

LEGEND

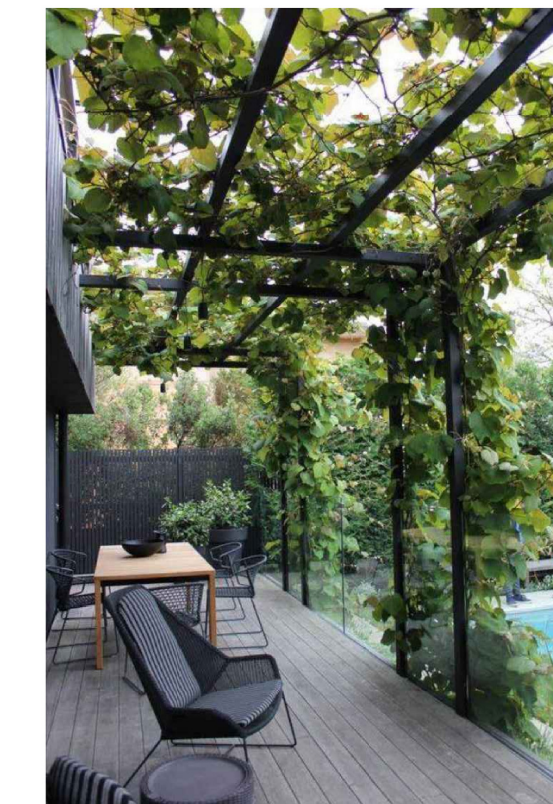
- PROPERTY LINE
- SRW
- MUNICIPAL SOD BOULEVARD
 - 150 mm (6") DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
 - SOD
- SOD
 - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
 - SOD
- ON-SITE LANDSCAPE AREA
 - 600 mm (24") DEPTH PLANTING AREA GROWING MEDIUM (MMCD)
 - 50 mm (2") DEPTH MULCH
- OFF-SITE LANDSCAPE AREA
 - 600 mm (24") DEPTH PLANTING AREA GROWING MEDIUM (MMCD)
 - 50 mm (2") DEPTH MULCH
- PERMEABLE PAVER
- GRAVEL PATH
- PEA GRAVEL PLAYGROUND
- ENTRY PAVER
- C.I.P. CONCRETE PATHWAY/ PARKING STALL
- ASPHALT DRIVE
- 2 X 2 PAVER FOR PRIVATE PATIOS
- MUNICIPAL SIDEWALK
 - C.I.P. CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- BENCH
- 6' HT PERIMETER FENCE
- 4' HT PERIMETER FENCE
- + EXISTING BOULEVARD TREE TO BE RETAINED
- PROPOSED TREES
- BIKE RACK

SITE PERMEABILITY

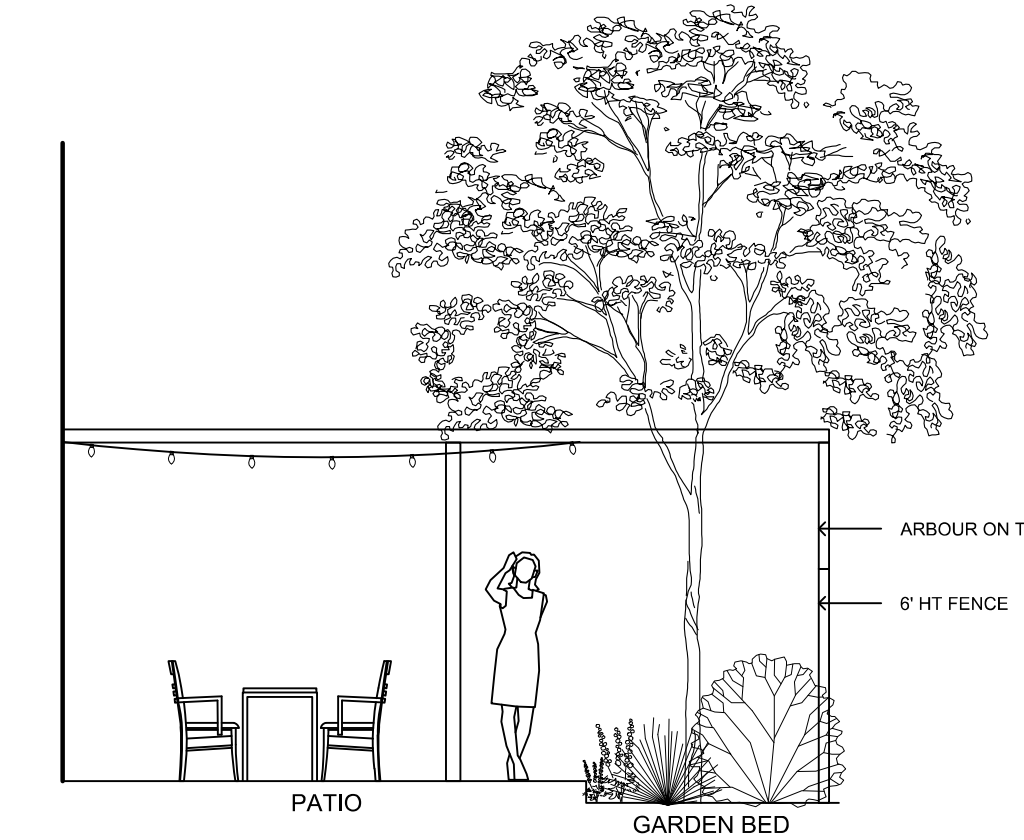
SITE AREA: 1467 m²
 LANDSCAPED AREA: 454
 PROPOSED PERMEABLE AREA ON SITE: 31%



PARKING LOT WITH ARBOUR



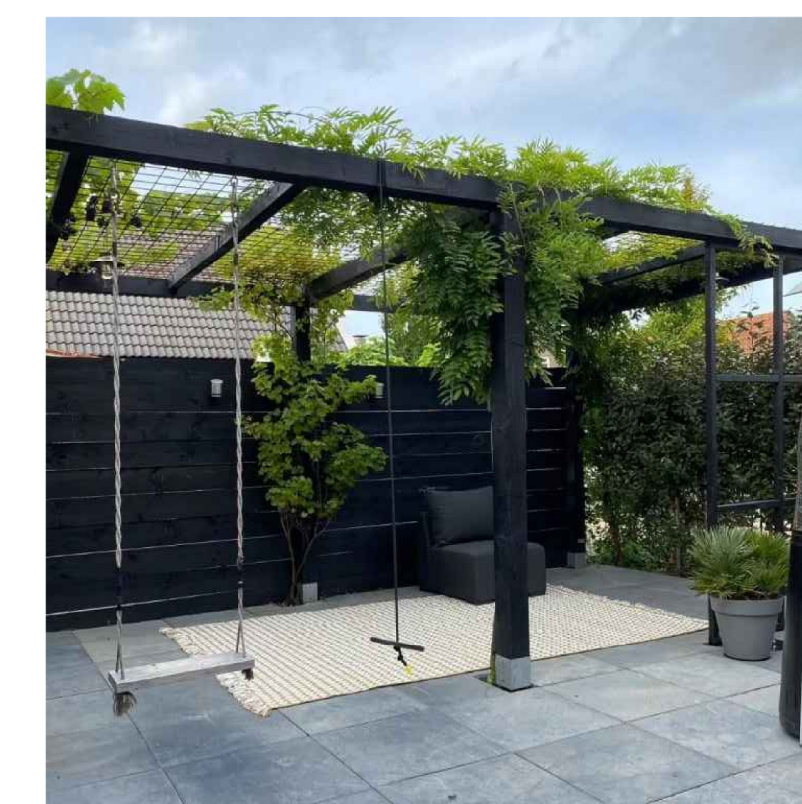
PERGOLA OVER PRIVATE PATIOS



DESIGN DIAGRAM



PERMEABLE PAVER DRIVEWAY



PLAYGROUND PERGOLA WITH SWING



CUSTOM BENCH



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophiliacollective.ca 250 590 1156

PROJECT ADDRESS:
**422 Edward Street -
 488 Wilson Street**
 Victoria, BC

DESIGNED BY: BIANCA BODLEY
 DRAWN BY: KIM TANG

ISSUED FOR	
1 REVIEW	22-03-22
2 REVIEW	22-04-25
3 DP SUBMISSION	22-12-13

SEAL



NORTH ARROW



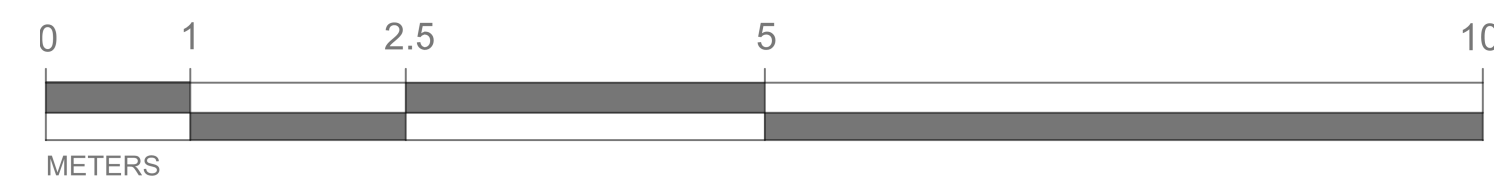
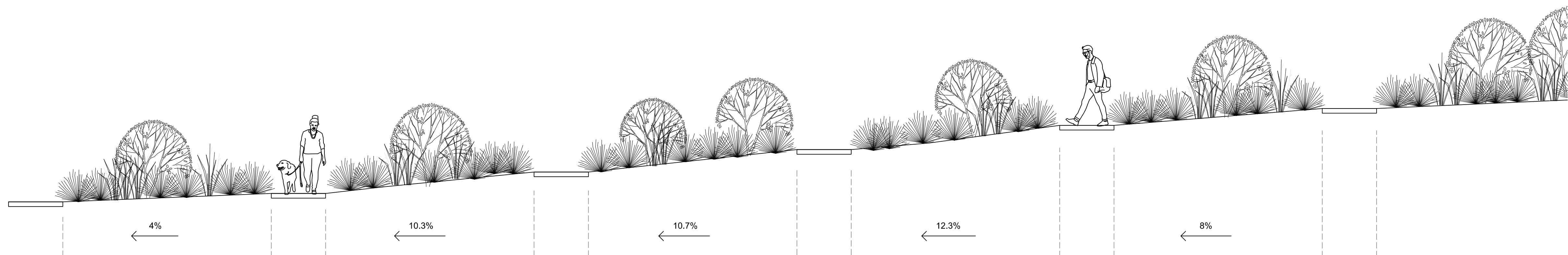
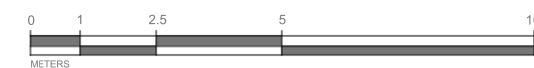
DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:

SCALE: NTS

L1

EDWARD STREET



1 BUILDING A FRONT GARDEN SECTION
L2 NTS



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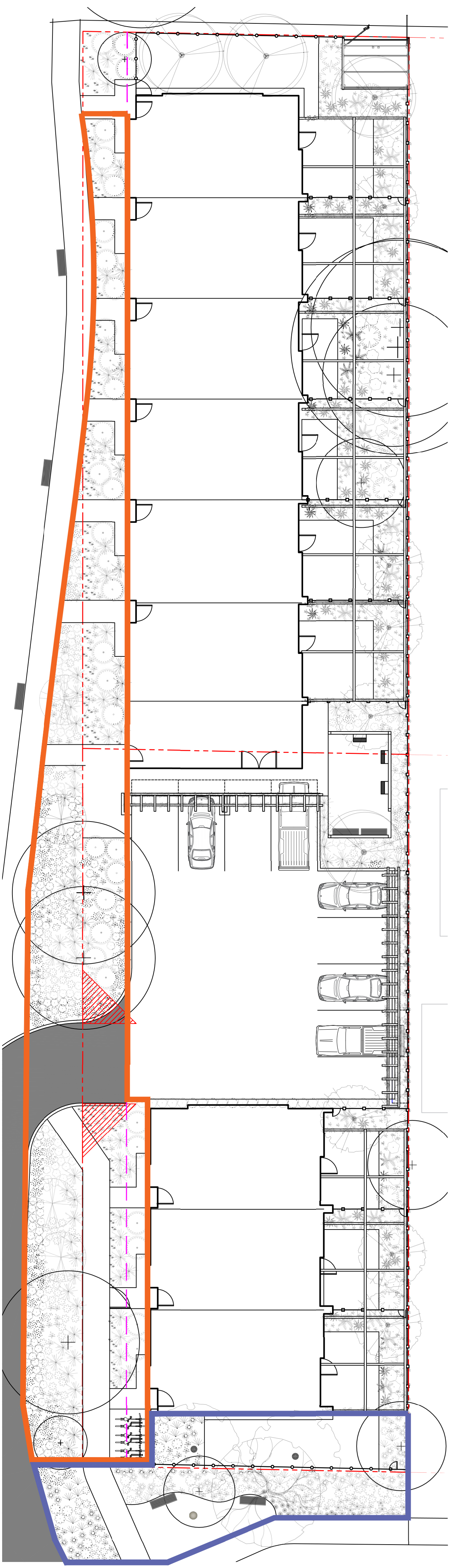



DRAWING TITLE:
GRADING SECTION


DWG NO:

