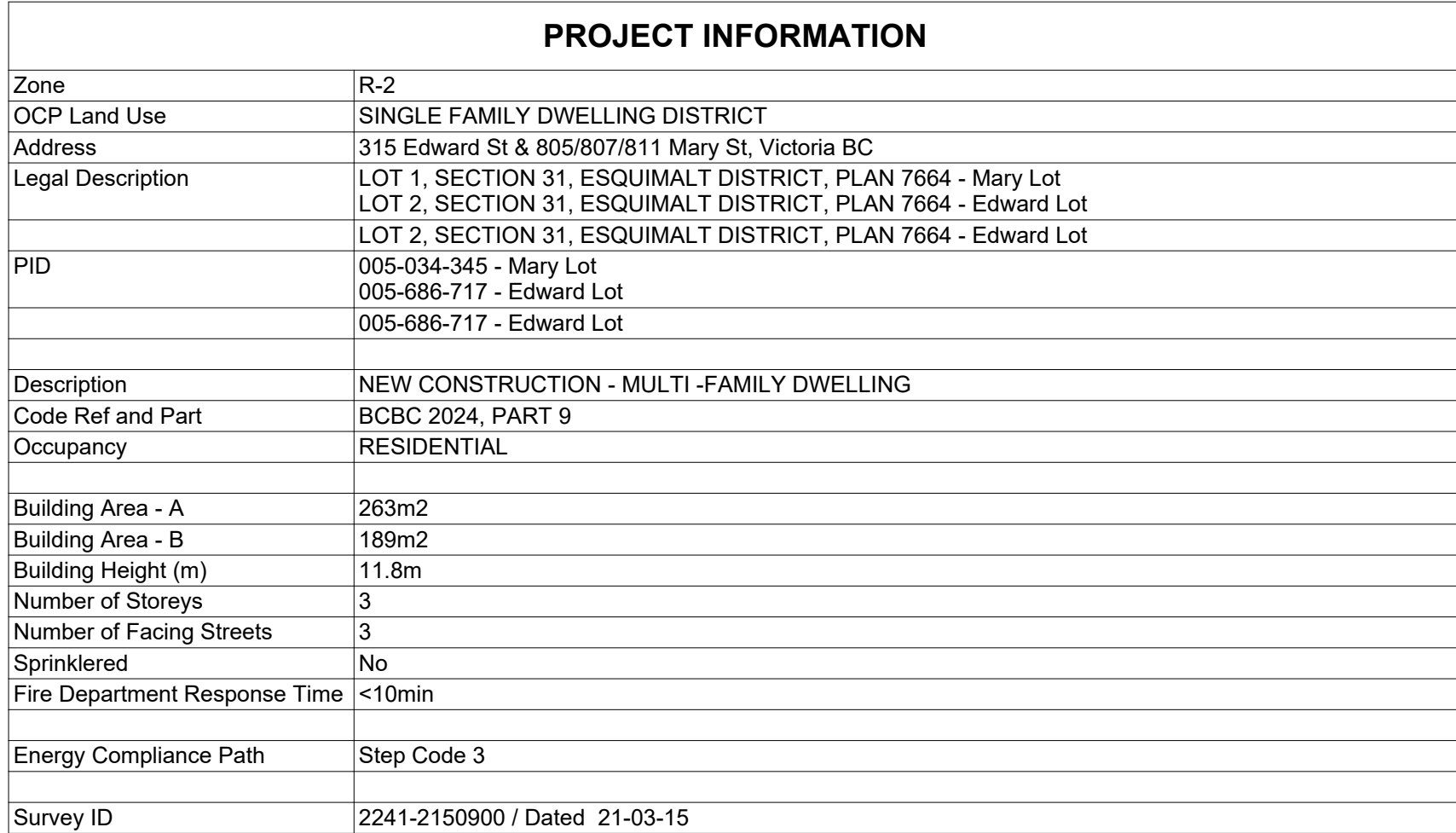




SHEET LIST	
SHEET #	SHEET NAME
A.000	COVER
A.005	DOOR + WINDOW SCHEDULE
A.007	ZONING COMPLIANCE Rev
A.008	AVERAGE GRADE
A.009	CODE REVIEW
A.010	BUILDING A LIMITING DISTANCE
A.011	BUILDING B LIMITING DISTANCE
A.013	SHADOW STUDIES
A.101	SITE PLAN
A.201dp	FULL SITE - LEVEL 1 PLANS
A.202	FULL SITE - LEVEL 2 PLANS
A.203	FULL SITE - LEVEL 3 PLANS
A.204	BIKE PARKING
A.401	ELEVATIONS
A.402	ELEVATIONS
A.403	ELEVATIONS
A.404	STREETSCAPE CONTEXT
A.501	SITE - SECTIONS
A.800	SUITE PLANS
A.900	BIKE WORKSTATION

**811 MARY ST/315 EDWARD ST, VICTORIA BC
VIC WEST TOWNHOMES**

New townhouse development including 12 strata residential units. Unit mix includes 4 three-bedroom suites stacked over 4 two-bedroom suites in Building A and 4 split level townhouse units in Building B.

OWNER

SKALE Properties Inc
Stefan Kalenchuck
498 E 5th Ave, Vancouver, BC, V5T1H9
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1515 Douglas St #330, Victoria, BC V8W 2G4
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ELECTRICAL

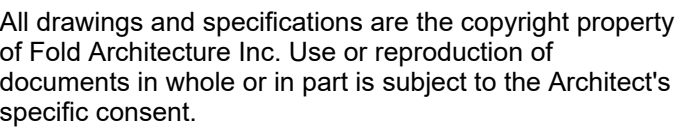
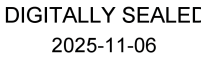
AES ENGINEERING
 Jeff Halpenny
 3795 Carey Rd #500, Victoria, BC V8Z 6T8
 jeff.halpenny@aesengr.com
 C 250 217 0964

MECHANICAL

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Do not scale these drawings.

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S.KALENCHUK

VICWEST TOWNHOMES

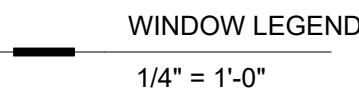
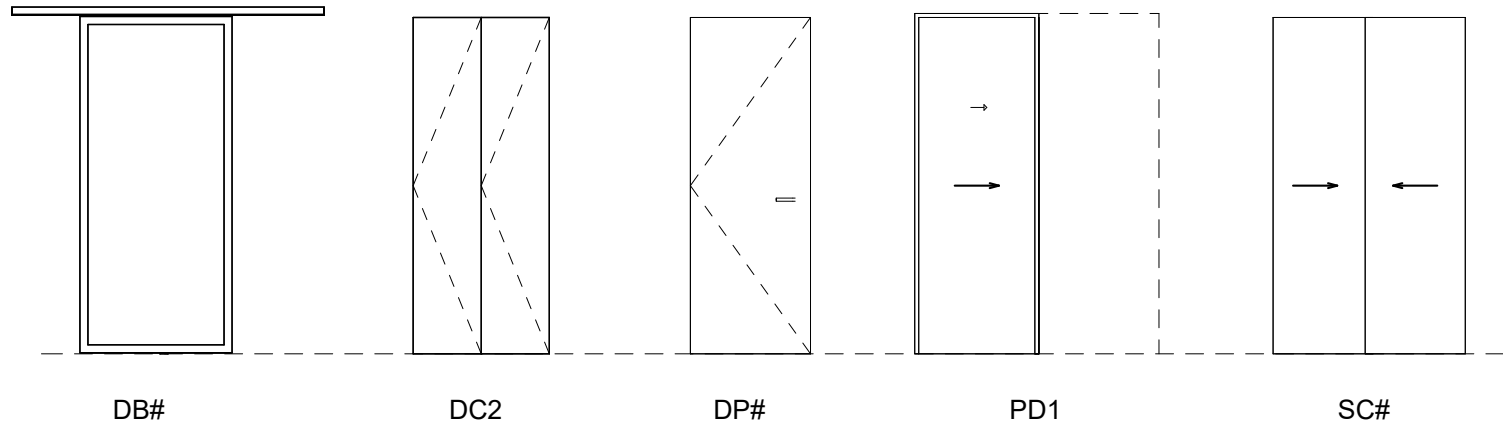
COVER

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.000

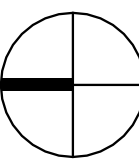
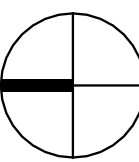
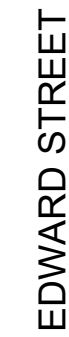
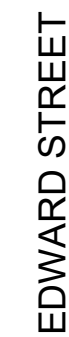
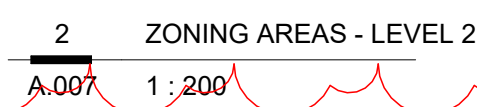
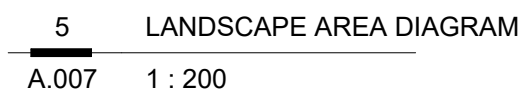
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Door Schedule - Blend							
Mark	Type	Door Size	Height	Width	Area	Fire Rating	Finish Comments
A101.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A101.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A101.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A102.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A102.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A102.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A103.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A103.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A103.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A104.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A104.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A104.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A201.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A201.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
A202.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		WATER CURTAIN SPRINKLER
A202.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
A203.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		WATER CURTAIN SPRINKLER
A203.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
A204.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
A204.2	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
B101.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
B101.2	D3	5'-11 1/2" Glazed Exterior Double Suite Door	7' - 11 1/2"	5' - 11 1/2"	47.4 SF		
B101.3	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
B102.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
B102.2	D1	34" Glazed Exterior Suite Door 84"	6' - 11 1/2"	2' - 10"	19.7 SF		
B102.3	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
B103.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
B103.2	D1	34" Glazed Exterior Suite Door 84"	6' - 11 1/2"	2' - 10"	19.7 SF		
B103.3	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
B104.1	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		
B104.2	D1	34" Glazed Exterior Suite Door 84"	6' - 11 1/2"	2' - 10"	19.7 SF		
B104.3	D1	3'-1 7/8" Glazed Exterior Suite Door	7' - 11 1/2"	3' - 1 7/8"	25.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
B105.1	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		
B105.2	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		
B105.3	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		



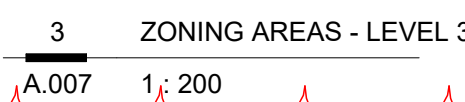
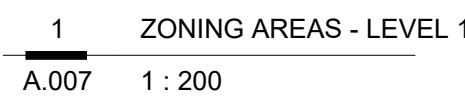
AREA LEGEND

1" = 10'-0"



FAR CALC EXEMPT	
Name	Area
LTB STOR.	59.3 m ²
	59.3 m ²

- EDWARD ST. LEVEL 1
- LTB STOR.
- MARY ST. LEVEL 1



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Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05

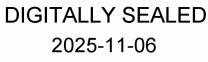
VICWEST TOWNHOMES

ZONING COMPLIANCE
Rev

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

A.007

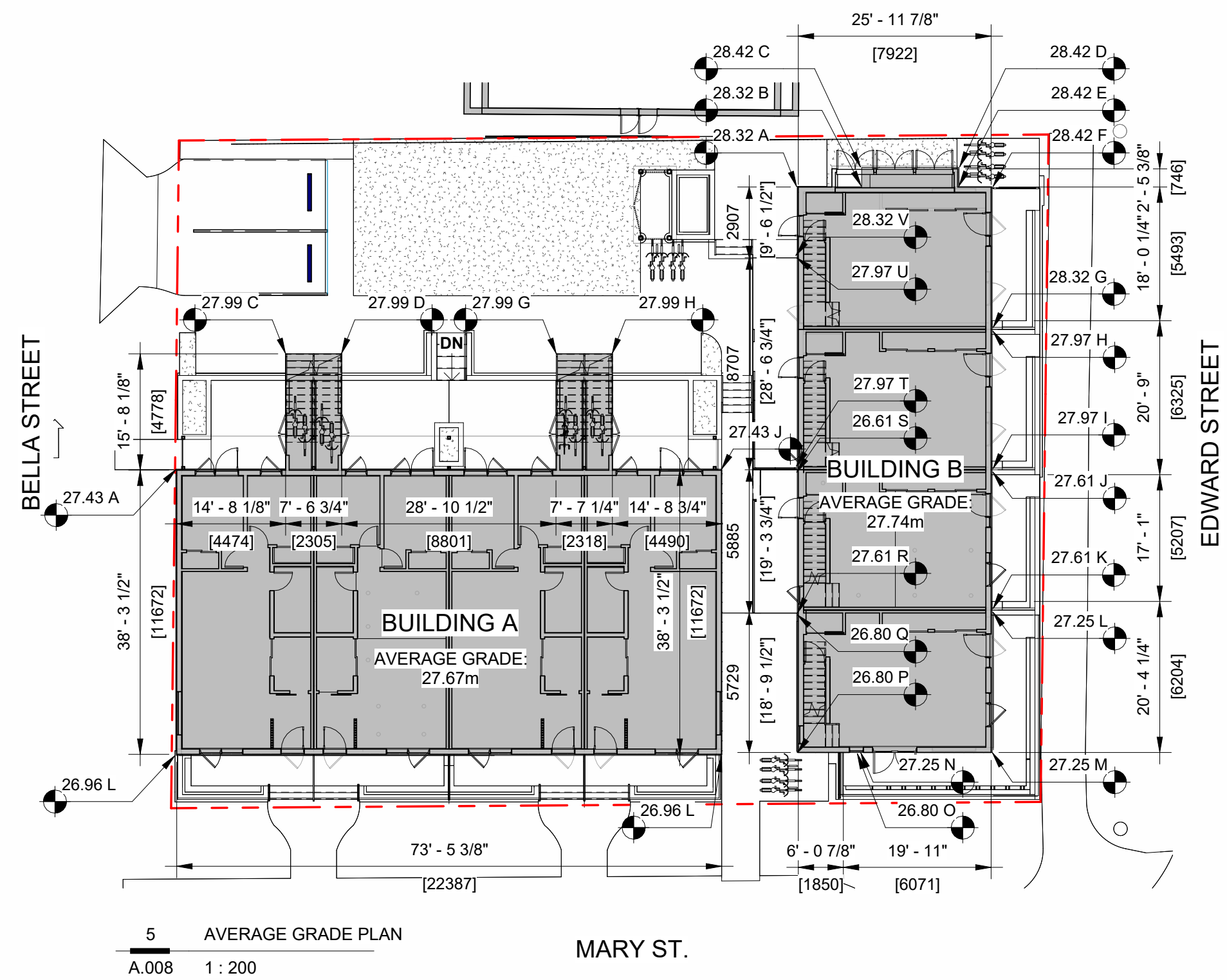
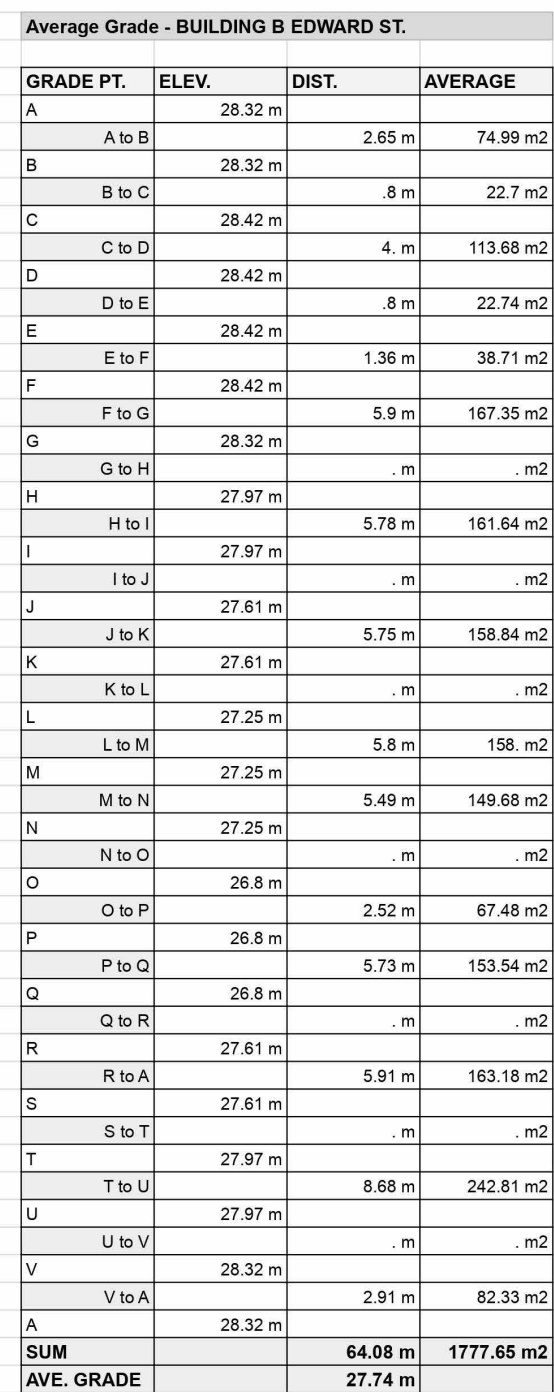
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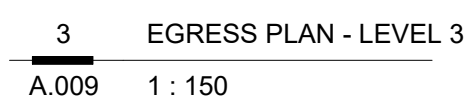
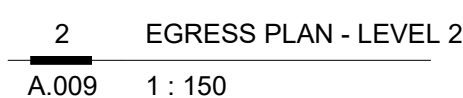
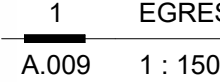
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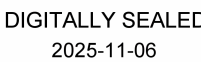
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Scale	AS NOTED
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BC Building Code Data Matrix Parts 3 & 9										BCBC References		
1	Project Description:		☐ Change of Use	☒ New	☐ Part 3	☒ Part 9						
2	Major Occupancy(s) C - Residential									9.10.2.1		
3	Building Area		Total 472.30 m ² BUILDING A - MARY 263.40 m ² BUILDING B - EDWARD 189.20 m ² BUILDING C - STORAGE 19.70 m ²									
4	Gross Floor Area		Total 1102.00 m ² BUILDING A - MARY 648.00 m ² BUILDING B - EDWARD 454.00 m ² BUILDING C - STORAGE 19.70 m ²									
5	Number of Storeys		BLDG A - MARY / BLDG B EDWARD		Above Grade 3					9.10.4.1		
					Below Grade 0							
6	Height of Building		BLDG A - MARY		10.80 m					9.10.4		
			BLDG B - EDWARD		10.53 m							
7	Number of Streets/Access Routes		2		EACH BUILDING FACING 2, BUT 3 TOTAL FOR SITE					9.10.20.3		
8	Building Classification		BLDG A - MARY		Combustible/Non-Combustible	REQUIRES NON-COMBUSTIBLE WALL ADJACENT TO BLDG B					9.10.14	
			BLDG B - EDWARD		Combustible/Non-Combustible						9.10.15	
9	Sprinkler System Proposed		☒	Not required - BLDG A						3.2.2 20-83	9.10.8.2	
			☐	Basement only						3.2.1.5		
			☐	In lieu of wall rating - BLDG B						3.2.2.17		
			☒	Not required - BLDG B								
10	Standpipe required		☐	Yes	☒	No					9.10.1.3	
11	Fire Alarm required		☐	Yes	☐	No					9.10.18.2(b)	
12	Water Service Supply is Adequate		☒	Yes	☒	No					3.2.5.7	-
13	High Building		☐	Yes	☒	No					3.2.6	-
14a	Permitted Construction		☒	Combustible						9.10.14		
			☐	Non-Combustible						9.10.15		
*NON COMB. WALL REQUIRED ON BUILDING A, ADJACENT TO PASS THROUGH												
*REVIEW LIMITING DISTANCE DIAGRAM												
14b	Permitted Cladding		☐	Combustible						9.10.14		
			☐	Non-Combustible						9.10.15		
			☐	Both						REVIEW LIMITING DISTANCE DIAGRAMS FOR SPECIFIC ASSEMBLIES		
16	Occupant Load based on:		☐	☒ design of building						9.9.1.3.2		
	TOTAL OCC. = BLDG A		40									
	TOTAL OCC. = BLDG B		24									
	# OF SLEEPING RM		TOTAL OCC./UNIT		TOTAL OCC./BLDG							
	BUILDING A - MARY - 2 BED UNITS		2	4	4	16						
	BUILDING A - MARY - 3 BED UNITS		3	6	4	24						
	BUILDING B - EDWARD - 3 BED UNITS		3	6	4	24						
17	Barrier-free Design		☐ Yes	☒ No (Explain)								9.5.2.3.1 Exempt
18	Hazardous Substances		☐ Yes	☒ No								9.10.1.3 (4)
19	Required Fire Resistance Rating (FRR)											
	Horizontal Assemblies		Listed Design No. or Description									
	Floor Between Suites - Bldg A		1.00 hr								9.10.9.13	
	Egress Floors of exterior passageways - Bldg A		1.00 hr								9.10.8.8	
	Floor - In suites (A+B)		0.00 hr								9.10.9.4(2)	
	Bldg A and Bldg B - Roof		0.00 hr								9.10.8.1	
	Supporting Members		Listed Design No. or Description									
	Steel Members		0.75 hr	Protection for Steel members connection							9.10.7.1	
	Heavy Timber Columns		0.75 hr								9.10.6.32, 14.7	
	Bearing Walls Level 1 - Bldg A		1.00 hr								9.10.8.3	
	Party Walls, between Suites		1.00 hr								9.10.9.16(3)	
20	Required Acoustic Separation Between											
	Adjoining Walls		50 STC Min									9.11.1.4
	Horizontal Construction		50 STC Min									
	Walls		50 STC Min									
21	Energy											
	Location	Elev.	Jan	July 2.5%	HDD <18C	Precip./year	Rain wind pressure			Div B, Appendix C, Table C2		
	m	2.50%	1%	Dry	Wet	d	mm	s, PA, 1/5				
	Victoria	10	-4	-6	24	17	2650	600	220			
Zero Carbon Requirement: Level 4												
Step Code: 3 / Building Equipment Systems/Envelope Requirement: < 30 kWh/m ² /yr												
Airtightness: AL-1 or 2.5 ACH												
										9.36.6 / 9.36.6.3-A		
										9.36.7.4		
22	Other											
	Egress		BLDG A - MARY 2 exits								9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3,	
			BLDG B - EDWARD 1 exit + egress windows/balcony									
			bedrooms- all units: 1 egress window									





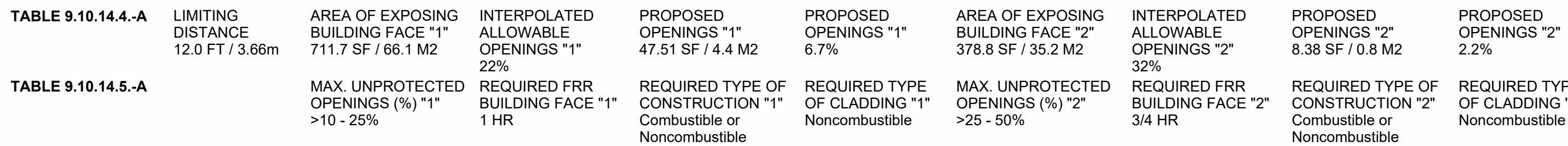
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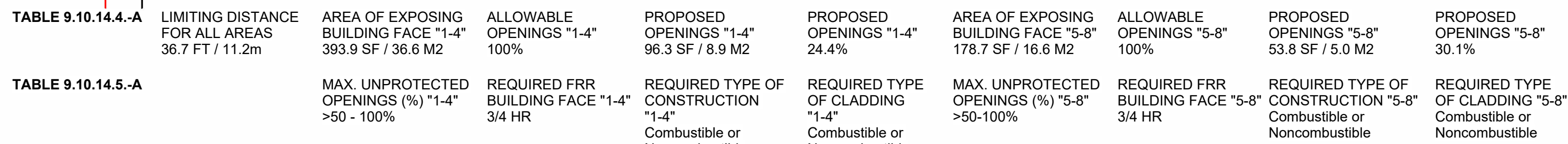
VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

Scale	AS NOTED
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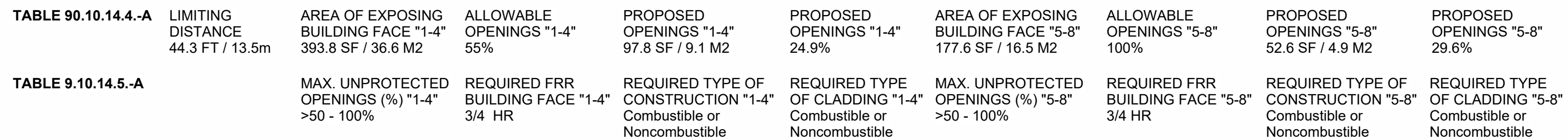
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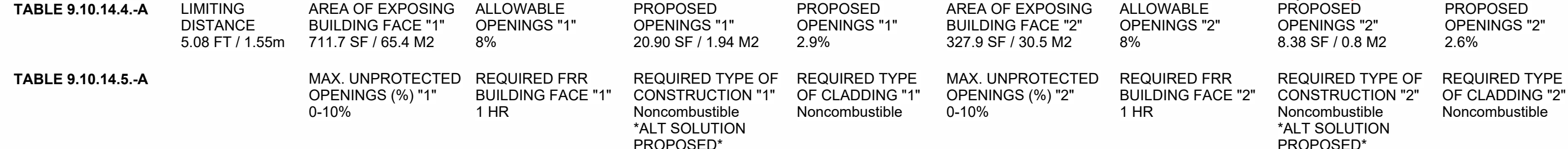
A.010 1 : 100

BUILDING A - NORTH ELEVATION "1"						
Area of building face	LD below	LD	LD above	LD*2	% Permitted	Area Permitted
	2.0 m	3.68 m	4.0 m	13.54 m ²	22%	14.78 m ²
Next smallest value	30.0 m ²	10%	25%			
Area	66.10 m ²	12%	22%	25%		
Next largest value	100.0 m ²	8%	17%	18%		

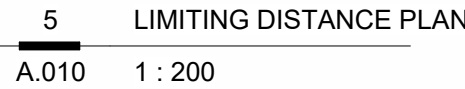
BUILDING A - NORTH ELEVATION "2"						
Area of building face	LD below	LD	LD above	LD*2	% Permitted	Area Permitted
	2.0 m	3.68 m	4.0 m	13.54 m ²	32%	11.10 m ²
Next smallest value	30.0 m ²	12%	35%			
Area	35.20 m ²	11%	30%	35%		
Next largest value	40.0 m ²	11%	25%	32%		

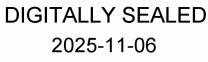


A.010 1 : 100



A.010 1 : 100





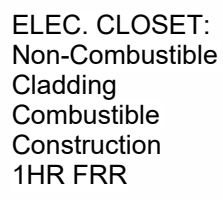
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VICWEST
TOWNHOMES

Project number	24003
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Scale	AS NOTED
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DISTANCE	BUILDING FACE "T"
41.8 FT / 12.7m	2239.4 SF / 208.0 M2

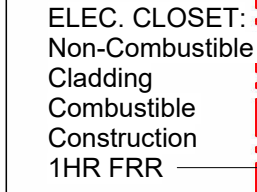
REQUIRED FRR
BUILDING FACE "1"
0 HR

REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE C CONSTRUCTION " Combustible or Noncombustible
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REQUIRED FRR BUILDING FACE "1"	REQUIRED TYPE OF CONSTRUCTION "1"	REQUIRED TYPE OF CLADDING "1"
0 HR	Combustible or Noncombustible	Combustible or Noncombustible

3 LIMITING DISTANCE - BUILDING B SOUTH ELEVATION

A.011 1 : 100



4.	LIMITING DISTANCE "1"	AREA OF EXPOSING BUILDING FACE "1"
	86.2 FT / 26.3 M	1119.7 SF / 104.0 M2

REQUIRED FRR
BUILDING FACE "1"
0 HR

REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE OF CONSTRUCTION " Combustible or Noncombustible
---	--

REQUIRED FRR BUILDING FACE "1"	REQUIRED TYPE OF CONSTRUCTION "1"	REQUIRED TYPE OF CLADDING "1"
0 HR	Combustible or Noncombustible	Combustible or Noncombustible

4.	LIMITING DISTANCE "2" 5.1 FT / 1.55 M	AREA OF EXPOSING BUILDING FACE "2" 1108.4 SF / 103.0 M2
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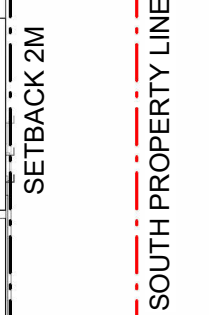
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BUILDING FACE "2"
0 HR

REQUIRED FRR BUILDING FACE "2" 0 HR	REQUIRED TYPE OF CONSTRUCTION " Combustible or Noncombustible
---	--

REQUIRED FRR BUILDING FACE "2" 0 HR	REQUIRED TYPE OF CONSTRUCTION "2" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "2" Combustible or Noncombustible

6 LIMITING DISTANCE - BUILDING B NORTH ELEVATION

A.011 1 : 100



LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"
36.75 FT / 11.2m	680.3 SF / 63.2 M2

REQUIRED FRR
BUILDING FACE "1"
0 HR

PROPOSED
OPENINGS "1"
90.5 SF / 8.4 M2

PROPOSED
OPENINGS "1"
90.5 SF / 8.4 M2

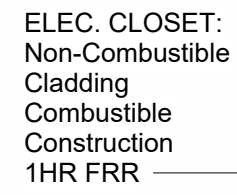
PROPOSED
OPENINGS "1"
90.5 SF / 8.4 M2

REQUIRED TYPE
OF CLADDING "1"
Combustible or
Noncombustible

REQUIRED TYPE
OF CLADDING "1"
Combustible or
Noncombustible

4 LIMITING DISTANCE - BUILDING B WEST ELEVATION

A.011 1 : 100



LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"
6.91 FT / 2.1m	680.3 SF / 63.2 M2

REQUIRED FRR
BUILDING FACE "1"
0 HR

PROPOSED
OPENINGS "1"
16.76 SF / 1.6 M2

PROPOSED
OPENINGS "1"
16.76 SF / 1.6 M2

PROPOSED
OPENINGS "1"
16.76 SF / 1.6 M2

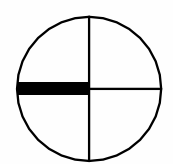
REQUIRED TYPE
OF CLADDING "1"
Combustible or
Noncombustible

