

Revisions
Received Date:
July 15, 2020

MICHAEL GREEN ARCHITECTURE
1533 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

DRAWING LIST	SCALE
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CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
PARKWAY		
1001 PANDORA AVE + 1518 COOK STREET VICTORIA, BC 2018-01		

A000

COVER SHEET

PROJECT NARRATIVE

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Wallburns Building. Originally named Parkway Apartments, the two-story masonry building was constructed in 1911 by William Ridgway (P) Ltd. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4.5 & 5 storey volume stepping back from the existing heritage building to the north & west, and from Franklin Green Park to the south & east. 105 purpose-built rental apartments are proposed with a retail / commercial space being maintained in the existing ground floor of the Wallburns Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A news separating the historic and modern building at street level serves as the residential entrance to the building and provides access to a new living courtyard. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Wallburns building through retaining 50% of the existing volume, including the historic facade facing Parkway Ave & Cook St and the southeast wall facing the residential street, all of which are well

elements in these locations will be preserved along with any historic repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a light & mid grey coloured space in between walkways with light grey finish. It will borrow elements from its historic counterpart, including the proportion & angles of the projecting window and the recessed entryways of the existing storefronts. An existing Wallburns Market stand that is currently located on the north elevation of the existing building will be reimagined on the north elevation of the new 4 storey volume, at the entrance to the parkade.

To create a strong visual connection with the surrounding context, public balconies will be provided in the living spaces of the suites, directly facing Franklin Green Park & Harris Green Park. An accessible roof deck will also be provided for all residential tenets of the building, facing onto Franklin Green Park.

PROJECT NAME

Parkway

PROJECT ADDRESS

1005 Parkway Ave + 1018 Cook Street

LEGAL DESCRIPTION

lots Tied 2, Substantial 15, Victoria V17321

PROJECT TEAM

OWNER

Pandora Cook Development Corp.

Distro Development Corp.

200-8803 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact Andrew Renshaw

(604) 704-1866

AGENT

DEVELOPMENT DEVELOPMENTS CORP.

200-8803 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact Mike Faj

(604) 254-7672

ARCHITECT

MGA | Michael Green Architecture

1535 West 3rd Avenue, Vancouver, BC, V6J 1R8

Architect Michael Green

Contact Jordan Van Dijk

(604) 364-1770

PROPOSED ZONING

New Special Study Zone

Changed from R2 (Two Family Dwelling District) at 1518 Cook Street, and

C4M (Pandora Avenue Special Commercial District) at 1005 Pandora Avenue.

SITE AREA

2075 m²

AVERAGE GRADE

27.5m (Sea 100M for average grade calculation)

Note that the project ground floor is set at a grade elevation of 27.5m and

building levels are dimensioned from that elevation.

PROPOSED HEIGHT

20.22 m (max from average grade. Note that 22m (perpet) is excluded from proposed height).

ALLOWABLE HEIGHT

30m / 140 steps, per OCP

APPLICABLE BUILDING CODE

BCBC 2018

STREETS FACING

Pandora Avenue to the South

Cook Street to the East

OCCUPANCY CLASSIFICATIONS

2.2.1.301, Group A, up to 8 Stories,

2.2.2.301, Group E, up to 8 Stories,

2.2.2.302, Group F, up to 8 Stories,

2.2.2.303, Group F, up to 8 Stories,

2.2.2.304, Group F, up to 8 Stories,

2.2.2.305, Group F, up to 8 Stories,

2.2.2.306, Group F, up to 8 Stories,

2.2.2.307, Group F, up to 8 Stories,

2.2.2.308, Group F, up to 8 Stories,

2.2.2.309, Group F, up to 8 Stories,

2.2.2.310, Group F, up to 8 Stories,

2.2.2.311, Group F, up to 8 Stories,

2.2.2.312, Group F, up to 8 Stories,

2.2.2.313, Group F, up to 8 Stories,

2.2.2.314, Group F, up to 8 Stories,

2.2.2.315, Group F, up to 8 Stories,

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2.2.2.322, Group F, up to 8 Stories,

2.2.2.323, Group F, up to 8 Stories,

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2.2.2.348, Group F, up to 8 Stories,

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2.2.2.350, Group F, up to 8 Stories,

2.2.2.351, Group F, up to 8 Stories,

2.2.2.352, Group F, up to 8 Stories,

2.2.2.353, Group F, up to 8 Stories,

2.2.2.354, Group F, up to 8 Stories,

2.2.2.355, Group F, up to 8 Stories,

2.2.2.356, Group F, up to 8 Stories,

2.2.2.357, Group F, up to 8 Stories,

2.2.2.358, Group F, up to 8 Stories,

2.2.2.359, Group F, up to 8 Stories,

2.2.2.360, Group F, up to 8 Stories,

2.2.2.361, Group F, up to 8 Stories,

2.2.2.362, Group F, up to 8 Stories,

2.2.2.363, Group F, up to 8 Stories,

2.2.2.364, Group F, up to 8 Stories,

AREA CALCULATIONS

LEVEL 0 2,175.2 m²

LEVEL 1 1945.57 m²

LEVEL 2 1905.61 m²

LEVEL 3 1905.61 m²

LEVEL 4 1905.61 m²

LEVEL 5 1905.61 m²

LEVEL 6 1905.61 m²

PROPOSED FSR 8,544.5 m²

ALLOWABLE FSR 9,330 m²

PROPOSED FSR RATIO 2.97

UNIT TYPES

STUDIO 4 4%

STUDIO & DEN 8 8%

1BD 54 38%

1BD & DEN 24 22%

2BD 31 10%

2BD & DEN 4 4%

TOTAL 105

PROPOSED HEIGHT 20.22m

TOTAL RESIDENTIAL AREA 655 m²

TOTAL RESIDENTIAL UNITS 105

TOTAL PARKING SPACES 94

94 m²

TOTAL COMMERCIAL AREA 1050 m²

880.0 m² RETAIL

170.0 m² CANE

55.6 m² OUTDOOR SEATING

ORIGINAL HERITAGE BUILDING AREA 1891.9m²

TOTAL AREA TO BE RETAINED 941.0m² (55%)

TOTAL BIKE PARKING 180

160 SHORT TERM BIKE PARKING

20 LONG TERM BIKE PARKING

UNIT CALCULATIONS

QTY m² L3 L2 L3 L4 L5 L6 TOTAL

STUDIO A 56.3 1 1 2

STUDIO B 53.2 1 1 2

ST & DEN A 65.0 4 4

ST & DEN B 72.7 1 1

ST & DEN C 58.0 1 1

ST & DEN D 59.9 1 1

ST & DEN E 63.3 1 1

1BD A 57.2 1 1 1 4

1BD B 53.0 1 1 1 4

1BD C 56.1 1 1 1

1BD D 49.7 1 1

1BD E 49.3 1 1 3

1BD F 33.6 5 5 10

1BD G 47.4 1 1 1

1BD H 36.2 1 1 1 4

1BD I 31.7 3 3 9 10

1BD J 31.8 1 1 1 4

1BD K 48.5 1 1 1 4

1BD L 53.4 1 1

1BD M 45.0 1 1

1BD N 48.4 1 1

1BD O 53.5 1 1

1BD P 48.6 1 1

1BD Q 49.0 1 1

1BD R 52.8 1 1

1BD S 51.1 1 1

1BD T 45.8 1 1

1BD U 40.1 1 1

1BD V 63.3 1 1

1BD W 51.6 1 1

1BD X 62.8 1 2 2 2 7

1BD Y 60.0 1 1 1

1BD Z 52.8 1 1 1 2

1BD AA 56.0 1 1 2

1BD AB 51.0 1 1

1BD AC 58.0 1 1

1BD AD 60.0 1 1 1 3

1BD AE 54.8 1 1 2

1BD AF 42.3 1 1

1BD AG 74.1 2 1 2

1BD AH 48.7 1 1

2BD A 47.9 1 1

2BD B 68.8 1 1

2BD C 75.5 1 1

2BD D 62.3 1 1 1 3

2BD E 80.5 1 1 1

2BD F 66.4 1 1 1 3

2BD G 75.4 1 1 1

2BD H 90.8 1 1 1

2BD I 91.3 1 1 2

2BD J 79.6 1 1 1 3

TOTAL UNITS 9 21 21 21 15 15 105

PARKING CALCULATIONS

RESIDENTIAL PARKING

Parking Rate	# of Units	Required	Provided
<45m ²	6	3.0	3
45m ² -m ²	87	52.2	25
>20m ²	100	12.0	7
TOTAL RESIDENTIAL PARKING		67	35

VEHICLE PARKING

Parking Rate	# of Units	Required	Provided
Vehicle Parking	105	11	4

COMMERCIAL PARKING

Parking Rate	Total Area (m ²)	Required	Provided
Retail / Grocery	880	11	2
Restaurant	225.6	6	3
TOTAL COMMERCIAL PARKING		17	5

CARSHARE PARKING

Parking Rate	Total Area (m ²)	Required	Provided
Multi-Carshare Parking Suite	880	11	2
TOTAL PARKING		94	44

BIKE PARKING [LONG TERM]

Parking Rate	# of Units	Required	Provided
Residential	6	6	20
Commercial	99	124	128
TOTAL LONG TERM BIKE PARKING		130	148

BIKE PARKING [SHORT TERM]

FLOOR-MOUNTED RACKS	64
FLOOR-MOUNTED CARGO RACKS	40
WALL-MOUNTED RACKS	56





MGA



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CANADA V6J 1B6

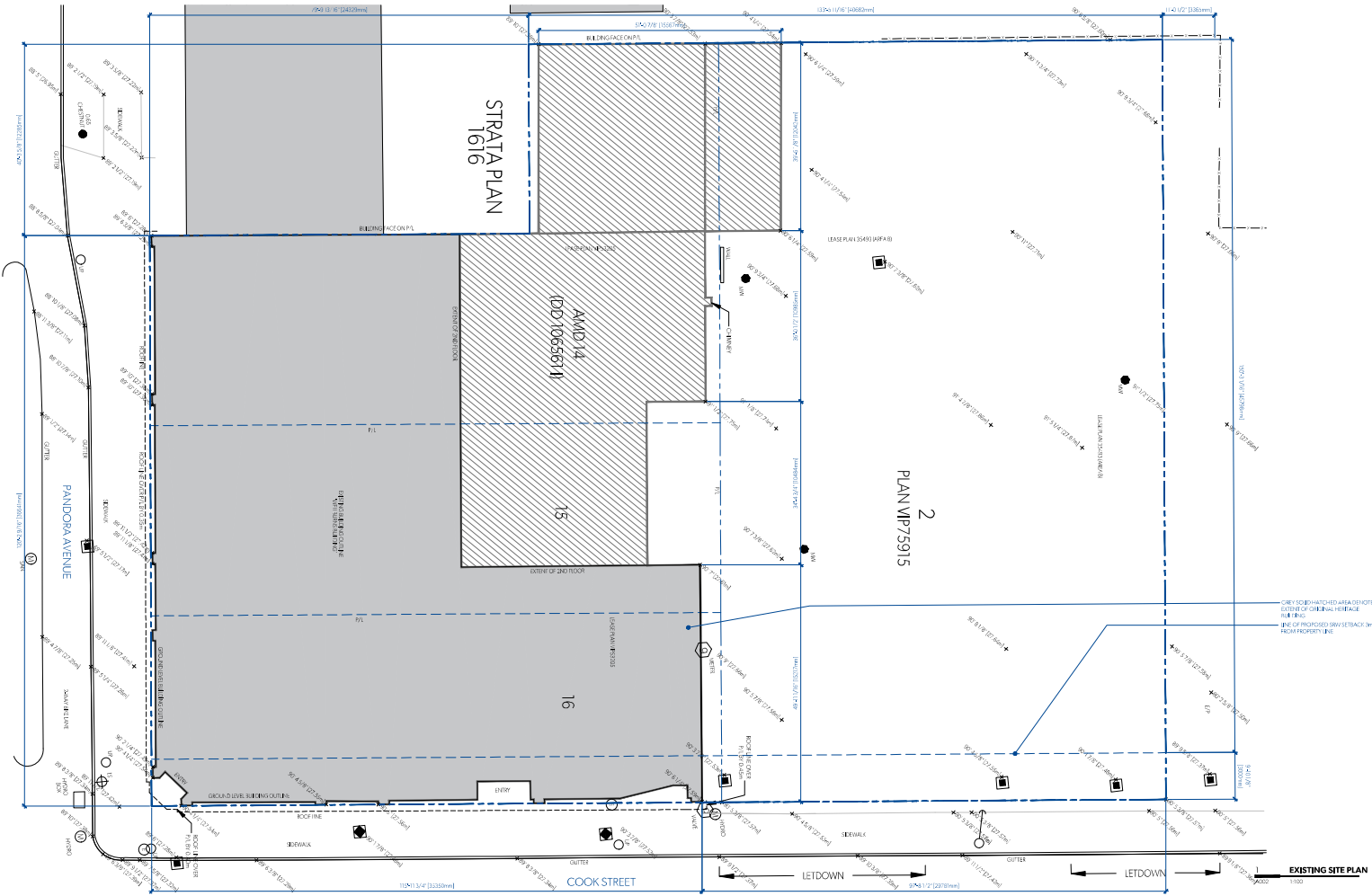
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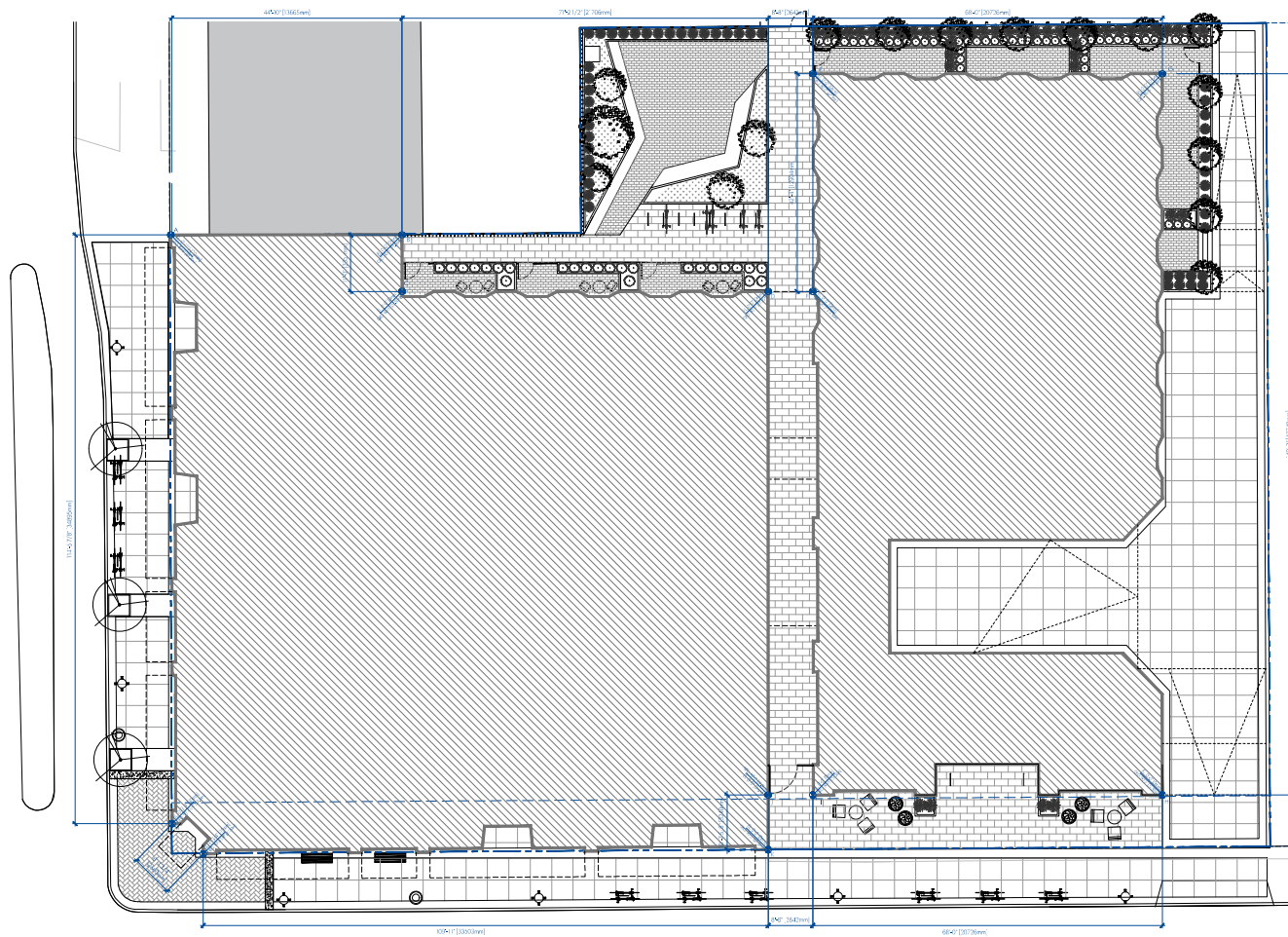
DATE REVISION DESCRIPTION