SCALE: NTS

L2



 DROUGHT TOLERANT PLANTS

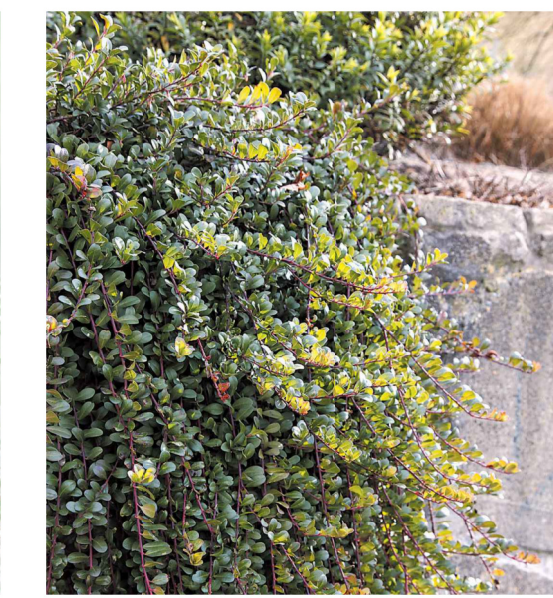
 GARRY OAK MEADOW



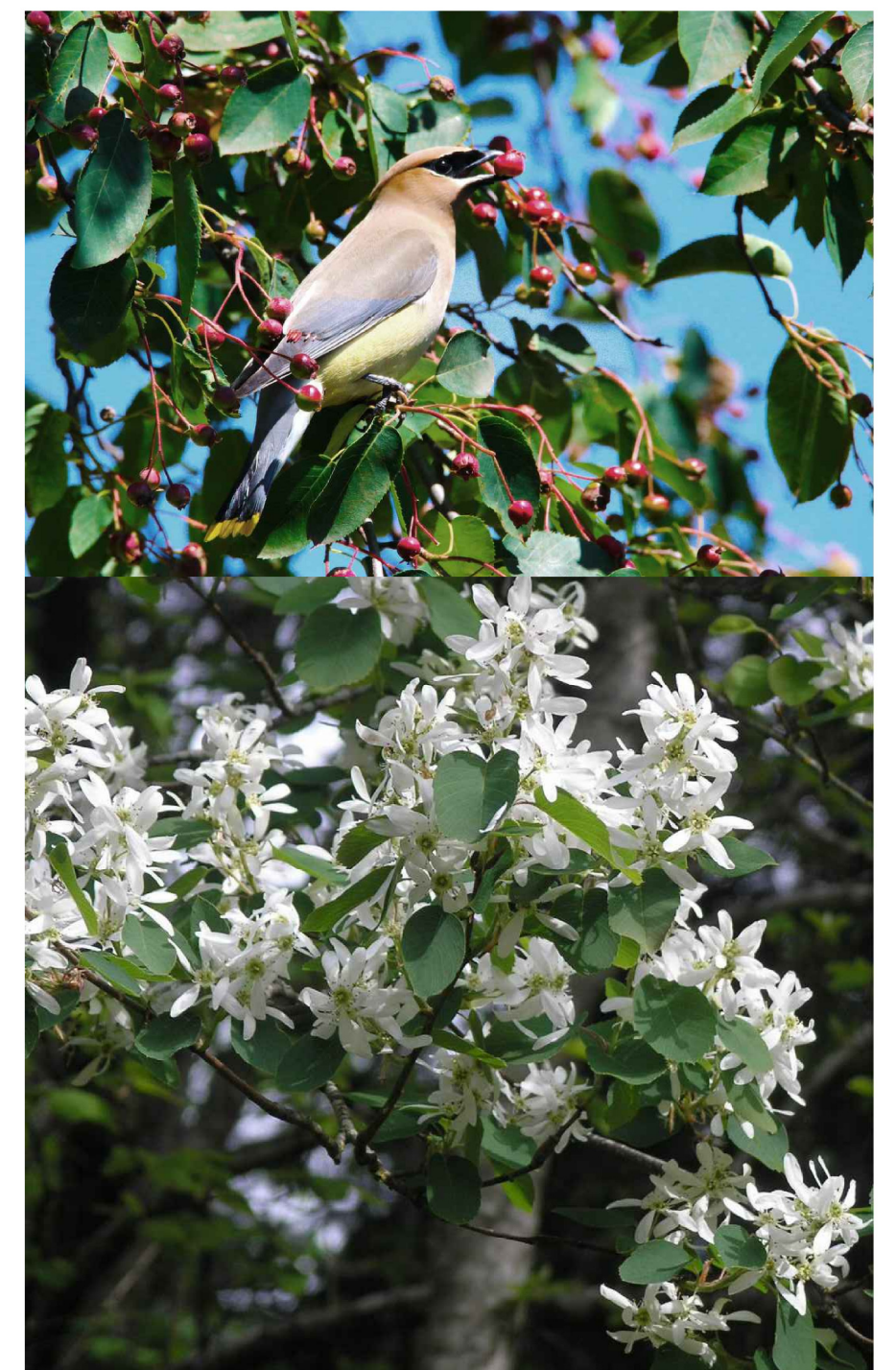
DWARF MUGO PINE



WHITE FLOWERING HEATHER



KINNIKINNICK



SERVICEBERRY



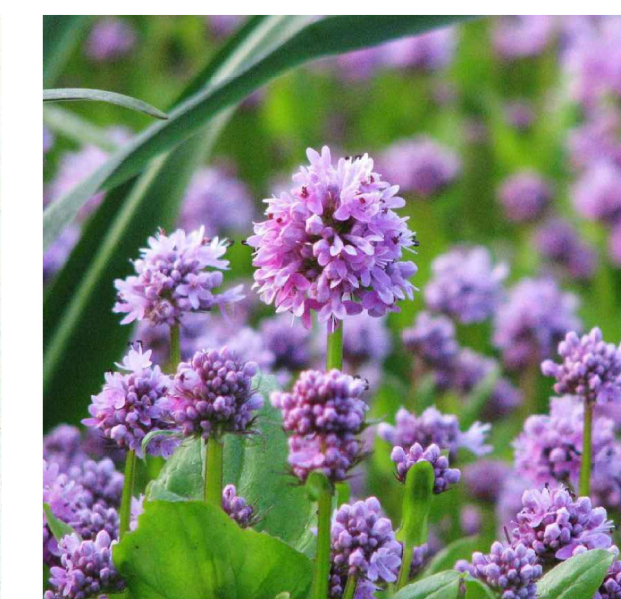
NODDING ONION



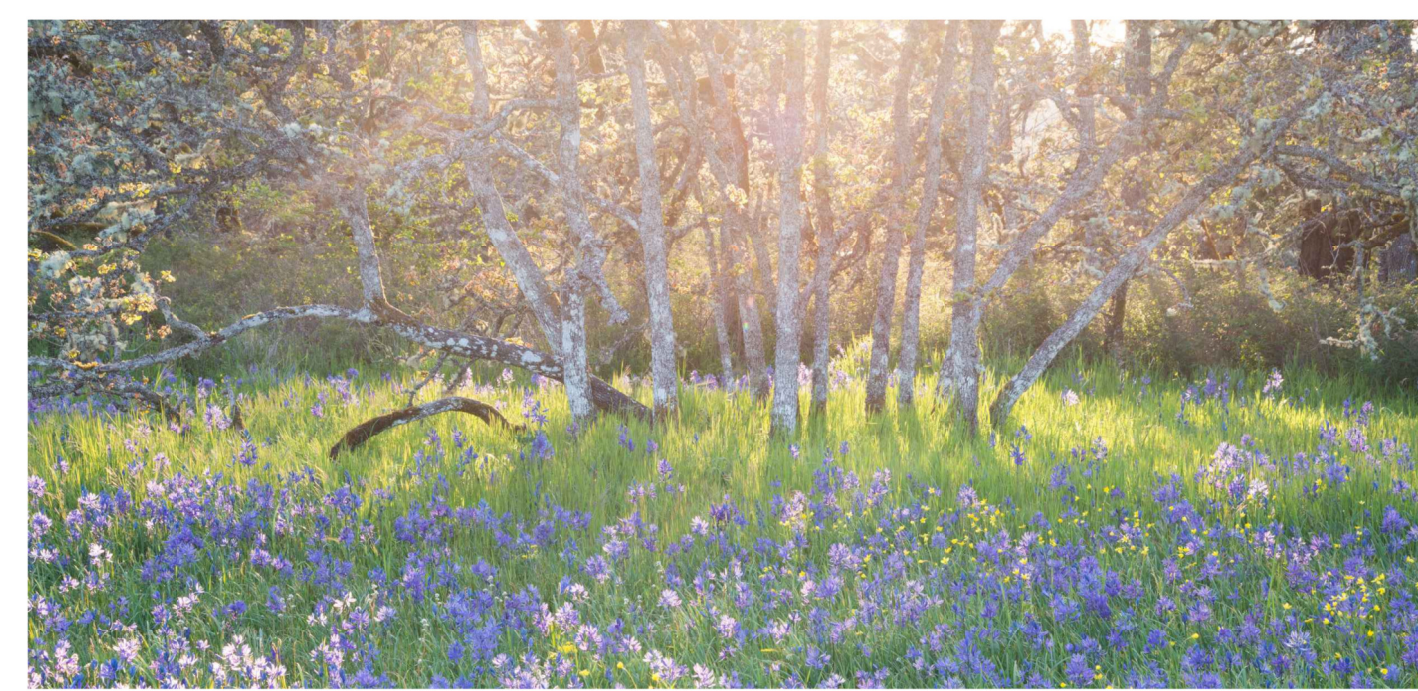
BROADLEAF STONECROP



HEAVY METAL SWITCHGRASS



SEA BLUSH



GARRY OAK MEADOW



YARROW



BROAD LEAVED SHOOTING STAR



CAMAS



PEARLY EVERLASTING



CALIFORNIA BROME



ROEMER'S FESCUE



NODDING ONION



PIN OAK TREE



GARRY OAK TREE

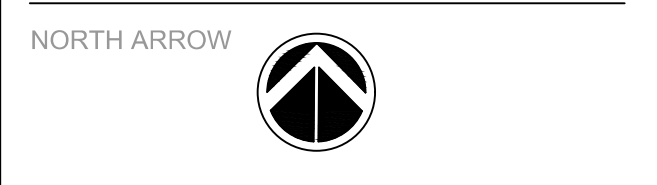
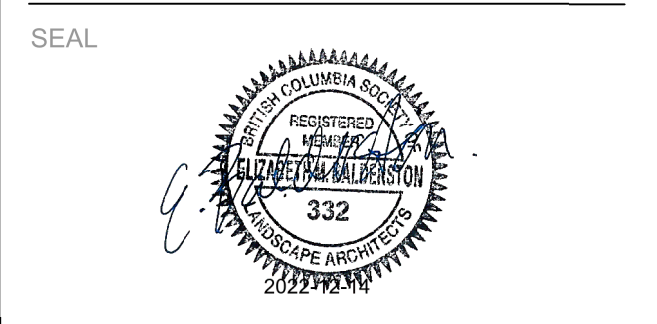


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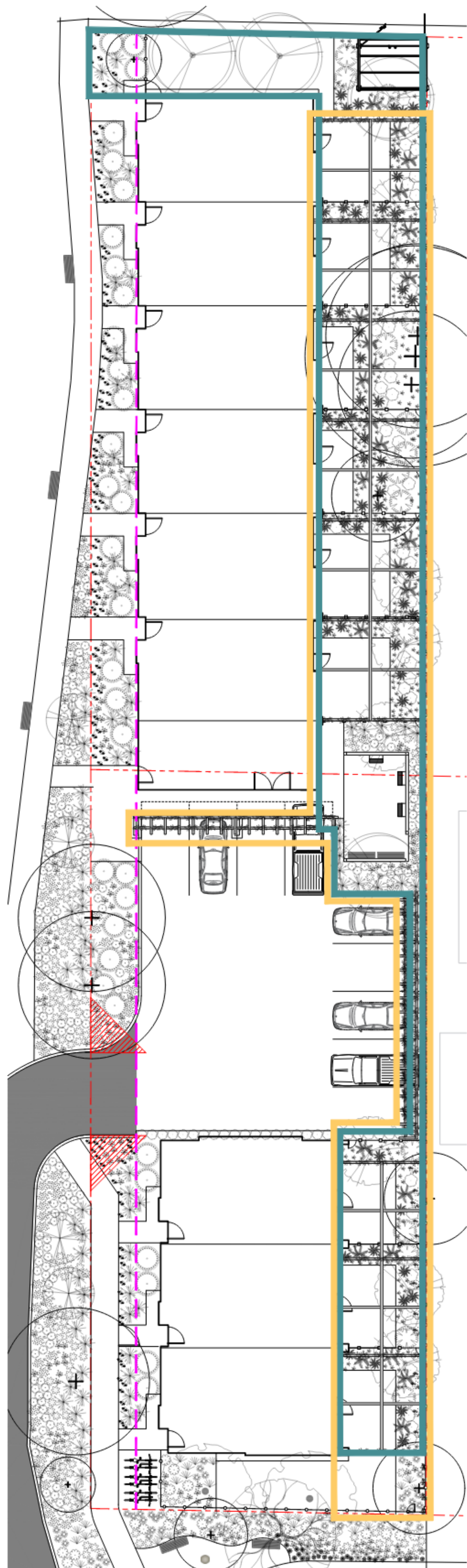
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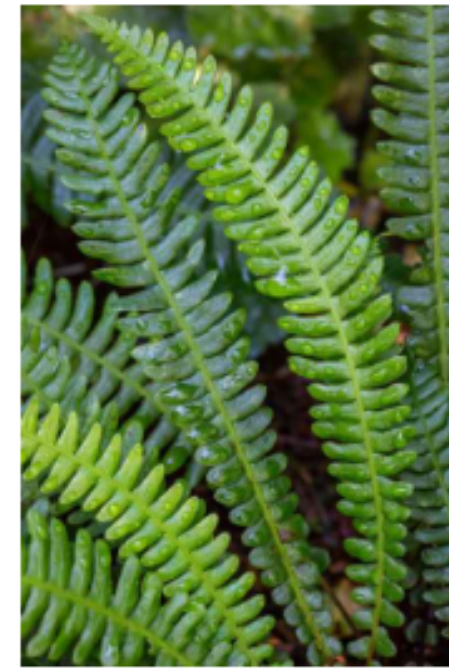
DRAWING TITLE:
PLANTING IMAGERY

DWG NO:
 SCALE: 1:100 **L3**




NATIVE SHADE PLANTS


CLIMBING PLANTS



DEER FERN



WESTERN SWORD FERN



CANADIAN WILD GINGER



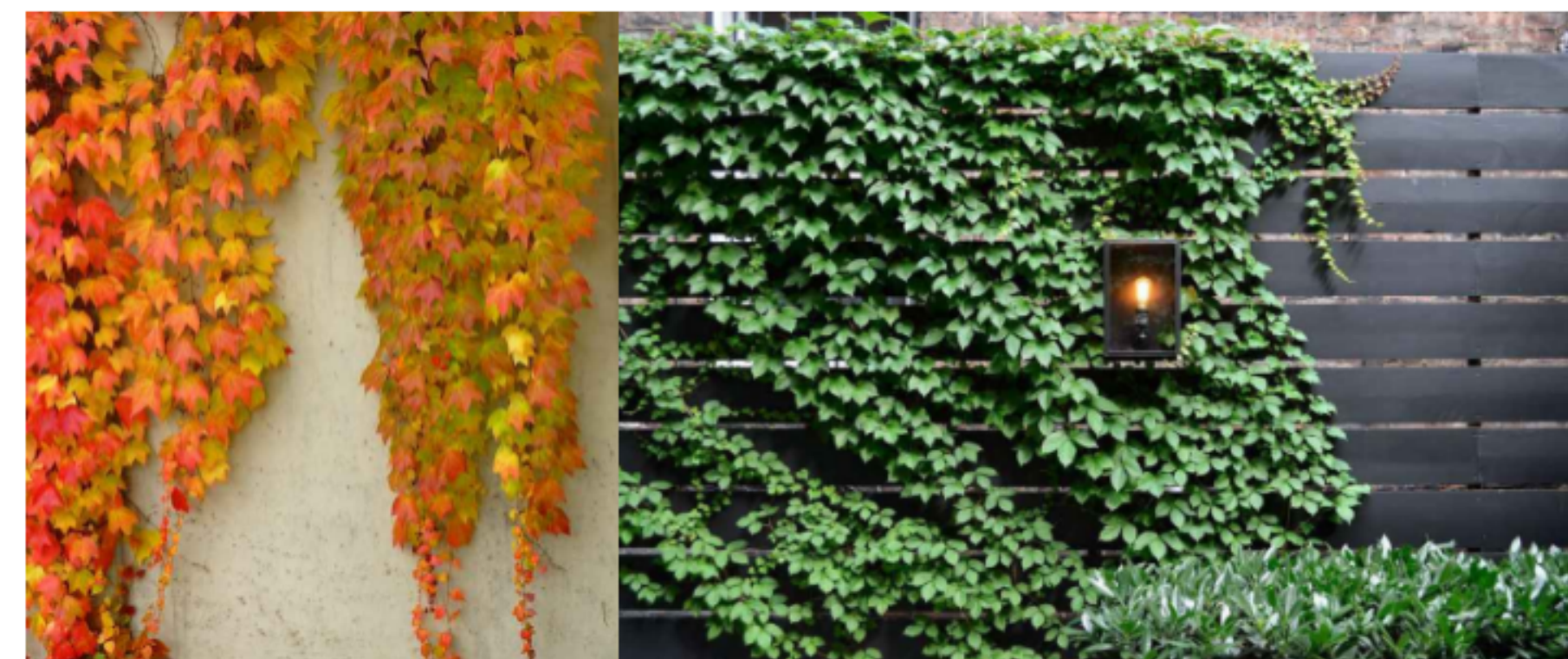
MOCK ORANGE



PACIFIC DOGWOOD



WHITE FLOWERING WISTERIA



BOSTON IVY - ON FENCE



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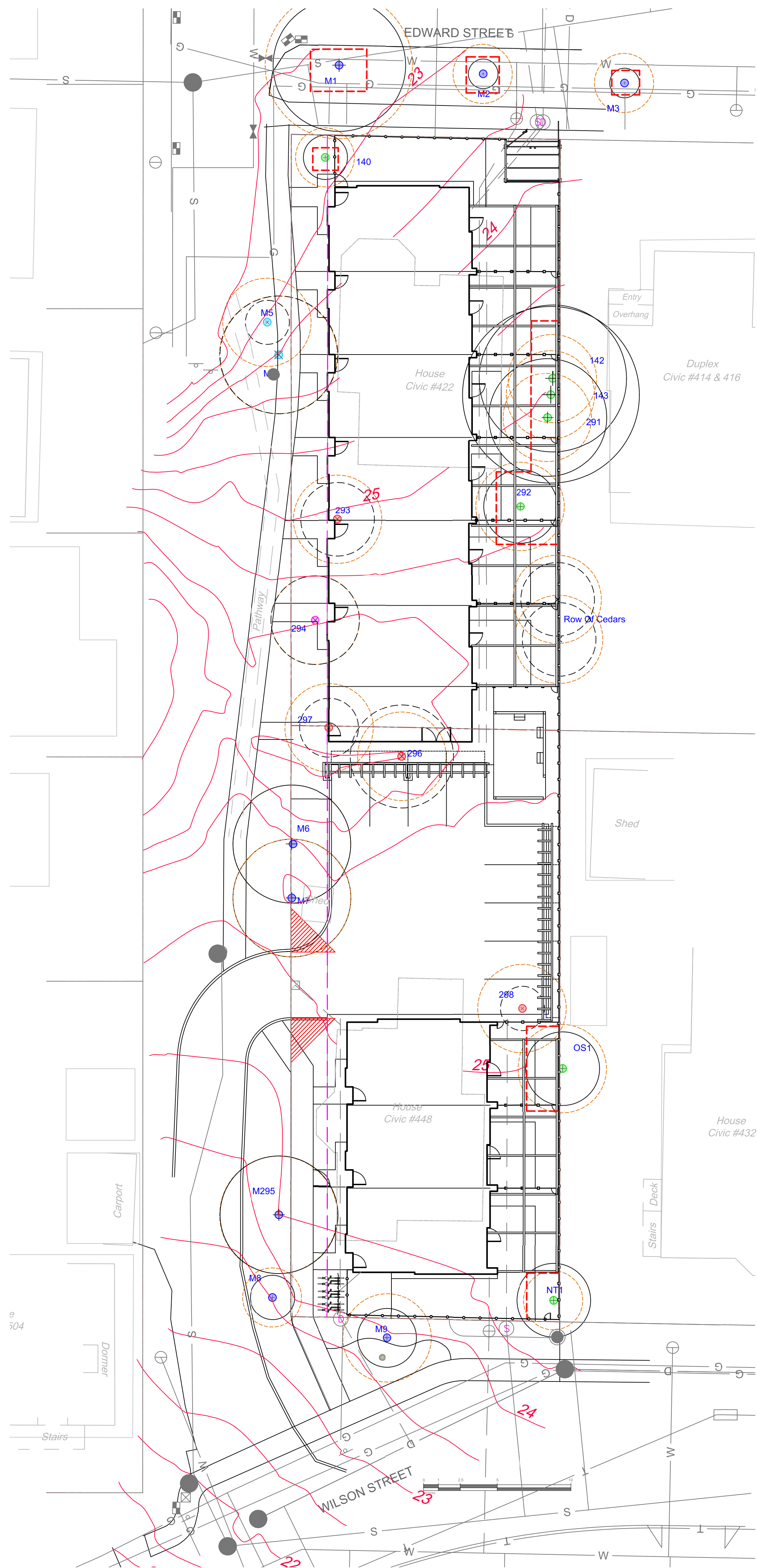


DRAWING TITLE:
**PLANTING IMAGERY
CONTINUED**

DWG NO:

SCALE: 1:100

L4



LEGEND

- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- NON-PROTECTED TREE FOR REMOVAL
- MUNICIPAL TREE TO BE RETAINED
- MUNICIPAL TREE TO BE REMOVED

- CRITICAL ROOT ZONE
 - MEASURED IN RADIUS
- + TREE TO BE RETAINED
 - SHOWN AS CANOPY SPREAD IN DIAMETER
- x TREE TO BE REMOVED
 - SHOWN AS CANOPY SPREAD IN DIAMETER
- TREE PROTECTION FENCING
 - TO OUTSIDE OF DRIFLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION TO MUNICIPAL STANDARD

Table 1. Details of Trees on survey plans.

Tag / ID #	Species	Trunk Diameter (cm)	Bylaw status		Protected Root Zone * 1	Canopy spread diameter, m	Condition Good, Fair, Poor.	Retention suitability Good or Poor	Remove Y / N	Comments
			M	Y						
M1	Black Locust	75	M	Y	5	9	G	G	N	
M2	Red Oak	6	M	Y	2	2	P	G	N	Many past wound sites on trunk
M3	Honey Locust	5	M	Y	2	1	G	G	N	
M4	Horse chestnut	47	M	Y	4	8	G	P	N	
M5	Bigleaf maple	11/11/7	M	Y	3	3	F	P	Y	Severely pruned for hydro clearance, poor form
M6	Horse chestnut	~62	M	Y	4	8	G	G	Y	Heavy ivy on trunk. Diameter estimated
M7	Horse chestnut	55	M	Y	4	8	G	G	N	
M295	Horse chestnut	76	M	Y	4	8	G	G	N	Old pruning wounds, reasonable condition.
M8	Black Locust	8	M	Y	2	3	G	G	N	
M9	Red Horse chestnut	20	M	Y	3	4	G	G	N	
Row Of cedars	Western redcedar	13-30		Y	3		F	G	Y	All trees located beyond wooden fence are inaccessible but on the property. 12 stems visible. Meets Hedge definition in bylaw, but few if any of the stems appear to be > 30 cm diameter. Spindly stems.
OS2	Cherry	35	Y	Y	3		F	P	N	Off site beyond fence, in poor health and condition.
NT1	Holly		Y	Y	2	5	G	G	N	Multiple small stems to form one large bushy tree
140	Dogwood	8	Y	Y	2	3	G	G	N	Assumed to be a native species.
142	Douglas-fir	41	Y	Y	3	10	G	G	N	Reasonable condition, minor deadwood.
143	Douglas-fir	49	Y	Y	3	12	G	G	N	Reasonable condition, minor deadwood.
291	Douglas-fir	33	Y	Y	3	8	G	G	N	Topped in the past, reasonable condition, minor deadwood.
292	Pear	39	Y	Y	3	5	F	G	N	Heavily pruned, regrown. reasonable condition
293	Cherry	48/31	Y	Y	3	5	P	P	Y	Very poor condition
294	Norway Maple	19	N	Y	3	6	G	G	Y	
296	Linden	30	Y	Y	3	7	G	G	Y	Some included bark at stem union. Good condition.
297	Cherry	22/23 19	Y	Y	3	4	P	P	Y	Totally covered in ivy, almost no crown visible.
298	Pear	14/13 12	Y	Y	3	3	P	P	Y	Poor condition

M = Municipal tree so assumed to be protected. NT=no tag. OS= off site. Rows in colour are trees to be removed.

* 1. Protected root zone (DBH x 18) has been modified in most cases based on decades of experience working with similar tree species. Numbers shown are radial offsets from tree trunk centre.

PREPARED BY: DUNSTER & ASSOCIATES ENVIRONMENTAL CONSULTANTS LTD.

