1050 YATES ST

DEVELOPMENT PERMIT RESPONSE #3

CITY OF VICTORIA

Final Approved Plans

Adopted Date: January 11, 2024

CITY OF VICTORIA

Revisions

Received Date: November 3, 2023

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1050 YATES ST. MIXED USE DEVELOPMENT

222032

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CHARD

4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 30% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

COVER SHEET

Sheet **A000**

DRAWING LIST - DP RESPONSE

Sheet	Drawing Title	Scale
A000 - GENERAL		
A000	COVER SHEET	N/A
A001	DRAWING INDEX	N/A
A002	PROJECT STATISTICS	N/A
A010	MATERIAL BOARD	N/A
A100 - SITE PLANS		
A101	CONTEXT PLAN	N/A
A102	SURVEY PLAN EXISTING	N/A
A103	SITE PLAN	1/16" = 1'-0"
A200 - FLOOR PLANS		
A201	LEVEL P2 PLAN	1/8" = 1'-0"
A202	LEVEL P1 PLAN	1/8" = 1'-0"
A203	LEVEL 01 PLAN	1/8" = 1'-0"
A204	LEVEL 02 PLAN	1/8" = 1'-0"
A205	LEVEL 03-04 PLAN	1/8" = 1'-0"
A206	LEVEL 05 PLAN	1/8" = 1'-0"
A207	LEVEL 06 PLAN	1/8" = 1'-0"
A208	LEVEL 07-12 PLAN	1/8" = 1'-0"
A209	LEVEL 13 PLAN	1/8" = 1'-0"
A210	LEVEL 14 PLAN	1/8" = 1'-0"
A211	LEVEL 15 PLAN	1/8" = 1'-0"
A212	LEVEL 16 PLAN	1/8" = 1'-0"
A213	LEVEL 17-23 PLAN	1/8" = 1'-0"
A214	LEVEL 24 PLAN	1/8" = 1'-0"
A215	LEVEL 25 PLAN	1/8" = 1'-0"
A216	LEVEL 26 PLAN	1/8" = 1'-0"
A217	LEVEL ROOF PLAN	1/8" = 1'-0"
A300 - BUILDING SECTIONS		
A301	BUILDING SECTION	1/8" = 1'-0"
A302	BUILDING SECTION	1/8" = 1'-0"
A400 - BUILDING ELEVATIONS		
A401	SOUTH ELEVATION	1/8" = 1'-0"
A402	WEST ELEVATION	
A403	EAST ELEVATION	1/8" = 1'-0"
A404	NORTH ELEVATION	1/8" = 1'-0"
A450	STREET ELEVATION	1/32" = 1'-0"

TOTAL SHEETS: 31

1050 Yates - Drawings List Changes

Orginal DP Submission Drawing Number / Name	Adjustment between Original DP and DP Response	DP Response Set Drawing Number / Name
A000 COVER & PROJECT INFO.	Info moved to sheet A001 & A002	A000 COVER, A001 DRAWING INDEX & GENERAL INFO A002 PROJECT STISTICS
A100 PROJECT STATISTICS	Info moved to sheet A002	
A101 CONTEXT PLAN		A101 CONTEXT PLAN
A102 SITE PLAN EXISTING		A102 SURVEY PLAN EXISTING
A103 SITE PLAN PROPOSED		A103 SITE PLAN PROPOSED
A201 PARKING PLAN P2	Drawing name change	A201 LEVEL P2 PLAN
A202 PARKING PLAN P1	Drawing name change	A202 LEVEL P1 PLAN
A203 GROUND FLOOR PLAN	Drawing name change	A203 LEVEL 01 PLAN
A204 LEVEL 2 FLOOR PLAN	Drawing name change	A204 LEVEL 02 PLAN
A205 LEVELS 3-5 FLOOR PLAN	Drawing name change	A205 LEVEL 03-05 PLAN
A206 LEVEL 6 FLOOR PLAN	Drawing name change	A206 LEVEL 06 PLAN
A207 LEVELS 7-14 FLOOR PLAN	Drawing name & sheet change	A207 LEVEL 07-12 PLAN A208 LEVEL 13 PLAN A209 LEVEL 14 PLAN
A208 LEVEL 15 FLOOR PLAN	Drawing name change	A210 LEVEL 15 PLAN
A209 LEVEL 16 FLOOR PLAN	Drawing name change	A211 LEVEL 16 PLAN
A210 LEVELS 17-24 FLOOR PLAN	Drawing name & sheet change	A212 LEVEL 17-23 PLAN A213 LEVEL 24 PLAN
A211 LEVEL 25 FLOOR PLAN	Drawing name change	A214 LEVEL 25 PLAN
A212 ROOF LEVEL FLOOR PLAN	Drawing name change	A215 LEVEl ROOF PLAN
A300 BUILDING SECTION	Drawing name change	A301 BUILDING SECTION
A301 BUILDING SECTION	Drawing name change	A302 BUILDING SECTION
A400 BUILDING ELEVATION - SOUTH	Drawing name change	A401 SOUTH ELEVATION
A401 BUILDING ELEVATION - WEST	Drawing name change	A402 WEST ELEVATION
A402 BUILDING ELEVATION - EAST	Drawing name change	A403 EAST ELEVATION
A403 BUILDING ELEVATION - NORTH	Drawing name change	A404 NORTH ELEVATION
A404 STREET ELEVATIONS	Drawing name change	A450 STREET ELEVATION
A500 MATERIAL BOARD	Drawing name change	A010 MATERIAL BOARD

ABBREVIATIONS

AB	ANCHOR BOLT
ABRR	AIR BARRIER
ABV	ABOVE
ACP	ASPHALTIC CONCRETE PAVING
ACT	ACOUSTIC CEILING TILES
ACOUS	ACOUSTICAL
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADR	ACCESS DOOR
ADJ	ADJUSTABLE
ADJC	ADJACENT
AF	ALUMINUM-FRAME WINDOW
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANO	ANODIZED
APNL	ACESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT; ARCHITECTURAL
ASPH	ASPHALT PAVING
AV	AUDIO VISUAL
AVG	AVERAGE
AWP	ACOUSTIC WALL PANEL
BC	BABY CHANGE
BD	BOARD
BETW	BETWEEN
BF	BARRIER-FREE
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK OR BLOCKING
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
BUR	BUILT-UP ROOFING
B/W	BOTH WAYS
CAB	CABINET
CACF	CENTRAL ALARM CONTROL FACILITY
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CBD	CORNER BEAD
CEM	CEMENT, CEMENTICIOUS
CER	CERAMIC
CG	CORNER GUARD
CHBD	CHAULK BOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTRELINE
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR; CLEARANCE
CLF	CHAIN LINK FENCE
CLKG	CAULKING
CLO	CLOSET
CLOS	CLOSURE
CLW	CLOCKWISE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPRS	COMPRESSIBLE
CPT	CARPET OR CARPET TILE
CRS	COURSE
CSK	COUNTERSUNK (SINK)
CT	CERAMIC TILE
CTR	CENTRE
CW	COLD WATER
CWL	CURTAIN WALL
C/W	COMPLETE WITH; COMES WITH
C/C	CENTRE TO CENTRE
C&G	CURB AND GUTTER
D	DEPTH
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION ITEMS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DO	DITTO
DMPF	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
E	EAST - DIRECTION OR ORIENTATION
EA	EACH
EAF	EACH FACE
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR OF ANY KIND
EMER	EMERGENCY
EMR	ELEVATOR MACHINE ROOM
ENAM	ENAMEL - PAINT
ENCL	ENCLOSURE
ENG	ENGINEER; ENGINEERED
ENT	ENTRY; ENTRANCE
EP	ELECTRICAL PANEL
EPC	EPOXY COATING
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION; EXPOSED
EXH	EXHAUST
EXST	EXISTING
EXT	EXTERNAL; EXTERIOR
EXTR	EXTRUDED; EXTRUSION
FA	FIRE ALARM
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FAPB	FIRE ALARM PULL BOX
FB	FLAT BAR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDP	FIRE DAMPER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FLOAT GLASS
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FLEX	FLEXIBLE
FO?	FACE OF ?
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPLY	FIRE RATED PLYWOOD
FRPF	FIRE PROOF (FIREPROOFING)
FRP	FIBRE REINFORCED PLASTIC
FRR	FIRE RESISTANCE RATING
FRT	FIRE RETARDANT MATERIAL
FTG	FOOTING
FT	FOOT; FEET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLAZ	GLAZING; GLAZED
GND	GROUND
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAPPED - DISABLED
HT	HEIGHT
HD	HEAD
HDT	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HEX	HEXAGONAL
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HSS	HOLLOW STEEL SECTION
HTR	HEATER; HEATING
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
HYD	HYDRANT
HYDR	HYDRAULIC
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE, INCLUDING, INCLUSIVE
INSUL	INSULATION; INSULATED
INTM	INTERMEDIATE
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KD	KNOCK DOWN
KO	KNOCK OUT
KPL	KICKPLATE
KW	KILOWATS
L	LONG; LENGTH
LAB	LABORATORY
LAM	LAMINATED, LAMINATION
LAV	LAVATORY
LB	POUNDS
LBL	LABEL; LABELLED
LF	LINEAR FEET
LH	LEFT HAND
LG	LAMINATED GLASS
LIN	LINEAR; LINOLEUM
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LIGHT WEIGHT CONCRETE
M	MARBLE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MIRRORED GLASS
MGR	MANAGER
MH	MANHOLE
MIR	MIRROR; MIRRORED
MISC	MISCELLANEOUS
MIN	MINIMUM
MP	METAL PANEL
MTD	MOUNTED
N	NORTH
N/A	NOT APPLICABLE
NFHB	NON-FREEZE HOSE BIBB
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRP	NON-REMOVABLE PIN
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OH	OVERHEAD
O.C.	ON CENTRE
OD	OUTSIDE DIAMETER
OPG	OPENING
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
OWSJ	OPEN WEB STEEL JOIST
OZ	OUNCE
PAV	PAVERS
PB	PUSH BUTTON
PBD	PARTICLE BOARD
PC	PIECE
PCF	POUNDS PER CUBIC FEET
PDC	PEDESTRIAN DECK COATING
PE	PORCELAIN ENAMEL
PER	PERFORETAED
PGBD	PEGBOARD
PL	PLASTER
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED, POLISH
PRE-FAB	PREFABRICATED ELEMENT
PRE-FIN	PREFINISHED
PRKG	PARKING
PR	PRIME
PROP	PROPERTY
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PS	PRESSED STEEL
PNT	POINT
PT	PAINT; PAINTED
PPT	PRIMED AND PAINTED
PTN	PARTITION
PROJ	PROJECT; PROJECTED
PVMT	PAVEMENT
QRT	QARTER
QTY	QUANTITY
R	RISER
R/A	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN OR ROAD
RE	REFER TO ...
REBAR	REINFORCING STEEL BAR
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR, REFRIGERATION
REG	REGULATE, REGULATION, REGISTER
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETAINING
REV	REVERSE, REVERT, REVISED OR REVISION
RFG	ROOFING - NOT SPECIFIC
RH	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
ROW	RIGHT-OF-WAY
RTU	ROOFTOP UNIT
RWL	RAINWATER LEADER
S	SOUTH
S/A	SUPPLY AIR
SBR	SEALER (CAULKING) AND BACKER ROD
SC	SOLID CORE
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SCRN	SCREEN
SECT	SECTION
SFF	SPRAYED FOAM FIBRE
SFU	SPRAYED FOAM URETHANE
SG	SPECIALTY GLASS
SHT	SHEET
SHTM	SHEET MATERIAL/ METAL
SHG	SHEATHING
SIM	SIMILAR
SM	SPECIALTY MATERIAL
SJ	SEISMIC JOINT
S.O.G.	SLAB ON GRADE
SP	SPACING
SPEC	SPECIFICATION
SPKL	FIRE SPRINKLER
SPL	PLATE
SQ	SQUARE
SSW	SANITARY SEWER
SS	STAINLESS STEEL
ST	STREET; STAIR
STAG	STAGGERED
SQ.FT.	SQUARE FEET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STL	STEEL
STOR	STORAGE
STN	STAIN
STRUCT	STRUCTURE; STRUCTURAL MEMBER
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM, SYSTEMS
T	TEMPERED GLASS
T&B	TOP AND BOTTOM
T&F	TAPED AND FILLED
T&G	TONGUE AND GROOVE
TBB	TILE BACKER BOARD
TD	TRENCH DRAIN
TDC	TRAFFIC DECK COATING
TE	TOP ELEVATION
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TG	TEMPERED GLASS
THK	THICK; THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TI	TILE
TJ	TOOLED JOINT
T.O.(?)	TOP OF (ABBREVIATION OF ELEMENT)
TR	TREAD
TSTAT	TERMOSTAT
TYP	TYPICAL
TZ	TERRAZO
UGND	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
ULC	UNDERWRITERS LABORATORY CANADA
UNFIN	INFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UTIL	UTILITY
UV	ULTRAVIOLET
V	VOLT
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION, VENTED
VERT	VERTICAL
VEST	VESTIBULE
VN	VINYL
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST, WIDE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WFC	WATERPROOF FLOOR COATING
WG	WIRED GLASS
WHTR	WATER HEATER
W.O.	WALL OPENING
WP	WATER PROOF(ING)
WKP	WORK POINT
WR	WATER RESISTENT
W.R.T.	WITH RESPECT TO
WSG	WIRED SAFETY GLASS
WSP	WET STANDPIPE
WT	WEIGHT
YD	YARD DRAIN

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Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

DRAWING INDEX

Drawing

Scale

Project 222032

Sheet **A001**

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GROSS AND FSR AREAS - RESIDENTIAL

	TOTAL GROSS FLOOR AREA																		FSR EXCLUSIONS															
	RESIDENTIAL UNITS		RESIDENTIAL LOBBY/ MAIL		AMENITY/ MNG OFFICE		SERVICE RMS/ CIRCULATION/ CORE		RESIDENTIAL STORAGE		BIKE STORAGE		ELEVATOR SHAFT		EXTERIOR WALL		ROOF STRUCTURE		TOTAL GFA		BIKE STORAGE		ELEVATOR SHAFT		EXTERIOR WALL		ROOF STRUCTURE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 01	2742	255	3255	302	737	68	3954	367	462	43	2883	268	756	70	1321	123	0	0	16108	1496	2883	268	756	70	1321	123	0	0	4959	461	11149	1036
LEVEL 02	23280	2163	0	0	0	0	3658	340	272	25	0	0	386	36	1362	127	0	0	28958	2690	0	0	386	36	1362	127	0	0	1748	162	27210	2528
LEVEL 03	23615	2194	0	0	0	0	4076	379	272	25	0	0	386	36	1401	130	0	0	29750	2764	0	0	386	36	1401	130	0	0	1787	166	27963	2598
LEVEL 04	23615	2194	0	0	0	0	4076	379	272	25	0	0	386	36	1401	130	0	0	29750	2764	0	0	386	36	1401	130	0	0	1787	166	27963	2598
LEVEL 05	23615	2194	0	0	0	0	4076	379	272	25	0	0	386	36	1401	130	0	0	29750	2764	0	0	386	36	1401	130	0	0	1787	166	27963	2598
LEVEL 06	16199	1505	0	0	0	0	2681	249	0	0	0	0	386	36	813	76	0	0	20080	1865	0	0	386	36	813	76	0	0	1199	111	18881	1754
LEVEL 07	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 08	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 09	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 10	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 11	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 12	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 13	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 14	16433	1527	0	0	0	0	2353	219	0	0	0	0	386	36	821	76	0	0	19993	1857	0	0	386	36	821	76	0	0	1207	112	18786	1745
LEVEL 15	5135	477	0	0	5055	470	1573	146	0	0	0	0	386	36	602	56	0	0	12753	1185	0	0	386	36	602	56	0	0	988	92	11764	1093
LEVEL 16	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	974	91	7369	685	0	0	189	18	299	28	974	91	1463	136	5906	549
LEVEL 17	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 18	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 19	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 20	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 21	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 22	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 23	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 24	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	299	28	0	0	6395	594	0	0	189	18	299	28	0	0	489	45	5906	549
LEVEL 25	0	0	0	0	2362	219	703	65	0	0	0	0	189	18	264	25	0	0	3517	327	0	0	189	18	264	25	0	0	453	42	3064	285
LEVEL 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	919	85	919	85	0	0	0	0	0	0	919	85	919	85	0	0
	295885	27489	3255	302	8154	757	50559	4697	1550	144	2883	268	8052	748	17828	1656	1894	176	390059	36238	2883	268	8052	748	17828	1656	1894	176	30657	2848	359402	33390

