

937 VIEW STREET



Project Rendering - Main Entry Streetscape at View Street

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CIVIL

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23-08-15	Issued for DP Revisions 6
23-05-09	Issued for DP Revisions 5
21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
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19-10-02	Issued for DP


Plot Date	23-05-09	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Cover



Revisions

Received Date:
September 27, 2023



AL

REGISTERED ARCHITECT

2023-09-18

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T 1-250-658-3367

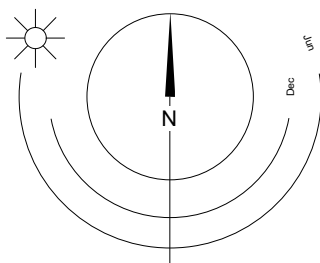
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937 VIEW STREET



1 Context Plan Image
A001



LIST OF ABBREVIATIONS

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

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

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
201	
101a	DOOR NUMBER See Door Schedule
W-10	WINDOW NUMBER See Window Schedule
W1	WALL TYPE See Assemblies Schedule
2.0 hr	RATED WALL DESIGNATION
00.00	ELEVATION DATUM
2440	CEILING HEIGHT
	AREA OF DROP CEILING
1	KEYNOTE SYMBOL
12	MATERIAL TAG
A001	INTERIOR ELEVATION REFERENCE
W1 C1 F1 B1	ROOM FINISHES

BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3
CANADIAN STANDARDS ASSOCIATION B681-19

MAJOR OCCUPANCY CLASSIFICATION:
GROUP C - RESIDENTIAL

BUILDING AREA:
1087 m² (11 700 s.f.)

BUILDING HEIGHT:
23 STOREYS

NUMBER OF STREETS FACING:
1

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
WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

PROJECT DESCRIPTION

CIVIC ADDRESS:
937 VIEW STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A, OF LOTS 785, 786, and 787, VICTORIA CITY,
PLAN 36505

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
23 STOREY RESIDENTIAL BUILDING

USES:
RESIDENTIAL RENTAL

ZONE:
R-48 HARRIS GREEN

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA:
1 572.3 m² (16 924 s.f.)

FLOOR AREA:
Level 1: 707 m² (7 610 s.f.)
Level 2: 735 m² (7 911 s.f.)
Level 3-5: 801 m² (8 622 s.f.) x 3 = 2 403 m²
Level 6-22: 477.5 m² (5 140 s.f.) x 17 = 8 118 m²
Level 23: 327 m² (3 530 s.f.)

TOTAL PROPOSED:
12 356 m² (132 999 s.f.)

FLOOR SPACE RATIO:
7.86 FSR

SITE COVERAGE:
69%

OPEN SITE SPACE:
31%

GREEN STORMWATER INFRASTRUCTURE:
83 m² (893 s.f.)
*Minimum 30% of paving area, refer to
Landscape drawing L1.01

GRADE OF BUILDING:
17.7 m (GEODETTIC AVG GRADE)
See Site Plan for Grade Calculations

HEIGHT OF BUILDING:
73.4 m

SETBACKS:
FRONT (View Street): 3.5 m
REAR (S): N/A
SIDE (E): N/A
SIDE (W): N/A

NUMBER OF STOREYS:
23 STOREYS

SUITE COMPOSITION:
Studios < 30m²: 33 Suites
1 Bed / 1 Bath < 45m²: 219 Suites
2 Bed / 1 Bath < 45m²: 1 Suite
3 Bed / 1 Bath > 45m²: 8 Suites
3 Bed / 2 Bath > 45m²: 8 Suites

TOTAL:
269 SUITES

RESIDENTIAL PARKING:
N/A

COMMERCIAL PARKING:
N/A

BICYCLE PARKING:
Required Long Term: 274
Provided Long Term: 310 (25% EB)
Required Short Term: 27
Provided Short Term: 29

339 Total

PROJECT DIRECTORY

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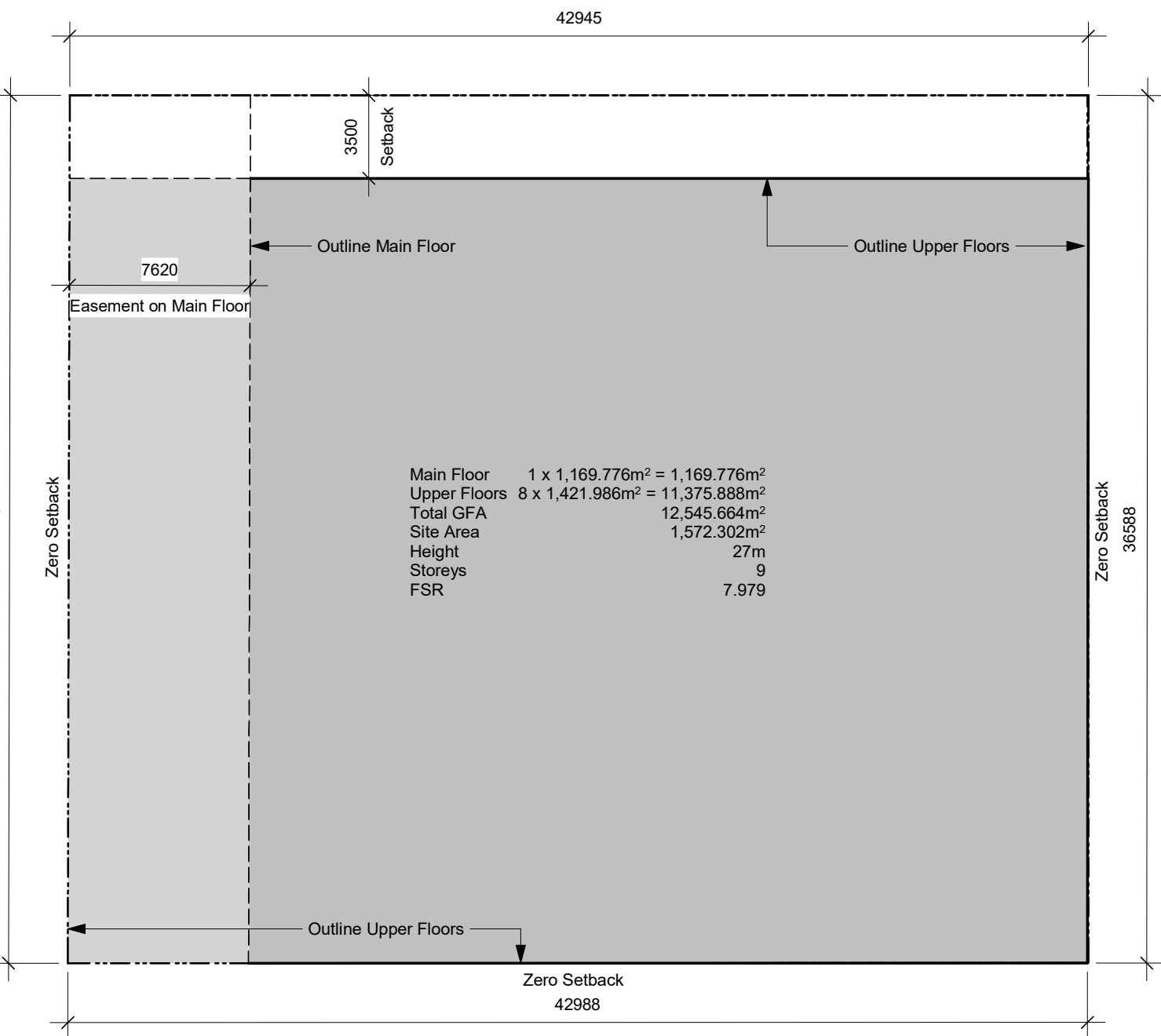
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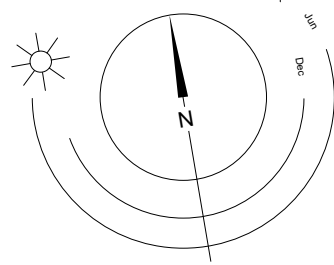
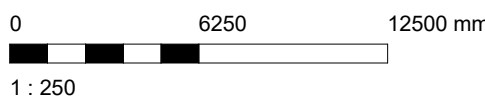
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2 Base FSR Calculation
A001 SCALE: 1 : 250



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19-10-02	Issued for DP

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

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Project Data



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

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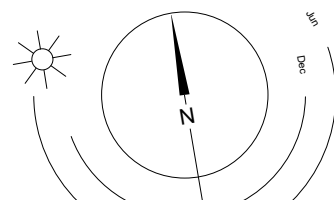
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Scale	1 : 200	Project Number	1922

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View St. Residential

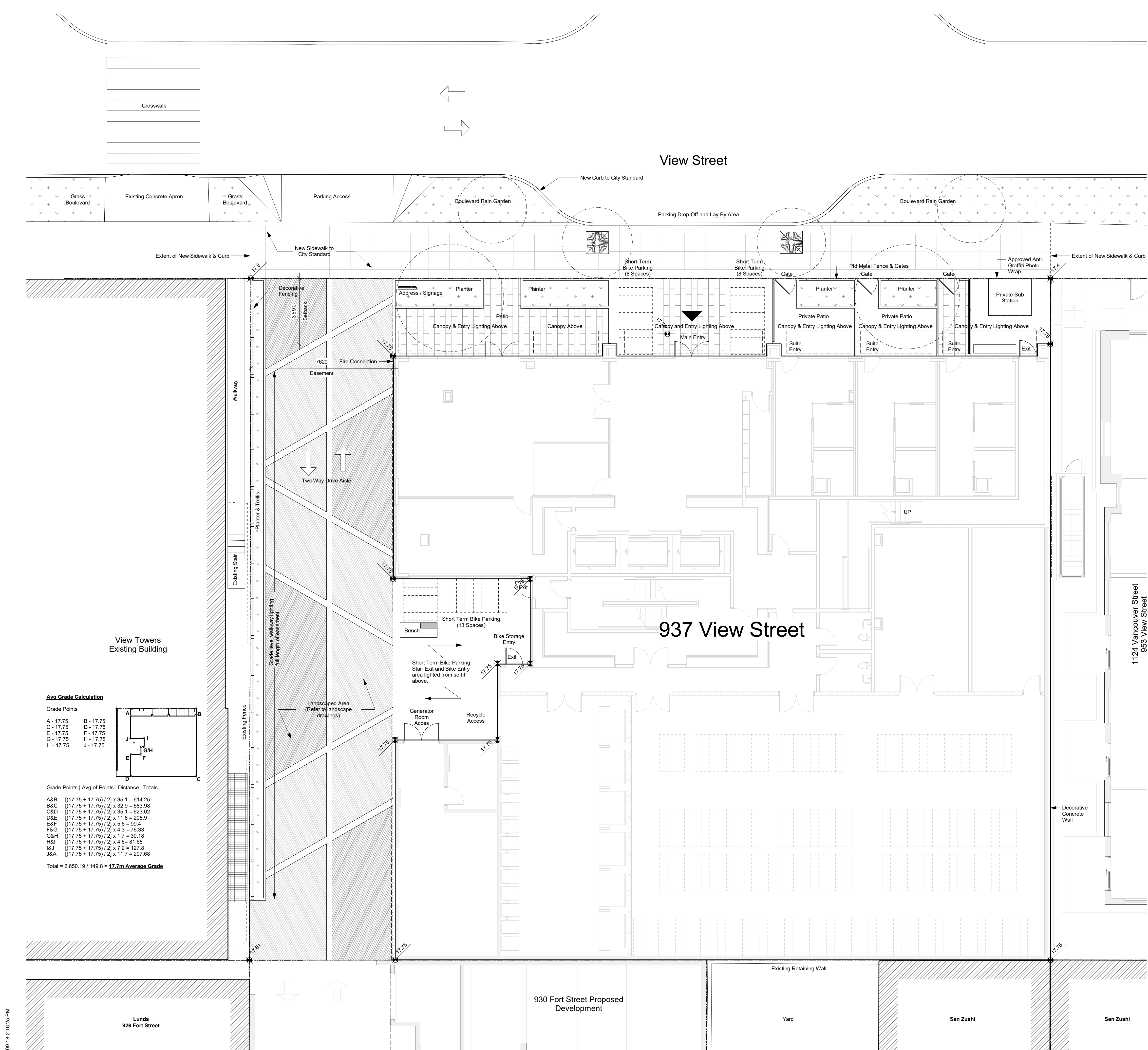
937 View Street

Site Plan Existing



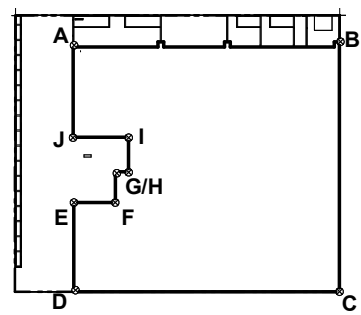
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Avg. Grade Calculation

Grade Points	
A - 17.75	B - 17.75
C - 17.75	D - 17.75
E - 17.75	F - 17.75
G - 17.75	H - 17.75
I - 17.75	J - 17.75

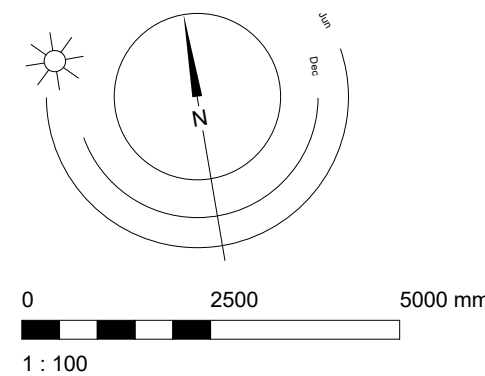


Grade Points | Avg of Points | Distance | Totals

A&B	$[(17.75 + 17.75) / 2] \times 35.1 = 614.25$
B&C	$[(17.75 + 17.75) / 2] \times 32.9 = 583.98$
C&D	$[(17.75 + 17.75) / 2] \times 35.1 = 623.02$
D&E	$[(17.75 + 17.75) / 2] \times 11.6 = 205.9$
E&F	$[(17.75 + 17.75) / 2] \times 5.6 = 99.4$
F&G	$[(17.75 + 17.75) / 2] \times 4.3 = 76.33$
G&H	$[(17.75 + 17.75) / 2] \times 1.7 = 30.19$
H&I	$[(17.75 + 17.75) / 2] \times 4.6 = 81.65$
I&J	$[(17.75 + 17.75) / 2] \times 7.2 = 127.8$
J&A	$[(17.75 + 17.75) / 2] \times 11.7 = 207.68$

Total = 2,650.19 / 149.8 = **17.7m Average Grade**

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22-04-06	Issued for DP Revisions 4 Correction
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View St. Residential

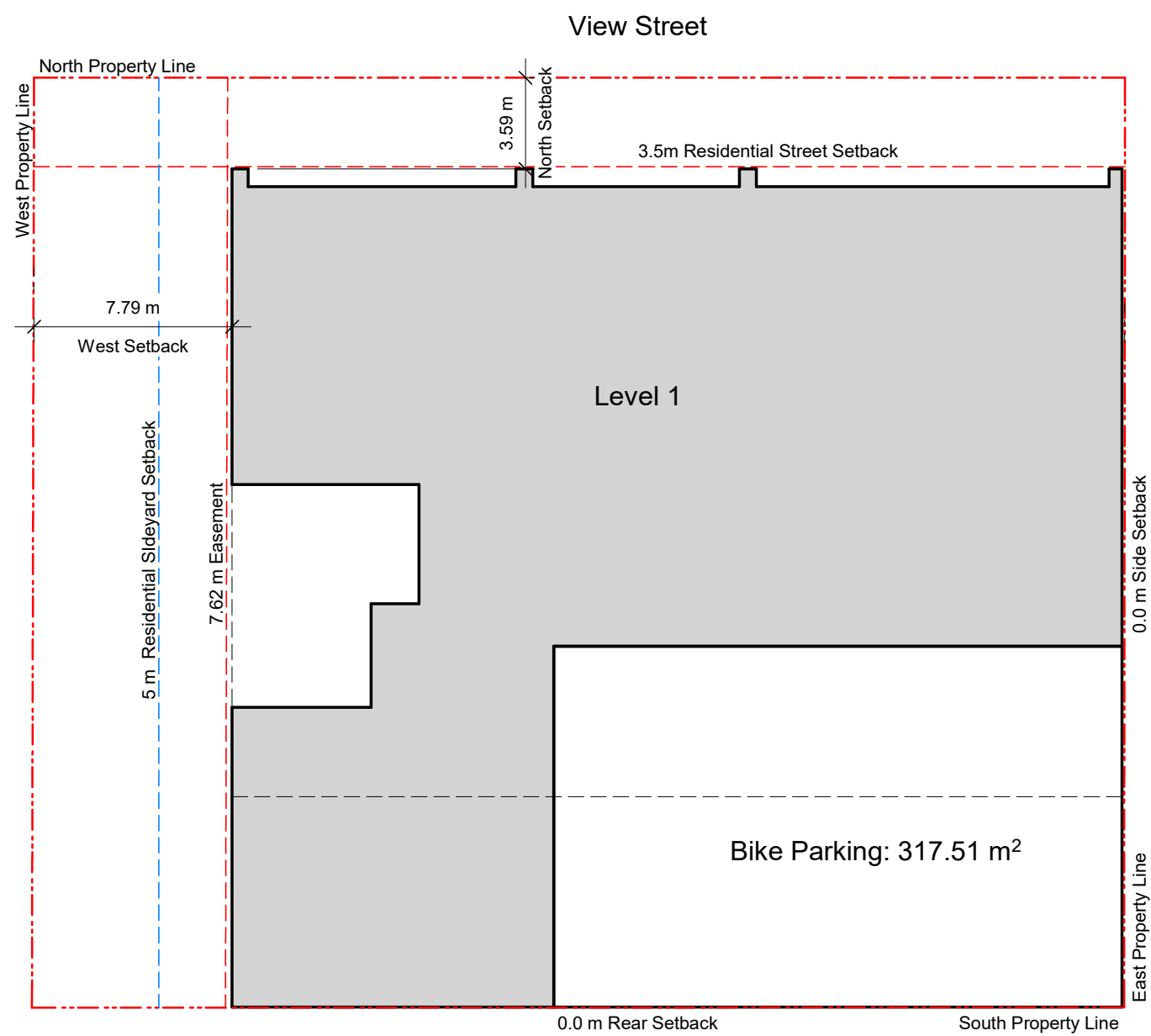
937 View Street

Site Plan Proposed

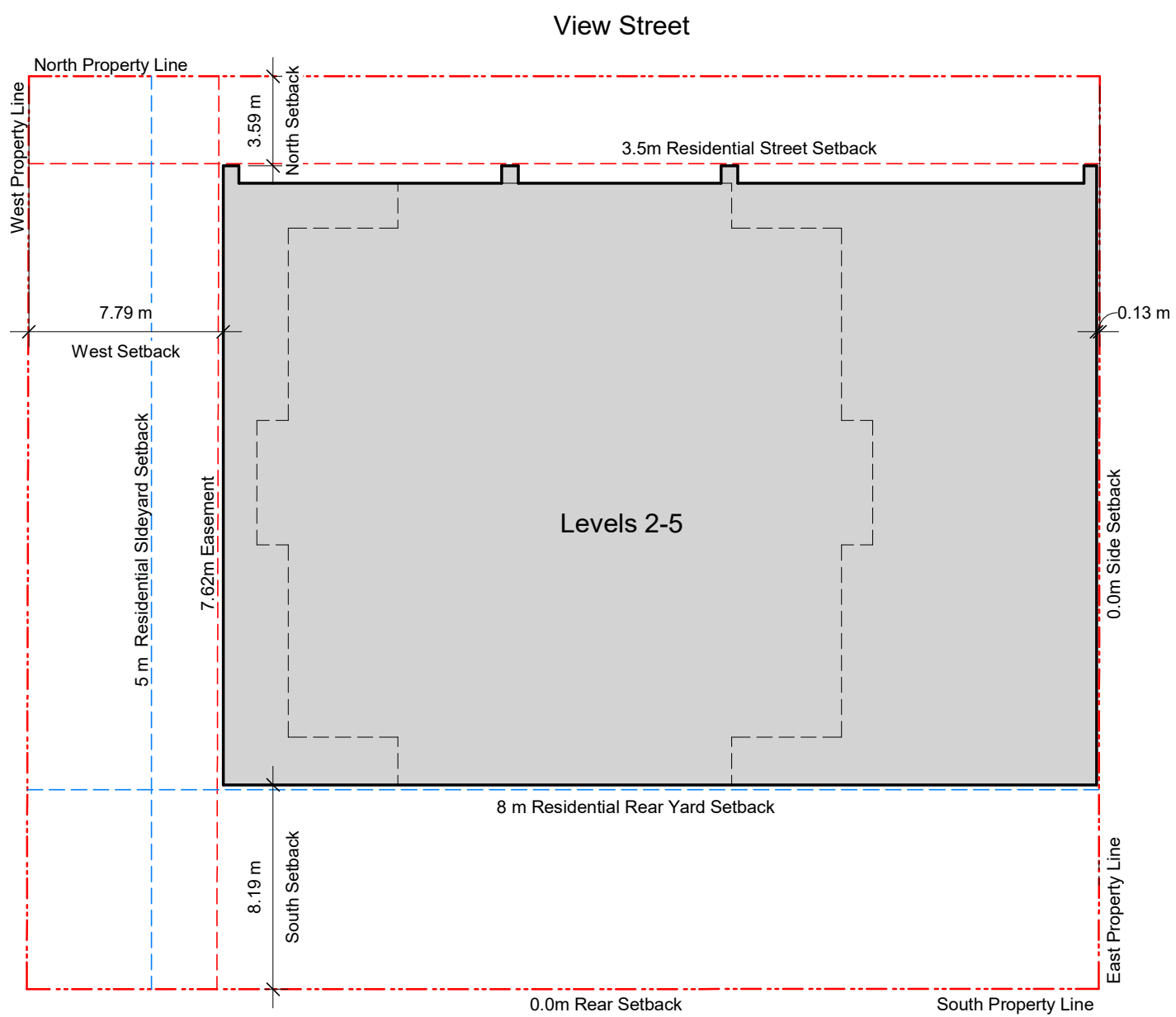


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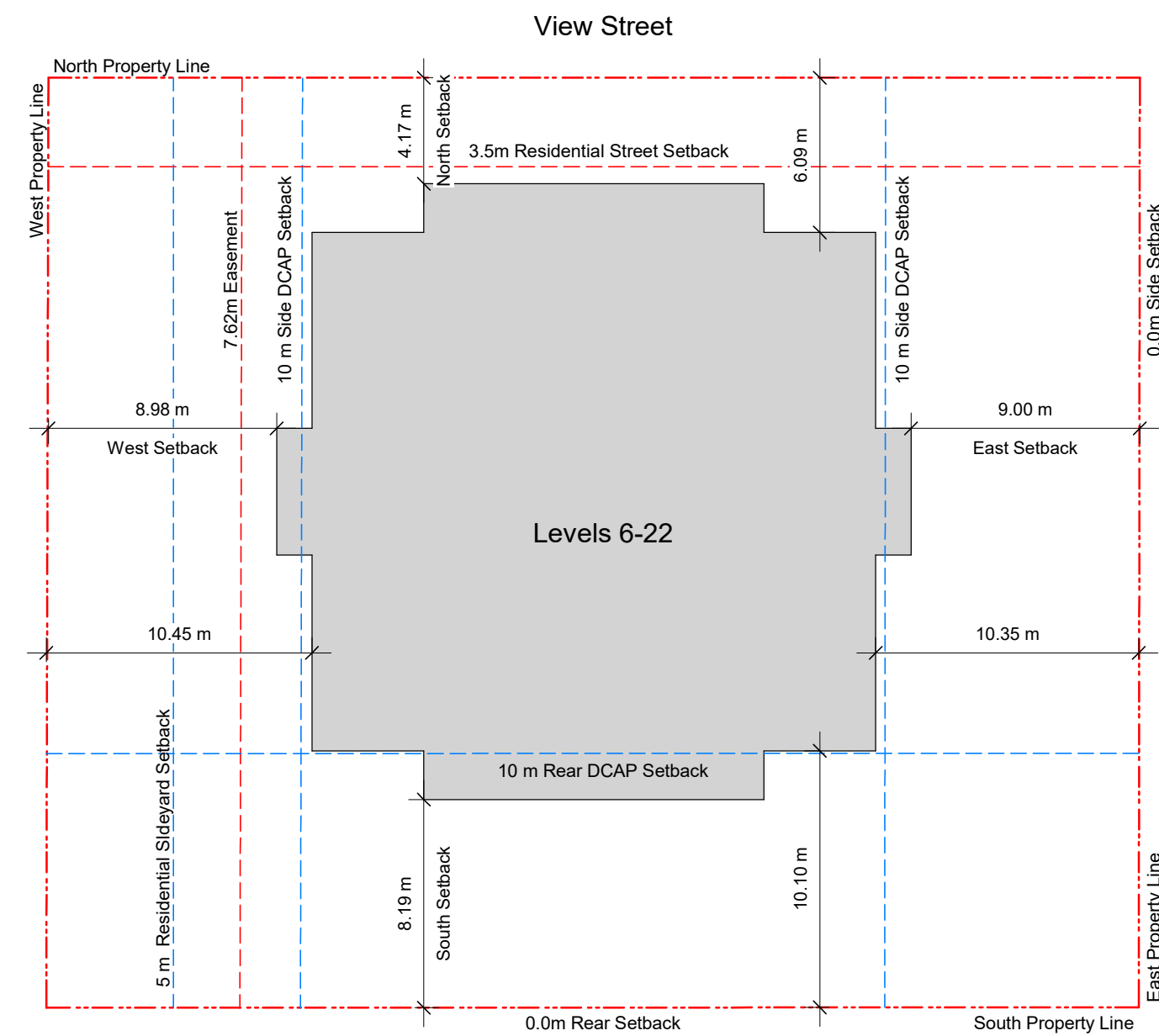
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1 Setback Plan - L1
A103 SCALE: 1 : 250



2 Setback Plan - L2-L5
A103 SCALE: 1 : 250



3 Setback Plan - L6-L22
A103 SCALE: 1 : 250

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Scale 1 : 250 Project Number 1922

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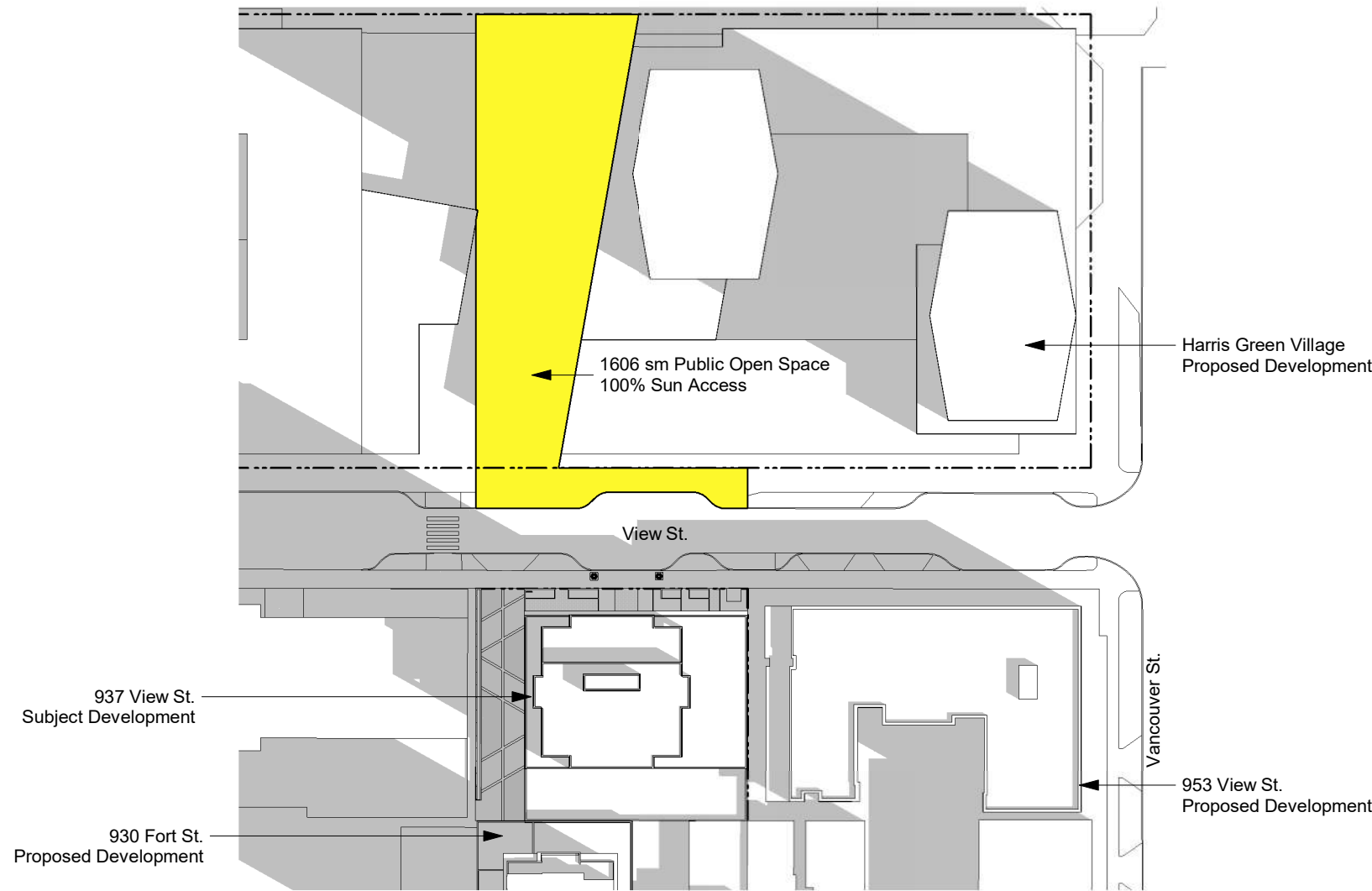
937 View Street