REQUIRED TYPE
OF CLADDING "1"
Combustible or
Noncombustible

REQUIRED TYPE
OF CLADDING "1"
Combustible or
Noncombustible

1 LIMITING DISTANCE - BUILDING B EAST ELEVATION

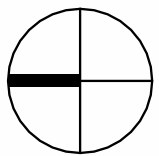
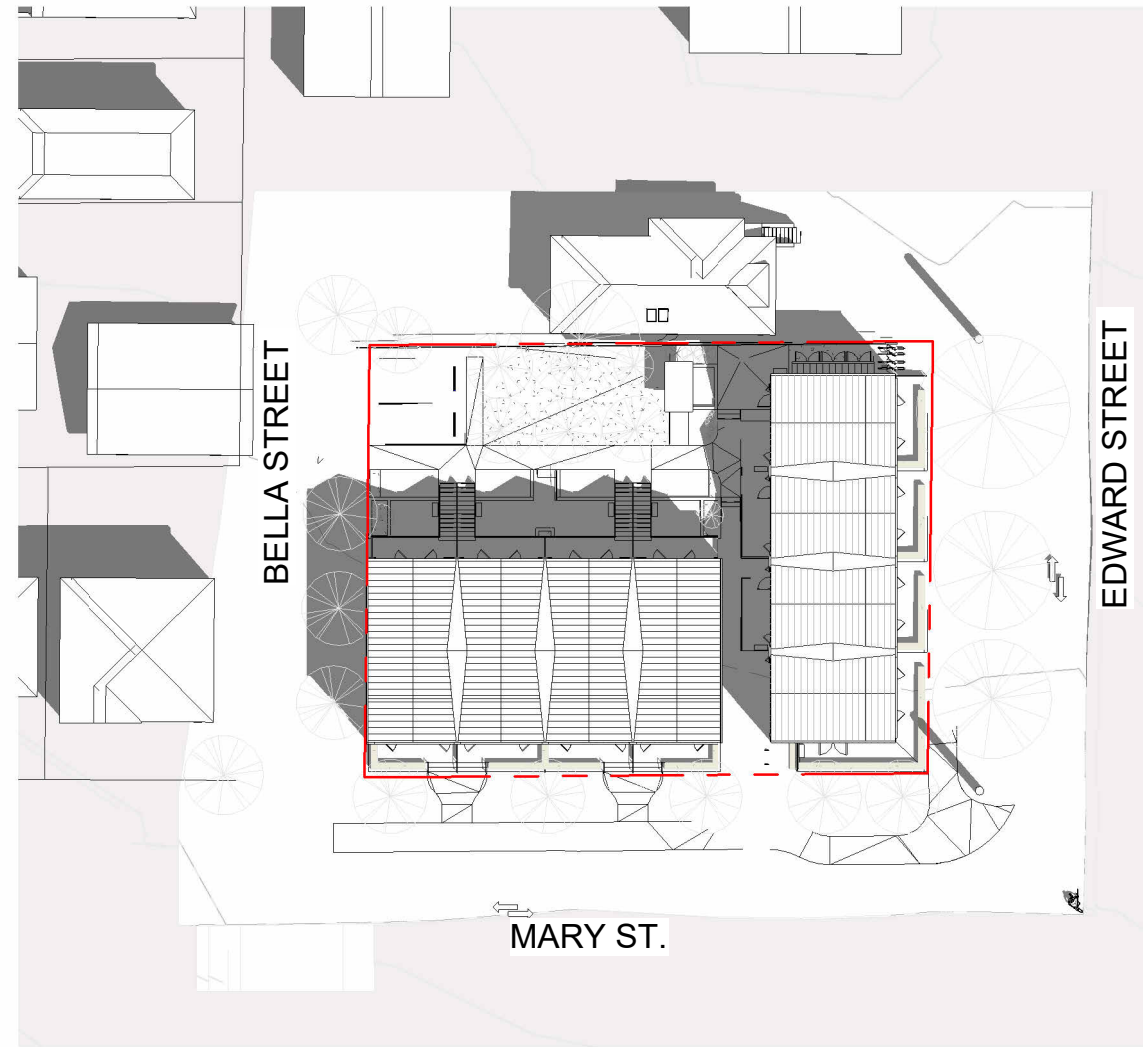
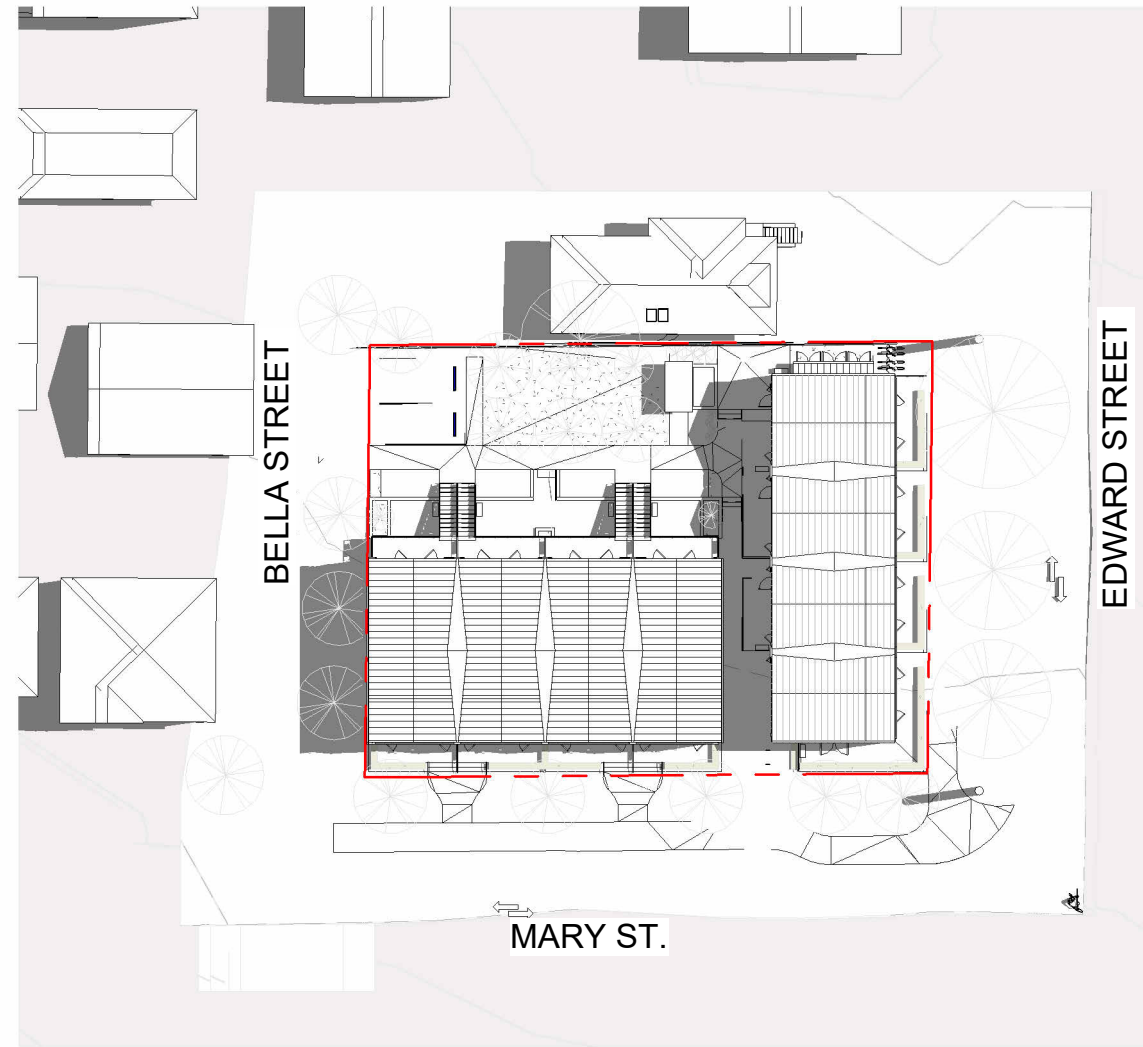
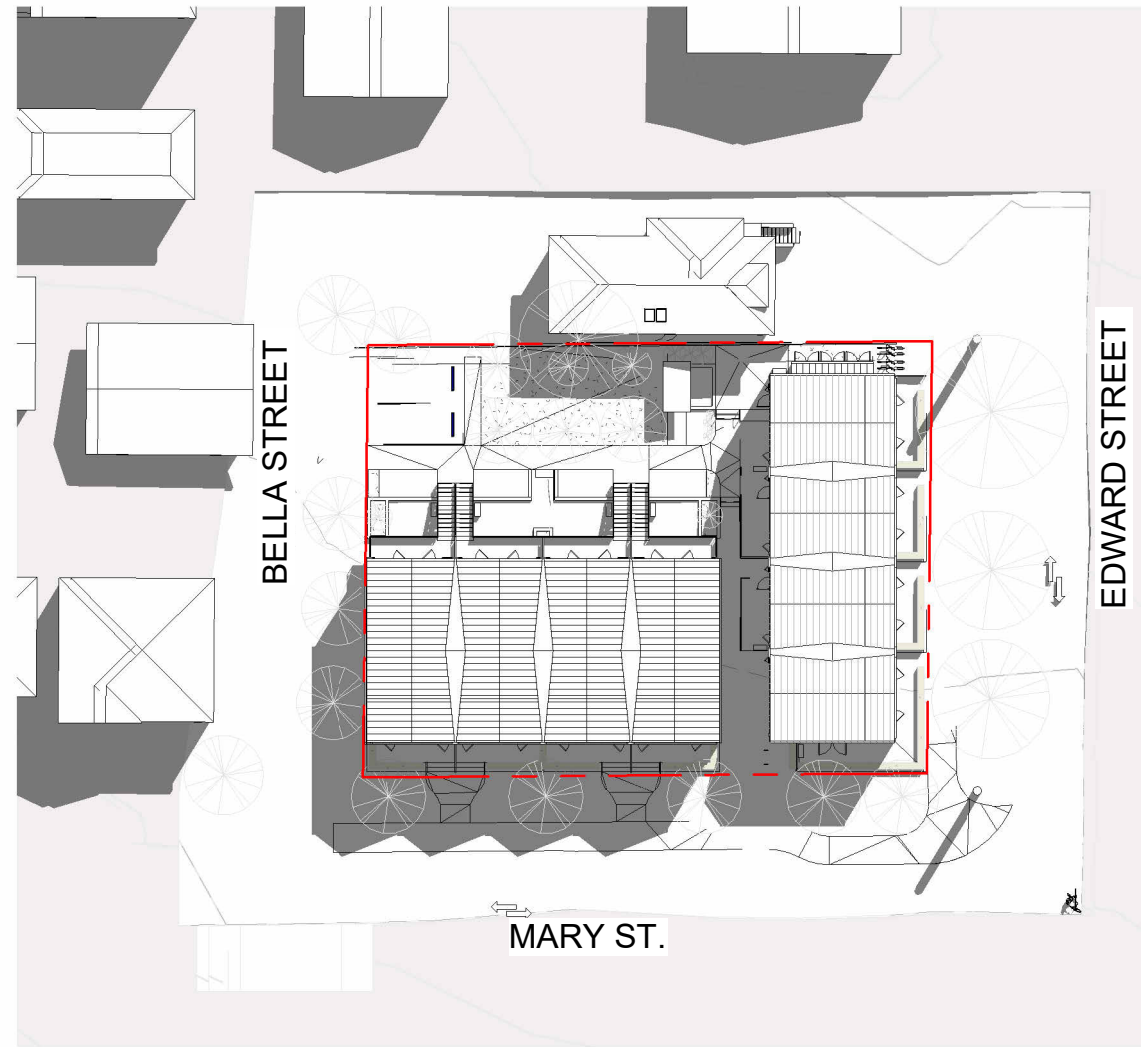
A.011 1 : 100



2 LIMITING DISTANCE PLAN

A.011 1 : 200

SUMMER SOLSTICE



Do not scale these drawings.

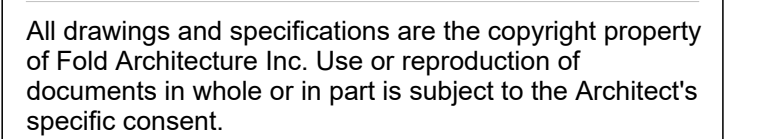
[illegible]

SHADOW STUDIES

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.013

Scale	1" = 40'-0"
Printed	2025-11-06 10:31:52 AM



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Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05

S.KALENCHUK

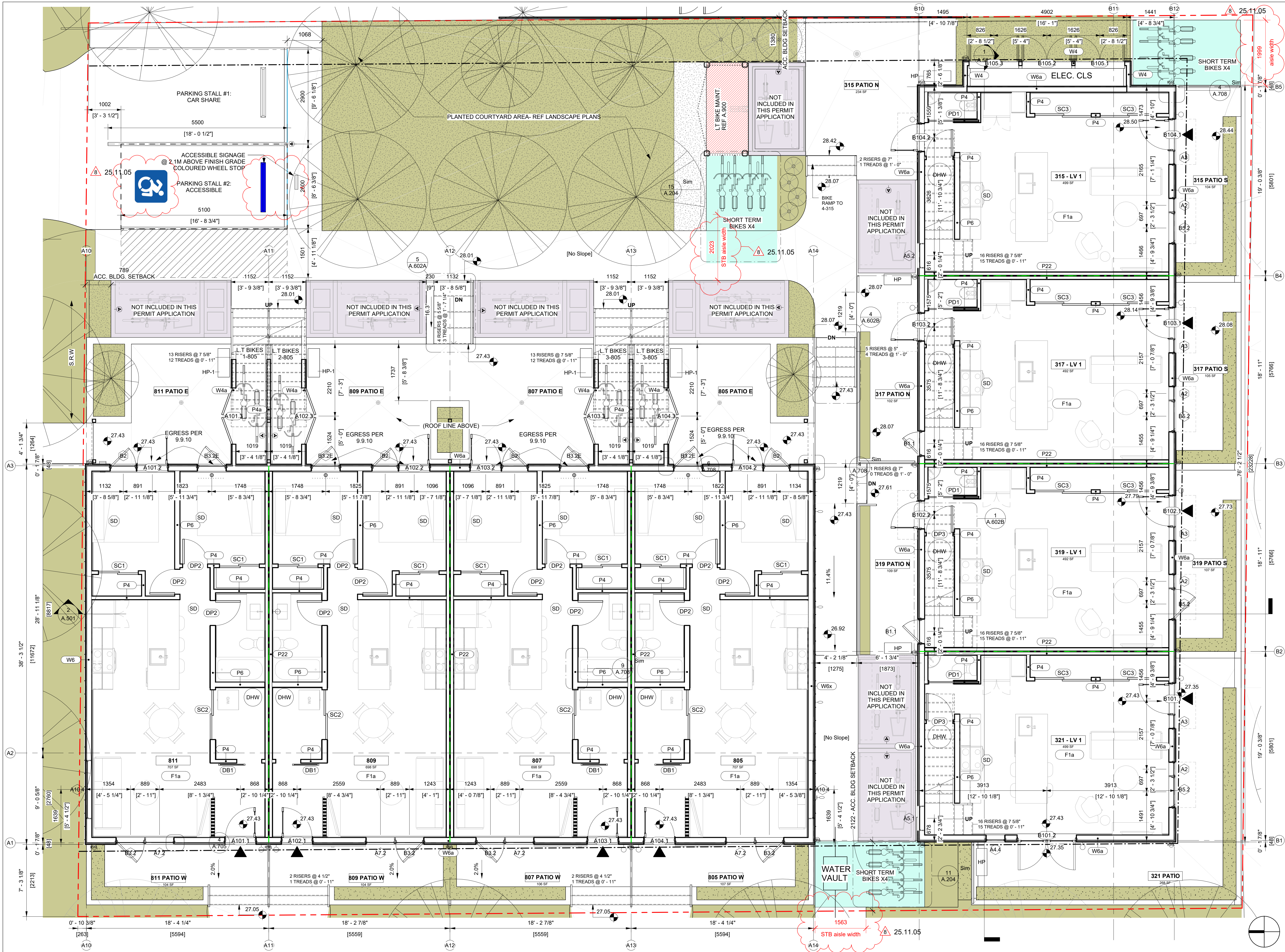
VICWEST TOWNHOMES

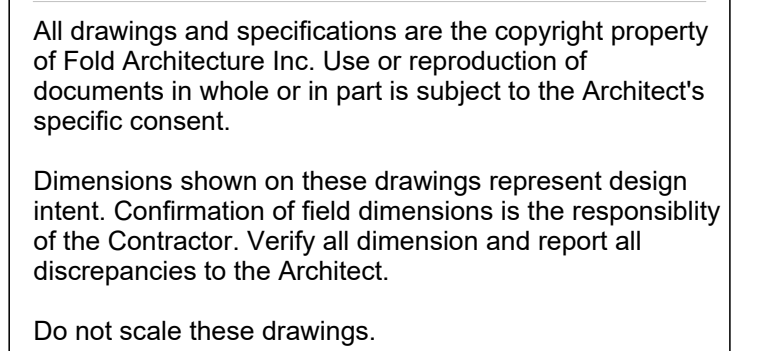
FULL SITE - LEVEL 1
PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.201dp

Scale	1 : 50
Printed	2025-11-06 10:31:57 AM





S.KALENCHUK	
VICWEST TOWNHOMES	
FULL SITE - LEVEL 2 PLANS	
Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS
A.202	
Scale	1 : 50
Printed	2025-11-06 10:32:01 AM

DIGITALLY SEALED
2025-11-06

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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05

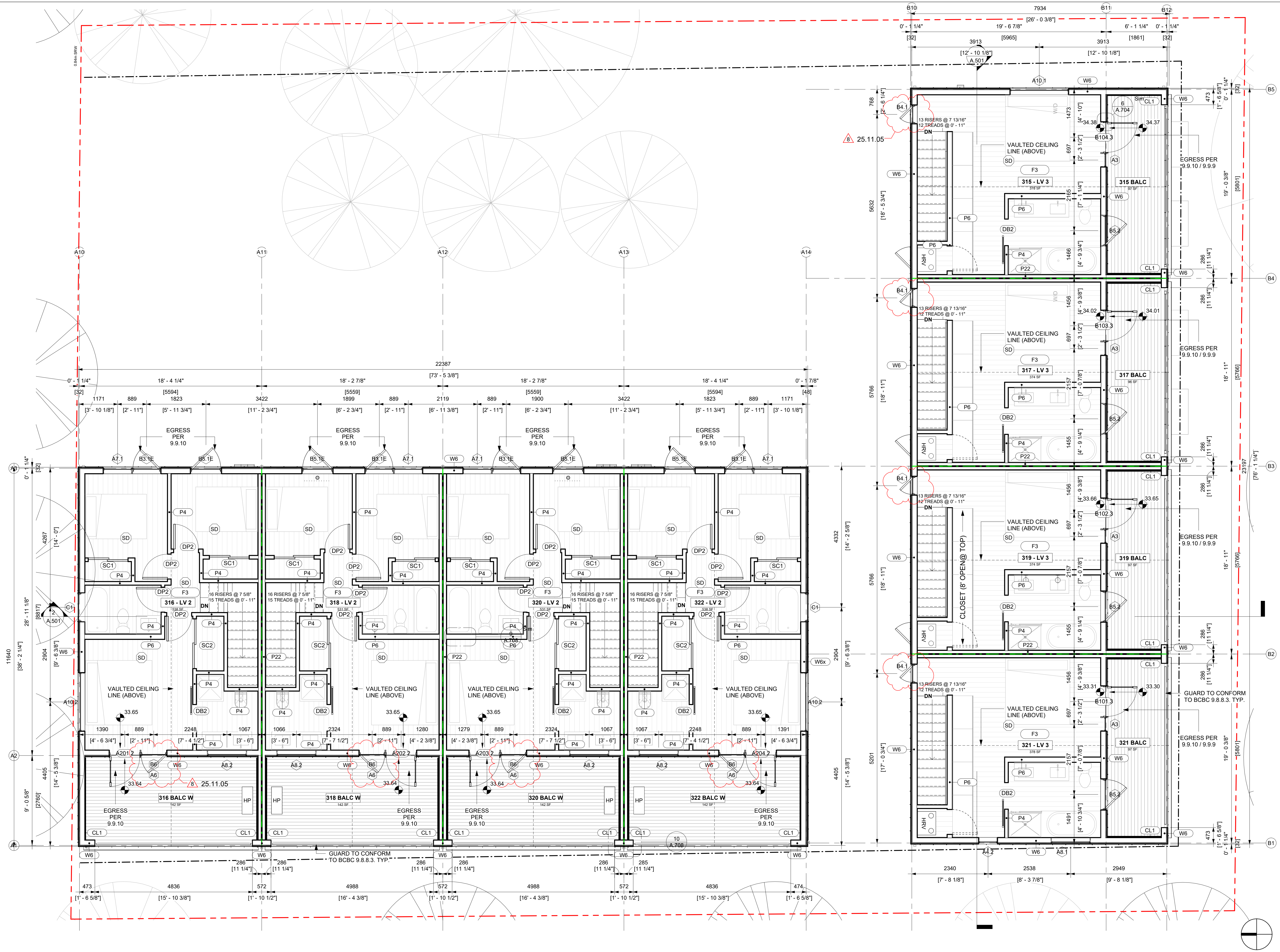
S.KALENCHUK

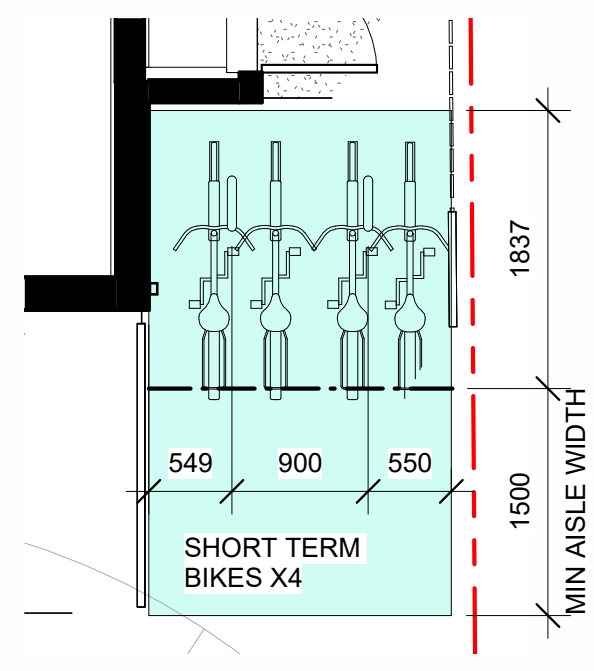
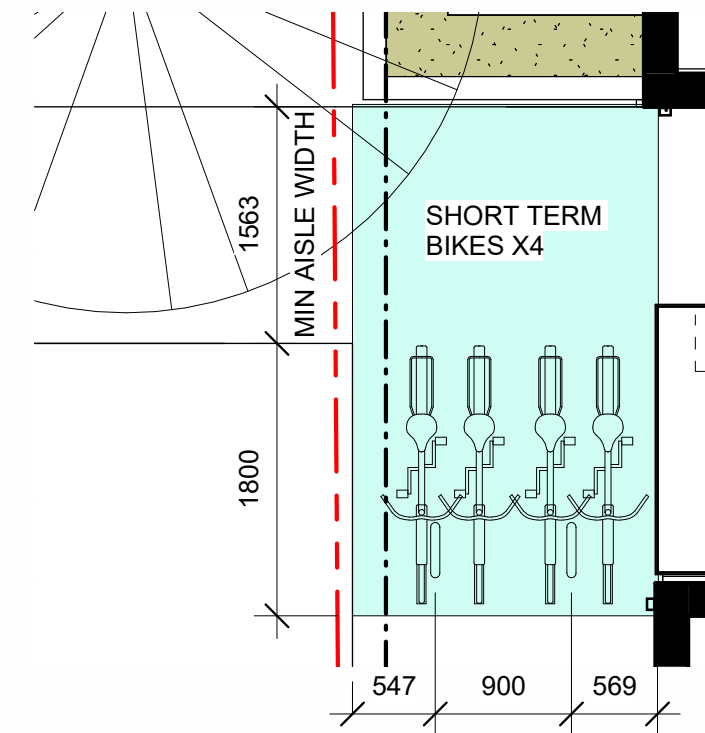
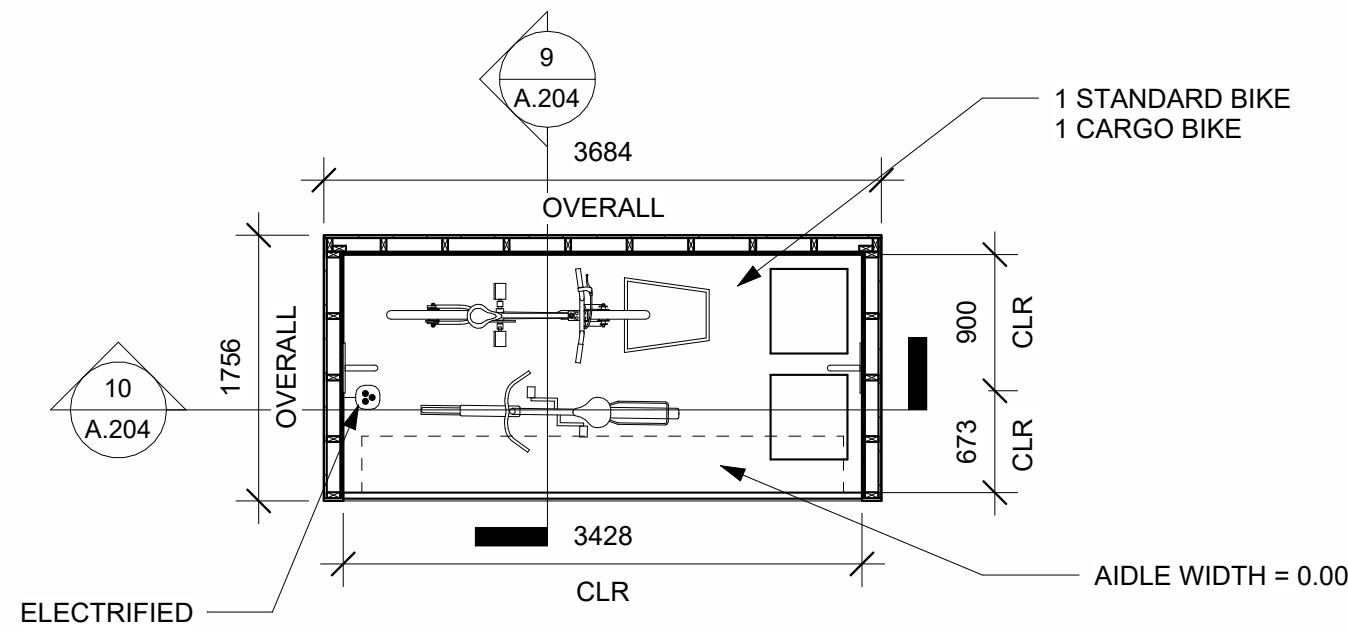
VICWEST
TOWNHOMESFULL SITE - LEVEL 3
PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.203

Scale	1 : 50
Printed	2025-11-06 10:32:04 AM





11 ST BIKE PARKING - MARY ST. - PLAN
A.204 1:50

12 ST BIKE PARKING - EDWARD ST. - PLAN
A.204 1:50

Diagram of a garage with a roll-up door and a roof with plants. Callout 2 points to the door, and callout 4 points to the roof.

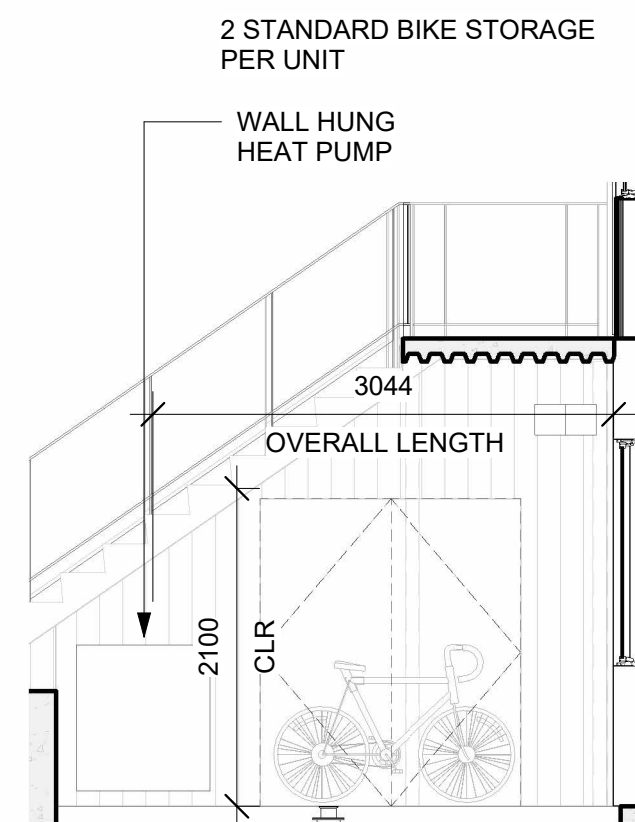
A diagram of a full access overhead door. The door is shown in a closed position, with a callout '2' pointing to the door panel. Above the door, there is a roof structure with a callout '4' pointing to the roof. The text 'FULL ACCESS OVERHEAD DOOR' is written at the top left of the diagram.

The diagram illustrates a vertical garden system. A plant is shown growing in a container. The container has a drainage layer at the bottom, labeled '4'. Below the drainage layer is a water reservoir, labeled '2'. The plant is shown with roots extending into the water reservoir. The container is shown with a cross-section, revealing the internal structure.