GROSS AND FSR AREAS - RETAIL

	GROSS FLOOR AREA						FSR EXLUSIONS						
	RETAIL UNITS		COMMON		BIKE STORAGE		TOTAL GFA		BIKE STORAGE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft² m²
LEVEL 01	14403	1338.1	415	39	164	20	14983	1392	164	15	164	15	14819 1377
LEVEL 02	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 03	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 04	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 05	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 06	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 07	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 08	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 09	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 10	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 11	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 12	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 13	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 14	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 15	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 16	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 17	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 18	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 19	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 20	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 21	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 22	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 23	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 24	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 25	0	0	0	0	0	0	0	0	0	0	0	0	0 0
LEVEL 26	0	0	0	0	0	0	0	0	0	0	0	0	0 0
	14403	1338.1	415	39	164	20	14983	1392	164	15	164	15	14819 1377

GROSS AND FSR AREAS - COMBINED

	TOTAL COMBINED GFA		TOTAL COMBINED EXCLUSIONS		TOTAL COMBINED FSR	
LEVEL	ft²	m²	ft²	m²	ft²	m²
LEVEL 01	31090	2888	5123	476	25968	2412
LEVEL 02	28958	2690	1748	162	27210	2528
LEVEL 03	29750	2764	1787	166	27963	2598
LEVEL 04	29750	2764	1787	166	27963	2598
LEVEL 05	29750	2764	1787	166	27963	2598
LEVEL 06	20080	1865	1199	111	18881	1754
LEVEL 07	19993	1857	1207	112	18786	1745
LEVEL 08	19993	1857	1207	112	18786	1745
LEVEL 09	19993	1857	1207	112	18786	1745
LEVEL 10	19993	1857	1207	112	18786	1745
LEVEL 11	19993	1857	1207	112	18786	1745
LEVEL 12	19993	1857	1207	112	18786	1745
LEVEL 13	19993	1857	1207	112	18786	1745
LEVEL 14	19993	1857	1207	112	18786	1745
LEVEL 15	12753	1185	988	92	11764	1093
LEVEL 16	7369	685	1463	136	5906	549
LEVEL 17	6395	594	489	45	5906	549
LEVEL 18	6395	594	489	45	5906	549
LEVEL 19	6395	594	489	45	5906	549
LEVEL 20	6395	594	489	45	5906	549
LEVEL 21	6395	594	489	45	5906	549
LEVEL 22	6395	594	489	45	5906	549
LEVEL 23	6395	594	489	45	5906	549
LEVEL 24	6395	594	489	45	5906	549
LEVEL 25	3517	327	453	42	3064	285
LEVEL 26	919	85	919	85	0	0
	405042	37630	30821	2863	374221	34766

GROSS AREA PARKING EXCLUSION

	TOTAL GROSS FLOOR AREA			
	BELOW GRADE		TOTAL GFA	
LEVEL	ft²	m²	ft²	m²
LEVEL P2	49503	4599	49503	4599
LEVEL P1	49503	4599	49503	4599
	99005	9198	99005	9198

UNIT MIX BY TYPE

	STUDIO	1 BED	2 BED	3 BED	TOWNHOUSE	GUEST	TOTAL
LEVEL 1					5		5
LEVEL 2	2	20	8	2			32
LEVEL 3	3	24	7	4			38
LEVEL 4	3	24	7	4			38
LEVEL 5	3	24	7	4			38
LEVEL 6	1	16	8	1		2	28
LEVEL 7	1	18	8	1			28
LEVEL 8	1	18	8	1			28
LEVEL 9	1	18	8	1			28
LEVEL 10	1	18	8	1			28
LEVEL 11	1	18	8	1			28
LEVEL 12	1	18	8	1			28
LEVEL 13	1	18	8	1			28
LEVEL 14	1	18	8	1			28
LEVEL 15		4	4				8
LEVEL 16		4	4				8
LEVEL 17		4	4				8
LEVEL 18		4	4				8
LEVEL 19		4	4				8
LEVEL 20		4	4				8
LEVEL 21		4	4				8
LEVEL 22		4	4				8
LEVEL 23		4	4				8
LEVEL 24		4	4				8
							8
TOTAL	20	292	141	23	5	2	483

TOTAL NUMBER OF UNIT BY TYPE INCLUDES TWO GUEST SUITES LOCATED ON LEVEL 6.
TOTAL NUMBER OF RENTABLE UNITS IS 481.

UNIT MIX BY BUILDING

LEVEL	TOWER	BAR BLDG	TOTAL
LEVEL 01	0	5	5
LEVEL 02	18	14	32
LEVEL 03	18	20	38
LEVEL 04	18	20	38
LEVEL 05	18	20	38
LEVEL 06	7	19	26
LEVEL 07	8	20	28
LEVEL 08	8	20	28
LEVEL 09	8	20	28
LEVEL 10	8	20	28
LEVEL 11	8	20	28
LEVEL 12	8	20	28
LEVEL 13	8	20	28
LEVEL 14	8	20	28
LEVEL 15	8	0	8
LEVEL 16	8	0	8
LEVEL 17	8	0	8
LEVEL 18	8	0	8
LEVEL 19	8	0	8
LEVEL 20	8	0	8
LEVEL 21	8	0	8
LEVEL 22	8	0	8
LEVEL 23	8	0	8
LEVEL 24	8	0	8
TOTAL	223	258	481

STORAGE LOCKERS

LEVEL P2		4
LEVEL P2	STORAGE LOCKER	153
LEVEL 03	STORAGE LOCKER	5
LEVEL 04	STORAGE LOCKER	5
LEVEL 05	STORAGE LOCKER	5
TOTAL		172

RESIDENTIAL PARKING

	0.5 SPACES / UNIT (<45m²)		0.5 SPACES / UNIT (>45m²-70m²)		1.00 SPACES / UNIT (>70m²)		0.1 VISITOR SPACE / UNIT (>70m²)		TOTAL
REQUIRED	89 x 0.5 =	45	342 x 0.6 =	205	50 x 1.0 =	50	481 x 0.1 =	49	349
PROVIDED	166						10		176

COMMERCIAL PARKING

	CAR SHARE	RETAIL	RESTAURANT		TOTAL
		1 SPACE / 80m²	1 SPACE / 40m²		
REQUIRED	0	696.86 / 80m² = 9	831.76 / 40m² = 21		30
PROVIDED	4	7	19		30

ACCESSIBLE PARKING

	RESIDENTIAL 101 SPACES OR MORE			COMMERCIAL 26-50 VISITOR		VISITOR 26-50 VISITOR		TOTAL	
	1 ACCESSIBLE / 25 PARKING SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	MIN. ACCESSIBLE VEHICAL SPACE	MIN. ACCESSIBLE VAN SPACE	ACCESSIBLE VEHICAL SPACE	ACCESSIBLE VAN SPACE
REQUIRED	300 / 25 = 12	10	2	1	1	1	1	12	4
PROVIDED	12	10	2	1	1	1	1	12	4

RESIDENTIAL & COMMERCIAL PARKING TOTALS

REQUIRED	379
PROVIDED	206

RESIDENTIAL BIKE PARKING

	LONG TERM			SHORT TERM	
	1 SPACES / UNIT (<45m²)	1.25 SPACES / UNIT (>45m²)	TOTAL	0.1 SHORT TERM BIKE / UNIT	
REQUIRED	89 x 1.0 = 89	392 x 1.25 = 490	579	49	
PROVIDED	598		598	49	

COMMERCIAL BIKE PARKING

	LONG TERM			SHORT TERM		
	RETAIL	RESTAURANT		RETAIL	RESTAURANT	
	1 SPACES / 200m²	1 SPACES / 400m²	TOTAL	1 SPACES / 200m²	1 SPACES / 100m²	TOTAL
REQUIRED	696.86 / 200 m² = 3	831.76 / 400 m² = 2	5	696.86 / 200 m² = 3	831.76 / 100 m² = 8	11
PROVIDED	4	2	6	3	8	11

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING TOTALS

REQUIRED	584
PROVIDED	604

RESIDENTIAL & COMMERCIAL SHORT TERM BIKE PARKING TOTALS

REQUIRED	60
PROVIDED	60

RESIDENTIAL & COMMERCIAL LONG TERM BIKE BIKE PARKING TOTALS

	OVERSIZED	HORIZONTAL	VERTICAL	TOTAL
REQUIRED	62	259	283	604
PROVIDED	10.3%	42.9%	46.8%	100%

GROSS AREA BY BUILDING

LEVEL	PODIUM (sf)	BAR (sf)	TOWER (sf)	OVERALL(sf)
LEVEL 01	31090	0	0	31090
LEVEL 02	28958	0	0	28958
LEVEL 03	29750	0	0	29750
LEVEL 04	29750	0	0	29750
LEVEL 05	29750	0	0	29750
LEVEL 06	0	13684	6395	20080
LEVEL 07	0	13598	6395	19993
LEVEL 08	0	13598	6395	19993
LEVEL 09	0	13598	6395	19993
LEVEL 10	0	13598	6395	19993
LEVEL 11	0	13598	6395	19993
LEVEL 12	0	13598	6395	19993
LEVEL 13	0	13598	6395	19993
LEVEL 14	0	13598	6395	19993
LEVEL 15	0	6358	6395	12753
LEVEL 16	0	974	6395	7369
LEVEL 17	0	0	6395	6395
LEVEL 18	0	0	6395	6395
LEVEL 19	0	0	6395	6395
LEVEL 20	0	0	6395	6395
LEVEL 21	0	0	6395	6395
LEVEL 22	0	0	6395	6395
LEVEL 23	0	0	6395	6395
LEVEL 24	0	0	6395	6395
LEVEL 25	0	0	3517	3517
LEVEL 26	0	0	919	919
Grand total	149298	129802	125942	405042

SITE STATISTICS

	AREA		
SITE AREA	50893.69 SF	4728.18 SM	
SITE COVERAGE	31350.51 SF	2912.56 SM	61.6%
OPEN SITE SPACE	19543.18 SF	1815.62 SM	38.4%

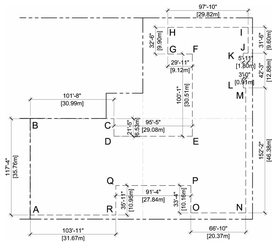
	AREA		
COMBINED FSR	374221 SF	34766 SM	7.35

BULDING HEIGHTS

	IMPERIAL	METRIC	STOREYS
TOWER BUILDING	247' - 5 7/8"	75.43 m	25
BAR BUILDING	154' - 3 7/8"	47.04 m	15
PODIUM	56' - 1 7/8"	17.12 m	05

AVARAGE GRADE CALCULATION

A - B =	[(20.84m + 21.25m)/2] x 35.76m =	752.57
B - C =	[(21.25m + 21.37m)/2] x 30.99m =	660.40
C - D =	[(21.37m + 21.00m)/2] x 6.53m =	138.34
D - E =	[(21.00m + 21.79m)/2] x 29.08m =	622.17
E - F =	[(21.79m + 22.52m)/2] x 30.51m =	675.95
F - G =	[(22.52m + 22.60m)/2] x 9.12m =	205.75
G - H =	[(22.60m + 22.75m)/2] x 9.90m =	224.48
H - I =	[(22.75m + 22.60m)/2] x 29.82m =	676.17
I - J =	[(22.60m + 23.00m)/2] x 9.60m =	218.88
J - K =	[(23.00m + 23.00m)/2] x 1.80m =	41.40
K - L =	[(23.00m + 23.00m)/2] x 12.88m =	296.24
L - M =	[(23.00m + 23.00m)/2] x 0.91m =	20.93
M - N =	[(23.00m + 21.23m)/2] x 46.38m =	1025.69
N - O =	[(21.23m + 21.00m)/2] x 20.37m =	430.11
O - P =	[(21.00m + 21.00m)/2] x 10.16m =	213.36
P - Q =	[(21.00m + 21.00m)/2] x 27.84m =	584.64
Q - R =	[(21.00m + 20.94m)/2] x 10.95m =	229.62
R - A =	[(20.94m + 20.84m)/2] x 31.67m =	661.59
SUBTOTAL		7678.29
AVARAGE GRADE =	7678.29 / 354.27m =	21.67



SITE INFORMATION

CIVIC ADDRESS:	1050 YATES STREET, VICTORIA, B.C.
LEGAL ADDRESS:	LOT 2 OF LOTS 956 TO 958 AND 966 TO 970 EPP88913
SITE AREA:	50,893.69 sf (4,728.18 m²)
ZONING:	CA-90 MID COOK DISTRICT
BYLAW:	BRITISH COLUMBIA BUILDING CODE 2018

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

CHARD

5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

PROJECT
STATISTICS

Drawing

Scale 1/2" = 1'-0"

Project 222032

Sheet **A002**

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BUILDING CLADDING

Metal Panel
White

Metal Panel
Blue

PODIUM CLADDING

Concrete
Light Grey

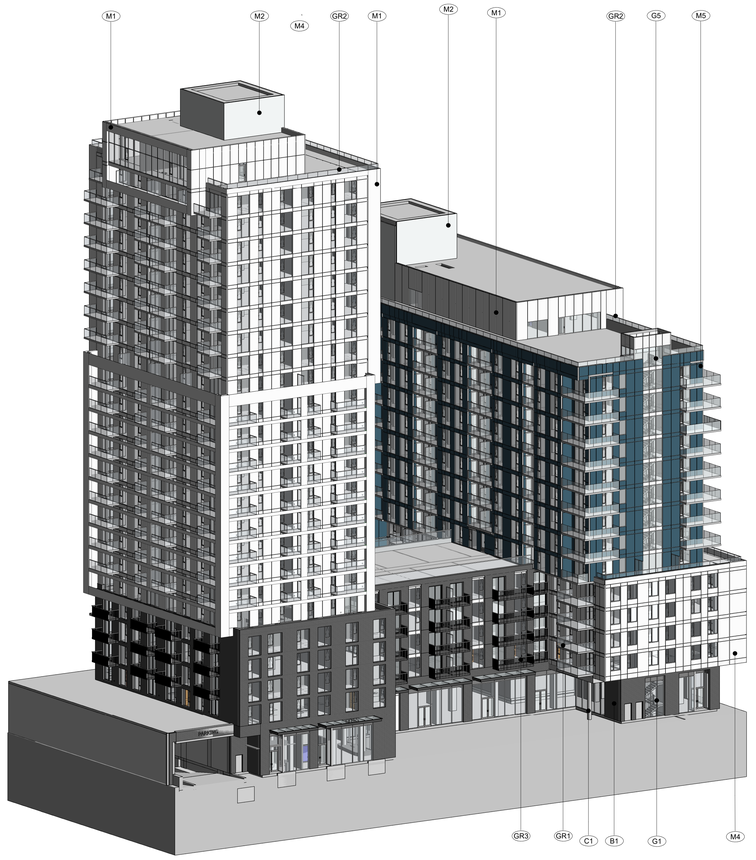
Brick
Coal Creek

GLAZING

Double Glazed
Vision
Aluminum Frame

Double Glazed
Spandrel
Aluminum Frame

MATERIAL APPLICATION



MATERIAL LEGEND

B1	BRICK
C1	CONCRETE
G1	DOUBLE GLAZED CURTAINWALL
G5	DOUBLE GLAZED WINDOW WALL
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - WHITE
M5	WINDOW WALL RAISED METAL PANEL - BLUE

MCM

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Mackey
Partnership

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T. 604.687. 2990
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MCMParchitects.com

CHARD

3	ISSUED FOR DP RESPONSE #3	2023-10-30
2	ISSUED FOR DP RESPONSE #2	2023-10-12
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

MATERIAL BOARD

Drawing

Scale 12" = 1'-0"

Project 222032

Sheet **A010**

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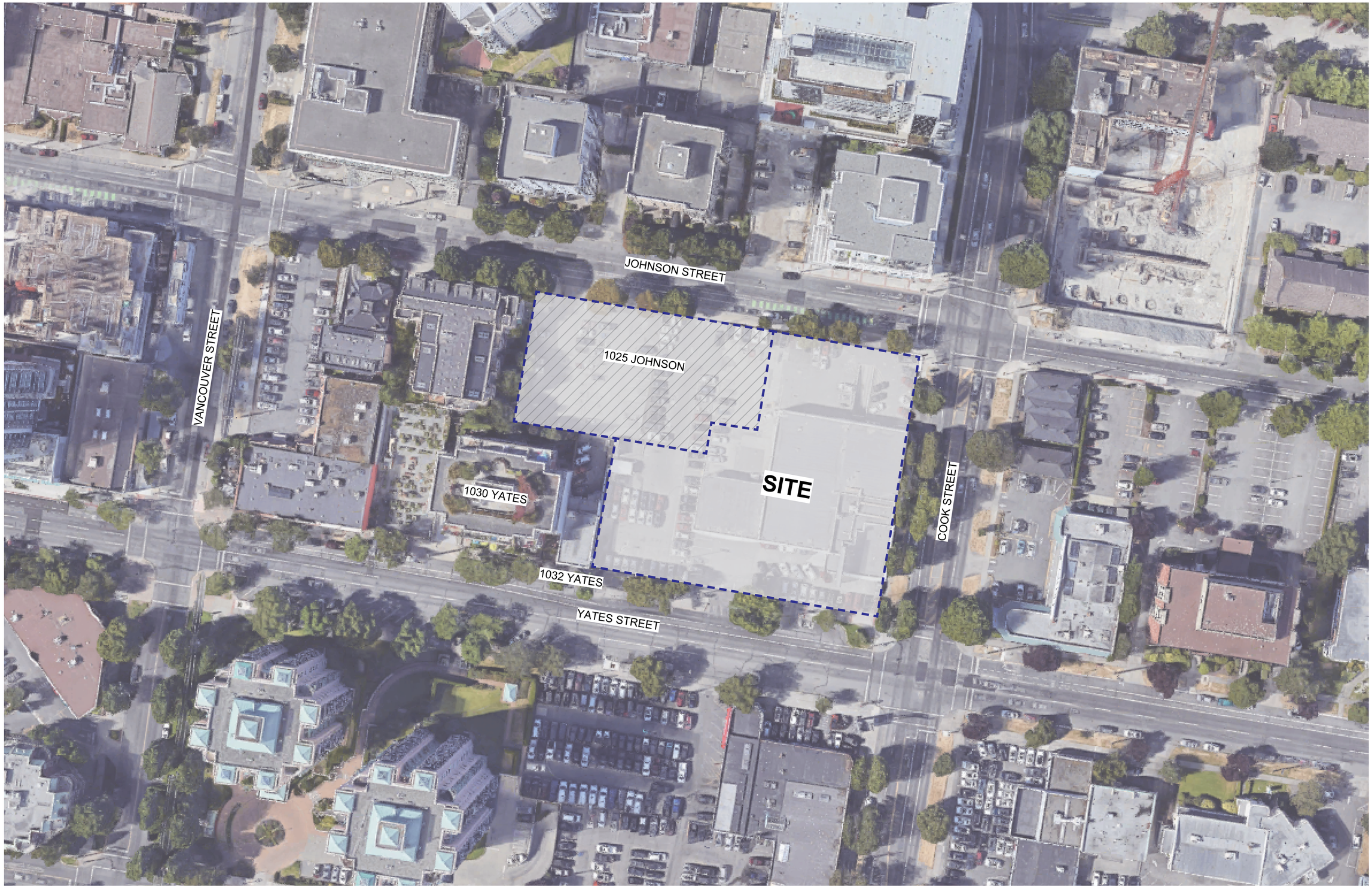

MCM

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CHARD

4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 30% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

CONTEXT PLAN

Drawing

Scale

Project 222032

Sheet **A101**

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SITE PLAN

CHARD DEVELOPMENTS LTD.

