1468 VANCOUVER ST. VICTORIA, B.C.

CITY OF VICTORIA

ISSUED FOR DP RESUBMISSION

AUGUST 2021

NOVEMBER 2021

Final Approved Plans

Adopted Date: January 13, 2022

Revisions

Received Date: November 24, 2021

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REVISIONS

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3	OCT. 01 2020	ISSUED FOR DP	
4	FEB. 10 2021	REVISION #4	
5	MAY 2021	REVISION #5	
6	NOV. 2021	REVISION #6	

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A5-01	MATERIAL BOARD

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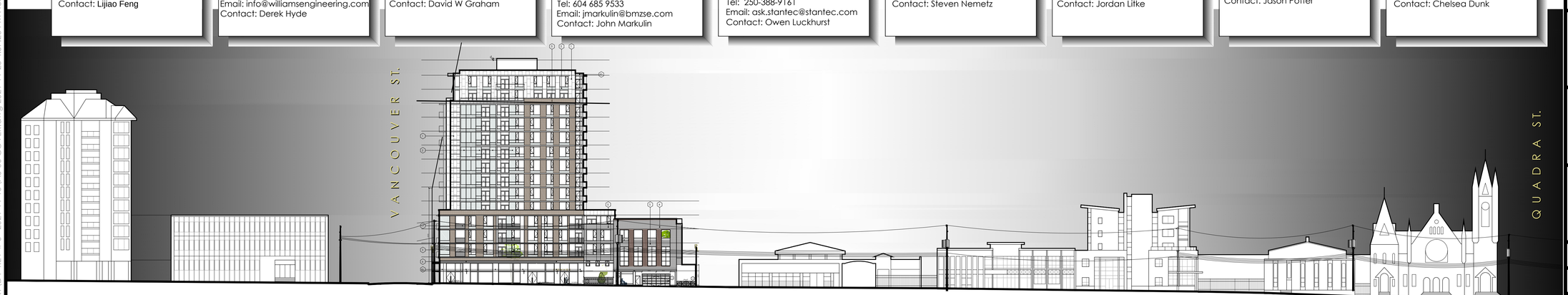
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Client: TOWNLINE

Project: 1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title: COVER

Date: NOVEMBER 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-00
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23-Nov-21 Nolyn

LEGAL DESCRIPTION

LOT A LOTS 842, 843 AND 844 VICTORIA CITY PLAN VIP79484

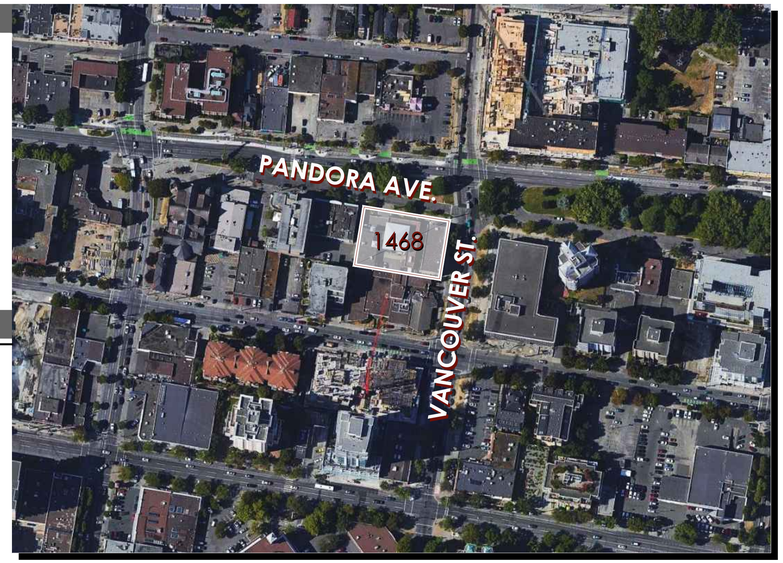
AND

LOT 842, VICTORIA CITY, EXCEPT PARCEL B (DD 118179i) THEREOF

CIVIC ADDRESS:

1468 VANCOUVER STREET, VICTORIA CITY

SITE AREA: 2,043.8 m2
21,999.28 S.F.



UNIT TYPE

A	(LESS THAN 45 M2):	32 UNITS
B	(45 TO 70 M2):	13 UNITS
C	(MORE THAN 70 M2):	22 UNITS
D	(POD < 100 m2):	30 UNITS
E	(118.55 m2 ⩾ POD>100 m2):	24 UNITS

PROJECT INFORMATION TABLE

ZONE (EXISTING)	**CA-43**
SITE AREA (SM)	**2,043.8 SM**
COMMERCIAL FLOOR AREA (SM)	**326.75 SM**
FLOOR SPACE RATIO	**5.47**
SITE COVERAGE %	**62%**
OPEN SITE SPACE %	**38%**
AVERAGE GRADE (M)	**25.37 m**
HEIGHT OF BUILDING (M)	**73.05 (STAIRWELL PROJECTION)-25.37(AVERAGE GRADE)= 47.68 m**
NUMBER OF STOREYS	**15 + MECH.**
PARKING STALLS (NUMBER) ON SITE	**116**
BICYCLE PARKING NUMBER (LOCKER AND RACK)	**287+14=301**
BUILDING SETBACKS (M):	
FRONT YARD	**NORTH 1.5 - 3.0 m**
REAR YARD	**SOUTH 3.5 - 6.0 m**
SIDE YARD (INDICATE WHICH SIDE)	**EAST 1.5 - 3.0 m**
SIDE YARD (INDICATE WHICH SIDE)	**WEST 20.85 m**
COMBINED SIDE YARDS	**N/A**
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	**121**

TOP OF ROOF: 44.65 m TOP OF ROOF
TOP OF MECH.: 73.4-25.37(A.G.)=48.03 m

UNIT TYPE:	A (<45 m2 OR STUDIO): 32 UNITS B (45 TO 70 m2) 1 BDRM: 13 UNITS C (> 70 m2) 2 BDRM AND +: 22 UNITS D (74.85 m2 ⩽ POD < 100 m2): 30 UNITS E (118.83 m2 ⩾ POD>100 m2): 24 UNITS **121 UNITS**
GROUND ORIENTED UNITS	**N/A**
MINIMUM UNIT FLOOR AREA:	**39.61 SM = 426.37 S.F. (1 BDRM, LEVEL 2) -UNIT 205**
MAXIMUM UNIT FLOOR AREA:	**118.55 SM = 1,276.05 S.F. (5 BDRM POD, LEVEL3)-UNIT 305**
DENSITY	
SITE AREA:	2,043.8 m2
PROPOSED AREA:	RES.: 10,824.28 m2 + COMM.: 326.75 m2 = TOTAL: 11,151.03 m2
PROPOSED FSR (RES.+COMM.) :	RES.: 5.30 + COMM.: 0.16 = TOTAL FSR: 5.46
NUMBER OF UNITS:	121

APARTMENT PARKING REQUIREMENT
CORE AREA

		VEHICLE	VISITOR	BIKE	VISITOR BIKE
32 x	A	0.5	0.1	1	0.1/ UNIT
13 x	B	0.6	0.1	1.25	0.1/ UNIT
22 x	C	1	0.1	1.25	0.1/ UNIT
30 x	D	1	0.1	1.25	0.1/ UNIT
24 x	E	1	0.1	1.25	0.1/ UNIT

APARTMENT PARKING REQUIREMENT
CORE AREA

		VEHICLE	VISITOR	BIKE	VISITOR BIKE
32 x	A	16	3.20	32.00	3.2
13 x	B	7.8	1.30	16.25	1.3
22 x	C	22	2.20	27.50	2.2
30 x	D	30	3.00	37.50	3.0
24 x	E	24	2.40	30.00	2.4
SUB TOTAL:		99.8	12.1	143.25	12.10
TOTAL:		111.90 ≈ 112		155.35: 155	

		REQUIRED		PROVIDED	
BIKE STORAGE	LONG TERM	(RES.)143 + (COMM.)2 (=326.75/200)= 143+2=	143	287	301
	SHORT TERM	(121RES. UNITS X 0.1)+ (326.75/200 COMM.)=12+2=	14	14	
RESIDENTIAL PARKING		RESIDENTIAL+ VISITOR= 100 R+12 V	112	100+12	116
COMMERCIAL PARKING		326.75/80=4.08	= 4	4	
TOTAL PARKING			116		116
STORAGE LOCKER (P1)			-		53

RESIDENTIAL UNIT MATRIX

RESIDENTIAL UNITS:

		Less Than 45m2	45 - 70m2	Plus 70m2						TOTAL # Units	TOTAL # Beds
		A	B	C			D		E		
		1 Bed	1 Bed	2 Bed	2 Bed & Den	3 Bed	4 Bed	4 Bed	5 Bed		
TOP	Mech.										
	Level 15	1	1		1	1	3			7	19
	Level 14	1	1		1	1	3			7	19
BODY	Level 13	2	1		1		2	1	1	8	22
	Level 12	2	1		1		2	1	1	8	22
	Level 11	2	1		1		2	1	1	8	22
	Level 10	3	1		1		2	1	1	9	23
	Level 9	3	1		1		2	1	1	9	23
	Level 8	3	1		1		2	1	1	9	23
	Level 7	3	1		1		2	1	1	9	23
	Level 6	3	1		1		2	1	1	9	23
BASE	Level 5	2			4	1	1	1	1	10	26
	Level 4	2			4		1	1	1	9	23
	Level 3	2			4		1	1	2	10	28
	Level 2	2		1			1		1	5	13
	Level 1	1	1	1			1			4	8
	TOTAL:	32	11	2	22	0	3	27	11	13	121 317
		26%	9%	2%	18%	0%	2%	22%	9%	11%	100%

FLOOR SPACE AREA SUMMARY

FSR:

		Total Net Units Area (Excludes Exterior Walls)		Co-Living		Traditional		Amenity		Notes	Total Floor Area (Excludes Exterior Walls)		Exempted: Elec. & Mech. Shaft		Exempted: Bike Storage		Exempted: Rooftop Structures		Residential Area For FSR		Commercial Area For FSR		Residential + Commerical Area For FSR		FSR
		S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	S.M.	S.F.		S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	S.M.	S.F.	
TOP	Mech.										83.51	898.89	14.80	159.31			68.71	739.59	0.00	0.00			0.00	0.00	0.00
	Level 15	501.53	5398.42	334.86	3604.40	166.67	1794.02				588.05	6329.71	18.20	195.90					569.85	6133.81			569.85	6133.81	0.28
	Level 14	501.50	5398.10	334.86	3604.40	166.64	1793.70				588.05	6329.71	18.20	195.90					569.85	6133.81			569.85	6133.81	0.28
BODY	Level 13	606.15	6524.54	395.38	4255.83	210.77	2268.71				692.91	7458.42	18.20	195.90					674.71	7262.51			674.71	7262.51	0.33
	Level 12	606.15	6524.54	395.38	4255.83	210.77	2268.71				692.91	7458.42	18.20	195.90					674.71	7262.51			674.71	7262.51	0.33
	Level 11	606.15	6524.54	395.38	4255.83	210.77	2268.71				692.91	7458.42	18.20	195.90					674.71	7262.51			674.71	7262.51	0.33
	Level 10	581.74	6261.79	399.93	4304.81	181.81	1956.99				740.46	7970.24	18.29	196.87					722.17	7773.37			722.17	7773.37	0.35
	Level 9	581.74	6261.79	399.93	4304.81	181.81	1956.99				740.46	7970.24	18.29	196.87					722.17	7773.37			722.17	7773.37	0.35
	Level 8	581.74	6261.79	399.93	4304.81	181.81	1956.99				740.46	7970.24	18.29	196.87					722.17	7773.37			722.17	7773.37	0.35
	Level 7	581.74	6261.79	399.93	4304.81	181.81	1956.99				740.46	7970.24	18.29	196.87					722.17	7773.37			722.17	7773.37	0.35
	Level 6	581.74	6261.79	399.93	4304.81	181.81	1956.99				740.46	7970.24	18.29	196.87					722.17	7773.37			722.17	7773.37	0.35
BASE	Level 5	769.30	8280.67	386.72	4162.62	382.58	4118.05				864.55	9305.93	18.29	196.87					846.26	9109.06			846.26	9109.06	0.41
	Level 4	686.06	7384.68	303.48	3266.63	382.58	4118.05	157.66	1697.04		946.07	10183.41	18.29	196.87					927.78	9986.53			927.78	9986.53	0.45
	Level 3	805.94	8675.06	421.84	4540.65	384.10	4134.42				921.67	9920.77	18.29	196.87					903.38	9723.90			903.38	9723.90	0.44
	Level 2	353.66	3806.76	205.78	2215.00	147.88	1591.77	305.62	3289.66		788.53	8487.66	17.89	192.57					770.64	8295.09			770.64	8295.09	0.38
	Level 1	263.88	2840.38	92.54	996.09	171.34	1844.29	14.46	155.65		960.64	10340.24	17.89	192.57	14.46	155.65			601.54	6474.92	326.75	3517.11	928.29	9992.02	0.45
	TOTAL:	8609.02	92666.66	5265.87	56681.32	3343.15	35985.34	477.74	5142.35		11522.10	124022.772	287.90	3098.93	14.46	155.65	68.71	739.59	10824.28	116511.50	326.75	3517.105457	11151.03	**120028.61**	5.46

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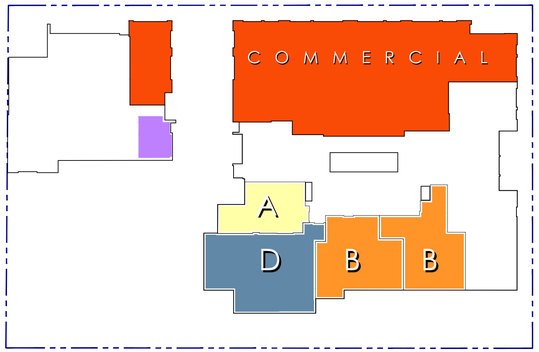
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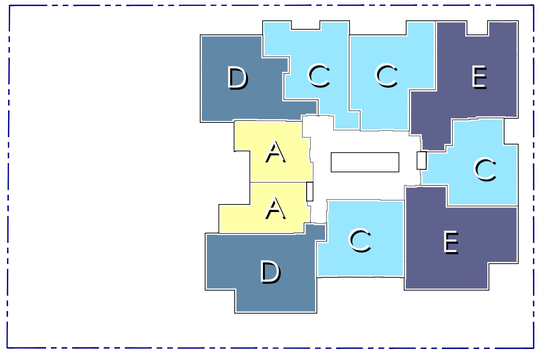
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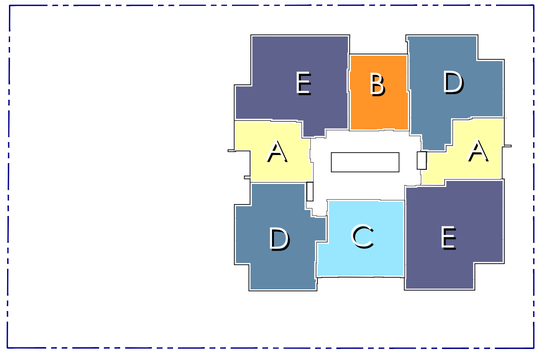
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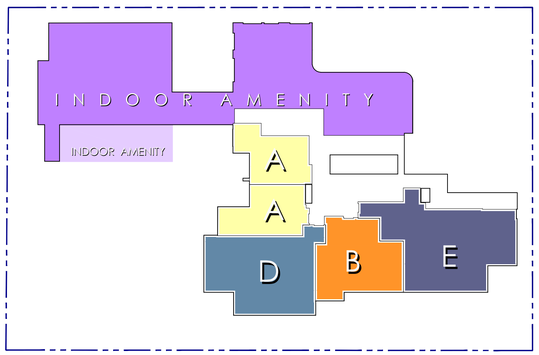
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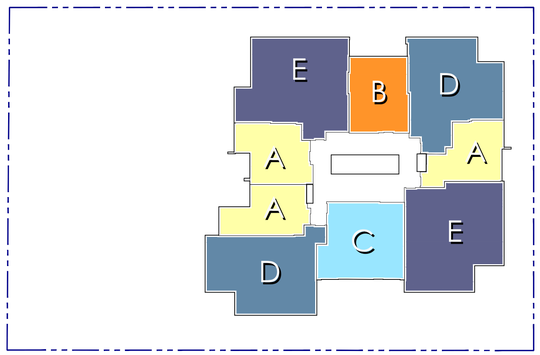
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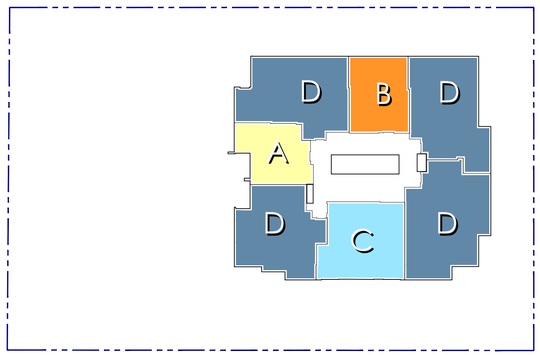
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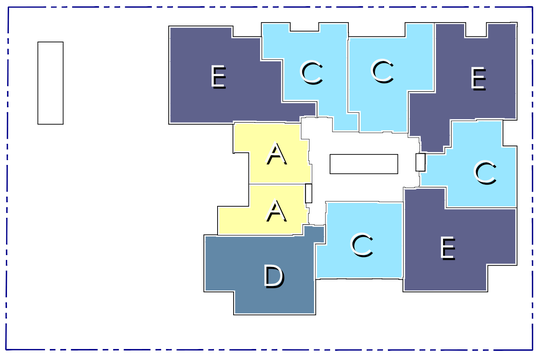
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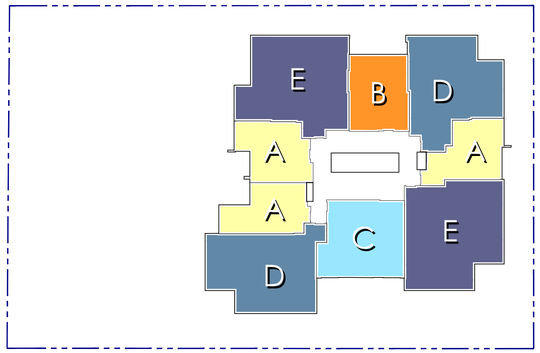
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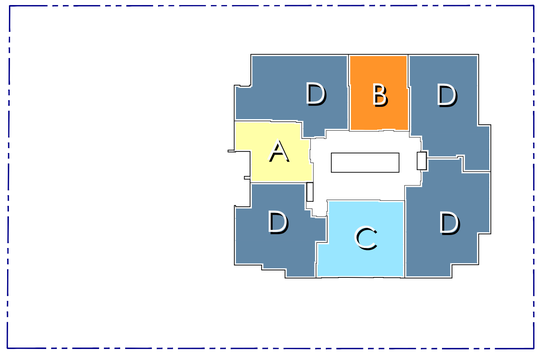
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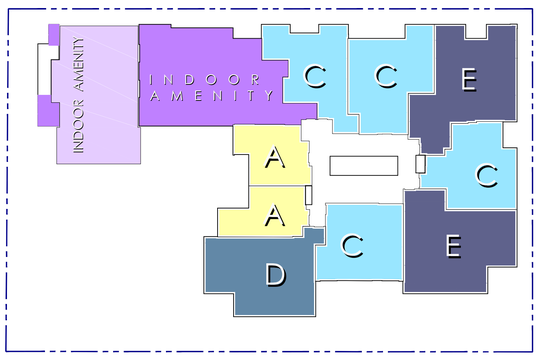
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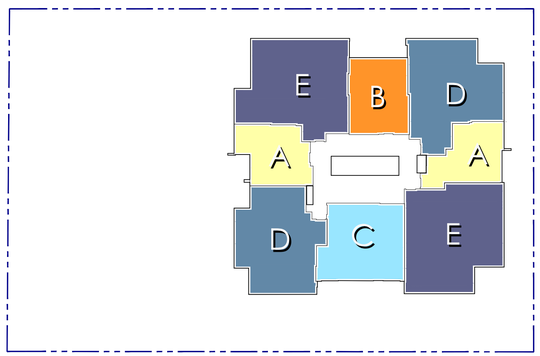
LEVELS 7-8-9-10



LEVEL 15



LEVEL 4



LEVEL 11

	AMENITY (INDOOR)	477.74 m2	
	AMENITY (OUTDOOR)		
	COMMERCIAL	326.75 m2	
32 X	A	A < 45 m2	
13 X	B	70 m2 > B > 45 m2	
22 X	C	70 m2 < C	
30 X	D	POD: 100 m2 > D	
24 X	E	POD: 100 m2 < E	

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Client
TOWNLINE

Project
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VICTORIA, BC

Drawing Title
UNIT MIX

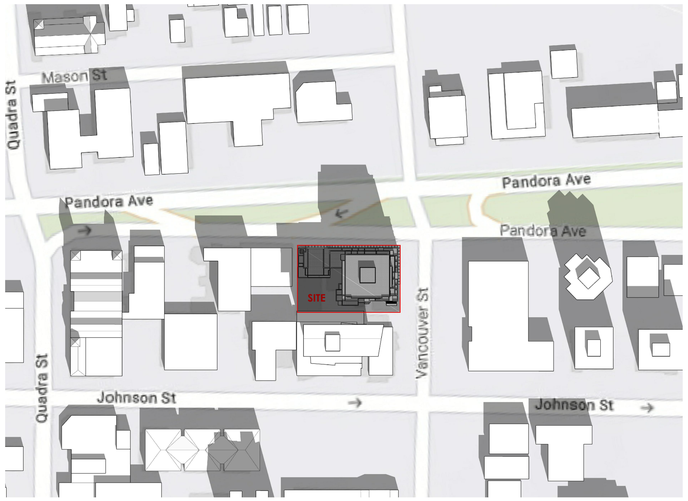
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23-Nov-21 Nolyn

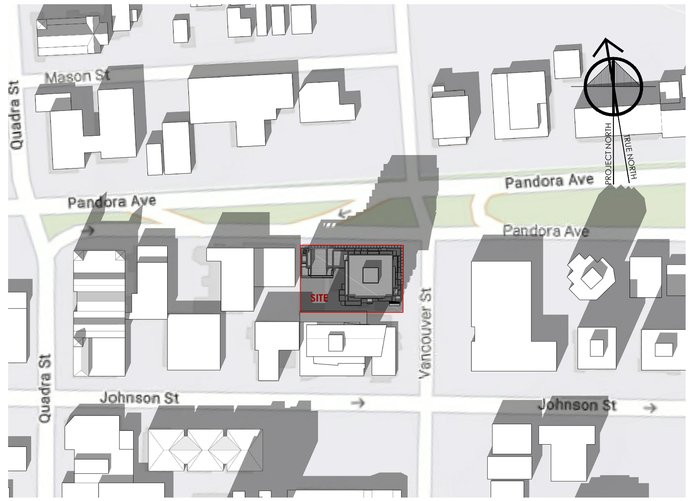
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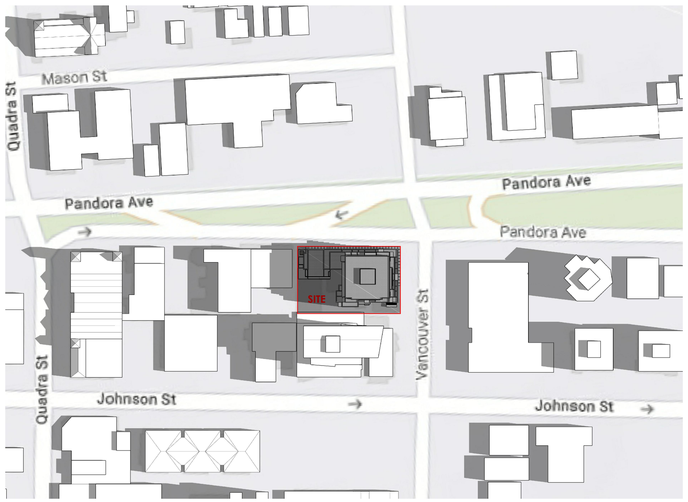
MARCH 21ST 9:00AM



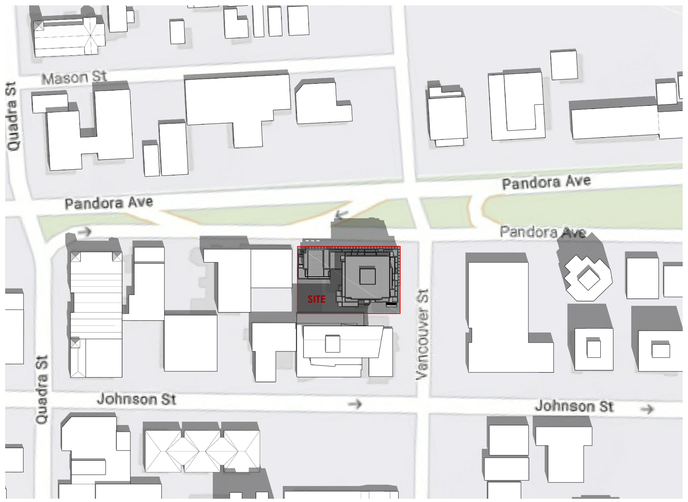
MARCH 21ST 12:00PM



MARCH 21ST 2:00PM



JUNE 21ST 9:00AM



JUNE 21ST 12:00PM



JUNE 21ST 2:00PM



DECEMBER 21ST 9:00AM



DECEMBER 21ST 12:00PM



DECEMBER 21ST 2:00PM

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Client
TOWNLINE

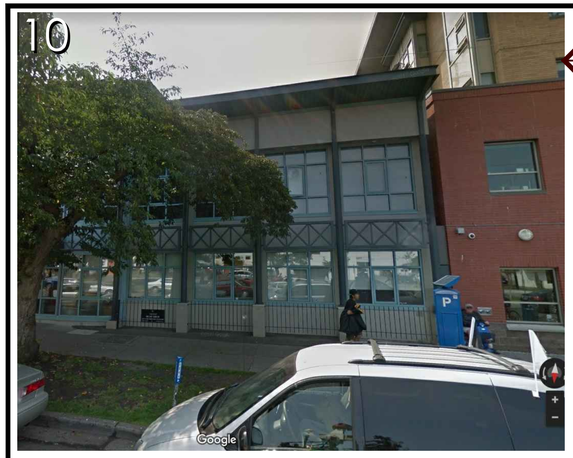
Project
1468 VANCOUVER ST.
VICTORIA, BC

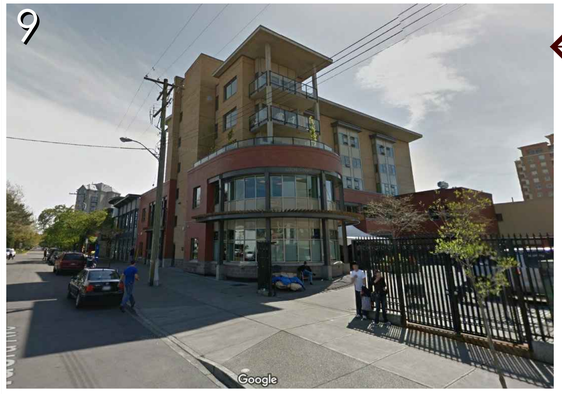
Drawing Title
SHADOW STUDY

Date: NOV. 2021
Project No. 18-57
Scale: N.T.S.
Drawing No. A0-03
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

