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Architectural

A0.0 Cover
A0.1 Context Views
A0.2 Context Views
A0.3 Context Views
A0.4 Height & View Analysis
A0.5 Context Elevations
A0.6 Skyline Analysis
A0.7 Massing, Sun and Shade Study
A0.8 Massing, Sun and Shade Study
A0.9 Massing, Sun and Shade Study
A0.10 Massing, Sun and Shade Study
A0.11 Sun and Shade Study
A1.0 Existing Site Survey
A1.1 Site Plan
A1.2 Average Grade Calculations
A1.3 Level 1 Phasing Plan
A1.4 P1 Phasing Plan
A2.0 P2 Parking Plan
A2.1 P1 Parking Plan
A2.2 Level 1 Plan
A2.3 Level 2 Plan
A2.4 Level 3 Plan
A2.5 Level 4 Plan
A2.6 Level 5-16 Plan
A2.7 Penthouse + Roof Plan
A3.0 North Elevation
A3.1 East Elevation
A3.2 South Elevation
A3.3 West Elevation
A4.0 Building Sections
A4.1 Building Sections
A4.2 Building Section / Elevations

Landscape

L0.0 Cover
L0.02 Tree Survey Plan
L0.03 Tree Management Plan
L1.01 Landscape Materials - Ground
L1.03 Stormwater Management & Grading
L1.07 Soil Volumes
L3.01 Planting Plan

Civil

C1.0 Conceptual Site Demolition
C2.0 Conceptual Site Servicing Plan
C3.0 Conceptual Site Surface Works

Electrical

E100 Off-site Lighting Design & Details
E101 Off-site Lighting Design & Details



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
May 6, 2022

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MIKE GERIC
CONSTRUCTION

#21-18

Montreal and Quebec

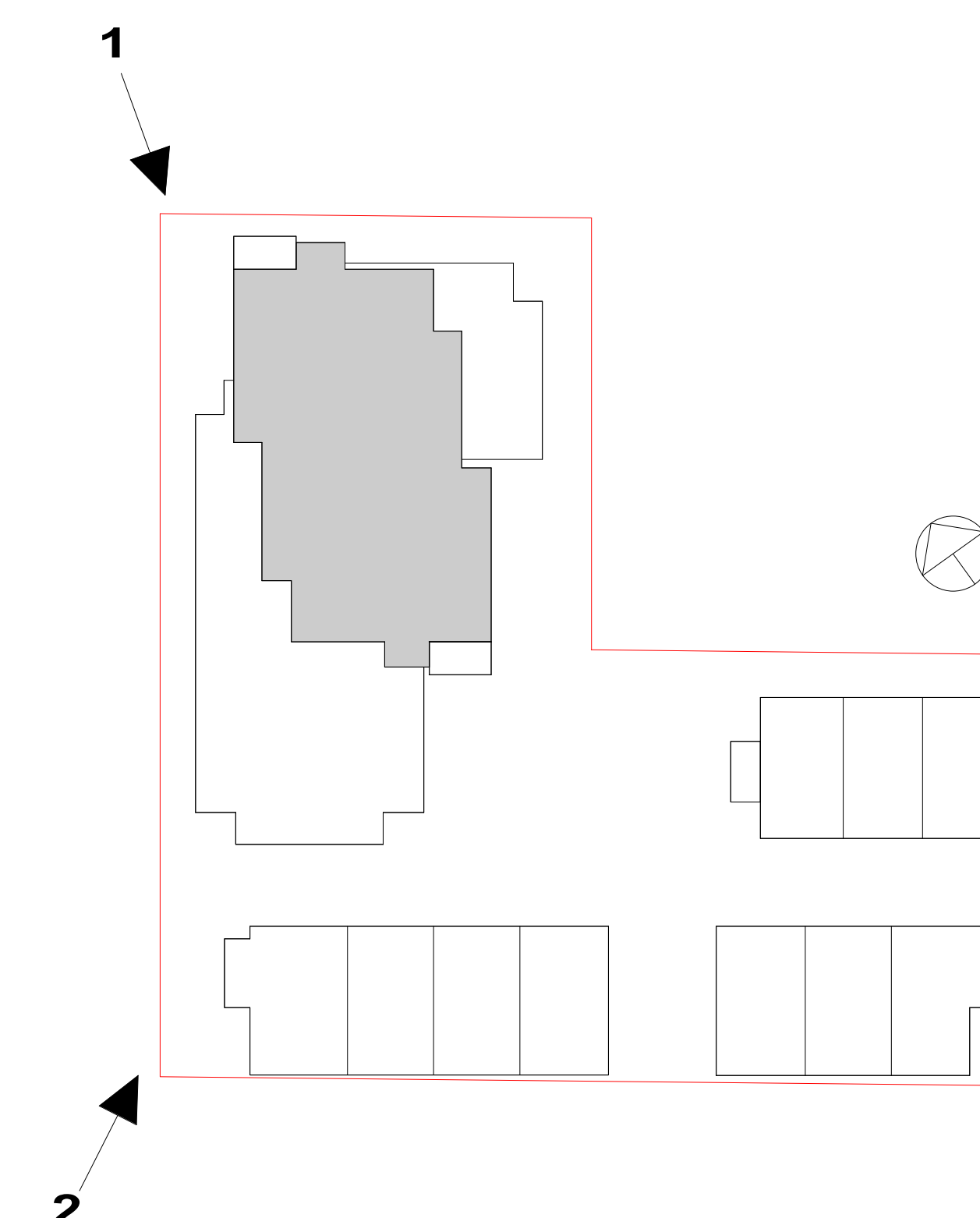
205 Quebec Street
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Rezoning/Development Resubmission

(SET WITH REVISION BUBBLES)

22.04.14

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1	Issued for Dev. Tracker	21.10.19
rev no	description	date

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project name

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-18
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scale	As indicated
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drawn by		of
date issued	sheet no.	

12/04/22

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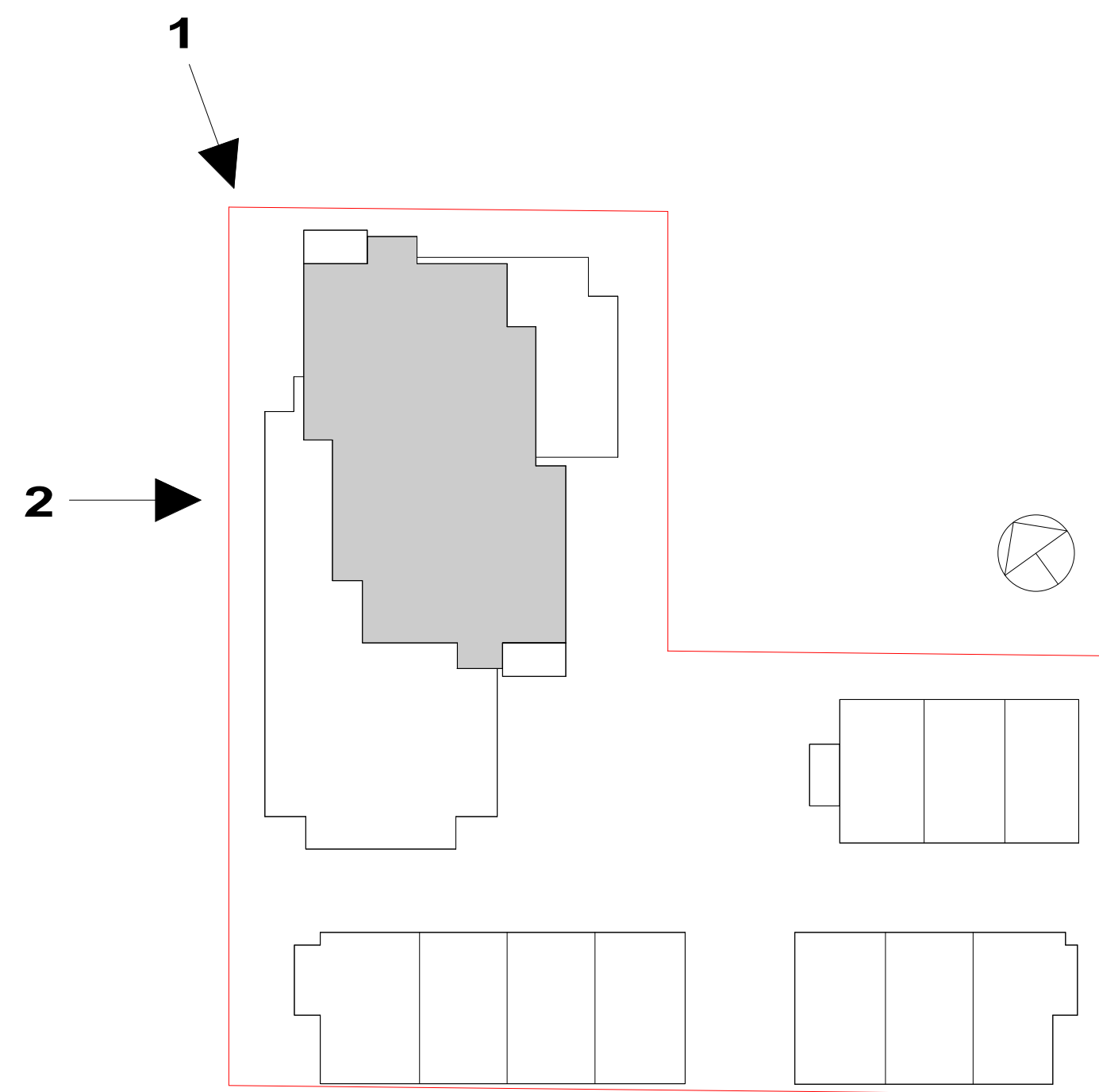


1 Rendred Context View
NTS



2 Montreal Entry Render
NTS

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no. #21-18

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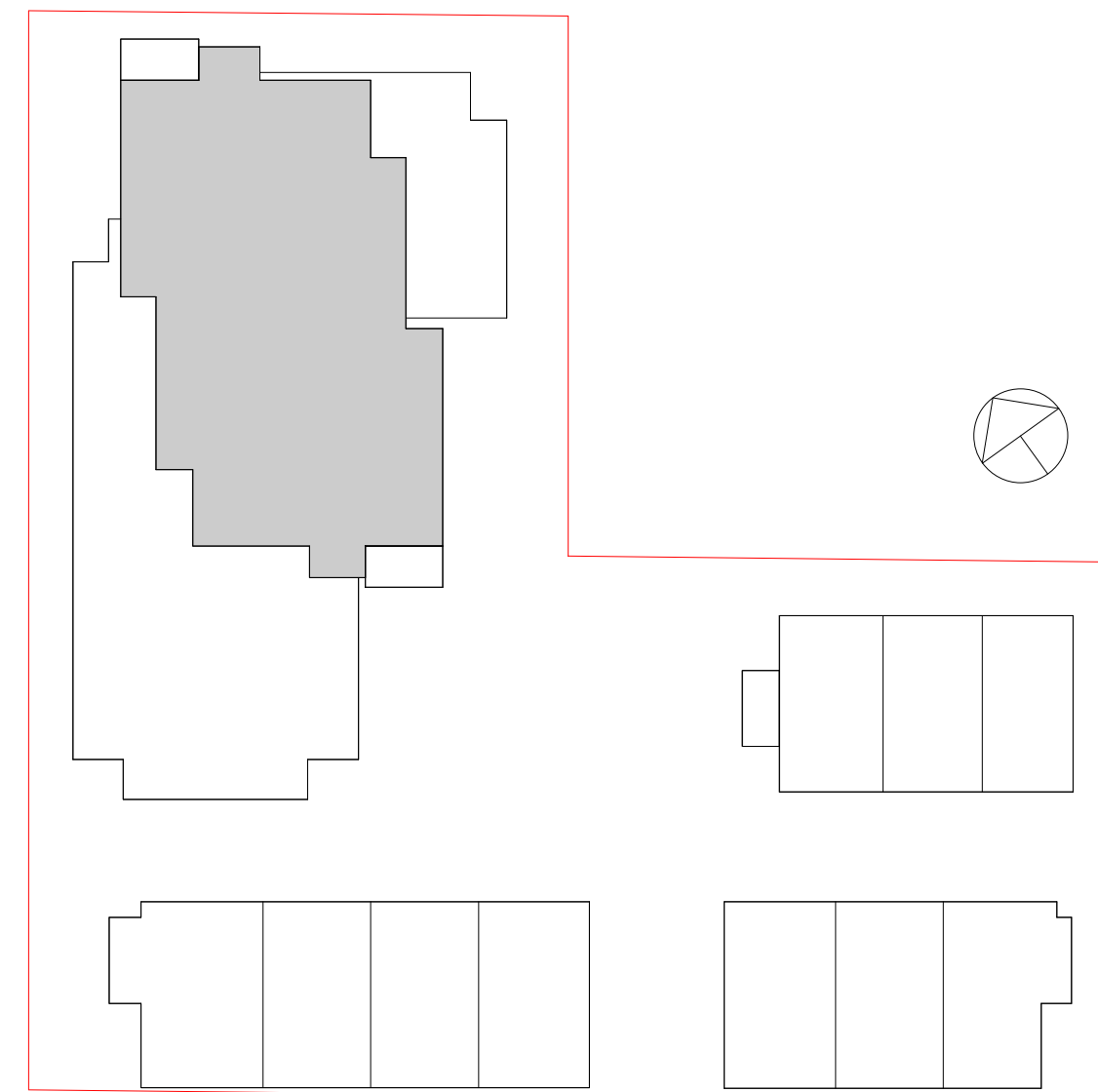


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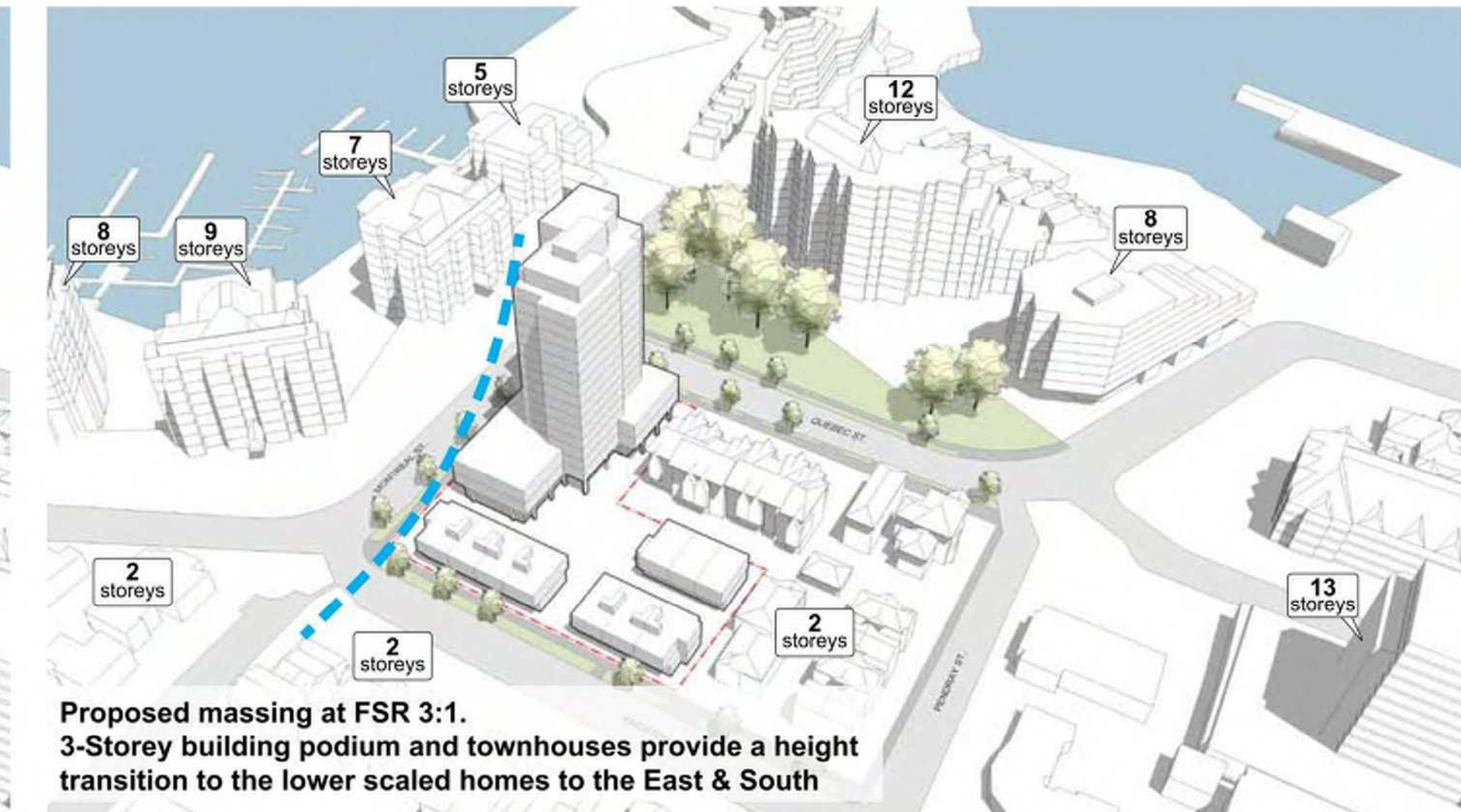
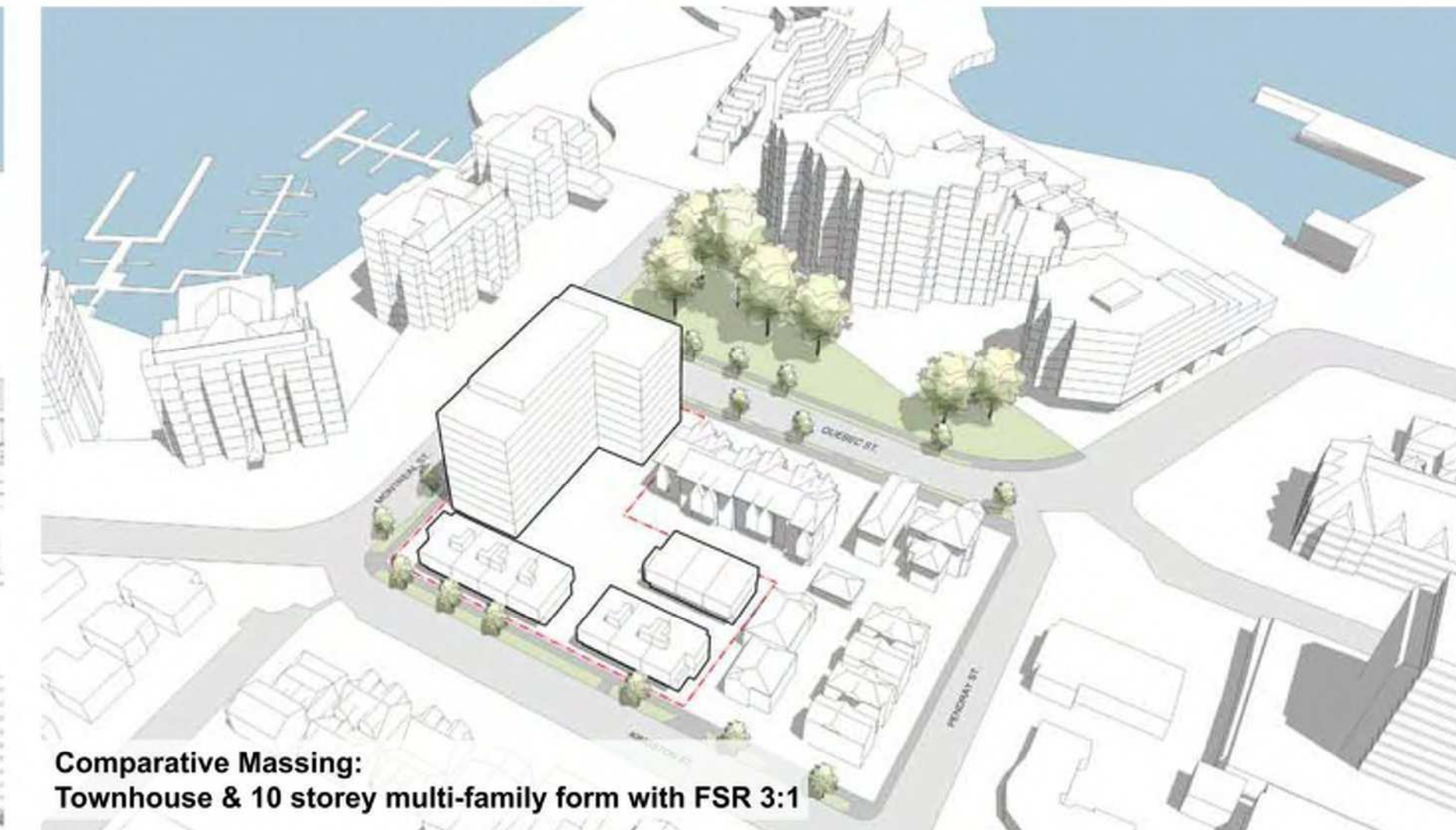
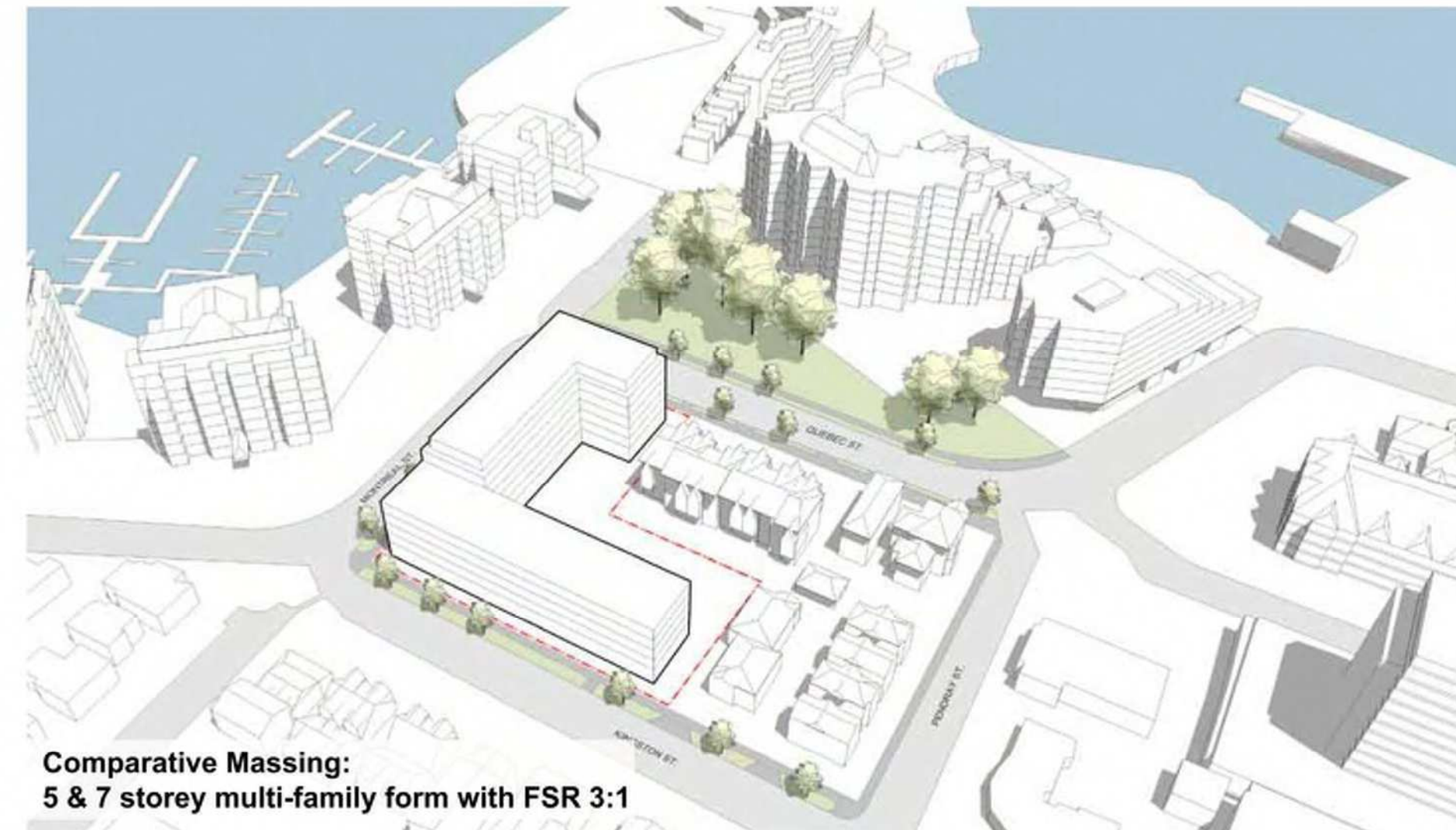
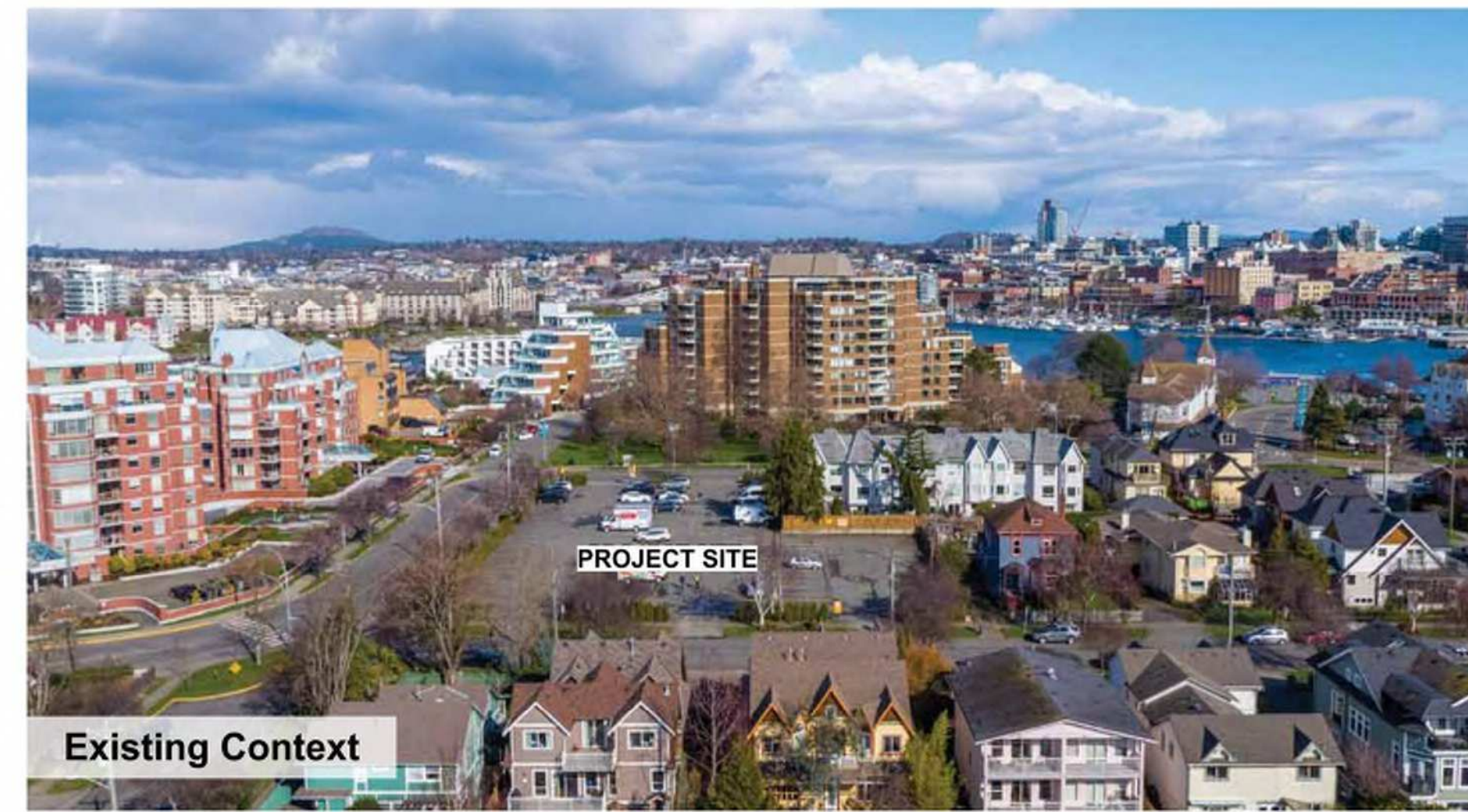
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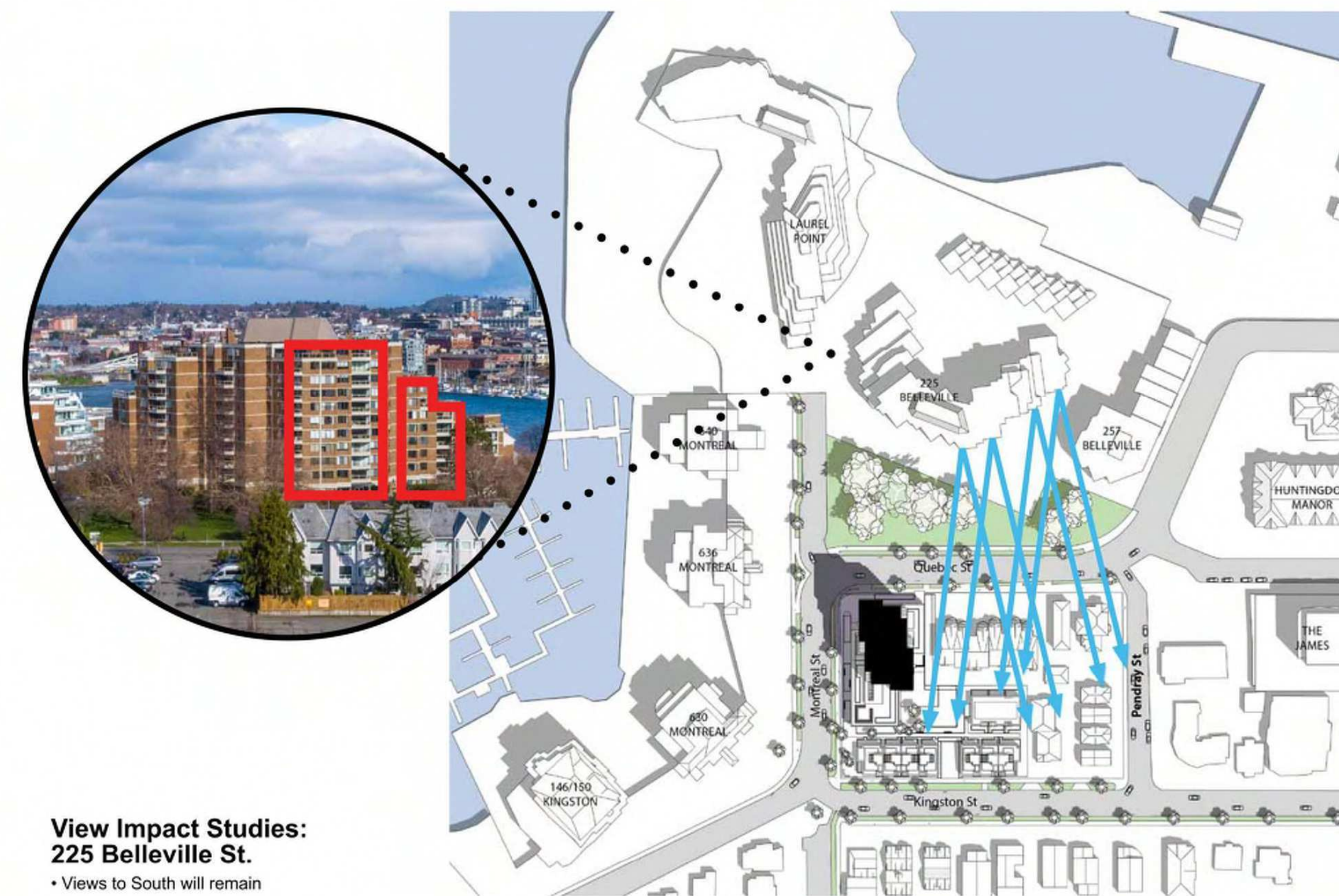
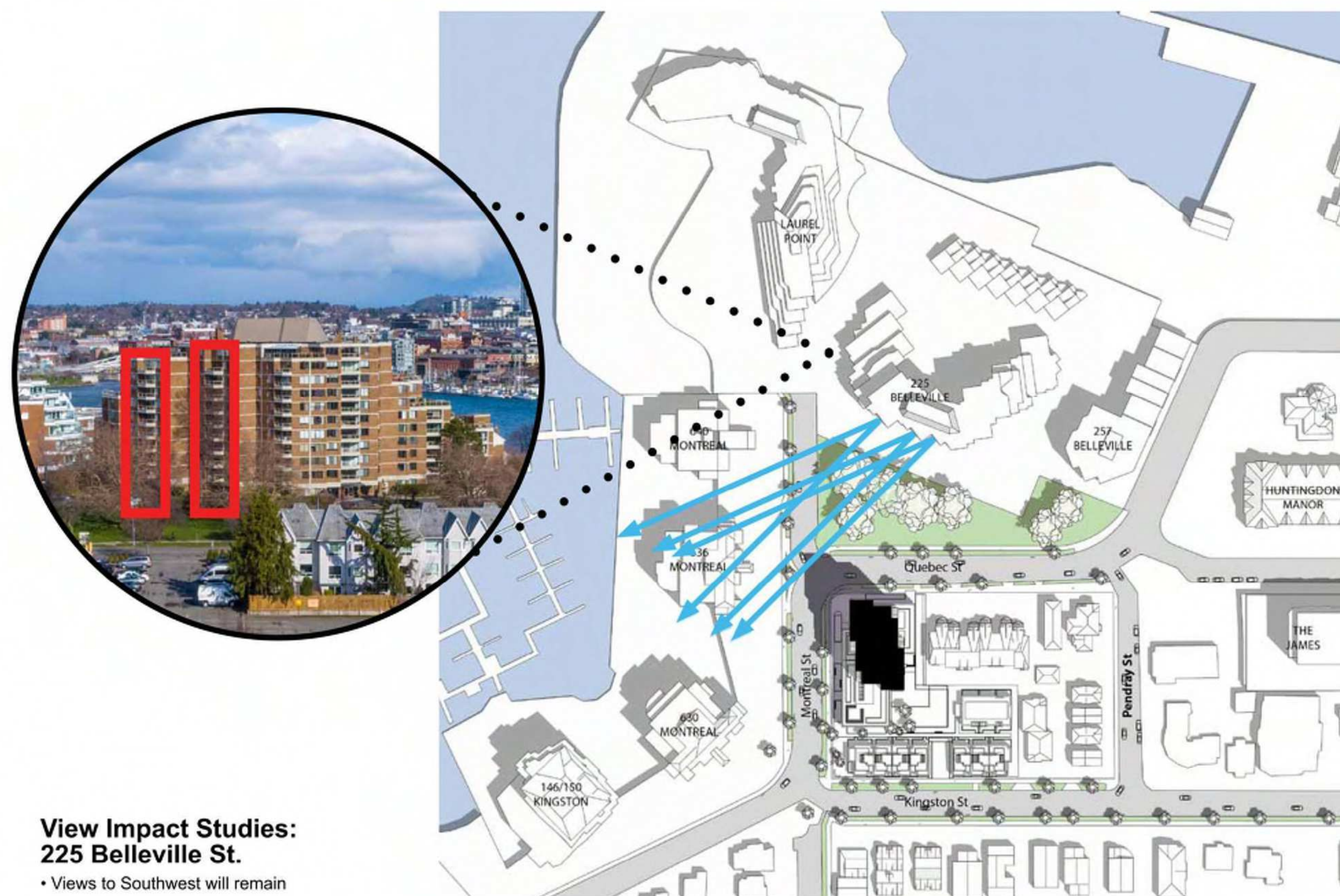
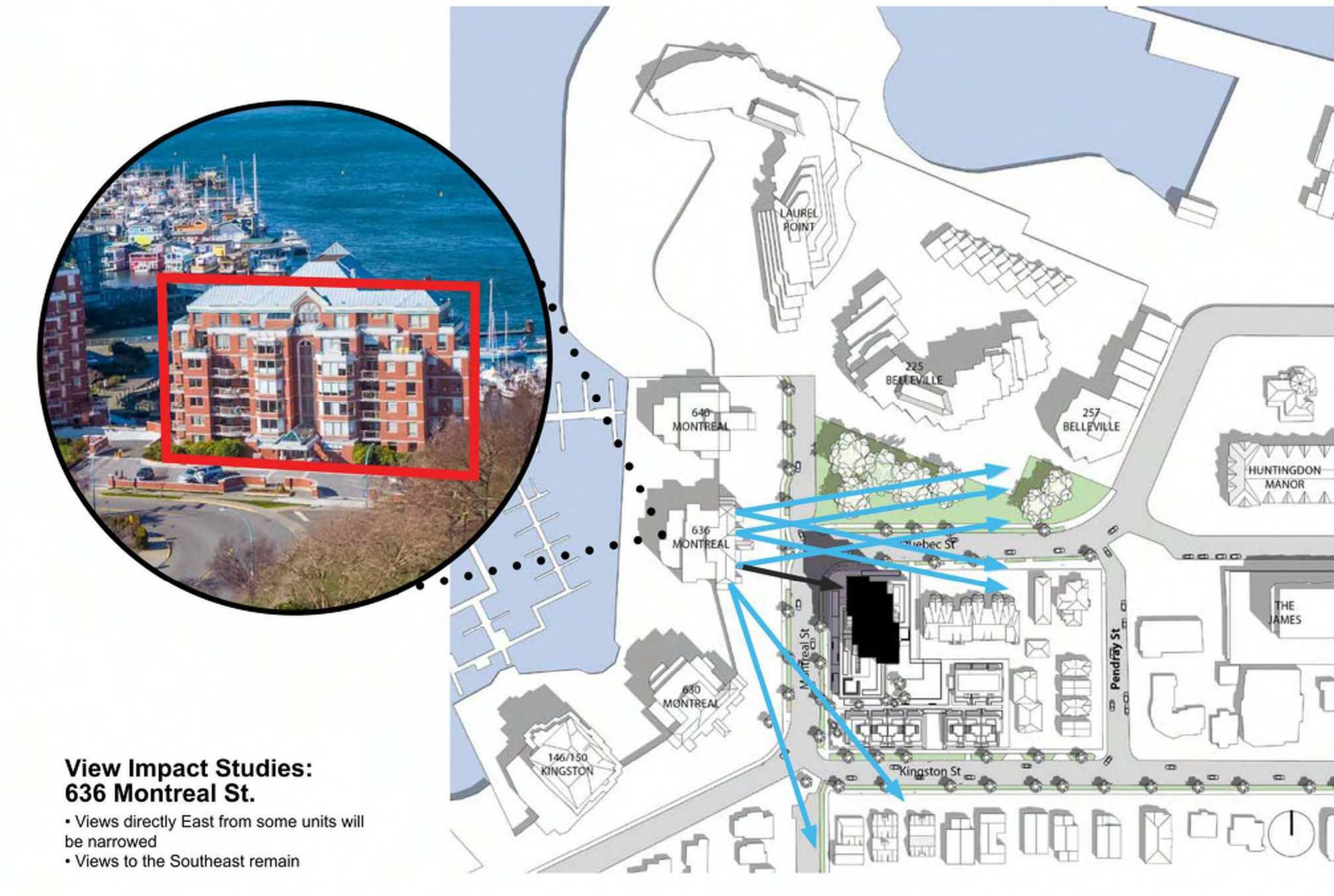
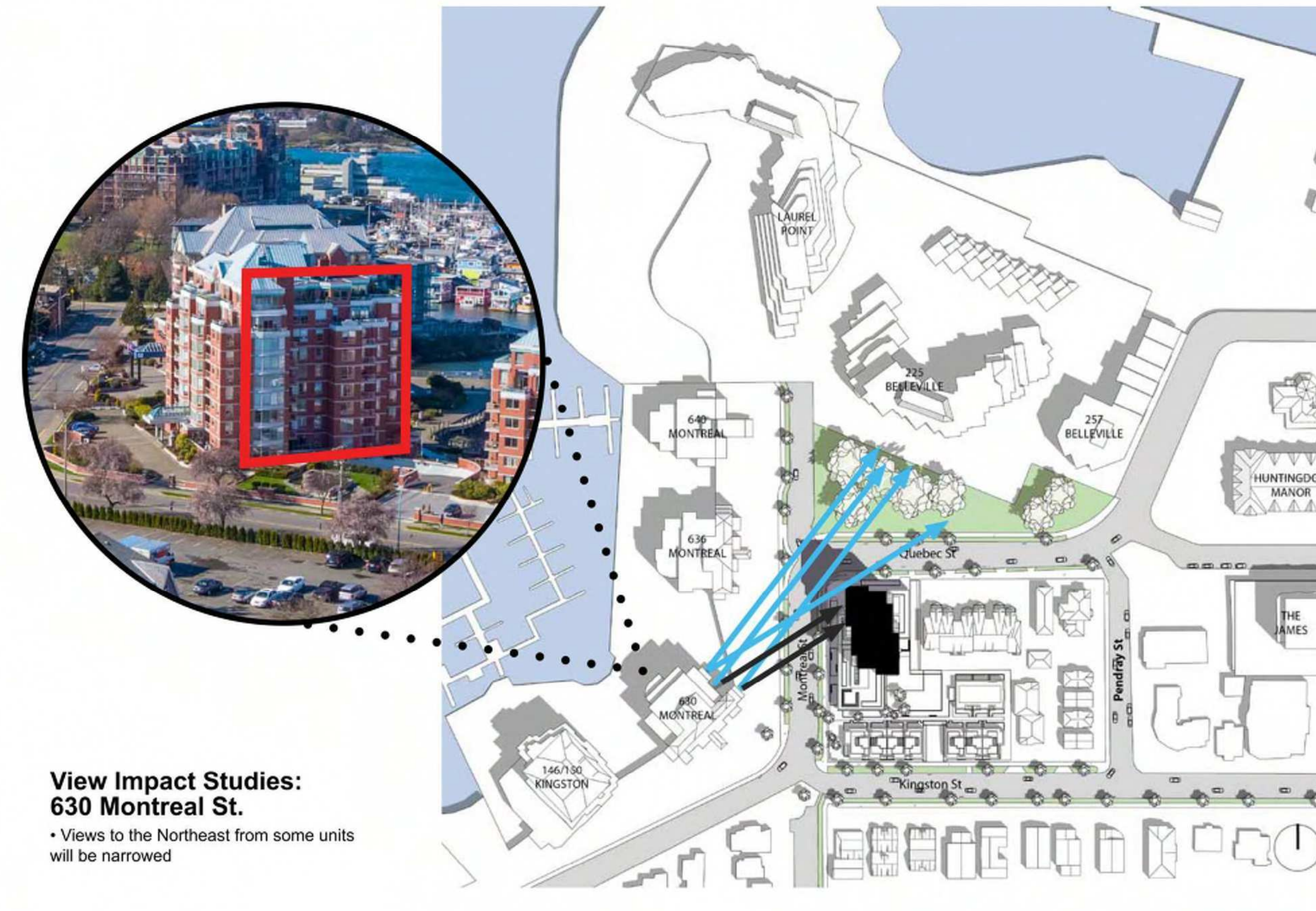
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205 Quebec Street	Victoria, BC
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View Impact Studies:
630 Montreal St.