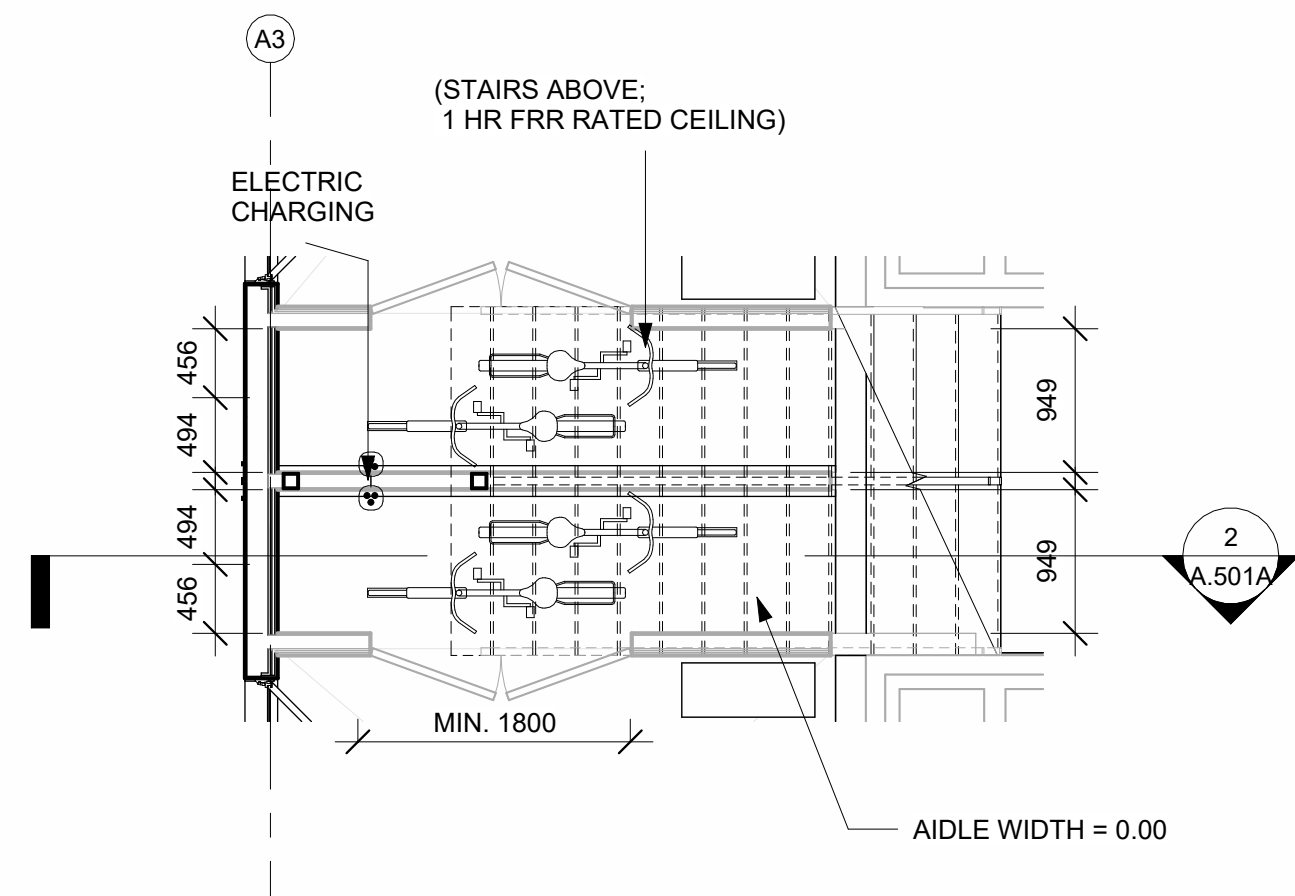
A cross-sectional diagram of a raised garden bed. The bed is filled with soil and contains two green, spiky plants. The bed is bordered by a dark material on top and a light-colored material on the sides. Two callouts with numbers are present: '4' points to the top border, and '2' points to the side border.

A cross-sectional diagram of a raised garden bed. The bed is filled with vertical wooden slats. On top of the slats is a dark layer labeled '4' and a layer of soil with three green bushes labeled '2'.

7 BIKE LOCKERS LEFT ELEVATION
A.204 1 : 50



13 LT BICYCLE GARAGE - ELEVATION
A.204 1 : 50



14 LT BICYCLE GARAGES - PLAN
A.204 1:50

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Do not scale these drawings.

[illegible]

S.KALENCHUK

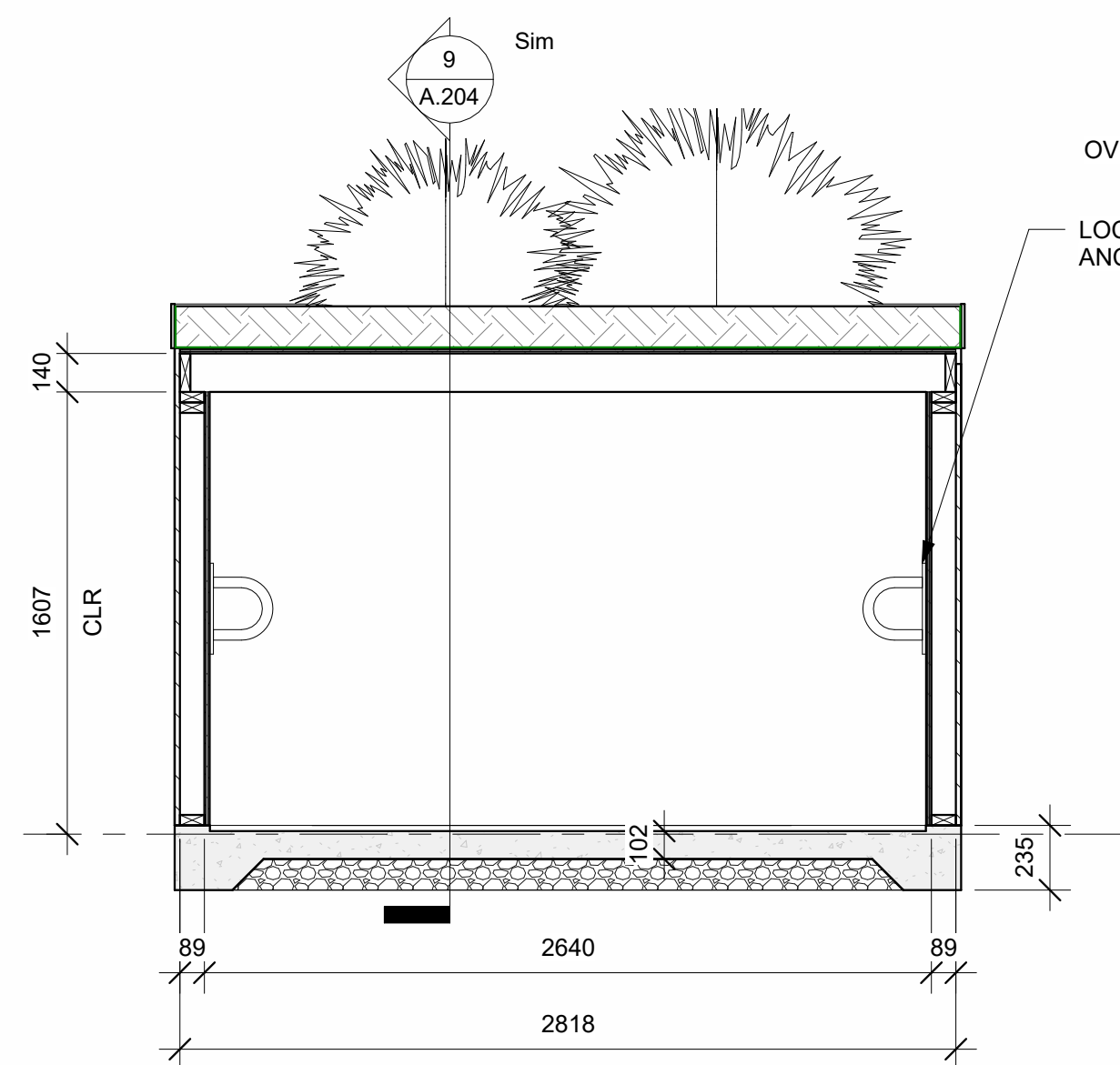
VICWEST TOWNHOMES

BIKE PARKING

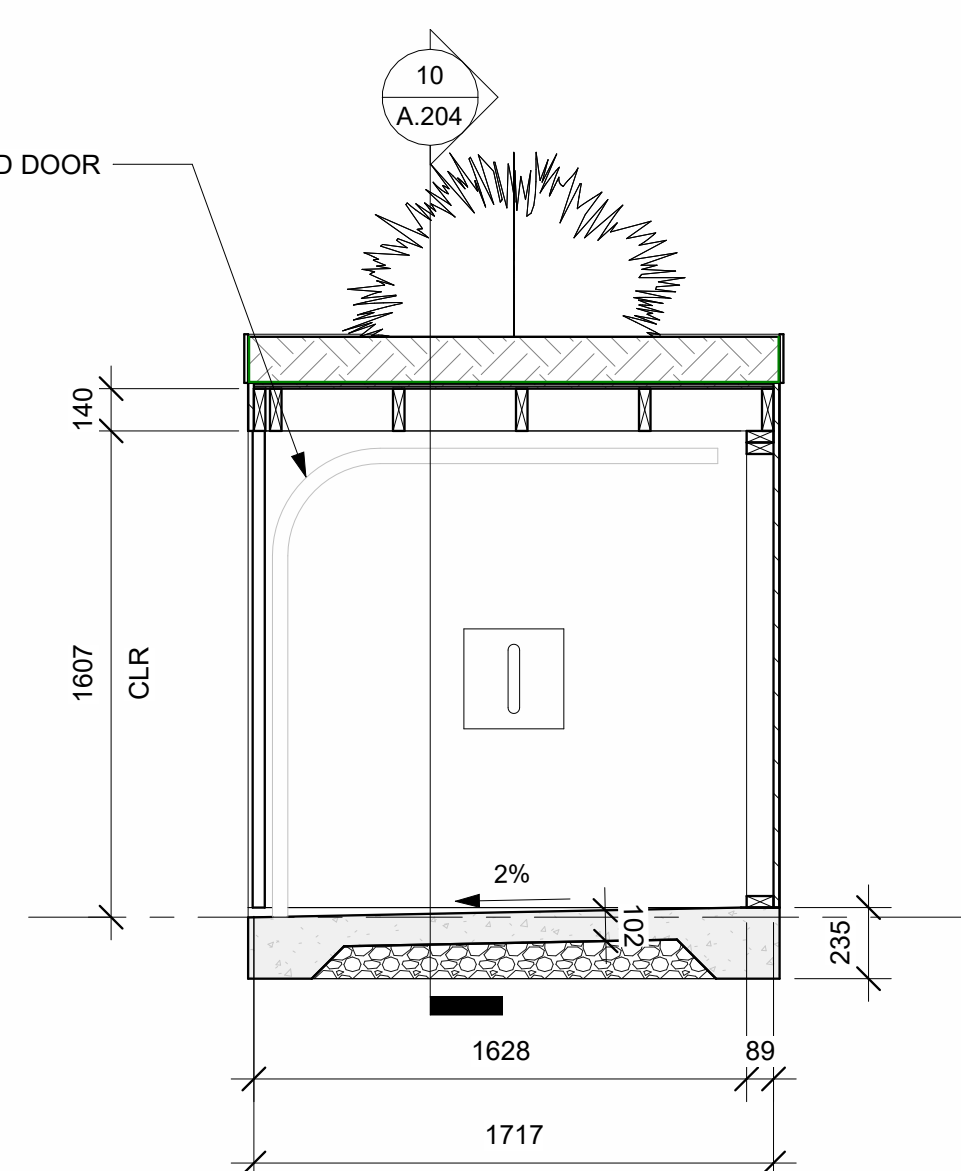
Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.204

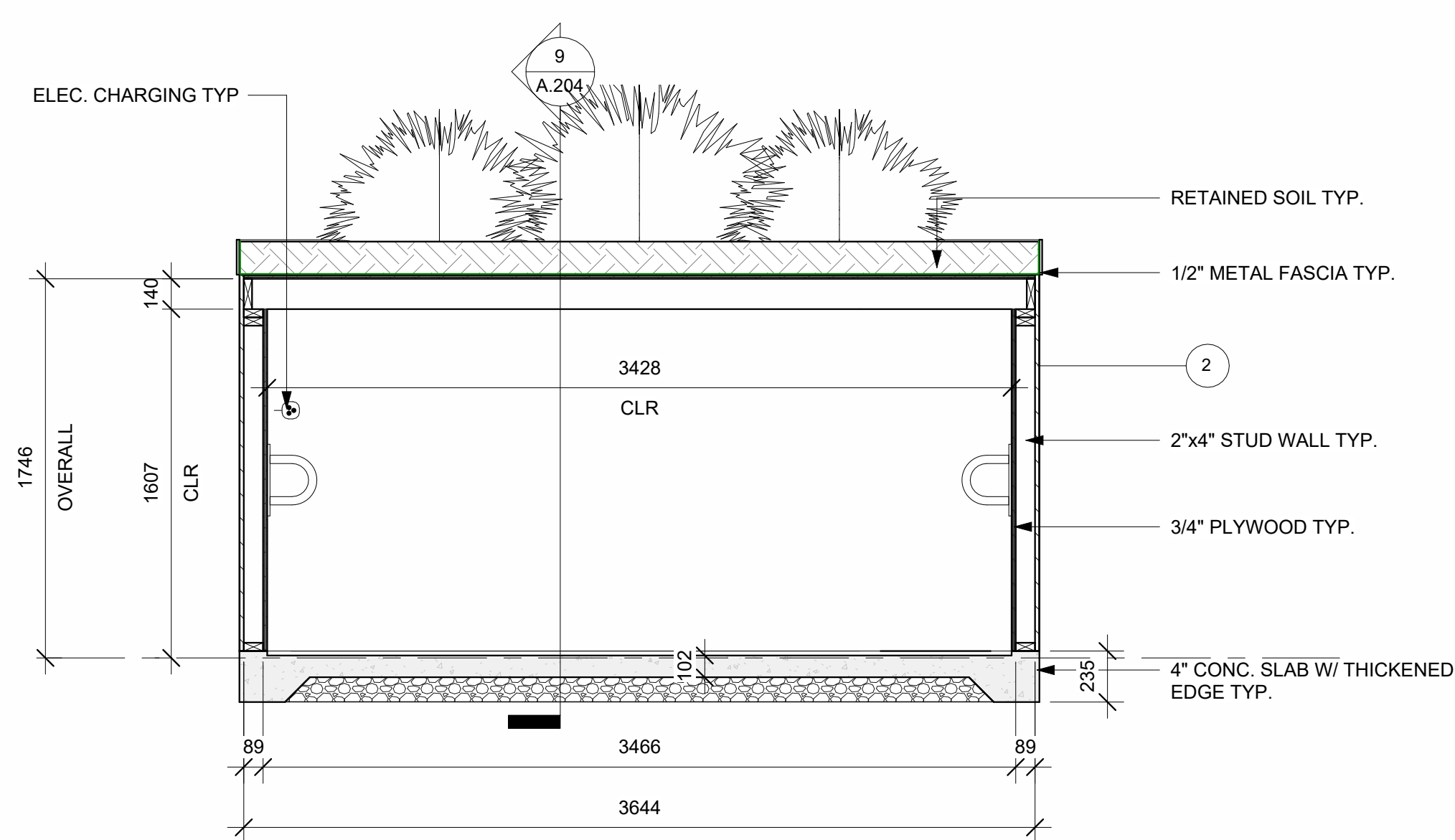
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Printed	2025-11-06 10:32:10 AM



8 BIKE LOCKER - SECTION
A.204 1 : 25



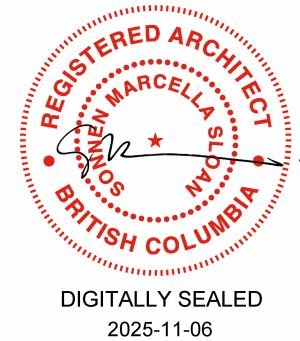
9 BIKE LOCKER - SHORT SECTION TYP.
A.204 1 : 25



10 BIKE LOCKER w/ BIN STORAGE - SECTION
A.204 1 : 25

MATERIAL FINISHES

- | | |
|---|--|
|  <p>1 METAL SIDING
STANDING SEAM
PANELS - 12"
BLACK OR GREY</p> | <p>12 THRU-WALL FLASHING
FINISH TO MATCH
CLADDING</p> |
|  <p>2 VERTICAL WOOD
SIDING / SOFFIT
CEDAR</p> | <p>13 INTAKE/ EXHAUST VENT
FINISH TO MATCH BLACK
METAL CLADDING</p> |
|  <p>3 CLADDING PANEL
BLACK</p> | <p>14 PTD. METAL
EXTERIOR GATE</p> |
| <p>4 METAL FASCIA
TO MATCH STANDING
SEAM CLADDING</p> | <p>15 PTD. METAL BIKE
RACKS</p> |
| <p>5 EXTERIOR DOOR
BLACK</p> | <p>16 OVERHEAD DOORS
BLACK</p> |
| <p>6 HIGH PERFORMANCE
WINDOW
BLACK</p> | <p>17 WOOD EXTERIOR
STAIR</p> |
| <p>7 GLASS GUARDRAIL
BLACK PTD. METAL
FRAME</p> | <p>18 HEDGE
PLANTING</p> |
| <p>8 PTD. METAL CANOPY
BLACK</p> | <p>19 LIGHTWEIGHT
CONCRETE DECKING</p> |
| <p>9 METAL FLASHING
TO MATCH BLACK METAL
CLADDING</p> | <p>20 PTD. WOOD EXTERIOR
FENCE
BLACK</p> |
| <p>10 GUTTER/DOWNSPOUT
FINISH TO MATCH BLACK
METAL CLADDING</p> | <p>21 EXTENSIVE GREEN
ROOF</p> |
| <p>11 CONCRETE LANDSCAPE
WALL (& STAIRS)</p> | <p>22 MECHANICAL VENT
FINISH TO MATCH
CLADDING</p> |
| | <p>23 EXTERIOR LIGHTING</p> |



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Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.401

Scale AS NOTED
Printed 2025-11-06 10:32:36 AM

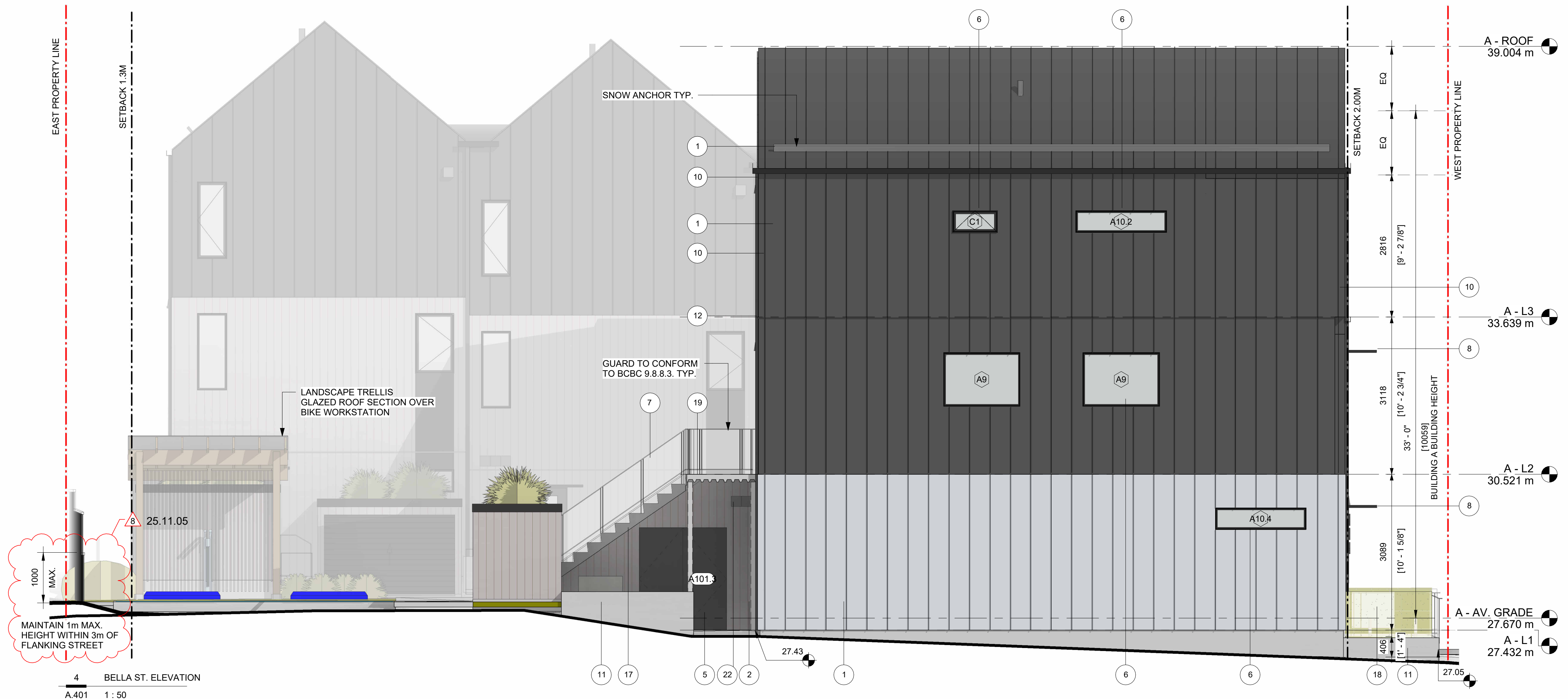


3 MARY ST. ELEVATION

A.401 1:50

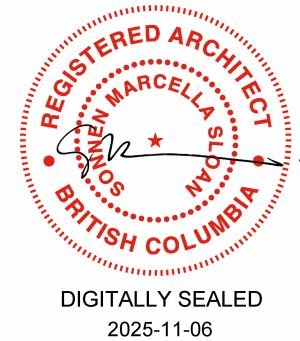
MATERIAL FINISHES

- | | |
|--|--|
| 1 METAL SIDING
STANDING SEAM
PANELS - 12"
BLACK OR GREY | 12 THRU-WALL FLASHING
FINISH TO MATCH
CLADDING |
| 2 VERTICAL WOOD
SIDING / SOFFIT
CEDAR | 13 INTAKE/ EXHAUST VENT
FINISH TO MATCH BLACK
METAL CLADDING |
| 3 CLADDING PANEL
BLACK | 14 PTD. METAL
EXTERIOR GATE |
| 4 METAL FASCIA
TO MATCH STANDING
SEAM CLADDING | 15 PTD. METAL BIKE
RACKS |
| 5 EXTERIOR DOOR
BLACK | 16 OVERHEAD DOORS
BLACK |
| 6 HIGH PERFORMANCE
WINDOW
BLACK | 17 WOOD EXTERIOR
STAIR |
| 7 GLASS GUARDRAIL
BLACK PTD. METAL
FRAME | 18 HEDGE
PLANTING |
| 8 PTD. METAL CANOPY
BLACK | 19 LIGHTWEIGHT
CONCRETE DECKING |
| 9 METAL FLASHING
TO MATCH BLACK METAL
CLADDING | 20 PTD. WOOD EXTERIOR
FENCE
BLACK |
| 10 GUTTER/DOWNSPOUT
FINISH TO MATCH BLACK
METAL CLADDING | 21 EXTENSIVE GREEN
ROOF |
| 11 CONCRETE LANDSCAPE
WALL (& STAIRS) | 22 MECHANICAL VENT
FINISH TO MATCH
CLADDING |
| | 23 EXTERIOR LIGHTING |



4 BELLA ST. ELEVATION

A.401 1:50



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No.	Description	Date
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2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.402

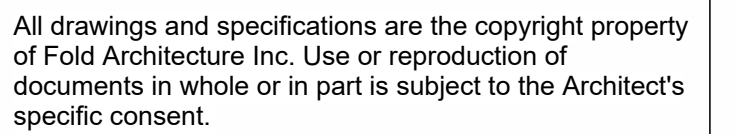
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MATERIAL FINISHES

- | | |
|--|--|
| 1 METAL SIDING
STANDING SEAM
PANELS - 12"
BLACK OR GREY | 12 THRU-WALL FLASHING
FINISH TO MATCH
CLADDING |
| 2 VERTICAL WOOD
SIDING / SOFFIT
CEDAR | 13 INTAKE/ EXHAUST VENT
FINISH TO MATCH BLACK
METAL CLADDING |
| 3 CLADDING PANEL
BLACK | 14 PTD. METAL
EXTERIOR GATE |
| 4 METAL FASCIA
TO MATCH STANDING
SEAM CLADDING | 15 PTD. METAL BIKE
RACKS |
| 5 EXTERIOR DOOR
BLACK | 16 OVERHEAD DOORS
BLACK |
| 6 HIGH PERFORMANCE
WINDOW
BLACK | 17 WOOD EXTERIOR
STAIR |
| 7 GLASS GUARDRAIL
BLACK PTD. METAL
FRAME | 18 HEDGE
PLANTING |
| 8 PTD. METAL CANOPY
BLACK | 19 LIGHTWEIGHT
CONCRETE DECKING |
| 9 METAL FLASHING
TO MATCH BLACK METAL
CLADDING | 20 PTD. WOOD EXTERIOR
FENCE
BLACK |
| 10 GUTTER/DOWNSPOUT
FINISH TO MATCH BLACK
METAL CLADDING | 21 EXTENSIVE GREEN
ROOF |
| 11 CONCRETE LANDSCAPE
WALL (& STAIRS) | 22 MECHANICAL VENT
FINISH TO MATCH
CLADDING |
| | 23 EXTERIOR LIGHTING |

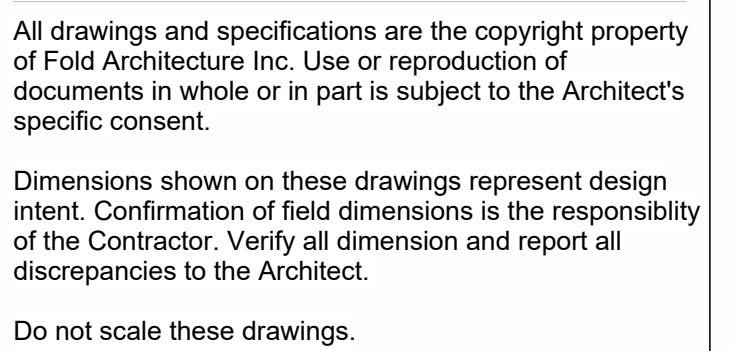
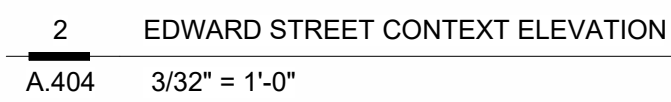
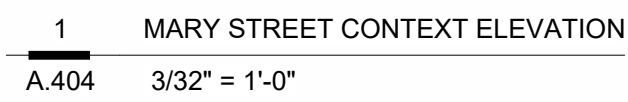




Do not scale these drawings.

