ARCHITECTURAL DRAWING LIST

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CITY OF VICTORIA

Revisions

Received Date:
March 10, 2021

REGISTERED ARCHITECT JOHN GWYN HOLT NEW WESTMINSTER BRITISH COLUMBIA
2021-03-06

IBI

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Starlight™ Developments

Harris Green Village - Phase 01

1045 Yates Street

Victoria, BC

DP & Rezoning Submission

2021/ 03 / 05

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 S-1, R-48

Current Use: Automobile Dealership and Surface Parking

Adjacent Zoning: 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)	5,304	57,092.1
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**		**20**
TOP OF LAST OCCUPIED FLOOR	**71.21**	233.63	**65.42**	214.63
TOP OF APPURTENANCE	**77.61**	254.63	**71.66**	235.10
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	-	90	-	30	30	-	-	150
Podium	43	37	80	20	3	12	6	201
Total	**43**	**223**	**80**	**82**	**64**	**12**	**6**	**510**
By Type	**43**	**303**		**146**		**12**	**6**	**510**
Distribution	8.4%	59.4%		16.1%	12.5%	2.4%	1.2%	100%
Family Unts							164	
							32%	

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	**10,637.3**	114,499.1	**785.4**	8,454.0	**9,851.9**	106,045.1
Tower B	1.45	**9,955.9**	107,164.8	**741.0**	7,975.6	**9,215.0**	99,189.2
Podium	2.99	**21,014.9**	226,202.0	**2,059.7**	22,170.9	**18,955.1**	204,031.1
Total	**6.00**	**41,608.1**	447,865.9	**3,586.1**	38,600.5	**38,022.0**	409,265.4

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.)
33,835.9	364,206.4	664.3	7,150.6	3,029.7	32,611.3	492.1	5,297.1	38,022.0	409,265.4

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	2.0	6.0	3.0	4.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	5.5	9.0
East Side yard (Cook Street)	3.0	2.0	6.0	3.0	4.5	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**
Commercial floor area (m^2)	32,611.3 sm
Childcare floor area (m^2)	492.12
Residential floor area (m^2) (including amenities)	34500.19
Floor space ratio	**6.00**
Site coverage %	**84%**
Open site space %	**12%**
Height of buildings (m) From Avg. Grade to top of last floor	**71.21m & 65.42m**
Number of storeys	20 and 21
Parking stalls (number) on site	346
Commercial , Childcare and Visitor	79
Residential	268
Bicycle parking number (storage and rack)	658
Building Setbacks (m)	
Yates street	2.0
Cook street	2.0
View street	3.0
Side yard (west side south)	0.0
Side yard (west side north)	3.0
Residential Use Detail	
Total number of units	**510**
Bachelor	43
1 Bedroom	223
1 Bedroom+Den	80
2 Bedroom	82
2 Bedroom+Den	64
3 Bedroom	12
Ground-orientated Townhomes	6

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

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NO.	DATE	DESCRIPTION
1	YYYY-MM-DD	

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

Issued For: Project Status
Date: 2021-03-05

SEAL
REGISTERED ARCHITECT JOHN GWYN MANITOBA COLUMBIA
2021-03-06

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:	Author
CHK'D BY:	Checker
SCALE:	1 : 1
DATE:	2021-03-05

SHEET TITLE
PROJECT GENERAL STATISTICS

SHEET NUMBER **A0.01**
REV

Last Saved: 2021-03-05 10:13:07 PM File Location: BIM 360:/121123 - Yates Street – Harris Green Village Ph 1/620/121123_YatesSt-A-Prelim-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	**174.3**	1,877	18.0	194	16.6	179	-	-	**34.6**	372	**139.8**	1,504
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	**10,637.3**	114,499	**503.5**	5,420	**281.9**	3,034	**-**	-	**785.4**	8,454	**9,851.9**	106,045

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	-	-	-	-	-	-
139.8	1,504	-	-	-	-	-	-
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	-	-	-	-	-	-
9,851.9	106,045	**-**	-	**-**	-	**-**	-

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 (20-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	**59.9**	644	13.1	141	-	-	-	-	**13.1**	141	**46.8**	504
Mech	**154.4**	1,662	19.4	209	16.6	179	-	-	**36.0**	388	**118.4**	1,275
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	**9,955.9**	107,165	**475.6**	5,120	**265.3**	2,856	**-**	-	**741.0**	7,976	**9,215.0**	99,189

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)
46.8	504	-	-	-	-	-	-
118.4	1,275	-	-	-	-	-	-
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	-	-	-	-	-	-
9,215.0	99,189	**-**	-	**-**	-	**-**	-

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	6	-	-	2	-	1	-	-	10
6	**90**	**-**	**-**	**30**	**-**	**30**	**-**	**-**	**150**

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	**2,905.2**	31,272	105.5	1,136	32.9	355	-	-	**138.4**	1,490	**2,766.8**	29,781
4	**3,519.6**	37,885	128.8	1,386	32.9	355	-	-	**161.7**	1,741	**3,357.9**	36,144
3	**3,968.0**	42,711	130.9	1,409	42.3	455	-	-	**173.2**	1,864	**3,794.8**	40,847
2	**4,002.8**	43,086	124.6	1,342	42.3	455	-	-	**166.9**	1,796	**3,835.9**	41,289
1 M	**1,315.2**	14,157	19.2	207	16.5	177	-	-	**35.7**	384	**1,279.6**	13,773
1	**5,304.0**	57,092	82.3	886	50.5	543	1,251.1	13,467	**1,383.9**	14,896	**3,920.1**	42,196
Total	**21,014.9**	226,203	**591.4**	6,365	**217.4**	2,340	**1,251.1**	13,467	**2,059.8**	22,172	**18,955.1**	204,031

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)
2,766.8	29,781	-	-	-	-	-	-
3,357.9	36,144	-	-	-	-	-	-
3,794.8	40,847	-	-	-	-	-	-
2,750	29,602	664.3	7,151	-	-	421.5	4,537
998	10,743	-	-	261.0	2,809	20.6	221
1,101.3	11,854	-	-	2,768.7	29,802	50.1	539
14,769.0	158,972	**664.3**	7,151	**3,029.7**	32,611	**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	16	1	3	3	3	-	40
13	-	10	19	4	3	-	3	-	52
14	-	10	27	3	2	-	4	-	60
14	-	4	18	3	1	-	2	-	42
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	6	6
42	**37**	**-**	**80**	**11**	**9**	**3**	**12**	**6**	**200**

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	**10,637.3**	114,499	503.5	5,420	281.9	3,034	-	-	**785.4**	8,454	**9,851.9**	106,045
Tower B	**9,955.9**	107,165	475.6	5,120	265.3	2,856	-	-	**741.0**	7,976	**9,215.0**	99,189
Podium	**21,014.9**	226,203	591.4	6,365	217.4	2,340	1,251.1	13,467	**2,059.8**	22,172	**18,955.1**	204,031
Total	**41,608.2**	447,867	**1,570.5**	16,905	**764.6**	8,230	**1,251.1**	13,467	**3,586.2**	38,601	**38,022.0**	409,265

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)
9,851.9	106,045	-	-	-	-	-	-
9,215.0	99,189	-	-	-	-	-	-
14,769.0	158,972	664.3	7,151	3,029.7	32,611	492.1	5,297
33,835.9	364,206	**664.3**	7,151	**3,029.7**	32,611	**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
-	90	-	-	30	-	30	-	-	150
42	37	-	80	11	9	3	12	6	200
43	**223**	**-**	**80**	**73**	**9**	**64**	**12**	**6**	**510**
8.4%		59.4%		16.1%		12.5%	2.4%	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
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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	90	30	30	**150**
Podium	79	91	30	**200**
Total	**266**	**153**	**91**	**510**

Commercial Floor Area	3,030	m^2
Daycare Floor Area	492.12	m^2

REQUIRED / PROVIDED TOTAL PARKING

	Residential		Commercial				
	Resident	Visitor	Grocery	Grocery Office (mezzanine)	CRU (assumes restaurant)	Daycare	Total
Area (m2)	See separate calculation table.		2,136.80	263.60	548.80	492.12	
Rate (1 per x m2)			50	70	40	100	
Required	315.80	51.00	42.74	3.77	13.72	4.92	
Required (rounded)	316	51	43	4	14	5	433
TDM Adjustments							
Captive Market			-10%	-10%	-10%	-10%	
Shared Parking		-6%	-6%	-6%	-6%	-6%	
Cycling end-of-trip facilities				-3%	-3%	-3%	
E-Bike plugs	-2.5%						
Carshare	-10%						
Priced Parking		-20%	-20%	-20%	-20%	-20%	
Multimodal wayfinding signage	-3%		-3%	-3%	-3%	-3%	
Unbundled parking							
Marketing and promotion							
Total TDM Adjustments							
Total TDM Adjustments (%)	-15.5%	-26.0%	-39.0%	-42.0%	-42.0%	-42.0%	
Total TDM Adjustments (stalls)	(49.0)	(13.3)	(16.8)	(1.7)	(5.9)	(2.1)	(89)
Required (TDM Adjusted)	268	38	26	2	8	3	345
Proposed parking stalls	268	38	26	2	8	3	345

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	571	16	-	**587**
Short Term Bikes	51	16	3	**70**

Provided

Type	Residential			Commercial	Daycare	Total
	Ground Anchored	Wall Mounted	Cargo	Ground Anchored		
Long Term Bikes	495	72	6	16	-	**588**
Short Term Bikes	* 51			* 16	* 3	**70**
	*31 @ p1 & 20 @ grade			*12 @ p1 & 4 @	@ P1	

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Gound	-	-	-	-	-	-	24	-
P1	**33**	**3**	**3**	**40**	**17**	**96**	46	588
P2	-	-	-	-	171	171	-	
P3	-	-	-	-	79	**79**	-	
TOTAL	**33**	**3**	**3**	**40**	267	346	**70**	**588**

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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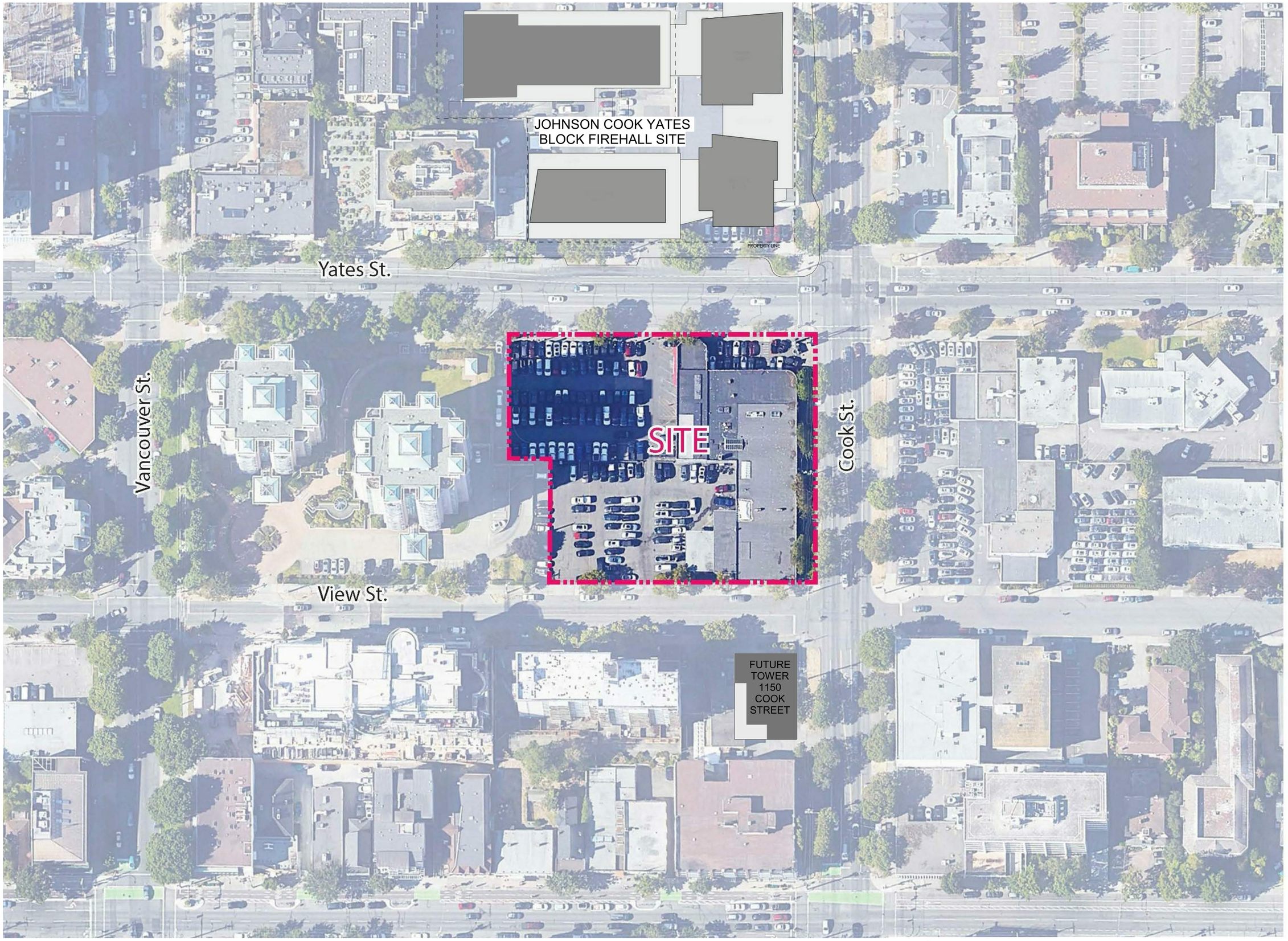
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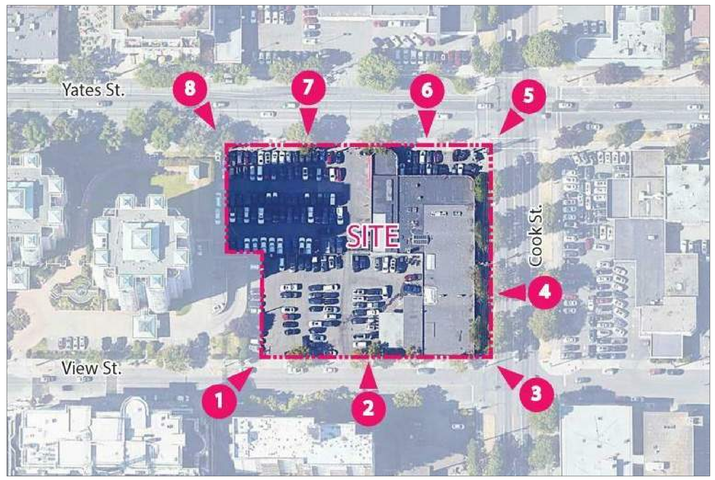
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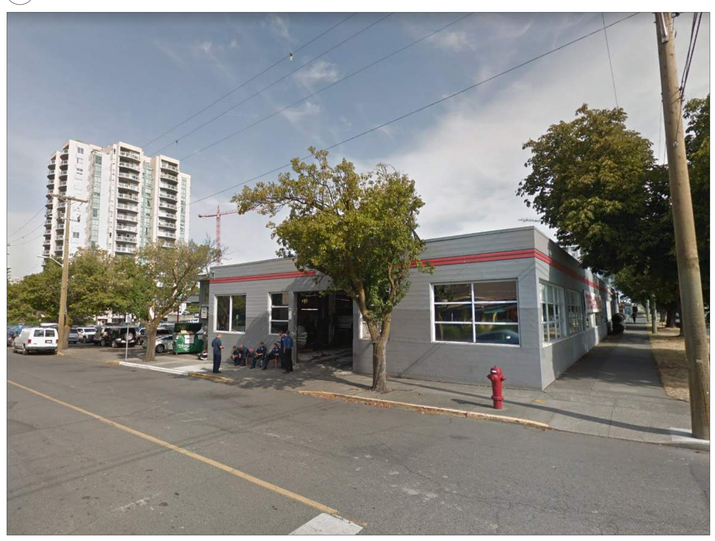
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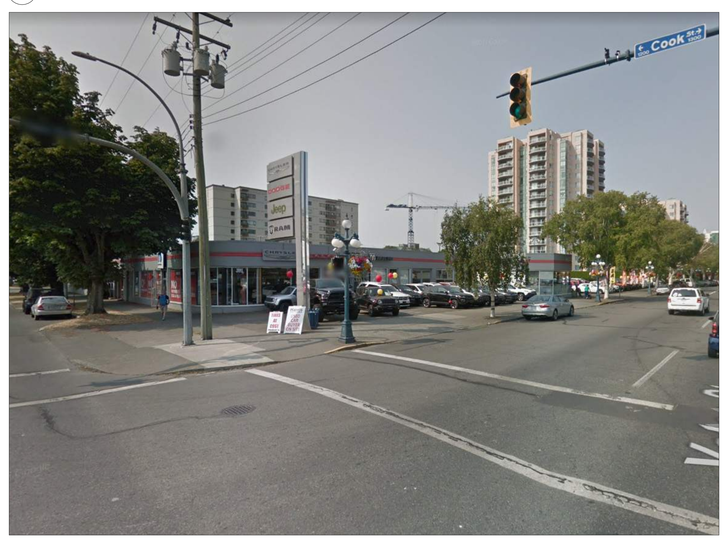
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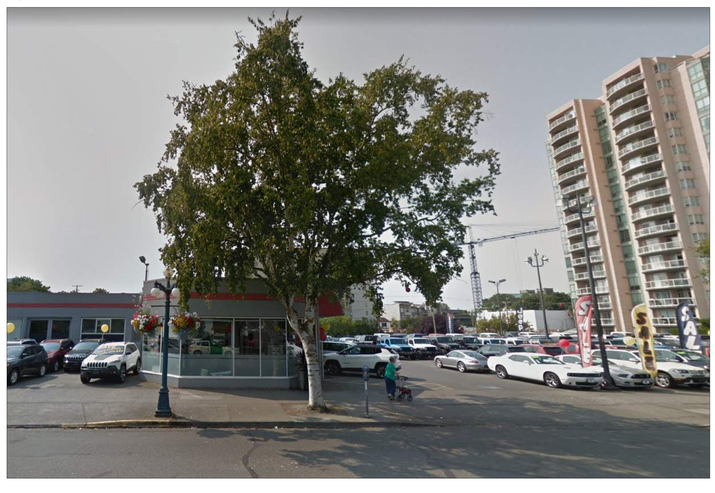
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1045 Yates Street
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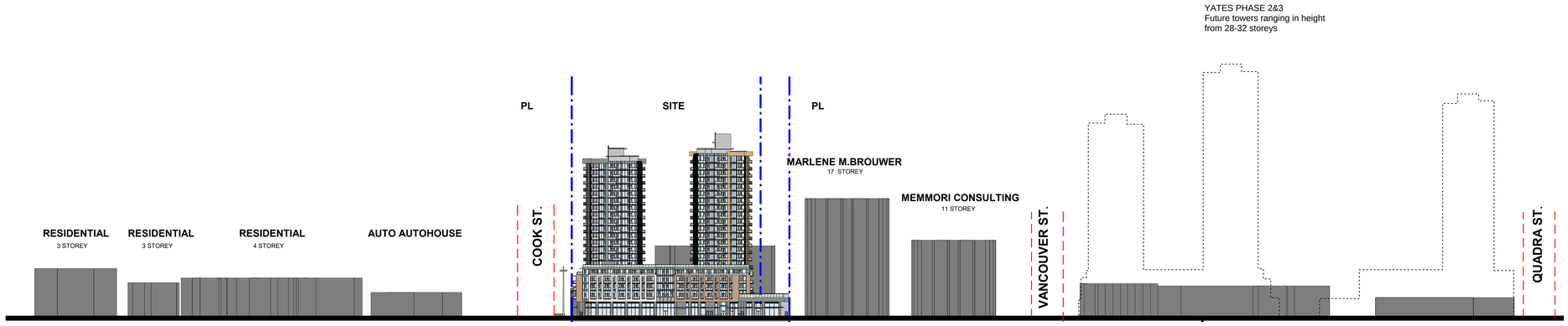
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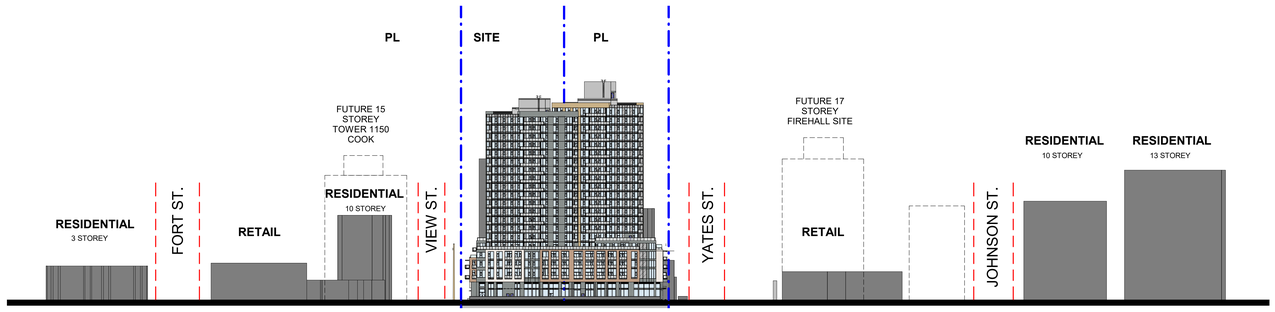
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1 A0.06 STREET SCAPE ELEVATION FROM YATES STREET
SCALE: 1 : 750



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

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1045 Yates Street
Victoria, BC

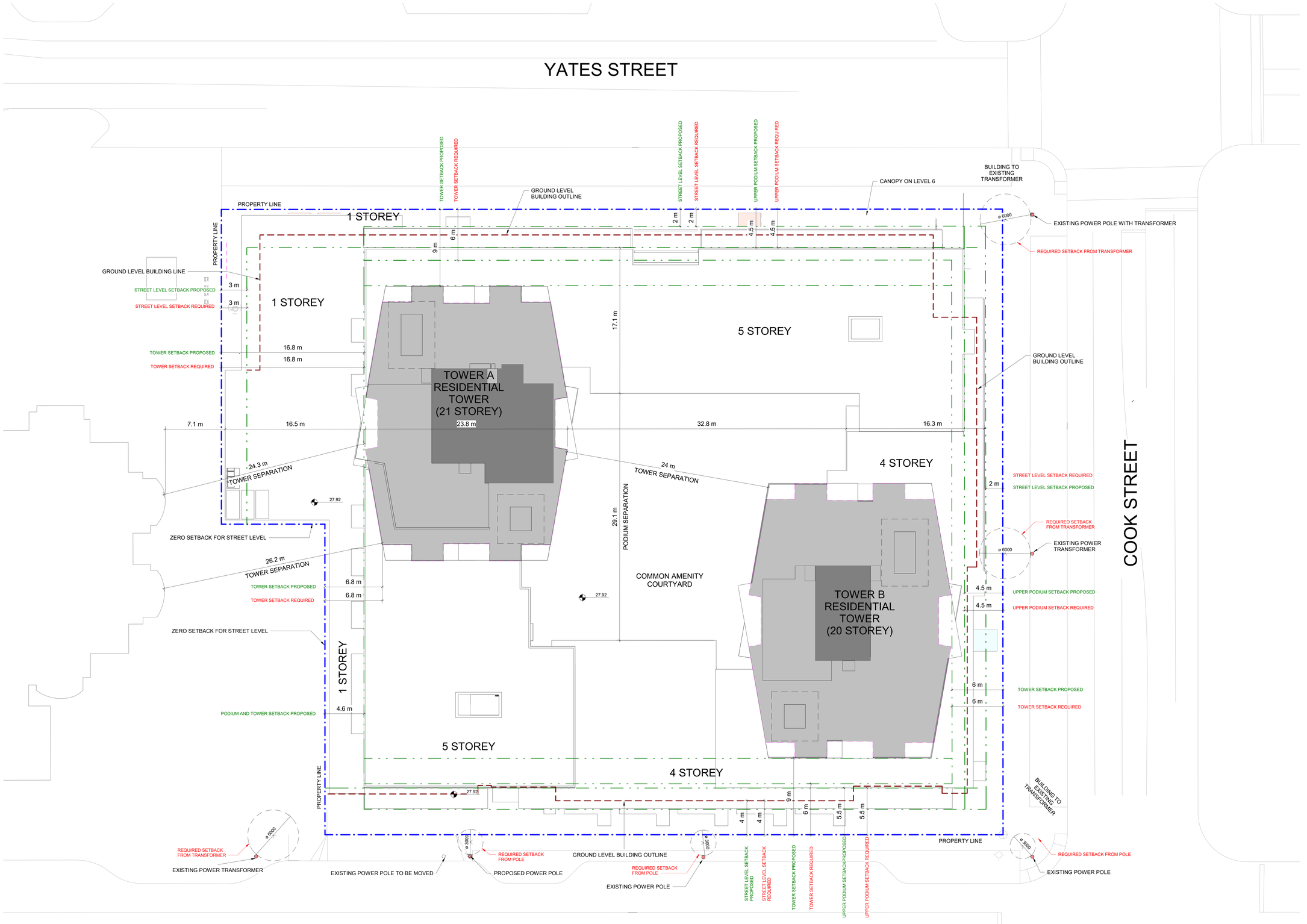
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STREET SCAPE ELEVATION

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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	2.0	6.0	3.0	4.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	5.5	9.0
East Side yard (Cook Street)	3.0	2.0	6.0	3.0	4.5	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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1045 Yates Street
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SETBACK DIAGRAM

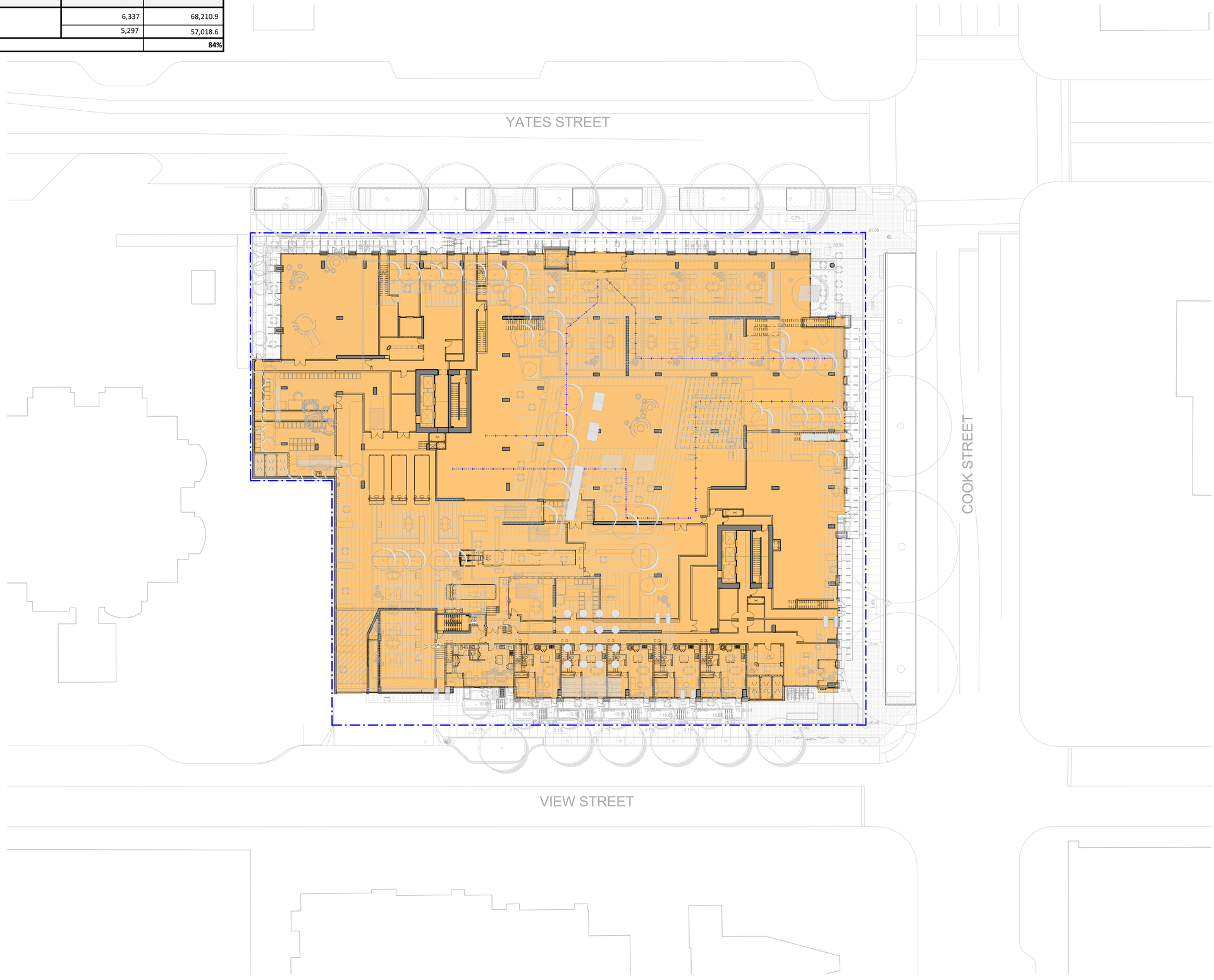
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SITE COVERAGE CALCULATIONS

	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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SITE COVERAGE DIAGRAM

SHEET NUMBER
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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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Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GIWA-AMU PROVINCE OF BRITISH COLUMBIA
2021-03-06

SUB-CONSULTANT

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:	2021-03-05

SHEET TITLE

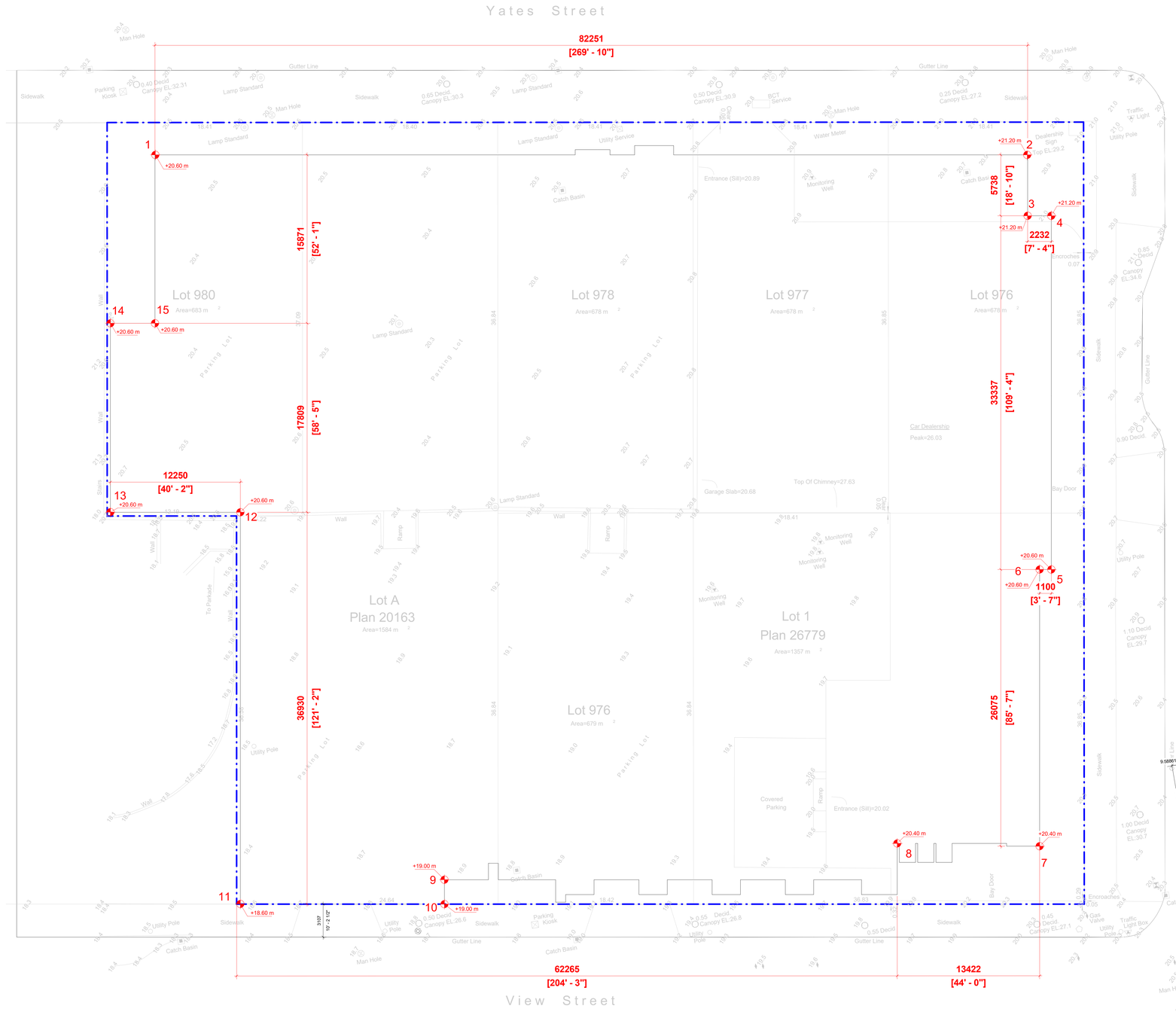
OPEN SITE SPACE DIAGRAM

SHEET NUMBER

A0.09

REV

Last Saved: 2021-03-05 10:16:05 PM File Location: BIM 360://121123 - Yates Street – Harris Green Village Ph 1 FA2020/121123_YatesStA-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	1695803.2
2	21.2	20.9	21.05	6000	126450
3	21.2	21	21.1	2999	63278.9
4	21.2	21	21.1	45741	952556.325
5	20.6	20.5	20.55	2994	61526.7
6	20.6	20.5	20.55	13420	274439
7	20.4	20.3	20.35	17513	353324.775
8	20.4	19.6	20	41157	800503.65
9	19	18.8	18.9	4026	75890.1
10	19	18.6	18.8	15166	283604.2
11	18.6	18.6	18.6	36708	719476.8
12	20.6	20.6	20.6	9132	188347.5
13	20.6	20.7	20.65	18237	375226.275
14	20.6	20.4	20.5	15845	324822.5
15	20.6	20.4	20.5	15845	325218.625
			SUM=	326312	6620468.55

Perimeter of building =	326312

Grade Calculation =	20.28876826	20.2

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2021-03-06

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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

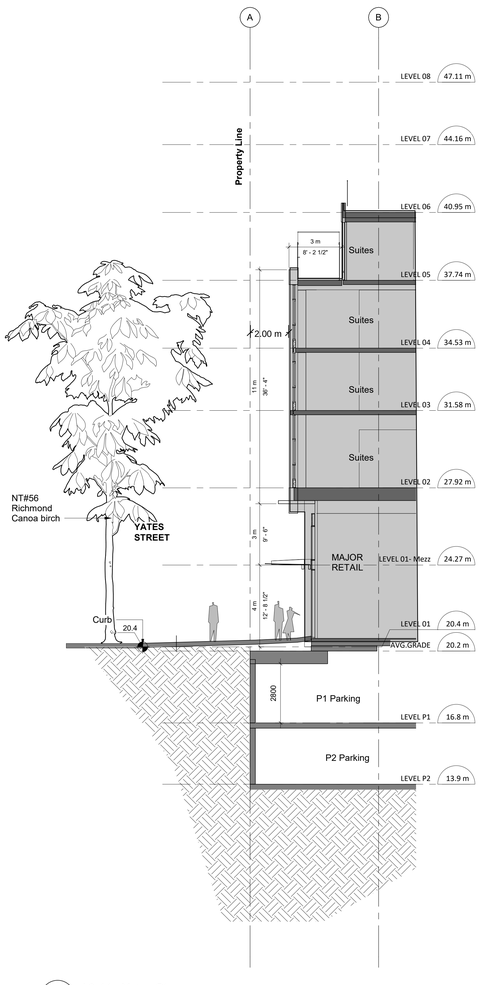
PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 150
DATE:	2021-03-05

SHEET TITLE
AVERAGE GRADE CALCULATION

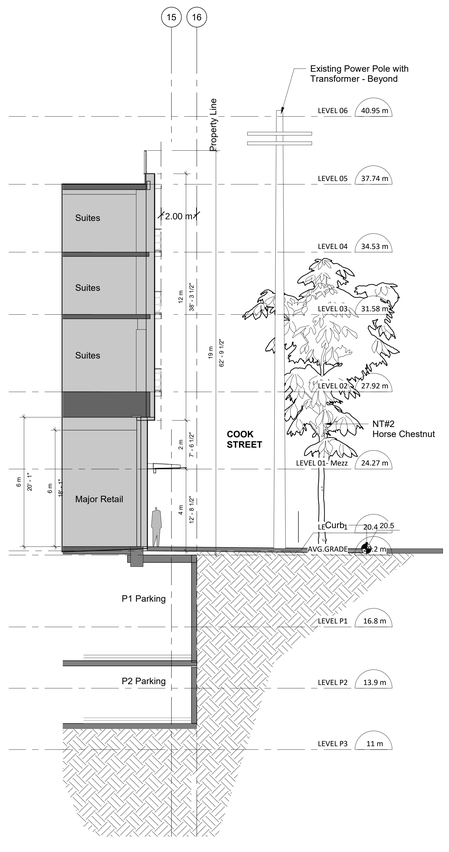
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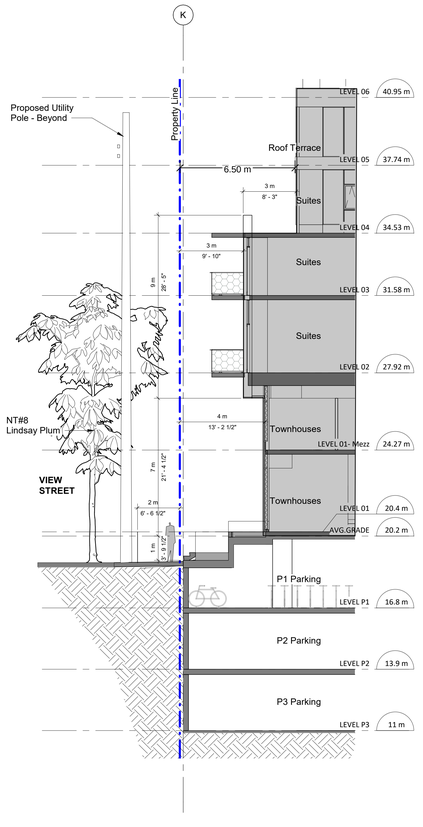
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1 A0.11 A0-11_ Yates St.
SCALE: 1 : 100



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



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

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2021-03-06

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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:	2021-03-05

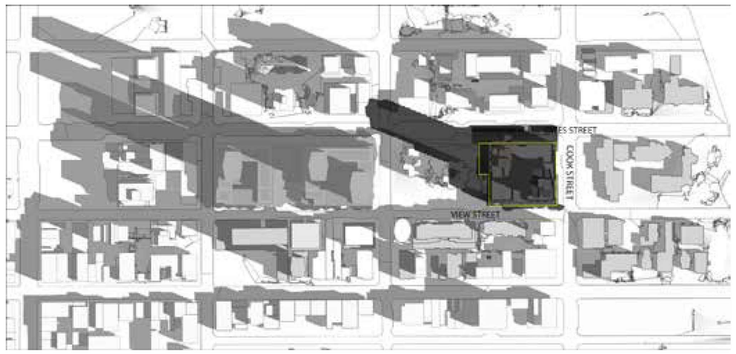
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STREET SECTION

SHEET NUMBER
A0.11

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VERNAL EQUINOX - MARCH 20TH (DST)



10 AM



12 PM



2 PM



4 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:	2021-03-05

SHEET TITLE
SHADOW STUDY - VERNAL EQUINOX

SHEET NUMBER
A0.12

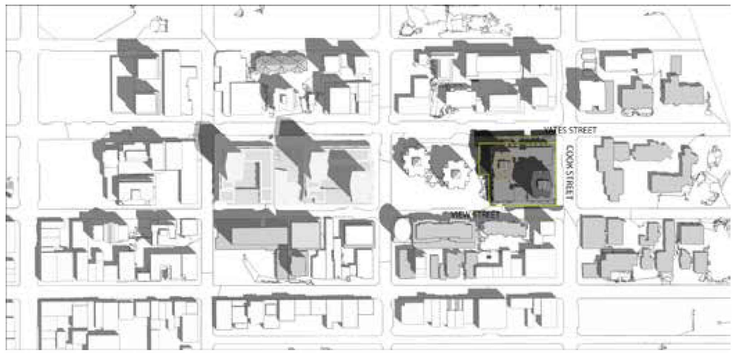
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SUMMER SOLSTICE - JUNE 20TH (DST)



10 AM



12 PM



2 PM



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JOHN CHRISTOPHER CARTER
BRITISH COLUMBIA
2021-03-06

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Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2021-03-05

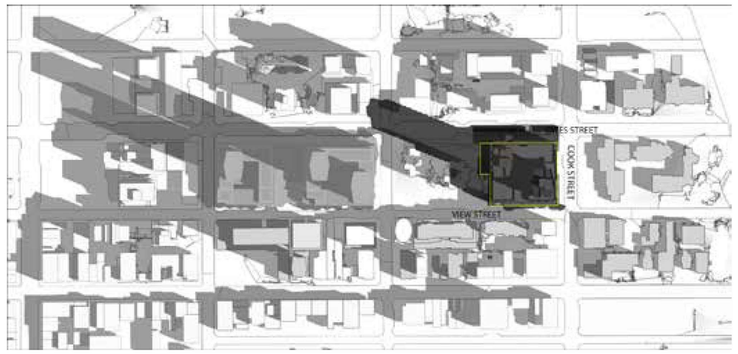
SHEET TITLE
SHADOW STUDY - SUMMER SOLSTICE

SHEET NUMBER
A0.13

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AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)



10 AM



12 PM



2 PM



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2021-03-06

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

PROJECT NO:	121123
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CHK'D BY:	Checker
SCALE:	1 : 5
DATE:	2021-03-05

SHEET TITLE
SHADOW STUDY - AUTOMNAL EQUINOX

SHEET NUMBER
A0.14

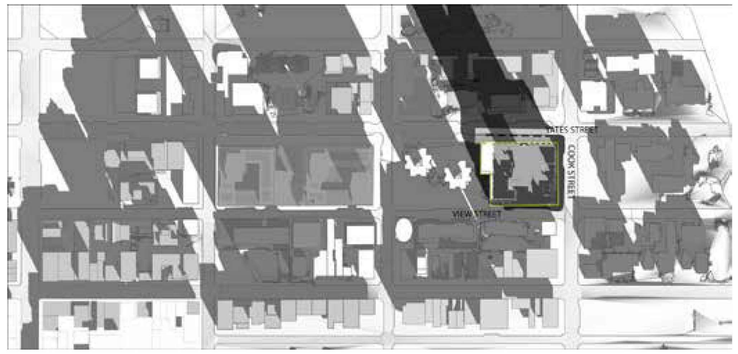
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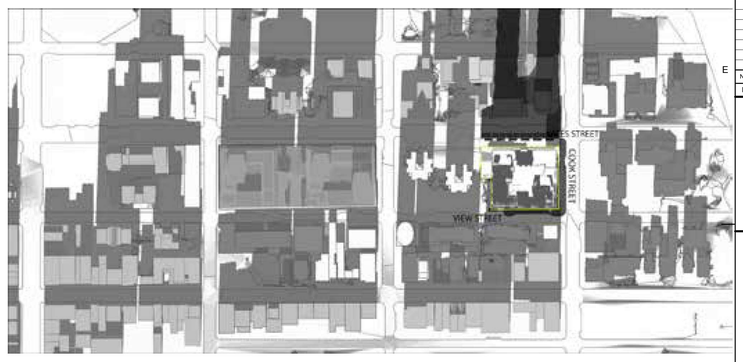
WINTER SOLSTICE - DECEMBER 21ST (DST)



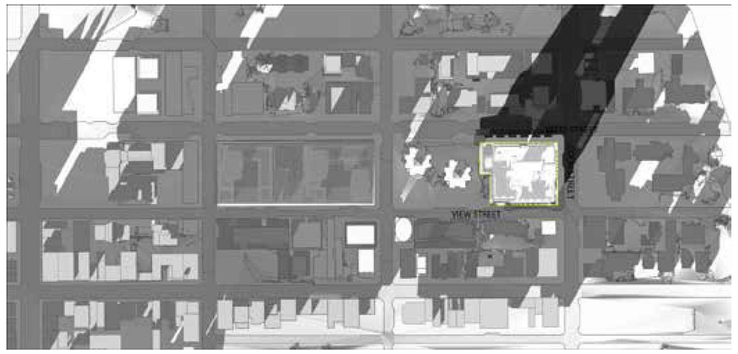
10 AM



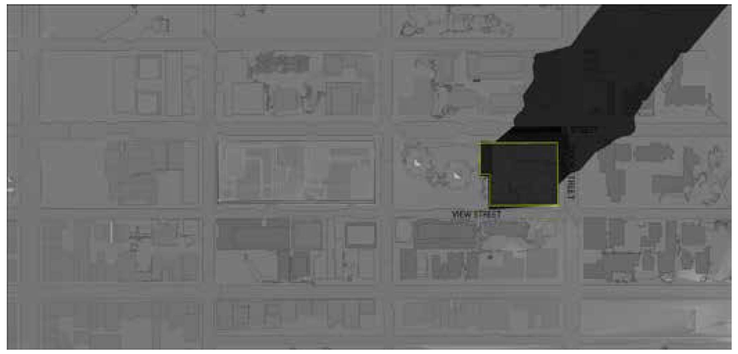
12 PM



2 PM



4 PM



5 PM

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2021-03-06

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tel 604 683 8797 fax 604 683 0402
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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:	2021-03-05

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.