PARKWAY

1001 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
V8P 1S01

A002
EXISTING SITE PLAN





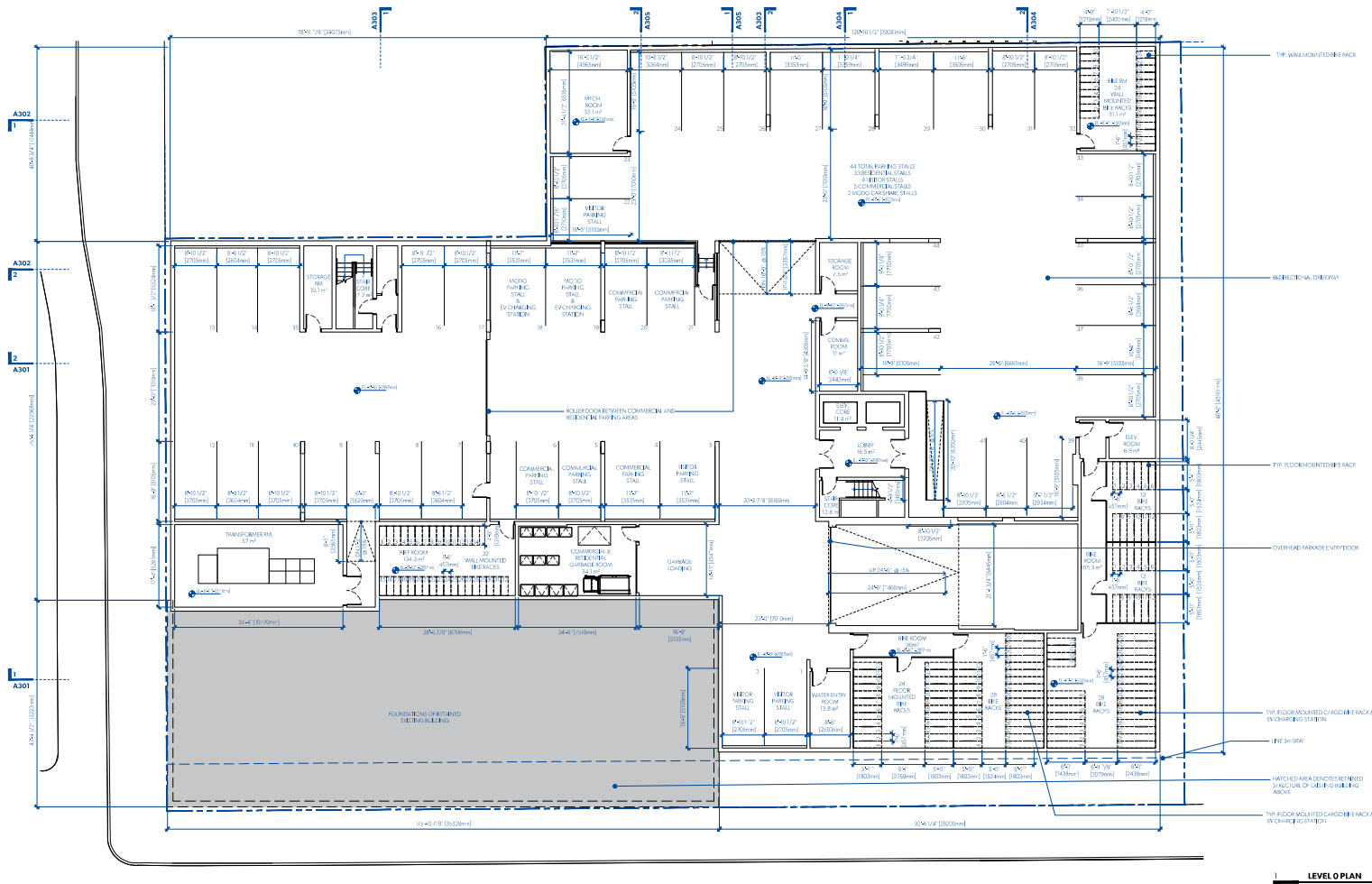
AVERAGE GRADE CALCULATION			
GRADE POINTS		x (CREDIT HOURS)	TOTAL
A	3.0	3.00	3.00
B	3.0	3.00	3.00
C	3.0	3.00	3.00
D	3.0	3.00	3.00
F	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
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NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
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U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	3.00
NC	3.0	3.00	3.00
NG	3.0	3.00	3.00
NR	3.0	3.00	3.00
NS	3.0	3.00	3.00
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NU	3.0	3.00	3.00
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NS	3.0	3.00	3.00
NT	3.0	3.00	3.00
NU	3.0	3.00	3.00
W	3.0	3.00	3.00
U	3.0	3.00	

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15		REVISED FOR REZONING
2020-03-20		REVISED FOR REZONING
2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

PARKWAY

A004
AVERAGE GRADE CALC.



Location

1001 Pandora Ave + 1018 Cook Street
Victoria, BC
V8P 1G1

Project

1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street

Client

1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street

Design

1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street

Notes

1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street
1001 Pandora Ave + 1018 Cook Street

Revisions

Rev	Date	Description
1	2024-07-15	REVISED FOR ZONING
2	2024-09-20	REVISED FOR ZONING
3	2024-10-30	REVISED FOR ZONING
4	2024-11-13	REVISED FOR ZONING
5	2024-11-15	ISSUED FOR ZONING

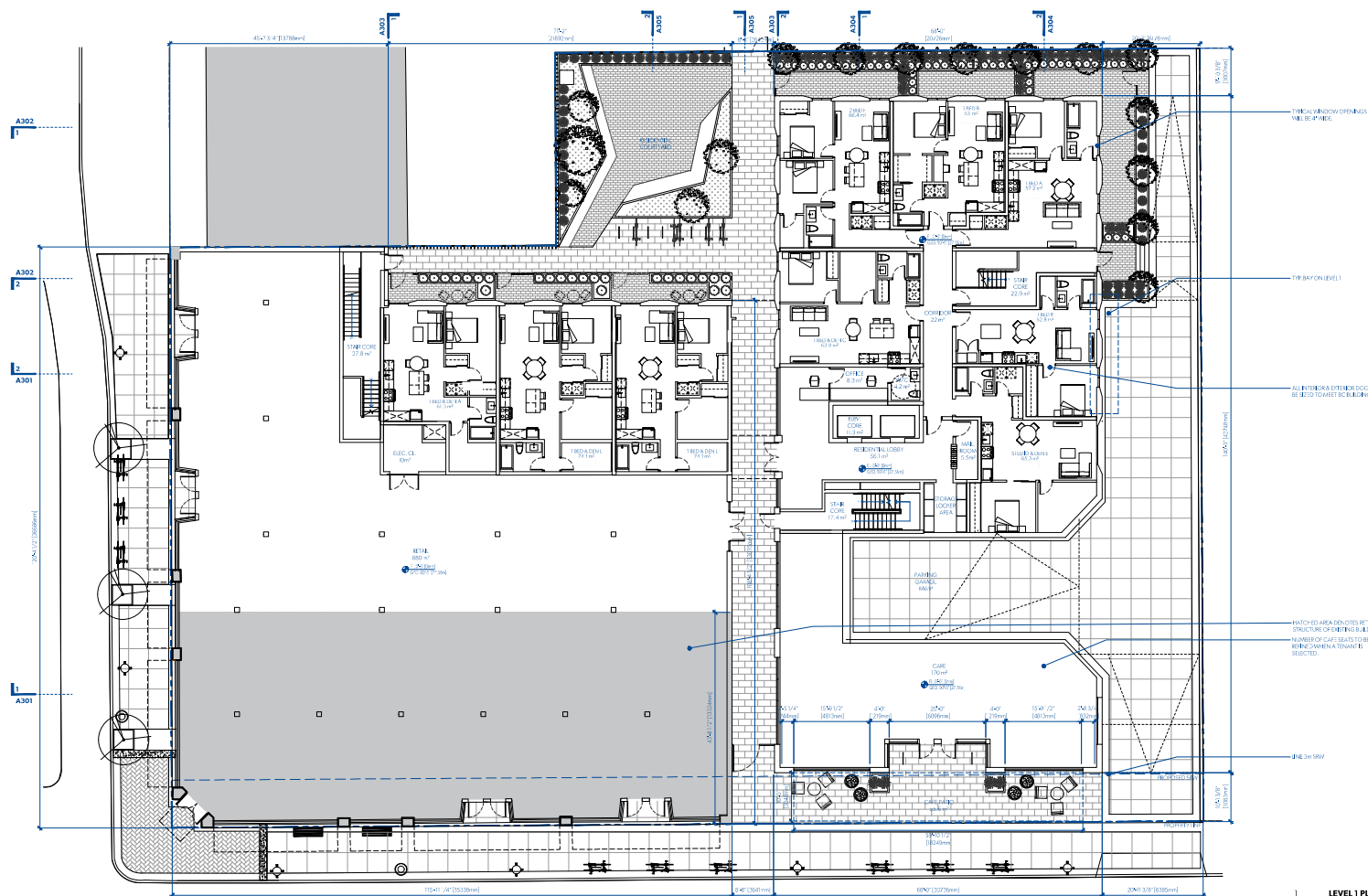
DATE **REVISION** **DESCRIPTION**

PARKWAY

1001 Pandora Ave + 1018 Cook Street
VICTORIA, BC
V8P 1G1

A100

LEVEL 0 PLAN



MGA

[illegible]

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6I 1T8



2020-07-15		REVISED FOR REZONING
2020-03-20		REVISED FOR REZONING
2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A101
LEVEL 1 PLAN



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- | DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

A104
LEVEL 4 PLAN



TOTAL VALUE	7	40	4	40	10	5	100
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85°N

DATE	REVISION	DESCRIPTION
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1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

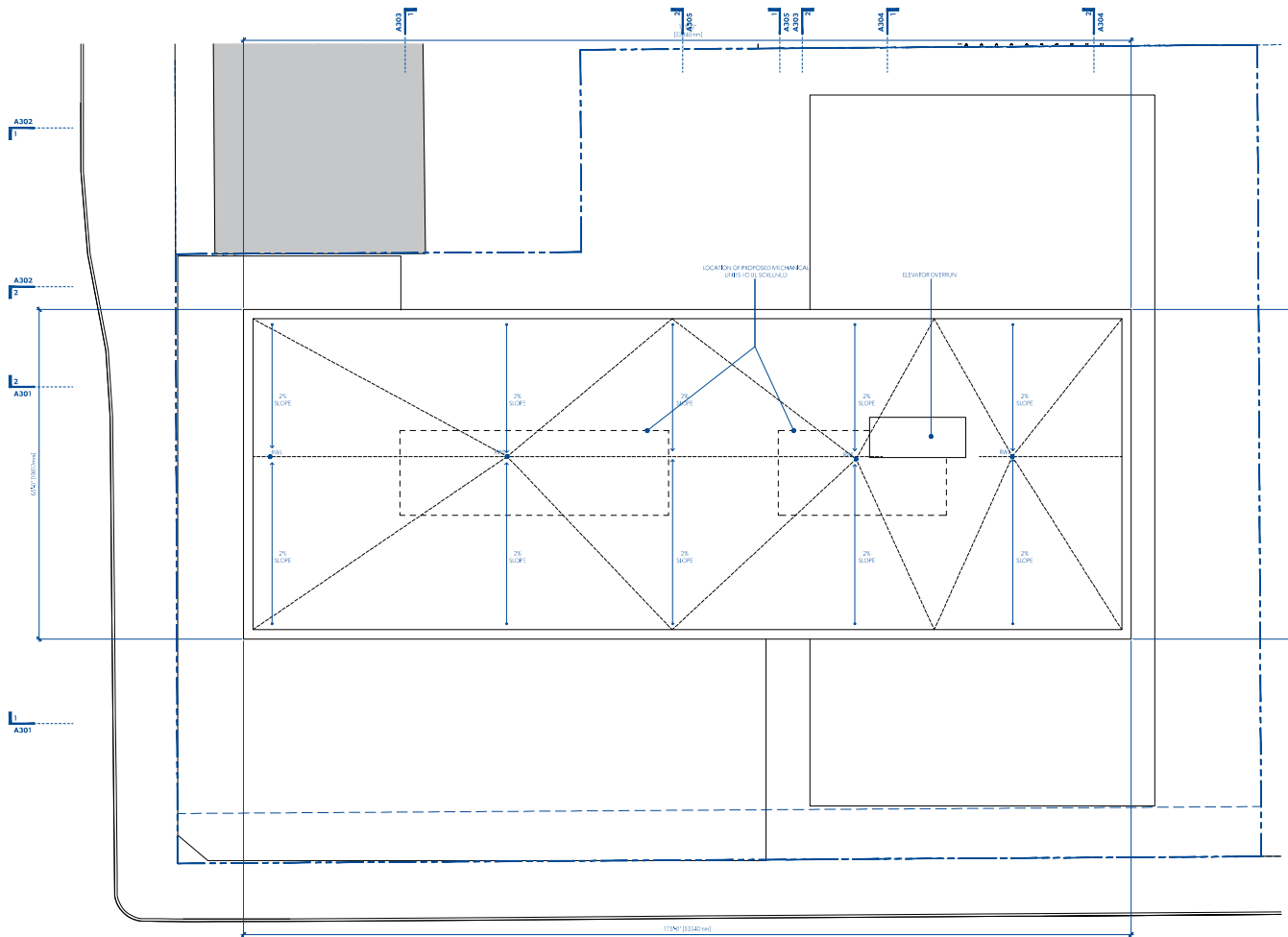
A105
LEVEL 5 PLAN



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- | DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

A106
LEVEL 6 PLAN



ROOF PLAN
100

MGA



MICHAEL GREEN ARCHITECTURE
1533 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8



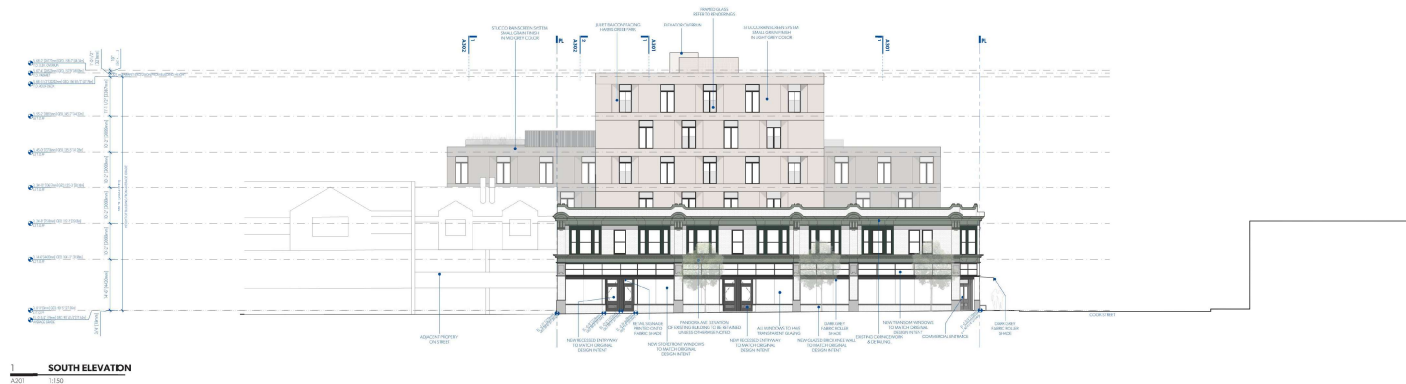
2020-07-15	△	REVISED FOR REZONING
2020-09-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