S. KALENCHUK	
VICWEST TOWNHOMES	
ELEVATIONS	
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS
A.403	
Scale	AS NOTED
Printed 2025-11-06 10:33:10 AM	

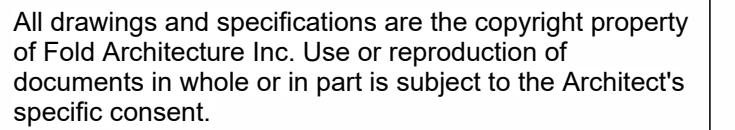


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VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

Scale	3/32" = 1'-0"
Printed	2025-11-06 10:33:26 AM



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S.KALENCHUK	
VICWEST TOWNHOMES	
SITE - SECTIONS	
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS
A.501	
Scale	1 : 50
Printed	2025-11-06 10:33:33 AM

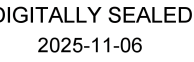
SITE - SECTIONS

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.501

Scale	1 : 50
Printed	2025-11-06 10:33:33 AM





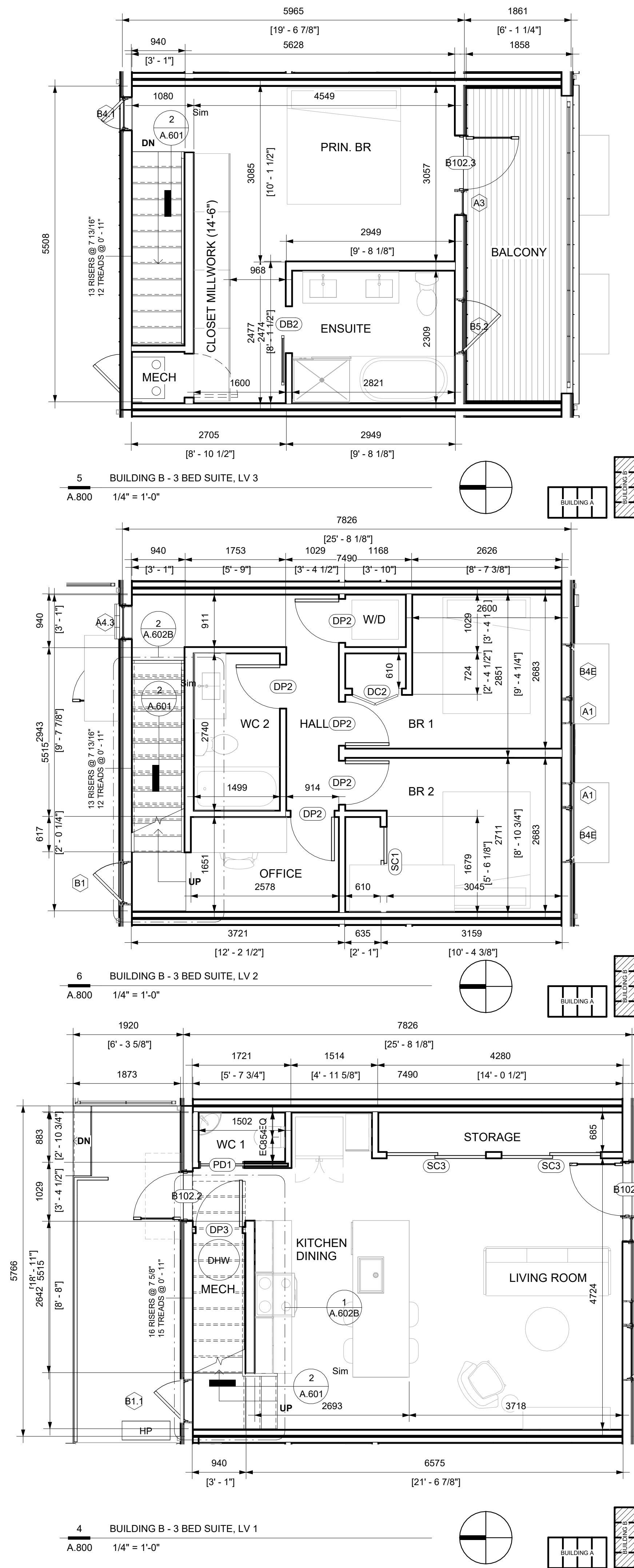
Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

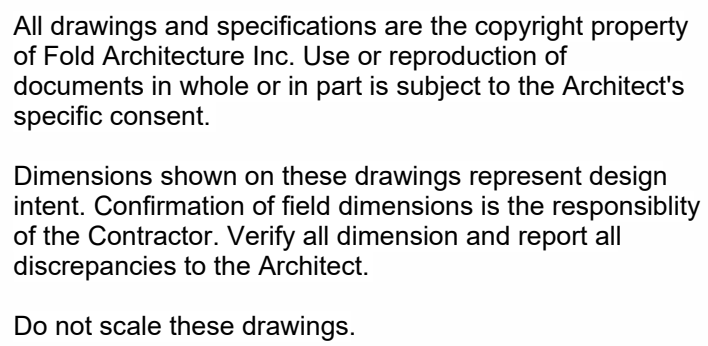
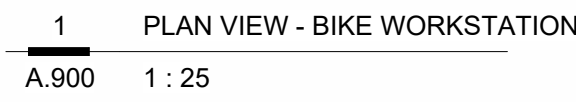
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VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

Scale	1/4" = 1'-0"
Printed	2025-11-06 10:33:35 AM



[illegible]

VICWEST TOWNHOMES

BIKE WORKSTATION

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.900

Scale	1 : 25
Printed	2025-11-06 10:33:40 AM

THE CITY OF VICTORIA October 8, 2025 / U:\CS1400 Customer Files\2025\CV Civil\040 Internal Drawings\00 Current\CV25-33 251002 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 251002 Mary - Service Connections.dwg

ENVIRONMENTAL NOTES:

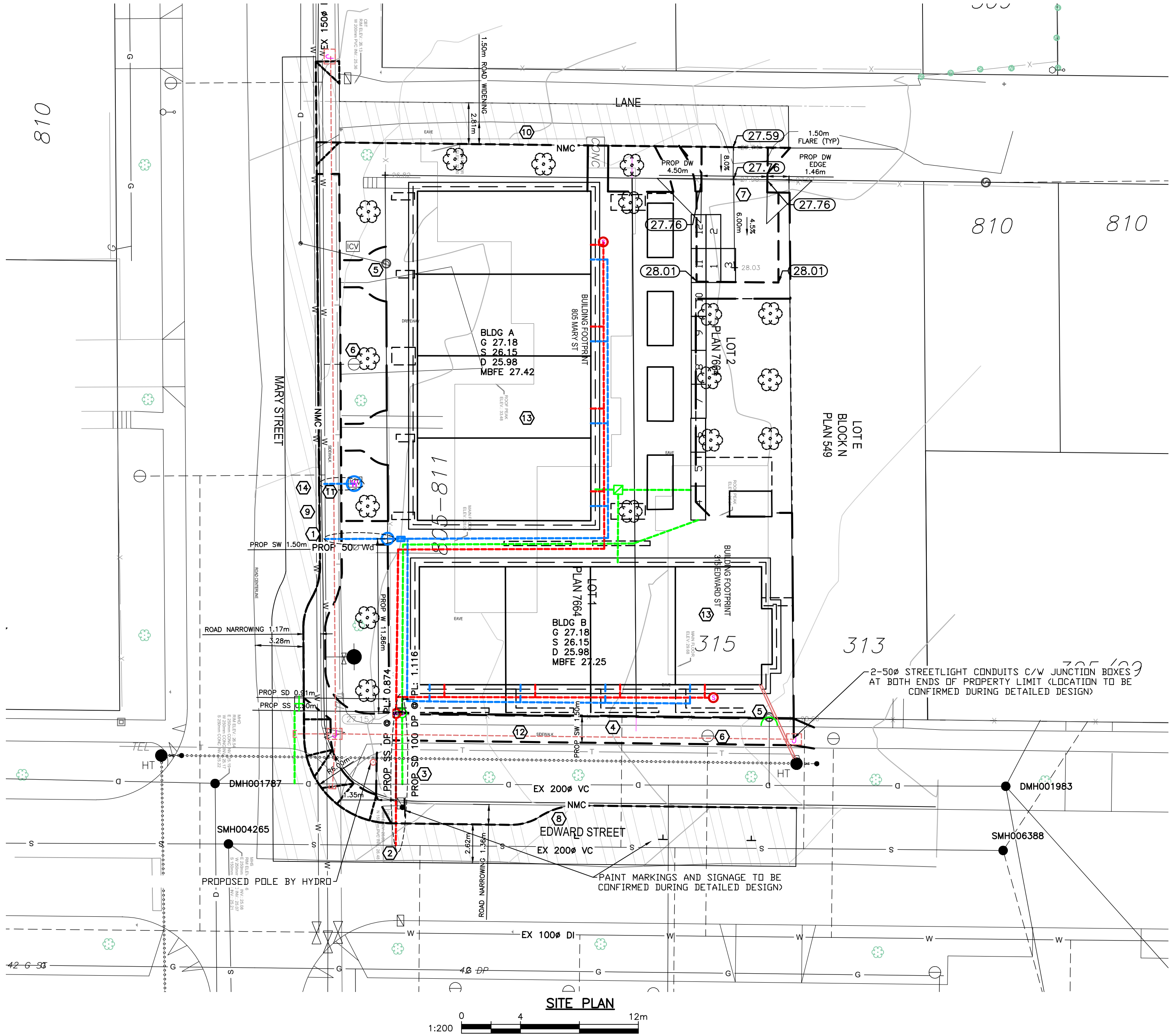
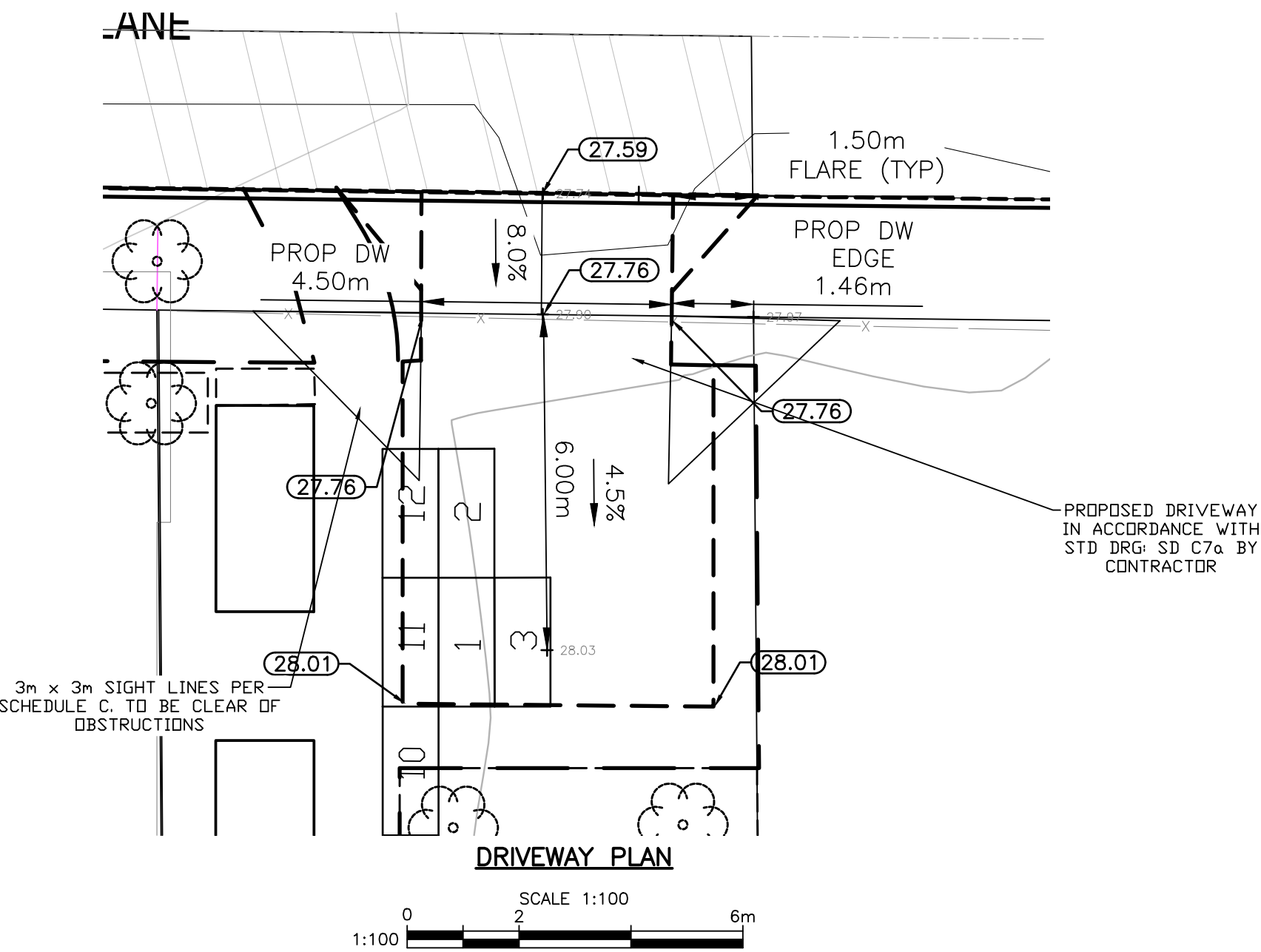
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK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

GENERAL CONSTRUCTION NOTES:

- CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
- REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
- REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
- CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
- ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
- CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
- ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
- SIGNS ARE TO BE CONSTRUCTED AS PER CoV STANDARD DRAWINGS.
- ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
- MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
- ALL EXISTING AND PROPOSED APURTANCES TO MEET FINAL GRADES.
- ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4
- CONTRACTOR TO ARRANGE PRECONSTRUCTION MEETING WITH ENGINEER, VICTORIA ENGINEERING DEPARTMENT, PARKS DEPARTMENT AND PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.

DETAILED CONSTRUCTION NOTES:

- NEW 50mm DOMESTIC WATER SERVICE BY CoV AT APPLICANTS EXPENSE.
- 150mm PVC SEWER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
- 100mm PVC STORM WATER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
- EXISTING SEWER CONNECTION TO BE DECOMMISSIONED BY CONTRACTOR.
- TWO (2) EXISTING STORM CONNECTIONS TO BE DECOMMISSIONED BY CONTRACTOR.
- EXISTING WATER CONNECTION TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
- NEW 4.5m WIDE DRIVEWAY WITH 1.5m FLARES IN ACCORDANCE WITH STD DRG: SD C7a BY CONTRACTOR
- REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG EDWARD ST AS SHOWN AND RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SIDEWALK DROP DOWN IN ACCORDANCE WITH STD DRG SD C9b. SEE SHEET 4 FOR DETAILS.
- REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG MARY ST AS SHOWN AND RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SEE SHEET 5 FOR DETAILS.
- REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG BELLA ST AS SHOWN AND 1.50m ROAD WIDENING 1.50m. RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SEE SHEET 6 FOR DETAILS.
- REMOVE 1.5m WIDE SIDEWALK AND REPLACE WITH NEW 1.8m WIDE SIDEWALK ALONG EDWARD ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED. REPLACE TO CLOSEST JOINT LINE
- REMOVE 1.5m WIDE SIDEWALK AND REPLACE WITH NEW 1.5m WIDE SIDEWALK ALONG MARY ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED. REPLACE TO CLOSEST JOINT LINE
- BUILDING TO BE REMOVED BY OTHERS.
- REMOVE EXISTING WATER SERVICE AND REPLACE WITH 25# IRRIGATION SERVICE BY CoV AT APPLICANTS EXPENSE.



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.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

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

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

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

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

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

COORDINATION REQUIREMENTS

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

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

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

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO DISTRICT WITH REGARDS TO ITS INFRASTRUCTURE.

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

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

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

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

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

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

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

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. DISTRICT TO BE ENGAGED FOR CHANGES RELATED TO DISTRICT OWNED INFRASTRUCTURE.

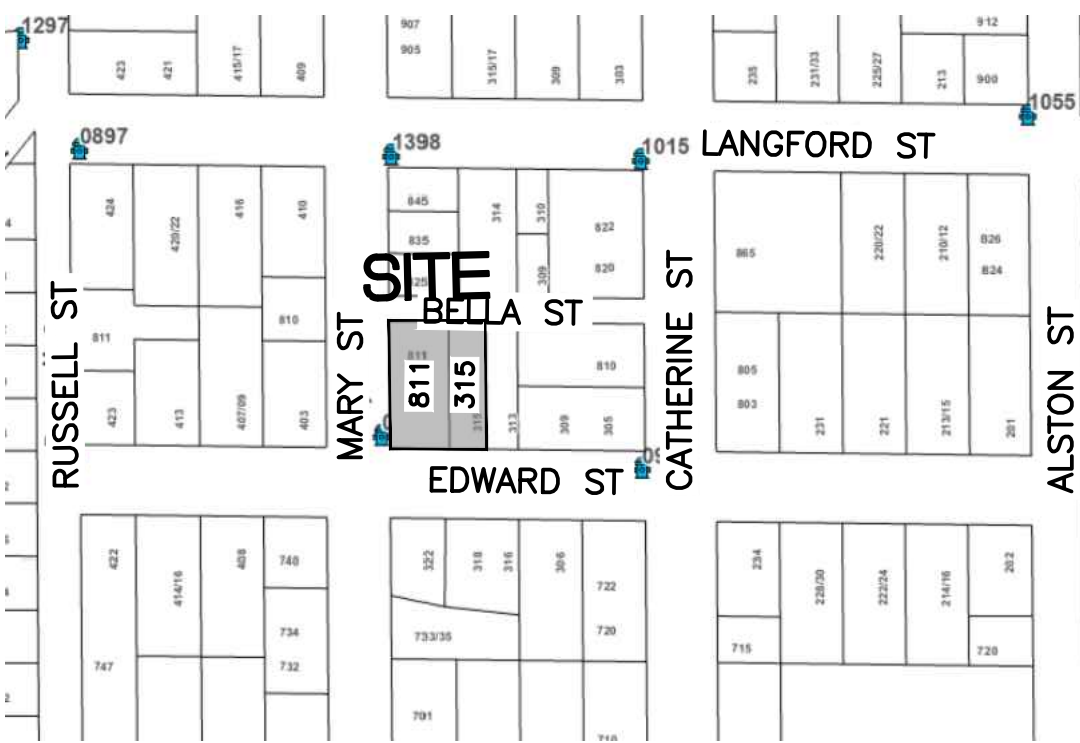
TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, SUBGRADE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY DISTRICT OR THE ENGINEER.

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

MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.

PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER CoV STD DWGS

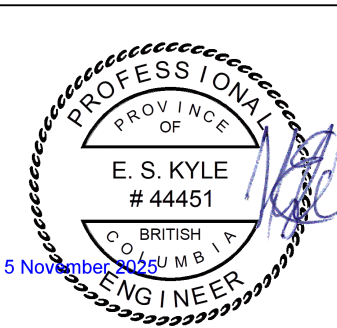


KEY PLAN - 1:2000

FOR PROPOSED SEWER, STORM, AND WATER OF
LOT 1 & 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664
PID 005-034-345 & 005-686-717
811 MARY STREET & 315 EDWARD STREET

PERMIT TO PRACTICE NUM: 1000348

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



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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

LEGEND

Existing Municipal Infrastructure	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S/W—	Wood Box	⊗	Flush Valve	—X—
Existing External U/G Utilities	Sewer	—S—	Manhole	—O—	Catch Basin	☒	Hydrant	⊗
Proposed External U/G Utilities	Water	—W—	Cleanout	—□—	Culvert	—>—	Reducer	—>—
Street Lighting	Pole Mount	⊗	Silt Trap	☒	Cap / Plug	→	Air Valve	⊗
Post Top	Pedestrian Signal	⊗	Traffic Signal	⊗	Ctrl Monument	⊗	Traverse Hub	⊗
							Gas Valve	⊗
							Water Meter	⊗

REVISIONS

REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

PROPOSED SERVICES (STORM, SEWER, WATER, ROAD)

B.M. : 18-12	Drawn: SJP	Elev: 26.587m
Design: SJP	Checked: ESK	
Scale: Hor: 1:200	Vertical: 1:40	Date: AUG 2025

FILE No.

DESIGN No.

DRAWING No.

1 OF 6

CONTRACTORS OBLIGATION

PRE-CONSTRUCTION MEETING

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

REFER TO GENERAL NOTES

SEDIMENT RETENTION

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

COMMISSIONING OF SWM SYSTEMS

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

SWM OBJECTIVES

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

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

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

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

BUILDING FOUNDATION PERIMETER DRAINS

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

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

BUILDING ROOF DRAINS

THE ROOF DOWNSPOUTS (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 HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS

PROVIDE DRIVEWAY SURFACE AND SUBGRADE DRAINAGE AS REQUIRED TO MEET OBJECTIVES AND CoV STD DWG SD C7c.

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

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAINS

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

ROOF DRAINS

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

DIRECT 100MM ROOF W

AS INDICATED.

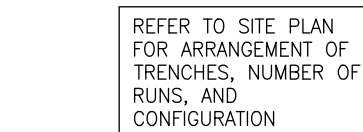
REFER TO DETAIL DTIC

STORMWATER

SILT TRAP

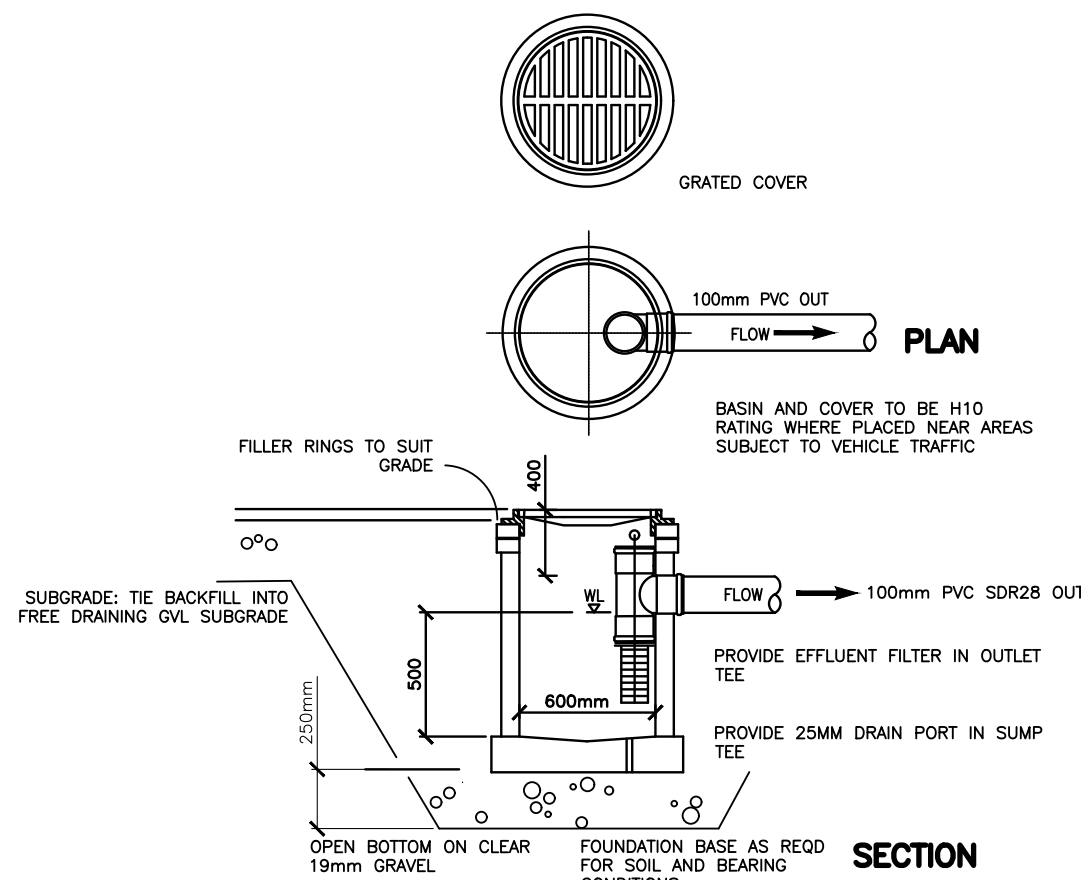
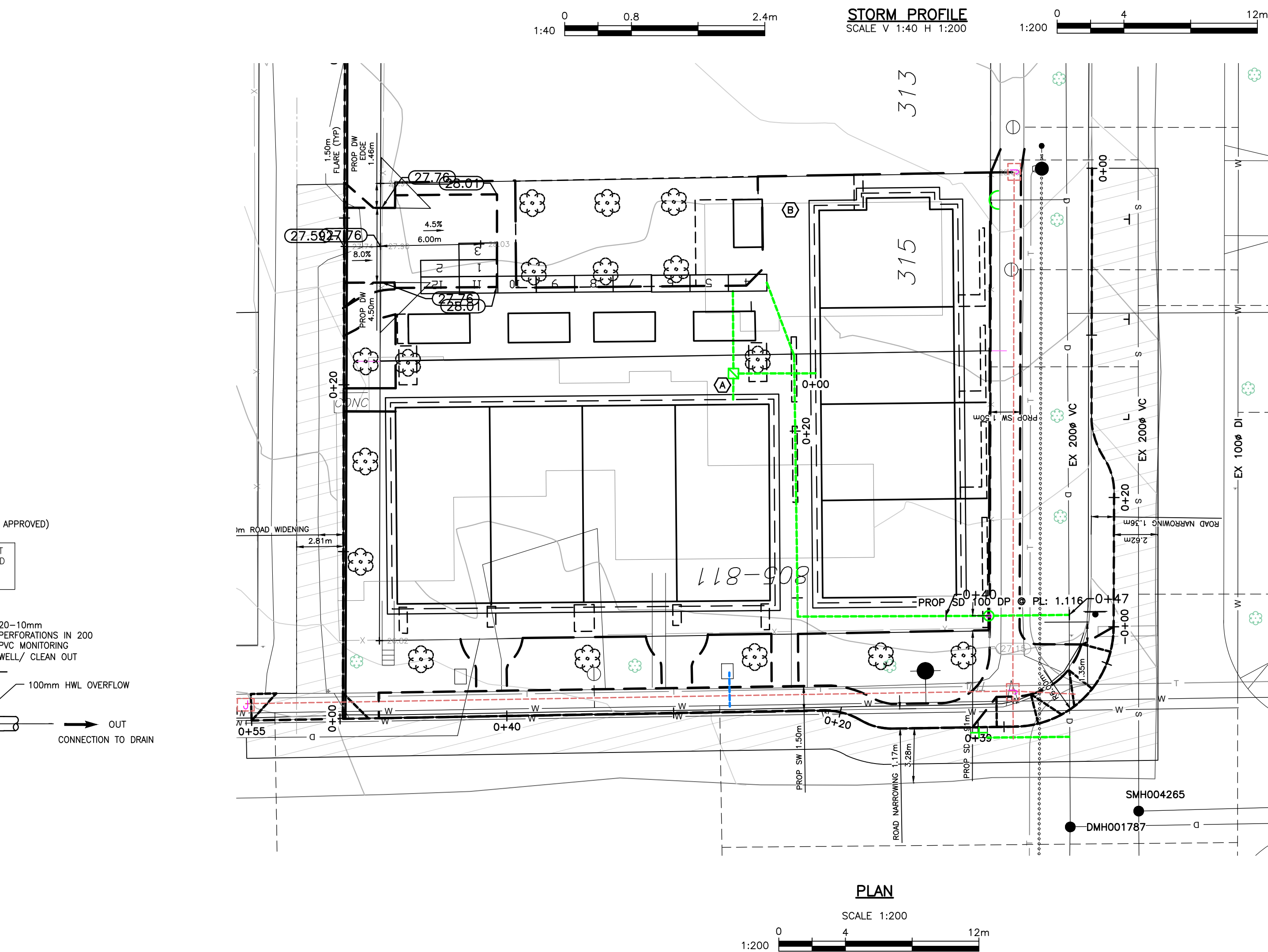
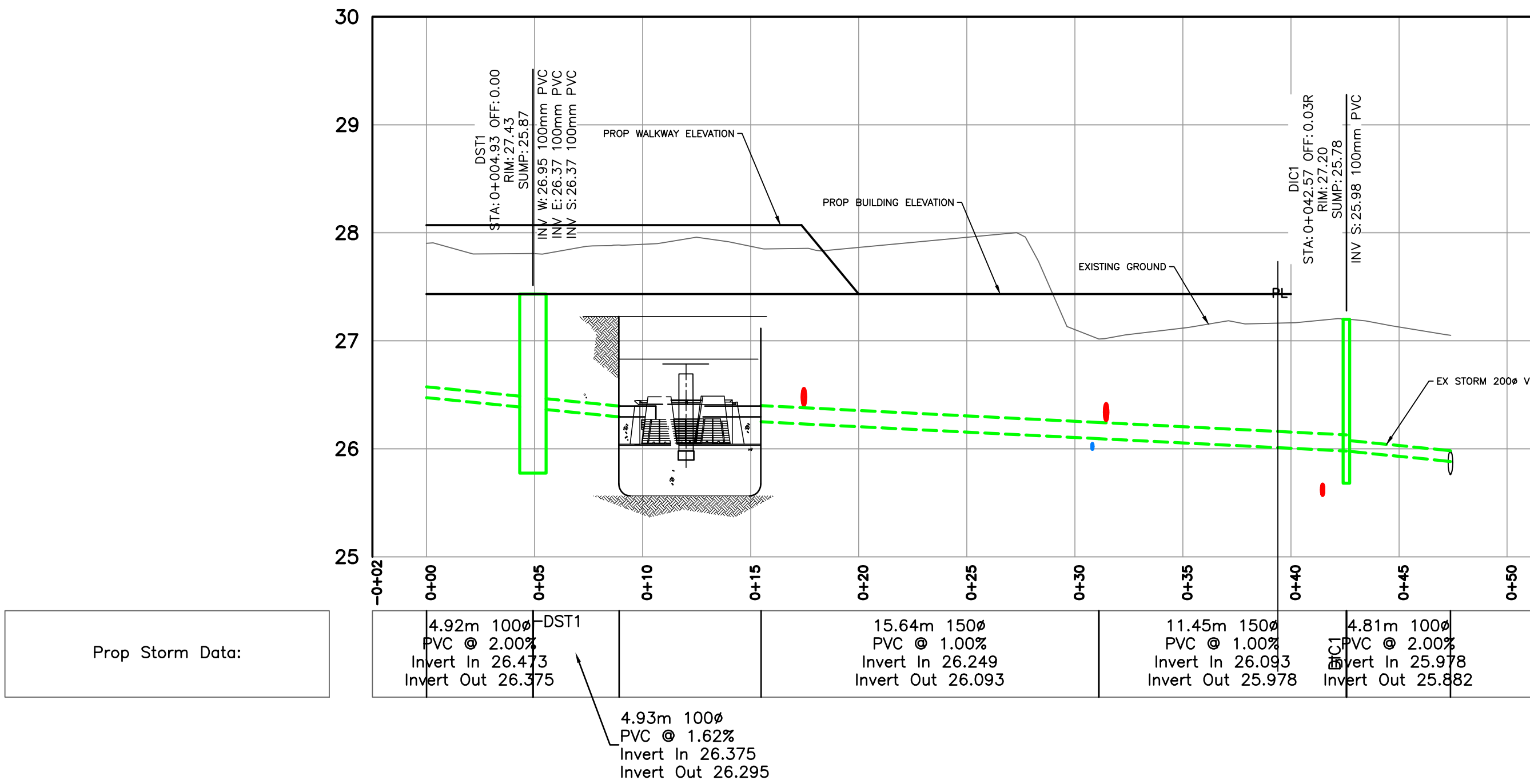
SWM RELATED SILT TRAPS (ST) TO BE COM

STORAGE / FILTRATION CHAMBER TRENCHES



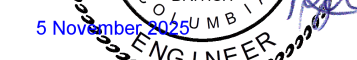
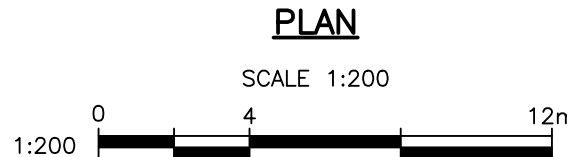
CONFIGURATION