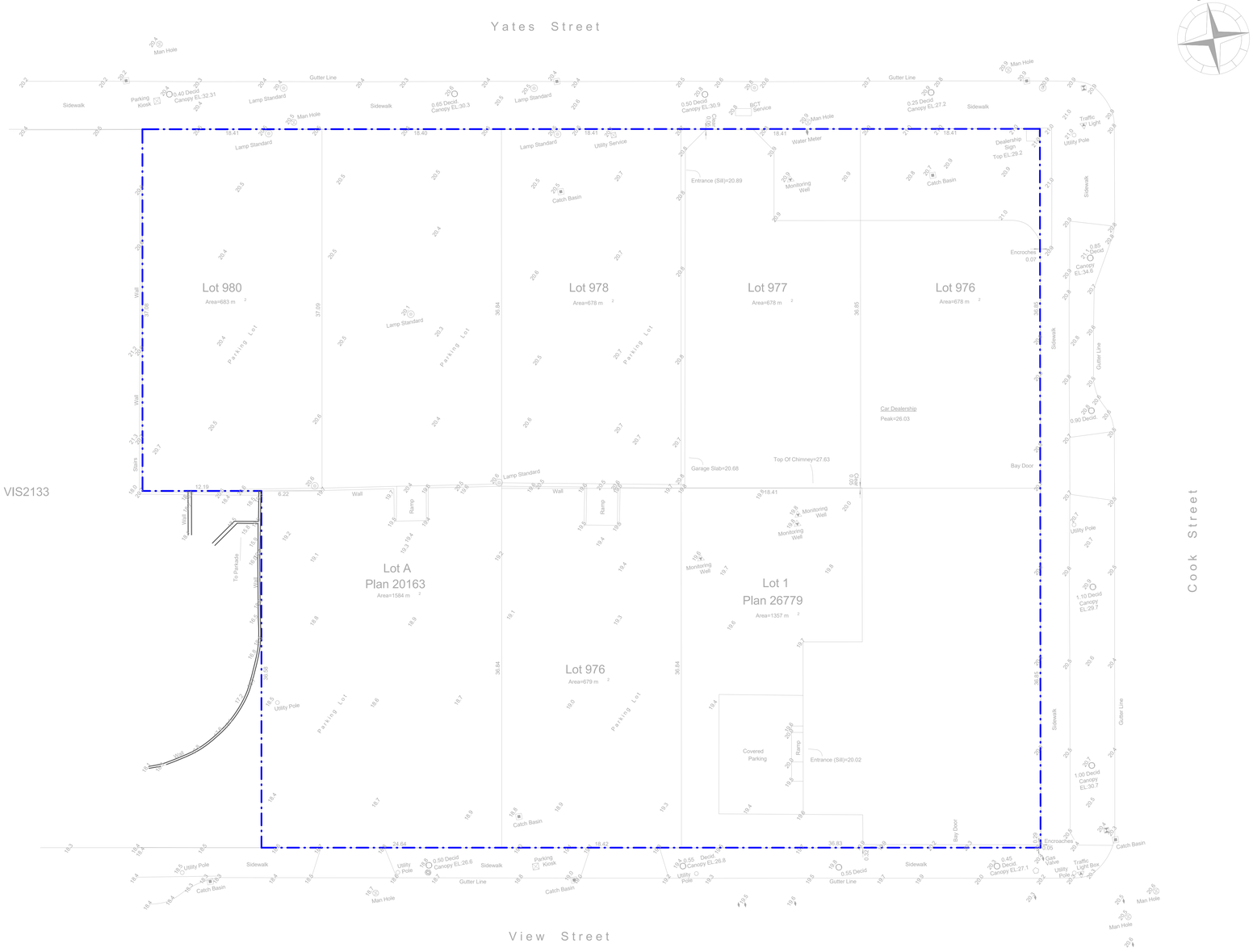
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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:

Strata Plan VIS2133



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:	2021-03-05

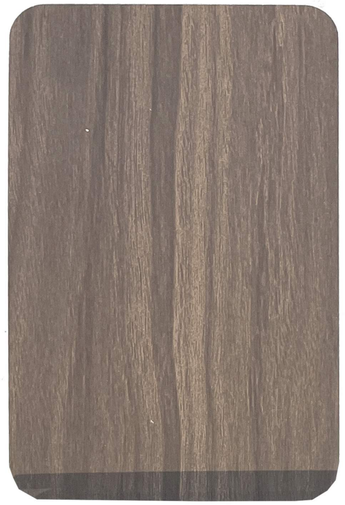
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SHEET NUMBER
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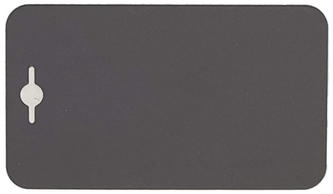
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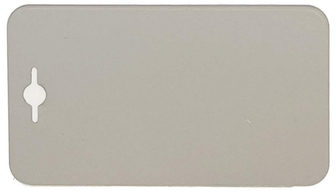
AL-01
Wood Toned Aluminum Soffit



AL-02,04,G-01,02,03, GR-01,02, P-201
Aluminum - SL. Iron Mountain Grey



AL-03
Aluminum - SL.Light Bronze



BR-01
Dark Gray Brick (Coal Creek)



BR-02
White Brick (Ivory)



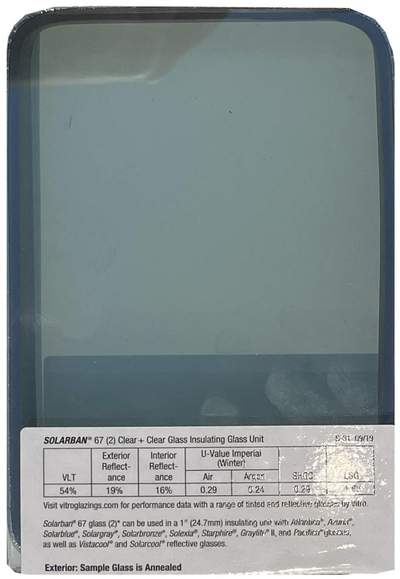
BR-03
Warm Gray Brick (Pewter)



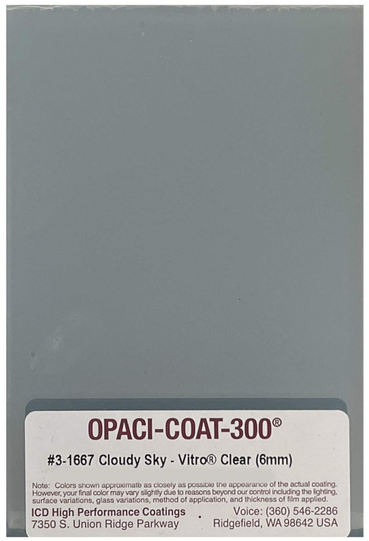
CO-01
Painted Concrete LIght Gray (BM 2120-40)

CO-02
Painted Concrete Dark Gray (BM-212010)

G-1
Clear Glass



G-1
Spandrel Glass





Issued For: Project Status
Date: 2021-03-05

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2021-03-06

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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:
DATE: 2021-03-05

SHEET TITLE
MATERIALS

SHEET NUMBER
A0.17

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ISSUES

NO.	DATE	DESCRIPTION

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REGISTERED ARCHITECT
JOHN GIWA-AJAYI
BRITISH COLUMBIA
2021-03-06

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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:	
DATE:	2021-03-05

SHEET TITLE
PRESPECTIVE VIEW FROM YATES STREET

SHEET NUMBER
A0.18

REV

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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:	
DATE:	2021-03-05

SHEET TITLE

PRESPECTIVE VIEW FROM COOK STREET

SHEET NUMBER

A0.19

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JOHN GWYN HOLT
BRITISH COLUMBIA
2021-03-06

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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
PRESPECTIVE VIEW FROM VIEW STREET

SHEET NUMBER
A0.20

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CPTED Strategy

Following the four main principles of Crime Prevention Through Environmental Design (CPTED) the following strategies will be utilized to decrease the potential for crime in Harris Green Village. More specifc CPTED strategies will be outlined in subsequent Development Permit Applications.

1. Natural Surveillance:
Elements of site and building design can maximize opportunities for natural surveillance. This involves achieving the right mix of land uses and activity generators and designing buildings and open spaces to allow people to casually observe activities in their environment. This principle involves putting “eyes on the street” by encouraging pedestrian passage through a space or providing the opportunity for overlook from adjacent buildings and spaces.

- Provide a mix of uses at grade to ensure the presence of people at all times e.g. shops, restaurants, residential entrances, offce entrances, etc.
- Locate activity generators and/or seating options around edges to create opportunities for natural surveillance of open spaces, plazas, parks and important pedestrian thoroughfares.
- Confgure residential lobbies to provide clear sightlines from within buildings to the street so occupants can clearly see outside before leaving the building.
- Use transparent building materials such as glazing around residential entries and avoid recessed doorways without windows to eliminate entrapment spots.
- Locate visitor bicycle storage facilities near commercial and residential entrances for visibility and ease of access.
- Prepare landscape designs and follow-up maintenance plans to allow clear, unobstructed views of public areas. Landscape elements such as low ground cover and high-canopied trees with no branches below 6 feet should be considered.
- Ensure public walkways and entries are well-lit and overlooked by windows.
- Consider adding a mix of activity generators such as playgrounds, walkways, coffee kiosks and sitting areas to add ‘eyes’ on the plaza and View Street Green.
- Use glazed doors in stairwells and parkade lobbies to reduce hiding places, open up views of the parking areas and use a white or a light colour paint scheme and elimination of sharp corners to reduce concealment opportunities
- Avoid creating “dead zones” where there is little activity or signs of human presence.

2. Legibility/Access Control:
Legibility and access control work together to allow people to move with
confdence and ease through the urban environment. Legibility means that people know where they are and how to get where they are going. Access control reinforces legibility by creating clear design cues about what is the public realm and what is not.

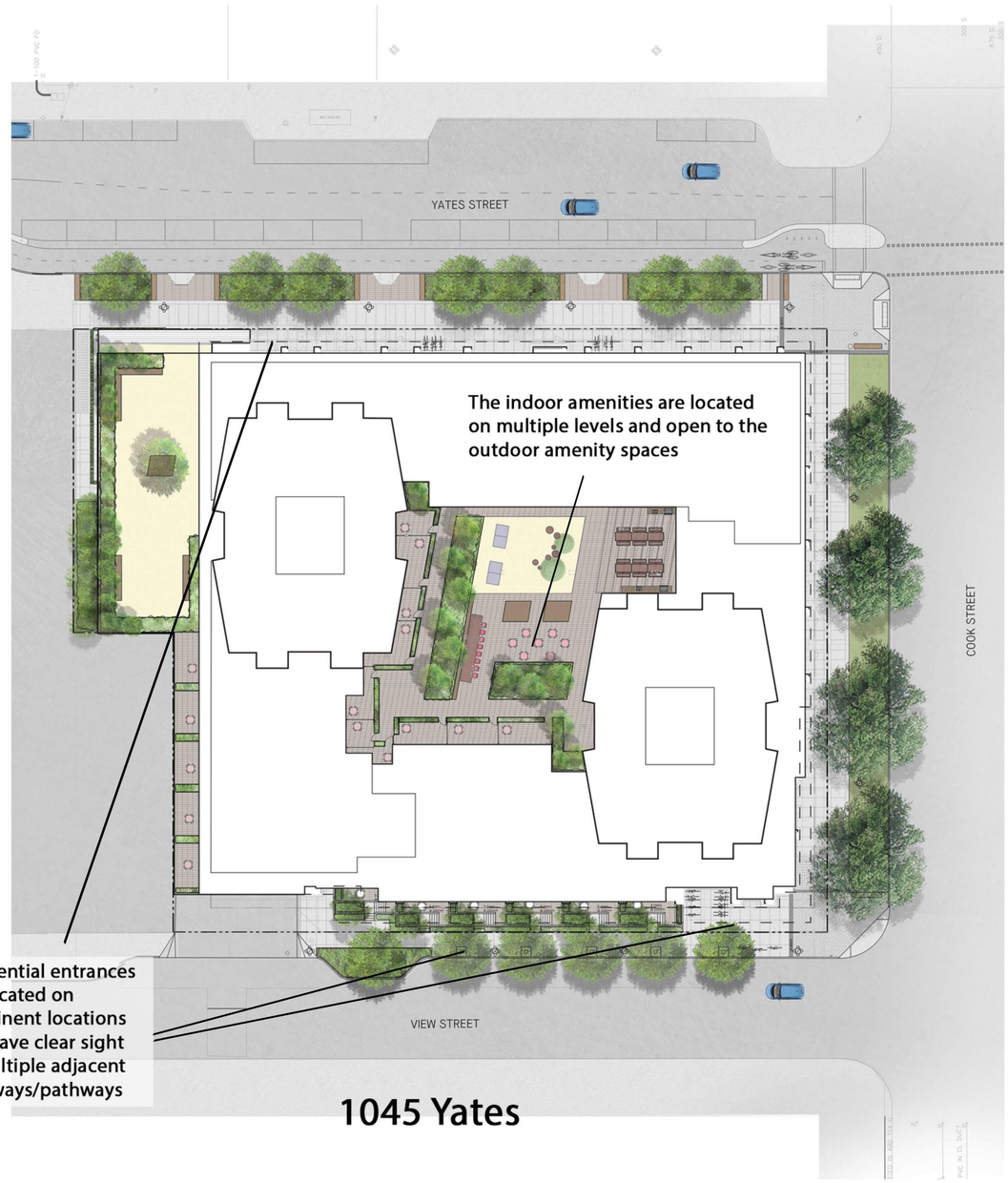
- Ensure important services and signs are strategically located and clearly visible.
- Create local landmarks by drawing attention to features such as public art, public squares, or important buildings.
- Use elements such as paving, lighting and landscaping to clearly guide the public to and from entrances and exits.
- Provide adequate lighting around the perimeter of buildings, in plaza spaces and in parkades and common areas.
- Secure all residential entrances including bicycle storage rooms with FOB doors.
- Install gates at parkade entrances, with secondary gates separating commercial from residential parking areas.
- Provide mirrors in parkades to help users “see around corners”.
- Provide adequate lighting and sightlines to loading areas, parkade entrances and other areas where natural surveillance is reduced.
- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fxtures.
- natural surveillance is reduced.
- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fxtures.

3. Image/Maintenance:
If an environment shows signs
of neglect or vandalism people are more inclined to engage in unwelcome or criminal behaviour. By enhancing and maintaining the physical appearance of the urban environment it is possible to encourage users of the area to respect their surroundings. Well used and cared-for public spaces encourage ownership and support community pride.

- Design the built environment with materials and fttings that will hold up to heavy use by the public.
- Use fnishes that are resistant to vandalism and are easy to clean, repair or replace.
- Avoid long expanses of light coloured walls that may attract graffti artists.
- Source tamper-proof lighting fxtures.

4. Territoriality/Ownership:
Clearly differentiating and demarcating public space from private space reduces the risk of unintentionally trespassing or being trespassed upon.

- Design symbolic barriers through landscaping e.g. changes in paving stone patterns and colour, changes in types of planting, changes in grades and use of transparent fences around residential entrances.
- Provide spaces around buildings so residents can meet and develop a sense of ownership of their common spaces, e.g. fountains, benches, playgrounds, arches, seating walls.



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PROJECT TITLE
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1045 Yates Street
Victoria, BC

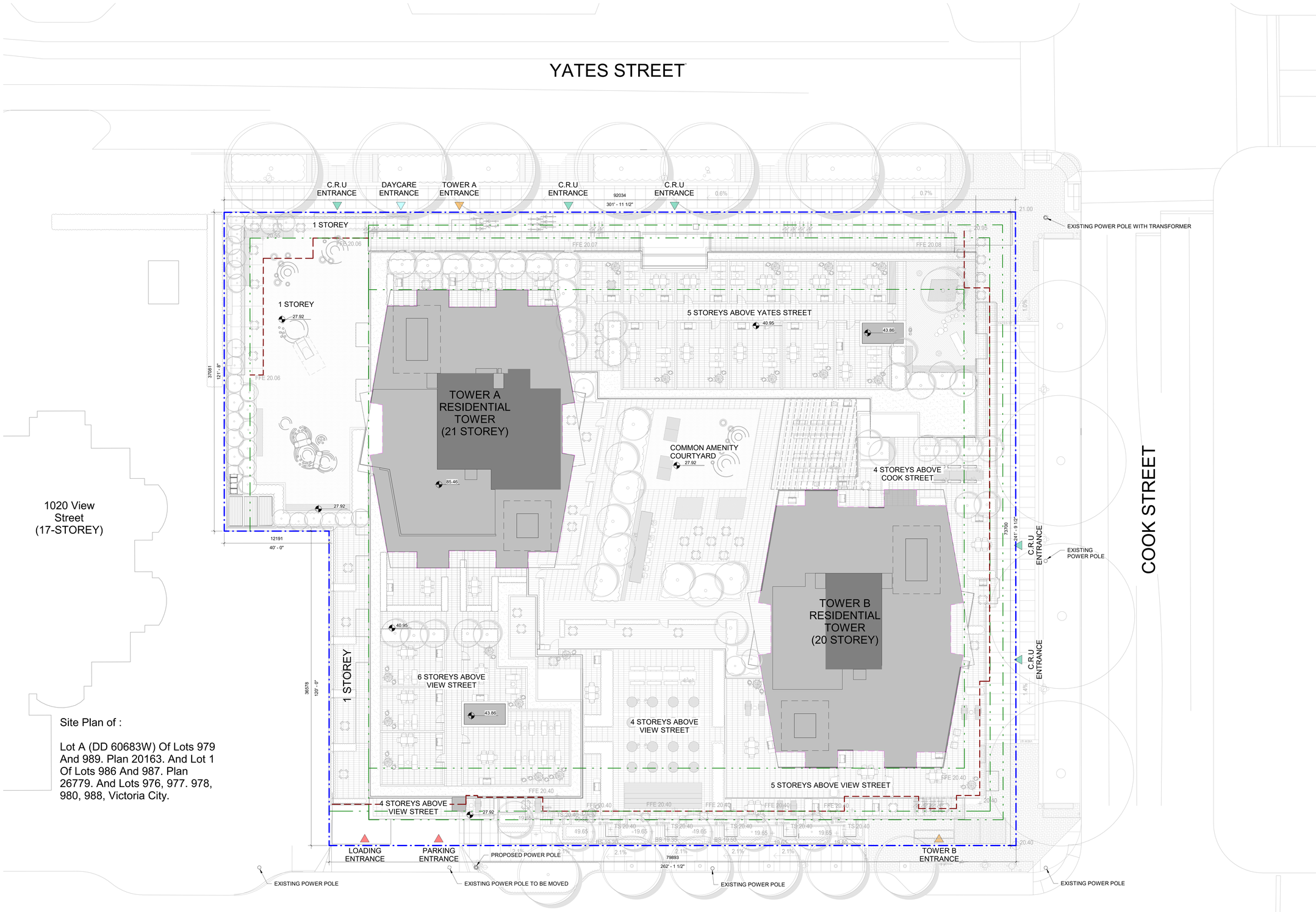
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SHEET TITLE
CPTED STRATEGY

SHEET NUMBER
A0.21

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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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2021-03-06

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DATE:	2021-03-05

SHEET TITLE

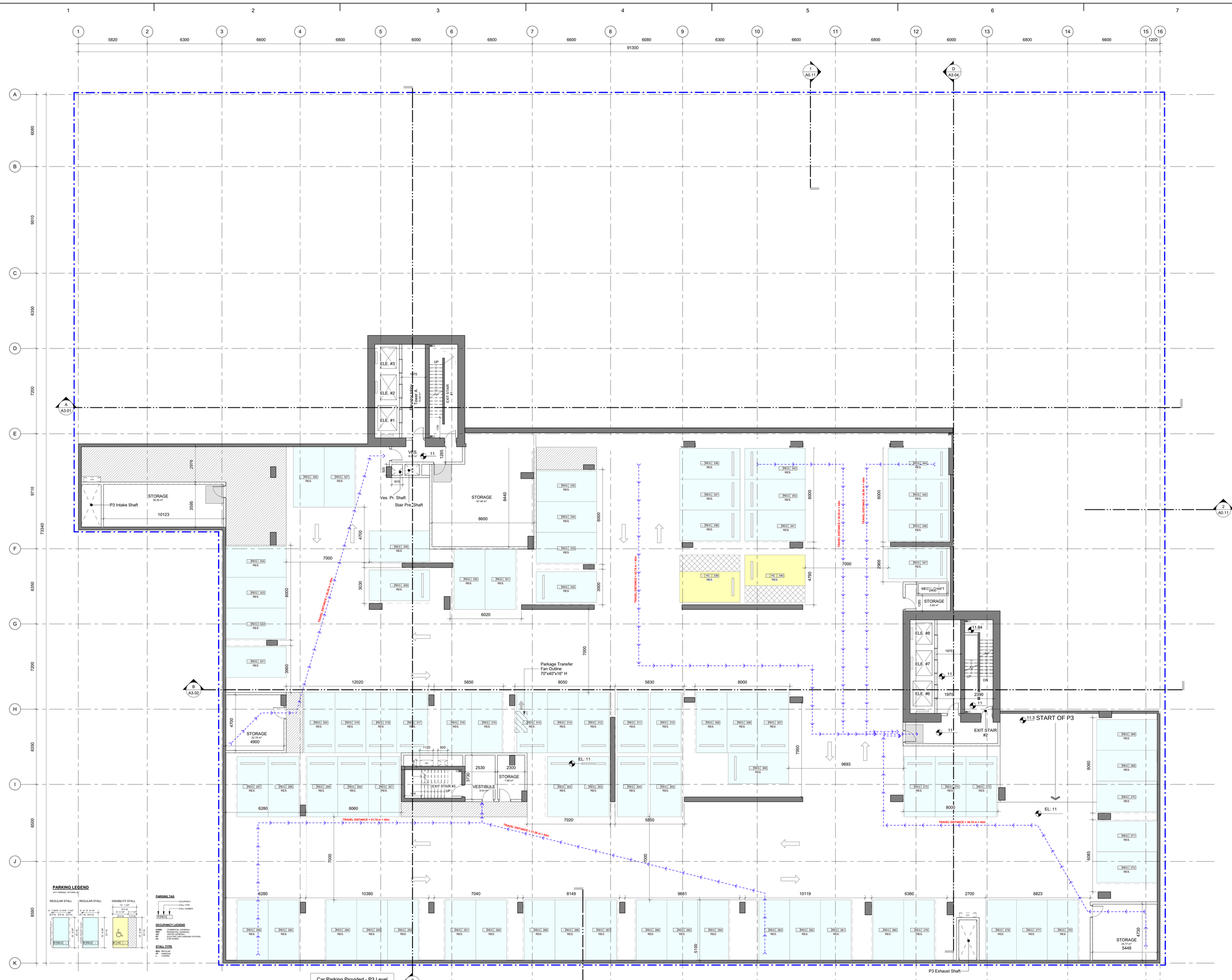
SITE PLAN

SHEET NUMBER

A1.00

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PARKING LEGEND

CITY PARKING: VICTORIA, BC

REGULAR STALL — 2.7 - 2.9 MTR - 8 - 9.5 FT - 2.9 M [9.5 FT] [2.8 m] [9.2 FT]

REGULAR STALL — 2.7 M - 8 - 9.5 FT [9.5 FT] [2.8 m]

DISABILITY STALL — 3.9 - 13 FT; 4 - 4.1 M [13 FT] [4 m]; 2.7 - 2.9 M [9.5 FT] [2.8 m]

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND

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

STALL TYPE

REG. REGULAR
HC HANDICAP
L LOADING

Car Parking Provided - P3 Level	
Count	Type
2	Handicap - Res.
77	Regular Stall - Res.

79 parking on P3

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

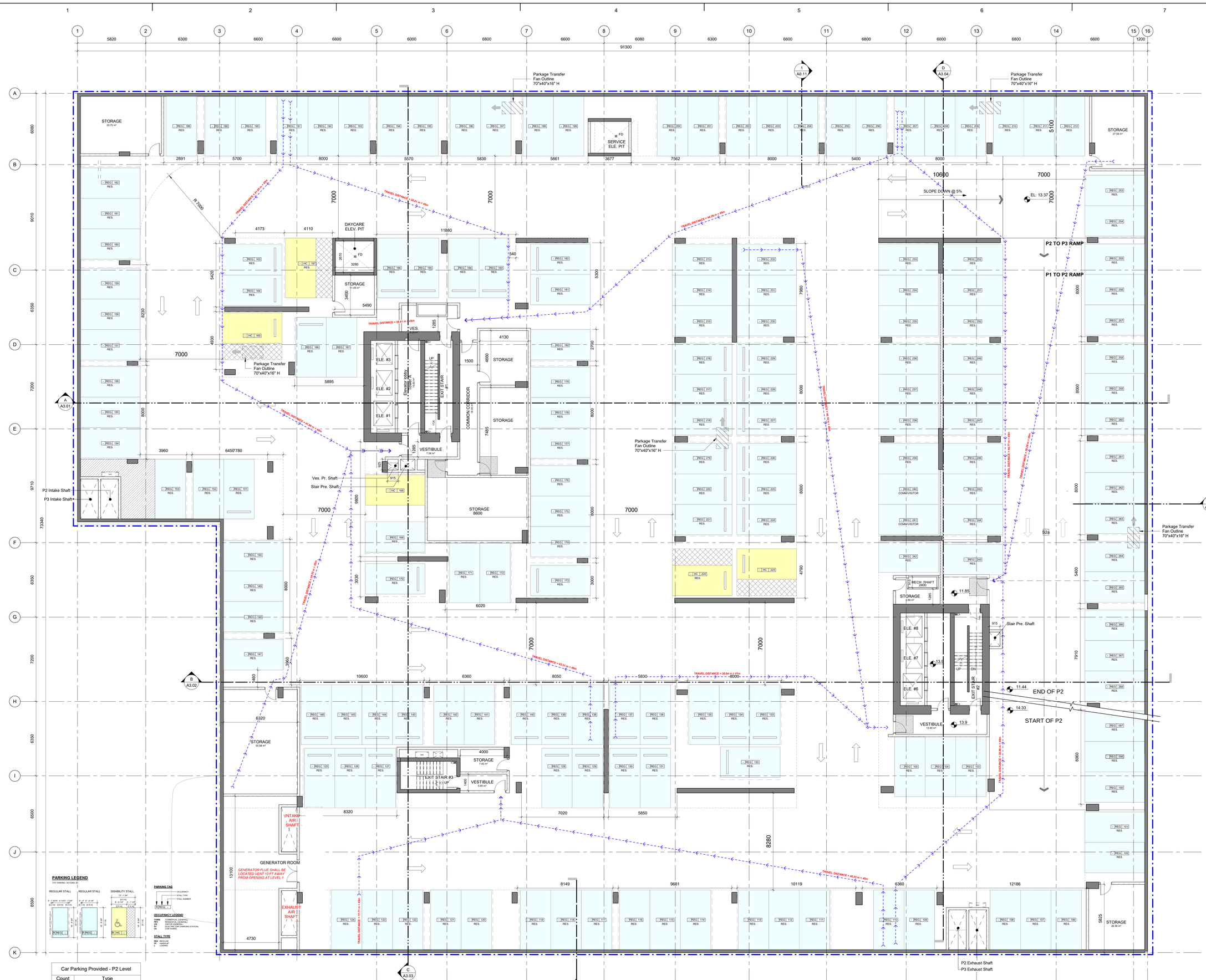
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DATE:	2021-03-05

SHEET TITLE
OVERALL LEVEL P3 PLAN

SHEET NUMBER
A1.01

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PARKING LEGEND

CITY PARKING: VICTORIA, BC

REGULAR STALL — 2.7 - 2.9 M/E - 8 - 9 1/5" - 7'-3/4" [2.5 m] [2.6 m] [2.8 m] [2.7 m]

REGULAR STALL — 8' - 8' - 8 - 9 1/4" [2.5 m] [2.6 m] [2.8 m]

DISABILITY STALL — 13' - 1 3/4" [4' - 8 1/4" [1.4 m] 4' - 2 1/2" [1.3 m]]

PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

R [RES] 1

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
5	Handicap - Res.
166	Regular Stall - Res.
171	

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PROJECT TITLE
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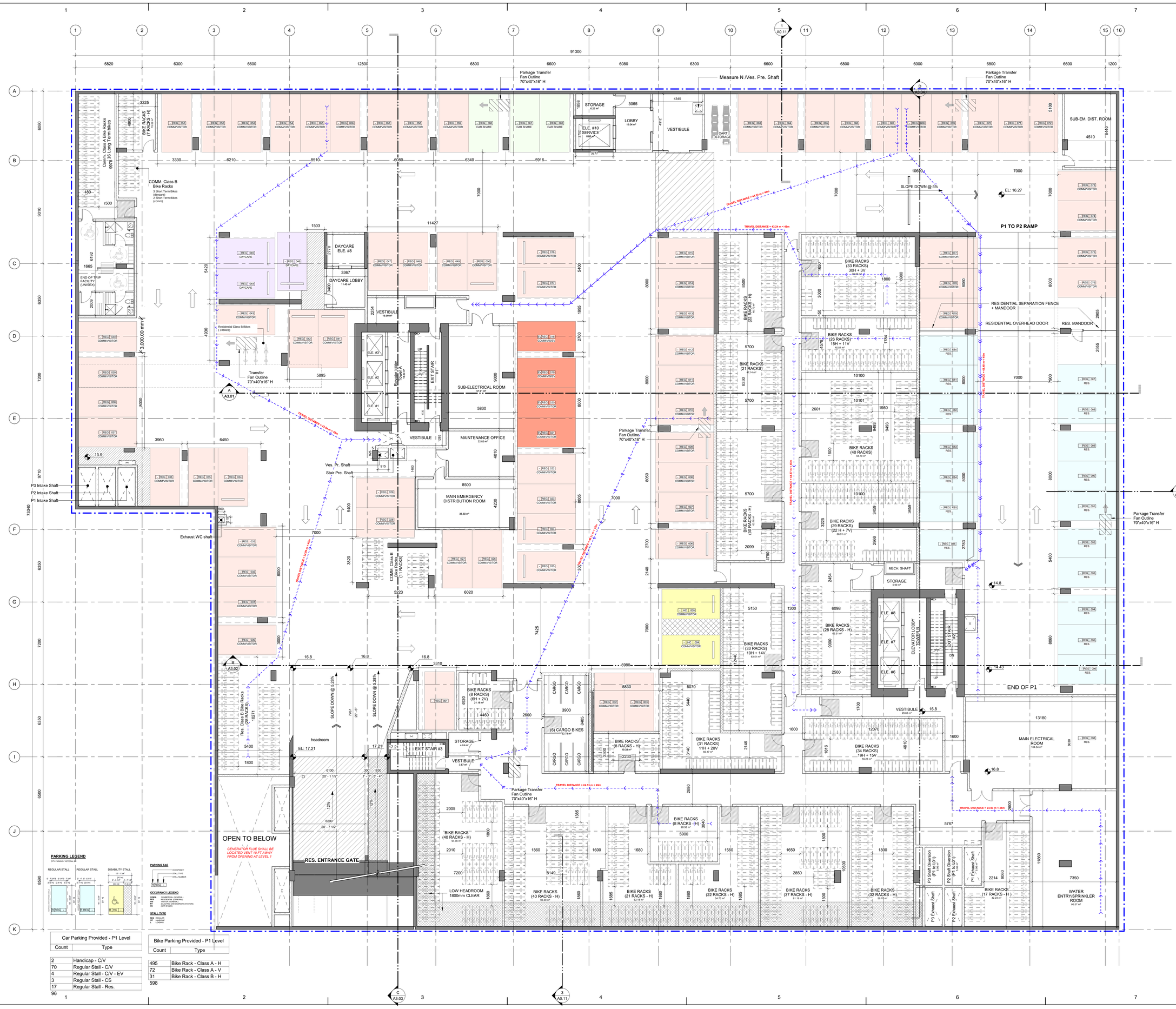
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SHEET TITLE
OVERALL LEVEL P2 PLAN

SHEET NUMBER
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PARKING LEGEND

CITY PARKING: VICTORIA, BC

PARKING TAG

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 - P1 Level	
Count	Type
2	Handicap - C/V
70	Regular Stall - C/V
4	Regular Stall - C/V - EV
3	Regular Stall - CS
17	Regular Stall - Res.
96	

Bike Parking Provided - P1 Level	
Count	Type
495	Bike Rack - Class A - H
72	Bike Rack - Class A - V
31	Bike Rack - Class B - H
598	

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PROJECT TITLE
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1045 Yates Street
Victoria, BC

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SHEET TITLE
OVERALL LEVEL P1 PLAN

SHEET NUMBER
A1.03

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YATES STREET

COOK STREET

VIEW STREET

FDC (FIRE DEPARTMENT CONNECTION)
DAYCARE & TWE EXIT
RES. Class B Bike Racks (4 RACKS)
DAYCARE EXIT
COMM. Class B Bike Racks (4 RACKS)
RES. Class B Bike Racks (8 RACKS)
PODIUM EXIT
TWR EXIT
NEIGHBOUR'S PARKING RAMP
OVERHEAD DOOR
RAMP TO LOADING
HEADROOM (16'-0")
HEADROOM (8'-0")
Mezzanine Above
9.3 m
8 m
21.00
20.95
20.55
FFE 20.06
FFE 20.07
FFE 20.08
FFE 20.40
C.R.U #1
223.6 m² (2407 SF)
DAYCARE LOBBY
50.11 m² (539 SF)
RESIDENTIAL LOBBY
119.19 m² (1283 SF)
VESTIBULE
STROLLER STORAGE
DAYCARE ELE. #8
MAIL ROOM
MAIL ROOM
22.17 m² (239 SF)
JANITOR
COMM. COMMON CORRIDOR
P.K. EXIT
RESIDENTIAL GARBAGE ROOM
48.62 m² (523 SF)
PARCEL
MOVING ROOM
ELE. #3
ELE. #2
ELE. #1
EXIT STAIR #1
COMMERCIAL GARBAGE ROOM
81.07 m² (873 SF)
LOADING
Stair Pre. Shaft
Ves. Pr. Shaft
MARKET'S GARBAGE ROOM
LOADING AREA
B.O.H
MECH. SHAFT
ELE. #8
ELE. #7
ELE. #6
EXIT STAIR #2
MOVING ROOM
PARCEL
STORAGE
JANITOR
RESIDENTIAL GARBAGE ROOM
EXIT STAIR #3
MECHANICAL
C.R.U #3
328.62 m² (3537 SF)
LEASING OFFICE/ PROPERTY MANAGEMENT
256.52 m² (2783 SF)
RESIDENTIAL LOBBY
MAIL ROOM
RES. VES B
PARKING EXHAUST SHAFT GRILL
RES. Class B Bike Racks (8 RACKS)
FDC (FIRE DEPARTMENT CONNECTION)
ENTERPHONE
MAJOR RETAIL
2240.77 m² (24119 SF)
TRAVEL DISTANCE = 23.80 m < 45m
TRAVEL DISTANCE = 17.83 m < 45m
TRAVEL DISTANCE = 42.99 m < 45m
TRAVEL DISTANCE = 37.66 m < 45m
TRAVEL DISTANCE = 43.44 m < 45m
TRAVEL DISTANCE = 34.90 m < 45m
TRAVEL DISTANCE = 21.40 m < 45m
WB-17 IBI
4.60 m
6.30 m
4.00 m

Bike Parking Provided - Level 1	
Count	Type
18	Bike Rack - Class B - H
18	

UNIT TH 06	UNIT TH 05	UNIT TH 04	UNIT TH 03	UNIT TH 02	UNIT TH 01
75.64 m² (814 SF)	54.64 m² (588 SF)	54.64 m² (588 SF)	54.64 m² (588 SF)	54.64 m² (588 SF)	54.64 m² (588 SF)
TH1	TH2	TH2	TH2	TH2	TH2
3B+D	2B	2B	2B	2B	2B

Legend
- COMMERCIAL
- DAYCARE
- EXCLUDE
- RESIDENTIAL

Area by Usage- Level 01

Usage Type	Area	Description
COMMERCIAL	328.62 m²	C.R.U # 4
COMMERCIAL	2240.77 m²	MAJOR RETAIL
COMMERCIAL	223.6 m²	C.R.U # 1
Total Commercial Area: 3	2792.99 m²	

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2021-03-06

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

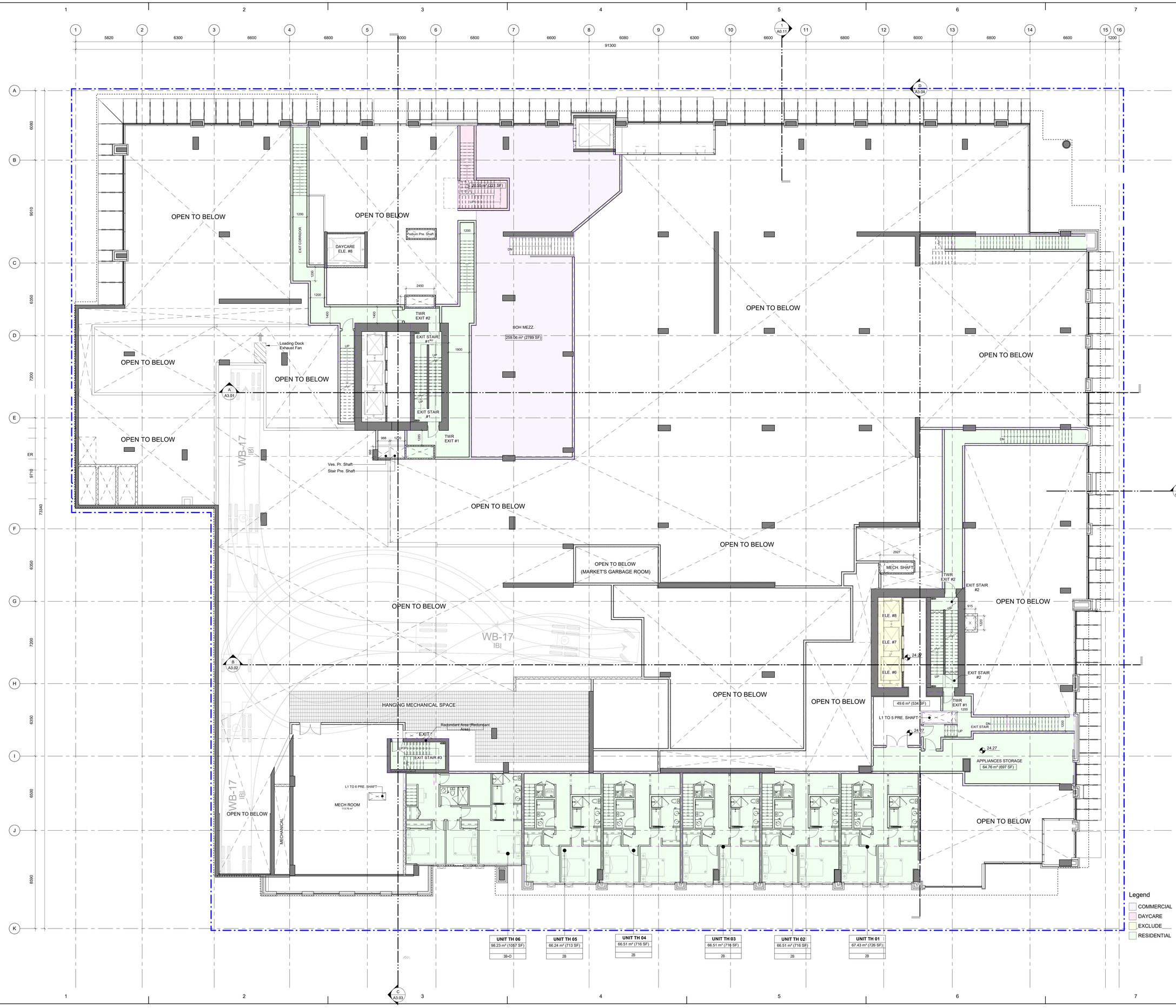
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SCALE:	1 : 100
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SHEET TITLE
OVERALL LEVEL 1 PLAN

