



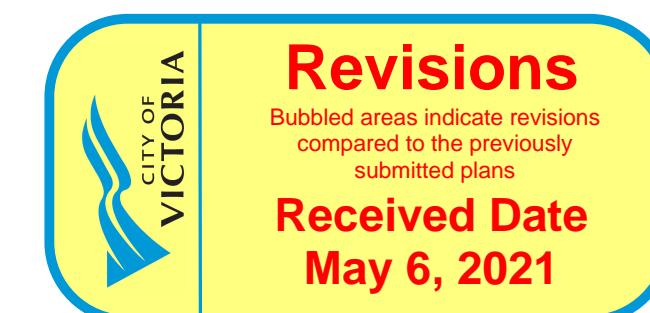
937 View Street

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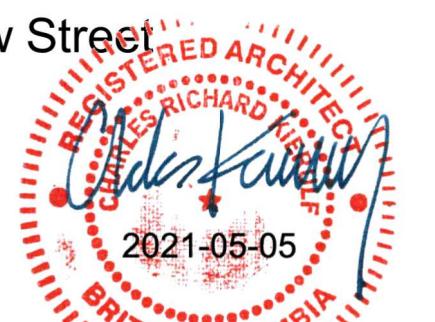
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Scale 1 : 1 Project Number 1922

NOTE: All dimensions are shown in millimeters.

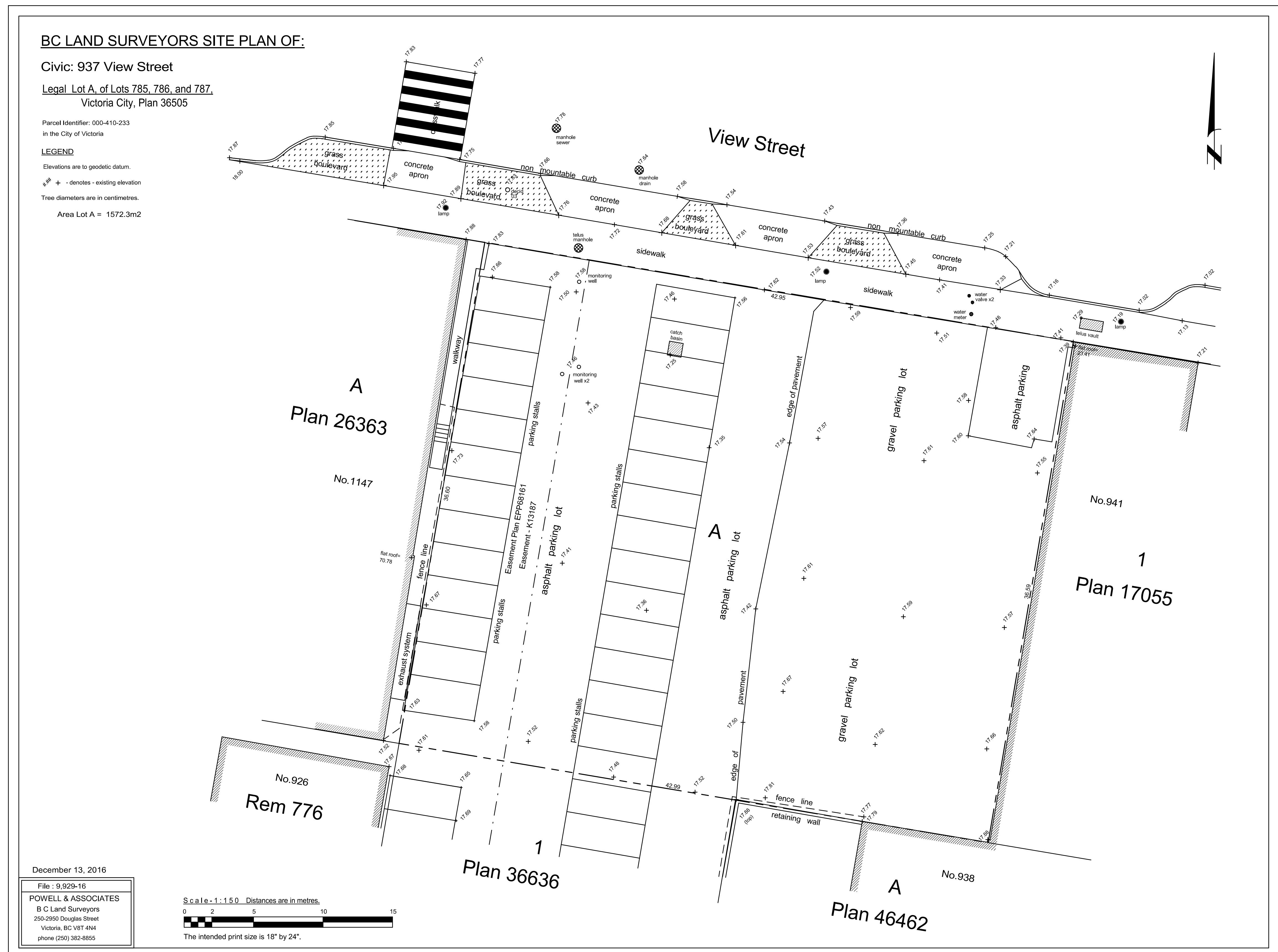
View St. Residential

937 View Street

Cover



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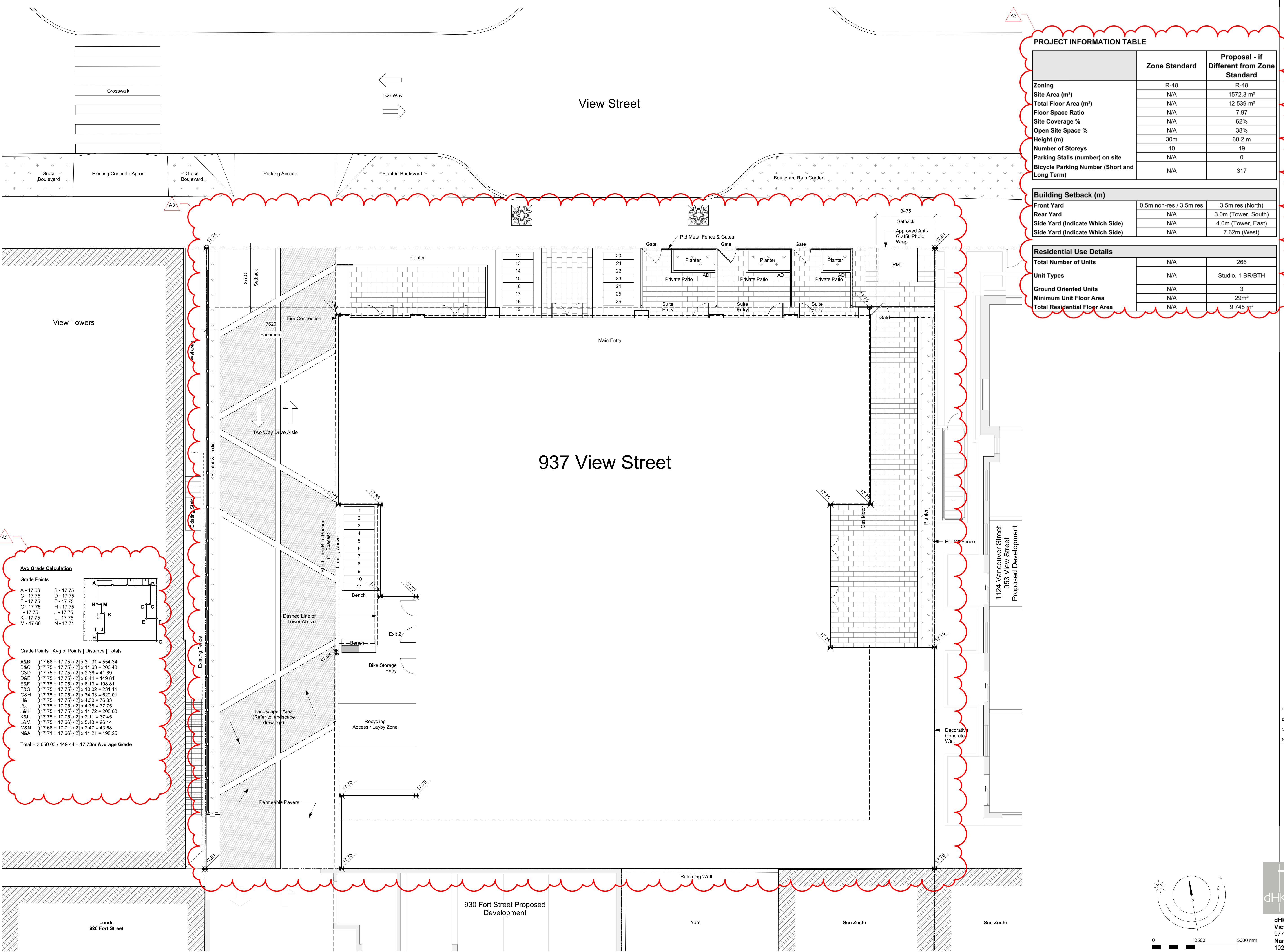
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937 View Street
Site Plan *Historical*
2021-05-05



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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 Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projection.

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View St. Residential

937 View Street

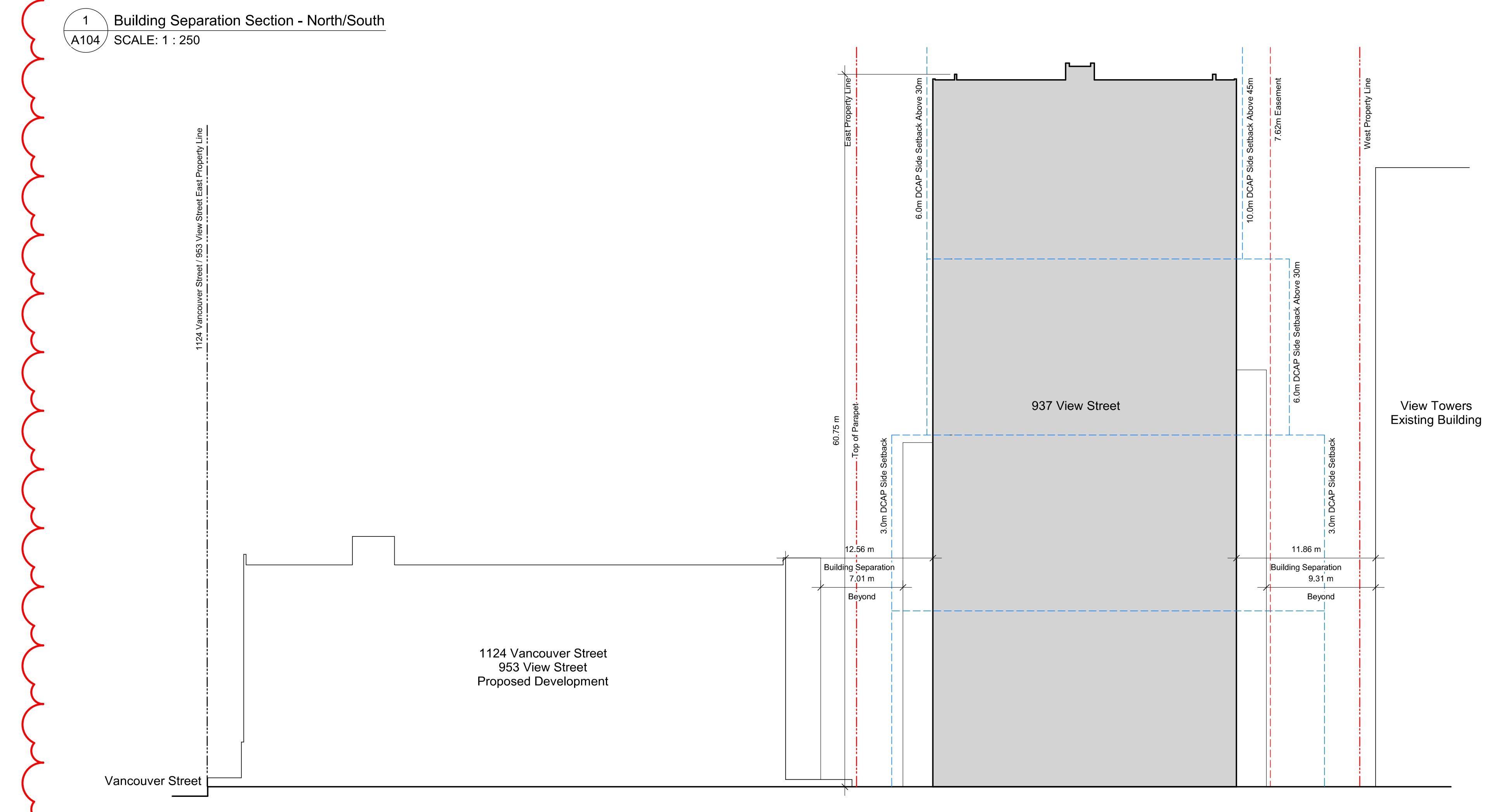
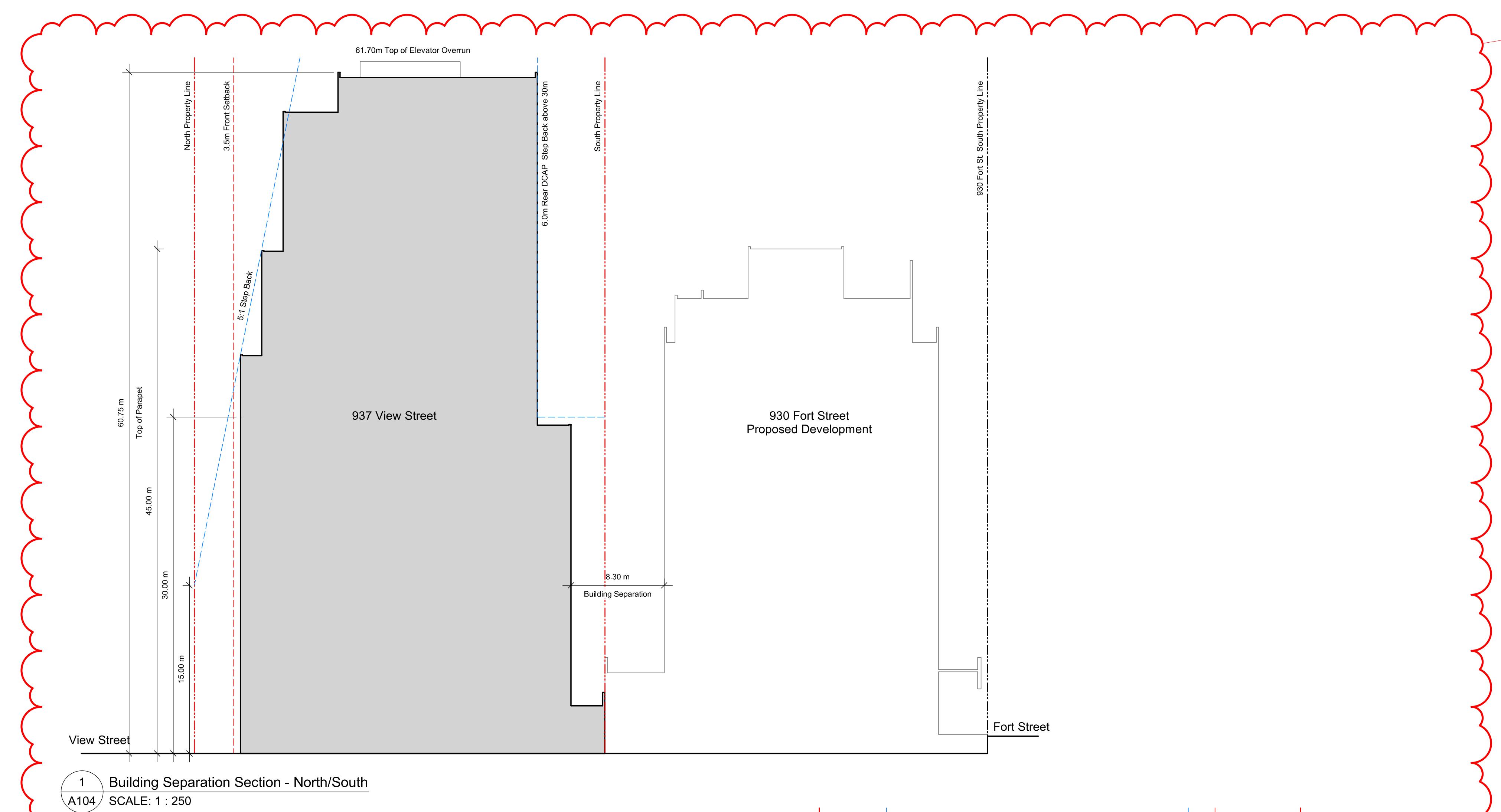
Setback Plans

2021-05-05
RICHARD COOPER
REGISTERED ARCHITECT
BRITISH COLUMBIA



A103

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General Notes

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Drawn By
Scale
As Indicated
Drawing File
RCI
Checked By
Project Number
ADM
1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

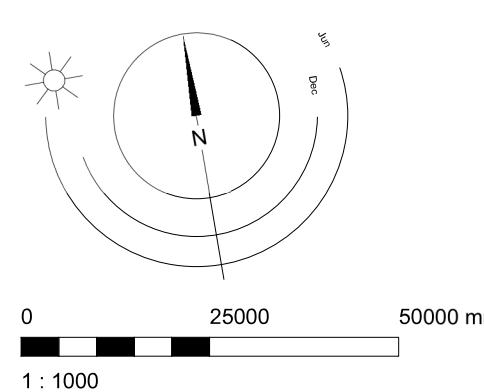
937 View Street

Setback Sectional View

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MICHAEL
BRITISH COLUMBIA
REGISTERED ARCHITECT
A104



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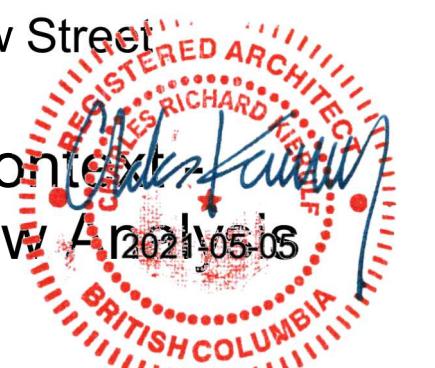
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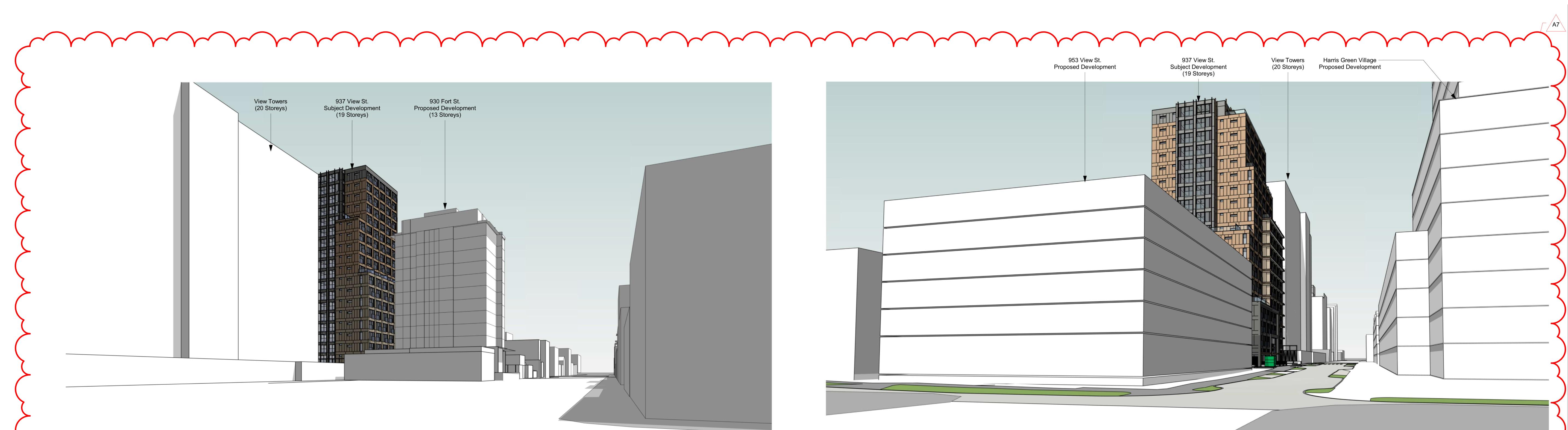
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Scale 1 : 1000 Project Number 1922

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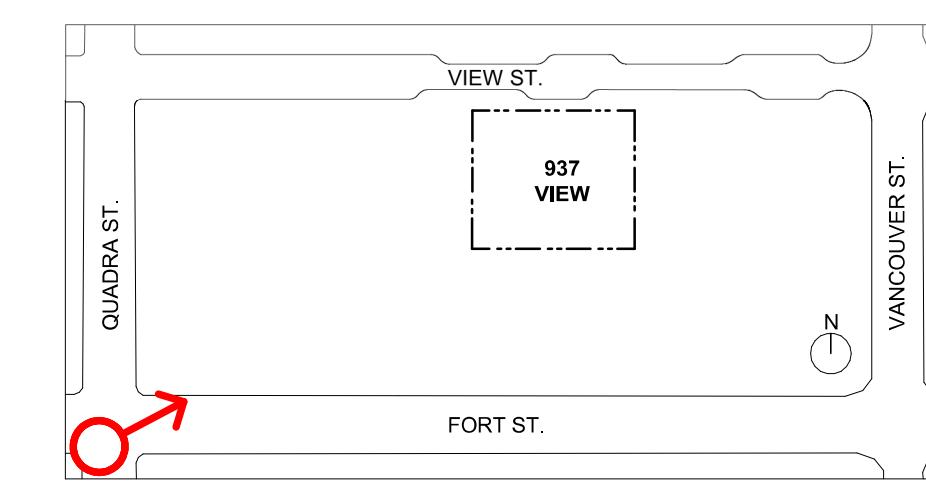
View St. Residential

