

# 1050 YATES ST

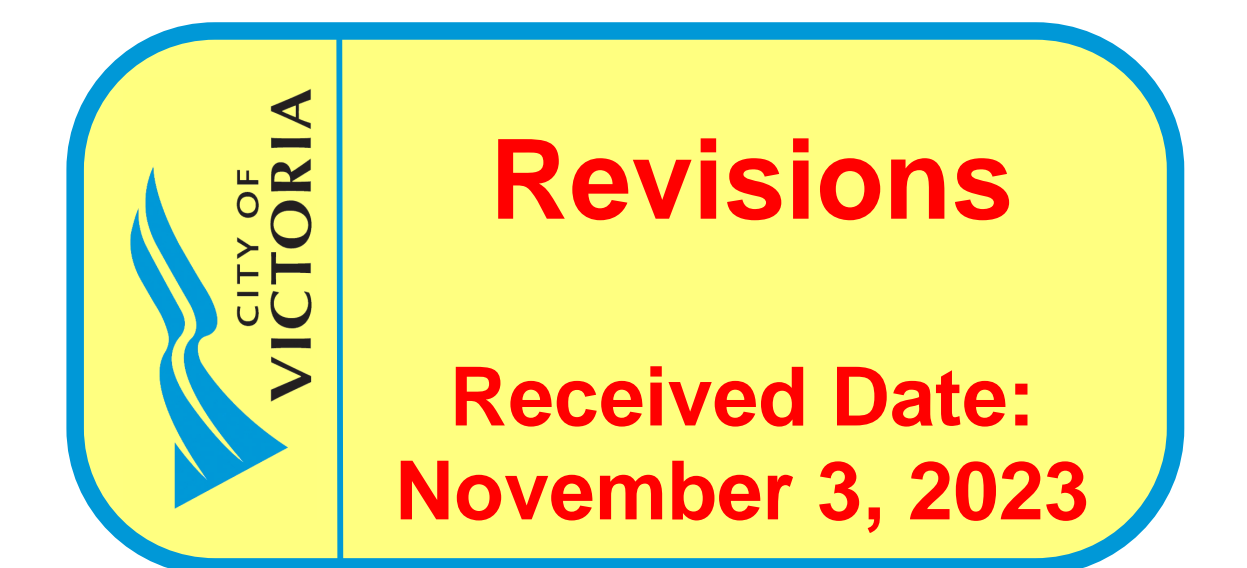
DEVELOPMENT PERMIT RESPONSE #3

**Musson  
Cattell  
Mackey  
Partnership**

Architects Designers Planners

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CHARD



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

Revisions: YYYY-MM-DD

## ARCHITECTURAL

**TRAFFIC MANAGEMENT**  
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1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
COVER SHEET

# 1050 YATES ST. MIXED USE DEVELOPMENT

222032

**DRAWING LIST - DP RESPONSE**

Sheet	Drawing Title	Scale
<b>A000 - GENERAL</b>		
A000	COVER SHEET	N/A
A001	DRAWING INDEX	N/A
A002	PROJECT STATISTICS	N/A
A010	MATERIAL BOARD	N/A
<b>A100 - SITE PLANS</b>		
A101	CONTEXT PLAN	N/A
A102	SURVEY PLAN EXISTING	N/A
A103	SITE PLAN	1/8" = 1'-0"
<b>A200 - FLOOR PLANS</b>		
A201	LEVEL P2 PLAN	1/8" = 1'-0"
A202	LEVEL P1 PLAN	1/8" = 1'-0"
A203	LEVEL 01 PLAN	1/8" = 1'-0"
A204	LEVEL 02 PLAN	1/8" = 1'-0"
A205	LEVEL 03-04 PLAN	1/8" = 1'-0"
A206	LEVEL 05 PLAN	1/8" = 1'-0"
A207	LEVEL 06 PLAN	1/8" = 1'-0"
A208	LEVEL 07-12 PLAN	1/8" = 1'-0"
A209	LEVEL 13 PLAN	1/8" = 1'-0"
A210	LEVEL 14 PLAN	1/8" = 1'-0"
A211	LEVEL 15 PLAN	1/8" = 1'-0"
A212	LEVEL 16 PLAN	1/8" = 1'-0"
A213	LEVEL 17-23 PLAN	1/8" = 1'-0"
A214	LEVEL 24 PLAN	1/8" = 1'-0"
A215	LEVEL 25 PLAN	1/8" = 1'-0"
A216	LEVEL 26 PLAN	1/8" = 1'-0"
A217	LEVEL ROOF PLAN	1/8" = 1'-0"
<b>A300 - BUILDING SECTIONS</b>		
A301	BUILDING SECTION	1/8" = 1'-0"
A302	BUILDING SECTION	1/8" = 1'-0"
<b>A400 - BUILDING ELEVATIONS</b>		
A401	SOUTH ELEVATION	1/8" = 1'-0"
A402	WEST ELEVATION	1/8" = 1'-0"
A403	EAST ELEVATION	1/8" = 1'-0"
A404	NORTH ELEVATION	1/8" = 1'-0"
A450	STREET ELEVATION	1/32" = 1'-0"
TOTAL SHEETS: 31		

1050 Yates - Drawings List Changes		
Original DP Submission Drawing Number / Name	Adjustment between Original DP and DP Response	DP Response Set Drawing Number / Name
A000 COVER & PROJECT INFO.	Info moved to sheet A001 & A002	A000 COVER, A001 DRAWING INDEX & GENERAL INFO
A100 PROJECT STATISTICS	Info moved to sheet A002	A002 PROJECT STATISTICS
A101 CONTEXT PLAN		A101 CONTEXT PLAN
A102 SURVEY PLAN EXISTING		A102 SURVEY PLAN EXISTING
A103 SITE PLAN PROPOSED		A103 SITE PLAN PROPOSED
A201 PARKING PLAN P2	Drawing name change	A201 LEVEL P2 PLAN
A202 PARKING PLAN P1	Drawing name change	A202 LEVEL P1 PLAN
A203 GROUND FLOOR PLAN	Drawing name change	A203 LEVEL 01 PLAN
A204 LEVEL 2 FLOOR PLAN	Drawing name change	A204 LEVEL 02 PLAN
A205 LEVELS 3-5 FLOOR PLAN	Drawing name change	A205 LEVEL 03-05 PLAN
A206 LEVEL 6 FLOOR PLAN	Drawing name change	A206 LEVEL 06 PLAN
A207 LEVELS 7-14 FLOOR PLAN	Drawing name & sheet change	A207 LEVEL 07-12 PLAN, A208 LEVEL 13 PLAN
A208 LEVEL 15 FLOOR PLAN	Drawing name change	A208 LEVEL 14 PLAN
A209 LEVEL 16 FLOOR PLAN	Drawing name change	A209 LEVEL 15 PLAN
A210 LEVELS 17-24 FLOOR PLAN	Drawing name & sheet change	A210 LEVEL 17-23 PLAN, A211 LEVEL 24 PLAN
A211 LEVEL 25 FLOOR PLAN	Drawing name change	A211 LEVEL 25 PLAN
A212 ROOF LEVEL FLOOR PLAN	Drawing name change	A212 LEVEL ROOF PLAN
A300 BUILDING SECTION	Drawing name change	A301 BUILDING SECTION
A301 BUILDING SECTION	Drawing name change	A302 BUILDING SECTION
A400 BUILDING ELEVATION - SOUTH	Drawing name change	A401 SOUTH ELEVATION
A401 BUILDING ELEVATION - WEST	Drawing name change	A402 WEST ELEVATION
A402 BUILDING ELEVATION - EAST	Drawing name change	A403 EAST ELEVATION
A403 BUILDING ELEVATION - NORTH	Drawing name change	A404 NORTH ELEVATION
A404 STREET ELEVATIONS	Drawing name change	A450 STREET ELEVATION
A500 MATERIAL BOARD	Drawing name change	A010 MATERIAL BOARD

**ABBREVIATIONS**

AB ANCHOR BOLT	ABR AIR BARRIER	ABV ABOVE	ACT ASPHALTIC CONCRETE PAVING	ACF ACoustic CEILING TILES	ACOUS ACOUSTICAL	AC ADJ ADJACENT	AD AREA DRAIN	ADJ ADJUSTABLE	ADJ ADJACENT	AF ALUMINUM-FRAME WINDOW	AFP ABOVE FINISHED FLOOR	AGGR ABOVE FINISHED GRADE	AL ALUMINUM	ALT ALTERNATE	AN ANNEALED	APN ACCESS PANEL	APPROX APPROXIMATE	ARCH ARCHITECT; ARCHITECTURAL	ASPH ASPHALT PAVING	AV AUDIO VESIBAL	AVG AVERAGE	AWP ACOUSTIC WALL PANEL	BC BABY CHANGE	BD BOARD	BETW BETWEEN	BF BARRETT-FREE	BITUM BITUMINOUS	BLDG BUILDING	BLK BLOCK OR BLOCKING	BELOW BELOW	BM BEAM	BO BOTTOM OF	BR BEDROOM	BRG BEARING	BSMT BASEMENT	BTM BOTTOM	BUR BUILT UP ROOFING	BW BOTH WAYS	BTM BOTTOM	BUR BUILT UP ROOFING	BW BOTH WAYS	CAB CABINET	CAD CENTRAL ALARM CONTROL FACILITY	CAF CATCH BASIN	CBB CEMENT BACKER BOARD	CB CORNER BEAD	CEM CEMENT; CEMENTICIOUS	CERAMIC CERAMIC	CG CORNER GUARD	CHBD CHALK BOARD	CHFR CHAMFER	CI CAST IRON	CI CAST IN PLACE	CJ CONSTRUCTION JOINT	CL CENTRALINE	CLG CEILING	CLJ CONTROL JOINT	CLR CLEAR; CLEARANCE	CLF CHAIN LINK FENCE	CLK CAULKING	CLO CLOSET	CLOS CLOSURE	CLW CLOCKWISE	CMU CONCRETE MASONRY UNIT	CNTR COUNTER	CO CLEANOUT	COL COLUMN	CONC CONCRETE	CONF CONFERENCE	CONSTR CONSTRUCTION	CONT CONTINUOUS	CORR CORRUGATED	CPRS COMPRESSIBLE	CPT CARPET OR CARPET TILE	CRS COURSE	CSK COUNTERSINK (SINK)	CT CERAMIC TILE	CTR CENTRE	CW COLD WATER	CURT CURTAIN BOARD	CW COMPLETE WITH COMES WITH	CGO CENTRE TO CENTRE	CURB CURB AND GUTTER	D DEPTH	DBL DOUBLE	DEG DEGREES	DEMO DEMOLITION ITEMS	DEPT DEPARTMENT	DET DETAIL	DF DRINKING FOUNTAIN	DIAM DIAMETER	DIA Ø	DIAG DIAGONAL	DIFF DIFFUSER	DM DIMENSION	DN DOWN	DO DITO	DAMP DAMPROOFING	DR DOOR	DS DOWNSPOUT	DSP DRY STANPIPPE	DWG DRAWING	DWH DOMESTIC WATER HEATER	E EAST - DIRECTION OR ORIENTATION	EA EACH	EAF EACH FACE	EB EXPANSION BOLT	EFS EXTERIOR INSULATED FINISH SYSTEM	EF EXHAUST FAN	EJ EXPANSION JOINT	EL ELEVATION	ELECT ELECTRICAL	ELEV ELEVATOR OF ANY KIND	EMER EMERGENCY	EMR ELEVATOR MACHINE ROOM	ENAM ENAMEL PAINT	ENCL ENCLOSURE	ENG ENGINEER ENGINEERED	ENT ENTRY; ENTRANCE	EPC ELECTRICAL PANEL	EPO EPOXY COATING	EQ EQUAL	EQUIP EQUIPMENT	EW EACH WAY	EXP EXPANSION; EXPOSED	EXH EXHAUST	EXIST EXISTING	EXT EXTERNAL EXTERIOR	EXTR EXTRUDED; EXTRUSION	FA FIRE ALARM	FAB FABRICATE	FACP FIRE ALARM CONTROL PANEL	FABS FIRE ALARM PULL BOX	FB FLAT BAR	FD FLOOR DRAIN	FDC FIRE DEPARTMENT CONNECTION	FDN FOUNDATION	FDP FIRE DAMPER	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER CABINET	FF FINISHED FLOOR	FG FLOAT GLASS	FHC FIRE HOSE CABINET	FIN FINISH	FIXT FIXTURE	FL FLASHING	FLR FLOOR	FLEX FLEXIBLE	FCE FACE OF ?	FOC FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	FV FIRE RATED PLYWOOD	FRP FIRE PROOF (FIREPROOFING)	FRP FIRE REINFORCED PLASTIC	FRF FIRE RESISTANCE RATING	FRT FIRE RETARDANT MATERIAL	FTG FOOTING	FT FOOT; FEET	GAL GALLON	GALV GALVANIZED	GB GRAB BAR	GC GENERAL CONTRACTOR	GL GLASS	GLAZ GLAZING; GLAZED	GND GROUND	GWB GYPSUM WALL BOARD	H HIGH	HB HOSE BIB	HC HOLLOW CORE	HD HANDICAPPED - DISABLED	HT HEIGHT	HD HEAD	HDT HEAVY DUTY	HDR HEADER	HDW HARDWARE	HEX HEXAGONAL	HGT HEIGHT	HM HOLLOW METAL	HORIZ HORIZONTAL	HPT HIGH POINT	HUR HOUR	HSS HOLLOW STEEL SECTION	HTR HEATER; HEATING	HVAC HEATING, VENTILATION, & AIR CONDITIONING	HW HOT WATER	HWR HIGHWAY	HYD HYDRANT	HYDR HYDRAULIC	ID INSIDE DIAMETER	IN INCHES	INCL INCLUDE, INCLUDING, INCLUSIVE	INSUL INSULATION; INSULATED	INT INTERMEDIATE	INT INTERIOR	INV INVERT	JAN JANITOR	JT JOINT	KB KNOCK DOWN	KO KNOCK OUT	KPL KICKPLATE	KW KILOWATS	L LONG-LENGTH	LAB LABORATORY	LAM LAMINATED; LAMINATION	LAV LAVATORY	LB POUNDS	LBL LABEL LABELLED	LF LINEAR FEET	LH LEFT HAND	LG LAMINATED GLASS	LN LINEAR; INCHLEUM	LKR LOCKER	LV LIVE LOAD	LH LONG LEG HORIZONTAL	LVL LONG LEG VERTICAL	LP LOW POINT	LT LIGHT	LTG LIGHTING	LVR LOUVER	LWC LIGHT WEIGHT CONCRETE	M MARBLE	MAINT MAINTENANCE	MAS MASONRY	MATL MATERIAL	MAX MAXIMUM	MECH MECHANICAL	MED MEDIUM	MEMB MEMBRANE	MEZZ MEZZANINE	MFR MANUFACTURER	MIR MIRROR; GLASS	MGR MANAGER	MH MANNHOLE	MIR MIRROR; MIRROR	MISC MISCELLANEOUS	MIN MINIMUM	MP METAL PANEL	MTD MOUNTED	N NORTH	NA NOT APPLICABLE	NFB NON-FREEZE HOSE BIBB	NC NOT IN CONTRACT	NO NUMBER	NOM NOMINAL	NRP NON-REMOVABLE PIN	NTS NOT TO SCALE	O OVER	OA OVERALL	OH OVERHEAD	O.C. ON CENTRE	OD OUTSIDE DIAMETER	OPEN OPENING	ORD OVERFLOW ROOF DRAIN	OS OPEN TO STRUCTURE	OWSJ OPEN WEB STEEL JOIST	OZ OUNCE	PAV PAVERS	PB PUSH BUTTON	PBD PARTICLE BOARD	PECE PECE	PCF POUNDS PER CUBIC FEET	PCF PEDESTRIAN DECK COATING	PE PORCELAIN ENAMEL	PER PERFORATED	PEGBD PEGBOARD	PL PLASTER	PLAM PLASTIC LAMINATE	PLBG PLUMBING	PLYWOOD PLYWOOD	PNL PANEL	PLSH POLISHED; POLISH	PRE-FAB PREFABRICATED ELEMENT	PRE-FIN PREFINISHED	PRK PARKING	PR PRIME	PROP PROPERTY	PRV PRESSURE REDUCING VALVE	PSF POUNDS PER SQUARE FOOT	PS PRESSED STEEL	PNT POINT	PT PAINT; PAINTED	PPT PRIMED AND PAINTED	PAR PARTITION	PROJ PROJECT; PROJECTED	PMT PAVEMENT	QRT QUARTER	QTY QUANTITY	R RISER	RA RETURN AIR	RAD RADIUS	RB RUBBER BASE	RUB RUBBER	REC REFLECTED CEILING PLAN	ROOF ROOF DRAIN OR ROAD	REB REFER TO	REBAR REINFORCING STEEL BAR	REC RECESSED	REF REFERENCE	REFR REFRIGERATOR; REFRIGERATION	REG REGULATE; REGULATION; REGISTER	REIN REINFORCED	REQD REQUIRED	RET RETAINING	REV REVERSE; REVERT; REVISED OR REVISION	RFV ROOFING - NOT SPECIFIC	RH RIGHT HAND	RO ROOM	R.O. ROUGH OPENING	RM ROOM	RTU RIGHT-OF-WAY	RTU ROOFTOP UNIT	RWL RAINWATER LEADER	S SOUTH	SA SUPPLY AIR	SEAL SEALER (CAULKING) AND BACKER ROD	SC SOLID CORE	SCHED SCHEDULE	SCWD SOLID CORE WOOD	SCRN SCREEN	SECT SECTION	SECT SECTION	SSF SPRAYED FOAM FIRE	SFU SPRAYED FOAM URETHANE	SG SHEET	SHTM SHEET MATERIAL/METAL	SG SIMILAR	SHG SPECIALTY MATERIAL	SJ SEISMIC JOINT	SO.S.O. SLAB ON GRADE	SP SPACING	SPEC SPECIFICATION	SPRL FIRE SPRINKLER	SPL PLATE	SO SQUARE	SSW SANITARY SEWER	SS STAINLESS STEEL	ST STREET; STAR	STAG STAGGERED	SQ.FT SQUARE FEET	STC SOUND TRANSMISSION CLASS	STD STANDARD	STG SEATING	STL STEEL	STOR STORAGE	STN STAIN	STRUC STRUCTURE; STRUCTURAL MEMBER	SUSP SUSPENDED	SYM SYMMETRICAL	SYS SYSTEM; SYSTEMS	T TEMPERED GLASS	T&B TOP AND BOTTOM	T&F TARED AND FLEED	T&G TONGUE AND GROOVE	T&B TILE BACKER BOARD	TD TRENCH DRAIN	TDC TRAFFIC DECK COATING	TE TOP ELEVATION	TEL TELEPHONE	TEMP TEMPORARY OR TEMPORARY	TG TEMPERED GLASS	THK THICK; THICKNESS	THRES THRESHOLD	THRU THROUGH	TI TILE	TJ TOOLED JOINT	T.O.(F) TOP OF (ABBREVIATION OF ELEMENT)	TR THREAD	TSTAT THERMOSTAT	TYP TYPICAL	TZ TERRAZO	UGND UNDERGROUND	UH UNIT HEATER	UL UNDERWRITERS LABORATORY	ULC UNDERWRITERS LABORATORY CANADA	UNFN UNFINISHED	UNO UNLESS NOTED OTHERWISE	US UNDERSIDE	UTIL UTILITY	UV ULTRAVIOLET	V VOLT	VCT VINYL COMPOSITE TILE	VENT VENTILATION; VENTED	VERT VERTICAL	VEST VESTIBULE	VN VINYL	VNR VENEER	VOL VOLUME	VW VINYL WALL COVERING	W WEST; WIDE	WI WITH	WO WITHOUT	WCO WALL CLEANOUT	WC WATER CLOSET	WD WOOD	WFC WATERPROOF FLOOR COATING	WG WREED GLASS	WH WATER HEATER	W.O WALL OPENING	WPC WATER PROOF (ING)	WPK WORK POINT	WR WATER RESISTENT	WR.T WITH RESPECT TO	WRS WREED SAFETY GLASS	WSP WET STANDPIPE	WT WEIGHT	YD YARD DRAIN
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3	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR BPA COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYY-MM-DD

1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.

