

# 937 View Street

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Building Elevations **Building Sections Building Sections** Area Plans

# LANDSCAPE

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21-12-20 Issued for DP Revisions 4 Issued for DP Revisions 3 21-05-04 20-08-12 Issued for DP Revisions 2 20-01-08 Issued for DP Revisions 1 19-10-02

21-12-20 Drawing File NOTE: All dimensions are shown in millimeters.

# View St. Residential

937 View Street

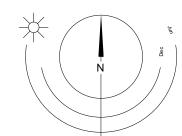
Cover



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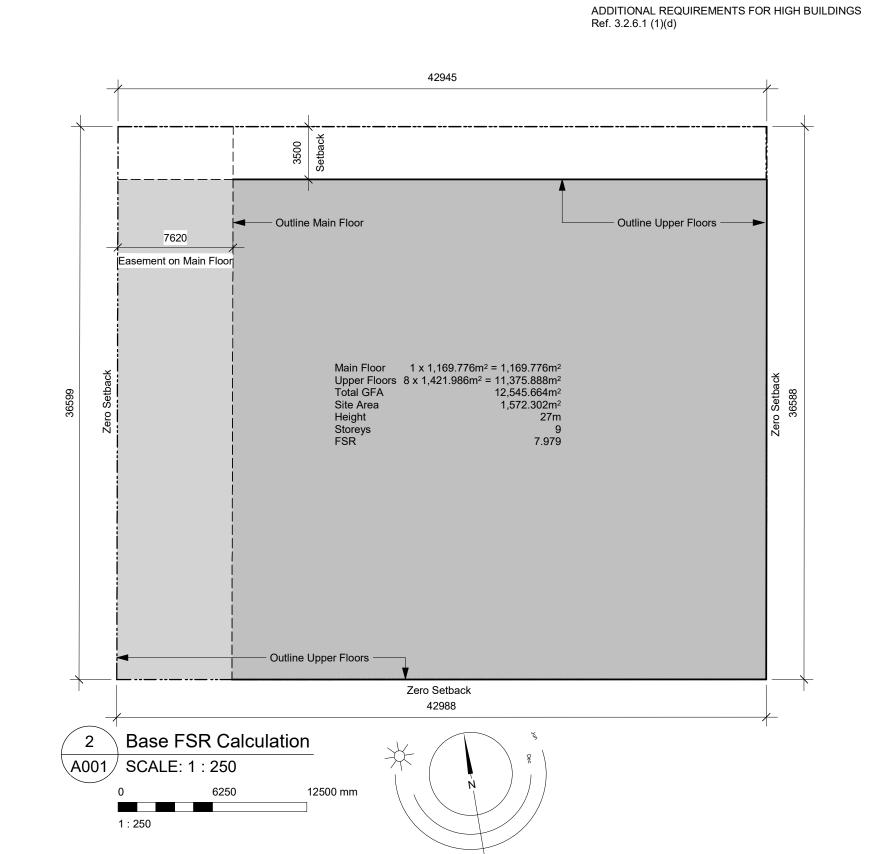
	F ABBREVIATIONS g abbreviations are used on door, window	and finish schedule	s as well as on			ANNOT	ATIONS LEGEND
	I drawings and details.	, and innon concade	o do Non do Sil				g annotations are used on drawings and details:
ACST ACT AFF AL AO AP BG CEM Conc CBK C/L CPT CT C/W DD EB EL EPC EV EXP AGG EXT FD FEC FFE FG GB GBL GU GWG	Acrylic Stucco Acoustical Tile Above Finished Floor Aluminum Auto-Opener Annunciator Panel Building Grade Cementitious Backing Board Concrete Concrete Block Centerline Carpet Tile Ceramic Tile Complete With Deck Drain Electric Bike Storage Elevation Epoxy Polymer Coating Electric Vehicle Parking Exposed Aggregate Exterior Floor Drain Fire Extinguisher Cabinet Finished Floor Elevation Finished Grade Grab Bar Glass Block Glass Georgian Wire Glass	H/C HM HP HSS H/W INSUL LAM LP MDFB MR MP O/H OW PF PLAM PLS PSF PT PTD PTD/W PTW RA RB RES RD RD-P RWL SAFI SCW	Handicap Hollow Metal High Point Hollow Steel Section Hardware Insulated Laminated Glass Low Point Medium Density Fibreboard Base Mirror Metal Panel Overhead Operable Window Prefinished Plastic Laminate Plaster Pressed Steel Frame Paint Paper Towel Dispenser Paper Towel Dispenser Paper Towel Waste Roof Anchor Rubber Base Resilient Flooring Roof Drain Roof Drain - Planter Rain Water Leader Spray Applied Fibrous Insulation Solid Core Wood	SPC ST STL STN STNT SS SVF TB T/D TLAM TGL TOC TOD TOI TOP TOS TOW TP UNF UNO U/S VCT VI VIS VT VWC WC	Solid Particleboard Core Structure Steel Stain(ed) Stone Tile Stainless Steel Sheet Vinyl Flooring Towel Bar Tempered / Double Glazed Tempered Laminated Glass Tempered Glass Translucent Glass Translucent Glass Top of Concrete Top of Drain Top of Insulation Top of Parapet Top of Slab Top of Wall Toilet Paper Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable) Unless Noted Otherwise Underside of Vinyl Composition Tile Vision Glass Vinyl Impact Sheet Vinyl Tile Vinyl Wall Covering Water Closet	BEDROOM 201 101a W-10 W1 V 2.0 hr 00.00 2440	ROOM NAME & ROOM NUMBER  DOOR NUMBER See Door Schedule  WINDOW NUMBER See Window Schedule  WALL TYPE See Assemblies Schedule  RATED WALL DESIGNATION  ELEVATION DATUM  CEILING HEIGHT
GWB HC HCW	Gypsum Wallboard Hollow Core Hollow Core Wood	SD SL SP	Soap Dispenser Sealer Spandrel Glass	WD WPM WRC	Wood Waterproof Membrane Water Repellant Coating	1	KEYNOTE SYMBOL
						12)	MATERIAL TAG
						1 (A901)	INTERIOR ELEVATION REFERENCE

W1 C1 F1 B1 ROOM FINISHES

#### CIVIC ADDRESS: REGISTERED OWNER 937 VIEW STREET, VICTORIA, BC. Nelson Investments Inc. Chris Nelson 595 Howe Street, 10th Floor LEGAL DESCRIPTION: LOT A, OF LOTS 785, 786, and 787, VICTORIA CITY, tel: 604.318.6877 Vancouver, BC V6C 2T5 chris@nelsoninvestmentsinc.com PLAN 36505 **ZONING BYLAW SUMMARY ARCHITECT** dHKarchitects Charles Kierulf 977 Fort Street tel: 250.658.3367 BUILDING DESCRIPTION: fax: 250.658.3397 Victoria, B.C. 18 STOREY RESIDENTIAL BUILDING V8V 3K3 crk@dhk.ca RESIDENTIAL STRUCTURAL CONSULTANT **EXISTING ZONE:** R-48 HARRIS GREEN Suite #501 - 510 Burrard Street John Markulin Vancouver, BC tel: 604.685.9533 PROPOSED ZONE: jmarkulin@bmzse.com DEVELOPMENT PERMIT AREA: DPA 713 (HC) SITE AREA: 1 572.3 m<sup>2</sup> (16 924 s.f.) MECHANICAL Avalon Mechanical Consultants Ltd. 1245 Esquimalt Rd #300, FLOOR AREA: Jamie Clarke 621 m<sup>2</sup> (6 684 s.f.) tel: 250.384.4128 Victoria, BC 829 m<sup>2</sup> (8 923 s.f.) x 3 = 2 487 m<sup>2</sup> Level 2-4: jclarke@avalonmechanical.com V9A 3P2 Level 5-9: $804 \text{ m}^2 (8 654 \text{ s.f.}) \times 5 = 4 020 \text{ m}^2$ Level 10-11: 644 m<sup>2</sup> (6 932 s.f.) x 2 = 1 288 m<sup>2</sup> Level 12-14: 573 m<sup>2</sup> (6 168 s.f.) x 3 = 1 719 m<sup>2</sup> **ELECTRICAL CONSULTANT** Level 15-18: 502 m<sup>2</sup> (5 403 s.f.) x 4 = 2 008 m<sup>2</sup> 396 m² (4 263 s.f.) Nemetz & Ass Ltd Level 19: 2009 W 4th Ave Bijan Valagohar tel: 604.736.6562 TOTAL PROPOSED: 12 539 m<sup>2</sup> (135 019 s.f.) Vancouver, BC V6J 1N3 bijan@nemetz.com FLOOR SPACE RATIO: SITE COVERAGE: LANDSCAPE CONSULTANT Scott Murdoch Murdoch de Greeff Inc. **OPEN SITE SPACE:** 200-524 Culduthel Rd. tel: 250.412.2819 fax: 250.412.2892 Victoria, BC GREEN STORMWATER INFRASTRUCTURE: 83 m<sup>2</sup> (893 s.f.)\* V8Z 1G1 scott@mdidesign.ca \*Minimum 30% of paving area, refer to Landscape drawing L1.02 GRADE OF BUILDING: 17.7 m (GEODETIC AVG GRADE) **GEOTECHNICAL** See Site Plan for Grade Calculations Ryzuk Geotechnical Shane Moore 28 Crease Avenue tel: 250.475.3131 HEIGHT OF BUILDING: fax: 250.475.3611 Victoria, BC shane@ryzuk.com SETBACKS: V8Z 1S3 FRONT (View Street): REAR (S): CIVIL CONSULTANT SIDE (W): Herold Engineering Sarah Campden tel: 250.590.4875 1051 Vancouver Street NUMBER OF STOREYS: 19 STOREYS Victoria, BC fax: 250.590.4392 SCampden@heroldengineering.com SUITE COMPOSITION: Studio < 32m<sup>2</sup>: 1 Bed / 1 Bath <45m<sup>2</sup>: 126 Suites 1 Bed / 1 Bath > 45m<sup>2</sup>: 33 Suites **ENVELOPE CONSULTANT** Chris Raudoy Morrison Hershfield 266 SUITES tel: 250.361.1215 x1142201 536 Broughton Street, 2nd Floor Victoria, BC fax: 250.361.1235 RESIDENTIAL PARKING: N/A craudoy@morrisonhershfield.com V8W 1C6 COMMERCIAL PARKING: **BICYCLE PARKING:** Required Long Term: **BUILDING CODE SUMMARY** Provided Long Term: Required Short Term: Provided Short Term: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3 CANADIAN STANDARDS ASSOCIATION B651-18 MAJOR OCCUPANCY CLASSIFICATION: • GROUP C - RESIDENTIAL BUILDING AREA: 12 539 m<sup>2</sup> (135 019 s.f.) BUILDING HEIGHT: NUMBER OF STREETS FACING: ACCESSIBLE FACILITIES • ACCESSIBLE ENTRANCE CONSTRUCTION REQUIREMENTS: • 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING

PROJECT DIRECTORY

PROJECT DESCRIPTION



21-05-04 Issued for DP Revisions 3 20-08-12 Issued for DP Revisions 2 20-01-08 Issued for DP Revisions 1 19-10-02 Issued for DP

Plot Date 21-12-20 Drawing File

Drawn By RCI Checked By

Scale As indicated Project Number

NOTE: All dimensions are shown in millimeters.

View St. Residential

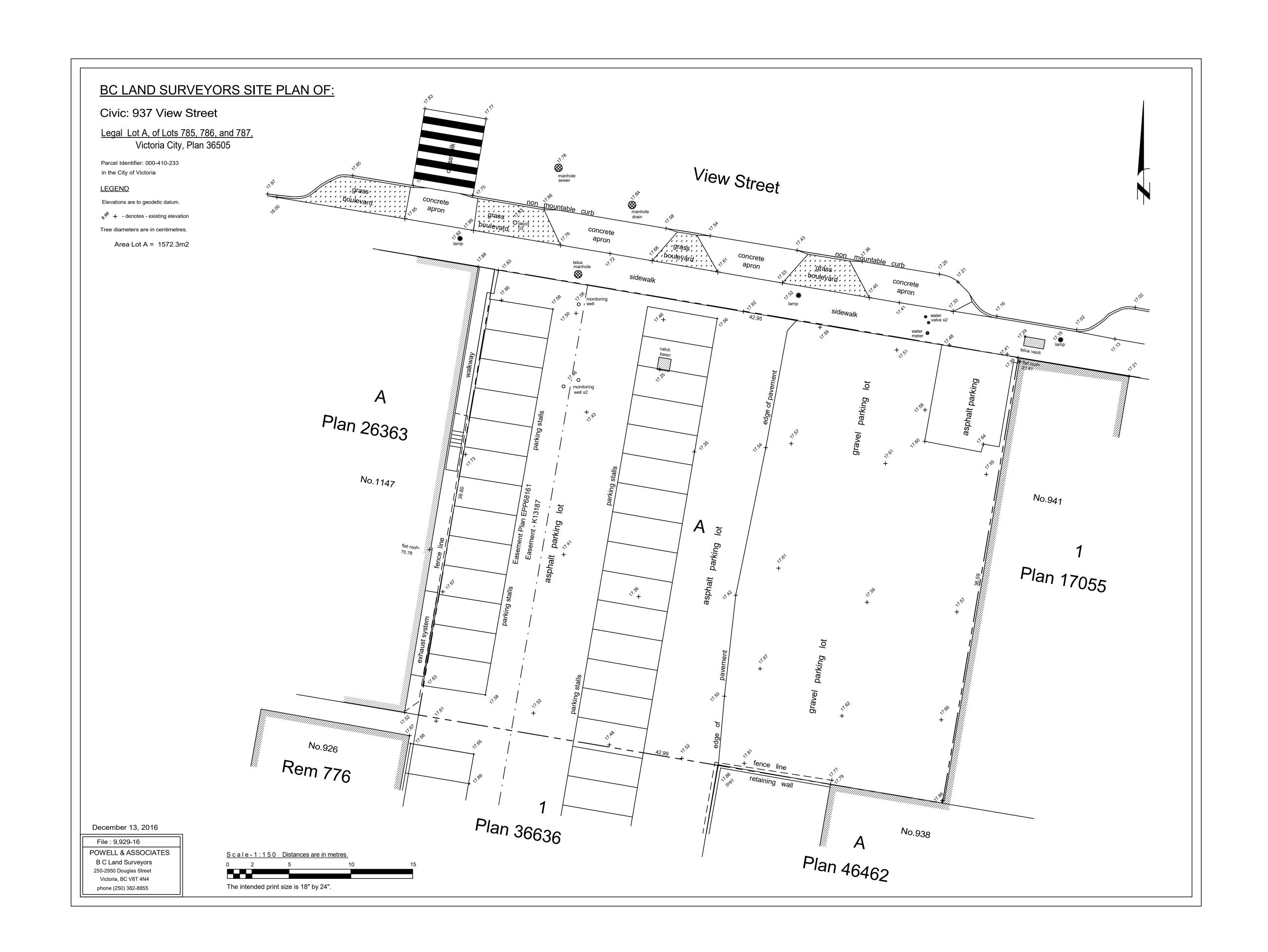
937 View Street

Project Data



A001

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo



 19-10-02
 Issued for DP

 Plot Date
 21-12-20
 Drawing File

 Drawn By
 RCI
 Checked By
 ADM

 Scale
 1 : 150
 Project Number
 1922

View St. Residential

937 View Street

Survey



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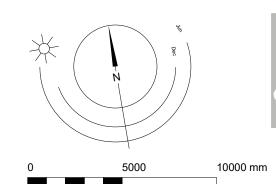


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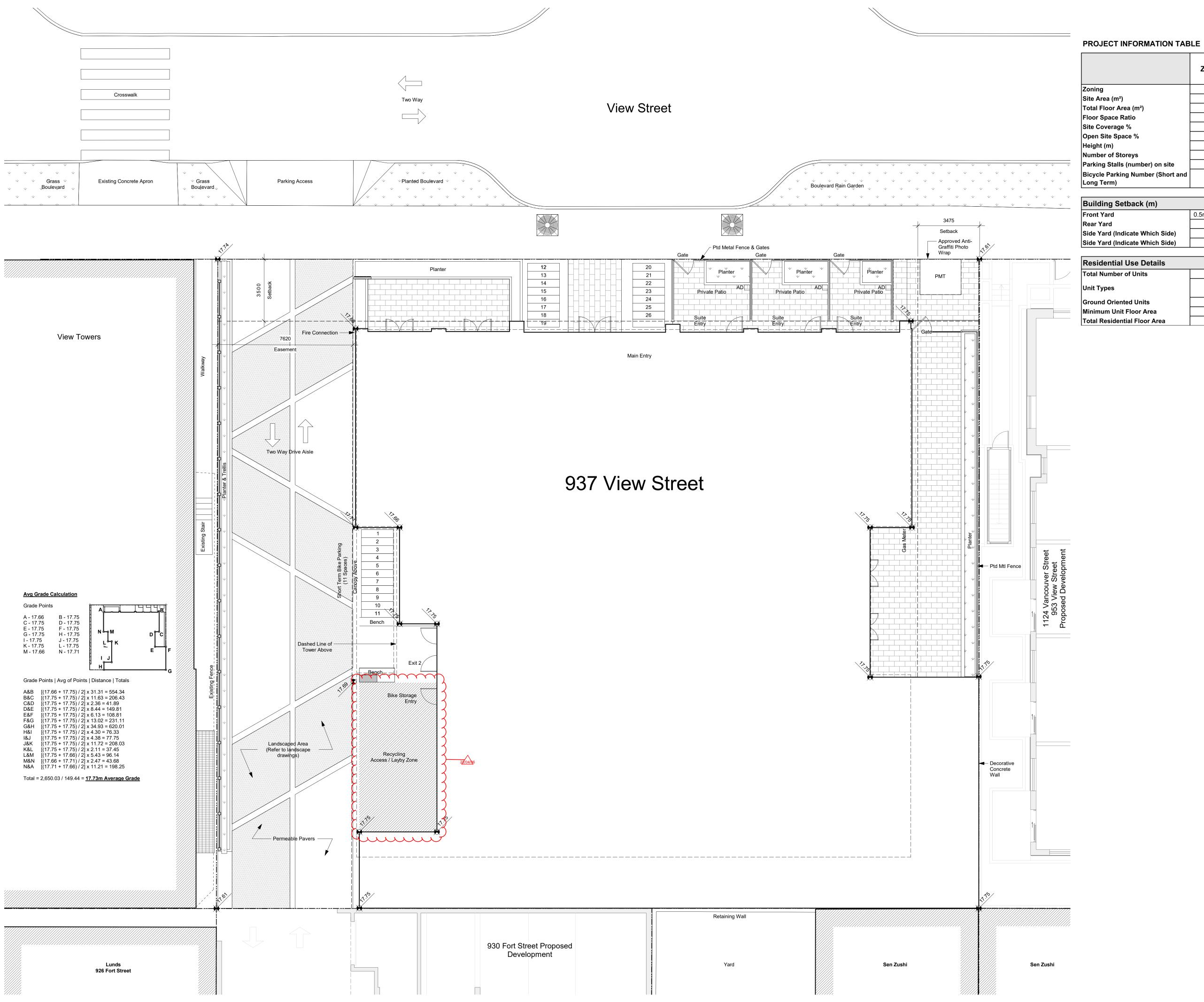
View St. Residential

937 View Street

Site Plan Existing







	Zone Standard	Proposal - if Different from Zone Standard
Zoning	R-48	R-48
Site Area (m²)	N/A	1572.3 m²
Total Floor Area (m²)	N/A	12 539 m²
Floor Space Ratio	N/A	7.97
Site Coverage %	N/A	62%
Open Site Space %	N/A	38%
Height (m)	30m	60.2 m
Number of Storeys	10	19
Parking Stalls (number) on site	N/A	0
Bicycle Parking Number (Short and Long Term)	N/A	317

Building Setback (m)		
Front Yard	0.5m non-res / 3.5m res	3.5m res (North)
Rear Yard	N/A	3.0m (Tower, South)
Side Yard (Indicate Which Side)	N/A	4.0m (Tower, East)
Side Yard (Indicate Which Side)	N/A	7.62m (West)

Residential Use Details				
Total Number of Units	N/A	266		
Unit Types	N/A	Studio, 1 BR/BTH		
Ground Oriented Units	N/A	3		
Minimum Unit Floor Area	N/A	29m²		
Total Residential Floor Area	N/A	9 745 m²		

1:100

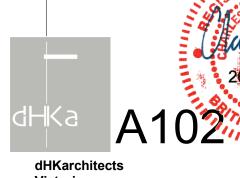
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21-12-20 Drawing File NOTE: All dimensions are shown in millimeters.

