



ISSUED FOR DP AMENDMENT

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

MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

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.

PROJECT DIRECTORY

OWNER

SKALE Properties Inc
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MECHANICAL

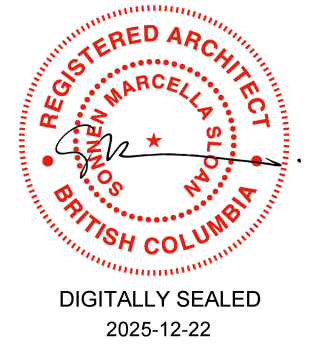
AME GROUP
Taio Waldhaus
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C 250 858 0122

CODE

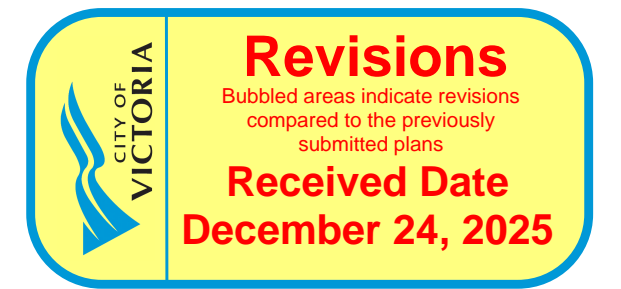
GHL CONSULTANTS
Frankie Victor
700 W Pender St, Vancouver, BC V6C 1G8
fv@ghl.ca
T 604 689 4449

PROJECT INFORMATION	
Zone	R-2
OCP Land Use	SINGLE FAMILY DWELLING DISTRICT
Address	315 Edward St & 805/807/811 Mary St, Victoria BC
Legal Description	LOT 1, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Mary Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot
PID	005-034-345 - Mary Lot 005-686-717 - Edward Lot 005-686-717 - Edward Lot
Description	NEW CONSTRUCTION - MULTI -FAMILY DWELLING
Code Ref and Part	BCBC 2024, PART 9
Occupancy	RESIDENTIAL
Building Area - A	263m2
Building Area - B	189m2
Building Height (m)	11.8m
Number of Storeys	3
Number of Facing Streets	3
Sprinklered	No
Fire Department Response Time	<10min
Energy Compliance Path	Step Code 3
Survey ID	2241-2150900 / Dated 21-03-15

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



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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
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK	
VICWEST TOWNHOMES	
COVER	
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS
A.000	
Scale	12" = 1'-0"
Printed	2025-12-18 4:41:52 PM



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Functional Program - Corner Townhouse	
Project Name	NALU @ Vic West Townhomes
Address	811 Mary / 216 Edward
Proposed number of suites	12
Parking Type	Surface
Jurisdiction: City Of Victoria	
Zone	GRD-1
DPA	DPA-15
OCF "Traditional Residential" Urban Place Designation	No
Heritage Status listed prior to August 4, 2022	No
Legal Address: LOT 1, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Mary Lot	
Civic Address: 811 Mary St, 315 Edward St	
Parcel Identifier:	005-034-345 - Mary Lot
Current Use:	005-068-717 - Edward Lot
Proposed Use:	Single Family Housing
Property Data	Residential - Multi-Family

Lot Area = m2 - PRE DEDICATION	1002.44		
Lot Area = m2 - POST DEDICATION	978		
Lot Width	27.7		
Average/Natural Grade - Bldg A	27.67		
Average/Natural Grade - Bldg B	27.74		
Protected Trees	Yes	Review Arborist Report	
Property Configuration	Corner Lot		
Other Features	Sloped, flanked by 3 streets		

Zoning - General Residential Zone (GRD-1)	Required/Permitted	Provided	Complies	Comment
Two dwelling units or 30% of the total dwelling units are three-bedroom dwelling units, at a minimum	30%	66%	Yes	
Maximum 12 units (not secondary dwelling units)	12	12	Yes	
Operable Windows per Bedroom	1per	1per	Yes	

Highway Dedication	
Edward - Local St	Exempt
Mary - Local St	Exempt
Bella - Local St	0.84m

Floor Area / FSR	
Minimum area per unit	33m ²
Maximum per lot	62.3m ²
FSR Allowable - 1.8	1410m ²
FSR Available	1564.8m ²

Siting	
Lot Width Minimum	18m
Entire Building Within 35m of two streets	36.5m
More than 1 Bldg on Lot	20m

Height	
Building Height - Flat Roof	11m
Building Height - Other Roof - Bldg A	12m
Building Height - Other Roof - Bldg B	12m
Finished Ceiling Height of Lowest Level of building	1.1m above grade

Setbacks	
Setback - Edward	2m
Front Setback - Mary	2m
Setback - Bella	2m
Setback - Other (int lot line)	2m
Porch, Ramps, Stairs over 6m from FG	2m
Habitable Room Facing a Lot Line	5m
Eave Projection into Setback	0.75m
Building Separation	5m

Setbacks - Accessory Building (Sch. F)	
Setback - Rear	0.6m
Setback - Side	0.6m
Setback - Flanking Street	3.5m
Building Separation (AccBldg / Principal)	2.4m
Eave Projections into Setbacks	0.75

Fencing	
Height Residential - front	1.22
Height Residential - rear and side	1.83

Site Coverage	
Max Coverage - 40%	489.00
Open Site Space - 30%	293.40
Single Landscape Space	97.8m ²
Landscape Space Setback	1m
Soft Landscaping - min50%	489m ² (50%)
Hard Landscaping - max50%	489.00

Accessory Building Coverage	
Accessory Building Rear Lot Coverage	25%
Floor Area / FSR	1564.8m ²

Vehicle Parking	
Total Parking Req'd - 12 Units @ 0.77/unit	9
If providing carshare TDM	2
accessible stall	1
accessible stall (van)	NA
accessible signage	yes

Bicycle Parking	
Short Term Units	12
Long Term Units @ 2 per DU	24
Oversize Bike Spaces	4
50% equipped with Charging	12
Bike Maintenance Facility Req'd	yes
Bike aisle width	1.5

Accessories	
Building A/B Level 1	418m ²
Building A/B Level 2	418m ²
Building A/B Level 3	314m ²
Excluded - LT Bike Parking	35m

Site Area	
Before Dedication	1002.4 m ²
After Dedication:	978 m ²

Coverage	
*Bldg only: (excl. stairs/balcony)	547 m ² = 56%
	451.78m ² = 45%

*LTB coverage:	
	59m ² = 6%
	59m ² = 6%

Open Space:	
	509m ² = 50%
	469.3m ² = 48%

Landscape Space:	
	63.34m ² = 63%
	63.34m ² = 64%

Soft Landscaping:	
	188m ² = 18%
	188m ² = 19%

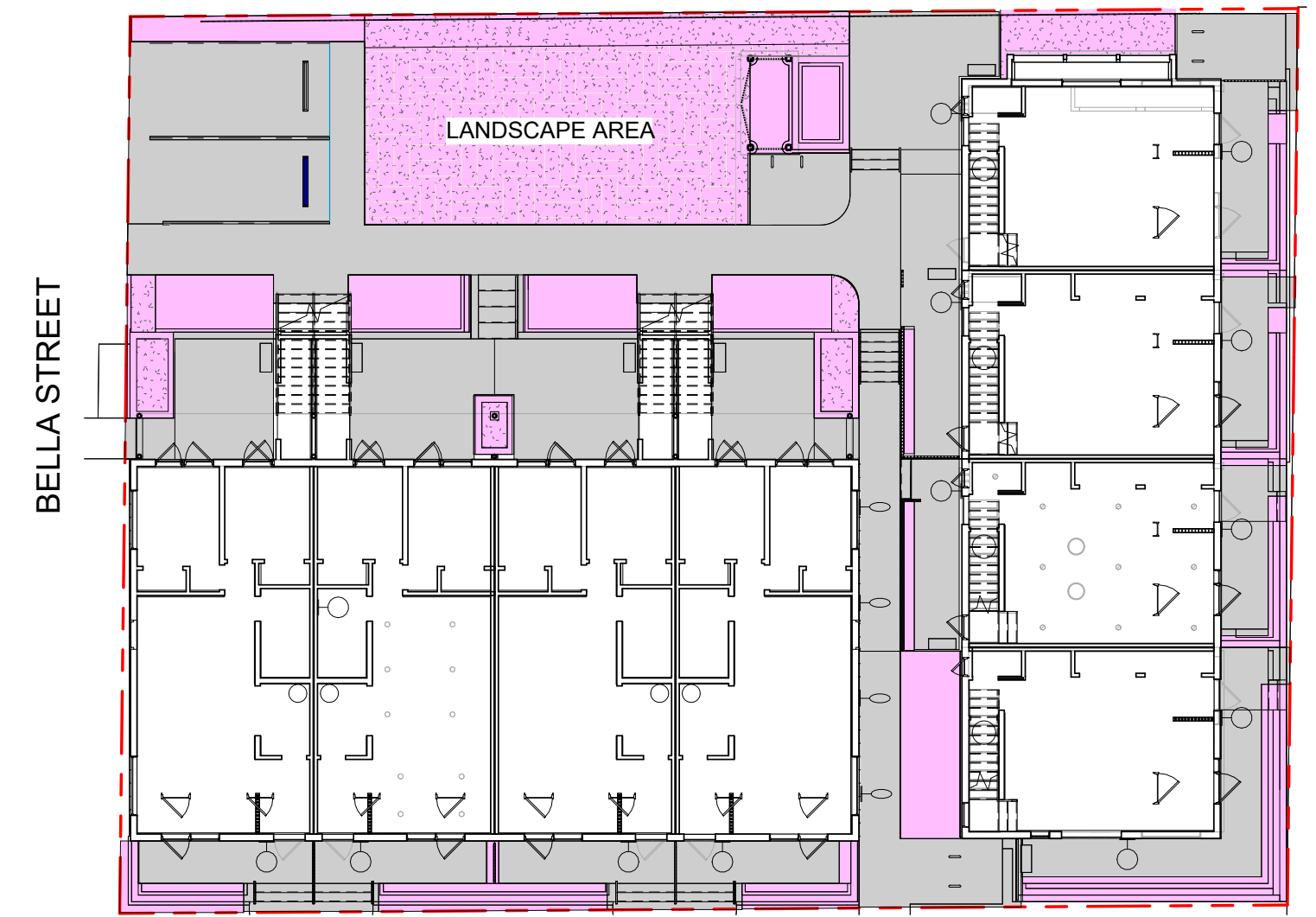
Hard Landscaping:	
	308m ² = 30%
	308m ² = 31%

AREA LEGEND		
Site Area	Before Dedication	After Dedication:
Coverage	547 m ² = 56%	551 m ² = 56%
*Bldg only: (excl. stairs/balcony)	451.78m ² = 45%	451.78m ² = 46%

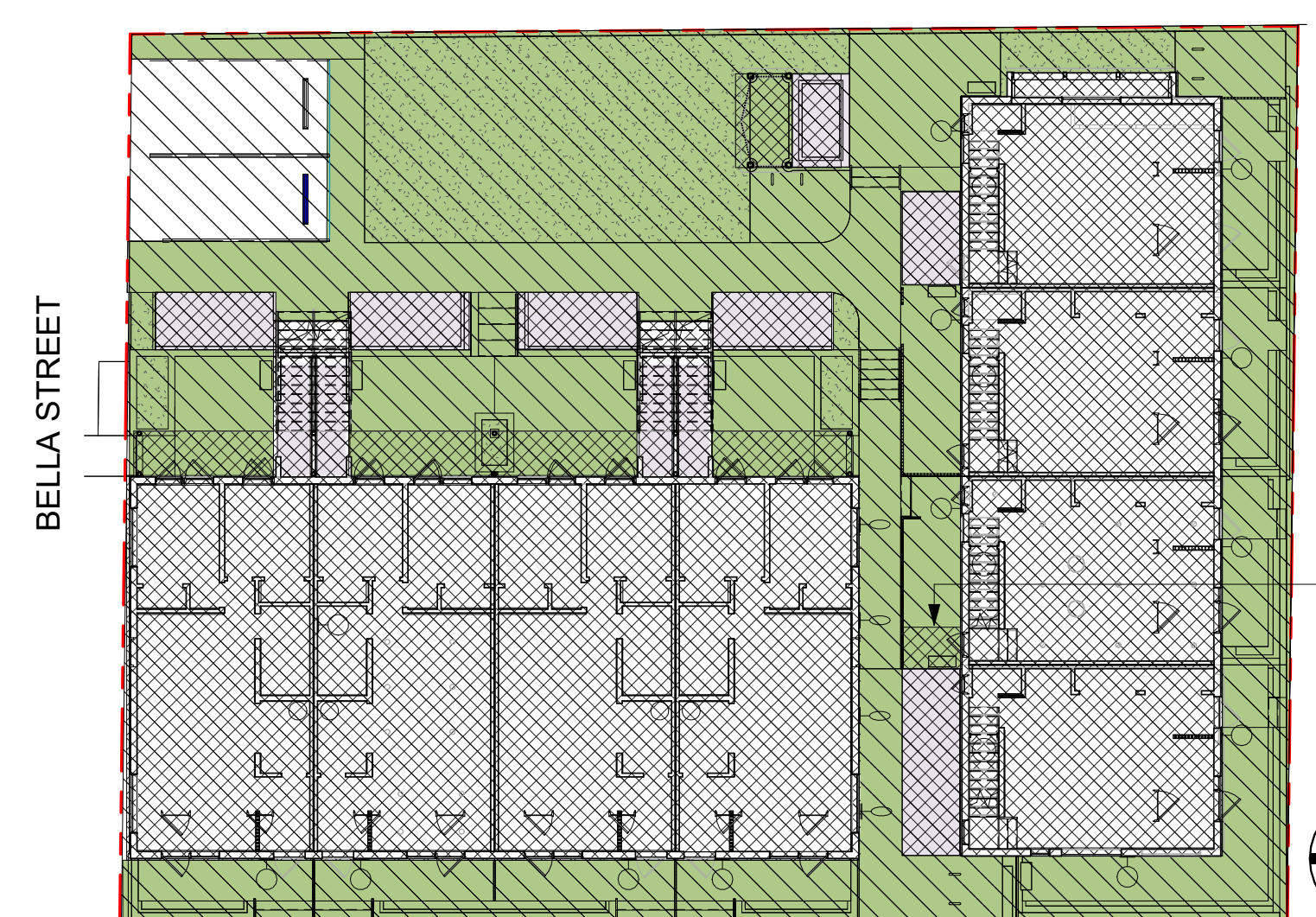
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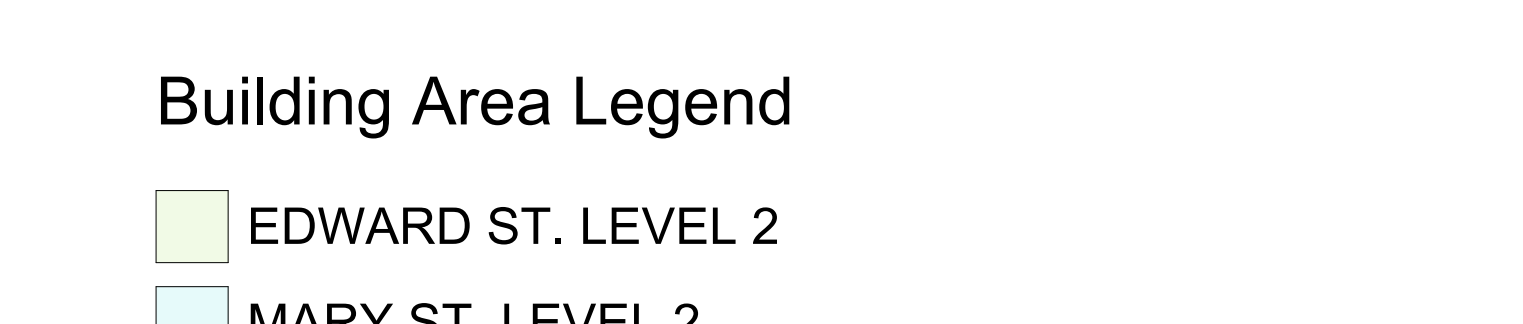
*LTB coverage:	
	59m ² = 6%
	59m ² = 6%



