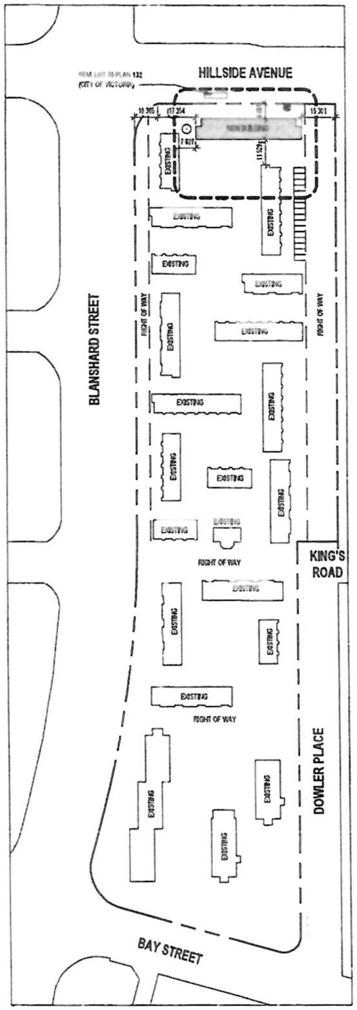
ATTACHMENT C



① DP1.0 **SITE CONTEXT**
SCALE: 1 : 1000

PROJECT DATA:

MUNICIPAL ADDRESS
2441 BLANSHARD STREET
VICTORIA, B.C. [illegible]

LEGAL DESCRIPTION
LOT C PLAN 21144

ZONING: R3-2 - MULTIPLE DWELLING DISTRICT
FOLIO: 09043002
PID: 002-006-472

SITE STATISTICS
SITE AREA: 31002.83 m²
NEW BUILDING FOOTPRINT: 424,823 m²
NEW BUILDING GROSS FLOOR AREA: 1274,440 m²
PARKING STALLS: 6, INCL. 1 BARRIER-FREE

SITE PLAN LEGEND

LINE OF UTILITY RIGHT-OF-WAY	— — — — —
LINE OF SETBACK	- - - - - - -
LINE OF LANDSCAPE SETBACK	— · — · — · —
PROPERTY LINE	—— – – ——
ROAD PATH	·-·-·-·-·-·
WOOD FENCE	—o——o——o—
SITE SIDEWALK AND PATHS	⊞
GRASS (REFER TO LANDSCAPING)	⁙
DRY POND RETENTION (REFER TO LANDSCAPING)	▨
PLANTERS (REFER TO LANDSCAPING)	⊠

PROJECT INFORMATION TABLE:

ZONING: R3-2 - MULTIPLE DWELLING DISTRICT
SITE AREA: 31,002.8 m²
TOTAL FLOOR AREA (ALL BLDG): 15,939.4 m²
COMMERCIAL FLOOR AREA: n/a
FLOOR SPACE RATIO (TOTAL SITE): 0.51 to 1
SITE COVERAGE (TOTAL SITE): 29.6%
OPEN SITE SPACE: 21,146.3 m²
HEIGHT OF BUILDING: 8.7 m
NUMBER OF STOREYS: 3
PARKING STALLS ON SITE: 179
BICYCLE PARKING NUMBER: 10
FRONT SETBACK: 6.520m
REAR SETBACK: n/a
RIGHT SETBACK: 15.30m
LEFT SETBACK: 17.36m
TOTAL NUMBER OF UNITS: 21 UNITS
UNIT TYPE: STUDIO
GROUND ORIENTATED UNITS: n/a
MINIMUM UNIT FLOOR AREA: 35 m²
TOTAL RESIDENTIAL FLOOR AREA: 15,939.4 m²

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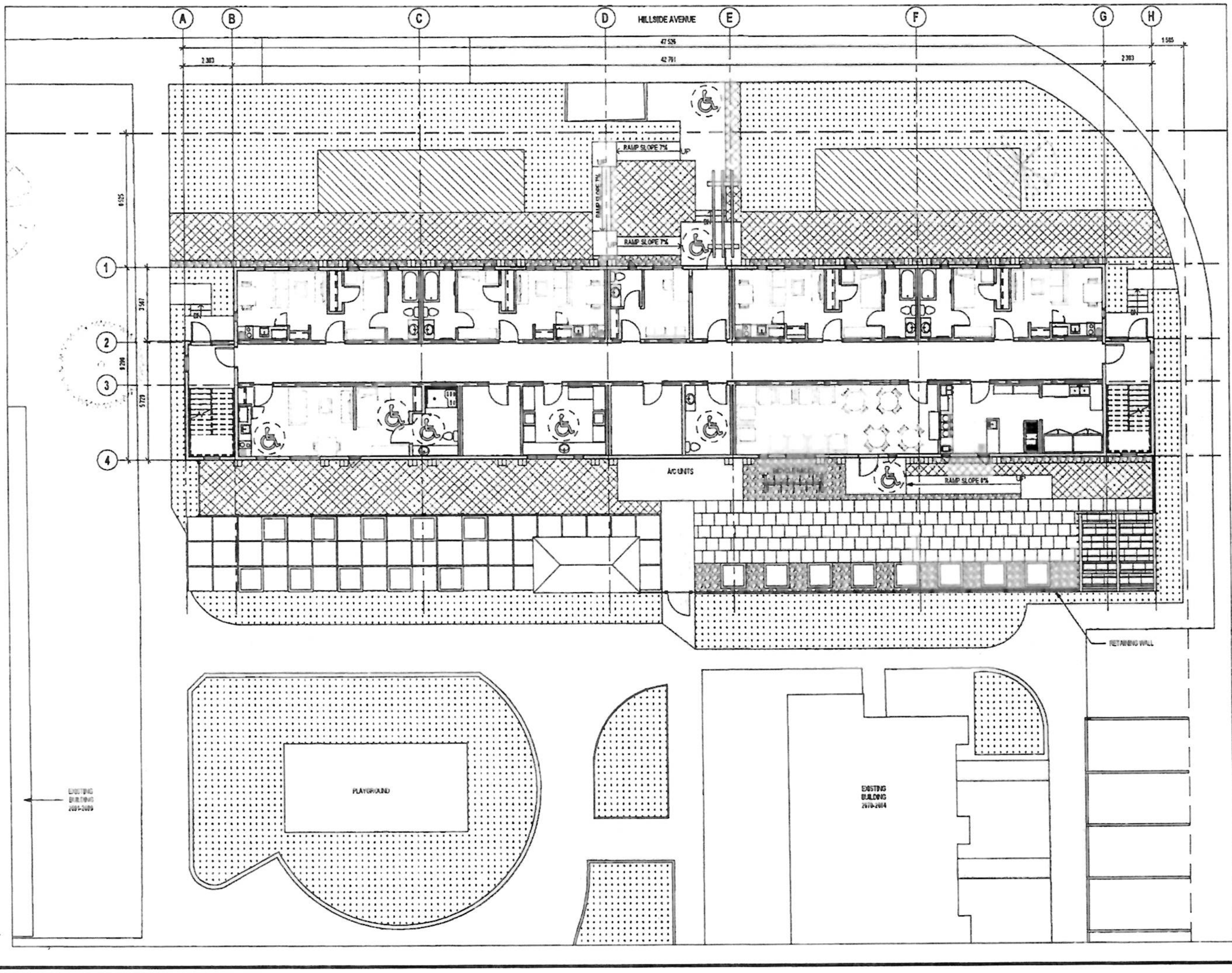