937 View Street
Site Configuration
Shadow A 2021-05-05

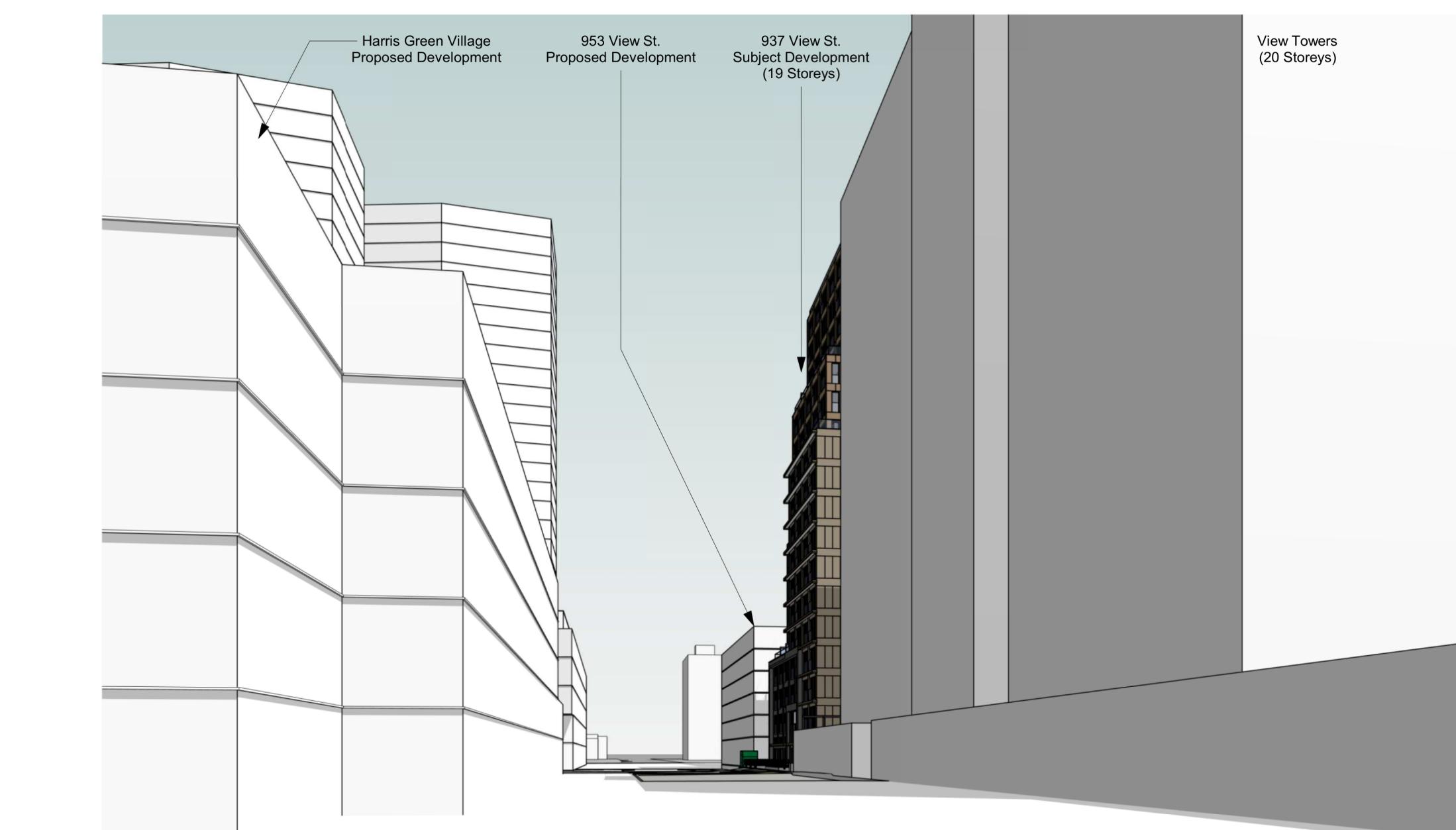
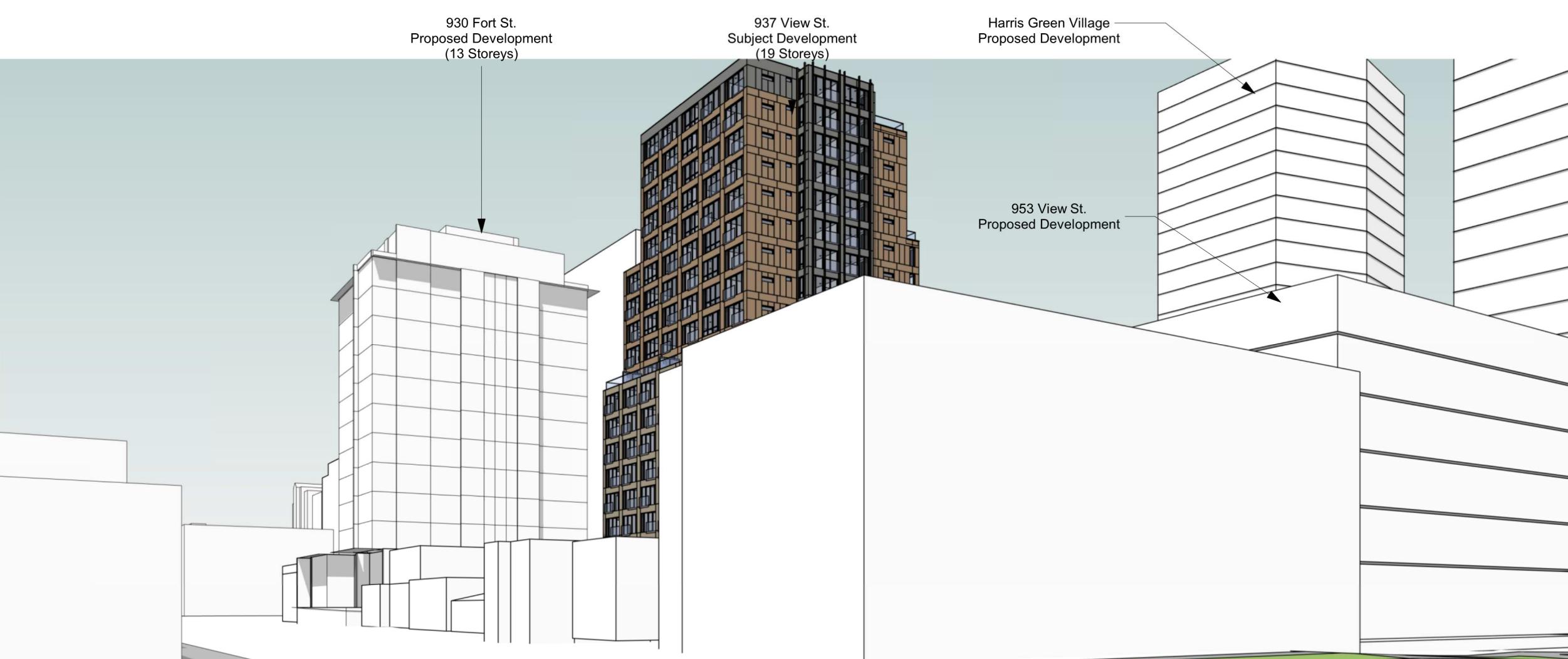
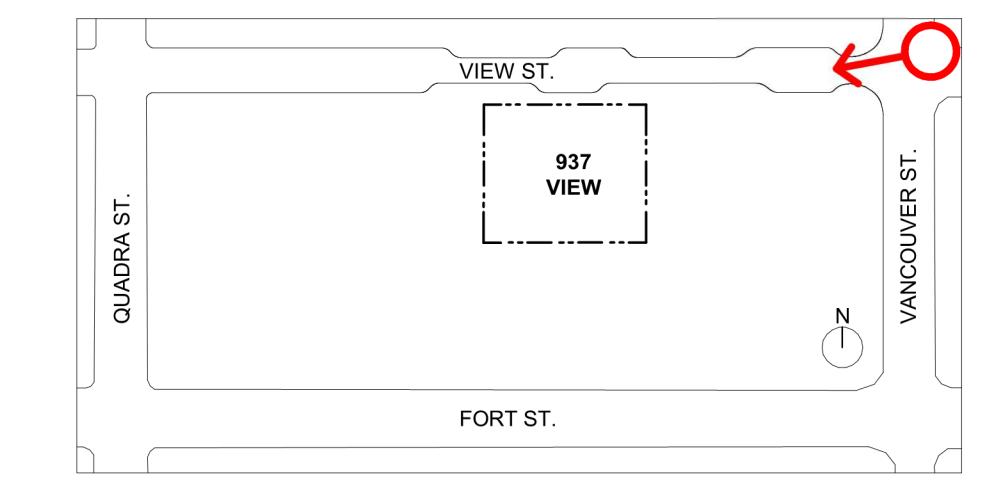




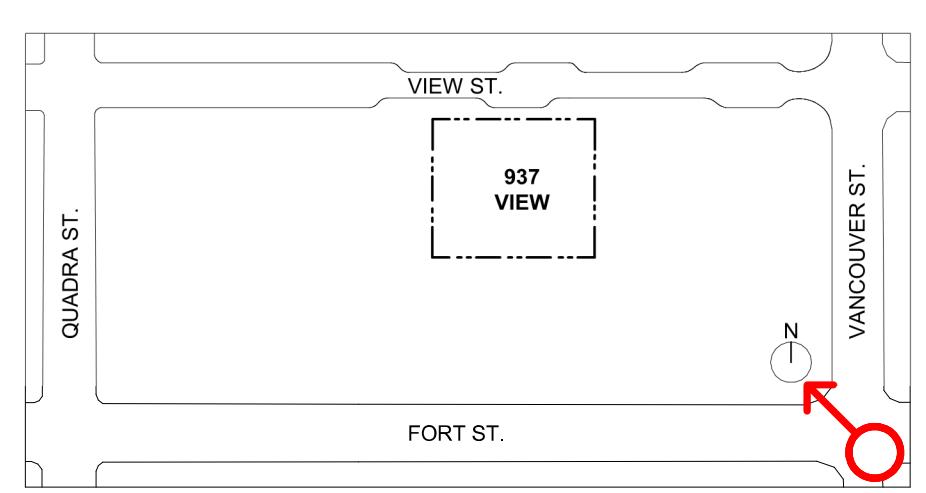
1 Street Perspective - Fort & Quadra - SW Corner
A107



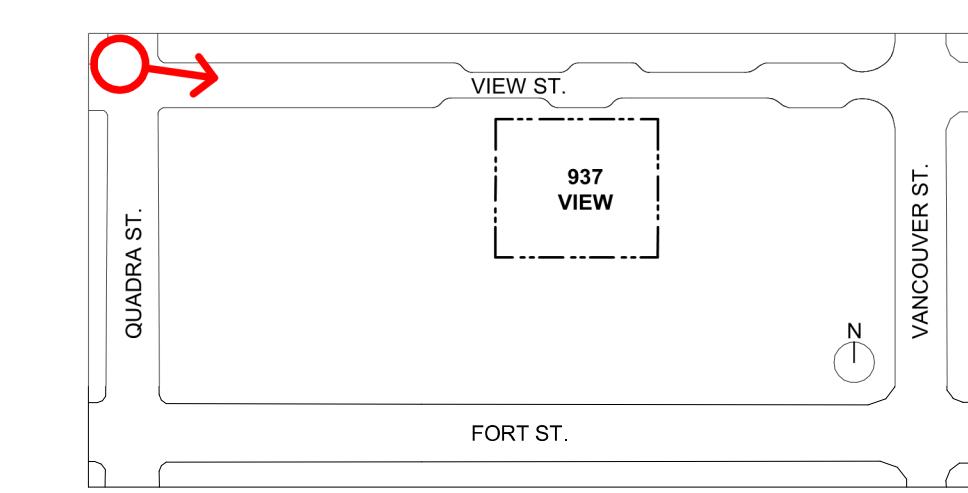
2 Street Perspective - View & Vancouver - NE Corner
A107



3 Street Perspective - Fort & Vancouver - SE Corner
A107



4 Street Perspective - View & Quadra - NW Corner
A107



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Plot Date: 21-05-04
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Scale: 1 : 2000
NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

Plot Date: 21-05-04

Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

Checked By: RCI

Project Number: 1922

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Drawn By: RCI

Scale: 1 : 2000

NOTE: All dimensions are shown in millimeters.

ADM 1922

Drawing File: 21-05-04

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NOTE: All dimensions are shown in millimeters.

ADM 1922

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Checked By: RCI

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NOTE: All dimensions are shown in millimeters.

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ADM 1922

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ADM 1922

Drawing File: 21-05-04

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Project Number: 1922

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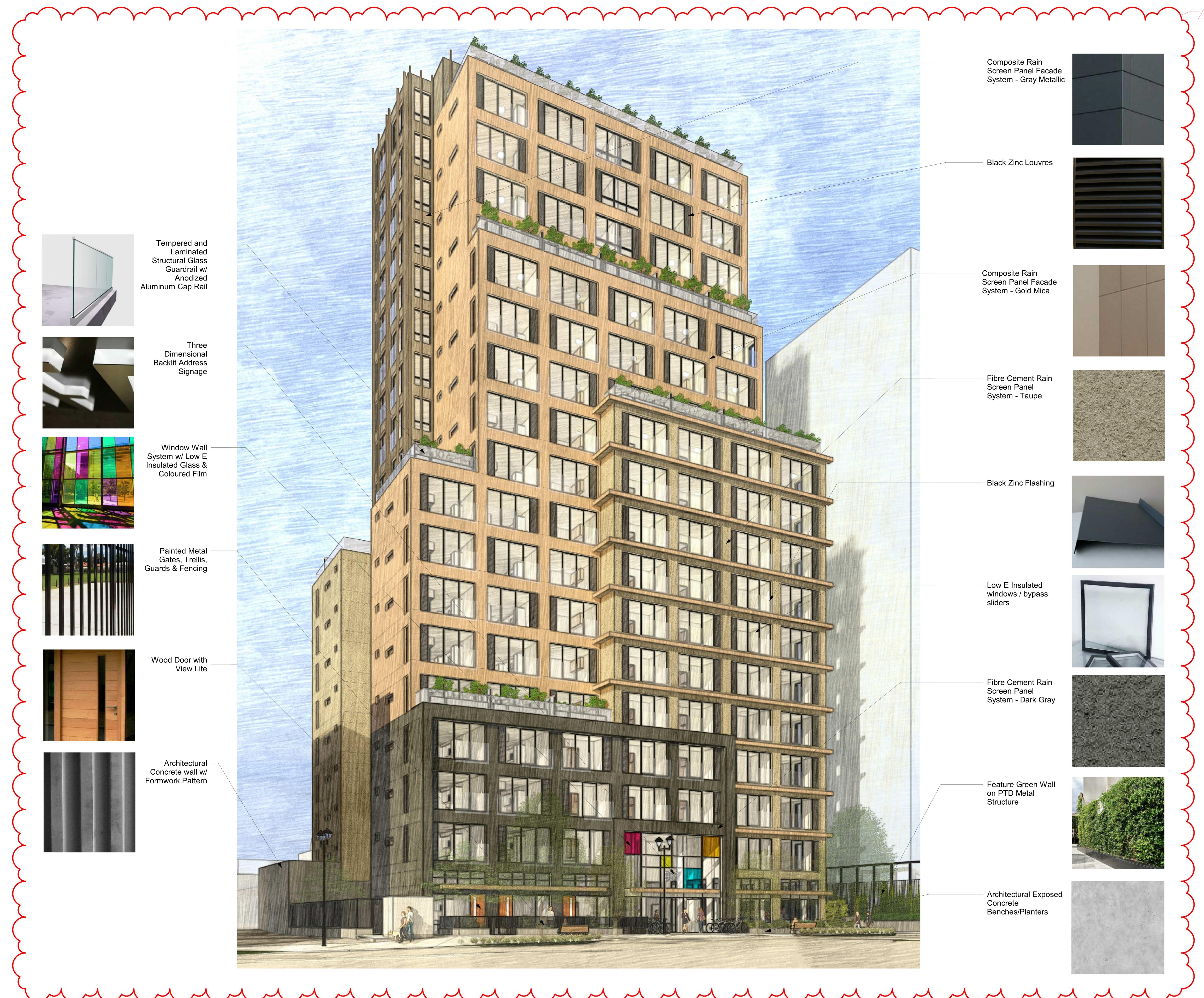
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ADM 1922

Drawing File: 21-05-04

Checked By: RCI



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20-01-08
19-10-02

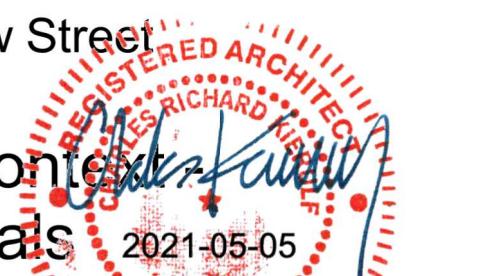
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Plot Date 21-05-04 Drawing File
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Scale As Indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Contact: 
Materials: 2021-05-05

A109
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VIEW ST.

937 VIEW

N

A110

3 Perspective Rendering - Looking Southwest
A110

3



VIEW ST.

937 VIEW

N

A110



VIEW ST.

937 VIEW

N

A110

21-05-04
20-08-12
20-01-08

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Issued for DP Revisions 1

Plot Date 21-05-04 Drawing File
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Scale As Indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context
Rendered: 2021-05-05

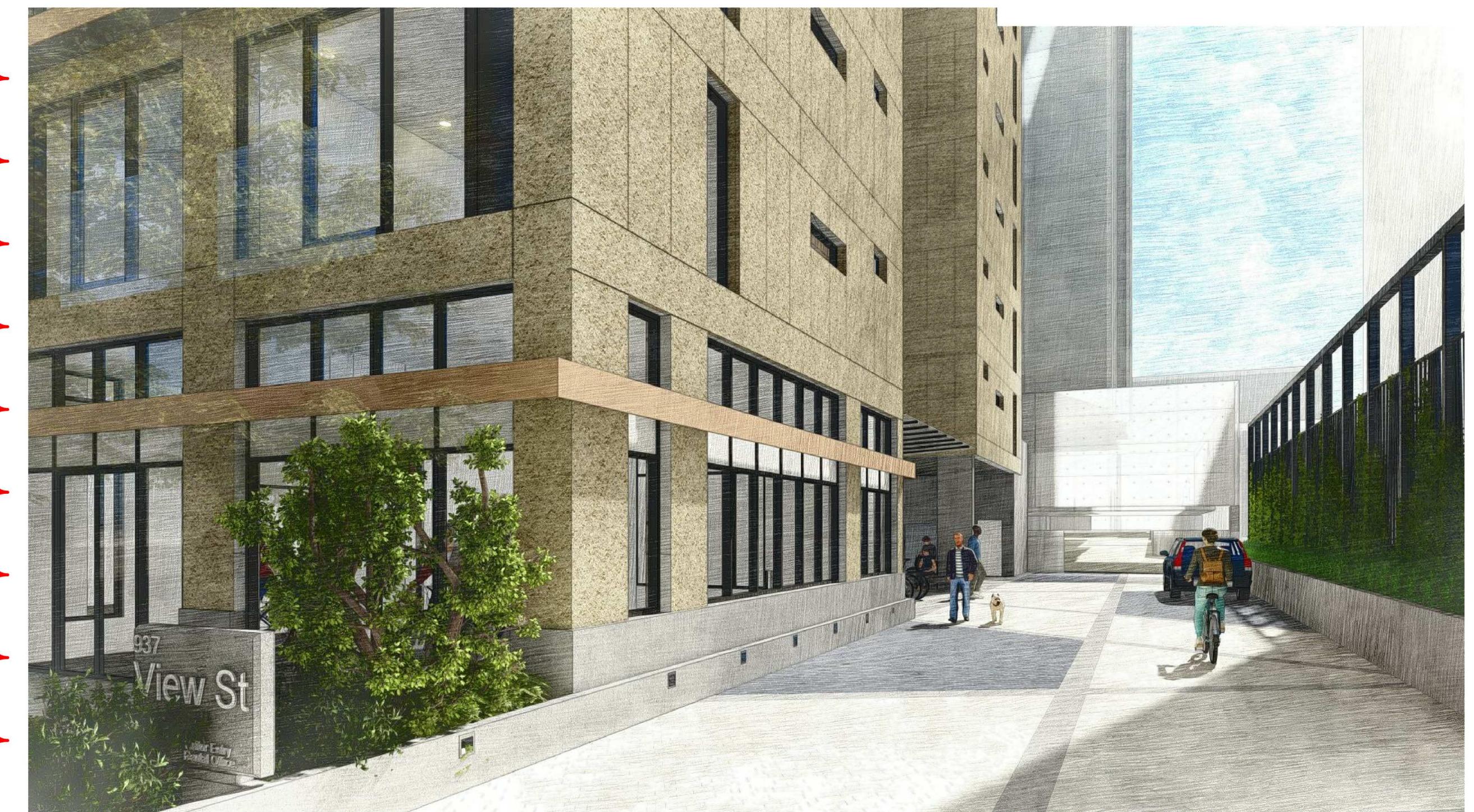

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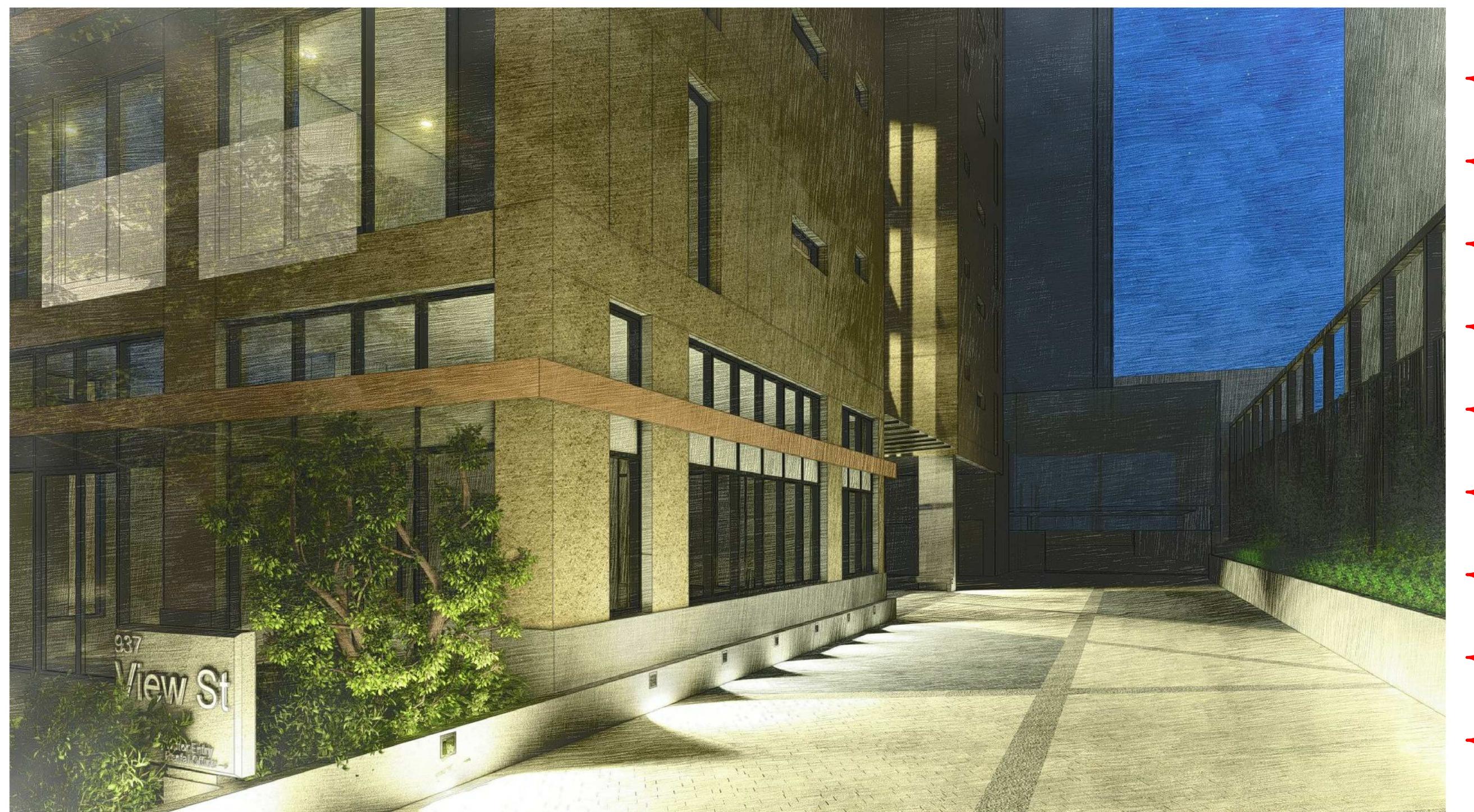
1 Perspective Rendering - Main Entry
A111



