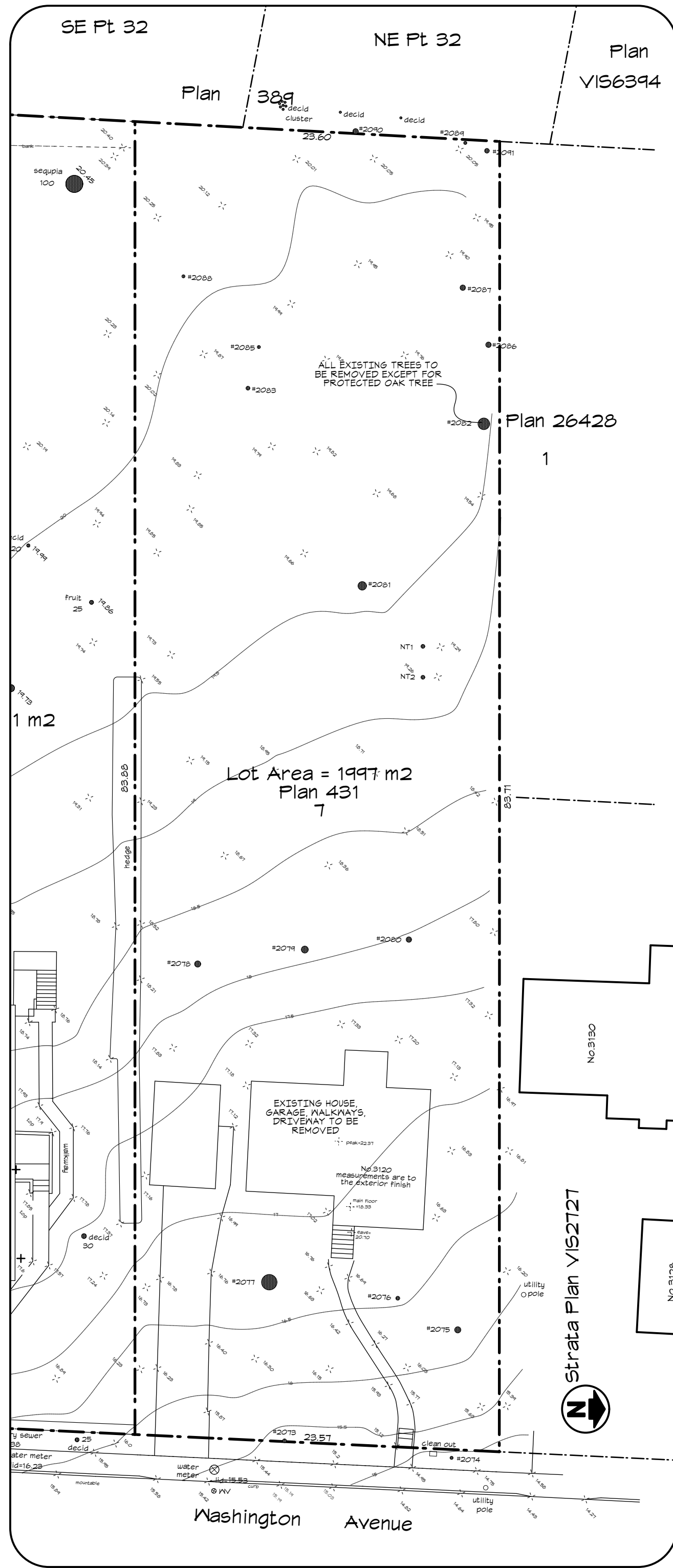
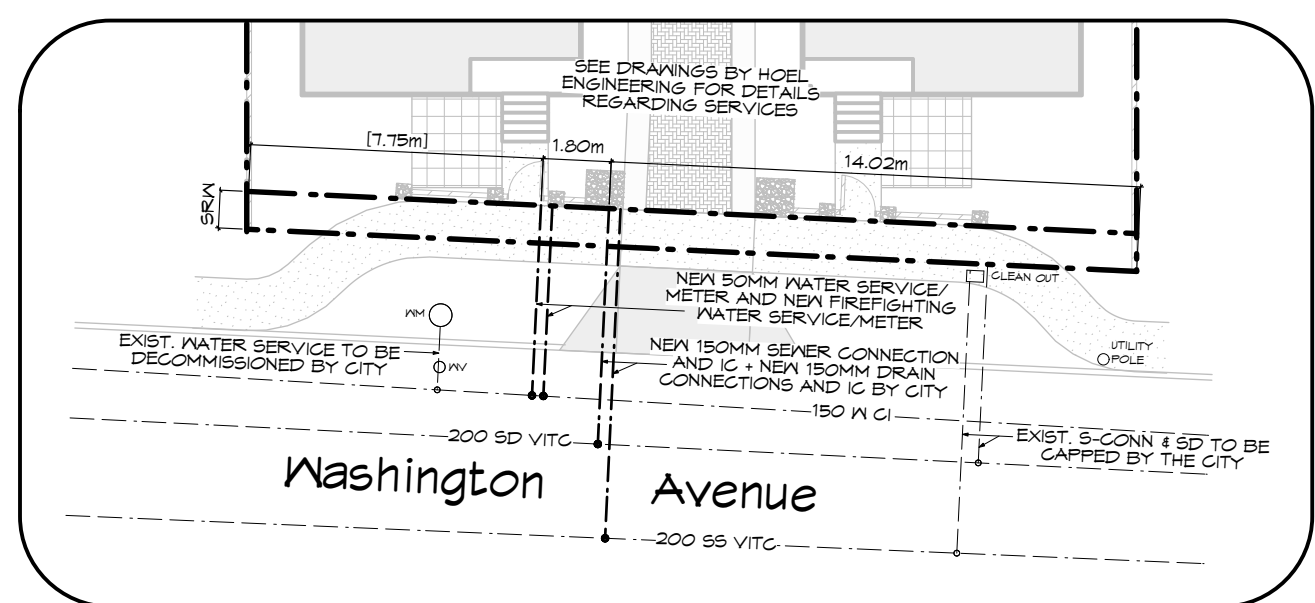
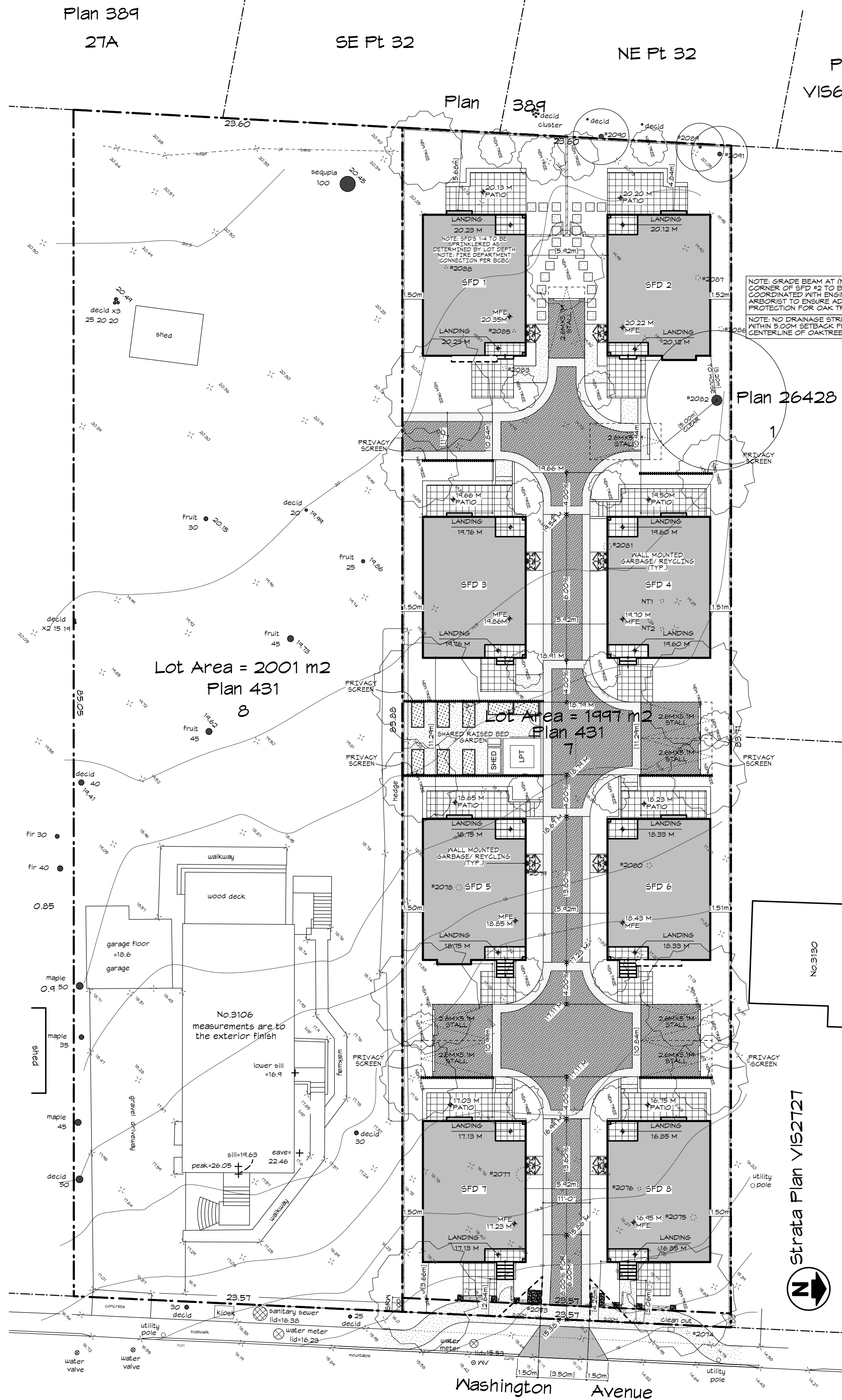




SITE PLAN - EXISTING
Scale: 1:250



SITE PLAN - SERVICES
Scale: 1:200



SITE PLAN - PROPOSED
Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	1997.63 M (21502.33 FT2)				
LOT DEPTH (AVG.)	23.54 M (77.38')				
SETBACKS	84.80 M (278.20')				
FRONT (E)		10.84 M (35.56') TO SFD 3	10.94 M (35.89') TO SFD 4	11.29 M (37.04') TO SFD 5	11.29 M (37.04') TO SFD 6
REAR (W)		5.68 M (18.64')	4.84 M (15.87')	10.84 M (35.56') TO SFD 1	12.63 M (41.44') TO SFD 2
SIDE (S)		1.50 M (4.92')	5.92 M (19.42') TO SFD 1	1.50 M (4.92')	5.92 M (19.42') TO SFD 3
SIDE (N)		5.92 M (19.42') TO SFD 2	1.52 M (5.00')	5.92 M (19.42') TO SFD 4	1.51 M (4.95')
SIDE (COMBINED)		7.57 M (24.84')	7.43 M (24.38')	7.57 M (24.84')	7.43 M (24.38')
AVG. GRADE		19.48 M (63.91 FT)	19.45 M (63.81 FT)	19.45 M (63.81 FT)	19.13 M (62.76 FT)
BUILDING HEIGHT		6.66 M (21.85 FT)	6.64 M (21.78 FT)	6.70 M (21.98 FT)	6.66 M (22.51 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA	(COMBINED)				
UPPER FLOOR	546.29 M2 (5880.24 FT2)	64.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	498.88 M2 (5364.84 FT2)	61.73 M2 (664.51 FT2)	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	424.16 M2 (4565.62 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	10.46 M2 (112.00 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	1045.17 M2 (11250.12 FT2)	131.02 M2 (1410.28 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO	0.523	0.066	0.066	0.065	0.065
SITE COVERAGE	30.32 % (605.86 M2)	3.80 % (75.93 M2)	3.76 % (75.17 M2)	3.74 % (74.76 M2)	3.75 % (75.07 M2)
OPEN SITE SPACE	48.26 % (964.08 M2)				
PARKING	8 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE
LOT AREA	PROPOSED - SFD 5	PROPOSED - SFD 6	PROPOSED - SFD 7	PROPOSED - SFD 8	PROPOSED - SFD 9
LOT WIDTH					
LOT DEPTH (AVG.)					
SETBACKS					
FRONT (E)	10.99 M (36.05') TO SFD 1	10.84 M (35.56') TO SFD 6	2.64 M (8.66')	3.06 M (10.03')	3.06 M (10.03')
REAR (W)	11.29 M (37.04') TO SFD 3	10.94 M (35.05') TO SFD 5	10.84 M (35.56') TO SFD 6	10.84 M (35.56') TO SFD 6	10.84 M (35.56') TO SFD 6
SIDE (S)	1.50 M (4.92')	5.92 M (19.42') TO SFD 5	1.50 M (4.92')	5.92 M (19.42') TO SFD 1	5.92 M (19.42') TO SFD 1
SIDE (N)	5.92 M (19.42') TO SFD 6	1.51 M (5.00')	5.92 M (19.42') TO SFD 6	1.50 M (4.92')	1.50 M (4.92')
SIDE (COMBINED)	7.57 M (24.84')	7.43 M (24.38')	7.57 M (24.84')	7.42 M (24.38')	7.42 M (24.38')
AVG. GRADE		17.46 M (57.42 FT)	17.64 M (57.87 FT)	16.43 M (53.90 FT)	16.15 M (52.99 FT)
BUILDING HEIGHT		7.18 M (23.56 FT)	7.18 M (23.56 FT)	7.04 M (23.26 FT)	7.04 M (23.26 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA					
UPPER FLOOR	67.95 M2 (731.42 FT2)	64.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	130.31 M2 (1402.64 FT2)	131.02 M2 (1410.28 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO	0.066	0.066	0.065	0.065	0.065
SITE COVERAGE	3.82 % (76.41 M2)	3.86 % (77.16 M2)	3.78 % (75.68 M2)	3.78 % (75.68 M2)	3.78 % (75.68 M2)
OPEN SITE SPACE					
PARKING	1 SPACE	1 SPACE	1 SPACE	1 SPACE	1 SPACE



LOCATION MAP
Scale: 1/8" = 1'-0"

DRAWING LIST:			
DPO1	SITE PLAN & DATA	DPO8	SFD-5
DPO2	AVERAGE GRADE	DPO9	SFD-6
DPO3	AVERAGE GRADE	DP10	SFD-7
DPO4	SFD-1	DP11	SFD-8
DPO5	SFD-2	DP12	STREETSCAPE
DPO6	SFD-3	DP13	COLOUR BOARD
DPO7	SFD-4	L1-3	LANDSCAPE

REV. NO.	DESCRIPTION	DATE
4	1. FIRE DEPARTMENT CONNECTION PER BCBC NOTE ADDED TO SITE PLAN 2. SFD #2 CRAWLSPACE AREA REVISED IN SITE DATA TABLE	MAR 2/21

Revision:	Sheet:
Rev 1: MAY 24/20 Rev 2: OCT 13/20 Rev 3: JAN 13/21 Rev 4: MAR 02/21	DPO1
	Proj.No. ####

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADDESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

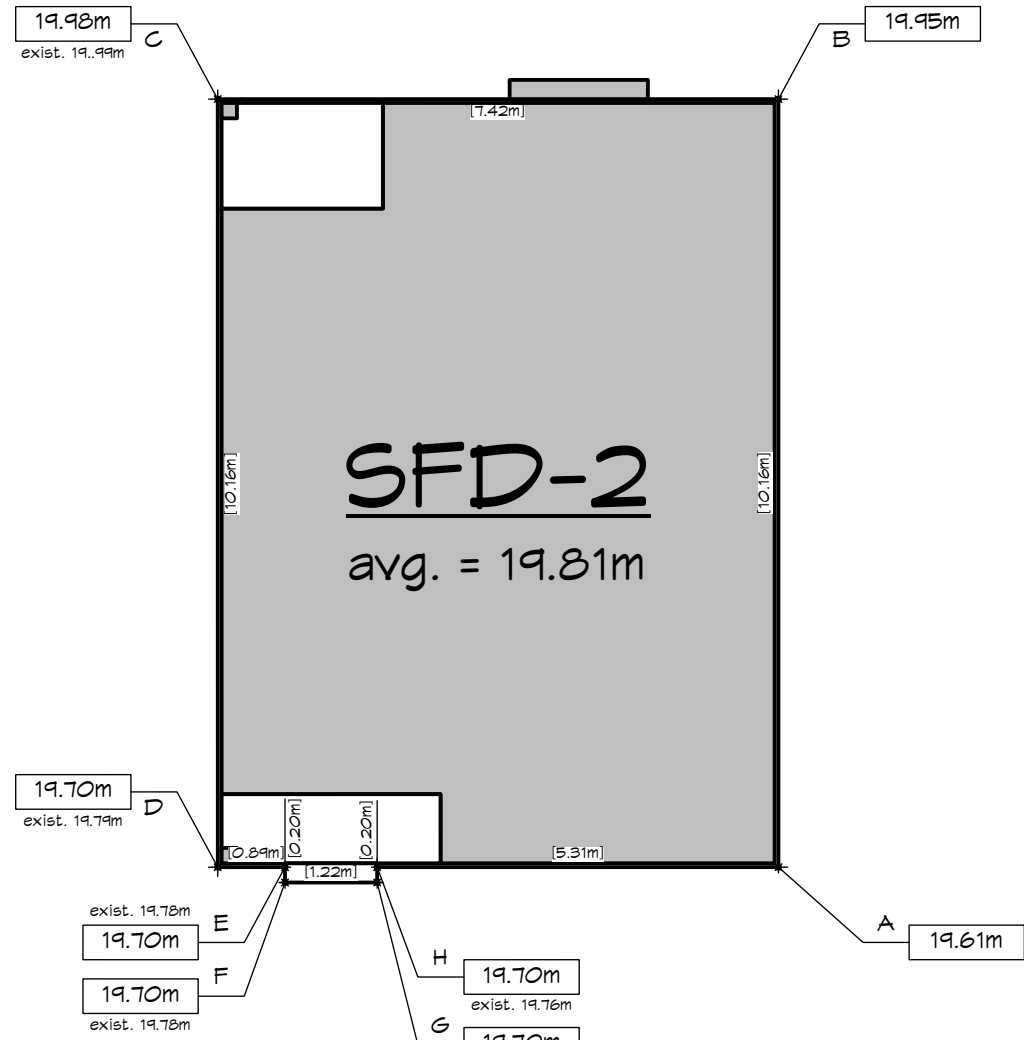
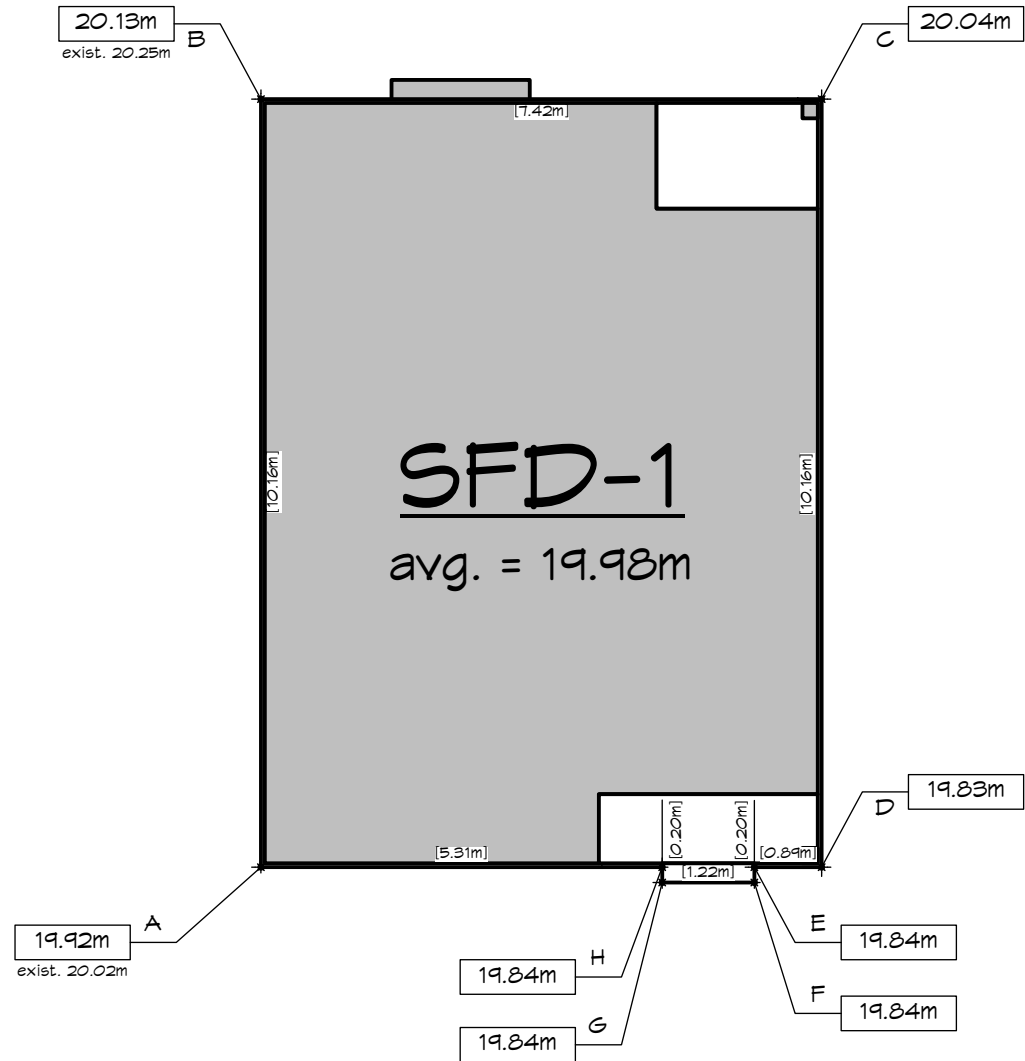
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
SITE PLAN & DATA

Final
Approved Plans
Adopted Date:
April 22, 2021

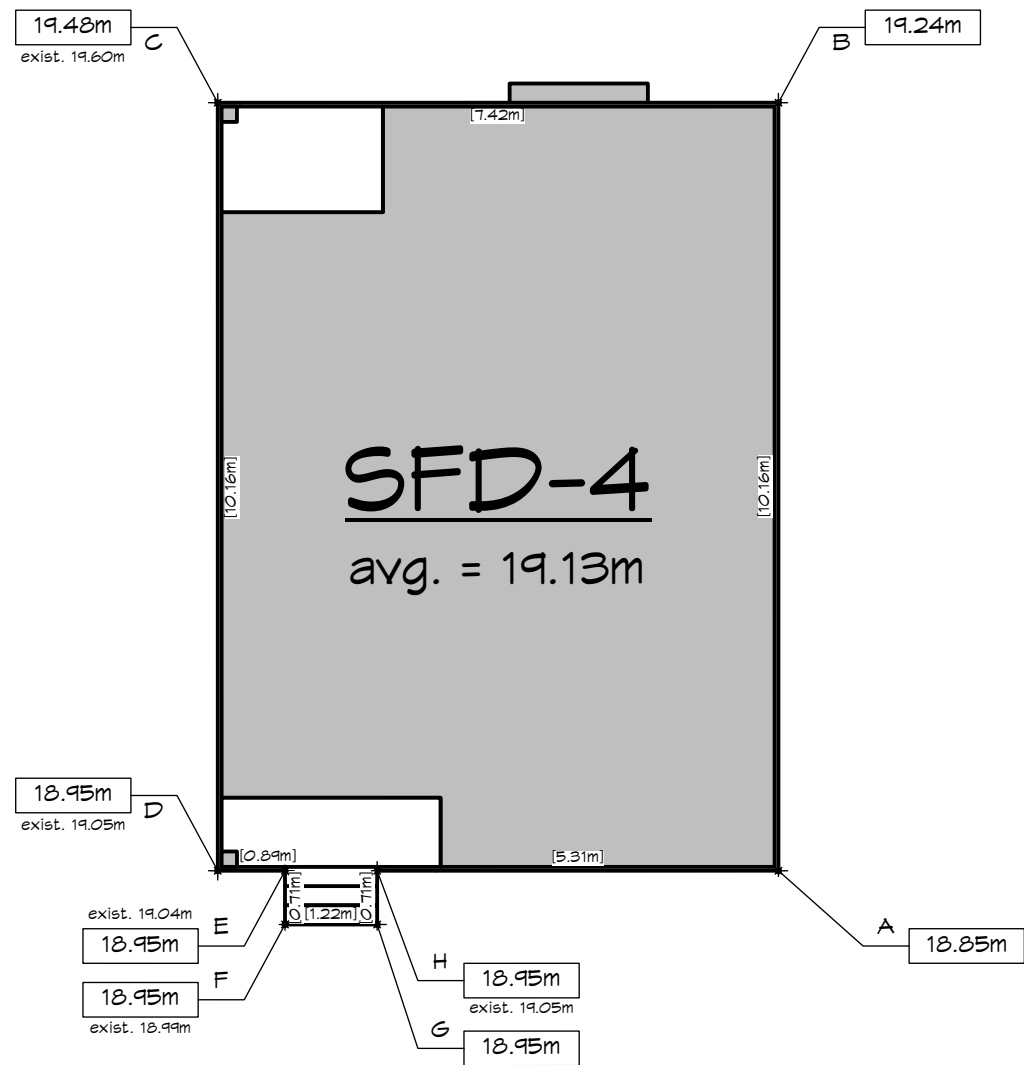
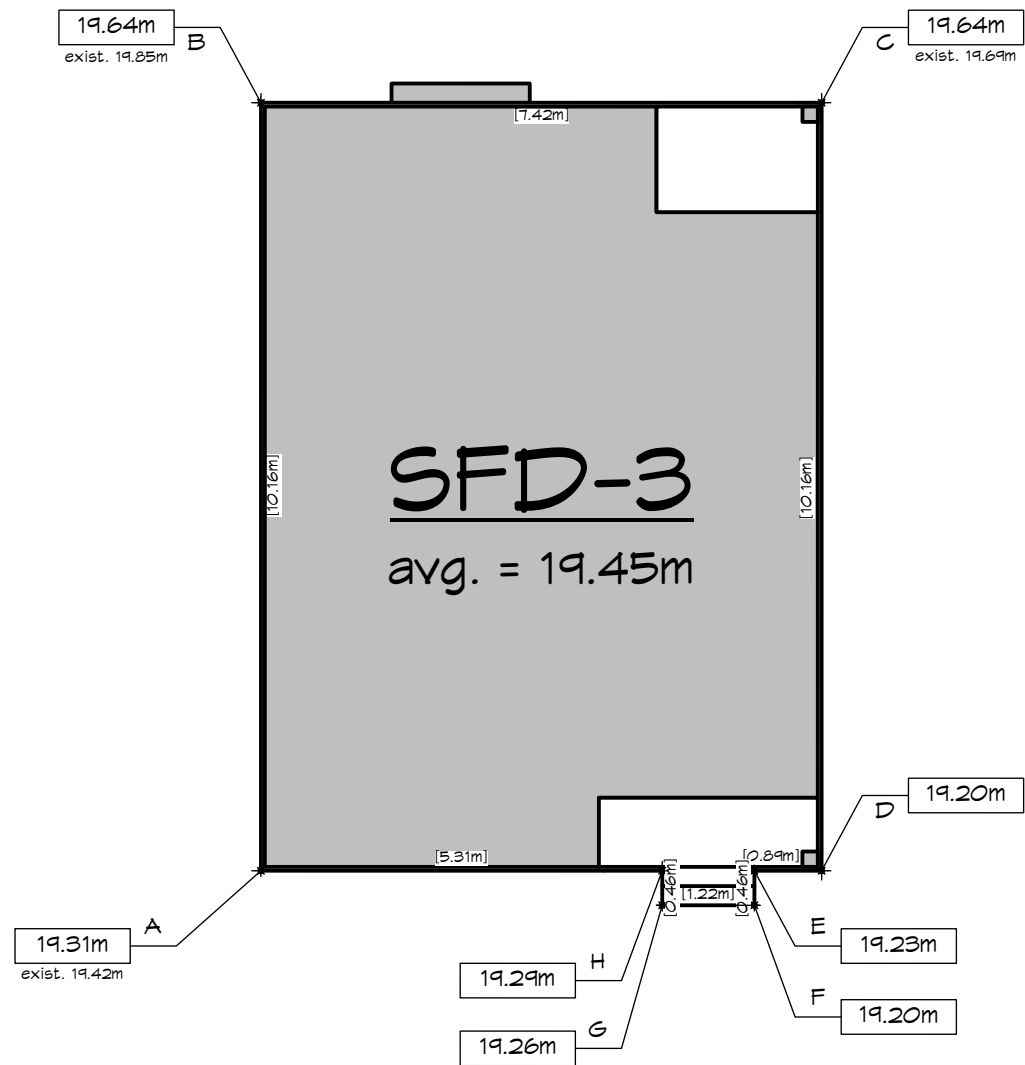
Revisions
Received Date:
March 2, 2021

SFD 1 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.92	20.13	20.03	10.16	203.45	710.38	35.56	19.977
BC	20.13	20.04	20.09	7.42	149.03			
CD	20.04	19.83	19.94	10.16	202.54			
DE	19.83	19.84	19.84	0.89	17.65			
EF	19.84	19.84	19.84	0.20	3.97			
FG	19.84	19.84	19.84	1.22	24.20			
GH	19.84	19.84	19.84	0.20	3.97			
HA	19.84	19.92	19.88	5.31	105.56			
			TOTAL		35.56	710.38		
							19.98	



SFD 2 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.61	19.95	19.78	10.16	200.96	704.49	35.56	19.811
BC	19.95	19.98	19.97	7.42	148.14			
CD	19.98	19.70	19.84	10.16	201.57			
DE	19.70	19.70	19.70	0.89	17.53			
EF	19.70	19.70	19.70	0.20	3.94			
FG	19.70	19.70	19.70	1.22	24.03			
GH	19.70	19.70	19.70	0.20	3.94			
HA	19.70	19.61	19.66	5.31	104.37			
			TOTAL		35.56	704.49		
							19.81	

SFD 3 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.31	19.64	19.48	10.16	197.87	701.65	36.08	19.447
BC	19.64	19.64	19.64	7.42	145.73			
CD	19.64	19.20	19.42	10.16	197.31			
DE	19.20	19.23	19.22	0.89	17.10			
EF	19.23	19.20	19.22	0.46	8.84			
FG	19.20	19.26	19.23	1.22	23.46			
GH	19.26	19.29	19.28	0.46	8.87			
HA	19.29	19.31	19.30	5.31	102.48			
			TOTAL		36.08	701.65		
							19.45	



SFD 4 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.85	19.24	19.05	10.16	193.50	699.85	36.58	19.132
BC	19.24	19.48	19.36	7.42	143.65			
CD	19.48	18.95	19.22	10.16	195.22			
DE	18.95	18.95	18.95	5.31	100.62			
EF	18.95	18.95	18.95	0.71	13.45			
FG	18.95	18.95	18.95	1.22	23.12			
GH	18.95	18.95	18.95	0.71	13.45			
HA	18.95	18.85	18.90	0.89	16.82			
			TOTAL		36.58	699.85		
							19.13	

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

Revision:

Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

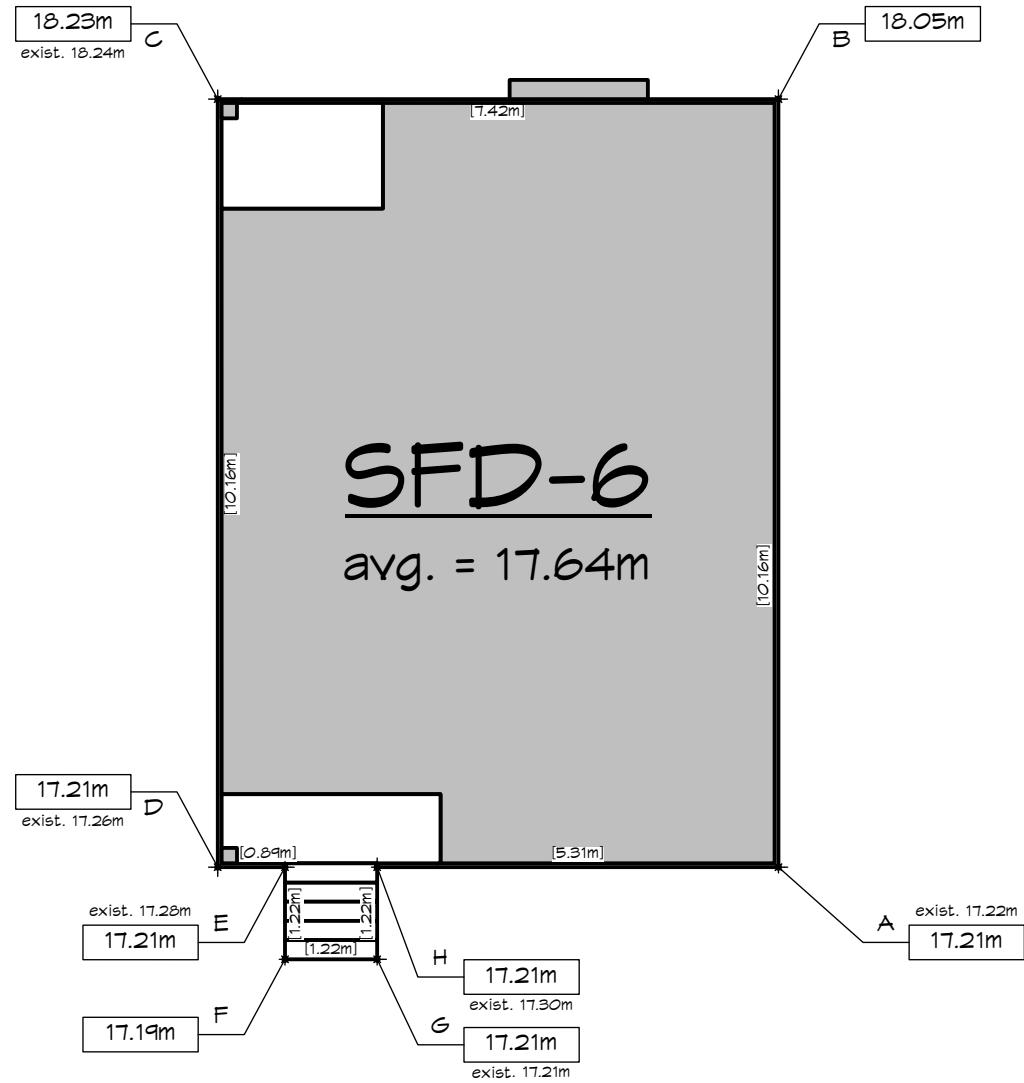
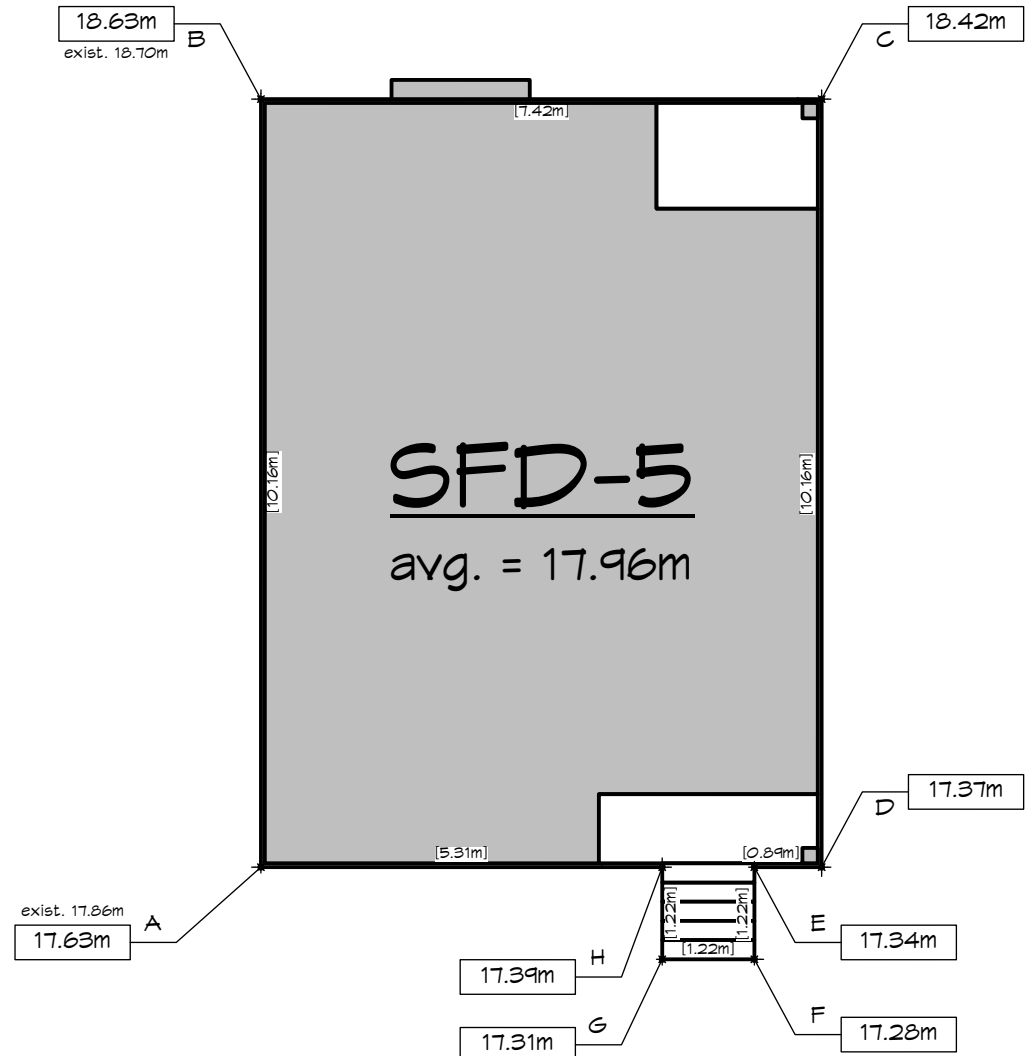
Sheet:

DP02

Proj.No. #####

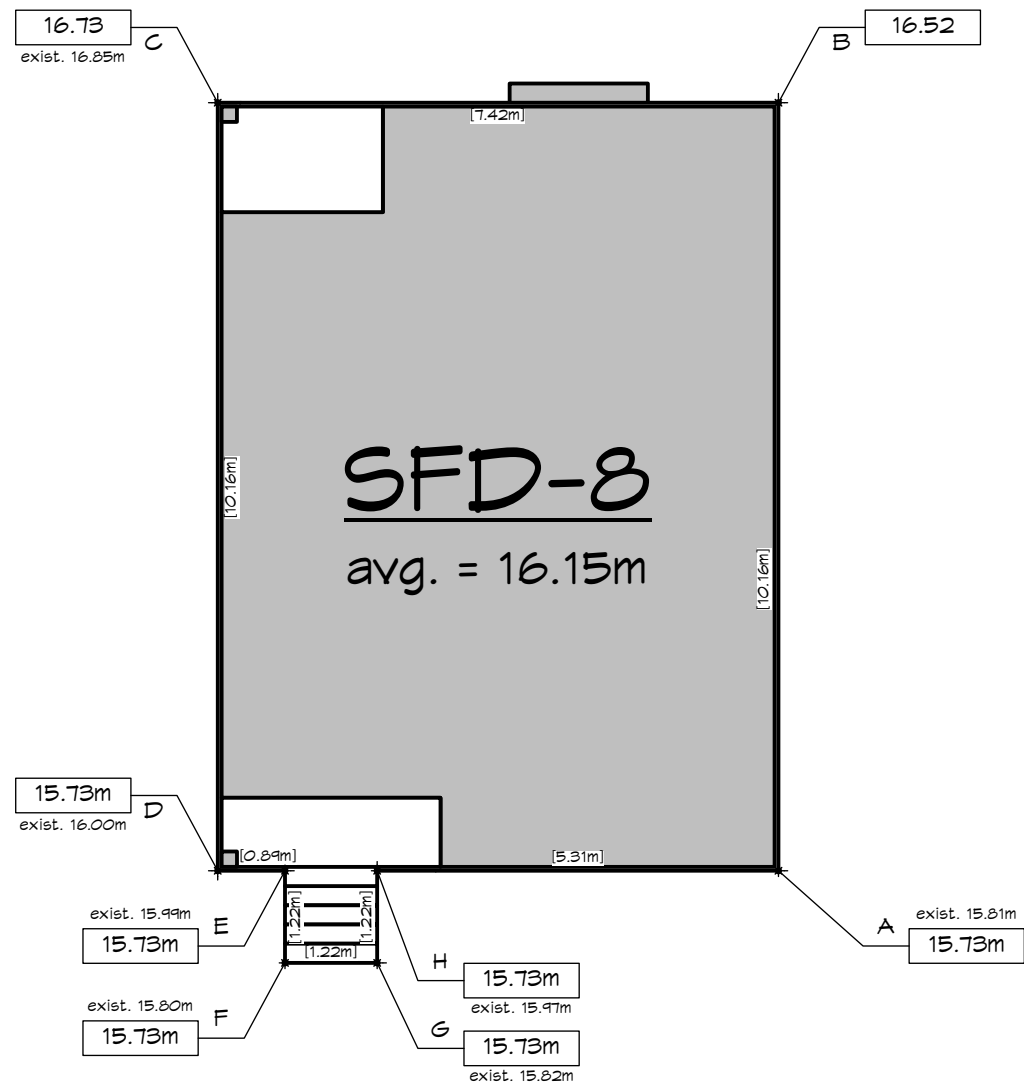
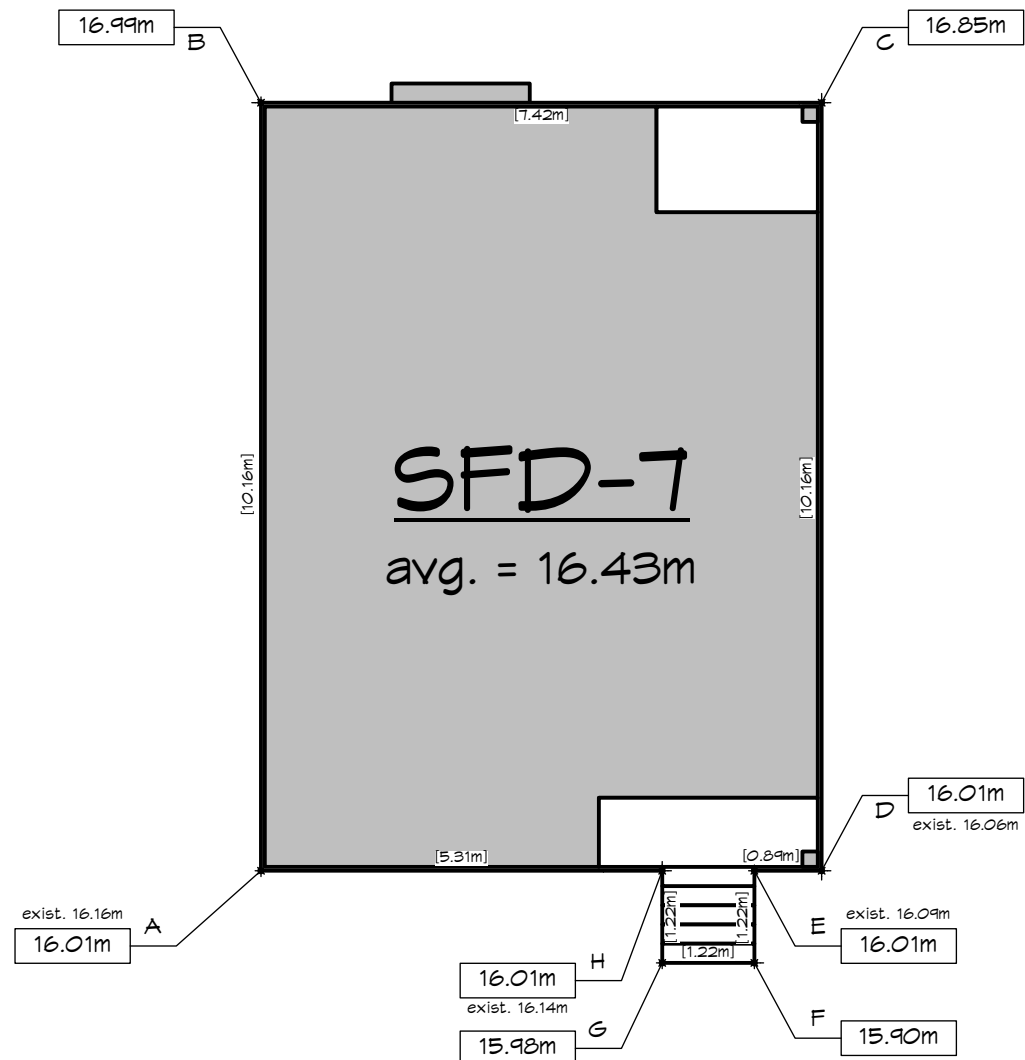
REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21

SFD 5 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.63	18.63	18.13	10.16	184.20	675.28	37.60	17.960
BC	18.63	18.42	18.53	7.42	137.46			
CD	18.42	17.37	17.90	10.16	181.81			
DE	17.37	17.34	17.36	0.89	15.45			
EF	17.34	17.28	17.31	1.22	21.12			
FG	17.28	17.31	17.30	1.22	21.10			
GH	17.31	17.39	17.35	1.22	21.17			
HA	17.39	17.63	17.51	5.31	92.98			
			TOTAL	37.60	675.28		17.96	



SFD 6 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.21	18.05	17.63	10.16	179.12	663.42	37.60	17.644
BC	18.05	18.23	18.14	7.42	134.60			
CD	18.23	17.21	17.72	10.16	180.04			
DE	17.21	17.21	17.21	5.31	91.39			
EF	17.21	17.19	17.20	1.22	20.98			
FG	17.19	17.21	17.20	1.22	20.98			
GH	17.21	17.21	17.21	1.22	21.00			
HA	17.21	17.21	17.21	0.89	15.32			
			TOTAL	37.60	663.42		17.64	

SFD 7 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	16.01	16.99	16.50	10.16	167.64	617.80	37.60	16.431
BC	16.99	16.85	16.92	7.42	125.55			
CD	16.85	16.01	16.43	10.16	166.93			
DE	16.01	16.01	16.01	0.89	14.25			
EF	16.01	15.90	15.96	1.22	19.47			
FG	15.90	15.98	15.94	1.22	19.45			
GH	15.98	16.01	16.00	1.22	19.51			
HA	16.01	16.01	16.01	5.31	85.01			
			TOTAL	37.60	617.80		16.43	



SFD 8 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	15.73	16.52	16.13	10.16	163.83	607.18	37.60	16.148
BC	16.52	16.73	16.63	7.42	123.36			
CD	16.73	15.73	16.23	10.16	164.90			
DE	15.73	15.73	15.73	0.89	14.00			
EF	15.73	15.73	15.73	1.22	19.19			
FG	15.73	15.73	15.73	1.22	19.19			
GH	15.73	15.73	15.73	1.22	19.19			
HA	15.73	15.73	15.73	5.31	83.53			
			TOTAL	37.60	607.18		16.15	

RE-ISSUED FOR DP
MAR 02, 2021



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

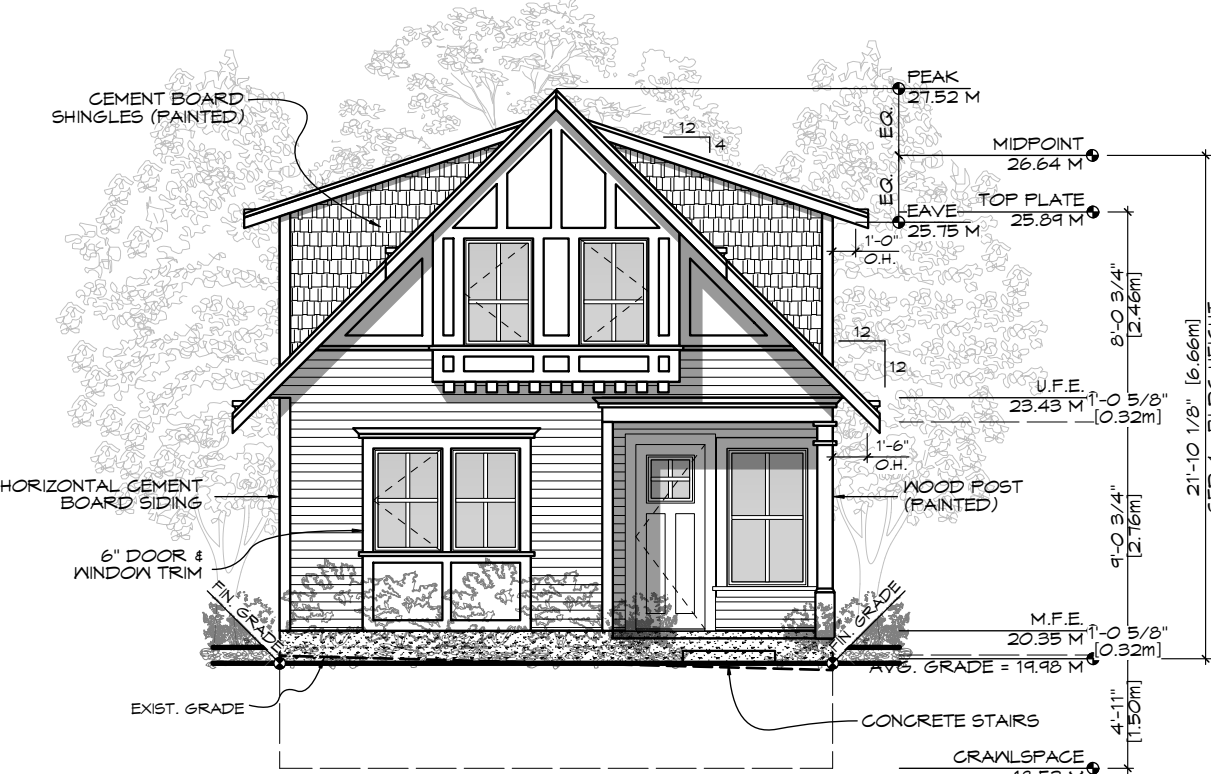
Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:
DPO3

Proj.No. #####

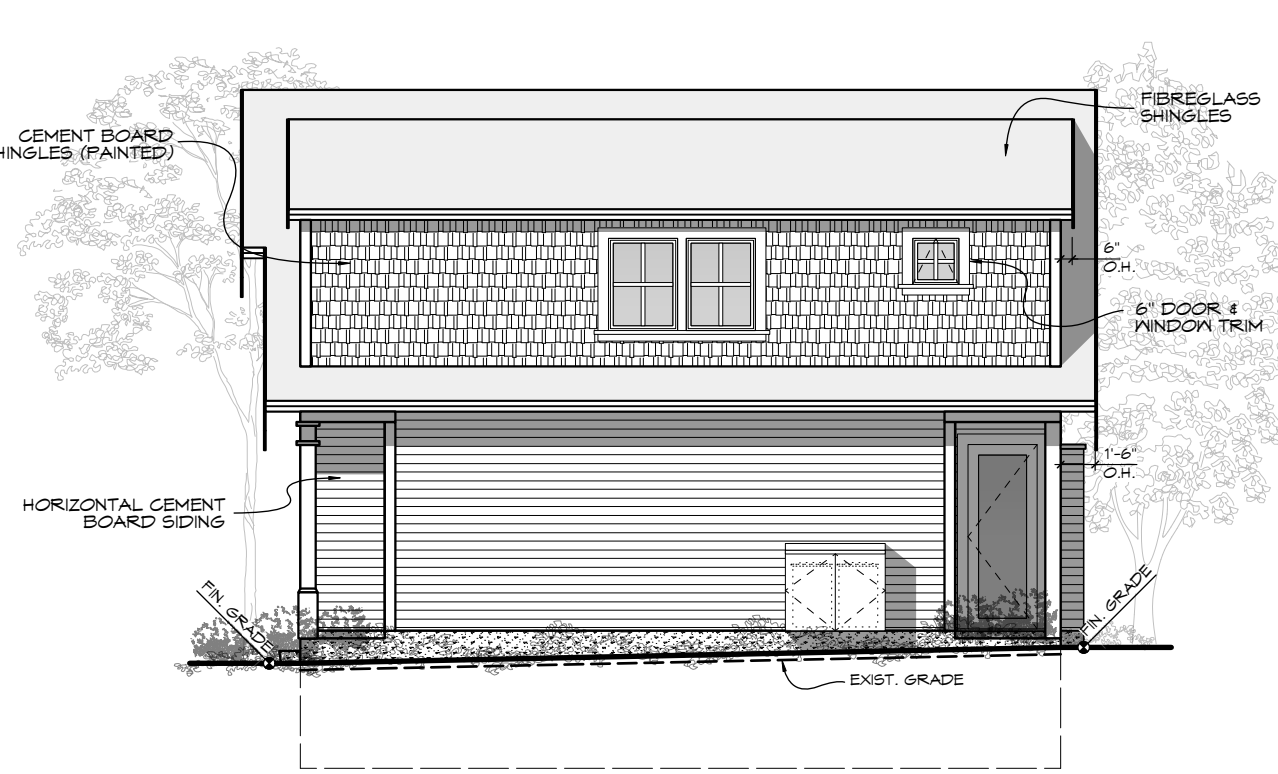
REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	44.59 M2 (480.00 SF)
GLAZING AREA	6.31 M2 (68.00 SF)
PERCENTAGE	14.15% (ALLOWED 51.78%)



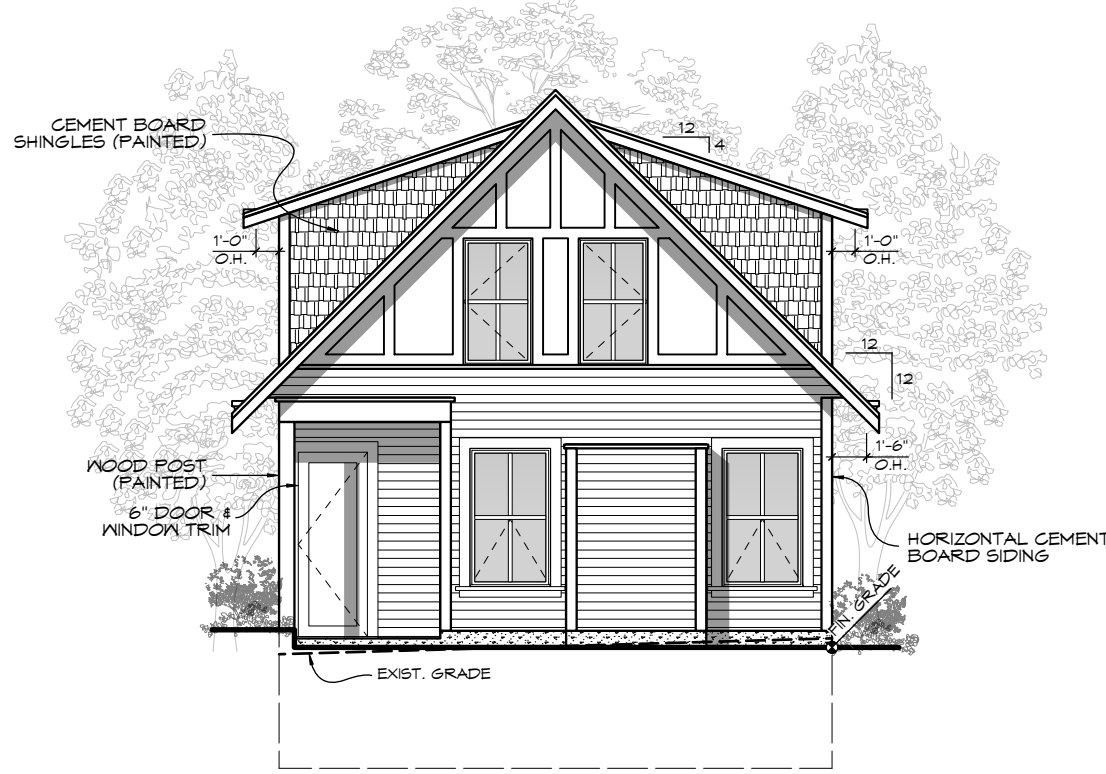
FRONT (E) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	59.08 M2 (636.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.65% (ALLOWED 25.68%)



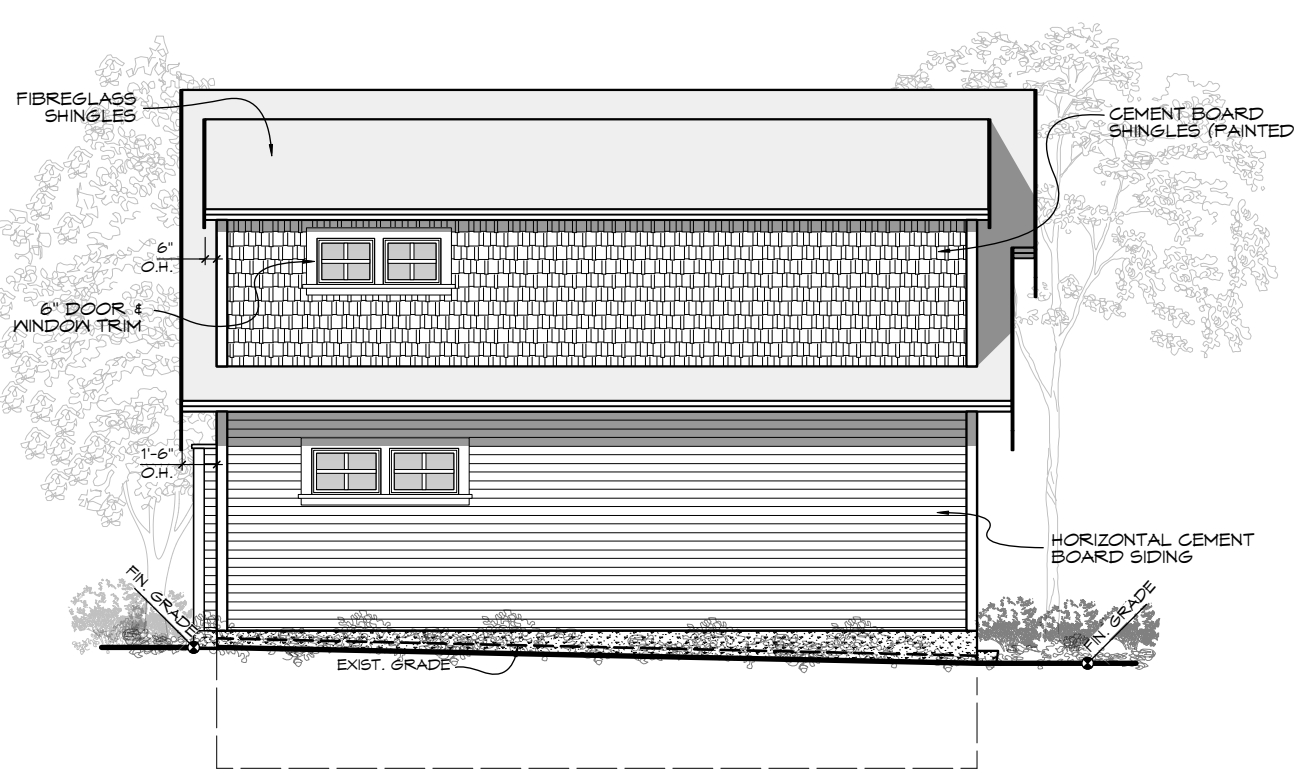
SIDE (N) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.68 M (18.63')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	7.06 M2 (76.00 SF)
PERCENTAGE	16.74% (ALLOWED 52.36%)

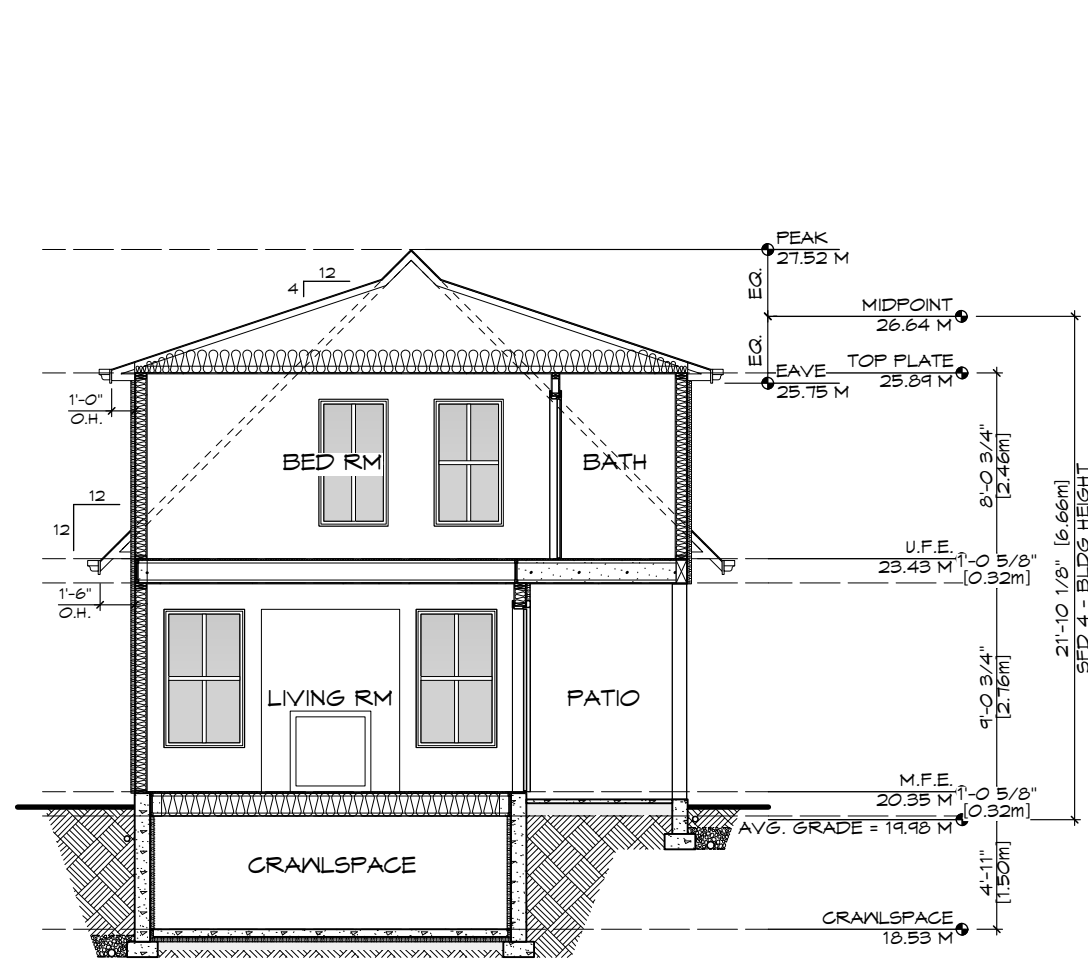


REAR (W) ELEVATION
Scale: 1:100

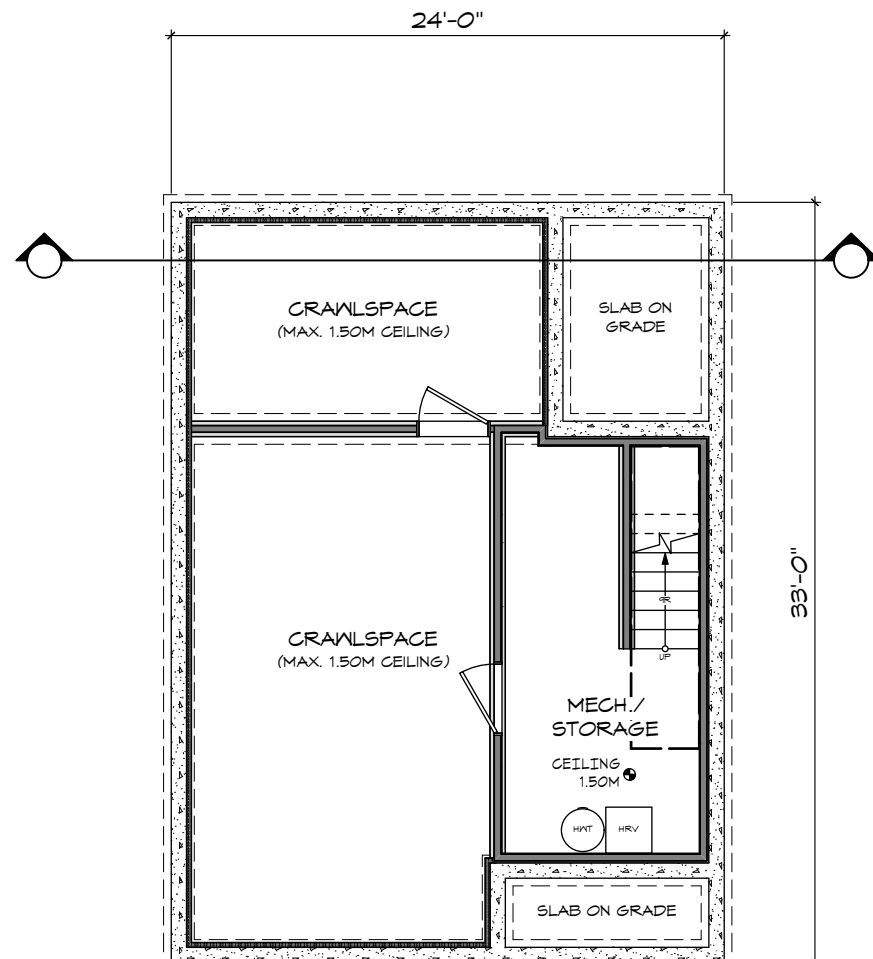
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	59.08 M2 (636.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.35% (ALLOWED 8.00%)



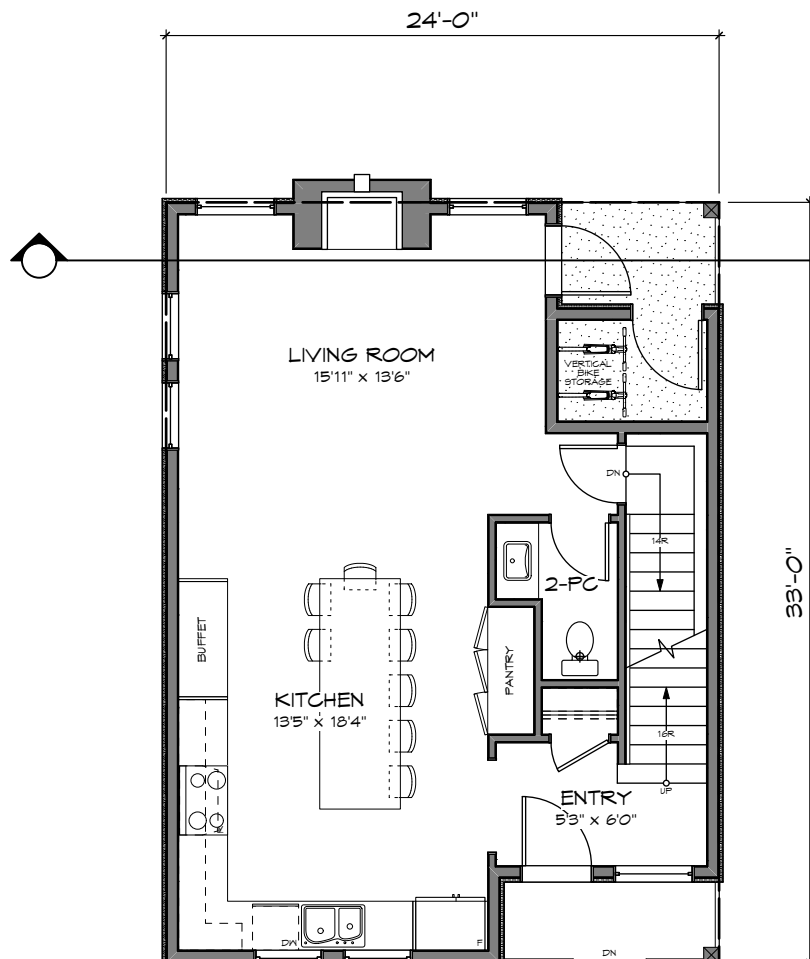
SIDE (S) ELEVATION
Scale: 1:100



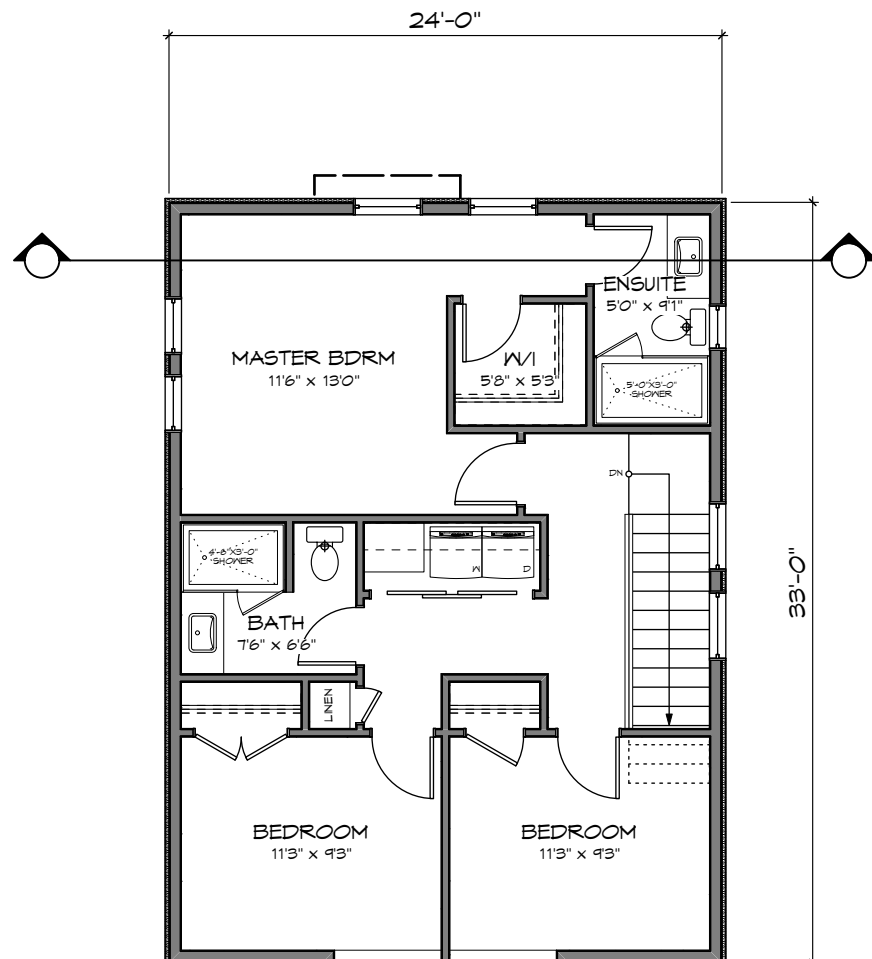
SECTION
Scale: 1:100



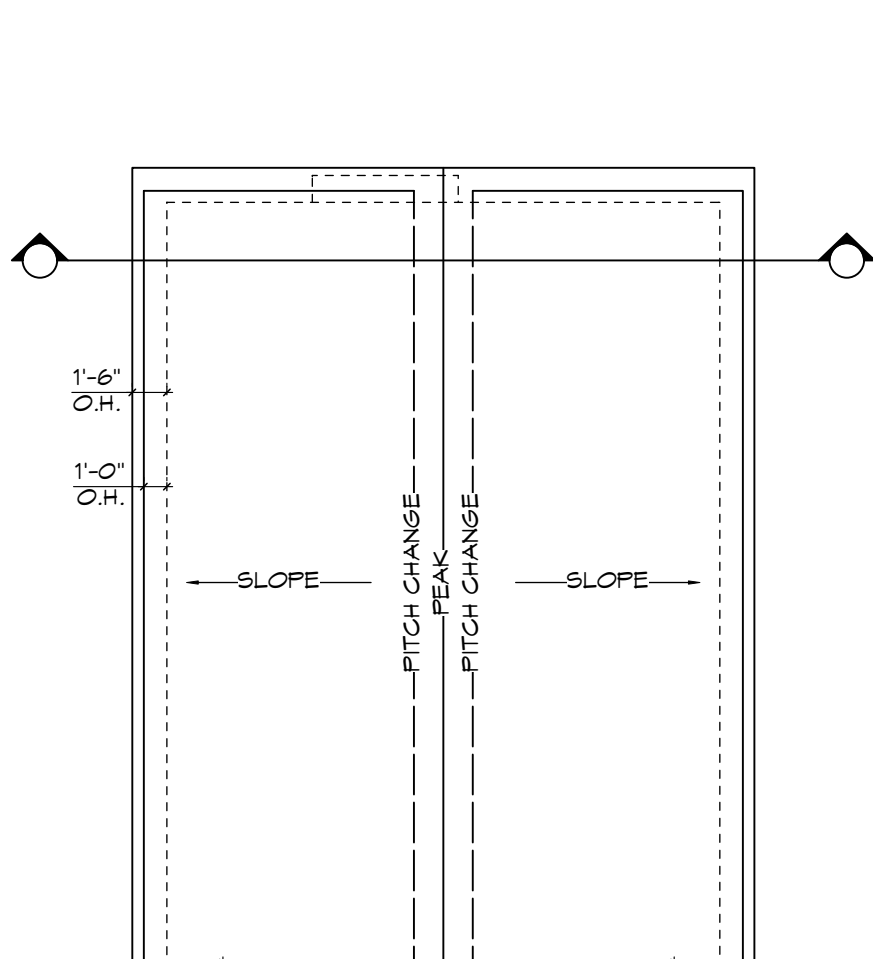
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 1

Revision: Sheet:
Rev 1: MAY 24/20
Rev 2: OCT 13/20
Rev 3: JAN 13/21
Rev 4: MAR 02/21
DP04
Proj.No. #####