② DP1.0 **SITE PLAN**
SCALE: 1 : 100

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revisions:

no.	date	description
0	2018/07/27	ISSUED FOR DP

consultant:

seal:

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client:
BC HOUSING

NOMODIC
Custom Modular Structures

BC HOUSING

project:
EVERGREEN TERRACE

VICTORIA, B.C.

drawn by: YN, DR	reviewed: DS
scale: As indicated	approved: DS
date: 27 JULY 2018	project no.: 2018-01

drawing title:
SITE PLAN

drawing no:	revision no:
DP1.0	0

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BUILDING GROSS AREA

MAIN FLOOR AREA: 424.823 SQ.M.
SECOND FLOOR AREA: 424.823 SQ.M.
THIRD FLOOR AREA: 424.823 SQ.M.

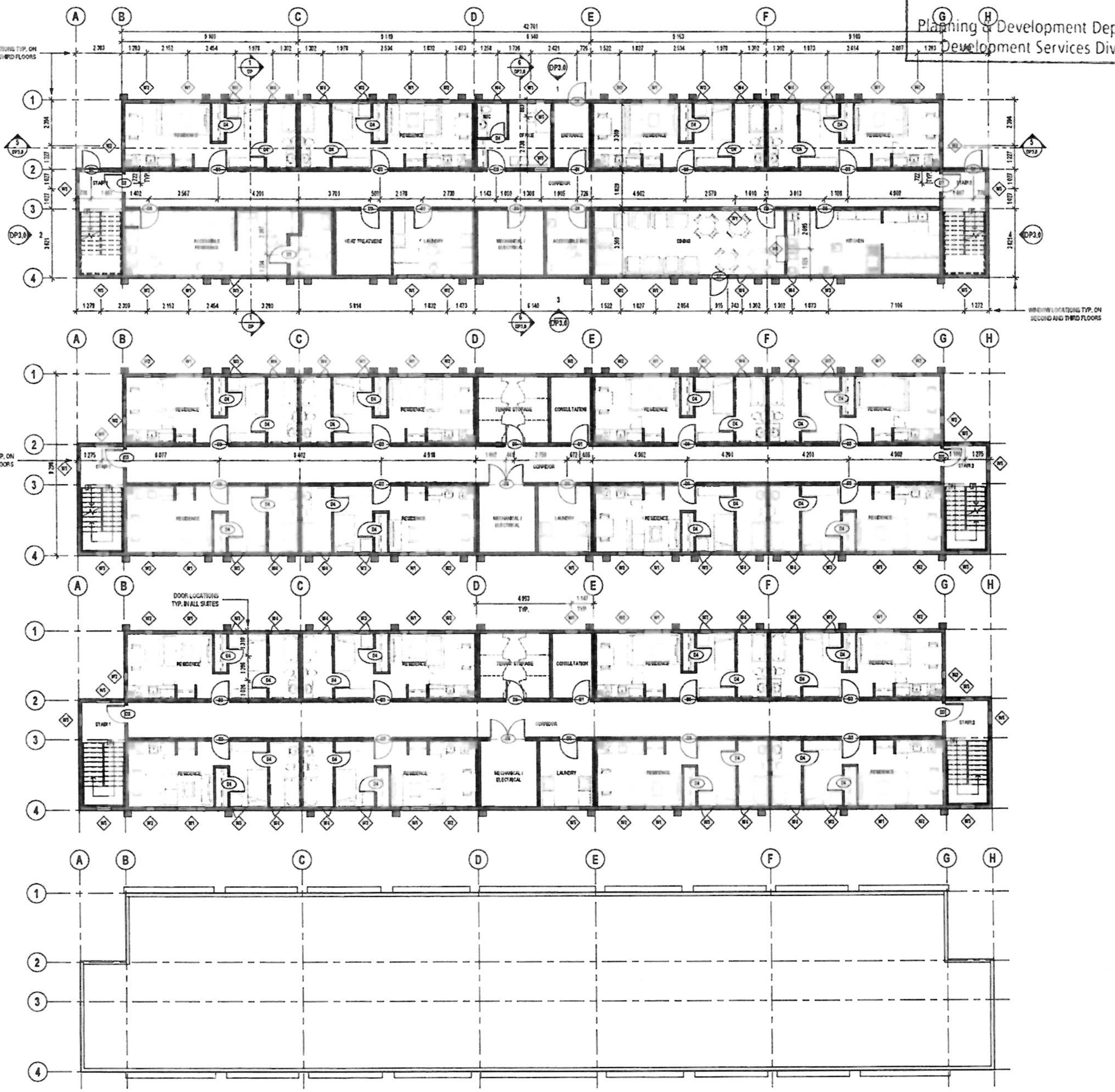
TOTAL DEVELOPMENT: 1,274.469 SQ.M.

WINDOW SCHEDULE:

TYPE MARK	TYPE	WIDTH	HEIGHT	Count
W1	1500 x 1828mm EP-Awning 500x500	1 500	1 600	26
W2	Fixed - 500 x 1600mm	500	1 600	23
W3	600 x 900mm	600	900	22
W4	450 x 600mm	450	600	23
W5	Casement E-L 800 x 900mm	800	900	22
W6	Rolling Shutter with Counter	1 372	914	1

DOOR AND FRAME SCHEDULE:

DOOR TYPE	Type	DOOR LEAF SIZE WIDTH	HEIGHT	Count
D1	Full Glazing 0915x2135	915	2 135	6
D2	Solid 0915x2135	915	2 135	4
D3	Solid 0915x2032	915	2 032	36
D4	Solid 0762x2032	762	2 032	41
D5	Solid 0915x2135	1 830	2 135	2



1 MAIN FLOOR PLAN (DP2.0)
SCALE: 1 : 100

2 SECOND FLOOR PLAN (DP2.0)
SCALE: 1 : 100

3 THIRD FLOOR PLAN (DP2.0)
SCALE: 1 : 100

4 ROOF PLAN (DP2.0)
SCALE: 1 : 100

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0	2018/07/27	ISSUED FOR DP

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client:
NOMODIC BC HOUSING
Custom Modular Structures
BC HOUSING

project:
EVERGREEN TERRACE

VICTORIA, B.C.

