



937 View Street

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Revisions

Received Date:  
January 6, 2022

21-12-20	Issued for DP Revisions 4
21-05-04	Issued for DP Revisions 3
20-08-12	Issued for DP Revisions 2
20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 1	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

Cover



A000

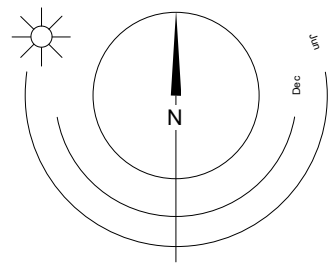
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1  
A001 Context Plan Image



#### LIST OF ABBREVIATIONS

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

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

#### ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

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

#### PROJECT DESCRIPTION

CIVIC ADDRESS:  
937 VIEW STREET, VICTORIA, BC.

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

#### ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:  
16 STOREY RESIDENTIAL BUILDING

USES:  
RESIDENTIAL

EXISTING ZONE: R-48 HARRIS GREEN

PROPOSED ZONE: R-48

DEVELOPMENT PERMIT AREA: DPA 713 (HC)

SITE AREA: 1 572.3 m<sup>2</sup> (16 924 s.f.)

FLOOR AREA:  
Level 1: 621 m<sup>2</sup> (6 684 s.f.)  
Level 2-4: 829 m<sup>2</sup> (8 923 s.f.) x 3 = 2 487 m<sup>2</sup>  
Level 5-9: 804 m<sup>2</sup> (8 654 s.f.) x 5 = 4 020 m<sup>2</sup>  
Level 10-11: 644 m<sup>2</sup> (6 932 s.f.) x 2 = 1 288 m<sup>2</sup>  
Level 12-14: 573 m<sup>2</sup> (6 168 s.f.) x 3 = 1 719 m<sup>2</sup>  
Level 15-18: 502 m<sup>2</sup> (5 403 s.f.) x 4 = 2 008 m<sup>2</sup>  
Level 19: 396 m<sup>2</sup> (4 263 s.f.)

TOTAL PROPOSED: 12 539 m<sup>2</sup> (135 019 s.f.)

FLOOR SPACE RATIO: 7.97 FSR

SITE COVERAGE: 62%

OPEN SITE SPACE: 38%

GREEN STORMWATER INFRASTRUCTURE: 83 m<sup>2</sup> (893 s.f.)  
\*Minimum 30% of paving area, refer to Landscape drawing L1.02

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

HEIGHT OF BUILDING: 60.2 m

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

NUMBER OF STOREYS: 19 STOREYS

SUITE COMPOSITION:  
Studio < 32m<sup>2</sup>: 107 Suites  
1 Bed / 1 Bath < 45m<sup>2</sup>: 126 Suites  
1 Bed / 1 Bath > 45m<sup>2</sup>: 33 Suites

TOTAL: 266 SUITES

RESIDENTIAL PARKING: N/A

COMMERCIAL PARKING: N/A

BICYCLE PARKING:  
Required Long Term: 275  
Provided Long Term: 280 (25% EB)  
Required Short Term: 27  
Provided Short Term: 27  
317 Total

#### PROJECT DIRECTORY

REGISTERED OWNER  
Nelson Investments Inc.  
595 Howe Street, 10th Floor  
Vancouver, BC  
V6C 2T5  
Chris Nelson  
tel: 604.318.6877  
chris@nelsoninvestmentsinc.com

ARCHITECT  
dHKarchitects  
977 Fort Street  
Victoria, B.C.  
V8V 3K3  
Charles Kienulf  
tel: 250.658.3387  
fax: 250.658.3397  
crk@dnhk.ca

STRUCTURAL CONSULTANT  
BMZ  
Suite #501 - 510 Burrard Street  
Vancouver, BC  
V6C 3A8  
John Markulin  
tel: 604.685.9533  
jmarkulin@bmzse.com

MECHANICAL  
Avalon Mechanical Consultants Ltd.  
1245 Esquimalt Rd #300,  
Victoria, BC  
V9A 3P2  
Jamie Clarke  
tel: 250.384.4128  
jclarke@avalonmechanical.com

ELECTRICAL CONSULTANT  
Nemetz & Ass Ltd  
2009 W 4th Ave  
Vancouver, BC  
V6J 1N3  
Bijan Valagohar  
tel: 604.736.6562  
bijan@nemetz.com

LANDSCAPE CONSULTANT  
Murdoch de Greeff Inc.  
200-524 Cuddehne Rd.  
Victoria, BC  
V8Z 1G1  
Scott Murdoch  
tel: 250.412.2819  
fax: 250.412.2892  
scott@mdesign.ca

GEOTECHNICAL  
Ryzuk Geotechnical  
28 Chease Avenue  
Victoria, BC  
V8Z 1S3  
Shane Moore  
tel: 250.475.3151  
fax: 250.475.3611  
shane@ryzuk.com

CIVIL CONSULTANT  
Herold Engineering  
1051 Vancouver Street  
Victoria, BC  
V8V 4T6  
Sarah Campden  
tel: 250.590.4875  
fax: 250.590.4392  
SCampden@heroldengineering.com

ENVELOPE CONSULTANT  
Morrison Hensfield  
536 Broughton Street, 2nd Floor  
Victoria, BC  
V8W 1C6  
Chris Raudoy  
tel: 250.361.1215 x142201  
fax: 250.361.1235  
craudoy@morrisonhensfield.com

#### BUILDING CODE SUMMARY

REFERENCED DOCUMENTS:  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3  
CANADIAN STANDARDS ASSOCIATION B651-18

MAJOR OCCUPANCY CLASSIFICATION:  
• GROUP C - RESIDENTIAL

BUILDING AREA:  
12 539 m<sup>2</sup> (135 019 s.f.)

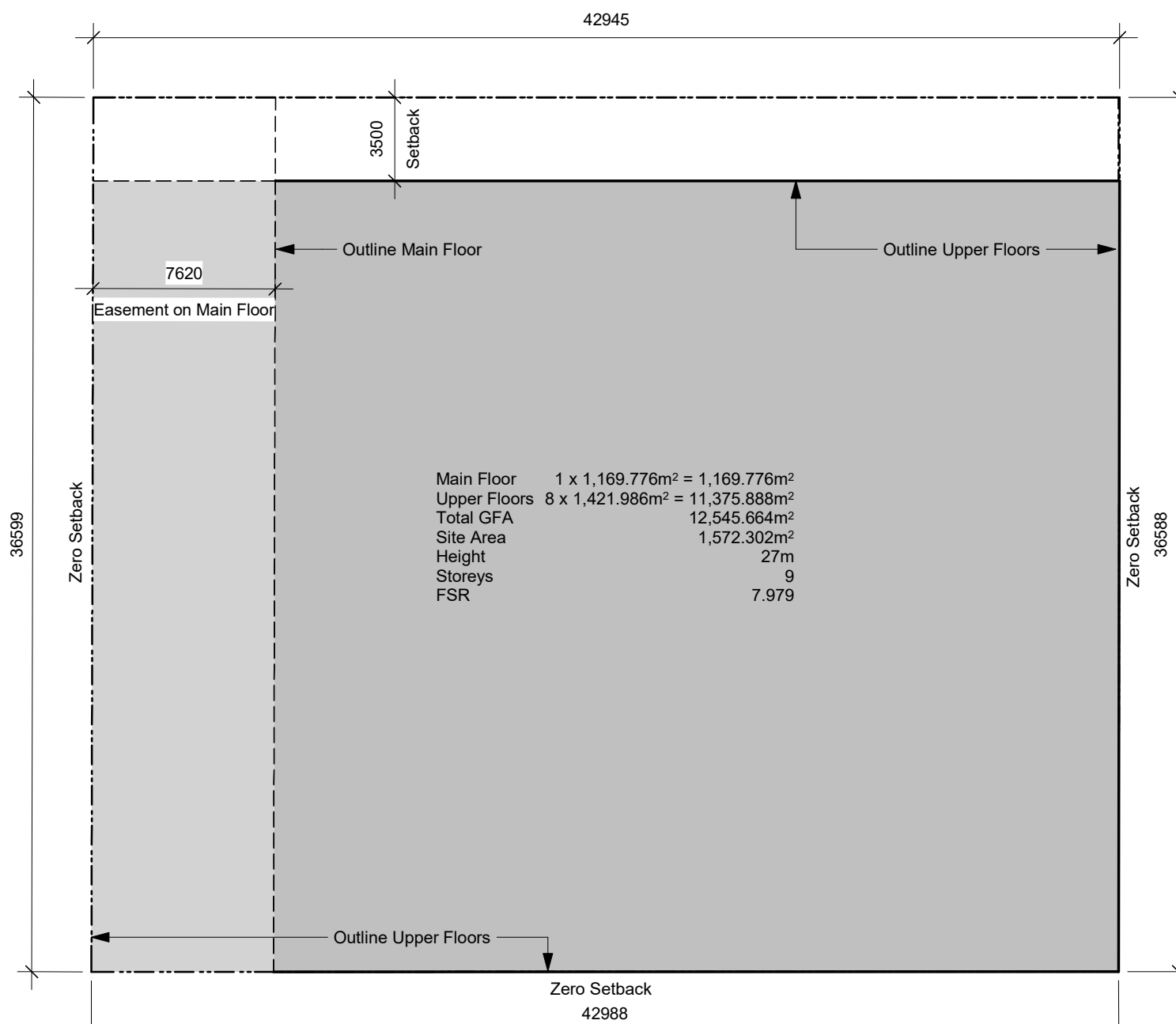
BUILDING HEIGHT:  
• 19 STOREYS

NUMBER OF STREETS FACING:  
• 1

ACCESSIBLE FACILITIES  
• ACCESSIBLE ENTRANCE

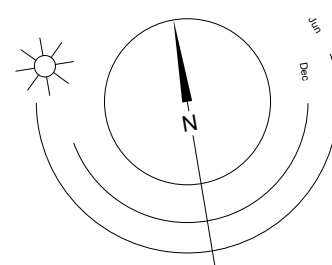
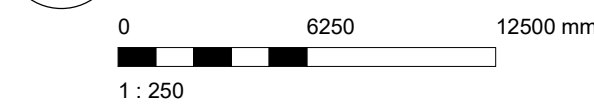
CONSTRUCTION REQUIREMENTS:  
• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED  
• NON-COMBUSTIBLE CONSTRUCTION WITH 2 HR MIN. FIRE  
RESISTANCE RATING TO FLOORS AND LOBBY AREAS

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



#### Base FSR Calculation

SCALE: 1 : 250



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20-08-12 Issued for DP Revisions 2  
20-01-08 Issued for DP Revisions 1  
19-10-02 Issued for DP

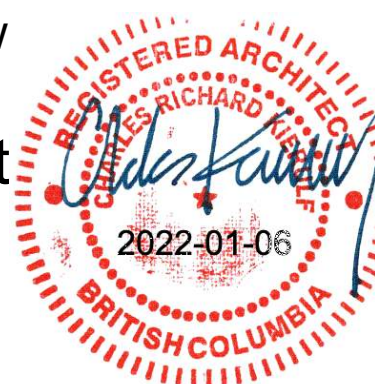
Plot Date 21-12-20 Drawing File  
Drawn By RCI Checked By ADM  
Scale As indicated Project Number 1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Project



# A001

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Victoria  
977 Fort Street V8V 3K3 T 1-250-658-3387  
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BC LAND SURVEYORS SITE PLAN OF:

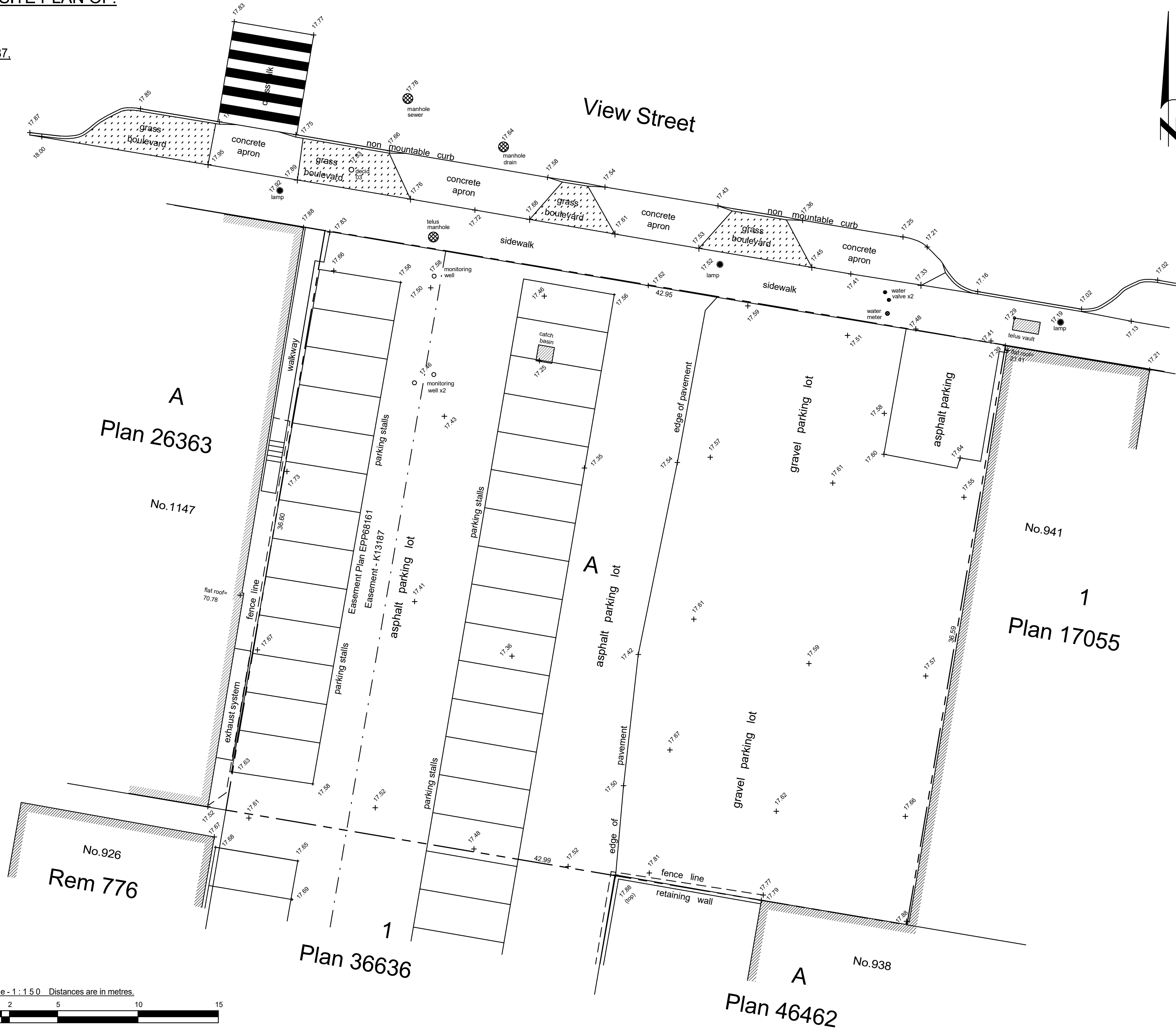
Civic: 937 View Street

Legal Lot A, of Lots 785, 786, and 787,  
Victoria City, Plan 36505

Parcel Identifier: 000-410-233  
in the City of Victoria

LEGEND

Elevations are to geodetic datum.  
# + - denotes - existing elevation  
Tree diameters are in centimetres.  
Area Lot A = 1572.3m2



December 13, 2016

File : 9.929-16  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Scale - 1 : 150 Distances are in metres.



The intended print size is 18" by 24".

19-10-02

Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 150	Project Number	1922

NOTE: All dimensions are shown in millimeters.

View St. Residential

937 View

Survey



dHka

A100

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19-10-02 Issued for DP

Plot Date 21-12-20 Drawing File  
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Scale 1 : 200 Project Number 1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

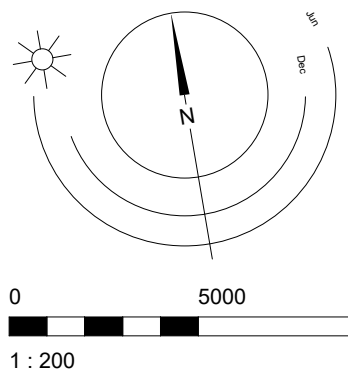
937 View

Site Plan

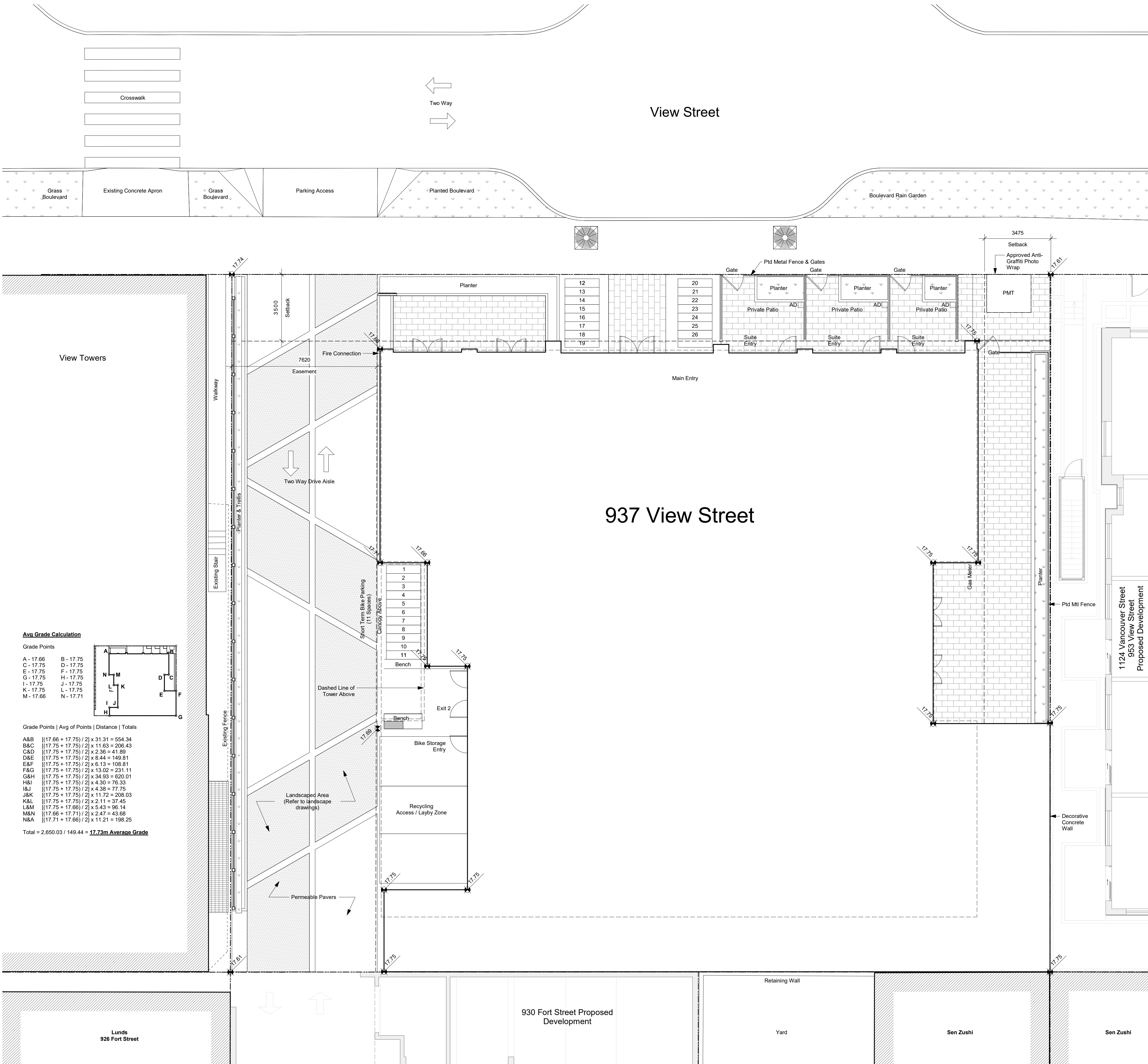


# A101

**dHk Architects**  
Victoria  
977 Fort Street V8V 3K3 T 1-250-658-3367  
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PROJECT INFORMATION TABLE		
	Zone Standard	Proposal - if Different from Zone Standard
Zoning	R-48	R-48
Site Area (m²)	N/A	1572.3 m²
Total Floor Area (m²)	N/A	12 539 m²
Floor Space Ratio	N/A	7.97
Site Coverage %	N/A	62%
Open Site Space %	N/A	38%
Height (m)	30m	60.2 m
Number of Storeys	10	19
Parking Stalls (number) on site	N/A	0
Bicycle Parking Number (Short and Long Term)	N/A	317

Building Setback (m)		
Front Yard	0.5m non-res / 3.5m res	3.5m res (North)
Rear Yard	N/A	3.0m (Tower, South)
Side Yard (Indicate Which Side)	N/A	4.0m (Tower, East)
Side Yard (Indicate Which Side)	N/A	7.62m (West)

Residential Use Details		
Total Number of Units	N/A	266
Unit Types	N/A	Studio, 1 BR/BTH
Ground Oriented Units	N/A	3
Minimum Unit Floor Area	N/A	29m²
Total Residential Floor Area	N/A	9 745 m²

21-05-04 Issued for DP Revisions 3  
20-08-12 Issued for DP Revisions 2  
20-01-08 Issued for DP Revisions 1  
19-10-02 Issued for DP

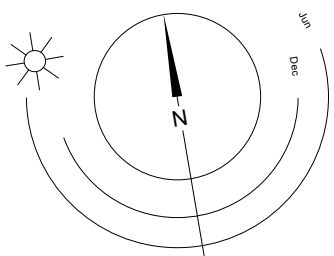
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View St. Residential

