

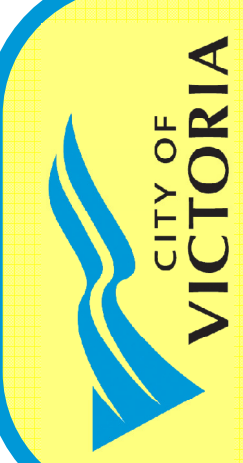


1055 Alston Street
Victoria BC

Rev	2	23-03-30	Description	DP / Rezoning
	1	23-03-25		CALLUC
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale		Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Cover Sheet



Revisions
Received Date:
August 6, 2024




A000

dHkarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHkARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



1055 Alston Street

Project Directory

REGISTERED OWNER
 Reyes Holdings Corp
 1055 ALSTON STREET
 Victoria, BC
 V9A 3S6

ARCHITECT
 dHKarchitects
 977 Fort Street
 Victoria, BC V8V 3K3
 Charles Kierulf
 250.658.3367
ck@dhk.ca

STRUCTURAL CONSULTANT
 Skyline
 380 - 4243 Glanford Ave
 Victoria, BC V8Z 4B9
 Cord MacLean
 250.590.4133
cmaclean@seng.ca

MECHANICAL CONSULTANT
 Avalon
 1245 Esquimalt Rd #300
 Victoria, BC V9A 3P2
 Mirek Demidow
 250.384.4128
mirek@avalonmechanical.com

ELECTRICAL CONSULTANT
 E2
 530 Herald St
 Victoria, BC V8W 1S6
 Patrick Lourdu / Jay Singh
 778.433.9391
patrick.lourdu@e2eng.ca / jay.singh@e2eng.ca

LANDSCAPE CONSULTANT
 Forsite Landscape Architecture
 975 Alston St
 Victoria, BC V9A 3S5
 Brad Forth
 250.590.5302
forstieland@hotmail.com

CIVIL CONSULTANT
 Westbrook Consulting Ltd
 866 Goldstream Ave #115
 Victoria, BC V9B 0J3
 Bruce Crawshaw
 250.391.8592
bcrawshaw@wbrook.ca

GEOTECHNICAL
 Ryzuk
 #6-40 Cadillac Ave
 Victoria, BC V8Z 1T2
 Shane Moore
 250.475.3131
shane@ryzuk.com

SURVEYOR
 Powell & Associates
 250-2950 Douglas St
 Victoria, BC V8T 4N4
 James Worton
 250.382.8855
james@powellsurveys.com

Project Description

CIVIC ADDRESS: 1055 Alston St
 LEGAL DESCRIPTION: LOT 105, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN 3237 INCLUDED WITHIN PLAN 4010
 Basement: Industrial Use (F-2 and 3)
 1st Storey: Storage Garage (Group F-3, associated with residential use above)
 2nd - 5th Storeys: Residential Dwelling Units (Group C)

Building Description

Uses	Existing / Req'd	Residential	Proposed
Zoning (existing)	M2-S Zone, Songhees Light Industrial District	TBC	1406
Site Area (m ²)			80
Site Coverage %			11
Open Site Space %			21.1m
Height of Building (m)	15		5
Number of Storeys			

On Site Parking

	Total	70	21
Standard Stall	60	20	3
Accessible Parking	4		

Bicycle Parking

	Long Term	60	65
Short Term	6		6

Setbacks

	Front Yard / West / Alston	3.0m	4.15m Building / 3.50 Balcony
Rear Yard / East / Tyee	3.0m	2.77m Building / 2.60 Balcony	
Side Yard / North	3.0m	0.0m	
Side Yard / South	3.0m	0.3m	

Residential Use

Total Number of Units	56
One Bedroom Units	40
Two Bedroom Units	16
Min Unit Floor Area (m ²)	32
Total Residential Floor Area (m ²)	3039
Average Grade	16349

FSR

	L1 (includes lobby)	L2	L3	L4	Total
Total Residential Floor Area (m ²)	786	751	751	751	3039
storage / utilities / vest / stairs					
parking / drive aisle (not included)					
Parkade (m ²)	342				342
					381
					3381
					1406
					2.40
Basement (m ²) - not included in FSR	827				1023

Building Code Summary

Referenced Document: BCB 2018 - Part 3

Major Occupancy Classification:
 - Group C Residential

- 1st Storey (allowable): Assembly (A-2), Business and Personal Services (D) Mercantile (E), and/or Industrial Use (F-2 and 3)
- 2nd Storey (proposed): Storage Garage (Group F-3, associated with residential use above), Open-air storage garage.
- 3rd - 6th Storeys (proposed): Residential Dwelling Units (Group C)

Building Area: 1141m²

Building Height: 6 Storeys

Number of Streets Facing: 2
 Accessible Facilities: Accessible Entrance / Accessible Stalls

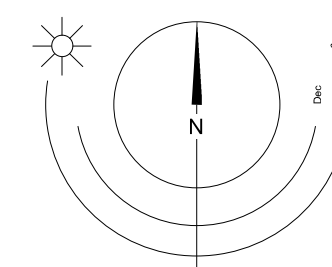
Construction Requirements:

- 3.2.2.48 Group C, up to 6 Storeys, Sprinklered, Noncombustible Construction
- 2) the building shall be of noncombustible construction, and
- a) floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h,
- b) mezzanines shall have a fire-resistance rating not less than 1 h

Noncombustible cladding throughout the building.

2 h concrete fire separation between the residential storage garage and the first storey.

Site Analysis



Drawing List

- A000 Cover Sheet
- A001 Project Data
- A002 Survey
- A004 Street View
- A007 Shadow Studies
- A101 Site Plan Overall
- A102 Site Plan - Circulation
- A103 Site Plan - Grading
- A201 Lower Commercial / Industrial - Tyee Rd
- A202 Mezzanine
- A203 Parkade - Alston Street
- A204 Level 1
- A205 Level 2
- A206 Level 3
- A207 Level 4
- A208 Roof
- A208a Roof Amenity Space
- A208b Roof Drainage
- A301 Building Elevation
- A302 Building Elevation
- A303 Building Elevation
- A304 Building Elevation
- A401 Building Section - Looking North
- A901 Unit Plan - One Bedroom
- A902 Unit Plan - Two Bedroom

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

Annotations Legend

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
201	201
101a	DOOR NUMBER See Door Schedule
W-10	WINDOW NUMBER See Window Schedule
W1	WALL TYPE See Assemblies Schedule
2.0 h	RATED WALL DESIGNATION
00.00	ELEVATION DATUM
2440	CEILING HEIGHT
	AREA OF DROP CEILING
1	KEYNOTE SYMBOL
12	MATERIAL TAG
1 A901	INTERIOR ELEVATION REFERENCE
W1 C1 F1 B1	ROOM FINISHES

8	24-06-27	DP / Rezoning Rev. 6
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

Rev	8	24-06-27	Description	DP / Rezoning Rev. 6
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		As indicated	Project Number	2304

NOTE: All dimensions are shown in millimeters.

Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
Project Data

dHka
A001
 REGISTERED ARCHITECT
 2024-07-22

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1055 Alston Street

Legal Lot 105, District Lot 119, Esquimalt District, Plan 3237 Included Within Plan 4010

Parcel Identifier: 002-094-550
In the City of Victoria

LEGEND
Elevations are geodetic and referenced to the CVD288C datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1406 m²

Scale 1:150 Distances are in meters



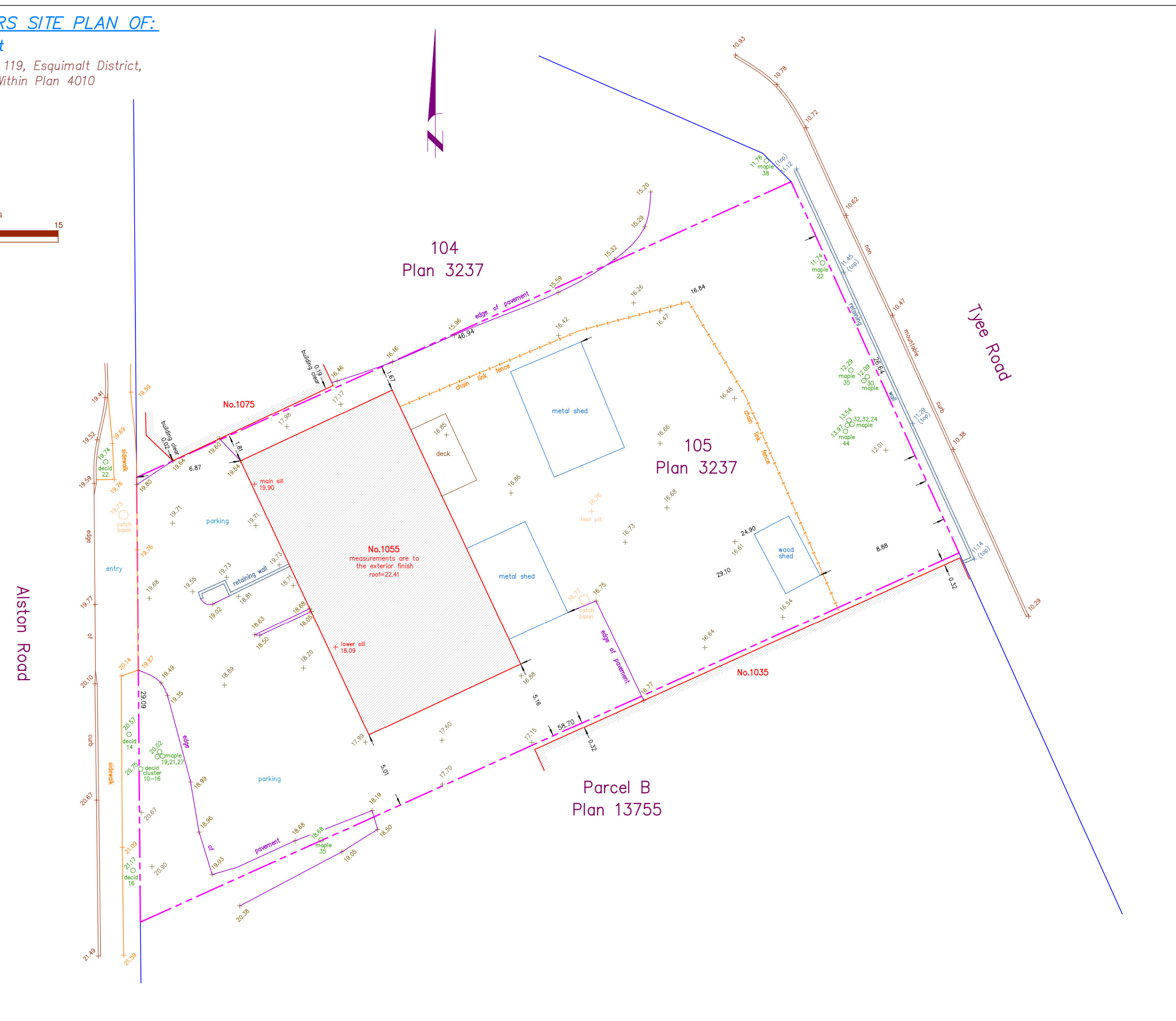
The intended print size is 24" by 18"

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

Property Lines and setbacks shown may vary upon completion of a lot reposing and preparation of a legal survey plan.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.



Date	August 9, 2022
File	13,819-23
POWELL & ASSOCIATES	
BC Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

Rev	1	23-03-25	DESCRIPTION	CALLUC
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale		Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Survey



dHka
Victoria
977 Fort Street
Nanaimo
V8V 3K3 T 1-250-658-3367
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



1075 Alston Street

1055 Alston Street

Alston Street View



736 Tyee Road

740 Tyee Road

790 Tyee Road

Tyee Street View

3	23-06-15	DP / Rezoning Rev. 1		
2	23-03-30	DP / Rezoning		
1	23-03-25	CALLUC		
Rev	3	23-06-15	Description	DP / Rezoning Rev. 1
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 3	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

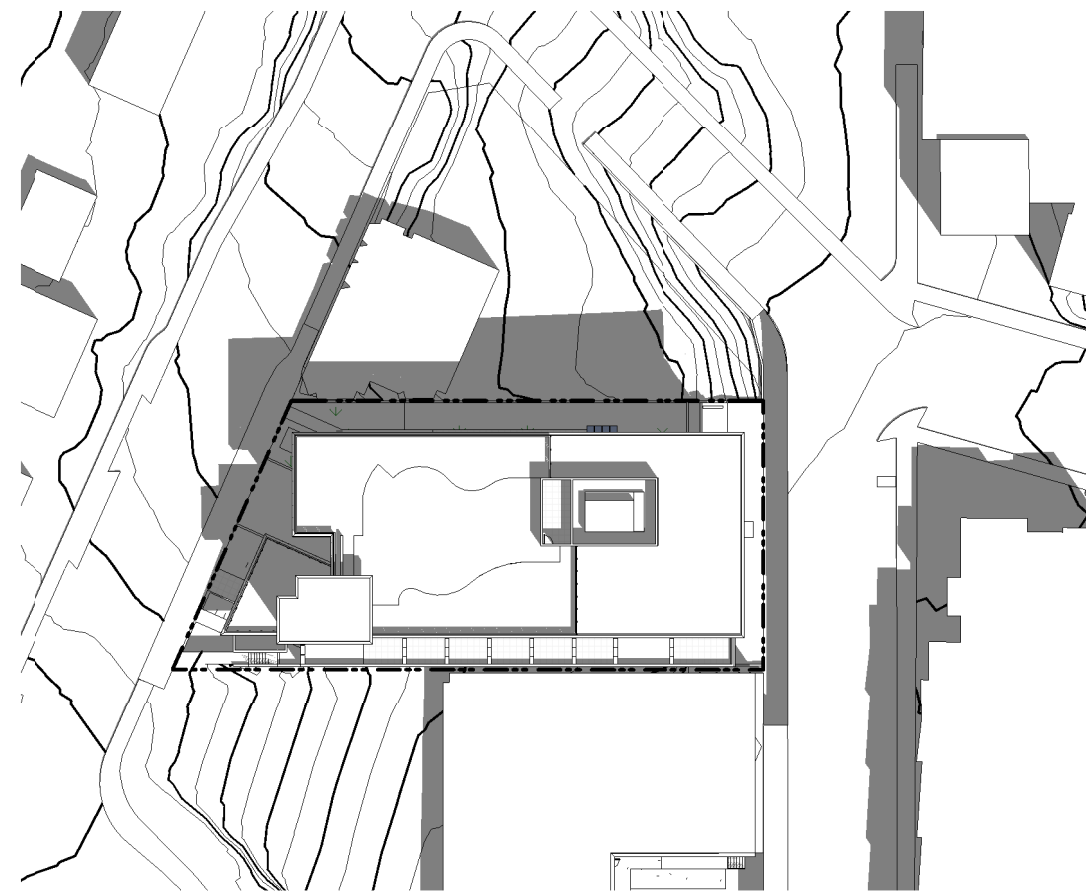
Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
Street View



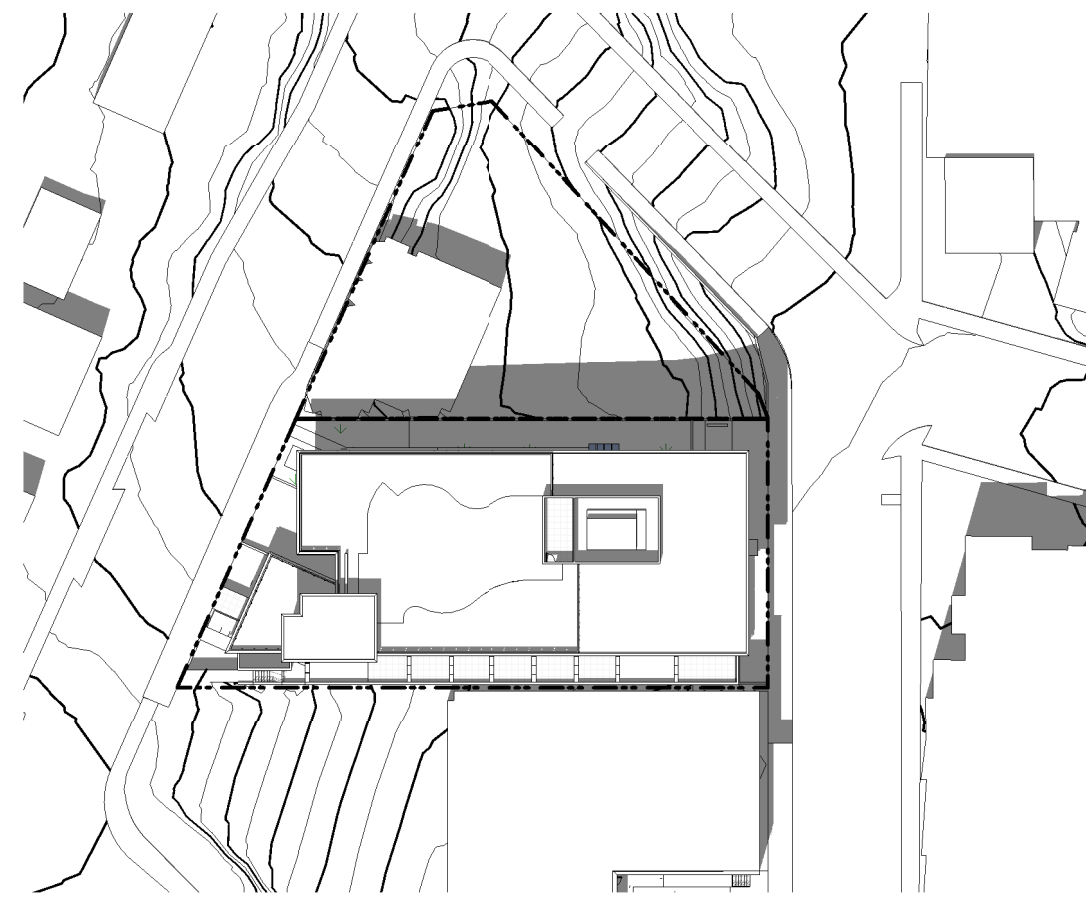
dHk Architects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