drawn by: YN, DR	reviewed: DS
scale: 1 : 100	approved: DS
date: 27 JULY 2018	project no.: 2018-01

drawing title:
FLOOR PLANS

drawing no.	revision no.
DP2.0	0

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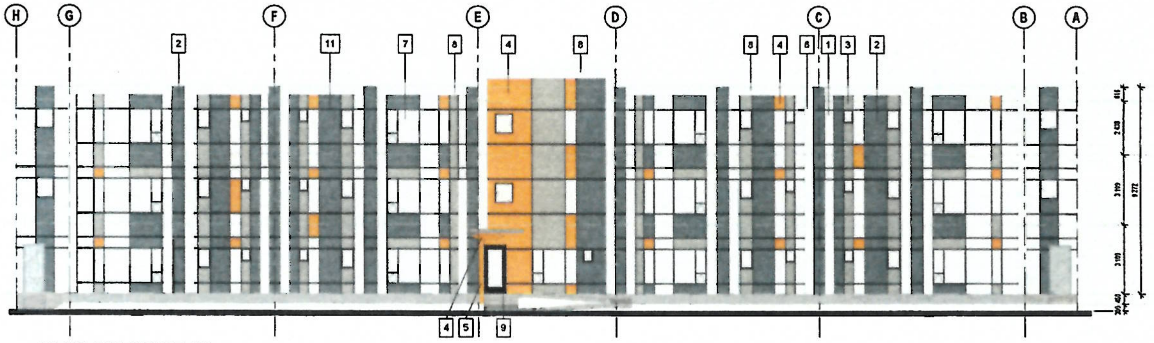
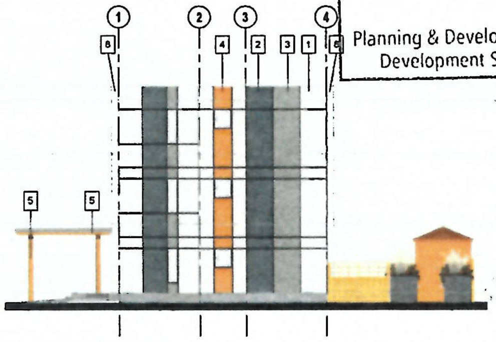
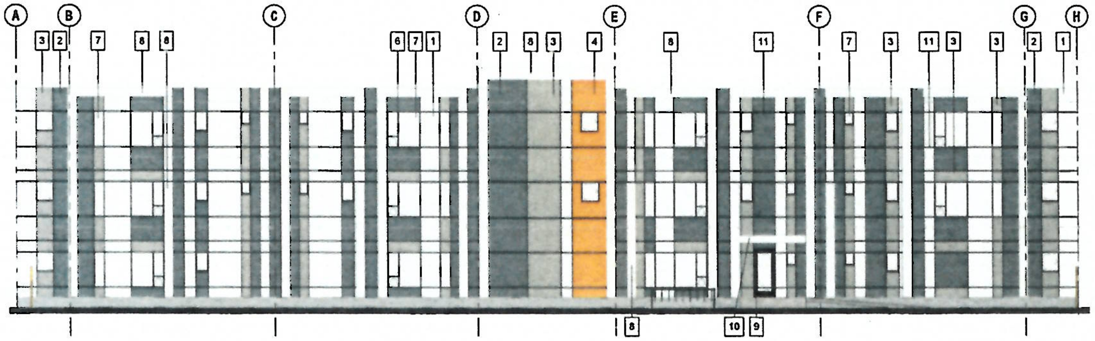


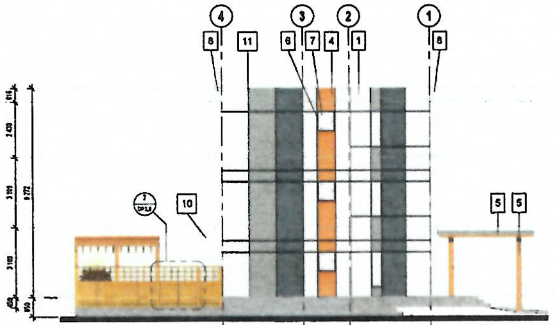
1 DP3.0 DP-NORTH ELEVATION
SCALE: 1 : 100



2 DP3.0 DP-WEST ELEVATION
SCALE: 1 : 100



3 DP3.0 DP-SOUTH ELEVATION
SCALE: 1 : 100



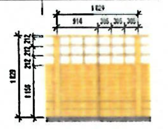
4 DP3.0 DP-EAST ELEVATION
SCALE: 1 : 100

Wall Material Legend

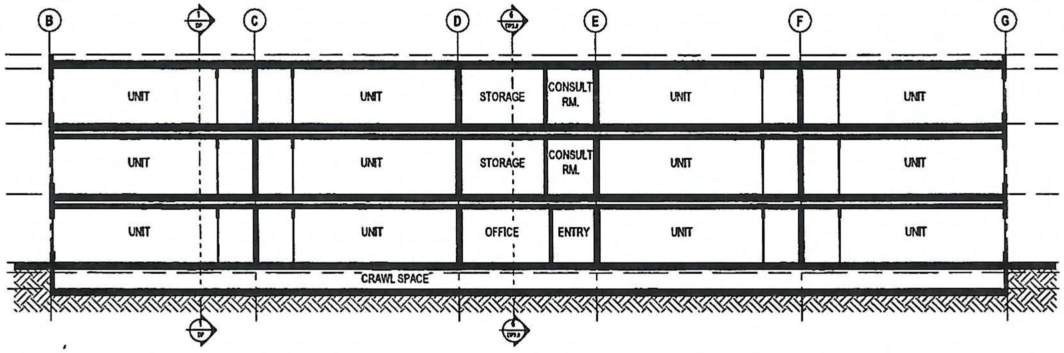
Mark	Description
1	HARDIE BOARD - ARCTIC WHITE
2	HARDIE BOARD - IRON GRAY
3	HARDIE BOARD - AGED PEWTER
4	HARDIE BOARD - COUNTRYLANE RED
5	GLULAM BEAM
6	PVC - BLACK

Wall Material Legend

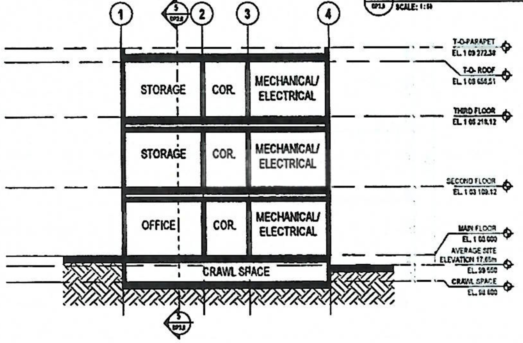
Mark	Description
7	CLEAR GLASS - GRAY
8	PLASTER - ARCTIC WHITE
9	ALUMINUM - BLACK
10	CANOPY - WHITE
11	REVEAL - BLACK



7 DP3.0 FENCE ELEVATION DETAIL
SCALE: 1:50



5 DP3.0 BUILDING SECTION 1
SCALE: 1 : 100



6 DP3.0 BUILDING SECTION 2
SCALE: 1 : 100

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NOMODIC
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BC HOUSING

project:
EVERGREEN TERRACE

VICTORIA, B.C.