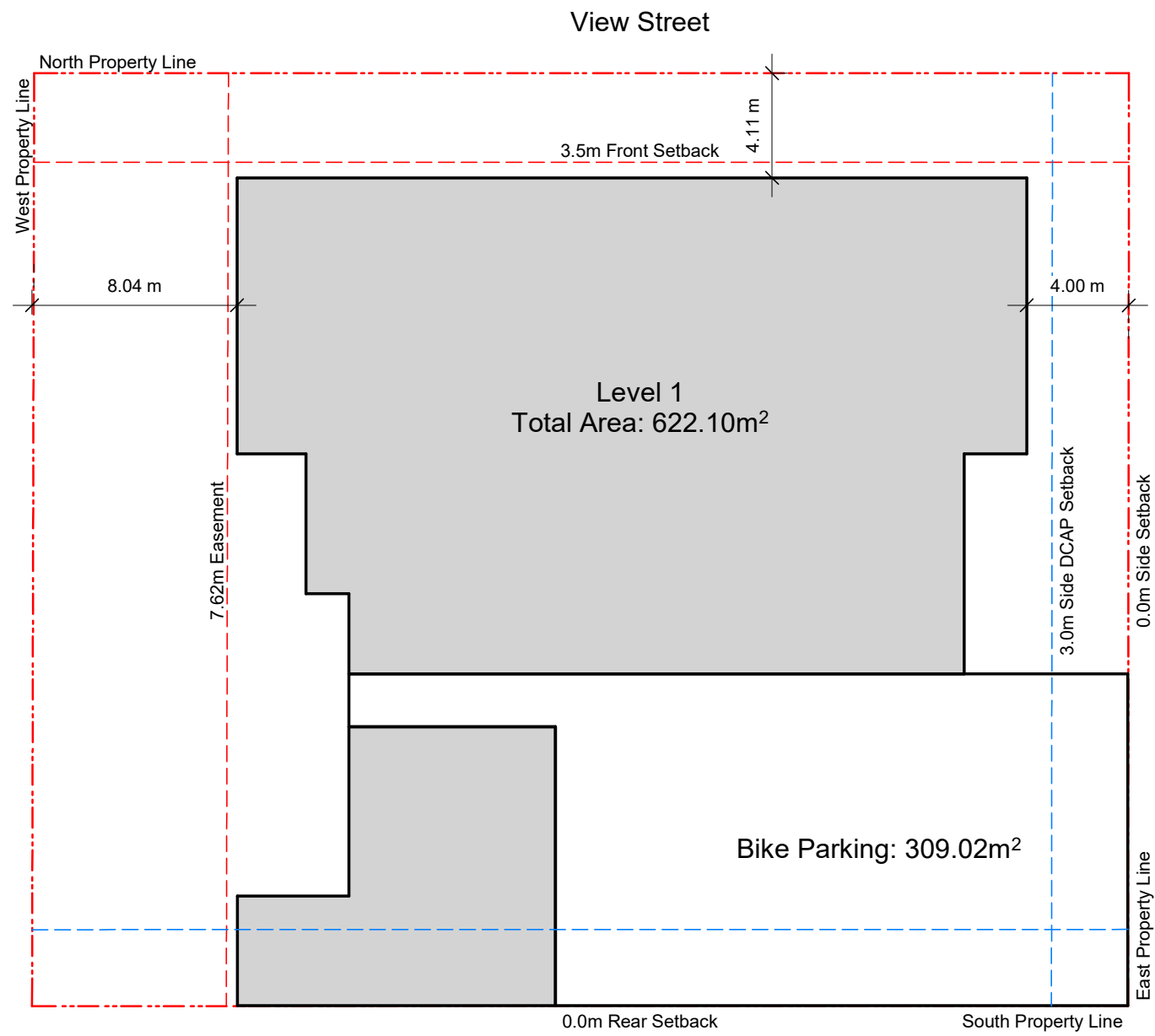
937 View

Site Plan

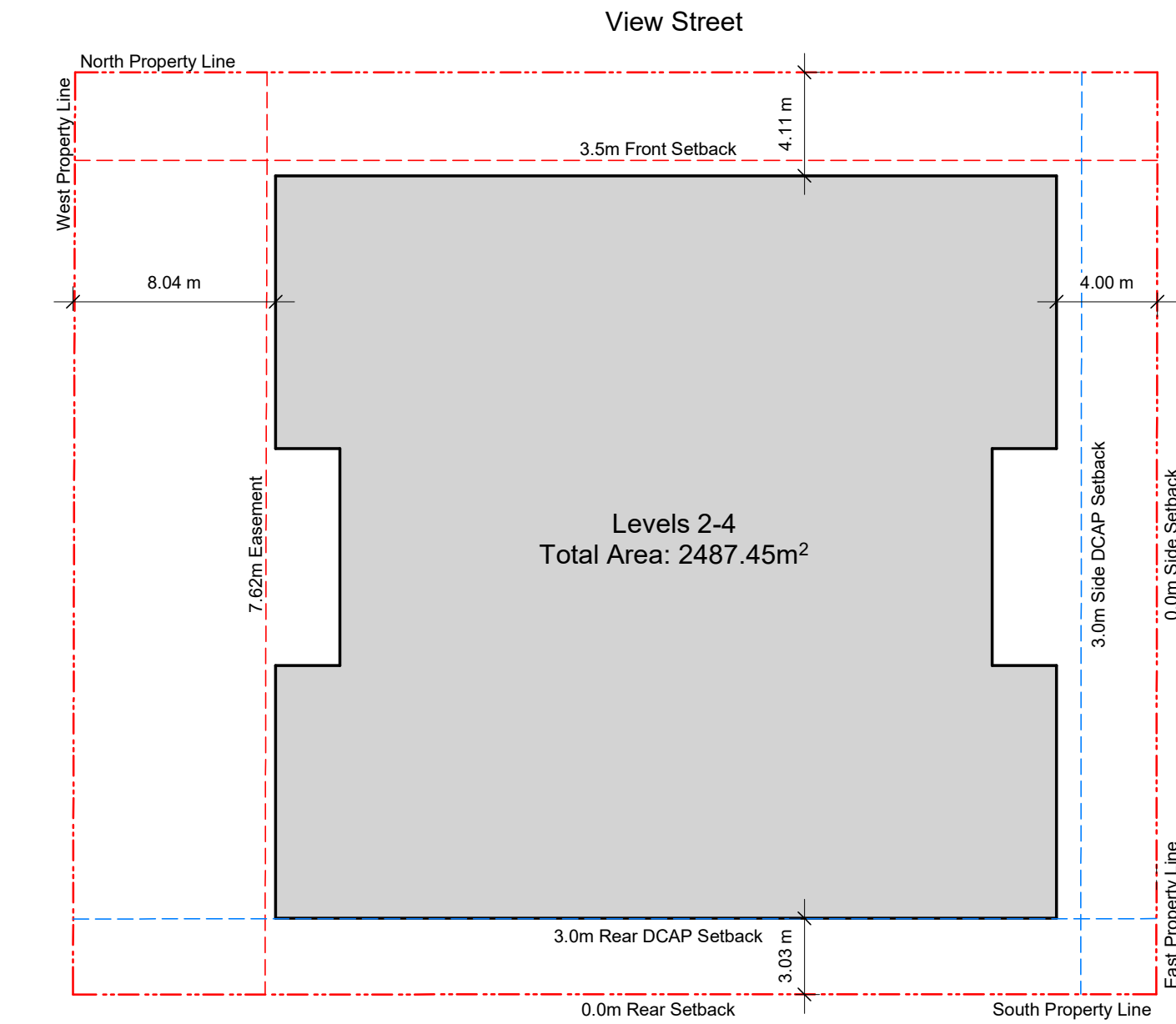
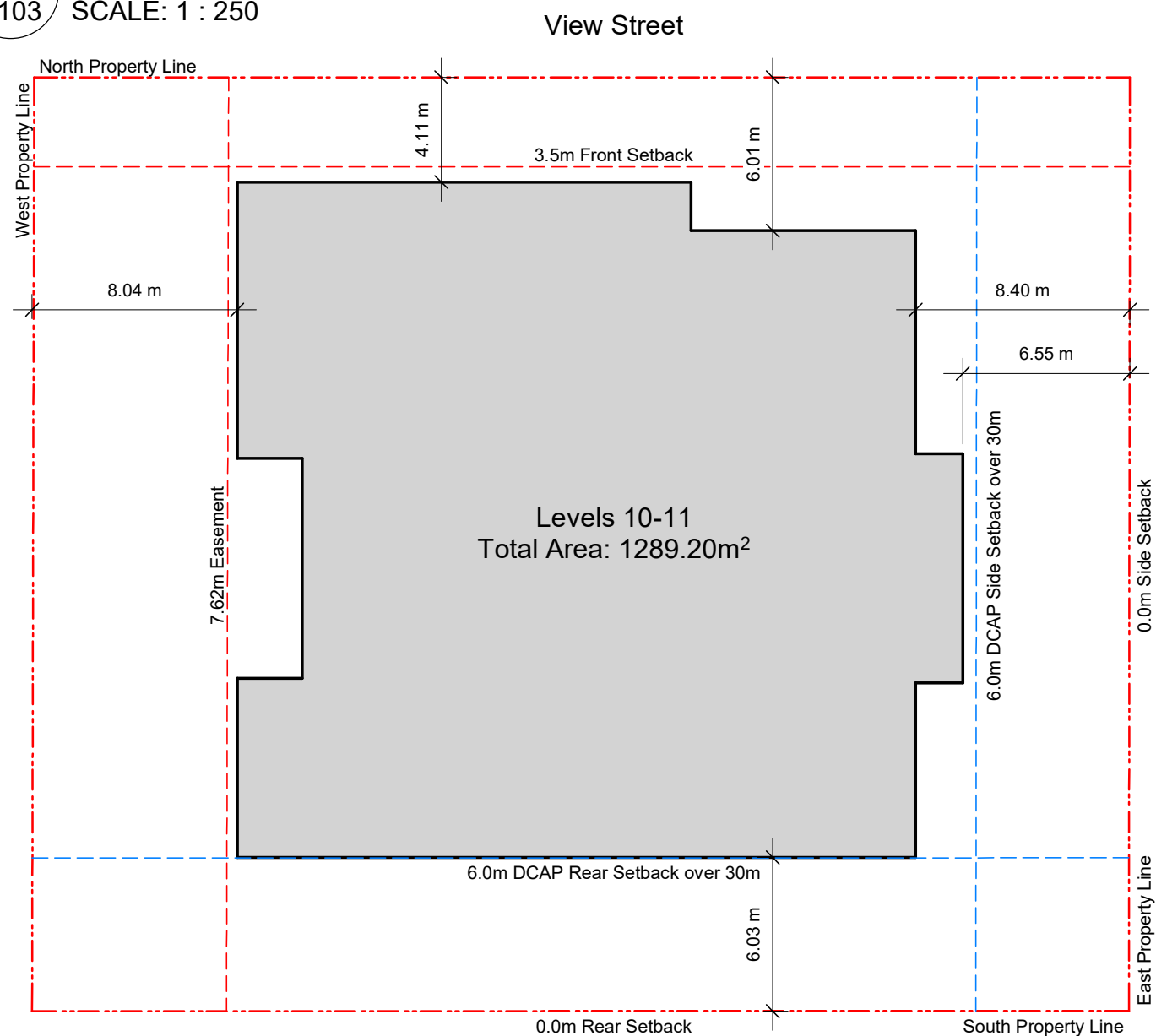


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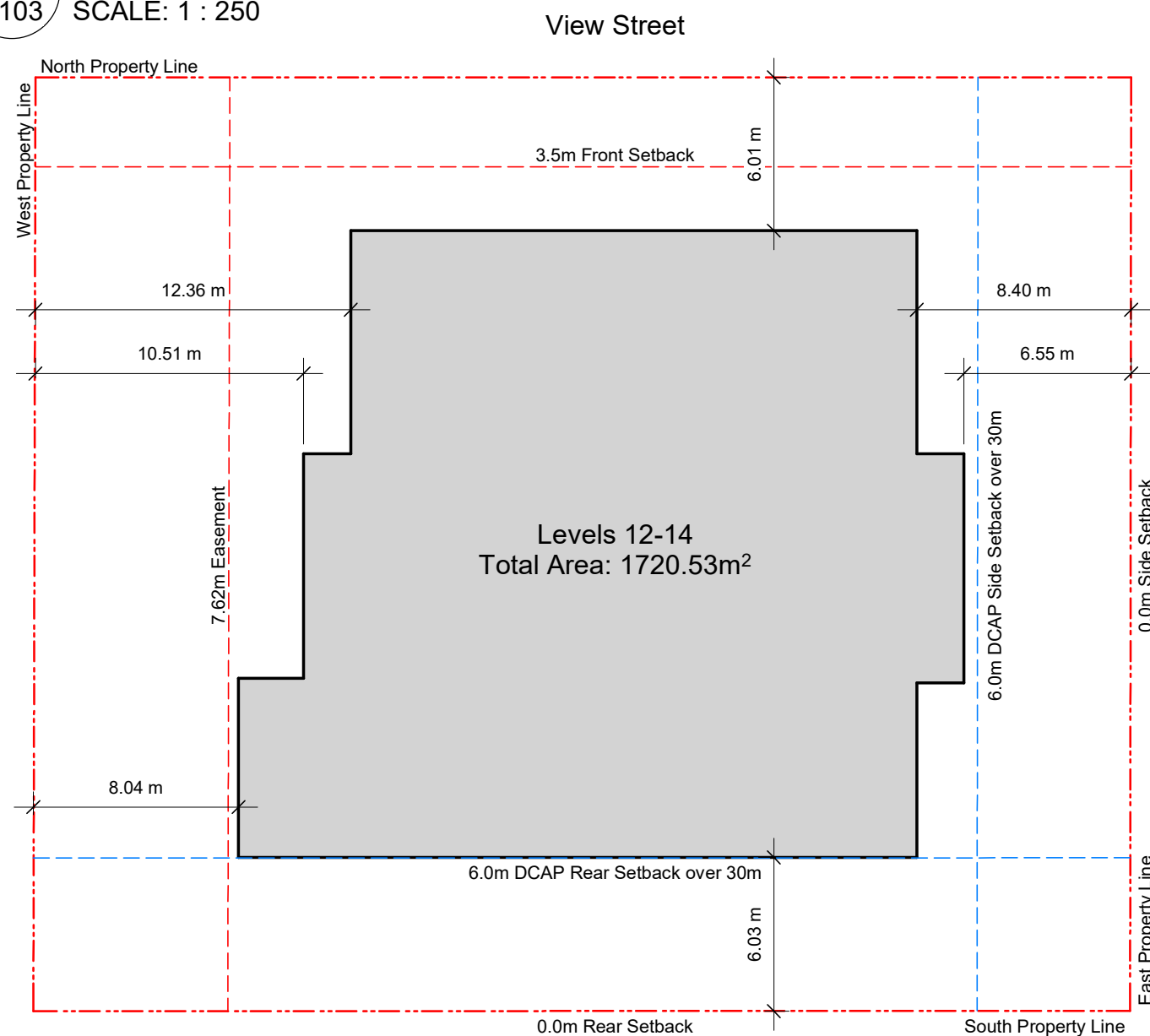




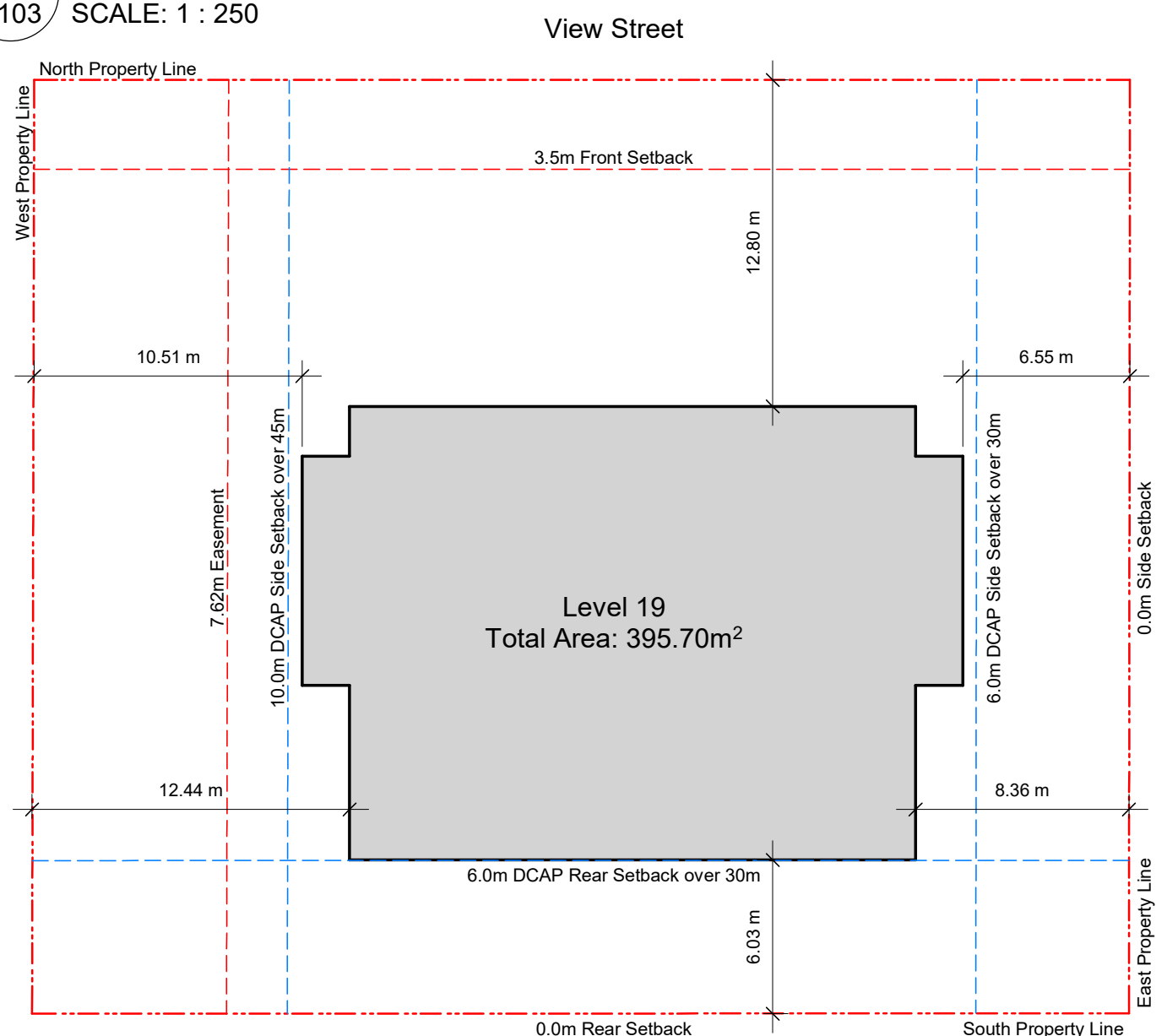
1 Setback Plan - L1  
A103 SCALE: 1 : 250



2 Setback Plan - L2-L4  
A103 SCALE: 1 : 250



3 Setback Plan - L10-11  
A103 SCALE: 1 : 250



4 Setback Plan - L12-14  
A103 SCALE: 1 : 250



5 Setback Plan - L15-18  
A103 SCALE: 1 : 250



6 Setback Plan - L19  
A103 SCALE: 1 : 250

### General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

21-05-04 Issued for DP Revisions 3  
20-08-12 Issued for DP Revisions 2

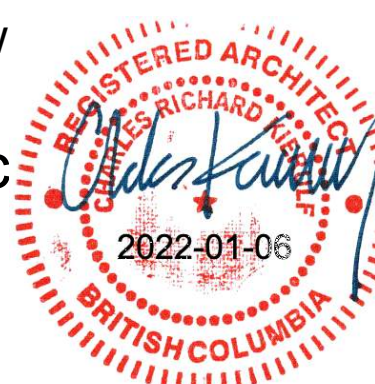
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## View St. Residential

937 View

Setback



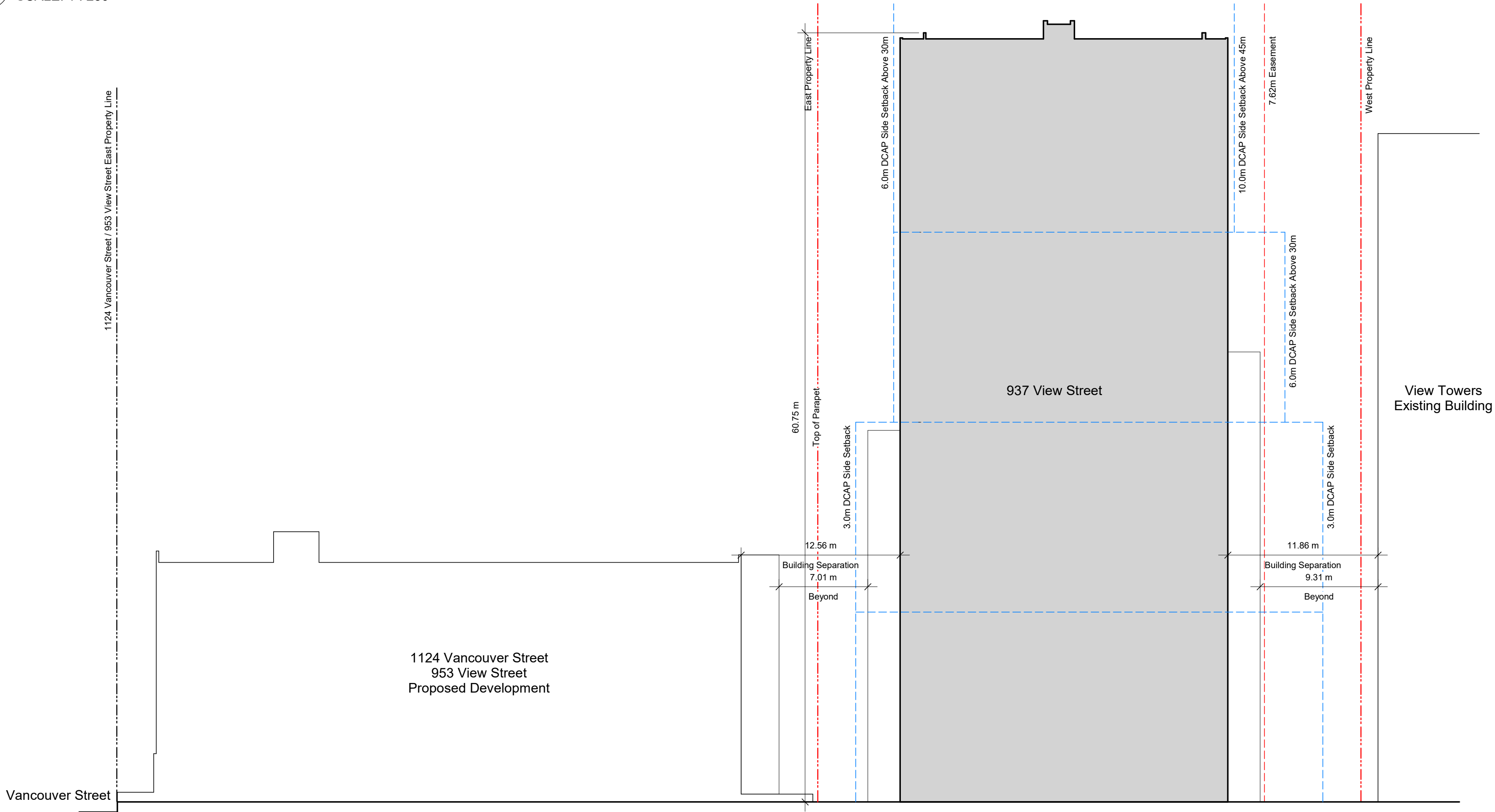
dHka

A103

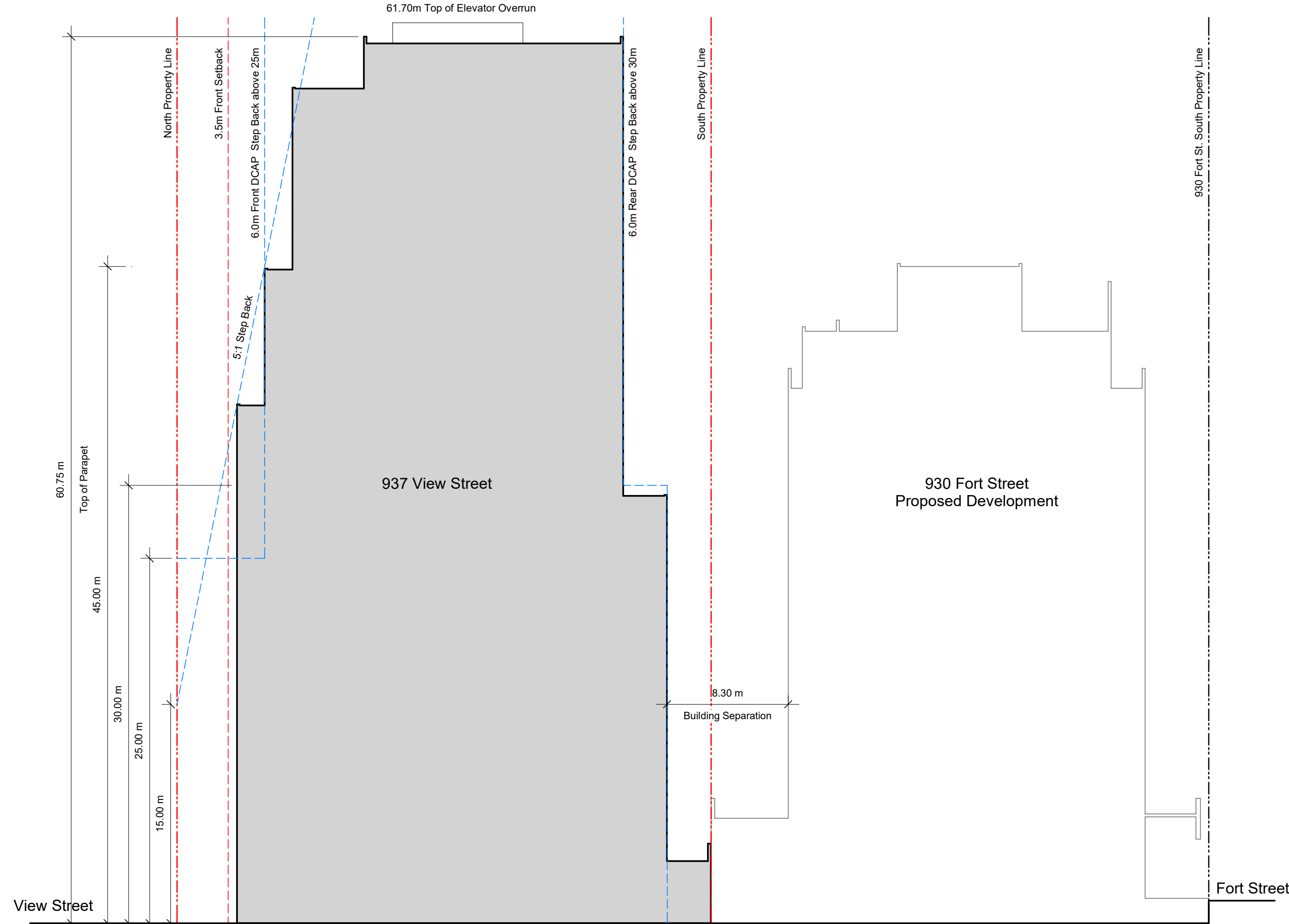
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2 Building Separation Section - West/East  
A104 SCALE: 1 : 250



1 Building Separation Section - North/South  
A104 SCALE: 1 : 250



General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

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20-08-12 Issued for DP Revisions 2