- Views to the South & Southeast remain



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no	description	date

Project name
Montreal and Quebec
165 Quebec Street
Victoria, BC

Height & View Analysis

Subject no. #21-18

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Section A - Quebec St. 1 : 300



Section B - Kingston St. 1 : 300



Section C - Montreal St. 1 : 300

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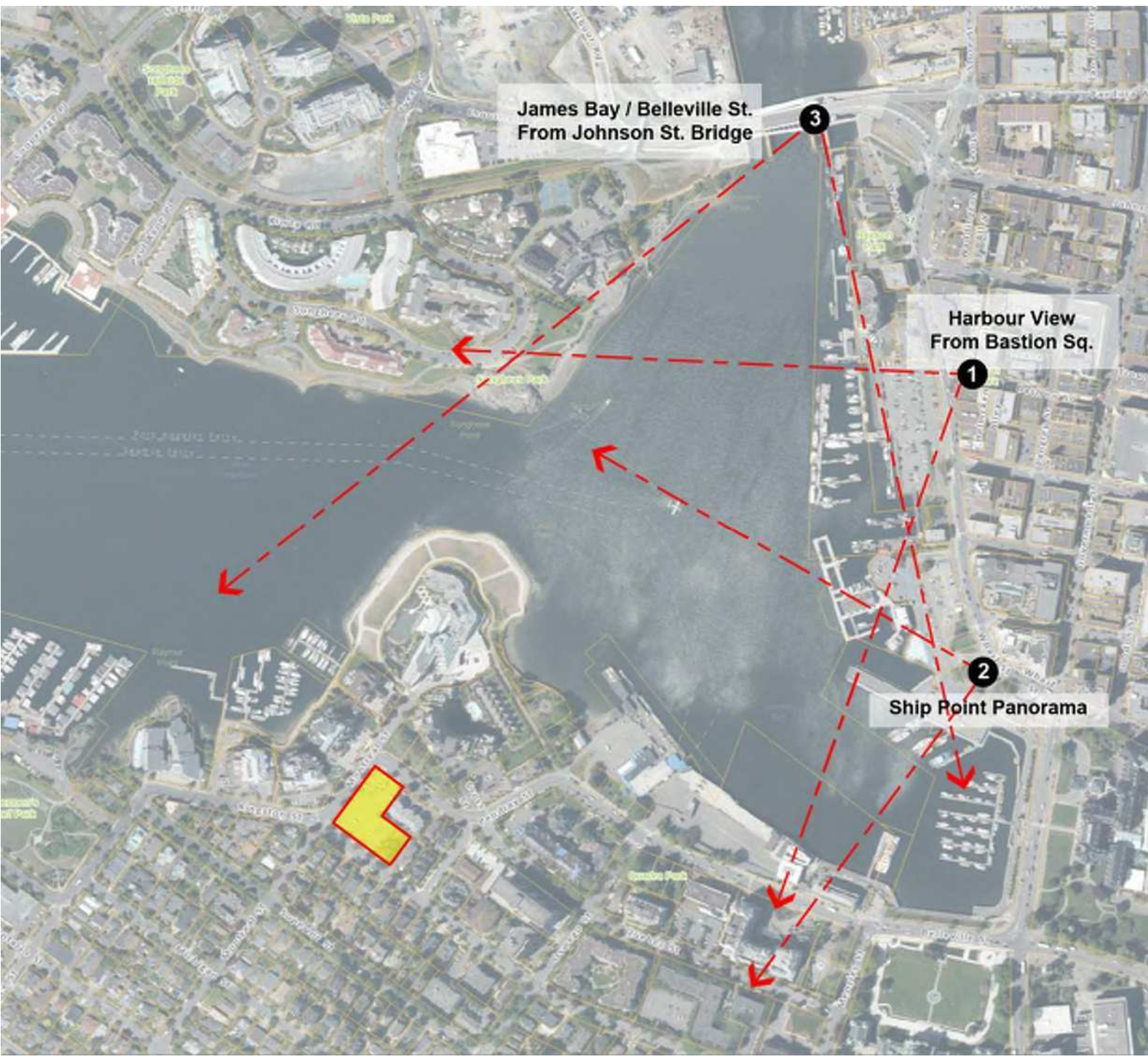
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205 Quebec Street
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Context Elevations

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1. Harbour View from Bastion Square



2. Ship Point Panorama



3. James Bay / Belleville Street from Johnson Street Bridge

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Victoria, BC		
sheet title		
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drawn by	CF	
date issued	sheet no.	
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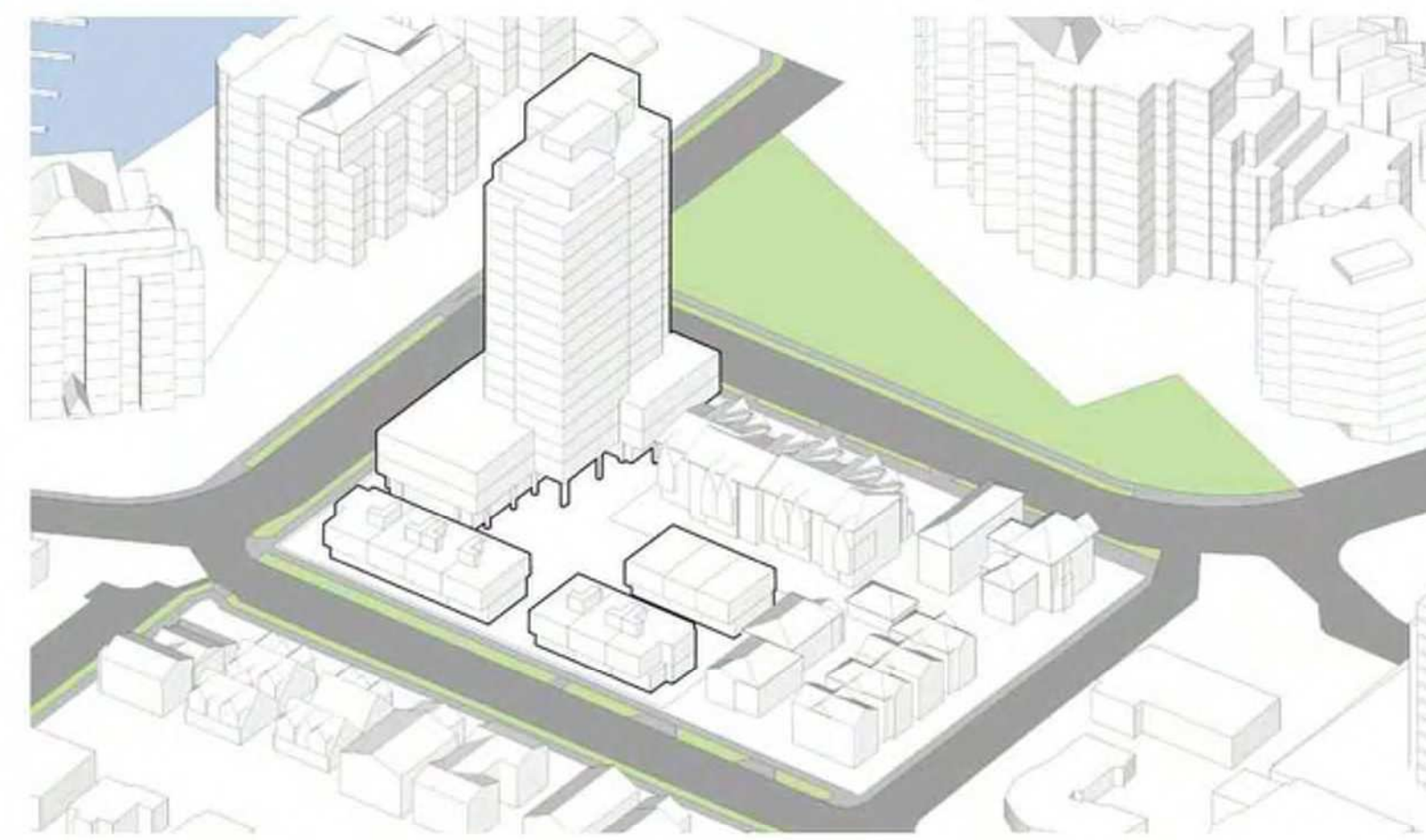
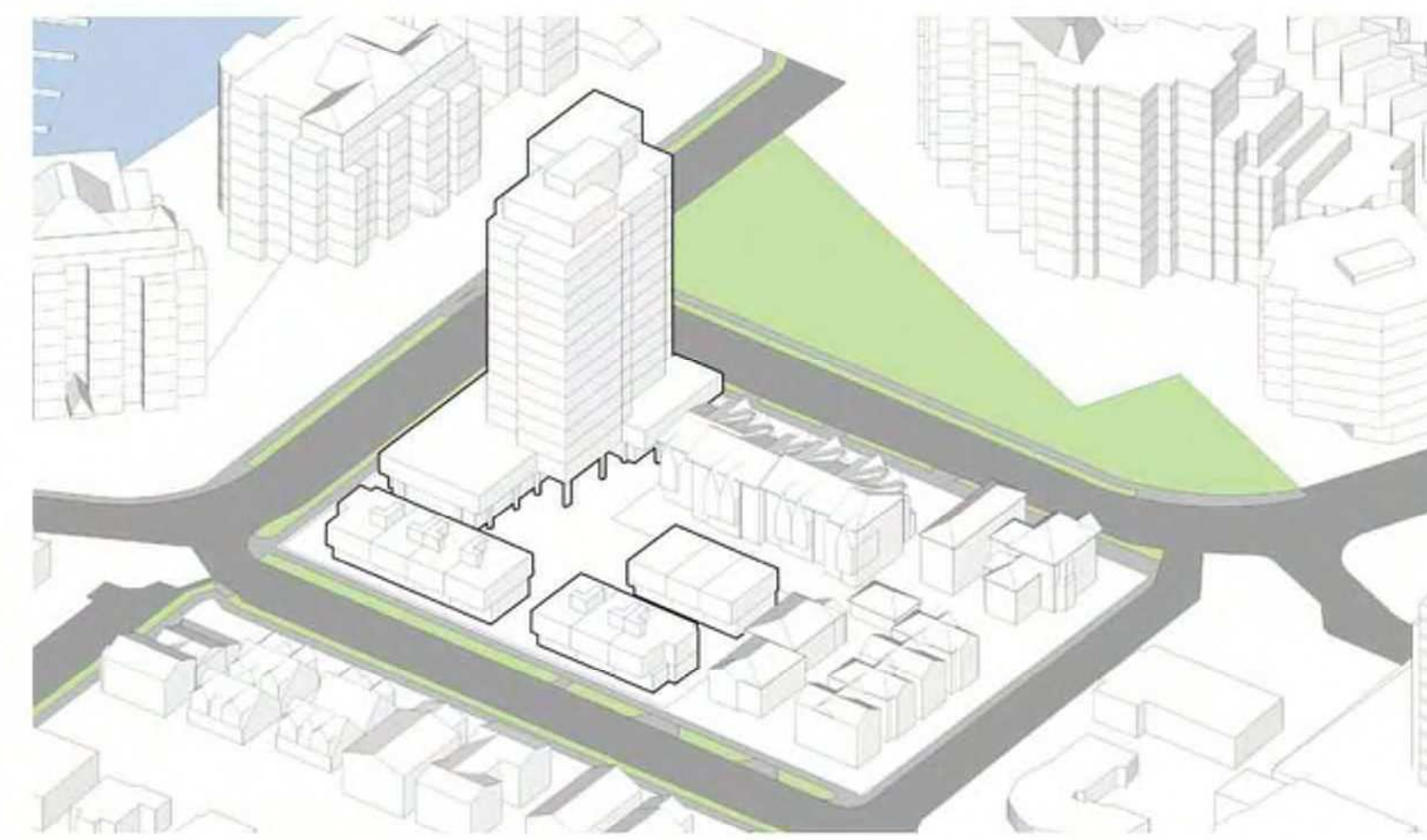
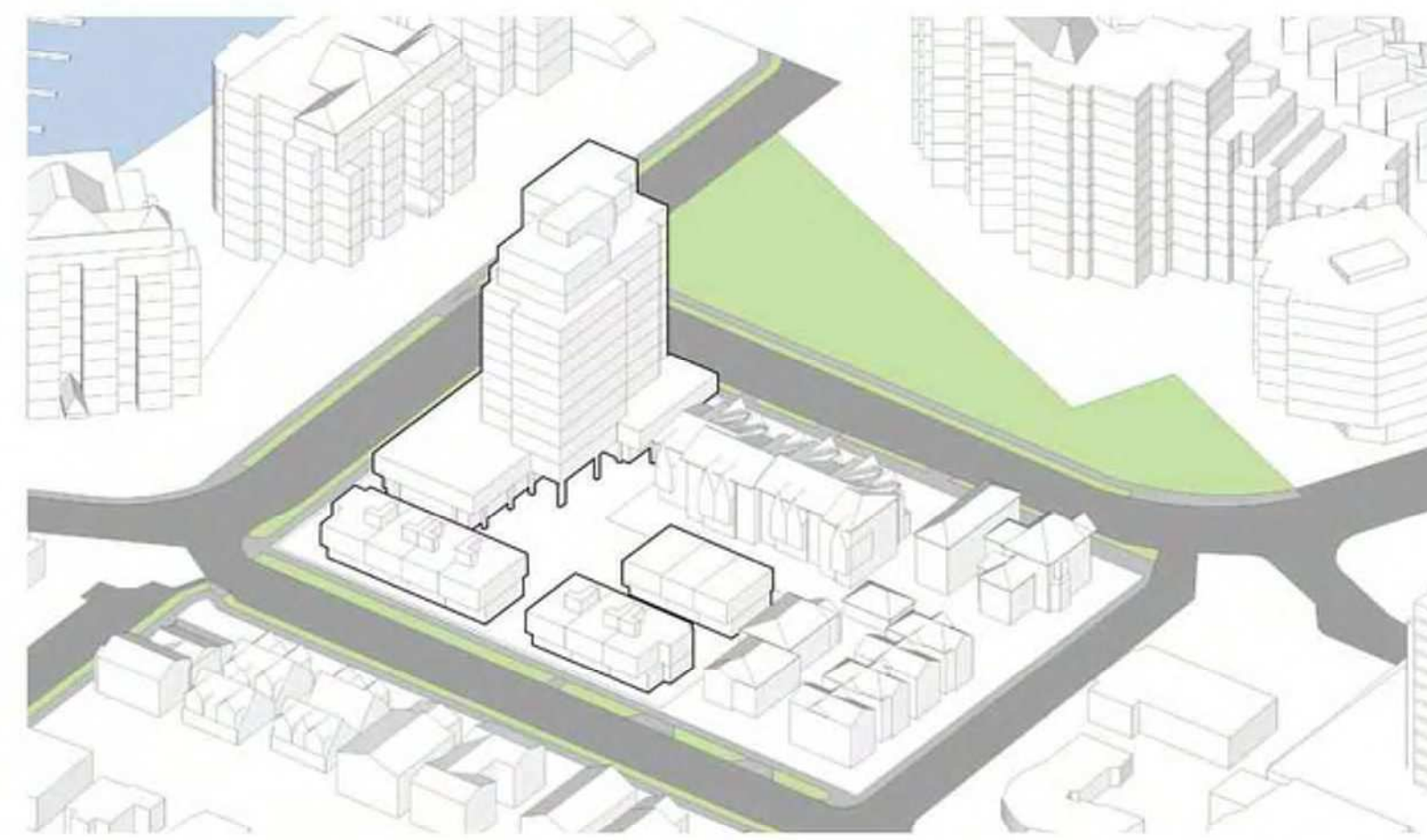
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COMPARATIVE MASSING ANALYSIS SPRING/FALL EQUINOX

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



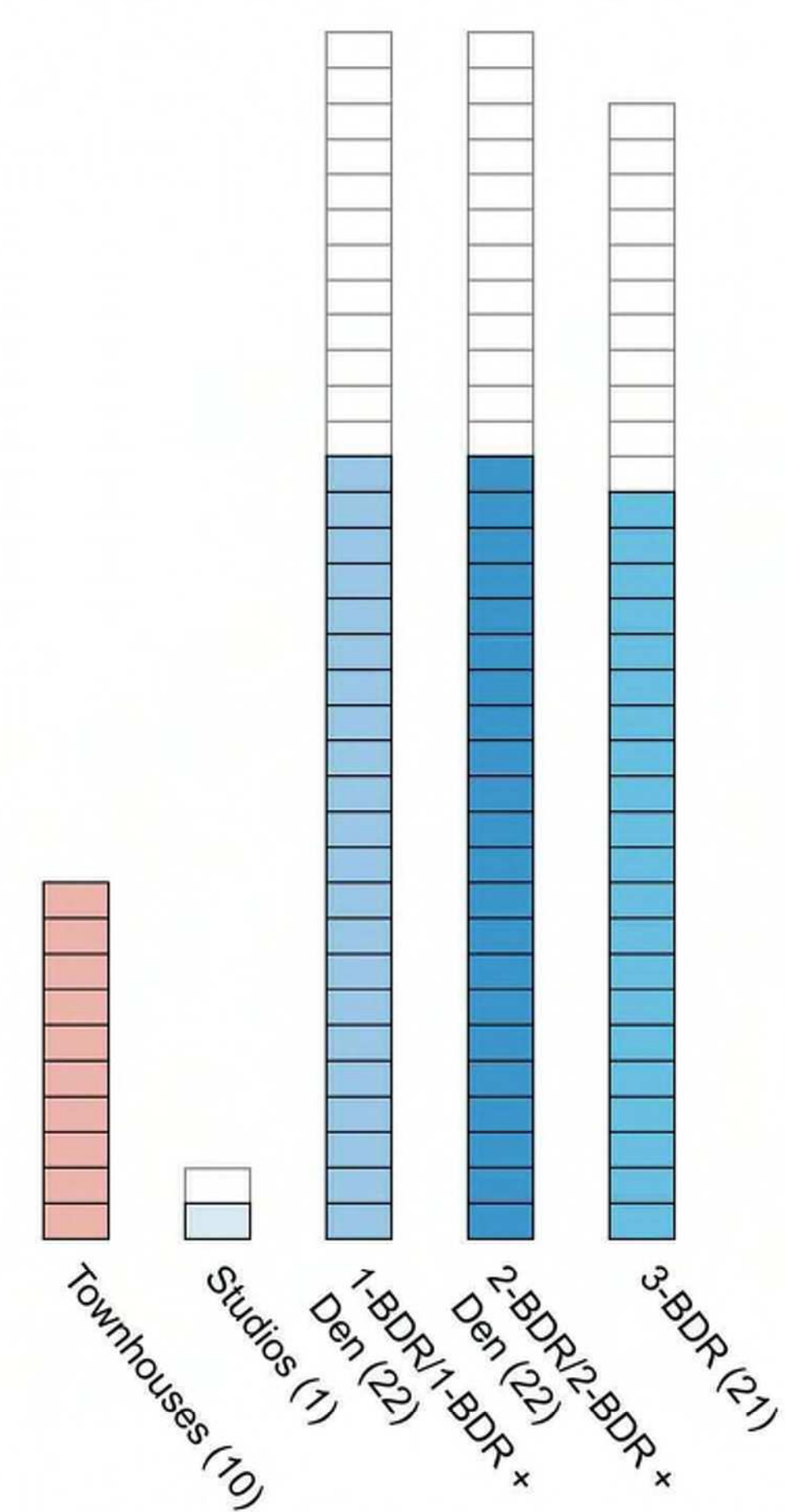
4:00 PM Spring/Fall Equinox



Unit Count Comparison

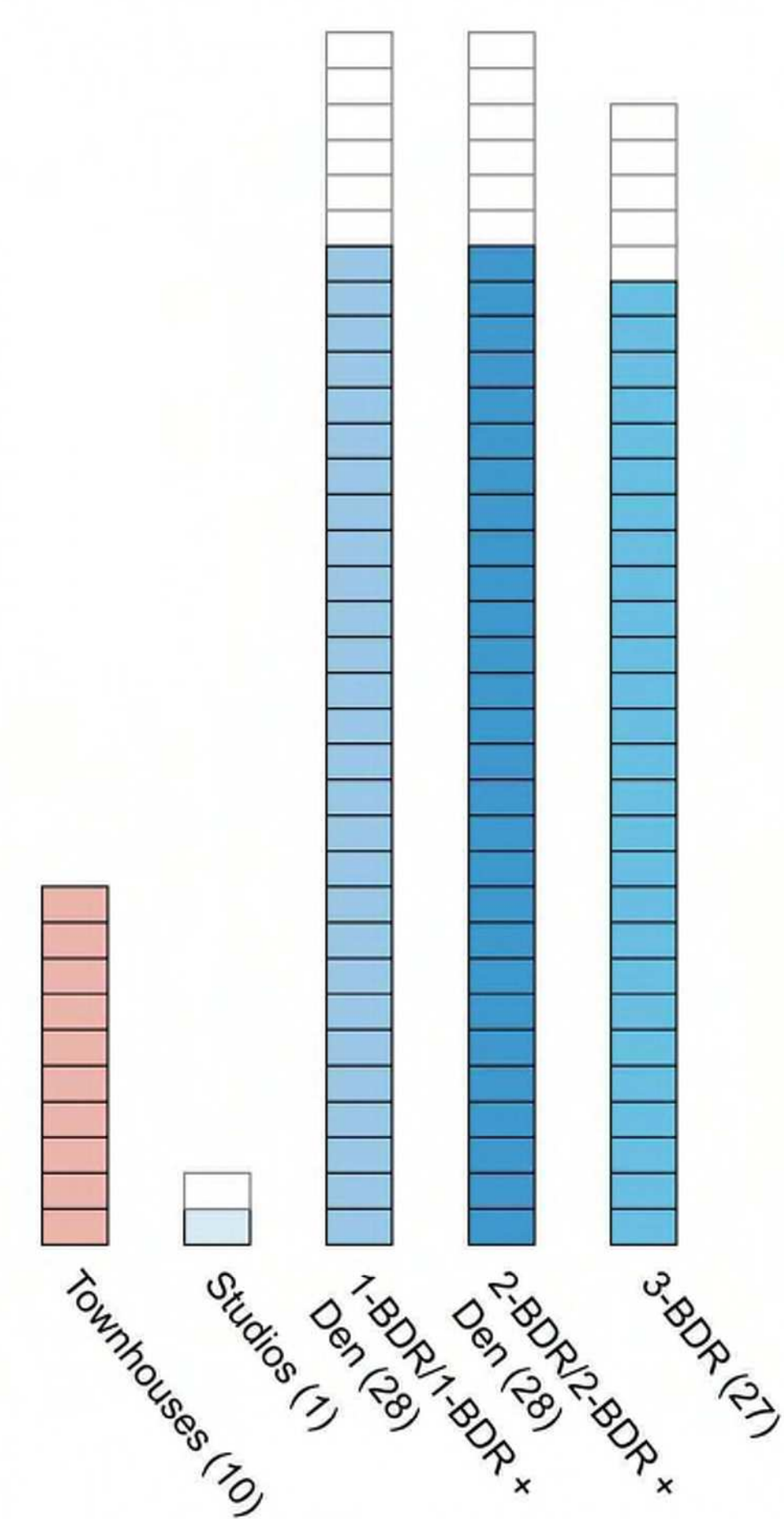
FSR 2:1 Comparative Massing

Storeys: 12 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 76



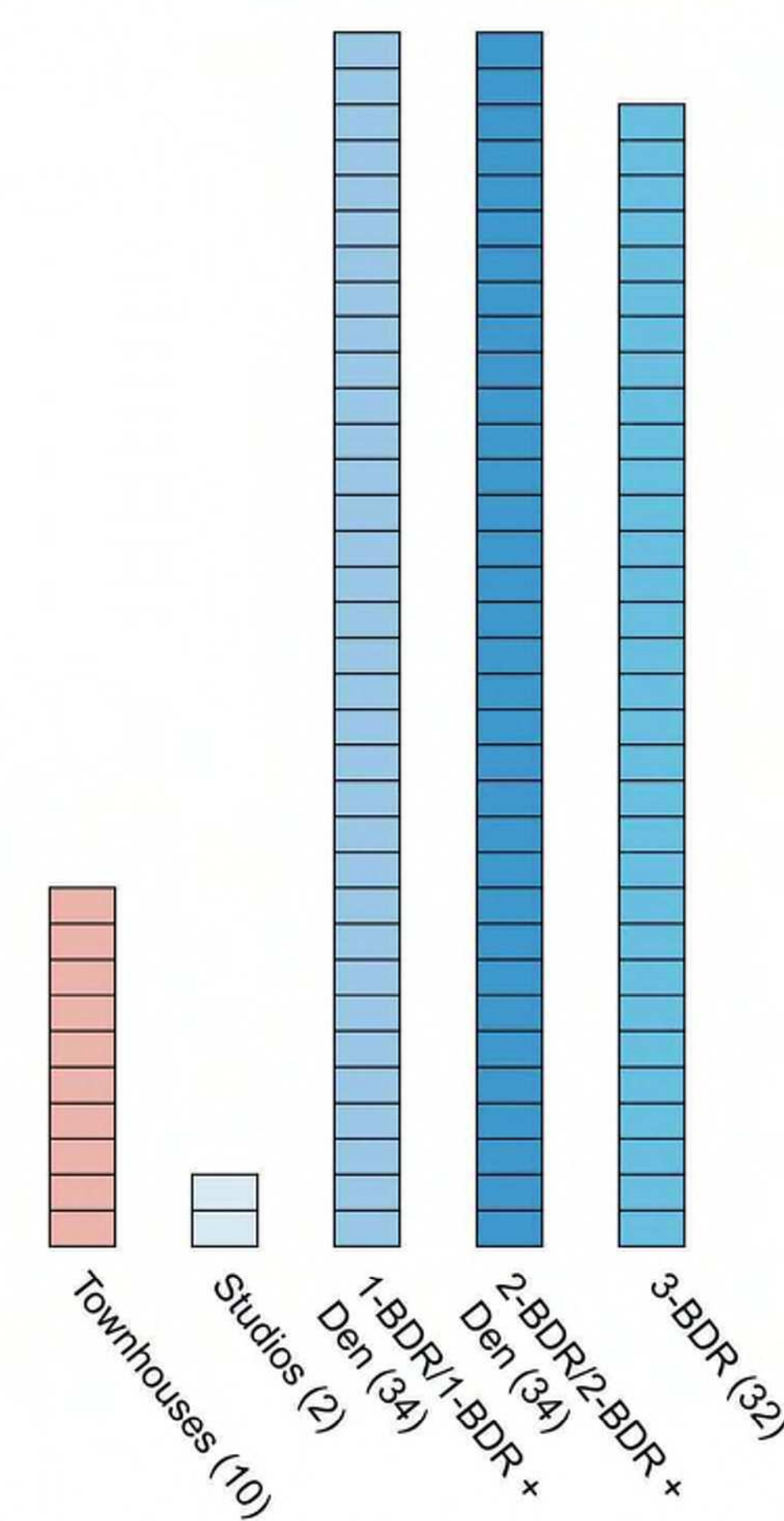
FSR 2.5:1 Comparative Massing

Storeys: 15 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 94



FSR 3:1 Proposed Massing

Storeys: 17 total including 3 storey base;
2 storey townhouses + roof decks
Total Units: 112