drawn by: YN, DR	reviewed: DS
scale: As indicated	approved: DS
date: 27 JULY 2018	project no.: 2018-01

drawing title:
BUILDING ELEVATIONS + SECTIONS

drawing no.: DP3.0
revision no.: 0

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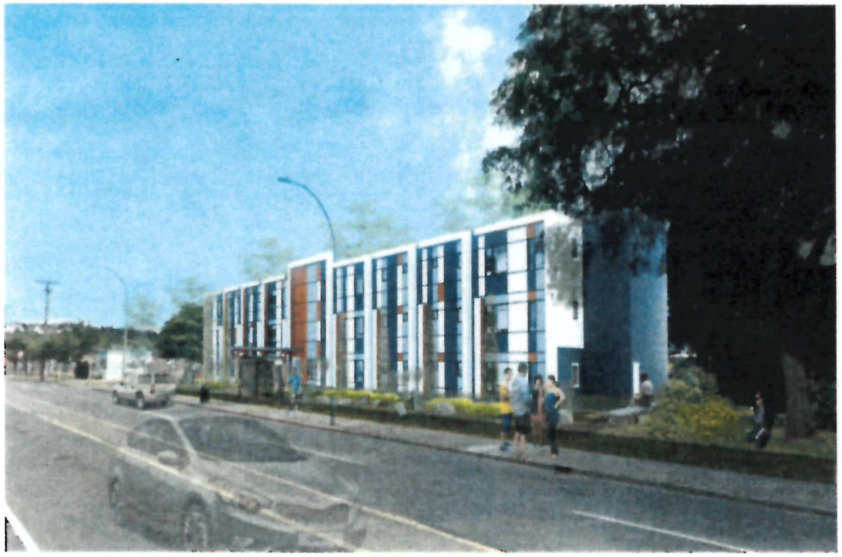
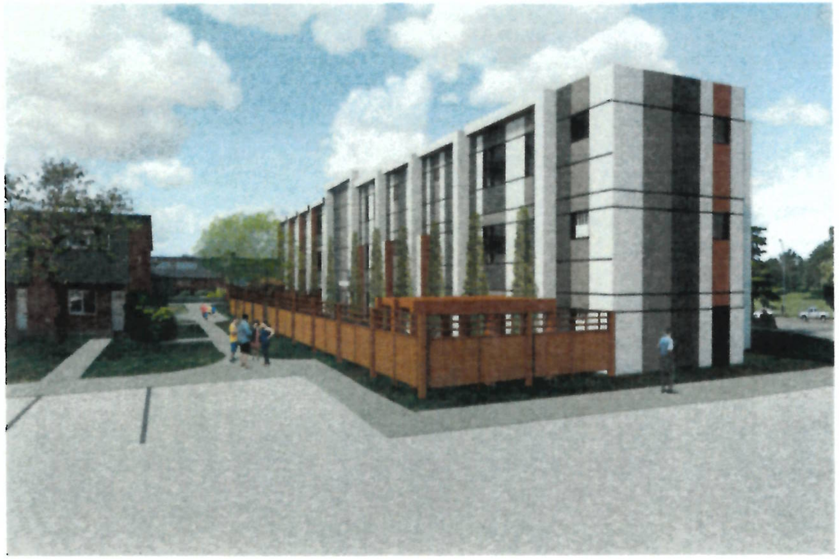
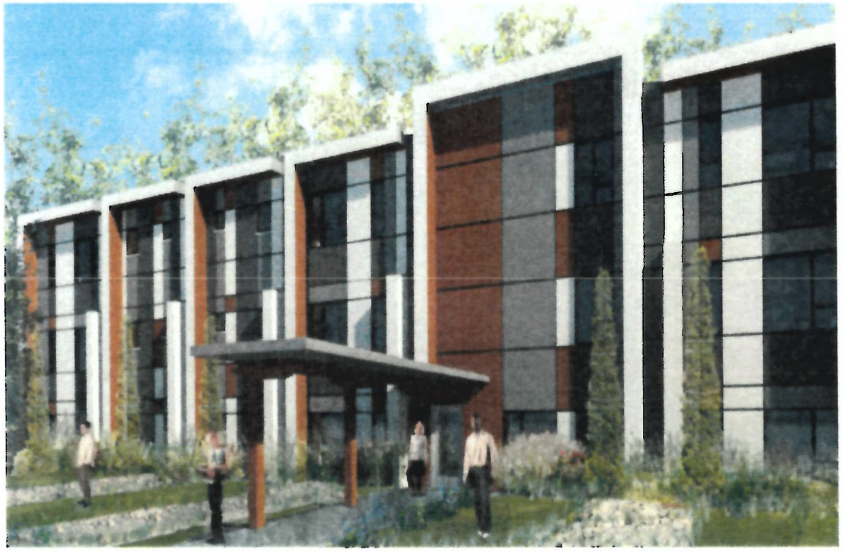
Development Services Division



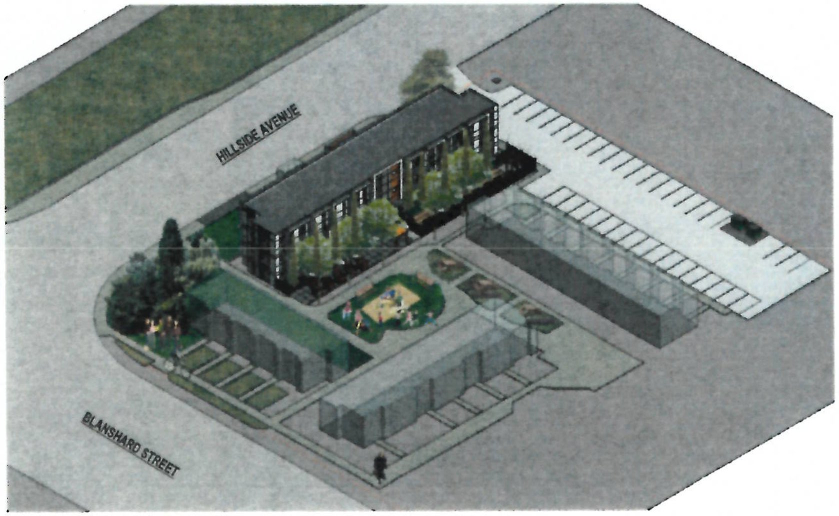
VIEW FROM HILLSIDE AVENUE



EAST LANEWAY VIEW



MAIN ENTRY VIEW



WEST BIRDSEYE VIEW

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permit:

client:
BC HOUSING

NOMODIC
Custom Modular Structures

BC HOUSING

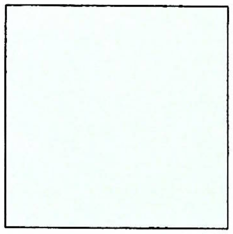
project:
EVERGREEN TERRACE

VICTORIA, B.C.