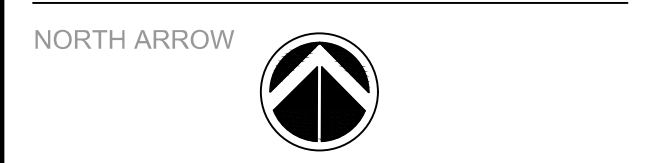
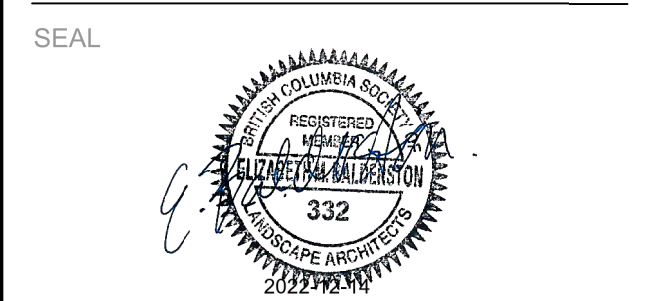


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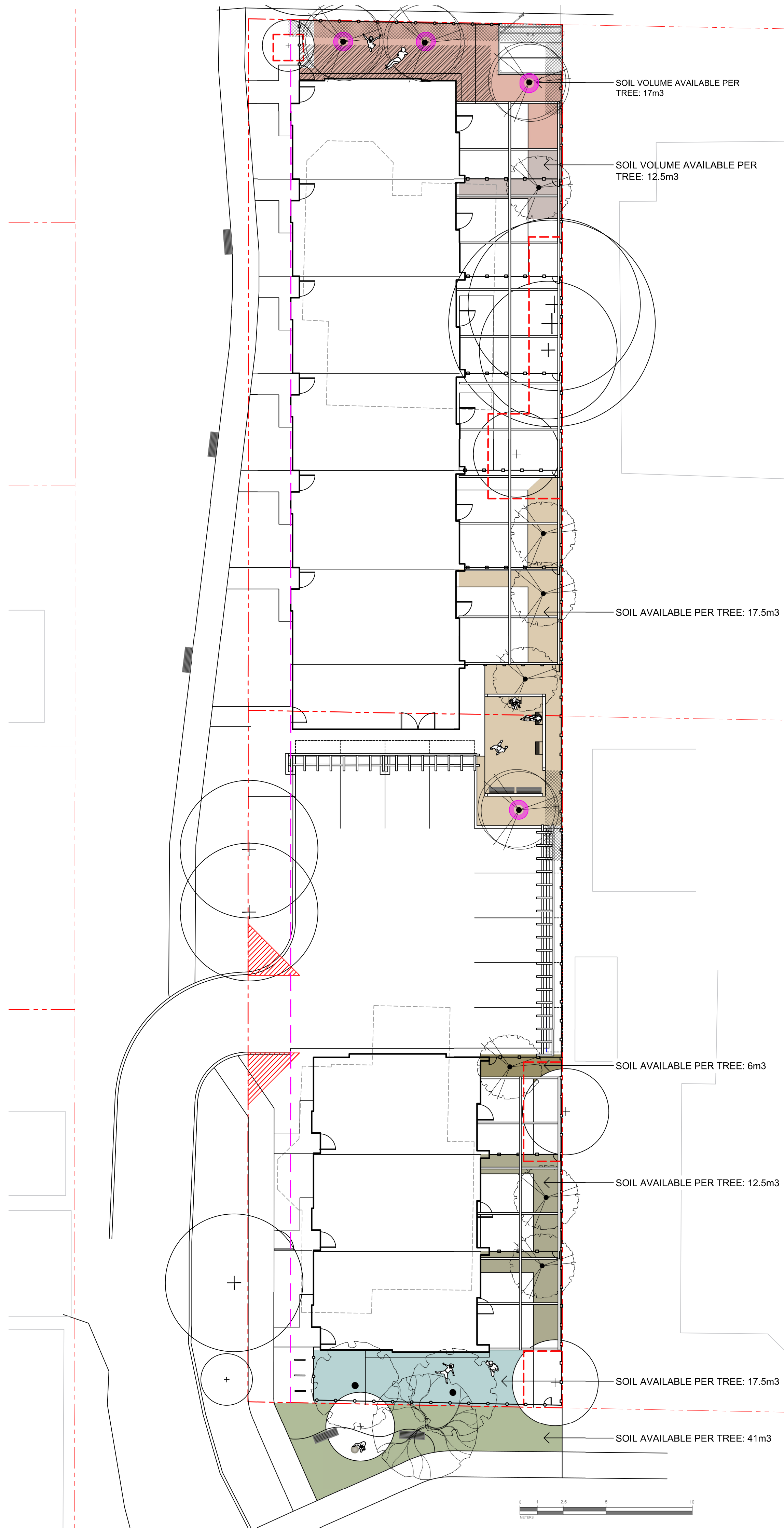
ISSUED FOR	DATE
1 REVIEW	22-03-22
2 REVIEW	22-04-25
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DRAWING TITLE:
**TREE REMOVAL &
PROTECTION PLAN**

DWG NO:
L5

SCALE: NTS



LEGEND

DESIGNATED REPLACEMENT TREE

TREE PLANTING RESTRICTIONS: BC HYDRO

1m DISTANCE FROM PROPERTY LINE

2m DISTANCE FROM BUILDING FOUNDATION WALL

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Caliper	Size	Height at Maturity (m)	Spread at Maturity (m)
4		<i>Acer rubrum</i>	Armstrong Red Maple			21	6
7		<i>Cornus nuttallii</i>	Pacific Dogwood			4.5-12	3-7.5
2		<i>Quercus palustris</i>	Pin Oak Tree			20	9
1		<i>Quercus garryana</i>	Garry Oak Tree			20	9

NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



ARMSTRONG MAPLE



PACIFIC DOGWOOD



PIN OAK



GARRY OAK

ISSUED FOR	
1	REVIEW 22-03-22
2	REVIEW 22-04-25
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SEAL



NORTH ARROW



DRAWING TITLE:

TREE PLANTING PLAN

DWG NO:

L6

SCALE: 1:150



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SEAL



NORTH ARROW



DRAWING TITLE:
 SHRUB PLANTING PLAN

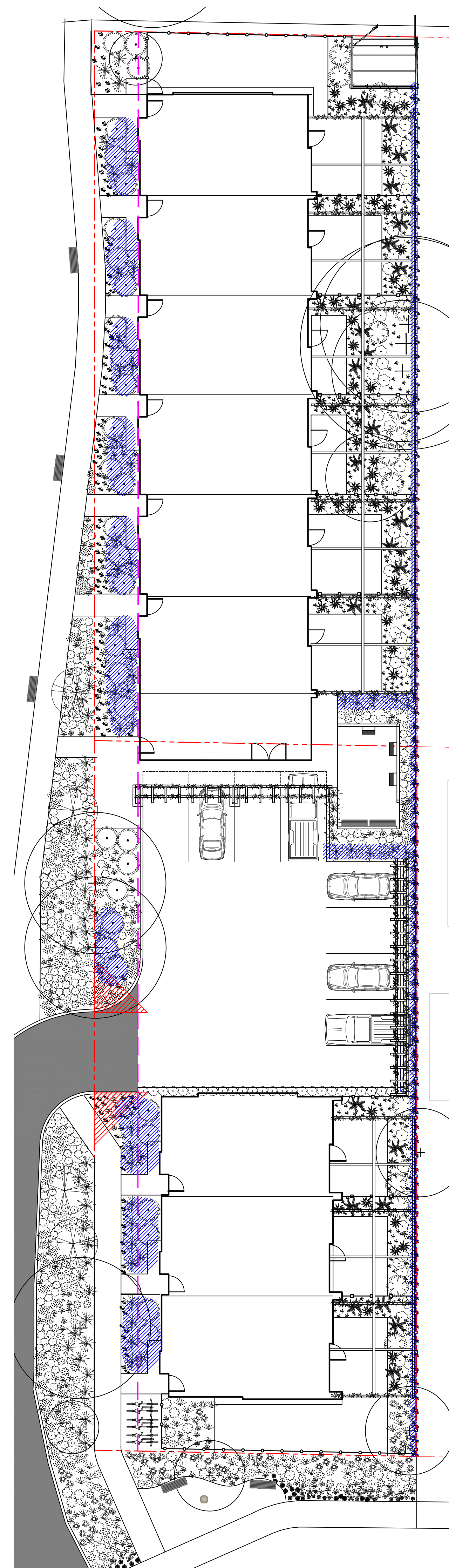
DWG NO:

L7

SCALE: 1:100

ON-SITE PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
30		<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#1			1.5	1
34		<i>Calluna vulgaris</i> 'Melanie'	Bud Heather White	#1		Y	0.3	0.45
20		<i>Camassia quamash</i>	Common Camas	10cm	Y	Y	0.3-0.9	0.3-0.9
65		<i>Allium cernuum</i>	Nodding Onion	10cm	Y	Y	0.5	0.1
25		<i>Sedum spathulifolium</i> 'Cape Blanco'	Broadleaf Stonecrop	10cm	Y	Y	0.1-0.15	0.2-0.3
34		<i>Pinus mugo</i> var. <i>pumilio</i>	Dwarf Mugo Pine	#1			1.2	1.8
85		<i>Arctostaphylos</i> <i>uva-ursi</i>	Kinnikinnick	10cm	Y	Y	0.3	3-4.5
14		<i>Bromus carinatus</i>	California Brome	#1	Y		1	0.45
6		<i>Achillea millefolium</i>	Yarrow	#1	Y	Y	0.3-0.9	0.6000
15		<i>Philadelphus lewisii</i>	Lewis' Mock Orange	#3	Y	Y	1.5-3.6	1.8-3.6
25		<i>Polystichum munitum</i>	Western Sword Fern	#1	Y		0.6-1.2	0.6-1.2
45		<i>Blechnum spicant</i>	Deer Fern	#1	Y		0.5	0.6
250		<i>Asarum canadense</i>	Canadian Wild Ginger	10cm	Y		0.15-0.3	0.3-0.45
50		<i>Tiarella cordifolia</i>	Foam Flower	#1		Y	0.25-0.3	0.3-0.6
19		<i>Skimmia japonica</i> 'Rubella'	Skimmia	#1		Y	0.75	0.75
30		<i>Wisteria floribunda</i> 'Alba'	White Japanese Wisteria	#1		Y	3-9	3-6
45		<i>Parthenocissus</i> <i>tricuspidata</i>	Boston Ivy	#1			9-15	1.5-3

OFF-SITE PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
10		<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#1			1.5	1
50		<i>Calluna vulgaris</i> 'Melanie'	Bud Heather White	#1		Y	0.3	0.45
60		<i>Camassia quamash</i>	Common Camas	10cm	Y	Y	0.3-0.9	0.3-0.9
40		<i>Allium cernuum</i>	Nodding Onion	10cm	Y	Y	0.5	0.1
25		<i>Sedum spathulifolium</i> 'Cape Blanco'	Broadleaf Stonecrop	10cm	Y	Y	0.1-0.15	0.2-0.3
20		<i>Festuca idahoensis</i> ssp. <i>roemerii</i>	Roemer's fescue	#1	Y	Y	0.3-1	0.45
14		<i>Bromus carinatus</i>	California Brome	#1	Y		1	0.45
15		<i>Achillea millefolium</i>	Yarrow	#1	Y	Y	0.3-0.9	0.6000
15		<i>Dodecatheon</i> <i>hendersonii</i>	Broad-leaved shootingstar	10cm	Y	Y	0.3	0.1
15		<i>Plectritis congesta</i>	Sea blush	10cm	Y	Y	0.15	0.05
20		<i>Anaphalis margaritacea</i>	Pearly everlasting	#1	Y	Y	0.6-0.9	0.6
4		<i>Amelanchier alnifolia</i>	Saskatoon serviceberry	#3	Y	Y	1-6	1.8-2.4



PLANT RATIO

TOTAL LANDSCAPED AREA ON SITE: 393 m²

NON- NATIVE/ NON POLLINATOR PLANTS: 105 m²

RATIO OF NATIVE AND POLLINATOR PLANTS ON SITE: 73%

ENVIRONMENTAL NOTES:

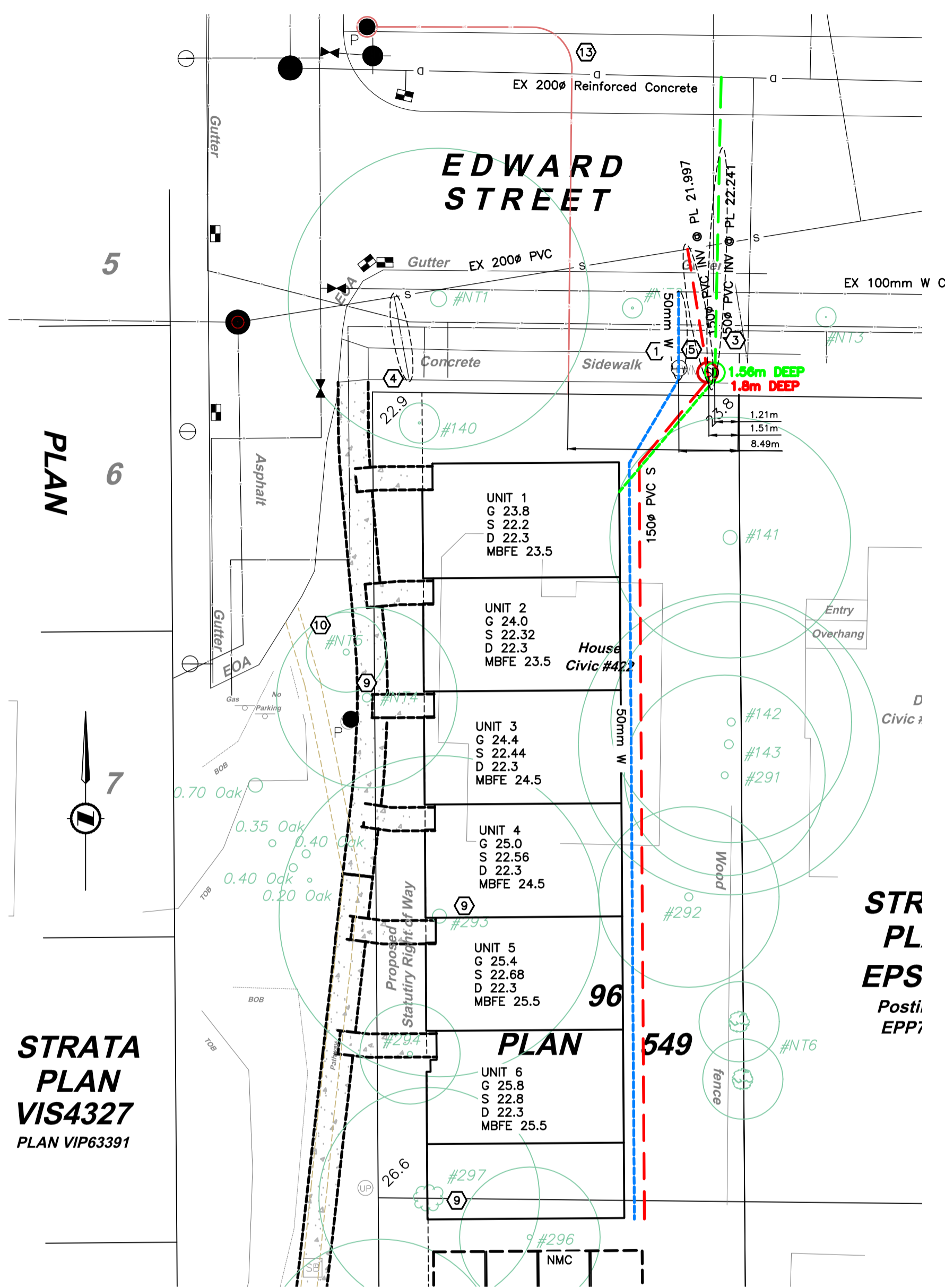
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND FILET FABRIC AT THE IN LET OF CULVERT AS PER DETAIL B.
- SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT VICTORIA ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL SILT FENCING AS PER DETAIL A IN LOCATION SHOWN ON PLAN.
- ADHERE TO ALL CONDITIONS OF THE PROJECT ENVIRONMENTAL PROTOCOL WORKSHEET.

GENERAL CONSTRUCTION NOTES:

- CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
- REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
- REINSTATE ALL PRIVATE PROPERTY AND BOULEVARDS TO PRE-CONSTRUCTION CONDITIONS.
- CONTACT VICTORIA PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
- ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
- CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
- ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.

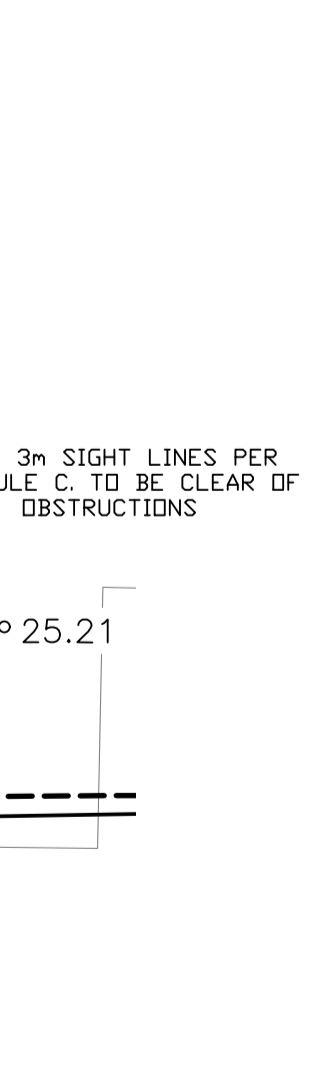
DETAILED CONSTRUCTION NOTES:

- UPGRADE EXISTING WATER CONNECTION TO 50mm WATER CONNECTION AND METER BY CITY AT APPLICANTS EXPENSE.
- UPGRADE EXISTING WATER CONNECTION TO 25mm WATER CONNECTION AND METER BY CITY AT APPLICANTS EXPENSE.
- NEW 150mm PVC STORM CONNECTION AND IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- EXISTING SEWER CONNECTION TO BE CAPPED AT PROPERTY LINE BY CONTRACTOR
- NEW 150mm PVC SEWER CONNECTION AND IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- NEW 100mm PVC STORM CONNECTION AND IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- EXISTING 100mm PVC SEWER CONNECTION TO BE INSPECTED AND REUSED IF POSSIBLE. IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- EXISTING SIDEWALK TO BE REMOVED
- TREE TO BE REMOVED
- NEW 1.5m PROPOSED SIDEWALK CONNECTING EDWARD STREET TO RUSSELL STREET AS SHOWN. DETAILS FOR SIDEWALK AND ENTRANCES ON SHEETS 2, 3 AND 4, IN ACCORDANCE WITH STD DRG 5D C7c. BRDM FINISHED
- NEW 1.5m PROPOSED SIDEWALK ON RUSSELL STREET CONNECTING TO WILSON STREET AS SHOWN. DETAILS FOR SIDEWALK AND ENTRANCES ON SHEETS 5 AND 6, IN ACCORDANCE WITH STD DRG 5D C7c. BRDM FINISHED
- NEW PROPOSED ALIGNMENT OF SIDEWALK ON WILSON STREET AS SHOWN. DETAILS FOR SIDEWALK ON SHEET 7, IN ACCORDANCE WITH STD DRG 5D C7c. BRDM FINISHED. EXISTING SIDEWALK TO BE REMOVED.
- THIRD PARTY UTILITIES SHOWN SCHEMATICALLY. PROPERTY TO BE SERVICES VIA UNDERGROUND CONNECTION. REFER TO TELUS/SHAW/HYDRO FOR DETAILS
- PROVIDE 4.5m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 3m DEEP.
- EXISTING ASPHALT ROAD EDGE TO BE ADJUSTED AS SHOWN AND BOULEVARD RESTORATION TO BE PROVIDED
- PROVIDE SILT TRAP AS PER DETAIL D12B AS SHOWN ON PLAN. CONNECT TO DRAIN SYSTEM WITH 100mm PVC AT MIN 2% DRIVEWAY TO BE GRADED TO ALLOW POSITIVE DRAINAGE.
- PROPOSED 2.47m STATUTORY RIGHT OF WAY TO BE REGISTERS AS SHOWN FOR SIDEWALK ACCESS.