Summer Solstice

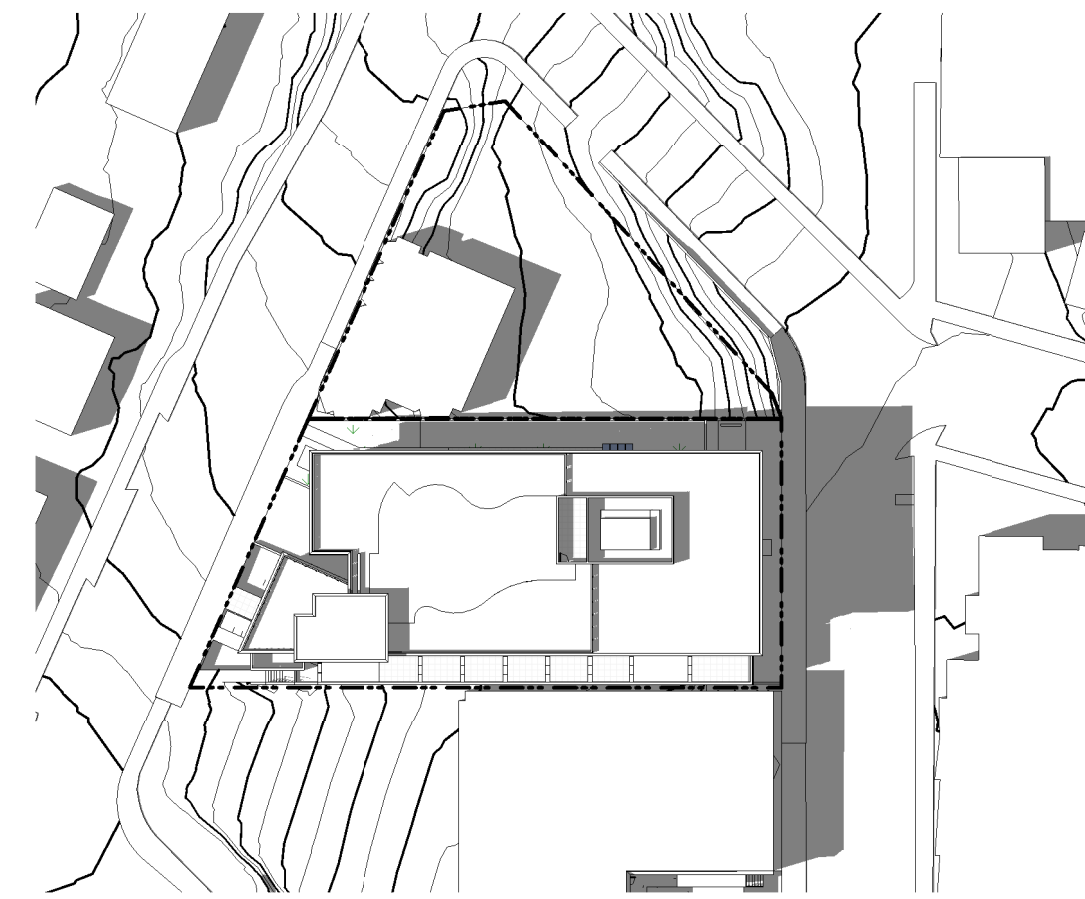
10am



12pm



2pm

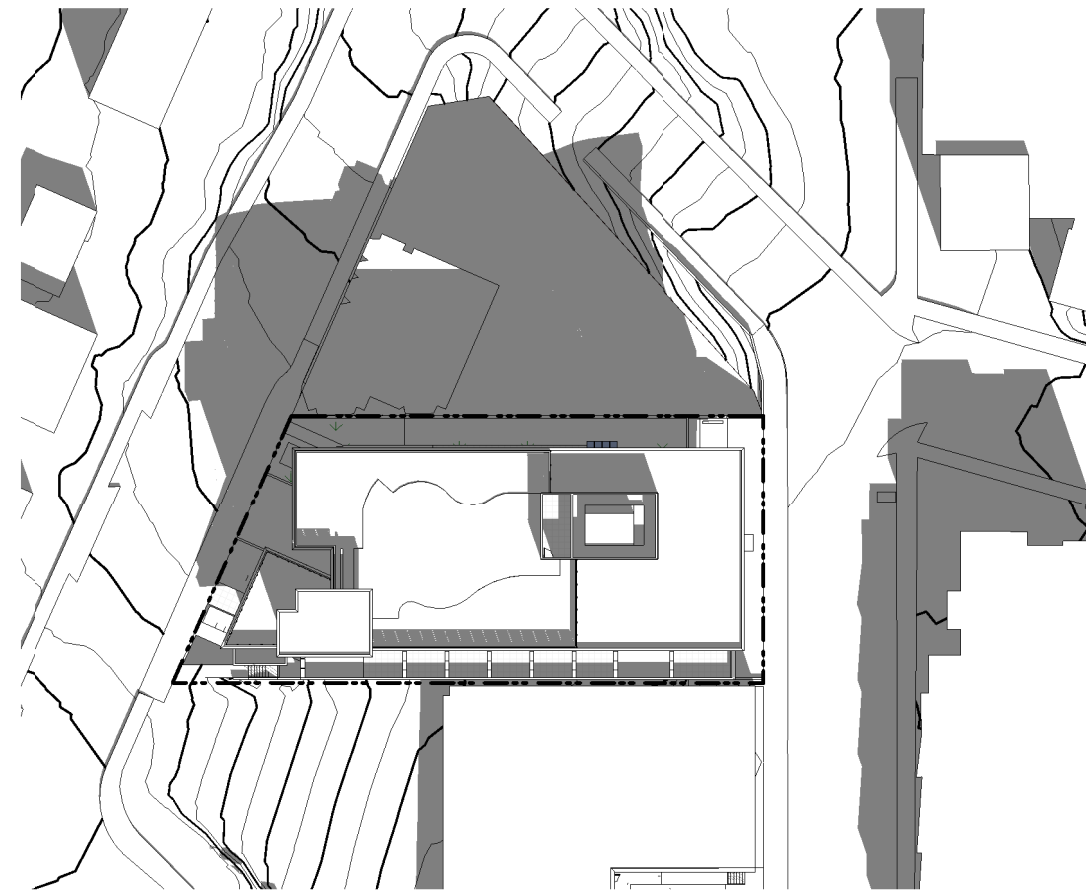


4pm

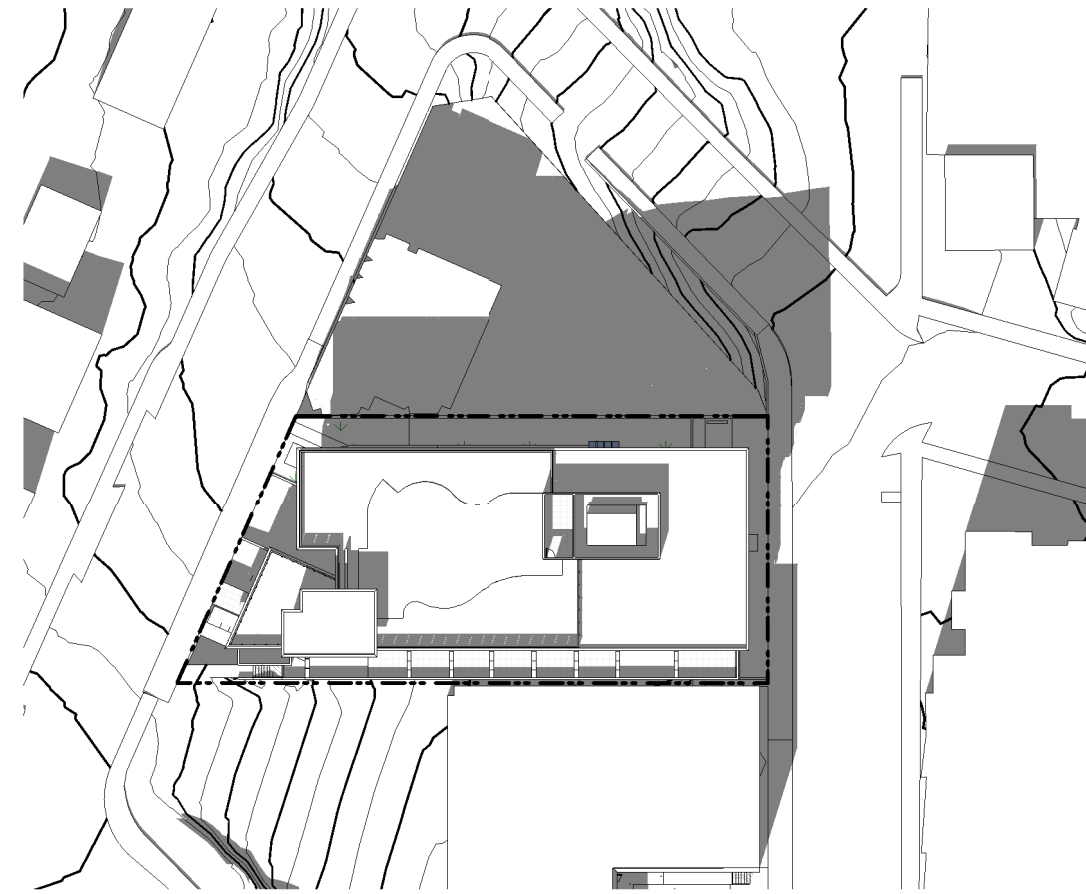


Equinox

10am



12pm



2pm

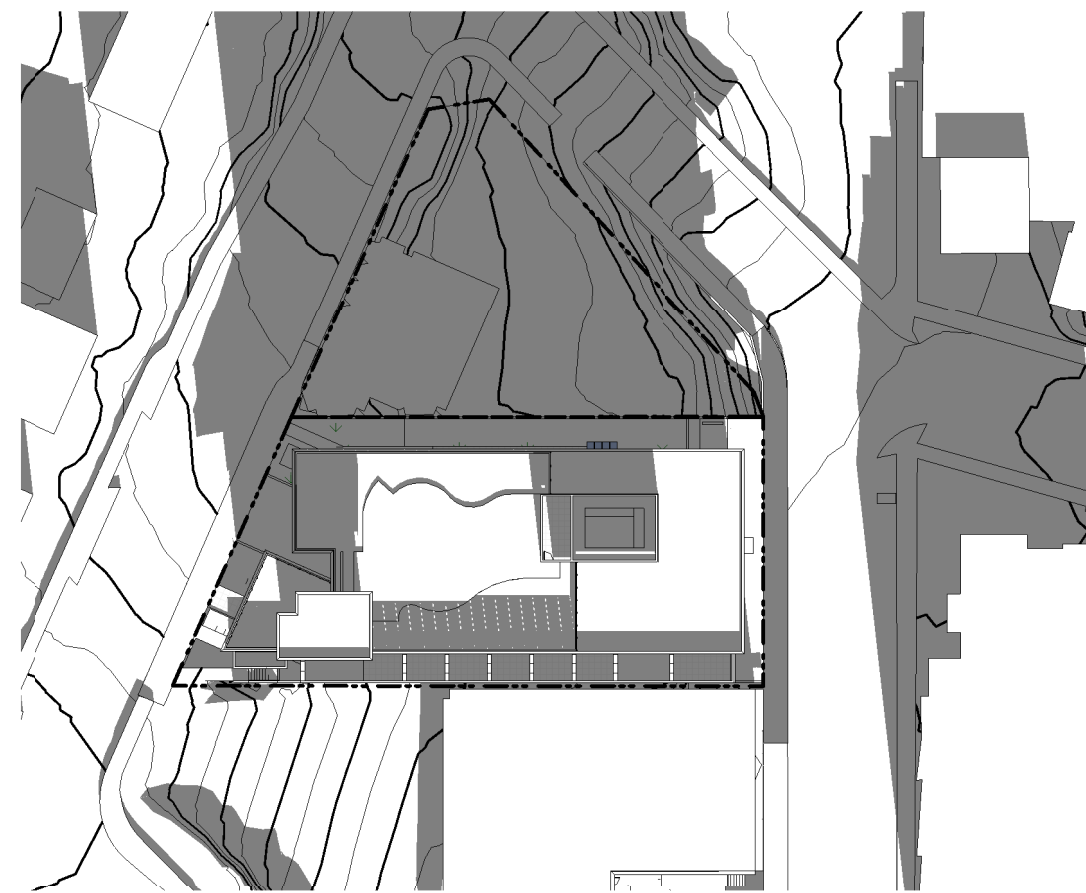


4pm



Winter Solstice

10am



12pm



2pm



4pm



Rev	2	23-03-30	Description	DP / Rezoning
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	Author	Checked By	Checker	
Scale	1 : 750	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
Shadow Studies

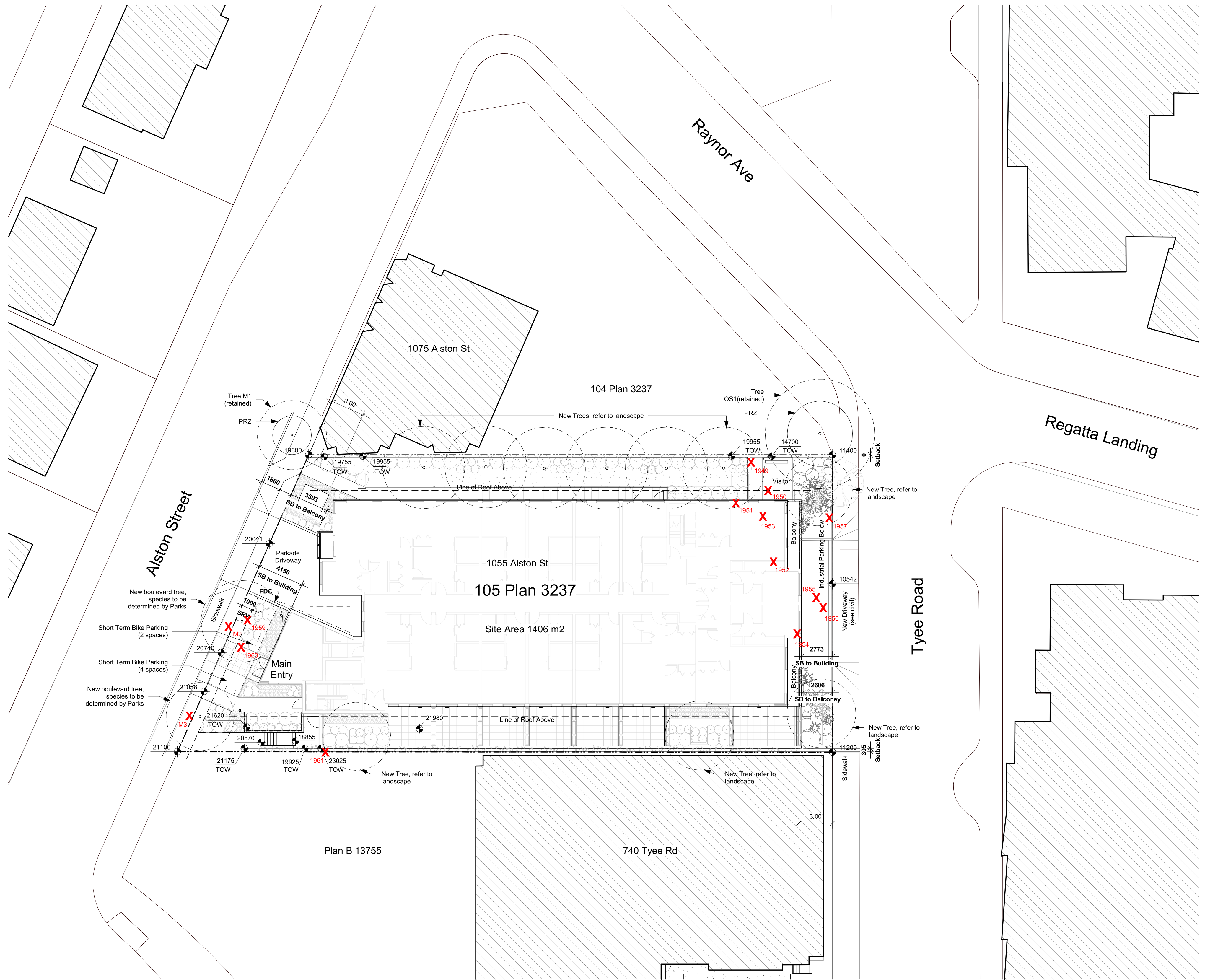


A007



dHkarchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHkARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



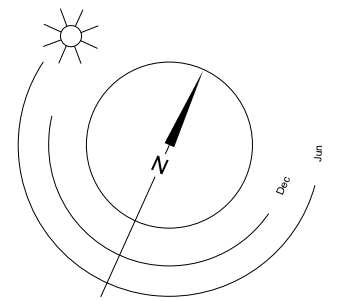
- General Notes:**
1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
 2. Refer to Landscape drawings for all hard and soft landscaping on site.

9	24-07-22	DP / Rezoning Rev. 7
8	24-06-27	DP / Rezoning Rev. 6
7	24-04-11	DP / Rezoning Rev. 5
6	24-02-14	DP / Rezoning Rev. 4
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

Rev	9	24-07-22	Description	DP / Rezoning Rev. 7
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By		CRK
Scale	1 : 200	Project Number		2304

NOTE: All dimensions are shown in millimeters.

1 Site Plan - Overall
A101 SCALE: 1 : 200

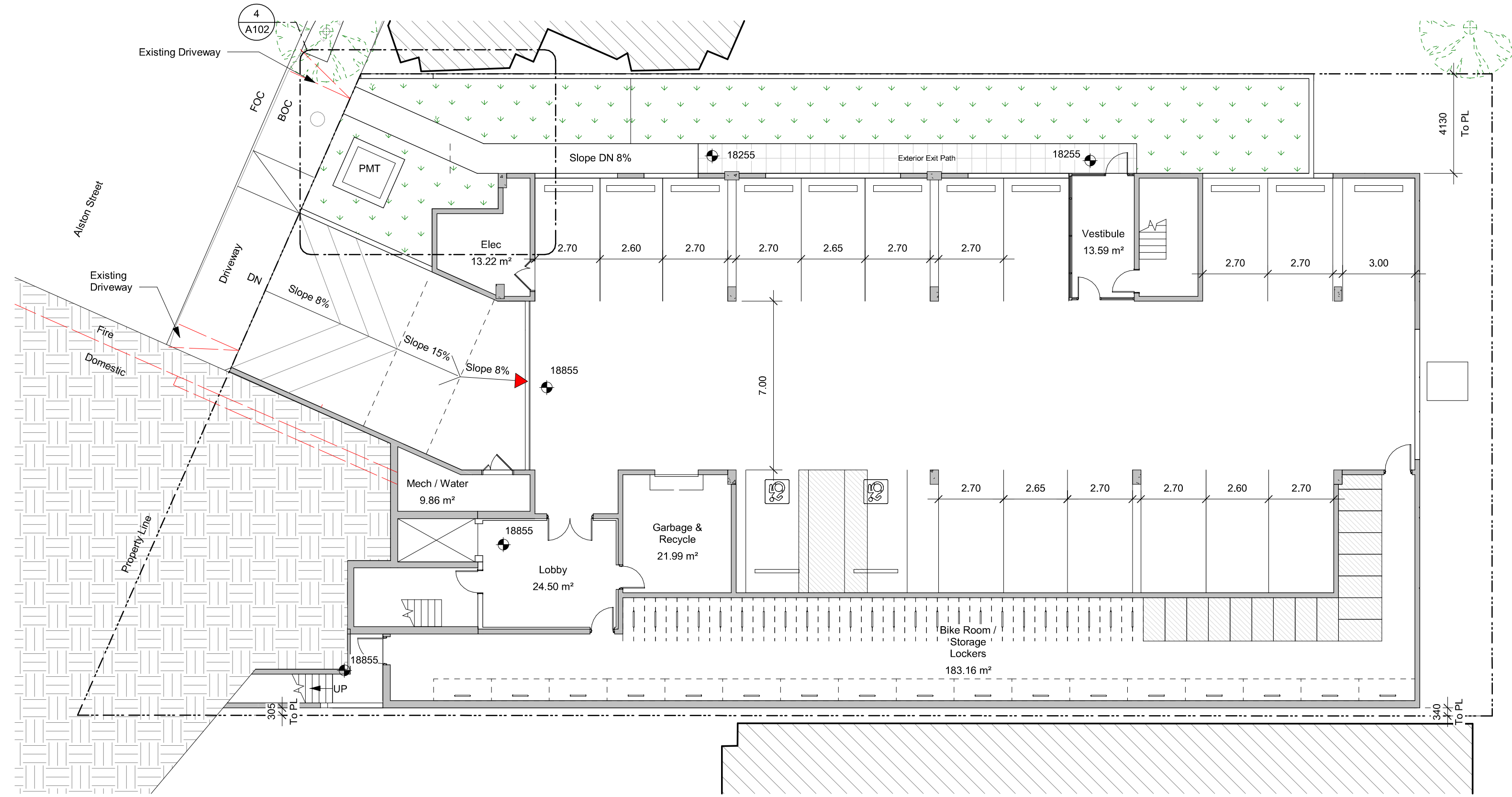
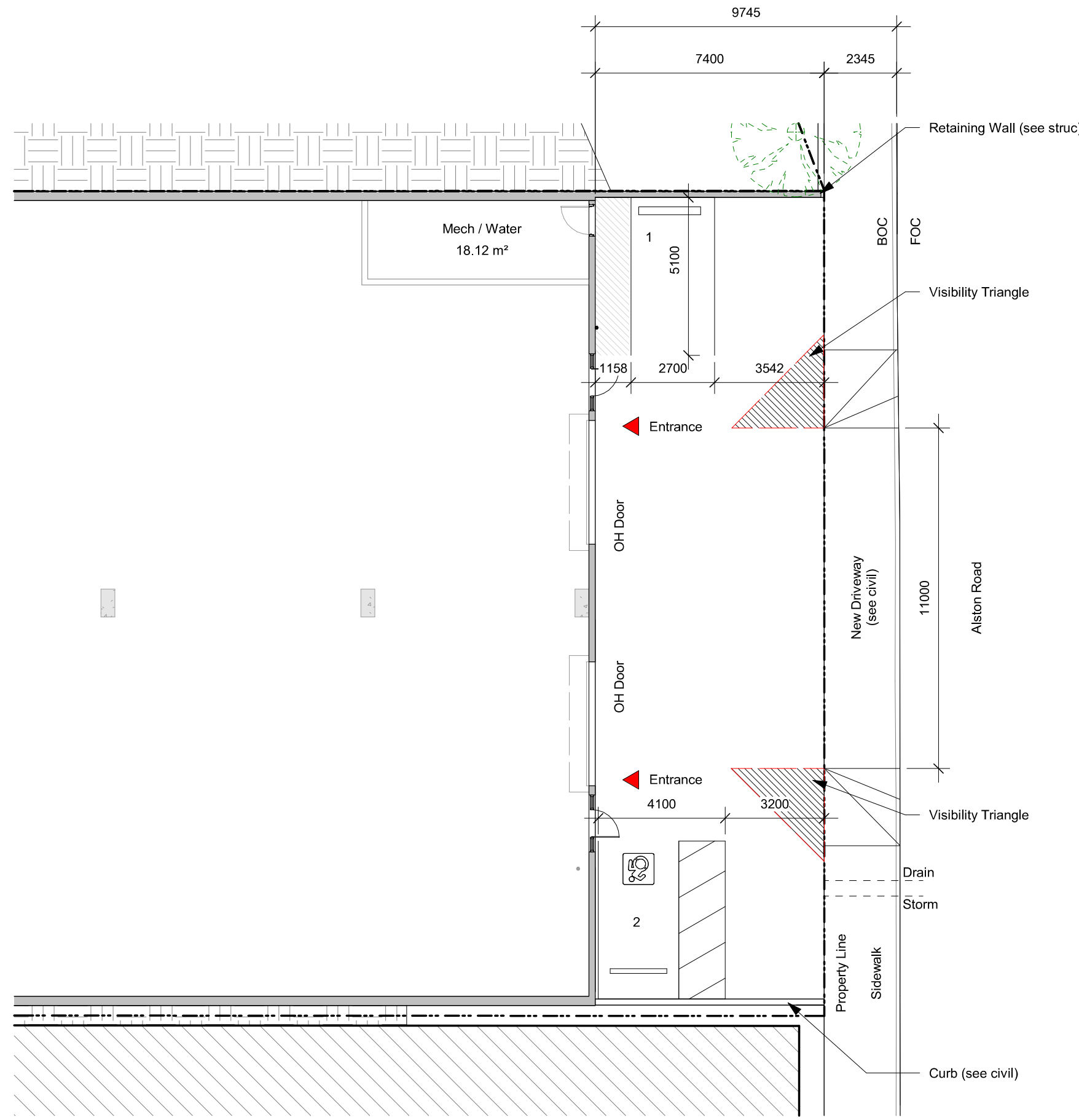


dHka Architects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

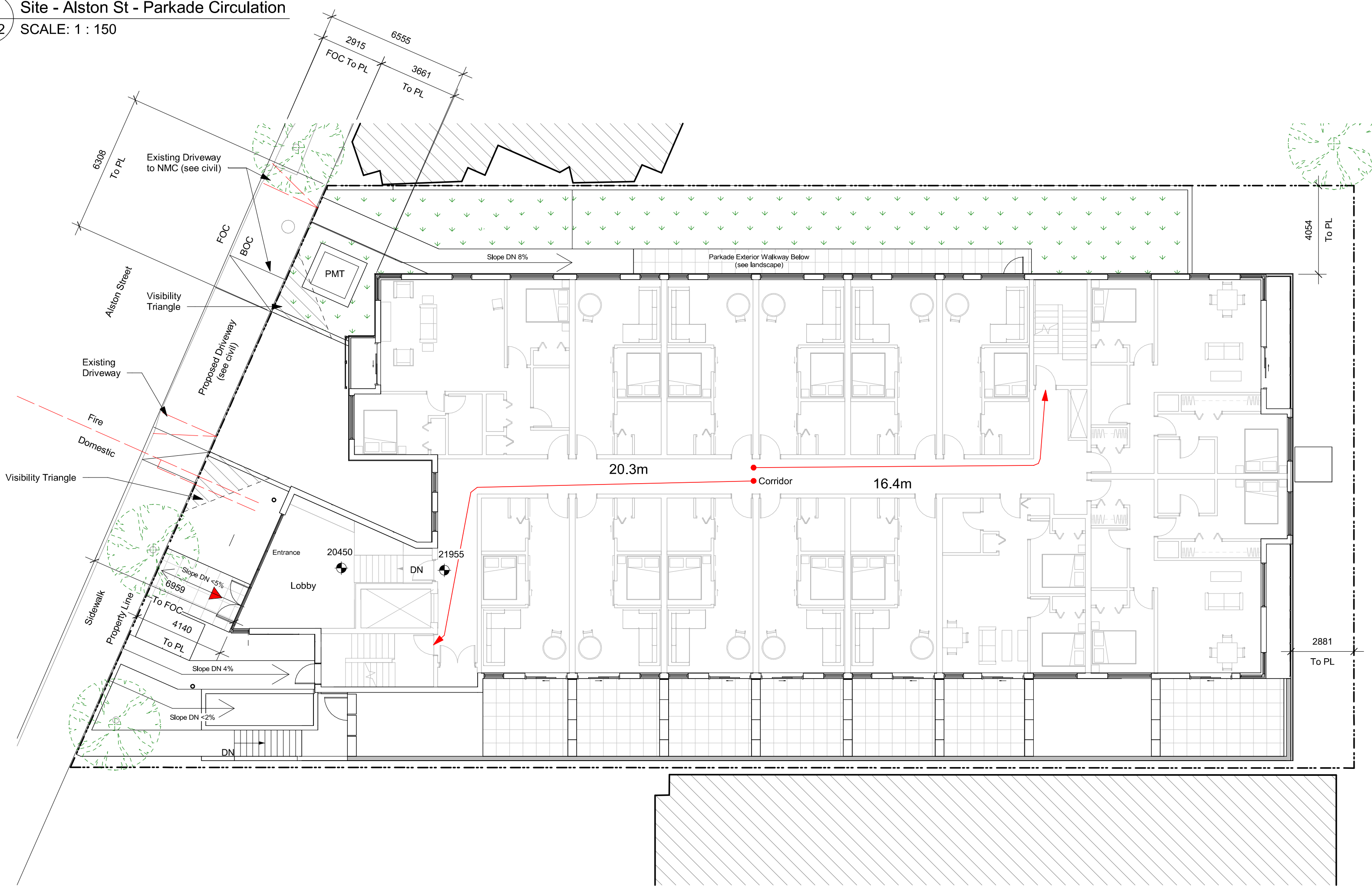
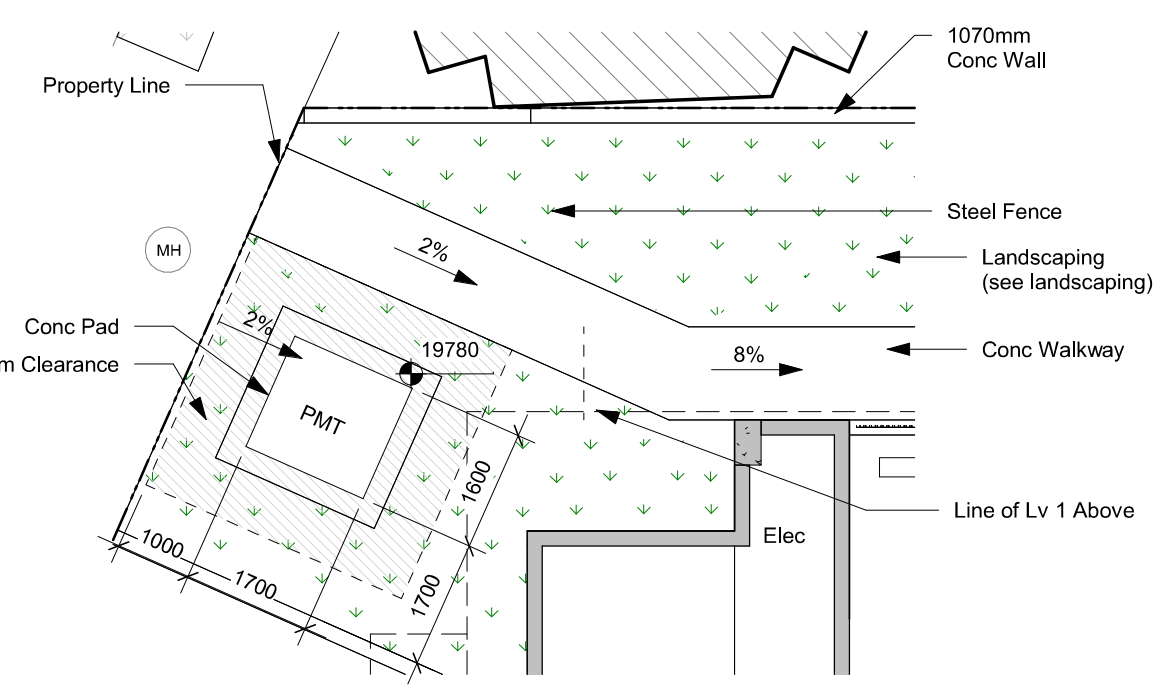
COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKA ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

General Notes:

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.