Setback Plans

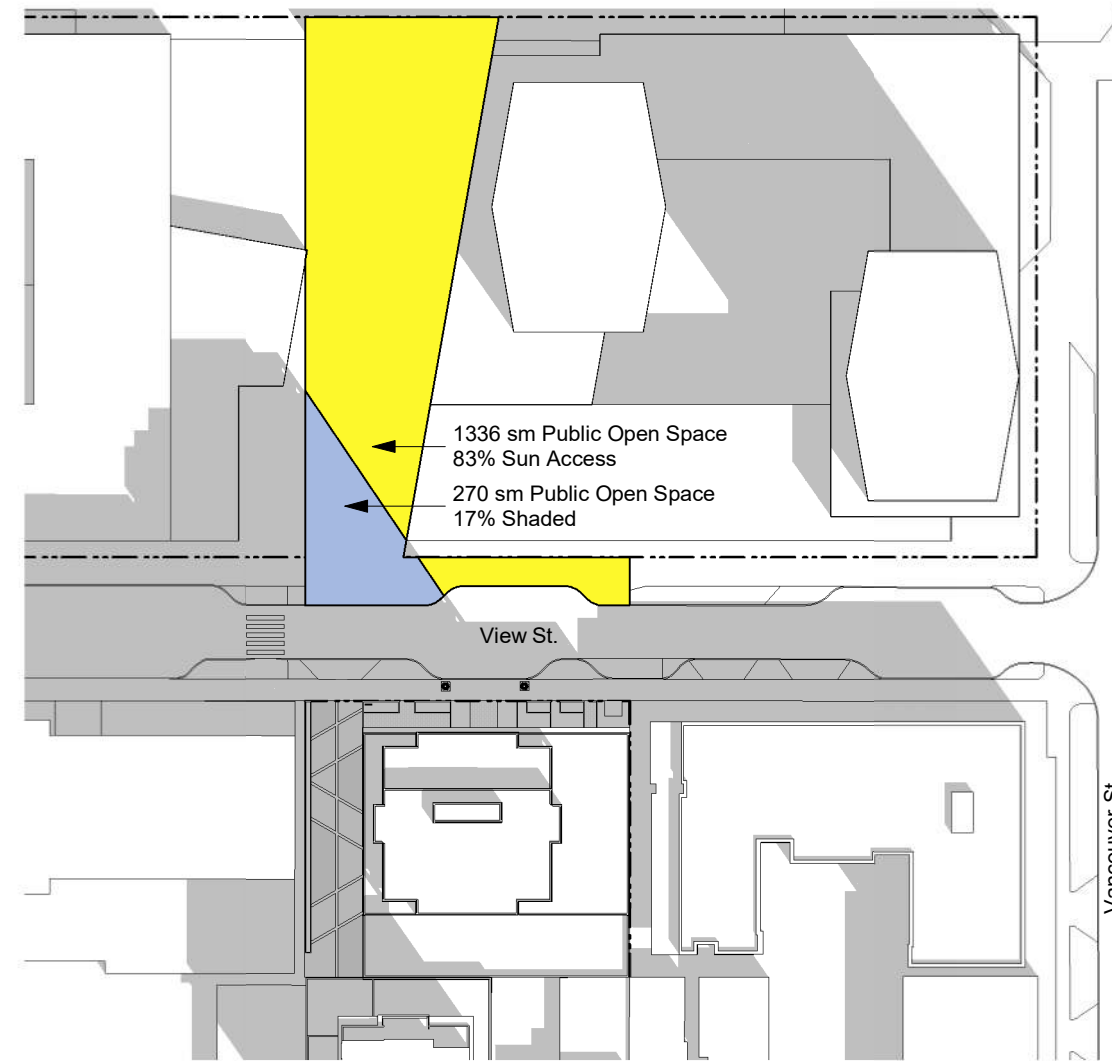


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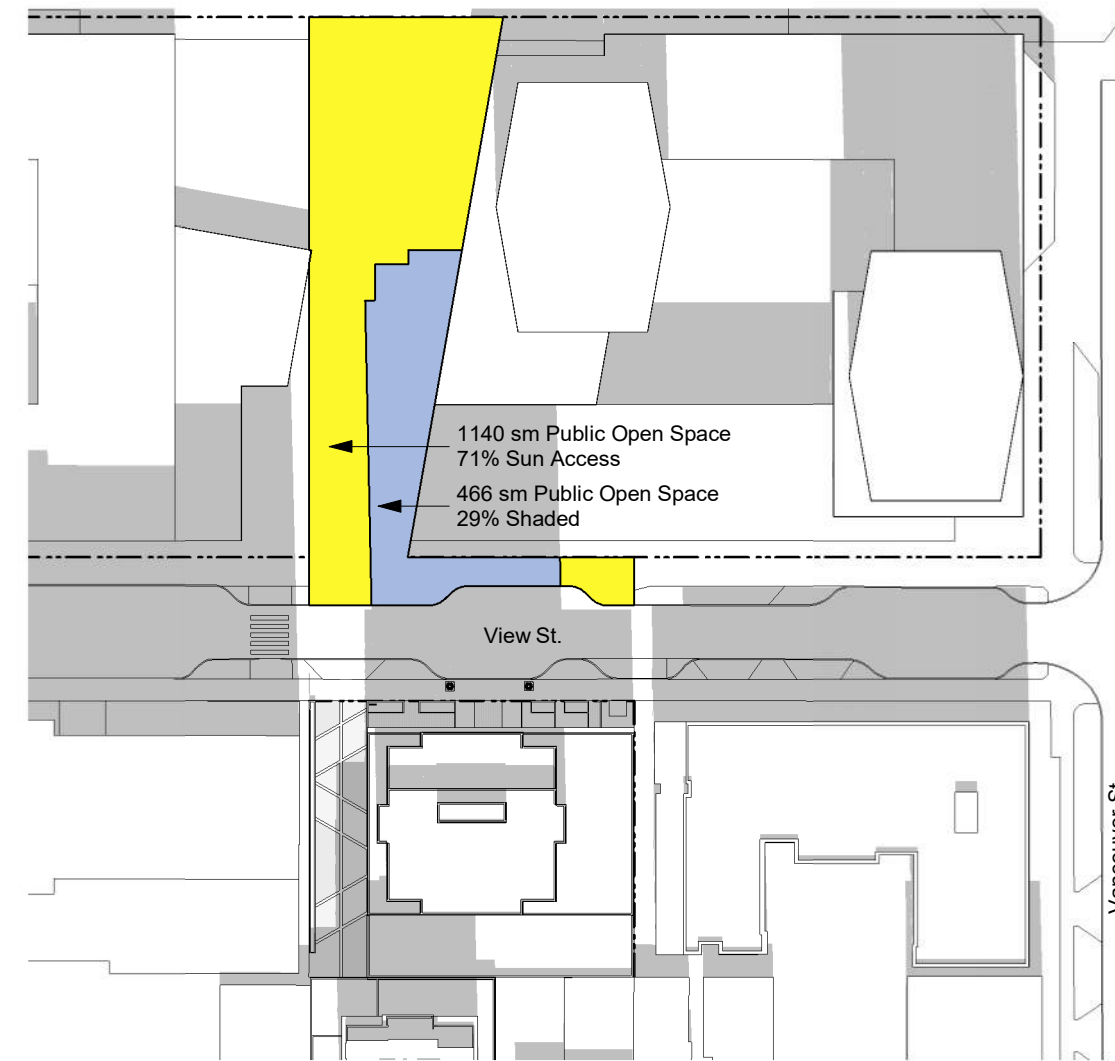
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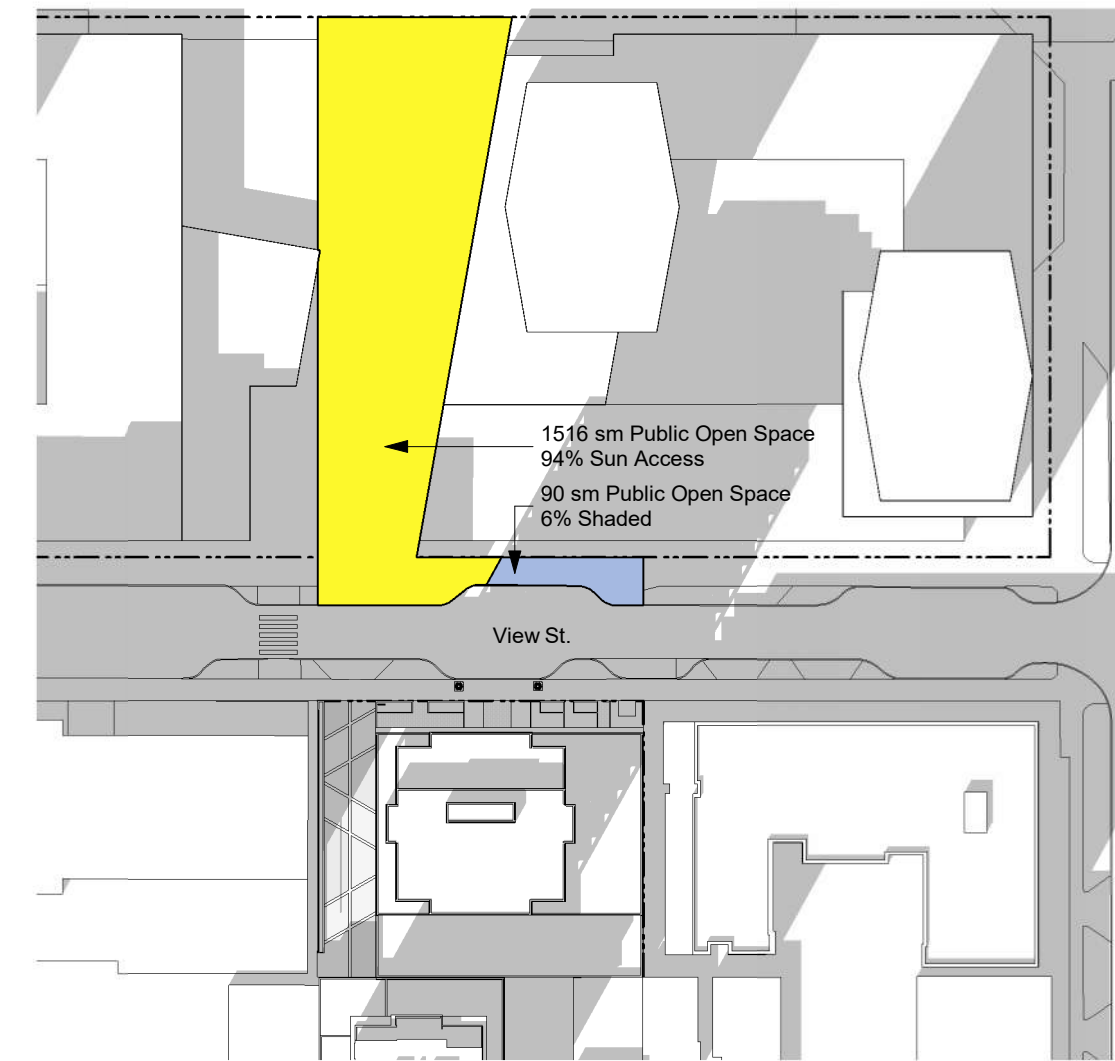
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A105 SCALE: 1 : 1000



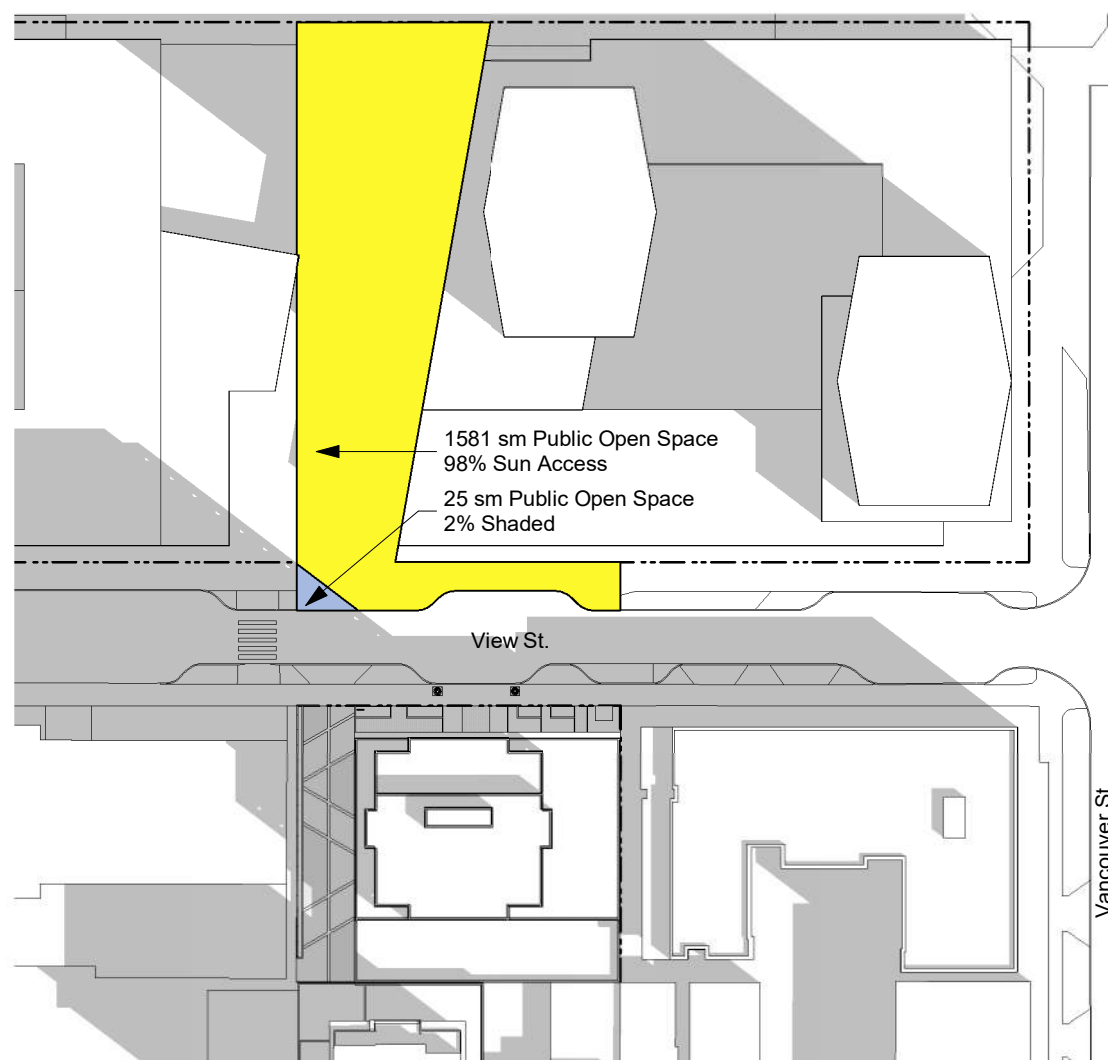
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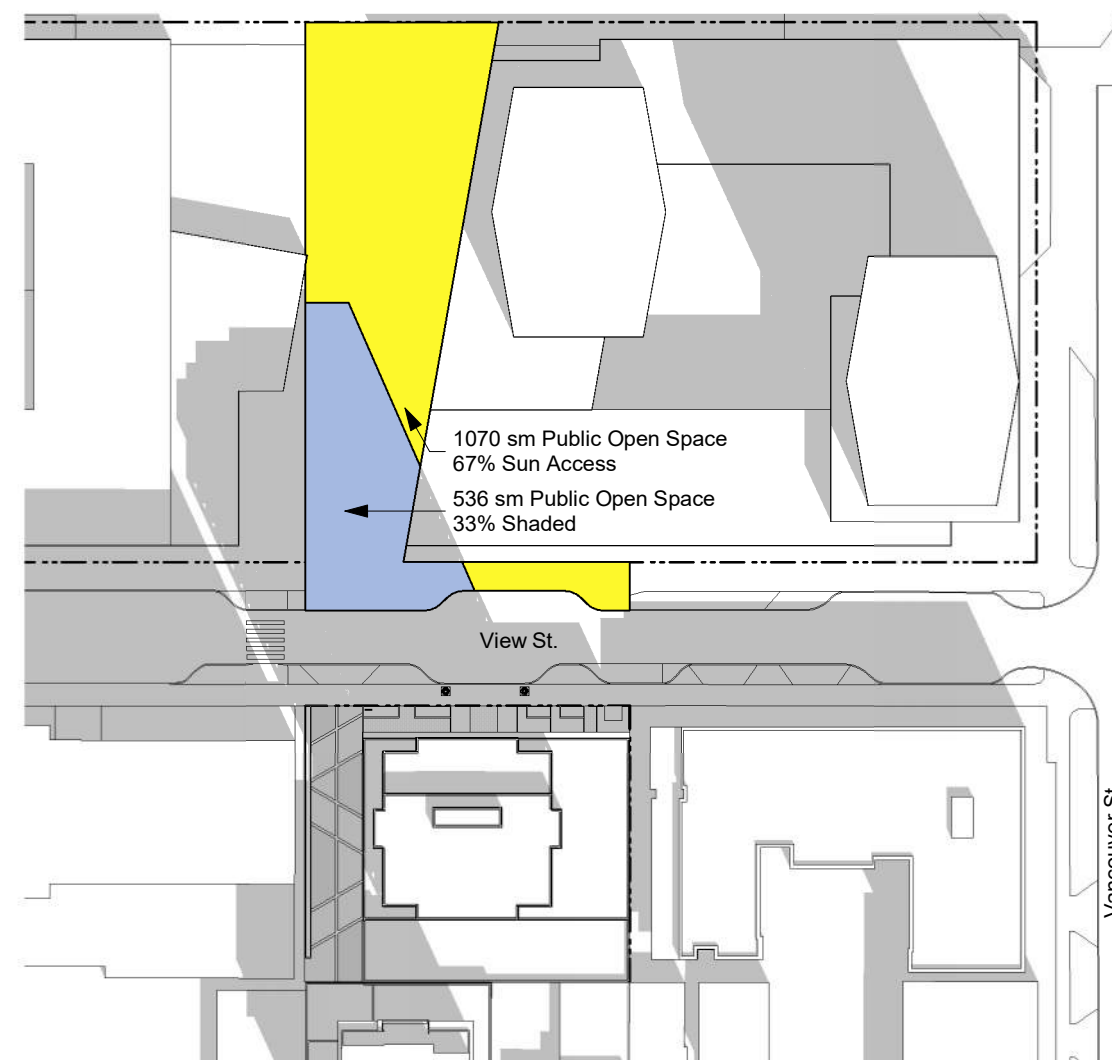
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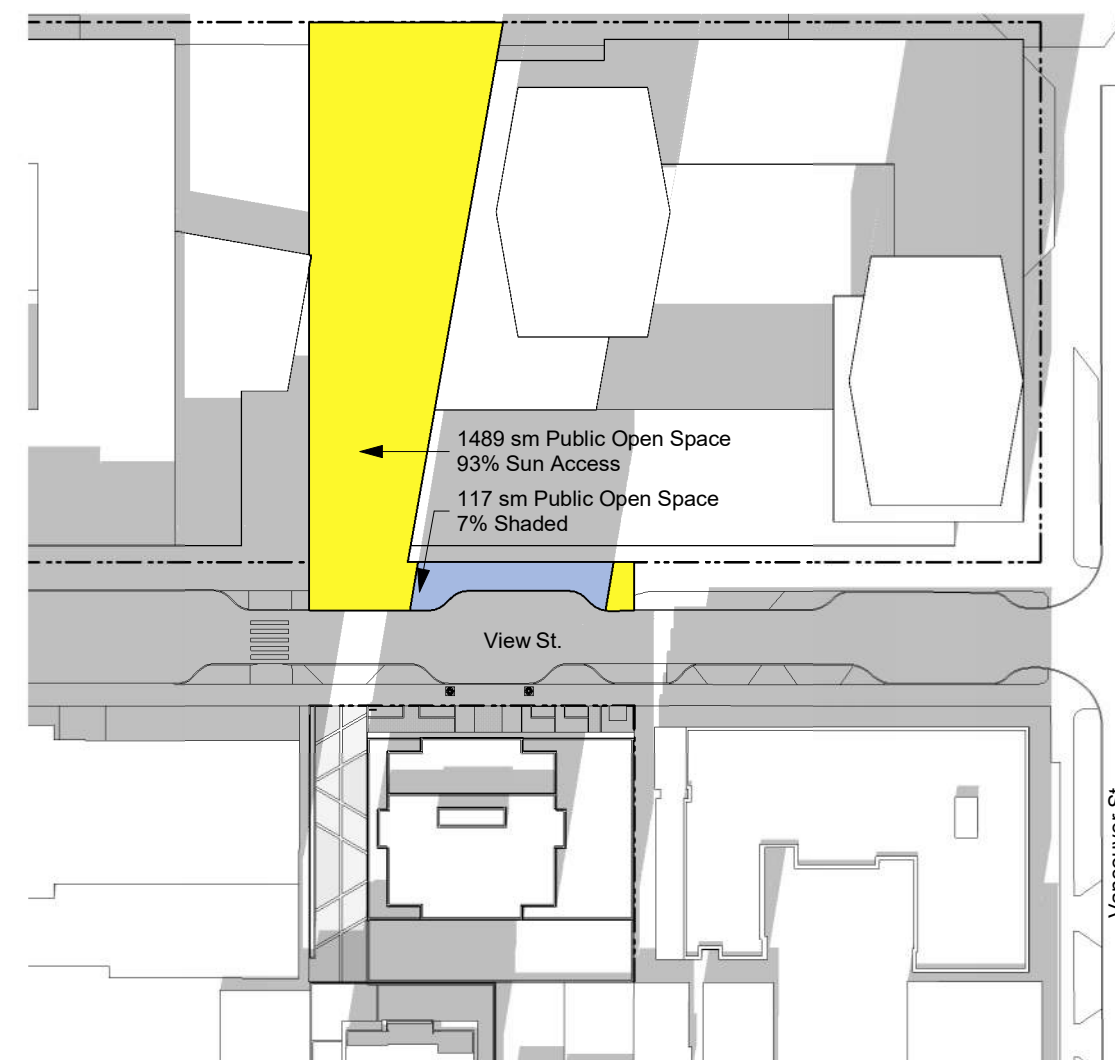
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A105 SCALE: 1 : 1000



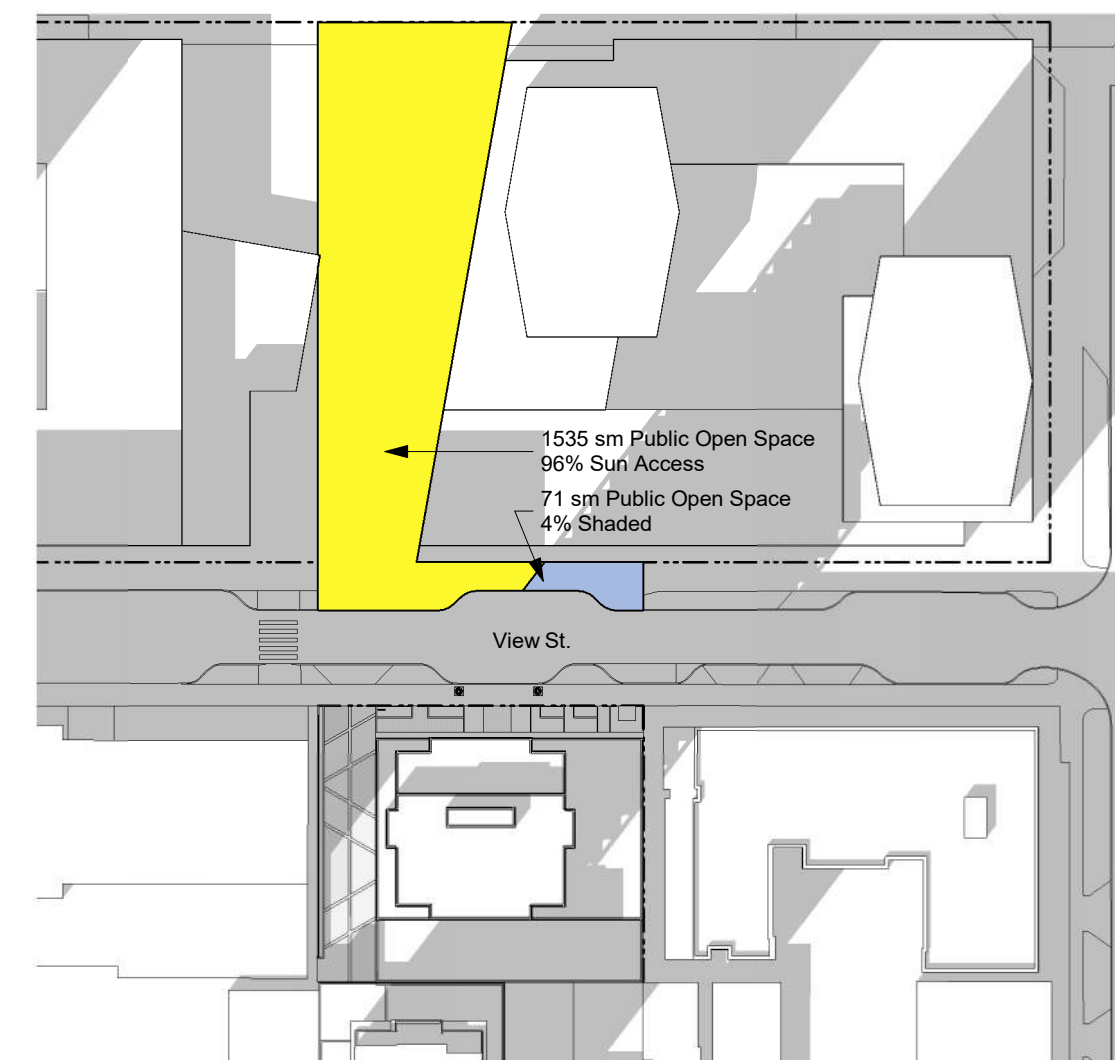
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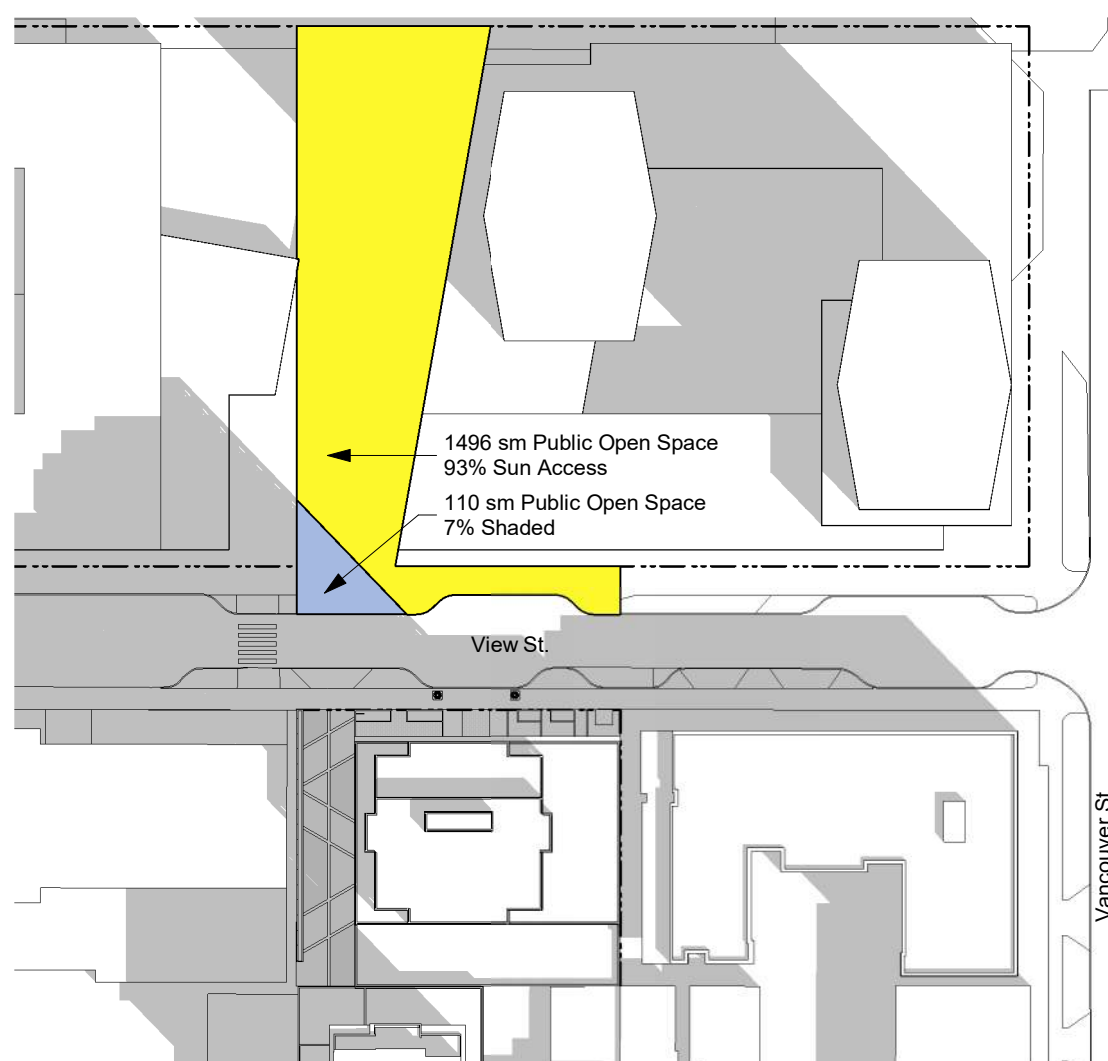
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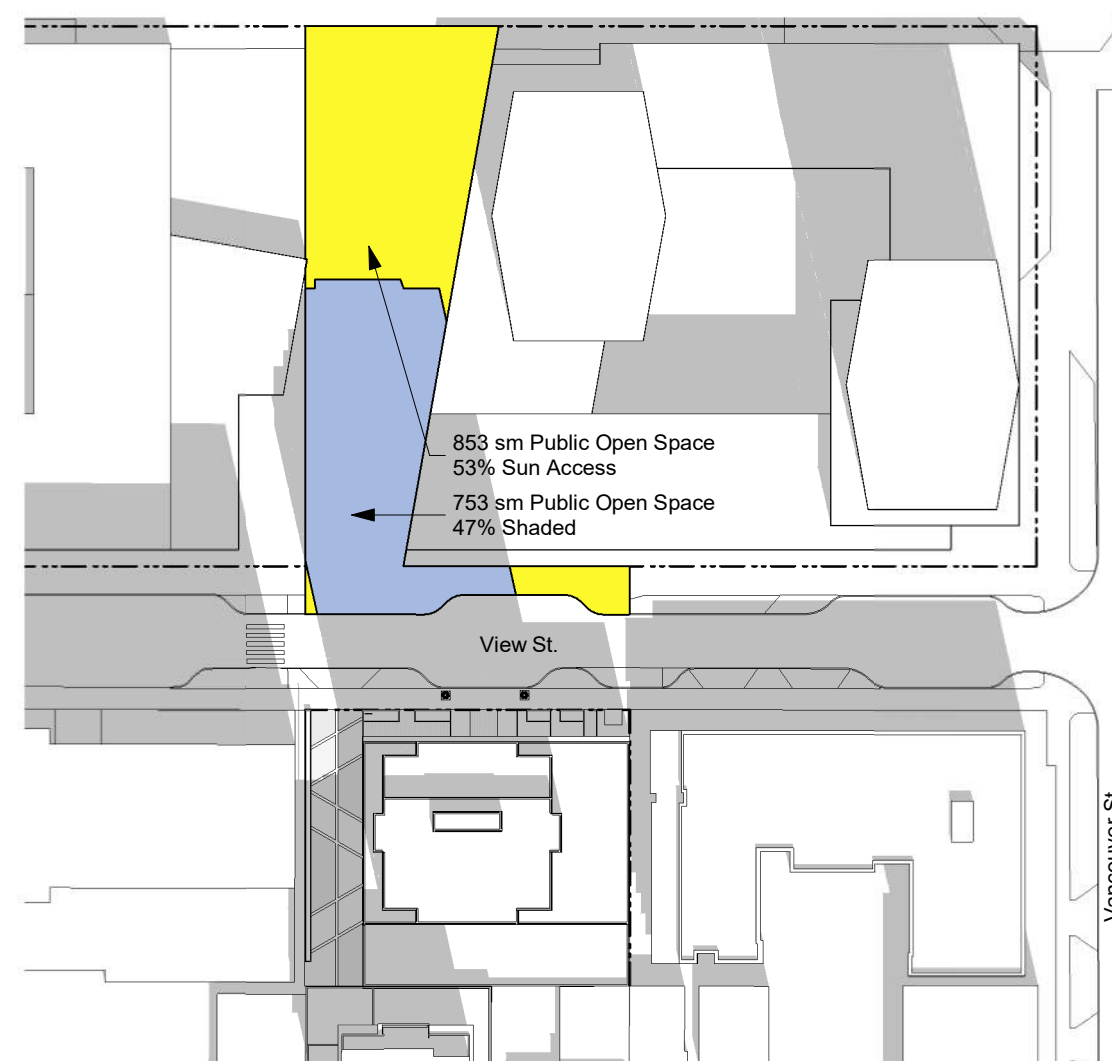
8 Shadow Study - Equinoxes - 1330PM
A105 SCALE: 1 : 1000



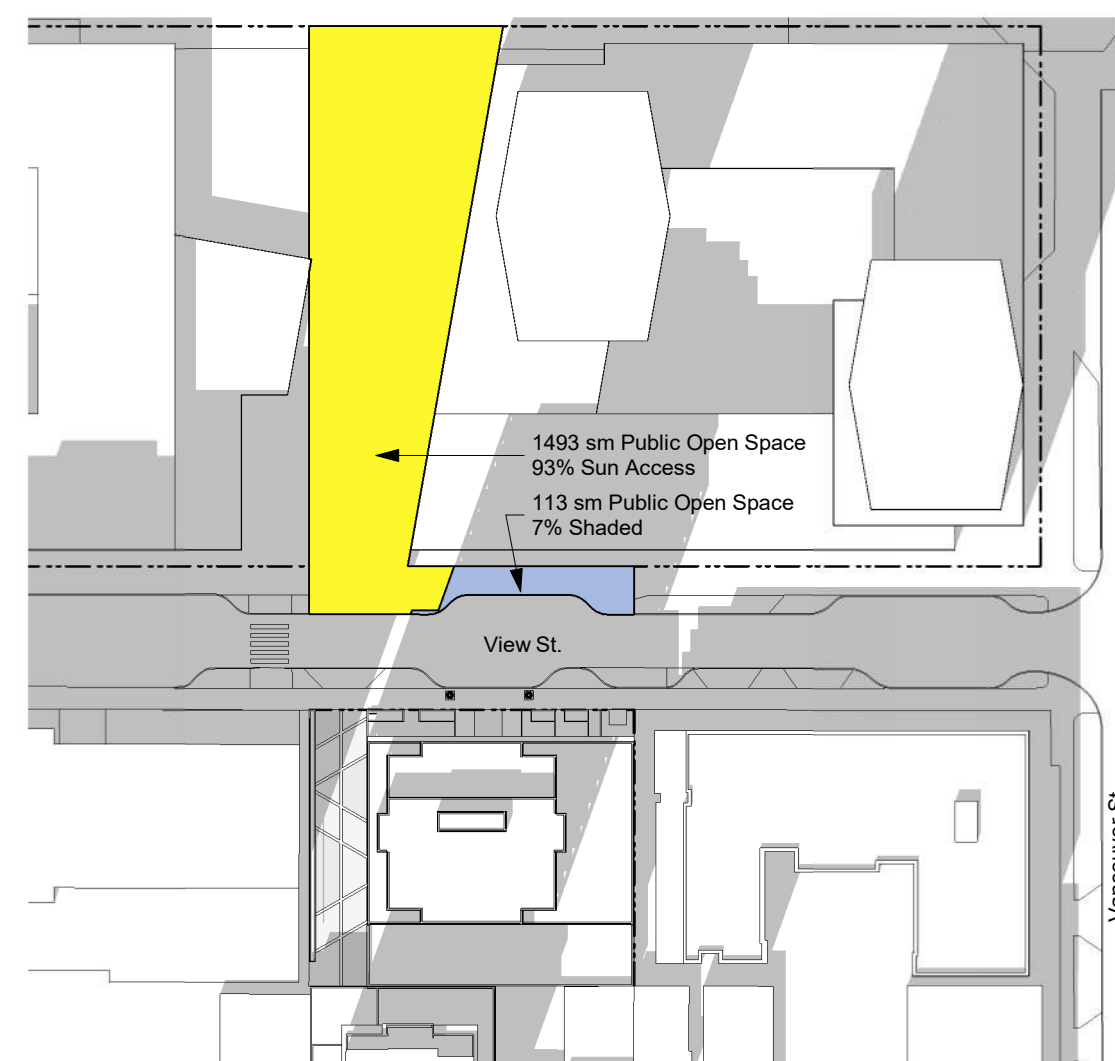
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A105 SCALE: 1 : 1000



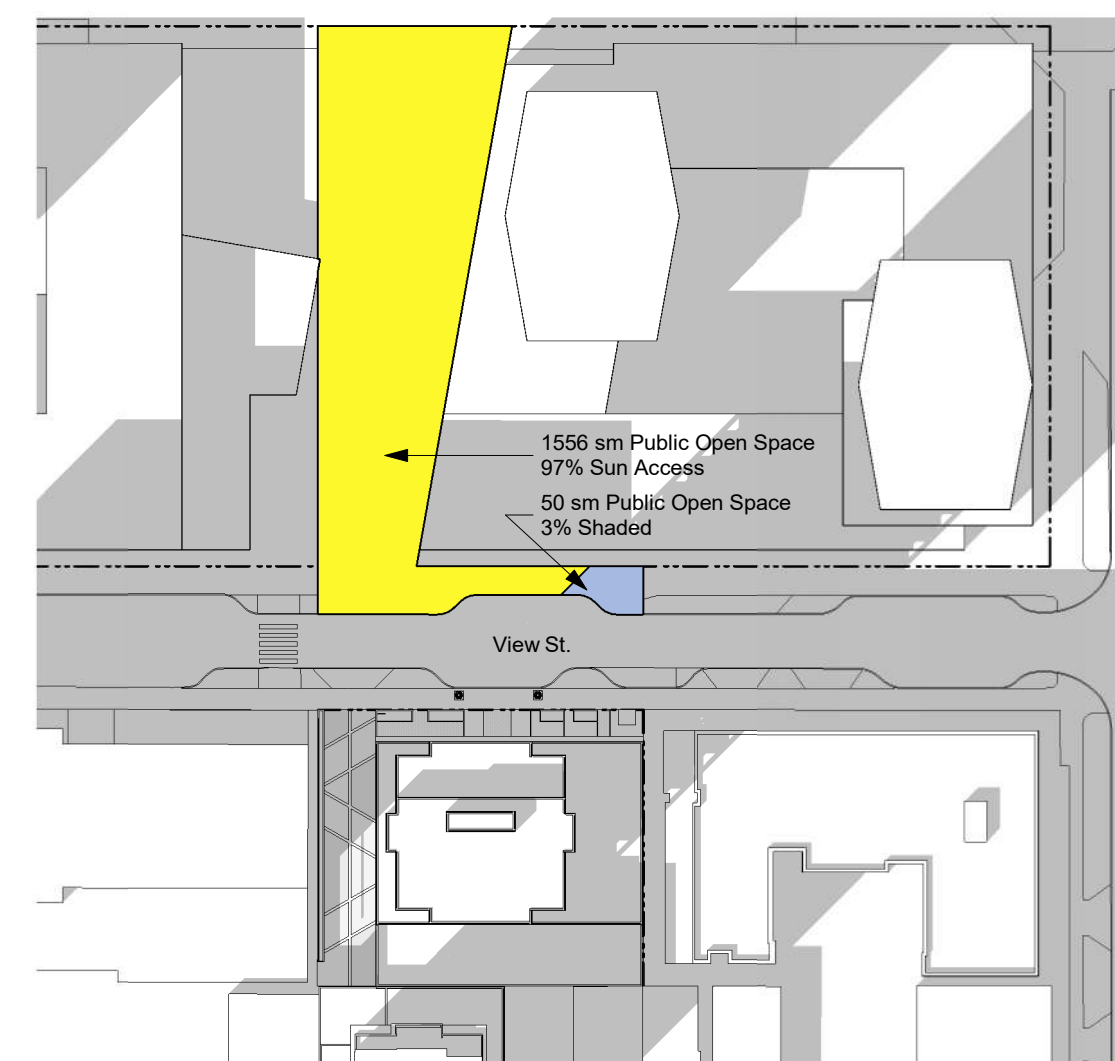
3 Shadow Study - Equinoxes - 1100AM
A105 SCALE: 1 : 1000