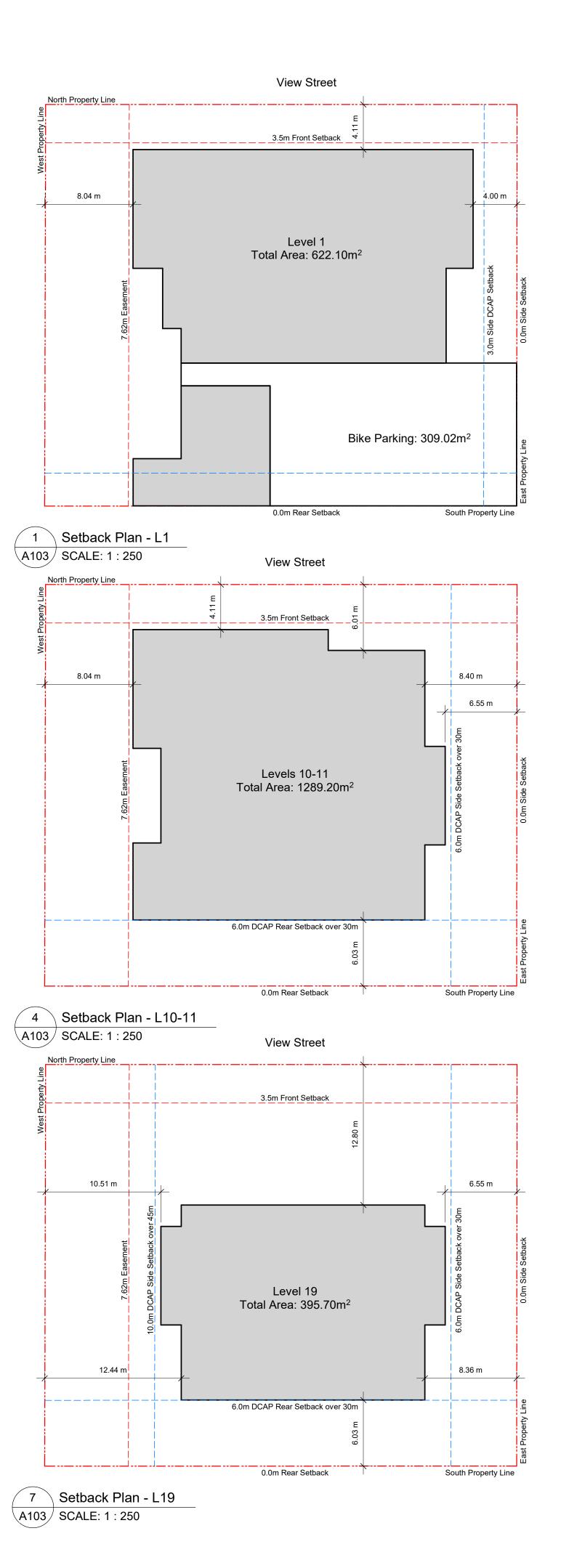
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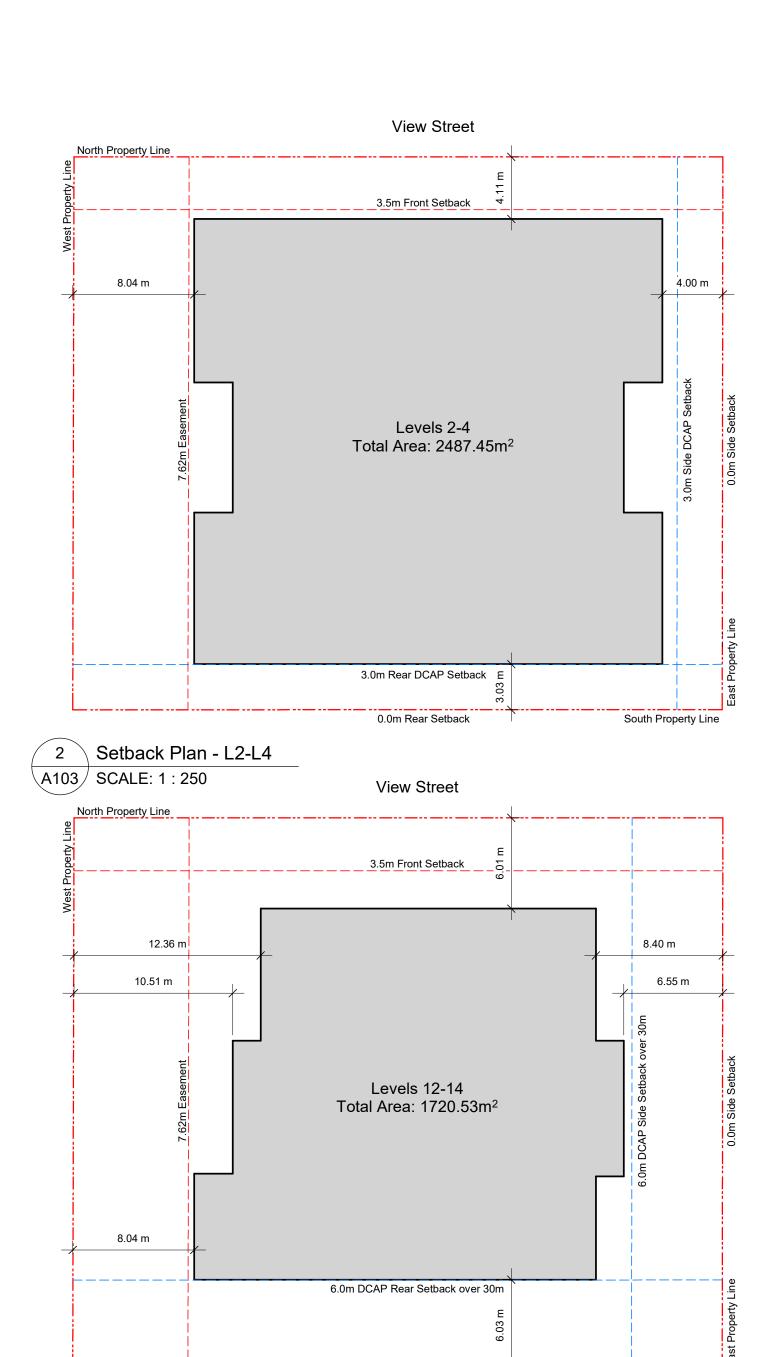
937 View Street

Site Plan Proposed

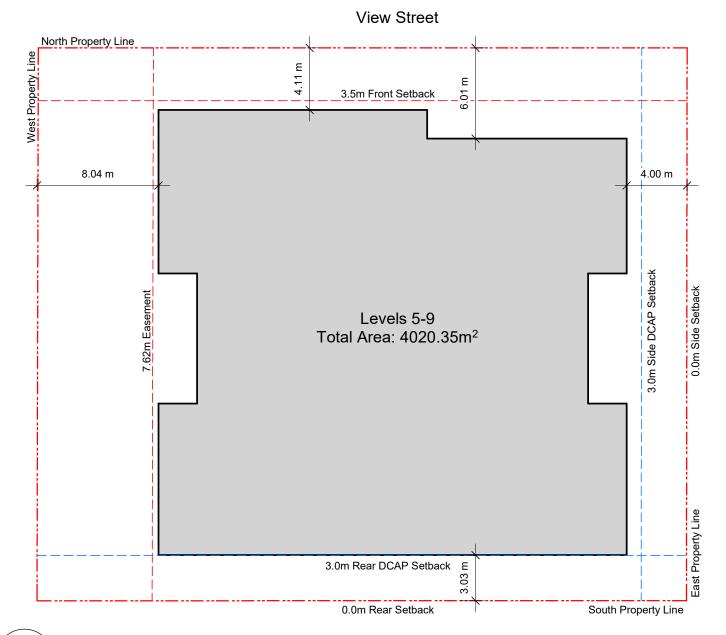


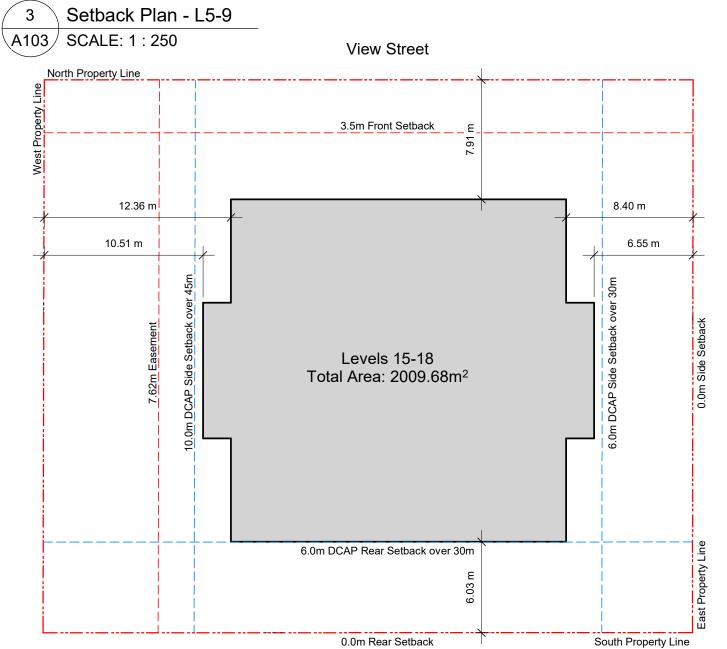
Victoria











6 Setback Plan - L15-18

A103 SCALE: 1 : 250

930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.

**General Notes** 

1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submisison dated 2021-03-17.

937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

Issued for DP Revisions 3 20-08-12 Issued for DP Revisions 2

21-12-20 Drawing File

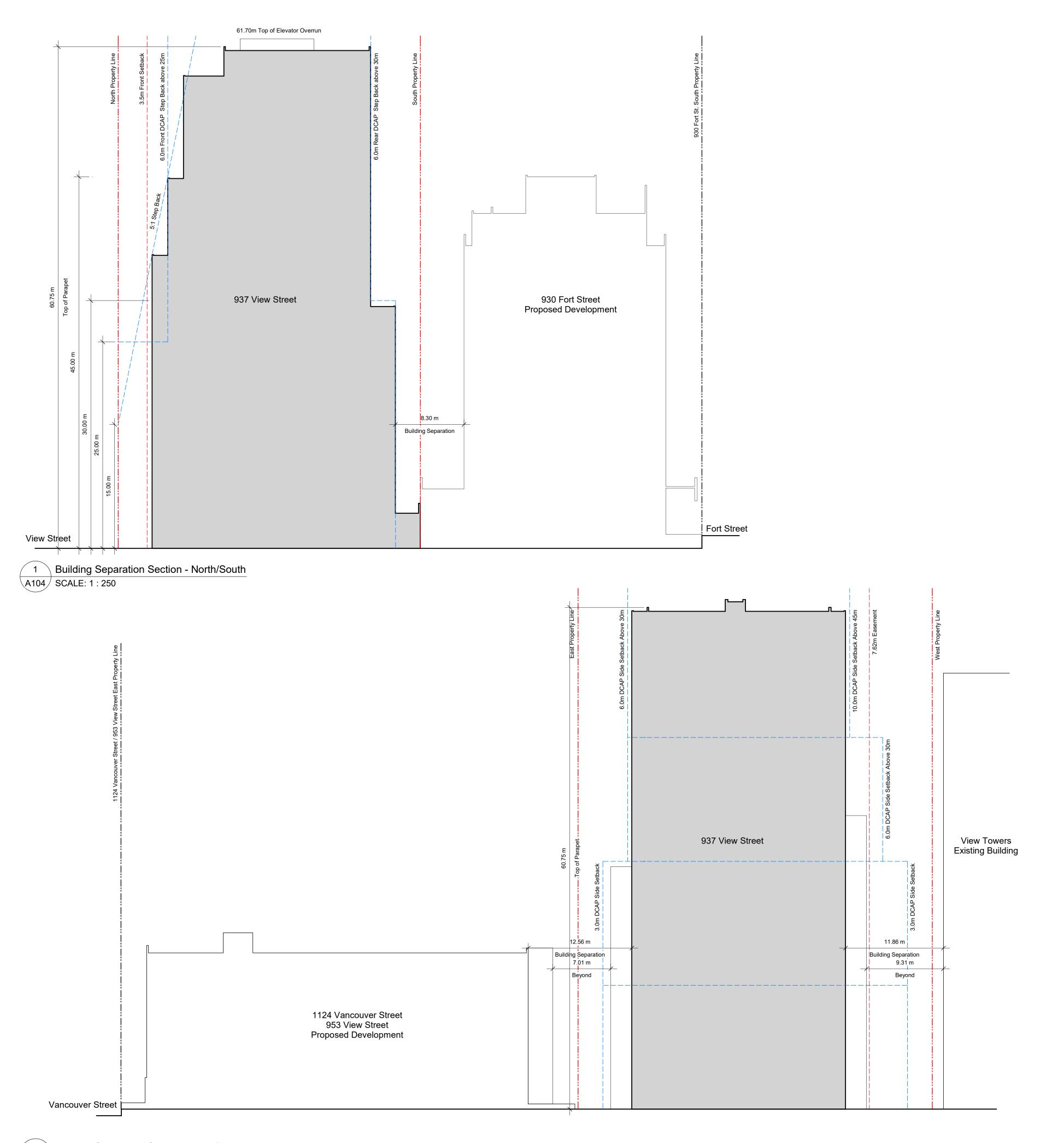
View St. Residential

937 View Street

Setback Plans



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2 Building Separation Section - West/East

A104 SCALE: 1 : 250

### **General Notes**

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submisison dated 2021-03-17.
- 3. 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

Issued for DP Revisions 3 20-08-12 Issued for DP Revisions 2

21-12-20 Drawing File

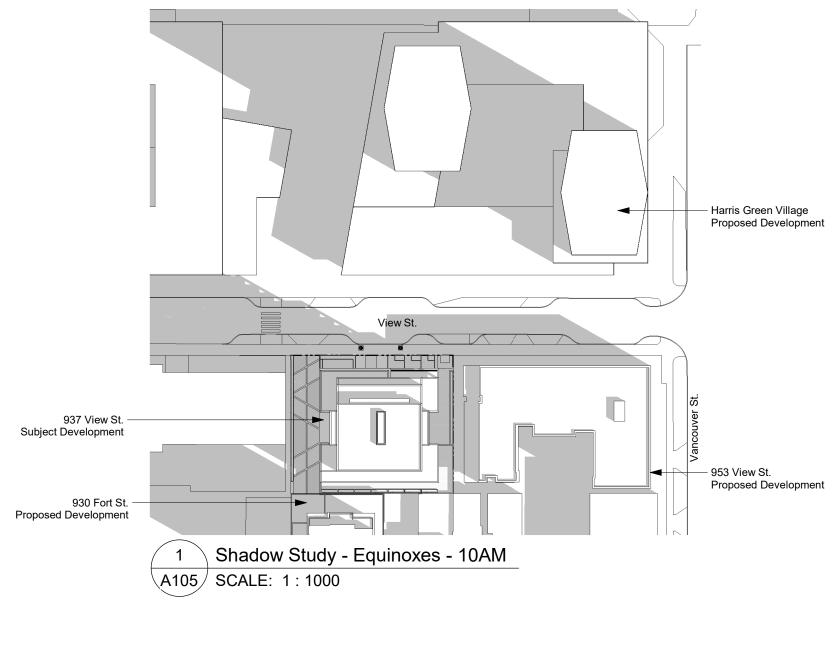
NOTE: All dimensions are shown in millimeters. View St. Residential

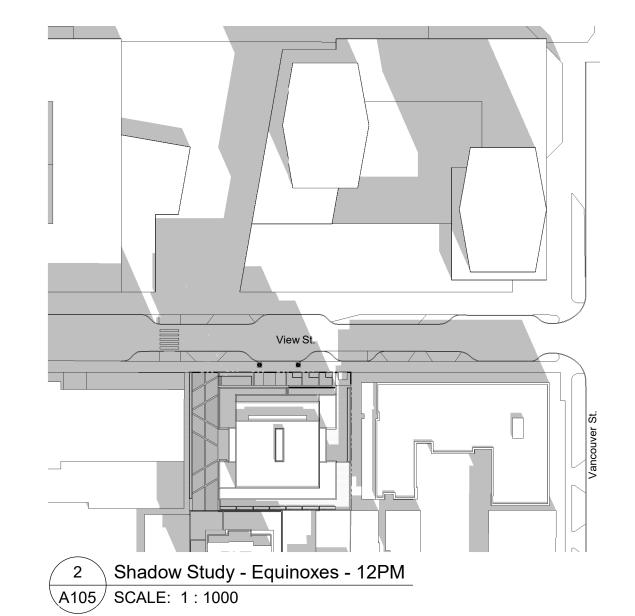
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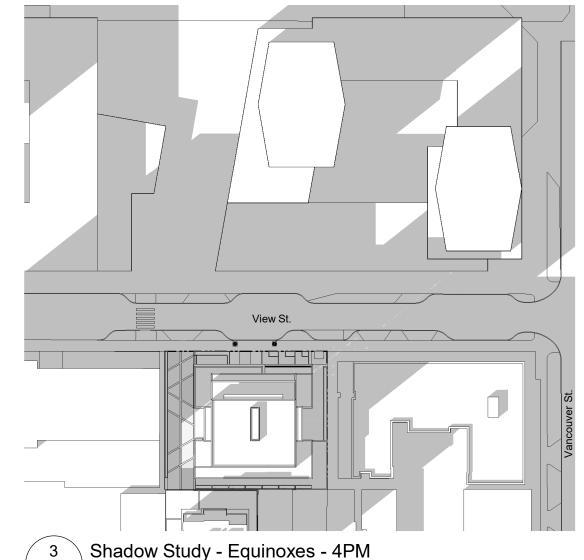
Setback Sections