23-Nov-21 Nolyn

H:\18-57\EXPORT\D P REV # 6 2021-11-10\ A0-03 SHADOW STUDY.dwg 2021-11-23 4:57:50 PM Nolyn

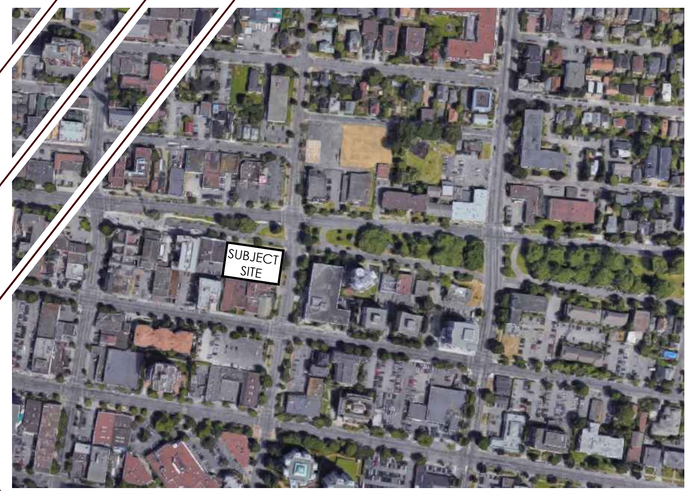






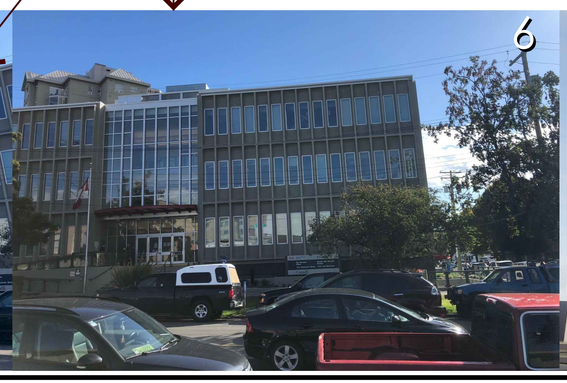


CONTEXT PLAN



LOCATION PLAN



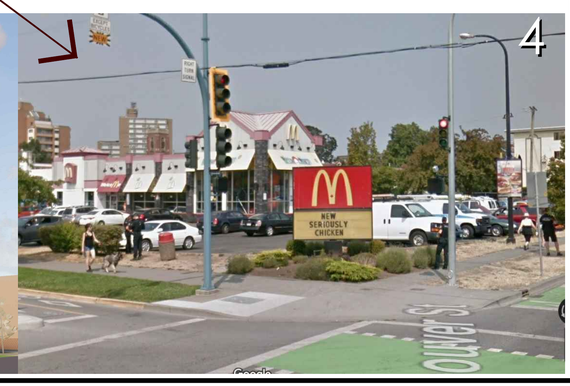












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IN PROGRESS

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Client
TOWNLINE

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
CONTEXT PLAN

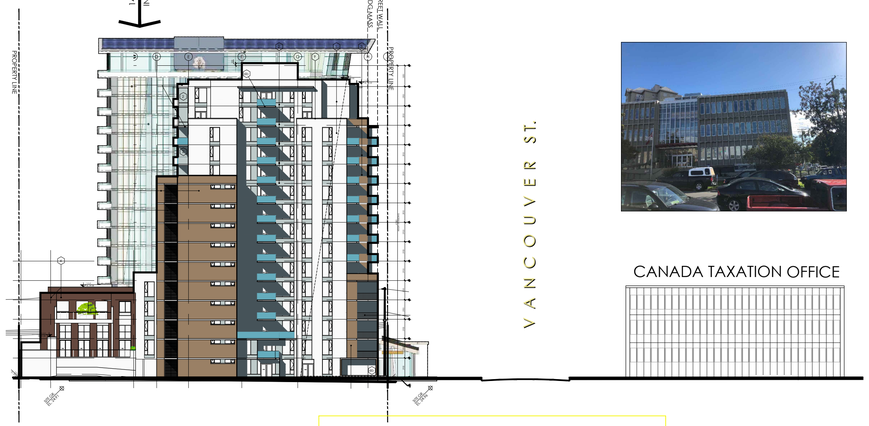
Date: NOV. 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-04
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

23-Nov-21 Nolyn

H:\ 18-57\EXPORT\D P REV # 6 2021-11-10\ A0-04 CONTEXT PLAN.dwg 2021-11-23 4:57:55 PM Nolyn



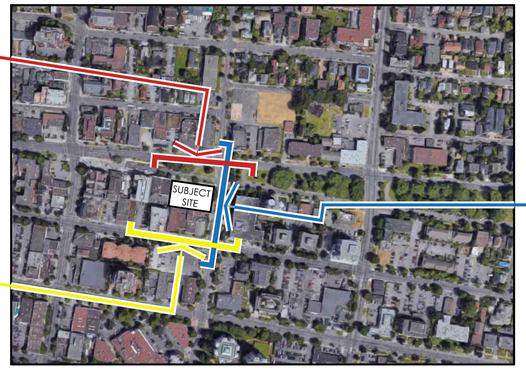
1400 VANCOUVER STR.





JOHNSON ST.

VANCOUVER ST.



LOCATION PLAN



MONARCH CONDOMINIUM





ALIX GOOLDEN PERFORMANCE HALL

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Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
STREETSCAPE

Date: NOV. 2021
Project No. 18-57
Scale: N.T.S.
Drawing No. A0-05
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A0-05 STREETSCAPE.dwg 2021-11-23 4:58:03 PM Nolyn

23-Nov-21 Nolyn



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1468 VANCOUVER ST.

VICTORIA, BC

Drawing Title

NORTH EAST VIEW

Date: NOV. 2021

Project No. 18-57

Scale: N.T.S.

Drawing No. A0-06

Drawn By: BNA

File name:
H:\18-57\EXPORT\D P
REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A0-06 VIEW-NORTH EAST - New.dwg 2021-11-23 4:58:04 PM Nolyn

23-Nov-21 Nolyn



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1468 VANCOUVER ST.

VICTORIA, BC

Drawing Title

NORTH WEST VIEW

Date: NOV. 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-07
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

23-Nov-21 Nolyn

H:\18-57\EXPORT\D P REV # 6 2021-11-10\ A0-07 VIEW NORTH WEST - New.dwg 2021-11-23 4:58:09 PM Nolyn



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Project

1468 VANCOUVER ST.

VICTORIA, BC

Drawing Title

SOUTH EAST VIEW

Date: NOV. 2021

Project No. 18-57

Scale: N.T.S.

Drawing No. A0-08

Drawn By: BNA

File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\ A0-08 VIEW-SOUTH EAST.dwg 2021-11-23 4:58:14 PM Nolyn

23-Nov-21 Nolyn



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TOWNLINE

Project

1468 VANCOUVER ST.

VICTORIA, BC

Drawing Title

SOUTH WEST
BIRD'S-EYE VIEW

Date: NOV. 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-09
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A0-09 VIEW-SOUTH WEST - New.dwg 2021-11-23 4:58:19 PM Nolyn

23-Nov-21 Nolyn



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Project

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VICTORIA, BC

Drawing Title

BREEZEWAY

Date: NOV. 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-10
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

23-Nov-21 Nolyn

H:\18-57\EXPORT\D P REV # 6 2021-11-10\ A0-10 VIEW, BREEZEWAY - New.dwg 2021-11-23 4:58:24 PM Nolyn



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VICTORIA, BC

Drawing Title

NORTH EAST
CLOSE-UP

Date: NOV. 2021

Project No. 18-57

Scale: N.T.S.

Drawn By: BNA

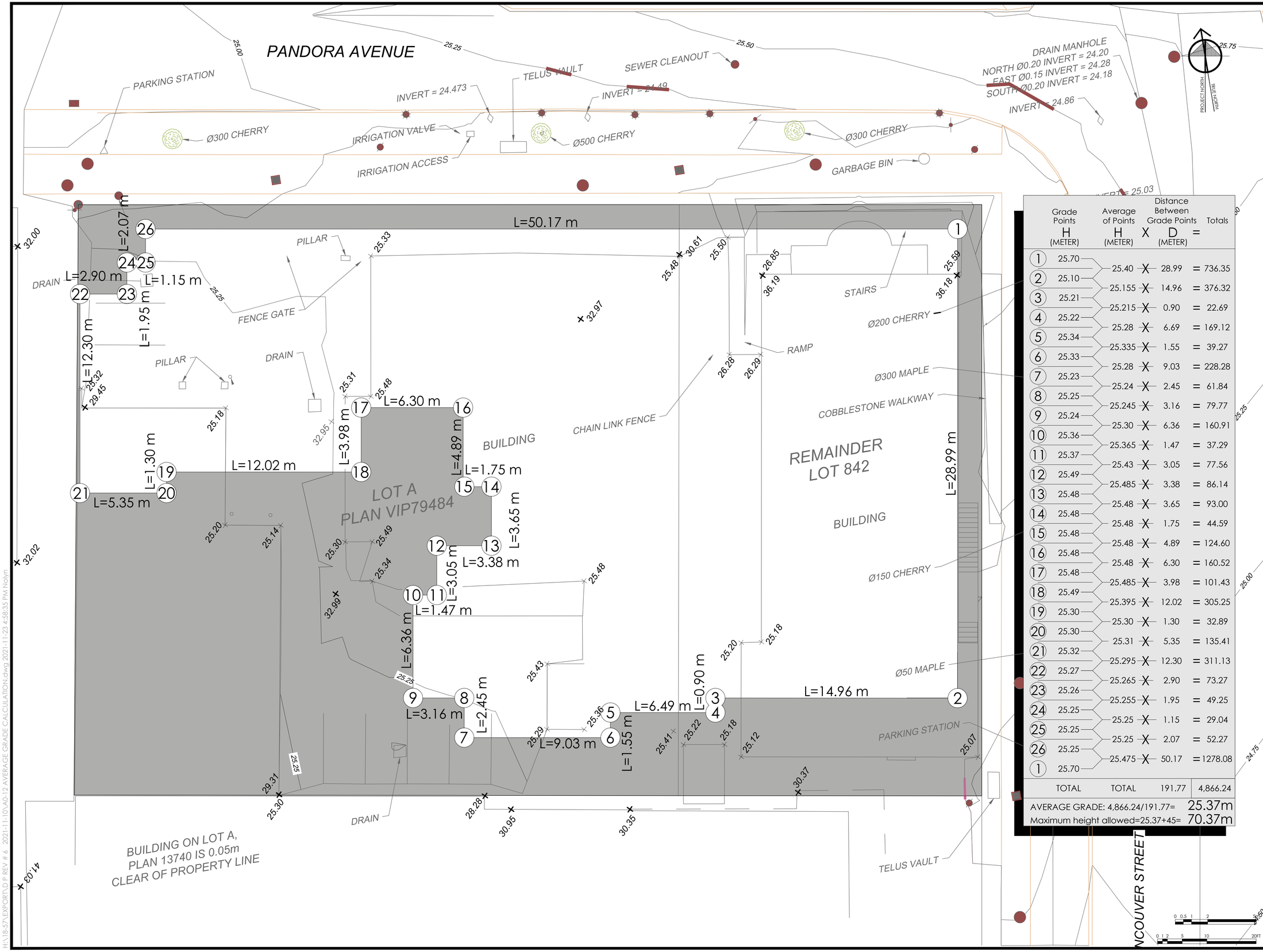
Drawing No.

A0-11

File name:
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REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A0-11 NORTH EAST Close-up.dwg 2021-11-23 4:58:29 PM Nolyn

23-Nov-21 Nolyn



	Grade Points H (METER)		Average of Points H (METER)	X	Distance Between Grade Points D (METER)	=	Totals
1	25.70		25.40	X	28.99	=	736.35
2	25.10		25.155	X	14.96	=	376.32
3	25.21		25.215	X	0.90	=	22.69
4	25.22		25.28	X	6.69	=	169.12
5	25.34		25.335	X	1.55	=	39.27
6	25.33		25.28	X	9.03	=	228.28
7	25.23		25.24	X	2.45	=	61.84
8	25.25		25.245	X	3.16	=	79.77
9	25.24		25.30	X	6.36	=	160.91
10	25.36		25.365	X	1.47	=	37.29
11	25.37		25.43	X	3.05	=	77.56
12	25.49		25.485	X	3.38	=	86.14
13	25.48		25.48	X	3.65	=	93.00
14	25.48		25.48	X	1.75	=	44.59
15	25.48		25.48	X	4.89	=	124.60
16	25.48		25.48	X	6.30	=	160.52
17	25.48		25.485	X	3.98	=	101.43
18	25.49		25.395	X	12.02	=	305.25
19	25.30		25.30	X	1.30	=	32.89
20	25.30		25.31	X	5.35	=	135.41
21	25.32		25.295	X	12.30	=	311.13
22	25.27		25.265	X	2.90	=	73.27
23	25.26		25.255	X	1.95	=	49.25
24	25.25		25.25	X	1.15	=	29.04
25	25.25		25.25	X	2.07	=	52.27
26	25.25		25.475	X	50.17	=	1278.08
1	25.70						
	TOTAL		TOTAL		191.77		4,866.24

AVERAGE GRADE: 4,866.24/191.77= 25.37m
Maximum height allowed=25.37+45= 70.37m

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Client
TOWNLINE

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
AVERAGE GRADE CALCULATION

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A0-12
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A0-12 AVERAGE GRADE CALCULATION.dwg 2021-11-23 4:58:35 PM Nolyn

23-Nov-21 Nolyn

TOPOGRAPHIC PLAN OF LOT A, LOTS 842, 843 AND 844, PLAN VIP79484; AND OF LOT 842, EXCEPT PARCEL B (DD 118179i); BOTH IN VICTORIA CITY.

0 2 4 6 8

All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 864mm in width by 559mm in height (D-Size) when plotted at a scale of 1:150.

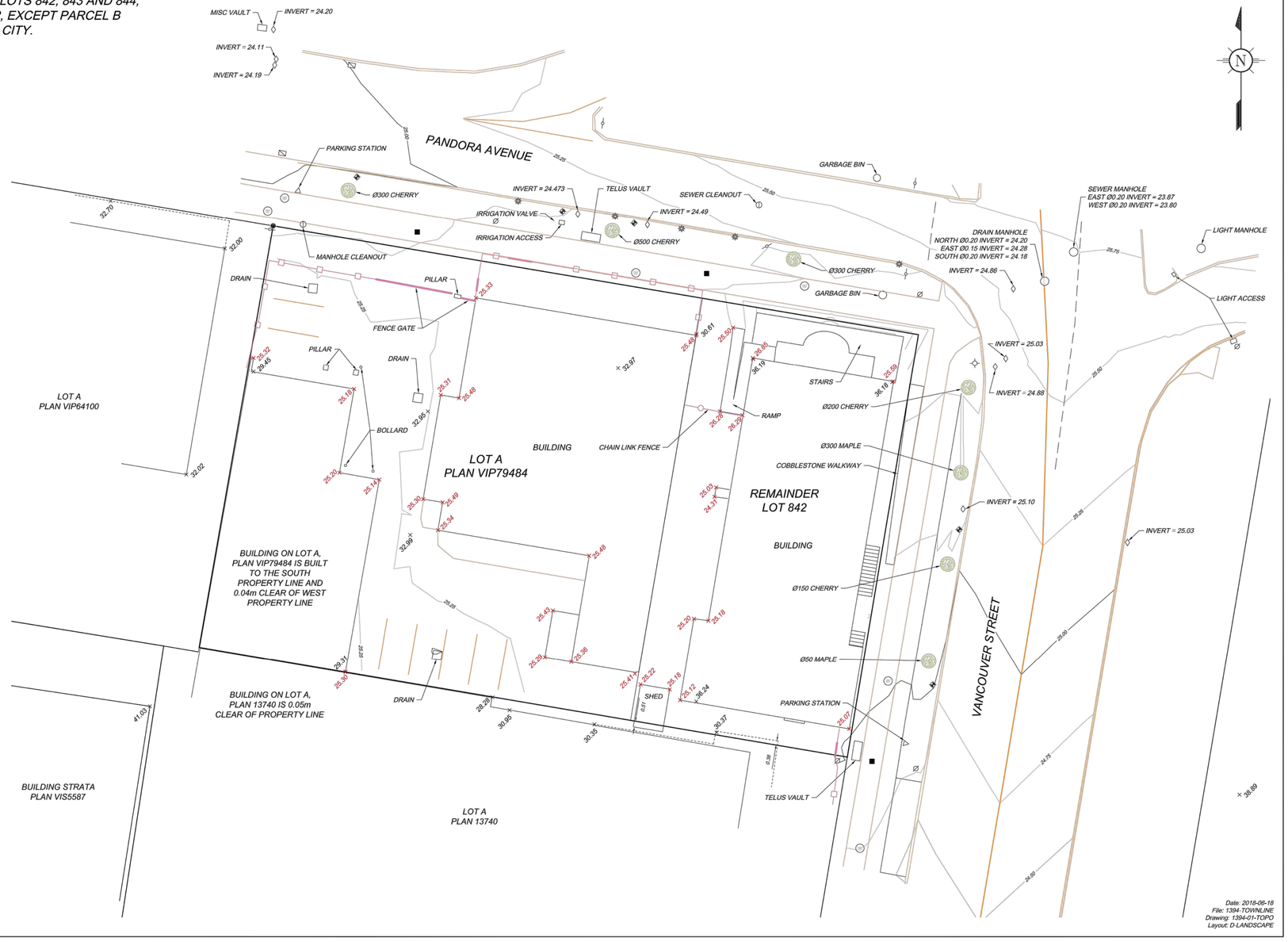
LEGEND

- denotes Standard Iron Post found
- denotes Lead Plug found
- denotes Manhole
- denotes Water Main Manhole
- denotes Catch Basin
- denotes Cleanout
- denotes Hydrant
- denotes Sprinklers
- denotes Parking number or meter
- denotes Water Valve
- denotes Sign
- denotes Tree
- denotes Yellow Paint
- denotes White Paint
- denotes Roof Elevation
- denotes Building Elevation

Contours are at a 0.25 metre interval.

Elevations are based on ties to integrated control monument 16-76 and are referred to the CGVD28 datum.

Civic Address:
971 Pandora Avenue (PID: 026-402-785)
981 Pandora Avenue (PID: 009-392-084)



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

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Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
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www.plsi.ca

Date: 2018-06-18
File: 1394-TOWNLINE
Drawing: 1394-01-TOPO
Layout: D-LANDSCAPE

0 0.5 1 2 5m
0 1 2 5 10 20FT

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Client: TOWNLINE

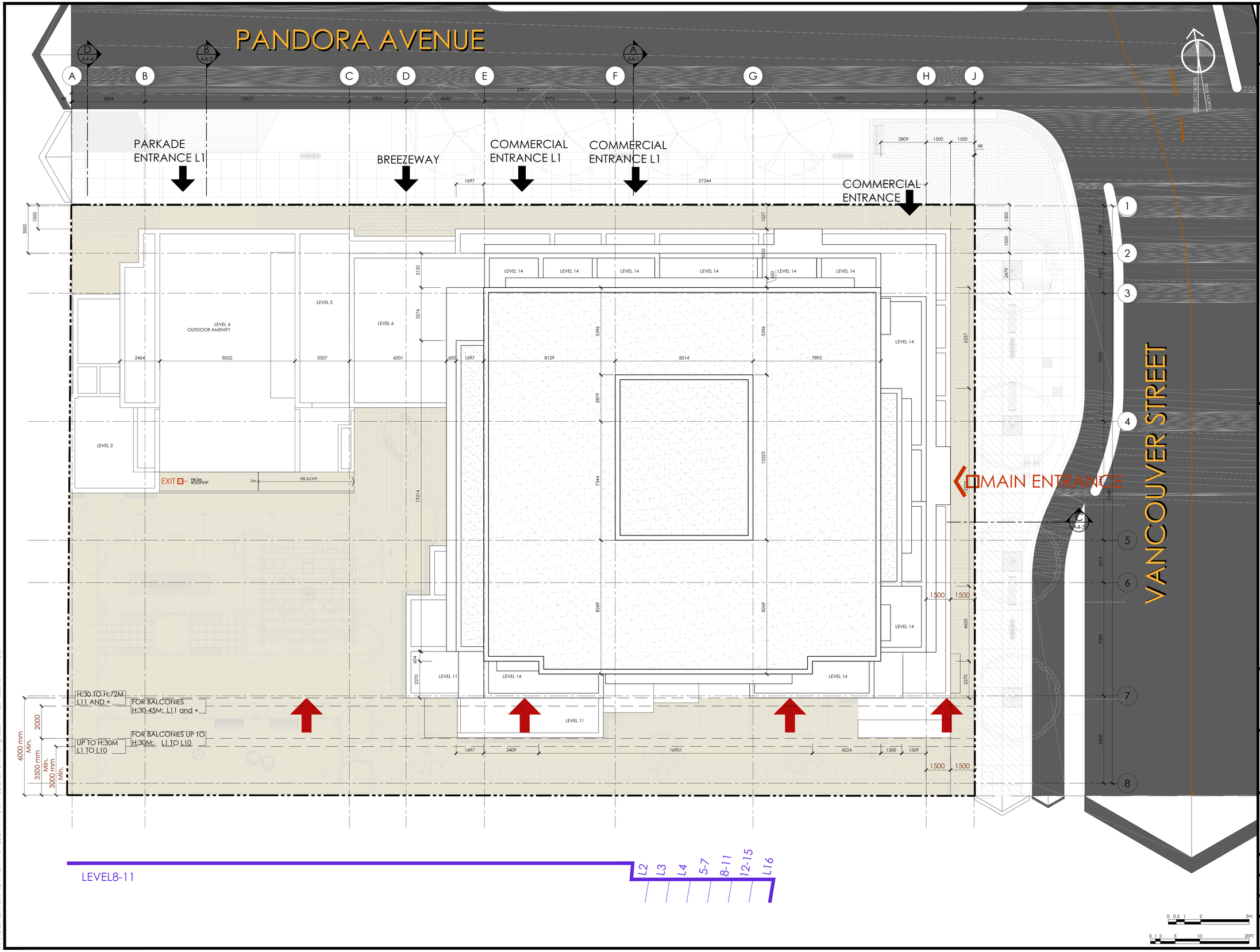
Project: 1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title: SURVEY

Date: NOV. 2021	Project No. 18-57
Scale:	Drawing No. A1-01
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

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23-Nov-21 Nolyn



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6	NOV. 2021	REVISION #6	

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V6Z 2L9 CANADA
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Client