SHEET NUMBER
A1.04

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2021-03-05

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

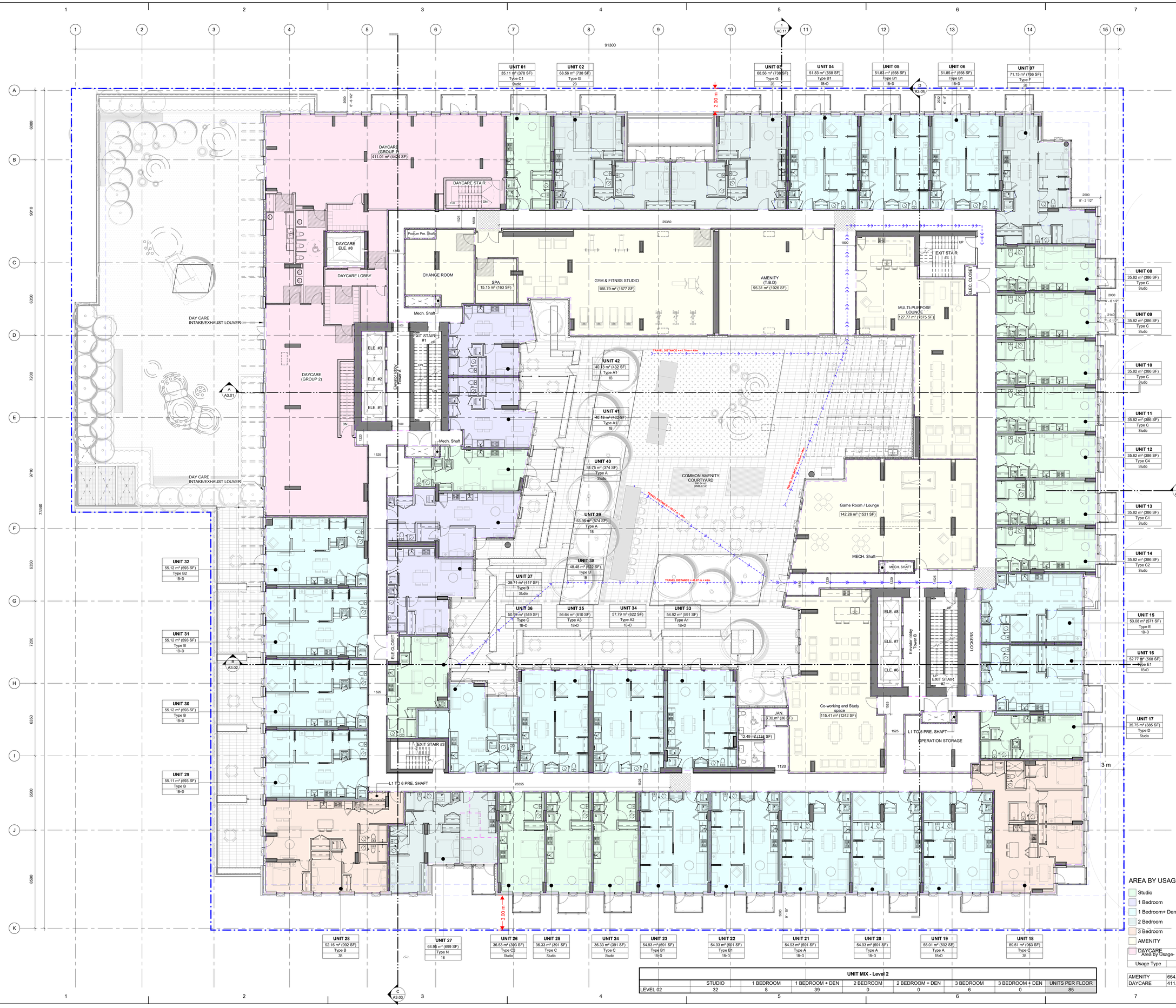
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SHEET TITLE
OVERALL LEVEL MEZZANINE PLAN

SHEET NUMBER
A1.05

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AREA BY USAGE TYPE

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

Area by Usage- Level 02

Usage Type	Area
AMENITY	664.32 m²
DAYCARE	411.01 m²

UNIT MIX - Level 2

	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	3 BEDROOM + DEN	UNITS PER FLOOR
LEVEL 02	32	8	39	0	0	6	0	85

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PROJECT TITLE
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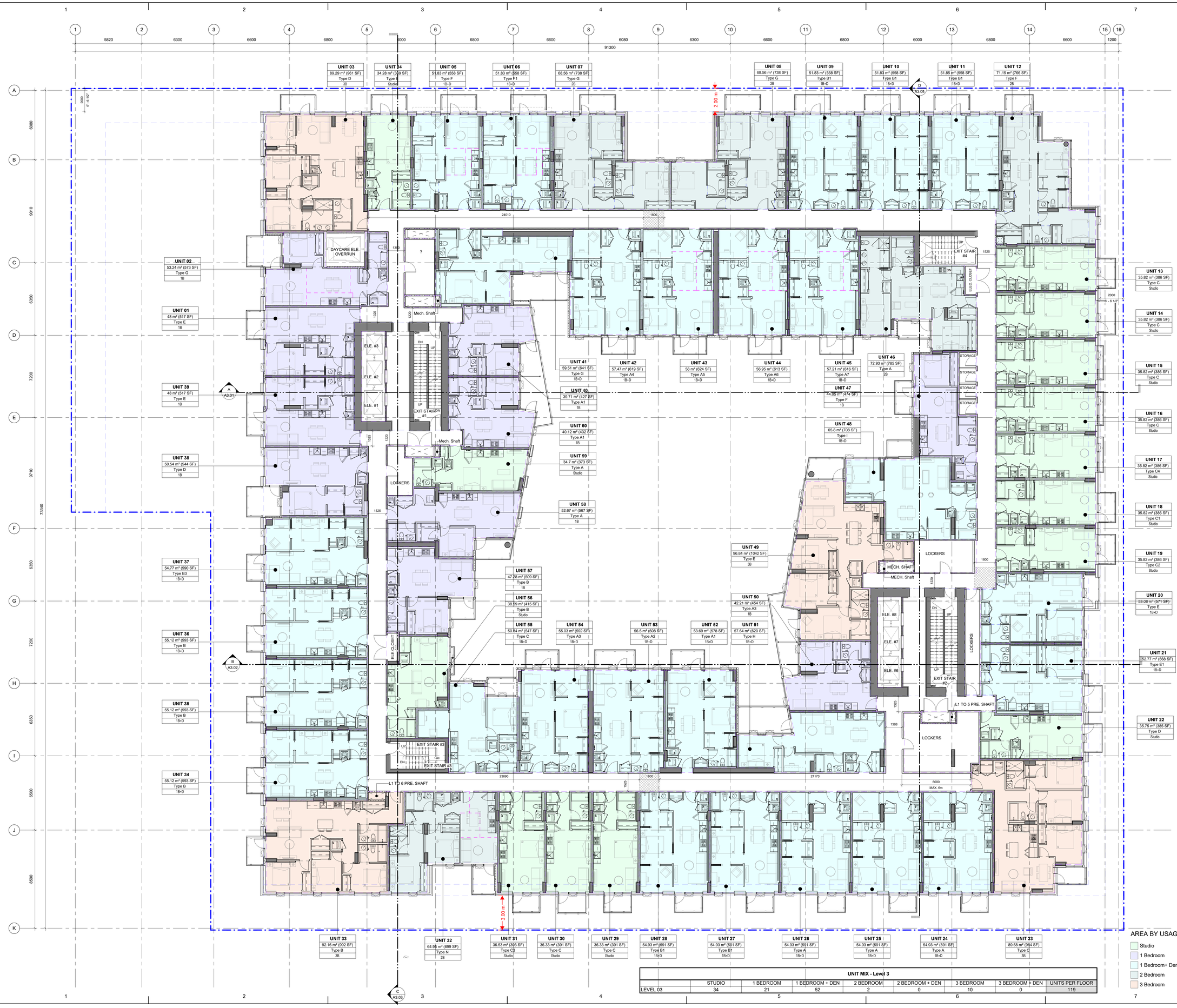
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DATE:	2021-03-05

SHEET TITLE
OVERALL LEVEL 2 PLAN

SHEET NUMBER
A1.06

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AREA BY USAGE TYPE

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

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	34	21	52	2	0	10	0	119

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SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER
A1.07

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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	25	20	33	2	0	8	0	88

AREA BY USAGE TYPE

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

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PROJECT TITLE
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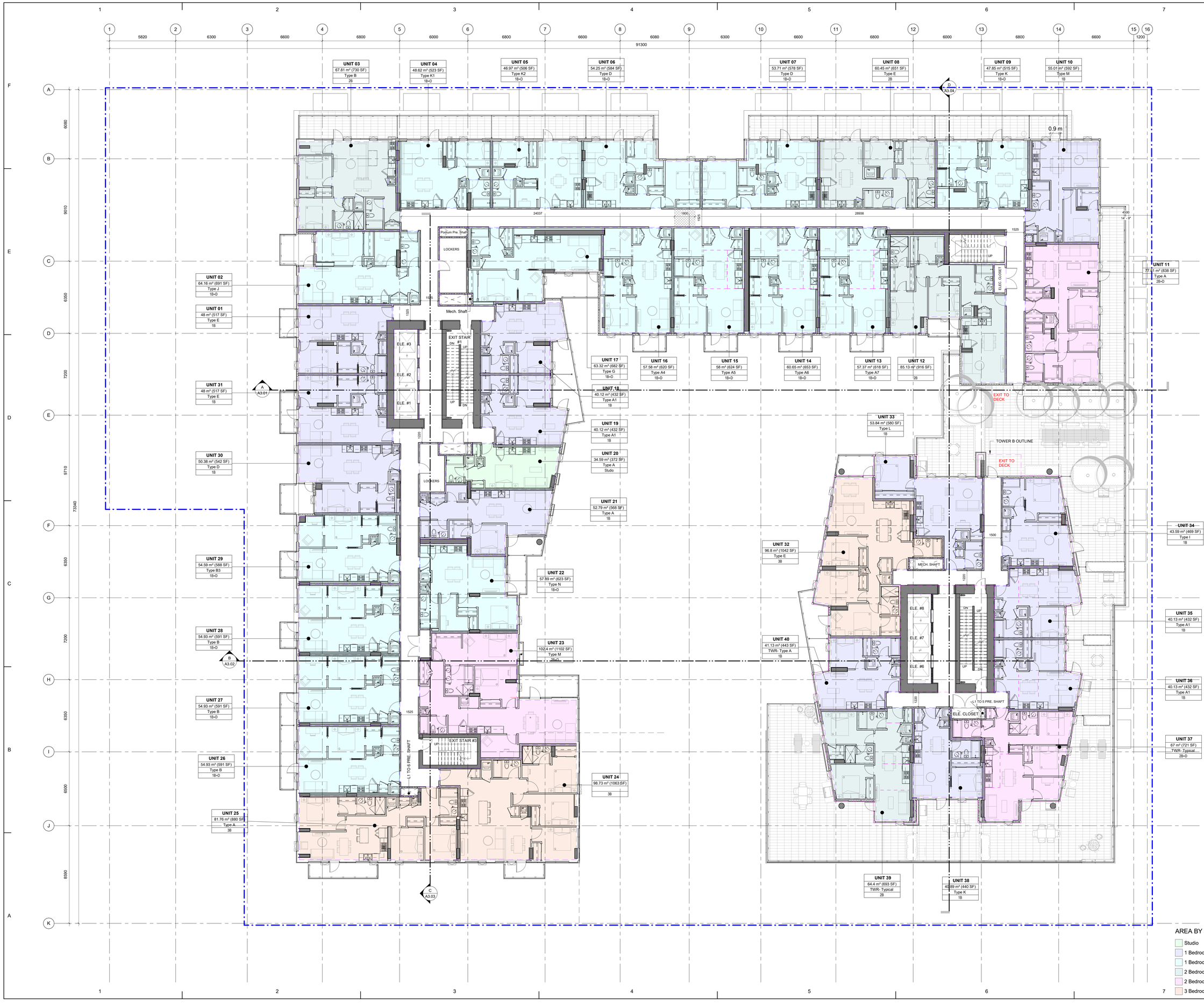
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SHEET TITLE
OVERALL LEVEL 04 PLAN

SHEET NUMBER
A1.08

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AREA BY USAGE TYPE

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

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SHEET TITLE

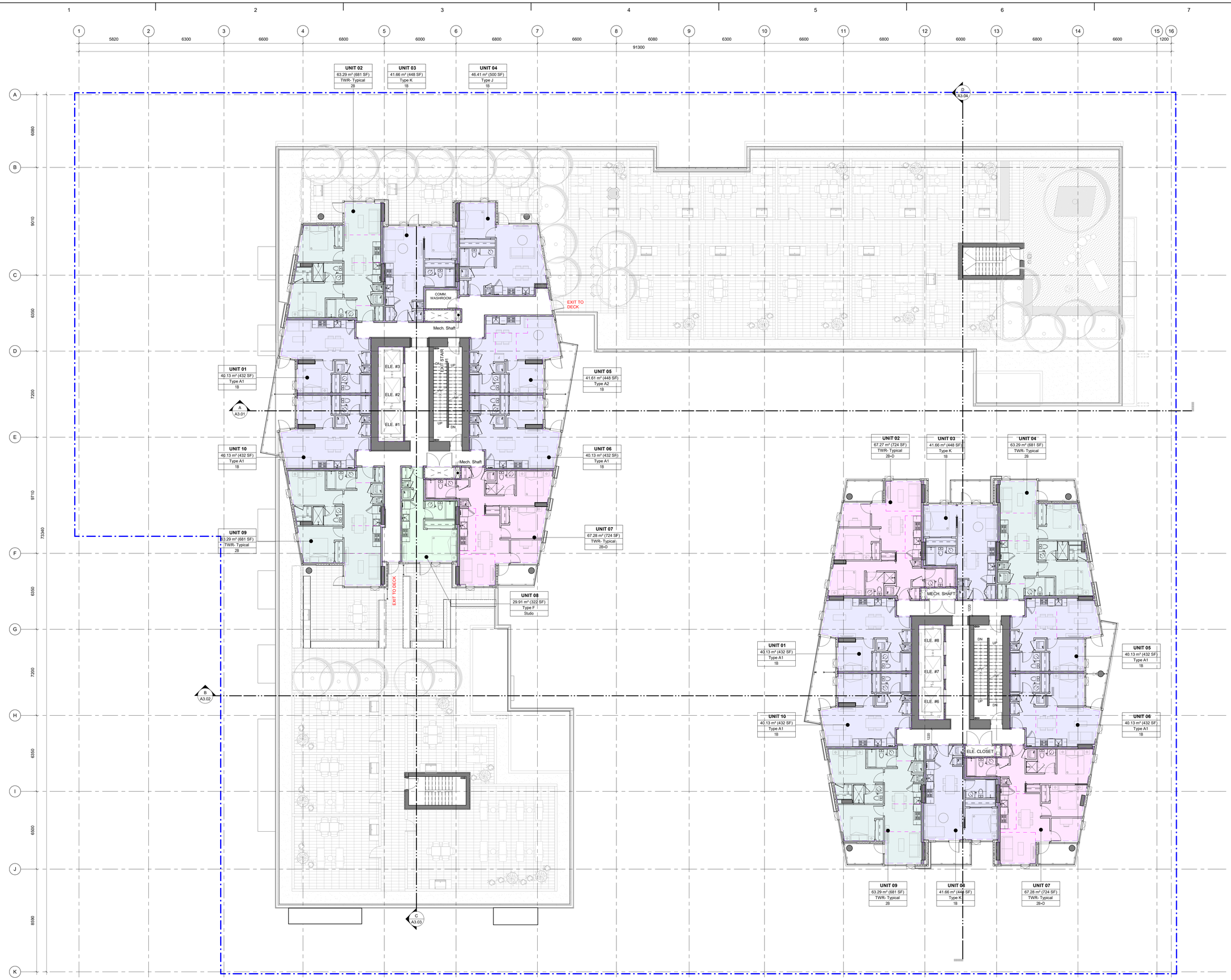
OVERALL LEVEL 05 PLAN

SHEET NUMBER

A1.09

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AREA BY USAGE TYPE

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

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PROJECT TITLE
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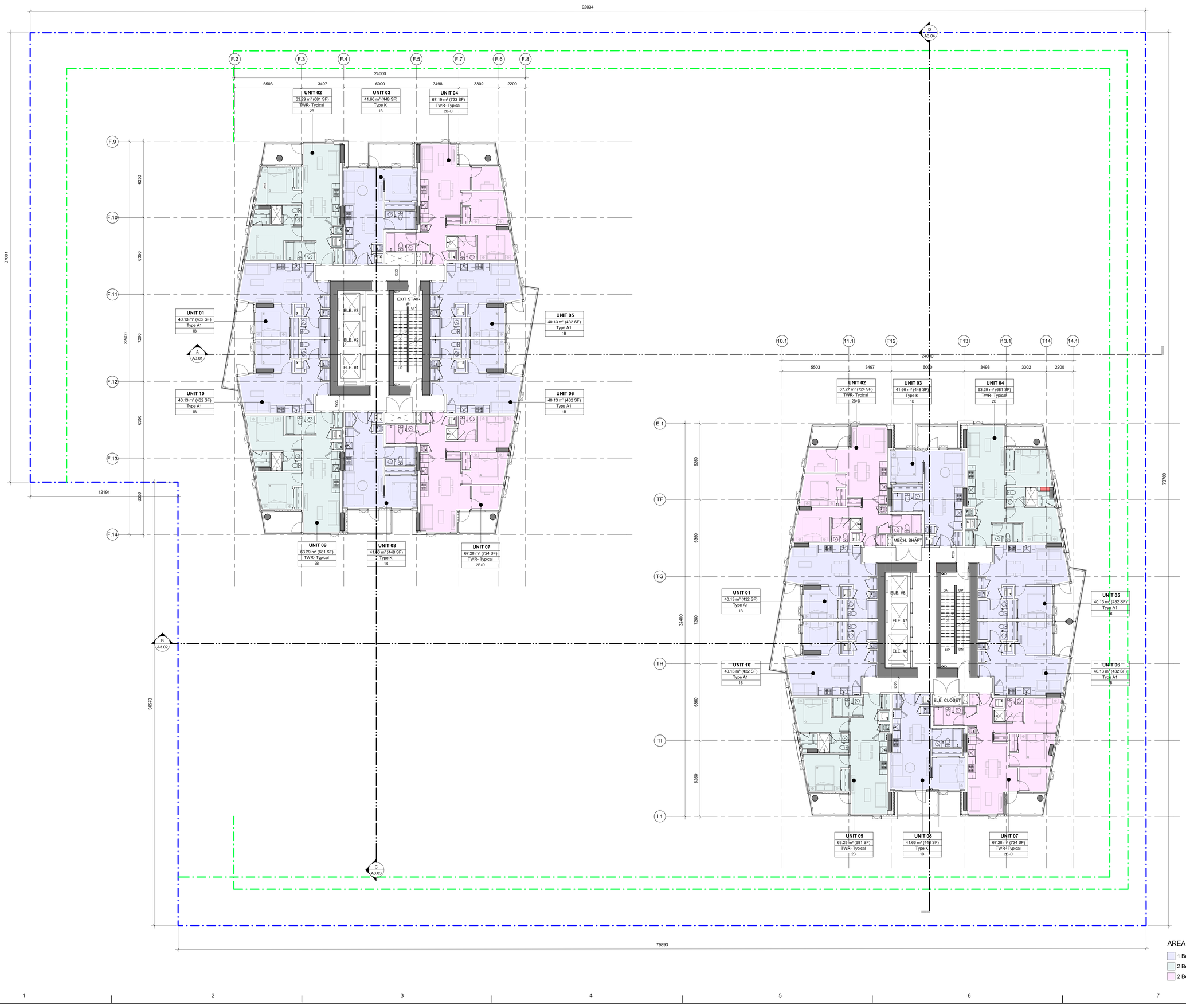
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SHEET TITLE
OVERALL LEVEL 06 PLAN

SHEET NUMBER
A1.10

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AREA BY USAGE TYPE

- 1 Bedroom
- 2 Bedroom
- 2 Bedroom+ Den

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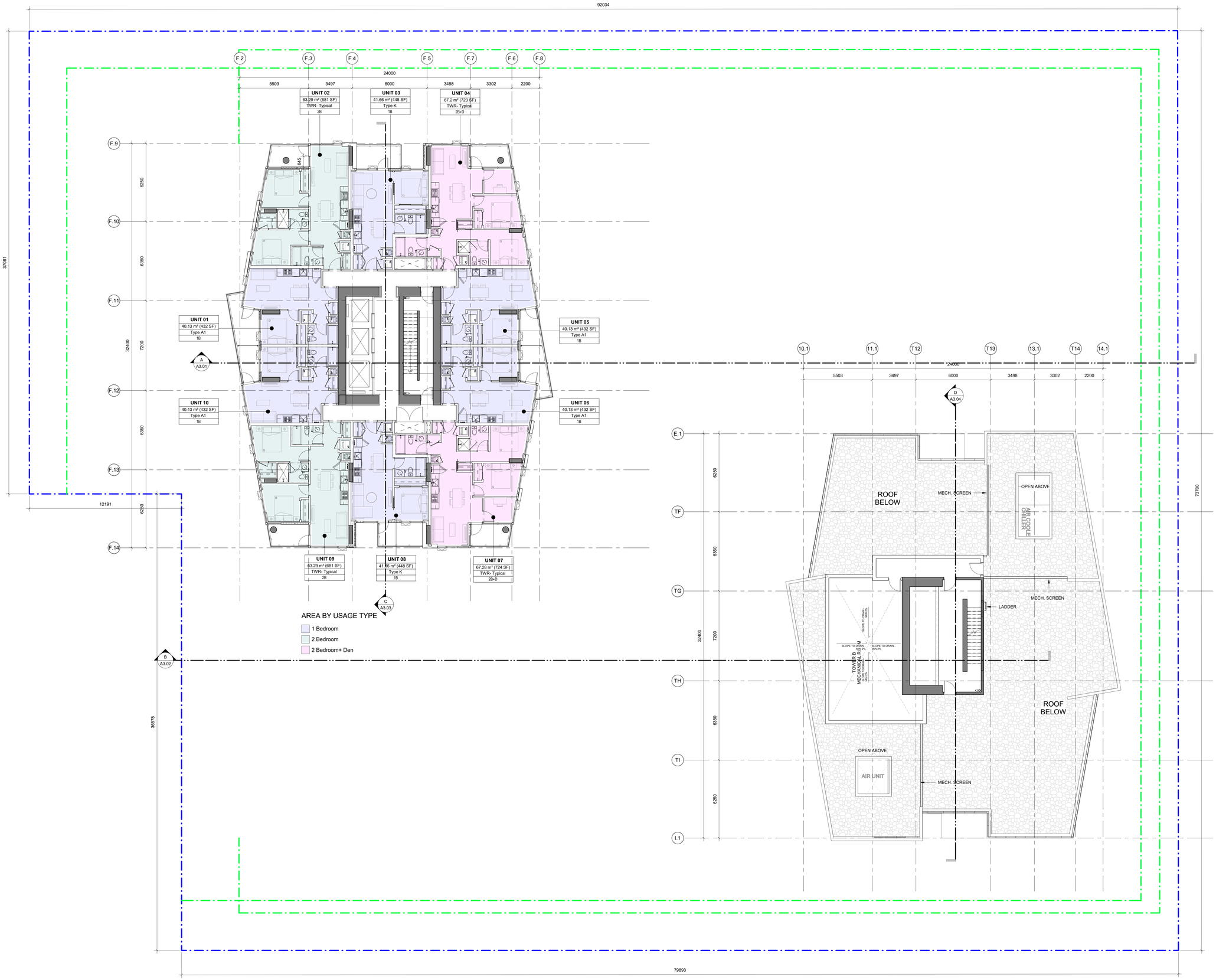
OVERALL TYPICAL TOWER FLOOR PLAN

SHEET NUMBER

A1.11

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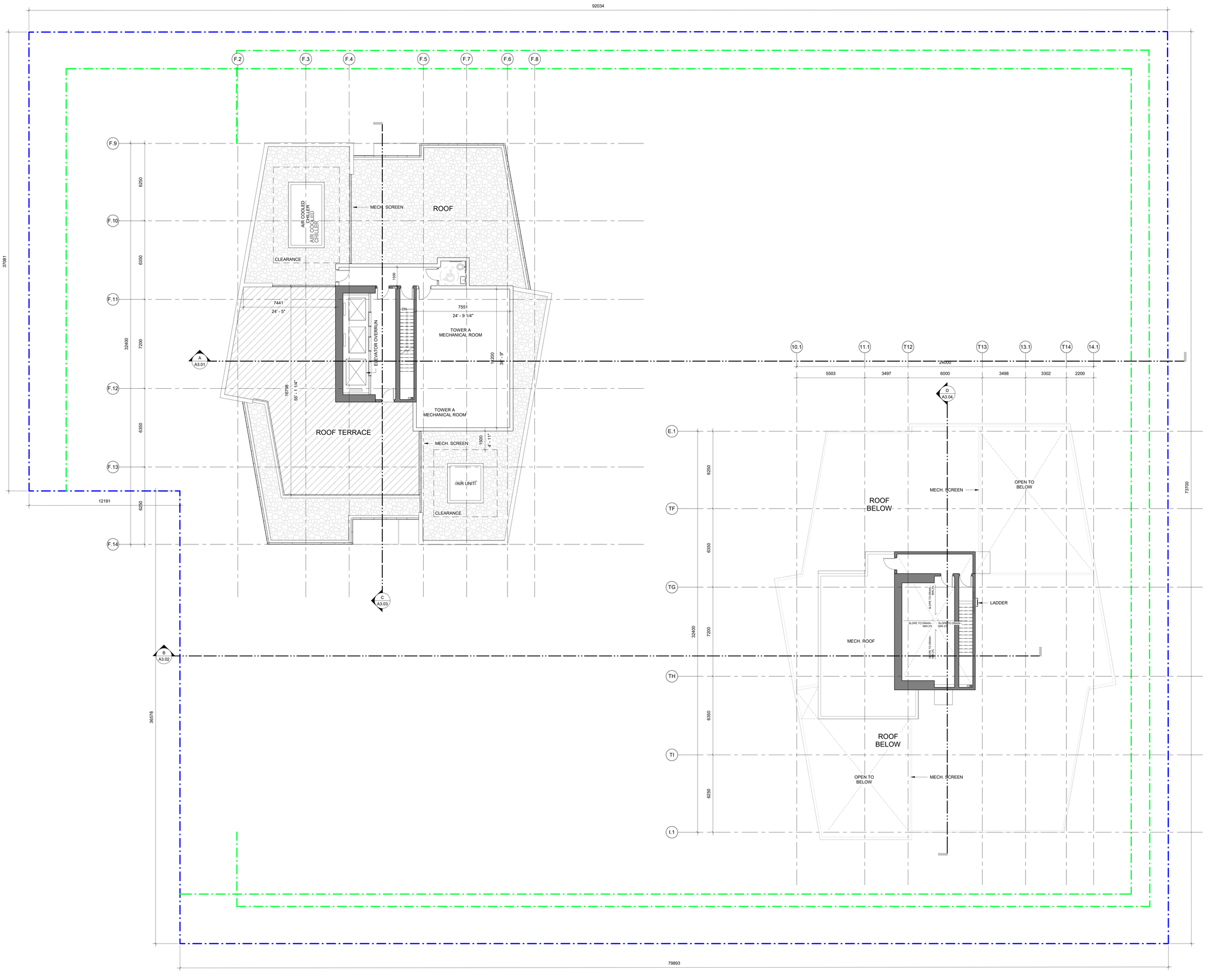
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SHEET TITLE
OVERALL LEVEL 21 (TOWER B ROOF)

SHEET NUMBER
A1.12

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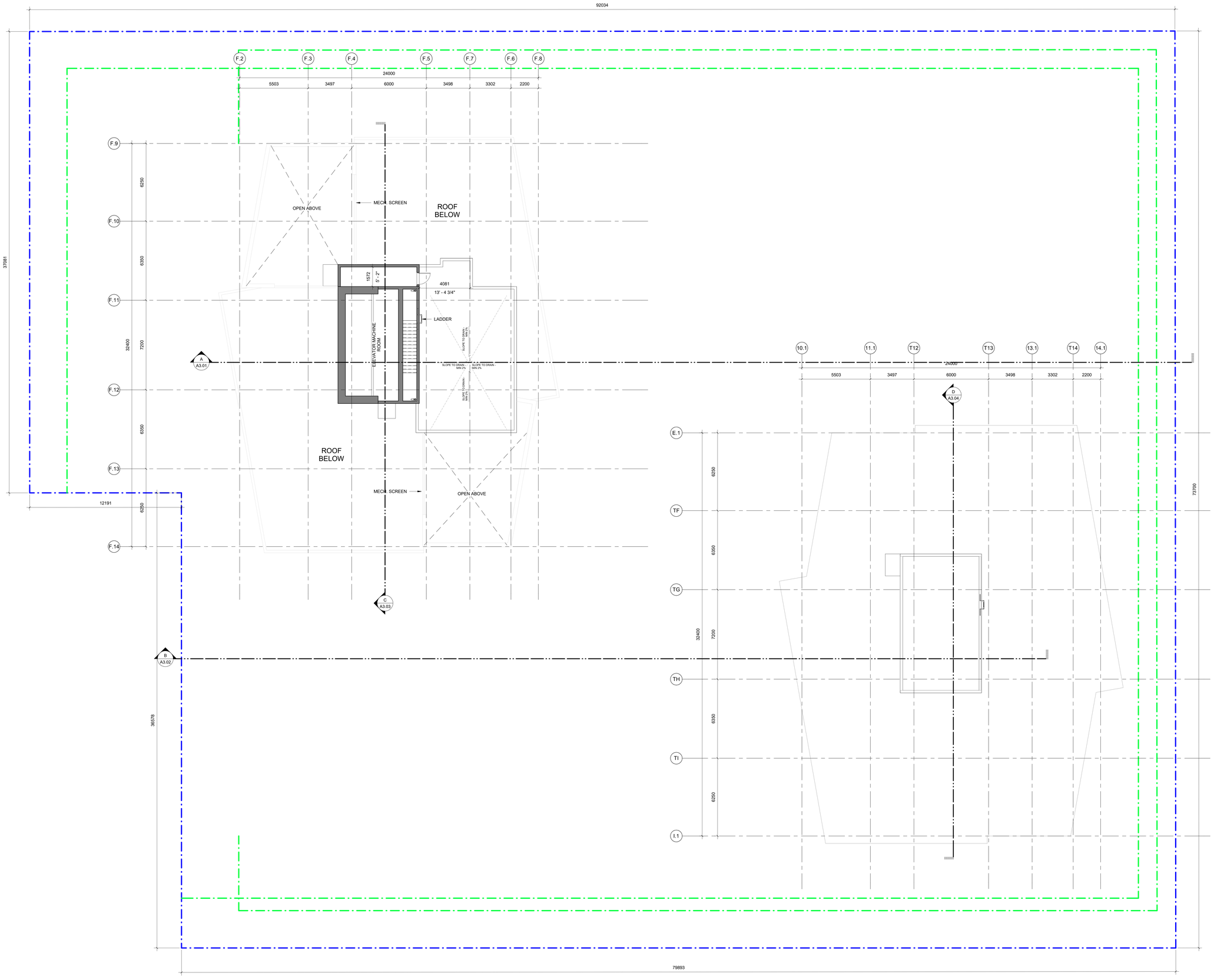
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SHEET TITLE
OVERALL LEVEL 22 (ROOF TWR (A) & TWR (B) MECH. ROOF)

SHEET NUMBER
A1.13

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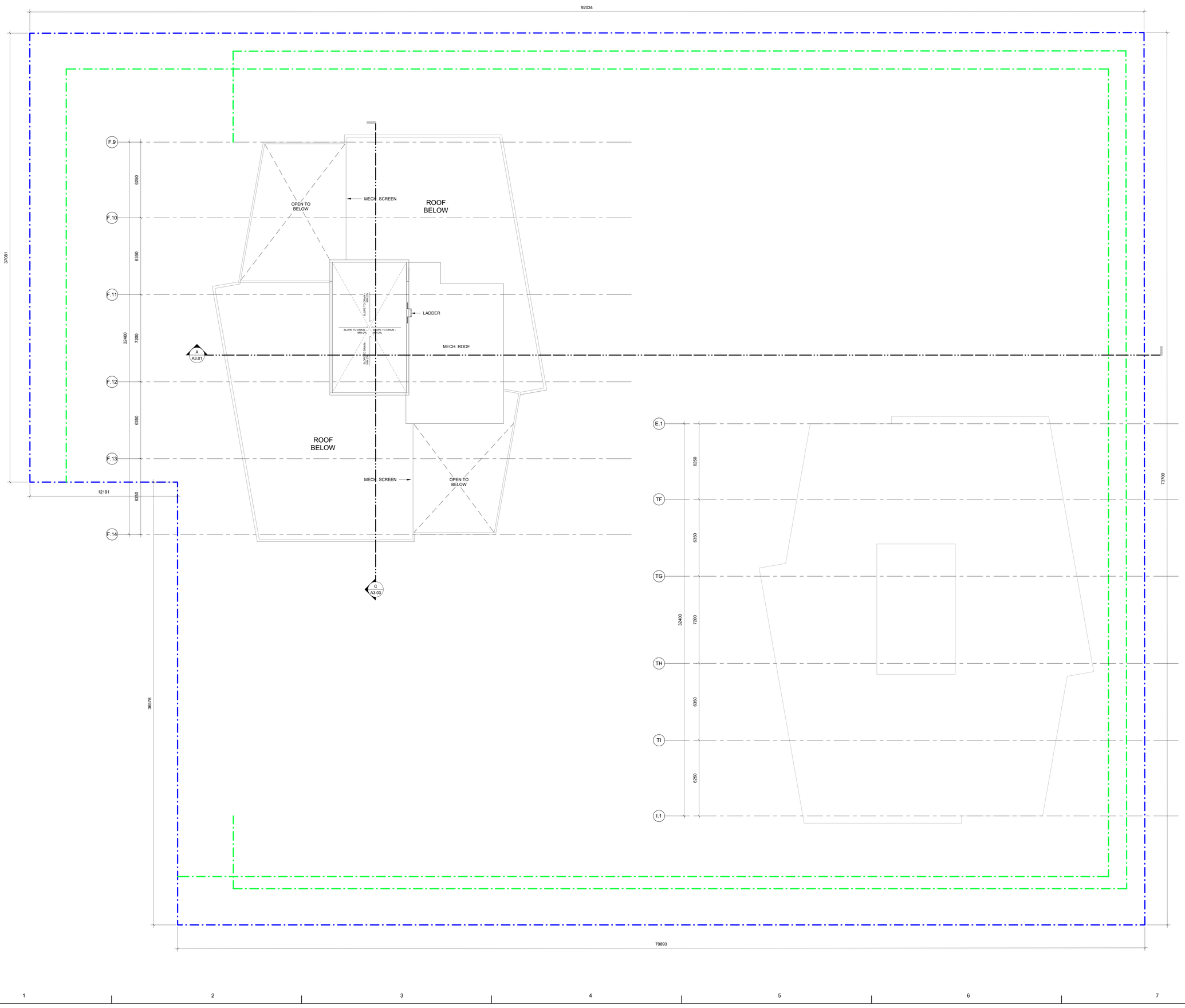
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SHEET TITLE
OVERALL LEVEL 23 (TWR (A) MECH. ROOF & TWR (B) UPPER ROOF)

SHEET NUMBER
A1.14

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SHEET TITLE
OVERALL LEVEL 24 (TWR (A) UPPER ROOF)

SHEET NUMBER
A1.15

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TOWER B

TOWER A

65.42m measured from AVG GRADE to top of Last occupied Floor

71.66m measured from AVG GRADE to top of Appurtenance

77.61m measured from AVG GRADE to top of Appurtenance

71.21m measured from AVG GRADE to top of Last occupied Floor



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PROJECT TITLE

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Phase 01

1045 Yates Street
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SHEET TITLE

COLOR NORTH ELEVATION

SHEET NUMBER

A2.01

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700-1285 West Pender Street,
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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:	
DATE:	2021-03-05

SHEET TITLE
COLOR EAST ELEVATION

SHEET NUMBER
A2.02

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DATE	DESCRIPTION

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Issued For: Project Status
Date: 2021-03-05

REGISTERED ARCHITECT JOHN GWYN MCCOLUMBIA BRITISH COLUMBIA
2021-03-06

-CONSULTANT

ME CONSULTANT

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ARCHITECTS (CANADA) INC.
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Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

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

OJECT NO:	121123
AWN BY:	Author
K'D BY:	Checker
ALE:	
TE:	2021-03-05

ET TITLE
OLOR SOUTH
LEVATION

ET NUMBER
A2.03

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NO.	DATE	DESCRIPTION

REVISIONS

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Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GIANN KOUTSEV BRITISH COLUMBIA
2021-03-05

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PRIME CONSULTANT

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ARCHITECTS (CANADA) INC.
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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:	
DATE:	2021-03-05

SHEET TITLE
COLOR WEST ELEVATION

SHEET NUMBER
A2.04

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Key Value	Keynote Text
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AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL -LIGHT GRAY
AL04	ALUMINUM PANEL -DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL -DARK GRAY -GRAY SPANDREL
G02	ALUMINUM WINDOW WALL -DARK GRAY -CLEAR GLASS
G03	CURTAIN WALL GLAZING -DARK GRAY
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS



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Date: 2021-03-05

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2021-03-06

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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:	2021-03-05

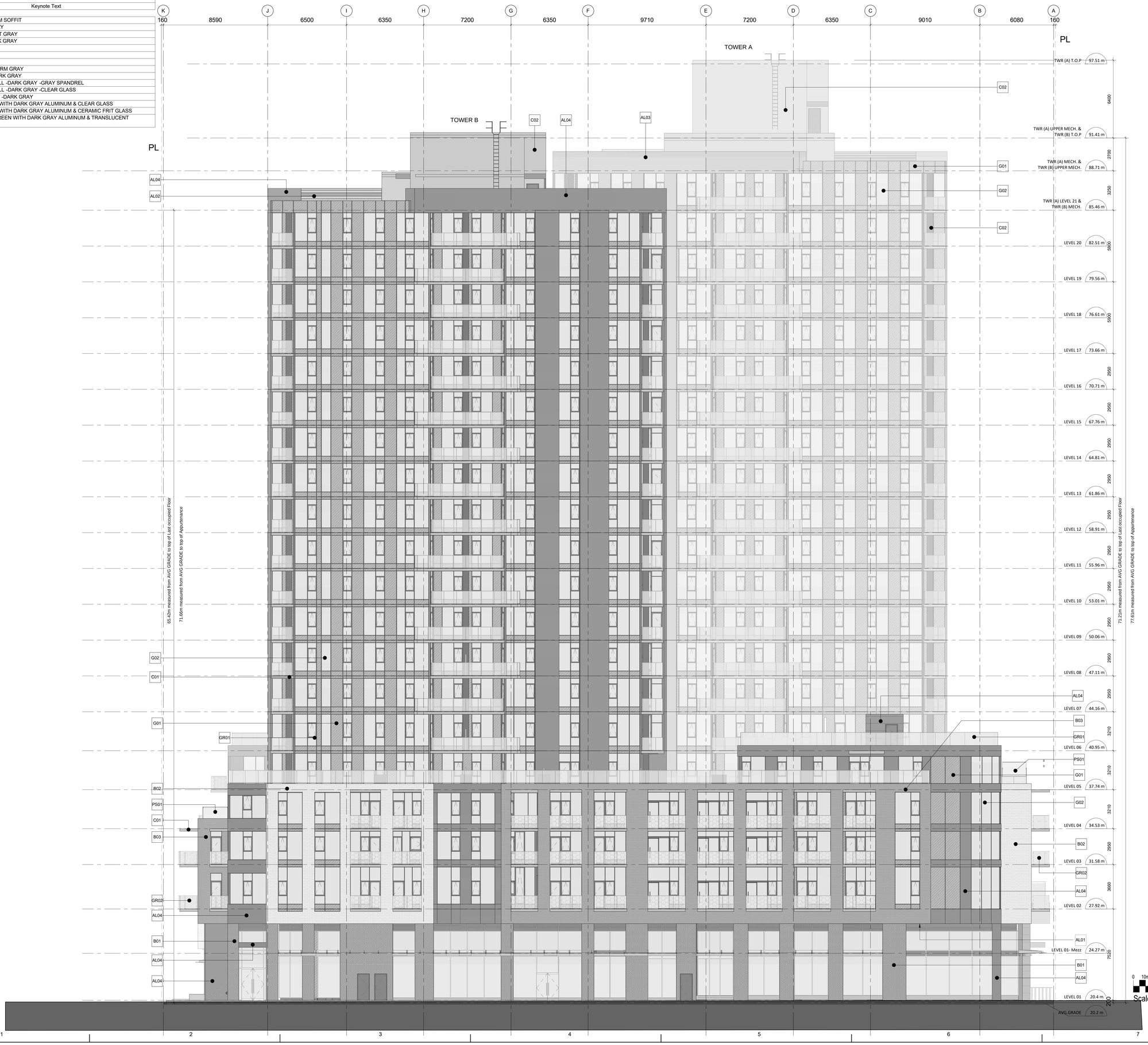
SHEET TITLE
NORTH ELEVATIONS

SHEET NUMBER
A2.05

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MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL -LIGHT GRAY
AL04	ALUMINUM PANEL -DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL -DARK GRAY -GRAY SPANDREL
G02	ALUMINUM WINDOW WALL -DARK GRAY -CLEAR GLASS
G03	CURTAIN WALL GLAZING -DARK GRAY
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS



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Date: 2021-03-05

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2021-03-06

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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:	2021-03-05