6 Shadow Study - Equinoxes - 1230PM
A105 SCALE: 1 : 1000



9 Shadow Study - Equinoxes - 1400PM
A105 SCALE: 1 : 1000



12 Shadow Study - Equinoxes - 1530PM
A105 SCALE: 1 : 1000

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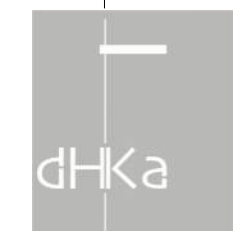
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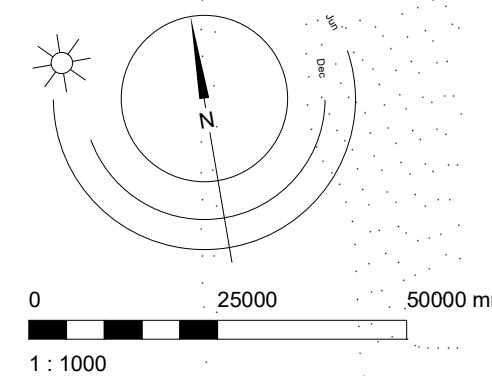
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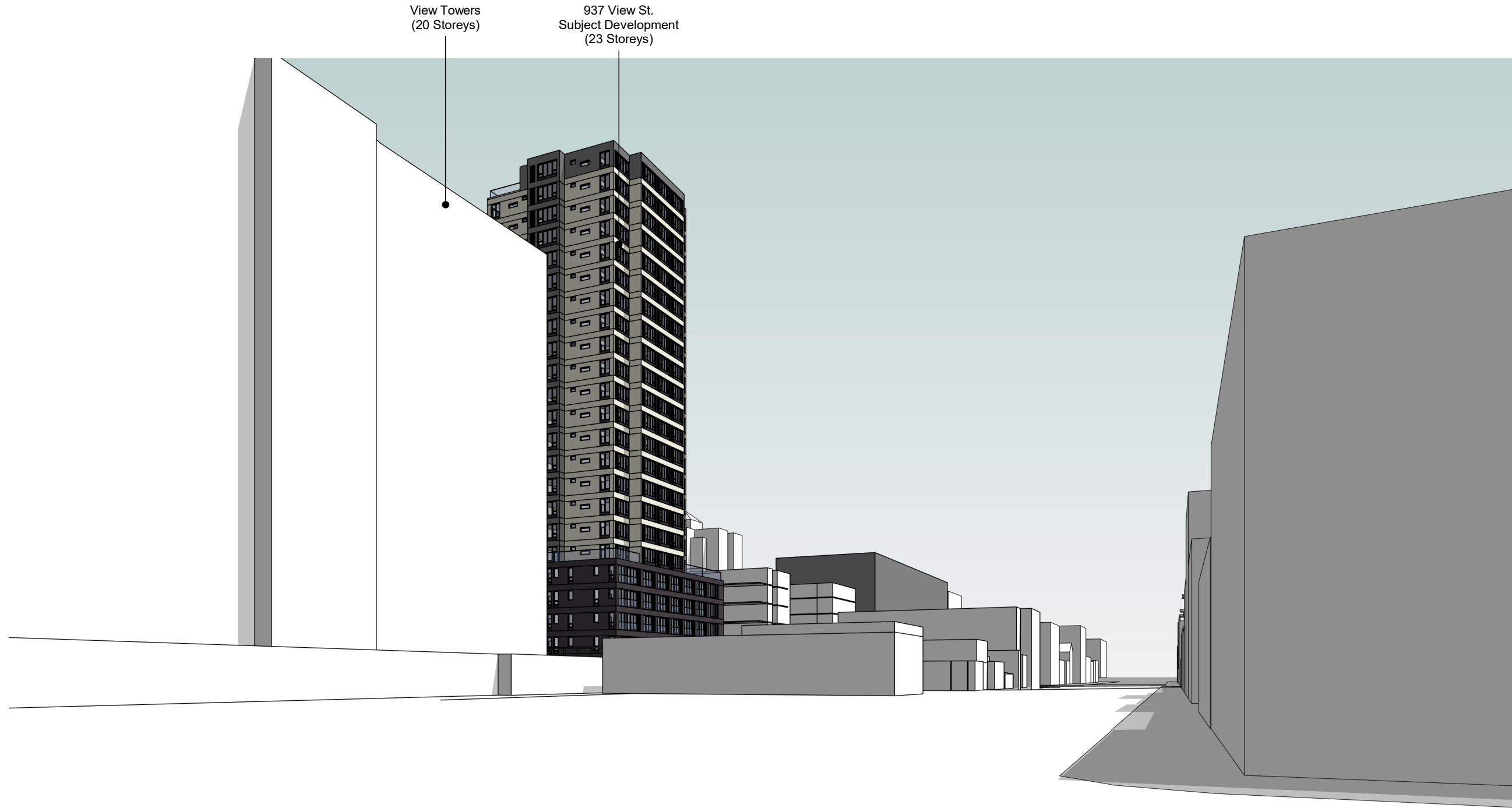
937 View Street

Site Context -
Shado

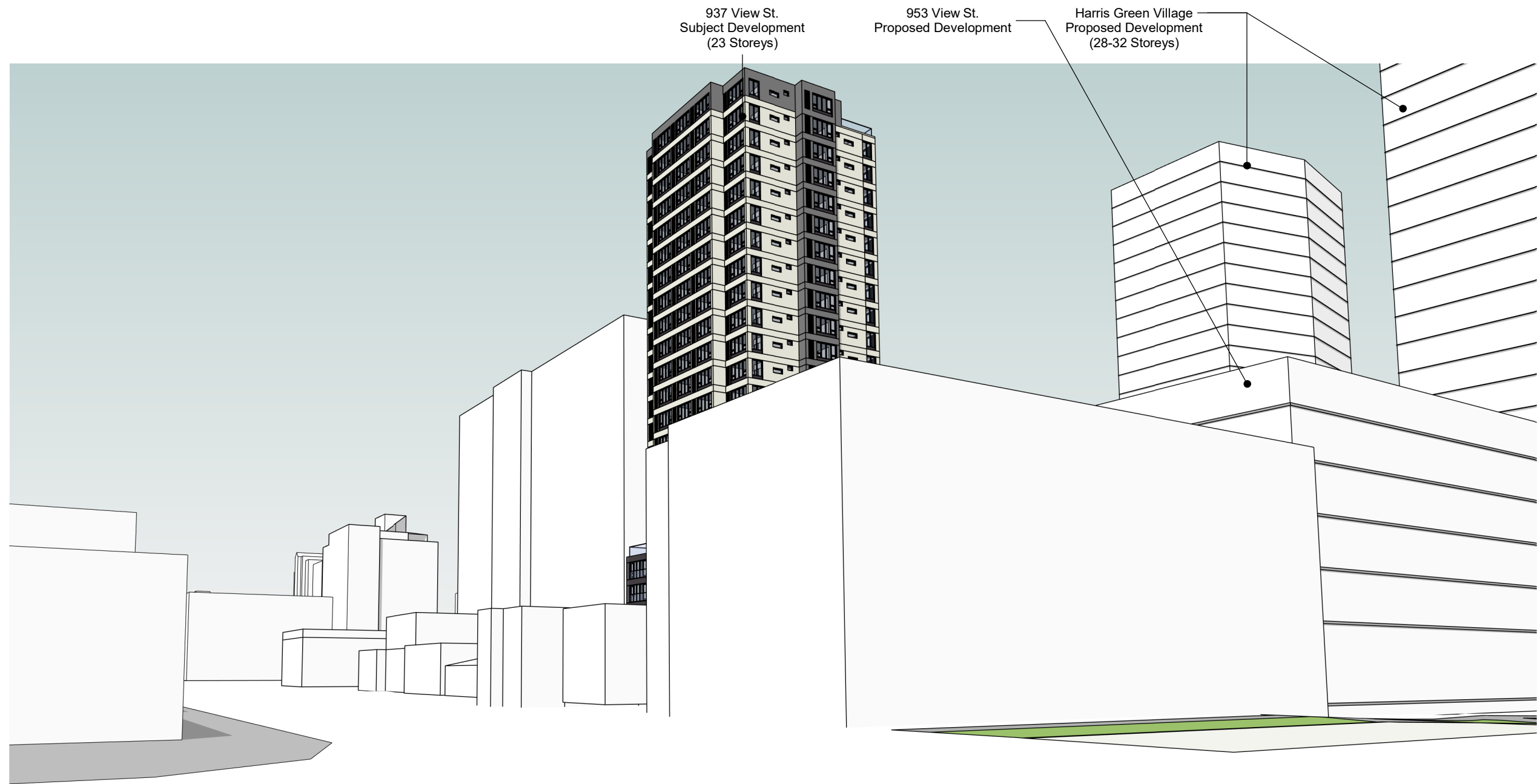
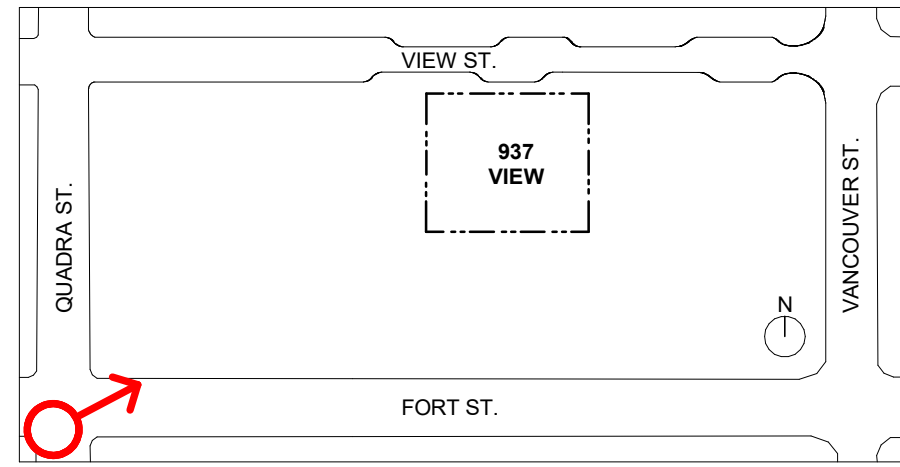


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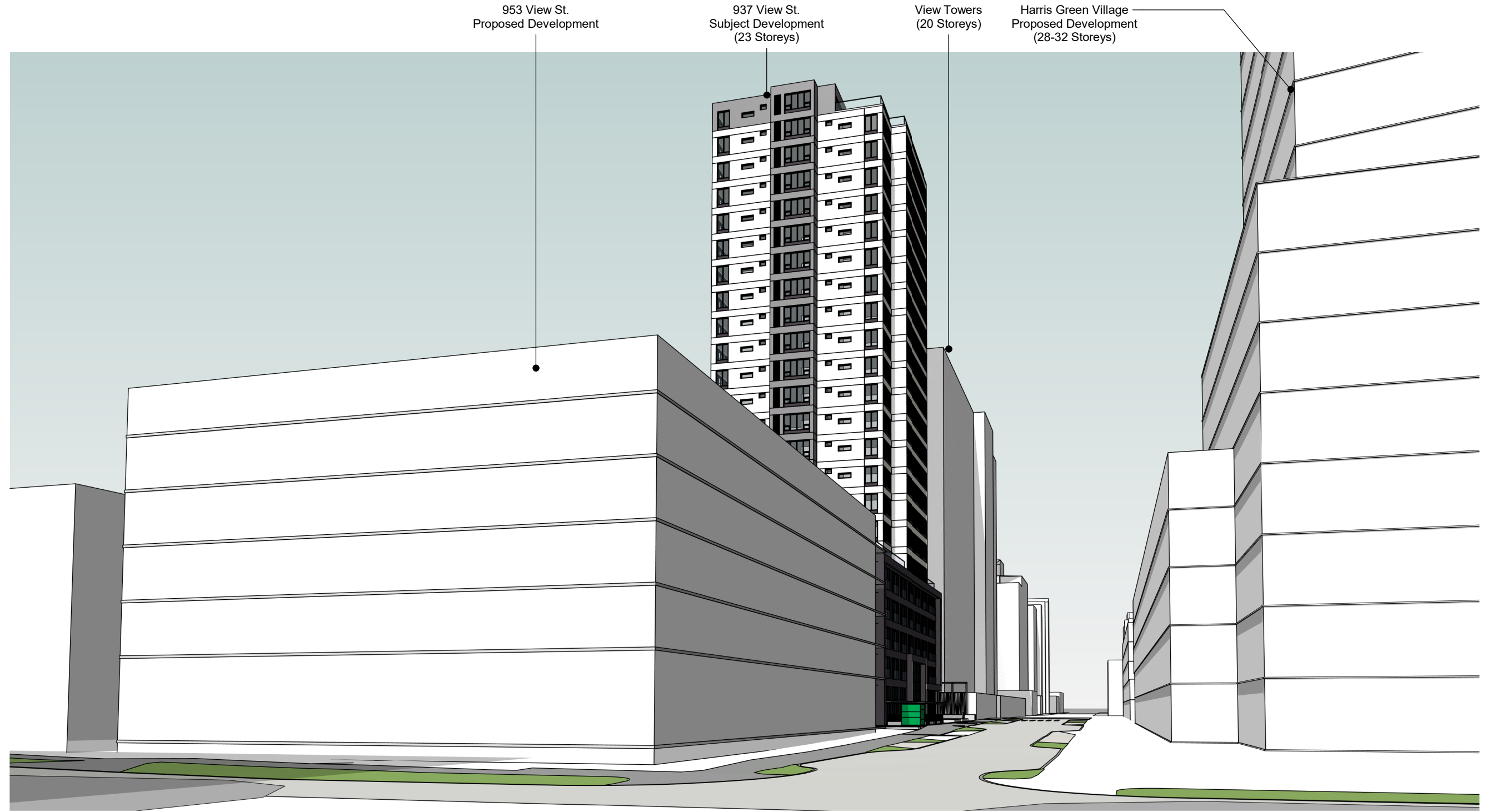
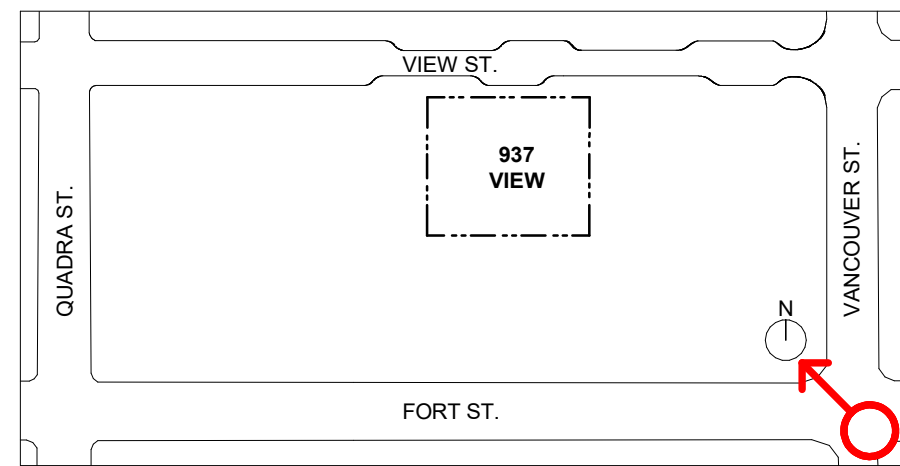




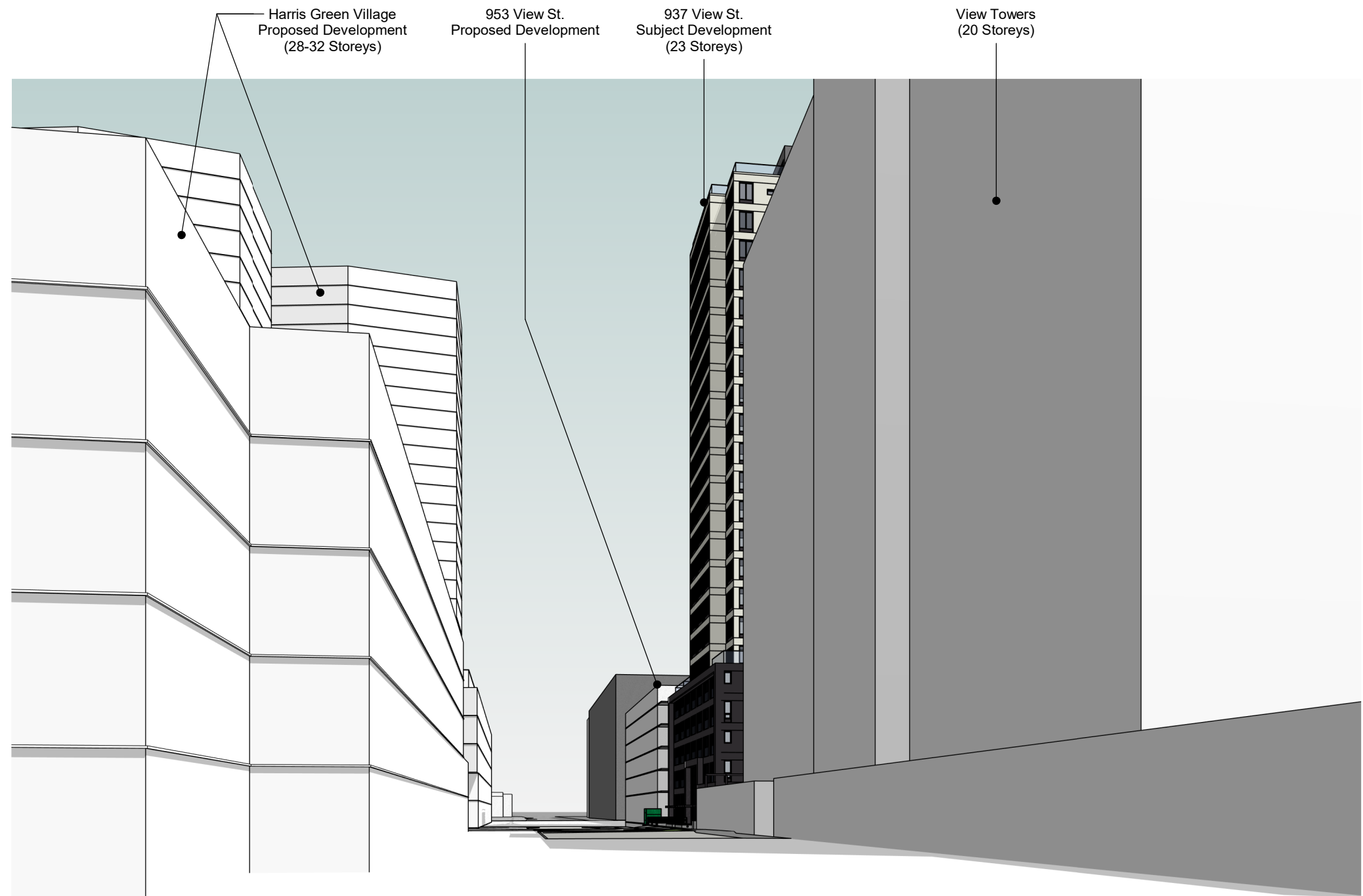
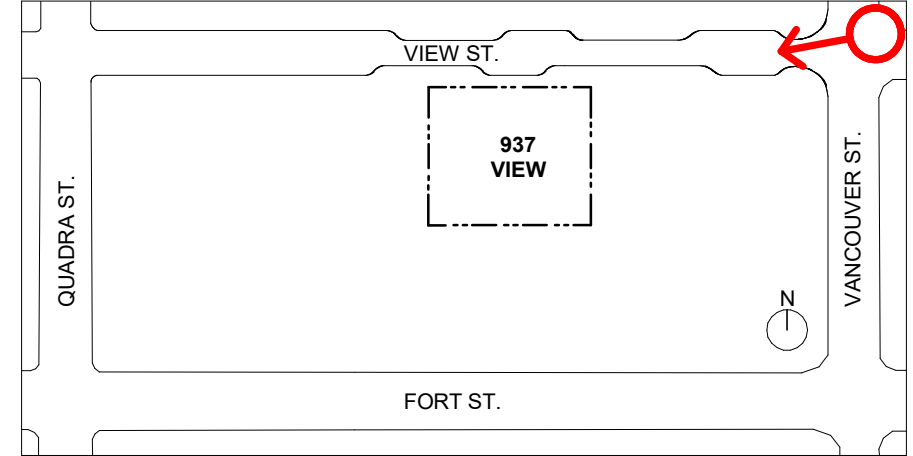
1 Street Perspective - Fort & Quadra - SW Corner
A107



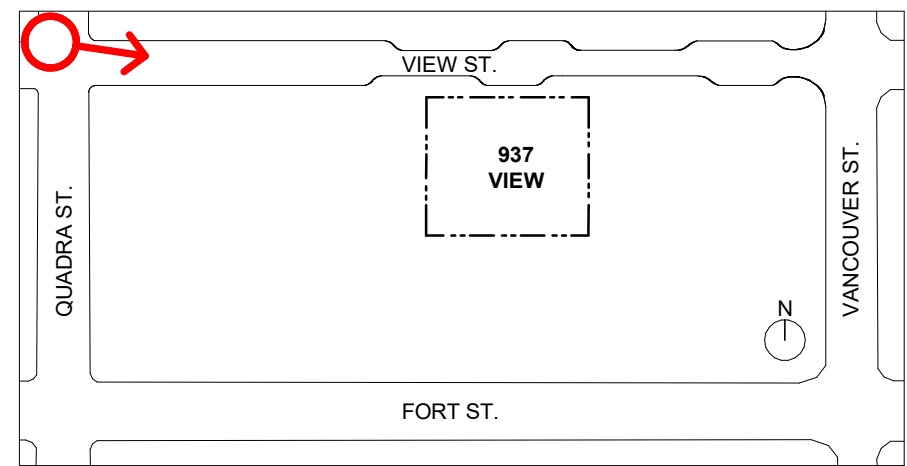
3 Street Perspective - Fort & Vancouver - SE Corner
A107



2 Street Perspective - View & Vancouver - NE Corner
A107



4 Street Perspective - View & Quadra - NW Corner
A107



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Plot Date 23-11-28 Drawing File
Drawn By RCI Checked By ADM
Scale 1 : 2000 Project Number 1922

NOTE: All dimensions are shown in millimeters.

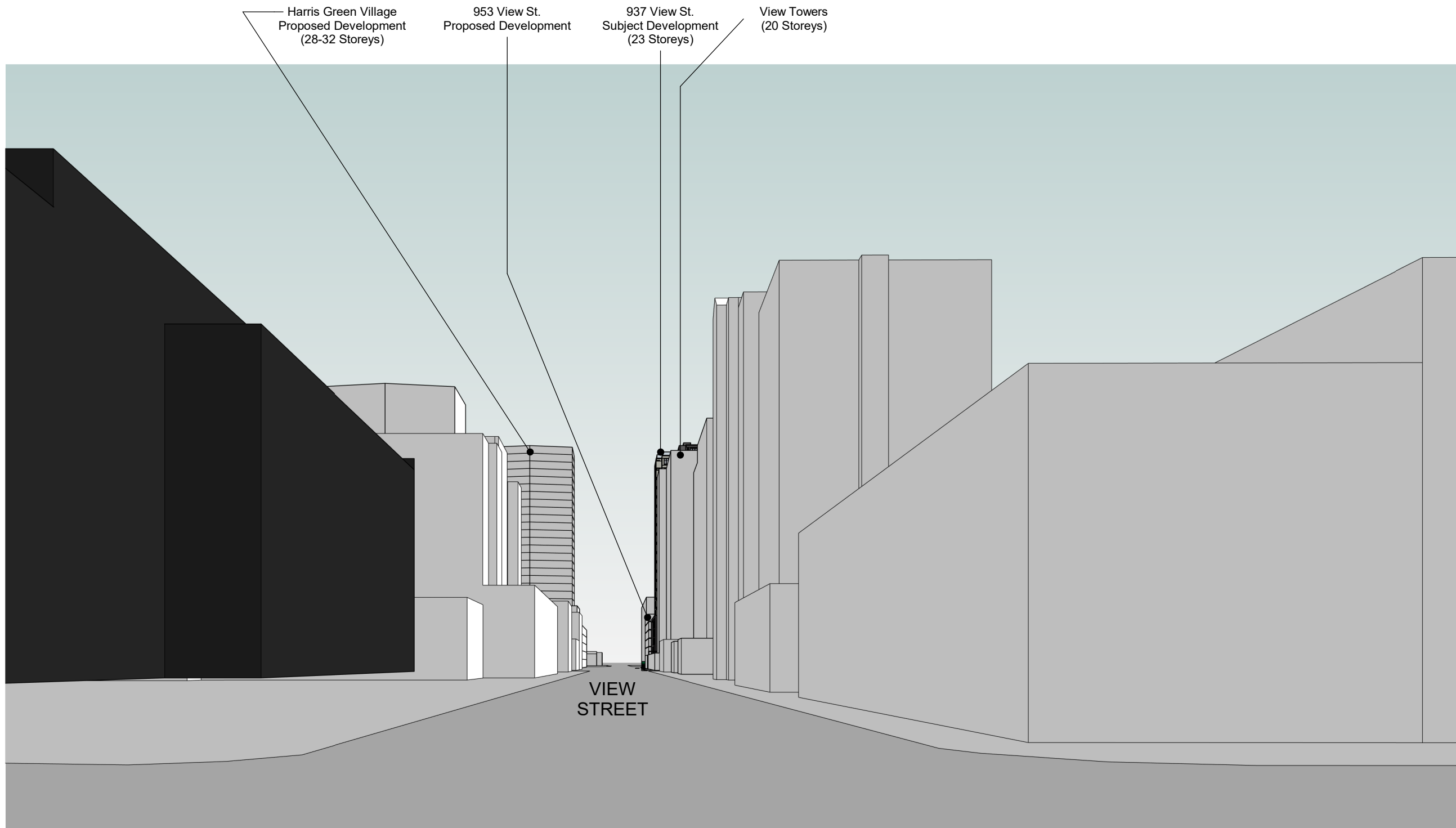
View St. Residential

937 View Street

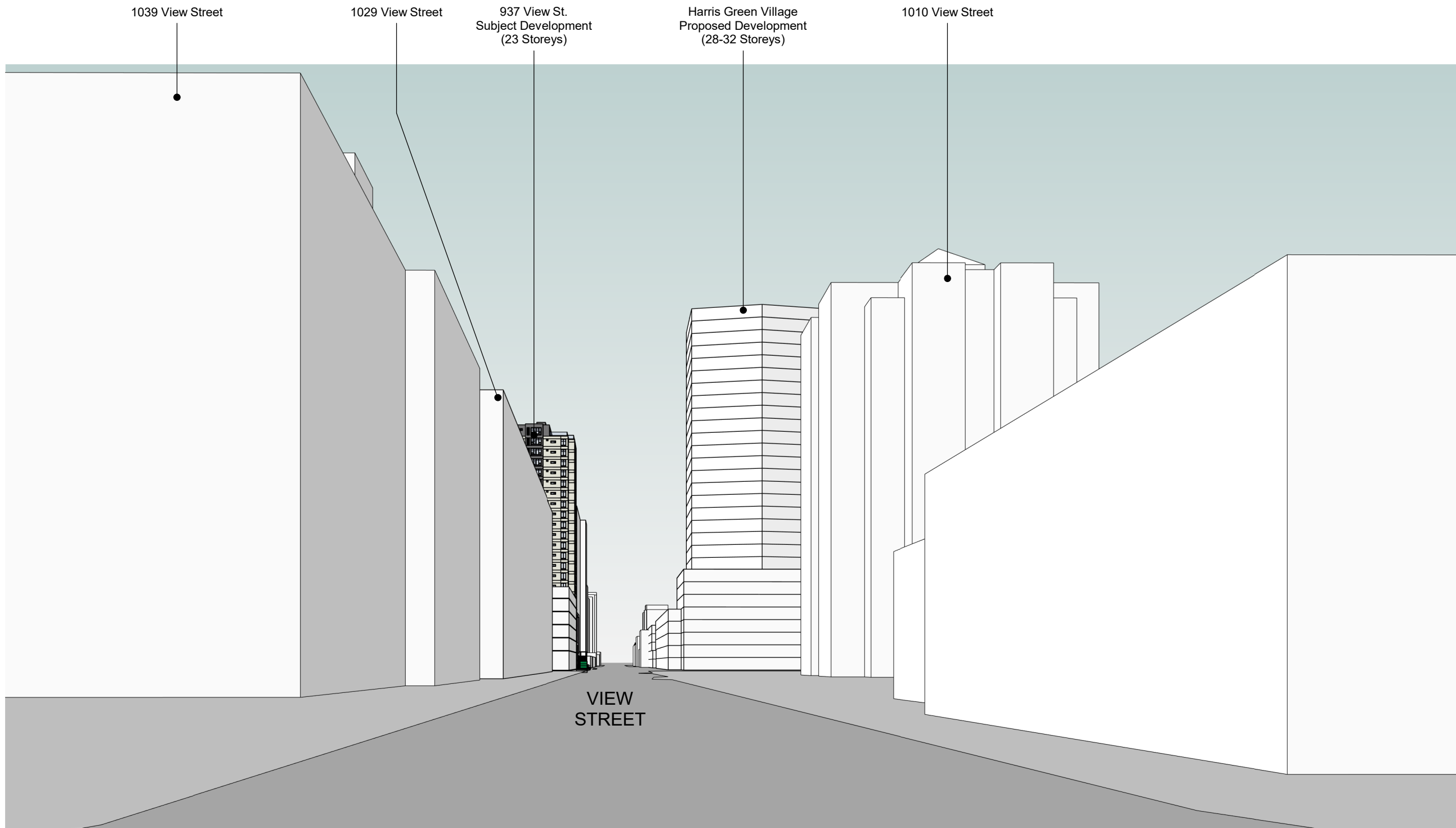
Site Context - Street Views

dHKa A107

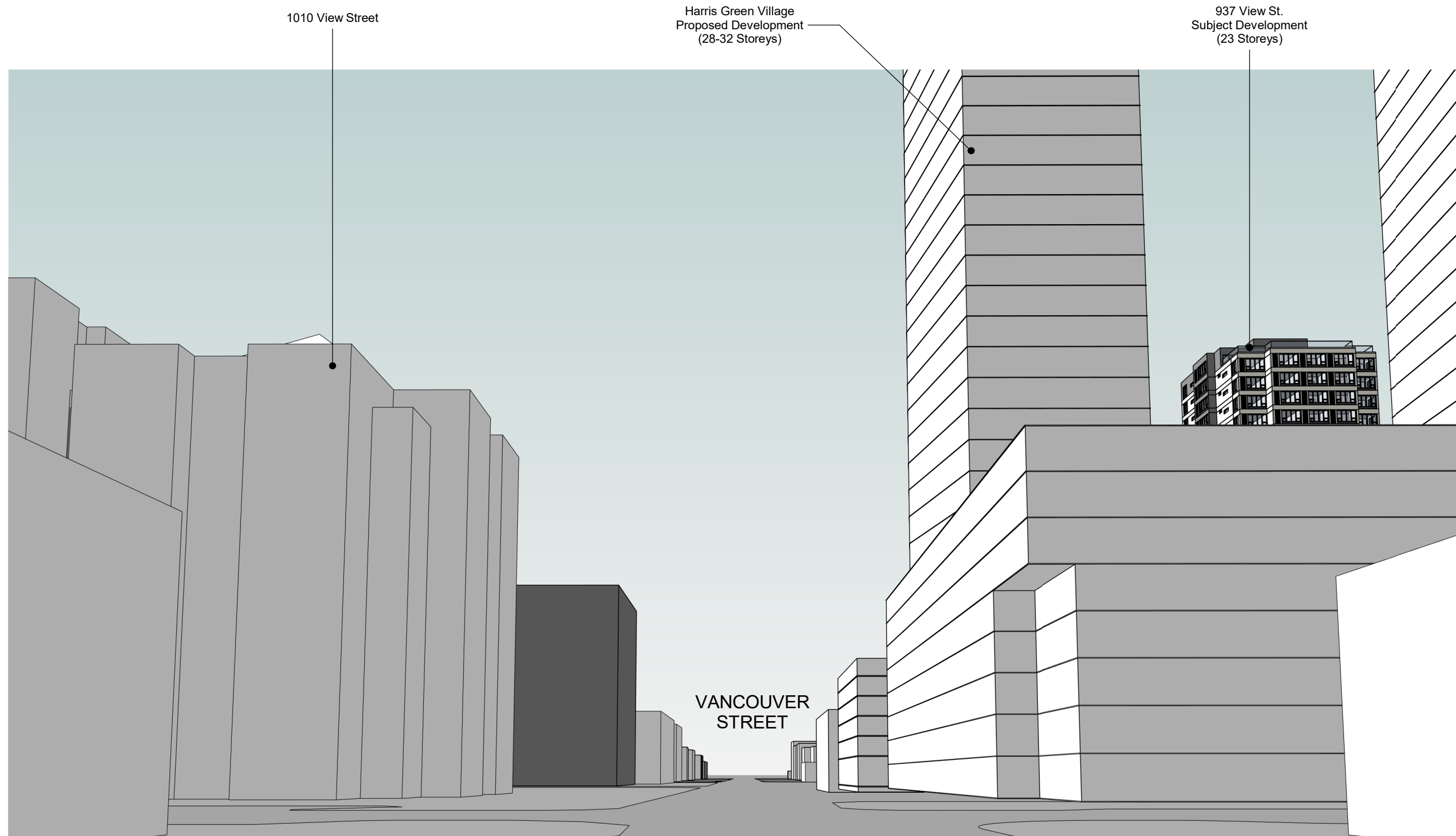
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1 Street Perspective - View St Looking East From Blanshard St.
A107a SCALE:



3 Street Perspective - View St Looking West From Cook St
A107a SCALE:



2 Street Perspective - Vancouver St Looking South From Yates St
A107a SCALE:



Existing View of Downtown From Laurel Pt.