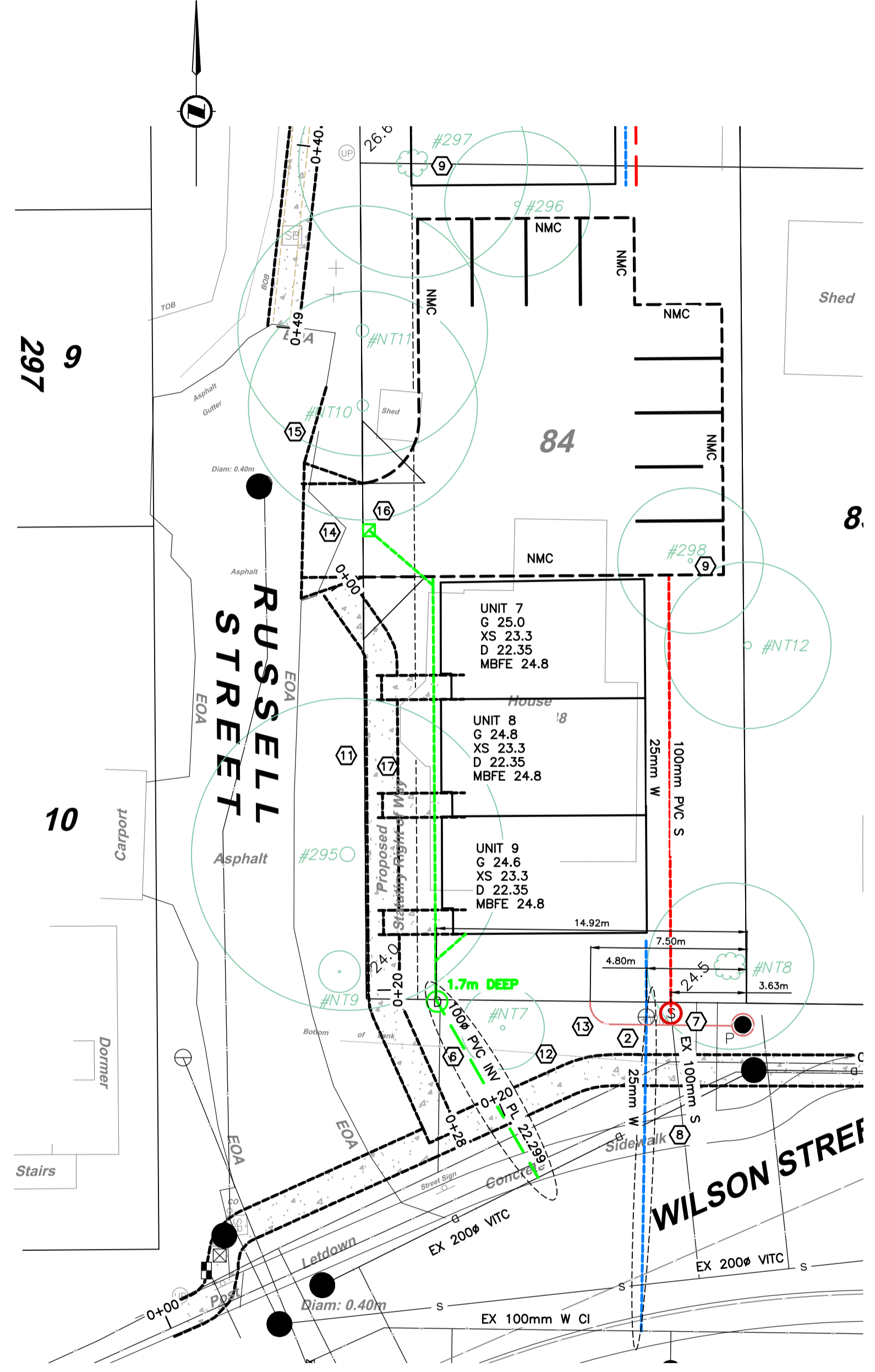


422 EDWARD STREET SERVICES PLAN
SCALE 1:200

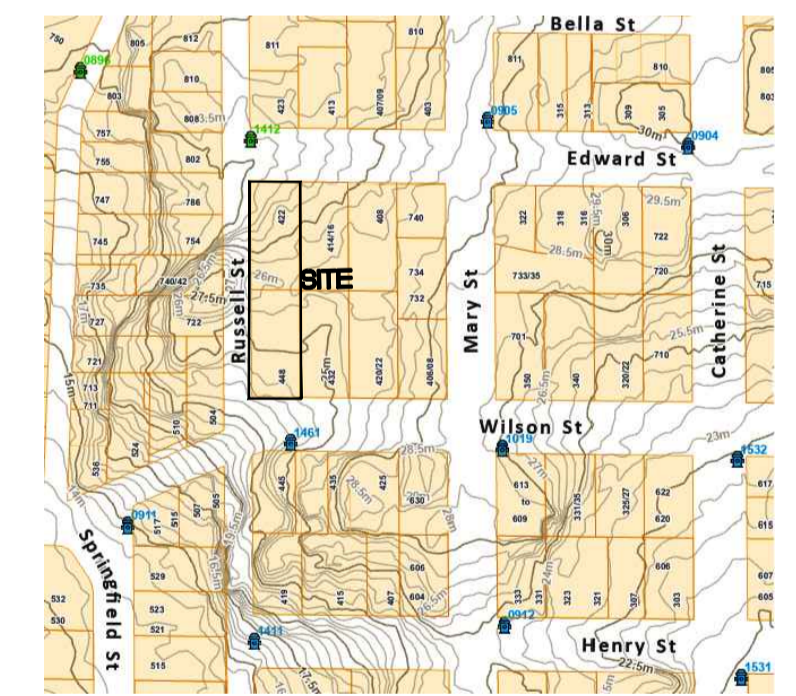
NOTE:
ALL ON SITE PIPE WORK IN ACCORDANCE WITH BC PLUMBING CODE



DRIVEWAY DIMENSIONS
SCALE 1:100



448 WILSON STREET SERVICES PLAN
SCALE 1:200



KEY PLAN - 1:2500
FOR PROPOSED SERVICES OF
LOTS 84 AND 96, BLOCK J, SECTION 31, ESQUIMALT DISTRICT, PLAN 549
PID 008-923-540
PID 008-924-589
422 EDWARD STREET AND 448 WILSON STREET

GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:200 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT, AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY. ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

GENERAL REQUIREMENTS
REFER TO HOEL ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO VICTORIA STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF HOEL ENGINEERING LTD AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS
COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.

A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.

A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0996

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.

TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY VICTORIA OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.

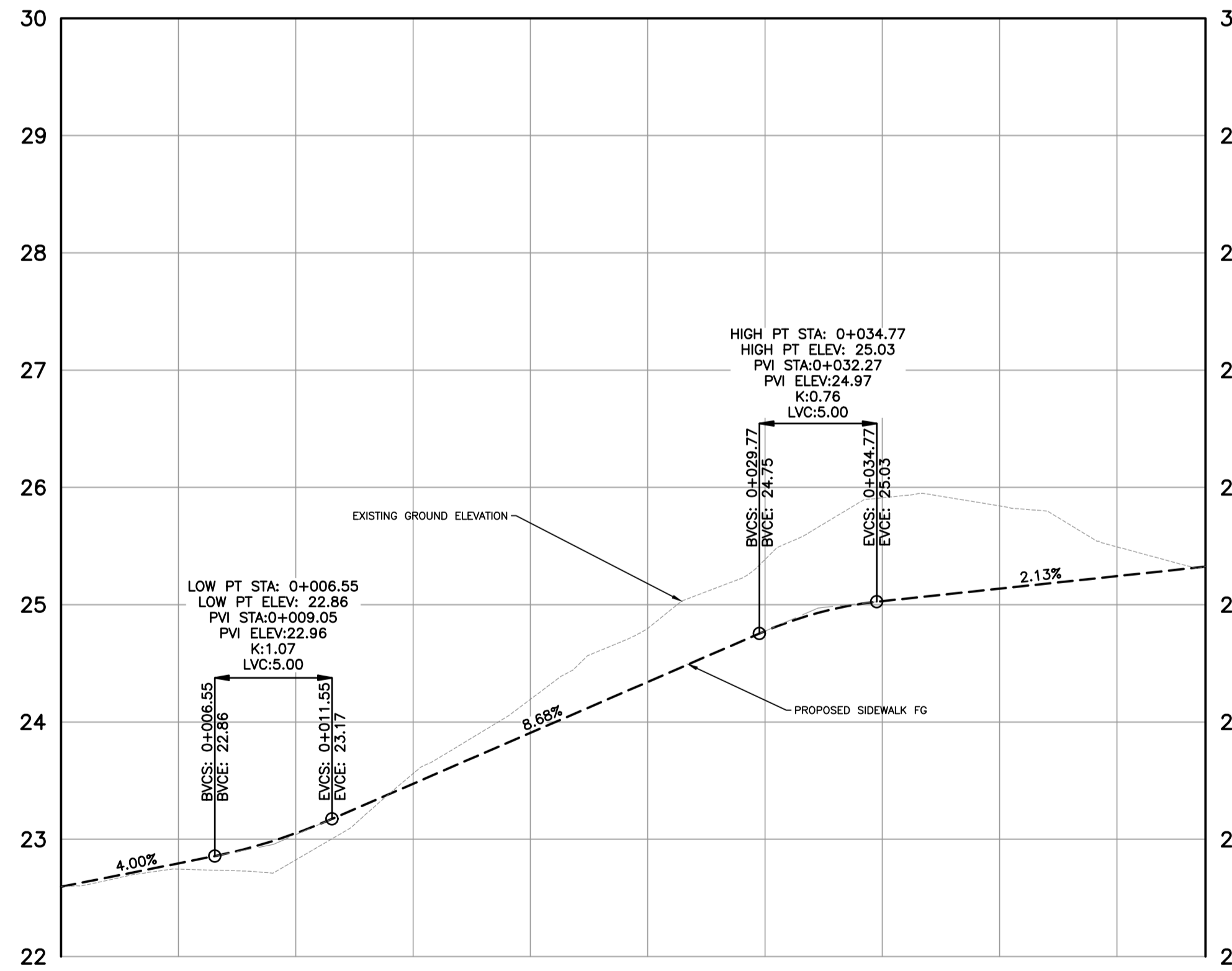
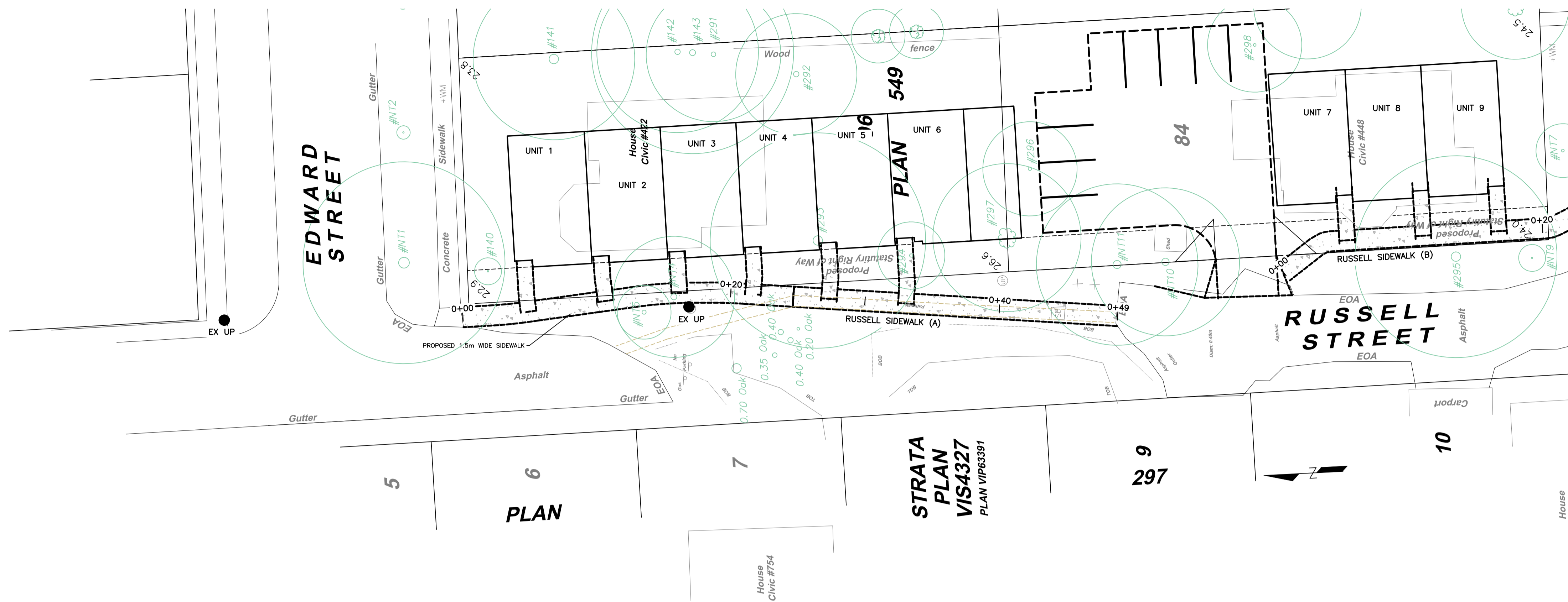
PERMIT TO PRACTICE NUM: 1000348



HOEL ENGINEERING LTD
28-40 Cadillac Avenue, Victoria, BC
Canada V8Z 1T2

FOR REVIEW

<p>CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES</p> <p>THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.</p>	<p>LEGEND</p> <table border="0"> <tr> <td>Existing Municipal Infrastructure</td> <td>Drain</td> <td>—D—</td> <td>Curb</td> <td>—C—</td> <td>Concrete Box</td> <td>☒</td> <td>Valve</td> <td>⊗</td> </tr> <tr> <td>Proposed Municipal Infrastructure</td> <td>Ditch</td> <td>—D—</td> <td>Sidewalk</td> <td>S/W</td> <td>Wood Box</td> <td>☒</td> <td>Flush Valve</td> <td>⊗</td> </tr> <tr> <td>Existing External U/G Utilities</td> <td>Sewer</td> <td>—S—</td> <td>Manhole</td> <td>○</td> <td>Catch Basin</td> <td>☒</td> <td>Hydrant</td> <td>⊗</td> </tr> <tr> <td>Proposed External U/G Utilities</td> <td>Water</td> <td>—W—</td> <td>Cleanout</td> <td>□</td> <td>Culvert</td> <td>—</td> <td>Reducer</td> <td>—</td> </tr> <tr> <td>Street Lighting</td> <td>Pole Mount</td> <td>Standard Mount</td> <td>Traffic Signal</td> <td>⊗</td> <td>Silt Trap</td> <td>☒</td> <td>Cap / Plug</td> <td>→</td> </tr> <tr> <td>Post Top</td> <td>⊗</td> <td>Pedestrian Signal</td> <td>⊗</td> <td>Traffic Signal</td> <td>⊗</td> <td>Traverse Hub</td> <td>⊗</td> <td>Gas Valve</td> <td>⊗</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Ctrl Monument</td> <td>⊗</td> <td></td> <td></td> <td>Water Meter</td> <td>⊗</td> </tr> </table>		Existing Municipal Infrastructure	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	S/W	Wood Box	☒	Flush Valve	⊗	Existing External U/G Utilities	Sewer	—S—	Manhole	○	Catch Basin	☒	Hydrant	⊗	Proposed External U/G Utilities	Water	—W—	Cleanout	□	Culvert	—	Reducer	—	Street Lighting	Pole Mount	Standard Mount	Traffic Signal	⊗	Silt Trap	☒	Cap / Plug	→	Post Top	⊗	Pedestrian Signal	⊗	Traffic Signal	⊗	Traverse Hub	⊗	Gas Valve	⊗					Ctrl Monument	⊗			Water Meter	⊗	<p>REVISIONS</p> <table border="0"> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>PRELIMINARY</td> <td></td> </tr> </table>			6			5			4			3			2			1	PRELIMINARY		<p>REVISIONS APPROVED</p> <table border="0"> <tr> <th colspan="3">REVISION # 1</th> <th colspan="3">REVISION # 2</th> <th colspan="3">REVISION # 3</th> </tr> <tr> <td>Approved</td> <td>Date</td> <td>Signed</td> <td>Approved</td> <td>Date</td> <td>Signed</td> <td>Approved</td> <td>Date</td> <td>Signed</td> </tr> <tr> <td>Design Engineer</td> <td></td> <td></td> <td>Design Engineer</td> <td></td> <td></td> <td>Design Engineer</td> <td></td> <td></td> </tr> <tr> <td>Manager of Development</td> <td></td> <td></td> <td>Manager of Development</td> <td></td> <td></td> <td>Manager of Development</td> <td></td> <td></td> </tr> <tr> <td>Development Coordinator</td> <td></td> <td></td> <td>Development Coordinator</td> <td></td> <td></td> <td>Development Coordinator</td> <td></td> <td></td> </tr> </table>			REVISION # 1			REVISION # 2			REVISION # 3			Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			Design Engineer			Design Engineer			Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Development Coordinator			Development Coordinator			<p>DESIGN APPROVED</p> <table border="0"> <tr> <td>Approved By</td> <td>Date</td> <td>Signed</td> </tr> <tr> <td>Design Engineer</td> <td></td> <td></td> </tr> <tr> <td>Manager of Development</td> <td></td> <td></td> </tr> <tr> <td>Development Coordinator</td> <td></td> <td></td> </tr> </table>			Approved By	Date	Signed	Design Engineer			Manager of Development			Development Coordinator			<p>CITY OF VICTORIA</p> <p>422 EDWARD / 448 WILSON STREET</p> <p>SERVICES PLAN</p> <p>B.M. : Mon 18-38 Design: ESK Scale: Hor: 1:200 Vertical: 1:40</p> <p>Elev: 21.77m Checked: [Signature] Date: JUNE 2022</p>			<p>FILE No. —</p> <p>DESIGN No. —</p> <p>DRAWING No. —</p>	<p>Sheet 1 of 7</p>
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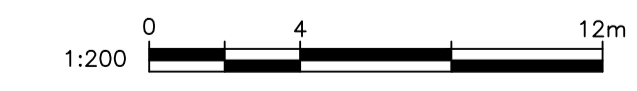
TOPO SURVEY
SIDEWALK FG

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0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+035	0+040	0+045	0+048									

PERMIT TO PRACTICE NUM: 1000348



FOR REVIEW



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
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LEGEND	
Existing Municipal Infrastructure	Drain —D— Curb —C— Concrete Box [] Valve [X]
Proposed Municipal Infrastructure	Ditch —D— Sidewalk [SZW] Wood Box [] Flush Valve [X]
Existing External U/G Utilities	Sewer —S— Manhole [] Catch Basin [] Hydrant []
Proposed External U/G Utilities	Water —W— Cleanout [] Culvert [] Reducer []
Street Lighting	Pole Mount [] Standard Mount [] Traffic Sign [] Silt Trap [] Cap / Plug [] Air Valve []
Post Top [] Pedestrian Signal [] Traffic Signal [] Ctrl Monument [] Traverse Hub [] Gas Valve [] Water Meter []	