Lot 2 of Lots 956 to 958 and 966 to 970, Victoria City Plan, Plan EPP88913

ADDRESS : 1050 Yates Street, Victoria	
PROJECT SURVEYOR : PJW	
DRAWN BY : BAR	DATE : DEC 13/22
OUR FILE : 34291	REVISION :

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\34291\08\02\Microsurvey\34291.dwg

Distances and elevations are in metres

Elevations are geodetic based on control monument 16-96

Elevations are at grade unless noted otherwise

Dimensions from property line are to siding

Underground servicing to be provided by JEA Engineering

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

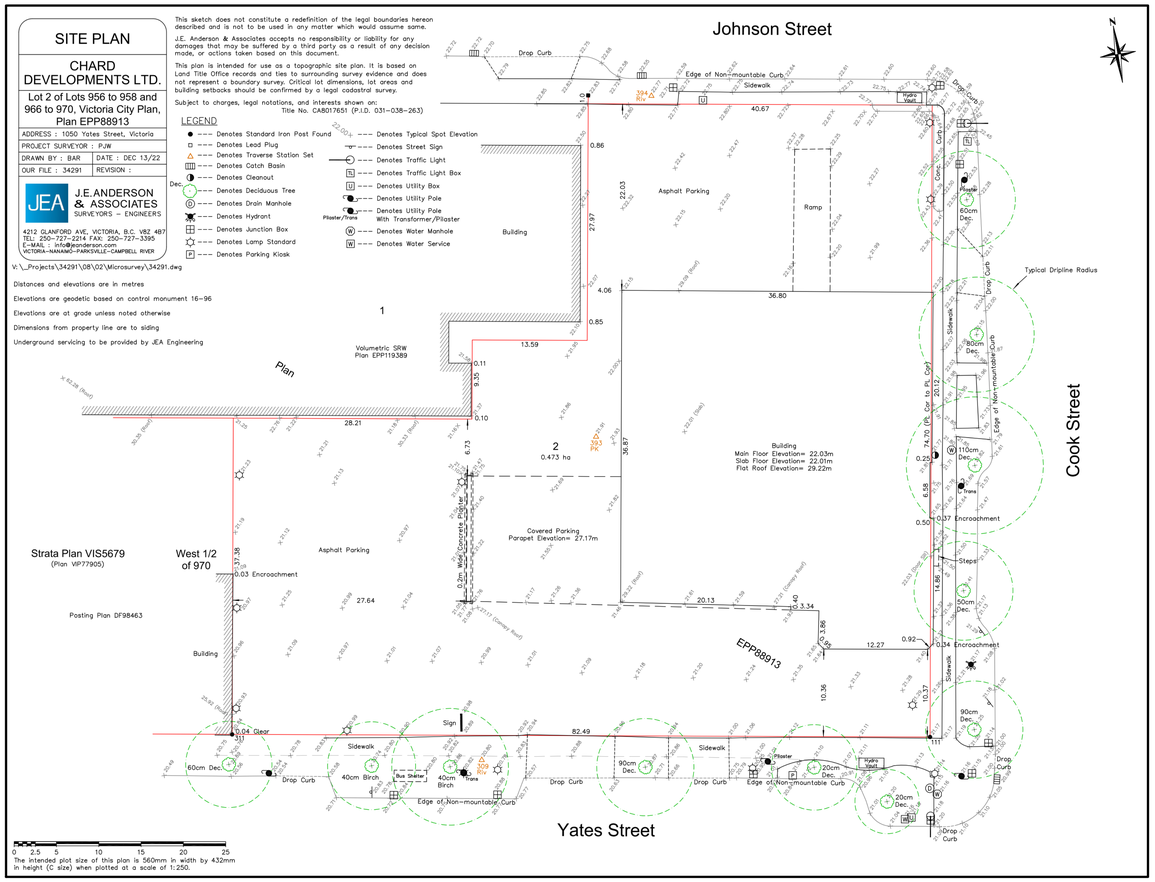
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on: Title No. CA8017651 (P.I.D. 031-038-263)

LEGEND

- Denotes Standard Iron Post Found
- Denotes Lead Plug
- Denotes Traverse Station Set
- Denotes Catch Basin
- Denotes Cleanout
- Denotes Deciduous Tree
- Denotes Drain Manhole
- Denotes Hydrant
- Denotes Junction Box
- Denotes Lamp Standard
- Denotes Parking Kiosk
- Denotes Typical Spot Elevation
- Denotes Street Sign
- Denotes Traffic Light
- Denotes Traffic Light Box
- Denotes Utility Box
- Denotes Utility Pole
- Denotes Utility Pole With Transformer/Pilaster
- Denotes Water Manhole
- Denotes Water Service



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250.

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CHARD

4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 30% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SURVEY PLAN
EXISTING

Drawing

Scale

Project 222032

Sheet **A102**

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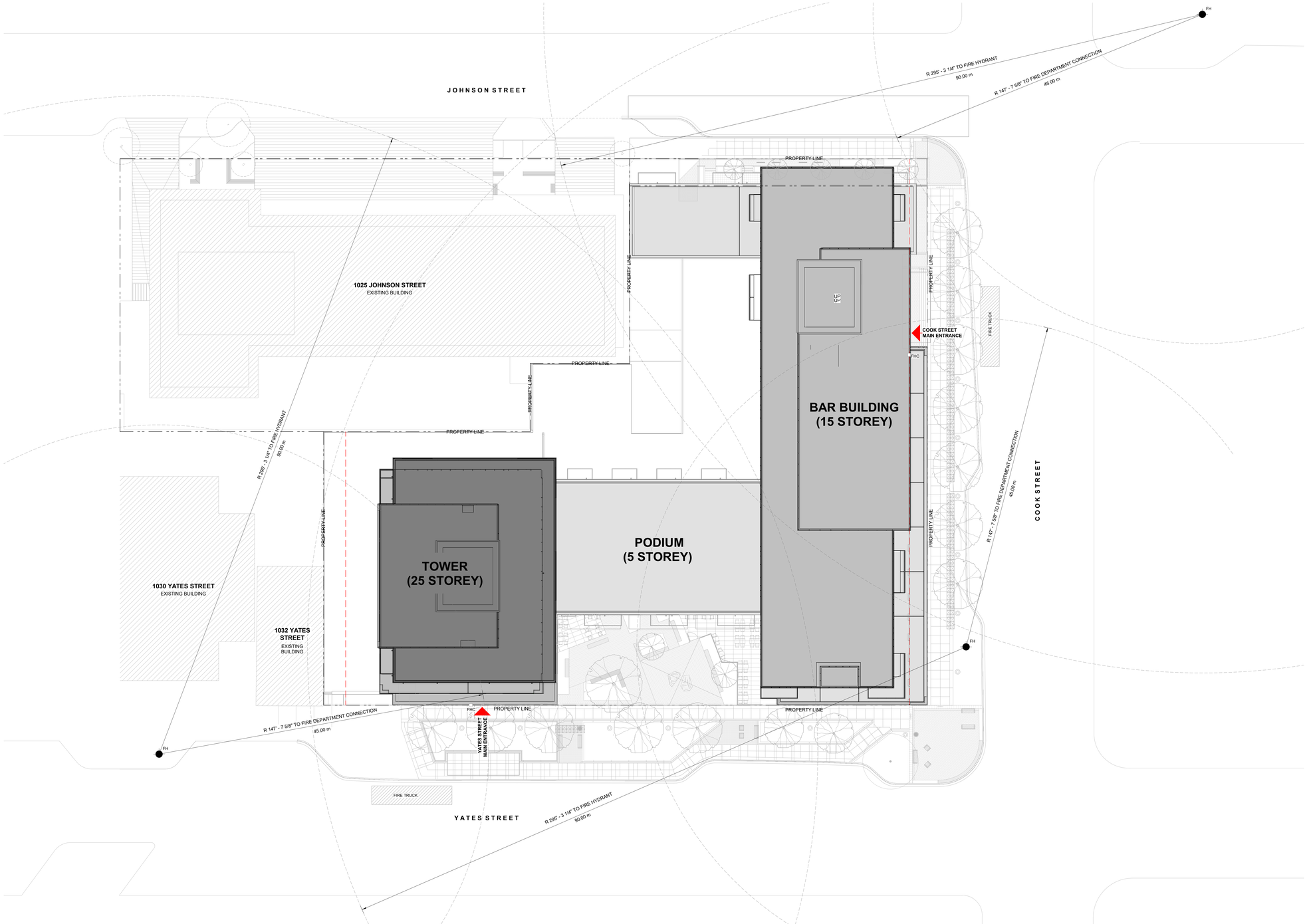

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1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SITE PLAN

Drawing

Scale 1/16" = 1'-0"

Project 222032

Sheet **A103**

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GENERAL NOTES

1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C.
3. EV PARKING SPACES WILL HAVE LEVEL 2 CHARGER, G4 COMMUNICATIONS AND RFIDs TO *MODO* REQUIREMENTS.

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

PROPERTY LINE

EXISTING HYDRO VAULT LOCATION TO BE VERIFIED ON SITE

10' - 0" MIN 3m CLEARANCE

STORAGE P2-04 EL. 50' - 5" 85 STORAGE

P2 MECH EXHAUST

MECHANICAL DUCT ABOVE

ACCESS TO P1

VEST P2-03

ELEV LOBBY P2-01 LEVEL P2

STAIR #3 P2-53

STORAGE P2-02

PE #1 FF

PE #2

PE #3

STAIR #9 UP

STAIR #9 DN

ECR P2-12

STAIR TO LOWER P1

STAIR TO LOWER P2

ELEV. PIT ABOVE

UPPER P2 RESIDENTIAL P2-11 EL. 50' - 5"

110 TOTAL STALLS
103 REGULAR
7 ACCESSIBLE

LOWER P2 RESIDENTIAL P2-10

RAMP DN 5% AT 180'-0"

VEST P2-05 EL. 50' - 5"

PE #4 FF

PE #5

PE #6

ELECT P2-07

ELEV LOBBY P2-21 LEVEL P2 EL. 50' - 5"

STAIR #5 P2-55

VEST P2-08

STORAGE P2-06 EL. 50' - 5" 58 STORAGE

STAIR #8 P2-08

STORAGE P2-09 EL. 50' - 5" 17 STORAGE

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5	ISSUED FOR DP RESPONSE #3	2023-10-30
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3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P2 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A201**

1 A201 LEVEL P2
SCALE: 1/8" = 1'-0"

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GENERAL NOTES

1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C.
3. EV PARKING SPACES WILL HAVE LEVEL 2 CHARGER, G4 COMMUNICATIONS AND RFIDs TO *MODO* REQUIREMENTS.

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING (1 STOREY)

PROPERTY LINE

EXTENT OF BUILDING ENVELOPE ABOVE

EXISTING HYDRO VAULT LOCATION TO BE VERIFIED ON SITE

MIN 3m CLEARANCE

LEVEL 1 ABOVE

HIGH VOLTAGE P1-11

VEST P1-10

BIKE STORAGE P1-12

ELECT P1-13

STAIR #5 P1-55

ELEV LOBBY P1-21

LEVEL P1 EL. 59' - 5"

PE #4 FF

PE #5

PE #6

VEST P1-14

UPPER P1 RESIDENTIAL P1-19 EL. 59' - 5"

23 TOTAL STALLS
19 REGULAR STALLS
3 ACCESSIBLE

180 TOTAL
49 HORIZ.
93 VERT.
18 OVERSIZE

DOUBLE BIKE RACK

SINGLE BIKE RACK

RESIDENTIAL PARKING ACCESS GATE

COMM / SUB-ELECT P1-09

P2 MECH EXHAUST

P1 MECH EXHAUST

BIKE REPAIR ROOM P1-06

320 TOTAL
176 HORIZ.
144 VERT.

BIKE STORAGE P1-07

UPPER P1 PUBLIC P1-18 EL. 59' - 5"

30 TOTAL COMMERCAIL STALLS
4 CAR SHARE
24 REGULAR STALLS
2 ACCESSIBLE

10 TOTAL VISITOR STALLS
8 REGULAR STALLS
2 ACCESSIBLE

COMMERCIAL - 1 CAR SHARE - 1
COMMERCIAL - 2 CAR SHARE - 2
COMMERCIAL - 3 CAR SHARE - 3
COMMERCIAL - 4 CAR SHARE - 4
COMMERCIAL - 6 ACCESSIBLE - 1
VISITOR - 1 ACCESSIBLE - 1
COMMERCIAL - 10 ACCESSIBLE - 2 VAN
VISITOR - 2 ACCESSIBLE - 2 VAN

VEST P1-03

STAIR #3 P1-S3

ELEV LOBBY P1-01

LEVEL P1 EL. 59' - 5"

PE #1 FF

PE #2

PE #3

STORAGE P1-02

MECHANICAL DUCT BELOW

RAMP DN 7.5%

DOG WASH P1-04

VEST P1-08 EL. 59' - 5"

CE #7

STAIR TO UPPER P2

STAIR #9

RAMP DN 5% AT 180'-0"

LOWER P1 RESIDENTIAL P1-17

34 TOTAL STALLS
32 REGULAR STALLS
2 ACCESSIBLE

MECH P1-05 EL. 50' - 5"

STAIR #8 P1-58

STORAGE P1-16

WATER ENTRY P1-15

RESIDENTIAL - 56 ACCESSIBLE - 5 VAN

RESIDENTIAL - 55 ACCESSIBLE - 4 VAN

RESIDENTIAL - 1 through RESIDENTIAL - 54

VISITOR - 3 through VISITOR - 10

COMMERCIAL - 11 through COMMERCIAL - 30

5	ISSUED FOR DP RESPONSE #3	2023-10-30
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2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P1 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A202**

1 A202 LEVEL P1
SCALE: 1/8" = 1'-0"

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1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

OUTLINE OF THE ADJANCENT BUILDING - LEVEL 1

PROPERTY LINE

DRIVELANE SIGHT TRIANGLE

EXTENT OF BUILDING ENVELOPE ABOVE

EXTENT OF ROOF ABOVE

PARKADE EXHAUST BELOW

GENSET DIESEL EXHAUST ABOVE

DUCT ABOVE

SIDE YARD SETBACK

EXISTING HYDRO VAULT

EXISTING VAULT LOCATION BELOW GRADE TO BE VERIFIED ON SITE

8' - 2" 2.49 m SETBACK

10.38' 3.26 m SETBACK

5' - 2.98" 2.50 m SETBACK

GAS METER L01-25

STAIR #4 L01-54

TOWNHOUSES FIRST FLOOR EL. 74' - 6"

CORRIDOR L01-26 EL. 74' - 6"

VEST L01-27 EL. 74' - 6"