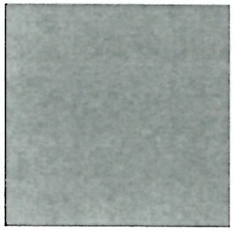
drawn by: YN, DR	reviewed: DS
scale:	approved: DS
date: 27 JULY 2018	project no: 2018-01

drawing title:
PERSPECTIVE VIEWS

drawing no:	revision no:
DP4.0	0

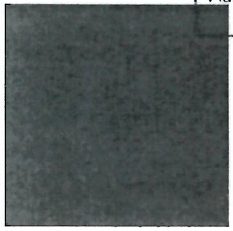


CEMENT BOARD
Manufacturer: James Hardie
Colour: Arctic White

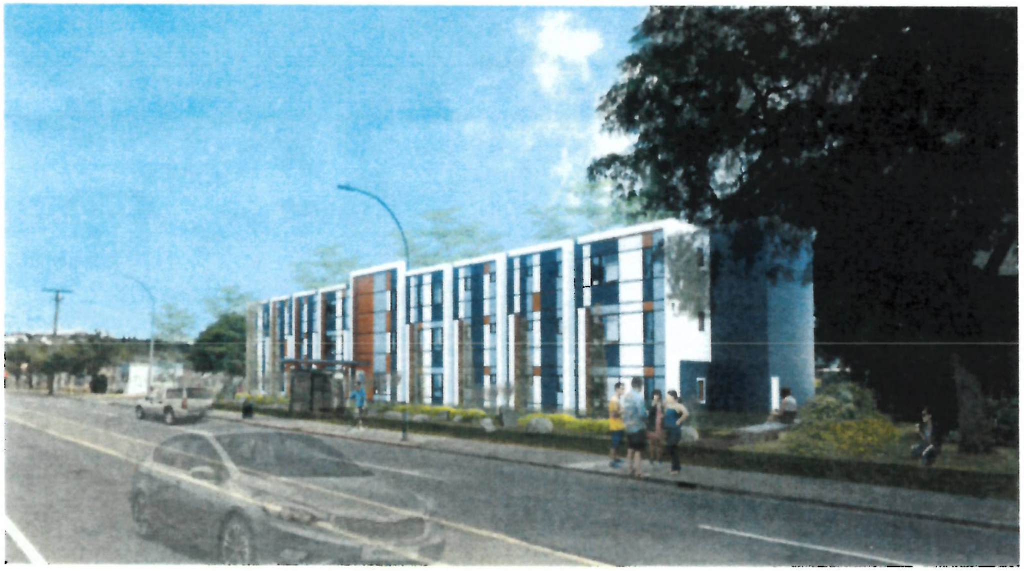


CEMENT BOARD
Manufacturer: James Hardie
Colour: Slate Gray

CEMENT BOARD
Manufacturer: James Hardie
Colour: Wood Grain



CEMENT BOARD
Manufacturer: James Hardie
Colour: Iron Gray



METAL REVEAL
Manufacturer: Easytrim
Style: 2-Piece Vertical U Panel Trim
Colour: Black Anodized

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douglas sollows architect inc.

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0	20180727	ISSUED FOR DP

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client:
BC HOUSING
NOMODIC Custom Modular Structures
BC HOUSING

project:
EVERGREEN TERRACE

VICTORIA, B.C.

drawn by: YN	reviewed: DS
scale: 1:1	approved: DS
date: 27 JULY 2018	project no: 2018-01

drawing title:
MATERIAL BOARD

drawing no: DP5.0
revision no: 0

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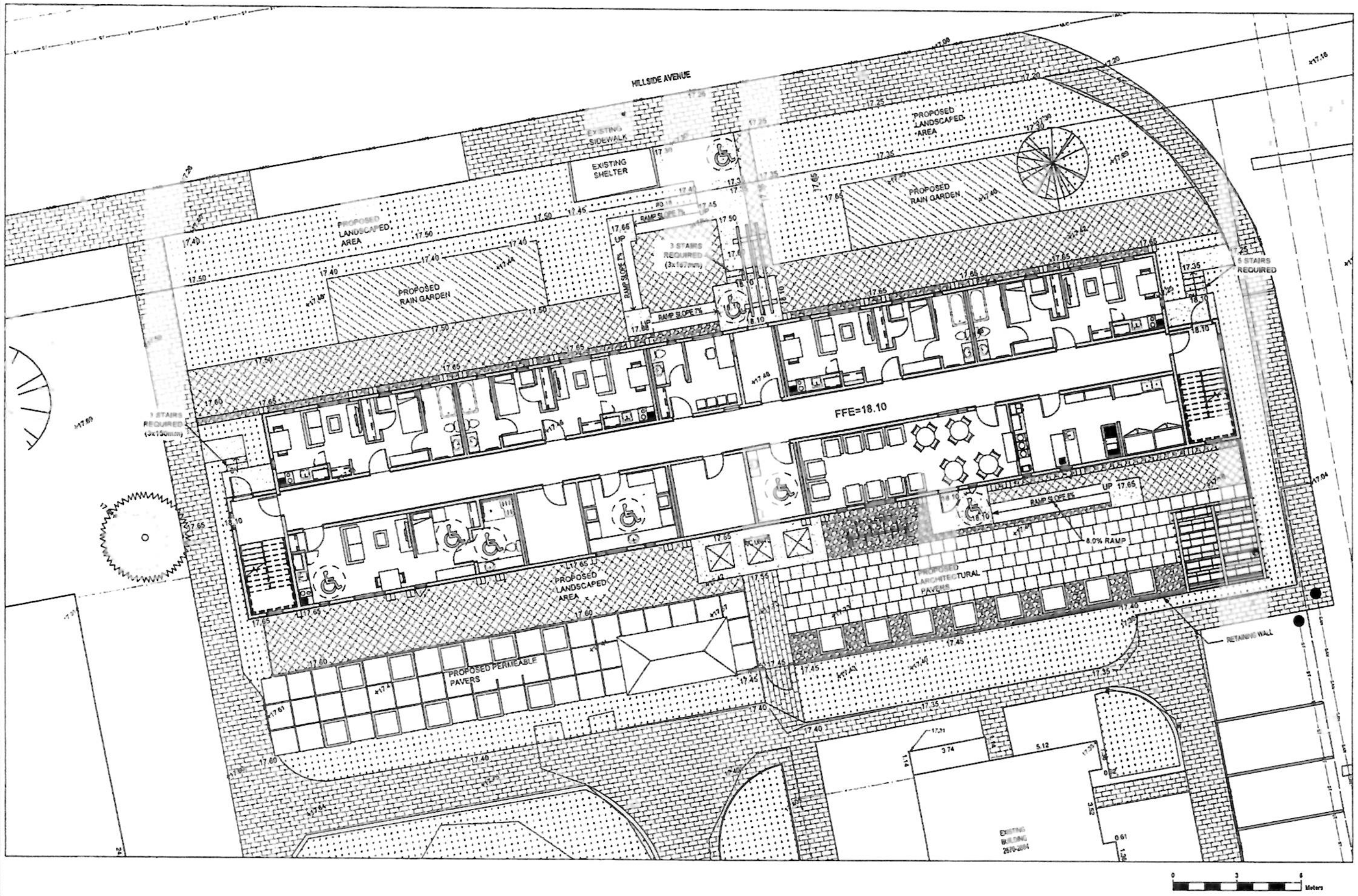
LEGEND

