REAR YARD W/ ACCESSORY BUILDING & COVERED PATIO

1721 ADANAC ST, VICTORIA BC
NORTH JUBILEE HOUSEPLEX

MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

New houseplex development including six strata residential units as well as an accessory building at the rear of the site for bicycle storage. Unit mix includes 4 one bedroom suites and 2 three bedroom suites.
The proposed project adheres to the regulations for a houseplex (Schedule P, 3.0), with variances, within the Missing Middle Housing Initiative.

PROJECT DIRECTORY

OWNER

Cascara Construction
Rob Duncan
rob@cascaraconstruction.com

LANDSCAPE

Greenspace Designs
Erin Renwick
erin@greenspacedesigns.com

ARCHITECTURAL

Fold Architecture Inc.
Mark Ashby
mashby@foldarchitects.com

PROJECT INFORMATION	
Zone	R1-B
OCP Land Use	SINGLE FAMILY DWELLING DISTRICT
Address	1721 Adanac St, Victoria BC
Legal Description	THE EASTERLY 30 FEET OF LOT 33, AND REM LOT 34, SECTION 25, VICTORIA DISTRICT, PLAN 339
PID	009-141-120, 009-141-162
Description (Change of Use)	NEW CONSTRUCTION - MULTI -FAMILY DWELLING
Code Ref and Part	BCBC 2024, PART 9
Occupancy	RESIDENTIAL
Building Area m2	388m2
Building Height (m)	11.65m
Number of Storeys	3 (+ Basement)
Number of Facing Streets	1
Sprinklered	Yes
Fire Department Response Time	<10min
Energy Compliance Path	Step Code 5
Survey ID	VIP14195 - Dec 18,2023

SHEET LIST

A000	COVER
A004	DOOR & WINDOW SCHEDULE
A100	SITE PLAN + ZONING COMPLIANCE
A101	AVERAGE GRADE
A102	LIMITING DISTANCE
A103	SHADOW STUDIES
A104	EGRESS PLANS
A200	FLOOR PLANS
A201	FLOOR PLANS
A400	ELEVATIONS N+E
A401	ELEVATION S+W
A500	SECTION N-S
A600	ACCESSORY BUILDING

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
July 4, 2024

Fold Architecture Inc.
738 Fort Street, Victoria, BC, V8W 1H2
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No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

COVER

Date	2024.06.26
Drawn by	MW
Checked by	MA

A000

Scale	1 : 1
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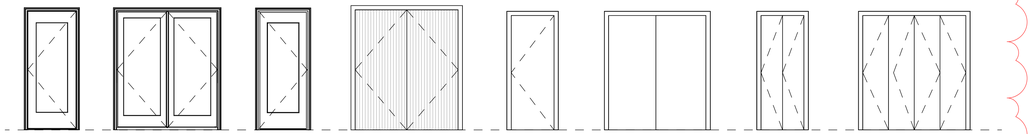
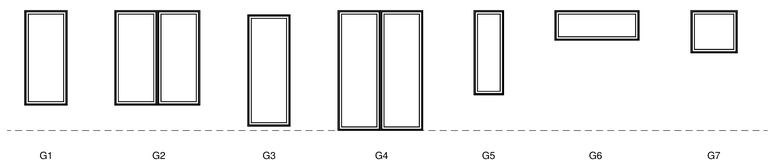
DOOR SCHEDULE

TYPE	DESCRIPTION	SIZE		
		WIDTH	HEIGHT	AREA (sm)
D1	Glazed Suite Entry Door	914	2134	1.95 m²
D2	Glazed Double Patio Door	1845	2134	3.94 m²
D3	Glazed Single Patio Door	914	2134	1.95 m²
D4	Solid Double Door	1829	2134	3.90 m²
D5	Entry Gate	914	1136	1.04 m²
D6	Solid Double Door	1219	2134	2.60 m²
DS1	Interior Suite Single Door	762	2134	1.63 m²
DS2	Interior Suite Sliding Closet Door	1000	2134	2.13 m²
DS2	Interior Suite Sliding Closet Door	1200	2134	2.56 m²
DS2	Interior Suite Sliding Closet Door	1525	2134	3.25 m²
DS2	Interior Suite Sliding Closet Door	1800	2134	3.84 m²
DS3	Interior Suite Single Bifold Door	762	2134	1.63 m²
DS3	Interior Suite Single Bifold Door	813	2134	1.73 m²
DS3	Interior Suite Single Bifold Door	914	2134	1.95 m²



WINDOW SCHEDULE

Mark	TYPE	DESCRIPTION	DIMENSIONS SILL HEIGHT	HEIGHT	WIDTH	AREA	COMMENTS
E1.1	G6	Tilt & Turn	1615	532	1499	0.8 m²	
E1.2	G6	Tilt & Turn	1615	532	1499	0.8 m²	
E1.3	G5	Tilt & Turn	903	1499	532	0.8 m²	
E1.4	G5	Tilt & Turn	903	1499	532	0.8 m²	
E2.1	G5	Tilt & Turn	633	1499	532	0.8 m²	
E2.2	G5	Tilt & Turn	634	1499	532	0.8 m²	
E2.3	G5	Tilt & Turn	634	1499	532	0.8 m²	
E2.4	G5	Tilt & Turn	-374	1499	532	0.8 m²	
E3.1	G5	Tilt & Turn	634	1499	532	0.8 m²	
E3.2	G5	Tilt & Turn	634	1499	532	0.8 m²	
E3.3	G5	Tilt & Turn	634	1499	532	0.8 m²	
E3.4	G5	Tilt & Turn	-374	1499	532	0.8 m²	
N1.1	G1	Tilt & Turn	450	1684	756	1.3 m²	
N1.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
N2.1	G2	Tilt & Turn	450	1684	1512	2.5 m²	
N2.1	G2	Tilt & Turn	450	1684	1512	2.5 m²	
N2.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
N2.3	G1	Tilt & Turn	450	1684	756	1.3 m²	
N2.4	G1	Tilt & Turn	450	1684	756	1.3 m²	
N3.1	G2	Tilt & Turn	450	1684	1512	2.5 m²	
N3.1	G2	Tilt & Turn	450	1684	1512	2.5 m²	
N3.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
N3.3	G1	Tilt & Turn	450	1684	756	1.3 m²	
N3.4	G1	Tilt & Turn	450	1684	756	1.3 m²	
N4.1	G1	Tilt & Turn	450	1684	756	1.3 m²	
N4.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
N4.3	G4	Tilt & Turn	152	1981	1511	3.0 m²	
N4.3	G4	Tilt & Turn	152	1981	1511	3.0 m²	
R1	G8	Fixed Curb Mounted Skylight					570mm x 1790mm
R2	G8	Fixed Curb Mounted Skylight					570mm x 1790mm
S1.1	G1	Tilt & Turn	450	1684	756	1.3 m²	
S1.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
S2.1	G2	Tilt & Turn	450	1684	1512	2.5 m²	
S2.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
S2.3	G1	Tilt & Turn	450	1684	756	1.3 m²	
S2.4	G1	Tilt & Turn	450	1684	756	1.3 m²	
S3.1	G1	Tilt & Turn	450	1684	756	1.3 m²	
S3.2	G1	Tilt & Turn	450	1684	756	1.3 m²	
S3.3	G1	Tilt & Turn	450	1684	756	1.3 m²	
S4.1	G3	Tilt & Turn	152	1981	756	1.5 m²	
S4.2	G3	Tilt & Turn	152	1981	756	1.5 m²	
W1.1	G6	Tilt & Turn	1615	532	1499	0.8 m²	
W1.2	G7	Tilt & Turn	1616	756	827	0.6 m²	
W1.3	G7	Tilt & Turn	1615	756	827	0.6 m²	
W1.4	G6	Tilt & Turn	1839	532	1499	0.8 m²	
W2.1	G5	Tilt & Turn	634	1499	532	0.8 m²	
W2.2	G5	Tilt & Turn	634	1499	532	0.8 m²	
W2.3	G5	Tilt & Turn	634	1499	532	0.8 m²	
W2.4	G5	Tilt & Turn	634	1499	532	0.8 m²	
W2.5	G5	Tilt & Turn	2522	1499	532	0.8 m²	
W3.1	G5	Tilt & Turn	634	1499	532	0.8 m²	
W3.2	G5	Tilt & Turn	634	1499	532	0.8 m²	
W3.3	G5	Tilt & Turn	634	1499	532	0.8 m²	
W3.4	G5	Tilt & Turn	2522	1499	532	0.8 m²	



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No.	Description	Date
1	Costing Class C	24.03.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

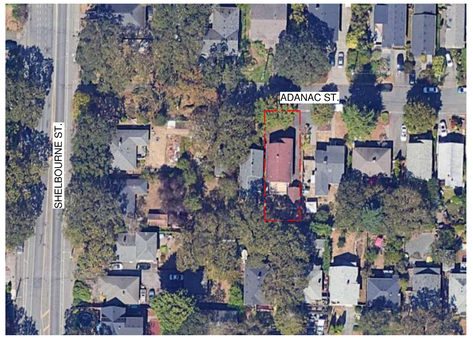
DOOR & WINDOW SCHEDULE

Date	2024.06.26
Drawn by	MW
Checked by	MA

A004

Scale	1 : 50
Printed	2024-06-26 4:58:54 PM

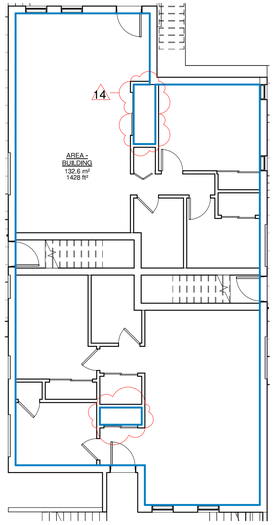
CONTEXT PLAN - NOT TO SCALE



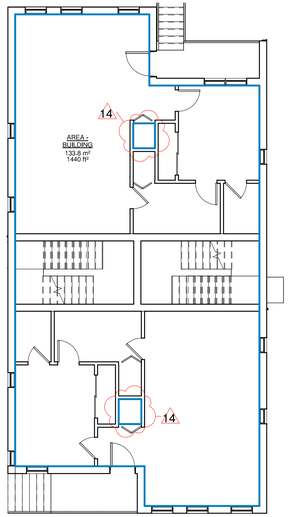
ZONING COMPLIANCE

Clause	Desicription	Permitted	Proposed	Comments
-	Permitted Use	Residential	Residential	Complies
2.4.e	Floor Area	390m2	387.6m2	Excludes Bike/Storage, Includes Patio Storage - 1.1+133.8+135.2+117.5
2.4e	Floor Space Ratio	1.0:1	1.0:1	387.6m2/390m2 = 0.99
3.1c	Distance from Street to Building	Max. 30m	8.49m	Complies
3.2.b	Height	12.0m	11.65m	Complies
3.2.c	Finished Ceiling Height - Lowest Level (Min.)	1.1m	1.75m	Complies
3.3.a	Front Setback	4.0m	4.0m	Complies
3.3.c	Side Setback (West)	1.50m	1.50m	Complies
3.3.c	Side Setback (East)	1.50m	1.50m	Complies
3.3.d	Rear Setback	10.0m	10.0m	Complies
3.3.e	Roof projections in setbacks	0.75m	0.6m Max.	Complies, Includes Entry Door Canopies
3.3.f	Building Separation (Min.)	5.0m	5.0m	Complies
3.4	Rear Yard Coverage		121.7m	
3.4.a	Coverage	40%	50%	Variance Requested
3.4.a	Coverage Area	156m2	193m2	-
3.4.a	Lot Area	390m2	-	-
3.4.b	Open Site Space	45%	47%	183.4m2/390m2
6.1	Required Parking	3.7	1	Variance Requested
6.2.b	Long Term Bicycle Parking Stalls	12	12	Complies
6.2.c	Long Term Oversized Bicycle Stalls (15%)	1.8	2	Complies
C-1.2.2	Short Term Bicycle Parking Stalls	6	6	Complies
C-3.2.b	Long Term Ground Anchored Stalls (50%)	6	6	Complies
F-4.a	Accessory Building - Rear Setback	0.6m	0.6m	Complies
F-4.b	Accessory Building - Side Setback (West)	0.6m	1.5m	Complies
F-4.b	Accessory Building - Side Setback (East)	0.6m	0.6m	Complies