2 Perspective Rendering - Main Entry - Night
A111



3 Perspective Rendering - Easement
A111



4 Perspective Rendering - Easement - Night
A111

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View St. Residential

937 View Street

Site Condition
Rendered View
20-05-06



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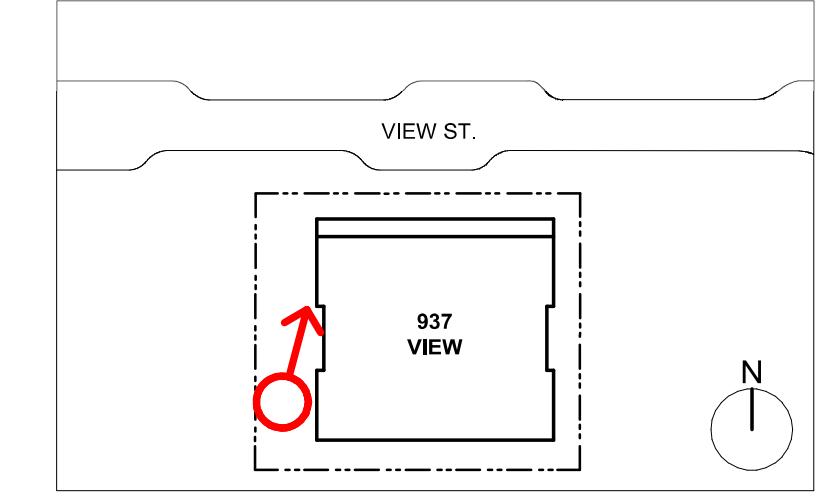
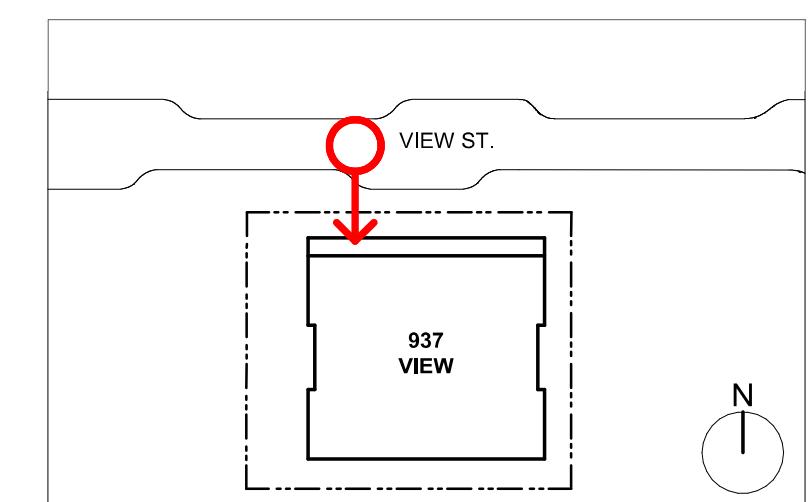
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1 Perspective Rendering - Townhouses at Easement
A112



3 Perspective Rendering - Easement Looking at Bikes
A112



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View St. Residential

937 View Street

Site Condition
Rendered View
2020-05-06

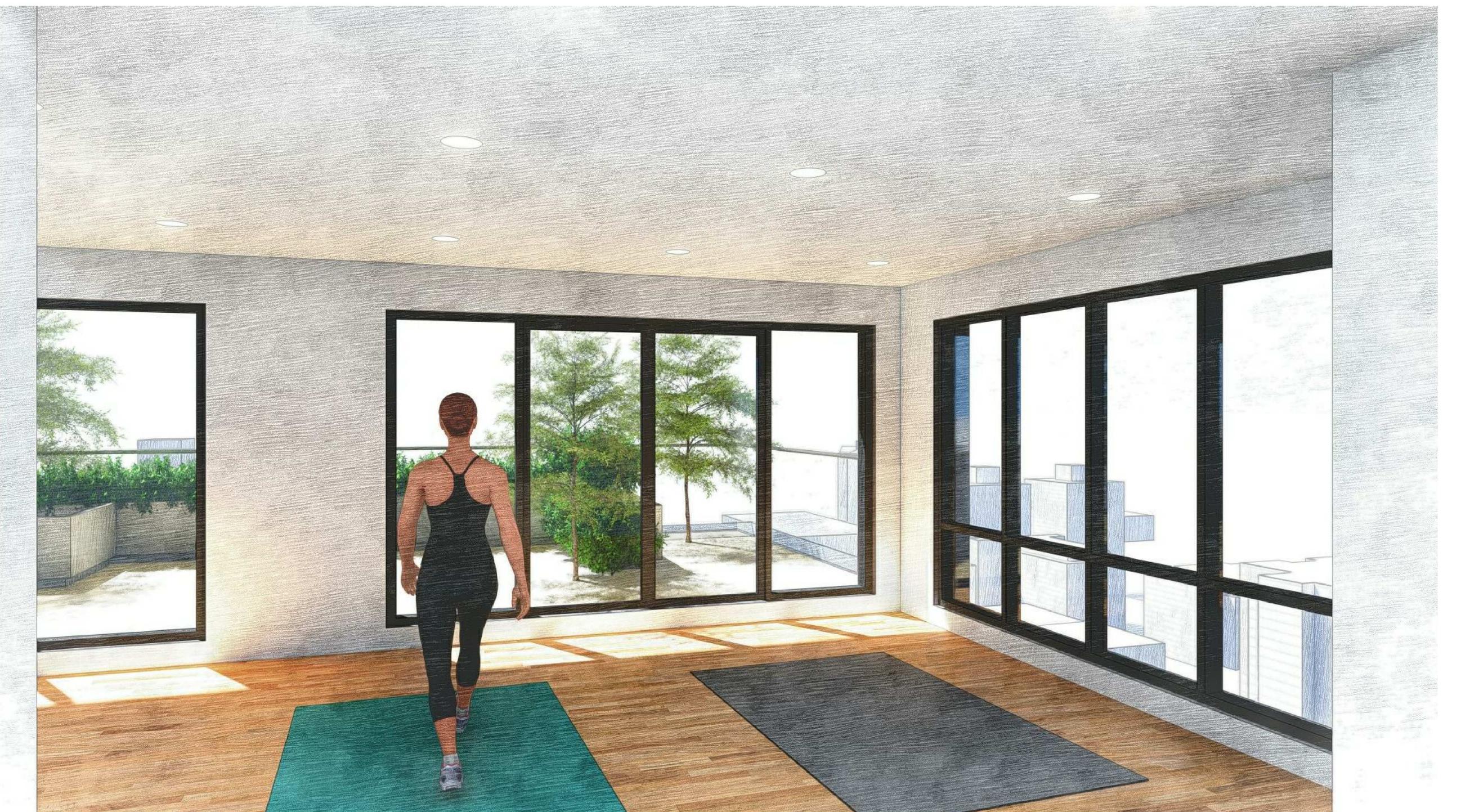
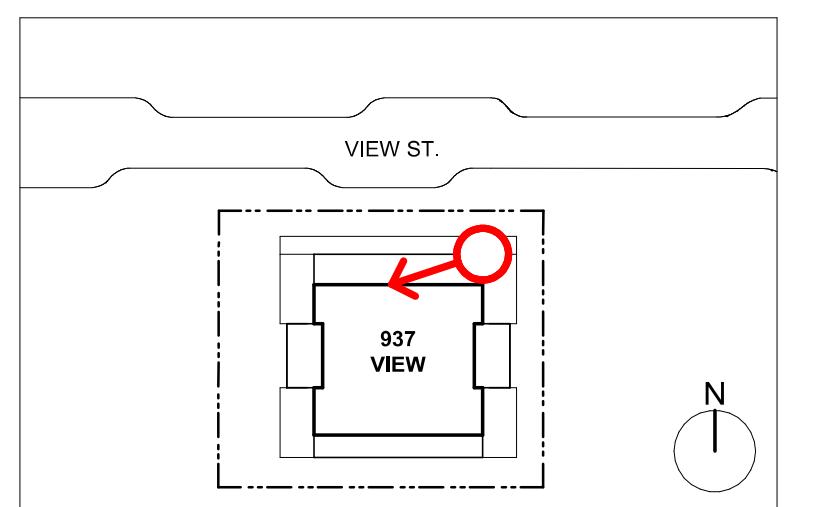


A112

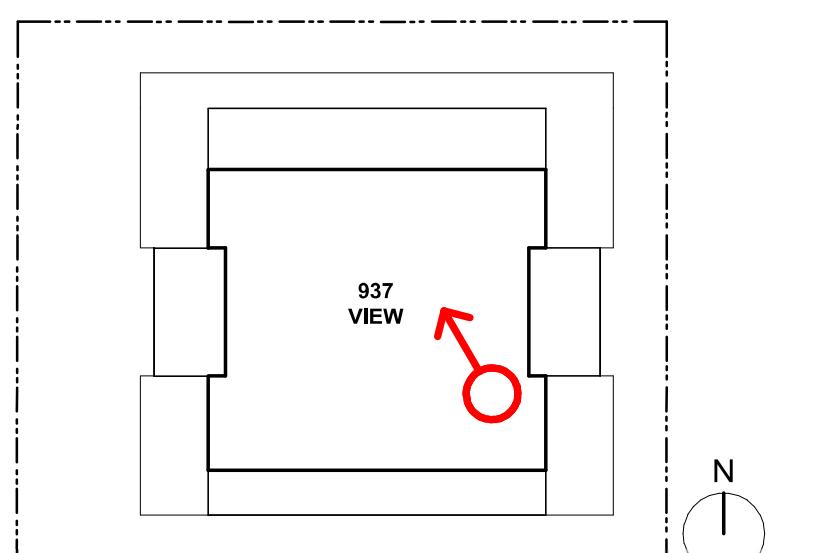
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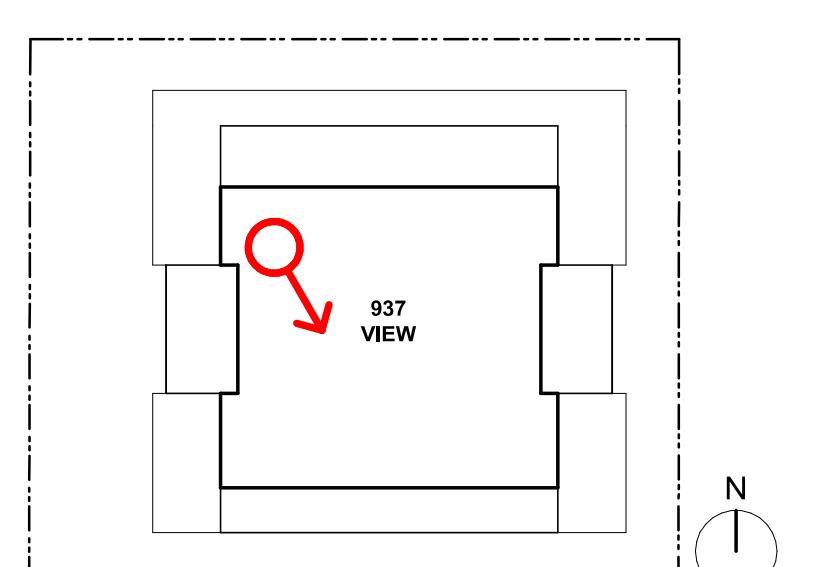
1 Perspective Rendering - L18 North Terrace
A113



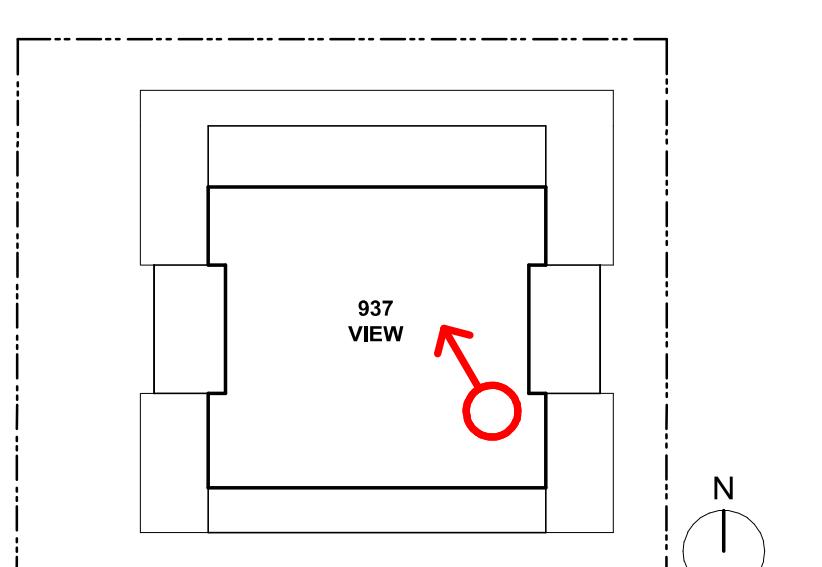
2 Perspective Rendering - L18 South Terrace
A113



3 Perspective Rendering - L18 Amenity
A113



4 Perspective Rendering - L18 Fitness
A113



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View St. Residential

937 View Street

Site Condition
Rendered View

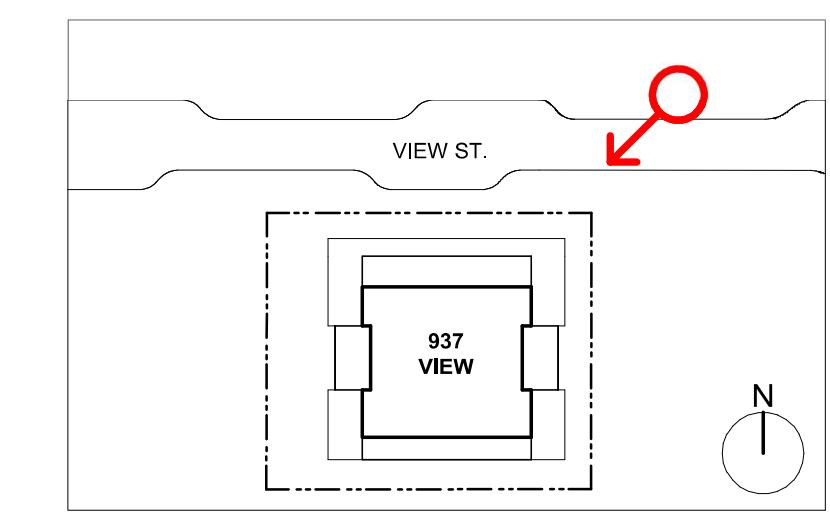


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1 Perspective Rendering - Overall - Night
A114



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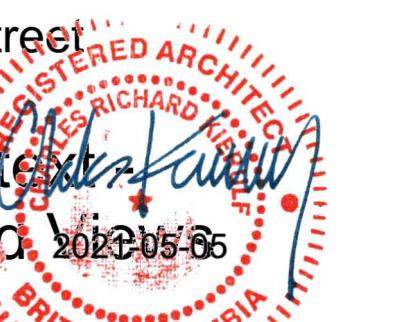
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View St. Residential

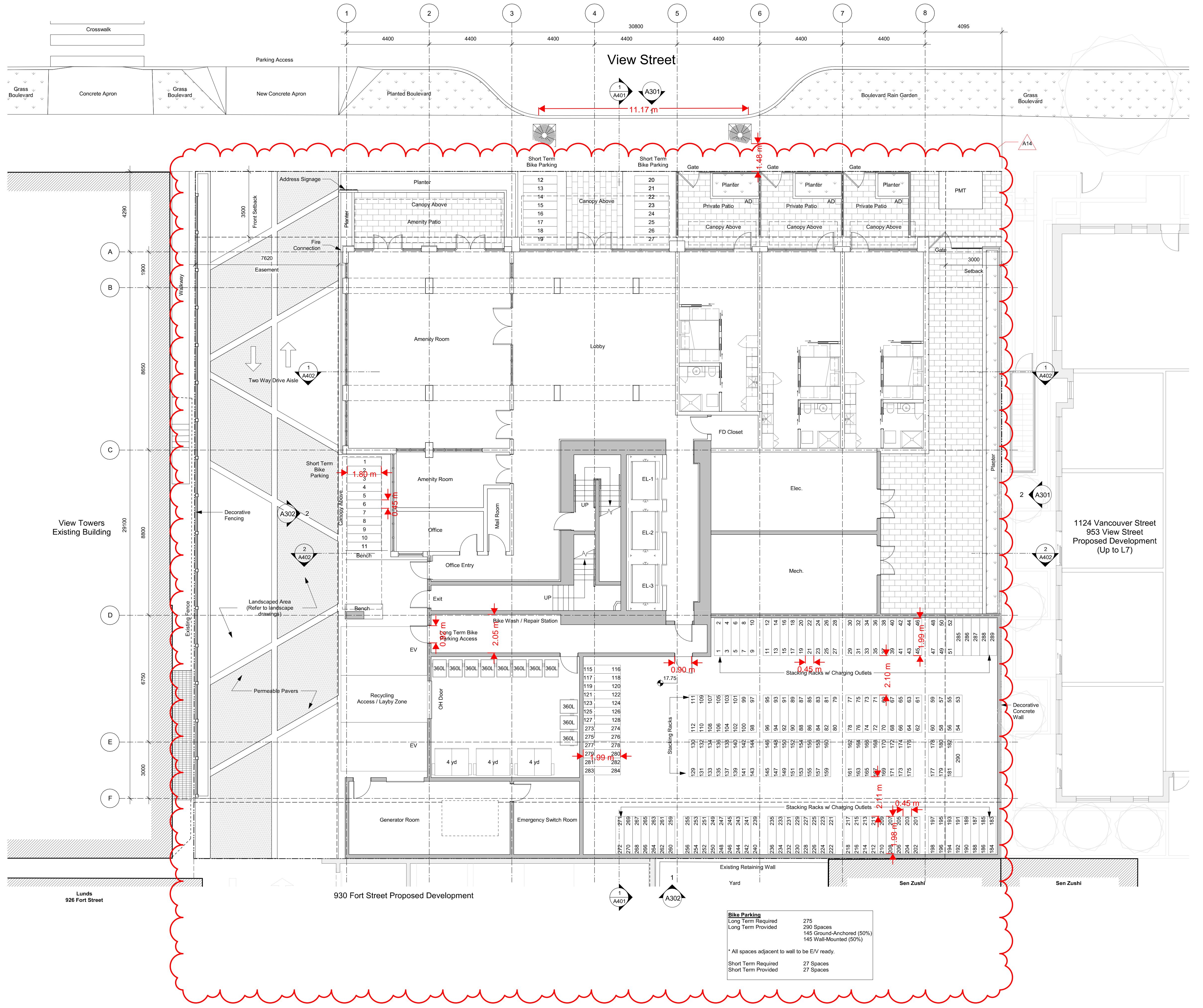
937 View Street

Site Concept
Rendered View



A114

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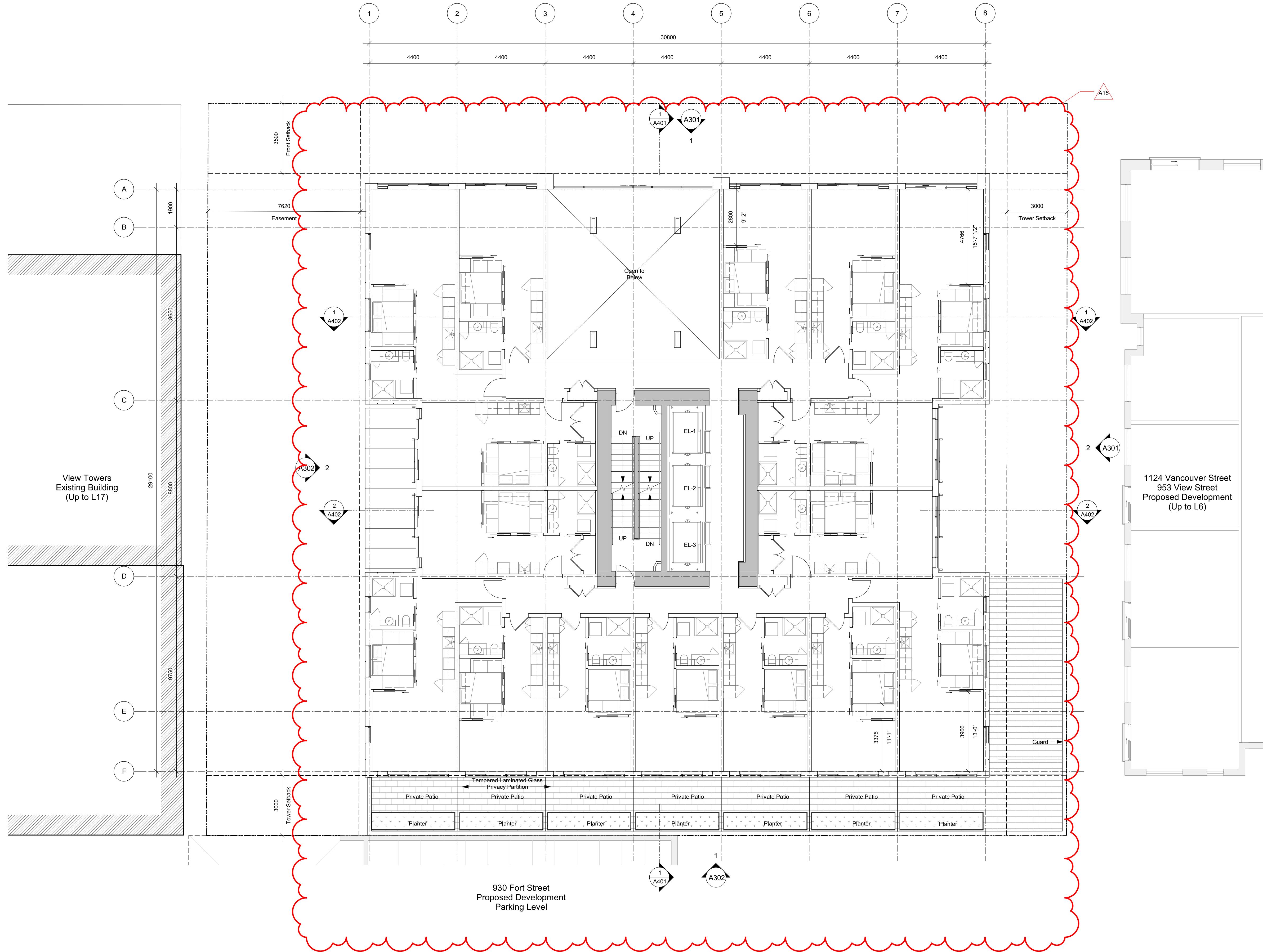
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937 View Street