Project
1468 VANCOUVER ST.
VICTORIA, BC

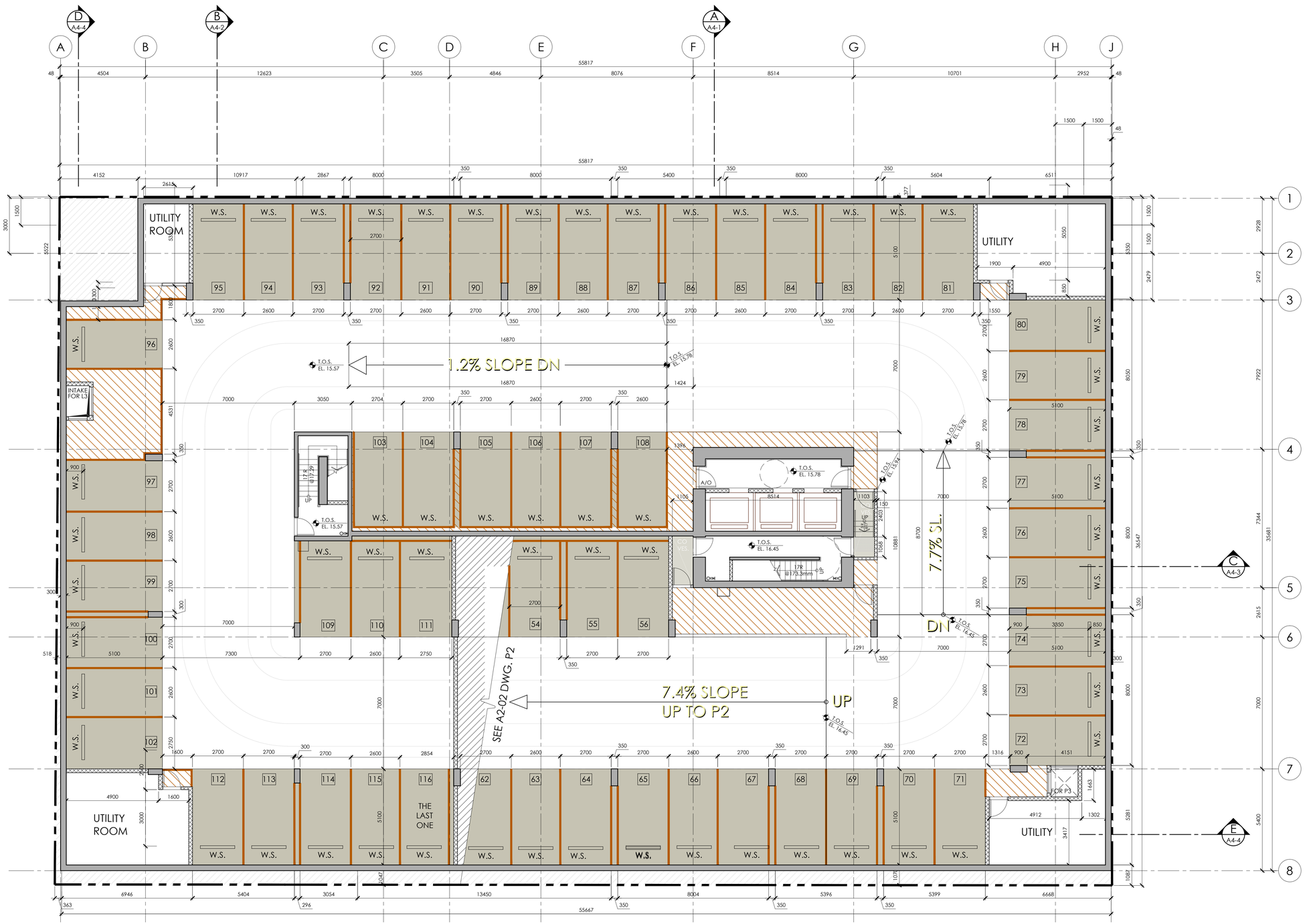
Drawing Title
SITE PLAN

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A1-02
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

0 0.5 1 2 5m
0 1 2 5 10 20FT

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Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
PARKING P3

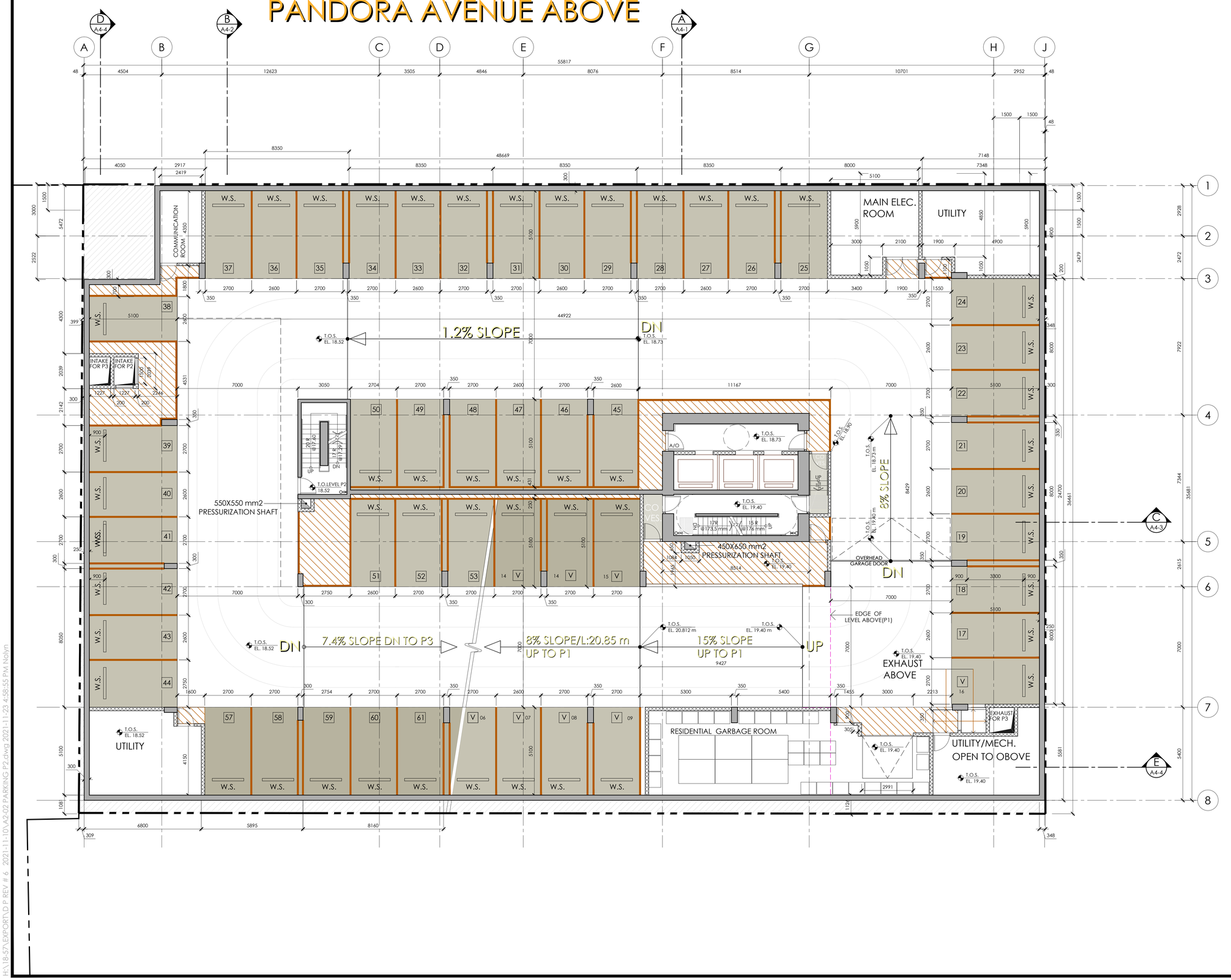
Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-01
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

0 0.5 1 2 5m
0 1 2 5 10 20FT

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23-Nov-21 Nolyn

PANDORA AVENUE ABOVE



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Project
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VICTORIA, BC

Drawing Title
PARKING P2

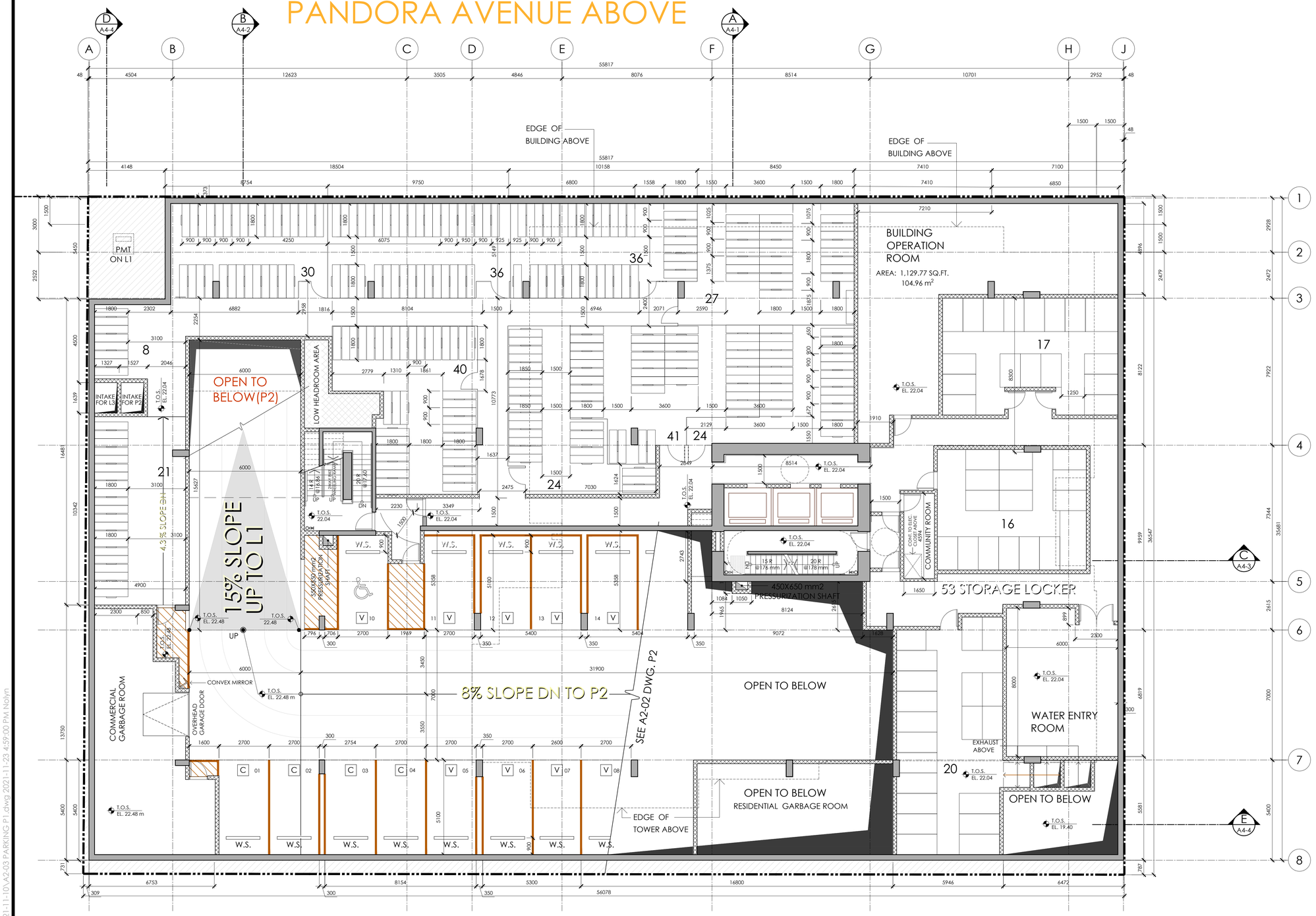
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Project No. 18-57
Scale: 1:100
Drawing No. A2-02
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

0 0.5 1 2 5m
0 1 2 5 10 20FT

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PANDORA AVENUE ABOVE



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Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
PARKING P1

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-03
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

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0 1 2 5 10 20FT

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23-Nov-21 Nolyn

PANDORA AVENUE

VANCOUVER STREET

PARKADE ENTRANCE L1

BREEZEWAY

COMMERCIAL ENTRANCE L1

COMMERCIAL ENTRANCE L1

COMMERCIAL ENTRANCE

SITE GR. EL. 25.12

SITE GR. EL. 25.19

SITE GR. EL. 25.20

SITE GR. EL. 25.28

SITE GR. EL. 25.30

SITE GR. EL. 25.60

SITE GR. EL. 25.89

PROJECT NORTH

TRUE NORTH

D A4-4 · B A4-2 · A A4-1 · C A4-3

A B C D E F G H J

48 4504 12623 3505 4846 8076 8514 10701 2952 48 = 55817

1679 935 1505 = 4119

10405

1500 1500 = 3000

4152 6800 1396 4627 6301

5350 300 7396 1500 1396 1079 3780 1219 5617 1578 4587 4742 1578 1500 = 29278

3000 1500 4019 200 2700 2700 2039 5959 4640

T.O.S. EL. 25.07 · 4% SL. · 3000 · T.O.S. EL. 25.07 · EXIT

PMT

DECORATIVE FENCE

(MUSIC ROOM) 33.59 m2

ALUMINUM OVERHEAD DOORS WITH TEMPERED GLASS PANELS.

NO VEHICULAR ACCESS SEE LANDSCAPE DRAWINGS

GLASS PANELS. DOORS WITH TEMPERED ALUMINUM OVERHEAD

RWL

L: 200 1 IN 20 (5%) SL. · DN · UP

T.O.S. EL. 26.00

EDGE OF LEVEL ABOVE

COMMERCIAL:

8% SL. 3000 · T.O.S. EL. 24.40

WASTE/ RECYCLING STAGING AREA

T.O.S. EL. 24.55

T.O.S. EL. 25.37

T.O.S. EL. 25.60

T.O.S. EL. 26.00

Reception · Office

Concierge / Rental Office

Bench

L: 480 1 IN 12 (8.3%) SL.

INTAKE FOR L3 · INTAKE FOR L2

OVERHEAD GARAGE DOOR 6000

T.O.S. DN EL. 24.40 · 7 @ 182.57mm · EXIT

GENERATOR ROOM

15% SL. DN TO P1

AMENITY (BIKE LOUNGE) 14.45

2 HR @16.66 2WAY BIKE · 2 HR @16.66 WHEELING RAMP

T.O.S.L2 EL. 25.60 · T.O.S. EL. 26.09 FROM ROOFTOP · DN · 8% SLOPE

EXIT · EXIT

5100 250 6000 6397 5100 3416 996 1873 896 3765 193 947 2000 2303 12124

EXIT · EXIT

178 @ 173.3mm · 7 · 2426 · 6213 · 8513 · 7507 · 2488

LOBBY

Vestibule

Primary Operable Door

Annunciator Panels · Entrance

MAIN ENTRANCE

EXIT FOR P1,P2 & L1 UNITS

EDGE OF LEVEL ABOVE

178 @ 178 mm · 178 @ 173.3mm · 1562 · ELEC. 1490X942

178 @ 173.3mm

Mailroom

SIAMESE CONN.

PARCEL ROOM

Garbage Recycling Below · Inside Parcel Storage · Open Shelf Storage - 2 Bay · Cold Storage - 3 Bay

SEE LANDSCAPE DRAWINGS

PATIO

B1	1 BEDROOM
104	43.11 m2 464.03 SF

C1	4 POD
103	92.54m2 996.68 SF

D1	2 BEDROOM
102	64.20 m2 712.59 SF

E1	1 BED
101	61.99 m2 667.27 SF

EXHAUST FOR P1 · EXHAUST FOR P2 · EXHAUST FOR P3

GAS METER

1500 1500 = 3000

1050 2352 2134 10596 1931 1830 999 1351 1100 6049 3597 = 35681

2928 2472 2922 7922 813 3473 813 1756 6494 4738 7344 = 35681

2615 7000 5400

1 2 3 4 5 6 7 8

H:30 TO H:72M L11 AND + · FOR BALCONIES H:30-45M: L11 and +

UP TO H:30M L1 TO L10 · FOR BALCONIES UP TO H:30M: L1 TO L10

6000 mm Min. · 3500 mm Min. · 3000 mm Min. · 2000

18664

LEVEL8-11

L2 L3 L4 5-7 8-11 12-15 L16

FLOORPLATE: 12468.21 S.F.
1,158.33 S.M.

0 0.5 1 2 5m

0 1 2 5 10 20FT

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Client

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 1

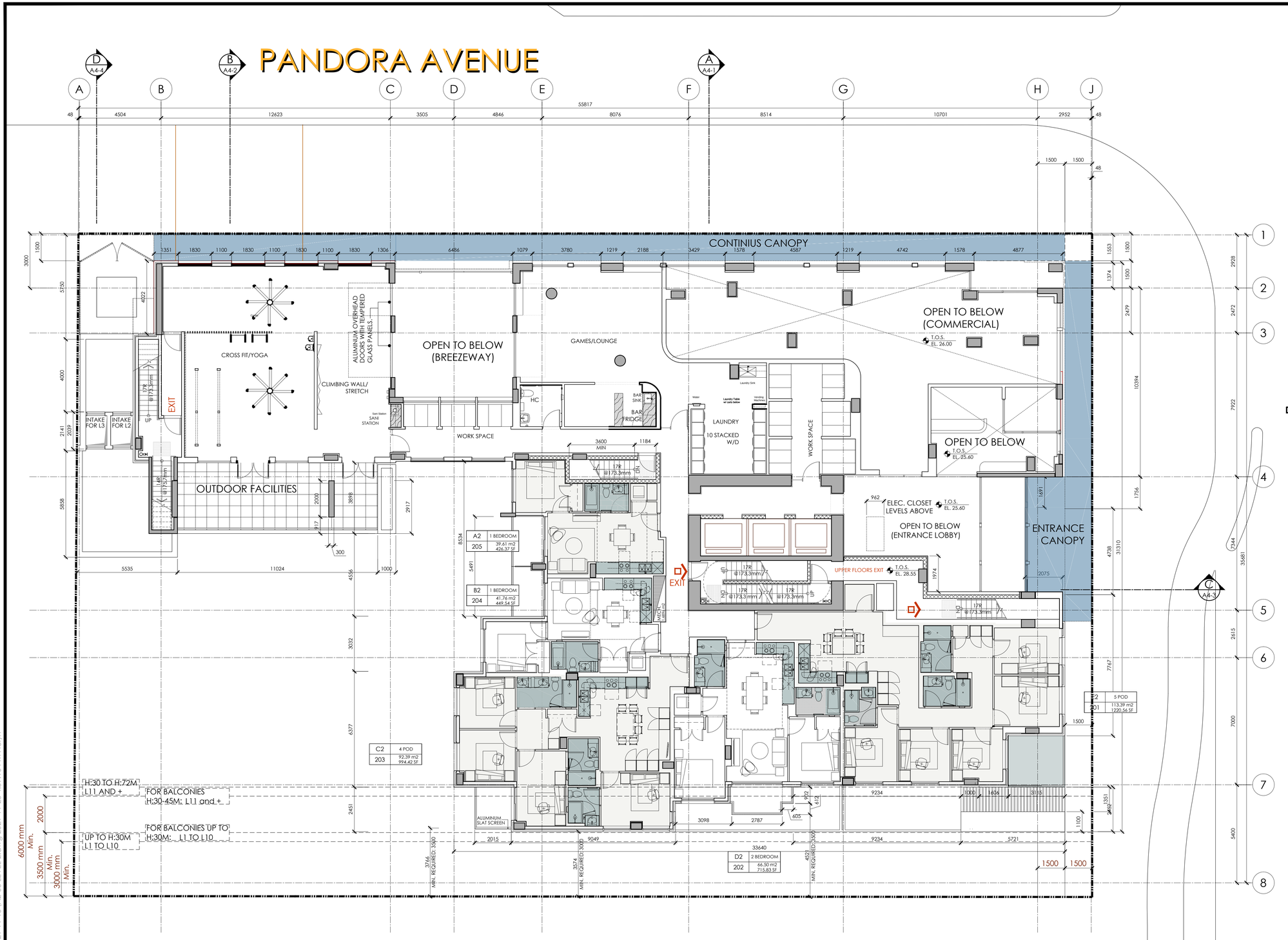
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Drawing No. A2-04
Drawn By: BNA
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H:\18-57\EXPORT\D P REV # 6 2021-11-10\A2-04 LEVEL 1.dwg 2021-11-23 6:33:55 PM BABAK

23-Nov-21 BABAK

PANDORA AVENUE

VANCOUVER STREET



FLOORPLATE: 12,075.56 S.F.
1,121.86S.M.

*FLOORPLATE INCLUDES 2,406.73 S.F. OF OPEN TO BELOW AREA

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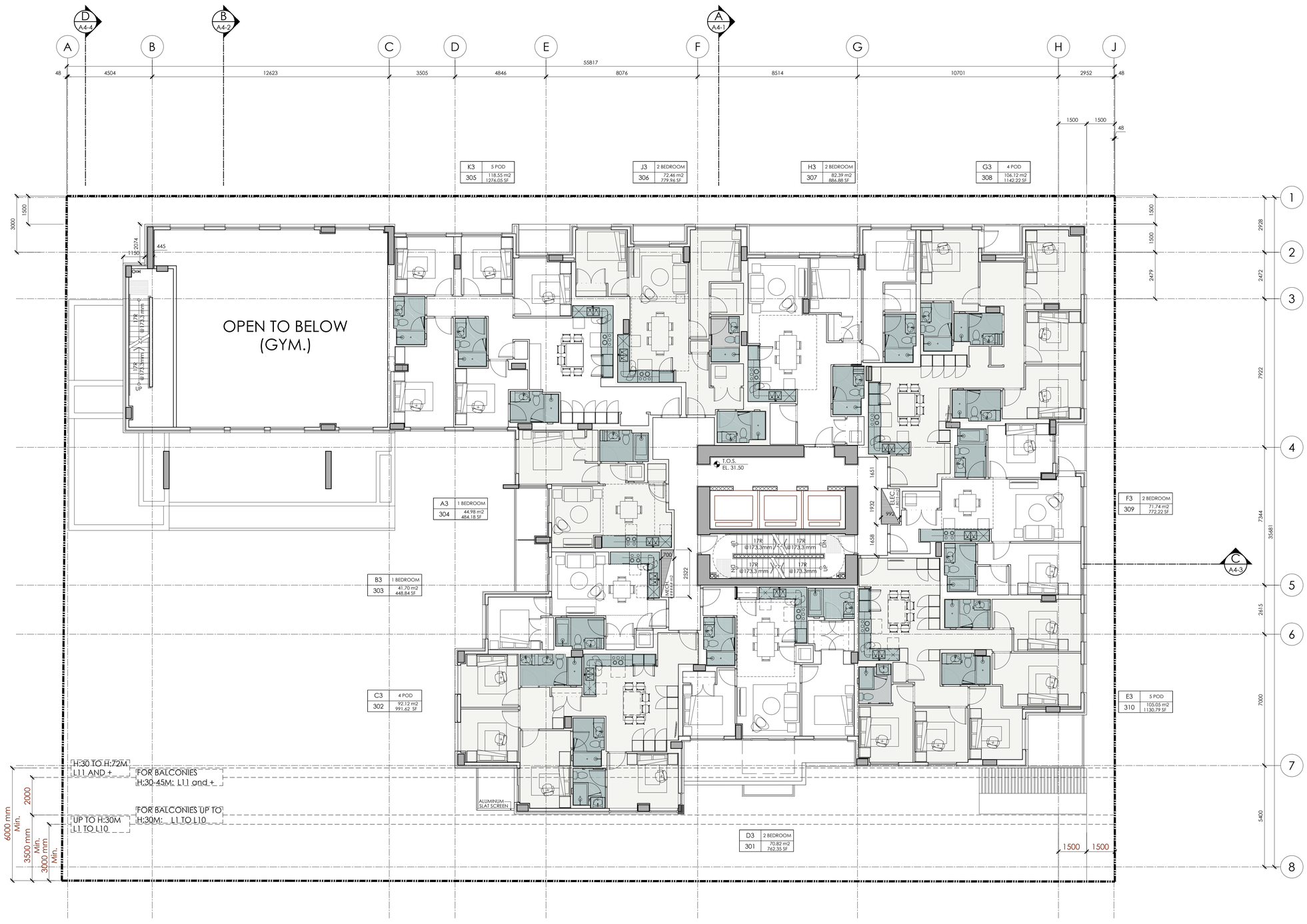
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 2

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-05
Drawn By: BNA
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H:\18-57\EXPORT\D P REV # 6 2021-11-10\ A2-05 LEVEL 2.dwg 2021-11-23 4:59:10 PM Nolyn

23-Nov-21 Nolyn



FLOORPLATE: 11878.34 S.F.
1103.53 S.M.

*FLOORPLATE INCLUDES 1289.61 S.F. OF OPEN TO BELOW AREA

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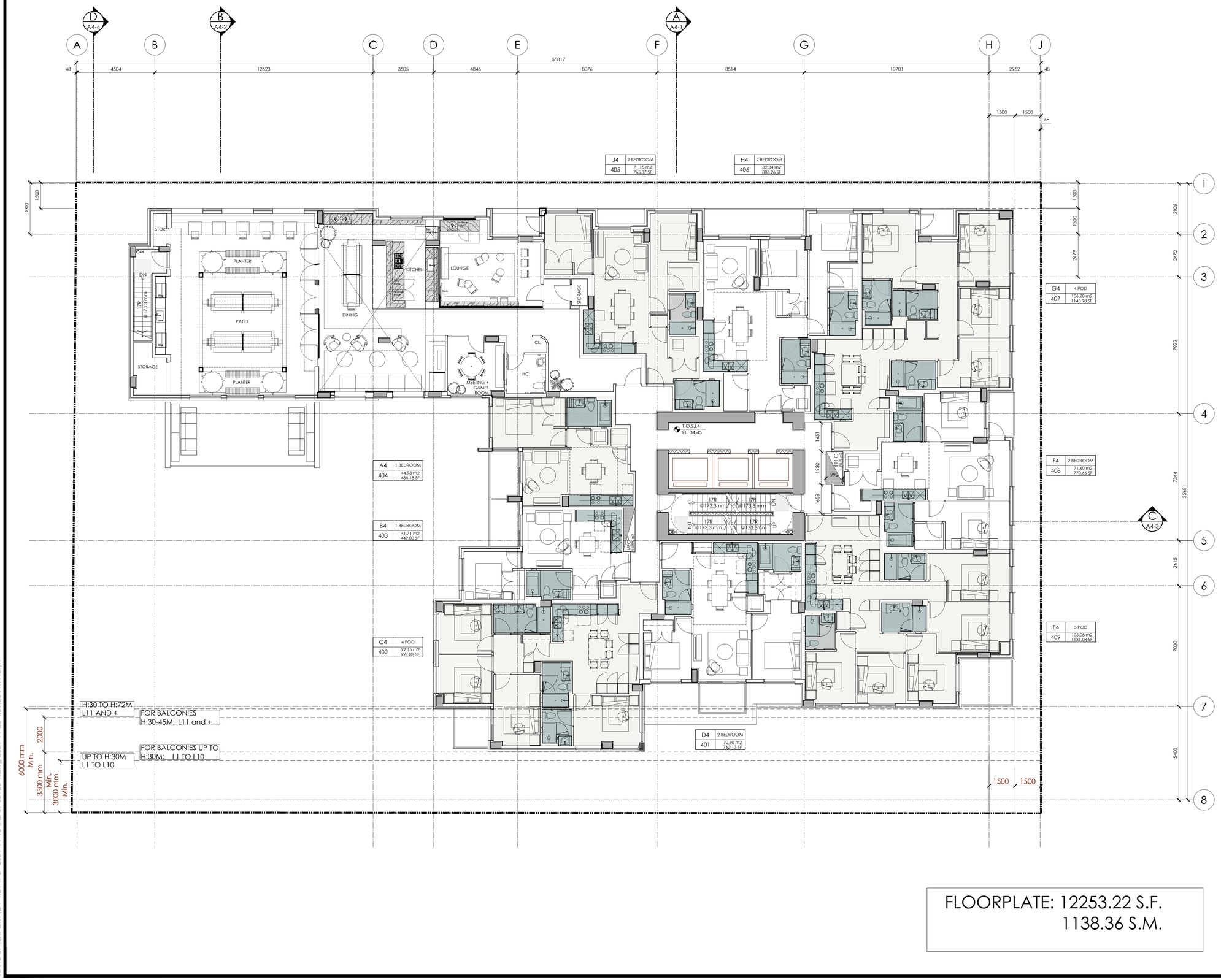
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 3

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-06
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

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23-Nov-21 Nolyn



FLOORPLATE: 12253.22 S.F.
1138.36 S.M.