SHEET TITLE

EAST ELEVATION

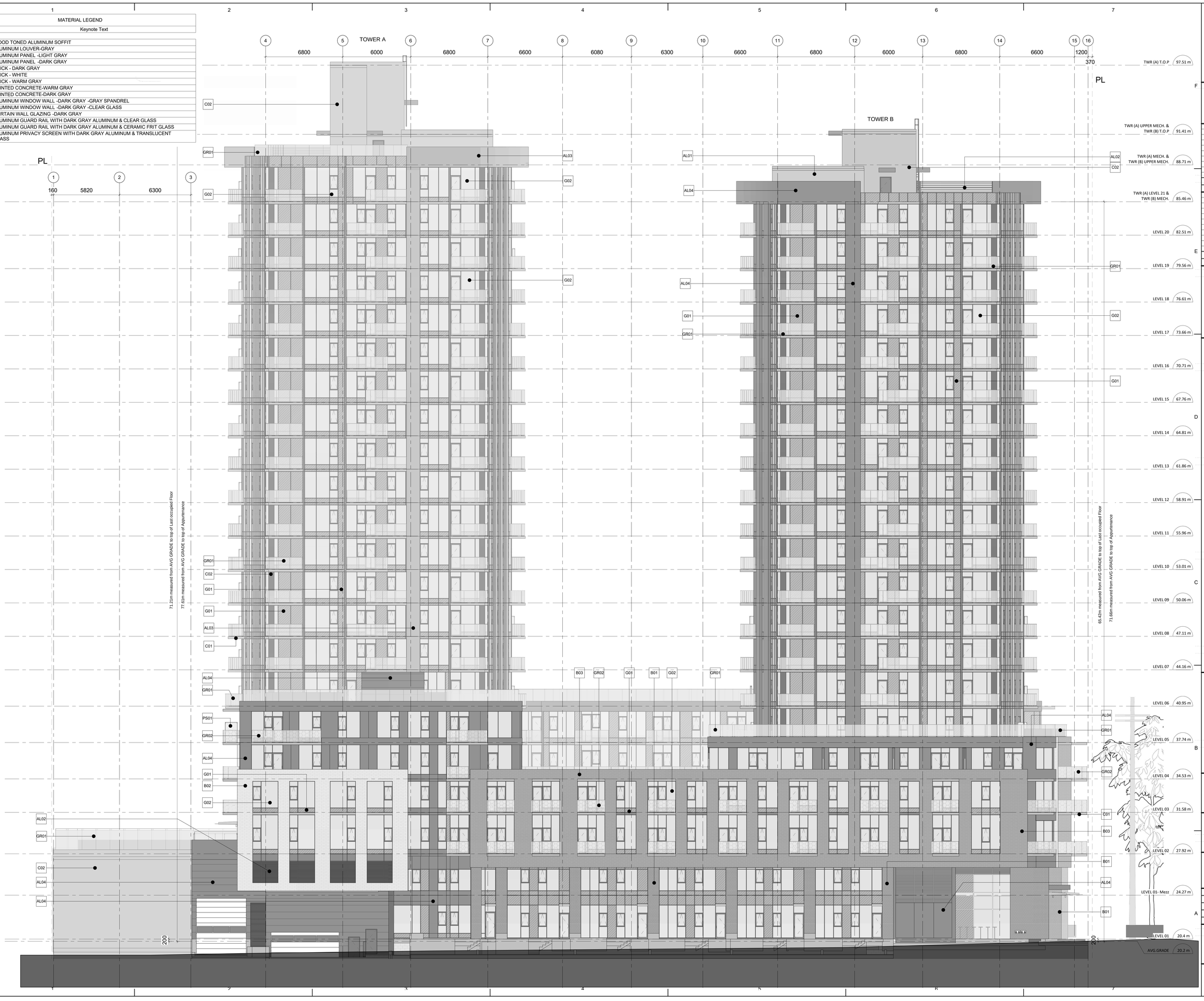
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A2.06

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Key Value	Keynote Text
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AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL -LIGHT GRAY
AL04	ALUMINUM PANEL -DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL -DARK GRAY -GRAY SPANDREL
G02	ALUMINUM WINDOW WALL -DARK GRAY -CLEAR GLASS
G03	CURTAIN WALL GLAZING -DARK GRAY
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS



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2021-03-05

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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:	2021-03-05

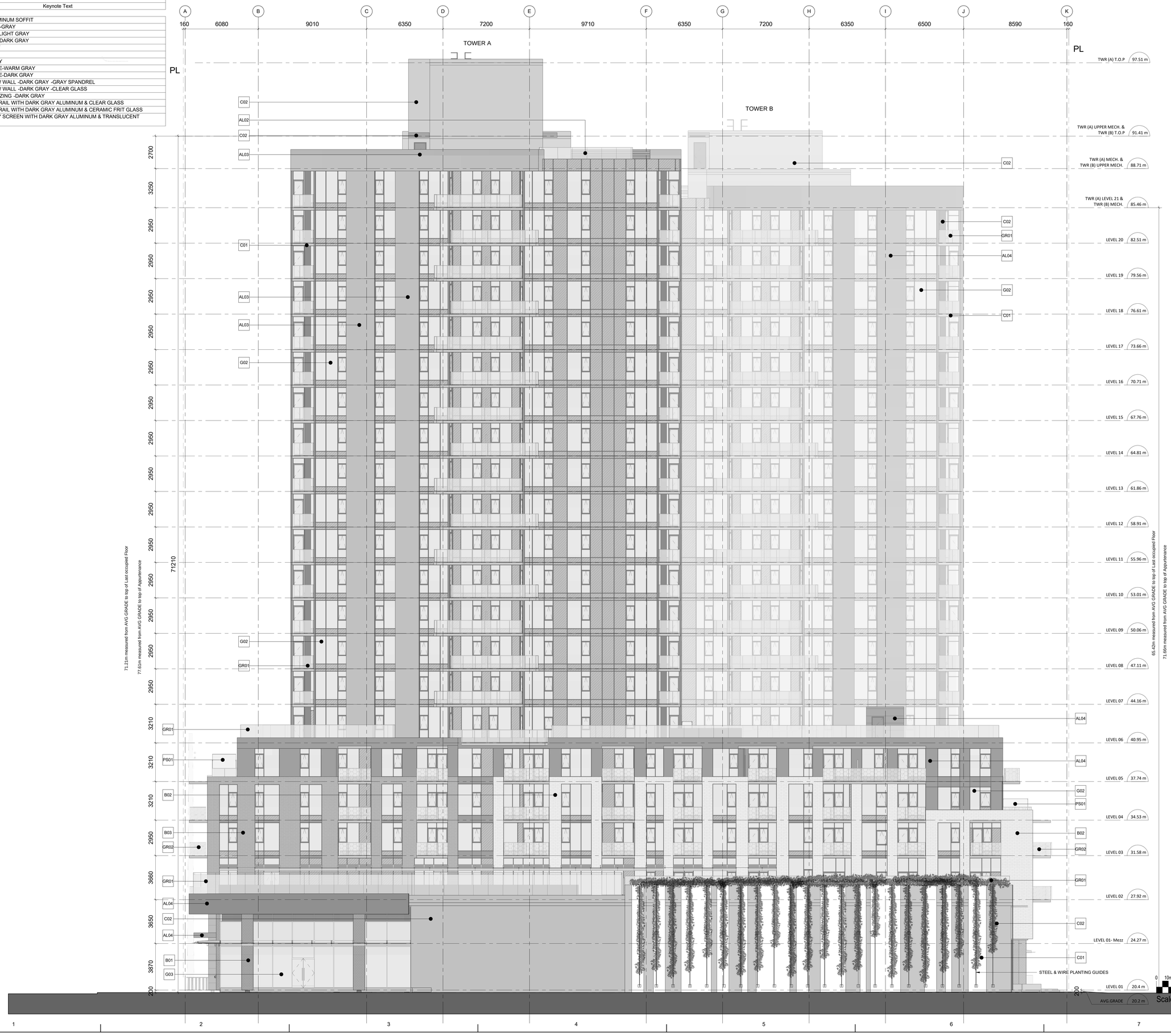
SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A2.07

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Key Value	Keynote Text
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AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL -LIGHT GRAY
AL04	ALUMINUM PANEL -DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL -DARK GRAY -GRAY SPANDREL
G02	ALUMINUM WINDOW WALL -DARK GRAY -CLEAR GLASS
G03	CURTAIN WALL GLAZING -DARK GRAY
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS



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Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GWYN PROVINCE OF BRITISH COLUMBIA

2021-03-06

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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:	2021-03-05

SHEET TITLE

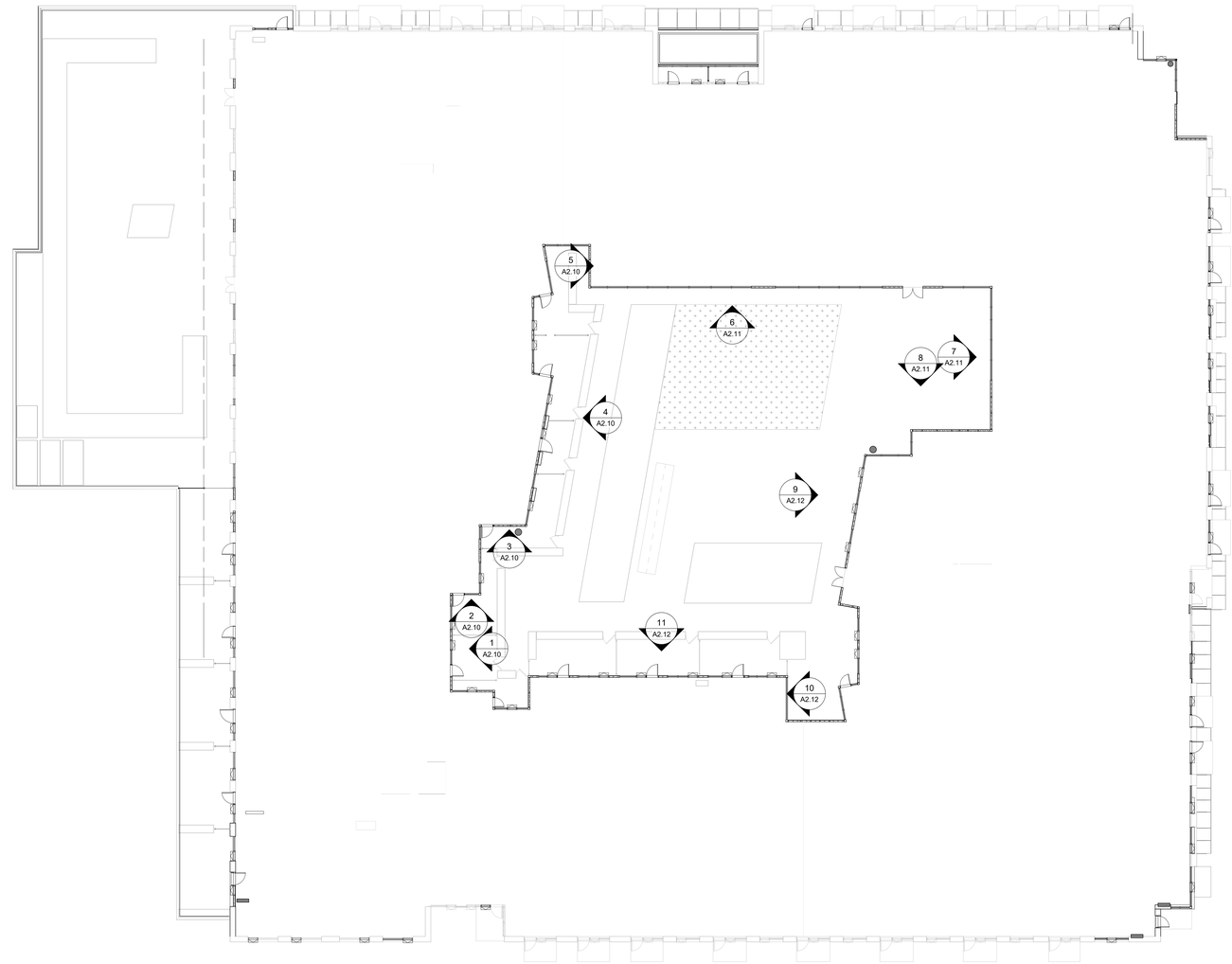
WEST ELEVATION

SHEET NUMBER

A2.08

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NO.	DATE	DESCRIPTION

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PROJECT NORTH
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Date: 2021-03-05

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REGISTERED ARCHITECT
JOHN GIBSON
BRITISH COLUMBIA
2021-03-06

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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 : 150
DATE:	2021-03-05

SHEET TITLE
COURTYARD KEY PLAN

SHEET NUMBER
A2.09

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Key Value	Keynote Text
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AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL CLAD-LIGHT GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PANITED CONCRETE-DARK GRAY
G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
G02	ALUMINUM WINDOW WALL-CLEAR GLASS
G03	CURTAIN WALL GLAZING
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE



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

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

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

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

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

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NO.	DATE	DESCRIPTION

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Issued For: Project Status
Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GIVEN BRITISH COLUMBIA
2021-03-08

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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:	2021-03-05

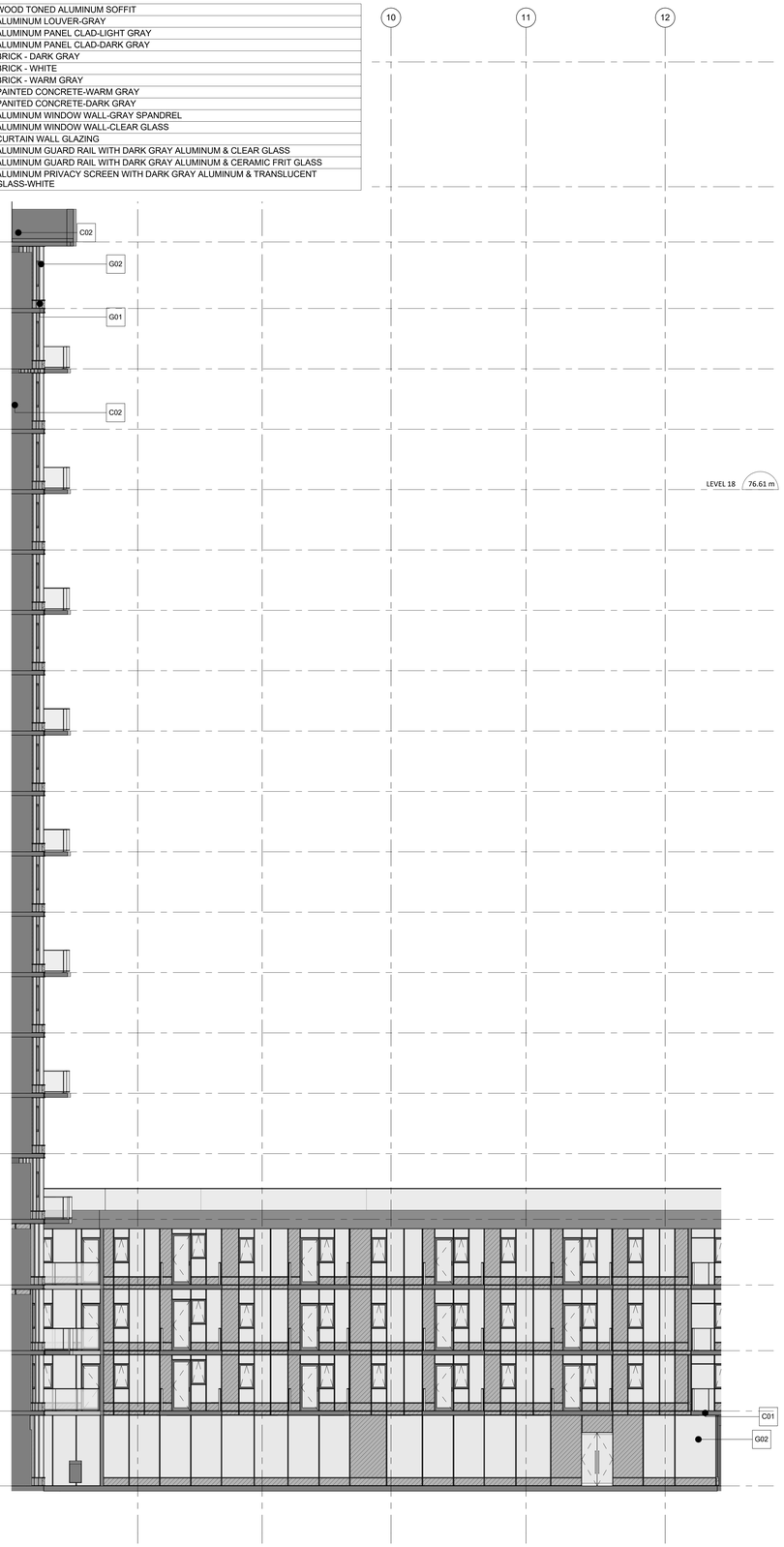
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COURTYARD ELEVATION

SHEET NUMBER
A2.10

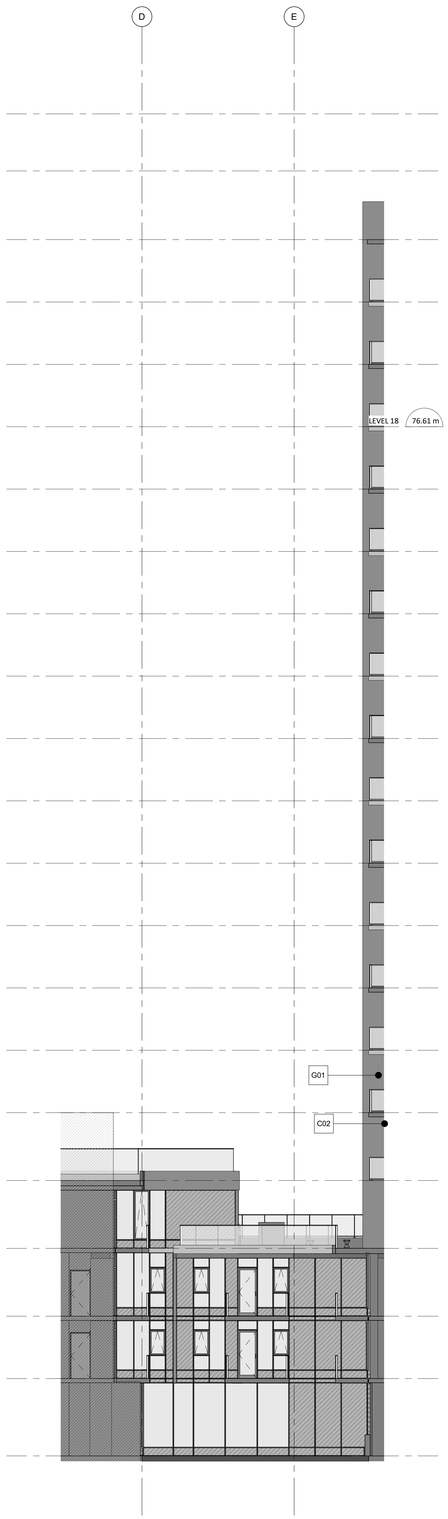
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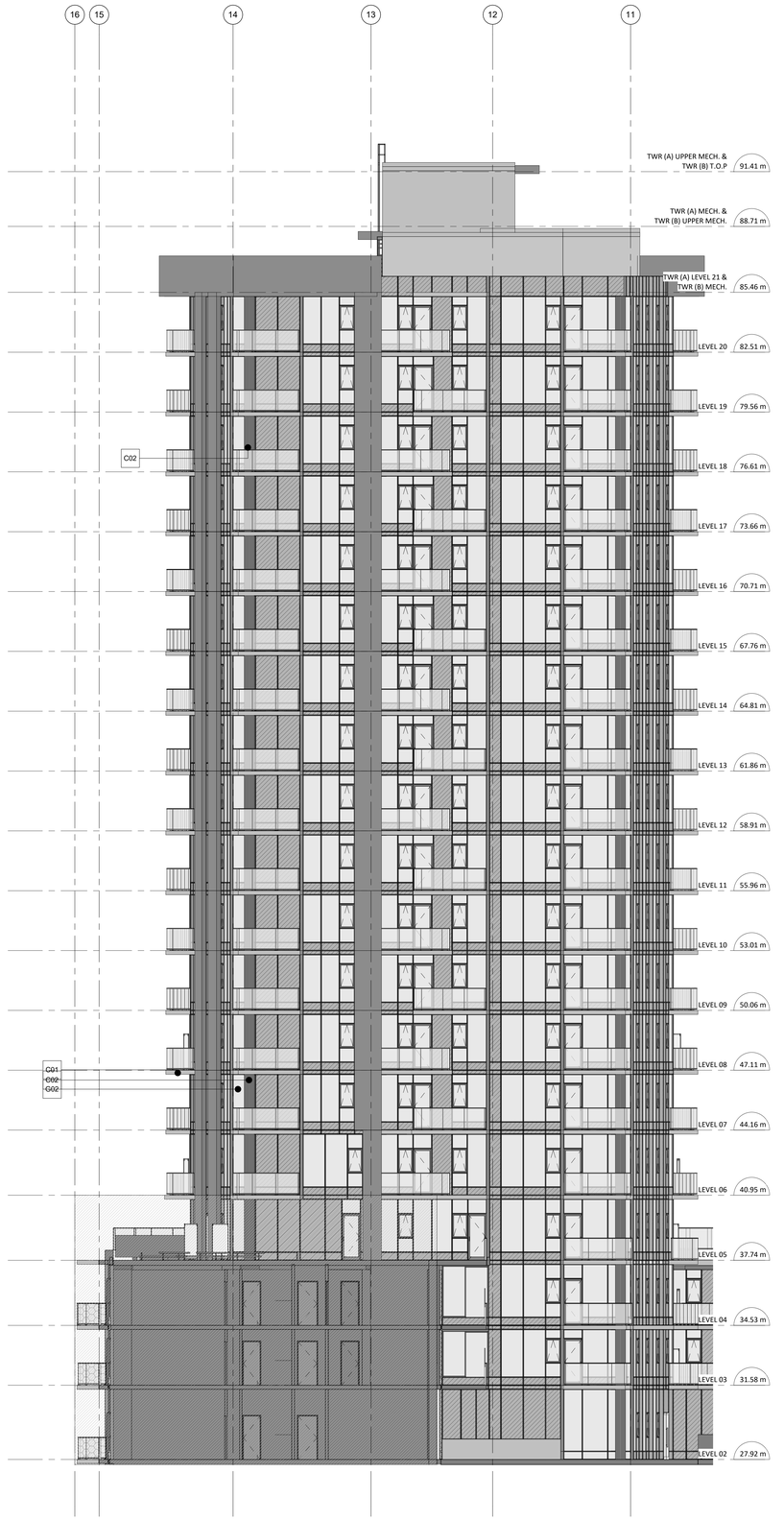
MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL CLAD-LIGHT GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK - DARK GRAY
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PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT 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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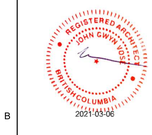
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NO.	DATE	DESCRIPTION

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Date: 2021-03-05

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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:	2021-03-05

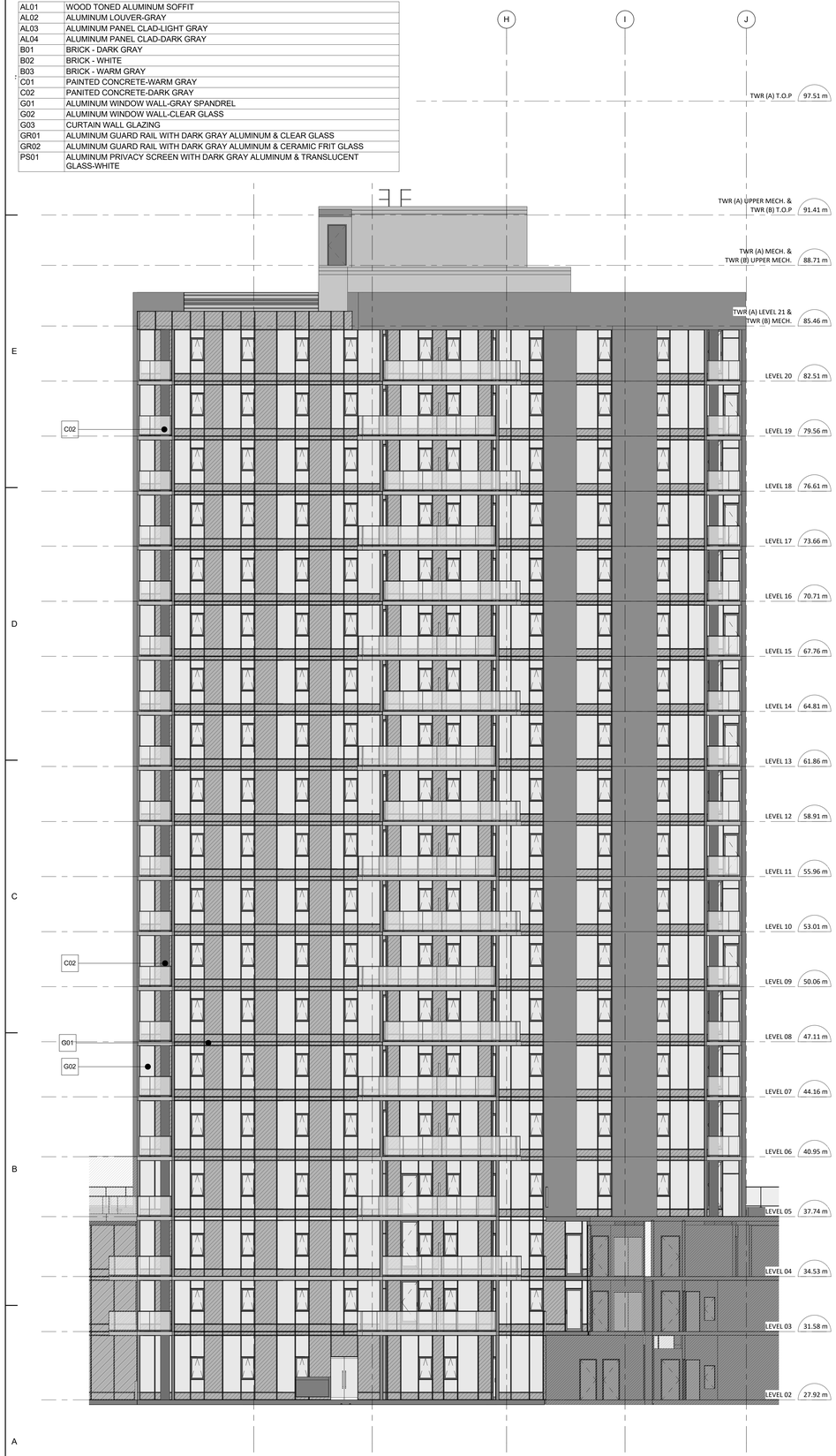
SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.11

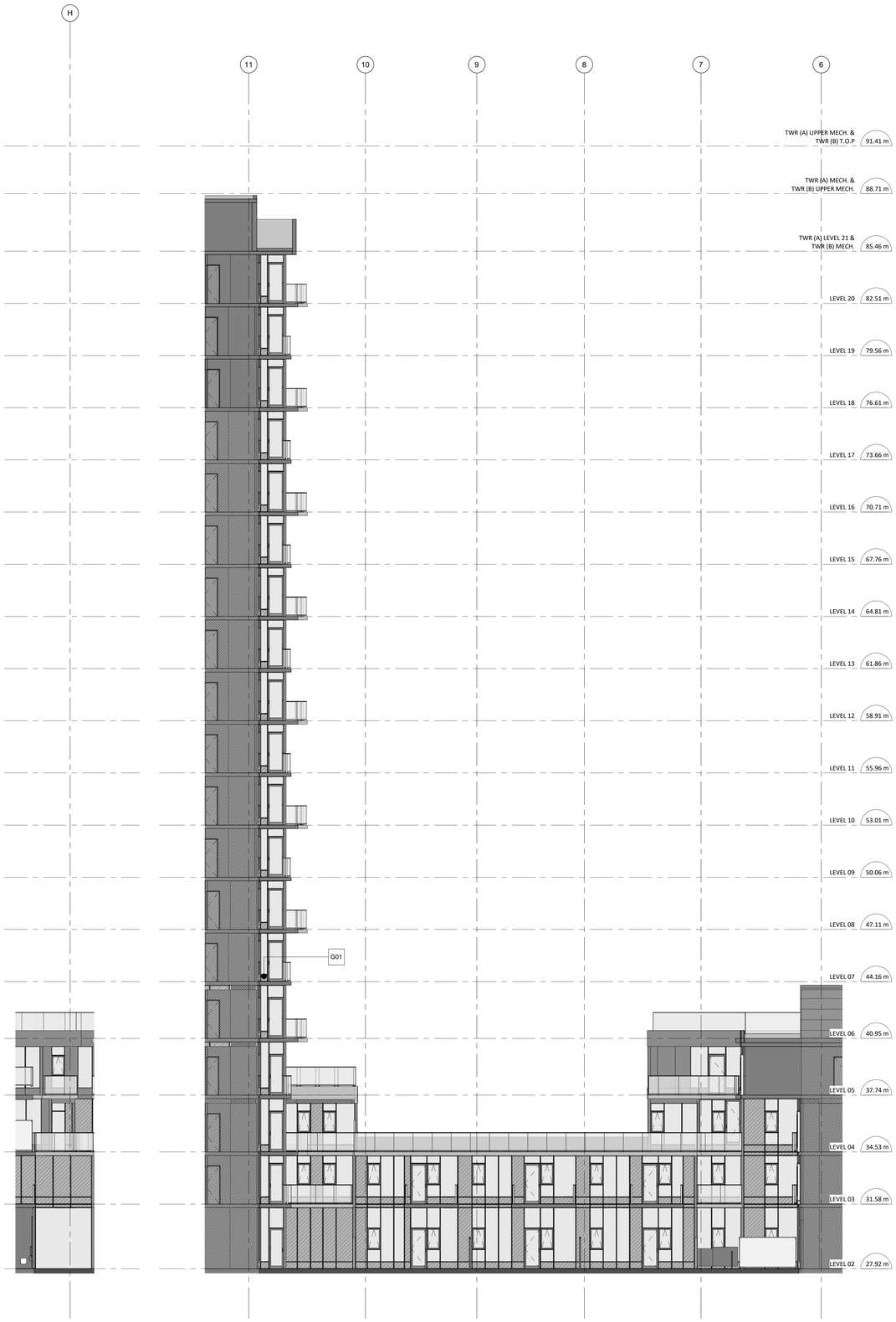
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MATERIAL LEGEND	
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AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM PANEL CLAD-LIGHT GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
B01	BRICK - DARK GRAY
B02	BRICK - WHITE
B03	BRICK - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
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G01	ALUMINUM WINDOW WALL-GRAY SPANDREL
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G03	CURTAIN WALL GLAZING
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & 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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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

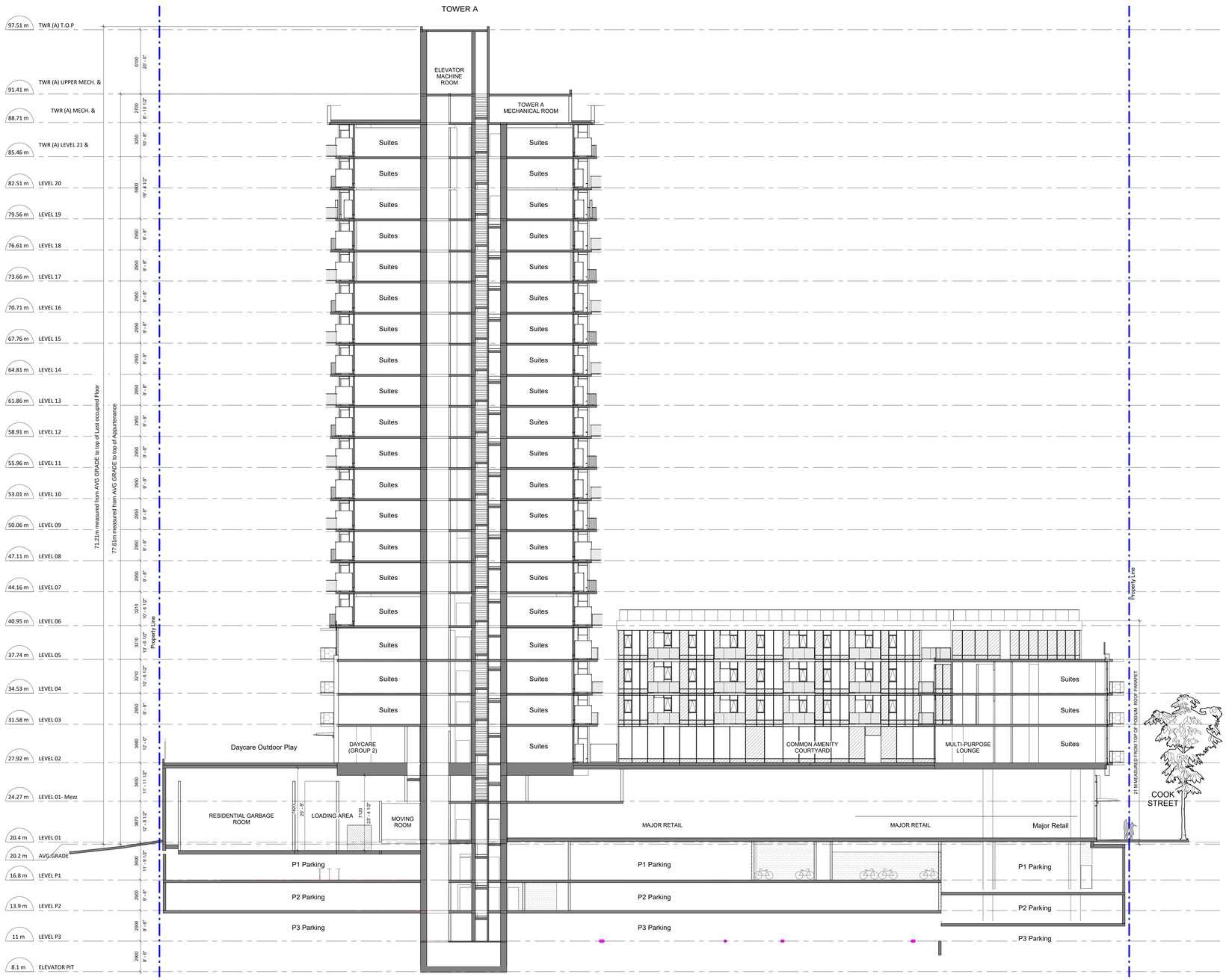
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A2.12

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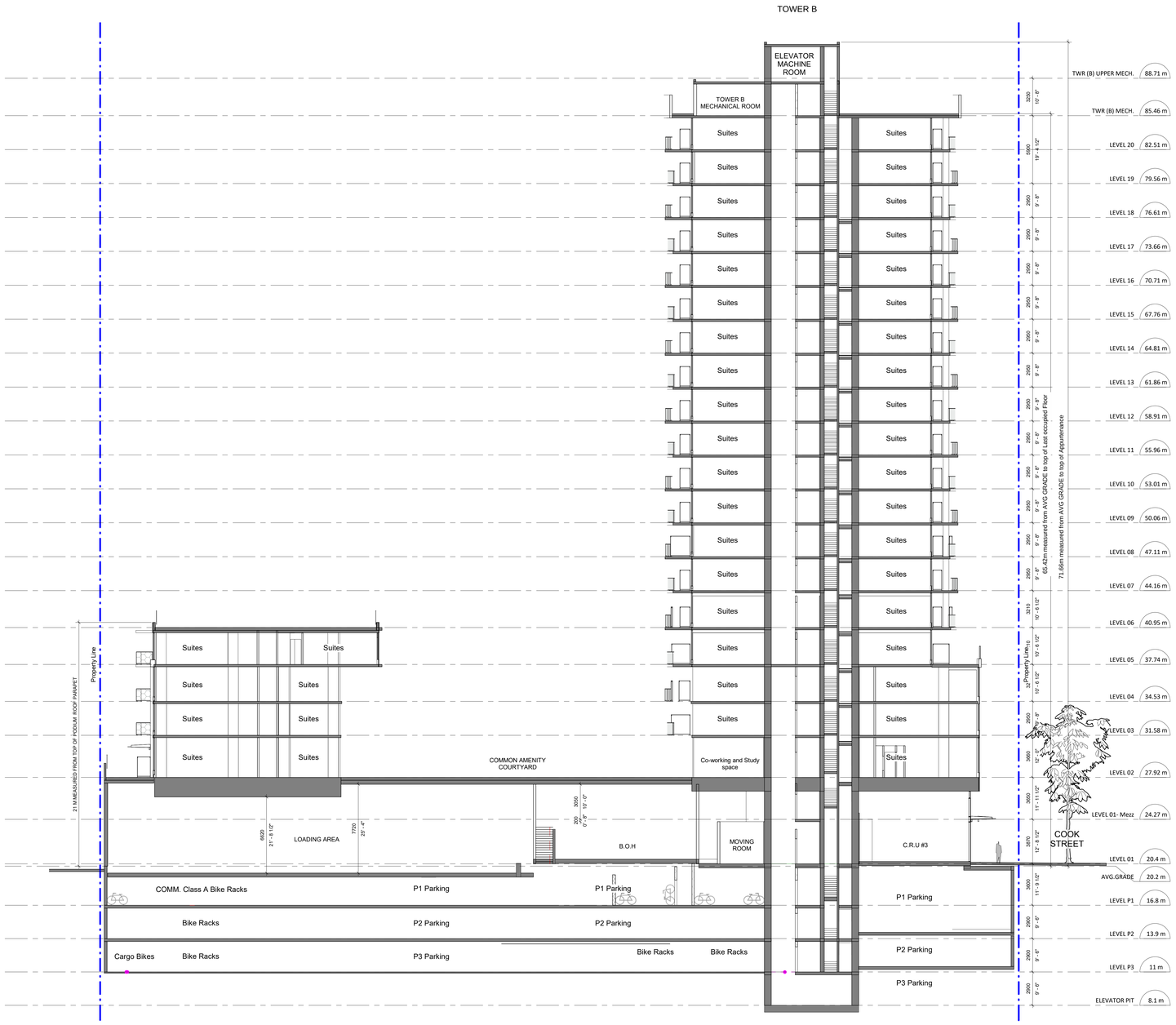
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SCALE:	1 : 150
DATE:	2021-03-05

SHEET TITLE
SECTION A
Tower A & Podium

SHEET NUMBER
A3.01

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PROJECT TITLE
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Phase 01
1045 Yates Street
Victoria, BC

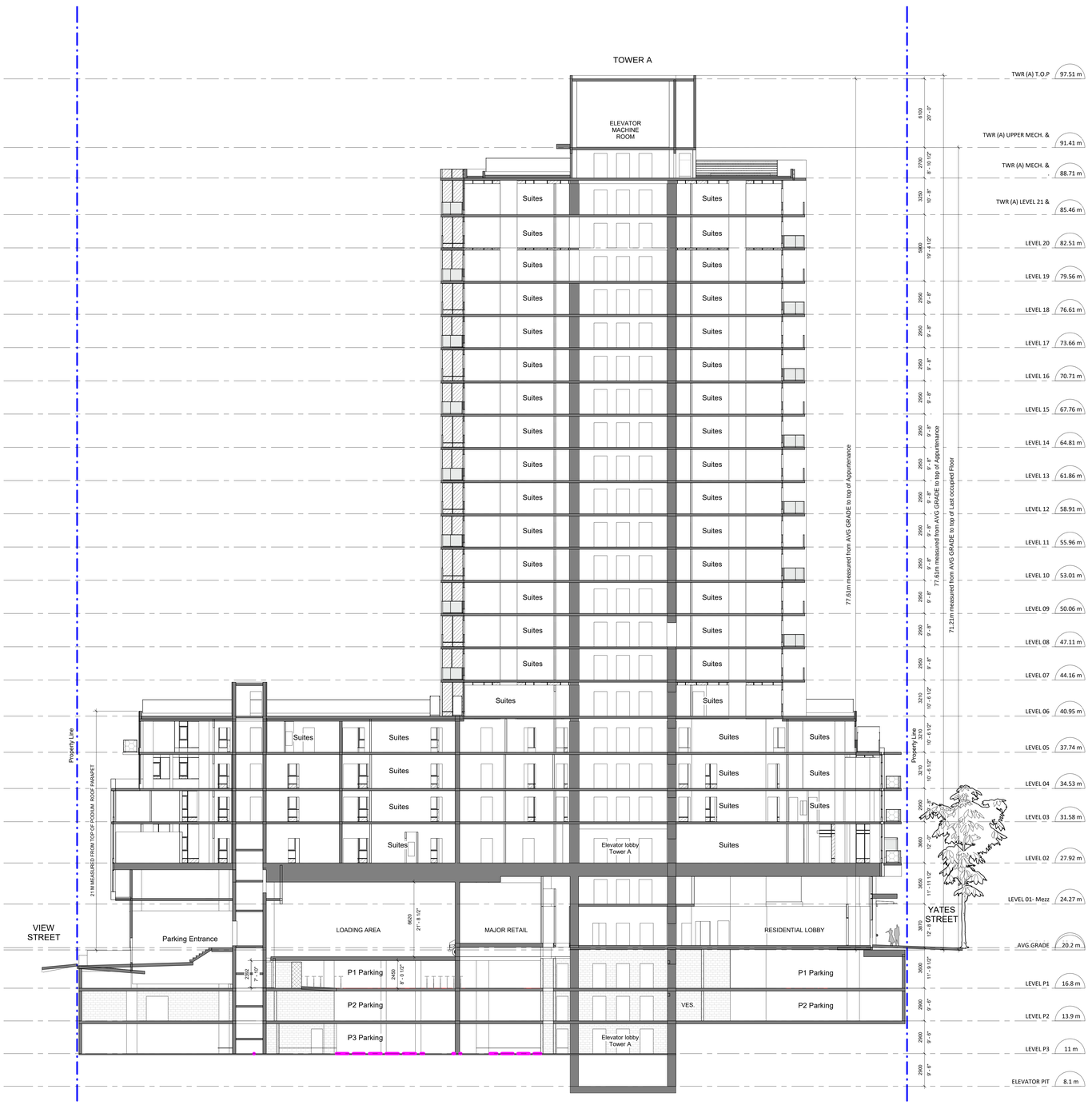
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SCALE:	1 : 150
DATE:	2021-03-05