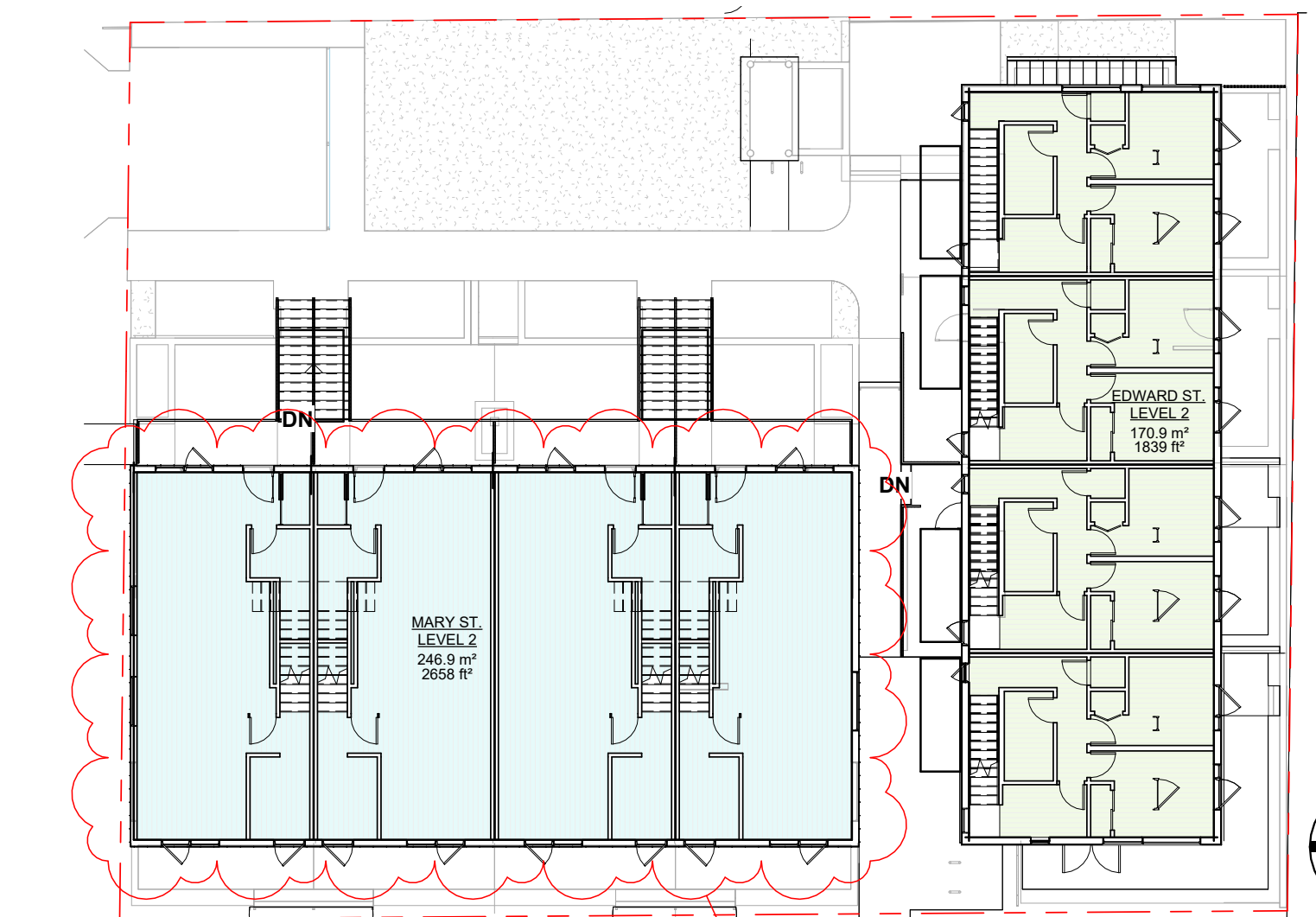
5 LANDSCAPE AREA DIAGRAM
A.007 1:200



4 SITE COVERAGE DIAGRAM
A.007 1:200



Building Area Legend



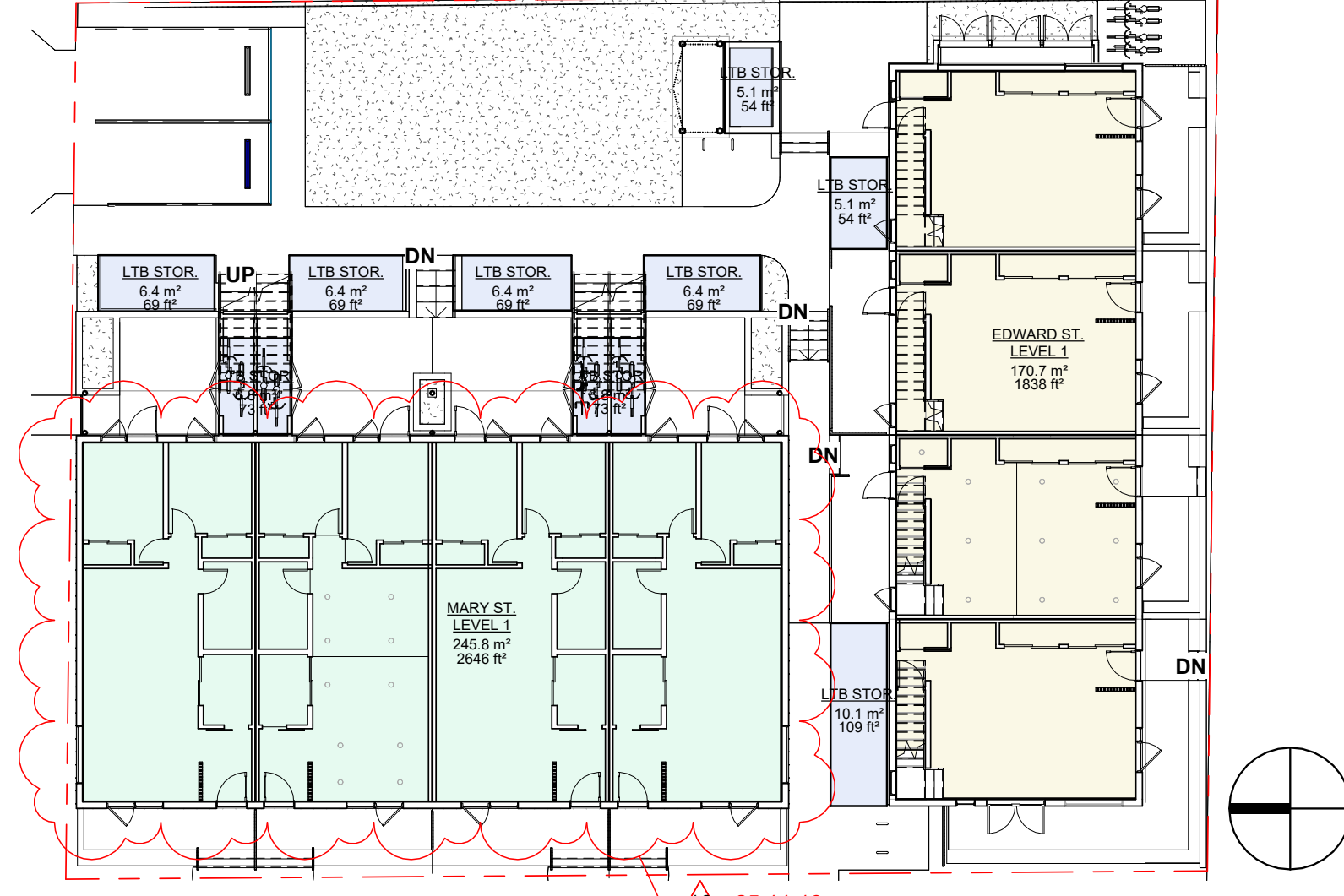
2 ZONING AREAS - LEVEL 2
A.007 1:200

FAR CALC	
Name	Area
EDWARD ST. LEVEL 1	171 m ²
EDWARD ST. LEVEL 2	171 m ²
EDWARD ST. LEVEL 3	129 m ²
MARY ST. LEVEL 1	246 m ²
MARY ST. LEVEL 2	247 m ²
MARY ST. LEVEL 3	218 m ²
	1181 m ²

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

Building Area Legend

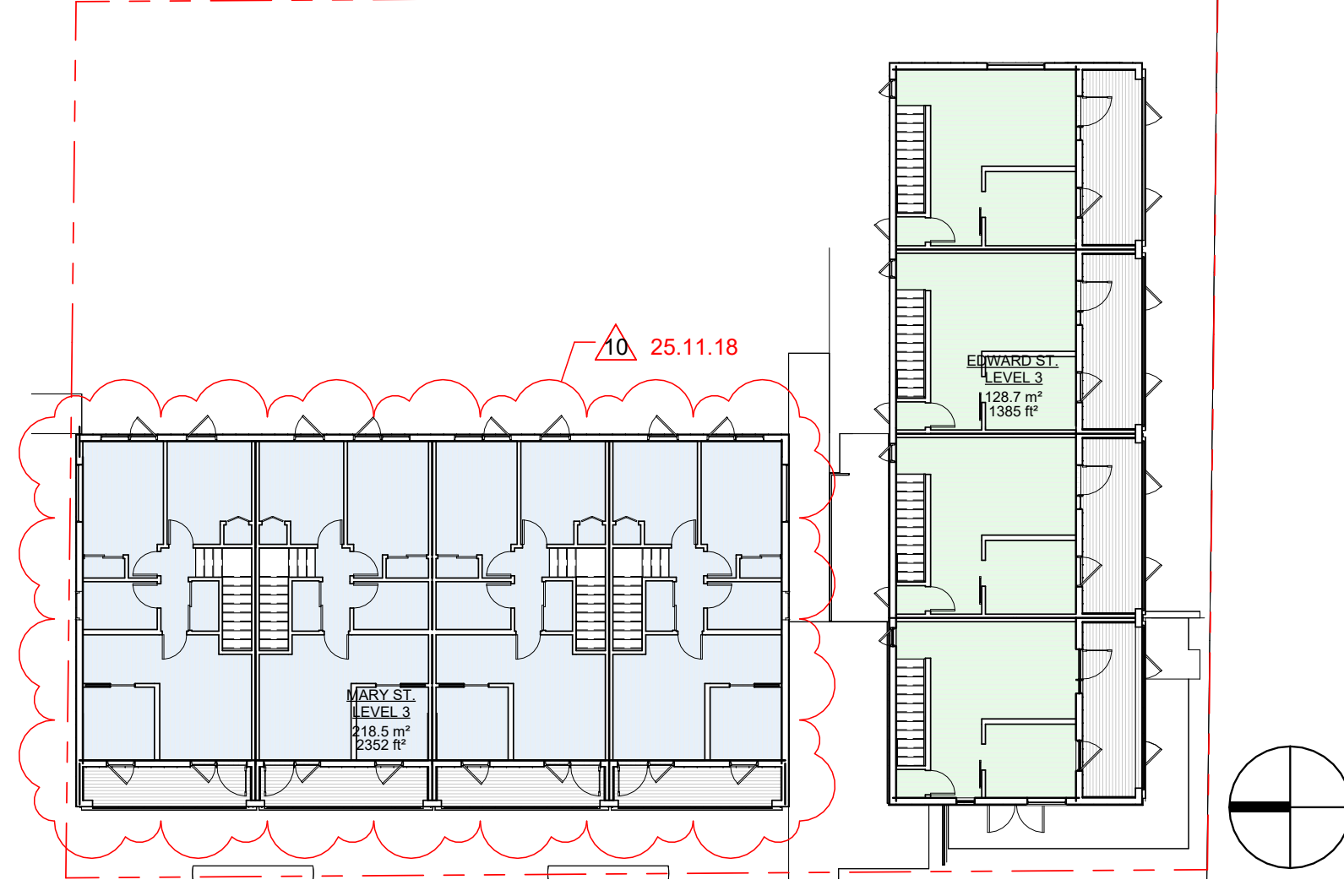
- EDWARD ST. LEVEL 1
- LTB STOR.
- MARY ST. LEVEL 1