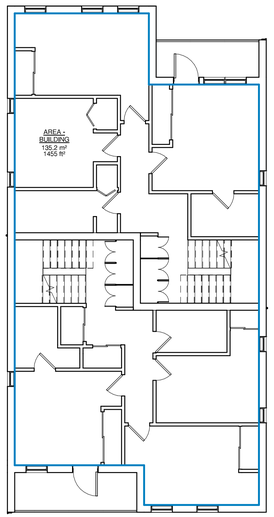
STREETSCAPE ELEVATION - NOT TO SCALE



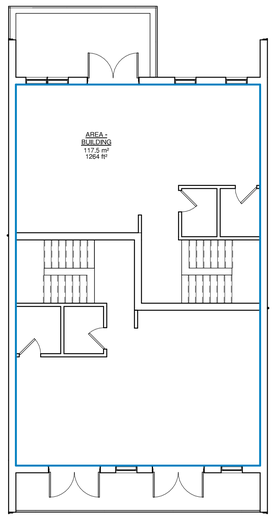
3 BASEMENT - AREA
1 : 100



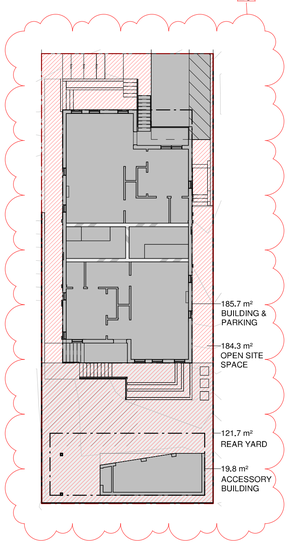
4 L1 - AREA
1 : 100



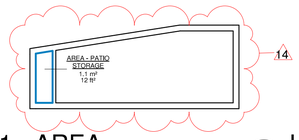
5 L2 - AREA
1 : 100

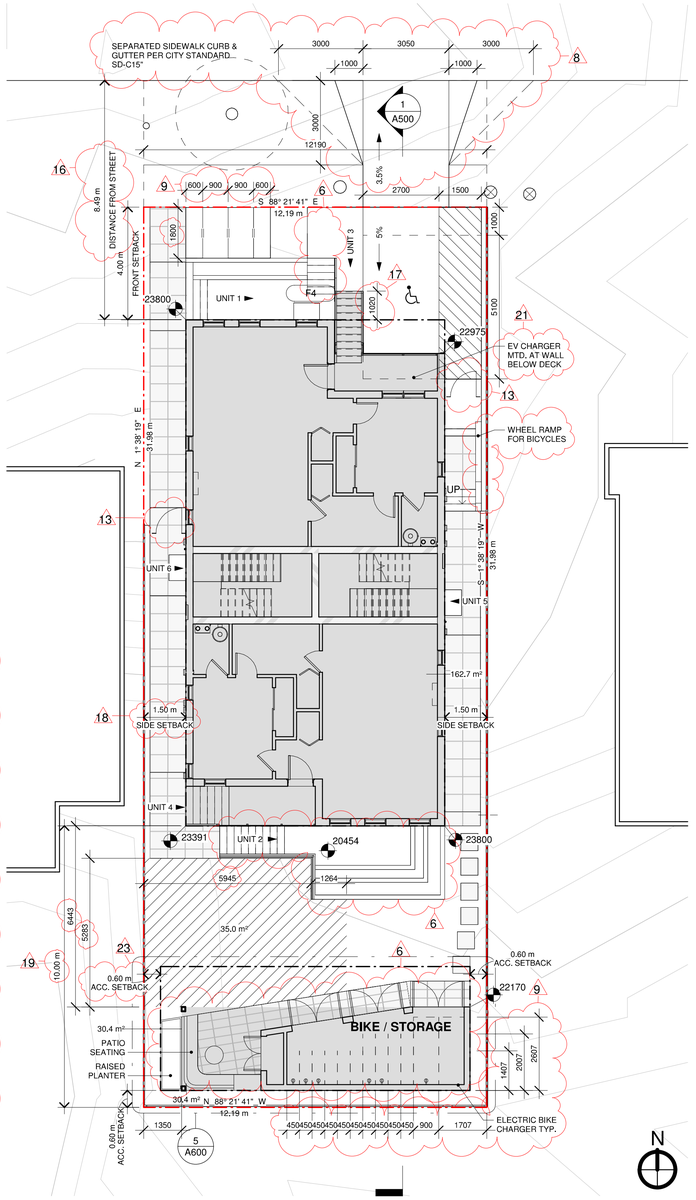


6 L3 - AREA
1 : 100



7 OPEN SITE SPACE
1 : 200





1 SITE PLAN
1 : 100

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No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
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CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

SITE PLAN + ZONING COMPLIANCE

Date	2024.06.26
Drawn by	MW
Checked by	MA

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Scale	As indicated
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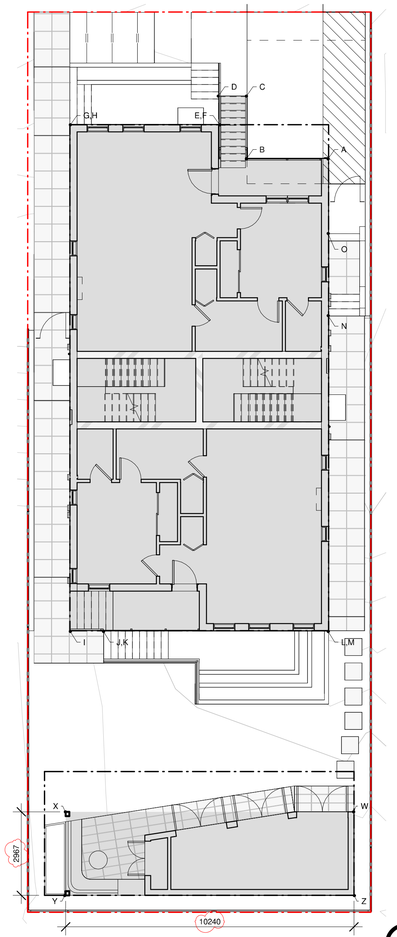


5 SITE PLAN - AG
1 : 100

N

Average Grade - Building

GRADE PT.	ELEV.	DIST.	AVERAGE
A	20.9 m		
A to B		2.853	59.63 m2
B	20.9 m		
B to C		2.23 m	46.63 m2
C	21.01 m		
C to D		1.06 m	22.21 m2
D	21.01 m		
D to E		1.04 m	21.83 m2
E	21.18 m		
F	20.46 m		
F to G		5.28 m	108.03 m2
G	20.46 m		
H	21.18 m		
H to I		17.97 m	389.5 m2
I	22.17 m		
I to J		1.2 m	26.6 m2
J	22.17 m		
K	20.45 m		
K to L		7.99 m	163.43 m2
L	20.45 m		
M	21.62 m		
M to N		11.43 m	246.4 m2
N	21.49 m		
N to O		2.67 m	56.51 m2
O	20.86 m		
O to A		2.67 m	55.7 m2
A	20.9 m		
SUM		**56.377**	**1196.48 m2**
AVE. GRADE		**21.223**	

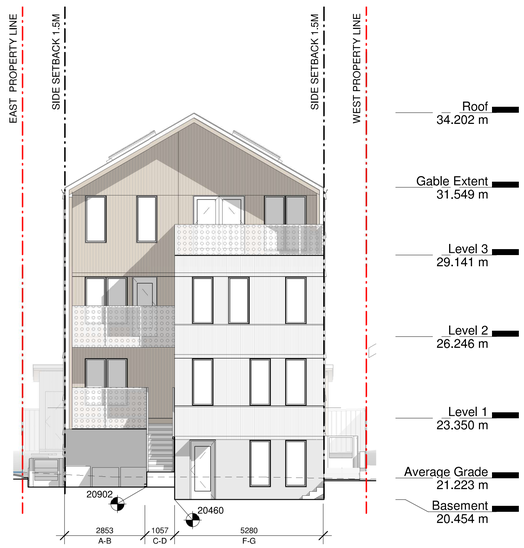
6

6

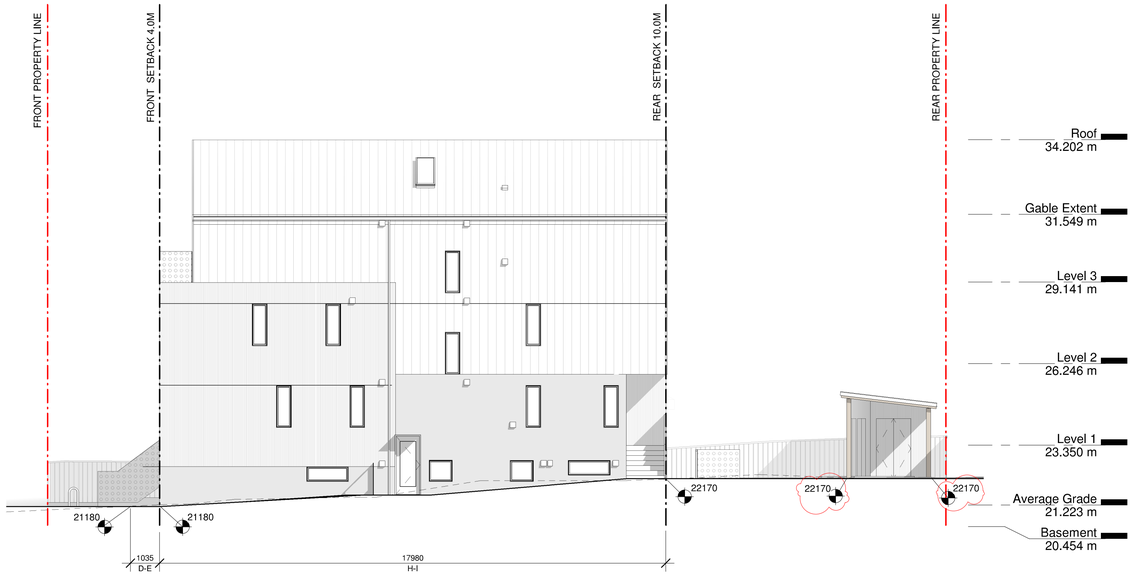
Average Grade - Accessory Building

GRADE PT.	ELEV.	DIST.	AVERAGE
W	22.17 m		
W to X		10.99 m	243.65 m2
X	22.17 m		
X to Y		2.97 m	65.78 m2
Y	22.17 m		
Y to Z		10.99 m	243.65 m2
Z	22.17 m		
Z to W		2.97 m	65.78 m2
W	22.17 m		
SUM		**27.91 m**	**618.85 m2**
AVE. GRADE		**22.170**	

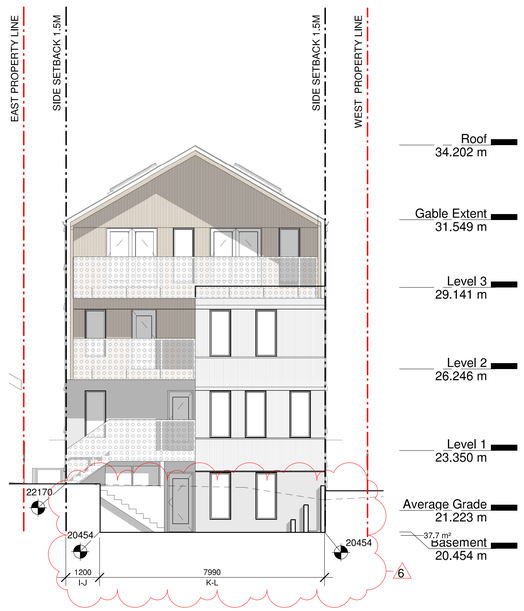
22



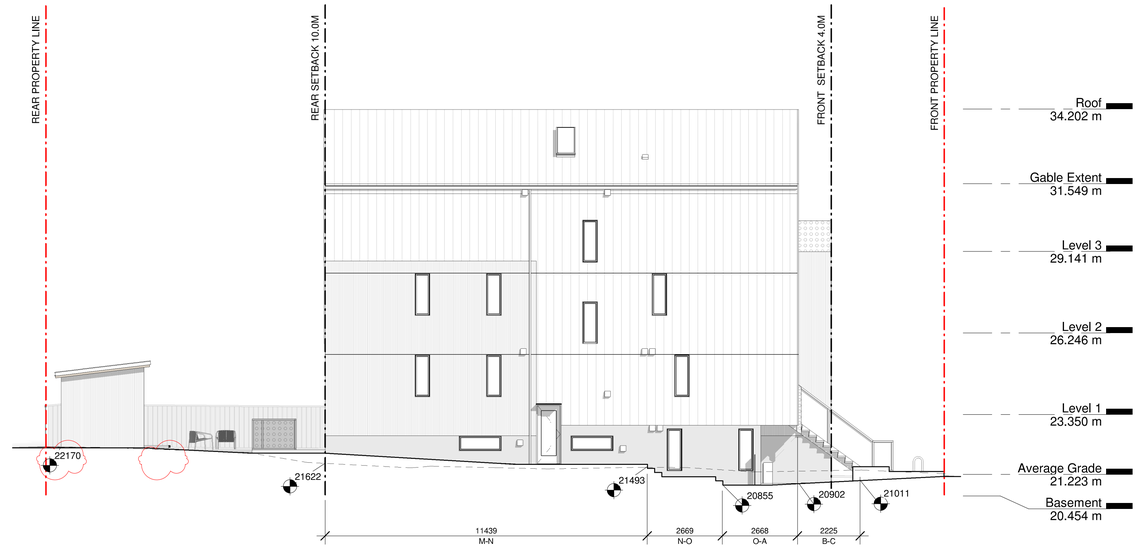
2 NORTH ELEVATION - AG
1 : 100



4 WEST ELEVATION - AG
1 : 100



3 SOUTH ELEVATION - AG
1 : 100



1 EAST ELEVATION - AG
1 : 100

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CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

AVERAGE GRADE

Date	2024.06.26
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Checked by	MA

A101

Scale	As indicated
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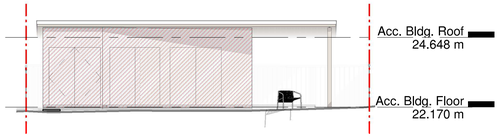

TABLE 3.2.3.1.-B

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
3.2m	30%	20.99m2	0m2	0%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
3.2	0%	45min	Combustible	Noncombustible

6 ACC. NORTH ELEVATION - LD
1 : 100

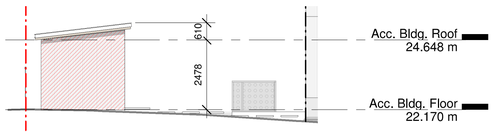

TABLE 3.2.3.1.-B

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
0.6m	4%	7.9m2	0m2	0%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.6m	4%	1h	Noncombustible	Noncombustible

5 ACC. EAST ELEVATION - LD
1 : 100

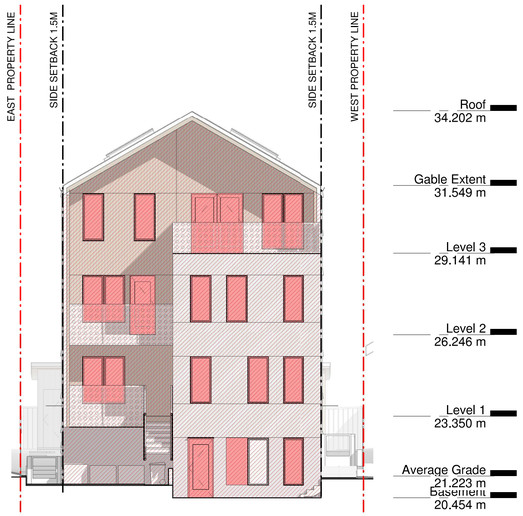

TABLE 3.2.3.1.-D

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
>9m	100%	109.08m2	28.67m2	26.3%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
-	-	-	-	-