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View St. Residential

937 View

Setbac

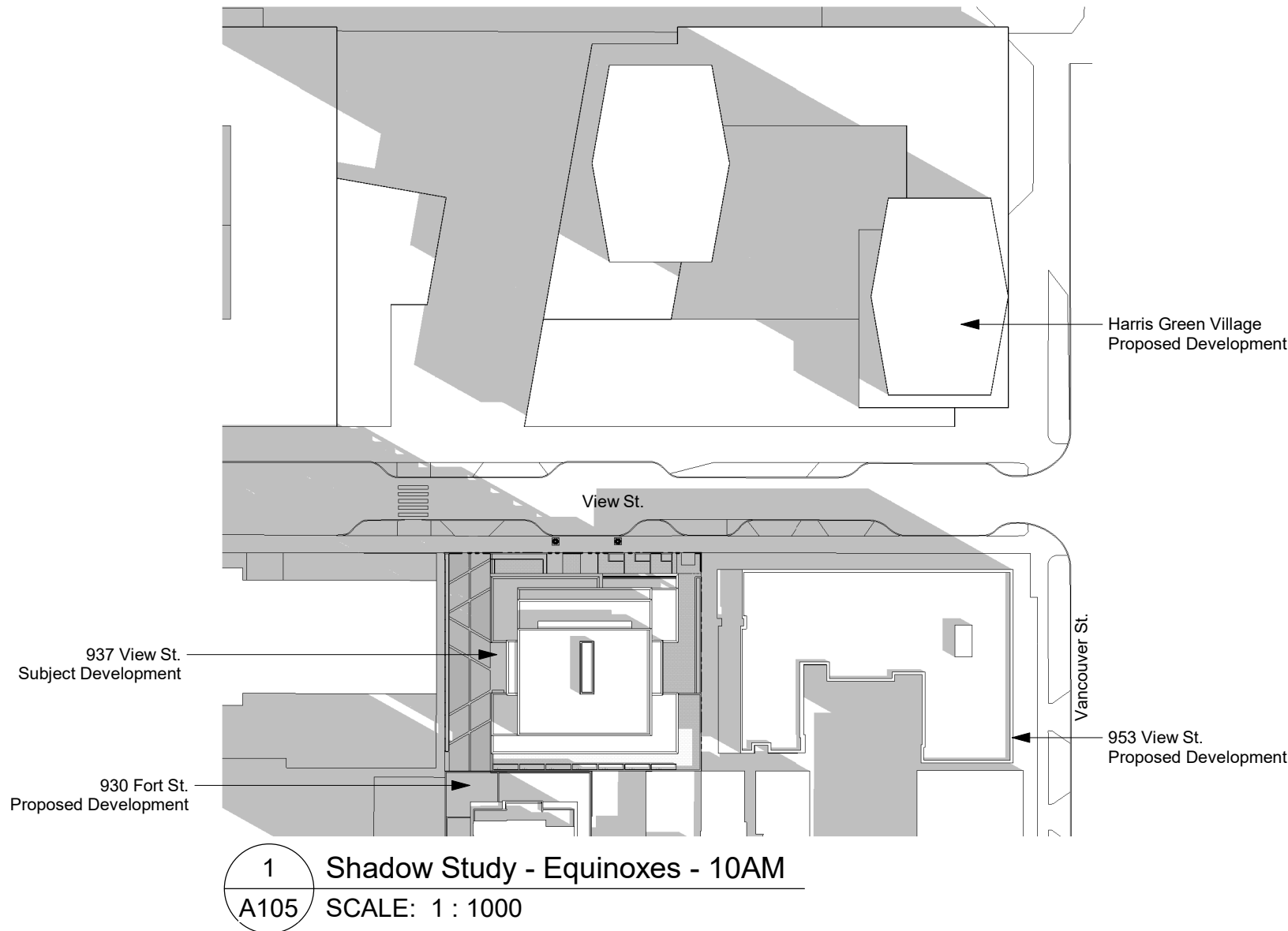


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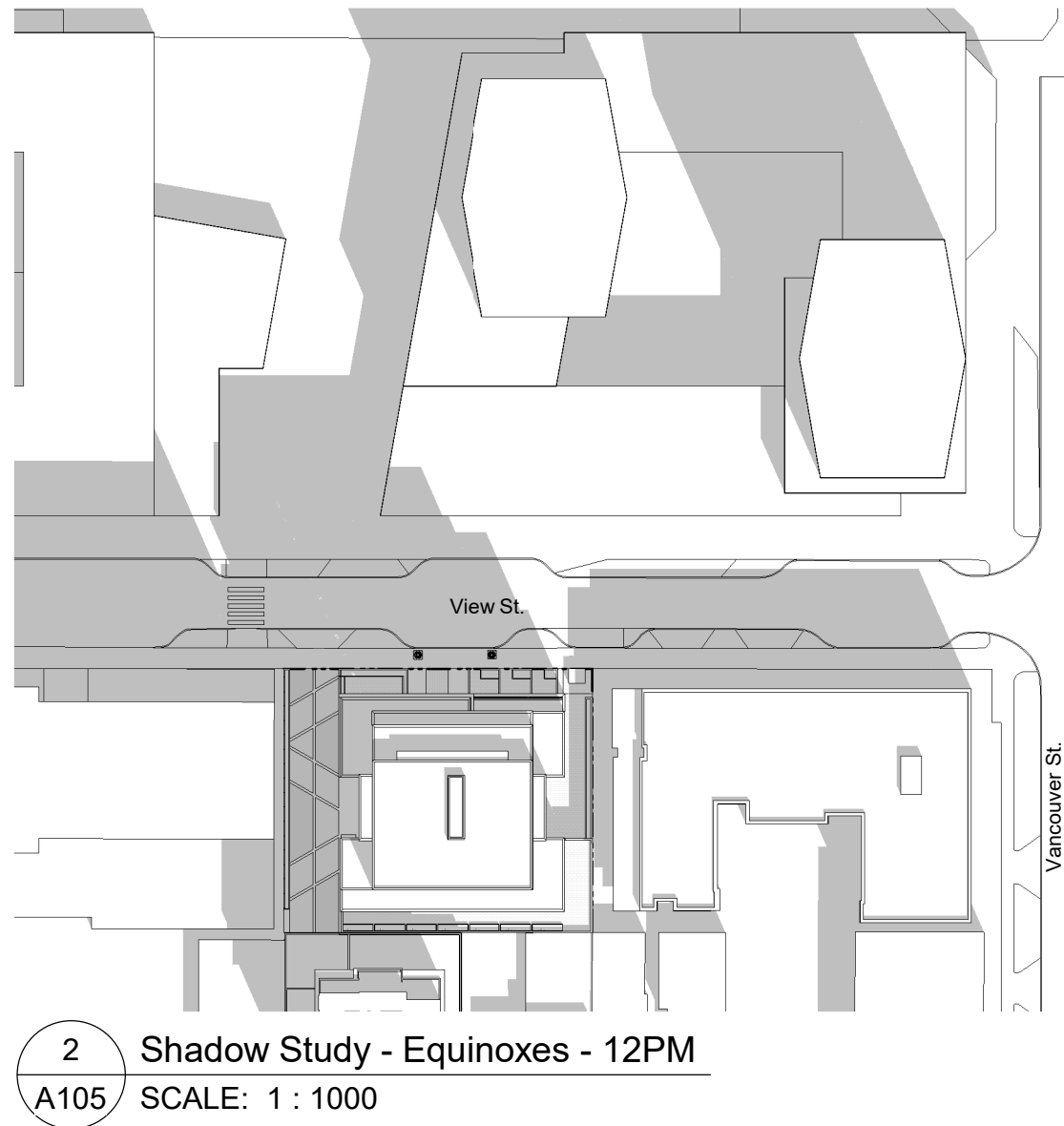
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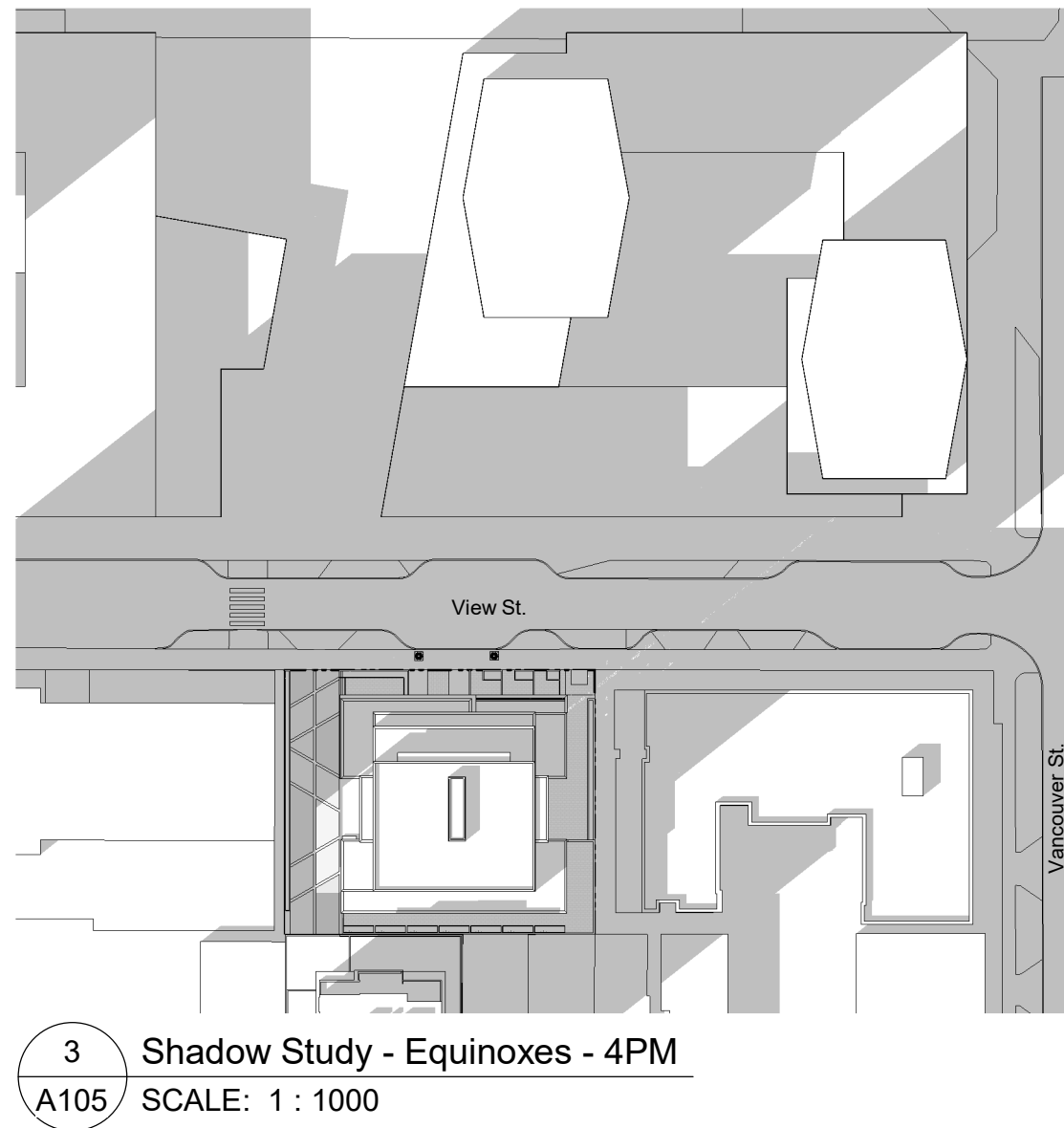




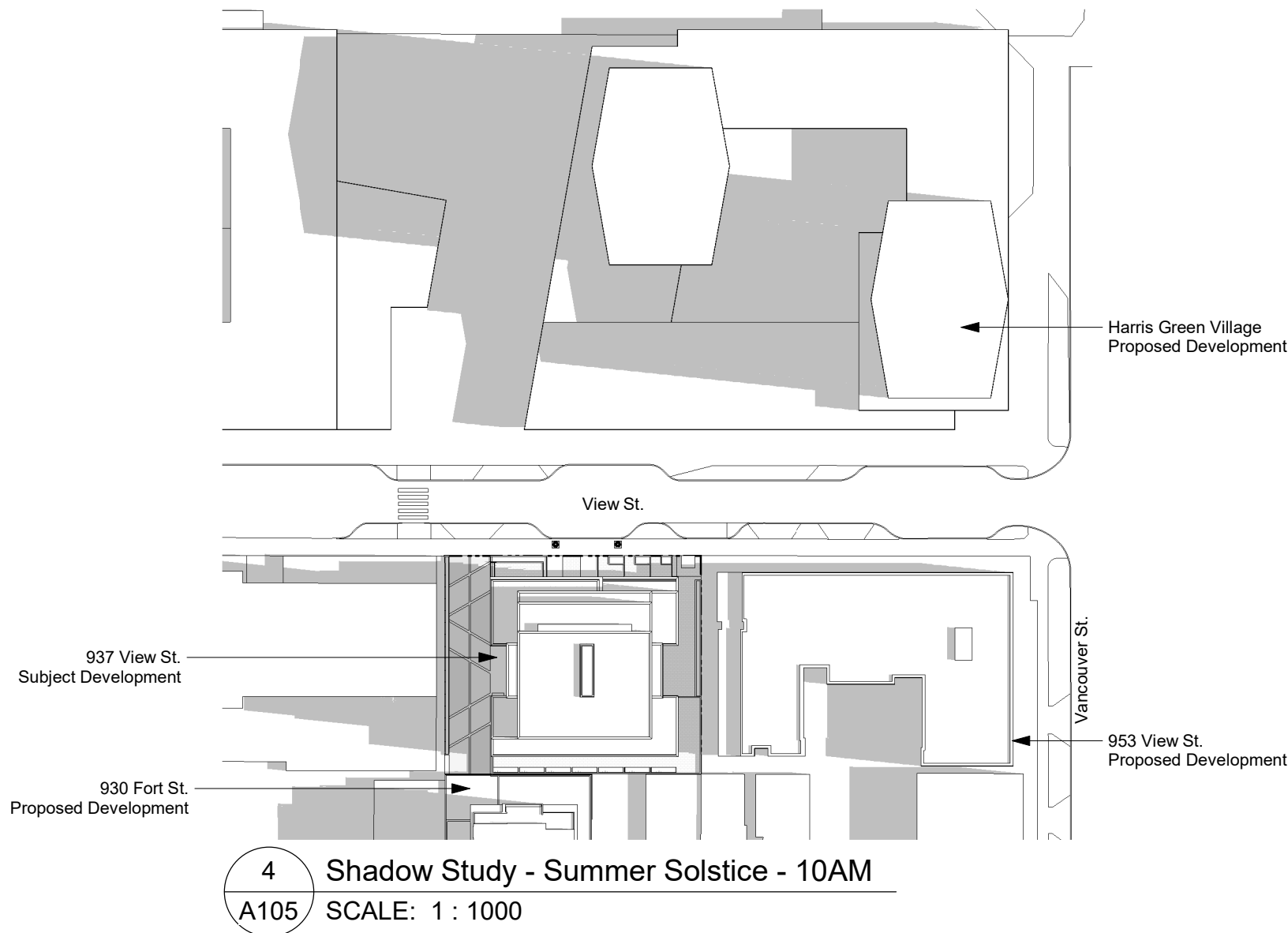
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A105 SCALE: 1 : 1000



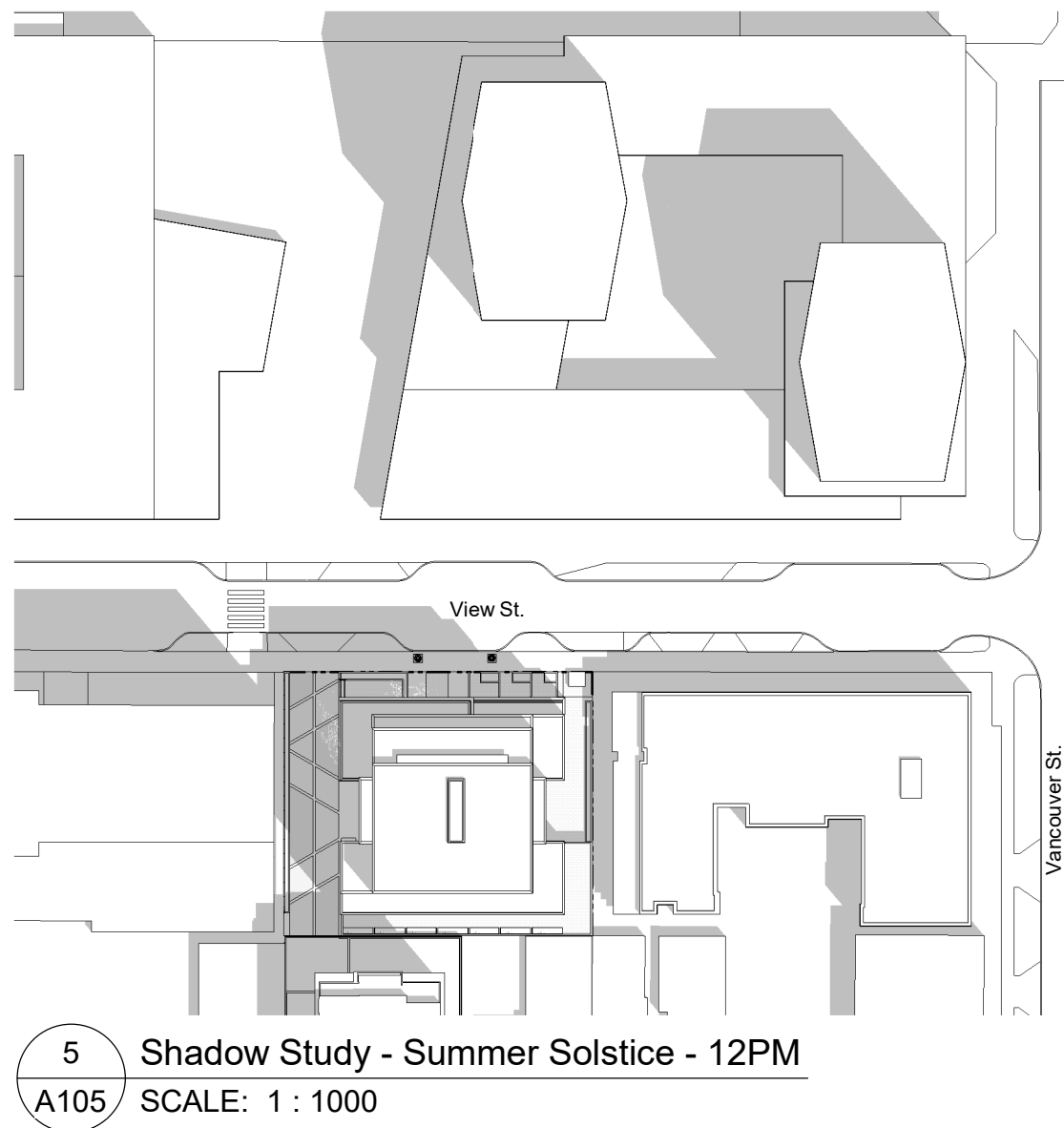
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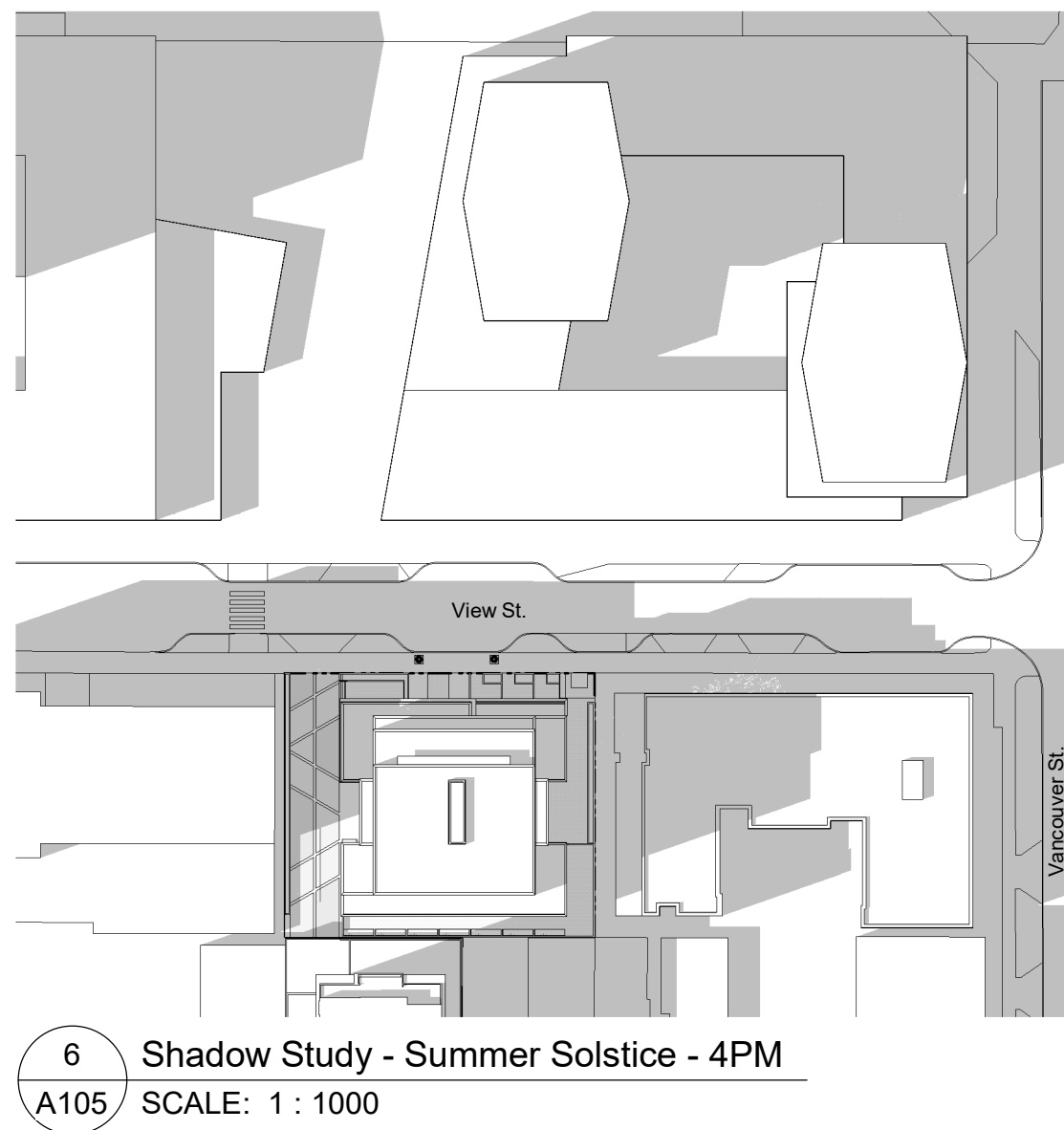
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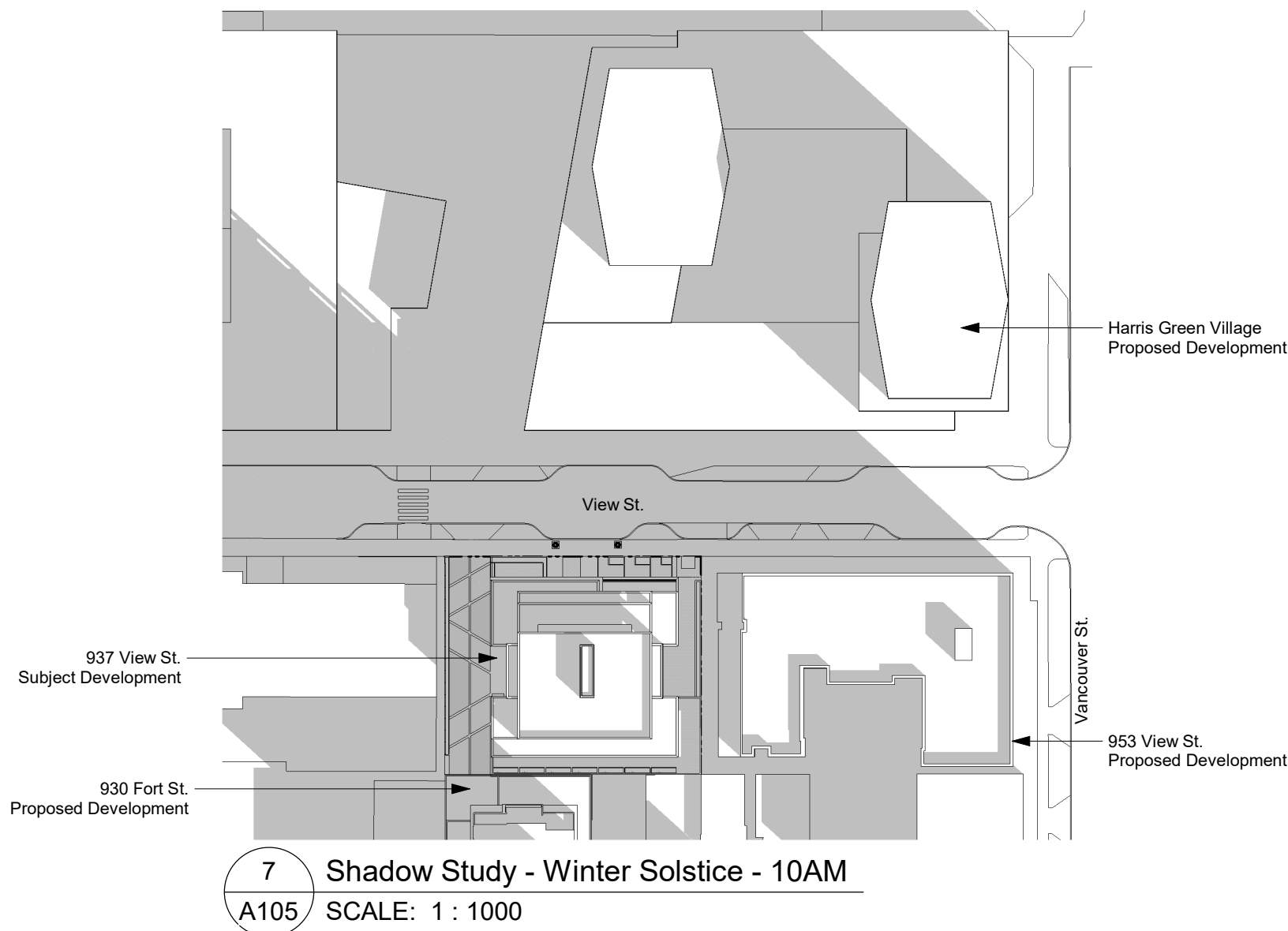
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A105 SCALE: 1 : 1000



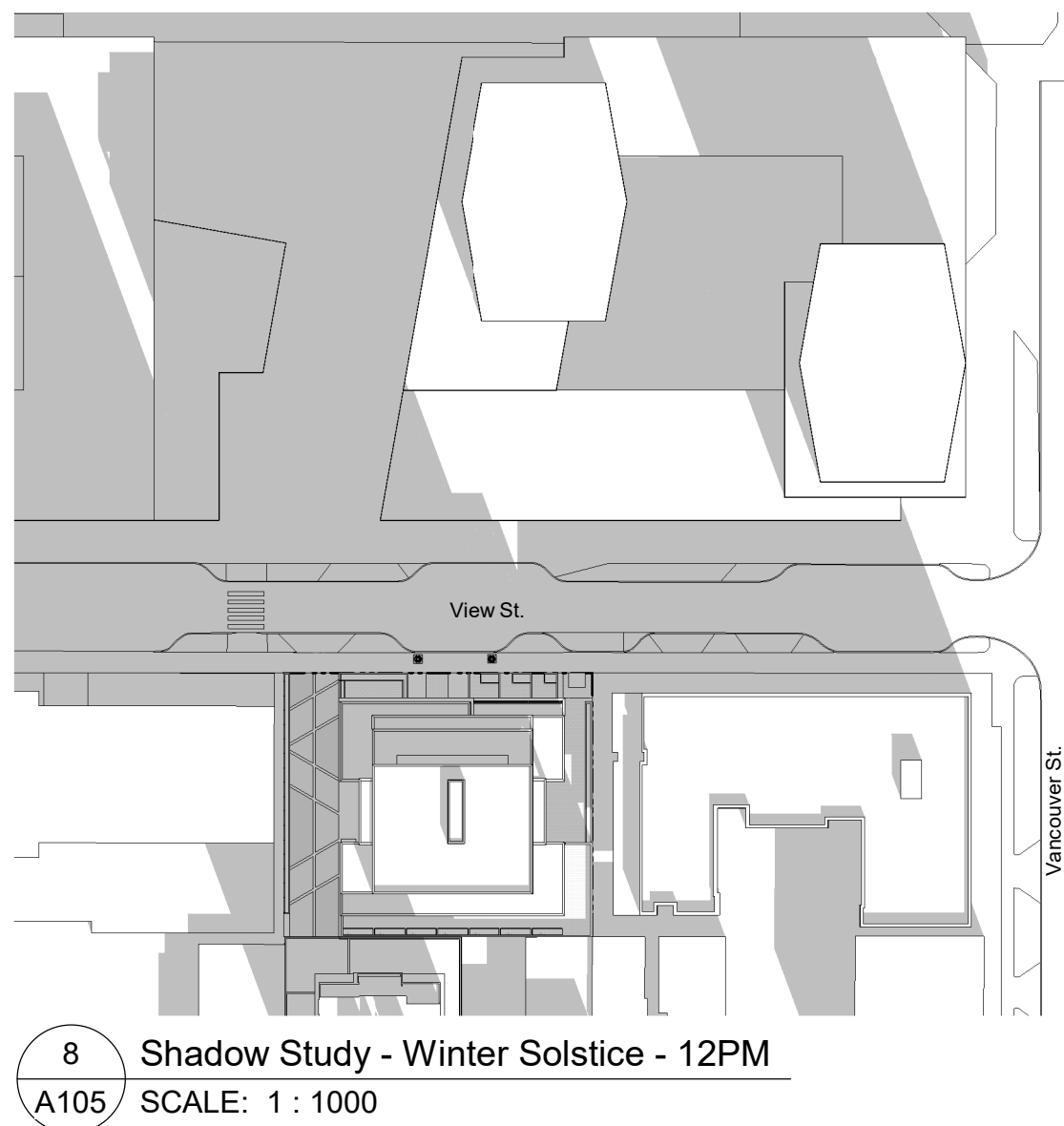
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A105 SCALE: 1 : 1000



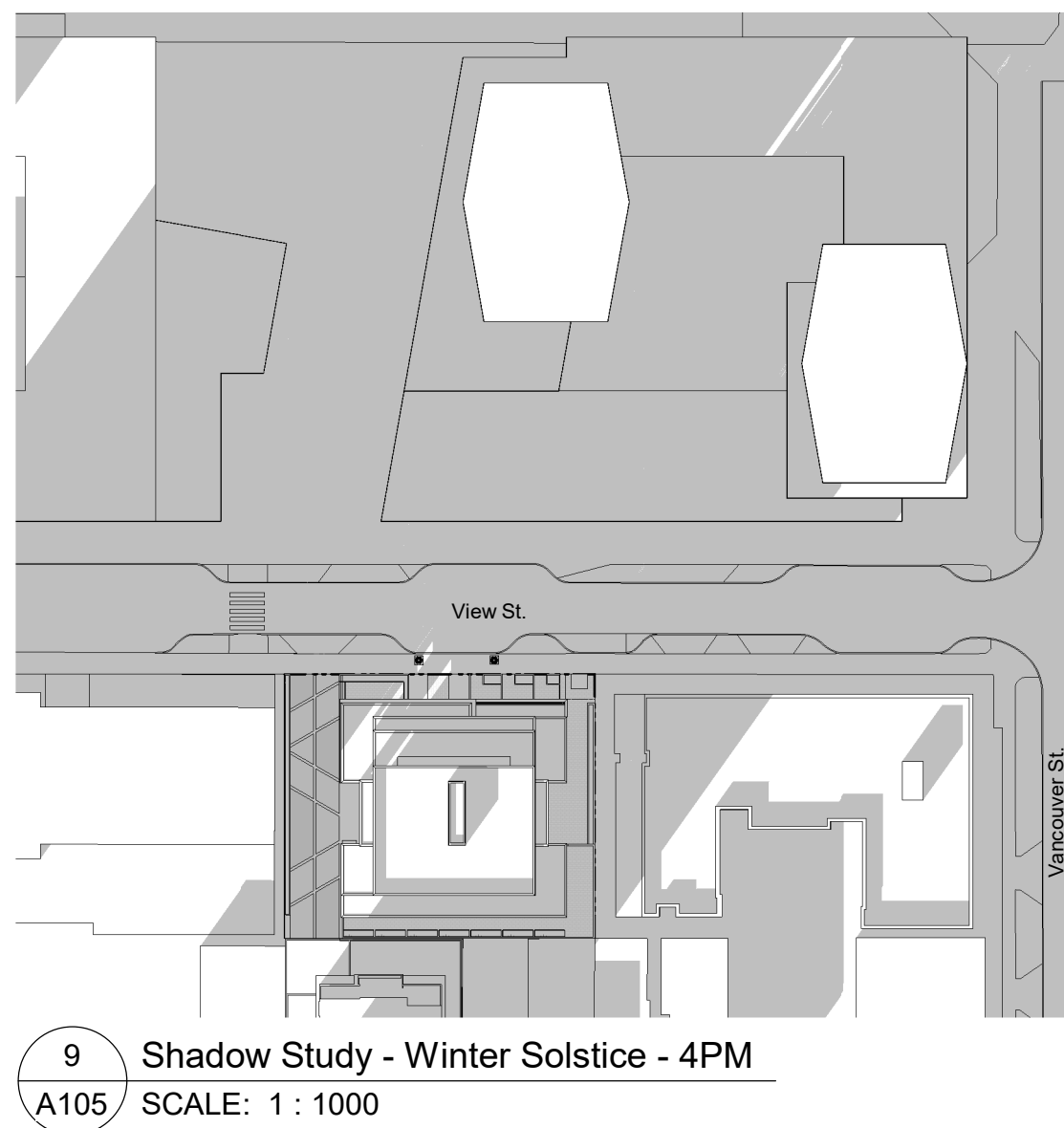
6 Shadow Study - Summer Solstice - 4PM  
A105 SCALE: 1 : 1000