SHEET TITLE
SECTION B
Tower B & Podium

SHEET NUMBER
A3.02

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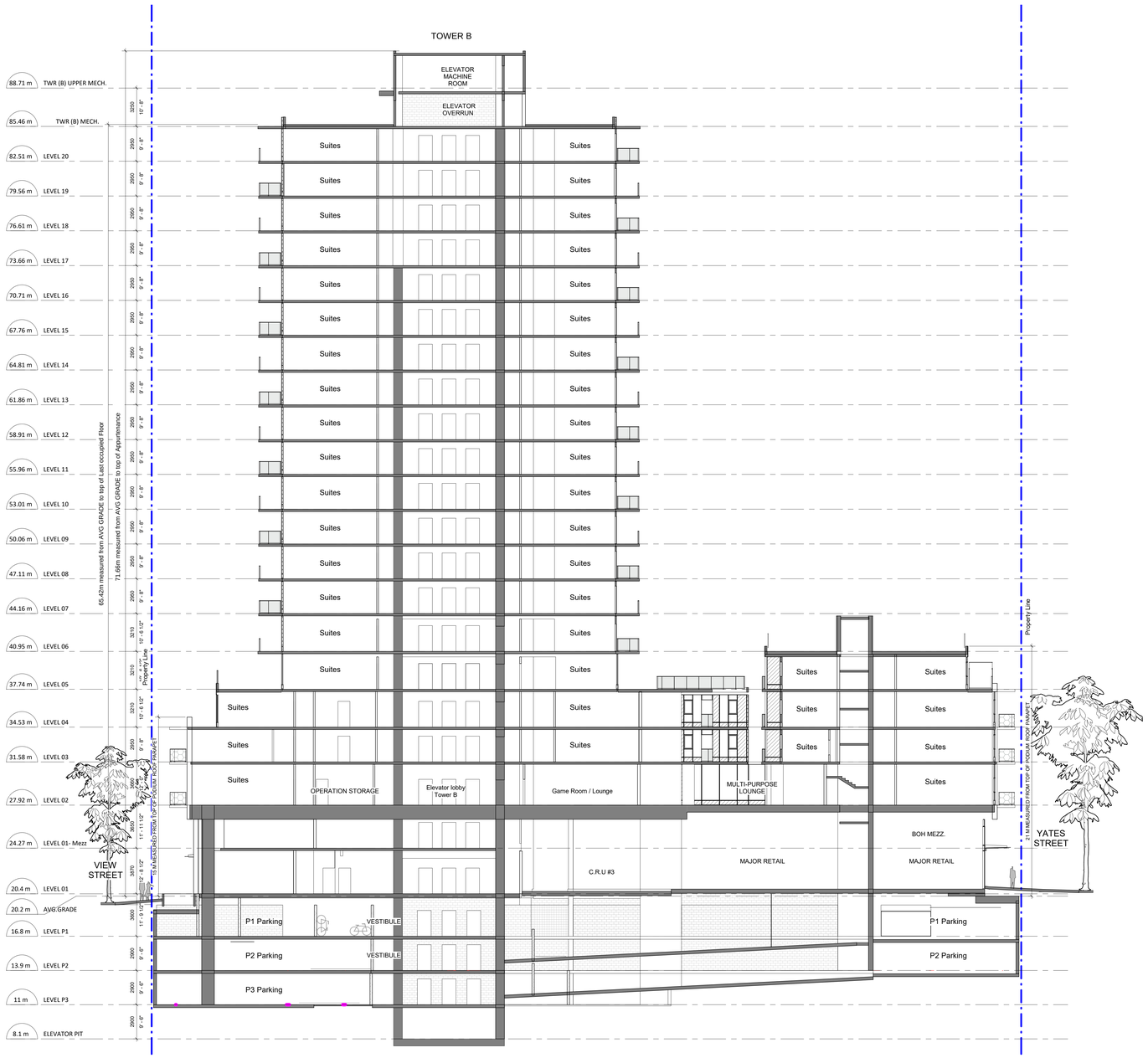
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SHEET TITLE
SECTION C
Tower A & Podium

SHEET NUMBER
A3.03

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2021-03-05

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1045 Yates Street
Victoria, BC

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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	**174.3**	1,877	18.0	194	16.6	179	-	-	**34.6**	372	**139.8**	1,504
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	**10,637.3**	114,499	**503.5**	5,420	**281.9**	3,034	**-**	-	**785.4**	8,454	**9,851.9**	106,045

TOWER B (20-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	**59.9**	644	13.1	141	-	-	-	-	**13.1**	141	**46.8**	504
Mech	**154.4**	1,662	19.4	209	16.6	179	-	-	**36.0**	388	**118.4**	1,275
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	**9,955.9**	107,165	**475.6**	5,120	**265.3**	2,856	**-**	-	**741.0**	7,976	**9,215.0**	99,189

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	**2,905.2**	31,272	105.5	1,136	32.9	355	-	-	**138.4**	1,490	**2,766.8**	29,781
4	**3,519.6**	37,885	128.8	1,386	32.9	355	-	-	**161.7**	1,741	**3,357.9**	36,144
3	**3,968.0**	42,711	130.9	1,409	42.3	455	-	-	**173.2**	1,864	**3,794.8**	40,847
2	**4,002.8**	43,086	124.6	1,342	42.3	455	-	-	**166.9**	1,796	**3,835.9**	41,289
1 M	**1,315.2**	14,157	19.2	207	16.5	177	-	-	**35.7**	384	**1,279.6**	13,773
1	**5,304.0**	57,092	82.3	886	50.5	543	1,251.1	13,467	**1,383.9**	14,896	**3,920.1**	42,196
Total	**21,014.9**	226,203	**591.4**	6,365	**217.4**	2,340	**1,251.1**	13,467	**2,059.8**	22,172	**18,955.1**	204,031

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	**10,637.3**	114,499	503.5	5,420	281.9	3,034	-	-	**785.4**	8,454	**9,851.9**	106,045
Tower B	**9,955.9**	107,165	475.6	5,120	265.3	2,856	-	-	**741.0**	7,976	**9,215.0**	99,189
Podium	**21,014.9**	226,203	591.4	6,365	217.4	2,340	1,251.1	13,467	**2,059.8**	22,172	**18,955.1**	204,031
Total	**41,608.2**	447,867	**1,570.5**	16,905	**764.6**	8,230	**1,251.1**	13,467	**3,586.2**	38,601	**38,022.0**	409,265

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2021-03-06

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PROJECT TITLE
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Phase 01
1045 Yates Street
Victoria, BC

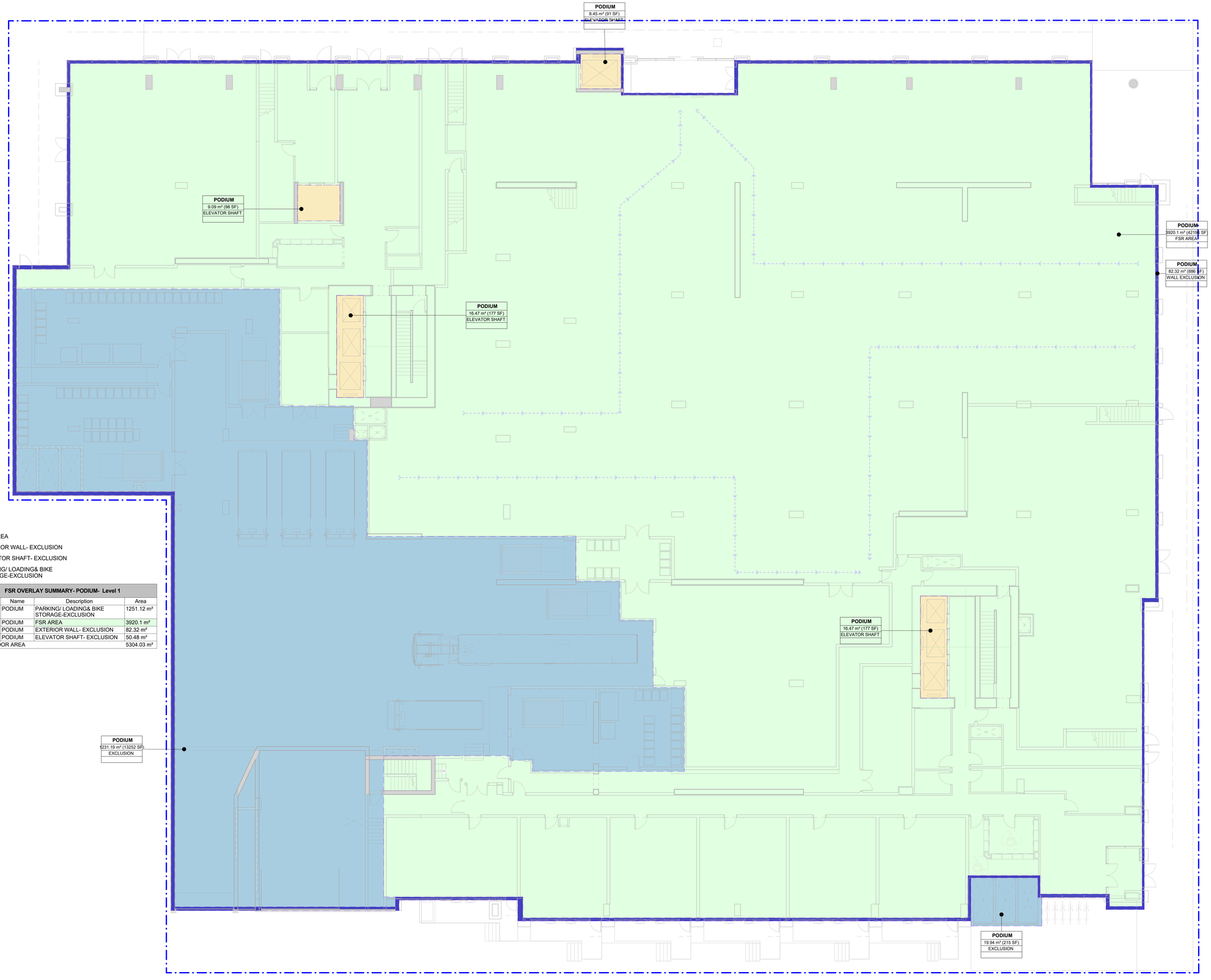
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SHEET TITLE
FSR CALCULATION SUMMARY

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	1251.12 m²
LEVEL 01	PODIUM	FSR AREA	3920.1 m²
LEVEL 01	PODIUM	EXTERIOR WALL- EXCLUSION	82.32 m²
LEVEL 01	PODIUM	ELEVATOR SHAFT- EXCLUSION	50.48 m²
GROSS FLOOR AREA			5304.03 m²

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2021-03-06

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
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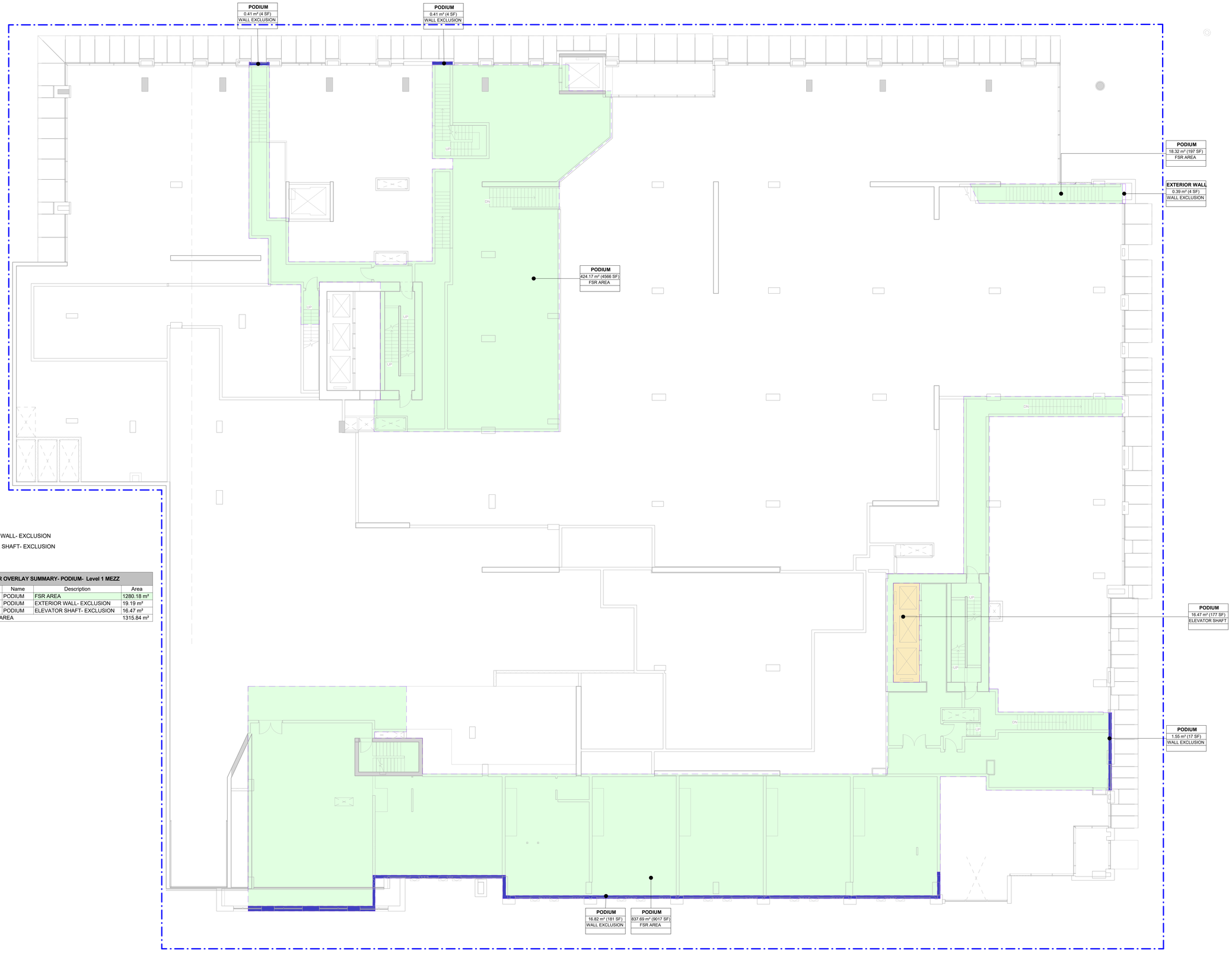
FSR OVERLAY- Level 01

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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	1280.18 m²
LEVEL 01- Mezz	PODIUM	EXTERIOR WALL- EXCLUSION	19.19 m²
LEVEL 01- Mezz	PODIUM	ELEVATOR SHAFT- EXCLUSION	16.47 m²
GROSS FLOOR AREA			1315.84 m²

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2021-03-06

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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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SHEET TITLE

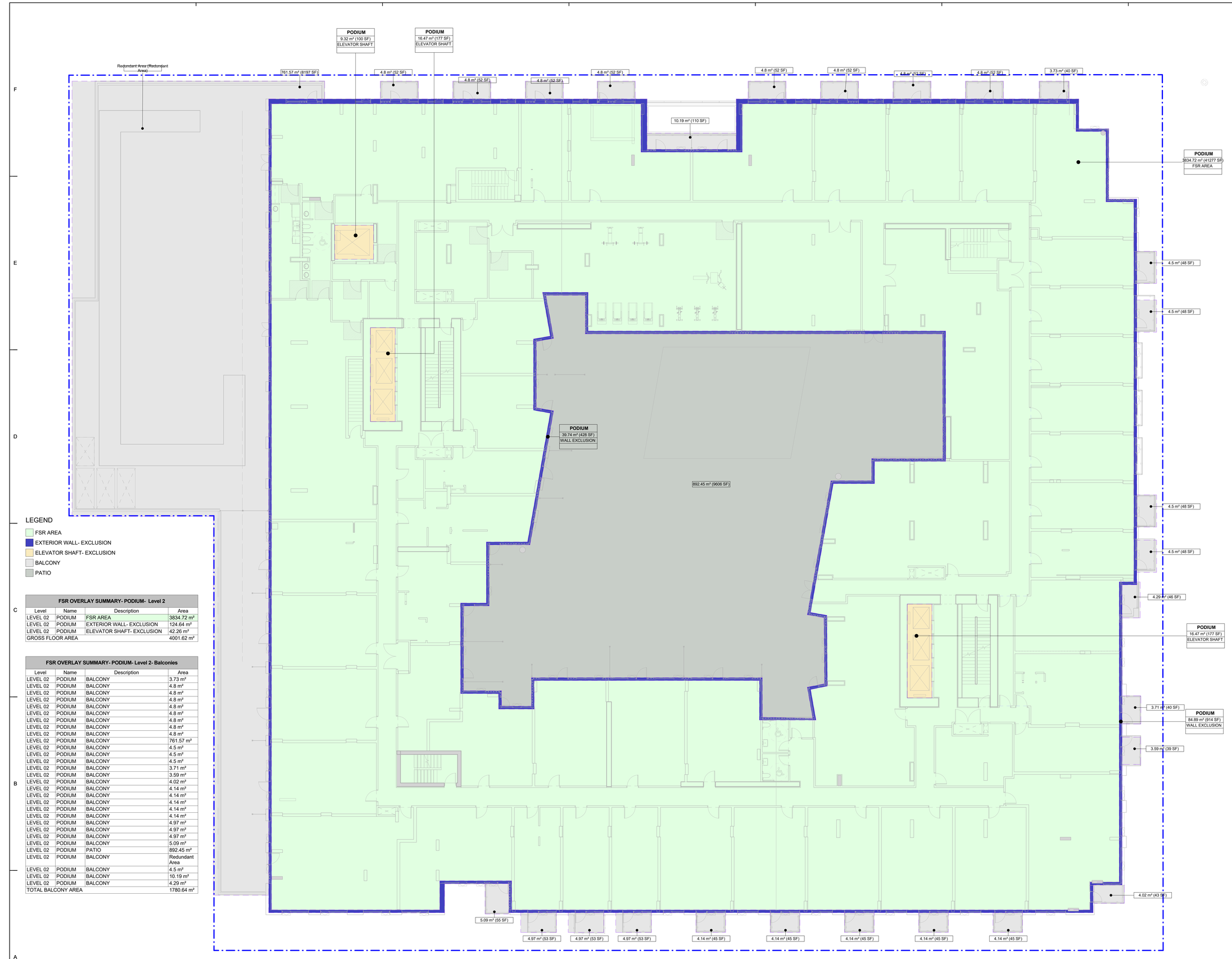
FSR OVERLAY- Level 01- Mezz

SHEET NUMBER

A7.02

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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	3834.72 m²
LEVEL 02	PODIUM	EXTERIOR WALL- EXCLUSION	124.64 m²
LEVEL 02	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			4001.62 m²

FSR OVERLAY SUMMARY- PODIUM- Level 2- Balconies

Level	Name	Description	Area
LEVEL 02	PODIUM	BALCONY	3.73 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	4.8 m²
LEVEL 02	PODIUM	BALCONY	761.57 m²
LEVEL 02	PODIUM	BALCONY	4.5 m²
LEVEL 02	PODIUM	BALCONY	4.5 m²
LEVEL 02	PODIUM	BALCONY	4.5 m²
LEVEL 02	PODIUM	BALCONY	3.71 m²
LEVEL 02	PODIUM	BALCONY	3.59 m²
LEVEL 02	PODIUM	BALCONY	4.02 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	4.14 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	PATIO	892.45 m²
LEVEL 02	PODIUM	BALCONY	Redundant Area
LEVEL 02	PODIUM	BALCONY	4.5 m²
LEVEL 02	PODIUM	BALCONY	10.19 m²
LEVEL 02	PODIUM	BALCONY	4.29 m²
TOTAL BALCONY AREA			1780.64 m²

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Date: 2021-03-05

SEAL

REGISTERED ARCHITECT JOHN GWYN WILLIAMS PROVINCE OF BRITISH COLUMBIA

2021-03-08

SUB-CONSULTANT

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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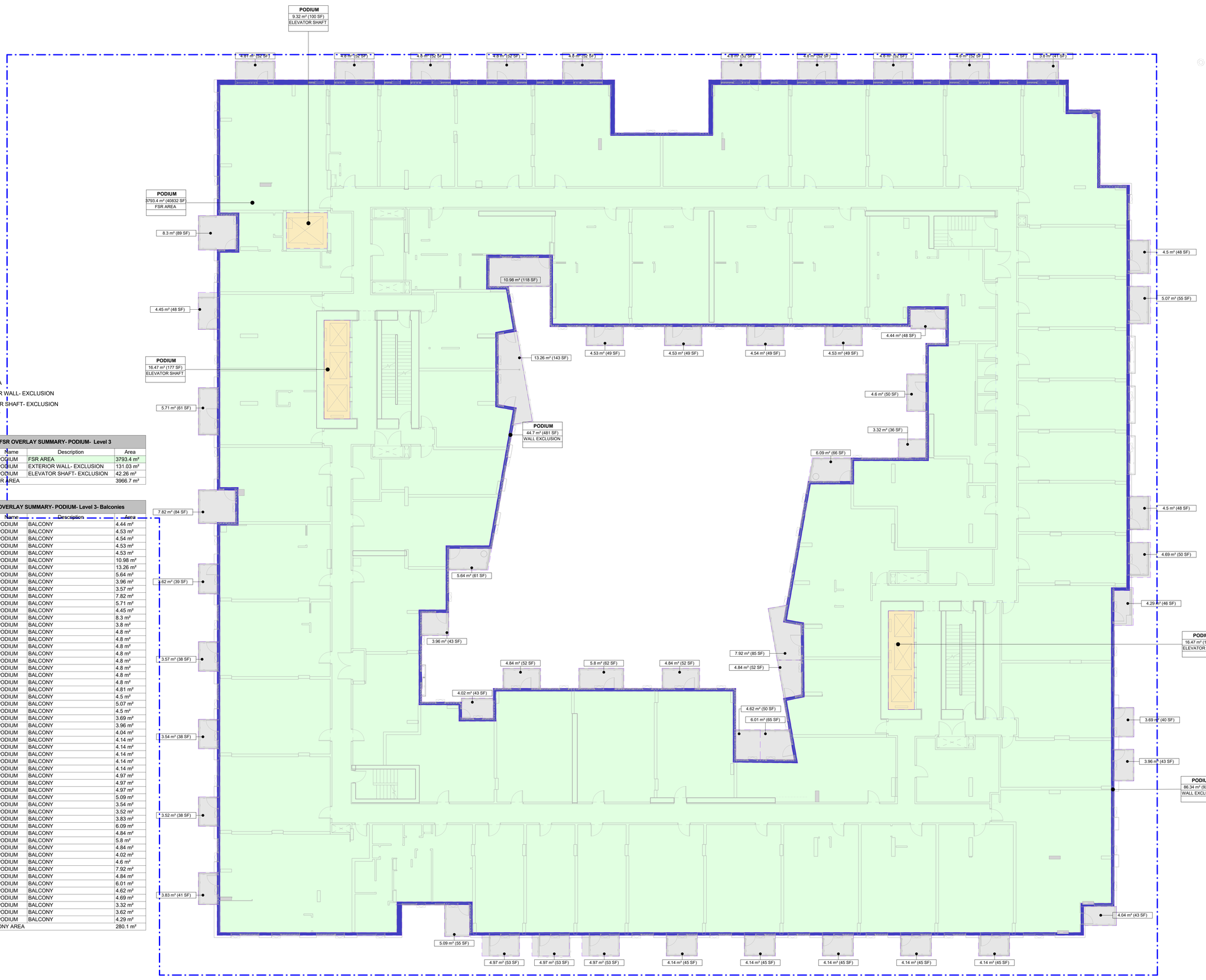
FSR OVERLAY- Level 02

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	3793.4 m²
LEVEL 03	PODIUM	EXTERIOR WALL- EXCLUSION	131.03 m²
LEVEL 03	PODIUM	ELEVATOR SHAFT- EXCLUSION	42.26 m²
GROSS FLOOR AREA			3966.7 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	13.26 m²
LEVEL 03	PODIUM	BALCONY	5.64 m²
LEVEL 03	PODIUM	BALCONY	3.96 m²
LEVEL 03	PODIUM	BALCONY	3.57 m²
LEVEL 03	PODIUM	BALCONY	7.82 m²
LEVEL 03	PODIUM	BALCONY	5.71 m²
LEVEL 03	PODIUM	BALCONY	4.45 m²
LEVEL 03	PODIUM	BALCONY	8.3 m²
LEVEL 03	PODIUM	BALCONY	3.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.8 m²
LEVEL 03	PODIUM	BALCONY	4.81 m²
LEVEL 03	PODIUM	BALCONY	4.5 m²
LEVEL 03	PODIUM	BALCONY	5.07 m²
LEVEL 03	PODIUM	BALCONY	4.5 m²
LEVEL 03	PODIUM	BALCONY	3.69 m²
LEVEL 03	PODIUM	BALCONY	3.96 m²
LEVEL 03	PODIUM	BALCONY	4.04 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	3.54 m²
LEVEL 03	PODIUM	BALCONY	3.52 m²
LEVEL 03	PODIUM	BALCONY	3.83 m²
LEVEL 03	PODIUM	BALCONY	6.09 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	7.92 m²
LEVEL 03	PODIUM	BALCONY	4.84 m²
LEVEL 03	PODIUM	BALCONY	6.01 m²
LEVEL 03	PODIUM	BALCONY	4.62 m²
LEVEL 03	PODIUM	BALCONY	4.69 m²
LEVEL 03	PODIUM	BALCONY	3.32 m²
LEVEL 03	PODIUM	BALCONY	3.62 m²
LEVEL 03	PODIUM	BALCONY	4.29 m²
TOTAL BALCONY AREA			280.1 m²

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2021-03-06

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PROJECT TITLE
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Phase 01
1045 Yates Street
Victoria, BC

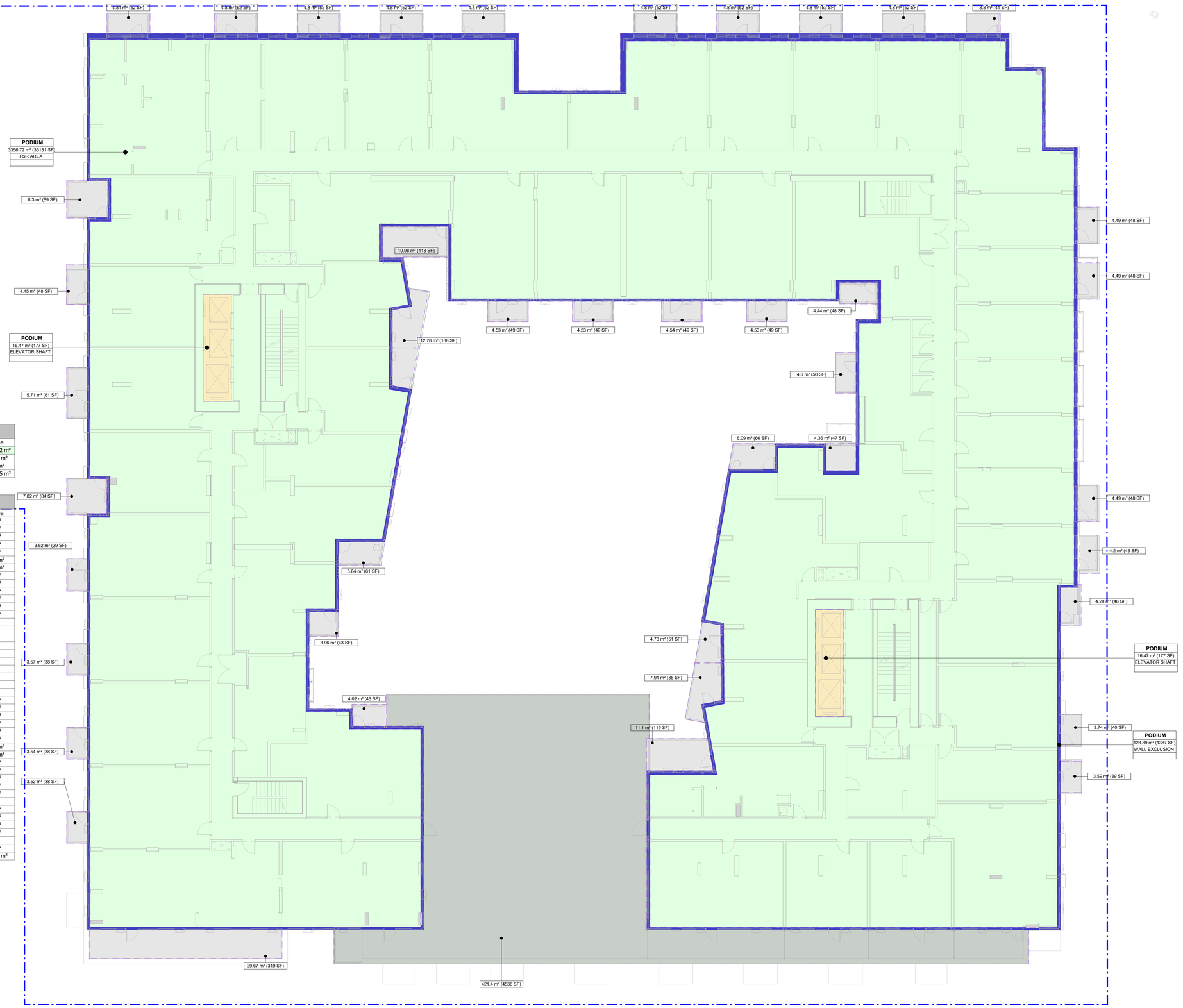
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SHEET TITLE
FSR OVERLAY- Level 03

SHEET NUMBER
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LEGEND

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

FSR OVERLAY SUMMARY- PODIUM- Level 4

Level	Name	Description	Area
LEVEL 04	PODIUM	FSR AREA	3356.72 m²
LEVEL 04	PODIUM	EXTERIOR WALL- EXCLUSION	128.89 m²
LEVEL 04	PODIUM	ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			3518.55 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	12.78 m²
LEVEL 04	PODIUM	BALCONY	5.64 m²
LEVEL 04	PODIUM	BALCONY	3.96 m²
LEVEL 04	PODIUM	BALCONY	3.57 m²
LEVEL 04	PODIUM	BALCONY	7.82 m²
LEVEL 04	PODIUM	BALCONY	5.71 m²
LEVEL 04	PODIUM	BALCONY	4.45 m²
LEVEL 04	PODIUM	BALCONY	8.3 m²
LEVEL 04	PODIUM	BALCONY	3.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.8 m²
LEVEL 04	PODIUM	BALCONY	4.81 m²
LEVEL 04	PODIUM	BALCONY	4.49 m²
LEVEL 04	PODIUM	BALCONY	4.49 m²
LEVEL 04	PODIUM	BALCONY	4.49 m²
LEVEL 04	PODIUM	BALCONY	3.74 m²
LEVEL 04	PODIUM	BALCONY	3.59 m²
LEVEL 04	PODIUM	PATIO	421.4 m²
LEVEL 04	PODIUM	BALCONY	29.67 m²
LEVEL 04	PODIUM	BALCONY	3.54 m²
LEVEL 04	PODIUM	BALCONY	3.52 m²
LEVEL 04	PODIUM	BALCONY	6.09 m²
LEVEL 04	PODIUM	BALCONY	4.36 m²
LEVEL 04	PODIUM	BALCONY	4.02 m²
LEVEL 04	PODIUM	BALCONY	4.6 m²
LEVEL 04	PODIUM	BALCONY	4.73 m²
LEVEL 04	PODIUM	BALCONY	7.91 m²
LEVEL 04	PODIUM	BALCONY	11.1 m²
LEVEL 04	PODIUM	BALCONY	3.62 m²
LEVEL 04	PODIUM	BALCONY	4.2 m²
LEVEL 04	PODIUM	BALCONY	4.29 m²
TOTAL BALCONY AREA			666.64 m²

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REGISTERED ARCHITECT JOHN GWYN MCKINNON BRITISH COLUMBIA
2021-03-06

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PROJECT TITLE
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1045 Yates Street
Victoria, BC

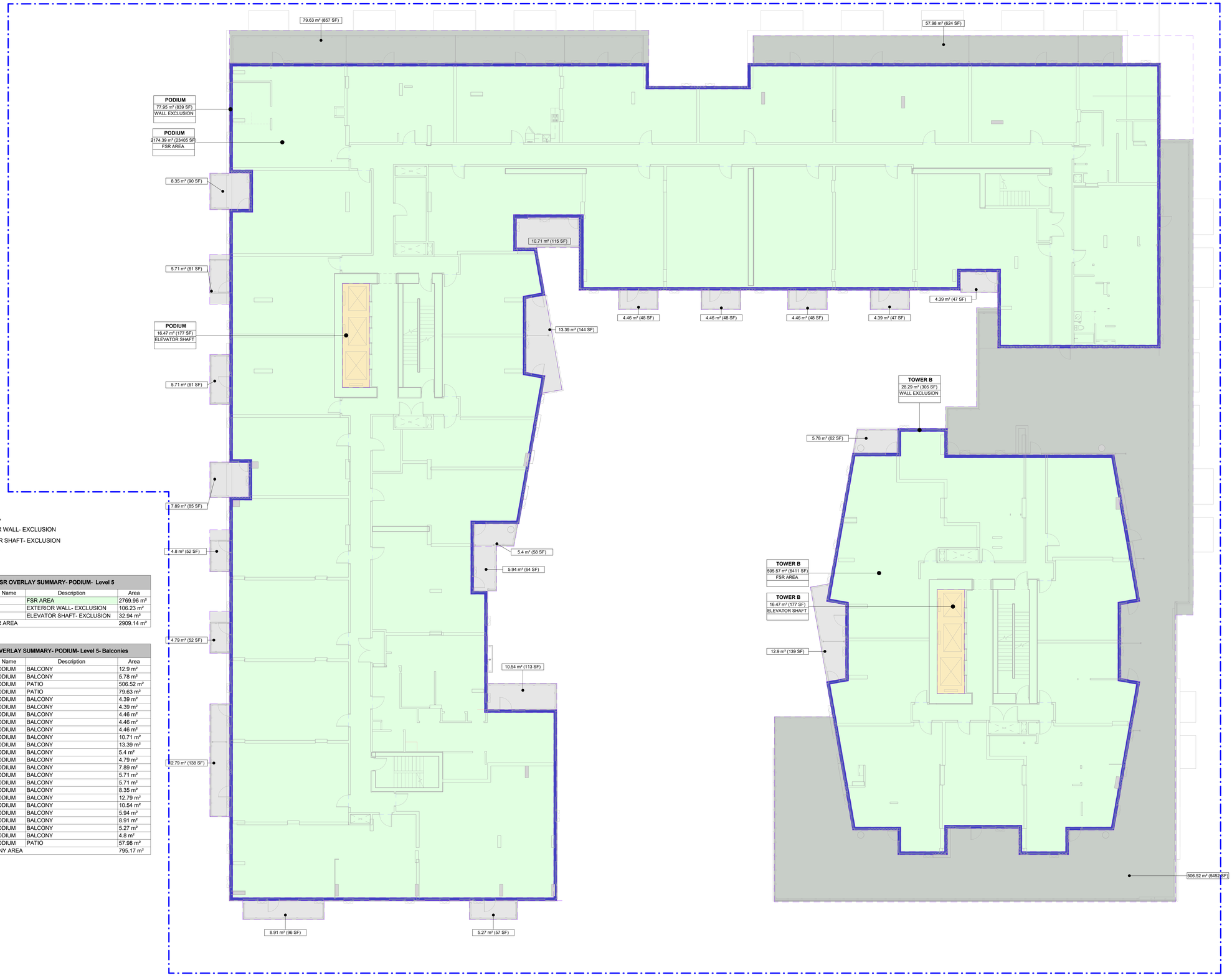
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SHEET TITLE
FSR OVERLAY- Level 04

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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	2769.96 m²
LEVEL 05		EXTERIOR WALL- EXCLUSION	106.23 m²
LEVEL 05		ELEVATOR SHAFT- EXCLUSION	32.94 m²
GROSS FLOOR AREA			2909.14 m²

FSR OVERLAY SUMMARY- PODIUM- Level 5- Balconies

Level	Name	Description	Area
LEVEL 05	PODIUM	BALCONY	12.9 m²
LEVEL 05	PODIUM	BALCONY	5.78 m²
LEVEL 05	PODIUM	PATIO	506.52 m²
LEVEL 05	PODIUM	PATIO	79.63 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	10.71 m²
LEVEL 05	PODIUM	BALCONY	13.39 m²
LEVEL 05	PODIUM	BALCONY	5.4 m²
LEVEL 05	PODIUM	BALCONY	4.79 m²
LEVEL 05	PODIUM	BALCONY	7.89 m²
LEVEL 05	PODIUM	BALCONY	5.71 m²
LEVEL 05	PODIUM	BALCONY	5.71 m²
LEVEL 05	PODIUM	BALCONY	8.35 m²
LEVEL 05	PODIUM	BALCONY	12.79 m²
LEVEL 05	PODIUM	BALCONY	10.54 m²
LEVEL 05	PODIUM	BALCONY	5.94 m²
LEVEL 05	PODIUM	BALCONY	8.91 m²
LEVEL 05	PODIUM	BALCONY	5.27 m²
LEVEL 05	PODIUM	PATIO	57.98 m²
TOTAL BALCONY AREA			795.17 m²

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2021-03-06

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

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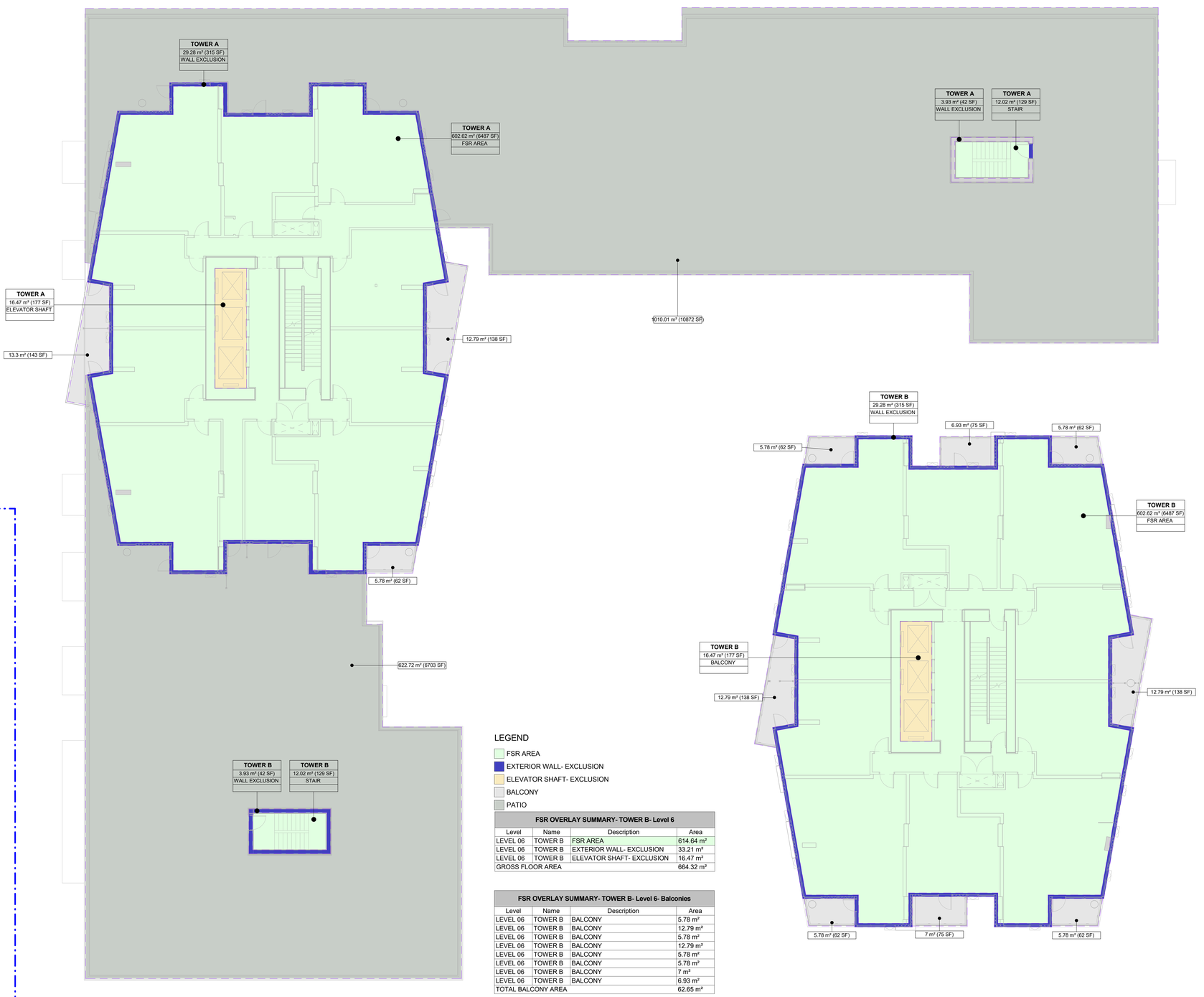
FSR OVERLAY- Level 05

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LEGEND

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

FSR OVERLAY SUMMARY- TOWER A- Level 6

Level	Name	Description	Area
LEVEL 06	TOWER A	PATIO	1632.73 m²
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			2297.06 m²

FSR OVERLAY SUMMARY- TOWER A- Level 6- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER A	BALCONY	13.3 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	5.78 m²
TOTAL BALCONY AREA			31.87 m²

LEGEND

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

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	6.93 m²
TOTAL BALCONY AREA			62.65 m²

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REGISTERED ARCHITECT JOHN GUNTON BRITISH COLUMBIA
2021-03-06

SUB-CONSULTANT

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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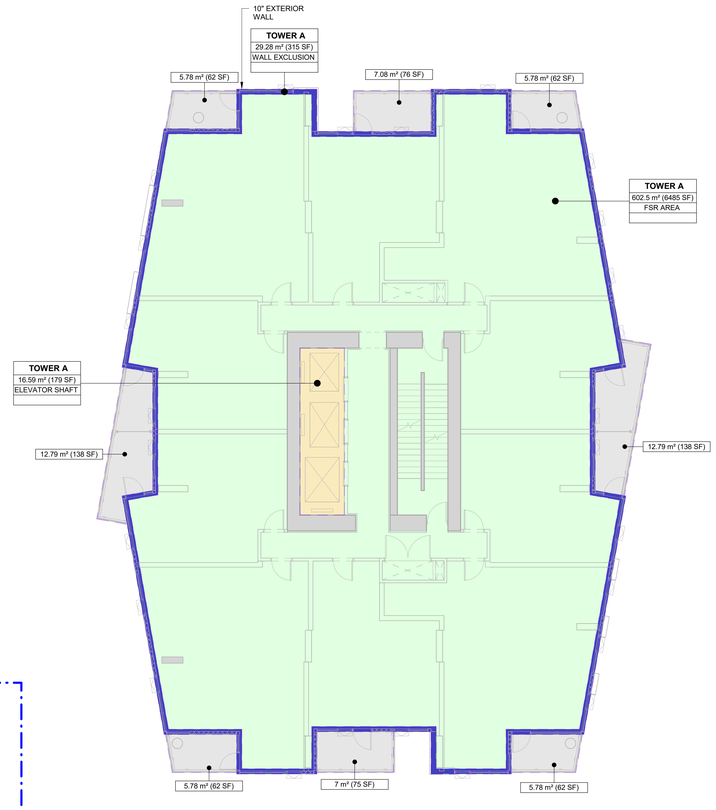
FSR OVERLAY- Level 06