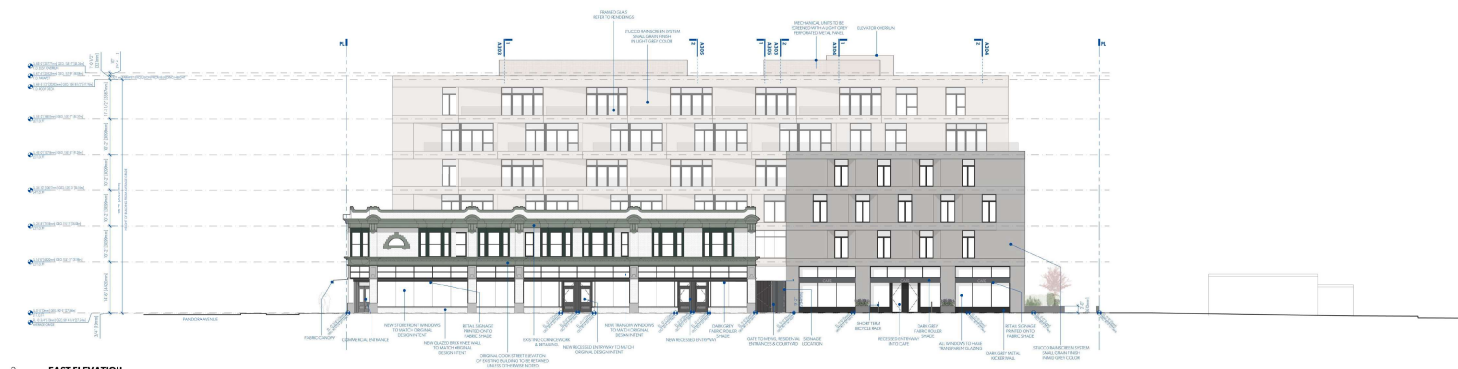
PARKWAY

1001 PARKWAY AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A107
ROOF PLAN



1 SOUTH ELEVATION
A201 1/320



2 EAST ELEVATION
A201 1/320

MGA
ARCHITECTS



MATERIALITY



LIGHT GREY & MEDIUM GREY COLOURED, STUCCO OR PLASTER FINISH SYSTEM IN A & B ELEVATIONS



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE CLASTIC BRICK



DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS



DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

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DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

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DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

DARK GREY OR BLACK METAL, POSSIBLY FOR WINDOW FRAMES OR RAILINGS

MICHAEL GREEN ARCHITECTURE
1533 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 3R8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
2018-01

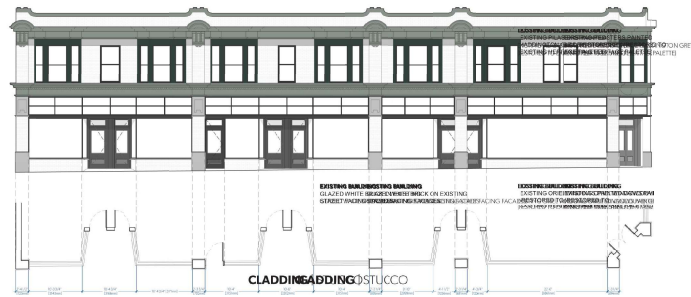
A201
ELEVATIONS



1 COOK ST ORIGINAL ELEVATION STUDY
A203 1:100



2 COOK ST PROPOSED ELEVATION STUDY
A203 1:100



3 PANDORA AVE ORIGINAL ELEVATION STUDY
A203 1:100



4 PANDORA AVE PROPOSED ELEVATION STUDY
A203 1:100



LEG 1 GREY & MEDIUM COLOURED STUCCO FINISHES WALL SYSTEM IN ADJUT CORNICES



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE CHALK COLOUR



EXISTING BUILDING GLAZING SYSTEMS TO BE REFINISHED TO HERITAGE COLOUR PALETTE



EXISTING BUILDING GLAZING SYSTEMS TO BE REFINISHED TO HERITAGE COLOUR PALETTE



EXISTING BUILDING GLAZING SYSTEMS TO BE REFINISHED TO HERITAGE COLOUR PALETTE



EXISTING BUILDING GLAZING SYSTEMS TO BE REFINISHED TO HERITAGE COLOUR PALETTE

2020-07-15 REVISD FOR REZONING

2020-03-20 REVISD FOR REZONING

2019-10-30 REVISD FOR REZONING

2019-09-13 REVISD FOR REZONING

2019-05-15 REVISD FOR REZONING

DATE REVISION DESCRIPTION

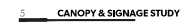
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET VICTORIA, BC

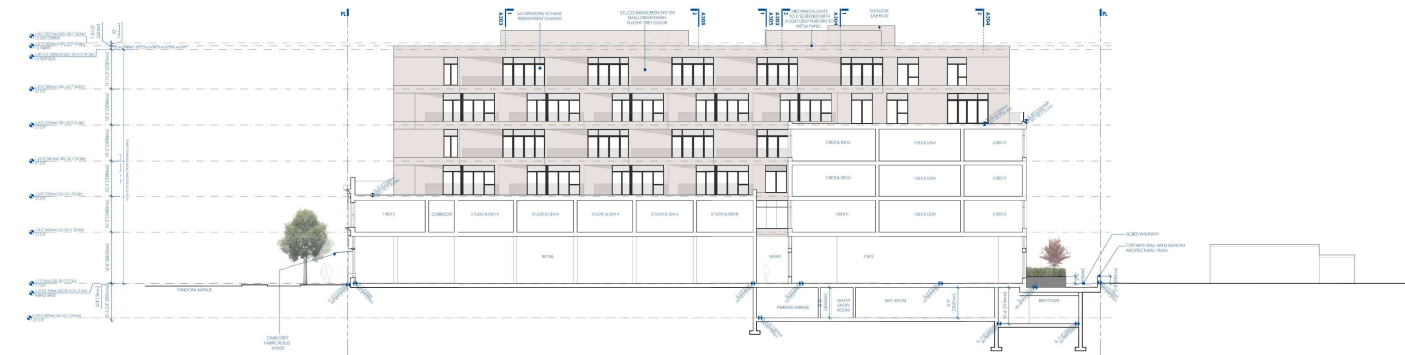
2019-001

A203

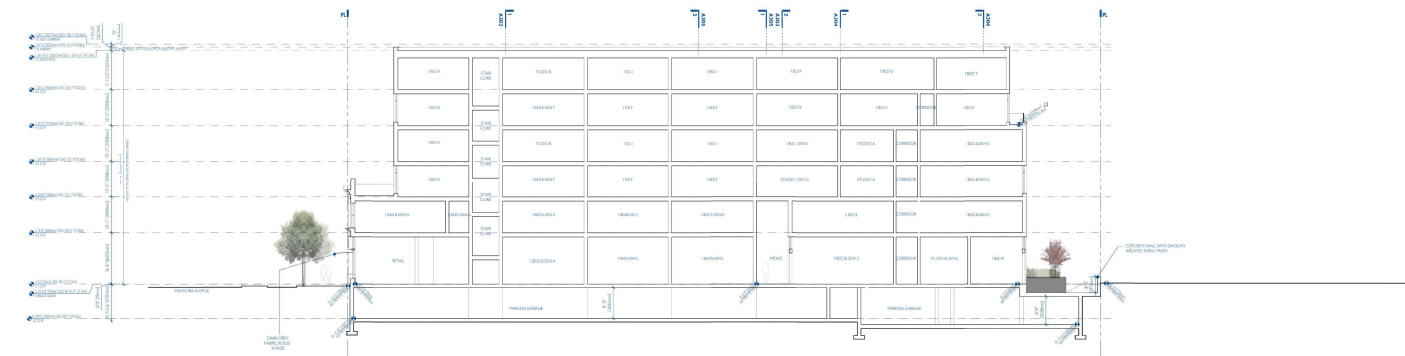
HERITAGE ELEVATION STUDY







1 SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME
A301 1/500



2 SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME
A301 1/500

MGA
MICHAEL GREEN ARCHITECTURE



MATERIALITY



LIGHT GREY & MOSSY GREEN COLOURED
STUCCO BRICKWORK WITH RAIL SYSTEM
IN A & B ELEVATIONS



TRANSPARENT GLAZING WITH
DARK GREY FRAMES



EXISTING WHITE CLASTO BRICK



DARK GREY RECTANGULAR CLASTO BRICK
RESPECTING HERITAGE COLOUR
PALETTE



DARK BALCONIES WITH GLASS RAILINGS
ON LANDING SPACE WINDOWS FACING
PARKWAY STREET & PARKWAY
GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

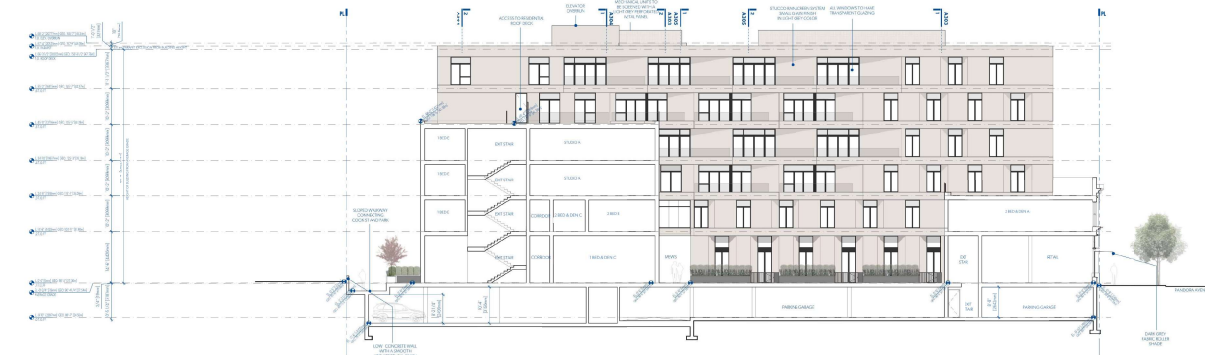
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2019-02-01

A301
SECTIONS



1 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME
A302 1/50



2 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING
A302 1/50

MGA



MATERIALITY



LIGHT GREY & MEDIUM GREY COLOURED STUCCO OR PLASTER FINISH SYSTEM IN A & B DETAILING TYPES



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE STUCCO BRICK



DARK GREY HORIZONTAL SLATS OR LOUVERS TO MATCH EXISTING PALETTE



DARK BALCONY RAILING WITH HORIZONTAL BARS ON BALCONY RAILING PLACING FINISHED WITH DARK GREY FINISH

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

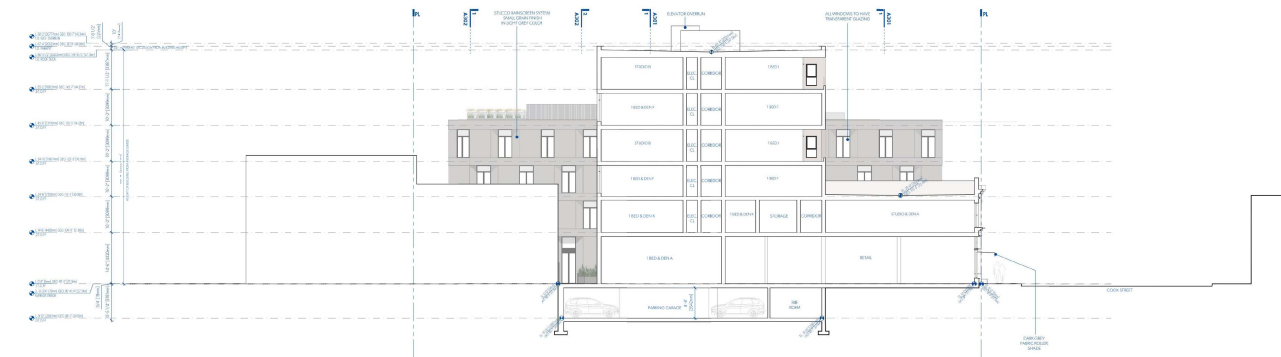
2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

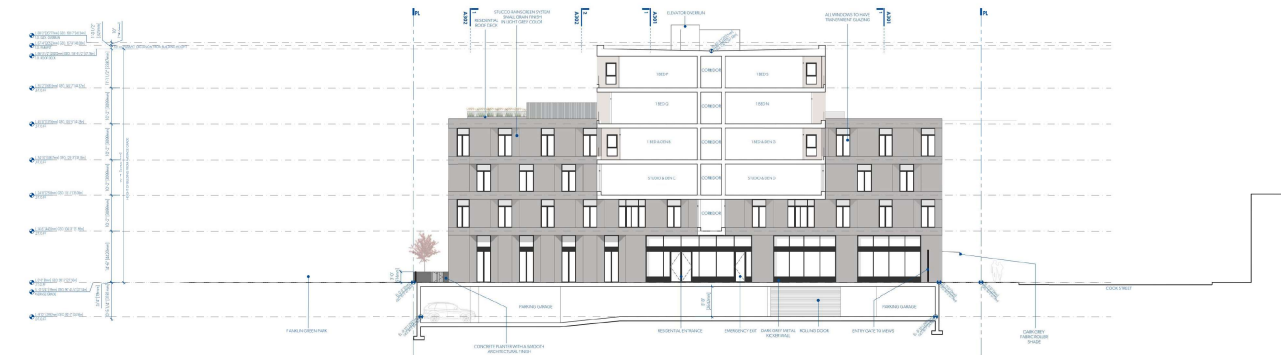
PARKWAY

1009 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2019-01

A302
SECTIONS



1 SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME
A303 1/500

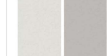


2 SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME
A303 1/500

MGA
MICHAEL GREEN ARCHITECTURE



MATERIALITY



LIGHT GREY & MEDIUM GREY COLOURED, STEEL CHANNEL IN WALL SYSTEM IN A BATHROOM SHOWER



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE CLASTIC BRICK



DARK GREY PANELS WITH CIRCULAR PATTERN, USED FOR THE BUILDING'S FACADE



DARK BALCONIES WITH CIRCULAR PATTERN, USED FOR THE BUILDING'S FACADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-11-30	△	REVISED FOR REZONING
2019-10-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-01

A303
SECTIONS



FRANKLIN GREEN PARK & HARRIS GREEN PARK

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018 CD1

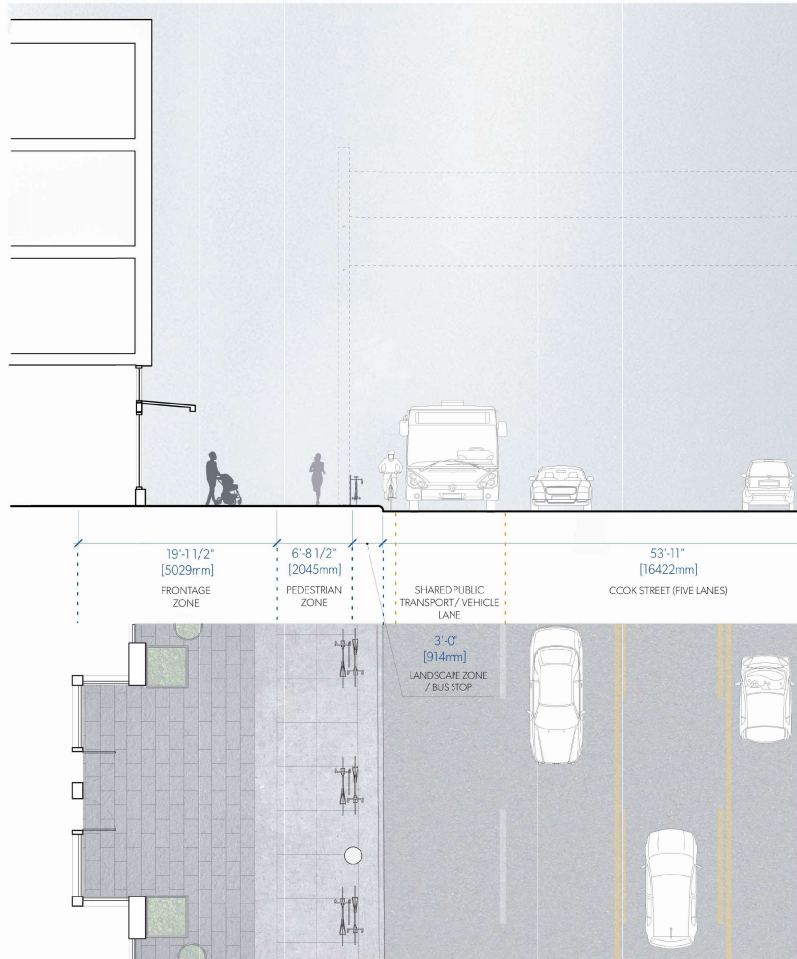
A304



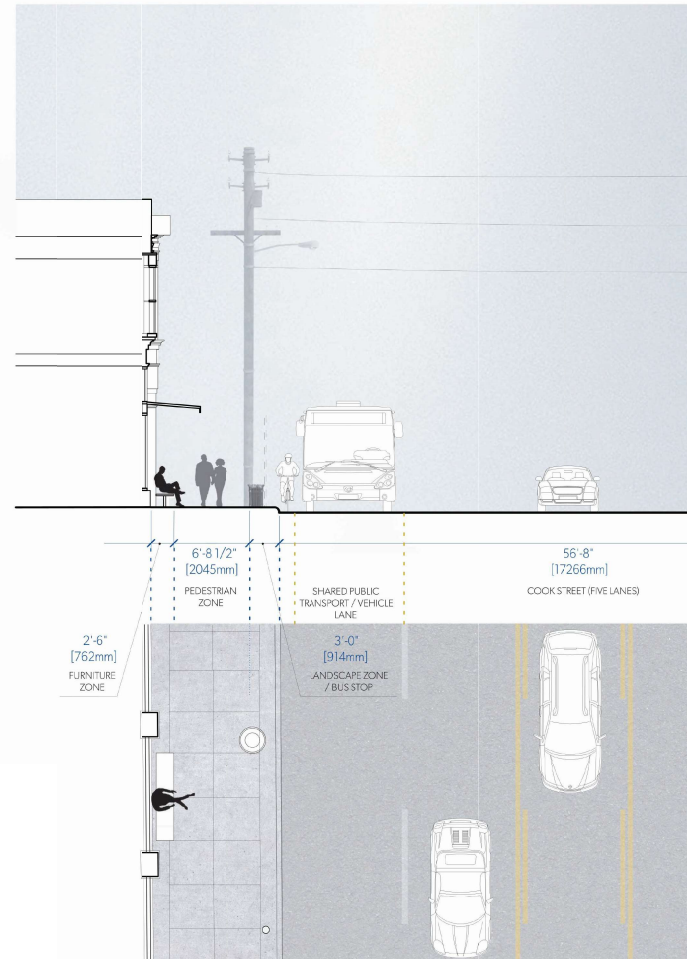
JULY BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK.