SWM STORAGE/FILTRATION TRENCH – D11C



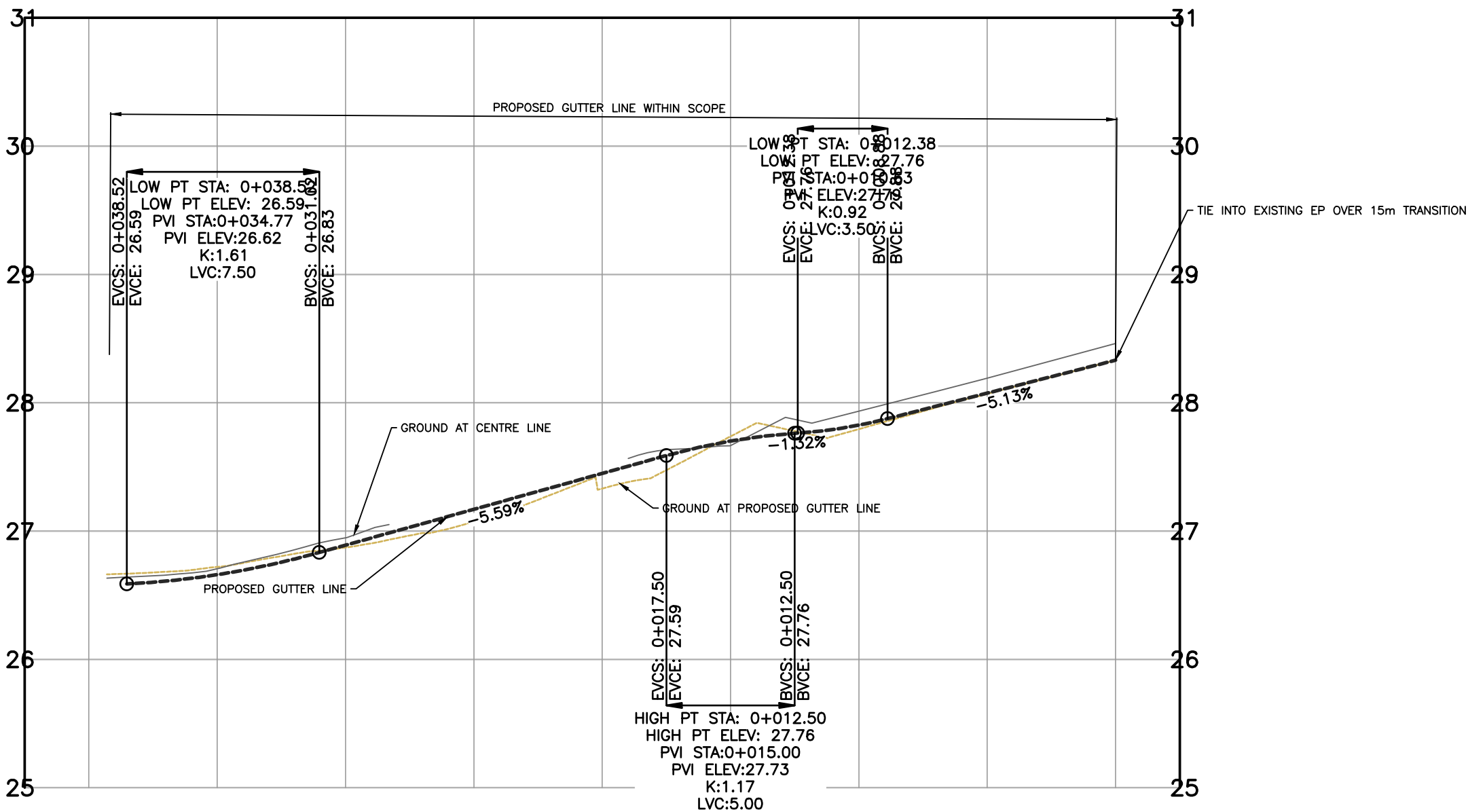
DRIVEWAY DRAIN SILT TRAP – D12B1

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS						REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA		FILE No.			
	Existing Municipal Infrastructure										Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	☒	6	REVISION # 1			REVISION # 2			REVISION # 3			Approved By	Date	Signed	811 MARY ST & 315 EDWARD ST		DESIGN No.
	Proposed Municipal Infrastructure										Ditch	—D↗—	Sidewalk	S/W	Wood Box	☒	Flush Valve	☒	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			STORM PLAN		
	Existing External U/G Utilities										Sewer	—S—	Manhole	○	Catch Basin	☒	Hydrant	☒	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M.: 18-12	Elev: 26.587m	
	Proposed External U/G Utilities										Water	—W—	Cleanout	□	Culvert	↗	Reducer	↗	3	Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Design: SJP	Drawn: SJP	Checked: ESK
	Street Lighting										Pole Mount	☒	Standard Mount	☒	Silt Trap	☒	Cap / Plug	☒	Air Valve	☒	2	Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	Date: AUG 2025	2 OF 6
	Post Top										☒	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒	1														

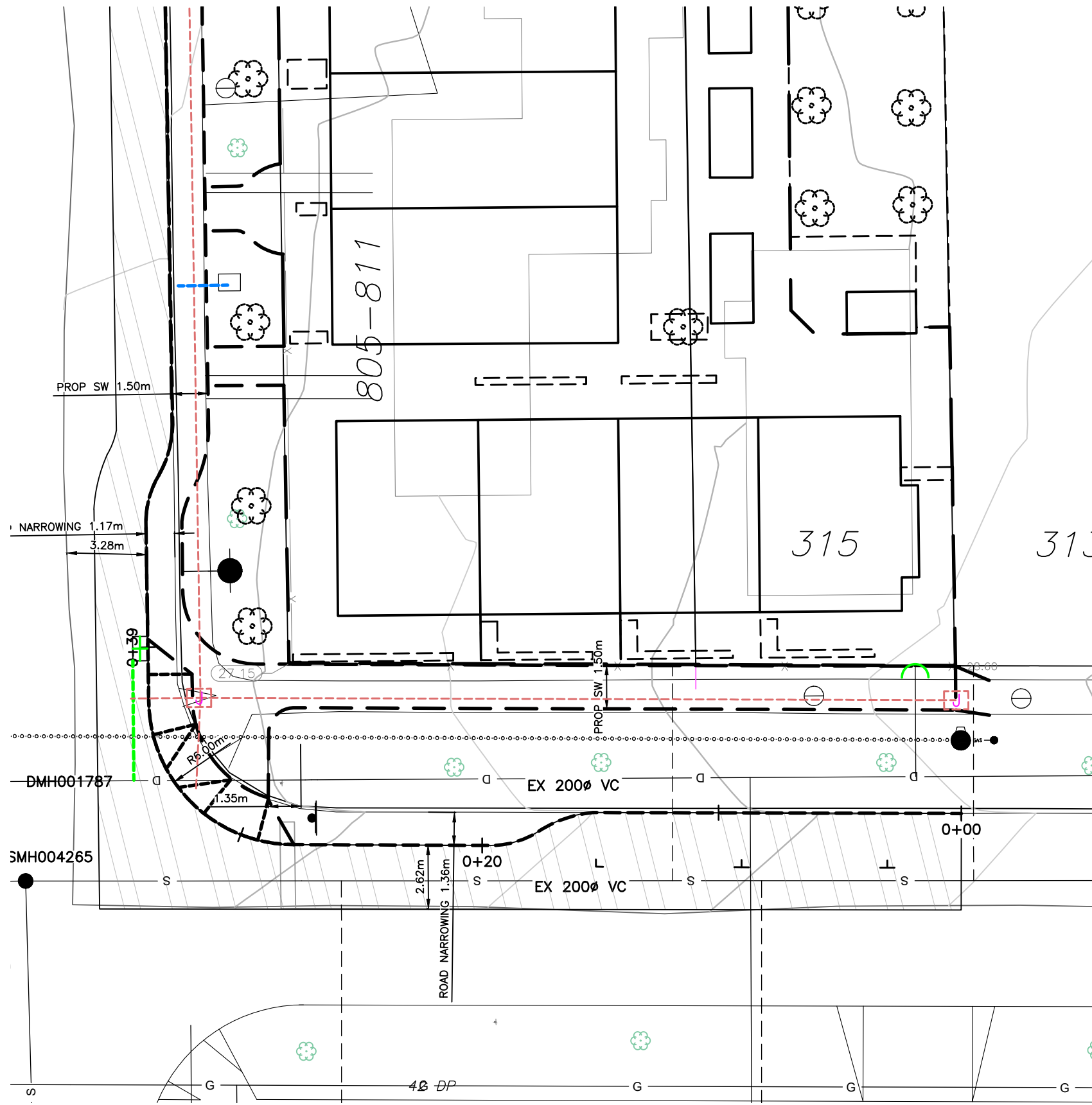
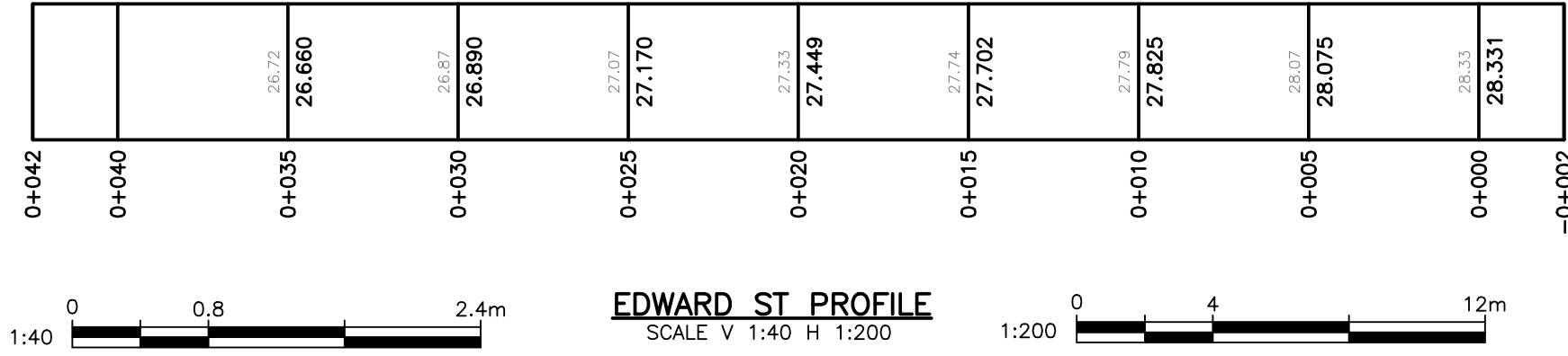


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	Existing External U/G Utilities										Sewer	—e—	Manhole	☐	Catch Basin	☒	Hydrant	—H—	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : 18-12			Elev: 26.587m		
	Proposed External U/G Utilities										Water	—W—	Cleanout	☐	Culvert	☒	Reducer	—R—	3	Manager of Development			Manager of Development			Manager of Development			Design: SJP	Drawn: SJP	Checked: ESK						
	Street Lighting										Pole Mount	☒	Standard Mount	☒	Traffic Signal	☒	Silt Trap	☒	2	Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	Date: AUG 2025						
	Post Top										☒	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒	1																	

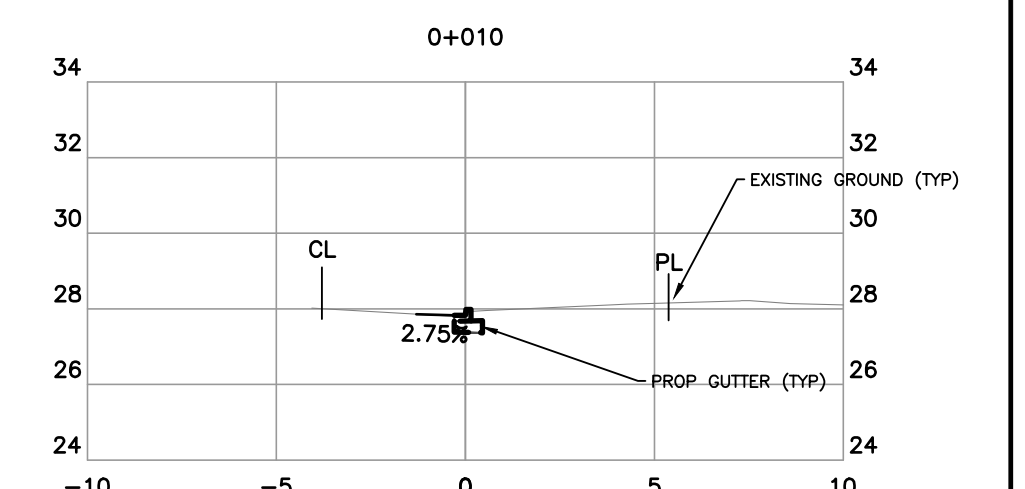
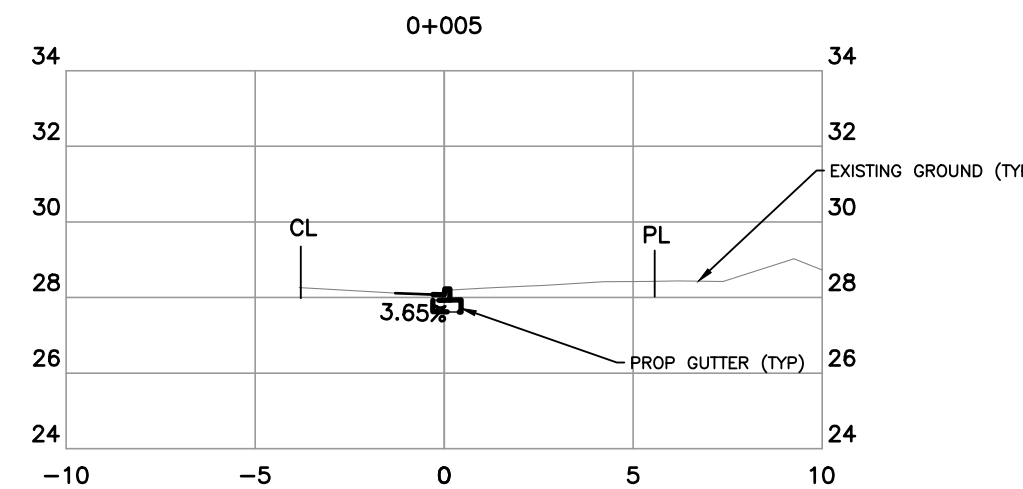
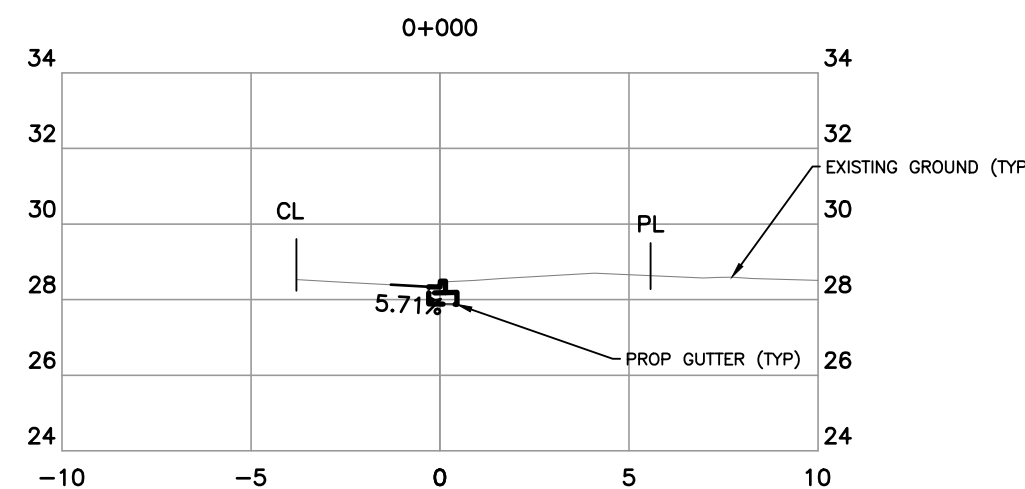
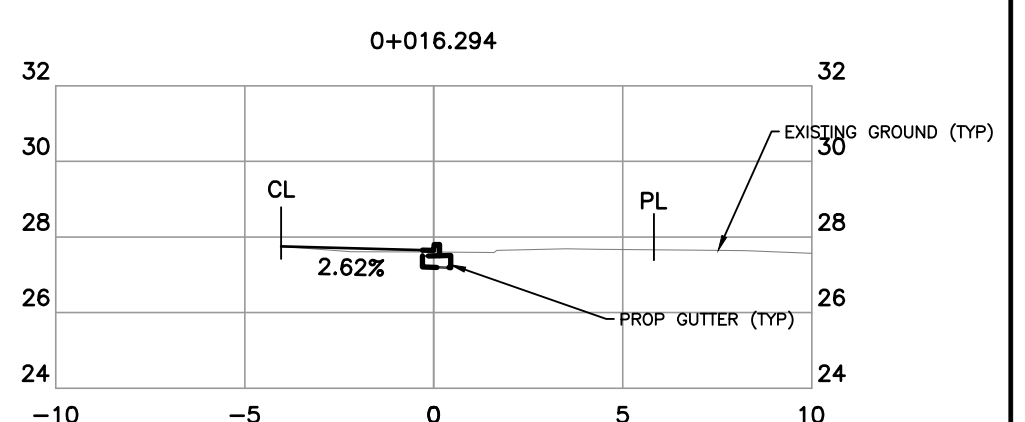
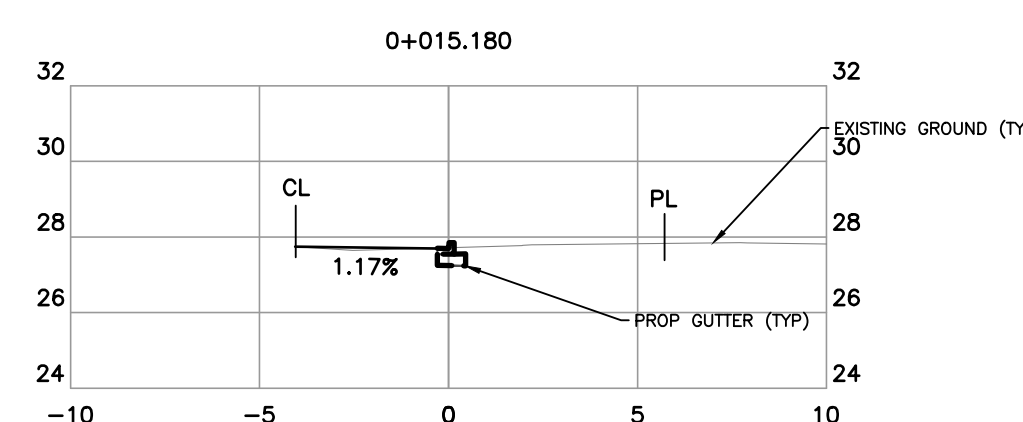
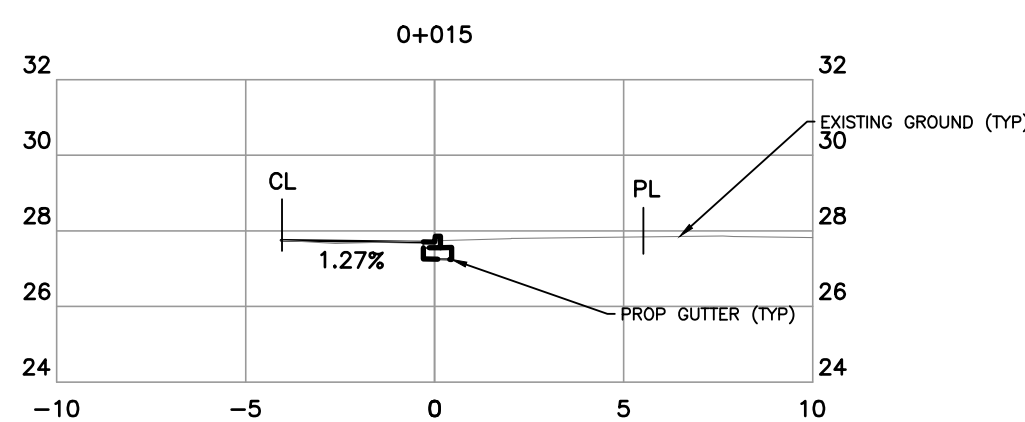
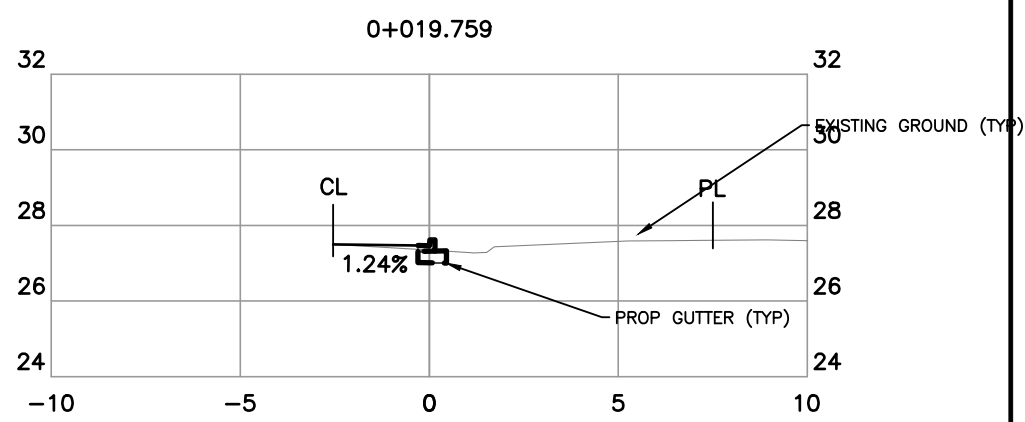
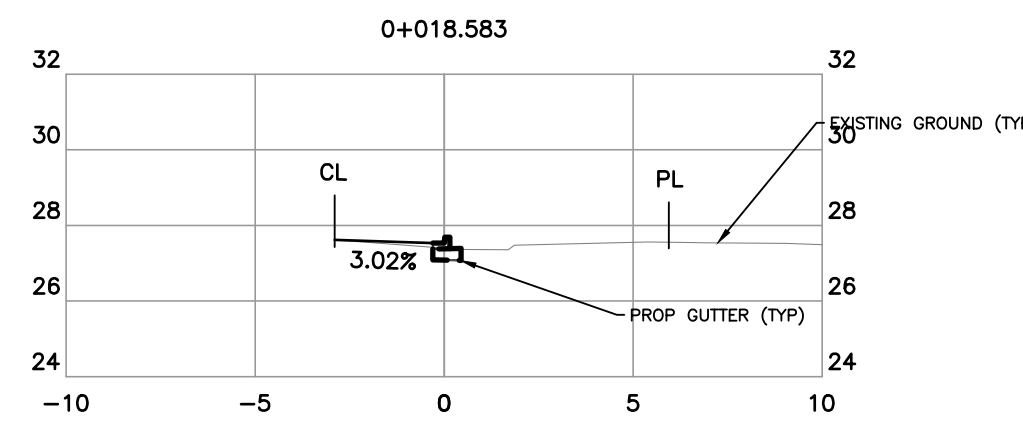
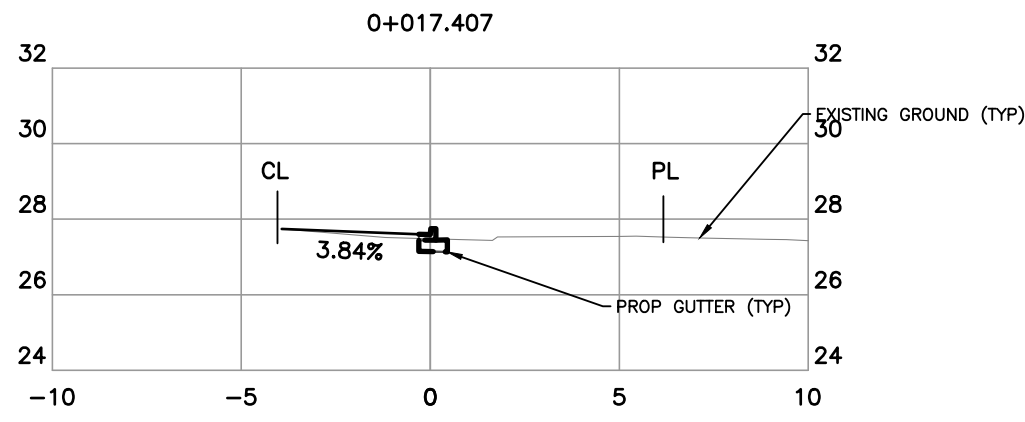
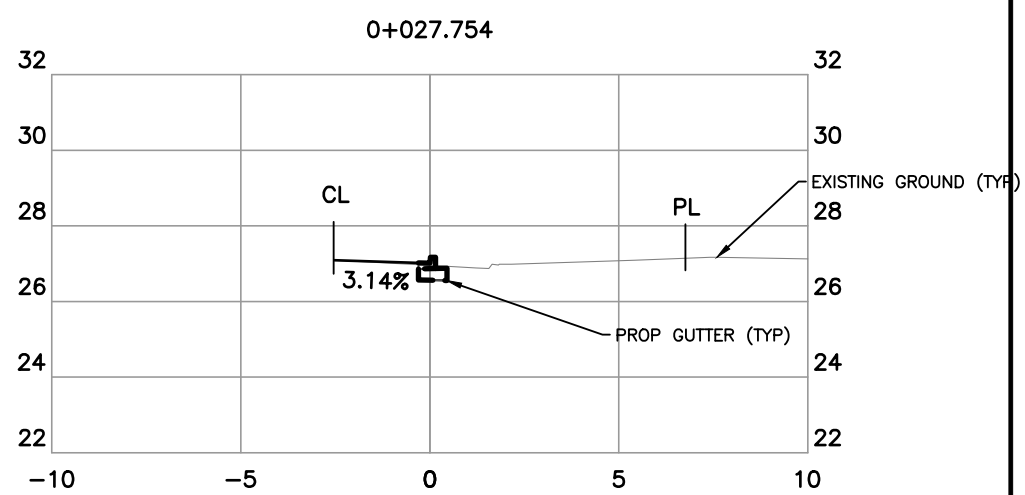
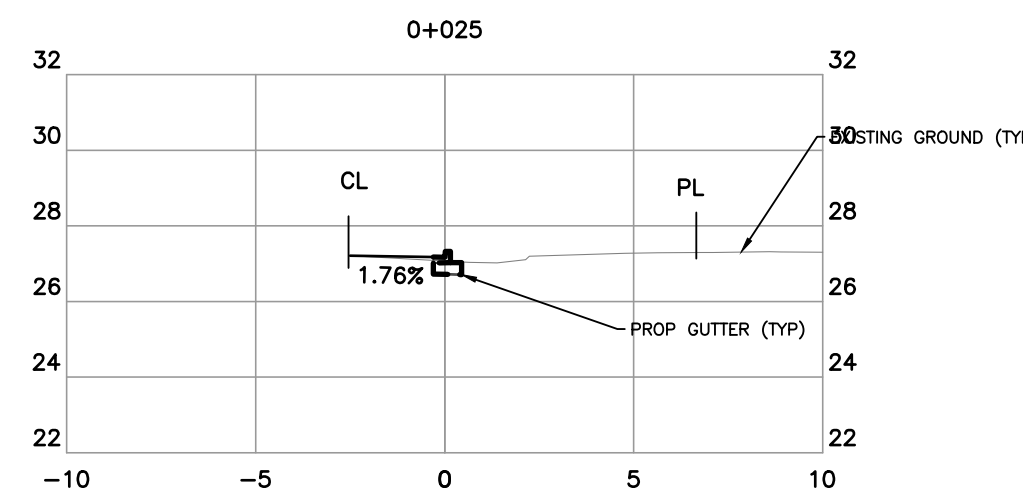
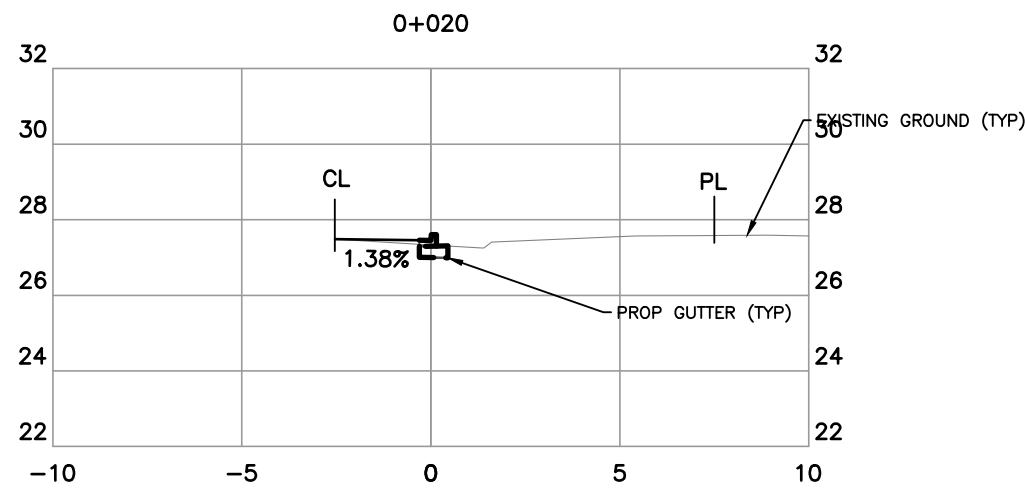
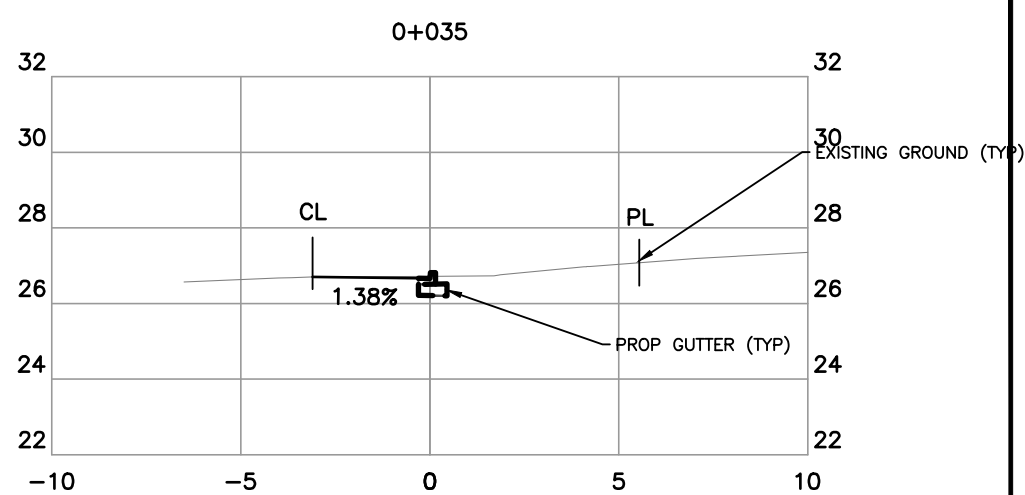
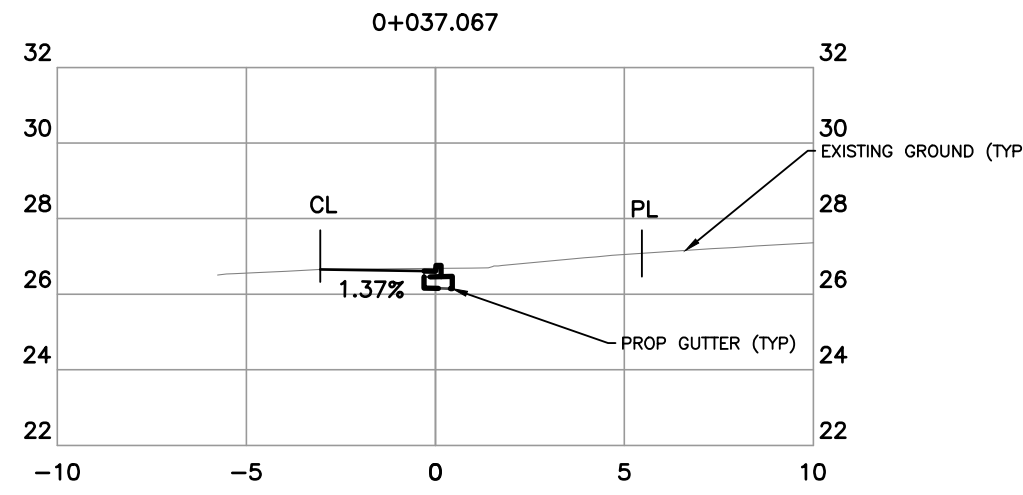
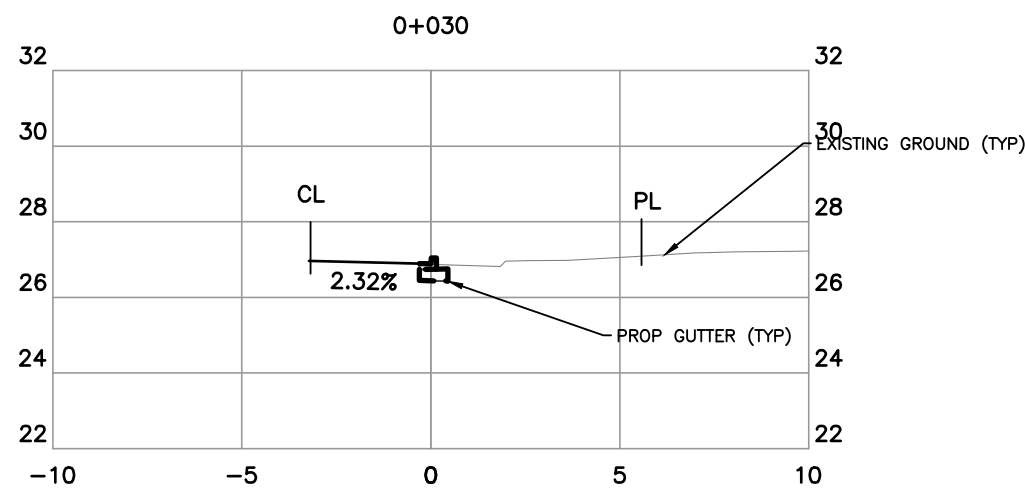
THE CITY OF VICTORIA: October 8, 2025 / U:\CS1400 Customer Files\2025\CV Civil\025-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\025-33 251002 Mary - Service Connections.dwg