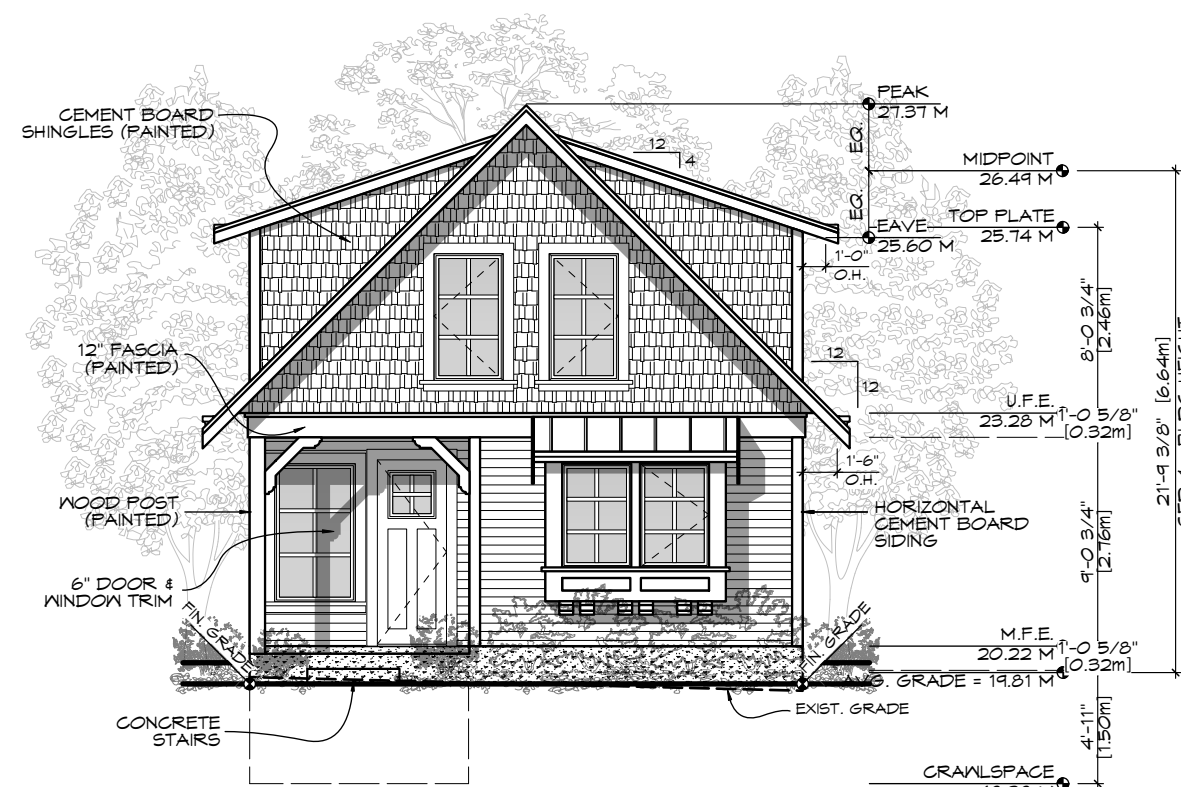
REV. NO.	DESCRIPTION	DATE
4	3. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	44.22 M ² (476.00 SF)
GLAZING AREA	6.31 M ² (68.00 SF)
PERCENTAGE	14.26% (ALLOWED 40.59%)

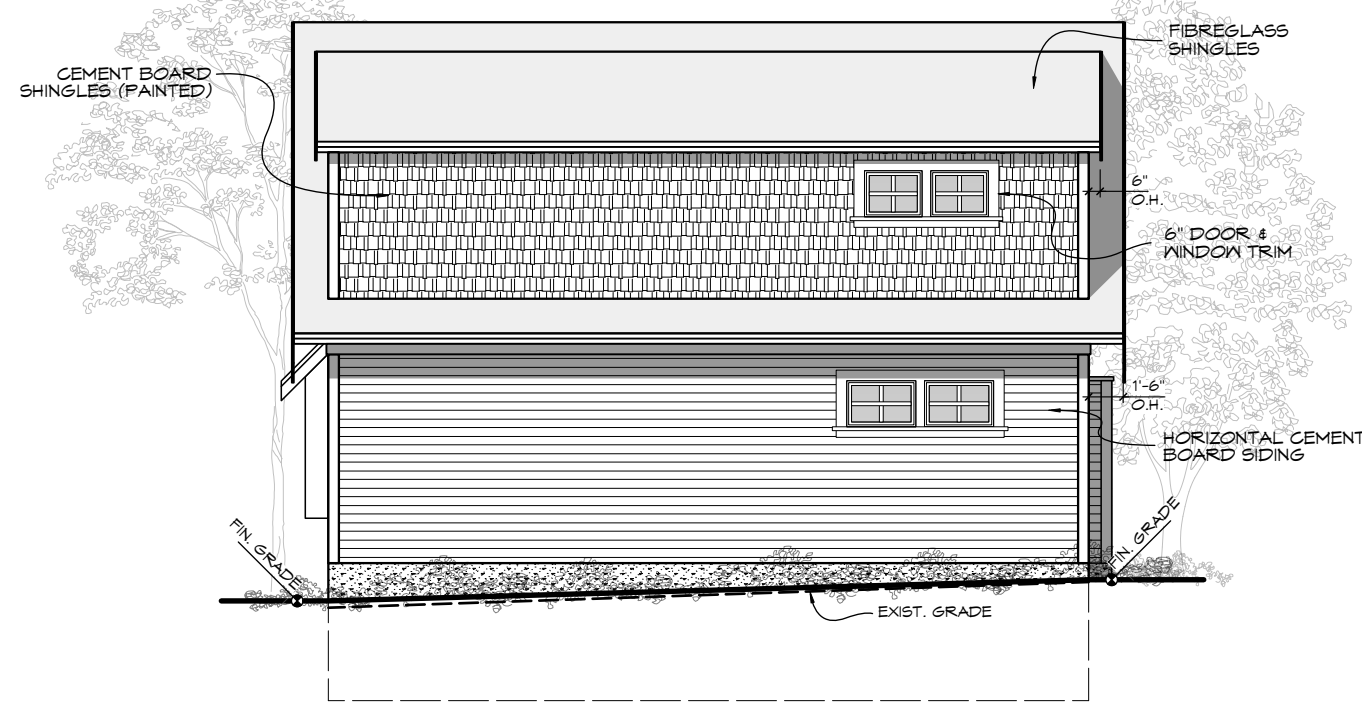
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	59.36 M ² (639.00 SF)
GLAZING AREA	1.39 M ² (15.00 SF)
PERCENTAGE	2.34% (ALLOWED 8.00%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	4.84 M (15.87')
EXPOSED BUILDING FACE AREA	42.17 M ² (454.00 SF)
GLAZING AREA	5.66 M ² (61.00 SF)
PERCENTAGE	13.74% (ALLOWED 40.18%)

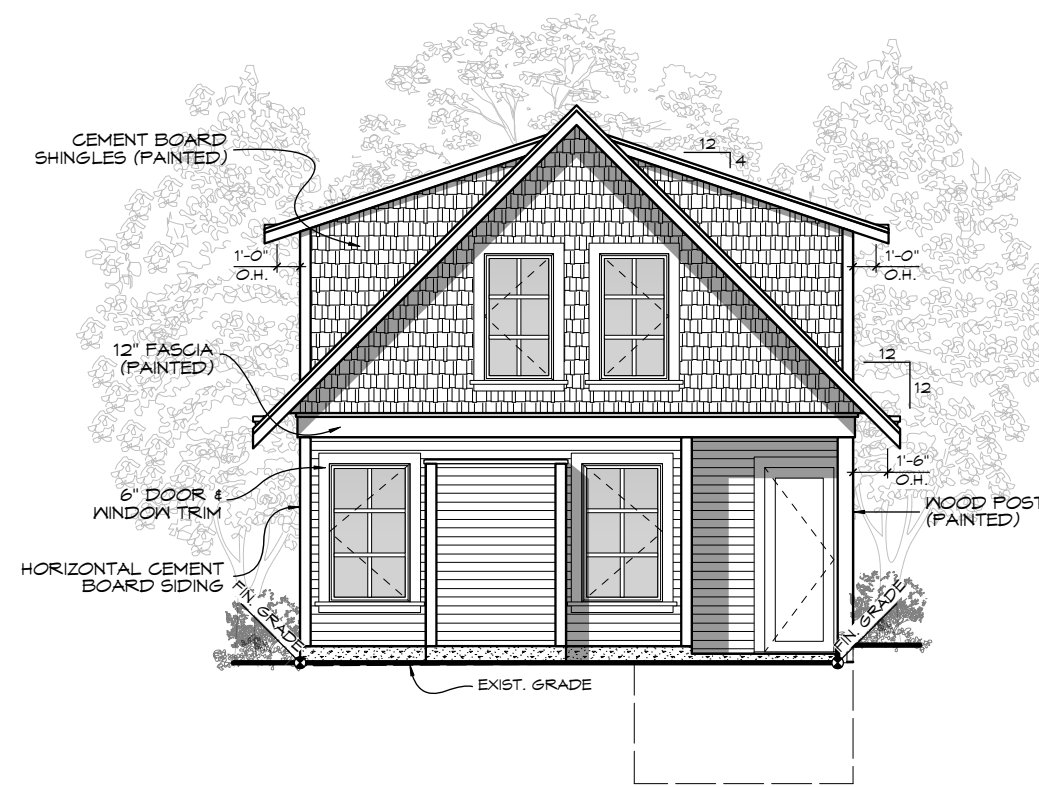
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	59.36 M ² (639.00 SF)
GLAZING AREA	3.34 M ² (36.00 SF)
PERCENTAGE	5.62% (ALLOWED 13.32%)



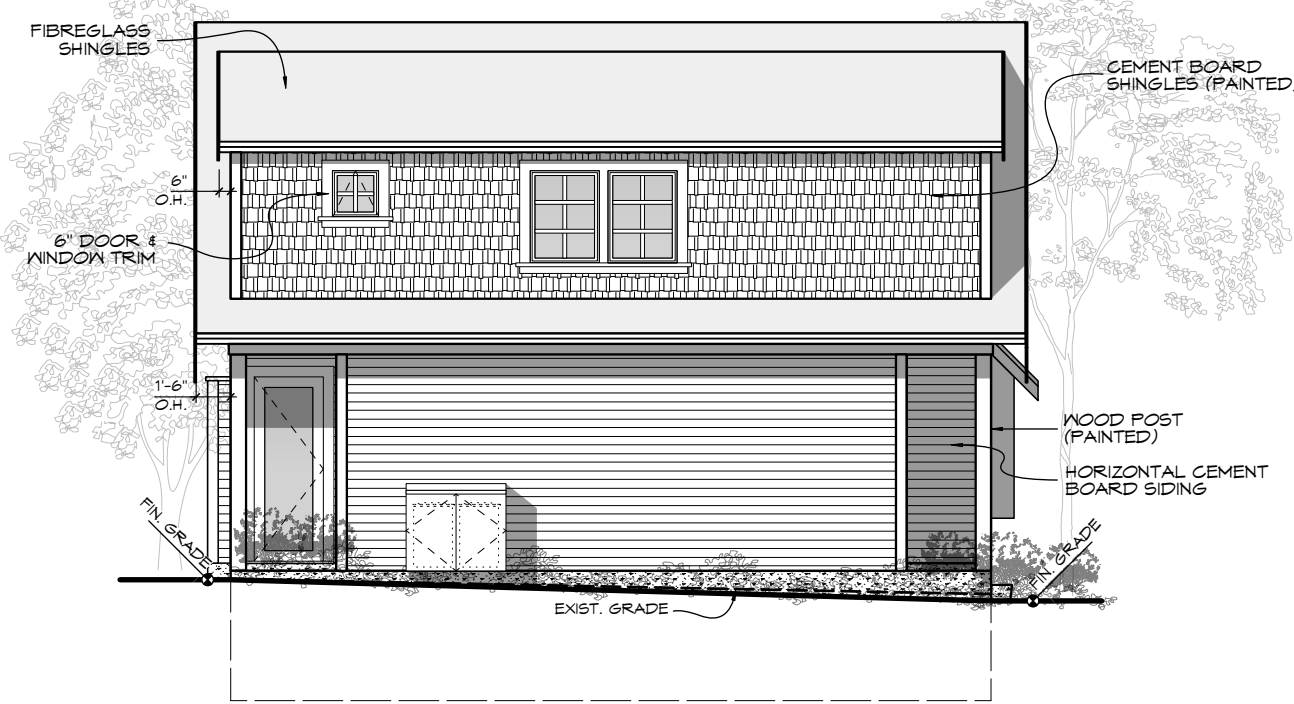
FRONT (E) ELEVATION
Scale: 1:100



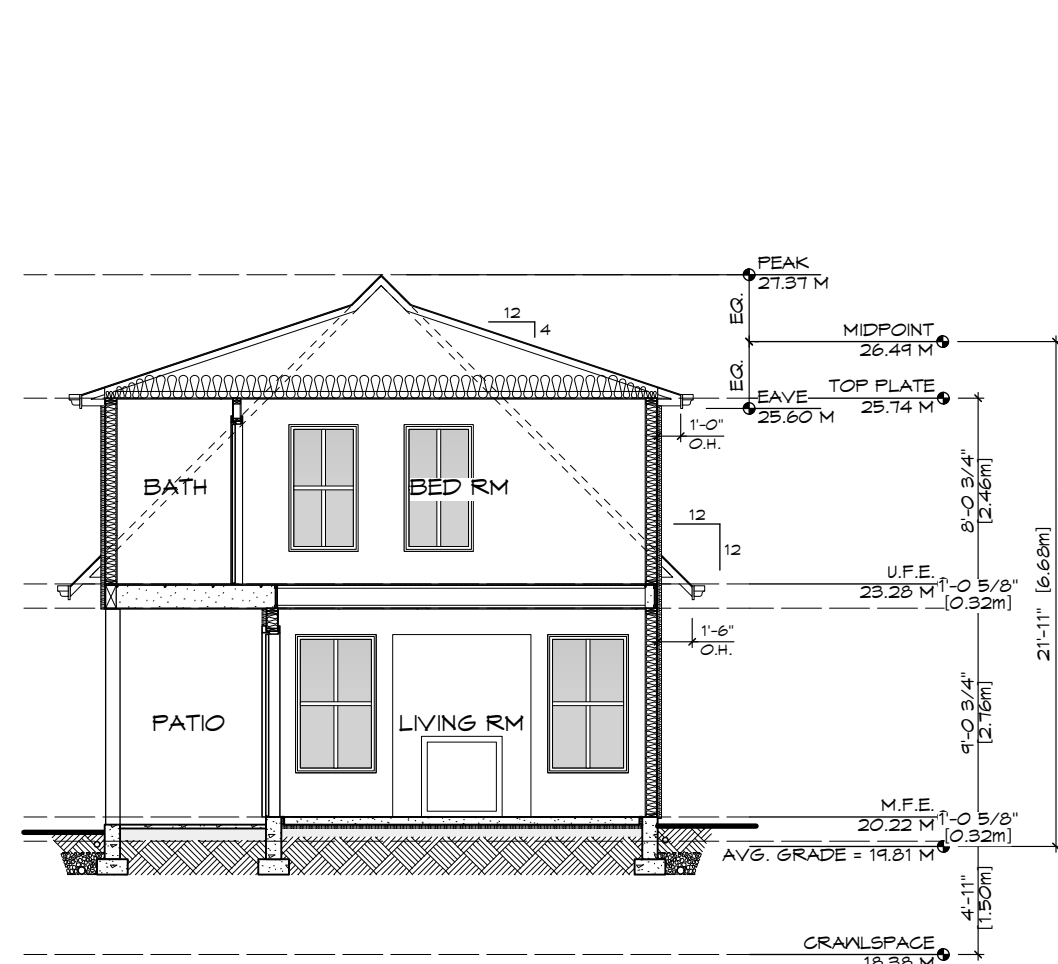
SIDE (N) ELEVATION
Scale: 1:100



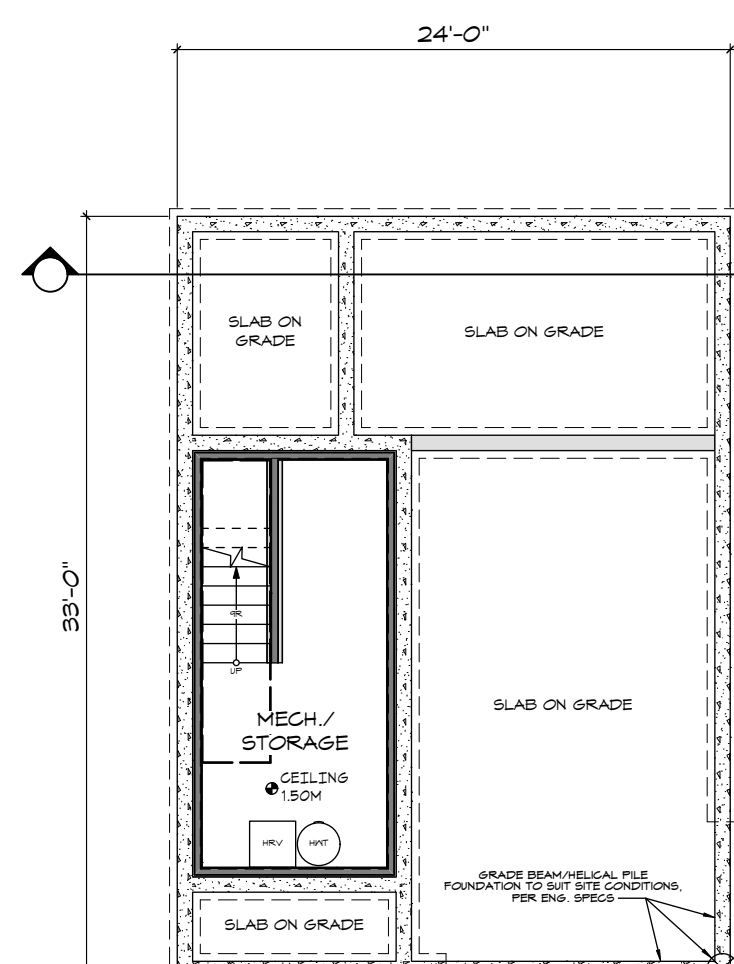
REAR (W) ELEVATION
Scale: 1:100



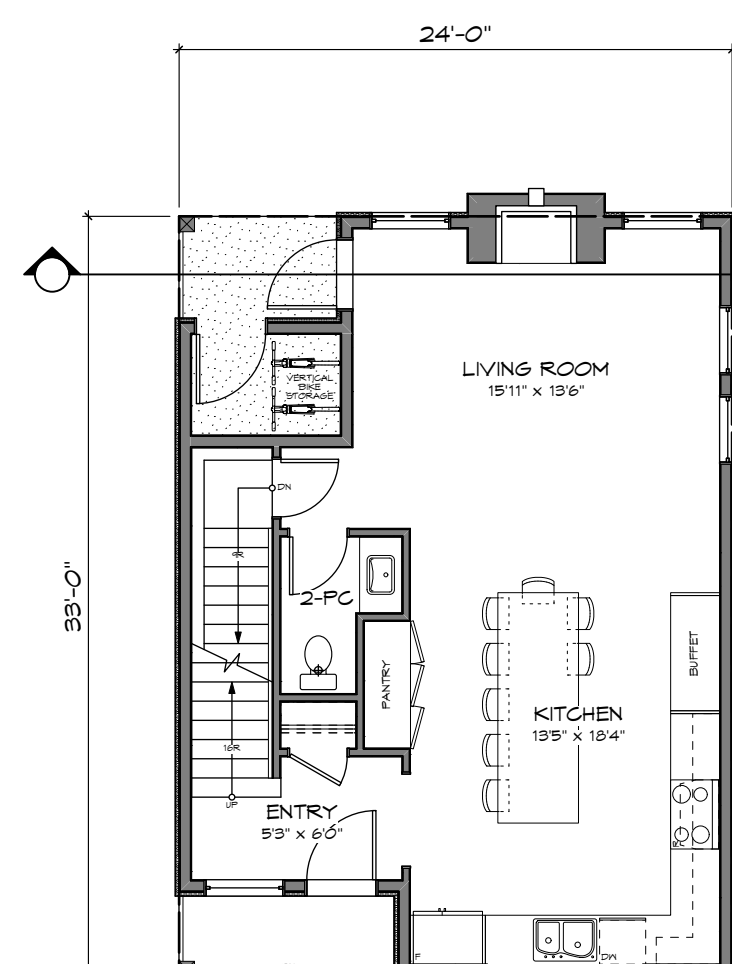
SIDE (S) ELEVATION
Scale: 1:100



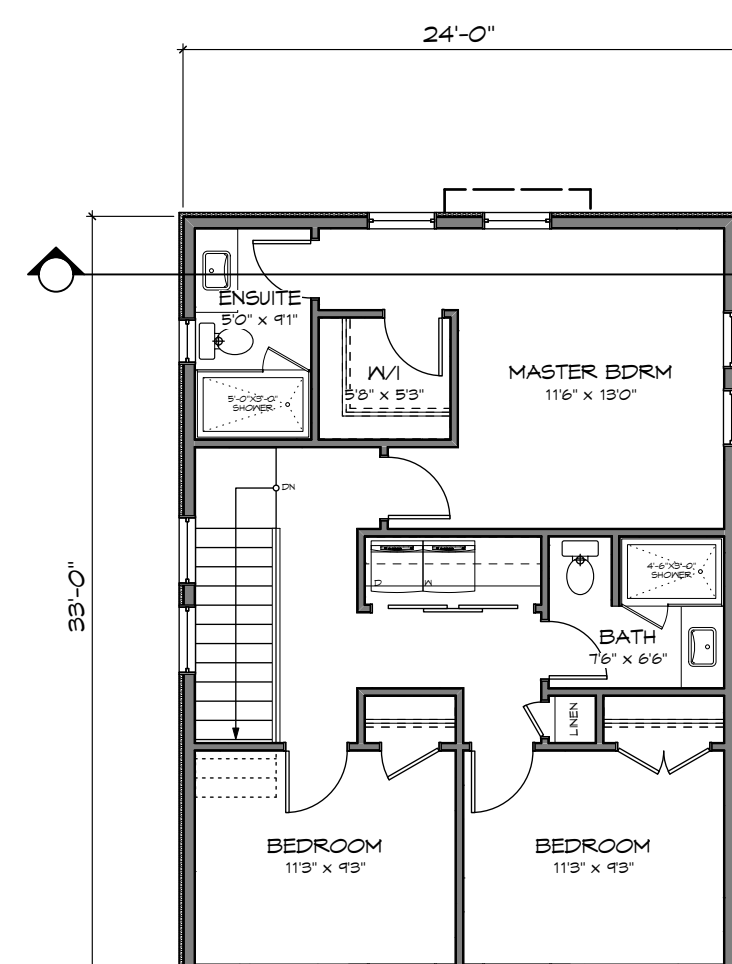
SECTION
Scale: 1:100



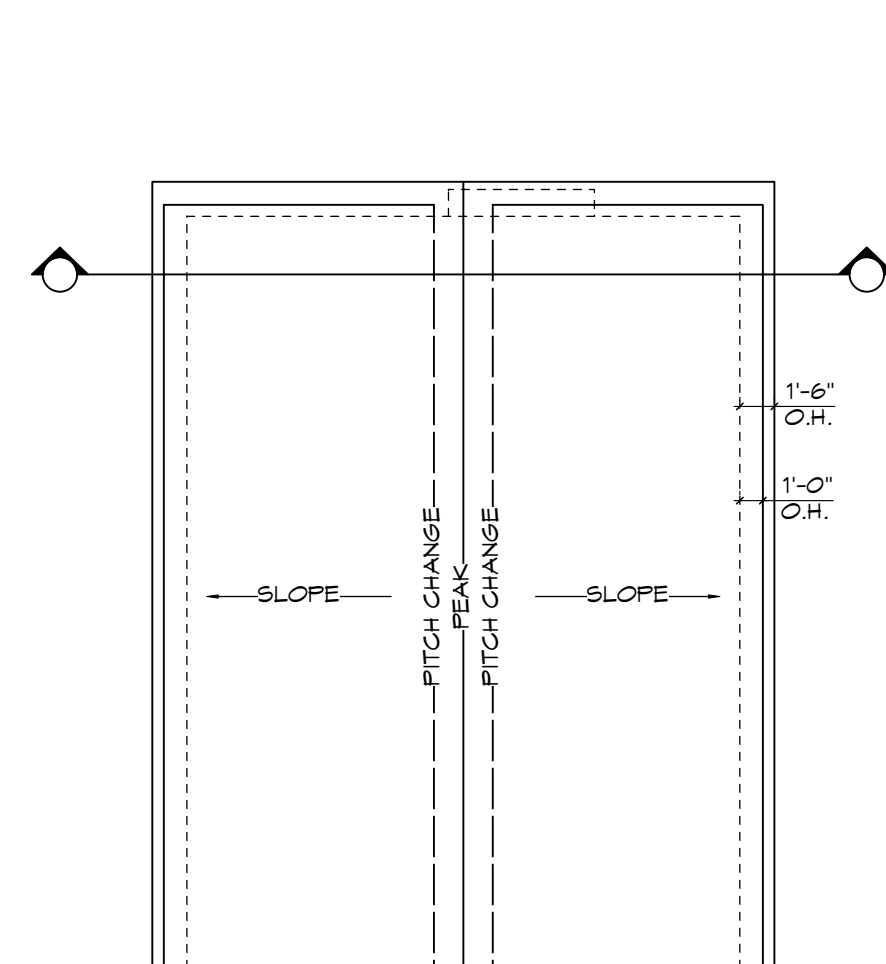
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 2

Revision:

Rev 1:
MAY 28/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

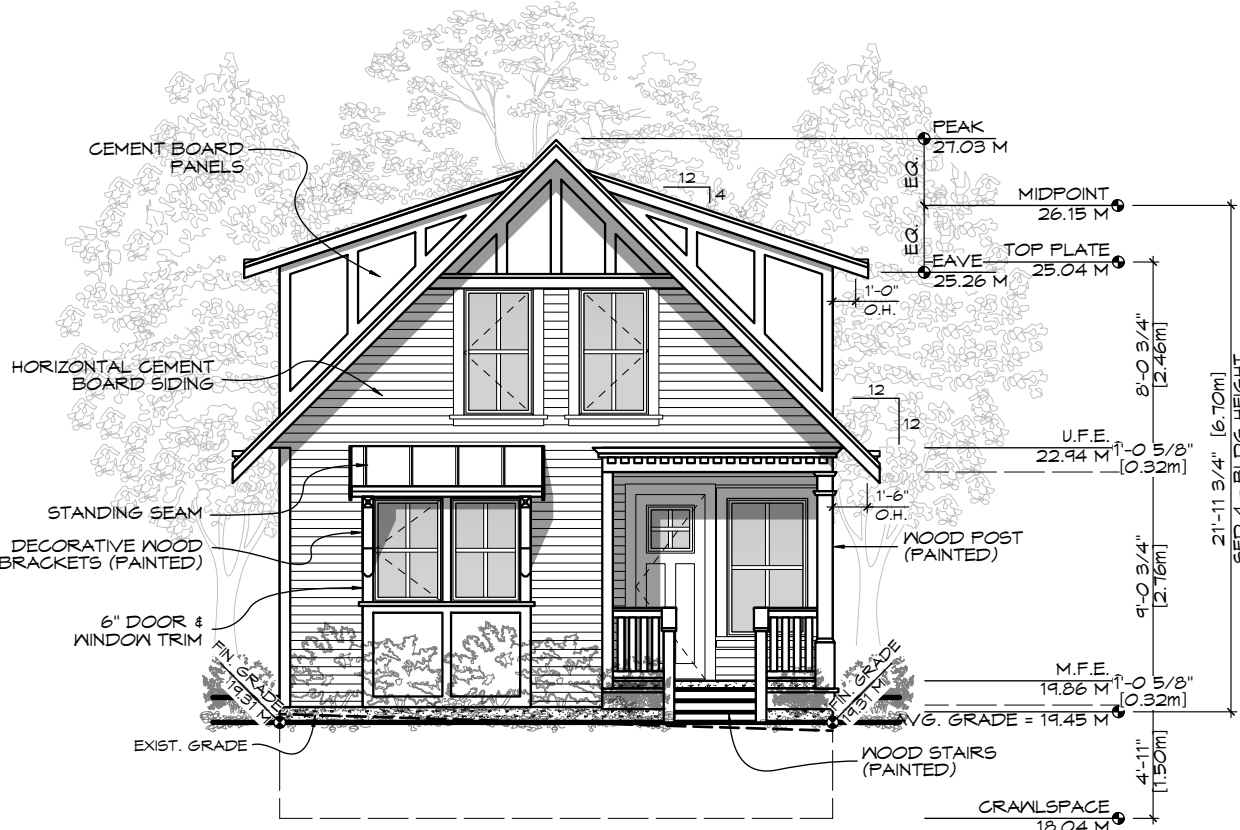
Sheet:

DP05

Proj.No. #####

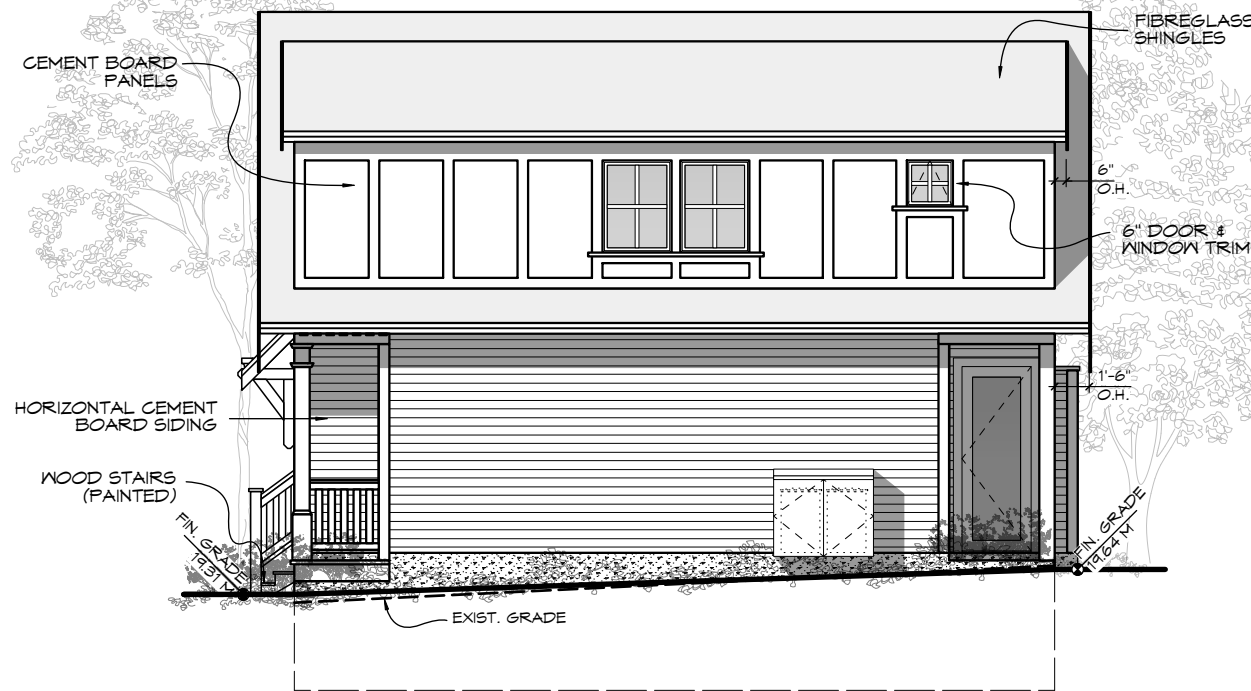
REV. NO.	DESCRIPTION	DATE
4	4. GLAZING CALCULATION ADDED TO ELEVATIONS 5. CRAWLSPACE REVISED TO SUIT GRADE BEAM / HELICAL PILE FOUNDATION 6. GRADE BEAM / HELICAL PILE NOTE ADDED TO CRAWLSPACE PLAN	MAR 2/21

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	44.59 M2 (480.00 SF)
GLAZING AREA	6.31 M2 (68.00 SF)
PERCENTAGE	14.15% (ALLOWED 51.78%)



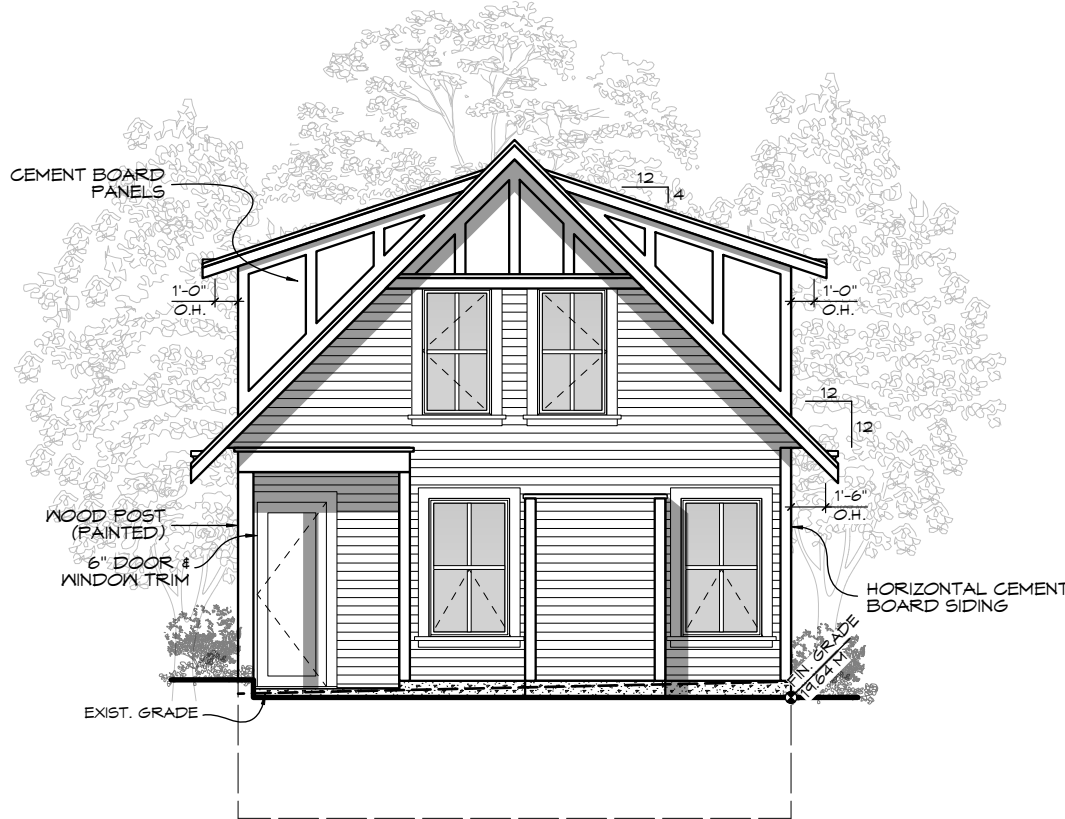
FRONT (E) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	59.64 M2 (642.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.60% (ALLOWED 25.68%)



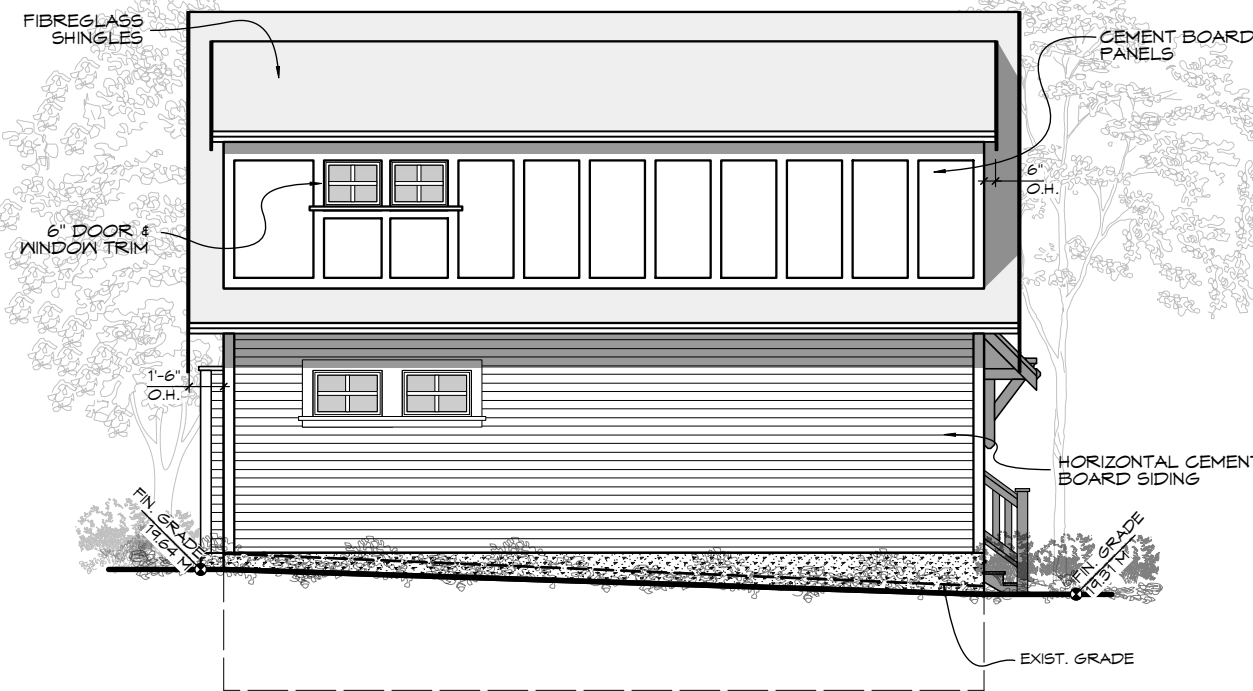
SIDE (N) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	7.06 M2 (76.00 SF)
PERCENTAGE	16.74% (ALLOWED 48.59%)