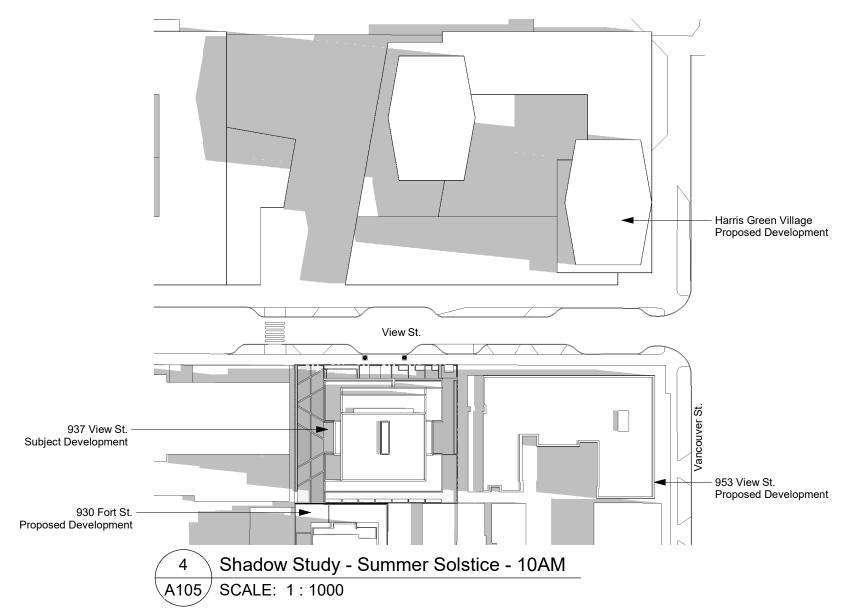
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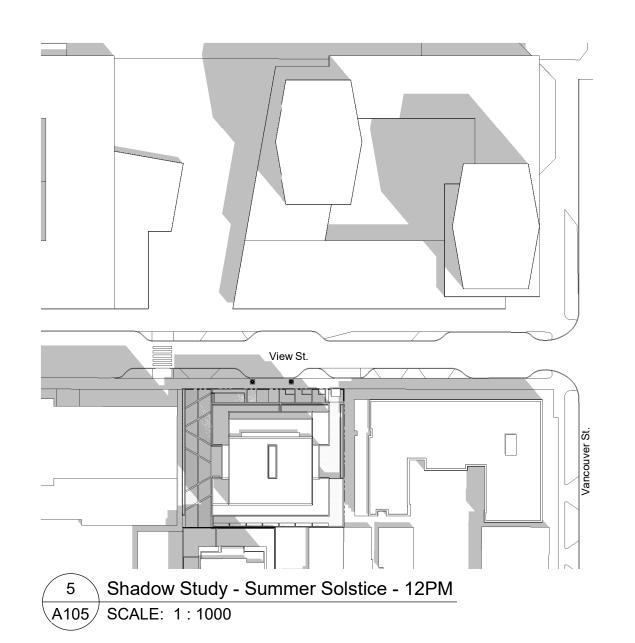


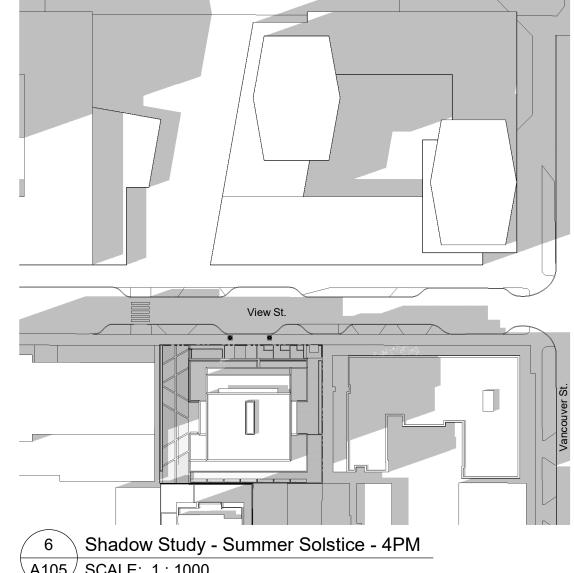




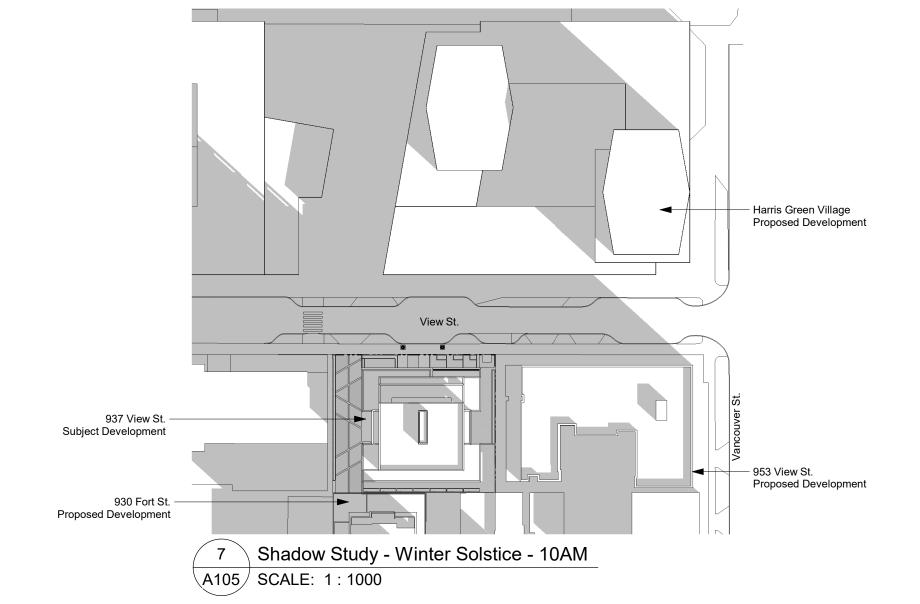
3 Shadow Study - Equinoxes - 4PM A105 SCALE: 1:1000

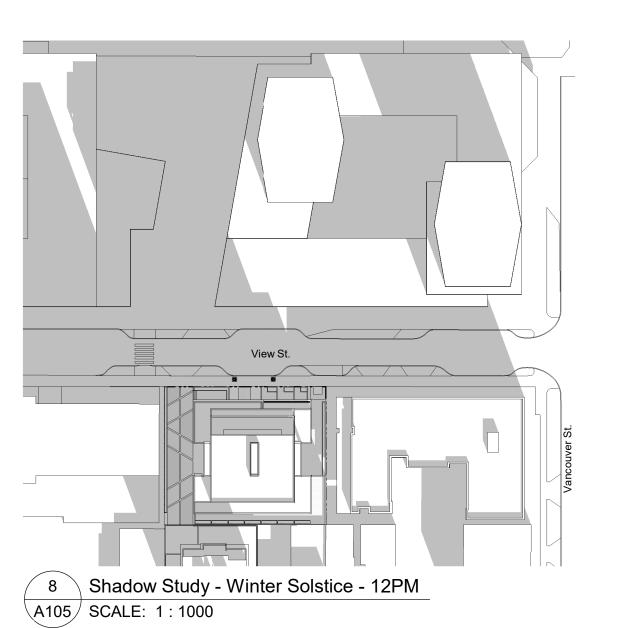


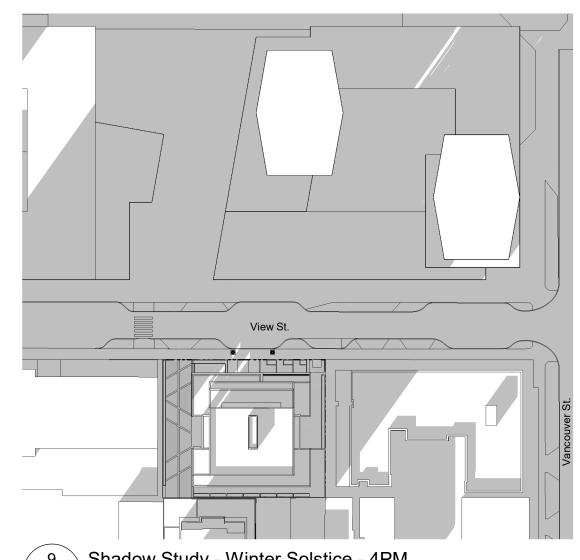




6 Shadow Study - Summer Solstice - 4PM A105 SCALE: 1:1000







9 Shadow Study - Winter Solstice - 4PM A105 SCALE: 1:1000

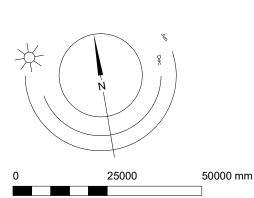
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Issued for DP Revisions 1 20-08-12 20-01-08 19-10-02 Issued for DP 21-12-20 Drawing File

Issued for DP Revisions 3

NOTE: All dimensions are shown in millimeters. View St. Residential

937 View Street

Site Context -Shadow Analysis



1:1000





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21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date 21-12-20 Drawing File

Drawn By RCI Checked By

Scale 1: 300 Project Number

NOTE: All dimensions are shown in millimeters.

View St. Residential

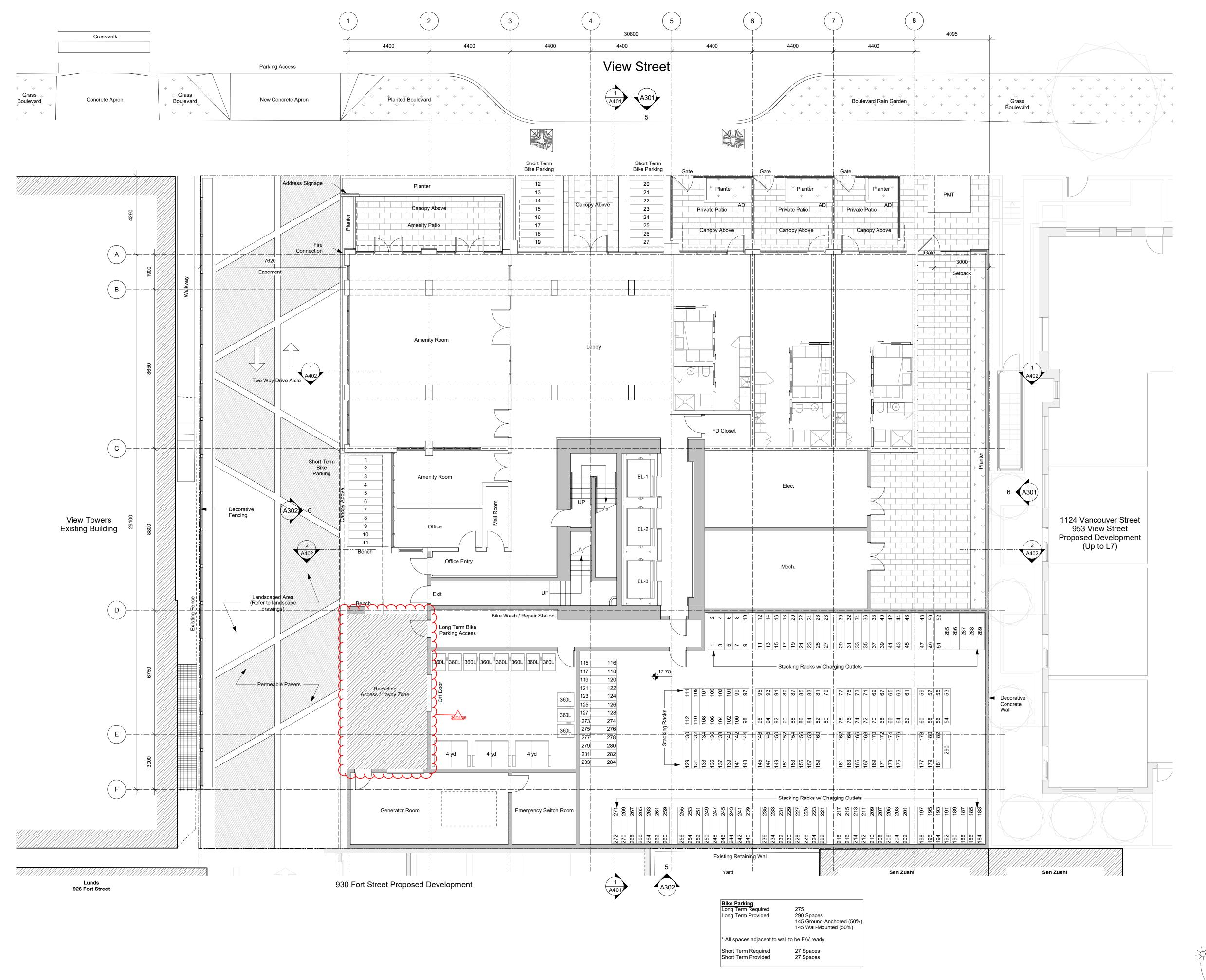
937 View Street

Site Context - Street Elevations



A108

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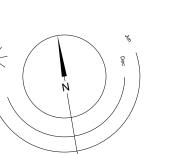
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21-12-20 Drawing File

View St. Residential

937 View Street

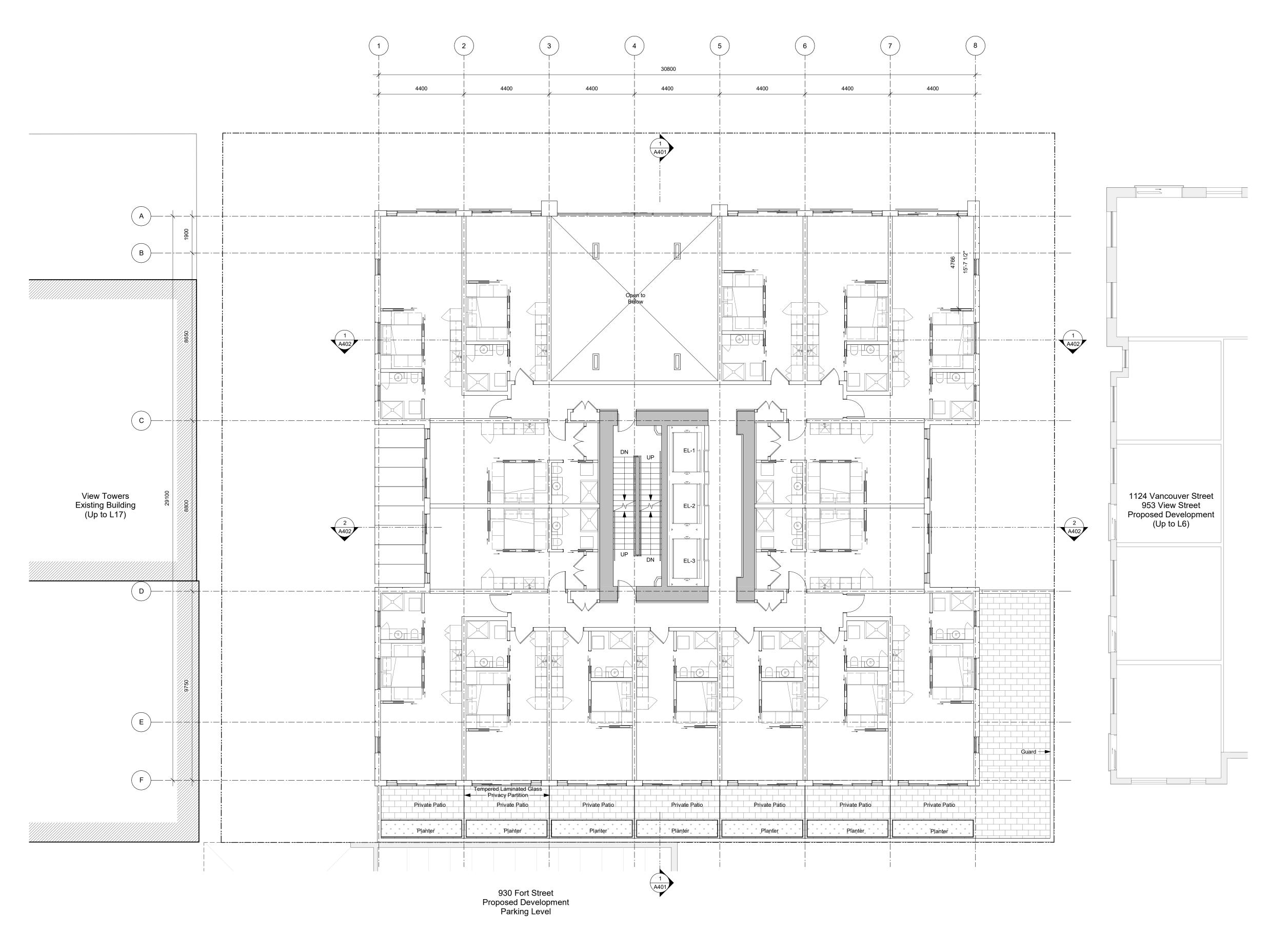
Level 1 Plan





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Victoria 977 Fort Street



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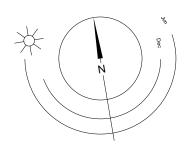
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 Project Number