Please refer to the
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Receiving/DP Resubmission: 22.04.14	
2 Issued for Rezoning / DP: 21.12.15	
rev no	description
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
**Massing, Sun and
Shade Study**

project no. #21-18
scale
drawn by CZ
date issued 12/04/22
sheet no. A0.7



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COMPARATIVE MASSING ANALYSIS
SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



9:00 AM Summer Solstice



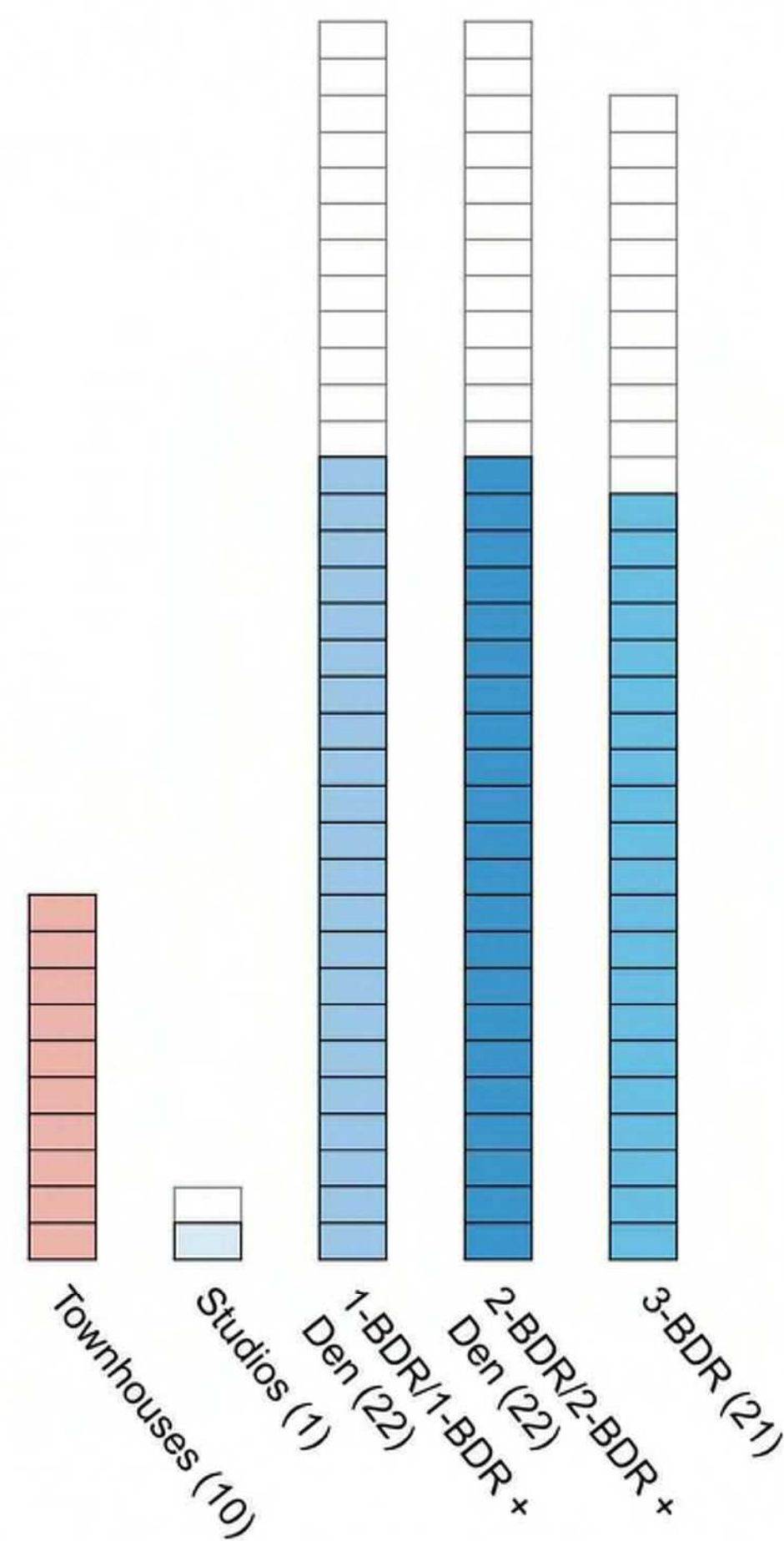
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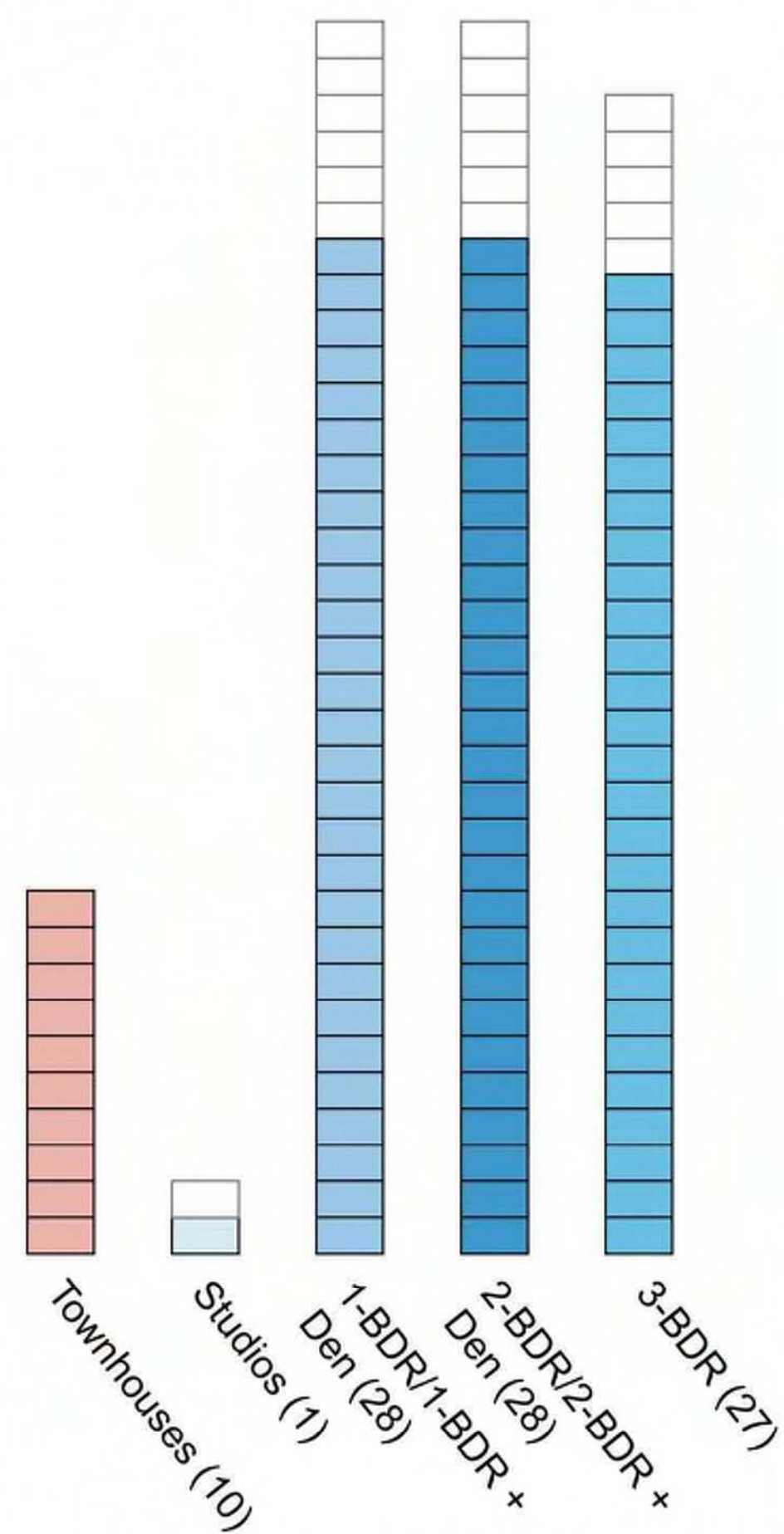
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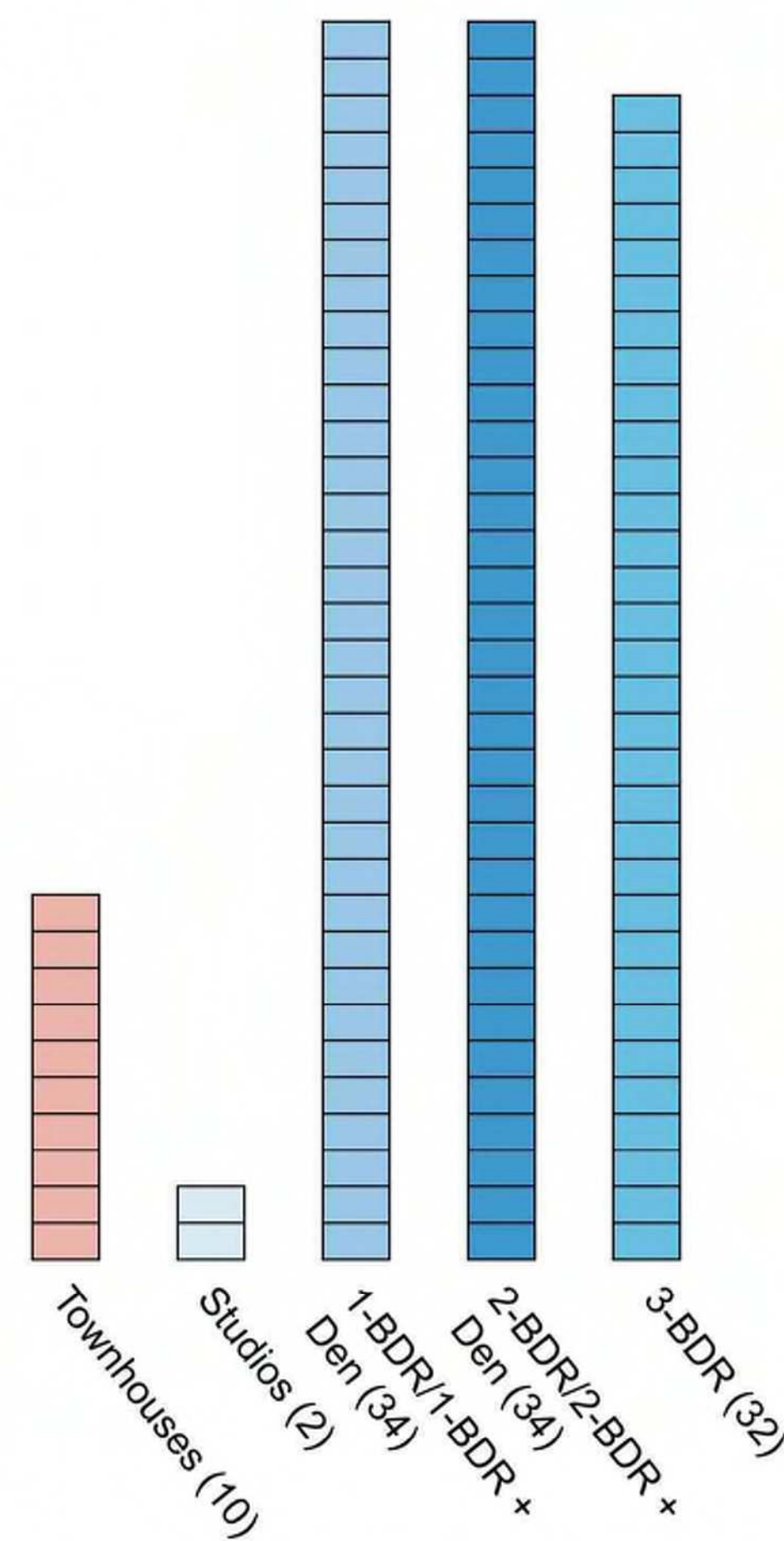
FSR 2:1 Comparative Massing
Storeys: 12 total including 2 storey base;
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Total Units: 76



FSR 2.5:1 Comparative Massing
Storeys: 15 total including 2 storey base;
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Total Units: 94



FSR 3:1 Proposed Massing
Storeys: 17 total including 3 storey base;
2 storey townhouses + roof decks
Total Units: 112



Unit Count Comparison

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sheet title	Massing, Sun and Shade Study	
project no.	#21-18	
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Legend

-  Shadows from Proposed Building
 Shadows from Existing Buildings

23

Proposed Townhouse & Podium/Tower Massing FSR 3.0
Total Units: 112

Massing

9:00 AM Spring/Fall Equinox

12:00 PM Spring/Fall Equinox

4:00 PM Spring/Fall Equinox

Please refer to the accompanying resubmission memo for revision descriptions.

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Project name
Montreal and Quebec
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Abstract

Subject no. #21-18

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Legend

Shadows from Existing Buildings

23

Proposed Townhouse & Podium/Tower Massing FSR 3.0
Total Units: 112

Massing

9:00 AM Summer Solstice

12:00 PM Summer Solstice

5:00 PM Summer Solstice

Please refer to the accompanying resubmission memo for revision descriptions.

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205 Quebec Street
Victoria, BC

sheet title
**Massing, Sun and
Shade Study**

project no.	#21-18
scale	

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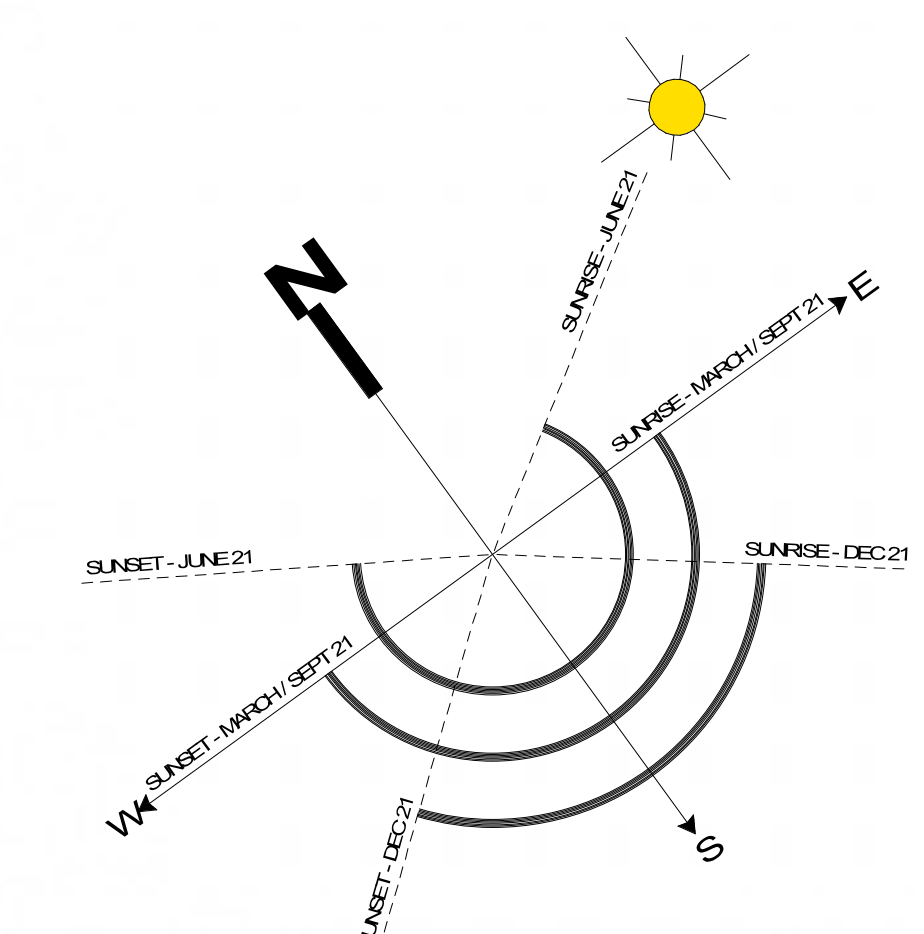
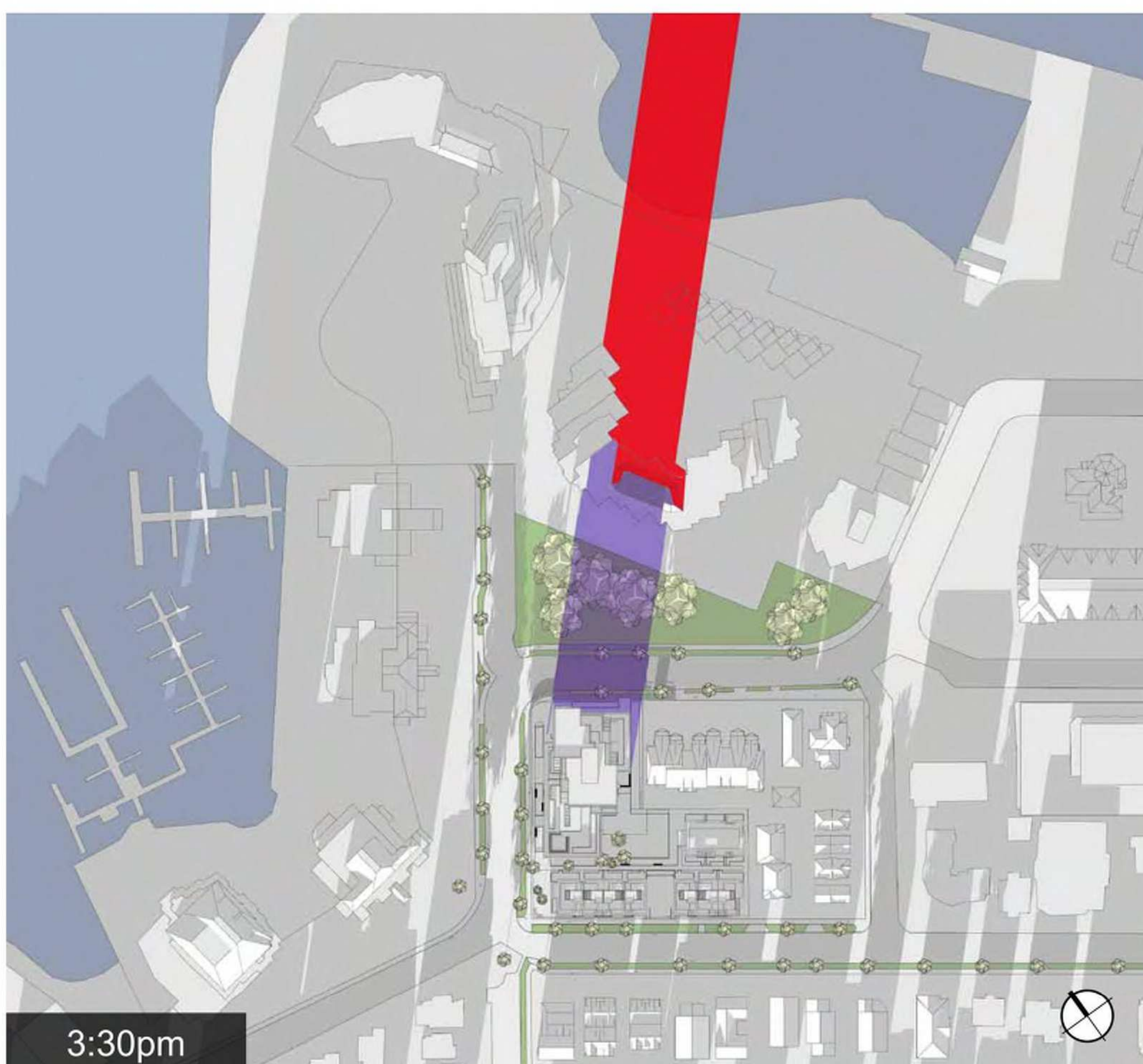
Spring/Fall Equinox



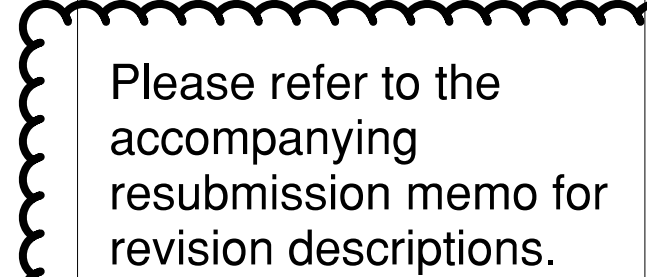
Summer Solstice



Winter Solstice



- Legend
- Shadows from Proposed Building
 - Shadow overlay of Proposed & Existing Buildings
 - Shadows from Existing Buildings



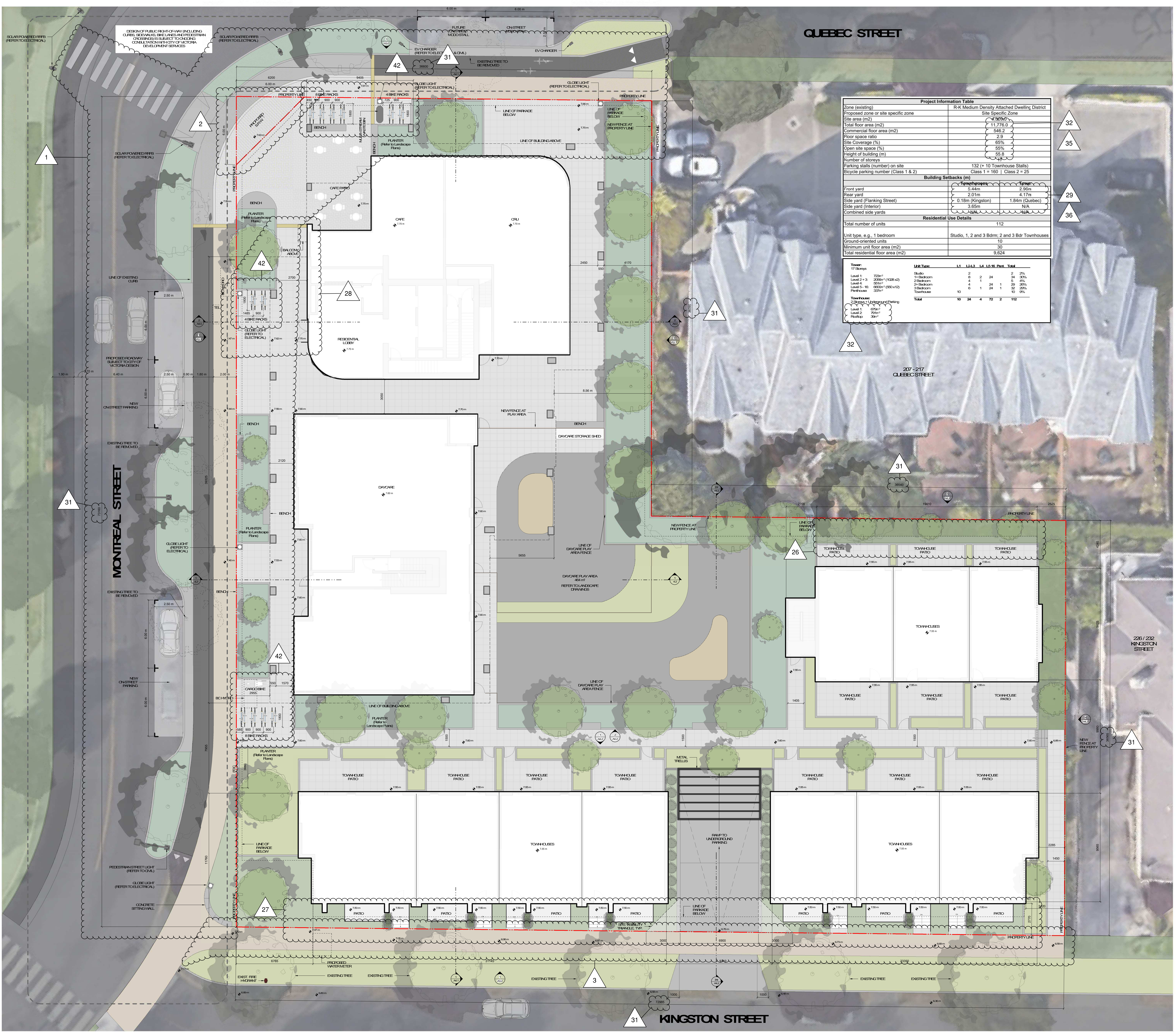
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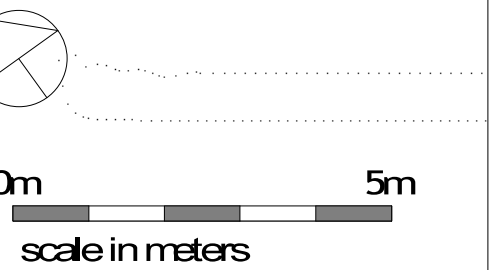
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NOTES
REFER TO LANDSCAPE PLANS FOR
INFORMATION ON PLANTING, PAVING,
FENCING, PLANTING, ETC.