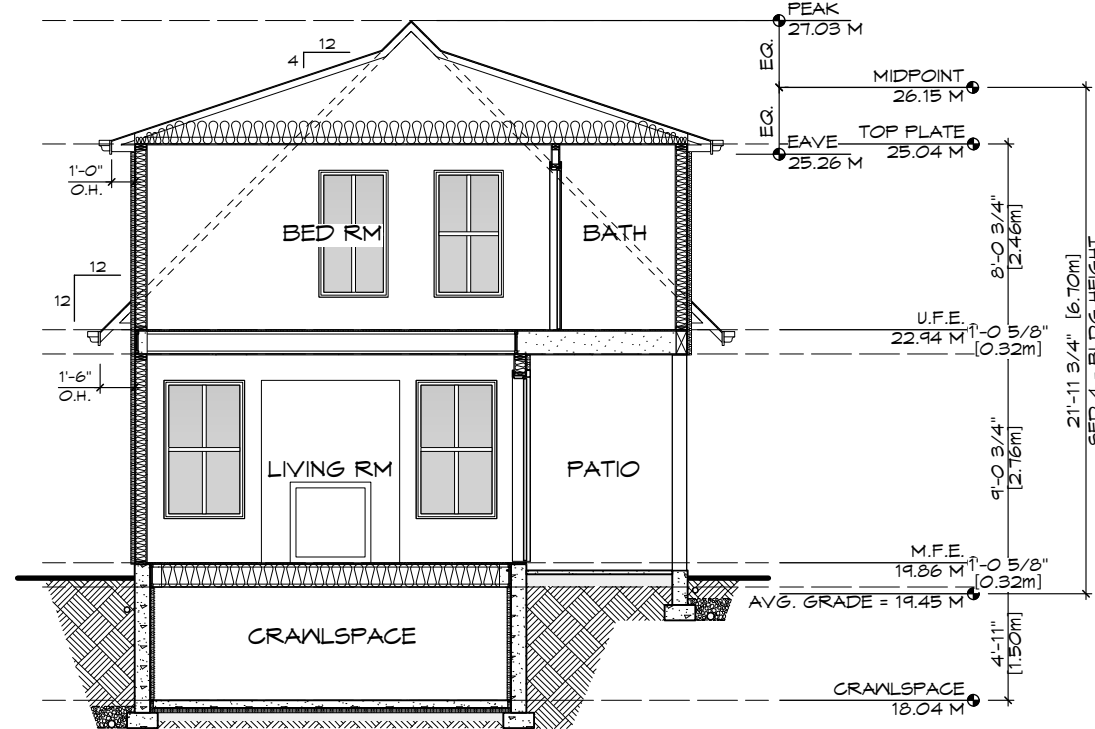


REAR (W) ELEVATION
Scale: 1:100

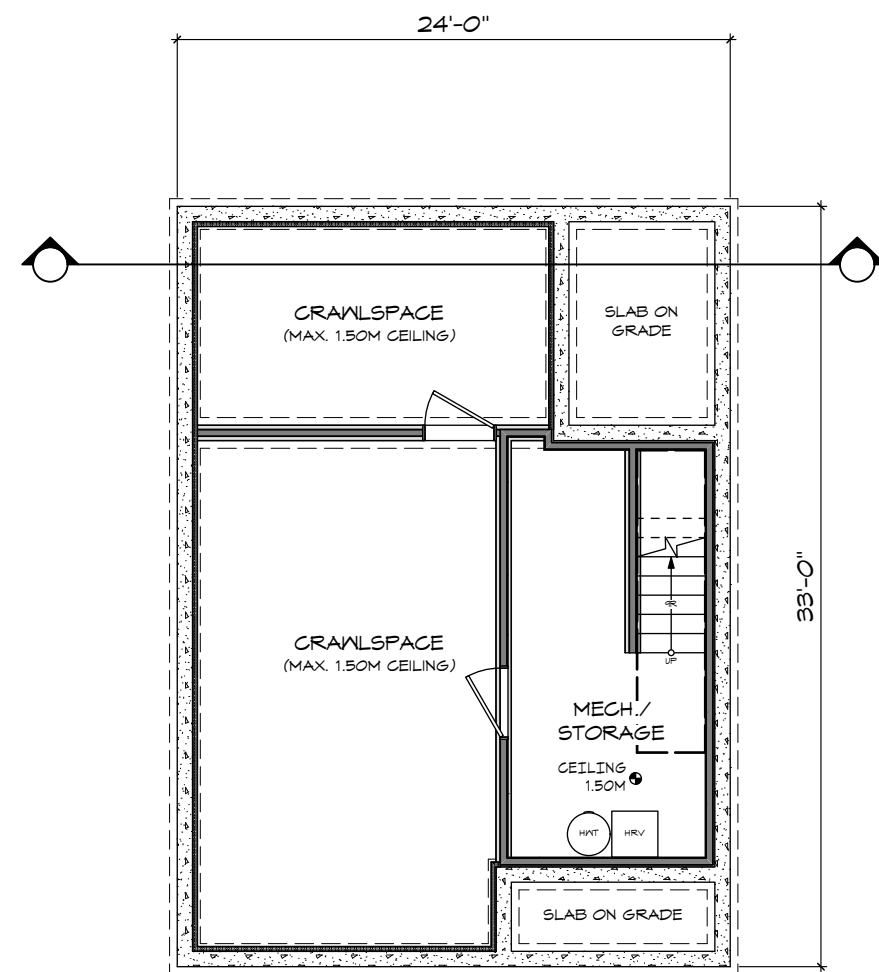
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	59.64 M2 (642.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.33% (ALLOWED 8.00%)



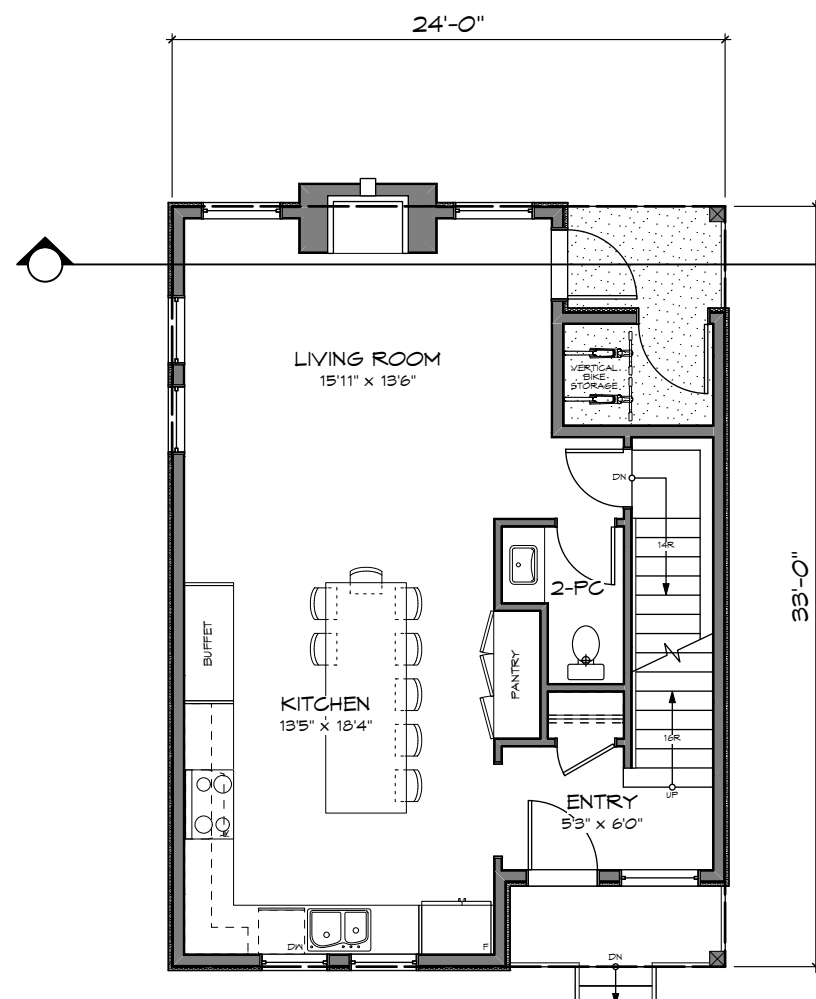
SIDE (S) ELEVATION
Scale: 1:100



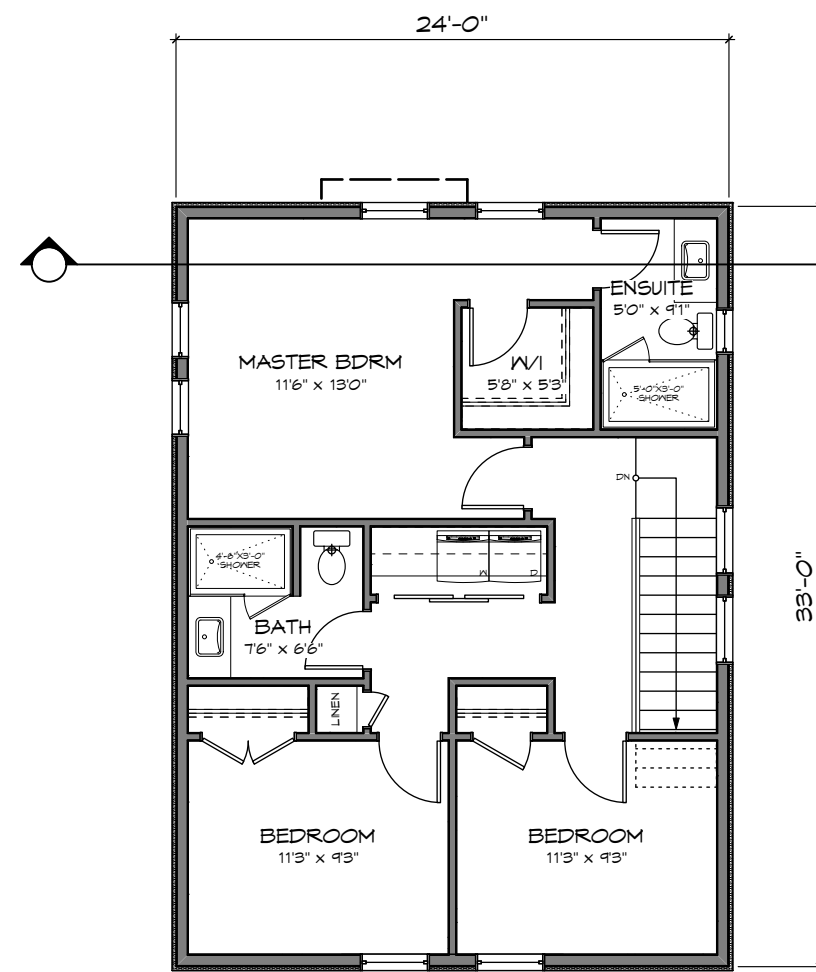
SECTION
Scale: 1:100



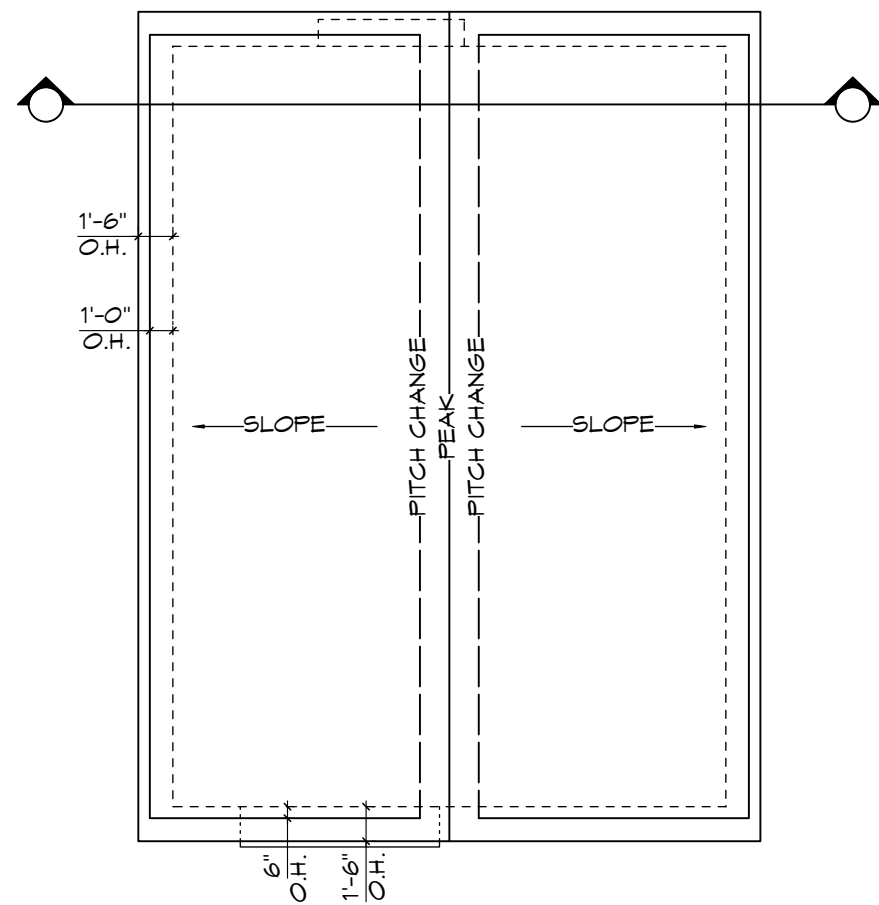
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 3

Revision:

Rev 1:
MAY 28/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:

DP06

Proj.No. #####

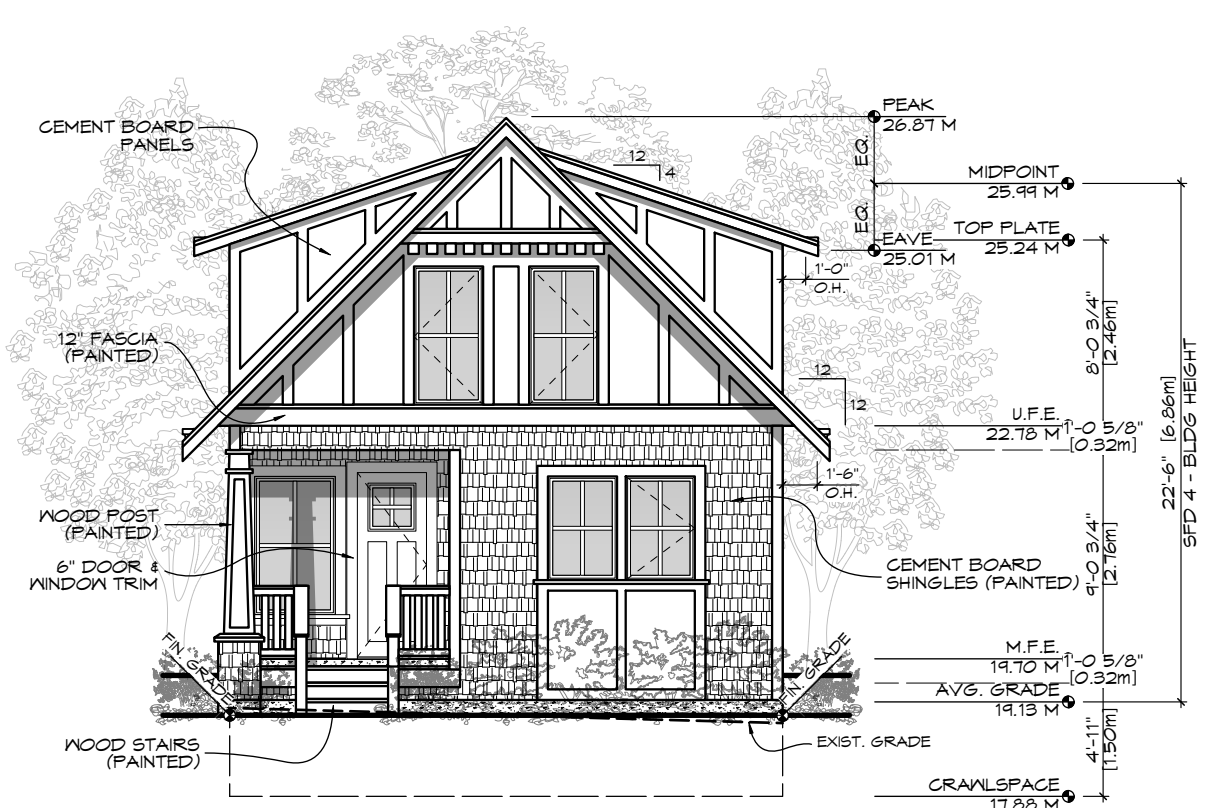
REV. NO.	DESCRIPTION	DATE
4	1. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	45.98 M2 (495.00 SF)
GLAZING AREA	6.50 M2 (70.00 SF)
PERCENTAGE	14.13% (ALLOWED 51.78%)

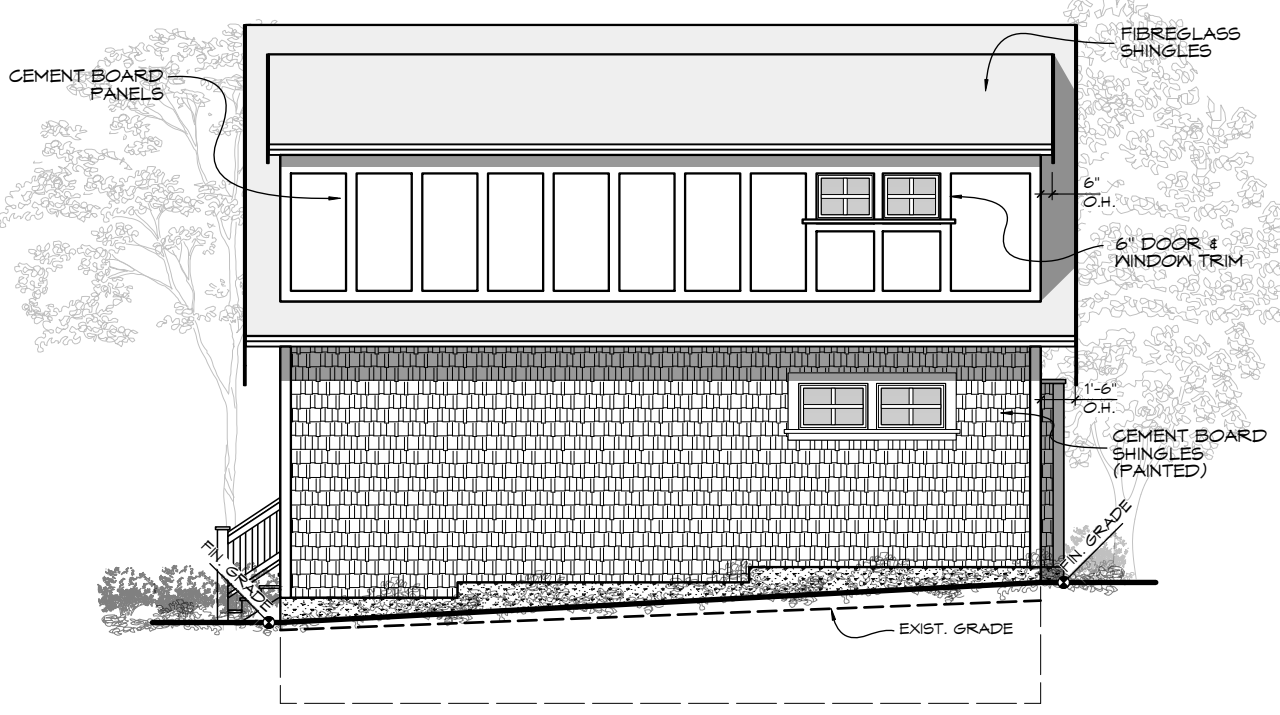
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	60.57 M2 (652.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.29% (ALLOWED 8.00%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.47 M (17.94')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	5.94 M2 (64.00 SF)
PERCENTAGE	14.08% (ALLOWED 49.32%)

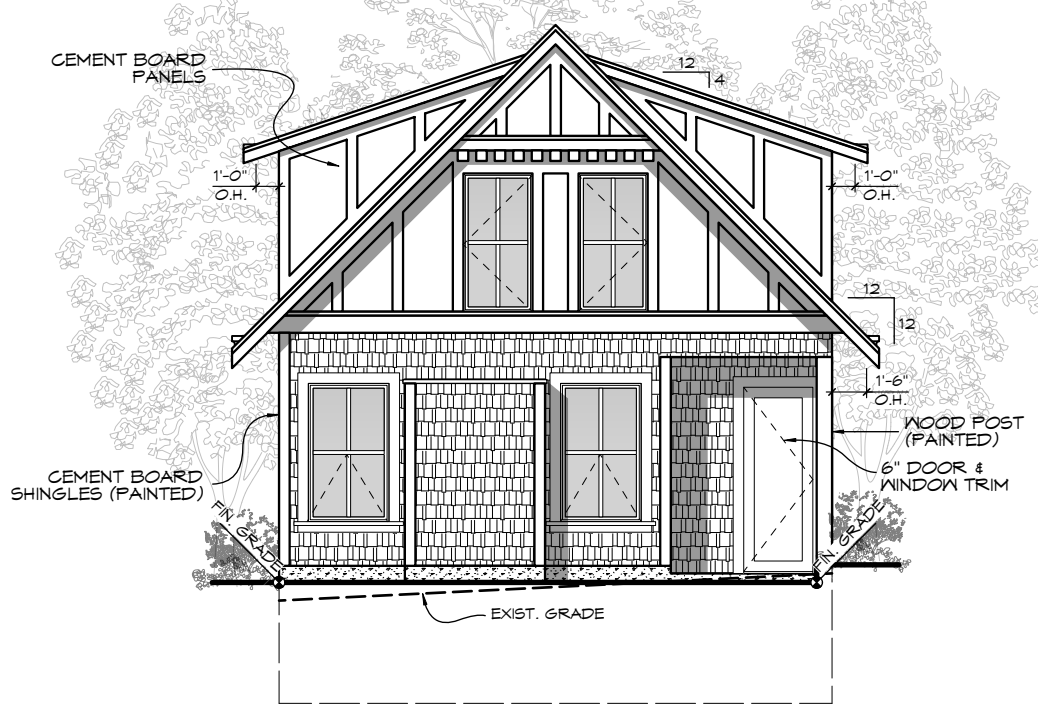
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	60.57 M2 (652.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 13.32%)



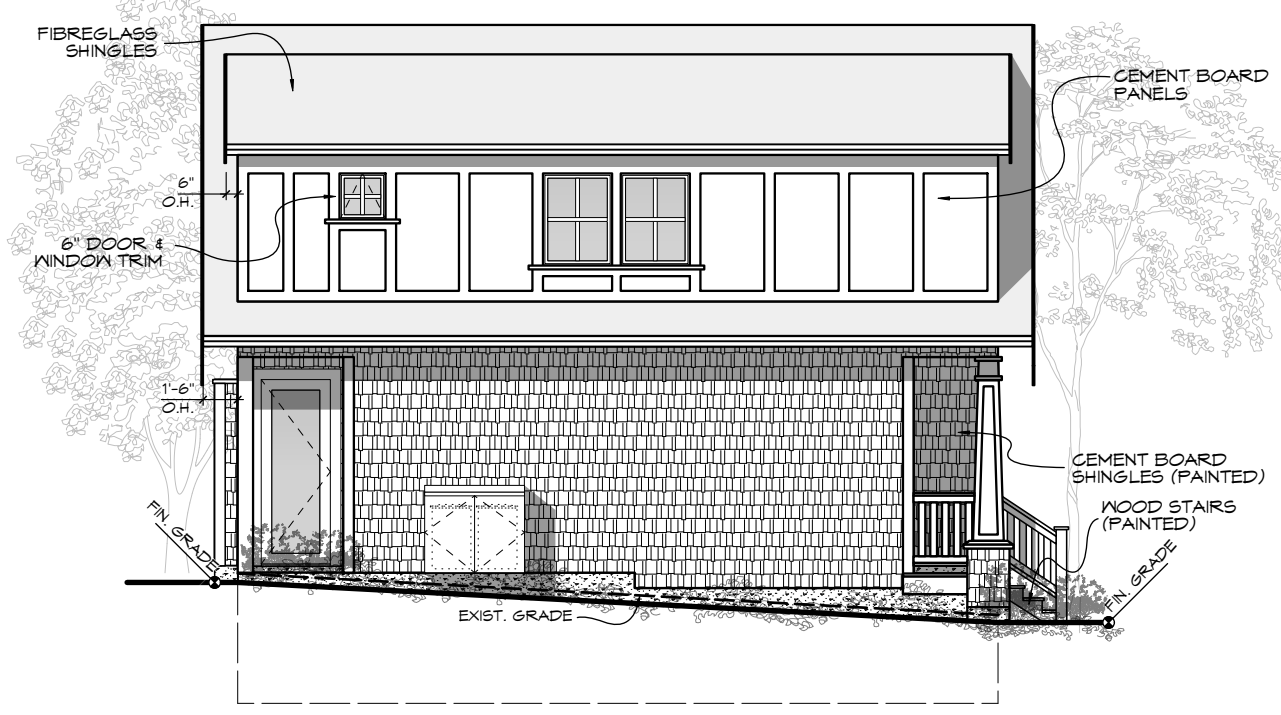
FRONT (E) ELEVATION
Scale: 1:100



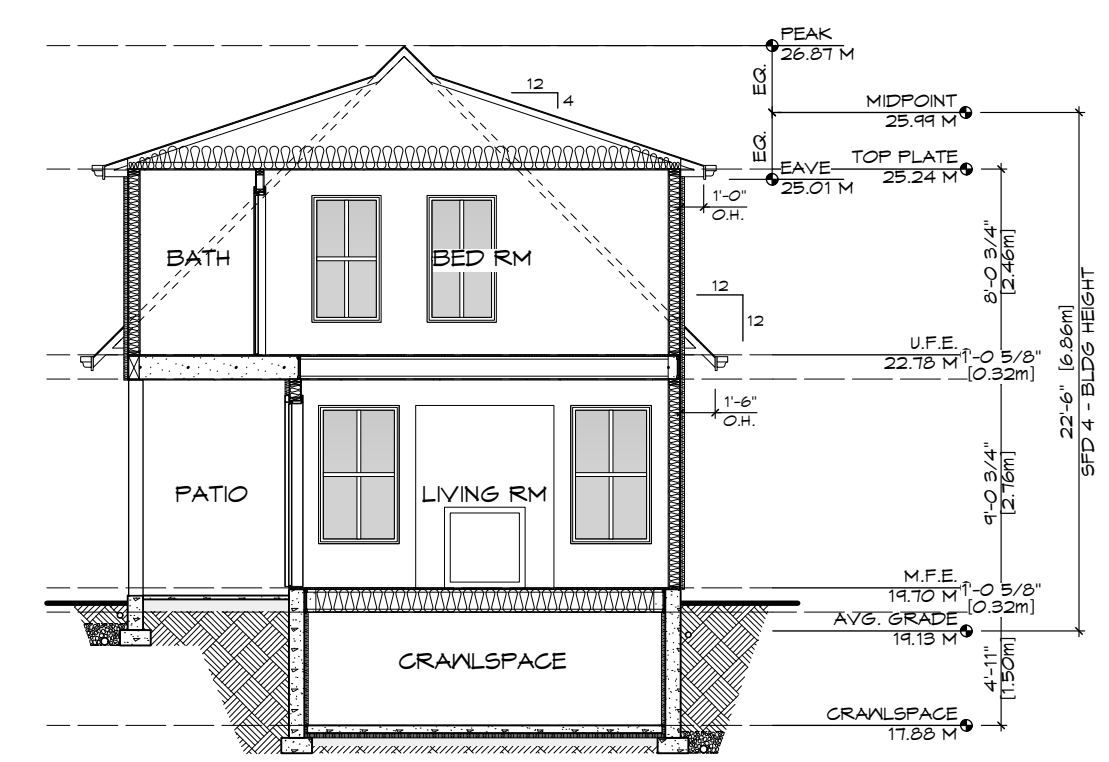
SIDE (N) ELEVATION
Scale: 1:100



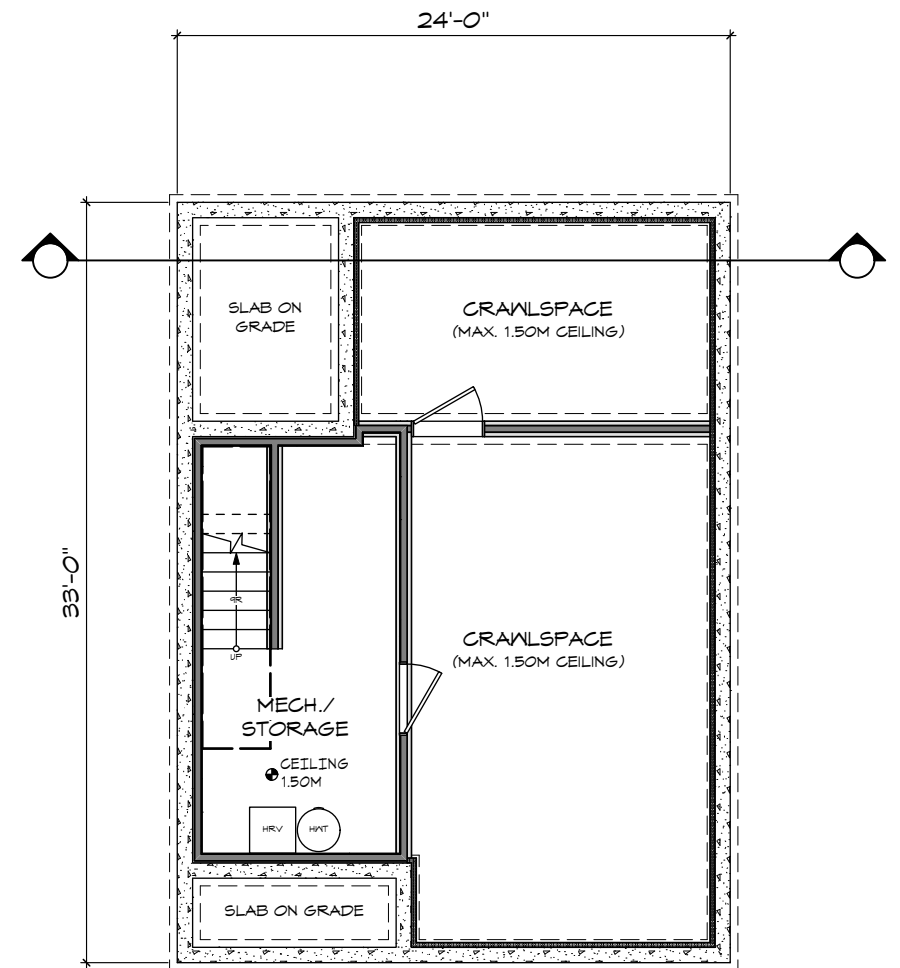
REAR (W) ELEVATION
Scale: 1:100



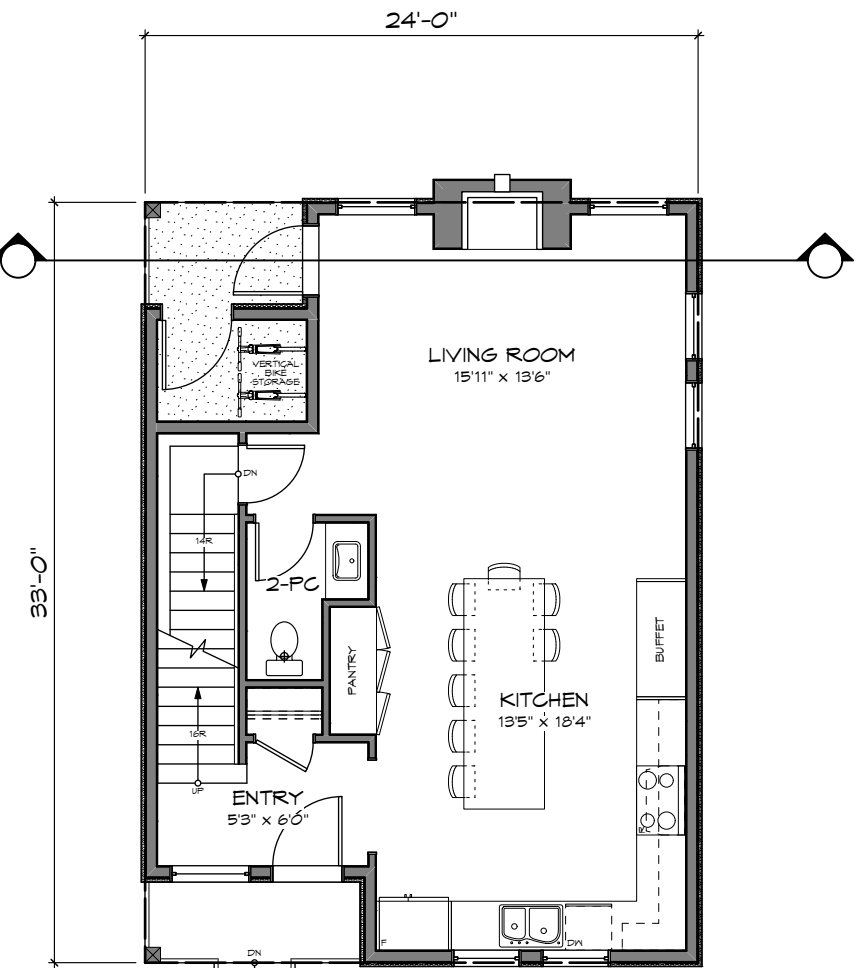
SIDE (S) ELEVATION
Scale: 1:100



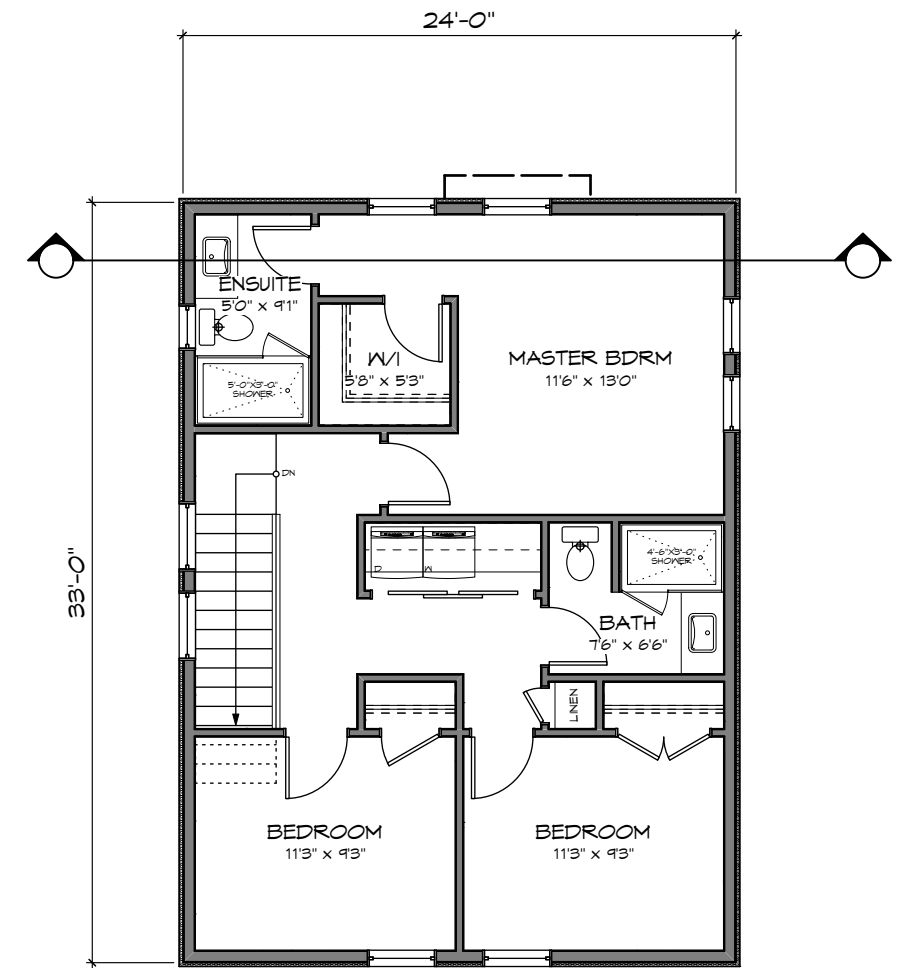
SECTION
Scale: 1:100



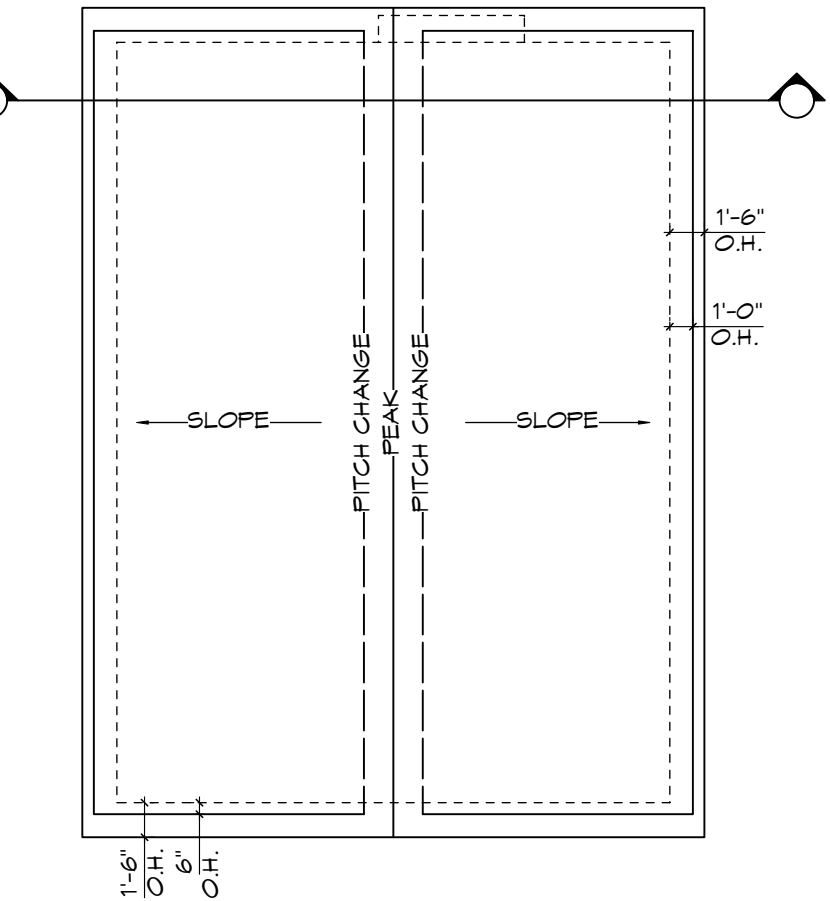
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
4	8. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.
Date: JUNE 24, 2020
Scale: AS NOTED
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 4

Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:

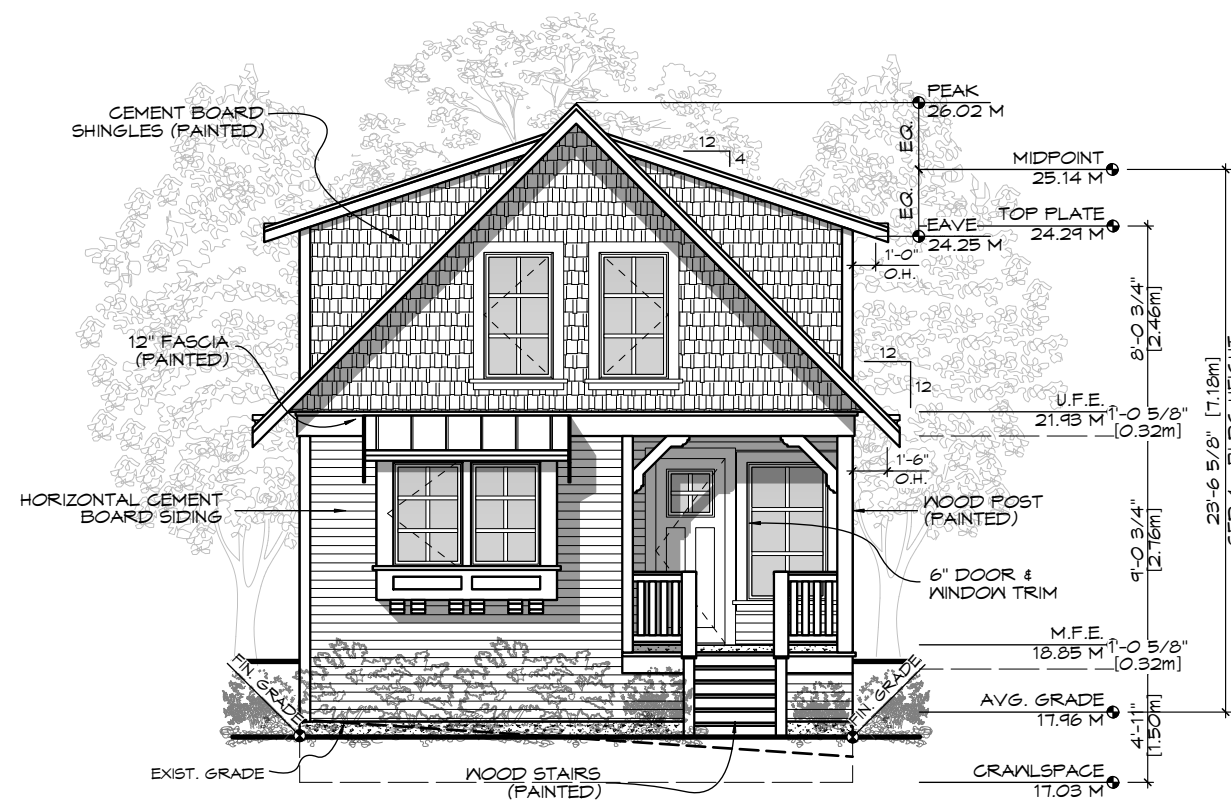
DP07
Proj.No. #####

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.49 M (18.02')
EXPOSED BUILDING FACE AREA	49.42 M2 (532.00 SF)
GLAZING AREA	6.31 M2 (68.00 SF)
PERCENTAGE	12.76% (ALLOWED 49.61%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 13.32%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	7.06 M2 (76.00 SF)
PERCENTAGE	16.74% (ALLOWED 51.78%)

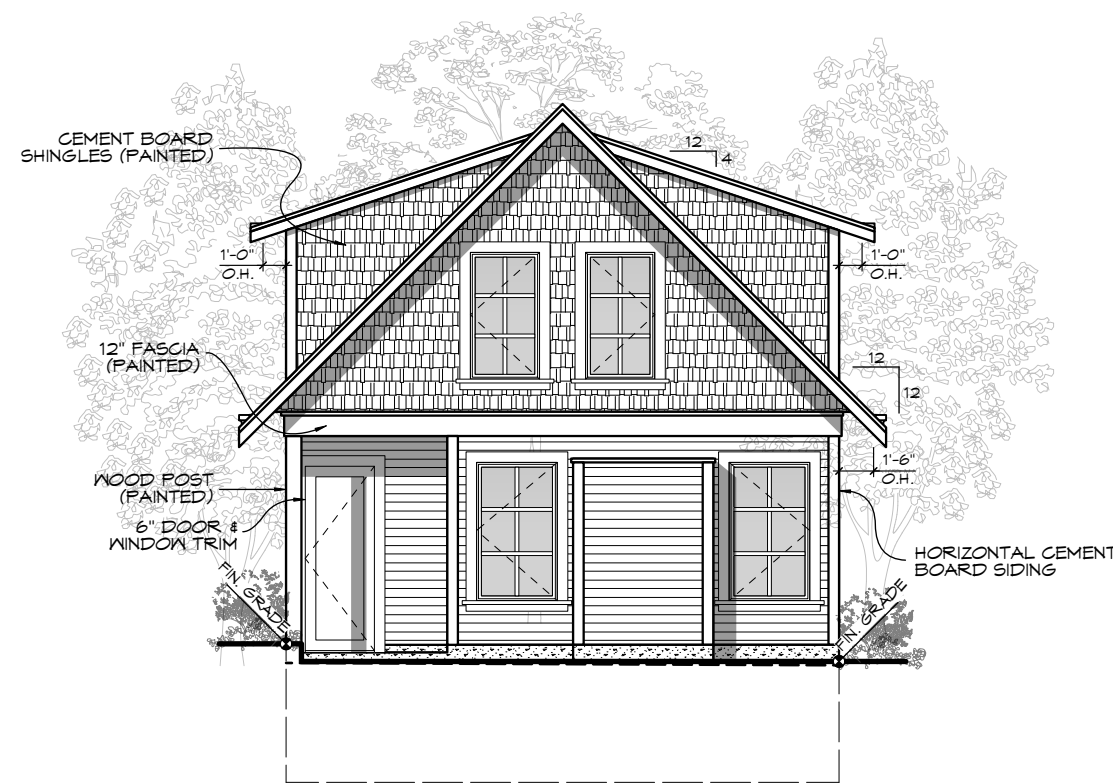
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



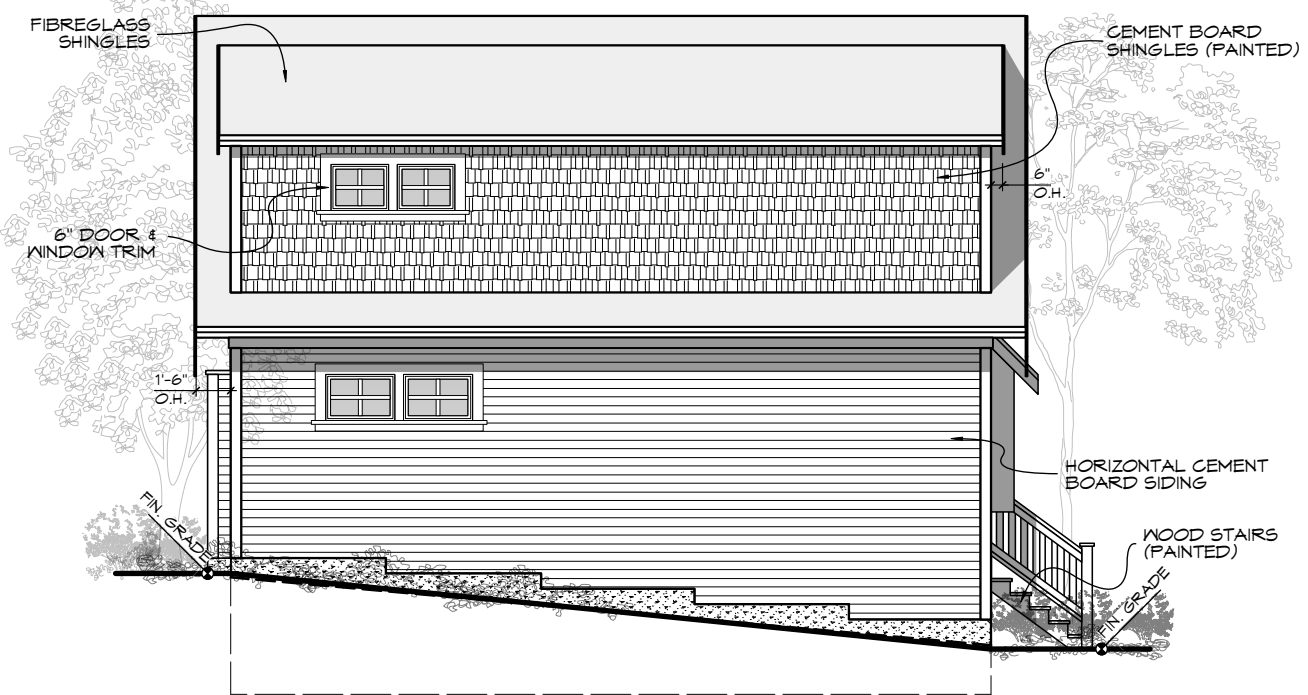
FRONT (E) ELEVATION
Scale: 1:100



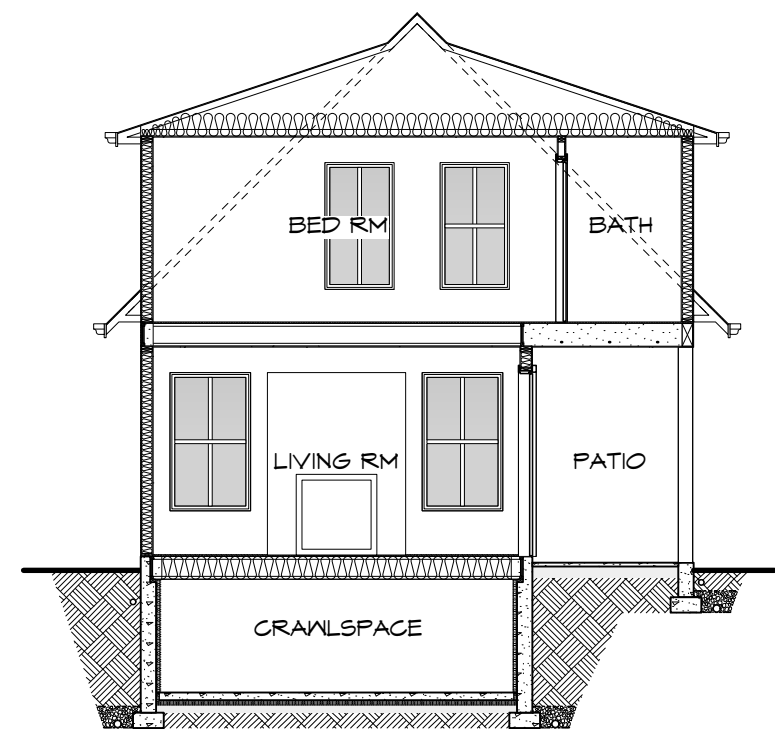
SIDE (N) ELEVATION
Scale: 1:100



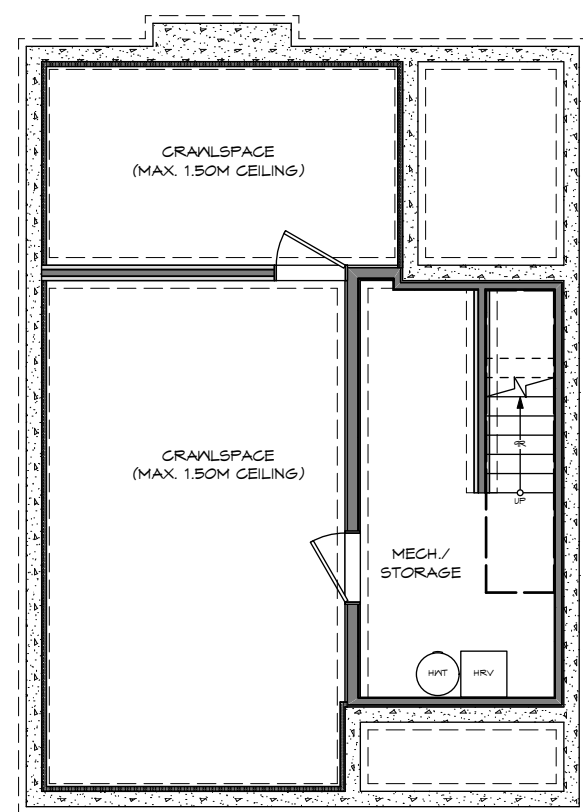
REAR (W) ELEVATION
Scale: 1:100



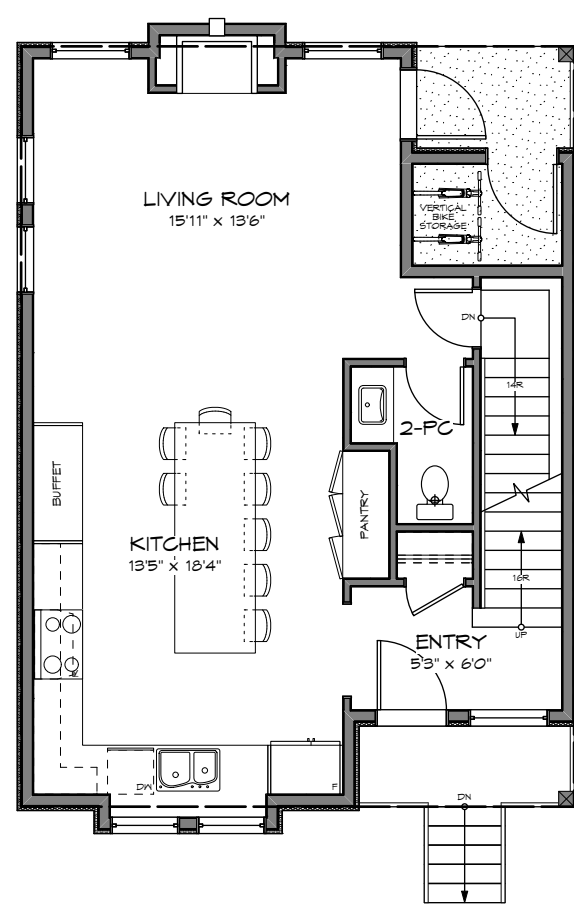
SIDE (S) ELEVATION
Scale: 1:100



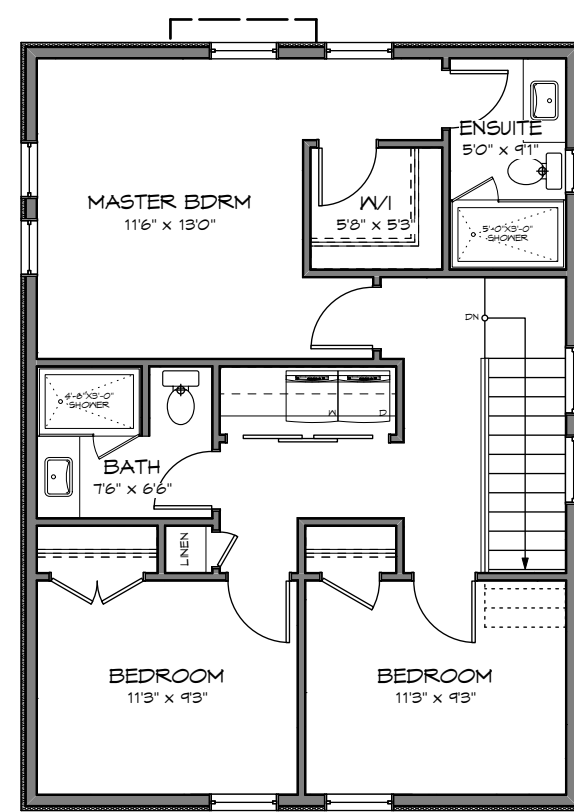
SECTION
Scale: 1:100



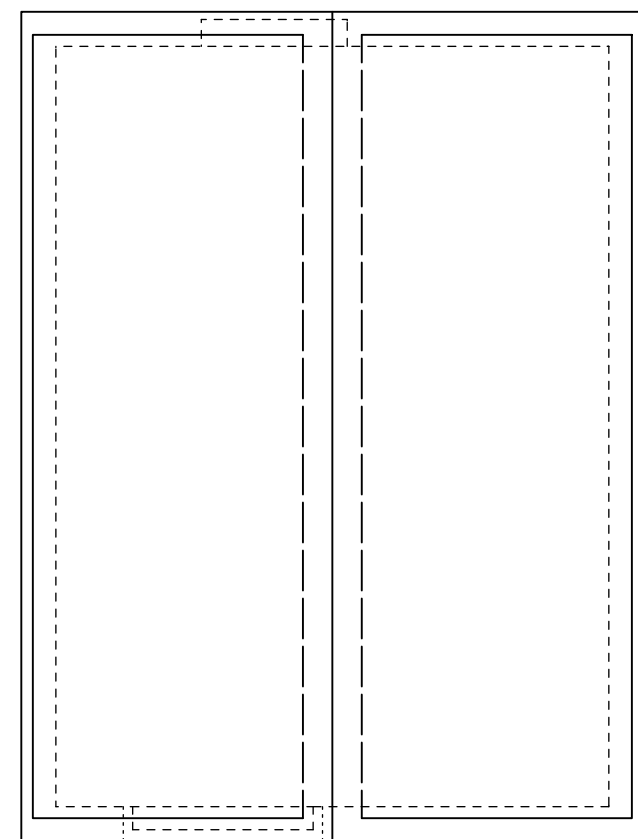
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
4	9. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.
Date: JUNE 24, 2020
Scale: AS NOTED
Project:
3120 WASHINGTON
AVENUE - REZONING

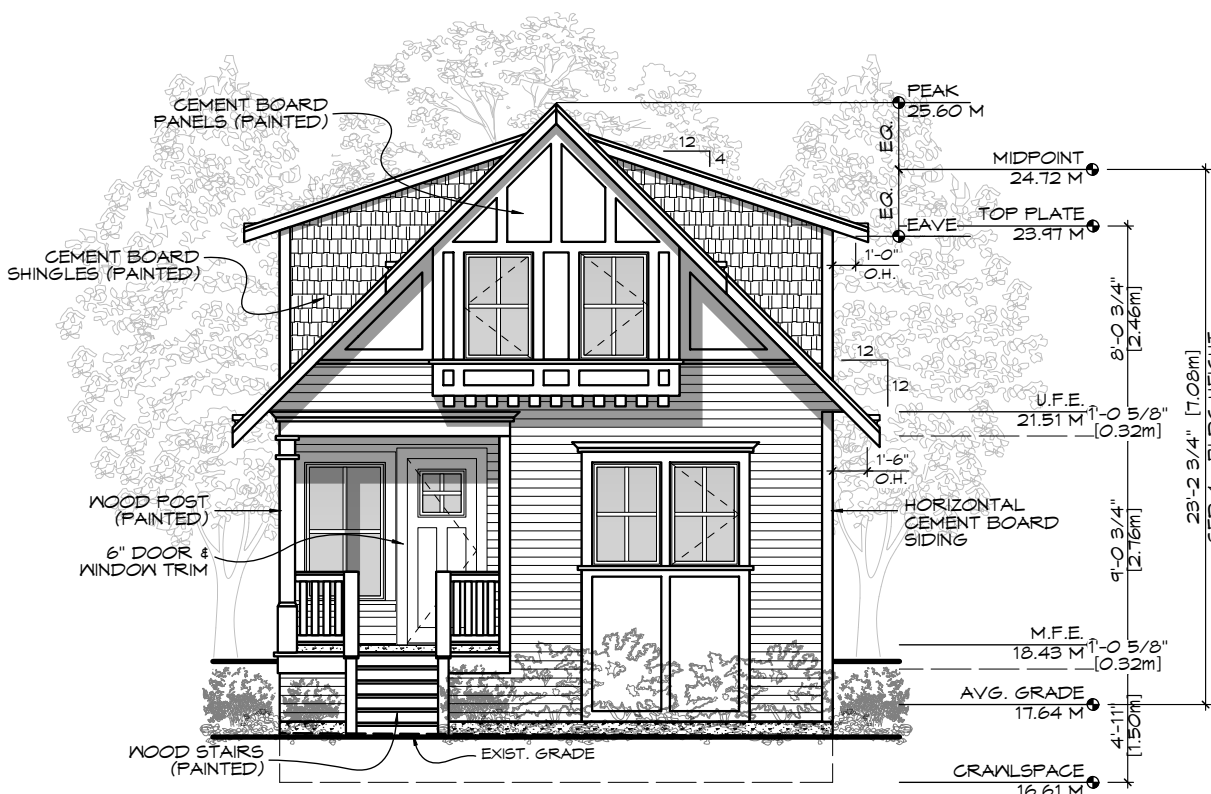
Title:
FLOOR PLANS &
ELEVATIONS -
SFD 5

Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:

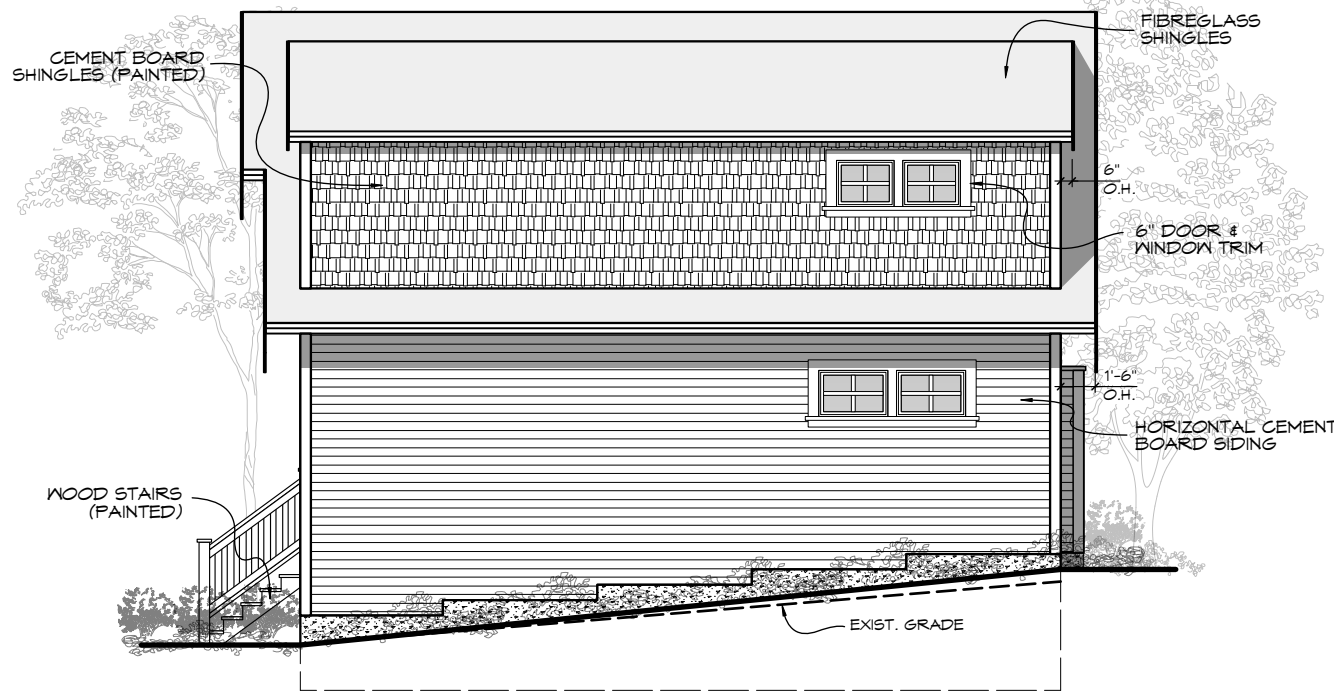
DP08
Proj.No. #####

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	49.47 M2 (532.50 SF)
GLAZING AREA	5.85 M2 (63.00 SF)
PERCENTAGE	11.82% (ALLOWED 48.59%)



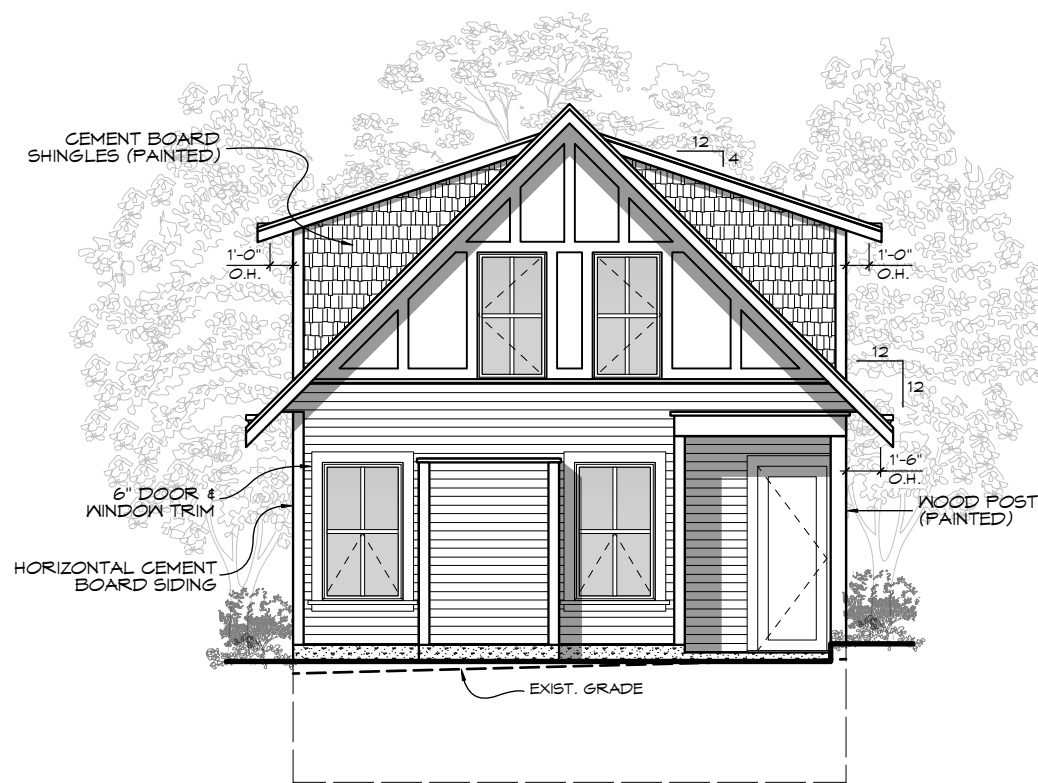
FRONT (E) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



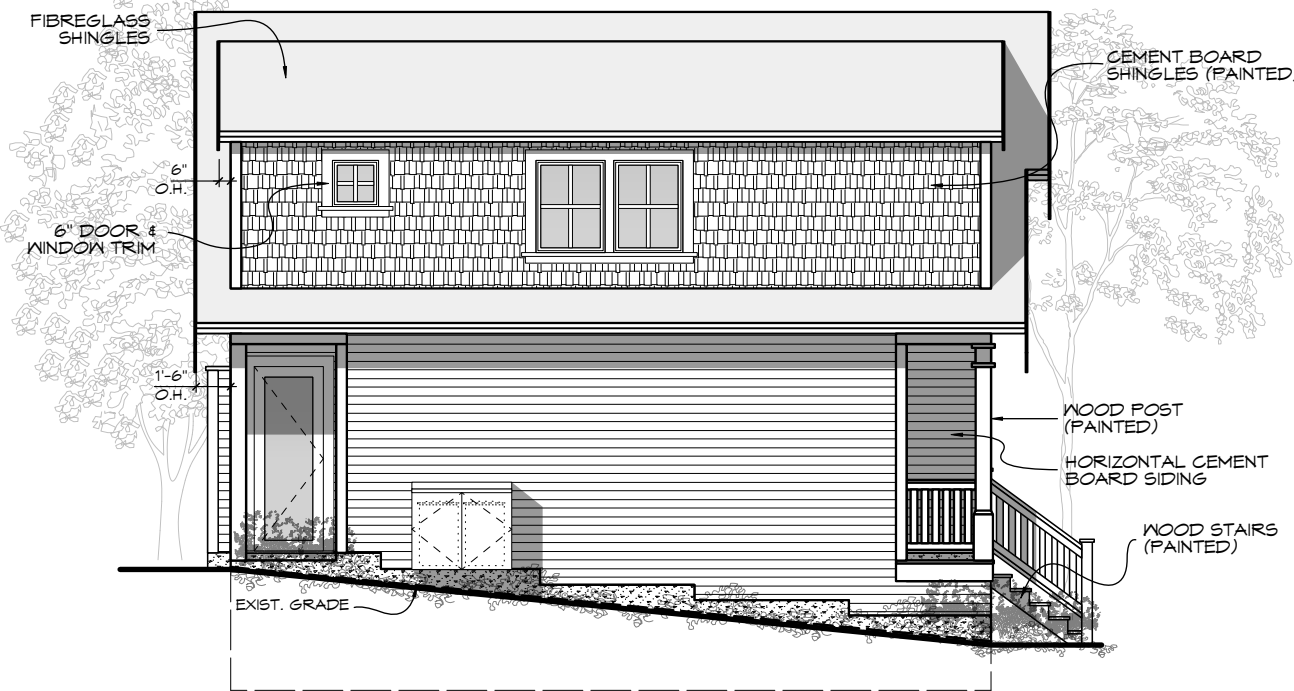
SIDE (N) ELEVATION
Scale: 1:100

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	5.66 M2 (61.00 SF)
PERCENTAGE	13.42% (ALLOWED 51.78%)

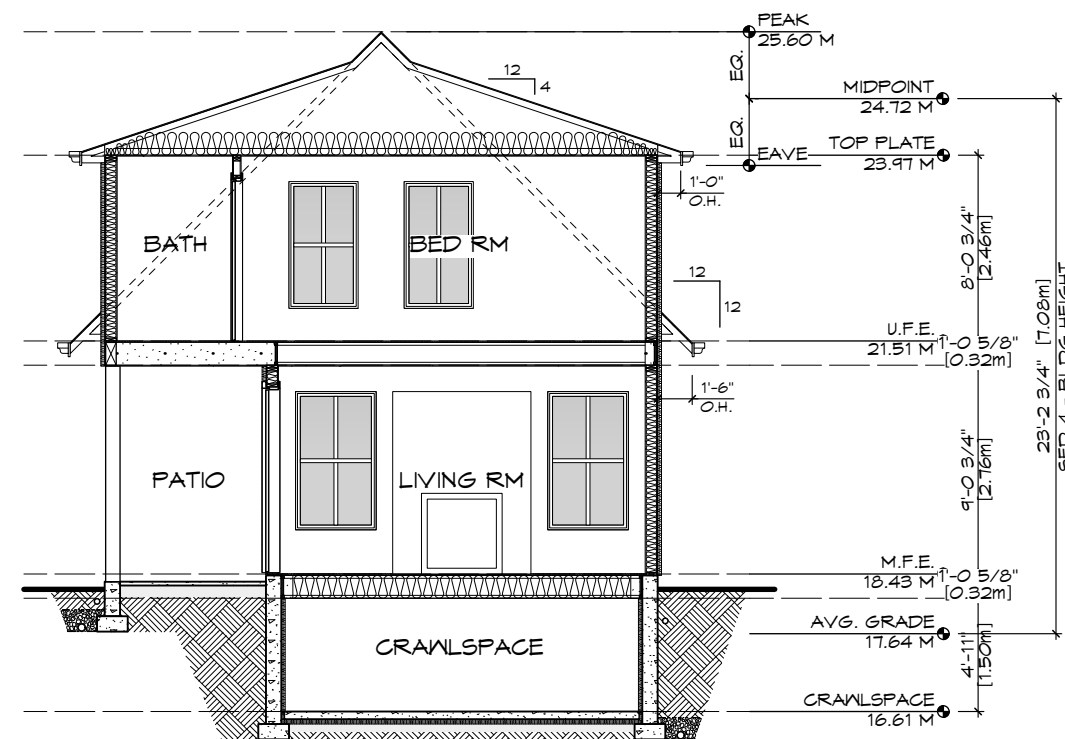


REAR (W) ELEVATION
Scale: 1:100

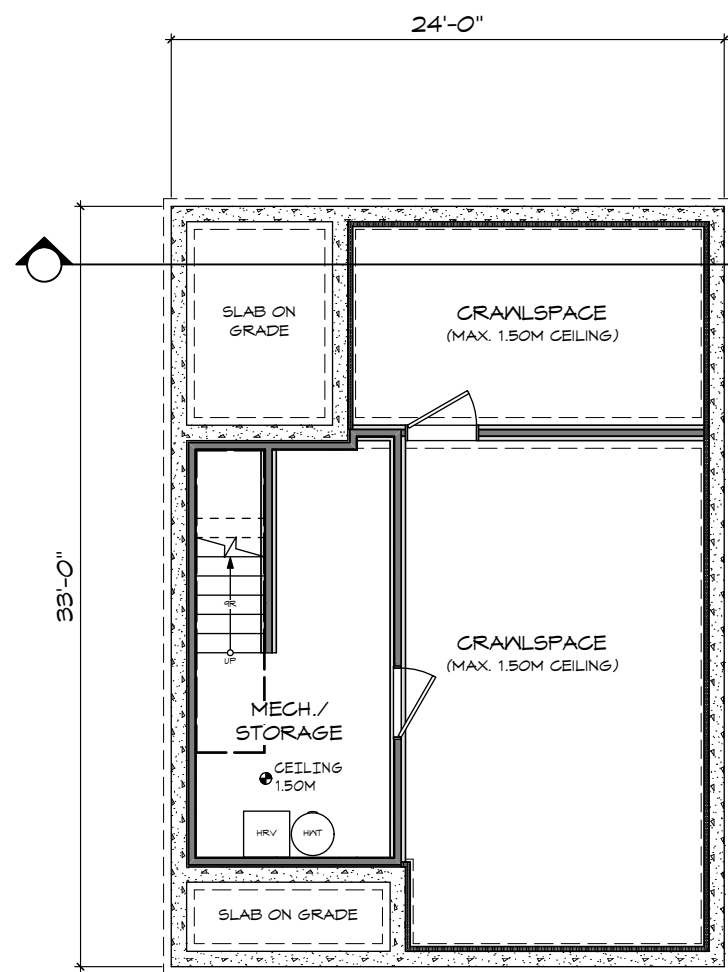
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 13.32%)