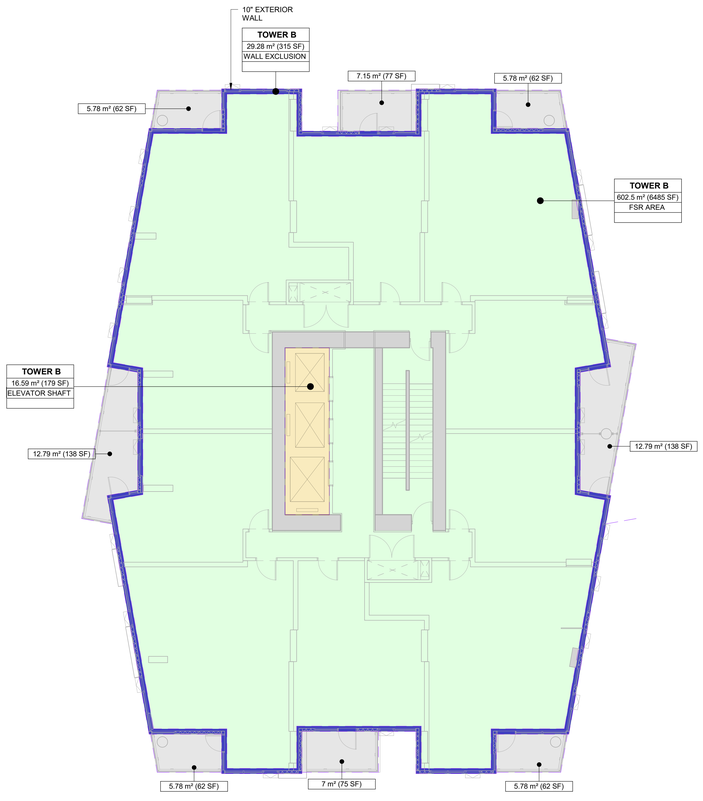
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LEGEND

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

FSR OVERLAY SUMMARY- TOWER A- Level 7-21

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 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	7.08 m²
TOTAL BALCONY AREA			62.79 m²

FSR OVERLAY SUMMARY- TOWER B- Level 7-19 (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 B- Level 7-19 (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	7.15 m²
TOTAL BALCONY AREA			62.87 m²

CLIENT

Starlight Developments

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NO.	DATE	DESCRIPTION

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PROJECT NORTH

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Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GIWA-TUBOSUN BRITISH COLUMBIA

2021-03-06

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PRIME CONSULTANT

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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:	2021-03-05

SHEET TITLE

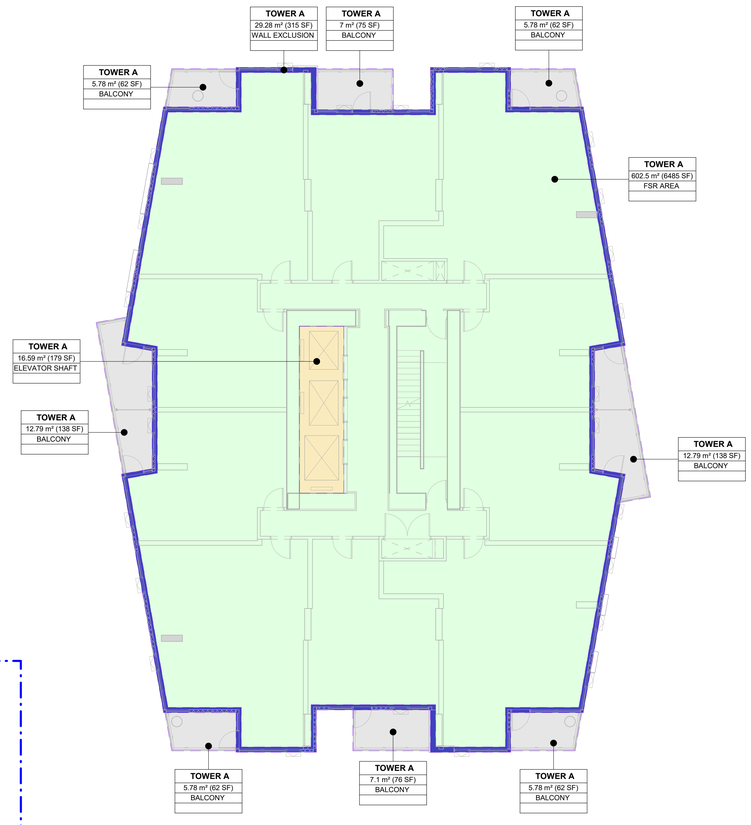
FSR OVERLAY- Typical Levels

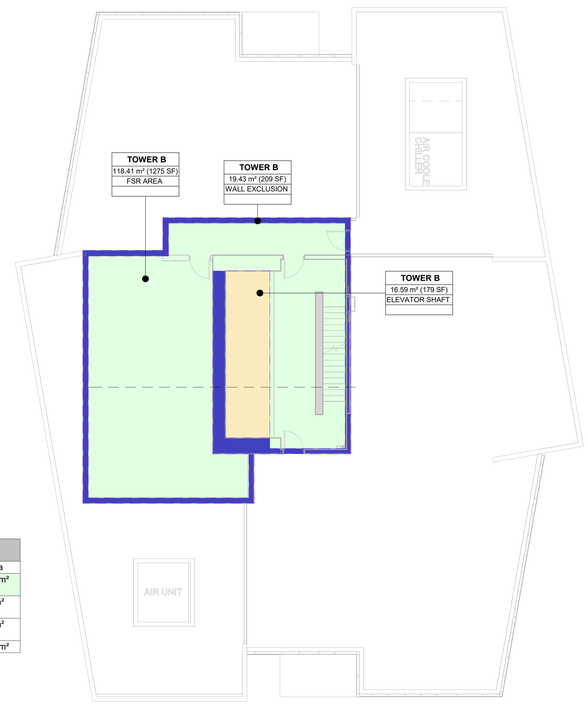
SHEET NUMBER

A7.08

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LEGEND

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

FSR OVERLAY SUMMARY- TOWER A- Level 7-21

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 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	7.08 m²
TOTAL BALCONY AREA			62.79 m²

FSR OVERLAY SUMMARY- TOWER B- Level 21

Level	Name	Description	Area
TWR (A) LEVEL 21 & (B) MECH. TWR	TOWER B	FSR AREA	118.41 m²
TWR (A) LEVEL 21 & (B) MECH. TWR	TOWER B	EXTERIOR WALL- EXCLUSION	19.43 m²
TWR (A) LEVEL 21 & (B) MECH. TWR	TOWER B	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA			154.43 m²

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REGISTERED ARCHITECT JOHN GWYN MORGAN BRITISH COLUMBIA
2021-03-06

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PROJECT TITLE

Harris Green Village Phase 01

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Victoria, BC

PROJECT NO:	121123
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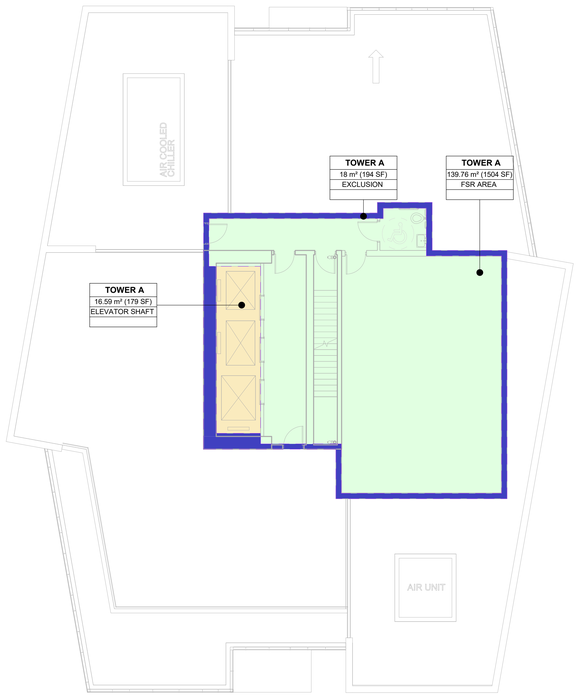
FSR OVERLAY- LEVEL 21 (Tower B Roof)

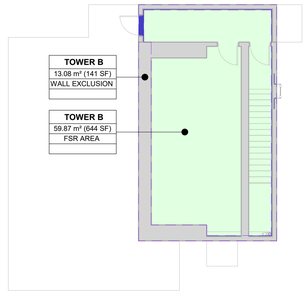
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LEGEND

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

FSR OVERLAY SUMMARY- TOWER A- Level 22

Level		Name	Description	Area
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	FSR AREA	139.76 m²
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	EXTERIOR WALL- EXCLUSION	18 m²
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m²
GROSS FLOOR AREA				174.34 m²

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REGISTERED ARCHITECT JOHN GIANN KIM KOK BRITISH COLUMBIA

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PROJECT TITLE

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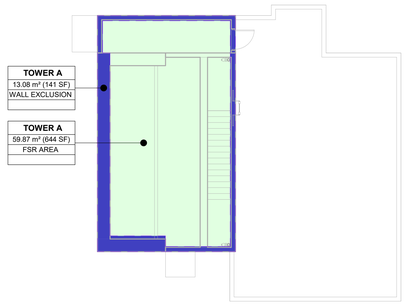
FSR OVERLAY- LEVEL 22 - ROOF TWR (A) - TWR (B) MECH. ROOF

SHEET NUMBER

A7.10

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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 23

Level		Name	Description	Area
TWR (A) UPPER MECH. & T.O.P	TWR (B)	TOWER A	FSR AREA	59.87 m²
TWR (A) UPPER MECH. & T.O.P	TWR (B)	TOWER A	EXTERIOR WALL- EXCLUSION	13.08 m²
GROSS FLOOR AREA				72.95 m²

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Date: 2021-03-05

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REGISTERED ARCHITECT JOHN GWYN WILLIAMS BRITISH COLUMBIA

2021-03-06

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Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2021-03-05

SHEET TITLE

FSR OVERLAY- LEVEL 23 - TWR (A) MECH. ROOF - TRW (B) UPPER ROOF

SHEET NUMBER

A7.11

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1045 Yates Street Landscape Drawings

Issued For DP - March 1, 2021

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 4
L1.04 - Illustrative Plan | Level 5
L1.05 - Illustrative Plan | Level 6

L1.11 - Materials Plan | Ground Level
L1.12 - Materials Plan | Level 2
L1.13 - Materials Plan | Level 4
L1.14 - Materials Plan | Level 5
L1.15 - Materials Plan | Level 6

L1.21 - Layout Plan | Ground Level
L1.22 - Layout Plan | Level 2
L1.23 - Layout Plan | Level 4
L1.24 - Layout Plan | Level 5
L1.25 - 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 4
L1.44 - Planting Plan | Level 5
L1.45 - 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

No.	Description	Date
3	Issued for DP	Mar 1/21
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

Cover Page

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

Landscape Rationale



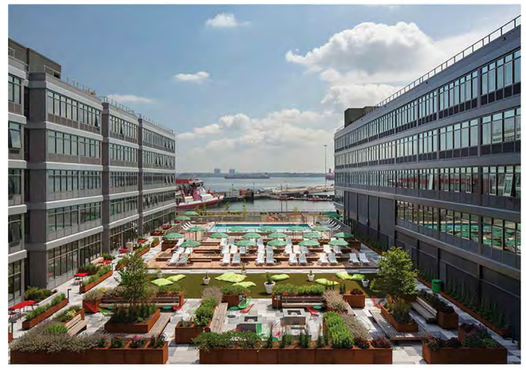
Connections

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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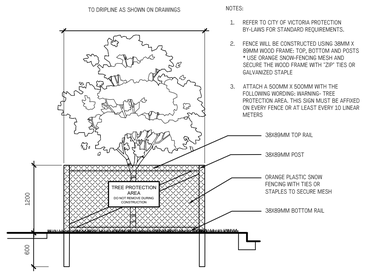
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Harris Green Village
1045 Yates Street
Victoria, BC

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

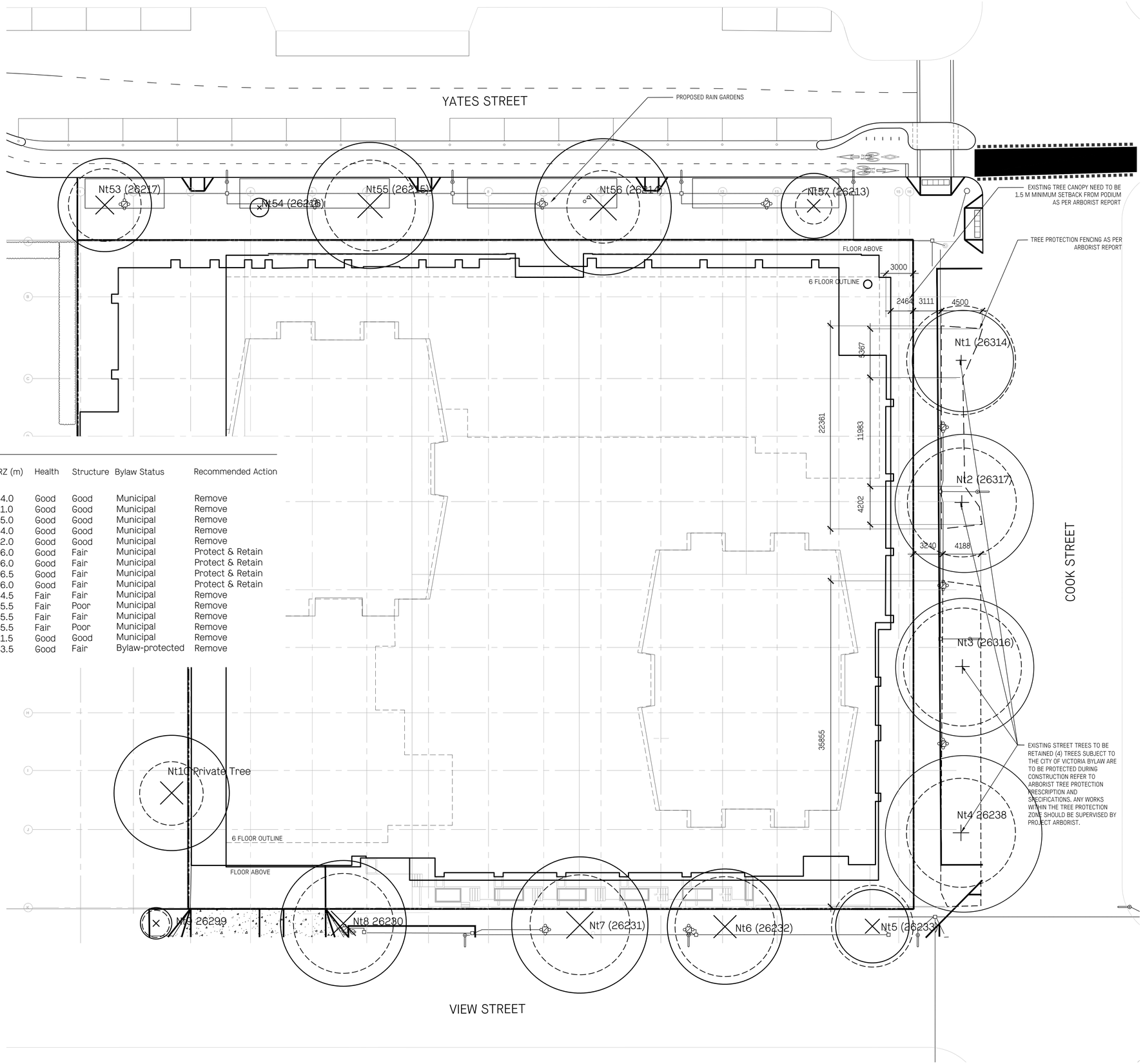
TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Health	Structure	Bylaw Status	Recommended Action
Nt53 (26217)	Richmond Canoe Birch	39	10	4.0	Good	Good	Municipal	Remove
Nt54 (26216)	Japanese Tree Lilac	6	1	1.0	Good	Good	Municipal	Remove
Nt55 (26215)	Richmond Canoe Birch	48	14	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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Urban Design

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No.	Description	Date
3	Issued for DP	Mar 1/21
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 — 00.00 / 00.00 (EXT) / 0.0 % / 10.0 %

DETAIL SECTION

DETAIL NUMBER

SHEET ON WHICH DETAIL IS SHOWN

PRIMARY SECTION

REVISION

NEW STREET TREE IN RAIN GARDEN

PEDESTRIAN LIGHT NEW TOWN STANDARD

RAIN GARDEN TYP.

SIDEWALK

YATES STREET

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

PRE DESIGN FOR POTENTIAL OUTDOOR PATIO [PENDING TENANT]

EXISTING PRIVACY HEDGE ON NEIGHBORING PROPERTY

PLANTER DIVIDERS

WOOD BENCH

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

BASALT PAVING BAND WITH STREET NAME TYP.

FLOOR ABOVE

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

RAISED CONCRETE PLANTER

WOOD SEATING PLATFORM

METAL PLANTER

BIKE RACKS (3)

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

BASALT PAVING BAND WITH STREET NAME TYP.

NEW TOWN PAVING STANDARD

CLASS B BIKE RACKS (4 BIKE RACKS, 8 BIKE PARKING SPOTS)

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Harris Green Village
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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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Harris Green Village
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Illustrative Plan
Level 2

Date	May. 22/20	Drawing Number
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Harris Green Village
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Illustrative Plan
Level 4

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.03
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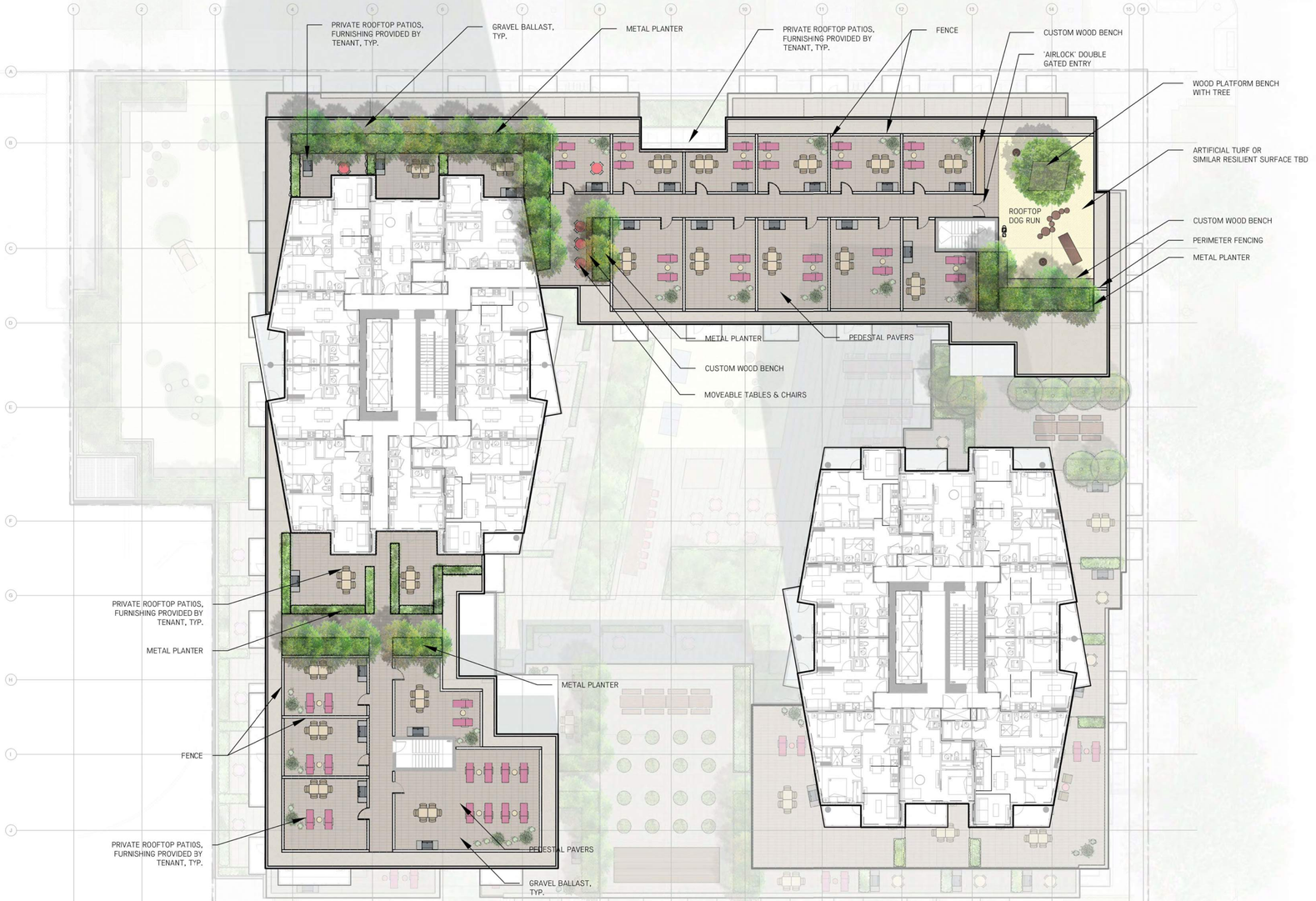
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Illustrative Plan
Level 5

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



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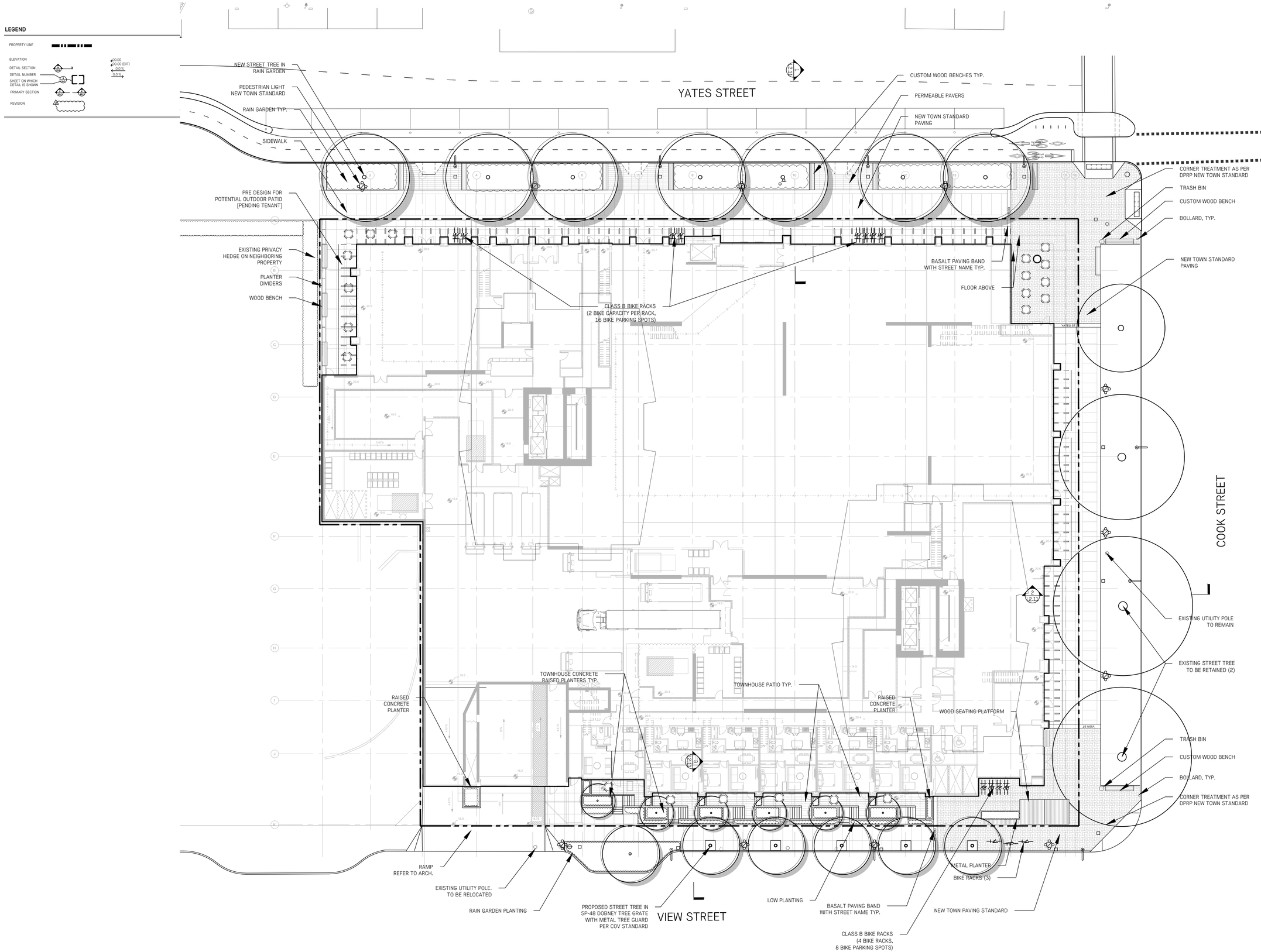
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Illustrative Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.05
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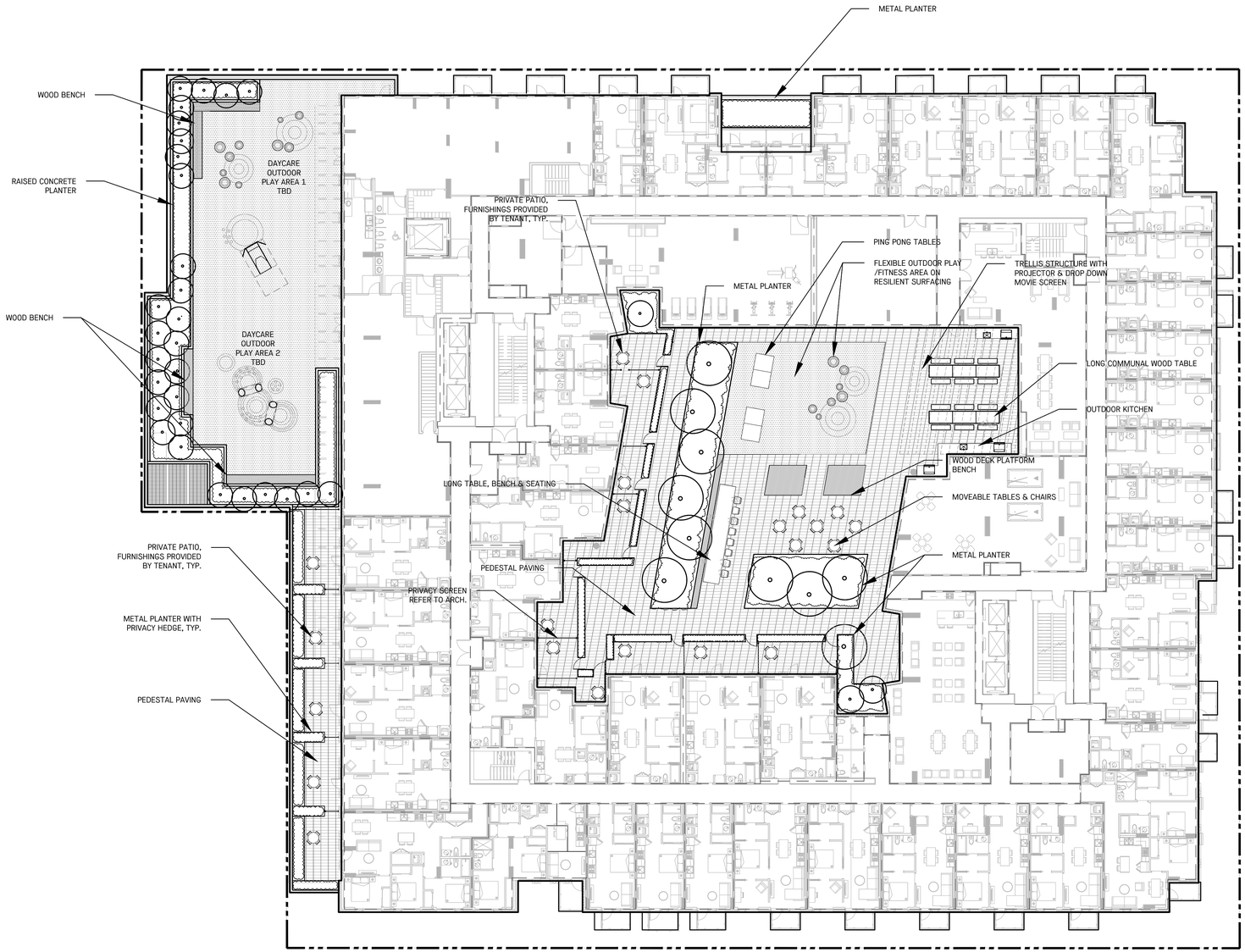
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Materials Plan
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.11
Scale	1:200	
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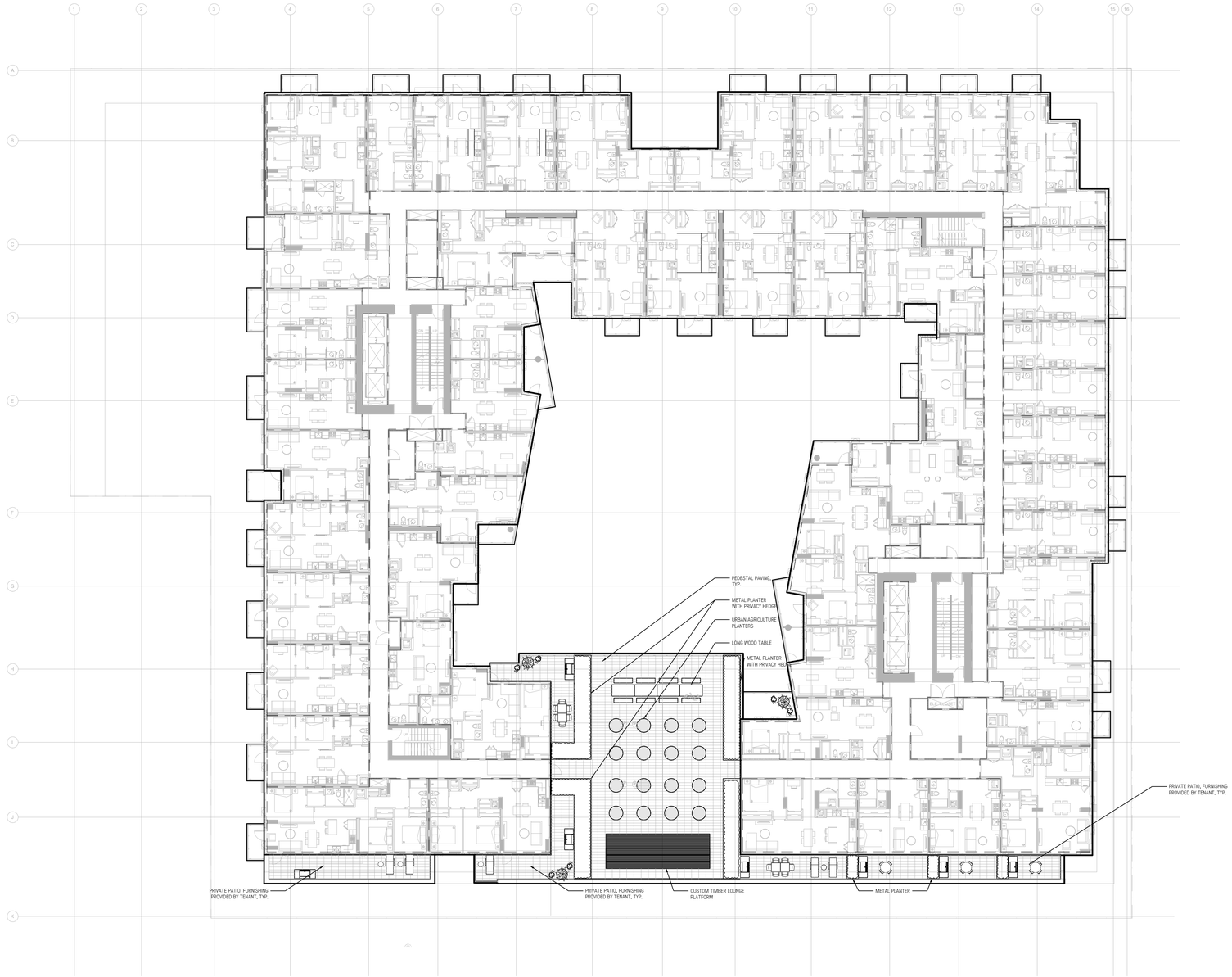
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Materials Plan
Level 2

Date	May. 22/20	Drawing Number
Project No.	1932	L1.12
Scale	1:200	
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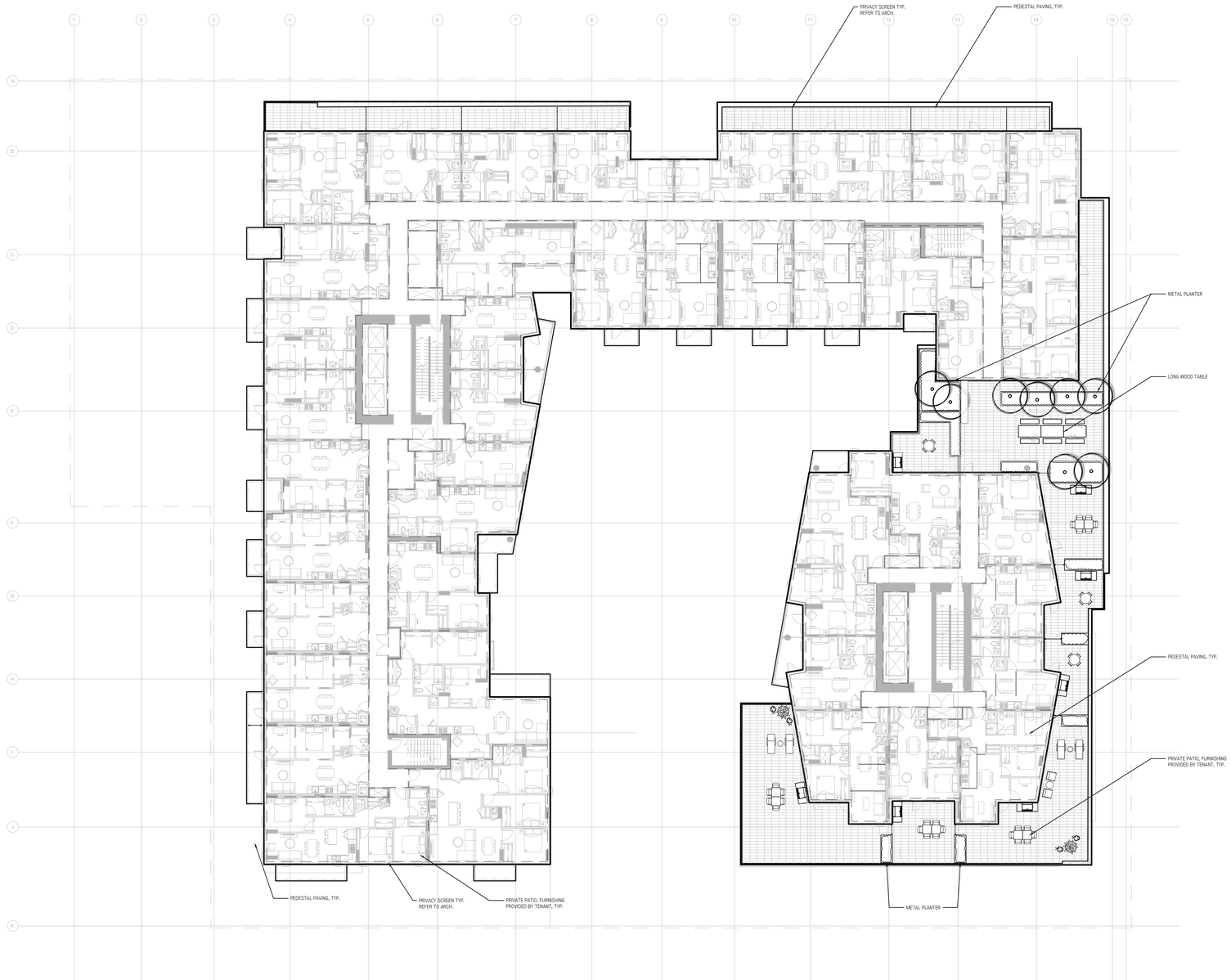
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Materials Plan
Level 4

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



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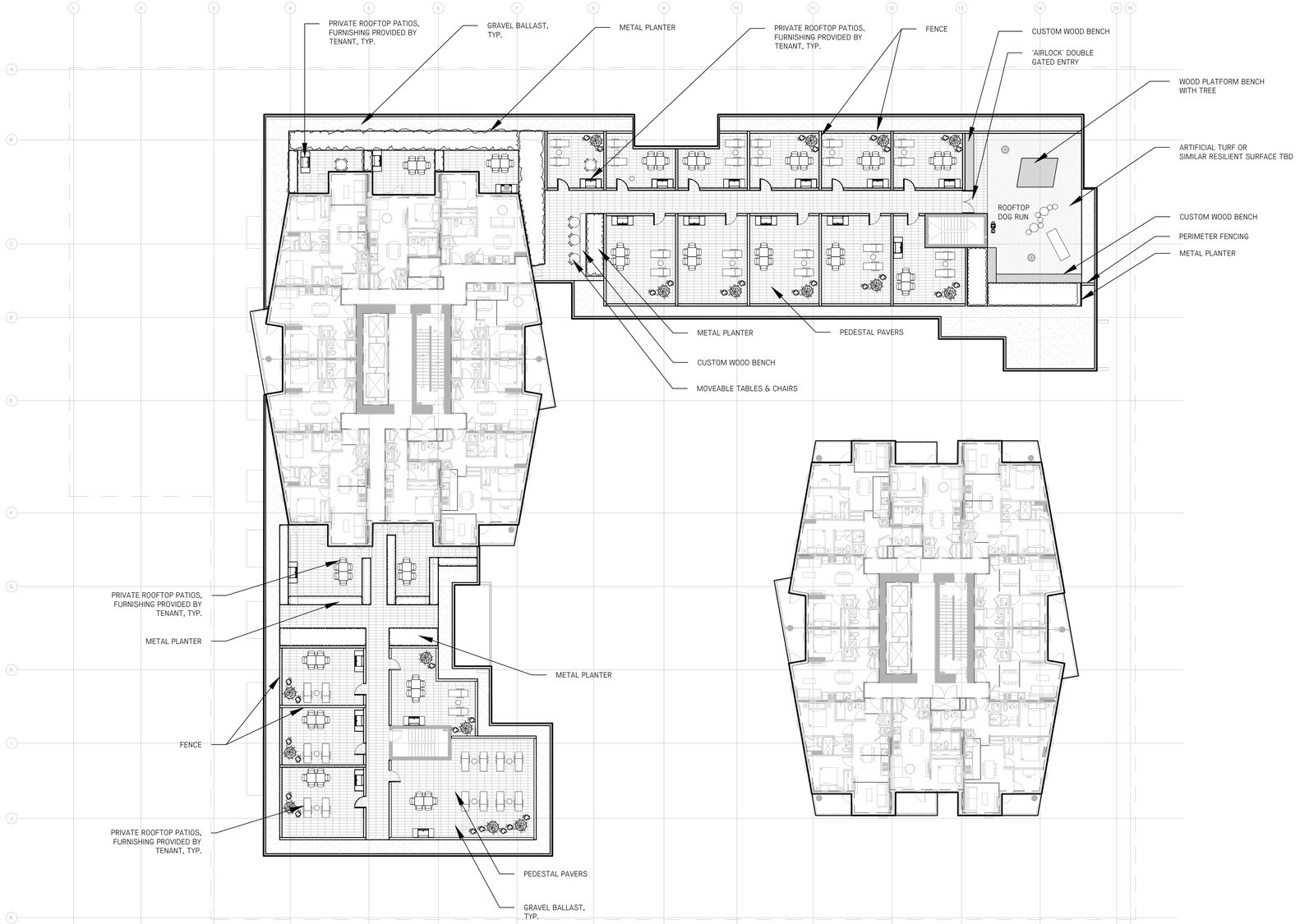
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Materials Plan
Level 5

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



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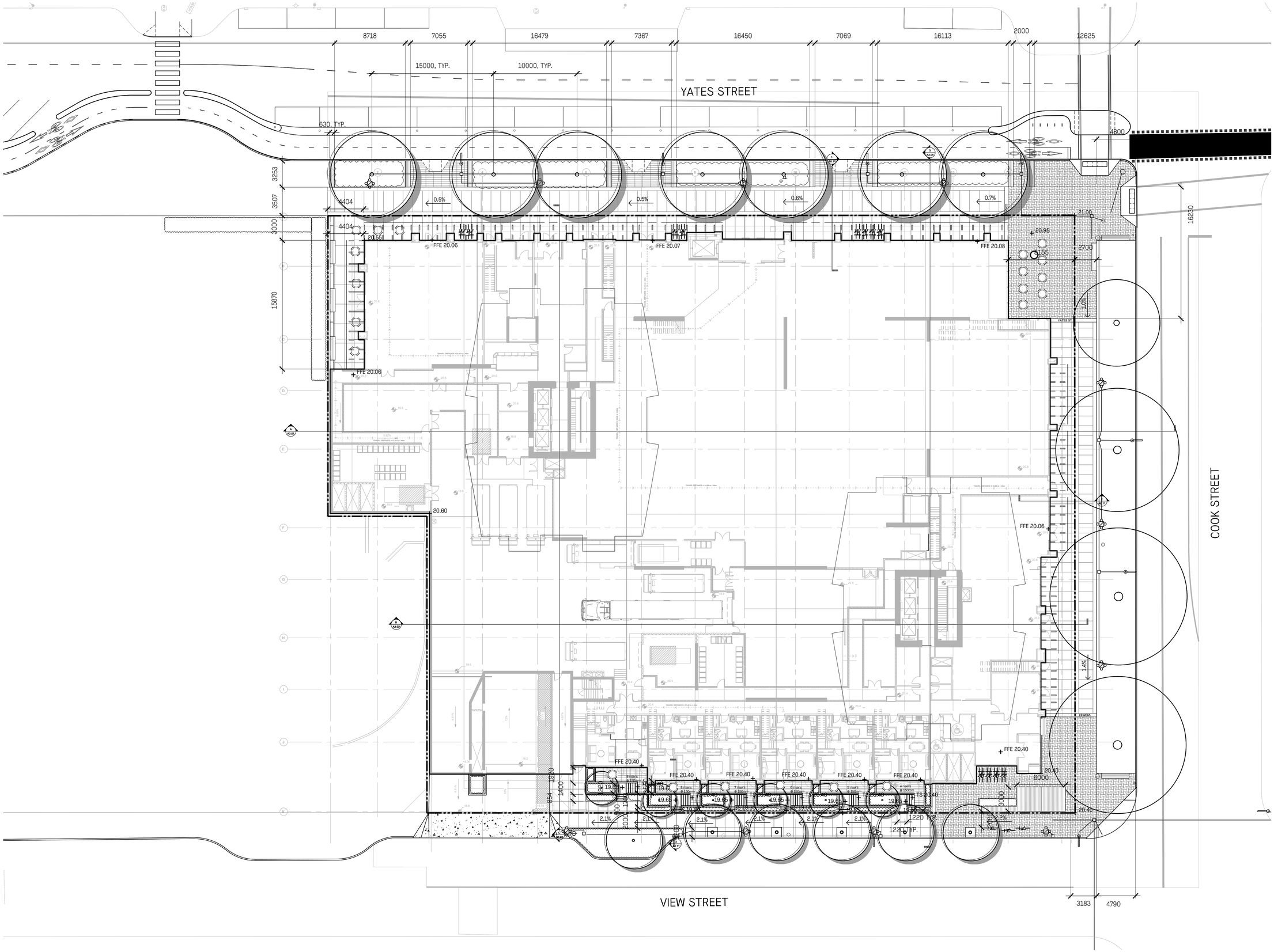
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Materials Plan
Level 6