Project

DRAWING INDEX

Drawing

Scale

Project 22202

Sheet

**A001**

GROSS AND FSR AREAS - RESIDENTIAL. Table with columns for Residential Units, Residential Lobby/Mail, Amenity/Mng Office, Service Rms/Circulation/Core, Residential Storage, Bike Storage, Elevator Shaft, Exterior Wall, Roof Structure, Total GFA, Bike Storage, Elevator Shaft, Exterior Wall, Roof Structure, Total Exclusions, FSR After Exclusions. Rows include Level 01 to Level 26 and Grand Totals.

GROSS AND FSR AREAS - RETAIL. Table with columns for Retail Units, Common, Bike Storage, Total GFA, Bike Storage, Total Exclusions, FSR After Exclusions. Rows include Level 01 to Level 26 and Grand Totals.

GROSS AND FSR AREAS - COMBINED. Table with columns for Total Combined GFA, Total Combined Exclusions, Total Combined FSR. Rows include Level 01 to Level 26 and Grand Totals.

GROSS AREA PARKING EXCLUSION. Table with columns for Level, Below Grade, Total GFA. Rows include Level P1, P2, P3.

UNIT MIX BY TYPE. Table with columns for Unit Type (Studio, 1 Bed, 2 Bed, 3 Bed, Townhouse, Guest), Total, and Grand Total. Includes note: TOTAL NUMBER OF UNIT BY TYPE INCLUDES TWO GUEST SUITES LOCATED ON LEVEL 6.

UNIT MIX BY BUILDING. Table with columns for Level, Tower, Bar/Bldg, Total. Rows include Level 01 to Level 24.

STORAGE LOCKERS. Table with columns for Level, Storage Locker, Total. Rows include Level P2 to Level 05.

RESIDENTIAL PARKING. Table with columns for 0.5 Spaces/Unit, 1.00 Spaces/Unit, 0.1 Visitor Space/Unit, Total. Rows include Required and Provided.

COMMERCIAL PARKING. Table with columns for Car Share, Retail, Restaurant, Total. Rows include Required and Provided.

ACCESSIBLE PARKING. Table with columns for Residential, Commercial, Visitor, Total. Rows include Required and Provided.

RESIDENTIAL & COMMERCIAL PARKING TOTALS. Summary table for Required and Provided parking spaces.

RESIDENTIAL BIKE PARKING. Table with columns for Long Term, Short Term, Total. Rows include Required and Provided.

COMMERCIAL BIKE PARKING. Table with columns for Long Term, Short Term, Total. Rows include Required and Provided.

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING TOTALS. Summary table for Required and Provided long-term bike parking.

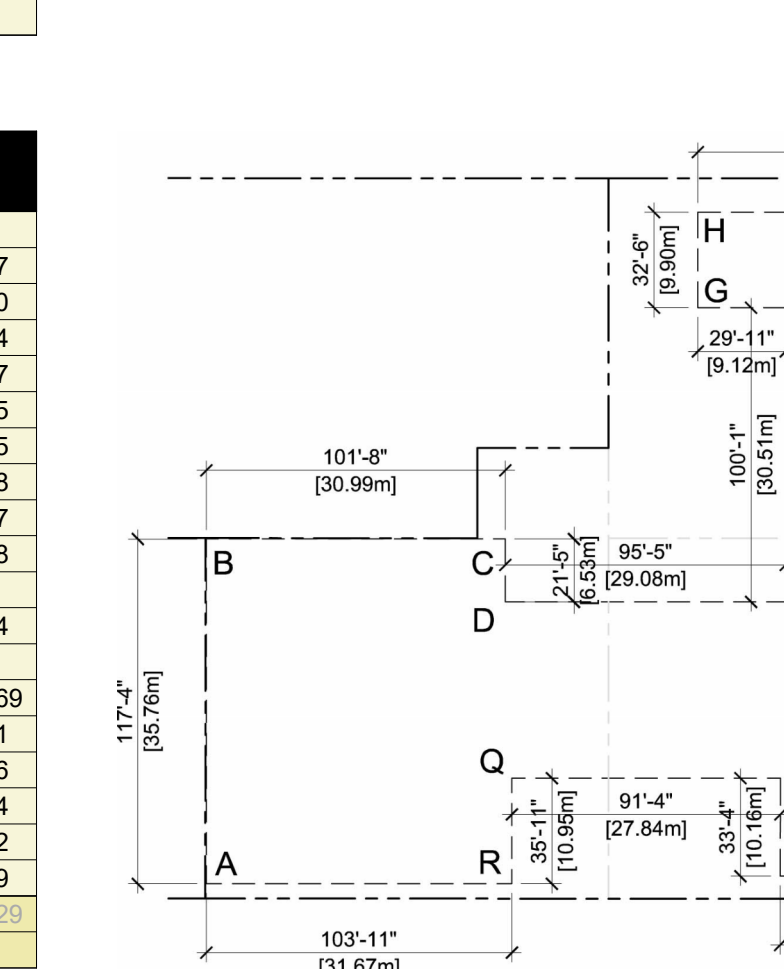
RESIDENTIAL & COMMERCIAL SHORT TERM BIKE PARKING TOTALS. Summary table for Required and Provided short-term bike parking.

RESIDENTIAL & COMMERCIAL LONG TERM BIKE BIKE PARKING TOTALS. Summary table for Required and Provided long-term bike parking.

GROSS AREA BY BUILDING. Table with columns for Level, Poolum, Bar, Tower, Overall. Rows include Level 01 to Level 26 and Grand Total.

SITE STATISTICS. Table with columns for Area, Site Area, Site Coverage, Open Site Space, Combined FSR.

BUILDING HEIGHTS. Table with columns for Building Type, Imperial, Metric, Storeys. Rows include Tower Building, Bar Building, Poolum.



AVERAGE GRADE CALCULATION. Table with columns for Line, Calculation, Value. Rows include A-B to R-A and Average Grade.

SITE INFORMATION. Table with columns for Civic Address, Legal Address, Site Area, Zoning, Bylaw.

Revisions table with columns for No., Description, Date. Rows include 1 to 5.

Revisions YYY-MM-DD

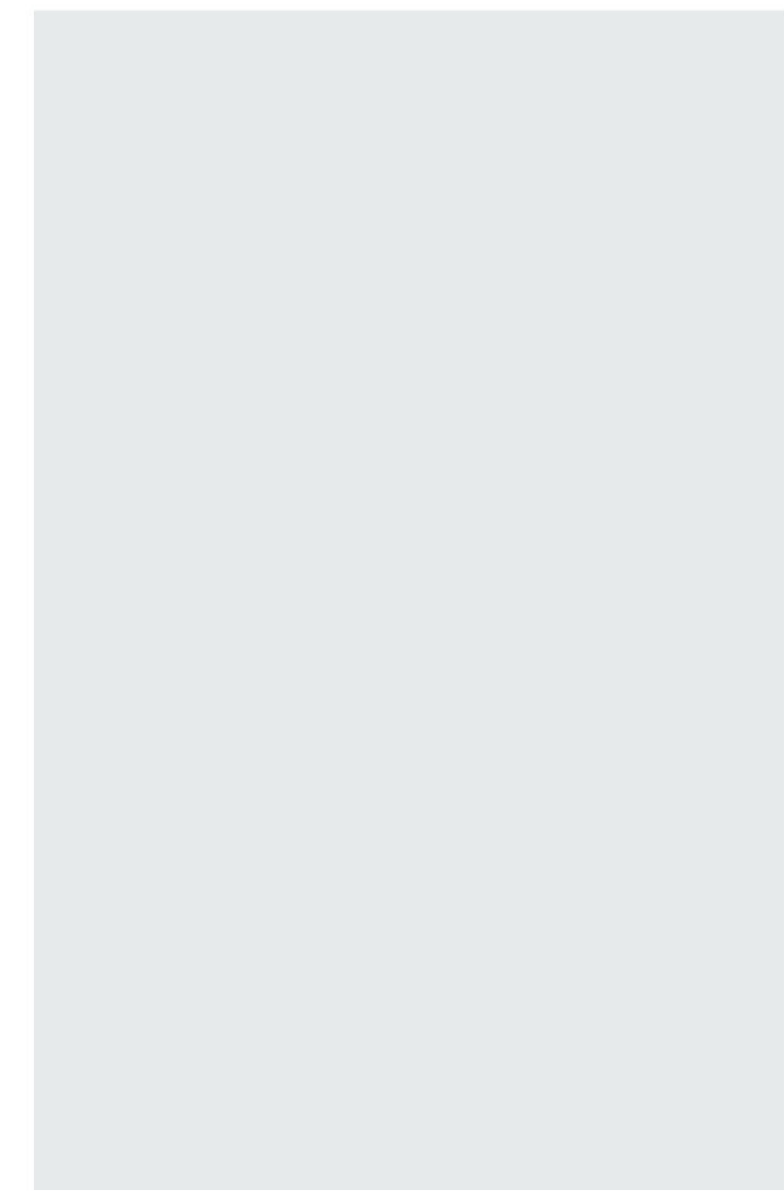
Seal 1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST. VICTORIA, B.C. Project STATISTICS

Drawing 12" x 10" Scale 222022

Sheet A002

## BUILDING CLADDING

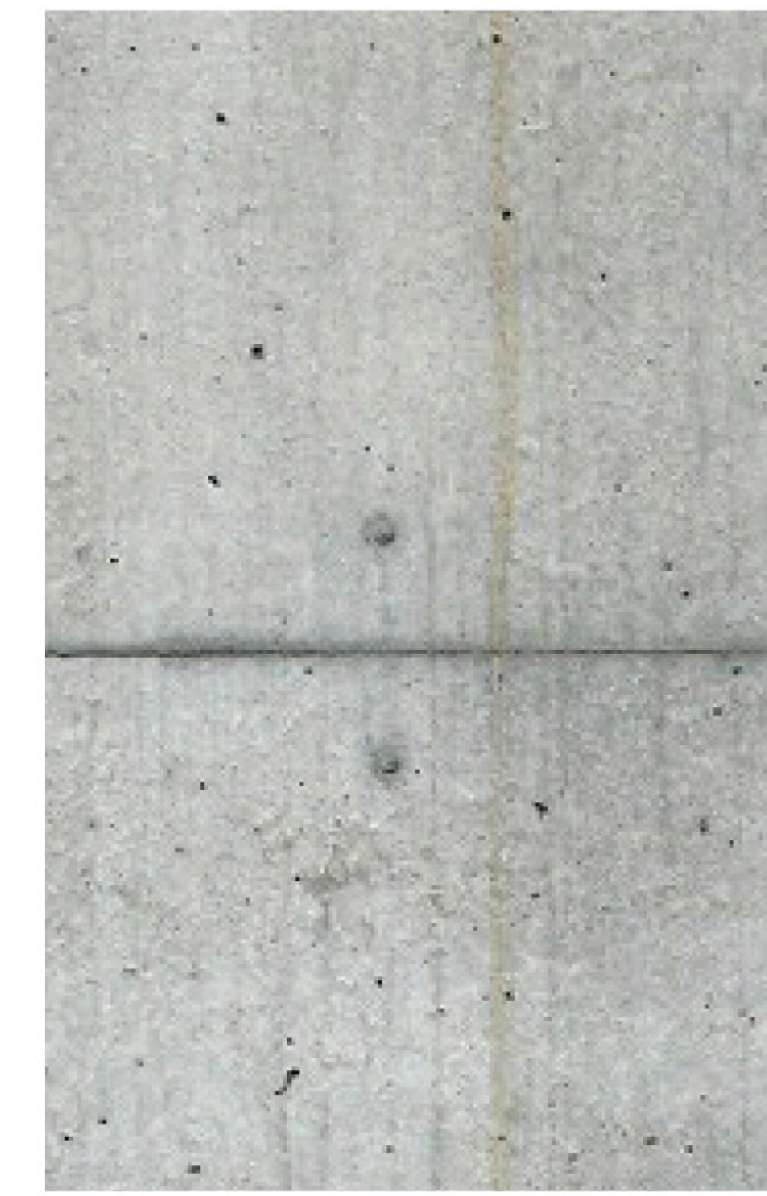


Metal Panel  
White



Metal Panel  
Blue

## PODIUM CLADDING



Concrete  
Light Grey



Brick  
Coal Creek

## GLAZING

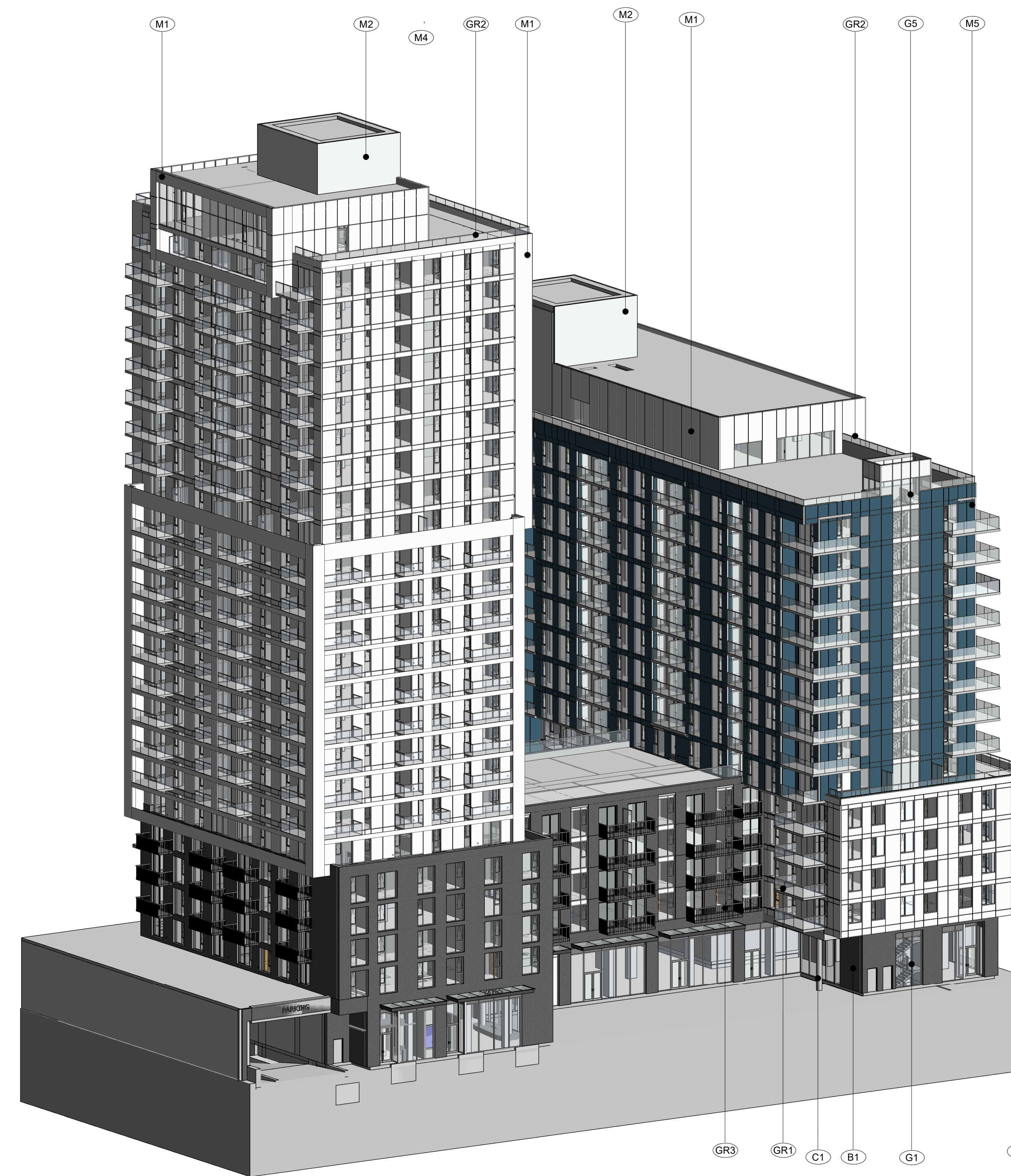


Double Glazed  
Vision  
Aluminum Frame



Double Glazed  
Spandrel  
Aluminum Frame

## MATERIAL APPLICATION



### MATERIAL LEGEND

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

Revisions	YYYY-MM-DD
3	ISSUED FOR DP RESPONSE #3 2023-10-30
2	ISSUED FOR DP RESPONSE #2 2023-10-12
1	ISSUED FOR DP RESPONSE 2023-09-03

Revisions YYY-MM-DD

1050 YATES ST.  
VICTORIA, B.C.  
Project  
MATERIAL BOARD

1050 YATES ST.  
VICTORIA, B.C.

Project  
MATERIAL BOARD

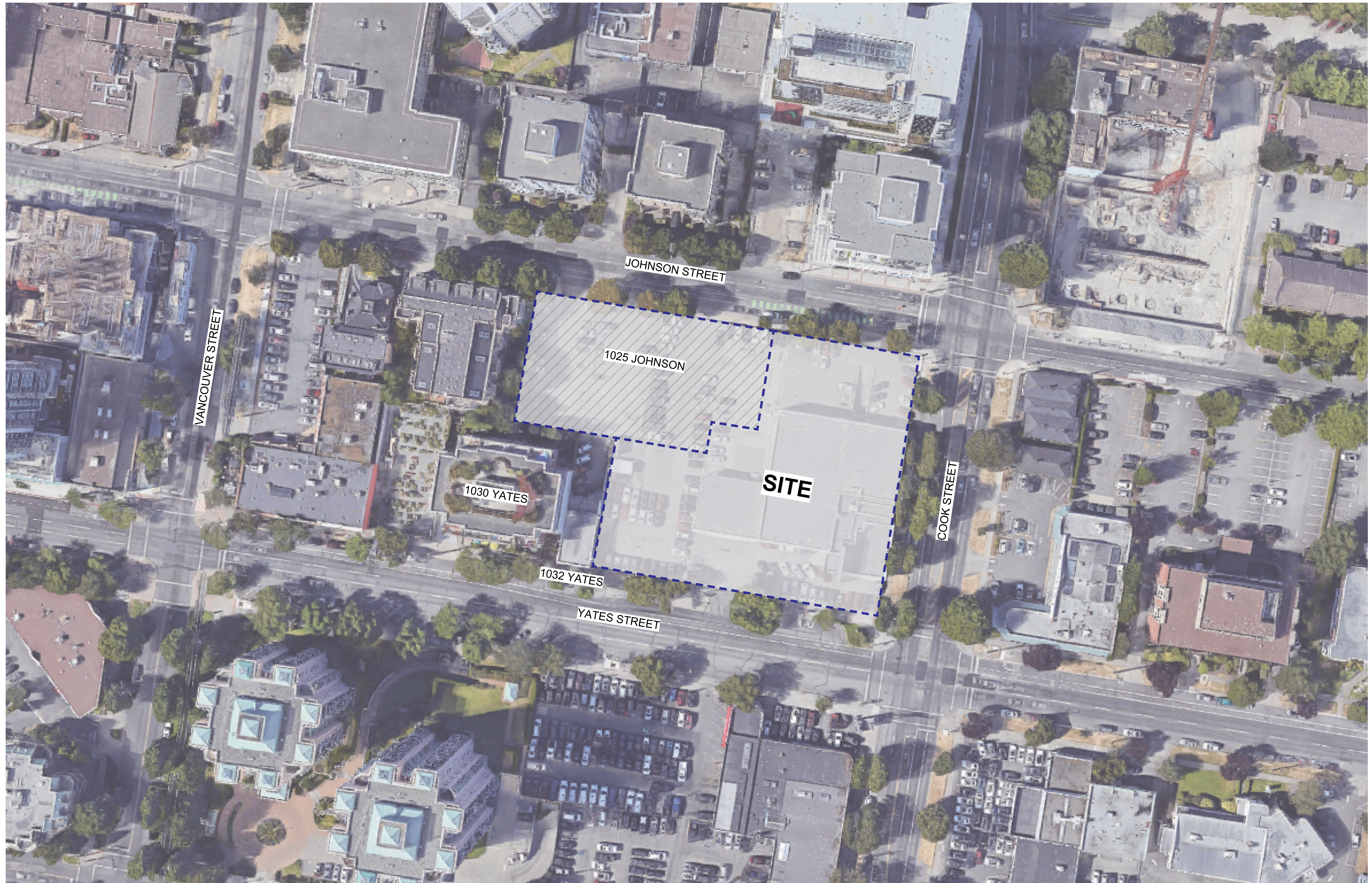
Drawing

Scale 1/2" = 1'-0"