PE #4 FF

PE #5

PE #6

STAIR #5 L01-55 EL. 74' - 6"

MAIL ROOM L01-29

7 MAILBOX

ELEV. LOBBY L01-21 LEVEL 01 EL. 74' - 6"

HOLD STORAGE L01-28 EL. 74' - 6"

RESIDENTAL LOBBY L01-30 EL. 74' - 6"

STAIR #6 L01-56

BIKE STORAGE L01-24

PARCEL ROOM L01-22 5 PARCEL LOCKERS EL. 73' - 10"

ENTRY VEST 2 L01-31

COOK STREET MAIN ENTRANCE

LOADING L01-36

GARBAGE AREA 4 L01-23 EL. 70' - 3 1/2"

LOADING BAY

LOADING BAY FRONT-IN ONLY

CRU #004 L01-32 3220 SF EL. 71' - 0"

P2 MECH EXHAUST

P1 MECH EXHAUST

MECH EXHAUST ABOVE

VEST L01-09

CORRIDOR L01-13

BIKE STORAGE (RETAIL) L01-12

E.O.T. WC L01-10

E.O.T. WC L01-11

6 TOTAL 4 HORIZ 2 VERT

GENERATOR L01-14

BIKE STORAGE L01-07

98 TOTAL 10 HORIZ 44 VERT. 44 OVERSIZE

SINGLE BIKE RACK

MAIL & PARCEL L01-15 6 MAILBOX 4 PARCEL LOCKERS

JAN L01-17

CORRIDOR L01-16

BIKE MAINTENANCE L01-08

ELEC L01-08

LOADING LOBBY L01-18 EL. 68' - 10 1/2"

HOLD STORAGE L01-19

STAIR #1 L01-51

ELEV LOBBY L01-01 LEVEL 01 EL. 68' - 10 1/2"

PE #1 FF

PE #2

PE #3

STAIR #2 L01-52

STAIR #3 L01-53

VEST L01-06

EXIT CORRIDOR L01-05

LEASING OFFICE L01-04 EL. 68' - 10 1/2"

RESIDENTAL LOBBY L01-02 EL. 68' - 10 1/2"

ENTRY VEST 1 L01-03

GARBAGE AREA 1 L01-38

GARBAGE AREA 2 L01-20 EL. 70' - 3 1/2"

GARBAGE AREA 3 L01-37

CRU #001 L01-35 1149 SF EL. 68' - 10 1/2"

CRU #002 (RESTAURANT FOOD USE) L01-34 6941 SF EL. 68' - 10 1/2"

CRU #003 L01-33 2860 SF EL. 71' - 0"

CE #7

PATIO 272 SF

PATIO 1576 SF

PATIO 436 SF

STAIR #8 L01-58

STAIR #7 L01-57

AIR INTAKE PLENUM

RAMP DN 7.5%

RAMP DN 9.4% AT 90'-10"

RAMP DN 15%

RAMP DN 6%

FHC

YATES STREET MAIN ENTRANCE

LEVEL 01

SCALE: 1/8" = 1'-0"

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4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

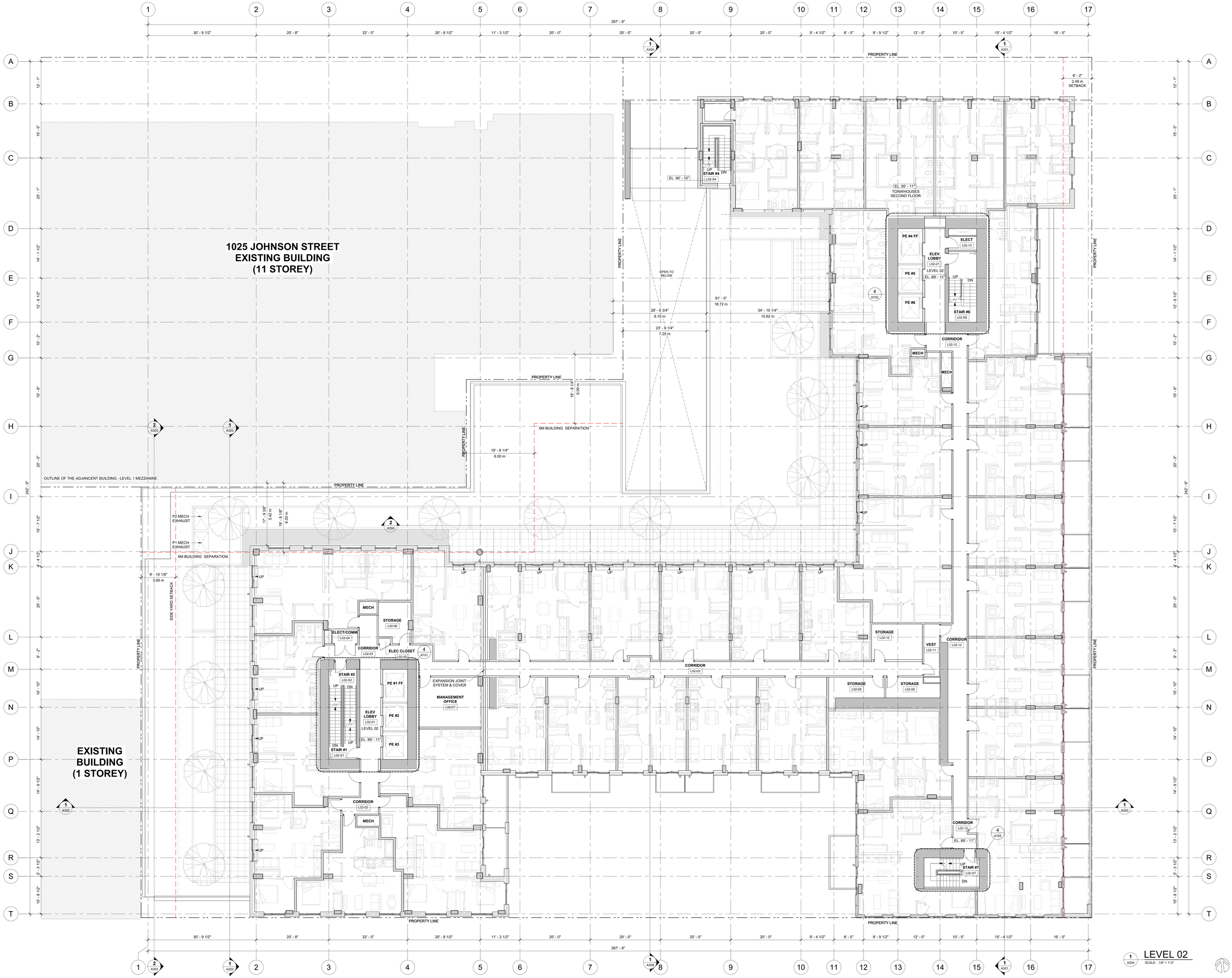
LEVEL 01 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A203**



LEVEL 02
SCALE: 1/8" = 1'-0"

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1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

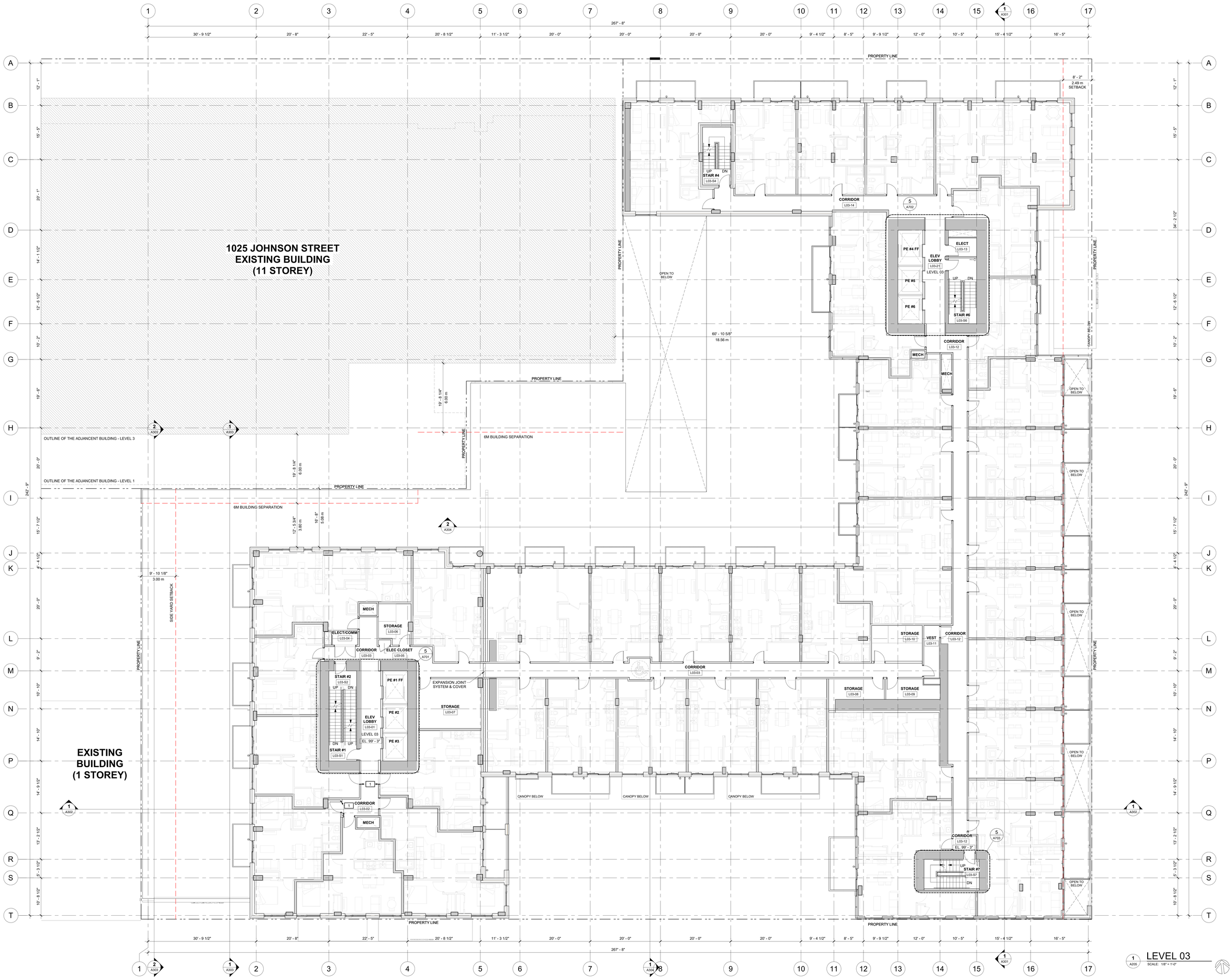
LEVEL 02 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A204**



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CHARD

GEODETIC ELEVATIONS TYP FLOORS - 03 & 04	
LEVEL	ELEVATION
LEVEL 03	99' - 3"
LEVEL 04	108' - 7"

5	ISSUED FOR DP RESPONSE #3	2023-10-30
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1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 03-04 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A205**

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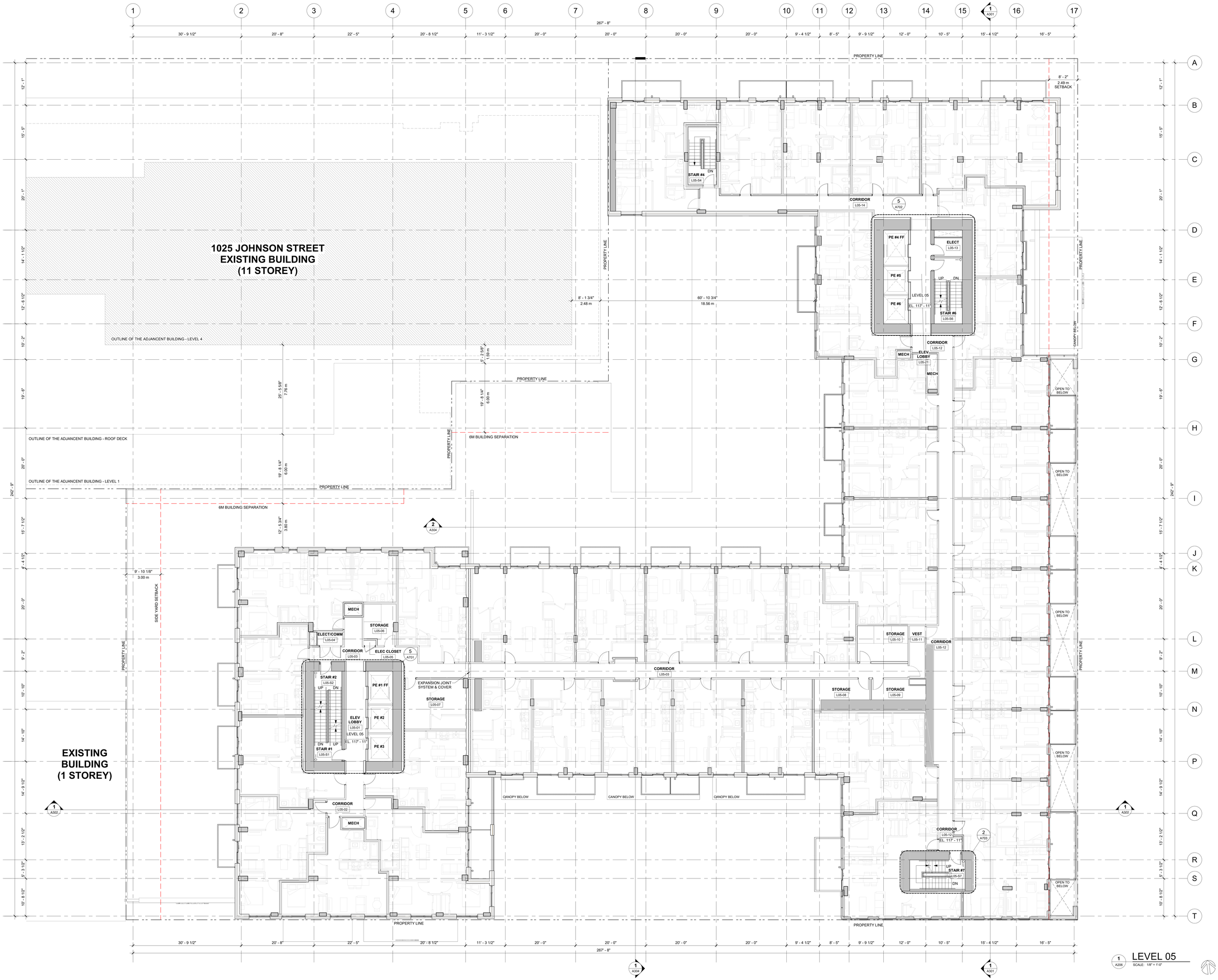

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Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 05 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A206**

1 A206 LEVEL 05
SCALE: 1/8" = 1'-0"

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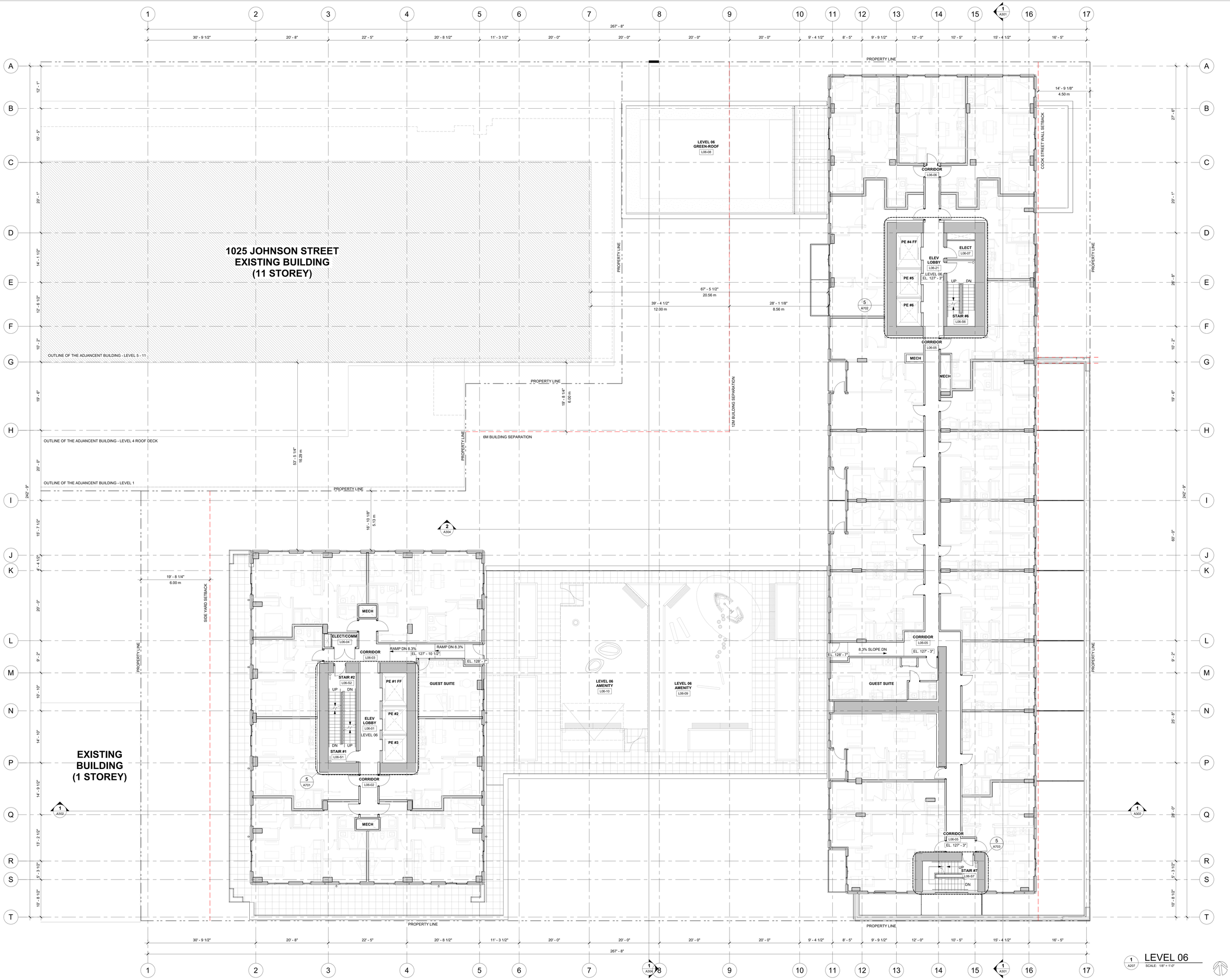