7 Shadow Study - Winter Solstice - 10AM  
A105 SCALE: 1 : 1000



8 Shadow Study - Winter Solstice - 12PM  
A105 SCALE: 1 : 1000



9 Shadow Study - Winter Solstice - 4PM  
A105 SCALE: 1 : 1000

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## View St. Residential

937 View

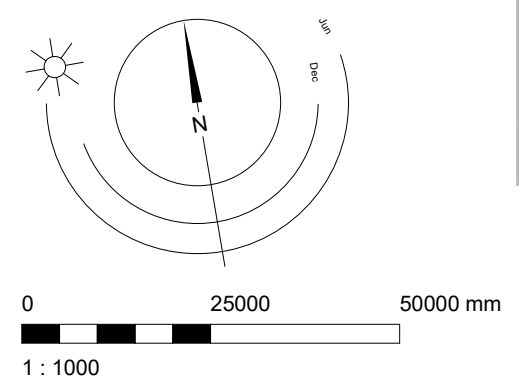
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102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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20-01-08	Issued for DP Revisions 1
19-10-02	Issued for DP

Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 300	Project Number	1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Site Co  
Elevati

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
2022-01-06

dHka

A108

dHKarchitects

Victoria

977 Fort Street

Nanaimo

V8V 3K3

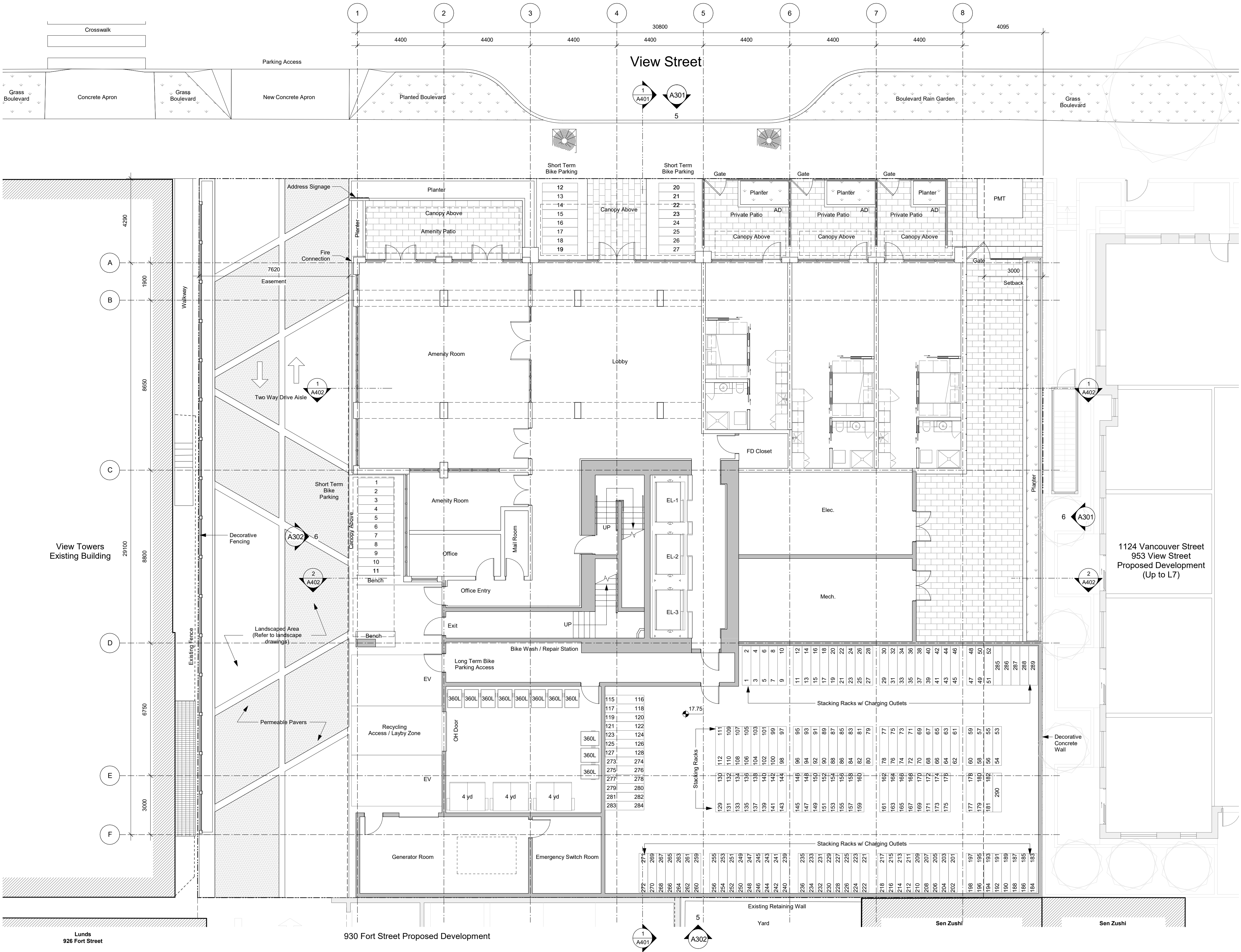
V9T 0H2

T 1-250-658-3367

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<b>Bike Parking</b>	
Long Term Required	275
Long Term Provided	290 Spaces
	145 Ground-Anchored (50%)
	145 Wall-Mounted (50%)
* All spaces adjacent to wall to be E/V ready.	
Short Term Required	27 Spaces
Short Term Provided	27 Spaces

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## View St. Residential

937 View  
Level 1



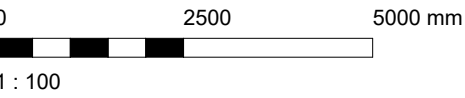
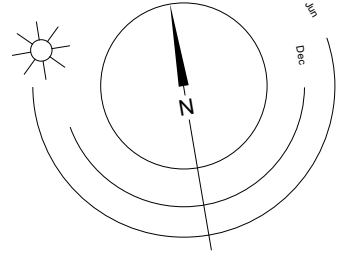
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**A201**

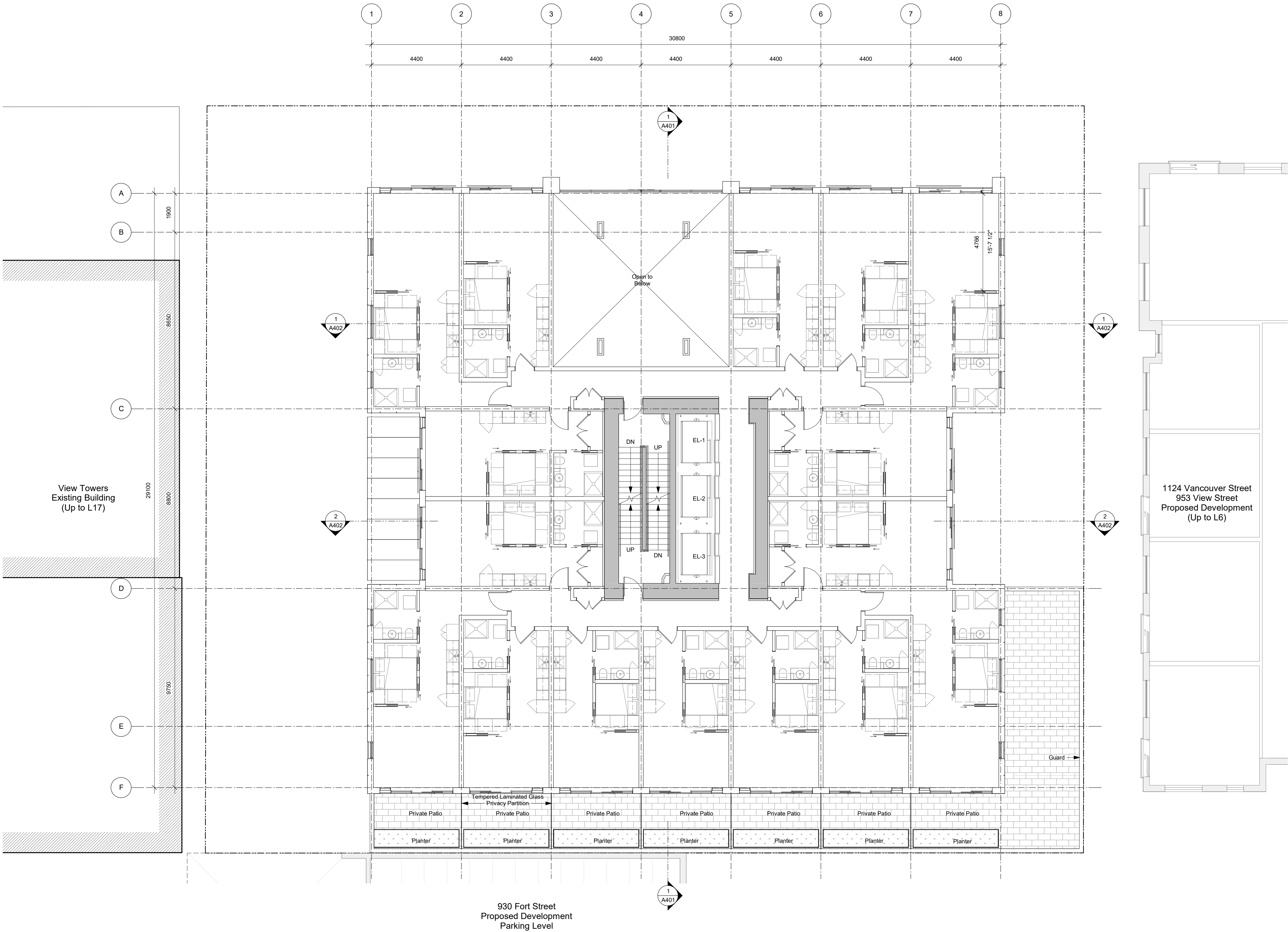
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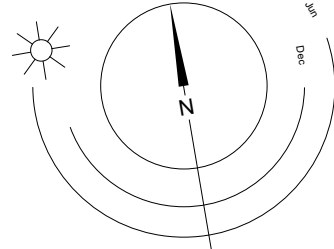
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Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Level 2



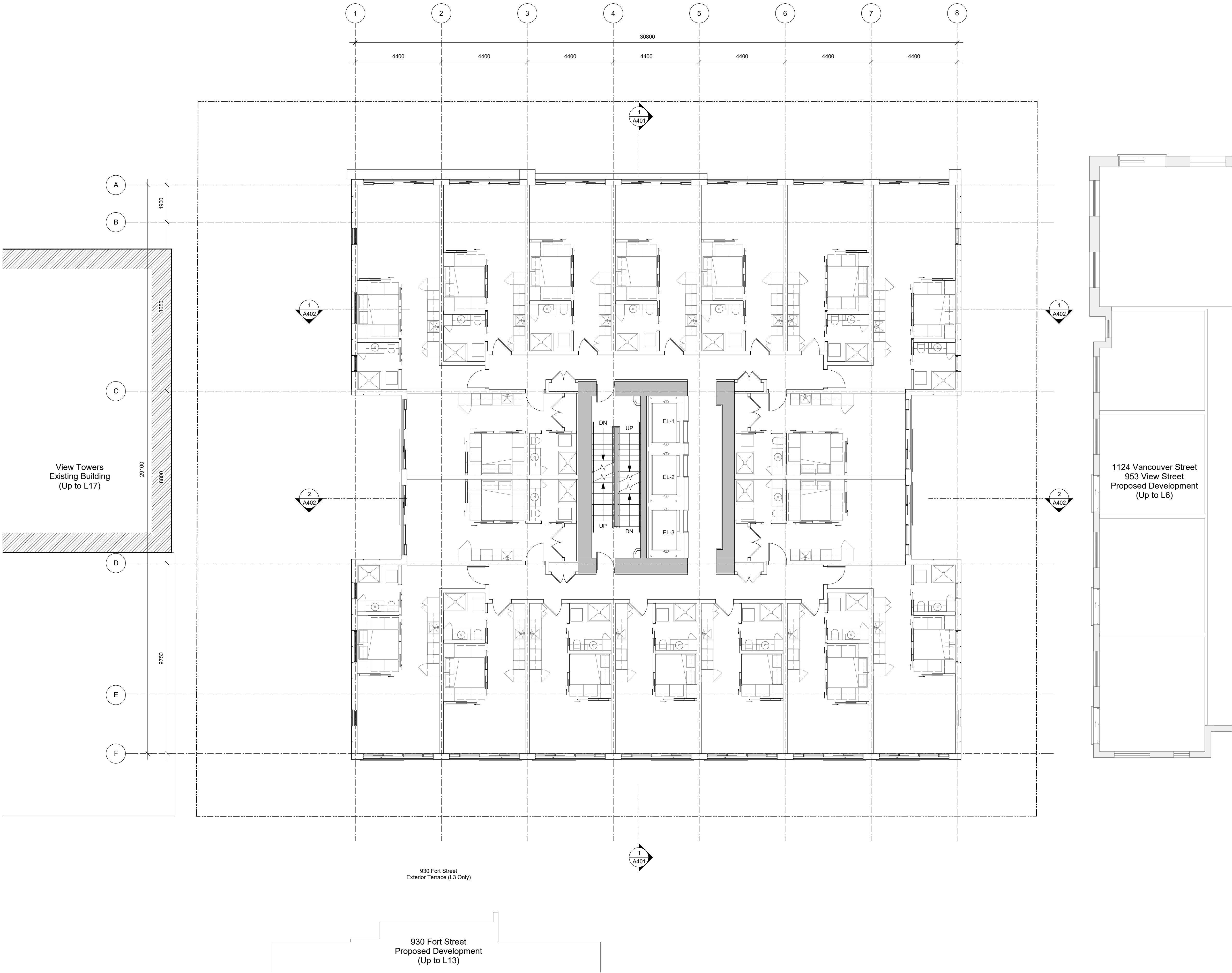
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A202

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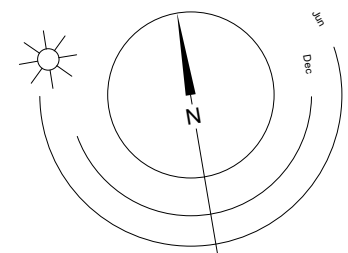
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NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Levels

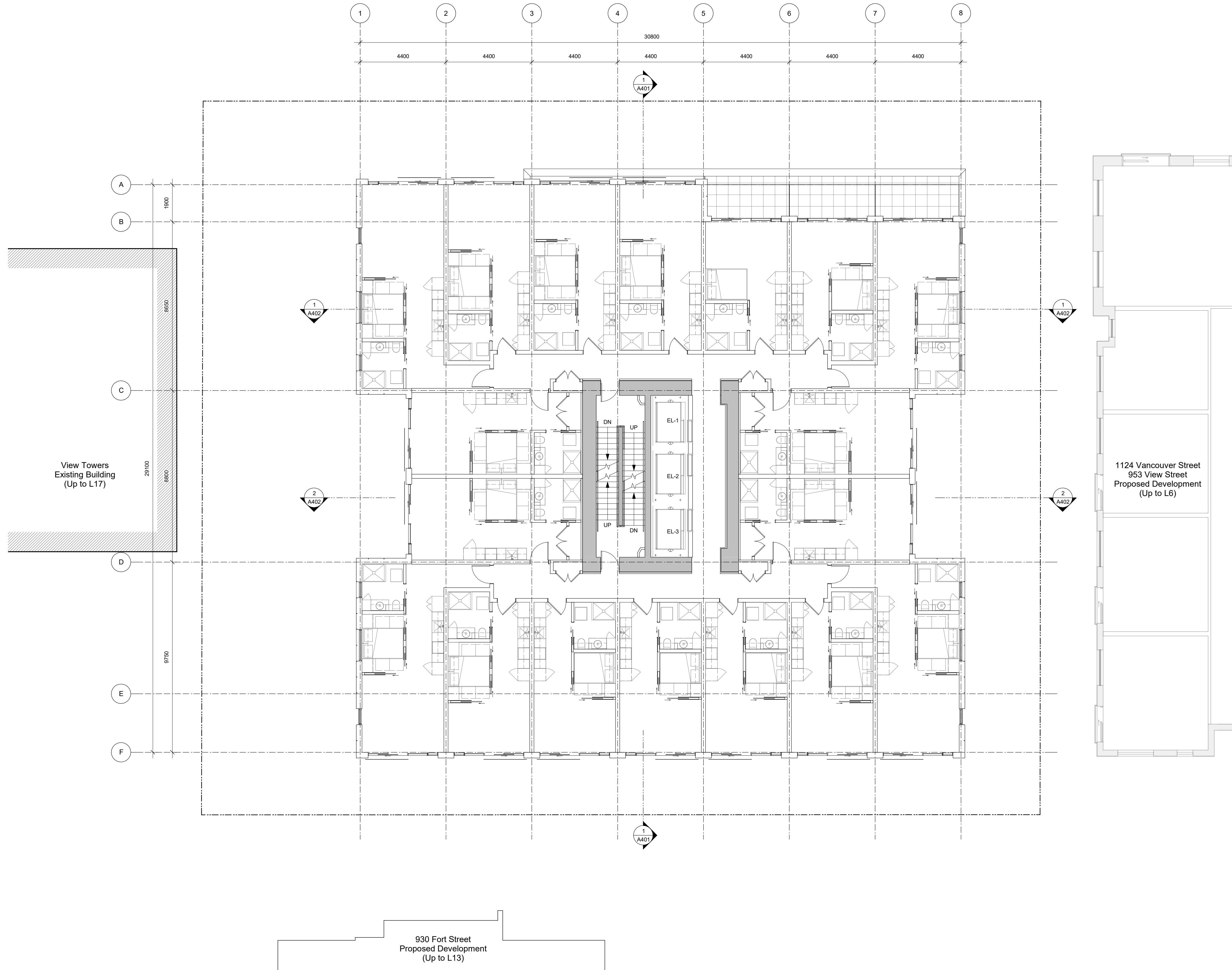


dHkA **A203**

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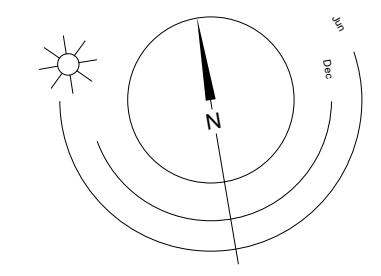
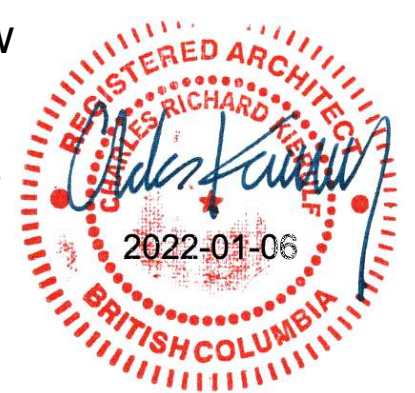
Plot Date 21-12-20 Drawing File  
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## View St. Residential

937 View

Levels



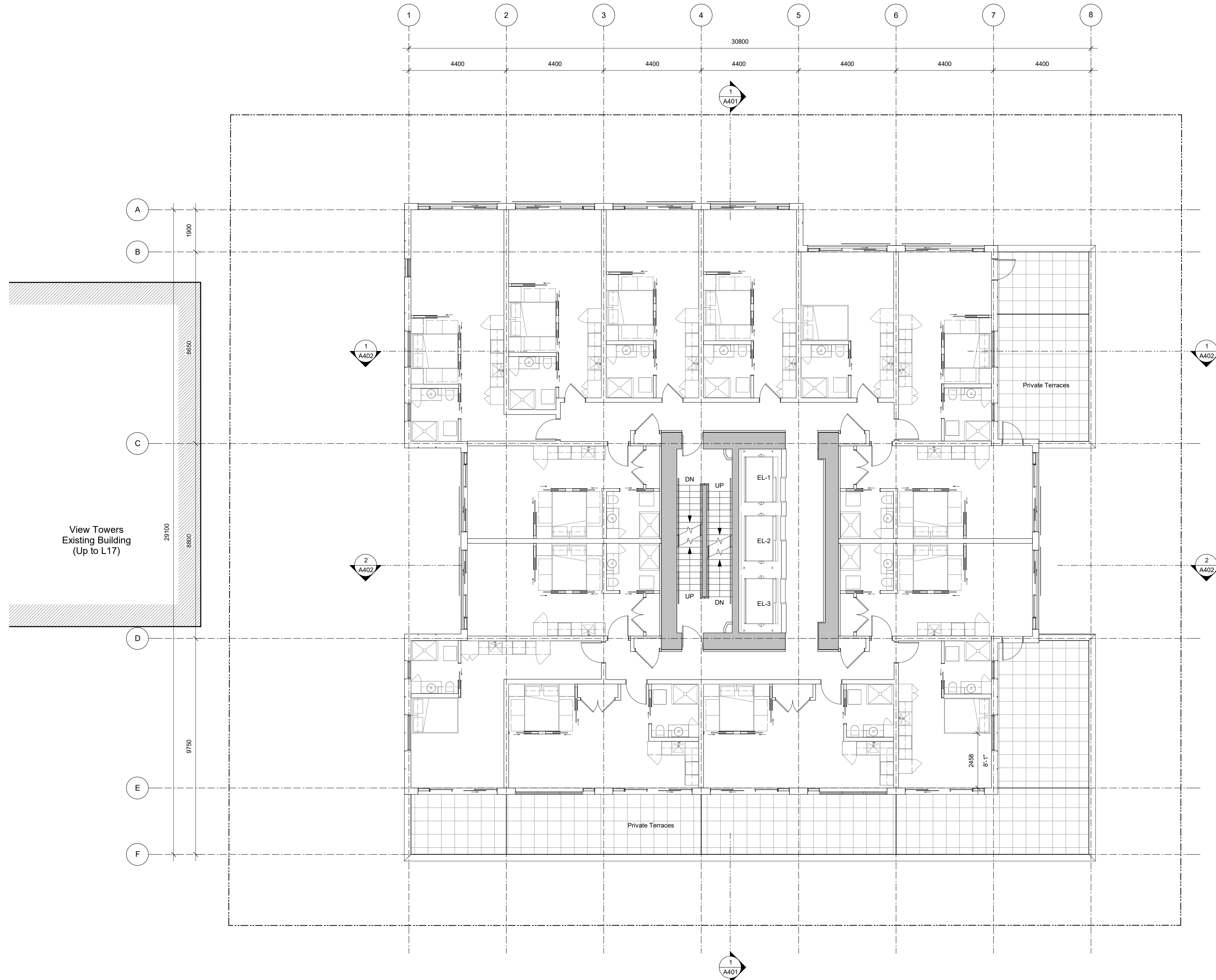
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# A204

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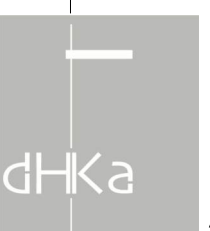
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Drawn By RCI Checked By ADM  
Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

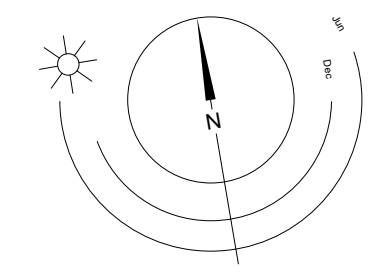
Levels



# A205

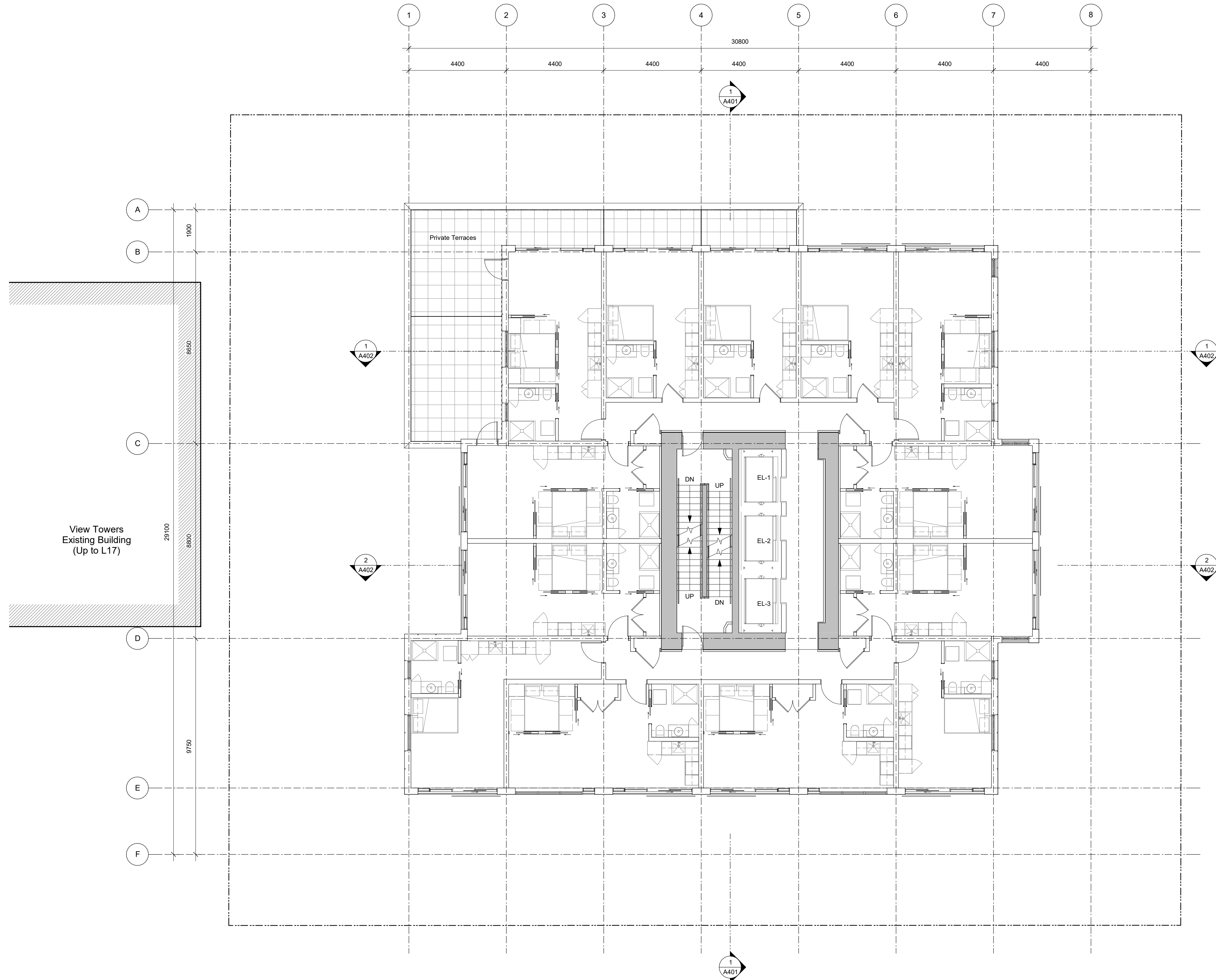
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0 2500 5000 mm  
1 : 100





930 Fort Street  
Proposed Development  
(Up to L13)

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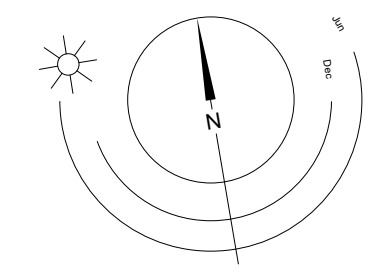
Plot Date	21-12-20	Drawing File	
Drawn By	RCI	Checked By	ADM
Scale	1 : 100	Project Number	1922