REVISIONS	
6	1 PRELIMINARY

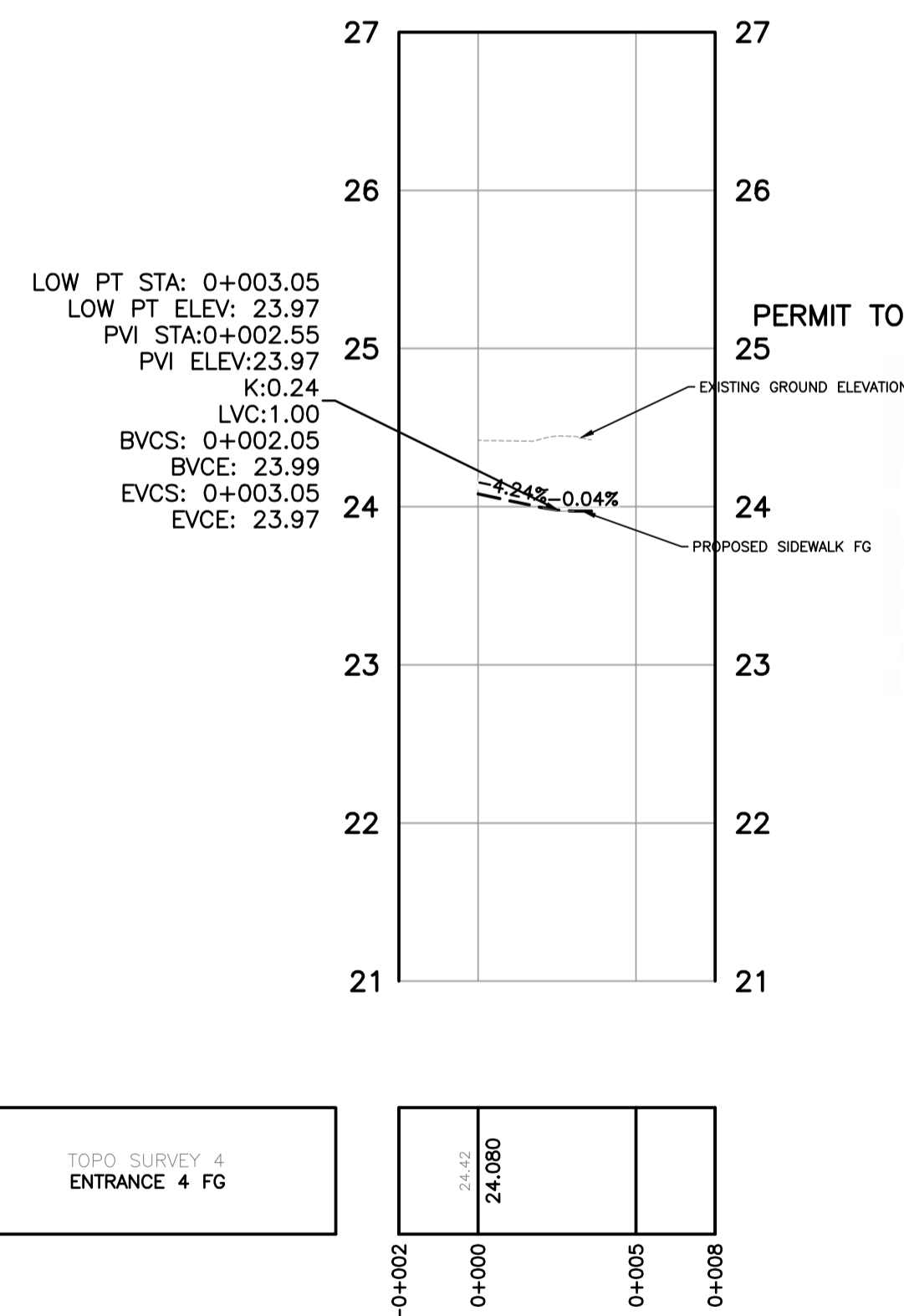
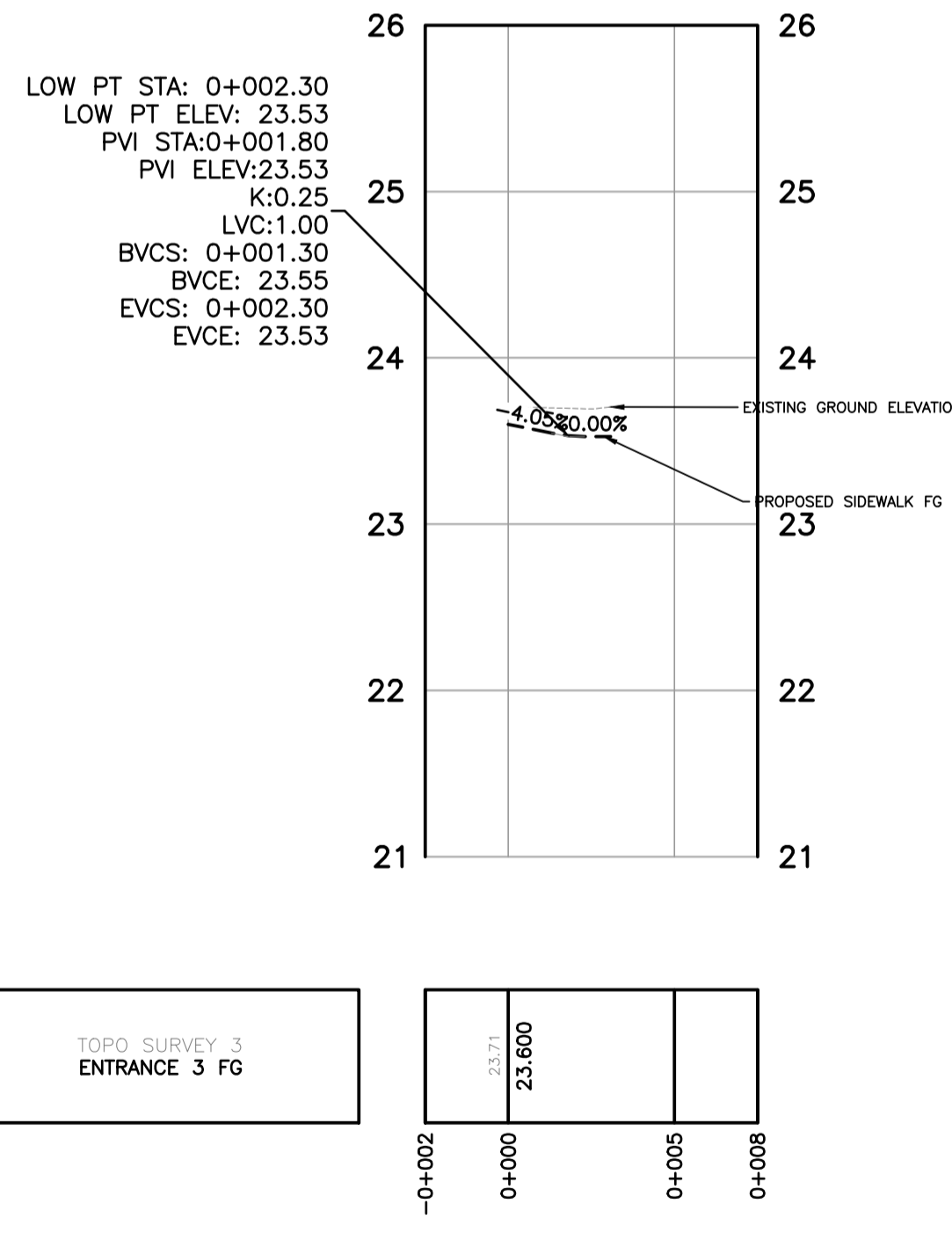
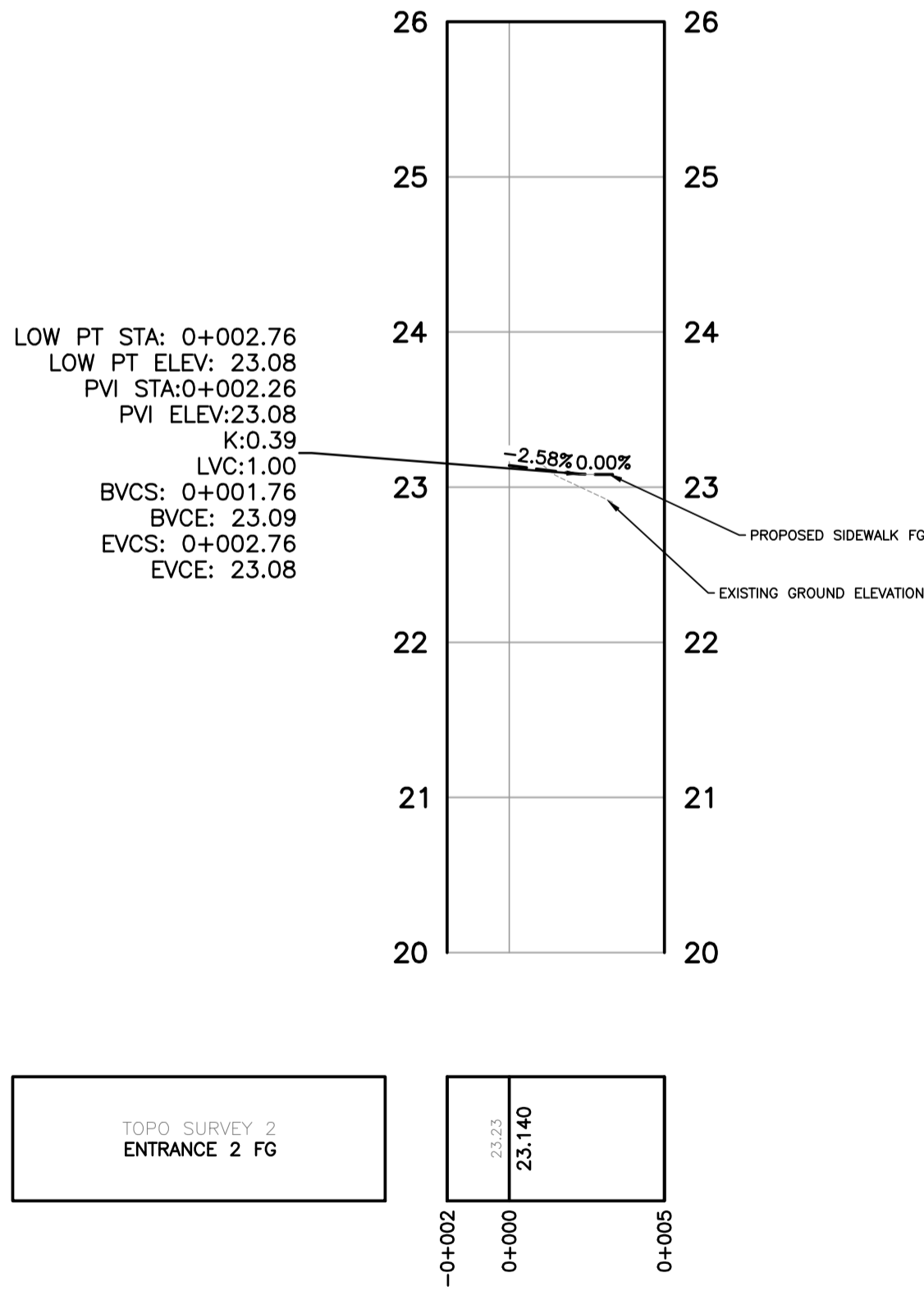
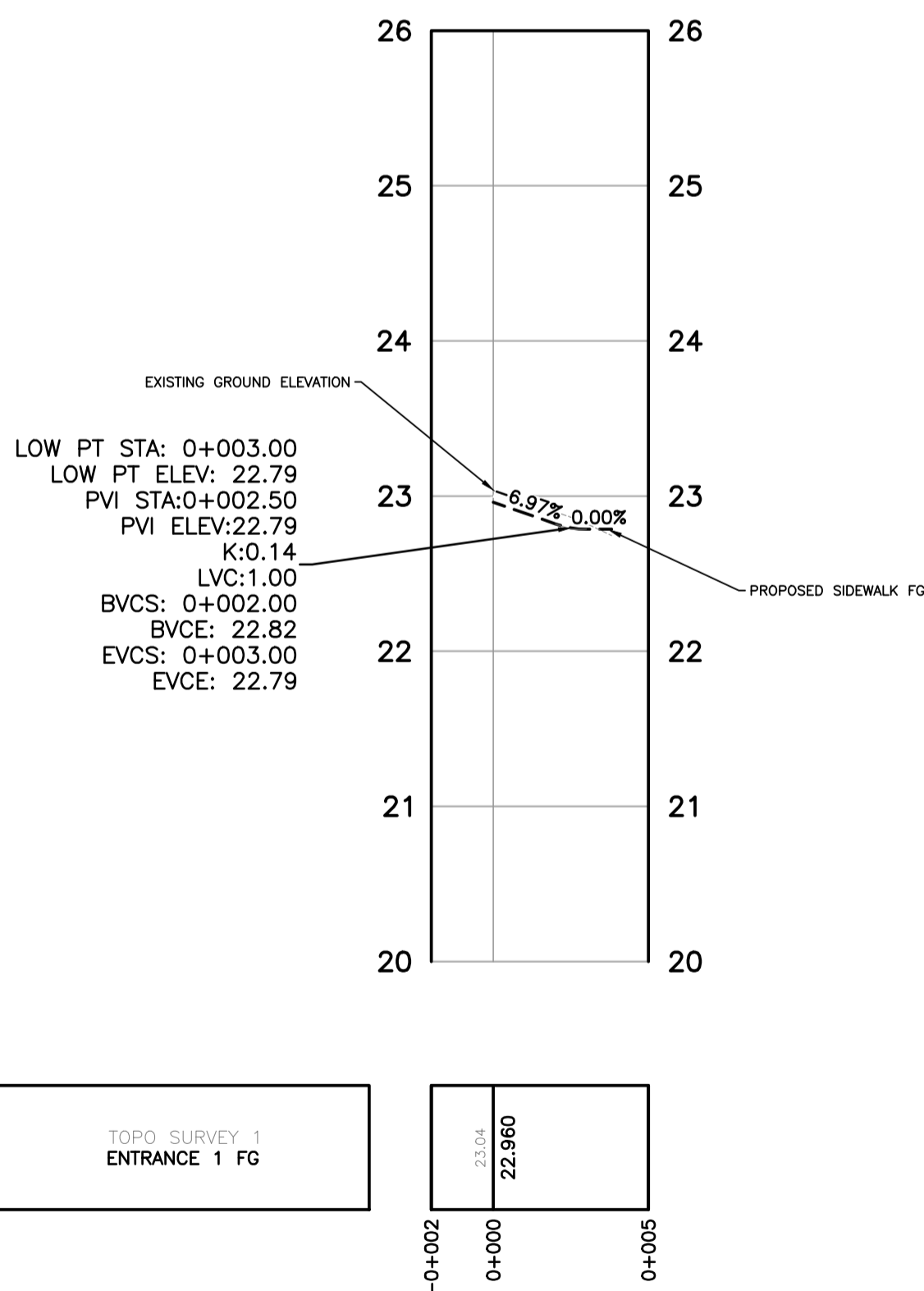
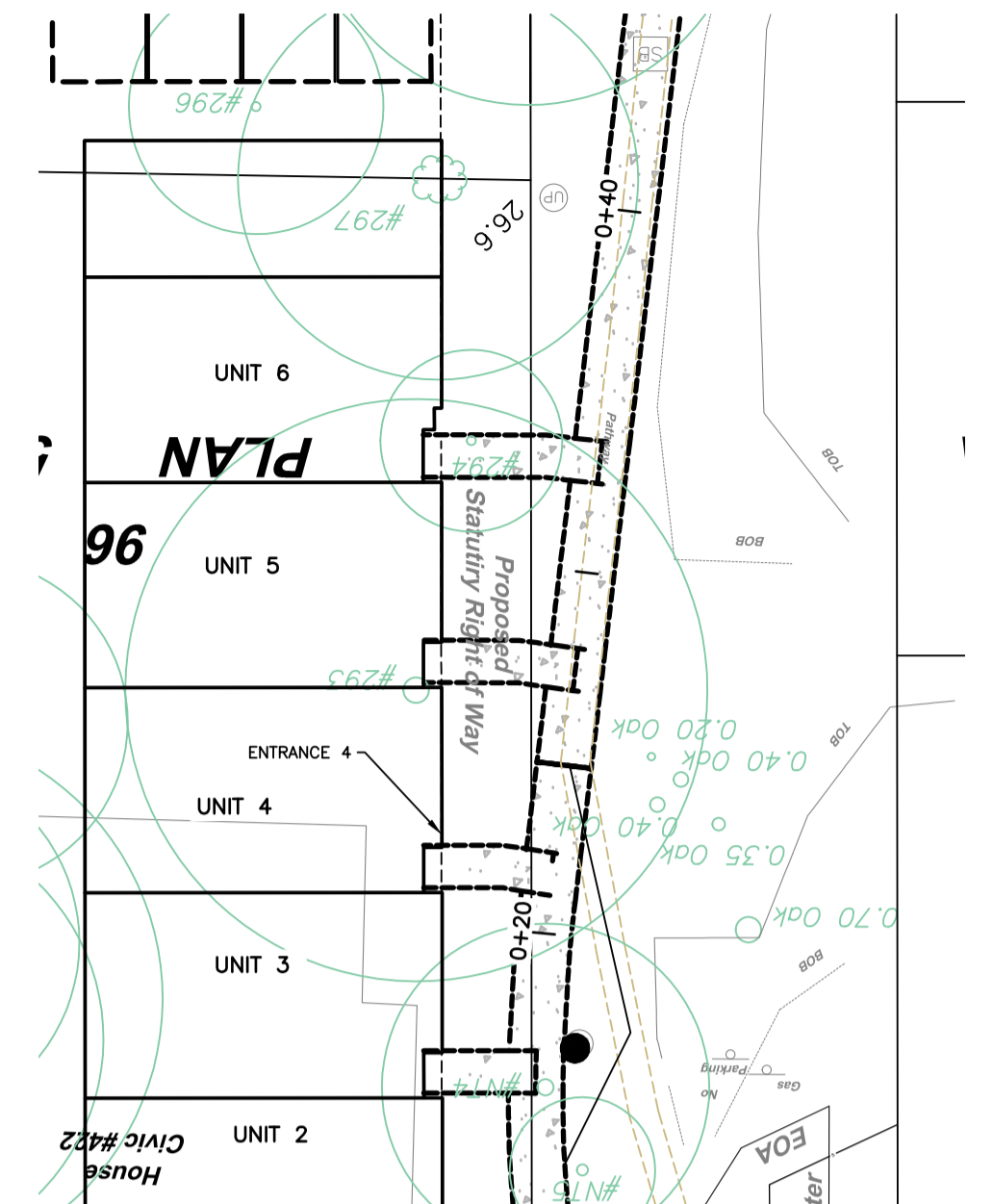
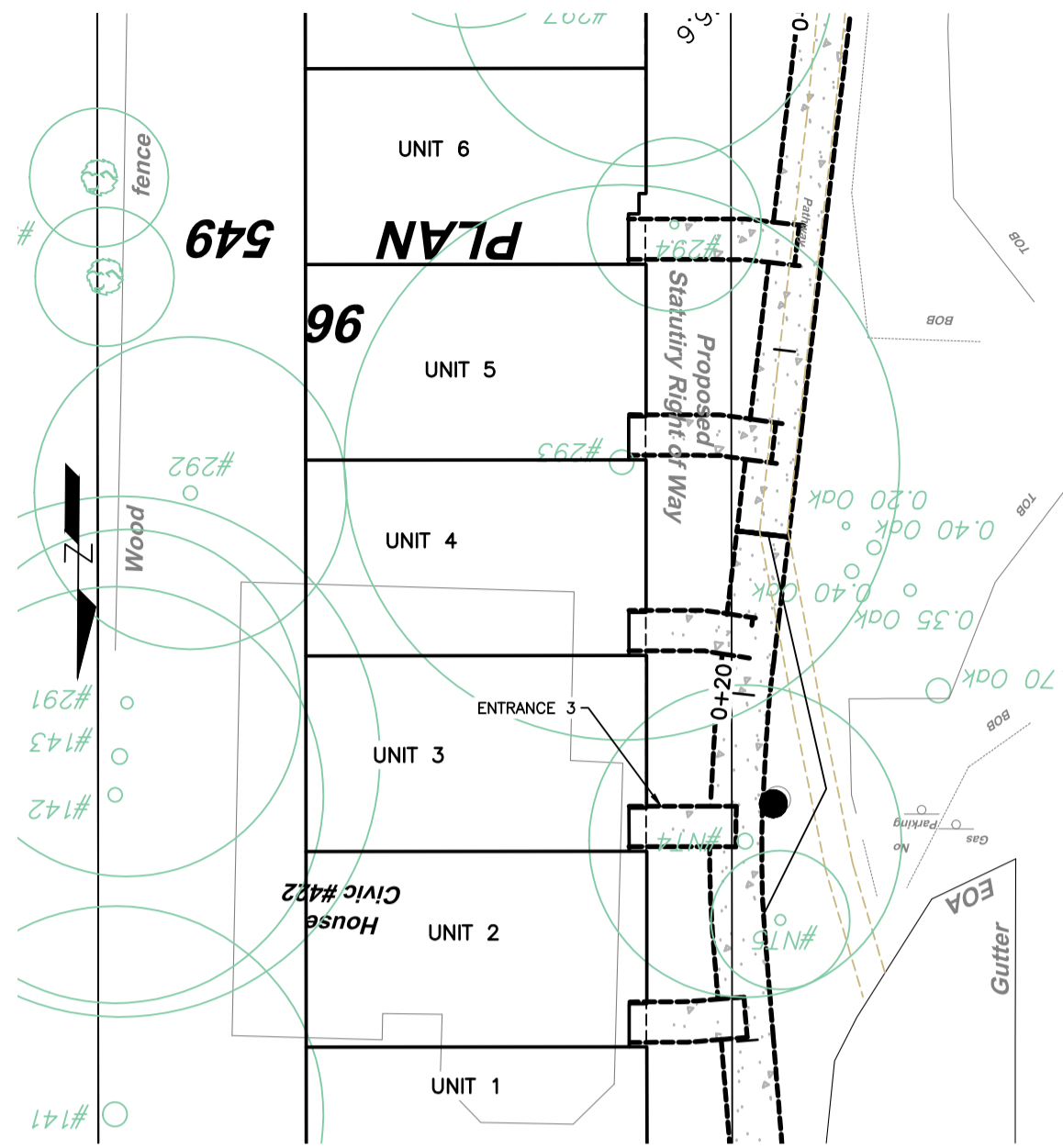
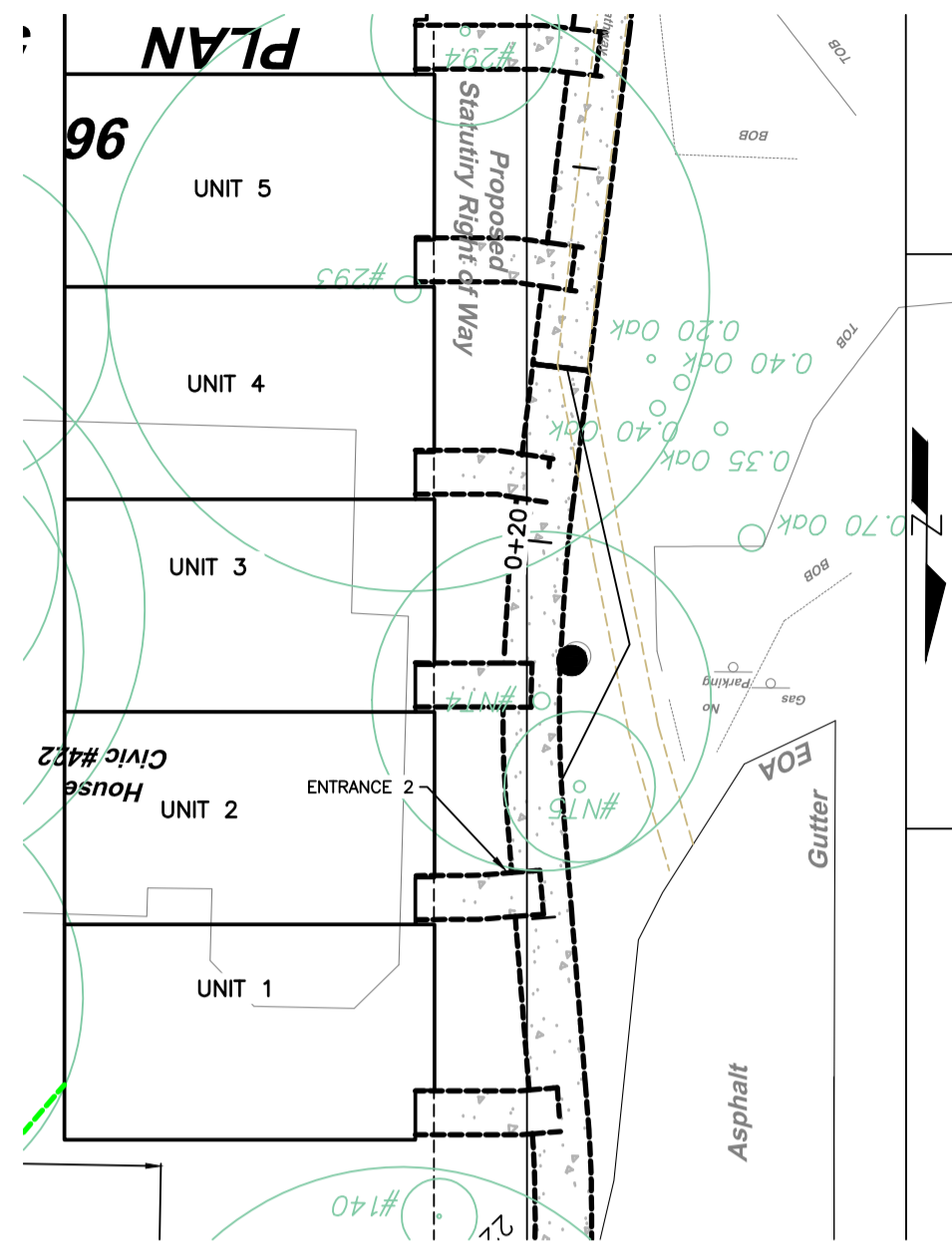
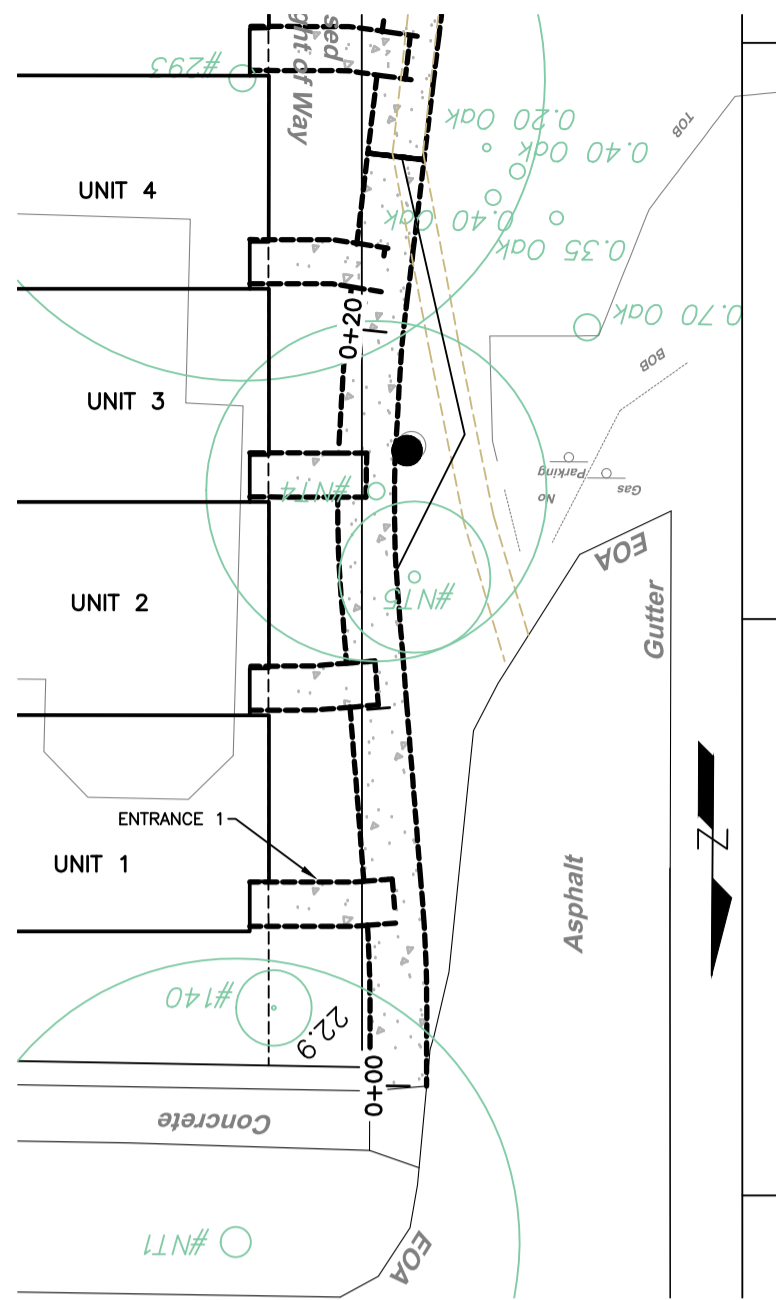
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DESIGN APPROVED		
Approved By	Date	Signed
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Manager of Development		
Development Coordinator		