Modeled View of Downtown From Laurel Pt. With Proposed Development

4 DCAP View Cone From Laurel Pt
A107a SCALE: 1 : 100

23-11-28 Issued for DP Revisions 7

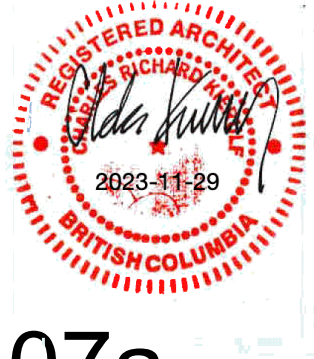
Plot Date	23-11-28	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context



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2023-09-18 2:18:10 PM

1 Street Elevation - North
A108 SCALE: 1 : 300



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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
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Plot Date 23-05-09 Drawing File
Drawn By RCI Checked By ADM
Scale 1 : 300 Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

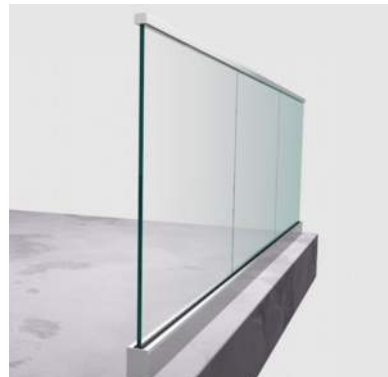
Site Context - Street
Elevati

dHka

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Tempered and Laminated Structural Glass Guardrail w/ Anodized Aluminum Cap Rail



Three Dimensional Backlit Address Signage



Window Wall System w/ Low E Insulated Glass & LED Coloured Backlit Feature Wall



Painted Metal Gates, Trellis, Guards & Fencing



Rainscreen Panel System - Gray



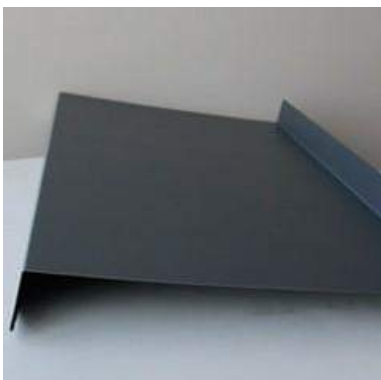
Black Zinc Louvres



Rainscreen Panel System - White



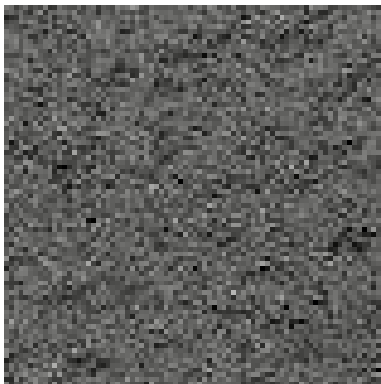
Black Zinc Flashing



Low E Insulated windows



Rainscreen Panel System - Dark Gray Textured



Architectural Exposed Concrete Benches/Planters



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View St. Residential

937 View Street

Site Context -
Material

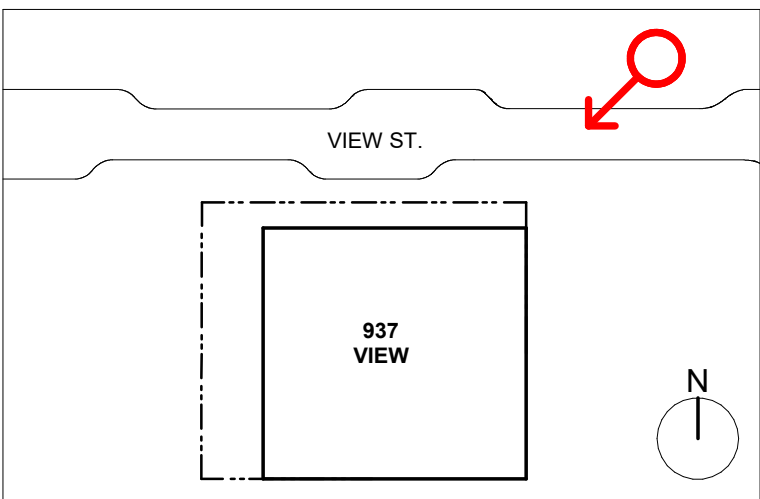


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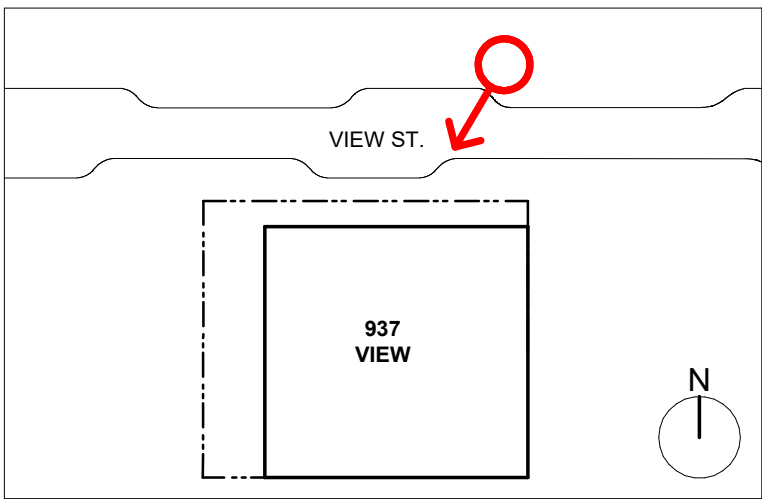
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1 Perspective Render - View St. Looking Southwest
A110



2 Perspective Rendering - L6 Terraces Overlooking View St
A110



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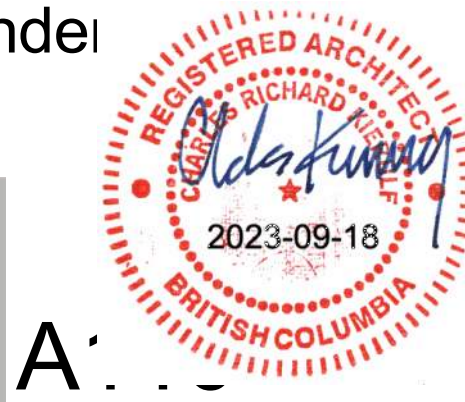
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Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

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View St. Residential

937 View Street

Site Context - Render

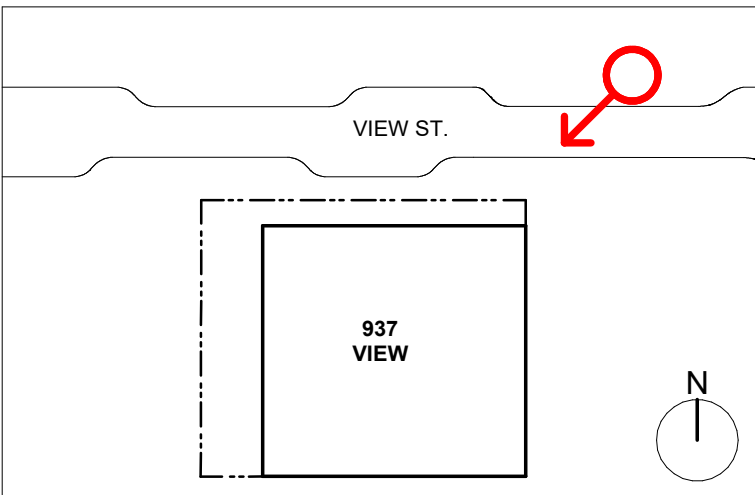


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1
A111 Perspective Rendering - Main Entry Interface at View St



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Plot Date 23-05-09 Drawing File
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View St. Residential

937 View Street

Site Context -
Render

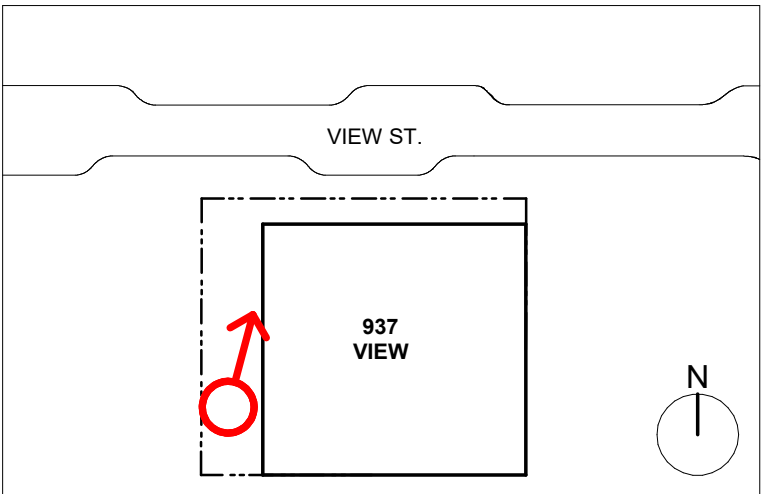


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1 Perspective Rendering - Easement Looking at Bike Entry
A112 SCALE: 1 : 1



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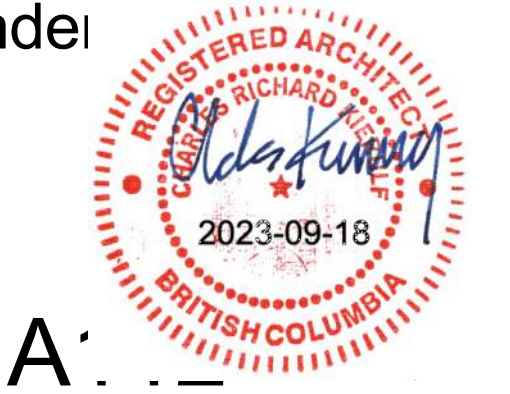
Plot Date 23-05-09 Drawing File
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Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context -
Render

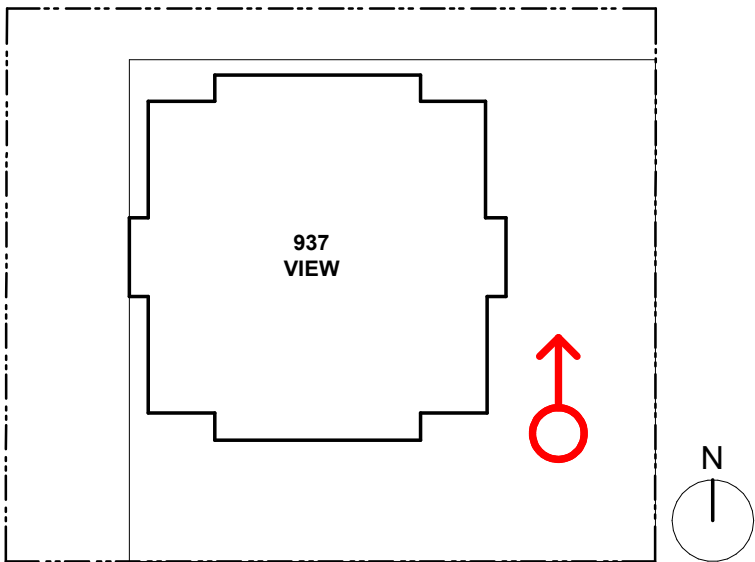


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1 Perspective Rendering - L6 Amenity Terrace
A113 SCALE: 1 : 1



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NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Site Context -
Render

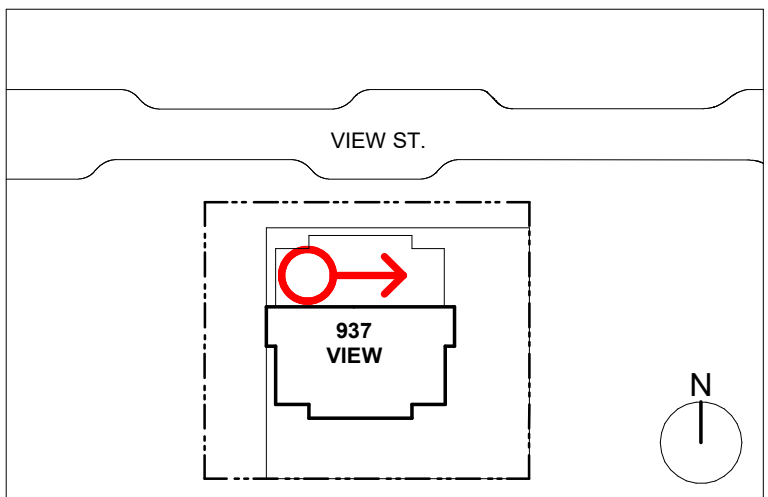


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1 Perspective Rendering - L23 Amenity Terrace
A114



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View St. Residential

937 View Street

Site Context -
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Site Context - Render



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Rendered View of Main Lobby Area - East Elevation

1 Perspective Rendering - Main Lobby Area
A117 SCALE: 1 : 1



Rendered View of Main Lobby Area - West Elevation

23-08-15 Issued for DP Revisions 6

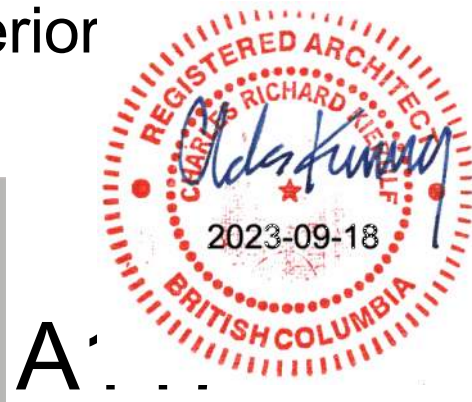
Plot Date	23-05-09	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	1 : 1	Project Number	1922

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View St. Residential

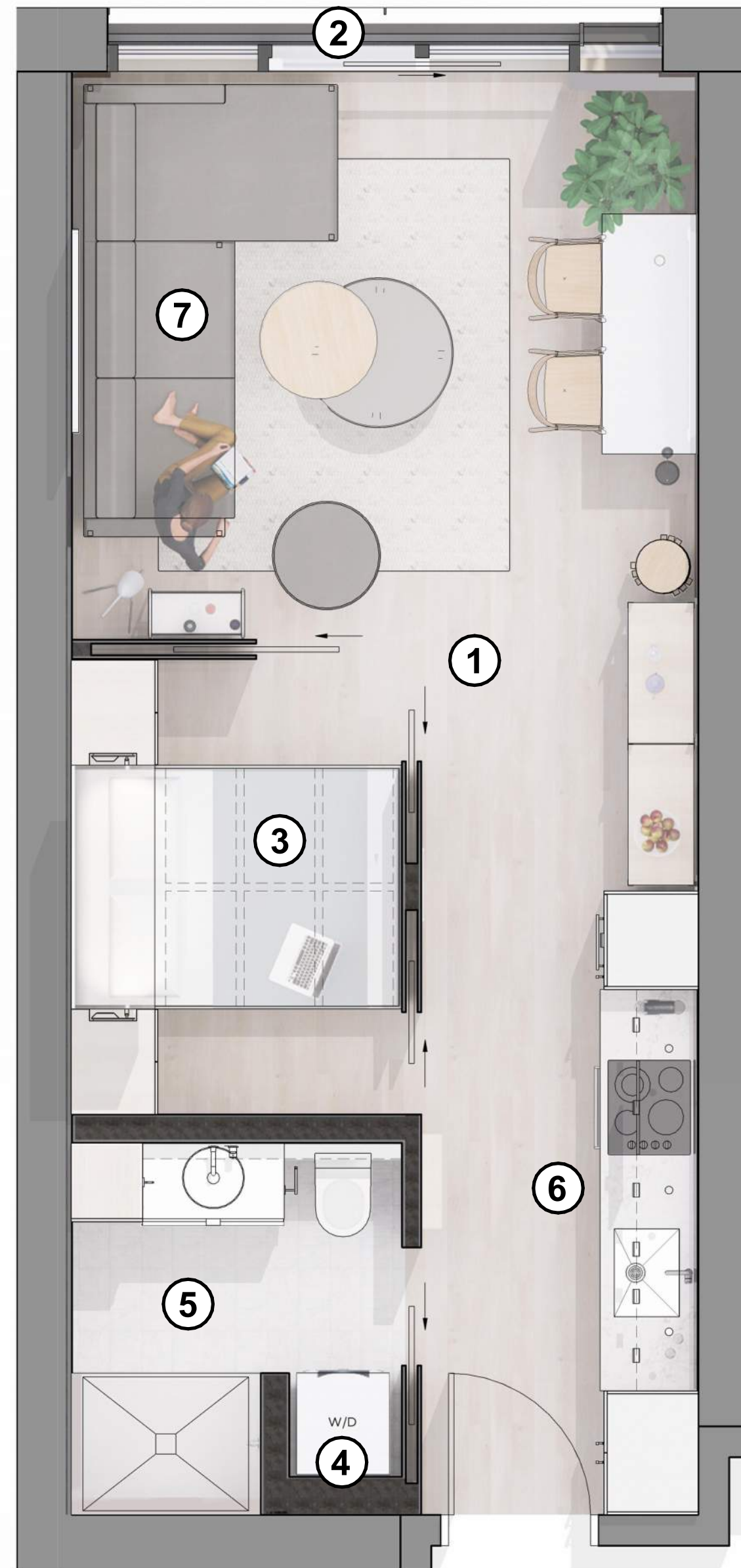
937 View Street

Livability - Rendered Interior



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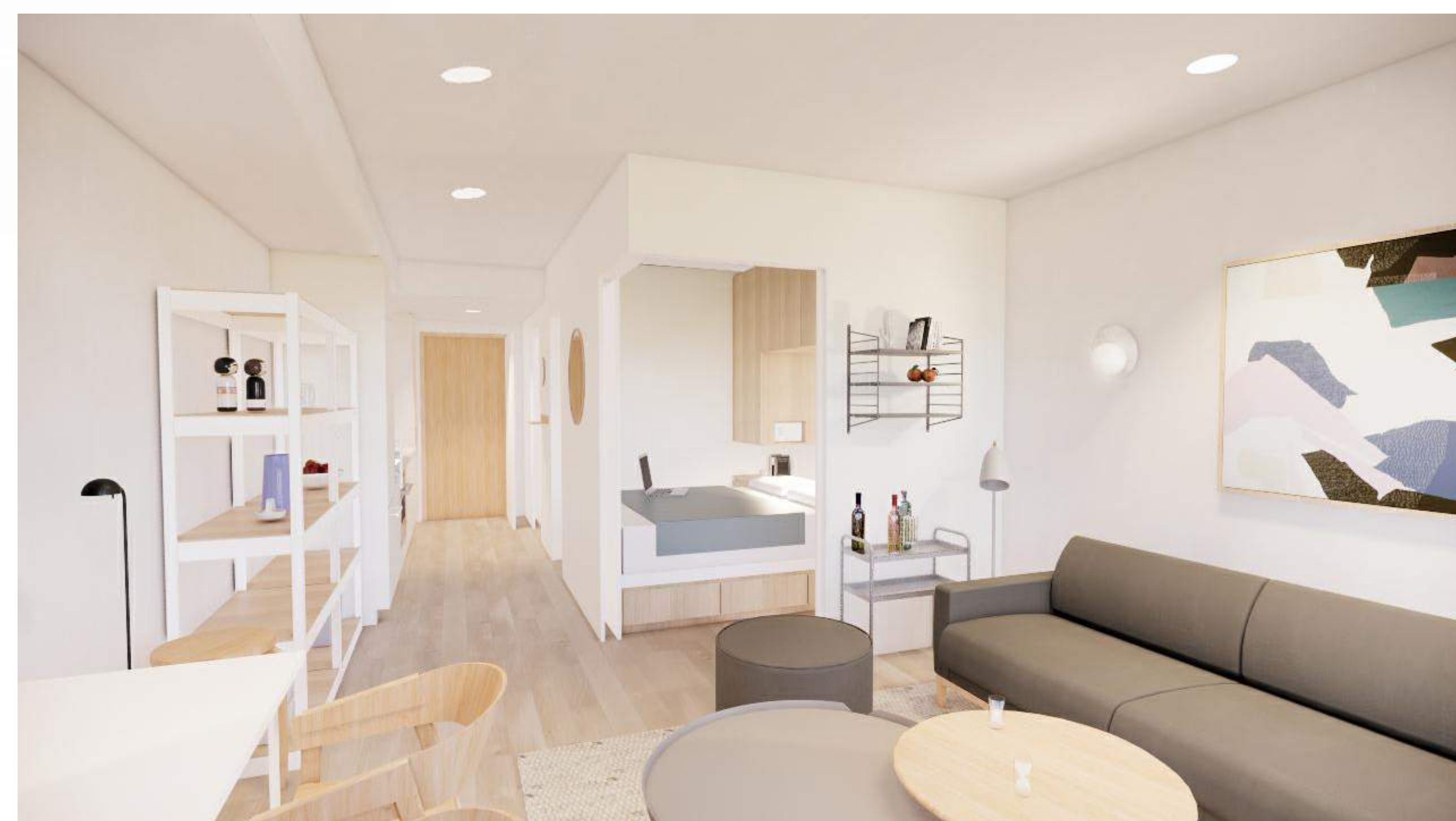
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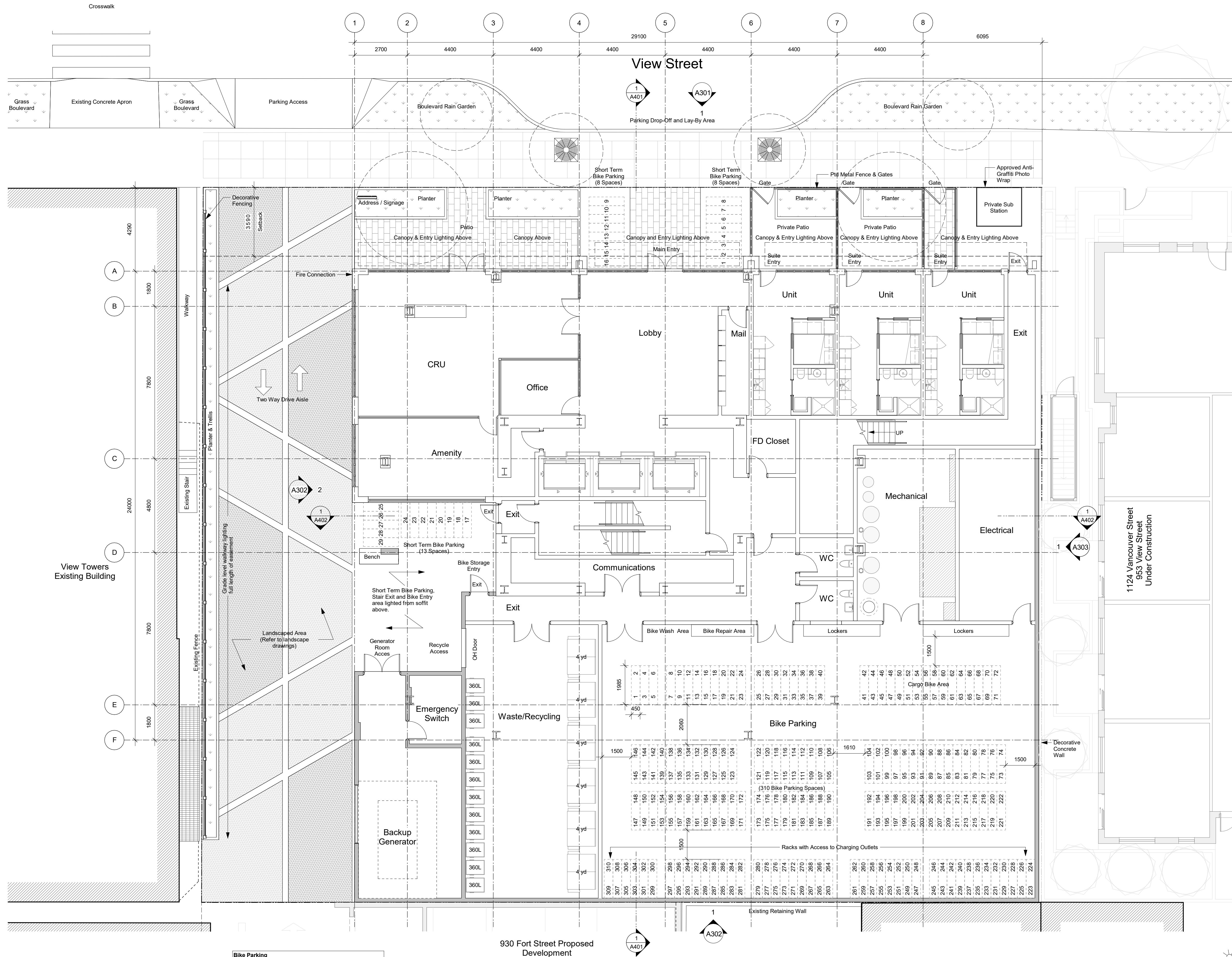


TYPICAL UNIT TYPE C

LIVABILITY NOTES

1. 33 m sq average size (min 32.16 - max 33.09 m sq)
2. Juliette Balcony and full height windows on primary elevation for light and air access.
3. Built in storage and bedroom furniture.
4. W/D in every unit.
5. Three piece bathrooms with built in linen storage and medicine cabinets.
6. Full featured galley style kitchen and cabinets including tub style stainless steel sink, microwave, electric induction range and electric oven.
7. Living area sized for flexibility with prewired for high speed data / cable.
8. High ceilings with high performance LED lighting.





Lunds
926 Fort Street

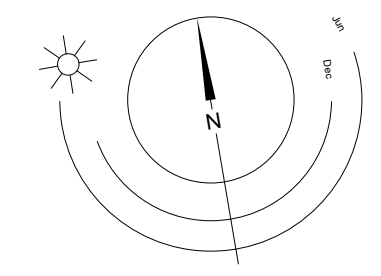
Bike Parking	
Long Term Required	274
Long Term Provided	310 Spaces
	155 Ground-Anchored (50%)
	155 Stacked (50%)
* All spaces adjacent to wall to be E/V ready.	
Short Term Required	27 Spaces
Short Term Provided	25 Spaces

930 Fort Street Proposed Development

Yard

Sen Zushi

Sen Zushi



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23-05-09	Issued for DP Revisions 5
22-04-06	Issued for DP Revisions 4 Correction
21-12-20	Issued for DP Revisions 4
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

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Scale	1 : 100	Project Number	1922

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View St. Residential

937 View Street

Level 1 Plan

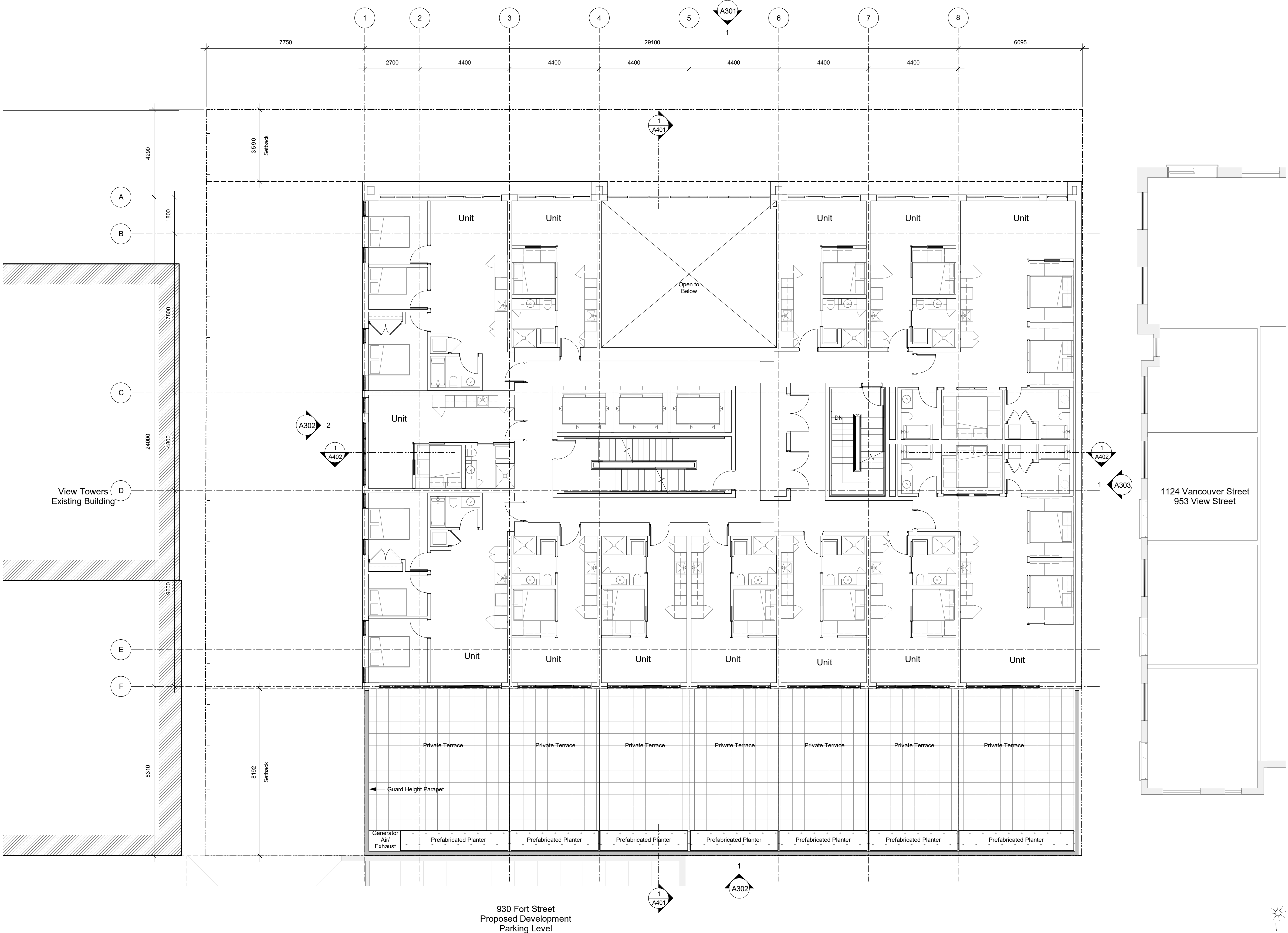


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20-01-08	Issued for DP Revisions 1
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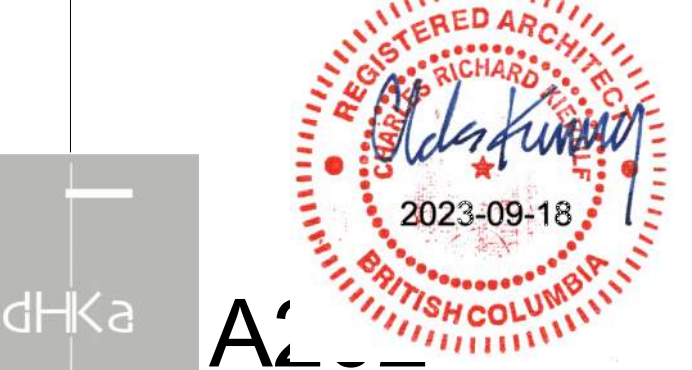
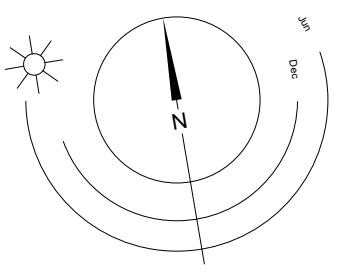
Plot Date	23-05-09	Drawing File	
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View St. Residential

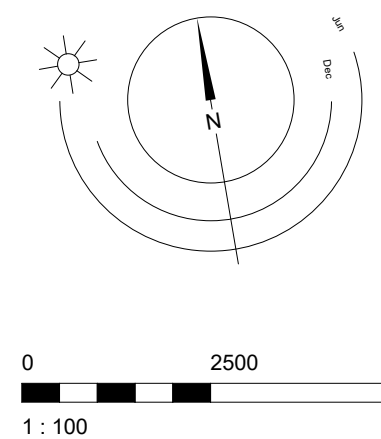
937 View Street

Level 2 Plan



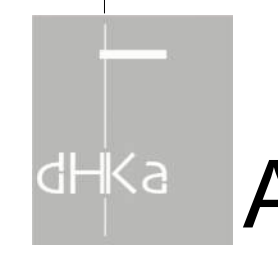
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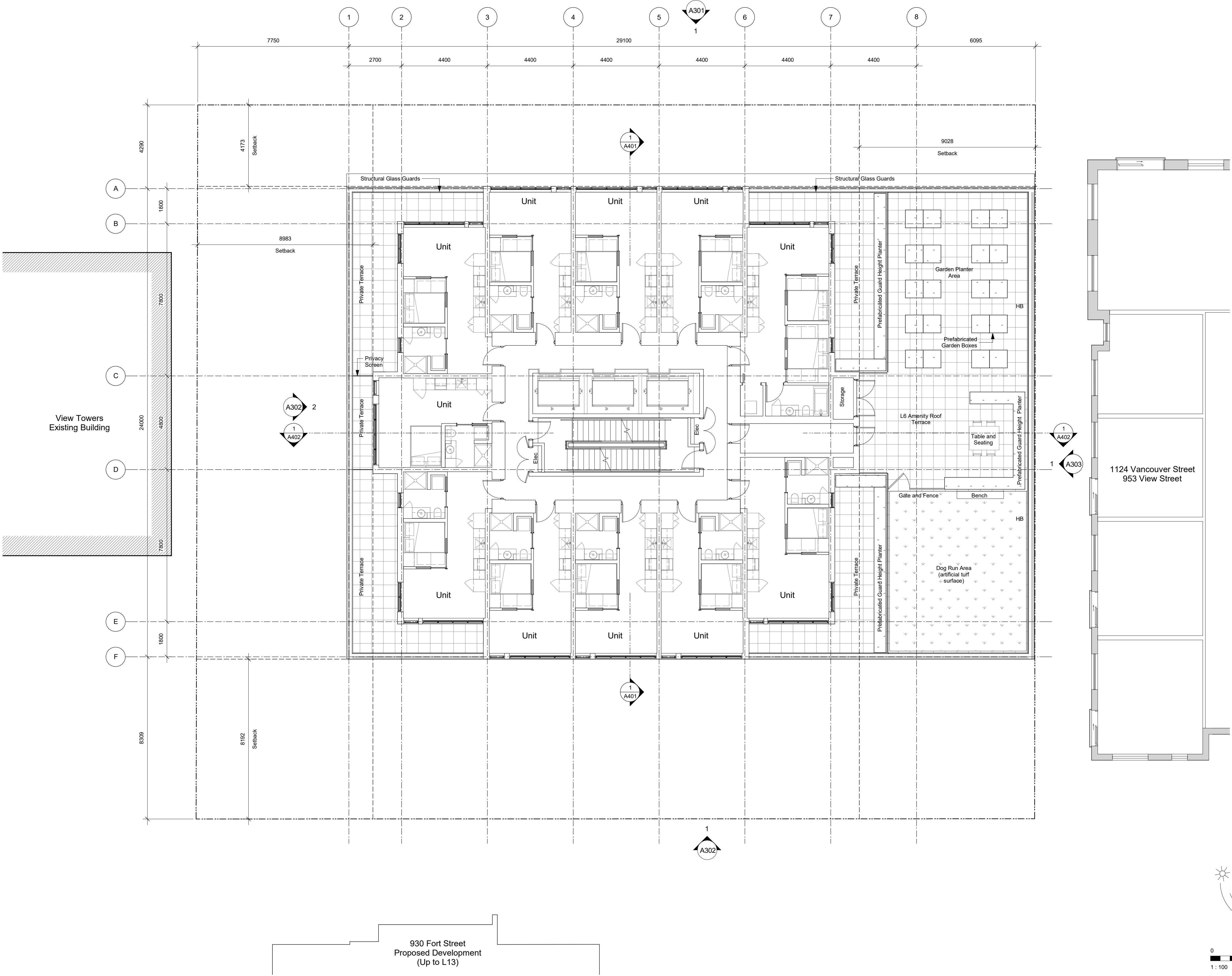
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Levels 3-5 Plan



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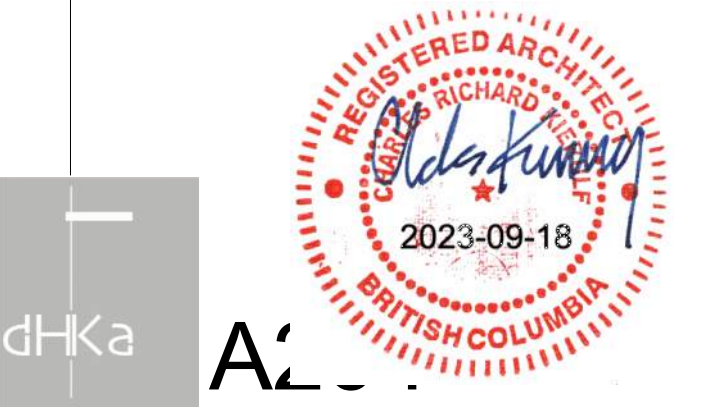
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NOTE: All dimensions are shown in millimeters.