Edward St (Ground)
Edward St (FGS)



PLAN
SCALE 1:200
0 4 12m
1:200



EDWARD ST SECTION VIEWS
SCALE V 1:40 H 1:200

CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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

LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting Pole Mount	Traffic Sign
Pedestrian Signal	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Valve
	Flush Valve
	Catch Basin
	Culvert
	Cap / Plug
	Air Valve

REVISIONS

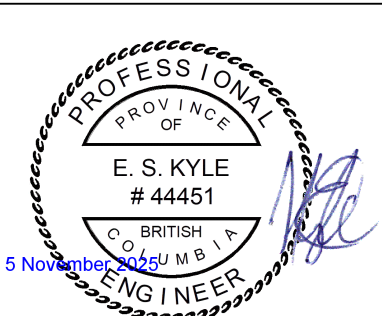
REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

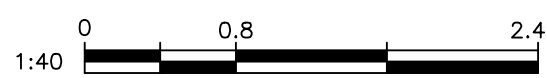
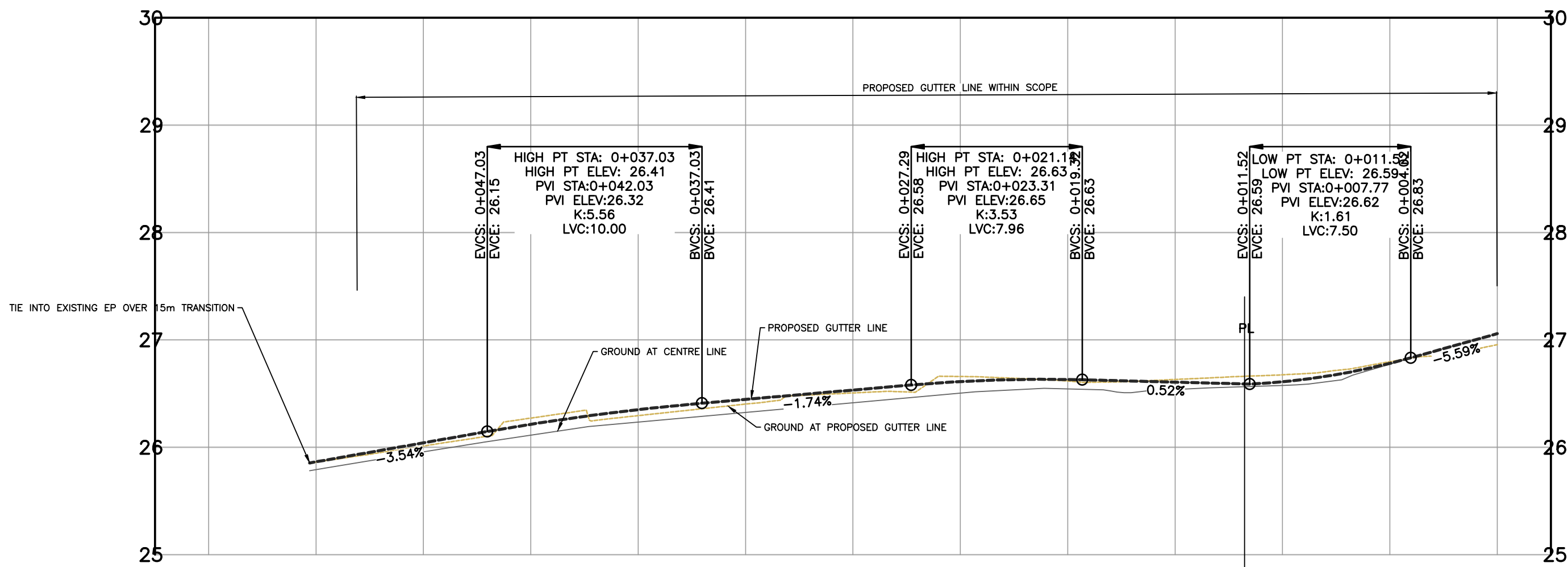
CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST		
EDWARD STREET		
B.M. : 18-12	Elev: 26.587m	
Design: SJP	Drawn: SJP	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: AUG 2025

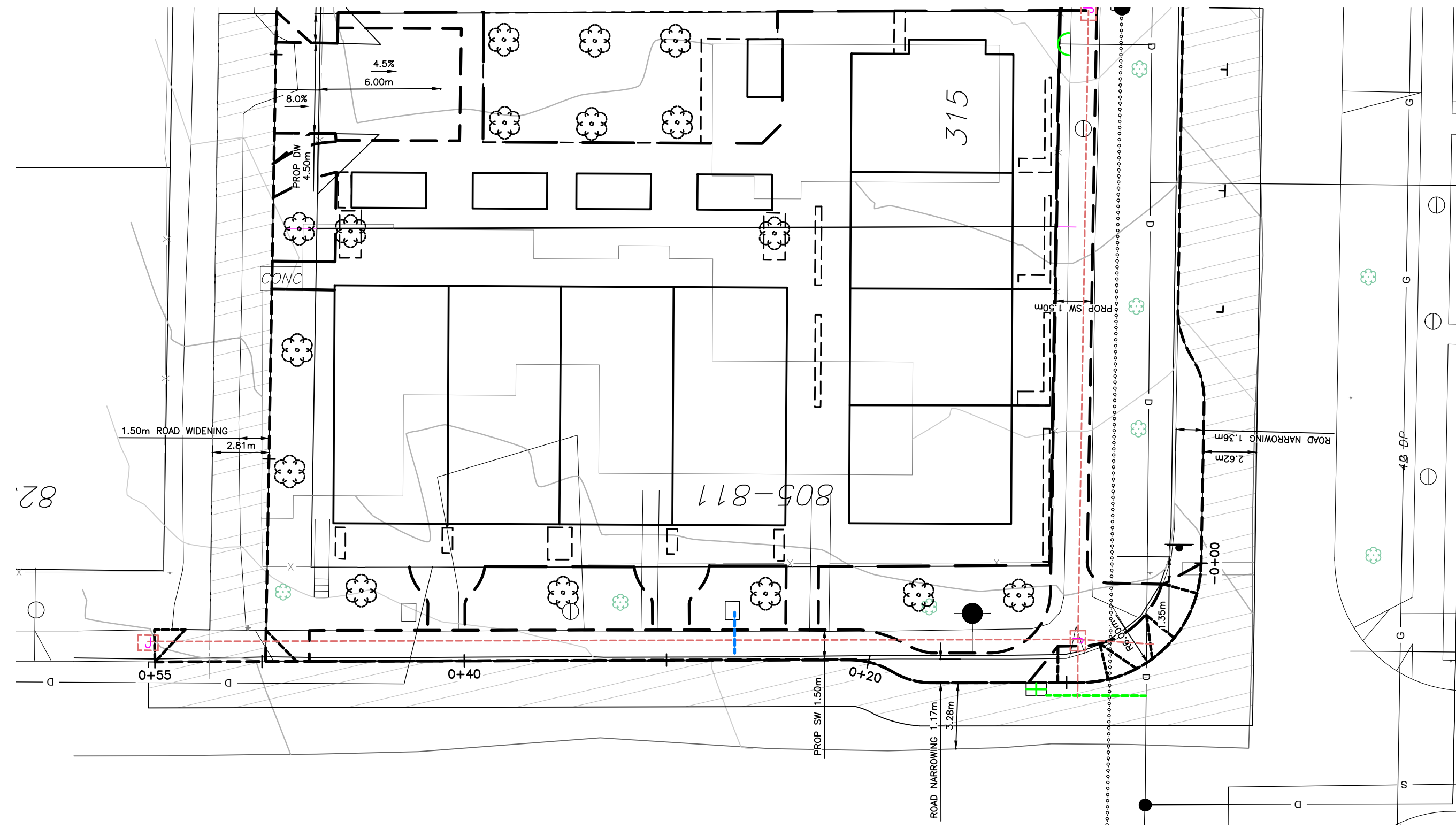
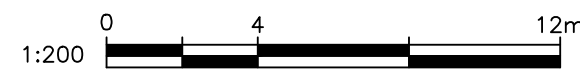


FILE No.	
DESIGN No.	
DRAWING No.	4 OF 6

THE CITY OF VICTORIA: October 8, 2025 / U:\CS1400 Customer Files\2025\CV Civil\025-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\025-33 251002 Mary - Kalenchuk - Service Connections.dwg

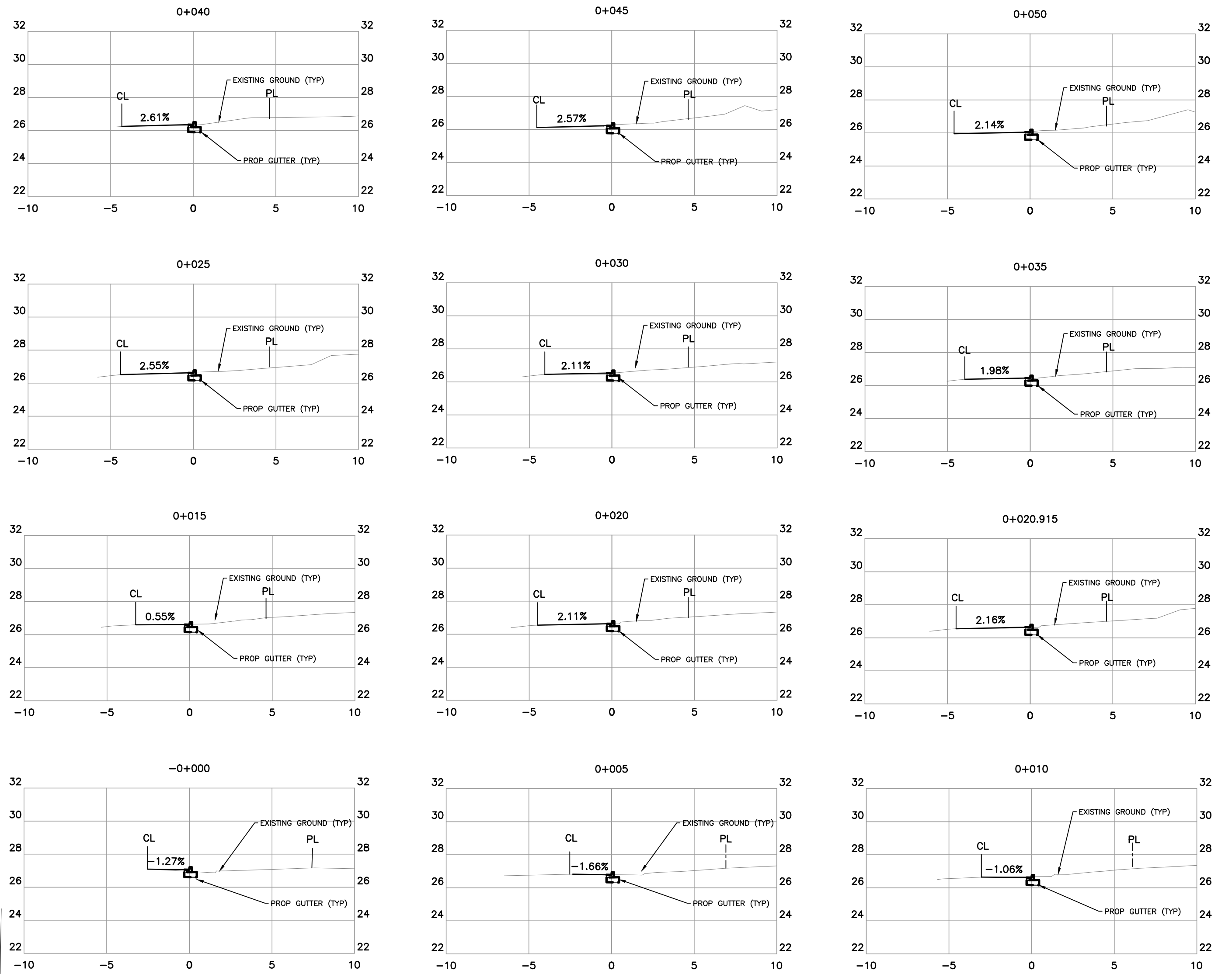
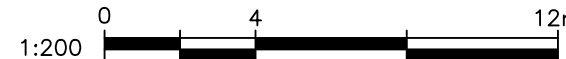


MARY ST PROFILE
SCALE V 1:40 H 1:200



PLAN

SCALE 1:200



MARY ST SECTION VIEWS
SCALE V 1:40 H 1:200

CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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

LEGEND	
Existing Municipal Infrastructure	Drain — D —
Proposed Municipal Infrastructure	Ditch — D —
Existing External U/G Utilities	Sewer — S —
Proposed External U/G Utilities	Water — W —
Street Lighting Pole Mount	Traffic Sign
Pedestrian Signal	Ctrl Monument
Standard Mount	Traverse Hub
	Gas Valve
	Water Meter
	Valve
	Flush Valve
	Hydrant
	Reducer
	Silt Trap
	Cap / Plug
	Air Valve
	Water Meter

REVISIONS

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

MARY STREET

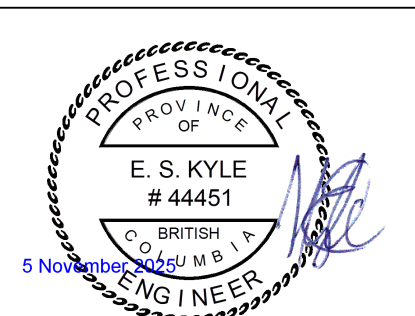
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Date: AUG 2025	

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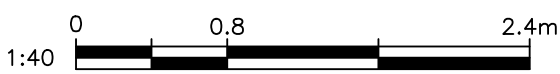
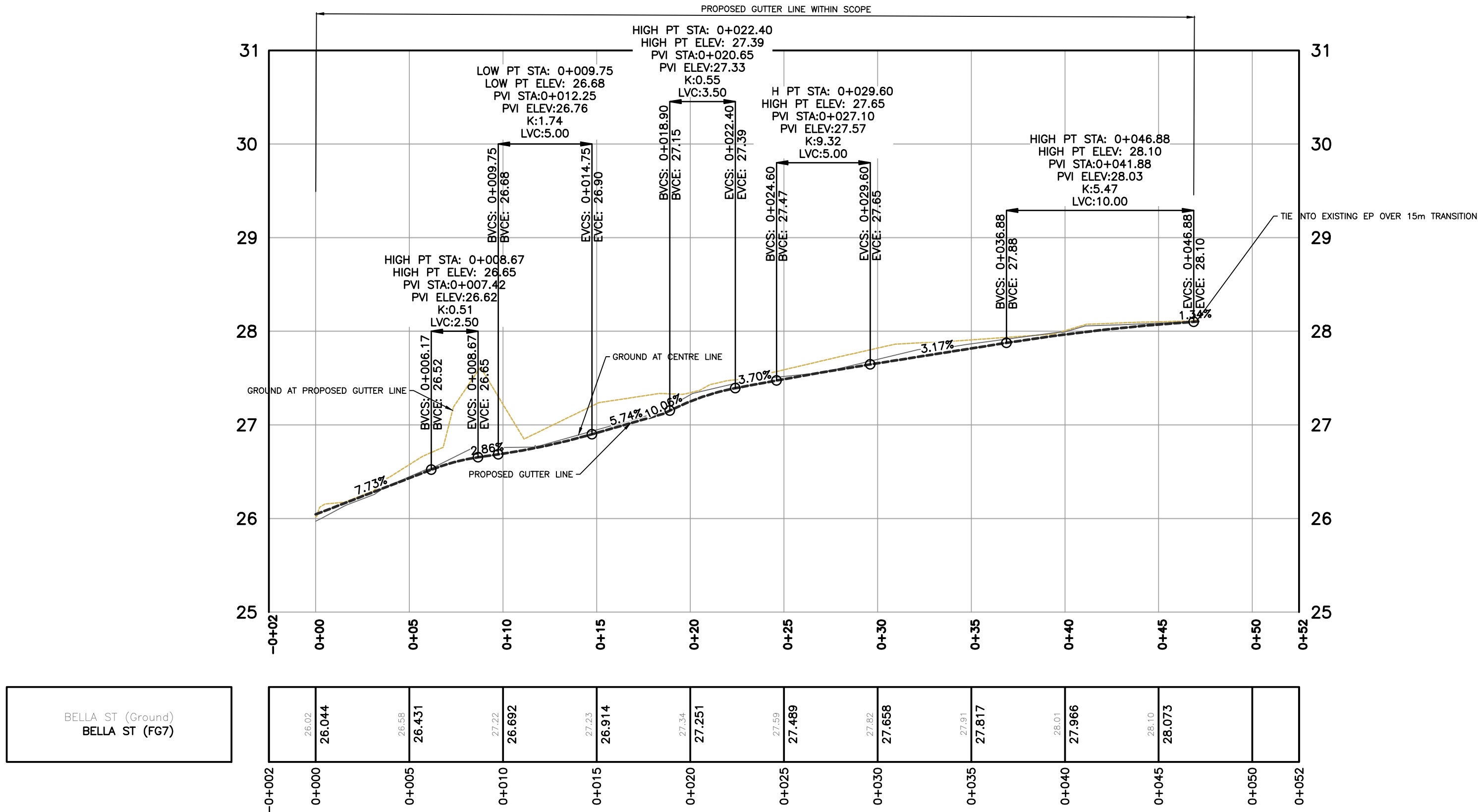
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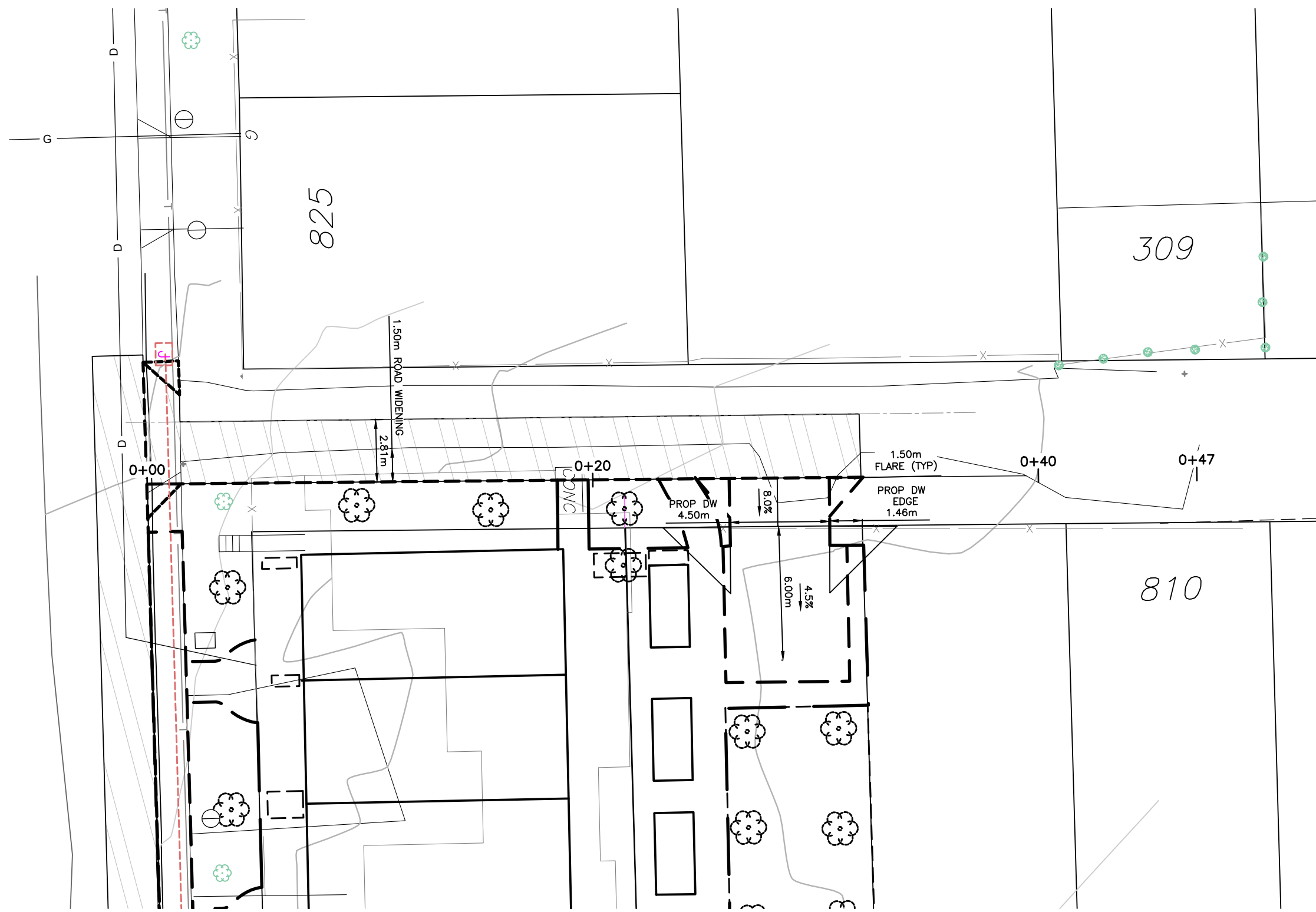
5 OF 6



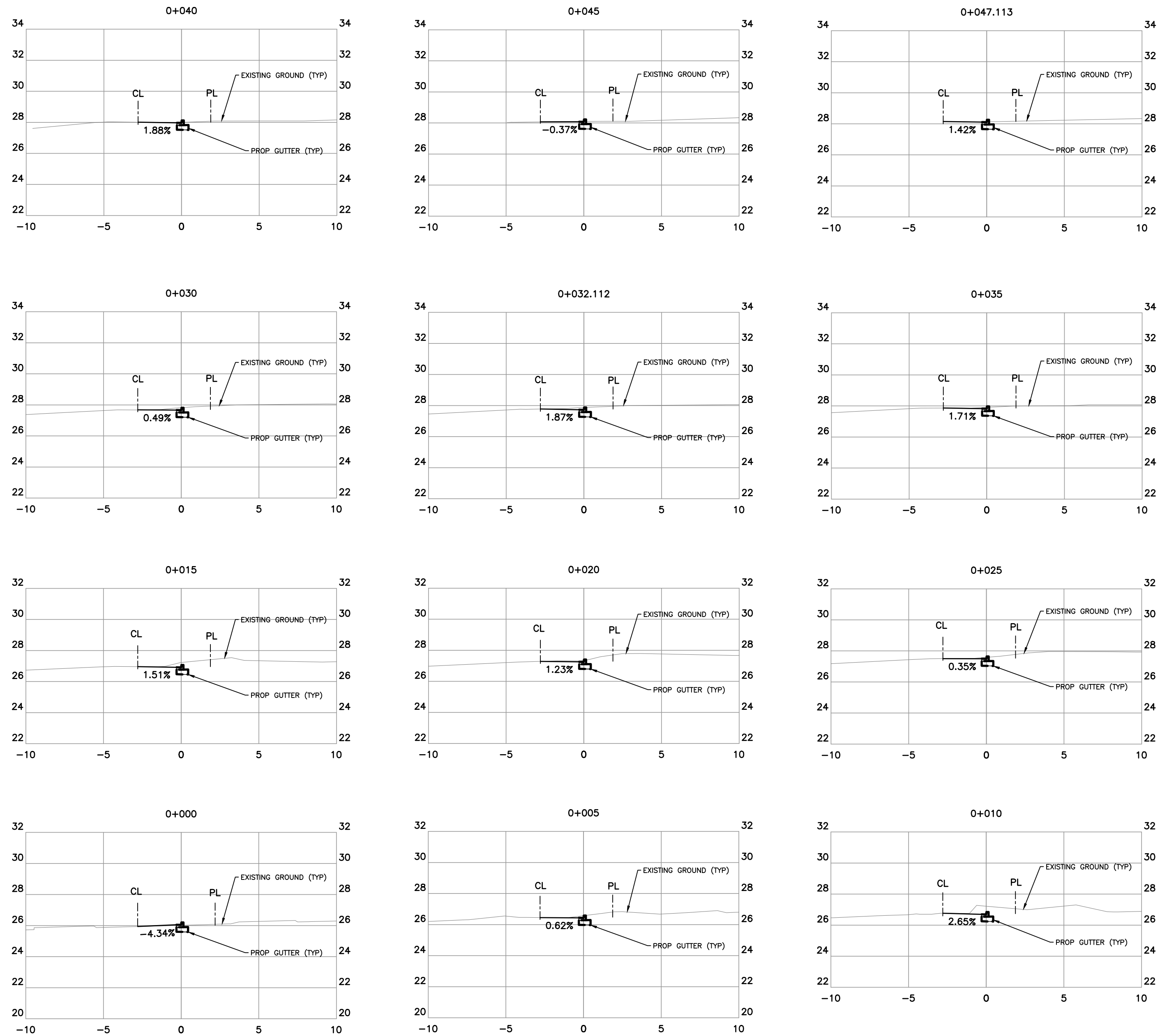
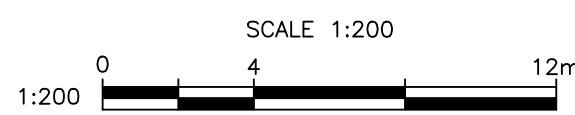
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BELLA ST PROFILE
SCALE V 1:40 H 1:200



PLAN



BELLA ST SECTION VIEWS
SCALE V 1:40 H 1:200

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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

LEGEND

Existing Municipal Infrastructure	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S/W—	Wood Box	☒	Flush Valve	⊗
Existing External U/G Utilities	Sewer	—S—	Manhole	—M—	Catch Basin	☒	Hydrant	⊗
Proposed External U/G Utilities	Water	—W—	Cleanout	—C—	Culvert	☒	Reducer	⊗
Street Lighting	Pole Mount	—P—	Traffic Sign	—T—	Silt Trap	☒	Cap / Plug	⊗
Post Top	Pedestrian Signal	—P—	Ctrl Monument	—M—	Gas Valve	☒	Water Meter	⊗

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

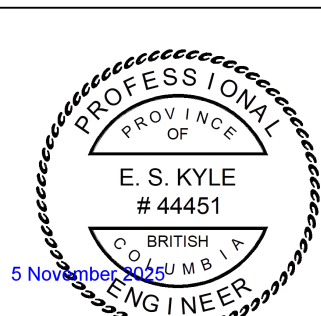
REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST		
BELLA STREET		
B.M. : 18-12	Elev: 26.587m	
Design: SJP	Drawn: SJP	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: AUG 2025



FILE No.

DESIGN No.

DRAWING No.