2 NORTH ELEVATION - LD
1 : 100

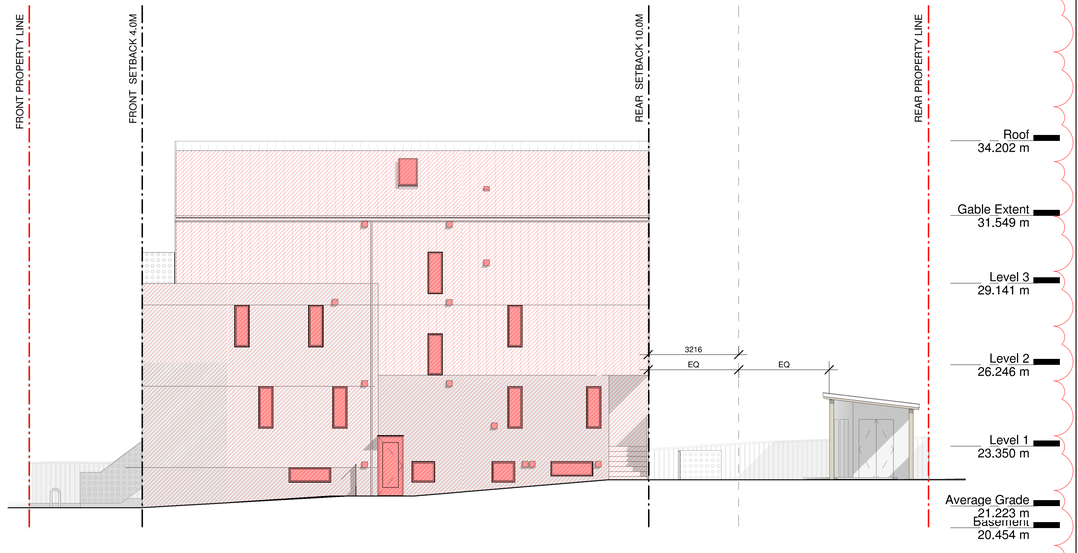

TABLE 3.2.3.1.-D

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
1.5m	14%	213.56m2	13.1m2	6.1%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
1.5m	10 - 25%	1h	Combustible	Noncombustible

4 WEST ELEVATION - LD
1 : 100

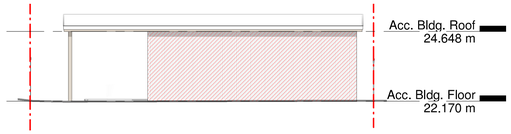

TABLE 3.2.3.1.-B

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
0.6m	4%	18.4m2	0m2	0%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.6m	4%	1h	Noncombustible	Noncombustible

7 ACC. SOUTH ELEVATION - LD
1 : 100

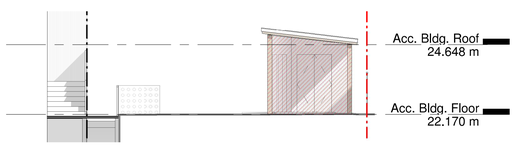

TABLE 3.2.3.1.-B

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
4.2m	93%	7.9m2	0m2	0%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
4.2m	93%	45min	Combustible	Combustible

8 ACC. WEST ELEVATION - LD
1 : 100

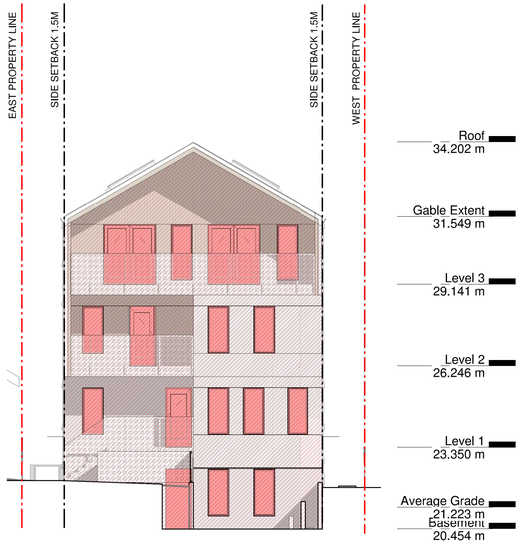

TABLE 3.2.3.1.-D

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
3.2m	27%	105.15m2	28.21m2	26.8%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
3.2m	25 - 50%	45min	Combustible	-

3 SOUTH ELEVATION - LD
1 : 100

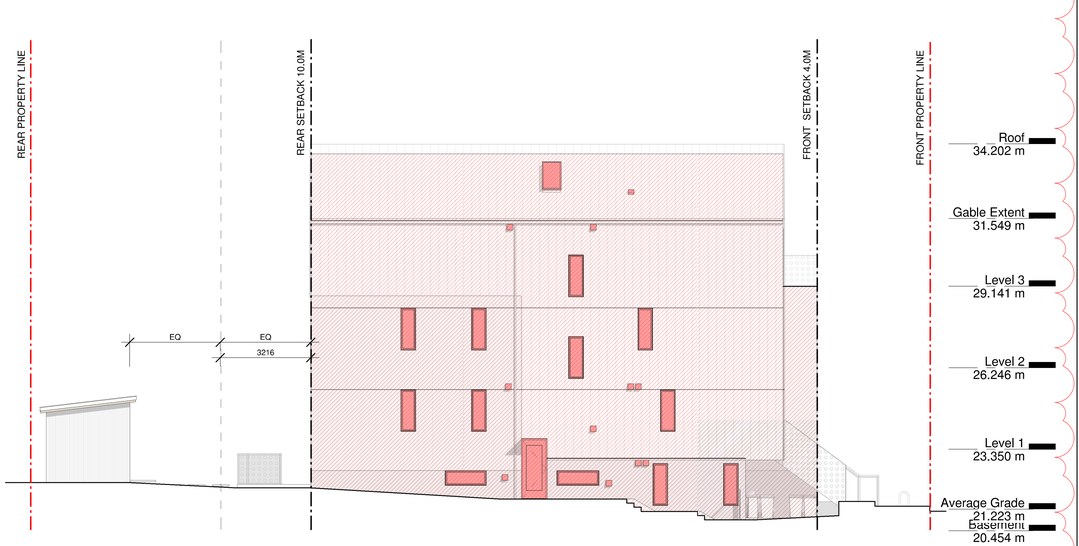

TABLE 3.2.3.1.-D

LIMITING DISTANCE	ALLOWABLE OPENINGS	AREA OF EXPOSING BUILDING FACE	PROPOSED OPENINGS	PROPOSED OPENINGS
1.5m	14%	217.60m2	12.56m2	5.8%

TABLE 3.2.3.7

LIMITING DISTANCE	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
1.5m	10 - 25%	1h	Combustible	Noncombustible

1 EAST ELEVATION - LD
1 : 100

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No.	Description	Date
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

LIMITING DISTANCE

Date	2024.06.26
Drawn by	MW
Checked by	MA

A102

Scale	1 : 100
Printed	2024-06-26 4:59:07 PM

10AM

12PM

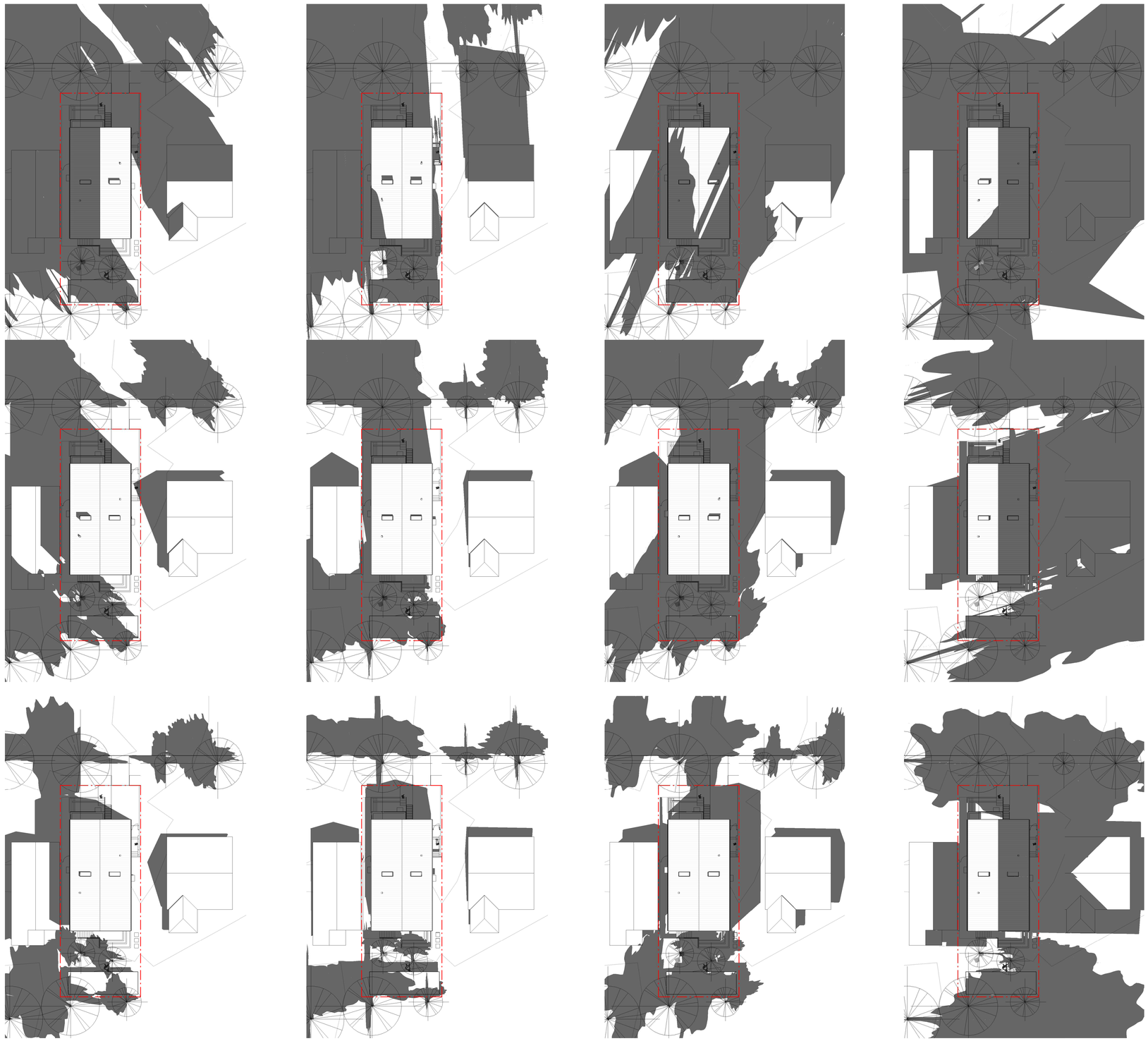
2PM

5PM

WINTER SOLSTICE

SPRING / AUTUMN EQUINOX

SUMMER SOLSTICE



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4

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No.	Description	Date
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CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

SHADOW STUDIES

Date	2024.06.26
Drawn by	MW
Checked by	MA

A103

Scale	1 : 300
Printed	2024-06-26 4:59:12 PM

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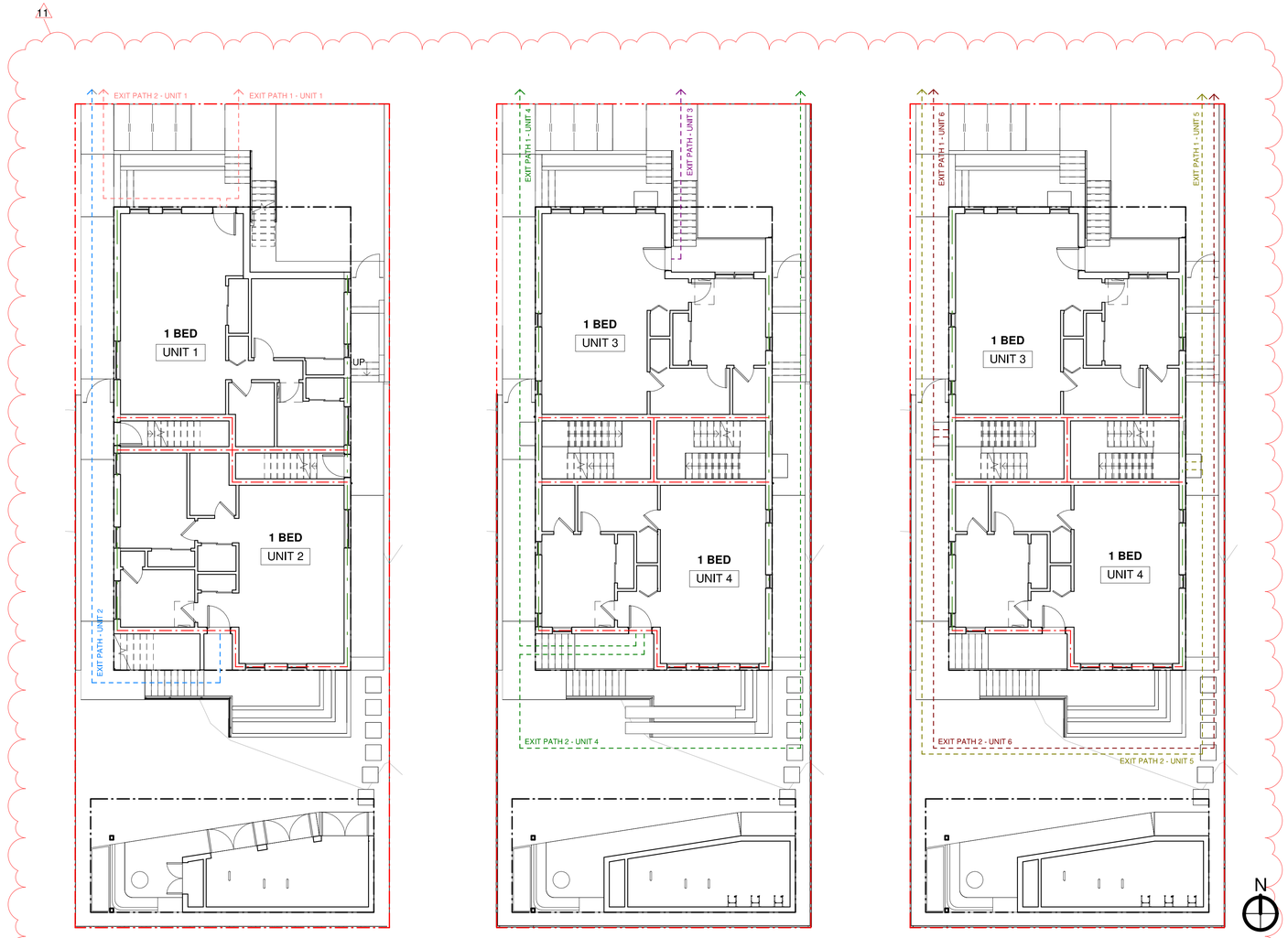