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## View St. Residential

937 View

Levels



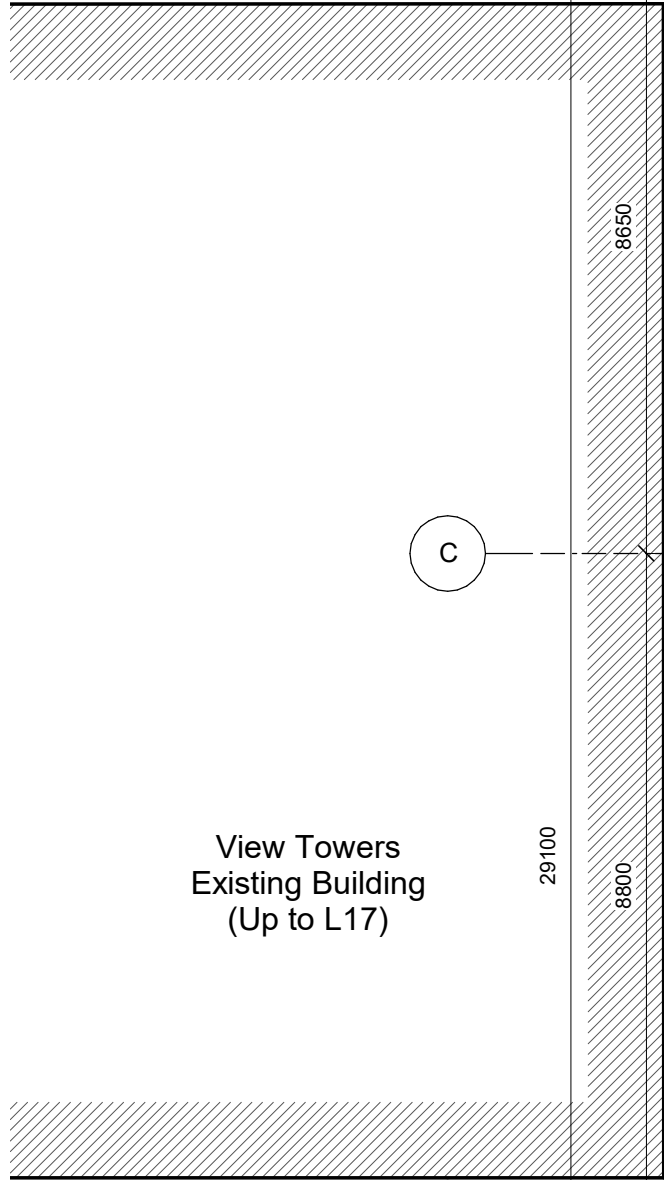
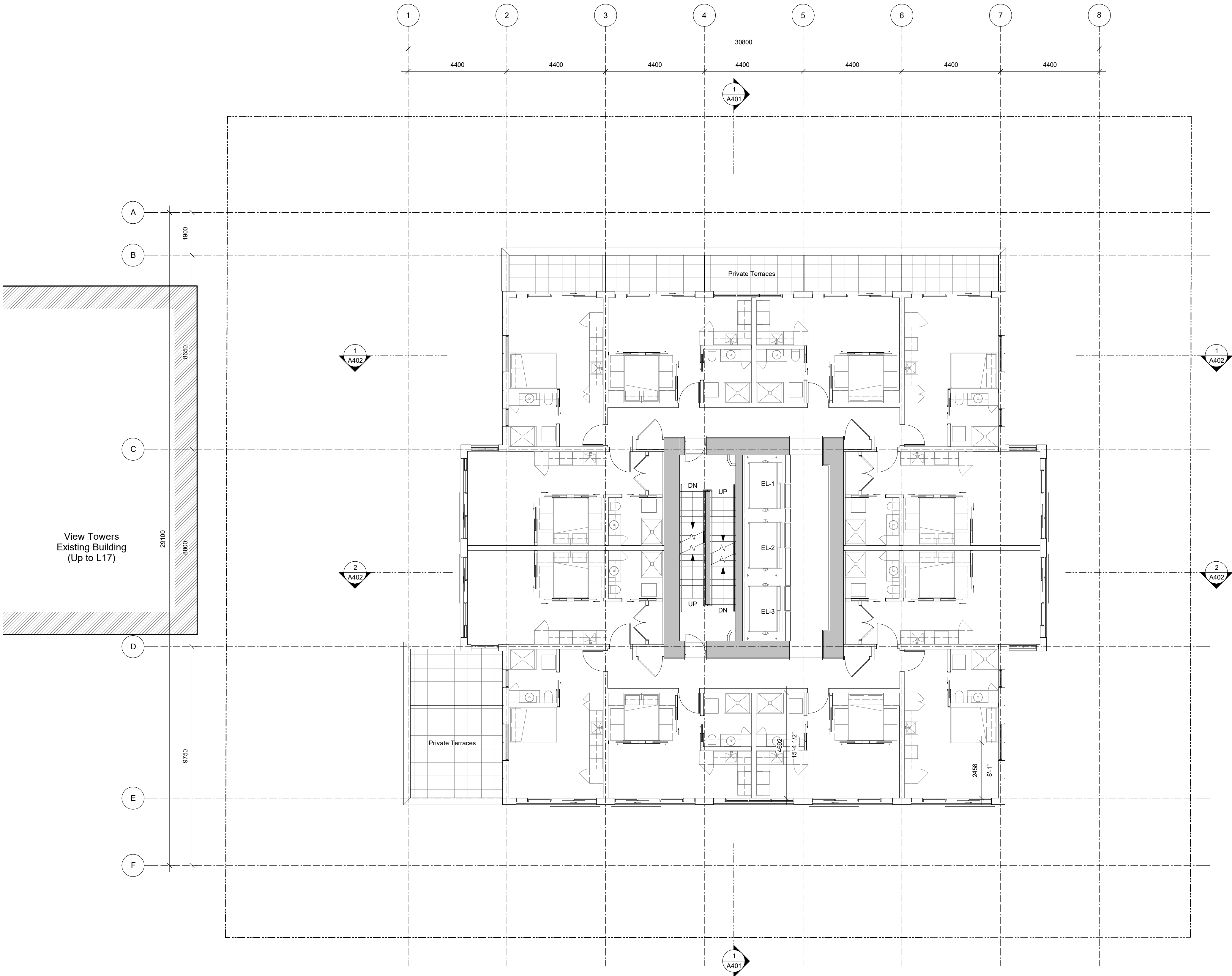
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A206

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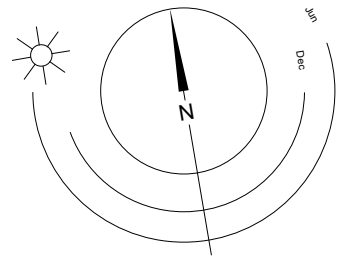
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NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Levels



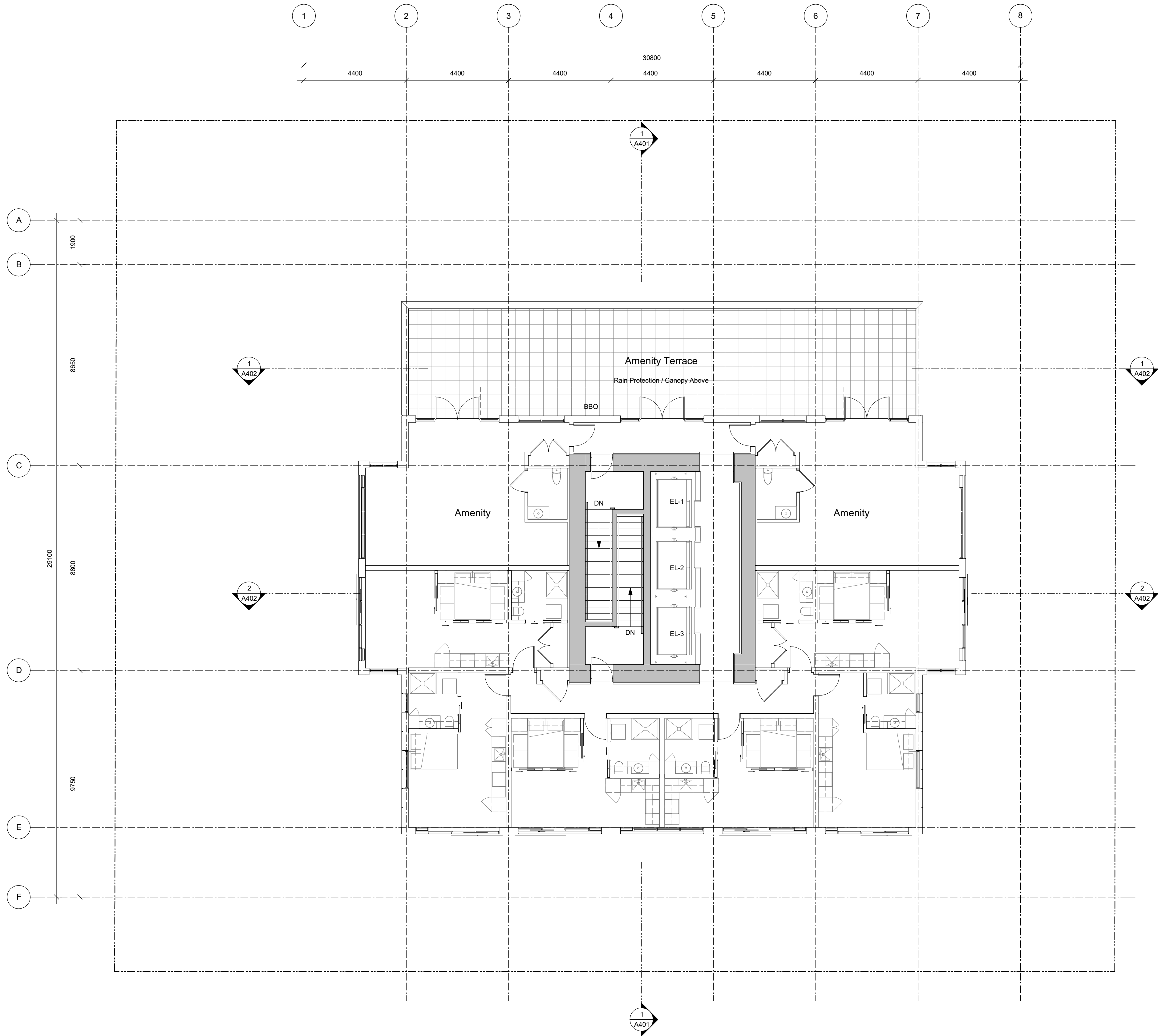
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A207

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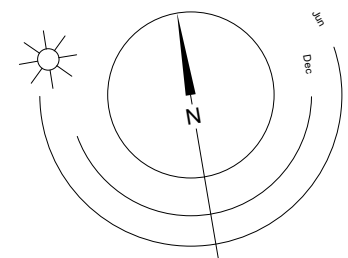
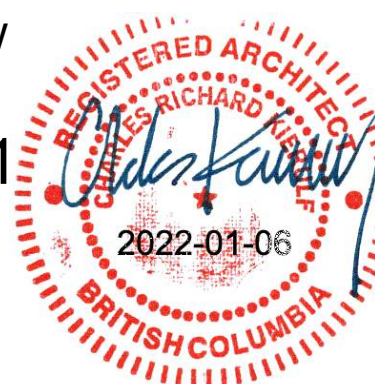
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Drawn By RCI Checked By ADM  
Scale 1 : 100 Project Number 1922

NOTE: All dimensions are shown in millimeters.

## View St. Residential

937 View

Level 1



0 2500 5000 mm  
1 : 100

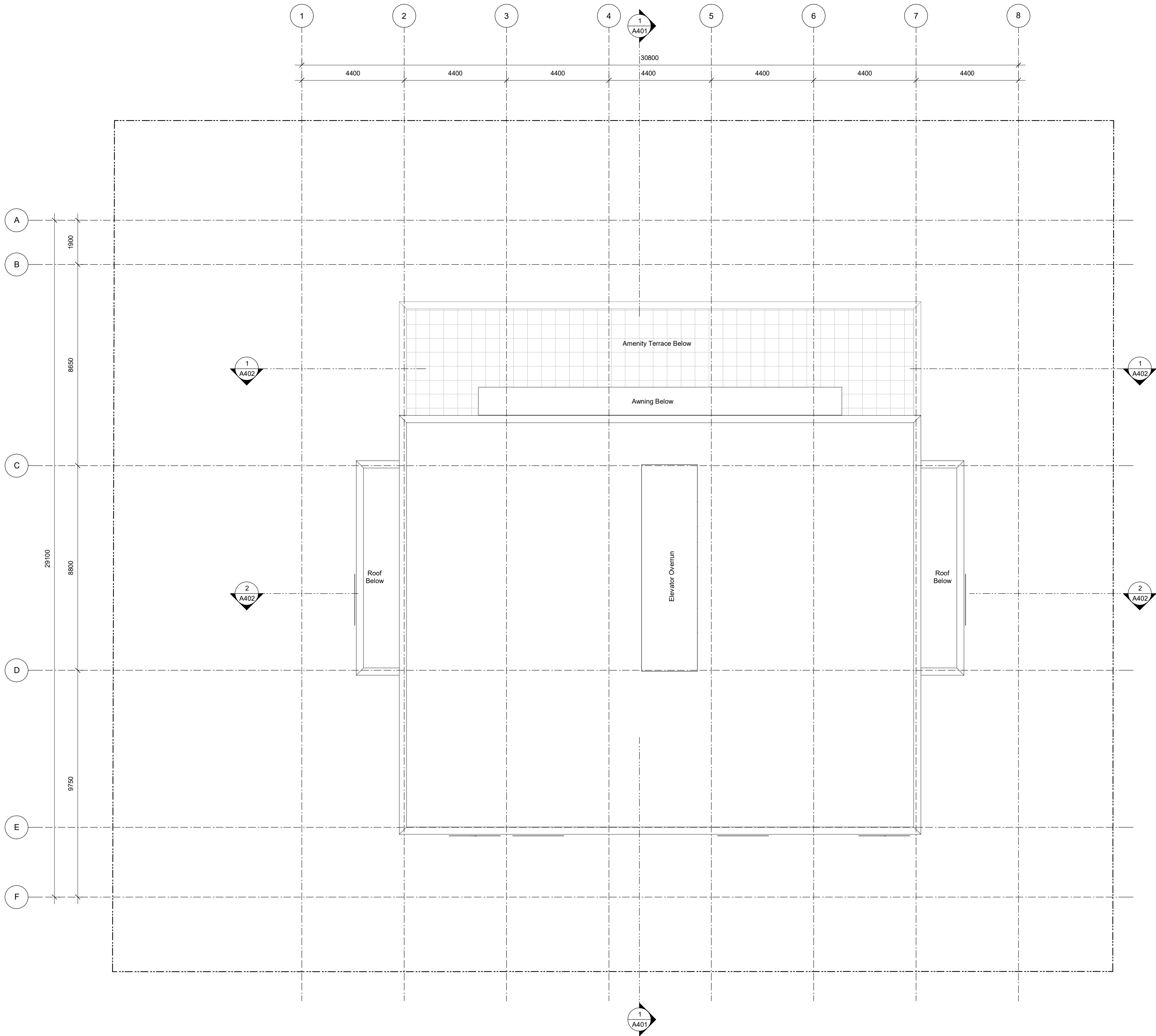
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A208

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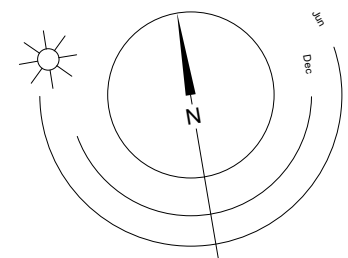
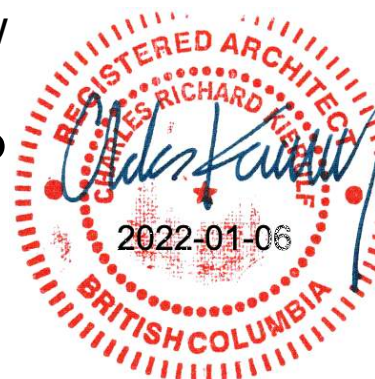
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## View St. Residential

937 View

Roof Plan



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A209

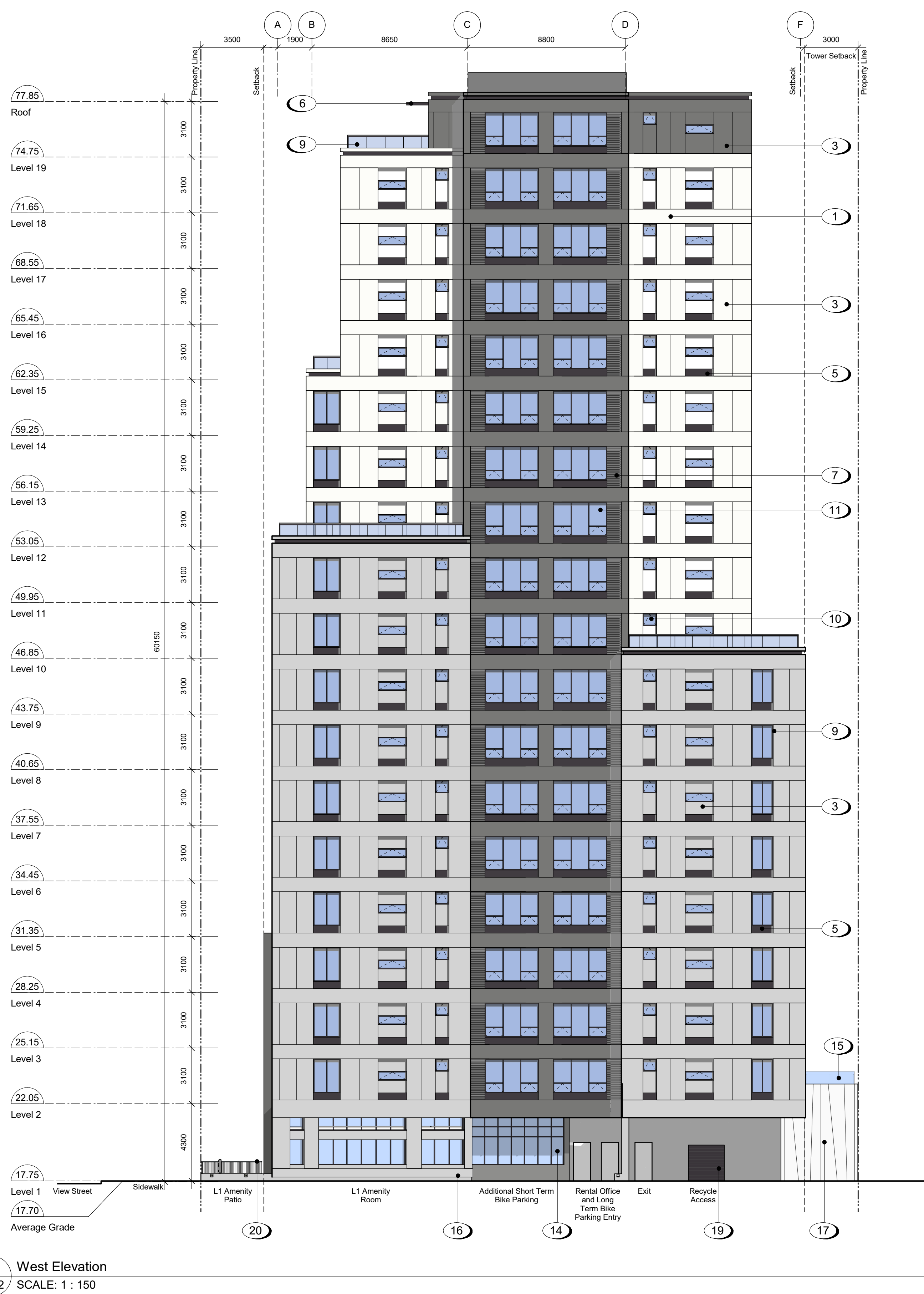
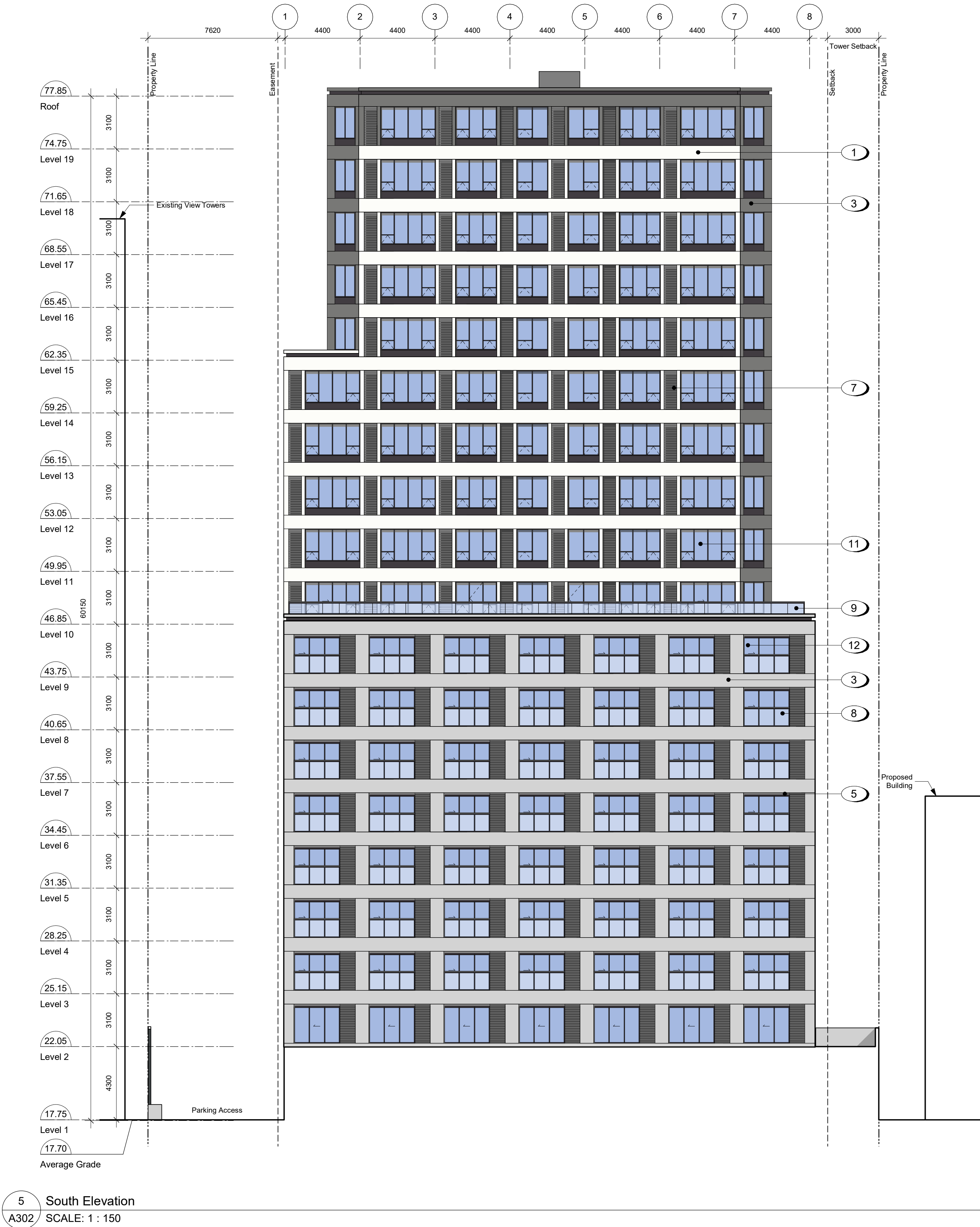
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- Materials Schedule**
- 1 Rainscreen Curtainwall Panel System - White Stone Texture
  - 2 Rainscreen Curtainwall Panel System - Light Gray Stone Texture
  - 3 Rainscreen Curtainwall Panel System - Gray Stone Texture
  - 4 Rainscreen Curtainwall Panel System - Dark Gray Stone Texture
  - 5 22ga. Prefinished Metal Flashing / Fascia to match siding
  - 6 Tempered and Laminated Glass Canopy with Prefinished Metal Zinc Coloured Frame
  - 7 Rainscreen Curtainwall Panel System - Zinc Coloured Louver Finish
  - 8 Juliette Balcony with Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
  - 9 Tempered and Laminated Glass Guard with Anodized Aluminum Caprail
  - 10 Low-E Insulated Frosted Window with Zinc Coloured Frame
  - 11 Low-E Insulated Glass Window with Zinc Coloured Frame
  - 12 Low-E Insulated Glass Sliding Door with Safety Film
  - 13 Low-E Insulated Glass Window Wall System with Decorative Coloured Film Tints
  - 14 Low-E Insulated Glass Window Wall System
  - 15 Tempered Translucent Glass Privacy Screen with Anodized Zinc Coloured Frame
  - 16 Architectural Exposed Concrete
  - 17 Decorative Concrete Wall
  - 18 Wood Door with View Lite
  - 19 Prefinished Zinc Coloured Sectional Aluminum Overhead Garage Door
  - 20 Painted Metal Fence - Black

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Drawn By	RCI	Checked By	ADM
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**View St. Residential**

937 View

Building

REGISTERED ARCHITECT  
RICHARD K. KIRBY  
2022-01-06  
BRITISH COLUMBIA



General Notes

- 930 Fort Street outline based on Development Permit 5th Resubmission dated 2018-05-16.
- 1124 Vancouver Street, 953 View Street, 941 View Street outline based on Development Permit Submission dated 2021-03-17.
- 937 View Street outline is to exterior face of sheathing, allowing for rainscreen and cornice projections.