6 OF 6

SHEET LIST

L0—COVER PAGE

L1—TREE PLAN

L2—TREE PLANTING PLAN

L3—SITE MATERIALS PLAN

L4— SITE PLAN

L5—SOIL DEPTH PLAN

L6— PLANTING PLAN

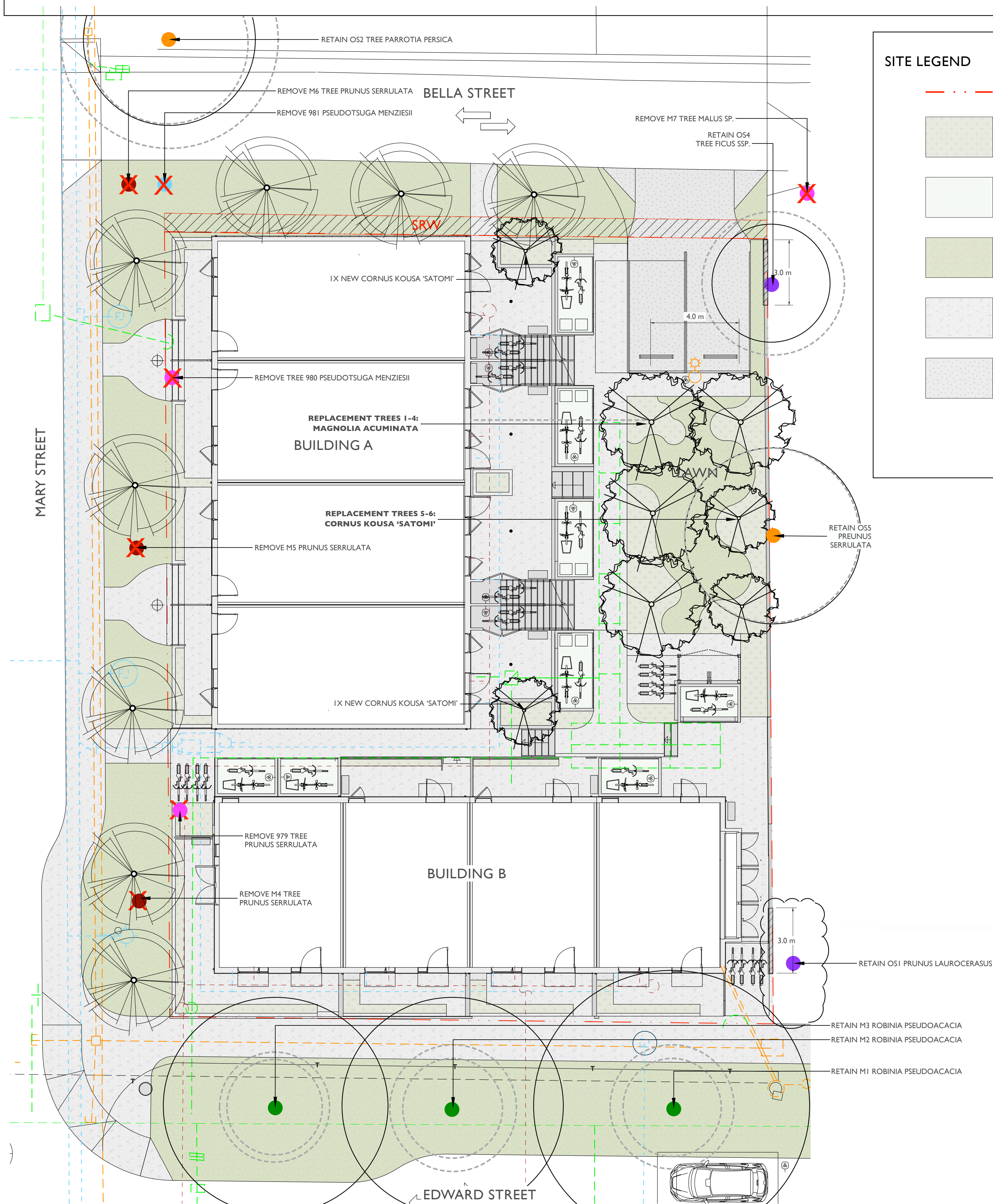
L7— IRRIGATION PLAN

L8— LANDSCAPE NOTES

315 EDWARD STREET TOWNHOMES



LI— 315 EDWARD STREET,VICTORIA BC — TREE RETENTION, REMOVAL,AND REPLACEMENT PLAN



SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- GREENROOF
- LAWN
- CONCRETE (CIP)
- PERMEABLE ASPHALT

TREE LEGEND

- TREES FOR REMOVAL
- MUNICIPAL TREE FOR REMOVAL
- MUNICIPAL TREE TO RETAIN
- NON-PROTECTED TREE FOR REMOVAL
- NON-PROTECTED TREE TO RETAIN
- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HTC

**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

PREPARATION NOTES:

1. CONTAINER GROWN:
REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
REMOVE TOP 1/3 OF COVERING
3. WIRE AND BURLAP:
REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8' 0" (2440mm) LENGTH, STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY. ON EXPOSED SITES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

40mm NYLON WEBBING

1.0m DIAMETER BARK MULCH RING SAUCER OVER ROOTBALL 150mm DEPTH

TREES MUST BE PLANTED WITH NO MORE THAN A 50 mm DEPTH FROM FINISHED GRADE TO THE TOP OF THE ROOT BALL

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0M LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

ASPHALT ROADWAY REFER TO CIVIL DWGS

ROOT BARRIER 450 mm x 4.0M LENGTH

COMPACTED SUBGRADE TO 98% S.P.D.

SCARIFY BOTTOM OF PIT

NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS
ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

TREE PLANTING IN BOULEVARD	REVISIONS	DRAWING NUMBER:
		SD P4

CITY OF VICTORIA BOULEVARD TREE NOTES

STREET TREES

- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

TREE PLANTING INSPECTIONS

1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
3. Completed planting-tree planting, grate/guard, stakes etc.

1:100 SCALE

0 1 2 3 4 5 10m

Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC

:: PAGE TITLE ::
TREE PLAN

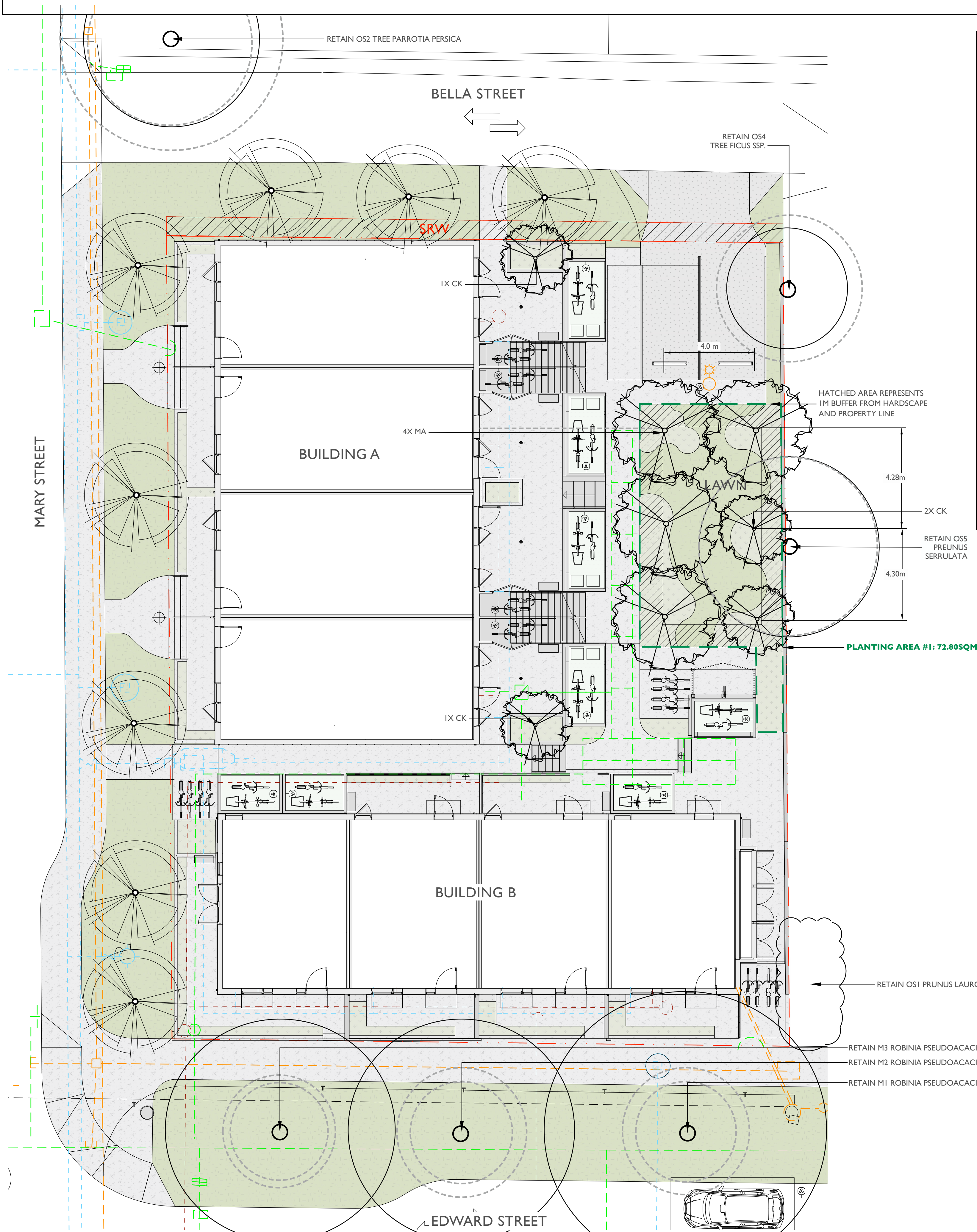
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OCTOBER 9, 2025
REVISED NOBEMBER 10, 2025

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LI

:: SCALE ::
1:100

June sunset
June sunrise
December sunset
December sunrise

L2— 315 EDWARD STREET,VICTORIA BC — TREE PLANTING PLAN



SITE LEGEND

PROPERTY LINE

PLANTING AREA

GREENROOF

LAWN

CONCRETE (CIP)

PERMEABLE ASPHALT

ON-SITE TREE SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
CK	4	6cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	YES
MA	4	6cm.	MAGNOLIA ACUMINATA	CUCUMBER MAGNOLIA	YES

REPLACEMENT TREE SOIL VOLUMES

PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED		SOIL VOLUME REQUIRED (m3)		
				B. #SMALL	C. #MEDIUM	E. #SMALL	F. #MEDIUM	TOTAL
PLANTING AREA #1	72.80	1	72.80	2	4	12	60	72

CIVIL LEGEND

DRAIN/STORM

SEWER

WATER

HTC

TREE LEGEND

EXISTING TREE TRUNK

CRZ

CANOPY

PROPOSED ON-SITE TREE

PROPOSED BOULEVARD TREE

REPLACEMENT TREE PLANTING AREA

1:100 SCALE

0 1 2 3 4 5 10m

MAGNOLIA ACUMINATA

CORNUS KOUSA 'SATOMI'

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PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC

PAGE TITLE ::

TREE PLANTING PLAN

DATE ::

OCTOBER 9, 2025
REVISED NOVEMBER 10, 2025

PAGE NUMBER ::

L2

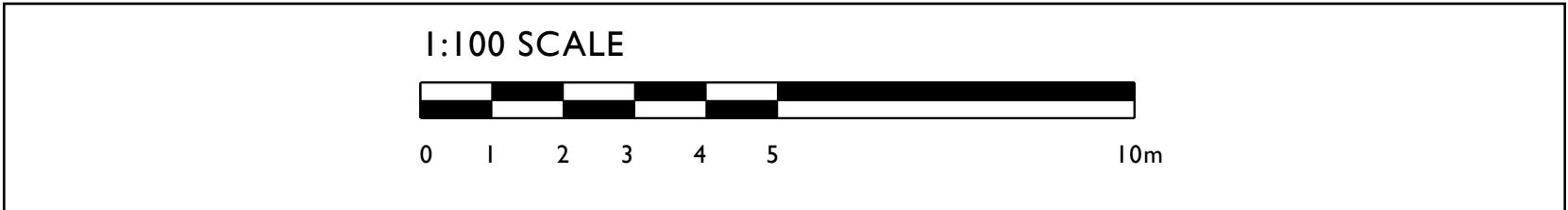
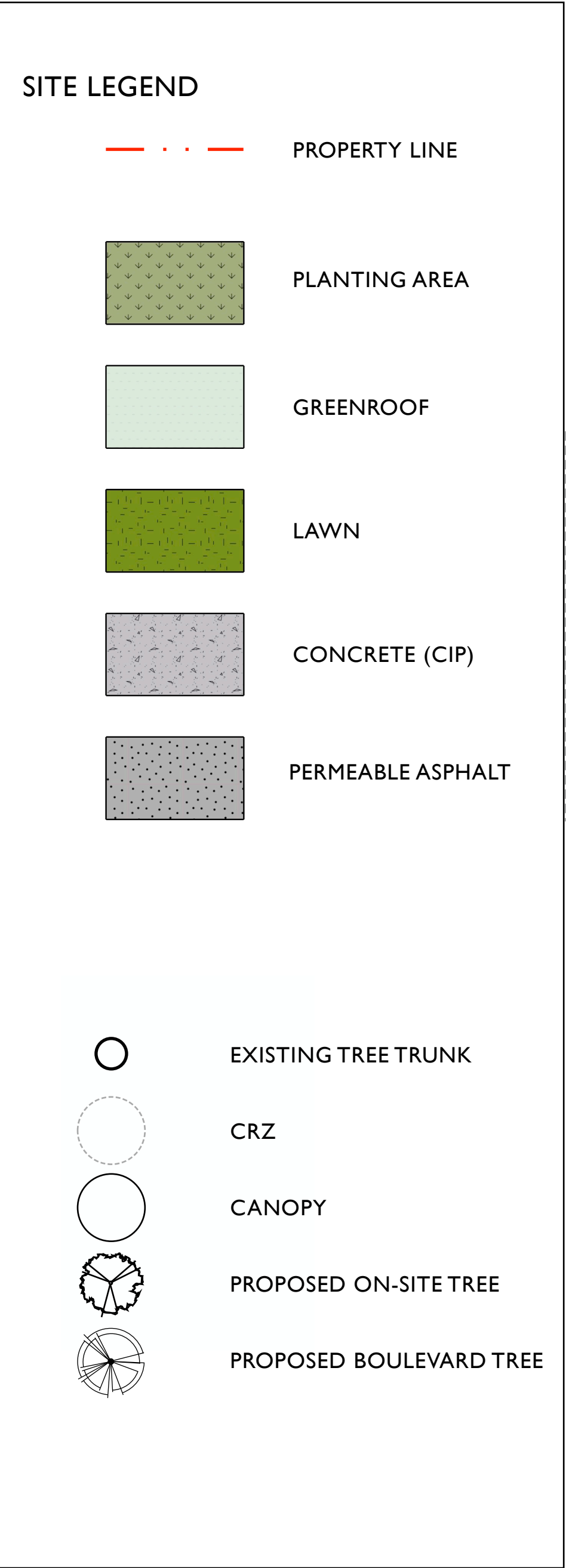
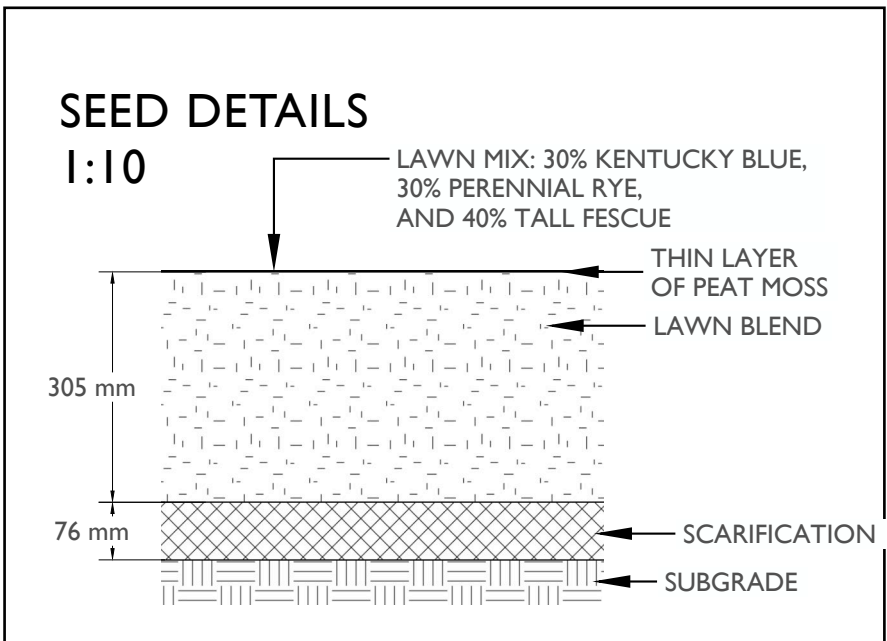
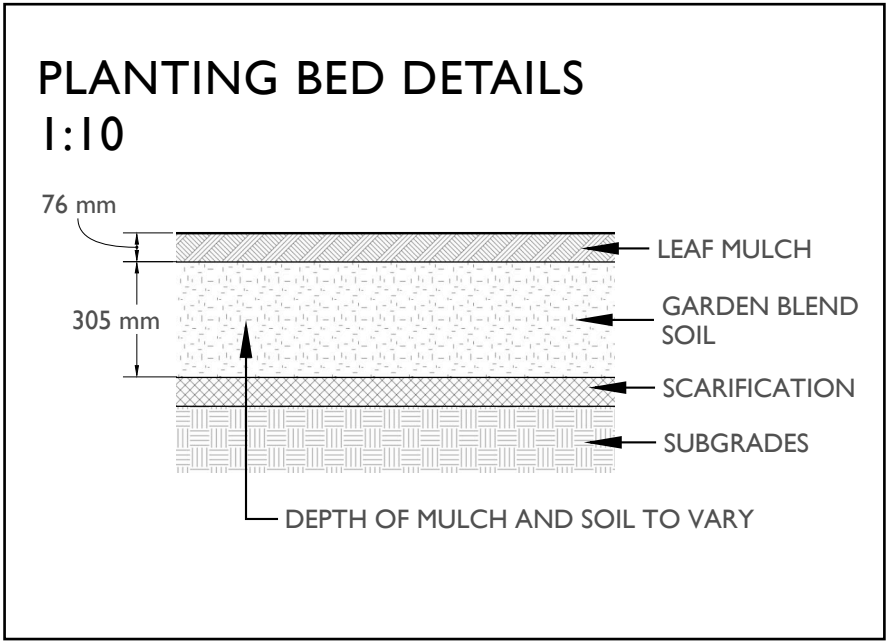
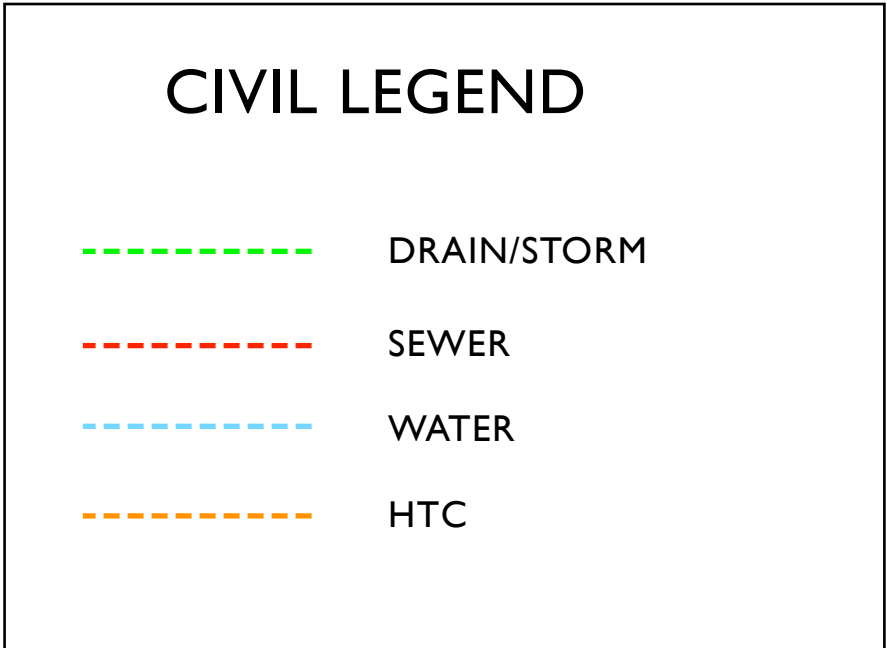
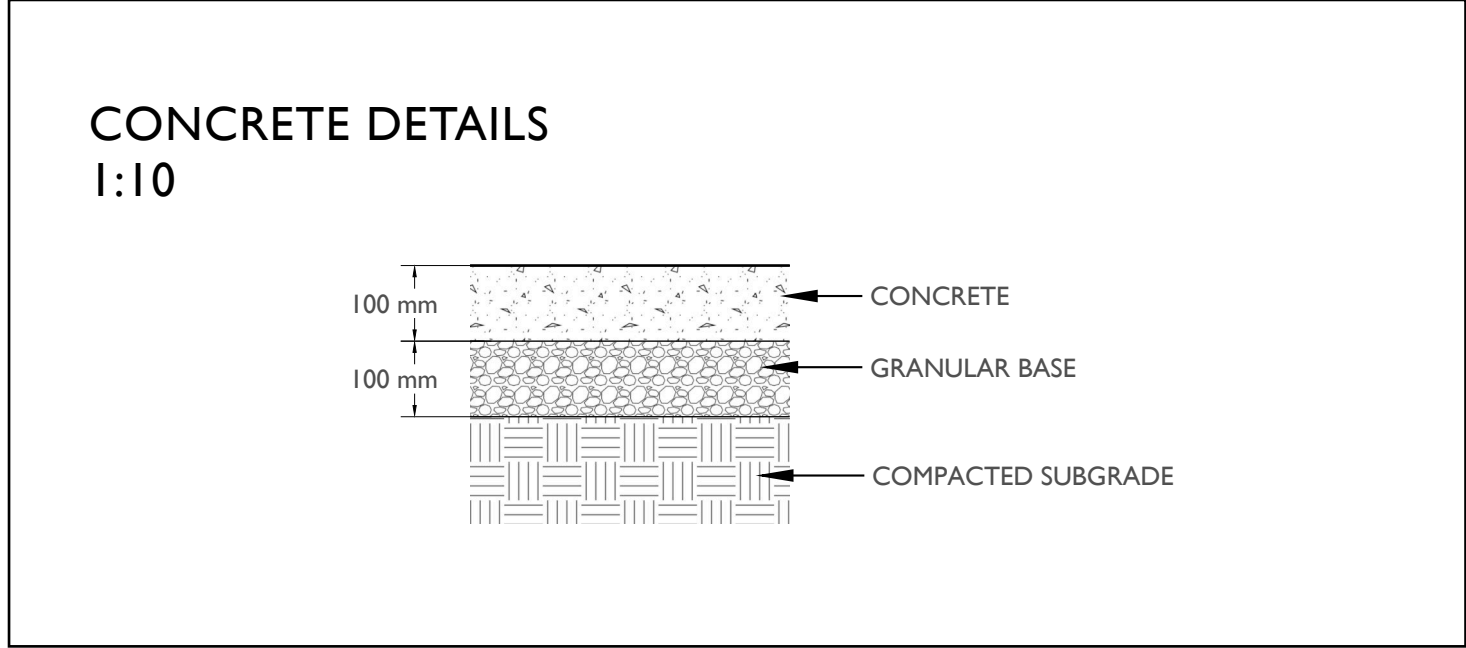
SCALE ::

1:100

June sunset
June sunrise
December sunset
December sunrise

N
W
E
S

greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496



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PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC

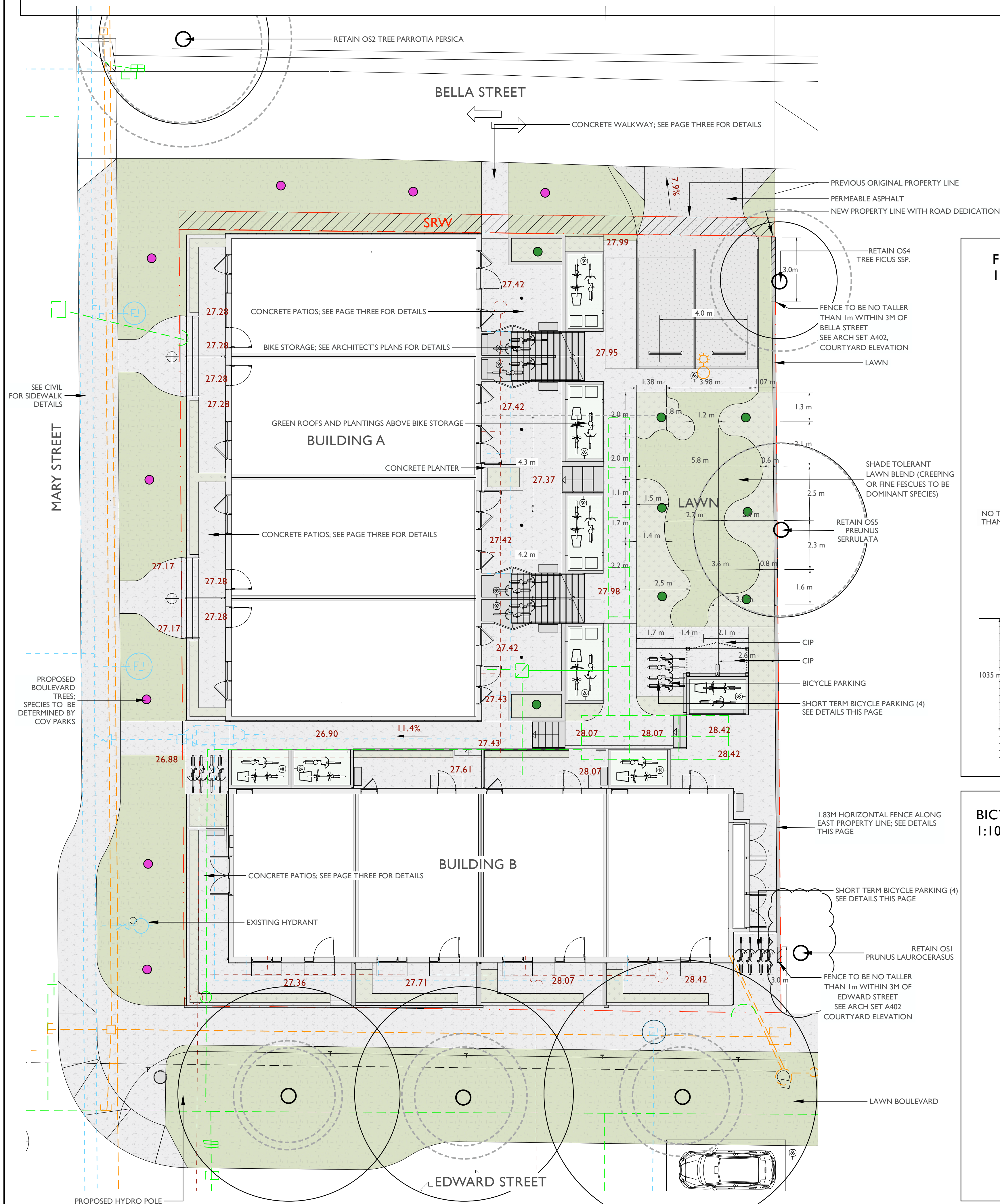
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DATE ::
OCTOBER 9, 2025
REVISED NOVEMBER 10, 2025

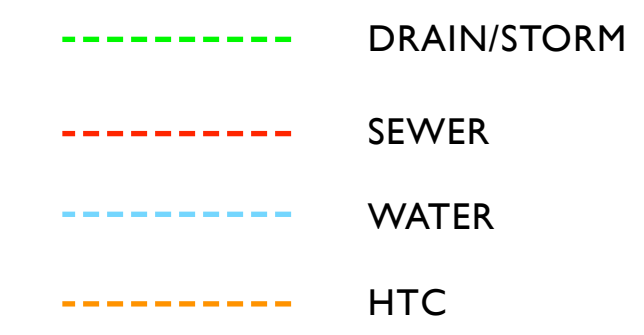
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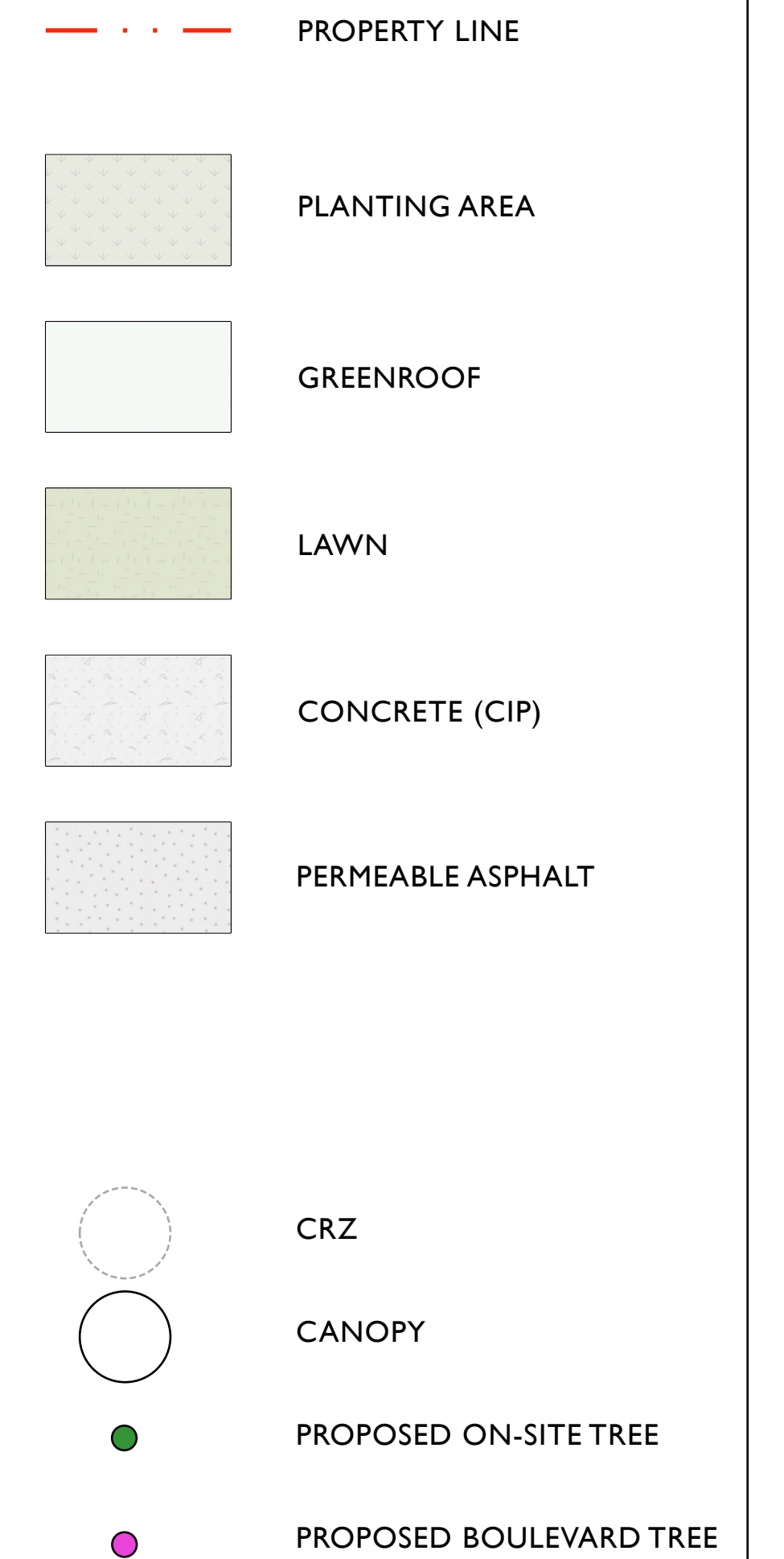
L4— 315 EDWARD STREET, VICTORIA BC— SITE PLAN



