

1468 VANCOUVER ST. VICTORIA, B.C.

CITY OF VICTORIA

ISSUED FOR DP RESUBMISSION
FEBRUARY 2021

Revisions
Received Date: **March 12, 2021**
Deemed Date: **February 16, 2021**

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01	2018-12-18	ISSUED FOR REZONING & DP	
02	MAR, 2020	ISSUED FOR DP RESUBMISSION	
03	OCT. 01 2020	ISSUED FOR DP	
04	FEB. 10 2021	REVISION #04	

ARCHITECTURAL DRAWING LIST

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A5-01	MATERIAL BOARD

Landscape

Durante Kreuk Ltd.
102 - 1837 W 5th Avenue | Vancouver
BC V6J 1N5

Tel: 604-684-4611
Email: lijiao@dkl.bc.ca
Contact: Lijiao Feng

Mechanical

Williams Engineering Canada
202-1520 McCallum Road,
Abbotsford, BC V2S 8A3

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Email: info@williamsengineering.com
Contact: Derek Hyde

Code

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950-409 Granville St. Vancouver, BC
V6C 1T2

Tel: 604-689-4449 (X105)
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Contact: David W Graham

Structural

**BMZSE (Bryson Markulin
Zickmantel STRUCTURAL
ENGINEERS)**
510 Burrard St Suite 501,
Vancouver, BC V6C 3A8

Tel: 604 685 9533
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Contact: John Markulin

Civil

Stantec Consulting Ltd.
400-655 Tyee Rd, Victoria, BC
V9A 6X5

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Email: ask.stantec@stantec.com
Contact: Owen Luckhurst

Electrical

Nemetz (S/A) & Associates Ltd.
2009 W 4th Ave, Vancouver, BC
V6J 1N3

Tel: 604 736-6562
Email: engineers@nemetz.com
Contact: Steven Nemetz

Land Surveyor

Polaris Land Surveying Inc.
PO Box 261
Brentwood Bay, BC, V8M 1R3

Tel: 250-686 0278
Email: info@plsi.ca
Contact: Jordan Liike

Traffic

Bunt & Associates Engineering Ltd.
530-645 Fort Street
Victoria, BC V8W 1G2

Tel: 250-592-6122
Email: victoria@bunteng.com
Contact: Jason Potter

Heritage

Donald Luxton & Associates
1030-470 Granville Street
Vancouver, BC V6C 1V5

Tel: 604 688 1216604-688-1216
Email: chelsea@donaldluxton.com
Contact: Chelsea Dunk

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Client **TOWNLINE**

Project
1468 VANCOUVER ST.
VICTORIA, BC

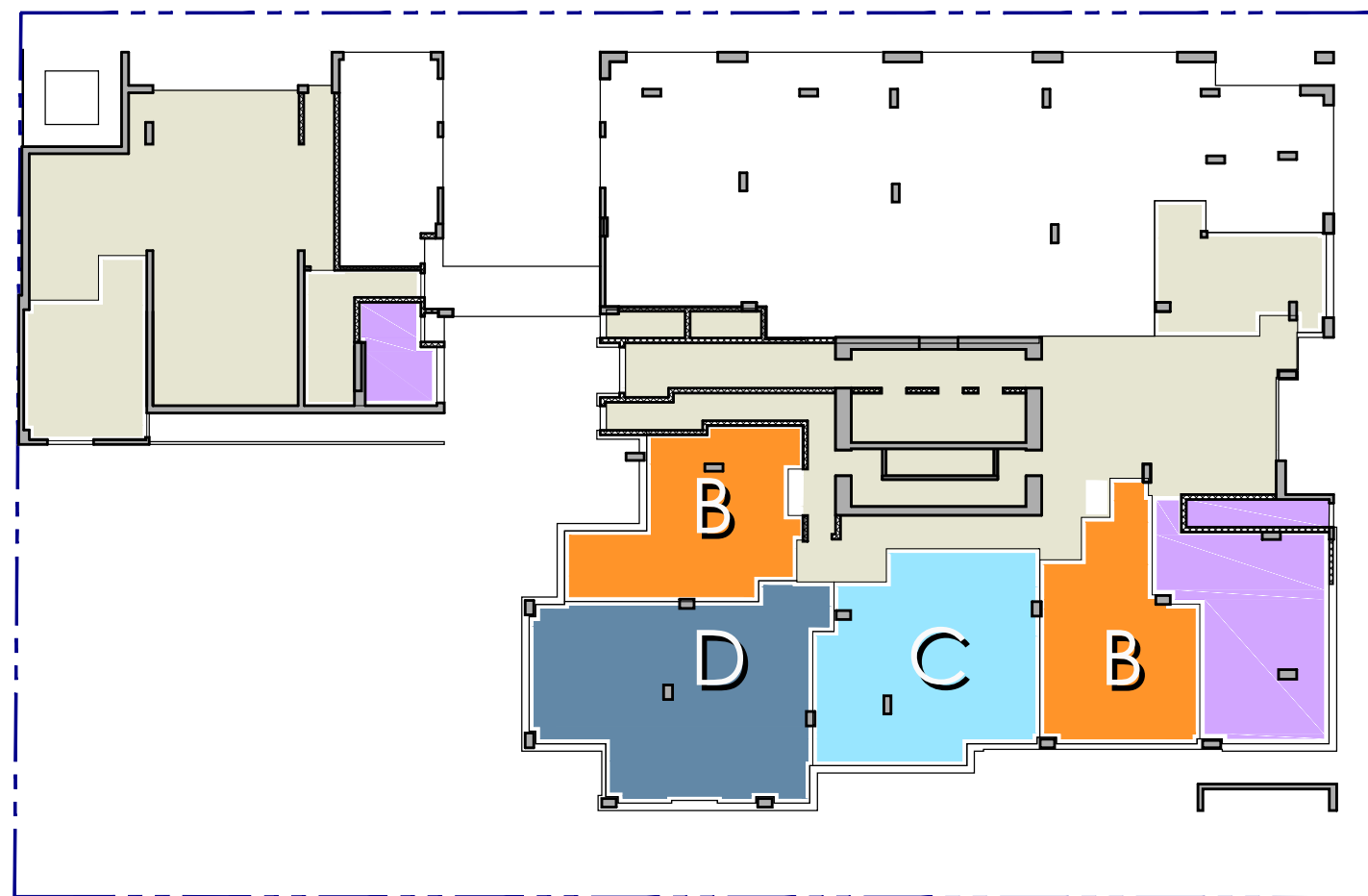
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COVER

Date: FEBRUARY 2021 Project No. 18-57

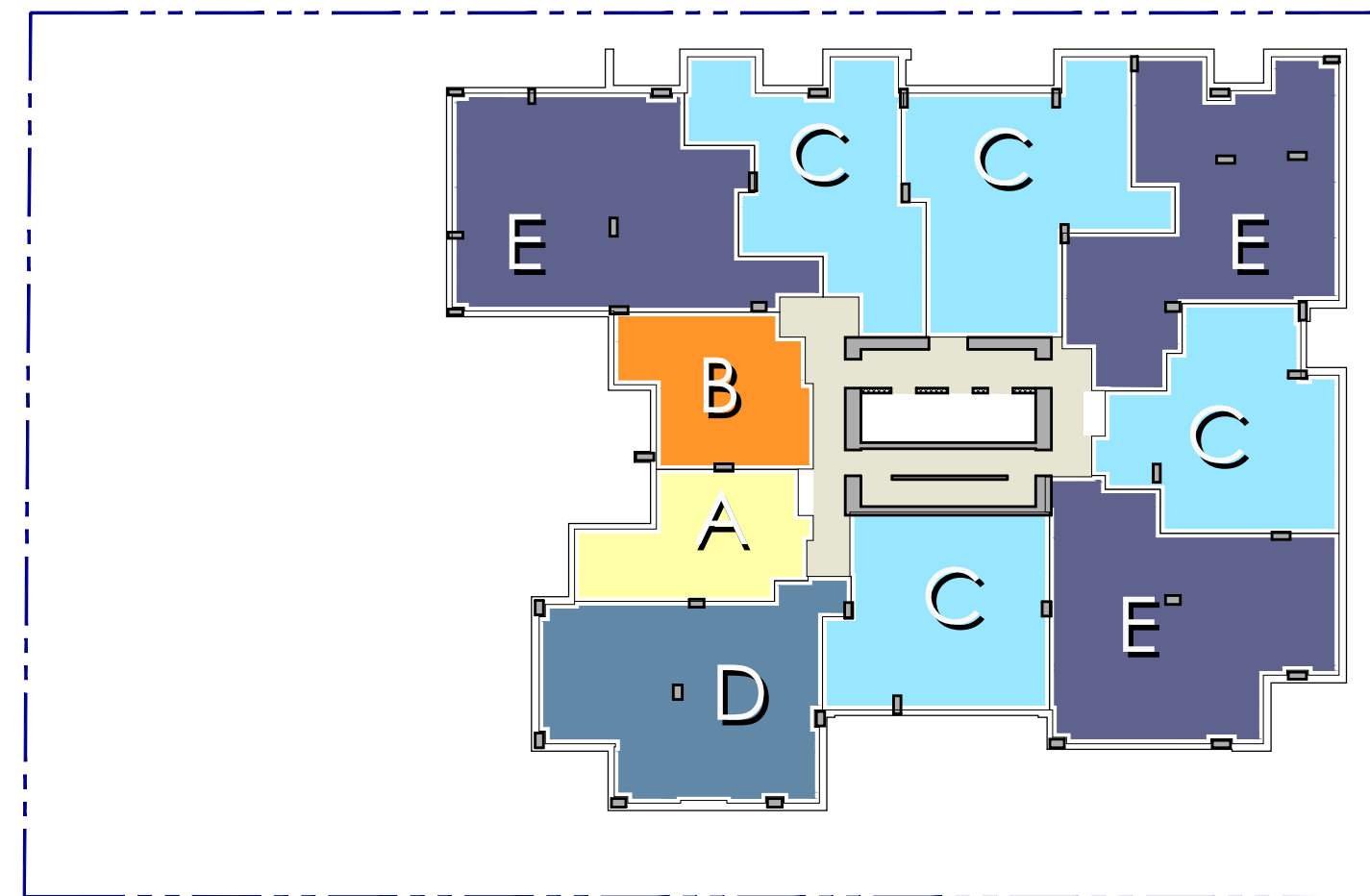
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Drawn By: BNA **A0-00**

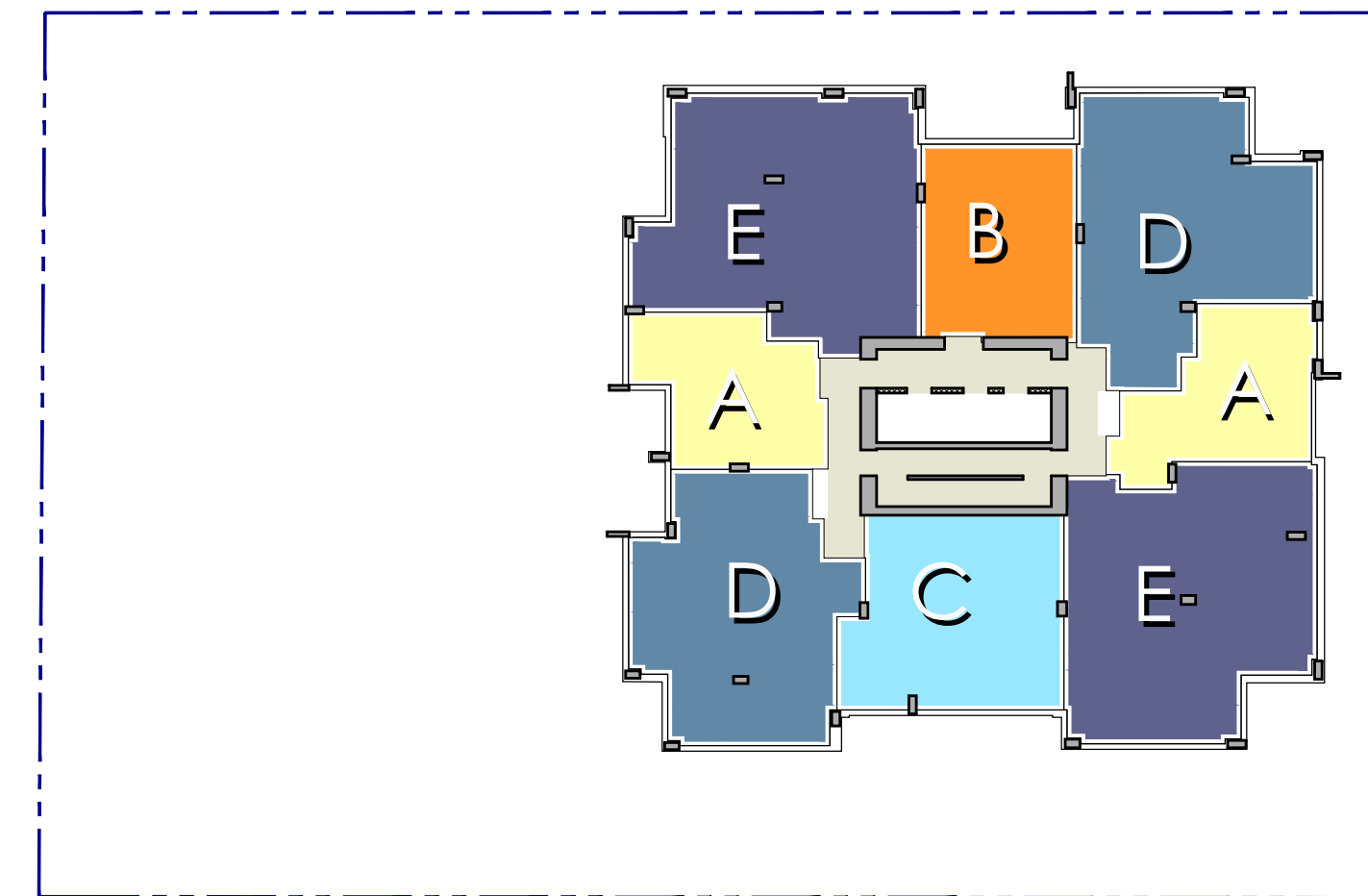
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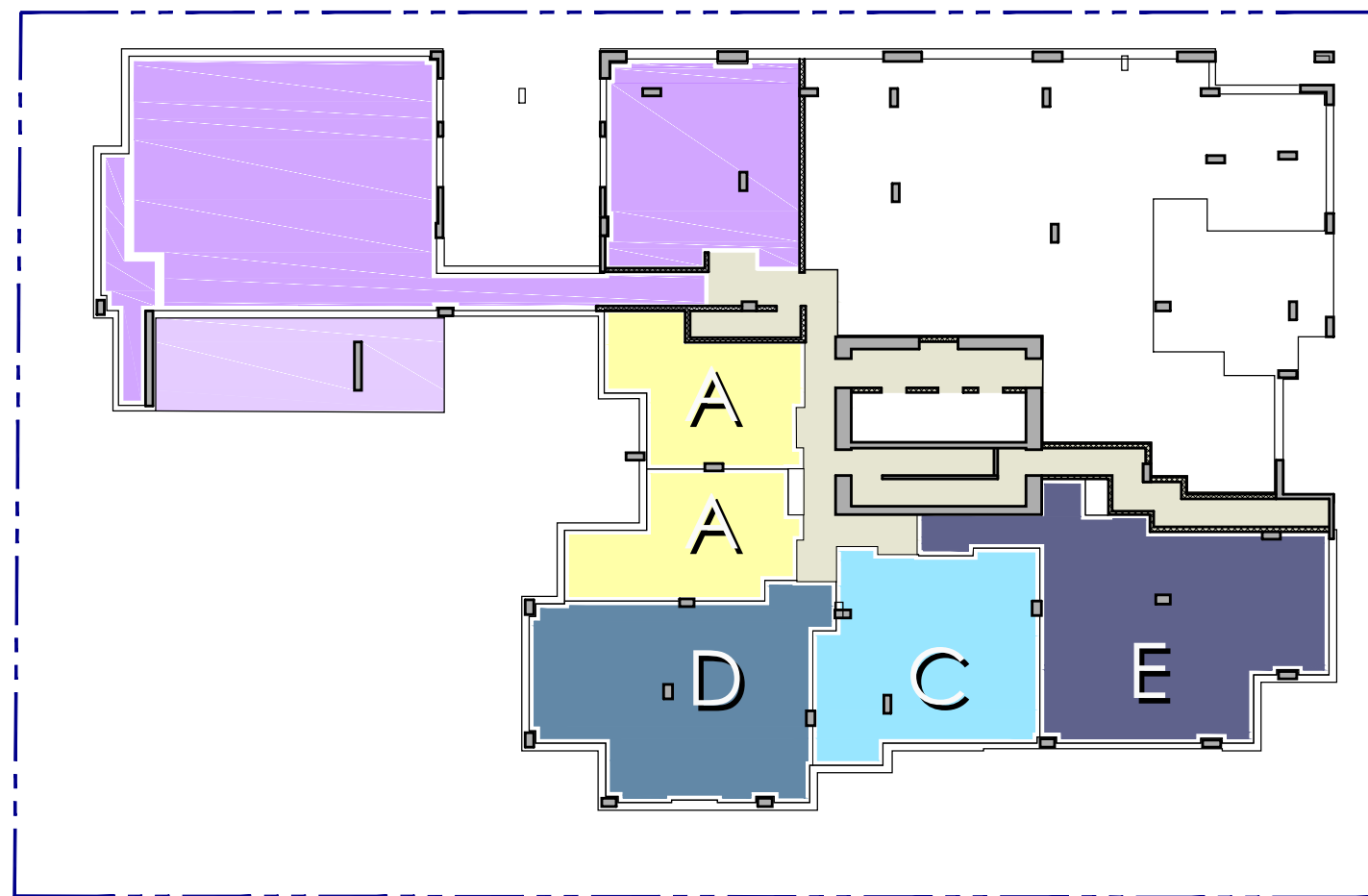
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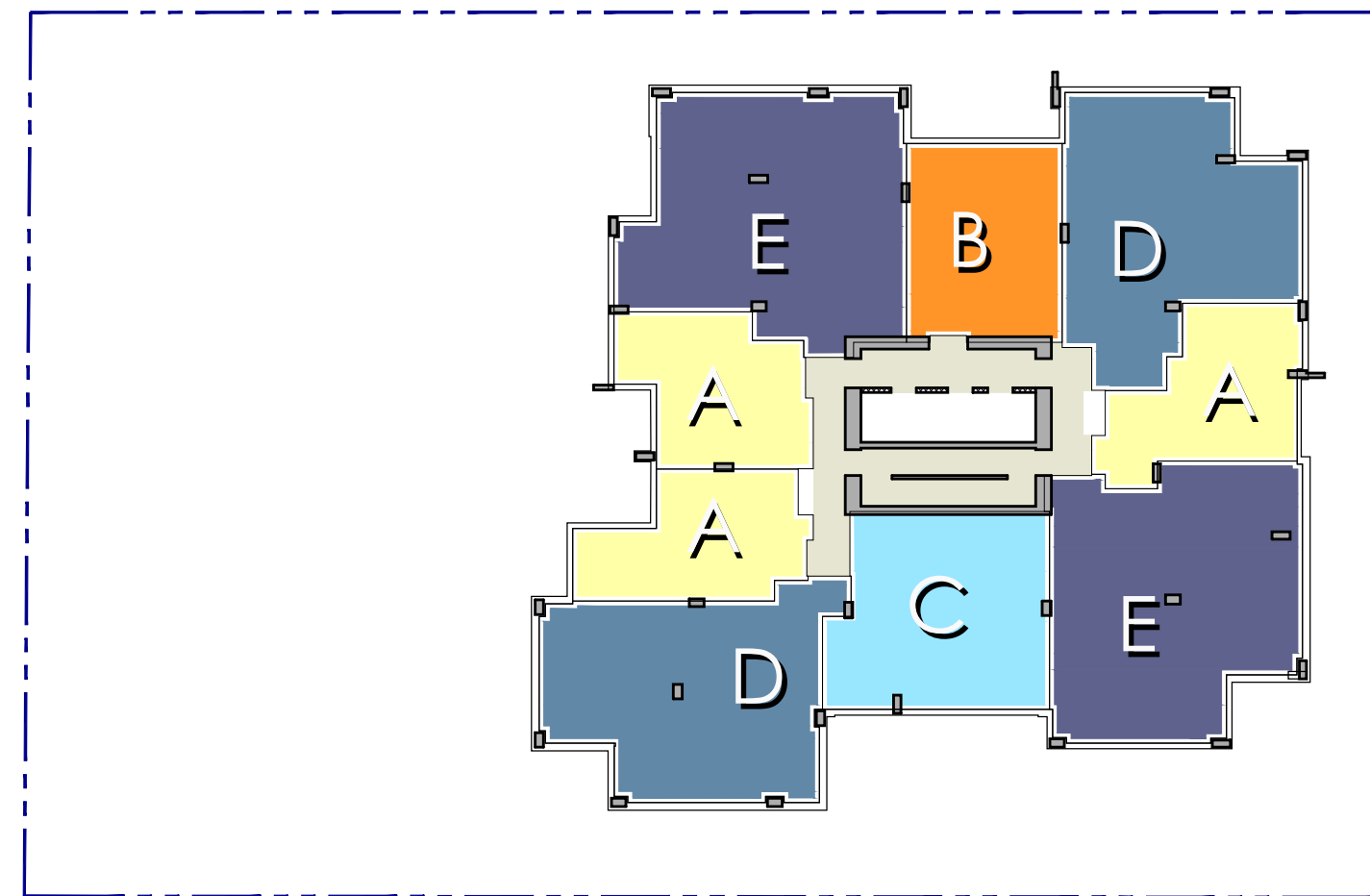
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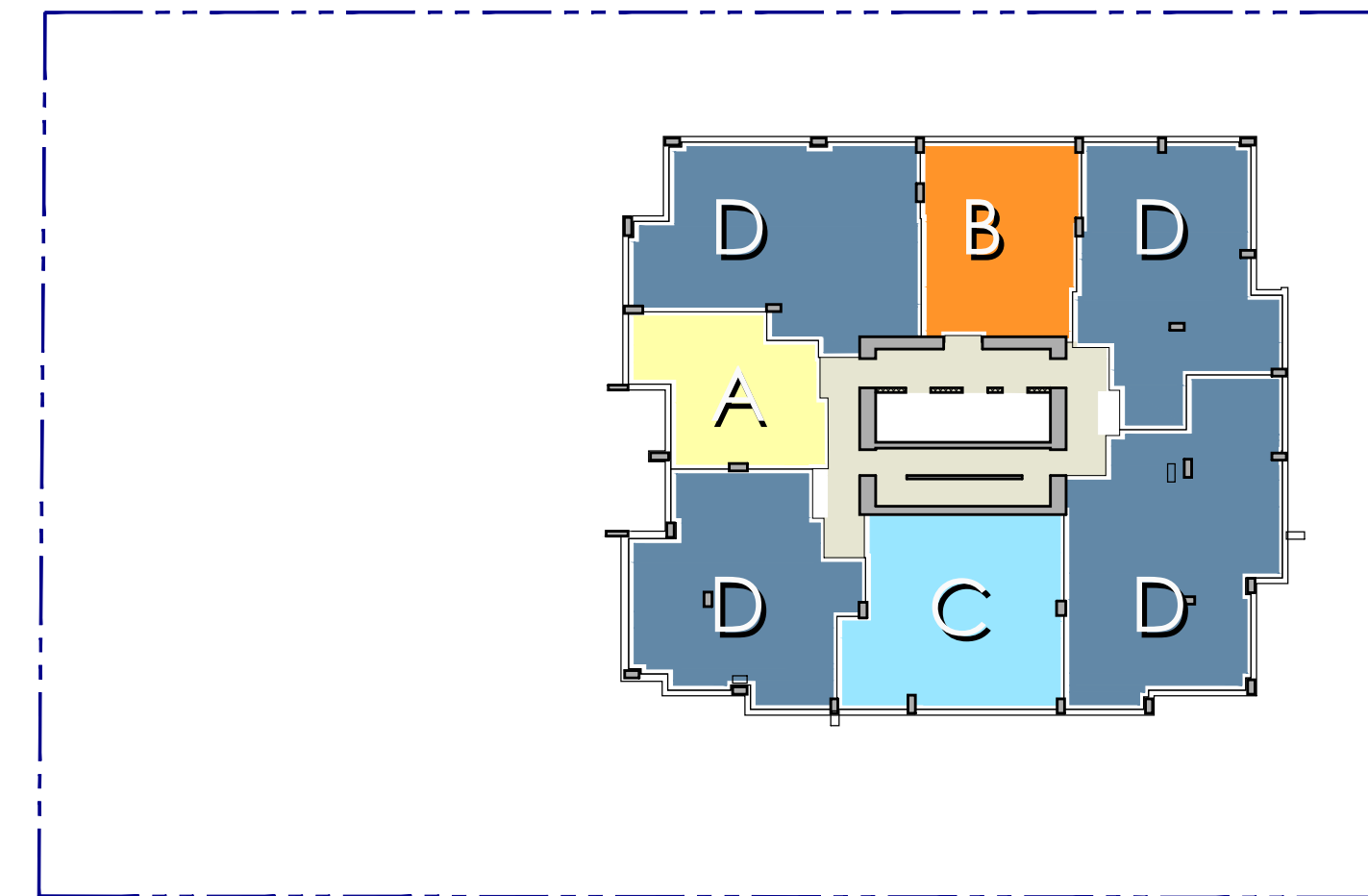
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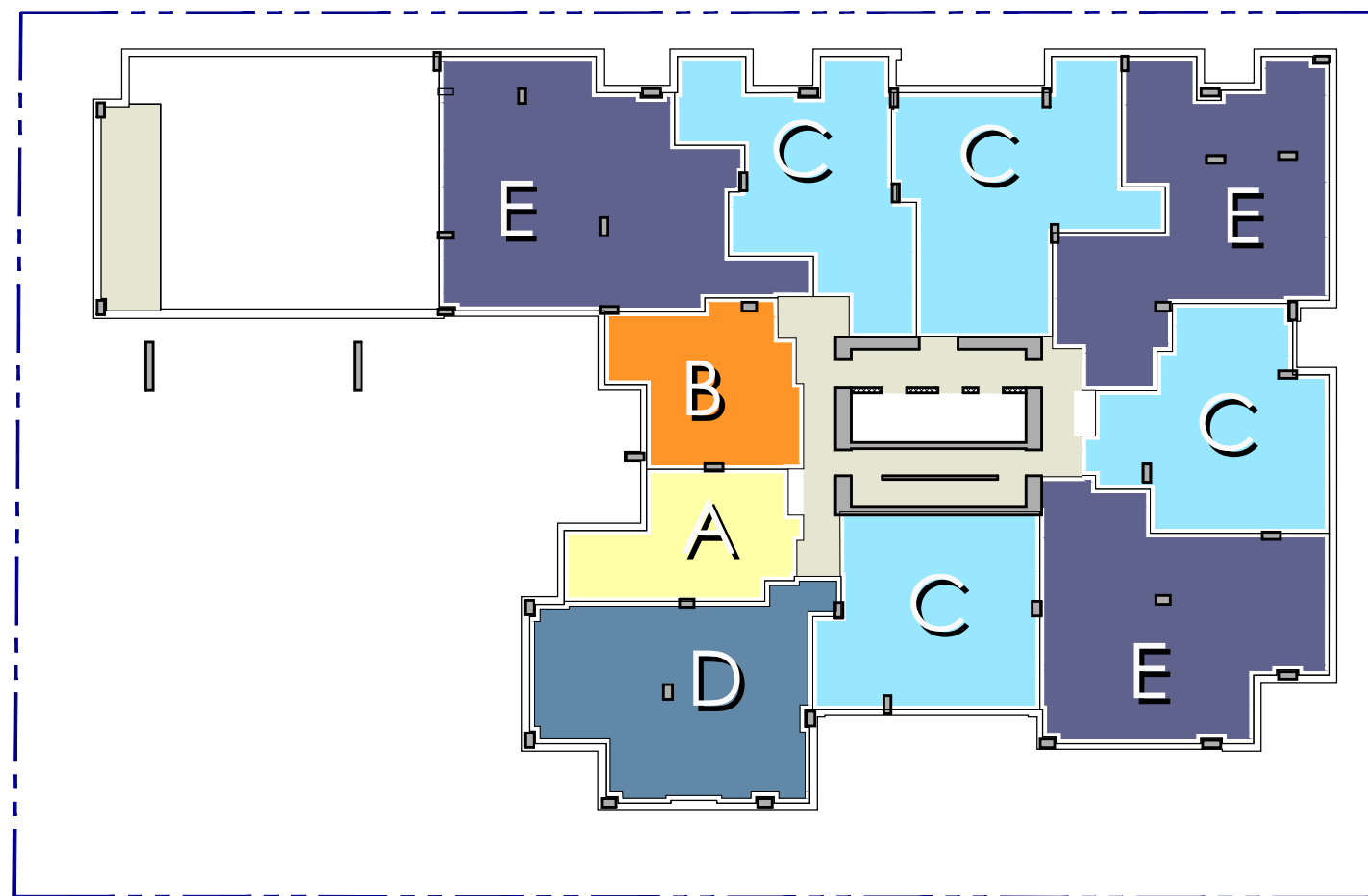
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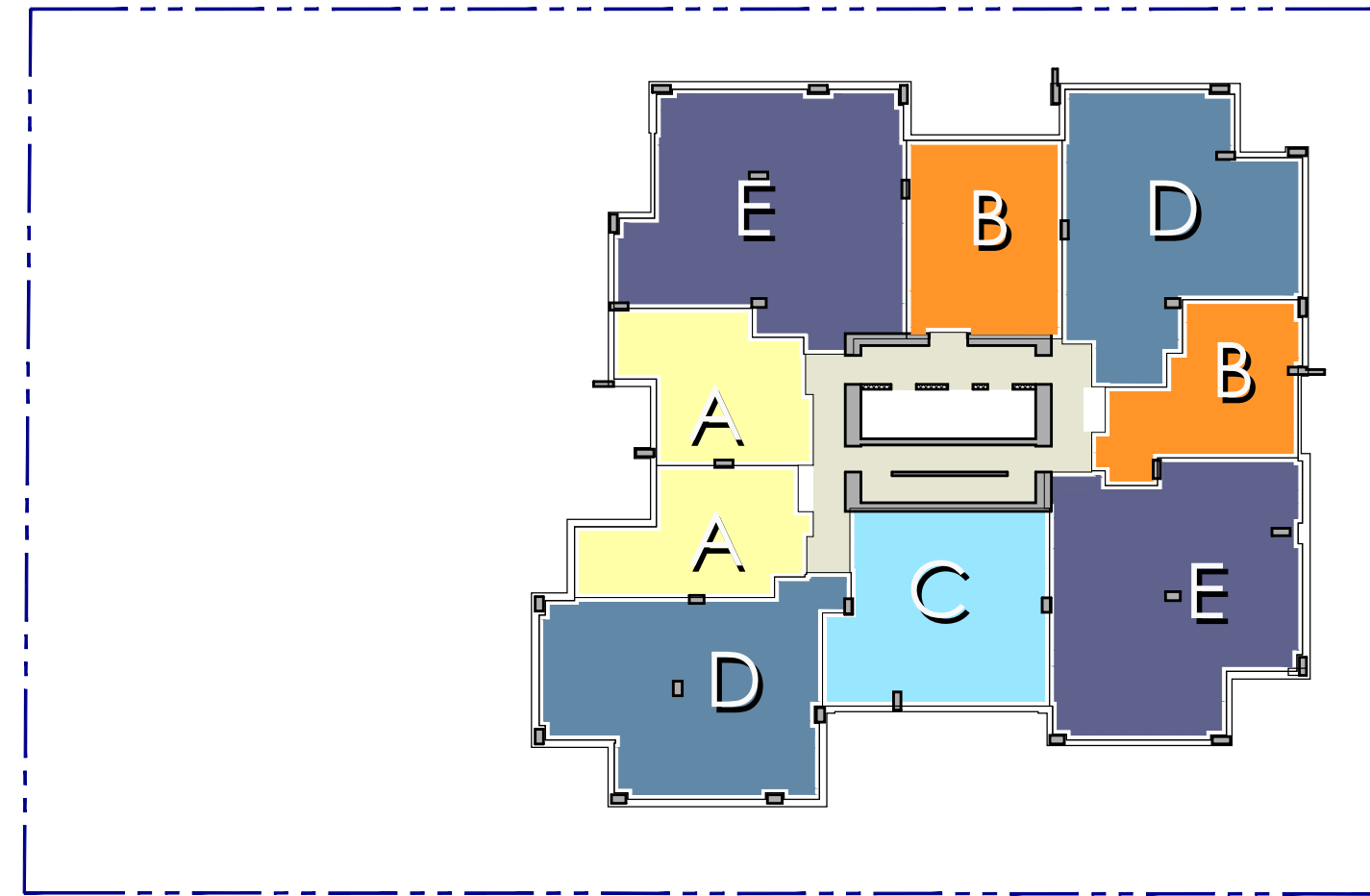
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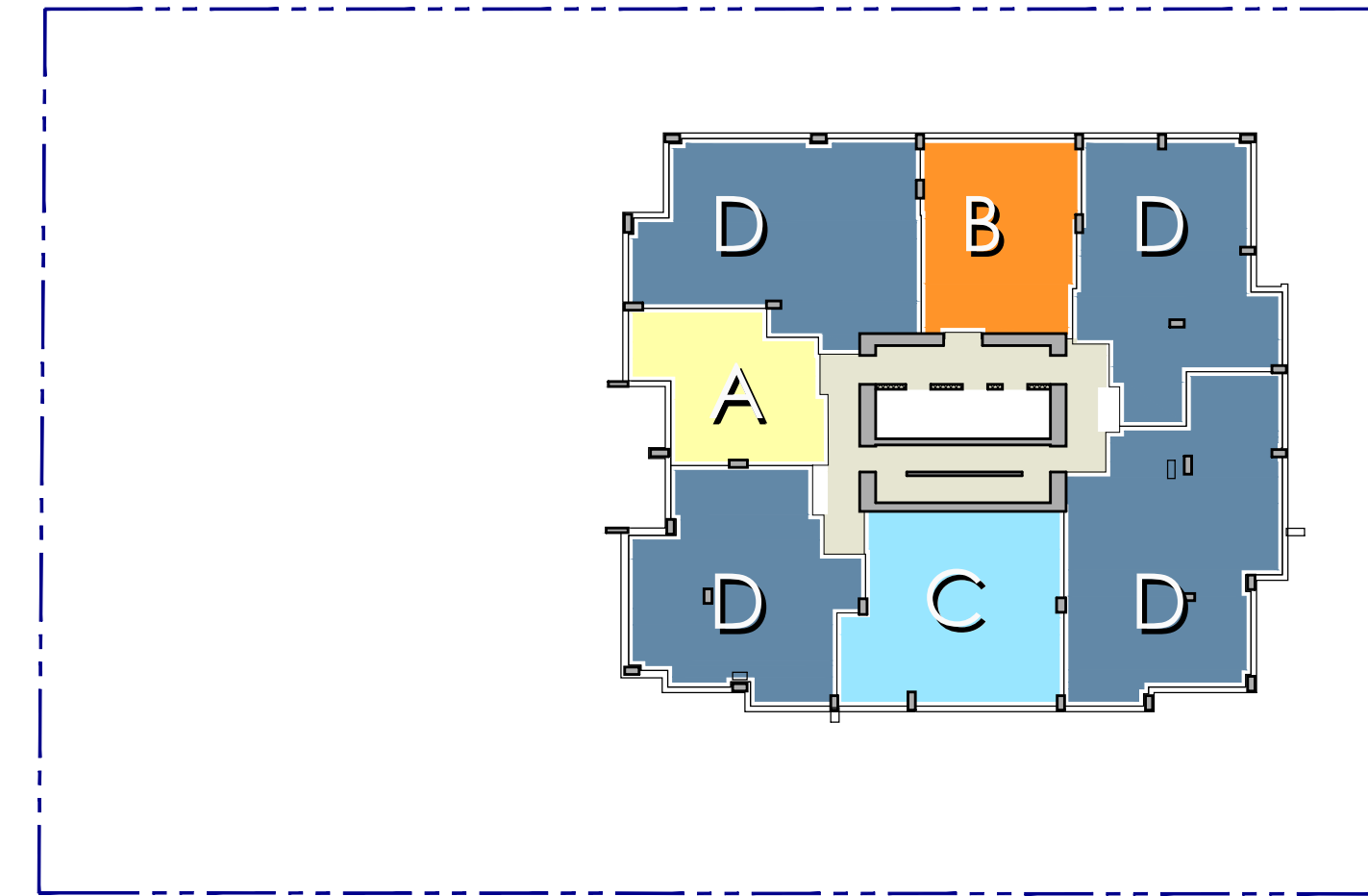
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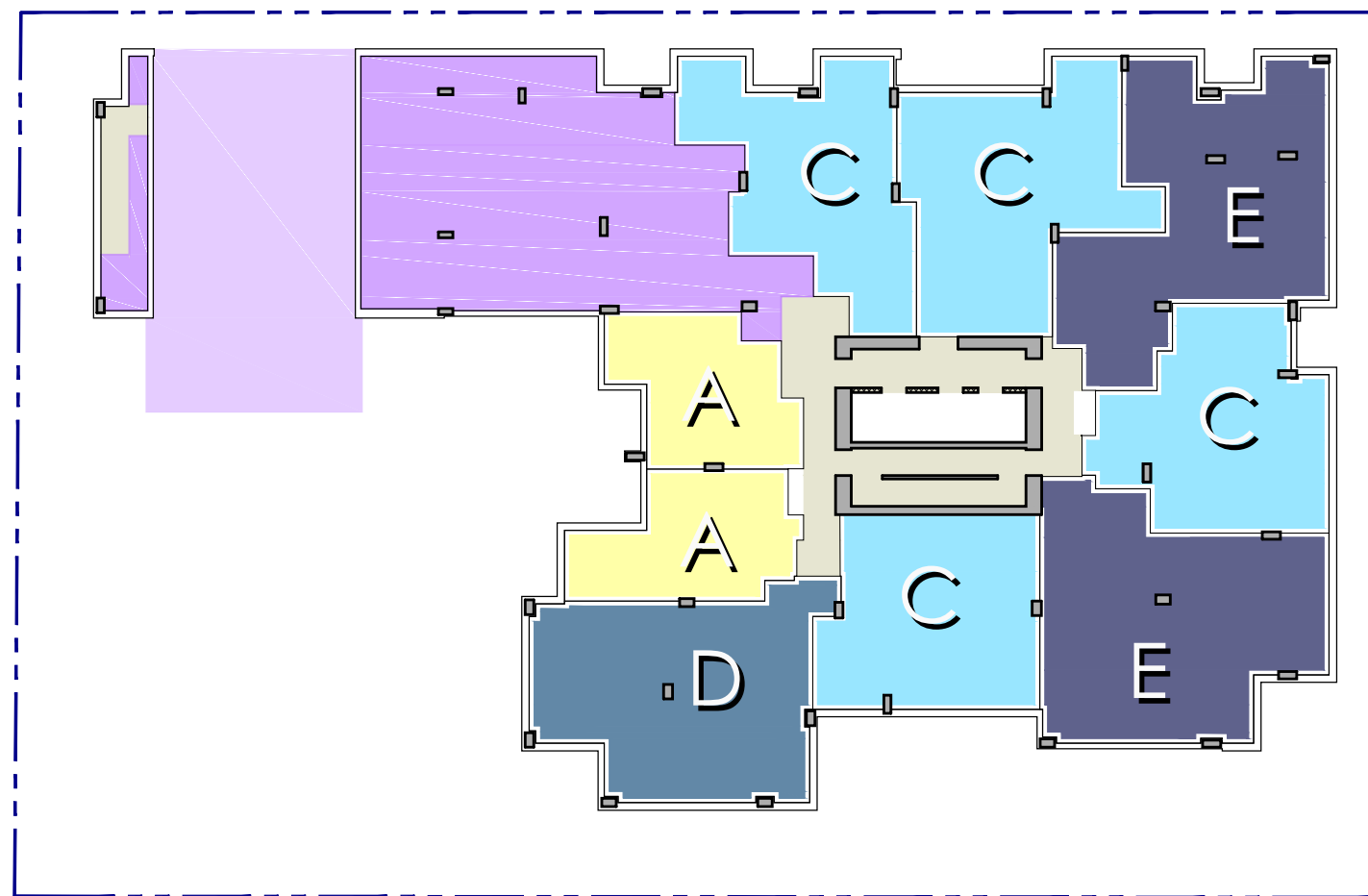
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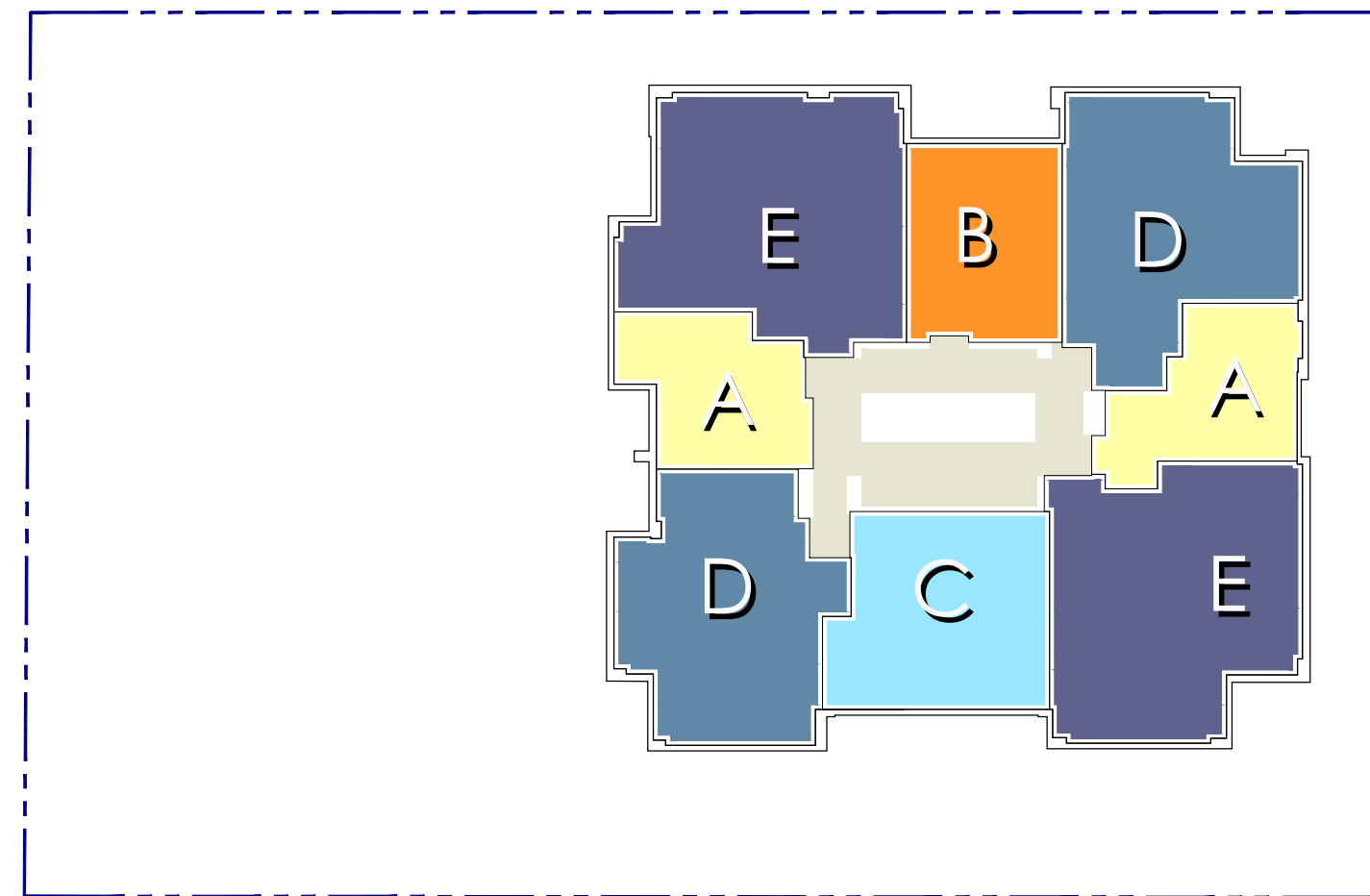
LEVELS 7-8-9-10