Note:
- Civil to Confirm Sidewalk Elevation
- PMT Conc Pad to Match Sidewalk Elevation

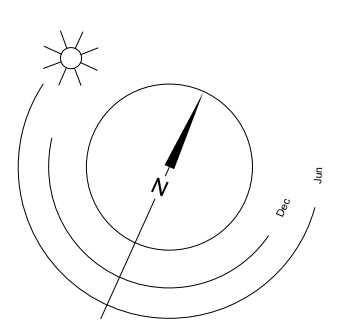


Rev	Date	Description	Project Status
5	23-10-26		DP / Rezoning Rev. 3
4	23-07-25		DP / Rezoning Rev. 2
3	23-06-15		DP / Rezoning Rev. 1
2	23-03-30		DP / Rezoning
5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date	06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By	CRK
Scale	As indicated	Project Number	2304

Alston

1055 Alston St, Victoria, BC
V9A 3S6

**Site Plan -
Circulation**

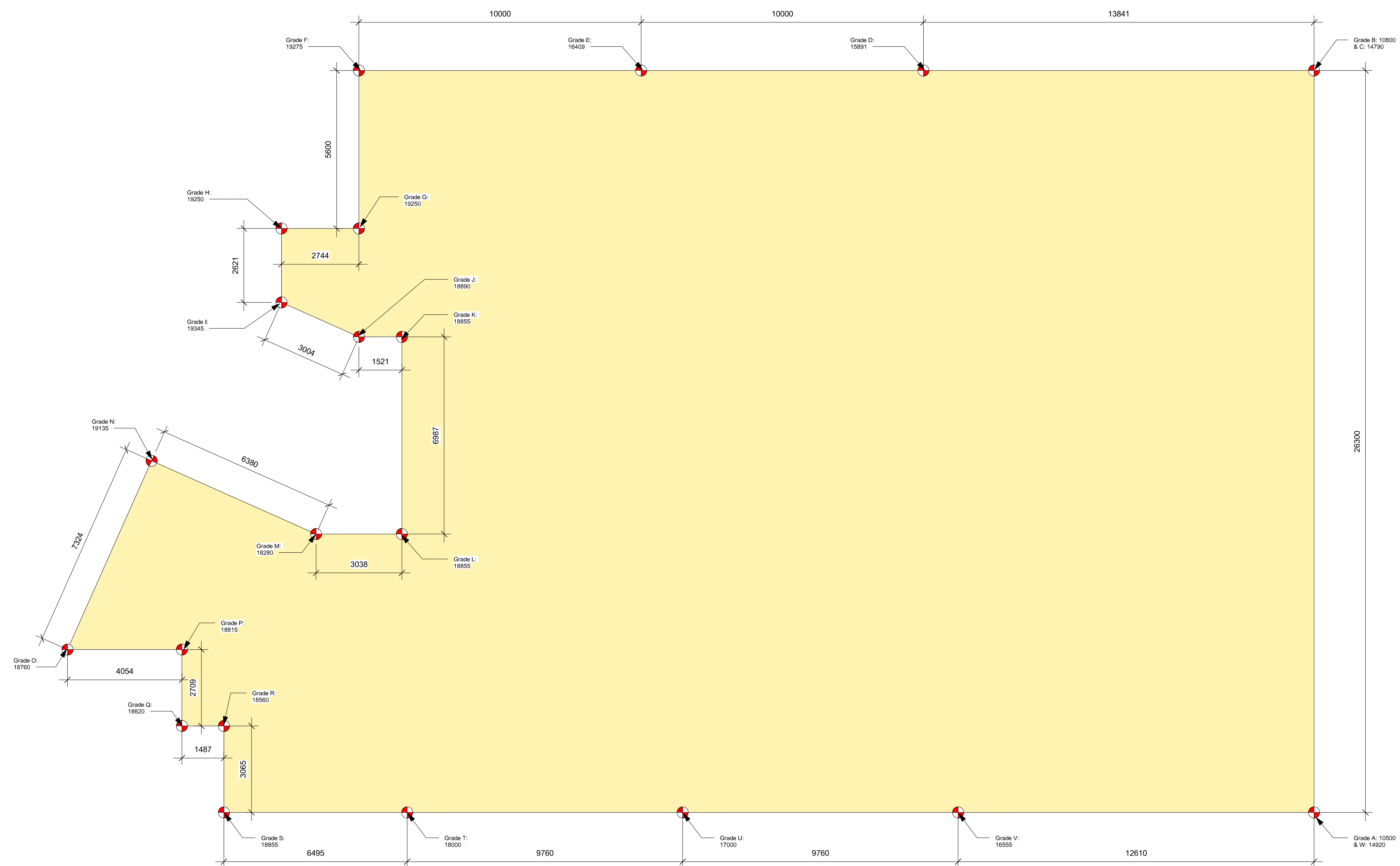


dHka **A102**

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

REGISTERED ARCHITECT
2024-07-22
BRITISH COLUMBIA

- General Notes:**
1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
 2. Refer to Landscape drawings for all hard and soft landscaping on site.



Grade Point	Grade
Grade A	10500
Grade B	10900
Grade C	14790
Grade D	15891
Grade E	16409
Grade F	19275
Grade G	19250
Grade H	19250
Grade I	19345
Grade J	18890
Grade K	18890
Grade L	18855
Grade M	18290
Grade N	19135
Grade O	18760
Grade P	18815
Grade Q	18820
Grade R	18550
Grade S	18855
Grade T	18000
Grade U	17000
Grade V	16555
Grade W	14520

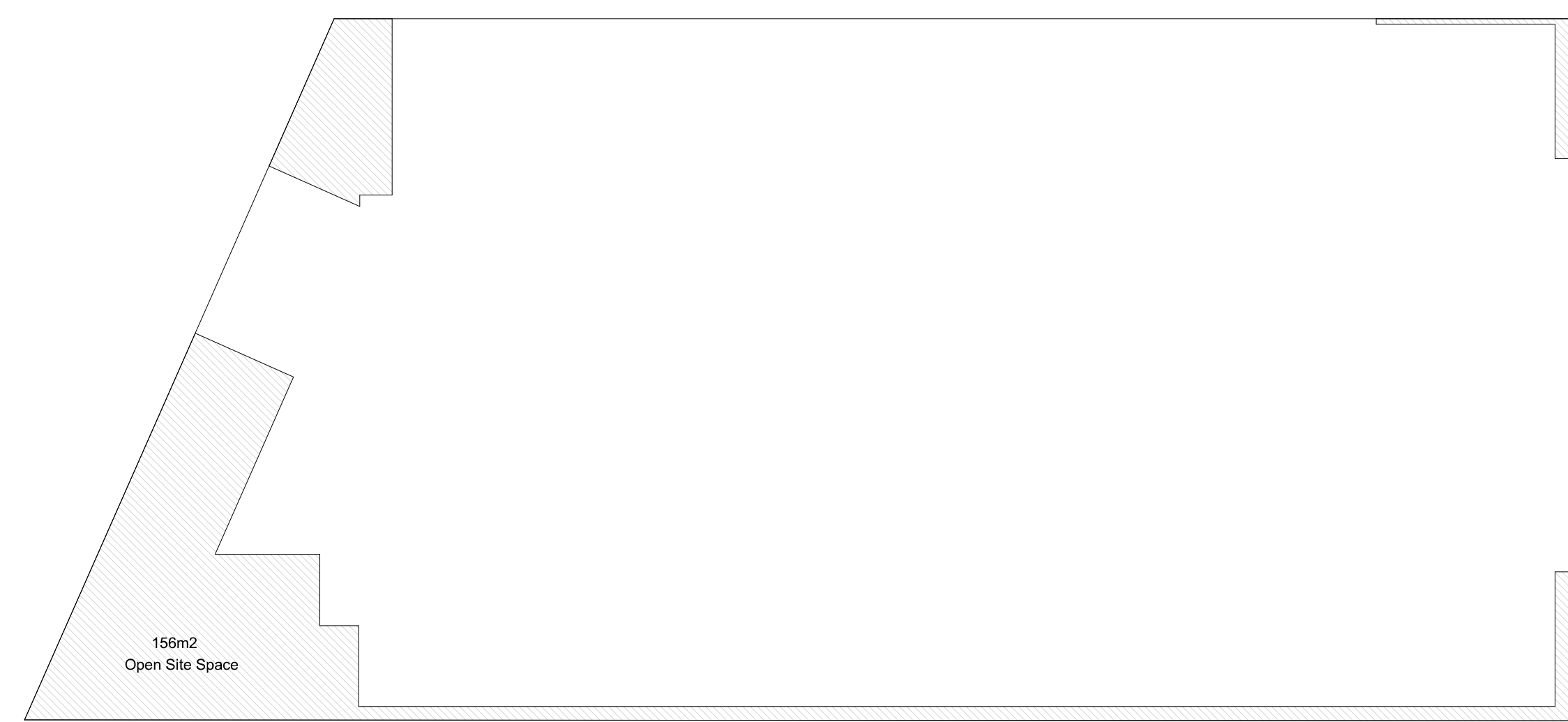
Calculation	Grade Point	Grade Point	+	/	Distance	Total			
Points A to B	A	B	10500	10900	21300	26.3	280095		
Points C to D	C	D	14790	15891	30681	13.84	212112.52		
Points D to E	D	E	15891	16409	32300	16.190	161900		
Points E to F	E	F	16409	19275	35684	17.842	178420		
Points F to G	F	G	19275	19250	38525	19.822	5.6	107870	
Points G to H	G	H	19250	19250	38500	19.250	2.74	62745	
Points H to I	H	I	19250	19345	38595	19.987	2.82	59559.45	
Points I to J	I	J	19345	18890	38235	19.117	3	67352.5	
Points J to K	J	K	18890	18890	37780	18.872	1.52	28686.2	
Points K to L	K	L	18890	18855	37745	18.855	6.98	131607.6	
Points L to M	L	M	18855	18290	37145	18.667	3.03	56259.525	
Points M to N	M	N	18290	19135	37425	18.707	8.38	119283.85	
Points N to O	N	O	19135	18760	37895	18.947	7.32	138856.7	
Points O to P	O	P	18760	18815	37575	18.787	4.05	76089.375	
Points P to Q	P	Q	18815	18820	37635	18.817	2.7	50807.25	
Points Q to R	Q	R	18820	18550	37370	18.690	1.48	27661.2	
Points R to S	R	S	18550	18855	37405	18.707	3.09	57244.95	
Points S to T	S	T	18855	18000	36855	18.427	6.49	119594.475	
Points T to U	T	U	18000	17000	35000	17.500	9.76	170800	
Points U to V	U	V	17000	16555	33555	16.777	9.76	163746.4	
Points V to W	V	W	16555	14520	31075	15.215	12.61	188449.875	
Total								149.24	243983.17

Grade Calculation
Average Grade: 16.35m

1 Grading
A103 SCALE: 1 : 100

Site Coverage and Open Site Area Calculations

Site Area	1406 sq m
Site Coverage %	80% (1119 sq m)
Open Site Space %	11% (156 sq m)



2 Site Coverage
A103 SCALE: 1 : 200

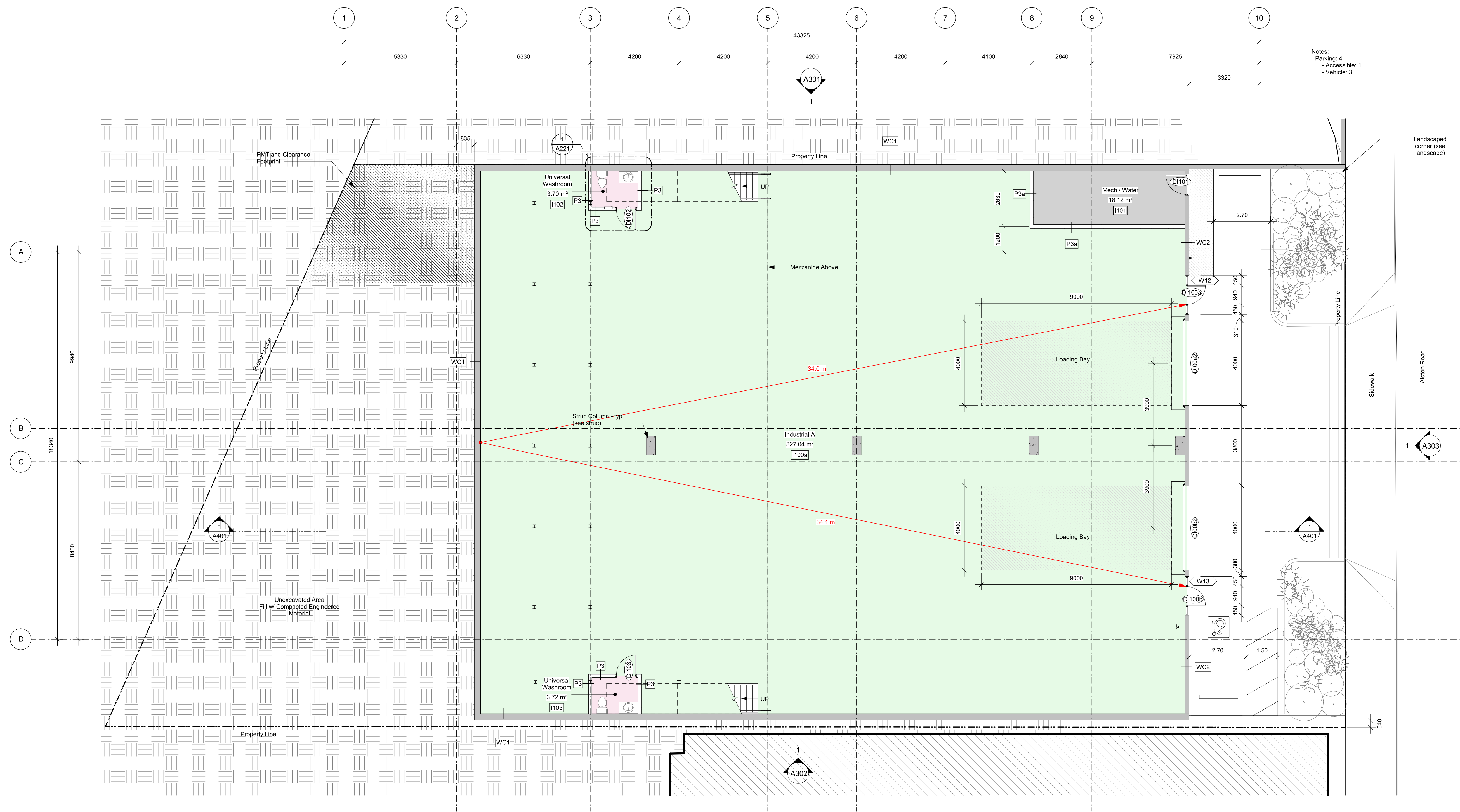
Rev	Date	Description	DP / Reasoning
5	23-10-26		DP / Reasoning Rev. 3
4	23-07-25		DP / Reasoning Rev. 2
2	23-03-30		DP / Reasoning
5	23-10-26	Description	DP / Reasoning Rev. 3

Plot Date: 06/15/23 Project Status: DP / Reasoning
 Drawn By: SWS Checked By: CRK
 Scale: As indicated Project Number: 2304

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Site Plan - Grading



dHka
A103
dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



Notes:
 - Parking: 4
 - Accessible: 1
 - Vehicle: 3

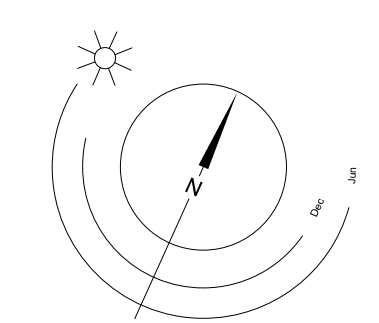
1 Industrial - Tye Rd
 A201 SCALE: 1 : 100

9	24-07-22	DP / Rezoning Rev. 7
8	24-06-27	DP / Rezoning Rev. 6
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

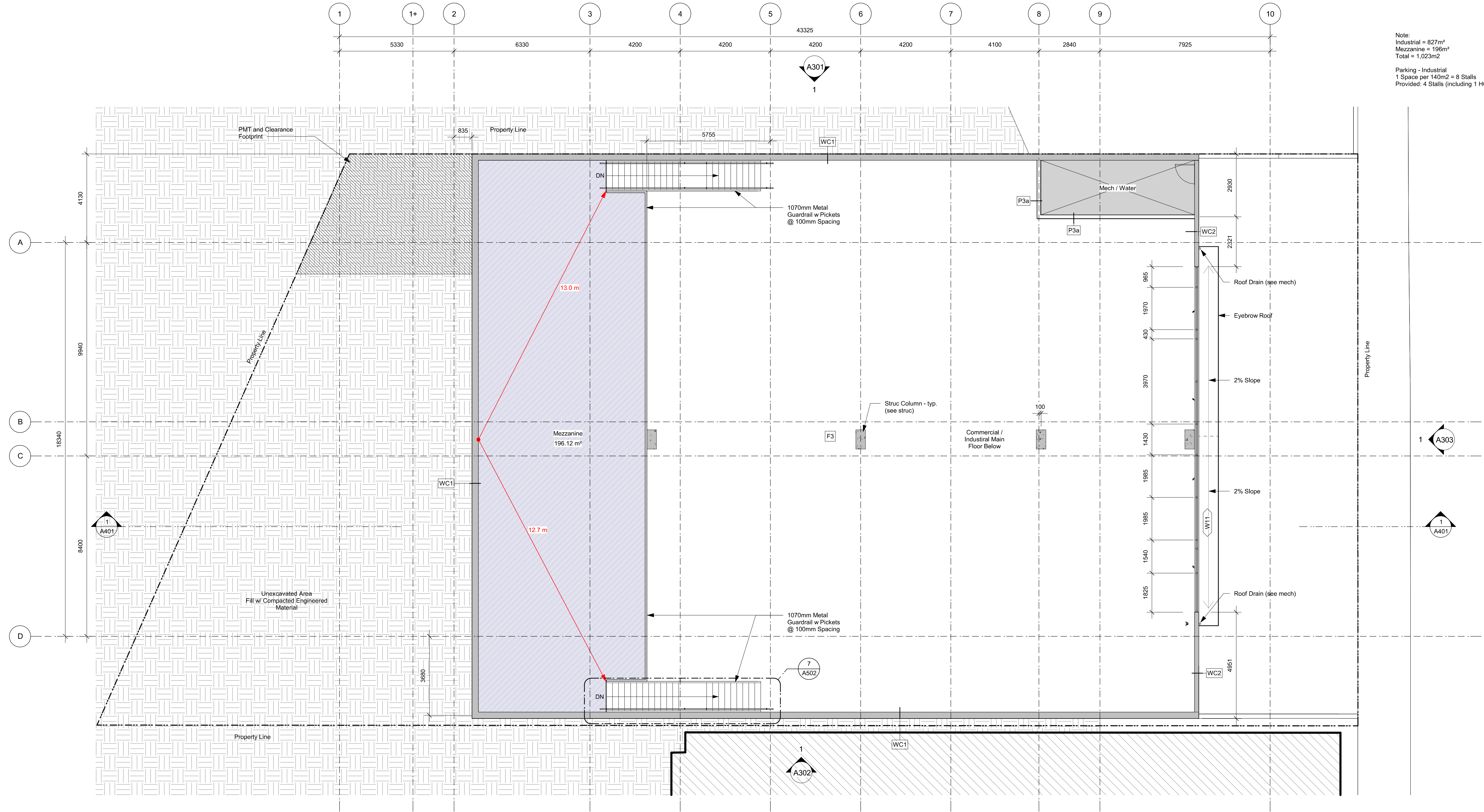
Rev	9	24-07-22	Description	DP / Rezoning Rev. 7
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
**Lower Commercial /
 Industrial - Tye Rd**



dHka
A201
 dHKArchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
 COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKA ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



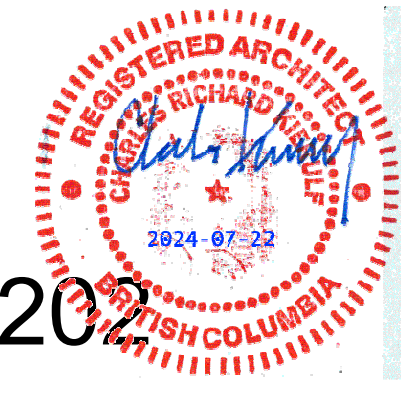
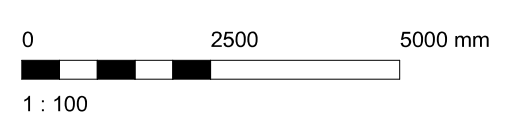
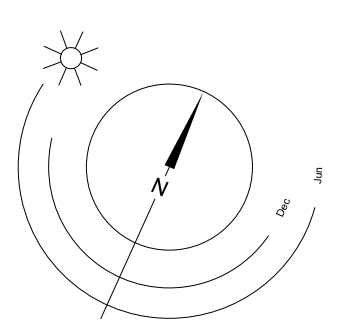
Note:
 Industrial = 827m²
 Mezzanine = 196m²
 Total = 1,023m²
 Parking - Industrial
 1 Space per 140m² = 8 Stalls
 Provided: 4 Stalls (including 1 HC)

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
	2	23-03-30		DP / Rezoning
	1	23-03-25		CALLIC
Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		1 : 100	Project Number	2304

NOTE: All dimensions are shown in millimeters.

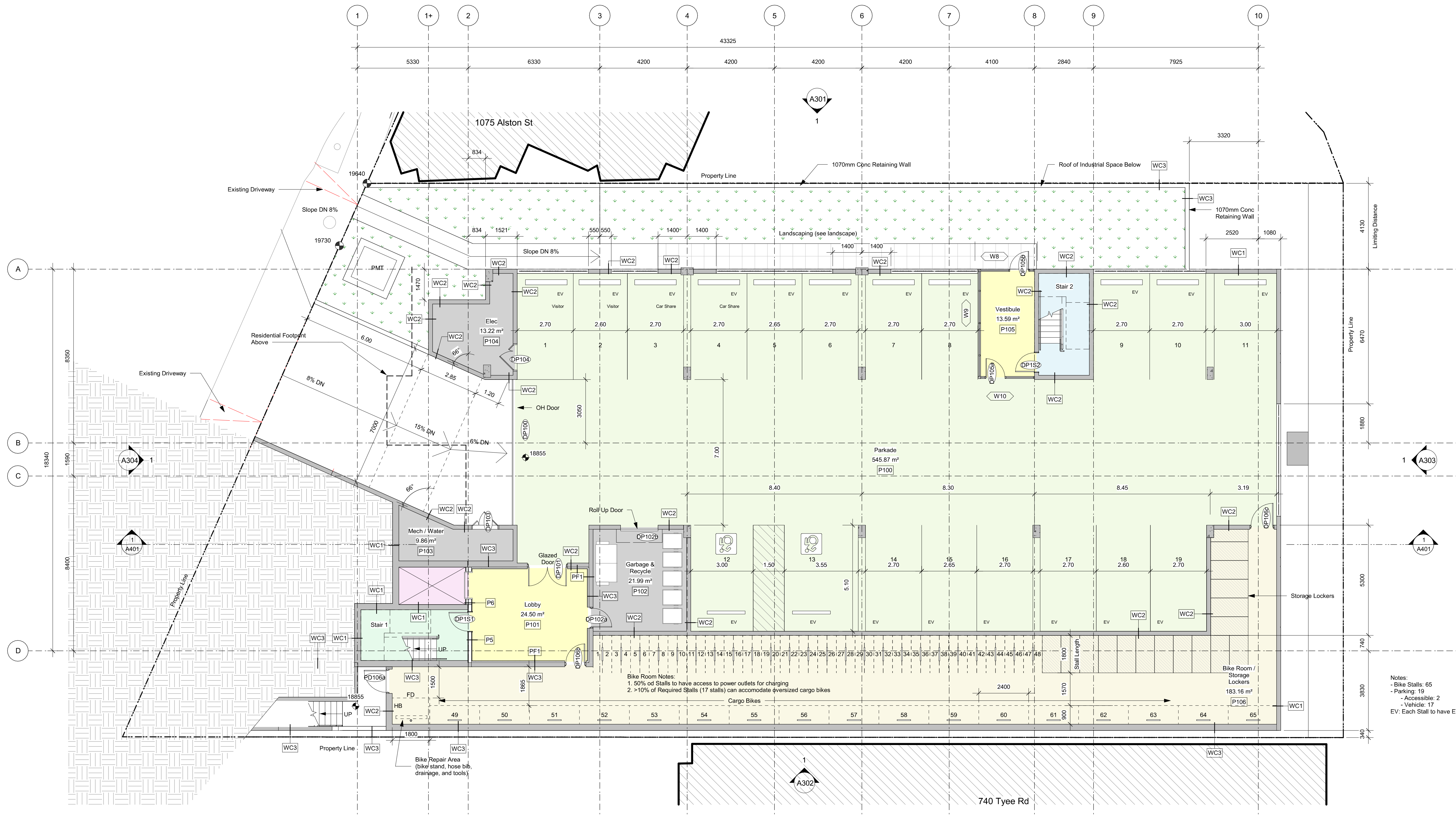
1 Industrial - Mezzanine
 A202 SCALE: 1 : 100

Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
Mezzanine



dHk Architects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
 COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

2024-07-22 10:32:31 AM



1 Parkade - Alston St
A203 SCALE: 1 : 100

On Site Parking	Required	Proposed	Parkade - Alston St	Industrial - Tye Rd
Total	70	23	19	4
Standard Stall	60	20	17	3
Accessible Parking	4	3	2	1
Visitor Parking	6	0	0	0

Min Parking Spaces	One Bedroom	Two Bedroom	Two Bedroom	Visitor	Total
Condo	40	4	12	12	68
	1 per <45m ²	1 per 45m ² - 70m ²	1 per >70m ²	1 unit x 0.1	56 Units
	0.85	1	1.45	6	61.40
	34	4	17		
Industrial		Industrial Area	Divided by		
		1 per 140m ²	1155	140	8.25
Total Vehicle Parking Req'					69.65

Bicycle Parking	Required	Proposed
Total		
Long Term	60	65
Short Term	6	6

Long Term Bike Parking	Required	Proposed	Total Req'd	Total Provided
Multiple Dwelling	1 per <45m ²	1.25 per >45m ²		
	40 one bedroom	16 two bed	60	65
Short Term Bike Parking	The greater of either 6 spaces per building or 0.1 spaces per unit		Total	6
			6	6

Min Accessible Parking	Req'd per Spaces	Req'd Accessible	Req'd Accessible Van	Provided Accessible	Provided Accessible Van
Multiple Dwelling	51-75	2	1	2	0
Industrial	6-25	0	1	1	0
Min Access Visitor Parking	Req'd per Spaces	Req'd Accessible	Req'd Accessible Van	Provided Vis Access	Provided Vis Access Van
Multiple Dwelling	51-75	2	1	0	0
Industrial	6-25	0	1	0	0

- Notes:
- Bike Stalls: 65
 - Parking: 19
 - Accessible: 2
 - Vehicle: 17
 - EV: Each Stall to have EV Charging

9	24-07-22	DP / Rezoning Rev. 7
7	24-04-11	DP / Rezoning Rev. 5
6	24-02-14	DP / Rezoning Rev. 4
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALCULATED

Rev	9	24-07-22	Description	DP / Rezoning Rev. 7
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		As indicated	Project Number	2304

NOTE: All dimensions are shown in millimeters.