View St. Residential

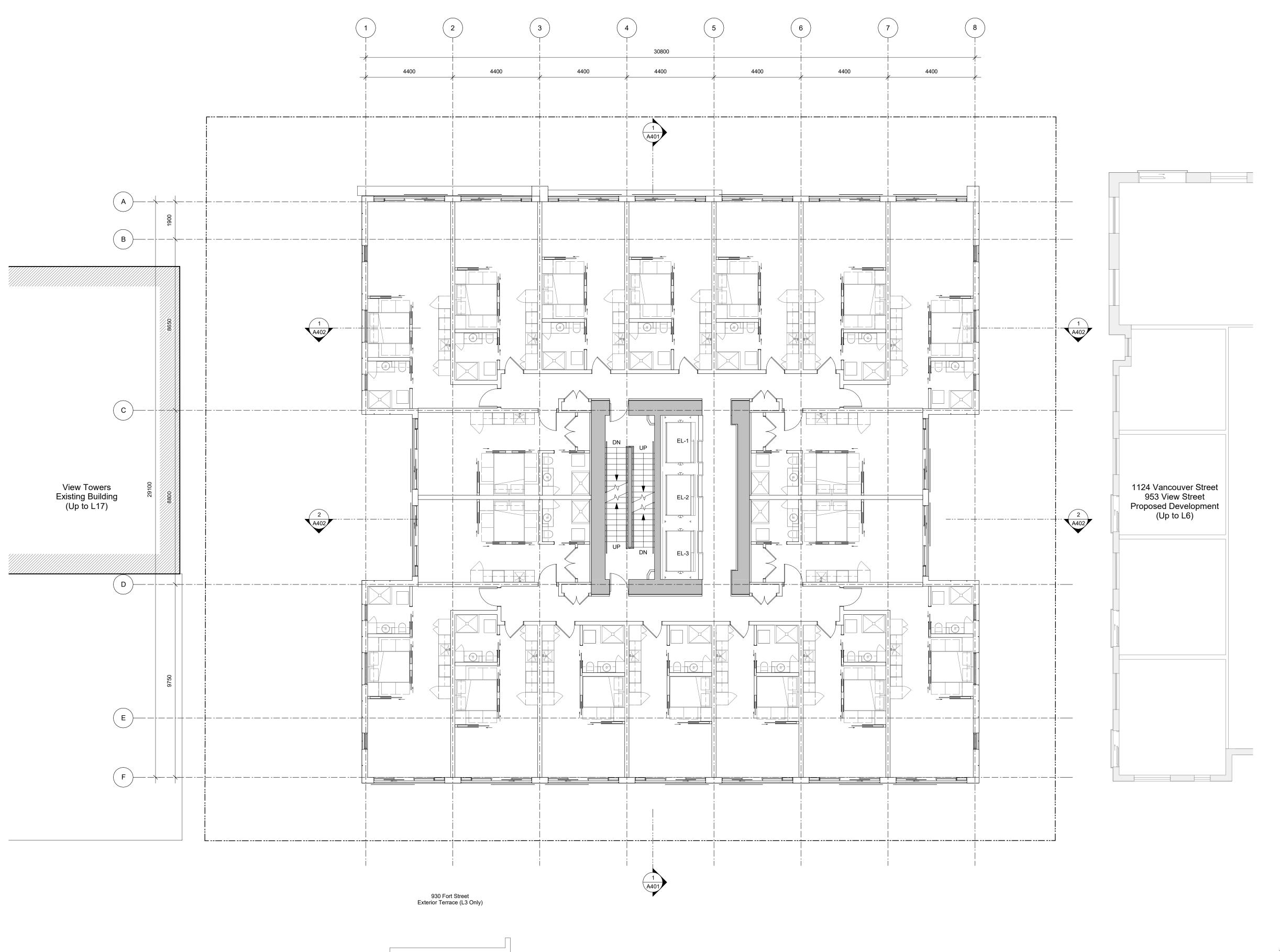
937 View Street

Level 2 Plan





dHKa Victo 977 F 2500 5000 mm **Nana** 



930 Fort Street Proposed Development (Up to L13)

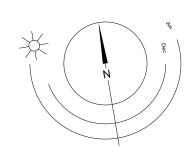
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View St. Residential

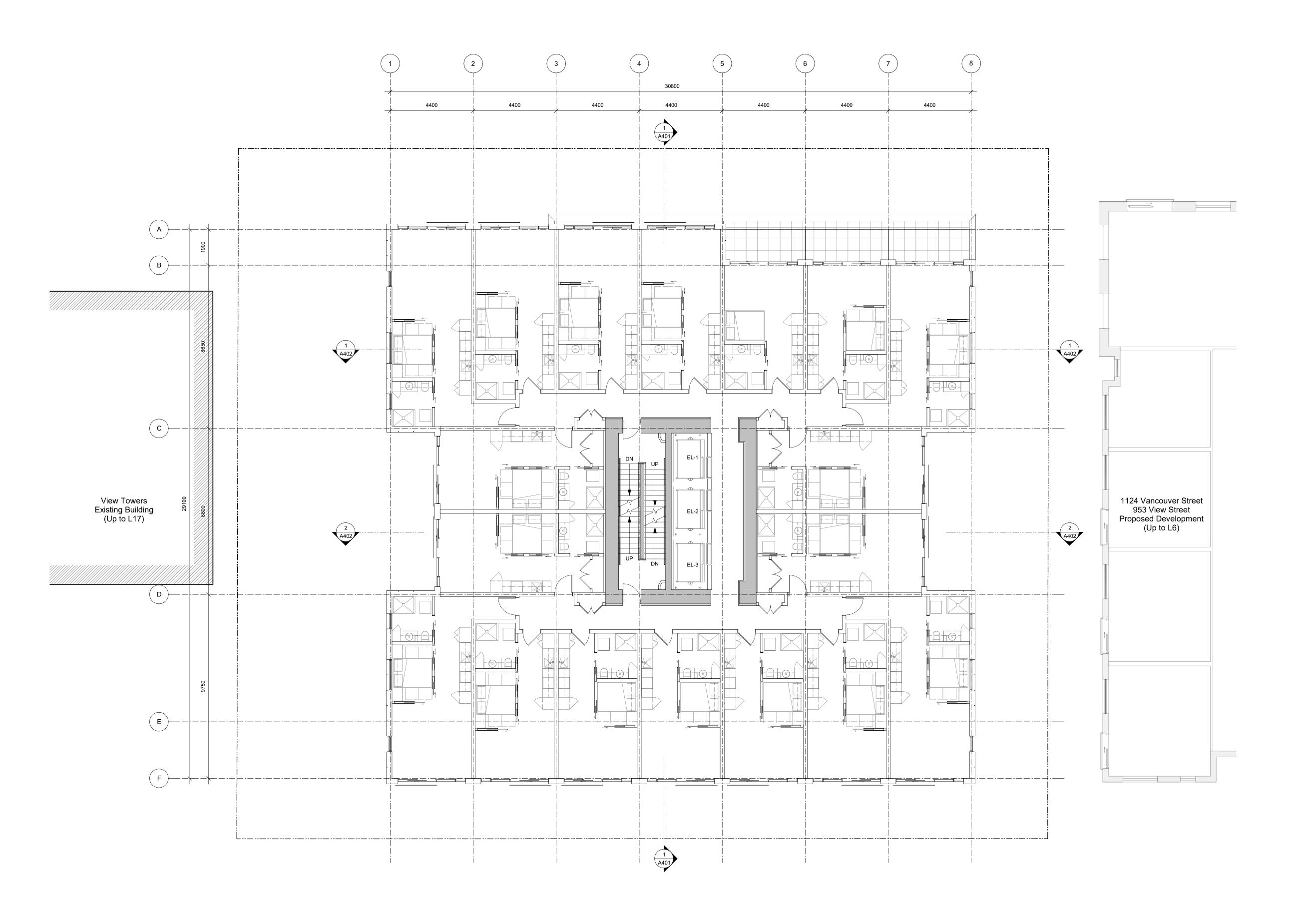
937 View Street

Levels 3-4 Plan





**Victoria** 977 Fort Street

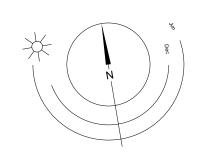


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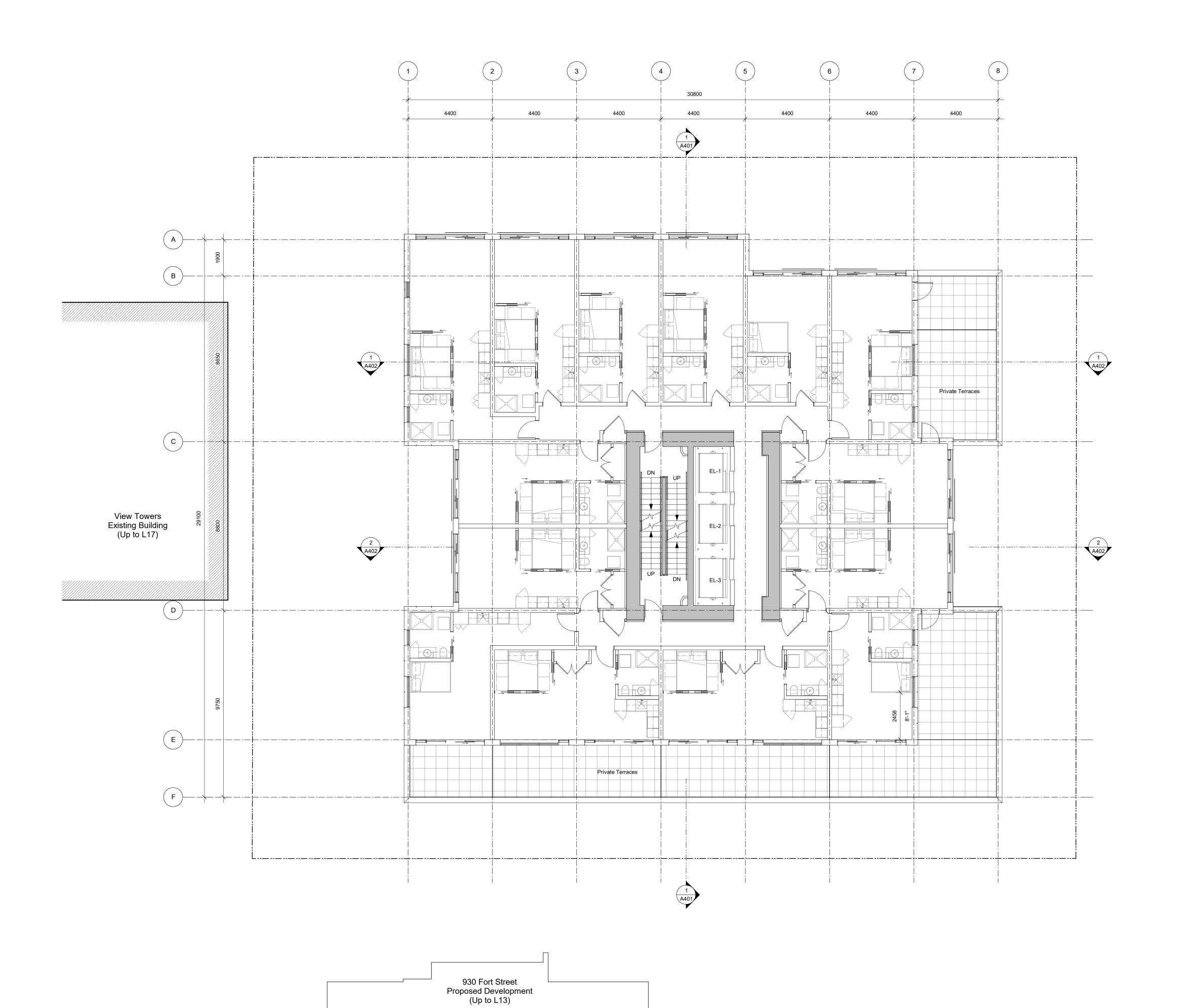
937 View Street

Levels 5-9 Plan





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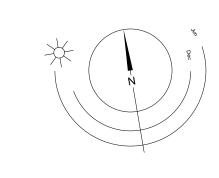


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View St. Residential

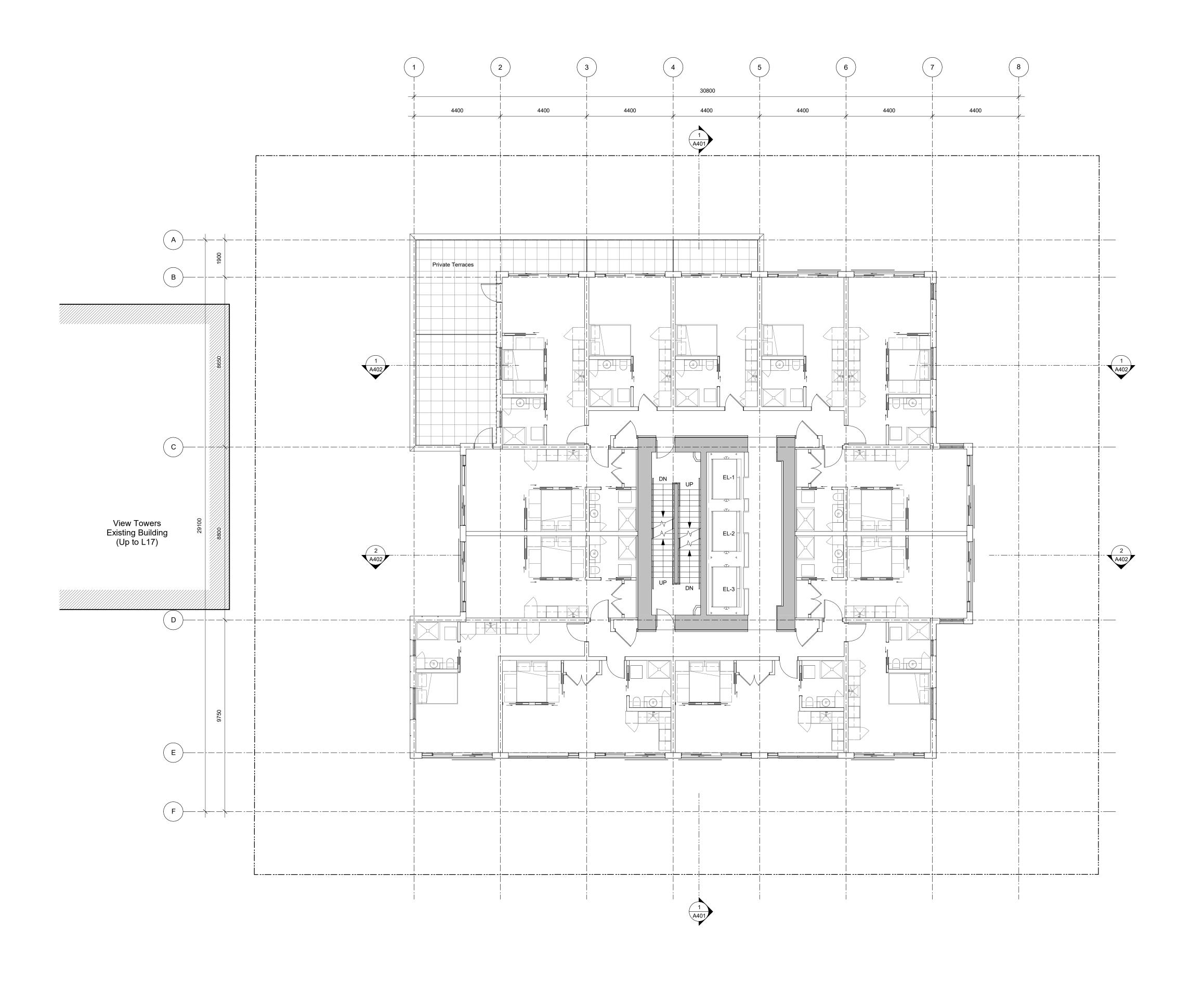
937 View Street

Levels 10-11 Plan





**Victoria** 977 Fort Street



930 Fort Street Proposed Development (Up to L13) 21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

 Date
 21-12-20
 Drawing File

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 RCI
 Checked By

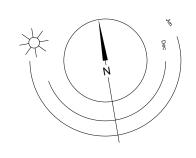
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 Project Number

NOTE: All dimensions are shown in millimeters.

View St. Residential

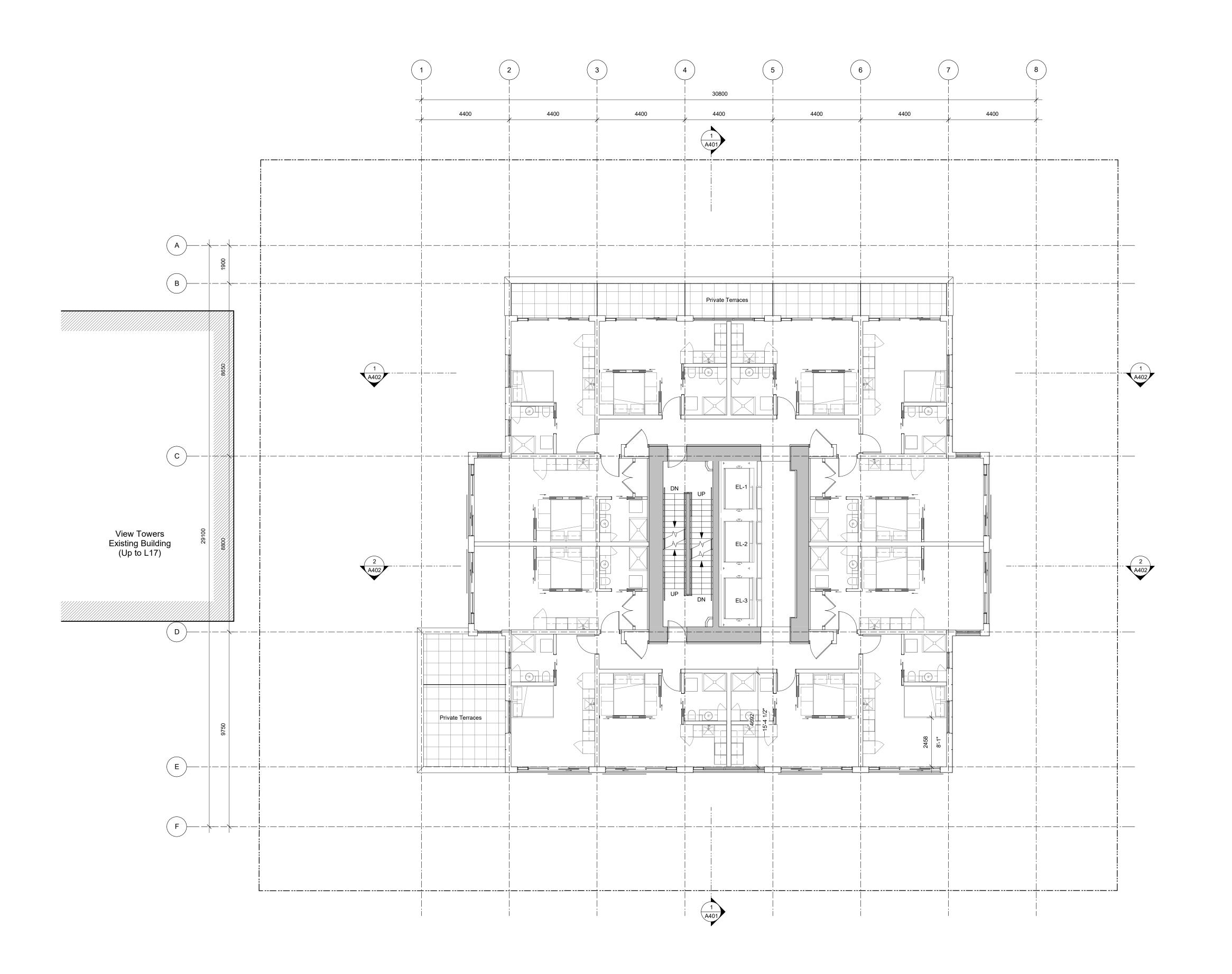
937 View Street

Levels 12-14 Plan





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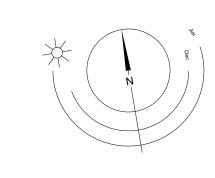