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A305



1 STREETScape SECTION & PLAN THRU COMMERCIAL



2 STREETScape SECTION & PLAN THRU CAFE



MICHAEL GREEN ARCHITECTURE
1515 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 3R8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-201

A308
STREETScape CROSS
SECTIONS

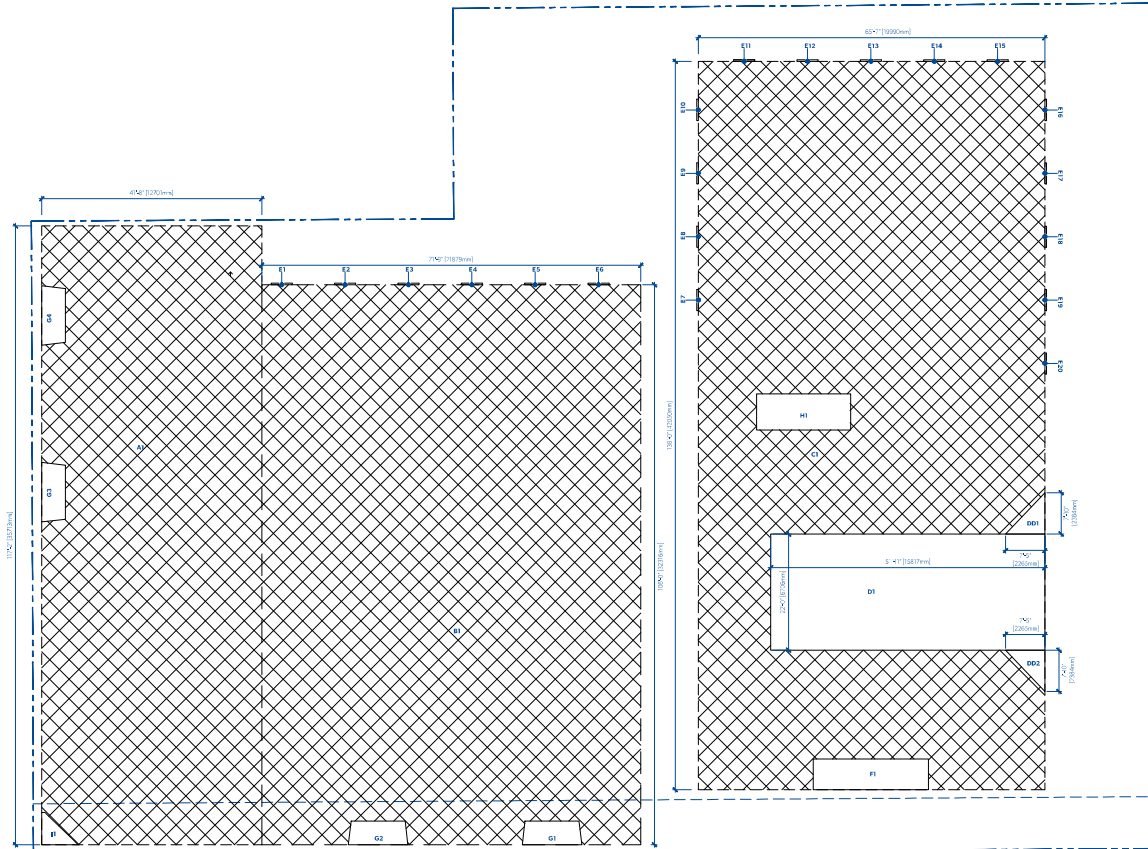


TABLE 1

ITEM	QTY	UNIT	PRICE	TOTAL
CONCRETE	100	m ³	120.00	12000.00
STEEL	100	kg	1.20	120.00
PAVING	100	m ²	10.00	1000.00
LANDSCAPING	100	m ²	5.00	500.00
UTILITIES	100	m	1.00	100.00
DEMOLITION	100	m ³	1.00	100.00
FOUNDATION	100	m ³	1.00	100.00
WALLS	100	m ²	1.00	100.00
ROOF	100	m ²	1.00	100.00
FLOORS	100	m ²	1.00	100.00
CEILING	100	m ²	1.00	100.00
MECHANICAL	100	m ²	1.00	100.00
ELECTRICAL	100	m ²	1.00	100.00
PLUMBING	100	m ²	1.00	100.00
PAINTING	100	m ²	1.00	100.00
FINISHES	100	m ²	1.00	100.00
LABOR	100	hr	1.00	100.00
EQUIPMENT	100	hr	1.00	100.00
PERMITS	100	hr	1.00	100.00
INSURANCE	100	hr	1.00	100.00
TOTAL	100			10000.00



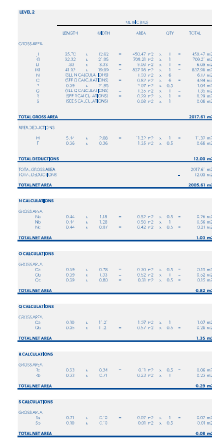
MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER, BC
CANADA V6J 1B8

DATE	REVISION	DESCRIPTION
2020/07/15	△	REVISED FOR ZONING
2020/09/20	△	REVISED FOR ZONING
2019/10/20	△	REVISED FOR ZONING
2019/09/13	△	REVISED FOR ZONING
2019/05/15	△	ISSUED FOR ZONING

PARKWAY
1001 PARKWAY AVE + 1018 COOK STREET
VICTORIA, BC
2019/01

FSR LEVEL 1
1001

A801
FSR LEVEL 1



A802
FSR LEVEL 2

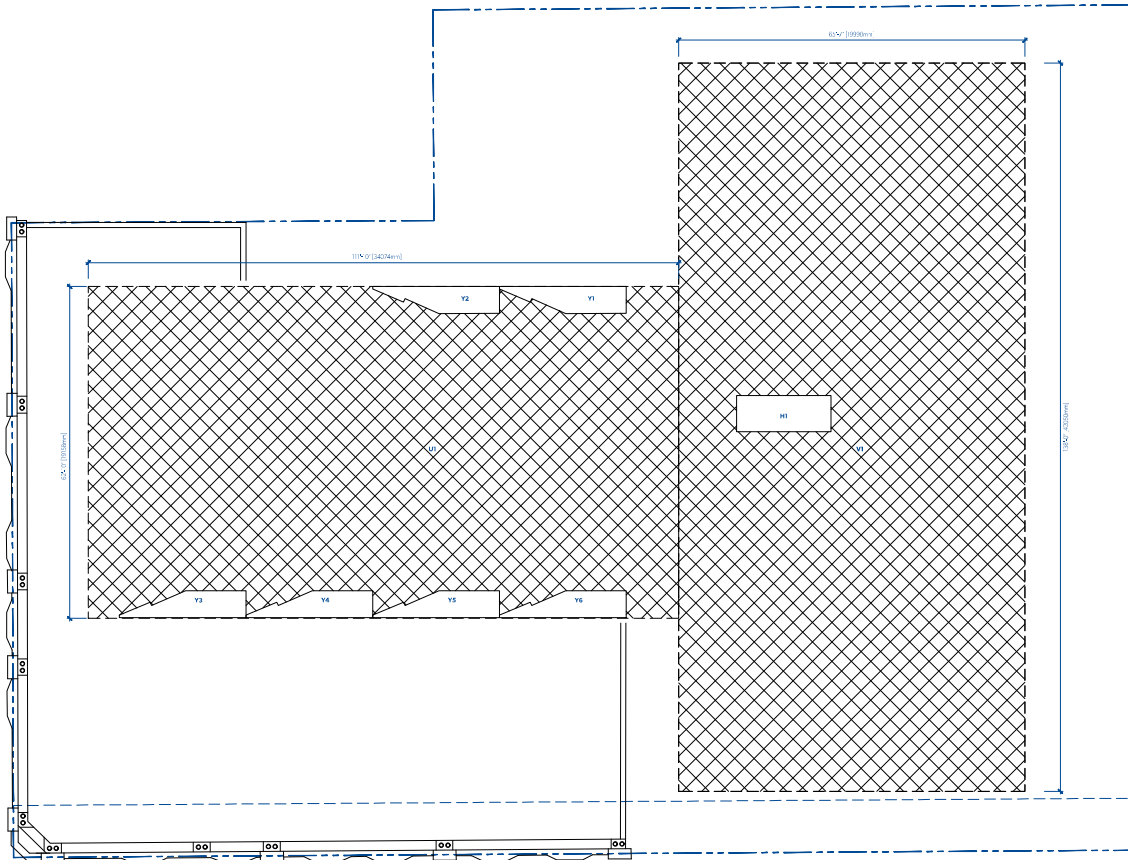


TABLE 3		FSR LEVEL 3		TOTAL	
ITEM	QTY	UNIT	PRICE	AMOUNT	UNIT PRICE
CONCRETE	1	CU YD	100.00	100.00	100.00
REINFORCEMENT	1	LB	100.00	100.00	100.00
FORMWORK	1	SQ YD	100.00	100.00	100.00
PAINT	1	GA	100.00	100.00	100.00
LABOR	1	HR	100.00	100.00	100.00
PERMITS	1	FEES	100.00	100.00	100.00
TOTAL				600.00	

MG
ARCHITECTURE



MICHAEL GREEN ARCHITECTURE
1533 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

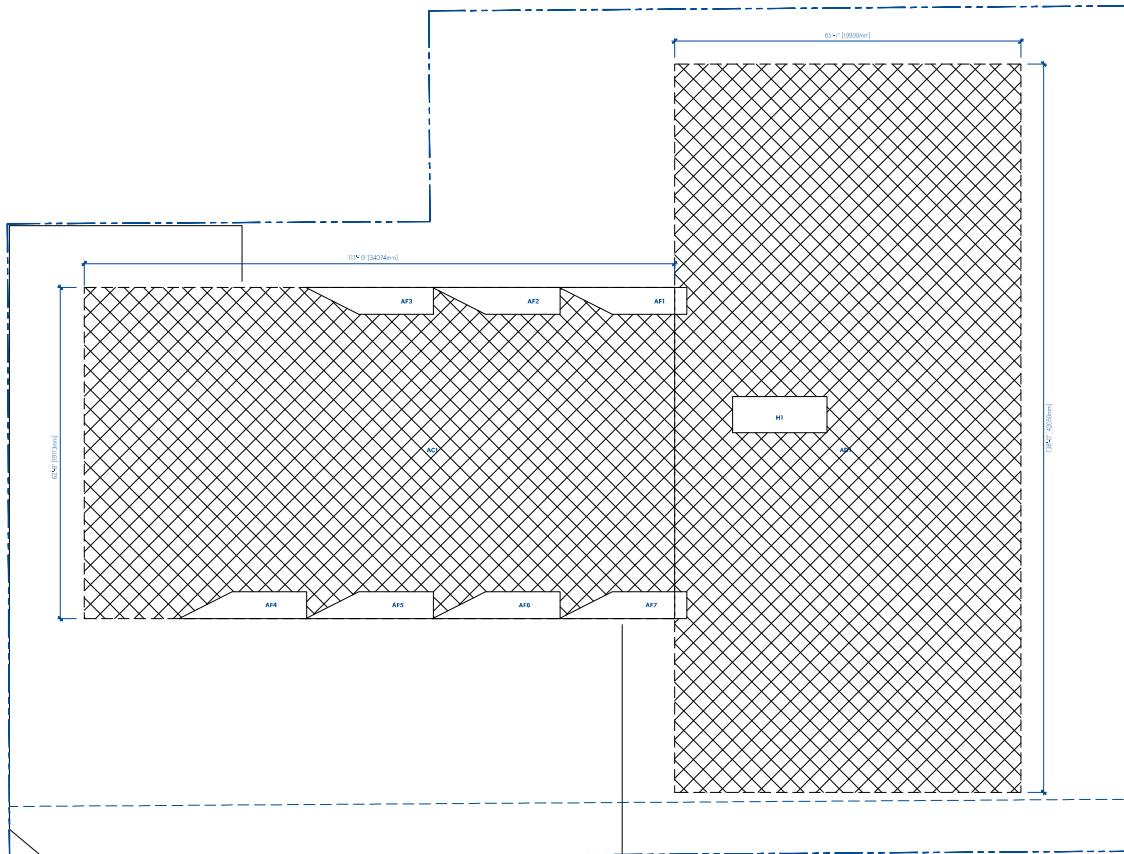
- 2020-07-15 REVISED FOR REWORKING
- 2019-03-20 REVISED FOR REWORKING
- 2019-03-20 REVISED FOR REWORKING
- 2019-03-20 REVISED FOR REWORKING
- 2019-03-20 ISSUED FOR REWORKING

DATE REVISION DESCRIPTION

PARKWAY
1050 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
V8N 1C1

A803
FSR LEVEL 3

1
A803 FSR LEVEL 3
1000



LEVEL	AREA	PERCENT	PERCENT	PERCENT	PERCENT
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0
FSR LEVEL 4	6000.0	100.0	100.0	100.0	100.0



MICHAEL GREEN ARCHITECTURE
1533 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR RECONING
2020-03-20	△	REVISED FOR RECONING
2019-03-20	△	REVISED FOR RECONING
2019-03-20	△	REVISED FOR RECONING
2019-03-20	△	REVISED FOR RECONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY
1050 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
2019-001

FSR LEVEL 4
1:100

A804
FSR LEVEL 4



1 VIEW NORTHWEST FROM CORNER OF PANDORA & COOK
A811

MGA
ARCHITECTURE



MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-09-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1001 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A811
3D RENDERS



VIEW WEST THROUGH RESIDENTIAL NEWS

MGA



MICHAEL GREEN ARCHITECTURE
1533 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-09-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1000 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A812
3D RENDERS



1 VIEW SOUTHWEST FROM COOK STREET
A813

MGA
ARCHITECTS



MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-03-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1001 PARKWAY AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A813
3D RENDERS



VIEW WEST ALONG PUBLIC WALKWAY

MGA



MICHAEL GREEN ARCHITECTURE
1533 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-09-30	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1001 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A814
3D RENDERS



MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2020-07-15	△	REVISED FOR REZONING
2020-09-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1001 PARKWAY AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A815
3D RENDERS



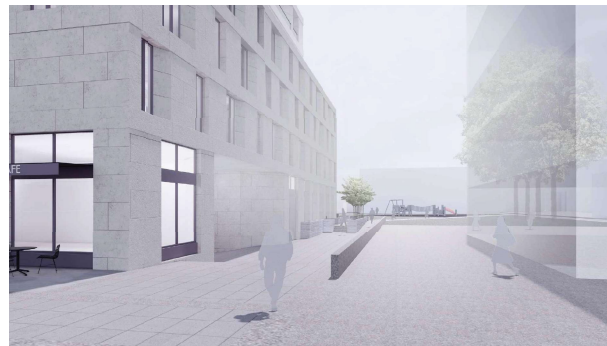
1
A817 ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET



3
A817 ADJACENT PROPERTY STUDY | VIEW EAST ACROSS FRANKLIN GREEN PARK



2
A817 ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET



4
A817 ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY

MGA
ARCHITECTURE



MICHAEL GREEN ARCHITECTURE
1533 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