View St. Residential

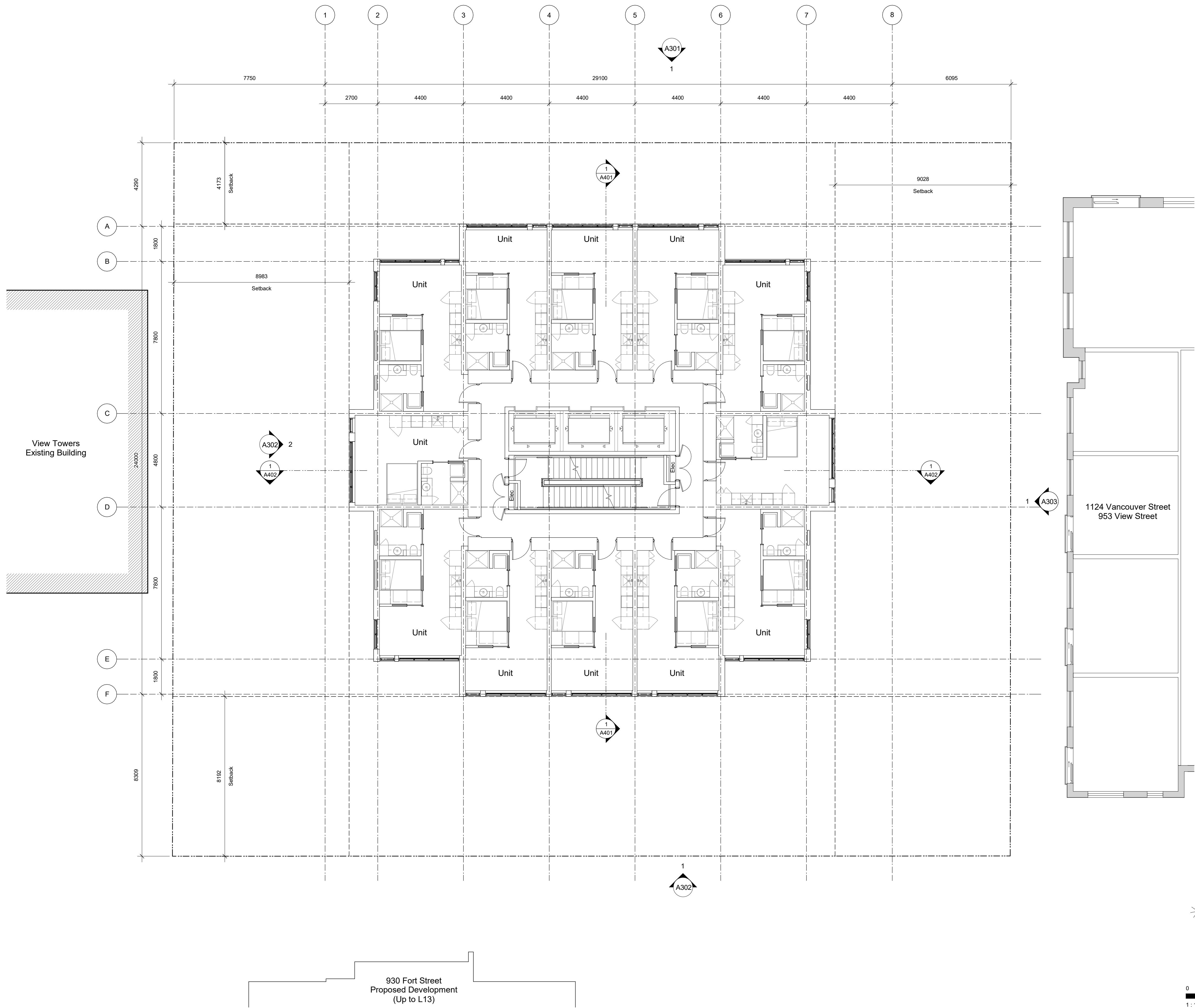
937 View Street

Levels 6 Plan



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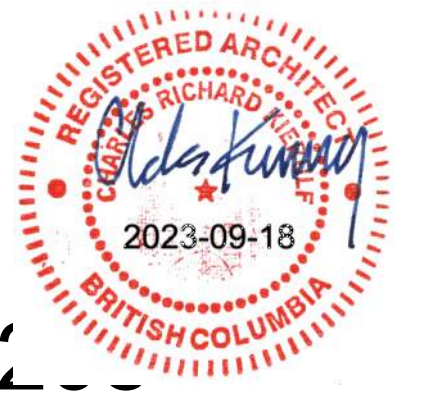
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20-01-08 Issued for DP Revisions 1
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Plot Date 23-05-09 Drawing File
Drawn By RCI Checked By ADM
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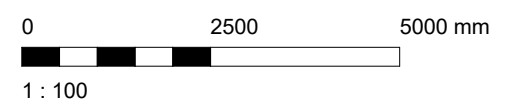
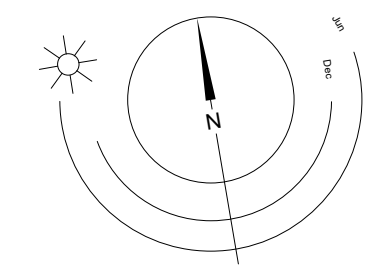
View St. Residential

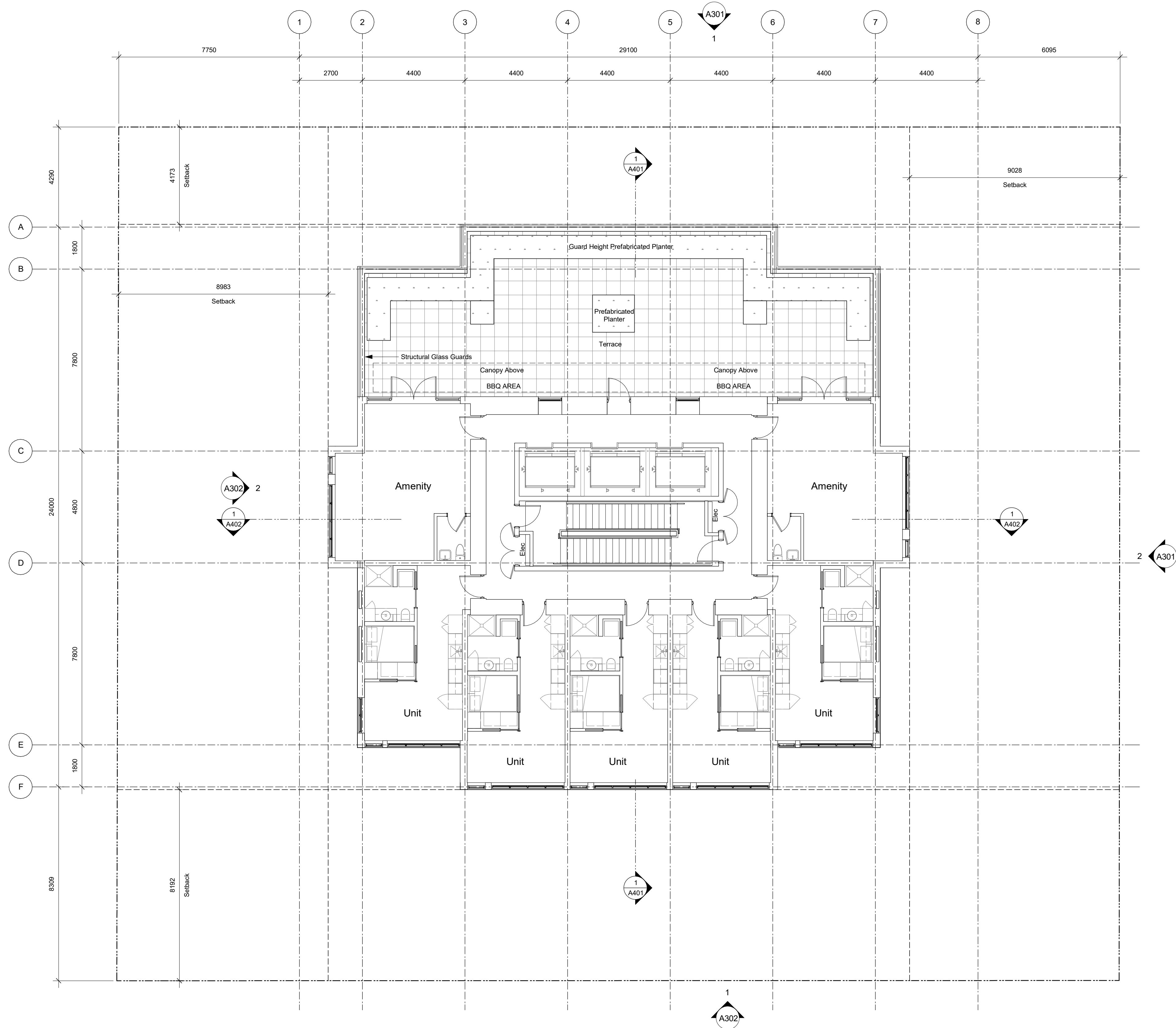
937 View Street

Levels 7-22 Plan



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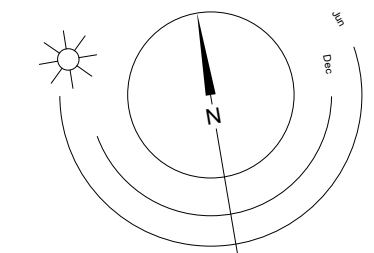
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NOTE: All dimensions are shown in millimeters.

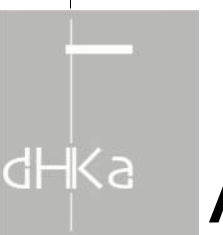
View St. Residential

937 View Street

Level 23 Plan



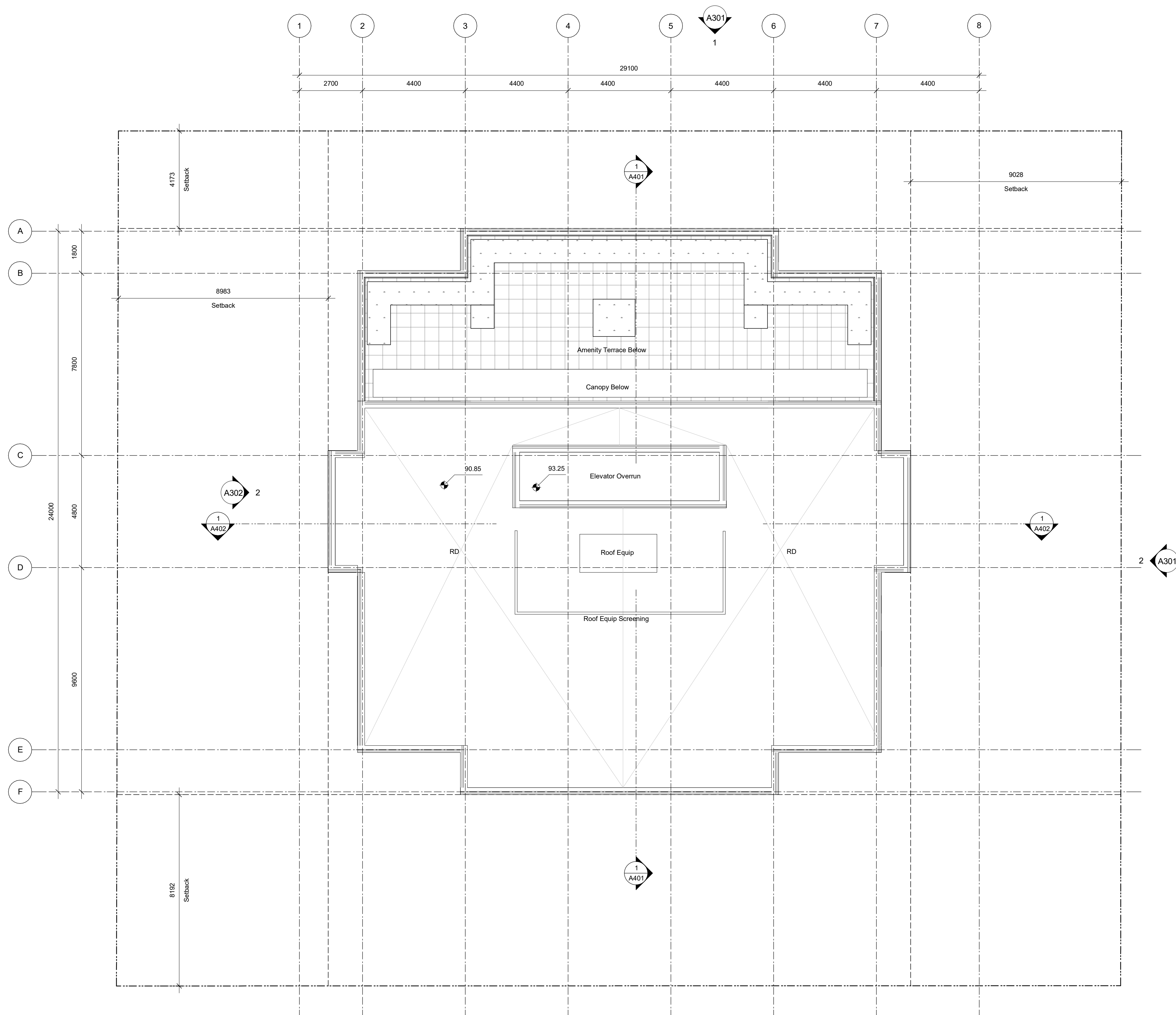
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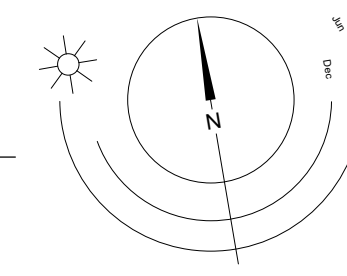
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1 Roof - Overall
A209 SCALE: 1 : 100



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

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View St. Residential

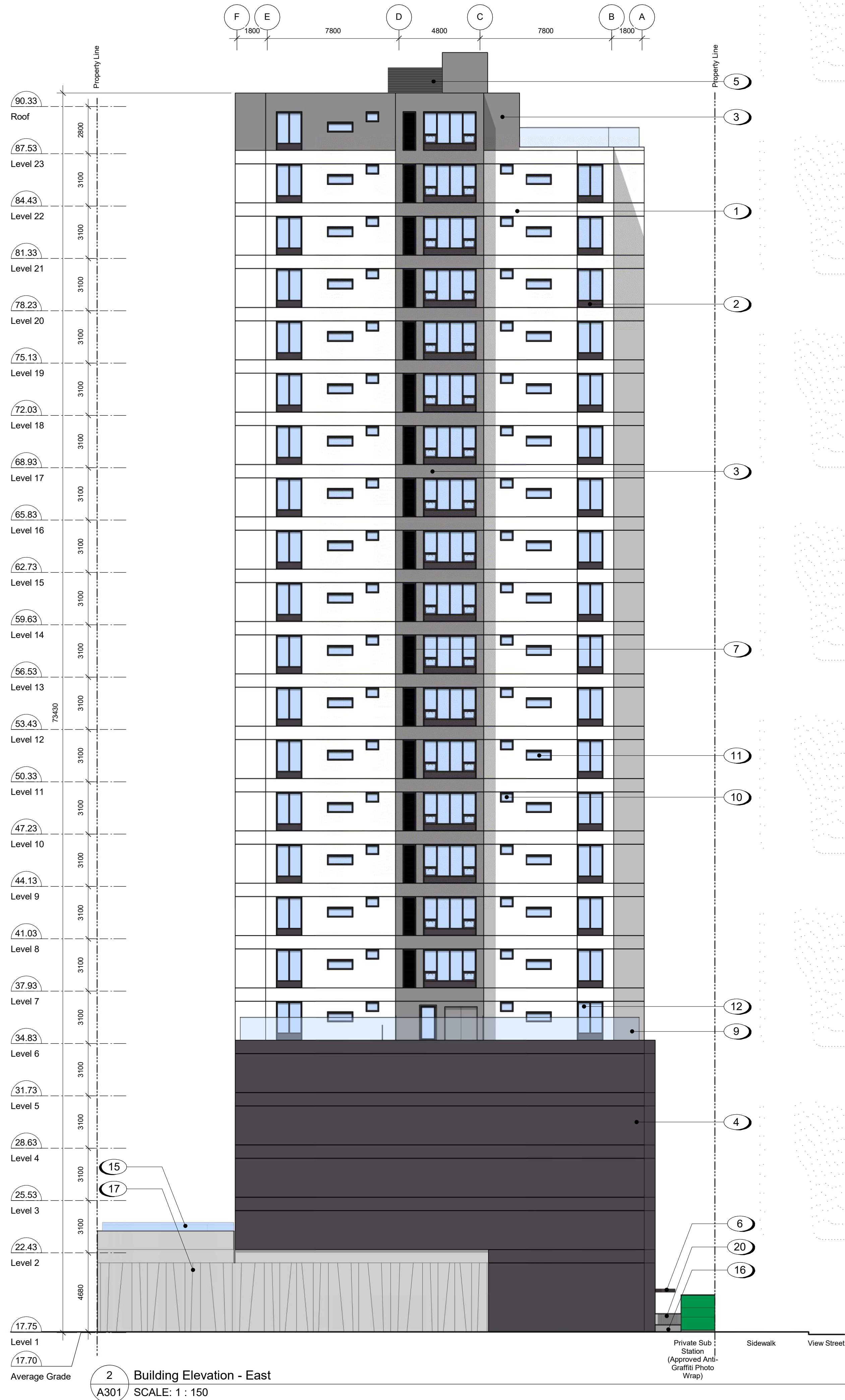
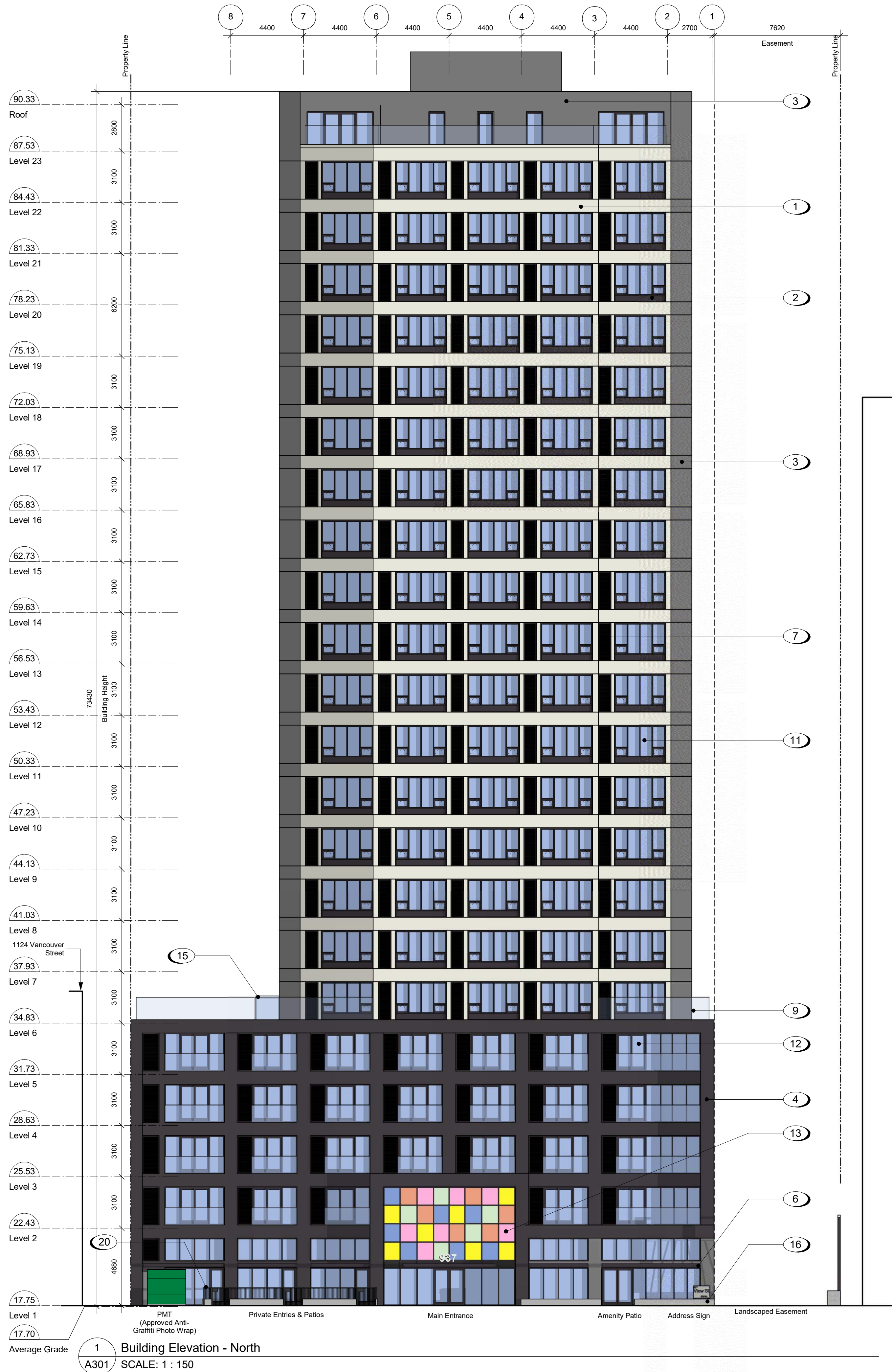
937 View Street

Roof Plan

REGISTERED ARCHITECT
RICHARD KARCHITECTS
2023-09-18
BRITISH COLUMBIA

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Materials Schedule

- 1 Rainscreen Panel System - White Texture
- 2 Rainscreen Panel System - Dark Gray
- 3 Rainscreen Panel System - Gray Texture
- 4 Rainscreen Panel System - Dark Gray Texture
- 5 Prefinished Louvered Metal Mechanical Screen - Dark Gray
- 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Panel System - Zinc Coloured Louver Finish
- 8 Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
- 10 Low-E Insulated Frosted Window with Zinc Coloured Frame
- 11 Low-E Insulated Glass Window with Zinc Coloured Frame
- 12 Low-E Insulated Glass Sliding Door with Safety Film
- 13 Low-E Insulated Glass Window Wall System with LED Backlit Colours
- 14 Low-E Insulated Glass Window Wall System
- 15 Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
- 16 Architectural Exposed Concrete
- 17 Decorative Concrete Wall
- 18 Painted Metal Door
- 19 Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
- 20 Painted Metal Fence - Black

23-08-15 Issued for DP Revisions 6
23-05-09 Issued for DP Revisions 5
21-12-20 Issued for DP Revisions 4
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 23-05-09 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

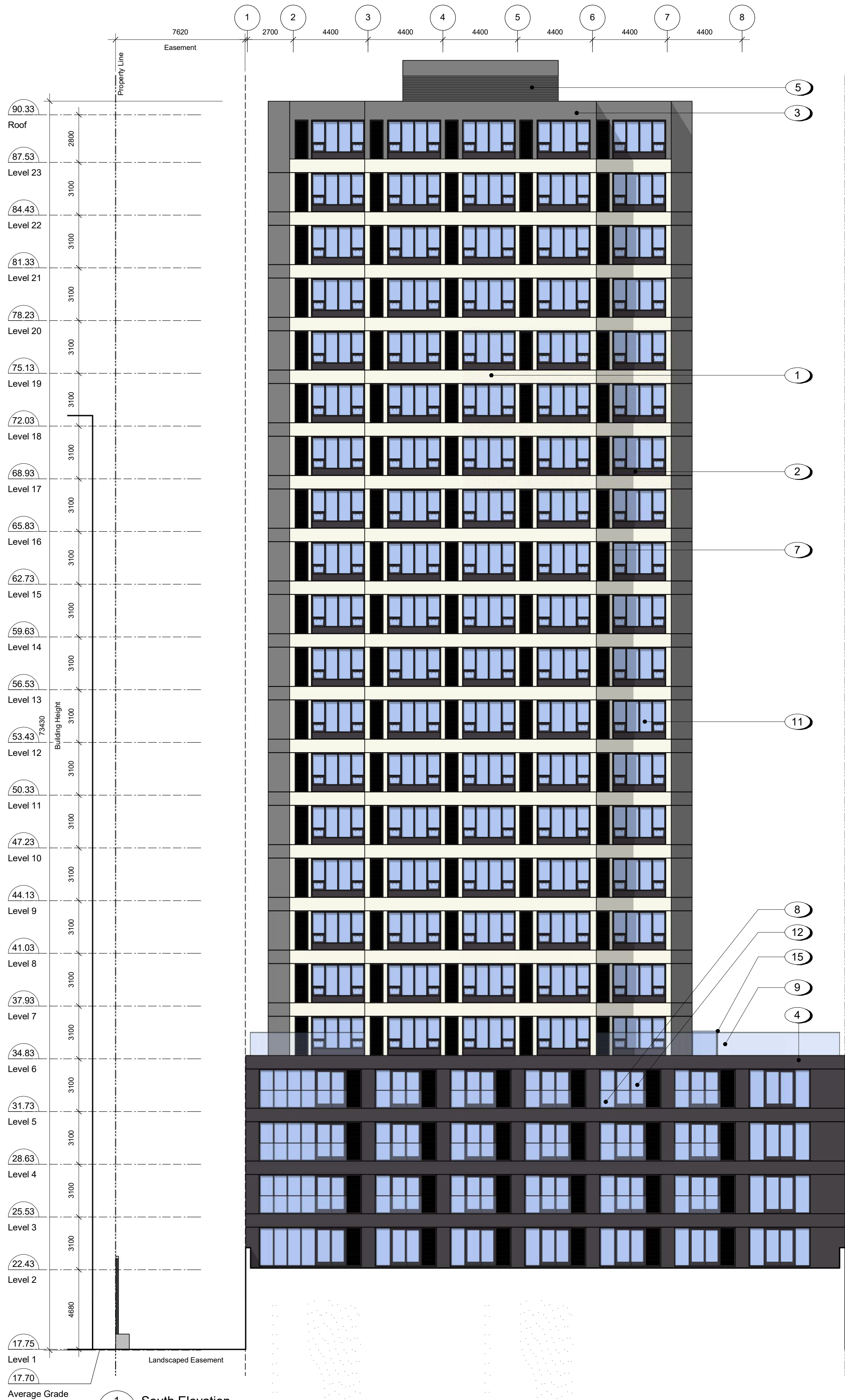
937 View Street

Building Elevations

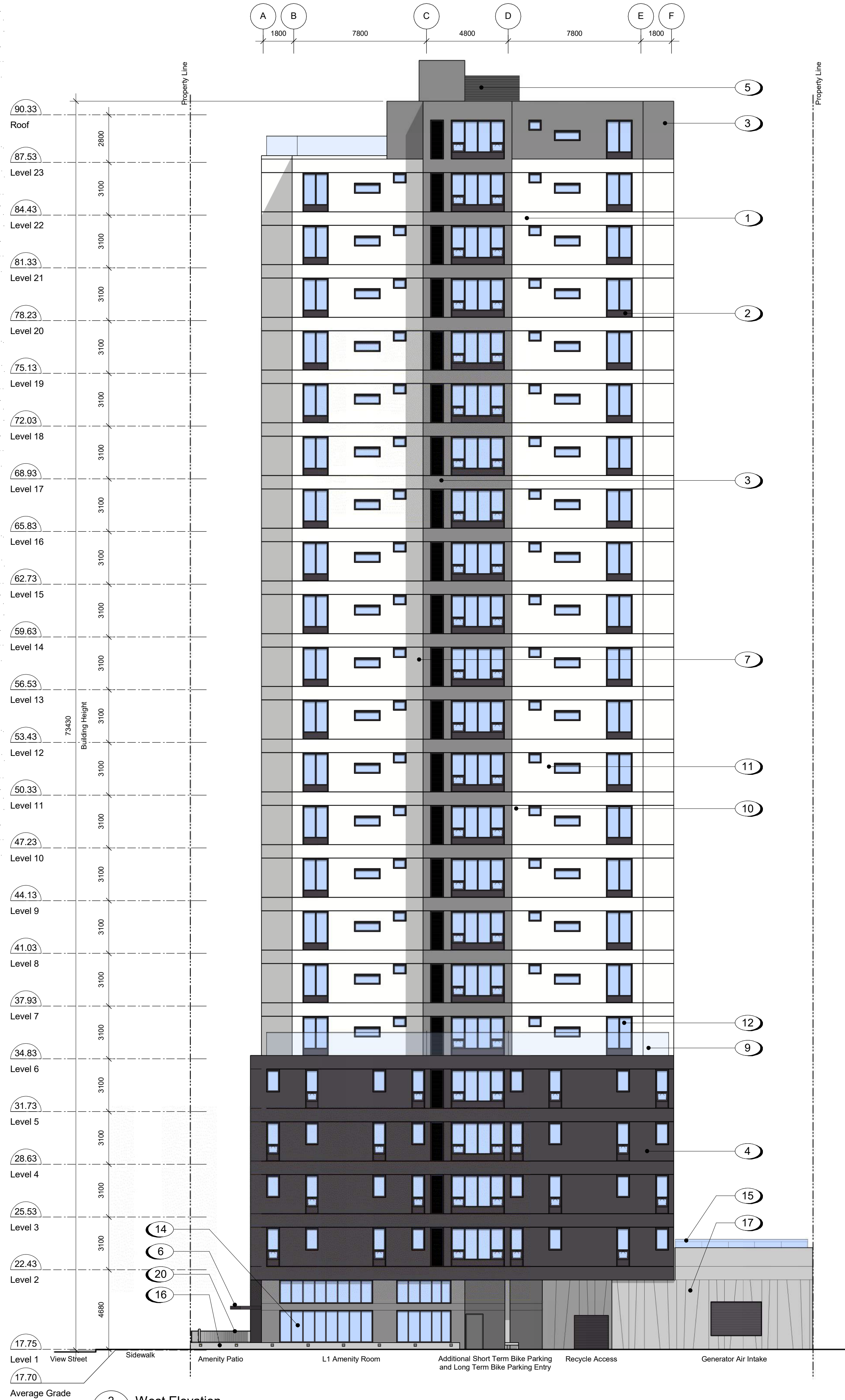


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1 South Elevation
A302 SCALE: 1 : 150



2 West Elevation
A302 SCALE: 1 : 150

Materials Schedule

- 1 Rainscreen Panel System - White Texture
- 2 Rainscreen Panel System - Dark Gray
- 3 Rainscreen Panel System - Gray Texture
- 4 Rainscreen Panel System - Dark Gray Texture
- 5 Prefinished Louvered Metal Mechanical Screen - Dark Gray
- 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
- 7 Rainscreen Panel System - Zinc Coloured Louver Finish
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20-08-12 Issued for DP Revisions 2
20-01-08 Issued for DP Revisions 1
19-10-02 Issued for DP

Plot Date 23-05-09 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Building Elevations



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1 Building Elevation - East - Adjacent Window Overlay
A303 SCALE: 1 : 100

Notes

Area of Window on Adjacent Building

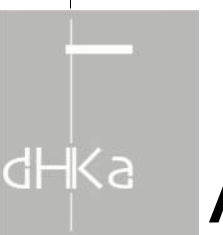
23-08-15 Issued for DP Revisions 6
20-08-12 Issued for DP Revisions 2

Plot Date 23-05-09 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922
NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Adjacent Buildings Analysis



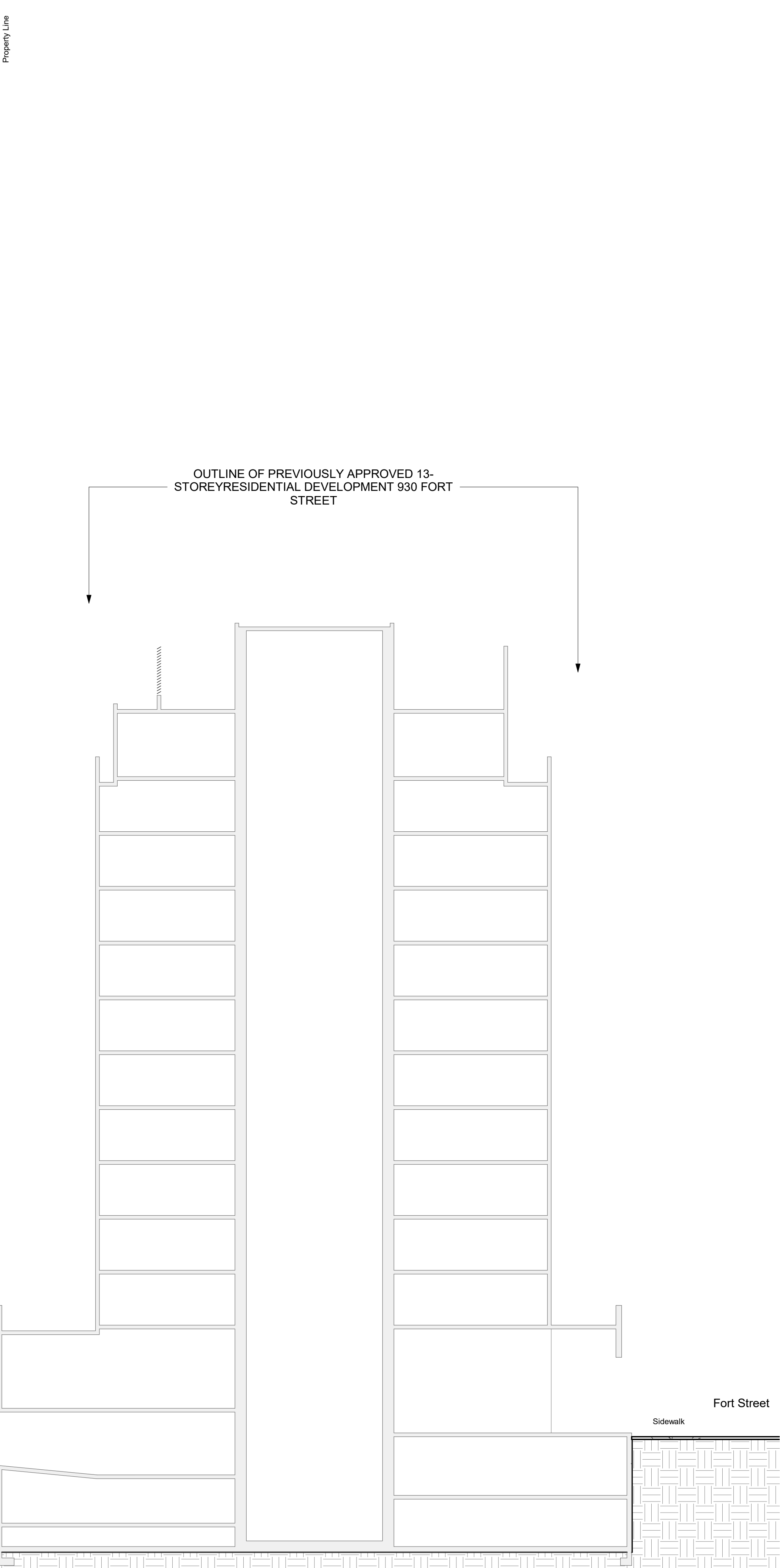
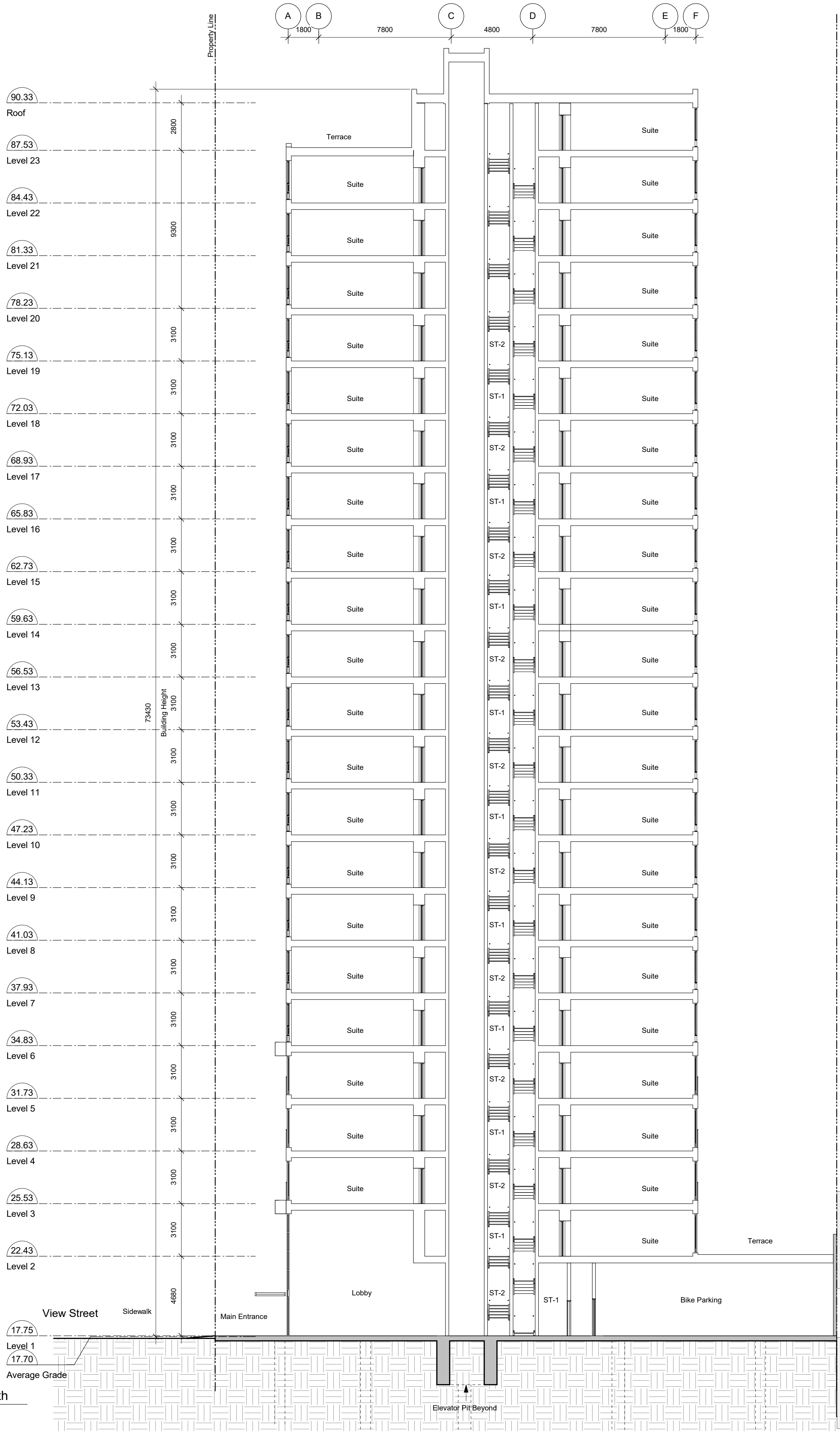
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2023-09-18 2:20:57 PM

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 Submission dated 2021-03-17.