Alston

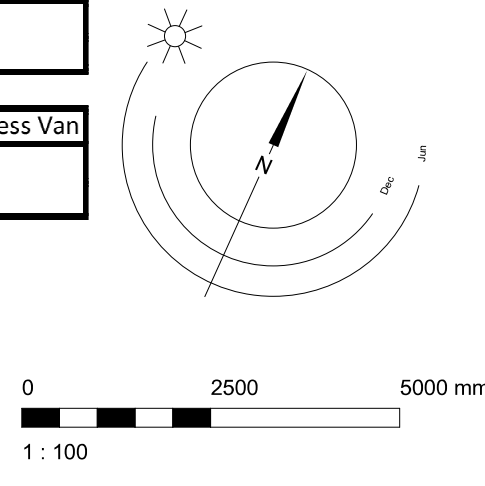
1055 Alston St, Victoria, BC
V9A 3S6

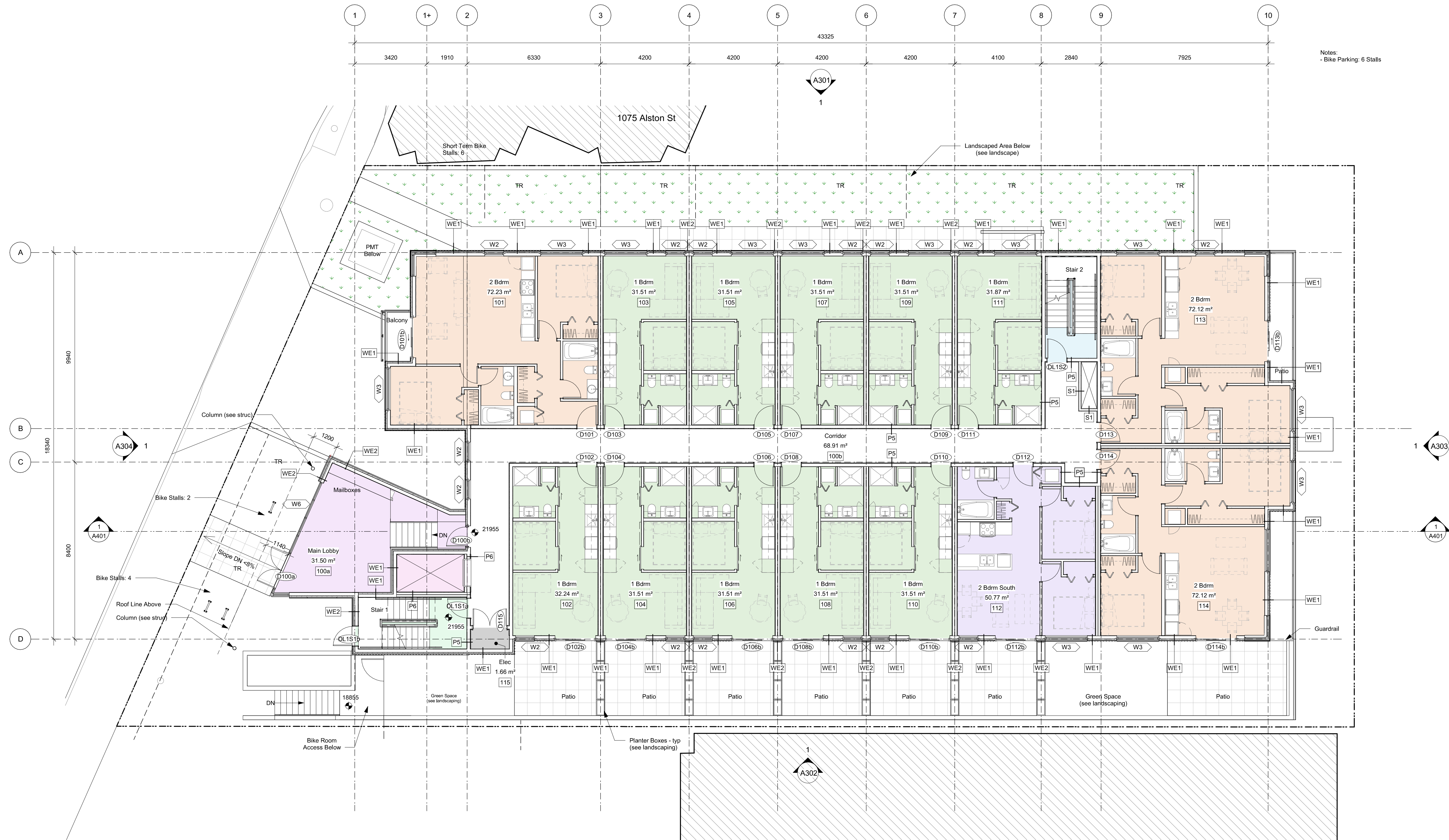
Parkade - Alston Street

dHk Architects
Victoria
977 Fort Street
Nanaimo

V8V 3K3 T 1-250-658-3367
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

Copyright Reserved. These Plans and Designs are and at all times remain the property of dHk Architects to be used for the project shown and may not be reproduced without written consent.





Notes:
- Bike Parking: 6 Stalls

Plan B 13755 / Parking

740 Tye Rd

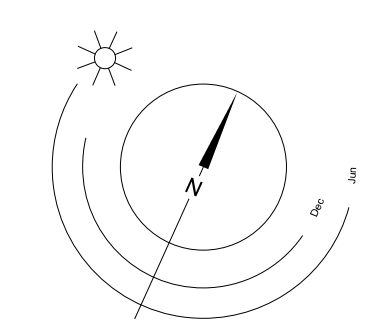
1 Level 1 - Overall
A204 SCALE: 1 : 100

5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

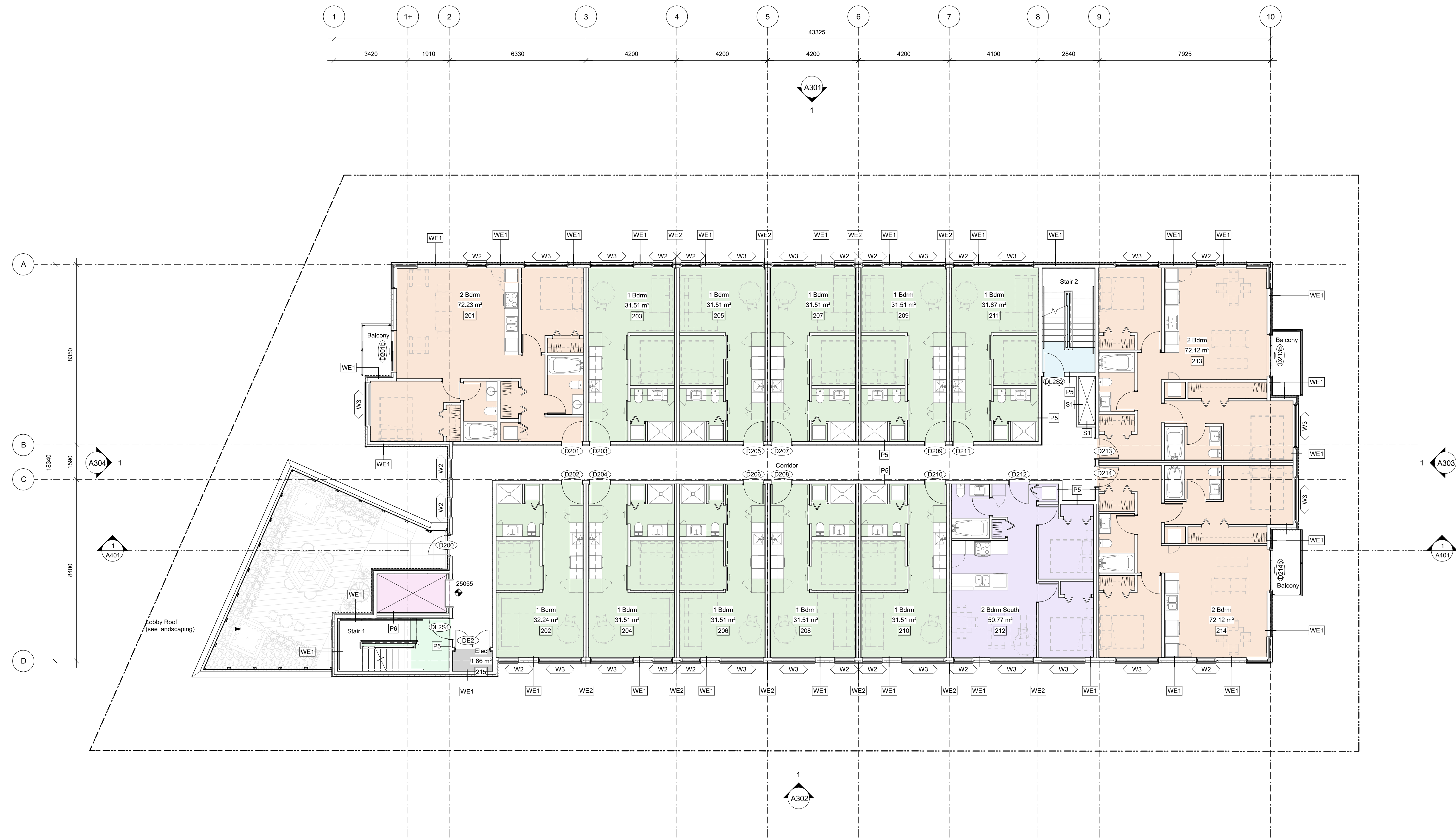
NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Level 1



dHka
Architects
Victoria
977 Fort Street
Nanaimo
102-5190 Dublin Way
V8V 3K3 T 1-250-658-3367
V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKA ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

2024-07-22 10:32:33 AM

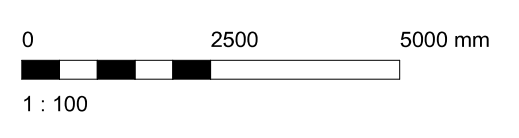
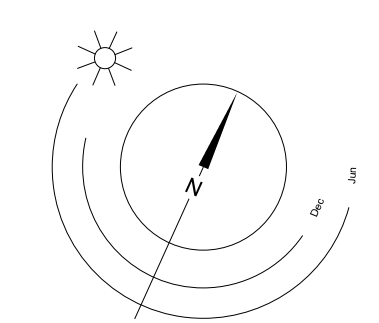


1 Level 2 - Overall
A205 SCALE: 1 : 100

Rev	2	23-03-30	Description	DP / Re zoning
1	23-03-25			CALLIC
Plat Date	06/15/23	Project Status	DP / Re zoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Level 2



dHka **A205**

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

REGISTERED ARCHITECT
2024-07-22
BRITISH COLUMBIA

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

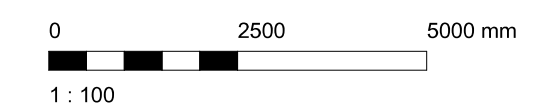
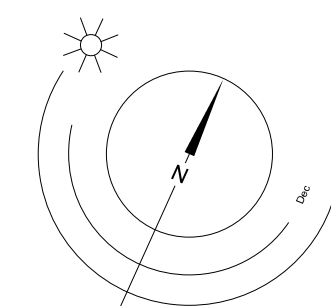


1 Level 3 - Overall
A206 SCALE: 1 : 100

2	23-03-30		DP / Rezoning
1	23-03-25		CALLIC
Rev	2	23-03-30	Description DP / Rezoning
Plot Date	06/15/23		Project Status DP / Rezoning
Drawn By	SWS		Checked By CRK
Scale	1 : 100		Project Number 2304

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Level 3



dHka **A206**

dHkarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

REGISTERED ARCHITECT
2024-07-22
BRITISH COLUMBIA

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHkARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

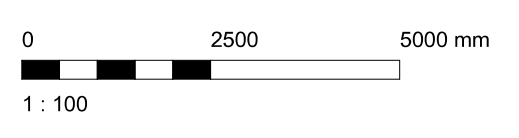
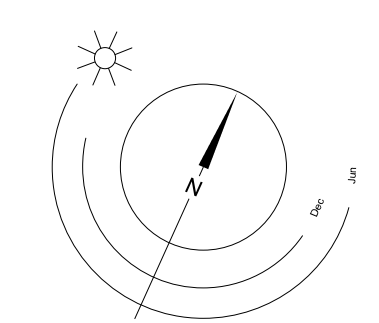


1 Level 4 - Overall
A207 SCALE: 1 : 100

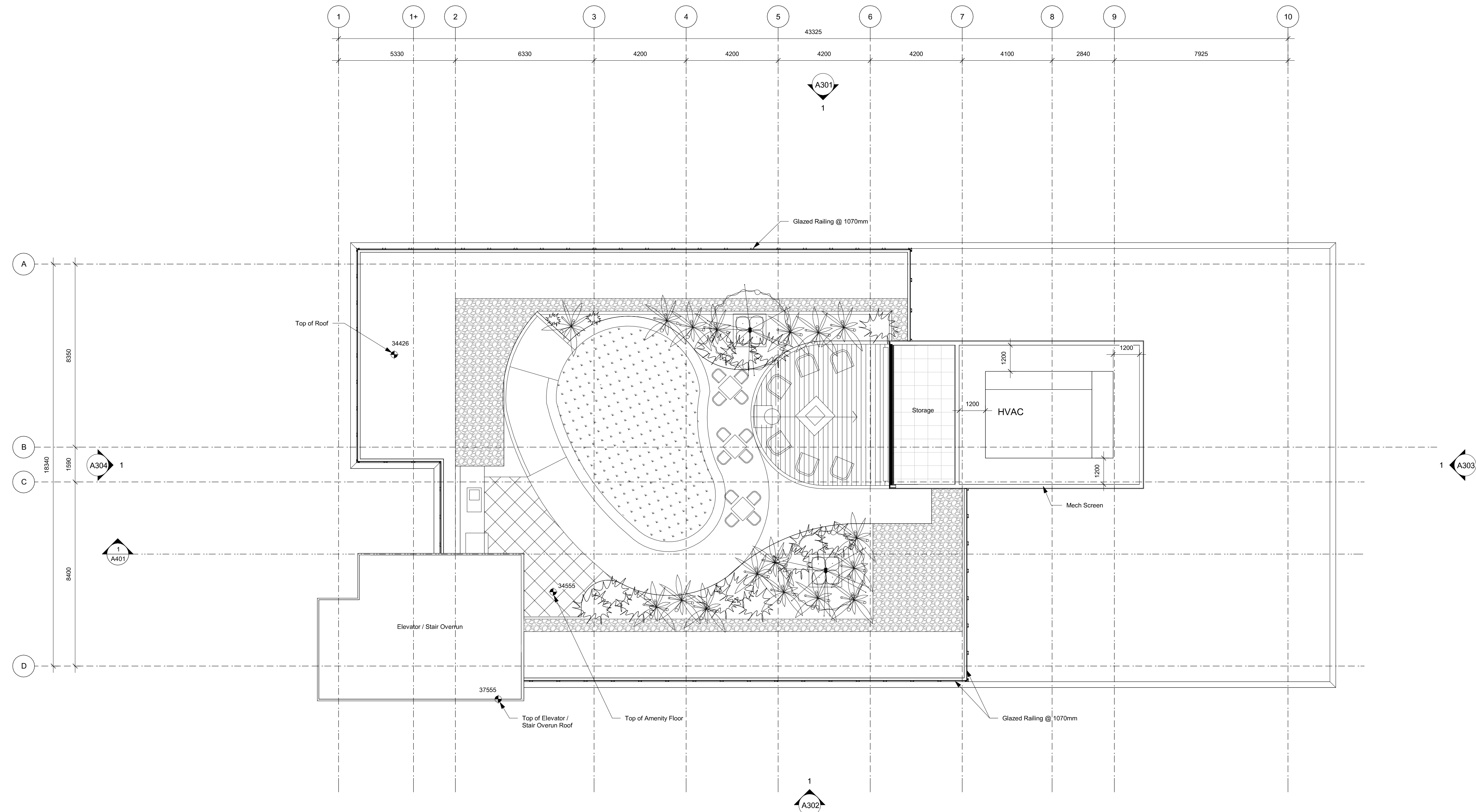
Rev	2	23-03-30	Description	DP / Rezoning
	1	23-03-25		CALLIC
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Level 4



dHka
A207
dHkArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHkARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

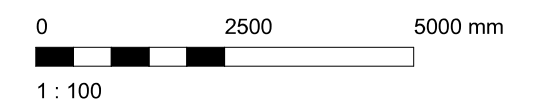
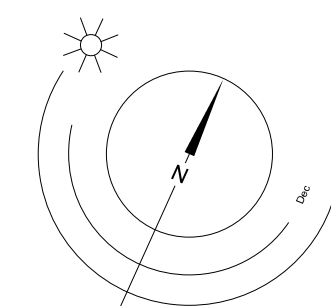


1 Roof
A208 SCALE: 1: 100

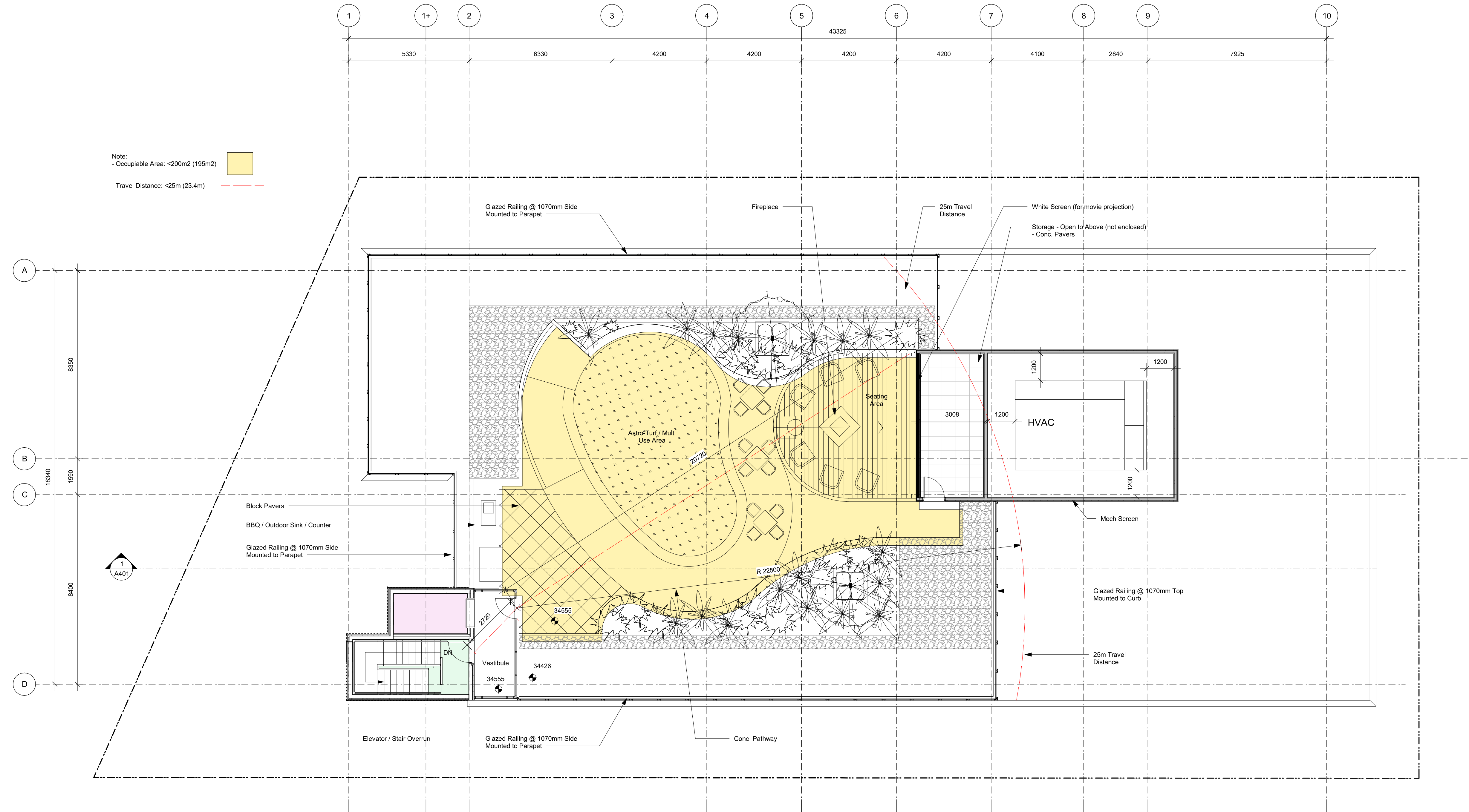
Rev	4	23-07-25	Description	DP / Rezoning Rev. 2
	3	23-06-15		DP / Rezoning Rev. 1
	2	23-03-30		DP / Rezoning
	1	23-03-25		CALLUC
Pkt Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1: 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Roof



dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



1 Roof Amenity Space
A208a SCALE: 1 : 100

Recessed Lighting - typ.