0 0.5 1 2 5m
0 1 2 5 10 20FT

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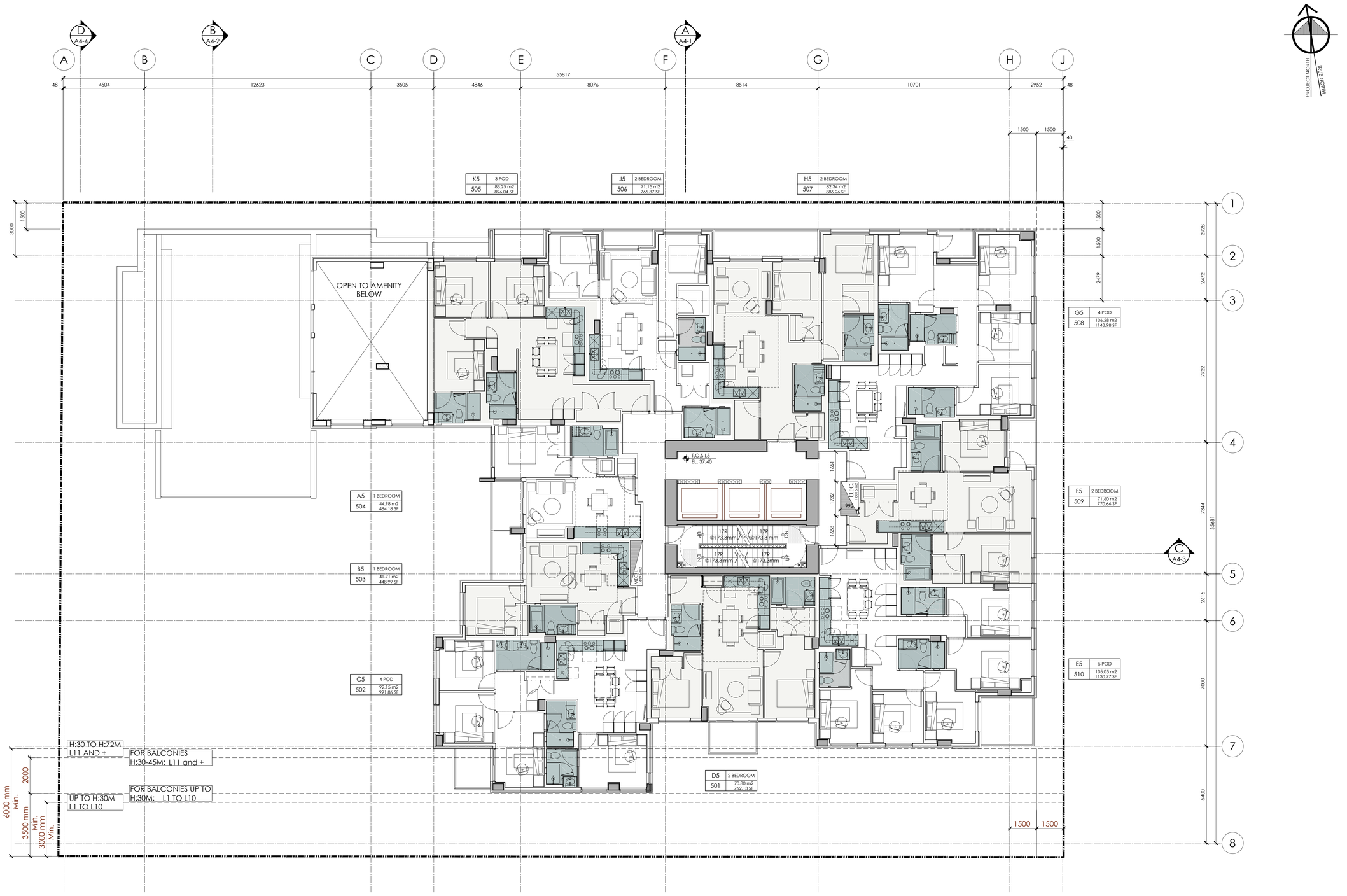
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Project
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VICTORIA, BC

Drawing Title
LEVEL 4

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-07
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10



FLOORPLATE: 10480.65 S.F.
973.68 S.M.

0 0.5 1 2 5m
0 1 2 5 10 20FT

PROJECT NORTH
TRUE NORTH

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VICTORIA, BC

Drawing Title
LEVEL 5

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-08
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A2-08 LEVEL 5.dwg 2021-11-23 4:59:25 PM Nolyn

23-Nov-21 Nolyn



FLOORPLATE: 8404.85 S.F.
780.84 S.M.

0 0.5 1 2 5m
0 1 2 5 10 20FT

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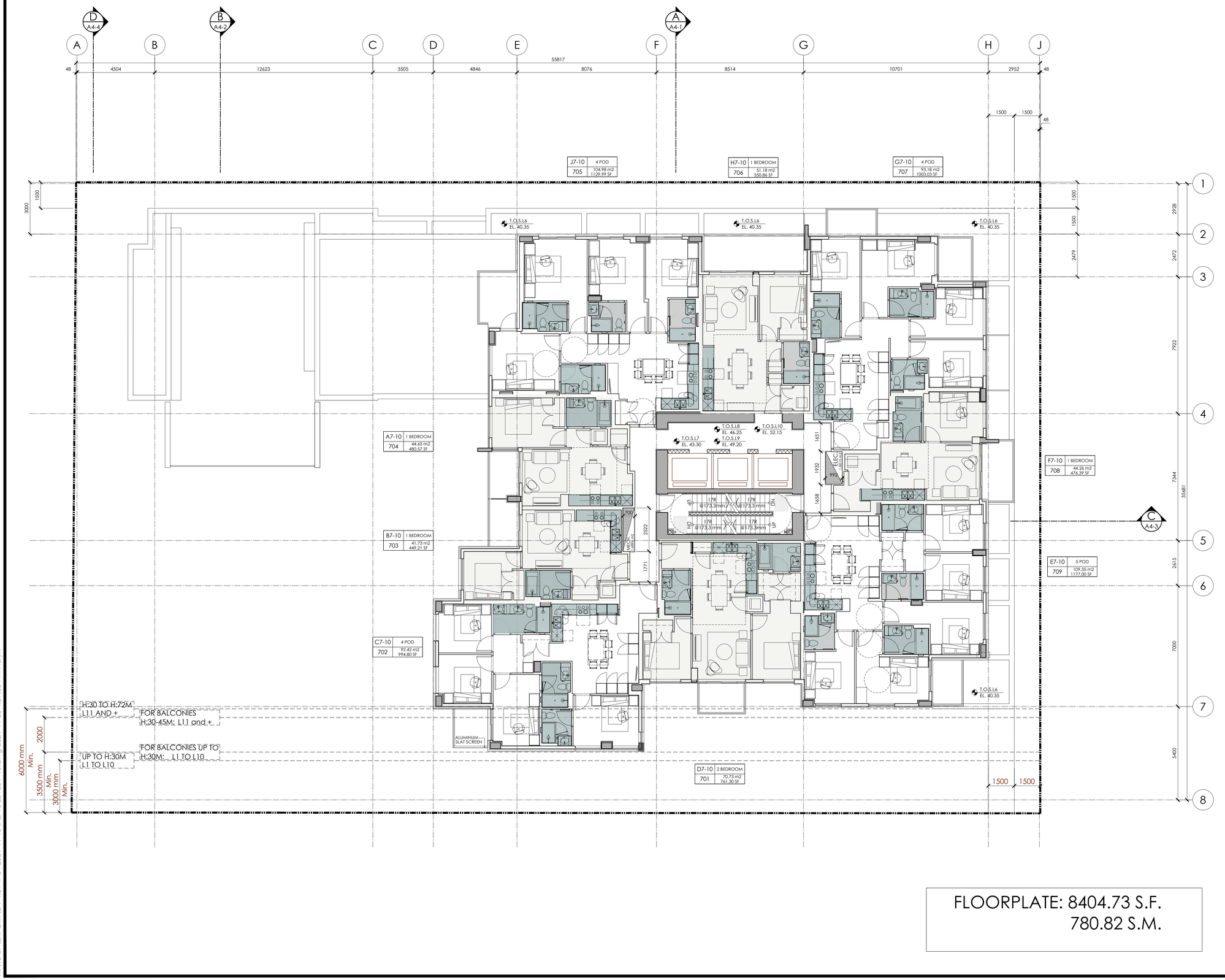
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 6

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-09
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A2-09 LEVEL 6.dwg 2021-11-23 4:59:30 PM Nolyn

23-Nov-21 Nolyn



FLOORPLATE: 8404.73 S.F.
780.82 S.M.

0 0.5 1 2 5m
0 1 2 5 10 20FT

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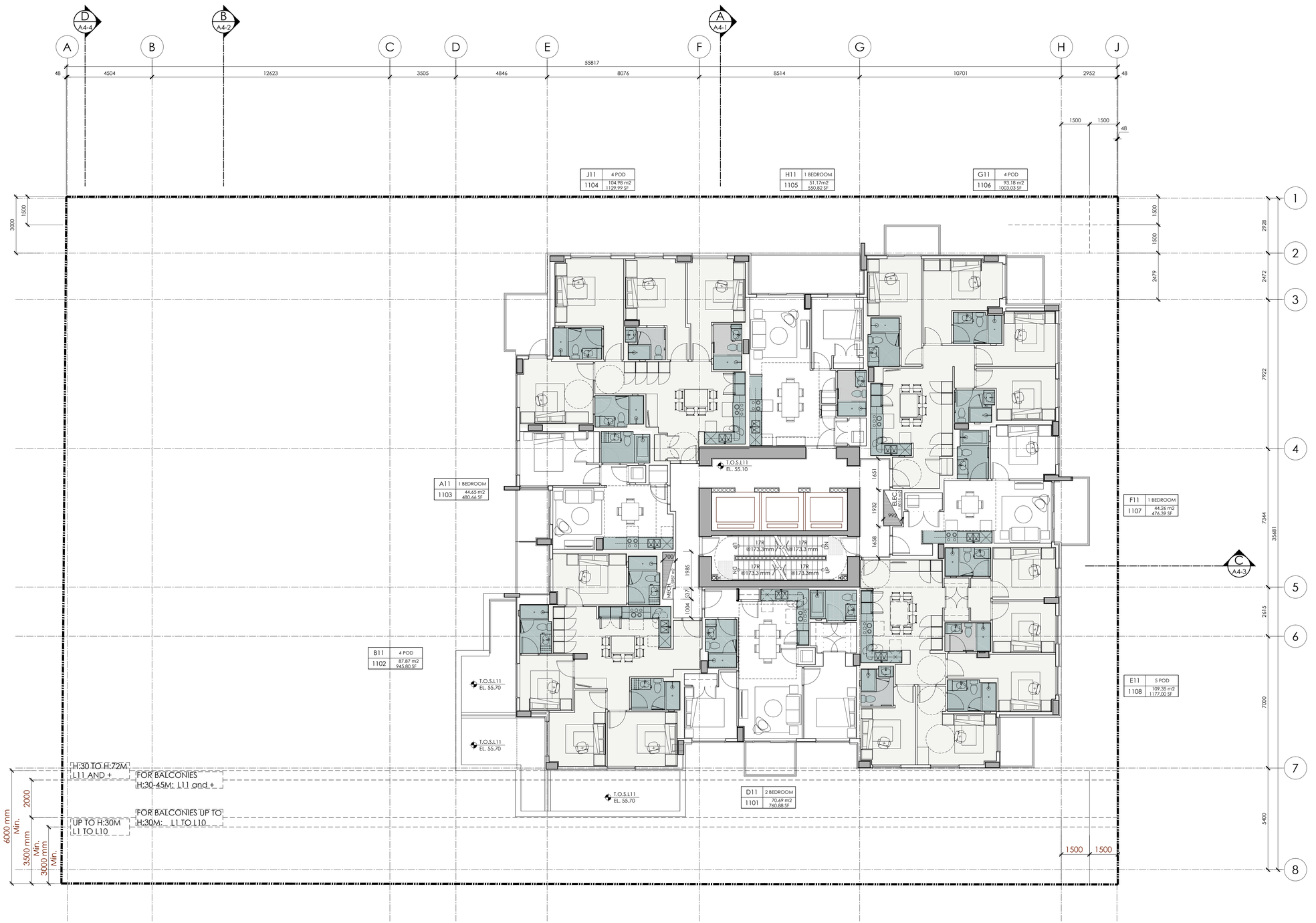
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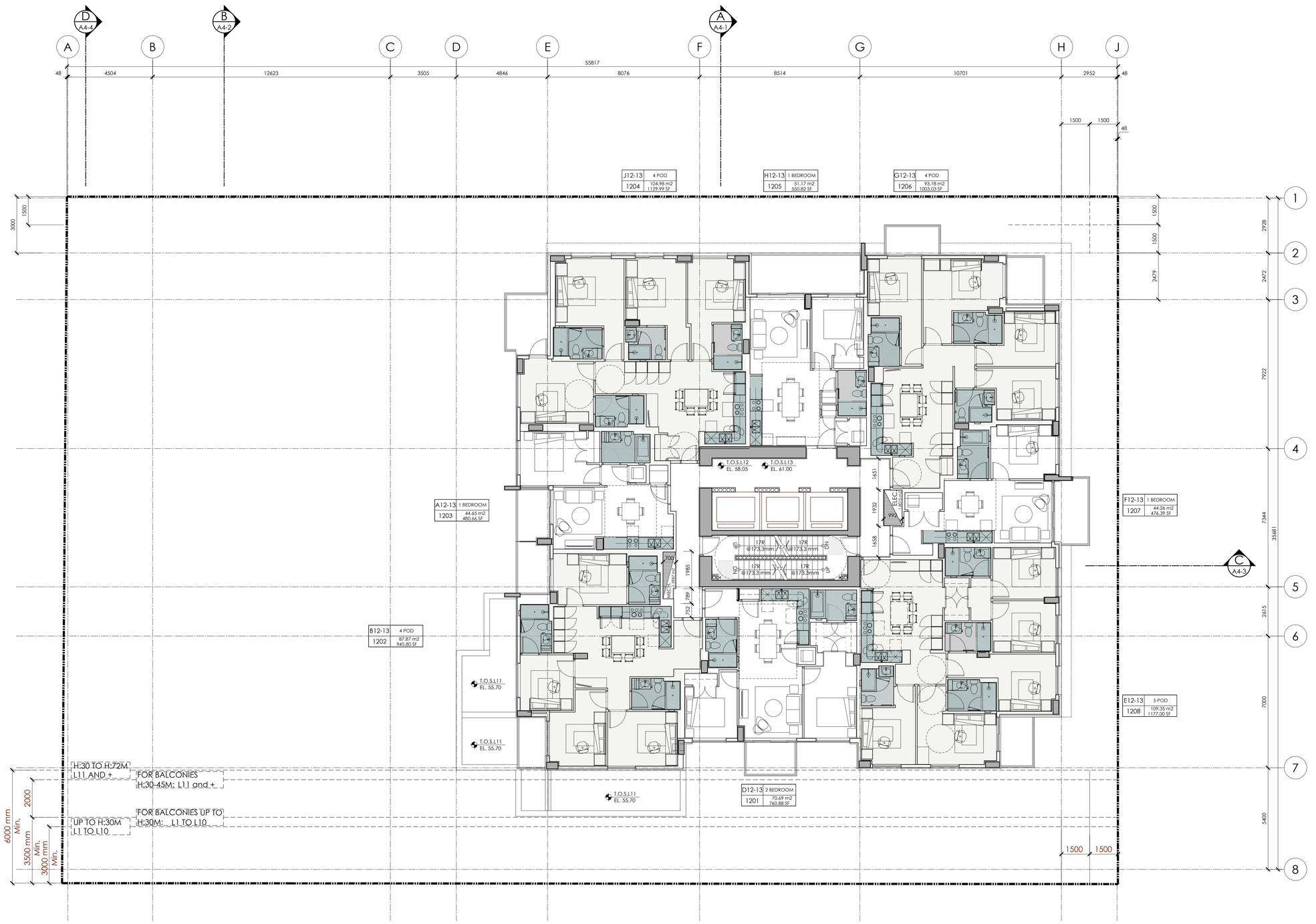
Drawing Title
LEVEL 7-10

Date: NOV. 2021
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Scale: 1:100
Drawing No. A2-10
Drawn By: BNA
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23-Nov-21 Nolyn


A
B
C
D
E
F
G
H
J
A4-4
A4-2
A4-1
48
4504
12623
3505
4846
8076
8514
10701
2952
55817
1500
1500
48
J11 4 POD 1104 104.98 m2 1129.99 SF
H11 1 BEDROOM 1105 51.17m2 550.82 SF
G11 4 POD 1106 93.18 m2 1003.03 SF
A11 1 BEDROOM 1103 44.65 m2 480.66 SF
B11 4 POD 1102 87.87 m2 945.80 SF
D11 2 BEDROOM 1101 70.69 m2 760.88 SF
F11 1 BEDROOM 1107 44.26 m2 476.39 SF
E11 5 POD 1108 109.35 m2 1177.00 SF
T.O.S.L11 EL. 55.10
T.O.S.L11 EL. 55.70
17R @173.3mm
DN
UP
MECH
ELEC
700
1985
1651
1932
992
1658
1004
33
3000
1500
2928
2479
2472
7922
7344
3568
2615
7000
5400
1500
1500
1500



FLOORPLATE: 650 m² < | 7847.67 S.F. 729.07 S.M.

0 0.5 1 2 5m
0 1 2 5 10 20FT

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Client

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 12-13

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-12
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

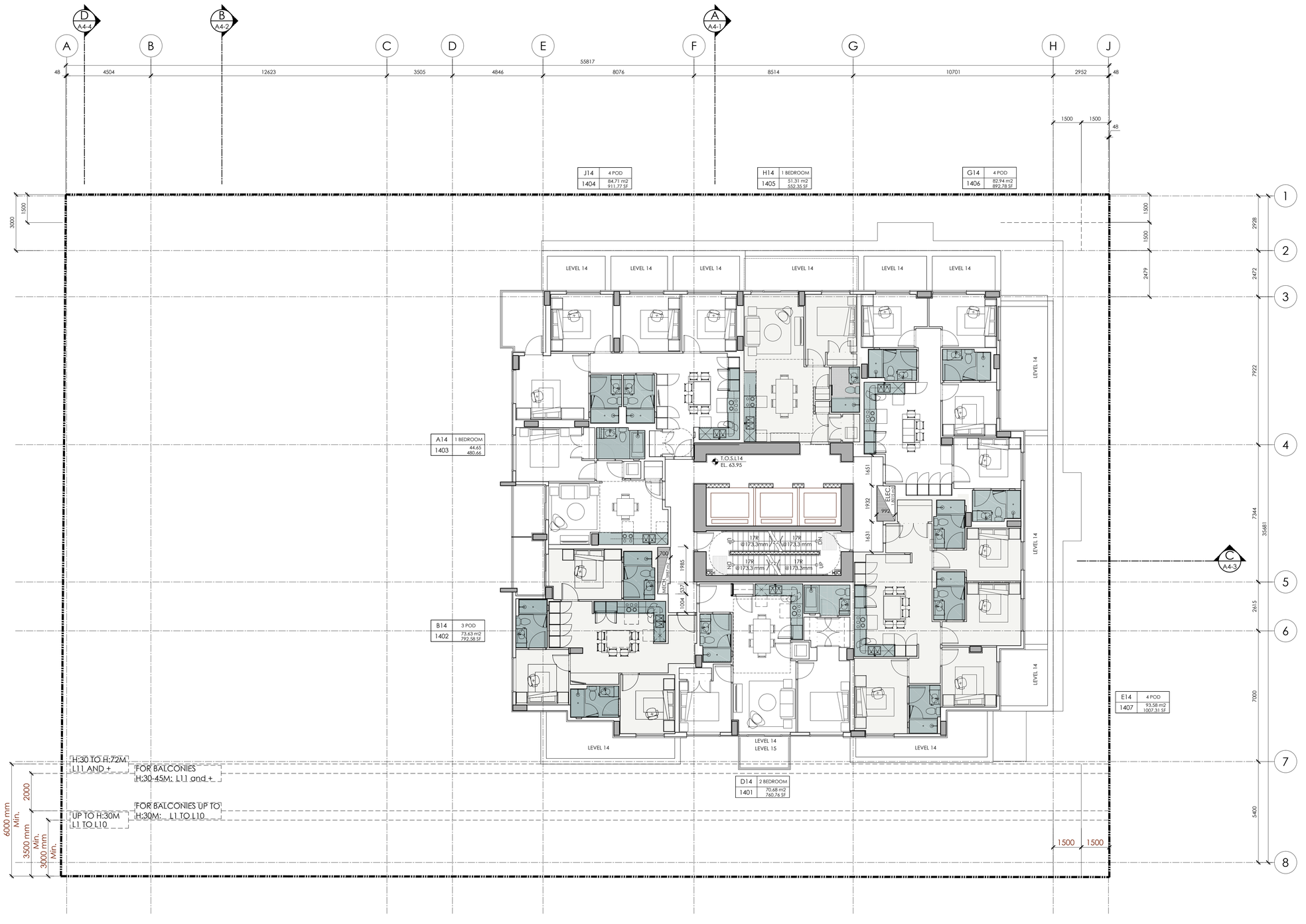
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23-Nov-21 Nolyn

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FLOORPLATE: 650 m² > | 6636.83 S.F. 616.58 m²

0 0.5 1 2 5m
0 1 2 5 10 20FT

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Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 14

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-13
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

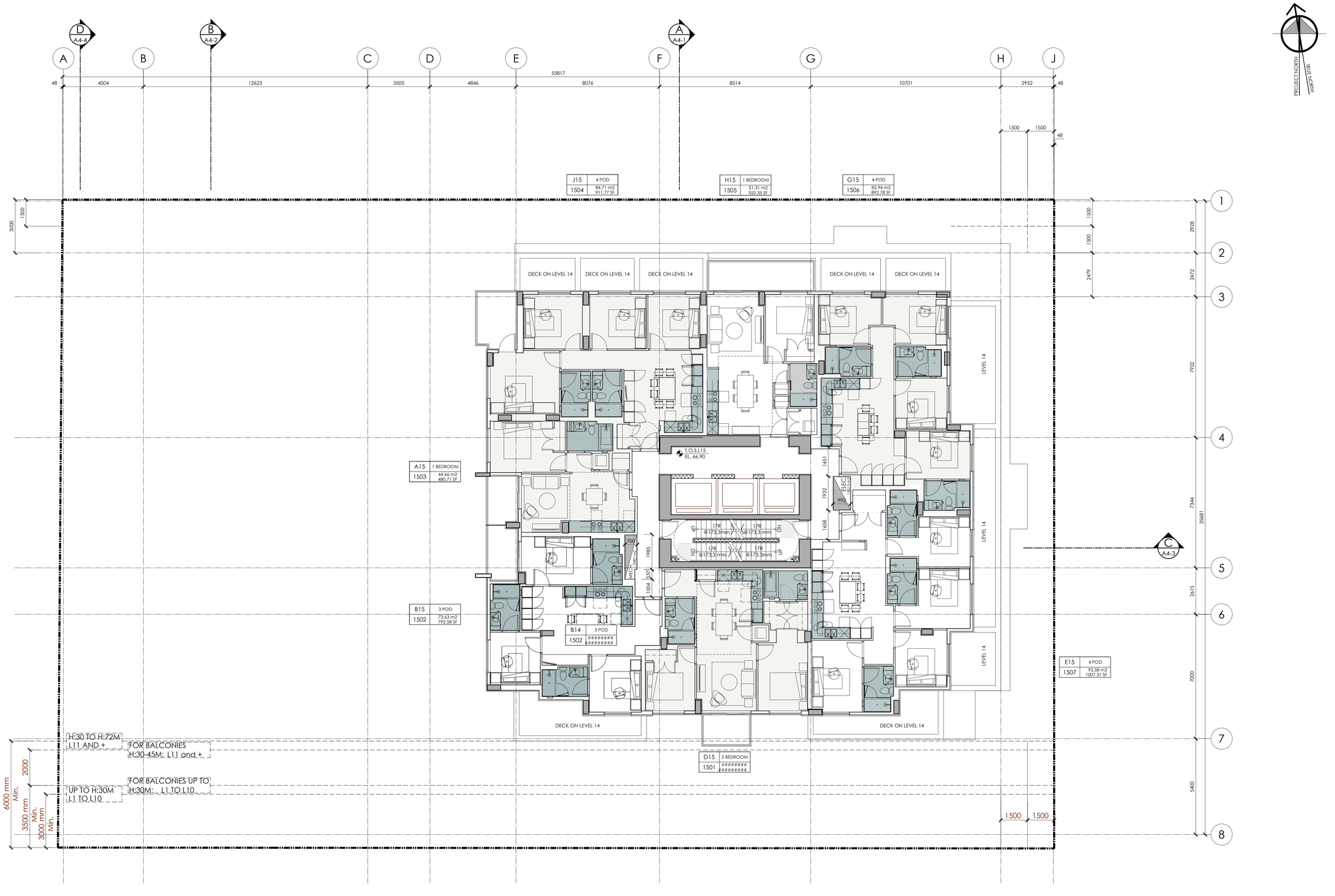
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23-Nov-21 Nolyn