23-05-09	Issued for DP Revisions 5
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

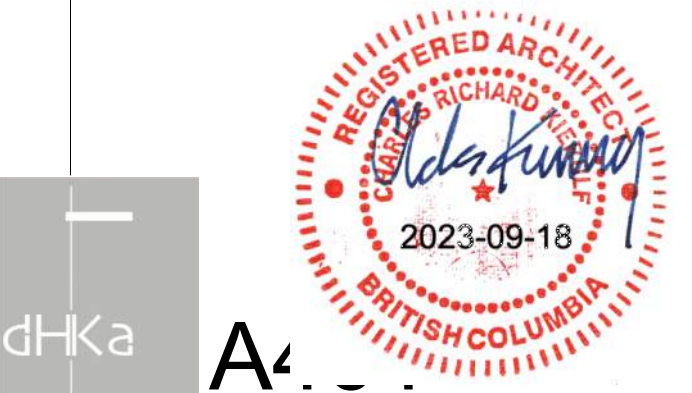
Plot Date	23-05-09	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	As indicated	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

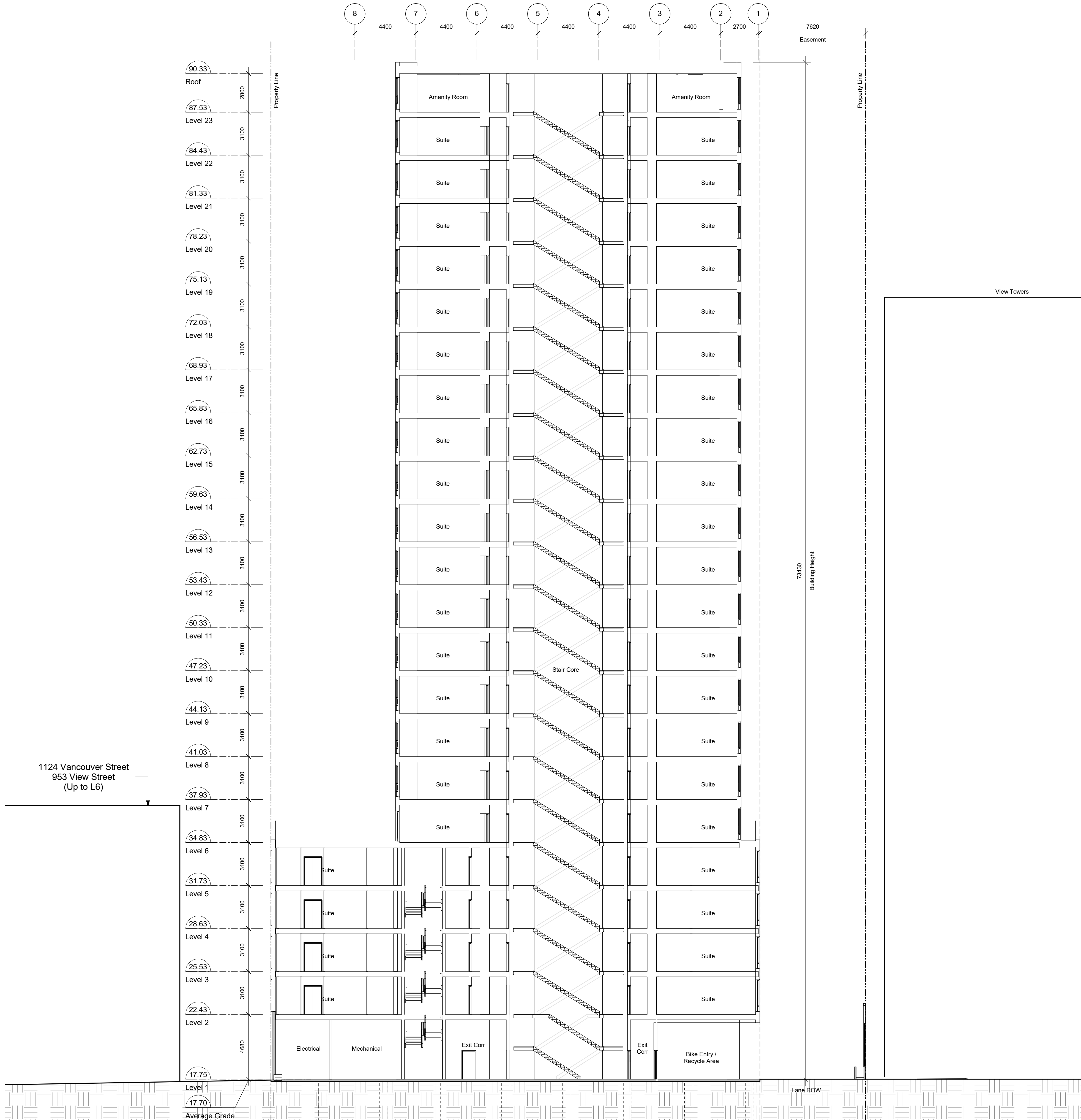
Building Sections



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2023-09-18 2:20:59 PM



1 Building Section - East/West
A402 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 Submission dated 2021-03-17.

23-05-09 Issued for DP Revisions 5
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 23-05-09 Drawing File
Drawn By RCI Checked By ADM
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

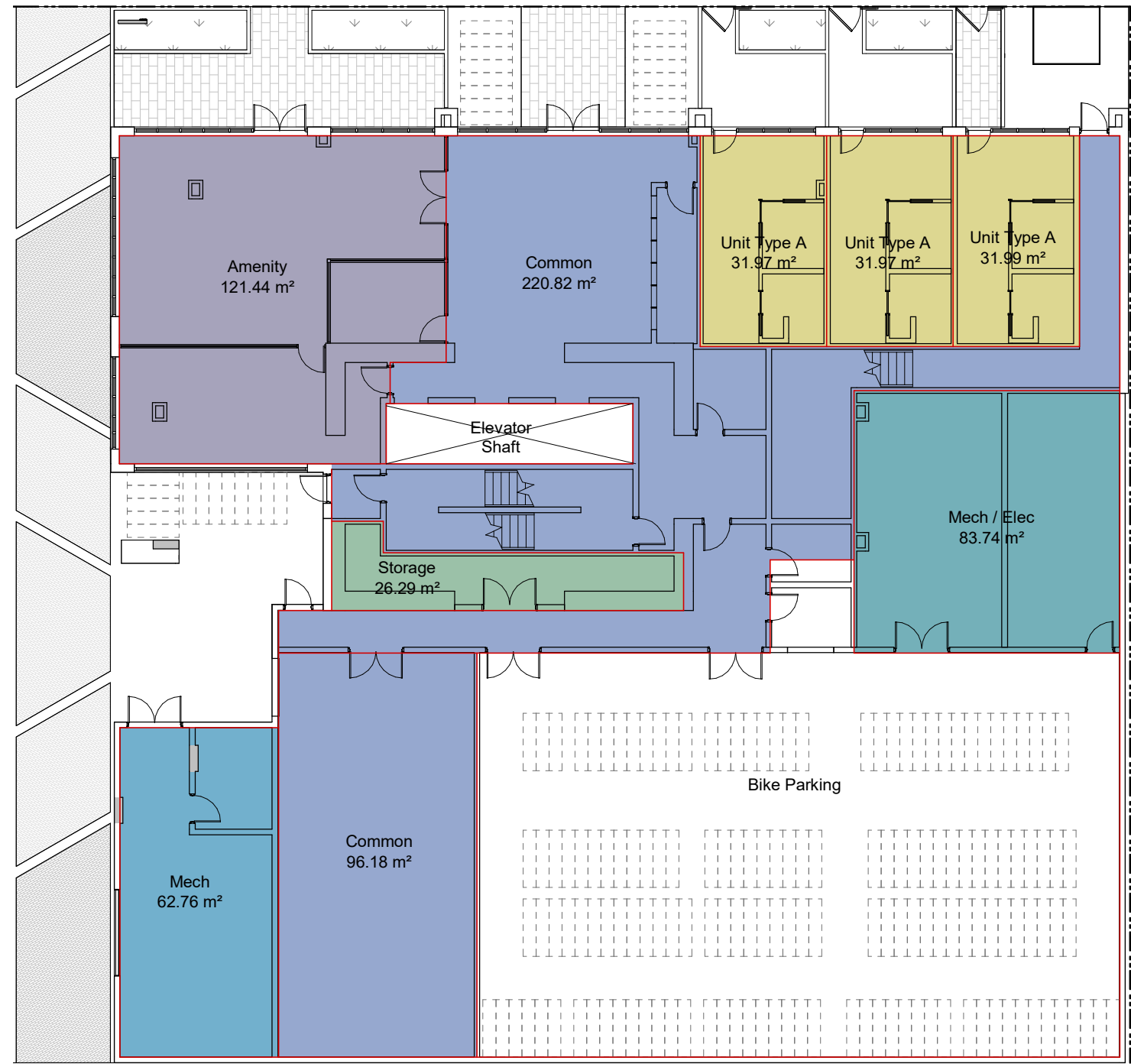
937 View Street

Building Sections

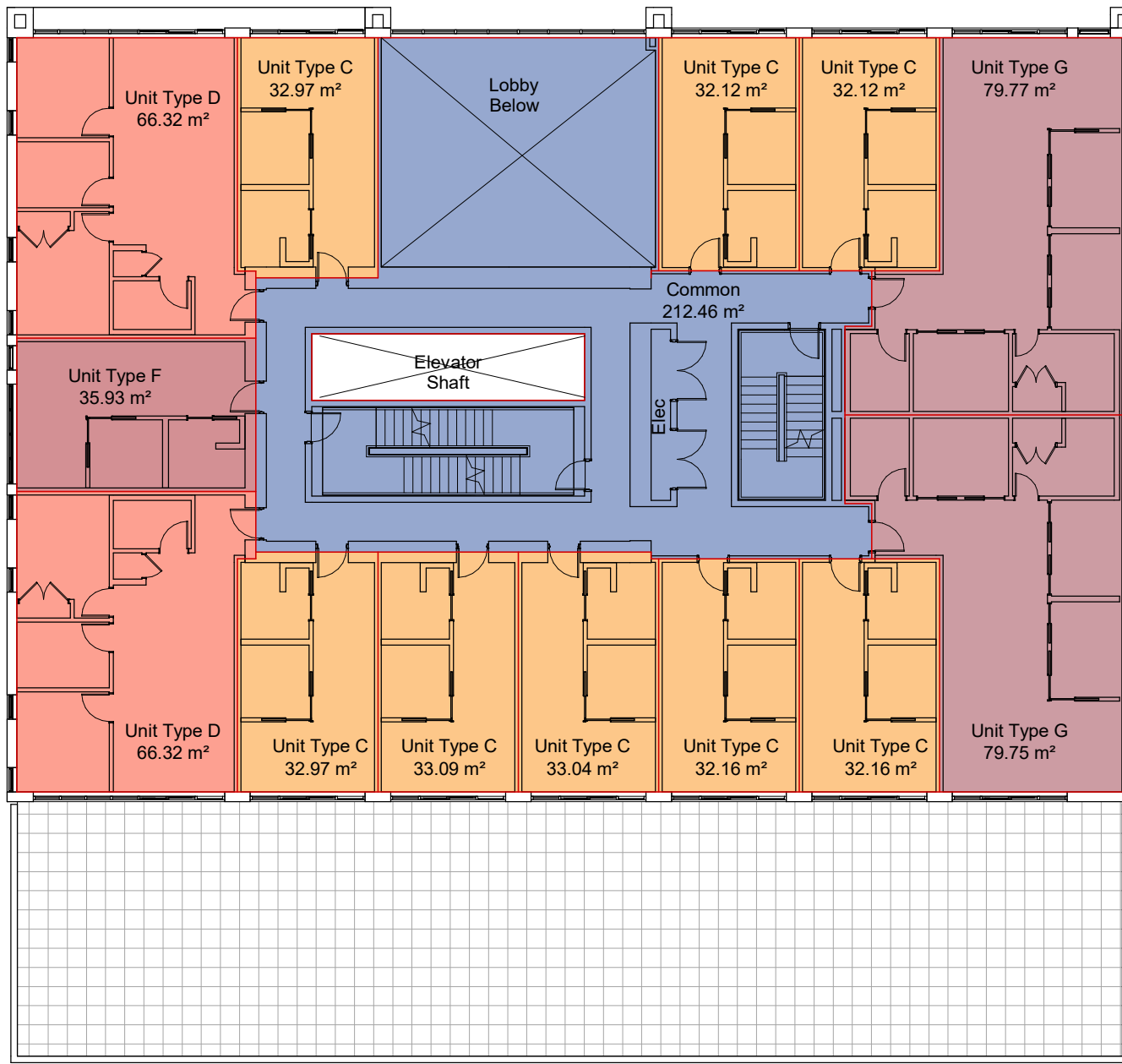


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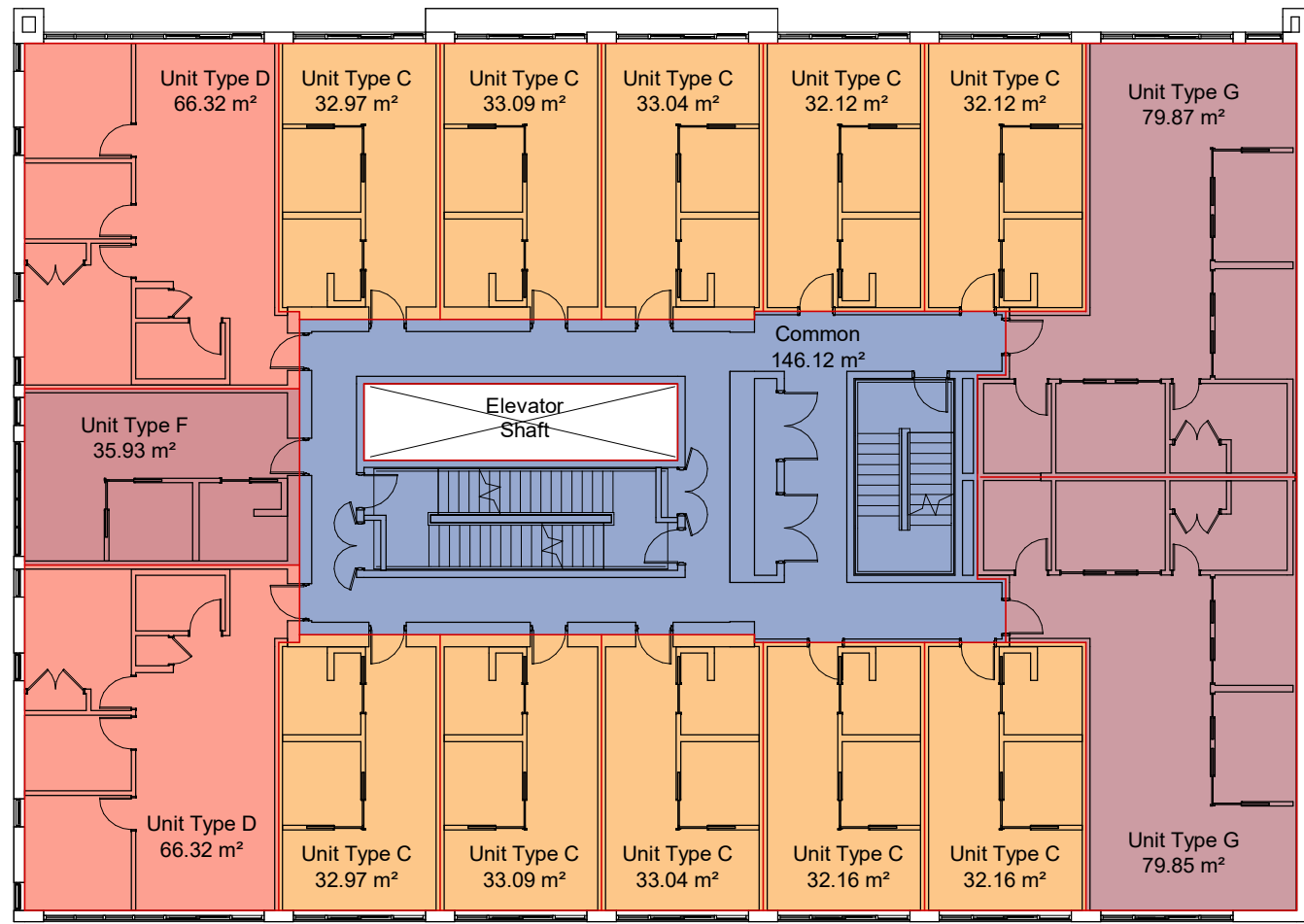
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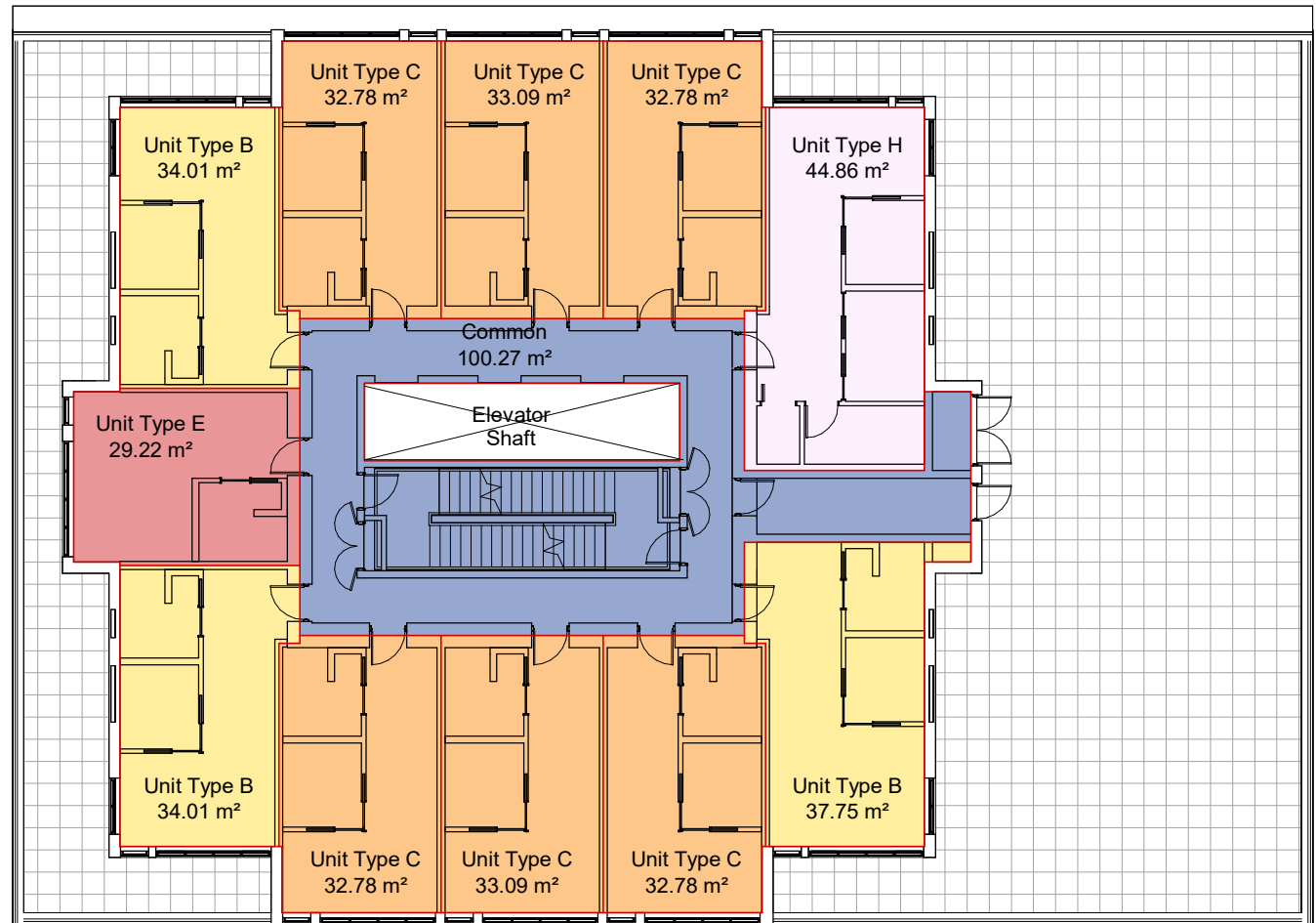
1 Level L1 Area Plan
A911 SCALE: 1 : 200



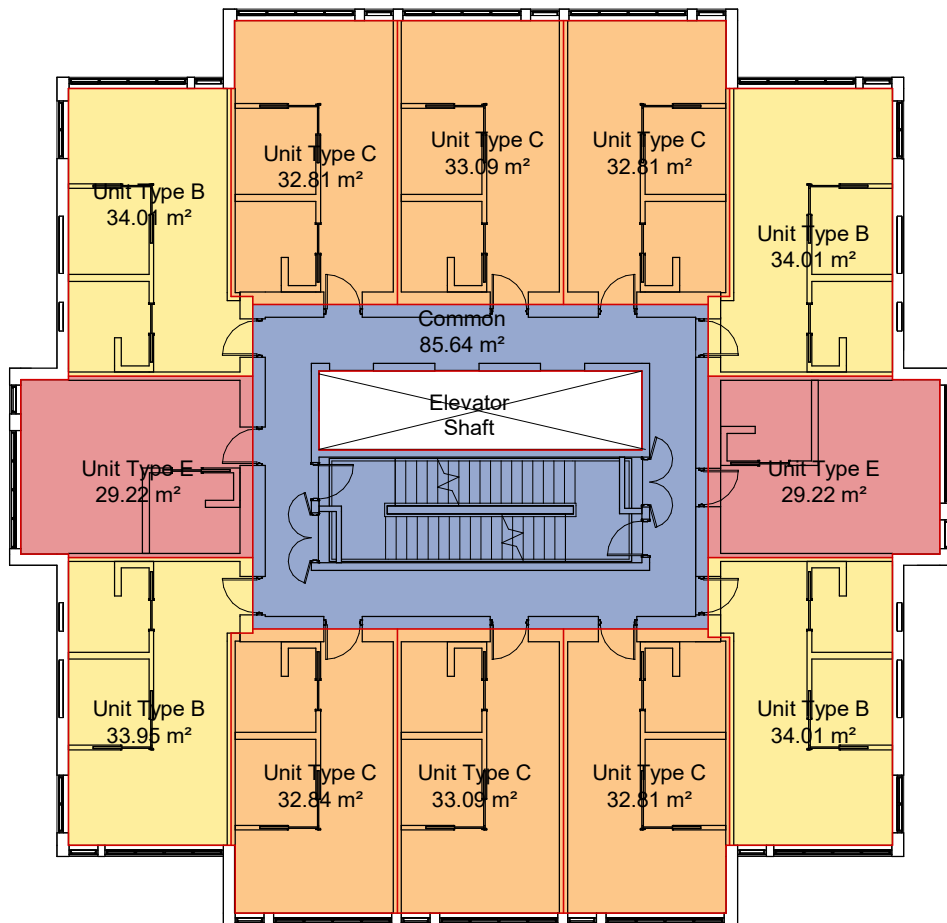
2 Level L2 Area Plan
A911 SCALE: 1 : 200



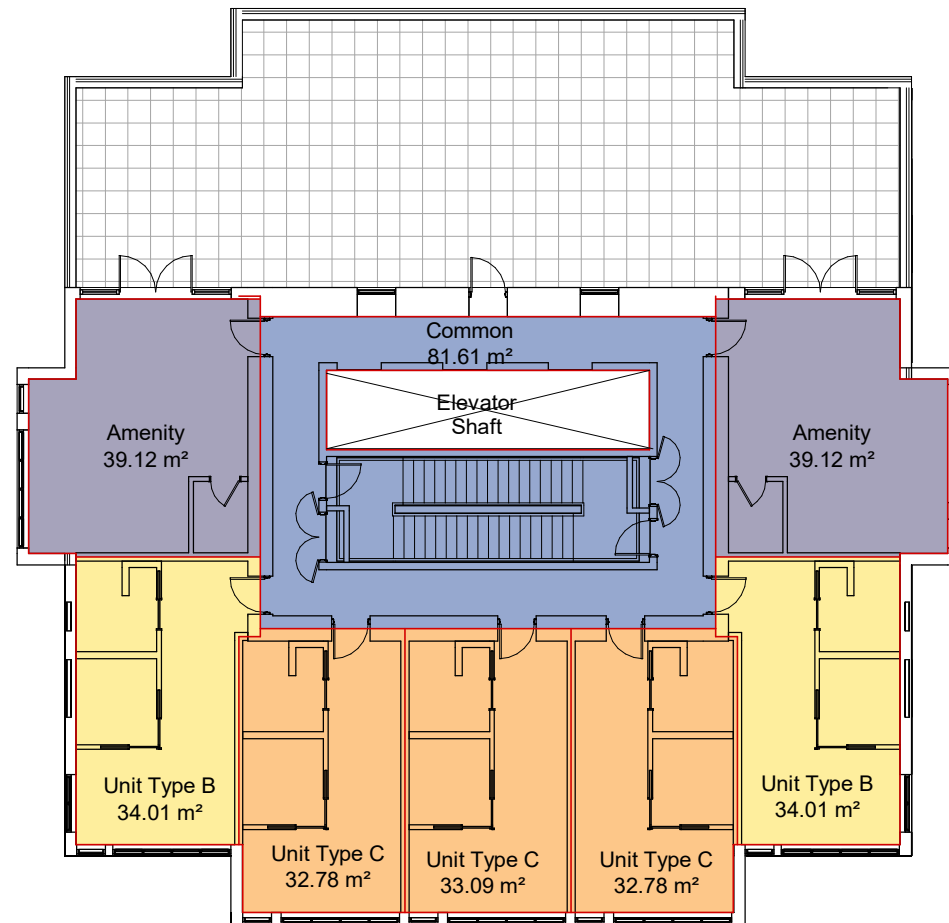
3 Levels L3-L5 Area Plan
A911 SCALE: 1 : 200



5 Level L6 Area Plan
A911 SCALE: 1 : 200



6 Levels L7-L22 Area Plan
A911 SCALE: 1 : 200



4 Level L23 Area Plan
A911 SCALE: 1 : 200

Floor Areas

Level	Area
Not Placed	0 m²
Level 1	707 m²
Level 2	801 m²
Level 3	801 m²
Level 4	801 m²
Level 5	801 m²
Level 6	477 m²
Level 7	478 m²
Level 8	477 m²
Level 9	478 m²
Level 10	478 m²
Level 11	478 m²
Level 12	478 m²
Level 13	478 m²
Level 14	477 m²
Level 15	478 m²
Level 16	478 m²
Level 17	478 m²
Level 18	478 m²
Level 19	478 m²
Level 20	478 m²
Level 21	478 m²
Level 22	478 m²
Level 23	327 m²
	12356 m²

Area Summary

Site Area	1,572 sm
Total FAR Areas	12,356 sm
FAR	7.86

Unit Type and Count Summary

Studio (Types E)	33
1BR (Types A, B, C, F)	219
2BR (Type H)	1
3BR (Types D, G)	16
Total Units	269

General Notes

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

23-08-15	Issued for DP Revisions 6
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20-09-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1

Plot Date	23-05-09	Drawing File
Drawn By	RCI	Checked By ADM
Scale	As indicated	Project Number 1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View Street

Area Plans



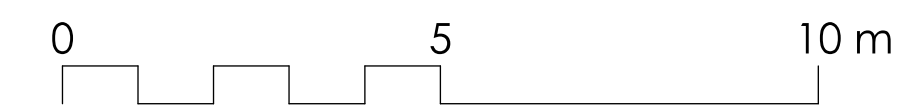
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1 LEVEL 1
Scale: 1:100












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 |
| TW Top of Wall | |
| BW Bottom of Wall | |
| TC Top of Curb | |
| BC Bottom of Curb | |
| TP Top of Pool | |
| BP Bottom of Pool | |
| TS Top of Stairs | |
| BS Bottom of Stairs | |

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

	Main Entry Paving <i>Concrete Unit Paving</i>
	Patio Paving <i>Concrete Unit Paving</i>
	Permeable Paving <i>Permeable Concrete Unit Paving</i>
	Driveway Paving <i>Vehicular Concrete Unit Paving, natural/light colour</i>
	Driveway Paving <i>Vehicular Concrete Unit Paving, charcoal/dark colour</i>
	Cast in place concrete paving <i>Fine broom finish</i>
	Rain Garden Area on Grade <i>450 mm depth growing medium</i>
	Raised Planting Area <i>Growing medium depth varies, minimum 450 mm</i>
	Structural Soil Cells <i>1 soil cell depth</i>

LANDSCAPE FURNISHINGS

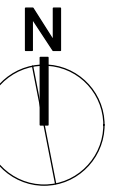
 **Wood Bench with Backrest**
2 total @ 1765mm Length x 610mm Depth
Maglin MBE-0870-00025

 **Type A: Modern Metal Bin**
1 total

 **Bicycle Rack**
14 total

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and specifications are site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

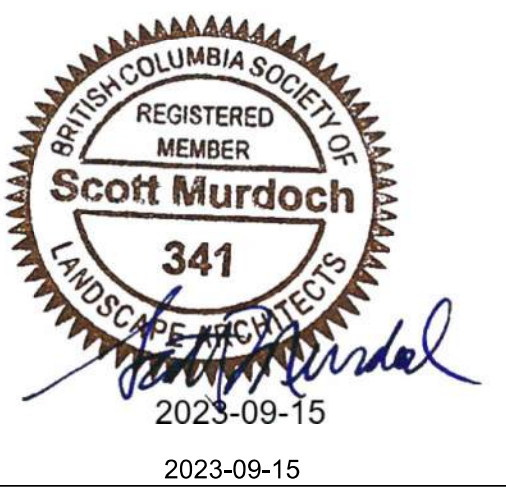


7	DP REV	23.09.1
6	DP REV	23.05.10
5	DP REV	21.04.30
4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07
rev no	description	date