	PROPOSED ELEVATION
-1.7%	PROPOSED SLOPE
	EXISTING ELEVATION

1. CONTRACTOR TO CONTACT UTILITY LOCATORS PRIOR TO ANY WORKS ON SITE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE NOT NECESSARY ALL EXISTING UTILITIES ARE SHOWN
2. CONTRACTOR RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION
3. ALL ELEVATION SHOWN ARE GEODETIC
4. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH CITY OF VICTORIA SPECIFICATIONS
5. CONTRACTOR TO CONFIRM ALL SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTION
6. CONTRACTOR TO PROVIDE OVERLAND DRAINAGE DURING CONSTRUCTION PERIOD
7. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF VICTORIA EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL

FOR ALL RAMPS, RETAINING WALLS, FENCES AND STEPS DETAILS REFER TO ARCHITECTURAL /STRUCTURAL/LANDSCAPE DRAWINGS



TWS Engineering Ltd.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
3	27.07.2018	RE-ISSUED FOR DEVELOPMENT PERMIT
2	16.07.2018	ISSUED FOR DEVELOPMENT PERMIT
1	9.07.2018	ISSUED FOR PRELIMINARY REVIEW

SEAL
E. APARTSEV
27 JULY 2018

APPROVED	CHECKED	DRAWN
TWS	EA	EA

SCALE	DATE
AS SHOWN	JUL 30/18

PROJECT
NOMODIC MODULAR STRUCTURES
VICTORIA 21 AFFORDABLE HOUSING

TITLE
PRELIMINARY GRADING PLAN

PROJECT NUMBER	DRAWING NUMBER
18-1989-032	C00

TWS-CAD-DWG#

C:\2018\1900 - 1999\1989 Nomodic Modular Structures\18-1989-032C Victoria 23 Affordable Housing - C:\Drawings\18-1989-032c-27.07.2018-DP.dwg grading Jul 30, 2018 9:59 AM - Eugene Apartsev

Last Saved: Jul. 30, 2018 9:06 AM By: EUGENE

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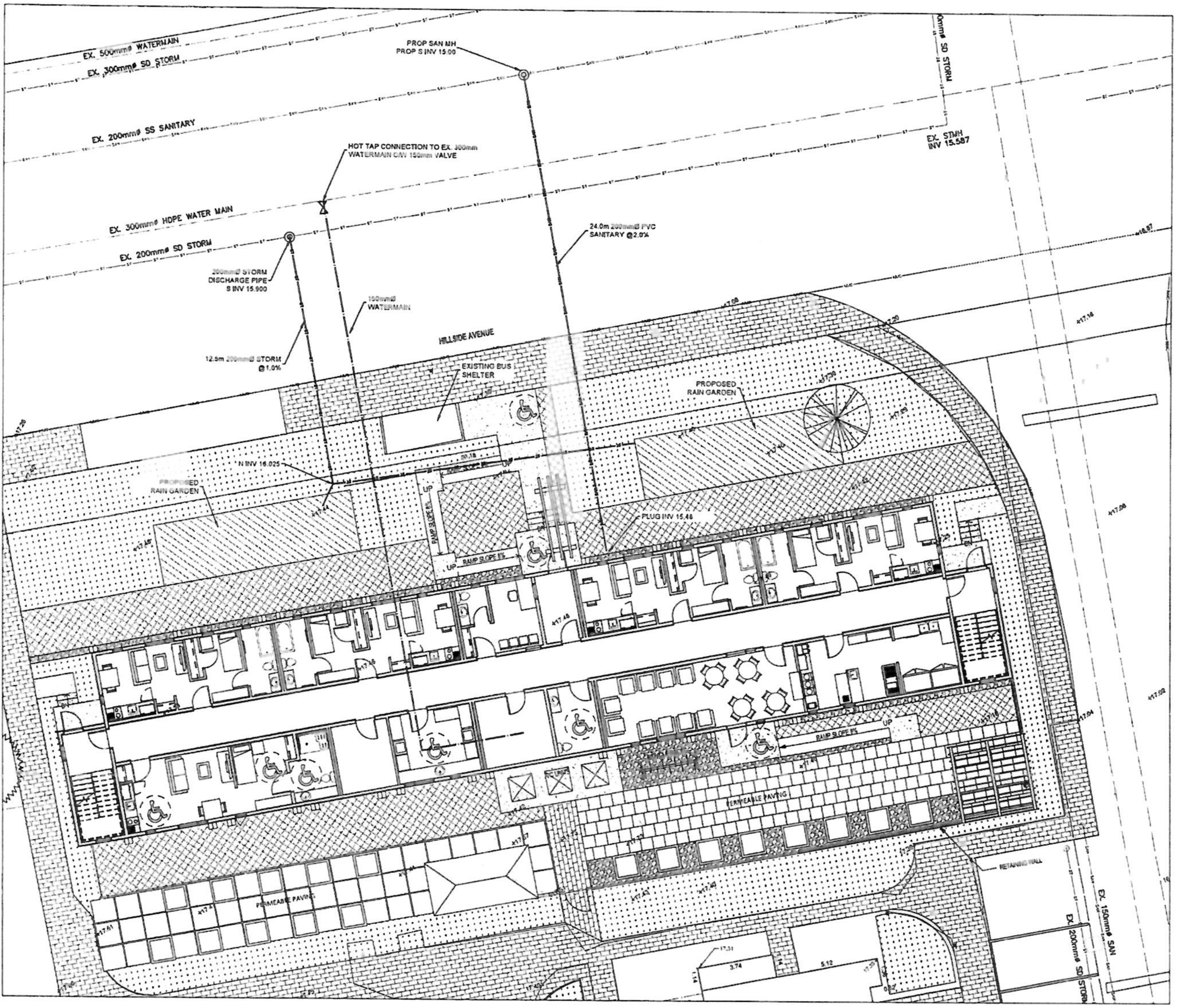
TWS
Engineering Ltd.