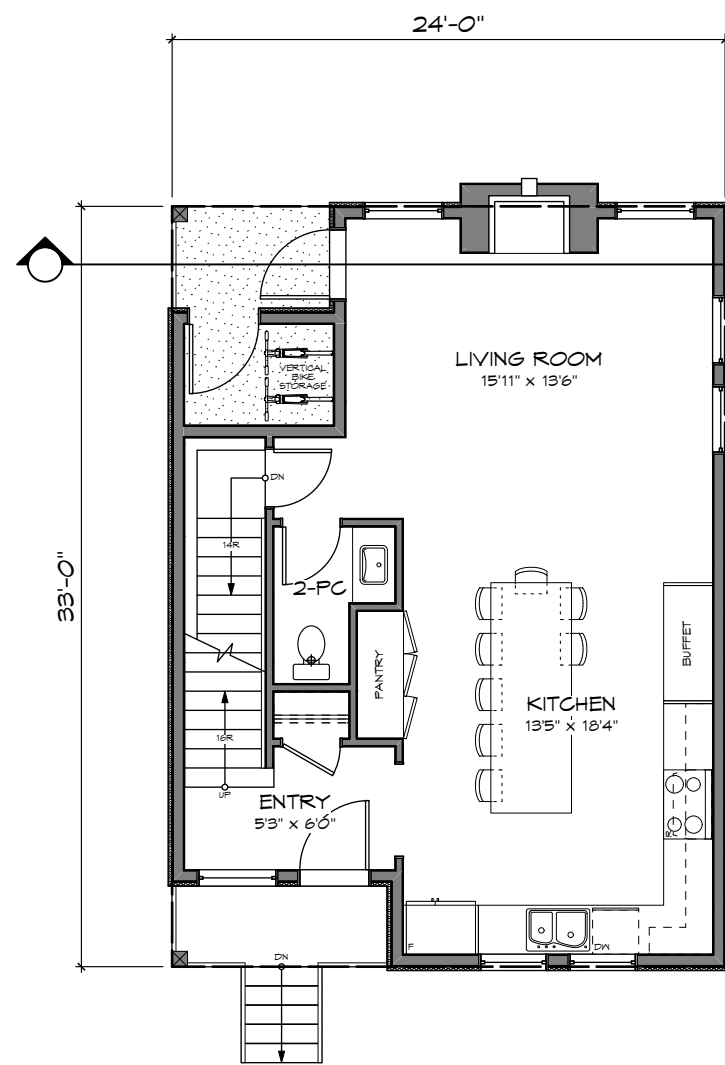
SIDE (S) ELEVATION
Scale: 1:100



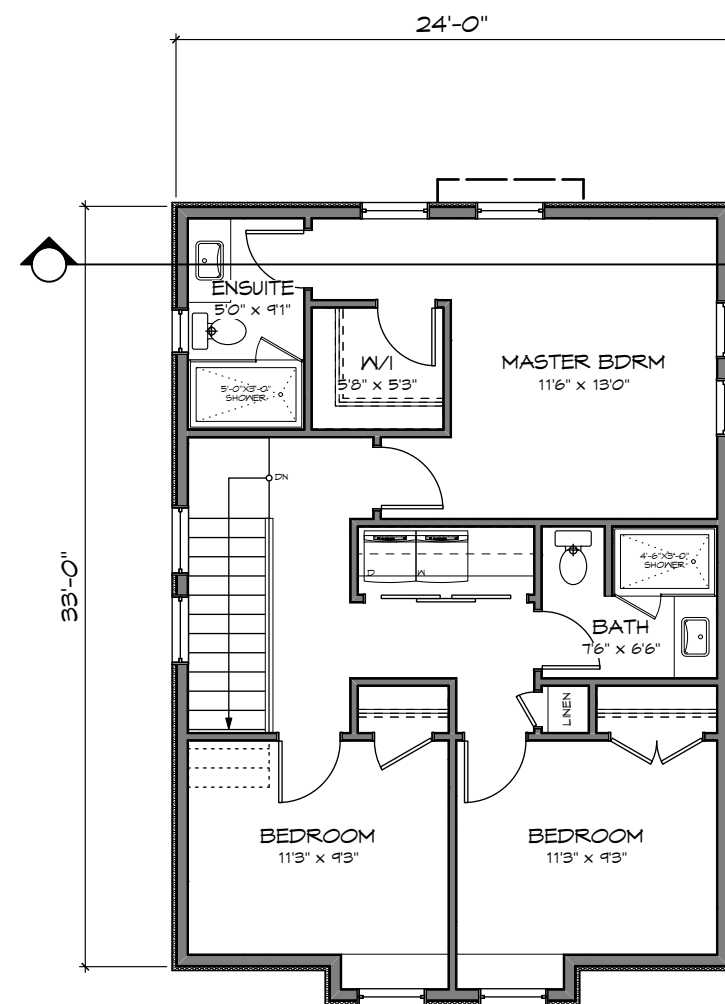
SECTION
Scale: 1:100



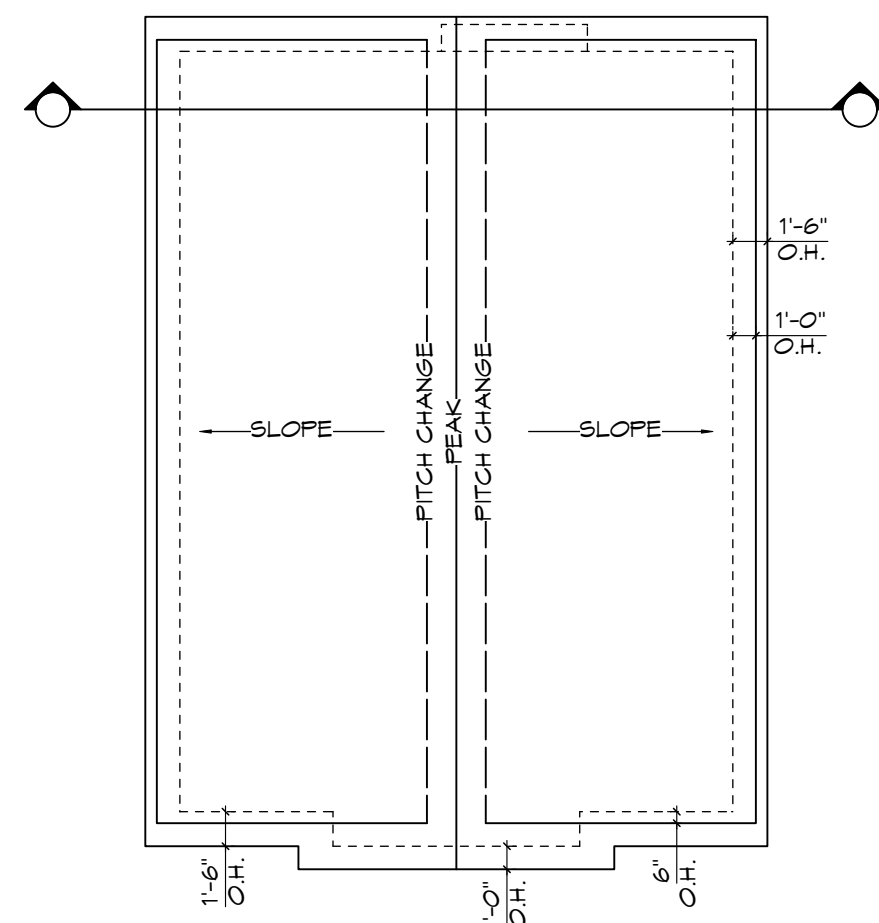
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



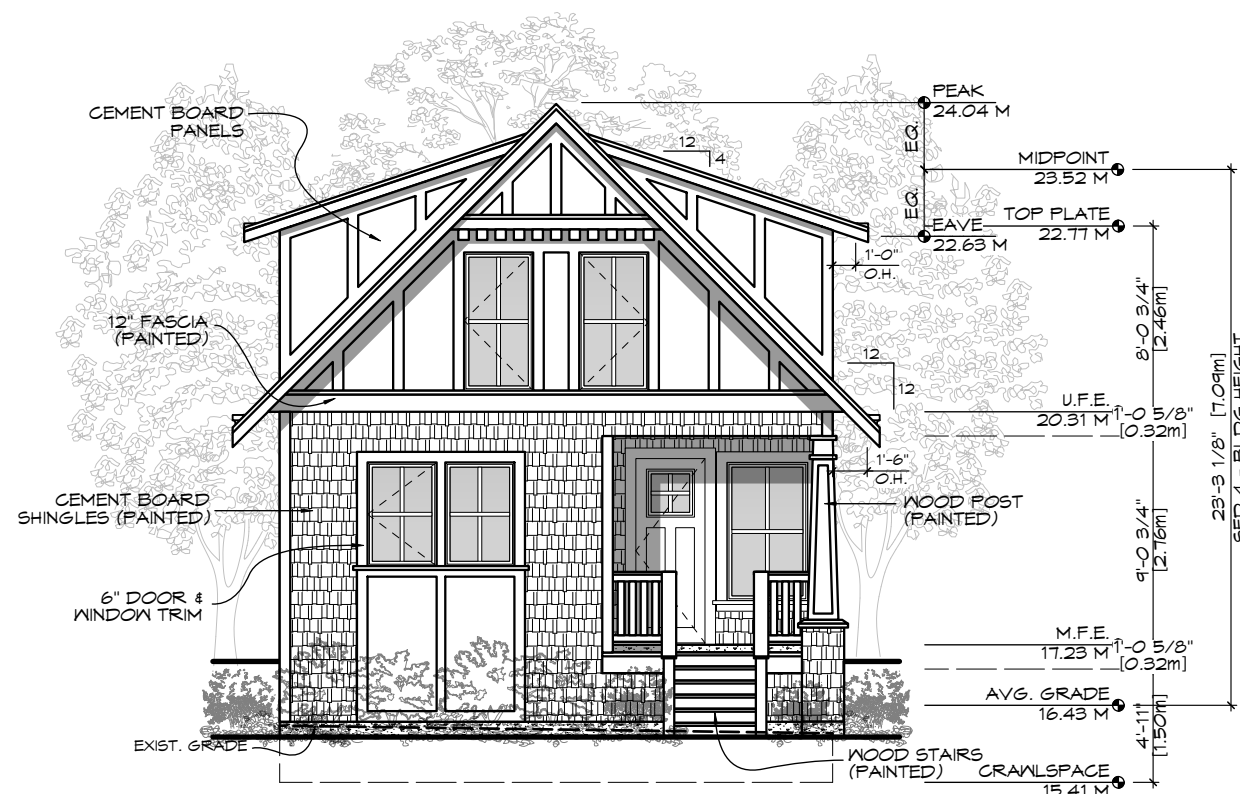
ROOF PLAN
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
4	10. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

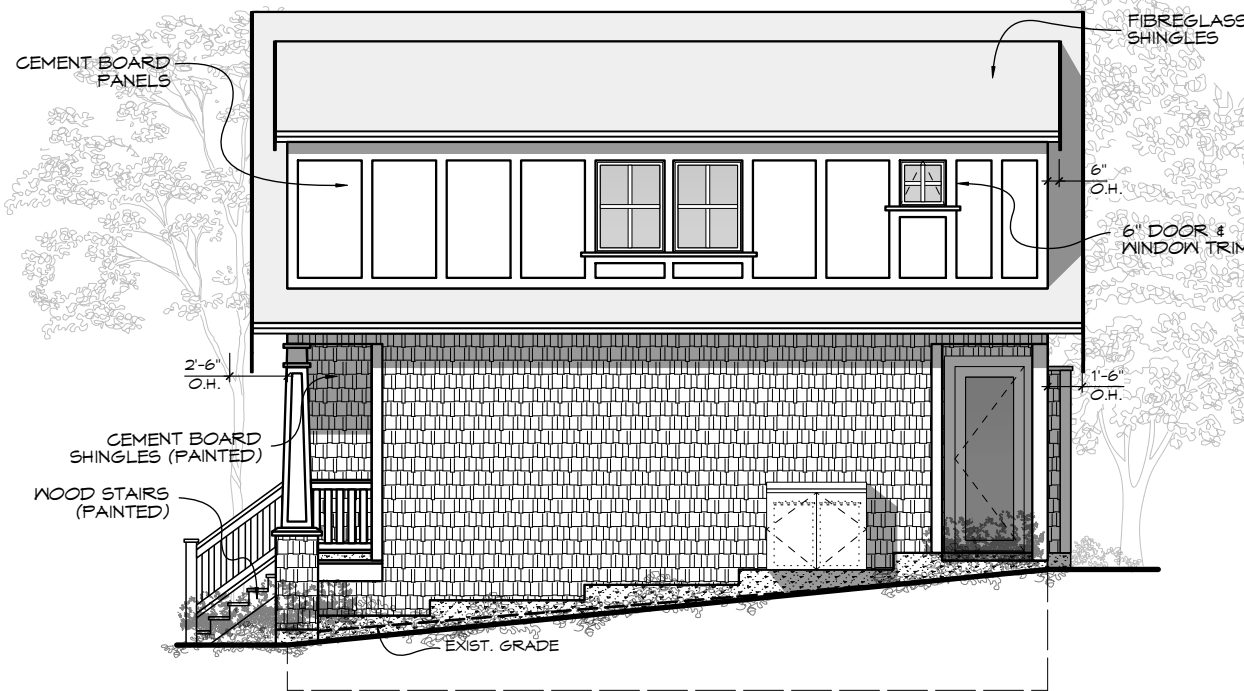
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	3.34 M2 (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 13.32%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.17 M2 (454.00 SF)
GLAZING AREA	5.94 M2 (64.00 SF)
PERCENTAGE	14.08% (ALLOWED 48.59%)

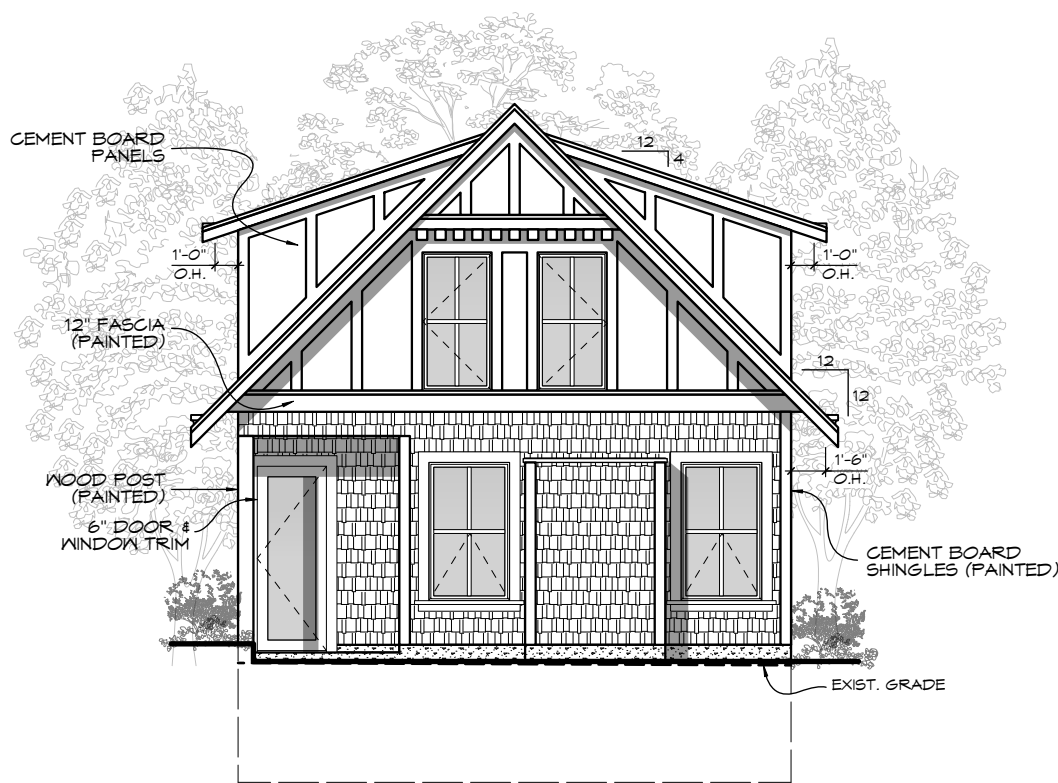
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M2 (678.00 SF)
GLAZING AREA	1.39 M2 (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



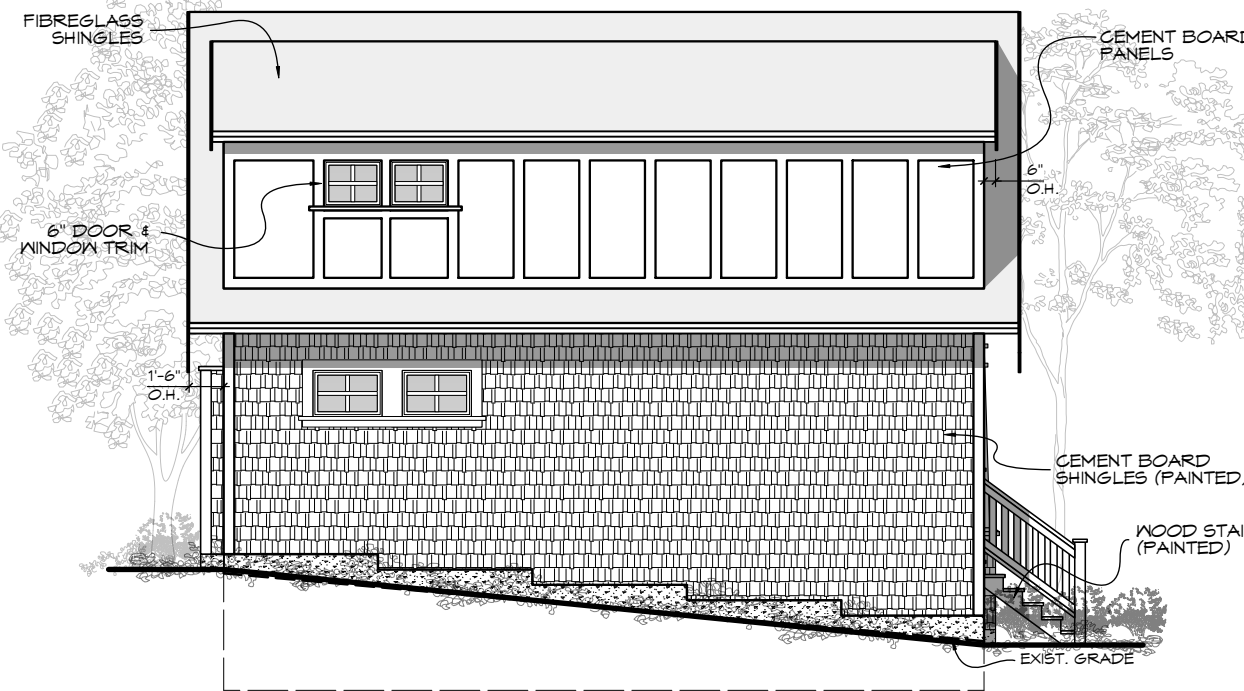
FRONT (E) ELEVATION
Scale: 1:100



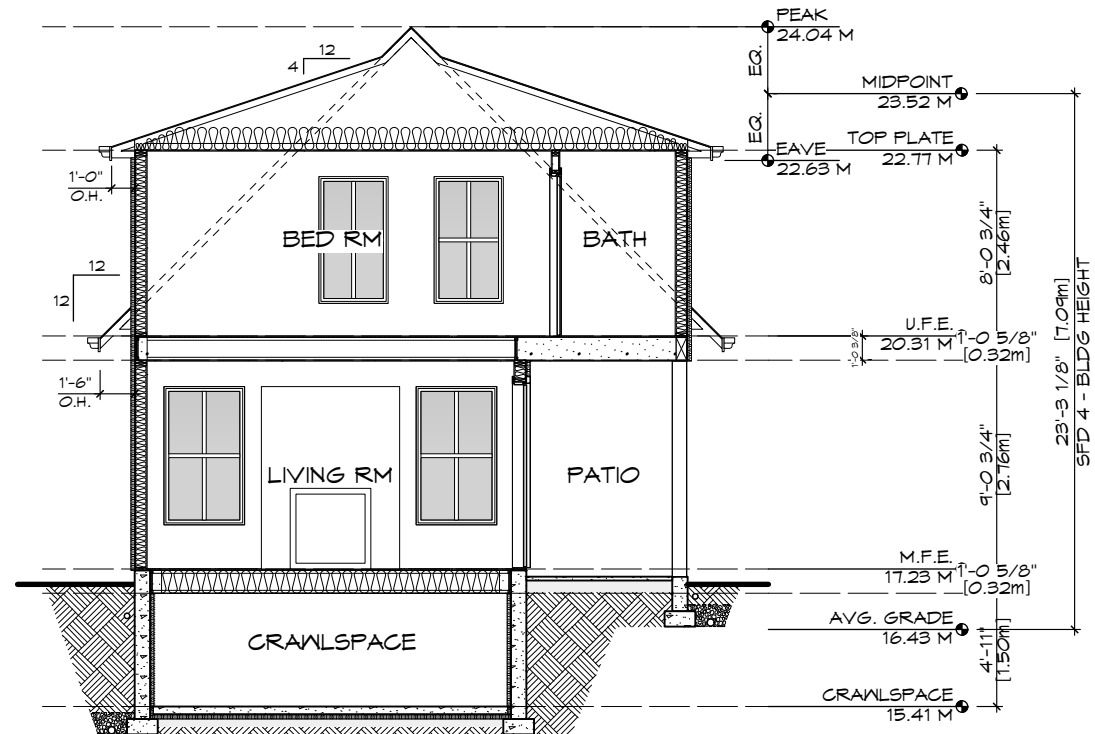
SIDE (N) ELEVATION
Scale: 1:100



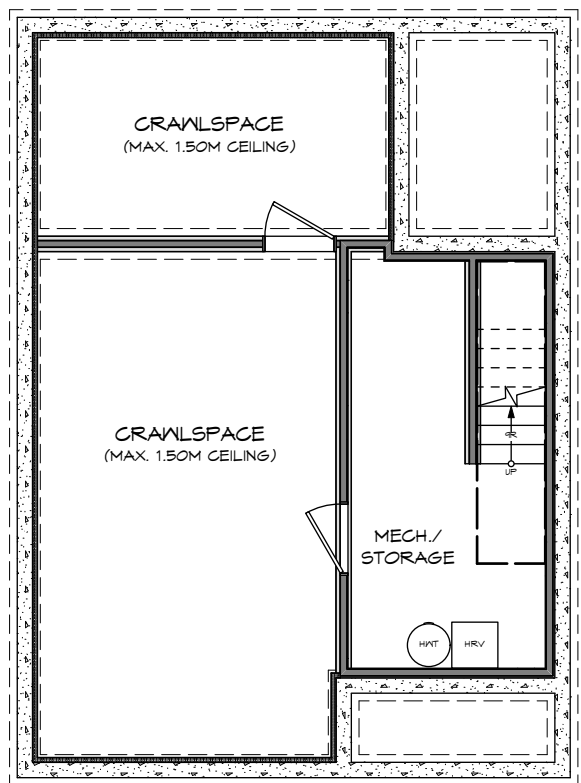
REAR (W) ELEVATION
Scale: 1:100



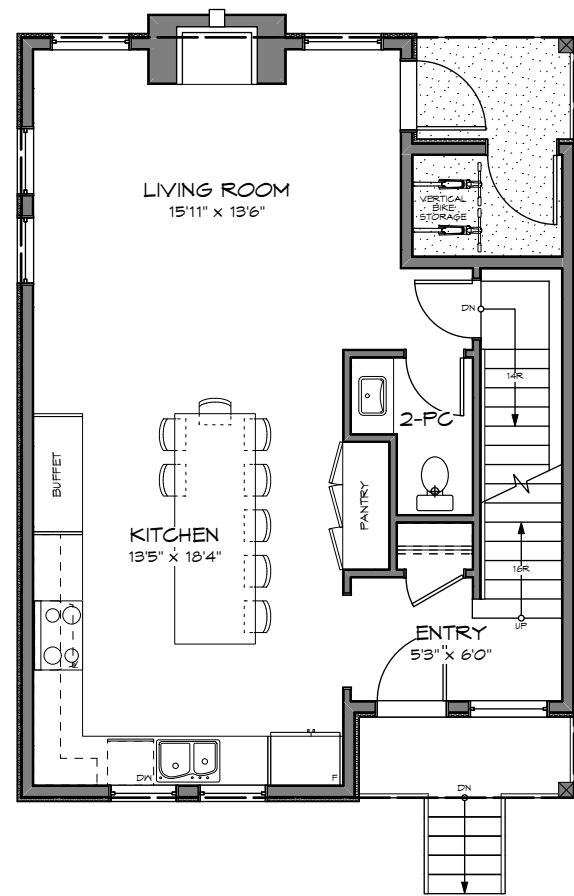
SIDE (S) ELEVATION
Scale: 1:100



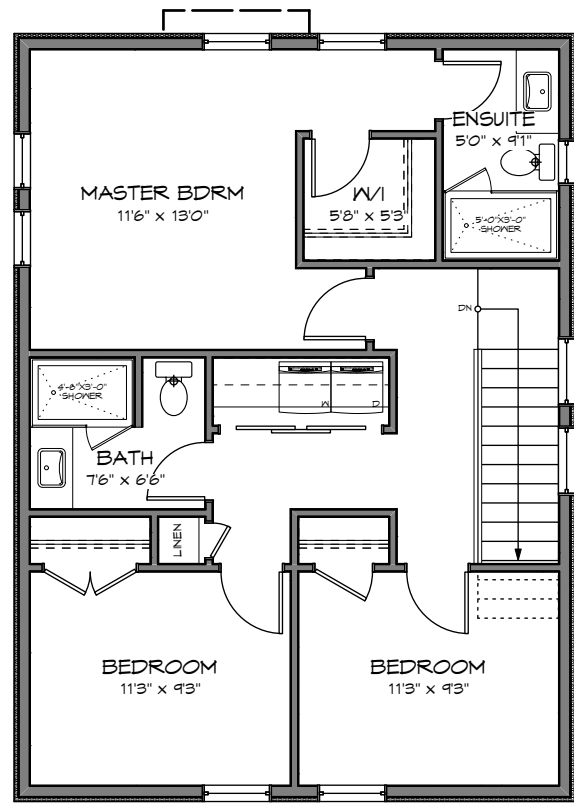
SECTION
Scale: 1:100



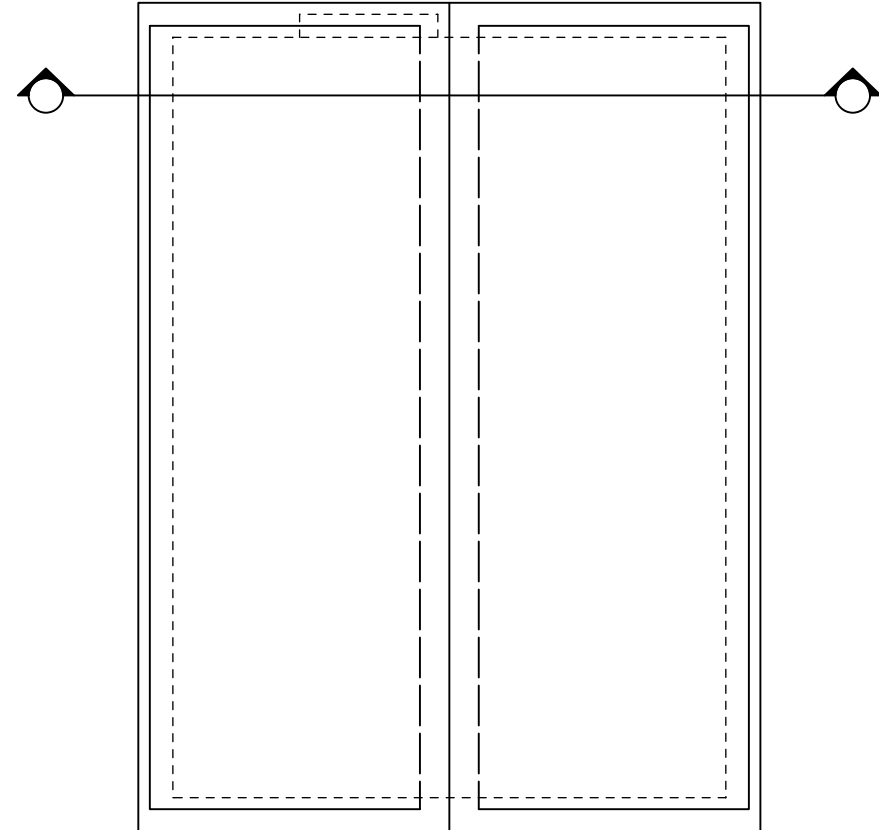
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 7

Revision:

Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:

DP10

Proj.No. #####

REV. NO.	DESCRIPTION	DATE
4	11. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

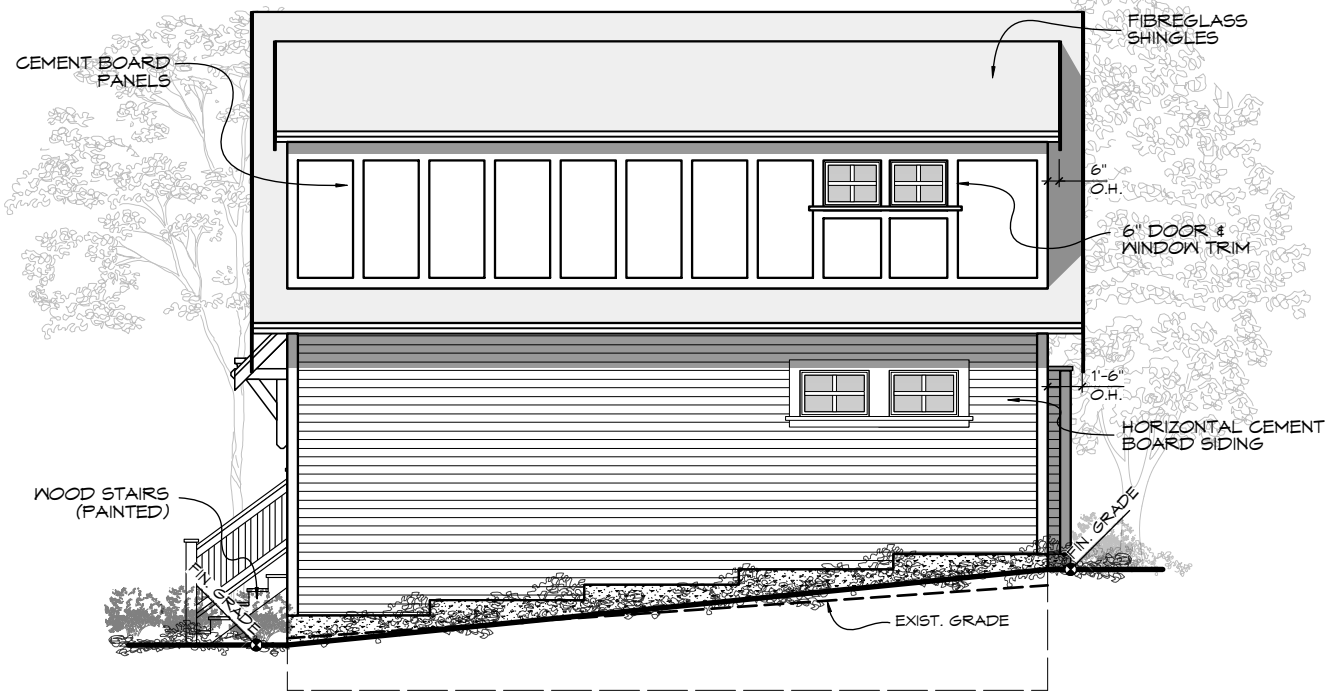
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M ² (678.00 SF)
GLAZING AREA	1.39 M ² (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.17 M ² (454.00 SF)
GLAZING AREA	5.66 M ² (61.00 SF)
PERCENTAGE	13.42% (ALLOWED 48.59%)

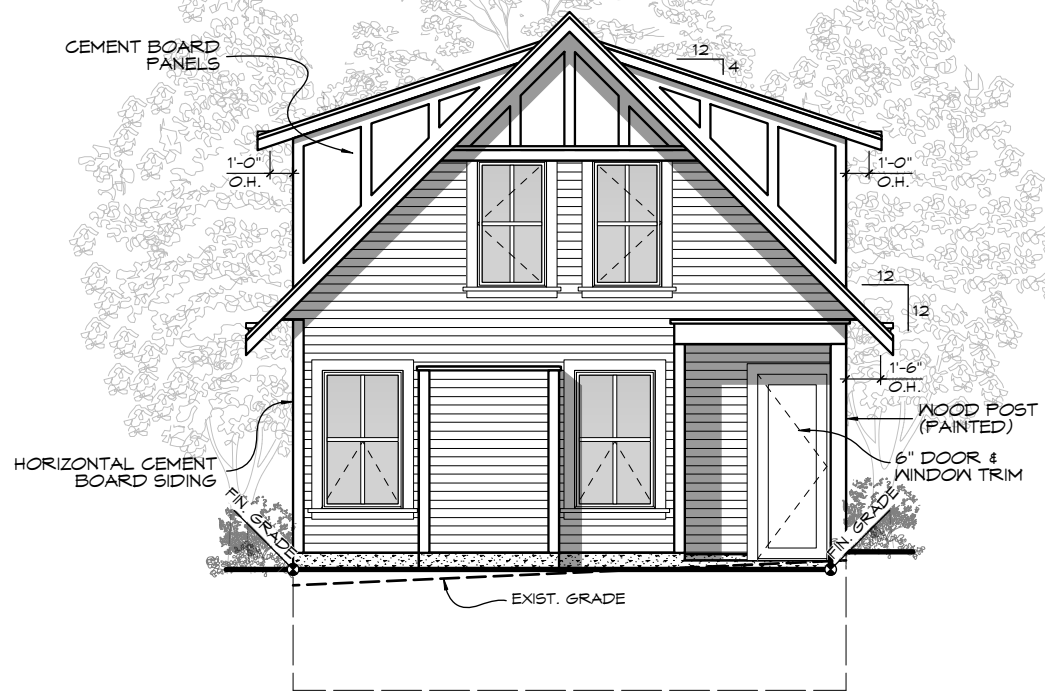
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M ² (678.00 SF)
GLAZING AREA	3.34 M ² (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 13.32%)