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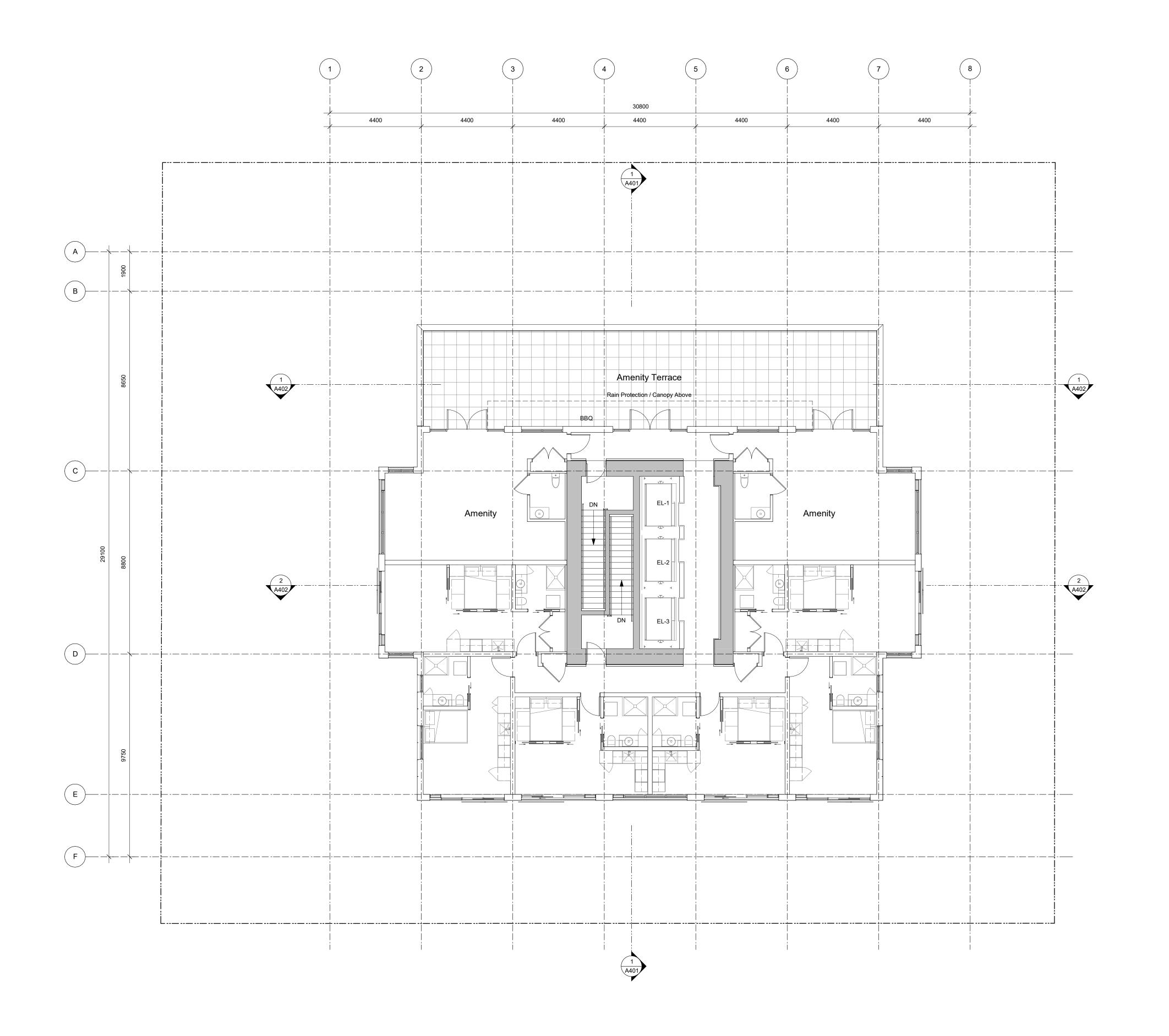
937 View Street

Levels 15-18 Plan





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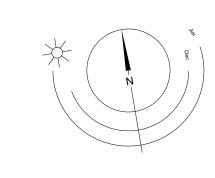


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View St. Residential

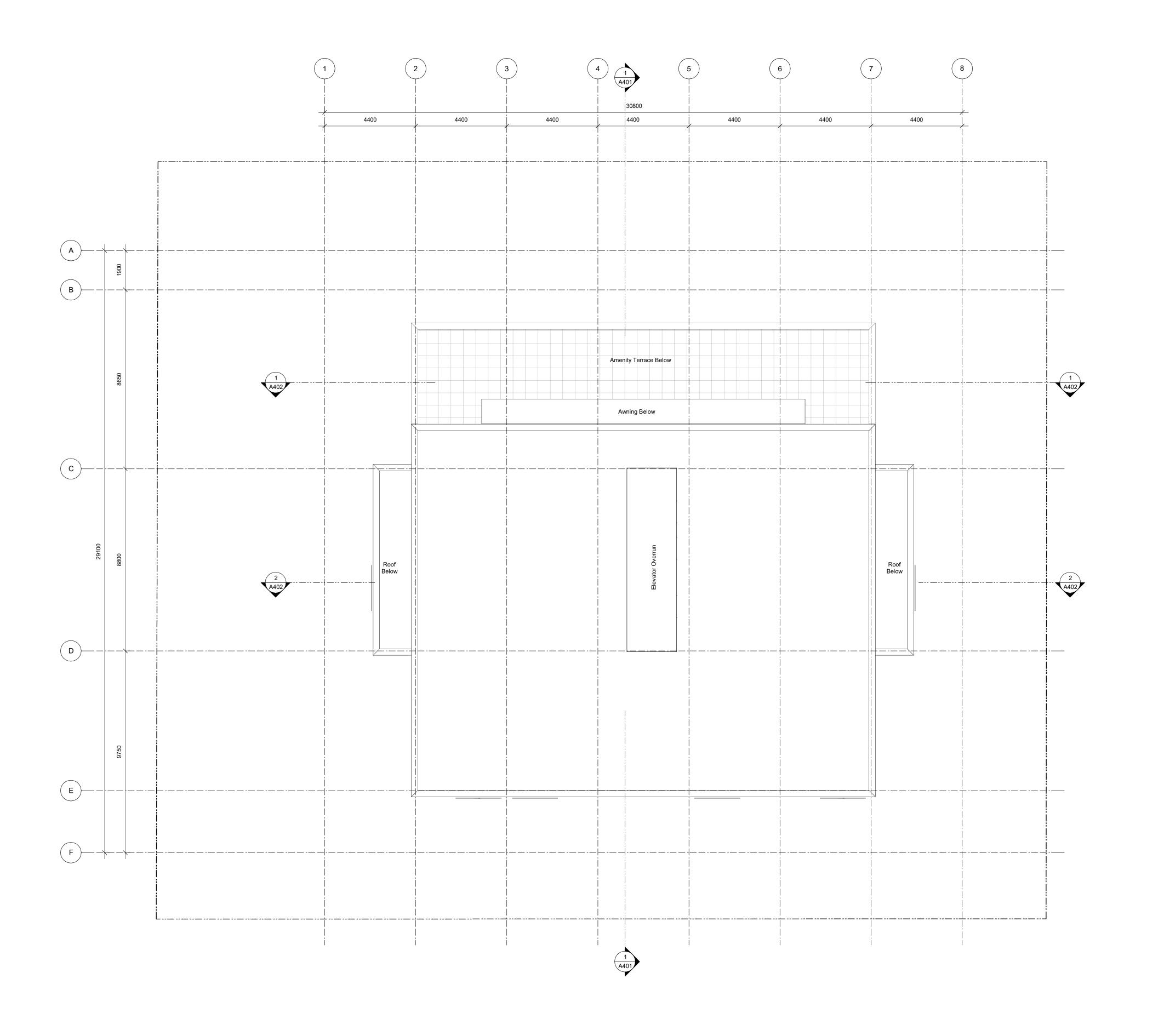
937 View Street

Level 19 Plan





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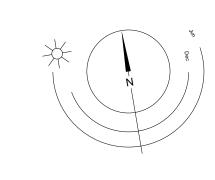


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View St. Residential

937 View Street

Roof Plan





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**Materials Schedule** 

- Rainscreen Curtainwall Panel System White Stone
- Rainscreen Curtainwall Panel System Light Gray Stone Texture
- Rainscreen Curtainwall Panel System Gray Stone Texture
- Rainscreen Curtainwall Panel System Dark Gray Stone Texture
- 22ga. Prefinished Metal Flashing / Fascia to match siding
- Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Curtainwall Panel System Zinc Coloured Louver Finish
- Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- Low-E Insulated Frosted Window with Zinc Coloured Frame
- Low-E Insulated Glass Window with Zinc Coloured Frame
- Low-E Insulated Glass Sliding Door with Saftey Film
- Low-E Insulated Glass Window Wall System with Decorative Coloured Film Tints
- Low-E Insulated Glass Window Wall System
- Tempered Translucent Glass Privacy Screen with Anodized Zlnc Coloured Frame
- 16 Architectural Exposed Concrete
- (17) Decorative Concrete Wall
- 18) Wood Door with View Lite
- Prefinished Zinc Coloured Sectional Aluminum
  Overhead Garage Door
- 20 Painted Metal Fence Black

A301

21-12-20

21-05-04 20-08-12

20-01-08

19-10-02

21-12-20 Drawing File

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Issued for DP Revisions 2

Issued for DP Revisions 1

Issued for DP



Materials Schedule

- Rainscreen Curtainwall Panel System White Stone
- Rainscreen Curtainwall Panel System Light Gray Stone Texture
- Rainscreen Curtainwall Panel System Gray Stone
- Rainscreen Curtainwall Panel System Dark Gray
- 22ga. Prefinished Metal Flashing / Fascia to match siding

Stone Texture

- Tempered and Laminated Glass Canopy with
- Rainscreen Curtainwall Panel System Zinc
- Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- Anodized Aluminum Caprail

Tempered and Laminated Glass Guard with

Tempered Translucent Glass Privacy Screen with Anodized ZInc Coloured Frame

Issued for DP Revisions 4

Issued for DP Revisions 3

Issued for DP Revisions 2

Issued for DP Revisions 1

Issued for DP

21-12-20

21-05-04

20-08-12

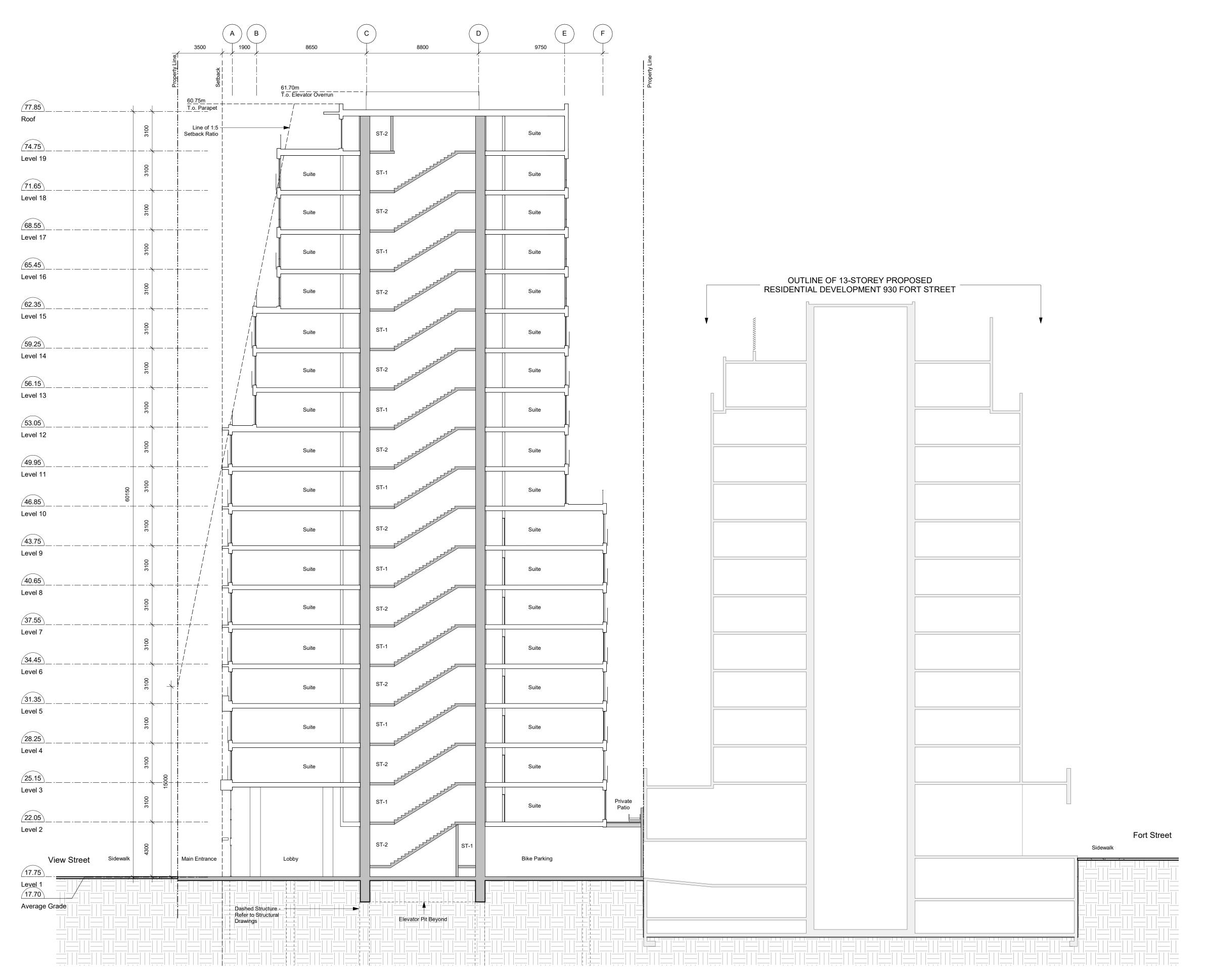
20-01-08

19-10-02

21-12-20 Drawing File

- Low-E Insulated Frosted Window with Zinc Coloured Frame
- Low-E Insulated Glass Window with Zinc
- Low-E Insulated Glass Sliding Door with Saftey Film
- Low-E Insulated Glass Window Wall System with Decorative Coloured Film Tints
- Low-E Insulated Glass Window Wall System
- Architectural Exposed Concrete
- Decorative Concrete Wall
- (18) Wood Door with View Lite
- Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
- 20 Painted Metal Fence Black

A302 dHKarchitects



1 Building Section - North/South A401 SCALE: 1 : 150

### **General Notes**

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submisison dated 2021-03-17.
- 3. 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

Issued for DP Revisions 3 21-05-04 20-08-12 Issued for DP Revisions 2 20-01-08 Issued for DP Revisions 1 19-10-02 Issued for DP

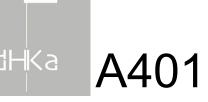
21-12-20 Drawing File

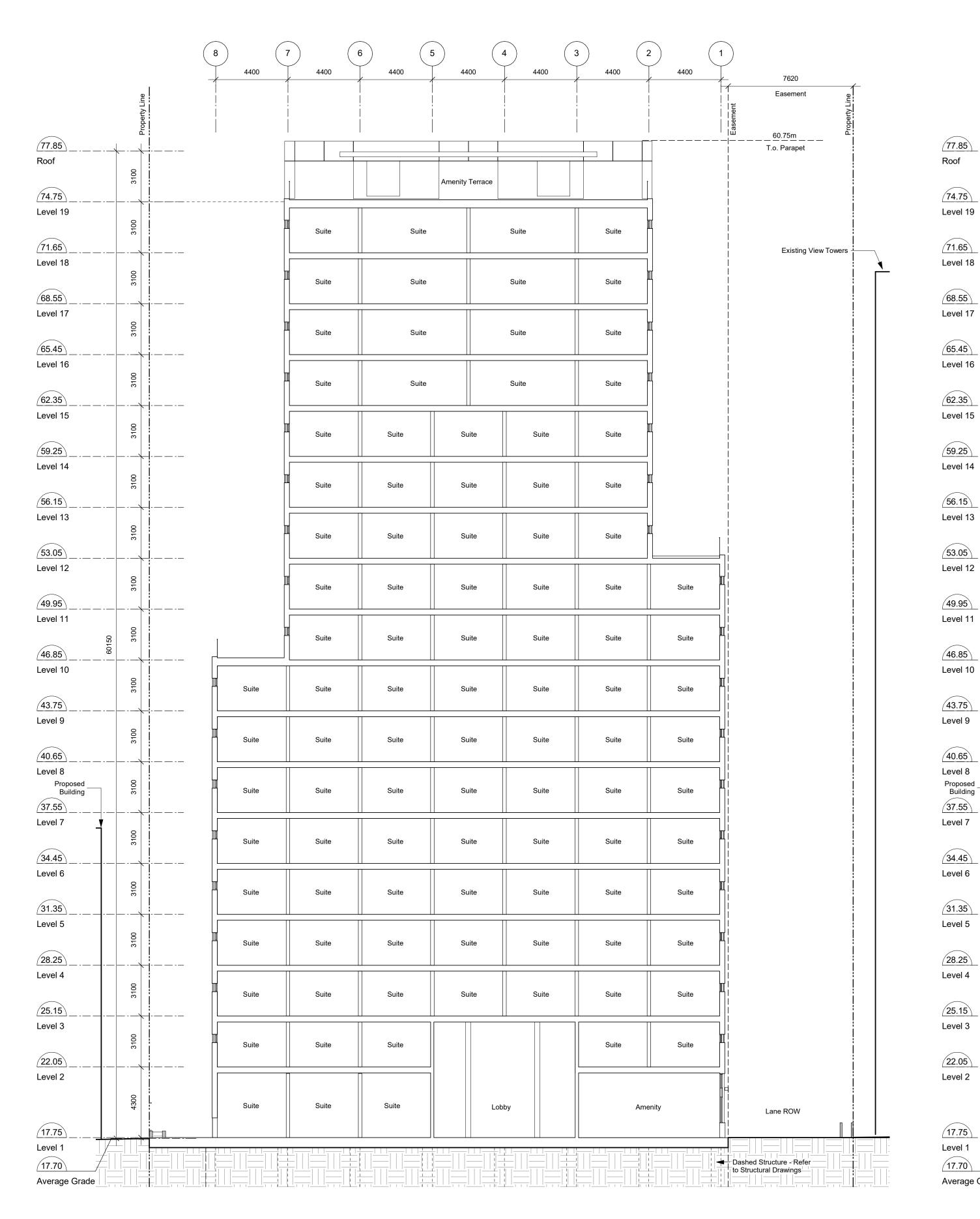
View St. Residential

937 View Street

NOTE: All dimensions are shown in millimeters.