CIVIL LEGEND

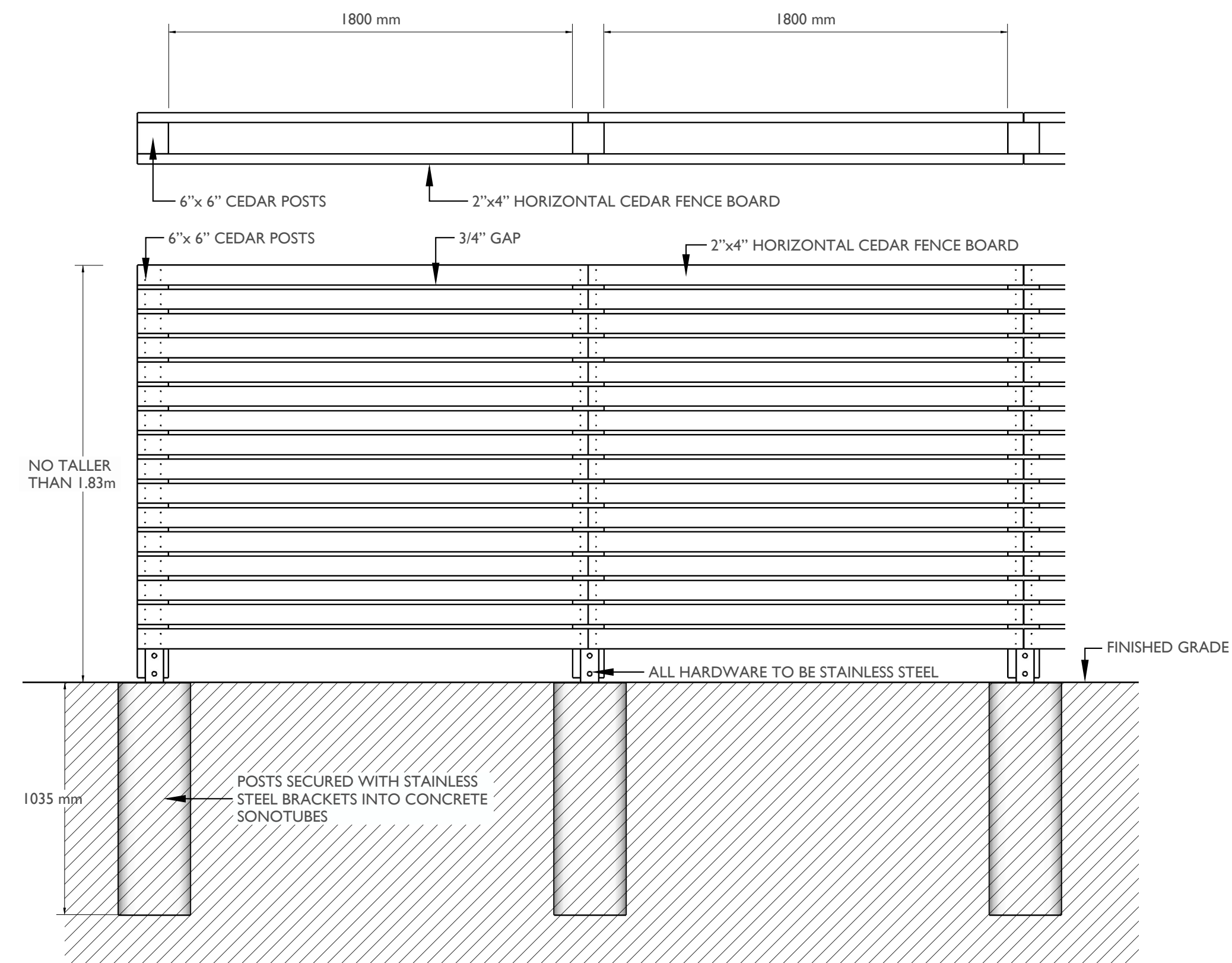


SITE LEGEND

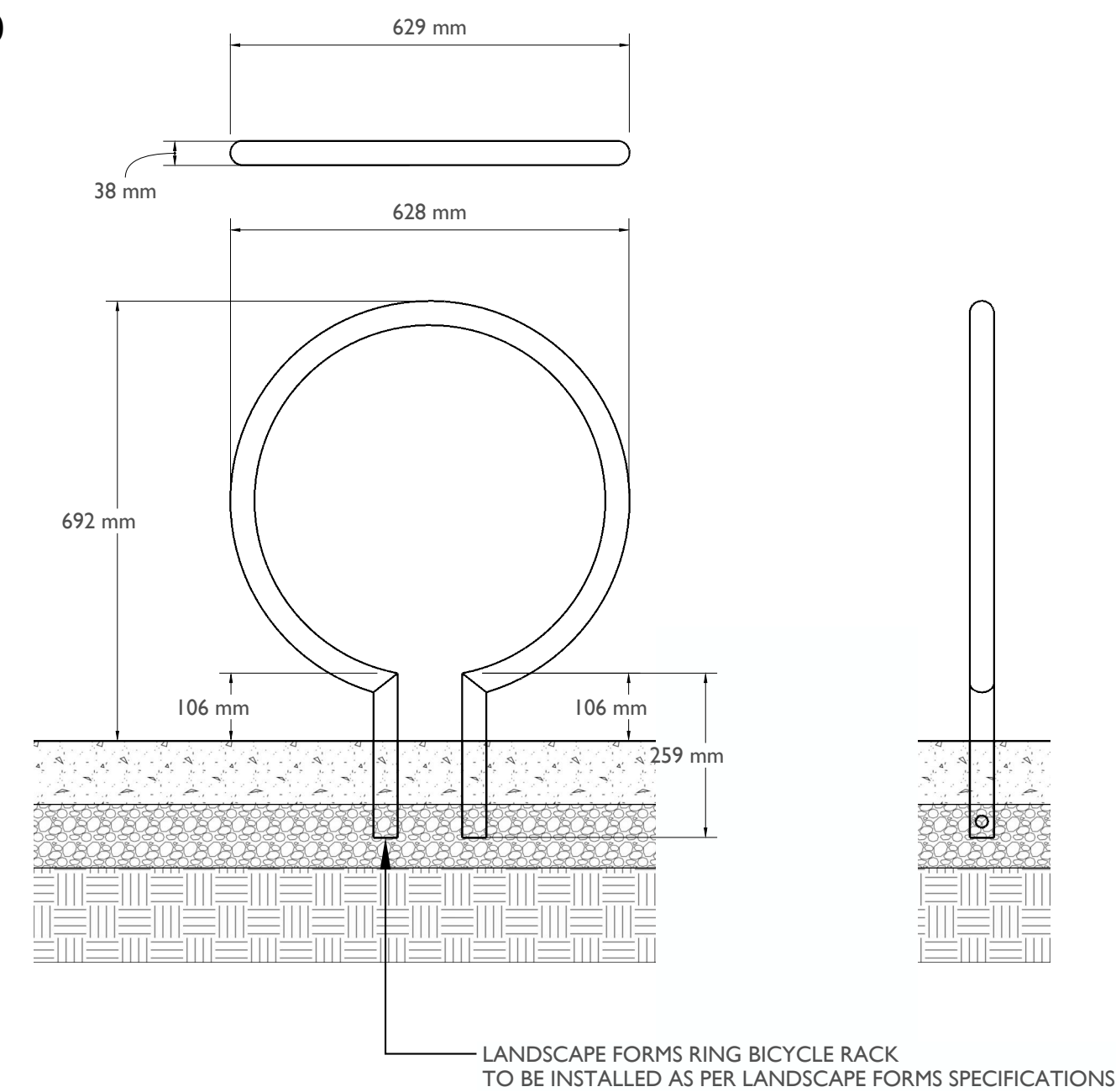


FENCE DETAILS

1:20



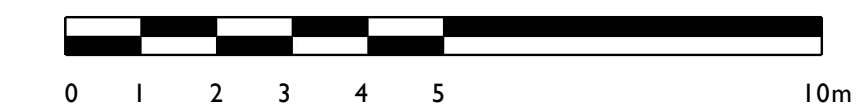
BICYCLE RACK DETAILS
1:10



NOTES:

PROPOSED GRADES ARE IN RED

1:100 SCALE



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:: PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET, VICTORIA, BC

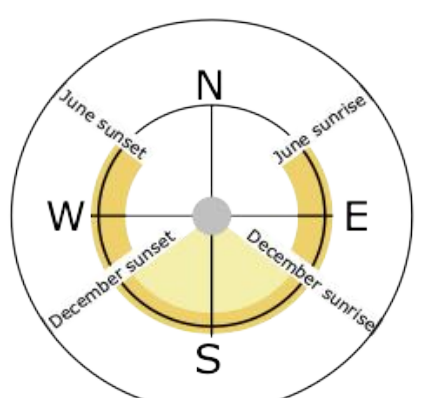
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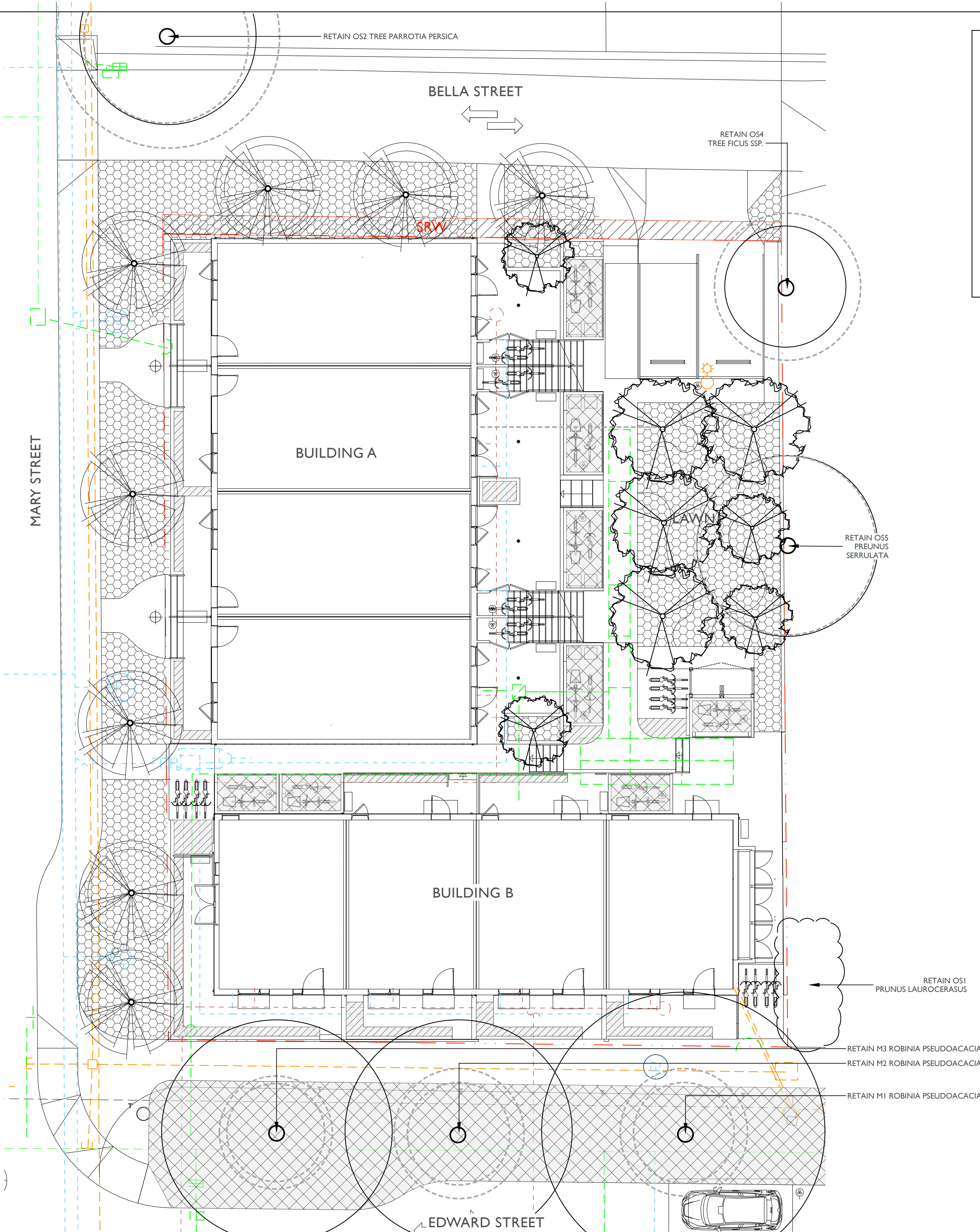
DATE
 OCTOBER 9, 2025
 REVISED NOVEMBER 10, 2025

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L4

:: SCALE ::
1:100





CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HTC

SOIL DEPTHS

- 1000MM SOIL DEPTH
- 450MM SOIL DEPTH
- 150MM SOIL DEPTH

TREE LEGEND

- EXISTING TREE TRUNK
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

SITE LEGEND

- PROPERTY LINE

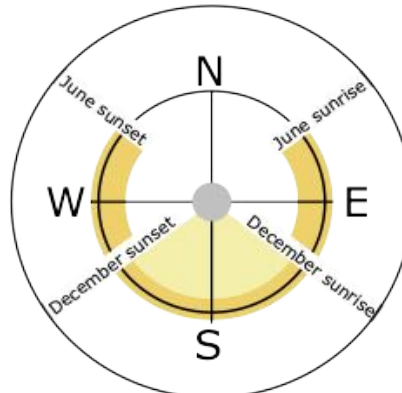
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PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC
PAGE TITLE ::
SOIL DEPTH PLAN
DATE ::
OCTOBER 9, 2025

PAGE NUMBER ::
L5
SCALE ::
1:100



L6— 315 EDWARD STREET,VICTORIA BC — PLANTING PLAN



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
CK	4	6cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	YES
MA	4	6cm.	MAGNOLIA ACUMINATA	CUCUMBER MAGNOLIA	YES
SHRUBS					
BG	2	#2	BRACHYGLOTTIS GREYI	DAISY BUSH	YES
EJ	128	#2	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	NO
HP	6	#2	HEBE PINGUIFOLIA 'SUTHERLANDII'	SUTHERLAND HEBE	NO
LA	12	#1	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	YES
OH	3	#2	OLEARIA X HAASTII	DAISY BUSH	YES
SC	6	#1	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTEN	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	6	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
AC	10	4"	ALLIUM CERNUUM	NODDING ONION	YES
CA	7	#1	CALAMAGROSTIS A ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
CB	12	#1	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER GRASS	NO
CQ	9	4"	CAMASSIA QUAMASH	SMALL CAMAS	YES
DC	6	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	YES
KM	5	#1	KOLERIA MACRANTHA	JUNE GRASS	YES
MS	5	#1	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDENHAIR GRASS	NO
NT	19	#1	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	NO
PS	12	#1	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO
PA	26	#1	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	NO
SY	3	#1	SYMPHYOTRICHUM CHILENSE	CALIFORNIA ASTER	YES
VB	6	#1	VERBENA BONARIENSIS	TALL VERBENA	YES
GROUNDCOVERS AND ANNUALS					
AU	71	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES
SL	40	4"	SEDUM LANCEOLATUM	LANCE-LEAVED STONECROP	YES
SS	60	4"	SEDUM SPATHULIFOLIUM	BROAD-LEAVED STONECROP	YES
TP	97	#1	THYMUS PRAECOX	MOTHER OF THYME	

CORNUS KOUSA 'SATOMI'

MAGNOLIA ACUMINATA

BRACHYGLOTTIS GREYI

EUONYMUS JAPONICUS 'MICROPHYLLUS'

HEBE PINGUIFOLIA 'SUTHERLANDII'

LAVANDULA ANGUSTIFOLIA

OLEARIA X HAASTII

SANTOLINA CHAMAECYPARISSUS

ACHILLEA MILLEFOLIUM

ALLIUM CERNUUM

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

CALAMAGROSTIS BRACHYTRICHA

CAMASSIA QUAMASH

DESCHAMPSIA CESPITOSA

KOLERIA MACRANTHA

SEDUM SPATHULIFOLIUM

MISCANTHUS SINENSIS 'MORNING LIGHT'

NASSELLA TENUISSIMA

PANICUM VIRGATUM 'HEAVY METAL'

SEDUM LANCEOLATUM

PENNISETUM ALOPECUROIDES

SYMPHYOTRICHUM CHILENSE

VERBENA BONARIENSIS

ARCTOSTAPHYLOS UVA-URSI

THYMUS PRAECOX

TREE LEGEND

- EXISTING TREE TRUNK
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

SITE LEGEND

- PROPERTY LINE

1:100 SCALE

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PROJECT TITLE : PROPOSED CONCEPT PLAN for STEFAN KALENCHUK 315 EDWARD STREET,VICTORIA, BC

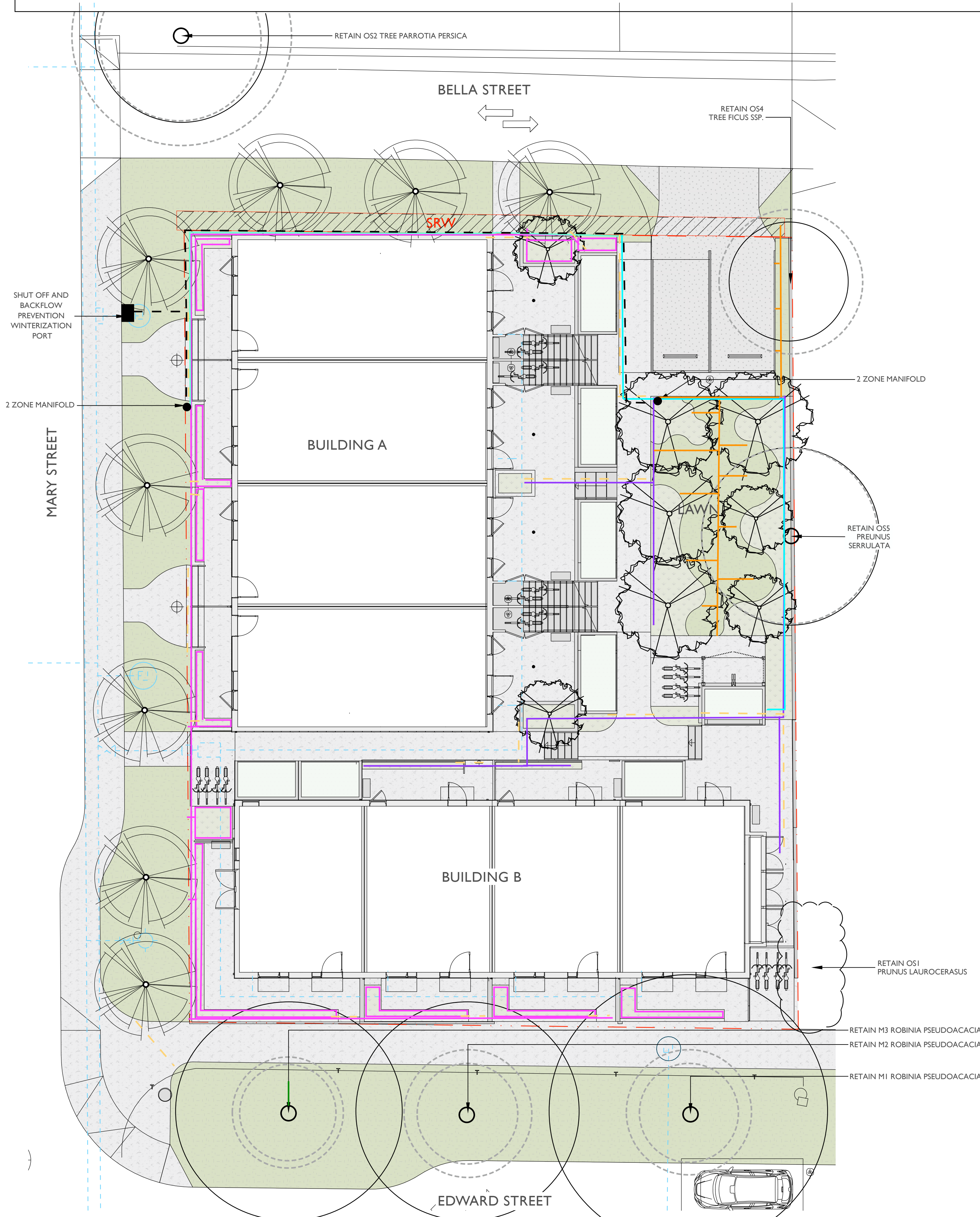
PAGE TITLE : PLANTING PLAN

DATE : OCTOBER 9, 2025
REVISED NOVEMBER 10, 2025

PAGE NUMBER : L6

SCALE : 1:100

L7— 315 EDWARD STREET,VICTORIA BC — IRRIGATION PLAN



IRRIGATION LEGEND

- ZONE 1: SHRUB PLANTING ZONE (SOAKER HOSE)
- ZONE 2: SHRUB PLANTING ZONE
- ZONE 3: INNER AREA GRASS ZONE
- 1" MAINLINE
- 4" SDR CONDUIT
- 7-9 STRAND IRRIGATION WIRE
- 2 ZONE MANIFOLD

TREE LEGEND

- EXISTING TREE TRUNK
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- GREENROOF
- LAWN
- CONCRETE (CIP)
- PERMEABLE ASPHALT

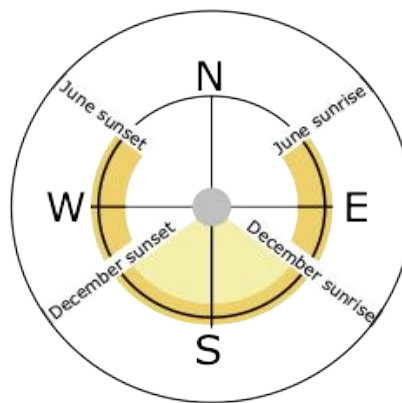
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Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC
PAGE TITLE ::
IRRIGATION PLAN
DATE ::
OCTOBER 9, 2025
REVISED NOVEMBER 10, 2025

PAGE NUMBER ::
L7
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OVERALL NOTES

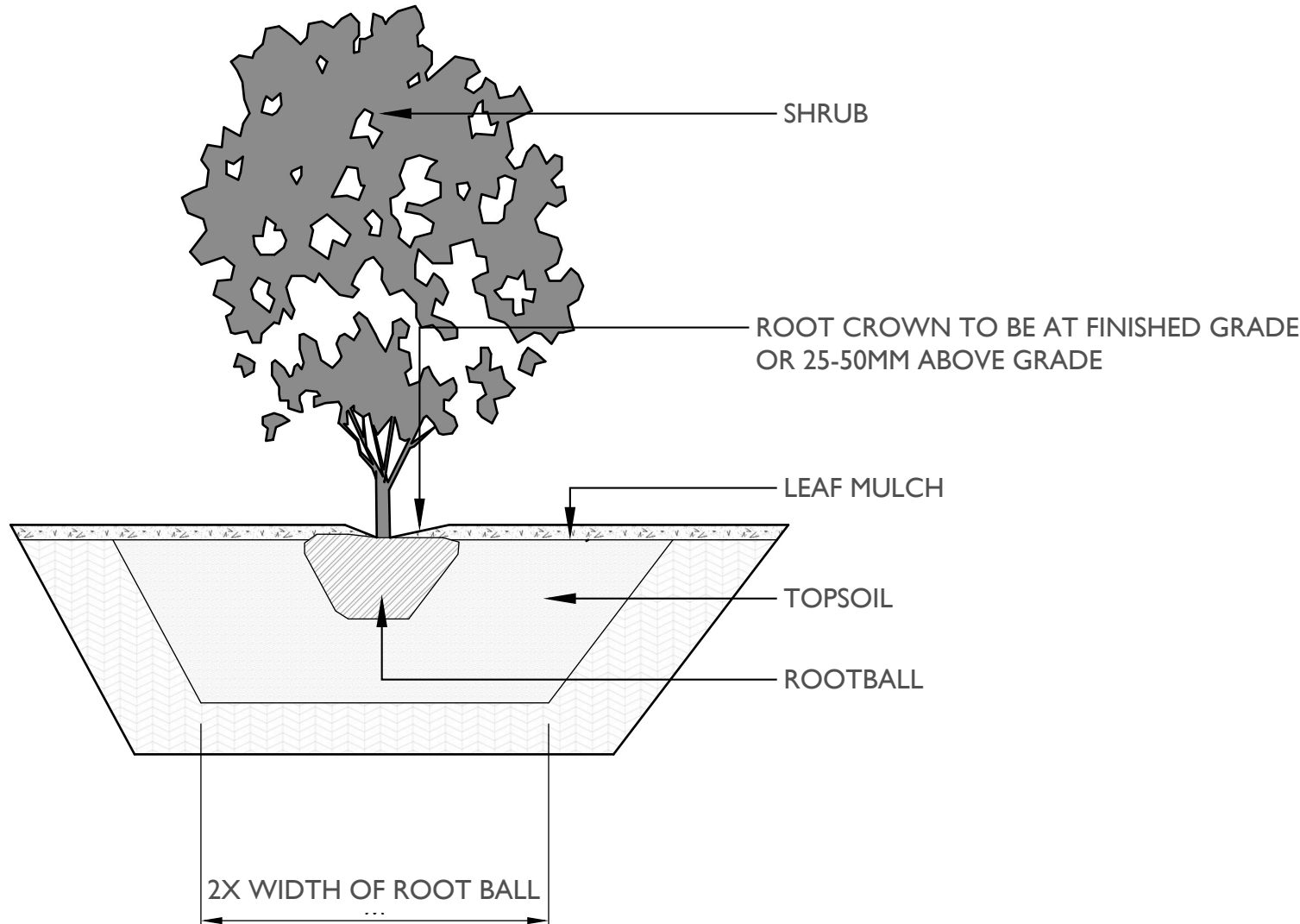
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground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

MATERIALS

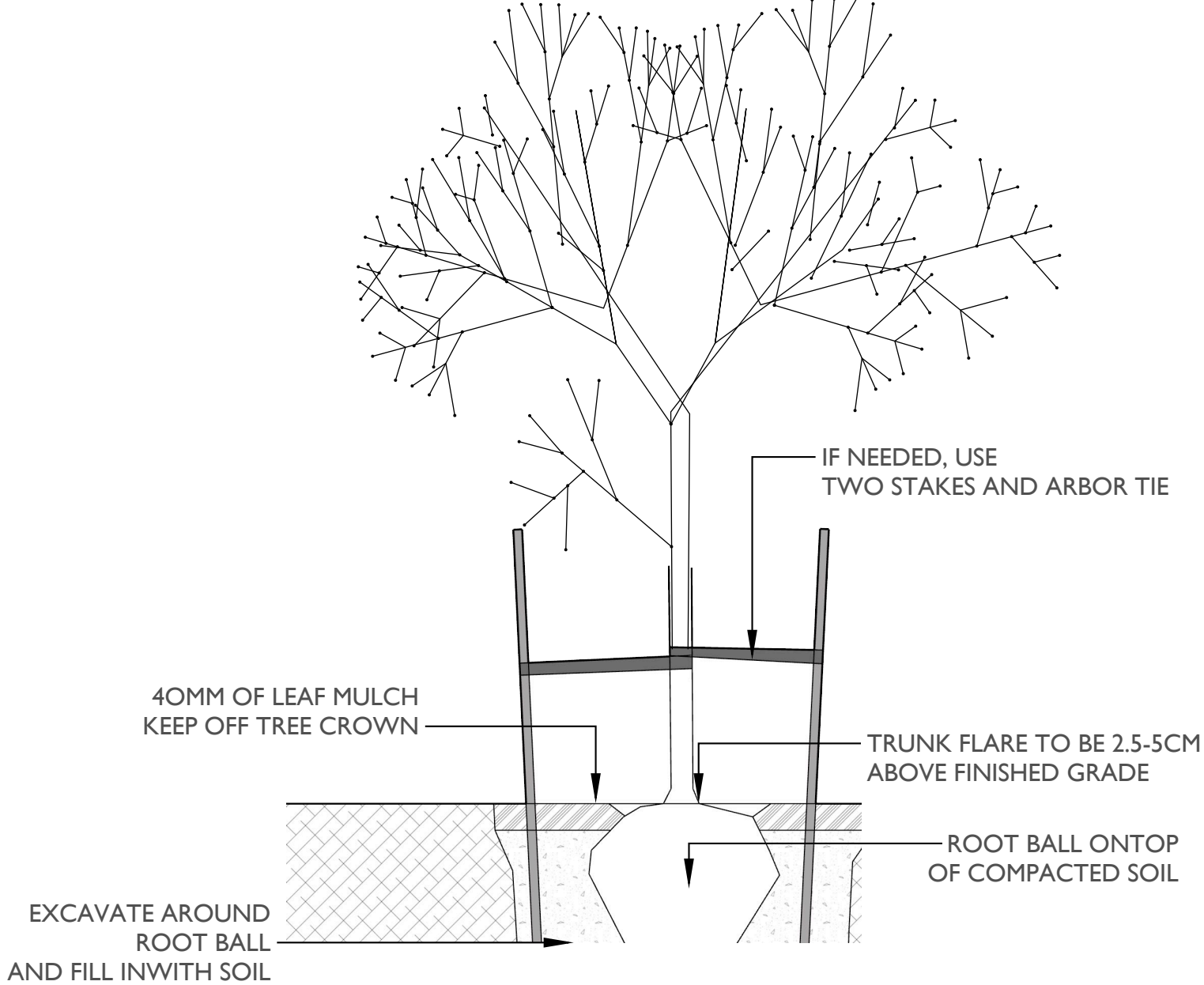
CAST-IN-PLACE CONCRETE

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

PLANTING DETAILS



TREE PLANTING DETAILS



STOCKPILES

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

TOPSOIL

1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

MULCH

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

PLANTING.

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

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

Diagram illustrating the SOD SEED DETAIL. The diagram shows a cross-section of the planting area. The layers are numbered 1 through 5. Layer 1 is the approved, compacted growing medium. Layer 2 is the approved subgrade. Layer 3 is the sod or seed. Layer 4 is the sod not to be reinforced with mesh. Layer 5 is the sod not to be reinforced with mesh.

NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
5. SOD NOT TO BE REINFORCED WITH MESH.

2011

SOD SEED DETAIL

REVISIONS

DRAWING NUMBER:
SD P3

SEED

1. All on-site grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, disking, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6” board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

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

CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

WATERING

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

LANDSCAPE LIGHTING

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



Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE

PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC

PAGE TITLE

LANDSCAPE NOTES

DATE

OCTOBER 9, 2025
REVISED NOVEMBER 10, 2025

PAGE NUMBER

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