CITY OF VICTORIA			
422 EDWARD / 448 WILSON STREET			
NEW SIDEWALK (RUSSEL) DETAILS			
B.M. : Men 18-38	Elev: 21.77m	Checked:	
Design: ESK	Drawn: ESK	Scale: Hor: 1:200	Vertical: 1:40
Date: MAY 2022			

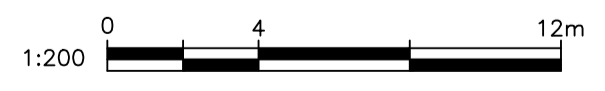
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DRAWING No.	Sheet 2 of 7

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 28-40 Cadillac Avenue, Victoria, BC
 Canada V8Z 1T2

FOR REVIEW



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LEGEND	
Existing Municipal Infrastructure	Drain — D —
Proposed Municipal Infrastructure	Ditch — D —
Existing External U/G Utilities	Sewer — S —
Proposed External U/G Utilities	Water — W —
Street Lighting	Pole Mount — Standard Mount —
Post Top	Pedestrian Signal
	Traffic Signal
	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Curb
	Concrete Box
	Wood Box
	Catch Basin
	Culvert
	Cap / Plug
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve
	Water Meter

REVISIONS	
6	PRELIMINARY

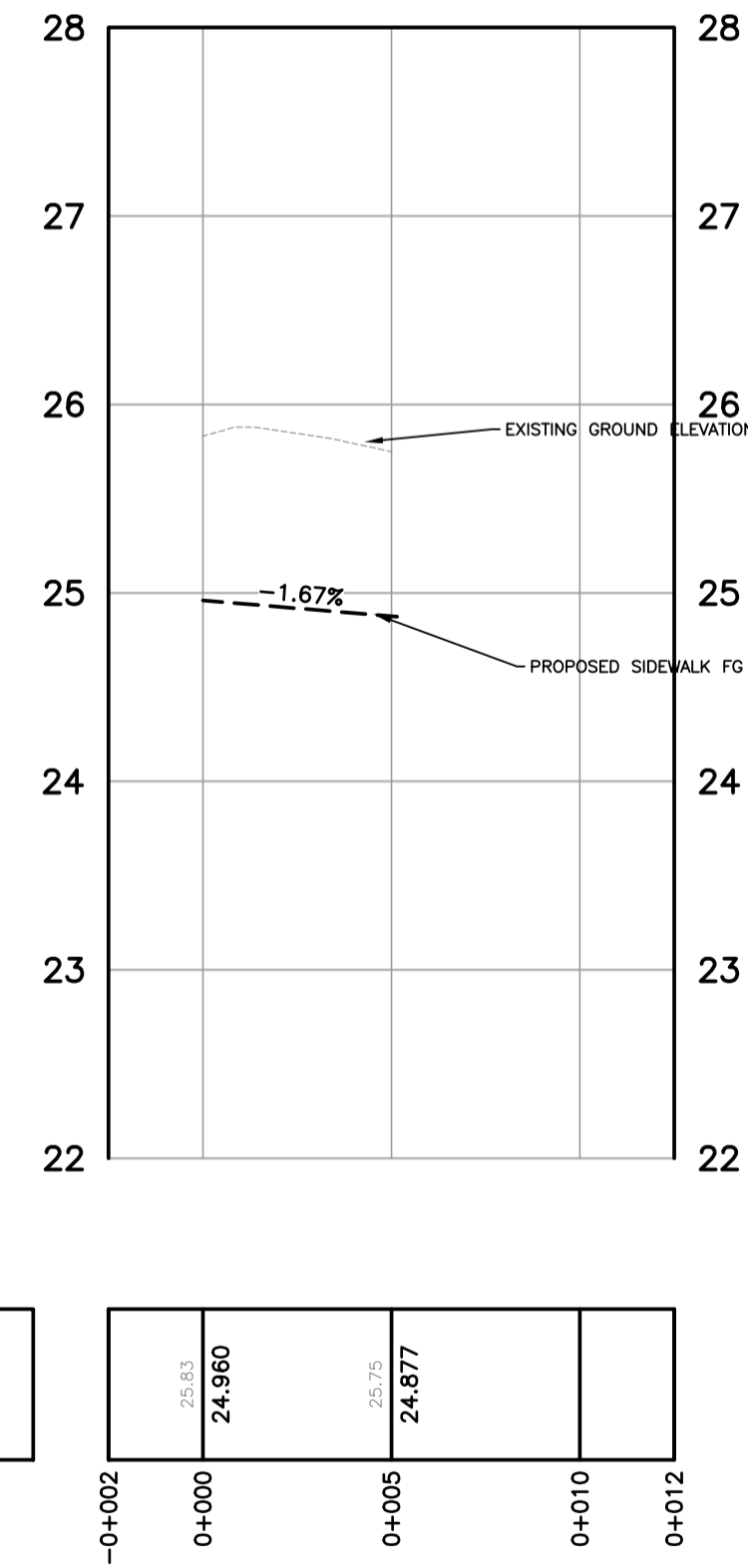
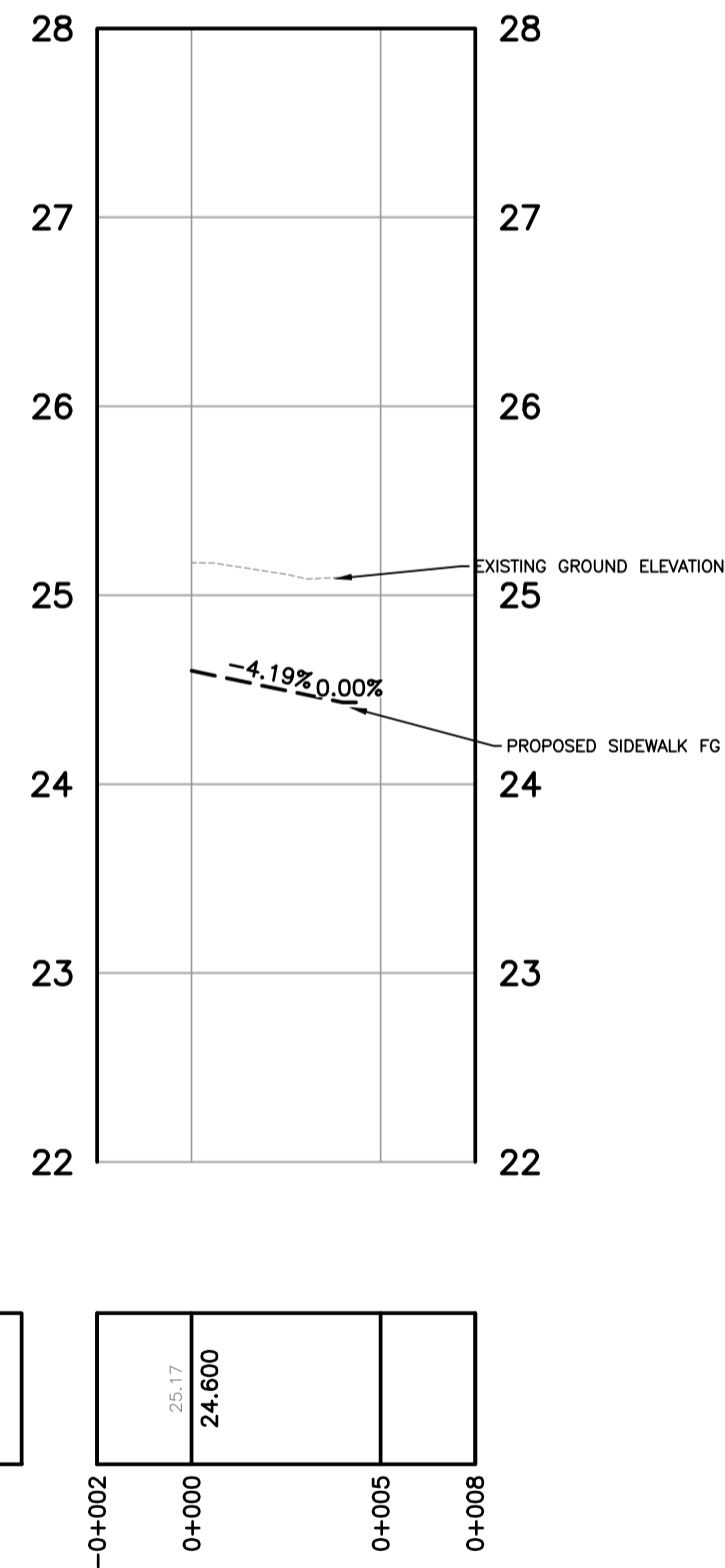
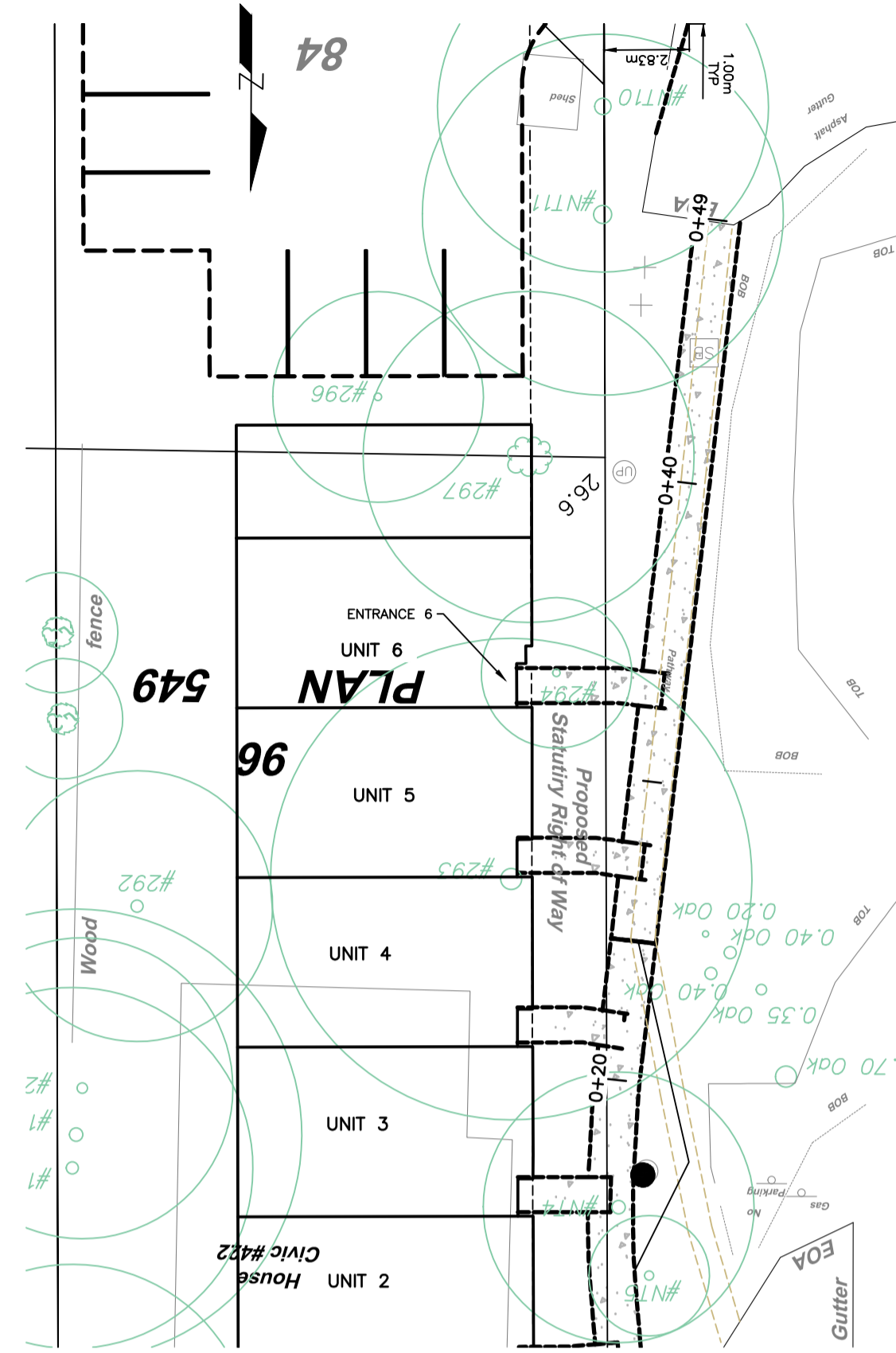
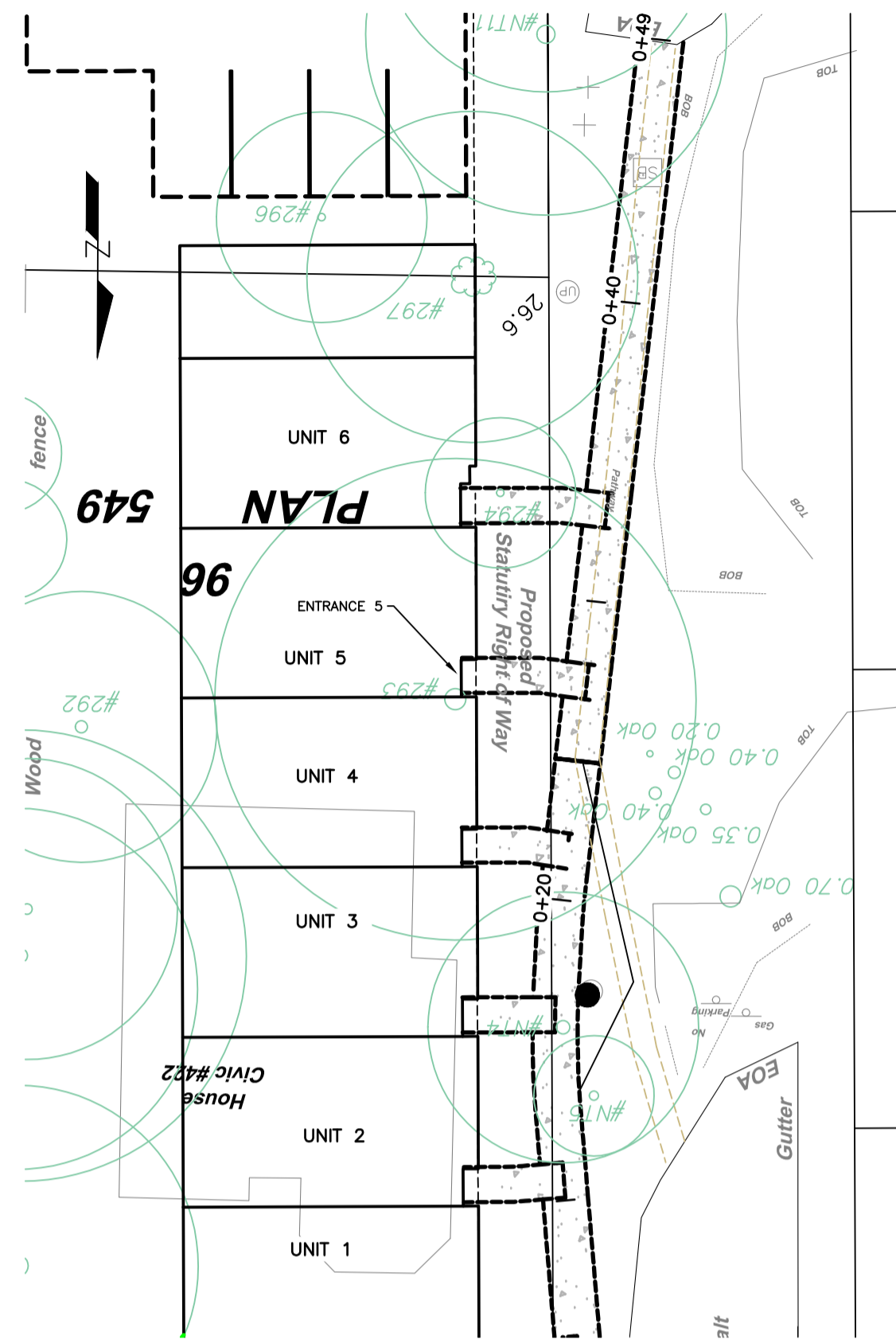
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CITY OF VICTORIA			
422 EDWARD / 448 WILSON STREET			
ENTRANCE DETAILS			
B.M. : Mon 18-38	Elev: 21.77m	Design: ESK	Drawn: ESK
Scale: Hor: 1:200	Vertical: 1:40	Checked:	Date: MAY 2022