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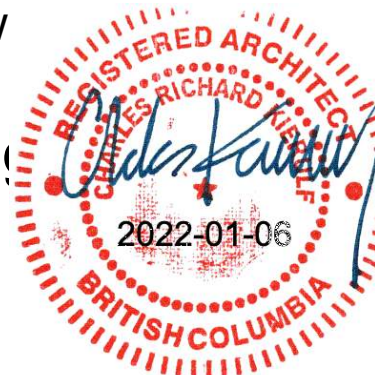
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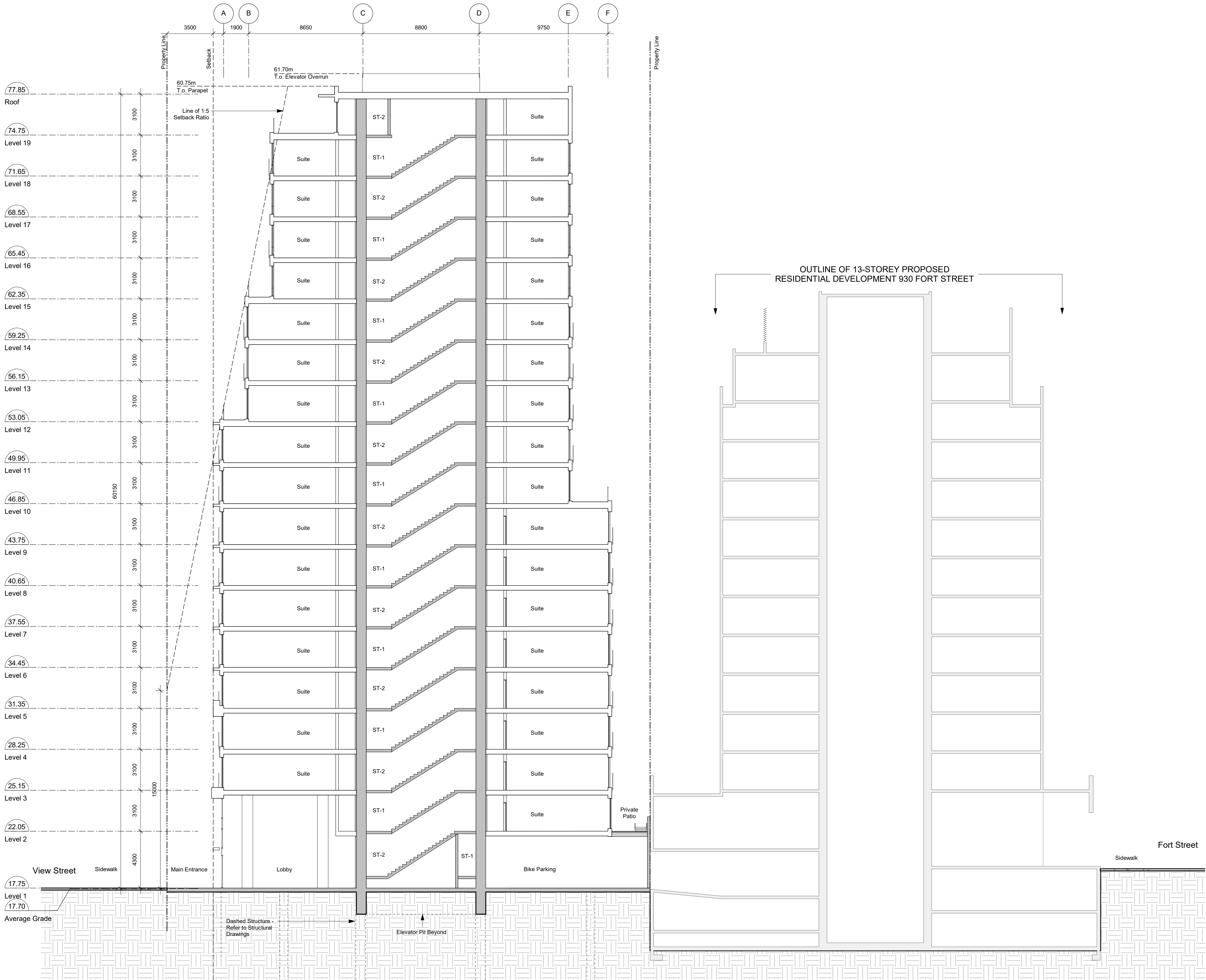
937 View

Building



A401

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1 Building Section - North/South  
A401 SCALE: 1 : 150





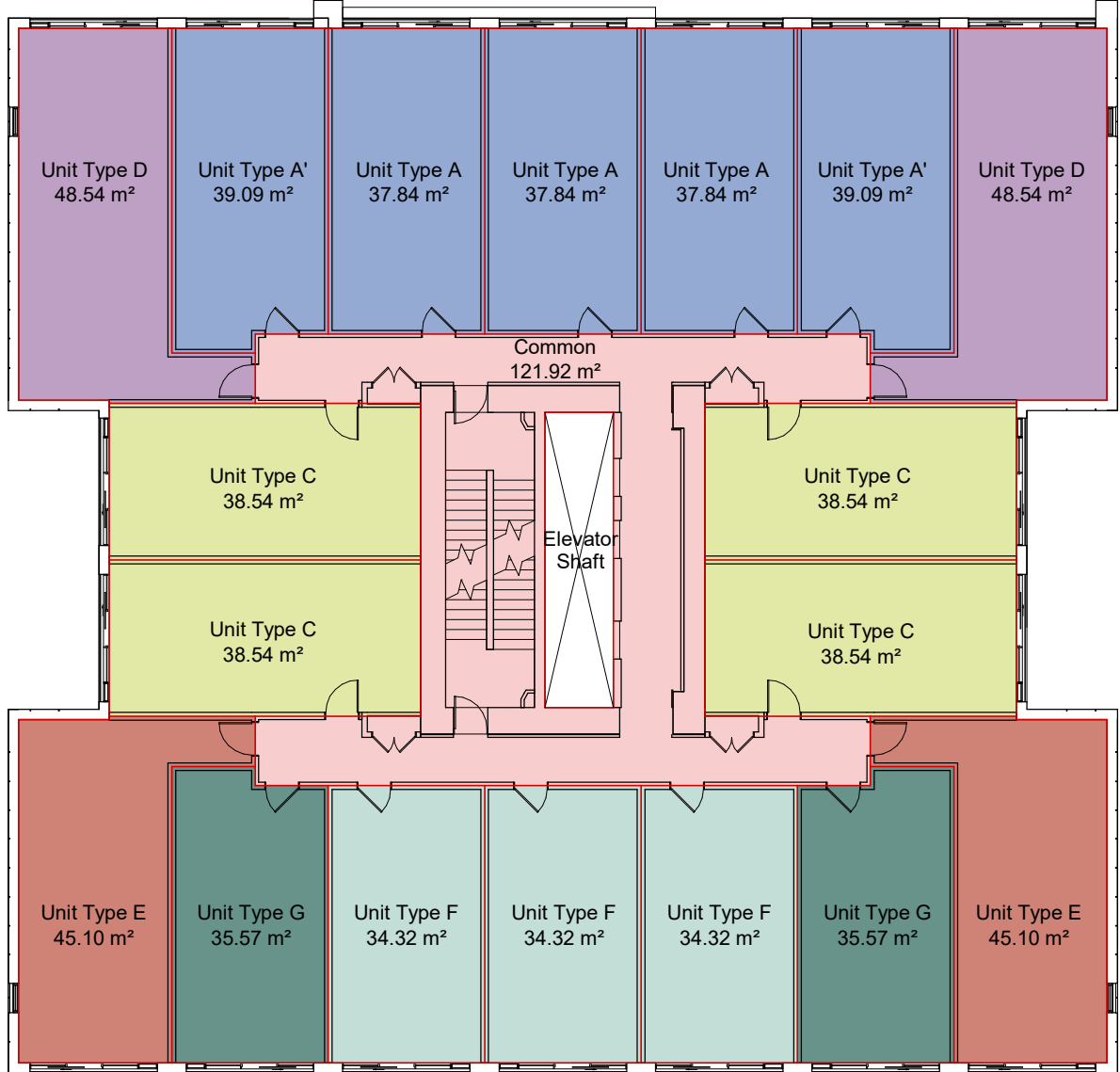




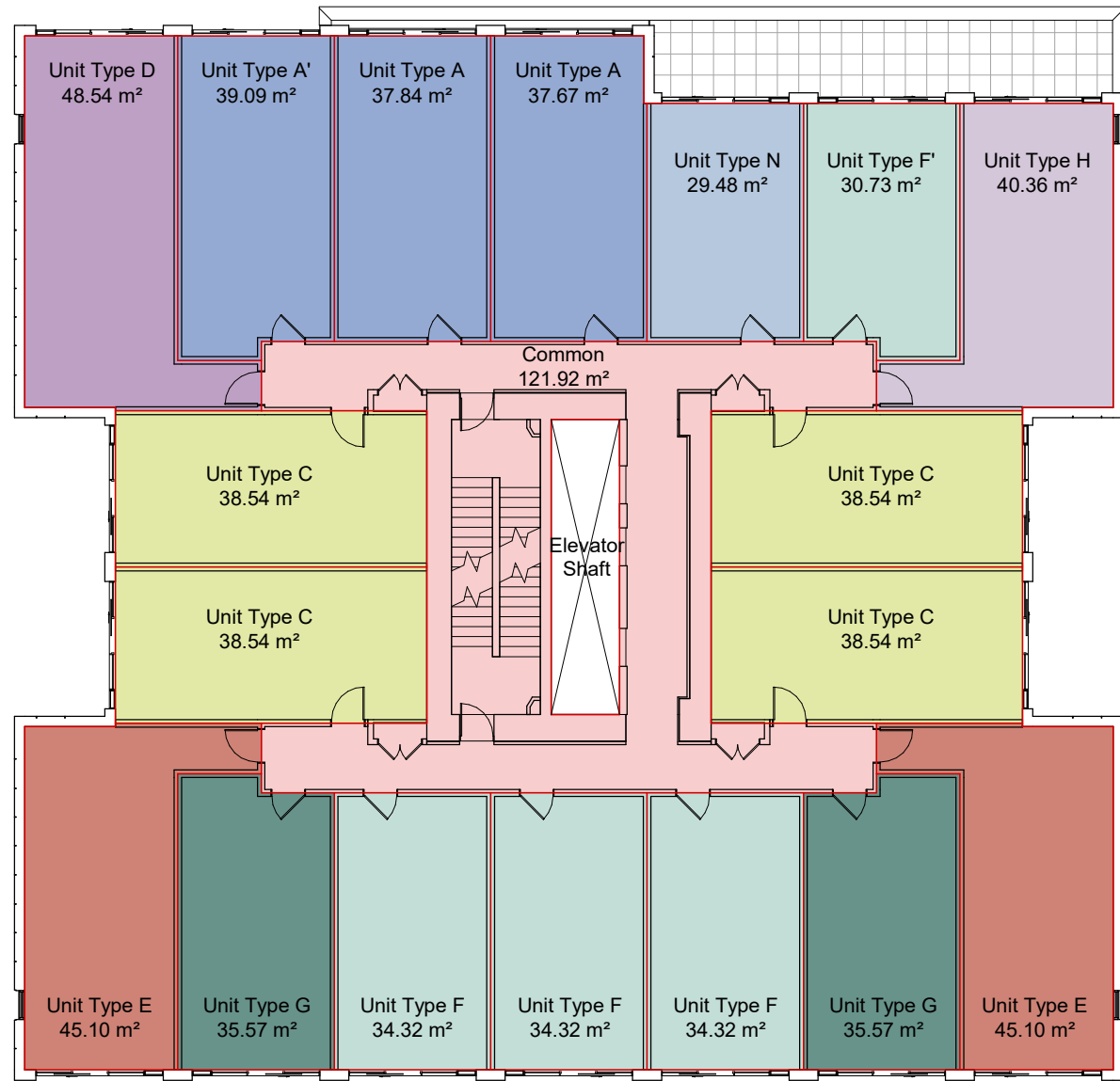
1 Level L1 Area Plan  
A911 SCALE: 1 : 200



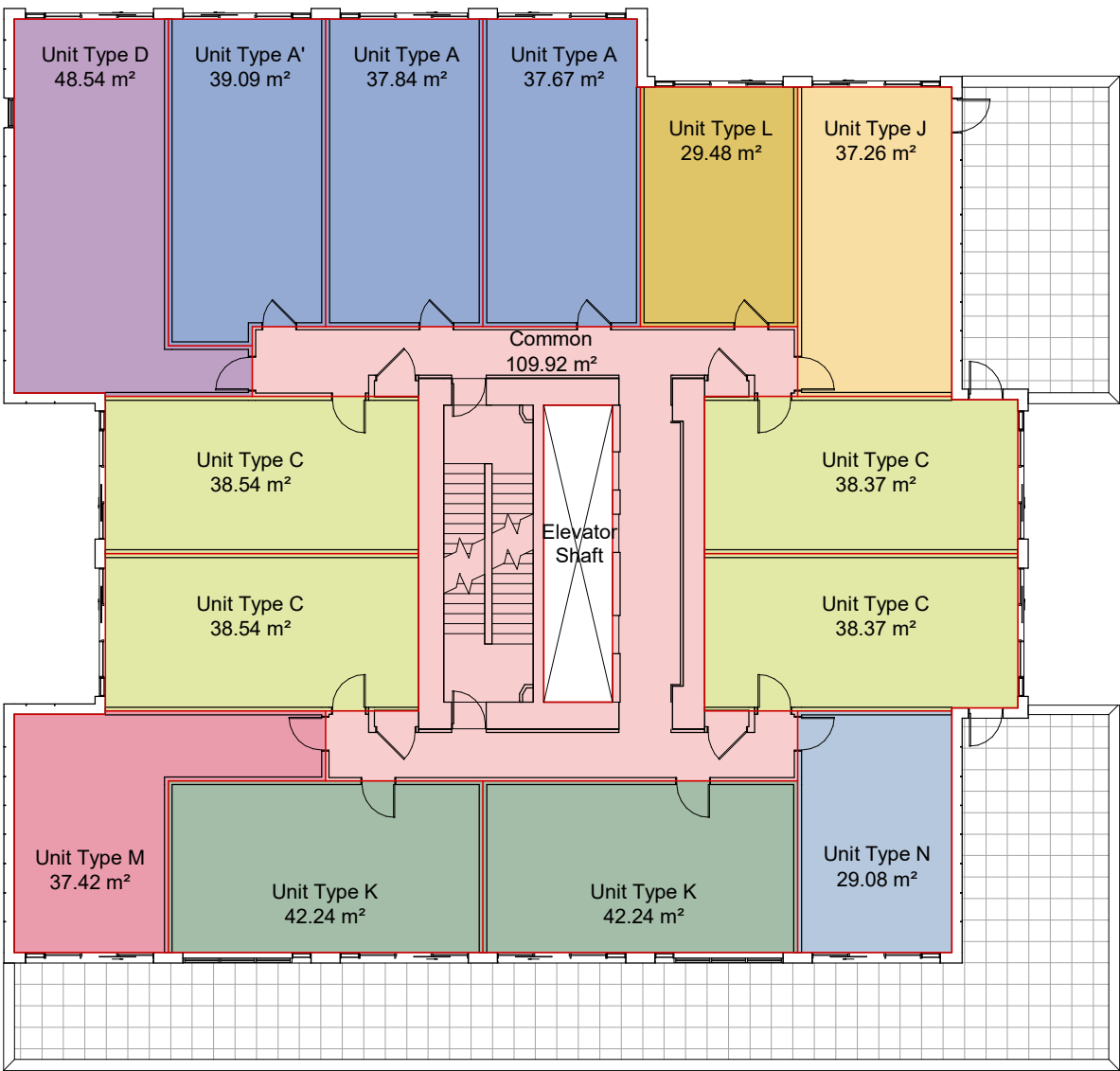
2 Level L2 Area Plan  
A911 SCALE: 1 : 200



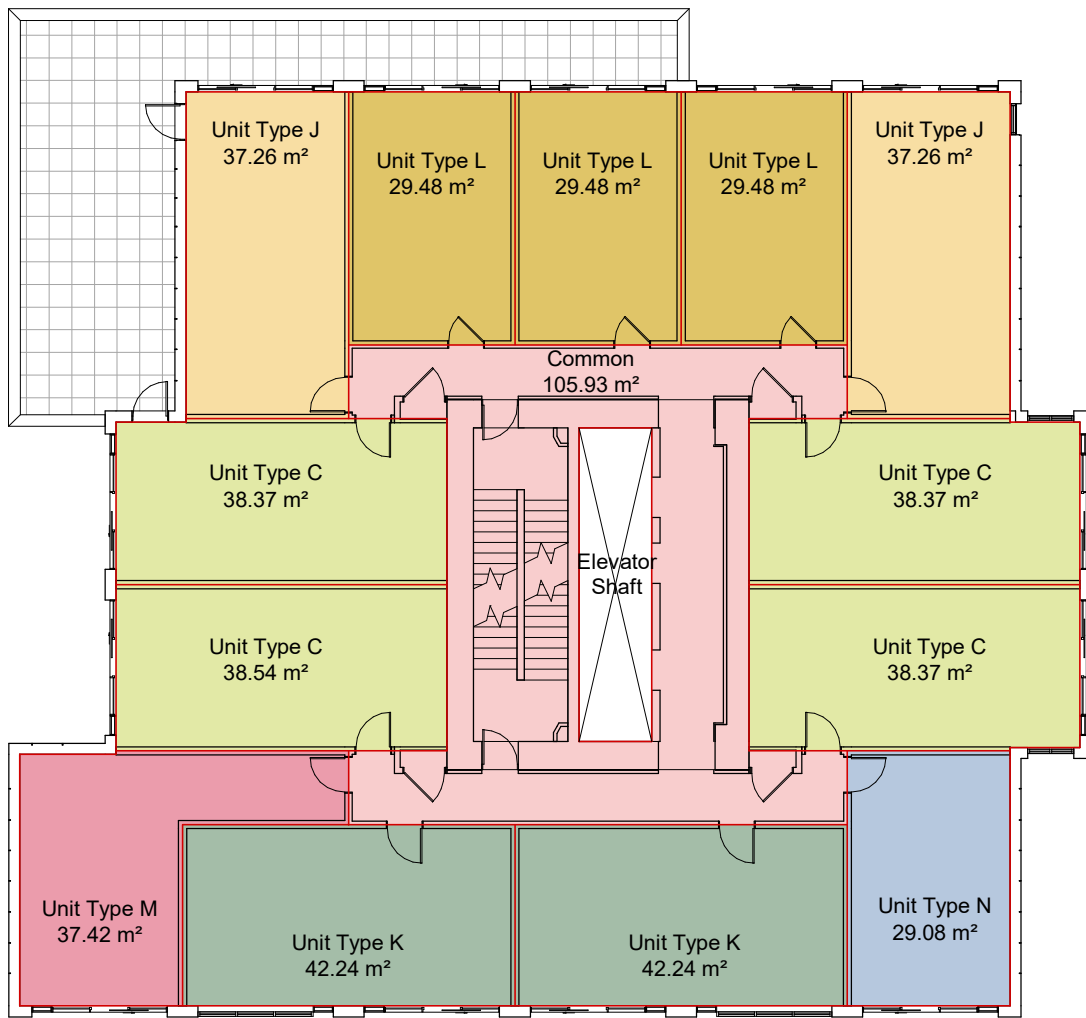
3 Level L3-L4 Area Plan  
A911 SCALE: 1 : 200



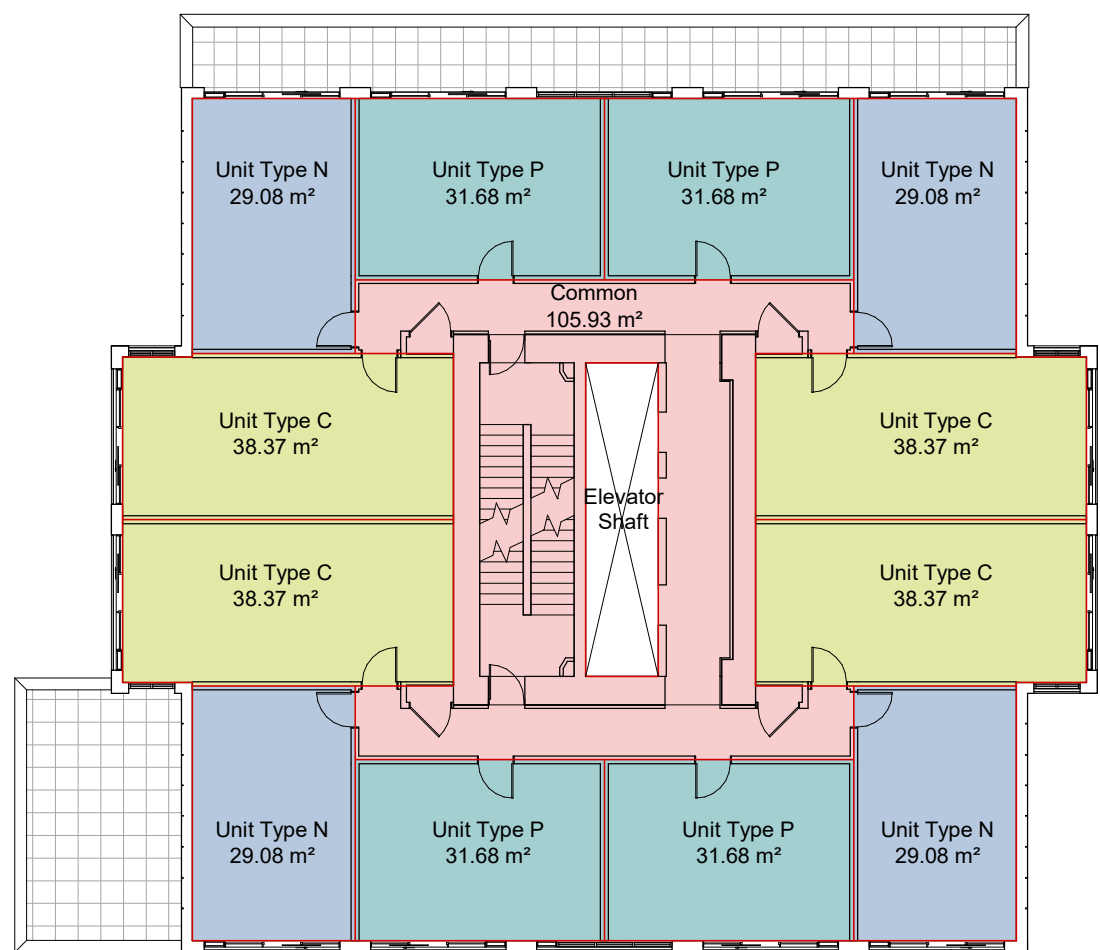
4 Level L5-L9 Area Plan  
A911 SCALE: 1 : 200



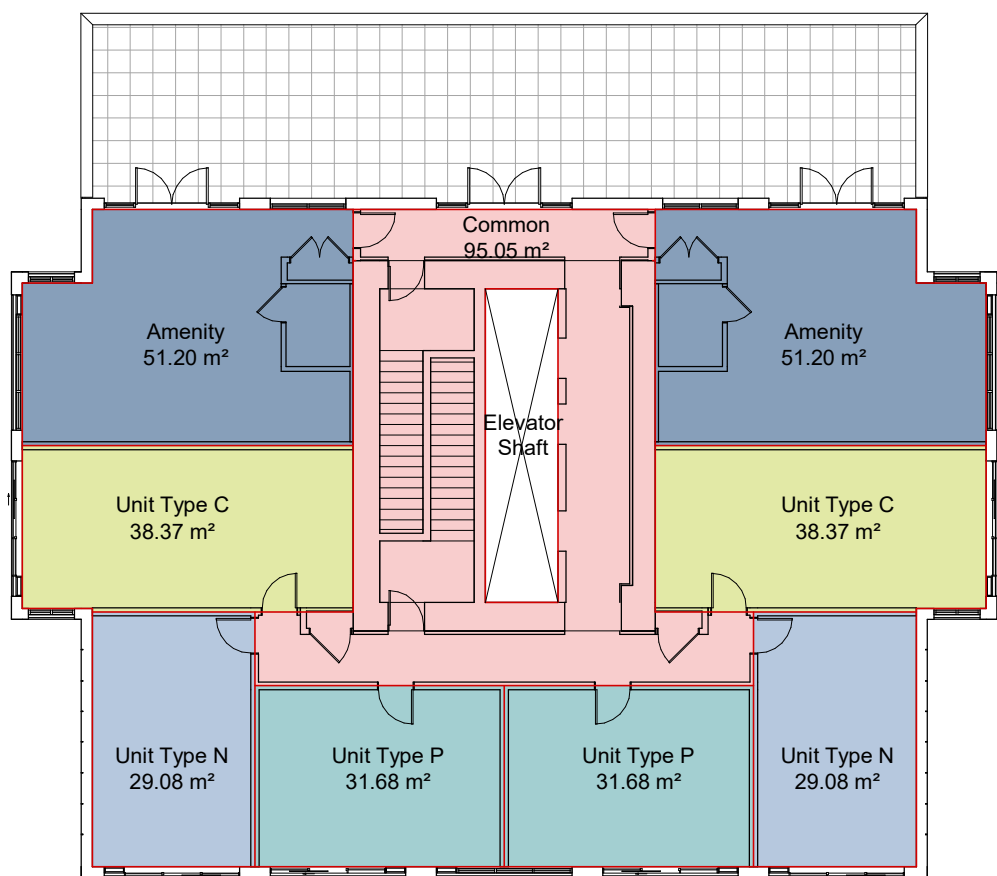
5 Level L10-L11 Area Plan  
A911 SCALE: 1 : 200



6 Level L12-L14 Area Plan  
A911 SCALE: 1 : 200



7 Level L15-L18 Area Plan  
A911 SCALE: 1 : 200



8 Level 19 Area Plan  
A911 SCALE: 1 : 200

AREA SCHEDULE			
Description	Zoning (m²)	Zoning (SF)	No. Suites
Level 1			
City Zoning GFA	621 m²	6684 SF	
Residential Strata	74 m²	795 SF	3
Residential Common	547 m²	5890 SF	
Efficiency	11.9%	11.89%	
Level 2			
City Zoning GFA	829 m²	8923 SF	
Residential Strata	630 m²	6777 SF	16
Residential Common	199 m²	2146 SF	
Efficiency	75.9%	75.95%	
Levels 3-4			
City Zoning GFA	829 m²	8923 SF	
Residential Strata	705 m²	7593 SF	36
Residential Common	124 m²	1330 SF	
Efficiency	85.1%	85.09%	
Levels 5-9			
City Zoning GFA	804 m²	8654 SF	
Residential Strata	680 m²	7324 SF	90
Residential Common	124 m²	1330 SF	
Efficiency	84.6%	84.63%	
Levels 10-11			
City Zoning GFA	644 m²	6932 SF	
Residential Strata	531 m²	5717 SF	28
Residential Common	113 m²	1215 SF	
Efficiency	82.5%	82.48%	
Levels 12-14			
City Zoning GFA	573 m²	6168 SF	
Residential Strata	464 m²	4991 SF	39
Residential Common	109 m²	1177 SF	
Efficiency	80.9%	80.92%	
Levels 15-18			
City Zoning GFA	502 m²	5404 SF	
Residential Strata	393 m²	4227 SF	48
Residential Common	109 m²	1176 SF	
Efficiency	78.2%	78.23%	
Level 19			
City Zoning GFA	396 m²	4263 SF	
Residential Strata	205 m²	2203 SF	6
Residential Common	86 m²	930 SF	
Ammentity	105 m²	1129 SF	
Efficiency	78.2%	78.19%	
Totals			
Total GFA	12539 m²	134970 SF	
Site Area	1572 m²	16924 SF	
FSR	7.975	7.975	
Total Residential	9745 m²	104898 SF	266
Total Amenity	105 m²	1129 SF	
Total Commercial	0 m²	0 SF	
Total Common & Core	2689 m²	28942 SF	
Efficiency	78.56%	78.56%	

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

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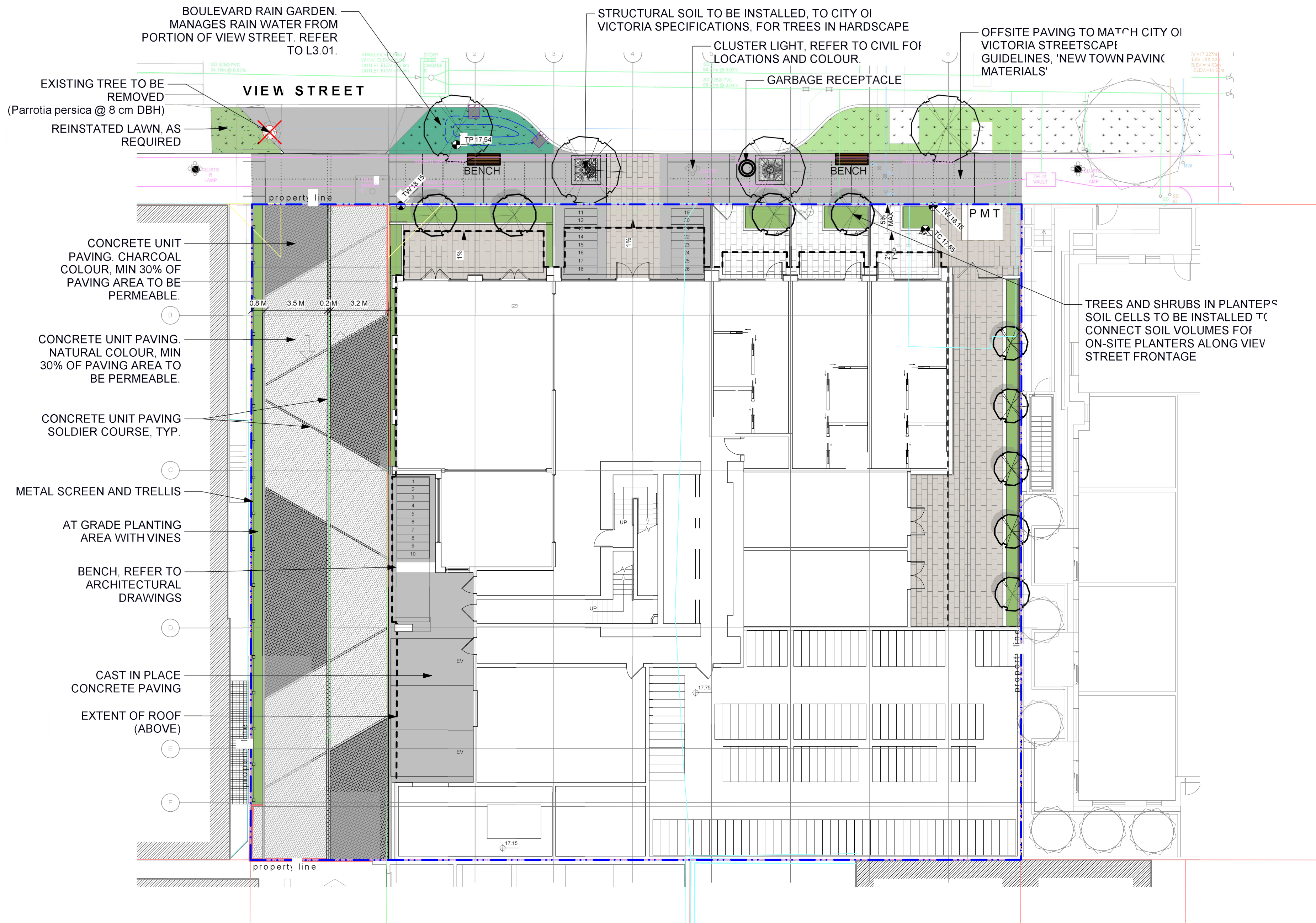
View St. Residential