**Building Sections** 





Building Section - East/West 1
A402 SCALE: 1 : 150

2 Building Section - East/West 2
A402 SCALE: 1: 150

4400

Suite

Elec. Comm

Corr

Corr

Corr

4400

4400

Suite

Bike Parking

Parking Access

Dashed Structure - Refer

to Structural Drawings

Easement

Existing View Towers -

## **General Notes**

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- 1124 Vancouver Street, 953 View Street, 941
   View Street outline based on Development
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21-05-04 Issued for DP Revisions 3
20-08-12 Issued for DP Revisions 2
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19-10-02 Issued for DP

by RCI Checked By

View St. Residential

937 View Street

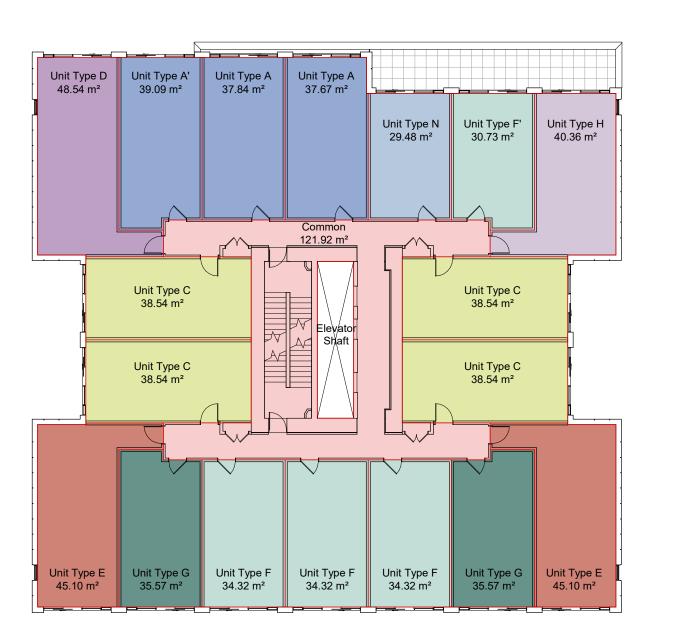
**Building Sections** 



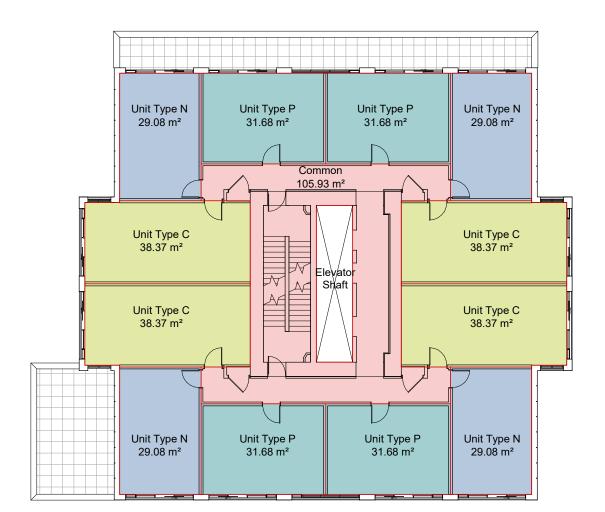
dHKarchitects Victoria



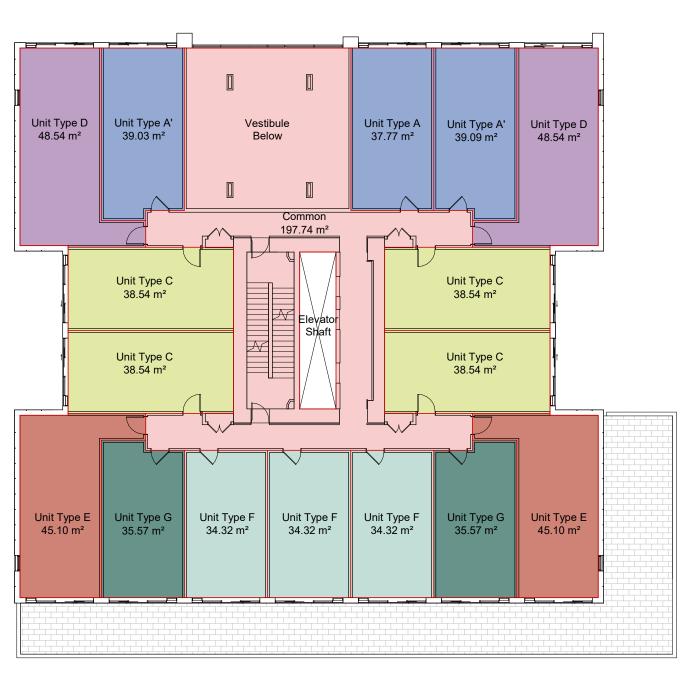
1 Level L1 Area Plan A911 SCALE: 1:200



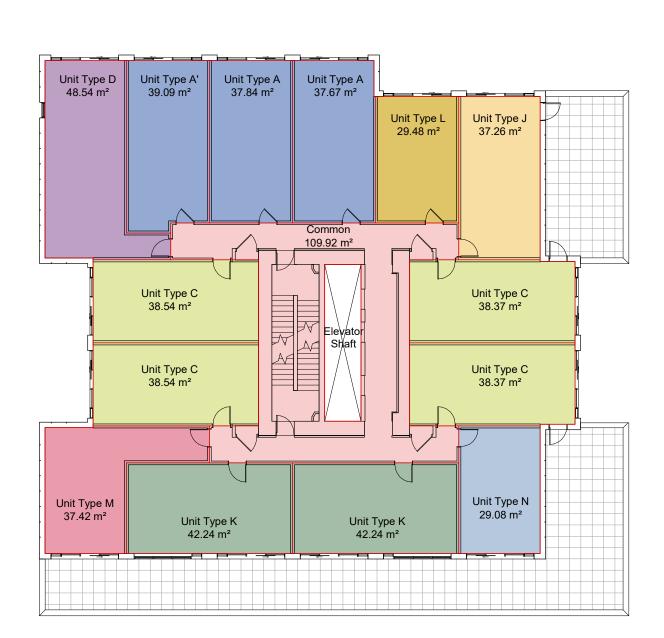
4 Level L5-L9 Area Plan A911 SCALE: 1:200



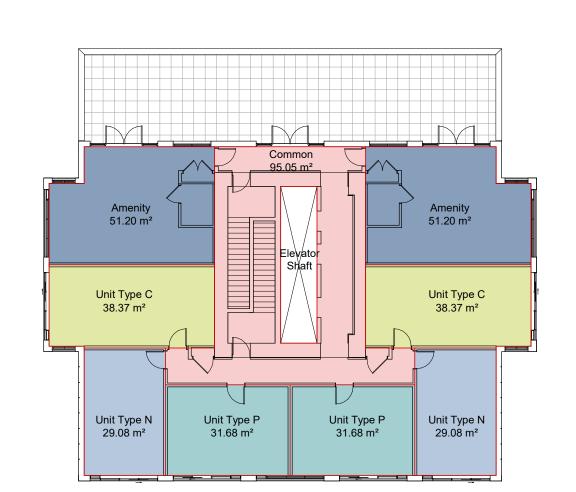
7 Level L15-L18 Area Plan A911 SCALE: 1:200



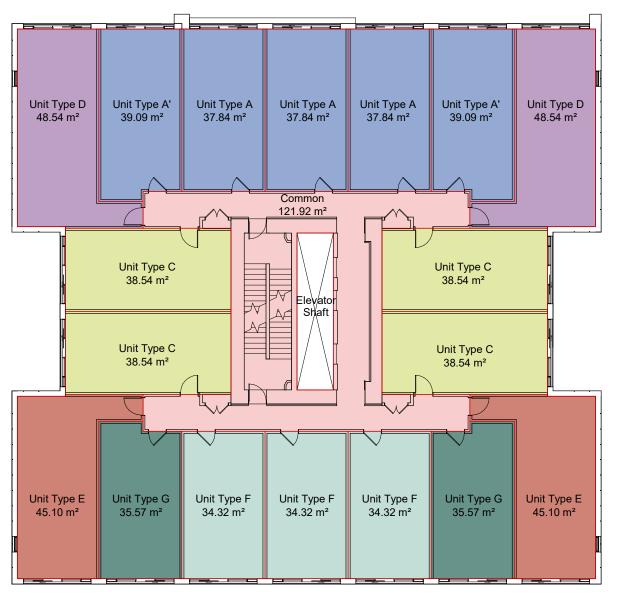
2 Level L2 Area Plan A911 SCALE: 1:200



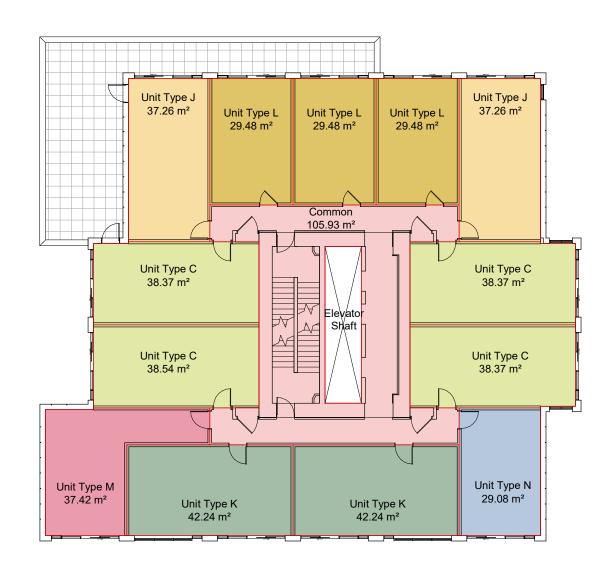
5 Level L10-L11 Area Plan A911 SCALE: 1:200



8 Level 19 Area Plan A911 SCALE: 1:200



3 Level L3-L4 Area Plan A911 SCALE: 1:200



6 Level L12-L14 Area Plan A911 SCALE: 1:200

## ADEA SCHEDIII E

Efficiency

Totals
Total GFA

Total Amenity

Total Commercial

Total Common & Core

Description	Zoning (m <sup>2</sup> )	Zoning (SF)	No. Suites
Level 1		, ,	
City Zoning GFA	621 m²	6684 SF	
Residential Strata	74 m²	795 SF	3
Residential Common	547 m²		
Efficiency	11.9%		1
Level 2			
City Zoning GFA	829 m²	8923 SF	Τ
Residential Strata	630 m²		
Residential Common	199 m²		
Efficiency	75.9%		1
Emciency	75.9%	75.95%	
Levels 3-4			
City Zoning GFA	829 m²	8923 SF	
Residential Strata	705 m²	7593 SF	36
Residential Common	124 m²	1330 SF	
Efficiency	85.1%	85.09%	
Levels 5-9			
City Zoning GFA	804 m²	8654 SF	Ι
Residential Strata	680 m²		90
Residential Common	124 m²		
Efficiency	84.6%		1
 Levels 10-11			
City Zoning GFA	644 m²	6932 SF	Ι
Residential Strata	531 m²		
Residential Common	113 m²		
Efficiency	82.5%		
•	02.070	02.4070	
Levels 12-14	570 2	0400.05	
City Zoning GFA	573 m <sup>2</sup>		
Residential Strata Residential Common	464 m² 109 m²		
Efficiency	80.9%	200 000 01 000	
Linoidilloy			<u> </u>
Levels 15-18			
City Zoning GFA	502 m²		
Residential Strata	393 m²		
Residential Common	109 m²		
Efficiency	78.2%	78.23%	
Level 19			
City Zoning GFA	396 m²	4263 SF	
Residential Strata	205 m²	2203 SF	6
Residential Common	86 m²	930 SF	
Ammenity	105 m²	1129 SF	1
<u></u>			1

78.2%

12539 m²

1572 m²

7.975

9745 m²

105 m<sup>2</sup>

0 m²

2689 m²

78.56%

78.19%

134970 SF

16924 SF 7.975

1129 SF

28942 SF

78.56%

0 SF

21-05-04 Issued for DP Revisions 3 20-08-12 Issued for DP Revisions 2 20-01-08 Issued for DP Revisions 1

Plot Date 21-12-20 Drawing File

Drawn By RCI Checked By ADM

Scale As indicated Project Number 1923

View St. Residential

937 View Street

**General Notes** 

demising walls.

2. See A001 for required bike counts.

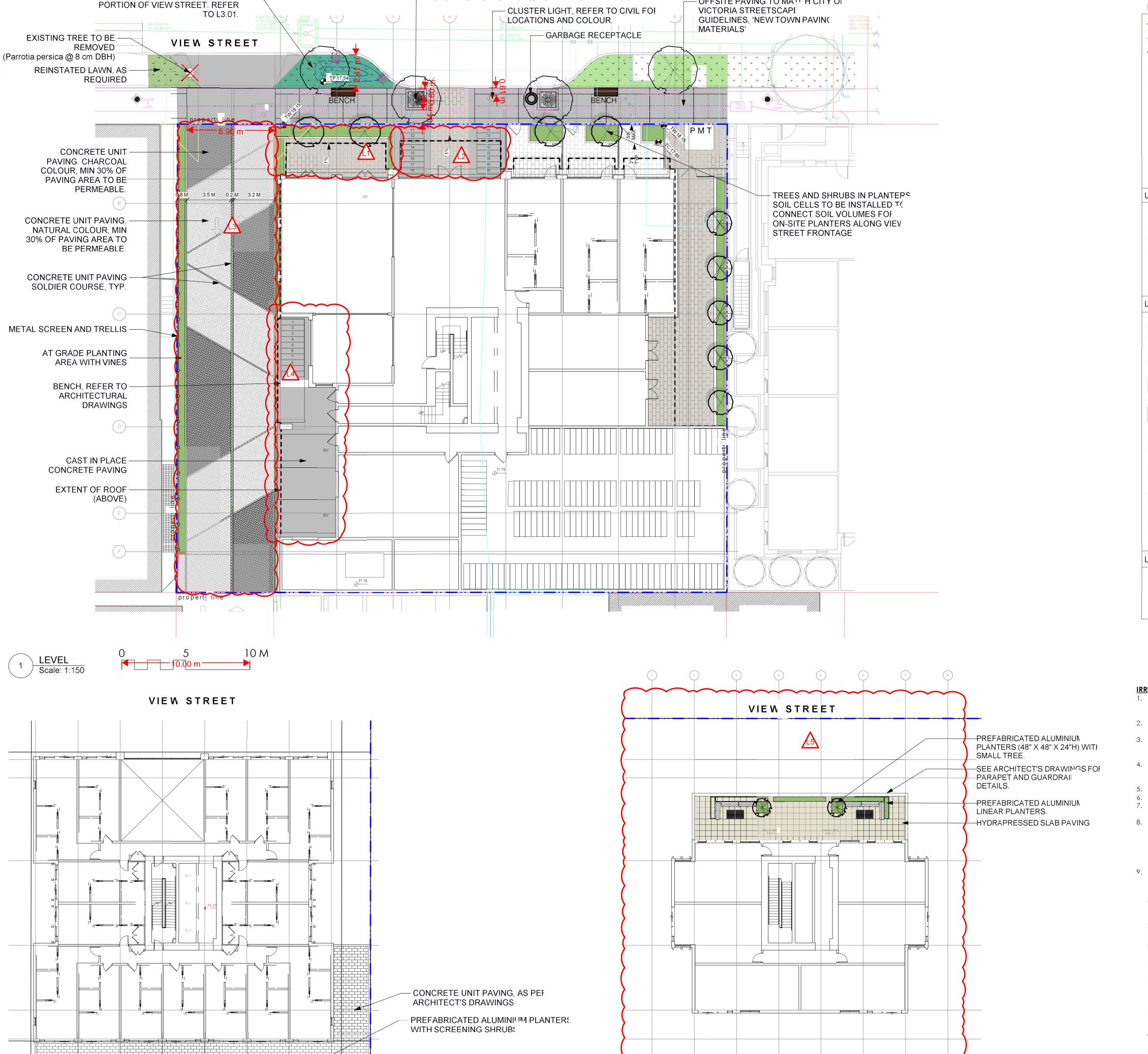
wall finish on all sides.

Plans and Area Schedule show areas measured to inside face of exterior walls, and centre of

Unit Schedule areas measured to inside face of

Area Plans





- STRUCTURAL SOIL TO BE INSTALLED, TO CITY OF

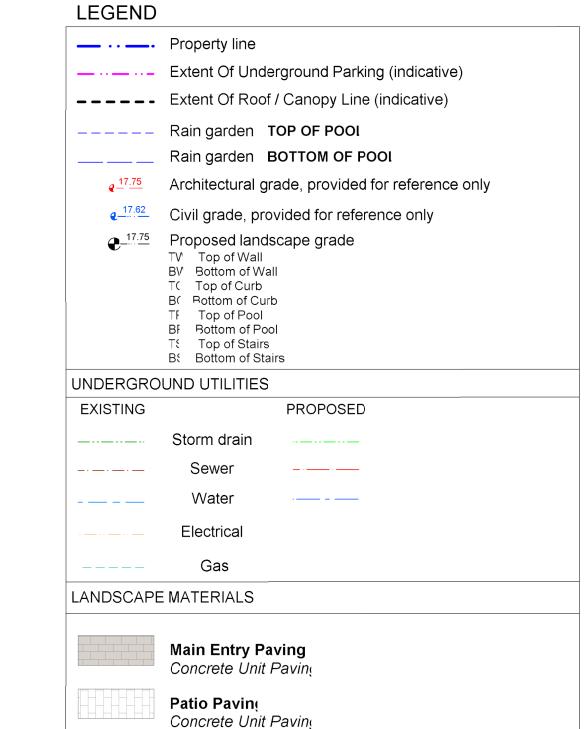
VICTORIA SPECIFICATIONS, FOR TREES IN HARDSCAPE

— OFFSITE PAVING TO MATCH CITY OF

BOULEVARD RAIN GARDEN.