Date	May. 22/20	Drawing Number
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Scale	1:200	
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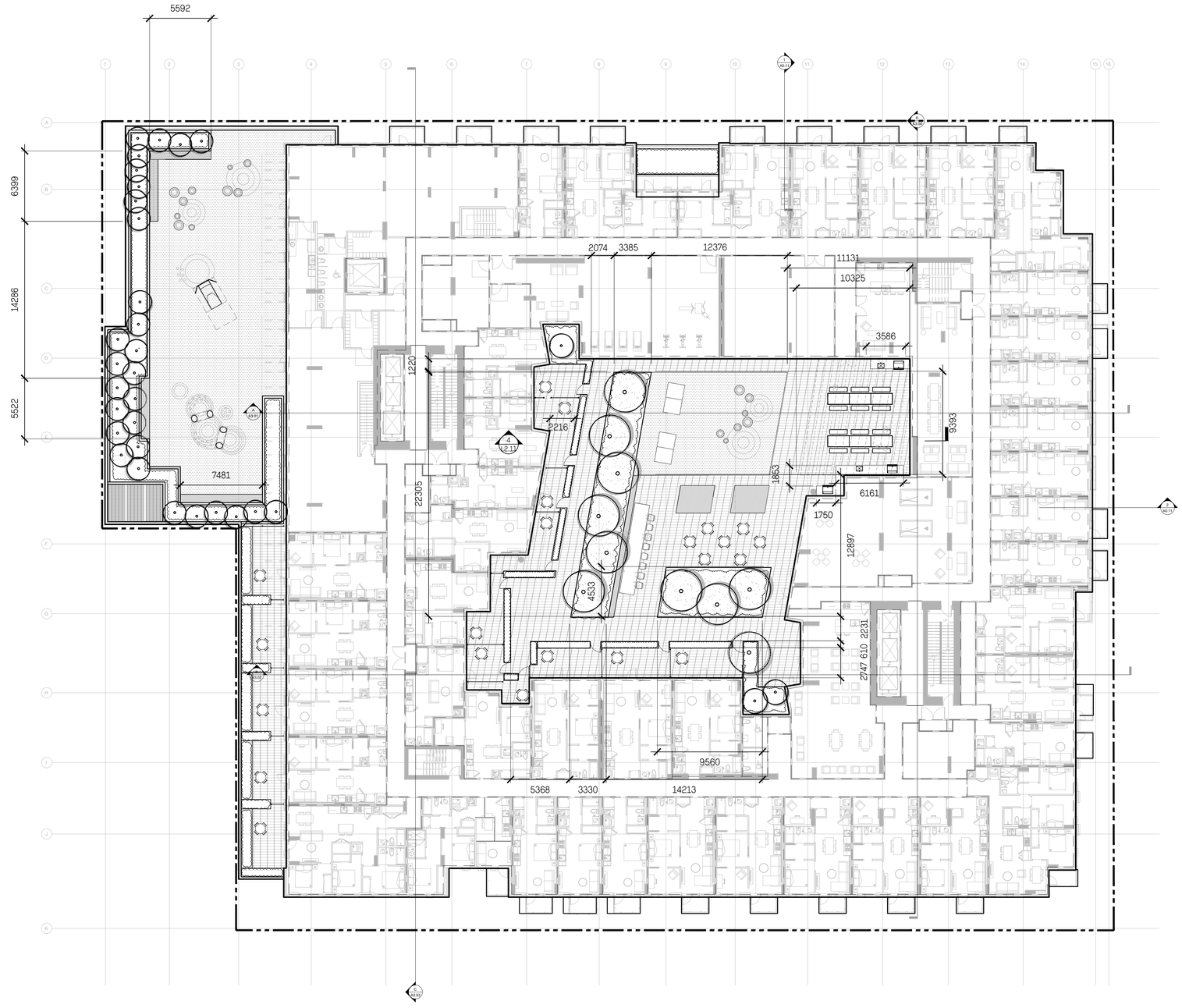
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Layout Plan
Level 1

Date	May. 22/20	Drawing Number
Project No.	1932	L1.21
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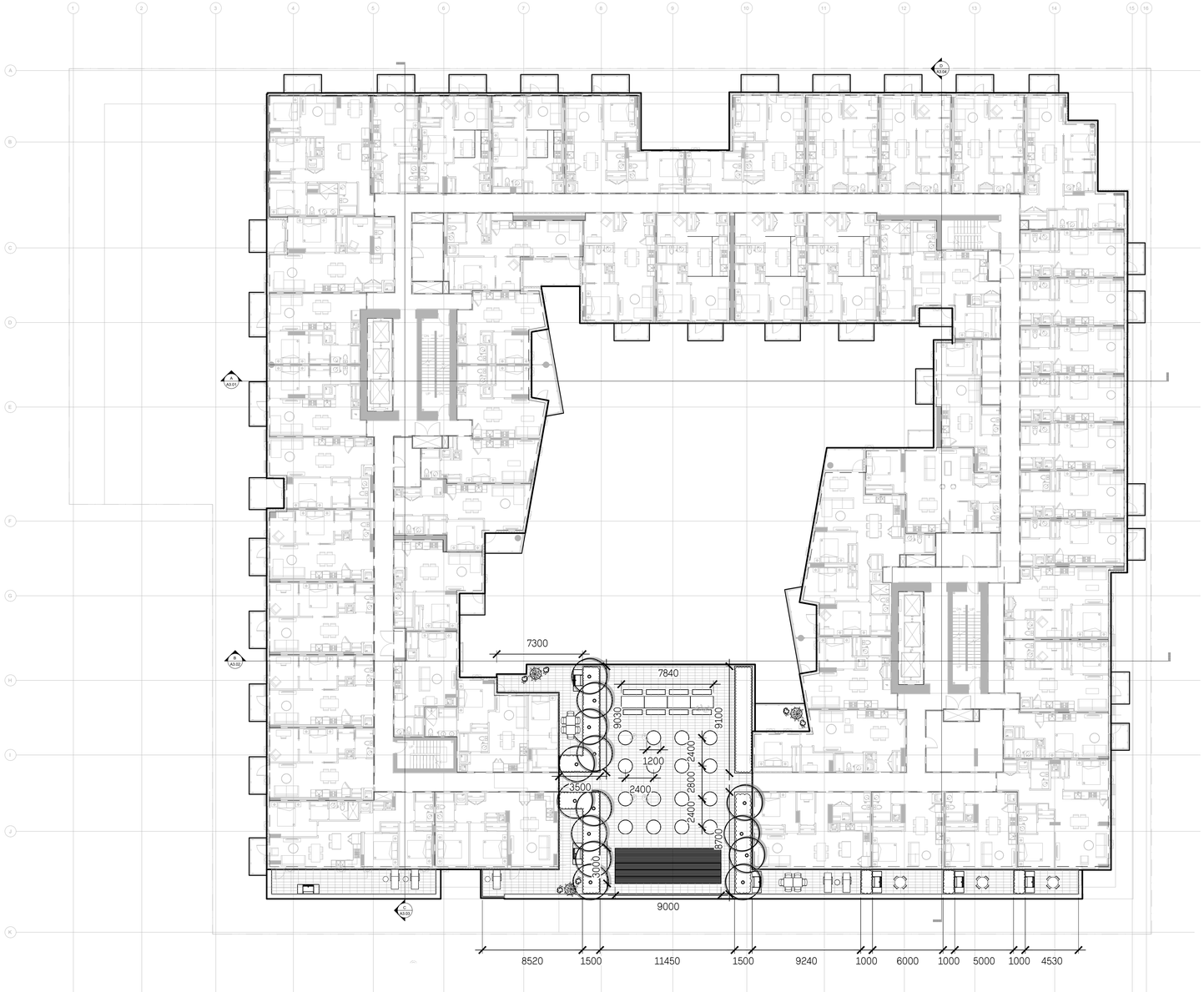
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Layout Plan
Level 2

Date	May. 22/20	Drawing Number	
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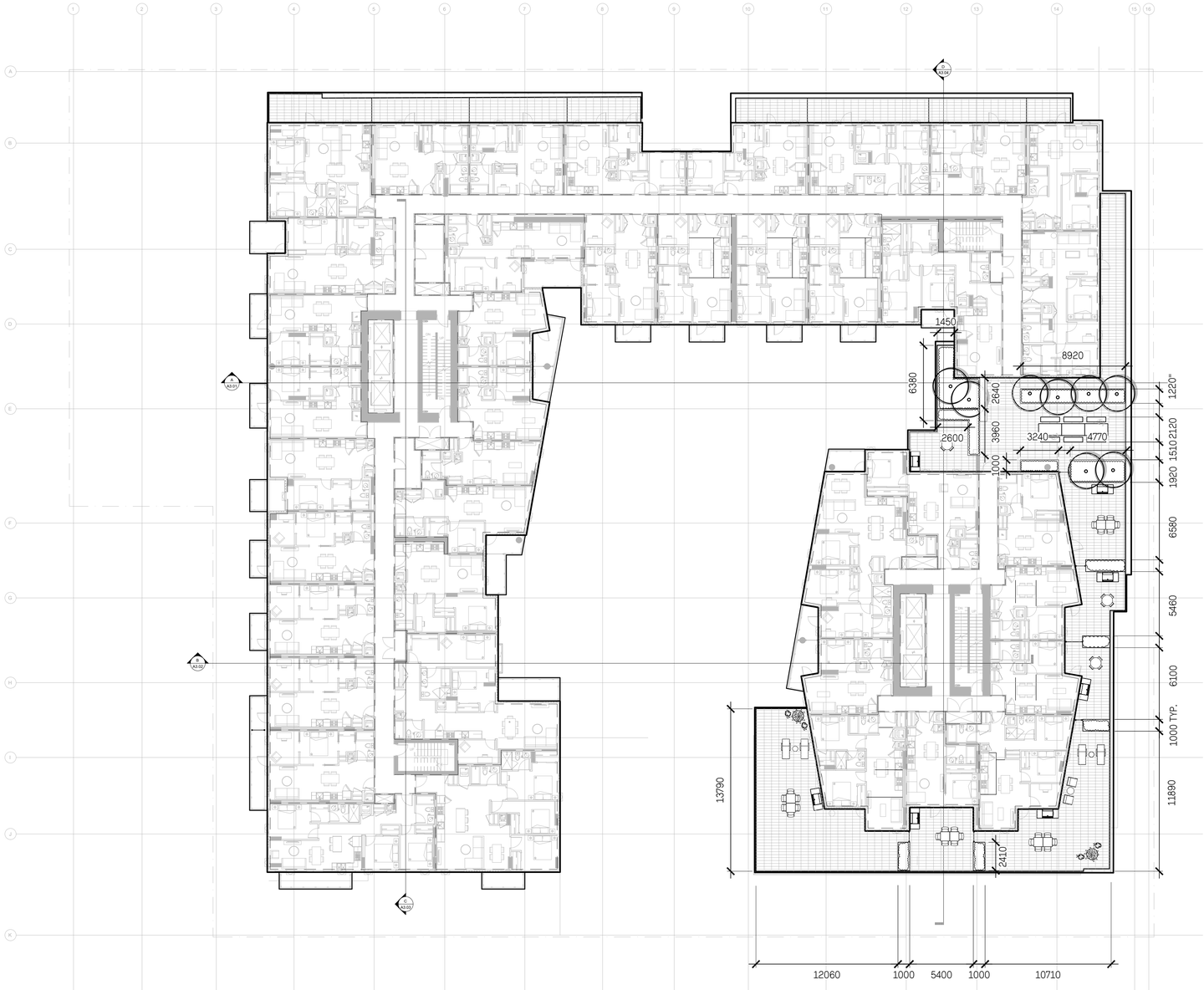
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Layout Plan
Level 4

Date	May. 22/20	Drawing Number
Project No.	1932	L1.23
Scale	1:200	
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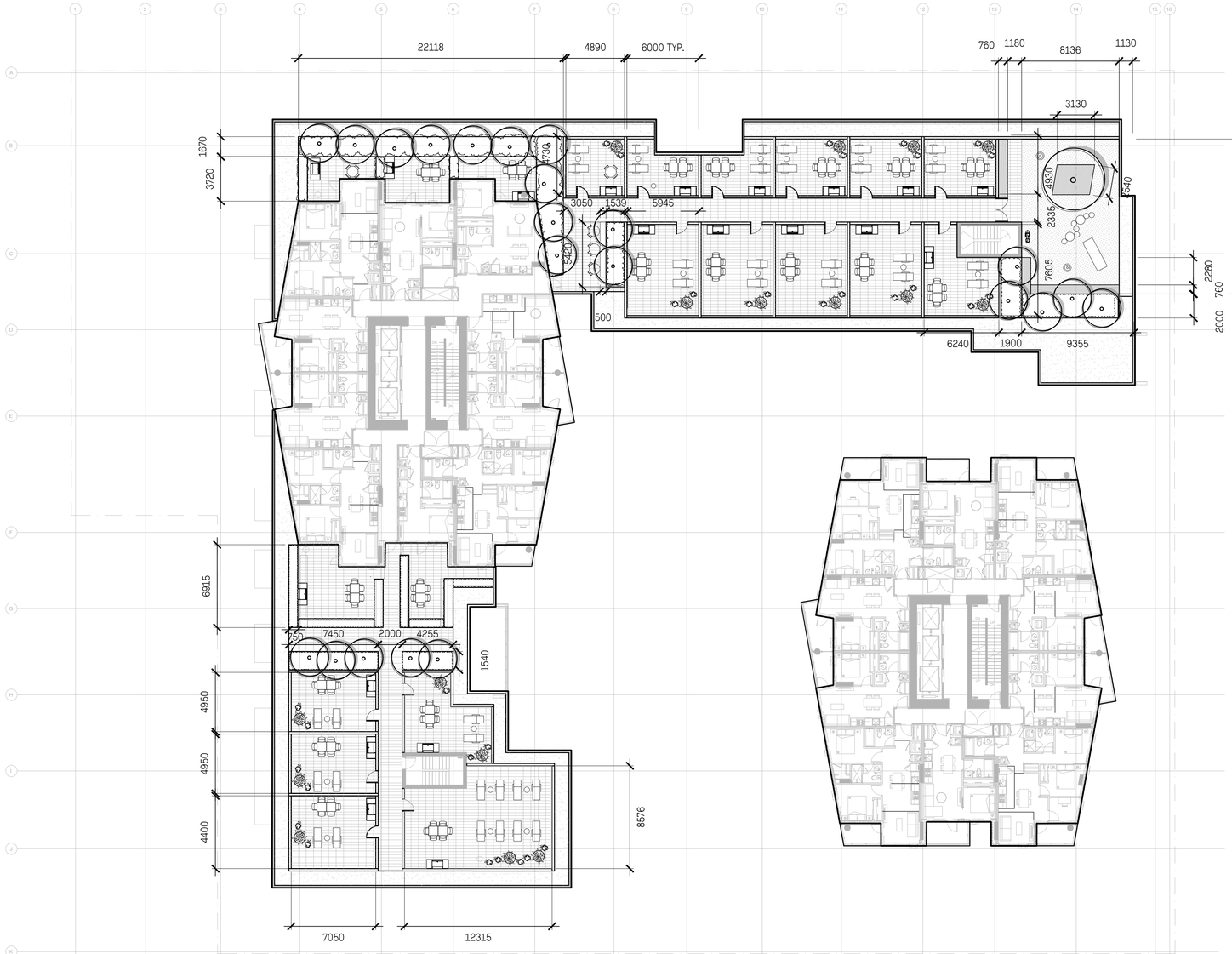
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Layout Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.24
Scale	1:200	
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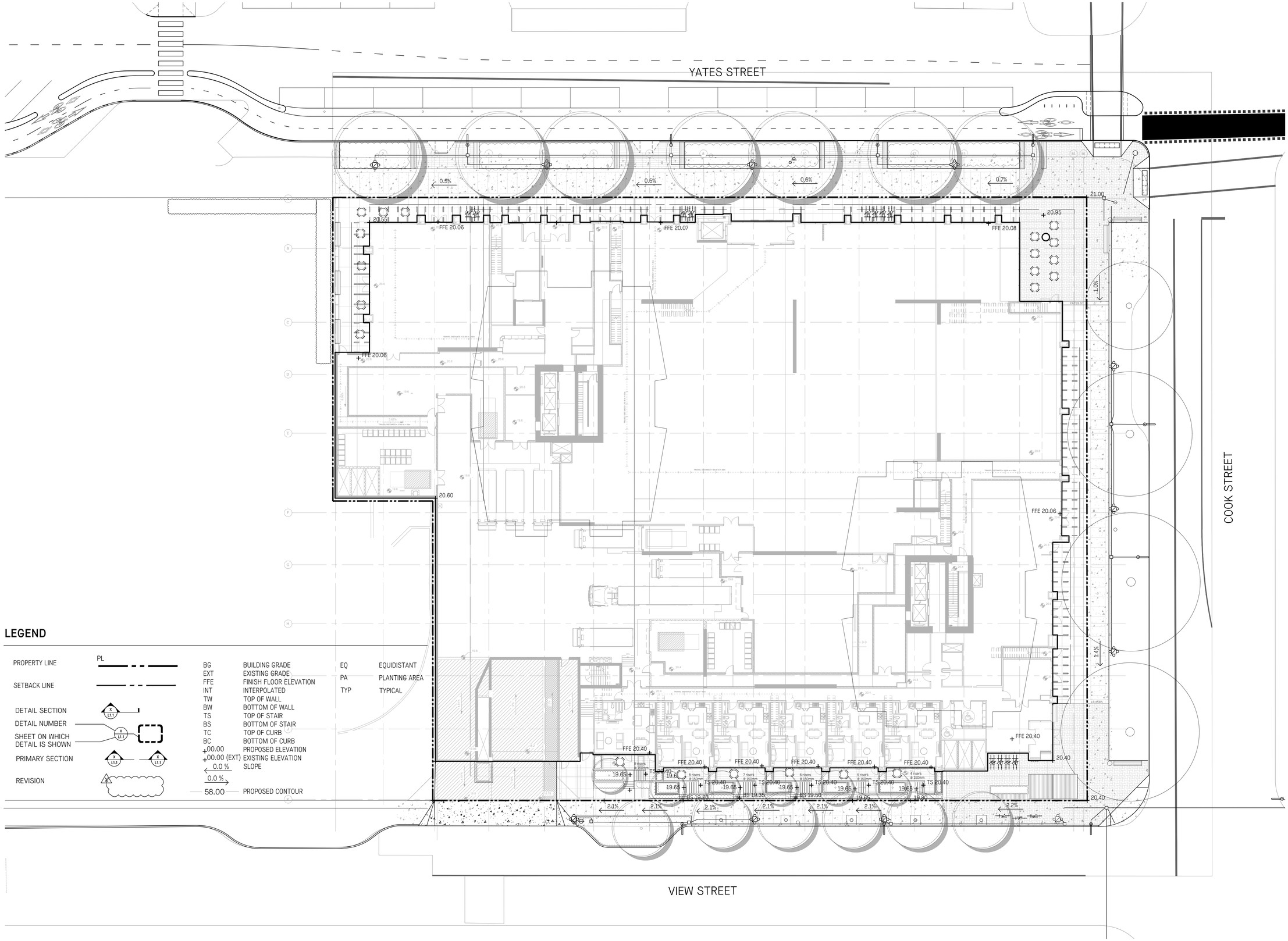
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Layout Plan
Level 6

Date	May. 22/20	Drawing Number
Project No.	1932	L1.25
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		
		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

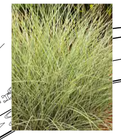
Date	May. 22/20	Drawing Number	
Project No.	1932		L1.31
Scale	1:200		
Drawn|Checked	kw | gc | JF		

TREES

PERENNIALS, FERNS, AND GRASSES



Cornus kousa 'satomi'/ Red Kousa Dogwood



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



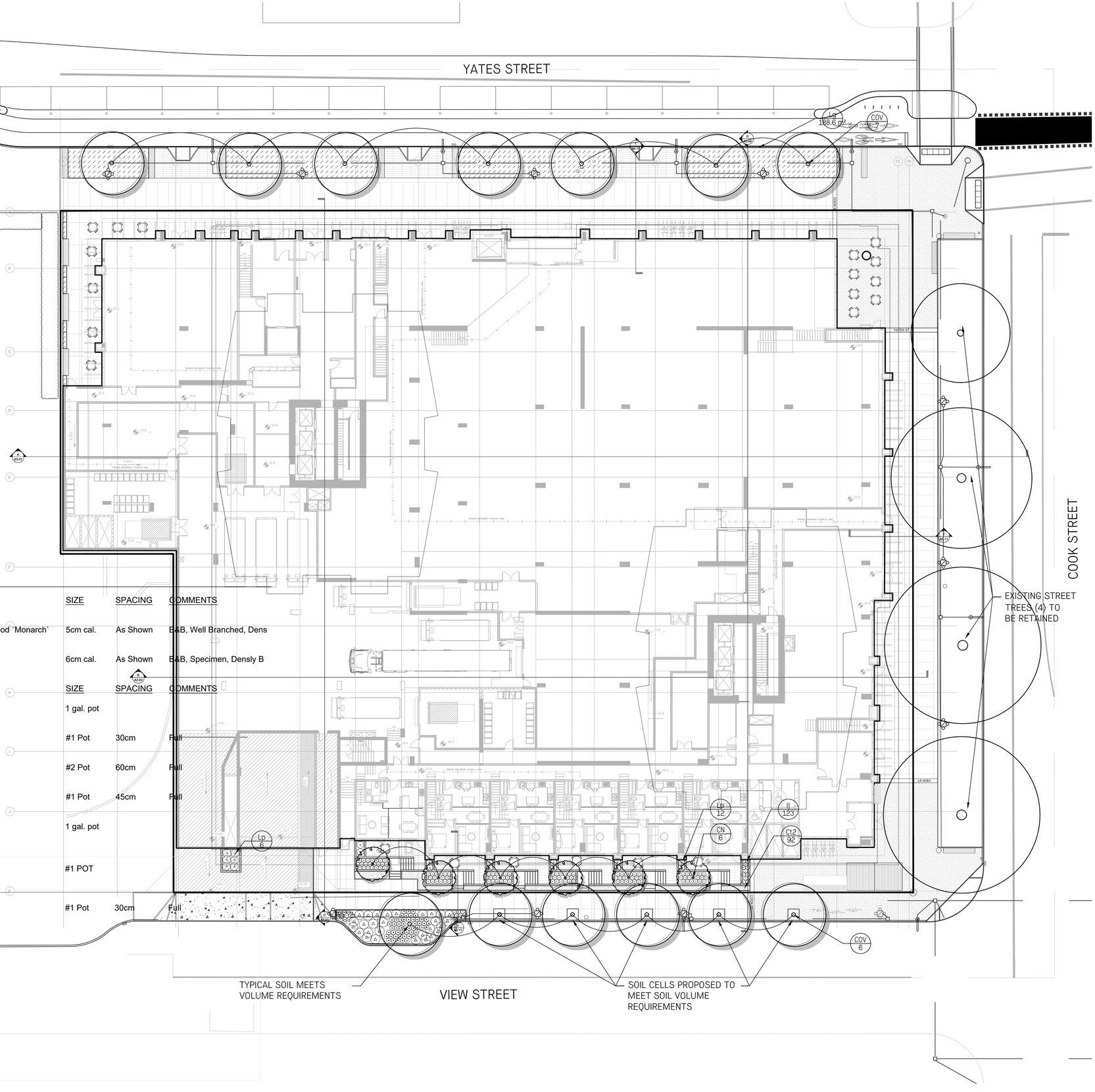
Iris japonica/ Japanese Iris



Ceanothus thyrsiflorus/ Blue Blossom



Spiraea japonica/ Japanese Spirea



PLANT SCHEDULE - LEVEL 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	CN	6	Cornus nuttallii `Monarch` / Western Flowering Dogwood `Monarch`	5cm cal.	As Shown	B&B, Well Branched, Dens
	COV	13	Species TBD / By City of Victoria Parks	6cm cal.	As Shown	B&B, Specimen, Densly B
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	Au	52	Arctostaphylos uva-ursi / Kinnikinnick	1 gal. pot		
	Ij	145	Iris japonica / Japanese Iris	#1 Pot	30cm	Full
	Lp	18	Lonicera pileata / Privet Honeysuckle	#2 Pot	60cm	Full
	Mm	28	Miscanthus sinensis `Morning Light` / Eulalia Grass	#1 Pot	45cm	Full
	Pm	1	Polystichum munitum / Western Sword Fern	1 gal. pot		
	Ct2	92	Ceanothus thyrsiflorus / Blue Blossom	#1 POT		
	Lg	80 118	Liriope gigantea / Giant Liriope	#1 Pot	30cm	Full

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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	3.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	AO	9	Acer palmatum `Osakazuki` / Osakazuki Japanese Maple	3.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	CN	31	Cornus nuttallii `Monarch` / Western Flowering Dogwood `Monarch`	5cm cal.	As Shown	B&B, Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	127	Hakonechloa macra / Japanese Forest Grass	#2 Pot	45cm	Full
	Ho	40	Helleborus orientalis / Lenten Rose	#1 Pot	30cm	Full
	Ij	128	Iris japonica / Japanese Iris	#1 Pot	30cm	Full
	Lp	177	Lonicera pileata / Privet Honeysuckle	#2 Pot	60cm	Full
	Mm	32	Miscanthus sinensis `Morning Light` / Eulalia Grass	#1 Pot	45cm	Full
	Ra	111	Rhododendron x `Hino-white` / White Hino Azalea	1 gal. pot		
	Tx	91	Taxus x media / Dense Yew	1 gal. pot		

VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Aq	36	Akebia quinata / Chocolate Vine	#1 Pot	30cm	Well Established
	Ce	56	Clematis armandii / Evergreen Clematis	#1 Pot	30cm	Well Established



Acer palmatum 'osazuki'/ Japanese Maple



Acer circinatum/ Vine Maple



Cornus nutallii/ Western Flowering Dogwood

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

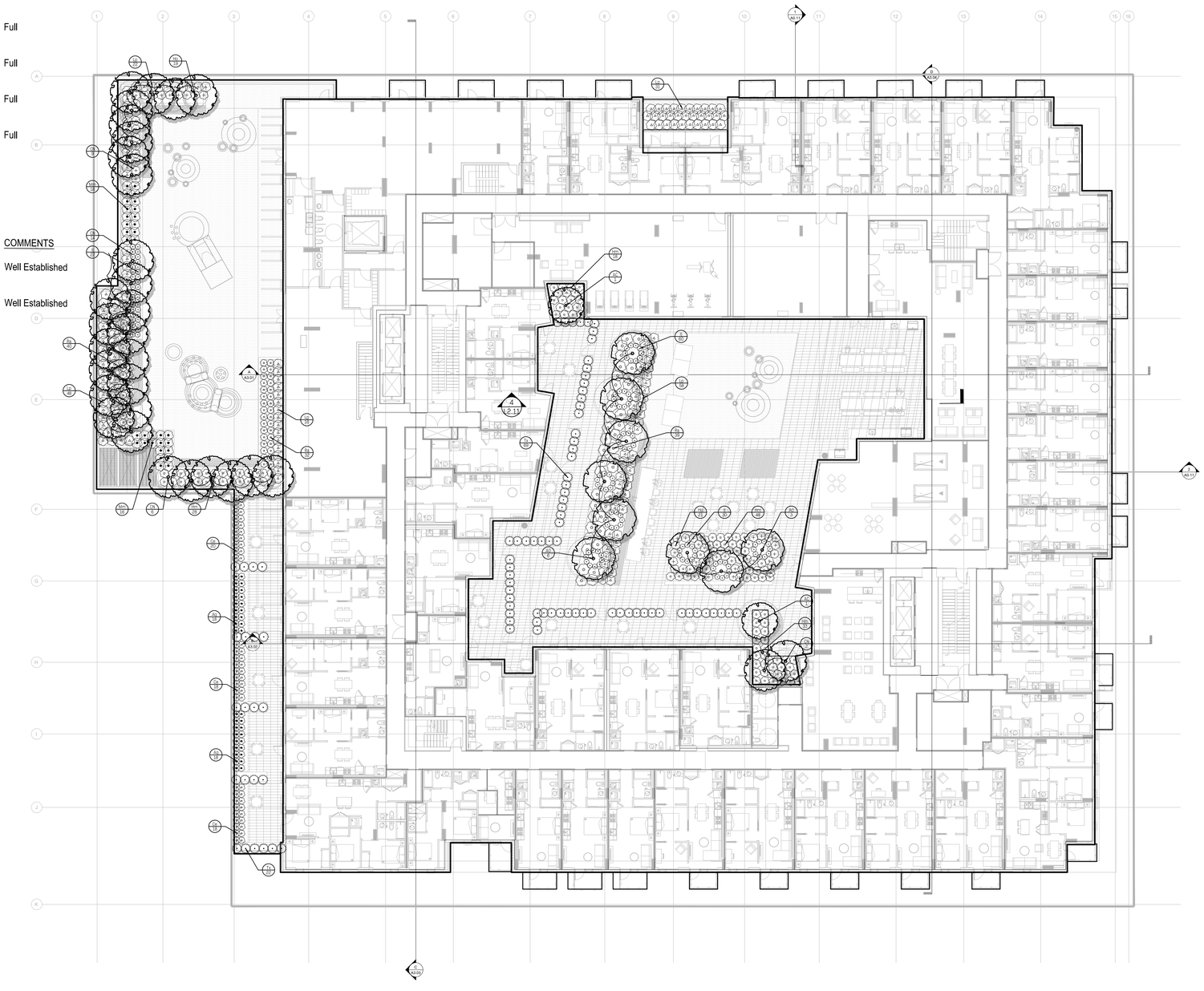
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra/ Japanese Forest Grass



Helleborus orientalis/ Lenten Rose



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Planting Plan
Level 2

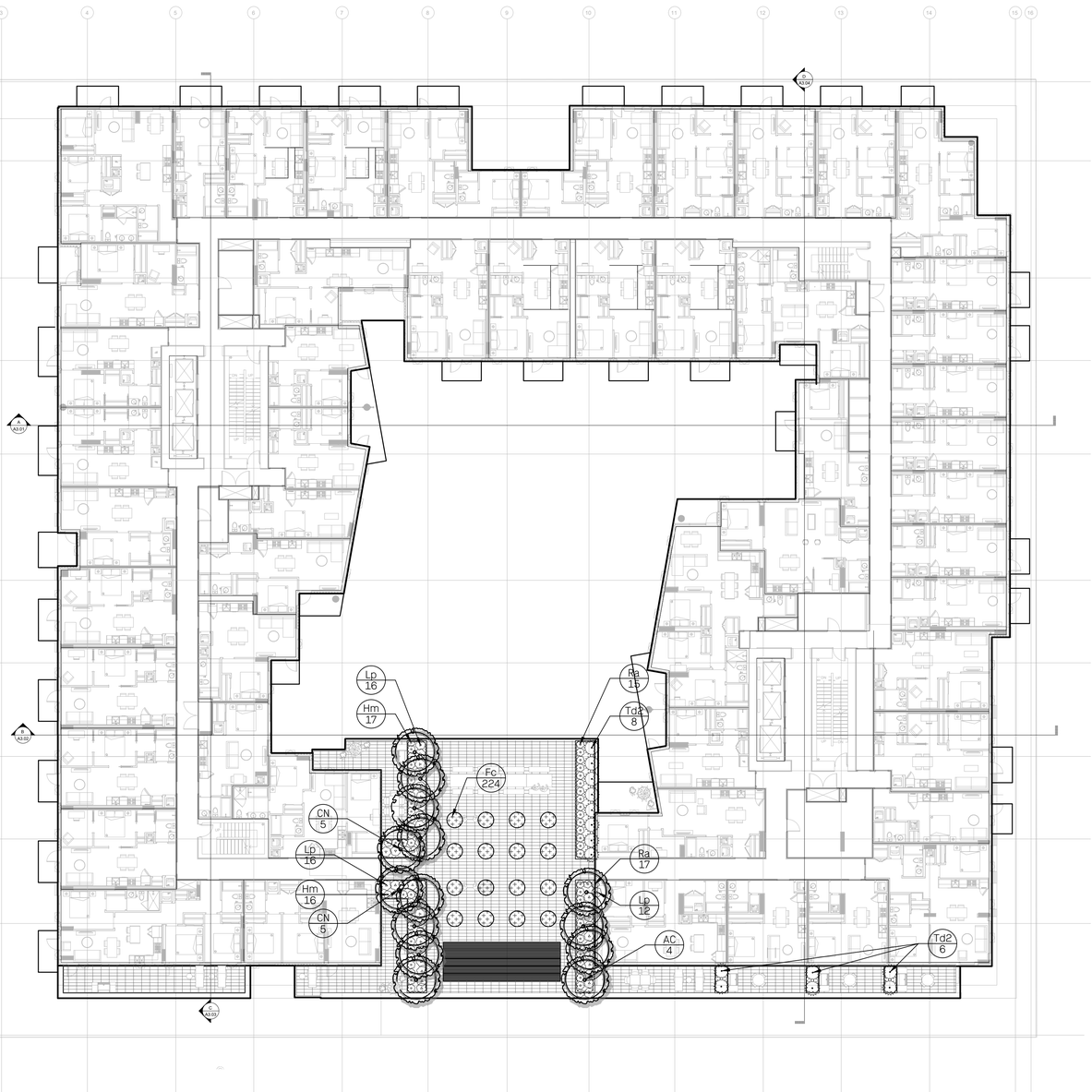
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Project No.	1932	L1.42
Scale	1:200	
Drawn|Checked	kw | gc | JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	4	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CN	10	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	33	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	44	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Ra	32	Rhododendron x `Hino-white` / White Hino Azalea	1 gal. pot		
	Td2	14	Taxus x media / Dense Yew	1 gal. pot		

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Fc	224	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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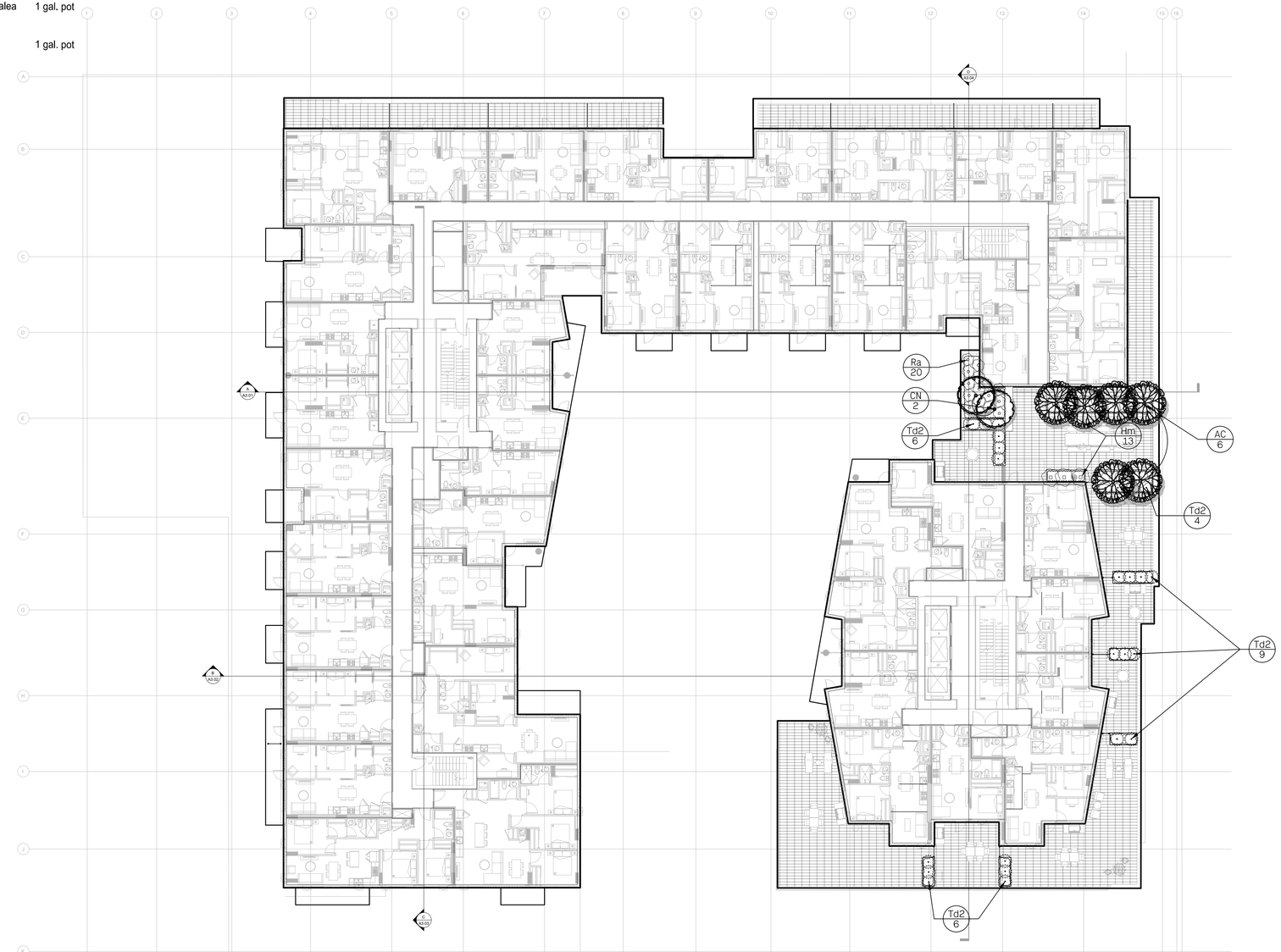
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Planting Plan
Level 4

Date	May. 22/20	Drawing Number	
Project No.	1932		L1.43
Scale	1:200		
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	6	Acer circinatum / Vine Maple	2.4m ht	As Shown	
	CN	2	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	13	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Ra	15	Rhododendron x `Hino-white` / White Hino Azalea	1 gal. pot		
	Td2	25	Taxus x media / Dense Yew	1 gal. pot		



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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Urban Design
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No.	Description	Date
3	Issued for DP	Mar 1/21
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

Planting Plan
Level 5

Date	May. 22/20	Drawing Number
Project No.	1932	L1.44
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	10	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	27	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

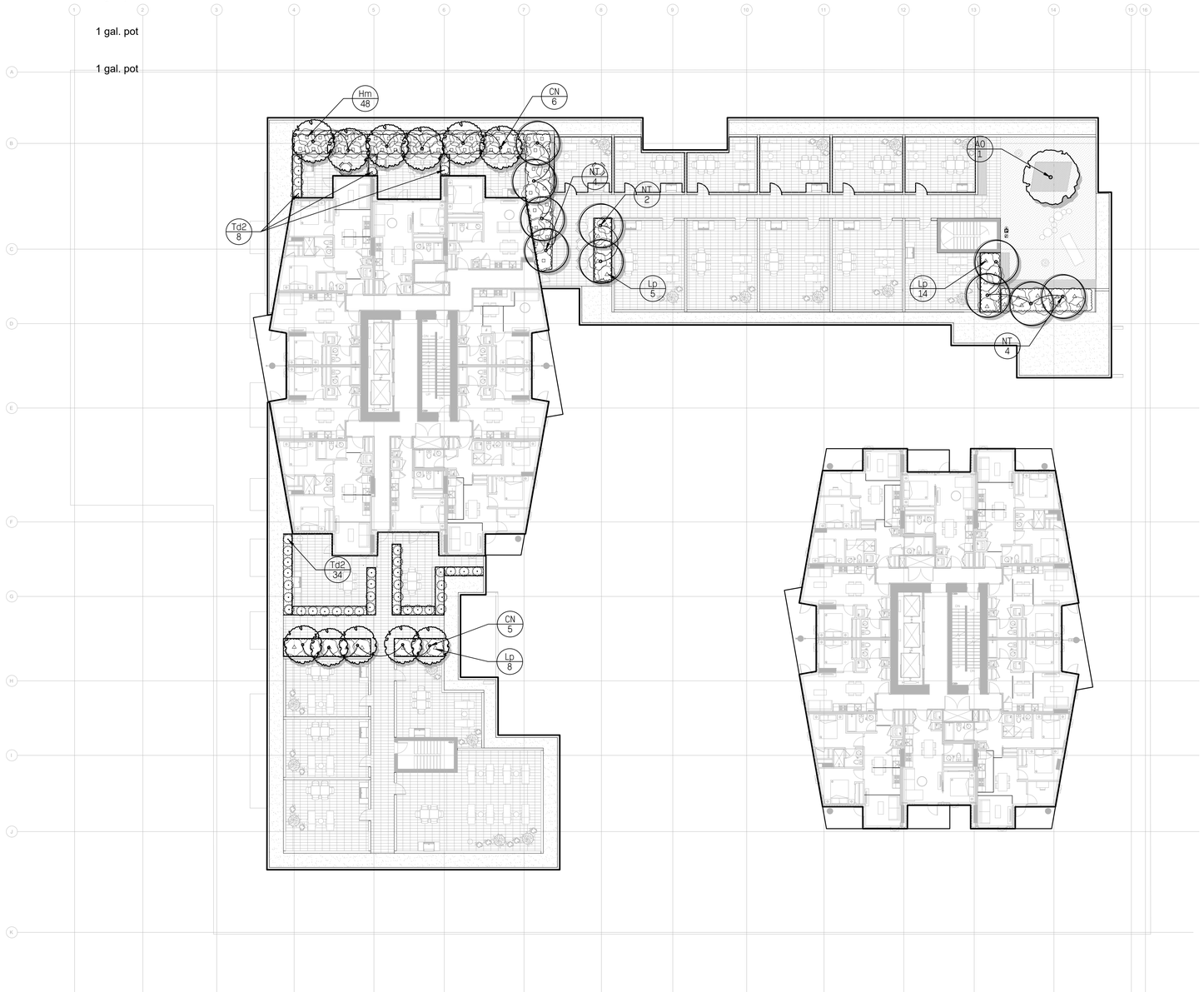


Lonicera pileata/ Privet Honeysuckle

FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra/ Japanese Forest Grass



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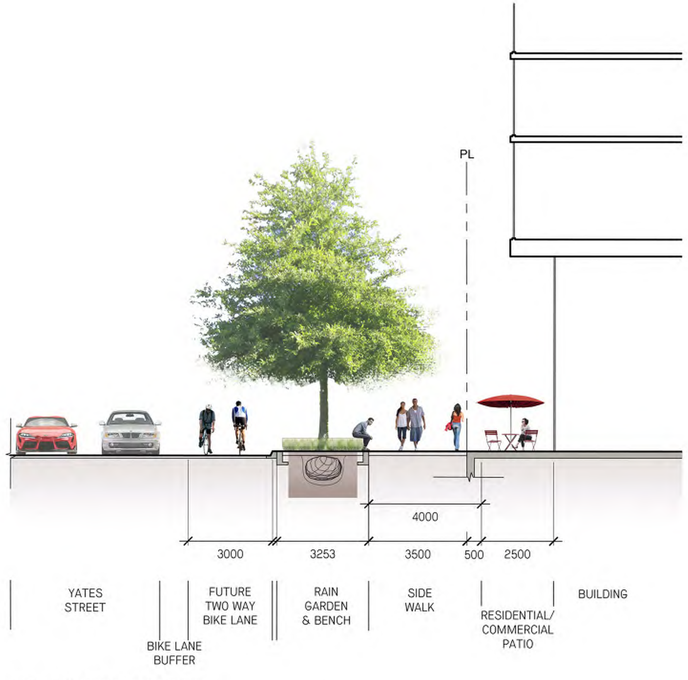
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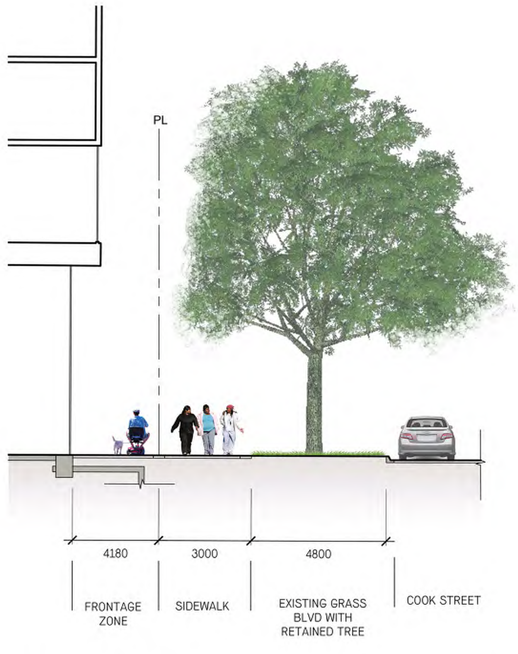
Harris Green Village
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Victoria, BC