Project 222032

Sheet

**A010**



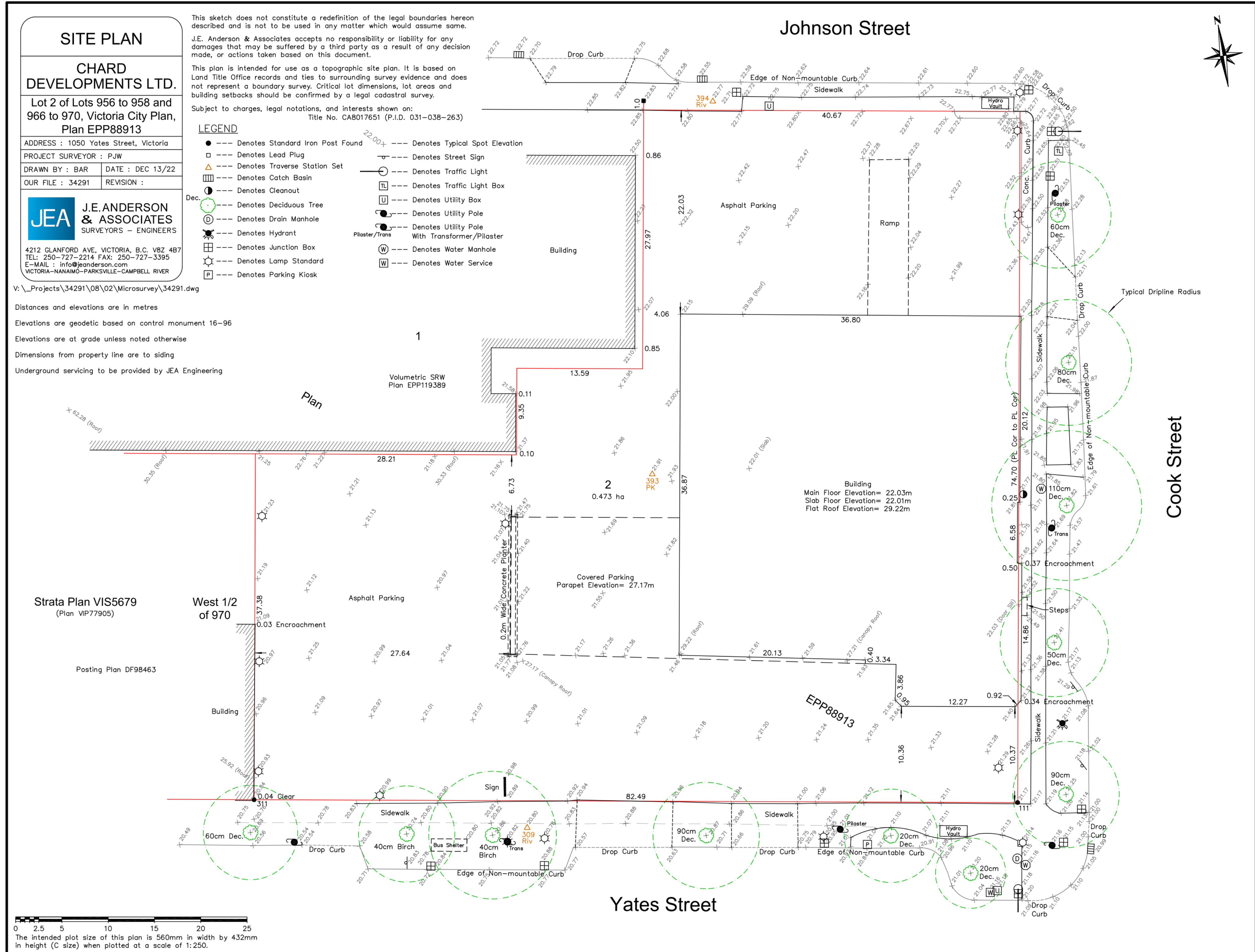
4	ISSUED FOR DP RESPONSE #1	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR DP COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03
Revisions		YYYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
CONTEXT PLAN

Drawing  
Scale  
Project 222032

Sheet **A101**



4	ISSUED FOR DP RESPONSE #1	2022-10-30
3	ISSUED FOR DP RESPONSE #2	2022-10-12
2	ISSUED FOR DP COORDINATION	2022-09-15
1	ISSUED FOR DP RESPONSE	2022-08-03
Revisions		YYYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
SURVEY PLAN  
EXISTING

Drawing  
Scale  
Project 222032



4	ISSUED FOR DP RESPONSE #1	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR 50% COORDINATION	2023-09-15
1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
SITE PLAN

Drawing  
Scale 1/16" = 1'-0"  
Project 222032  
Sheet **A103**

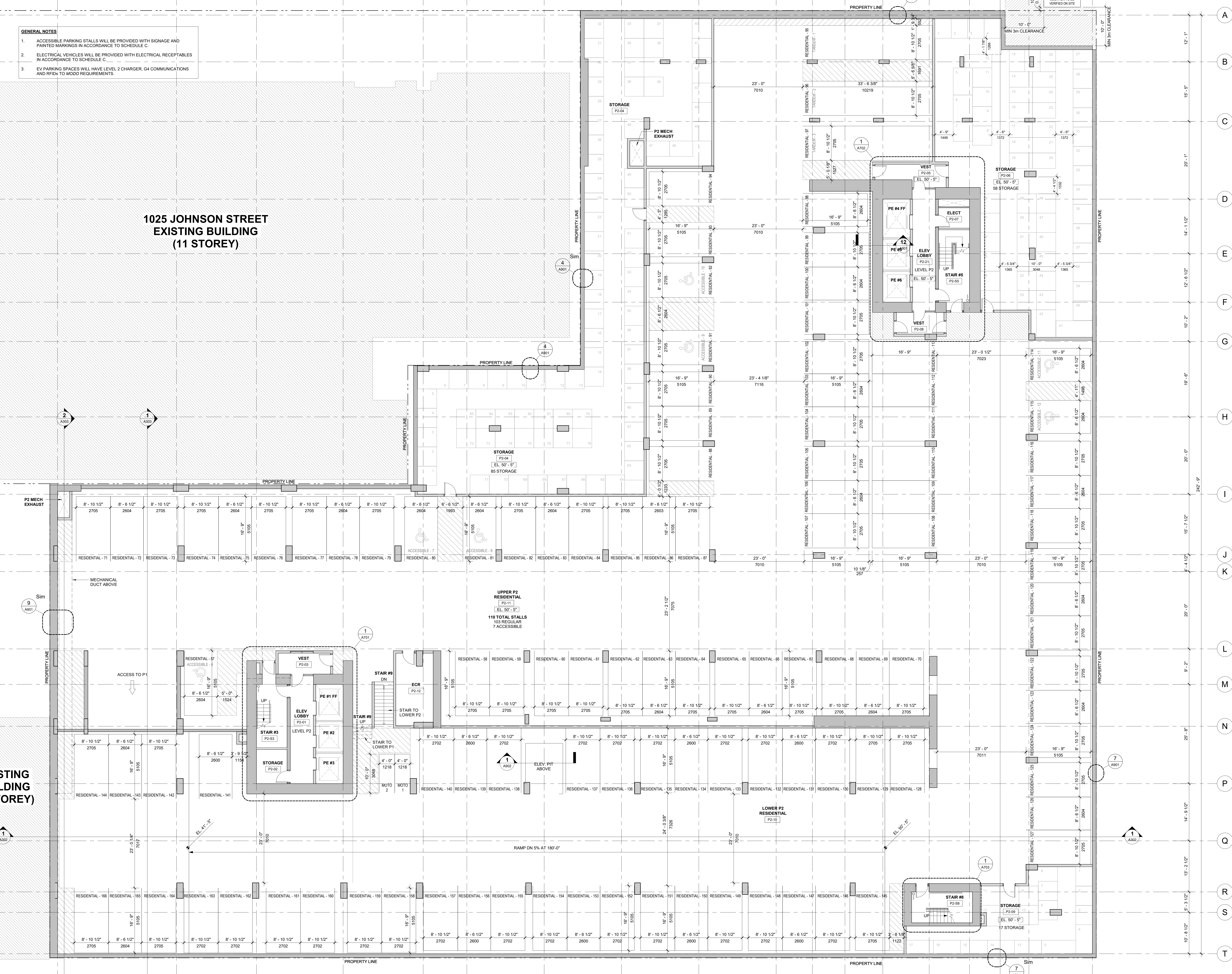
- GENERAL NOTES**
1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
  2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C.
  3. EV PARKING SPACES WILL HAVE LEVEL 2 CHARGER, G4 COMMUNICATIONS AND RFIDS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

**1025 JOHNSON STREET  
 EXISTING BUILDING  
 (11 STOREY)**

**EXISTING BUILDING  
 (1 STOREY)**

**UPPER P2 RESIDENTIAL  
 P2-11  
 EL. 50'-5"**  
 110 TOTAL STALLS  
 103 REGULAR  
 7 ACCESSIBLE

**LOWER P2 RESIDENTIAL  
 P2-10**



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

Seal  
**1050 YATES ST.  
 MIXED USE  
 DEVELOPMENT**

1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
**LEVEL P2 PLAN**

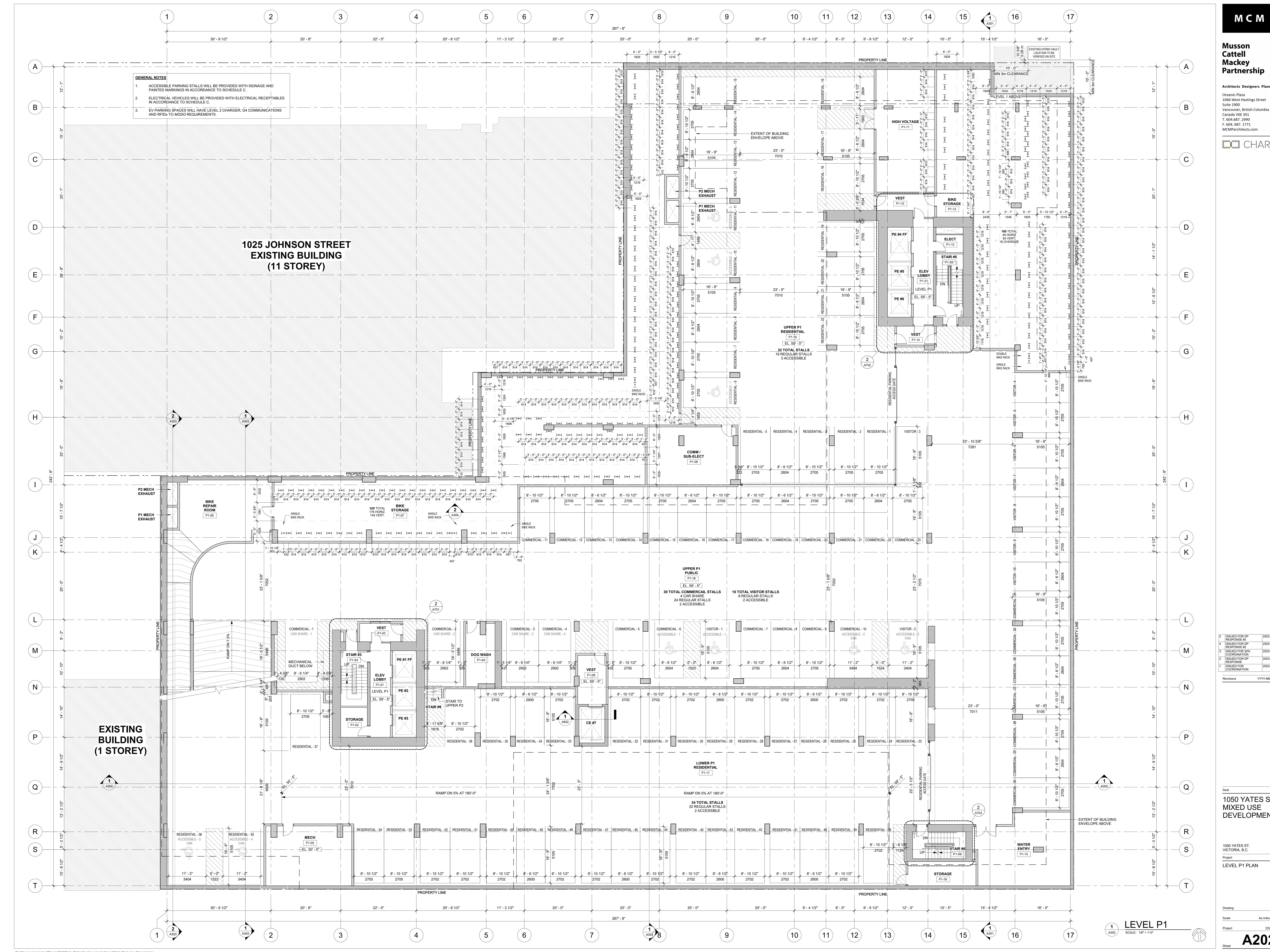


**GENERAL NOTES**

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

**1025 JOHNSON STREET  
 EXISTING BUILDING  
 (11 STOREY)**

**EXISTING BUILDING  
 (1 STOREY)**

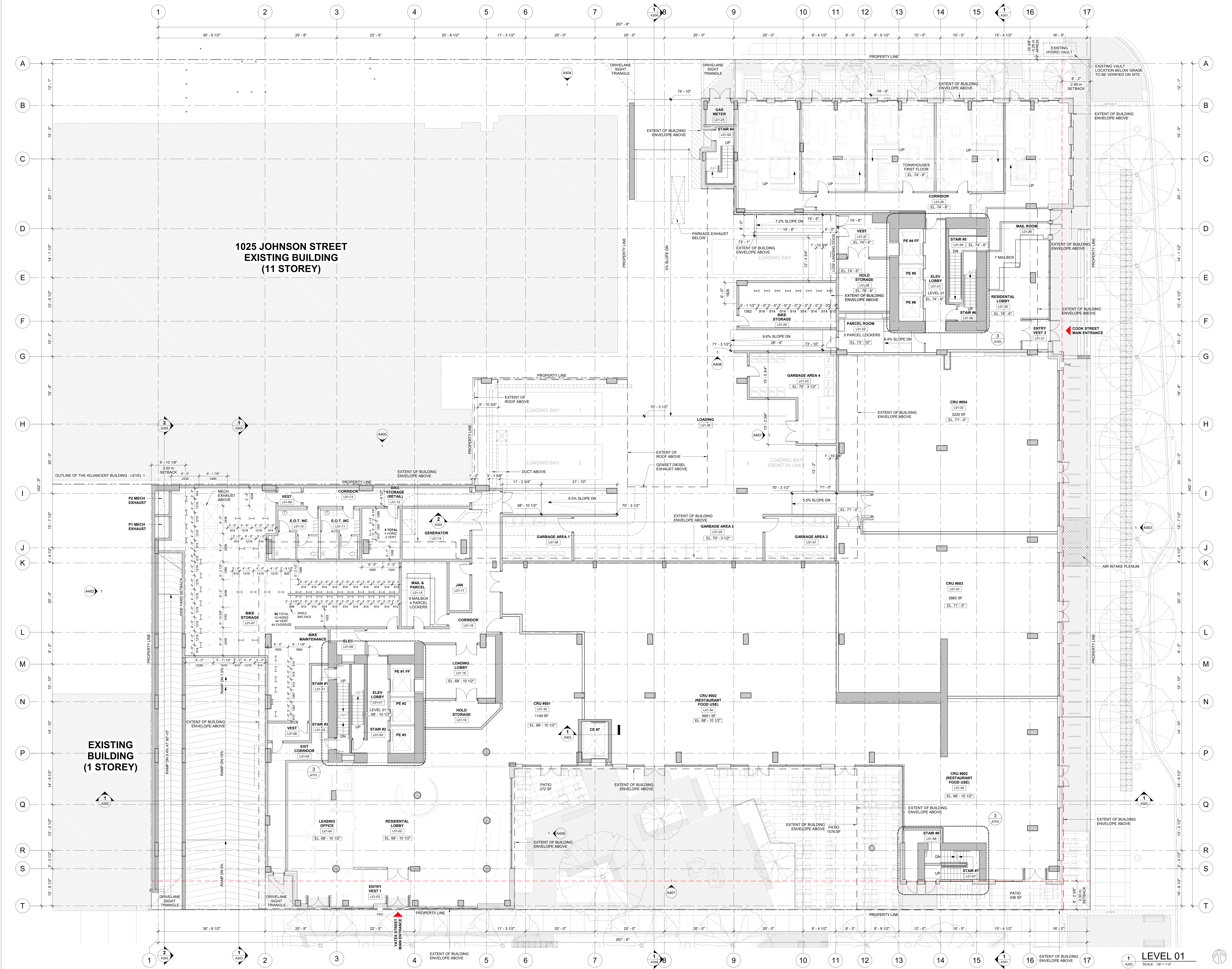


NO.	DESCRIPTION	DATE
5	ISSUED FOR RFP RESPONSE #1	2023-10-30
4	ISSUED FOR RFP RESPONSE #2	2023-10-12
3	ISSUED FOR RFP COORDINATION	2023-09-15
2	ISSUED FOR RFP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions: YYYY-MM-DD