Project Information Table							
Zone (existing)	R-K Medium Density Attached Dwelling District						
Proposed zone or site specific zone	Site Specific Zone						
Site area (m ²)	11,776.0						
Total floor area (m ²)	546.2						
Commercial floor area (m ²)	2.9						
Floor space ratio	54.6						
Site Coverage (%)	65%						
Open site space (%)	55%						
Height of building (m)	55.8						
Number of storeys	10						
Parking stalls (number) on site	132 (+ 10 Townhouse Stalls)						
Bicycle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 25						
Building Setbacks (m)							
	Townhouses Tower						
Front yard	5.44m 2.90m						
Rear yard	2.01m 4.17m						
Side yard (Flanking Street)	0.18m (Kingston) 1.84m (Quebec)						
Side yard (Interior)	3.65m N/A						
Combined side yards	N/A N/A						
Residential Use Details							
Total number of units	112						
Unit type, e.g., 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses						
Ground-oriented units	10						
Minimum unit floor area (m ²)	30						
Total residential floor area (m ²)	9,624						
Tower							
17 Storeys							
Unit Types							
L1	L2-L3	L4	L5-L6	Park	Total		
Level 1: 723m ²	Studio	2	2	24	2%		
Level 2-3: 2209m ² (1028 x 2)	1+1 Bedroom	6	2	24	34%		
Level 4: 550m ²	2+1 Bedroom	4	1	24	5%		
Level 5-16: 6809m ² (800 x 12)	3+1 Bedroom	4	1	24	29%		
Level 17: 330m ²	Townhouse	10	0	1	24	30%	
						0%	
	Total	10	24	4	72	2	112
Townhouse							
2 Storeys - 1 Bedroom / Parking							
Level 1: 67m ²							
Level 2: 75m ²							
Parking: 38m ²							



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Rev	No	Description	Date
1	1	Issued for Rezoning / DP	21.12.15
2	2	Issued for Dev. Tracker	21.10.19
3	3	Issued for Dev. Tracker	21.10.19

Revised/DP Resubmission 22.04.14
2 Issued for Rezoning / DP 21.12.15
1 Issued for Dev. Tracker 21.10.19

project name
Montreal and Quebec
207 Quebec Street
Victoria, BC

sheet title
Site Plan

project no. #21-18
scale 1:100
drawn by RP, GK
date issued 12/04/22
sheet no. A1.1

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Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	1.71	12.57
C	7.68	7.35	C-D	7.35	16.80	123.48
D	7.73	7.35	D-E	7.35	16.69	122.63
E	7.71	7.35	E-F	7.35	3.08	22.60
F	7.67	7.35	F-G	7.35	2.34	17.16
G	7.67	7.35	G-H	7.35	1.33	9.74
H	7.66	7.35	H-I	7.30	15.47	112.93
I	7.68	7.25	I-J	7.25	5.66	41.00
J	7.72	7.25	J-K	7.17	14.82	106.15
K	7.08	7.25	K-L	7.09	9.01	63.88
L	7.10	7.25	L-M	7.10	11.10	78.81
M	7.10	7.25	M-N	7.18	6.64	47.61
N	7.27	7.25	N-O	7.25	5.16	37.41
O	7.40	7.25	O-P	7.18	2.72	19.52
P	7.39	7.10	P-Q	7.07	3.34	23.61
Q	7.45	7.04	Q-R	7.04	19.71	138.76
R	7.33	7.04	R-S	6.82	31.57	215.15
S	6.59	6.96	S-T	6.63	23.50	155.81
T	6.67	6.96	T-U	6.78	9.48	64.24
U	6.79	6.96	V-W	6.83	1.62	11.03
V	6.87	6.96	W-X	6.88	1.30	8.94
W	6.89	6.96	U-V	6.93	30.98	214.54
X	7.71	6.96	V-W	7.03	1.62	11.35
Y	7.09	7.09	W-X	7.09	1.30	9.22
Z	7.09	7.25	X-Y	7.11	5.87	41.67
Aa	7.12	7.25	Y-Z	7.11	9.08	64.52
Bb	7.10	7.35	Z-Aa	7.17	6.79	48.65
Cc	7.24	7.35	Aa-Bb	7.30	36.39	265.47
Dd	7.52	7.35	Bb-Cc	7.35	3.25	23.85
Ee	7.53	7.35	Cc-A	7.35	14.62	107.46
Total						322.29 2288.87
Geodetic Average Grade (m)						7.10

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	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15
rev no	description	date

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Montreal and Quebec
205 Quebec Street
Victoria, BC

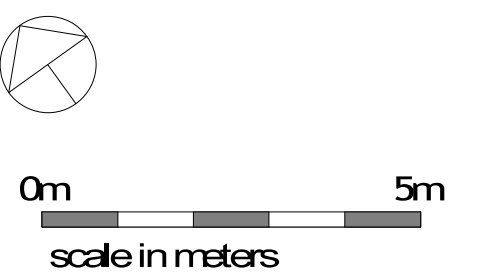
sheet title
**Average Grade
Calculations**

project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	12/04/22
sheet no.	A1.2



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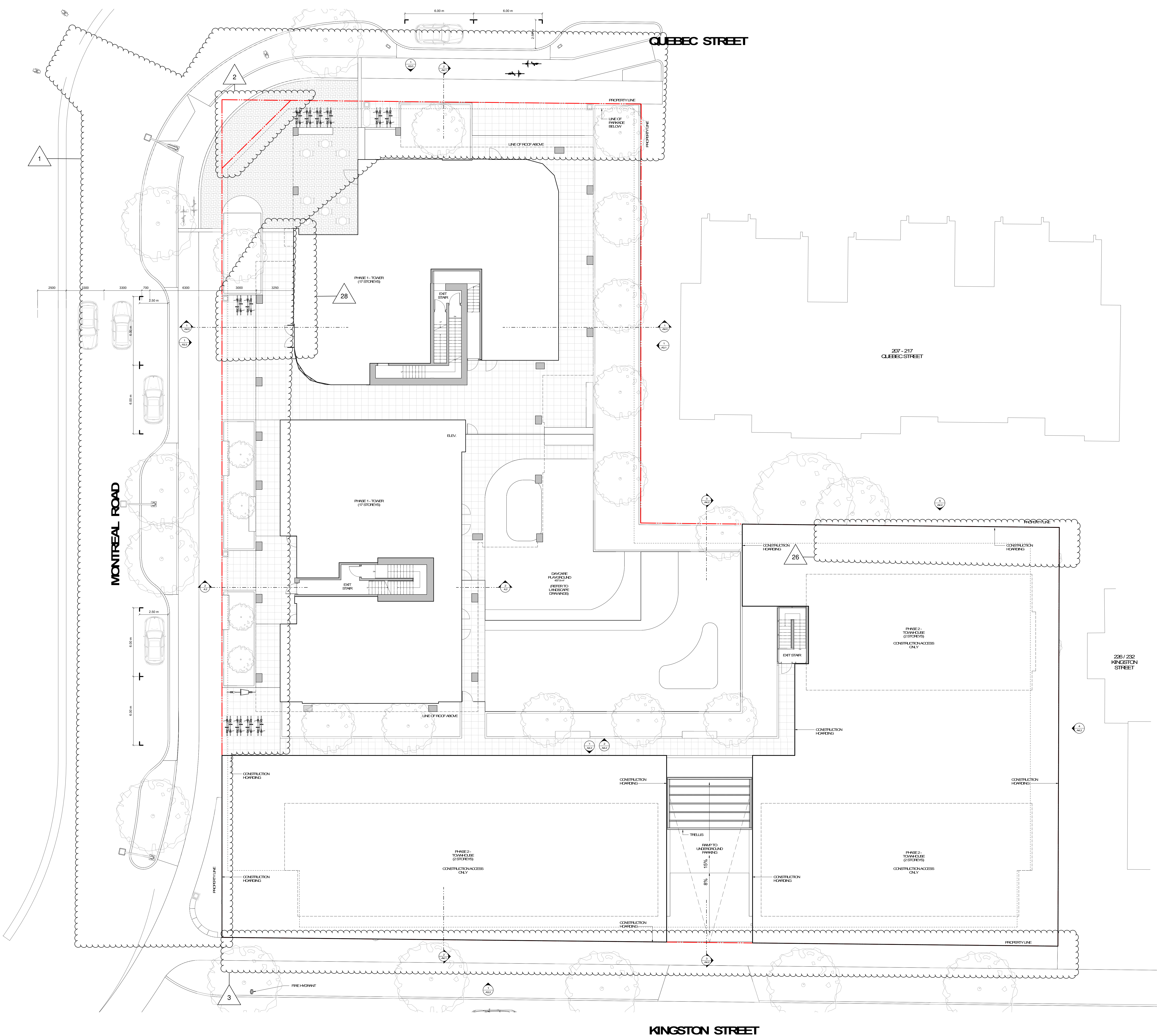
rev. no.	description	date
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Phasing Plan

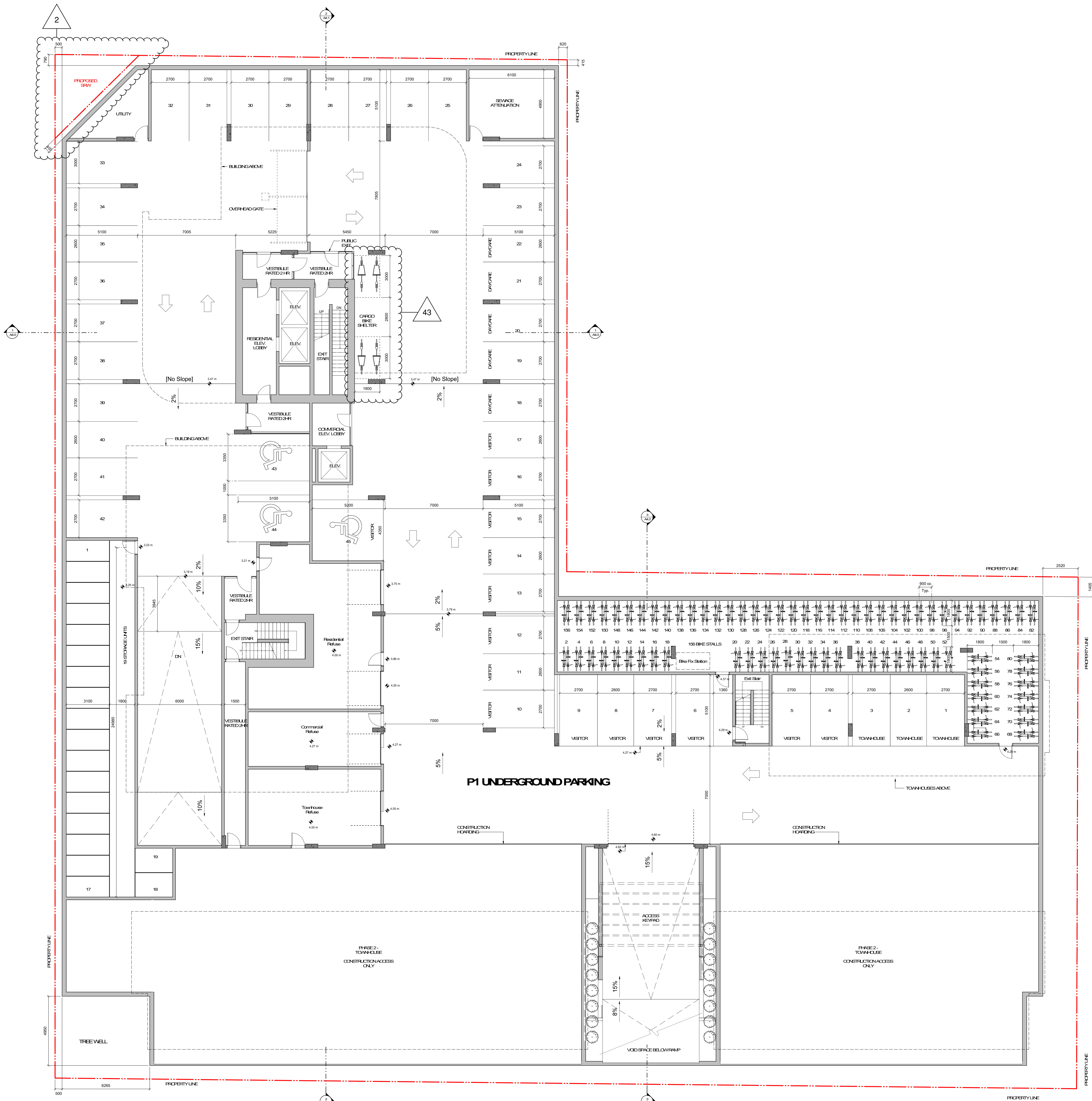
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scale	1 : 100
drawn by	Author
date issued	sheet no.
12/04/22	A1.3

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scale in meters

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2	Issued for Rezoning / DP	21.12.15
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Montreal and Quebec
205 Quebec Street
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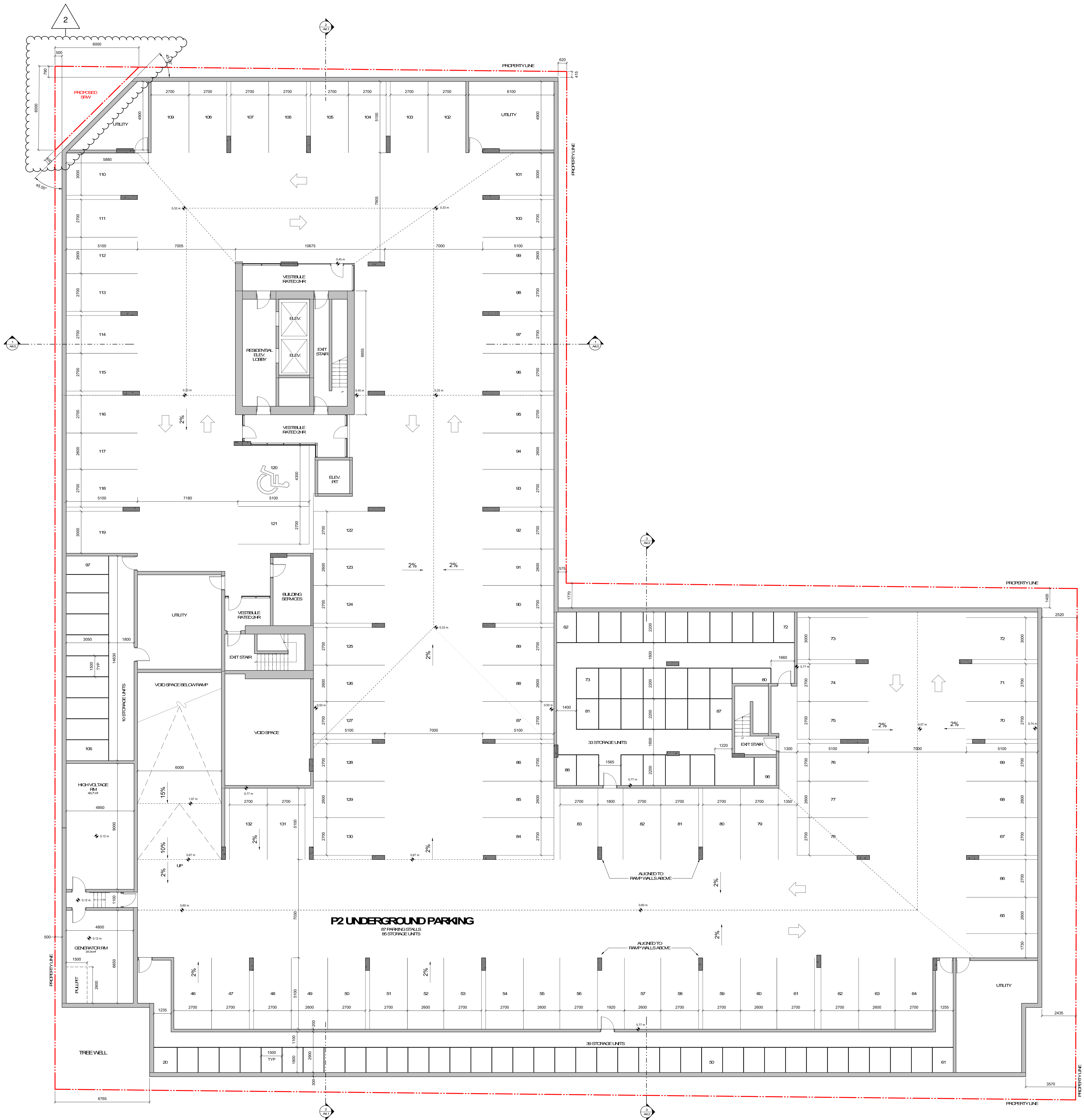
sheet title
P1 Phasing Plan

project no.	#21-18
scale	1 : 100
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sheet no.	A1.4

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2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

Reviziona/DP Resubmission 22.04.14
2 Issued for Rezoning / DP 21.12.15
1 Issued for Dev. Tracker 21.10.19
rev no description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

project no. #21-18
scale 1 : 100

drawn by RP / GK
date issued 12/04/22

sheet no. **A20**

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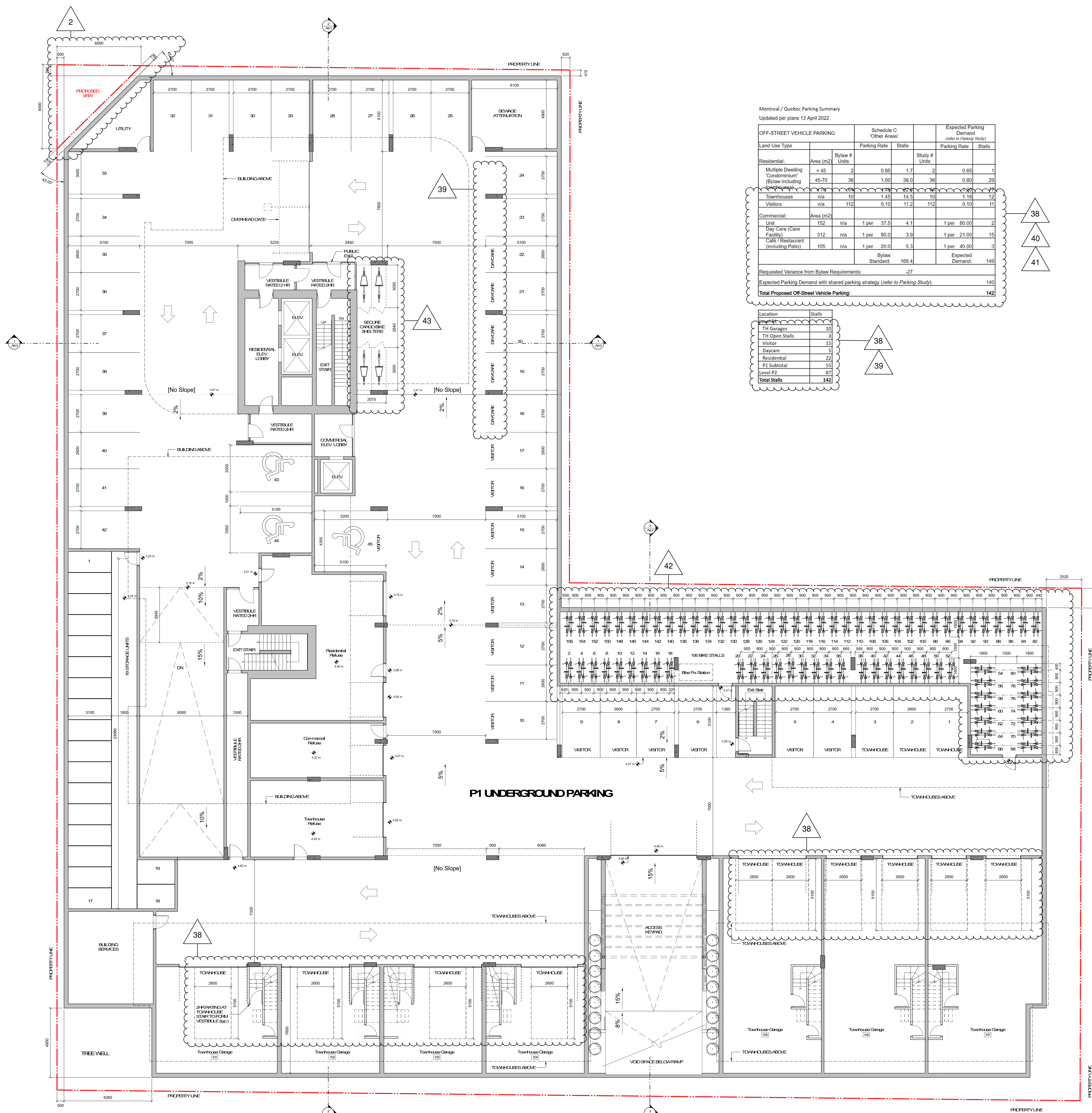
OFF-STREET VEHICLE PARKING		Schedule C 'Other Areas'		Expected Parking Demand (to Parking Study)	
Land Use Type		Parking Rate	Stalls		
Residential:					
Area (m2)	Bylaw # Units			Study # Units	
Multiple Dwelling (condominium)	< 45 2	0.85	1.7	2	0.65
Row housing (bylaw including townhouses)	45-70 36	1.00	36.0	36	0.80
Townhouses	n/a	1.00	1.0	1.0	29.0
Visitors	n/a	1.00	1.0	1.0	11
Commercial:					
Area (m2)					
Use Case (Care Facility)	152 n/a	1 per 37.5	4.1	1 per 80.0	2.0
Cafe / Restaurant (including Patio)	312 n/a	1 per 80.0	3.9	1 per 21.0	15.0
	105 n/a	1 per 20.0	5.3	1 per 40.0	3.0
		Bylaw Standard:	169.4		Expected Demand:
					149

Requested Variance from Bylaw Requirements:

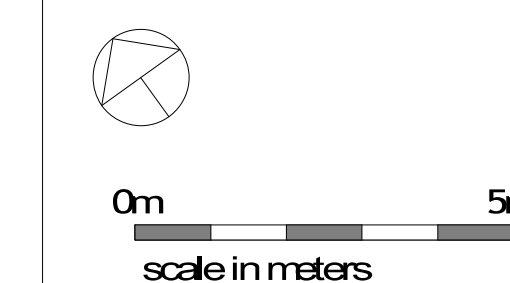
Expected Parking Demand with shared parking strategy (refer to Parking Study)

Total Proposed Off-Street Vehicle Parking:	142
--	-----

Location	Stalls
Level P1	
TH Garages	10
TH Open Stalls	3
Visitor	15
Daycare	5
Residential	22
P1 Subtotal	55
Level P2	87
Total Stalls	142



Please refer to the accompanying resubmission memo for revision descriptions.



	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Parking Plan

project no. #21-18

scale	1 : 100
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drawn by:	BR/GK
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Growth by		N-7 G
date issued	sheet no.	

DATE ISSUED: _____

OF BOOK: 1

AC 1

12/04/22	A21
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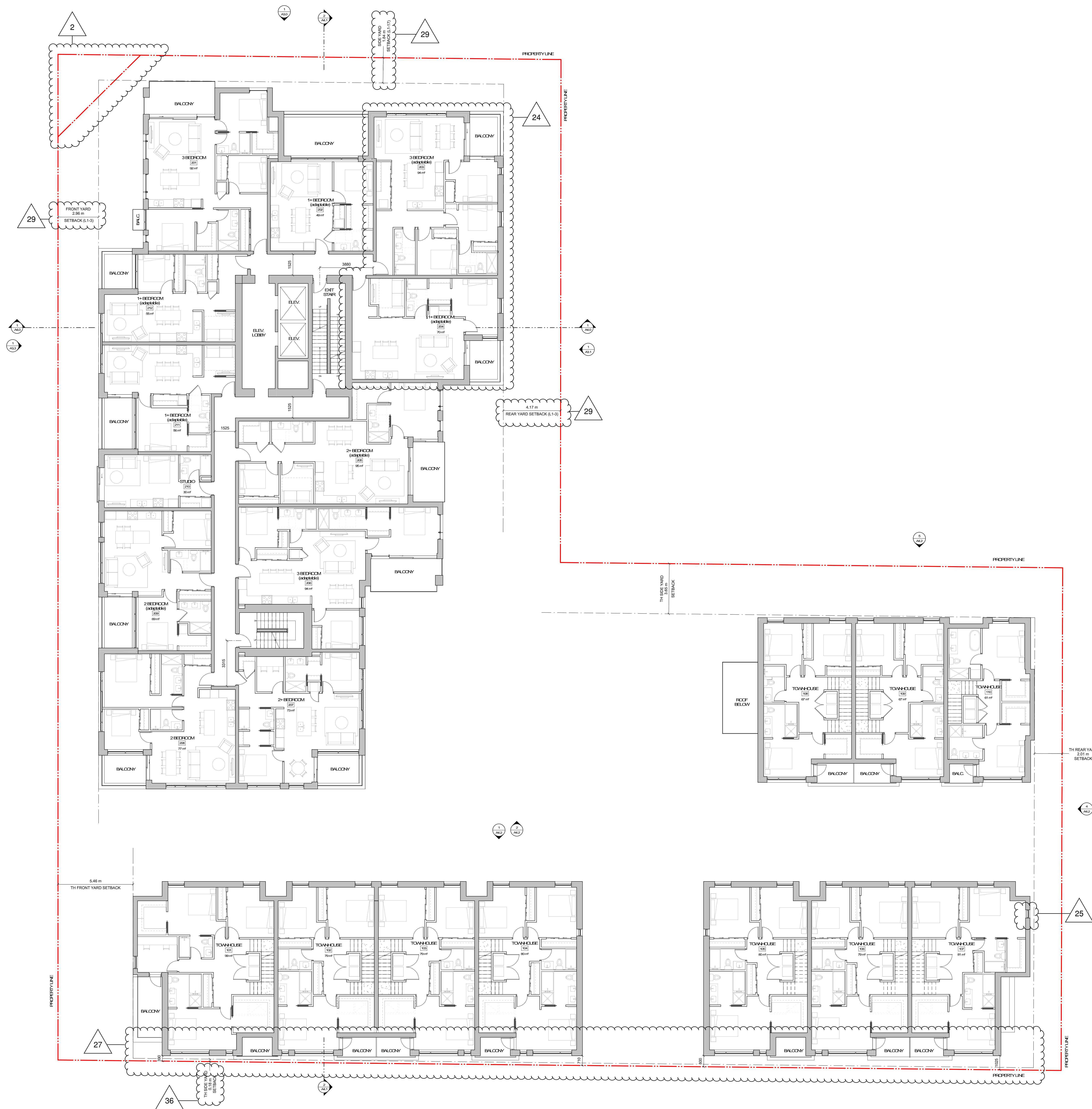
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project no.	#21-18
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Rezonning/DP Resubmission: 22.04.14	
2 Issued for Rezonning / DP: 21.12.15	
1 Issued for Dev. Tracker: 21.10.19	
rev no	description
1	description

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 2 Plan

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2	Issued for Rezoning / DP	21.12
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Montreal and Quebec
205 Quebec Street
Victoria, BC

project no.	#21-
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drawn by	RP/C

date issued	sheet no.
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	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15
	Issued for Dev. Tracker	21.10.19
rev no	description	date

rev no	description	date
1	Issued for Dev. Tracker	21.10.19

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205 Quebec Street
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sheet title
Level 4 Plan

project no. #21-18
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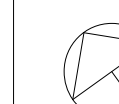
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scale in meters

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2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
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Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-16 Plan

project no	#21-18
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project no.	#21-18
scale	1 : 100

scale	1-100
duration	50-100

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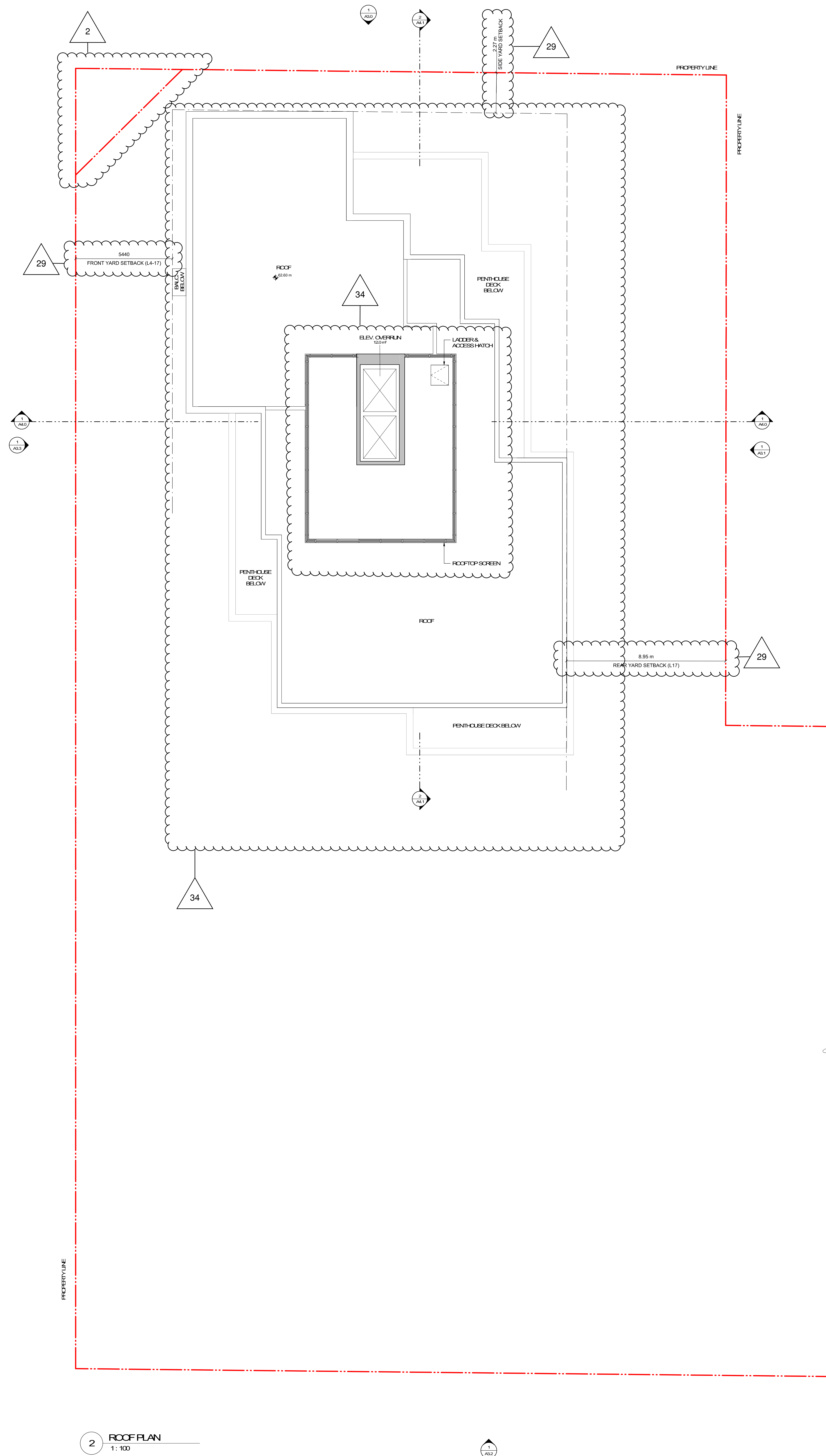
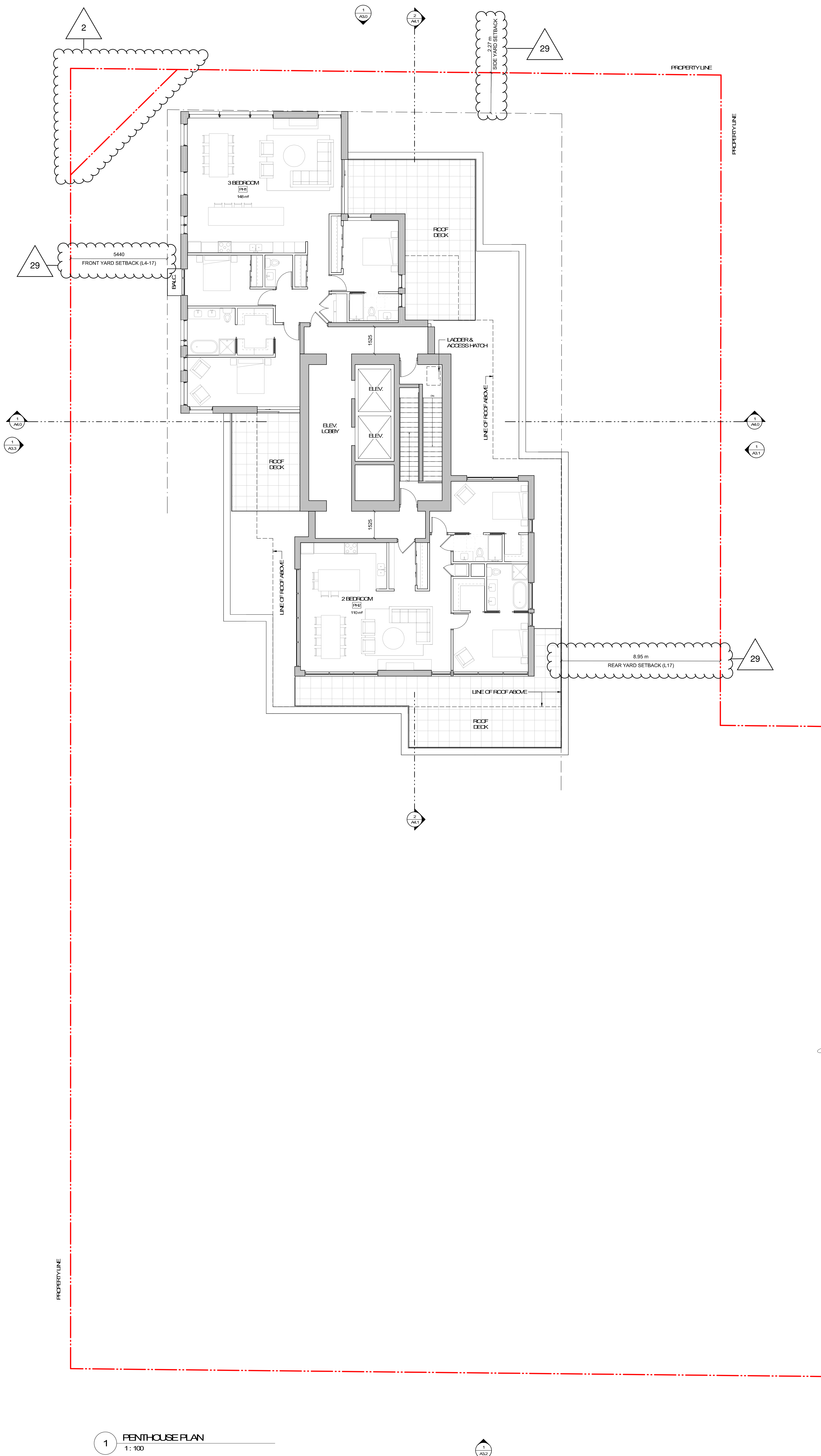
date issued	sheet no.
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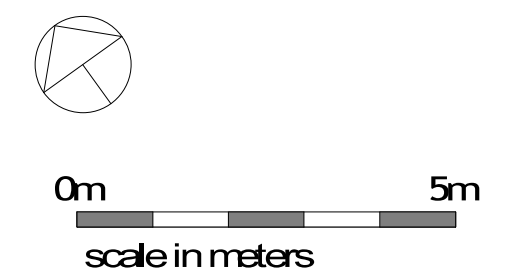
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2	Rezonning/DP Resubmission	22.04.14
1	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Penthouse + Roof Plan

project no. #21-18
scale 1:100
drawn by RP/GK
date issued 12/04/22
sheet no. **A2.7**



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ELEVATION MATERIALS KEY:

- 1) Cement Panel System
Colour: Sandstone
- 2) Burning Board Brick
Colour: Wheat
- 3) Fine Cement Panel
Colour: Dark Grey
- 4) Prefinished Vertical Wood Siding
Colour: 1860 Wood
- 5) Soffits: 1860 Wood
- 6) Glass Cladding in Prefinished Aluminum Frames
Colour: Iron/Chrome
- 7) Glass Cladding in Prefinished Aluminum Frames
Colour: Iron/Chrome
- 8) Prefinished Metal Panel Roofing
Colour: Iron/Chrome
- 9) Prefinished Metal Fascia
Colour: Iron/Chrome
- 10) Prefinished Metal Balcony Guard
Colour: Iron/Chrome
- 11) Prefinished Metal Pergolas and Gates
Colour: Iron/Chrome
- 12) Windows and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron/Chrome
- 13) Glass Vents and Cladding w/ Aluminum Frames
Colour: Iron/Chrome
- 14) Exposed Architectural Concrete
- 15) Prefinished Metal Louvers
Colour: Iron/Chrome
- 16) Prefinished Metal Panel
Colour: Iron/Chrome



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Revising DP Resubmission 22.04.14
2 Issued for Rezoning / DP 21.12.15
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rev no description date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
North Elevation

project no. #21-18
scale 1 : 100

drawn by Author
date issued xx/11/21

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ELEVATION MATERIALS KEY:

- 1) Concrete Panel System
Colour: Sandstone
- 2) Running Bond Brick
Colour: White
- 3) Metal Corner Panel
Colour: Dark Grey
- 4) Prefinished Vertical Wood Siding
Colour: White
- 5) Soffit: T&G Wood
- 6) Glass Cladding in Prefinished Aluminum Frames
Colour: Iron Ore
- 7) Glass Cladding in Prefinished Aluminum Frames
Colour: Iron Ore
- 8) Prefinished Metal Panel Cladding
Colour: Iron Ore
- 9) Prefinished Metal Panel Cladding
Colour: Iron Ore
- 10) Prefinished Metal Panel Cladding
Colour: Iron Ore
- 11) Prefinished Metal Panel Cladding
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- 14) Prefinished Metal Panel Cladding
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- 15) Prefinished Metal Panel Cladding
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- 16) Prefinished Metal Panel Cladding
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- 17) Prefinished Metal Panel Cladding
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Please refer to the
accompanying
resubmission memo for
revision descriptions.

rev no	description	date
1	Issued for Dev. Tracker	21.10.19
2	Issued for Rezoning / DP	21.12.15
3	Issued for Rezoning / DP	22.04.14

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
East Elevation

project no	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no	A3.1.