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FLOORPLATE: 6636.74 S.F.
650 m² > 616.57 m²

0 0.5 1 2 5m
0 1 2 5 10 20FT

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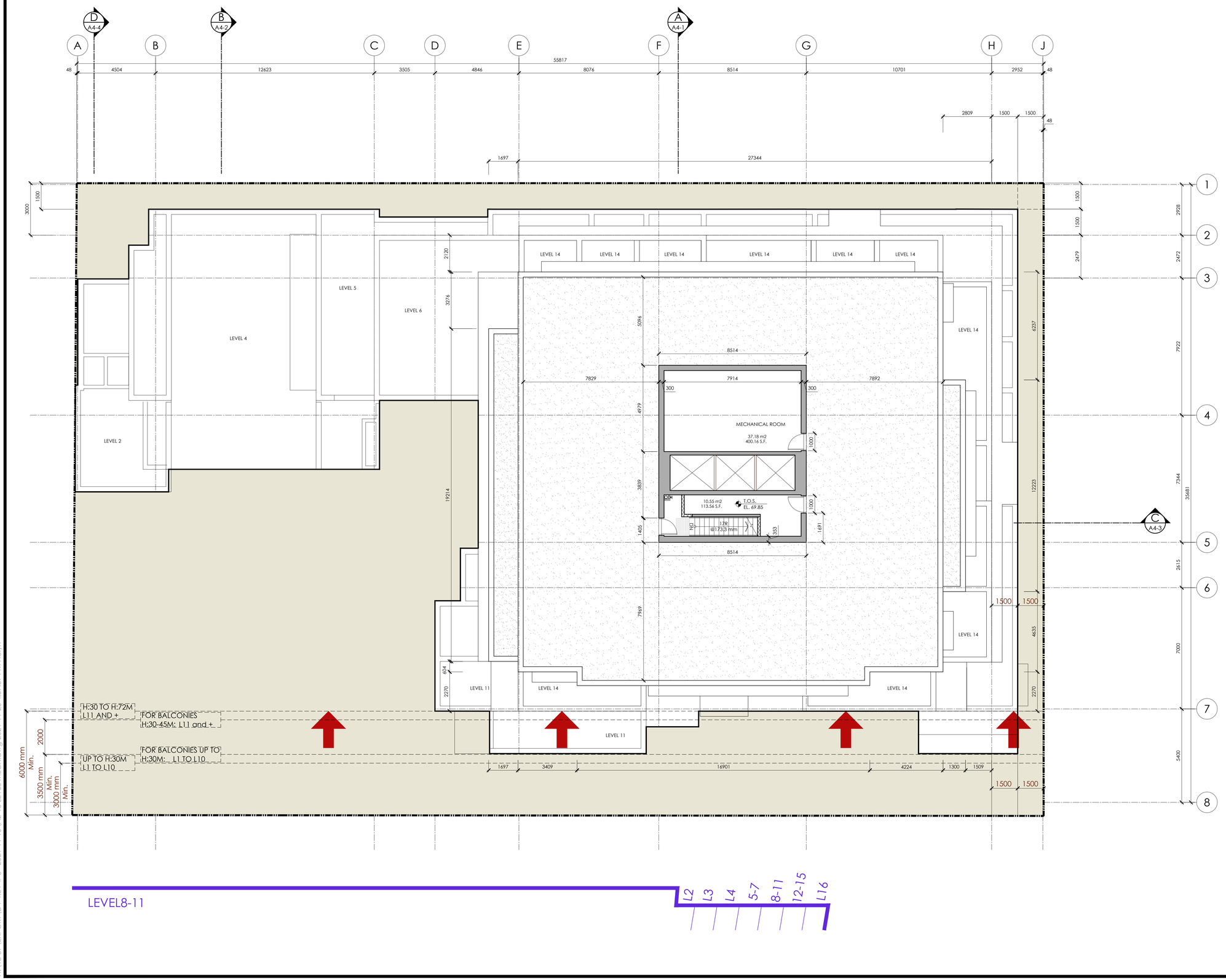
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
LEVEL 15

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-14
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

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23-Nov-21 Nolyn



PROJECT NORTH
TRUE NORTH

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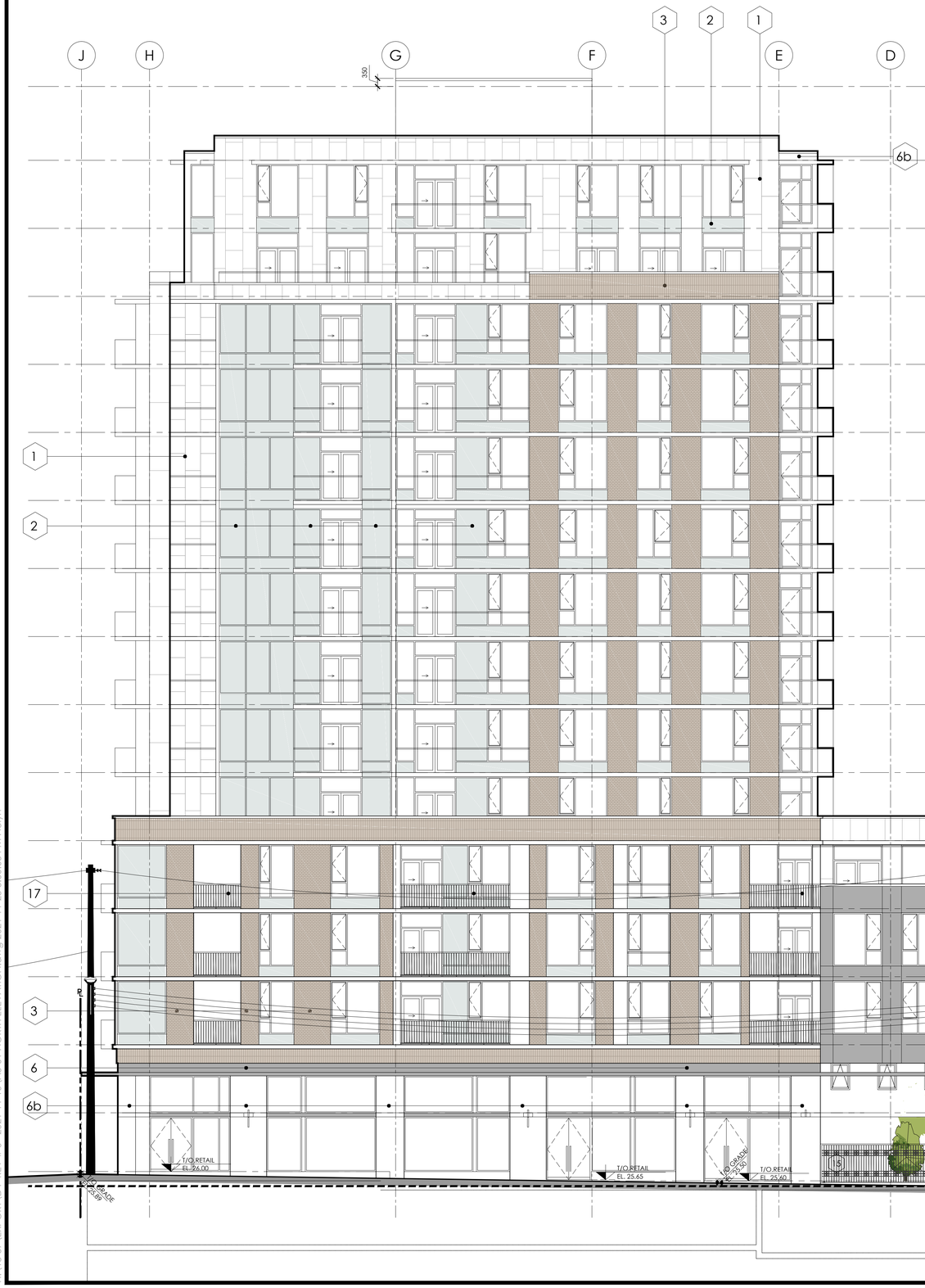
Project
1468 VANCOUVER ST.
VICTORIA, BC

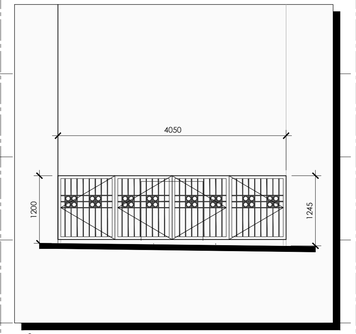
Drawing Title
MECHANICAL LEVEL

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A2-15
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

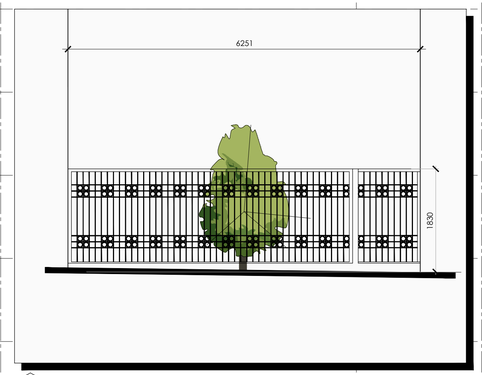
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23-Nov-21 Nolyn

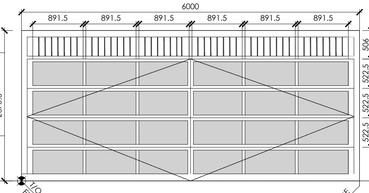




15 DARK GREY HIGH QUALITY ALUMINUM PMT FENCE (WROUGHT IRON STYLE) Scale: 1:50



15 DARK GREY HIGH QUALITY ALUMINUM BREEZEWAY GATE (WROUGHT IRON STYLE) Scale: 1:50



14 OVERHEAD GARAGE DOOR-DARK GREY PRE-FINISHED ALUMINUM SECTIONAL
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
Scale: 1:50

MATERIAL SCHEDULE

1. METAL PANEL - BONE WHITE
2. SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3. BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4. BRICK 2 INTERSTATE BRICK-BRONZESTONE
5. METAL PANEL - CASTLE GREY
6. COATED ARCHITECTURAL CONCRETE - DARK GREY
6b. COATED ARCHITECTURAL CONCRETE - BONE WHITE
7. STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8. GLASS RAILING WITH DARK GREY FRAMES
9. METAL CAP FLASHING - BONE WHITE
10. CLEAR TEMPERED GLASS IN METAL CANOPY
11. FRAMELESS GLASS DOOR
12. ARCHITECTURAL LOUVERS DARK GREY
13. CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14. PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
15. DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
16. LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17. PICKET RAILING DARK GREY ALUMINUM

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Client
TOWNLINE

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
NORTH ELEVATION

Date: NOV. 2021	Project No. 18-57
Scale: 1:100 1:50	Drawing No. A3-01
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A3-01 NORTH ELEVATION.dwg 2021-11-23 5:00:05 PM Nolyn

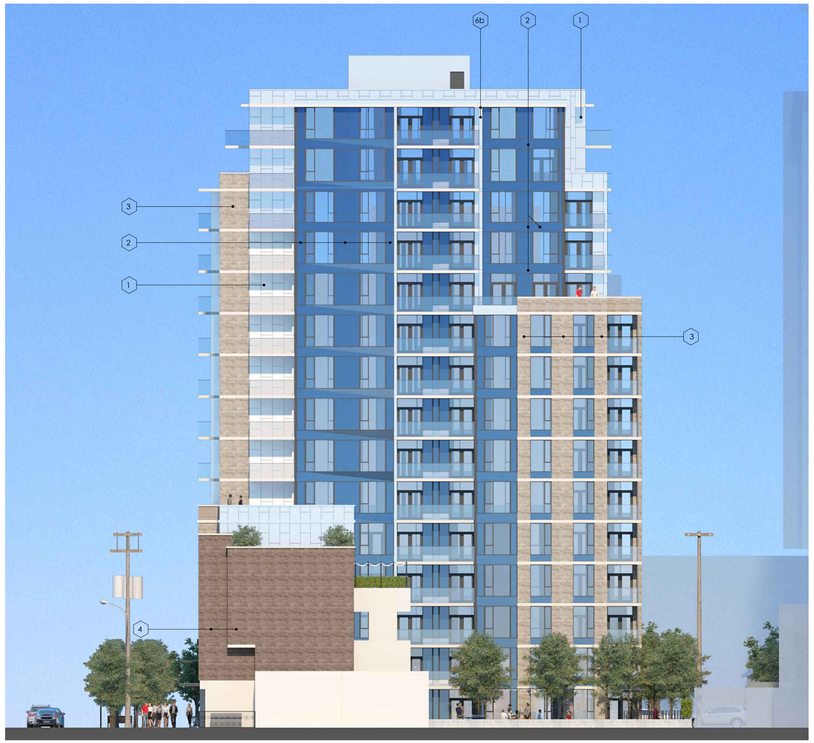
23-Nov-21 Nolyn



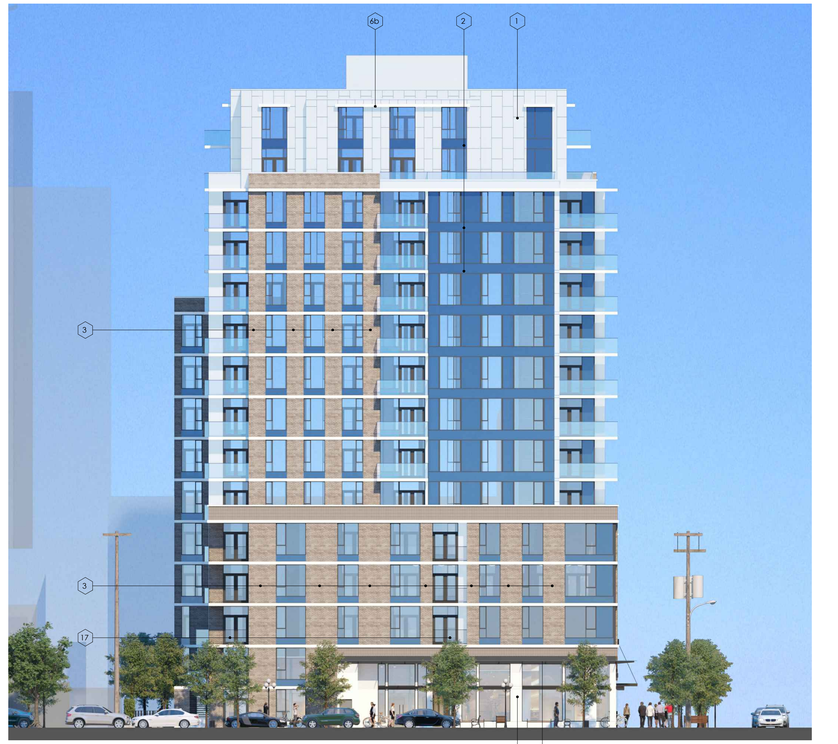
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

MATERIAL SCHEDULE

1. METAL PANEL - BONE WHITE
2. SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3. BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4. BRICK 2 INTERSTATE BRICK-BRONZESTONE
5. METAL PANEL - CASTLE GREY
6. COATED ARCHITECTURAL CONCRETE - DARK GREY
6b. COATED ARCHITECTURAL CONCRETE - BONE WHITE
7. STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8. GLASS RAILING WITH DARK GREY FRAMES
9. METAL CAP FLASHING - BONE WHITE
10. CLEAR TEMPERED GLASS IN METAL CANOPY
11. FRAMELESS GLASS DOOR
12. ARCHITECTURAL LOUVERS DARK GREY
13. CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14. PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
    TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
15. DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
16. LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17. PICKET RAILING DARK GREY ALUMINUM

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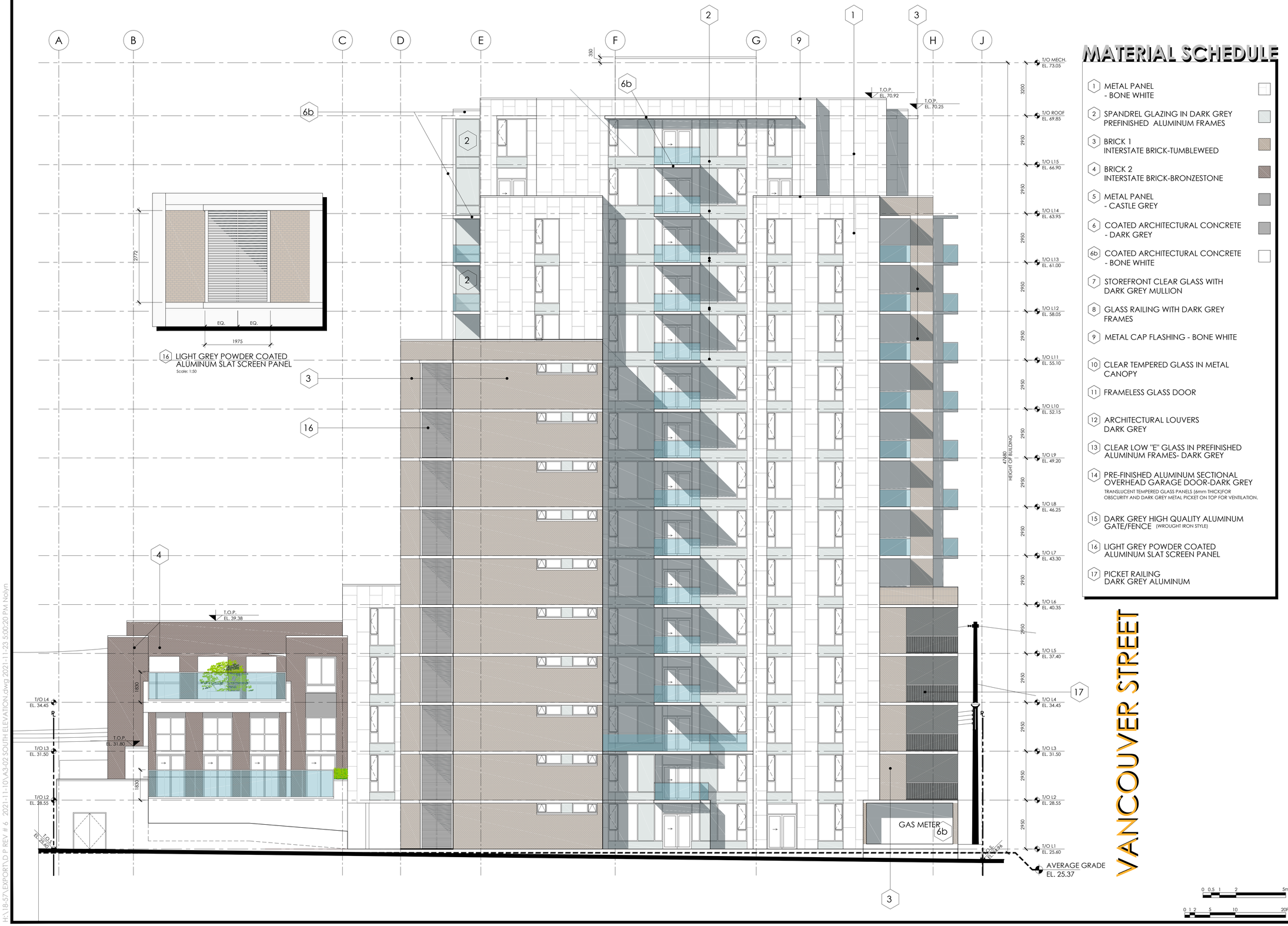
Project
1468 VANCOUVER ST.
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Drawing Title
ELEVATION RENDERINGS

Date: NOV. 2021
Project No. 18-57
Scale: 1:200
Drawing No. A3-01c
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

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23-Nov-21 Nolyn



16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
Scale: 1:50

MATERIAL SCHEDULE

1. METAL PANEL - BONE WHITE
2. SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3. BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4. BRICK 2 INTERSTATE BRICK-BRONZESTONE
5. METAL PANEL - CASTLE GREY
6. COATED ARCHITECTURAL CONCRETE - DARK GREY
6b. COATED ARCHITECTURAL CONCRETE - BONE WHITE
7. STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8. GLASS RAILING WITH DARK GREY FRAMES
9. METAL CAP FLASHING - BONE WHITE
10. CLEAR TEMPERED GLASS IN METAL CANOPY
11. FRAMELESS GLASS DOOR
12. ARCHITECTURAL LOUVERS DARK GREY
13. CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14. PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
    TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
15. DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
16. LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17. PICKET RAILING DARK GREY ALUMINUM

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Client: TOWNLINE

Project: 1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title: SOUTH ELEVATION

Date: NOV. 2021
Project No. 18-57
Scale: 1:100 1:50
Drawing No. A3-02
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

0 0.5 1 2 5m
0 1 2 5 10 20FT

H:\18-57\EXPORT\D P REV # 6 2021-11-10\A3-02 SOUTH ELEVATION.dwg 2021-11-23 5:00:20 PM Nolyn

23-Nov-21 Nolyn



MATERIAL SCHEDULE

1	METAL PANEL - BONE WHITE	
2	SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES	
3	BRICK 1 INTERSTATE BRICK-TUMBLEWEED	
4	BRICK 2 INTERSTATE BRICK-BRONZESTONE	
5	METAL PANEL - CASTLE GREY	
6	COATED ARCHITECTURAL CONCRETE - DARK GREY	
6b	COATED ARCHITECTURAL CONCRETE - BONE WHITE	
7	STOREFRONT CLEAR GLASS WITH DARK GREY MULLION	
8	GLASS RAILING WITH DARK GREY FRAMES	
9	METAL CAP FLASHING - BONE WHITE	
10	CLEAR TEMPERED GLASS IN METAL CANOPY	
11	FRAMELESS GLASS DOOR	
12	ARCHITECTURAL LOUVERS DARK GREY	
13	CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY	
14	PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.	
15	DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)	
16	LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL	
17	PICKET RAILING DARK GREY ALUMINUM	

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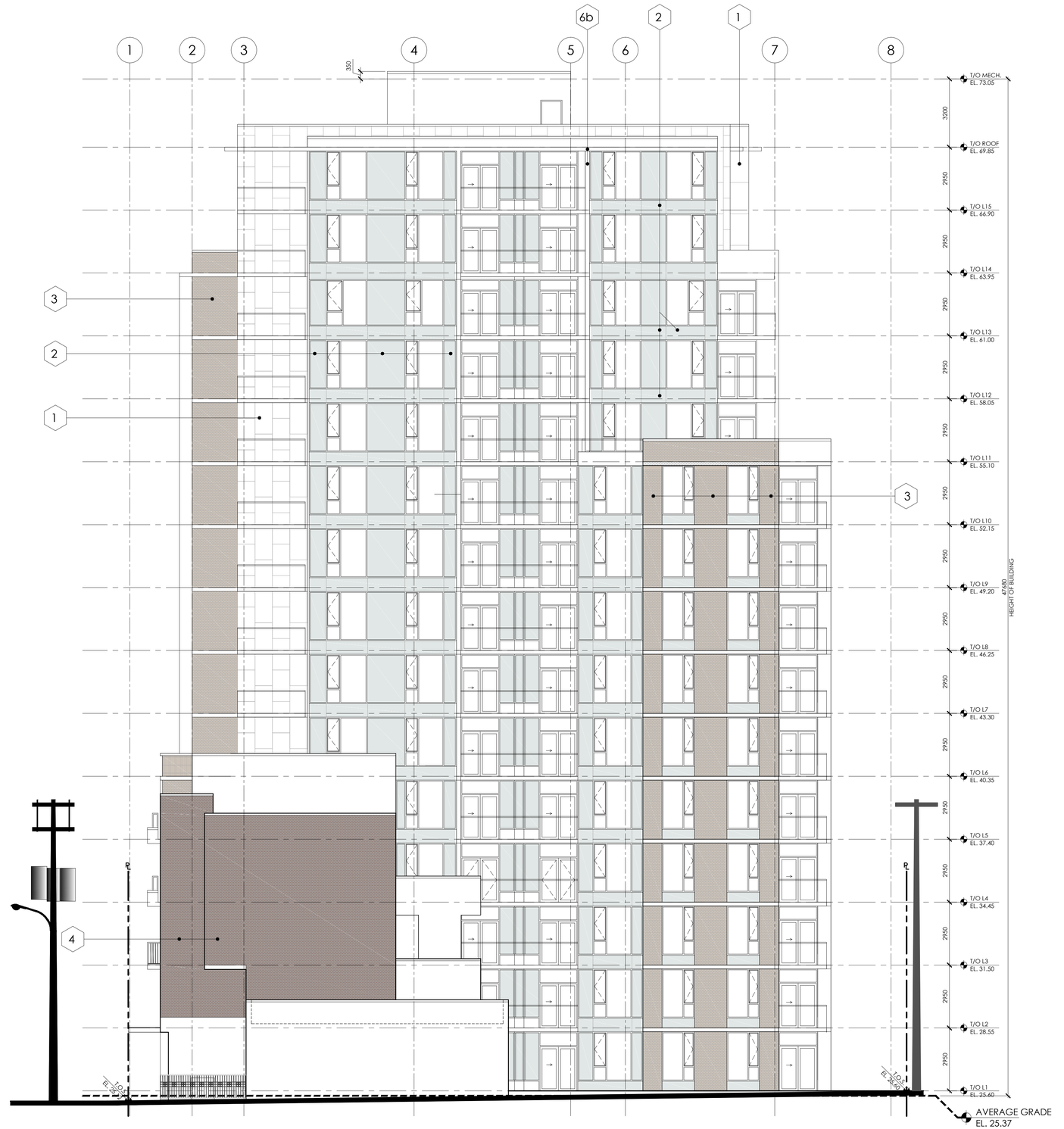
Client
TOWNLINE