Seal  
**1050 YATES ST.  
 MIXED USE  
 DEVELOPMENT**

1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
**LEVEL P1 PLAN**



**1025 JOHNSON STREET  
 EXISTING BUILDING  
 (11 STOREY)**

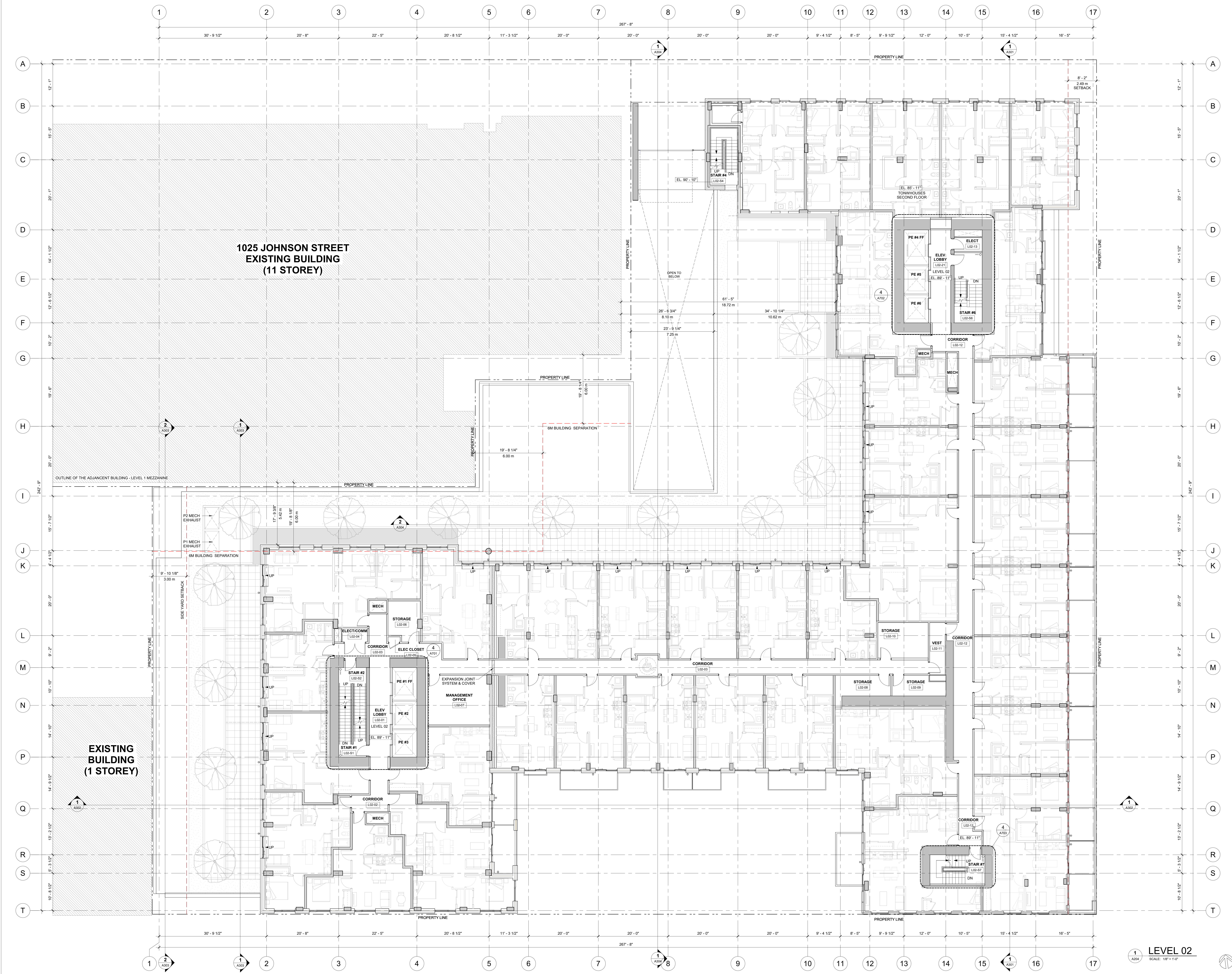
**EXISTING BUILDING  
 (1 STOREY)**

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

Seal  
**1050 YATES ST.  
 MIXED USE  
 DEVELOPMENT**

1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
**LEVEL 01 PLAN**

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

Seal  
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 MIXED USE  
 DEVELOPMENT

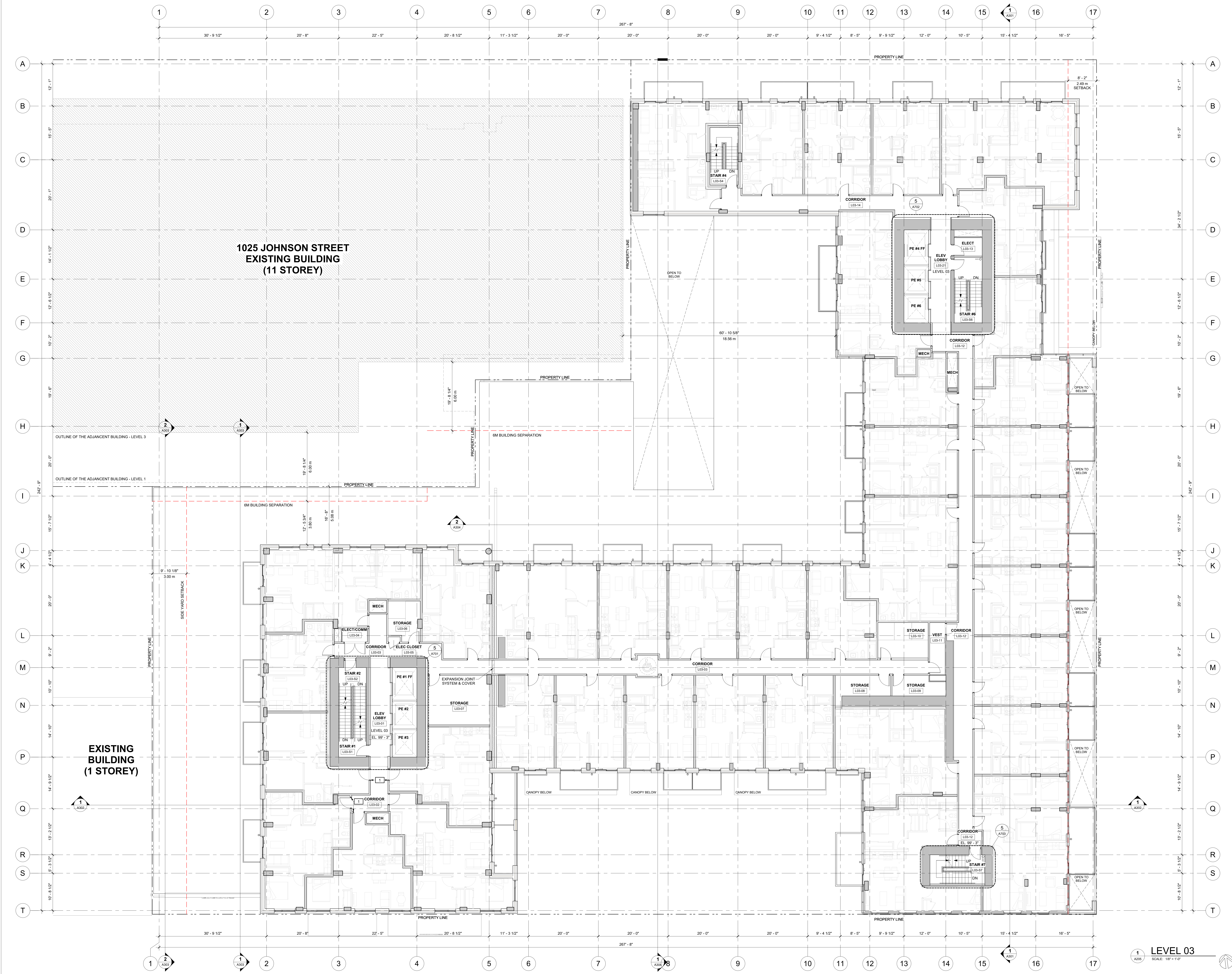
1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
 LEVEL 02 PLAN

Drawing  
 Scale 1/8" = 1'-0"  
 Project 222022  
**A204**  
 Sheet

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

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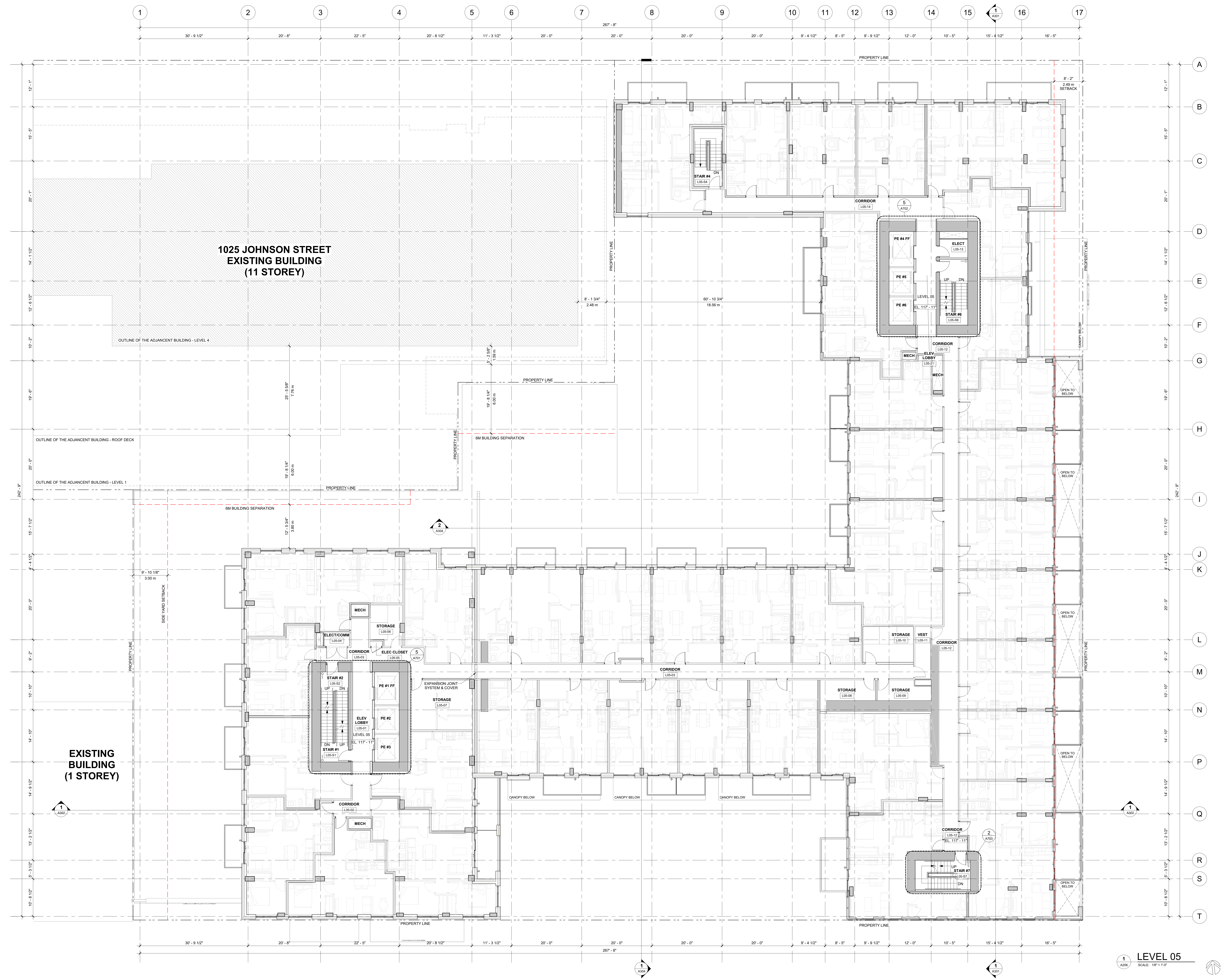
GEODEIC ELEVATIONS	
TYP FLOORS - 03 & 04	
LEVEL	ELEVATION
LEVEL 03	99'-3"
LEVEL 04	108'-7"



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

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 03-04 PLAN



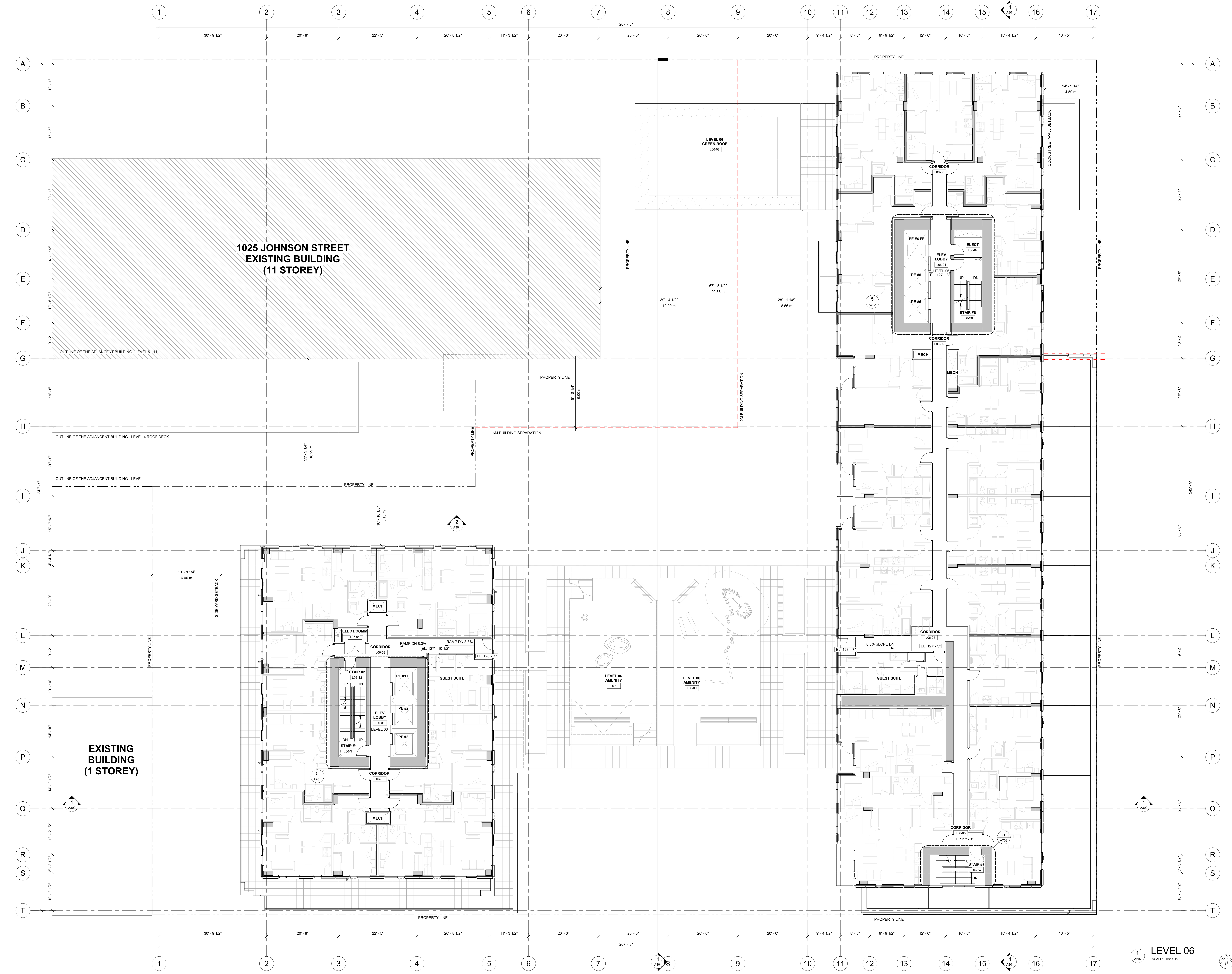
Revisions	YYYY-MM-DD	
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Seal

1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.

Project  
LEVEL 05 PLAN



Revisions	YYYY-MM-DD
5	2023-10-30
4	2023-10-12
3	2023-09-15
2	2023-08-03
1	2023-06-30

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 06 PLAN

1 A207 LEVEL 06  
SCALE: 1/8" = 1'-0"

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

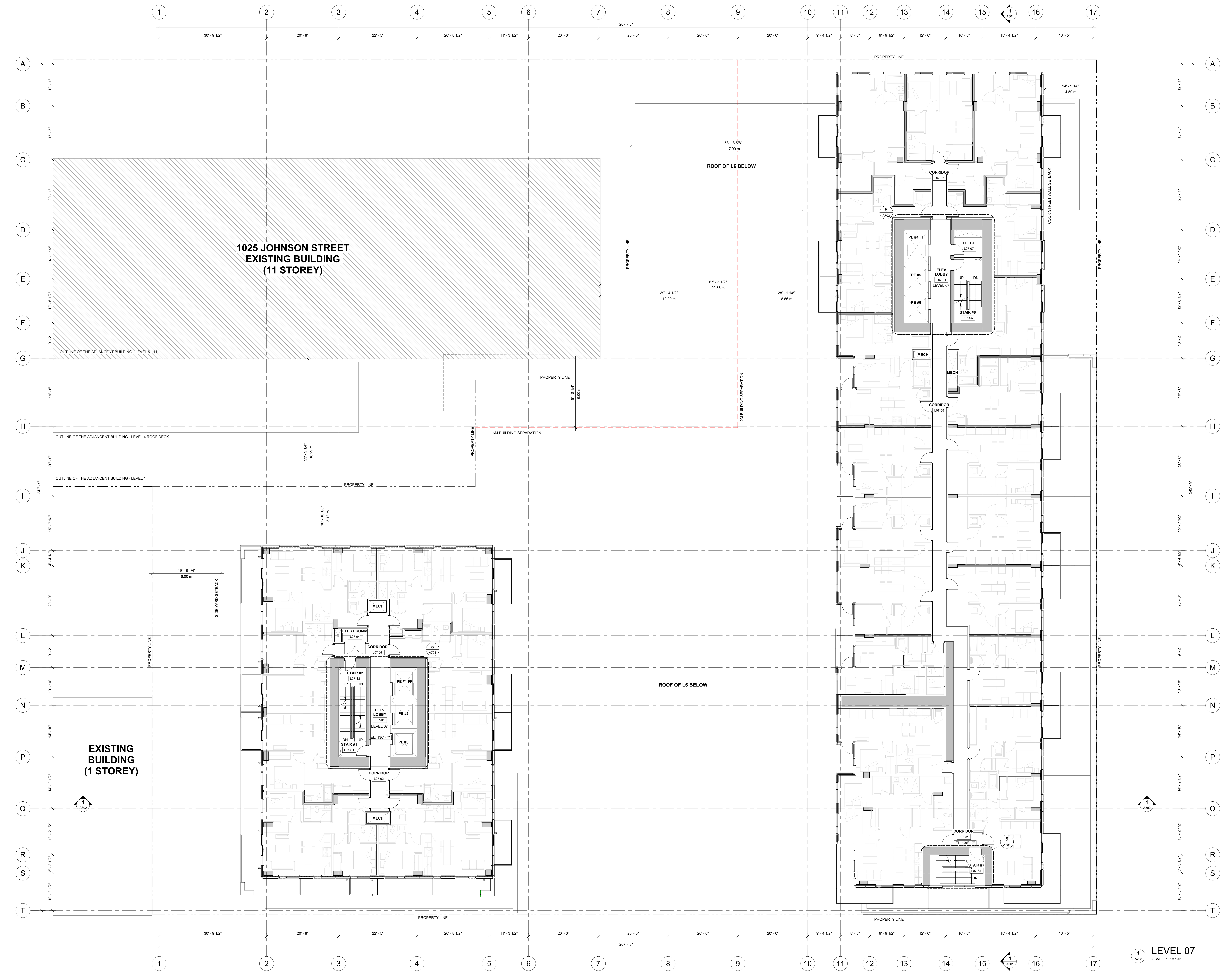
NO.	ISSUED FOR RFP RESPONSE	DATE
5	ISSUED FOR RFP RESPONSE #1	2023-10-30
4	ISSUED FOR RFP RESPONSE #2	2023-10-12
3	ISSUED FOR RFP COORDINATION	2023-09-15
2	ISSUED FOR RFP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions: YYYY-MM-DD