1 ZONING AREAS - LEVEL 1
A.007 1:200

Building Area Legend

- EDWARD ST. LEVEL 3
- MARY ST. LEVEL 3



3 ZONING AREAS - LEVEL 3
A.007 1:200

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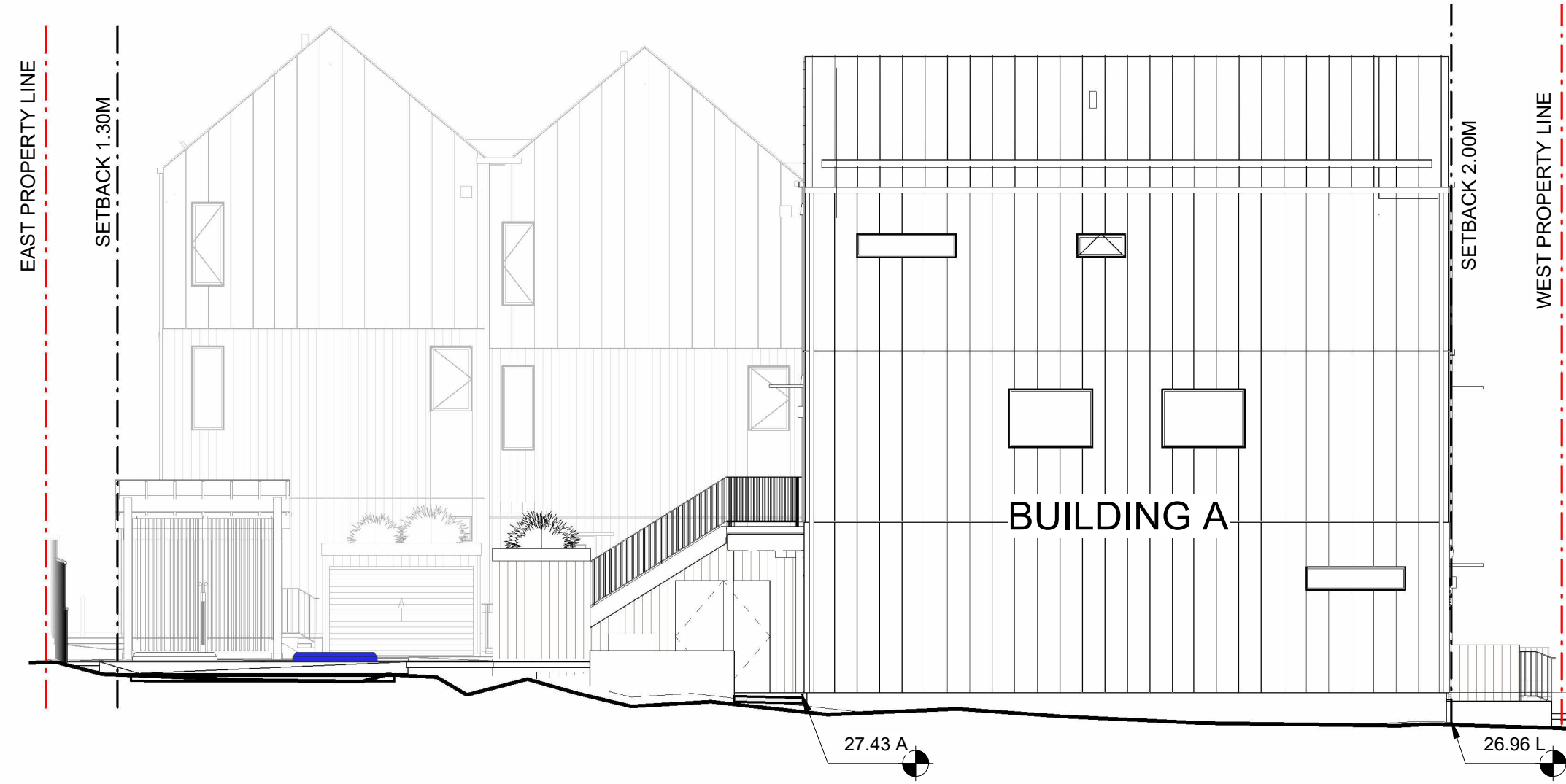
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S.KALENCHUK
VICWEST TOWNHOMES
ZONING COMPLIANCE
Rev

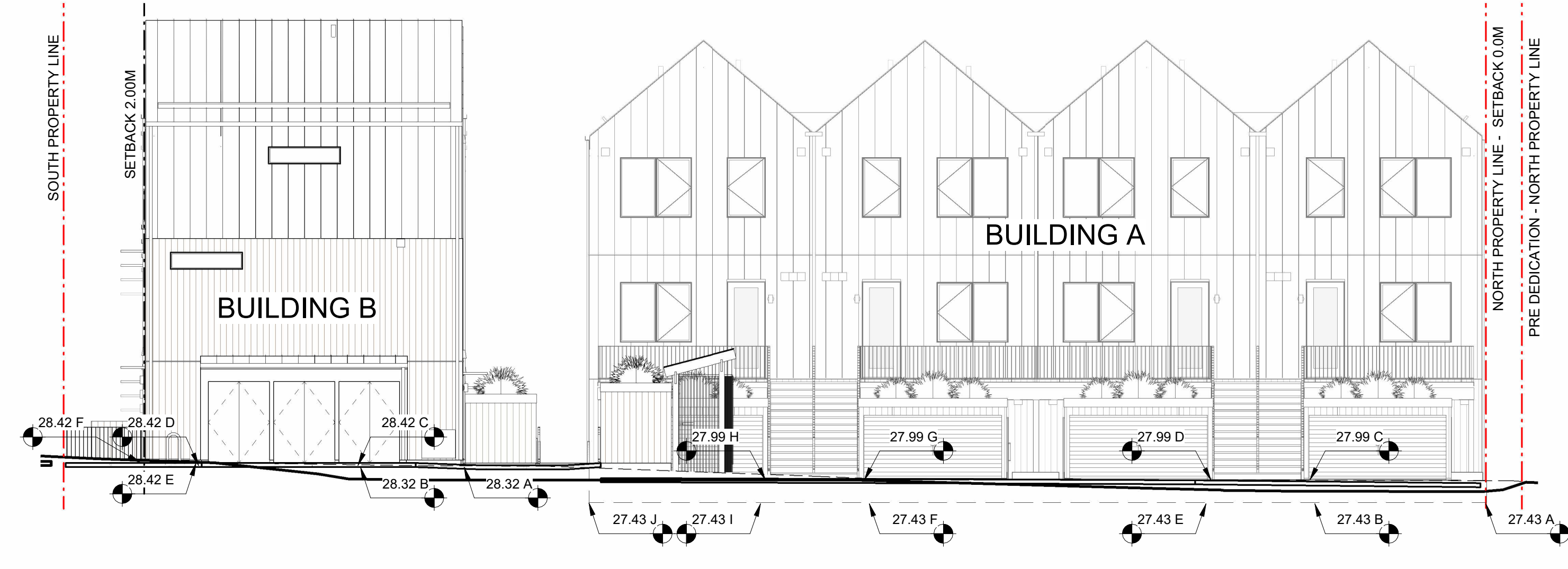
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Date	24.10.29
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Checked by	SS
A.007	
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1 AVERAGE GRADE - NORTH ELEVATION
A.008 1:100



2 AVERAGE GRADE - EAST ELEVATION
A.008 1:100



3 AVERAGE GRADE - SOUTH ELEVATION
A.008 1:100



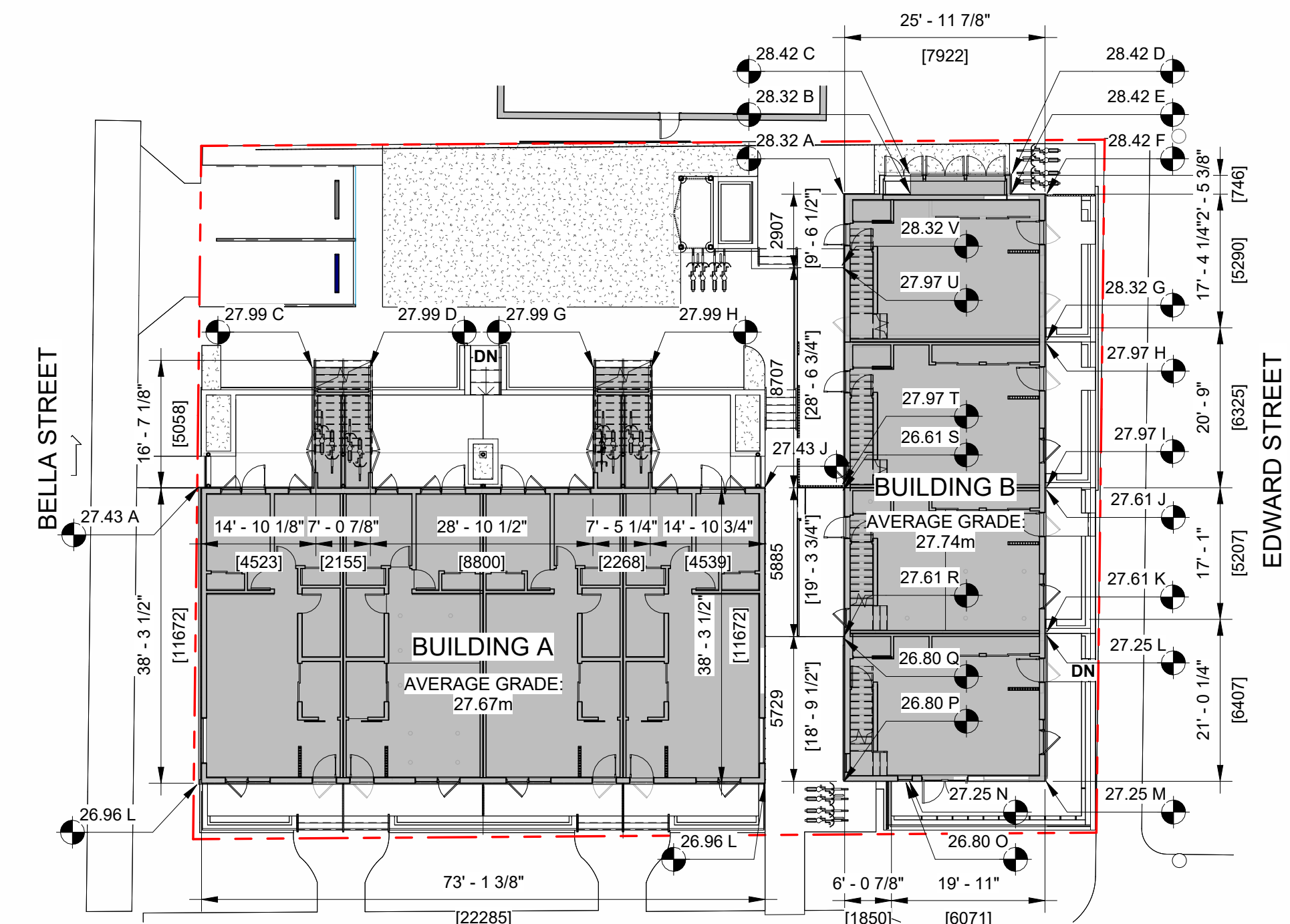
4 AVERAGE GRADE - WEST ELEVATION
A.008 1:100

BUILDING A - AVERAGE GRADE CALCULATIONS

GRADE PT.	ELEV.	DIST.	AVERAGE
A	27.43 m		
A to B		4.47 m	122.72 m ²
B	27.43 m		
B to C		4.74 m	131.21 m ²
C	27.99 m		
C to D		2.31 m	64.52 m ²
D	27.99 m		
D to E		4.74 m	131.21 m ²
E	27.43 m		
E to F		8.8 m	241.41 m ²
F	27.43 m		
F to G		4.74 m	131.21 m ²
G	27.99 m		
G to H		2.32 m	64.88 m ²
H	27.99 m		
H to I		4.74 m	131.21 m ²
I	27.43 m		
I to J		4.47 m	122.72 m ²
J	27.43 m		
J to K		11.76 m	319.49 m ²
K	26.96 m		
K to L		22.37 m	602.45 m ²
L	26.96 m		
L to A		11.76 m	158.54 m ²
SUM	27.43 m	16.25 m	449.65 m²
Avg. GRADE		27.67 m	