MANAGES RAIN WATER FROM

2 LEVEL 2 Scale: 1:200



Vehicular Concrete Unit Paving, natural/light colour Driveway Paving Vehicular Concrete Unit Paving, charcoal/dark colour Cast in place concrete paving Shrub/ Tree Planting Area on Grade

Minimum 450 mm depth growing medium Rain Garden Area on Grade Raised Planting Area Growing medium depth vaires, minimum 450 mr.

LANDSCAPE FURNISHINGS

Type H Wood Bench with Backrest 2 total @ 5'11.25" Length x 2'7.19" Height

Type A: Modern Metal Bin

Driveway Paving

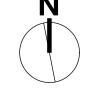
**IRRIGATION NOTES** 

- 1. All specified work to meet the project specifications, and all standards or specification established in the lastest edition of the Canadian Landscape Standard and IIABC
- 2. Contractor to verify pressure and flow prior to installation of irrigation and notify owner representative in writing if such data adversely affects the operation of the system.
- 3. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- 4. Utilities Contractor to verify location of all on-site utilities, prior to construction. Resoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- 5. Refer to mechanical drawings for irrigation point of connection.
- 6. Refer to electrical drawings for electrical service.
- 7. Contractor to field fit irrigation system around existing trees, to limit disturbance to roo
- 8. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition c
- inspection or test. 9. Trees within shrub or rain garden areas to be irrigated with spray heads.

**DRAWING NOTES** 

millimetres.

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing
- structures/vegetation to remain, prior to commencing vark. 2. All plan dimensions in metres and all detail dimensions in
- 3. Plant quantities on Plans shall take precedence over plant lis
- 4. Contractor to confirm location and elevation of all existing
- services and utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architec prior to proceeding with work.
- 6. Contractor to provide irrigation system for all planters to currer IIABC Standards and Contract Specifications.
- 7. Landscape installation to carry a 1 year warranty from date c acceptance. 8. Plant material, installation and maintenance to conform to the
- current edition of the Canadian Landscape Standard. 9. General Contractor and/or sub-contractors are responsible for a costs related to production and submission to consultant of a landscape as-built information including irrigation.
- 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



DP Rev 21.04.30 4 Dev Permit Revisions 20.08.11 Issued for DP revisions 20.01.08 DP REV 19.10.17 **DEV PERMIT** 17.07.07 rev no description



Scott Murdoch

2021-04-30

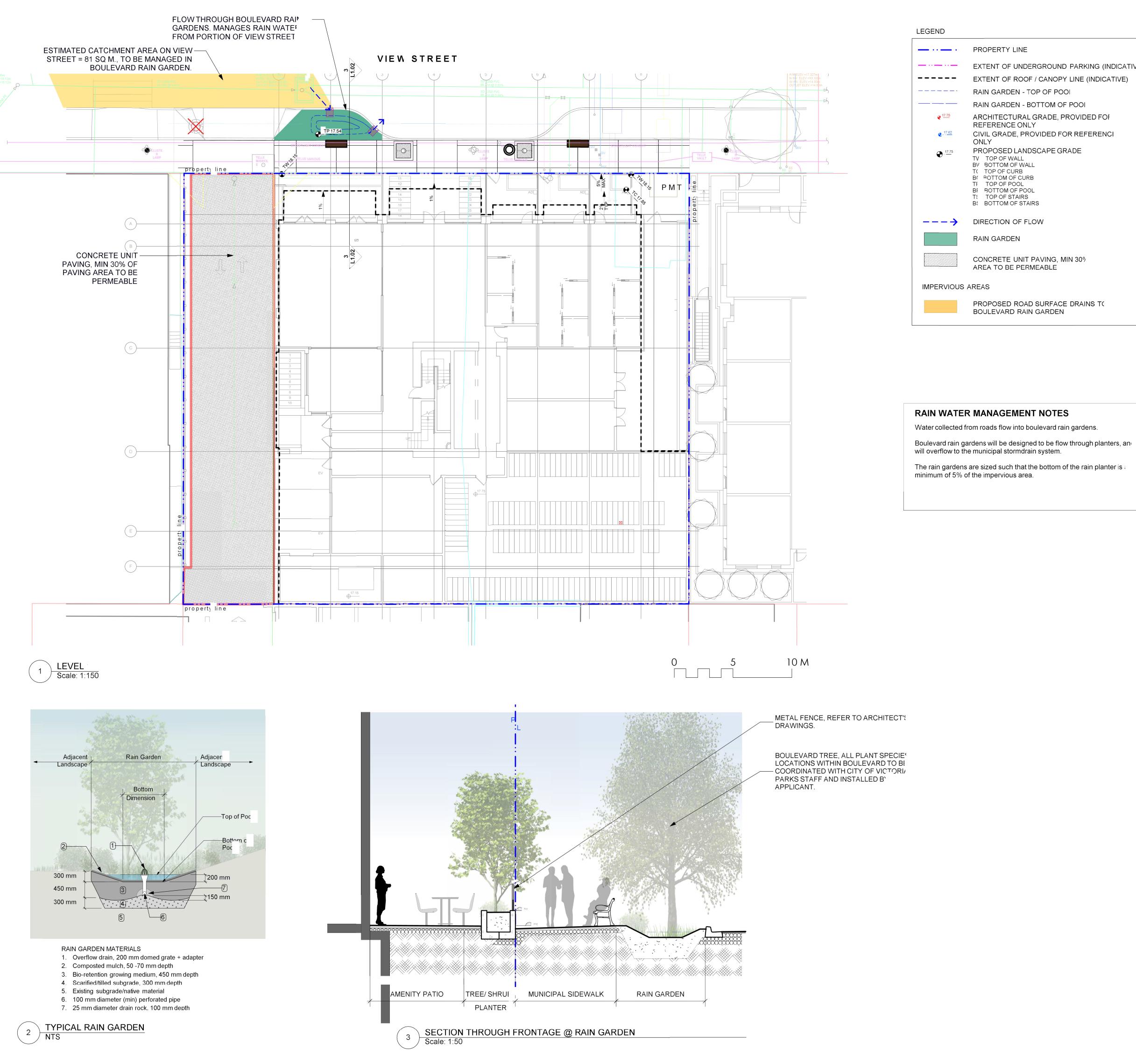
NELSON INVESTMENTS, INC.

VIEW STREET RESIDENTIAL 937 VIEW STREET VICTORIA, BC

sheet title

Landscap **Materials** 

project no.		119.24
scale	AS NOTED	@ 24"x36'
drawn by		ML
checke by		SM/PdG
revison no.	sheet no.	
5	L	1.01



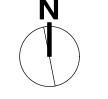
LEGEND PROPERTY LINE EXTENT OF UNDERGROUND PARKING (INDICATIVE) EXTENT OF ROOF / CANOPY LINE (INDICATIVE) RAIN GARDEN - TOP OF POOI RAIN GARDEN - BOTTOM OF POOI ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY CIVIL GRADE, PROVIDED FOR REFERENCI ONLY PROPOSED LANDSCAPE GRADE TV TOP OF WALL BV BOTTOM OF WALL T( TOP OF CURB ( POTTOM OF CURB TF TOP OF POOL BF BOTTOM OF POOL T: TOP OF STAIRS B: BOTTOM OF STAIRS − − → DIRECTION OF FLOW RAIN GARDEN CONCRETE UNIT PAVING, MIN 309 AREA TO BE PERMEABLE

PROPOSED ROAD SURFACE DRAINS TO

BOULEVARD RAIN GARDEN

## **DRAWING NOTES**

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Dev Permit Revisions	20.08.11
Issued for DP revisions	20.01.08
DP REV	19.10.17
DEV PERMIT	17.07.07
description	date
	Issued for DP revisions DP REV DEV PERMIT





2021-04-30

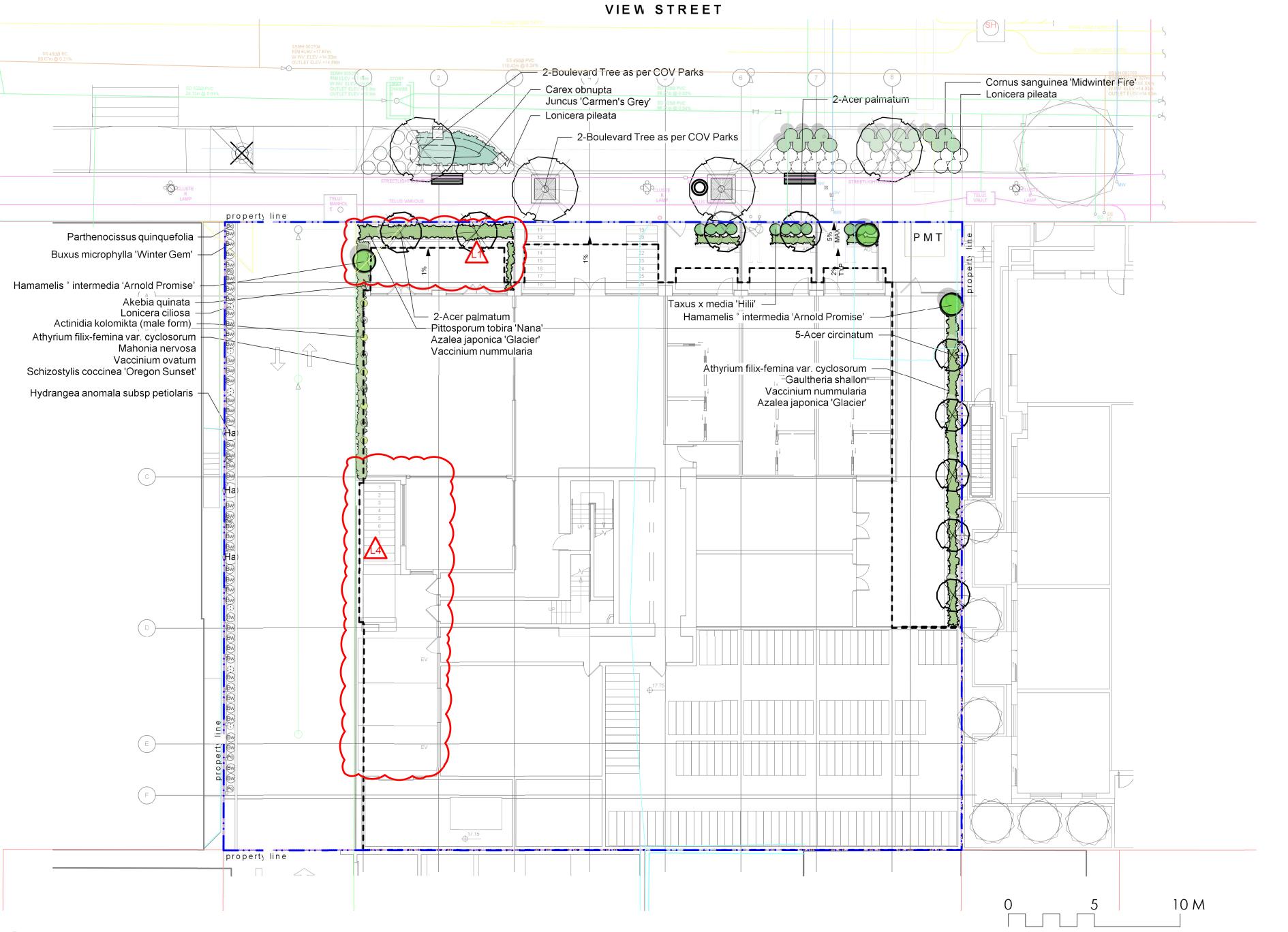
NELSON INVESTMENTS, INC.

VIEW STREET RESIDENTIAL 937 VIEW STREET VICTORIA, BC

sheet title

Stormwate Management

revison no.		OW// GO
drawn by		ML SM/PdG
scale	AS NOTED	@ 24"x36"
project no.		119.24



propert lii	EV	
F	17.15	
property line		
		0 5 10 M
EL : e: 1:150		

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacinç
	5	TREES: Acer circinatum	Vine Maple	2.4 m ht, multi-stem (3 trunk)
	4	Acer palmatum	Japanese Maple	1.8 m height, specimen qualit
	4	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Pa	
		SHRUBS:		
Ack	5	Actinidia kolomikta (male form)	Variegated Kiwi Vine	#2 pot
Ak	5	Akebia quinata	Chocolate vine	#2 pot
Aff	10	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Ag	22	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	24	Carex obnupta	Slough Sedge	#1 pot
Csm	17	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	8	Gaultheria shallon	Salal	#1 pot
На	3	Hydrangea anomala subsp petiolaris	Climbing Hydrangea	#2 pot
Jcg	8	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Loc	6	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Lp	38	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	5	Mahonia nervosa	Oregon Grape Holly	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Ptn	5	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
Sco	4	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	11	Taxus x media 'Hilii'	Hilii Yew	#3 pot, 2' max ht. male only
Vnu	22	Vaccinium nummularia	Coin Whortleberry	#1 pot
Vo	3	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

# PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availabilit

2. Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staf and installed by applicant.

# **DRAWING NOTES**

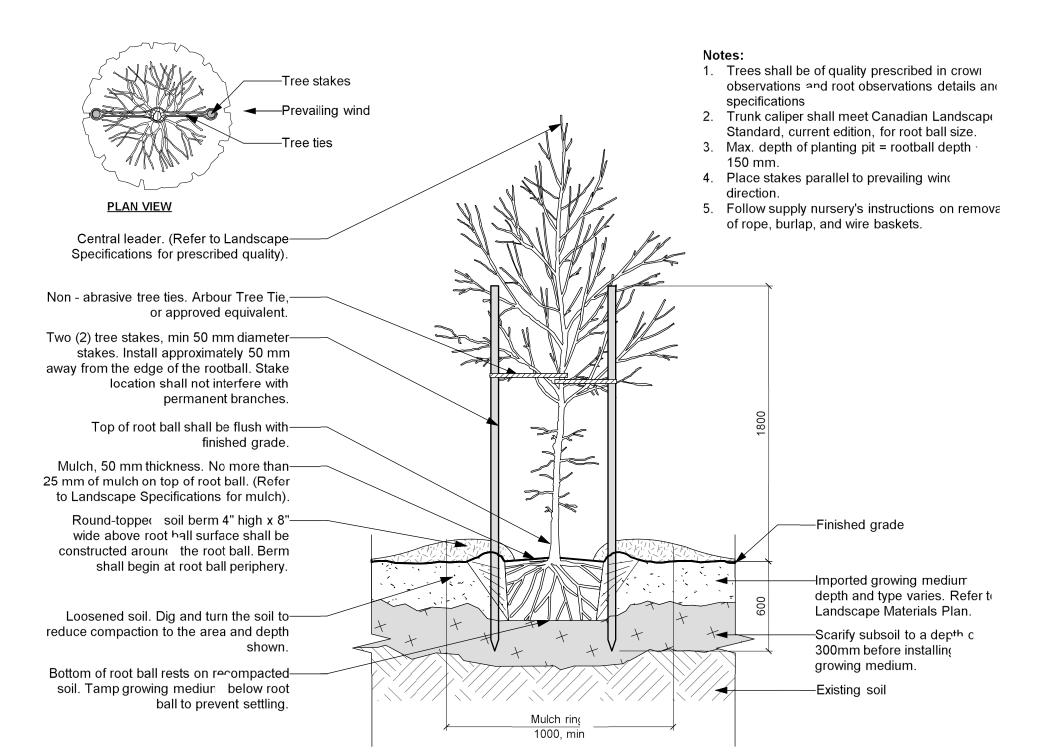
1. DO NOT SCALE DRAWING: Verify all property lines and existing

structures/vegetation to remain, prior to commencing work.

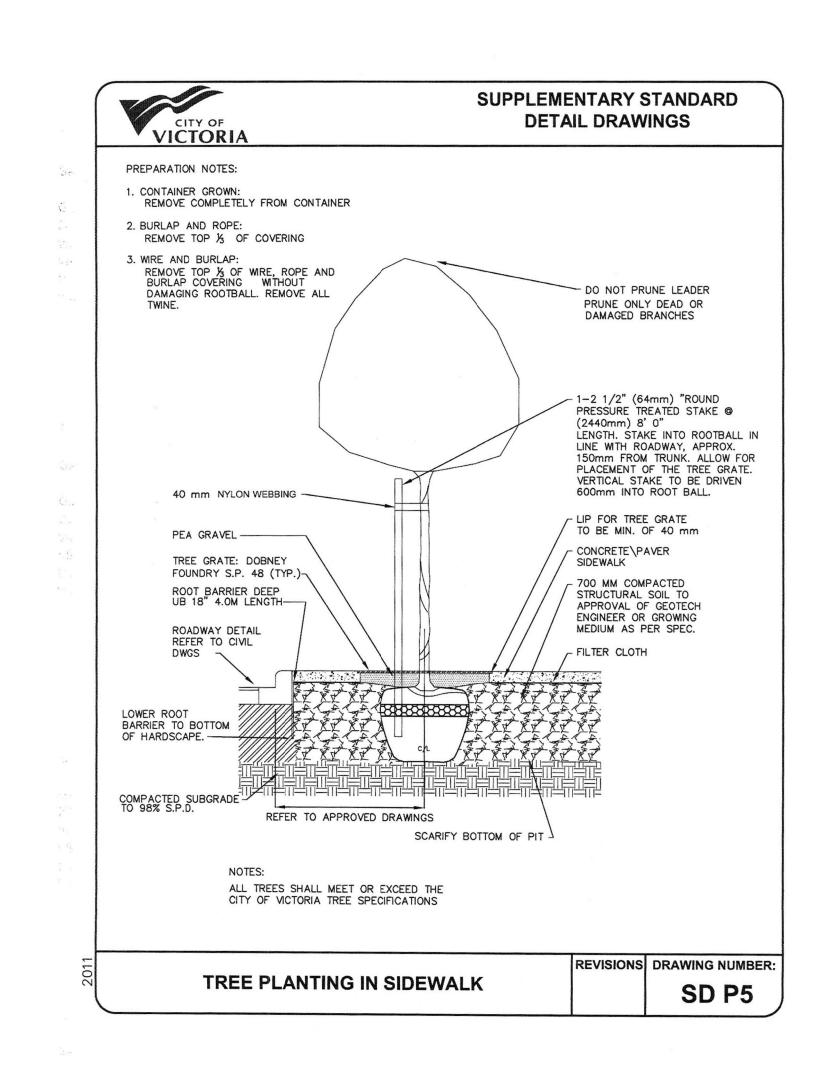
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- landscape as-built information including irrigation. 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

# <u>Tree Notes</u>

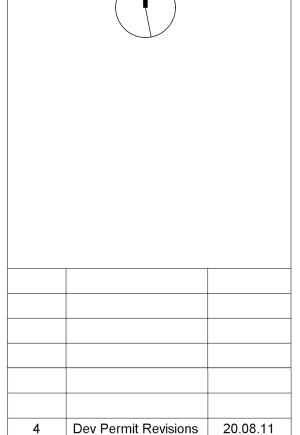
- 1. Tree planting inspection requirements 1st Inspection – Tree pits, structural soil and root barrier 2nd Inspection – Prior to planting, tree are inspected for pests disease and structural defect
- 3rd Inspection Completed planting, mulch, staking, tree grate
- 2. Two new tree guards will need to be purchased from the City c Victoria at \$500 each.
- 3. The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree fee has been paid, the City will post the tree for [10] working days after which it can be removed at the expense of the applican-



TREE PLANTING DETAIL Scale: 1:25







Issued for DP revisions 20.01.08

19.10.17

17.07.07

DP REV

**DEV PERMIT** 

description



2021-04-30

NELSON INVESTMENTS, INC.