LEVEL 15



LEVEL 4



LEVEL 11

- AMENITY (INDOOR)
 AMENITY (OUTDOOR)
 COMMERCIAL
- | | | | | | |
|------|--|---|-----------------|-------------------|--|
| 25 X | | A | | | |
| | | | | A < 45 m2 | |
| 18 X | | B | | 70 m2 > B > 45 m2 | |
| 24 X | | C | | 70 m2 < C | |
| 29 X | | D | POD: 100 m2 > D | | |
| 25 X | | E | POD: 100 m2 < E | | |

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TOWNLINE

Project
 1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title
 UNIT MIX

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:300 Drawing No.

Drawn By: BNA **A0-02**

File name: H:\18-57\DWGS\PRINT SET

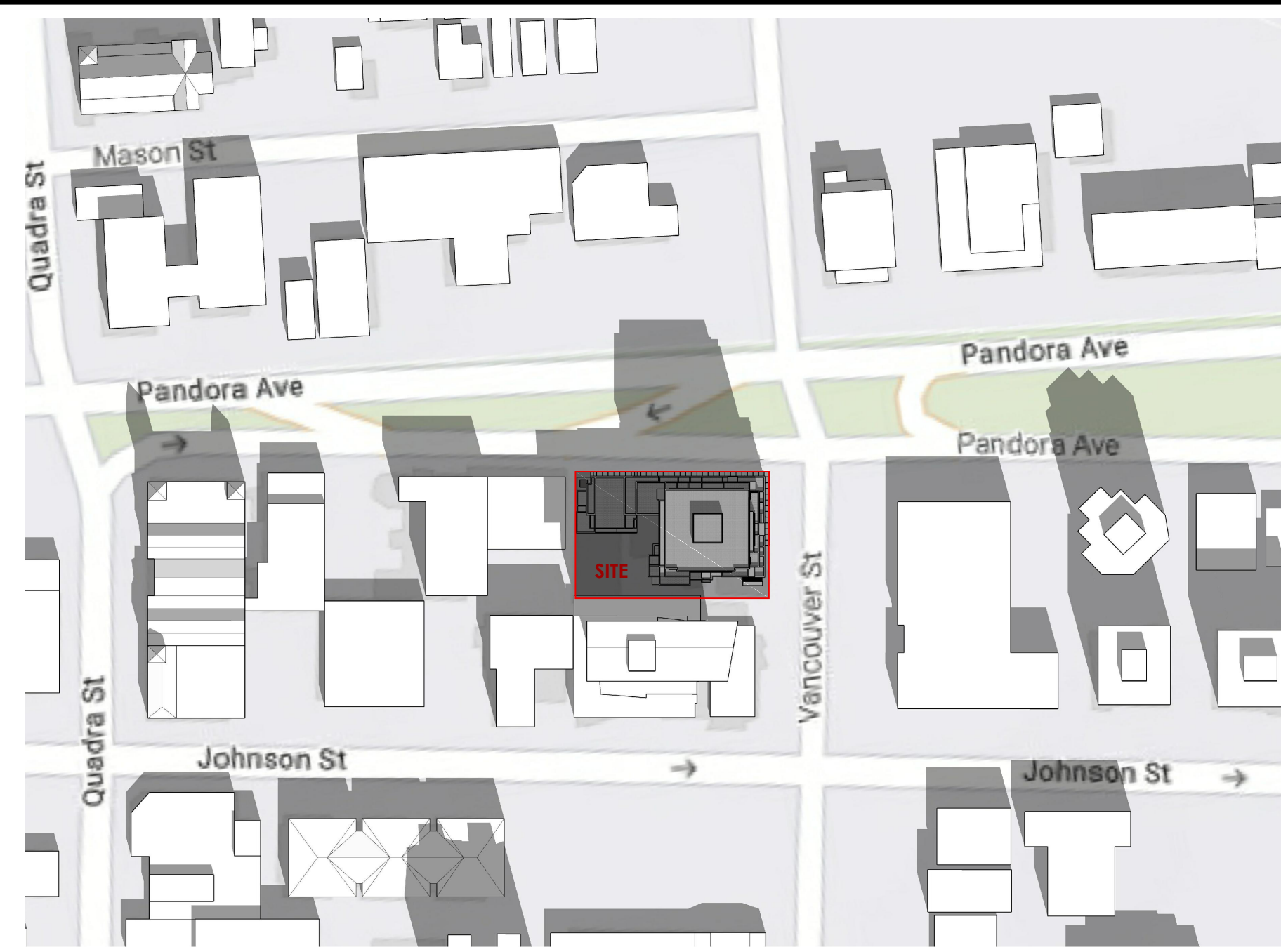
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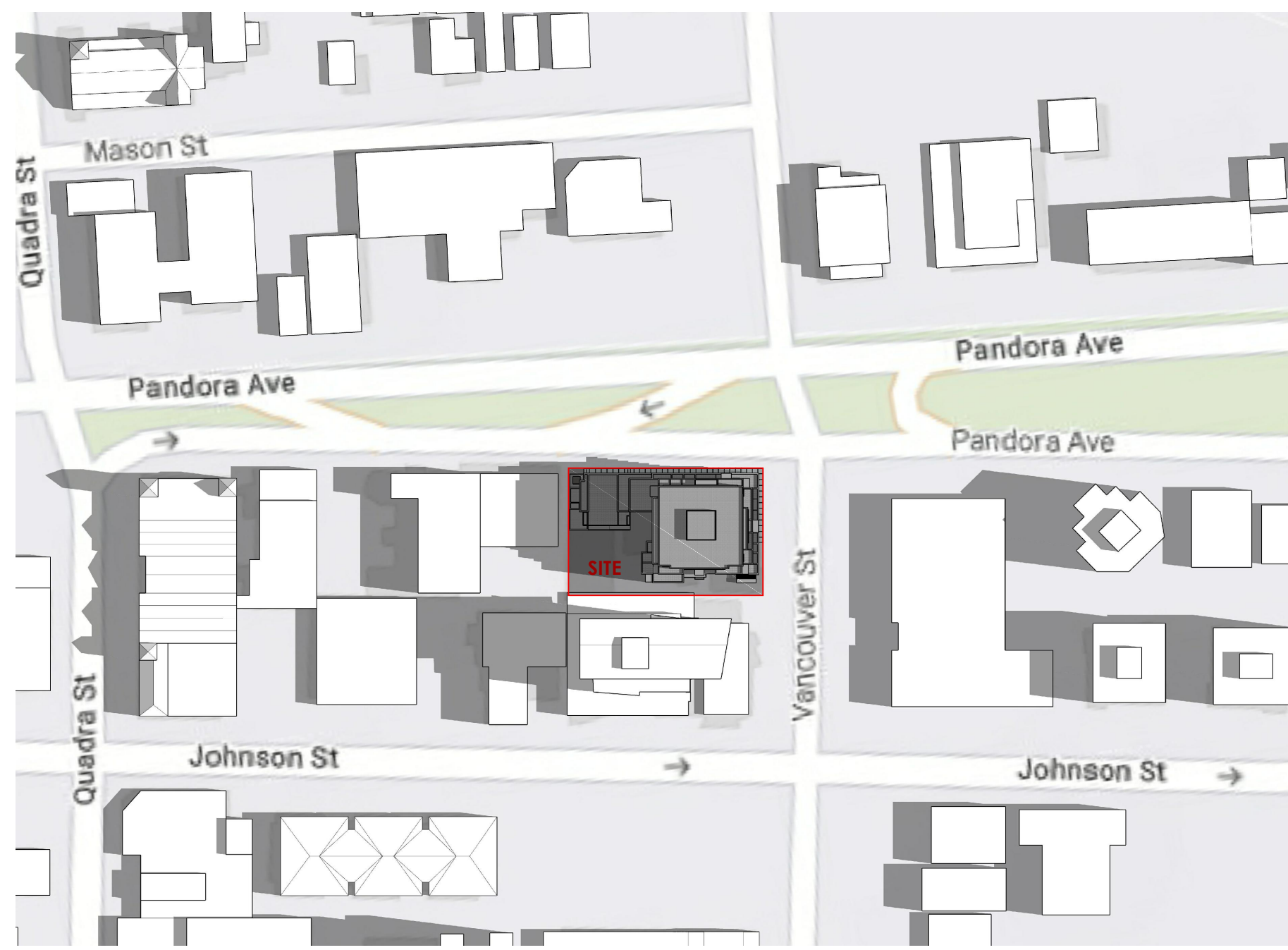
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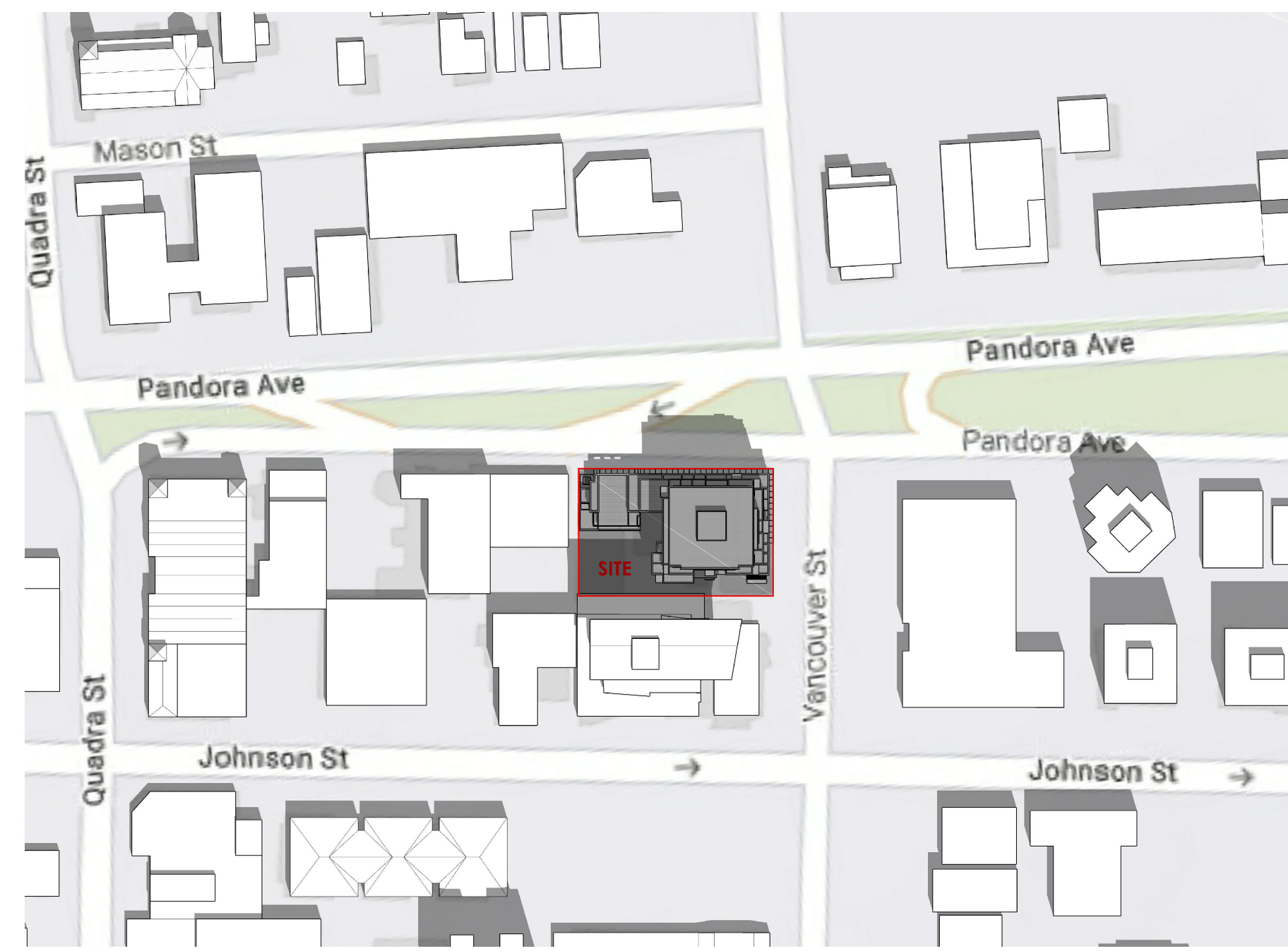
MARCH 21ST 12:00PM



MARCH 21ST 2:00PM



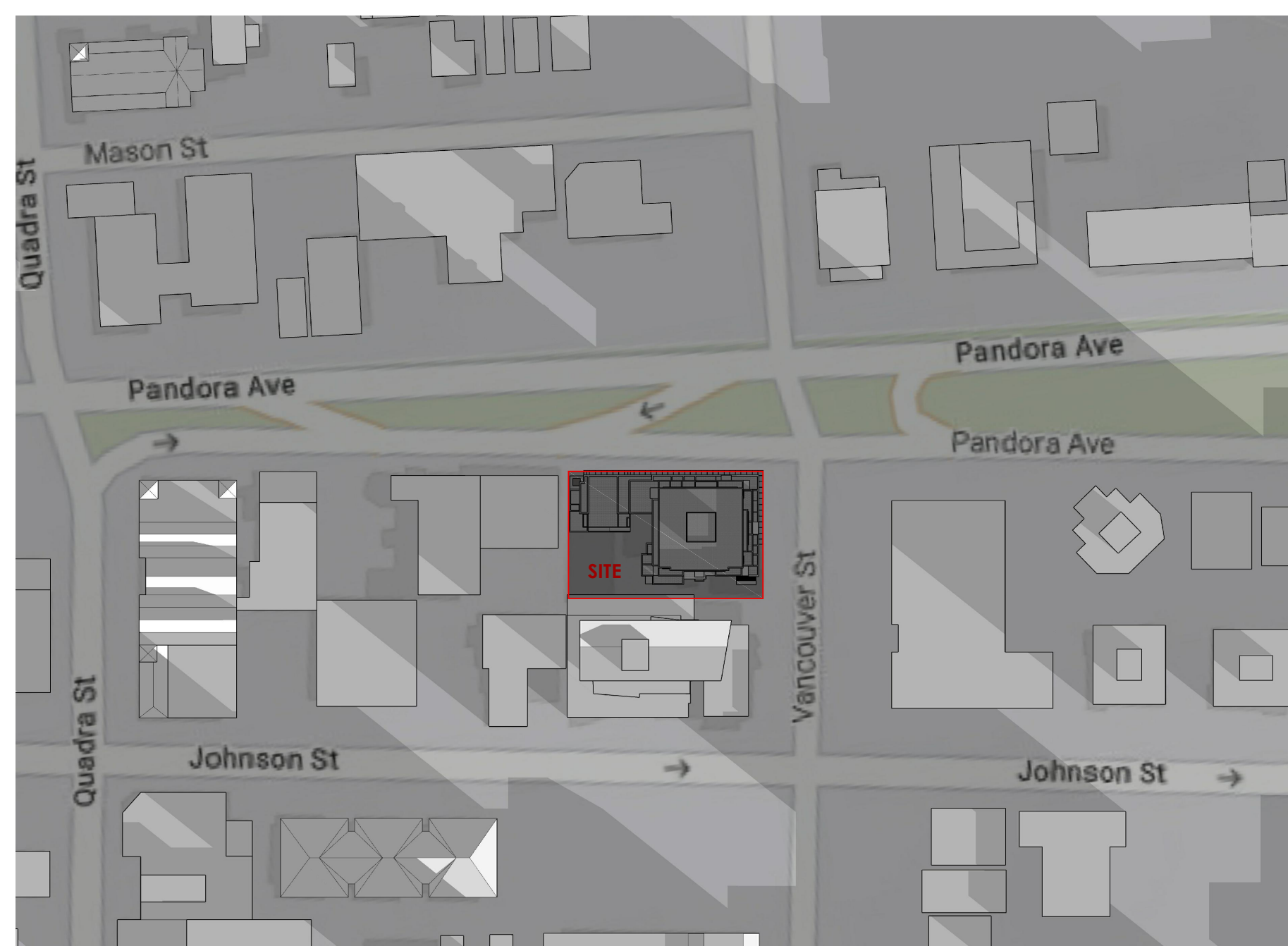
JUNE 21ST 9:00AM



JUNE 21ST 12:00PM



JUNE 21ST 2:00PM



DECEMBER 21ST 9:00AM



DECEMBER 21ST 12:00PM



DECEMBER 21ST 2:00PM

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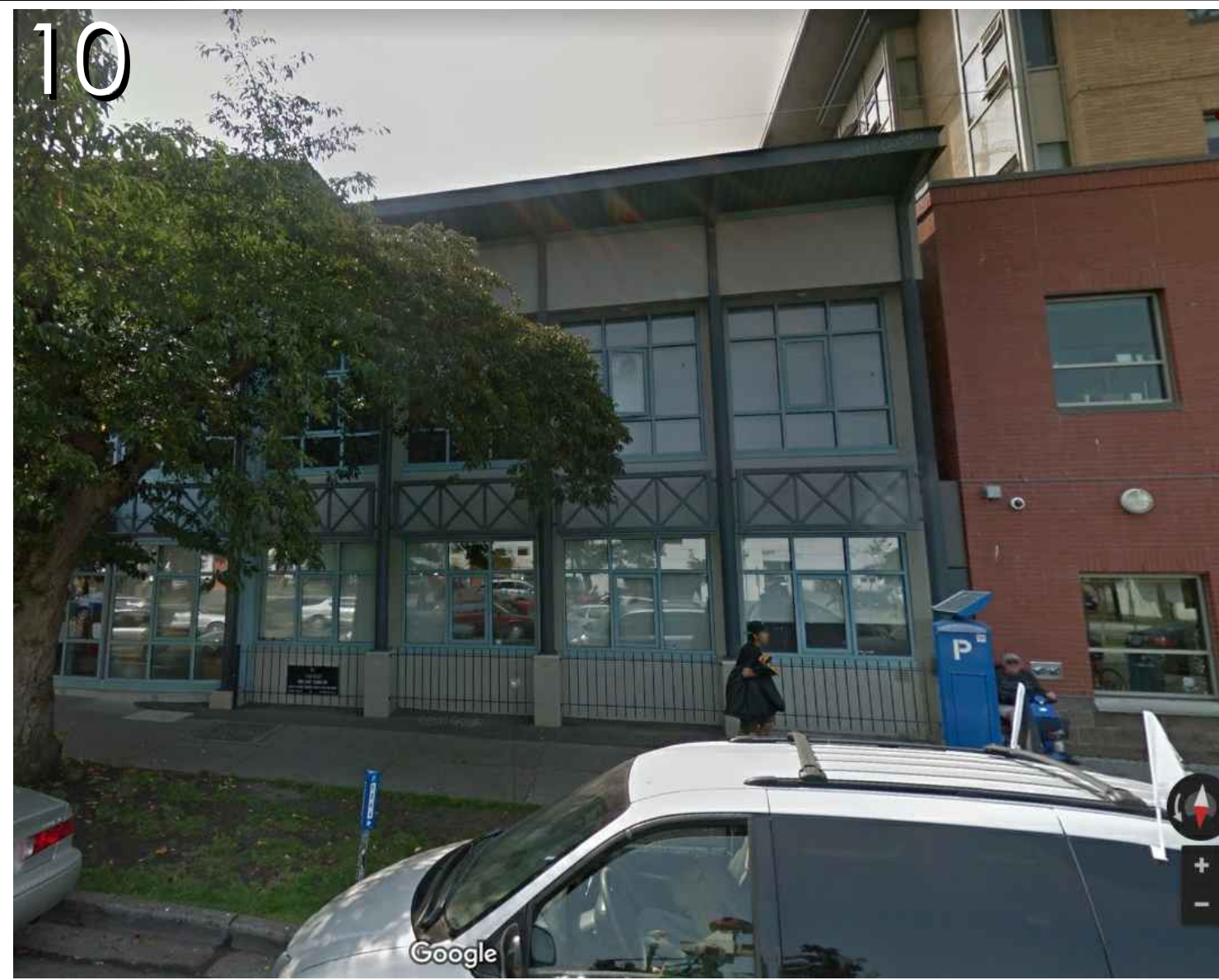
Drawing Title
 SHADOW STUDY

Date: FEBRUARY 2021 Project No. 18-57

Scale: N.T.S. Drawing No.

Drawn By: BNA A0-03

File name: H:\18-57\DWGS\PRINT SET



10



1



9



2



8



3



7



6



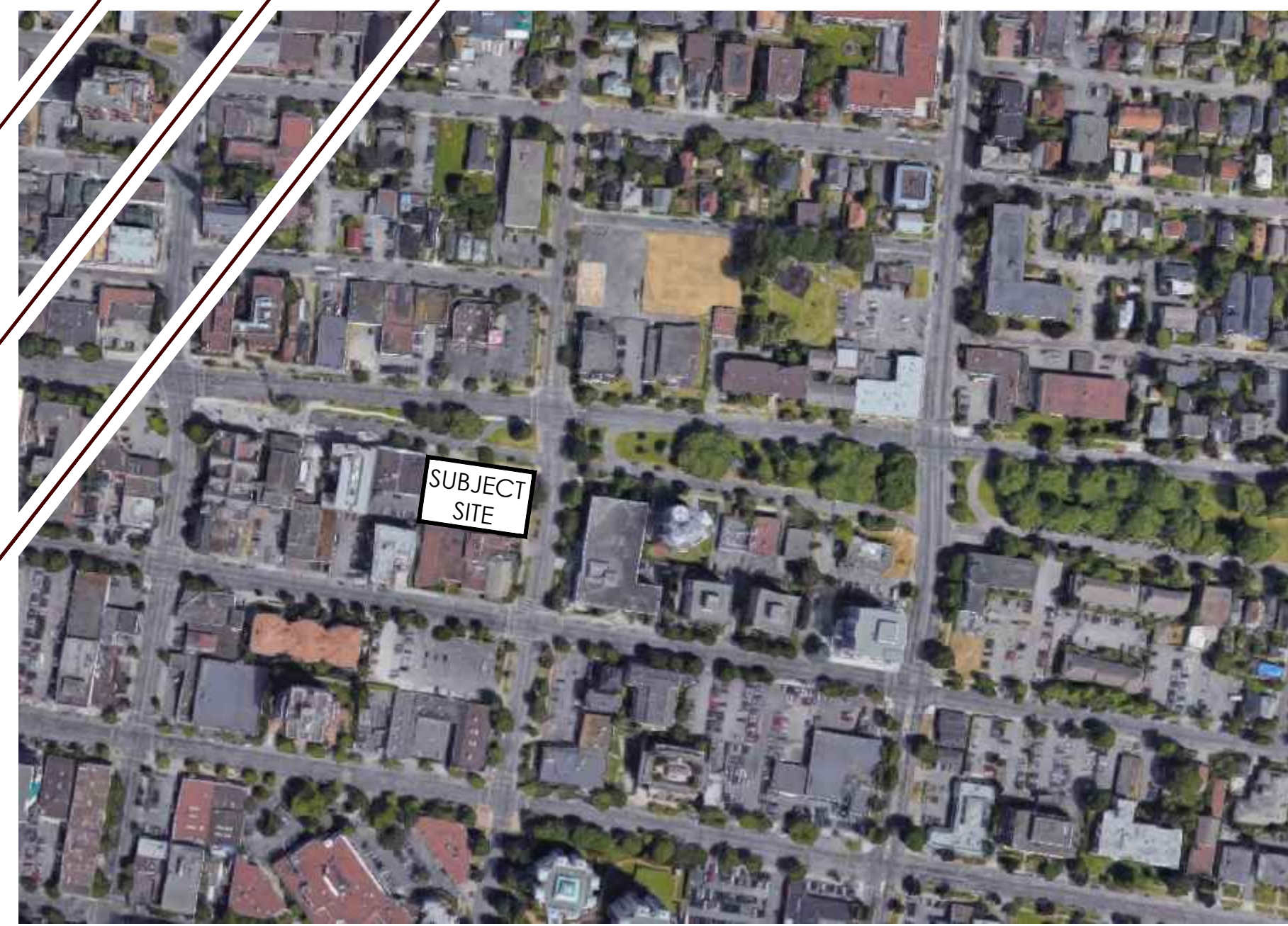
5



4



CONTEXT PLAN



LOCATION PLAN

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TOWNLINE

Project
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Drawing Title
CONTEXT PLAN

Date: FEBRUARY 2021 Project No. 18-57

Scale: N.T.S. Drawing No.