LEVEL 06
SCALE: 1/8" = 1'-0"

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1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 06 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A207**

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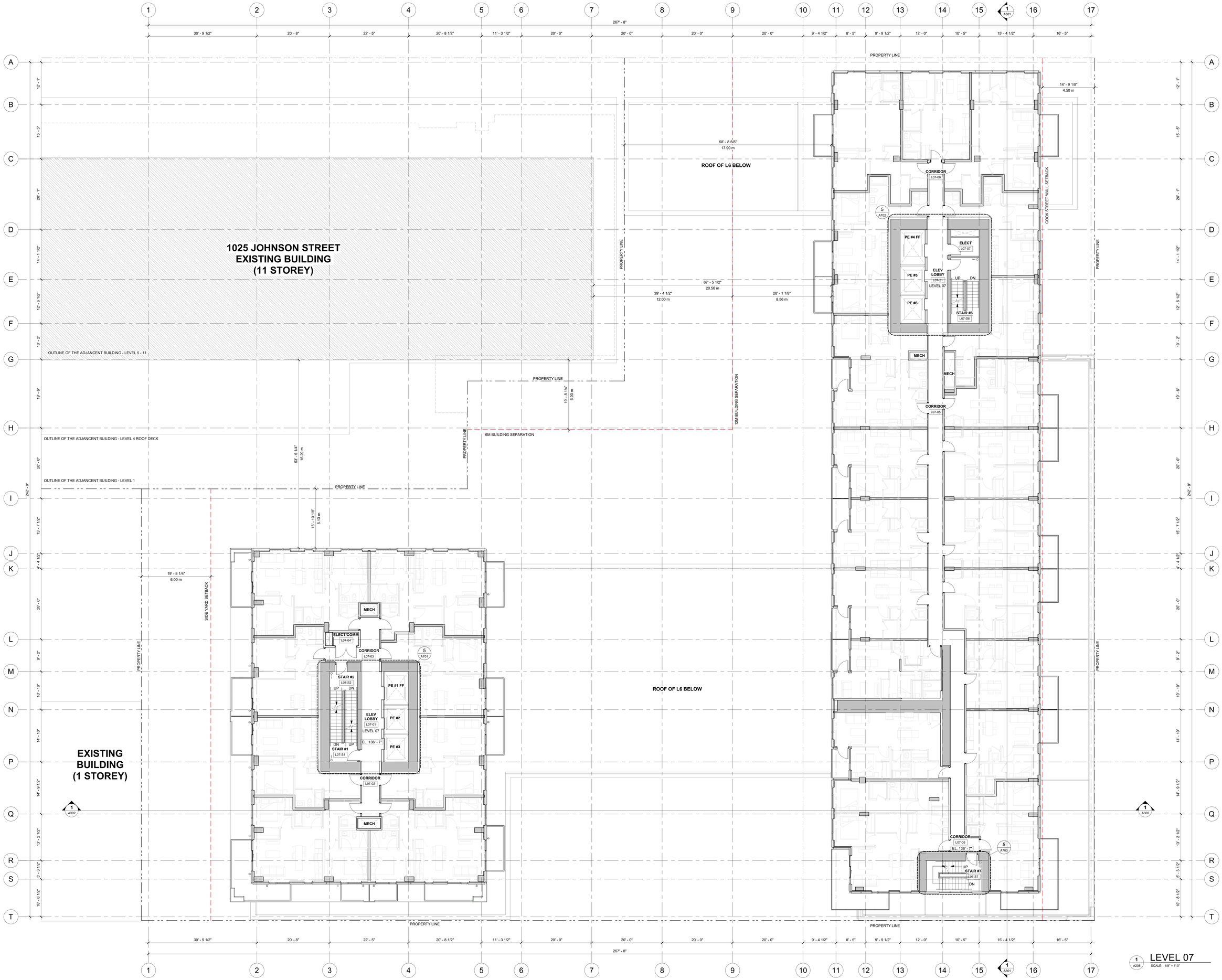

1 LEVEL 07
A208 SCALE: 1/8" = 1'-0"

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CHARD

GEODETIC ELEVATIONS TYP FLOORS - 07 TO 12	
LEVEL	ELEVATION
LEVEL 07	136' - 7"
LEVEL 08	145' - 11"
LEVEL 09	155' - 3"
LEVEL 10	164' - 7"
LEVEL 11	173' - 11"
LEVEL 12	183' - 3"

5	ISSUED FOR DP RESPONSE #3	2023-10-30
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1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 07-12 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A208**

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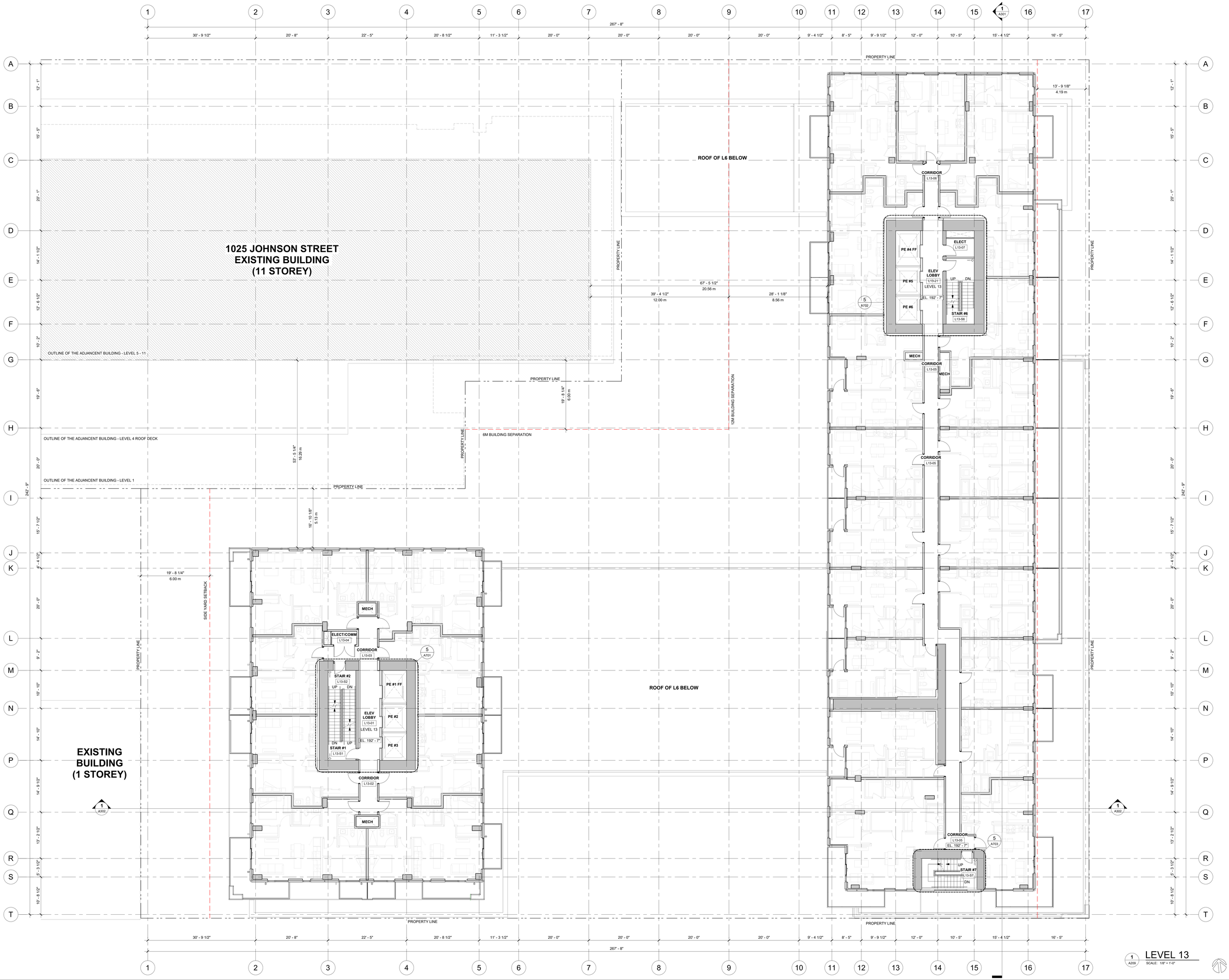

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Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 13 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A209**

1 A209 LEVEL 13
SCALE: 1/8" = 1'-0"

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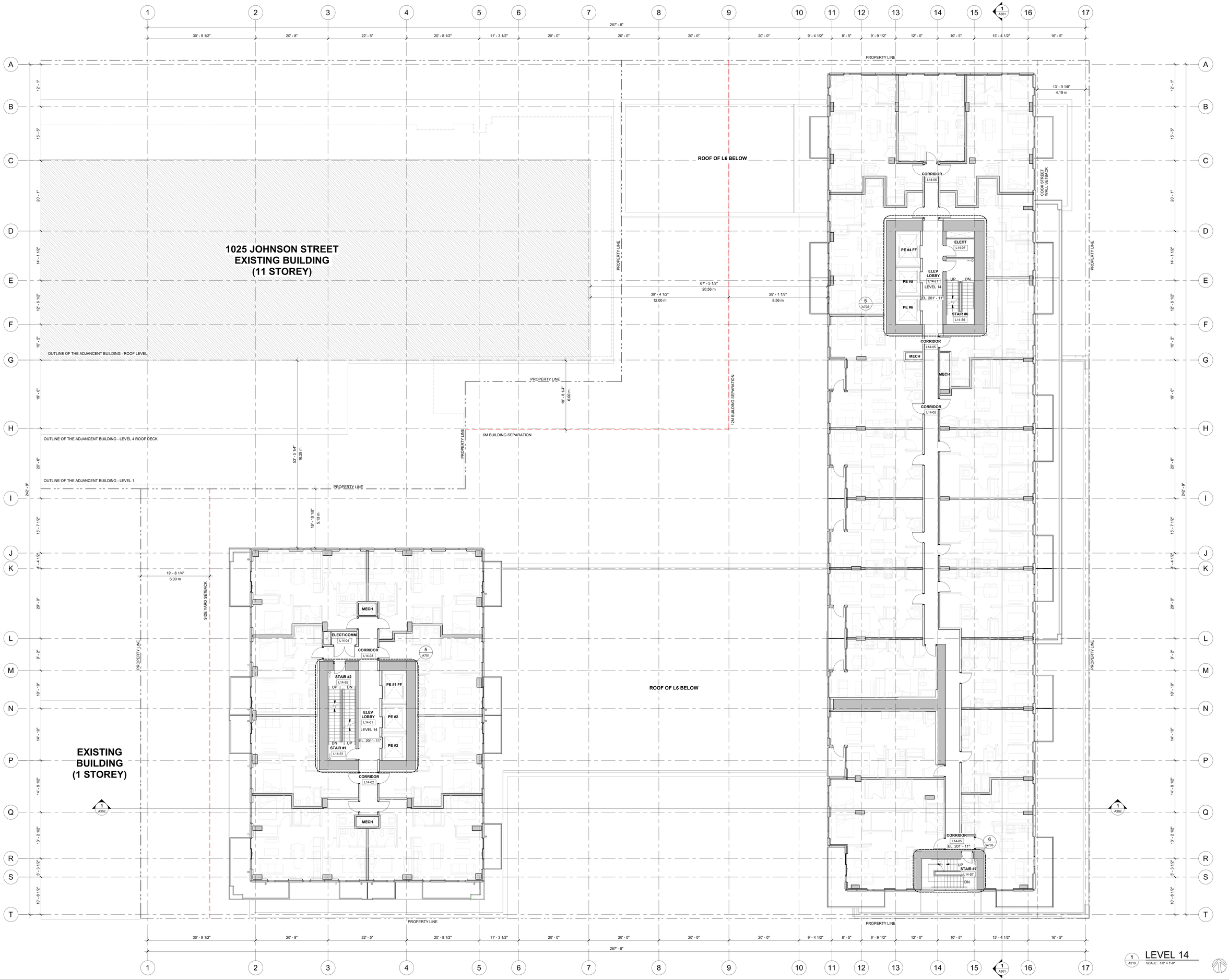

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Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 14 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A210**

1 A210 LEVEL 14
SCALE: 1/8" = 1'-0"

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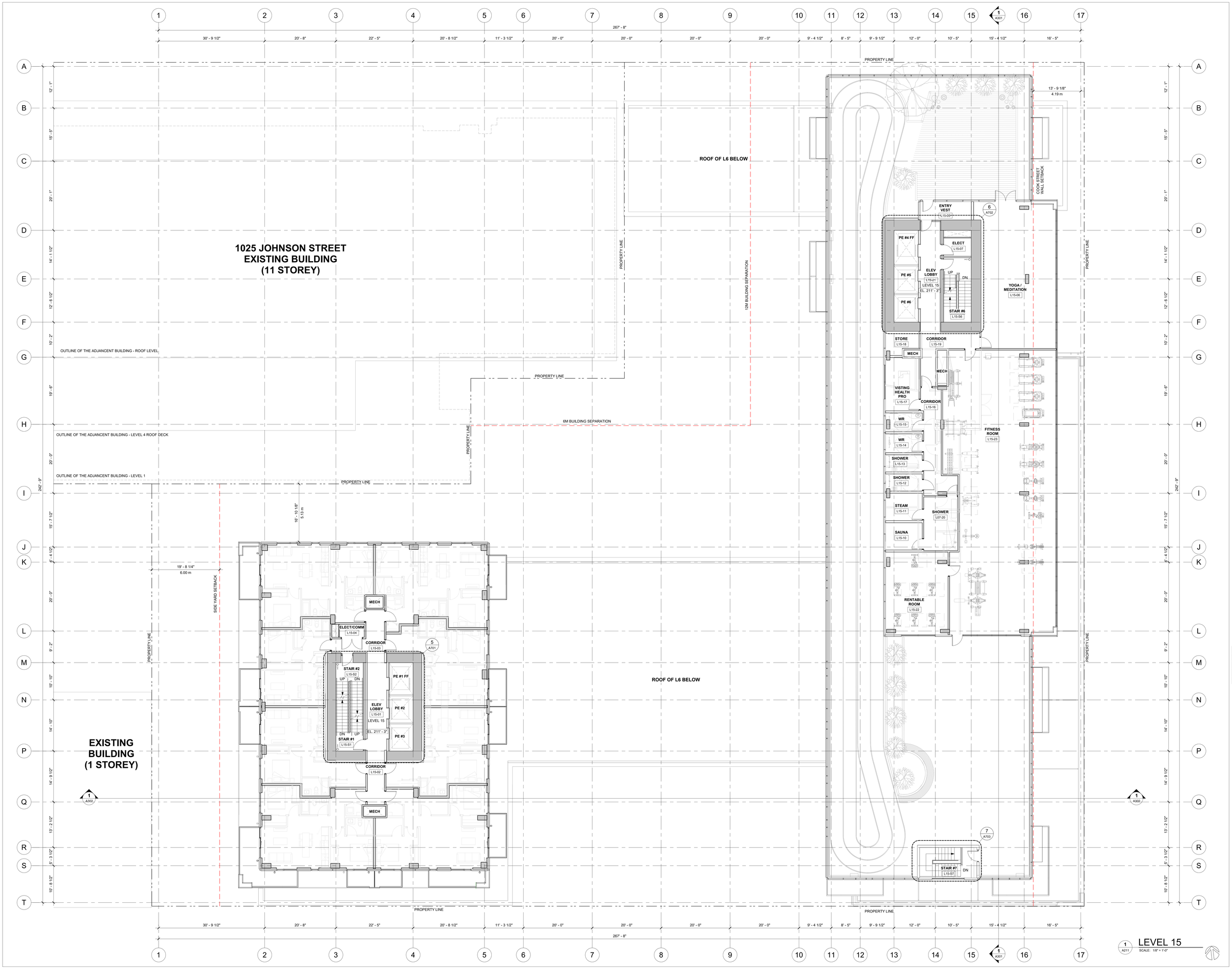