2022-04-14 9:21:37 AM

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ELEVATION MATERIALS KEY

- 1) Current Panel System
Colour: Sandstone
- 2) Running Board Glass
Colour: White
- 3) Floor Current Panel
Colour: Dark Grey
- 4) Prefinished Vertical Wood Sliding
Colour: TSG Wood
- 5) Slates: TSG Wood
- 6) Glass Guards in Prefinished Aluminium
Colour: Dark Grey
- 7) Glass Composite: Laminated Glazing on
Patterned Sheet Structure
Colour: Iron / Grey
- 8) Prefinished Metal Pinpoint Finishing
Colour: Iron / Grey
- 9) Prefinished Metal Bascos
Colour: Iron / Grey
- 10) Prefinished Metal Flakko Guard
Colour: Iron / Grey
- 11) Patterned Metal Pergolas and Gates
Colour: Iron / Grey
- 12) Windowed Doors: Clear Glazing in Dark
Anodized Aluminium Frames
Colour: Iron / Grey
- 13) Glass Walls and Guards w/ Aluminium Frame
Colour: Iron / Grey
- 14) Exposed Architectural Concrete
- 15) Prefinished Metal Louvers
Colour: Iron / Grey
- 16) Prefinished Metal Panel

Please refer to the accompanying resubmission memo for revision descriptions.

[illegible]

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
South Elevation

project no. #21-18

scale	1 : 100
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scale	11-150
drawn by	Author

date issued	sheet no.
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w/11/21 **A32**

A3.2

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ELEVATION MATERIALS KEY:

1. Concrete Panel System
Colour: Sandstone
2. Burning Board Brick
Colour: Wheat
3. Plain Concrete Panel
Colour: Dark Grey
4. Prefinished Vertical Wood Siding
Colour: White
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Colour: Iron / Ore
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Please refer to the
accompanying
resubmission memo for
revision descriptions.



Revising	DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

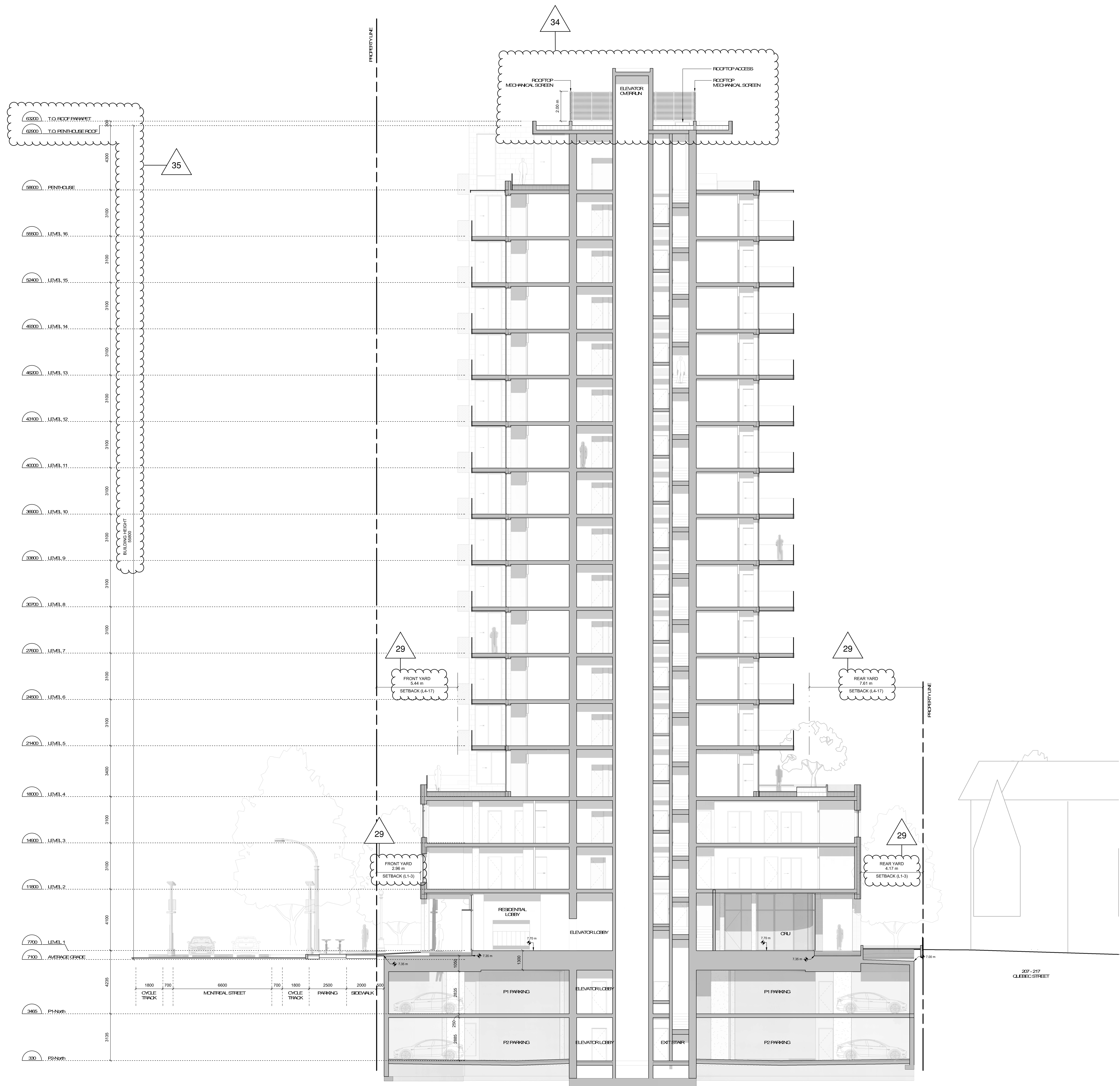
sheet title
West Elevation

project no. #21-18
scale 1 : 100
drawn by Author
date issued xx/11/21
sheet no. A3.3

2022-04-14 9:21:37 AM



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	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.13
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Sections

project no. #21-18

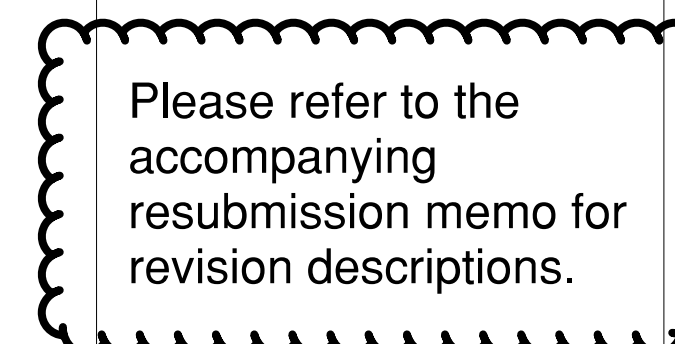
scale 1 : 100

drawn by RP

date issued 12/04/22

sheet no. A4.0

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Sections

project no.	#21-18
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drawn by	RP
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12/04/22 **A41**

A4.1



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ELEVATION MATERIALS KEY:

1. Cement Panel System
Colour: Sandstone
2. Running Board Brick
Colour: White
3. Blue Cement Panel
Colour: Dark Grey
4. Prefinished Vertical Wood Siding
5. Soffit: T&G Wood
6. Glass Guards in Prefinished Aluminum Frames
Colour: Iron / Ore
7. Glass Complex Laminated Glazing on
Pendant Steel Structure
Colour: Iron / Ore
8. Prefinished Metal Porosil Flashing
Colour: Iron / Ore
9. Prefinished Metal Fascia
Colour: Iron / Ore
10. Perforated Metal Balcony Guard
Colour: Iron / Ore
11. Perforated Metal Pergolas and Gates
Colour: Iron / Ore
12. Window and Door Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron / Ore
13. Glass Walls and Guards w/ Aluminum Frames
Colour: Iron / Ore
14. Exposed Architectural Concrete
15. Prefinished Metal Louvers
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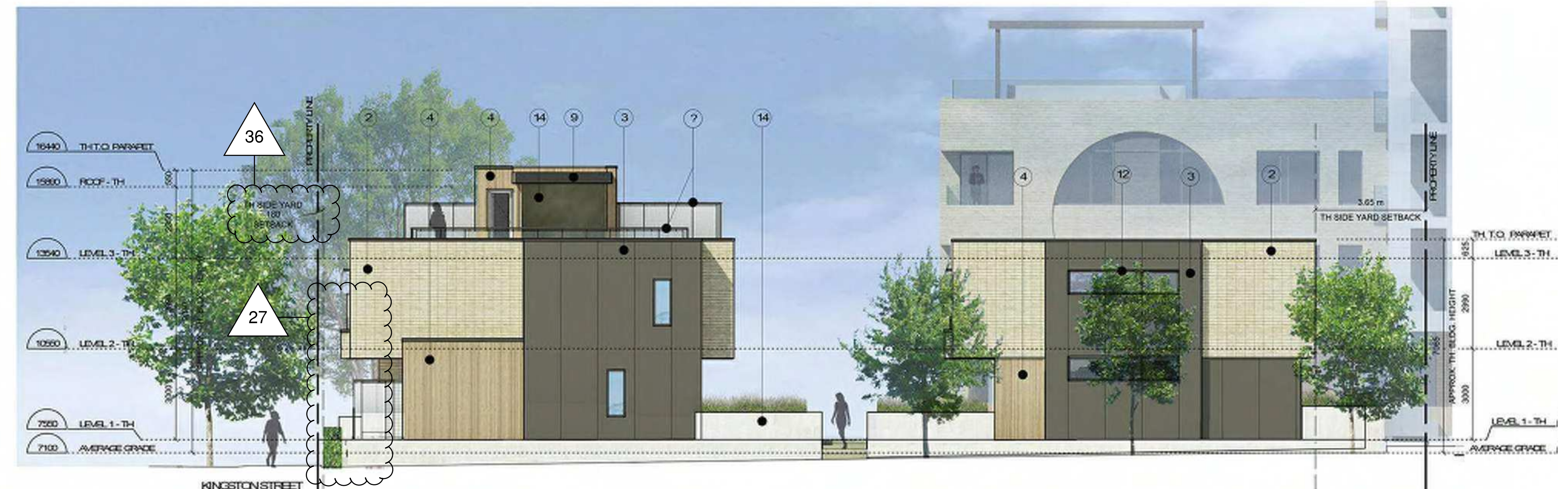
1 North Elevation - Townhouse
1: 100



2 South Elevation - Townhouse
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3 P1 Ramp @ Kingston St
1: 100



4 East Elevation - Townhouse
1: 100



5 North Elevation - Townhouse
1: 100

Please refer to the
accompanying
resubmission memo for
revision descriptions.

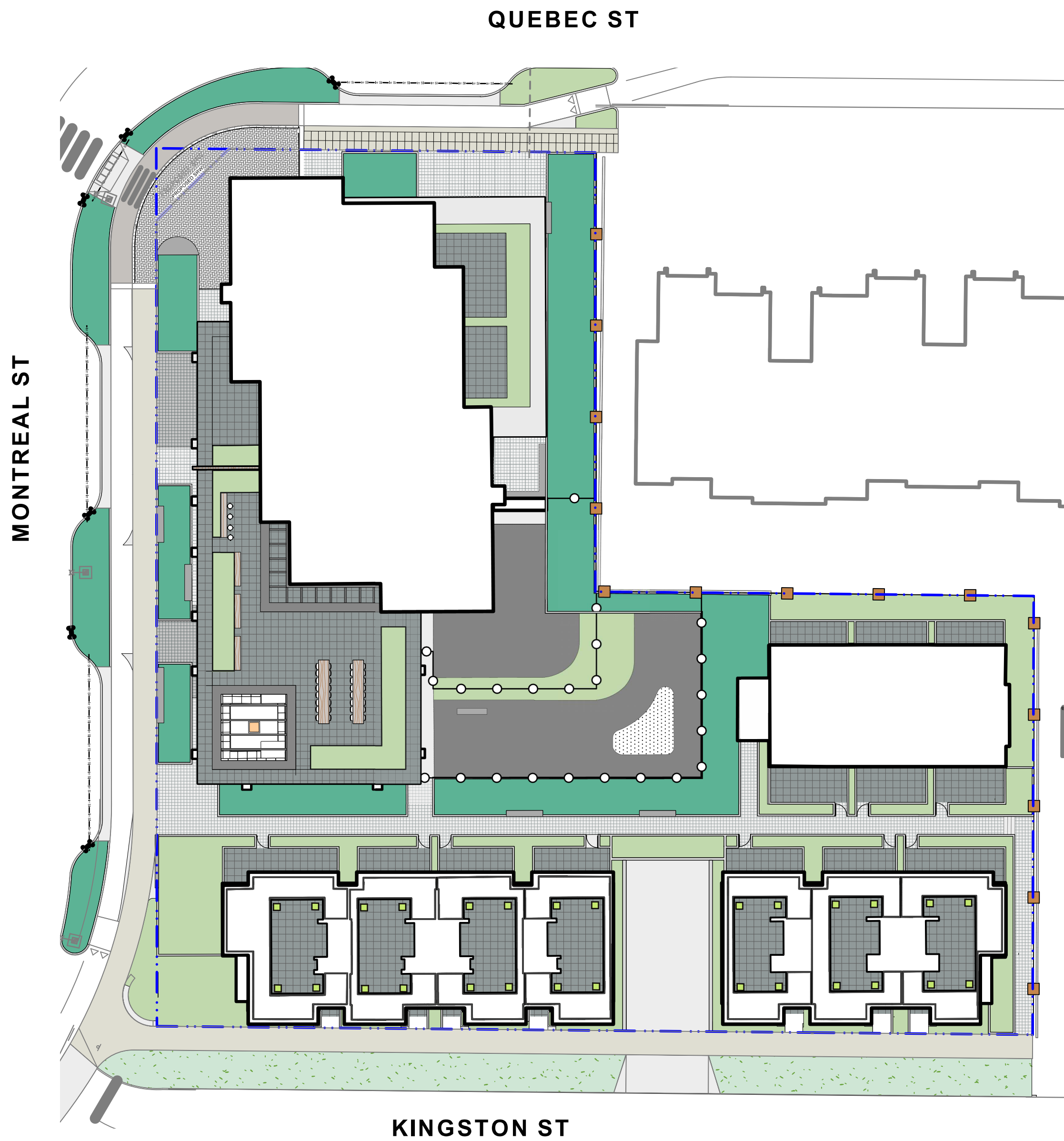
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2 Issued for Reasoning / DP: 21.12.15	
rev no	description
1	original revision 1: New drawings and designs were all issued for the company of contractors and reviewed for the proposed design and may not be reproduced without written consent.
project name	Montreal and Quebec 205 Quebec Street Victoria, BC
sheet title	Building Section/ Elevations
project no	#21-18
scale	1: 100
drawn by	Author
date issued	xx/11/21
sheet no	A4.2

Mike Geric Construction

Quebec & Montreal

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials - Ground
L1.02	Landscape Materials - Roof
L1.04	Landscape Precedents
L1.05	Landscape Materials - Sections
L1.06	Landscape Materials - Sections
L1.03	Stormwater Management & Grading
L1.07	Soil Volumes
L3.01	Planting Plan
L3.02	Planting Plan
L0.02	Tree Survey Plan
L0.03	Tree Management Plan
L4.01	Landscape Details

3	Rezoning DP Resubmission	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

**Murdoch
de Greeff** INC
Landscape Planning & Design

200 - 554 Culford Rd
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892

2022-04-20

client

Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project

QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Cover

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

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GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repaining all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- 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 RETENTION AND REMOVAL NOTES

- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- All elevations are in meters.
- Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
- All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 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.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
- Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc, 5-11720 Voyageur Way, Richmond, BC, V6X 3G9, p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

ON-SLAB TREE PLANTING NOTES

- For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MH	MANHOLE
B&B	BALLED AND BURLAPPED	MIN	MINIMUM
BC	BOTTOM OF CURB	MISC	MISCELLANEOUS
BLDG	BUILDING	MM	MILLIMETRE
BM	BENCHMARK	N	NORTH
BC	BOTTOM OF CURB	NIC	NOT IN CONTRACT
BH	BOTTOM OF RAMP	NO	NUMBER
BS	BOTTOM OF STEP	NOM	NOMINAL
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CAL	CALIPER	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CF	CUBIC FEET	PC	POINT OF CURVATURE
CIP	CAST IN PLACE	PE	POLYURETHANE
CLR	CENTER LINE	PI	POINT OF INTERSECTION
CM	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CUM	CUBIC METRE	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE(D)
DIM	DIMENSION	REQ'D	REQUIRE(D)
DTL	DETAIL	REV	REVISION
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
E.W.	EACH WAY	SPECS	SPECIFICATIONS
EXIST	EXISTING	SQ M	SQUARE METRE
EXP	EXPANSION, EXPOSED	ST	STORM SEWER
FFE	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	SYM	SYMMETRICAL
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
GR	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HP	HIGH POINT	TW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL
ID	INSIDE DIAMETER	VAR	VARIABLES
INV	INVERT ELEVATION	VOL	VOLUME
IN	INCH(ES)	W	WITH
INCL	INCLUDE(D)	W/O	WITHOUT
JT	JOINT	WT	WEIGHT
LF	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWF	WELDED WIRE FRAME
		YD	YARD
		@	AT

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 IIABC Standards and Contract Specifications. Boulevard irrigation system to meet City of Victoria Supplementary Specification for Street Trees and Irrigation Bylaw.
- 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

MATERIALS LEGEND

1.0	HARDSCAPE	
1.1	Asphalt. See Civil	
1.2	CIP Concrete Light Broom finish with tooled control joints.	
1.3	CIP Concrete <i>Light Broom Radial Concrete Control Joints</i>	
1.4	Standard Paver <i>8x8 tile pattern, colour Natural</i>	
1.5	Standard Paver <i>8x8 tile pattern, colour Charcoal</i>	
1.6	Patio <i>'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.</i>	

HARDSCAPE: CITY STANDARDS

See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

1.7	Trowel Joint Concrete. See L4.01 For Pattern Details	
1.8	Granite Pavers @ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.	
1.9	Grey Basalt Entry Band Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed	
1.10	Granite Pavers Solider Course Border 200mm Granite Pavers	
2.0	DAYCARE <i>Design TBD by input from Daycare provider</i>	

2.1	Sand	
2.2	Safety Surfacing	

WALLS

3.1	Concrete Retaining Wall - On Grade	
3.2	Concrete Bench	
3.3	Concrete Flush Curb - See Civil.	

FURNISHINGS

4.1	'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.	
4.2	Fire pit	
4.3	Trash Bin	
4.4	Trellis	
4.5	Benches	
4.6	Tables	
4.7	Shed. See Architecture.	

FENCES AND BARRIERS

5.1	1800mm Wood Fence	
5.2	Picket Fence	

LIGHTING See Arch and Electrical**LANDSCAPE MATERIAL**

7.1	Shrub Area	
7.4	Rain Garden (See Dwg 1 L1.03 & 4.01)	

LINE TYPE LEGEND

---	Property line
- - - - -	Extent of Parkade, below
- . - . -	Pedestrian Sightline

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

Civil Typical Inlet Drain**GRADING LEGEND**

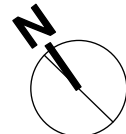
	17.70	Existing Landscape Grade	
	17.70 Civil	Civil Grade, provided for reference only	
	16.90 Arch	Architectural grade, provided for reference only	
	17.70	Proposed Landscape Grade	
TOW	Top of Wall	BP	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point

IRRIGATION LEGEND

	Irrigation Point of Connection Proposed Irrigation Point of Connection. Provide water service and electrical service from irrigation controller to valves.
	Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.

LANDSCAPE DRAINAGE LEGEND

	Perforated Underdrain
	Sched 40 PVC
	Clean out
	Rain Garden Overflow Drain
	8" Square drain with ductile iron grates.
	Trench Drain Aco K100 Trench Drain, Load Class 'A'.
	DRAINS BY OTHERS SD BL
	AD
	Mechanical Drains (For reference only)



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client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

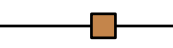
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project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

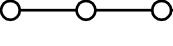


- 5.0

FENCES AND BARRIERS
- 5.1



1800mm Wood Fence
- 5.2



Picket Fence
- 6.0

LIGHTING

See Arch and Electrical
- 7.0

LANDSCAPE MATERIAL
- 7.1



Shrub Area
- 7.4



Rain Garden (See Dwg 1 L1.03 & 4.01)

- REFERENCE NOTES
- 1

Fire pit nook with seating.
- 2

Dining area. with long harvest-style picnic tables.
- 3

Pergola.
- 4

Stand-up bar.
- 5

Private patio spaces.
- 6

Townhome roof top patios.

- MATERIALS LEGEND
- 1.0

HARDSCAPE
- 1.1



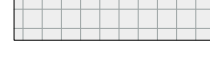
Asphalt. See Civil
- 1.2



CIP Concrete Light
Broom finish with tooled control joints.
- 1.3



CIP Concrete
Light Broom Radial Concrete Control Joints
- 1.4



Standard Paver
8x8 tile pattern, colour Natural
- 1.5



Standard Paver
8x8 tile pattern, colour Charcoal
- 1.6



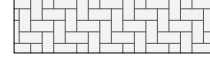
Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

- 1.0

HARDSCAPE: CITY STANDARDS
- See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.
- 1.7



Trowel Joint Concrete.
See L4.01 For Pattern Details
- 1.8

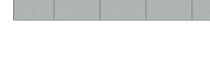


Granite Pavers

@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
- 1.9

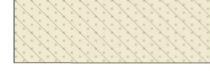


Grey Basalt Entry Band
Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- 1.10



Granite Pavers
Solider Course Border 200mm Granite Pavers
- 2.0

DAYCARE
- Design TBD by input from Daycare provider
- 2.1

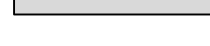


Sand
- 2.2



Safety Surfacing
- 3.0

WALLS
- 3.1



Concrete Retaining Wall
- On Grade
- 3.2



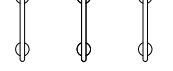
Concrete Bench
- 3.3



Concrete Flush Curb - See Civil.

- 4.0

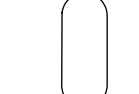
FURNISHINGS
- 4.1



'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.
- 4.2



Fire pit
- 4.3



Trash Bin
- 4.4



Trellis
- 4.5



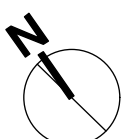
Benches
- 4.6



Tables
- 4.7



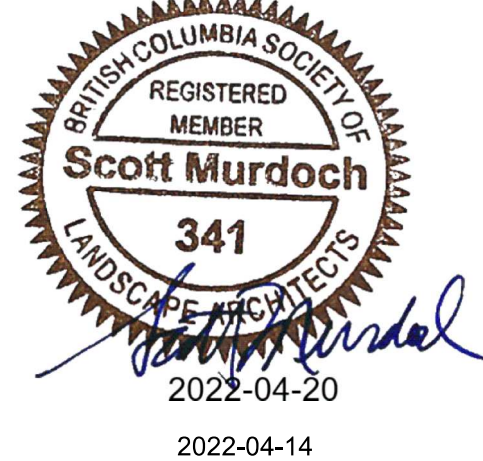
Shed. See Architecture.



3	Rezoning DP Resubmission	2022-04-14
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BRITISH COLUMBIA SOCIETY OF
REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2022-04-20
2022-04-14

client

Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project

QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Landscape Materials - Roof

project no.

121.23

scale

1:150 @ 24"x36"

drawn by

MDI

checked by

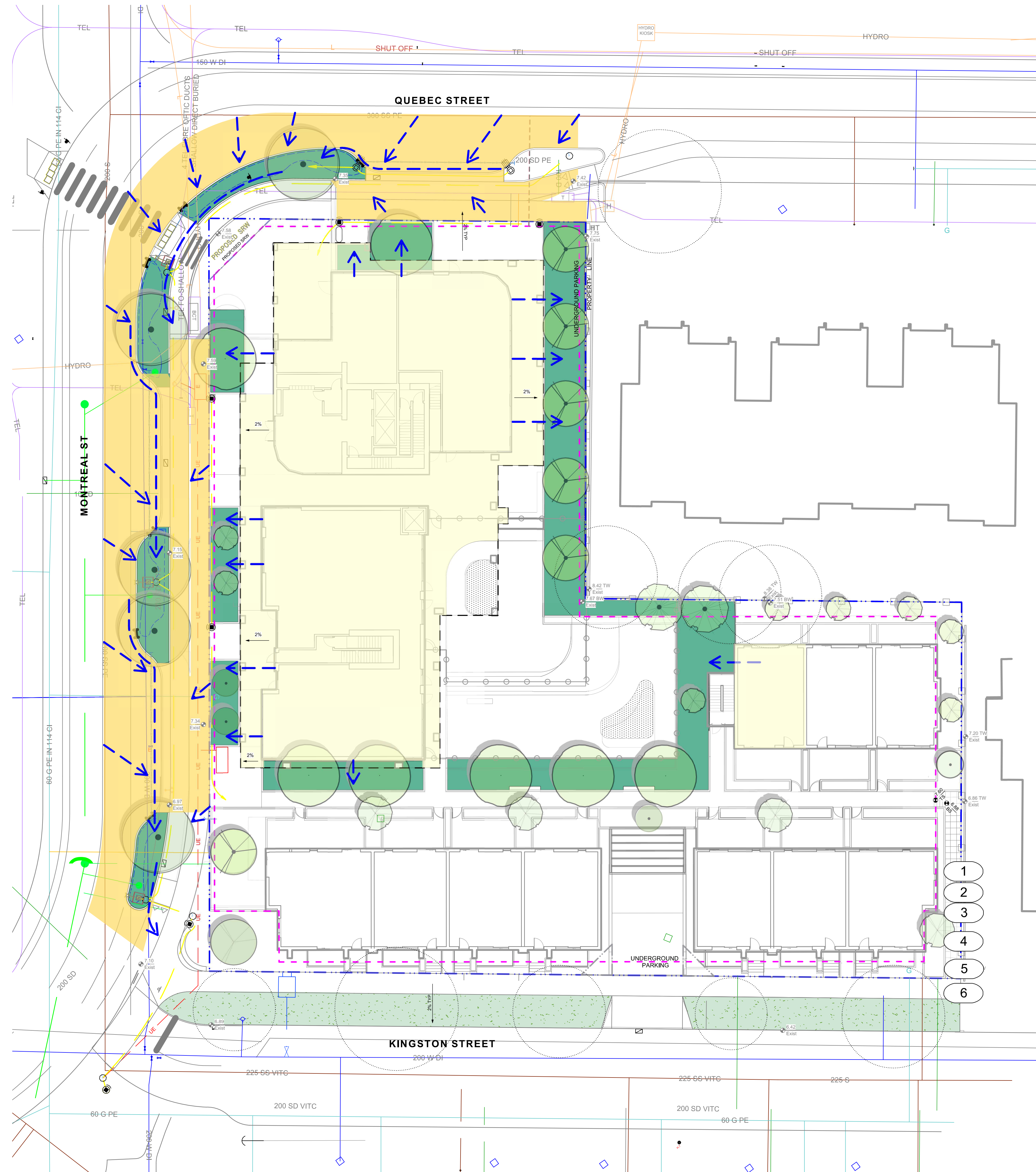
SM

revision no.

sheet no.

3

L1.02



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED ARCH GRADE
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN ON GRADE
- IMPERVIOUS AREAS
 - ROOF DRAINS TO RAIN GARDEN
 - ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.