Drawn By: BNA **A0-04**

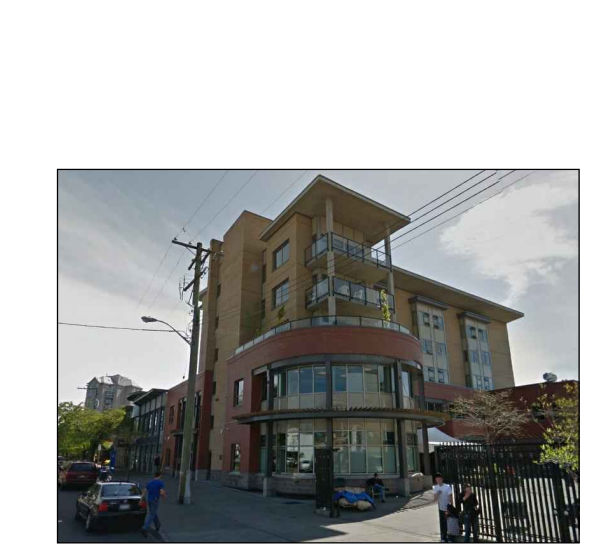
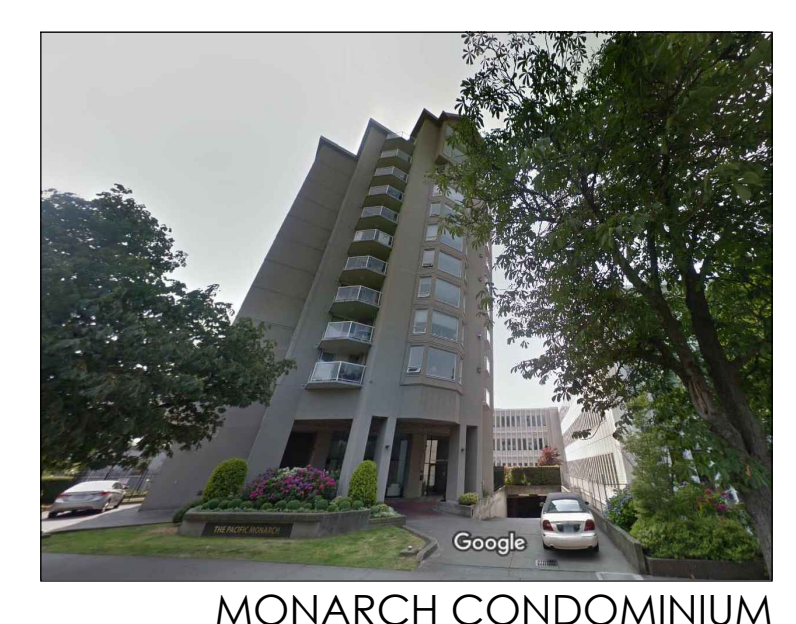
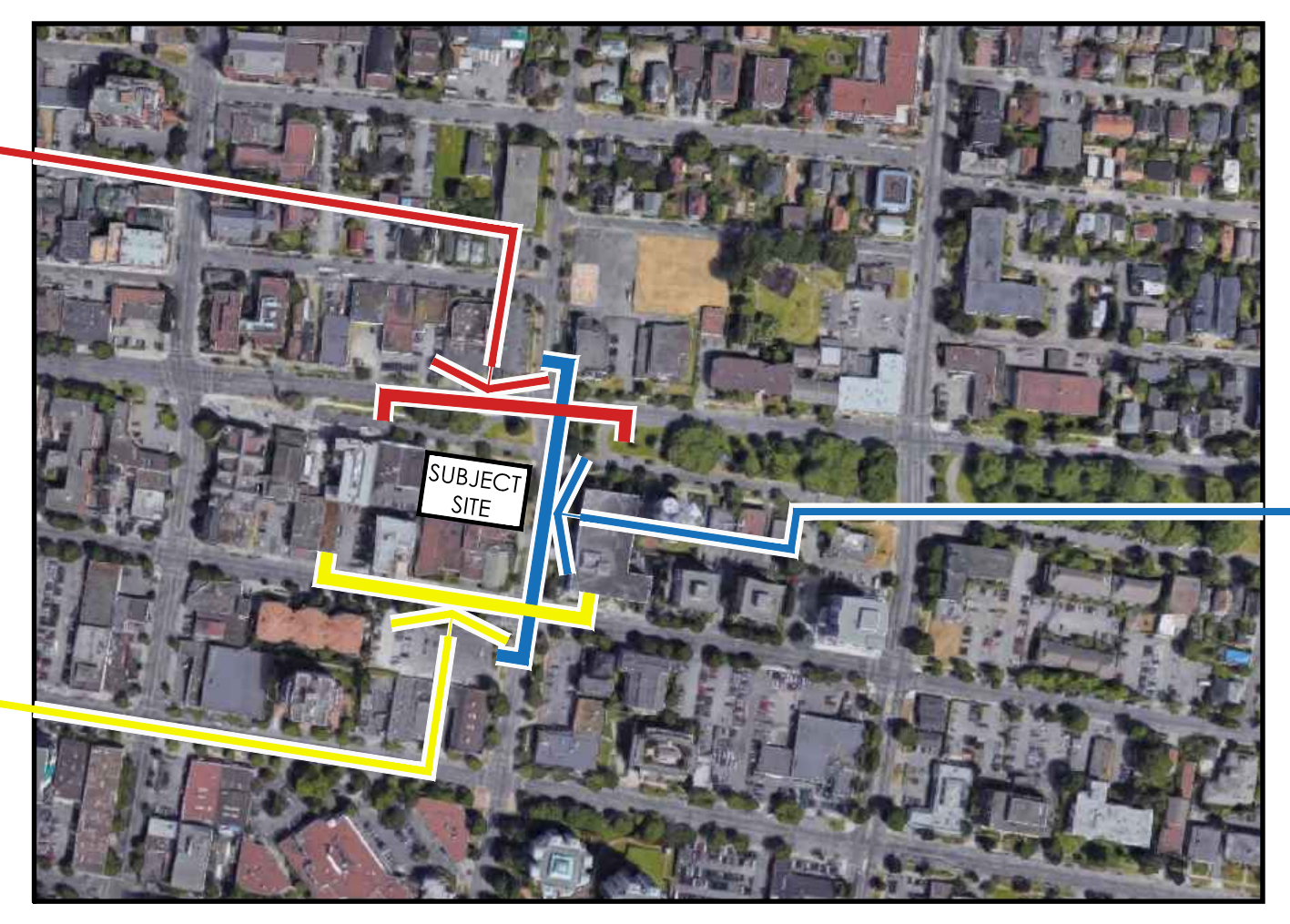
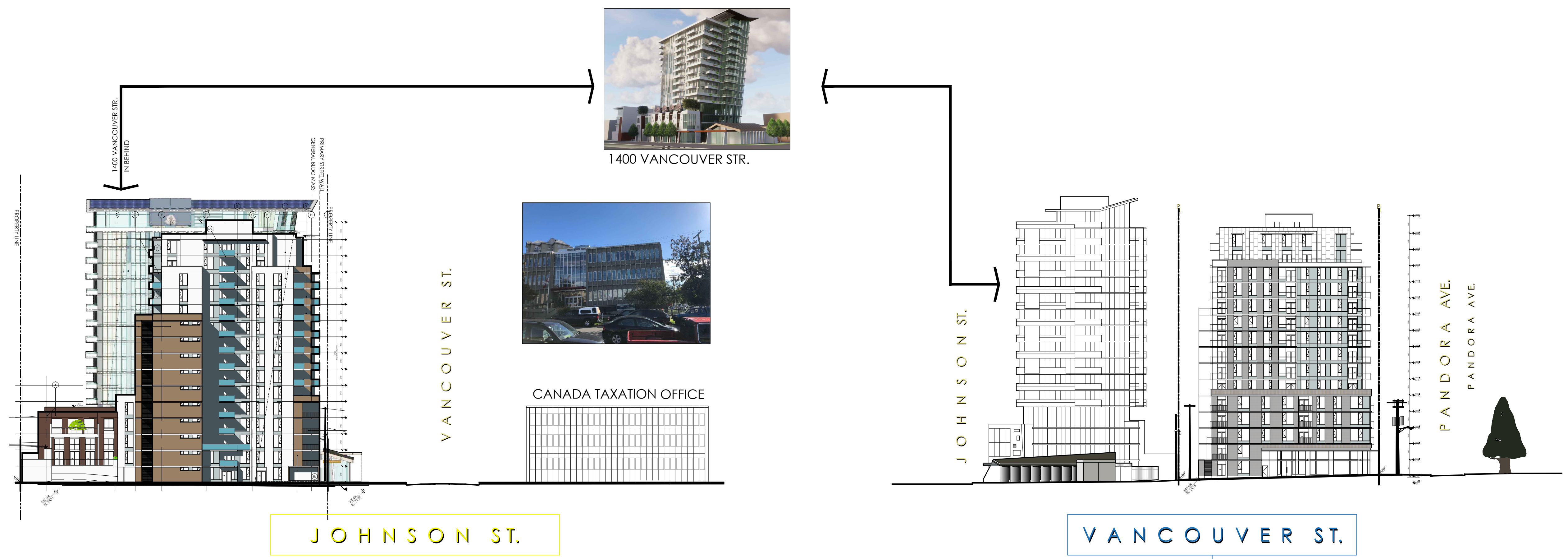
File name:
 H:\18-57\DWGS\PRINT SET

H:\18-57\DWGS\PRINT SET\A0-04 CONTEXT PLAN.dwg 2021-03-11 10:05:22 AM Nolya

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Client **TOWNLINE**

Project **1468 VANCOUVER ST.**
 VICTORIA, BC

Drawing Title **STREETSCAPE**

Date: FEBRUARY 2021 Project No. 18-57

Scale: N.T.S. Drawing No.

Drawn By: BNA **A0-05**

File name: H:\18-57\DWG\PRINT SET

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04	FEB. 10 2021	REVISION #04	

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TOWNLINE

Project

1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title

NORTH EAST VIEW

Date: FEBRUARY 2021	Project No. 18-57
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Scale: N.T.S.	Drawing No.
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Drawn By: BNA	A0-06
File name: H:\18-57\DWGS\PRINT SET	

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REVISIONS

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Project
 1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title
 NORTH WEST VIEW

Date: FEBRUARY 2021	Project No. 18-57
Scale: N.T.S.	Drawing No. A0-07
Drawn By: BNA	
File name: H:\18-57\DWGS\PRINT SET	



H:\18-57\DWGS\PRINT SET\A0-08 VIEW-SOUTH EAST.dwg 2021-03-11 10:05:46 AM Nolyt

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Client **TOWNLINE**

Project
1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title
SOUTH EAST VIEW

Date: FEBRUARY 2021	Project No. 18-57
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Scale: N.T.S.	Drawing No.
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Drawn By: BNA	A0-08
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Client **TOWNLINE**

Project **1468 VANCOUVER ST.
VICTORIA, BC**

Drawing Title **SOUTH WEST
BIRD'S-EYE VIEW**

Date: FEBRUARY 2021 Project No. 18-57

Scale: N.T.S. Drawing No.

Drawn By: BNA **A0-09**

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Client

Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

BREEZEWAY

Date: FEBRUARY 2021 Project No. 18-57

Scale: N.T.S. Drawing No.

Drawn By: BNA **A0-10**

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H:\18-57\DWGS\PRINT SET\A0-11 NORTH EAST Close-up.dwg 2021-03-11 10:06:01 AM Nolya



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Client



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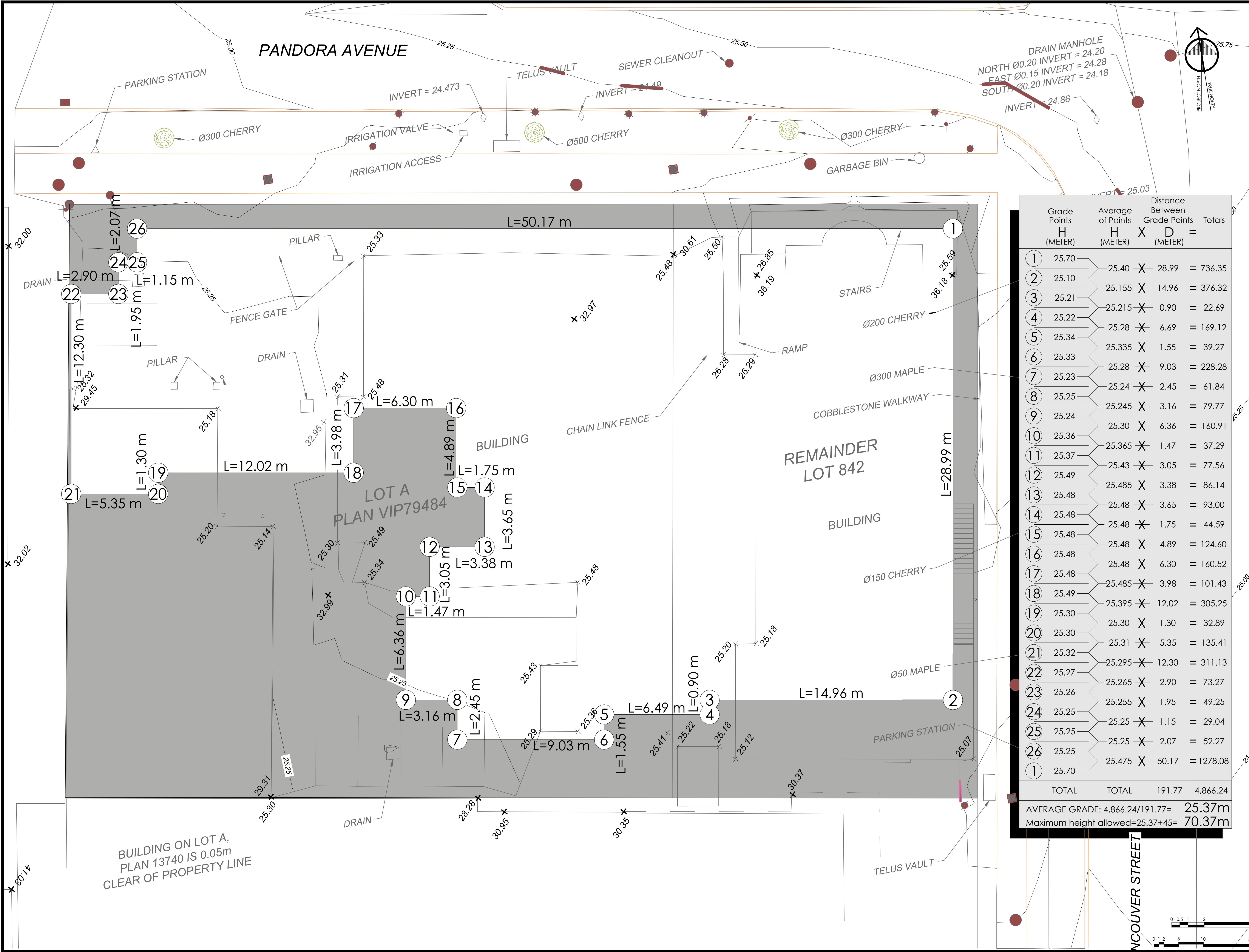
Drawing Title

NORTH EAST
 CLOSE-UP

Date:	FEBRUARY 2021	Project No.	18-57
Scale:	N.T.S.	Drawing No.	A0-11
Drawn By:	BNA		
File name:	H:\18-57\DWGS\PRINT SET		

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Grade Points	H (METER)	Average of Points H (METER)	Distance Between Grade Points		Totals
			X	D =	
1	25.70	25.40	X	28.99	= 736.35
2	25.10	25.155	X	14.96	= 376.32
3	25.21	25.215	X	0.90	= 22.69
4	25.22	25.28	X	6.69	= 169.12
5	25.34	25.335	X	1.55	= 39.27
6	25.33	25.28	X	9.03	= 228.28
7	25.23	25.24	X	2.45	= 61.84
8	25.25	25.245	X	3.16	= 79.77
9	25.24	25.30	X	6.36	= 160.91
10	25.36	25.365	X	1.47	= 37.29
11	25.37	25.43	X	3.05	= 77.56
12	25.49	25.485	X	3.38	= 86.14
13	25.48	25.48	X	3.65	= 93.00
14	25.48	25.48	X	1.75	= 44.59
15	25.48	25.48	X	4.89	= 124.60
16	25.48	25.48	X	6.30	= 160.52
17	25.48	25.485	X	3.98	= 101.43
18	25.49	25.395	X	12.02	= 305.25
19	25.30	25.30	X	1.30	= 32.89
20	25.30	25.31	X	5.35	= 135.41
21	25.32	25.295	X	12.30	= 311.13
22	25.27	25.265	X	2.90	= 73.27
23	25.26	25.255	X	1.95	= 49.25
24	25.25	25.25	X	1.15	= 29.04
25	25.25	25.25	X	2.07	= 52.27
26	25.25	25.475	X	50.17	= 1278.08
1	25.70				
TOTAL	TOTAL	191.77		4,866.24	
AVERAGE GRADE: 4,866.24/191.77=		25.37m			
Maximum height allowed=25.37+45=		70.37m			

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TOWNLINE

Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

AVERAGE GRADE CALCULATION

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No.
Drawn By: BNA	A0-12
File name: H:\18-57\DWGS\PRINT SET	

H:\18-57\DWGS\PRINT SET\A0-12 AVERAGE GRADE CALCULATION.dwg 2021-03-11 10:06:07 AM Nohyn

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TOPOGRAPHIC PLAN OF LOT A, LOTS 842, 843 AND 844, PLAN VIP79484; AND OF LOT 842, EXCEPT PARCEL B (DD 1181791); BOTH IN VICTORIA CITY.



All distances are in metres and decimals thereof, unless otherwise noted.
 The intended plot size of this plan is 864mm in width by 550mm in height (D-Size) when plotted at a scale of 1:150.

- LEGEND**
- denotes Standard Iron Post found
 - denotes Lead Plug found
 - denotes Manhole
 - ⊙ denotes Water Main Manhole
 - ⊚ denotes Catch Basin
 - denotes Cleanout
 - denotes Hydrant
 - ⊙ denotes Sprinklers
 - ⊙ denotes Parking number or meter
 - ⊙ denotes Water Valve
 - ⊙ denotes Sign
 - denotes Tree
 - denotes Yellow Paint
 - denotes White Paint
 - x 32.97 denotes Roof Elevation
 - x 25.17 denotes Building Elevation

Contours are at a 0.25 metre interval.
 Elevations are based on ties to integrated control monument 16-76 and are referred to the CGVD28 datum.

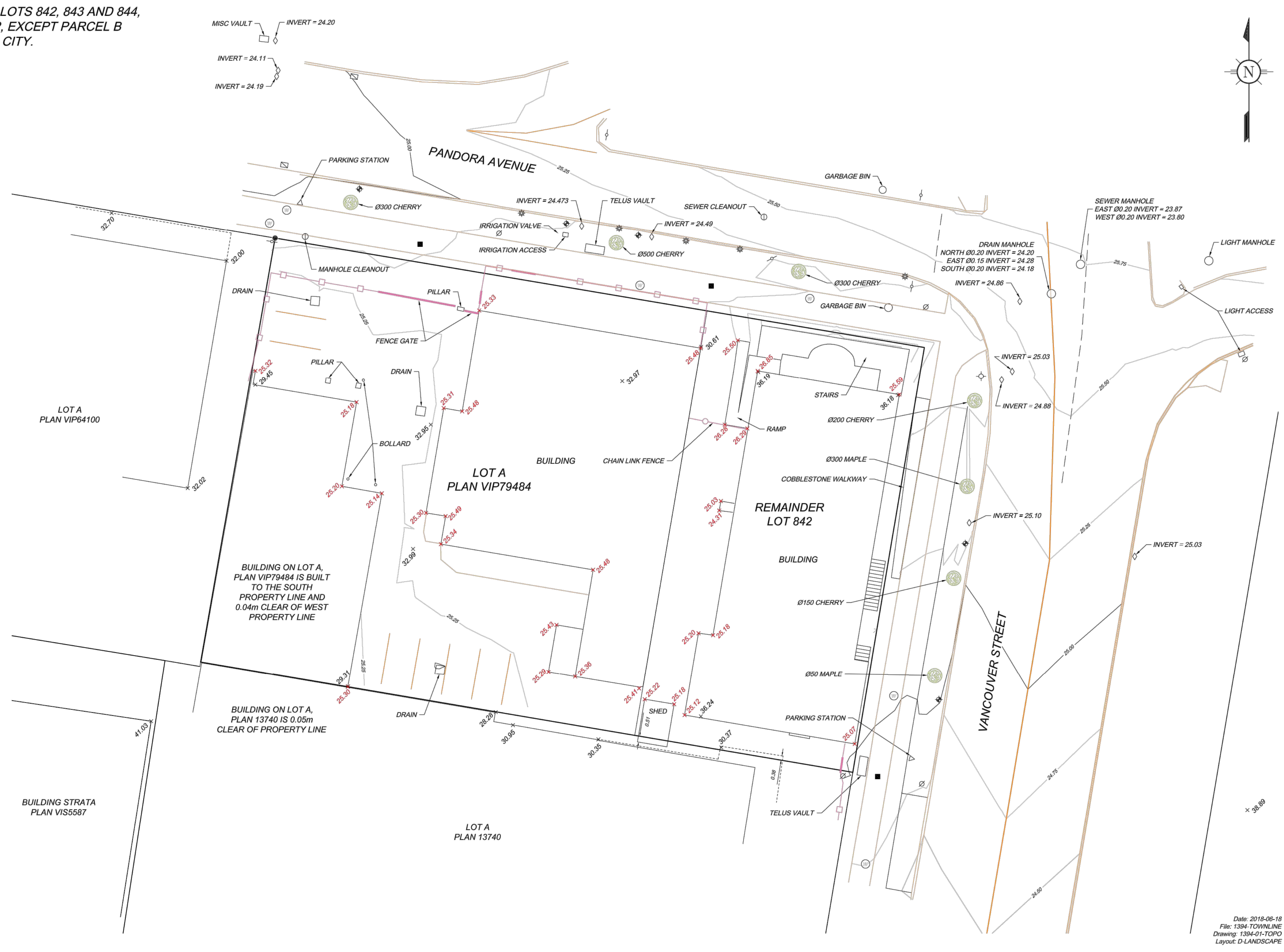
Civic Address:
 971 Pandora Avenue (PID: 026-402-785)
 981 Pandora Avenue (PID: 008-392-084)

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described herein. This document shall not be used to define property lines or property corners.
 Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

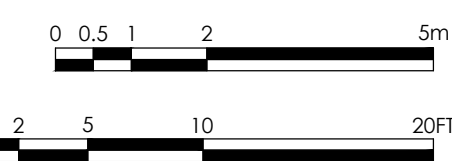
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Mailing & delivery address:
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 Brentwood Bay, BC, V8M 1R3

Toll Free: (877) 603 7398
 Duncan Telephone: (250) 746 0775
 info@plsi.ca
 www.plsi.ca



Date: 2018-06-18
 File: 1394-TOWNLINE
 Drawing: 1394-01-TOPD
 Layout: D-LANDSCAPE



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Project
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Drawing Title
 SURVEY

Date: FEBRUARY 2021 Project No. 18-57

Scale: Drawing No.

Drawn By: POLARIS

A1-01

File name:
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H:\18-57\DWG\PRINT SET\A1-01 SURVEY.dwg 2021-03-11 10:06:12 AM Nollyn

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Client
TOWNLINE
 Project
1468 VANCOUVER ST.
 VICTORIA, BC

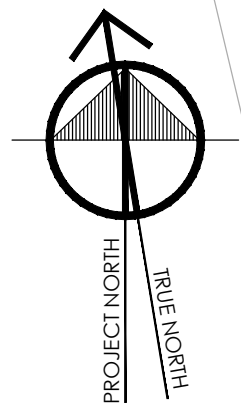
Drawing Title
SITE PLAN

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

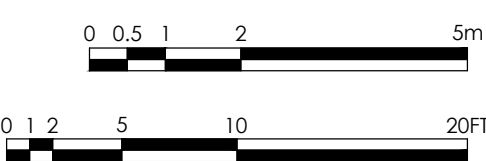
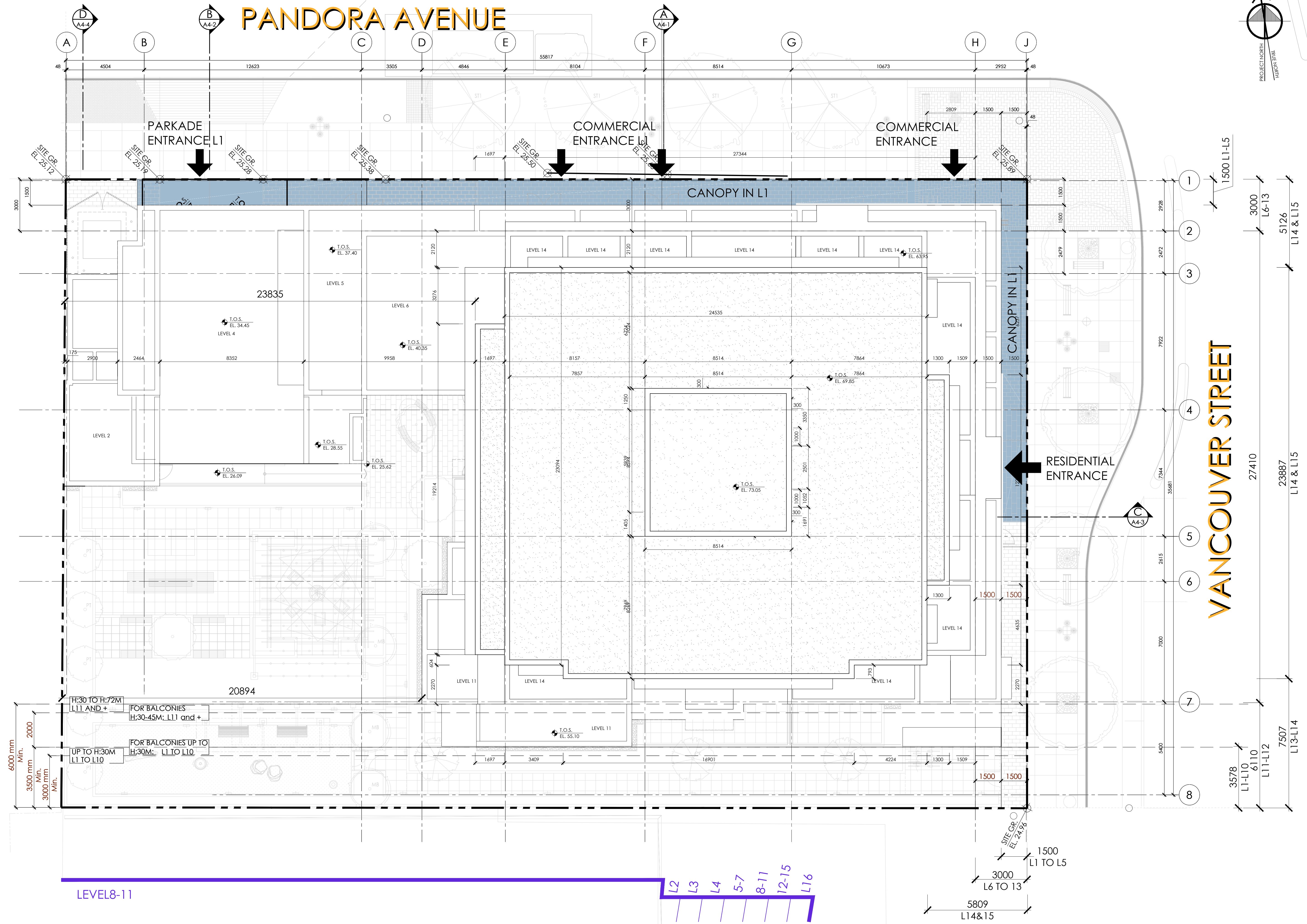
Drawn By: BNA **A1-02**

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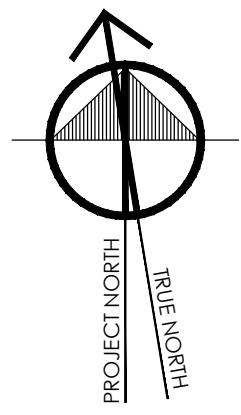


PANDORA AVENUE

VANCOUVER STREET

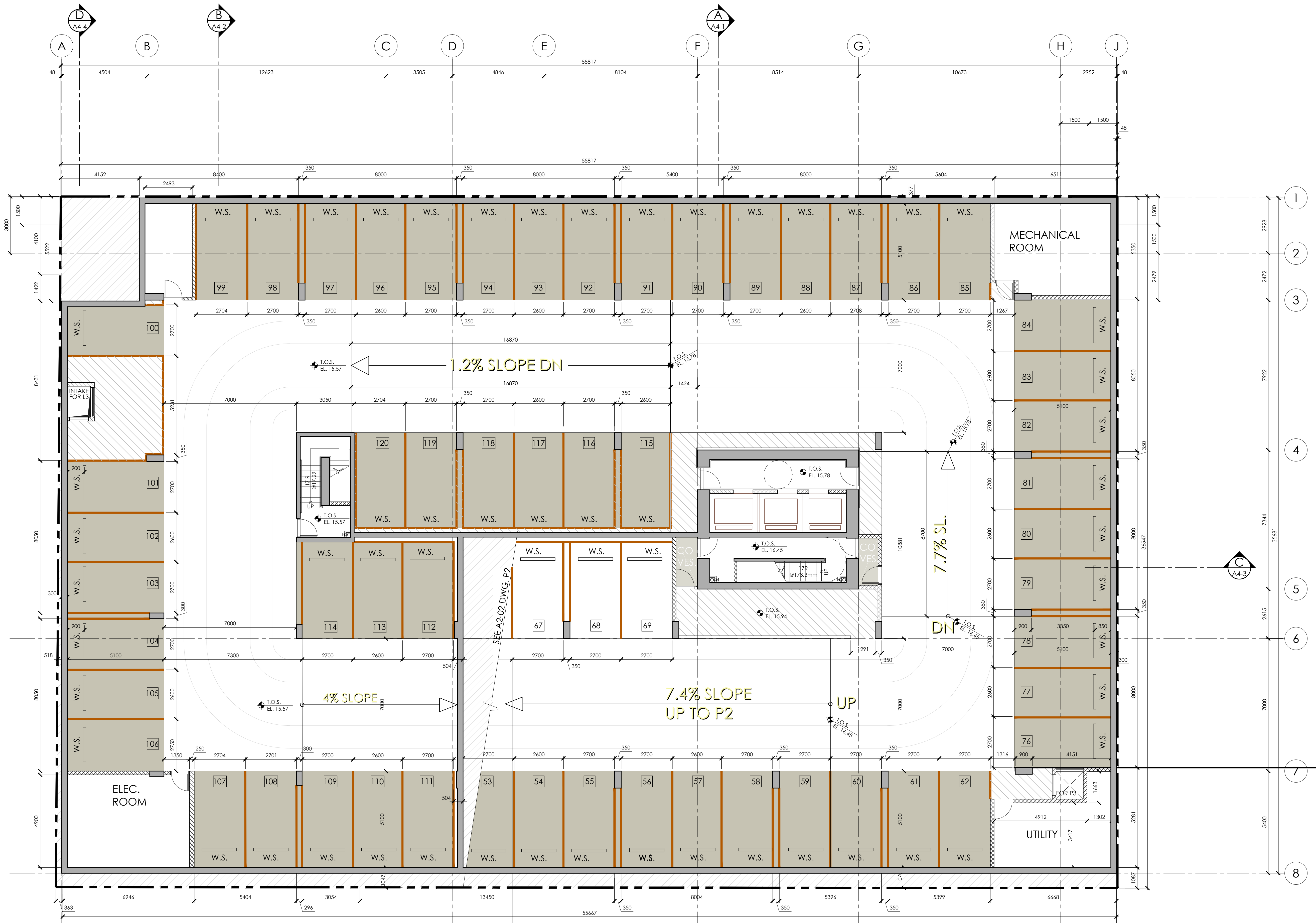


H:\18-57\DWGS\PRINT SET\A1-02 SITE PLAN.dwg 2021-03-11 10:06:19 AM Noly



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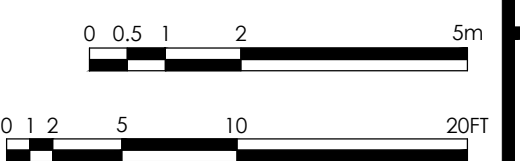
Drawing Title
 PARKING P3

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

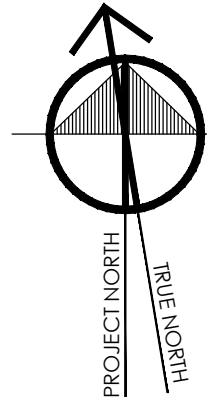
Drawn By: BNA **A2-01**

File name: H:\18-57\DWGS\PRINT SET



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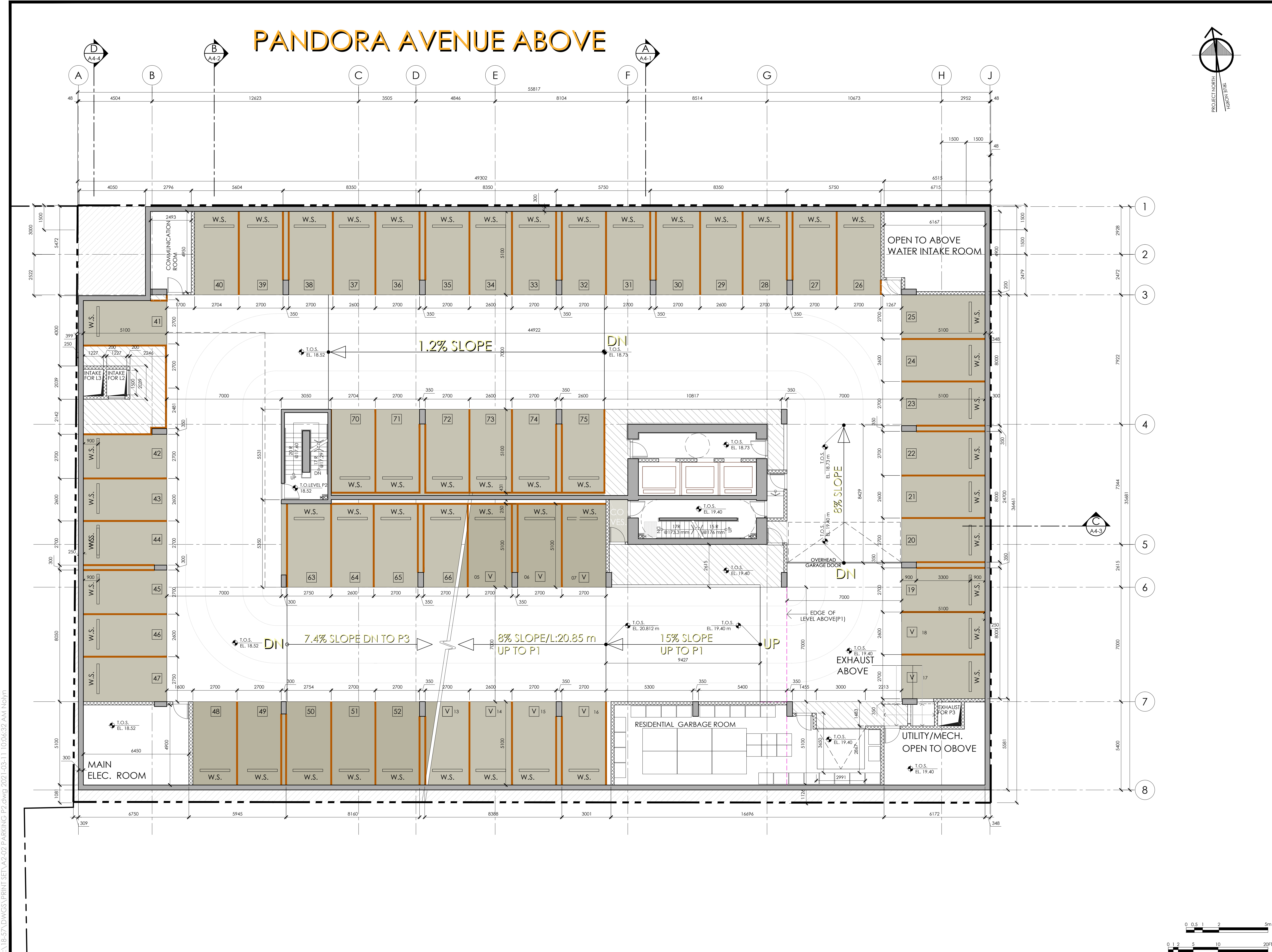
PANDORA AVENUE ABOVE



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 Project
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 VICTORIA, BC

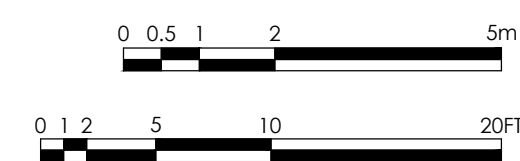
Drawing Title
 PARKING P2
 ALT-2

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

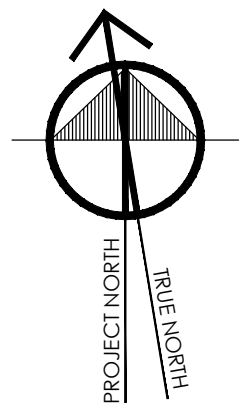
Drawn By: BNA **A2-02**

File name: H:\18-57\DWGS\PRINT SET



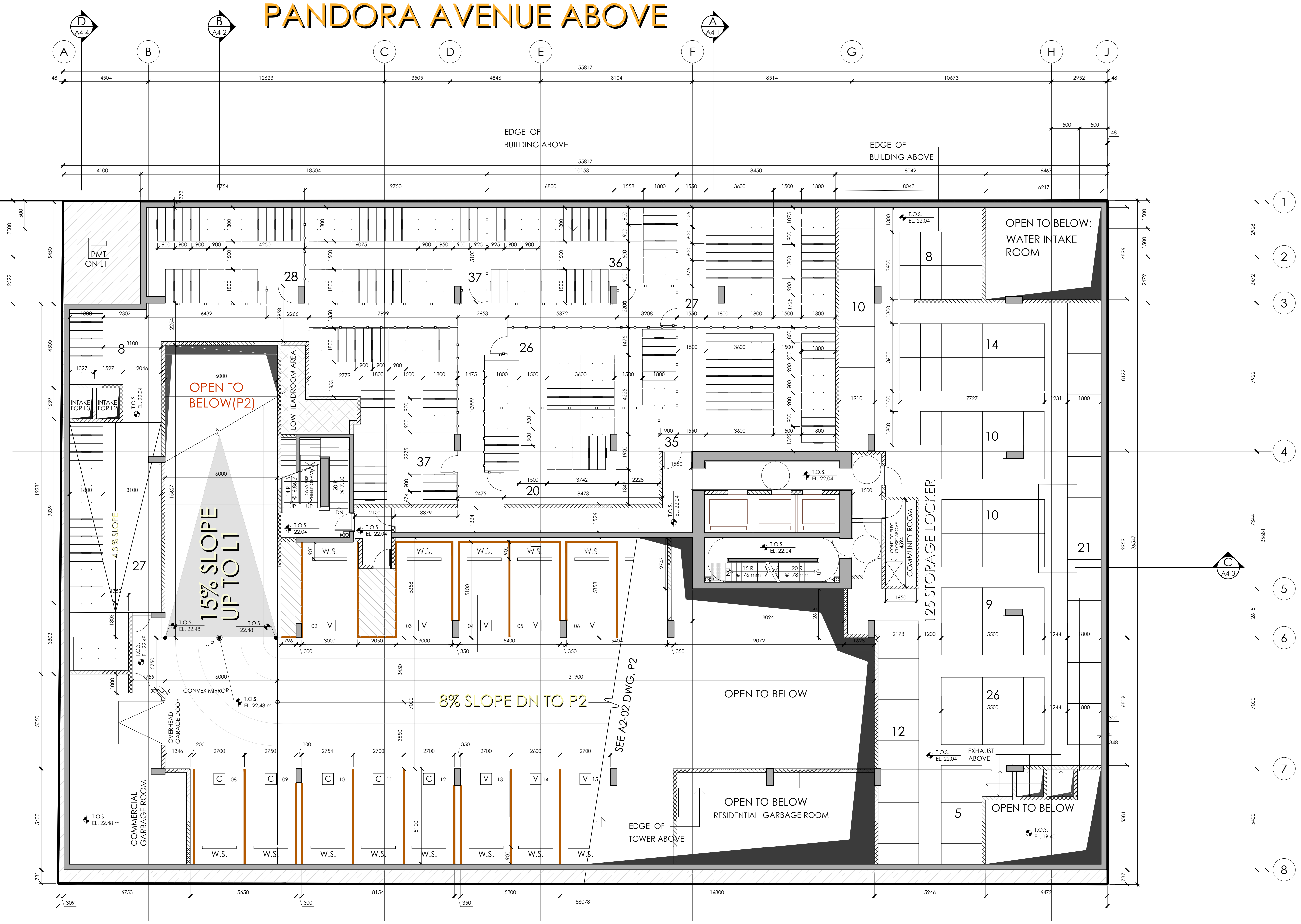
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TOWNLINE