Rev	3	23-06-15	Description	DP / Rezoning Rev. 1
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

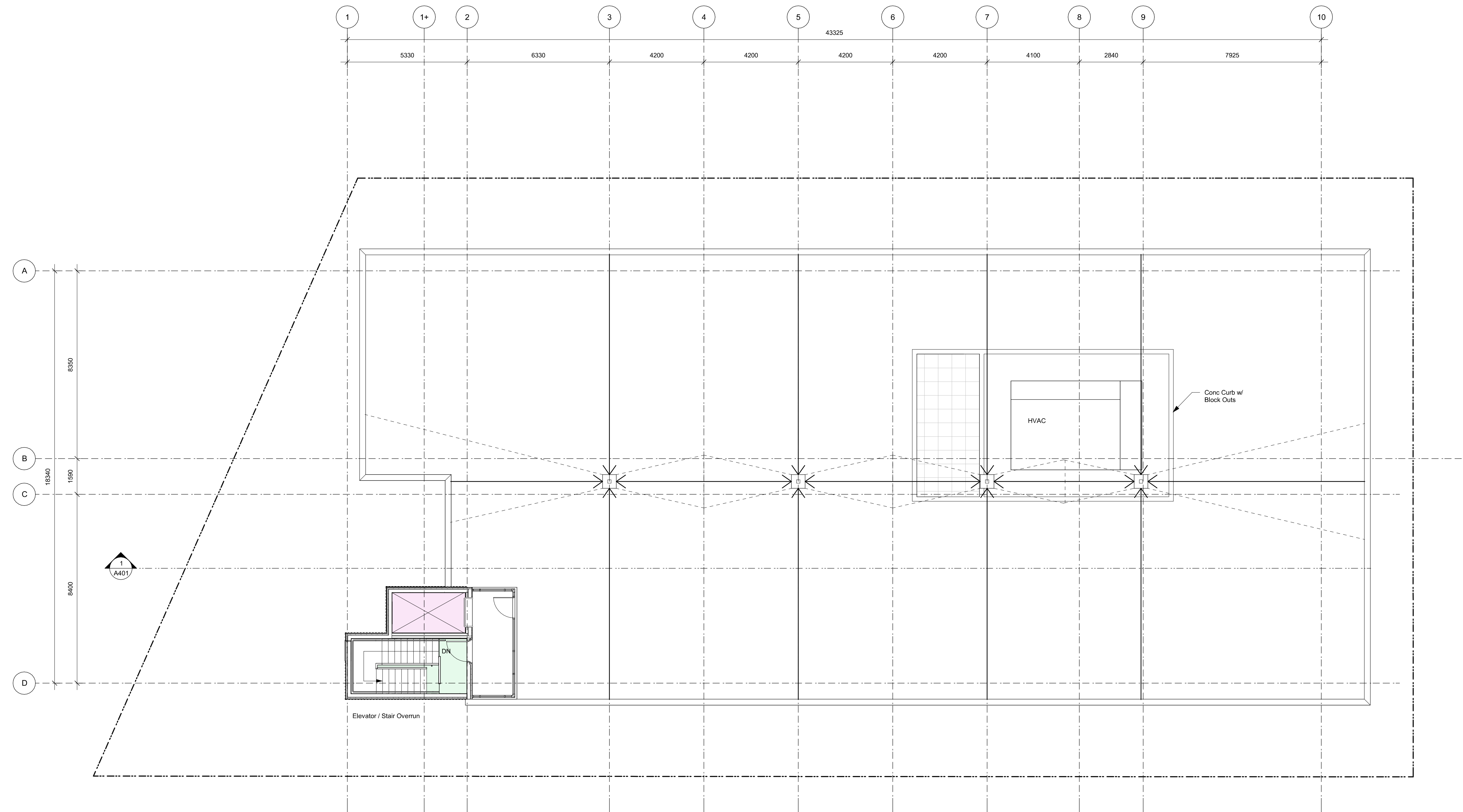
Alston
1055 Alston St, Victoria, BC
V9A 3S6
Roof Amenity Space

dHka **A208**

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

REGISTERED ARCHITECT
RICHARD C. COLCLOUGH
2024-07-22

COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



1 Roof Drainage
A208b SCALE: 1 : 100

Rev	3	23-06-15	Description	DP / Rezoning Rev. 1
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	1 : 100	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Roof Drainage



dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
- 10 Parkade Wall - Architectural Concrete
- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

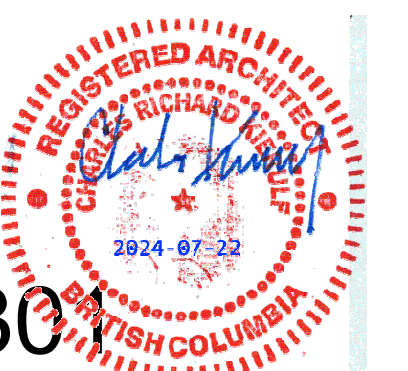
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALUC

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



dHk Architects

Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

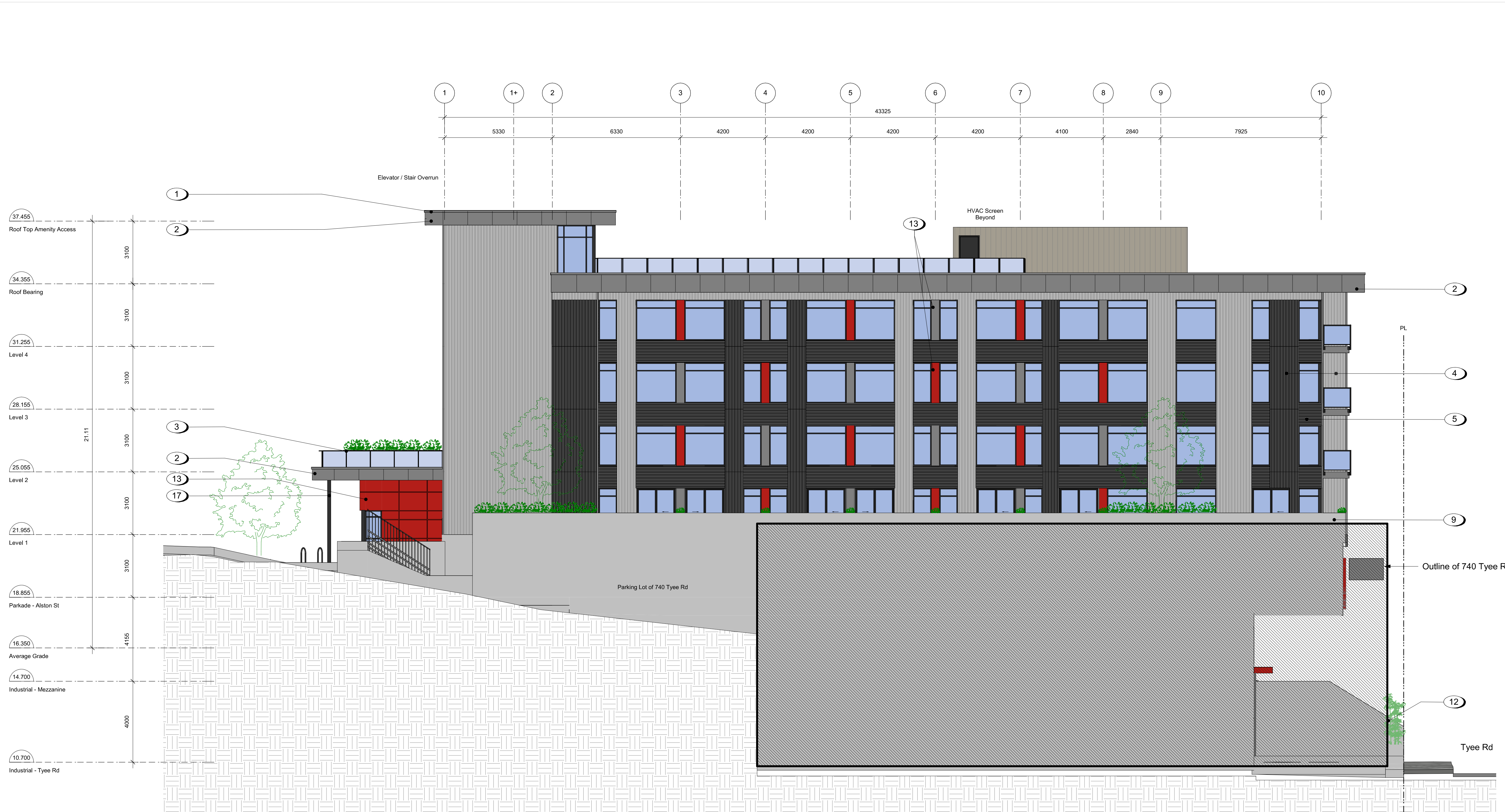
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



1 Elevation - North
A301 SCALE: 1 : 100

Material Board

Material #	Material	Colour	Image
4 5	7/8" Corrugated Metal Panel	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Ebony 9822 (28ga) </div> <div style="text-align: center;"> Light Pewter 2897 (24ga) </div> </div>	
2 13 18 19	Metal Composite Panel	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Neon Red </div> <div style="text-align: center;"> Hissan Grey </div> </div>	
1	Aluminum Flashing		
20	Architectural Concrete		



Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
- 10 Parkade Wall - Architectural Concrete
- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALLUC

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

1 Elevation - South
A302 SCALE: 1 : 100

Material Board

Material #	Material	Colour	
4	7/8" Corrugated Metal Panel	Ebony 9822 (28ga)	
5		Light Pewter 2897 (24ga)	
2	Metal Composite Panel	Neon Red	
13		Nissan Grey	
18		Bruned Carbon	
19			
1	Aluminum Flashing		
20	Architectural Concrete		

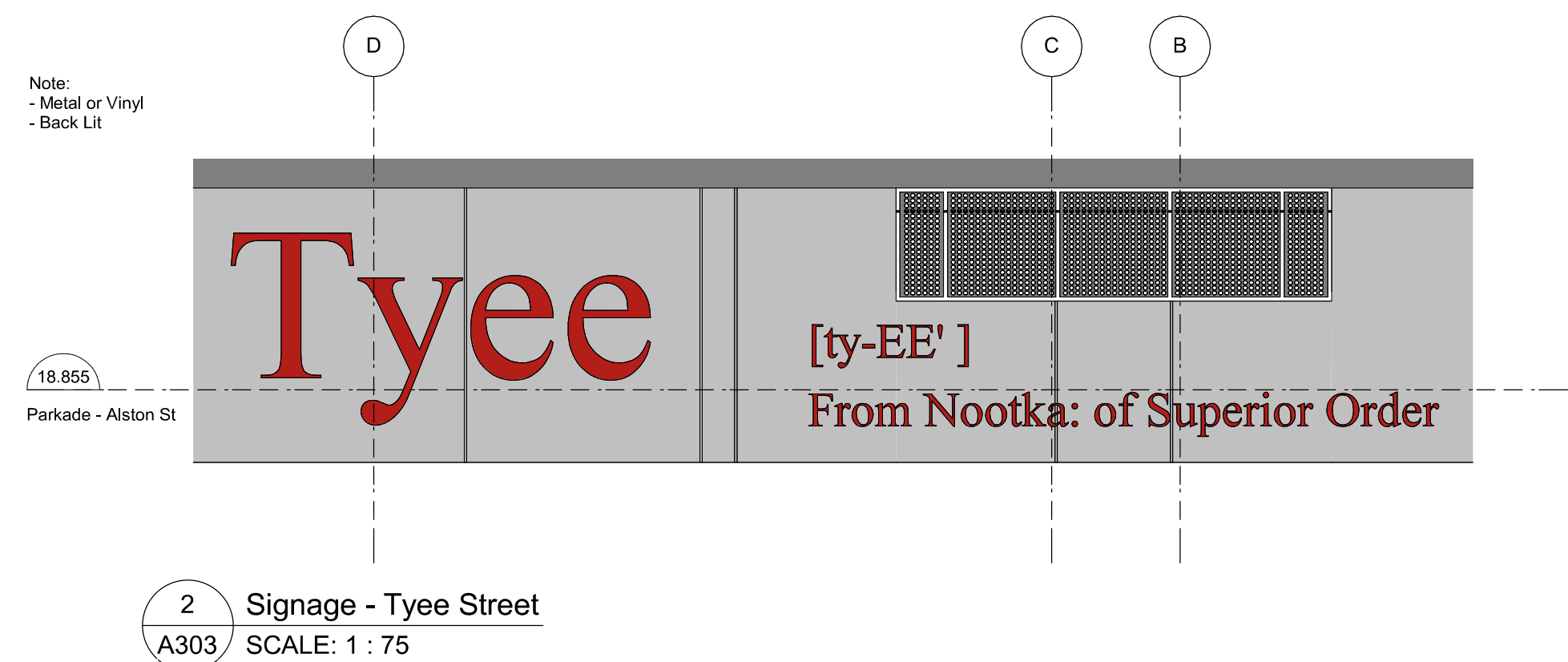
Alston
1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



1 Elevation - East
A303 SCALE: 1 : 100



Material Board

Material #	Material	Colour
4	7/8" Corrugated Metal Panel	Ebony 9822 (28ga)
5		Light Pewter 2897 (24ga)
2	Metal Composite Panel	Neon Red
13		Nissan Grey
18		Brushed Carbon
19		

1	Aluminum Flashing	
20	Architectural Concrete	

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
- 10 Parkade Wall - Architectural Concrete
- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

Note: see A103 for grades

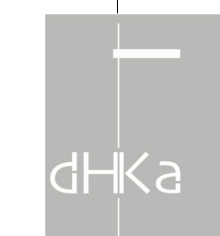
5	23-10-26	DP / Rezoning Rev. 3
4	23-07-25	DP / Rezoning Rev. 2
3	23-06-15	DP / Rezoning Rev. 1
2	23-03-30	DP / Rezoning
1	23-03-25	CALUC

Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date	06/15/23		Project Status	DP / Rezoning
Drawn By	SWS		Checked By	CRK
Scale	As indicated		Project Number	2304

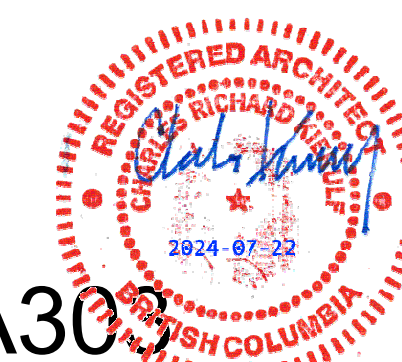
NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



A303

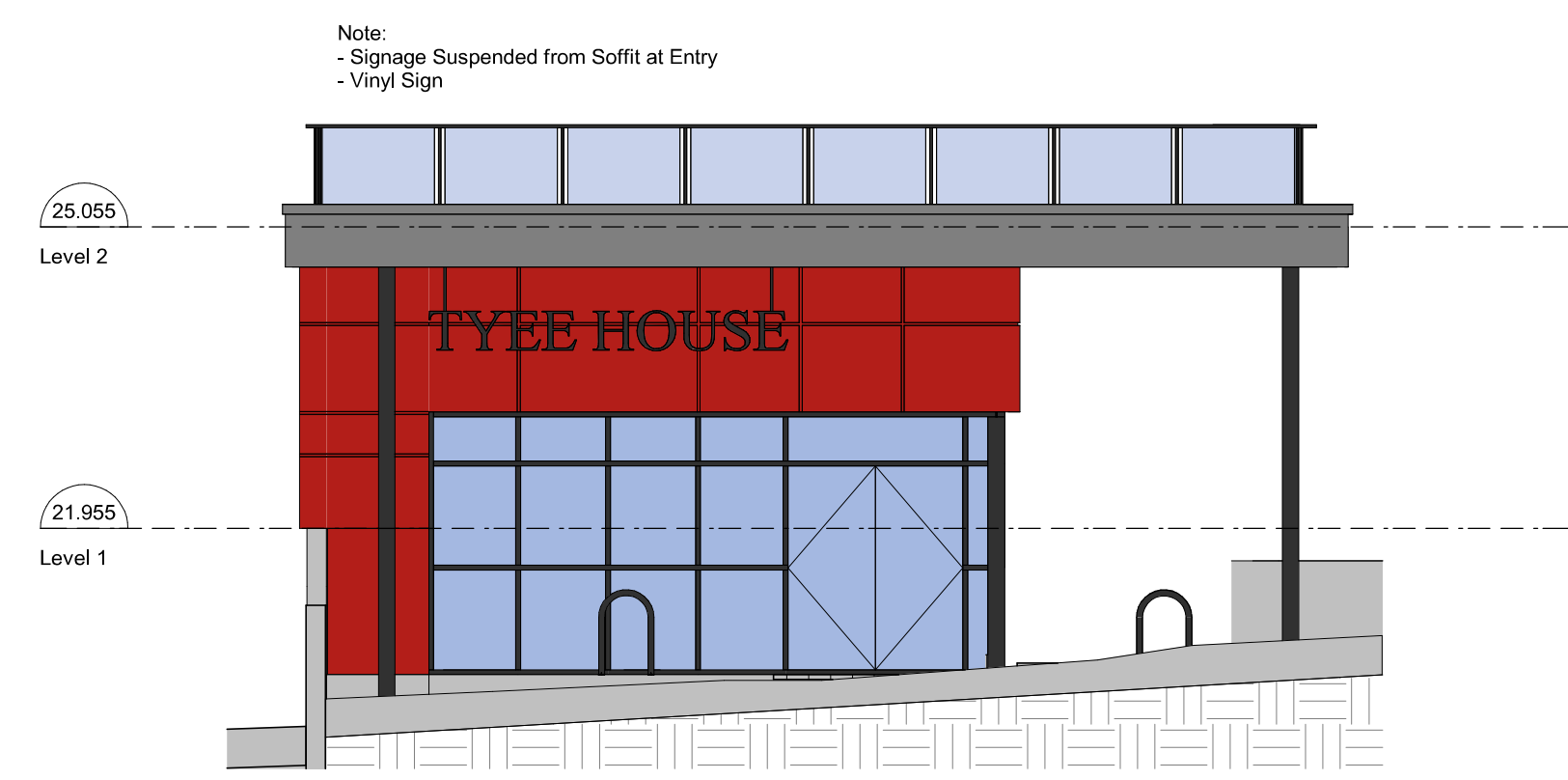


dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



1 Elevation - West
A304 SCALE: 1 : 100



2 Signage - Alston Street
A304 SCALE: 1 : 75

Material Board

Material #	Material	Colour	
1	Aluminum Flashing		
4	7/8" Corrugated Metal Panel		
5			
2	Metal Composite Panel		
13			
18			
19			
20	Architectural Concrete		

Materials Legend

- 1 Pre-finished Aluminum Flashing - Grey
- 2 Parapet - Metal Composite Panel - Grey
- 3 Guardrail - Tempered Glass w/ Aluminum Rails - Black
- 4 Corrugated Metal Panel - Vertical Orientation - Grey and Black
- 5 Corrugated Metal Panel - Horizontal Orientation - Grey and Black
- 6 Balcony / Patio Sliding Door - Black
- 7 Vinyl Frame Window - Black
- 8 Planter - (see landscaping)
- 9 1070mm Guard - Concrete
- 10 Parkade Wall - Architectural Concrete
- 11 Perforated Metal Screen
- 12 Retaining Wall - Concrete
- 13 Metal Composite Panel - Grey and Red
- 14 Metal Door - Black
- 15 Anodized Aluminum Storefront - Glazing w/ Doors - Black
- 16 Overhead Door - Black
- 17 Canopy Structural Column (see structural) - Black
- 18 Lobby Canopy / Roof - Metal Composite Panel - Grey
- 19 Eyebrow Roof - Metal Composite Panel - Red
- 20 Architectural Concrete
- 21 RWL Guard
- 22 Signage

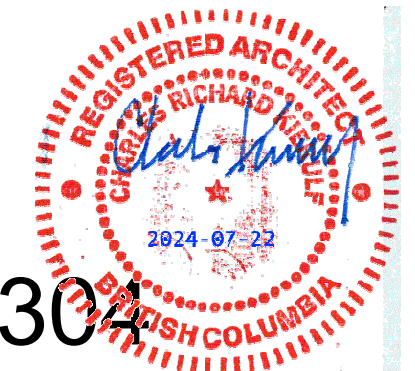
Note: see A103 for grades

Rev	Date	Description	By
4	23-07-25	DP / Rezoning Rev. 2	
3	23-06-15	DP / Rezoning Rev. 1	
2	23-03-30	DP / Rezoning	
1	23-03-25	CALLUC	

Rev	4	23-07-25	Description	DP / Rezoning Rev. 2
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

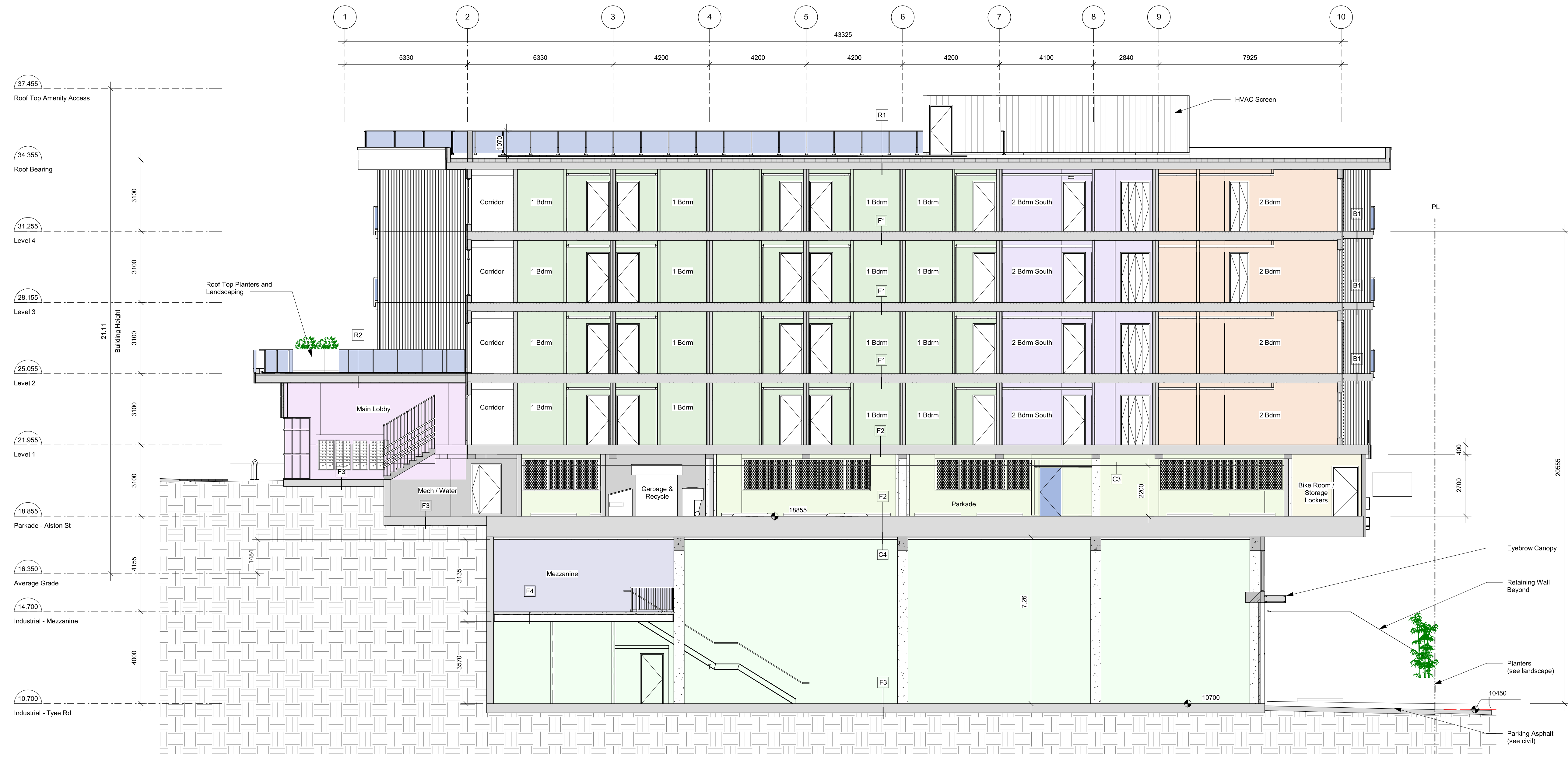
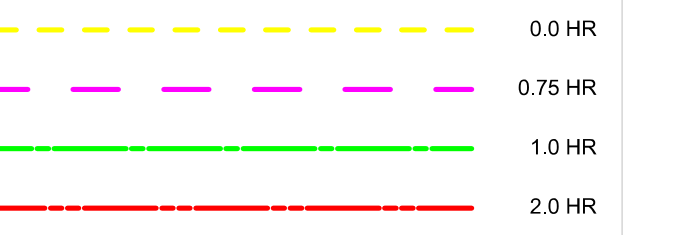
Alston
1055 Alston St, Victoria, BC
V9A 3S6
Building Elevation



dHk Architects
A304

dHk Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHk ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

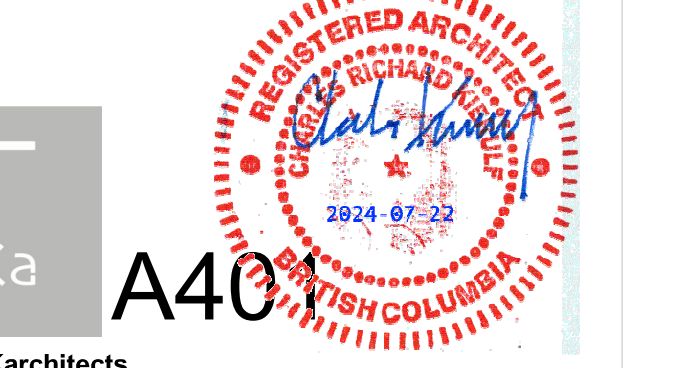
Fire Separation Legend



Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
	4	23-07-25		DP / Rezoning Rev. 2
	3	23-06-15		DP / Rezoning Rev. 1
Rev	5	23-10-26	Description	DP / Rezoning Rev. 3
Plot Date		06/15/23	Project Status	DP / Rezoning
Drawn By		SWS	Checked By	CRK
Scale		As indicated	Project Number	2304

NOTE: All dimensions are shown in millimeters.