Boulevard rain gardens to be designed to City of Victoria Standards



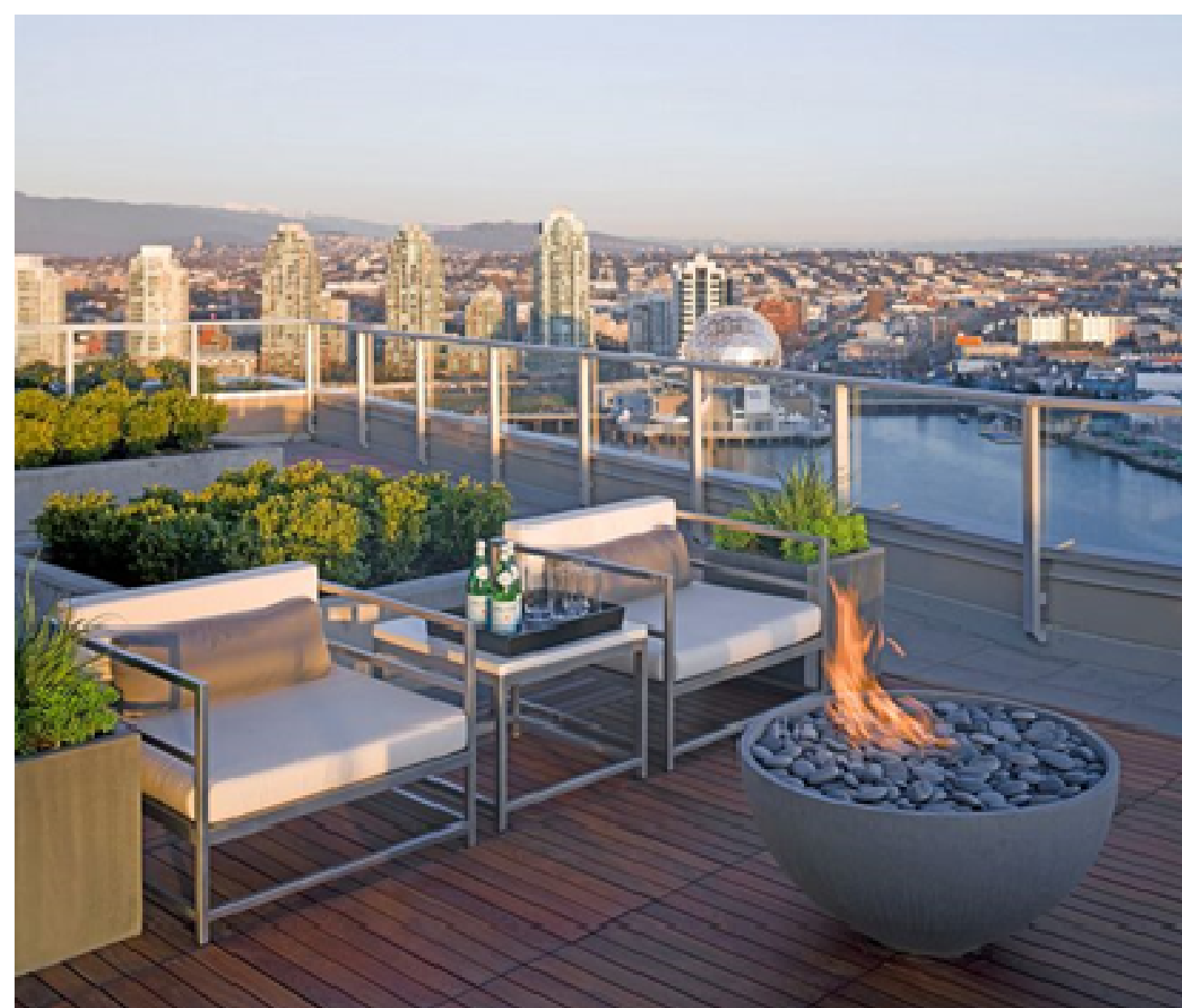
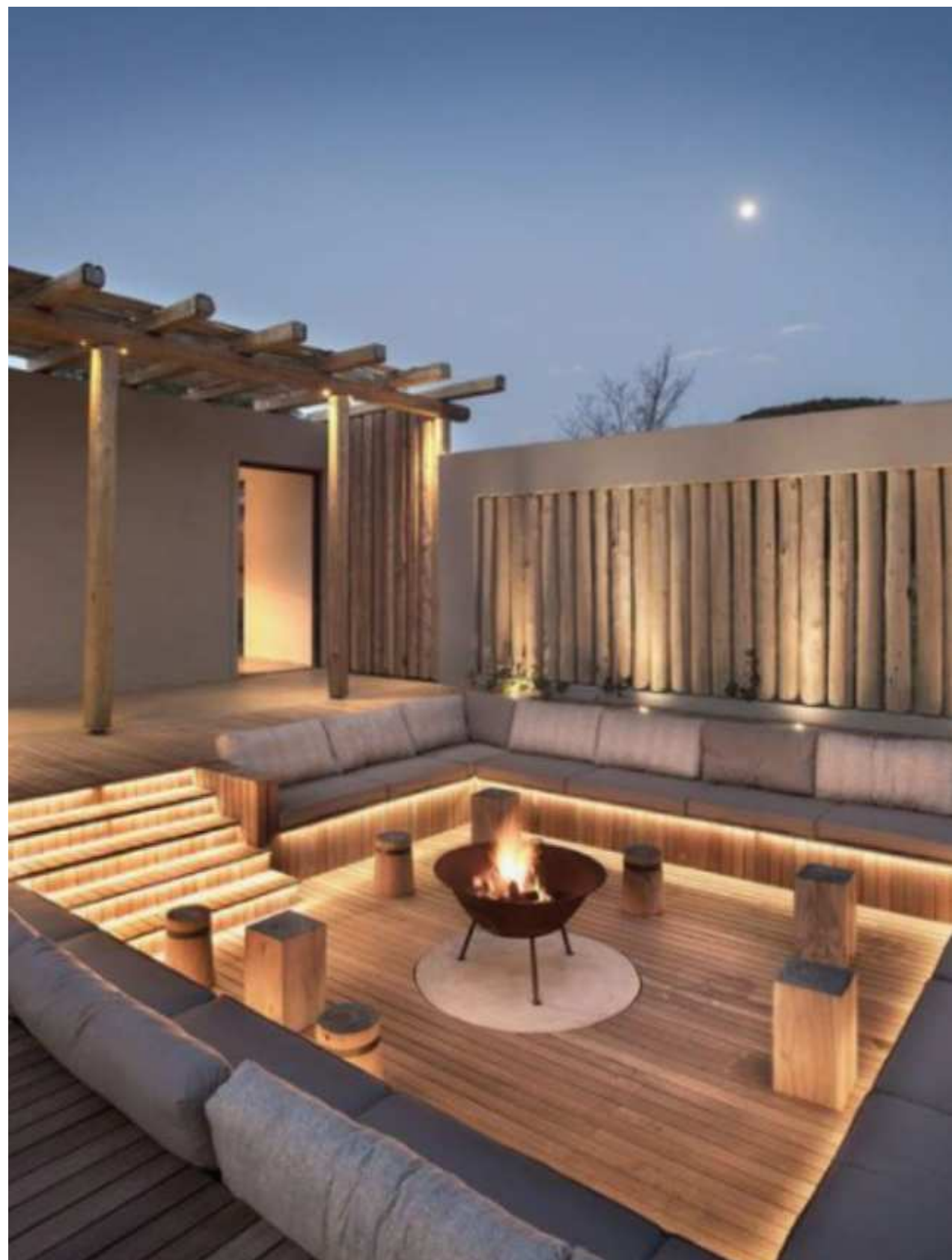
1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

- All grades slope 2% from the building to back of curb.
- Slab grade varies
- All landscape walls are an average of 500mm height.
- Kingston St Townhouses require 3-4 risers to meet grade.
- Proposed curb grades to be determined by Civil (proposed grades will be similar to existing grades. See Civil for details)
- All sidewalk slope 2% to back of curb.

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client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title	Stormwater Management & Grading
project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
3	L1.03



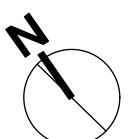
ROOFTOP COMMON SPACE

DAYCARE - PLAY



STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON



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LANDSCAPE ARCHITECTS

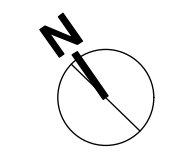
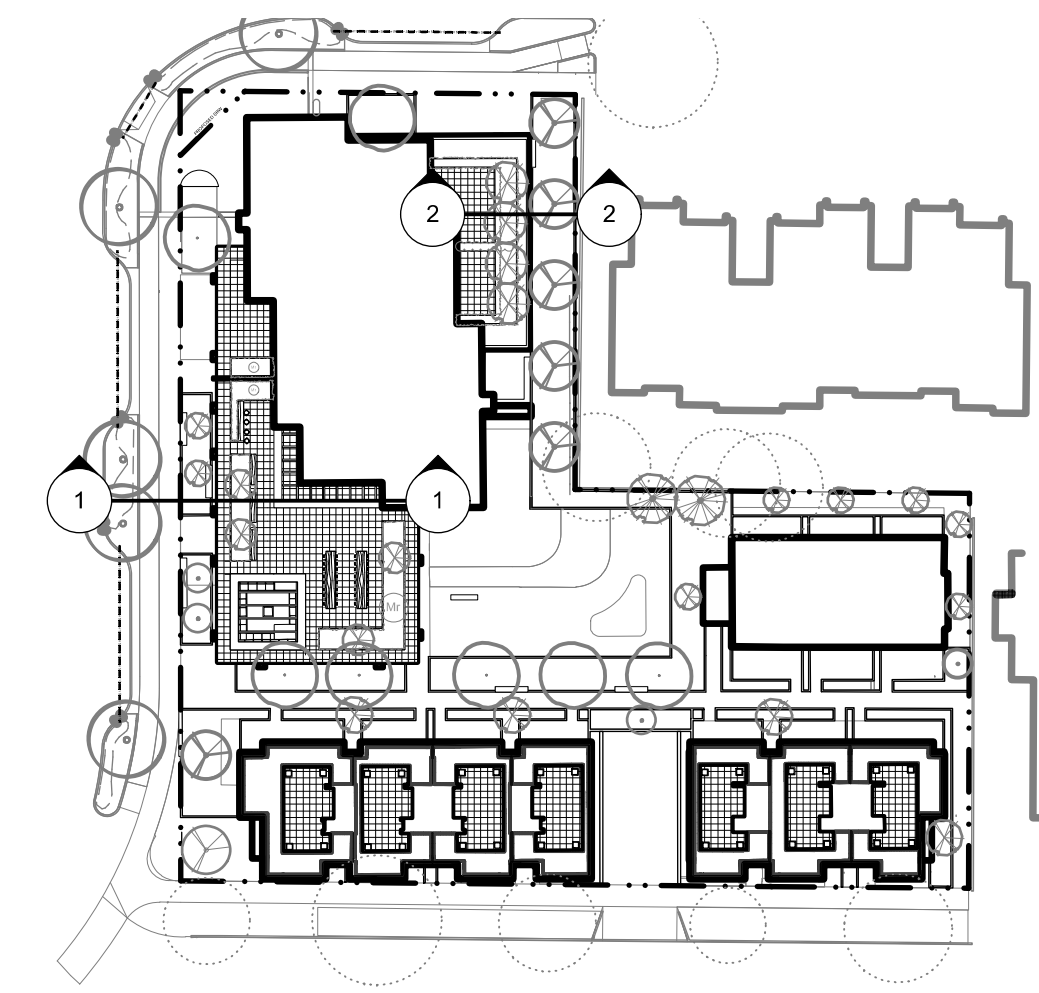
2022-04-20
2022-04-14

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project
QUEBEC & MONTREAL DEV.
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VICTORIA, BC

sheet title
Landscape Precedents

project no.	121.23
scale	N/A @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
3	L1.04

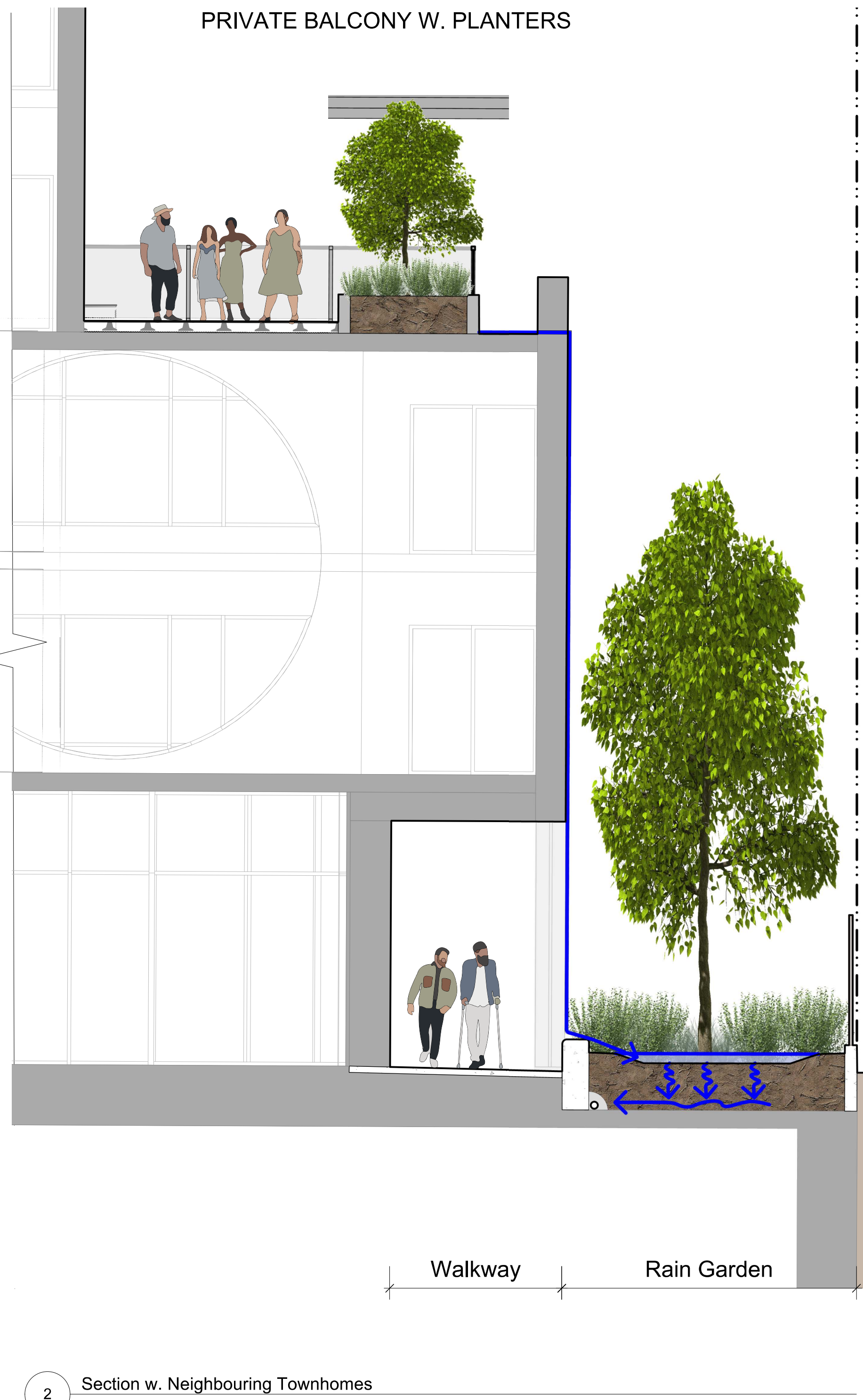
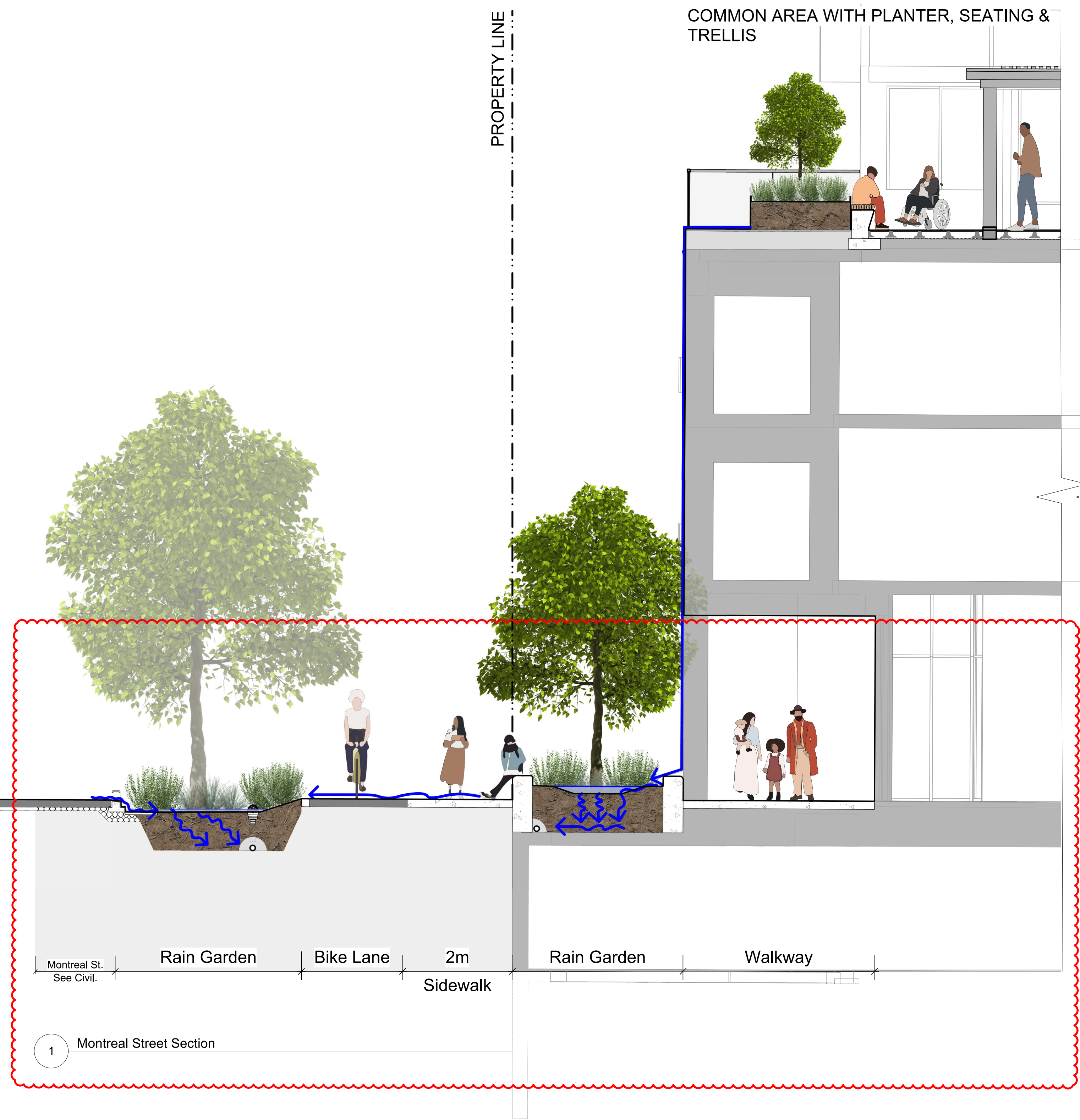


PROPERTY LINE

COMMON AREA WITH PLANTER, SEATING & TRELLIS

PRIVATE BALCONY W. PLANTERS

PROPERTY LINE



1 Montreal Street Section

2 Section w. Neighbouring Townhomes

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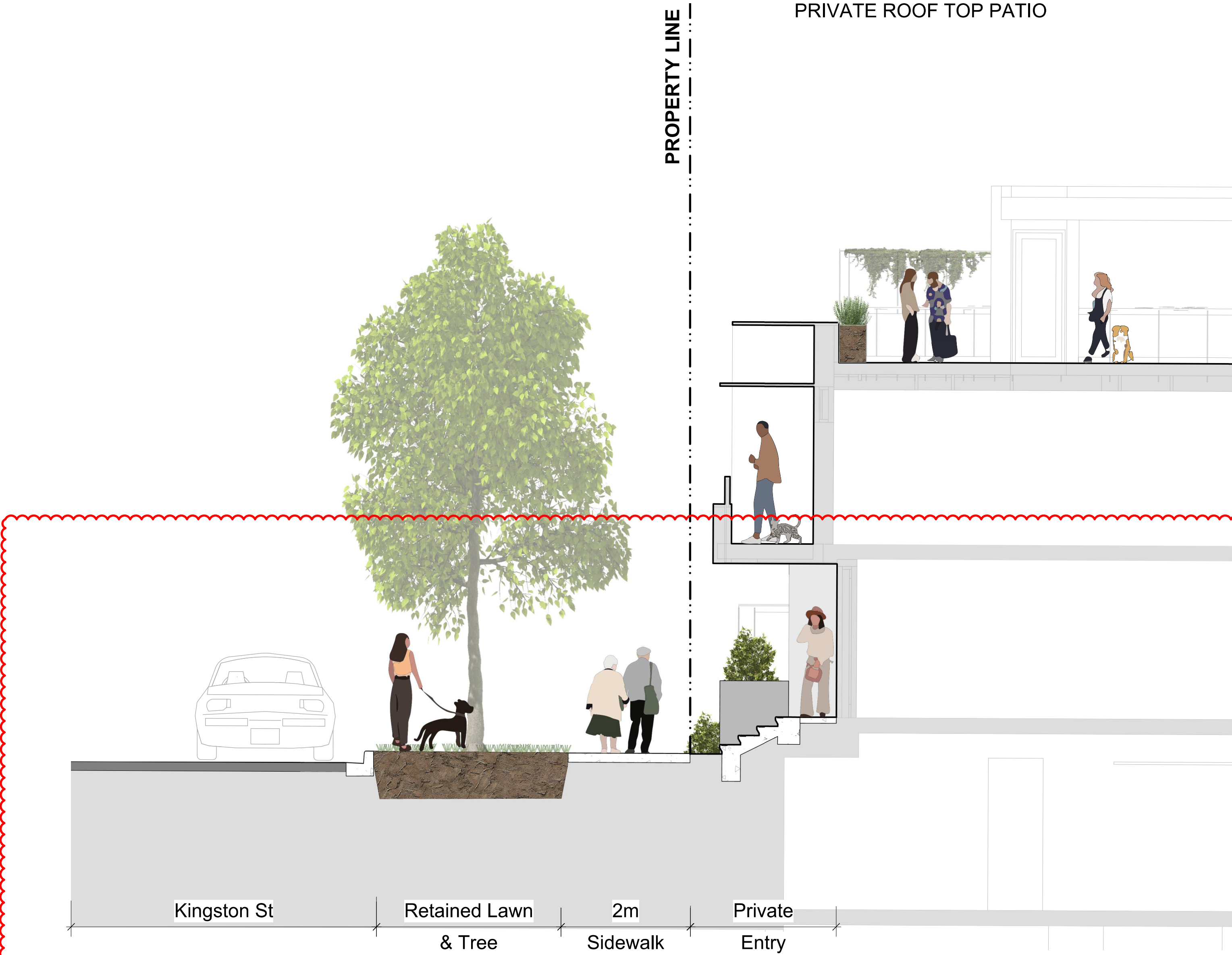
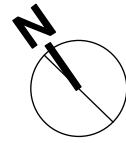
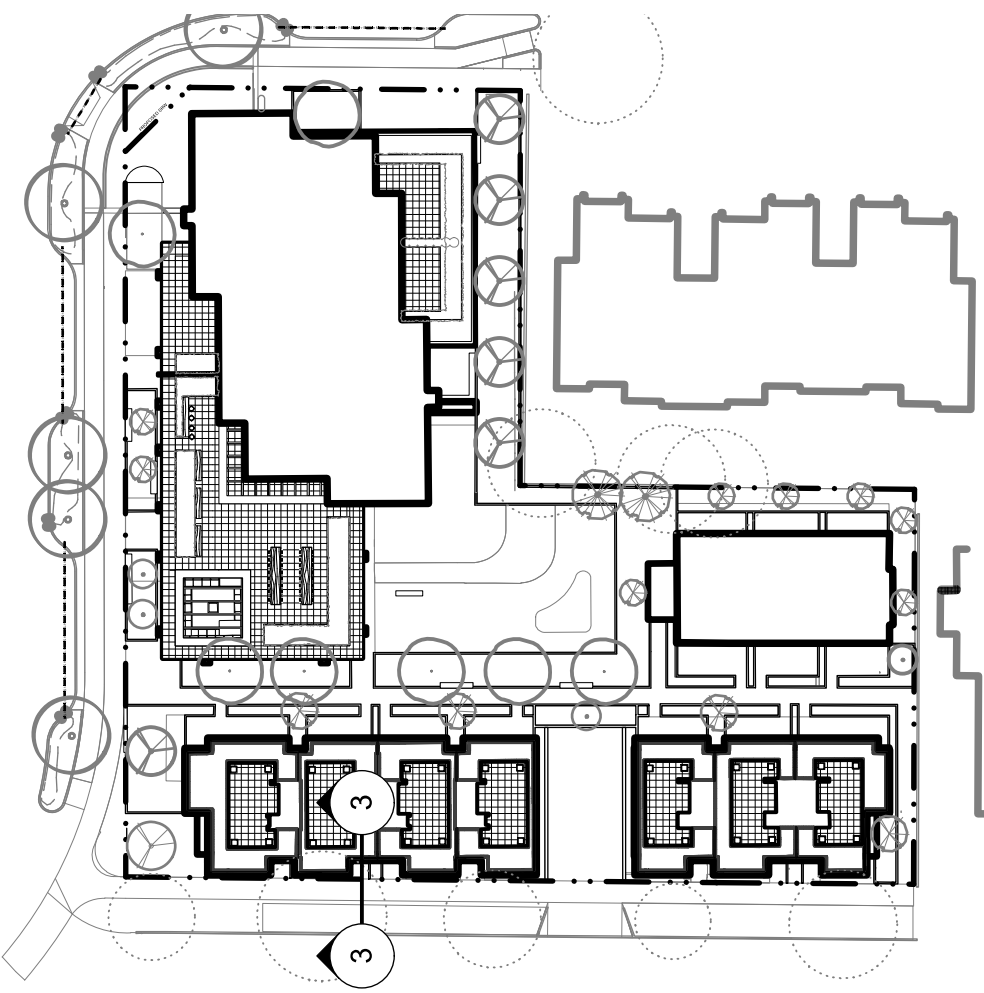
2022-04-20

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
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revision no.	sheet no.



3 Typical Kingston Street Section

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rev no	description	date



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2022-04-14

client
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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Materials - Sections**

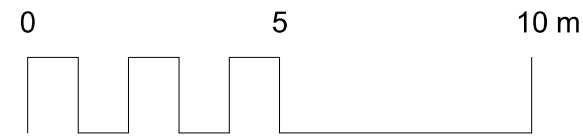
project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES:			
Acc	8	Acer circinatum	Vine Maple
Apa	4	Acer palmatum	Japanese Maple
Arr	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Cj	6	Cercidiphyllum japonicum	Katsura Tree
CNP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress
COE	1	Cornus 'Eddie's White Wonder'	Flowering Dogwood
Cok	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood
Mxg	1	Magnolia x 'Galaxy'	Galaxy Magnolia
Nysw	7	Nyssa sylvatica 'Wildfire'	Tupelo
SHRUBS:			
173		Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern
82		Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'
47		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood
66		Eupatorium cannabinum	Hemp Agrimony
403		Gaultheria shallon	Salal
496		Liriope muscari	Lily turf
246		Lonicera pileata	Privet Honeysuckle
66		Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
62		Polystichum munitum	Sword Fern
173		Taxus baccata 'Repandens'	English Weeping Yew
127		Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry
66		Verbena bonariensis	Purpletop Vervain
RAIN GARDEN PLANTERS STREET:			
356		Juncus 'Carmen's Grey'	Soft Common Rush
356		Carex obnupta	Slough Sedge
71		Gaultheria shallon	Salal
71		Mahonia repens	Prostrate Oregon Grape
43		Spiraea japonica 'Gold Mound'	Gold Mound Spiraea
EMERGENTS:			
405		Carex obnupta	Slough Sedge
31		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood
429		Juncus 'Carmen's Grey'	Soft Common Rush
405		Liriope muscari	Lily turf
HEDGING/SCREENING:			
45		Taxus baccata	English Yew
Sched. Size / Plant Spacing			
		2.4 m ht, 1.5 width	
		1.8 m height, specimen quality	
		6.0cm cal, b&b	
		6.0cm cal, b&b	
		2.5 m ht, b&b	
		6.0cm cal, b&b	
		5.0cm cal, b&b	
		6.0cm cal, b&b	
		6.0cm cal, b&b	

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.



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sheet title
Planting Plan

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
3	L3.01



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Apa	4	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
Mr	3	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.2m b&b
SHRUBS:				
	24	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
	32	Cistus x corbariensis	Rock Rose	#1 pot
	35	Eriophyllum lanatum	Wooly Sunflower	#1 pot
	106	Hebe topiaria	Topiartist's hebe	#1 pot
	63	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
	106	Mahonia repens	Prostrate Oregon Grape	#1 pot
	16	Nepeta x faassenii	Catmint	Sp3
	16	Rosmarinus officinalis	Rosemary	0.6
	16	Salvia officinalis	Culinary Sage	#1 pot
	24	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	0			
PERENNIALS:				
	7	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.

Residential planters. Planters to be planted and maintained by residents.

3	Rezoning DP Resubmission	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

client

Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project

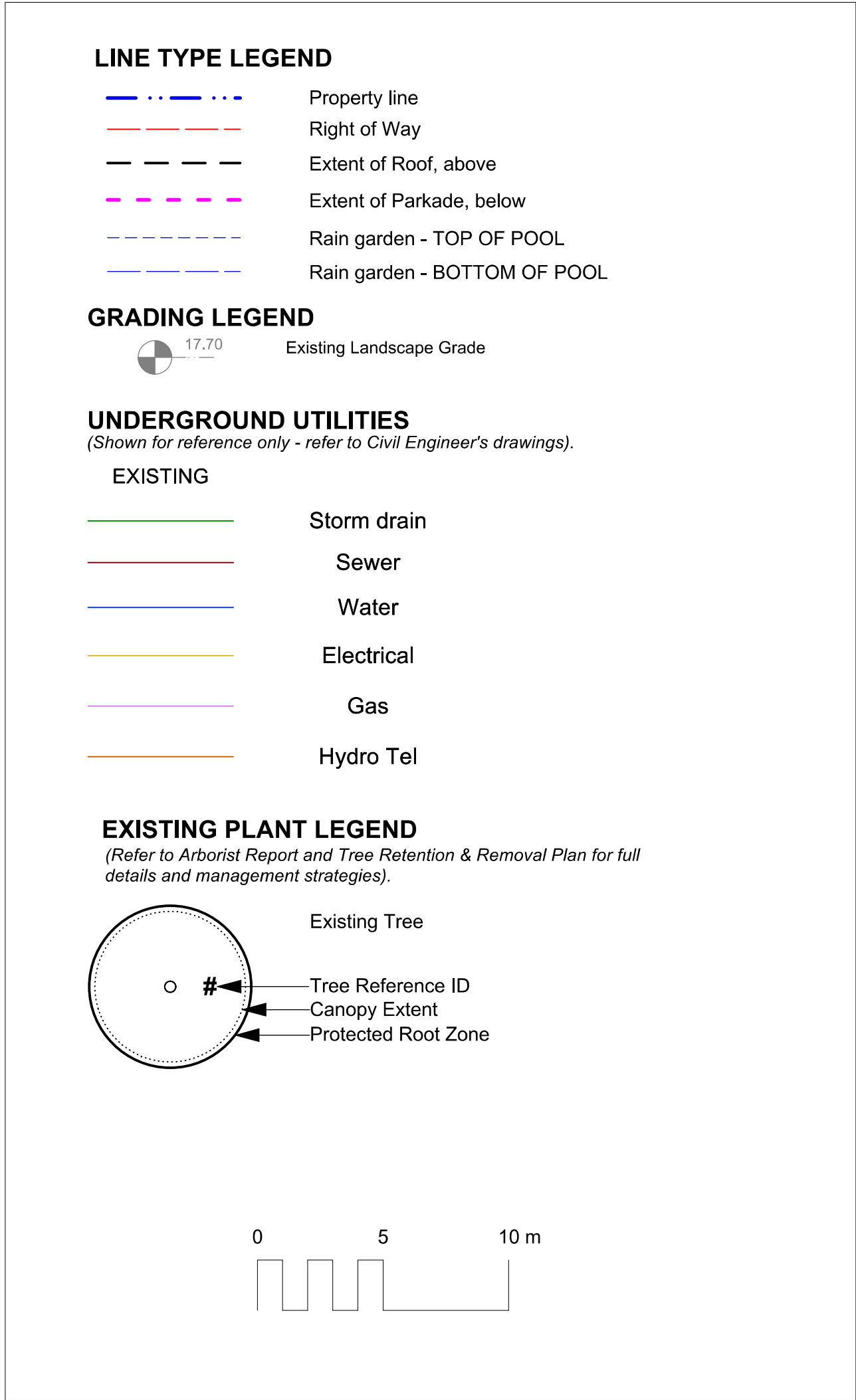
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Planting Plan

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	sheet no.

L3.02



3	Rezoning DP Resubmission	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

**Murdoch
de Greeff** INC
Landscape Planning & Design

200 - 524 Oakthill Road
Victoria, BC V8Z 1G1

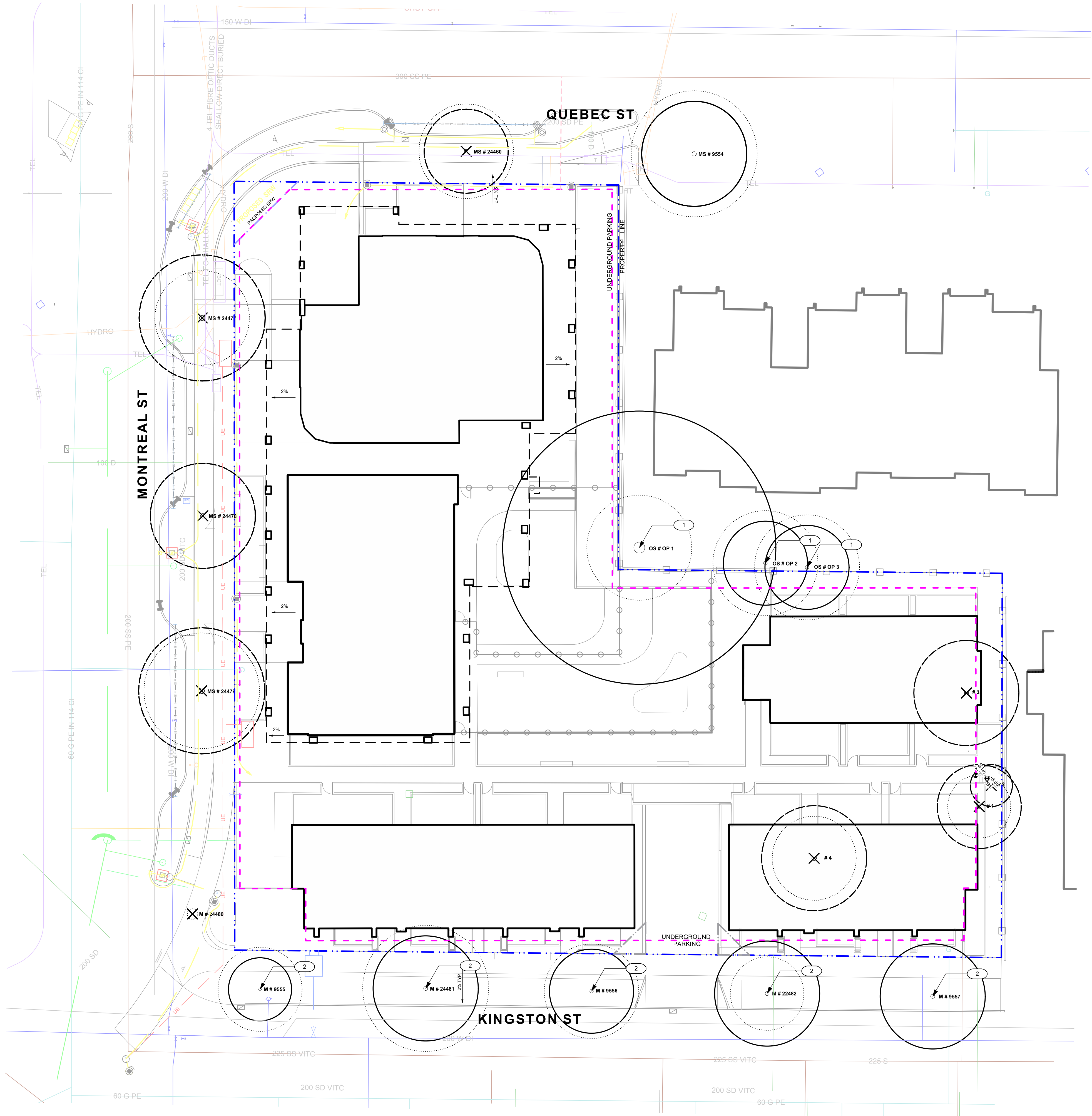
Phone: 250.412-2891
Fax: 250.412-2892

D. Clark Arboriculture
200 - 524 Oakthill Road, Victoria B.C. V8T-3T4
250-412-1568
dclark@arboriculture.ca
www.arboriculture.ca
Certified Arborist # 14586A

Scott Murdoch
2022-04-20

2022-04-14
client
Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project
QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title
Tree Survey Plan
project no.
121.23
scale
1: 200 @ 24"x36"
drawn by
MDI
checked by
SM
revision no.
sheet no.