1 EGRESS - BASEMENT SUITES
1 : 100

3 EGRESS - L1 SUITES
1 : 100

2 EGRESS - UPPER LVL SUITES
1 : 100

No.	Description	Date
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

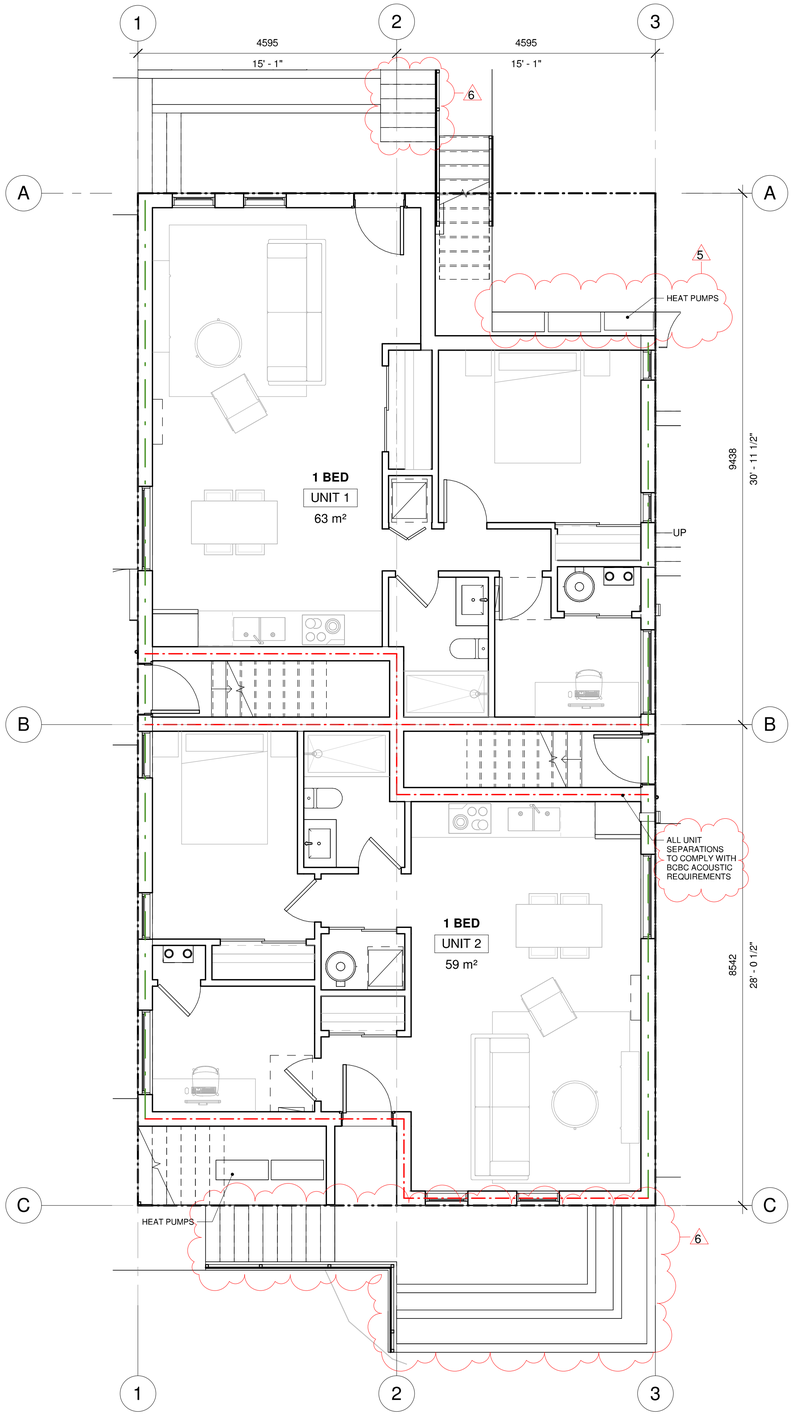
NORTH JUBILEE HOUSEPLEX

EGRESS PLANS

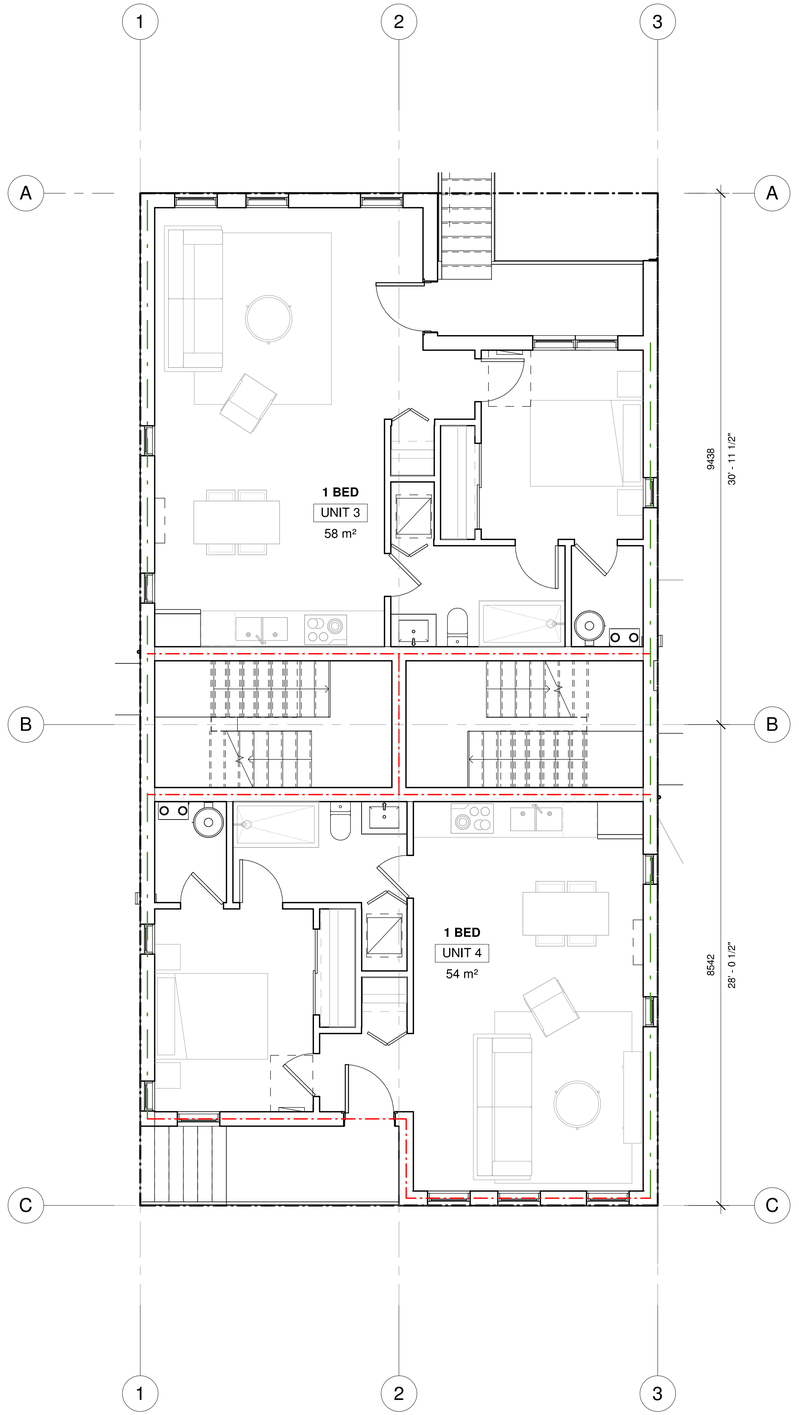
Date	2024.06.26
Drawn by	MW
Checked by	MA

A104

Scale	1 : 100
Printed	2024-06-26 4:59:13 PM



1 FLOOR PLAN - BASEMENT
1 : 50



2 FLOOR PLAN - LEVEL 1
1 : 50

N

FIRE RESISTANCE RATING LEGEND

0.75 HR	
1 HR	
2 HR	

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No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

FLOOR PLANS

Date	2024.06.26
Drawn by	MW
Checked by	MA

A200

Scale	As indicated
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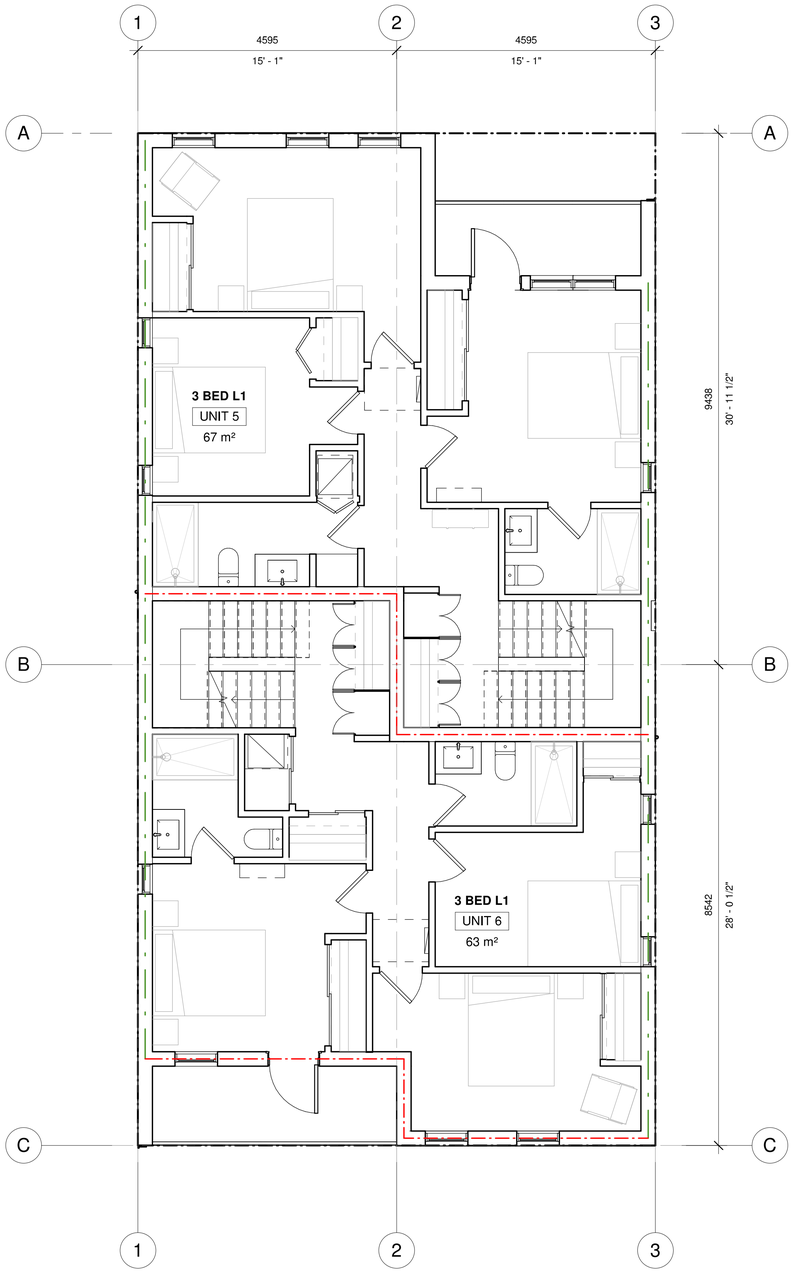
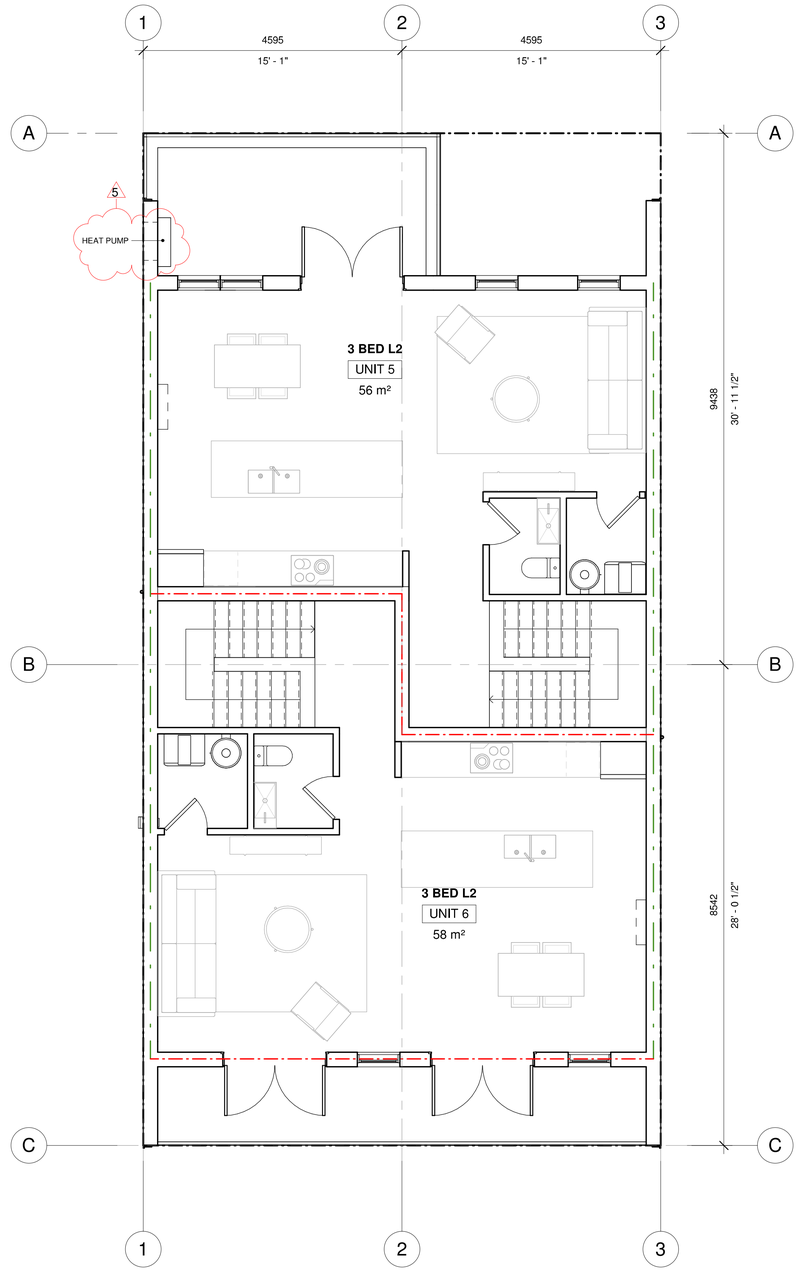