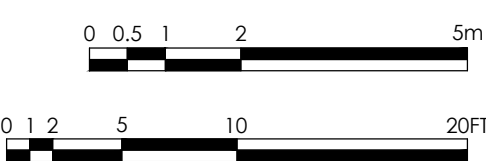
Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

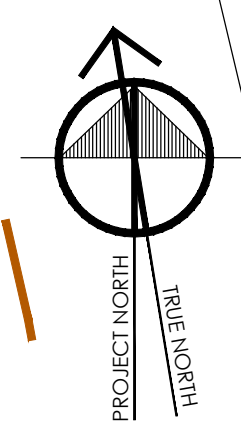
**PARKING P1
 ALT-2**

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No.
Drawn By: BNA	A2-03
File name: H:\18-57\DWGS\PRINT SET	



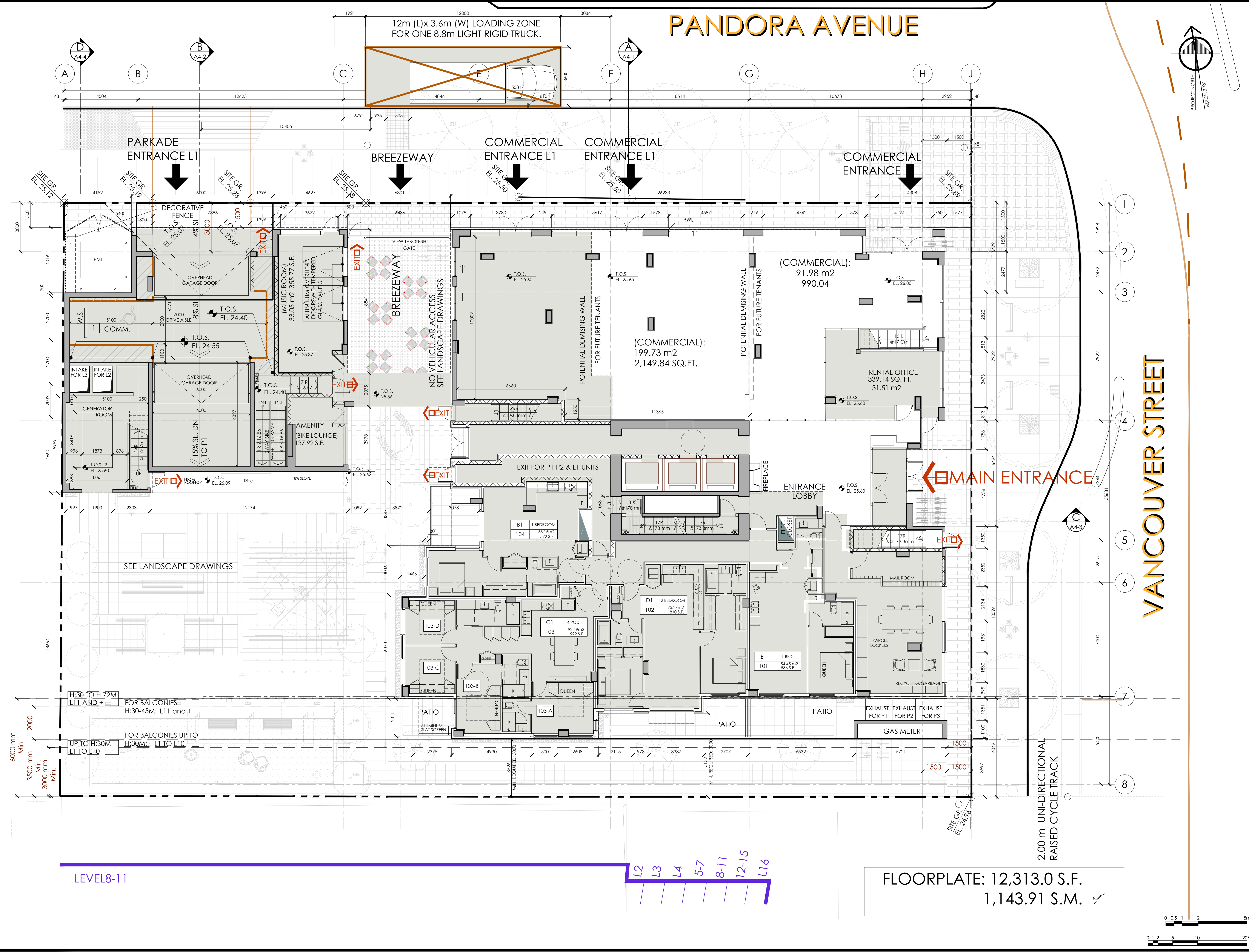
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Drawing Title
LEVEL 1

Date: FEBRUARY 2021 Project No. 18-57

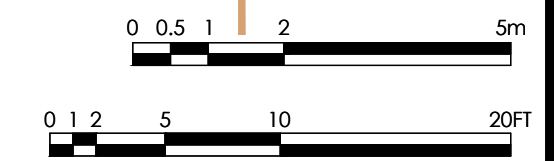
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Drawn By: BNA

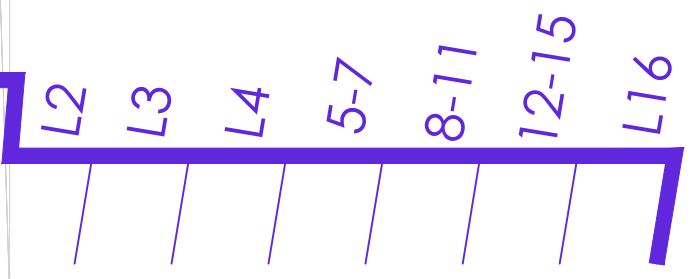
A2-04

File name:
H:\18-57\DWGS\PRINT SET

FLOORPLATE: 12,313.0 S.F.
1,143.91 S.M. ✓

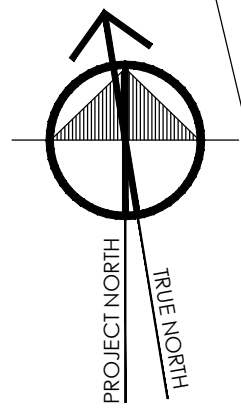


LEVEL 8-11



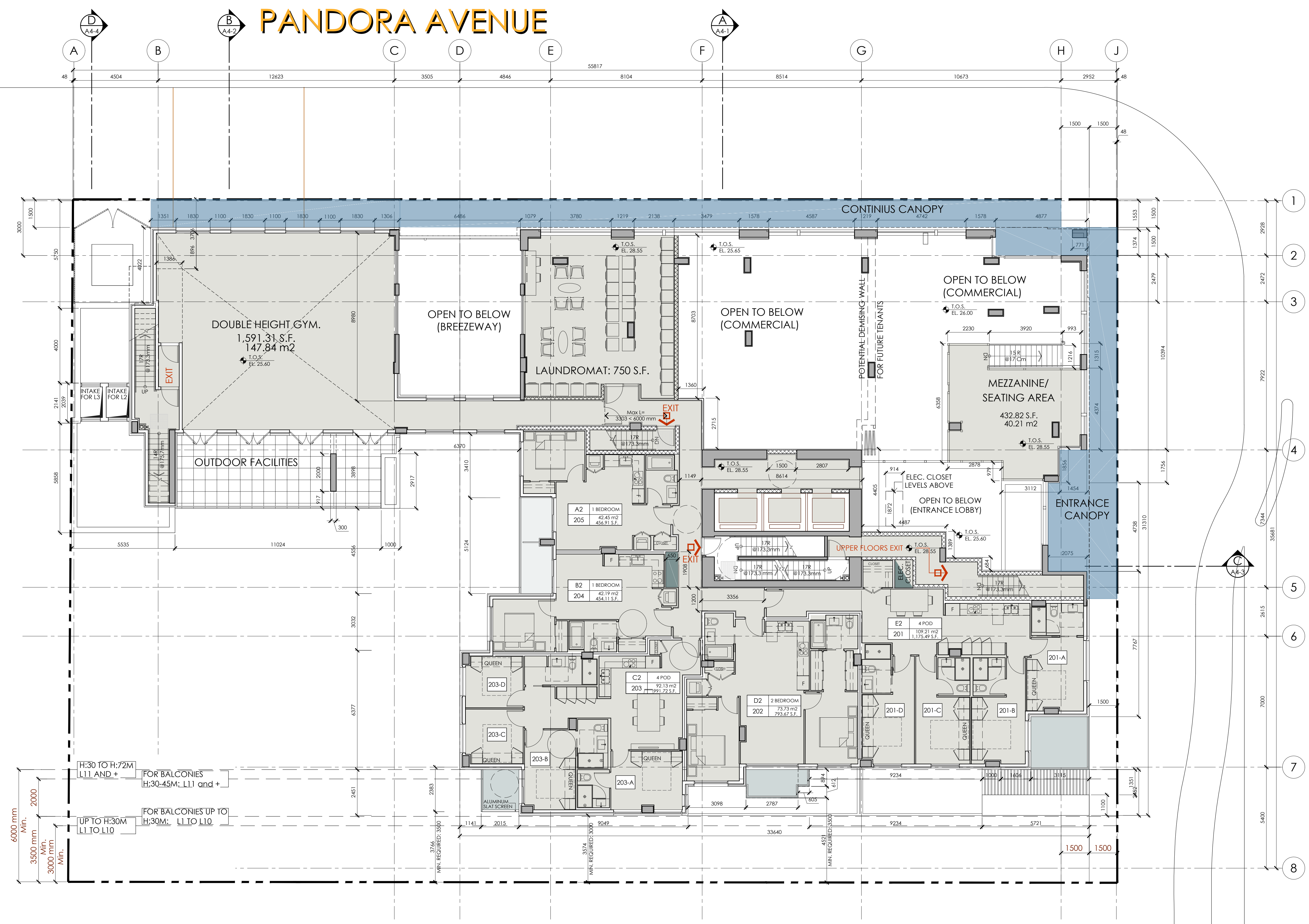
H:\18-57\DWGS\PRINT SET\A2-04-LEVEL 1.dwg 2021-03-11 10:06:44 AM NoVMT

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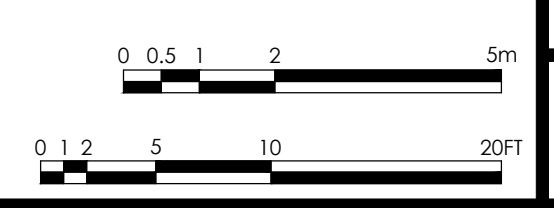


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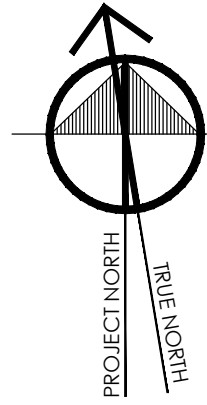
Drawing Title
LEVEL 2

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No. A2-05
Drawn By: BNA	
File name: H:\18-57\DWGS\PRINT SET	

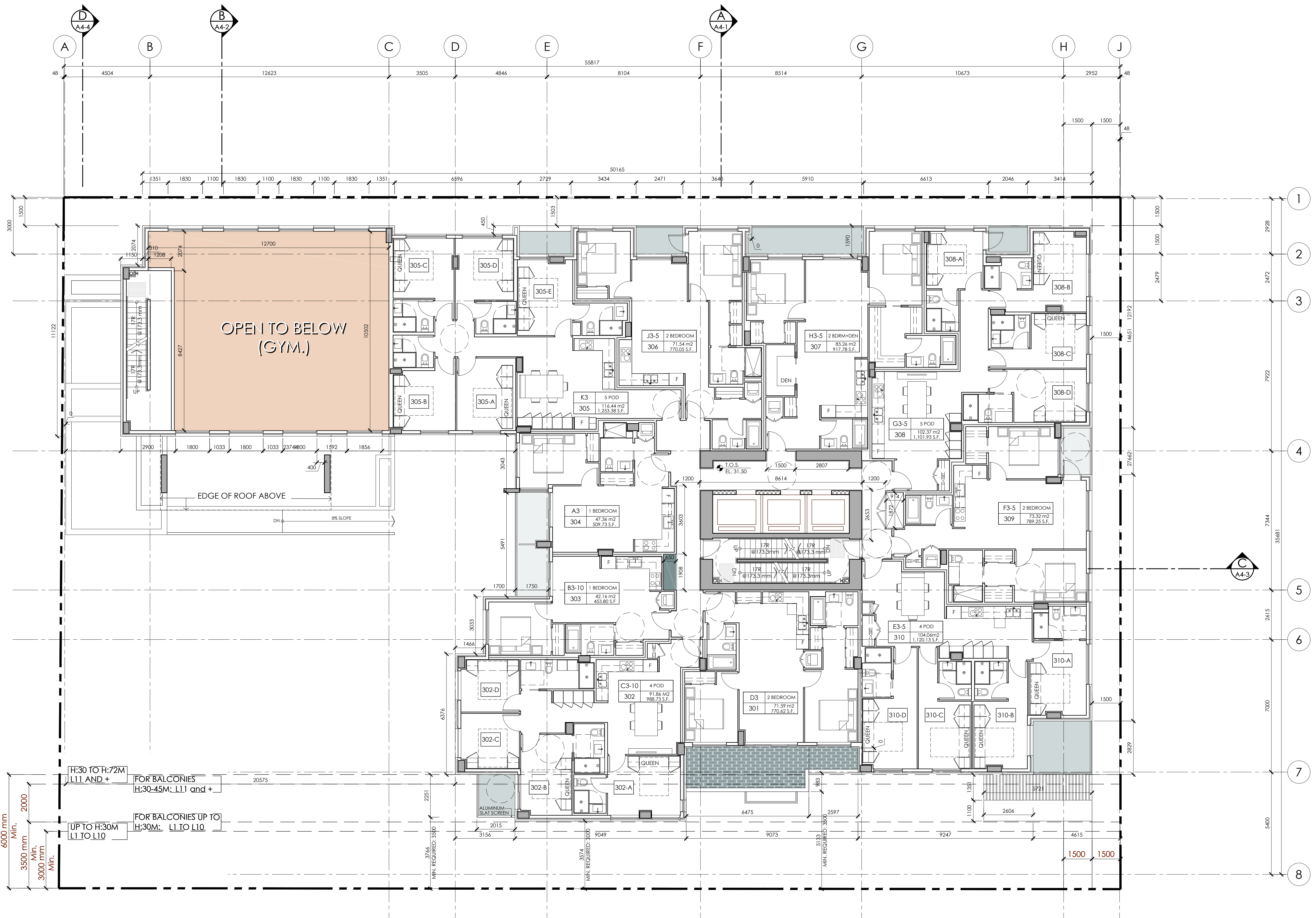
FLOORPLATE: 11,500.66 S.F.
1,068.45 S.M. ✓
*FLOORPLATE INCLUDES 2658.49 S.F. OF OPEN TO BELOW AREA



H:\18-57\DWGS\PRINT SET\A2-05 LEVEL 2.dwg 2021-03-11 10:06:48 AM Nolyt



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Drawing Title
LEVEL 3

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No. A2-06
Drawn By: BNA	
File name: H:\18-57\DWG\PRINT SET	

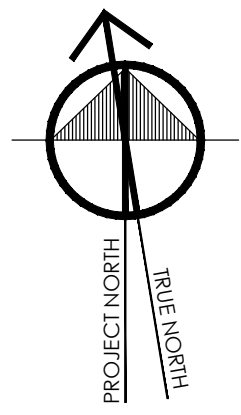


LEVEL8-11

L2
 L3
 L4
 5-7
 8-11
 12-15
 L16

FLOORPLATE: 11,851.50 S.F.
1,101.04 S.M. ✓
 *FLOORPLATE INCLUDES 122.71 S.F. OF OPEN TO BELOW AREA

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Drawing Title

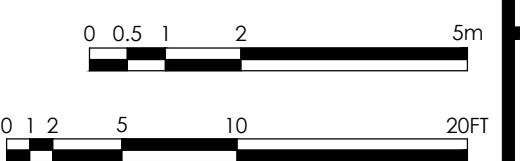
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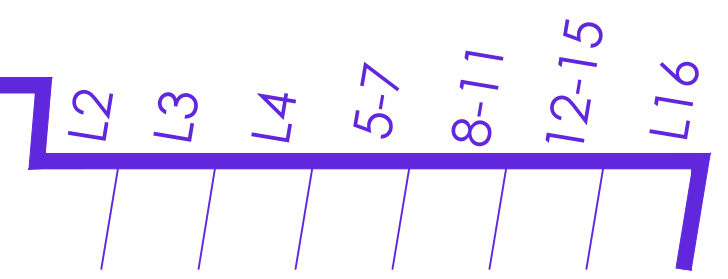
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Drawn By: BNA A2-07

File name: H:\18-57\DWG\PRINT SET



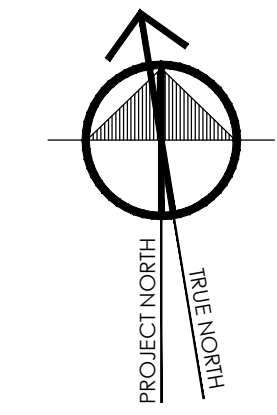
LEVEL 8-11



FLOORPLATE: 10,852.74 S.F.
 1,008.25 S.M. ✓

H:\18-57\DWG\PRINT SET\A2-07 LEVEL_4.dwg 2021-03-11 10:06:58 AM Nolyt

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TOWNLINE

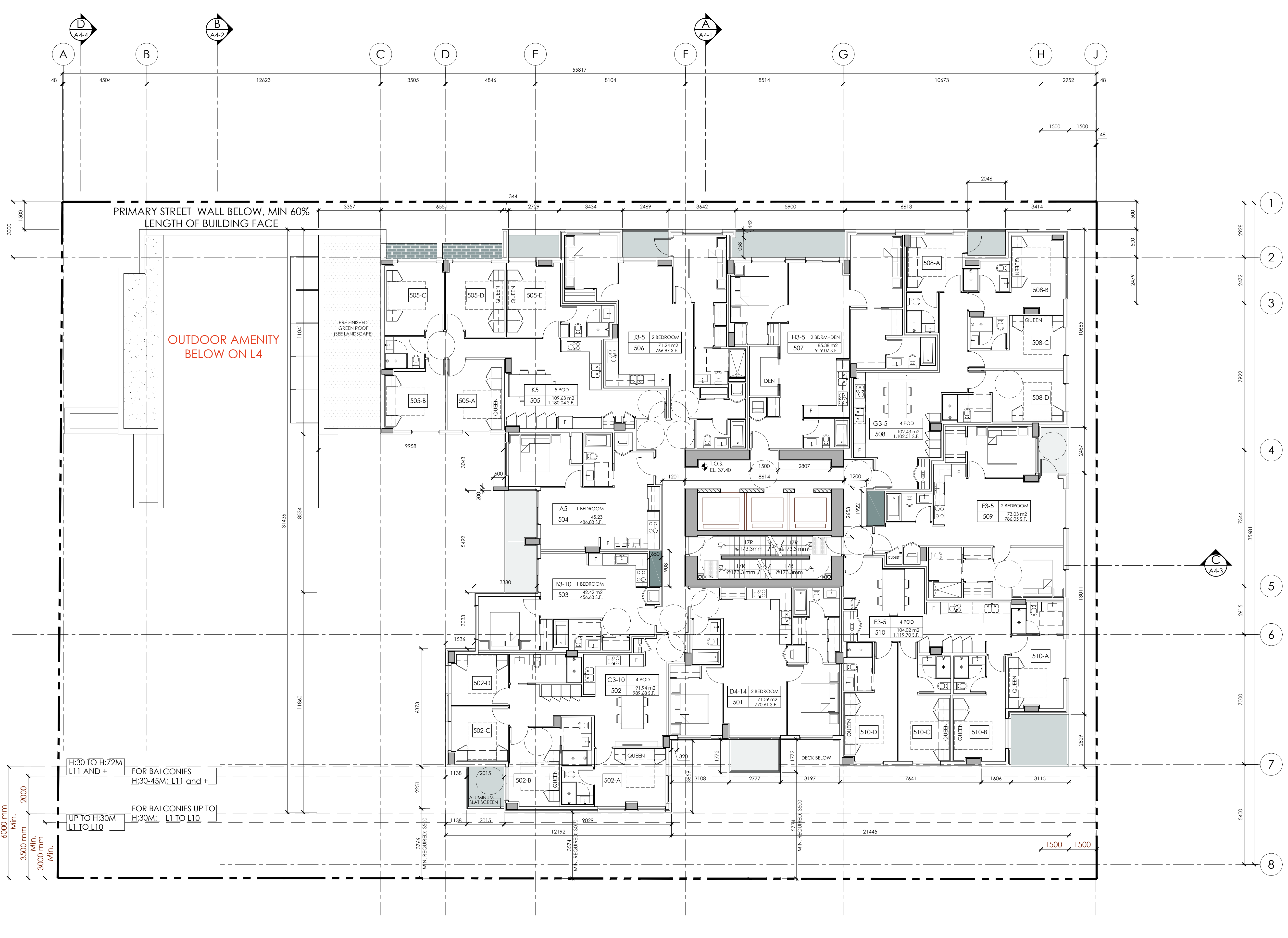
Project

1468 VANCOUVER ST.
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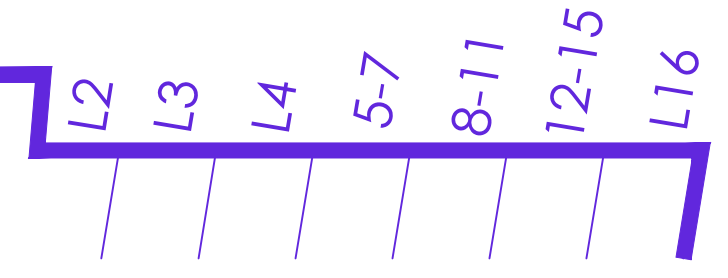
Drawing Title

LEVEL 5

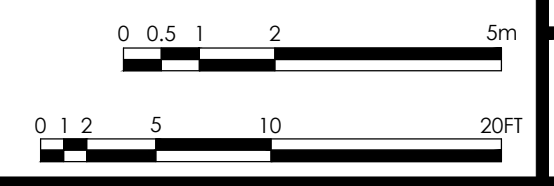
Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No.
Drawn By: BNA	A2-08
File name: H:\18-57\DWGS\PRINT SET	



LEVEL 8-11

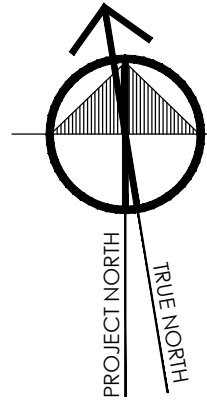


FLOORPLATE: 10,096.63 S.F.
938.01 S.M. ✓



H:\18-57\DWGS\PRINT SET\A2-08 LEVEL 5.dwg 2021-03-11 10:07:03 AM Nolyt

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TOWNLINE

Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

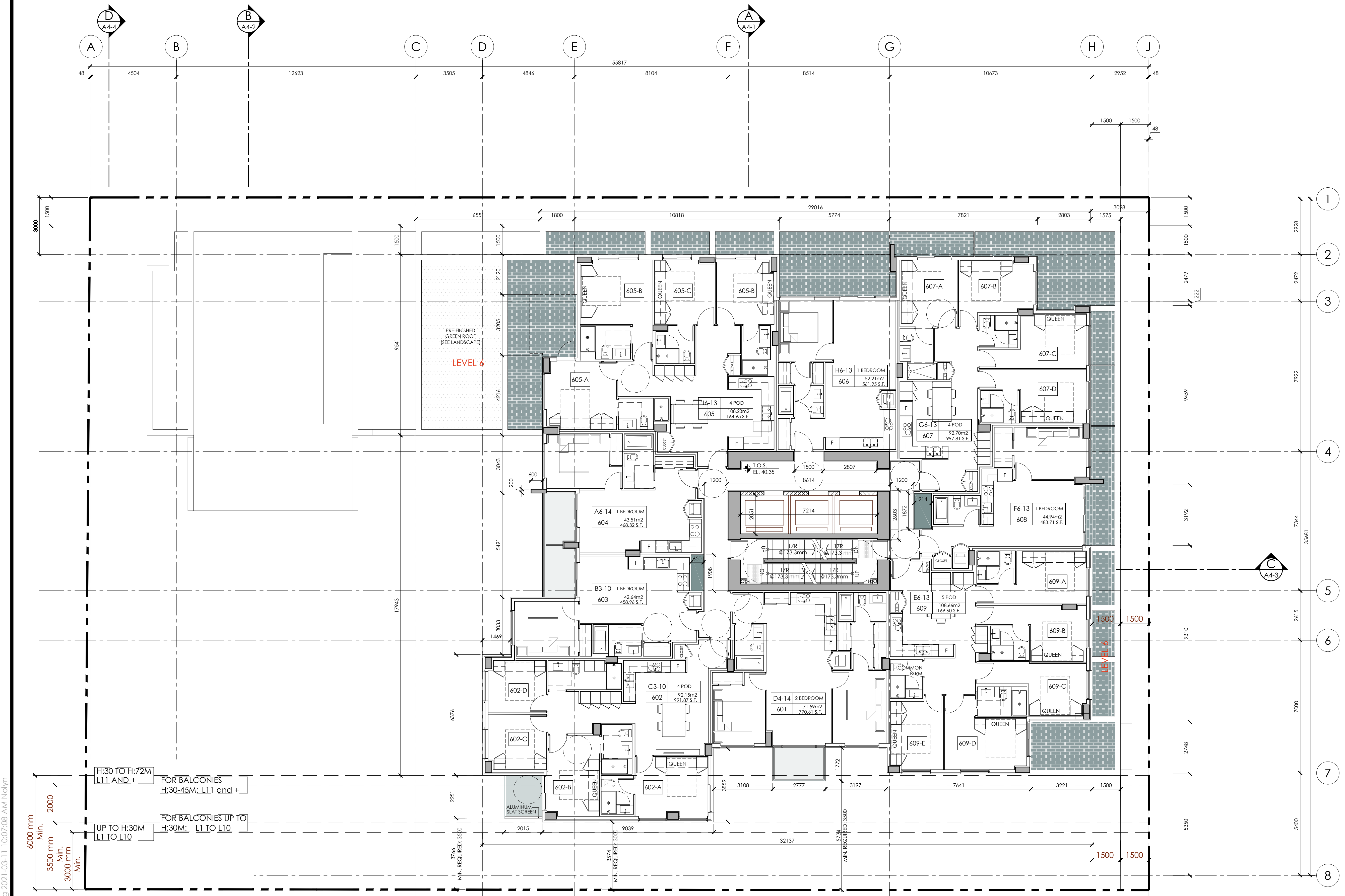
LEVEL 6

Date: FEBRUARY 2021 Project No. 18-57

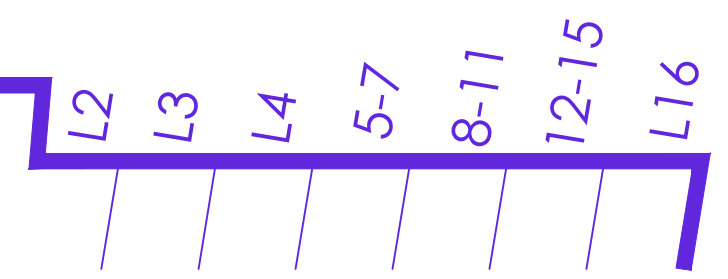
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Drawn By: BNA **A2-09**

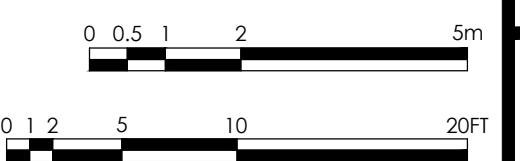
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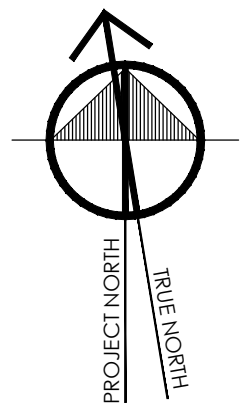
LEVEL 8-11



FLOORPLATE: 8,378.02 S.F.
 778.34 S.M. ✓

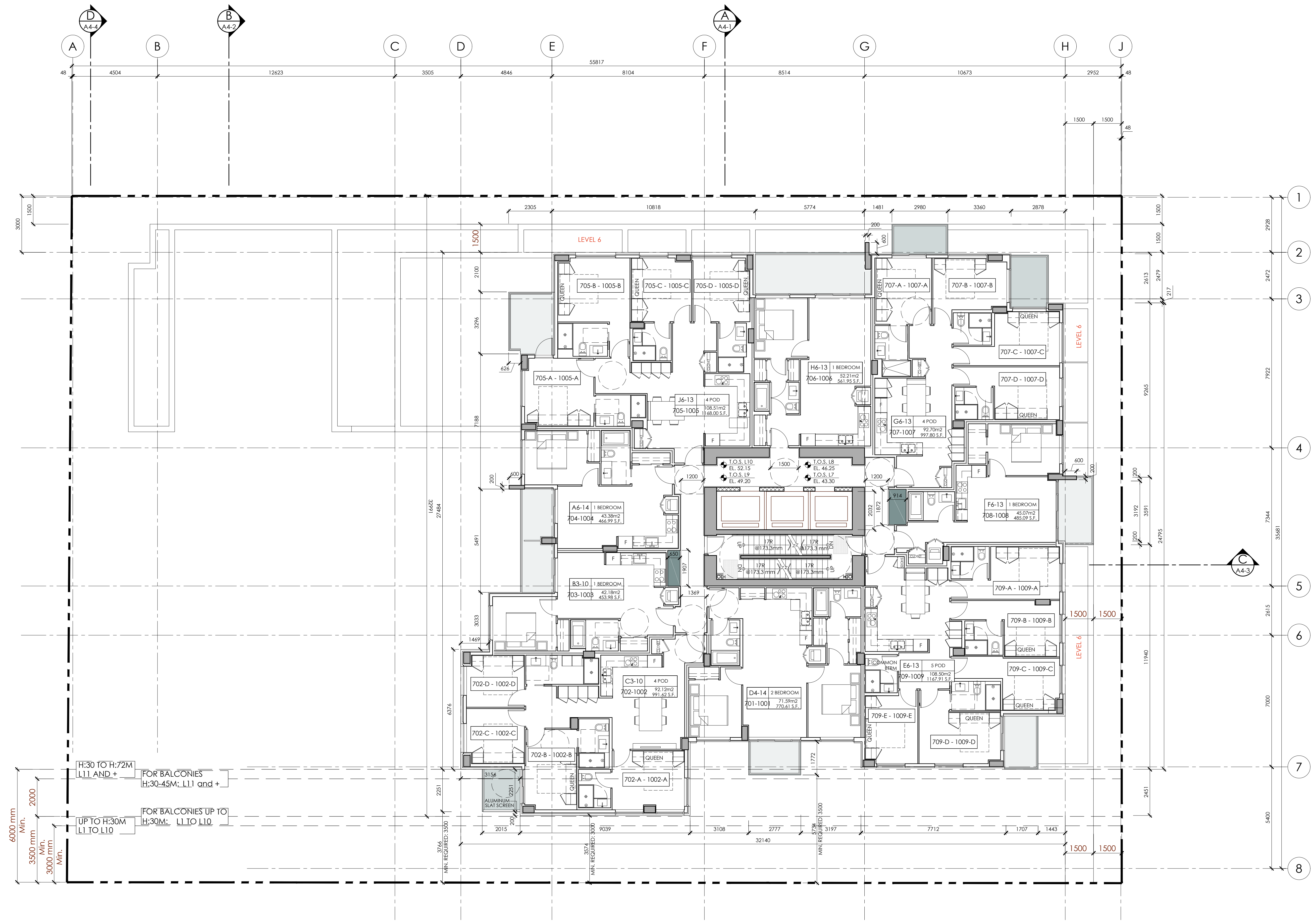


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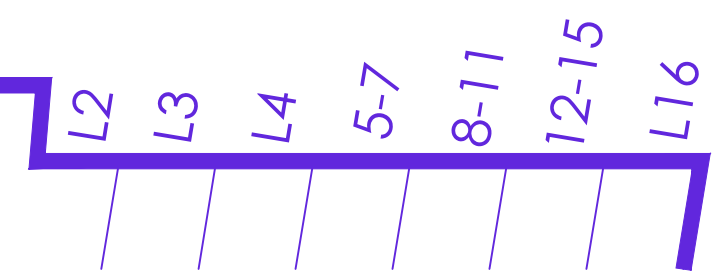


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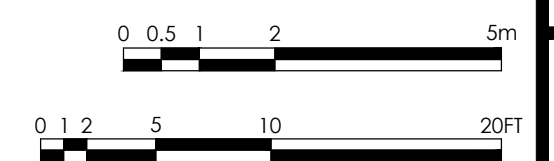
No.	Date	Details	By
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LEVEL 8-11



FLOORPLATE: 8,378.27 S.F.
 778.37 S.M. ✓



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Drawing Title
 LEVEL 7-10

Date: FEBRUARY 2021 Project No. 18-57

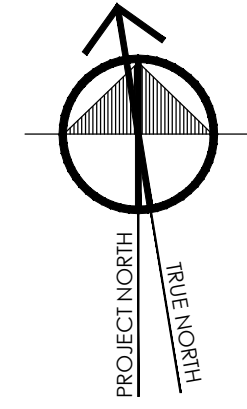
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Drawn By: BNA **A2-10**

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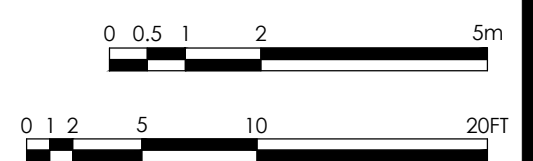
Drawing Title
LEVEL 11

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

Drawn By: BNA **A2-11**

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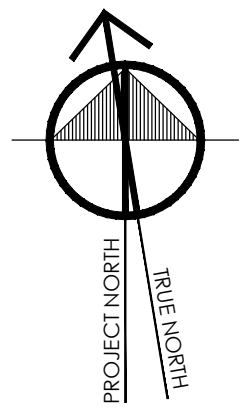


LEVEL8-11

**FLOORPLATE: 7,810.13 S.F.
 725.59 S.M.>650 S.M.(ALLOWED)**

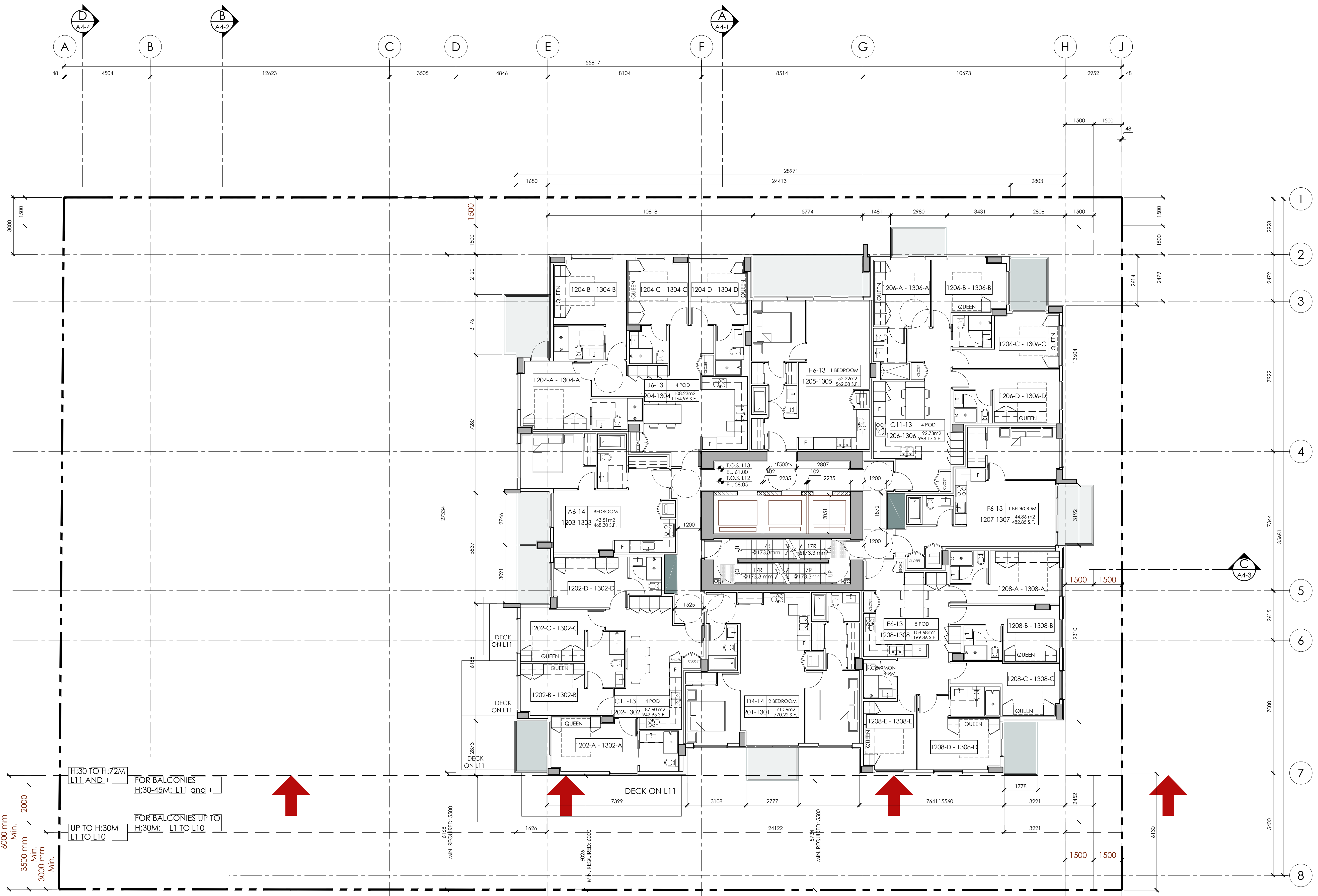
L2
L3
L4
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8-11
12-15
L16

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Project
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VICTORIA, BC

Drawing Title
LEVEL 12-13

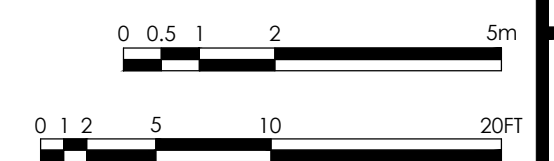
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Scale: 1:100 Drawing No.