1 A211 LEVEL 15
SCALE: 1/8" = 1'-0"

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3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 15 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet A211

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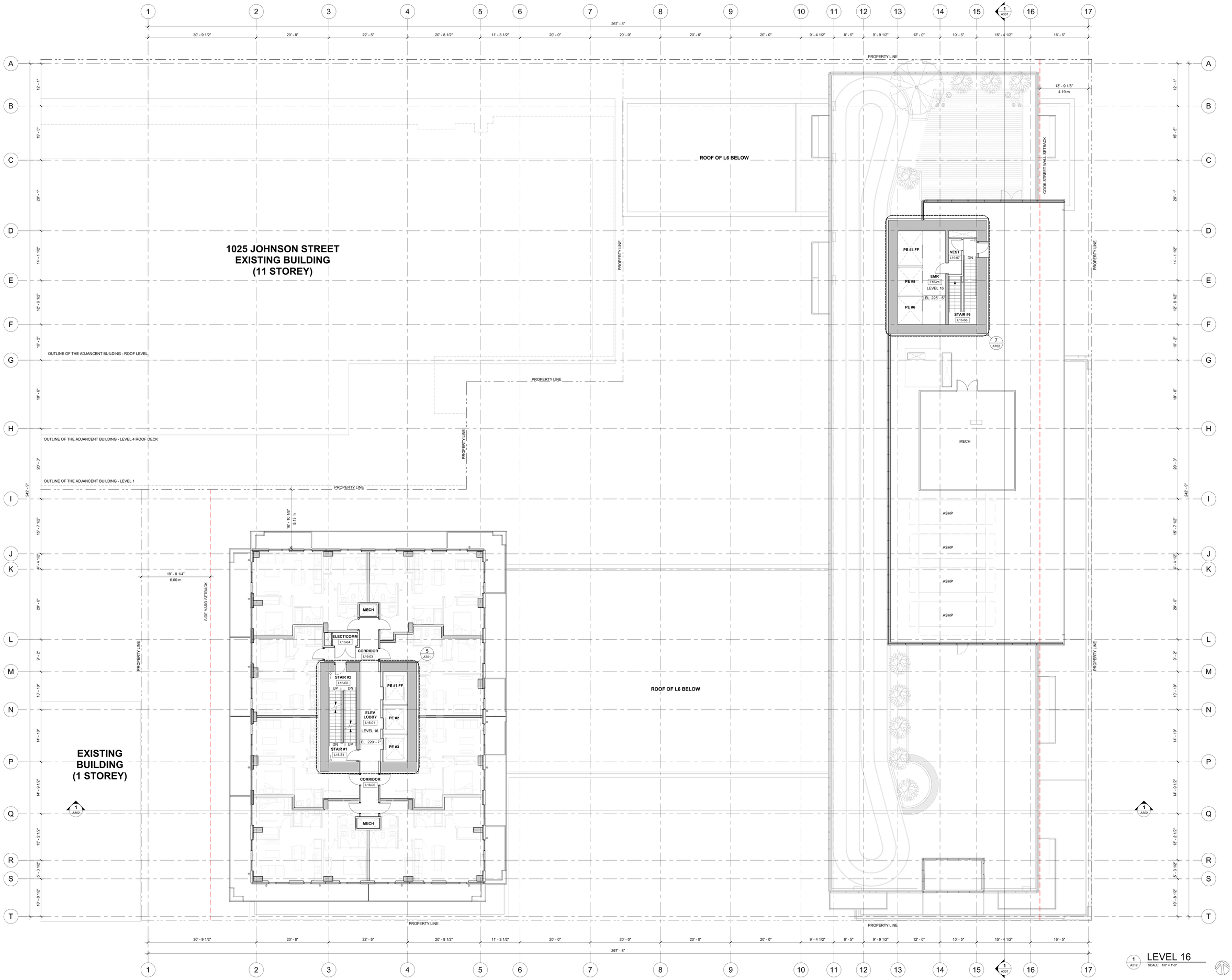

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CHARD

5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 16 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A212**

1 A212 LEVEL 16
SCALE: 1/8" = 1'-0"

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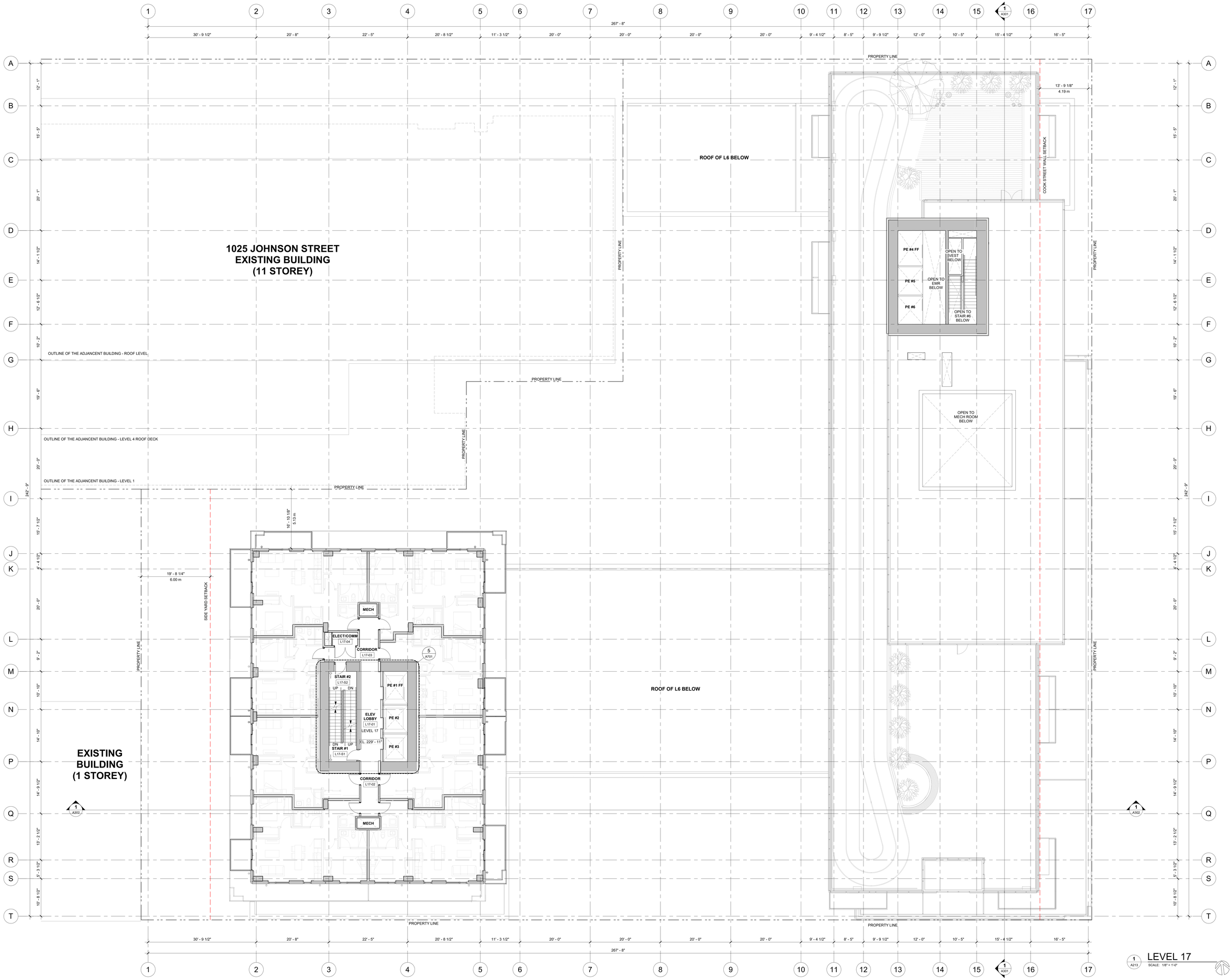

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CHARD

GEODETIC ELEVATIONS TYP FLOORS - 17 TO 23	
LEVEL	ELEVATION
LEVEL 17	229' - 11"
LEVEL 18	239' - 3"
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"

5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 17-23 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

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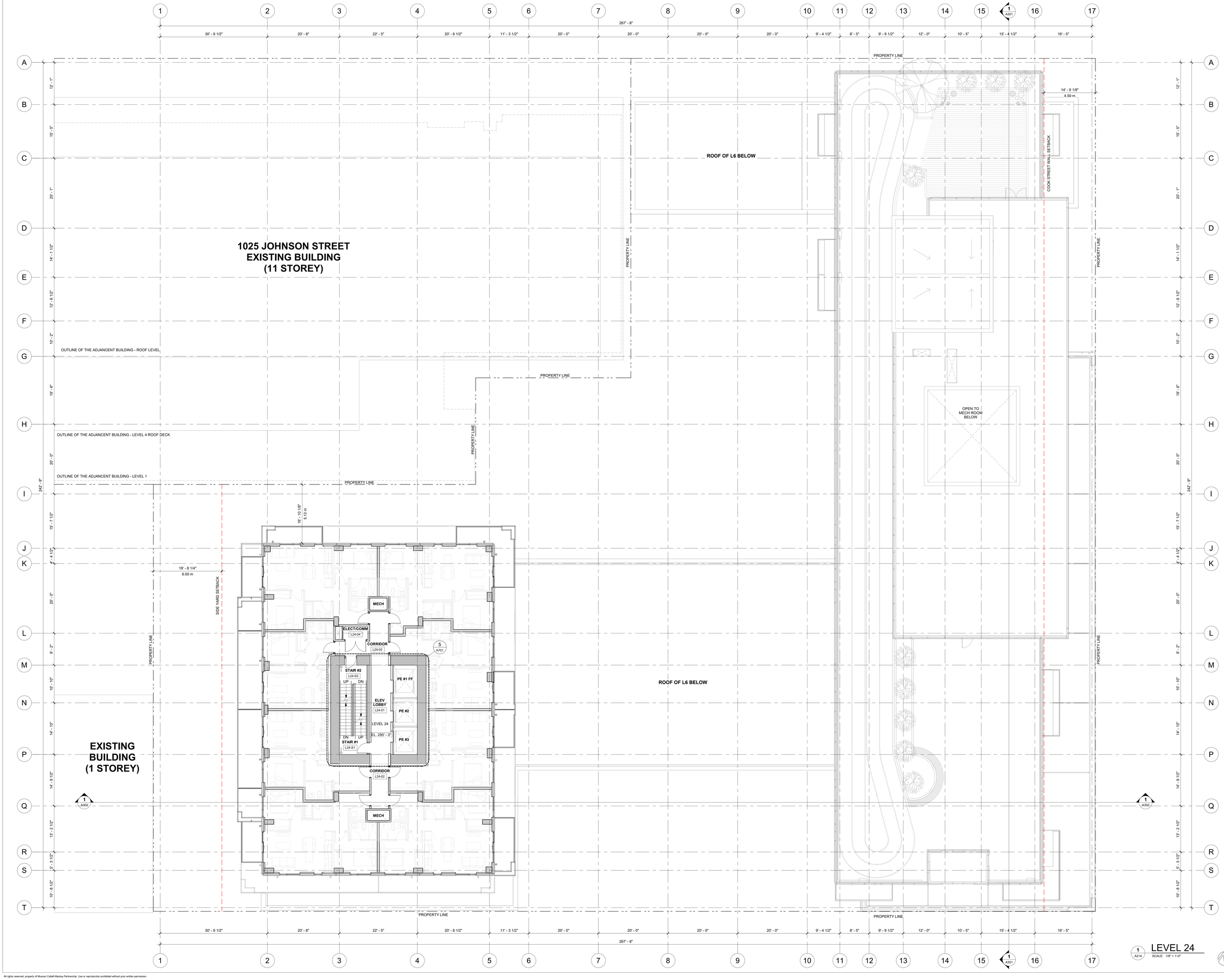

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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 24 PLAN

Drawing

Scale 1/8" = 1'-0"

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Sheet **A214**

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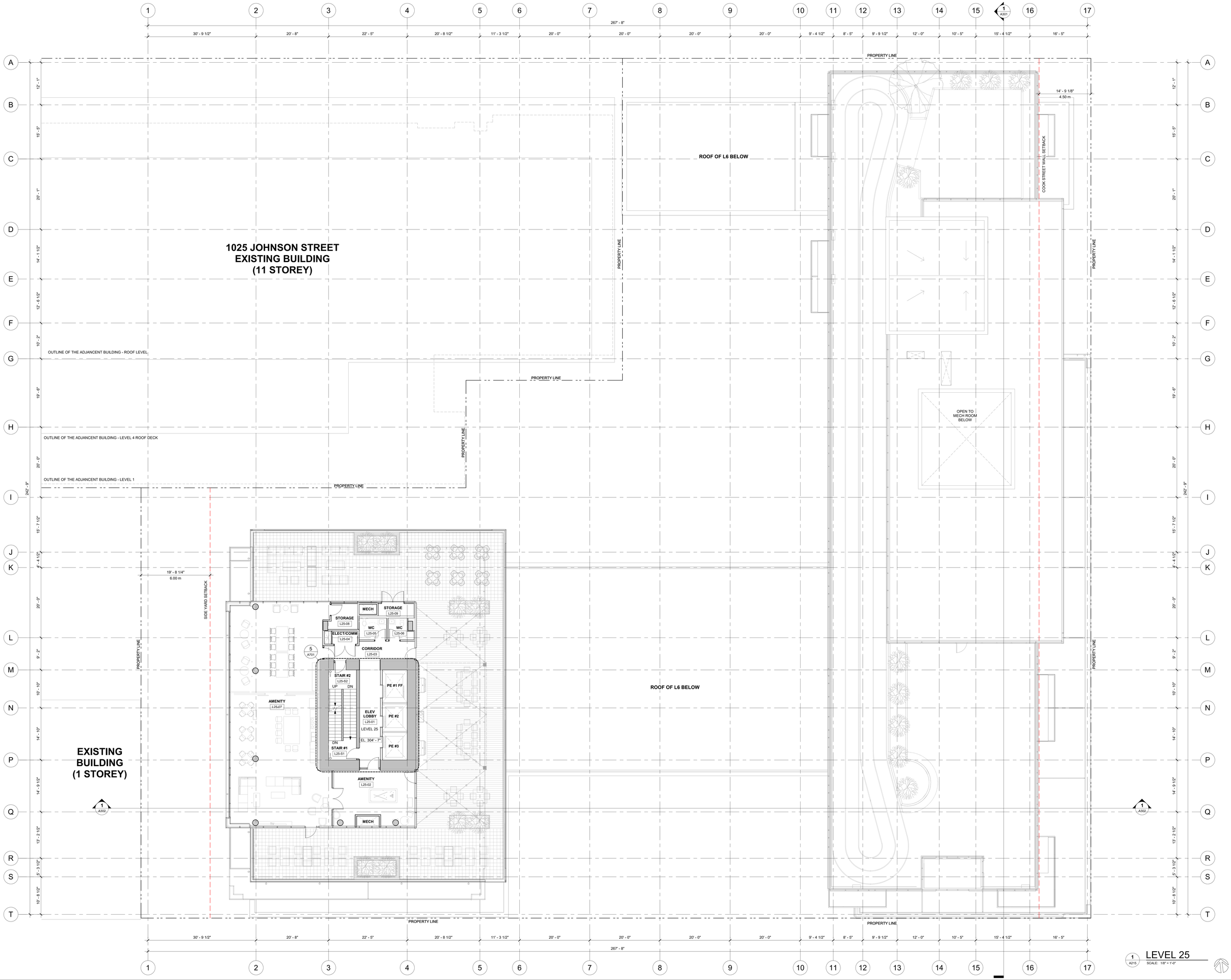

1 A215 LEVEL 25
SCALE: 1/8" = 1'-0"

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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 25 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