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
EAST ELEVATION

Date: NOV. 2021	Project No. 18-57
Scale: 1:100	Drawing No. A3-03
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

0 0.5 1 2 5m
0 1 2 5 10 20FT



MATERIAL SCHEDULE

1. METAL PANEL - BONE WHITE
2. SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3. BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4. BRICK 2 INTERSTATE BRICK-BRONZESTONE
5. METAL PANEL - CASTLE GREY
6. COATED ARCHITECTURAL CONCRETE - DARK GREY
6b. COATED ARCHITECTURAL CONCRETE - BONE WHITE
7. STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8. GLASS RAILING WITH DARK GREY FRAMES
9. METAL CAP FLASHING - BONE WHITE
10. CLEAR TEMPERED GLASS IN METAL CANOPY
11. FRAMELESS GLASS DOOR
12. ARCHITECTURAL LOUVERS DARK GREY
13. CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14. PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
    TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
15. DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
16. LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17. PICKET RAILING DARK GREY ALUMINUM

0 0.5 1 2 5m
0 1 2 5 10 20FT

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Client
TOWNLINE

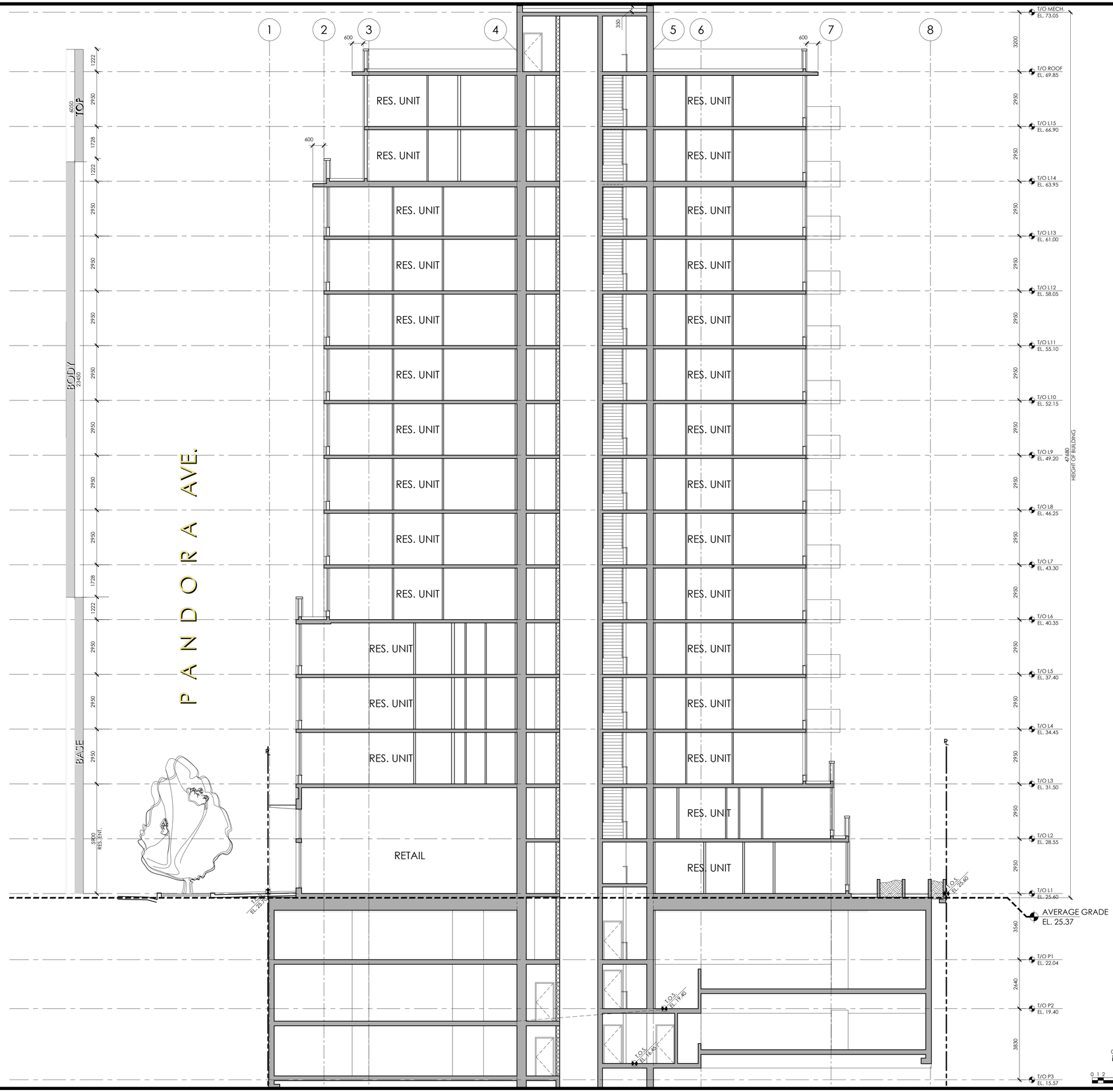
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
WEST ELEVATION

Date: NOV. 2021	Project No. 18-57
Scale: 1:100	Drawing No. A3-04
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

23-Nov-21 Nolyn

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3	OCT. 01 2020	ISSUED FOR DP	
4	FEB. 10 2021	REVISION #4	
5	JUNE 2021	REVISION #5	
6	NOV. 2021	REVISION #6	

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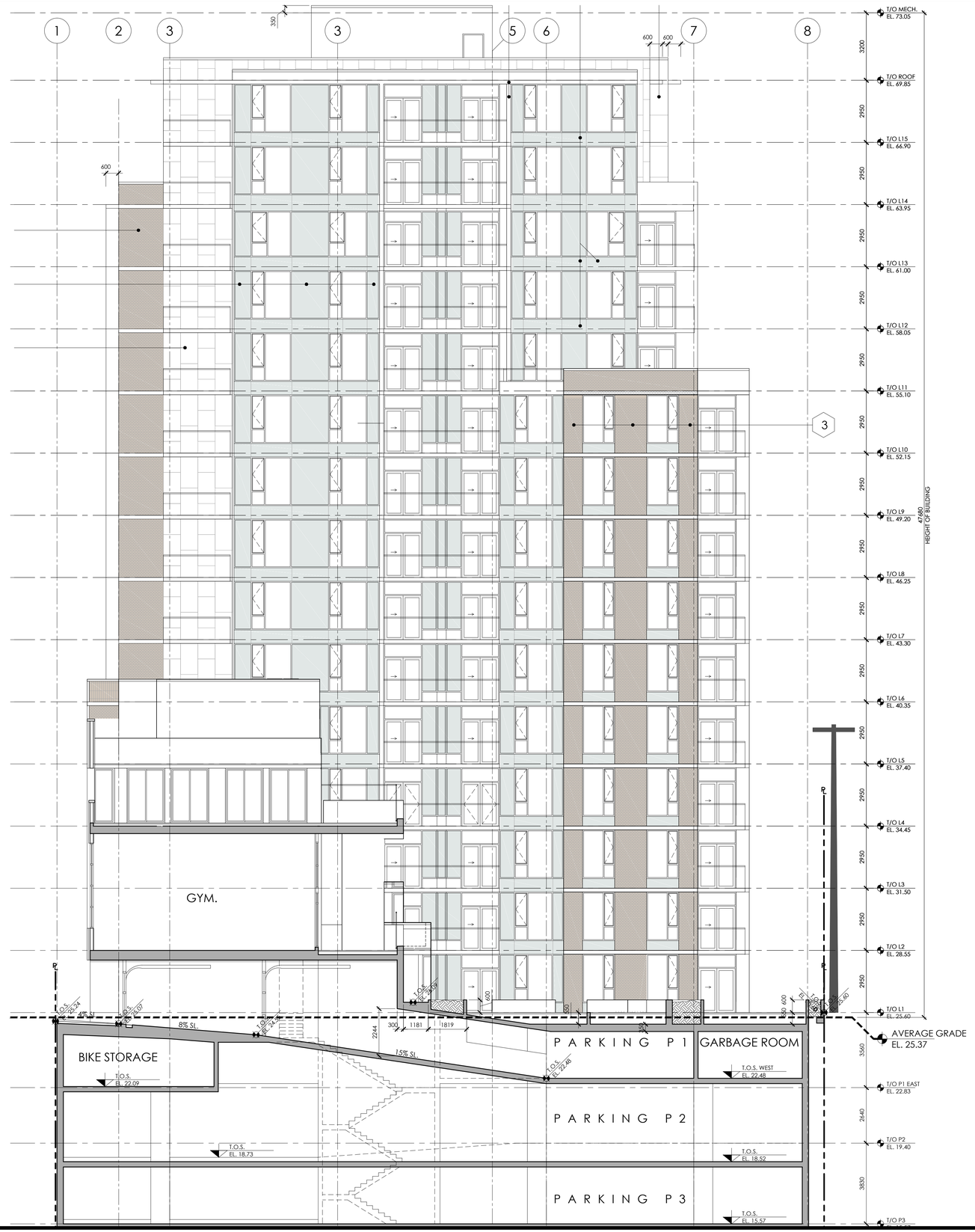
Project
1468 VANCOUVER ST.
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Drawing Title
SECTION A-A

Date: NOV. 2021	Project No. 18-57
Scale: 1:100	Drawing No. A4-01
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

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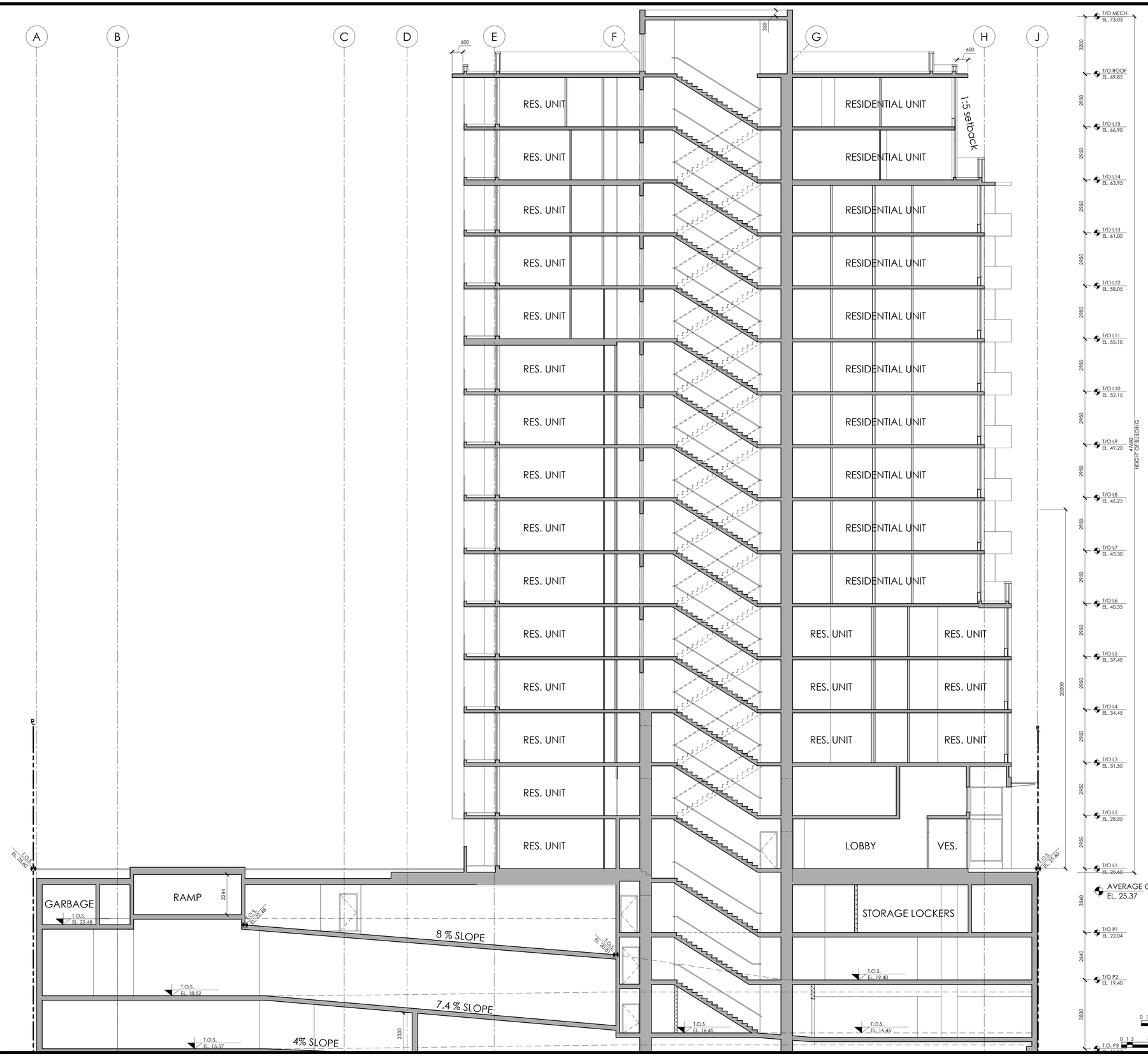
Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
SECTION B-B

Date: NOV. 2021
Project No. 18-57
Scale: 1:100
Drawing No. A4-02
Drawn By: BNA
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10

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Project
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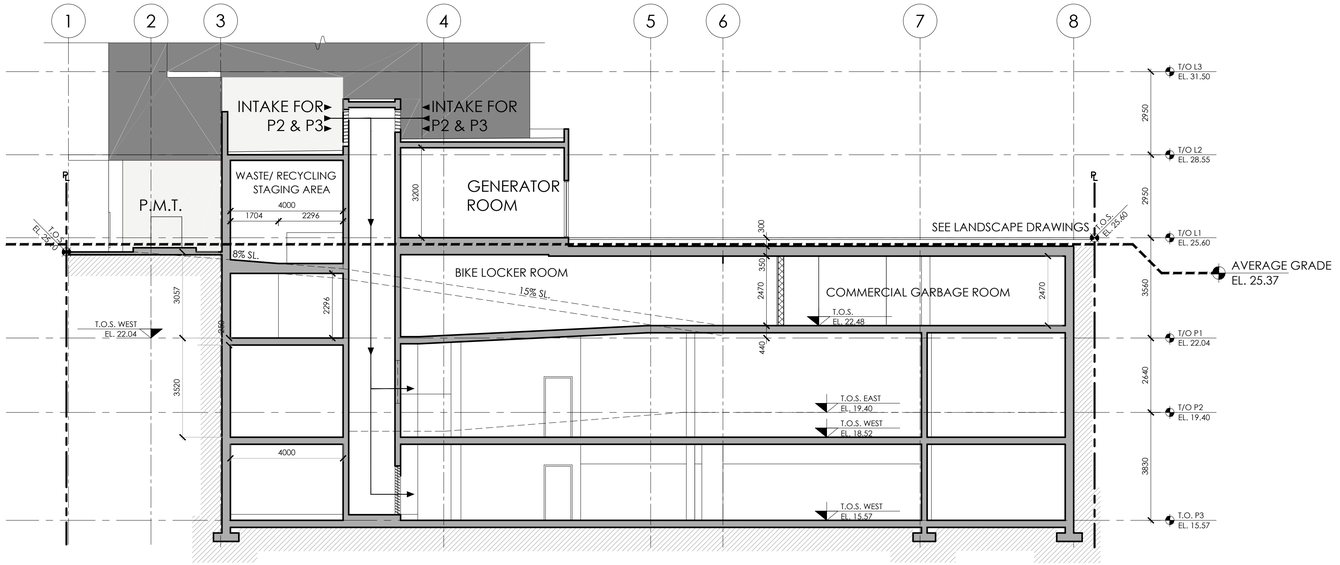
Drawing Title
SECTION C-C

Date: NOV. 2021	Project No. 18-57
Scale: 1:100	Drawing No. A4-03
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

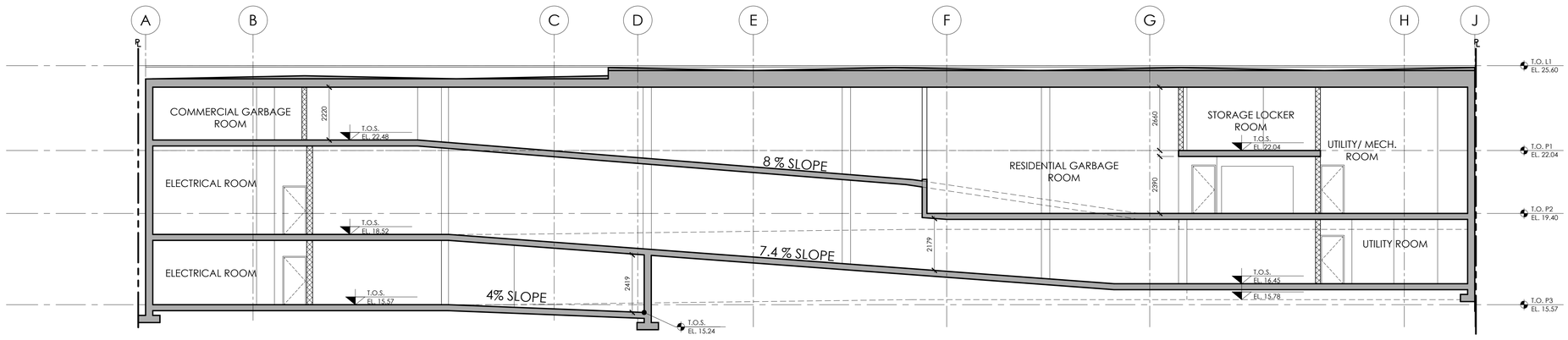
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23-Nov-21 Nolyn


A
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RES. UNIT
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SECTION D-D



SECTION E-E

0 0.5 1 2 5m

0 1 2 5 10 20FT

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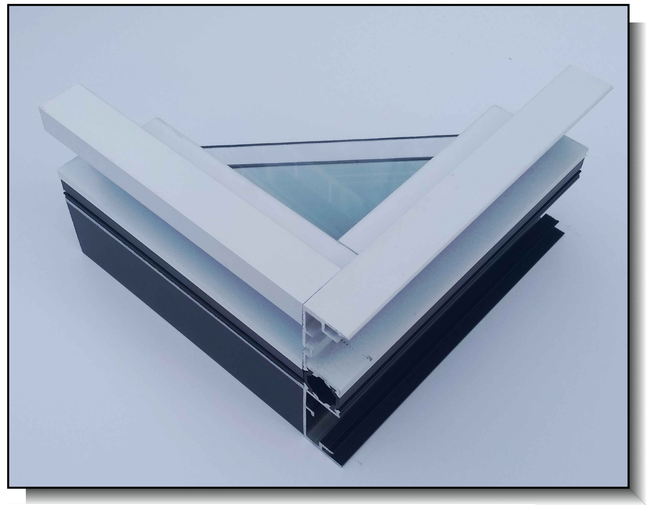
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VICTORIA, BC

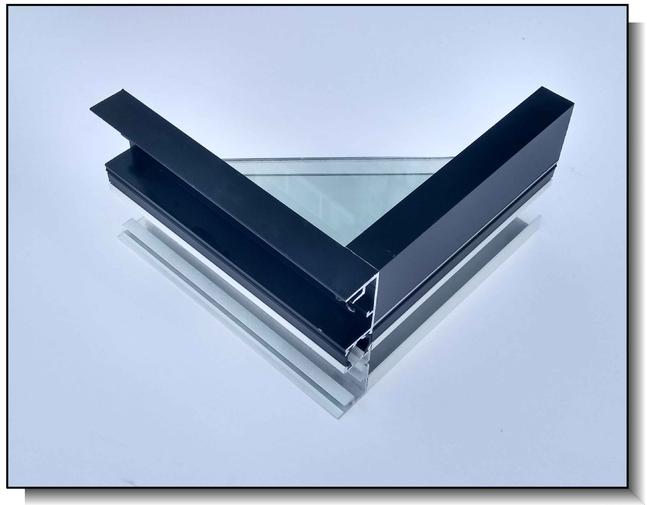
Drawing Title
SECTIONS D-D & E-E

Date: NOVEMBER 2021
Project No. 18-57
Scale: 1:100
Drawing No. A4-04
Drawn By: BNA
File name:

H:\18-57\EXPORT\D P REV. # 6 2021-11-10\A4-04 SECTION D-D & E-E.dwg 2021-11-23 5:30:22 PM BABAK

23-Nov-21 BABAK







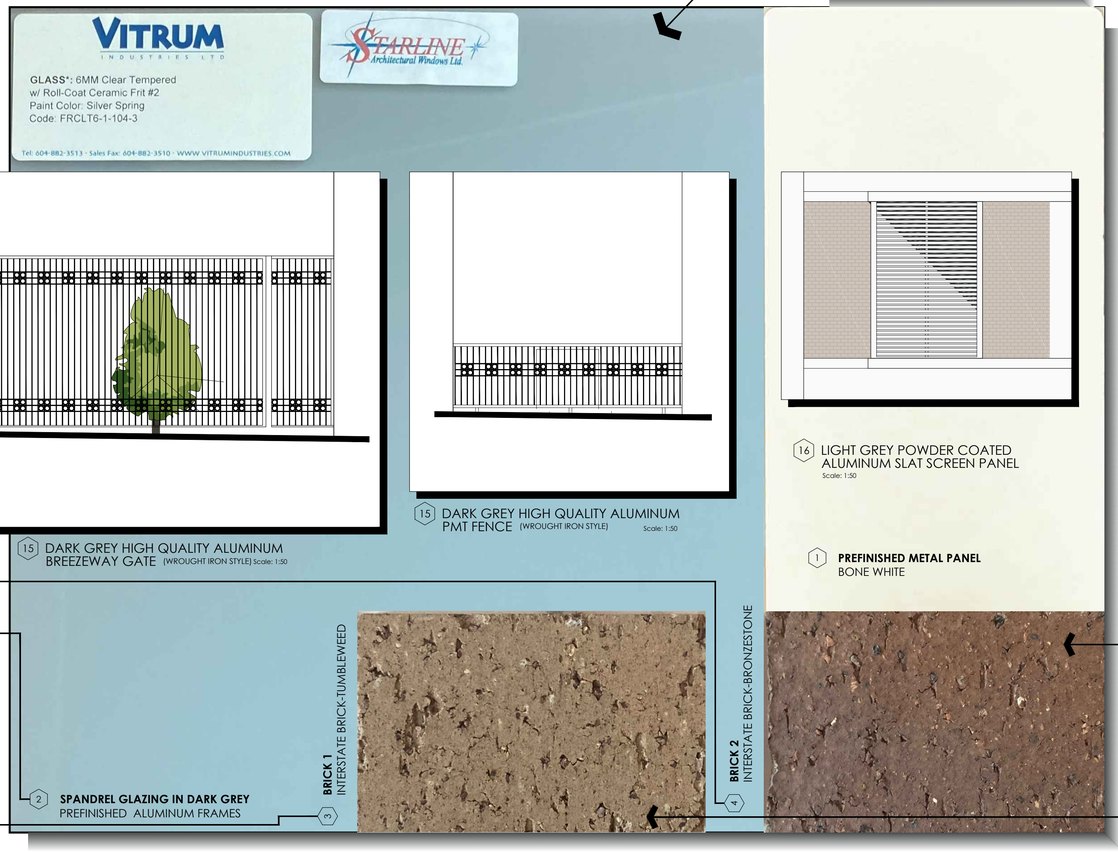
13 **CLEAR LOW "E" GLASS IN PREFINISHED**
ALUMINUM FRAMES- DARK GREY

MATERIAL SCHEDULE

1. METAL PANEL - BONE WHITE
2. SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
3. BRICK 1 INTERSTATE BRICK-TUMBLEWEED
4. BRICK 2 INTERSTATE BRICK-BRONZESTONE
5. METAL PANEL - CASTLE GREY
6. COATED ARCHITECTURAL CONCRETE - DARK GREY
6b. COATED ARCHITECTURAL CONCRETE - BONE WHITE
7. STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
8. GLASS RAILING WITH DARK GREY FRAMES
9. METAL CAP FLASHING - BONE WHITE
10. CLEAR TEMPERED GLASS IN METAL CANOPY
11. FRAMELESS GLASS DOOR
12. ARCHITECTURAL LOUVERS DARK GREY
13. CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
14. PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
    TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK)FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
15. DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
16. LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
17. PICKET RAILING DARK GREY ALUMINUM

1 PREFINISHED METAL PANEL - BONE WHITE

2 SLIM BRICK
VINTAGE MISSION





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1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
MATERIAL BOARD

Date: NOV. 2021	Project No. 18-57
Scale: 1:100	Drawing No. A5-01
Drawn By: BNA	
File name: H:\18-57\EXPORT\D P REV # 6 2021-11-10	

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23-Nov-21 Nolyn

DRAWING LIST

L - 1.0 LANDSCAPE COVER SHEET	
L - 1.1 LEVEL1 MATERIAL + GRADING PLAN	1:100
L - 1.2 LEVEL4 MATERIAL + PLANTING PLAN	1:100
L - 2.1 LEVEL1 PLANTING PLAN	1:100
L - 3.1 LANDSCAPE SECTION	1:50
L - 4.1 LANDSCAPE DETAIL	As indicated
L - 4.2 LANDSCAPE DETAIL	As indicated

GRADING + DRAINAGE

+ TS 20.00m	top of stair
+ BS 18.00m	bottom of stair
+ TW 20.00m	top of wall
+ BW 18.00m	bottom of wall
+ 10.00m	spot elevation
+ FG 18.50m	finished grade
+ BG 18.35m	building grade
+ HP 18.35m	high point
+ LP 18.35m	low point
+ EX 8.75	existing elevation (as per survey)
2%	direction/percent slope
	break in slope
DN 4R	direction/number of risers down
TD 10.00m +	Trench Drain
AD 10.00m +	Area Drain

LANDSCAPE IRRIGATION

	Irrigation Stub-out (point of connection)
	Frost Free Hose Bib
	Dripline Irrigation

Note: Landscape lighting shown as reference only.
Refer to Mechanical and Electric drawings for full information.