Drawn By: BNA **A2-12**

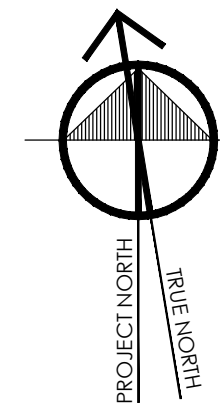
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FLOORPLATE: 7,810.19 S.F.
725.59 S.M. > 650 S.M.

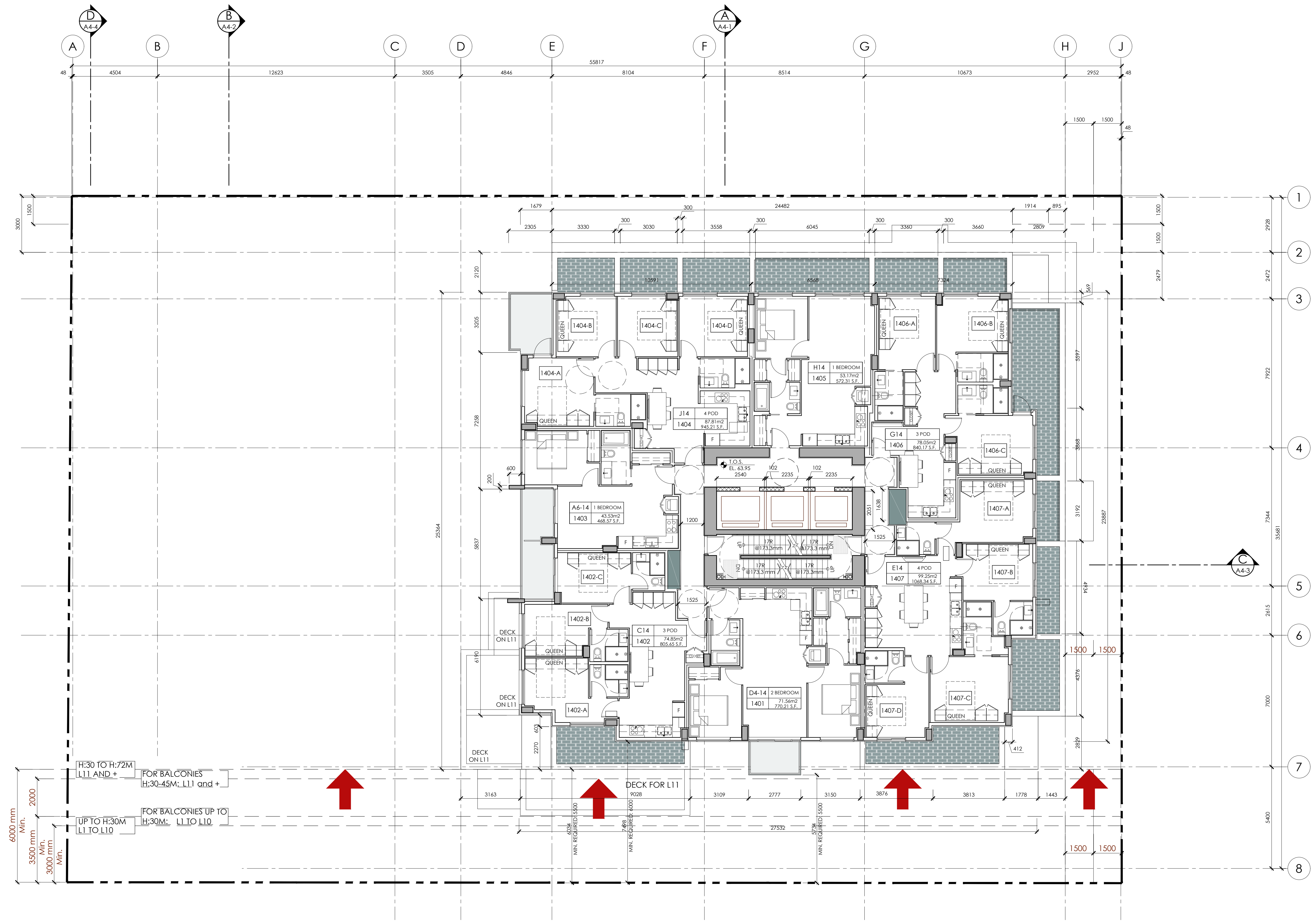


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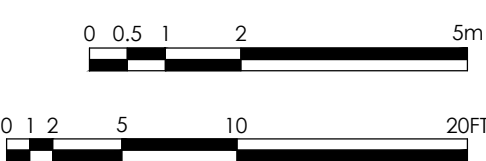
1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

LEVEL 14

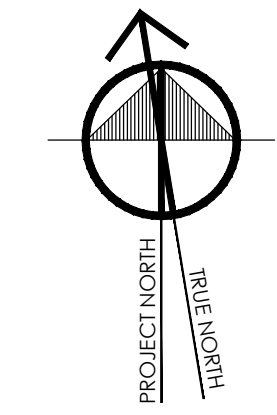
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Scale: 1:100	Drawing No.
Drawn By: BNA	A2-13
File name: H:\18-57\DWG\PRINT SET	

FLOORPLATE: 6,645.87 S.F.
 617.42 S.M. < 650 S.M. ✓

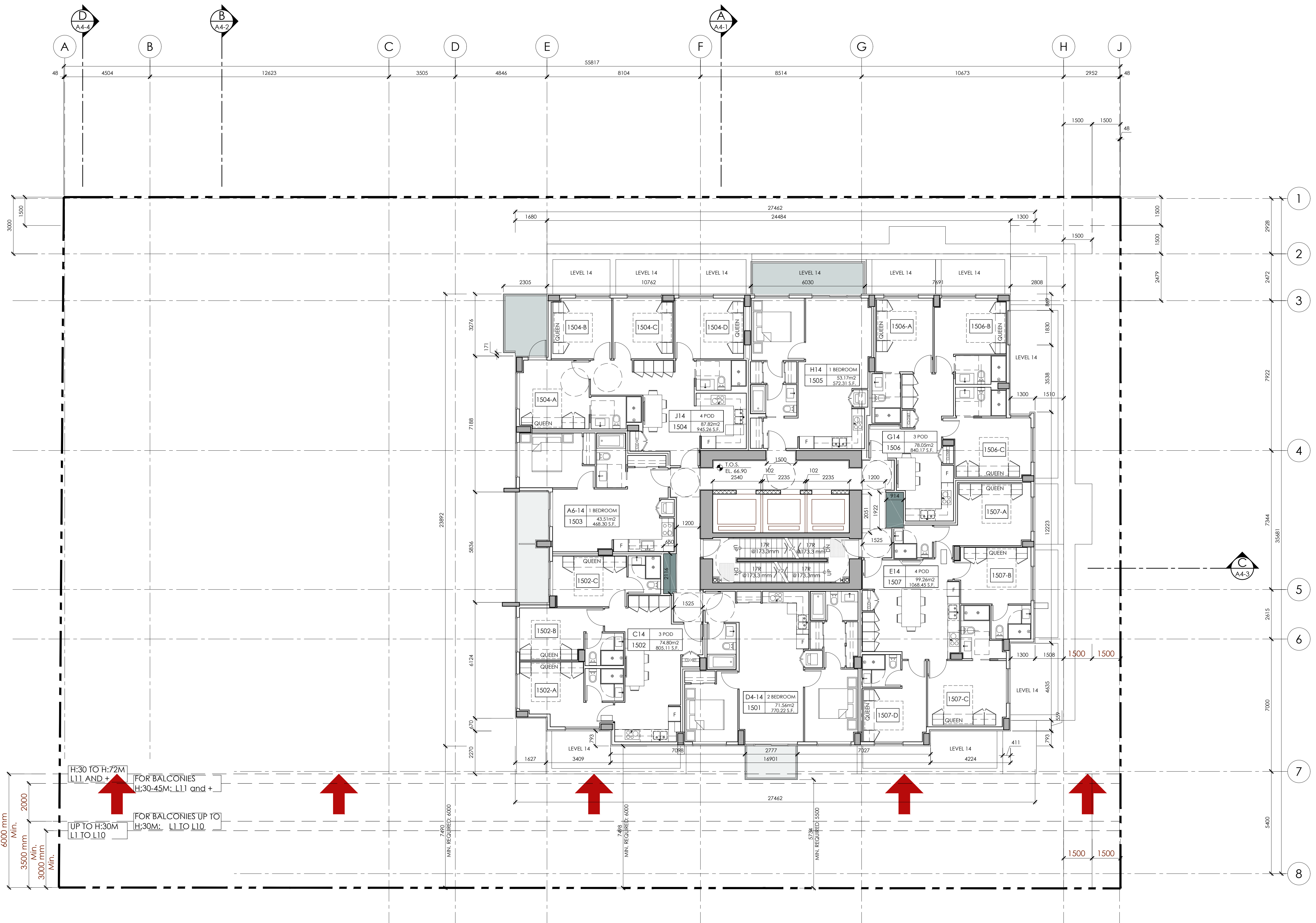


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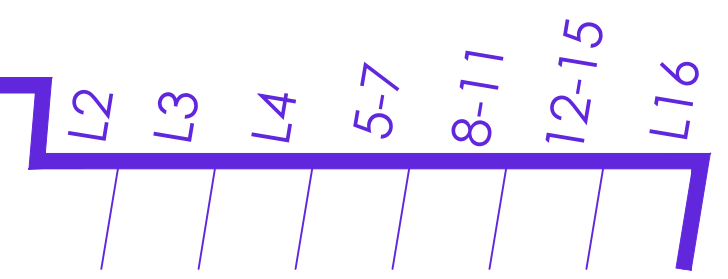
Client
TOWNLINE

Project
1468 VANCOUVER ST.
 VICTORIA, BC

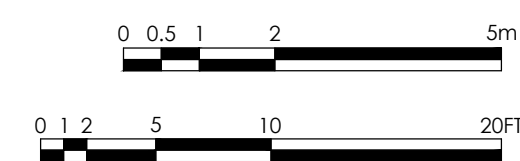
Drawing Title
LEVEL 15

Date: FEBRUARY 2021 Project No. 18-57
 Scale: 1:100 Drawing No.
 Drawn By: BNA **A2-14**
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LEVEL 8-11

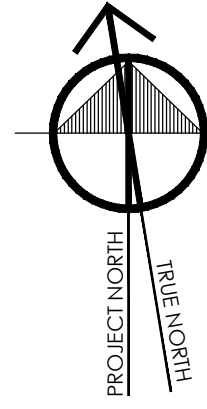


FLOORPLATE: 6,640.00 S.F.
616.88 S.M. <650 S.M. ✓

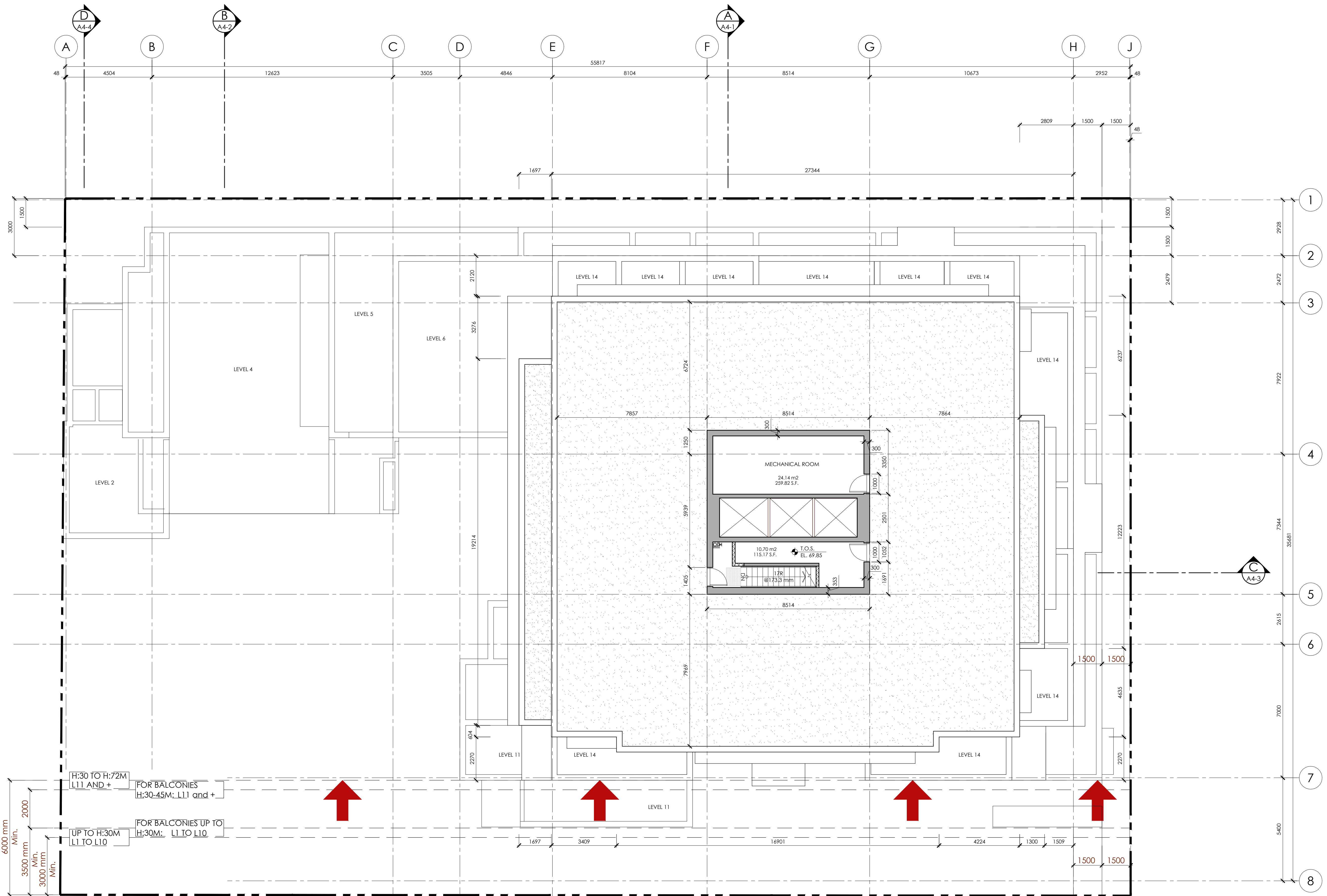


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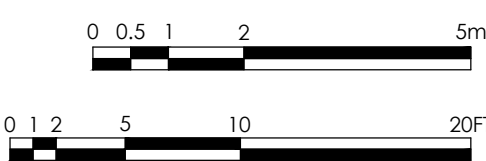
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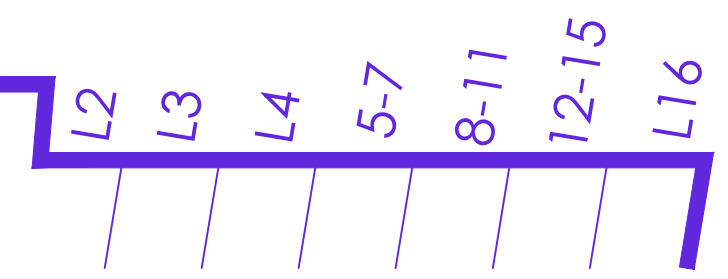
Drawing Title **MECHANICAL LEVEL**

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:100	Drawing No. A2-15
Drawn By: BNA	
File name: H:\18-57\DWGS\PRINT SET	



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LEVEL 8-11



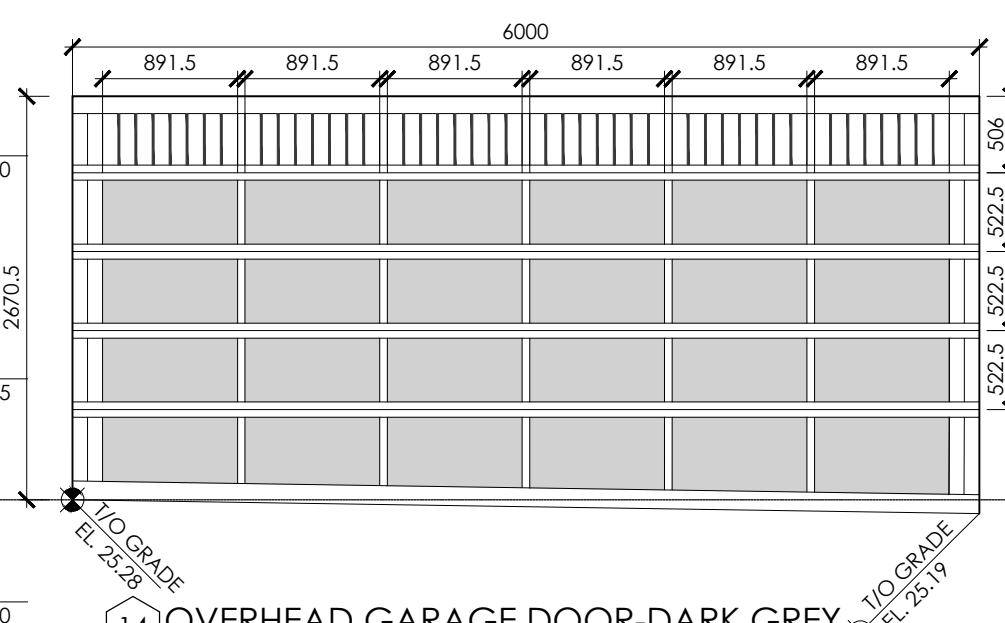
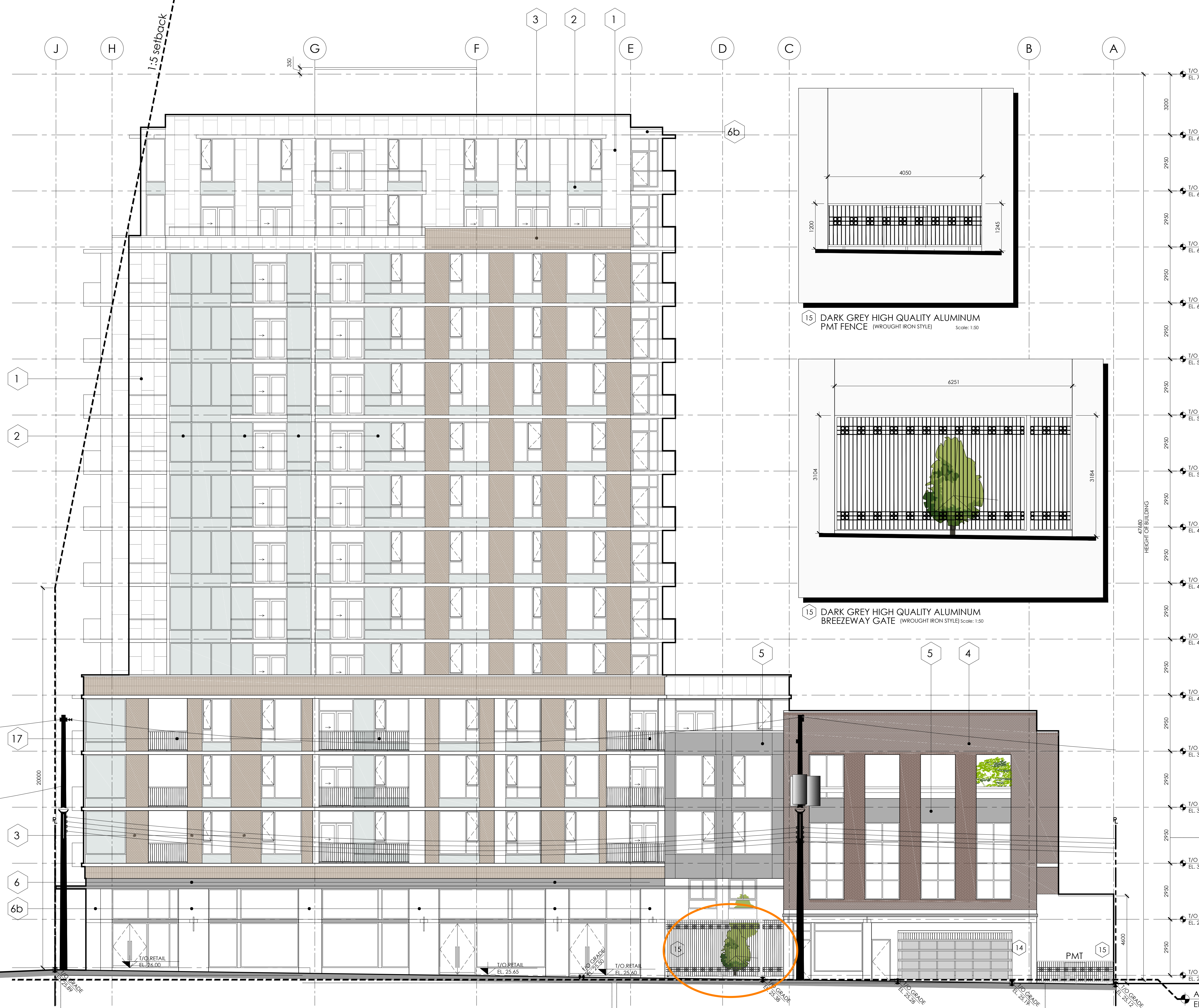
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MATERIAL SCHEDULE

- 1 METAL PANEL - BONE WHITE
- 2 SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
- 3 BRICK 1 INTERSTATE BRICK-TUMBLEWEED
- 4 BRICK 2 INTERSTATE BRICK-BRONZESTONE
- 5 METAL PANEL - CASTLE GREY
- 6 COATED ARCHITECTURAL CONCRETE - DARK GREY
- 6b COATED ARCHITECTURAL CONCRETE - BONE WHITE
- 7 STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
- 8 GLASS RAILING WITH DARK GREY FRAMES
- 9 METAL CAP FLASHING - BONE WHITE
- 10 CLEAR TEMPERED GLASS IN METAL CANOPY
- 11 FRAMELESS GLASS DOOR
- 12 ARCHITECTURAL LOUVERS DARK GREY
- 13 CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
- 14 PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK) FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
- 15 DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
- 16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
- 17 PICKET RAILING DARK GREY ALUMINUM



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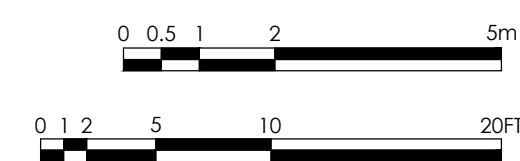
Drawing Title **NORTH ELEVATION**

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

Drawn By: BNA **A3-01**

File name: H:\18-57\DWGS\PRINT SET



H:\18-57\DWGS\PRINT SET\A3-01 NORTH ELEVATION.dwg 2021-03-11 10:07:42 AM Nolyt

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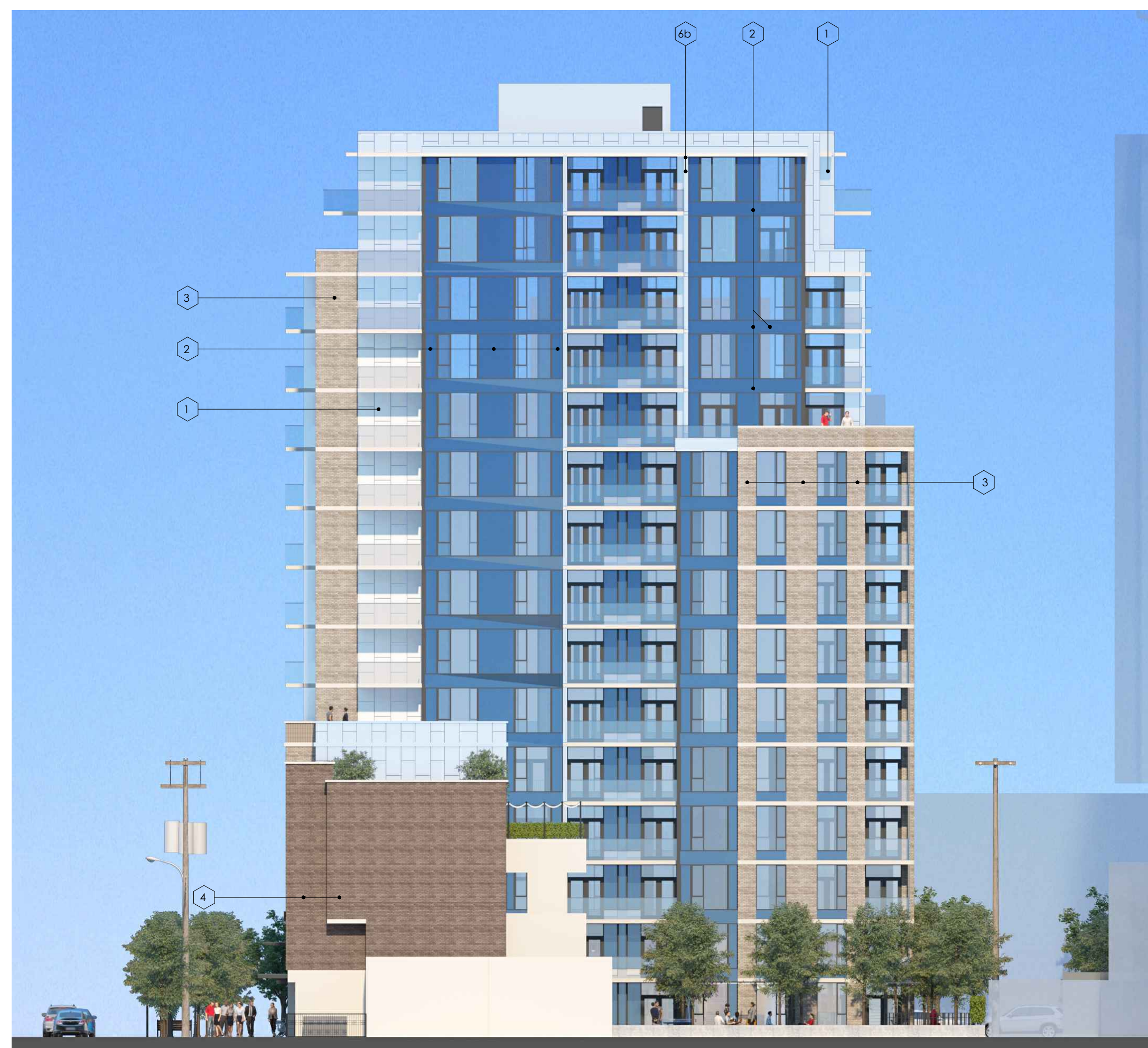
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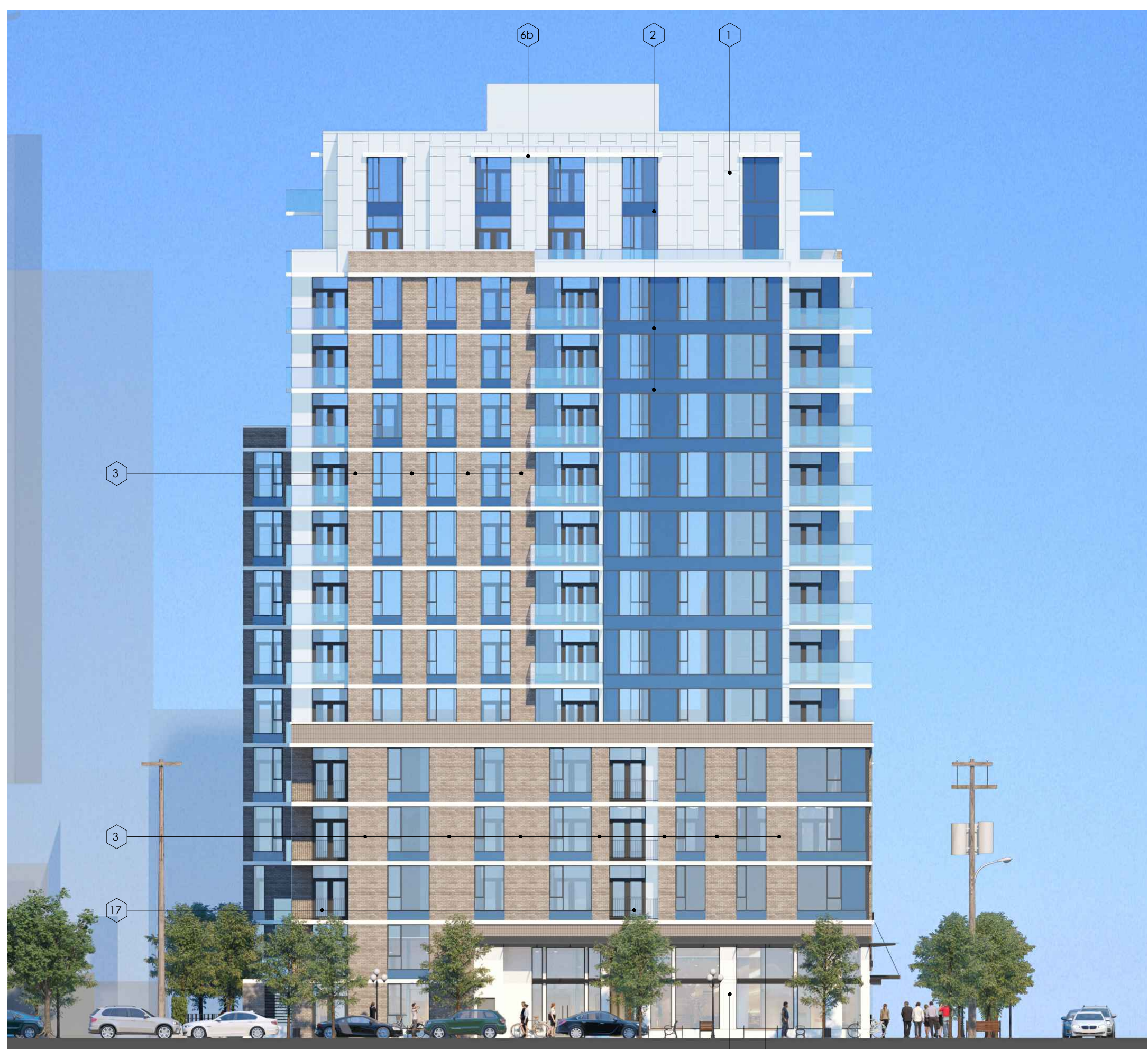
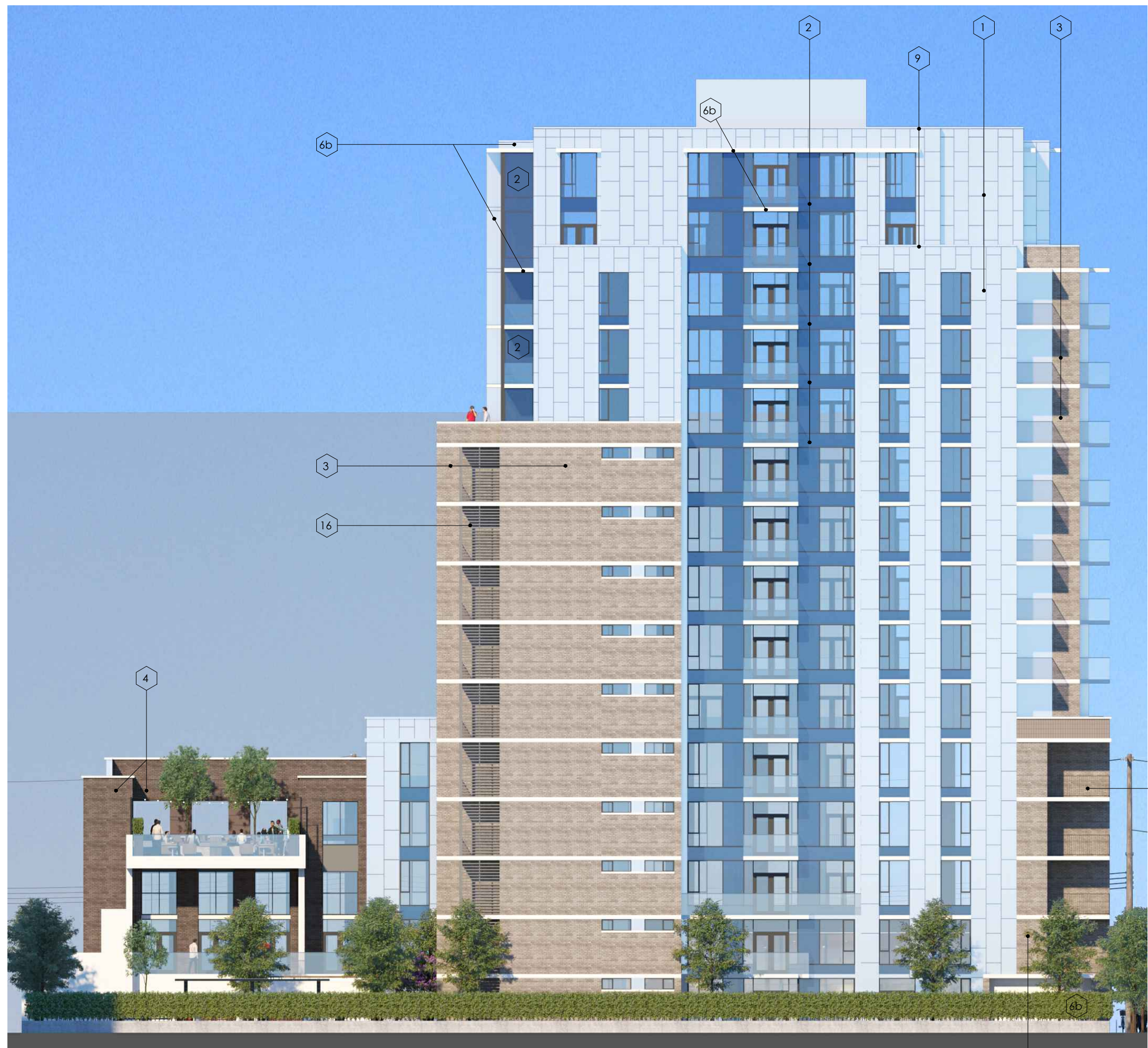
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ELEVATION RENDERINGS