Planting Plan
Level 6

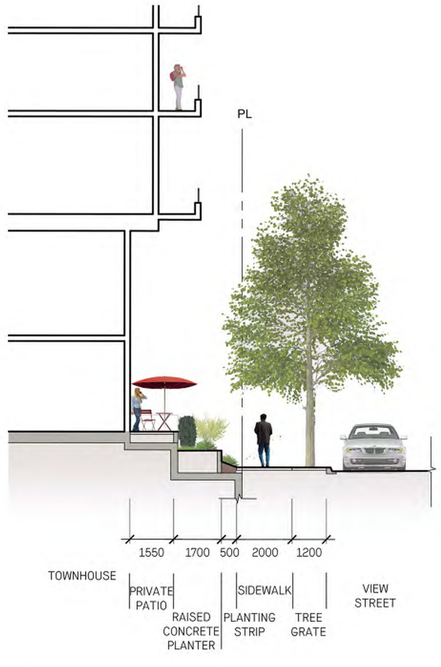
Date	May. 22/20	Drawing Number
Project No.	1932	L1.45
Scale	1:200	
Drawn|Checked	kw | gc | JF	



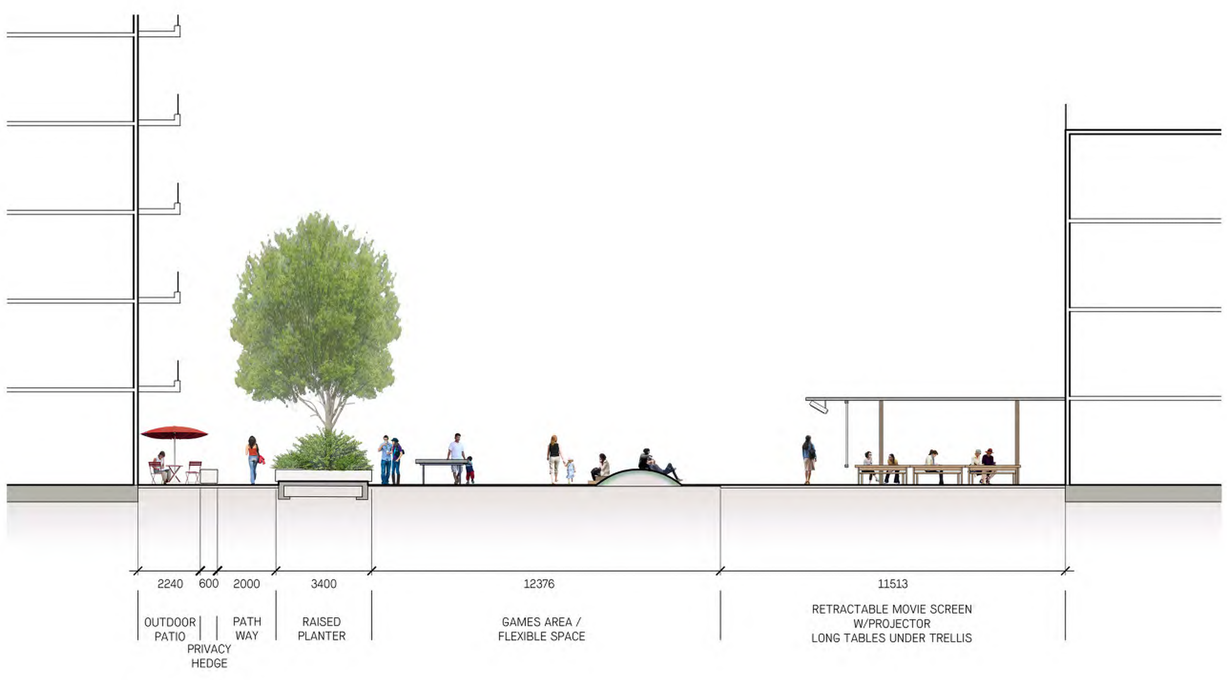
1 L2.11 YATES STREET
1:100



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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Information on this Record Drawing regarding the locations of landscape architectural features is based on the IFC drawings, Change Orders and Site Instructions issued after the issuance of the IFC drawings, and on information provided by the Contractor. This drawing is intended for general guidance only; no guarantee is given of its accuracy.

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1	Issued for DP	May 22/20

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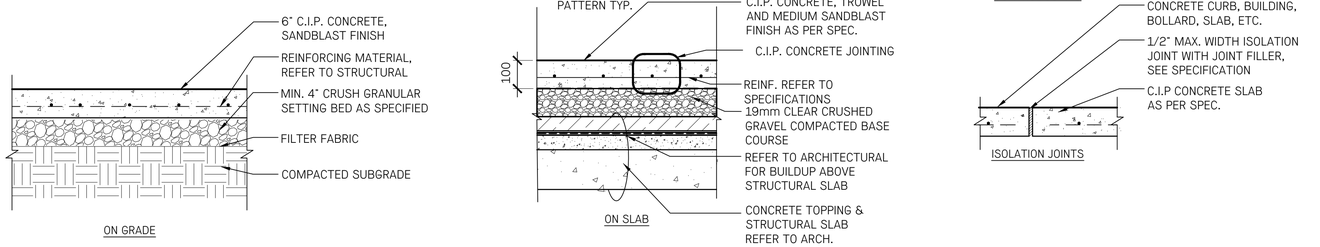
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Sections
Ground Level & Level 2

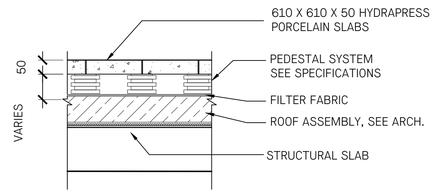
Date	May. 22/20	Drawing Number	
Project No.	1932		L2.11
Scale	1:100		
Drawn|Checked	kw | gc | JF		

NOTES:

1. REFER TO SPECIFICATION FOR GENERAL CONDITIONS;
2. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
3. CUT JOINTS BEFORE RANDOM CRACKING OCCURS.



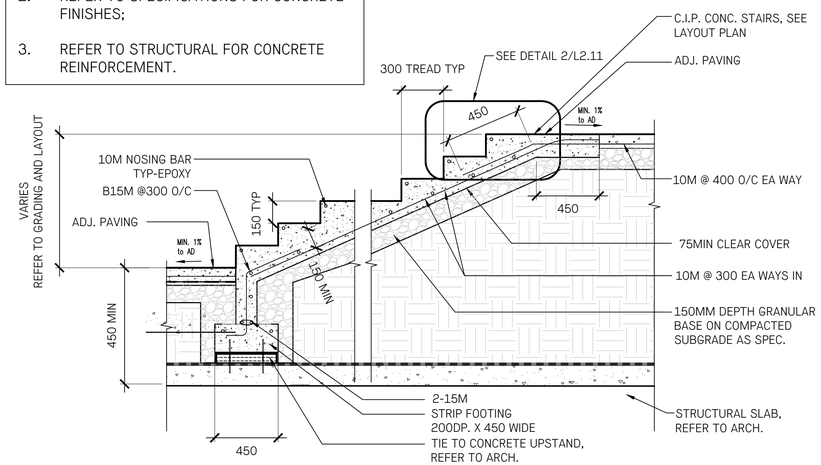
1 L2.10 **C.I.P. CONCRETE, TYP.**
1:10



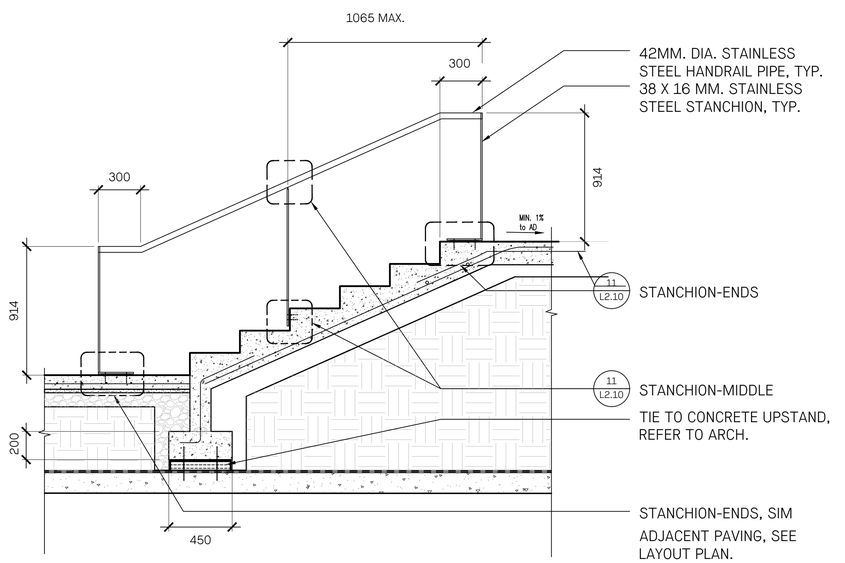
2 L2.10 **PAVING ON PEDESTALS**
1:10

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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1	Issued for DP	May 22/2(

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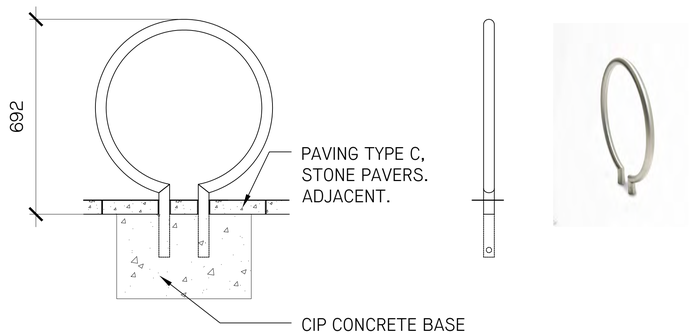
Harris Green Village
1045 Yates Street
Victoria, BC

Details
Paving

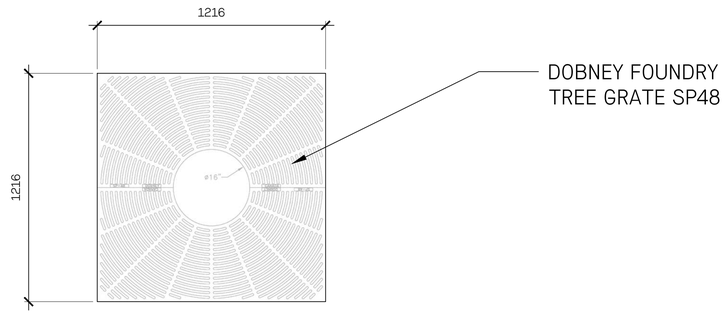
Date	May. 22/20	Drawing Number
Project No.	1932	L3.11
Scale	As Shown	
Drawn|Checked	kw | gc | JF	



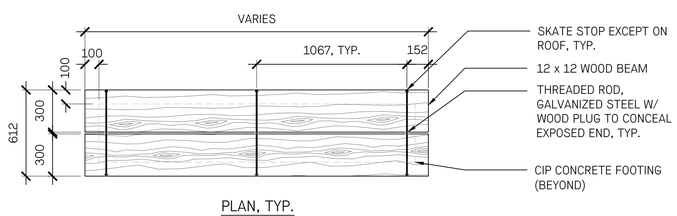
NOTE:
INSTALL AS PER MANUFACTURER.
PROVIDE SHOP DRAWING



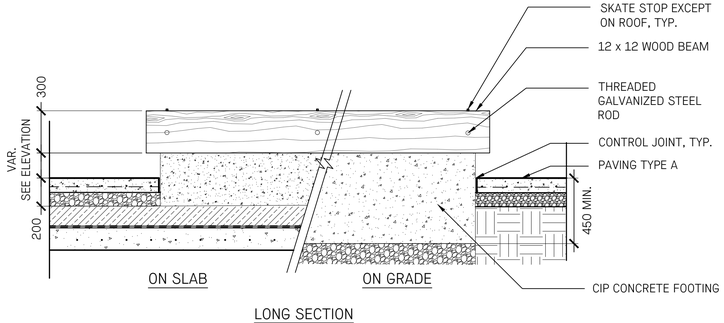
1 L2.11 RING BIKE RACK
NTS



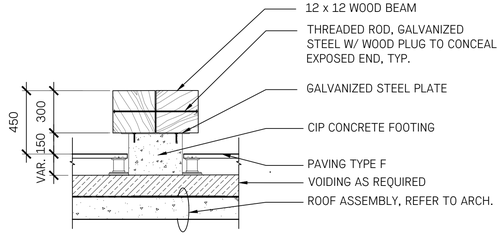
2 L2.11 TREE GRATE
1:15



PLAN, TYP.

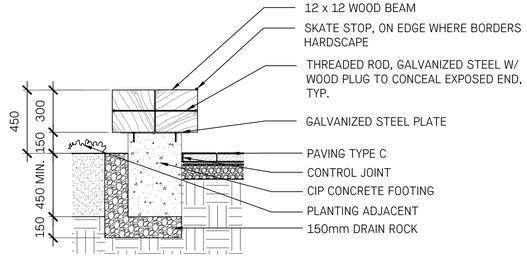


LONG SECTION



ON ROOF ASSEMBLY

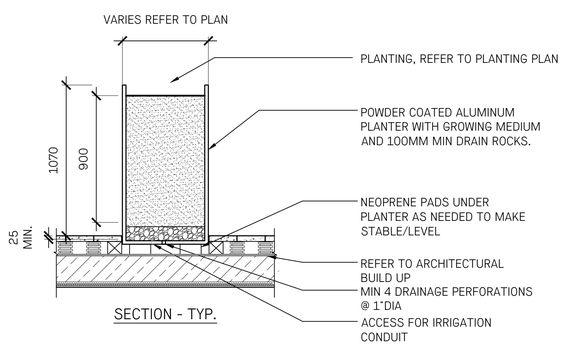
SHORT SECTION



ON GRADE

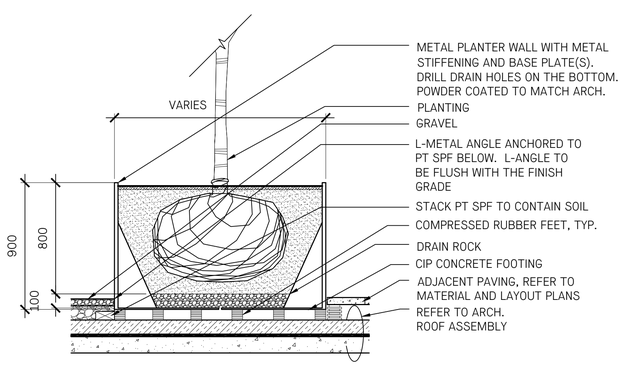
SHORT SECTION

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

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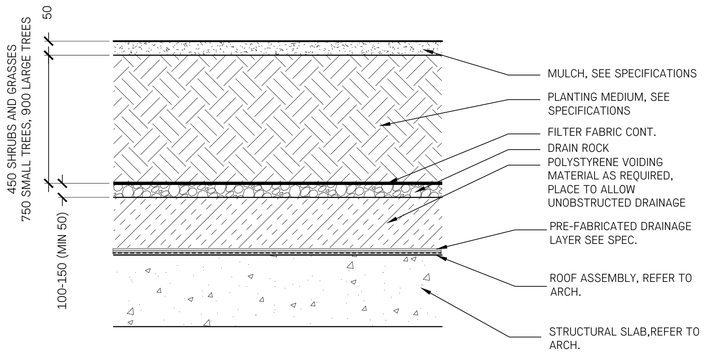
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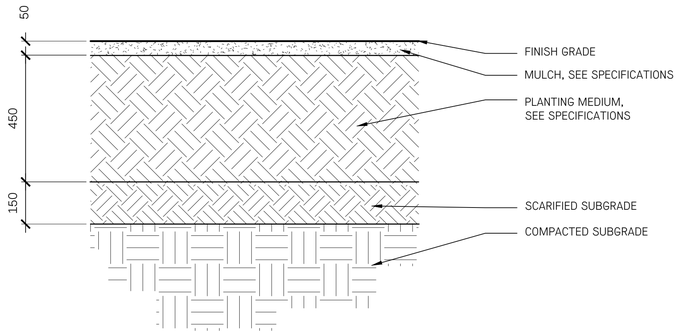
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Details
Site Furnishings

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

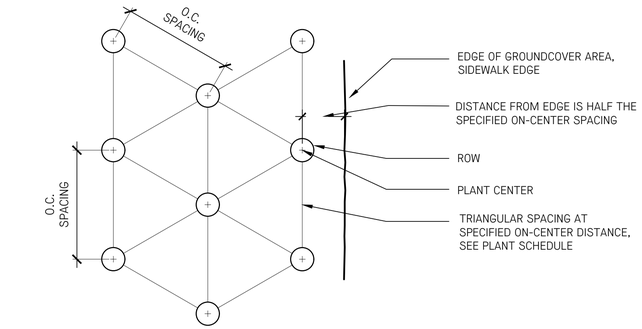


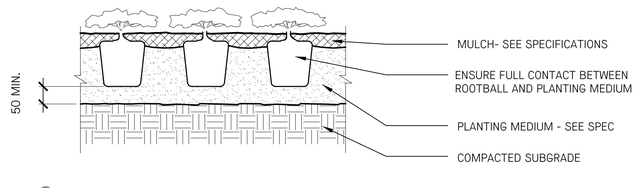
SHRUB AND TREE PLANTING ON SLAB



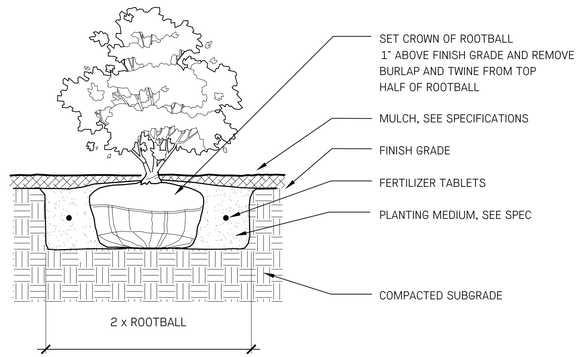
SHRUB PLANTING AREAS

1 L2.12 SOIL PROFILES
NTS

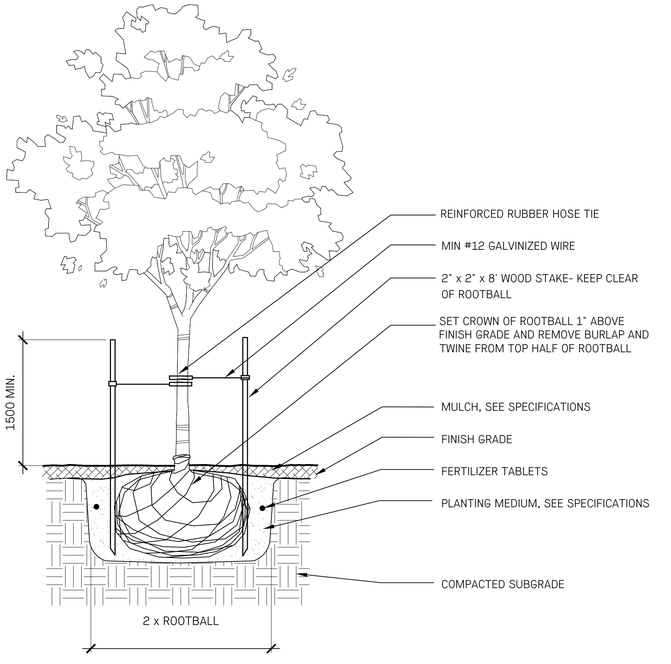




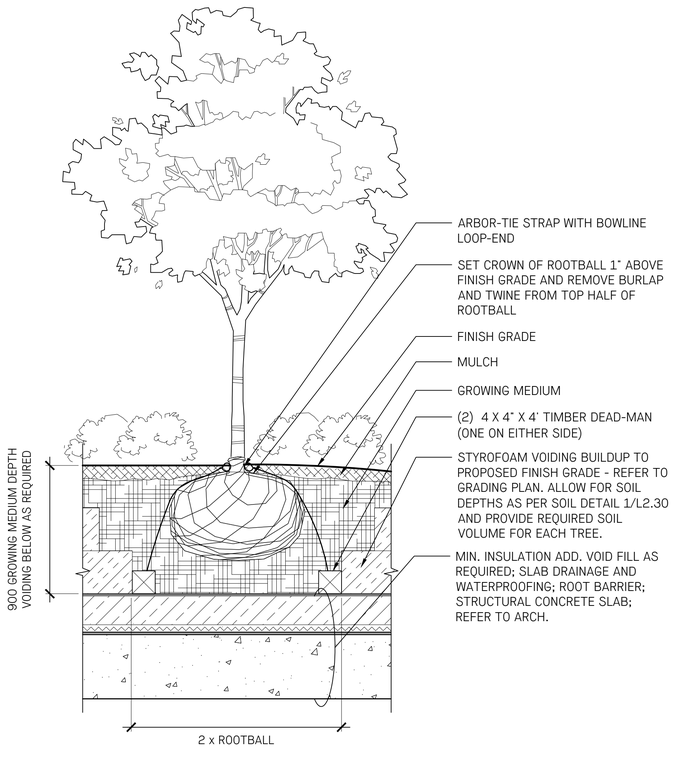
2 L2.11 GROUNDCOVER PLANTING
NTS



3 L2.11 SHRUB PLANTING
NTS



4 L2.11 TREE PLANTING - ON GRADE
NTS



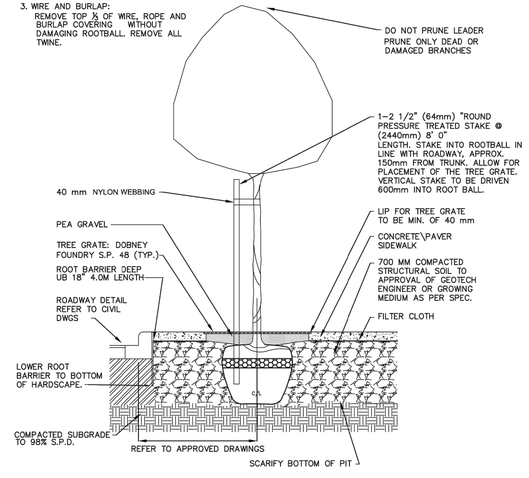
5 L2.11 TREE PLANTING - ON SLAB
NTS

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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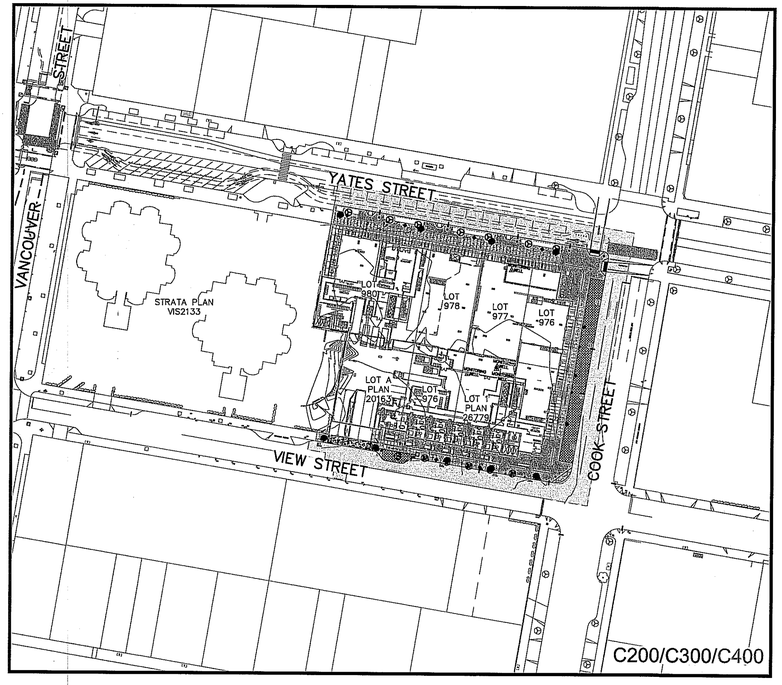
Details
Planting

Date	May. 22/20	Drawing Number	
Project No.	1932		L3.13
Scale	As Shown		
Drawn|Checked	kw | gc | JF		

LEGEND

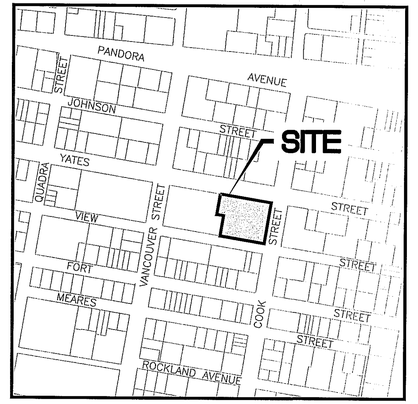
EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT
CURB		CURB AND GUTTER
		EDGE OF GRAVEL
TB/BB		TOP/BOTTOM OF BANK
CB		CATCH BASIN
WV		WATER VALVE
FH		FIRE HYDRANT
		CAPPED END
		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,FP/LS ETC.)
MH		MANHOLE
CO		CLEANOUT
SSIC/SDIC	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (200ø RISER)
JB		JUNCTION BOX
AR	AR	AIR VALVE
WM	WM	WATER METER

EXISTING	PROPOSED	DESCRIPTION
		REDUCER
		FENCE
		DITCH/SWALE
WM	WM	WATERMAIN (SIZE AND MATERIAL NOTED)
SS	SS	SANITARY SEWER (SIZE AND MATERIAL NOTED)
SD	SD	STORM DRAIN (SIZE AND MATERIAL NOTED)
UT	UT	UNDERGROUND TELEPHONE
UH	UH	UNDERGROUND HYDRO
	IRR	IRRIGATION SLEEVES
⊙		MONUMENT
		PROPERTY LINE
	5+100 5+110	CENTERLINE AND STATIONING
		SANITARY SEWER SERVICE CONNECTION AT MAIN
+32.75	(43.170)+	ELEVATIONS
		PAVEMENT REMOVAL
		NEW ASPHALT



KEY PLAN
1:1000

1:1000 0 20 60m



LOCATION PLAN
NTS

CIVIC ADDRESS:	1045 YATES STREET
LEGAL:	LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
ZONING:	S-1
PROPOSED ZONE:	CD
LAND USE:	RESIDENTIAL
PROPOSED:	510 UNIT 19 STOREY RESIDENTIAL BUILDING
SITE AREA:	6337m²
DWELLING FOOTPRINT AREA:	5328m²
MAIN FLOOR ELEVATION:	17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	SURFACE WORKS AND GRADING PLAN
C301	MISCELLANEOUS CITY OF VICTORIA DETAILS
C400	BC HYDRO INFORMATION PLAN – TO FOLLOW

GENERAL NOTES:

1. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
2. THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
3. SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
4. PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
5. CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
7. ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
8. ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
9. ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
5. ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
6. ALL ELEVATIONS ARE BASED ON GEODETIC DATUM CVD28BC AND DERIVED FROM OCM 16–147.
7. DATA SOURCES:
   –TOPOGRAPHIC SURVEY COMPLETED BY WEY MAYENBURG LAND SURVEYORS INC., JULY 2019.
   –DIGITAL GIS PROVIDED BY CoV.
   –BC 1 CALL DATA FOR SHALLOW UTILITIES.

ROAD NOTES:

1. CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
2. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG YATES, COOK AND VIEW STREETS DURING CONSTRUCTION.
3. ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5a AND G5b.
4. THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
6. PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
7. PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

1. WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.
2. CONTRACTOR TO CONFIRM THAT EXISTING WATER SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.

STORM DRAIN AND SANITARY SEWER NOTES:

1. CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
2. STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
3. STORM DRAIN CONNECTION TO BE 150ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
4. SANITARY SEWER CONNECTION TO BE 200ø PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
5. UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

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

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2020.05.22	DEVELOPMENT PERMIT
2	2020.11.23	DEVELOPMENT PERMIT RESUBMISSION
3	2021.03.08	DEVELOPMENT PERMIT RESUBMISSION

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

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

DESIGNED SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168–001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C100	1 OF 5 REVISION 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5168-001 Harris Green Development\04C Drawings\5168-001 HGV 1000 Block-civil.dwg Plot Time: Mar. 8, 21 1:58 PM User: Sarah Campden

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SURFACE WORKS AND GRADING PLAN SEE SHEET C300.
3. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
4. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
5. SEE MECHANICAL DESIGN DRAWINGS FOR CONNECTION DETAILS.
6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE (TYP. 3 EXISTING CONNECTIONS)
8. FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
10. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXXX FOR DETAILS.

UNDERGROUND SERVICE INFORMATION

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

WORKS AND SERVICES CHECKLIST

		PLAN CHECKER	AUTHORIZED REPRESENTATIVE NAME	AUTHORIZED REPRESENTATIVE NAME	DATE
UTILITY	HYDRO ELECTRICAL COMPANY				
	TELEPHONE COMPANY				
	GAS COMPANY				
	CABLE COMPANY				
MUNICIPAL	UNDERGROUND SERVICES				
	TRAFFIC				
	HIGHWAYS				

SDMH 1
REPLACE EXISTING MANHOLE AS PER MMCD STD. DWG. No. S1 (TYP. 2)
E INV. ELEV.=XX.XXm
W INV. ELEV.=XX.XXm

EXISTING STORM DRAIN SERVICE TO BE RECAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

FUTURE CITY OF VICTORIA CYCLING INFRASTRUCTURE. BY OTHERS

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

SDMH 2
W INV. ELEV.=XX.XXm

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

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED

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

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

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11b
INV. ELEV.=XX.XXm

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

100ø PVC IRRIGATION SLEEVES (TYP.)

CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICE HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE

FIRE HYDRANT INSTALLATION MMCD. DWG. No. W4 TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE

REINSTATE CATCH BASIN AS PER CoV STD. DWG. NO. SD S11B
INV. ELEV.=XX.XXm

REINSTATE CATCH BASIN AS PER CoV STD. DWG. No. SD S11B
INV. ELEV.=XX.XXm

CoV FORCES TO INSTALL PVC SANITARY SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

CoV FORCES TO INSTALL PVC STORM SERVICE IN COMMON TRENCH c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

PROPOSED PARKING LEVEL OUTLINE

PROPERTY LINE

PROPOSED MAIN FLOOR ELEVATION=17.60m

1045 YATES STREET
LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.

1045 YATES STREET
HARRIS DODGE DEALERSHIP

YATES STREET

VIEW STREET

COOK STREET

1039 VIEW STREET

1011 COOK STREET

RETAINING WALL

6.00m DRAIN
5.00m SANITARY

8.83m TREE TO IRRIGATION

1.50m FIRE HYDRANT

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CLIENT

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1:200 (0, 4, 12)

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SITE SERVICING PLAN

DESIGNED SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C200 2 OF 5	REVISION 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SITE SERVICING SEE SHEET C200.
3. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
4. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
5. SEE MECHANICAL DESIGN DRAWINGS FOR CONNECTION DETAILS.
6. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO CONFIRM THAT ALL EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED AND REMOVED BY DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE (TYP. 3 EXISTING CONNECTIONS)
8. FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV-FORCES.
10. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST-CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXXX FOR DETAILS.

REINSTATE PAINT MARKINGS (TYP.)

CLUSTER LAMPS, JUNCTION BOXES AND CONDUIT AS PER ELECTRICAL DESIGN DRAWINGS (TYP. 10)

EXISTING DRIVEWAY CROSSING TO BE REMOVED

CURB CUTS FOR STORM WATER (TYP. YATES AND VIEW). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

CONCRETE REINSTATEMENT AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS (TYP.). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

FUTURE CITY OF VICTORIA CYCLING INFRASTRUCTURE. BY OTHERS

EXISTING DRIVEWAY CROSSING TO BE REMOVED

DAVIT LIGHTS, JUNCTION BOXES AND CONDUIT AS PER ELECTRICAL DESIGN DRAWINGS (TYP. 12)

EXISTING DRIVEWAY CROSSING TO BE REMOVED

PROVIDE SIDEWALK LETDOWN AT CORNER AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS INCLUDING IN-SIDEWALK STREET SIGNAGE AS PER CoV STD DWG. No. C9MOD AND AS PER DETAILS ON SHEET C301

REMOVE EXISTING SIDEWALK. REPLACE ON BOTH YATES STREET AND VANCOUVER STREET FRONTAGES AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS

BENCHES AND SURFACE TREATMENTS. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

EXISTING TREE TO BE REMOVED (TYP.)

RAIN GARDEN AND TREES. SEE LANDSCAPE DRAWINGS FOR DETAILS (TYP.)

EXISTING CLUSTER LAMP TO BE REMOVED, STORED OFF-SITE, PAINTED BLACK AND REINSTATED c/w NEW JUNCTION BOX AND ELECTRICAL CONDUIT. SEE ELECTRICAL DESIGN FOR DETAILS (TYP.)

PARKING STALL NUMBER POSTS ON YATES STREET TO BE REMOVED (TYP. 7)

PROPOSED MAIN FLOOR ELEVATION=17.60m

1045 YATES STREET
LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.

1045 YATES STREET
HARRIS DODGE DEALERSHIP

PROPOSED PARKING LEVEL OUTLINE

PROPERTY LINE

INSTALL DRIVEWAY CROSSING AS PER CoV STD. DWG. No. SD C7b. FINISH TREATMENT TO MATCH "NEW TOWN" PATTERN, WITH THE EXCEPTION OF THE CONCRETE FLARES WHICH ARE TO BE BRUSHED CONCRETE. SEE ARCHITECTURAL AND LANDSCAPE DESIGN DRAWINGS FOR ON-SITE DETAILS

3.00m SIGHT TRIANGLE AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

RELOCATE EXISTING PARKING STALL NUMBER POSTS (TYP. 2)

RELOCATE UTILITY POLE

RELOCATE EXISTING PARKING METER PAY STATION

TREES. SEE LANDSCAPE DRAWINGS FOR DETAILS. (TYP.)

CURB CUTS FOR STORM WATER (TYP. YATES AND VIEW). SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

NEW BARRIER CURB AS PER MMCD STD. DWG. No. C5 (TYP.). CURB PLACEMENT AND STRUCTURE TO BE CONFIRMED WITH FORTIS BC GAS

REMOVE EXISTING SIDEWALK. REPLACE VIEW STREET FRONTAGES AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS.

7 PARALLEL PARKING STALLS C/W RELOCATED PARKING STALL NUMBER POSTS (TYP.)

REINSTATE PAINT MARKINGS (TYP.)

EXISTING DRIVEWAY CROSSINGS TO BE REMOVED

REINSTATE GRASS BOULEVARD. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

BENCHES AND SURFACE TREATMENTS. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS

PROVIDE SIDEWALK LETDOWN AT CORNER AS PER CoV "NEW TOWN" STREETSCAPE SPECIFICATIONS INCLUDING IN-SIDEWALK STREET SIGNAGE AS PER CoV STD DWG. No. C9MOD AND AS PER DETAIL ON SHEET C301

EXISTING UTILITY POLE TO BE RELOCATED AS PER BC HYDRO DESIGN. SEE BC HYDRO DESIGN DRAWINGS FOR DETAILS

PAVEMENT RESTORATION AS PER CoV STD. DWG. No. SD G5a TO CENTRELINE OF YATES, COOK AND VIEW STREETS (TYP.)

FUTURE LIGHTING FOR INTERSECTION WORKS (TYP. BY OTHERS)

YATES STREET

VIEW STREET

COOK STREET

1020 VIEW STREET

1039 VIEW STREET

1011 COOK STREET

IDP

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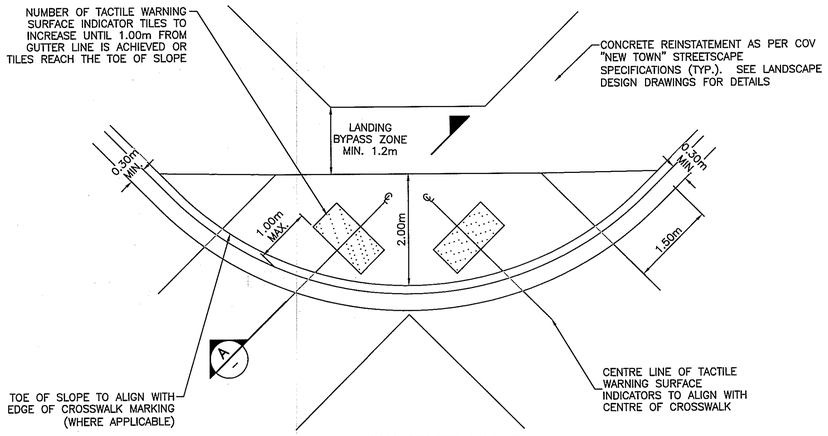
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SURFACE WORKS AND GRADING PLAN

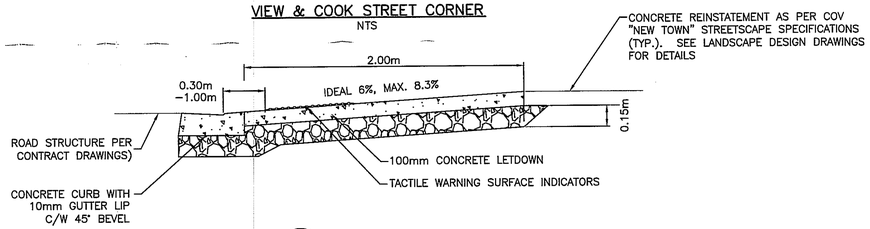
DESIGNED SAC	ENGINEER'S SEAL
DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C300 3 OF 5	REVISION 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

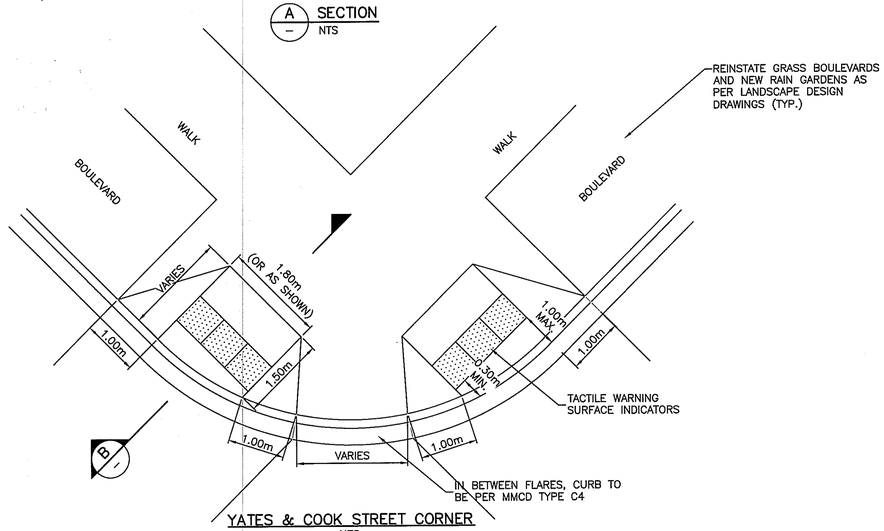
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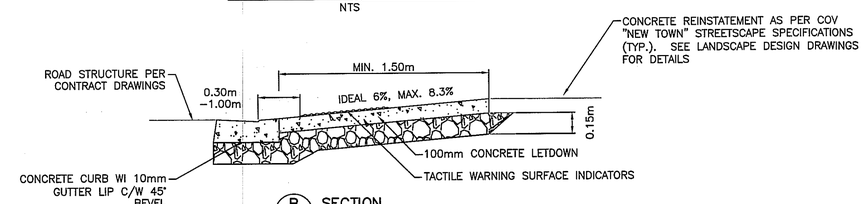
VIEW & COOK STREET CORNER
NTS



A SECTION
NTS



YATES & COOK STREET CORNER
NTS



B SECTION
NTS

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MISCELLANEOUS DETAILS

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DESIGN REVIEW JR	
DRAFTED LM	
DRAFTING REVIEW SAC	
PROJECT No. 5168-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C301	4 of 5
REVISION 3	

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