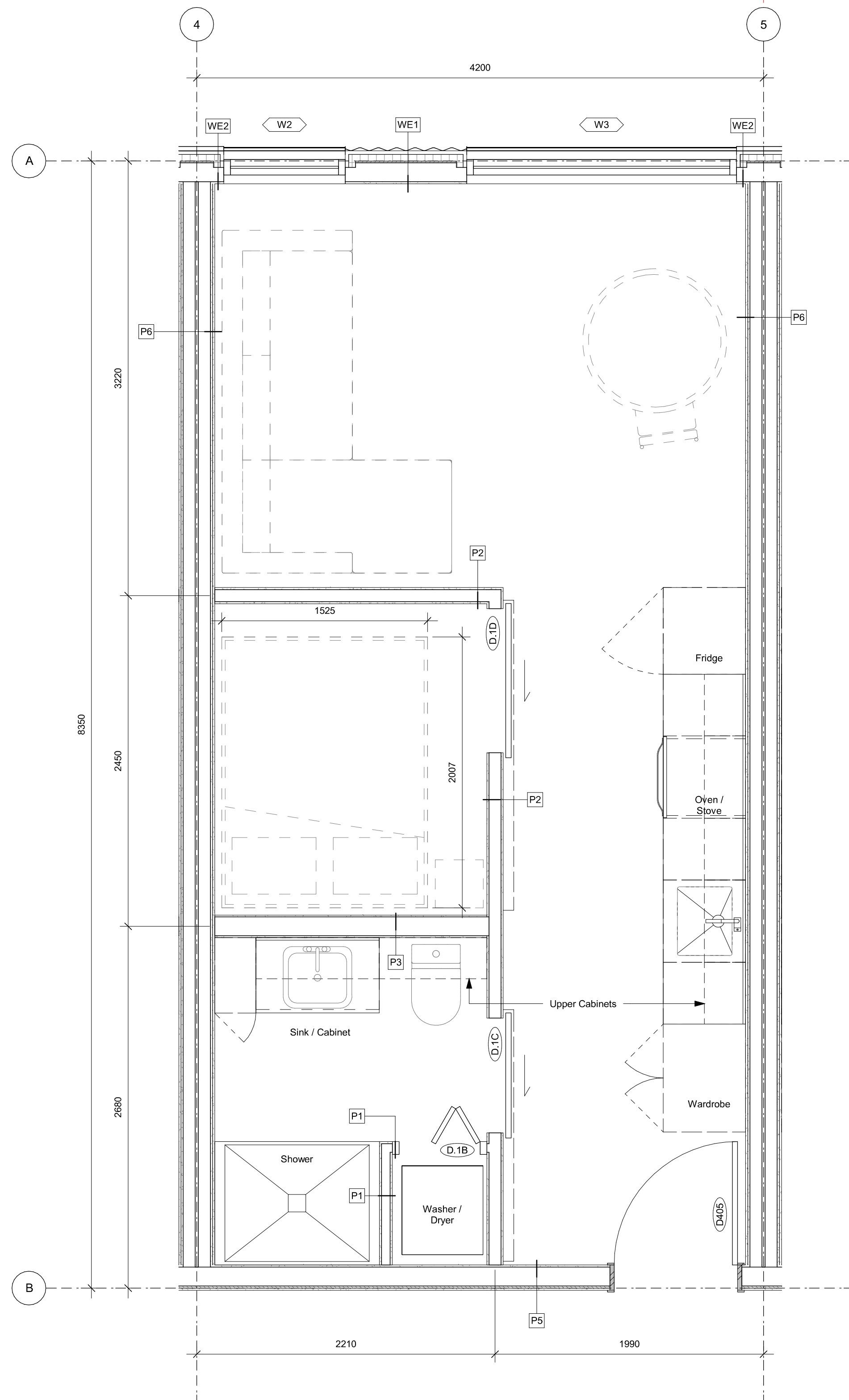
Alston
 1055 Alston St, Victoria, BC
 V9A 3S6
**Building Section -
 Looking North**



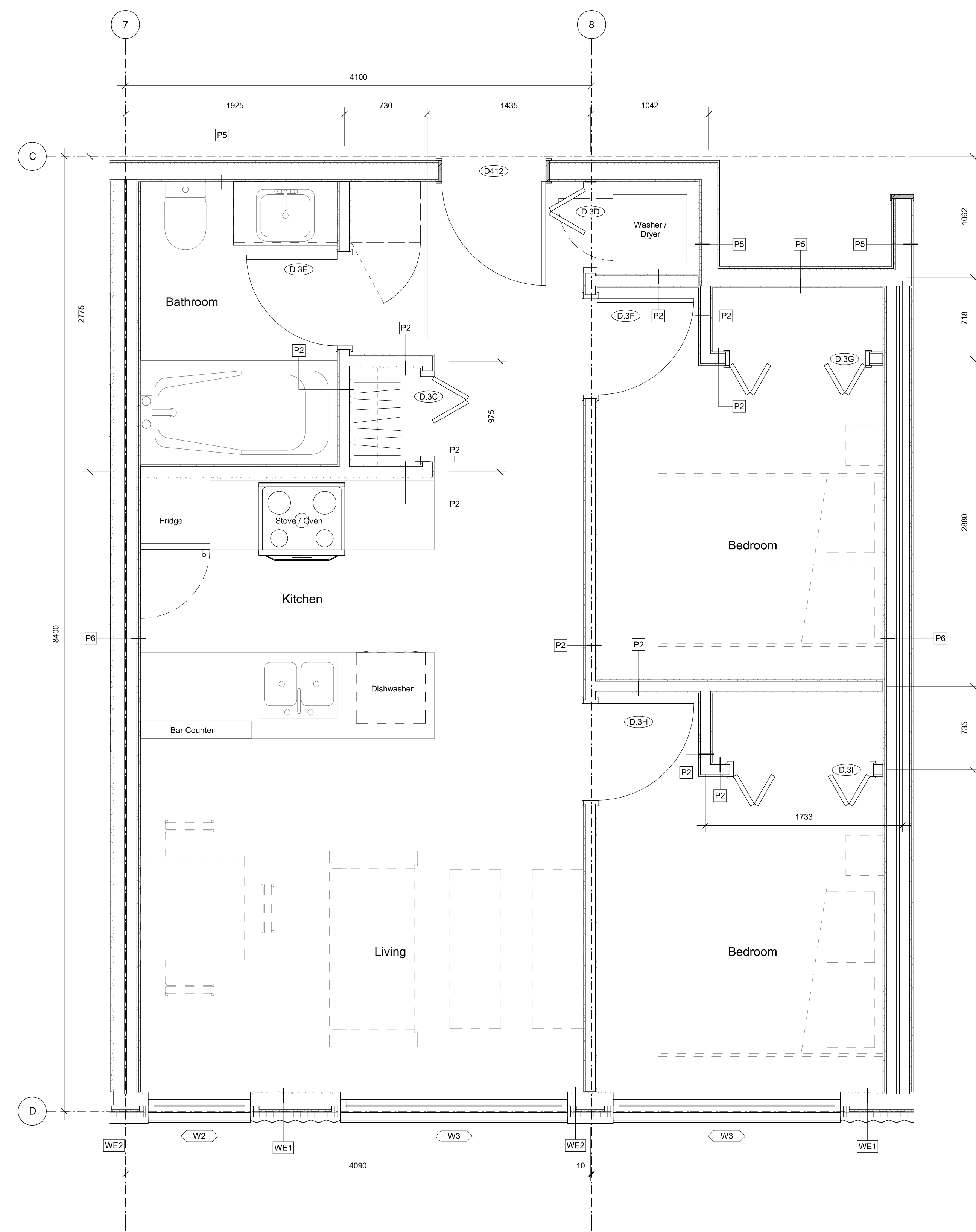
dHka
A401
 dHKarchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

1 Building Section - Looking North - Lobby
A401 SCALE: 1 : 100



1 One Bedroom
A901 SCALE: 1 : 25



2 Two Bedroom South
A901 SCALE: 1 : 25

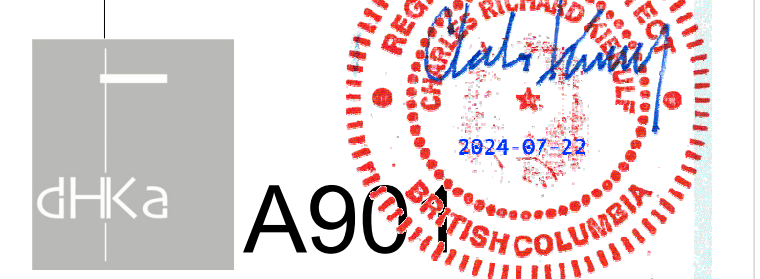
Ceiling Legend

Extent of Drop Ceiling / Bulk Head - 2400 AFF	
Extent of Underside of Floor Slab - 2700 AFF	
Extent of Acoustic Ceiling Tile - 2400 AFF	
Extent of Exposed Sealed Concrete	
Extent of Metal Panel Soffit - Breaks @ 1200mm - Breaks @ Soffit to Match Breaks @ Parapet	

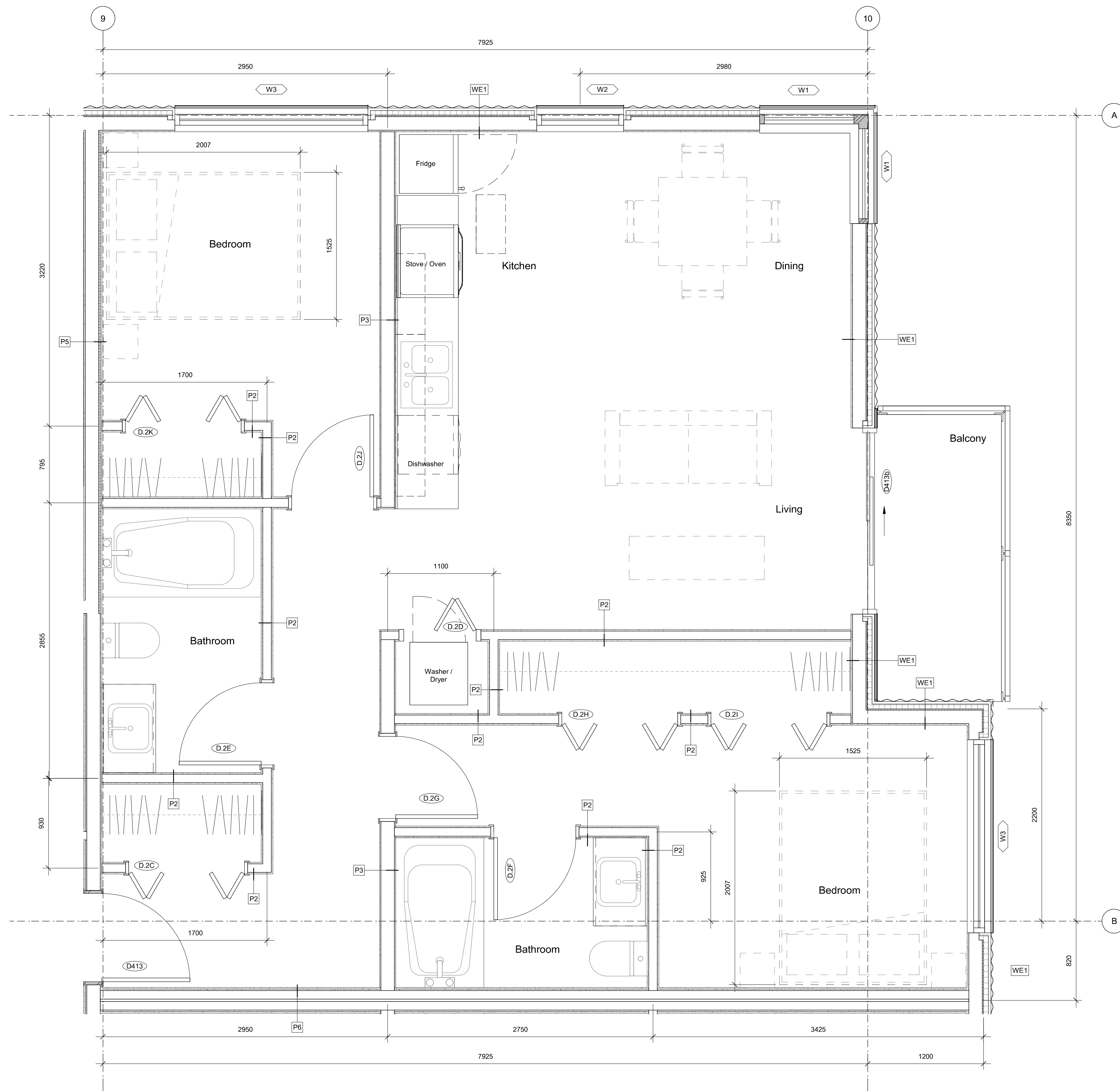
Rev	2	23-03-30		DP / Rezoning
Plat Date	06/15/23		Description	DP / Rezoning
Drawn By	SWS		Project Status	DP / Rezoning
Scale	As indicated		Checked By	CRK
			Project Number	2304

NOTE: All dimensions are shown in millimeters.

Alston
1055 Alston St, Victoria, BC
V9A 3S6
Unit Plan - One
Bedroom



dHka Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



Ceiling Legend

Extent of Drop Ceiling / Bulk Head - 2400 AFF	
Extent of Underside of Floor Slab - 2700 AFF	
Extent of Acoustic Ceiling Tile - 2400 AFF	
Extent of Exposed Sealed Concrete	
Extent of Metal Panel Soffit - Breaks @ 1200mm - Breaks @ Soffit to Match Breaks @ Parapet	

Rev	2	23-03-30	Description	DP / Rezoning
Plot Date	06/15/23	Project Status	DP / Rezoning	
Drawn By	SWS	Checked By	CRK	
Scale	As indicated	Project Number	2304	

NOTE: All dimensions are shown in millimeters.

Alston

1055 Alston St, Victoria, BC
V9A 3S6

**Unit Plan - Two
Bedroom**

1 Two Bedroom
A902 SCALE: 1 : 25

dHka **A902**

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

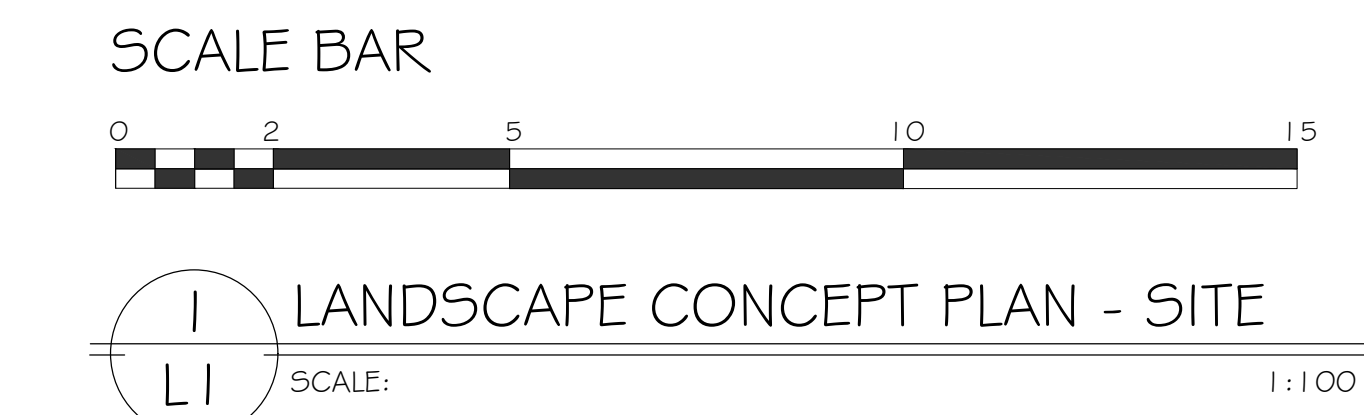
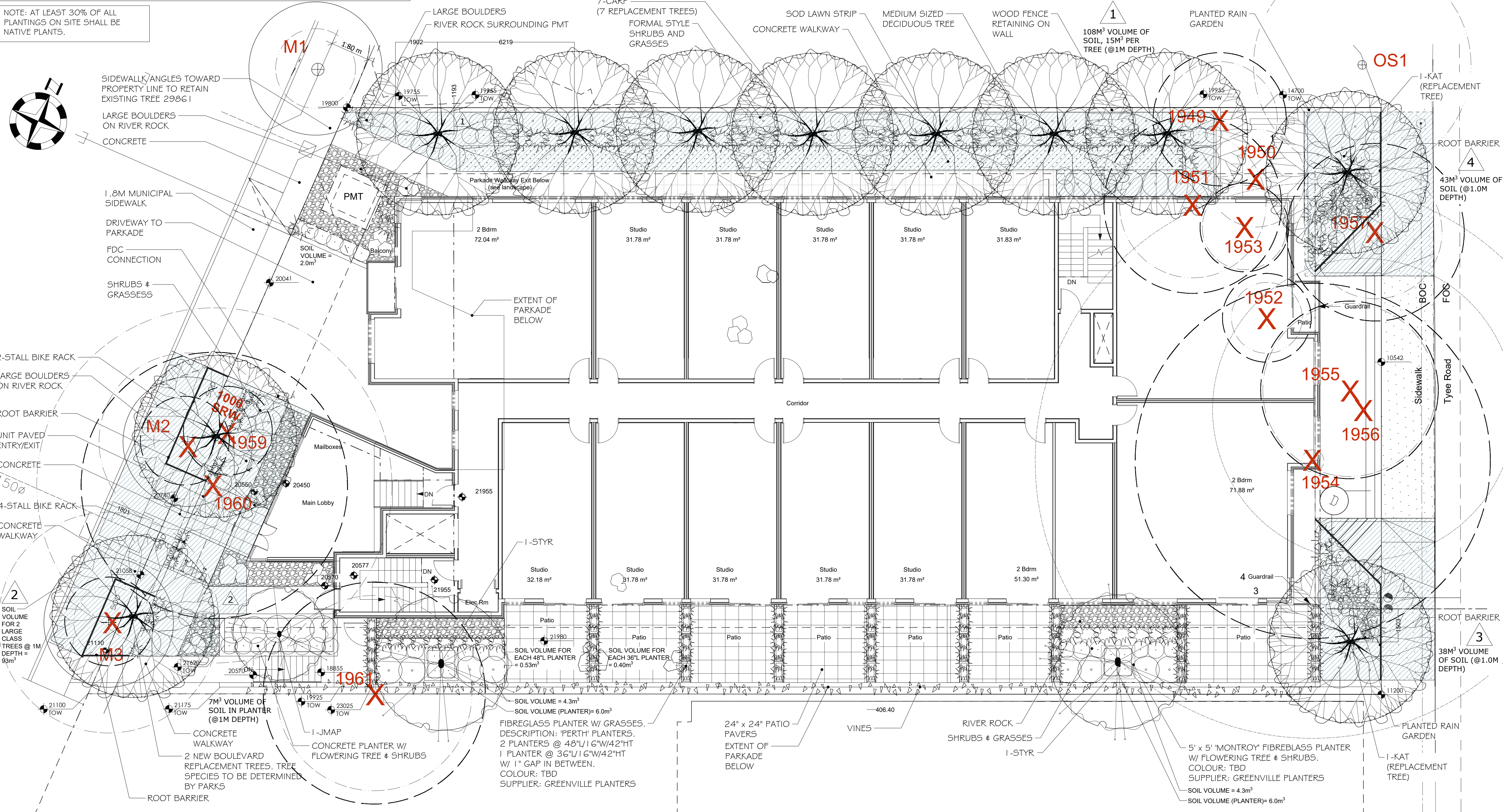
REGISTERED ARCHITECT
2024-07-22

COPYRIGHT RESERVED, THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND AND BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) OR SD P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.

A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

NOTE: AT LEAST 30% OF ALL PLANTINGS ON SITE SHALL BE NATIVE PLANTS.



NOTE: INSTALL ROOT BARRIER UB 24-2 (1.0M DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3883. PLACE SO THAT IT EXTENDS 3.65m BEYOND TREE TRUNK (6 PANELS @ 610mm LONG PANEL). INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

ROW #	TREE SIZE	MIN. SPACING
1	SMALL TREE (SCHEDULE "E", PART 2)	2.0M
2	MEDIUM TREES (SCHEDULE "E", PART 1)	4.0M
3	LARGE TREES (SCHEDULE "E", PART 1)	6.0M

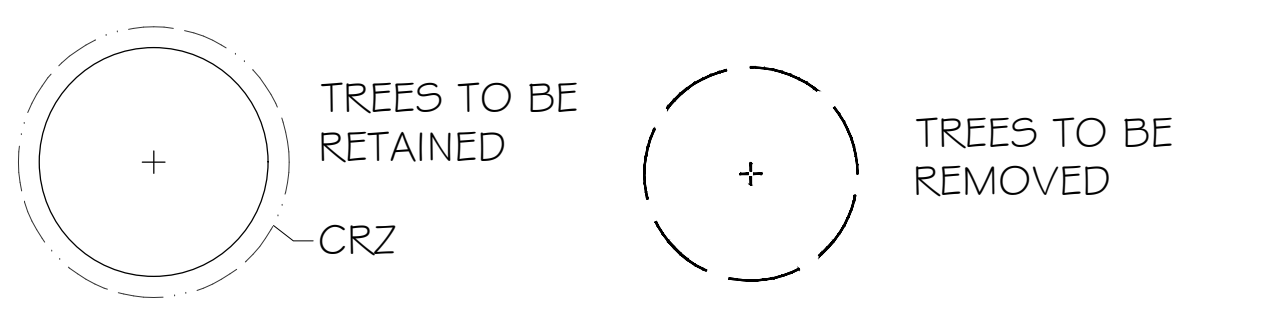
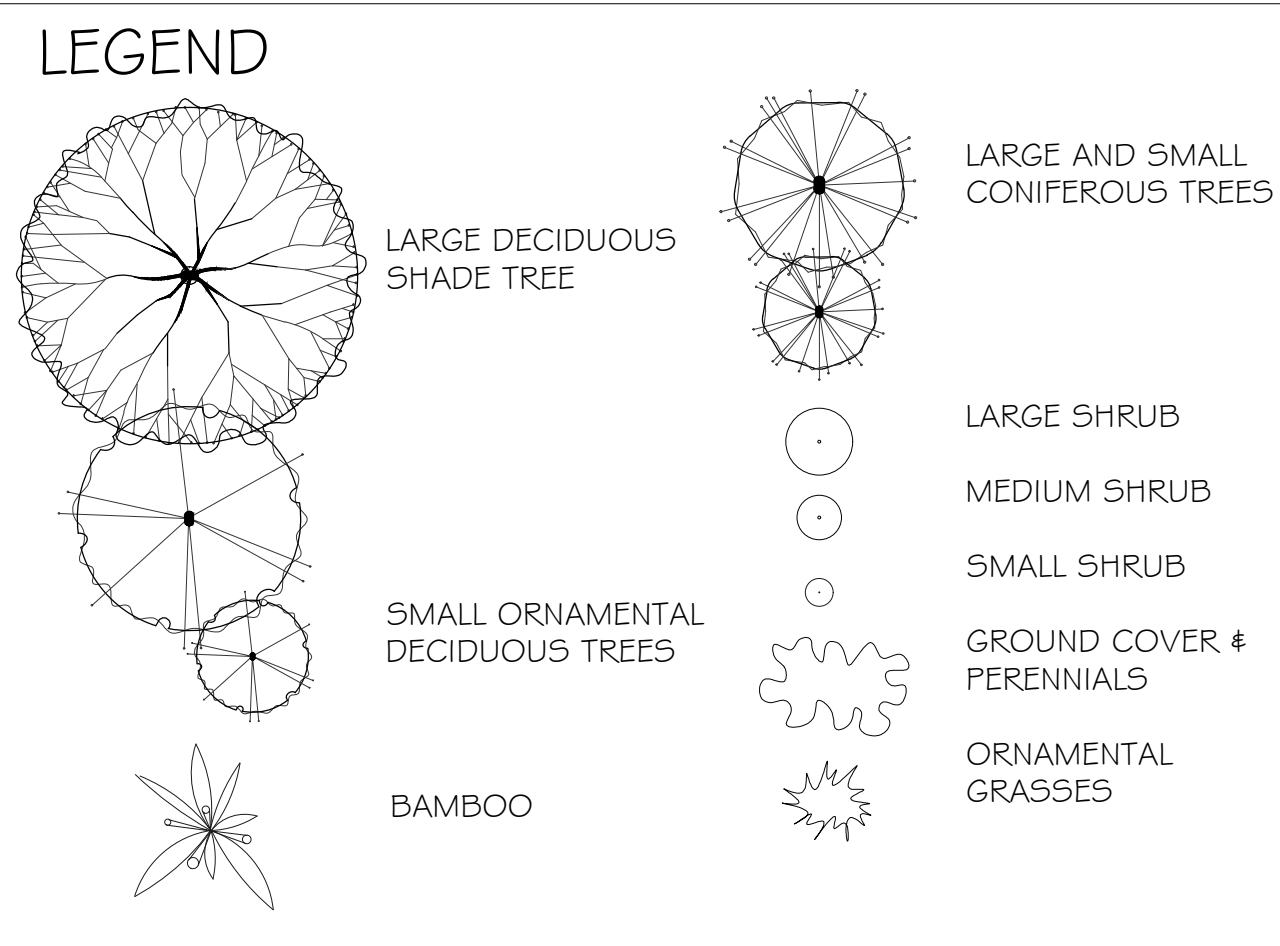
ROW #	TREE SIZE	MIN. SOIL VOLUME (M3)	SHARED OR IRRIGATED SOIL VOLUME (M3)
1	SMALL TREE (SCHEDULE "E", PART 2)	8.0M	6.0
2	MEDIUM TREES (SCHEDULE "E", PART 1)	20.0M	15.0
3	LARGE TREES (SCHEDULE "E", PART 1)	35.0M	30.0

*NOTE: PROJECT COMPLIES WITH TREE SPACING AND SOIL VOLUME REQUIREMENTS.

SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size	Native Plant
CARP (7)	Columnar Flombeam	Carpinus betulus fastigata	7 cm Cal.	
STYR (2)	Japanese Snowbell	Styrax japonica	6 cm Cal.	
IRON (2)	Ironwood	Ostrya virginiana	7 cm Cal.	☑
JMAP (1)	Japanese Maple	Acer palmatum var. 'Bloodgood'	6 cm Cal.	
KAT(2)	Katsura Tree	Cercidiphyllum japonicum	8cm Cal.	
FRB	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#5 Pot	
FTOL	Golden Balthow	Physocarpus Aurea	#7 Pot	
MAH	Oregon Grape	Mahonia aquifolium	#5 Pot	☑
THUJ	Upright Cedar	Thuja occidentalis var. 'Smaragd'	#7 Pot	
LRHA	Pacific Rhododendron	Rhododendron Macrophyllum	#7 Pot	☑
LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#7 Pot	
MRHA	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot	
MRHB	Rhododendron	Rhododendron var. 'Unique'	#5 Pot	
VACC	Evergreen Huckleberry	Vaccinium ovatum	#5 Pot	☑
OTTO	Otto Lyken Laurel	Prunus laurocerasus var. 'Otto Lyken'	#2 Pot	
ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot	
TAVU	Upright Yew	Taxus baccata	#5 Pot	
RIDE	Red Flowering Currant	Ribes sanguinum	#2 Pot	☑
DWPU	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Debutante'	#1 Pot	
EUOF	Creeeping Euonymus	Euonymus fortunei var. 'Emerald 4 Gold'	#1 Pot	
AZAP	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot	
ADOG	Dwarf Red Twig Dogwood	Cornus sericea var. 'Kelsey'	#2 Pot	☑
ILEX	False Holly	Ilex cornuta convexa	#2 Pot	☑
POLY	Sword Fern	Polystichum montanum	#1 Pot	
DWRT	Dwarf Rhododendron	Rhododendron var. 'Bow Belle' 4 'Jock'	#1 Pot	
SPIR	Shirohana Spirea	Spirea japonica var. 'Shirohana'	#1 Pot	☑
BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4	☑
BERG	Heartleaf Bergenia	Bergenia cordifolia var. 'Dressingham Ruby'	SP5	☑
MTI	Mountain Cranberry	Vaccinium vitis-idaea	SP4	☑
ALUG	Bugleweed	Ajuga reptans var. 'Bronze Beauty'	SP4	
TEST	Flame Sedge	Carex testacea	#1 Pot	
KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerster'	#2 Pot	
COLE	Purple Coneflower	Magnis echinacea	#1 Pot	
ACAS	Hummingbird Mint	Asperula var. 'Fall Fiesta'	SP5	
SALV	Meadow Sage	Salvia sylvestris var. 'May Night'	SP5	☑
PINK	Cottage Pink	Dianthus var. 'Kathon Pink'	SP5	
IRIS	Variegated Iris	Iris pallida var. 'Variegata Gold'	#1 Pot	
RUDB	Black Eyed Susan	Rudbeckia fulgida var. 'Goldsturm'	SP5	☑
JUNC	Scowering Rush	Juncus effusus	SP7	☑
CLEM	Montana Clematis	Clematis montana var. 'Jackman' 4 'Elizabeth'	#5 Pot	
ROSA	Climbing Austin Rose	Rosa var. 'Clare Austin'	#5 Pot	

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.



TREE REQUIREMENTS
 # TREES REMOVED: 7
 # REPLACEMENT TREES REQUIRED: 7
 # REPLACEMENT TREES PROVIDED: 9

Planting Area ID	Area (m²)	Soil Volume Multiplier*	Replacement Trees Proposed				Soil Volume Required (m³)			
			A	B	C	D	# Small	# Medium	# Large	Total**
ONSITE										
1	108	1.0M	108		7				105	105
2	93	1.0M	93			2			60	60
3	38	1.0M	38			1			30	30
4	43	1.0M	43			1			30	30

Notes:
 (1) All soil volume calculations are for replacement trees only
 (2) All replacement trees are ONSITE
 (3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table
 (4) All replacement trees meet soil volume requirements for this project.



THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

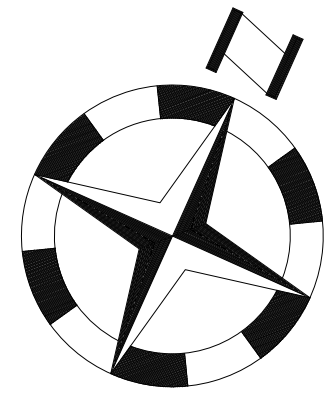
ARCH. STAMP

1055 ALSTON STREET
VICTORIA, BC

Dan Robbins

REV. DATE	NUMBER	DESCRIPTION
03-15-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
06-28-23	2	REV. LANDSCAPE CONCEPT PLAN
07-19-23	3	REV. LANDSCAPE CONCEPT PLAN
09-27-23	4	REV. LANDSCAPE CONCEPT PLAN
10-26-23	5	REV. LANDSCAPE CONCEPT PLAN
02-13-24	6	REISSUED FOR DP
04-15-24	7	REISSUED FOR DP
06-25-24	8	REVISED
07-16-24	9	REVISED

DATE	JULY 16, 2024	LANDSCAPE CONCEPT PLAN
SCALE	1:100	
DRAWN BY	BF/RF	L1



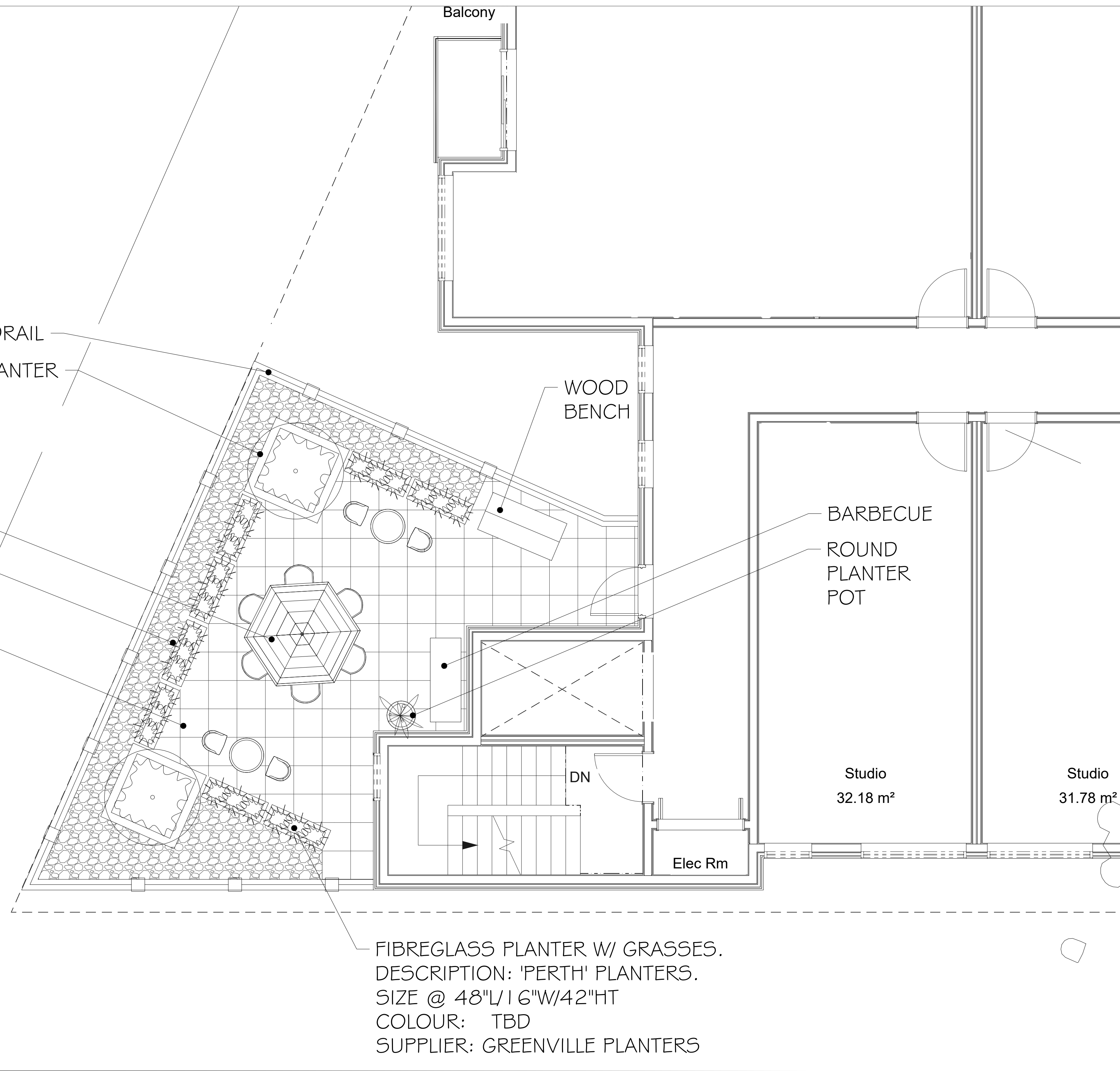
GUARDRAIL

5' x 5' 'MONTROY' FIBREGLASS PLANTER W/ FLOWERING TREE & SHRUBS. COLOUR: TBD
SUPPLIER: GREENVILLE PLANTERS

TABLES & CHAIRS

24" RIVER ROCK BORDER

HYDRAPRESSED SLAB PAVING



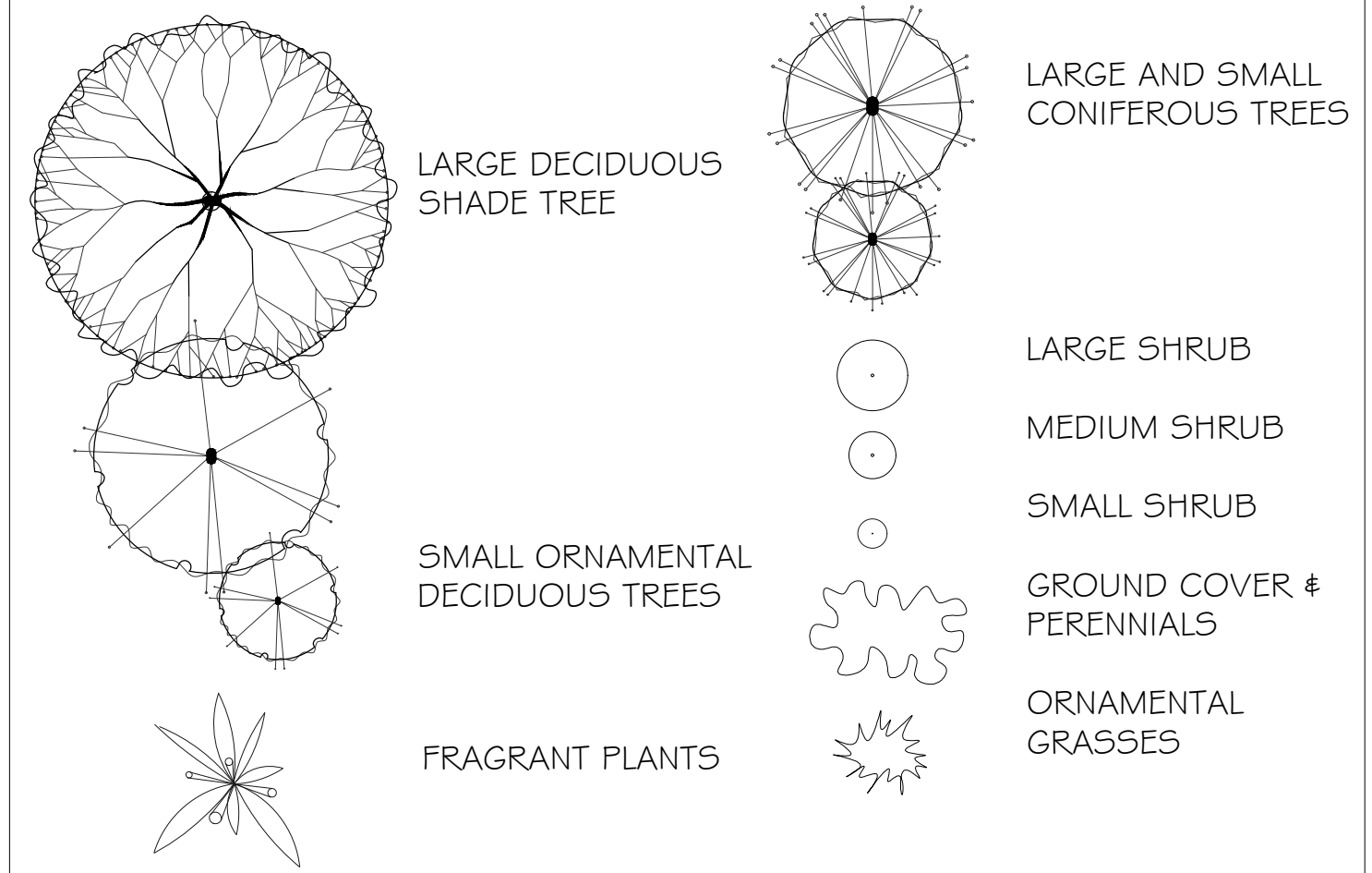
FIBREGLASS PLANTER W/ GRASSES. DESCRIPTION: 'PERTH' PLANTERS. SIZE @ 48"L | 6"W | 42"HT
COLOUR: TBD
SUPPLIER: GREENVILLE PLANTERS

Suggested Plant List

	Key	Common Name	Latin Name	Size
Small Trees	LAUR	Cherry Laurel (topiary tree form)	Photinia fraseri var. 'Red Robin'	#7 Pot
Large Shrubs	PIER	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#5 Pot
	ARBU	Strawberry Tree	Arbutus unedo var. 'Compacta'	#5 Pot
	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	MOCK	Mock Orange	Philadelphus lewisii	#5 Pot
Medium Shrubs	AZAP	Evergreen Azalea	Azalea japonica var. 'Girard's Fuchsia'	#2 Pot
Small Shrubs	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	Heavenly Bamboo	Nandina domestica var. 'Flum Passion'	#5 Pot
Ground Covers	COTO	Trailing Cottoncreeper	Cottoncreeper dammen	#SP4 Pot
Perennials & Grasses	IRIS	Sweet Iris	Iris pallida var. 'Vanegata'	#1 Pot
	LAV	English Lavender	Lavandula angustifolia var. 'Munstead'	#1 Pot
	SCIZ	Kaffir Lily	Schizostylis coccinea var. 'Oregon Sunset'	#1 Pot
	CARX	Variagated Sedge	Carex morroenii aureo var. 'Vanegata'	#1 Pot
	TEST	Orange New Zealand Sedge	Carex testacea	#1 Pot
	MISC	Maiden Hair Grass	Miscanthus sinensis	#1 Pot
	STIP	Spear Grass	Stipa calamaeostis	#1 Pot
	SEA	Seasonal Annual Flowers	Various	#1 Pot
	ASTI	Astilbe	Astilbe chinensis var. 'Pumila'	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

LEGEND



LANDSCAPE CONCEPT PLAN - LEVEL 2
LIA SCALE: 1:50



THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

ARCH. STAMP

1055 ALSTON STREET
VICTORIA, BC

CLIENT

Dan Robbins

REV. DATE	NUMBER	DESCRIPTION
03-15-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
06-15-23	2	REV. LANDSCAPE CONCEPT PLAN
07-19-23	3	REV. LANDSCAPE CONCEPT PLAN
10-26-23	4	REV. LANDSCAPE CONCEPT PLAN
02-13-24	5	RE-ISSUED FOR DP
04-15-24	6	RE-ISSUED FOR DP
06-25-24	7	REVISED
07-16-24	9	REVISED

DATE	JULY 16, 2024
SCALE	1:50
DRAWN BY	BF/RF

LANDSCAPE CONCEPT PLAN (LOBBY ROOF)

L1A

LOW GRASS
PLANTINGS
RAISED ASTRO-TURF
MULTI-USE LAWN

BLOCK CURB

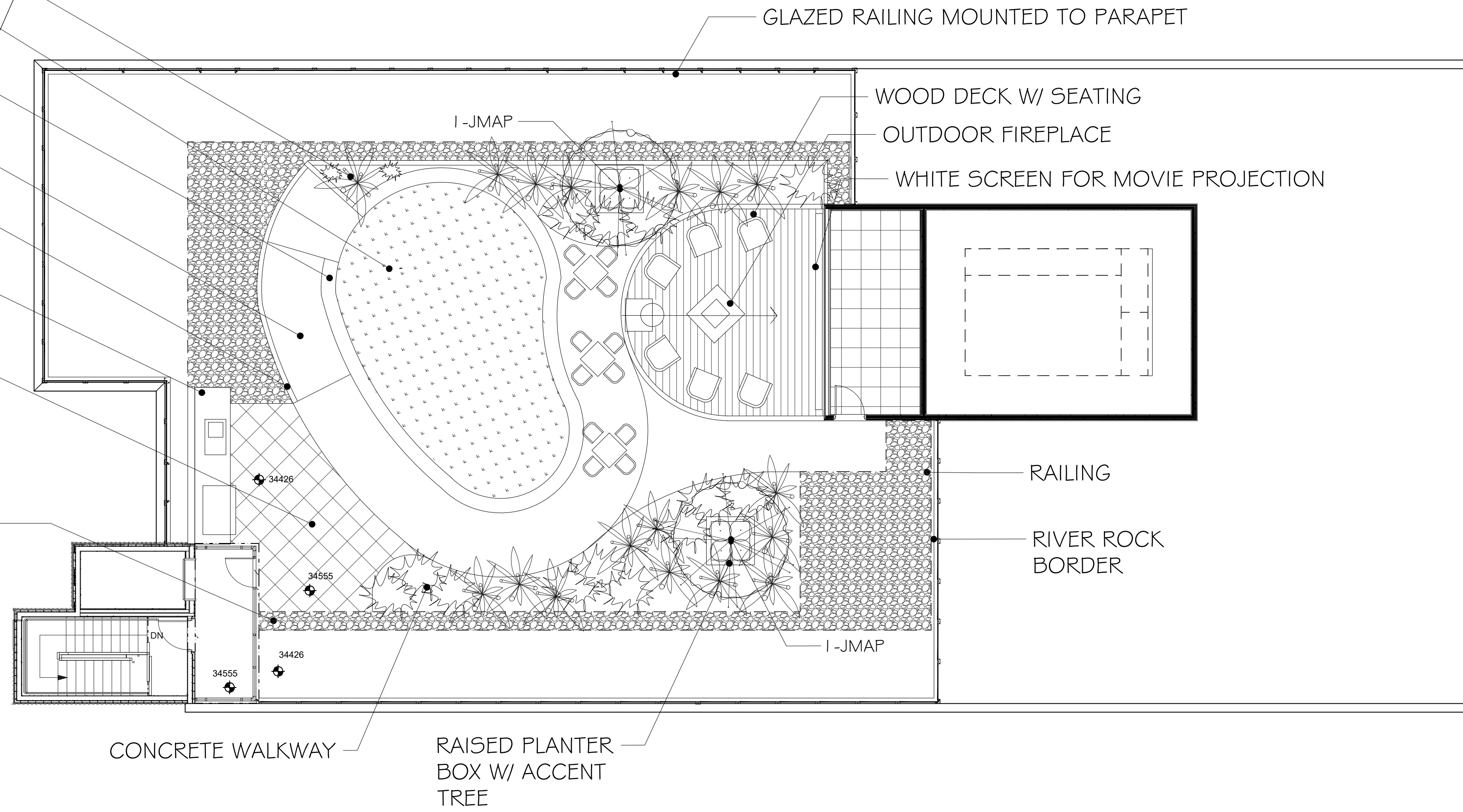
RAMP

6" CURB

OUTDOOR
KITCHEN

UNIT PAVERS

RIVER ROCK
BORDER

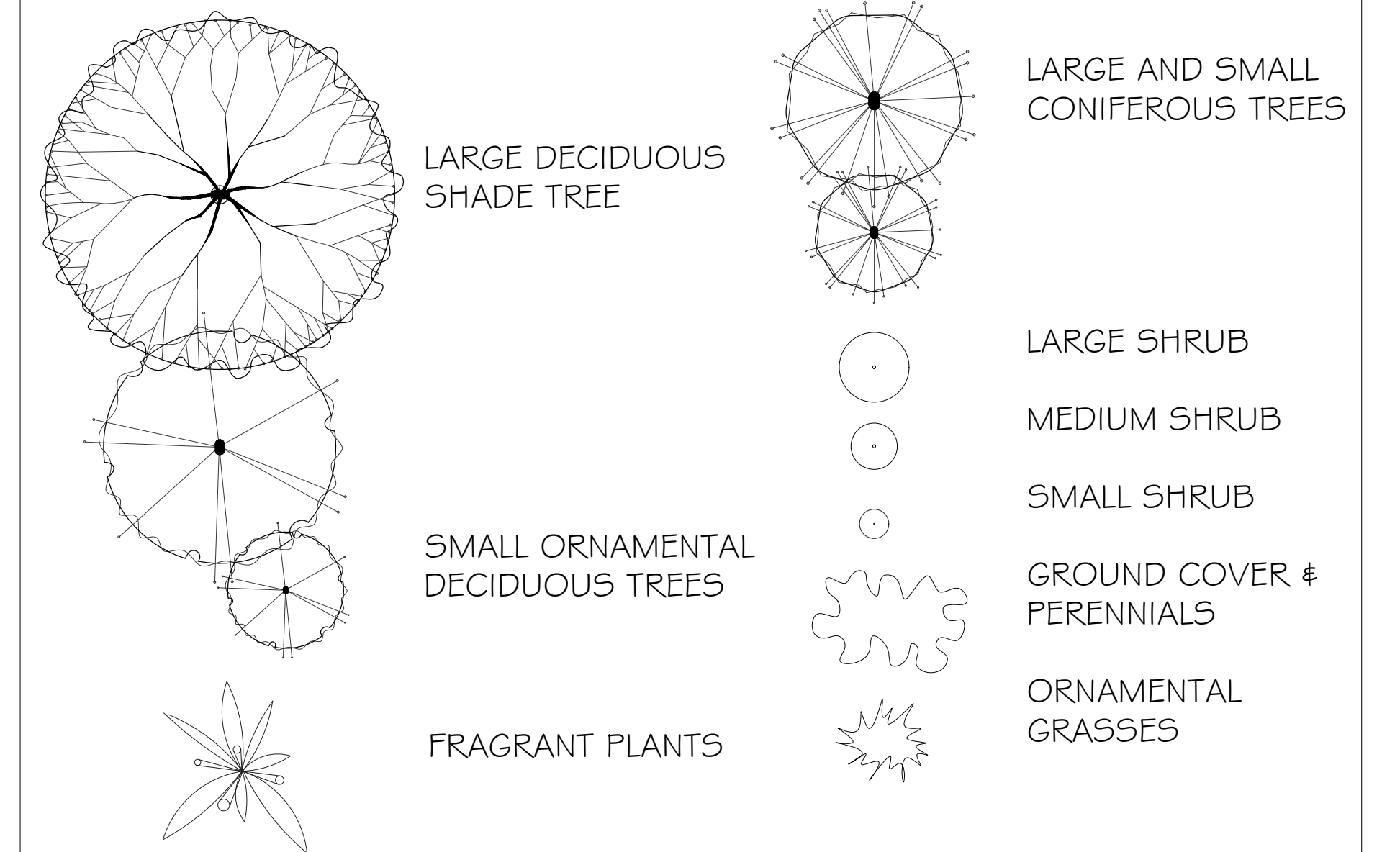


Suggested Plant List

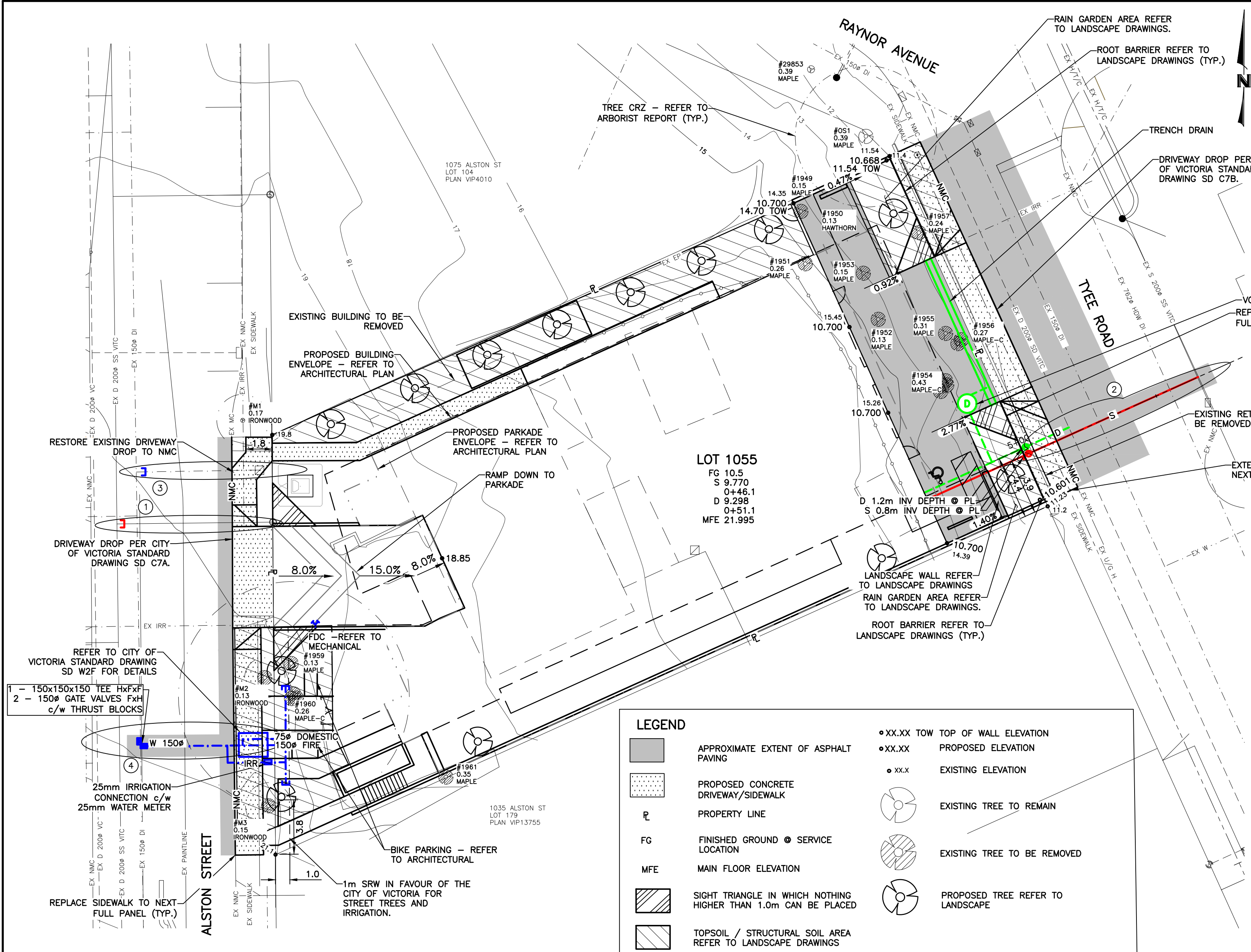
	Key	Common Name	Latin Name	Size
<i>Small Trees</i>	JMAP (2)	Japanese Maple	Acer japonica var. 'Osakazuki'	#7 Pot
<i>Large Shrubs</i>	PIER	Lily of the Valley Shrub	Fiens japonica var. 'Forest Flame'	#5 Pot
	ARBU	Strawberry Tree	Arbutus unedo var. 'Compacta'	#5 Pot
	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	MOCK	Mock Orange	Philadelphus lewisii	#5 Pot
<i>Medium Shrubs</i>	AZAP	Evergreen Azalea	Azalea japonica var. 'Girard's Fuchsia'	#2 Pot
<i>Small Shrubs</i>	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
<i>Ground Covers</i>	COTO	Trailing Cottoneaster	Cottoneaster dammeri	#SP4 Pot
<i>Perennials & Grasses</i>	IRIS	Sweet Iris	Iris pallida var. 'Variegata'	#1 Pot
	LAV	English Lavender	Lavandula angustifolia var. 'Munstead'	#1 Pot
	SCIZ	Kaffir Lily	Schizostylis coccinea var. 'Oregon Sunset'	#1 Pot
	CARX	Variegated Sedge	Carex morroenii aureo var. 'Variegata'	#1 Pot
	TEST	Orange New Zealand Sedge	Carex testacea	#1 Pot
	MISC	Maiden Hair Grass	Miscanthus sinensis	#1 Pot
	STIP	Spear Grass	Stipa calamagrostis	#1 Pot
	SEA	Seasonal Annual Flowers	Various	#1 Pot
	ASTI	Astilbe	Astilbe chinensis var. 'Pumila'	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