Level 1 Phonics

A201

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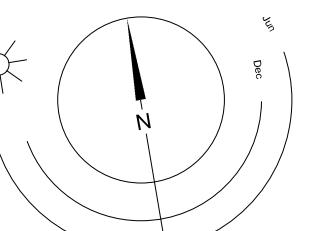
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Level 2



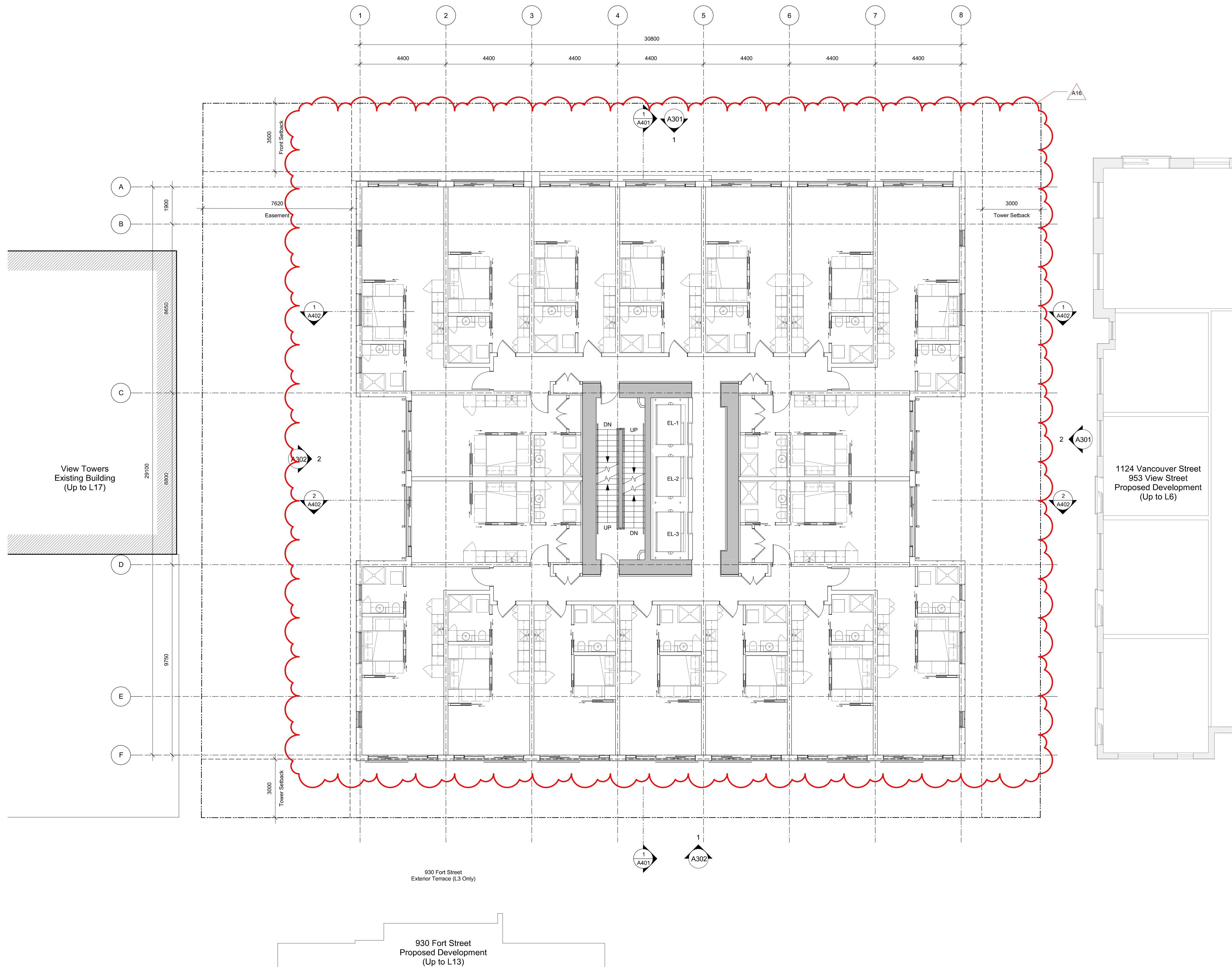
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A202

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Scale 1:100 Project Number 1922

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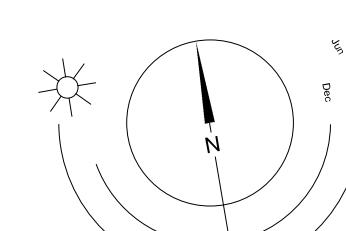
View St. Residential

937 View Street

Levels 3-17 Residential



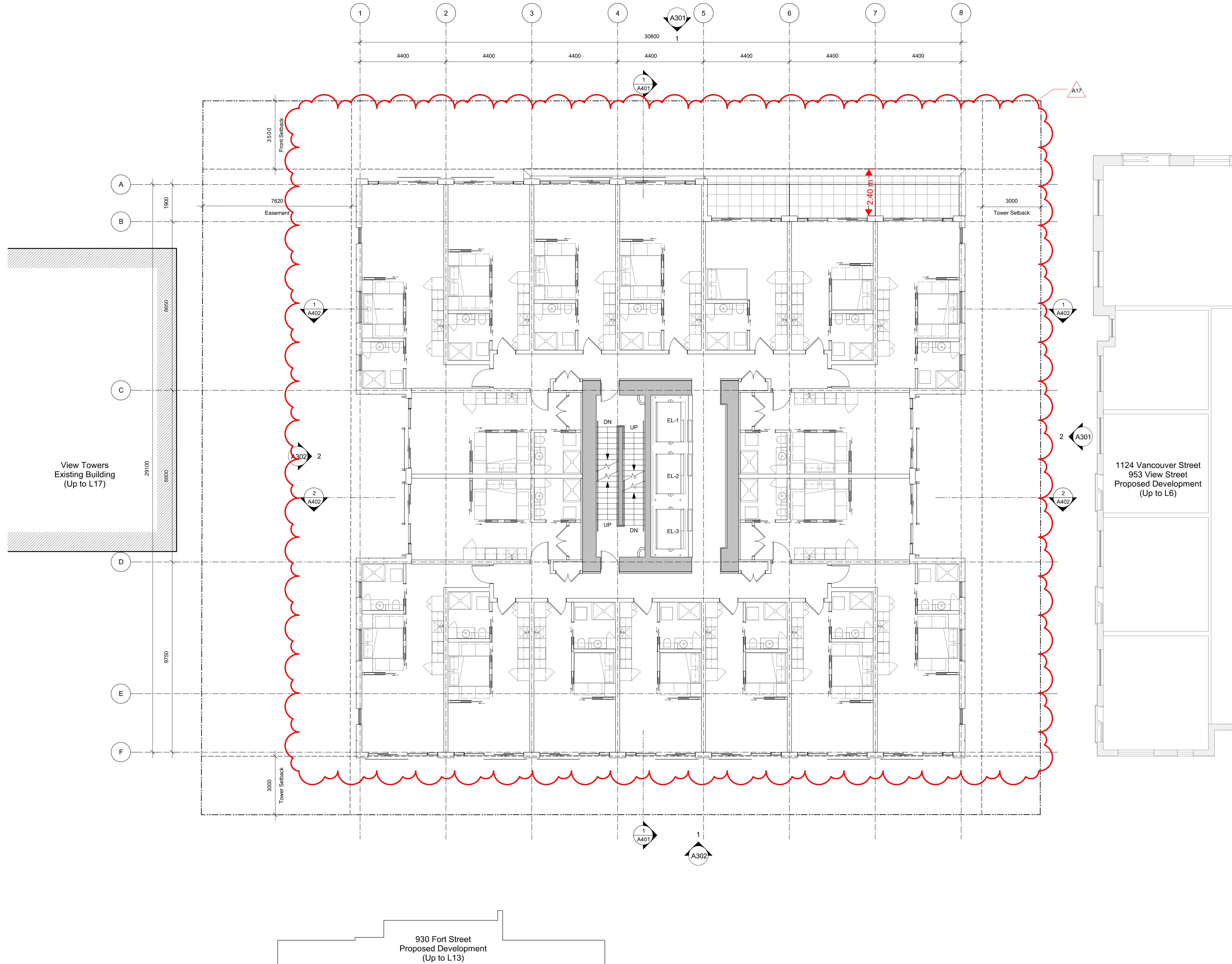
2021-05-05



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

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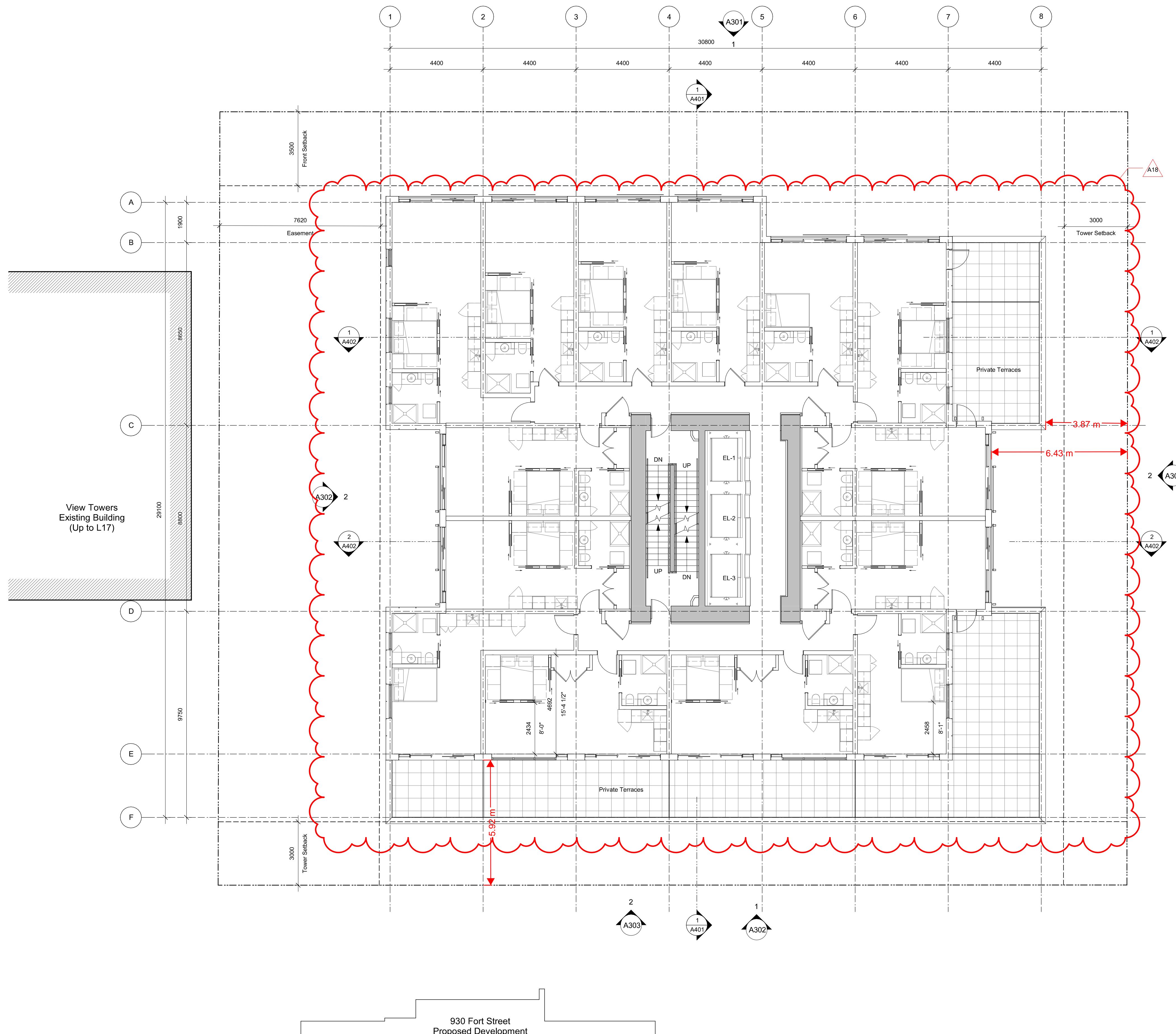
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

View St. Residential

937 View Street

—
Ka
A204

**DHKarchitects
Victoria
77 Fort Street
Victoria
V8V 3K3 T 1•250•658•3367
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20-08-12
20-01-08
19-10-02
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Issued for DP Revisions 2
Issued for DP Revisions 1
Issued for DP

Plot Date 21-05-04 Drawing File
Drawn By RCI Checked By ADM
Scale 1:100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

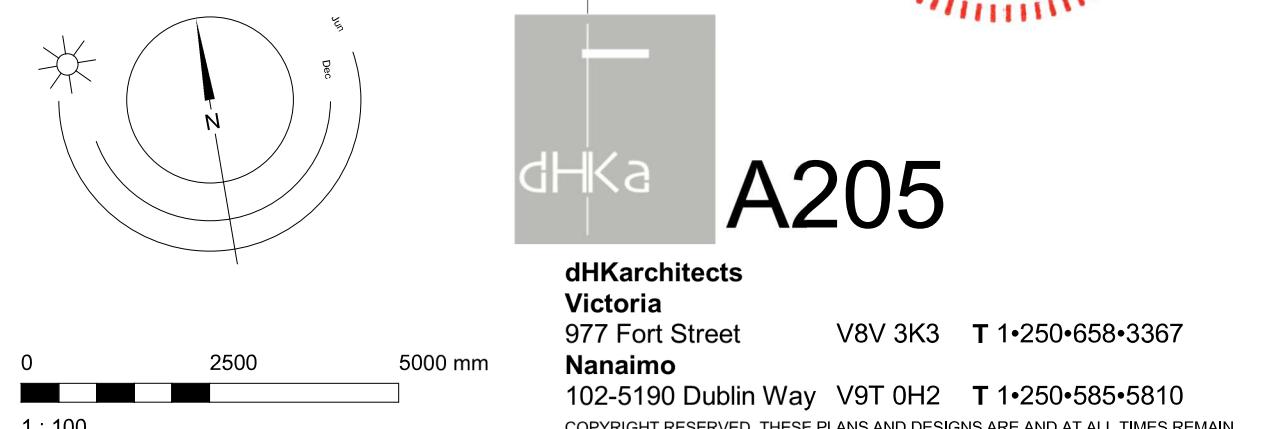
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937 View Street

Levels

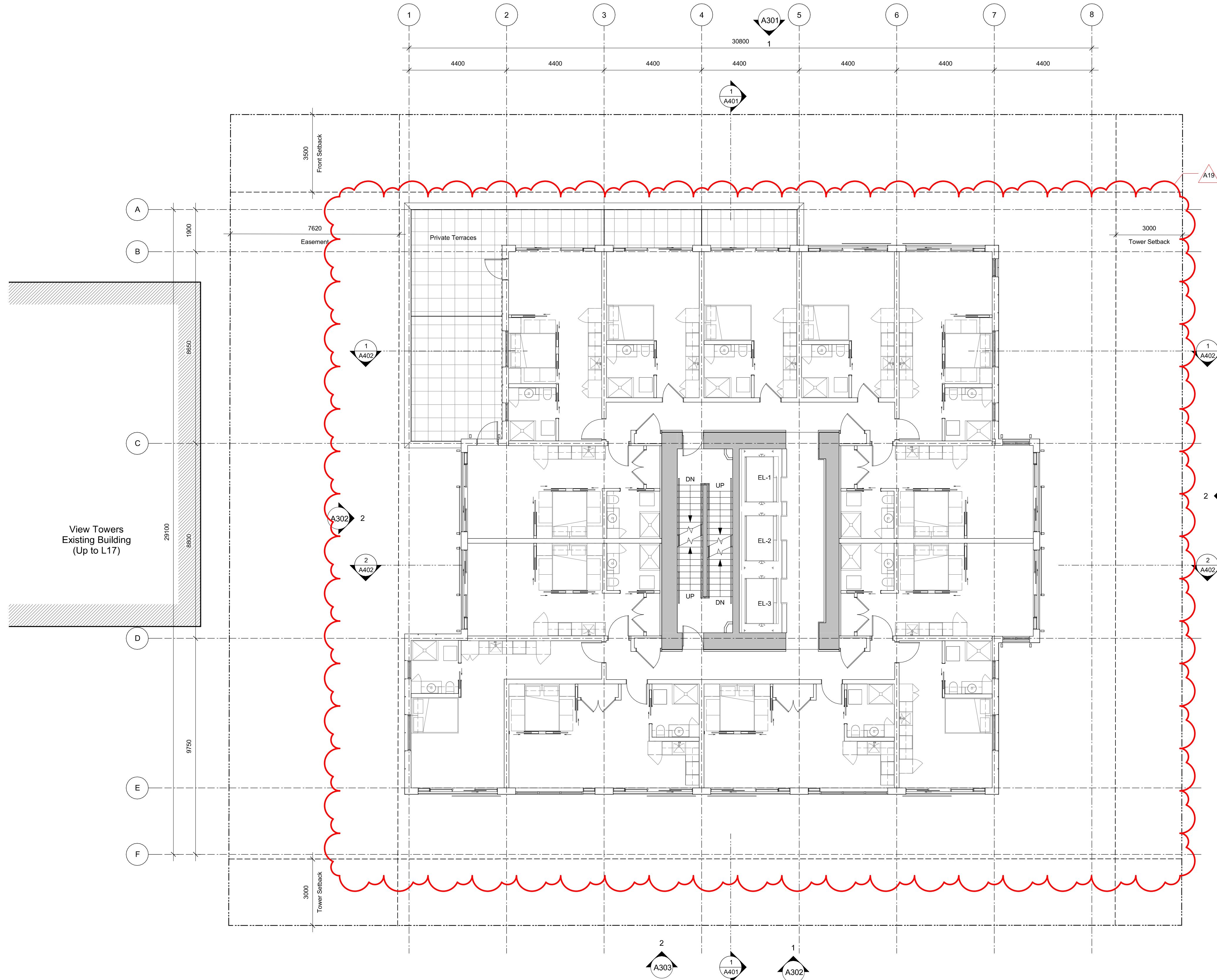


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Plot Date 21-05-04 Drawing File
Drawn By RCI Checked By ADM
Scale 1:100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

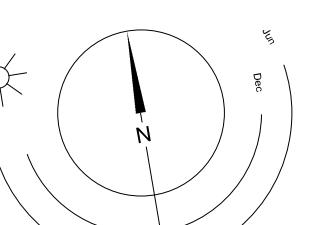
View St. Residential

937 View Street

Levels 1-2 Plan

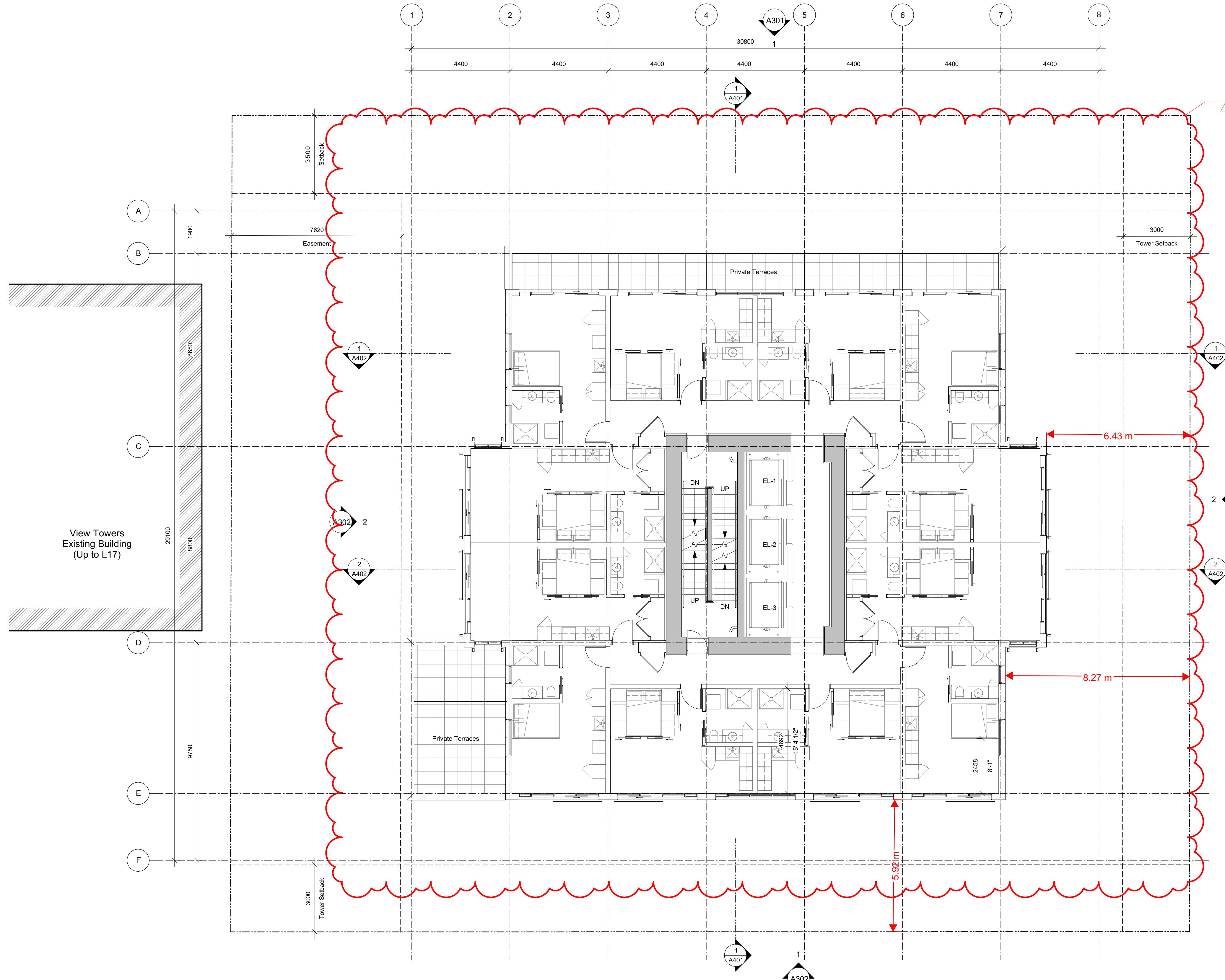


930 Fort Street
Proposed Development
(Up to L13)



A206
dHKa

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Drawn By: RCI Checked By: ADM
Scale: 1:100 Project Number: 1922

NOTE: All dimensions are shown in millimeters.