Seal  
**1050 YATES ST.  
 MIXED USE  
 DEVELOPMENT**

1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
**LEVEL 07-12 PLAN**

Drawing  
 Scale 1/8" = 1'-0"  
 Project 22202  
**A208**  
 Sheet

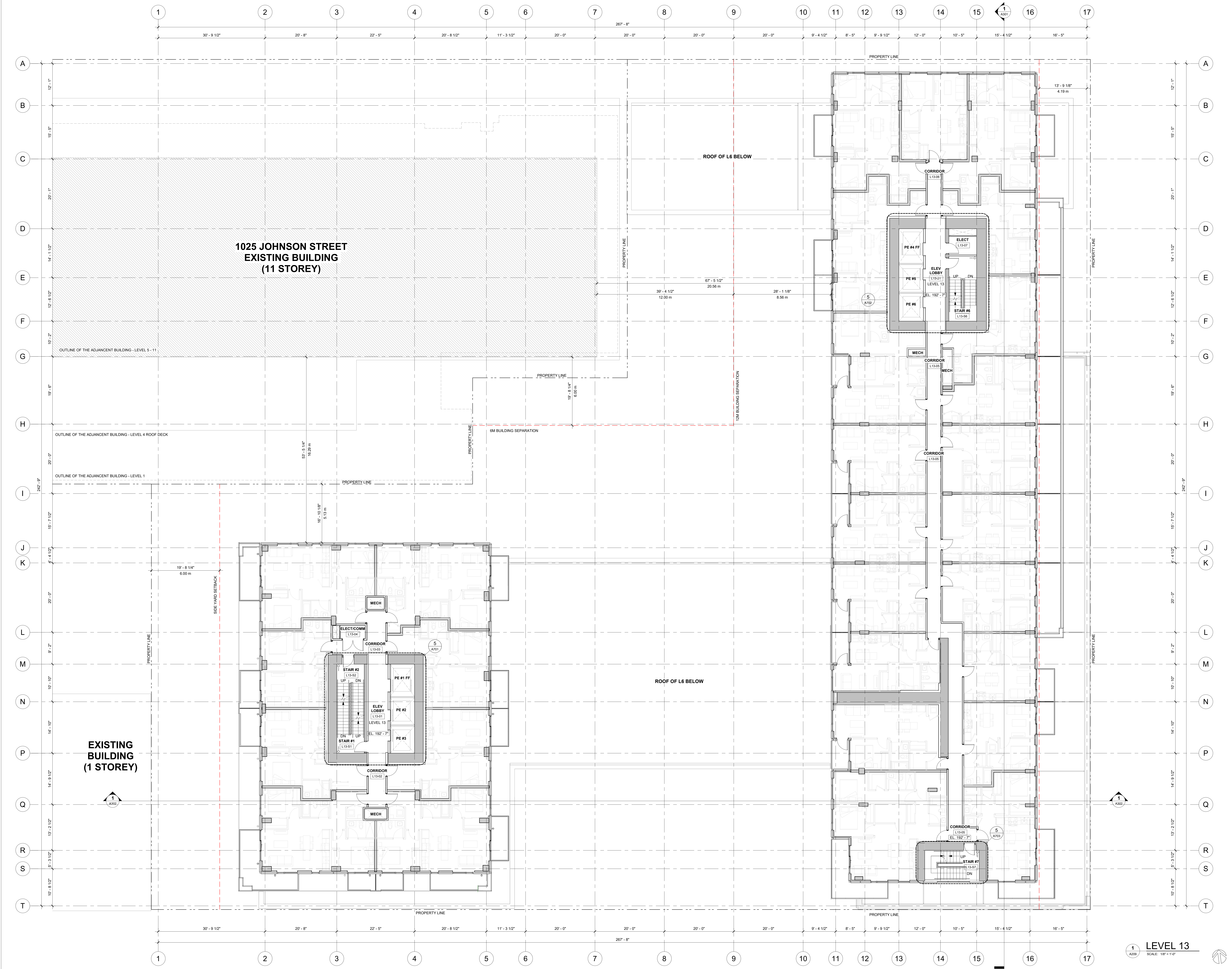


**1025 JOHNSON STREET  
 EXISTING BUILDING  
 (11 STOREY)**

**EXISTING BUILDING  
 (1 STOREY)**

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

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Revisions	YYYY-MM-DD
5	2023-10-30
4	2023-10-12
3	2023-09-15
2	2023-08-03
1	2023-06-30

Revisions YYY-MM-DD

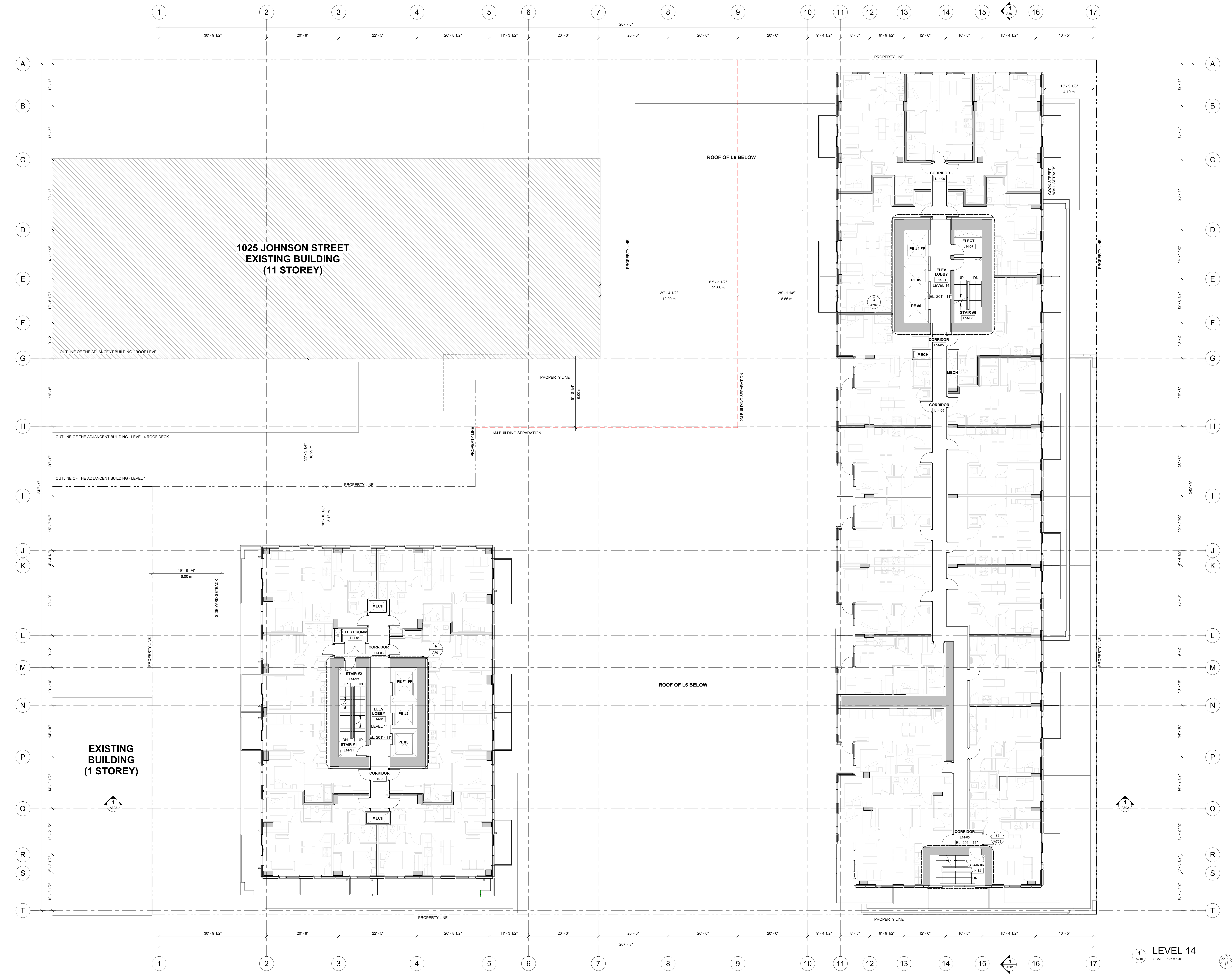
Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

Project  
LEVEL 13 PLAN

Drawing  
Scale 1/8" = 1'-0"  
Project 222022  
Sheet **A209**

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





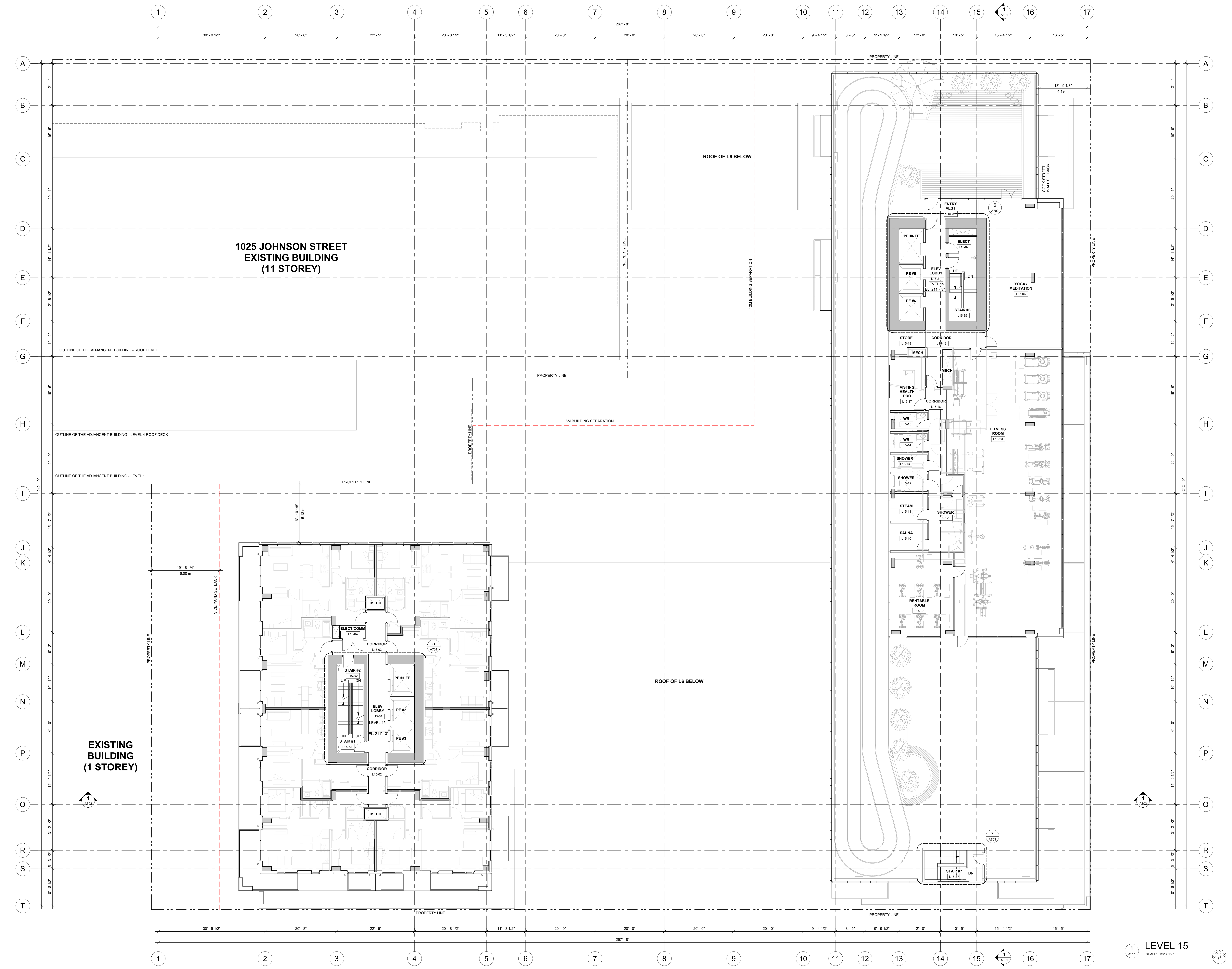
Revisions	YYYY-MM-DD	
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 14 PLAN

Drawing  
Scale 1/8" = 1'-0"  
Project 222022  
Sheet **A210**

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



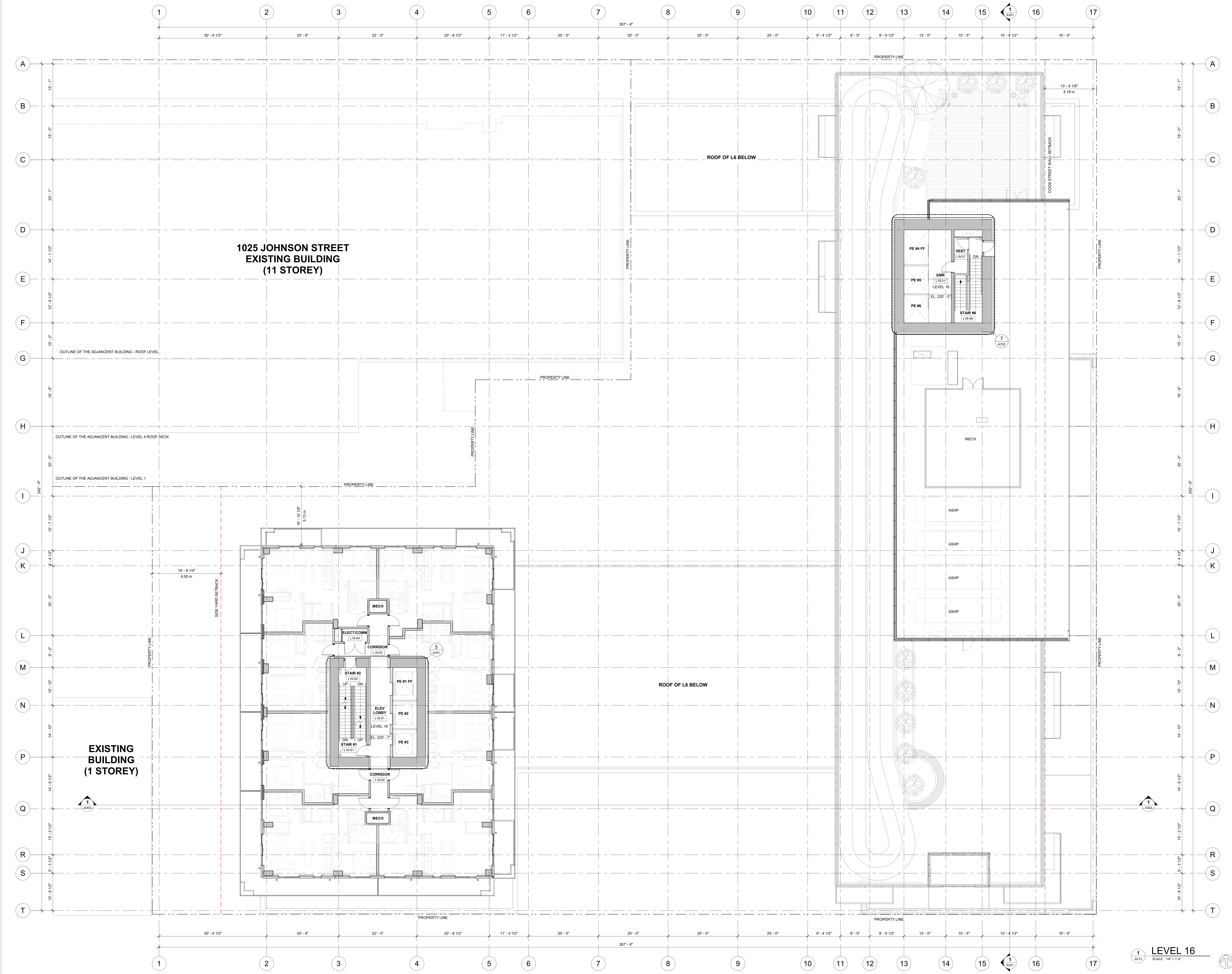
Revisions	YYYY-MM-DD	
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 15 PLAN

Drawing  
Scale  
1/8" = 1'-0"  
Project  
222022  
Sheet  
**A211**

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



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

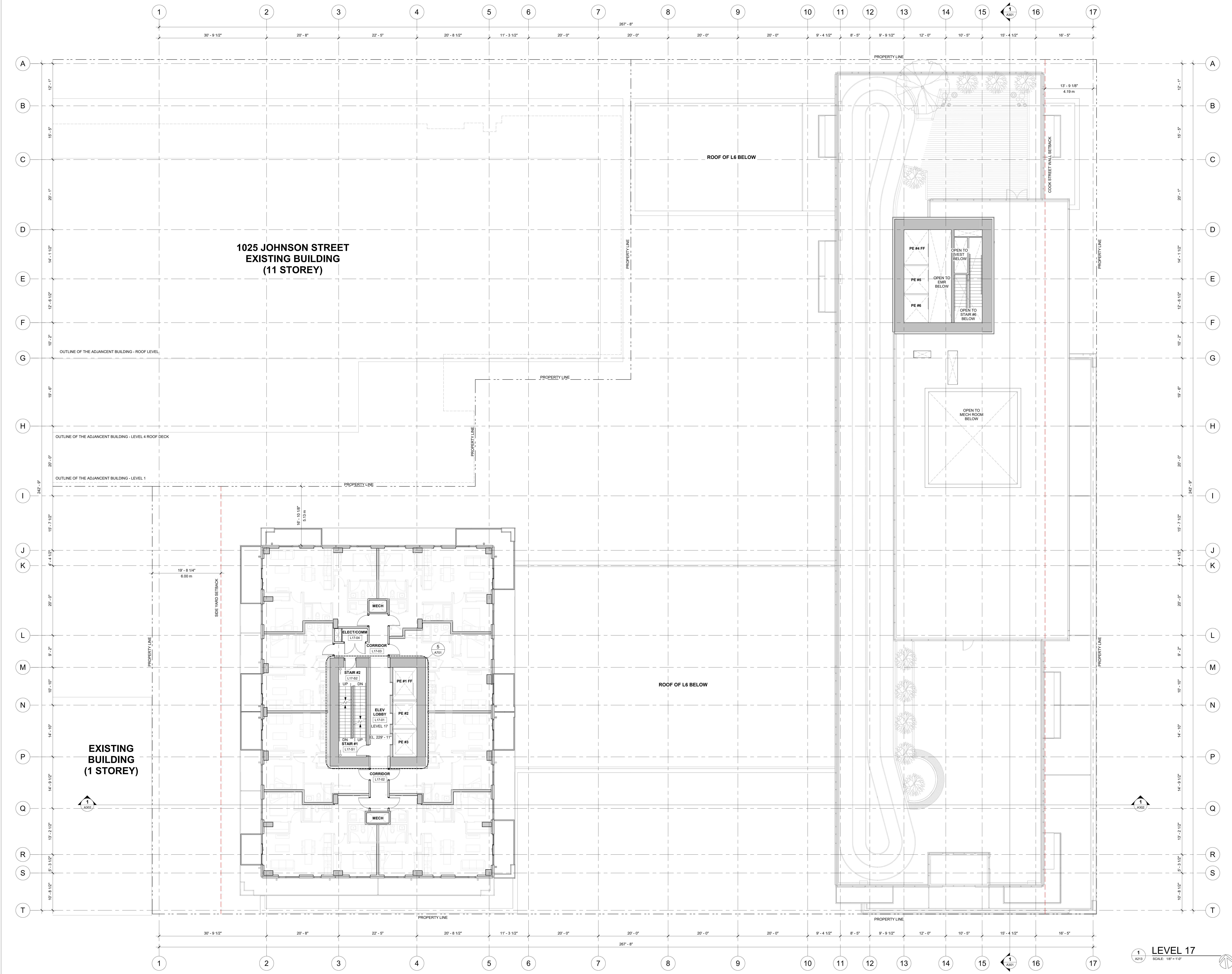
Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 16 PLAN