1 FLOOR PLAN - LEVEL 2
1 : 50



2 FLOOR PLAN - LEVEL 3
1 : 50

N

FIRE RESISTANCE RATING LEGEND

0.75 HR	
1 HR	
2 HR	

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3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

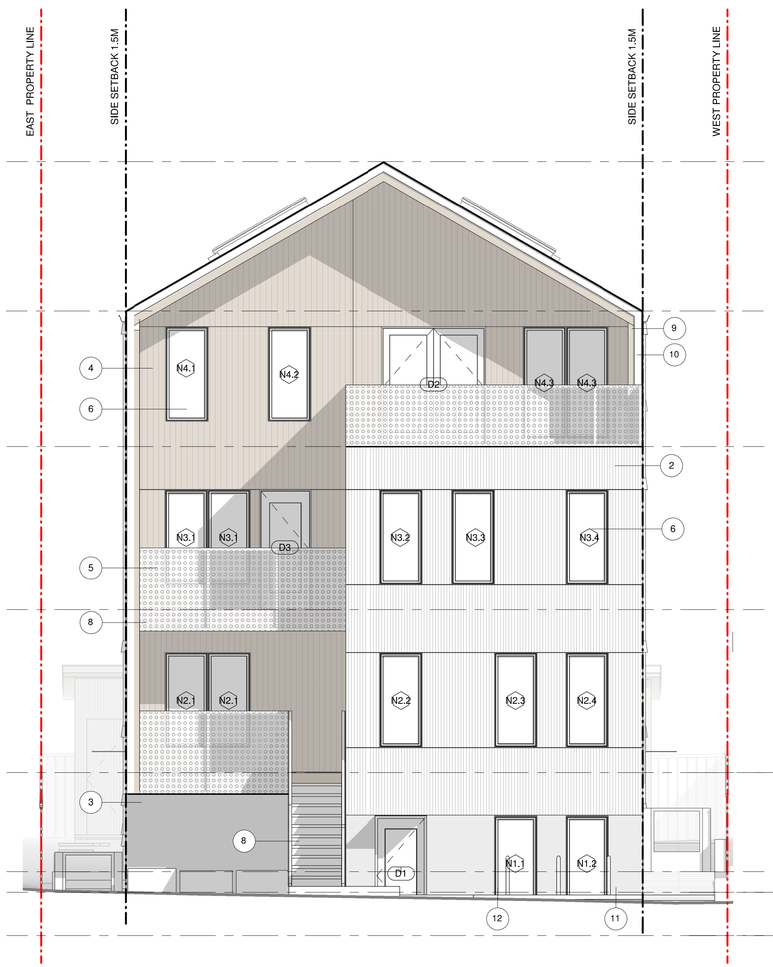
NORTH JUBILEE HOUSEPLEX

FLOOR PLANS

Date	2024.06.26
Drawn by	MW
Checked by	MA

A201

Scale	As indicated
Printed	2024-06-26 4:59:15 PM



1 NORTH ELEVATION
1 : 50

2 EAST ELEVATION
1 : 50

MATERIAL FINISHES

1. **METAL SIDING** STANDING SEAM PANELS - 12" LIGHT GREY
2. **METAL SIDING** NARROW CORRUGATE PANEL MEDIUM GREY
3. **STUCCO FINISH** PALE GREY
4. **VERTICAL WOOD SIDING / SOFFIT** CEDAR
5. **PERFORATED METAL PANEL** MOUNTED ON PTD. METAL STRUCTURE PTD. LIGHT COLOUR
6. **HIGH PERFORMANCE WINDOW** VINYL FRAME MEDIUM GREY
7. **PTD. METAL PEDESTRIAN GATE**
8. **WOOD DECK STRUCTURE** (BEYOND PERFORATED PANEL)
9. **WOOD FASCIA** TO MATCH CLADDING
10. **METAL FLASHING** TO MATCH ADJACENT METAL SIDING
11. **CONCRETE LANDSCAPE WALL (& STAIRS)**
12. **PTD. METAL BIKE RACKS**
13. **GUTTER** FINISH TO MATCH CLADDING
14. **DOWNSPOUT**
15. **PTD. METAL DOOR CANOPY**
16. **THRU-WALL FLASHING** FINISH TO MATCH CLADDING
17. **INTAKE/ EXHAUST VENT** FINISH TO MATCH CLADDING

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3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

ELEVATIONS N+E

Date	2024.06.26
Drawn by	MW
Checked by	MA

A400

Scale	1 : 50
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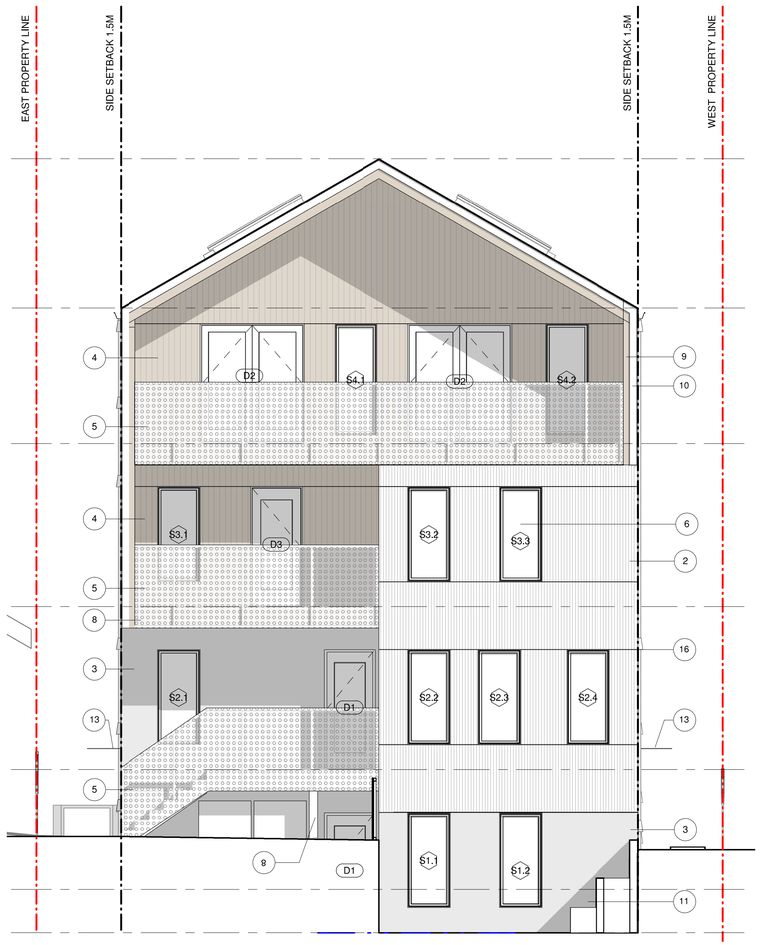
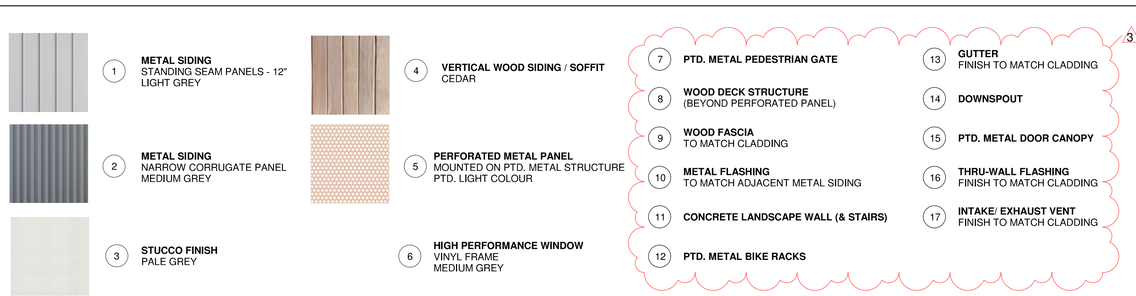


2 SOUTH ELEVATION
1 : 50

3 WEST ELEVATION
1 : 50

MATERIAL FINISHES



1. **METAL SIDING** STANDING SEAM PANELS - 12" LIGHT GREY
2. **METAL SIDING** NARROW CORRUGATE PANEL MEDIUM GREY
3. **STUCCO FINISH** PALE GREY
4. **VERTICAL WOOD SIDING / SOFFIT** CEDAR
5. **PERFORATED METAL PANEL** MOUNTED ON PTD. METAL STRUCTURE PTD. LIGHT COLOUR
6. **HIGH PERFORMANCE WINDOW** VINYL FRAME MEDIUM GREY
7. **PTD. METAL PEDESTRIAN GATE**
8. **WOOD DECK STRUCTURE** (BEYOND PERFORATED PANEL)
9. **WOOD FASCIA** TO MATCH CLADDING
10. **METAL FLASHING** TO MATCH ADJACENT METAL SIDING
11. **CONCRETE LANDSCAPE WALL (& STAIRS)**
12. **PTD. METAL BIKE RACKS**
13. **GUTTER** FINISH TO MATCH CLADDING
14. **DOWNSPOUT**
15. **PTD. METAL DOOR CANOPY**
16. **THRU-WALL FLASHING** FINISH TO MATCH CLADDING
17. **INTAKE/ EXHAUST VENT** FINISH TO MATCH CLADDING

3

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3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

ELEVATION S+W

Date	2024.06.26
Drawn by	MW
Checked by	MA

A401

Scale	1 : 50
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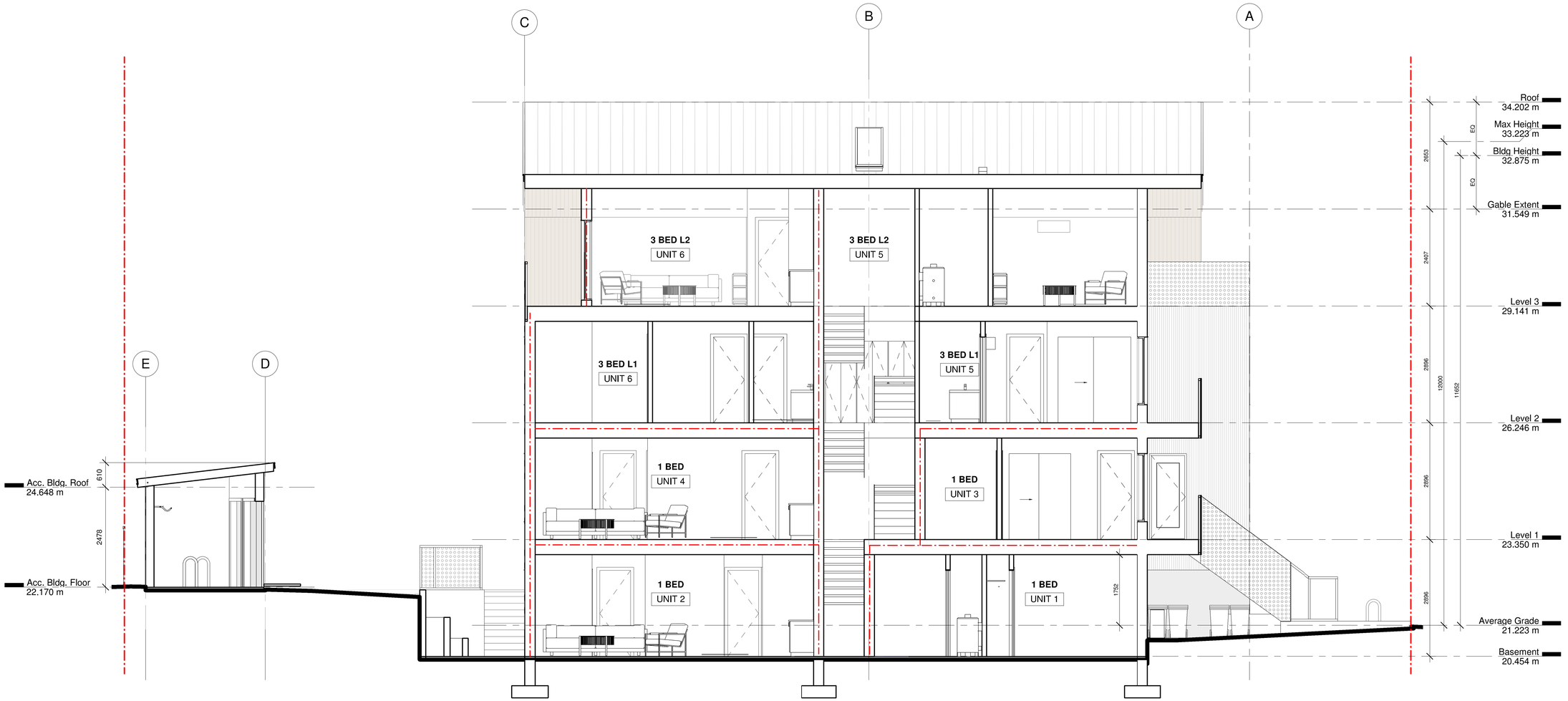