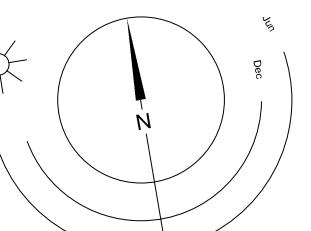
View St. Residential

937 View Street

Levels 1-18 Plan

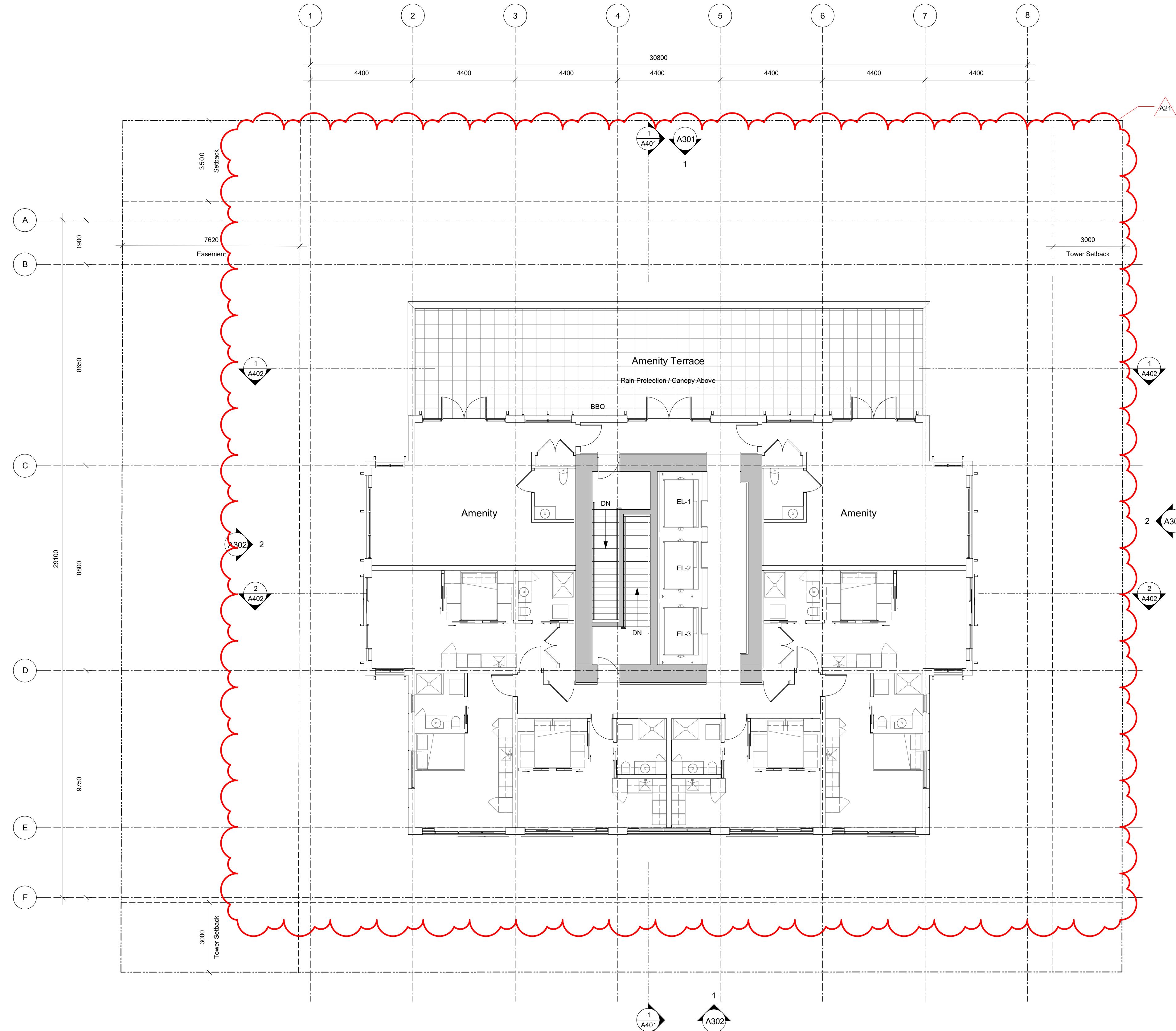


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A207

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Issued for DP

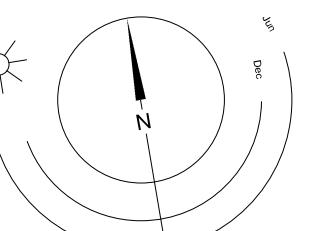
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NOTE: All dimensions are shown in millimeters.

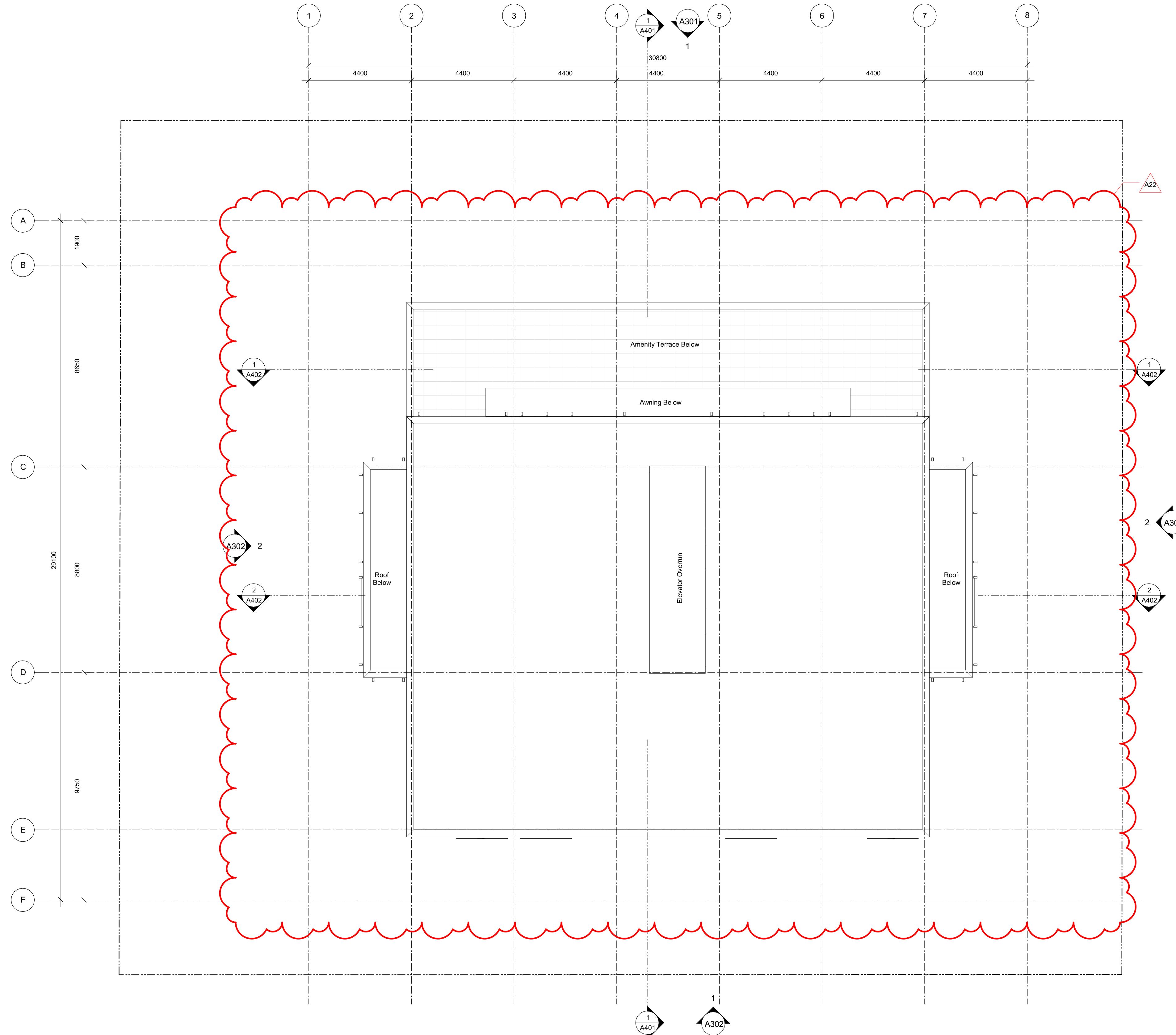
View St. Residential

937 View Street

Level 15



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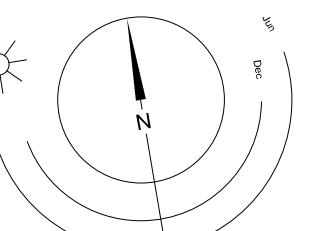
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Scale 1:100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

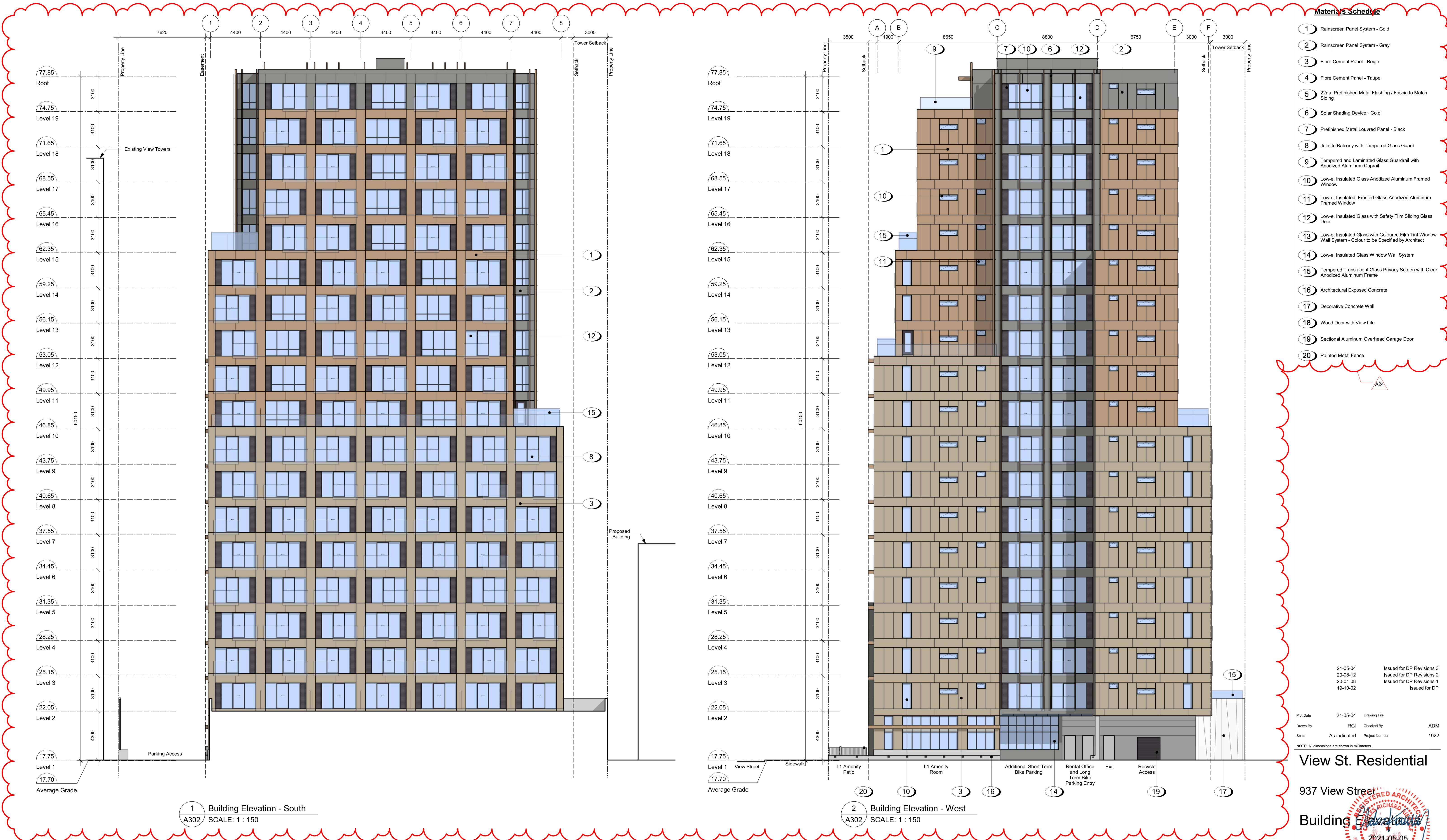
Roof Plan

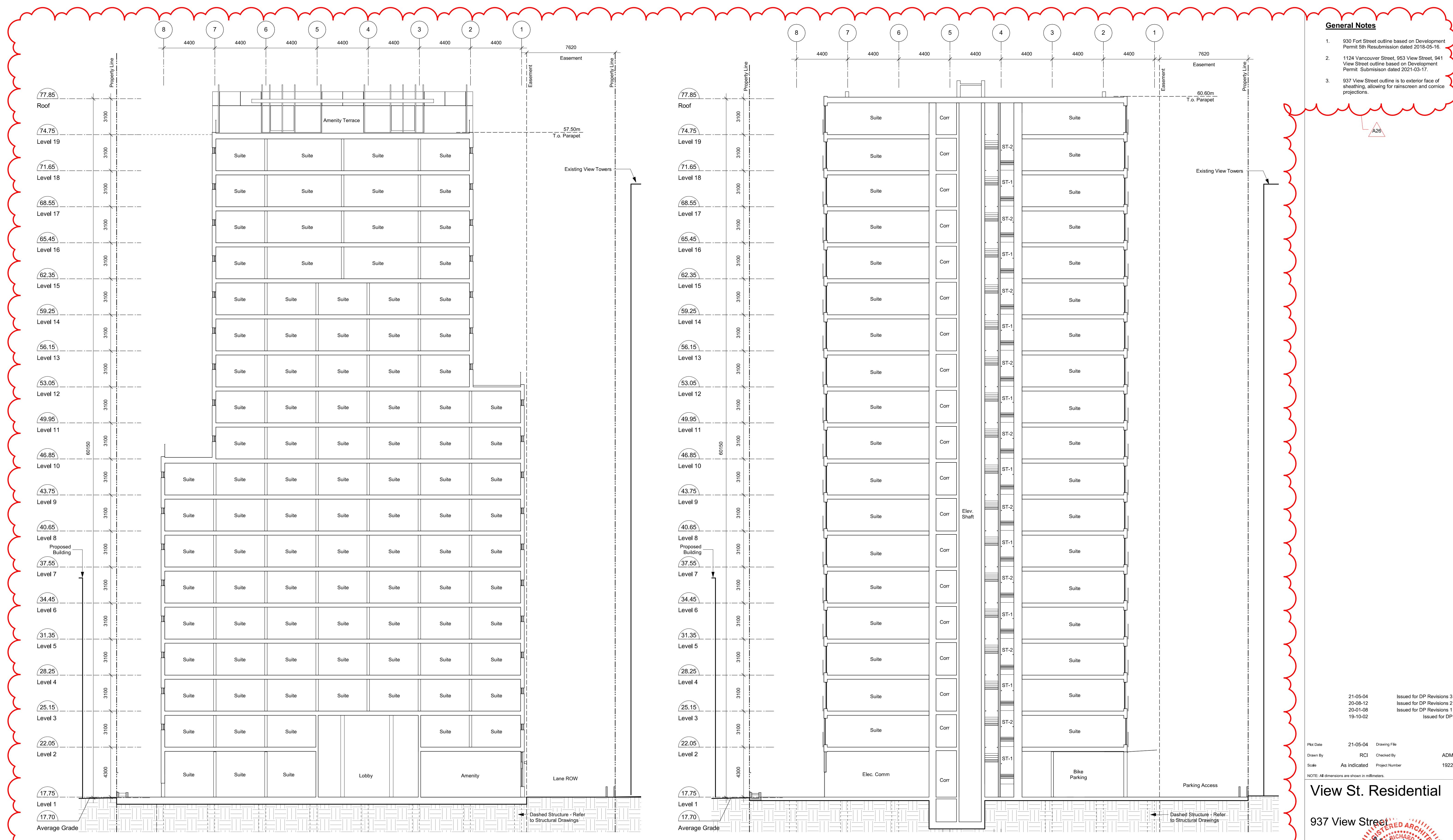


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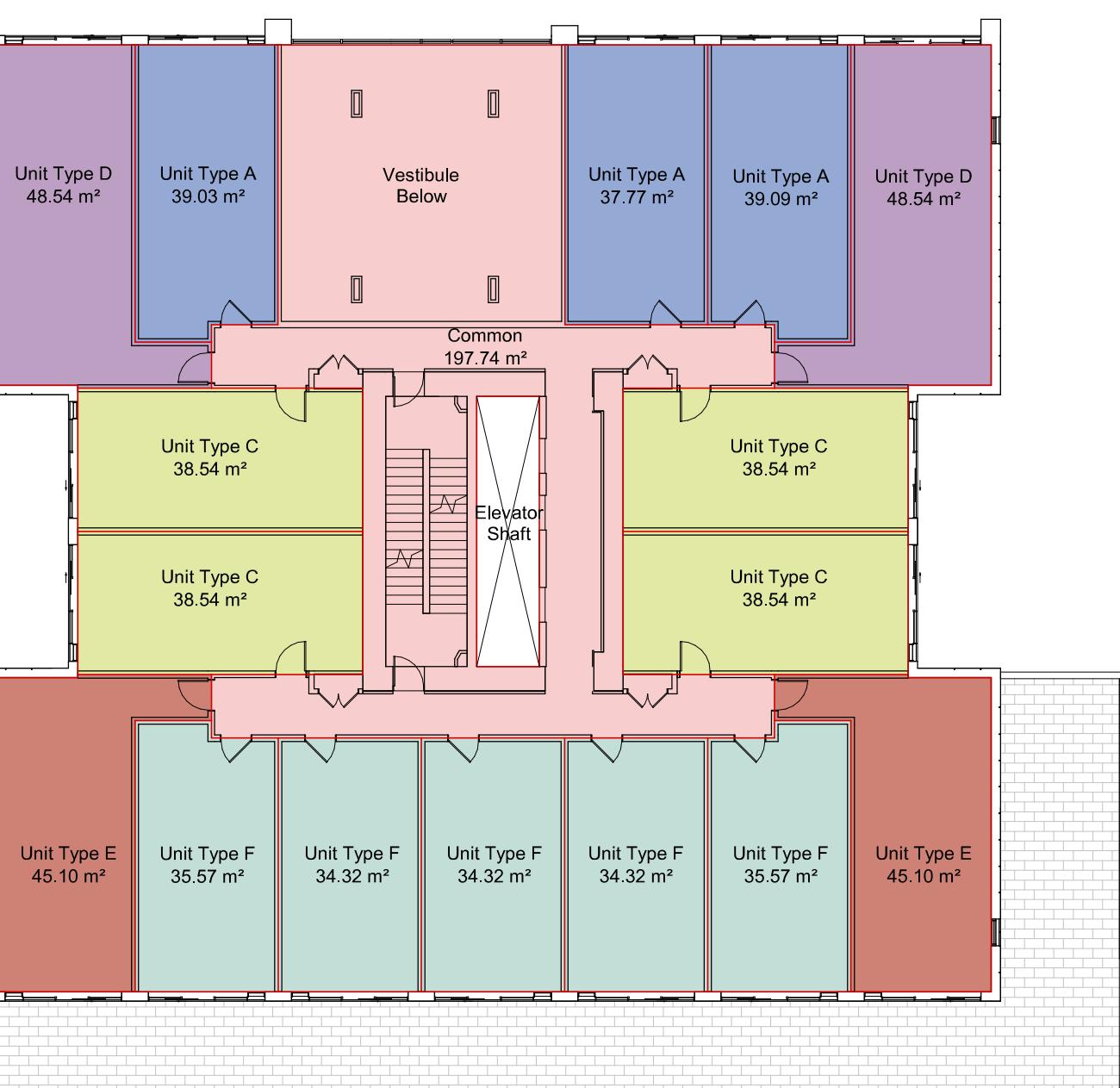