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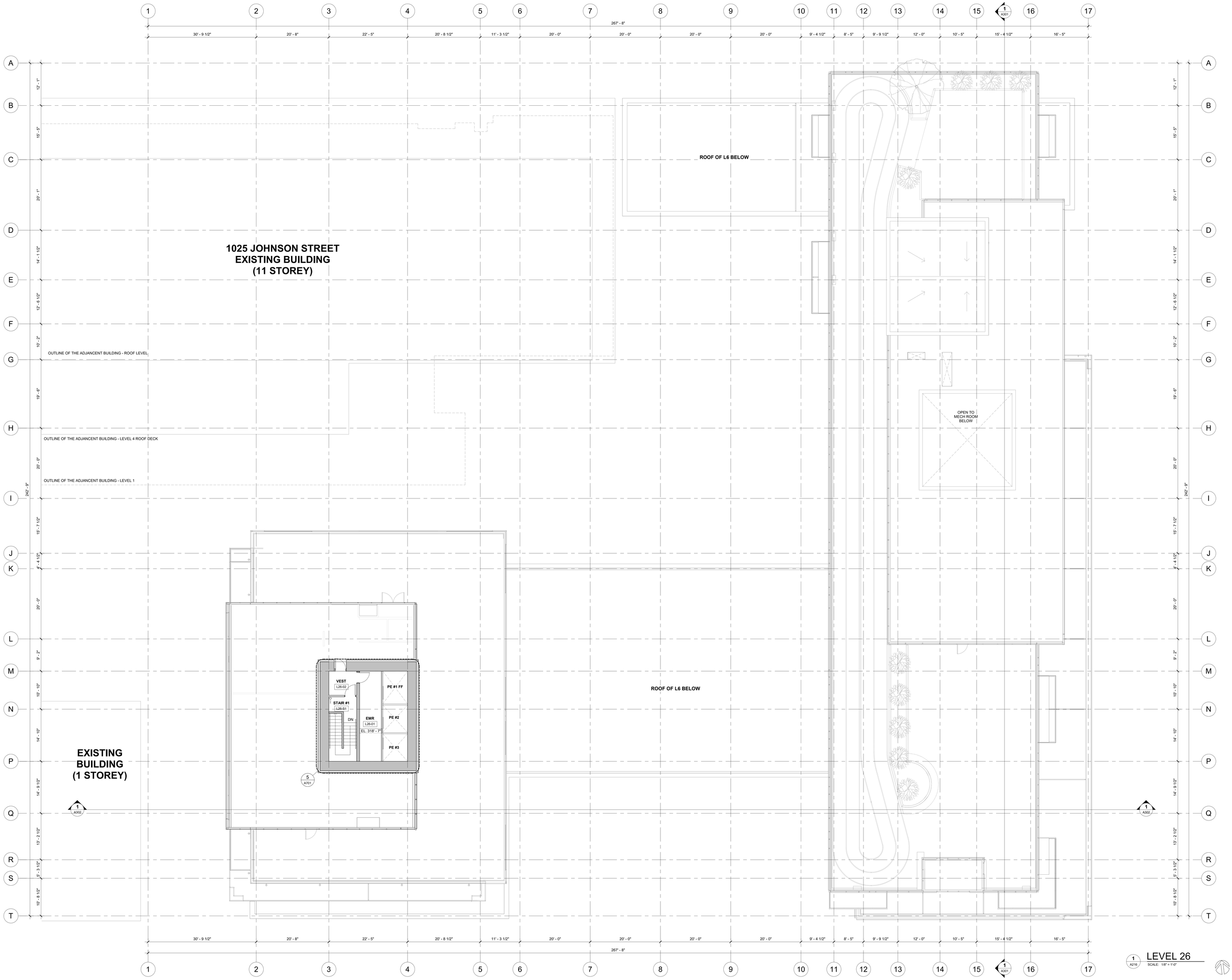

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3	ISSUED FOR DP RESPONSE #3	2023-10-30
2	ISSUED FOR DP RESPONSE #2	2023-10-12
1	ISSUED FOR 30% COORDINATION	2023-09-15

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

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LEVEL 26 PLAN

Drawing

Scale 1/8" = 1'-0"

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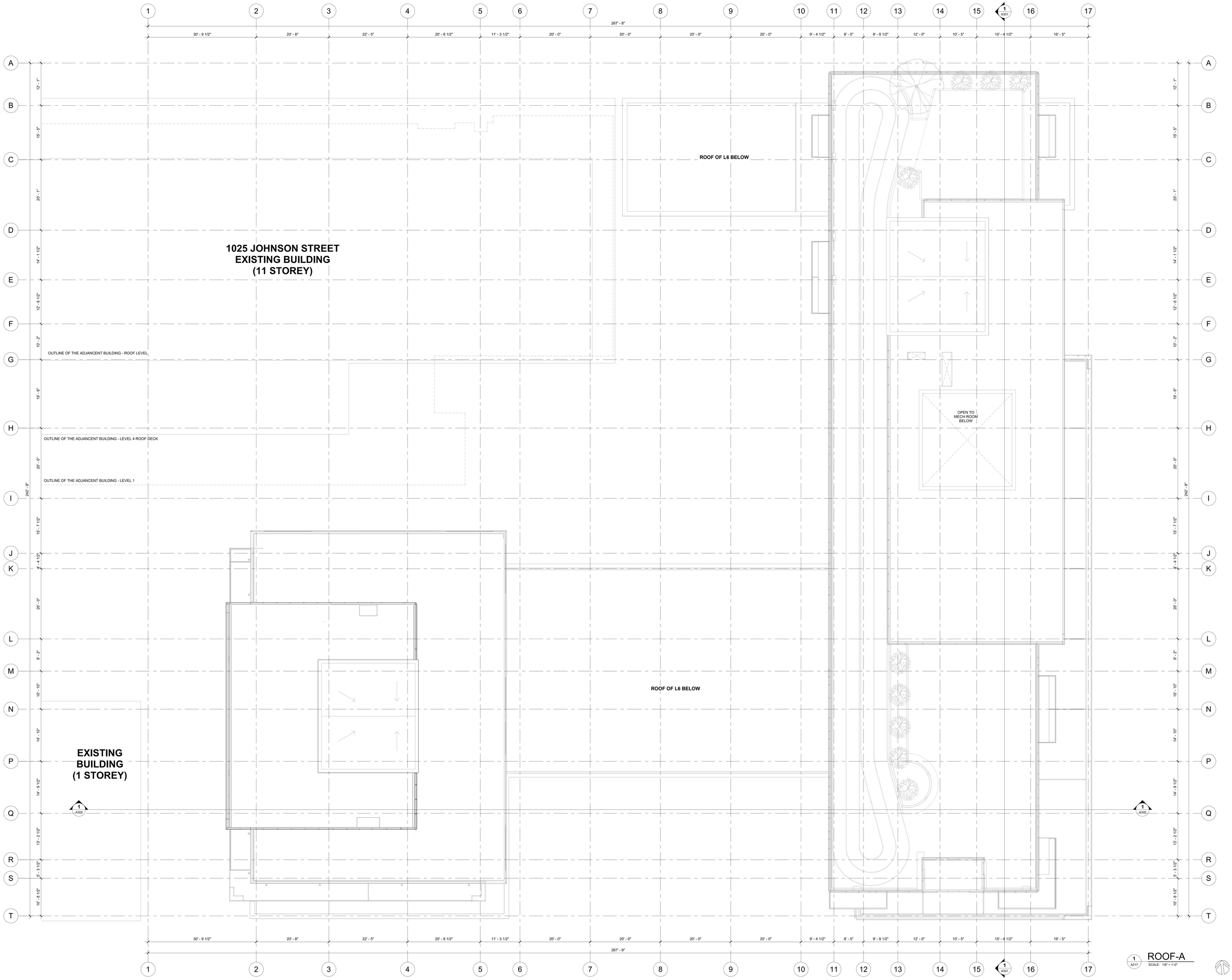

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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL ROOF PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A217**

1 A217 ROOF-A SCALE: 1/8" = 1'-0"

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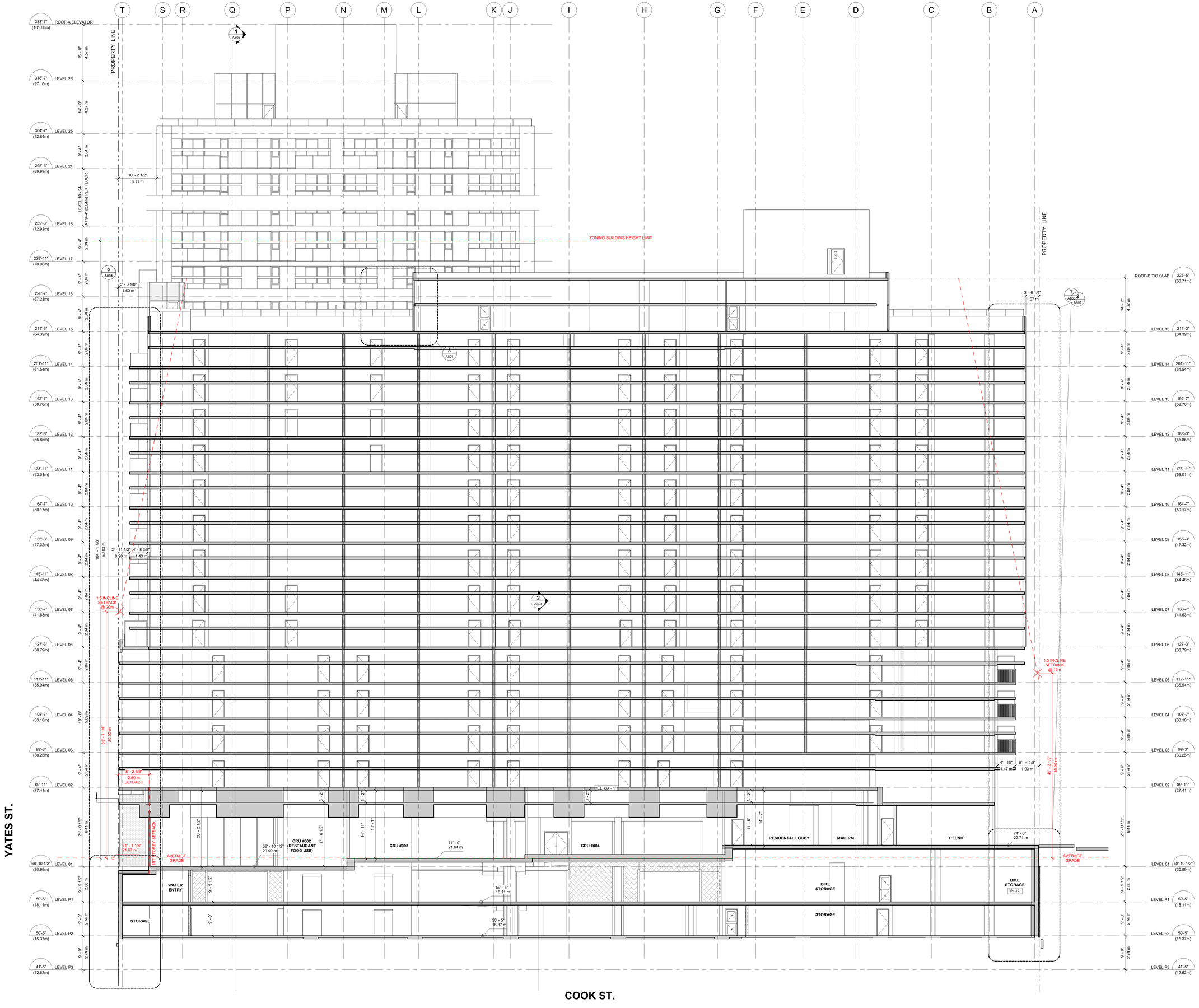

1 A301 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

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CHARD

GEODETIC ELEVATIONS
TYP FLOORS - 19 TO 23

LEVEL	ELEVATION
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"

5	ISSUED FOR DP RESPONSE #3	2023-10-30
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2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

BUILDING SECTION

Drawing

Scale As indicated

Project 222032

Sheet **A301**

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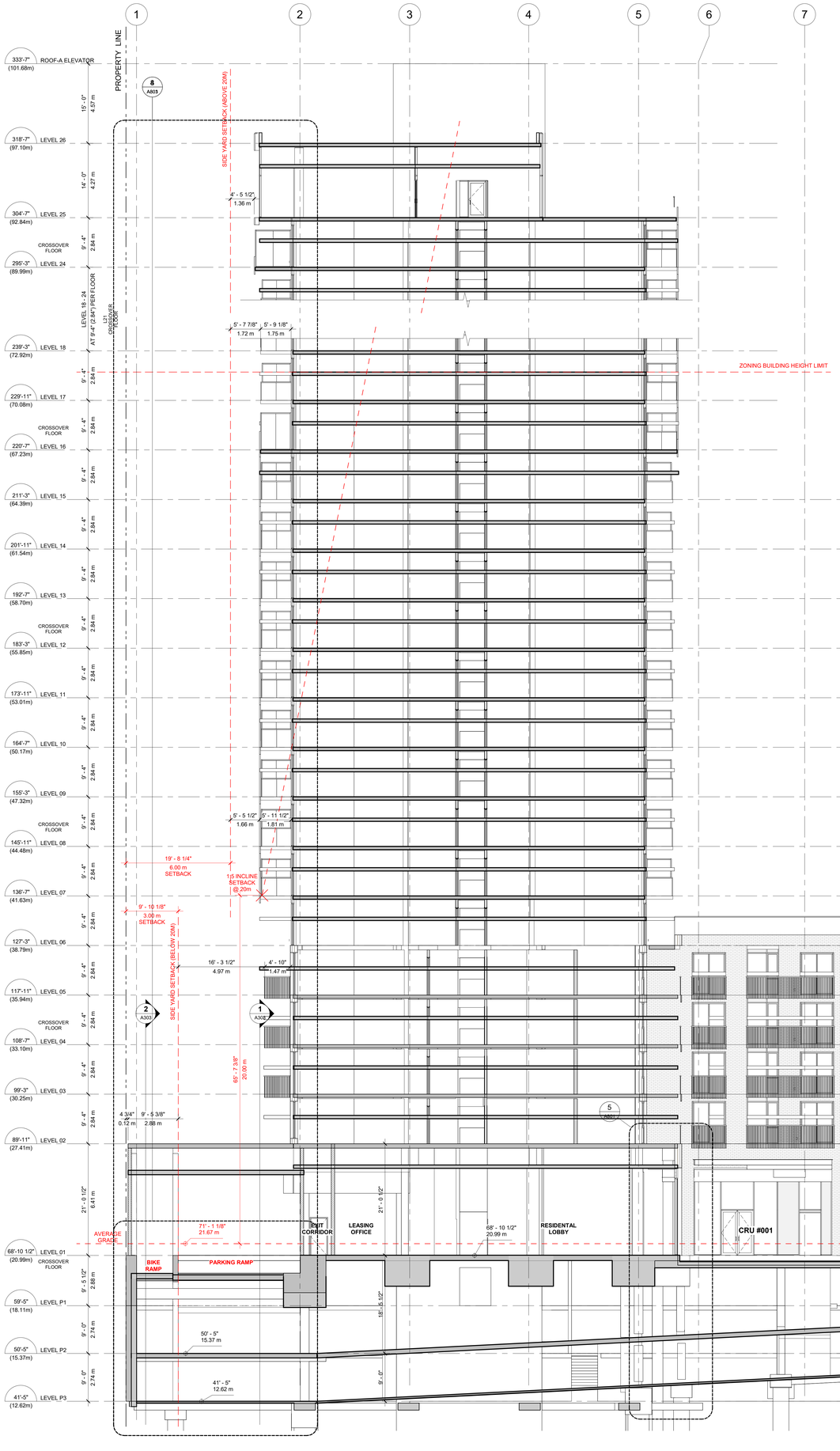
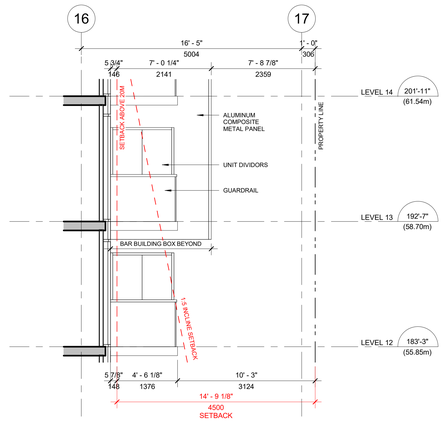
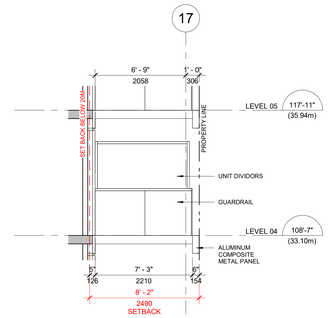




3 COOK ST. SETBACK ABOVE 20M
SCALE: 1/4" = 1'-0"



2 COOK ST. SETBACK BELOW 20M
SCALE: 1/4" = 1'-0"

GEODETIC ELEVATIONS TYP FLOORS - 19 TO 23	
LEVEL	ELEVATION
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"

1 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

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5	ISSUED FOR DP RESPONSE #3	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