FILE No.	-
DESIGN No.	-
DRAWING No.	Sheet 3 of 7

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TOPO SURVEY 5
ENTRANCE 5 FG

TOPO SURVEY 6
ENTRANCE 6 FG

PERMIT TO PRACTICE NUM: 1000348



FOR REVIEW



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting	Pole Mount
Post Top	Pedestrian Signal
	Traffic Signal
	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Curb
	Sidewalk
	Manhole
	Cleanout
	Silt Trap
	Cap / Plug
	Valve
	Flush Valve
	Catch Basin
	Culvert
	Reducer
	Air Valve

REVISIONS	
6	1 PRELIMINARY

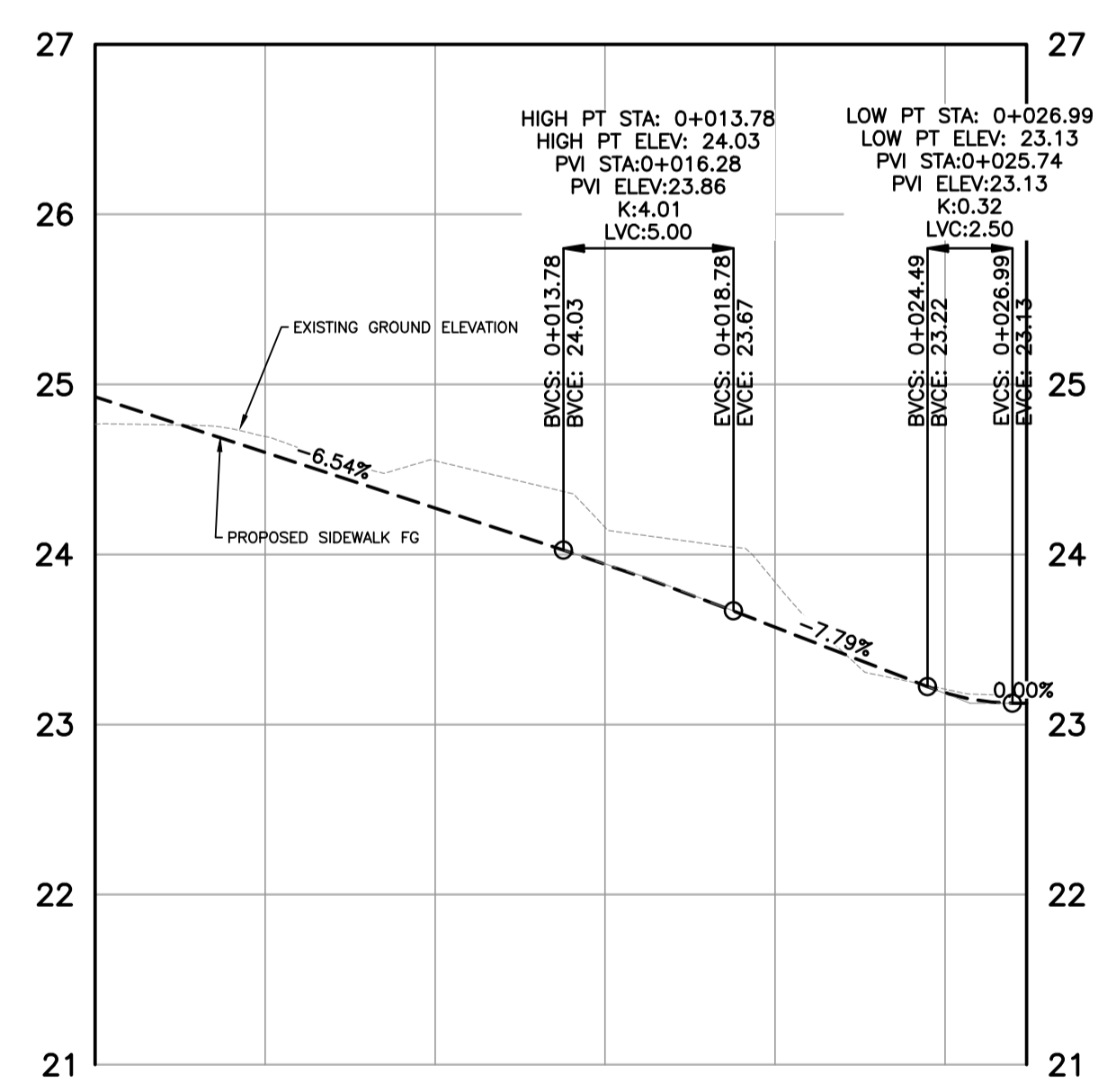
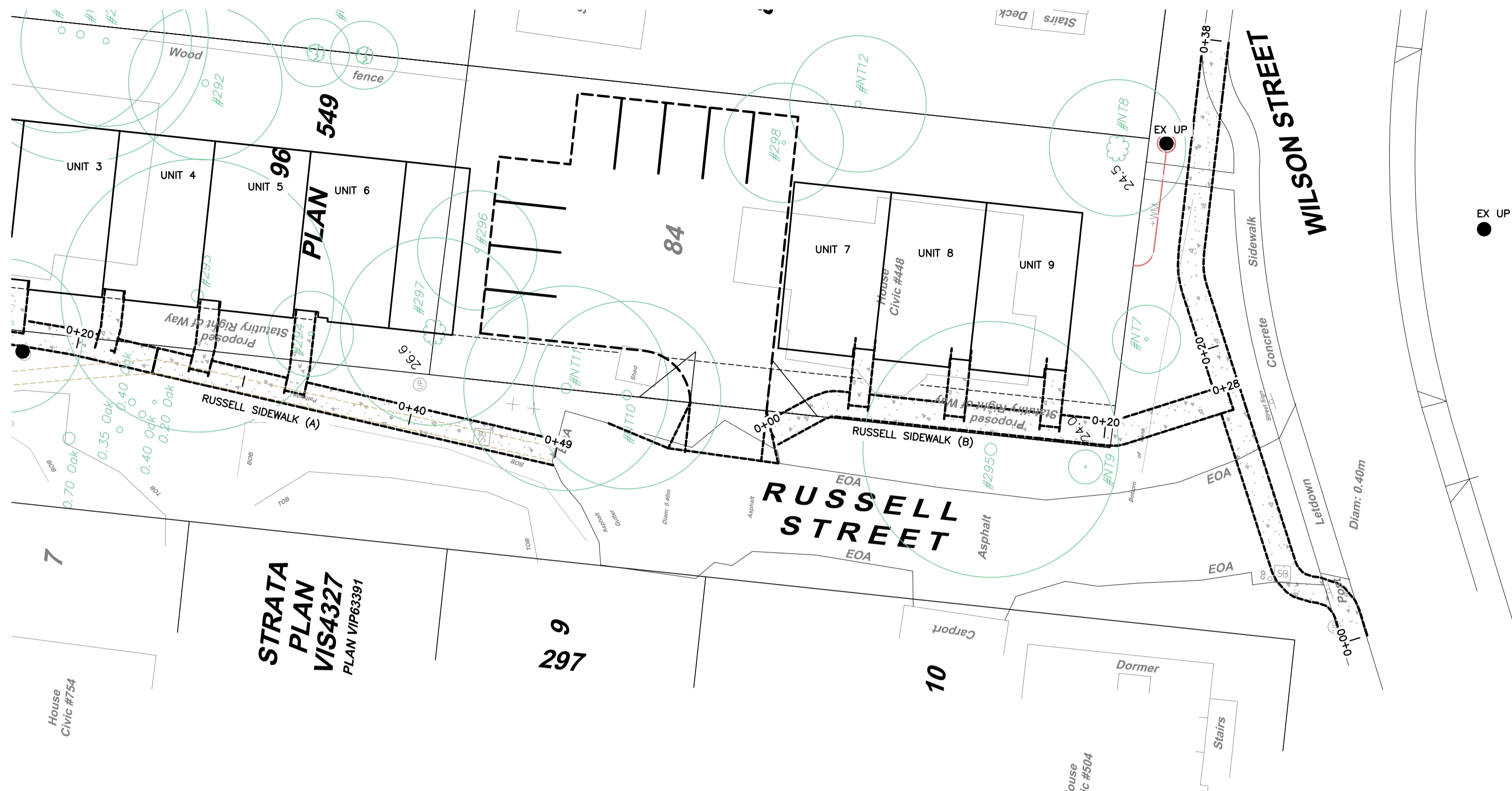
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CITY OF VICTORIA			
422 EDWARD / 448 WILSON STREET			
ENTRANCE DETAILS 2			
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DESIGN No.	—
DRAWING No.	Sheet 4 of 7

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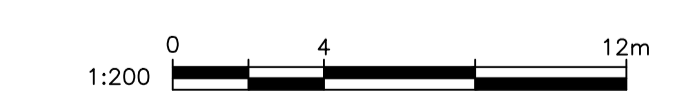


SURVEY TOP (B)
RUSSELL STREET SIDEWALK (B) FG

PERMIT TO PRACTICE NUM: 1000348



FOR REVIEW



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND		REVISIONS	
Existing Municipal Infrastructure	Drain	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Culvert	Reducer
Street Lighting	Traffic Sign	Silt Trap	Cap / Plug
Post Top	Pedestrian Signal	Traverse Hub	Gas Valve
	Traffic Signal		Water Meter
	Ctrl Monument		