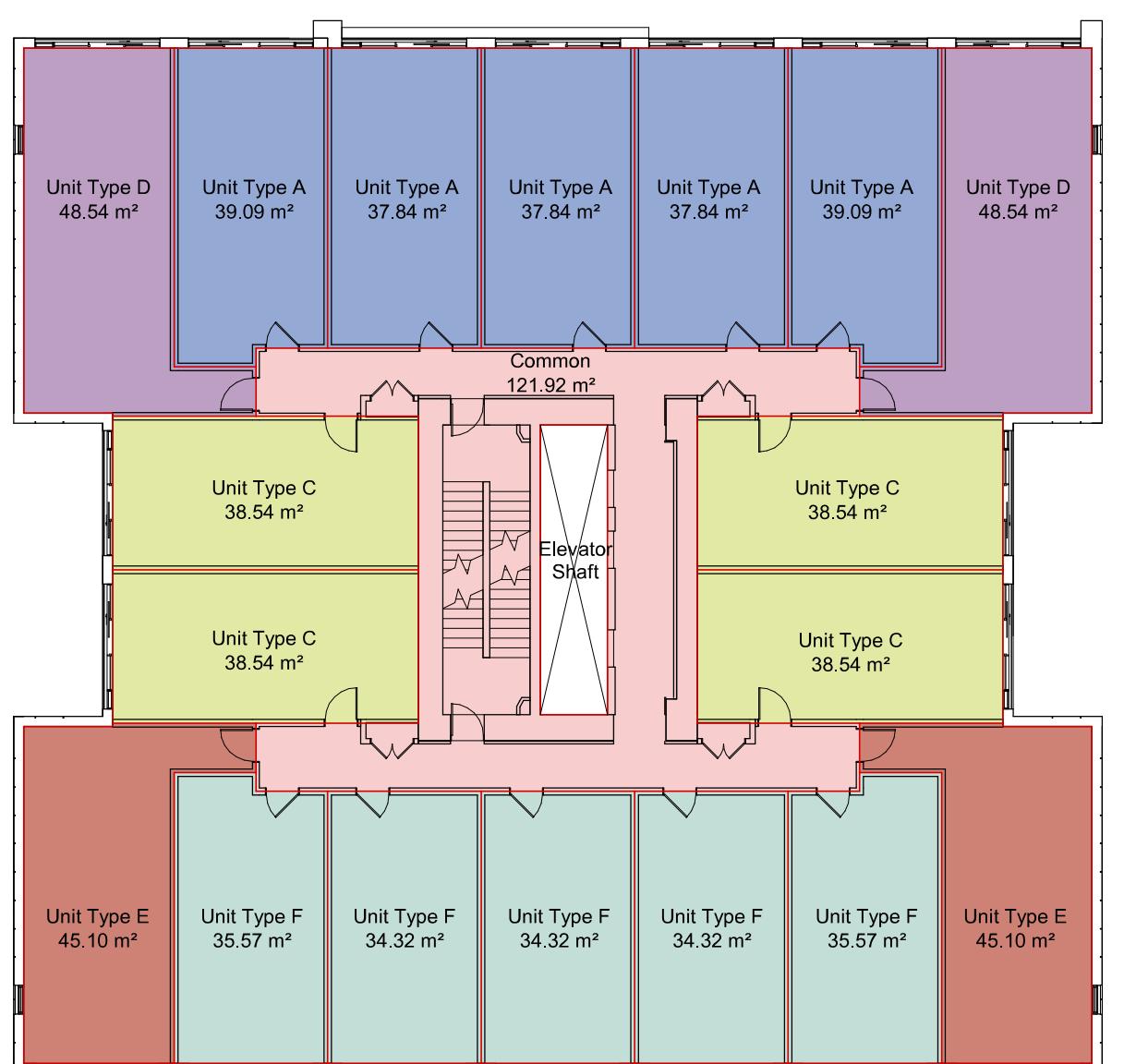




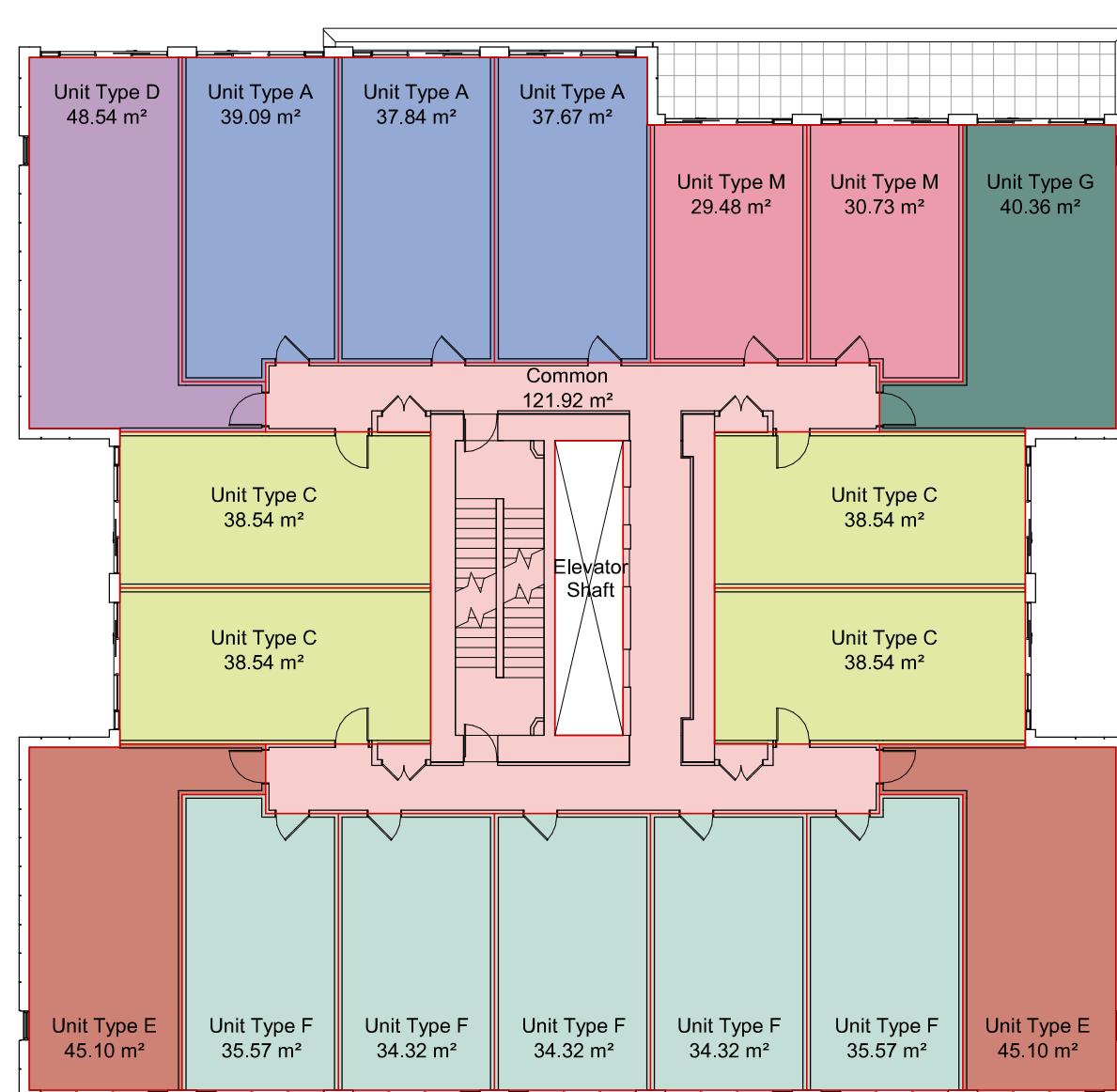
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A911 SCALE: 1 : 200



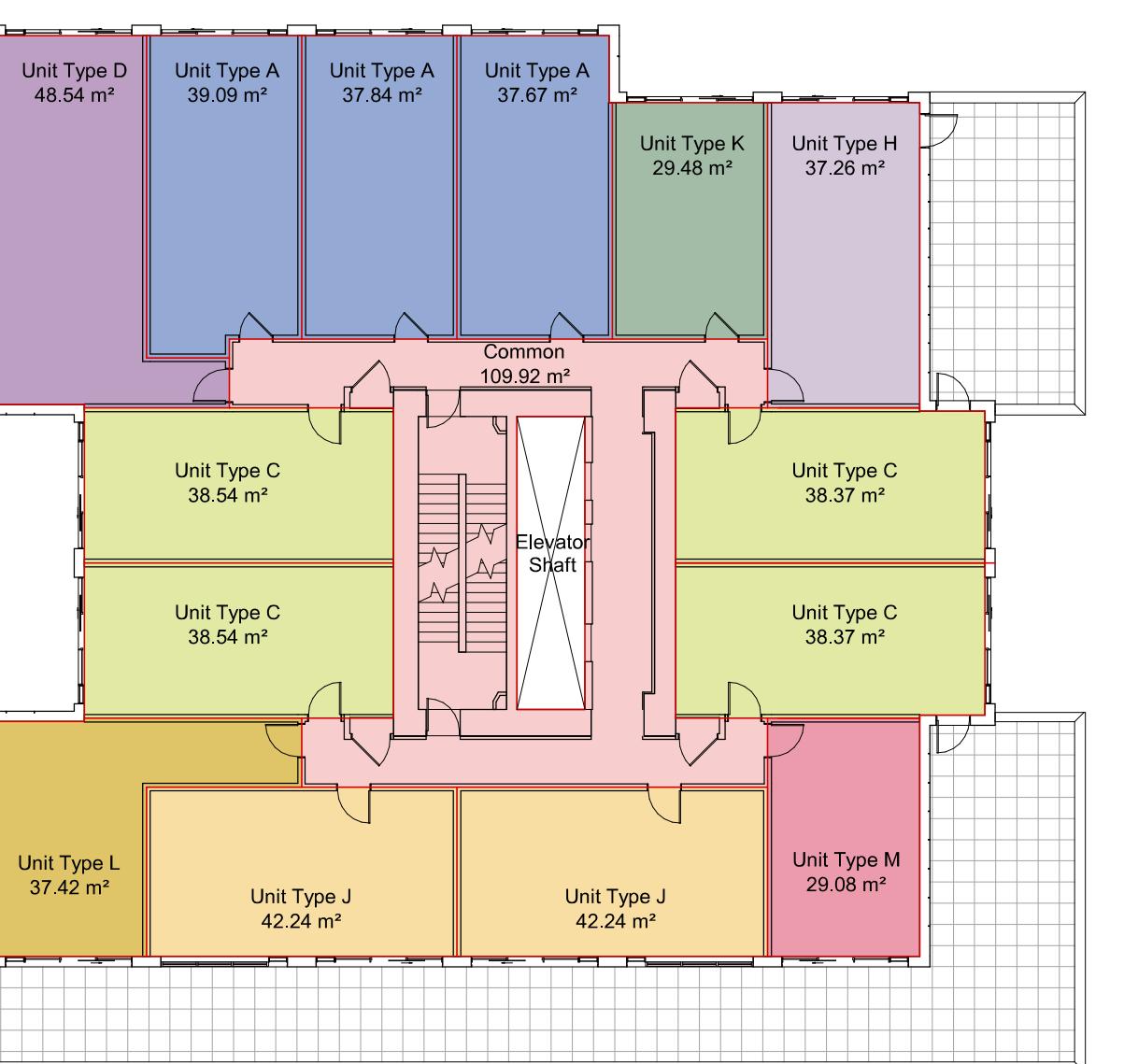
2 Level L2 Area Plan
A911 SCALE: 1 : 200



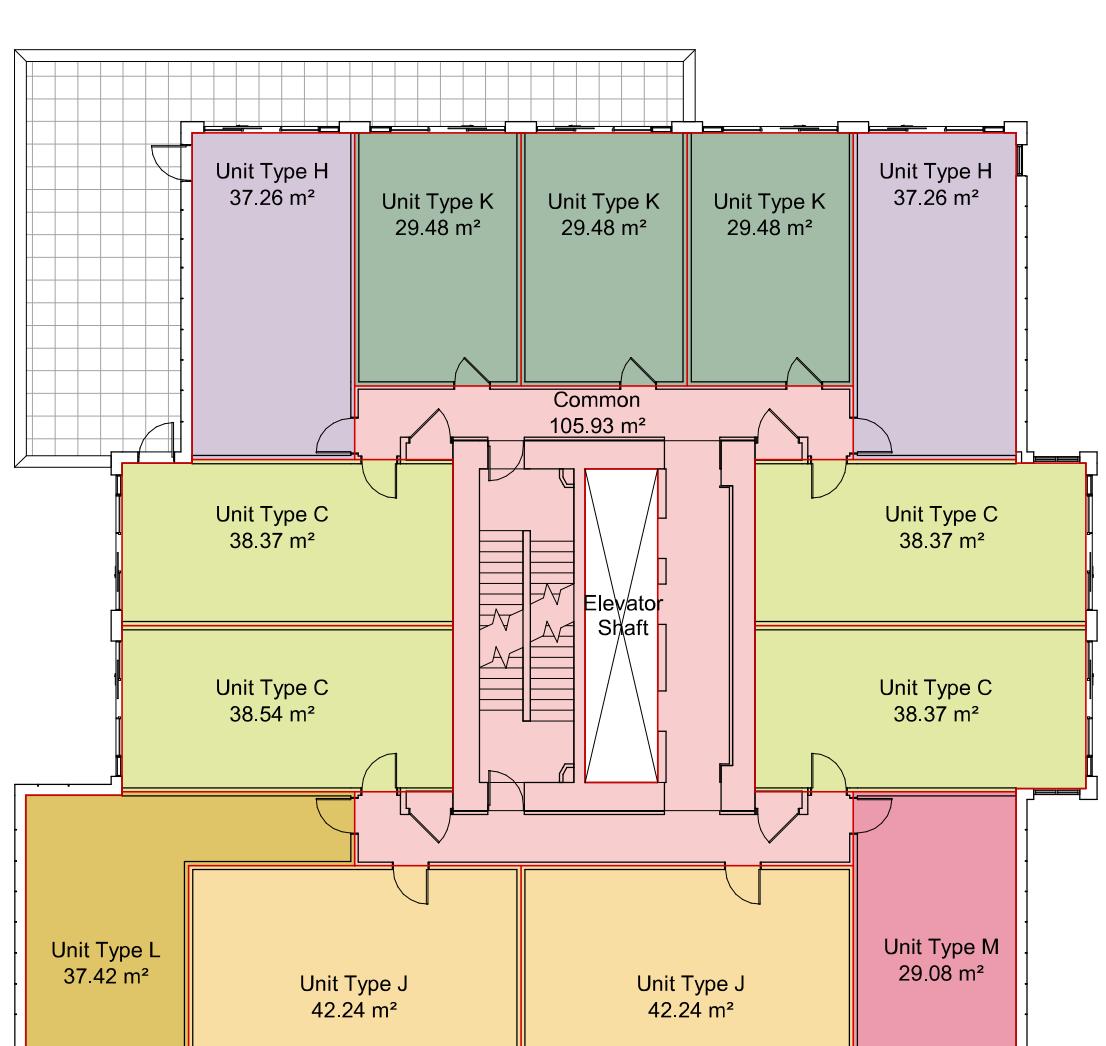
3 Level L3-L4 Area Plan
A911 SCALE: 1 : 200



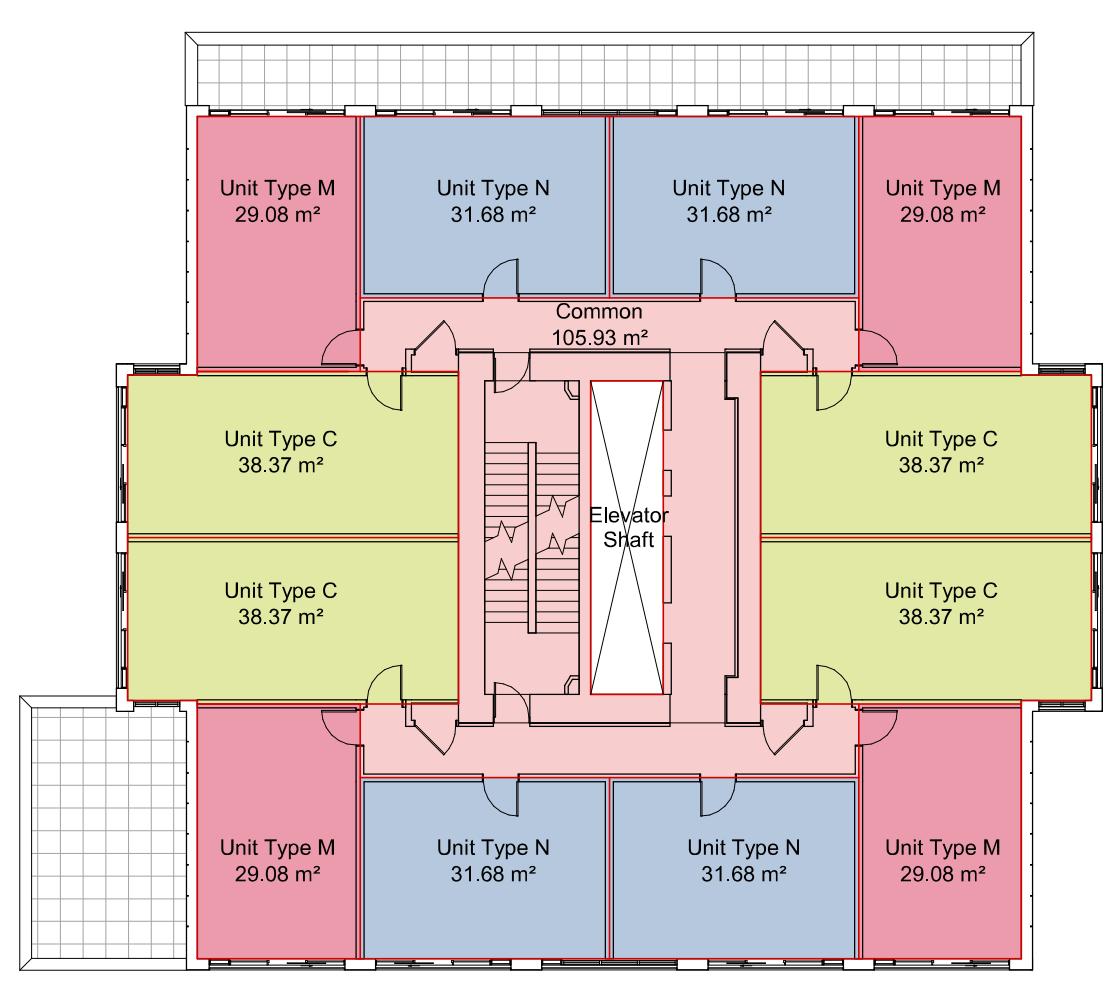
4 Level L5-L9 Area Plan
A911 SCALE: 1 : 200



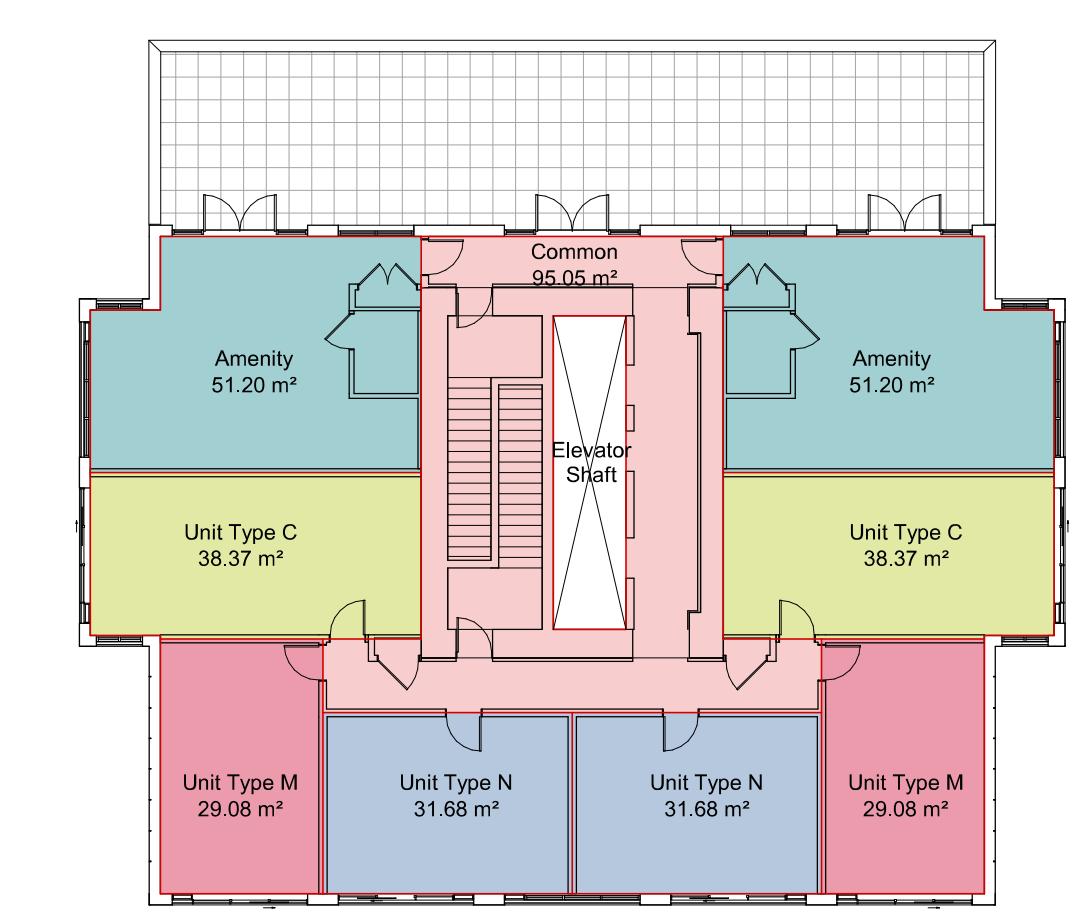
5 Level L10-L11 Area Plan
A911 SCALE: 1 : 200



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



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



8 Level L19 Area Plan
A911 SCALE: 1 : 200

AREA SCHEDULE			
Description	Zoning (m²)	Zoning (SF)	No. Suites
Level 1			
City Zoning GFA	621 m²	6684 SF	
Residential Strata	74 m²	795 SF	3
Residential Common	547 m²	5890 SF	
Efficiency	11.9%	11.89%	
Level 2			
City Zoning GFA	829 m²	8923 SF	
Residential Strata	630 m²	6777 SF	16
Residential Common	199 m²	2146 SF	
Efficiency	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	
Residential Strata	680 m²	7324 SF	90
Residential Common	124 m²	1330 SF	
Efficiency	84.6%	84.63%	
Levels 10-11			
City Zoning GFA	644 m²	6932 SF	
Residential Strata	531 m²	5717 SF	28
Residential Common	113 m²	1215 SF	
Efficiency	82.5%	82.48%	
Levels 12-14			
City Zoning GFA	573 m²	6168 SF	
Residential Strata	464 m²	4991 SF	39
Residential Common	109 m²	1177 SF	
Efficiency	80.9%	80.92%	
Levels 15-18			
City Zoning GFA	502 m²	5404 SF	
Residential Strata	393 m²	4227 SF	48
Residential Common	109 m²	1176 SF	
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	
Amenity	105 m²	1129 SF	
Efficiency	78.2%	78.19%	
Totals			
Total GFA	12539 m²	134970 SF	
Site Area	1572 m²	16924 SF	
FSR	7.975	7.975	
Total Residential	9745 m²	104898 SF	266
Total Amenity	105 m²	1129 SF	
Total Commercial	0 m²	0 SF	
Total Common & Core	2689 m²	28942 SF	
Efficiency	78.56%	78.56%	

General Notes

- Plans and Area Schedule show areas measured to inside face of exterior walls, and centre of demising walls.
- See A001 for required suite counts.
- Unit Schedule areas measured to inside face of wall finish on all sides.