BUILDING SECTION

Drawing

Scale As indicated

Project 222032

Sheet **A302**

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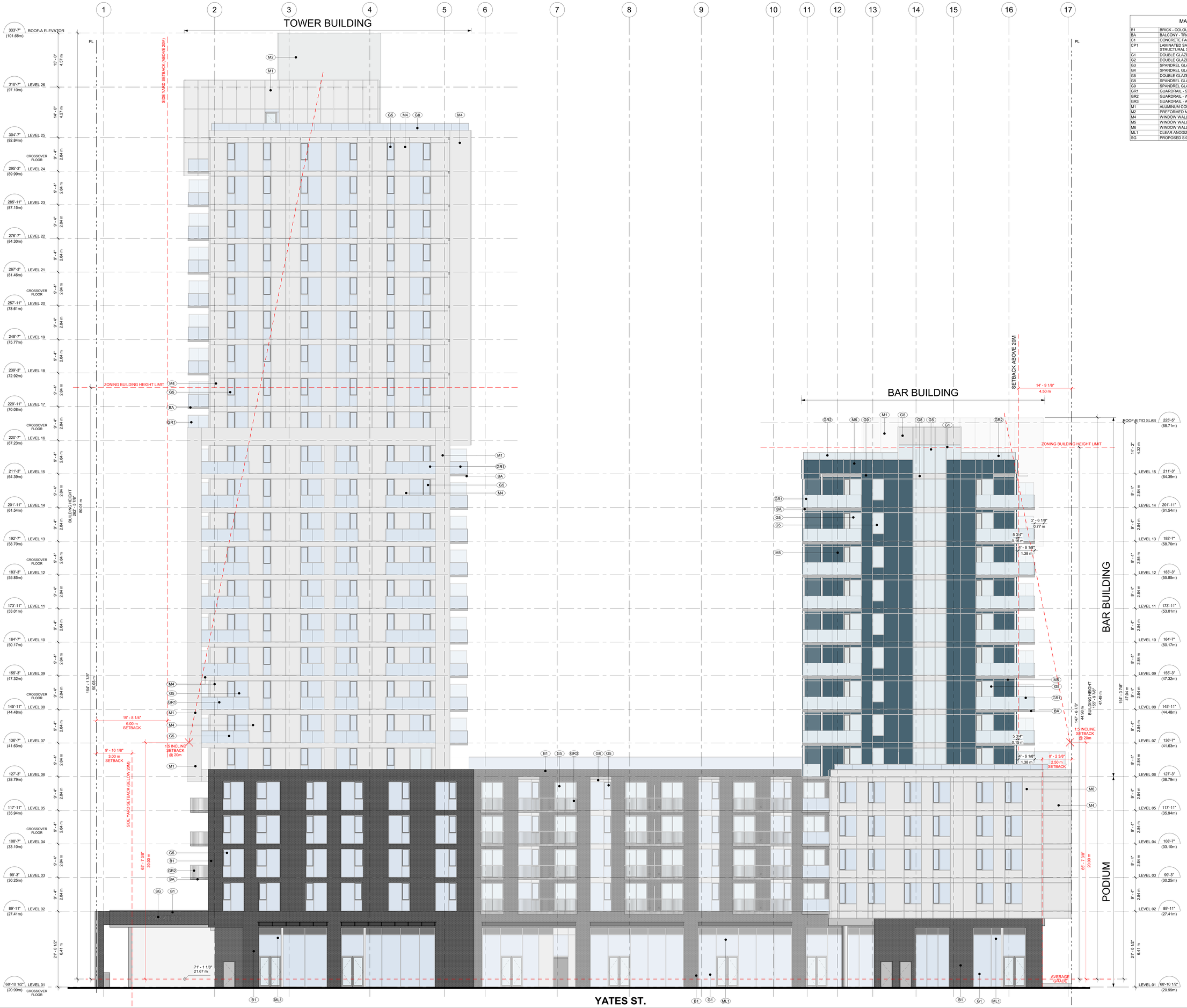

MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G8	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

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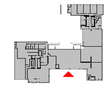

Revisions	YYYY-MM-DD
5 ISSUED FOR DP RESPONSE #3	2023-10-30
4 ISSUED FOR DP RESPONSE #2	2023-10-12
3 ISSUED FOR 30% COORDINATION	2023-09-15
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SOUTH ELEVATION

Drawing

Scale As indicated

Project 222032

Sheet **A401**

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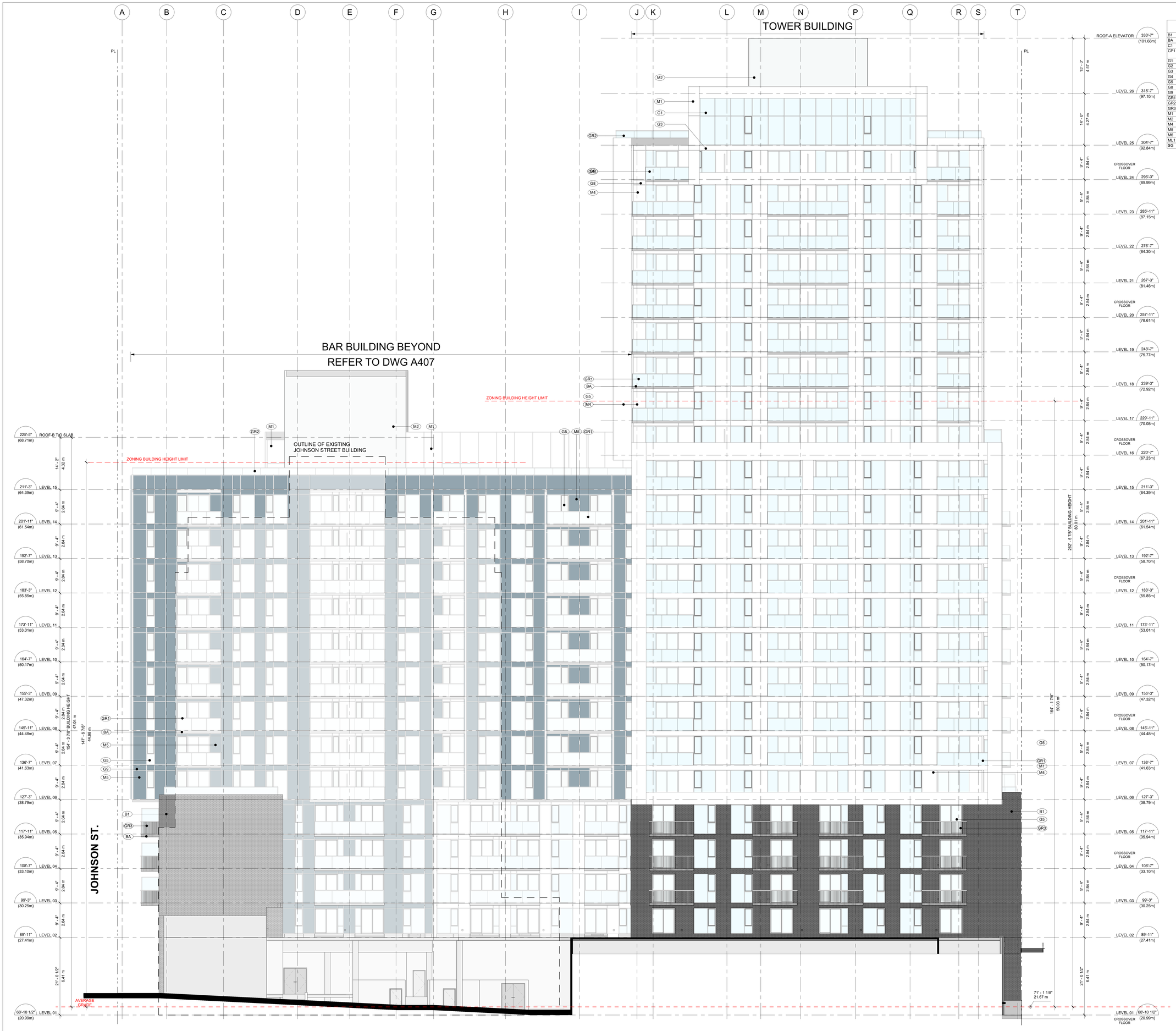

MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G8	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

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Revisions	YYYY-MM-DD
5 ISSUED FOR DP RESPONSE #3	2023-10-30
4 ISSUED FOR DP RESPONSE #2	2023-10-12
3 ISSUED FOR 30% COORDINATION	2023-09-15
2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

WEST ELEVATION

Drawing

Scale As indicated

Project 222032

Sheet **A402**

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MATERIAL LEGEND

B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G8	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

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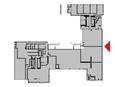

5	ISSUED FOR DP RESPONSE #3	2023-10-30
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2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

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Project

EAST ELEVATION

Drawing

Scale As indicated

Project 222032

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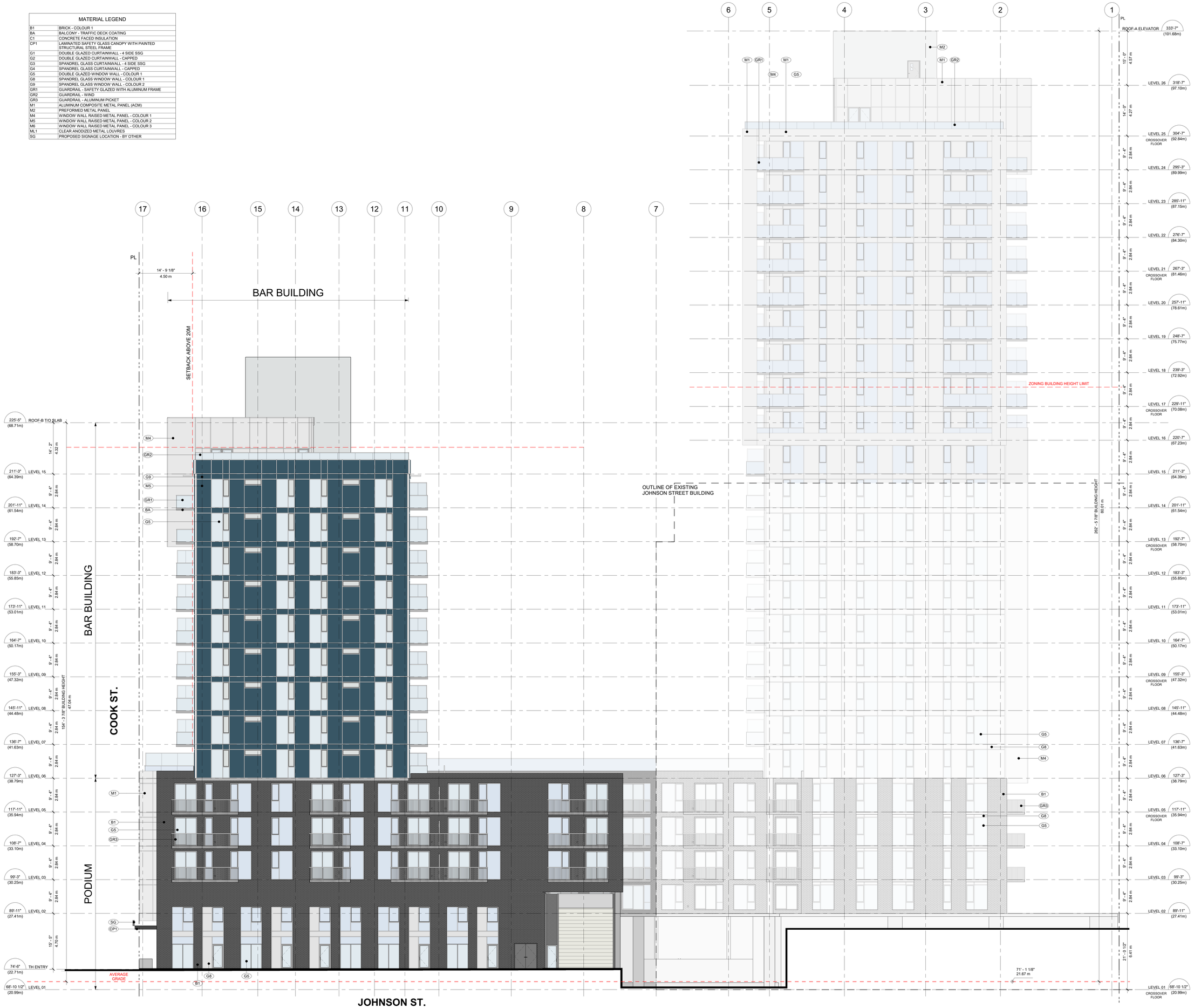
MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G8	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER



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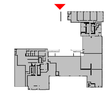
CHARD



5	ISSUED FOR DP RESPONSE #3	2023-10-30
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3	ISSUED FOR 30% COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

NORTH ELEVATION

Drawing

Scale As indicated

Project 222032

Sheet **A404**

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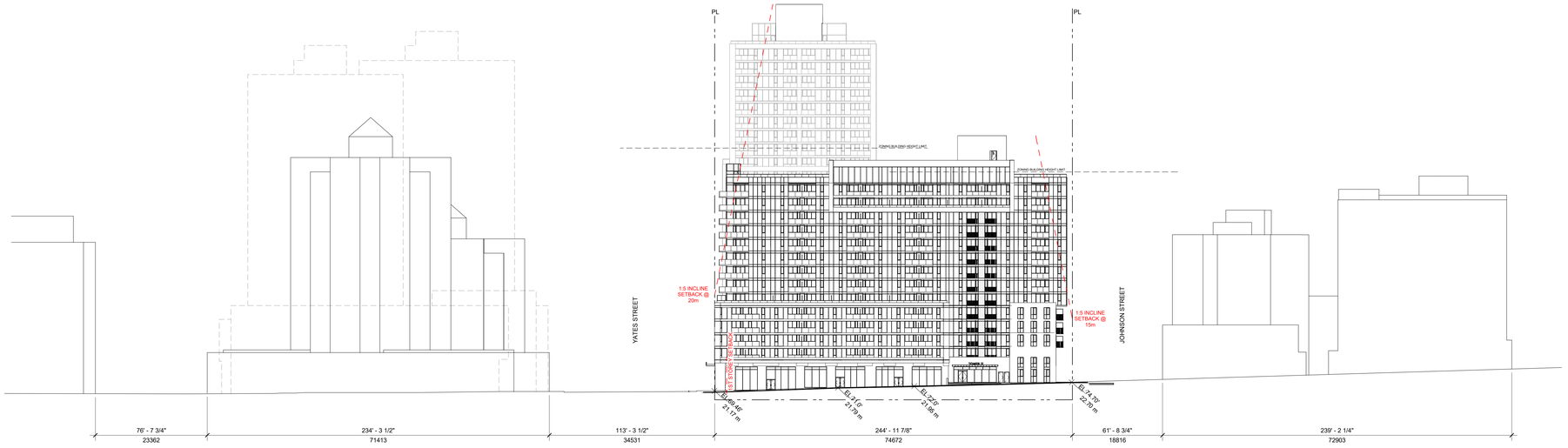
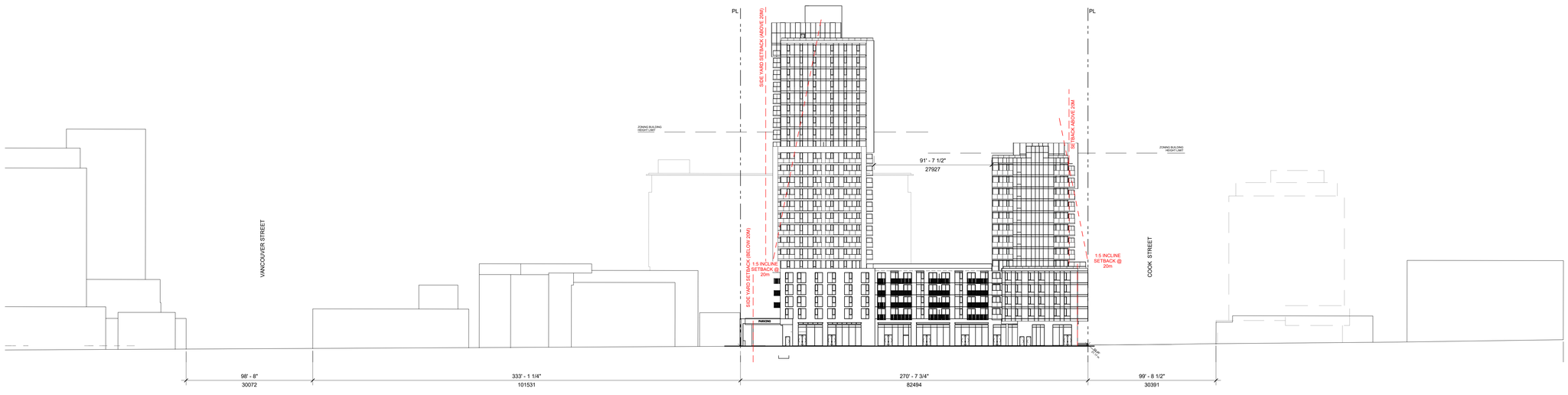


1 A450 STREET ELEVATION - COOK

SCALE: 1/32" = 1'-0"



2 A450 STREET ELEVATION - YATES

SCALE: 1/32" = 1'-0"

MCM

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CHARD

4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR DP	2023-03-04

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

STREET ELEVATION

Drawing

Scale 1/32" = 1'-0"

Project 222032

Sheet **A450**

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