BUILDING B - AVERAGE GRADE CALCULATIONS

GRADE PT.	ELEV.	DIST.	AVERAGE
A	28.32 m		
A to B		2.65 m	74.99 m ²
B	28.32 m		
B to C		8 m	22.7 m ²
C	28.42 m		
C to D		4 m	113.68 m ²
D	28.42 m		
D to E		8 m	22.74 m ²
E	28.42 m		
E to F		1.36 m	38.71 m ²
F	28.42 m		
F to G		5.9 m	167.35 m ²
G	28.32 m		
G to H		.m	.m ²
H	27.97 m		
H to I		5.78 m	161.64 m ²
I	27.97 m		
I to J		.m	.m ²
J	27.61 m		
J to K		5.75 m	158.84 m ²
K	27.61 m		
K to L		.m	.m ²
L	27.25 m		
L to M		5.8 m	158 m ²
M	27.25 m		
M to N		5.49 m	149.69 m ²
N	27.25 m		
N to O		.m	.m ²
O	26.8 m		
O to P		2.52 m	67.48 m ²
P	26.8 m		
P to Q		5.73 m	153.54 m ²
Q	26.8 m		
Q to R		.m	.m ²
R	27.61 m		
R to A		5.91 m	163.18 m ²
S	27.61 m		
S to T		.m	.m ²
T	27.97 m		
T to U		8.68 m	242.81 m ²
U	27.97 m		
U to V		.m	.m ²
V	28.32 m		
V to A		2.91 m	82.33 m ²
A	28.32 m		
SUM	28.32 m	64.88 m	1777.65 m²
Avg. GRADE		27.74 m	



5 AVERAGE GRADE PLAN
A.008 1:200

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S.KALENCHUK

VICWEST TOWNHOMES

AVERAGE GRADE

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

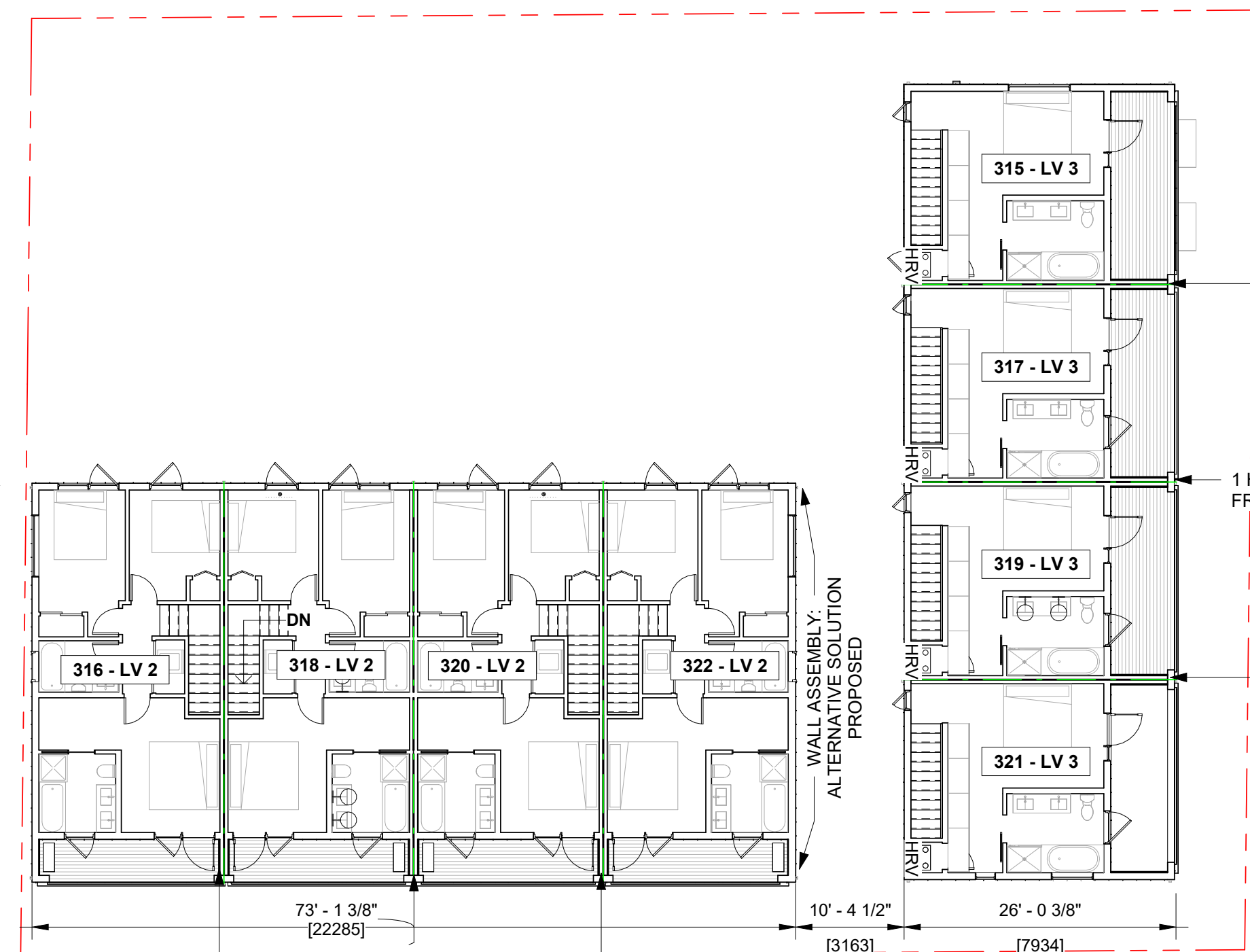
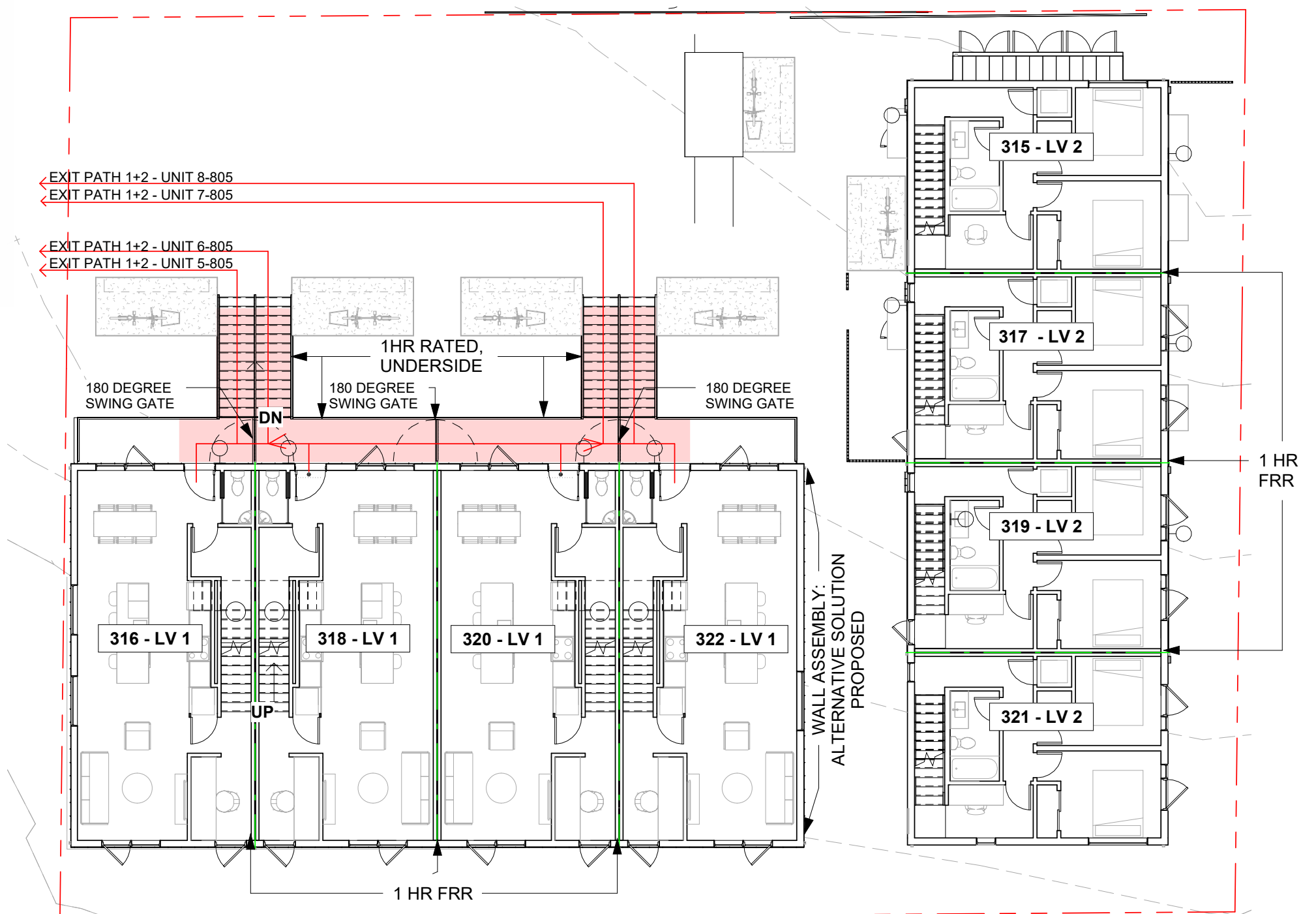
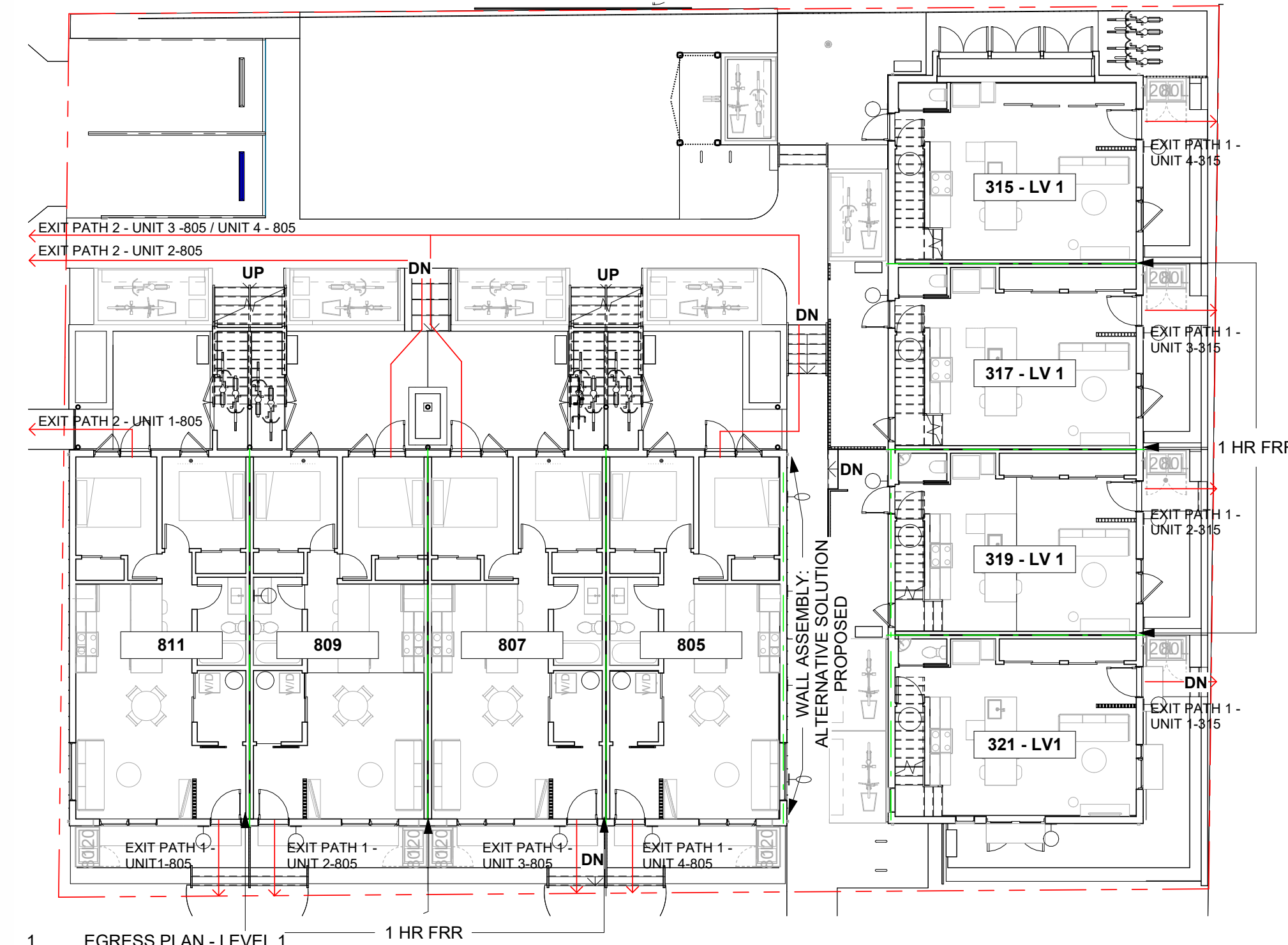
A.008

Scale	AS NOTED
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BCBC 2024 - CODE REVIEW TABLE