1 SECTION N-S
1 : 50

FIRE RESISTANCE RATING LEGEND

0.75 HR	
1 HR	
2 HR	

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3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

SECTION N-S

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Drawn by	MW
Checked by	MA

A500

Scale	As indicated
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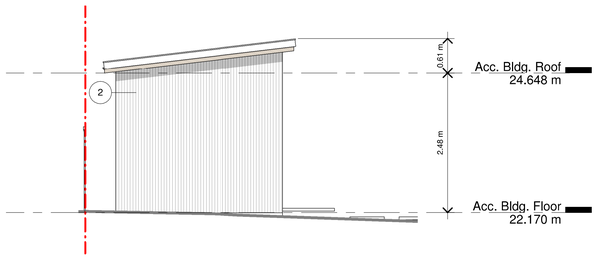
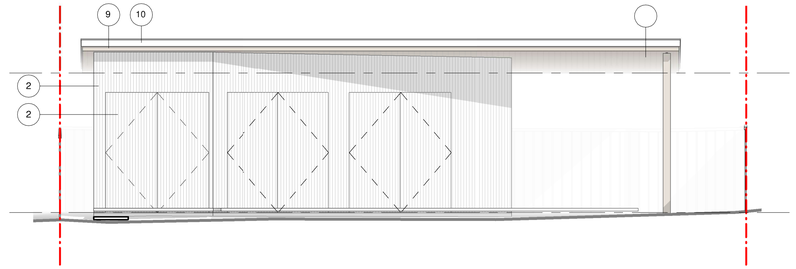


1 ACC. EAST ELEVATION
1 : 50



2 ACC. NORTH ELEVATION
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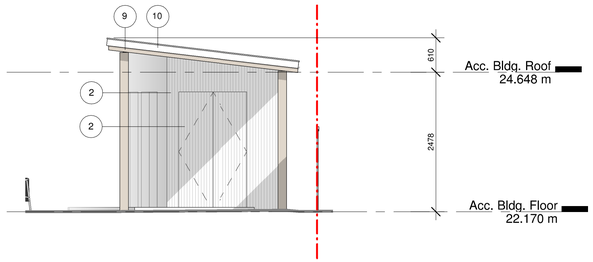
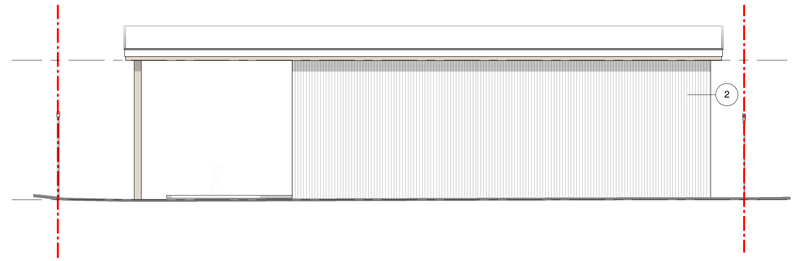
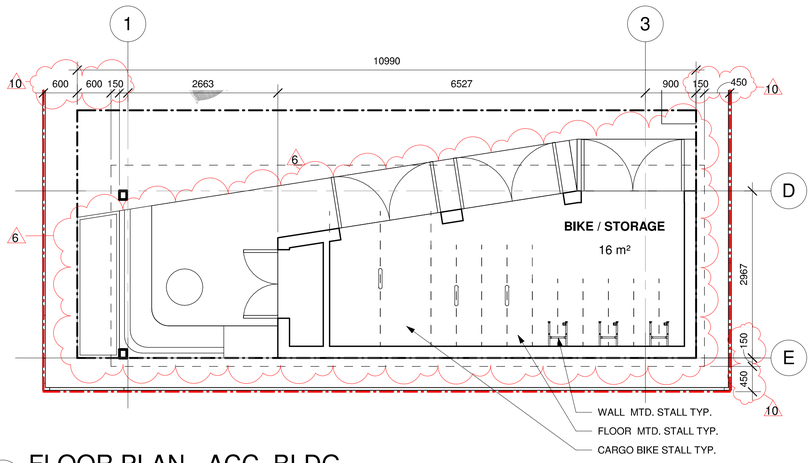


4 ACC. WEST ELEVATION
1 : 50



3 ACC. SOUTH ELEVATION
1 : 50



5 FLOOR PLAN - ACC. BLDG
1 : 50

MATERIAL FINISHES

1 **METAL SIDING**
STANDING SEAM PANELS - 12"
LIGHT GREY

2 **METAL SIDING**
NARROW CORRUGATE PANEL
MEDIUM GREY

3 **STUCCO FINISH**
PALE GREY

4 **VERTICAL WOOD SIDING / SOFFIT**
CEDAR

5 **PERFORATED METAL PANEL**
MOUNTED ON PTD. METAL STRUCTURE
PTD. LIGHT COLOUR

6 **HIGH PERFORMANCE WINDOW**
VINYL FRAME
MEDIUM GREY

7 **PTD. METAL PEDESTRIAN GATE**

8 **WOOD DECK STRUCTURE**
(BEYOND PERFORATED PANEL)

9 **WOOD FASCIA**
TO MATCH CLADDING

10 **METAL FLASHING**
TO MATCH ADJACENT METAL SIDING

11 **CONCRETE LANDSCAPE WALL (& STAIRS)**

12 **PTD. METAL BIKE RACKS**

13 **GUTTER**
FINISH TO MATCH CLADDING

14 **DOWNSPOUT**

15 **PTD. METAL DOOR CANOPY**

16 **THRU-WALL FLASHING**
FINISH TO MATCH CLADDING

17 **INTAKE/ EXHAUST VENT**
FINISH TO MATCH CLADDING

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CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

ACCESSORY BUILDING

Date	2024.06.26
Drawn by	MW
Checked by	MA

A600

Scale	1 : 50
Printed	2024-06-26 4:59:27 PM

1721 ADANAC STREET - BUBBLED CHANGES

BUBBLED CHANGES

1. ADDED LAWN IN REAR GARDEN, ADDED 2X2' PAVER PATHWAY TO BICYCLE PATIO, NEW CERCIDIPHYLLUM TREE, NEW STAIRS TO UNIT 2 PATIO, NEW PLANTING AREA FOR UNIT 2, EXTENDED WEST WALKWAY SOUTH

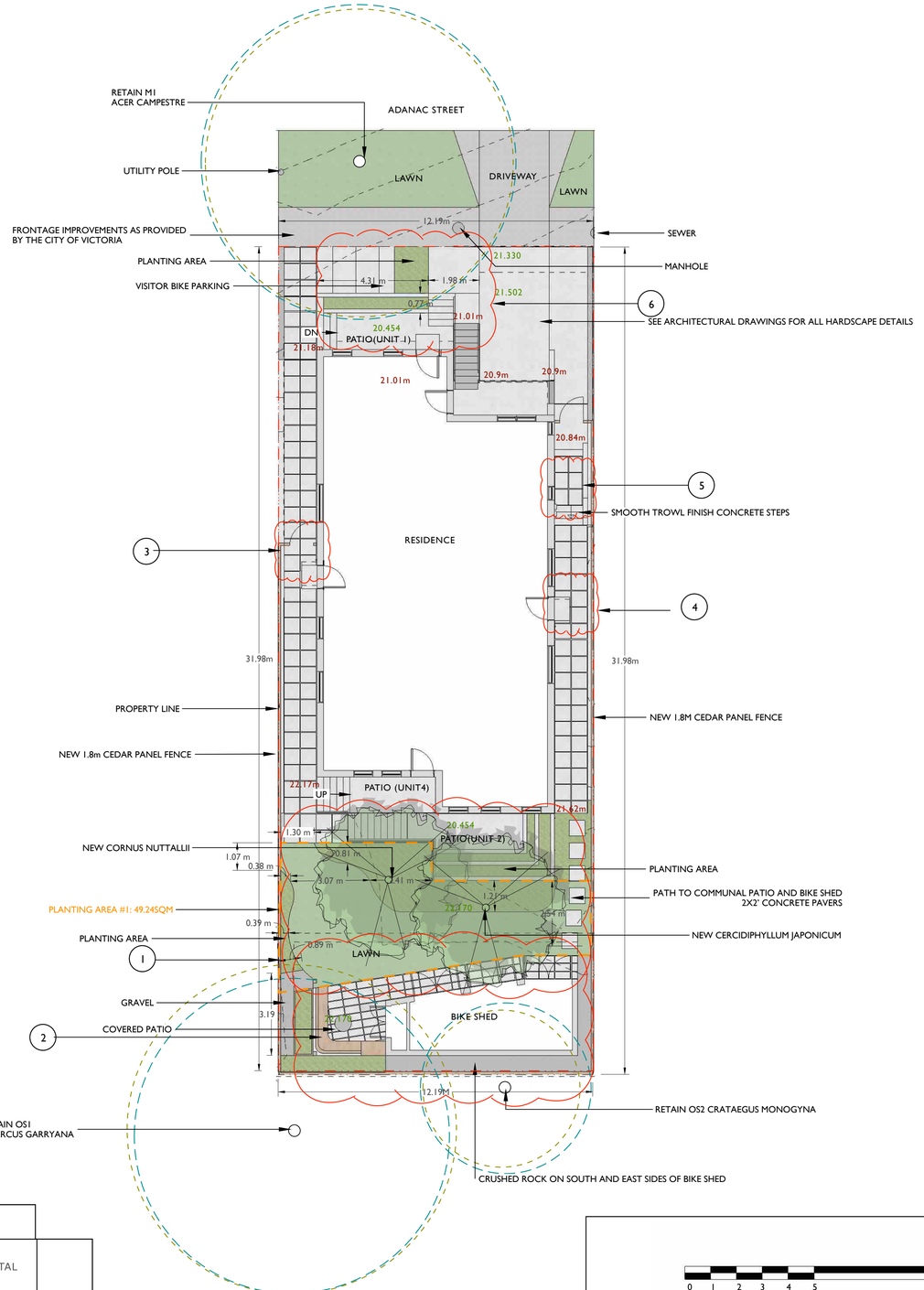
2. NEW BIKE SHED BUILDING AND PATIO

3. CHANGED LOCATION OF EAST GATE

4. CHANGED LOCATION OF WEST GATE

5. ADDED WHEEL RAMP FOR BICYCLES

6. SHIFTED GARDEN BED, ADDED STAIRS, REMOVED PORTION OF PLANTER BED, SHIFTED BICYCLE PARKING



NOTES:

EXISTING GRADES ARE IN GREEN
PROPOSED GRADES ARE IN RED

LEGEND

X — TREES TO BE REMOVED

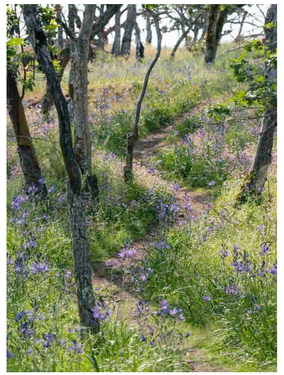
CRITICAL ROOT ZONE

DRIP ZONE

				REPLACEMENT TREES PROPOSED		SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B.#SMALL	C. #MEDIUM	E.#SMALL	F. #MEDIUM	TOTAL	
PLANTING AREA #1	49.24	1	49.24	0	2	0	30	30	

CEDAR PANEL FENCE

GARRY OAK MEADOW PLANTINGS



0 1 2 3 4 5 10m

Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1721 ADANAC STREET, VICTORIA, BC

:: PAGE TITLE ::

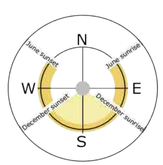
SITE AND TREE PLAN, PAGE TWO of FOUR

:: DATE ::

APRIL 10, 2024
Revised APRIL 12, 2024
Revised APRIL 17, 2024
Revised JUNE 25, 2024
Revised JUNE 27, 2024

:: SCALE ::