Drawing  
Scale  
Project  
Sheet  
1/212  
LEVEL 16  
SCALE: 1/8" = 1'-0"  
222022  
A212

GEODETIC ELEVATIONS  
TYP FLOORS - 17 TO 23

FLOOR	ELEVATION
LEVEL 17	229' - 11"
LEVEL 18	239' - 3"
LEVEL 19	248' - 7"
LEVEL 20	257' - 11"
LEVEL 21	267' - 3"
LEVEL 22	276' - 7"
LEVEL 23	285' - 11"



Revisions

NO.	ISSUED FOR RDP RESPONSE	DATE
5	ISSUED FOR RDP RESPONSE #1	2023-10-30
4	ISSUED FOR RDP RESPONSE #2	2023-10-12
3	ISSUED FOR RDP COORDINATION	2023-09-15
2	ISSUED FOR RDP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

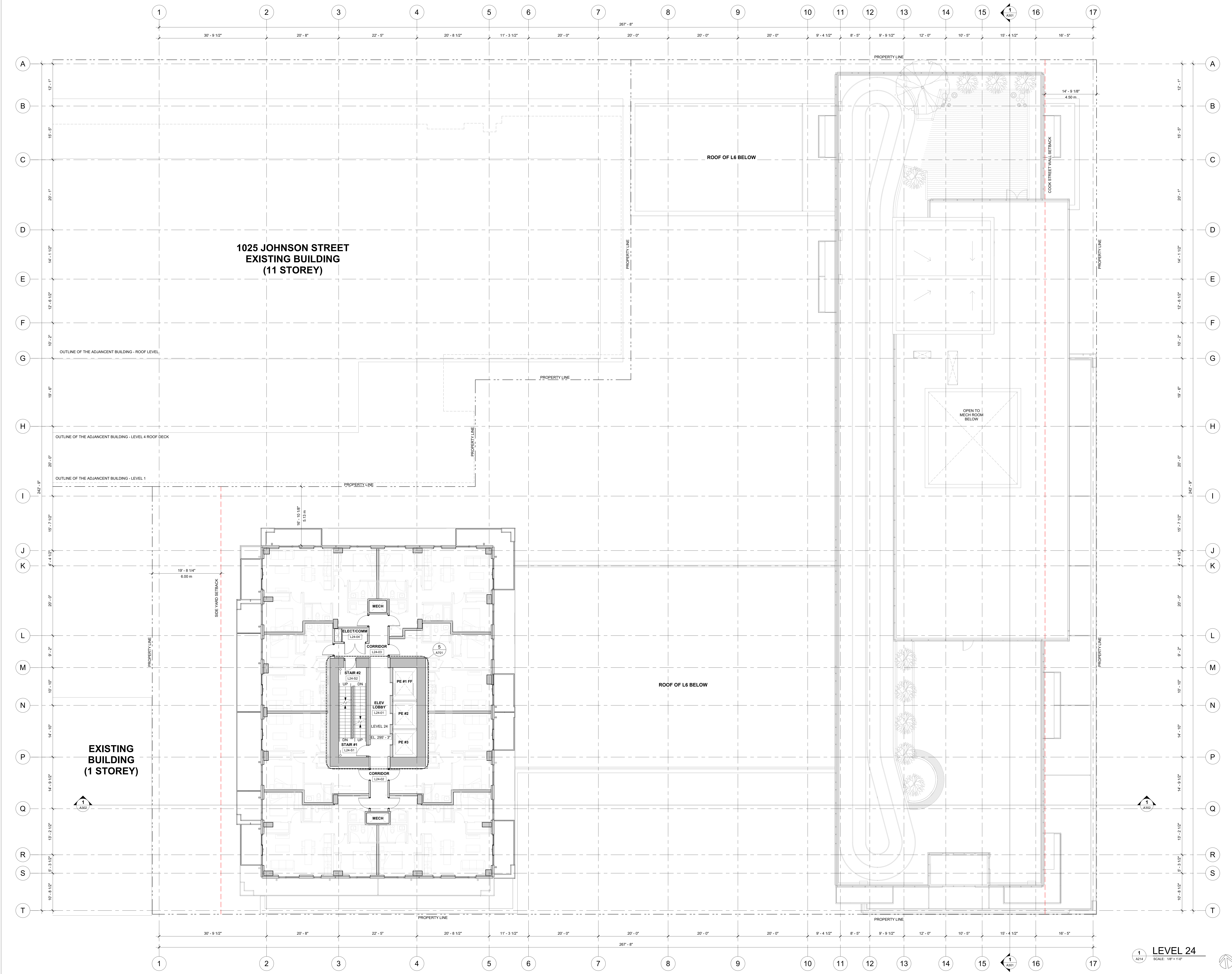
Revisions: YYYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 17-23 PLAN

Drawing  
Scale  
1/8" = 1'-0"  
Project  
222023  
Sheet  
**A213**

1 LEVEL 17  
A213 SCALE: 1/8" = 1'-0"



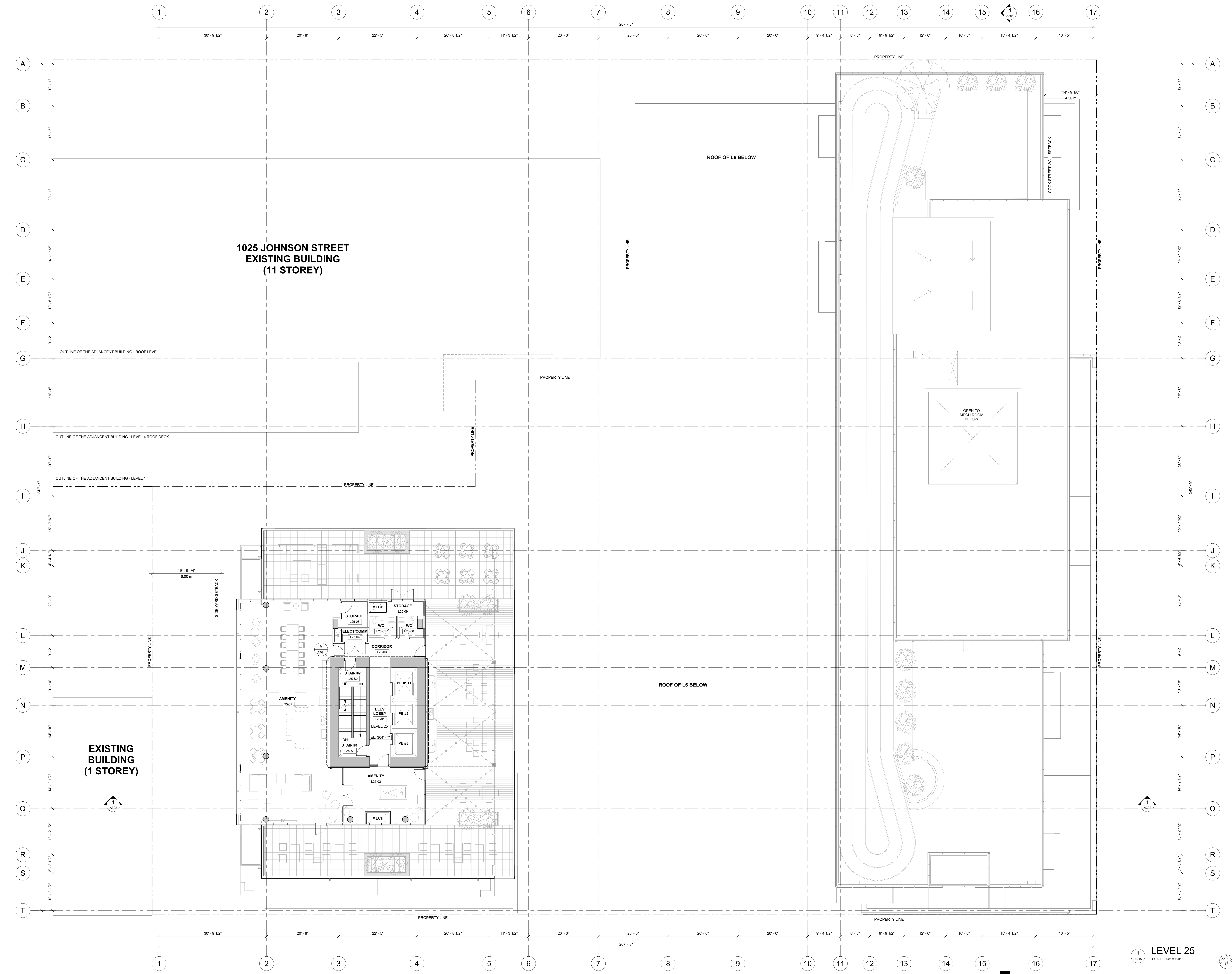
Revisions	YYYY-MM-DD	
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 24 PLAN

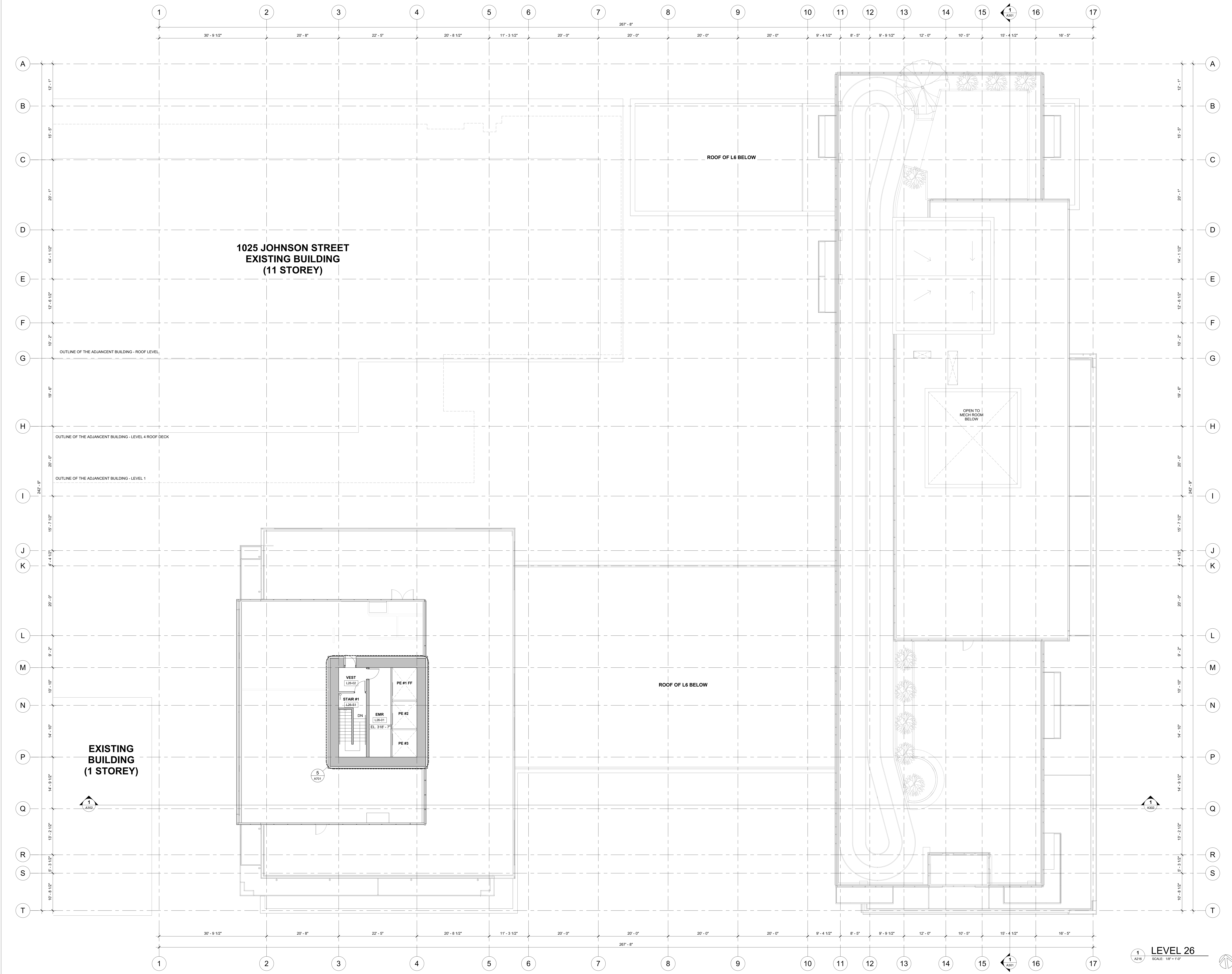
Drawing  
Scale  
1/8" = 1'-0"  
Project  
222022  
A214  
Sheet

1/8" = 1'-0"  
LEVEL 24  
SCALE: 1/8" = 1'-0"



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

Seal  
**1050 YATES ST. MIXED USE DEVELOPMENT**  
 Project  
**LEVEL 25 PLAN**



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

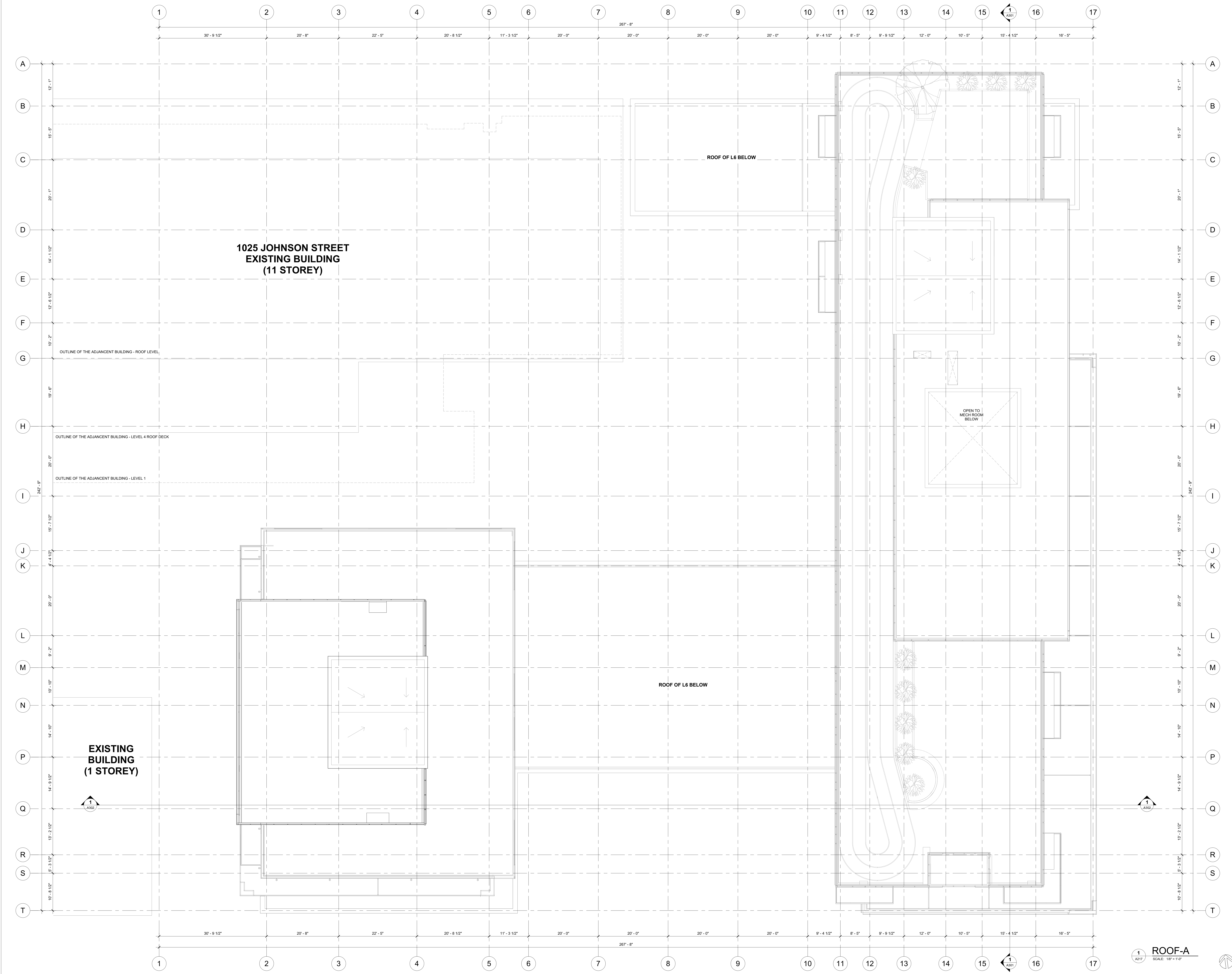
Revisions: YYYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL 26 PLAN

Drawing  
Scale 1/8" = 1'-0"  
Project 22202  
Sheet **A216**

1 A216 LEVEL 26  
SCALE: 1/8" = 1'-0"



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

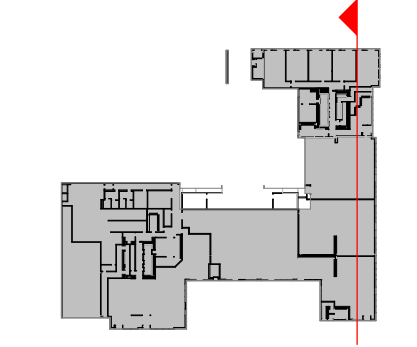
Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
LEVEL ROOF PLAN

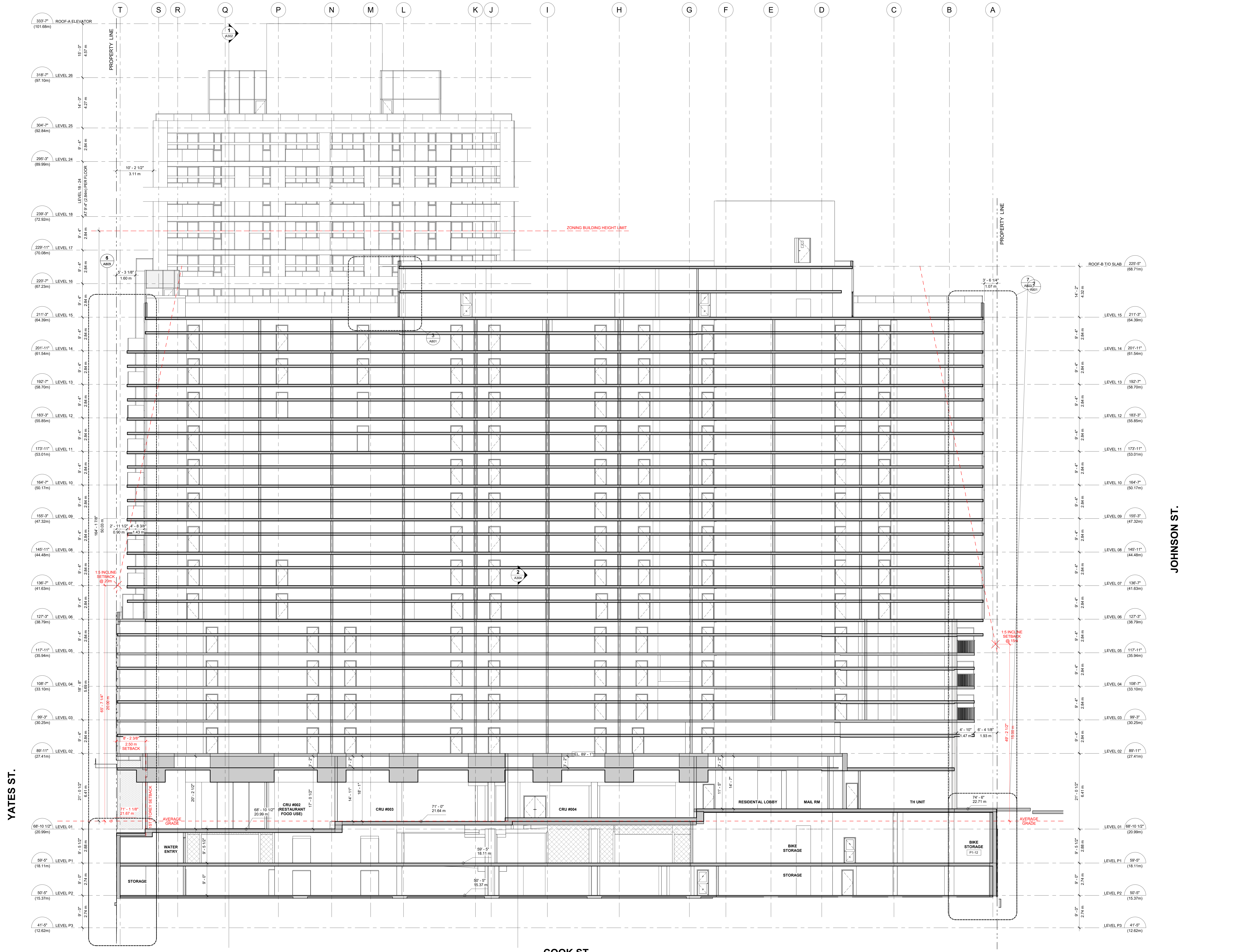
Drawing  
Scale  
Project  
Sheet

1/2023  
1/2023  
222023  
A217





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



JOHNSON ST.