Item	BC Building Code Data Matrix Parts 3 & 9	BCBC Reference																				
1	Project Description: <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> 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 Below Grade 0	9.10.4.1																				
6	Height of Building BLDG A - MARY 10.00 m BLDG B - EDWARD 10.53 m	9.10.4																				
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 BLDG B - EDWARD Combustible/Non-Combustible REQUIRES NON-COMBUSTIBLE WALL ADJACENT TO BLDG B	9.10.14 9.10.15																				
9	Sprinkler System Proposed <input checked="" type="checkbox"/> Not required - BLDG A <input type="checkbox"/> Basement only <input type="checkbox"/> In lieu of wall rating - BLDG B <input type="checkbox"/> Not required - BLDG B	3.2.2.20-23 3.2.1.5 3.2.2.17																				
10	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3																				
11	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.18.2(5)																				
12	Water Service Supply is Adequate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.7																				
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6																				
14a	Permitted Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible *NON COMB. WALL REQUIRED ON BUILDING A, ADJACENT TO PASS THROUGH *REVIEW LIMITING DISTANCE DIAGRAMS	9.10.14 9.10.15																				
14b	Permitted Cladding <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both REVIEW LIMITING DISTANCE DIAGRAMS FOR SPECIFIC ASSEMBLIES	9.10.14 9.10.15																				
16	Occupant Load based on: <input type="checkbox"/> design of building	9.9.1.3.2																				
	<table border="1"> <thead> <tr> <th>TOTAL OCC. = BLDG A</th> <th>TOTAL OCC. = BLDG B</th> </tr> </thead> <tbody> <tr> <td>40</td> <td>24</td> </tr> <tr> <th># OF SLEEPING RM</th> <th>TOTAL OCC./UNIT</th> <th>TOTAL UNITS/BLG</th> <th>TOTAL OCC./BLDG</th> </tr> <tr> <td>BUILDING A - MARY - 2 BED UNITS</td> <td>2</td> <td>4</td> <td>16</td> </tr> <tr> <td>BUILDING A - MARY - 3 BED UNITS</td> <td>3</td> <td>6</td> <td>24</td> </tr> <tr> <td>BUILDING B - EDWARD - 3 BED UNITS</td> <td>3</td> <td>6</td> <td>24</td> </tr> </tbody> </table>	TOTAL OCC. = BLDG A	TOTAL OCC. = BLDG B	40	24	# OF SLEEPING RM	TOTAL OCC./UNIT	TOTAL UNITS/BLG	TOTAL OCC./BLDG	BUILDING A - MARY - 2 BED UNITS	2	4	16	BUILDING A - MARY - 3 BED UNITS	3	6	24	BUILDING B - EDWARD - 3 BED UNITS	3	6	24	
TOTAL OCC. = BLDG A	TOTAL OCC. = BLDG B																					
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BUILDING A - MARY - 2 BED UNITS	2	4	16																			
BUILDING A - MARY - 3 BED UNITS	3	6	24																			
BUILDING B - EDWARD - 3 BED UNITS	3	6	24																			
17	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	9.5.2.3.1 Exempt																				
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3(4)																				
19	Required Fire Resistance Rating (FRR) <table border="1"> <thead> <tr> <th>Horizontal Assemblies</th> <th>Listed Design No. or Description</th> </tr> </thead> <tbody> <tr> <td>Floor Between Suite- Bldg A</td> <td>1.00 hr</td> </tr> <tr> <td>Egress Floors of exterior passageways - Bldg A</td> <td>1.00 hr</td> </tr> <tr> <td>Floor - in suites (A+B)</td> <td>0.00 hr</td> </tr> <tr> <td>Bldg A and Bldg B - Roof</td> <td>0.00 hr</td> </tr> <tr> <th>Supporting Members</th> <th>Listed Design No. or Description</th> </tr> <tr> <td>Steel Members</td> <td>0.75 hr</td> </tr> <tr> <td>Heavy Timber Columns</td> <td>0.75 hr</td> </tr> <tr> <td>Bearing Walls Level 1- Bldg A</td> <td>1.00 hr</td> </tr> <tr> <td>Party Walls, between Suites</td> <td>1.00 hr</td> </tr> </tbody> </table>	Horizontal Assemblies	Listed Design No. or Description	Floor Between Suite- Bldg A	1.00 hr	Egress Floors of exterior passageways - Bldg A	1.00 hr	Floor - in suites (A+B)	0.00 hr	Bldg A and Bldg B - Roof	0.00 hr	Supporting Members	Listed Design No. or Description	Steel Members	0.75 hr	Heavy Timber Columns	0.75 hr	Bearing Walls Level 1- Bldg A	1.00 hr	Party Walls, between Suites	1.00 hr	9.10.9.13 9.10.8.8 9.10.9.4(2) 9.10.8.1 9.10.7.1 9.10.6.2(3), 1.4.7 9.10.8.3 9.10.9.16(3)
Horizontal Assemblies	Listed Design No. or Description																					
Floor Between Suite- Bldg A	1.00 hr																					
Egress Floors of exterior passageways - Bldg A	1.00 hr																					
Floor - in suites (A+B)	0.00 hr																					
Bldg A and Bldg B - Roof	0.00 hr																					
Supporting Members	Listed Design No. or Description																					
Steel Members	0.75 hr																					
Heavy Timber Columns	0.75 hr																					
Bearing Walls Level 1- Bldg A	1.00 hr																					
Party Walls, between Suites	1.00 hr																					
20	Required Acoustic Separation Between Adjoining Walls 50 STC Min Horizontal Construction Walls 50 STC Min	9.11.1.4																				
22	Other Egress BLDG A - MARY 2 exits BLDG B - EDWARD 1 exit + egress windows/balcony bedrooms- all units: 1 egress window	9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3																				

25.12.22



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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK
VICWEST TOWNHOMES
CODE REVIEW

Project number 24003
Date 24.10.29
Drawn by SS
Checked by SS

A.009

Scale AS NOTED
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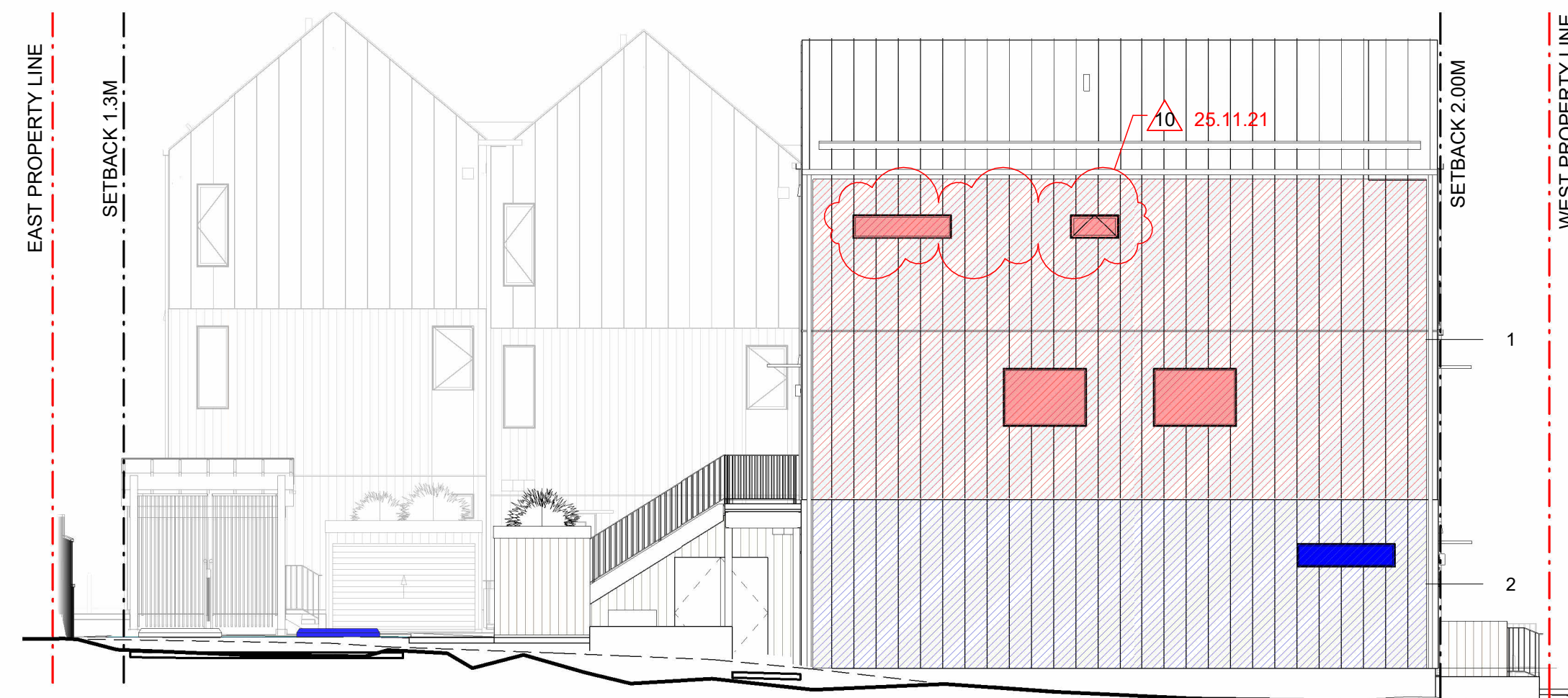


TABLE 9.10.14.4.-A	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	INTERPOLATED ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"	AREA OF EXPOSING BUILDING FACE "2"	INTERPOLATED ALLOWABLE OPENINGS "2"	PROPOSED OPENINGS "2"	PROPOSED OPENINGS "2"
	12.0 FT / 3.66m	711.7 SF / 66.1 M2	22%	47.51 SF / 4.4 M2	6.7%	378.8 SF / 35.2 M2	32%	8.38 SF / 0.8 M2	2.2%

TABLE 9.10.14.5.-A	MAX. UNPROTECTED OPENINGS (%) "1"	REQUIRED FRR BUILDING FACE "1"	REQUIRED TYPE OF CONSTRUCTION "1"	REQUIRED TYPE OF CLADDING "1"	MAX. UNPROTECTED OPENINGS (%) "2"	REQUIRED FRR BUILDING FACE "2"	REQUIRED TYPE OF CONSTRUCTION "2"	REQUIRED TYPE OF CLADDING "2"
	>10 - 25%	1 HR	Combustible or Noncombustible	Combustible or Noncombustible	>25 - 50%	3/4 HR	Combustible or Noncombustible	Combustible or Noncombustible



TABLE 9.10.14.4.-A	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1-4"	ALLOWABLE OPENINGS "1-4"	PROPOSED OPENINGS "1-4"	PROPOSED OPENINGS "1-4"	AREA OF EXPOSING BUILDING FACE "5-8"	ALLOWABLE OPENINGS "5-8"	PROPOSED OPENINGS "5-8"	PROPOSED OPENINGS "5-8"
	44.3 FT / 13.5m	396.2 SF / 36.8 M2	55%	98.1 SF / 9.1 M2	24.7%	175.9 SF / 16.4 M2	100%	49.6 SF / 4.6 M2	28.2%

TABLE 9.10.14.5.-A	MAX. UNPROTECTED OPENINGS (%) "1-4"	REQUIRED FRR BUILDING FACE "1-4"	REQUIRED TYPE OF CONSTRUCTION "1-4"	REQUIRED TYPE OF CLADDING "1-4"	MAX. UNPROTECTED OPENINGS (%) "5-8"	REQUIRED FRR BUILDING FACE "5-8"	REQUIRED TYPE OF CONSTRUCTION "5-8"	REQUIRED TYPE OF CLADDING "5-8"
	>50 - 100%	3/4 HR	Combustible or Noncombustible	Combustible or Noncombustible	>50 - 100%	3/4 HR	Combustible or Noncombustible	Combustible or Noncombustible

1 LIMITING DISTANCE - BUILDING A NORTH ELEVATION
A.010 1:100

2 LIMITING DISTANCE - BUILDING A EAST ELEVATION
A.010 1:100



TABLE 9.10.14.4.-A	LIMITING DISTANCE FOR ALL AREAS	AREA OF EXPOSING BUILDING FACE "1-4"	ALLOWABLE OPENINGS "1-4"	PROPOSED OPENINGS "1-4"	PROPOSED OPENINGS "1-4"	AREA OF EXPOSING BUILDING FACE "5-8"	ALLOWABLE OPENINGS "5-8"	PROPOSED OPENINGS "5-8"	PROPOSED OPENINGS "5-8"
	36.7 FT / 11.2m	396.2 SF / 36.8 M2	100%	99.3 SF / 9.2 M2	25.1%	175.9 SF / 16.4 M2	100%	50.1 SF / 4.7 M2	28.5%

TABLE 9.10.14.5.-A	MAX. UNPROTECTED OPENINGS (%) "1-4"	REQUIRED FRR BUILDING FACE "1-4"	REQUIRED TYPE OF CONSTRUCTION "1-4"	REQUIRED TYPE OF CLADDING "1-4"	MAX. UNPROTECTED OPENINGS (%) "5-8"	REQUIRED FRR BUILDING FACE "5-8"	REQUIRED TYPE OF CONSTRUCTION "5-8"	REQUIRED TYPE OF CLADDING "5-8"
	>50 - 100%	3/4 HR	Combustible or Noncombustible	Combustible or Noncombustible	>50-100%	3/4 HR	Combustible or Noncombustible	Combustible or Noncombustible