200 - 524 Culduthel Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892



client

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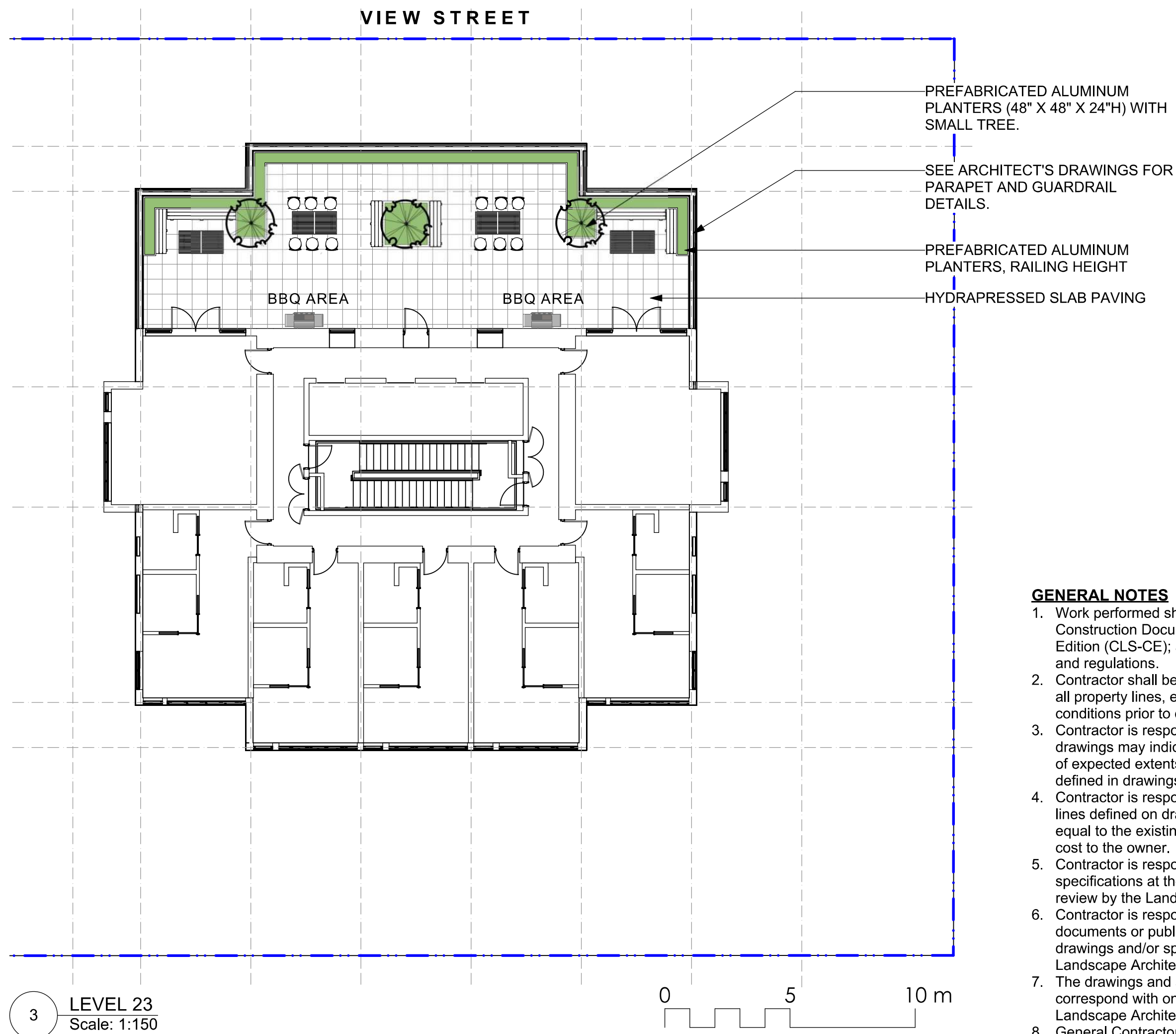
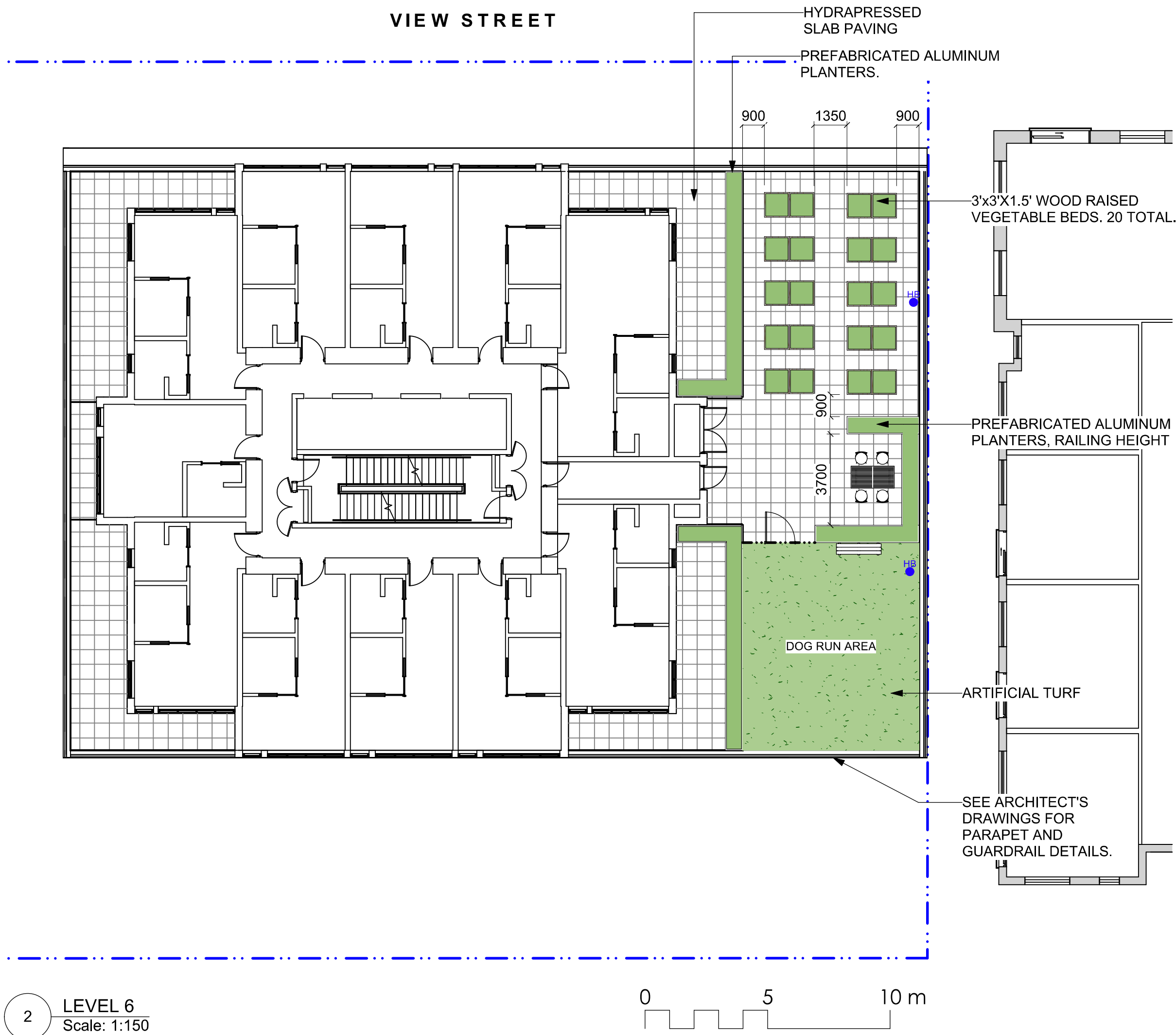
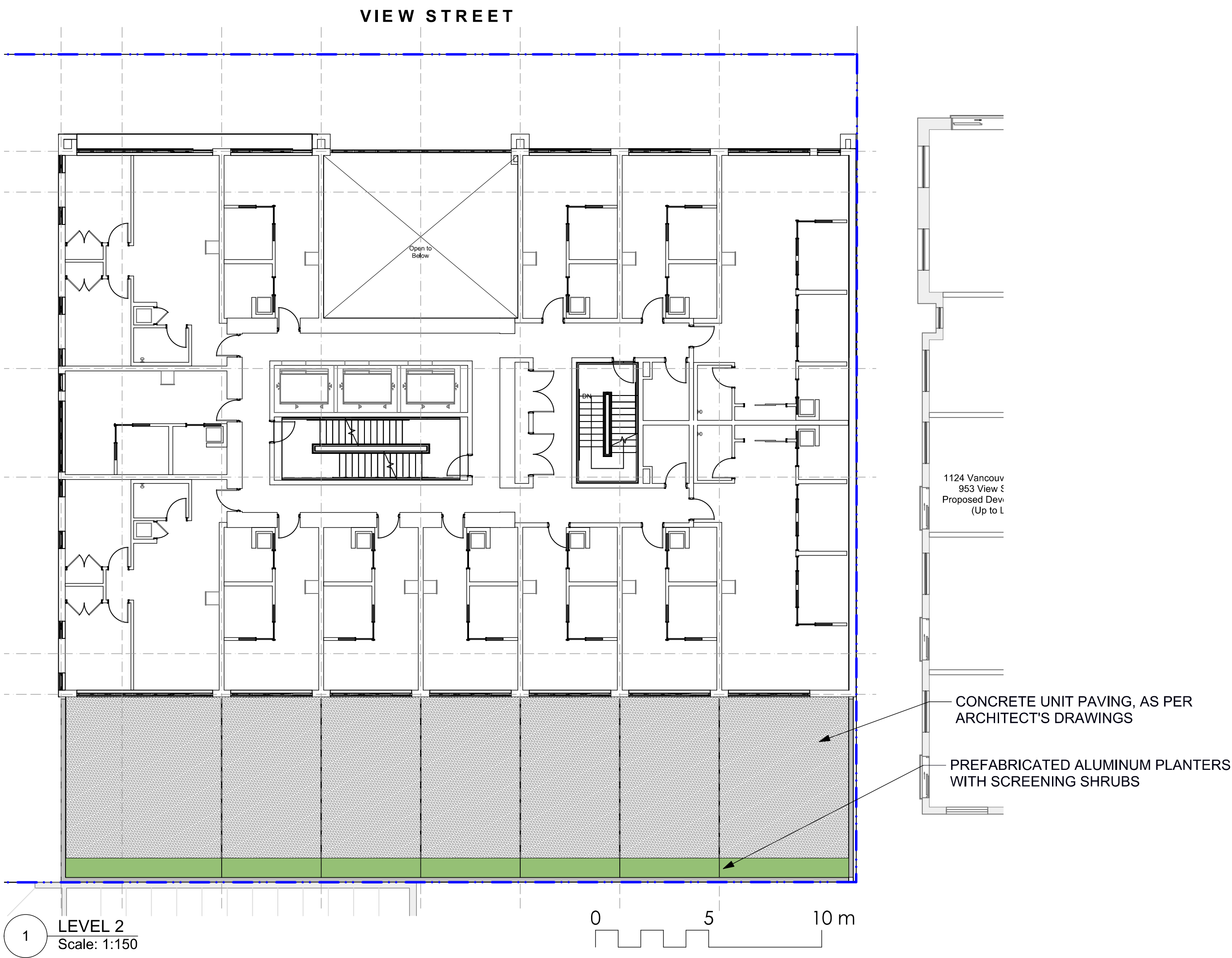
project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

Landscape Materials: Ground Level

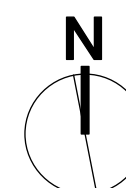
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scale	AS NOTED	@ 24"x36"
drawn by	ML	
checked by	SM/PdG	
revision no.	sheet no.	

L1.01

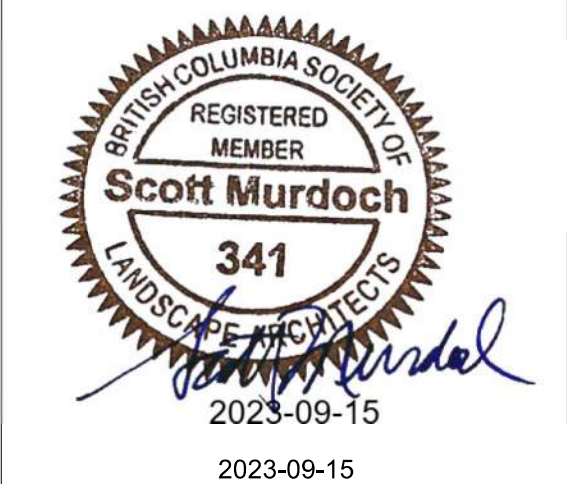


GENERAL NOTES

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8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.



rev no	description	date
7	DP REV	23.09.1
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3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07

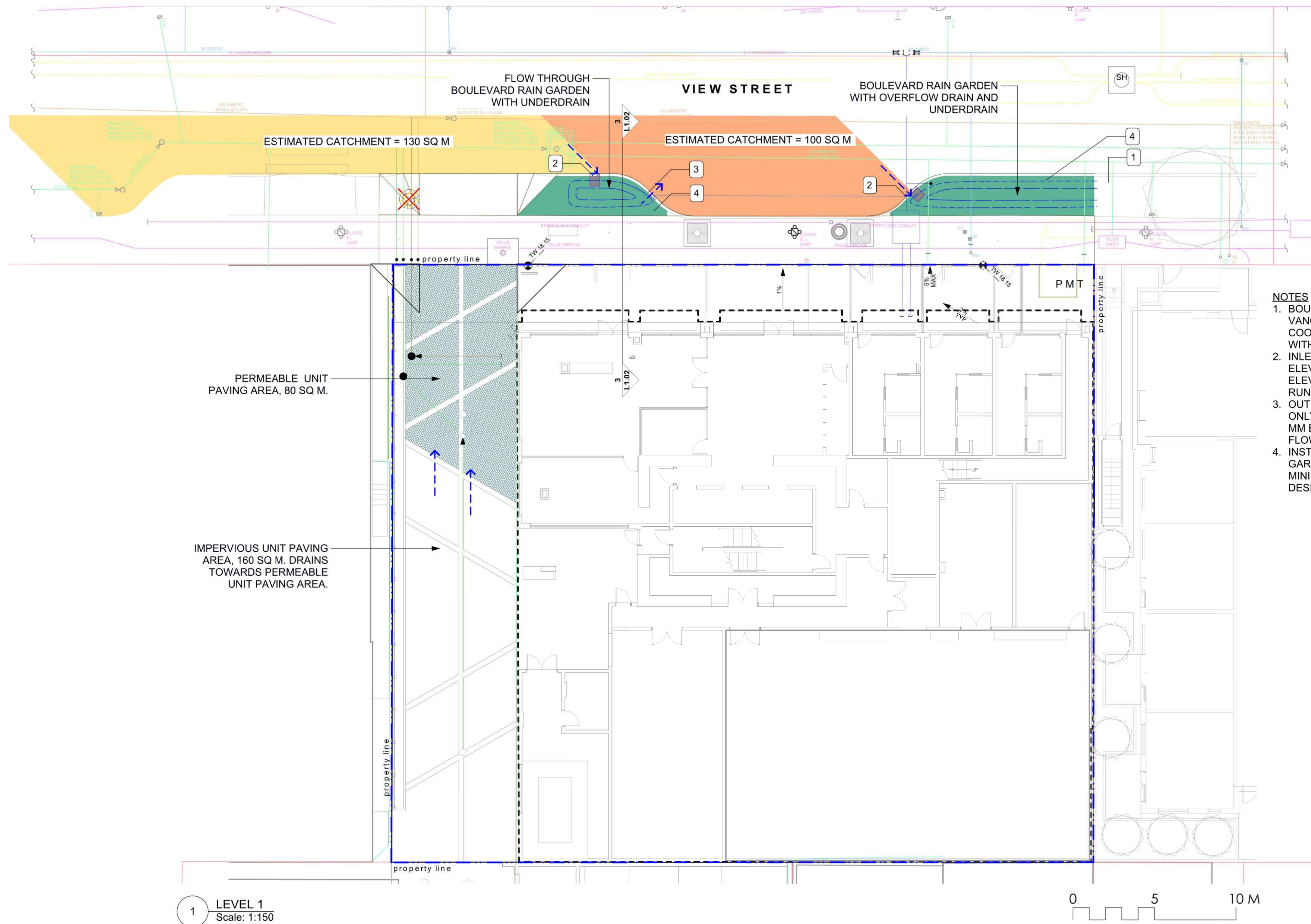


client
NELSON INVESTMENTS, INC.

project
**VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC**

sheet title
**Landscape
Materials: Upper
Levels**

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.
7	L1.02

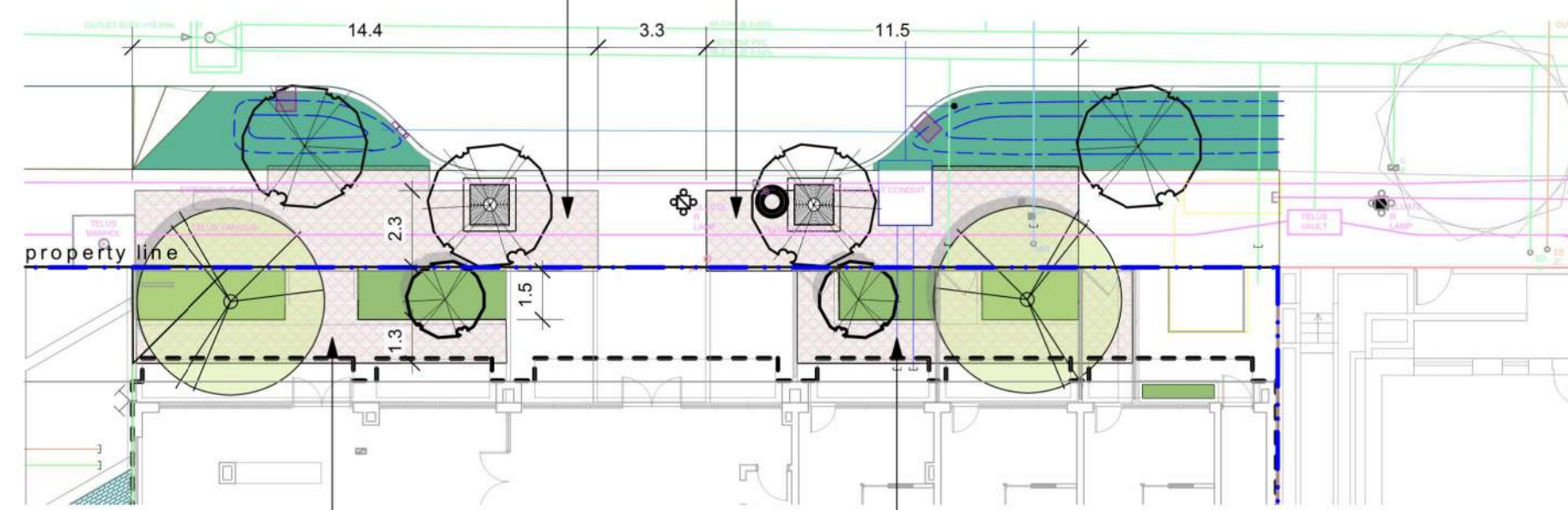


1 LEVEL 1
Scale: 1:150

15.75 CU M GROWING MEDIUM /TREE. 17 CU M PROVIDED IN RAIN GARDEN AREA, CONNECT SOIL VOLUMES WITH 14.5 CU M IN STRUCTURAL SOIL CELLS (MIN 3 CELLS WIDE X 1 CELL DEEP)

20 CU M GROWING MEDIUM/ TREE. 28.3 CU M PROVIDED IN RAIN GARDEN AREAS, CONNECT PLANTER SOIL VOLUMES WITH 11.2 CU M IN STRUCTURAL SOIL CELLS (MIN 3 CELLS WIDE X 1 CELL DEEP)

VIEW STREET

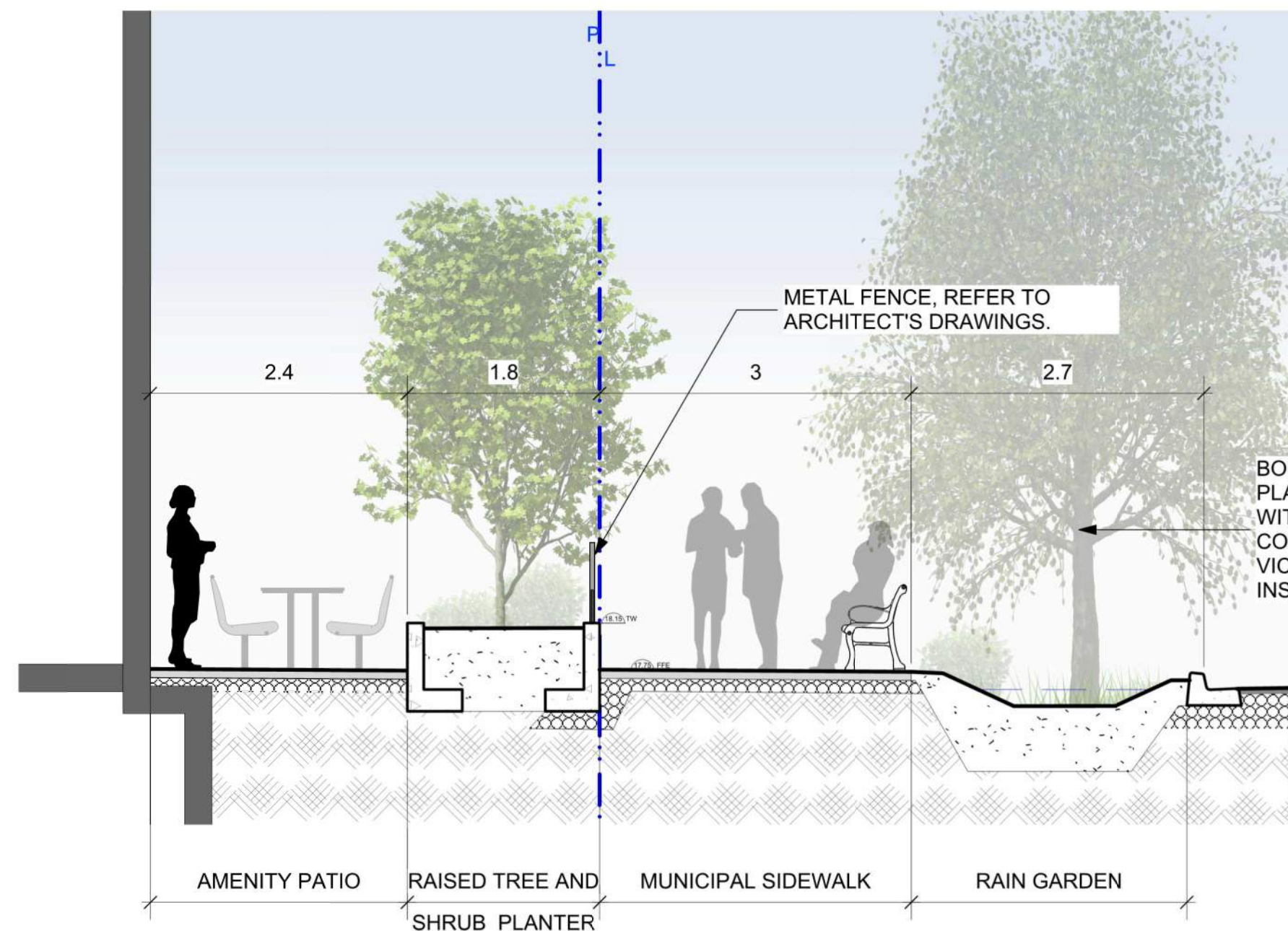


21.5 CU M GROWING MEDIUM FOR 1 MEDIUM AND 1 SMALL TREE. 14.4 CU M PROVIDED IN PLANTER AREAS, CONNECT PLANTER SOIL VOLUMES WITH 7.1 CU M STRUCTURAL SOIL CELLS (1 CELL DEEP).

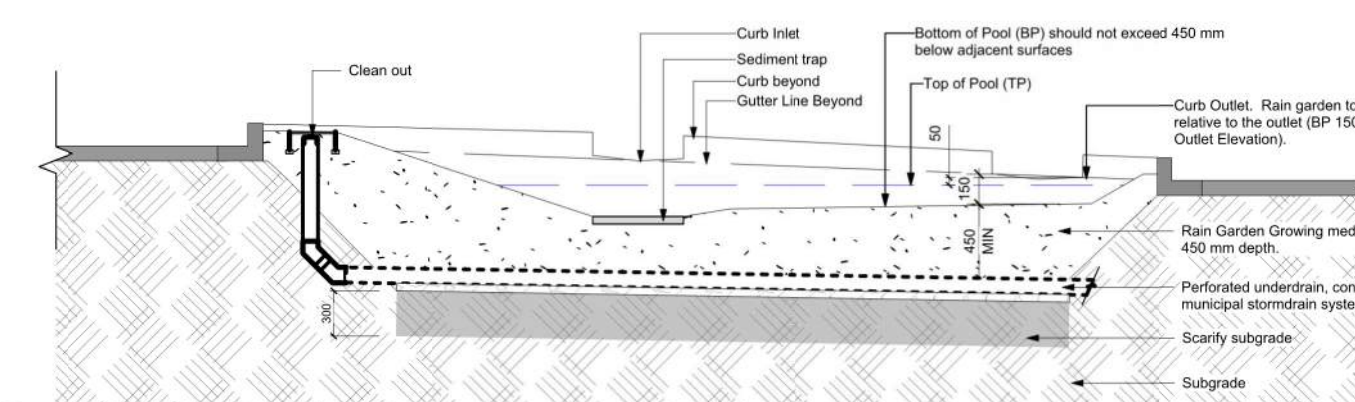
17.5 CU M GROWING MEDIUM FOR 1 MEDIUM AND 1 SMALL TREE. 9 CU M PROVIDED IN PLANTER AREAS, CONNECT PLANTER SOIL VOLUMES WITH 8.5 CU M STRUCTURAL SOIL CELLS (1 CELL DEEP).

3 STRUCTURAL SOIL CELL PLAN
Scale: 1:200

NOTE: DETAILED LAYOUT AND CONSTRUCTION DETAIL(S) TO BE PROVIDED IN BUILDING PERMIT APPLICATION.



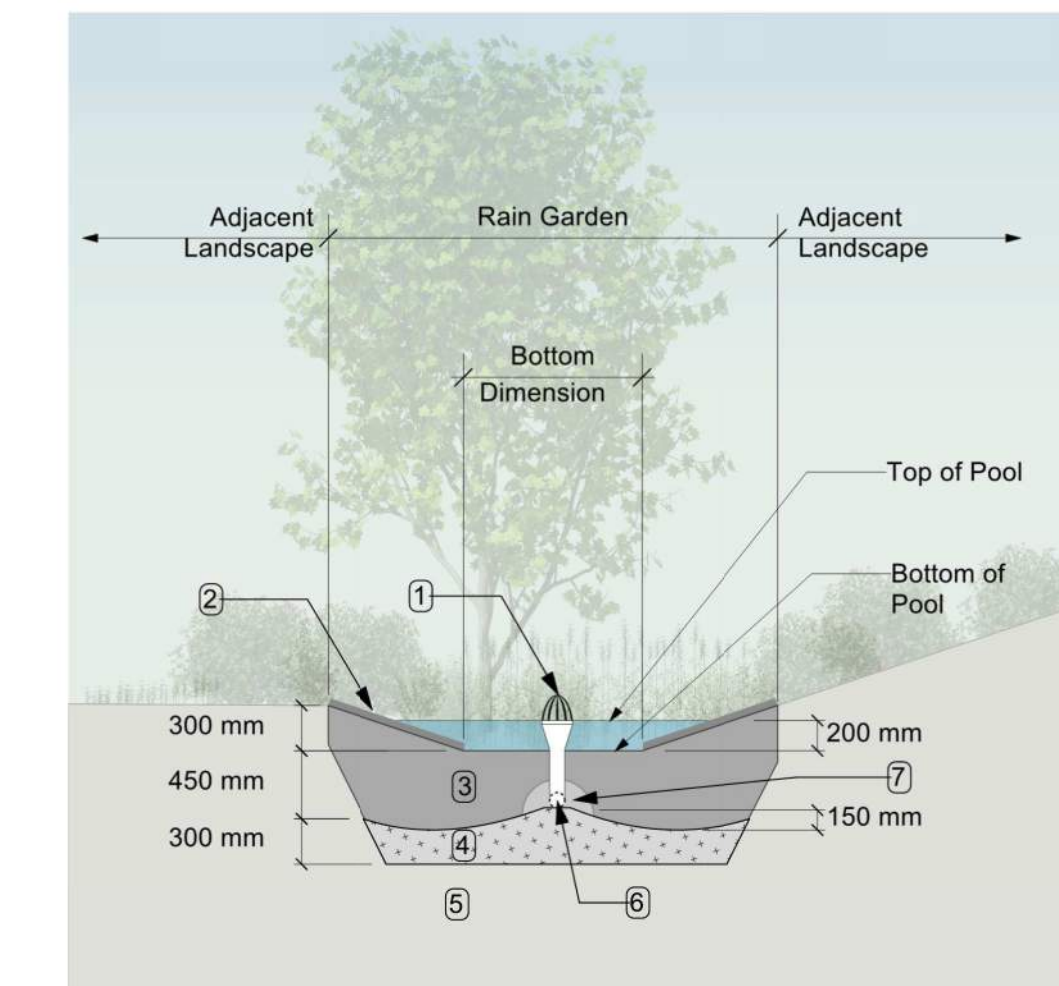
4 SECTION THROUGH FRONTAGE @ RAIN GARDEN
Scale: 1:50



5 Flow-through Rain Garden
Scale: 1:50

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
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TP TOP OF POOL
- BP BOTTOM OF POOL
- TS TOP OF STAIRS
- BS BOTTOM OF STAIRS
- DIRECTION OF FLOW
- RAIN GARDEN
- PERMEABLE UNIT PAVING, MIN 30% OF DRIVEWAY AREA
- IMPERVIOUS AREAS
- PROPOSED ROAD SURFACE DRAINS TO BOULEVARD RAIN GARDEN



- RAIN GARDEN MATERIALS
- Overflow drain, 200 mm domed grate + adapter
 - Composted mulch, 50 - 70 mm depth. Sides of rain garden only.
 - Bio-retention growing medium, 450 mm depth
 - Scarified/tilled subgrade, 300 mm depth
 - Existing subgrade/native material
 - 100 mm diameter (min) perforated pipe
 - 25 mm diameter drain rock. 100 mm depth

2 TYPICAL RAIN GARDEN
NTS

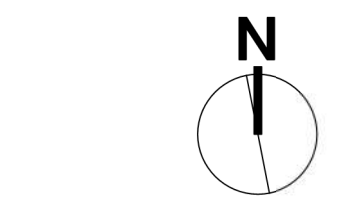
RAIN WATER MANAGEMENT NOTES

Rain gardens are integrated landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

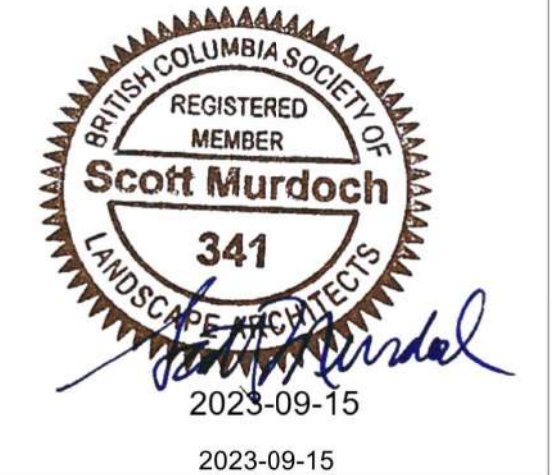
The west rain garden is approximately 2% of the contributing impervious area, and will be designed as flow through planter.

The east rain garden will be designed with underdrains and a high-capacity overflow drain that will be connected to the municipal stormdrain system. The 937 View portion of east rain garden is approximately 20% of the contributing impervious area. Grading, drainage, and planting for the east rain garden will be fully integrated with the adjacent rain garden area, fronting the current development on 1124 Vancouver/953 View Street.

Permeable unit paving will be installed along the north portion of the driveway, as is sized at 30% of driveway area. Impervious areas of driveway will drain towards permeable unit paving area. Refer to Civil Engineers for permeable paving details.



rev no	description	date
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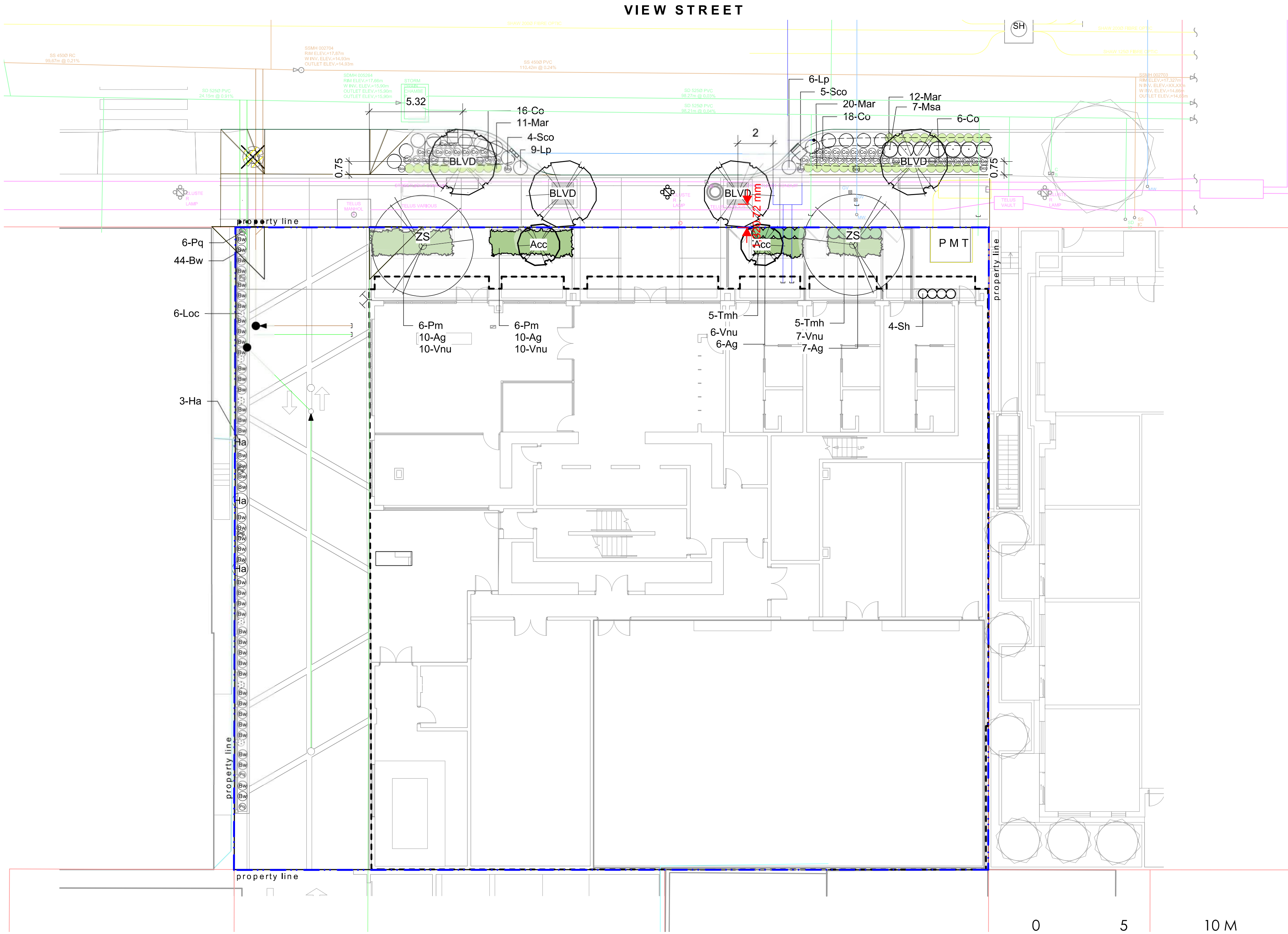


client
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project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Stormwater Management

project no.	119.24
scale	AS NOTED @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.