FRONT (E) ELEVATION
Scale: 1:100



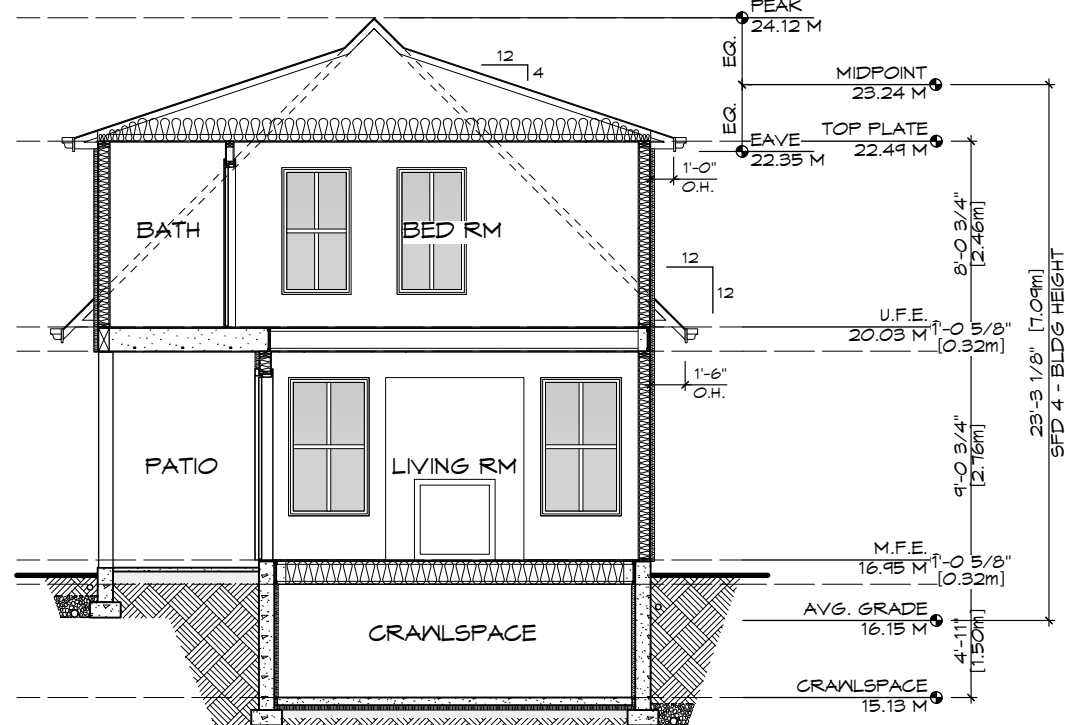
SIDE (N) ELEVATION
Scale: 1:100



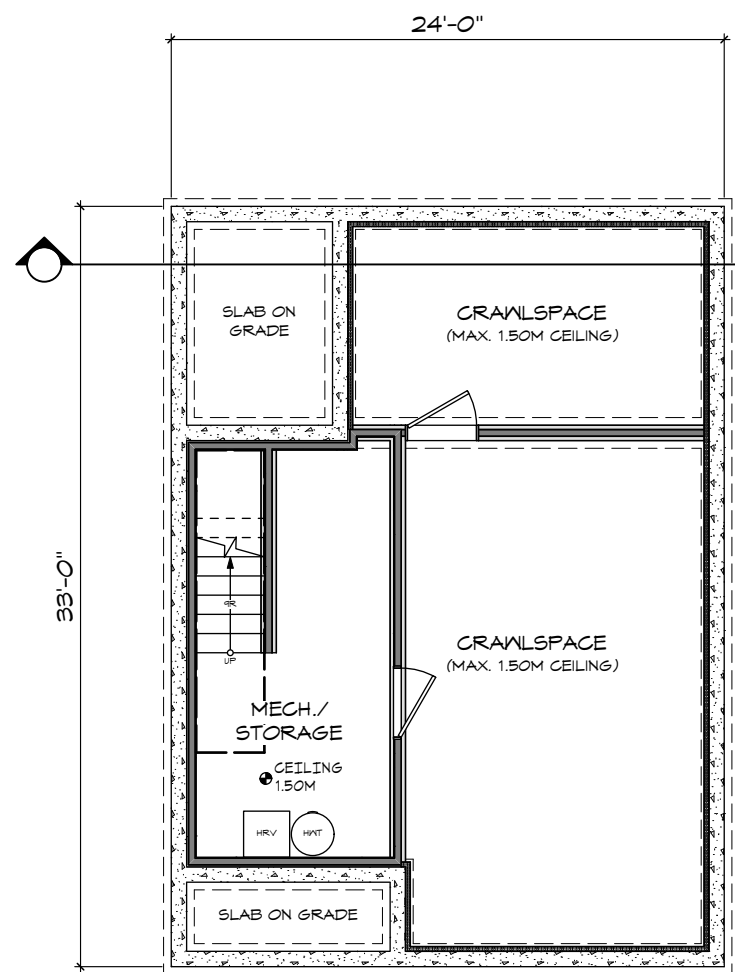
REAR (W) ELEVATION
Scale: 1:100



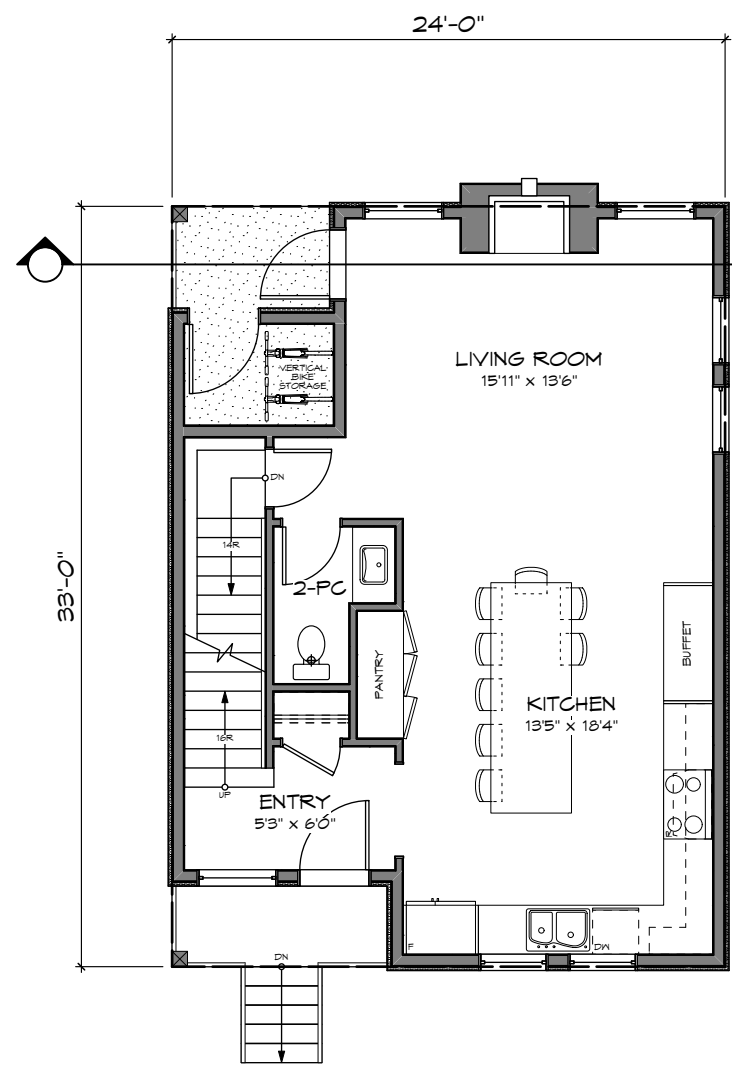
SIDE (S) ELEVATION
Scale: 1:100



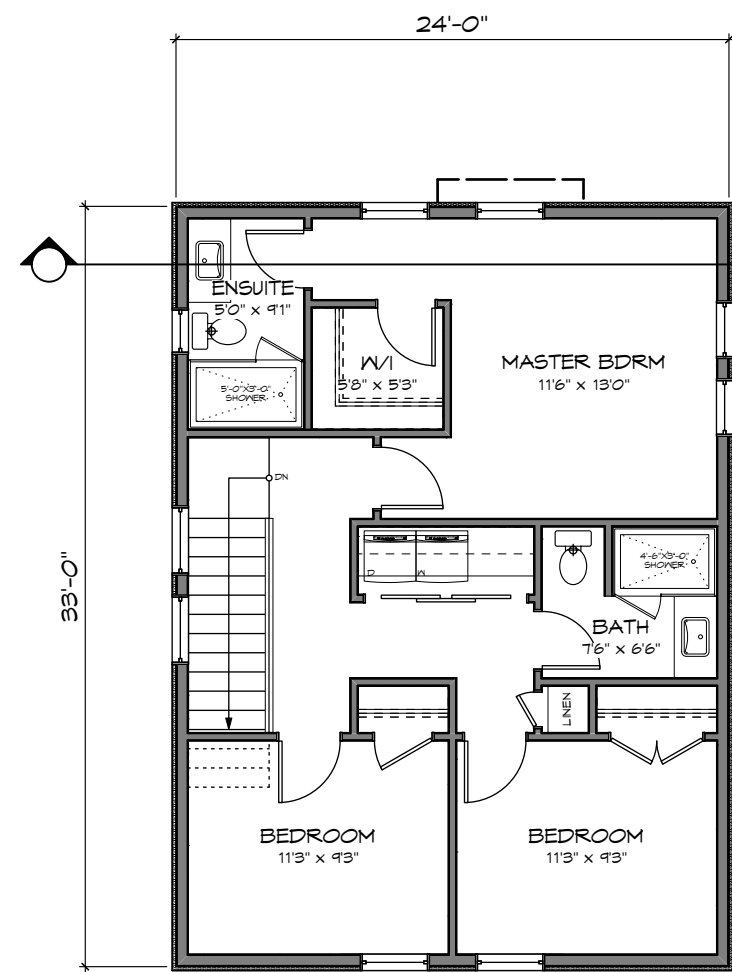
SECTION
Scale: 1:100



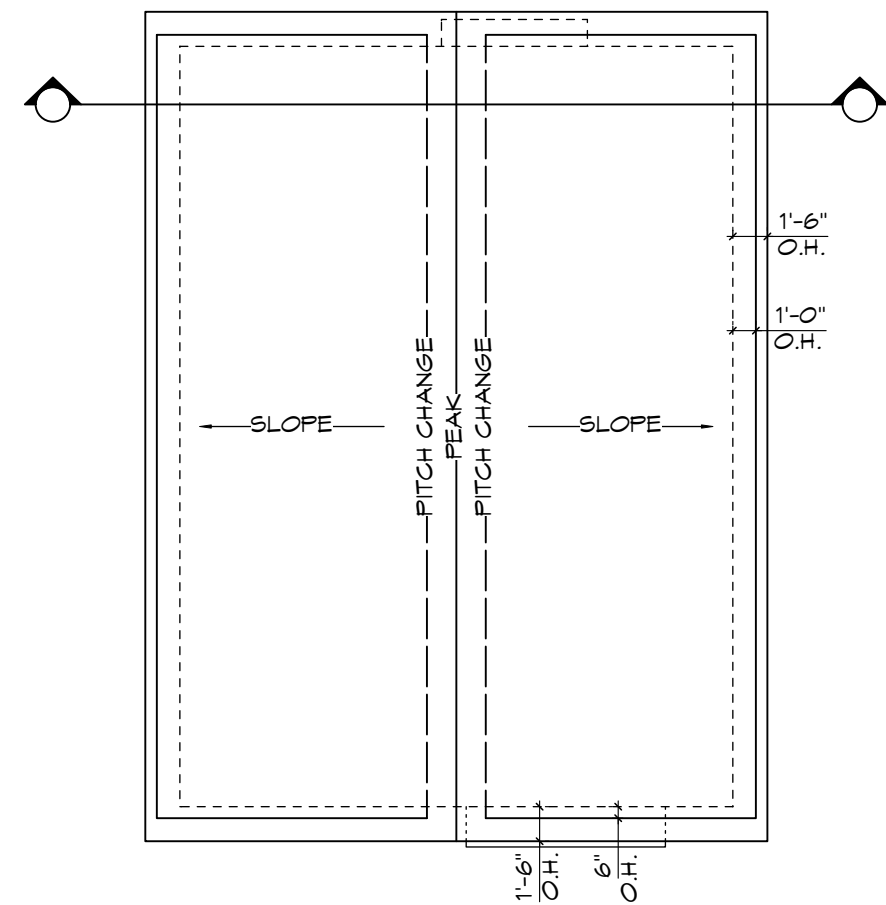
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 8

Revision:

Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

Sheet:

DP11

Proj.No. #####

REV. NO.	DESCRIPTION	DATE
4	12. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21



STREETSCAPE
Scale: 1:85

RE-ISSUED FOR DP
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
STREETSCAPE

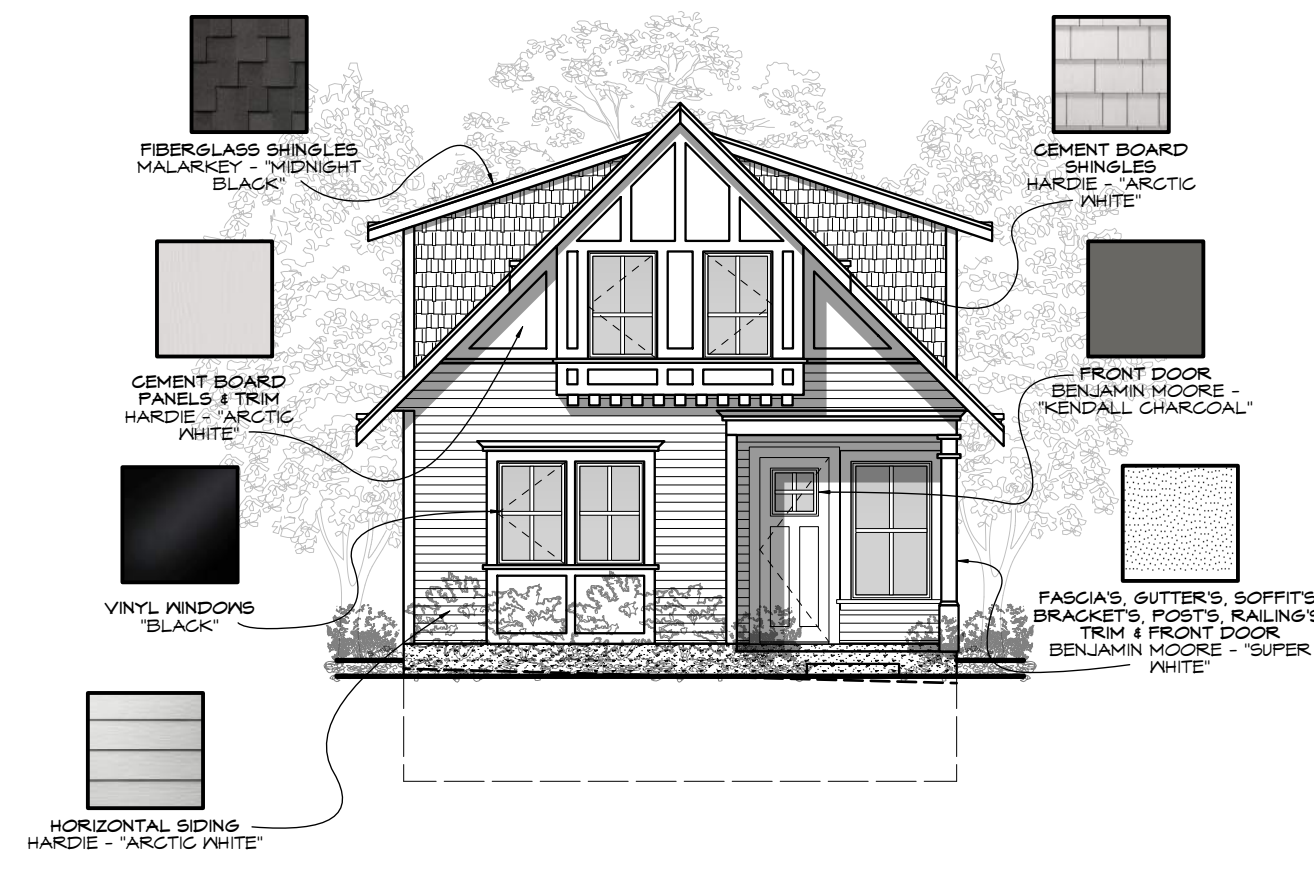
Revision: Sheet:

Rev 1:
MAY 24/20
Rev 2:
OCT 13/20
Rev 3:
JAN 13/21
Rev 4:
MAR 02/21

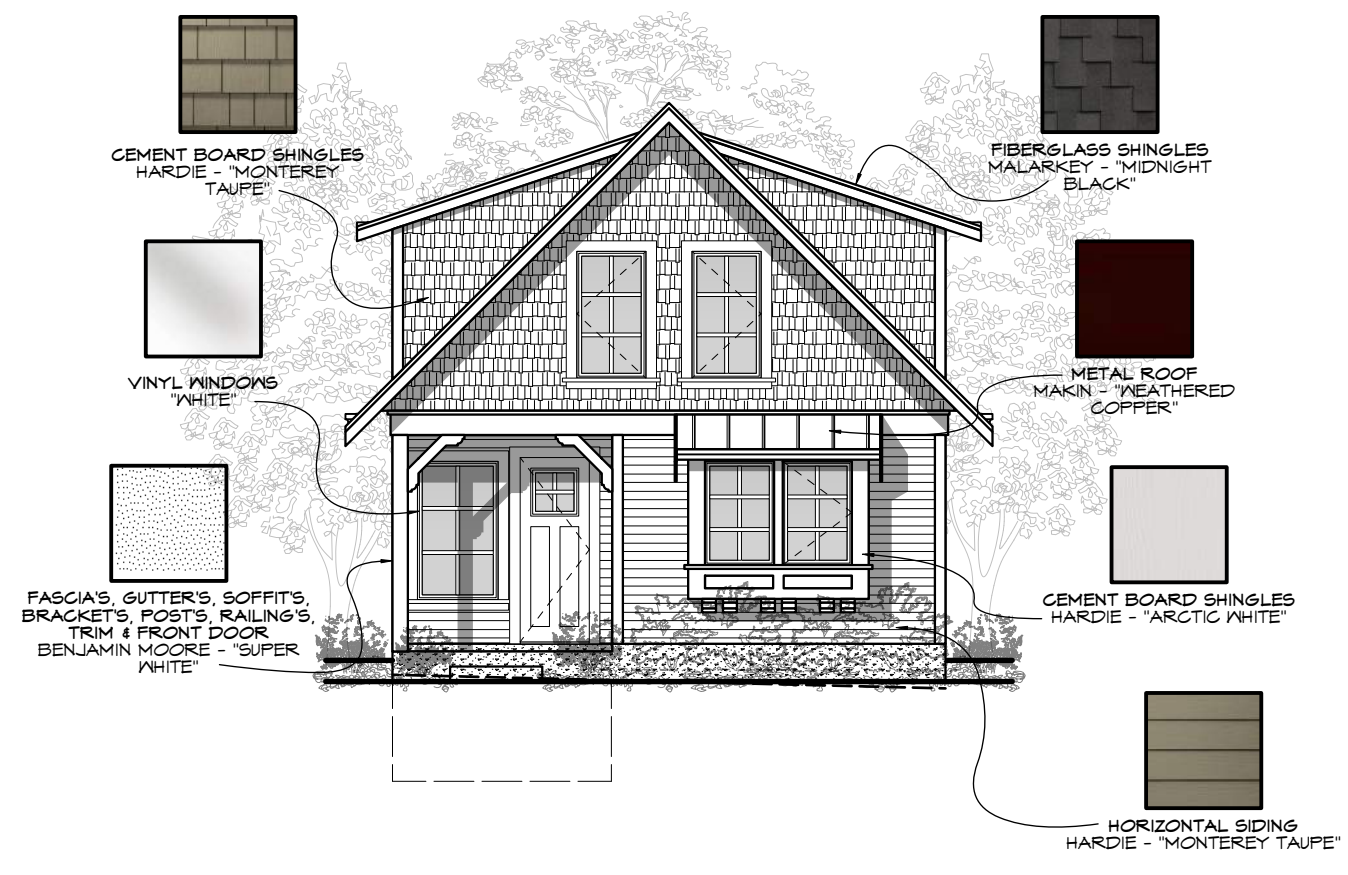
DP12

Proj.No. #####

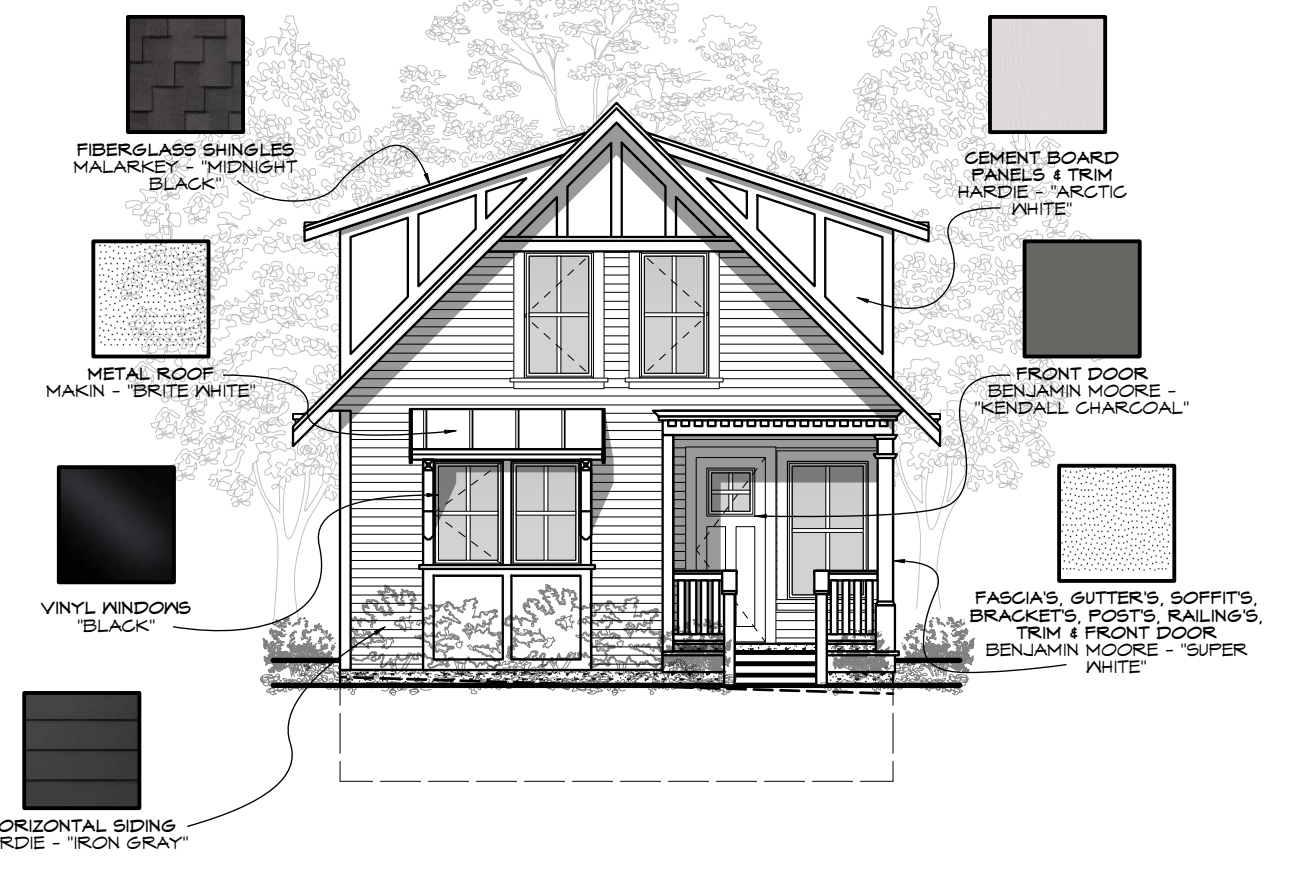
REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21



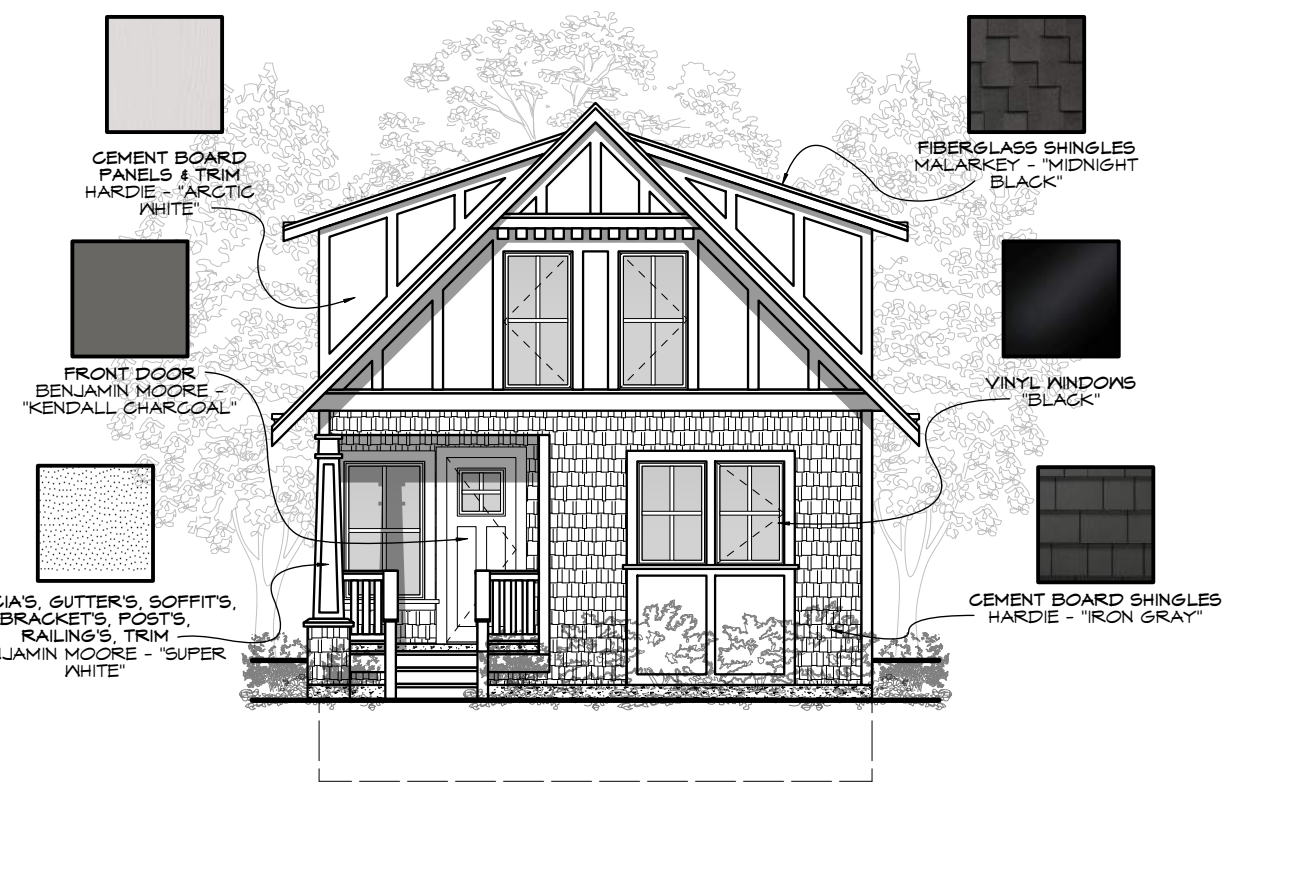
SFD-1 COLOURS
Scale: 1:100



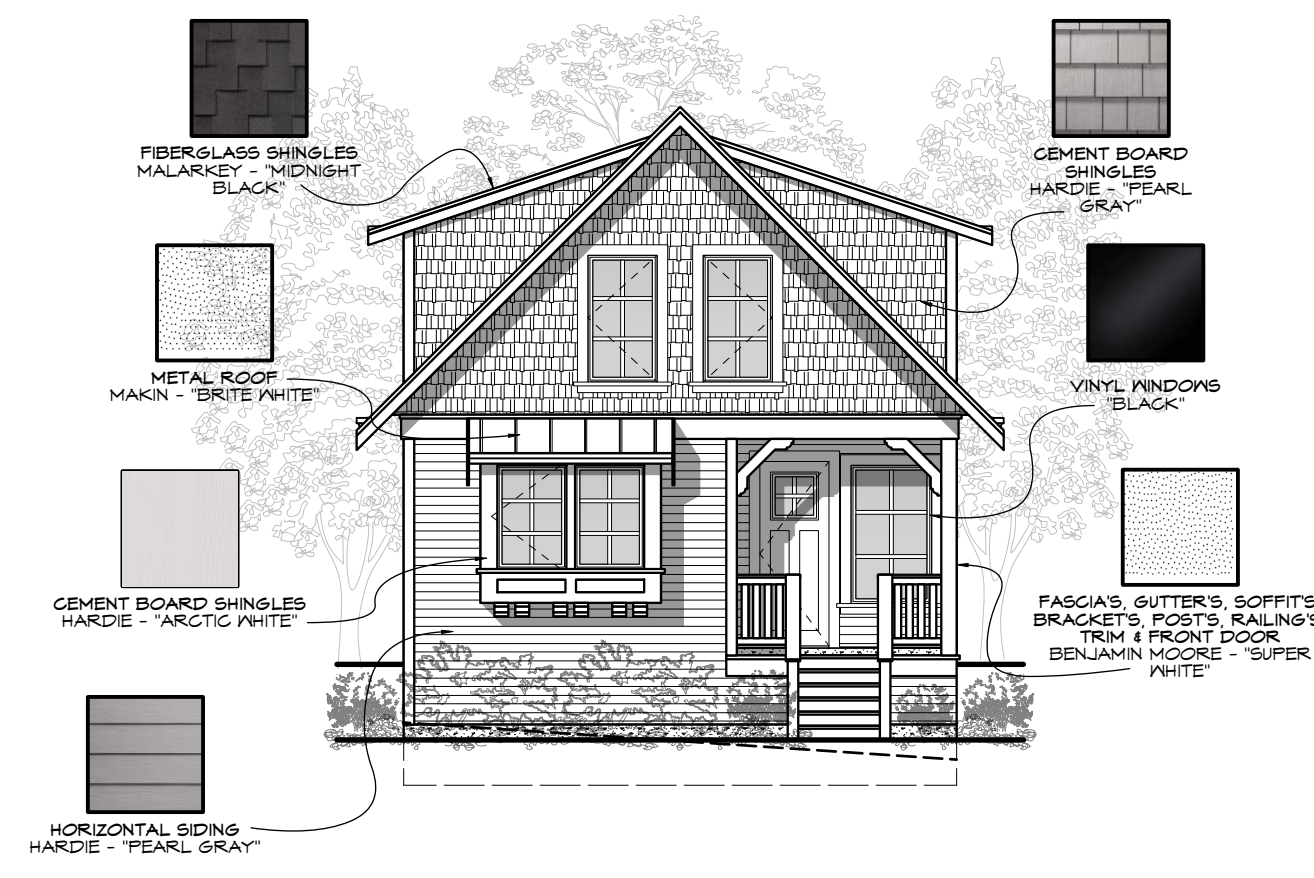
SFD-2 COLOURS
Scale: 1:100



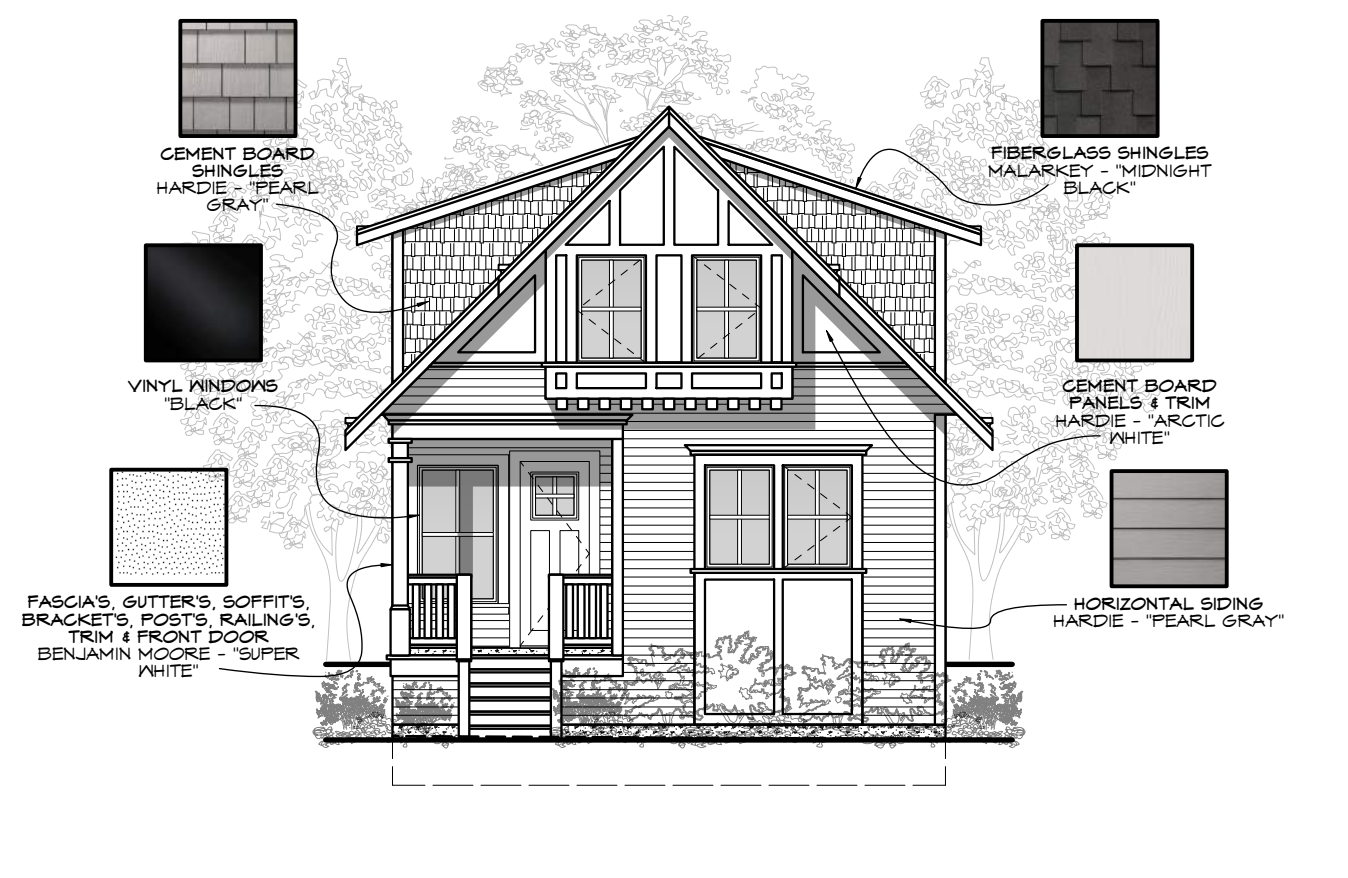
SFD-3 COLOURS
Scale: 1:100



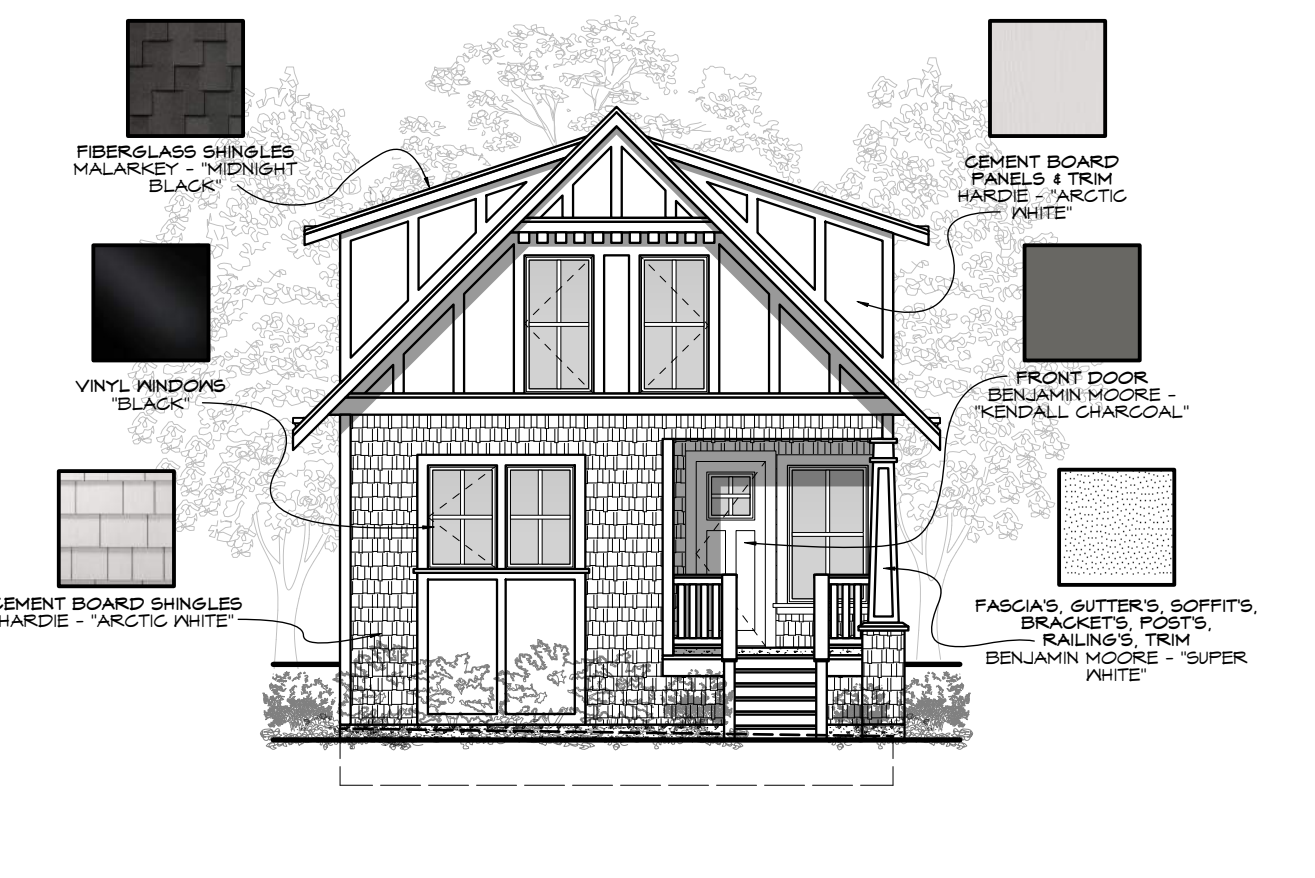
SFD-4 COLOURS
Scale: 1:100



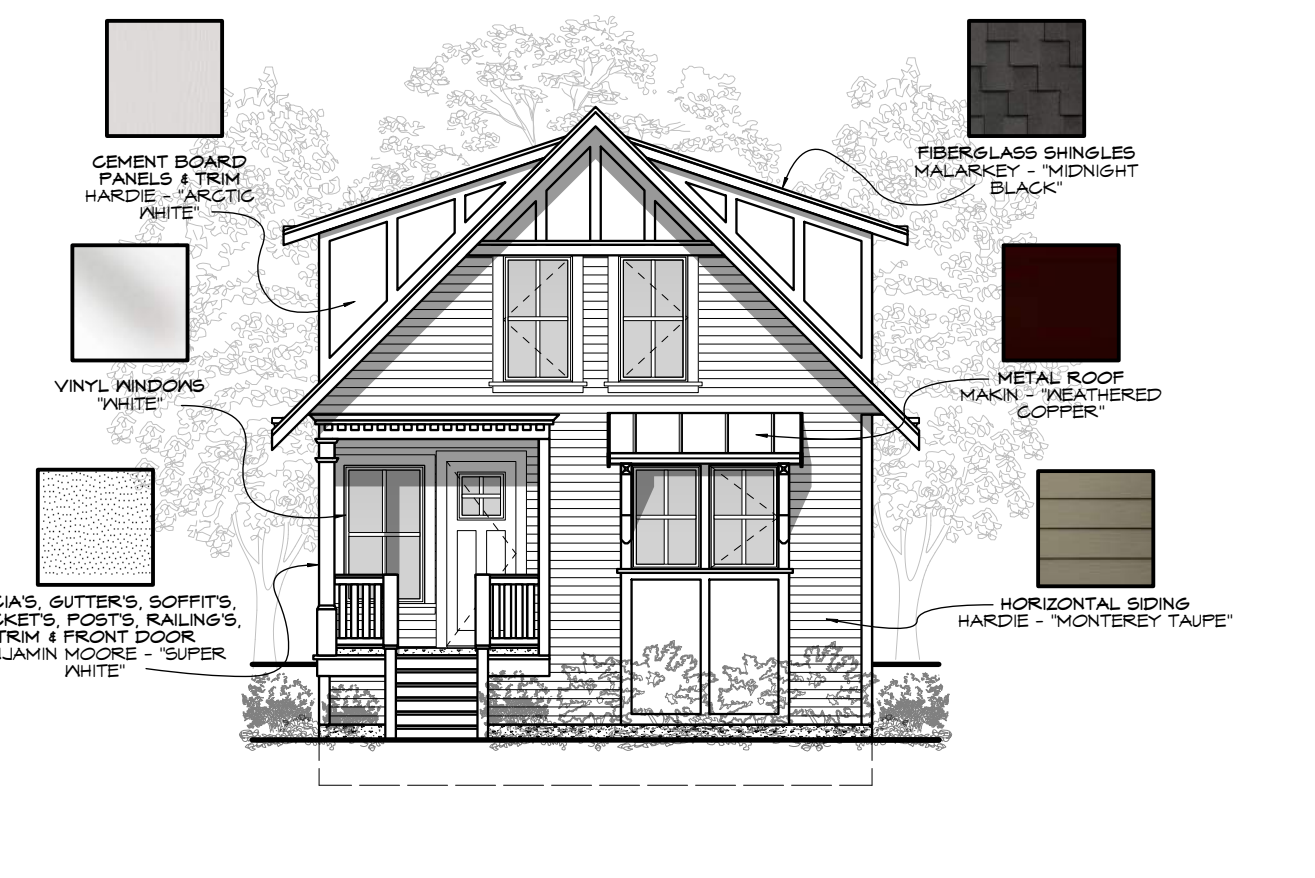
SFD-5 COLOURS
Scale: 1:100



SFD-6 COLOURS
Scale: 1:100



SFD-7 COLOURS
Scale: 1:100



SFD-8 COLOURS
Scale: 1:100

RE-ISSUED FOR DP
MAR 02, 2021



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

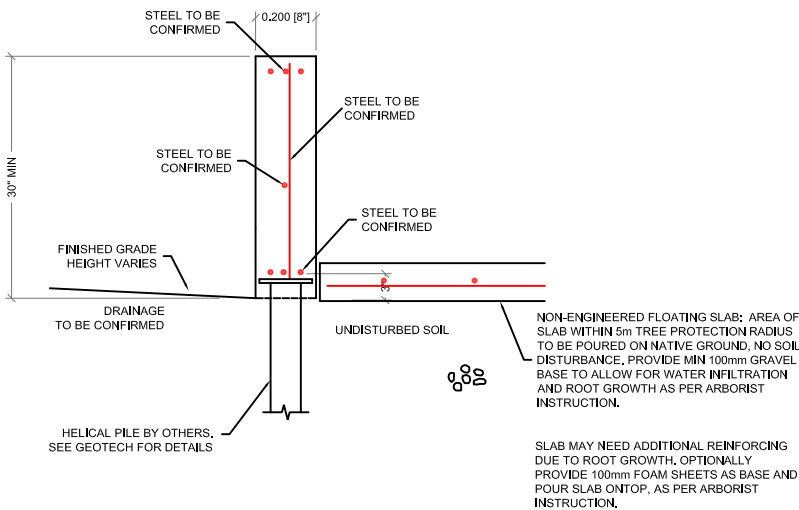
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
COLOUR BOARD