1:100



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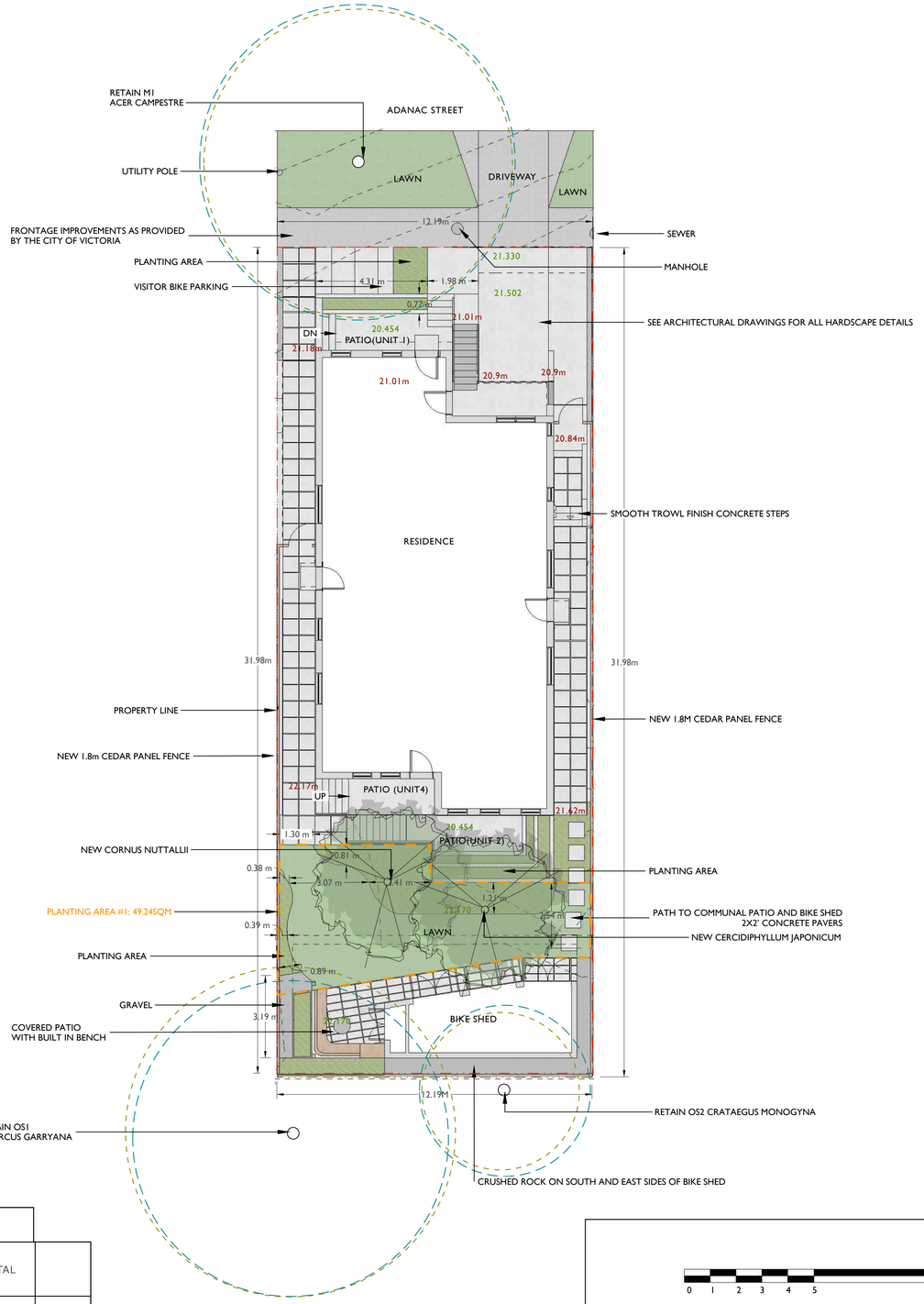
1721 ADANAC STREET - SITE AND TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN



NOTES:

EXISTING GRADES ARE IN GREEN
PROPOSED GRADES ARE IN RED

LEGEND

X — TREES TO BE REMOVED

CRITICAL ROOT ZONE

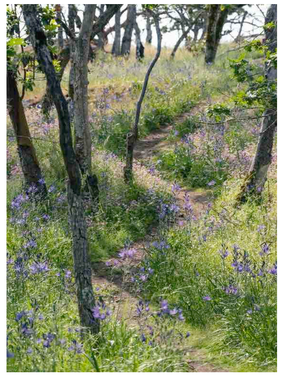
DRIP ZONE

				REPLACEMENT TREES PROPOSED		SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B.#SMALL	C. #MEDIUM	E.#SMALL	F. #MEDIUM	TOTAL	
PLANTING AREA #1	49.24	1	49.24	0	2	0	30	30	

0 1 2 3 4 5 10m

CEDAR PANEL FENCE

GARRY OAK MEADOW PLANTINGS



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:: PROJECT TITLE ::

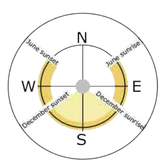
PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1721 ADANAC STREET, VICTORIA, BC

:: PAGE TITLE ::

SITE AND TREE PLAN, PAGE TWO of FOUR

:: DATE ::
APRIL 10, 2024
Revised APRIL 12, 2024
Revised APRIL 17, 2024
Revised JUNE 25, 2024
Revised JUNE 27, 2024

:: SCALE ::
1:100



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1721 ADANAC STREET - PLANTING PLAN


GAULTHERIA SHALLON


ARCTOSTAPHYLOS UVA-URSI


CORNUS NUTTALLII


CERASTIUM ARVENSE


BLECHNUM SPICANT


BERBERIS NERVOSA


HELLEBORUS ORIENTALIS 'WHITE LADY'


POLYSTICHUM MUNITUM


ANAPHALIS MARGARITACEA


ARTIMISIA SUKSDORFII


DESCHAMPIA CESPITOSA


KOELERIA MACRANTHA


ARMERIA MARITIMA


ACHILLEA MILLEFOLIUM

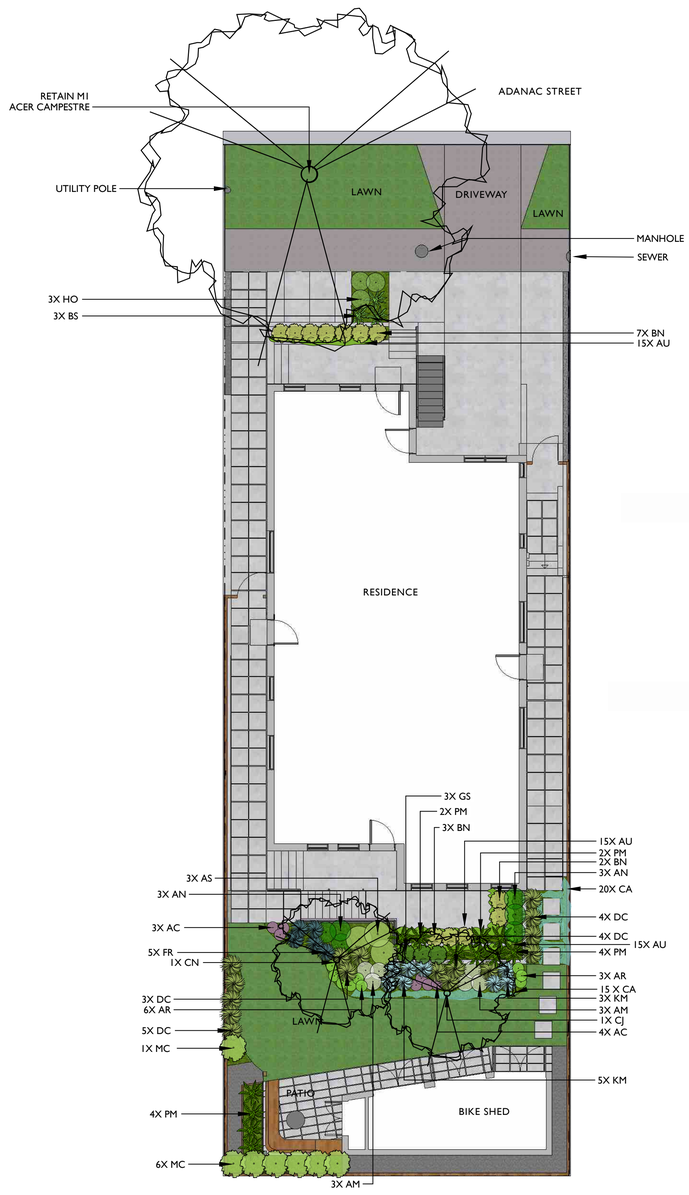

ALLIUM CERNUUM


CERCIDIPHYLLUM LANATUM


MYRICA CALIFORNICA

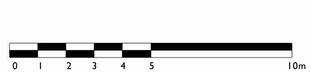

FESTUCA ROEMERI


HELLEBORUS X HYBRIDUS 'BERRY SWIRL'



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
CJ	1	6cm.	CERIDIPHYLLUM JAPONICUM	KATSURA TREE
CN	1	6cm.	CORNUS NUTTALLI	PACIFIC DOGWOOD
SHRUBS				
MC	7	#7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
PERENNIALS, BULBS, FERNS AND GRASSES				
AM	6	#1	ACHILLEA MILLEFOLIUM	YARROW
AC	7	4"	ALLIUM CERNUUM	NODDING ONION
AN	6	#1	ANAPHALIS MARGARITACEA	PEARLY EVERLASTING
AR	9	#1	ARMERIA MARITIMA	SEA THRIFT
AS	3	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT
BS	3	#1	BLECHNUM SPICANT	DEER FERN
DC	16	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FR	5	#1	FESTUCA ROMERI	ROEMER'S FESCUE
HO	3	#1	HELLEBORUS ORIENTALIS 'WHITE LADY'	WHITE LADY LENTON ROSE
KM	8	#1	KOLERIA MACRANTHA	JUNE GRASS
PM	10	#1	POLYSTICHUM MUNITUM	SWORD FERN
GROUNDCOVERS AND ANNUALS				
AU	45	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
BN	12	#1	BERBERIS NERVOSA	CREEPING OREGON GRAPE
CA	35	4"	CERASTIUM ARVENSE	FIELD CHICKWEED
GS	3	#1	GAULTHERIA SHALLON	SALAL



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Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED LANDSACPE PLAN for
CASCARA CONSTRUCTION
1721 ADANAC STREET, VICTORIA, BC

:: PAGE TITLE ::

PLANTING PLAN, PAGE THREE of FOUR

:: DATE ::

APRIL 10, 2024
Revised APRIL 12, 2024
Revised APRIL 17, 2024
Revised JUNE 25, 2024
Revised JUNE 27, 2024

:: SCALE ::

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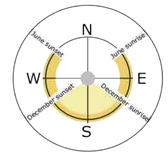

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1721 ADANAC STREET - LANDSCAPE NOTES

OVERALL NOTES

1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

CAST-IN-PLACE CONCRETE

1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
2. Concrete should be reinforced with rebar.

PERMEABLE PAVERS

Permeable pavers should be installed according to figures 12.2, 12.3, or 12.4.

PERMEABLE PAVER DETAILS

FIGURE 12.2. PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE

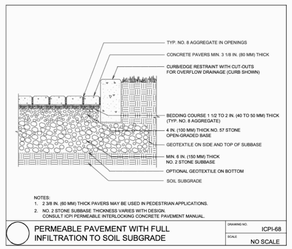


FIGURE 12.4. PERMEABLE PAVEMENT WITH NO INFILTRATION TO SOIL SUBGRADE

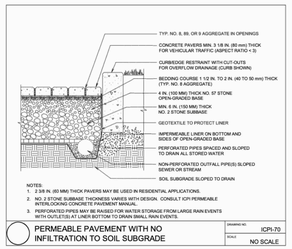
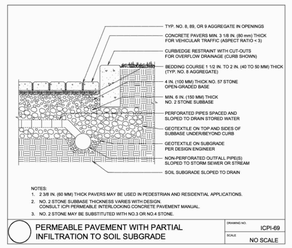
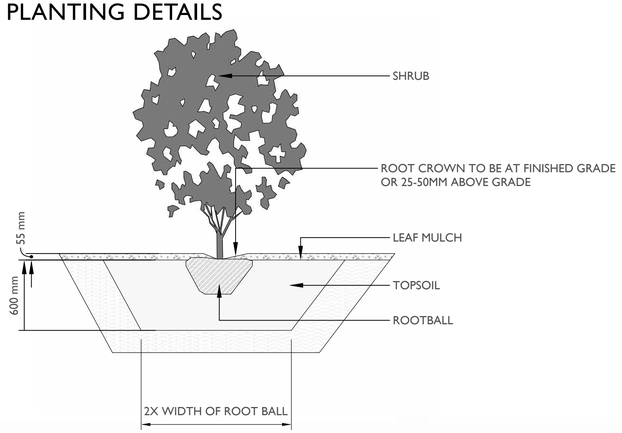


FIGURE 12.3. PERMEABLE PAVEMENT WITH PARTIAL INFILTRATION TO SOIL SUBGRADE



PLANTING DETAILS



STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

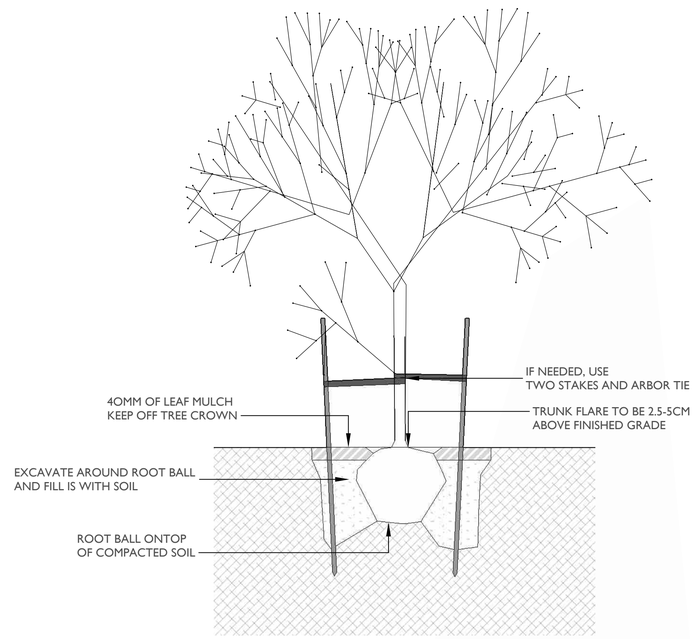
TOPSOIL

1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.
4. Topsoil depths shall be as follows: Trees 2m x 2m x 2m soil per tree; shrubs 600 mm depth; ground covers 150 mm depth

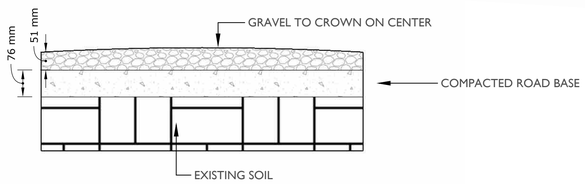
MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. 2.Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

TREE PLANTING DETAILS



GRAVEL DETAILS



PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.

SEED

1. All grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for quality and resistance to many diseases and insects. A good basic mix wou
   fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IIABC standards.
5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
8. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and t ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.