1 LEVEL 1
Scale: 1:150

LEVEL 1 PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	2	Acer circinatum	Vine Maple	1.8 m height, specimen quality
BLVD	4	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parks	6 cm cal, b+b
ZS	2	Zelkova serrata	Japanese Zelkova	6.0cm cal, b&b
SHRUBS:				
Ag	33	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	40	Carex obovata	Slough Sedge	#1 pot
Ha	3	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	#1 pot
Loc	6	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Lp	15	Lonicera pileata	Privet Honeysuckle	#2 pot
Mar	43	Mahonia repens	Prostrate Oregon Grape	#1 pot
Msa	7	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#1 pot
Pm	12	Polystichum munitum	Sword Fern	#1 pot
Sh	4	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#1 pot
Sc	9	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	10	Taxus x media 'Hilli'	Hilli Yew	#3 pot, 0.6 m ht. male only
Vnu	33	Vaccinium nummularia	Coin Whortleberry	#1 pot

GENERAL PLANTING NOTES

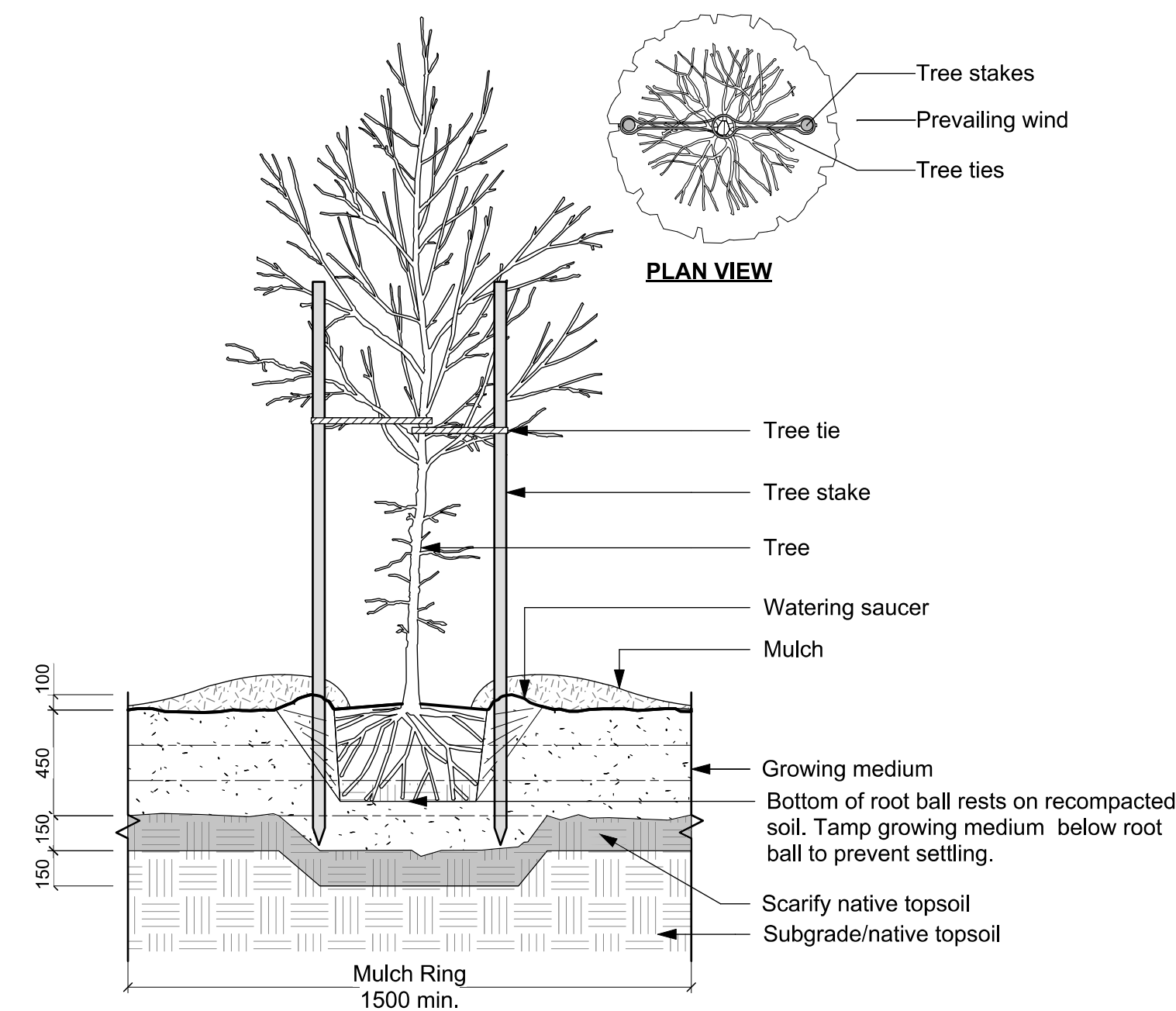
- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

BOULEVARD & GREENWAY PLANTING NOTES

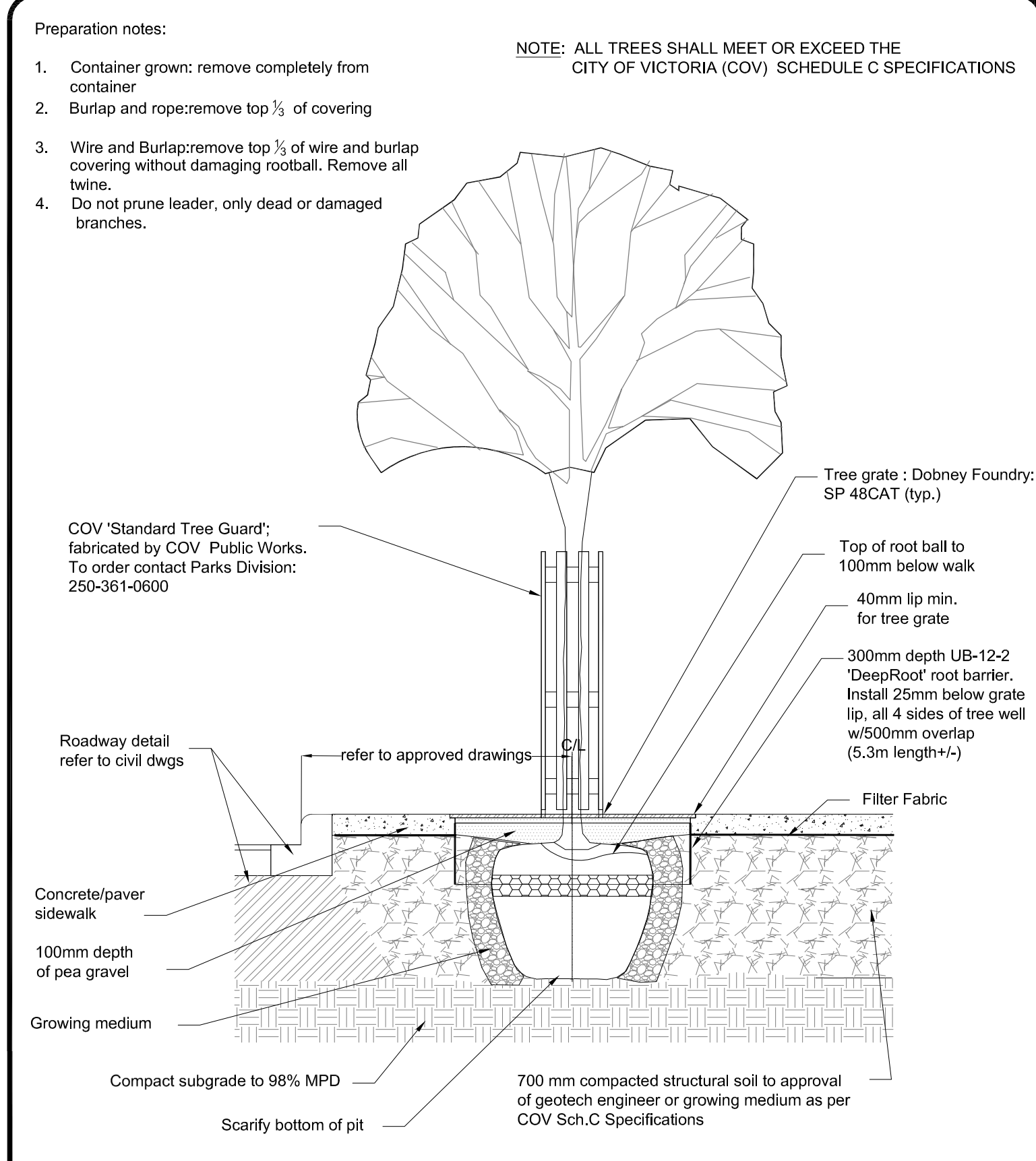
- Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5 m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- Trees must have one dominant central leader or single straight trunk, 5-8 cm diameter, caliper measured 15 cm above ground, well balanced crown with branching starting at 1.8 m-2.5 m above ground, as per the City of Victoria Supplemental Drawings SD P4 and must comply with the current version of the Canadian Landscape Standard
- Parks will require [3] inspections for tree planting: 1) Inspection of excavated tree pits, soil cells, root barriers. 2) Inspection of trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.) 3) Inspection of installed tree with mulch and staking. Contact treepermits@victoria.ca to arrange for inspections, allow for 48 hrs notice.
- The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Email gstanforth@victoria.ca to arrange for inspections, allow 48 hrs notice.
- Final inspection of turf shall be conducted once the turf has knit, mowed at least twice to a height of 2.5 inches and no surface soil is visible.
- Plant material and installation must meet or exceed the current edition of the Canadian Landscape Standard and specifications for planted landscapes as required in the MMCD.
- Planted Landscape Inspections: 1) Excavated and scarified subgrade prior placement of the growing media 2) Installed and prepared Growing media prior to planting 3) Plant material onsite prior to planting (Parks staff can inspect plants prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries.) 4) Planted landscape prior to the installation of mulch. 5) Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- 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 applicant.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planting areas to current IIABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- 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.
- 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.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- 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 completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system
- Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.



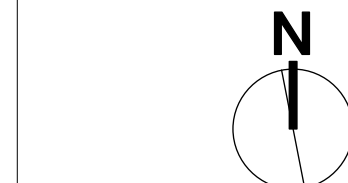
2 TREE PLANTING DETAIL
Scale: 1:25



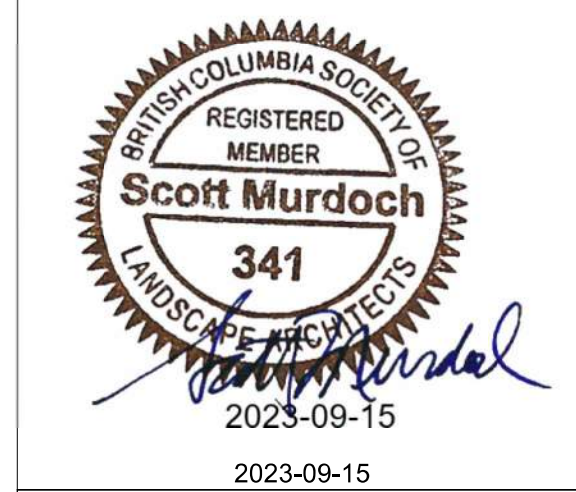
VICTORIA Parks Division		File: v:\design\construct_design_specs\construct_details\P500/SD_P5	
TITLE: Tree Planting in Sidewalk with Tree Guard		SCALE: Not to Scale	DRAWING
		DATE: Feb.27, 2018	
		DWN.:	SD-P5
		APPD.:	

GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.



7	DP REV	23.09.1
6	DP REV	23.05.10
5	DP REV	21.04.30
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



client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title

Planting Plan:
Ground Level

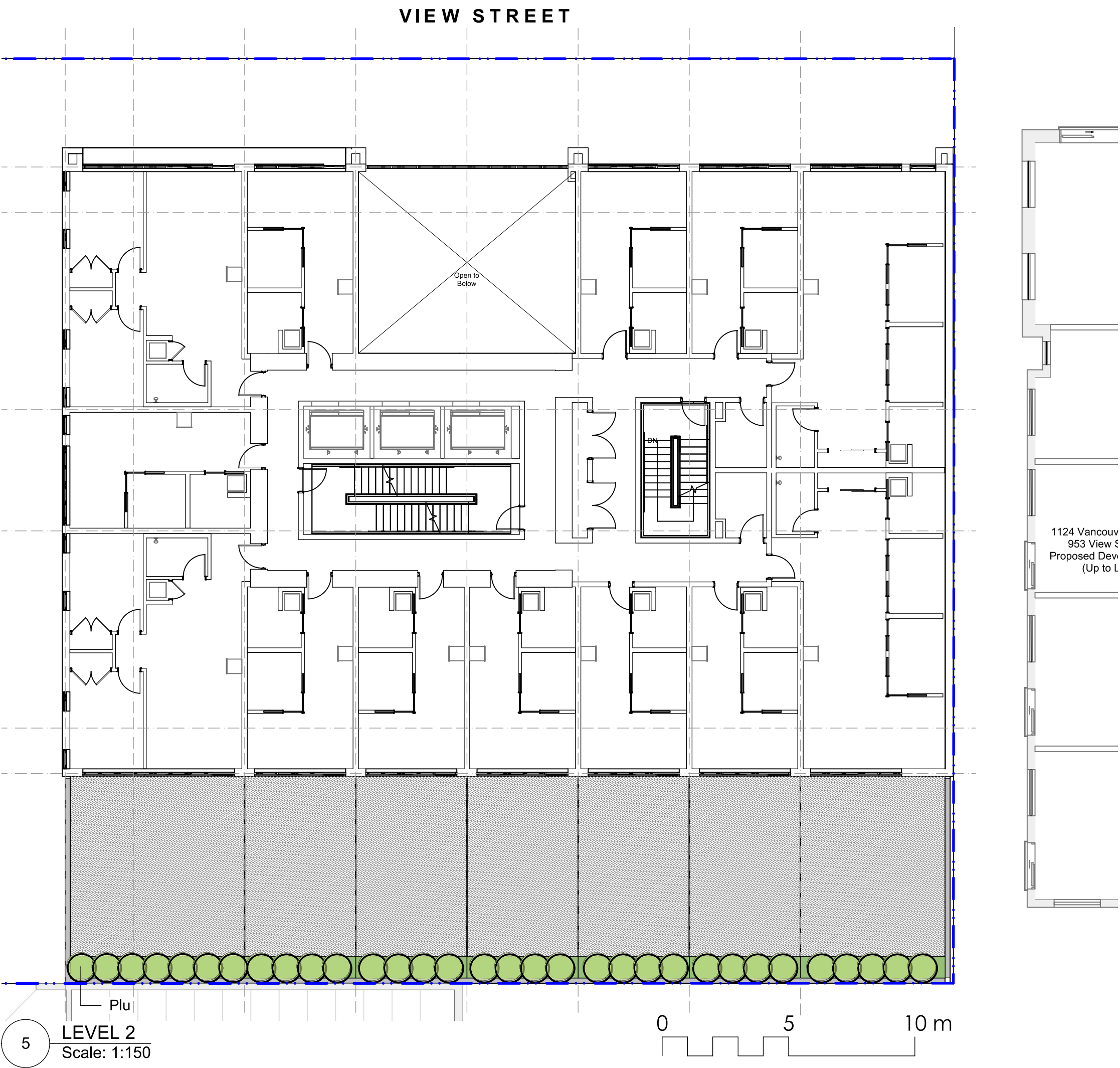
project no. 119.24
scale AS NOTED @ 24"x36"

drawn by ML

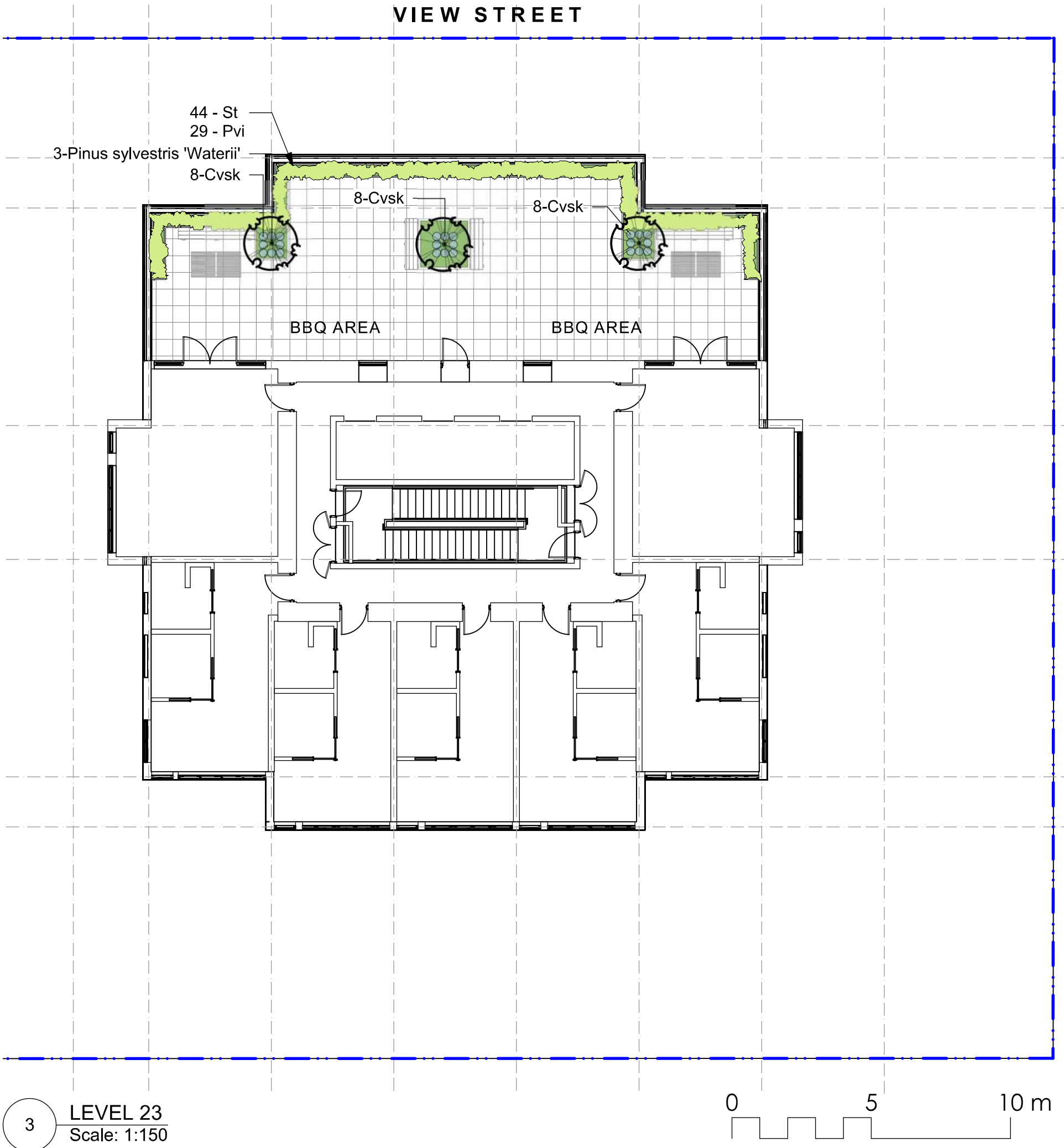
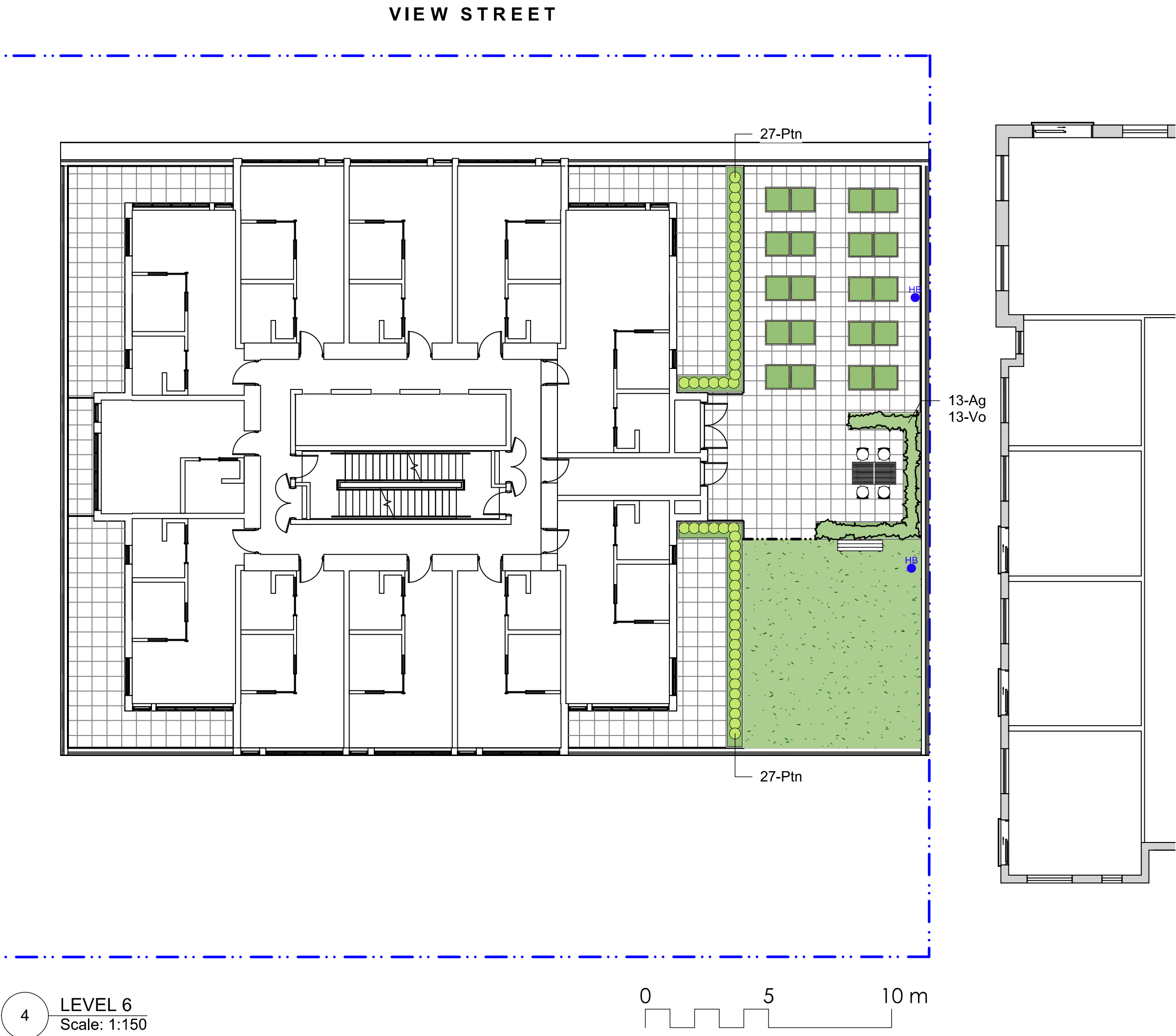
checked by SSM/PdG

revision no. sheet no.

7 **L3.01**



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
LEVEL 2				
Plu	32	Prunus lusitanica	Portugal Laurel	#3 pot
LEVEL 6				
TREES:				
Ag	13	Azalea japonica 'Glacier'	Glacier Azalea	
Ptn	54	Pittosporum tobira 'Nana'	Dwarf Pittosporum	
Vo	13	Vaccinium ovatum	Evergreen Huckleberry	
	0			
LEVEL 23				
TREES:				
Psw	3	Pinus sylvestris 'Waterii'	Bonsai Pine	specimen, cloud pruned, min 2 m height,
SHRUBS/PERENNIALS:				
Cvsk	24	Calluna vulgaris 'Silver Knight'	Silver Knight Scotch Heather	#1 pot
Pvi	29	Pennisetum villosum	Feathertop Grass	#1 pot
St	44	Stipa tenuissima	Mexican Feathergrass	#1 pot



- GENERAL NOTES**
- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
 - Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
 - Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
 - Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
 - Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
 - Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
 - The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

client
NELSON INVESTMENTS, INC.

project
VIEW STREET RESIDENTIAL
937 VIEW STREET
VICTORIA, BC

sheet title
Planting Plan: Upper Levels

project no. 119.24
scale AS NOTED @ 24"x36"
drawn by ML
checked by SMPdG
revision no. 7
sheet no. **L3.02**

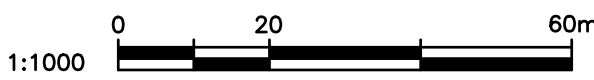
MDI
Landscape Architects
200 - 534 Guelph Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Scott Murdoch
341
2023-09-15
2023-09-15

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			MONUMENT
		MANHOLE			PROPERTY LINE
		CLEANOUT			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			ASPHALT MILL AND OVERLAY

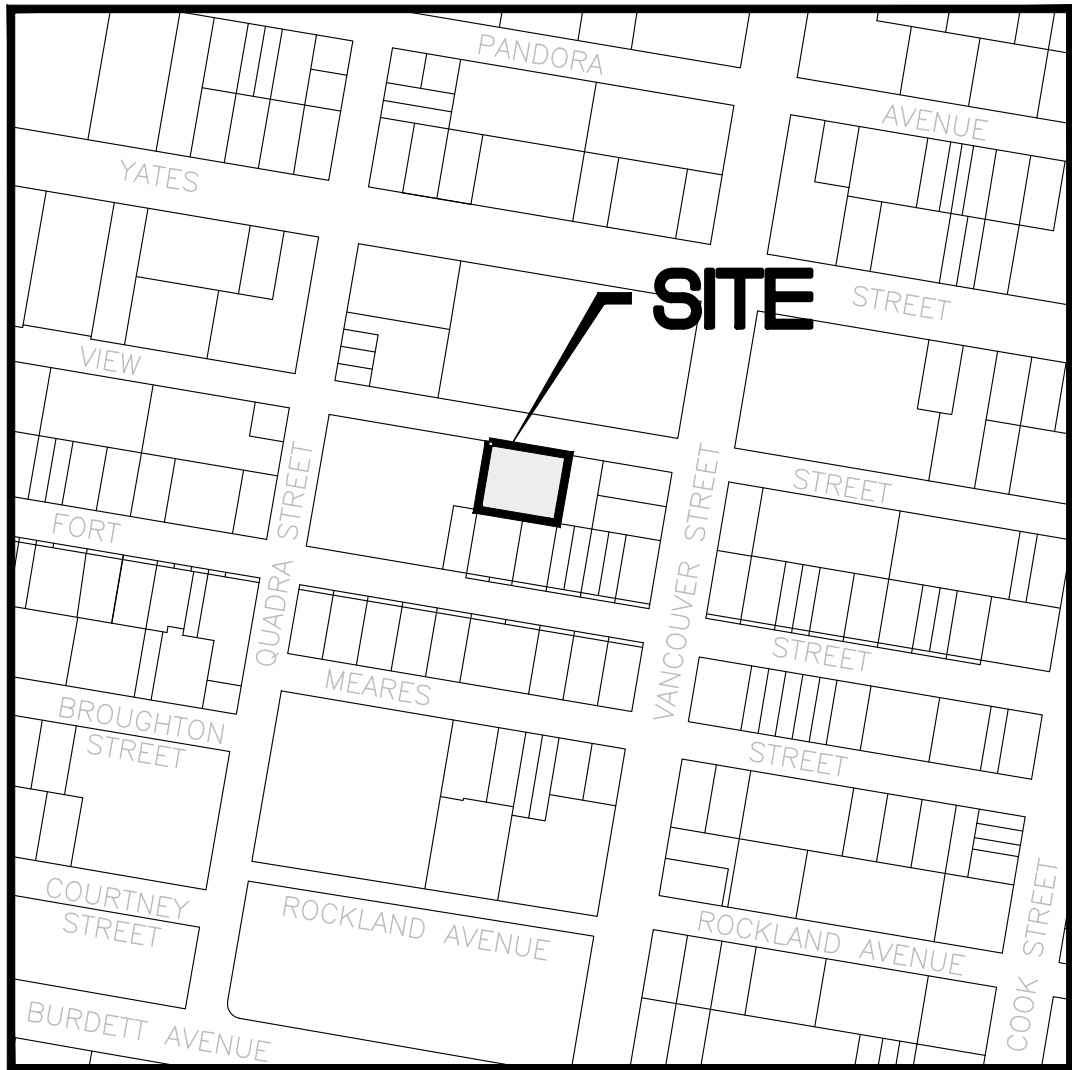


KEY PLAN
1:1000



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 FRONTAGE 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
5	2023.05.15	DEVELOPMENT PERMIT REVISION 5
6	2023.09.25	DEVELOPMENT PERMIT REVISION 6

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

937 VIEW STREET
MARKET RENTAL RESIDENCES

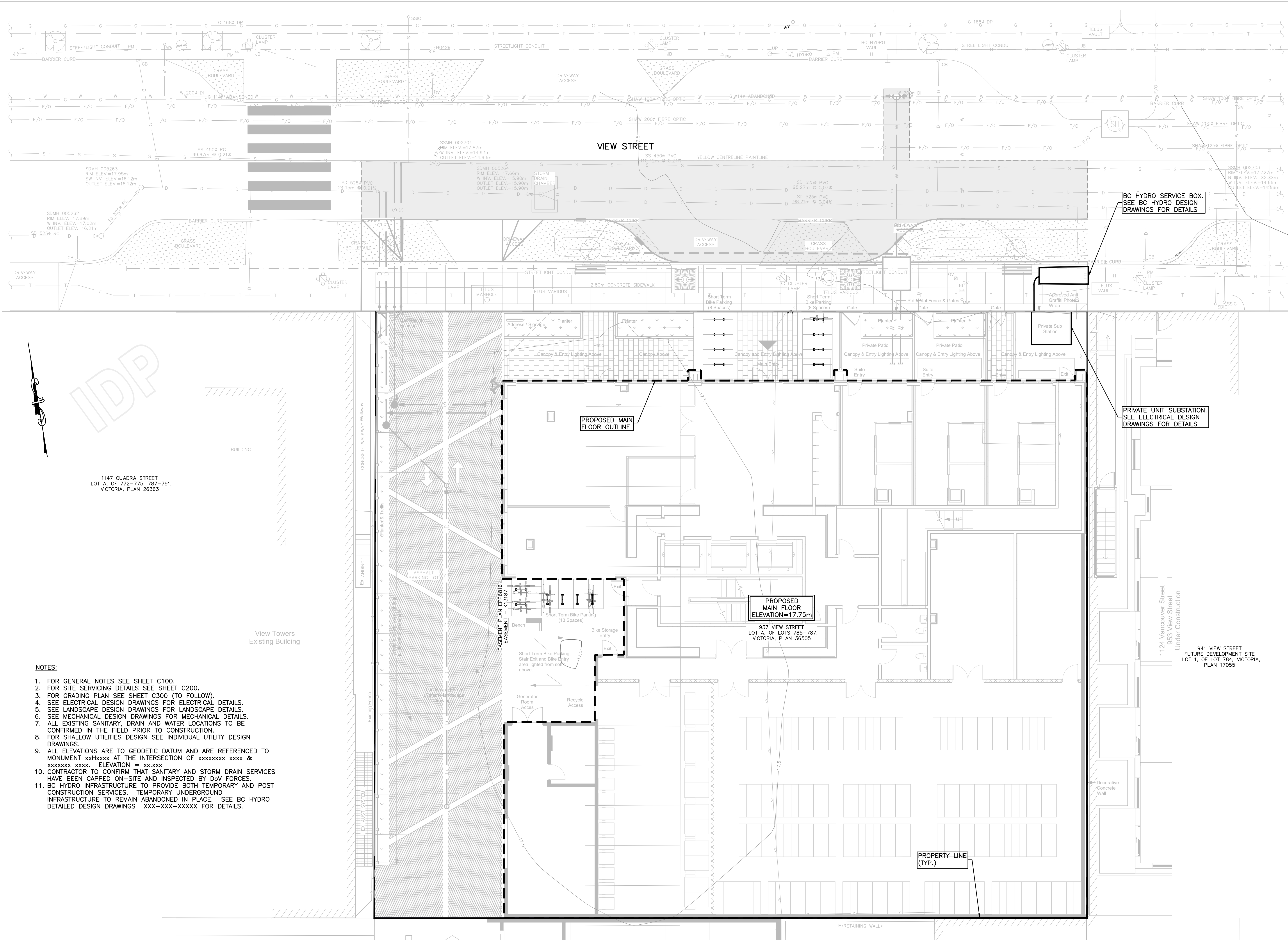
VICTORIA, BC
CHRIS NELSON INVESTMENTS LTD.

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

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	CLIENT DRAWING No. 5094-001
PROJECT No. 5094-001	
SCALE H: AS NOTED V: —	
HEL DRAWING No. C100	PERMIT No.
1 OF 4	REVISION 6



NOTES:

1. FOR GENERAL NOTES SEE SHEET C100.
2. FOR SITE SERVING DETAILS SEE SHEET C200.
3. FOR GRADING PLAN SEE SHEET C300 (TO FOLLOW).
4. SEE ELECTRICAL DESIGN DRAWINGS FOR ELECTRICAL DETAILS.
5. SEE LANDSCAPE DESIGN DRAWINGS FOR LANDSCAPE DETAILS.
6. SEE MECHANICAL DESIGN DRAWINGS FOR MECHANICAL DETAILS.
7. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
8. FOR SHALLOW UTILITIES DESIGN SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
9. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT xxHxxxx AT THE INTERSECTION OF xxxxxxxx xxxx & xxxxxxxx xxxx. ELEVATION = xx.xxx
10. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY DoV FORCES.
11. BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWINGS XXX-XXX-XXXXX FOR DETAILS.

ISSUES	
No.	DATE
1	2019.09.20
2	2020.01.08
3	2020.08.11
4	2021.05.03
5	2023.05.15
6	2023.09.25

CLIENT

1:100

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

BC HYDRO
INFORMATION 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. C400	REVISION 4 OF 4 6