L0.02



LINE TYPE LEGEND

- Property line
- Right of Way
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

GRADING LEGEND

- Existing Landscape Grade

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

- | EXISTING | | PROPOSED |
|----------|-------------|----------|
| | Storm drain | |
| | Sewer | |
| | Water | |
| | Electrical | |
| | Gas | |
| | Hydro Tel | |

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

- Retaining
- Tree Reference ID
Canopy Extent
Protected Root Zone
- Removal
- Tree Reference ID
Canopy Extent
- 0 5 10 m

EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus dreadar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

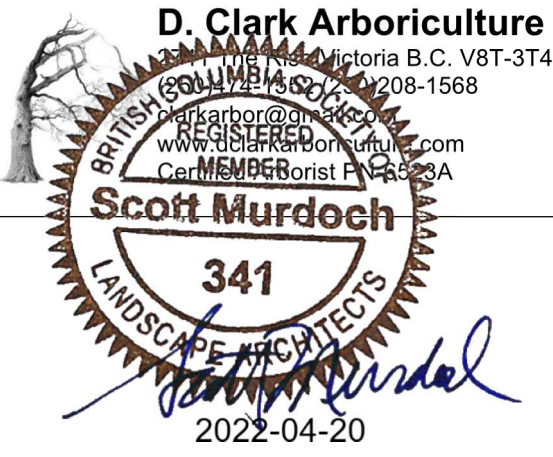
TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

REFERENCE NOTES

- 1 Requires onsite supervision of trees during excavation
- 1 Potentially impacted by site serving and grading



client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

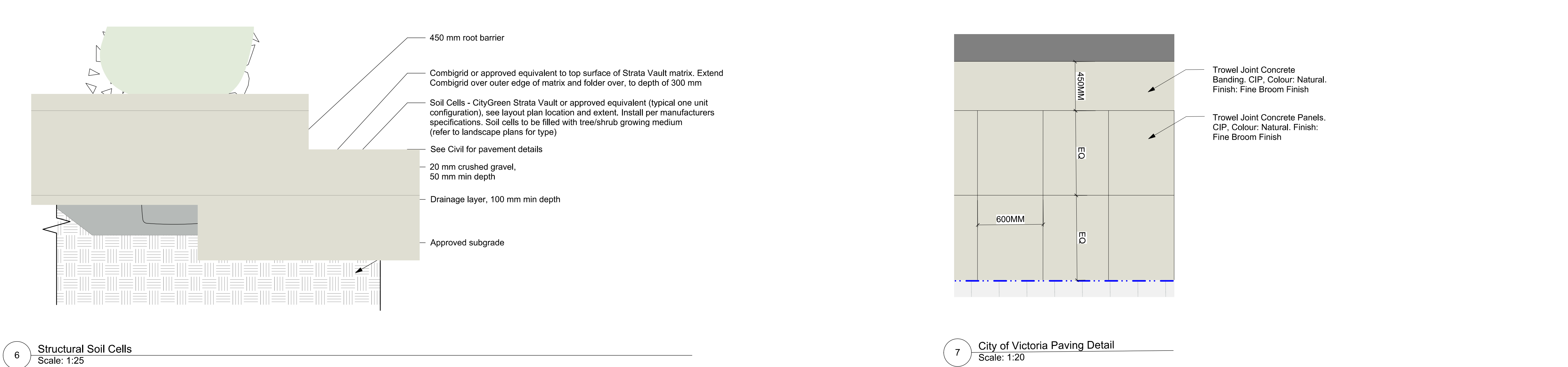
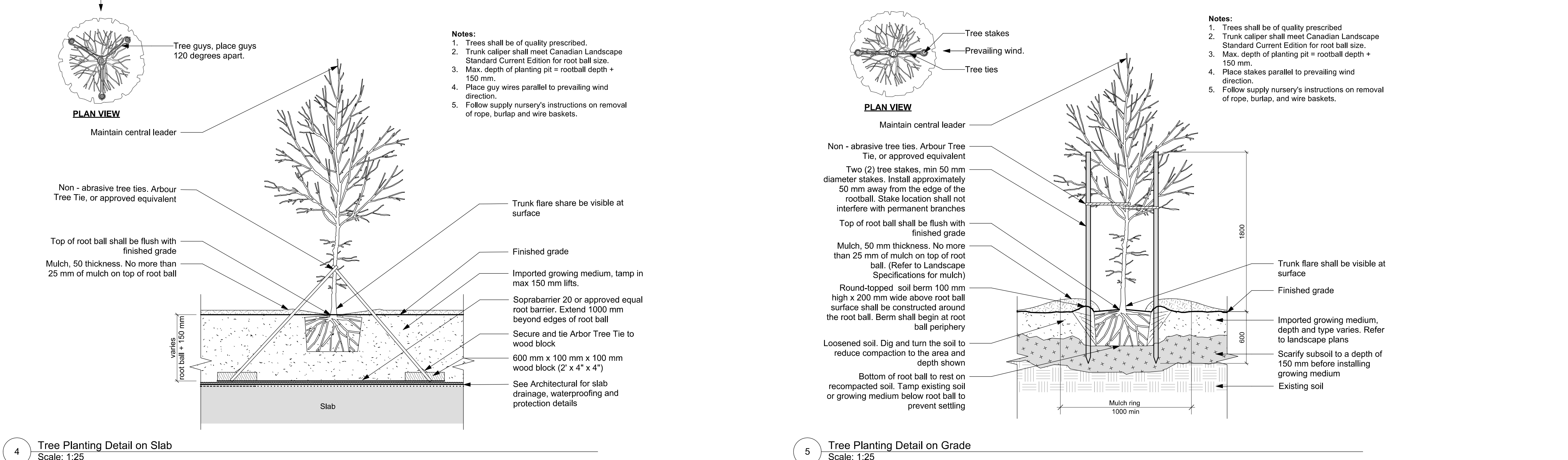
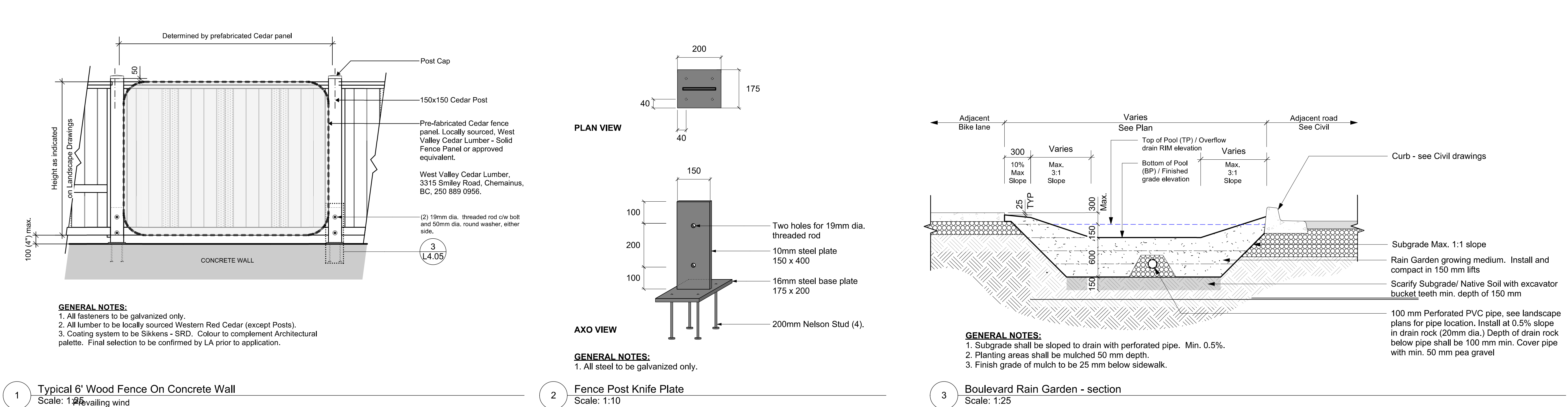
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Tree Management Plan

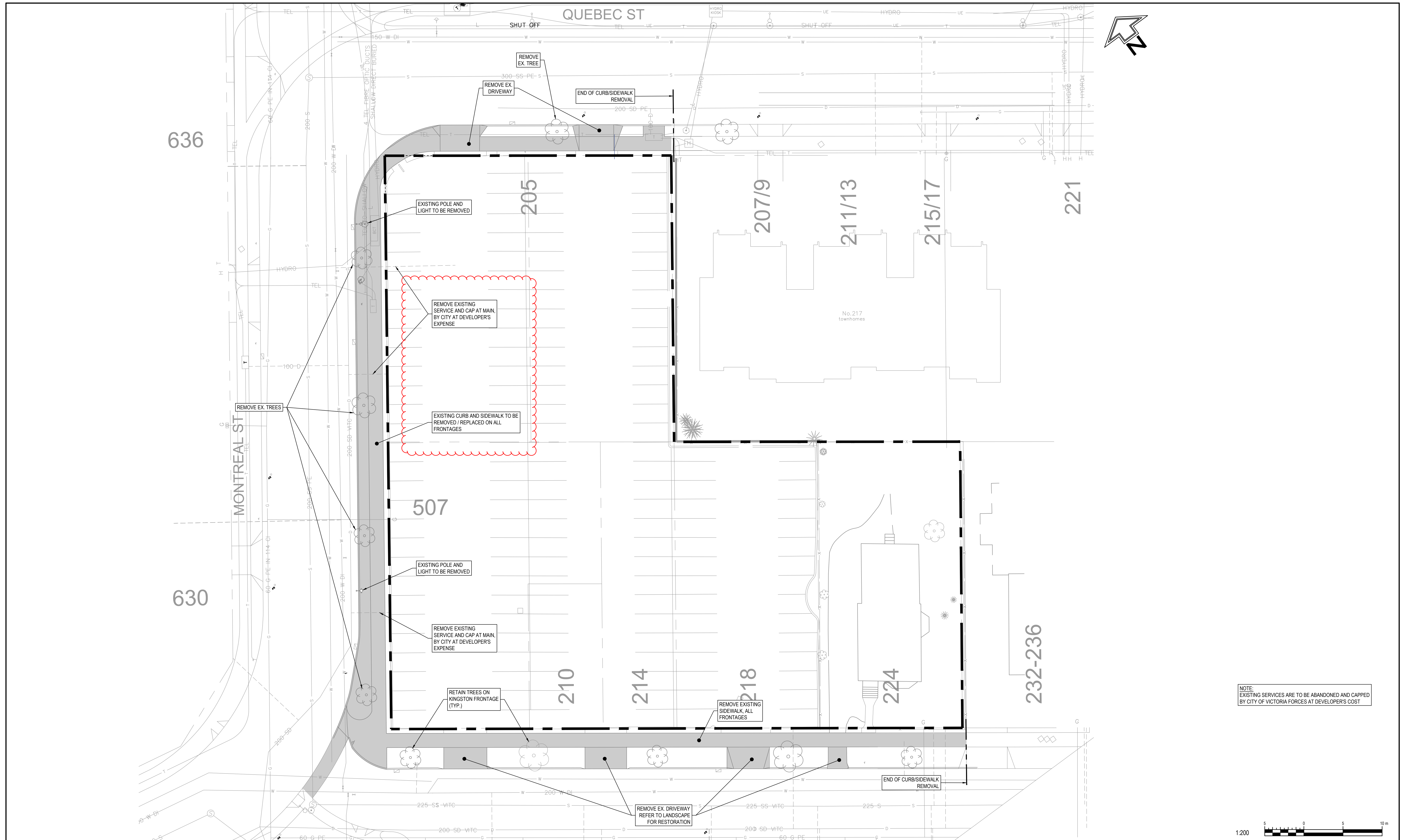
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scale 1: 200 @ 24"x36"
drawn by MDI
checked by SM
revision no. sheet no.

3 **L0.03**



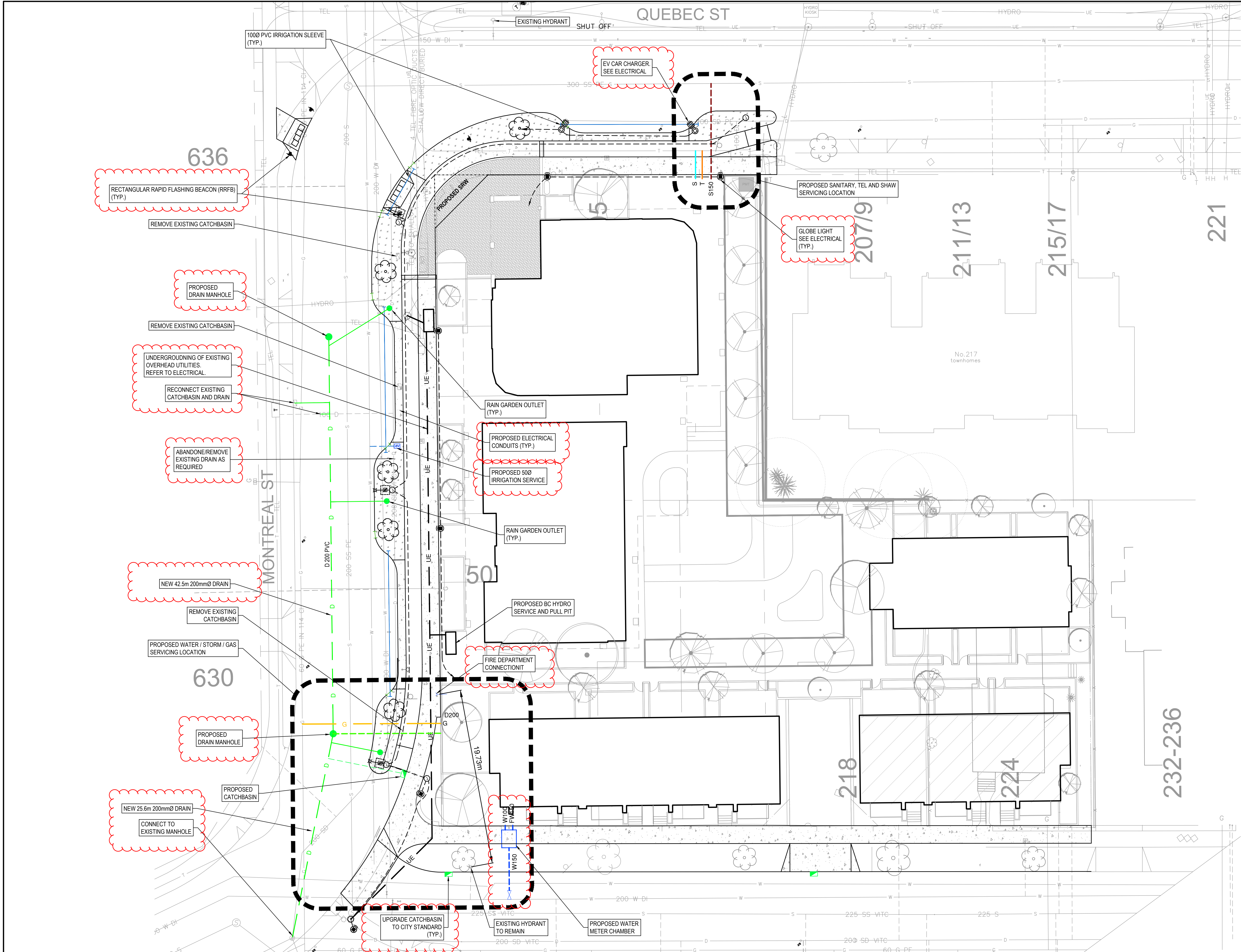
3	Rezoning DP Resubmission	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title	Landscape Details
project no.	121.23
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
3	L4.01



NOTE:
EXISTING SERVICES ARE TO BE ABANDONED AND CAPPED
BY CITY OF VICTORIA FORCES AT DEVELOPER'S COST

LEGEND				ENGINEERING AND PUBLIC WORKS		GENERAL NOTES	PROFESSIONAL SEAL	PROJECT KINGSTON RESIDENTIAL/CONCEPTUAL SITE DEMOLITION			
SURFACE DETAIL						MC - MOUNTABLE CURB NMC - NON MOUNTABLE CURB IG - INVERT GUTTER		CHECKED BY J. SOMERVILLE	CITY ENGINEER R. KENNY	APPROVED BY -	SCALE AS SHOWN
Ⓢ STORM DRAIN MANHOLE	Ⓜ HYDRO MANHOLE	Y SEWER LATERAL	Ⓣ TEL MANHOLE	Ⓢ SIGNAL PULL BOX - SIDEWALK	✱ HYDRO/TEL POLE TO BE REMOVED			DRAWN BY S. GAGNON	DESIGN BY J. SOMERVILLE	SHT. No. 1 OF 3	DATE 21.12.13
Ⓟ STORM DRAIN VENT	Ⓜ HYDRO POLE	Ⓜ WATER VALVE ON MAIN	Ⓣ TEL POLE	Ⓢ LIGHT/SIGNAL PULL BOX - STREET	Ⓜ GAS METER						
Ⓟ CATCH BASIN	Ⓜ HYDRO POLE WITH DIP	Ⓜ WATER SERVICE VALVE	Ⓣ TEL POLE WITH DIP	Ⓢ LIGHT POLE (STEEL)	Ⓜ GAS VALVE						
Ⓟ DRAIN CLEANOUT	Ⓜ JOINT POLE	Ⓜ WATER METER	Ⓣ TEL POLE WITH LIGHT	Ⓢ SIGNAL POLE (STEEL)	Ⓜ GAS SNIFFER						
Ⓟ DRAIN LATERAL	Ⓜ HYDRO POLE WITH LIGHT	Ⓜ BOULEVARD SERVICE	Ⓣ TEL SERVICE BOXES	Ⓢ LIGHT/SIGNAL POLE (STEEL)	Ⓜ TEST HOLE						
Ⓟ SANITARY SEWER MANHOLE	Ⓜ HYDRO POLE WITH LIGHT	Ⓜ FIRE HYDRANT	Ⓣ TEL VAULT	Ⓢ CLUSTER LAMP - TYPE A	Ⓜ FENCE LINE						
Ⓟ SANITARY SEWER VENT	Ⓜ HYDRO SERVICE BOXES	Ⓜ REDUCER	Ⓣ POLE ANCHOR	Ⓢ CLUSTER LAMP - TYPE B	Ⓜ RETAINING WALL						
Ⓟ SEWER CLEANOUT	Ⓜ HYDRO VAULT	Ⓜ LIGHT MANHOLE	Ⓣ HYDRO/TEL POLE TO BE RELOCATED	Ⓢ STREET SIGN	Ⓜ TREE						
		Ⓜ LIGHT PULL BOX - SIDEWALK		Ⓢ PARKING METER	Ⓜ ROCK OUTCROP						



SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST (\$) ¹
Water	150mm	City of Victoria	City of Victoria	At cost
Water (boulevard irrigation)	² Unconfirmed	City of Victoria	City of Victoria	At cost
Sanitary	150mm	City of Victoria	City of Victoria	At cost
Storm drain	200mm	City of Victoria	City of Victoria	At cost
Gas	² Unconfirmed	Fortis	Utility Contractor	Based on size
Hydro	² Unconfirmed	BC Hydro	Utility Contractor	Based on size
Communications	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on size

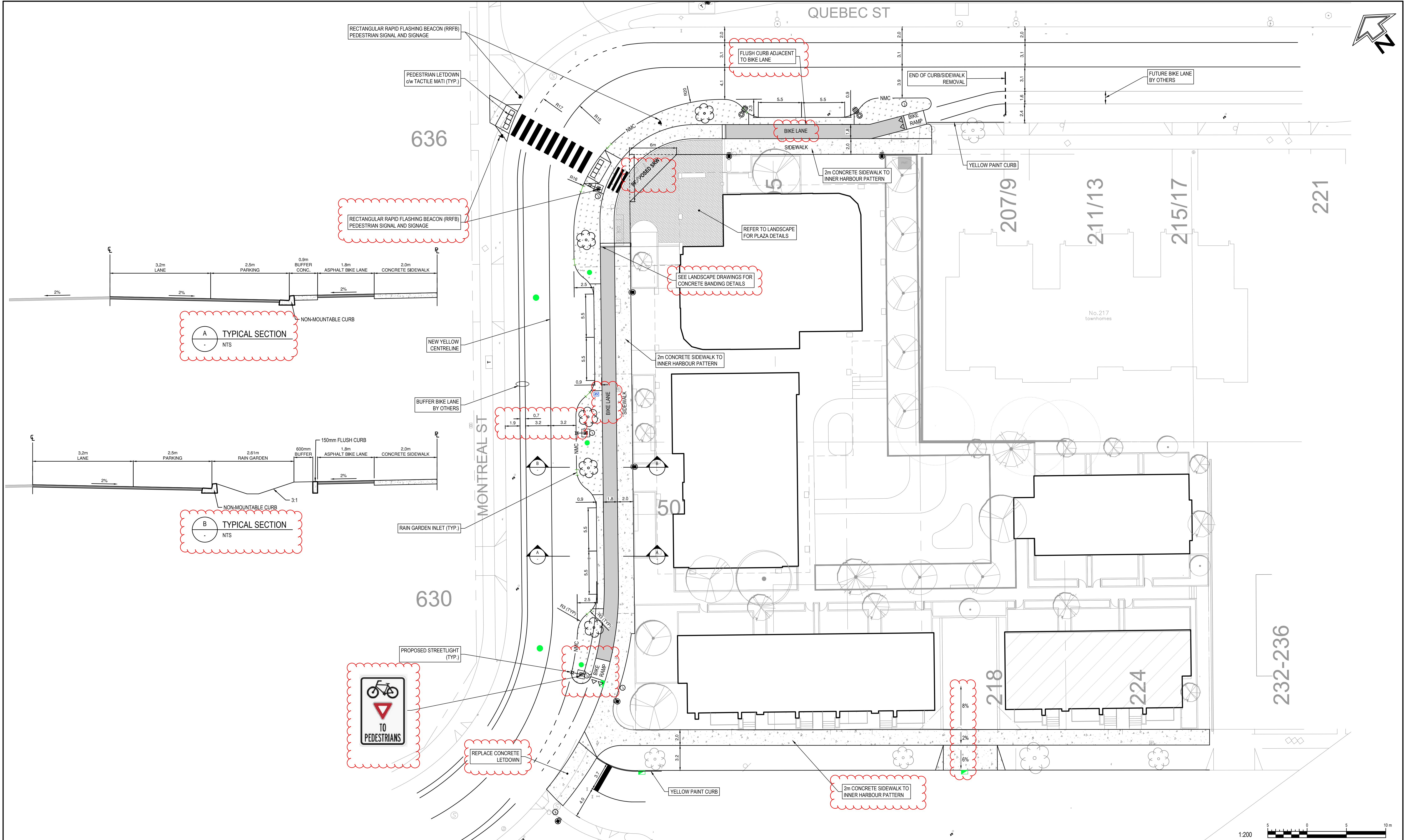
¹ City of Victoria Schedule of fees for Service Connections Provided in Appendix A
² Design loads and service size to be confirmed by Mechanical and Electrical consultants during detailed design stage.
³ Service size to be confirmed by Landscape consultants during detailed design stage.

LEGEND			
SURFACE DETAIL			
Ⓢ STORM DRAIN MANHOLE	Ⓜ HYDRO MANHOLE	Ⓢ SEWER LATERAL	Ⓜ TEL MANHOLE
Ⓢ STORM DRAIN VENT	Ⓜ HYDRO POLE	Ⓢ WATER VALVE ON MAIN	Ⓜ TEL POLE WITH DIP
Ⓢ CATCH BASIN	Ⓜ HYDRO POLE WITH DIP	Ⓢ WATER SERVICE VALVE	Ⓜ TEL POLE WITH LIGHT
Ⓢ DRAIN CLEANOUT	Ⓜ JOINT POLE	Ⓢ WATER METER	Ⓜ TEL SERVICE BOXES
Ⓢ DRAIN LATERAL	Ⓜ HYDRO POLE WITH LIGHT	Ⓢ BOULEVARD SERVICE	Ⓜ TEL VAULT
Ⓢ SANITARY SEWER MANHOLE	Ⓜ HYDRO SERVICE BOXES	Ⓢ FIRE HYDRANT	Ⓜ POLE ANCHOR
Ⓢ SANITARY SEWER VENT	Ⓜ HYDRO VAULT	Ⓢ LIGHT MANHOLE	Ⓜ HYDRO/TEL POLE TO BE RELOCATED
Ⓢ SEWER CLEANOUT		Ⓢ LIGHT PULL BOX - SIDEWALK	
		Ⓢ SIGNAL PULL BOX - SIDEWALK	
		Ⓢ LIGHT/SIGNAL PULL BOX - STREET	
		Ⓢ LIGHT POLE (STEEL)	
		Ⓢ SIGNAL POLE (STEEL)	
		Ⓢ LIGHT/SIGNAL POLE (STEEL)	
		Ⓢ CLUSTER LAMP - TYPE A	
		Ⓢ CLUSTER LAMP - TYPE B	
		Ⓢ STREET SIGN	
		Ⓢ PARKING METER	
		Ⓢ HYDRO/TEL POLE TO BE REMOVED	
		Ⓢ GAS METER	
		Ⓢ GAS VALVE	
		Ⓢ GAS SNIFFER	
		Ⓢ TEST HOLE	
		Ⓢ FENCE LINE	
		Ⓢ RETAINING WALL	
		Ⓢ TREE	
		Ⓢ ROCK OUTCROP	

ENGINEERING AND PUBLIC WORKS		
2	REZONING/DP RESUBMISSION ISSUED FOR REZONING	2022.04.14
1		2021.02.28
NO.	REVISION DESCRIPTION	DATE

GENERAL NOTES	
MC - MOUNTABLE CURB NMC - NON MOUNTABLE CURB IG - INVERT GUTTER	

PROFESSIONAL SEAL			
CHECKED BY J. SOMERVILLE	CITY ENGINEER R. KENNY	APPROVED BY -	SCALE AS SHOWN
DRAWN BY S. GAGNON	DESIGN BY J. SOMERVILLE	SHT. No. 2 OF 3	DATE 21.12.13
			C2.0 DRAWING NUMBER



SURFACE DETAIL

- Ⓢ STORM DRAIN MANHOLE
- Ⓟ STORM DRAIN VENT
- Ⓛ CATCH BASIN
- Ⓟ DRAIN CLEANOUT
- Ⓛ DRAIN LATERAL
- Ⓢ SANITARY SEWER MANHOLE
- Ⓟ SANITARY SEWER VENT
- Ⓟ SEWER CLEANOUT

- Ⓜ HYDRO MANHOLE
- Ⓜ HYDRO POLE
- Ⓜ HYDRO POLE WITH DIP
- Ⓜ JOINT POLE
- Ⓜ HYDRO POLE WITH LIGHT
- Ⓜ HYDRO SERVICE BOXES
- Ⓜ HYDRO VAULT

- Y SEWER LATERAL
- Ⓜ WATER VALVE ON MAIN
- Ⓜ WATER SERVICE VALVE
- Ⓜ WATER METER
- Ⓜ BOULEVARD SERVICE
- Ⓜ FIRE HYDRANT
- Ⓜ REDUCER
- Ⓜ LIGHT MANHOLE
- Ⓜ LIGHT PULL BOX - SIDEWALK

LEGEND

- Ⓜ TEL MANHOLE
- Ⓜ TEL POLE
- Ⓜ TEL POLE WITH DIP
- Ⓜ TEL POLE WITH LIGHT
- Ⓜ TEL SERVICE BOXES
- Ⓜ TEL VAULT
- Ⓜ POLE ANCHOR
- Ⓜ HYDRO/TEL POLE TO BE RELOCATED

- Ⓜ SIGNAL PULL BOX - SIDEWALK
- Ⓜ LIGHT/SIGNAL PULL BOX - STREET
- Ⓜ LIGHT POLE (STEEL)
- Ⓜ SIGNAL POLE (STEEL)
- Ⓜ LIGHT/SIGNAL POLE (STEEL)
- Ⓜ CLUSTER LAMP - TYPE A
- Ⓜ CLUSTER LAMP - TYPE B
- Ⓜ STREET SIGN
- Ⓜ PARKING METER

- ✖ HYDRO/TEL POLE TO BE REMOVED
- Ⓜ GAS METER
- Ⓜ GAS VALVE
- Ⓜ GAS SNIFFER
- Ⓜ TEST HOLE
- Ⓜ FENCE LINE
- Ⓜ RETAINING WALL
- Ⓜ TREE
- Ⓜ ROCK OUTCROP