YATES ST.

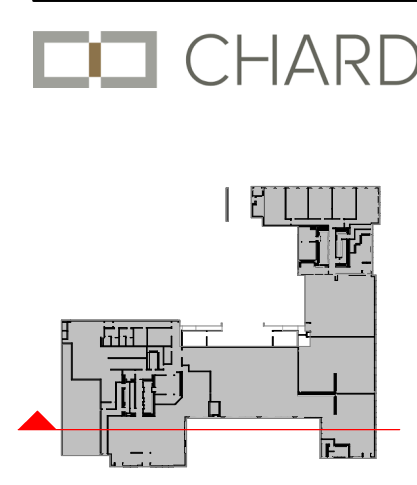
COOK ST.

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

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

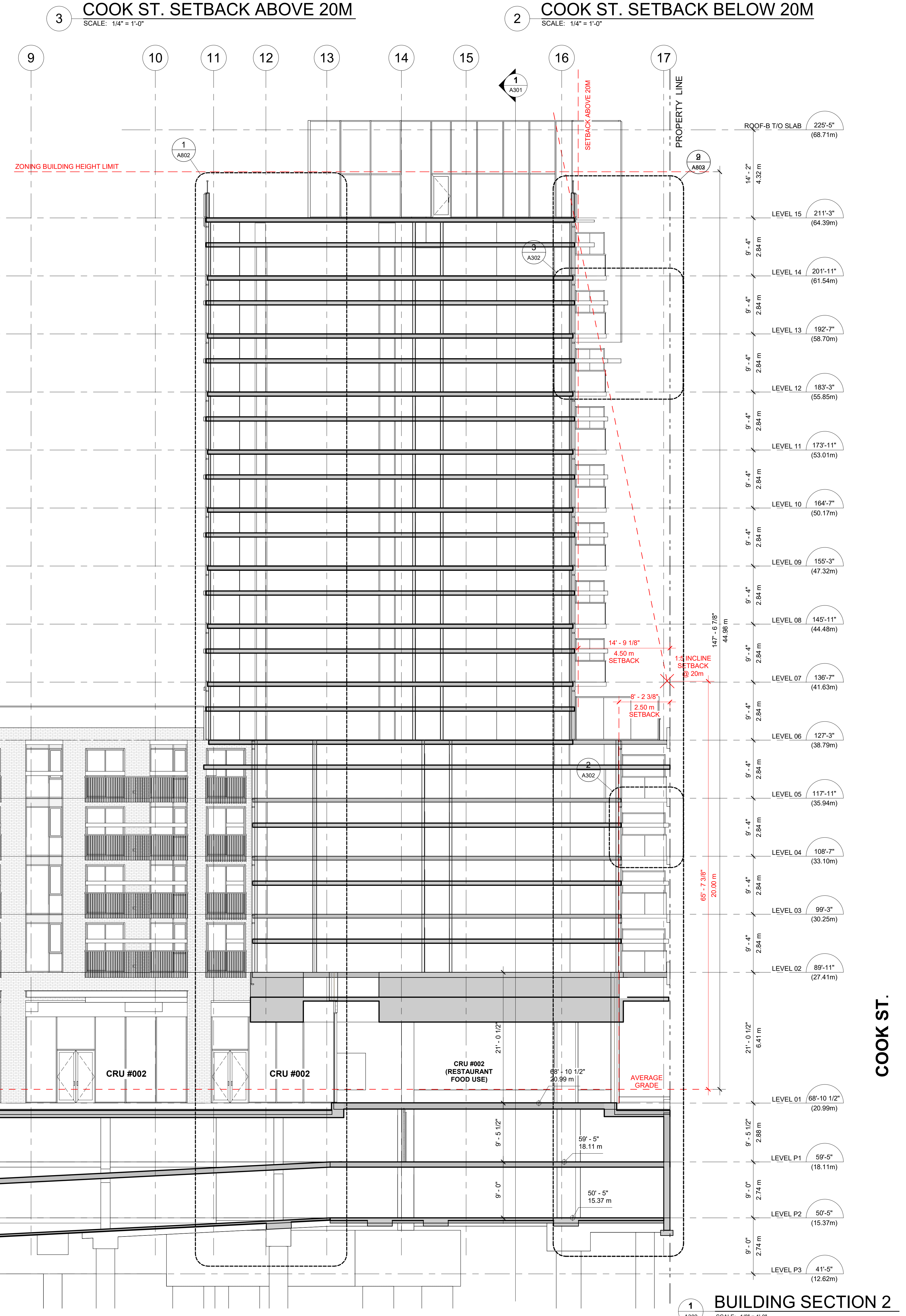
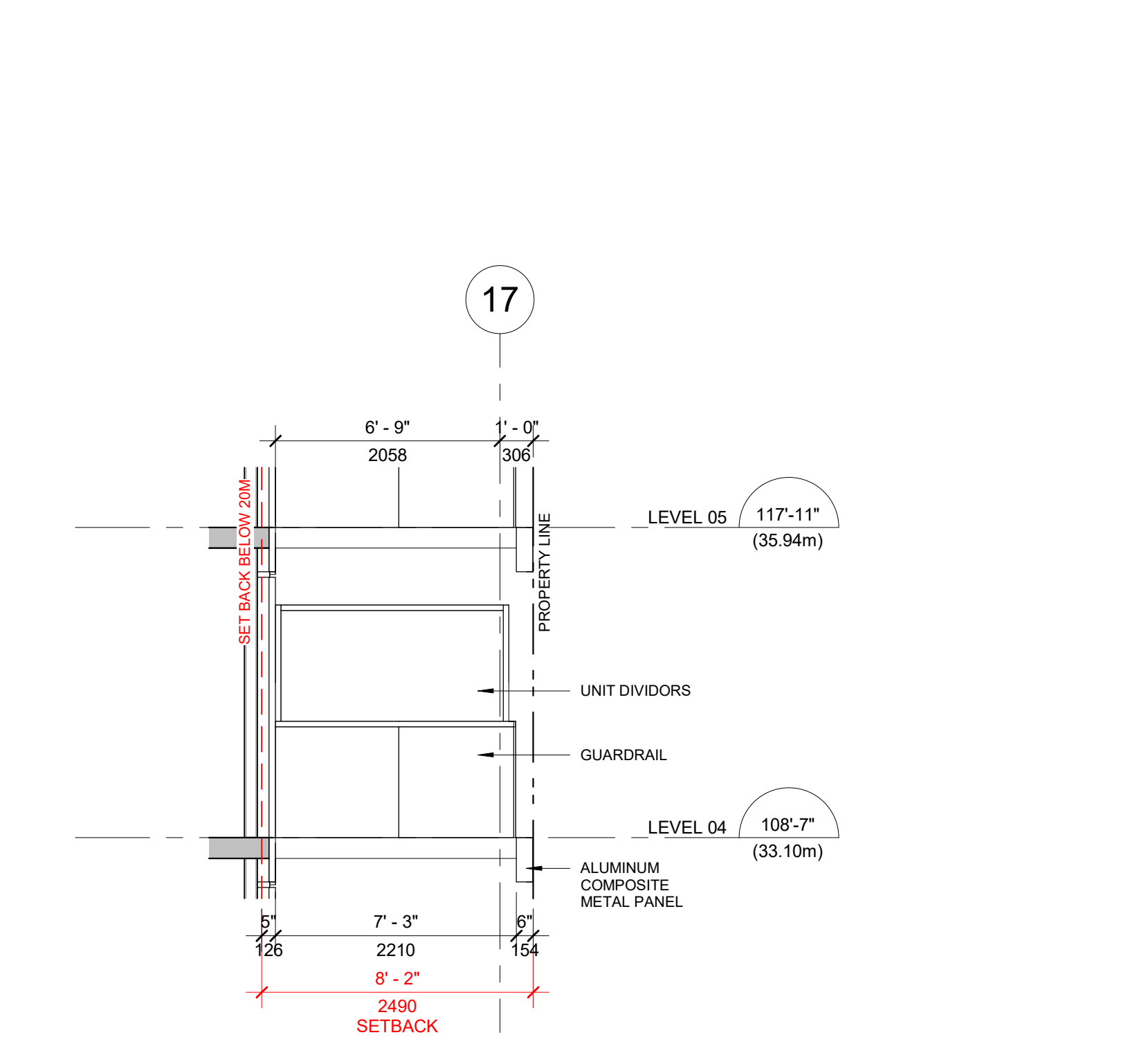
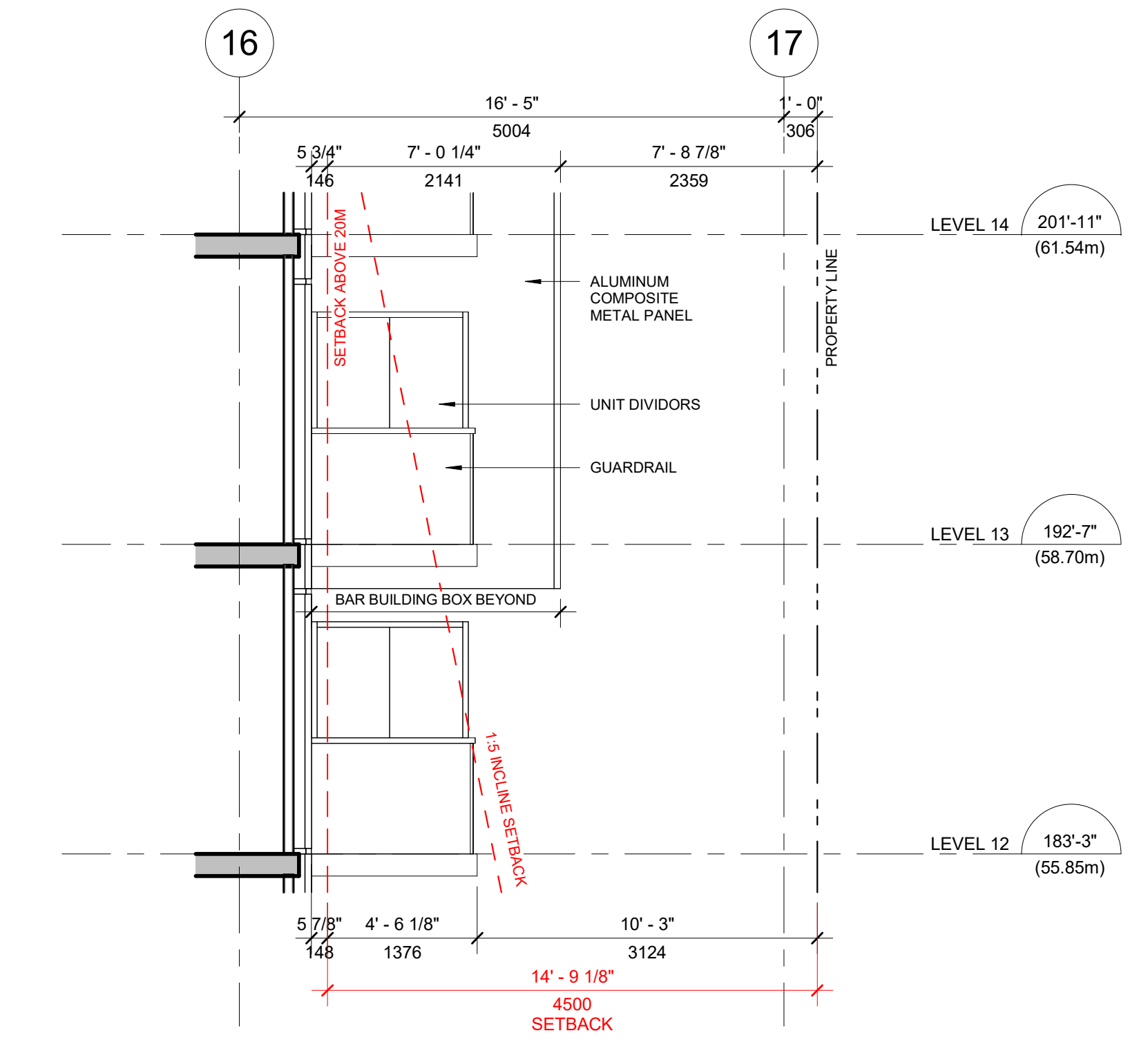
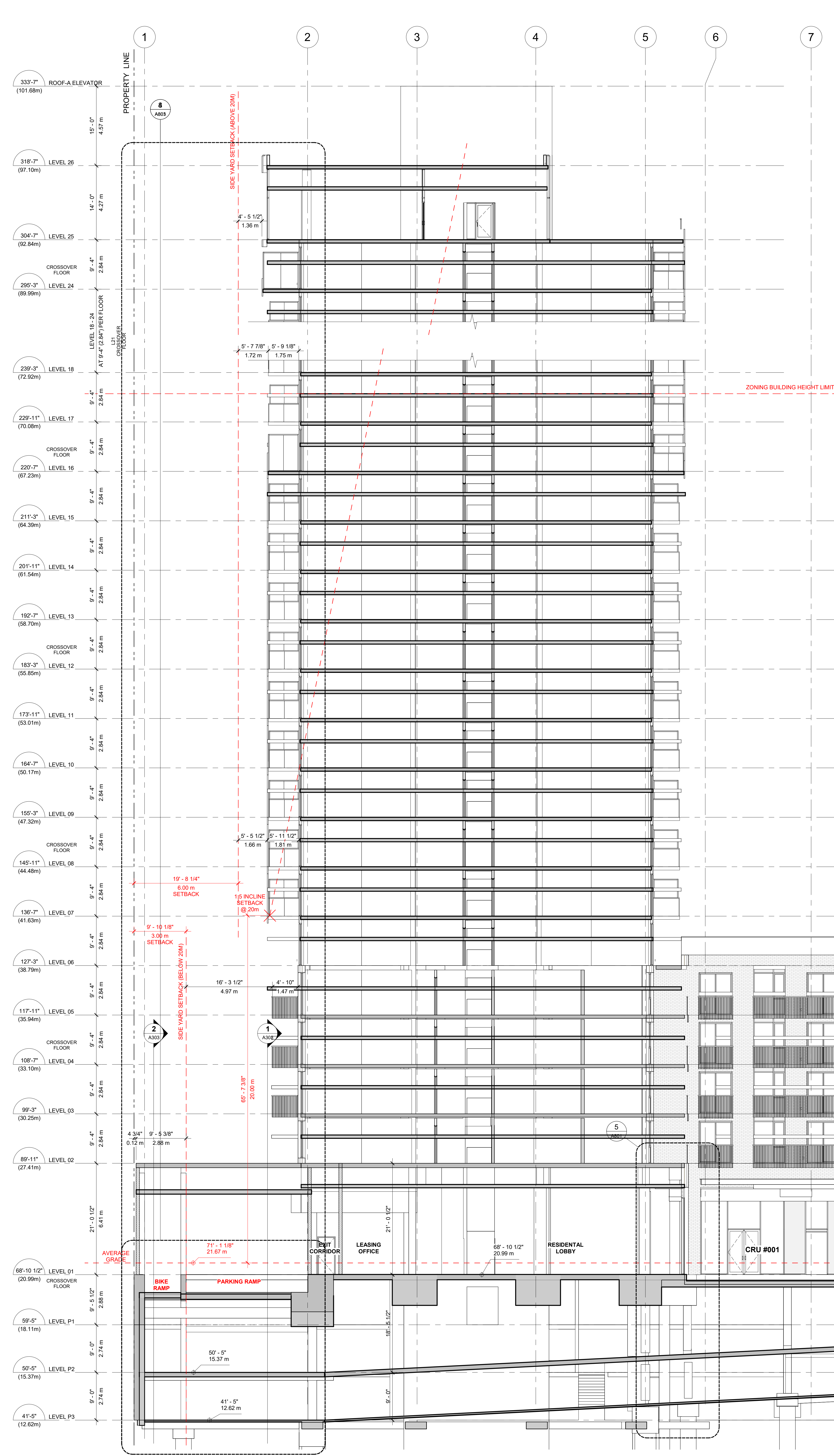
1050 YATES ST.  
VICTORIA, B.C.  
Project  
BUILDING SECTION