Date: FEBRUARY 2021	Project No. 18-57
Scale: 1:200	Drawing No. A3-01c
Drawn By: BNA	File name: H:\18-57\DWGS\PRINT SET



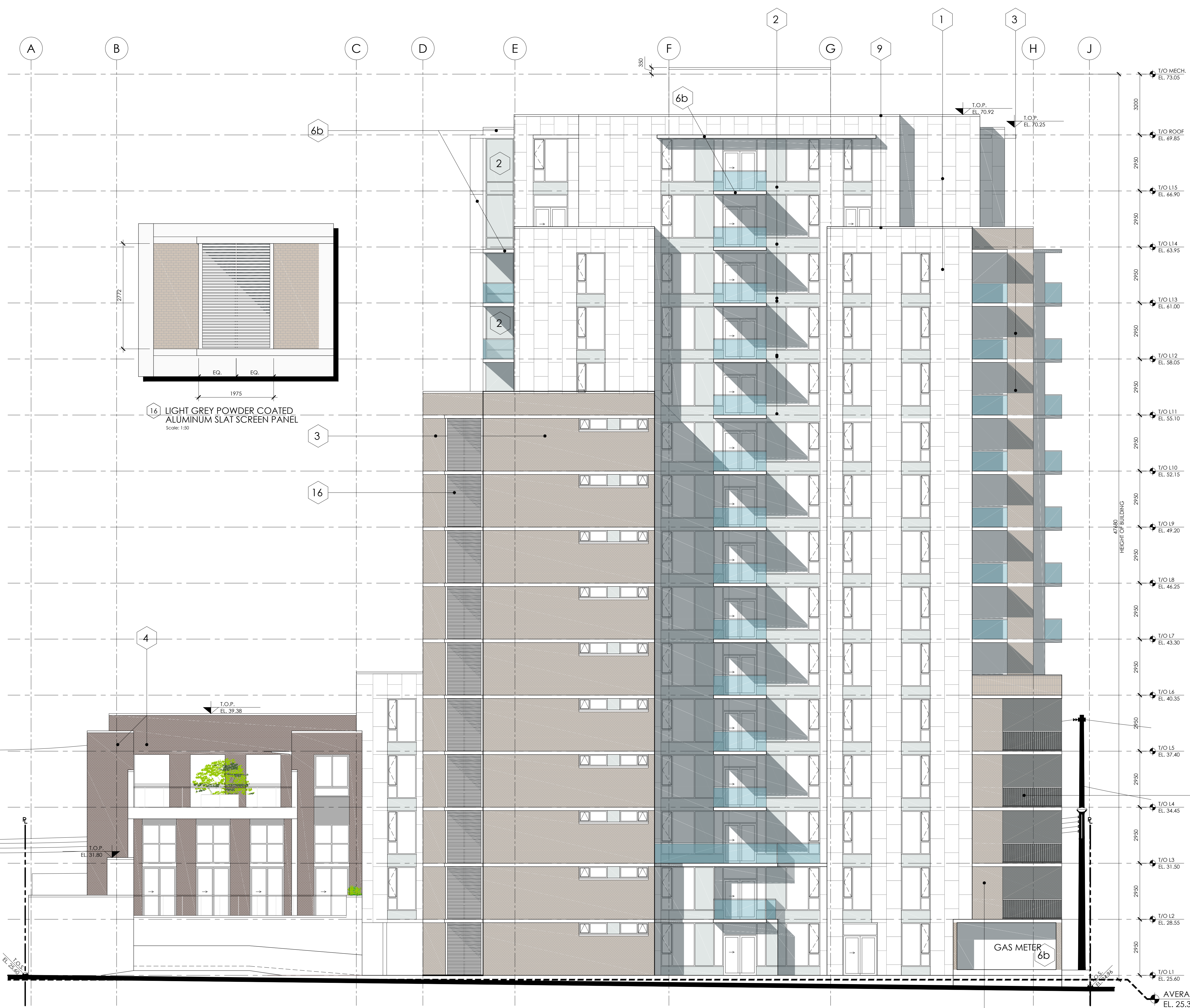
MATERIAL SCHEDULE

- 1 METAL PANEL - BONE WHITE
- 2 SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
- 3 BRICK 1 INTERSTATE BRICK-TUMBLEWEED
- 4 BRICK 2 INTERSTATE BRICK-BRONZESTONE
- 5 METAL PANEL - CASTLE GREY
- 6 COATED ARCHITECTURAL CONCRETE - DARK GREY
- 6b COATED ARCHITECTURAL CONCRETE - BONE WHITE
- 7 STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
- 8 GLASS RAILING WITH DARK GREY FRAMES
- 9 METAL CAP FLASHING - BONE WHITE
- 10 CLEAR TEMPERED GLASS IN METAL CANOPY
- 11 FRAMELESS GLASS DOOR
- 12 ARCHITECTURAL LOUVERS DARK GREY
- 13 CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
- 14 PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK) FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
- 15 DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
- 16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
- 17 PICKET RAILING DARK GREY ALUMINUM



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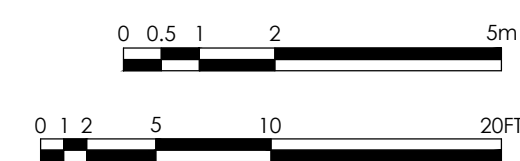
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MATERIAL SCHEDULE

- 1 METAL PANEL - BONE WHITE
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- 4 BRICK 2 INTERSTATE BRICK-BRONZESTONE
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- 6b COATED ARCHITECTURAL CONCRETE - BONE WHITE
- 7 STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
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- 14 PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK) FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
- 15 DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
- 16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
- 17 PICKET RAILING DARK GREY ALUMINUM

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Drawing Title **SOUTH ELEVATION**

Date: FEBRUARY 2021 Project No. 18-57

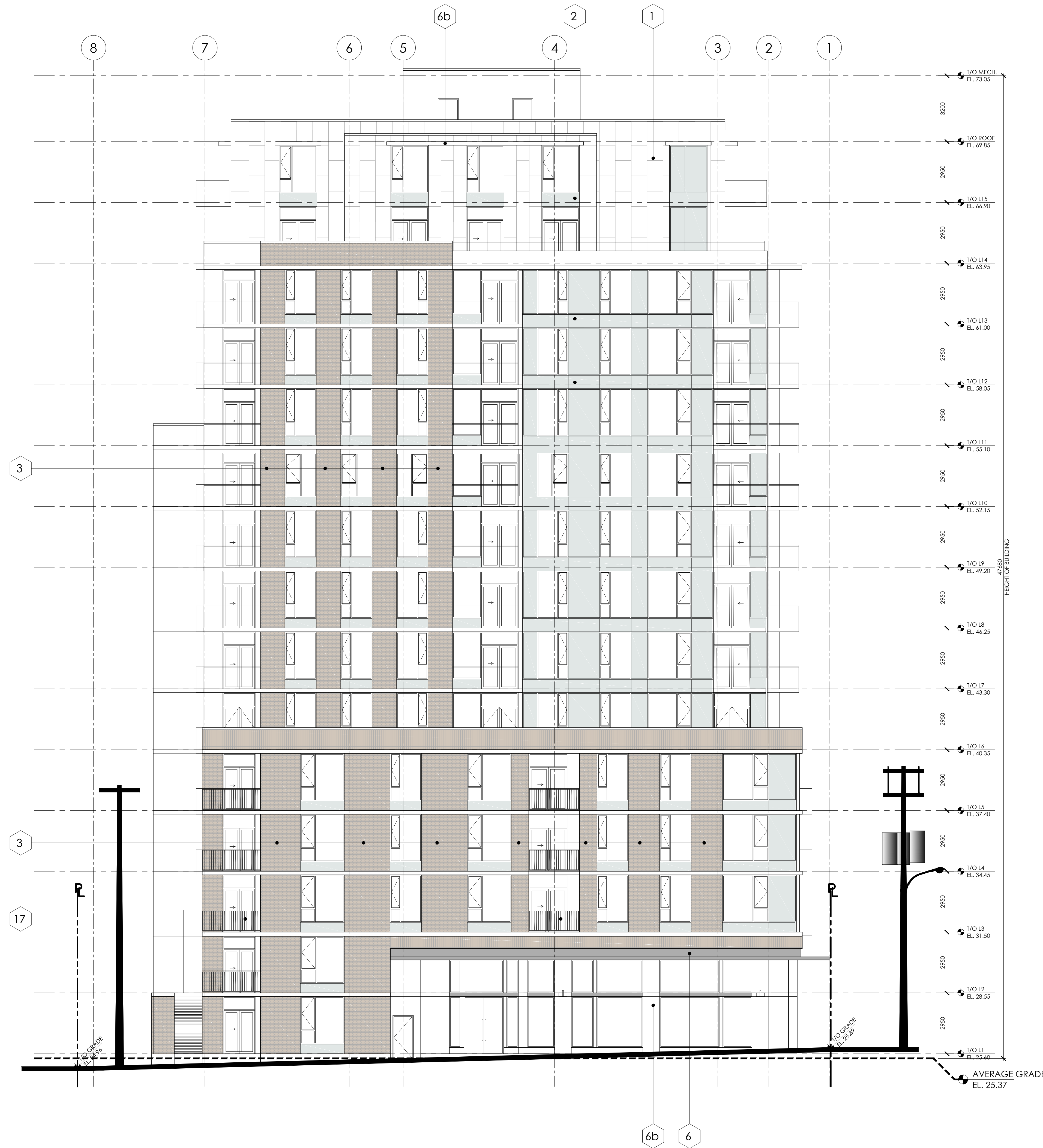
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Drawn By: BNA **A3-02**

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H:\18-57\DWGS\PRINT SET\A3-02 SOUTH ELEVATION.dwg 2021-03-11 10:07:57 AM Nolya

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- 4 BRICK 2 INTERSTATE BRICK-BRONZESTONE
- 5 METAL PANEL - CASTLE GREY
- 6 COATED ARCHITECTURAL CONCRETE - DARK GREY
- 6b COATED ARCHITECTURAL CONCRETE - BONE WHITE
- 7 STOREFRONT CLEAR GLASS WITH DARK GREY MULLION
- 8 GLASS RAILING WITH DARK GREY FRAMES
- 9 METAL CAP FLASHING - BONE WHITE
- 10 CLEAR TEMPERED GLASS IN METAL CANOPY
- 11 FRAMELESS GLASS DOOR
- 12 ARCHITECTURAL LOUVERS DARK GREY
- 13 CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY
- 14 PRE-FINISHED ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR-DARK GREY
TRANSLUCENT TEMPERED GLASS PANELS (6mm THICK) FOR OBSCURITY AND DARK GREY METAL PICKET ON TOP FOR VENTILATION.
- 15 DARK GREY HIGH QUALITY ALUMINUM GATE/FENCE (WROUGHT IRON STYLE)
- 16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL
- 17 PICKET RAILING DARK GREY ALUMINUM

REVISIONS

No.	Date	Details	By
01	2018-12-18	ISSUED FOR REZONING & DP	
02	MAR. 2020	ISSUED FOR DP RESUBMISSION	
03	OCT. 01 2020	ISSUED FOR DP	
04	FEB. 10 2021	REVISION #04	

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Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

EAST ELEVATION

Date: FEBRUARY 2021

Project No. 18-57

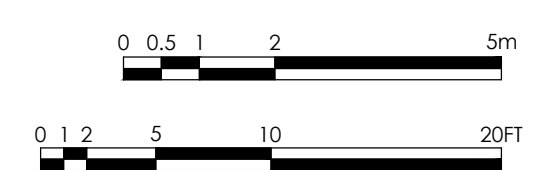
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Drawing No.

Drawn By: BNA

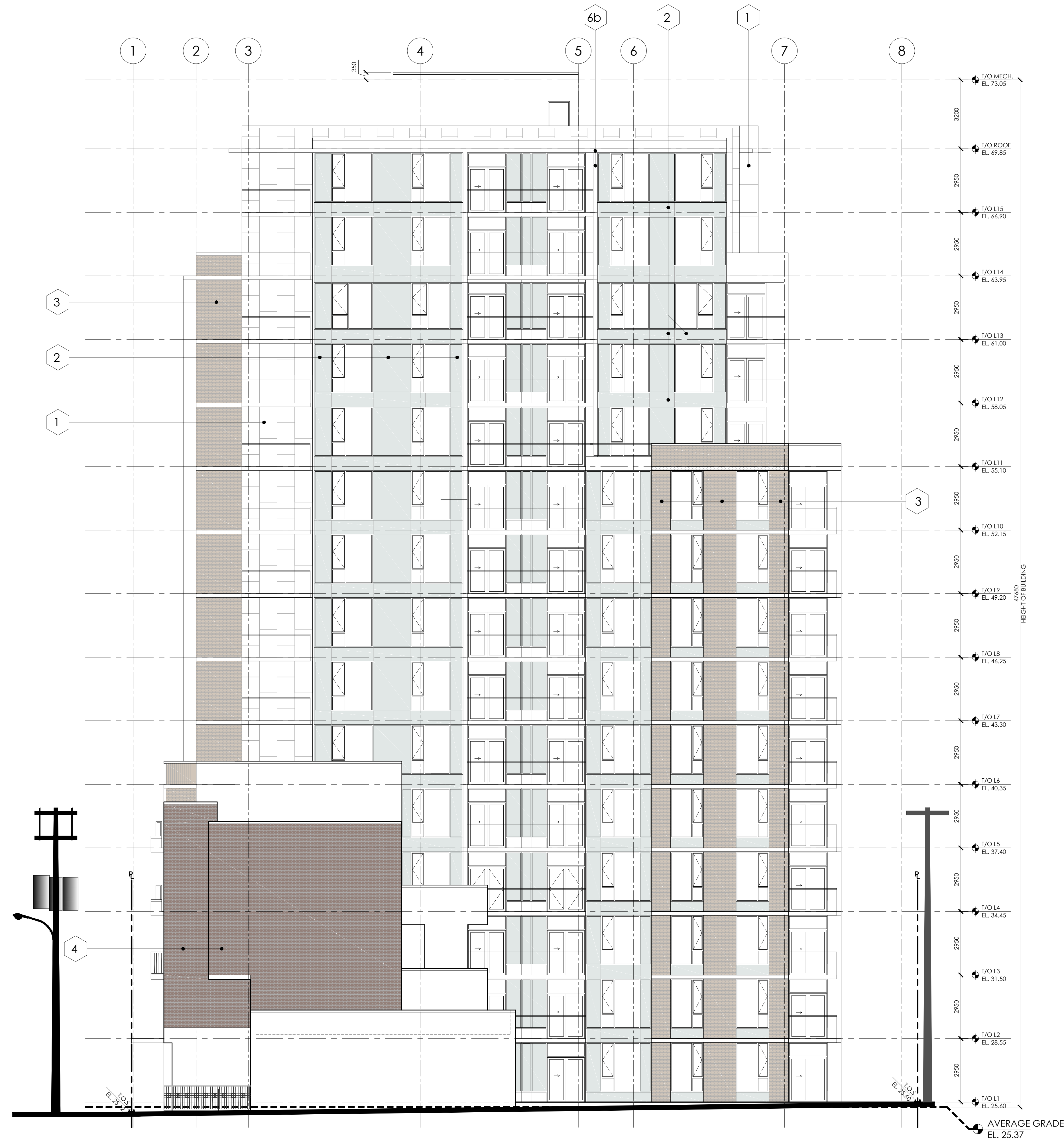
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PANDORA AVE.



MATERIAL SCHEDULE

- 1 METAL PANEL - BONE WHITE
- 2 SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES
- 3 BRICK 1 INTERSTATE BRICK-TUMBLEWEED
- 4 BRICK 2 INTERSTATE BRICK-BRONZESTONE
- 5 METAL PANEL - CASTLE GREY
- 6 COATED ARCHITECTURAL CONCRETE - DARK GREY
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04	FEB. 10 2021	REVISION #04	

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TOWNLINE

Project
 1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title
WEST ELEVATION

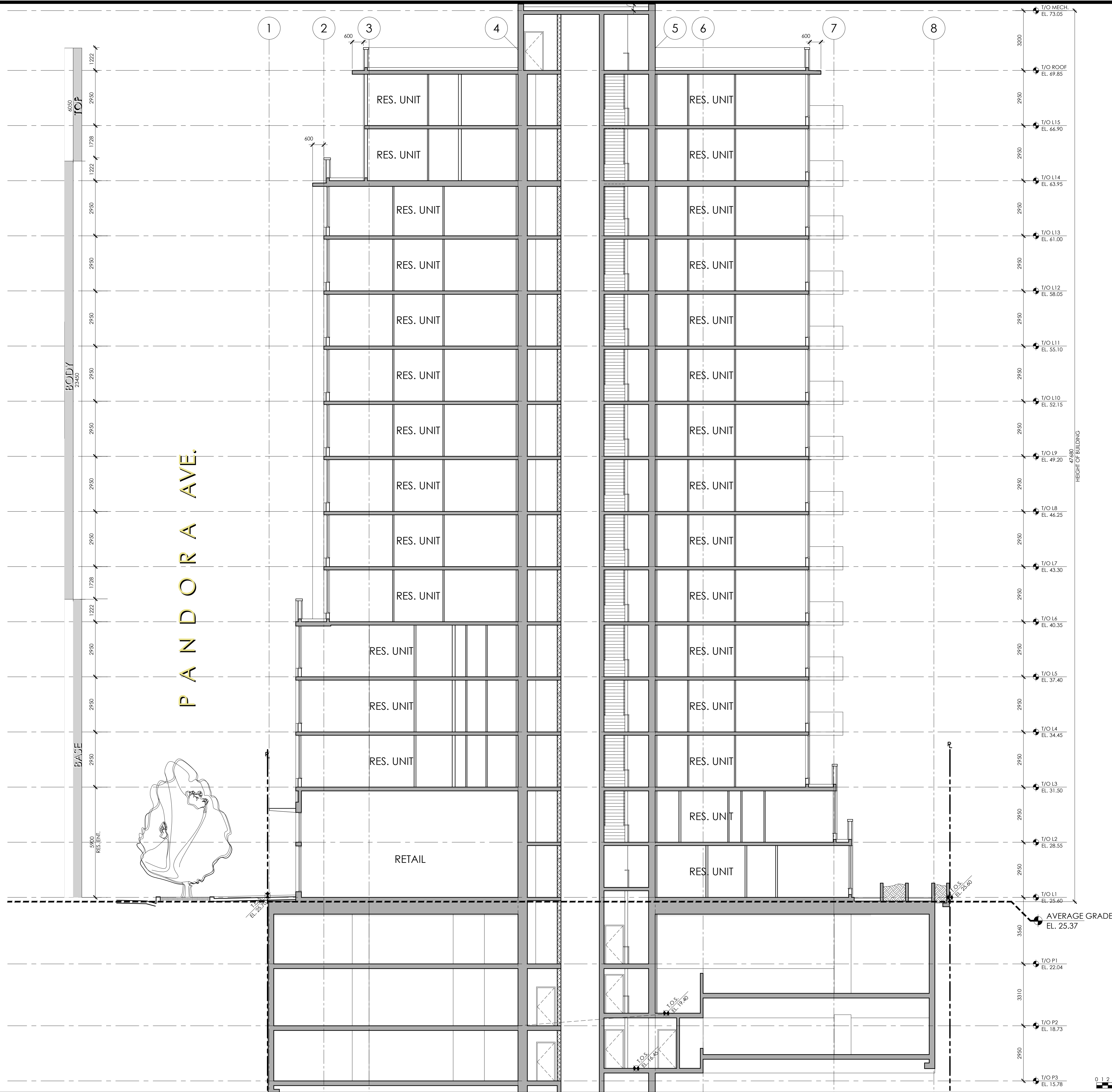
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Scale: 1:100 Drawing No.

Drawn By: BNA **A3-04**

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Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

SECTION A-A

Date: FEBRUARY 2021

Project No. 18-57

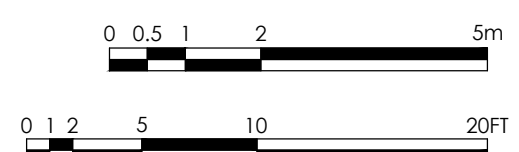
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Drawing No.

Drawn By: BNA

A4-01

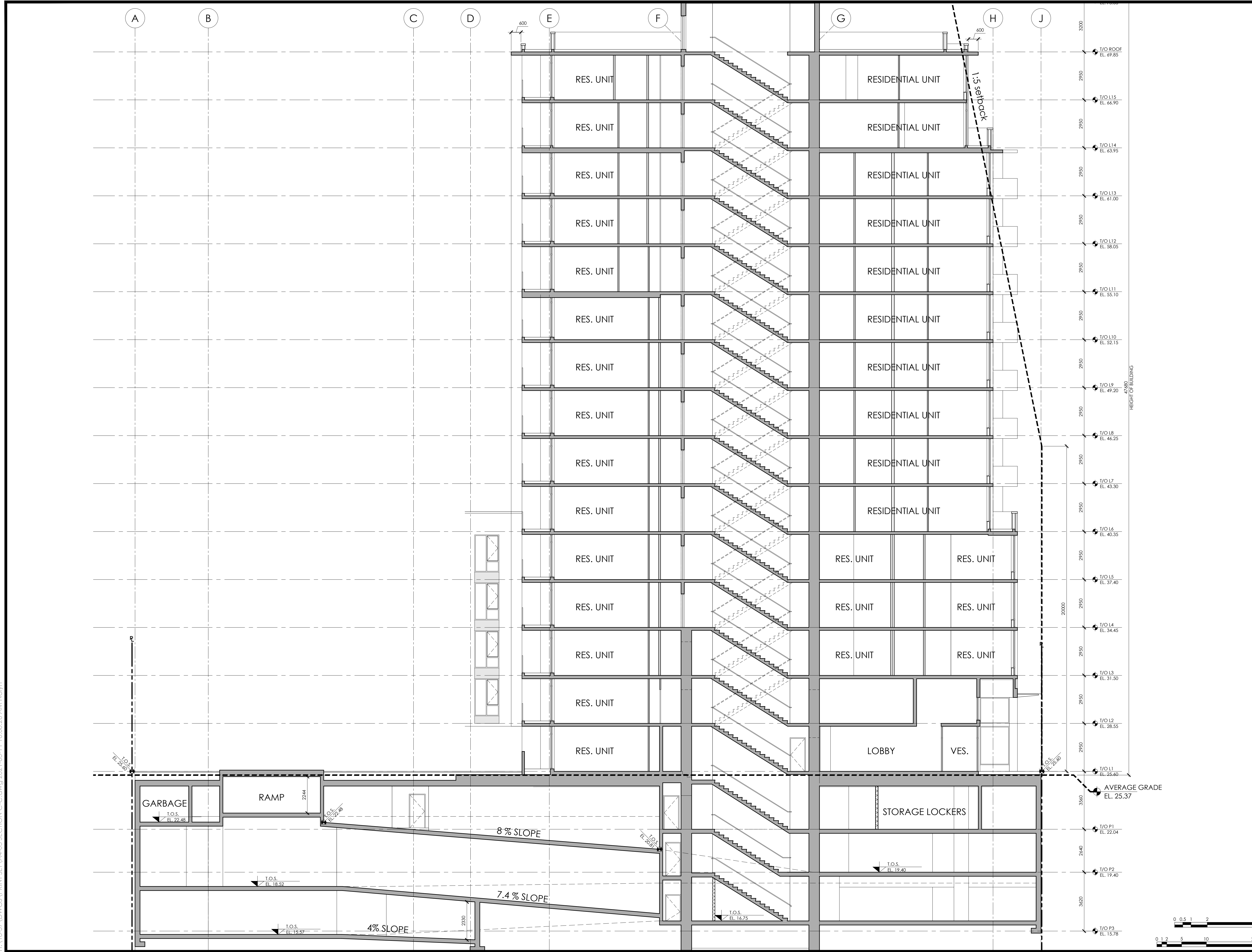
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REVISIONS

No.	Date	Details	By
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Project

1468 VANCOUVER ST.
VICTORIA, BC

Drawing Title

SECTION C-C

Date: FEBRUARY 2021

Project No. 18-57

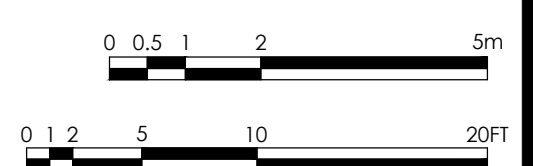
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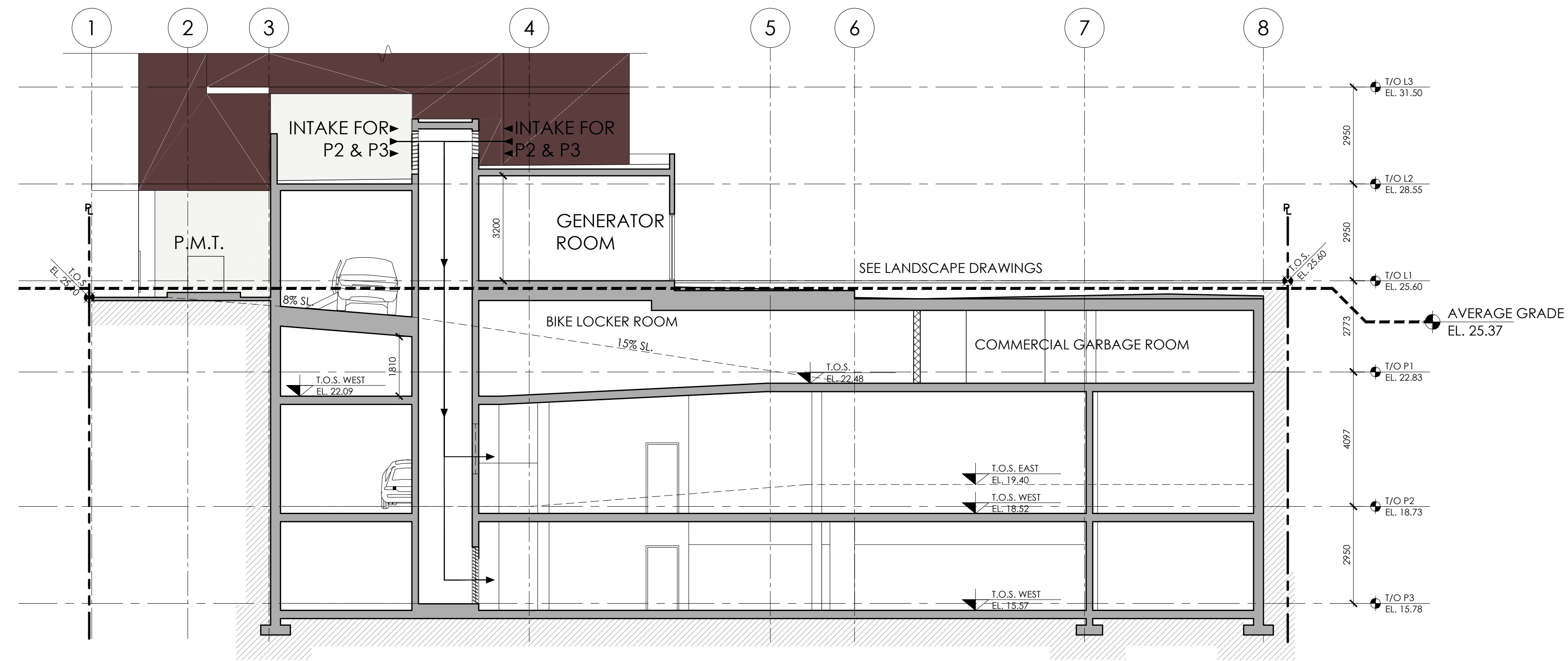
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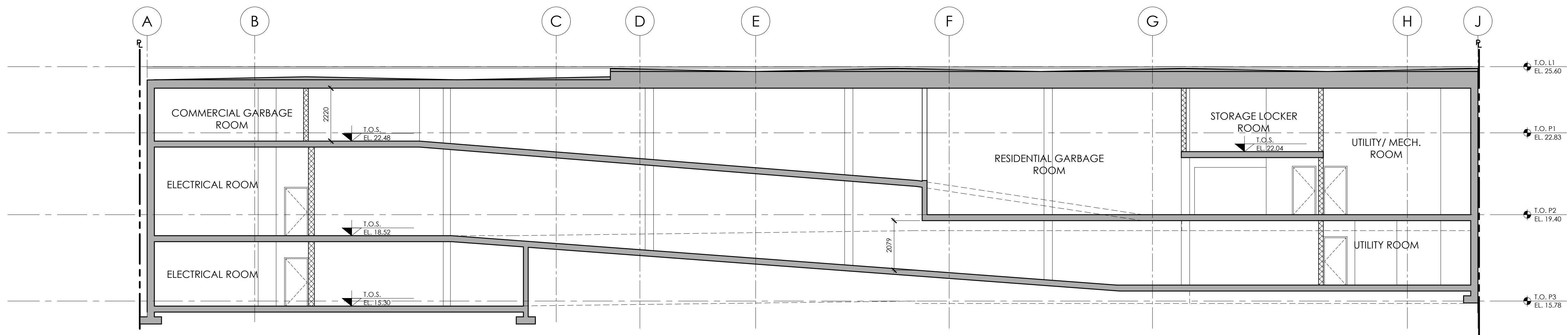


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SECTION D-D



SECTION E-E

REVISIONS

No.	Date	Details	By
01	2018-12-18	ISSUED FOR REZONING & DP	
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Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

SECTIONS D-D & E-E

Date: FEBRUARY 2021

Project No. 18-57

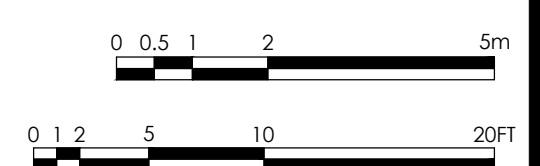
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Drawing No.

Drawn By: BNA

A4-04

File name: H:\18-57\DWG\SET SET



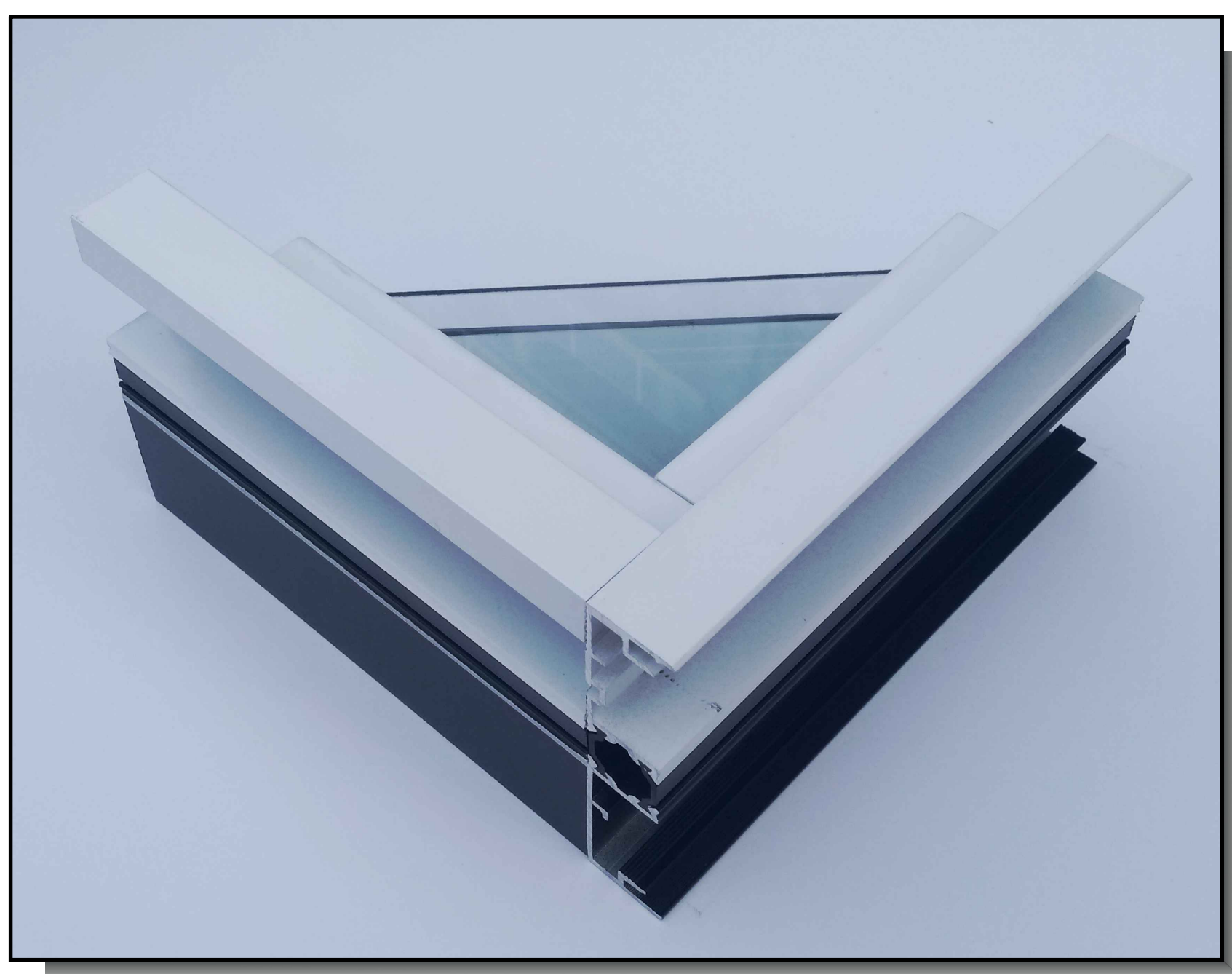
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REVISIONS

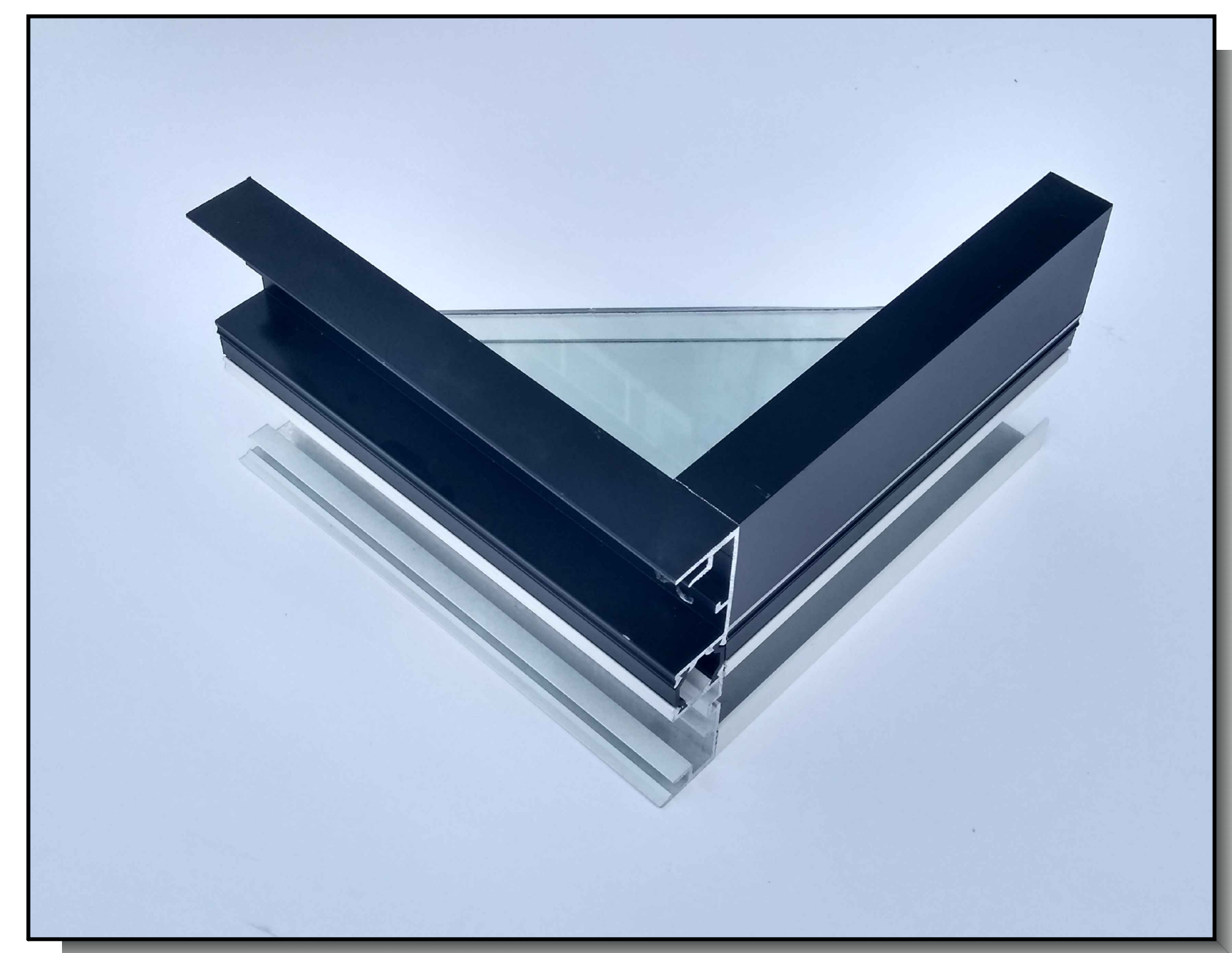
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MATERIAL SCHEDULE