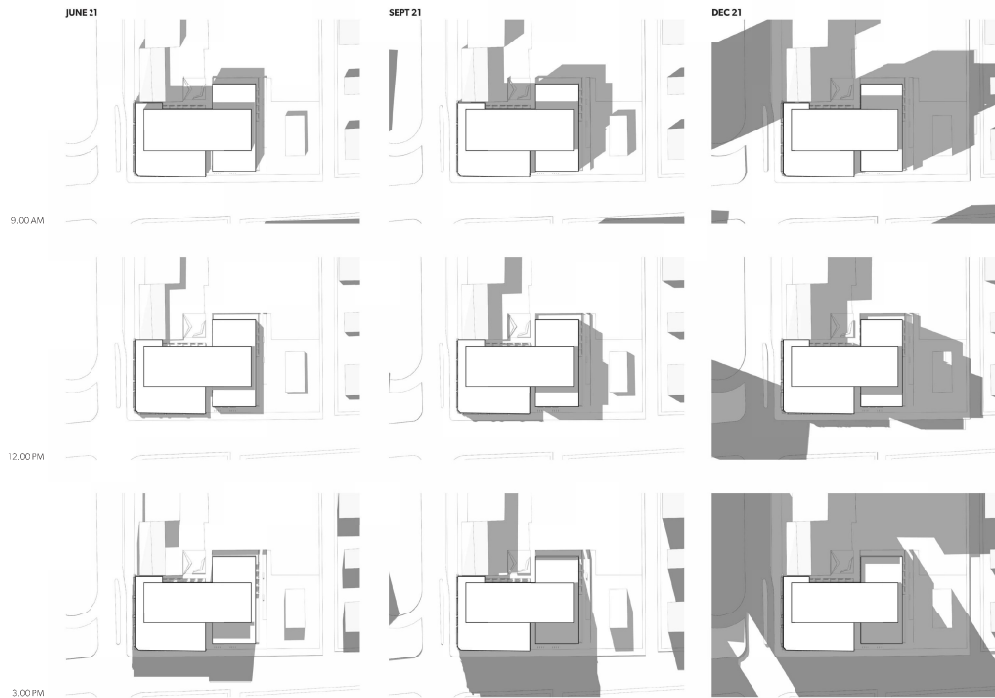
2020-07-15	△	REVISED FOR REZONING
2020-09-20	△	REVISED FOR REZONING
2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

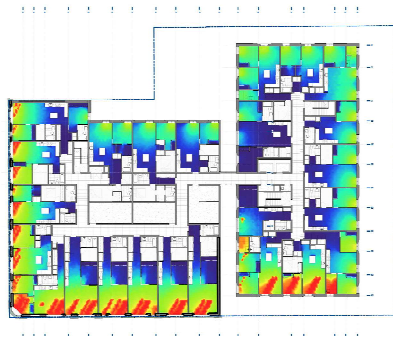
DATE REVISION DESCRIPTION

PARKWAY

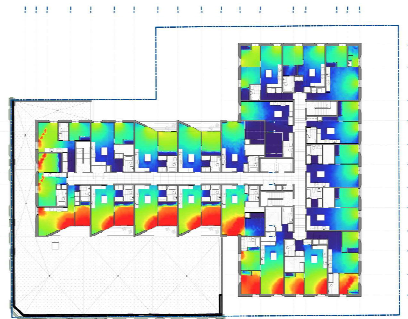
1001 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A817
ADJACENT PROPERTY
STUDY

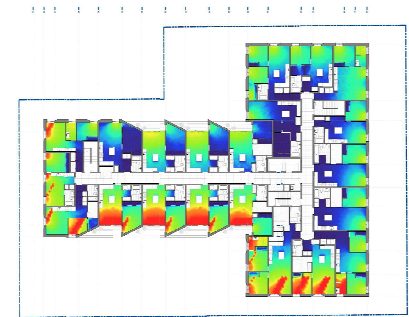




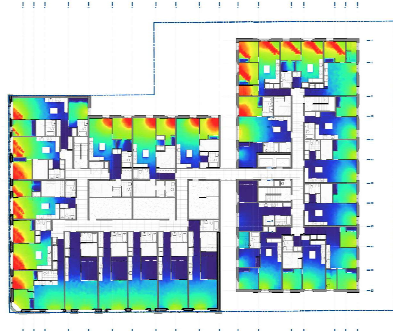
LEVEL 2, 9:00 AM, 14.50 (LUX)



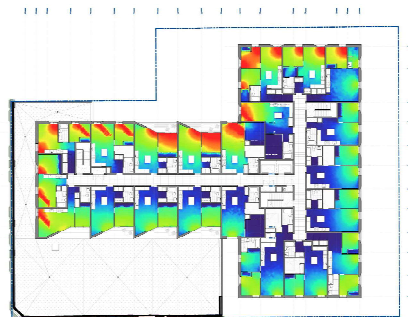
LEVEL 3, 9:00 AM, 24.67 (LUX)



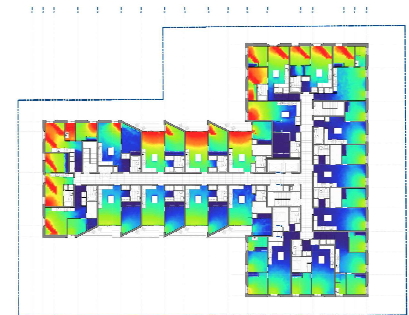
LEVEL 4, 9:00 AM, 34.83 (LUX)



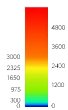
LEVEL 2, 3:00 PM, 14.50 (LUX)



LEVEL 3, 3:00 PM, 24.67 (LUX)



LEVEL 4, 3:00 PM, 34.83 (LUX)



MGA



MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8



2020/07/15	△	REVISED FOR REDONING
2020/10/20	△	REVISED FOR REDONING
2019/09/10	△	REVISED FOR REDONING
2019/05/15	△	ISSUED FOR REDONING

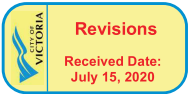
DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018/001

A822
Illuminance Analysis

SEAL:



13	20.JUL.14	REDOING RESUBMISSION	BA
12	20.AUG.29	REV. PER CLIENT COMMENTS	BA
11	20.FEB.03	ISSUED FOR TENDER	BA
10	19.DEC.05	ISSUED FOR BP	BA
9	19.NOV.28	100% BP SET	BA
8	19.NOV.04	50% CD SET	BA
7	19.OCT.23	NEW GROUND FLOOR PLAN	OD
6	19.OCT.22	REVISION	OD
5	19.OCT.21	NEW SITE PLACEMENT REQUEST	OD
3	19.OCT.03	60% CD SET	BA
2	19.SEP.17	REDOING	BA
1	21.AUG.19	REV. PER CITY/CLIENT COMMENTS	BA
	19.JUL.29	30% BP SUBMISSION	BA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

PARKWAY
MIXED USE DEVELOPMENT

1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 19.JUL.10

SCALE: 1:100

DRAWN: BA

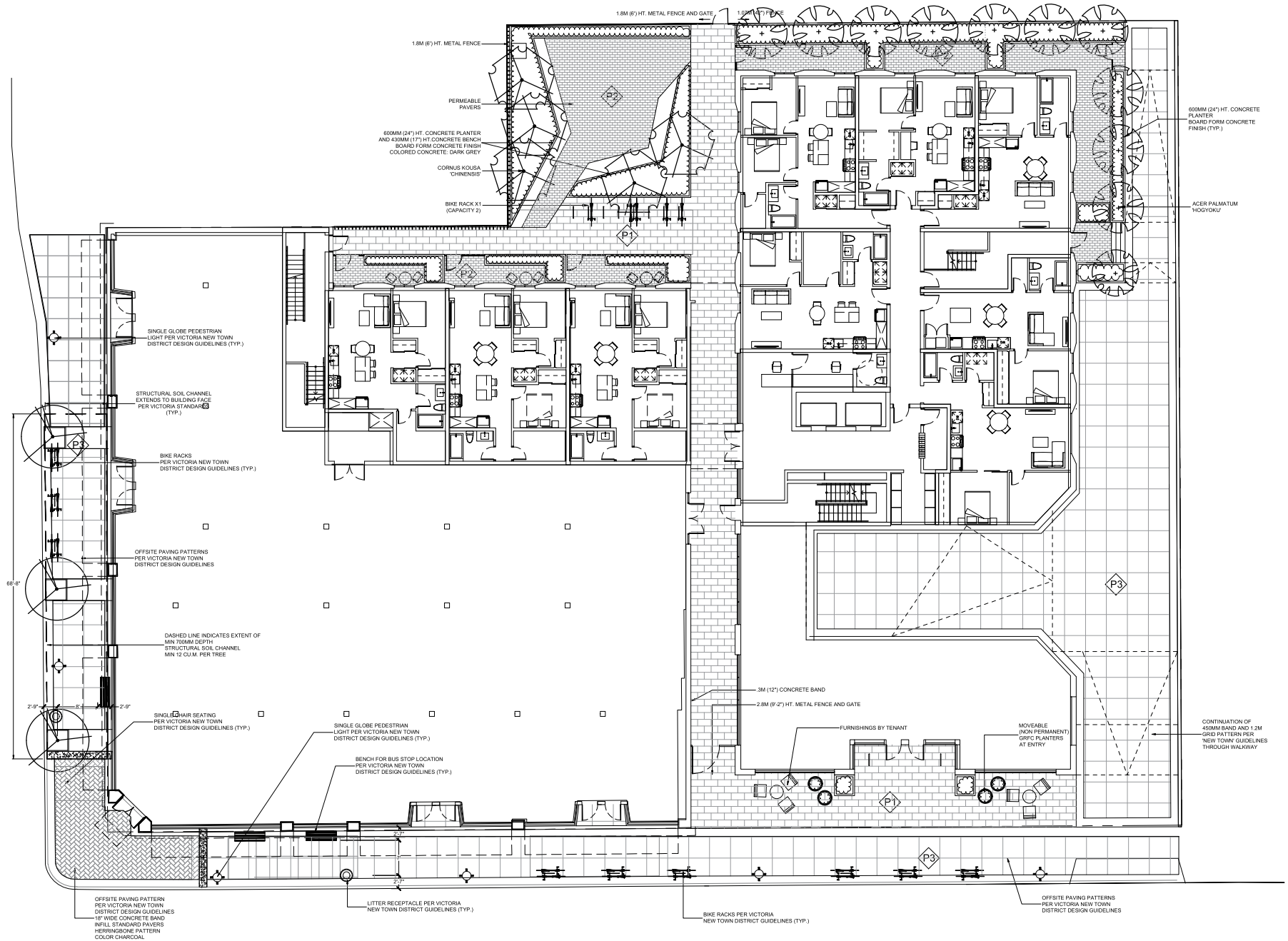
DESIGN: BA

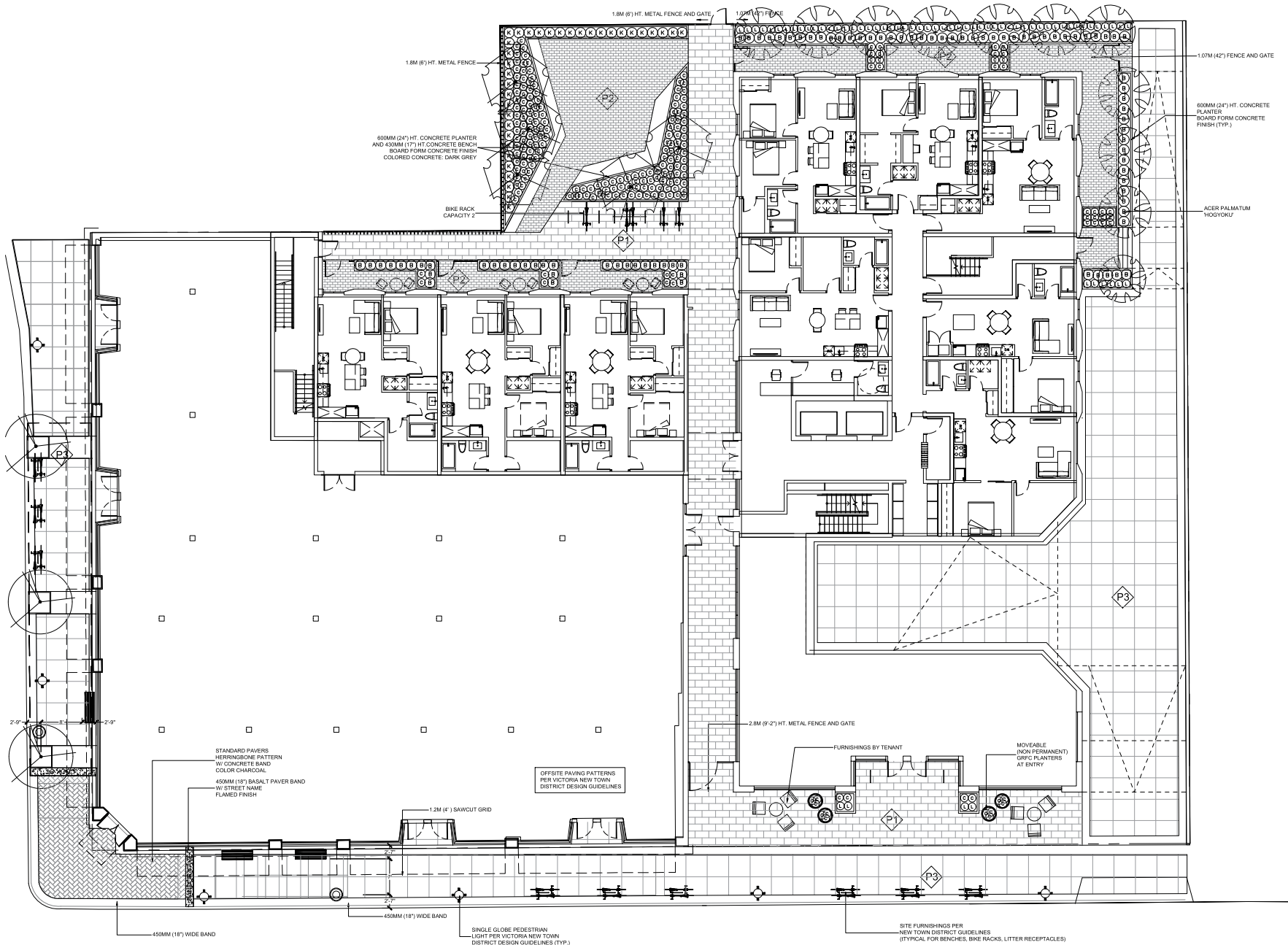
CHKD:

PMG PROJECT NUMBER:

OF 9

18240-13.ZIP PMG PROJECT NUMBER: 18240





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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 JUL 14	REVISION SUBMISSION	BA
2	20 JUL 14	REV. PER CLIENT COMMENTS	BA
3	20 JUL 14	ISSUED FOR TENDER	BA
4	15 DEC 15	ISSUED FOR BP	BA
5	15 DEC 15	100% BP SET	BA
6	15 NOV 16	50% CS SET	BA
7	15 OCT 17	NEW GRADING FLOOR PLAN	DD
8	15 OCT 17	REVISION	DD
9	15 OCT 17	NEW SITE PLANTING REQUEST	DD
10	15 OCT 17	50% CS SET	BA
11	15 SEP 17	REVISION	BA
12	21 AUG 19	REV. PER CITY CLIENT COMMENTS	BA
13	15 JUL 19	100% BP SUBMISSION	BA

CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHKD: BA

L2

OF 9

18240-13.ZIP

PMG PROJECT NUMBER:

18240

FURNISHINGS LEGEND		
KEY	QTY	DESCRIPTION
	4	OFFSITE: SINGLE SEAT CHAIR WITH BACK HERITAGE CHAIR W/ BACK, ALUMINUM FRAME, OAK SLATS GLOSSY BLACK (RAL 9017) PER NEW TOWN GUIDELINES
	2	OFFSITE: TYPE A WOOD BENCH WITH BACKREST HERITAGE BENCH, ALUMINUM FRAME, OAK SLATS GLOSSY BLACK (RAL 9017) PER NEW TOWN GUIDELINES
	7	OFFSITE: BIKE RACK CAPACITY 2 STANDARD BIKE RACK, GLOSSY BLACK (RAL 9017) PER NEW TOWN GUIDELINES
	7	ONSITE: BIKE RACK CAPACITY 2 MAGLIN MBRS00-S, GLOSS BLACK
	9	TREE GRATE W/ FRAME DOBNEY FOUNDRY ST-48
	4	BARKMAN NEWPORT ROUND 38D22H, OFRC PLANTER, COLOR EBONY
	2	LITTER RECEPTACLE



CALAMAGROSTIS ACUTIFLORA
'KARL FOERSTER'



BUXUS M. KOREANA



CAREX OSHIMENSIS



LAVENDULA 'MUNSTEAD'



CALAMAGROSTIS BRACHYTRICHA

ROOF LANDSCAPE LEGEND	
KEY	DESCRIPTION
	SEDUM TILE - ETERA 'COLOR MIX' 770635 20-30MM
	SEDUM TILE - ETERA 'ALL SEASONS' 770635 20-30MM
	SEDUM TILE - ETERA 'BLUE MIX' 770635 20-30MM
	BASALT GRAVEL - 50MM CLEAR 770635 20-30MM
	AUTUMN GOLD PEBBLE - NORTHWEST LANDSCAPE SUPPLY MSB1375 25-75MM
	MEXICAN SUNBURST PEBBLE - NORTHWEST LANDSCAPE SUPPLY 770745 20-30MM
	DAZZLING WHITE PEBBLE - NORTHWEST LANDSCAPE SUPPLY 770745 20-30MM



ACER PALMATUM 'HOGYOKU'



CORNUS K. CHINENSIS



ACER GINNALA

PLANT SCHEDULE				PMG PROJECT NUMBER: 18240
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	11	ACER PALMATUM 'HOGYOKU'	JEWEL JAPANESE MAPLE	3M HT. B&B UPRIGHT FORM
SHRUB	5	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	3M HT. TREE FORM: B&B
SHRUB	3	STREET TREE	COORDINATE WITH PARKS DEPT	-
B	90	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	#3 POT: 40CM
K	37	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
C	216	CAREX OSHIMENSIS 'EVERGOLD'	JAPANESE SEDGE	#1 POT
PERENNIAL	L	LA VANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#2 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM THAT MEETS CURRENT IAABC STANDARDS. DEVELOPER AND/OR LANDSCAPE ARCHITECT TO REVIEW DESIGN PRIOR TO INSTALLATION.