LANDSCAPE LIGHTING

1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-l regarding electrical, lighting, and light pollution.

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:: PROJECT TITLE ::

PROPOSED LANDSCAPE PLAN for
CASCARA CONSTRUCTION
1721 ADANAC STREET,VICTORIA, BC

:: PAGE TITLE ::

LANDSCAPE NOTES, PAGE FOUR of FOUR

:: DATE ::

APRIL 10, 2024
Revised APRIL 12, 2024
Revised APRIL 17, 2024
Revised JUNE 25, 2024
Revised JUNE 27, 2024

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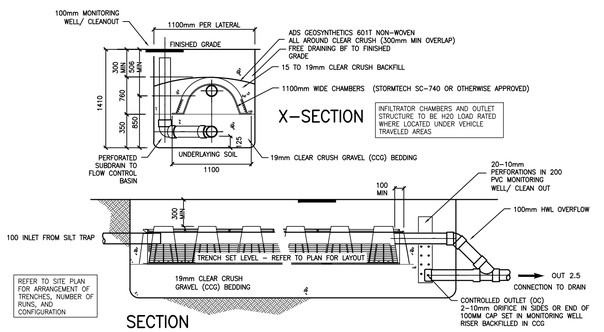
ENVIRONMENTAL NOTES:

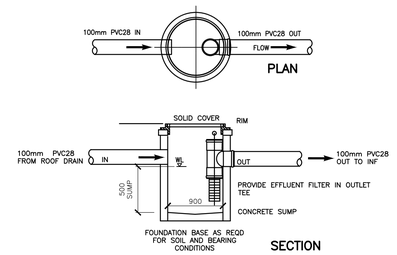
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK 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
- 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 ESC PLAN.

GENERAL CONSTRUCTION NOTES:

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY AND BOULEVARDS TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT VICTORIA PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. 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.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.



SWM STORAGE/FILTRATION TRENCH – D11C



SWM DRAIN SILT TRAP D12B

ON SITE STORMWATER MANAGEMENT (SWM) NOTES

CONTRACTORS OBLIGATION

PRE-CONSTRUCTION MEETING
THE CONTRACTOR MUST ARRANGE WITH THE ENGINEER, A PRE-CONSTRUCTION MEETING TO REVIEW THE SWM OBJECTIVES BEFORE SETTING OF ANY FOUNDATION OR BUILDING PERIMETER DRAINS.

REFER TO **GENERAL NOTES**

SEDIMENT RETENTION
DURING CONSTRUCTION AND RE-ESTABLISHMENT OF VEGETATION AND LAWN, SURFACE WATER RUN-OFF FROM DISTURBED AREAS OF THE PROJECT, OR ANY OTHER SOURCE OF SEDIMENT OR POLLUTANT LADEN WATER, SHALL NOT BE ROUTED THROUGH ANY STORMWATER MANAGEMENT SYSTEM. A SEDIMENT POND, TRAP, PERIMETER PROTECTION, SUCH AS SILT FENCES, OR OTHER ENGINEER APPROVED SURFACE TREATMENTS SHALL BE USED.

COMMISSIONING OF SWM SYSTEMS
TEMPORARY EROSION AND SILT CONTROL TREATMENTS SHALL REMAIN IN PLACE UNTIL THE ENTIRE SITE HAS BEEN STABILIZED AND VEGETATION RE-ESTABLISHED.

SWM OBJECTIVES

GENERAL
ALL LOTS SHALL BE PROVIDED WITH STORMWATER MANAGEMENT SYSTEMS FOR IMPERVIOUS SURFACES.

THIS PLAN SHOWS REPRESENTATIVE EXAMPLES OF TYPICAL SWM CONFIGURATIONS FOR EACH LOT.

THE OWNER AND CONTRACTOR SHALL CONSULT WITH THE ENGINEER REGARDING THE ULTIMATE ARRANGEMENT AND SCOPE OF REQUIRED SWM COMPONENTS.

INTENT OF SWM IS TO REDIRECT ALL HARD LANDSCAPE RUNOFF INTO ENGINEERED SYSTEMS FOR WATER RECHARGE TO SURFACE OR GROUND FOR DISPERSION AND OR INFILTRATION AS WELL AS TO REDUCE THE IMPACT THE DOWNSTREAM MUNICIPAL MAIN.

BUILDING FOUNDATION PERIMETER DRAINS
THE FOUNDATION PERIMETER DRAINS (PD) FROM BUILDINGS SHALL BE DIRECTLY CONNECTED TO THE COMMON OR MUNICIPAL DRAIN CONNECTION AS APPLICABLE, AND NOT ROUTED THROUGH THE ROOF OR DRIVEWAY DRAIN SYSTEMS.

FOUNDATION DRAINS TO BE PROVIDED OTHERWISE AS REQUIRED BY THE BC BUILDING CODE.

BUILDING ROOF DRAINS
THE ROOF DOWNSPOUTS (RL) FROM DWELLINGS ARE TO BE SEPARATE FROM THE FOUNDATION PERIMETER DRAIN AND ROUTED THROUGH THE SWM SYSTEMS PRESCRIBED HEREIN.

ON-SITE DRIVEWAYS
NEW DRIVEWAY SURFACE AREAS HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS.

EMERGENCY STORM OVERFLOWS MUST BE DIRECTED TO MUNICIPAL SYSTEM AS INDICATED IN D11C.

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAINS
PROVIDE DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC PLUMBING CODE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

ROOF DRAINS
PROVIDE ROOF WATER LEADERS AND PERIMETER ROOF DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC BUILDING CODE AS SHOWN ON THE APPROVED BUILDING PLANS UNLESS OTHERWISE APPROVED BY THE ENGINEER.

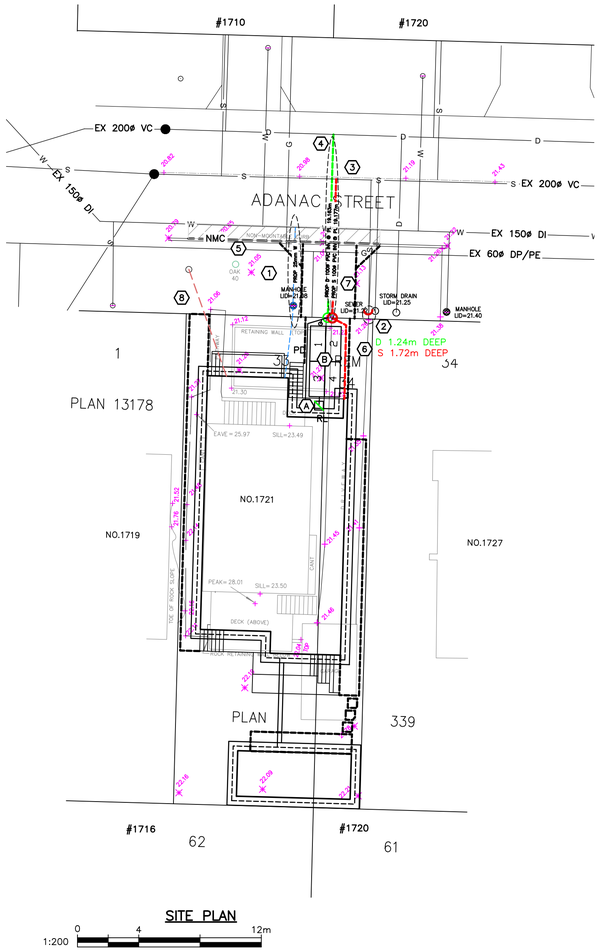
DIRECT 100MM ROOF WATER COLLECTION PIPE TO STORAGE/FILTRATION CHAMBER TRENCHES VIA SWM SILT TRAP AS INDICATED.

REFER TO **DETAIL D11C**

STORMWATER MANAGEMENT

Ⓐ **SILT TRAP**
SWM RELATED SILT TRAPS (ST) TO BE CONSTRUCTED AS SHOWN IN DETAIL **D12B**

Ⓑ **STORAGE/ FILTRATION CHAMBER TRENCHES**
CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL **D11C**



DETAILED CONSTRUCTION NOTES:

① EXISTING WATER CONNECTION TO BE UPGRADED TO 25mm CONNECTION AND METER BY THE CoV AT APPLICANT EXPENSE.

② EXISTING SEWER CONNECTION TO BE CAPPED AT PROPERTY LINE BY CoV AT APPLICANTS EXPENSE.

③ NEW 100mm SEWER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE. REFER TO SHEET 2 FOR PROFILE.

④ NEW 100mm STORM WATER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE. REFER TO SHEET 2 FOR PROFILE.

⑤ REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG FRONTAGE AND RESURFACE 1.0m STRIP OF ASPHALT TO CoV STANDARDS

⑥ STORMWATER MANAGEMENT SYSTEM TO BE INSTALLED AS PART OF BUILDING PERMIT REQUIREMENTS AS SHOWN.

⑦ NEW 3.5m WIDE DRIVEWAY WITH 1.5m FLARES IN ACCORDANCE WITH STD DRG TA-64 BY CONTRACTOR

⑧ OVERHEAD HYDRO AND TELECOMS CONNECTION SHOWN SCHEMATICALLY. REFER TO THIRD PARTY UTILITY DRAWINGS FOR DETAILS.

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 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.

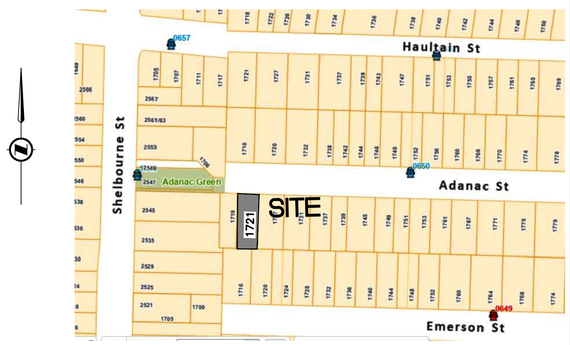
CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.

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.



KEY PLAN – 1:2000

PERMIT TO PRACTICE NUM: 1000348

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
E. S. KYLE
44451
2024-06-27

HOEL ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC AVE,VICTORIA, BC, V8Z 1T2
250 475 6906

FOR PROPOSED SERVICES OF
EASTERLY 30ft OF LOT 33 & REM LOT 34 , SECTION 25, VICTORIA DISTRICT, PLAN 339
PID 009-141-162
000-151-424
1721 ADANAC STREET

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

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	—e— —t— —g— —c—	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	
5	
4	
3	
2	
1	

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

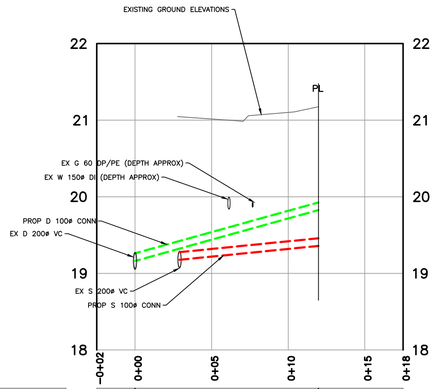
1721 ADANAC STREET

PROPOSED SEWER, WATER, STORM AND ROAD SERVICES

B.M. : 92B.044.1.4. Elev: 19.407m
Design: ESK Drawn: ESK Checked: ESK
Scale: Hor: 1:200 Vertical: 1:40 Date: JUNE 2024

FILE No. –
DESIGN No. –
DRAWING No. 1 OF 2

THE CITY OF VICTORIA: June 20, 2024 / I:\CS1400 Customer Files\2024\CV Civil\CV24-25 Adanac – Cascara\03 EN-CN\040 Internal Drawings\00 Current\CV24-25 240612 Site Services Plan.dwg

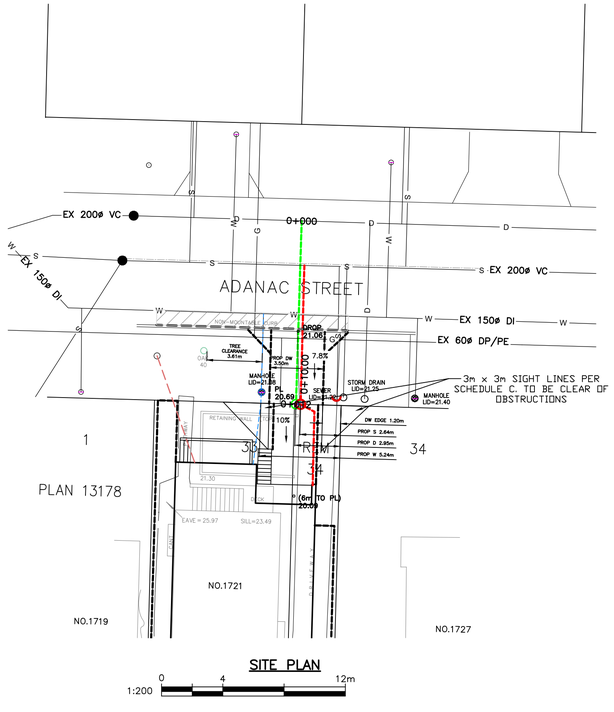


Prop Storm Data:	11.97m 100ø PVC @ 5.54% Invert Out 19.163 Invert In 19.826
Prop Sewer Data:	9.07m 100ø PVC @ 2.00% Invert Out 19.177 Invert In 19.358

1:40 0 0.8 2.4m

SERVICES PROFILE
SCALE V 1:40 H 1:200

1:200 0 4 12m



SITE PLAN
1:200 0 4 12m

PERMIT TO PRACTICE NUM: 1000348

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
E. S. KYLE
44451
2024-08-21

MOEL ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC AVE,VICTORIA, BC, V8Z 1T2
250 475 6906

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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

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	—e— t —g— c—	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	
5	
4	
3	
2	
1	

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

1721 ADANAC STREET

PROPOSED SERVICES DETAILS

B.M. : 92B.044.1.4. Elev: 19.407m
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FILE No. –
DESIGN No. –
DRAWING No. 2 OF 2