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



**GEODETIC ELEVATIONS  
 TYP FLOORS - 13 TO 23**

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



**COOK ST.**

**YATES ST.**

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

**Revisions**

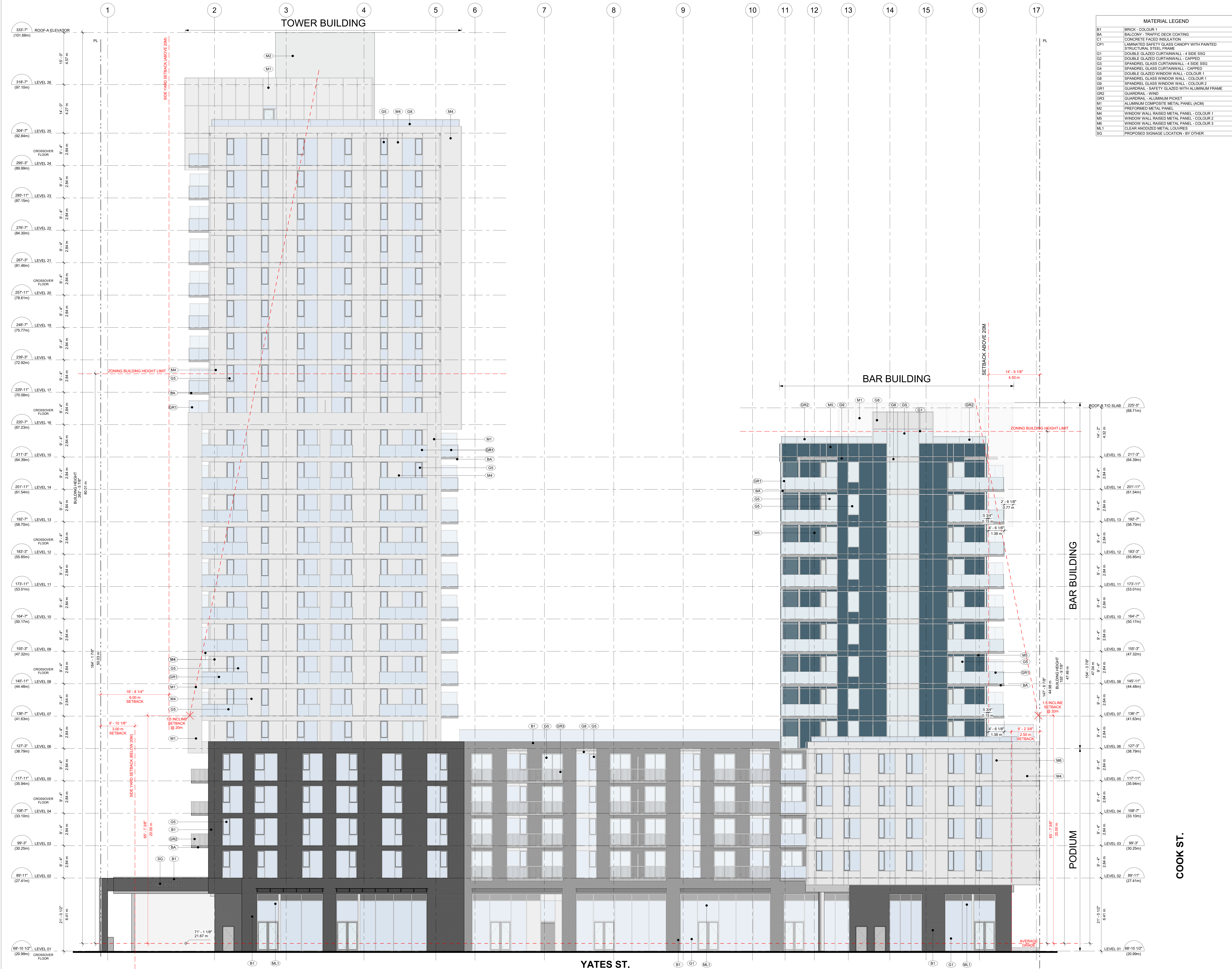
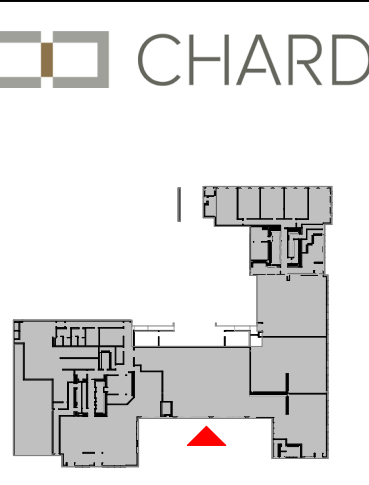
NO.	DESCRIPTION	DATE
5	ISSUED FOR RFP RESPONSE #1	2023-10-30
4	ISSUED FOR RFP RESPONSE #2	2023-10-12
3	ISSUED FOR RFP COORDINATION	2023-09-15
2	ISSUED FOR RFP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions: YYYY-MM-DD

Seal  
**1050 YATES ST.  
 MIXED USE  
 DEVELOPMENT**

1050 YATES ST.  
 VICTORIA, B.C.  
 Project  
**BUILDING SECTION**  
 Drawing  
 Scale: As Indicated  
 Project: 222022  
**A302**  
 Sheet

MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G6	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVERES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER



NO.	DESCRIPTION	DATE
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

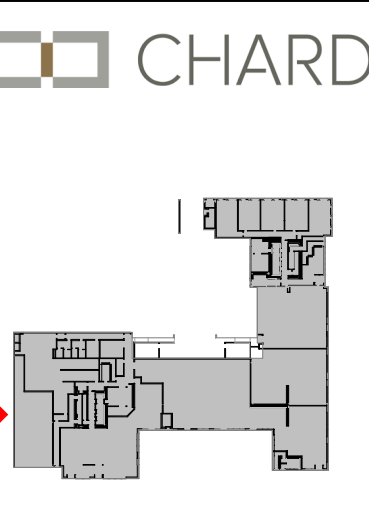
Revisions: YYYY-MM-DD

Seal  
**1050 YATES ST.  
MIXED USE  
DEVELOPMENT**

1050 YATES ST.  
VICTORIA, B.C.  
Project  
**SOUTH ELEVATION**

Drawing  
Scale: As indicated  
Project: 22202  
**A401**  
Sheet

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MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - COPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - COPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G6	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVER
SG	PROPOSED SIGNAGE LOCATION - BY OTHER



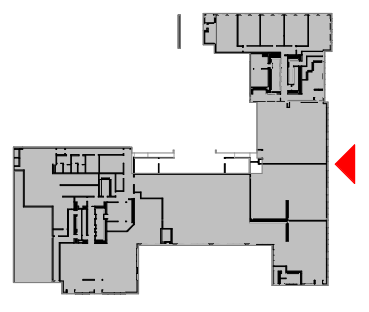
YATES ST.

NO.	DESCRIPTION	DATE
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

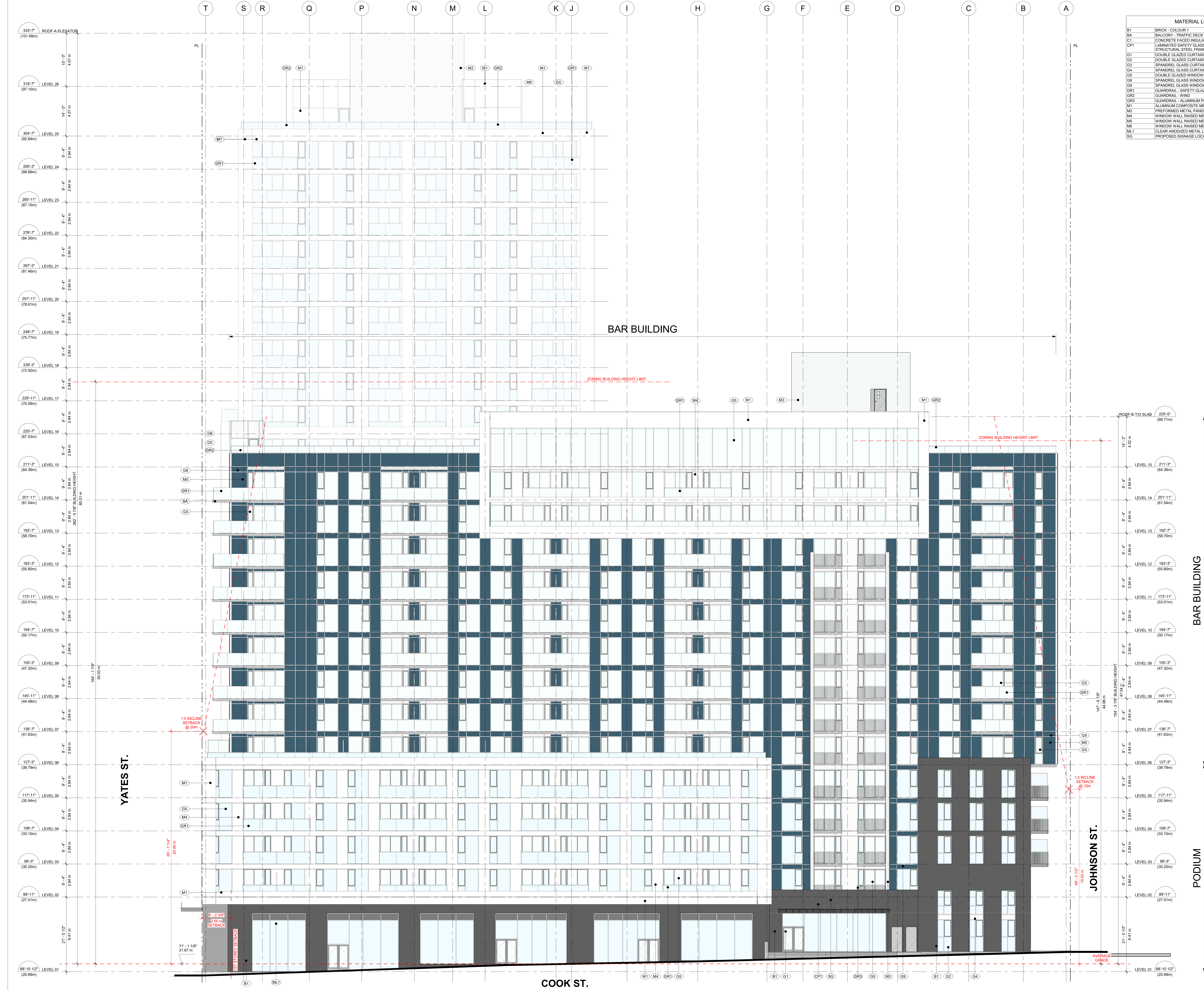
Revisions: YYYY-MM-DD

Seal  
1050 YATES ST.  
VICTORIA, B.C.  
Project  
WEST ELEVATION

Drawing  
Scale: As indicated  
Project: 22202  
Sheet: **A402**



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



BAR BUILDING

BAR BUILDING

PODIUM

YATES ST.

JOHNSON ST.

COOK ST.

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

1050 YATES ST. MIXED USE DEVELOPMENT

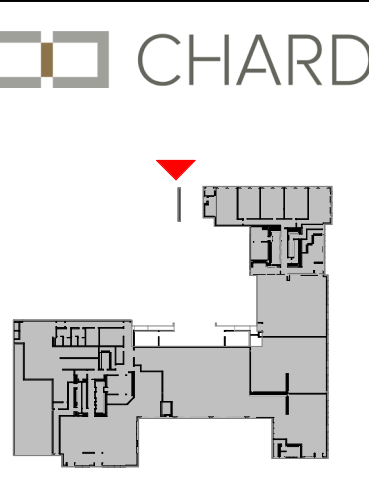
1050 YATES ST. VICTORIA, B.C.

Project EAST ELEVATION

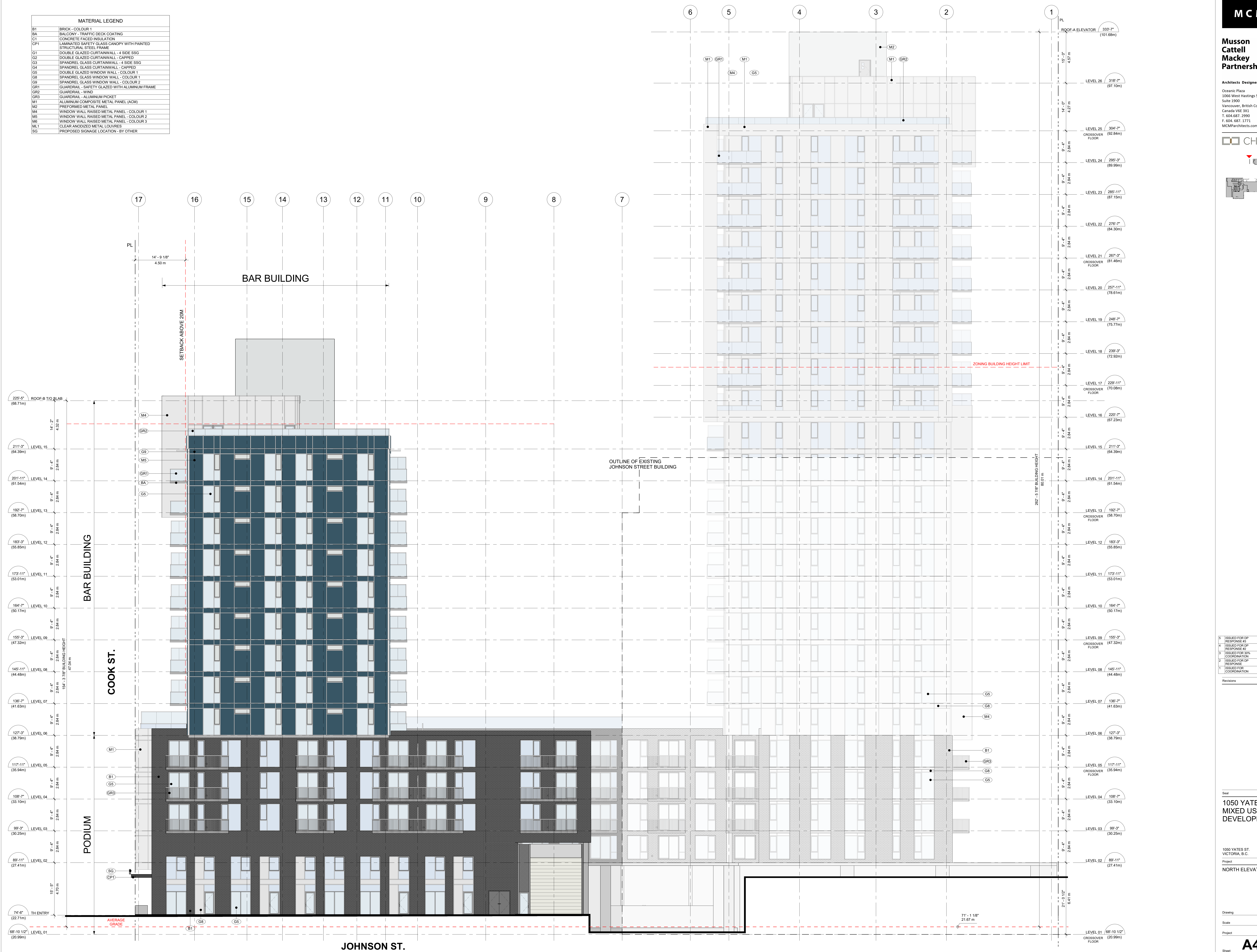
Drawing Scale As indicated

Project 22202

Sheet A403



MATERIAL LEGEND	
B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G6	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PERFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED STORAGE LOCATION - BY OTHER



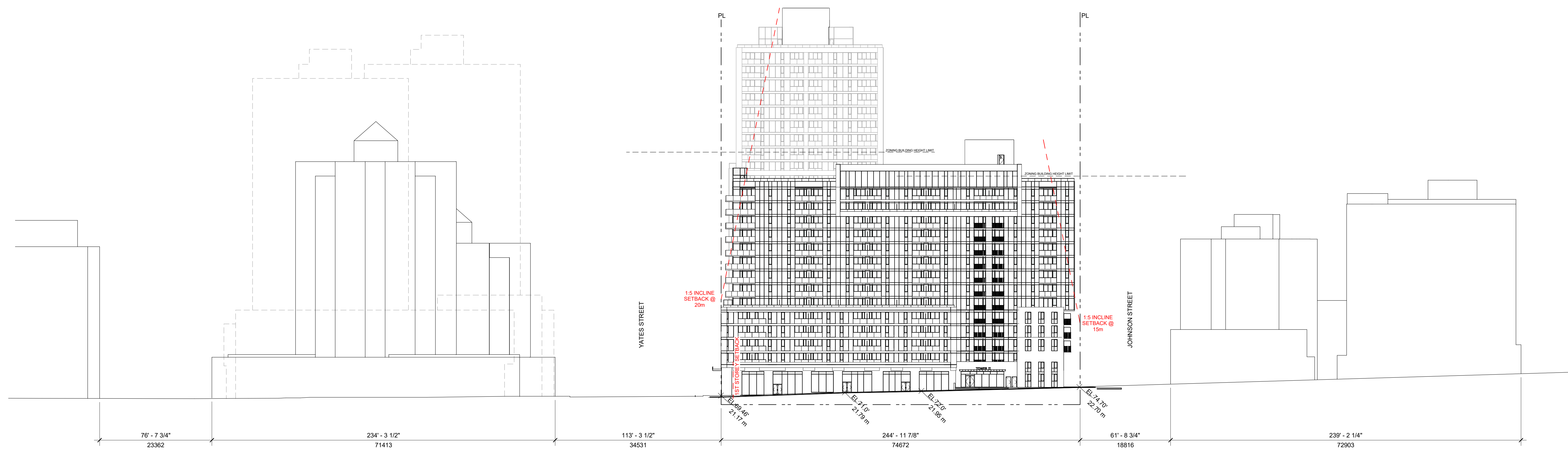
Revisions	YYYY-MM-DD	
5	ISSUED FOR DP RESPONSE #1	2023-10-30
4	ISSUED FOR DP RESPONSE #2	2023-10-12
3	ISSUED FOR DP COORDINATION	2023-09-15
2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

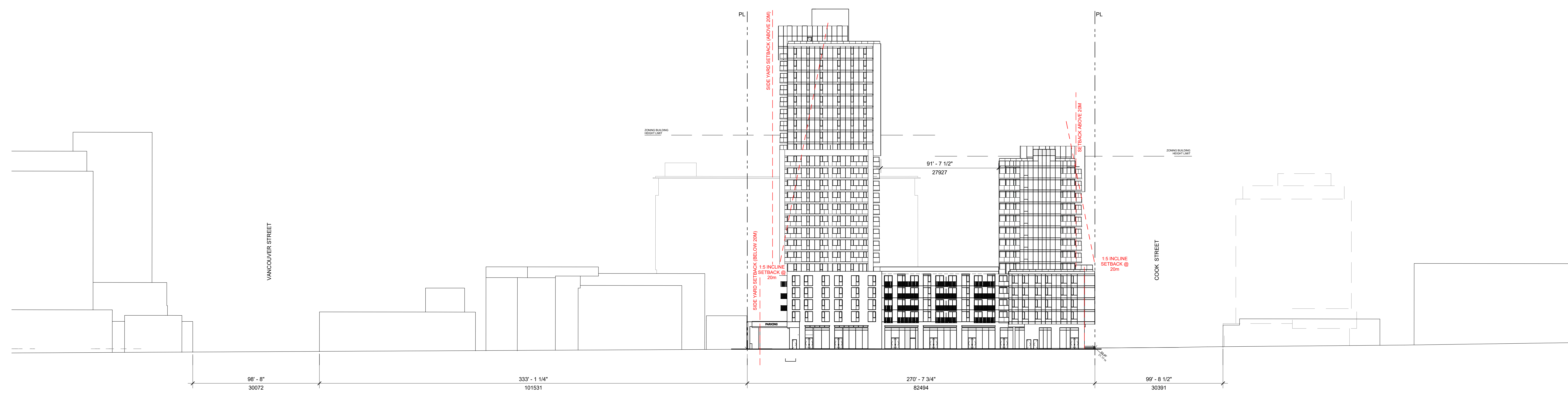
1050 YATES ST.  
VICTORIA, B.C.  
Project  
NORTH ELEVATION

Scale As Indicated  
Project 22202  
Sheet **A404**

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1 STREET ELEVATION - COOK  
SCALE: 1/32" = 1'-0"



2 STREET ELEVATION - YATES  
SCALE: 1/32" = 1'-0"

4	ISSUED FOR DP RESPONSE #3	2023-10-30
3	ISSUED FOR DP RESPONSE #2	2023-10-12
2	ISSUED FOR DP RESPONSE	2023-09-03
1	ISSUED FOR DP	2023-03-04

Revisions: YYYY-MM-DD

Seal  
1050 YATES ST.  
MIXED USE  
DEVELOPMENT

1050 YATES ST.  
VICTORIA, B.C.  
Project  
STREET ELEVATION

Drawing  
Scale: 1/32" = 1'-0"  
Project: 222032  
Sheet: **A450**