1.8M (6') HT. PERIMETER FENCE AND GATE AT COURTYARD
2.2M (9'-2") HT. FENCE AND GATE AT ENTRANCE TO MEWS



1.07M (42") HT. FENCE AND GATES AT PATIOS



P1 - BARKMAN BROADWAY 24X12"



P2 - EXPOCRETE AQUAROC PERMEABLE PAVER

MATERIALS LEGEND	
KEY	DESCRIPTION
	BARKMAN BROADWAY PAVER 24X12" COLOR GREY
	EXPOCRETE AQUAROC STANDARD SIZE, PERMEABLE PAVER COLOR GREY
	450MM (18") CONCRETE BAND W/ 1.2M SAWCUT GRID PER VICTORIA NEW TOWN GUIDELINES



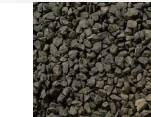
G1 - 'COLOR MIX'



G2 - 'ALL SEASONS'



G3 - 'BLUE MIX'



G4 - 50MM CLEAR BASALT GRAVEL



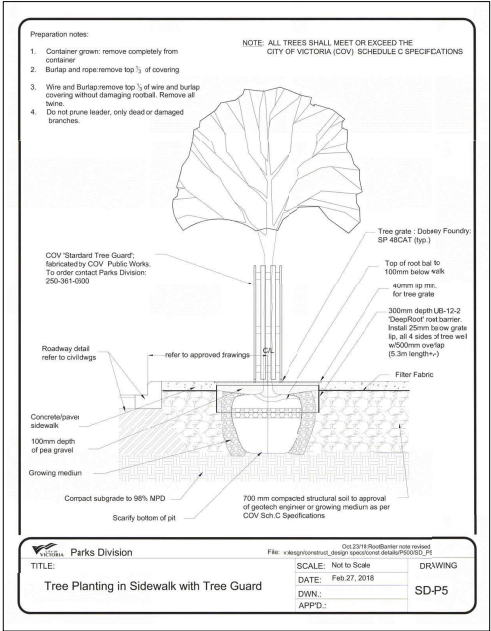
G5 - AUTUMN GOLD PEBBLE



G6 - MEXICAN SUNBURST PEBBLE



G7 - DAZZLING WHITE PEBBLE



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Burnaby, British Columbia V5C 6G9
p. 604 294-0111 f. 604 294-0022

SEAL:

18	20 JUL 14	REVISIONS TO SUBMISSION	BA
12	20 JUN 15	REV PER CLIENT COMMENTS	BA
11	20 FEB 05	ISSUED FOR TENDERS	BA
10	15 DEC 05	ISSUED FOR BP	BA
9	15 NOV 06	100% BP SET	BA
8	15 NOV 06	50% CD SET	BA
7	15 OCT 11	NEW GRADING FLOOR PLAN	CO
6	15 OCT 11	REVISION	CO
5	15 OCT 11	NEW SITE PLANNING REQUEST	CO
4	15 OCT 11	60% CD SET	BA
3	15 SEP 11	REVISION	BA
2	21 AUG 11	REV PER CITY/CLIENT COMMENTS	BA
1	15 JUL 11	100% BP SUBMISSION	BA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

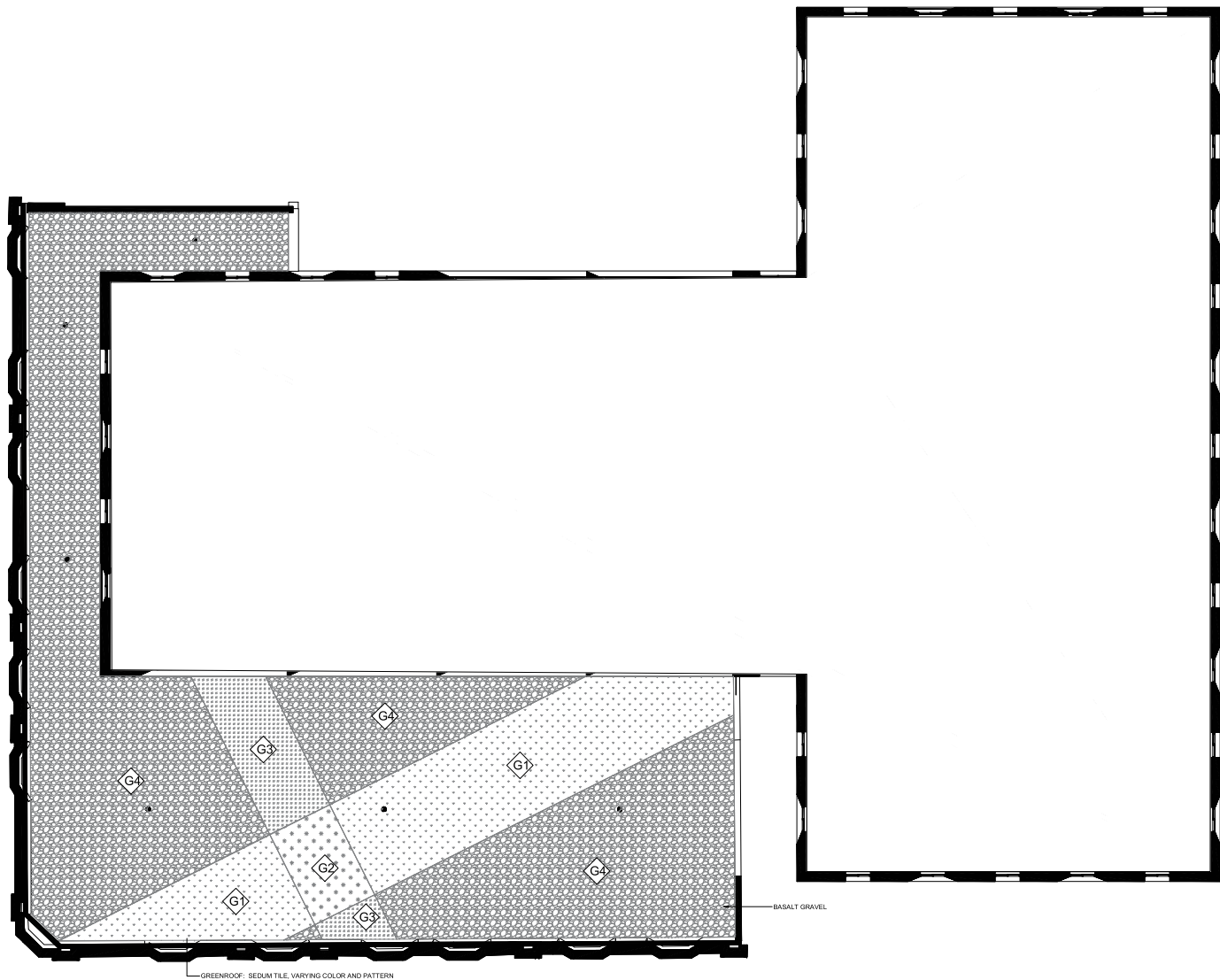
**PARKWAY
MIXED USE DEVELOPMENT**
**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: BA
DESIGN: BA
CHKD: OF 9

PMG PROJECT NUMBER: 18240

18240-13.ZIP



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	30 JUL 14	REVISION FOR SUBMISSION	BA
12	20 JUN 15	REV. PER CLIENT COMMENTS	BA
11	20 FEB 05	ISSUED FOR TENDERS	BA
10	15 DEC 05	ISSUED FOR BP	BA
9	10 NOV 08	100% BP SET	BA
8	10 NOV 08	50% CD SET	BA
7	10 OCT 11	NEW GRADING FLOOR PLAN	DD
6	10 OCT 11	REVISION	DD
5	10 OCT 11	NEW SITE PLANNING REQUEST	DD
4	10 OCT 11	50% CD SET	BA
3	10 SEP 17	REVISION	BA
2	21 AUG 19	REV. PER CITY/CLIENT COMMENTS	BA
1	10 JUL 19	10% BP SUBMISSION	BA

CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**
**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:
**LEVEL 3
ROOF LANDSCAPE**

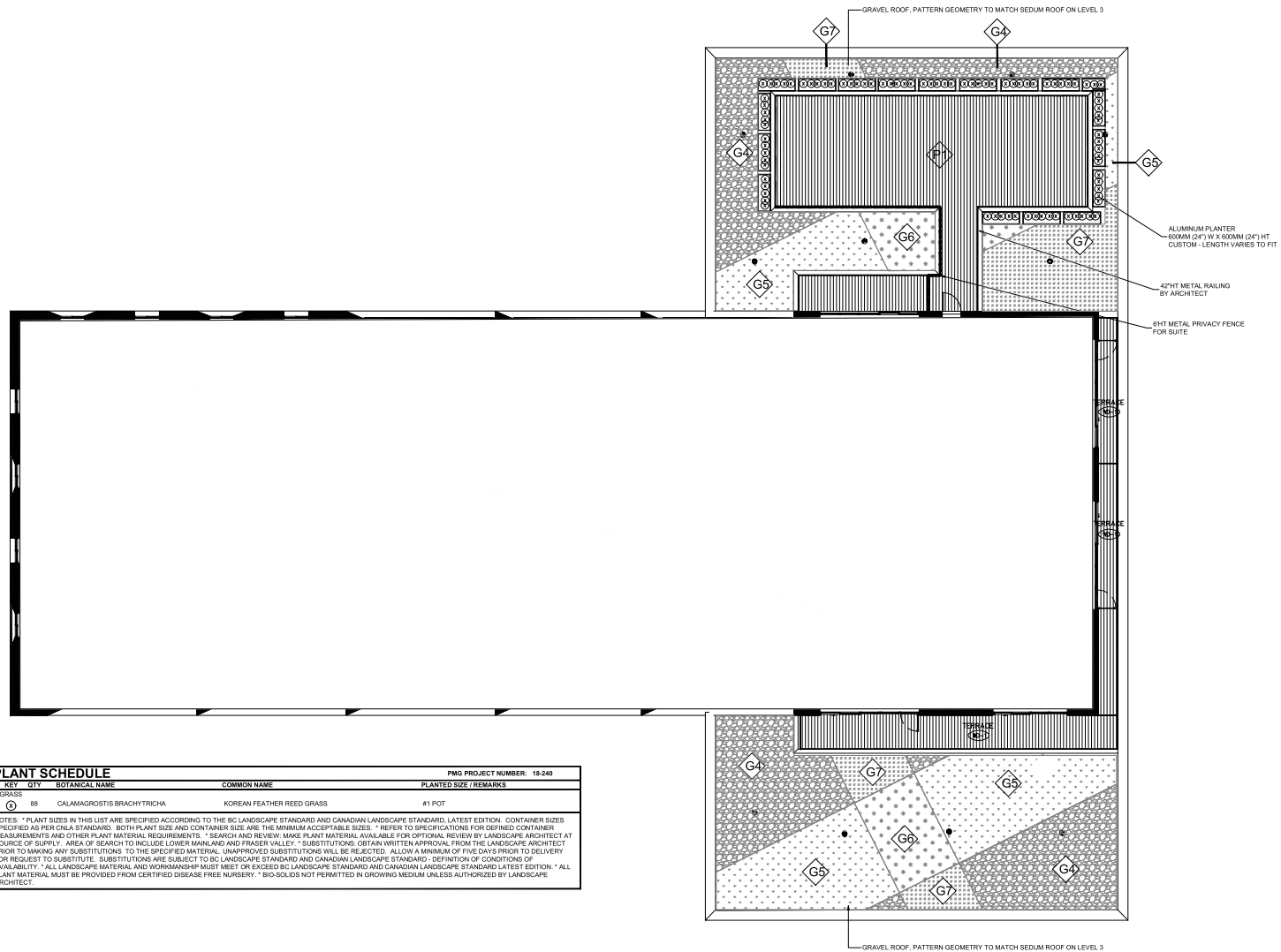
DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHKD: OF 9

18240-13.ZIP

PMG PROJECT NUMBER:

18240

SEAL:

[illegible]

NO.	DATE	REVISION DESCRIPTION	DR
13	20.03.14	REDESIGN SUBMISSION	BA
12	20.04.10	REV. PER CLIENT COMMENTS	BA
11	20.03.03	SUBLED FOR TENDER	BA
10	18.05.05	SUBLED FOR SET	BA
9	10.NOV.28	100% BP 8P	BA
8	10.NOV.04	90% CP 8P	BA
7	18.07.13	NEW FLOORING FLOOR PLAN	OD
6	18.07.12	REVISION	OD
5	18.07.11	NEW SET PLANNING AND REQUEST	OD
4	18.07.11	REVISION	OD
3	15.07.07	REDESIGNING	BA
2	21.AUG.10	REV. PER CITY/COUNCIL COMMENTS	BA
1	10.12.11	30% BP SUBMISSION	BA

CLIENT:

PROJECT:

PARKWAY
MIXED USE DEVELOPMENT

1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE:

LEVEL 5 ROOF LANDSCAPE

DATE: 19.JUL.10 DRAWING NUMBER:

SCALE: 1:100

DRAWN: BA

DESIGN: BA

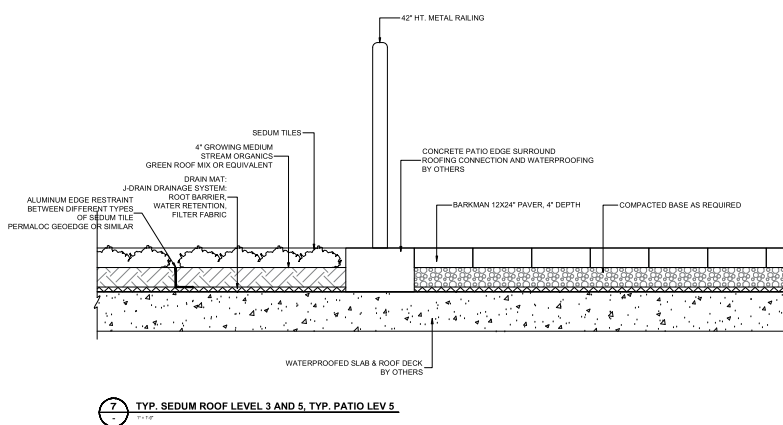
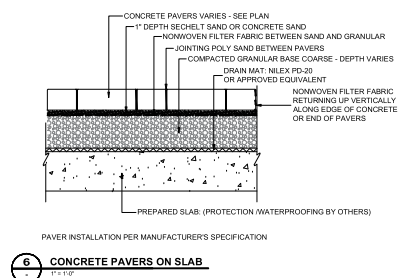
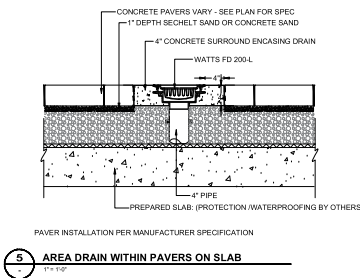
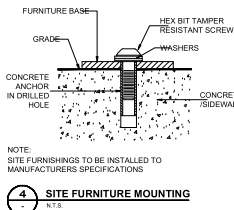
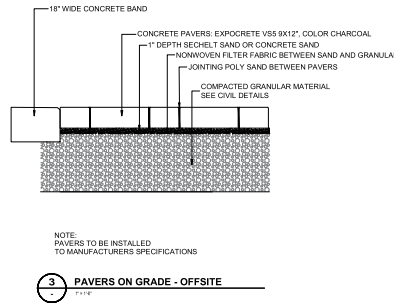
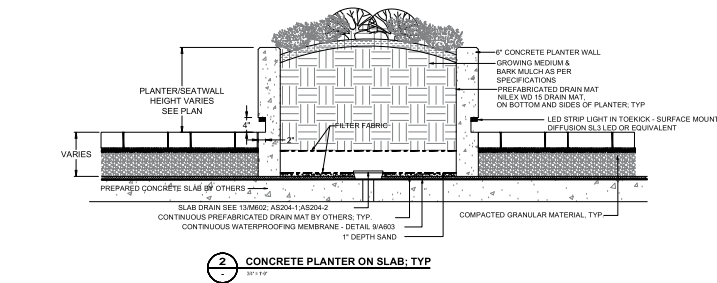
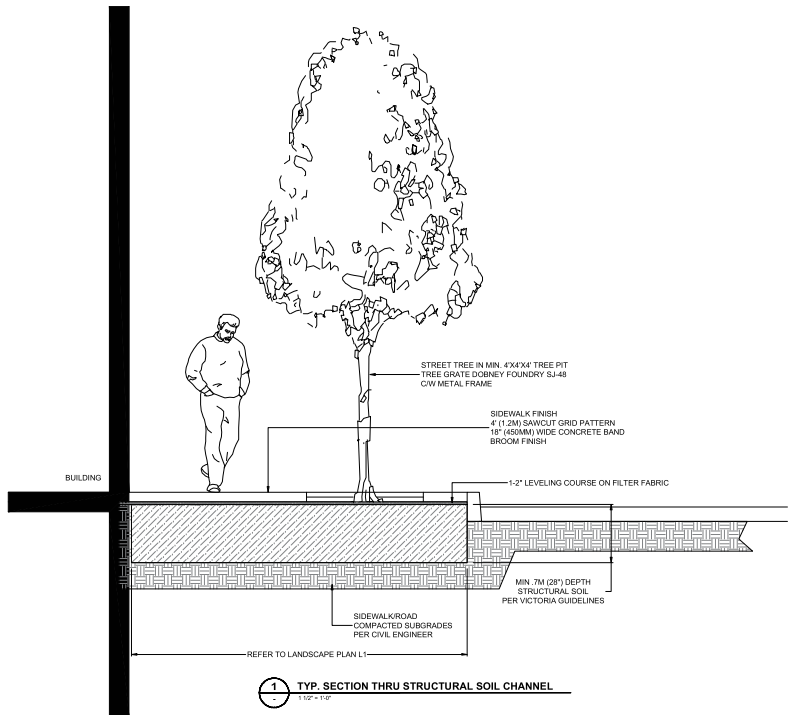
CHKD:

OF 9

18240-13.ZIP

PMG PROJECT NUMBER:

8240



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p. 604 294-0011 : f. 604 294-0022

SEAL:

13	20 JUL 14	REVISION DESCRIPTION	BA
12	20 JUL 14	REV. PER CLIENT COMMENTS	BA
11	20 FEB 05	ISSUED FOR TENDER	BA
10	15 DEC 05	ISSUED FOR BP	BA
9	10 NOV 08	ISSUED FOR SET	BA
8	10 NOV 08	50% CD SET	BA
7	10 OCT 03	REVISION	CD
6	10 OCT 03	NEW GROUND FLOOR PLAN	CD
5	10 OCT 03	NEW SITE PLANNING REQUEST	CD
4	10 OCT 03	50% CD SET	BA
3	10 SEP 07	REVISION	BA
2	21 AUG 19	REV. PER CIVIL COMMENTS	BA
1	10 JUL 29	50% BP SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**

1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS AND SECTIONS**

DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: BA
DESIGN: BA
CHKD: BA

L6

OF 9

18240-13.ZIP

PMG PROJECT NUMBER:

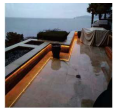
18240

LIGHTING LEGEND

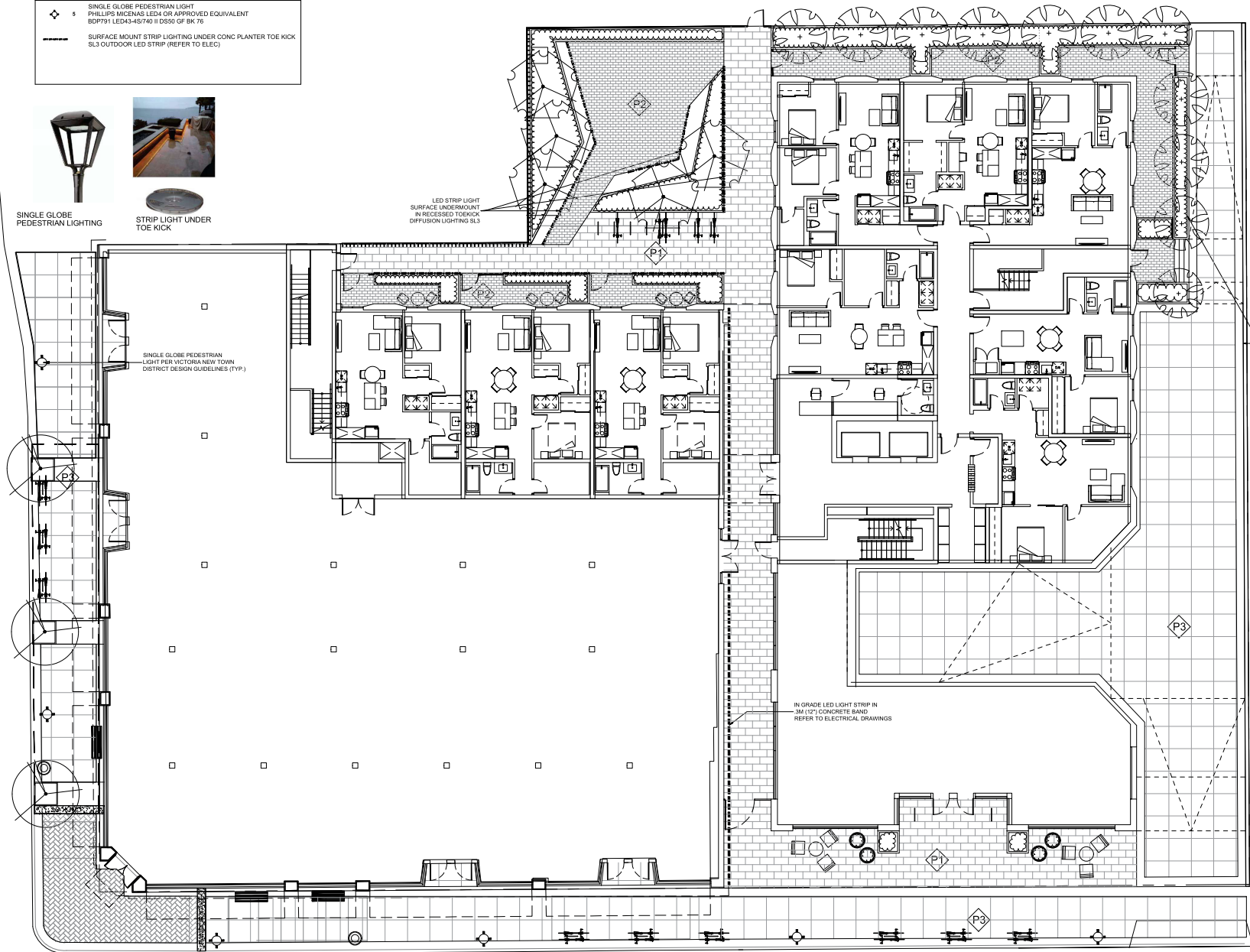
KEY	DESCRIPTION
5	SINGLE GLOBE PEDESTRIAN LIGHT PHILLIPS MICENAS LED4 OR APPROVED EQUIVALENT B0P791 LED43-45/140 II D350 GF BK 76
	SURFACE MOUNT STRIP LIGHTING UNDER CONC PLANTER TOE KICK SL3 OUTDOOR LED STRIP (REFER TO ELEC)



SINGLE GLOBE
PEDESTRIAN LIGHTING



STRIP LIGHT UNDER
TOE KICK



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pmg
LANDSCAPE
ARCHITECTS

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p. 604 294-0011 • f. 604 294-0022

SEAL:

12	20 JUL 14	REVISION SUBMISSION	BA
13	20 JUN 20	REV PER CLIENT COMMENTS	BA
14	20 FEB 20	ISSUED FOR TENDERS	BA
15	15 DEC 05	ISSUED FOR BP	BA
16	10 NOV 08	100% BP SET	BA
17	10 NOV 08	50% CB SET	BA
18	10 OCT 21	NEW GRADING FLOOR PLAN	DD
19	10 OCT 21	REVISION	DD
20	10 OCT 21	NEW SITE PLANNING REQUEST	DD
21	10 OCT 21	60% CB SET	BA
22	10 SEP 21	REVISION	BA
23	21 AUG 19	REV PER CITY/CLIENT COMMENTS	BA
24	10 JUL 20	100% BP SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:
**LIGHTING
LAYOUT PLAN**

DATE: 19 JUL 10 DRAWING NUMBER:

SCALE: 1:100

DRAWN: BA

DESIGN: BA

CHKD:

L7

OF 9

18240-13.ZIP

PMG PROJECT NUMBER:

18240

PART ONE - GENERAL

11. COPYRIGHT
1. The Structural Soil specification is provided as an instrument of service and remains the property of PMG landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed in whole or in part, without the permission of PMG Landscape Architects.
12. SCOPE OF WORK
1. The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.
2. It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals for the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.
3. Refer to drawings for location and dimension of structural soil mixture.
4. All other related work as described in the drawings and/or this specification.
13. RELATED WORK
1. Section 0200, Landscape Requirements
2. Section 0210, Landscape Drainage
3. Section 0260, Irrigation System
4. Section 0293, Seeding (Seeding)
5. Section 0260, Planting Trees, Shrubs, and Groundcover
14. RELATED MASTER MUNICIPAL SPECIFICATIONS
1. Contractor to report all conflicts with civil engineering to Landscape Architect
2. Section 0220, Site Grading
3. Section 0222, Excavating, Trenching, and Backfilling
4. Section 0224, Aggregates and Granular Materials
5. Section 0260, Waterworks
6. Section 0271, Storm Sewers
7. Section 0272, Retention and Catch Basins
15. STANDARDS
1. BCSA/ICLNA Landscape Standard (most current edition)
2. Canadian System of Soil Classification
16. QUALITY ASSURANCE
1. All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 10 days prior to supplying any additive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.
2. All additive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar additive admixtures supplied to the site shall be of similar nature and from a single source. 10 days prior to supplying any additive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
2.1. Gravel, sand and fines content such as a % of dry weight material
2.2. Organic material content as a percentage of dry weight
2.3. Acidity (pH)
2.4. Solubility in water/soil at 25 degrees C.
2.5. Basic fertility (total nitrogen available), C, Ca, Mg, P, J
2.6. Recommendation for incorporation of necessary amendments.
3. Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.
4. Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.
5. Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.
6. Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.
7. Aggregate Test:
7.1. Provide source and size designation of intended aggregate material prior to ordering.
7.2. At the Landscape Architect's discretion, materials may be selected. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
7.3. Submit 25kg sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.
8. Structural Soil Mix Design
8.1. Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 5 days prior to mixing samples.
8.2. Landscape Architect may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.
17. SCHEDULING
1. Obtain approval from Consultant of schedule 10 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.
2. Schedule to include:
2.1. date for commencement of preparation of structural soil at source
2.2. sub grade preparation at site
2.3. shipping dates
2.4. arrival dates on site
2.5. installation dates
3. Schedule work to co-ordinate with installation of any drainage, irrigation, tree grade footings, lighting, paving etc.
4. Complete work to ensure tree planting will occur under optimum conditions
5. Do not handle or place structural soil mix in rain.
18. FIELD REVIEW
1. Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting
2. Co-ordinate site meeting with Consultant at the following times
2.1. drainage installation and connection
2.2. irrigation installation
2.3. mixing of structural soil mixture
2.4. installation of structural soil mixture
2.5. sub grade preparation and layout.
2.6. installation of trees
3. Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 18.2.
19. SAMPLES
1. Provide 2 kg samples of all materials required for the preparation of structural soil minimum 10 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 13.2 and 13.3
19.1. PRODUCT HANDLING
1. All materials used in the composition of structural soil shall not be prepared, worked or travelled upon when in a wet or frozen condition.
2. Supply and handle delicately time, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.
19.2. DELIVERY, STORAGE AND PROTECTION
1. For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.
2. On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.
3. Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials are used.
4. All material to be stockpiled shall be protected in accordance with B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1. GROWING MEDIUM
1. TABLE ONE
1.1. Provide all growing medium required to complete the work.
1.2. Comply with the requirements of Table 1 below
1.3. Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.
TABLE ONE
PROPERTIES
TEXTURE: Particle size classes by the Canadian System of Soil Classification
Gravel greater than 2mm - less than 75mm
Sand greater than 0.075mm - less than 2mm
Silt greater than 0.002 mm - less than 0.075mm
Clay less than 0.002mm
Clay and Silt Combined
ACIDITY (pH)
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place
SALINITY: Saturated extract conductivity shall not exceed
ORGANIC CONTENT: Percent of Dry Weight (SD)
0
maximum 60%
maximum 30%
maximum 10%
maximum 40%
4.0 - 10
5.0
1.0 millimhos/cm at 25°C
10% - 15%
2.2. AGGREGATE
1. Clean inert stone of high angularity is preferred over washed gravel.
2. Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length width depth.
3. Single size stone, 75mm clear sieve designation: Blasted Quarry Rock,
4. Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 15 and 1.8
5. Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.
2.3. SOIL STABILIZER
1. A non-toxic organic binder.
Product: Stabilizer, The Original Natural Binder, as available from Veracore, Aldergrove, BC. 604-407-3602. (Or approved equal)
2.4. GRANULAR BASE
1. To Master Municipal Specification Section 0224, Aggregates and Granular Materials.
2.5. PAVING MATERIALS
1. Refer to architectural drawings.
2.6. FILTER FABRIC
1. Non woven Filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.
2. Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conforms to the following ASTM designations:
Geotextile Strength ASTM D-4832-4893M
Tensile Strength ASTM D-4832-5026
Mullen Burst ASTM D-3709-3710 (psi)
Flow Rate ASTM D-5449-5451 (mm/hr)
3. Fabric shall be Amec 4345 or approved equivalent.