3 LIMITING DISTANCE - BUILDING A WEST ELEVATION
A.010 1:100

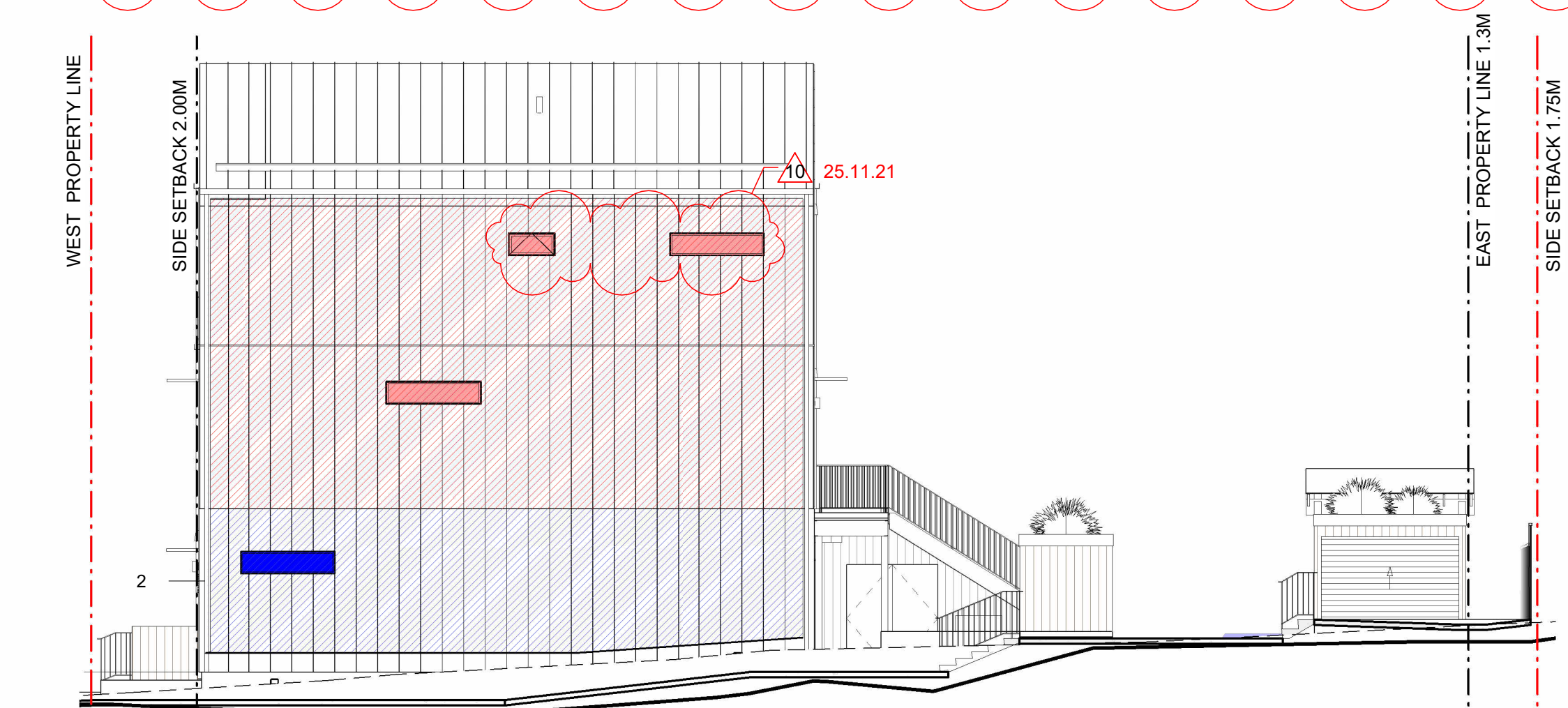


TABLE 9.10.14.4.-A	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"	AREA OF EXPOSING BUILDING FACE "2"	ALLOWABLE OPENINGS "2"	PROPOSED OPENINGS "2"	PROPOSED OPENINGS "2"
	5.08 FT / 1.55m	711.7 SF / 65.4 M2	8%	20.90 SF / 1.94 M2	2.9%	327.9 SF / 30.5 M2	8%	8.38 SF / 0.8 M2	2.6%

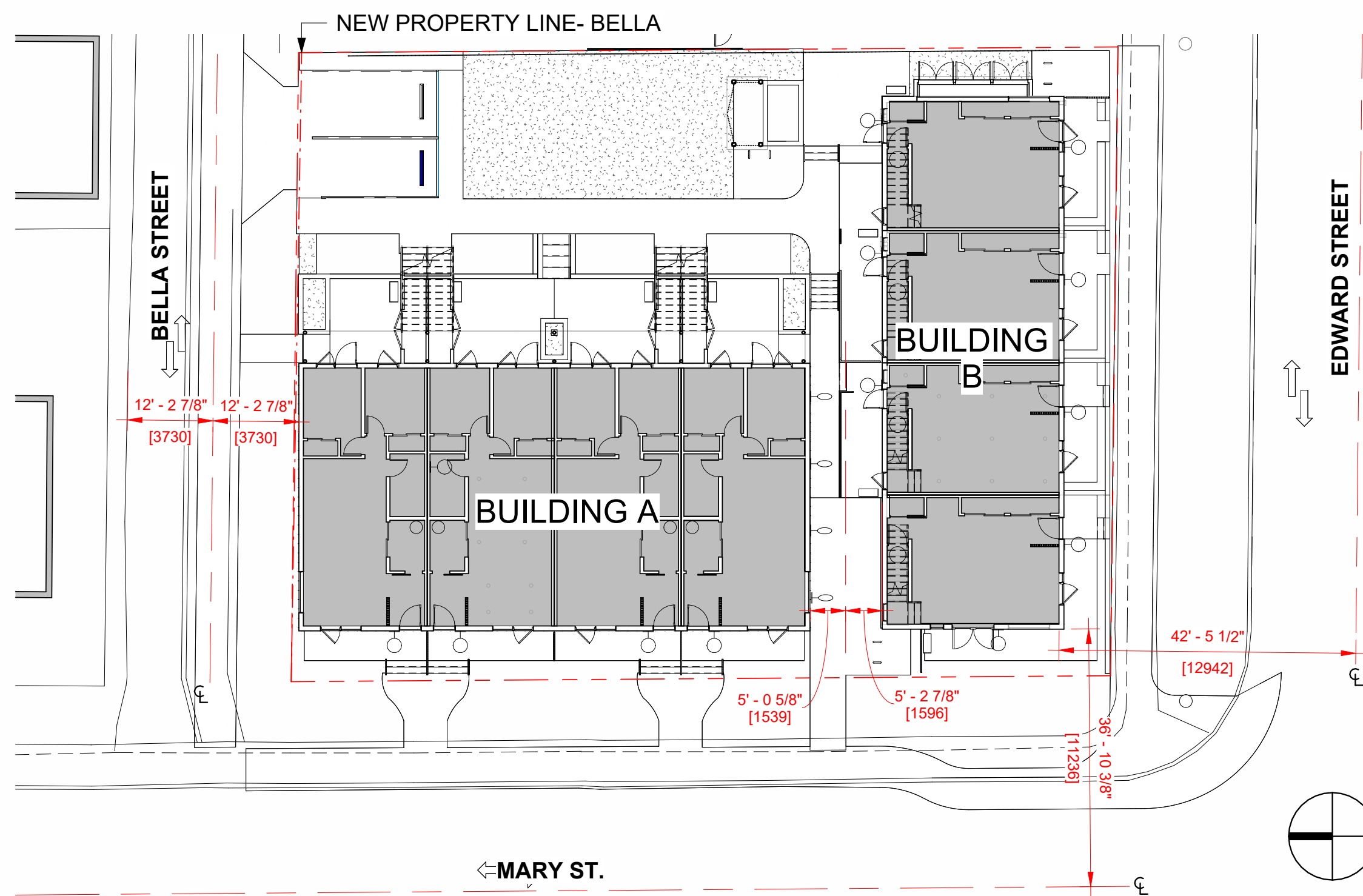
TABLE 9.10.14.5.-A	MAX. UNPROTECTED OPENINGS (%) "1"	REQUIRED FRR BUILDING FACE "1"	REQUIRED TYPE OF CONSTRUCTION "1"	REQUIRED TYPE OF CLADDING "1"	MAX. UNPROTECTED OPENINGS (%) "2"	REQUIRED FRR BUILDING FACE "2"	REQUIRED TYPE OF CONSTRUCTION "2"	REQUIRED TYPE OF CLADDING "2"
	0-10%	1 HR	Noncombustible	*ALT SOLUTION PROPOSED*	0-10%	1 HR	Noncombustible	*ALT SOLUTION PROPOSED*

4 LIMITING DISTANCE - BUILDING A SOUTH ELEVATION
A.010 1:100

LIMITING DISTANCE INTERPOLATION CALCULATIONS

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	50.0 m ²	10%	25%			
Area	66.10 m ²	10%	25%			
Next largest value	100.0 m ²	9%	17%			

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	31%	13.18 m ²
Next smallest value	30.0 m ²	12%	35%			
Area	35.20 m ²	11%	32%			
Next largest value	40.0 m ²	11%	29%			



5 LIMITING DISTANCE PLAN
A.010 1:200

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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK
VICWEST TOWNHOMES
BUILDING A LIMITING DISTANCE

Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.010

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11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST TOWNHOMES

BUILDING B LIMITING DISTANCE

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.011

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TABLE 9.10.15.4.

LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"
41.8 FT / 12.7m	2239.4 SF / 208.0 M2	55%	511.5 SF / 47.5 M2	22.8%

9.10.14.5.-A

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



TABLE 9.10.15.4.

LIMITING DISTANCE "1"	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"
86.2 FT / 26.3 M	1119.7 SF / 104.0 M2	100%	111.1 SF / 10.3 M2	9.9%

9.10.15.5

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

TABLE 9.10.15.4.

LIMITING DISTANCE "2"	AREA OF EXPOSING BUILDING FACE "2"	ALLOWABLE OPENINGS "2"	PROPOSED OPENINGS "2"	PROPOSED OPENINGS "2"
5.1 FT / 1.55 M	1108.4 SF / 103.0 M2	8%	85.3 SF / 7.9 M2	7.7%

9.10.15.

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

6 LIMITING DISTANCE - BUILDING B NORTH ELEVATION
A.011 1:100



TABLE 9.10.15.4.

LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"
36.75 FT / 11.2m	680.3 SF / 63.2 M2	100%	87.5 SF / 8.1 M2	12.9%

9.10.15.5

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 - BUILDING B WEST ELEVATION
A.011 1:100

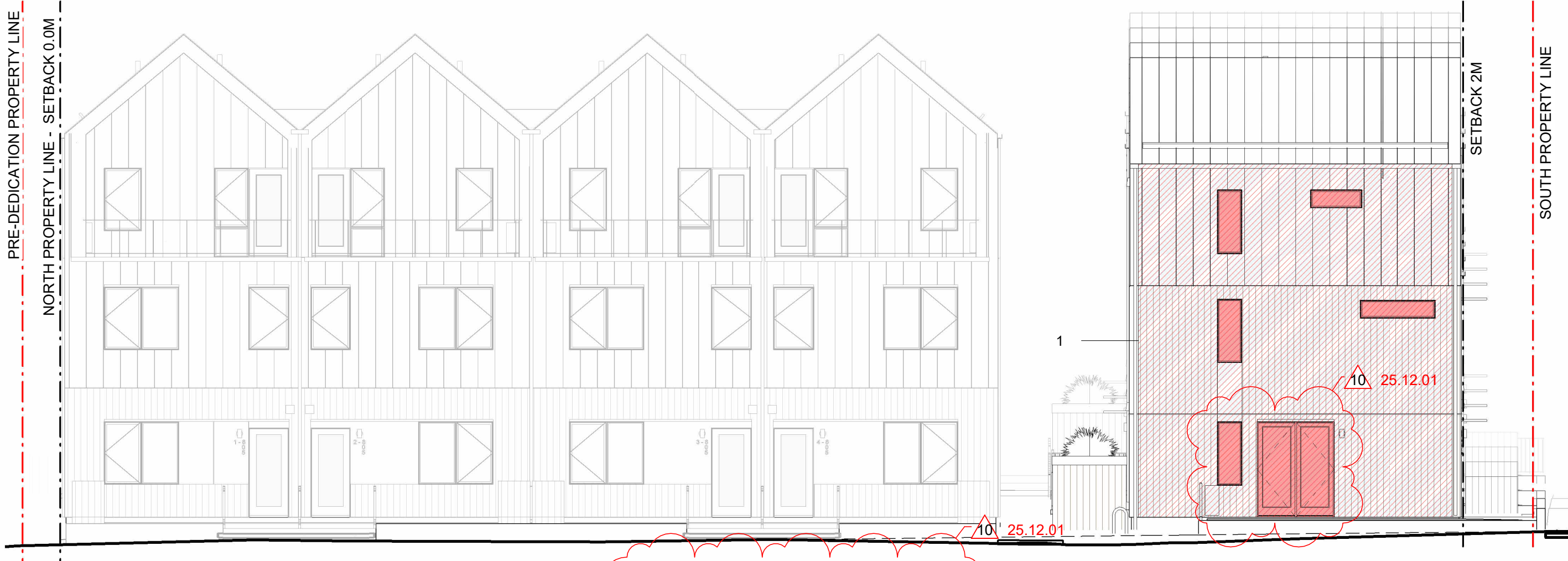


TABLE 9.10.15.4.

LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"
36.75 FT / 11.2m	680.3 SF / 63.2 M2	100%	87.5 SF / 8.1 M2	12.9%

9.10.15.5

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 - BUILDING B WEST ELEVATION
A.011 1:100



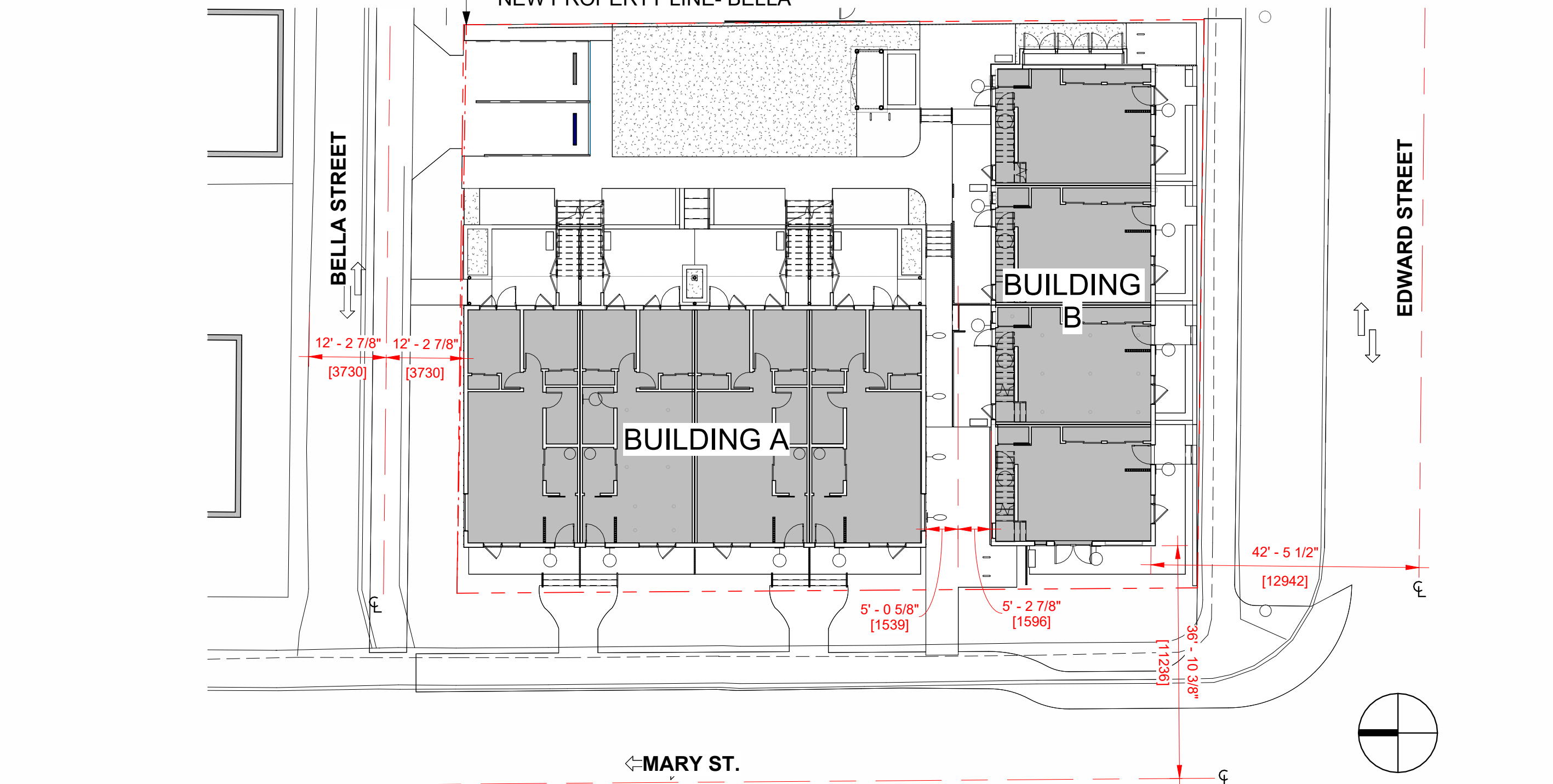
TABLE 9.10.15.4.

LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE "1"	ALLOWABLE OPENINGS "1"	PROPOSED OPENINGS "1"	PROPOSED OPENINGS "1"
6.91 FT / 2.1m	680.3 SF / 63.2 M2	8%	16.76 SF / 1.6 M2	2.5%