21-05-04
20-08-12
20-01-08

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Plot Date 21-05-04 Drawing File
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Scale As Indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

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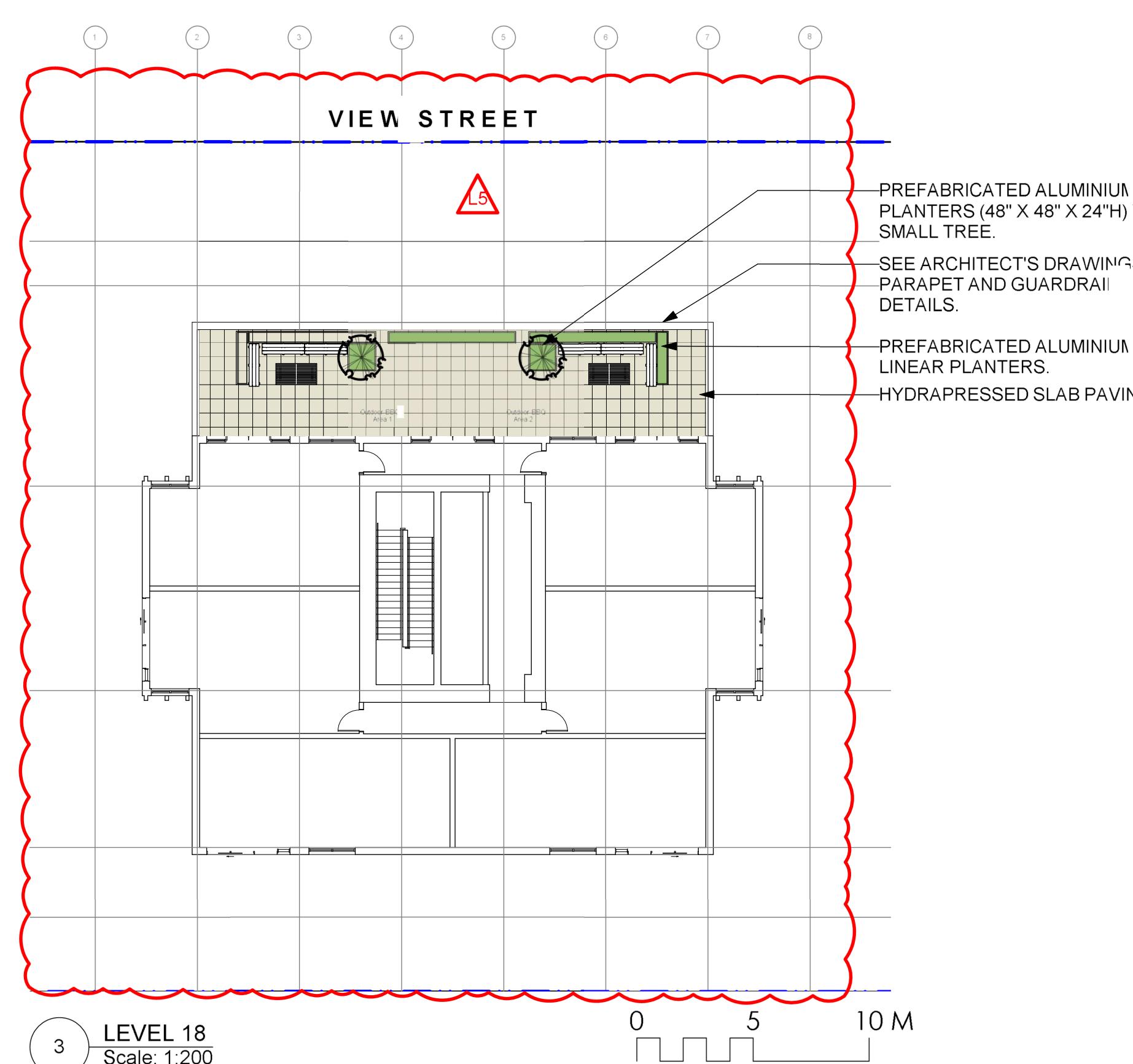
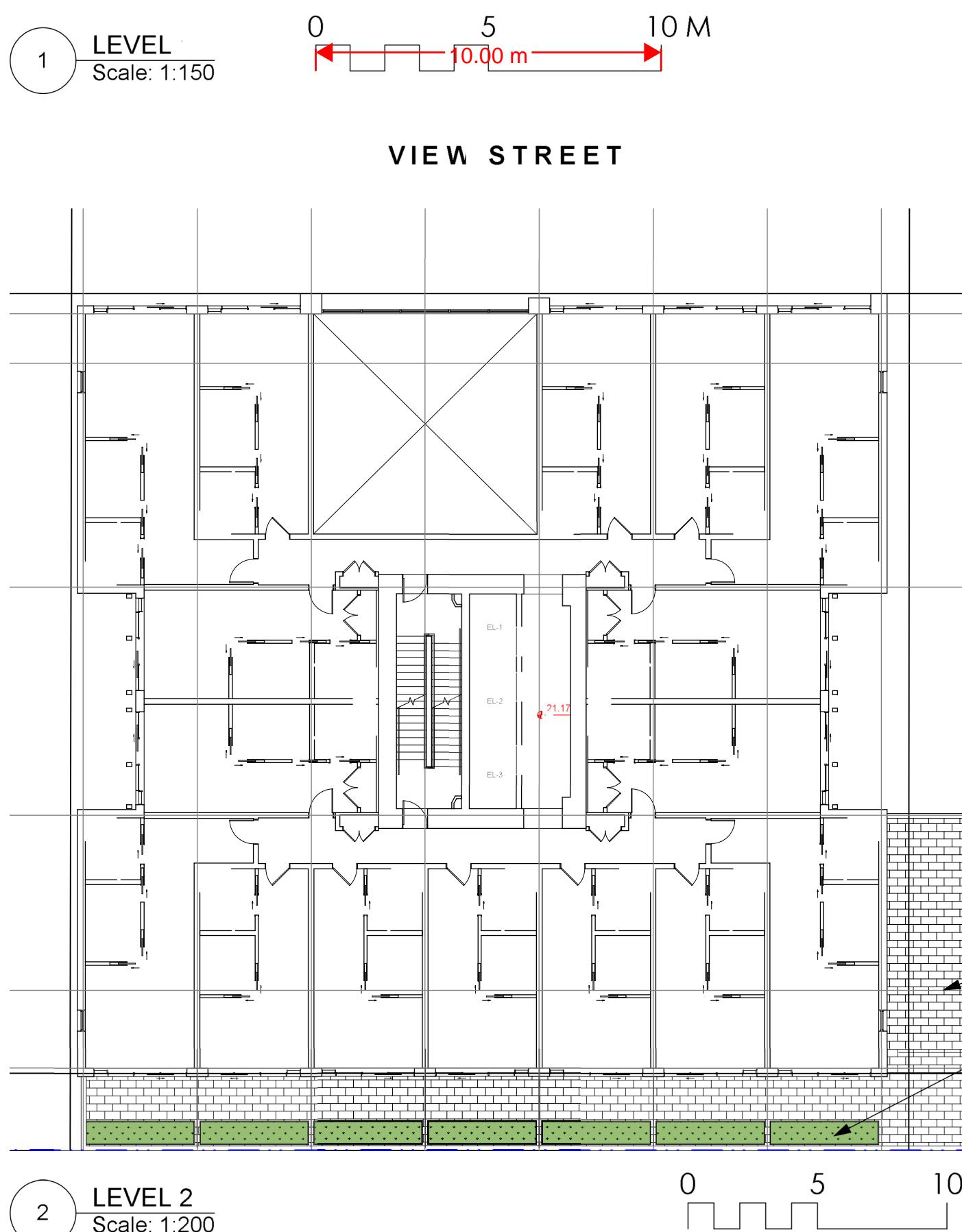
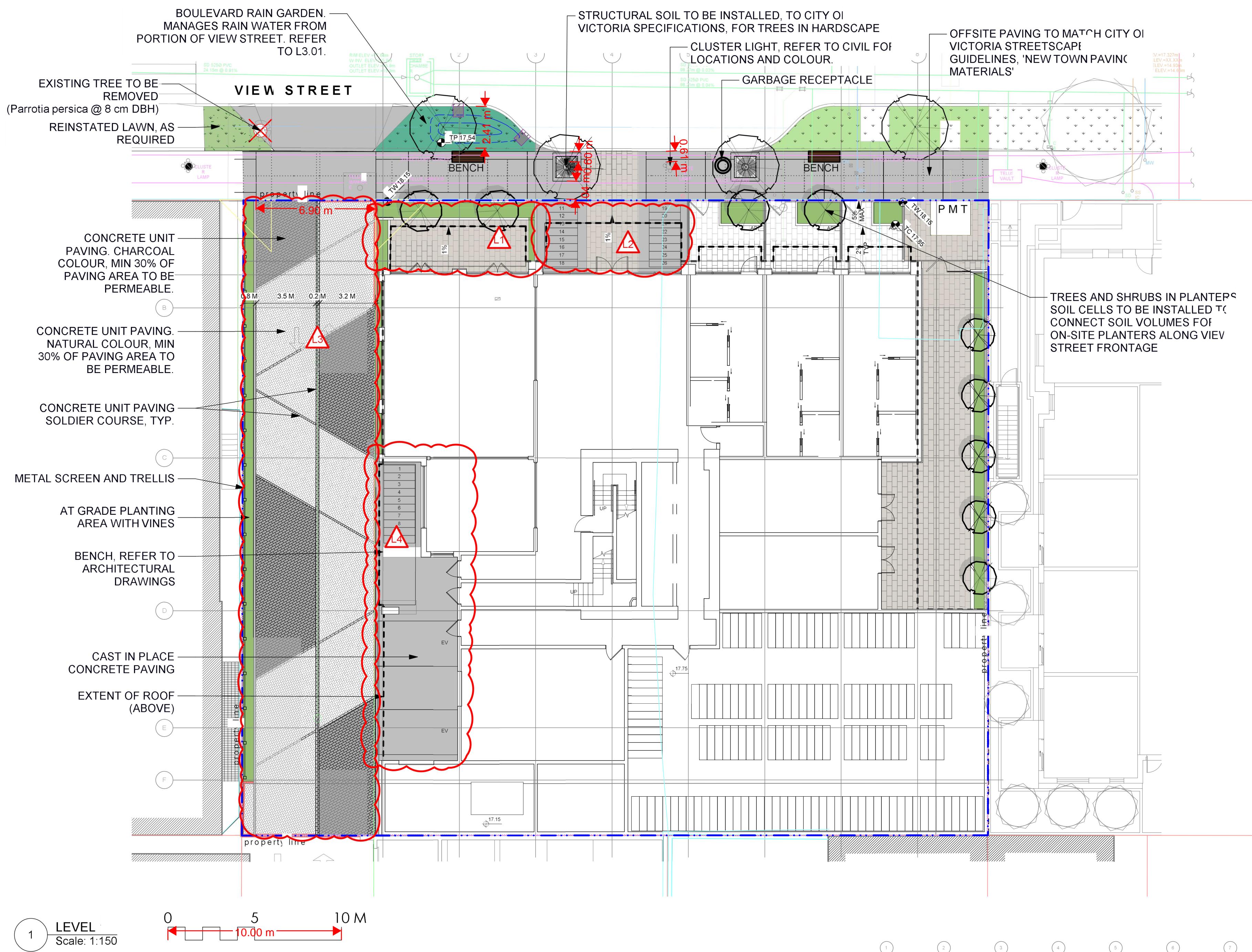
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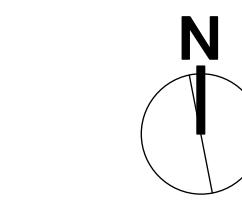
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Drawn By RCI Checked By ADM
Scale As Indicated Project Number 1922



LEGEND	
	Property line
	Extent Of Underground Parking (indicative)
	Extent Of Roof / Canopy Line (indicative)
	Rain garden TOP OF POOL
	Rain garden BOTTOM OF POOL
	Architectural grade, provided for reference only
	Civil grade, provided for reference only
	Proposed landscape grade
TV	Top of Wall
BV	Bottom of Wall
TC	Top of Curb
BC	Bottom of Curb
TF	Top of Pool
BF	Bottom of Pool
TS	Top of Stairs
BS	Bottom of Stairs
UNDERGROUND UTILITIES	
EXISTING	
	Storm drain
	Sewer
	Water
	Electrical
	Gas
PROPOSED	
LANDSCAPE MATERIALS	
	Main Entry Paving Concrete Unit Paving
	Patio Paving Concrete Unit Paving
	Driveway Paving 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 varies, minimum 450 mm
LANDSCAPE FURNISHINGS	
	Type H Wood Bench with Backrest 2 total @ 5'11.25" Length x 2'7.19" Height
	Type A: Modern Metal Bin 1 total

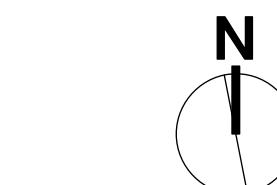
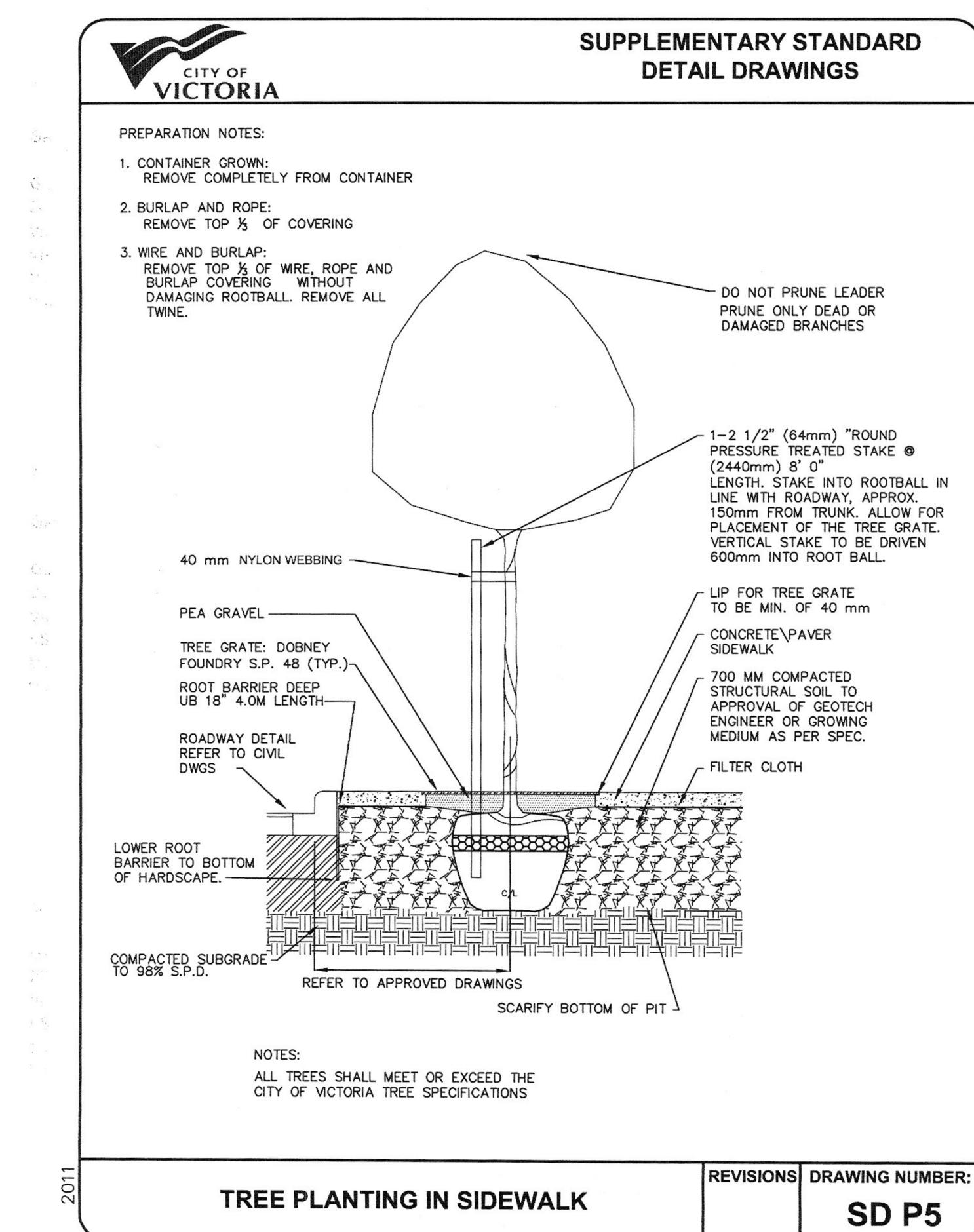
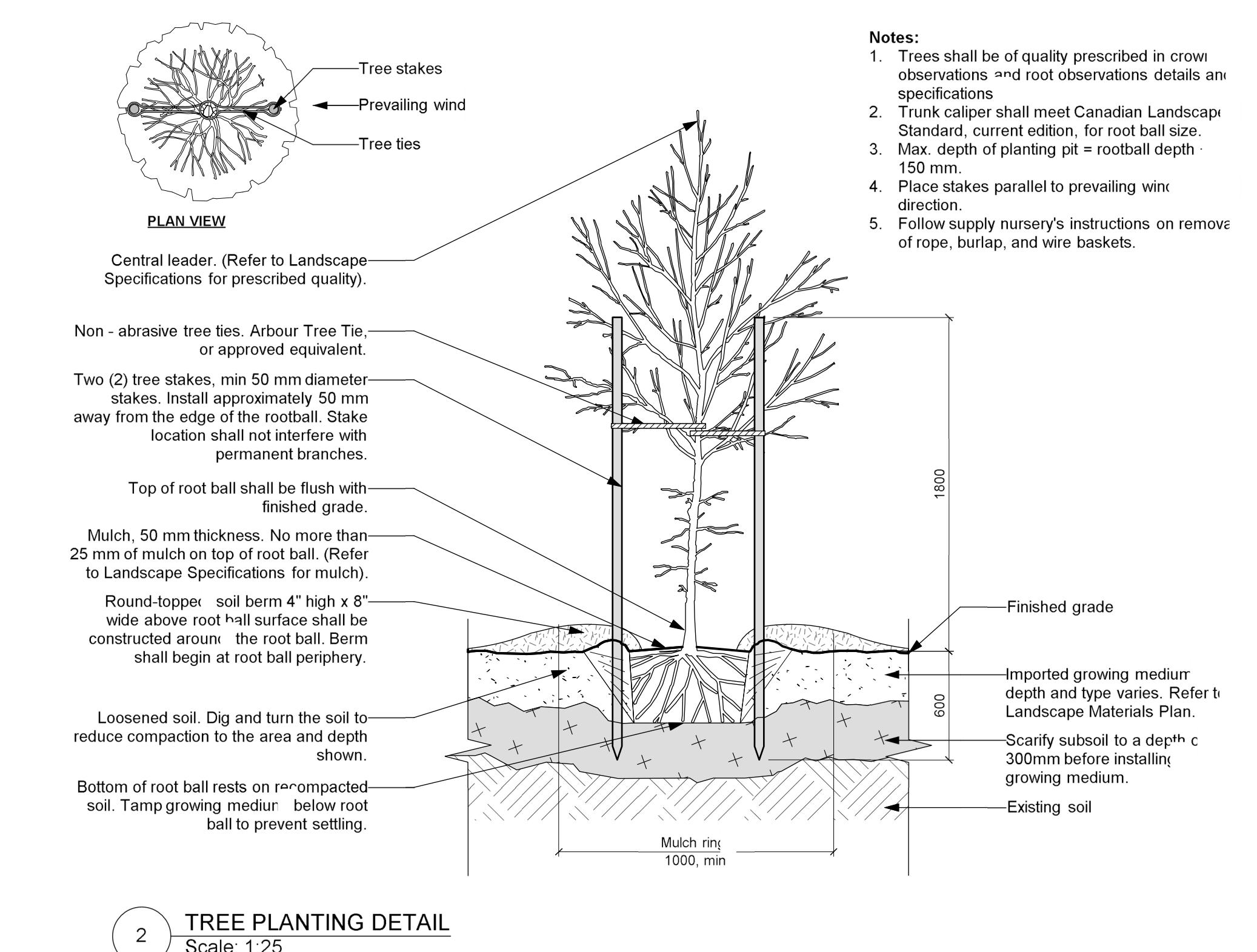
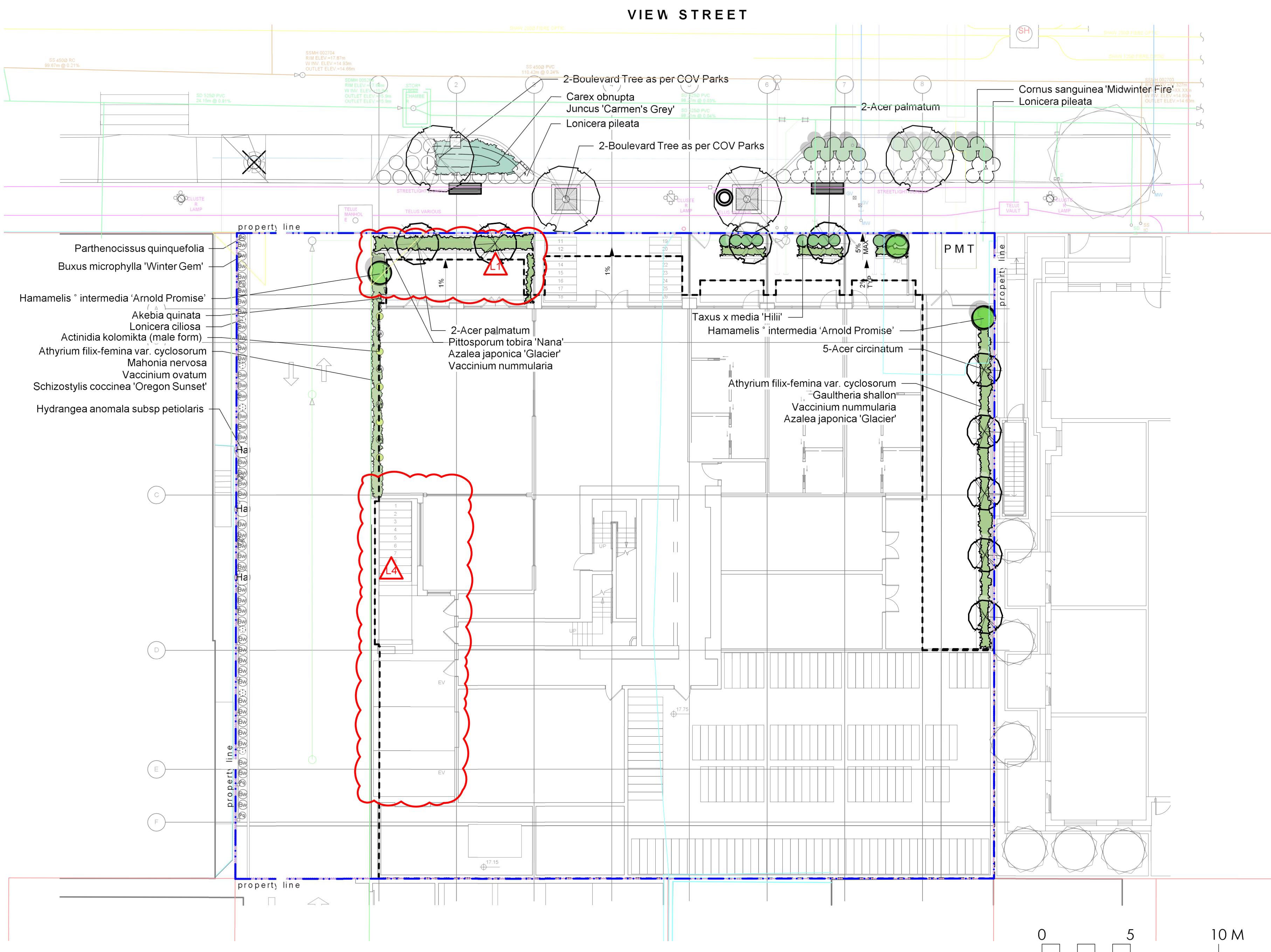


IRRIGATION NOTES

1. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
2. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's 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. Resolution 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 root systems.
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 contractor's administrator. Keep work uncovered and accessible until successful completion of inspection or test.
9. Trees within shrub or rain garden areas to be irrigated with spray heads.