- 1 METAL PANEL - BONE WHITE
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- 17 PICKET RAILING DARK GREY ALUMINUM



1 PREFINISHED METAL PANEL - BONE WHITE



13 CLEAR LOW "E" GLASS IN PREFINISHED ALUMINUM FRAMES- DARK GREY



2 SLIM BRICK VINTAGE MISSION



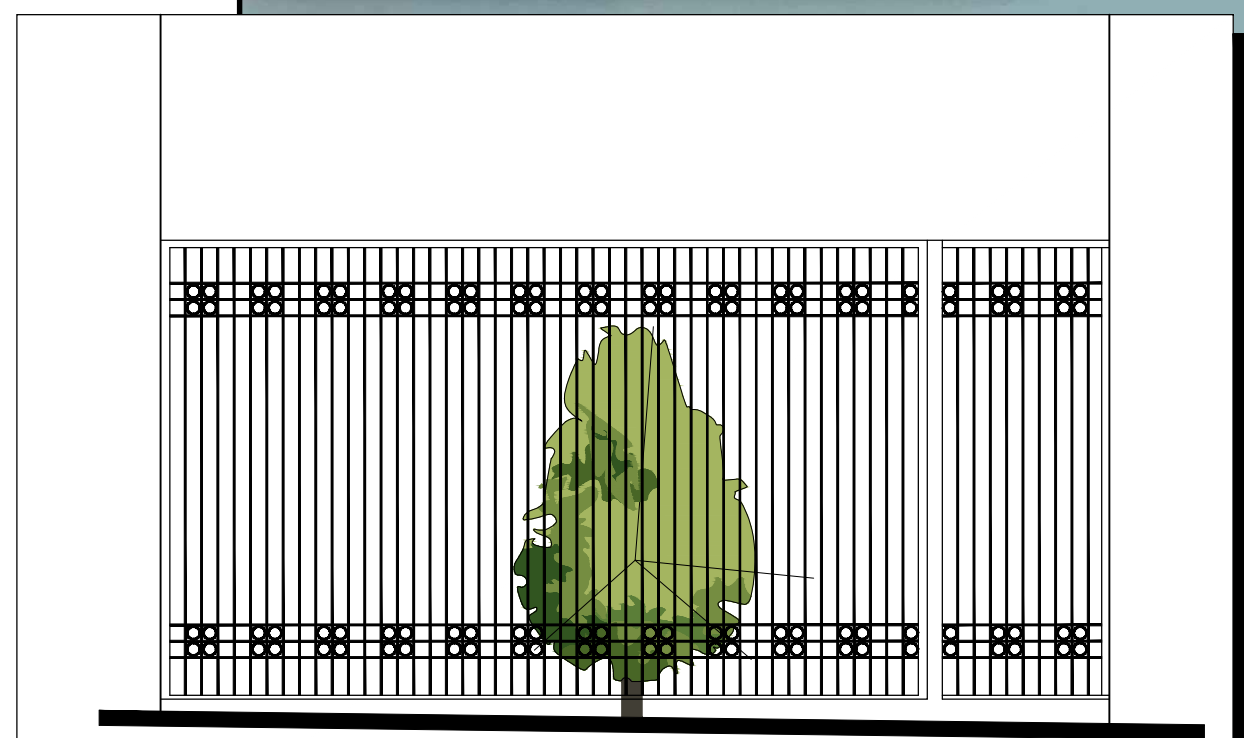
5 METAL PANEL CASTLE GREY

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INDUSTRIES LTD

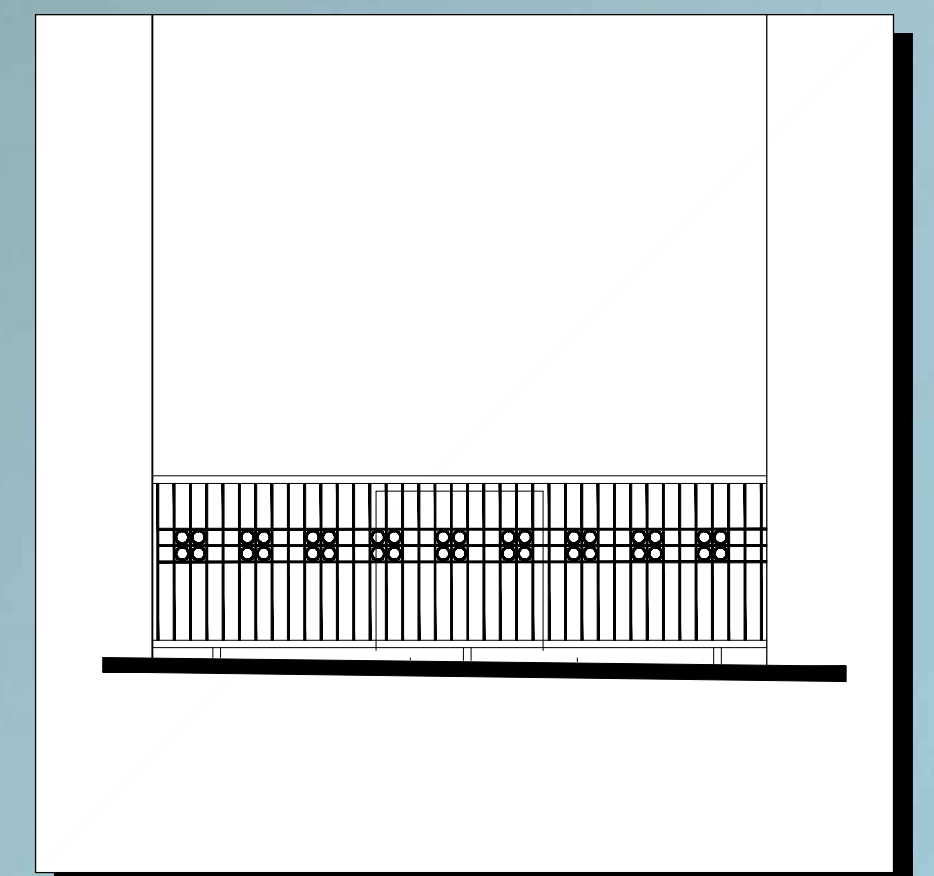
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w/ Roll-Coat Ceramic Frit #2
Paint Color: Silver Spring
Code: FRCLT6-1-104-3

Tel: 604-882-3513 - Sales Fax: 604-882-3510 - WWW.VITRUMINDUSTRIES.COM

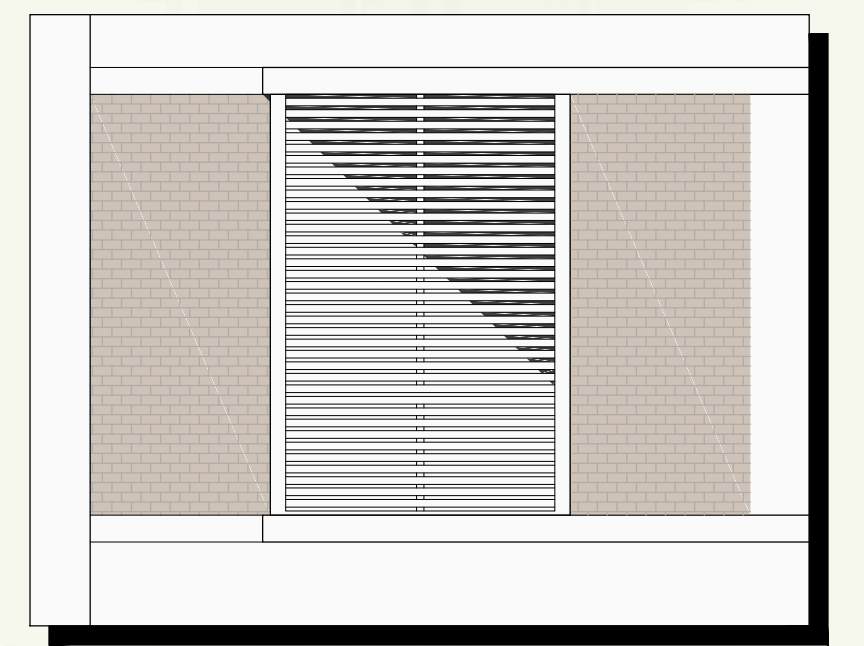
STARLINE
Architectural Windows Ltd.



15 DARK GREY HIGH QUALITY ALUMINUM BREEZEWAY GATE (WROUGHT IRON STYLE) Scale: 1:50



16 DARK GREY HIGH QUALITY ALUMINUM PMT FENCE (WROUGHT IRON STYLE) Scale: 1:50



16 LIGHT GREY POWDER COATED ALUMINUM SLAT SCREEN PANEL Scale: 1:50

1 PREFINISHED METAL PANEL BONE WHITE

6 COATED ARCHITECTURAL CONCRETE (GREY)

2 SPANDREL GLAZING IN DARK GREY PREFINISHED ALUMINUM FRAMES

BRICK 1 INTERSTATE BRICK-TUMBLEWEED



BRICK 2 INTERSTATE BRICK-BRONZESTONE



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Project

1468 VANCOUVER ST.
 VICTORIA, BC

Drawing Title

MATERIAL BOARD

Date: FEBRUARY 2021 Project No. 18-57

Scale: 1:100 Drawing No.

Drawn By: BNA **A5-01**

File name: H:\18-57\DWGS\PRINT SET

DRAWING LIST	
L - 1.0 LANDSCAPE COVER SHEET	
L - 1.1 LEVEL 1 MATERIAL + GRADING PLAN	1:100
L - 1.2 LEVEL 4 MATERIAL + PLANTING PLAN	1:100
L - 2.1 LEVEL 1 PLANTING PLAN	1:100
L - 3.1 LANDSCAPE SECTION	1:50
L - 4.1 LANDSCAPE DETAIL	As indicated
L - 4.2 LANDSCAPE DETAIL	As indicated

GRADING + DRAINAGE	
+ TS 20.00m	top of stair
+ BS 18.00m	bottom of stair
+ TW 20.00m	top of wall
+ BW 18.00m	bottom of wall
+ 10.00m	spot elevation
+ FG 18.50m	finished grade
+ BG 18.35m	building grade
+ HP 18.35m	high point
+ LP 18.35m	low point
+ Ex 8.75	existing elevation (as per survey)
... 2% ...	direction/percent slope
-----	break in slope
DN 4R	direction/number of risers down
TD 10.00m	Trench Drain
AD 10.00m	Area Drain

LANDSCAPE IRRIGATION	
	Irrigation Stub-out (point of connection)
	Frost Free Hose Bib
	Dripline Irrigation
Note: Landscape lighting shown as reference only. Refer to Mechanical and Electric drawings for full information.	
LANDSCAPE LIGHTING	
	Planter Wall (Cast) Light
	Catenary Lights
Note: Landscape lighting shown as reference only. Refer to Electric drawings for full information.	

PLANT MATERIAL REFERENCE IMAGES											
Acer palmatum 'Osakazuki' Osakazuki Japanese Maple	Cornus kousa 'Chinensis' Chinese Dogwood	Magnolia 'Butterflies' Butterflies Magnolia	Lavandula angustifolia 'Munstead' English Lavender	Spiraea japonica 'Little Princess' Little Princess Spirea	Cornus sericea 'Kelsey' Dwarf Redtwig Dogwood	Pennisetum alopecuroides 'Hamein' Dwarf Fountain Grass	Morus - multi variety Multi - variety Apple	Rudbeckia fulgida Black-eyed Susan	Erica carnea 'Spring Pink' Winter Heather	Fragaria everbearing Strawberry	Sedum 'Autumn Joy' Autumn Joy Stonecrop

HARD SURFACING	
	CIP Concrete Paving - Vehicular Crossing to City of Victoria Standard. Colour: natural Finish: light broom min. 6" thickness
	CIP Concrete Paving - Sidewalk to City of Victoria Standard. Colour: natural Finish: light broom min. 4" thickness
	450mm wide Basalt Banding insert with Street Name to City of Victoria Standard Finish: flamed/thermal and sawn edges
	Natural Grey Concrete Unit pavers - To City of Victoria 'New Town' Standard. Size: 225mm x 75mm x 60mm Pattern: 90° herringbone Installation: Mortar set Supplier: Abbotsford Concrete Products
	Concrete Unit pavers Size: 202mm x 101mm x 60mm Pattern: running bond Installation: Mortar set Supplier: Abbotsford Concrete Products
	Heritage Paving Prism Material: glass Installation: set in cip concrete paving
	Hydrapressed Concrete Slabs Size: 600mm x 600mm x 50mm Colour: charcoal; Pattern: Stacked bond Installation: on pedestal Supplier: Abbotsford Concrete Products
	Black Tusk Basalt Paver Size: 300mm x 600mm x 38mm; Finish: flamed pattern: running bond Supplier: Becrock Natural Stone
	Granular Surface
	Cambrian Granite Stone Paver - level 4 Size: 600mm x 300mm x 50mm; pattern: stacked bond Supplier: Becrock Natural Stone

SOFT LANDSCAPE	
	Sand Based Sodded Lawn
	Sodded Lawn with Core Grass System as requested by BC Hydro on Jan 26, 2021 - Refer to sheet L-3.1 for cut sheet provided by BC Hydro
	Shrub/Perennial/Groundcover Beds
	Evergreen Hedging
	Pre-vegetated Green Roof

SITE FURNISHING		
	Metal Tree Grate with Guard - Offsite as per DPRP - New Town District	
	Metal Bike Rack as per DPRP - New Town District 12 bike racks = 24 bike parking 600mm away from building face 600mm o.c.	
	Backed Feature Bench - Offsite as per DPRP - New Town District Supplier: Maglin (800 716 5066)	
	Backless Feature Bench - Offsite as per DPRP - New Town District Supplier: Maglin (800 716 5066)	
	Backed Feature Chair - Offsite as per DPRP - New Town District Supplier: Maglin (800 716 5066)	
	Metal Trash Bin - Offsite Type A: modern metal bin as per Downtown Public Realm Plan	
	Pedestrian Light - Offsite Cluster Globe light Type B as per DPRP - New Town District	
	Salvaged Cedar Log	
	Rounded River Boulder	
	Fire Hydrant Play Equipment w/ water jets	
	Metal Planter with Bench	
	Metal Planter 1'-6"W x 6'-0"L x 3'-6"H	

PLANT LIST				
Sym.	Qty.	Botanical Name	Common Name	Size/Spacing
TREES				
	1	Street Trees along Pandora Street	Final species, location and quantity to be decided by the City of Victoria	
	1	Street Tree along Vancouver Street	Final species, location and quantity to be decided by the City of Victoria	
	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal. Specimen
	4	Cornus kousa 'Chinensis' (*)	Chinese Dogwood	6cm cal. Specimen
	6	Magnolia 'Butterflies'	Butterfly Magnolia (yellow flower)	6cm cal. Specimen
	3	Magnolia x soulangiana 'Galaxy'	'Galaxy' Saucer Magnolia	6cm cal., Uniformed Specimen
	5	Populus tremula 'Erecta'	Columnar European Aspen	5cm cal. Specimen
SHRUBS				
A1	16	Azalea 'Gumpo White'	Dwarf Azalea (white flower)	#2 pot, 450mm o.c.
A2	13	Azalea 'Gumpo Pink'	Dwarf Azalea (pink flower)	#2 pot, 450mm o.c.
Gs	77	Gaultheria shallon (*)	Salal	#3 pot, 600mm o.c.
Rh	4	Magnolia stellata 'Royal Star'	Star Magnolia	3m ht., multi-stem
Rh	5	Rhododendron 'English Roseum'	English Roseum Rhododendron	1.2m ht., B&B
RY	77	Rhododendron 'Yaku Princess'	Yaku Princess Rhodo (Pink)	#3 pot, 600mm o.c.
Sj	9	Spiraea japonica 'Little Princess' (*)	Little Princess Japanese Spirea	#3 pot, 600mm o.c.
T	303	Taxus x media 'Hilli'	Hilli Yew Hedge (Male Only)	1.2m ht., RB to RB
GROUND COVERS / PERENNIALS / GRASSES / EMERGENT / SUBMERGENT				
e	86	Erica carnea 'Springwood Pink' (*)	Winter Heather	#1 pot, 300mm o.c.
ic	18	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	10cm pot, 350mm o.c.
la	63	Lavandula angustifolia 'Munstead' (*)	English Lavender	#2 pot, 450mm o.c.
li	113	Liriope muscari 'Variegata'	Variegated Lily-Turf	#1 pot, 300mm o.c.
ph	98	Pennisetum alopecuroides 'Hamein' (*)	Dwarf Fountain Grass	#1 pot, 450mm o.c.
r	40	Rudbeckia fulgida 'Little Goldstar' (*)	Black-eyed Susan	10cm pot, 350mm o.c.
se	15	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 pot, 400mm o.c.
General Planting Notes:				
1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.				
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.				
3. All 'Soft Landscape Areas' to be irrigated to IIABC Standards using a high efficiency irrigation system.				
4. All trees to be staked in accordance with BCNTA Standards.				
5. All plants with an asterisk (*) are butterfly/bird friendly species.				
Irrigation Notes:				
1. All 'Soft Landscape Planting Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards, complete with Rain and Wind Sensor.				
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.				
3. Backflow preventer to building code/municipal standards to be provided in mechanical room.				
4. Drawings are of schematic nature only. Design built shop drawings shall be provided to consultant for review prior to construction.				
Off-site Irrigation Notes:				
1. All irrigation work, including required inspections, shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw.				
2. Irrigation design shall be submitted for review and approval to City of Victoria Parks Division no less than 30 days prior to scheduled installation.				
3. Off-site irrigation shall be sourced separately and independent from on-site irrigation. Refer to Supplementary Specifications for all irrigation work.				
4. All new trees shall be irrigated using tree drip rings independent from and/or in addition to shrub bed/lawn zones. RainBird spray heads shall be used for rain gardens.				
5. Irrigation valves shall be RainBird PGA, not DVF.				
6. Commercial RainBird low flow drip kits used for drip lines. XCZ-100-PRB-LC, PEB Valve and Pressure Regulating (40 psi) Basket Filter				

05	Jan 29 - 2021	Issued for DP
04	Sep 25 - 2020	Issued for DP Resubmission
03	Mar 26 - 2020	Issued for DP Resubmission
02	Dec 12 - 2018	Issued for Development Permit
01	Nov 06 - 2018	Progress Set
no.:	date:	item:
Revisions:		



Project:

1468 VANCOUVER STREET
VICTORIA, BC

Drawn by: LF
Checked by: PK
Date: 2018-11-02
Scale: NTS

Drawing Title:

LANDSCAPE
LEGEND / SCHEDULE

Project No.:

18073

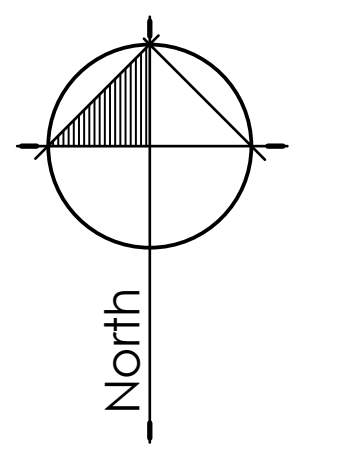
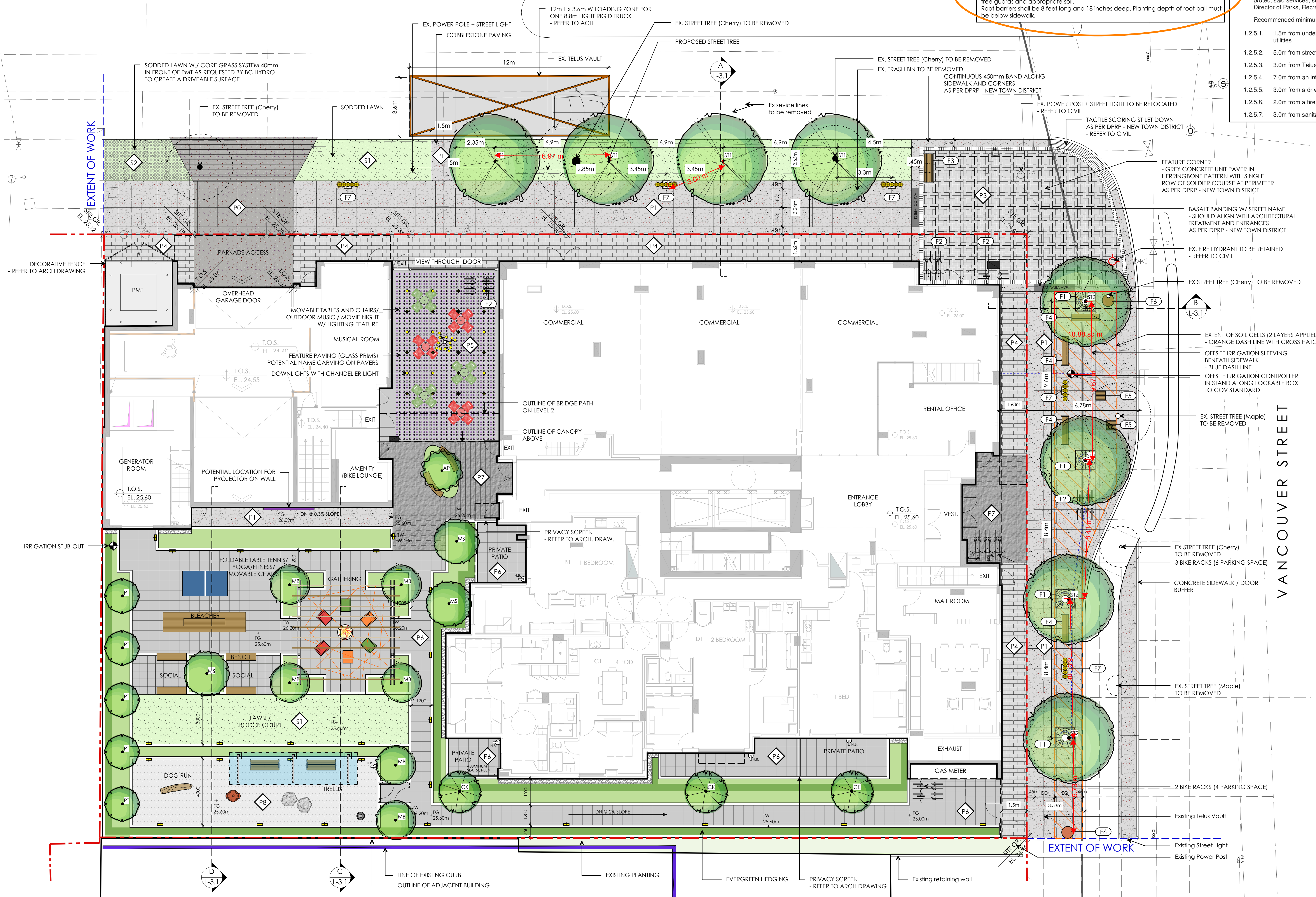
Sheet No.:

L - 1.0

PANDORA AVENUE

PROPOSED STREET TREE NOTES:
 Prior to starting work please contact Parks Division to discuss protection of street trees and other Park infrastructure.
 Contact Jane Walters at 250.361.0622 to confirm planting location. New tree must be of good standard, minimum 7cm calliper and installed with approved root barriers, tree guards and appropriate soil.
 Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk.

- RECOMMENDED MINIMUM DISTANCE FOR PLANTING STREET TREES:**
- 1.2.5. Street tree placement shall be placed in a manner not to pose significant impacts to underground and overhead servicing. Listed below are minimum distances regarding services. Instances where street trees are required and the minimum distances can not be achieved, trees will be planted with mitigation measures to protect said services, subject to the approval of the Director of Engineering and Director of Parks, Recreation and Culture.
 - Recommended minimum distances for planting street trees:
 - 1.2.5.1. 1.5m from underground BC Hydro, natural gas and communication utilities
 - 1.2.5.2. 5.0m from street lights and BC Hydro poles
 - 1.2.5.3. 3.0m from Telus poles that have no street light
 - 1.2.5.4. 7.0m from an intersection
 - 1.2.5.5. 3.0m from a driveway crossing
 - 1.2.5.6. 2.0m from a fire hydrant, water service lateral, catch basin, Kiosk, vault
 - 1.2.5.7. 3.0m from sanitary sewer or storm drain laterals



Revisions:	no.:	date:	item:
	05	Jan 29 - 2021	Issued for DP
	04	Sep 25 - 2020	Issued for DP Resubmission
	03	Mar 26 - 2020	Issued for DP Resubmission
	02	Dec 12 - 2018	Issued for Development Permit
	01	Nov 06 - 2018	Progress Set



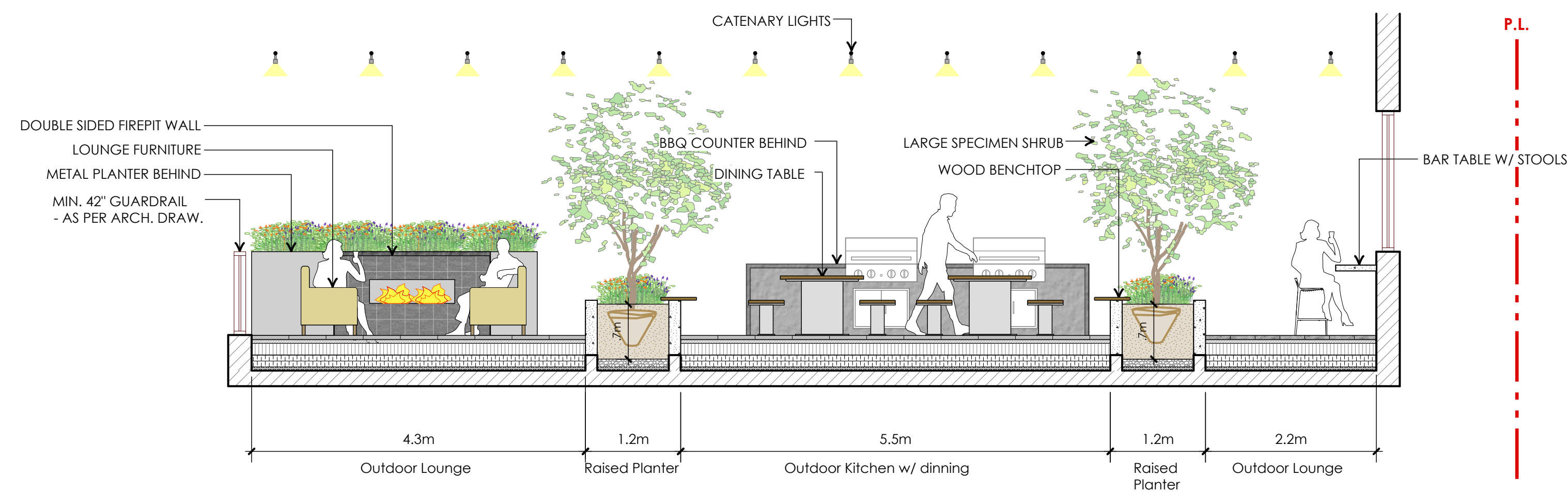
Project:
1468 VANCOUVER STREET
VICTORIA, BC

Drawn by: LF
 Checked by: PK
 Date: 2018-11-02
 Scale: 1:100

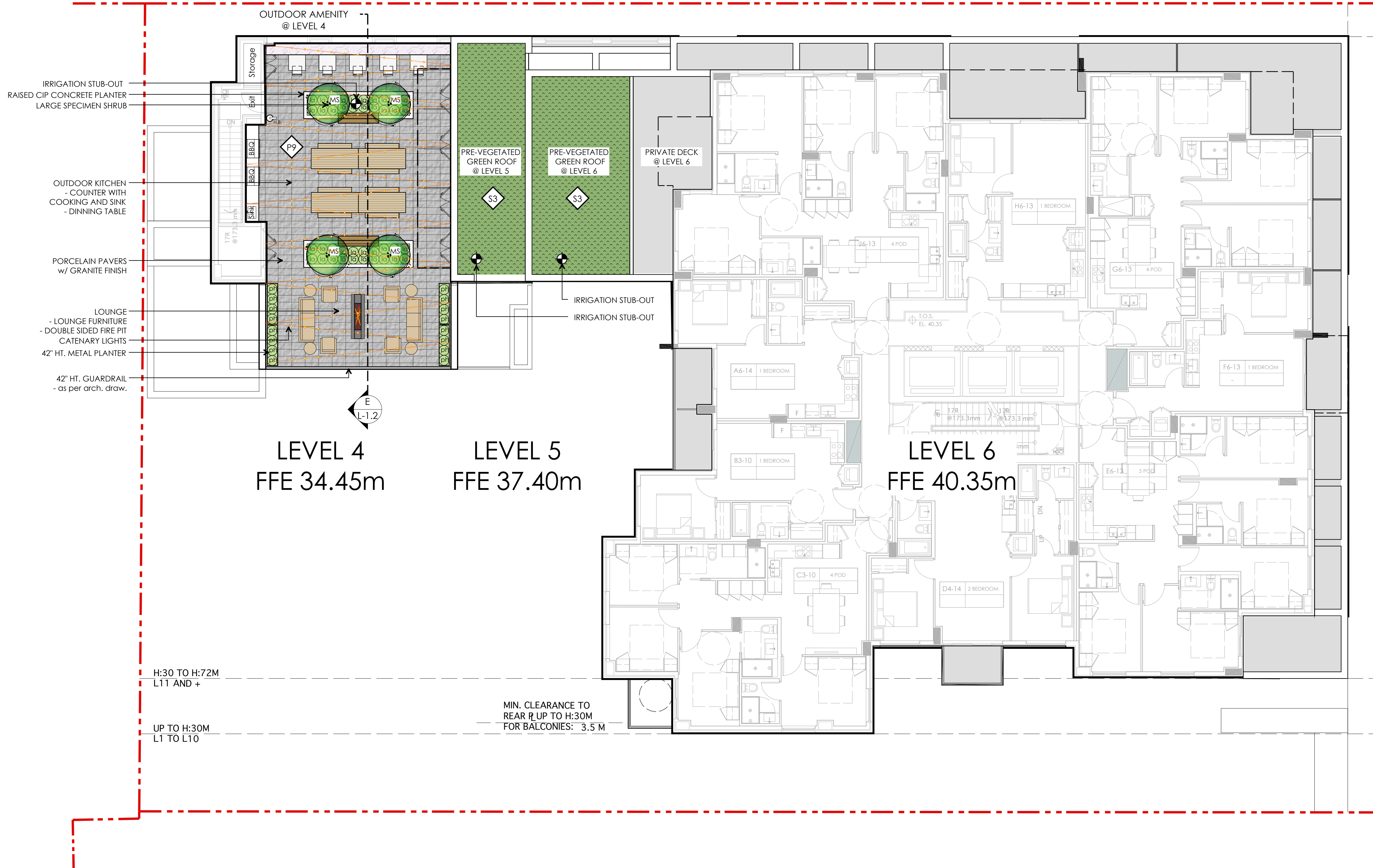
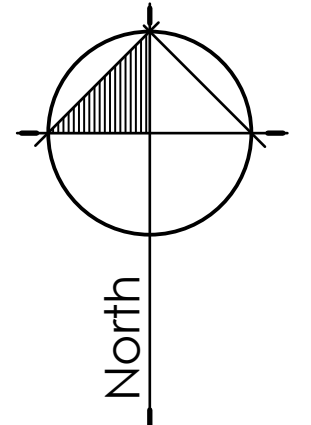


Drawing Title:
Level 1
MATERIAL + GRADING PLAN

Project No.:
18073
 Sheet No.:



E SECTION THROUGH LEVEL 4 AMENITY AREA
SCALE: 1:50



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Revisions:

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www.dkl.bc.ca

Project:
**1468 VANCOUVER STREET
VICTORIA, BC**

Drawn by: LF
Checked by: PK
Date: 2018-11-02
Scale: 1:100

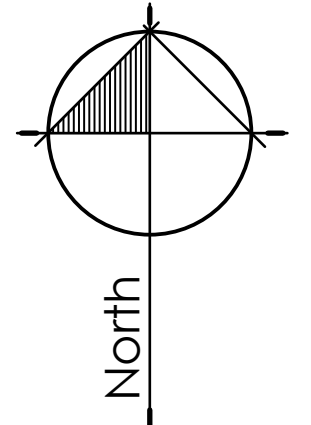


Drawing Title:
**Level 4
MATERIAL + PLANTING PLAN**

Project No.:
18073

Sheet No.:

PANDORA AVENUE



EXTENT OF WORK

VANCOUVER STREET

05	Jan 29 - 2021	Issued for DP
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Scale: 1:100



Drawing Title:

Level 1

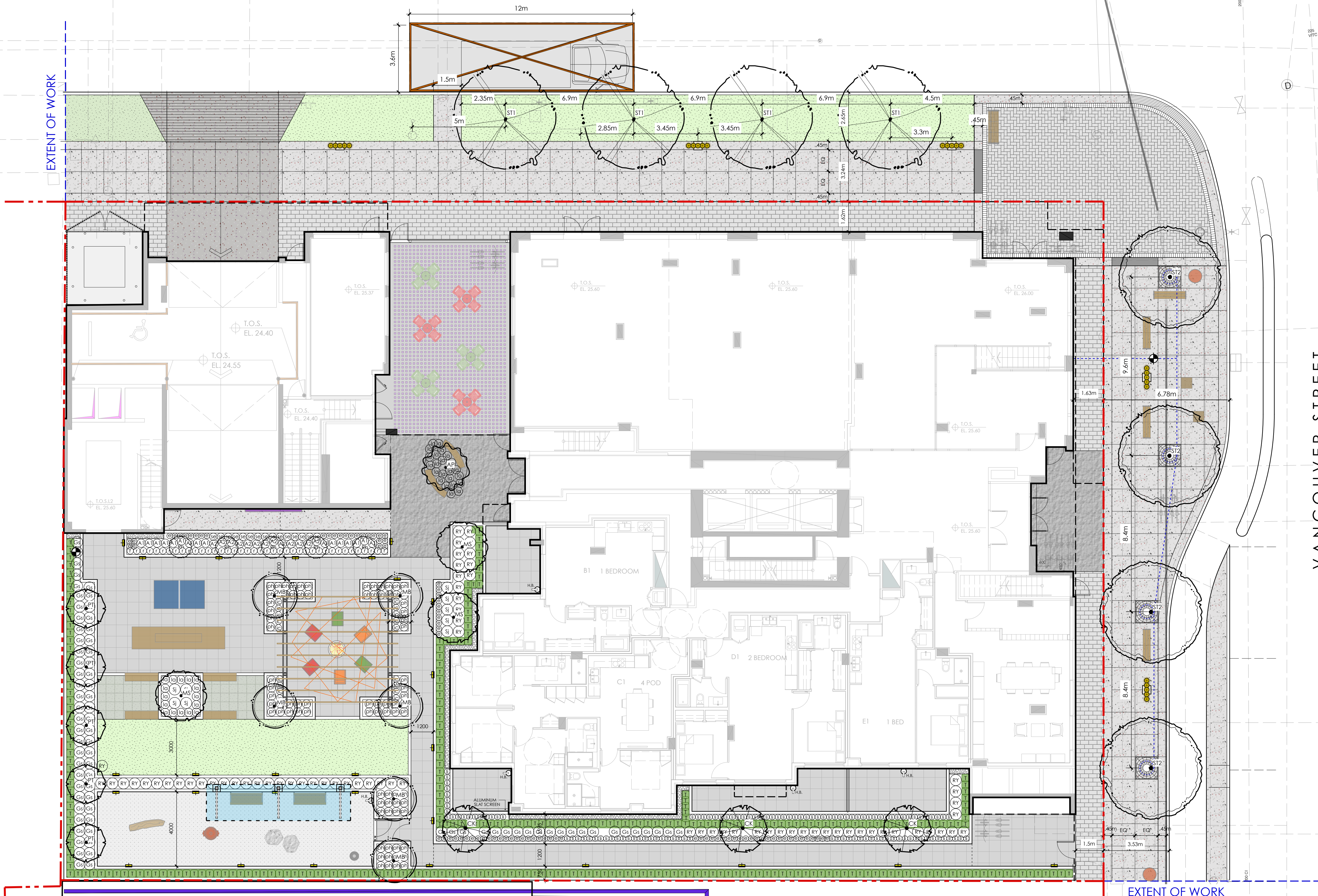
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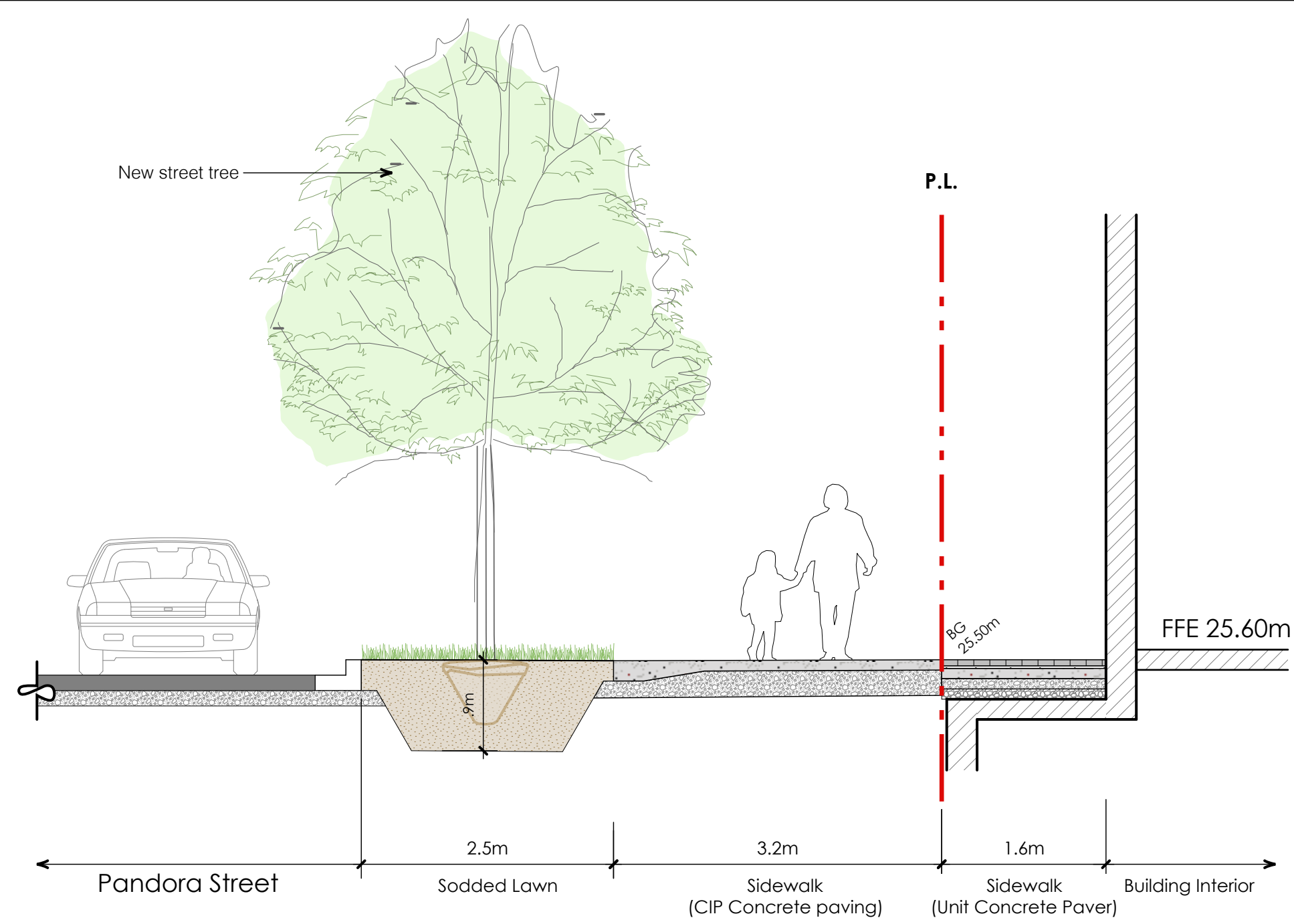
Project No.:

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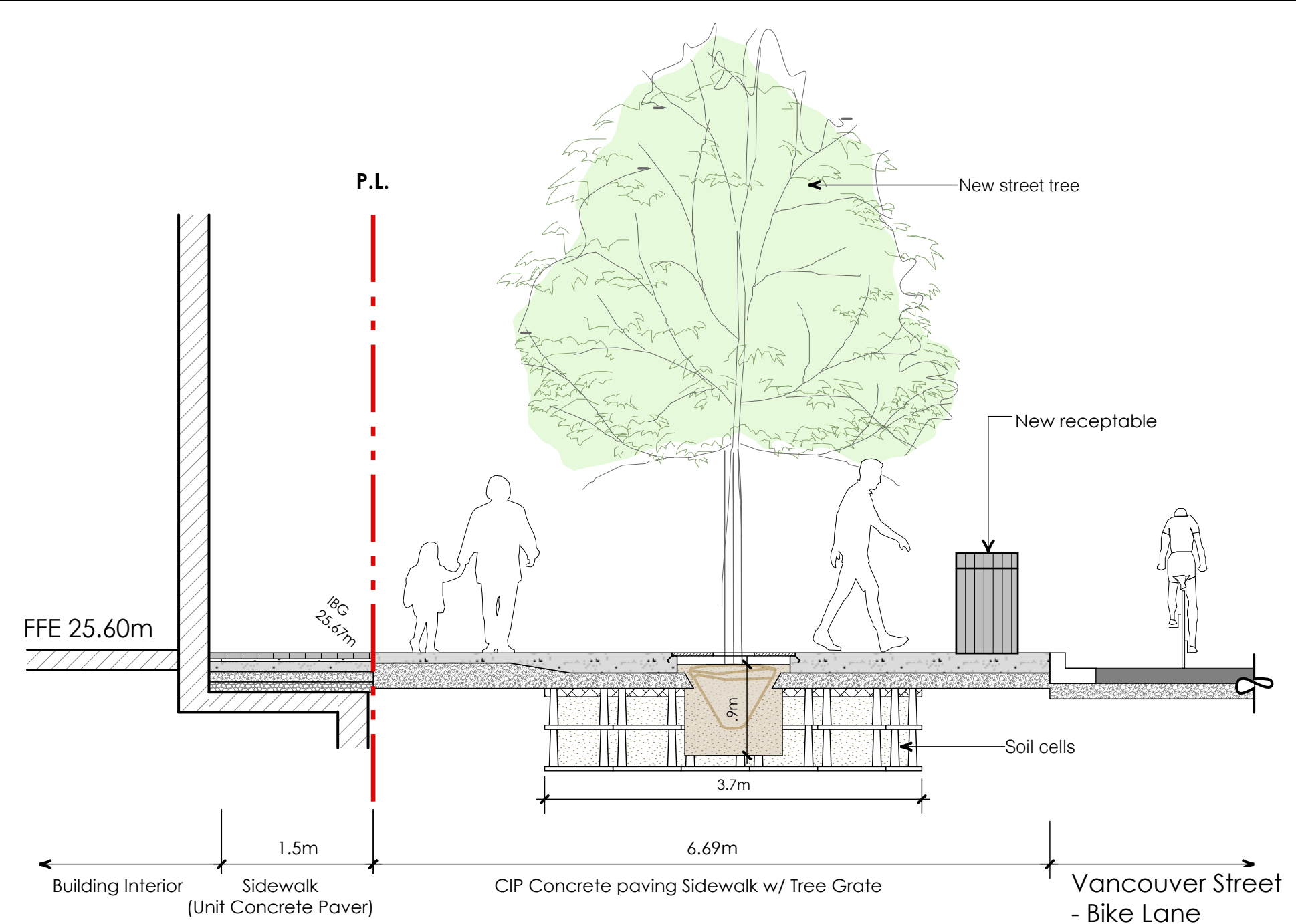
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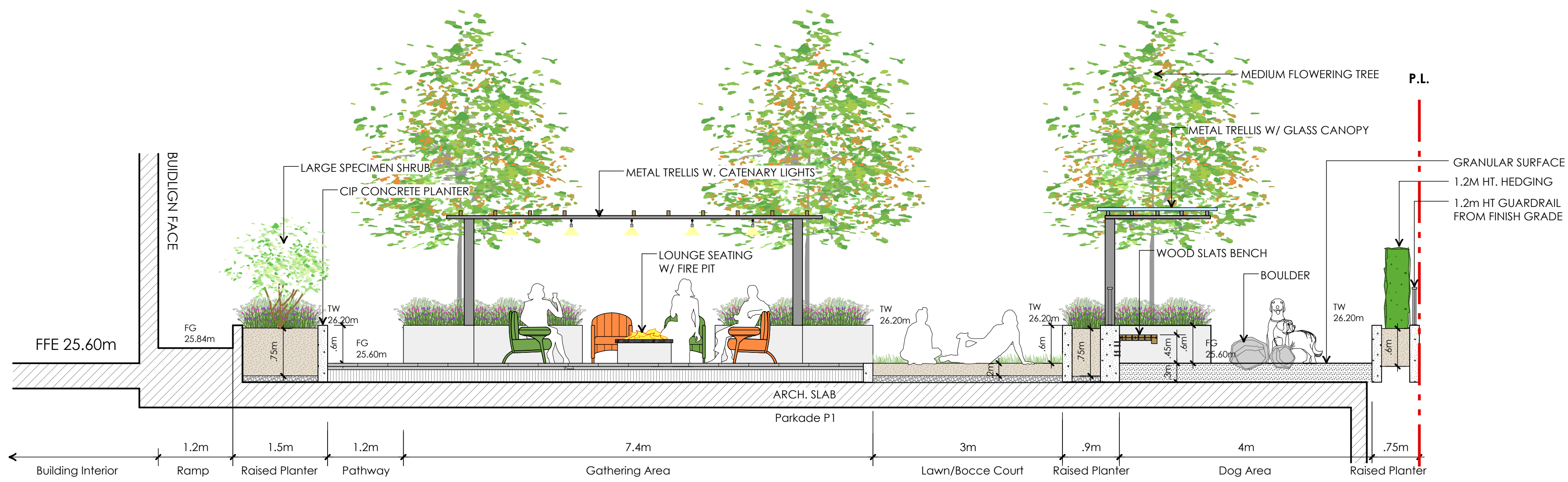




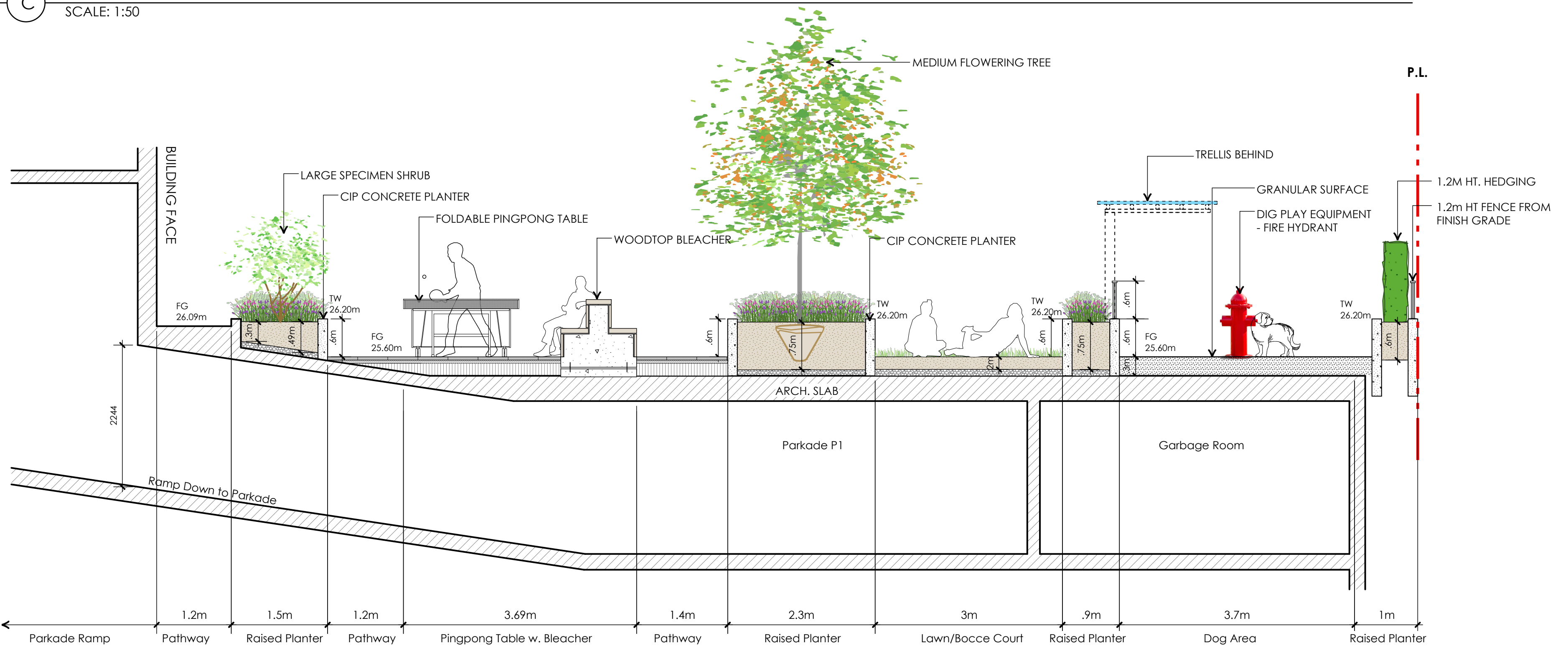
A SECTION THROUGH SIDEWALK ALONG PANDORA STREET
SCALE: 1:50



B SECTION THROUGH SIDEWALK ALONG VANCOUVER STREET
SCALE: 1:50



C SECTION THROUGH COURTYARD - EAST SIDE
SCALE: 1:50



D SECTION THROUGH COURTYARD - WEST SIDE
SCALE: 1:50

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Revisions:

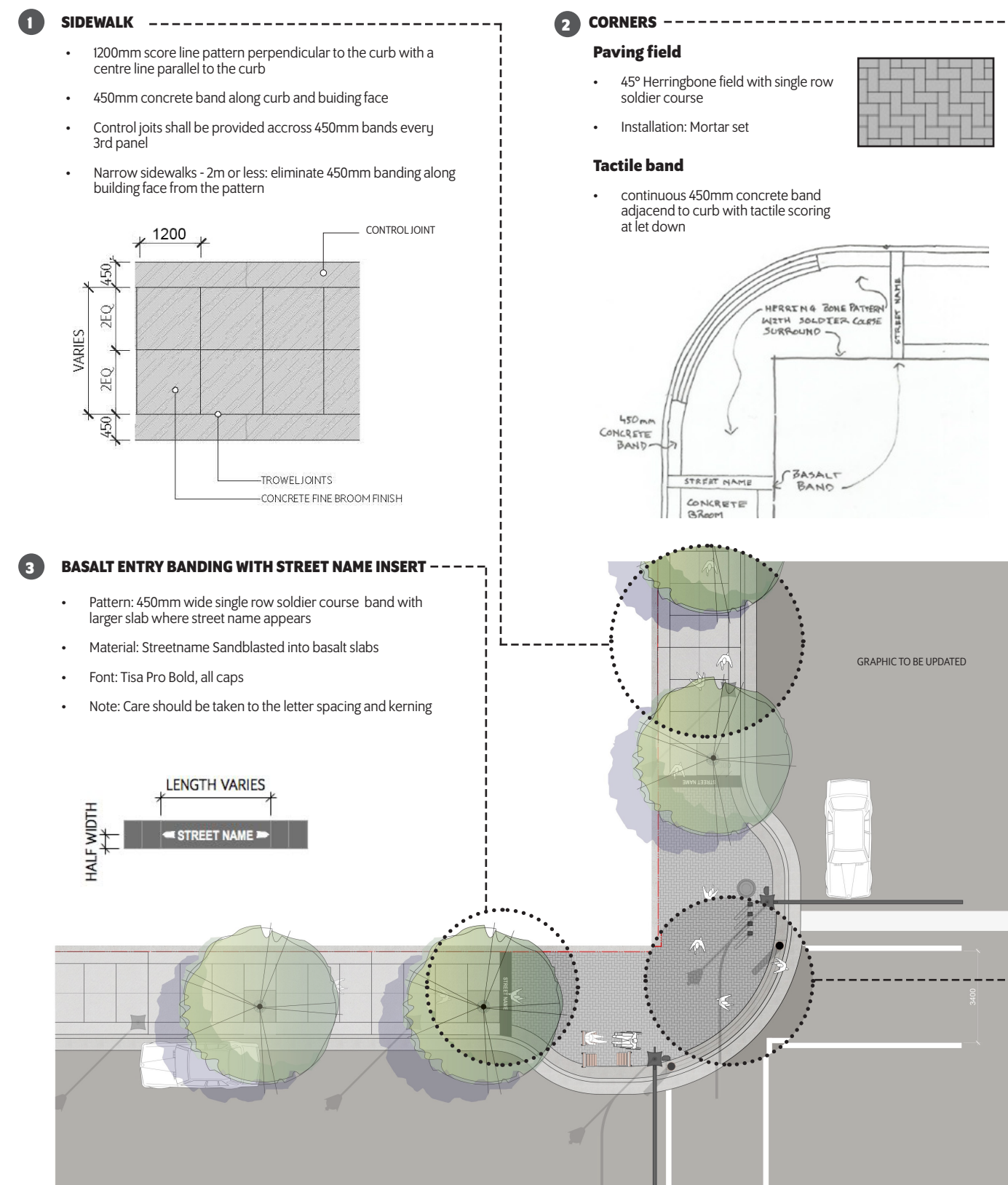


Project:
**1468 VANCOUVER STREET
VICTORIA, BC**

Drawn by: LF
Checked by: PK
Date: 2020-02-11
Scale: As Indicated
Drawing Title:
LANDSCAPE SECTION

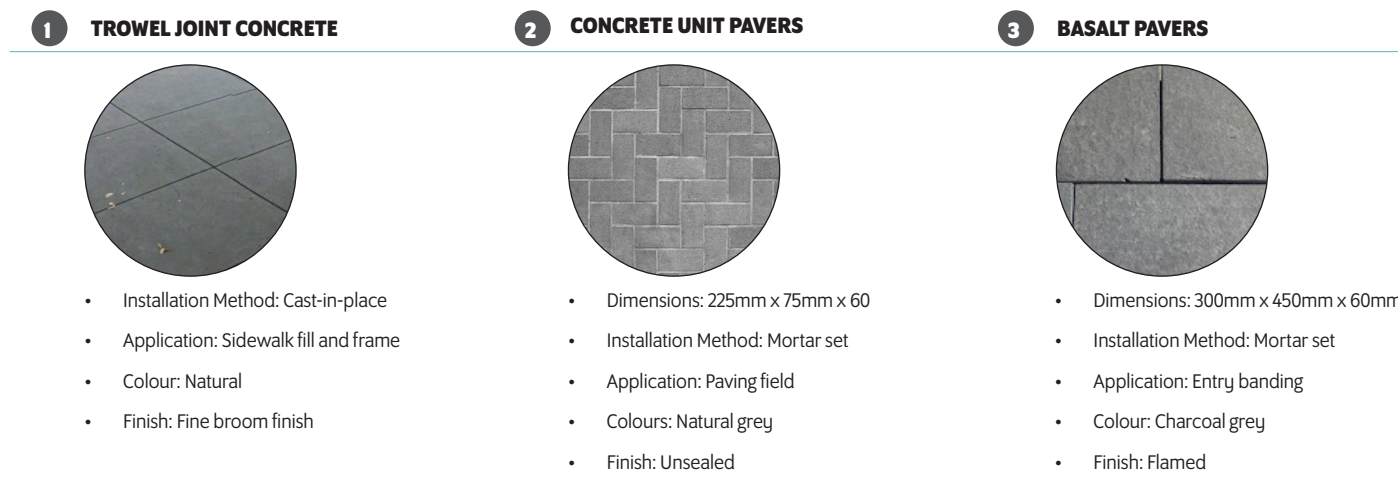
Project No.:
18073
Sheet No.:

NEW TOWN PAVING APPLICATIONS



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETScape PLAN | 77

NEW TOWN PAVING MATERIALS



Basalt banding detail Notes:

- Each corner has 2 basalt bands with two different street name inserts
- Each band contains of a row of basalt stone pavers 300mm x 450mm x 80mm or imperial 11 7/8" x 17 3/4" x 3" that carries from building face.
- In the middle of the band there is one street name insert in a size of 1200mm x 450mm x 80mm or imperial 17 3/4" x 48" long x 3" with street name sandblasted in
- All pieces will be basalt with flamed/thermal finish and sawn edges
- Street name is centered on the stone block
- Use abbreviations for street, avenue, road or other such as St.; Ave.; Rd. with capital letter and punctuation at the end
- Font: Tisa Pro Bold or equivalent (such as Cheltenham Med.), the font size is 90mm (3 7/8") with 50mm (2") on either side to the edge of the basalt
- For more information see Pg 75 Insert #3 Basalt banding
- Note street names shown on drawing are only for correct location and above specs are to be followed.

SQUARE TREE GRATE

PRODUCT TYPE: Tree Grate
PRODUCT NAME: Square Tree Grate
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH: Metal
DIMENSIONS: 48" W
DISTRIBUTION: Dobney Foundry Ltd.
MANUFACTURER: See Character area section of Streetscape Standards for specific location guidelines.
SPECIAL NOTES:



METAL TREE GUARD

PRODUCT TYPE: Tree Guard
PRODUCT NAME: Metal Tree Guard
DESIGN STYLE: Contemporary
MATERIALS: Metal
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
DISTRIBUTION: City of Victoria
MANUFACTURER: See Character area section of Streetscape Standards for specific location guidelines.
SPECIAL NOTES:



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no.:	date:	item:
Revisions:		

NEW TOWN FURNISHING AND LIGHTING

New Town furnishing suite is a modern heritage style. It has the most diversity in streets characters from busy Douglas Street and Blanshard Street to quiet residential narrow streets with planted boulevards. Proposed elements can accommodate for both conditions giving flexibility to how and where to use them.



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETScape PLAN | 79

80 | CITY OF VICTORIA

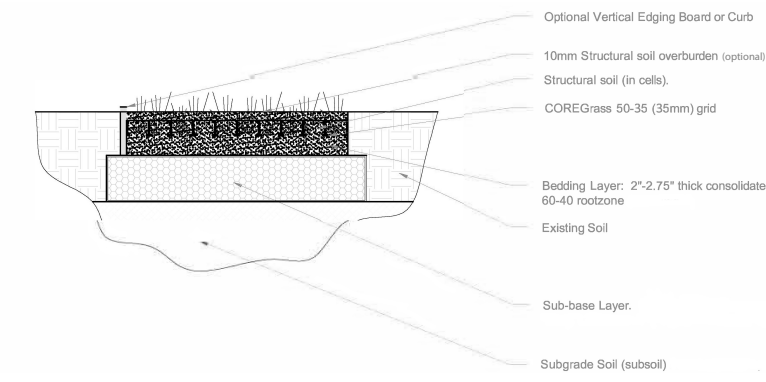
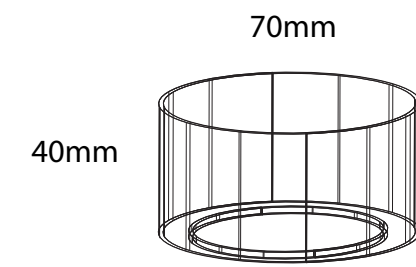
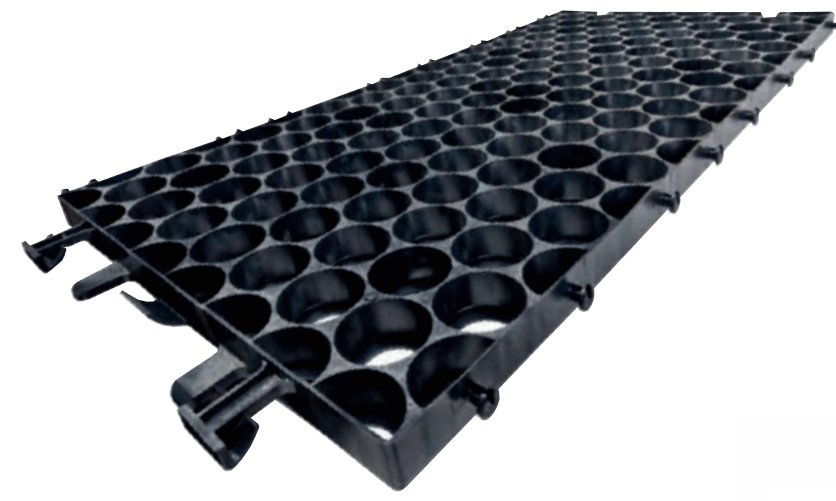
DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETScape PLAN | 81

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Project:
**1468 VANCOUVER STREET
 VICTORIA, BC**

Drawn by: LF
 Checked by: PK
 Date: 2021-01-28
 Scale: As Indicated
 Drawing Title:
LANDSCAPE DETAIL

Project No.:
18073
 Sheet No.:



TECHNICAL SPECIFICATIONS

Material	Recycled HDPE (High Density Polyethylene)
Colour	Black
Grid Dimension (in)	45.5" x 23.2" x 1.6" (1156mm x 589mm x 40mm)
Grid Weight (lbs)	8.5 lbs (3.8 kg)
Cell Shape	Circle
Cell Dimension(in)	2.75" x 1.57"(70mm x 40mm)
Cell Wall Thickness	0.12" (3mm)
Load Bearing Capacity (un-filled)	>280 ton/m ²
Temperature Range	-52°C to +90°C
Chemical Resistance	Excellent
UV Resistance	Excellent

SUITABLE FOR

Horse pastures, foundation base, commercial grass applications, gravel slope stabilization, & temporary ground stabilization for vehicles

CERTIFICATES/COMPLIANT

DIN 14090 Approved (Fire Service Access)
LEED: Used in SUDS and LEED compliant porous paving BMPs for ideal draining and minimal environmental impact.
ADA Compliant: Used in ADA disability compliant surfaces for pedestrians, bicycles, & wheelchair traffic.
Environmentally Approved: Maryland Department of the Environment, Montgomery County, and City of Victoria, British Columbia.



Web: coregravel.ca
Email: info@coregravel.ca
Phone: 1 855 777 2673 (CORE)

01 Core Grass
L-1.1 NTS

05	Jan 29 - 2021	Issued for DP
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Project:
**1468 VANCOUVER STREET
VICTORIA, BC**

Drawn by: LF
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Date: 2021-01-28
Scale: As Indicated
Drawing Title:

LANDSCAPE DETAIL

Project No.:
18073

Sheet No.:

L - 4.2

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REVISIONS			
NO.	DATE	DETAILS	BY
1	2020.06.12	DEVELOPMENT PERMIT	OL
2	2021.01.28	REISSUED DP	OL

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

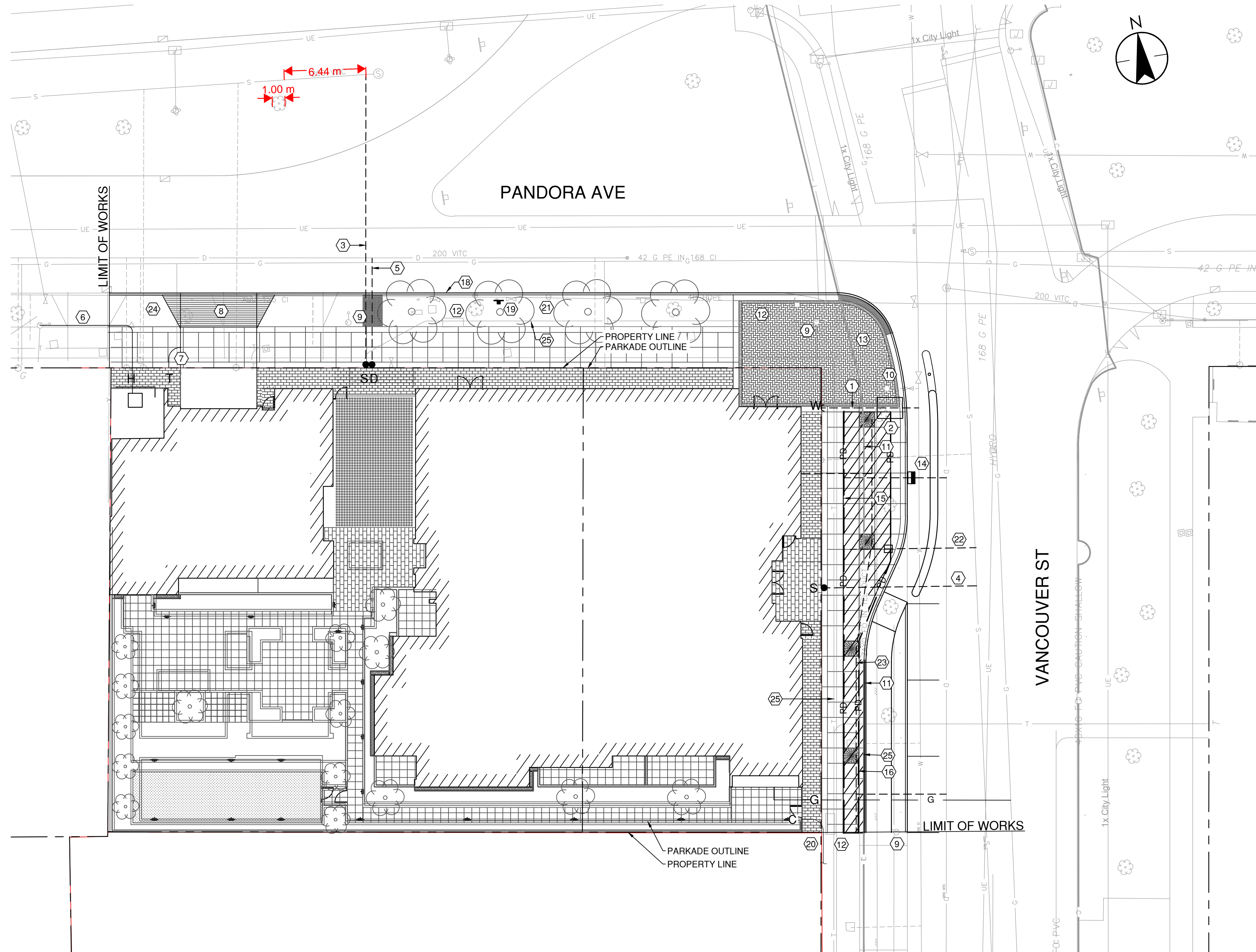
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 Project
1468 VANCOUVER ST.
 VICTORIA, BC

UTILITIES

Project No. 111720070	Drawing No. C201
Scale AS SHOWN	
Drawn By: TG	



PLAN
 SCALE: 1:200

- GENERAL NOTES:**
- REFER TO LANDSCAPE AND ARCHITECTURAL DESIGN FOR DETAILS ASSOCIATED WITH SIDEWALK PATTERNS, STREET TREES, BOULEVARD TREATMENTS, SOIL CELLS AND OFF-SITE FURNISHINGS SUCH AS BENCHES, BIKE RACKS, ETC...
 - ASPHALT REPLACEMENT TO ROAD CENTRELINE FOR BOTH PANDORA AND VANCOUVER STREETS.

- CONSTRUCTION NOTES:**
- CITY OF VICTORIA FORCES TO INSTALL 200mm Ø COMBINED FIRE AND DOMESTIC WATER SERVICE AT DEVELOPERS EXPENSE.
 - CITY OF VICTORIA FORCES TO INSTALL DOMESTIC AND FIRE WATER VAULT AND METER ASSEMBLY PER CITY OF VICTORIA REQUIREMENTS AND CAP AT PROPERTY LINE AT DEVELOPERS EXPENSE. REFER TO MECHANICAL FOR CONTINUATION.
 - CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC SANITARY SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm Ø SANITARY AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
 - CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC SANITARY SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 225mm Ø SANITARY AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
 - CITY OF VICTORIA FORCES TO INSTALL 200mm Ø PVC STORM SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm Ø STORM AT DEVELOPERS EXPENSE. FOR CONTINUATION REFER TO MECHANICAL DRAWINGS.
 - BC HYDRO PROPOSED OFF SITE SERVICE ROUTING TO BE CONFIRMED BY BC HYDRO. REFER TO ELECTRICAL FOR CONTINUATION.
 - TELUS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY TELUS.
 - CITY OF VICTORIA TYPE A SEPARATED SIDEWALK DRIVEWAY CROSSING PER CITY OF VICTORIA SD C7A.
 - PROTECT AND RETAIN EXISTING UTILITY POLE AND STREETLIGHT.
 - PROTECT AND RETAIN EXISTING FIRE HYDRANT.
 - PROTECT AND RETAIN EXISTING ACTIVE FIBRE OPTICS COMMUNICATION INFRASTRUCTURE.
 - PROTECT AND RETAIN EXISTING TELUS INFRASTRUCTURE.
 - CURB LET DOWN PER CITY OF VICTORIA SUPPLEMENTARY STD DWG C9AMOD C/W TEXTILE TROWEL LINES.
 - CATCHBASIN INLET FOR TREE SOIL CELLS C/W 200mmØ OVERFLOW CONNECTION, SEDIMENT SUMP AND TRAPPING HOOD PER CITY OF VICTORIA SD S11C.
 - 150mmØ PERFORATED PVC RAINWATER DISTRIBUTION INLET PIPING SERVICING TREE CELLS.
 - 150mmØ PVC PERFORATED RAINWATER DISTRIBUTION OUTLET PIPING SERVICING TREE CELLS C/W 150Ø PVC STORM CONNECTION TO EXISTING STORM BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
 - GAS SERVICE TO GAS METER ENCLOSURE. REFER TO MECHANICAL FOR CONTINUATION.
 - NON-MOUNTABLE CURB PER MMCD STD DWG C4.
 - 12m LONG COMMERCIAL LOADING ZONE C/W SIGN POST SLEEVE AND BASE TO CITY OF VICTORIA STANDARDS. SIGN TO READ 'LOADING ZONE 7 DAYS/WEEK'
 - SHAW CABLE PROPOSED SERVICE ROUTING TO BE CONFIRMED BY SHAW.
 - POTENTIAL PANDORA ST BOULEVARD AREA INFILTRATION SYSTEM. TO BE CONFIRMED BY CITY OF VICTORIA.
 - 25mm IRRIGATION SERVICE AND METER BOX BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
 - 100mm PVC IRRIGATION SLEEVE.
 - REINFORCE BOULEVARD SODDED LAWN. REFER TO LANDSCAPE DRAWINGS.
 - EXISTING COMMUNICATION DUCTING/CONDUIT TO BE CONCRETE ENCASED WITHIN 1.0m OF STREET TREES AS PER TELUS REQUIREMENTS.