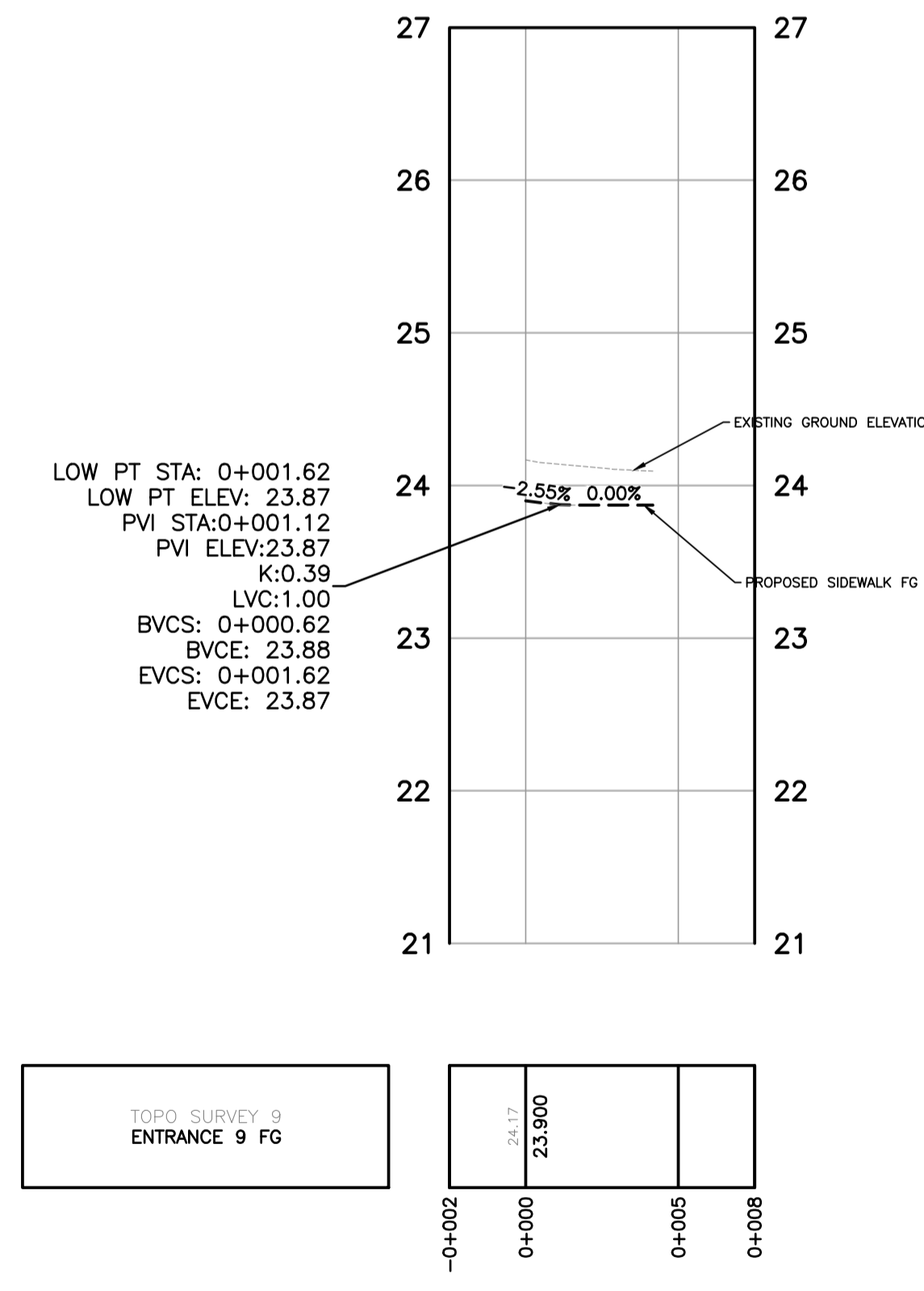
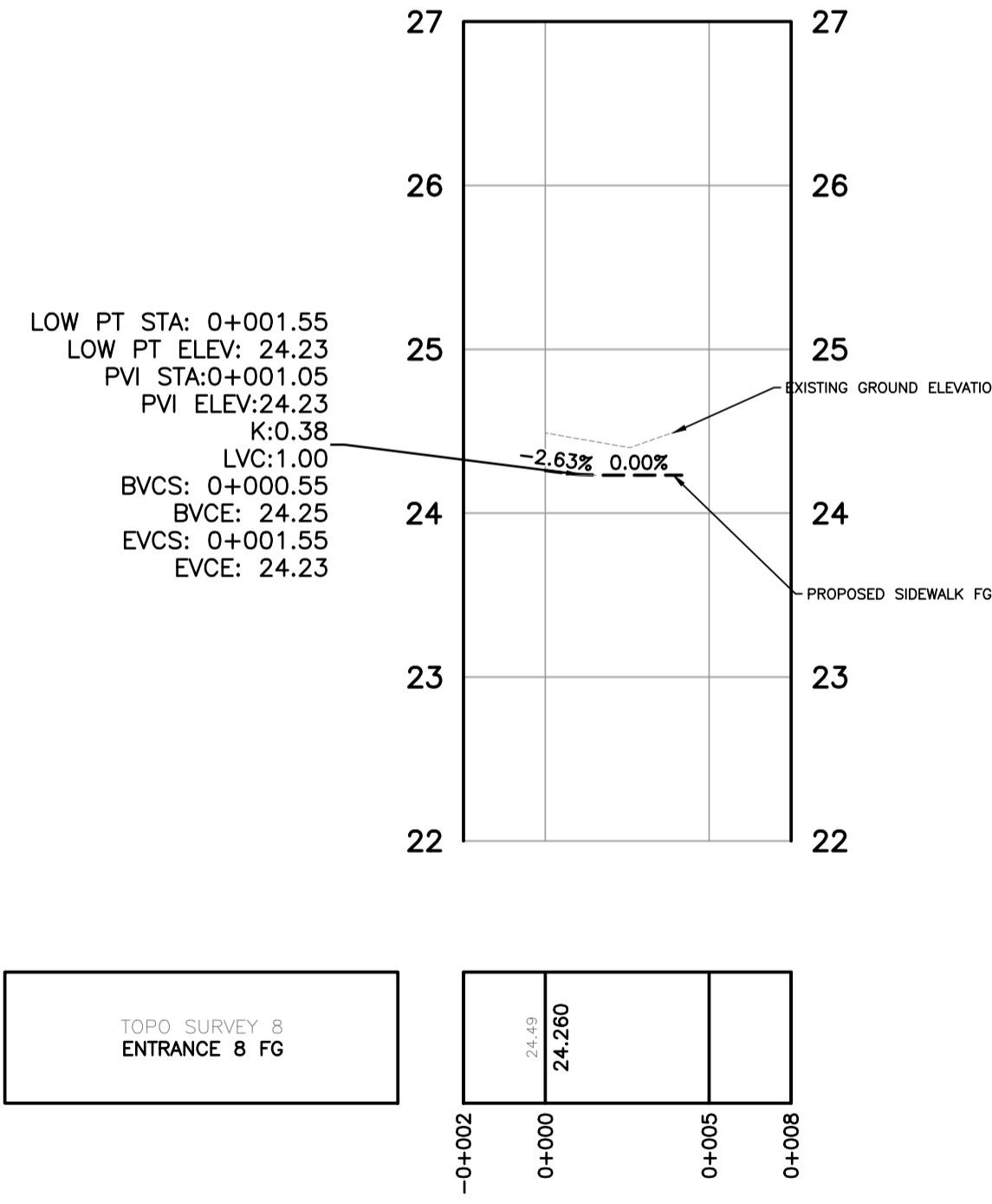
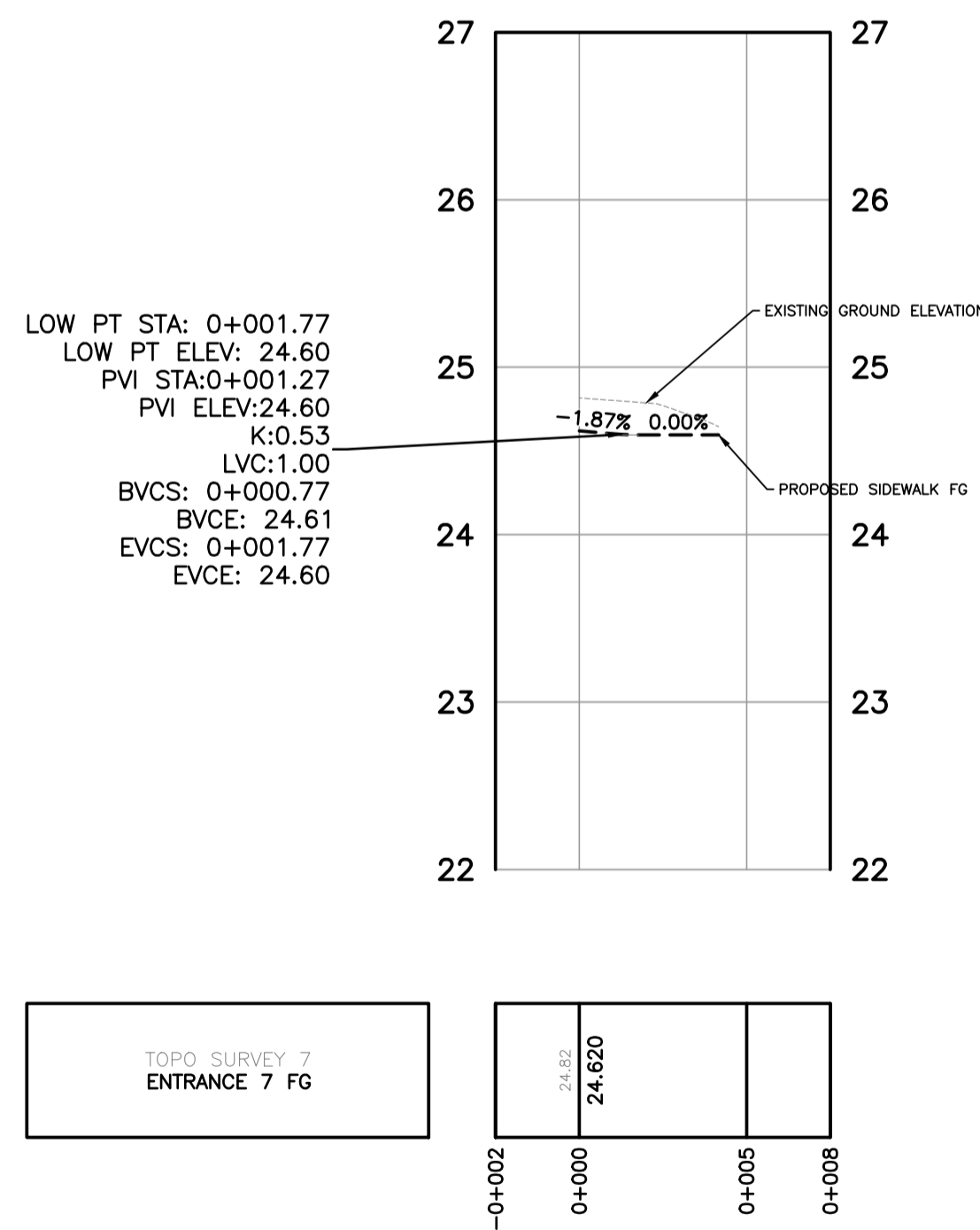
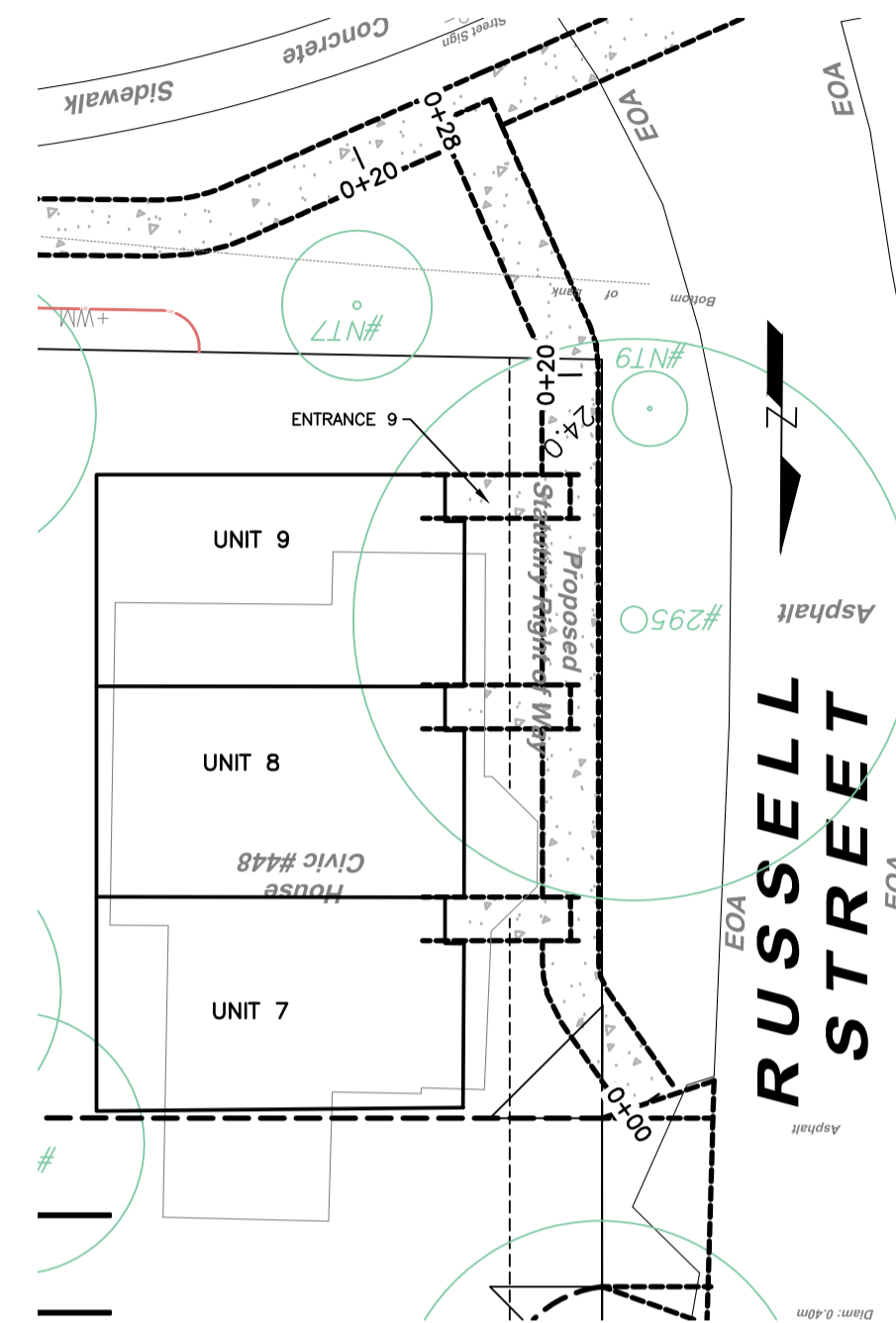
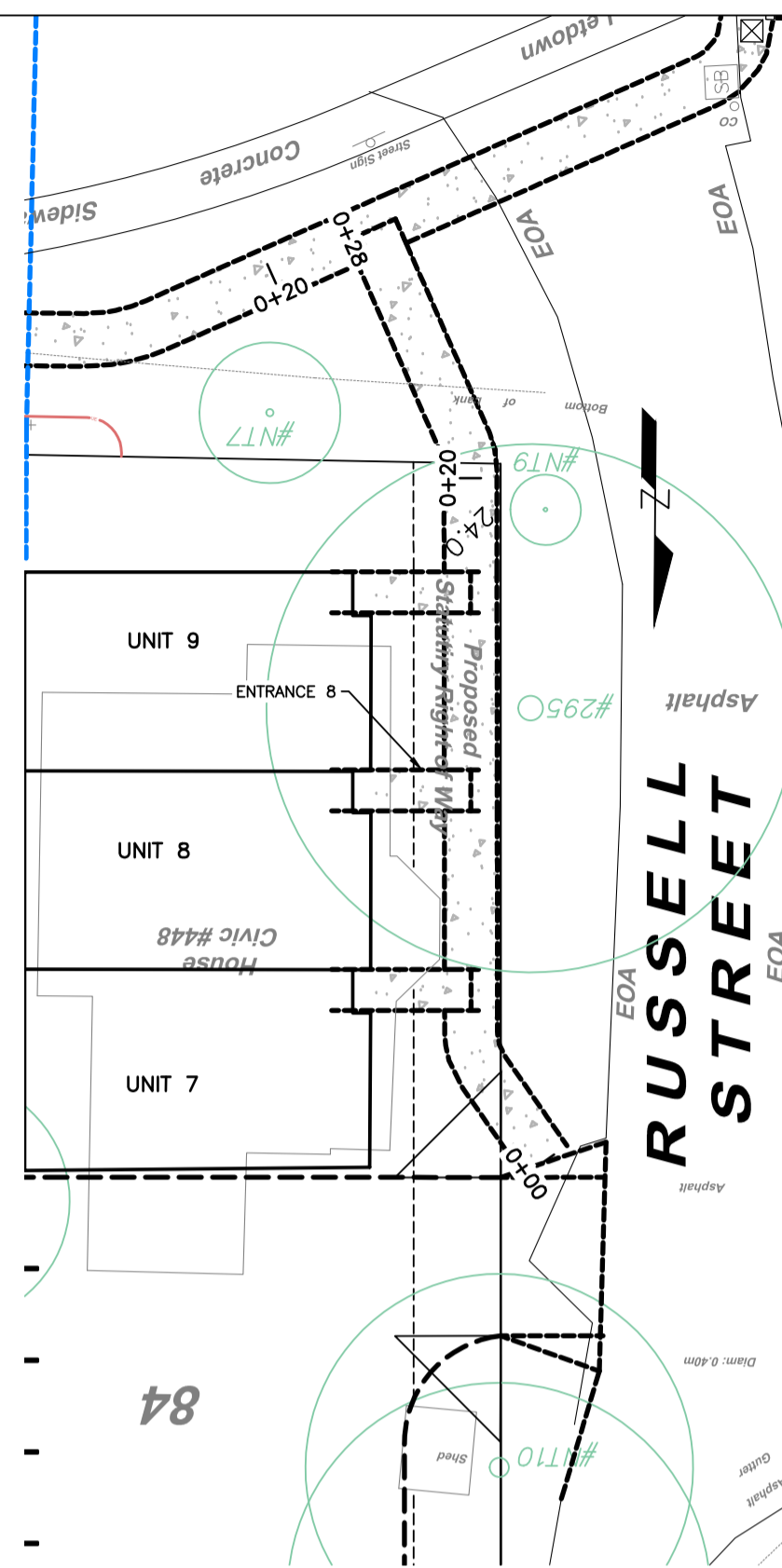
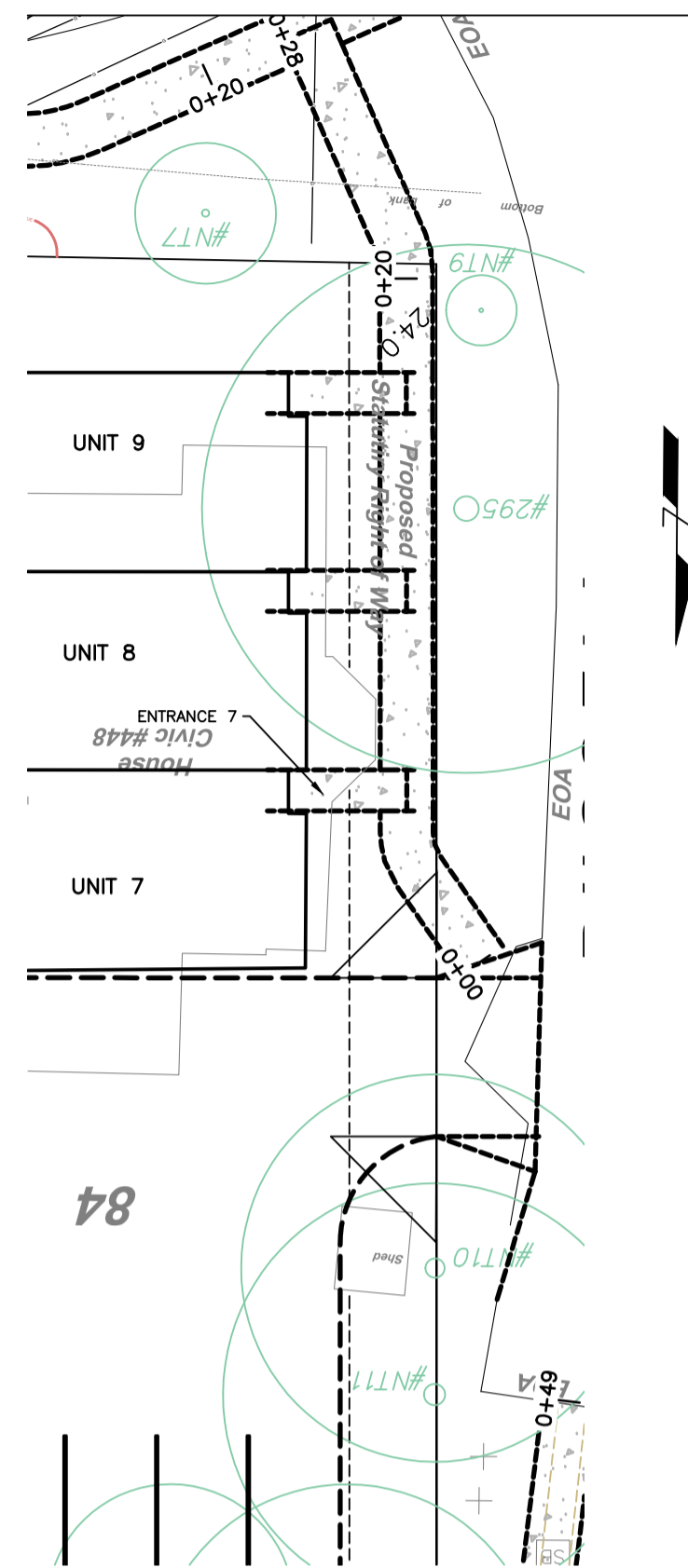
REVISIONS APPROVED								
REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

DESIGN APPROVED		
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA			
422 EDWARD / 448 WILSON STREET			
RUSSEL STREET SIDEWALK			
B.M. : Mon 18-38	Elev: 21.77m	Design: ESK	Drawn: ESK
Scale: Hor: 1:200	Vertical: 1:40	Checked:	Date: MAY 2022

FILE No.	-
DESIGN No.	-
DRAWING No.	Sheet 5 of 7

CITY OF VICTORIA - September 2, 2022 / U:\GIS\400 Customer Files\2022\CV Civil\CV22-06 Wilson - Campbell\03 Internal Drawings\00 Current\220830 CV2206.dwg



PERMIT TO PRACTICE NUM: 1000348



HOEL ENGINEERING LTD
28-40 Cadillac Avenue, Victoria, BC
Canada V8Z 1T2

FOR REVIEW



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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LEGEND

Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer
Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Silt Trap
Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub
			Gas Valve	Water Meter

REVISIONS

6	1 PRELIMINARY
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REVISIONS APPROVED

REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

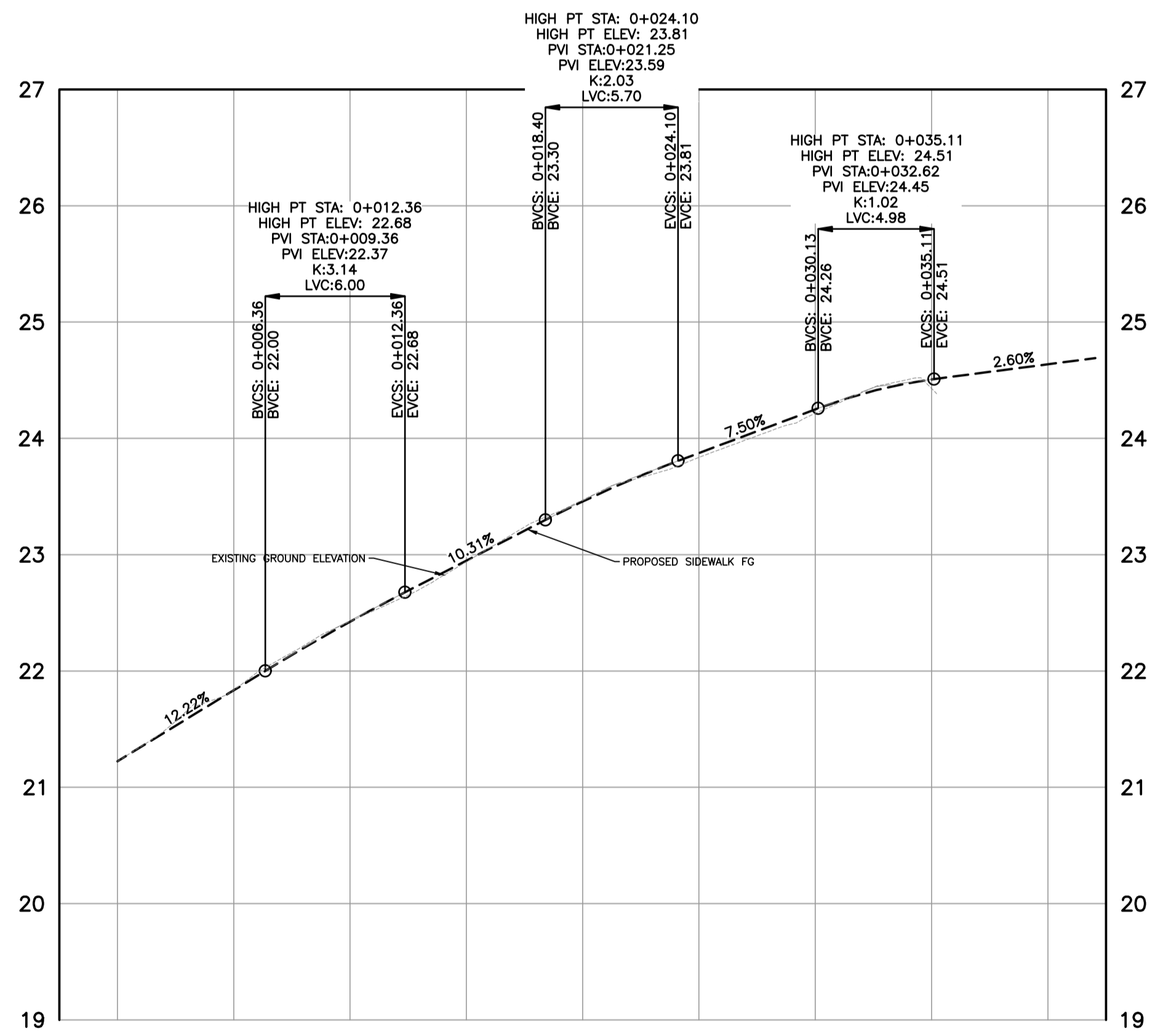
DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

422 EDWARD / 448 WILSON STREET		
ENTRANCE DETAILS		
B.M. : Mon 18-38	Elev: 21.77m	
Design: ESK	Drawn: ESK	Checked:
Scale: Hor: 1:200	Vertical: 1:40	Date: MAY 2022

FILE No.	-
DESIGN No.	-
DRAWING No.	Sheet 6 of 7



WILSON TOPD SURVEY
WILSON STREET SIDEWALK FG

Station	0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+035	0+040	0+042
Elevation (m)	21.224	21.835	22.424	22.949	23.427	23.874	24.249	24.507	24.637	24.637

PERMIT TO PRACTICE NUM: 1000348



FOR REVIEW



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
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LEGEND	
Existing Municipal Infrastructure	Drain —D—, Curb —C—, Concrete Box [X], Valve [X]
Proposed Municipal Infrastructure	Ditch —D—, Sidewalk SZW, Wood Box [X], Flush Valve [X]
Existing External U/G Utilities	Sewer —S—, Manhole [O], Catch Basin [X], Hydrant [X]
Proposed External U/G Utilities	Water —W—, Cleanout [X], Culvert [X], Reducer [X]
Street Lighting	Pole Mount [X], Standard Mount [X], Traffic Sign [X], Silt Trap [X]
Post Top [X], Pedestrian Signal [X], Traffic Signal [X], Ctrl Monument [X], Traverse Hub [X], Gas Valve [X], Water Meter [X]	

REVISIONS		REVISIONS APPROVED								
6		REVISION # 1			REVISION # 2			REVISION # 3		
5		Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
4		Design Engineer			Design Engineer			Design Engineer		
3		Manager of Development			Manager of Development			Manager of Development		
2		Development Coordinator			Development Coordinator			Development Coordinator		
1	PRELIMINARY									

DESIGN APPROVED		
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA			
422 EDWARD / 448 WILSON STREET			
WILSON STREET SIDEWALK			
B.M. : Mon 18-38	Elev: 21.77m		
Design: ESK	Drawn: ESK	Checked:	
Scale: Hor: 1:200	Vertical: 1:40	Date: MAY 2022	

FILE No.	—
DESIGN No.	—
DRAWING No.	Sheet 7 of 7