ENGINEERING AND PUBLIC WORKS

2
1

REZONING/DP RESUBMISSION
ISSUED FOR REZONING

2022.04.14
2021.02.28

GENERAL NOTES

MC - MOUNTABLE CURB
NMC - NON MOUNTABLE CURB
IG - INVERT GUTTER

PROFESSIONAL SEAL

CHECKED BY
J. SOMERVILLE

DRAWN BY
S. GAGNON

CITY ENGINEER
R. KENNY

DESIGN BY
J. SOMERVILLE

APPROVED BY
-

SHT. No.
3 OF 3

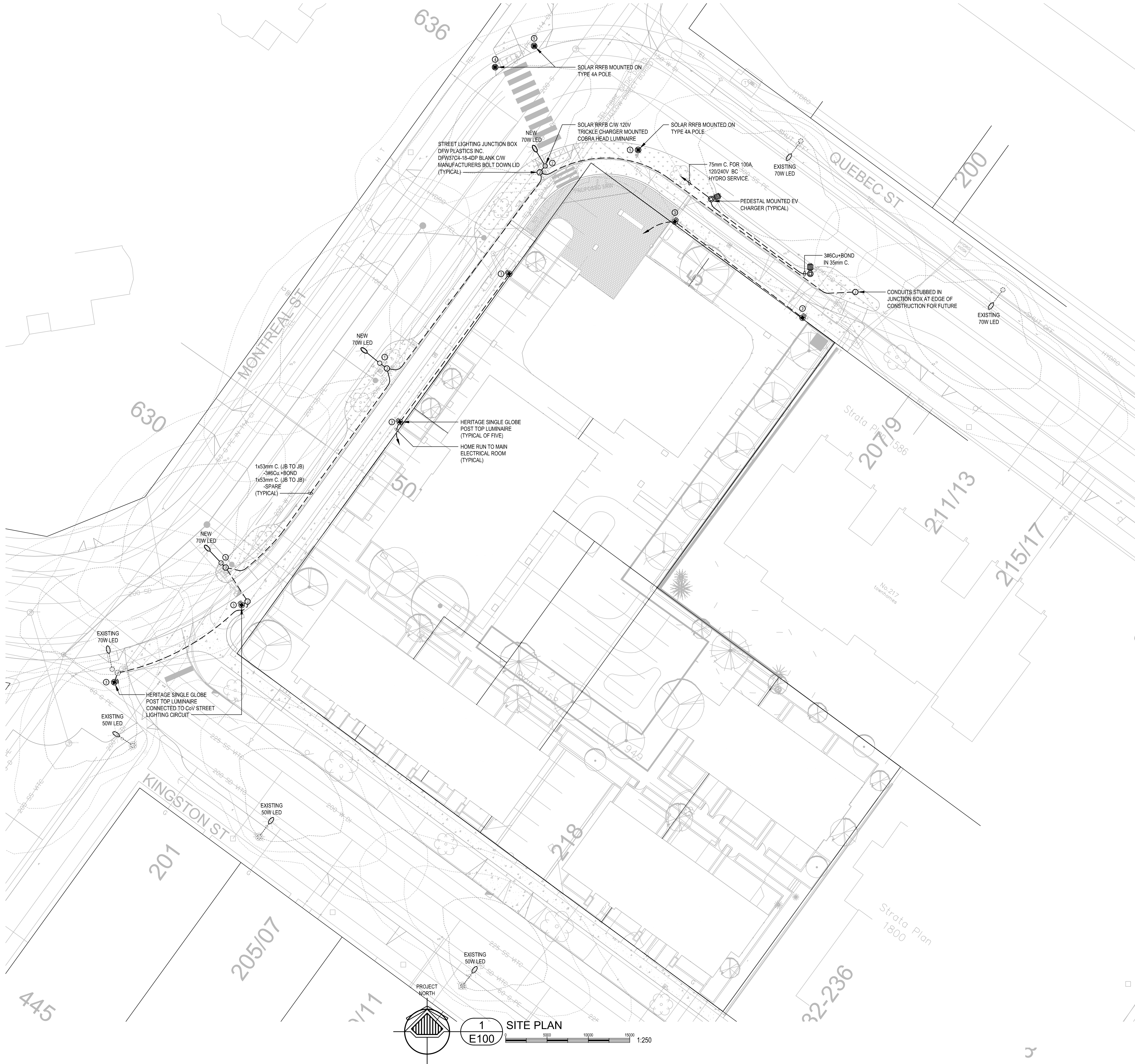
SCALE
AS SHOWN

DATE
21.12.13

C3.0
DRAWING NUMBER

OFF-SITE ELECTRICAL SPECIFICATIONS

- 16010 - DEVELOPERS SCOPE
1. Provide all items, material, equipment and labour required to complete the work or operations mentioned herein or indicated on the drawings.
 2. Pay for all associated fees such as electrical permits, and inspection services by the Provincial Inspection Branch
- 16011 - DISCREPANCY
1. Carefully examine all plans and specifications pertaining to this contract and visit site to determine all factors affecting costs and include in contract sum. Notify engineer of discrepancies or conflicting information before submitting price. Failing such notification, this contractor shall meet all such requirements without extra cost to the owner.
- 16012 - COORDINATION
1. Consult with all other trades to confirm locations of equipment, underground utilities and BC Hydro pad mount transformers, and cooperate with all trades to ensure progress of installation without conflict. In case of difference of opinion, refer the matter to the Engineer for final decision.
 2. The contractor is responsible for coordination of signal works including poles, bases, junction boxes and City forces staff time at the developers expense.
- 16013 - CODES AND PERMITS
1. All work shall be in accordance with the current edition of the Canadian Electrical Code as amended and adapted by the Province of British Columbia. Obtain all necessary permits and licenses and pay all fees in connection with the work.
 2. All underground work to be inspected by City of Victoria Electrical Inspector prior to covering.
- 16014 - WORKMANSHIP
1. Carry out all work in a neat and workmanlike manner to the engineer's satisfaction.
 2. Provide engineer with a minimum 5 business days notice prior to covering any portion of the electrical system. After engineer has reviewed the site, correct any deficiencies in the work to the satisfaction of the engineer.
 3. Provide engineer with a minimum 5 business days notice prior to project completion. After engineer has reviewed the site, correct any deficiencies in the work to the satisfaction of the engineer.
- 16015 - C.S.A.
1. All electrical material, equipment and fittings must bear evidence of C.S.A. approval or special certifications acceptable to the Chief Electrical Inspector. Unapproved items shall be immediately returned to the supplier in exchange for approved items.
- 16016 - EQUIPMENT/DEVICES
1. All equipment shall be installed as shown on plans and details.
 2. Street lighting system shall consist of a complete operating system, including but not necessarily limited to; luminaires, poles, concrete bases, anchor bolts, conduit, wire, in-line fuses, and all other equipment shown on plans.
- 16017 - INTERRUPTIONS
1. Ensure that existing services of any kind are not unduly disturbed and/or interrupted by this installation. Coordinate service interruptions with the Engineer.
 2. Lighting must be maintained during construction. Two lights in a row cannot be out at the same time without prior written approval from the city.
- 16018 - EXTRAS
1. Obtain an official written work order before the start of extra work. No claim shall be raised without such written work order.
 2. No extra will be allowed on this contract due to lack of proper survey of existing conditions by this contractor.
- 16019 - AS-BUILT DRAWINGS
1. Keep a set of white prints and make all changes in red. Make this set of prints available to the engineer at any time. Submit the set of as-built drawings to the electrical engineer at the time of the final inspection.
 2. Should the contractor require the electrical consultant to prepare the as-built bond or cad disk, the cost would be \$275 per plan, unless excessive changes have been required costs associated with such excessive changes should be included with the change orders.
- 16020 - CONDUIT AND BOXES
1. All conduit to be RPVC as indicated. All connectors and coupling shall be installed as per manufactures instructions. All conduits to have bell ends installed prior to pulling conductors.
 2. All unused conduits to be complete with pull strings and capped in junction boxes.
 3. Junction box lid to be secured with manufactures provided material.
- 16021 - CONDUCTORS
1. Shall be sized to not exceed a voltage drop of 5% over the length of the run.
 2. Shall be standard copper, with RW-90 (x-link) insulation. Minimum sizes to be as follows:
#6 AWG - for incoming Hydro
#6 AWG - for feeder runs
#10 AWG - for run between junction box and pole
#12 AWG - in pole
#14 AWG - for control
- 16022 - FUSES
1. Each luminaire shall be protected by a 2-5 amp HRC fuse with HEB waterproof fuse holders located inside the hand hold of each pole. Conductors shall allow for the fuse holder to be removed from the pole base for maintenance.
- 16023 - JUNCTION BOXES
1. Junction Boxes to be DFW 37C4-18-4DP-Blank or DFW 173C4-18-4DP-Blank.
- 16024 SHOP DRAWINGS
1. The electrical contractor is to submit to the engineer, for review, shop drawings for signal equipment.
 2. All drawings are to be submitted in true digital PDF format (no scans) and a reviewed copy will be returned to the coordinating professions for distribution to the electrical trade.
 3. The engineer's review of shop drawings is to be for general design only and will not relieve the electrical trade or suppliers from responsibility for errors, proper fitting, construction of work, and furnishing of materials. Review will not be construed as approving departures from contract document requirements if such departures are not specifically noted. The electrical trade is responsible for verifying all dimensions.

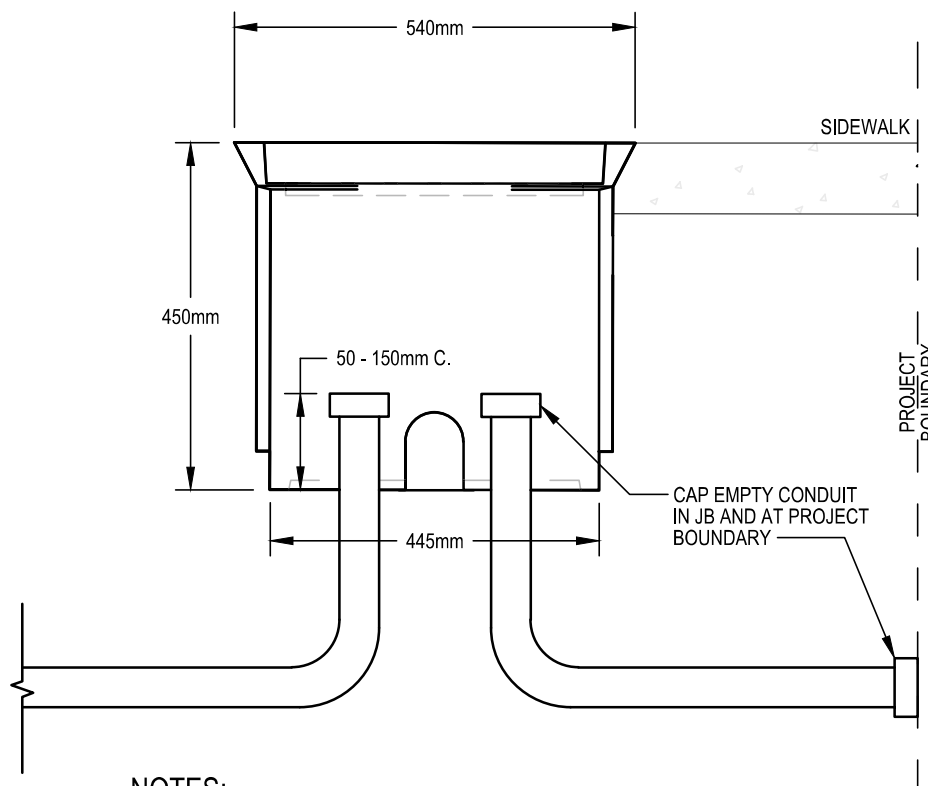


ELECTRICAL SYMBOL LEGEND	
NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
●	POLE LUMINAIRE
○	DAVIT ARM MOUNTED LUMINAIRE
○	JUNCTION BOX
CCT-#	DENOTES CIRCUIT

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	QUEBEC	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	11.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	2.8:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	MONTREAL	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	15.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	3.0:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	KINGSTON	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	10.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	2.5:1



NOTES:

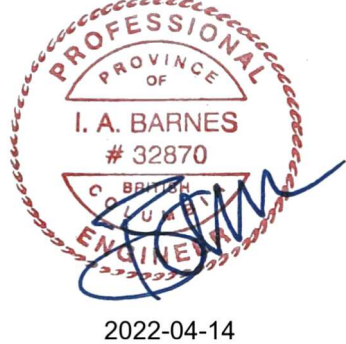
1. STREET LIGHTING (SMALL JUNCTION BOX) - DFW PLASTICS INC. DFW37C4-18-4DP-Blank C/W MANUFACTURERS BOLT DOWN LID.
2. TRAFFIC SIGNALS (LARGE JUNCTION BOX) - DFW PLASTICS INC. DFW173C4-18-4DP-Blank JUNCTION BOX SHALL BE SECURED WITH MANUFACTURERS LID SUPPLIED DEVICE.

2 JUNCTION BOX DETAIL
E100 NOT TO SCALE

ENGINEERING AND PUBLIC WORKS

GENERAL NOTES

PROFESSIONAL SEAL
Permit to Practice No. 1000135



PROJECT KINGSTON & MONTREAL 205 QUEBEC ST., VICTORIA, BC
OFFSITE LIGHTING DESIGN & DETAILS

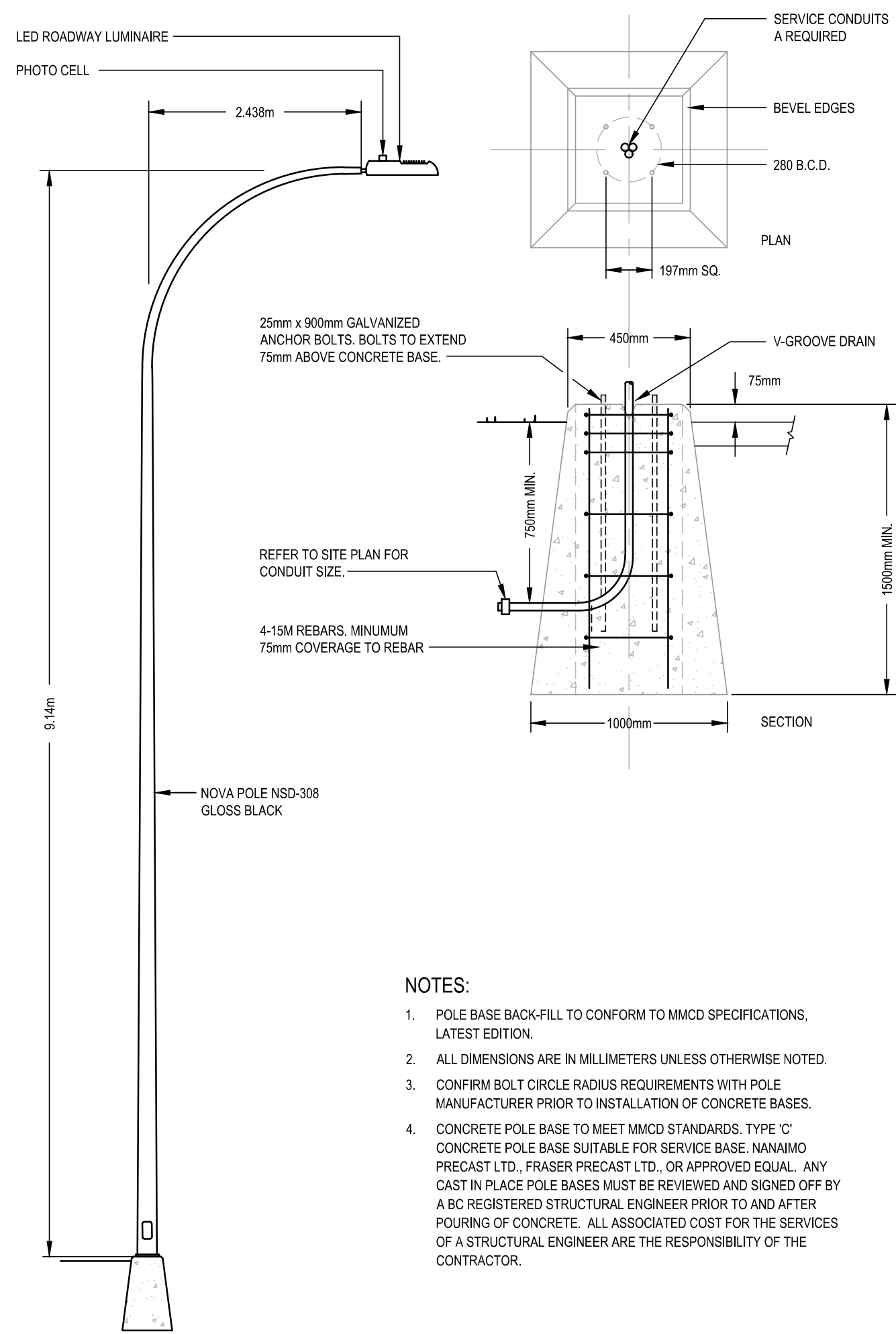
CHECKED BY B. KLEAR	CITY ENGINEER -	APPROVED BY: -	SCALE AS SHOWN
DRAWN BY S. SEYMOUR	DESIGN BY S. SEYMOUR	SHT. No. 1 OF 1	DATE APRIL 14/22



E100

DRAWING NUMBER

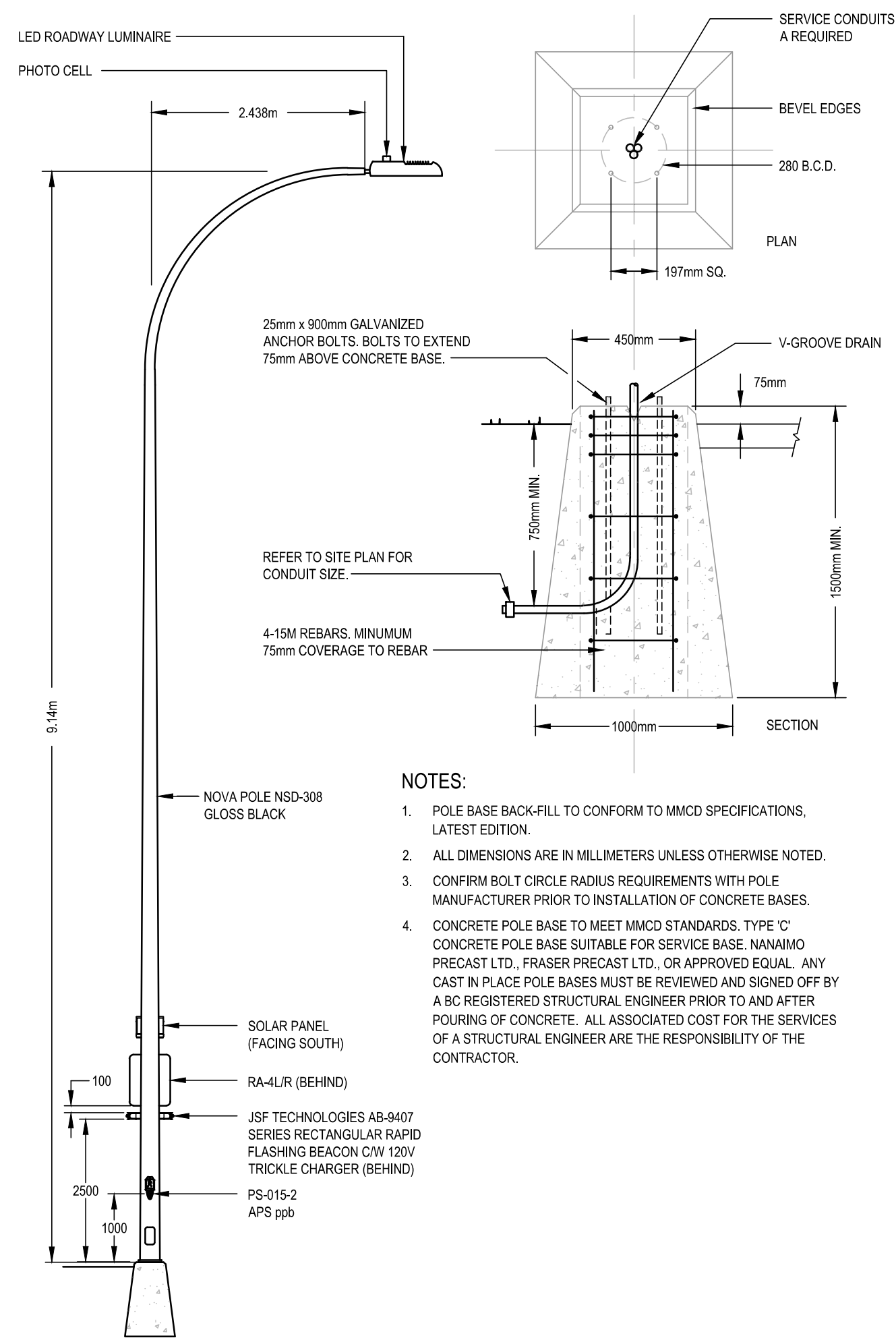
1	DEVELOPMENT PERMIT RE-SUBMISSION	APR. 14/22
NO.	REVISION DESCRIPTION	DATE



NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONFIRM BOLT CIRCLE RADIUS REQUIREMENTS WITH POLE MANUFACTURER PRIOR TO INSTALLATION OF CONCRETE BASES.
4. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'C' CONCRETE POLE BASE SUITABLE FOR SERVICE BASE. NANAIMO PRECAST LTD., FRASER PRECAST LTD., OR APPROVED EQUAL. ANY CAST IN PLACE POLE BASES MUST BE REVIEWED AND SIGNED OFF BY A BC REGISTERED STRUCTURAL ENGINEER PRIOR TO AND AFTER POURING OF CONCRETE. ALL ASSOCIATED COST FOR THE SERVICES OF A STRUCTURAL ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1 ROADWAY LIGHTING DETAIL 1
E101 NOT TO SCALE



NOTES:

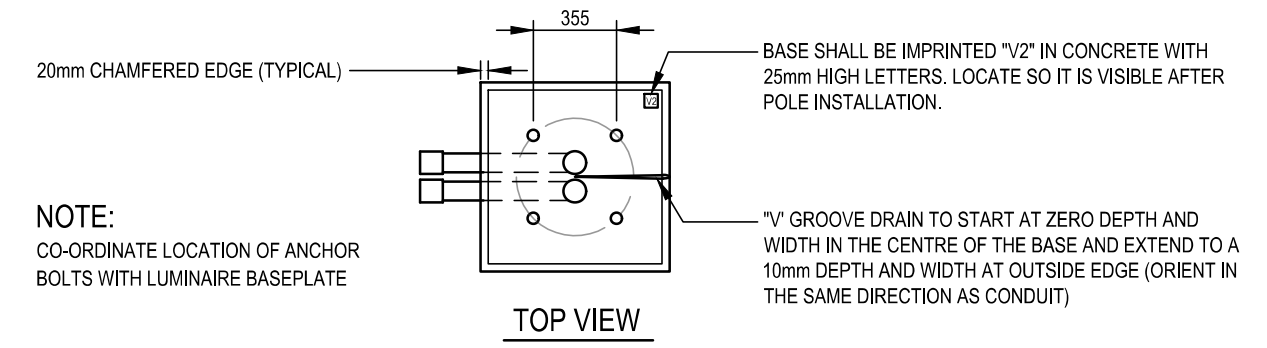
1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONFIRM BOLT CIRCLE RADIUS REQUIREMENTS WITH POLE MANUFACTURER PRIOR TO INSTALLATION OF CONCRETE BASES.
4. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'C' CONCRETE POLE BASE SUITABLE FOR SERVICE BASE. NANAIMO PRECAST LTD., FRASER PRECAST LTD., OR APPROVED EQUAL. ANY CAST IN PLACE POLE BASES MUST BE REVIEWED AND SIGNED OFF BY A BC REGISTERED STRUCTURAL ENGINEER PRIOR TO AND AFTER POURING OF CONCRETE. ALL ASSOCIATED COST FOR THE SERVICES OF A STRUCTURAL ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2 ROADWAY LIGHTING WITH RRFB DETAIL 2
E101 NOT TO SCALE

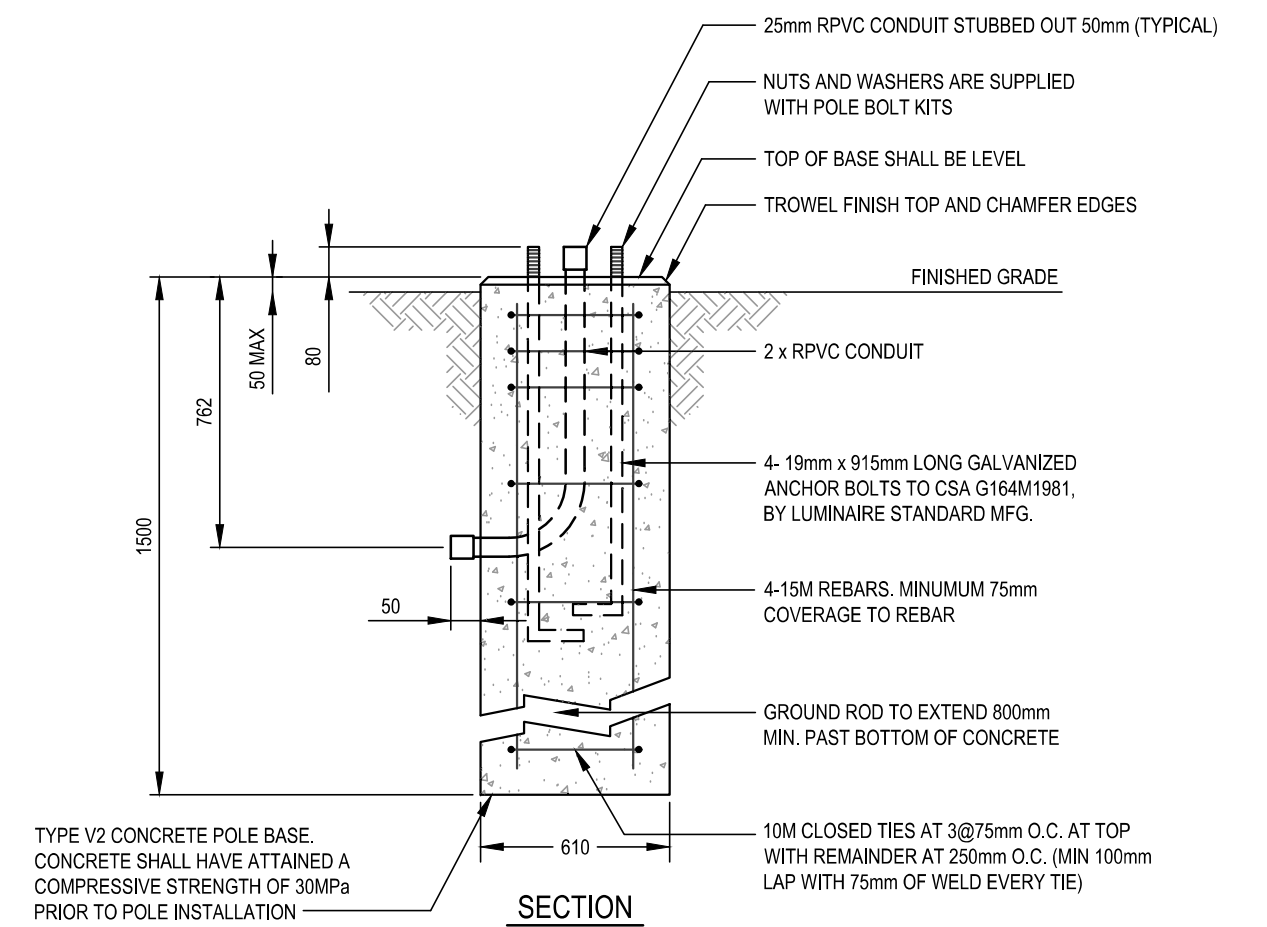
SINGLE GLOBE LIGHT



3 PEDESTRIAN POST TOP LUMINAIRE DETAIL 3
E101 NOT TO SCALE



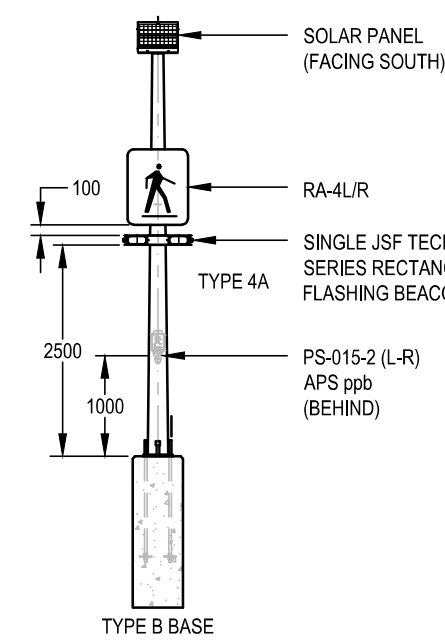
NOTE:
CO-ORDINATE LOCATION OF ANCHOR BOLTS WITH LUMINAIRE BASEPLATE



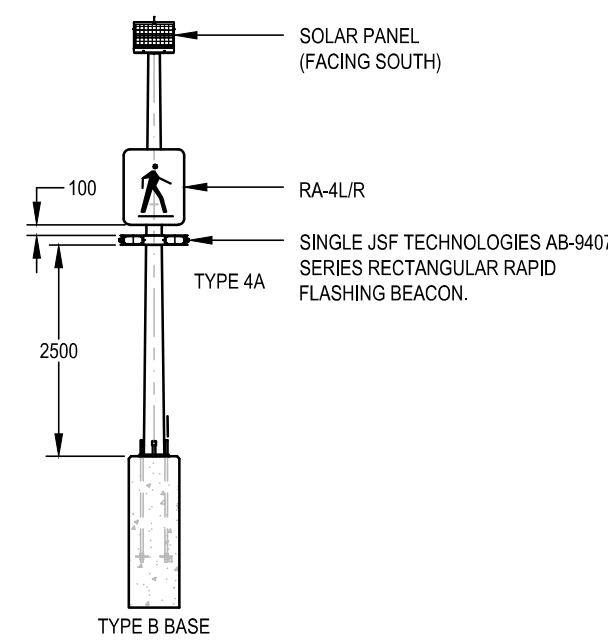
NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONFIRM BOLT CIRCLE RADIUS PRIOR TO INSTALLATION OF CONCRETE BASES.
4. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'V2' CONCRETE POLE BASE REFER TO CITY OF VICTORIA DRAWING SD CE1.2a, FRASER PRECAST LTD OR APPROVED EQUAL.

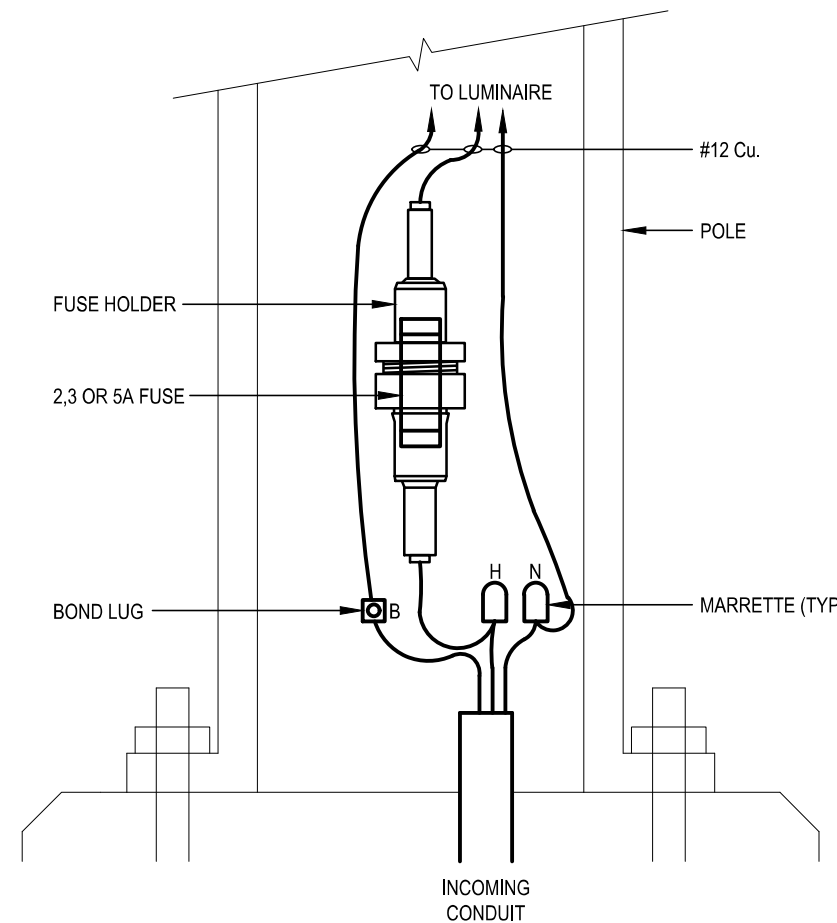
4 TYPE 'V2' POLE BASE DETAIL
E101 NOT TO SCALE



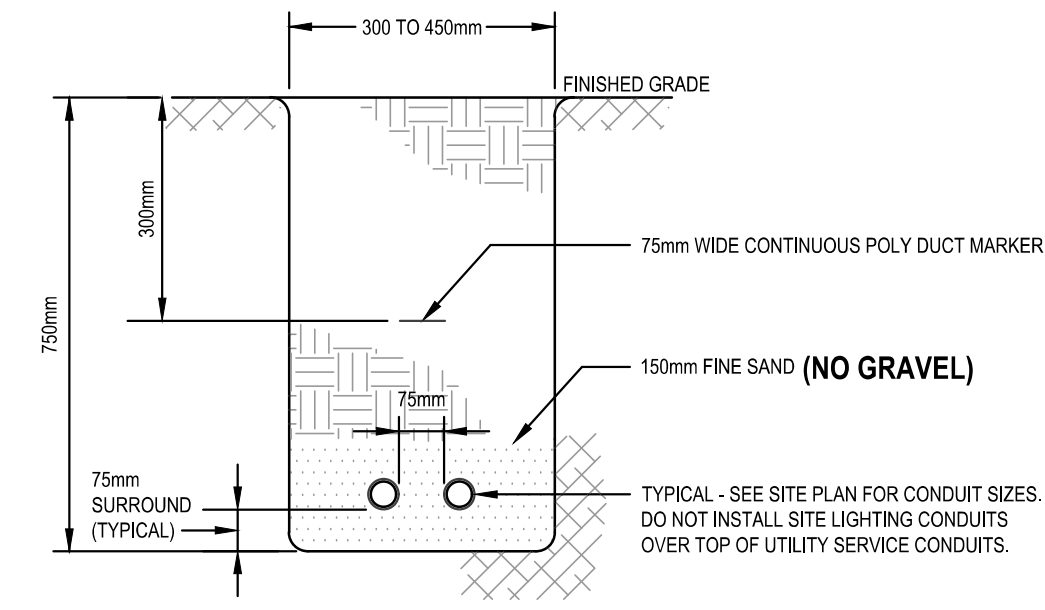
5 SOLAR POWERED RRFB DETAIL C/W PUSH BUTTON 4
E101 NOT TO SCALE



6 SOLAR POWERED RRFB DETAIL 5
E101 NOT TO SCALE



7 POLE WIRING DIAGRAM
E101 NOT TO SCALE



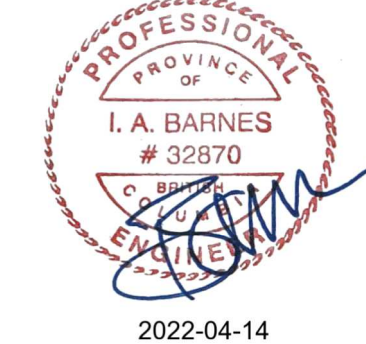
8 TYPICAL TRENCH SECTION
E101 NOT TO SCALE

ENGINEERING AND PUBLIC WORKS

1	DEVELOPMENT PERMIT RE-SUBMISSION	APR. 14/22
NO.	REVISION DESCRIPTION	DATE

GENERAL NOTES

PROFESSIONAL SEAL
Permit to Practice No. 1000135



PROJECT KINGSTON & MONTREAL 205 QUEBEC ST., VICTORIA, BC
OFFSITE LIGHTING DESIGN & DETAILS

CHECKED BY B. KLEAR	CITY ENGINEER -	APPROVED BY: -	SCALE AS SHOWN
DRAWN BY S. SEYMOUR	DESIGN BY S. SEYMOUR	SHT. No. 1 OF 1	DATE APRIL 14/22



E101

DRAWING NUMBER