Revision: Sheet:

REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21

Rev 1: MAY 28/20 Rev 2: OCT 13/20 Rev 3: JAN 13/21 Rev 4: MAR 02/21	DP13 Proj.No. #####
--	------------------------

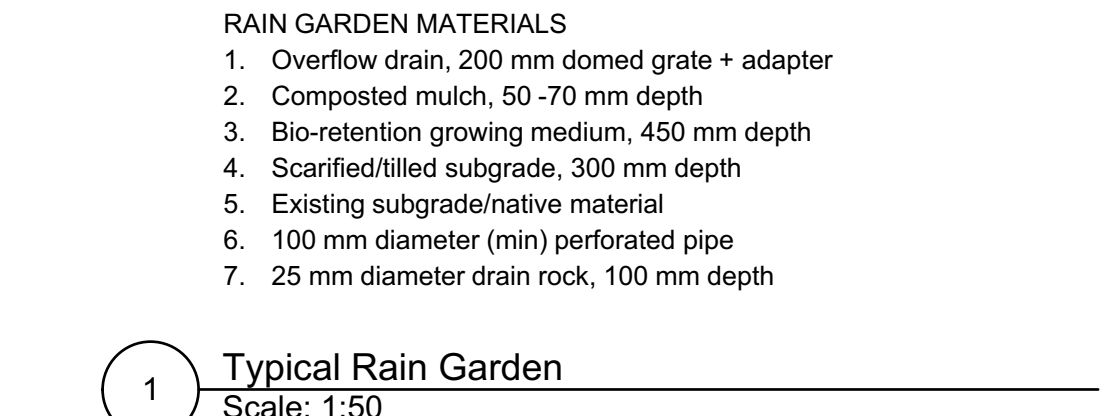
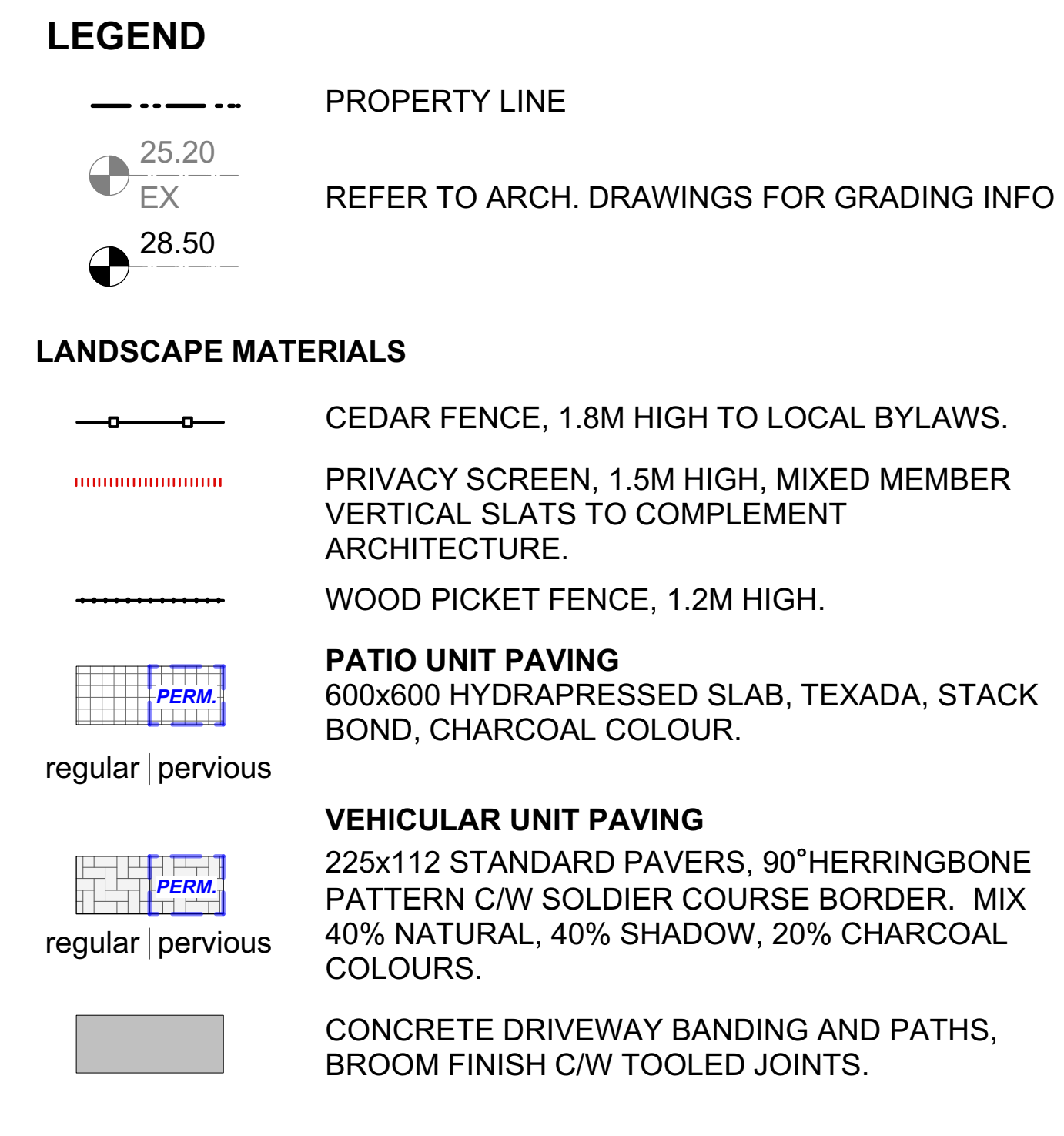


1
S1

GRADE BEAM & PILES
1/2"=1'-0"

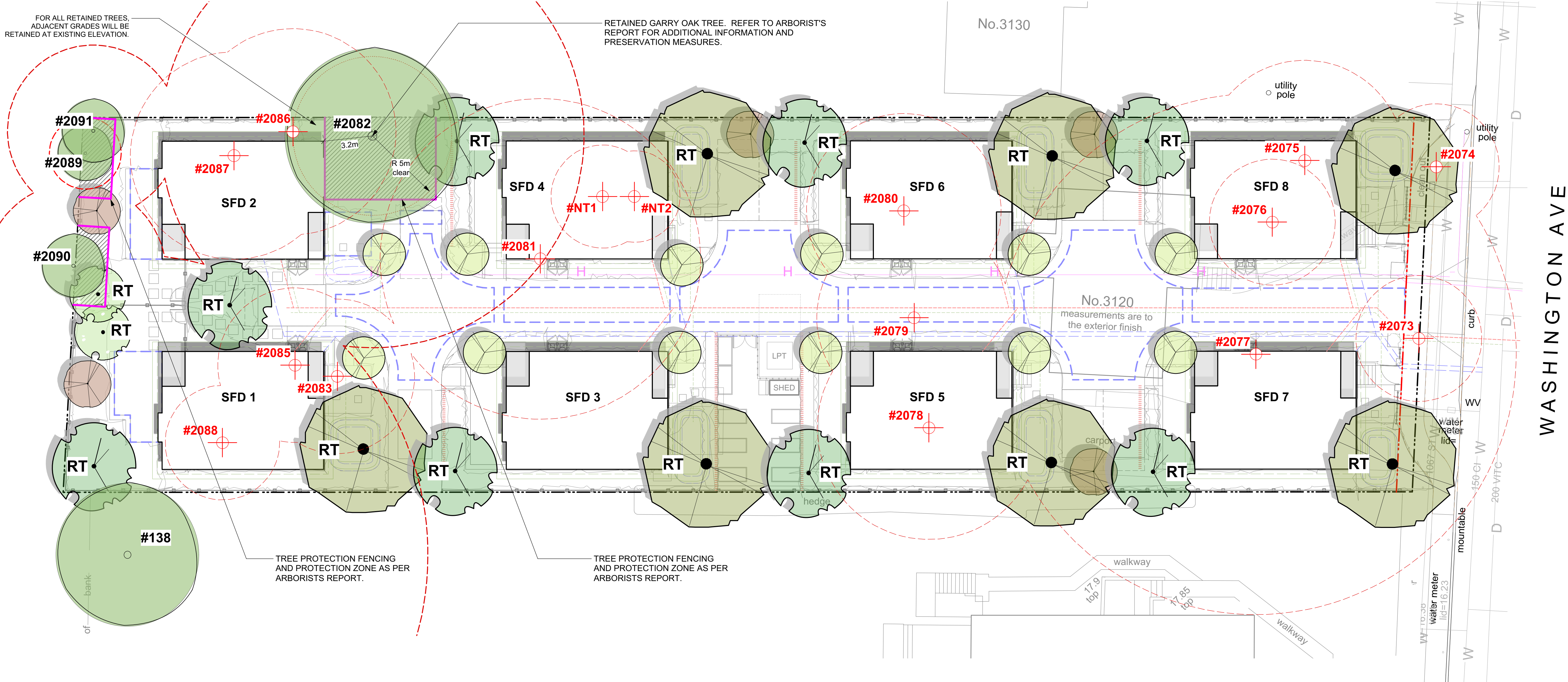
210216

01	210216	DRAINAGE ALTERED
no.	date	revision
		
HOEL ENGINEERING LTD 2B-40 CADILAC AVE VICTORIA B.C. Phone (250) 475-6906 ekyle@hoel.bc.ca		
CITY OF VICTORIA		
project title 3120 WASHINGTON STREET Victoria, BC		
sheet title GENERAL Details		
scale As shown	drawn ESK	sheet no. S-A
date 210216	project no. -	



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





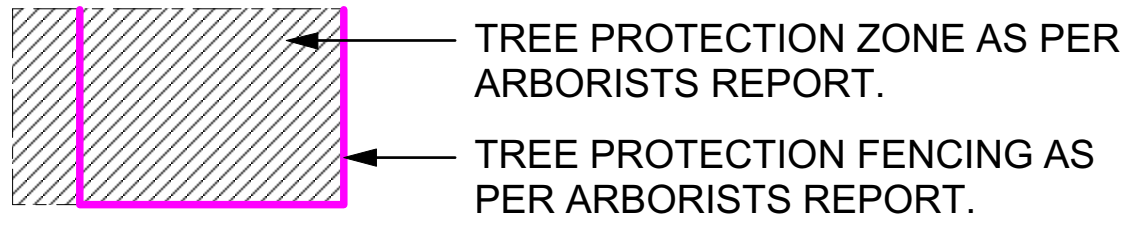
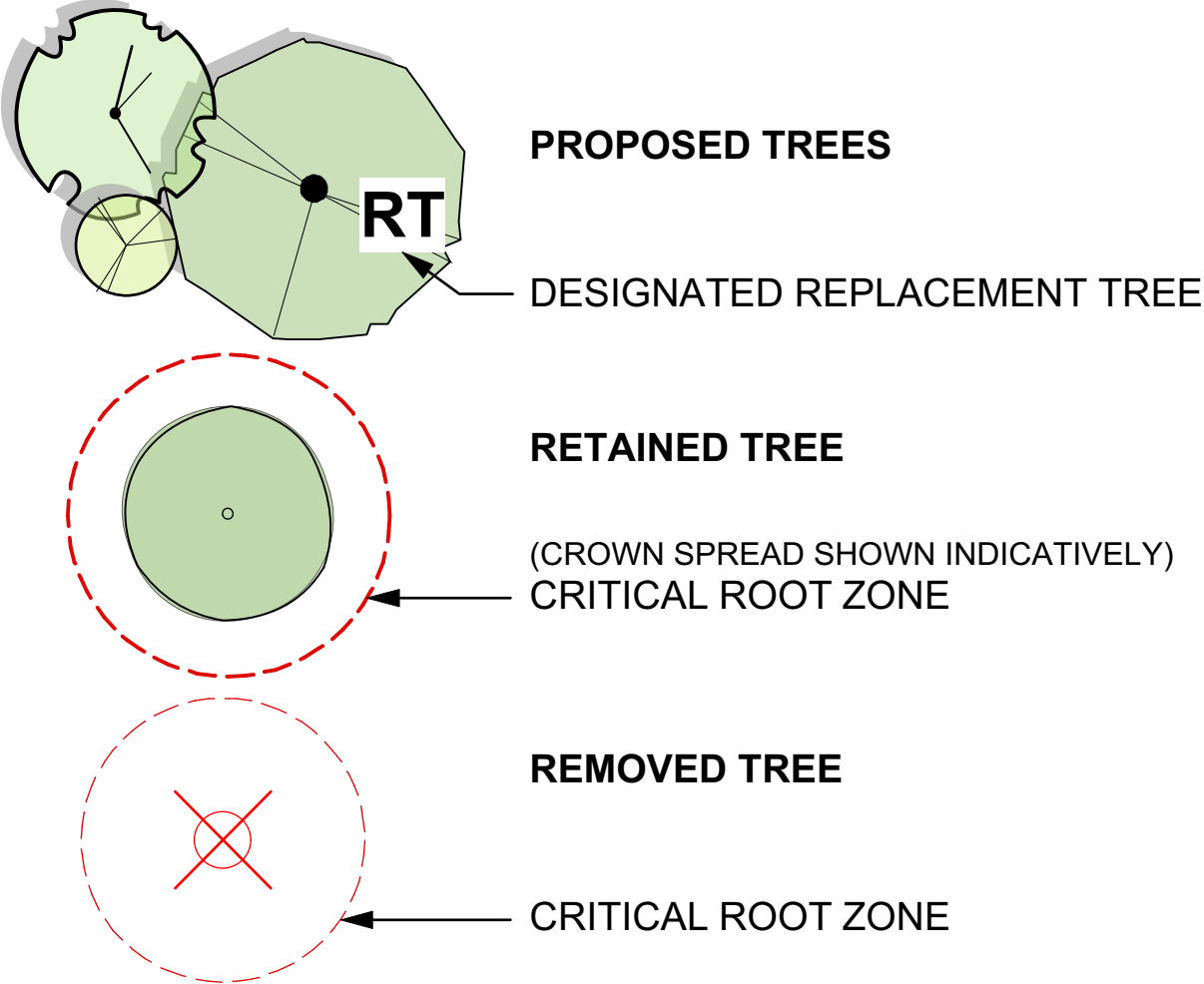
TREE SUMMARY

BYLAW PROTECTED TREES REMOVED: 8
REPLACEMENT TREES: 16
TOTAL NEW TREES PROPOSED ONSITE: 34

REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3.01 PLANTING PLANS FOR ADDITIONAL INFORMATION.

TREES WILL BE OF THE APPROPRIATE SCALE, SPECIES AND LOCATION TO MEET THE CITY OF VICTORIA REQUIREMENTS. FINAL SPECIES TO BE DETERMINED IN CONSULTATION WITH CITY OF VICTORIA PARKS STAFF.

REFER TO ARBORIST'S REPORT & TREE INVENTORY FOR ADDITIONAL INFORMATION.



REFER TO ARBORISTS REPORT FOR ADDITIONAL INFORMATION.

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

NOT FOR CONSTRUCTION

4	DP REV.3	25 JAN. 2021
3	DP REV.2	13 OCT. 2020
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 504 Columbia Road
Victoria, BC V8Z 1G1
Phone: 250.412.3891
Fax: 250.412.3892

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Landscape Architects
393
2021-01-25

client

CUBE DEVELOPMENTS
2272 MILLSTREAM ROAD
VICTORIA, BC

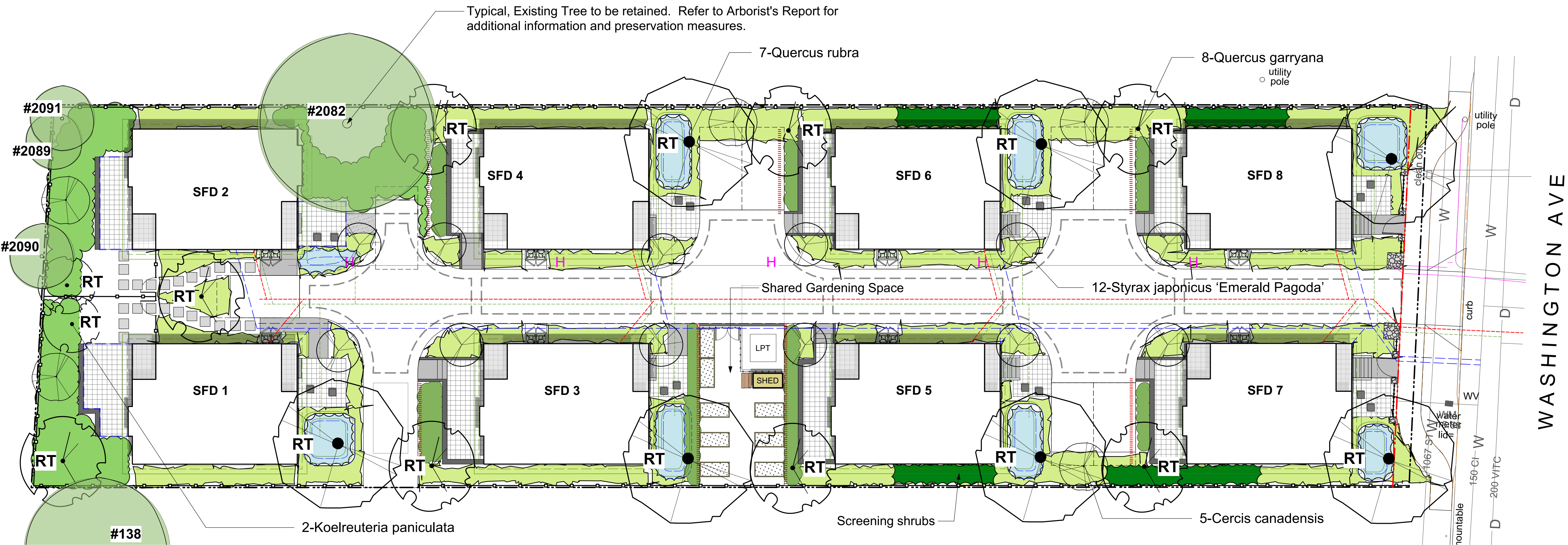
project

**3120 WASHINGTON AVENUE
DEVELOPMENT**
VICTORIA, BC

sheet title

**Tree Preservation
Plan**

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
4	L1.02



LEGEND

Property line

PROPOSED VEGETATION

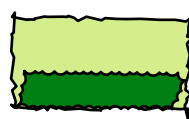
PLANT LIST				
Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
5		Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
2		Koelreuteria paniculata	Panicled Goldenraintree	5.0cm cal, b&b
8		Quercus garryana	Garry Oak	5.0cm cal, b&b
7		Quercus rubra	Red Oak	6.0cm cal, b&b
12		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
0				



Naturalized Shrub Plantings

Total area approx. 90 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Sword fern (*Polystichum munitum*)
Oregon Grape (*Mahonia aquifolium*)
Salal (*Gaultheria shallon*)
Red Flowering Current (*Ribes sanguineum*)
Nootka Rose (*Rosa nutkana*)
Snowberry (*Symphoricarpos albus*)
Evergreen huckleberry (*Vaccinium ovatum*)



Mixed Shrub and Perennial Plantings

Total area approx. 340 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Rose Creek Abelia (*Abelia x chinensis 'Rose Creek'*)
Glacier Azalea (*Azalea japonica 'Glacier'*)
Beautyberry (*Callicarpa bodinieri var. giraldii Profusion'*)
Sageleaf Rockrose (*Cistus salviifolius*)
Witchhazel (*Hamamelis mollis*)
Strawberry Tree (*Arbutus Unedo*)
Barrenwort (*Epimedium x rubrum*)
Newport Dwarf Escallonia (*Escallonia 'Newport Dwarf'*)
Topiarist's hebe (*Hebe topiaria*)
Lily turf (*Liriope muscari*)
Sword Fern (*Polystichum munitum*)
Soft Shield Fern (*Polystichum setiferum*)

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site or to permeable pavement in drive aisle.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage onsite vehicular impervious surfaces. All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

PLANTING RATIONALE

The planting plan is designed to meet the City's Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines and offers a variety of ornamental and amenity planting areas with native and appropriate non-native species that are adapted to site conditions, climate and design intent and provide pollinator habitat.

SHARED GARDENING SPACE

The site plan includes a shared gardening space that includes one raised gardening box per dwelling unit, a small shed and potting area.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

BOULEVARD NOTES

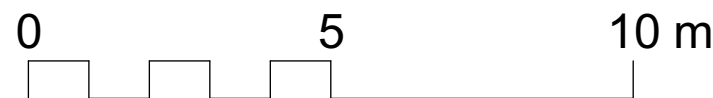
- Grass boulevard shall be in accordance with the Subdivision and Development Servicing Bylaw.
- Landscape within boulevard areas to be irrigated (unless otherwise indicated).
- Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

ONSITE TREE PLANTING NOTES

- Trees are placed to avoid existing and proposed infrastructure. Trees planted within 1m of an underground service will have a root barrier installed between the root ball and the infrastructure. Final coordination of trees in relation to site servicing to be completed at the BP phase.

IRRIGATION AND LIGHTING NOTES

- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
- Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
- Placement of electrical conduit through site to be coordinated with arborist.
- Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.



NOT FOR CONSTRUCTION

4	DP REV.3	25 JAN. 2021
3	DP REV.2	13 OCT. 2020
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date

Murdoch
de Greeff
INC
Landscape Planning & Design

200 - 504 Cultural Road
Victoria, BC V8Z 1G1

Phone: 250-412-2891
Fax: 250-412-2892

BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS

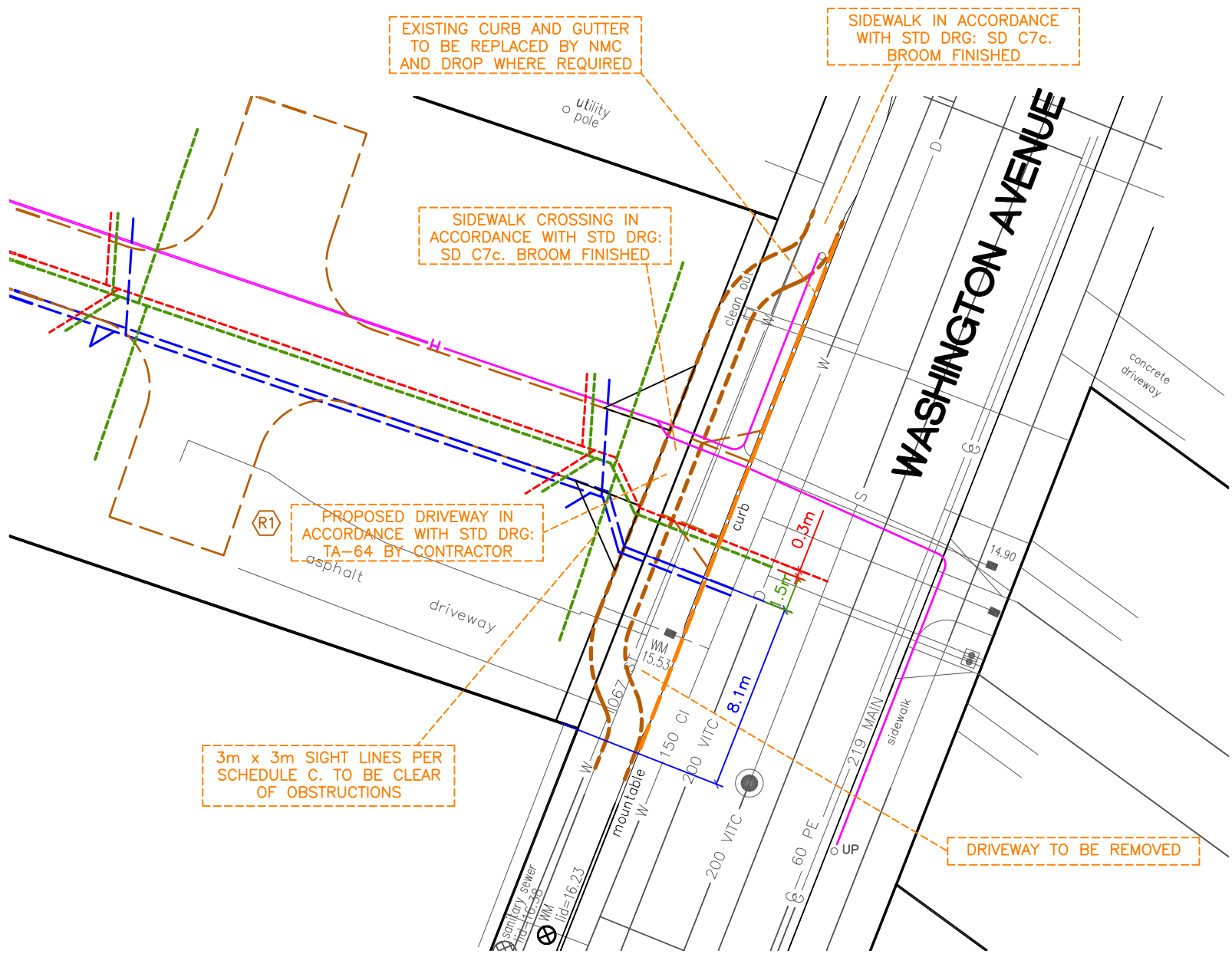
2021-01-25

client
CUBE DEVELOPMENTS
2272 MILLSTREAM ROAD
VICTORIA, BC

project
3120 WASHINGTON AVENUE
DEVELOPMENT
VICTORIA, BC

sheet title
Planting Plan

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
4	L3.01



SERVICES DIMENSIONS

SPECIFIC NOTES

- LANDSCAPE**
- Trees Permit**
Refer to Municipal Bylaws for details on tree protection, removal and permits required.
- Trees Protect**
Trees shown bold solid line to be RETAINED, and protection fencing installed as per Arborist Report, to be reviewed by Parks.
- Trees Remove**
Trees shown dotted red line to be removed
- New Trees** New tree to be provided by City at applicants expense. Location and tree specifications to be approved by City.
- Trees Fence**
All protected and new 'boulevard tree' protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.
- New 'boulevard tree' protection fencing to be 2.5x2.5m centered upon the proposed 'new' location
- Trees Other**
Private, boulevard and other protected trees that may or may not be shown are subject to municipal bylaw unless otherwise permitted by City Parks.
- Arborist Coordination**
The Arborist shall supervise all activities, excavation or disturbances that occur within the CRZ of any tree.
- Pre-construction Meeting**
A preconstruction meeting is to be conducted with City Parks, project constructors, project arborist, and engineers prior to any work being carried out.
- Road Shoulder and Boulevard Restoration**
All City boulevard areas to be fully restored as per the COV subdivision and development servicing by law no. 12-042
- HYDRO AND TELECOM**
- NEW**
Coordinate with Utilities for new utilities.
- GAS**
Caution: Gas services exist in the area.
Confirm cover depth OK with Fortis before construction
Contact BC One-Call 1-800-474-6886 for gas locate before excavation.
New gas line installation to be applied for by owner if so required, Shown schematically
- ROAD**
- Driveway**
Proposed DW location. Driveway Apron to be built in accordance with City of Victoria Standard Drawings TA-64
- SEWER**
- Existing**
Cap existing sewer connection by City at Applicants expense.
- New**
Provide new 150mm sewer connection and IC by City at Applicants expense.
- Provide new 150mm sewer connection on site by contractor**
- DRAIN**
- Existing**
Cap existing drain connection by City at Applicants expense.
- New**
Provide new 150mm drain connections and IC by City at Applicants expense.
- Provide new 150mm drain connections on site by contractor**
- WATER**
- Existing**
Existing water services to be DECOMMISSIONED.
- New**
Provide new 50mm water services/meter AND new firefighting water service/meter by City at Applicants expense.
- Provide new W-Conn on site by Contractor**

GENERAL NOTES

DRAWING INFORMATION

Dimensions are metric; millimeters on Detail drawings; meters on 1:250 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 Architecture, Mechanical and Electrical drawings and specifications not covered on these drawings.

Refer to City Standard Drawings and Specifications and permits, Master Municipal Construction Documents, latest edition, including Municipal Bylaws and addendums thereof, 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.

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.

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
A pre-construction meeting is required prior to the foundation pour to inspect on site soil conditions.

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.

GENERAL CONSTRUCTION REQUIREMENTS

Public Access
Contractor to maintain vehicular access to existing houses.

Existing Services
Existing services must be exposed, locations and elevations confirmed by the Contractor prior to works commencement.

Services conflicts are to be reported to the Engineer immediately.

All services to be reinstated to buildings and infrastructure. Must be inspected by City and authorities having jurisdiction.

Contractor shall adjust all the services components to match finished grades.

Protection of Services
Contact BC One-Call prior to construction for services locate. 1-800-474-6886

Exposed service points such as IC pots, meters boxes and cleanouts to be provided with traffic bearing covers where subject to vehicle traffic.

Except where otherwise specified herein, provide Class B bedding under all sewers and drains using free draining 19mm crush gravel.

Provide full depth compacted gravel backfill in trenches through existing or foreseeable paved areas, footpaths or within 1m of the edge of a road or driveway.

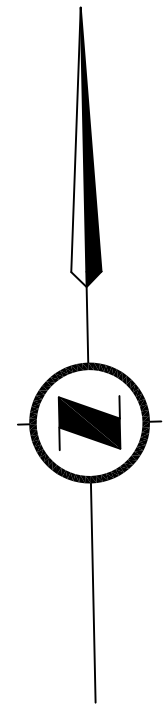
All trenches and road structures are to be provided with properly compacted fill and backfills such that no settlement occurs during the service life of the project.

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 the City 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.

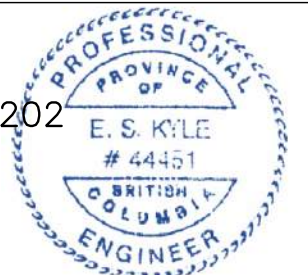
This document may not be used, copied or shared without the express written authority of Hoel Engineering Ltd and at no time may it be used or referenced in any form for any legal instrument.



KEY PLAN - NTS
Lot 7, Section 7A, Victoria District, Plan 431
PID 009-077-596
3120 WASHINGTON AVENUE

FINAL DRAWING
TO HAVE LIVE
SIGNATURE

ISSUED IN
SUPPORT OF
REZONING
CHECK REVISION AND RELEASE
NUMBER FOR CURRENT PLAN



DESIGNED: ESK	CHECKED: ESK	DRAWN: ESK	SCALE: 24x36 = H 1:250	V 1:50
DATE: 210119	210119	210119	11x17 = H 1:500	V 1:100
Rev	Date	Description	Signature	
01	210119	LPT ADDED	ESK	
02	210119	BUILDING FP ALTERED AND TREE RADIUS ADDED	ESK	
03	210202	DETAILED DESIGN	ESK	
REVISIONS				

City of Victoria

SERVICING PLAN
FOR
Lot 7, Section 7A, Victoria District, Plan 431

3120 WASHINGTON AVENUE

PROJECT FILE	CITY FILE REFERENCE	DRAWING NUMBER
CV2007	NA	C1 of 3

DESTROY PRINTS BEARING EARLIER RELEASE No.

UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		

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

Surface Water Control
Sources of upslope surface water that drain onto disturbed areas shall be intercepted and conveyed to a stabilized discharge point down slope of the disturbed areas.

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 roof and driveway 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.

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 (RD) 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 are to be permeable; clear crush gravel or permeable pavers unless otherwise approved by City.

Provide driveway surface and subgrade drainage as required to meet objectives.

Emergency storm overflows must be dispersed on-site.

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 Rain Gardens as indicated.

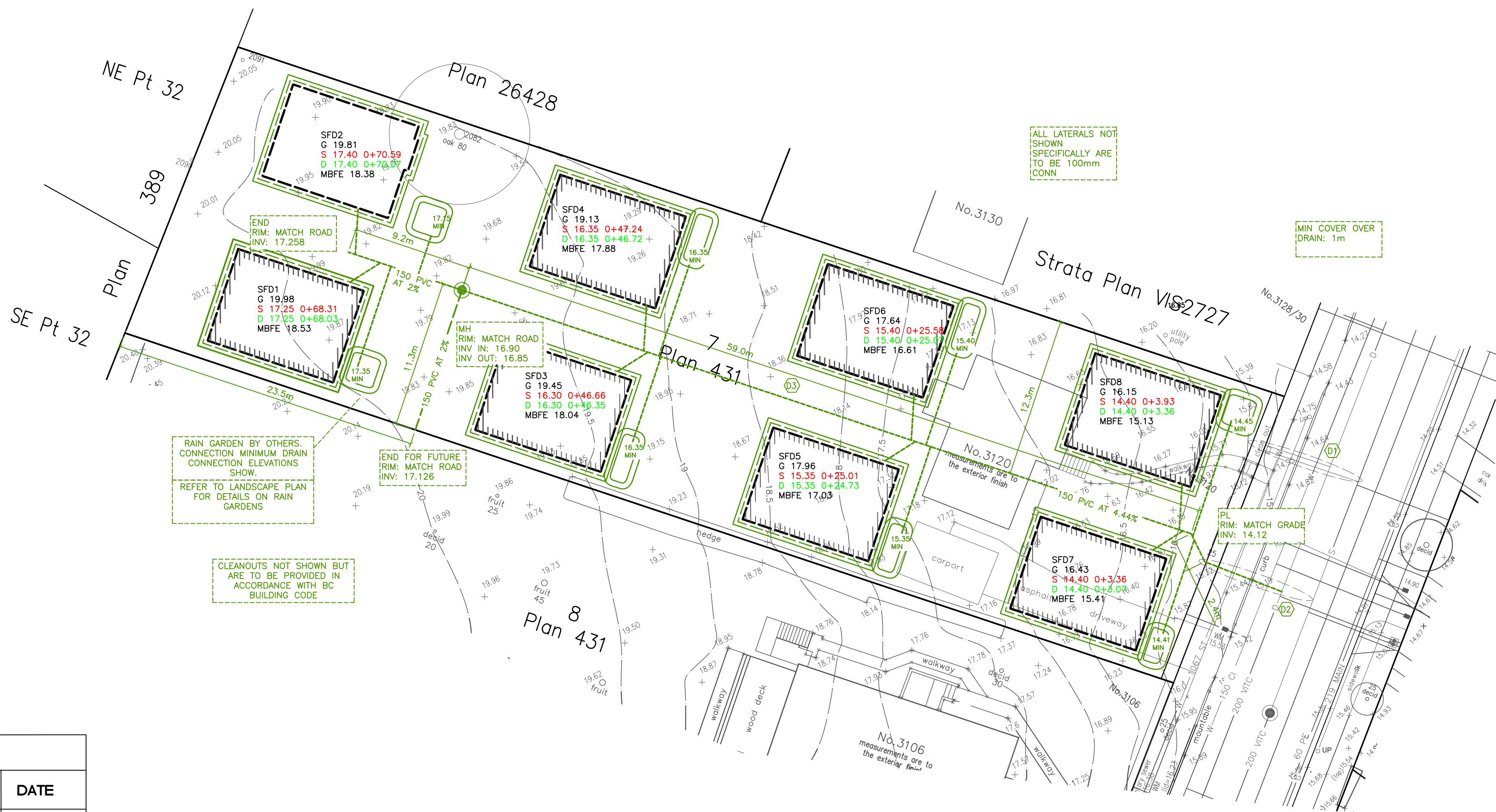
Construction and Finishing

All building site perimeters are to be remediated with vegetation or lawn over a minimum of 150mm of free draining topsoil.

SPECIFIC NOTES

DRAIN

- 01 Existing
Cap existing drain connection by City at Applicants expense.
- 02 New
Provide new 150mm drain connection and IC by City at Applicants expense.
- 03 Provide new 150mm drain connections on site by contractor



UTILITY CHECK TABLE

UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		

FINAL DRAWING
TO HAVE LIVE
SIGNATURE

ISSUED IN SUPPORT OF REZONING CHECK REVISION AND RELEASE NUMBER FOR CURRENT PLAN		50 YEARS HOEL ENGINEERING LTD 2B-40 Cadillac Avenue, Victoria, BC Canada V8Z 1T2	
PROFESSIONAL ENGINEER E.S. KOLE #44451 COLUMBIA		210202	
DESIGNED: ESK	CHECKED: ESK	DRAWN: ESK	SCALE: 24X36 = H 1:250 V 1:50
DATE: 210119	DATE: 210119	DATE: 210119	SCALE: 11X17 = H 1:500 V 1:100
Rev	Date	Description	Signature
01	210119	LPT ADDED	ESK
02	210119	BUILDING FP ALTERED AND TREE RADIUS ADDED	ESK
03	210202	DETAILED DESIGN	ESK
REVISIONS			
City of Victoria			
SERVICING PLAN FOR Lot 7, Section 7A, Victoria District, Plan 431			
3120 WASHINGTON AVENUE			
PROJECT FILE CV2007	CITY FILE REFERENCE NA	DRAWING NUMBER C2 of 3	DESTROY PRINTS BEARING EARLIER RELEASE No.

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202