937 View

Area P

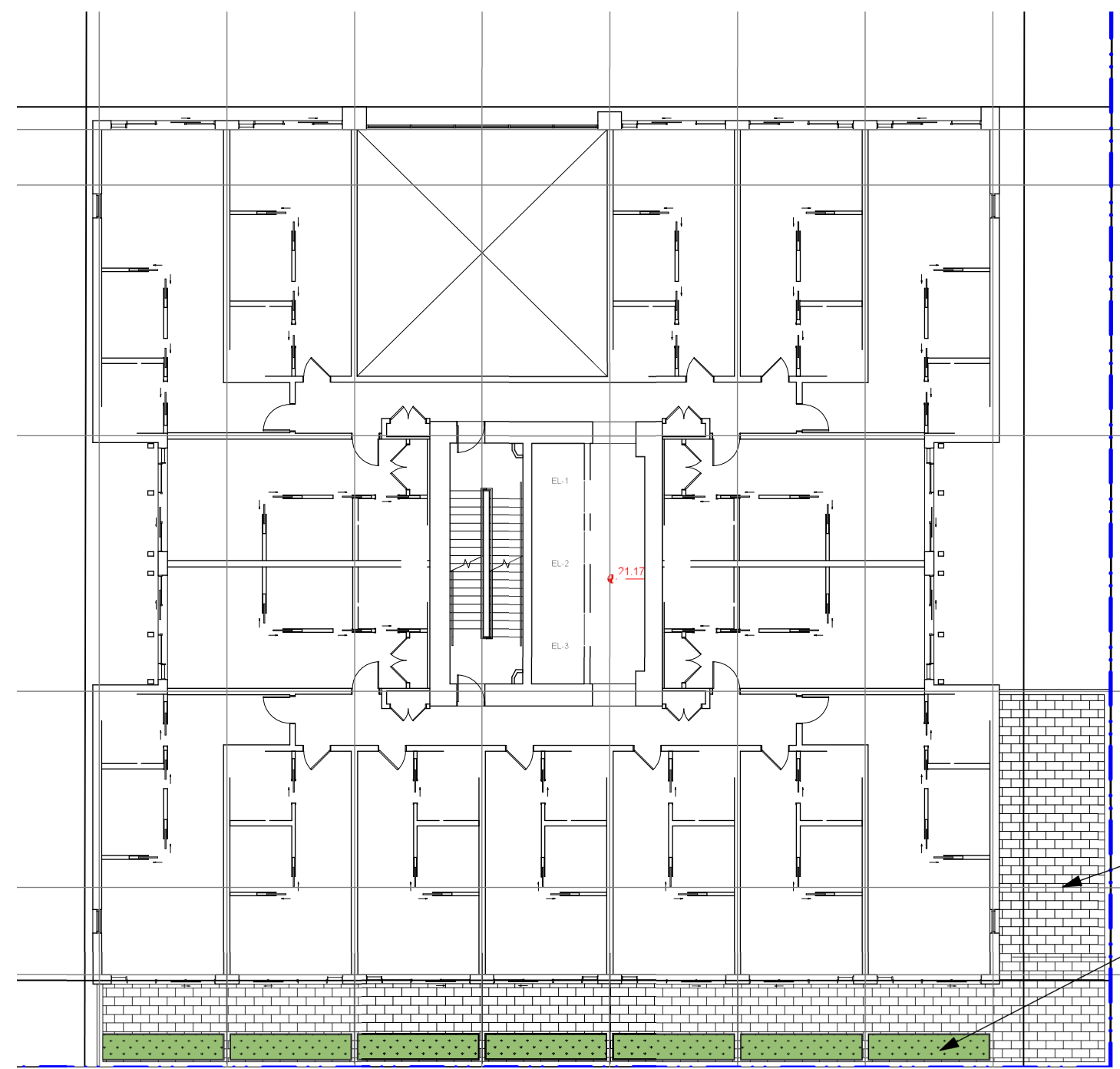




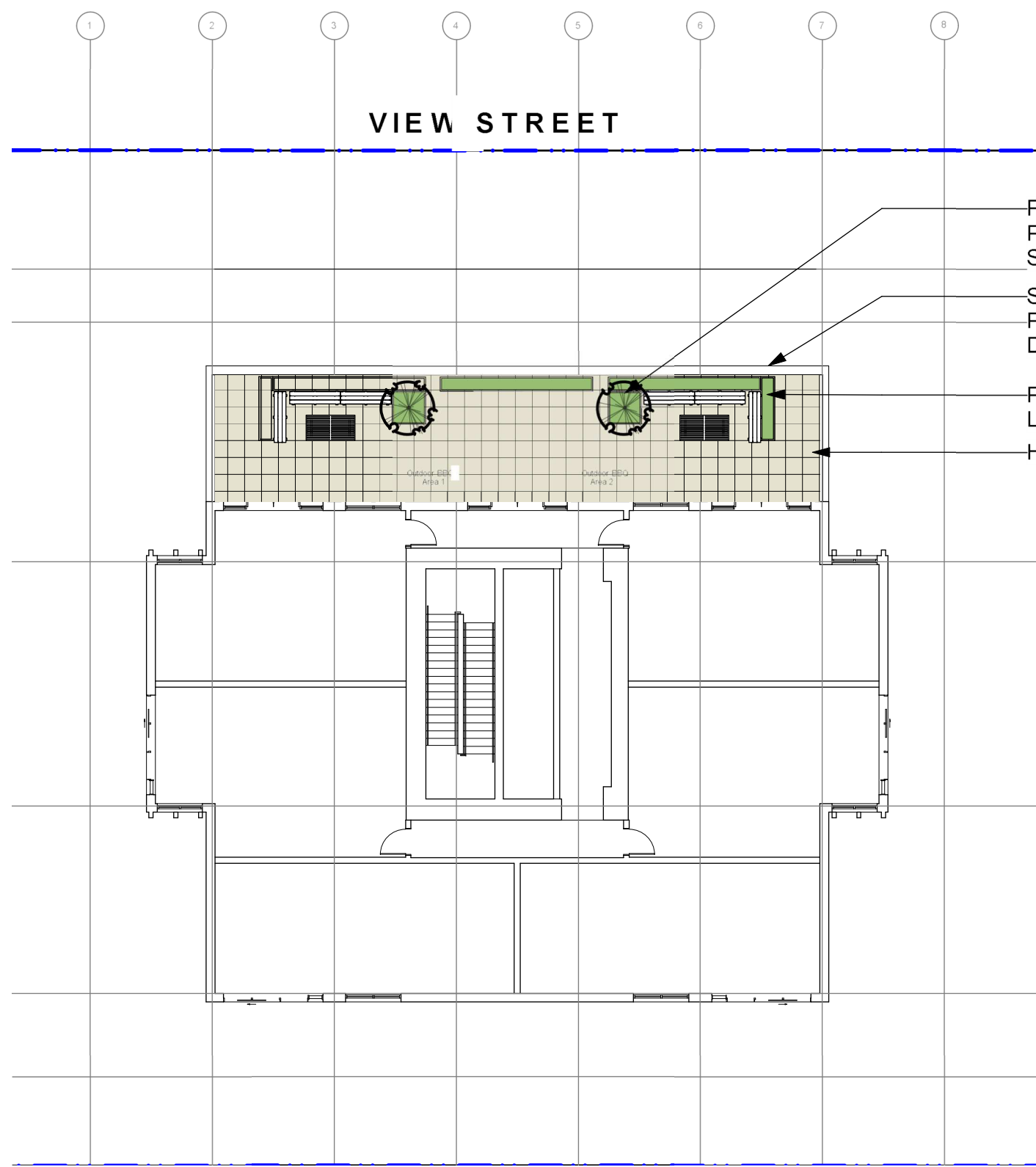


1 LEVEL  
Scale: 1:150

VIEW STREET



2 LEVEL 2  
Scale: 1:200



3 LEVEL 18  
Scale: 1:200

#### LEGEND

- Property line
- Extent Of Underground Parking (indicative)
- Extent Of Roof / Canopy Line (indicative)
- Rain garden TOP OF POOL
- Rain garden BOTTOM OF POOL
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Proposed landscape grade
- TV Top of Wall
- BV Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BF Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs

#### UNDERGROUND UTILITIES

- | EXISTING    | PROPOSED    |
|-------------|-------------|
| Storm drain | Storm drain |
| Sewer       | Sewer       |
| Water       | Water       |
| Electrical  | Electrical  |
| Gas         | Gas         |

#### LANDSCAPE MATERIALS

- Main Entry Paving**  
Concrete Unit Paving
- Patio Paving**  
Concrete Unit Paving
- Driveway Paving**  
Vehicular Concrete Unit Paving, natural/light colour
- Driveway Paving**  
Vehicular Concrete Unit Paving, charcoal/dark colour
- Cast in place concrete paving**
- Shrub/ Tree Planting Area on Grade**  
Minimum 450 mm depth growing medium
- Rain Garden Area on Grade**
- Raised Planting Area**  
Growing medium depth varies, minimum 450 mm.

#### LANDSCAPE FURNISHINGS

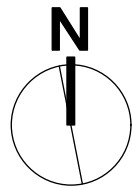
- Type H Wood Bench with Backrest**  
2 total @ 5'11.25" Length x 2'7.19" Height
- Type A: Modern Metal Bin**  
1 total

#### IRRIGATION NOTES

- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeves shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to mechanical drawings for irrigation point of connection.
- Refer to electrical drawings for electrical service.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components shall be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Trees within shrub or rain garden areas to be irrigated with spray heads.

#### DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of a landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



client  
**NELSON INVESTMENTS, INC.**

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

sheet title

**Landscape**  
**Materials**

project no. 119.24

scale AS NOTED @ 24"x36"

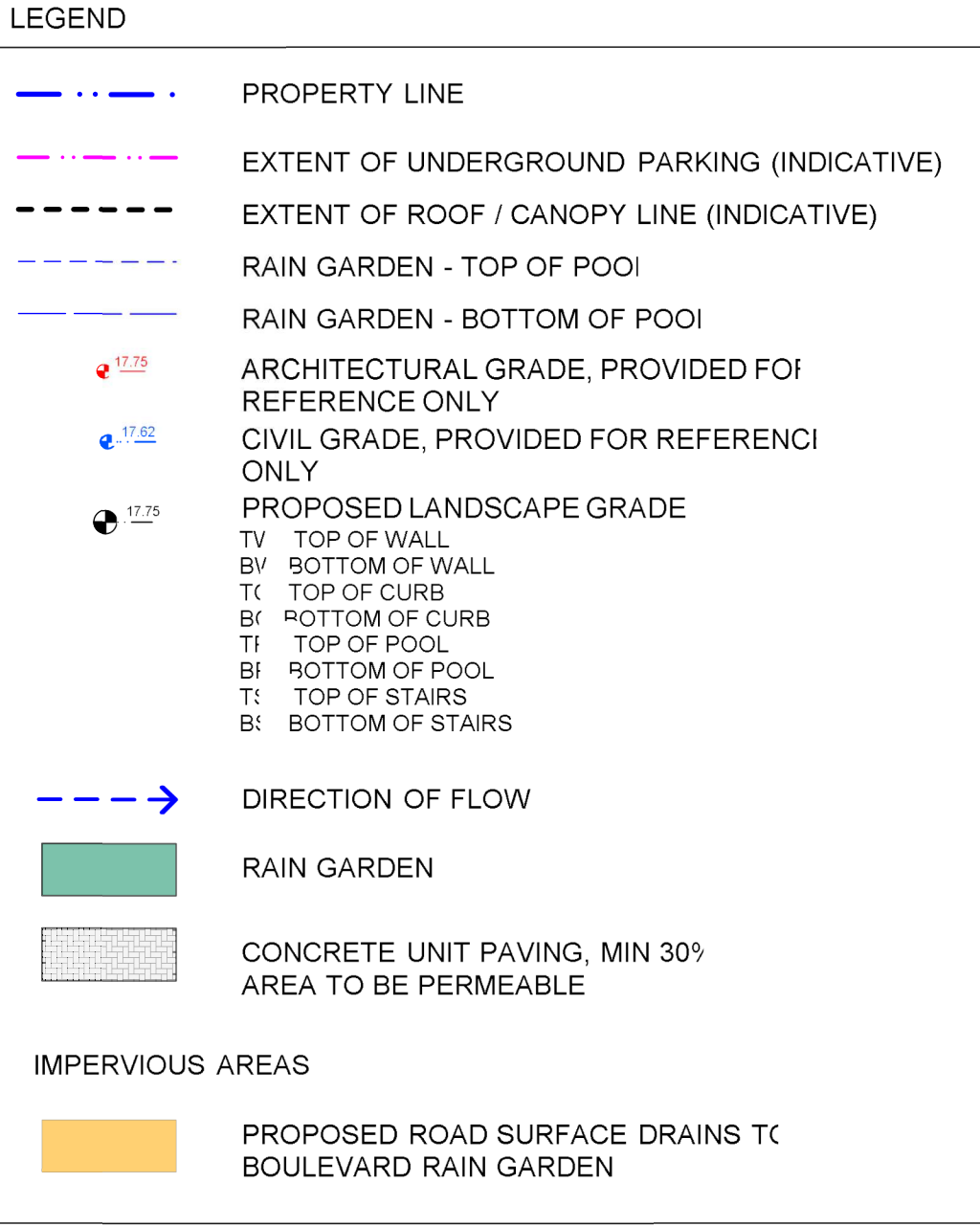
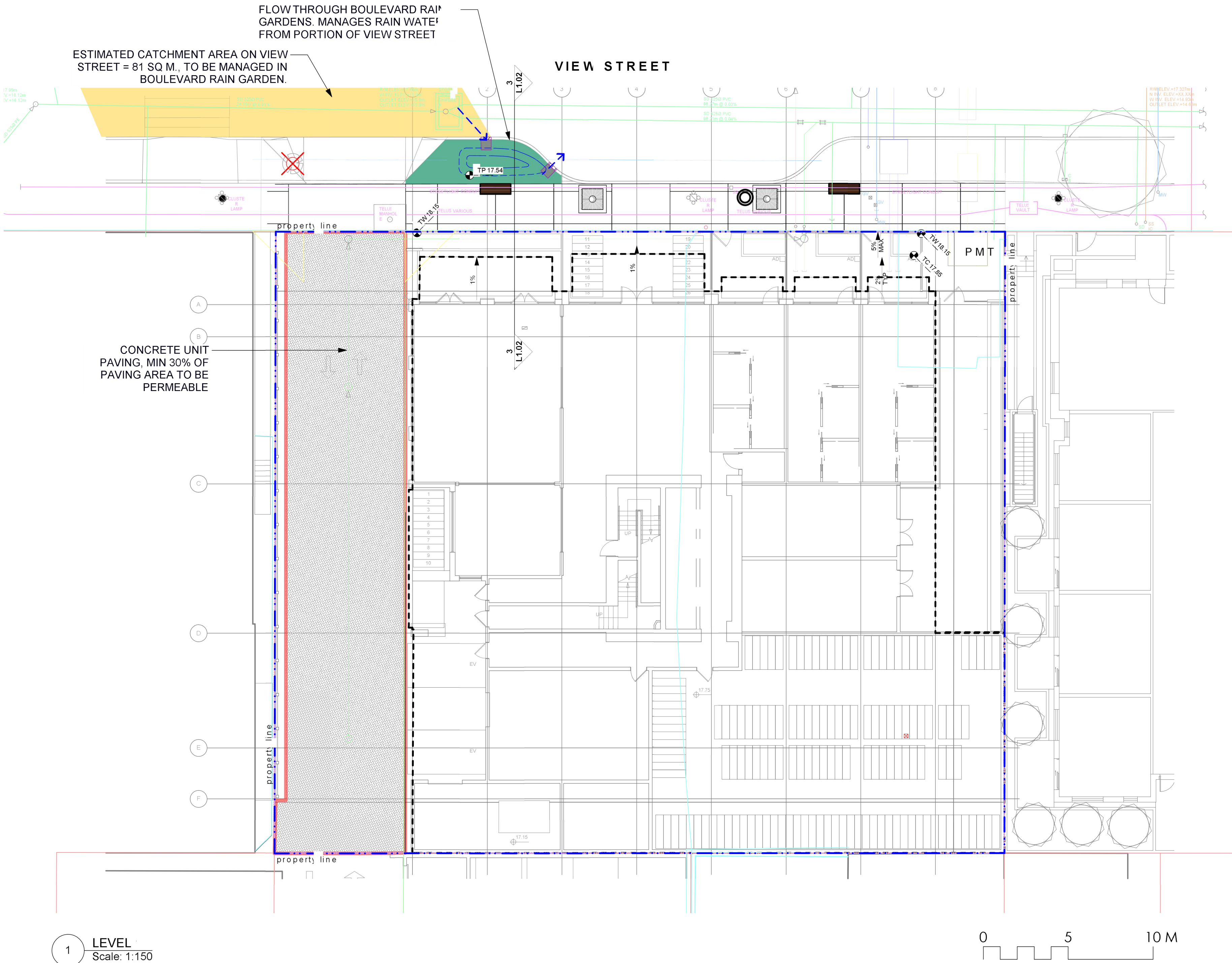
drawn by ML

checked by SML/PdG

revision no. sheet no.

5 **L1.01**





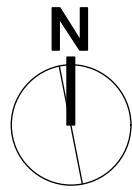
**RAIN WATER MANAGEMENT NOTES**

Water collected from roads flow into boulevard rain gardens.

Boulevard rain gardens will be designed to be flow through planters, and will overflow to the municipal stormdrain system.

The rain gardens are sized such that the bottom of the rain planter is a minimum of 5% of the impervious area.

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
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4	Dev Permit Revisions	20.08.11
3	Issued for DP revisions	20.01.08
2	DP REV	19.10.17
1	DEV PERMIT	17.07.07
rev no	description	date

**Murdoch de Greeff INC**  
Landscape Planning & Design

200 - 554 Cambridge Road  
Victoria, BC V8Z 1G1

Phone: 250.412.2891  
Fax: 250.412.2892

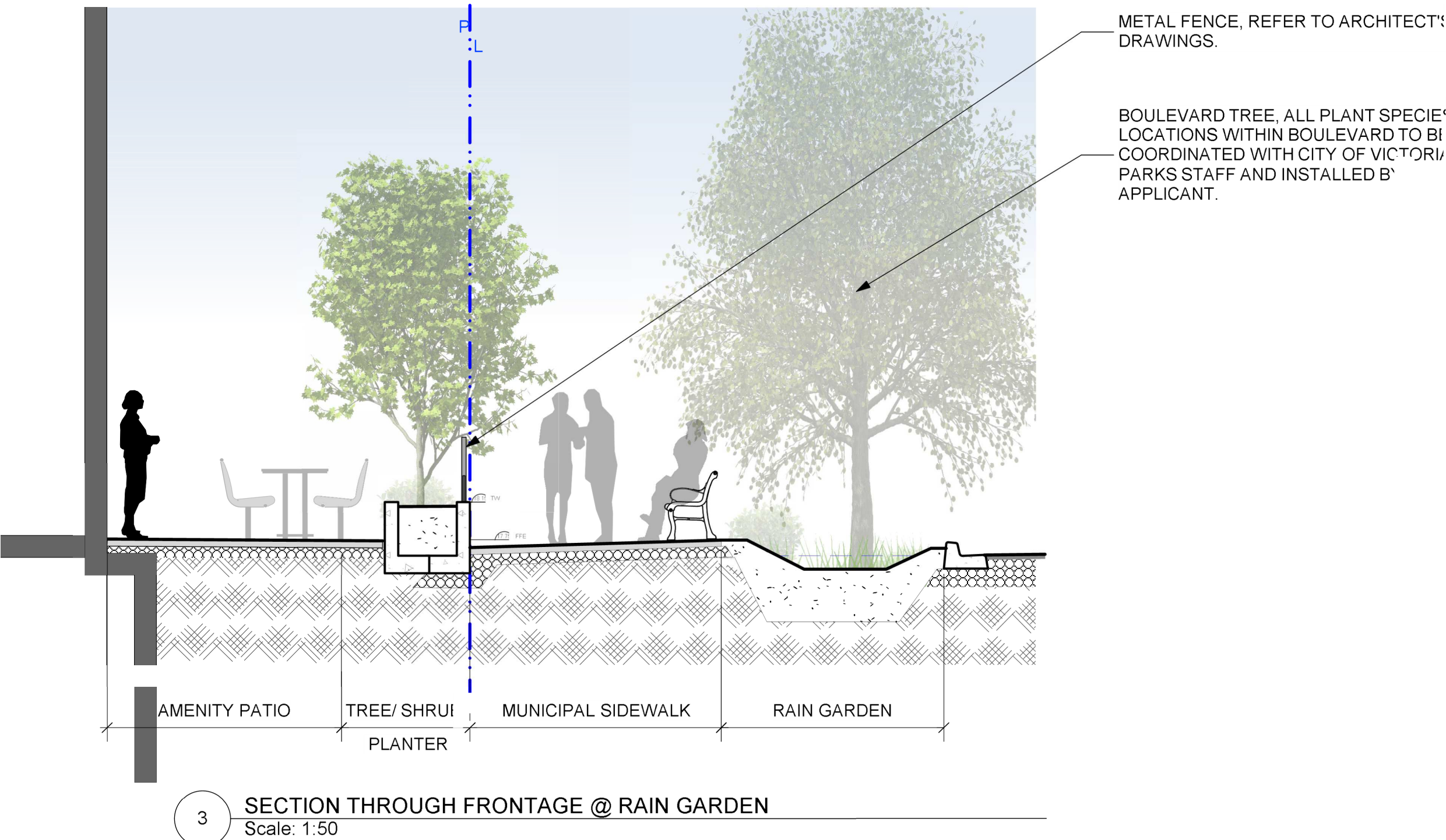
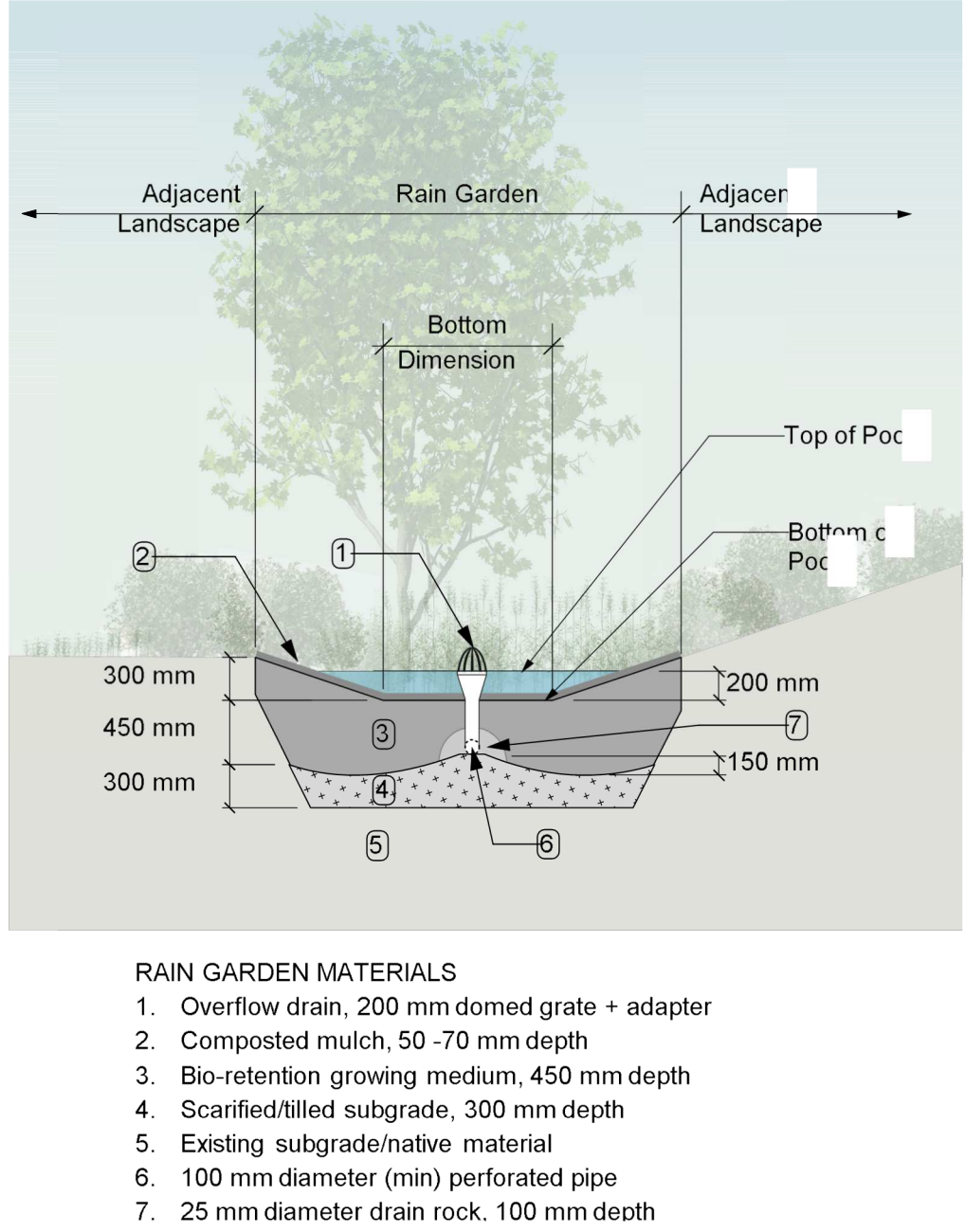
**BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS**  
REGISTERED MEMBER  
**Scott Murdoch**  
341  
2021-04-30

client  
**NELSON INVESTMENTS, INC.**

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

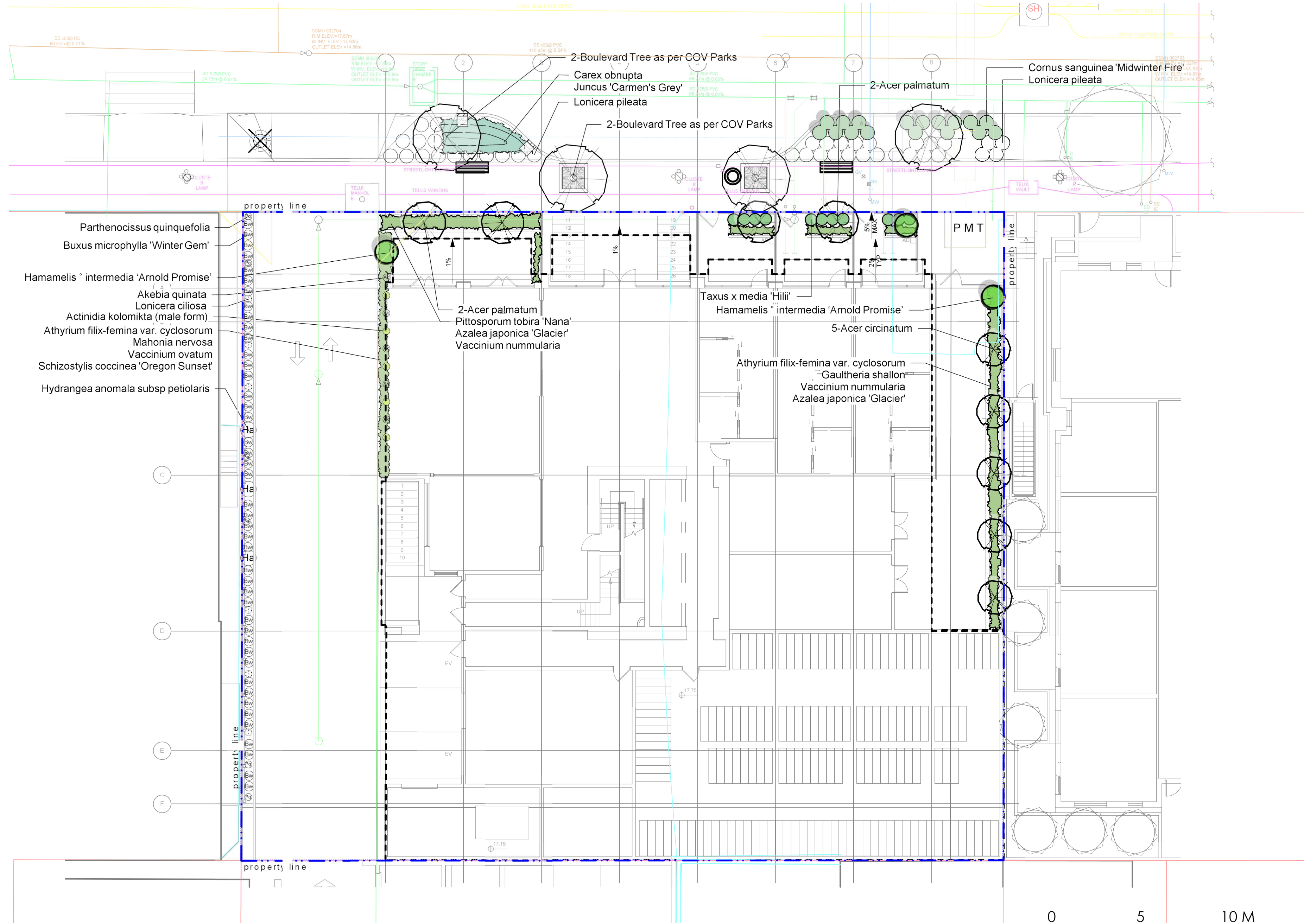
sheet title  
**Stormwater Management**

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





## VIEW STREET

1  
LEVEL  
Scale: 1:150

## LEVEL 1 PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	5	Acer circinatum	Vine Maple	2.4 m ht, multi-stem (3 trunk)
	4	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	4	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parl	6 cm cal, b+b
SHRUBS:				
Ack	5	Actinidia kolomikta (male form)	Variegated Kiwi Vine	#2 pot
Ak	5	Akebia quinata	Chocolate vine	#2 pot
Aff	10	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Ag	22	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bw	44	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Co	24	Carex obnupta	Slough Sedge	#1 pot
Csm	17	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	8	Gaultheria shallon	Salal	#1 pot
Ha	3	Hydrangea anomala subsp petiolaris	Climbing Hydrangea	#2 pot
Jcg	8	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Loc	6	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Lp	38	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	5	Mahonia nervosa	Oregon Grape Holly	#1 pot
Pq	6	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Ptn	5	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#1 pot
Scs	4	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Tmh	11	Taxus x media 'Hilli'	Hilli Yew	#3 pot, 2' max ht, male only
Vnu	22	Vaccinium nummularia	Coin Whortleberry	#1 pot
Vo	3	Vaccinium ovatum	Evergreen Huckleberry	#3 pot

## PLANTING NOTES

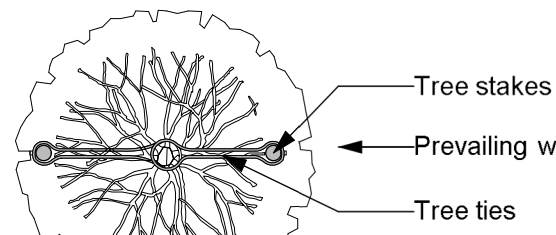
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff and installed by applicant.

## DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
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- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

## Tree Notes

- Tree planting inspection requirement:  
1st Inspection – Tree pits, structural soil and root barrier  
2nd Inspection – Prior to planting, tree are inspected for pest, disease and structural defect  
3rd Inspection – Completed planting, mulch, staking, tree grate installed
- Two new tree guards will need to be purchased from the City of Victoria at \$500 each.
- The applicant will be required to pay the appraised value of the small boulevard tree proposed for removal. When the tree fee has been paid, the City will post the tree for [10] working days; after which it can be removed at the expense of the applicant.



## PLAN VIEW

Central leader. (Refer to Landscape Specifications for prescribed quality).

Non - abrasive tree ties. Arbour Tree Tie, or approved equivalent.

Two (2) tree stakes, min 50 mm diameter stakes. Install approximately 50 mm away from the edge of the rootball. Stake location shall not interfere with permanent branches.

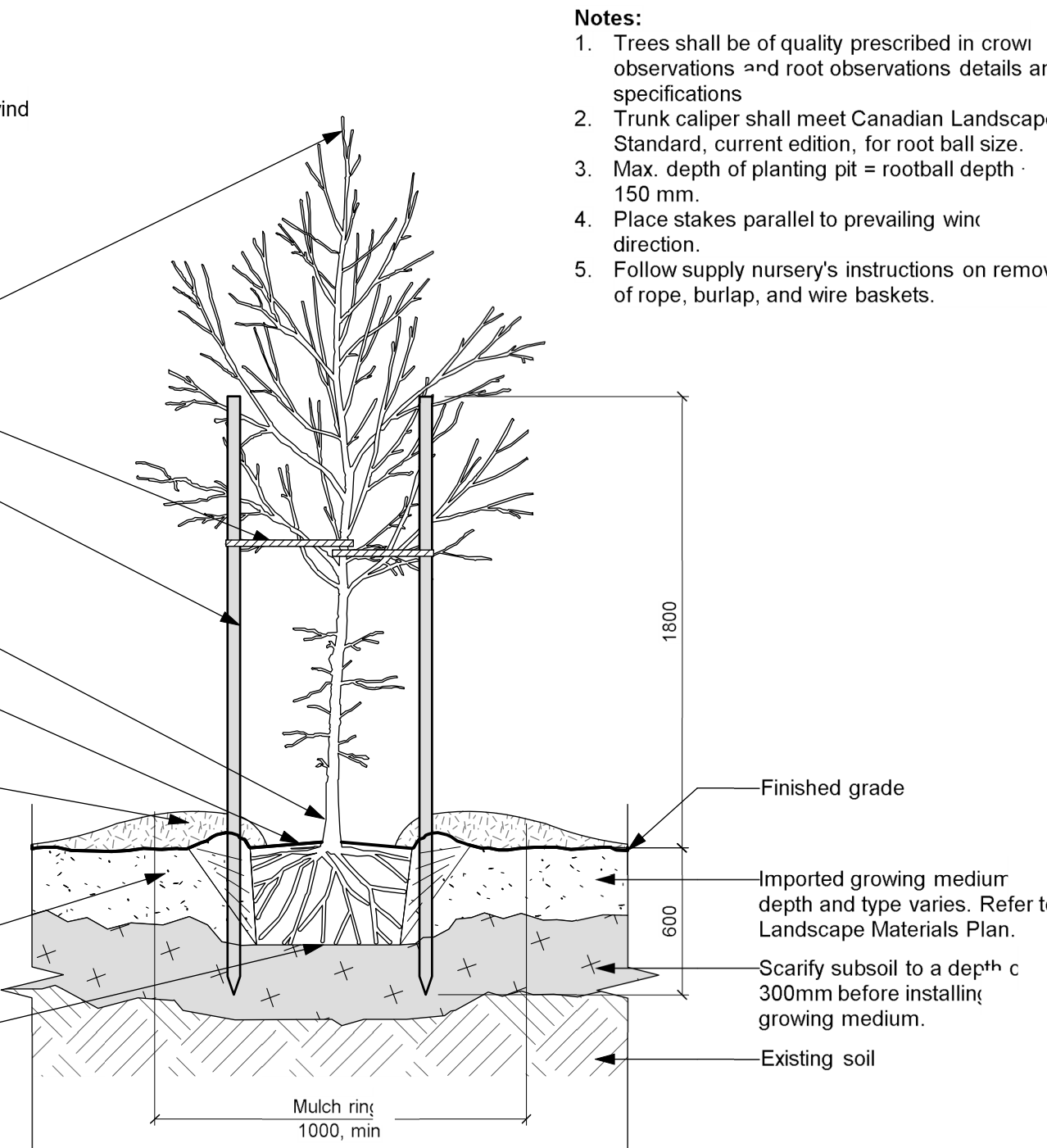
Top of root ball shall be flush with finished grade.

Mulch, 50 mm thickness. No more than 25 mm of mulch on top of root ball. (Refer to Landscape Specifications for mulch).

Round-topper soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

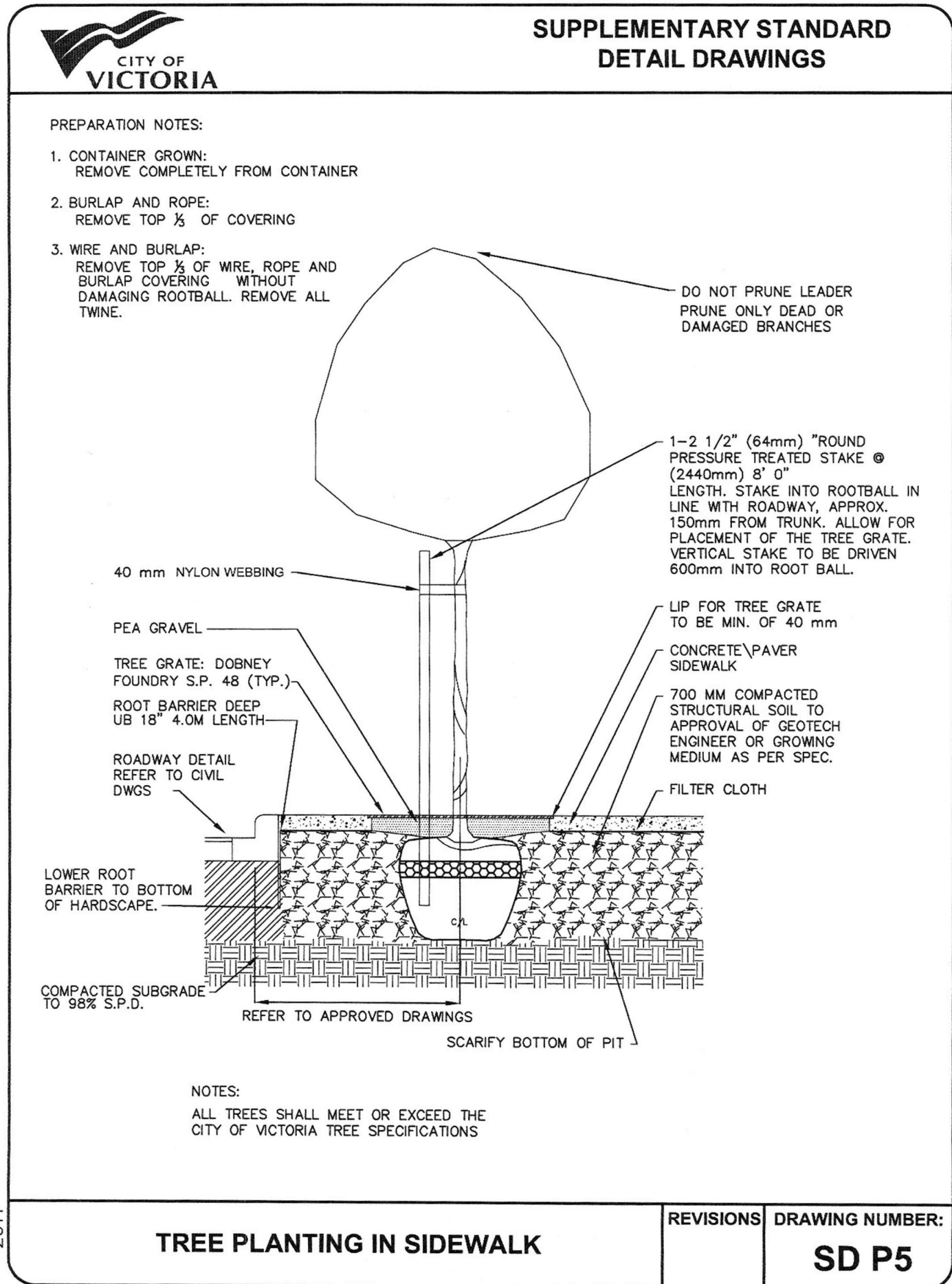
Loosened soil. Dig and turn the soil to reduce compaction to the area and depth shown.

Bottom of root ball rests on re-compacted soil. Tamp growing medium below root ball to prevent setting.



## Notes:

- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
- Trunk caliper shall meet Canadian Landscape Standard, current edition, for root ball size.
- Max. depth of planting pit = rootball depth - 150 mm.
- Place stakes parallel to prevailing wind direction.
- Follow supply nursery's instructions on removal of rope, burlap, and wire baskets.



## TREE PLANTING IN SIDEWALK

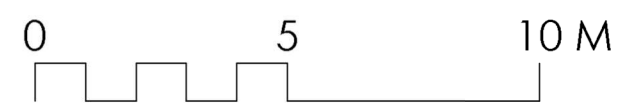
## REVISIONS

## DRAWING NUMBER:

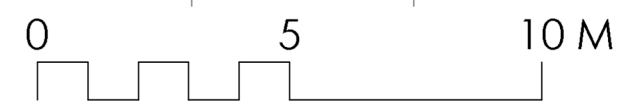
SD P5

3  
STRUCTURAL SOIL  
NTS



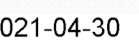
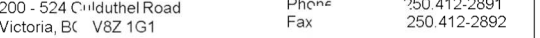


### LEVEL 2 PLANT LIST



### LEVEL 15 PLANT LIST

1. Plant quantities and species may change between issuance of DI and Construction due to plant availability and design changes.
2. Boulevard/Street Tree and planting locations and species to be coordinated with City of Victoria Parks Staff, and installed by applicant.



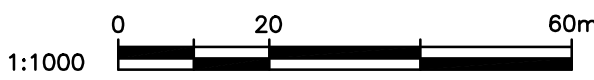
### L3.02



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

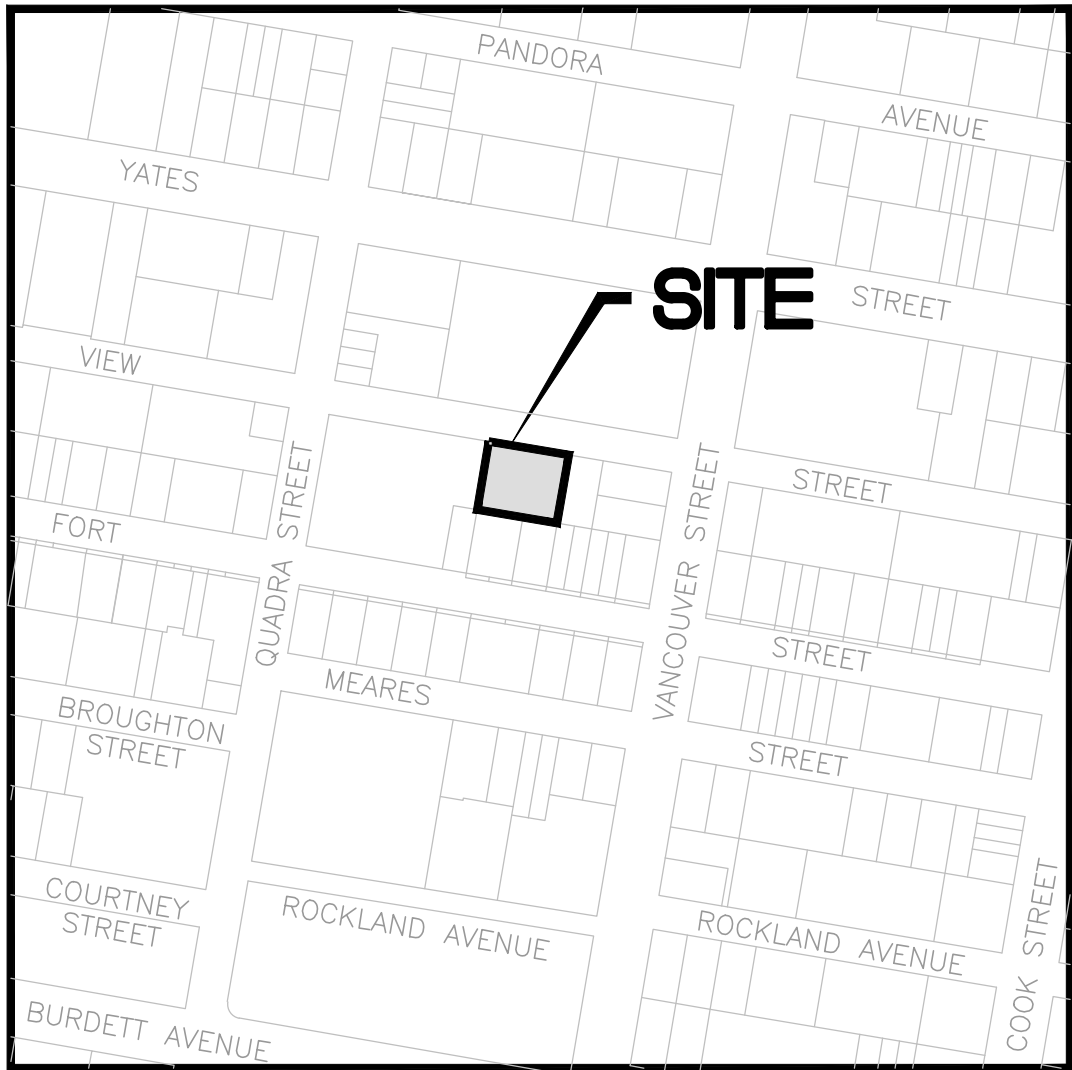


KEY PLAN  
1:1000



#### LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWINGS LIST & LEGEND
C200	SITE SERVICING PLAN
C300	GRADING PLAN
C400	BC HYDRO INFORMATION PLAN



LOCATION PLAN  
NTS

CIVIC ADDRESS: 937 VIEW STREET  
LEGAL: LOT A, OF LOTS 785, 786 AND 787, VICTORIA CITY, PLAN 36505.  
ZONING: R-48, HARRIS GREEN  
LAND USE: RESIDENTIAL  
PROPOSED: 253 UNIT 15 STOREY RESIDENTIAL BUILDING  
SITE AREA: 1572m<sup>2</sup>  
DWELLING FOOTPRINT AREA: 725m<sup>2</sup>  
MAIN FLOOR ELEVATION: 17.60m

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

#### GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM.
- DATA SOURCES:
  - TOPOGRAPHIC SURVEY COMPLETED BY POWELL & ASSOCIATES BC LAND SURVEYORS, DECEMBER 2016.
  - DIGITAL GIS PROVIDED BY CoV.
  - BC 1 CALL DATA FOR SHALLOW UTILITIES.

#### ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV AND MMCD STANDARDS AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR VIEW STREET TO CoV SUPPLEMENTAL DWG. No. SD G5a AND G5b.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS AS PER CoV "NEW TOWN" SPECIFICATIONS.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

#### WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.
- CONTRACTOR TO CONFIRM THAT EXISTING WATER SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.

#### STORM DRAIN AND SANITARY SEWER NOTES:

- CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 200# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- SANITARY SEWER CONNECTION TO BE 250# PVC SDR28 AT A MINIMUM GRADE OF 2.00% UNLESS OTHERWISE NOTED.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

#### SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
- CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
4	2021.05.03	DEVELOPMENT PERMIT REVISION 4

CLIENT

ISSUED FOR  
DEVELOPMENT PERMIT

937 VIEW STREET  
MARKET RENTAL RESIDENCES

VICTORIA, BC

CHRIS NELSON INVESTMENTS LTD.

**HEROLD**  
**ENGINEERING**

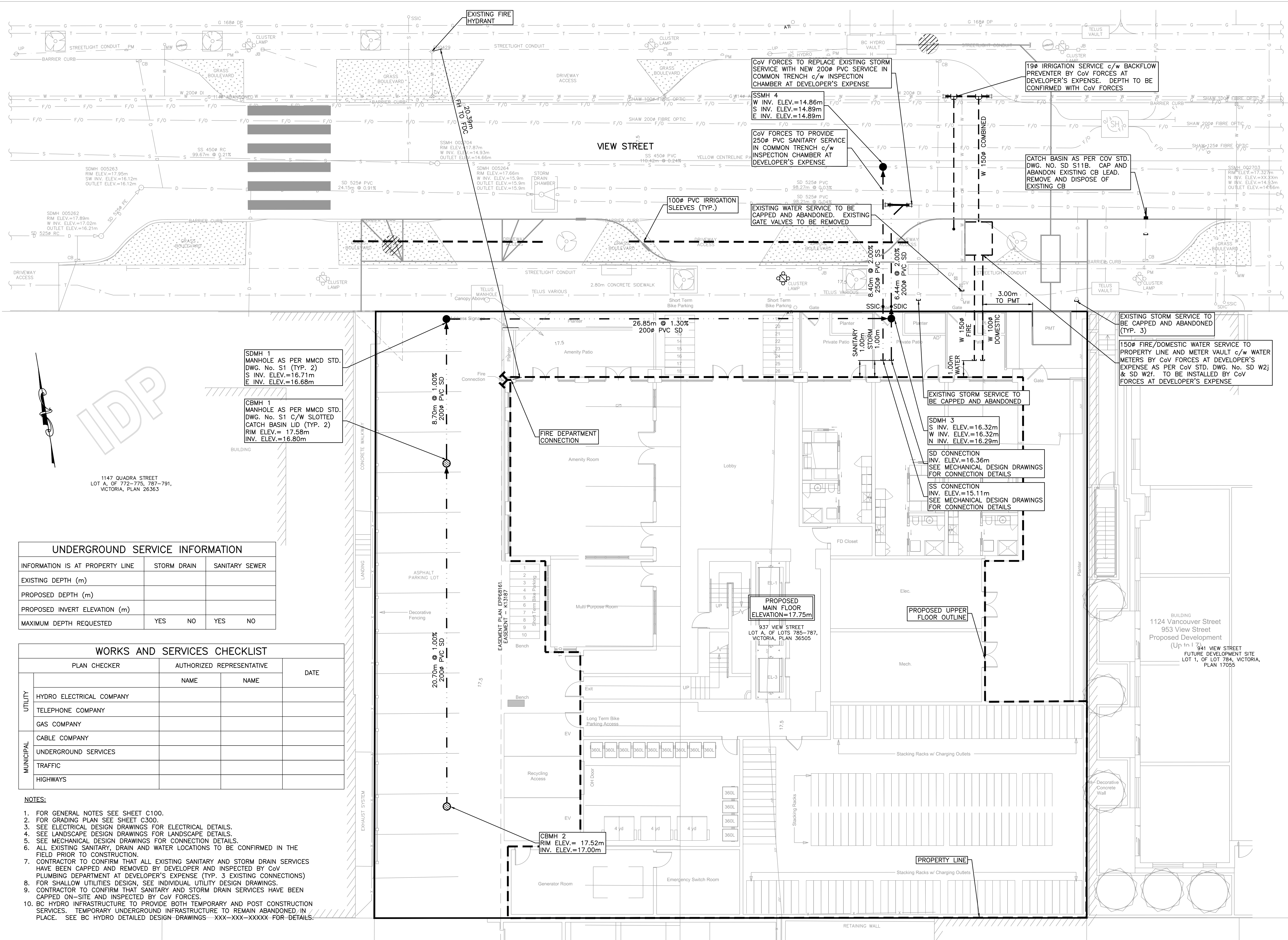
1051 Vancouver St, Victoria, BC V8V 4T6  
Tel: 250-590-4875 Fax: 250-590-4392  
Email: mail@heroldengineering.com

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

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





ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.20	DEVELOPMENT PERMIT
2	2020.01.08	DEVELOPMENT PERMIT REVISIONS
3	2020.08.11	DEVELOPMENT PERMIT REVISION 3
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CLIENT

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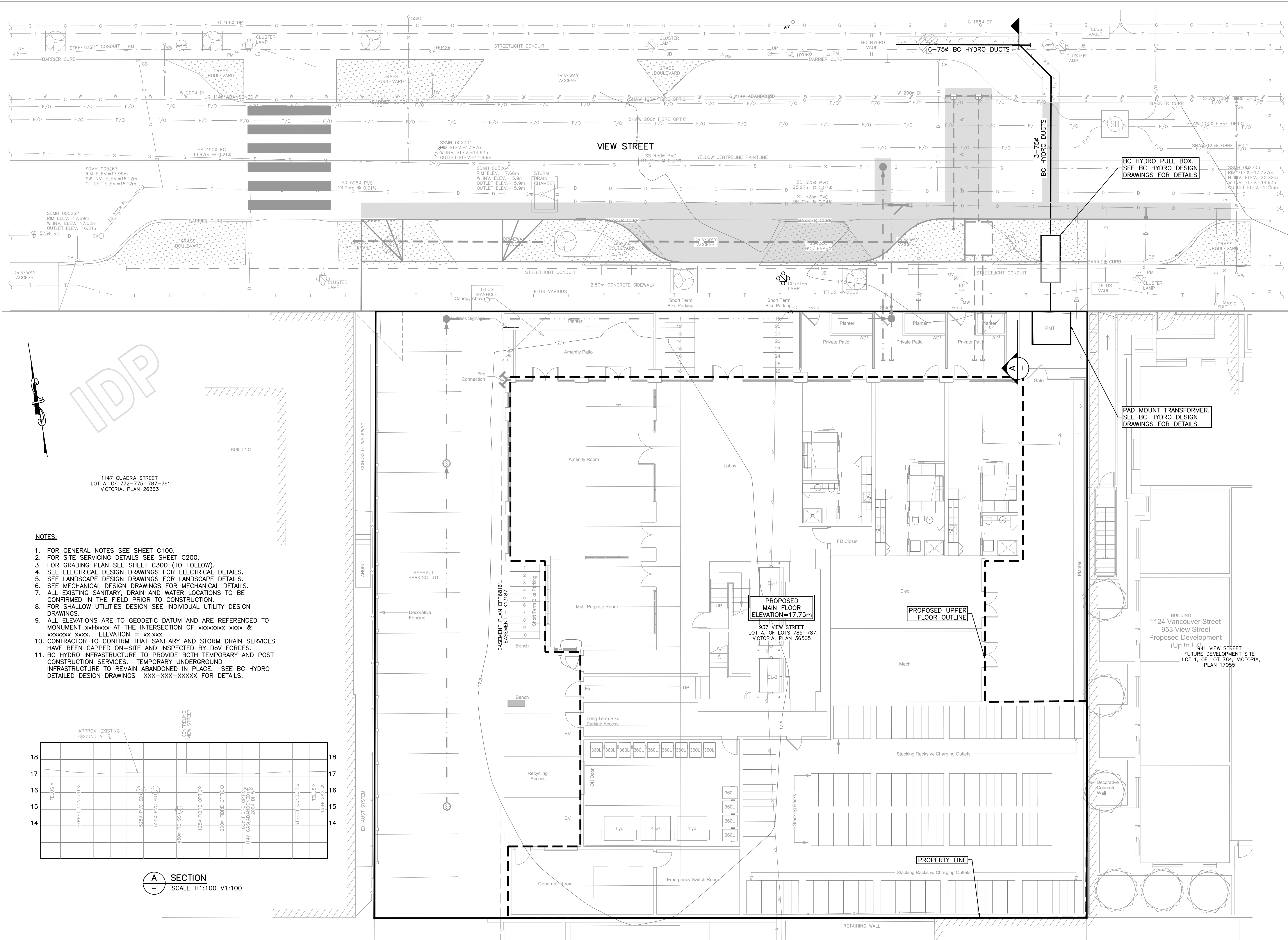
SITE SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 4 4









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

ISSUES	
No.	DATE
1	2019.09.20
2	2020.01.08
3	2020.08.11
4	2021.05.03

ISSUED FOR	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT REVISIONS	
DEVELOPMENT PERMIT REVISION 3	
DEVELOPMENT PERMIT REVISION 4	

ISSUED FOR  
DEVELOPMENT PERMIT

937 VIEW STREET  
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Email: mail@heroldengineering.com

BC HYDRO  
INFORMATION PLAN

DESIGNED TDL	
DESIGN REVIEW AJH	
DRAFTED LAM	
DRAFTING REVIEW SAC	
PROJECT No. 5094-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C400	REVISION 4 OF 4 4