DRAWING NOTES

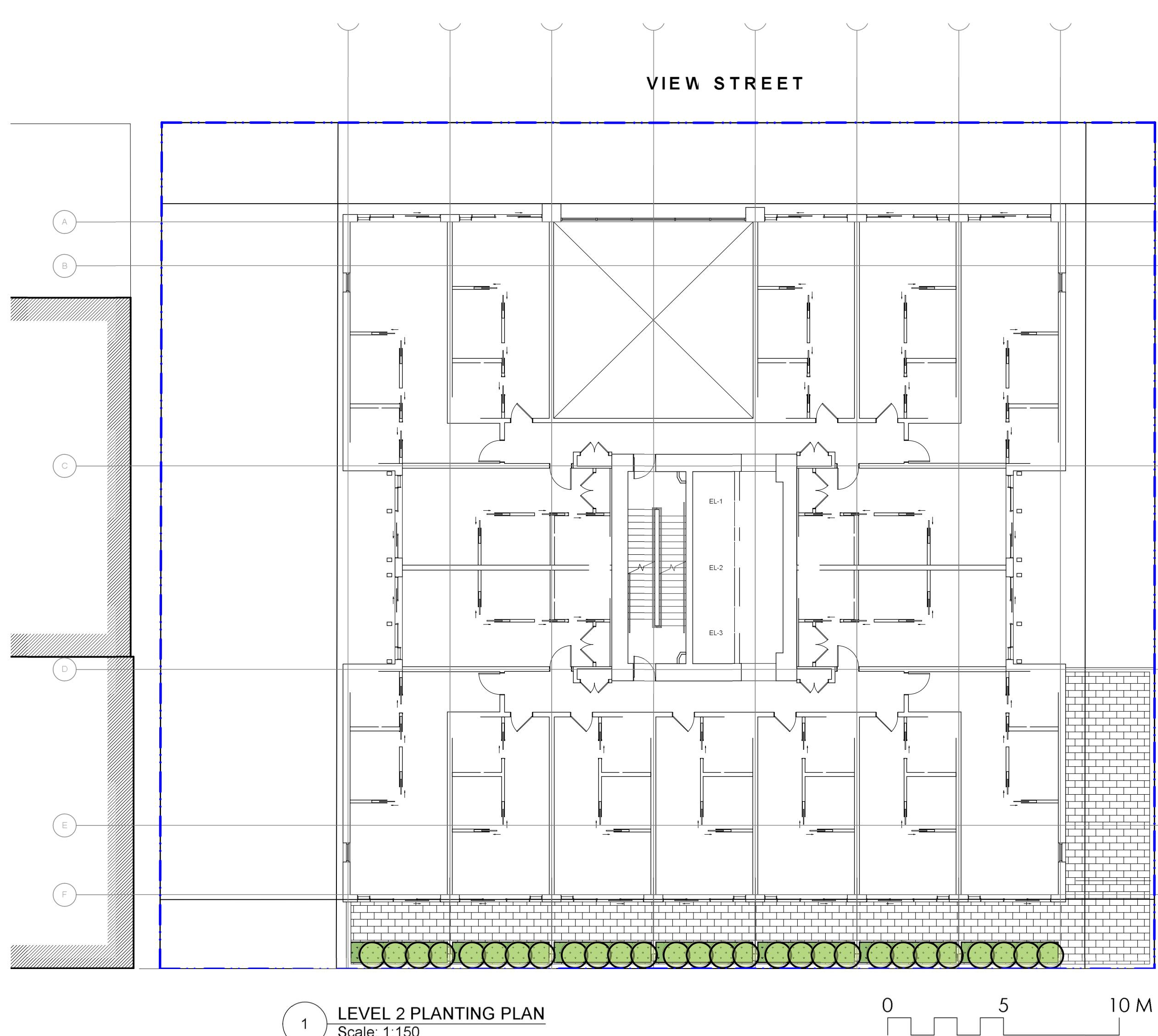
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of 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 all 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.



4 Dev Permit Revisions 20.08.11
3 Issued for DP revisions 20.01.08
2 DP REV 19.10.17
1 DEV PERMIT 17.07.07
rev no description date

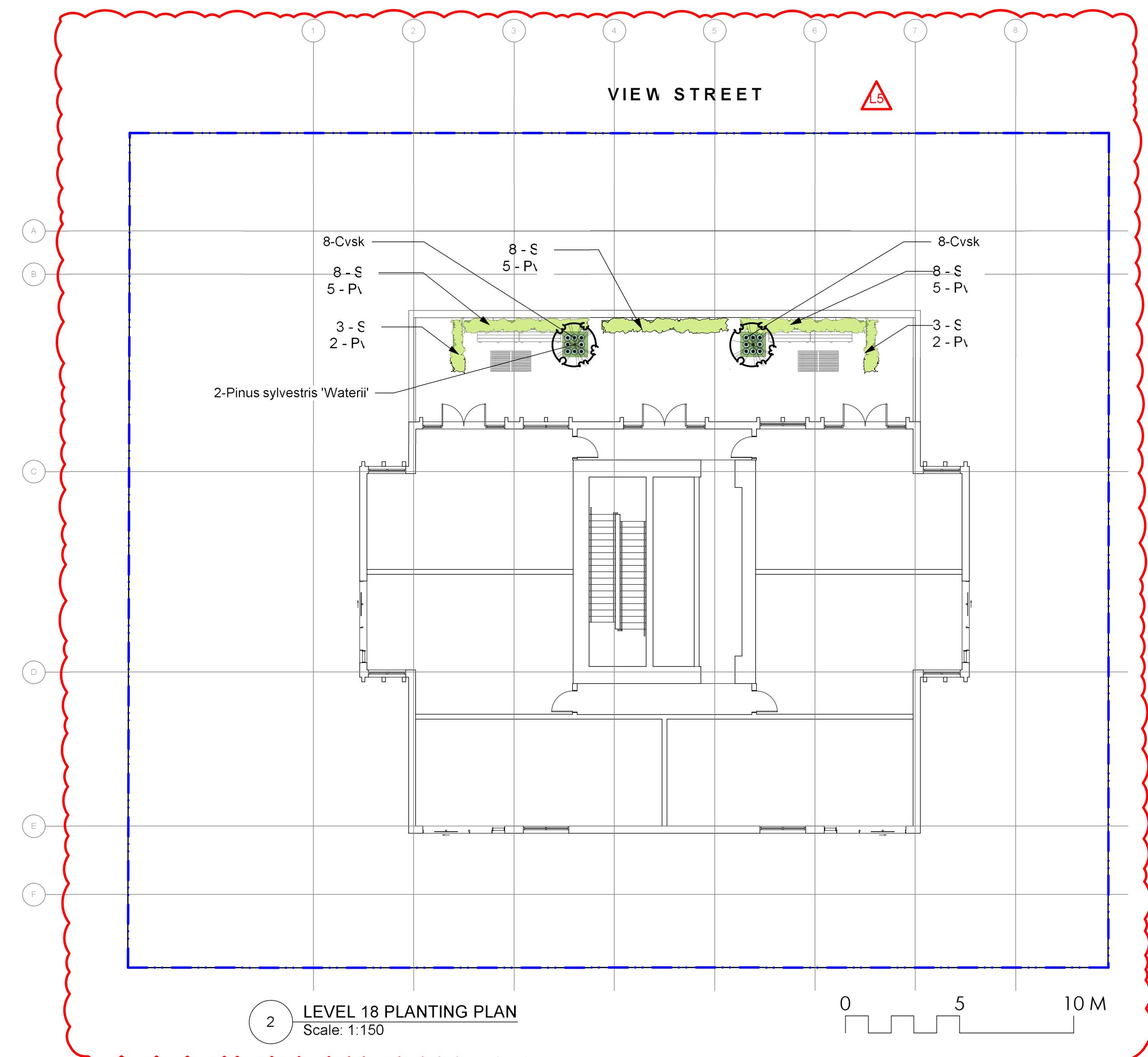


2021-04-30
client
NELSON INVESTMENTS, INC.
project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC
sheet title
**Planting Plan
Level 1**
project no. 119.24
scale AS NOTED @ 24" x 36"
drawn by ML
checked by SM/PG
revision no. sheet no.
5 **L3.01**



LEVEL 2 PLANT LIST			
Sym	Qty	Botanical Name	Common Name
Plu	28	Prunus lusitanica	Portugal Laurel

Sched. Size / Plant Spacing: #3 pot



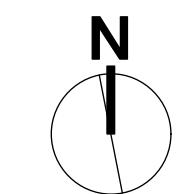
LEVEL 18 PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plan Spacing
				<u>TREES:</u>
	2	Pinus sylvestris 'Waterii'	Bonsai Pine	specimen, cloud pruned min 2 m height
				<u>SHRUBS/VINES:</u>
Csvk	16	Calluna vulgaris 'Silver Knight'	Silver Knight Scotch Heather	#1 pot
Pvi	19	Pennisetum villosum	Feathertop Grass	#1 pot
St	30	Stipa tenuissima	Mexican Feathergrass	#1 pot

DRAWING NOTES

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

PLANTING NOTES

- Plant quantities and species may change between issuance of DI and Construction due to plant availability and design changes.
- Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff, and installed by applicant.



4 Dev Permit Revisions 20.08.11
3 Issued for DP revisions 20.01.08
2 DP REV 19.10.17
1 DEV PERMIT 17.07.07
rev no description date

Murdoch deGreeff INC
Landscape Planning & Design

200-534 Chardanel Road Victoria, BC V8Z 1G1 Phone 250.412.3881

Fax 250.412.3892



2021-04-30

2021-04-30

client

NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

**Planting Plan
Levels 2 and 18**

project no. 119.24
scale AS NOTED @ 24" x 36"
drawn by ML
checked by SM/PG
revision no. sheet no.

5 L3.02

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
...	—	EDGE OF PAVEMENT	—	—	REDUCER
CURB	—	CURB AND GUTTER	—	—	FENCE
—	—	EDGE OF GRAVEL	—	—	DITCH/SWALE
TB/BB	—	TOP/BOTTOM OF BANK	WM	WM	WATERMAIN (SIZE AND MATERIAL NOTED)
—	—	CATCH BASIN	SS	SS	SANITARY SEWER (SIZE AND MATERIAL NOTED)
—	—	WATER VALVE	SD	SD	STORM DRAIN (SIZE AND MATERIAL NOTED)
—	—	FIRE HYDRANT	UT	UT	UNDERGROUND TELEPHONE
—	—	CAPPED END	UH	UH	UNDERGROUND HYDRO
—	—	UTILITY POLE AND STREET LIGHT (LABELLED PP,TP,PP/LS ETC.)	—	—	IRRIGATION SLEEVES
—	—	MANHOLE	○	—	MONUMENT
—	—	CLEANOUT	—	—	PROPERTY LINE
—	—	SSIC/SDIC	—	—	SANITARY/STORM INSPECTION CHAMBER (200# RISER)
—	—	JUNCTION BOX	—	—	5+100 5+110 CENTERLINE AND STATIONING
—	—	AIR VALVE	+32.75	43.170+	SANITARY SEWER SERVICE CONNECTION AT MAIN
—	—	WATER METER	—	—	ELEVATIONS
—	—	WM	—	—	PAVEMENT REMOVAL
—	—	WM	—	—	NEW ASPHALT

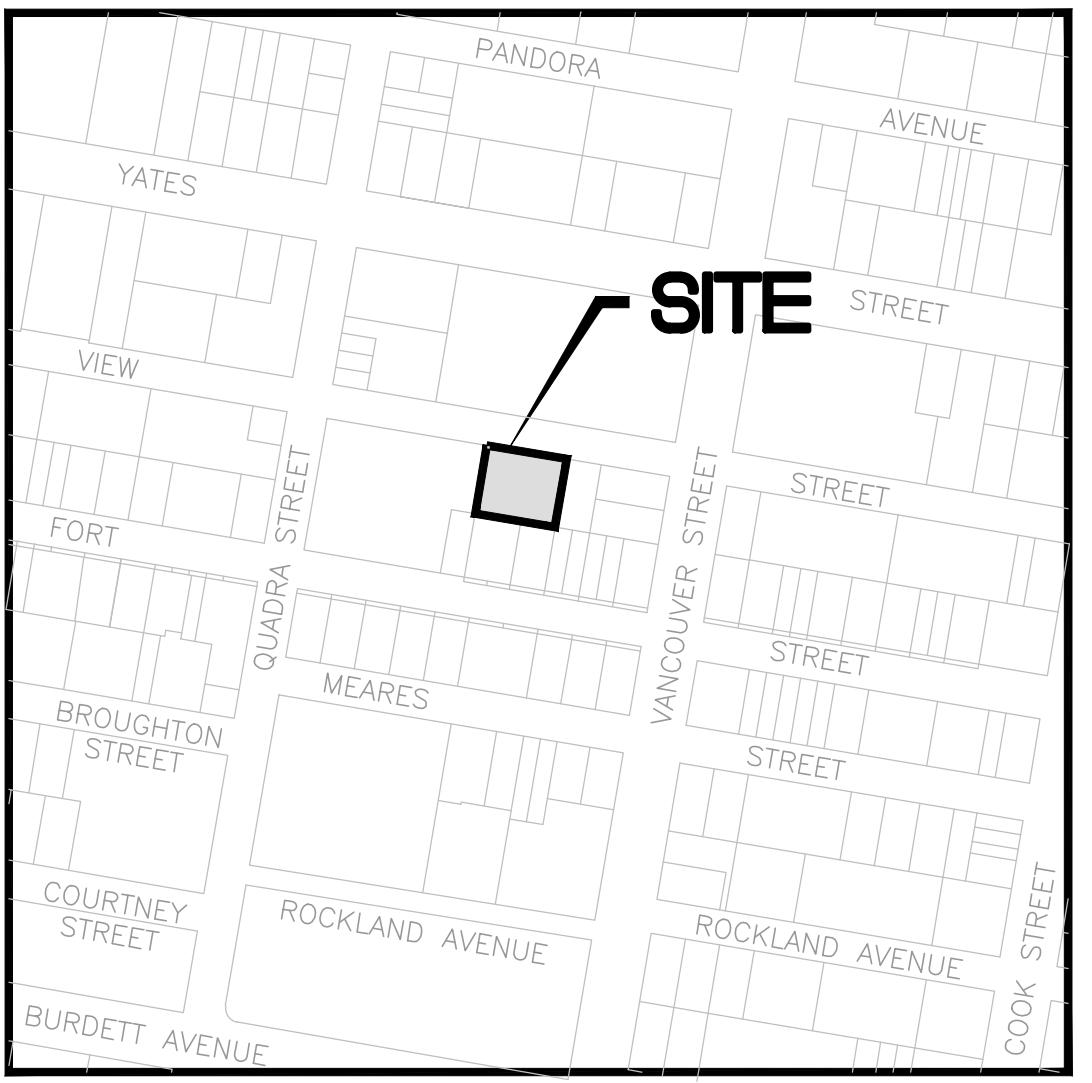


KEY PLAN

1:1000 0 20 60m

LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	GRADING PLAN
C400	BC HYDRO INFORMATION PLAN



LOCATION PLAN
NTS

CIVIC ADDRESS: 937 VIEW STREET
LEGAL: LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.
ZONING: R-48, HARRIS GREEN
LAND USE: RESIDENTIAL
PROPOSED: 253 UNIT 15 STOREY RESIDENTIAL BUILDING
SITE AREA: 1572m²
DWELLING FOOTPRINT AREA: 725m²
MAIN FLOOR ELEVATION: 17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- 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.
- 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.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- 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.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM.
- 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:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5a AND G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTOAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
- 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.
- 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 TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- SANITARY SEWER CONNECTION TO BE 250# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- 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.
- 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 CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	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

ISSUED FOR
DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

HEROLD
ENGINEERING

1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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

DESIGNED TDL	PROFESSIONAL ENGINEER T.D. LEE P.Eng.
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No. C100
SCALE H: AS NOTED V: -	PERMIT No. C100
HELD DRAWING No. C100	REVISION 4

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

ISSUES		
No.	DATE	ISSUED FOR
1	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

CLIENT

1:100

0 2 6m

ISSUED FOR
DEVELOPMENT PERMIT

937 VIEW STREET MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

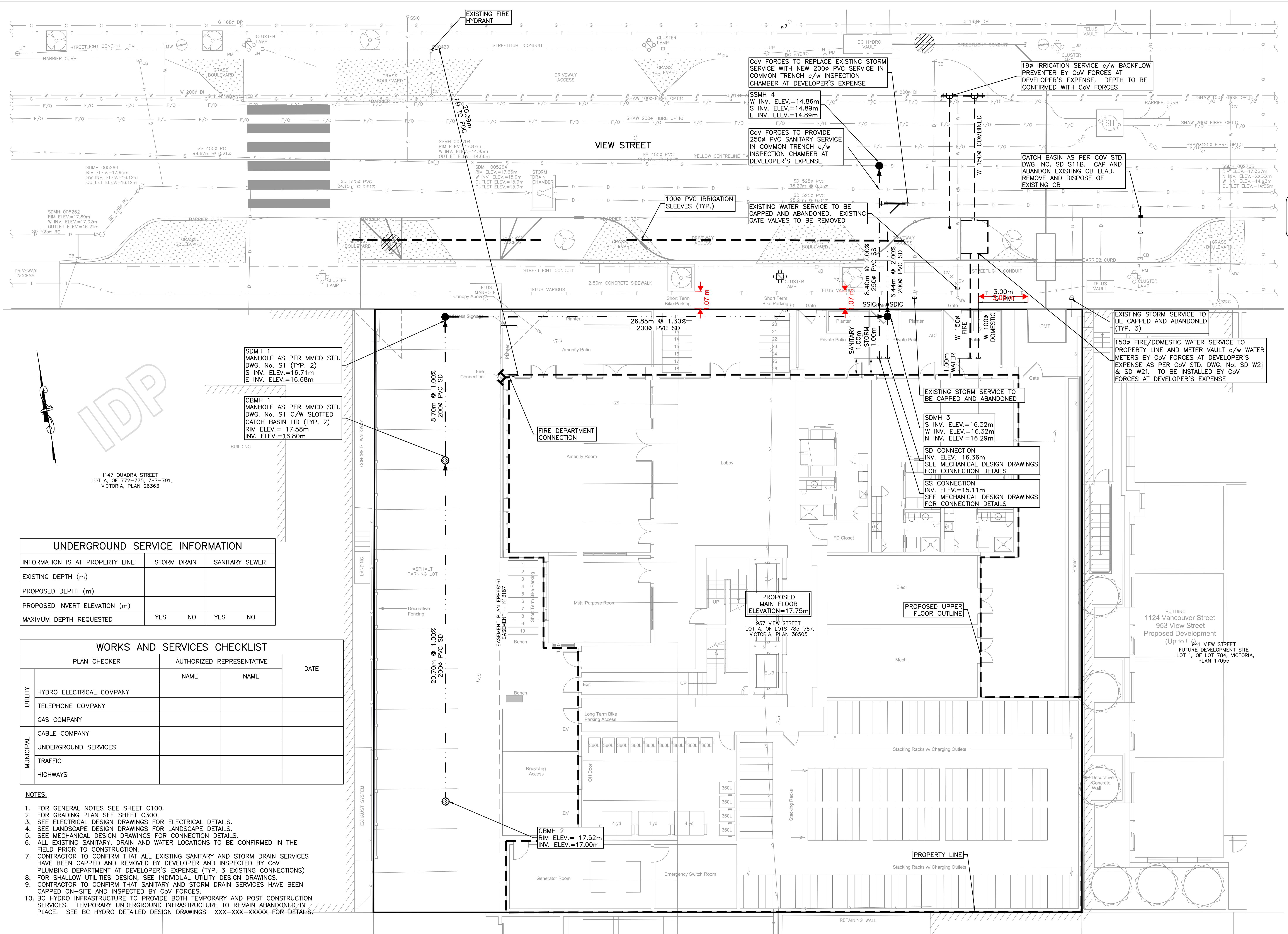
**HEROLD
ENGINEERING**
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

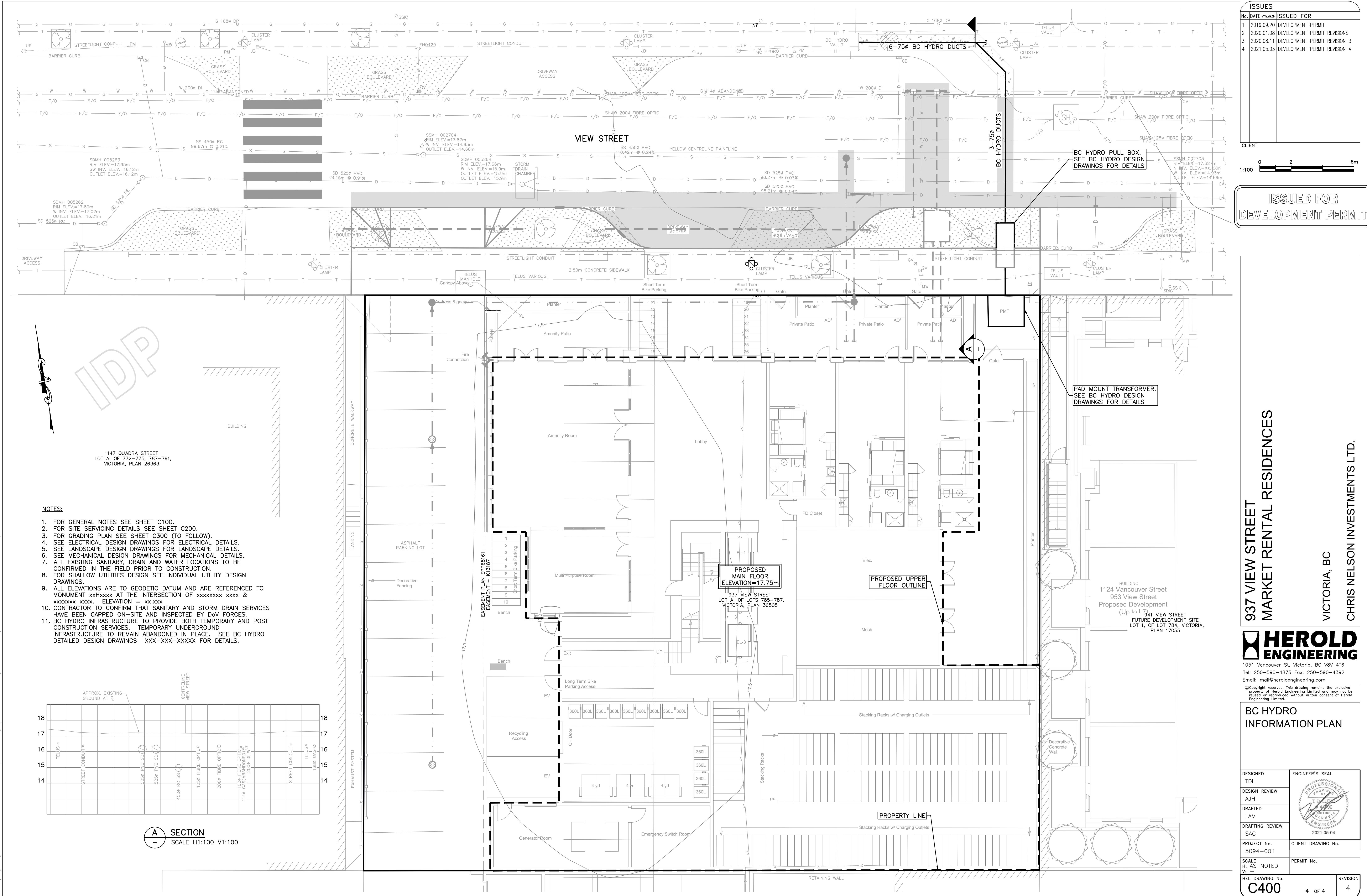
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SITE SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 4

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION





File: J:\Projects\5094-001\937\View\Street - Civil\04C\Drawings\5094-001 Civil.dwg Plot Time: May. 3, 21 4:25 PM User: Sarah Campden