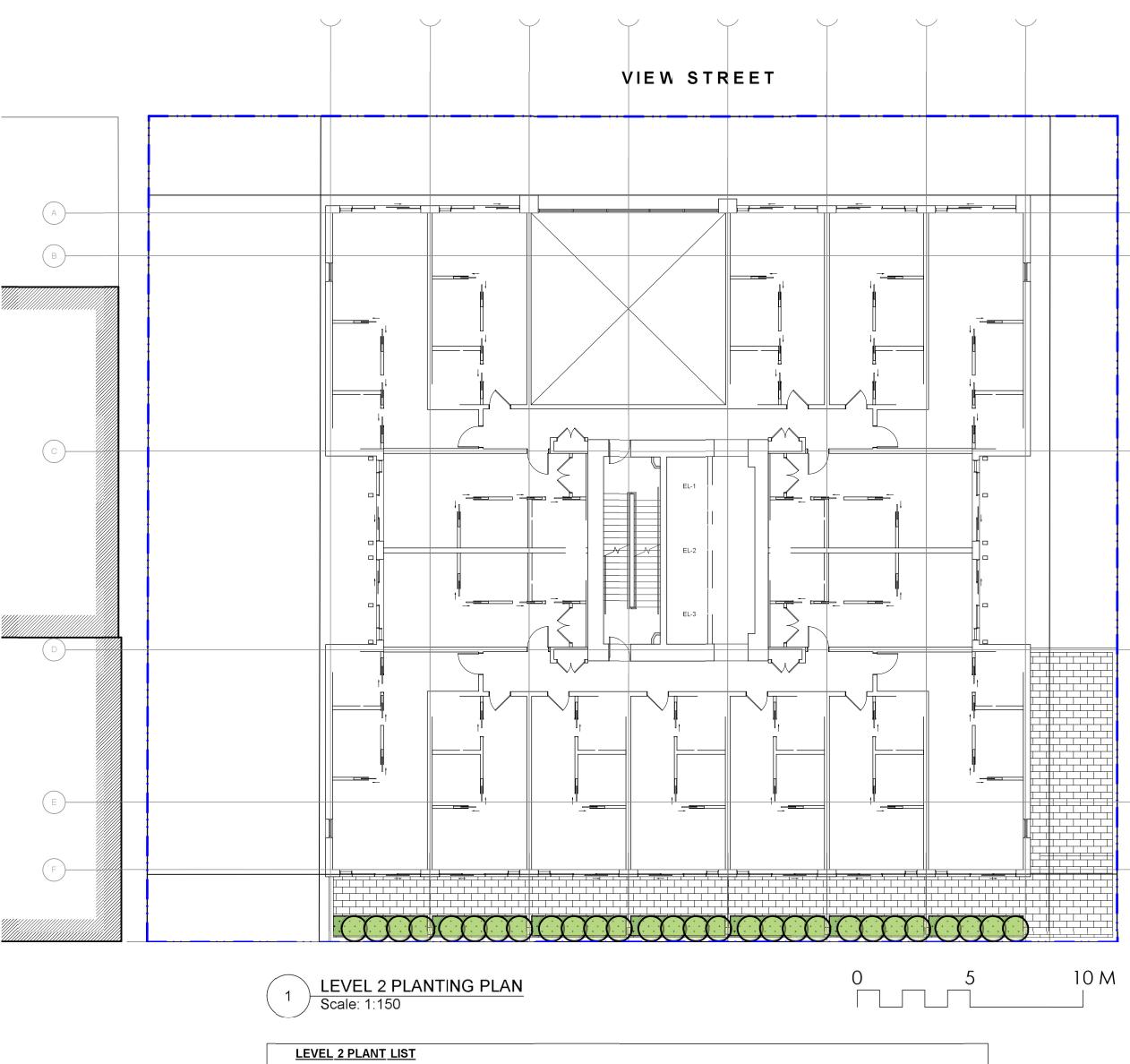
2021-04-30

VIEW STREET RESIDENTIAL 937 VIEW STREET VICTORIA, BC

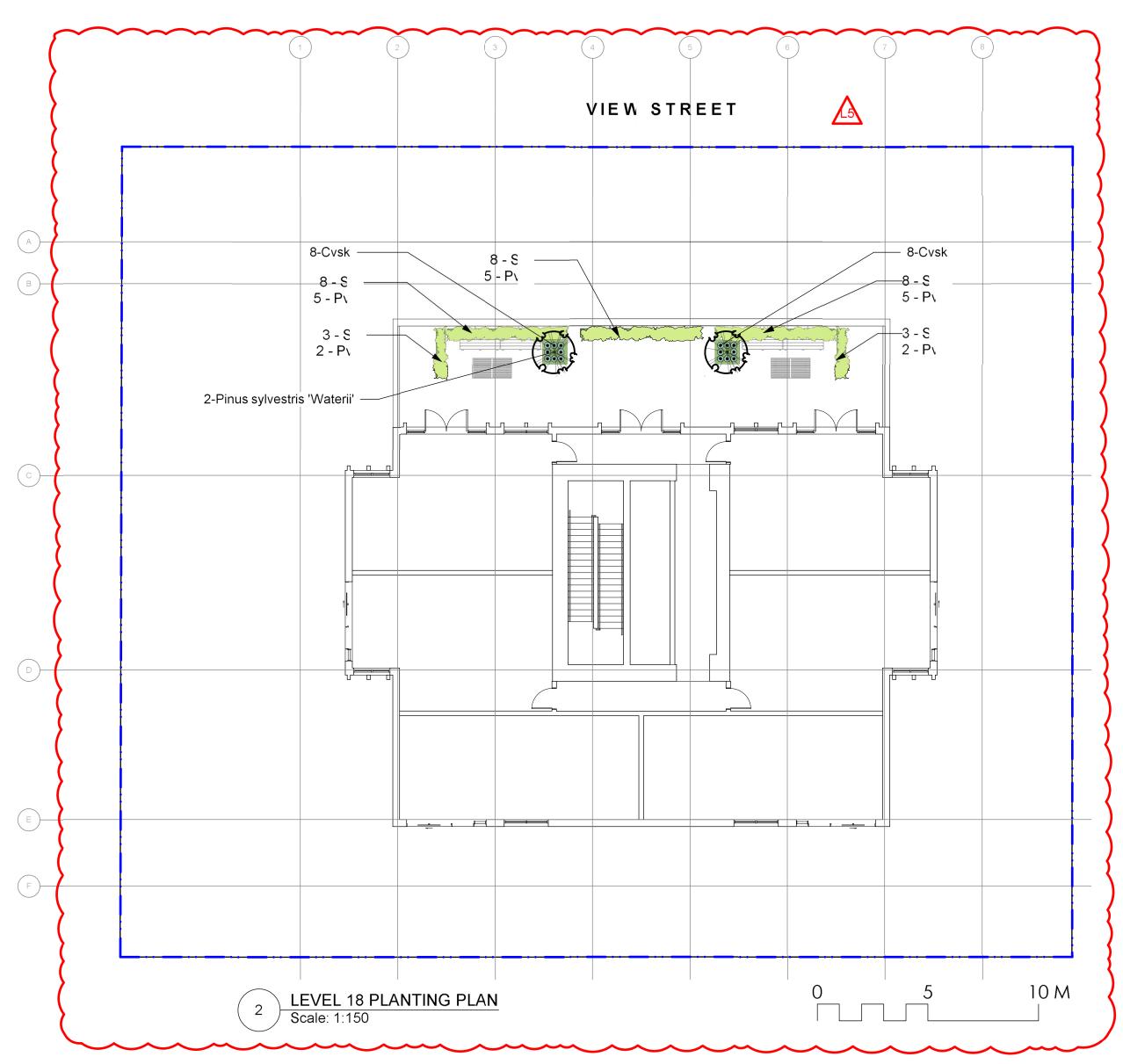
sheet title

Planting Plan Level 1

project no.		119.24
scale	AS NOTED	@ 24"x36
drawn by		ML
checke by		SM/PdG
revison no.	sheet no.	
<u>5</u>	L	.3.01



LEVEL	2 PLAN	<u>IT LIST</u>		
Sym SHRUE	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacinç
SHINUL	JO/ VIIVE	<u>3.</u>		
Plu	28	Prunus Iusitanica	Portugal Laurel	<b>#</b> 3 pot



Sym	Qty	Botanical Name	Common Name	Schd. Size / Plan Spacinç
TREES	<u>:</u>			
	2	Pinus sylvestris 'Waterii'	Bonsai Pine	specimen, cloud pruned min 2 m height
SHRUE	3S/VINE	: <u>S:</u>		
CITICOL	4.0	Calluna vulgaris 'Silver Knight'	Silver Knight Scotch Heather	#1 pot
Cvsk	16			#1 pot
	16 19	Pennisetum villosum	Feathertop Grass	πιροι

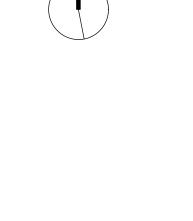
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# PLANTING NOTES

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2. Boulevard/Street Tree and planting locations and species to he coordinated with City of Victoria Parks Staff, and installed b applicant.



4 Dev Permit Revisions 20.08.11 Issued for DP revisions 20.01.08 DP REV **DEV PERMIT** 





2021-04-30

NELSON INVESTMENTS, INC.

VIEW STREET RESIDENTIAL 937 VIEW STREET VICTORIA, BC

sheet title

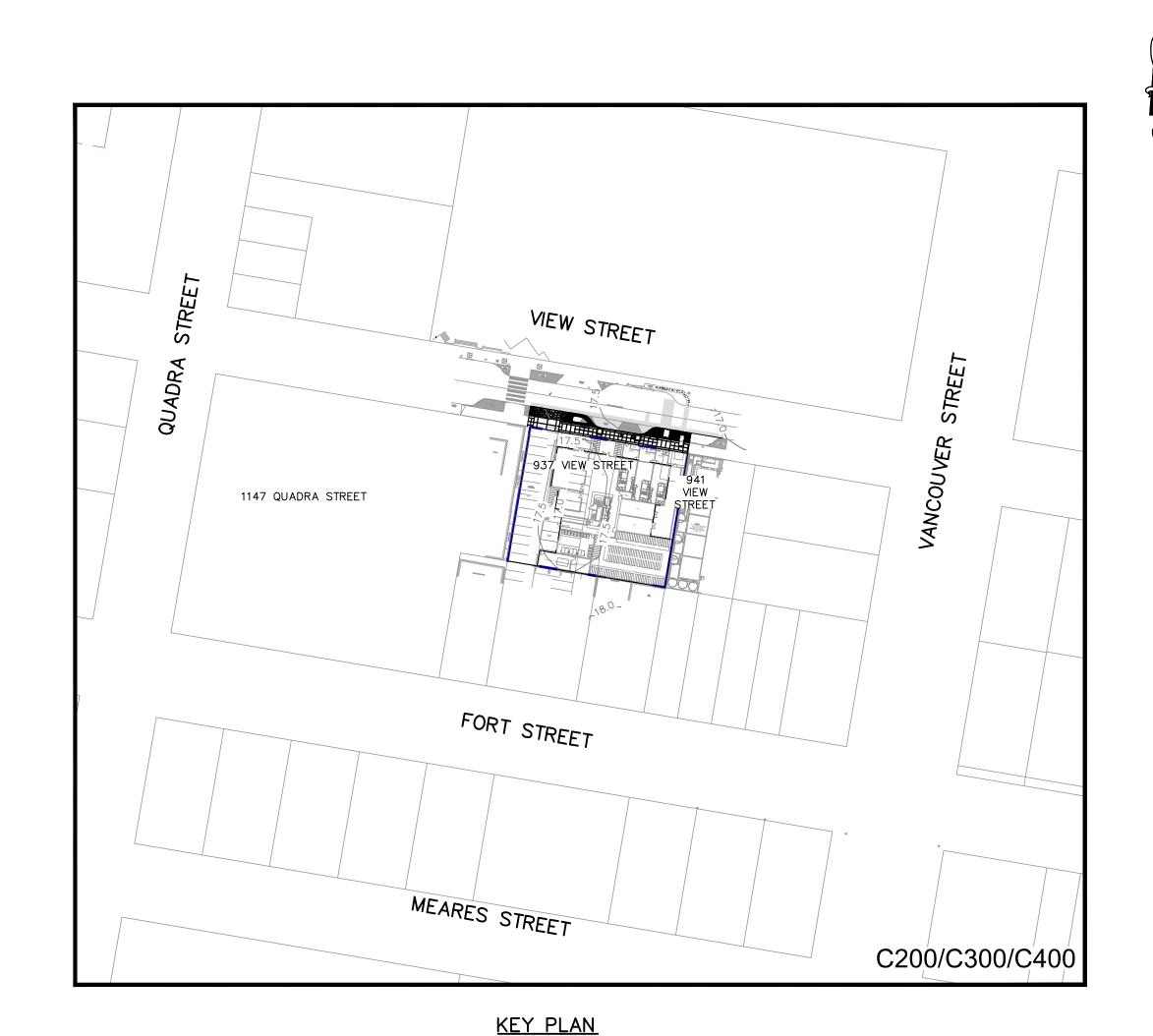
Planting Plan Levels 2 and 18

5	L	_3.02
revison no.	sheet no.	
checke by		SM/PdG
drawn by		ML
scale	AS NOTED	@ 24"x36
project no.		119.24

#### LEGEND

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT		+-	REDUCER
CURB		CURB AND GUTTER		_x x x x	FENCE
		EDGE OF GRAVEL		<b>* *</b>	DITCH/SWALE
TB/BB		TOP/BOTTOM OF BANK	WM — — — — —	ww — — — —	WATERMAIN (SIZE AND MATERIAL NOTED)
СВ		CATCH BASIN	SS · ·	SS — ' ' — ' ' —	SANITARY SEWER (SIZE AND MATERIAL NOTED)
	<b> →</b>	WATER VALVE	sp — · · · — · · · —	SD = ' ' ' = ' '	STORM DRAIN (SIZE AND MATERIAL NOTED)
-Ò-FH	<b>+</b>	FIRE HYDRANT	UT	UT —	UNDERGROUND TELEPHONE
— — <del>-</del>		CAPPED END	UH	UH ———	UNDERGROUND HYDRO
$\ominus$		UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)		IRR- — — — —	IRRIGATION SLEEVES
<u>MH</u>		MANHOLE	$\odot$		MONUMENT
— · · · —⊗ <sup>CO</sup>	<b>—</b>	CLEANOUT			PROPERTY LINE
SSIC/SDIC	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (2000 RISER)		5+100 5+110	CENTERLINE AND STATIONING
		JUNCTION BOX			SANITARY SEWER SERVICE CONNECTION AT MAIN
— — — — — — — — — — — — — — — — — — —	<b></b>	AIR VALVE	+32.75	43.170)+	ELEVATIONS
WM	— — → <sup>WM</sup>	WATER METER			PAVEMENT REMOVAL
					NEW ASPHALT



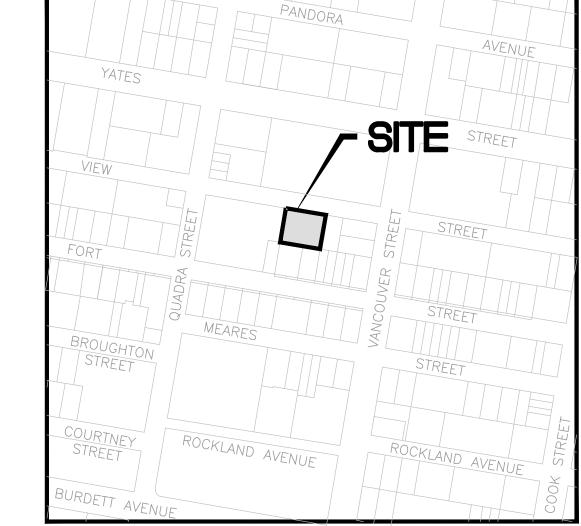


# LIST OF DRAWINGS

DWG No.	<b>DESCRIPTION</b>
<u> </u>	<u> </u>

C100 GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND

C200 C300 SITE SERVICING PLAN GRADING PLAN C400 BC HYDRO INFORMATION PLAN



# **LOCATION PLAN**

937 VIEW STREET LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505. R-48, HARRIS GREEN RESIDENTIAL

253 UNIT 15 STOREY RESIDENTIAL BUILDING PROPOSED: SITE AREA: 1572m² DWELLING FOOTPRINT AREA: 725m<sup>2</sup>

17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

#### **GENERAL NOTES:**

CIVIC ADDRESS:

MAIN FLOOR ELEVATION:

LEGAL:

**ZONING:** 

LAND USE:

- 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.
- 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
- 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 TO GEODETIC DATUM.
- 7. DATA SOURCES: -TOPOGRAPHIC SURVEY COMPLETED BY POWELL & ASSOCIATES BC LAND SURVEYORS, DECEMBER 2016.
  - -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 VIEW STREET DURING CONSTRUCTION.
- . 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
- 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:**

- 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:

CONTRACTOR'S SOLE RESPONSIBILITY.

- 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 2000 PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- 4. SANITARY SEWER CONNECTION TO BE 2500 PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS
- 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.
- . 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
- 6. BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH COV PRIOR TO AND DURING CONSTRUCTION.

**ISSUES** No. DATE YYYY.MM.DD ISSUED FOR 2019.09.20 DEVELOPMENT PERMIT 2 | 2020.01.08 | DEVELOPMENT PERMIT REVISIONS 3 2020.08.11 DEVELOPMENT PERMIT REVISION 3 4 2021.05.03 DEVELOPMENT PERMIT REVISION 4

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GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST

& LEGEND DESIGNED ENGINEER'S SEAL TDL DESIGN REVIEW LAM DRAFTING REVIEW 2021-05-04 PROJECT No. CLIENT DRAWING No.

5094-001 H: AS NOTED HEL DRAWING No.

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