LEGEND

— · — · —	PROPOSED WATER MAIN
—ST—ST—ST—● CBMH	PROPOSEDSTORM SEWER & MANHOLE/CB MANHOLE
—SAN—SAN—SAN—● SMH	PROPOSED SANITARY SEWER & MANHOLE
⋈	PROPOSED WATER VALVE
✧	PROPOSED HYDRANT
—GAS—GAS—GAS—	EXISTING GAS LINE
—GAS—GAS—GAS—	PROPOSED GAS LINE

SPECIFICATION NOTES:

1. ALL MATERIALS AND WORKMANSHIP IN ACCCORDANCE WITH PLUMBING CODE AND WITH CITY OF VICTORIA DESIGN STANDARDS

BEDDING AND BACKFILL
1. CLASS "B" BEDDING REQUIRED THROUGHOUT.
2. ALL BACKFILL TO BE COMPACTED TO 97% OF A ONE POINT PROCTOR DENSITY AT NATIVE MOISTURE CONTENT EXCEPT TOP METRE WHICH IS TO BE COMPACTED TO 100% OF ONE POINT PROCTOR AT NATIVE MOISTURE CONTENT. WHERE EXISTING MOISTURE CONTENT IS MORE THAN 10% ABOVE PLASTIC LIMIT, MATERIAL MUST BE DRIED OR MIXED TO BRING WITHIN 10%
3. ENSURE PROPER COMPACTION AROUND MH'S, CB'S AND VALVES.

SANITARY AND STORM SPECIFICATIONS
1. ALL SANITARY PIPES AND FITTINGS TO BE PVC, DR35, TO SPECIFICATION D3034 AND CSA B182.1 AND B182.2.
2. MANHOLES AND CATCH BASIN MANHOLES TO BE 1200mmø MINIMUM. USE RUBBER GASKETS IN JOINTS.
3. ALL CATCHBASINS TO BE 900mm ø WITH 250mm SUMP.
4. ALL MANHOLES, CATCH BASINS AND MISCELLANEOUS CONCRETE TO BE TYPE 5, SULPHATE RESISTANT.
5. MH AND CB FRAMES AND COVERS TO BE CAST IRON TO CITY OF VICTORIA SPECIFICATIONS
6. ENSURE PIPE CONNECTIONS TO MANHOLES ARE WATER TIGHT.
7. USE SANDBAGS FILLED WITH 1:10 MIX OF CEMENT AND SAND FOR PIPE SUPPORT WHERE CROSSINGS.

WATER MAIN SPECIFICATIONS
1. ALL WATERMAIN TO BE PVC C900
ALL WATERMANS TO BE DISINFECTED AND FLUSHED AS PER CITY OF VICTORIA SPECIFICATION

THE OWNER/DEVELOPER MUST CONFORM TO THE LOCAL REQUIREMENTS OF THE EROSION AND SEDIMENTATION CONTROL GUIDELINES.

BEFORE COMMENCING ANY WORK CONTRACTOR TO CHECK EXISTING SITE SERVICES (SAN, ST, WATER & GAS) LOCATIONS, SIZES AND INVERT ELEVATIONS TO AVOID CONFLICT WITH NEW PROPOSED SERVICES

UPON COMPLETION OF PROJECT CONTRACTOR WILL RE-SURVEY ALL GRADES BY REGISTERED SURVEYOR AND PROVIDE TO DESIGN ENGINEER FOR SUBMISSION OF AS-BUILTS. AS-BUILT PLANS FOR DEVELOPMENTS SHALL INCLUDE ON-SITE AND OFF-SITE INFORMATION TO THE SATISFACTION OF THE MUNICIPAL ENGINEER

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
3	27.07.2018	RE-ISSUED FOR DEVELOPMENT PERMIT
2	18.07.2018	ISSUED FOR DEVELOPMENT PERMIT
1	9.07.2018	ISSUED FOR PRELIMINARY REVIEW

SEAL
E. APARTSIN
27 JULY 2018

APPROVED	CHECKED	DRAWN
TWS	EA	EA

SCALE: AS SHOWN
DATE: JUL 30/18

PROJECT
NOMODIC MODULAR
STRUCTURES
VICTORIA 21 AFFORDABLE
HOUSING

TITLE
PRELIMINARY GRADING
PLAN

PROJECT NUMBER: 18-1989-032
DRAWING NUMBER: C00

TWS-CAD-DWG8

C:\2018\1900 - 1999\1989 Nomadic Modular Structures\18-1989-032C Victoria 23 Affordable Housing

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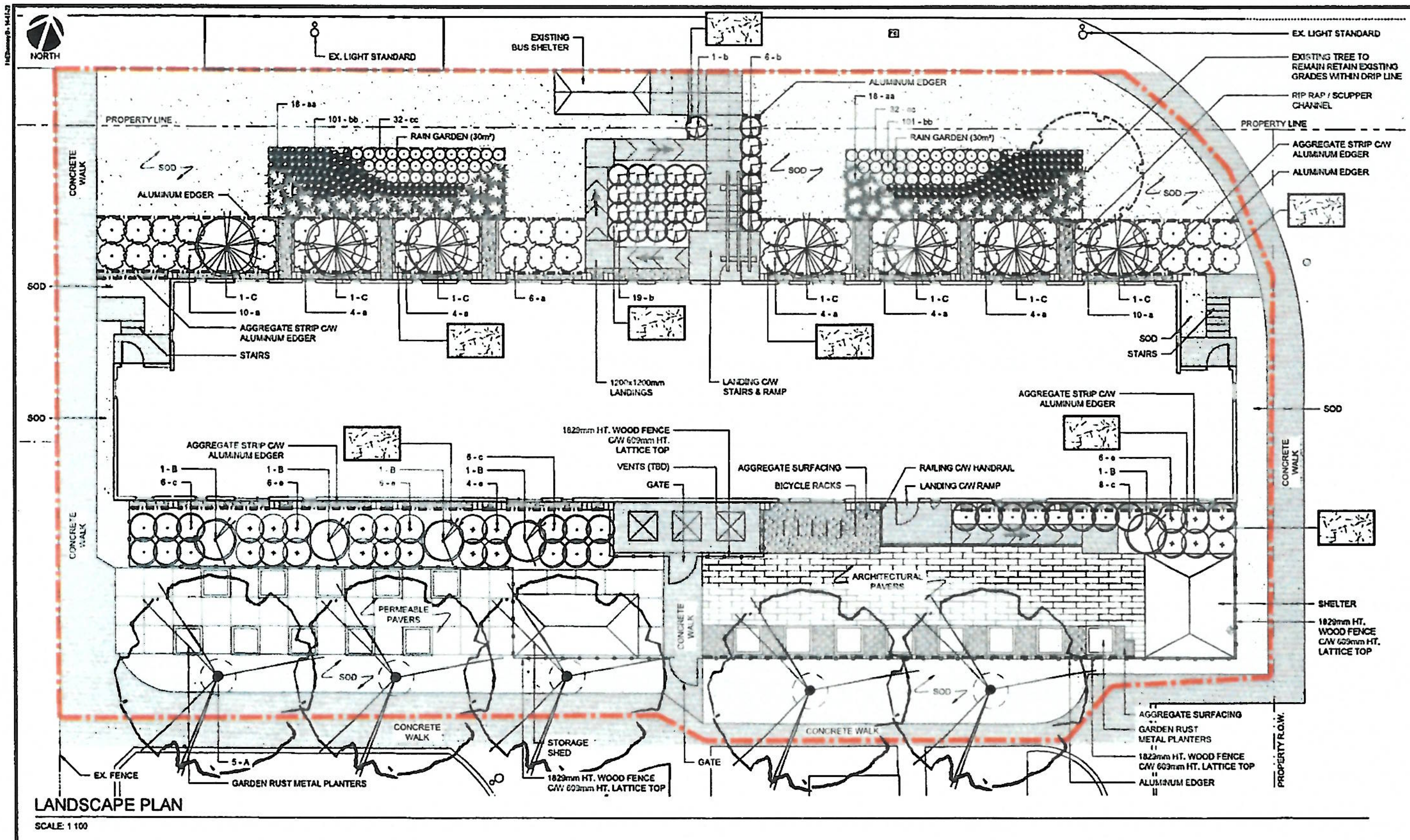
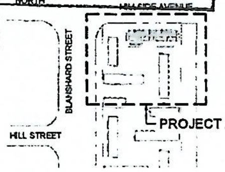


LANDSCAPE PLAN

SCALE: 1:100

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



KEY PLAN

SCALE: N.T.S.