LANDSCAPE LIGHTING

	Planter Wall (Cast) Light
	Building Wall Sconce Light
	Catenary Lights

Note: Landscape lighting shown as reference only.
Refer to Electric drawings for full information.

HARD SURFACING

P0	CIP Concrete Paving - Vehicular Crossing to City of Victoria Standard. Colour: natural Finish: light broom min. 6" thickness	
P1	CIP Concrete Paving - Sidewalk to City of Victoria Standard. Colour: natural Finish: light broom min. 4" thickness	
P2	450mm wide Basalt Banding insert with Street Name to City of Victoria Standard Finish: flamed/thermal and sawn edges	
P3	Natural Grey Concrete Unit pavers - To City of Victoria 'New Town' Standard. Size: 225mm x 75mm x 60mm Pattern: 90° herringbone Installation: Mortar set Supplier: Abbotsford Concrete Products	
P4	Concrete Unit pavers Size: 202mm x 101mm x 60mm Pattern: running bond Installation: Mortar set Supplier: Abbotsford Concrete Products	
P5	Heritage Paving Prism Material: glass Installation: set in cip concrete paving	
P6	Hydrapressed Concrete Slabs Size: 600mm x 600mm x 50mm Colour: charcoal; Pattern: Stacked bond Installation: on pedestal Supplier: Abbotsford Concrete Products	
P7	Black Tusk Basalt Paver Size: 300mm x 600mm x 38mm; Finish: flamed pattern: running bond Supplier: Becdrock Natural Stone	
P8	Granular Surface	
S9	Cambrian Granite Stone Paver - level 4 Size:600mm x 300mm x 50mm; pattern: stacked bond Supplier: Becdrock Natural Stone	

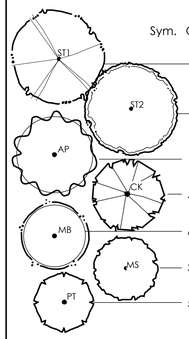
SOFT LANDSCAPE

S1	Sand Based Sodded Lawn	
S2	Sodded Lawn with Core Grass System as requested by BC Hydro on Jan 26, 2021 - Refer to sheet L-3.1 for cut sheet provided by BC Hydro	04 L-4.2
	Shrub/Perennial/Groundcover Beds	
	Evergreen Hedging	
S3	Pre-vegetated Green Roof	

SITE FURNISHING

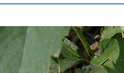
F1	Metal Tree Grate with Guard - Offsite as per DPRP - New Town District	02 L-4.1
F2	Metal Bike Rack as per DPRP - New Town District 12 bike racks = 24 bike parking (Onsite: 10 bike racks; Offsite: 2 bike racks) 600mm away from building face 600mm o.c.	03 L-4.1
F3	Backed Feature Bench - Offsite Model: 870 Finish: Ipe wood with black metal Supplier: Maglin (800 716 5066) Note: this model has not yet been updated in the Downtown Public Realm document, but staff would like to implement updated standards in the meantime.	01 L-4.2
F4	Backless Feature Bench - Offsite Model: 870 Finish: Ipe wood with black metal Supplier: Maglin (800 716 5066) Note: this model has not yet been updated in the Downtown Public Realm document, but staff would like to implement updated standards in the meantime.	02 L-4.2
F5	Backed Feature Chair - Offsite Model: 870 Finish: Ipe wood with black metal Supplier: Maglin (800 716 5066) Note: this model has not yet been updated in the Downtown Public Realm document, but staff would like to implement updated standards in the meantime.	03 L-4.2
F6	Metal Trash Bin - Offsite Type A: modern metal bin as per Downtown Public Realm Plan	03 L-4.1
F7	Pedestrian Light - Offsite Modern Heritage Style as per DPRP - New Town District	03 L-4.1
	Salvaged Cedar Log	
	Rounded River Boulder	
	Fire Hydrant Play Equipment w/ water jets	
	Metal Planter with Bench	
	Metal Planter 1'-6"W x 6'-0"L x 3'-6"H	

PLANT LIST



TREES

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing
ST1		Street Trees along Pandora Street Final species, location and quantity to be decided by the City of Victoria		
ST2		Street Tree along Vancouver Street Final species, location and quantity to be decided by the City of Victoria		
AP	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., Specimen
CK	4	Cornus kousa 'Chinensis' (*)	Chinese Dogwood	6cm cal., Specimen
MB	6	Magnolia 'Butterflies'	Butterfly Magnolia (yellow flower)	6cm cal., Specimen
MS	3	Magnolia x soulangiana 'Galaxy'	'Galaxy' Saucer Magnolia	6cm cal., Uniformed Specimen
PT	5	Populus tremula 'Erecta'	Columnar European Aspen	5cm cal., Specimen



SHRUBS

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing
A1	16	Azalea 'Gumpo White'	Dwarf Azalea (white flower)	#2 pot, 450mm o.c.
A2	13	Azalea 'Gumpo Pink'	Dwarf Azalea (pink flower)	#2 pot, 450mm o.c.
Gs	77	Gaultheria shallon (*)	Salal	#3 pot, 600mm o.c.
	4	Magnolia stellata 'Royal Star'	Star Magnolia	3m ht., multi-stem
Rh	5	Rhododendron 'English Roseum'	English Roseum Rhododendron	1.2m ht., B&B
RY	73	Rhododendron 'Yaku Princess'	Yaku Princess Rhodo (Pink)	#3 pot, 600mm o.c.
Sj	9	Spiraea japonica 'Little Princess' (*)	Little Princess Japanese Spirea	#3 pot, 600mm o.c.
T	300	Taxus x media 'Hillii'	Hillii Yew Hedge (Male Only)	1.2m ht., RB to RB

GROUND COVERS / PERENNIALS / GRASSES / EMERGENT / SUBMERGEMT

Sym.	Qty.	Botanical Name	Common Name	Size/Spacing
e	86	Erica carnea 'Springwood Pink' (*)	Winter Heather	#1 pot, 300mm o.c.
ic	18	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	10cm pot, 350mm o.c.
la	63	Lavandula angustifolia 'Munstead' (*)	English Lavender	#2 pot, 450mm o.c.
li	113	Liriope muscari 'Variegata'	Vaviegated Lily-Turf	#1 pot, 300mm o.c.
ph	98	Pennisetum alopecuroides 'Hameln' (*)	Dwarf Fountain Grass	#1 pot, 450mm o.c.
r	40	Rudbeckia fulgida 'Little Goldstar' (*)	Black-eyed Susan	10cm pot, 350mm o.c.
se	15	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 pot, 400mm o.c.

General Planting Notes:
1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard Current Edition.
   For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard;
   for all other plants, both plant size and container class shall be as shown in the plant list.
   Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All 'Soft Landscape Areas' to be irrigated to IIABC Standards using a high efficiency irrigation system.
4. All trees to be staked in accordance with BCNTA Standards.
5. All plants with an asterisk (*) are butterfly/bird friendly species.

Irrigation Notes:
1. All 'Soft Landscape Planting Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. Backflow preventer to building code/municipal standards to be provided in mechanical room.
4. Drawings are of schematic nature only. Design built shop drawings shall b provided to consultant for review prior to construction.

Off-site Irrigation Notes:
1. All irrigation work, including required inspections, shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw.
2. Irrigation design shall be submitted for review and approval to City of Victoria Parks Division no less than 30 days prior to scheduled installation.
3. Off-site irrigation shall be sourced separately and independent from on-site irrigation. Refer to Supplementary Specifications for all irrigation work.
4. All new trees shall be irrigated using tree drip rings independent from and/or in addition to shrub bed/lawn zones. RainBird spray heads shall be used for rain gardens.
5. Irrigation valves shall be RainBird PGA, not DVF.
6. Commercial RainBird low flow drip kits used for drip lines. XCZ-100-PRB-LC, PEB Valve and Pressure Regulating (40 psi) Basket Filter

PLANT METERIAL REFERENCE IMAGES


Acer palmatum 'Osakazuki'
Osakazuki Japanese Maple


Cornus kousa 'Chinensis'
Chinese Dogwood


Malus - multi variety


Rudbeckia fulgida


Erica carnea 'Spring Pink


Fragaria everbearing


Sedum 'Autumn Joy'
Autumn Joy Stonecrop


Magnolia 'Butterflies'
Butterflies Magnolia


Lavandula angustifolia 'Munstead'
English Lavender


Spiraea japonica 'Little Princess'
Little Princess Spirea


Cornus sericea 'Kelseyi'
Dwarf Redtwig Dogwood


Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass

07	Nov 22 - 2021	Issued for DP Resubmission
06	Aug 12 - 2021	Response to City Comments
05	Jan 29 - 2021	Issued for DP
04	Sep 25 - 2020	Issued for DP Resubmission
03	Mar 26 - 2020	Issued for DP Resubmission
02	Dec12 - 2018	Issued for Development Permit
01	Nov06 - 2018	Progress Set
no.:	date:	item:

Revisions:

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www.dkl.bc.ca

Project:

1468 VANCOUVER STREET
VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	2018-11-02
Scale:	1:100

Drawing Title:

LANDSCAPE
LEGEND / SCHEDULE

Project No.:
18073

Sheet No.:

L - 1.0

PANDORA AVENUE

VANCOUVER STREET

PROPOSED STREET TREE NOTES:

- Street trees must have one dominate central leader or single straight truck, 6-8 cm diameter caliper measured 15cm above ground, a well-balanced crown with branching starting at 1.8m - 2.5m above ground, and be planted per the City of Victoria Supplemental Drawing SDP4 (Tree Planting in Boulevard) or SDP5 (Tree Planting in Sidewalk with Tree Guard).

- Required Parks inspection for street tree planting: 1) Inspection of soil and planting area prior to planting 2) Inspection of tree stock prior to planting 3) Inspection of installed tree with mulch and staking. The trunk flare must be visible and planted at or slightly above grade upon inspection. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

EXTENT OF WORK

SODDED LAWN W./ CORE GRASS SYSTEM 40mm IN FRONT OF PMT AS REQUESTED BY BC HYDRO TO CREATE A DRIVEABLE SURFACE

100mm dia. PVC IRRIGATION SLEEVE - BLUE DASH LINE

SODDED LAWN

EX. POWER POLE + STREET LIGHT

EX. TELUS VAULT

EX. STREET TREE (Cherry) TO BE REMOVED

PROPOSED STREET TREE

EX. STREET TREE (Cherry) TO BE REMOVED

EX. TRASH BIN TO BE REMOVED

CONTINUOUS 450mm BAND ALONG SIDEWALK AND CORNERS AS PER DPRP - NEW TOWN DISTRICT

Ex sevice lines to be removed

100mm dia. PVC IRRIGATION SLEEVE - BLUE DASH LINE

EX. POWER POST + STREET LIGHT TO BE RELOCATED - REFER TO CIVIL

TACTILE SCORING ST LET DOWN AS PER DPRP - NEW TOWN DISTRICT - REFER TO CIVIL

FEATURE CORNER - GREY CONCRETE UNIT PAVER IN HERRINGBONE PATTERN WITH SINGLE ROW OF SOLDIER COURSE AT PERIMETER AS PER DPRP - NEW TOWN DISTRICT

BASALT BANDING W/ STREET NAME - SHOULD ALIGN WITH ARCHITECTURAL TREATMENT AND ENTRANCES AS PER DPRP - NEW TOWN DISTRICT

EX. FIRE HYDRANT TO BE RETAINED - REFER TO CIVIL

EX STREET TREE (Cherry) TO BE REMOVED

DECORATIVE FENCE - REFER TO ARCH DRAWING

PMT

PARKADE ACCESS

OVERHEAD GARAGE DOOR

VIEW THROUGH DOOR

MUSICAL ROOM

DOWN LIGHTS

CHANDELIER LIGHTS

FEATURE PAVING (GLASS PRIMS) POTENTIAL NAME CARVING ON PAVERS

DOWNLIGHTS WITH CHANDELIER LIGHT

WASTE/ RECYCLING STAGING AREA

GENERATOR ROOM

POTENTIAL LOCATION FOR PROJECTOR ON WALL

AMENITY (BIKE LOUNGE)

OUTLINE OF BRIDGE PATH ON LEVEL 2

OUTLINE OF CANOPY ABOVE

COMMERCIAL

COMMERCIAL ENTRANCE

CONCIERGE / RENTAL OFFICE

ENTRANCE LOBBY

MAIN ENTRANCE

VEST.

MENITY

EXHAUST

GAS METER

PRIVATE PATIO

PRIVACY SCREEN - REFER TO ARCH. DRAW.

IRRIGATION STUB-OUT

FOLDABLE TABLE TENNIS/ YOGA/FITNESS/ MOVABLE CHAIRS

GATHERING

BLEACHER

BENCH

SOCIAL

LAWN / BOCCE COURT

DOG RUN

TRELLIS

100mm dia. PVC IRRIGATION SLEEVE - BLUE DASH LINE

EXTENT OF SOIL CELLS (2 LAYERS APPLIED) - ORANGE DASH LINE WITH CROSS HATCH

EX. STREET TREE (Maple) TO BE REMOVED

EX STREET TREE (Cherry) TO BE REMOVED

CONCRETE SIDEWALK / DOOR BUFFER

EX. STREET TREE (Maple) TO BE REMOVED

Existing Telus Vault

Existing Street Light

Existing Power Post

EXTENT OF WORK

LINE OF EXISTING CURB

OUTLINE OF ADJACENT BUILDING

EXISTING PLANTING

EVERGREEN HEDGING

PRIVACY SCREEN - REFER TO ARCH DRAWING

Existing retaining wall

North

07	Nov 22 - 2021	Issued for DP Resubmission
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01	Nov06 - 2018	Progress Set
no.:	date:	item:

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1468 VANCOUVER STREET VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	2018-11-02
Scale:	1:100

0 1m 2m 5m 8m

Drawing Title:

Level 1

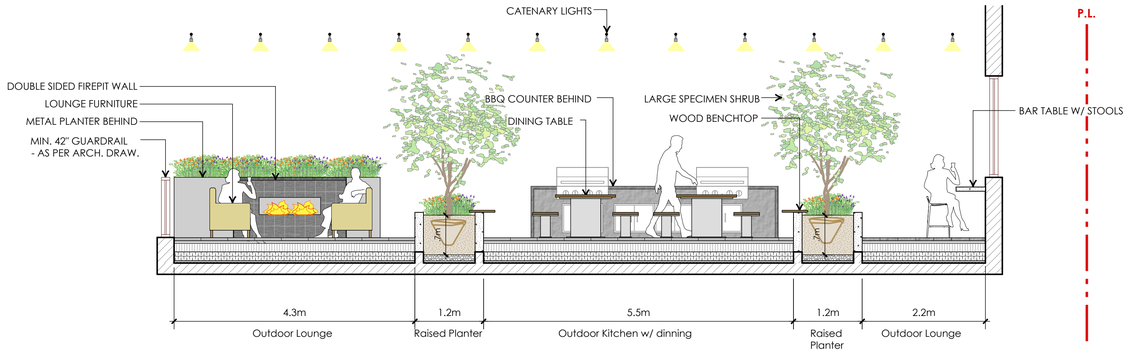
MATERIAL + GRADING PLAN

Project No.:

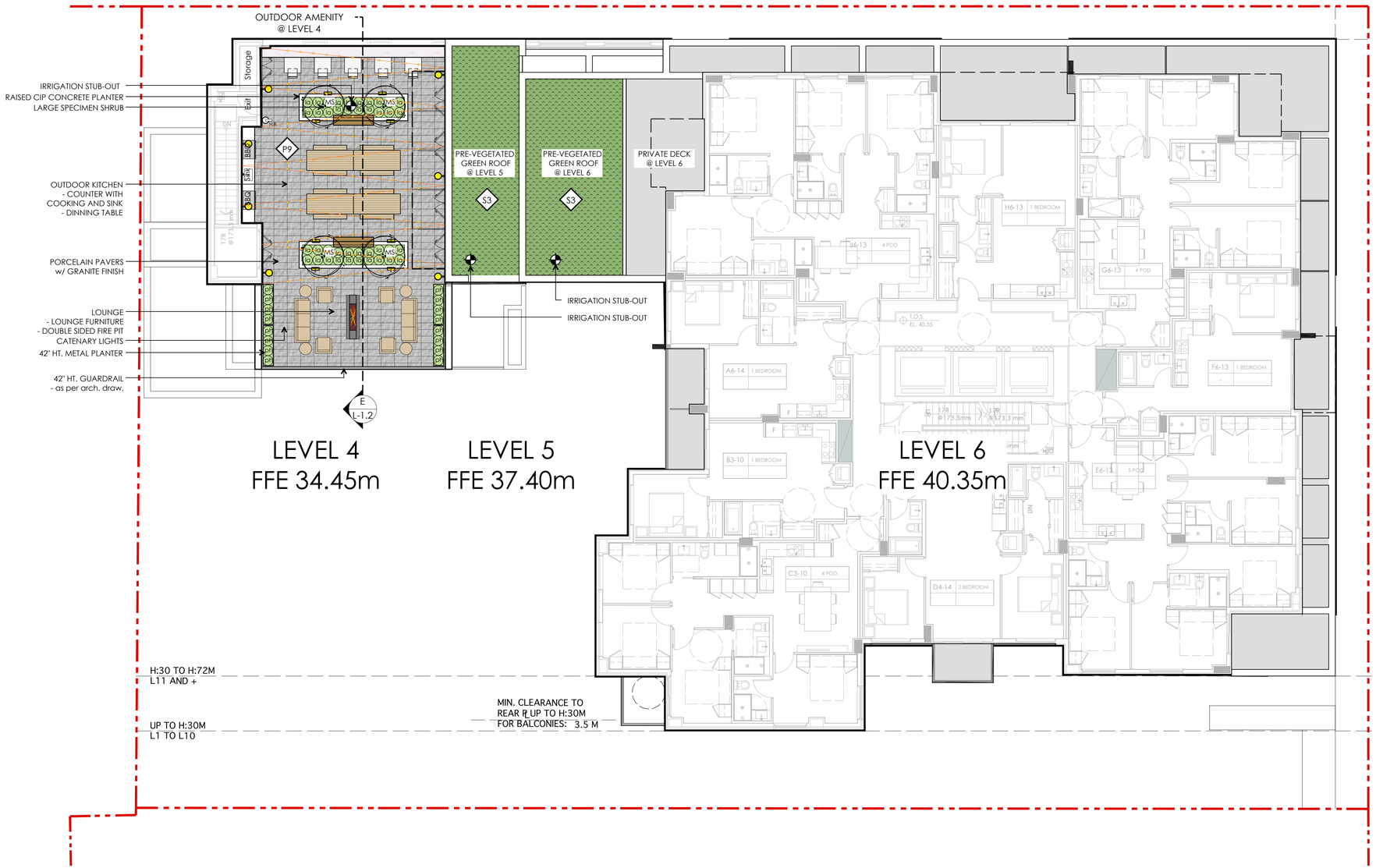
18073

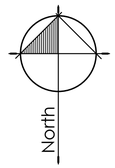
Sheet No.:

L - 1.1



E SECTION THROUGH LEVEL 4 AMENITY AREA
SCALE: 1:50





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VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	2018-11-02
Scale:	1:100

0 1m 2m 5m 8m

Level 4 Level 4

MATERIAL +MATERIAL + PLANTING

Project No.:
18073

Sheet No.:

L - 1.2

PANDORA AVENUE

VANCOUVER STREET

EXTENT OF WORK

EXTENT OF WORK

North

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Revisions:

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Project:

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VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	2018-11-02
Scale:	1:100

0 1m 2m 5m 8m

Drawing Title:

Level 1

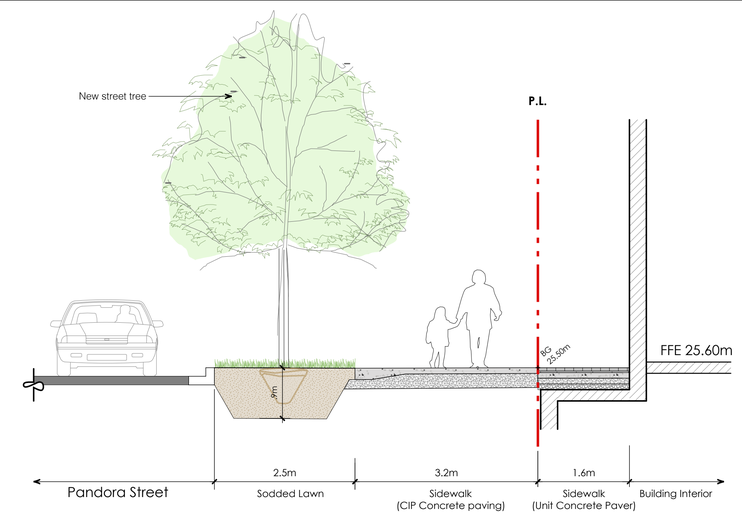
PLANTING PLAN

Project No.:

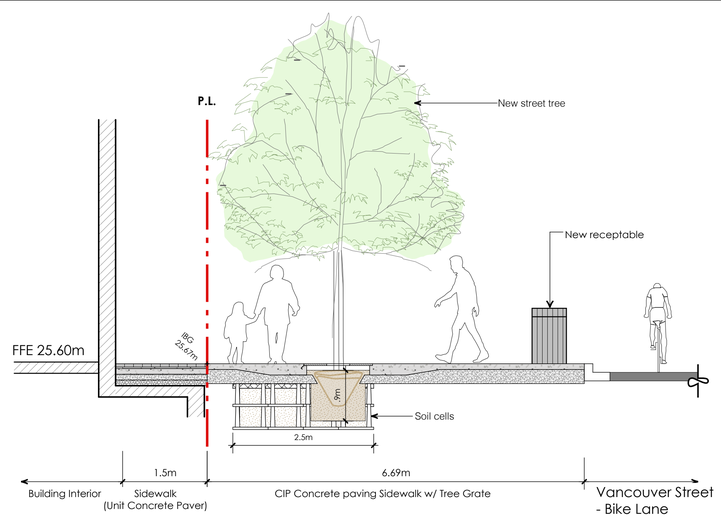
18073

Sheet No.:

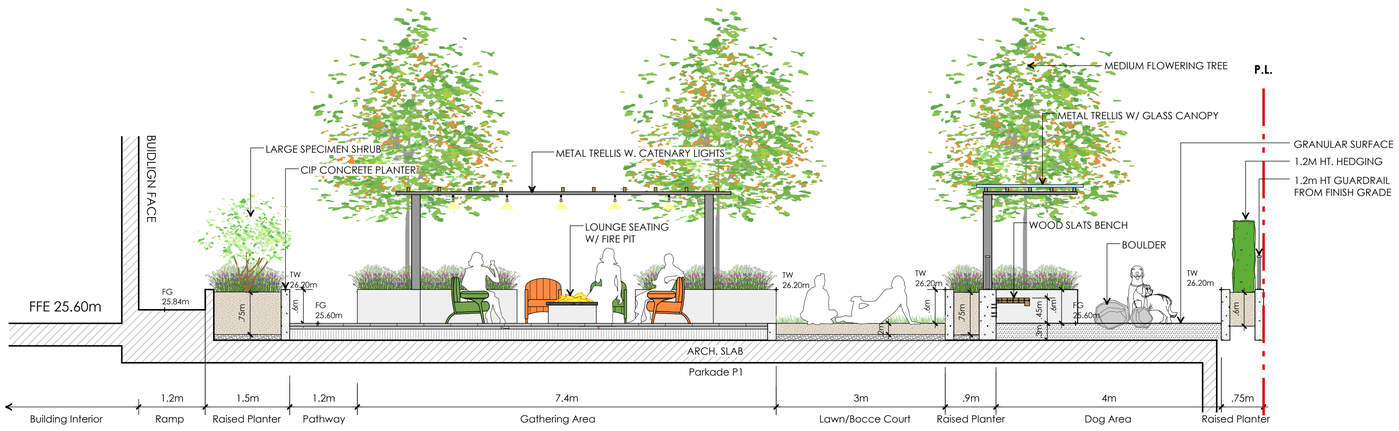
L - 2.1



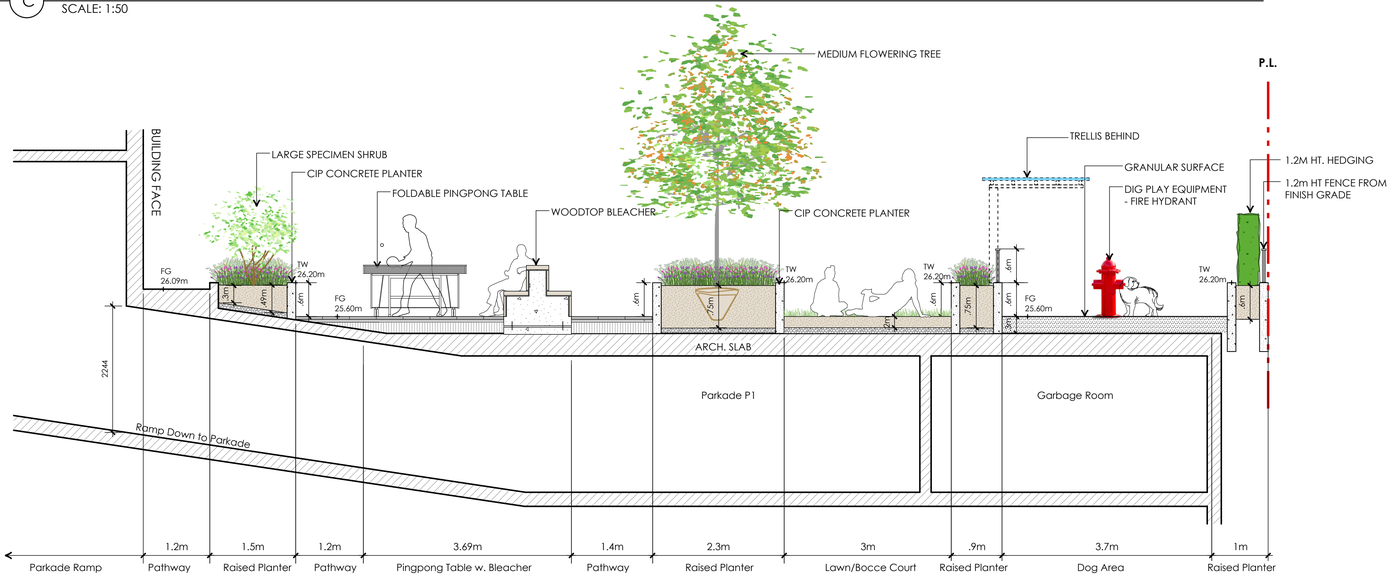
A SECTION THROUGH SIDEWALK ALONG PANDORA STREET
SCALE: 1:50



B SECTION THROUGH SIDEWALK ALONG VANCOUVER STREET
SCALE: 1:50



C SECTION THROUGH COURTYARD - EAST SIDE
SCALE: 1:50



D SECTION THROUGH COURTYARD - WEST SIDE
SCALE: 1:50

no.:	date:	item:
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Project:

1468 VANCOUVER STREET VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	AUG 2021
Scale:	AS Indicated

Drawing Title:

LANDSCAPE SECTION

Project No.:
18073

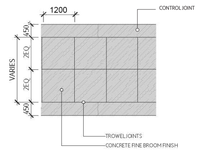
Sheet No.:

L - 3.1

NEW TOWN PAVING APPLICATIONS

1 SIDEWALK

- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and buiding face
- Control joits shall be provided accross 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less: eliminate 450mm banding along building face from the pattern



2 CORNERS

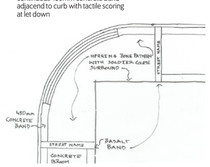
Paving field

- 45° Herringbone field with single row soldier course
- Installation: Mortar set



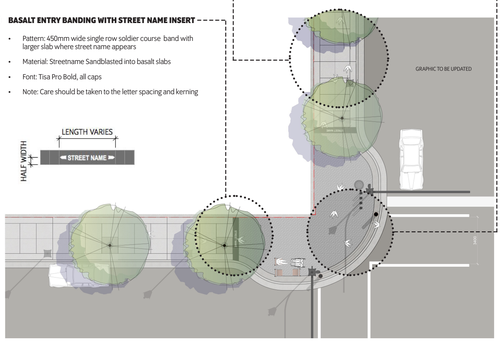
Tactile band

- continuous 450mm concrete band adjacend to curb with tactile scoring at let down



3 BASALT ENTRY BANDING WITH STREET NAME INSERT

- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



NEW TOWN PAVING MATERIALS

1 TROWEL JOINT CONCRETE



- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 CONCRETE UNIT PAVERS



- Dimensions: 225mm x 75mm x 60
- Installation Method: Mortar set
- Application: Paving field
- Colours: Natural grey
- Finish: Unsealed

3 BASALT PAVERS



- Dimensions: 300mm x 450mm x 60mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed

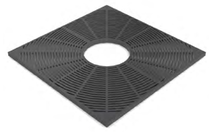
Basalt banding detail Notes:

- Each corner has 2 basalt bands with two different street name inserts
- Each band contains of a row of basalt stone pavers 300mm x 450mm x 80mm or imperial 11 ? x 17 ? x 3" that carries from building face.
- In the middle of the band there is one street name insert in a size of 1200mm x 450mm x 80mm or imperial 17 ?" x 48" long x 3" with street name sandblasted in
- All pieces will be basalt with flamed/thermal finish and sawn edges
- Street name is centered on the stone block
- Use abbreviations for street, avenue, road or other such as St.; Ave.; Rd. with capital letter and punctuation at the end
- Font: Tisa Pro Bold or equivalent (such as Cheltenham Med.), the font size is 90mm (3 ?") with 50mm (2") on either side to the edge of the basalt
- For more information see **Pg 75 insert #3 Basalt banding**
- Note street names shown on drawing are only for correct location and above specs are to be followed.

01 L-4.1 Downtown Public Realm Plan & Streetscape Standrds - New Town Paving Materials and Applications
NTS

SQUARE TREE GRATE

PRODUCT TYPE: Tree Grate
PRODUCT NAME: Square Tree Grate
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH:
DIMENSIONS: 48" W
DISTRIBUTION:
MANUFACTURER: Dobney Foundry Ltd.
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



METAL TREE GUARD

PRODUCT TYPE: Tree Guard
PRODUCT NAME: Metal Tree Guard
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS:
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MANUFACTURER: City of Victoria
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



02 L-4.1 Downtown Public Realm Plan & Streetscape Standrds - New Town Stree Tree Grate
NTS

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Drawn by:	LF
Checked by:	PK
Date:	AUG 2021
Scale:	As Indicated

Drawing Title:

LANDSCAPE DETAILS

Project No.:
18073

Sheet No.:
L - 4.1

NEW TOWN FURNISHING AND LIGHTING

New Town furnishing suite is a modern heritage style. It has the most diversity in streets characters from busy Douglas Street and Blanshard Street to quiet residential marrow streets with planted boulevards. Proposed elements can accommodate for both conditions giving flexibility to how and where to use them.

BOLLARDS
TYPE B



Type B Bollard: Modern style

- Application: Corner bump outs and all other locations where vertical separation is needed

TRASH BINS
TYPE A



Type A: Modern Metal Bin

- Application: All locations
- Multi-stream recycling receptacles are to be used when appropriate on a case by case basis

BIKE RACK



Downtown Bike Rack

- Application: All locations

PEDESTRIAN LIGHT



Modern Heritage Style Light

- Final design to be determined as part of the Lighting Strategy
- Future Application: All areas except key corridors : Yates Street, Fort Street Broughton Street and Courtney Street - See page 78 for key corridors lighting application
- See Fig. 18 on page 42 for the extent of the key corridors

INTERIM: Heritage Cluster Globe Type B : Aligned

- Application: All streets in New Town except Fort Street and Yates Street

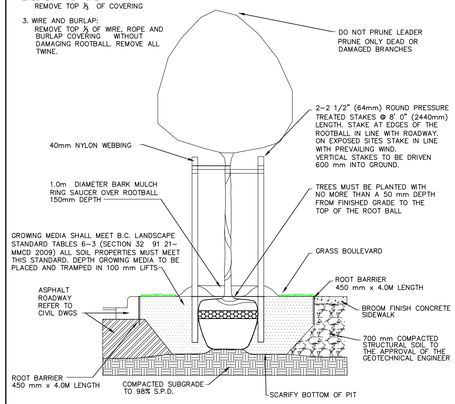
03 L-4.1 Downtown Public Realm Plan & Streetscape Standrds - New Town District
NTS

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
ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

2011

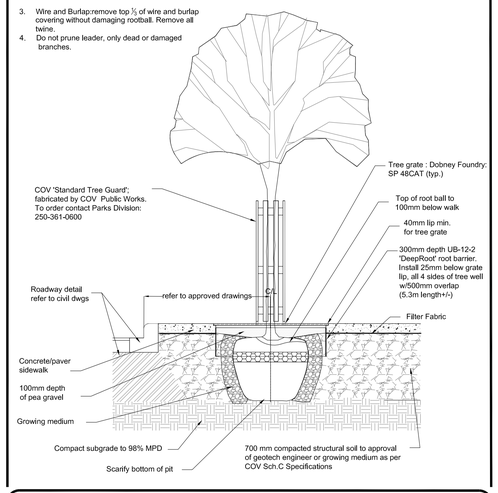
TREE PLANTING IN BOULEVARD	REVISIONS	DRAWING NUMBER:
		SD P4

04 L-4.1 Tree Planting in Boulevard
NTS

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 and burlap covering without damaging rootball. Remove all twine.
4. Do not prune leader, only dead or damaged branches.

NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS



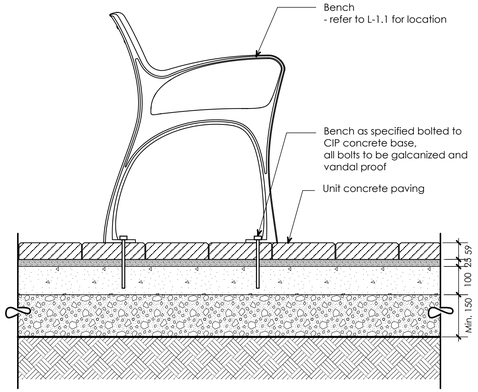
CITY OF VICTORIA Parks Division
File: v:design\construct_design specs\const details\PSD\SD_P5 Oct.23/18:RootBarrier note revised

TITLE:	SCALE:	DRAWING
Tree Planting in Sidewalk with Tree Guard	Not to Scale	
	DATE: Feb.27, 2018	SD-P5
	DWN.:	
	APP'D.:	

Note:

The detail for the trees in grates/soil cells to be updated to include the cell manufacturer's specifications and the elements of City of Victoria drawing SD P5 (Tree Planting in Sidewalk with Tree Guard, 2018) for for Building Permit submission in the future

05 L-4.1 Tree Planting in Sidewalk with Tree Guard
NTS



City comments dated on April 2021:

Please indicate the Maglin 870 series for the benches. This has not yet been updated in the Downtown Public Realm document, but staff would like to implement updated standards in the meantime.

The benches would be IPE wood with black metal for both chairs and benches.

800 SERIES

MBE-0870-00025

Legacy # MLB870-W



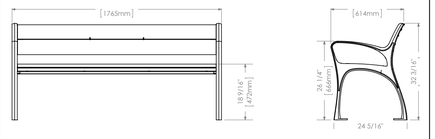
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

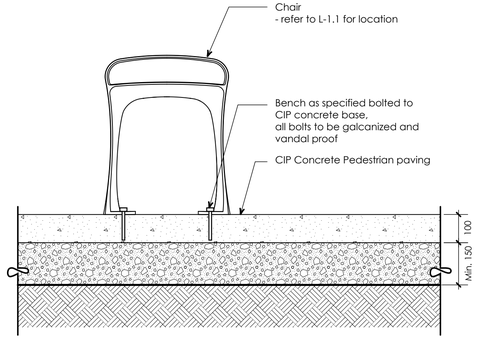
TO SPECIFY: Select MBE-0870-00025
Choose:
– Powdercoat Color

HEIGHT: 32.2" (81.7cm) LENGTH: 69.5" (176.5cm) DEPTH: 24.2" (61.4cm) WEIGHT: 121.62lbs (55.1kg)



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sales@maglin.com
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01 L-4.2 Backed Bench Fixture
Scale 1"=1'-0"



City comments dated on April 2021:

Please indicate the Maglin 870 series for the benches. This has not yet been updated in the Downtown Public Realm document, but staff would like to implement updated standards in the meantime.

The benches would be IPE wood with black metal for both chairs and benches.

800 SERIES

MBE-0870-00062

Legacy # MLB872B-W-A



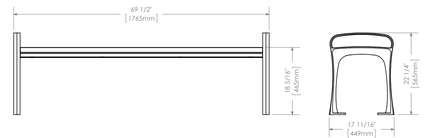
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

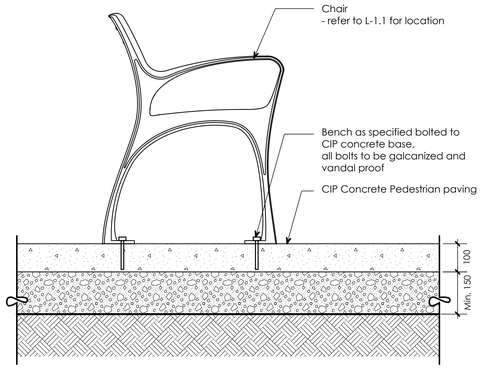
TO SPECIFY: Select MBE-0870-00062
Choose:
– Powdercoat Color

HEIGHT: 22.25"(56.5cm) LENGTH: 69.5" (176.5cm) DEPTH: 17.69" (44.9cm) WEIGHT: 80.95lbs (36.7kg)



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02 L-4.2 Backless Bench Fixture
Scale 1"=1'-0"



City comments dated on April 2021:

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800 SERIES

MCH-0870-00002

Legacy # MLCH870-W



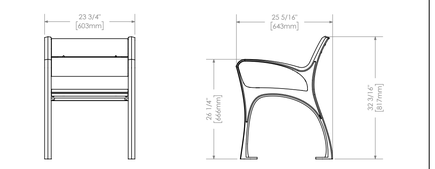
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MCH-0870-00002
Choose:
– Powdercoat Color

HEIGHT: 32 3/16" (81.7cm) LENGTH: 23 3/4" (60.3cm) DEPTH: 25 5/16" (64.3cm) WEIGHT: 58.2lbs (26.4kg)

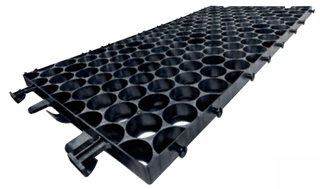


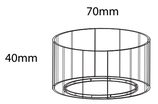
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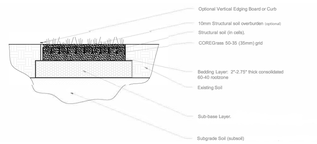
03 L-4.2 Chair Fixture
Scale 1"=1'-0"

CORE LANDSCAPE PRODUCTS
GREEN LANDSCAPING ALTERNATIVES FOR A SUSTAINABLE FUTURE

CORE GRASS™ 70-40







TECHNICAL SPECIFICATIONS

Material	Recycled HDPE (High Density Polyethylene)
Colour	Black
Grid Dimension (in)	45.5" x 23.2" x 1.6" (1156mm x 589mm x 40mm)
Grid Weight (lbs)	8.5 lbs (3.8 kg)
Cell Shape	Circle
Cell Dimension(in)	2.75" x 1.57"(70mm x 40mm)
Cell Wall Thickness	0.12" (3mm)
Load Bearing Capacity (un-filled)	>280 ton/m²
Temperature Range	-52°C to- +90°C
Chemical Resistance	Excellent
UV Resistance	Excellent

SUITABLE FOR

Horse pastures, foundation base, commercial grass applications, gravel slope stabilization, & temporary ground stabilization for vehicles

CERTIFICATES/COMPLIANT

DIN 14090 Approved (Fire Service Access)

LEED: Used in SUDS and LEED compliant porous paving BMPs for ideal draining and minimal environmental impact.

ADA Compliant: Used in ADA disability compliant surfaces for pedestrians, bicycles, & wheelchair traffic.

Environmentally Approved: Maryland Department of the Environment, Montgomery County, and City of Victoria, British Columbia.

Web: coregravel.ca
Email: info@coregravel.ca
Phone: 1 855 777 2673 (CORE)

04 L-4.2 Core Grass
NTS

no.:	date:	item:
07	Nov 22 - 2021	Issued for DP Resubmission
06	Aug 12 - 2021	Response to City Comments
05	Jan 29 - 2021	Issued for DP
04	Sep 25 - 2020	Issued for DP Resubmission
03	Mar 26 - 2020	Issued for DP Resubmission
02	Dec12 - 2018	Issued for Development Permit
01	Nov06 - 2018	Progress Set

Revisions:

durante kreuk ltd.
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1468 VANCOUVER STREET VICTORIA, BC

Drawn by:	LF
Checked by:	PK
Date:	AUG 2021
Scale:	As Indicated

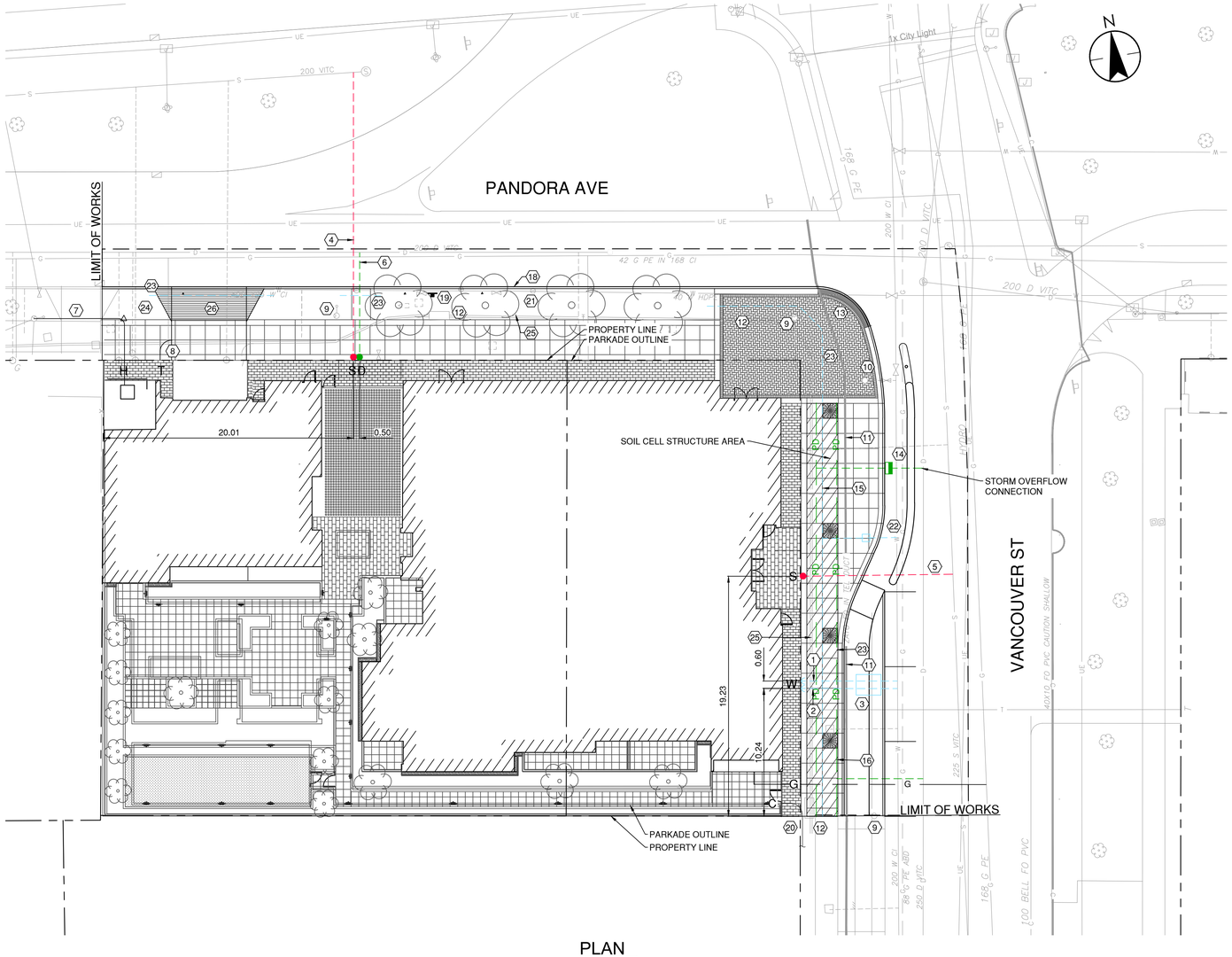
Drawing Title:

LANDSCAPE DETAILS

Project No.:
18073

Sheet No.:

L - 4.2



PLAN
SCALE: 1:200

GENERAL NOTES:

1. REFER TO LANDSCAPE AND ARCHITECTURAL DESIGN FOR DETAILS ASSOCIATED WITH SIDEWALK PATTERNS, STREET TREES, BOULEVARD TREATMENTS, SOIL CELLS AND OFF-SITE FURNISHINGS SUCH AS BENCHES, BIKE RACKS, ETC...
2. ASPHALT REPLACEMENT TO ROAD CENTRELINE FOR BOTH PANDORA AND VANCOUVER STREETS.

CONSTRUCTION NOTES:

1. CITY OF VICTORIA FORCES TO INSTALL150mm Ø DOMESTIC WATER SERVICE AT DEVELOPERS EXPENSE.
2. CITY OF VICTORIA FORCES TO INSTALL 200mm Ø FIRE SERVICE AT DEVELOPERS EXPENSE
3. CITY OF VICTORIA FORCES TO INSTALL DOMESTIC AND FIRE WATER VAULT AND METER ASSEMBLY PER CITY OF VICTORIA SD W2I AND SD W2F AND CAP AT PROPERTY LINE AT DEVELOPERS EXPENSE. REFER TO MECHANICAL FOR CONTINUATION.
4. CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC SANITARY SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm Ø SANITARY AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
5. CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC SANITARY SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 225mm Ø SANITARY AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
6. CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC STORM SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm Ø STORM AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
7. BC HYDRO PROPOSED OFF SITE SERVICE ROUTING TO BE CONFIRMED BY BC HYDRO. REFER TO ELECTRICAL FOR CONTINUATION.
8. TELUS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY TELUS.
9. PROTECT AND RETAIN EXISTING UTILITY POLE AND STREETLIGHT.
10. PROTECT AND RETAIN EXISTING FIRE HYDRANT.
11. PROTECT AND RETAIN EXISTING ACTIVE FIBRE OPTICS COMMUNICATION INFRASTRUCTURE.
12. PROTECT AND RETAIN EXISTING TELUS INFRASTRUCTURE.
13. CURB LET DOWN PER CITY OF VICTORIA SUPPLEMENTARY STD DWG C9AMOD C/W TEXTILE TROWEL LINES.
14. CATCHBASIN INLET FOR TREE SOIL CELLS C/W 200mmØ OVERFLOW CONNECTION, SEDIMENT SUMP AND TRAPPING HOOD PER CITY OF VICTORIA SD S11C.
15. 150mmØ PERFORATED PVC RAINWATER DISTRIBUTION INLET PIPING SERVICING TREE CELLS.
16. 150mmØ PVC PERFORATED RAINWATER DISTRIBUTION OUTLET PIPING SERVICING TREE CELLS C/W 150Ø PVC STORM CONNECTION TO EXISTING STORM BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
17. GAS SERVICE TO GAS METER ENCLOSURE. REFER TO MECHANICAL FOR CONTINUATION.
18. NON-MOUNTABLE CURB PER MMCD STD DWG C4.
19. COMMERCIAL LOADING ZONE C/W SIGN POST SLEEVE AND BASE TO CITY OF VICTORIA STANDARDS. SIGN TO READ `LOADING ZONE 7 DAYS/WEEK'
20. SHAW CABLE PROPOSED SERVICE ROUTING TO BE CONFIRMED BY SHAW.
21. POTENTIAL PANDORA ST BOULEVARD AREA INFILTRATION SYSTEM. TO BE CONFIRMED BY CITY OF VICTORIA.
22. 25mm IRRIGATION SERVICE AND METER BOX BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
23. 100mm PVC IRRIGATION SLEEVE C/W LONG SWEEP 45° BENDS AS REQUIRED
24. REINFORCE BOULEVARD SODDED LAWN. REFER TO LANDSCAPE DRAWINGS.
25. EXISTING COMMUNICATION DUCTING/CONDUIT TO BE CONCRETE ENCASED WITHIN 1.0m OF STREET TREES AS PER TELUS REQUIREMENTS.
26. CITY OF VICTORIA TYPE A SEPARATED SIDEWALK DRIVEWAY CROSSING PER CITY OF VICTORIA SD C7A.

0 2 6 10m
1:200

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REVISIONS

NO.	DATE	DETAILS	BY
1	2020.06.12	DEVELOPMENT PERMIT	OL
2	2021.01.28	REISSUED DP	OL
3	2021.03.09	REISSUED DP	OL
4	2021.08.19	REISSUED DP	OL

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Victoria BC
www.stantec.com

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Client

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
UTILITIES

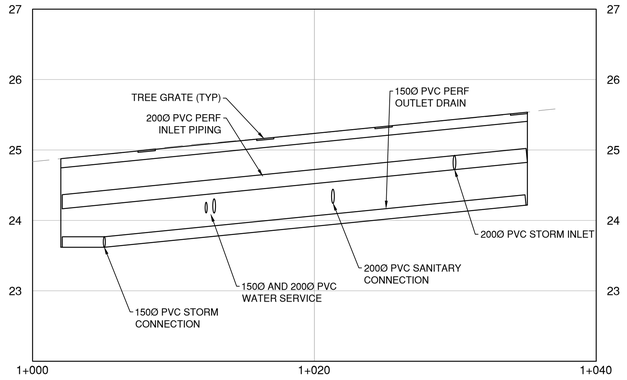
Project No.
111720070

Scale
AS SHOWN

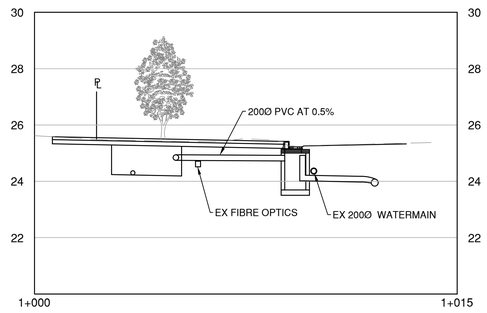
Drawn By:
TG

Drawing No.
C201

DRAWING PATH: V:\1117\active\111720070\4_drawings_current\111720070_C201.dwg, 8/19/2021 10:38 AM TGOODMAN



1 C201 SOIL CELL PROFILE
SCALE: 1:200 H 1:40 V



A C201 SECTION
SCALE: 1:100

1:100 0 1 3 5m

1:200 0 2 6 10m

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Client

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
PROFILES AND DETAILS

Project No.
111720070

Scale
AS SHOWN

Drawing No.
C202

Drawn By:
TG

DRAWING PATH: V:\1117\active\111720070\4_drawings_current\111720070_C201.dwg 8/19/2021 10:37 AM TGOODMAN