PART THREE - EXECUTION

3.1. SUBGRADE
1. Excavate sub grade to establish true pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
2. Areas designated as structural soil free pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.
3.2. PREPARATION OF EXISTING GRADE
1. Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.
2. Excavate trench to Master Municipal Specification Section 0223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
2.1. Refer to contract drawings for areas to be treated and to details for dimensions
2.2. Compact to 95% Modified Proctor Density.
2.3. Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.
4. Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.
5. Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.
3.3. SUB DRAINS
1. Install to requirements of Master Municipal Specifications. Refer to Section 0266, Waterworks, Section 0271, Storm Sewers, and Section 0272, Pathways and Catch Basins
1.1. Install prior to installation of the structural soil mixture.
1.2. Co-ordinate all contract drainage work with other drainage on-site
1.3. Confirm location of storm sewer connections with civil engineer.
3.4. IRRIGATION
1. Install to requirements of Section 0260, Irrigation System. Refer also to Irrigation Drawings.
1.1. Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
1.2. Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
1.3. Confirm location of irrigation connections with civil engineer.
3.5. MIXING STRUCTURAL SOIL MATERIAL
1. Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.
2. Base Ratio of Materials:
- 4 cu metre of aggregate stone/section 2.2
- 125 cu metre of Growing Medium section 2.1
- 2 kg Stabiliser section 2.3
- Water as required
- The amount of water required will vary according to moisture present in growing medium.
3. Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Mixtures mixture with fine spray of clean potable water while mixing to activate Stabilizer product.
3.6. MIXING
1. Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.
2. All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.
3. Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.7. PLACEMENT
1. Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.
2. Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structures or pavement.
3. Place Stone mixture in 300mm lifts through entire area of structural soil mixture.
4. Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.
5. Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture. Refer to Quality Assurance, section 15
6. Provide a uniformly firm and level surface allowing for specified depths of root base and / or growing medium to meet finished design grade.
7. Installation of structural soil in the location of the tree is not recommended. Various techniques such as needed soil sand boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium has per Section 2.5 added to surround the root ball.
3.8. INSTALLATION OF FILTER FABRIC
1. After approval of structural soil mixture compaction, install Filter Fabric.
2. Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.
3.9. GRANULAR BASE MATERIAL
1. Place minimum 75 mm granular base on top of filter fabric over structural soil layer.
2. Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.
3. All areas shall be graded to the contours and elevations indicated on the contract drawings. Ensure positive drainage.
3.10. PROTECTION
1. Protect existing conditions from damage or staining and make good any damage.
2. All damage will be repaired at the expense of the installation contractor.
3.11. TREE PLANTING
1. Remove structural soil or other backfill material (sand, see comments in section 3.7.1) from the full dimensions of the free grade area (1.2m x 1.2m x depth of root ball).
2. Re-compact all material below root ball to original specified density to prevent settling of the root ball in the hole.
3. Ensure tree is planted in the exact centre of the specified planting station straight and true.
4. Install tree in accordance with BCSA Landscape Standard, Cut away synthetic root ball tubes, cut back improperly sized wire baskets, pull back burlap from around trunk etc.
5. Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.
6. Place 50mm depth composted 3/8"max bark mulch over the top of the open tree pit area.
3.12. TREE GRATES
1. Site Furniture and to contract drawings for tree grates, frames and footings.
3.13. ACCEPTANCE
1. Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.
2. Finish grade shall be to within 75mm of proposed grades within 30m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.
3.14. SURPLUS MATERIAL
1. Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.
2. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
3. Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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SEAL:

10	20 JUL 14	ISSUED FOR SUBMISSION	BA
11	20 JUN 15	REV PER CLIENT COMMENTS	BA
12	20 JUN 15	ISSUED FOR TENDER	BA
13	19 DEC 15	ISSUED FOR BP	BA
14	19 NOV 16	ISSUED FOR BP	BA
15	19 NOV 16	90% CD SET	BA
16	19 OCT 17	NEW GRADING FLOOR PLAN	CO
17	19 OCT 17	REVISION	CO
18	19 OCT 17	NEW SITE PLANNING REQUEST	CO
19	19 OCT 17	90% CD SET	BA
20	19 SEP 17	REVISION	BA
21	21 AUG 19	REV PER CITY/CLIENT COMMENTS	BA
22	19 JUL 20	90% RP SUBMISSION	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

PARKWAY
MIXED USE DEVELOPMENT

1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE:

STRUCTURAL SOIL
SPECIFICATION

DATE: 19 JUL 10 DRAWING NUMBER:

SCALE: NTS

DRAWN: BA

DESIGN: BA

CHECKD:

L9

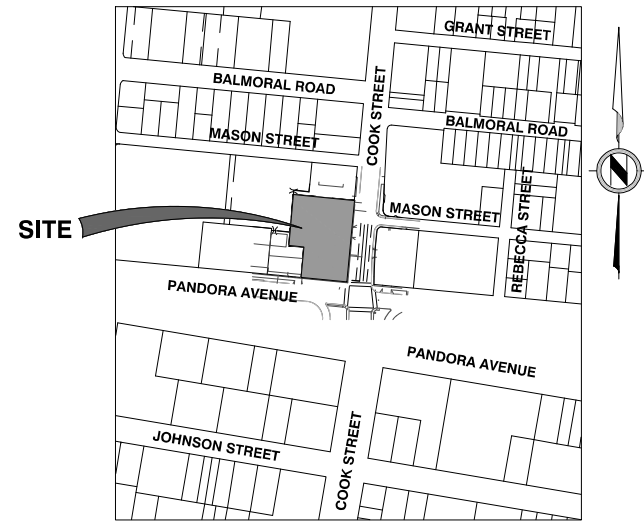
OF 9



APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
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SITE LOCATION PLAN

SCALE 1:2000

DRAWING INDEX

18-010-01	COVER SHEET
18-010-02	KEY PLAN & GENERAL NOTES
18-010-03	SERVICING & GRADING PLAN
18-010-04	TRUCK TURNING PLAN

CLIENT:

DISTRICT GROUP

SUITE 200 - 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1
PH. 604-322-5762

NOT FOR CONSTRUCTION

PROJECT:

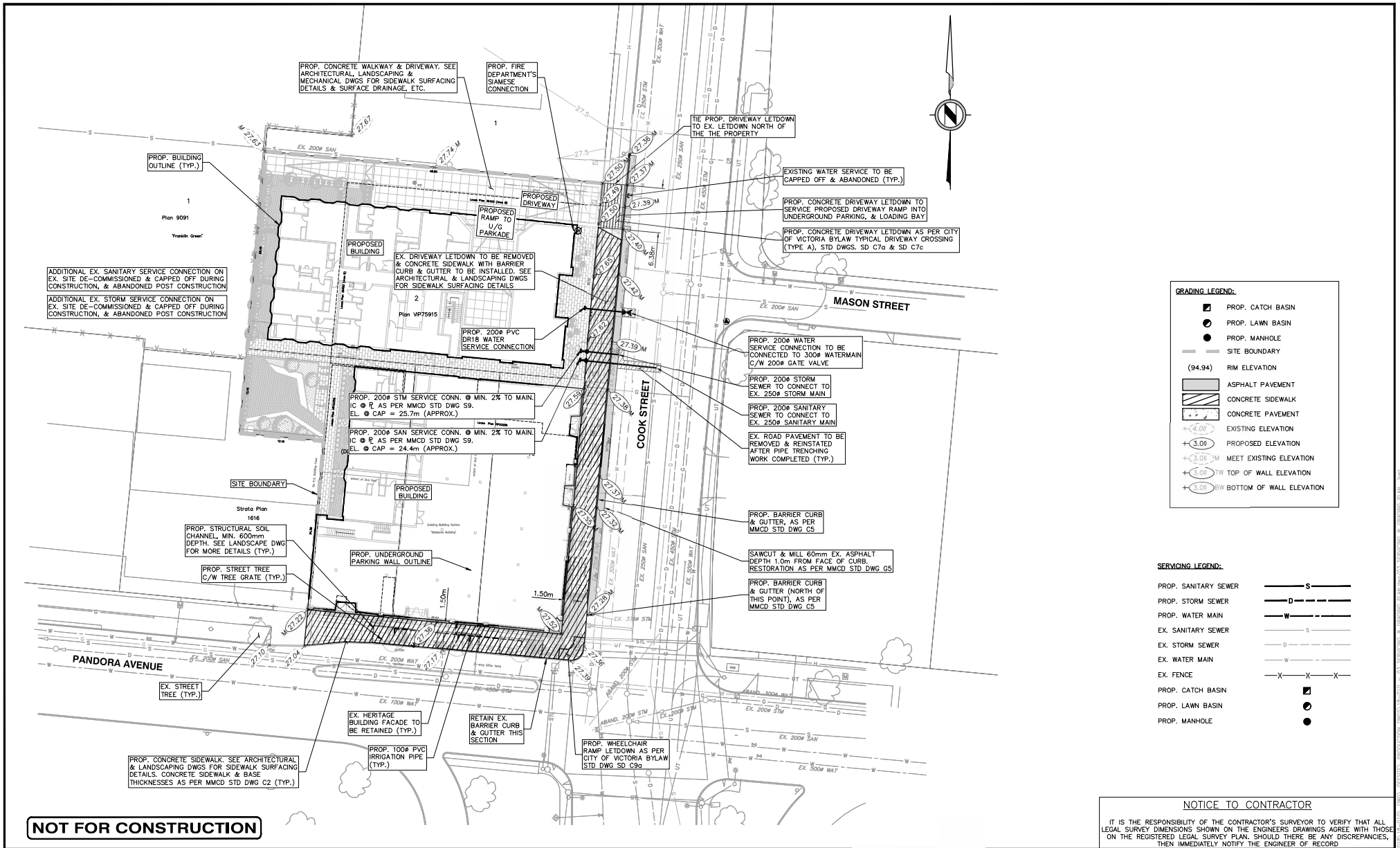
PARKWAY - MIXED-USE DEVELOPMENT

1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA, BC

MUNICIPAL PROJECT No. XXX

APLIN & MARTIN PROJECT No. 18-010

DATE	TIME	LOCATION	OFFSITE	PRODUCTION	DWPS 18-010	02 KEY PLAN	GENERAL NOTES	GENERAL NOTES
14	2020	2:27pm	M:\2018\18-010\TMC\					



GRADING LEGEND:

- PROF. CATCH BASIN
- PROF. LAWN BASIN
- PROF. MANHOLE
- SITE BOUNDARY
- (94.94) RIM ELEVATION
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- MEET EXISTING ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION

SERVICING LEGEND:

- PROF. SANITARY SEWER
- PROF. STORM SEWER
- PROF. WATER MAIN
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. FENCE
- PROF. CATCH BASIN
- PROF. LAWN BASIN
- PROF. MANHOLE

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: SITE PLAN OF AMENDED LOT 14 (DD 106561), LOTS 15 & 16, LOT 2, PLAN VP75915 OF SUBURBAN LOT 15

B.M. MONUMENT NO. 16-64A ELEVATION: 27.355m

LOCATED AT COOK STREET & PANDORA AVENUE

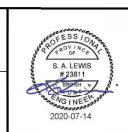
REV. NO.	DESCRIPTION	DR	CH	DATE	APP.
04	ISSUED FOR 60% BP SUBMISSION	VG	SL	15-OCT-19	SL
05	ISSUED FOR 90% BP SUBMISSION	VG	SL	06-NOV-19	SL
06	ISSUED FOR 100% BP SUBMISSION	VG	SL	25-NOV-19	SL
07	TREE REMOVED ON COOK STREET	CL	SL	20-MAR-20	SL
08	REVISED FOR REZONING	JP	SL	15-JUL-20	SL

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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CLIENT: DISTRICT GROUP
SUITE 200 • 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1
PH: 604-322-6762

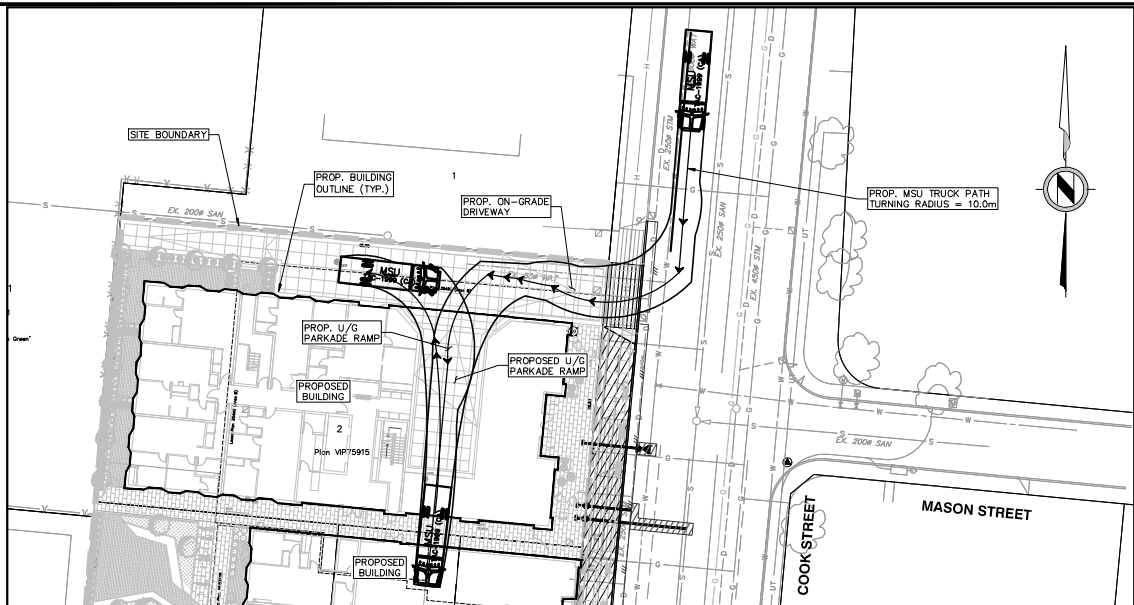
PROJECT: PARKWAY - MIXED USE DEVELOPMENT
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC



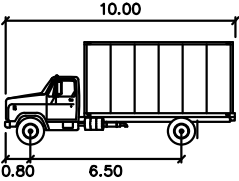
The location of existing underground utilities are shown on this plan as indicated by only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be incurred by the contractor's failure to locate and/or damage any and all underground utilities.

TITLE: SERVICING & GRADING PLAN		DESIGN: VG	CHECK: SL
PROJECT NO. 18-010		DRAWN: VG/CL	APPR: SL
SCALE: HORIZ. 1:250		A & M FILE: 18-010	
VERT. N/A		DRAWING DATE: FEBRUARY 2019	
DRAWING NO. 18-010-03		SHEET NO. 03 OF 04	REV. 08

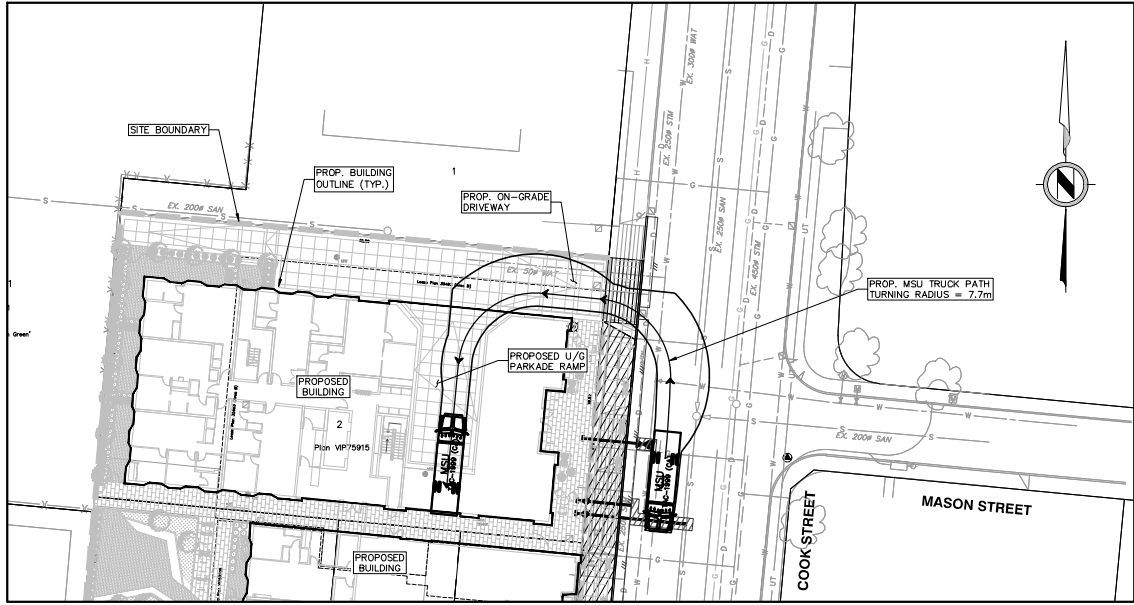
0 2 1250 17m



TURN ROUTE 1 - DIRECT ENTRY



MSU	metres
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 40.2



TURN ROUTE 1 - BACK-IN ENTRY

NOT FOR CONSTRUCTION

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: SITE PLAN OF AMENDED LOT 14 (DO 106561), LOTS 15 & 16, LOT 2, PLAN VP75915 OF SUBURBAN LOT 15				
B.M. MONUMENT NO. 16-64A ELEVATION: 27.355m				
LOCATED AT COOK STREET & PANDORA AVENUE				
REV. NO.	DESCRIPTION	DR	CH	DATE
04	ISSUED FOR 60% BP SUBMISSION	VG	SL	15-OCT-19
05	ISSUED FOR 90% BP SUBMISSION	VG	SL	06-NOV-19
06	ISSUED FOR 100% BP SUBMISSION	VG	SL	25-NOV-19
07	TREE REMOVED ON COOK STREET	CL	SL	20-MAR-20
08	REVISED FOR REZONING	JP	SL	15-JUL-20

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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CLIENT: **DISTRICT GROUP**
SUITE 200 • 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1
PH: 604-322-5762

PROJECT: **PARKWAY - MIXED USE DEVELOPMENT**
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC



The location of existing underground utilities are shown on the drawings. It is the responsibility of the contractor to verify the location of all existing utilities before commencing work, and to be fully responsible for any and all damages which might be incurred by the contractor's failure to do so. The contractor shall be responsible for any and all damages to existing underground utilities.

TITLE: TRUCK TURNING PLAN		DESIGN: VG	CHECK: SL
PROJECT NO. .		DRAWN: VG/CL	APPR: SL
DRAWING NO. .		A & M FILE: 18-010	
SCALE: HORIZ. 1:250		DRAWING DATE: FEBRUARY 2019	
VERT. N/A		SHEET NO. 04 OF 04	
A & M DRAWING NO. 18-010-04		REV. 08	