LEGEND

▦	BROOM FINISHED CONCRETE C/W SAW CUT GRID PANELS. 120mm THICK CONCRETE (10M REBAR 300 O.C. GRID) C/W 150mm SUBGRADE PREPARATION & 150mm COMPACTED GRANULAR BASE
▤	ARCHITECTURAL PAVERS
▢	SOD ON 100mm DEPTH TOPSOIL NOTE: SOD TO BACK OF CURB & EDGE OF SIDEWALKS. ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES
▩	100mm DEPTH SHREDDED, SELF-BINDING CEDAR MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES
▩	100mm DEPTH, 13mm DIA. GRANITE AGGREGATE
▦	PERMEABLE PAVERS
— · —	DEVELOPMENT PERMIT BOUNDARY
— · —	PROPERTY LINE
- - -	PROPERTY ROW
—●—●—	CONTINUOUS 1829mm HT WOOD FENCE C/W 25.4mm SPACING ON PICKETS AND 609mm LATTICE TOP
▬ ı ▬	ALUMINIUM EDGER
◌	EXISTING TREE
⊛	PROPOSED CONIFEROUS TREE
○	PROPOSED DECIDUOUS TREES
○	PROPOSED SHRUBS
●	PROPOSED PERENNIALS
◌	MULCH TREE WELL
□	GARDEN RUST METAL PLANTER
- - ┐	PROPOSED CONTOURS

PLANT LIST

Key	Total	Common Name	Botanical Name	Size	Remarks
Trees					
A	5	Eastern Redbud	Cercis canadensis	50mm cal	W.B. single leader / specimen
B	5	Crimson Pointe Plum	Prunus cerasifera 'Crimson Pointe'	50mm cal	W.B. single leader / specimen
C	7	Pyramidal Arborvitae	Thuja occidentalis 'Pyramidalis'	3000mm ht	W.B. single leader
Shrubs					
a	46	Green Velvet Boxwood	Buxus 'Green Velvet'	#2 POT	container / specimen
b	26	Moonshadow Wintercreeper	Euonymus fortunei 'Moonshadow'	#2 POT	container / specimen
c	20	New Zealand Hebe	Hebe 'New Zealand'	#2 POT	container / specimen
e	22	Pleasant White Azalea	Rhododendron 'Pleasant White'	#2 POT	container / specimen
Perennials					
aa	38	Variegated Sweet Flag	Acorus calamus 'Variegatus'	#1 POT	container / specimen
bb	202	Soft Rush Juncus	Juncus inflexus	#1 POT	container / specimen
cc	64	Stella de oro Daylily	Hemerocallis 'Stella de Oro'	#1 POT	container / specimen

PLANT IMAGES

TREES

EASTERN REDBUD

CRIMSON POINTE PLUM

PYRAMIDAL ARBORVITAE

SHRUBS

GREEN VELVET BOXWOOD

MOONSHADOW WINTERCREEPER

PLEASANT WHITE AZALEA

BLOOM-A-THON WHITE AZALEA

PERENNIALS

VARIEGATED SWEET FLAG

SOFT RUSH JUNCUS

STELLA DE ORO DAYLILY

NOTES

PLANTING NEAR UTILITIES

1.1 The contractor will contact Provincial utility location agency no less than 48 hours prior to construction to locate and stake all underground utilities.

1.2 Prior to installation of plant material, the consultant will inspect and approve all staked tree locations with regards to utilities as located by utility location agency.

1.3 Where possible, trees shall be set back a minimum distance, measured from the center of the tree trunk, from above and below grade utilities and at-grade elements as follows:

Distance from Street Light Conduit	0.6m
Distance from Irrigation Main Lines	0.6m
Distance from Other Underground Utilities	1.2m
Distance from Light Standards & BC Hydro poles	6.0m
Distance from Steel and Wooden Utility Poles	3.5m
Distance from Driveways	2.0m
Distance from Catch Basins	2.0m
Distance from Manholes, Valve Boxes, Services	1.2m
Distance from Sewer Service Boxes	1.5m
Distance from Fire Hydrants	2.0m
Distance from Road Intersection	7.0m
Distance from Face of Curb	1.0m
Distance from Edge of Sidewalk	0.85m
Distance from Buildings - fastigiate (columnar) tree	2.0m
Distance from Buildings - regular crown tree	3.0-5.0m

Note. Distances from overhead power utilities shall be as per the requirements established by the Utility Authority.

* Distances less than indicated above, are at the discretion of the City of Victoria.

1.4 Maintain the minimum defined setbacks from utilities for all excavations.

1.5 All tree / shrub excavation closer than the minimum distance to underground utilities shall be hand-dug. The contractor will be responsible for notifying the consultant and affected utility representatives to review and approve all hand-dug excavations. Affected utility representatives must be present to supervise all hand-dug excavations.

1.6 Prevent damage to fencing, plant materials, natural features, benchmarks, buildings, pavement, curbs, culverts, and utilities, and make good any changes.

1.7 No metal tree stakes to be used within one (1) meter of a power trench.

ALL UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL UTILITY LOCATIONS ARE TO BE FLAGGED, REVIEWED AND APPROVED IN CONJUNCTION WITH PROPOSED TREE LOCATIONS.

Rev	Date	Description	Drawn	Design	App'd
01	2018-07-27	ISSUED FOR DEVELOPMENT PERMIT	CK	DRB	DRB
00	2018-07-10	ISSUED FOR CLIENT REVIEW	CK	DRB	DRB

[illegible]

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McElhanney
McElhanney Consulting Services Ltd.
#201, 13455 - 114th Avenue NW
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CANADA T5M 2E2
Tel 780-809-3200

NOT FOR CONSTRUCTION

Permit

Approved Sealed

NOMODIC
103, 11929 - 40 Street SE Calgary, AB T2Z 4M8

Evergreen Terrace
Landscape Plan
2601 Blanshard Street
Victoria, B.C.

Drawing No.
L101

Project Number
2131-00451-03

Rev.
01