LEGEND



REV. DATE	NUMBER	DESCRIPTION
03-15-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
06-15-23	2	REV. LANDSCAPE CONCEPT PLAN
10-26-23	3	REV. LANDSCAPE CONCEPT PLAN
06-25-24	4	RE-ISSUED FOR DP
07-16-24	5	REVISED



1055 ALSTON STREET SITE PLAN
SCALE: 1:200

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMD, LATEST EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE APPLICANT SHALL CONTACT THE CITY'S REPRESENTATIVE WITH THE ENGINEERING DEPARTMENT, LAND DEVELOPMENT SECTION (BMO@VICTORIA.CA) TO ARRANGE FOR A PRE-CONSTRUCTION MEETING FOR THE FRONTAGE WORKS. ONE WEEK (5 WORKING DAYS) ADVANCE NOTICE FOR THE MEETING IS REQUIRED.
- THE APPLICANT SHALL CONTACT THE TRANSPORTATION DEPARTMENT (ENG@VICTORIA.CA) TO DISCUSS THE PROPOSED WORKS AND STREET OCCUPANCY PERMIT REQUIREMENTS, ONE WEEK (5 WORKING DAYS) IN ADVANCE OF STARTING CONSTRUCTION.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG ALSTON STREET & TYEE ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- PRIOR TO COMMENCEMENT OF EXCAVATION, SOIL RELOCATION OR DE-WATERING OF THE CONSTRUCTION SITE, CONTRACTORS SHALL BE REGISTERED UNDER BYLAW 14-071 SCHEDULE G: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES. CONTACT ADAM STEELE, STORMWATER MANAGEMENT SPECIALIST, AT (250) 361-0318 OR ASTEEL@VICTORIA.CA TO REGISTER.
- THE APPLICANT SHALL IMPLEMENT SEDIMENTATION CONTROL TO ENSURE NO SILT LADEN WATER OR DEBRIS FROM EXCAVATION WORKS ENTER THE ADJACENT CATCH BASIN(S) AND CITY'S DRAINAGE SYSTEM. ALL DISCHARGES FROM THE CONSTRUCTION SITES TO THE CITY STORM SYSTEM MUST BE REGISTERED AND COMPLIANT WITH THE CITY'S CODES OF PRACTICE PROGRAM. THE PROPERTY MUST BE REGISTERED (SCHEDULE F) AND MUST ENSURE THAT ANY DISCHARGE IS COMPLIANT (SCHEDULES D AND H). THIS INCLUDES WORKS IN PLACE WITH INSPECTIONS AND MAINTENANCE, SAMPLING, LOCATION, AND SAMPLING COLLECTION AND ANALYSIS.
- NO PROHIBITED WASTE (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. IF THIS IS NOT POSSIBLE THEN THE APPLICANT MUST APPLY TO THE CRD TO DISCHARGE TO THE SANITARY SYSTEM.
- RECORD DRAWINGS, AS PER THE CITY'S BYLAW NO.12-042 SHALL BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT REPRESENTATIVE UPON COMPLETION.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 200# PVC DR35 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- SEWER AND DRAIN MANHOLES SHALL BE 1050# BARRELS UNLESS OTHERWISE SPECIFIED.
- THE CITY OF VICTORIA SHALL CAP AND REMOVE EXISTING SANITARY CONNECTION AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE OF LOT 1055 AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- ALL PIPE FITTINGS 250mm OR GREATER SHALL BE MECHANICAL JOINTS COMPLETE WITH RESTRAINTS, RATED FOR 235 PSI FOR 250mm DIAMETER AND SMALLER PIPE, AND 350 PSI FOR 300mm DIAMETER AND LARGER PIPE. RESTRAIN PIPE AT FIRST JOINT.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICE AND REMOVE THE WATER METER FOR LOT 1055 ALSTON STREET AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA FORCES TO INSTALL 150mm TEE, 2 150mm GATE VALVES, 150mm SERVICE C/W 50# WATER METER AS PER CITY OF VICTORIA STD DWG SD WZF AT DEVELOPER'S EXPENSE.

IHA WATER SUPPLY NOTES

- THE IHA WATER CONSTRUCTION PERMIT IS CONDITIONAL UPON THE CRD RECEIVING A RIGHT OF WAY TO ITS SATISFACTION ENCOMPASSING AT LEAST THE PROPOSED ON-SITE WATER MAIN, SERVICES AND WATER METERS.
- THE IHA WATER CONSTRUCTION PERMIT IS CONDITIONAL UPON THE INSTALLATION OF INDIVIDUAL RESIDENTIAL WATER METER BOXES C/W DUAL-CHECK VALVES IN THE METER SETTERS, FOR CROSS-CONNECTION CONTROL.
- THE CONTRACTOR MUST IDENTIFY AND LOCATE FOR THE "AS-CONSTRUCTED DRAWINGS" THE IRRIGATION SYSTEM CONNECTIONS AND ANY BURIED TEST POINTS FOUND ALONG THE PROPOSED WATER MAIN.
- IRRIGATION CONNECTIONS MUST BE SUPPLIED WITH AN ACCESSIBLE TESTABLE BACKFLOW ASSEMBLY AND SHUTOFF VALVES FOR CROSS-CONNECTION CONTROL.

ROAD

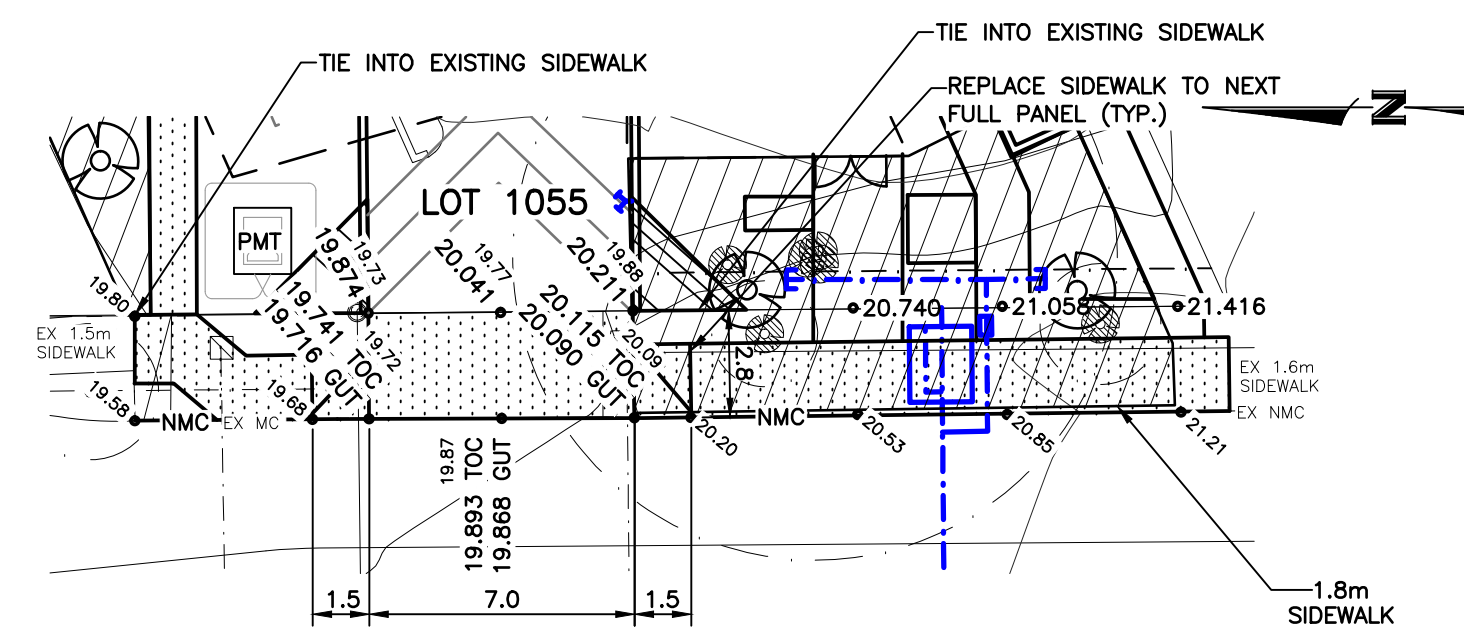
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

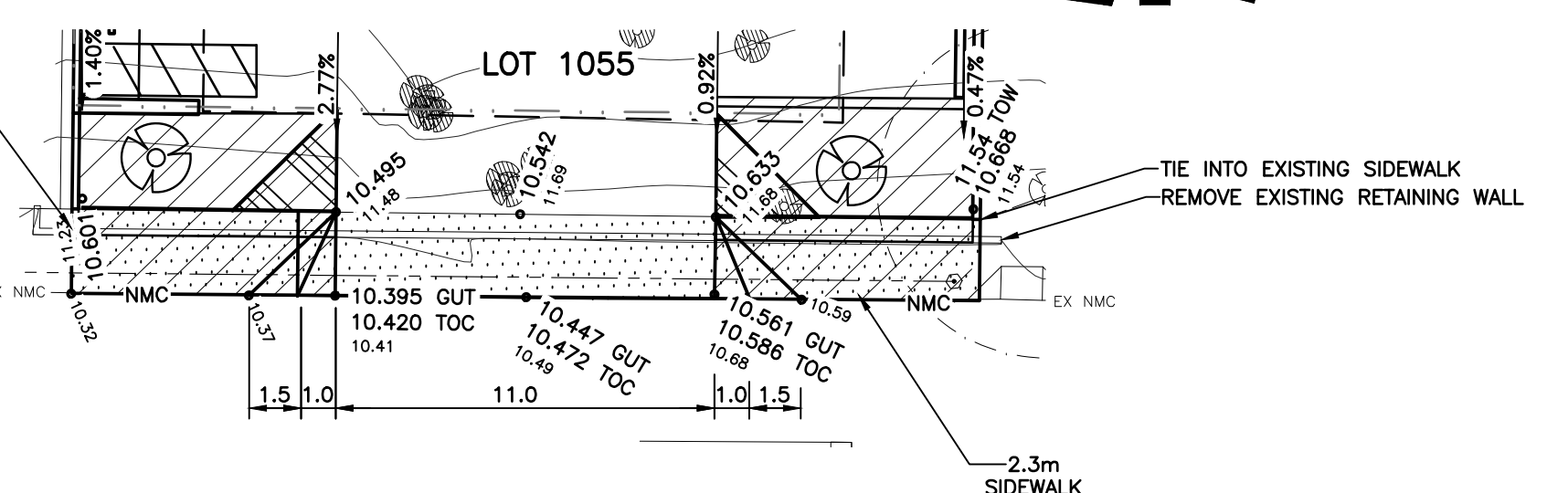
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- ENVIRONMENTAL PROTECTION AND EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PRIOR TO, AND THROUGHOUT CONSTRUCTION ONSITE AND OFFSITE. THESE MEASURES MAY INCLUDE, BUT NOT NECESSARILY LIMITED TO TREE AND VEGETATION PROTECTION FENCING, SILT FENCING, SEDIMENT CONTROL PONDS AND INTERCEPTOR SWALES, CATCH BASIN SOCKS AND WADDLES, ETC.
- PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW BY THE DISTRICT PRIOR TO CONSTRUCTION.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

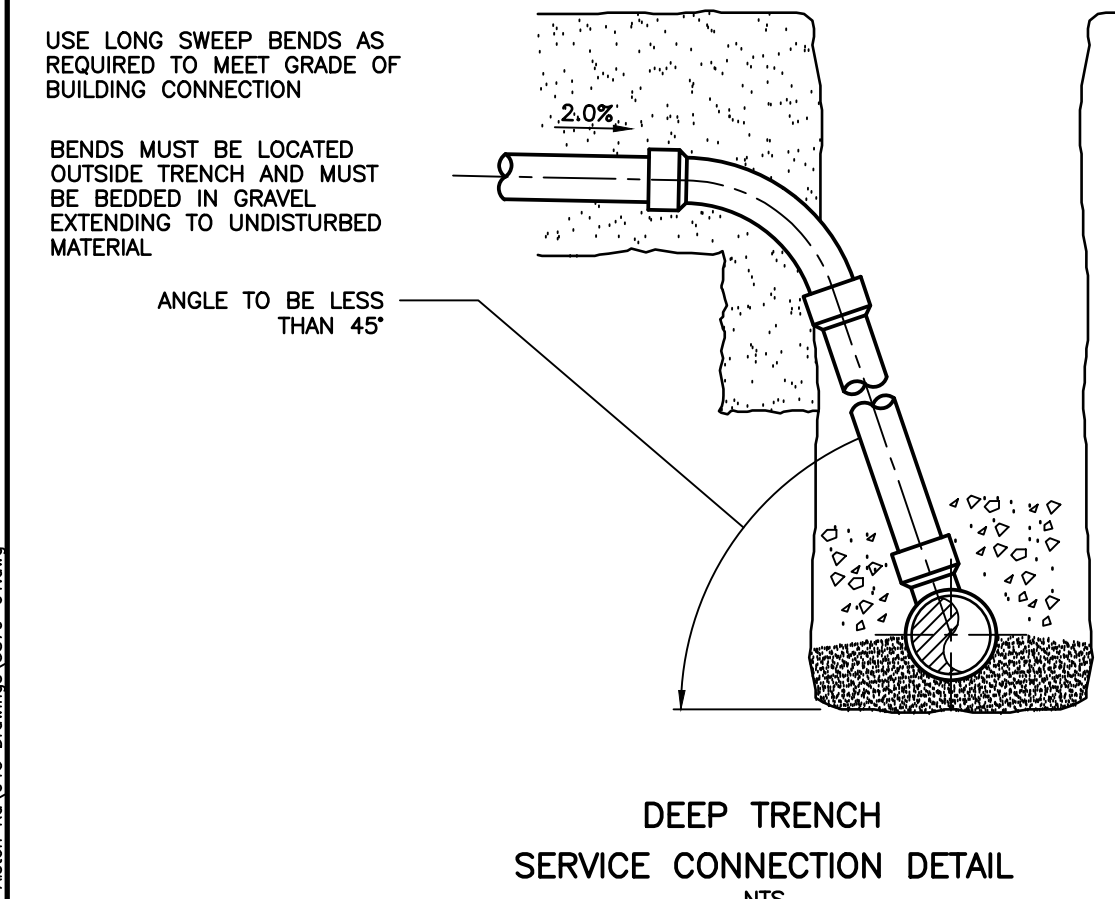
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 AND "DIG SHAW" AT DIGSHAW.CA A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT 1055 ALSTON STREET TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.



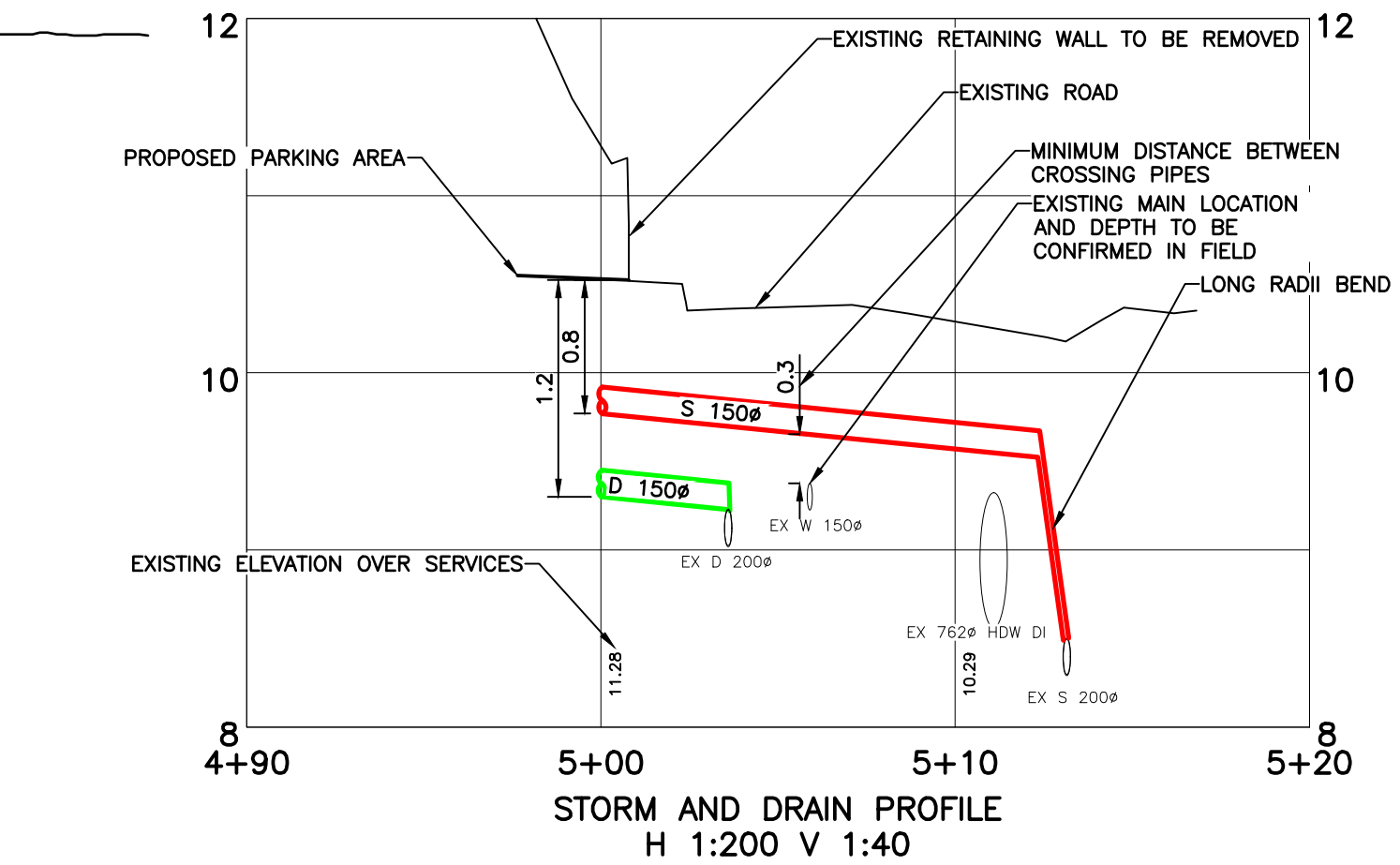
ALSTON STREET DRIVEWAY GRADING
SCALE: 1:200



TYEE ENTRANCE DRIVEWAY GRADING
SCALE: 1:200

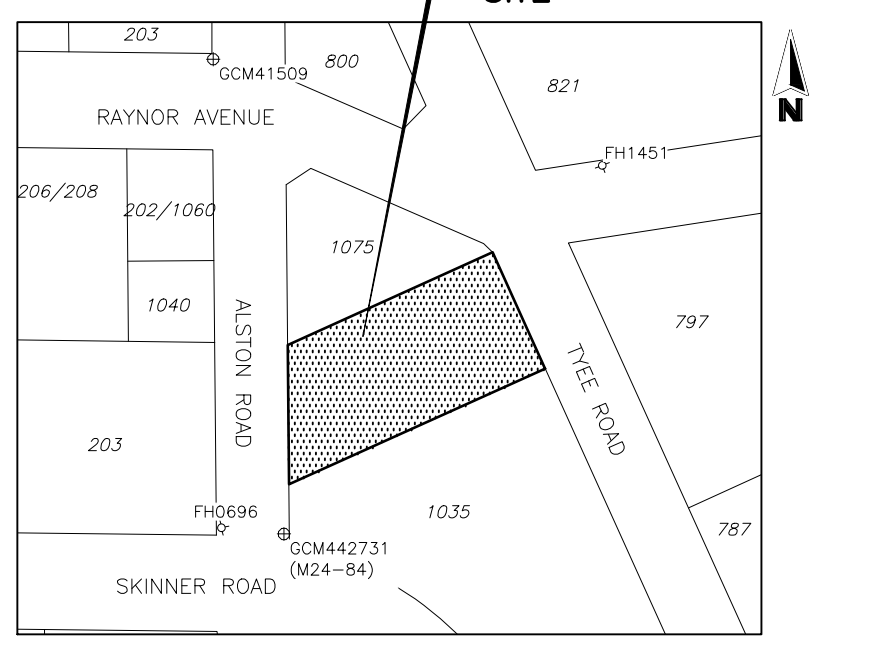


DEEP TRENCH SERVICE CONNECTION DETAIL
N.T.S.



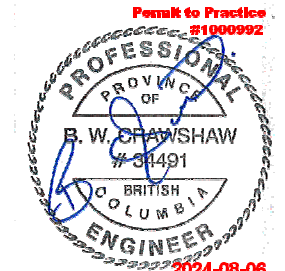
STORM AND DRAIN PROFILE
H 1:200 V 1:40

WORKS AND SERVICES CHECK TABLE			
PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	COMPANY NAME	SIGNATURE	
UTILITY	BC HYDRO		
	TELUS		
	FORTIS		
MUNICIPAL	SHAW		
	LAND DEVELOPMENT		
	TRANSPORTATION		
	UNDERGROUND		
	PARKS		



LOCATION PLAN
N.T.S.

PROPOSED DEVELOPMENT OF LOT 105, DISTRICT LOT 119, PLAN 3237, ESQUIMALT DISTRICT INCLUDED WITH PLAN 4010.



ISLAND HEALTH PERMIT # W-S-_____

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND	
WATER — W —	EXISTING U/G UTL. ————
SEWER — S —	PROPOSED U/G UTL. ————
DRAIN — D —	LIGHT STANDARD ————
DITCH ————	POWER POLE ————
CULVERT ————	ANCHOR ————
HEADWALL ————	
GAS — G —	MANHOLE ————
CURB — C —	CLEANOUT ————
SIDEWALK — S/W —	CATCHBASIN ————
EDGE PAVE. ————	ROAD SIGN ————
BUSHLINE ————	
TREE ————	
	HYDRANT ————
	VALVE ————
	METER ————
	REDUCER ————
	MONUMENT ————
	LOT PIN ————
	LEAD PLUG ————

REVISIONS	
No.	DESCRIPTION
3	REISSUED FOR DEVELOPMENT PERMIT
2	REISSUED FOR DEVELOPMENT PERMIT
1	REISSUED FOR DEVELOPMENT PERMIT
	ISSUED FOR DEVELOPMENT PERMIT

DESIGNED	BC
DRAWN	NC
CHECKED	JS
240722	NC
240627	NC
240214	NC
230720	NC
	SCALE Horz. 1:200
	Vert.

WESTBROOK Consulting Ltd.
 #115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
 Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
 1055 ALSTON ROAD
 SAKURA PROPERTY DEVELOPMENT
 GENERAL NOTES
 DRIVEWAY GRADING
 SITE SERVICING

WESTBROOK PROJECT No. 3879
 GOVERNING AUTHORITY FILE No.
 SHEET OF REV. 1 1 3
 WESTBROOK DRAWING No. 3879-01