9.10.15.5

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

1 LIMITING DISTANCE - BUILDING B EAST ELEVATION
A.011 1:100



2 LIMITING DISTANCE PLAN
A.011 1:200



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11	BP Revision 1	25.12.22

S.KALENCHUK

**VICWEST
TOWNHOMES**

SHADOW STUDIES

Project number 24003

Date 24.10.29

Drawn by AG

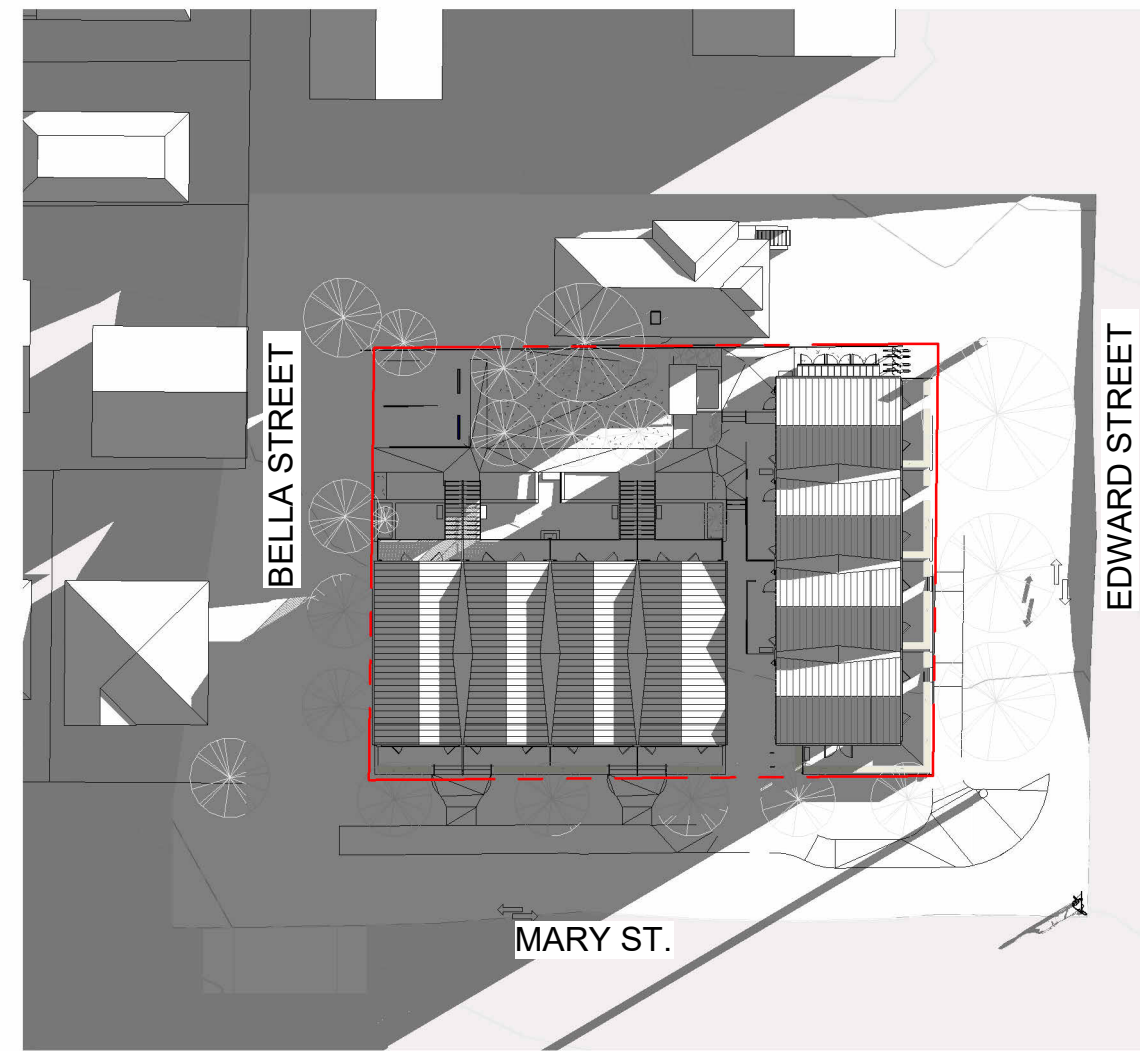
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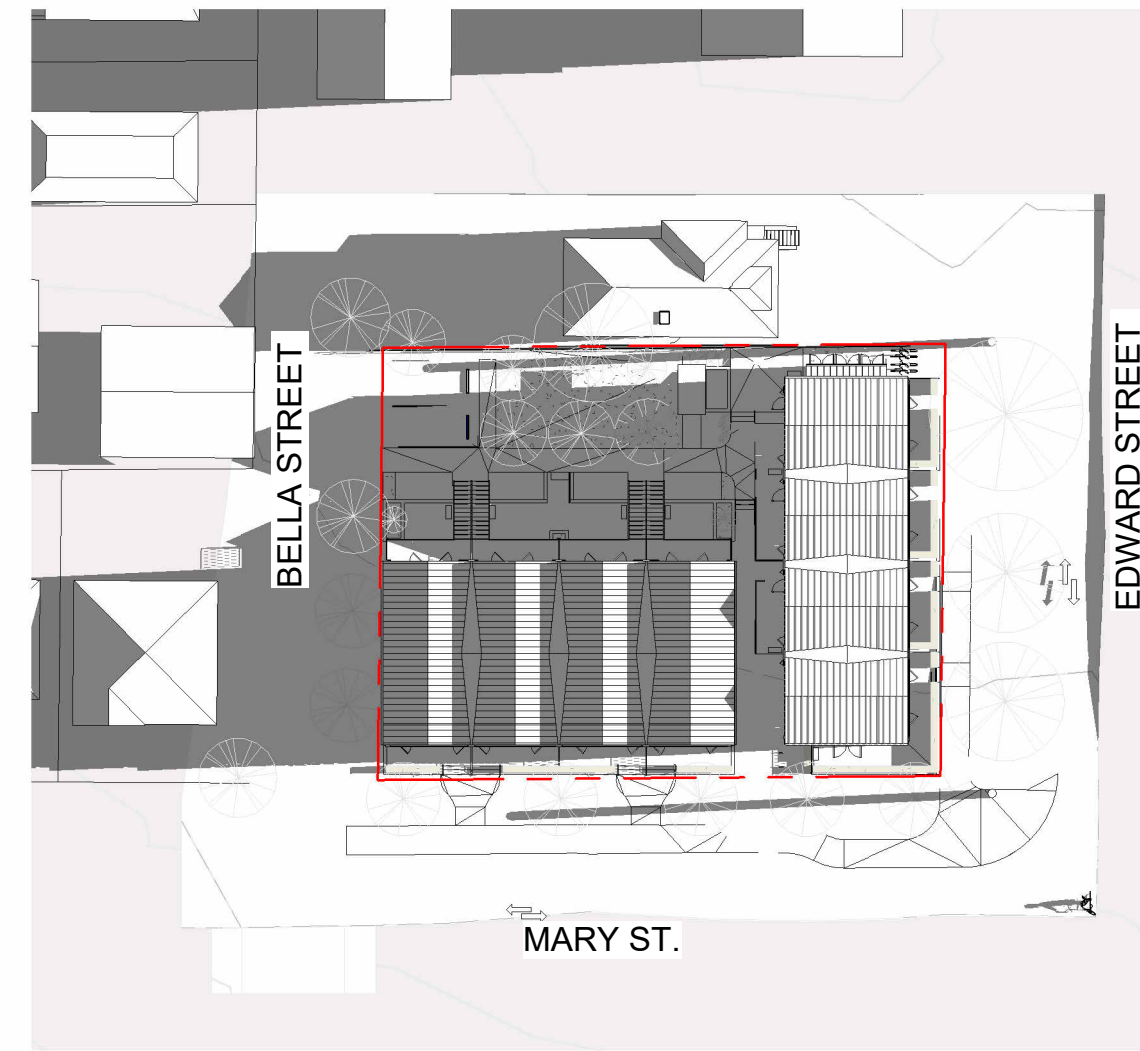
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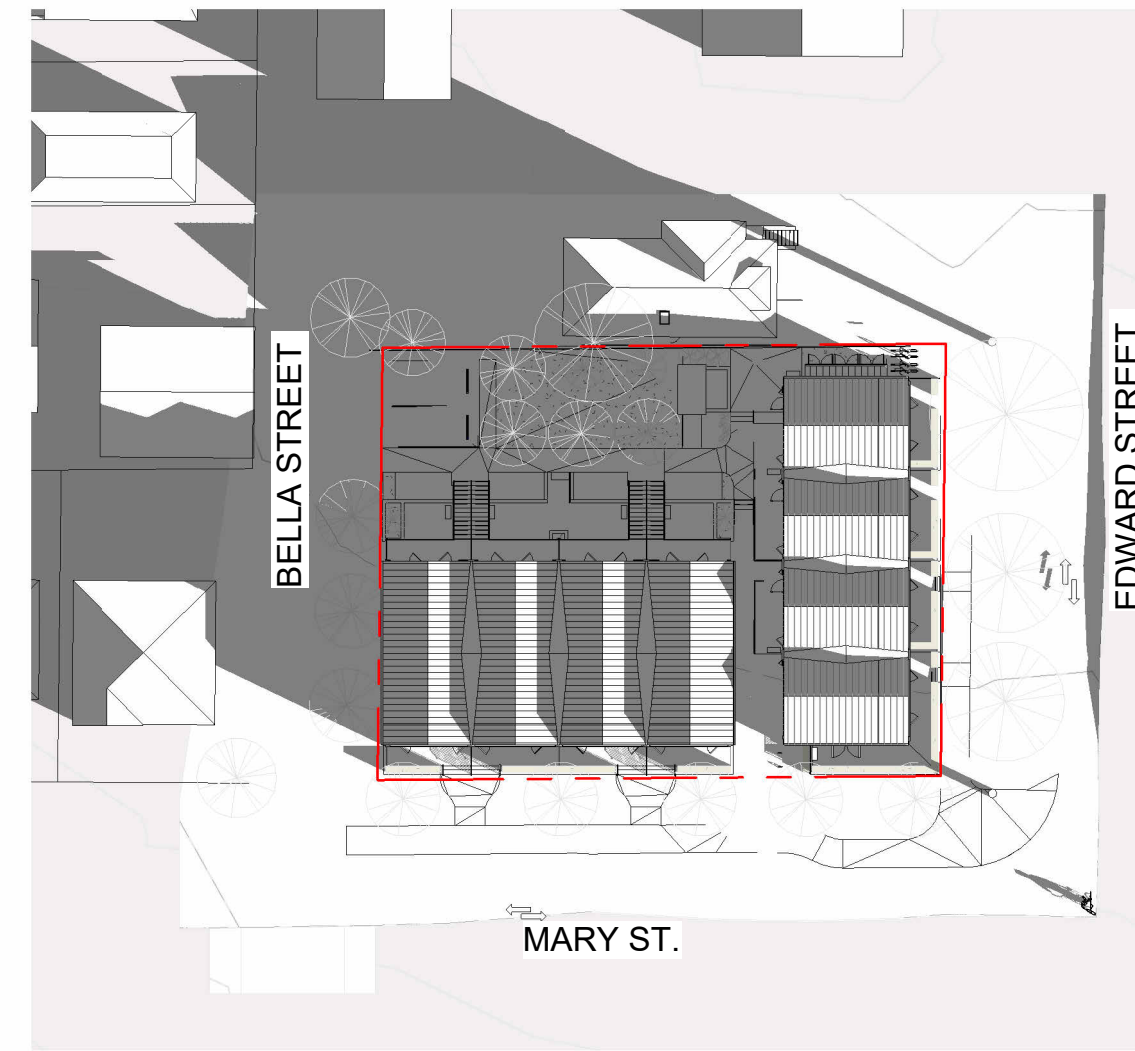
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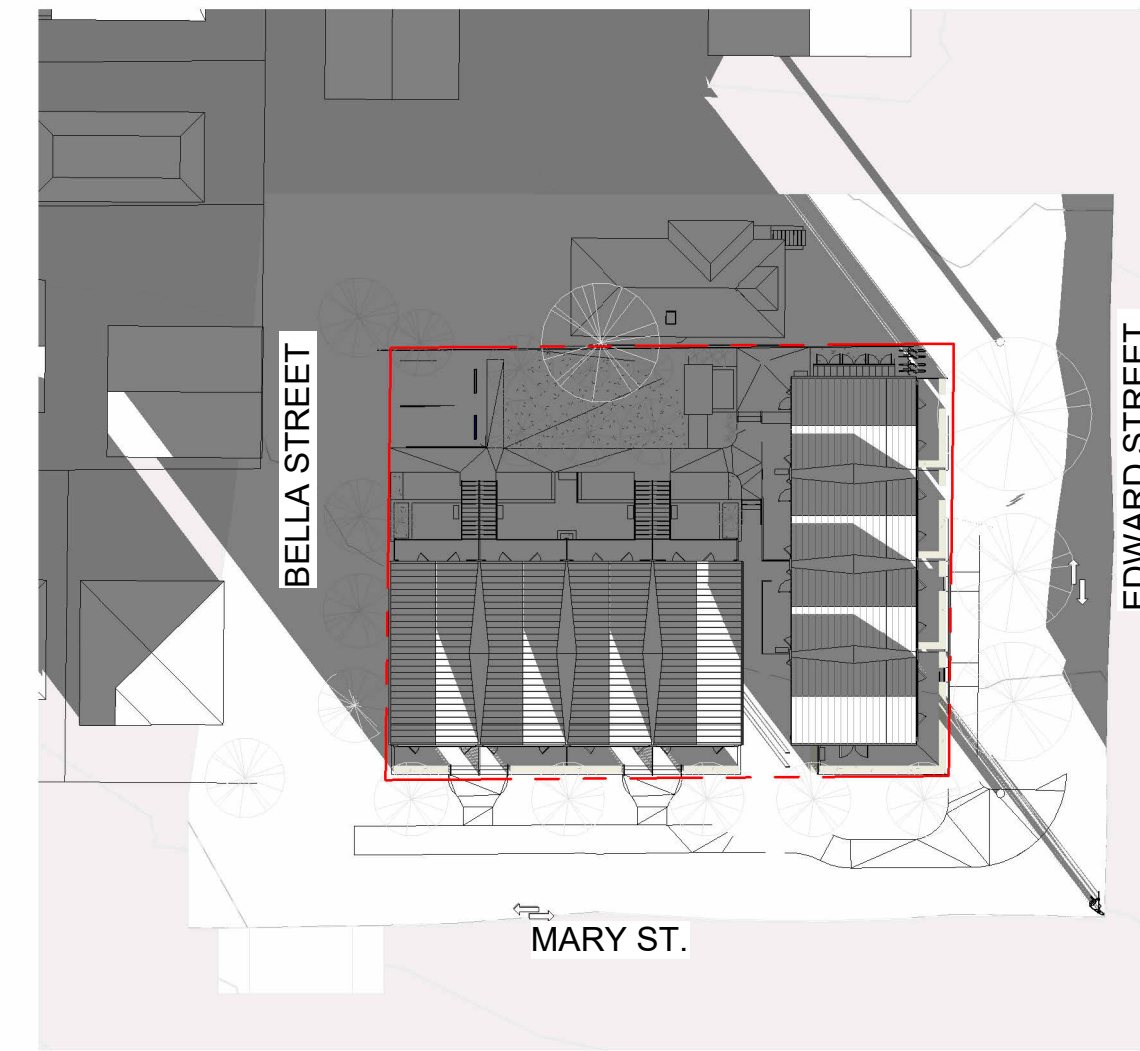
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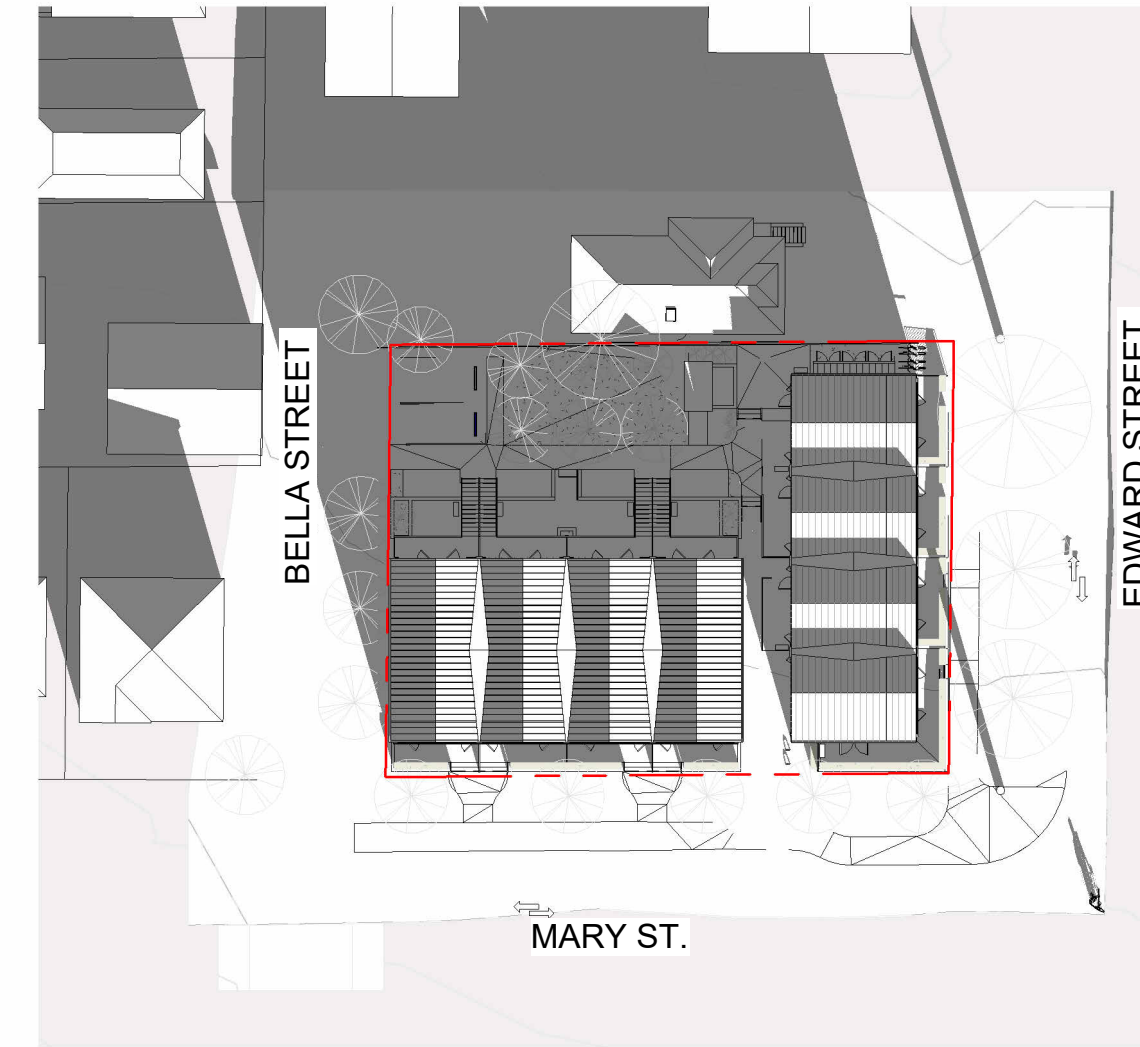
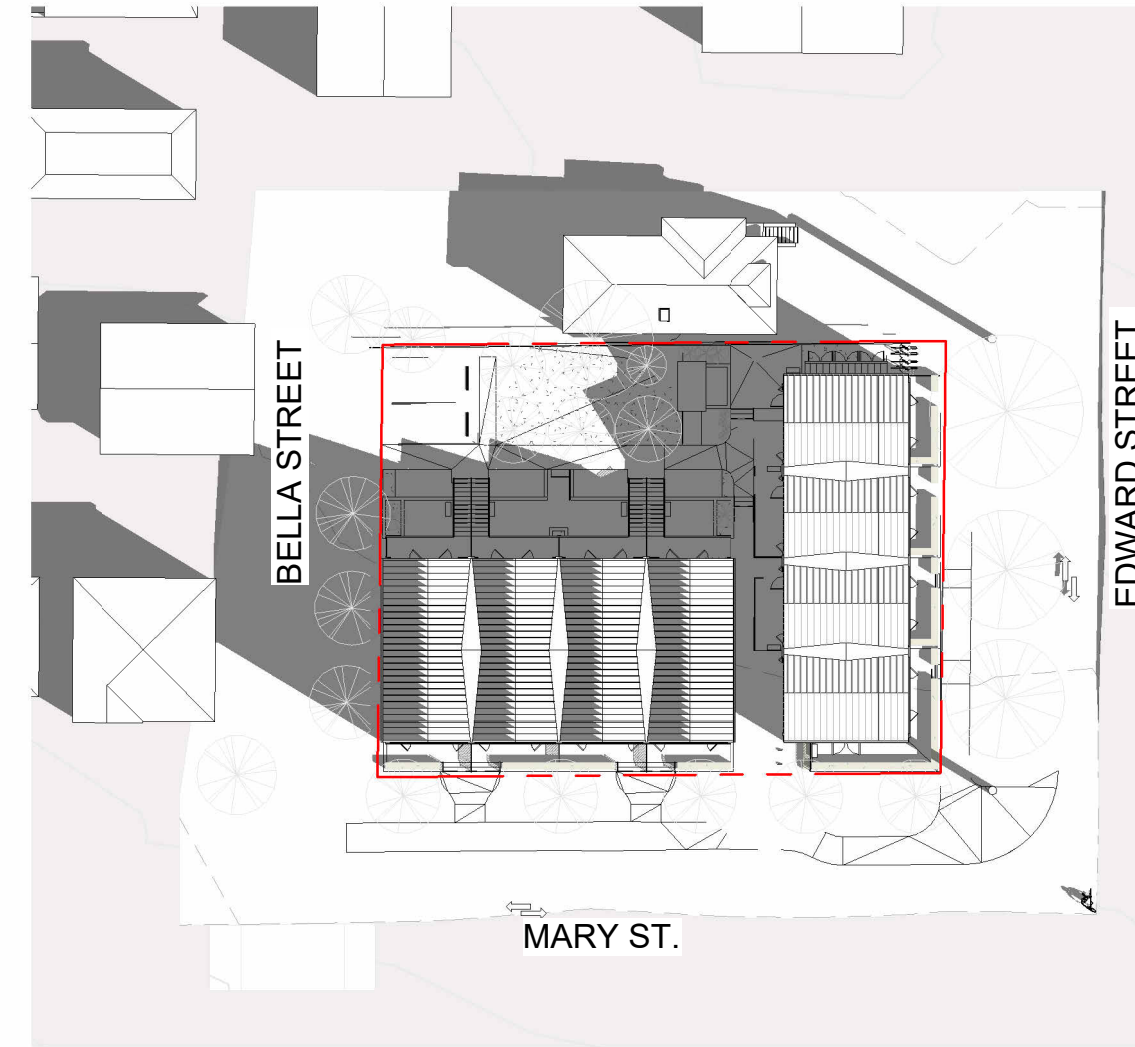
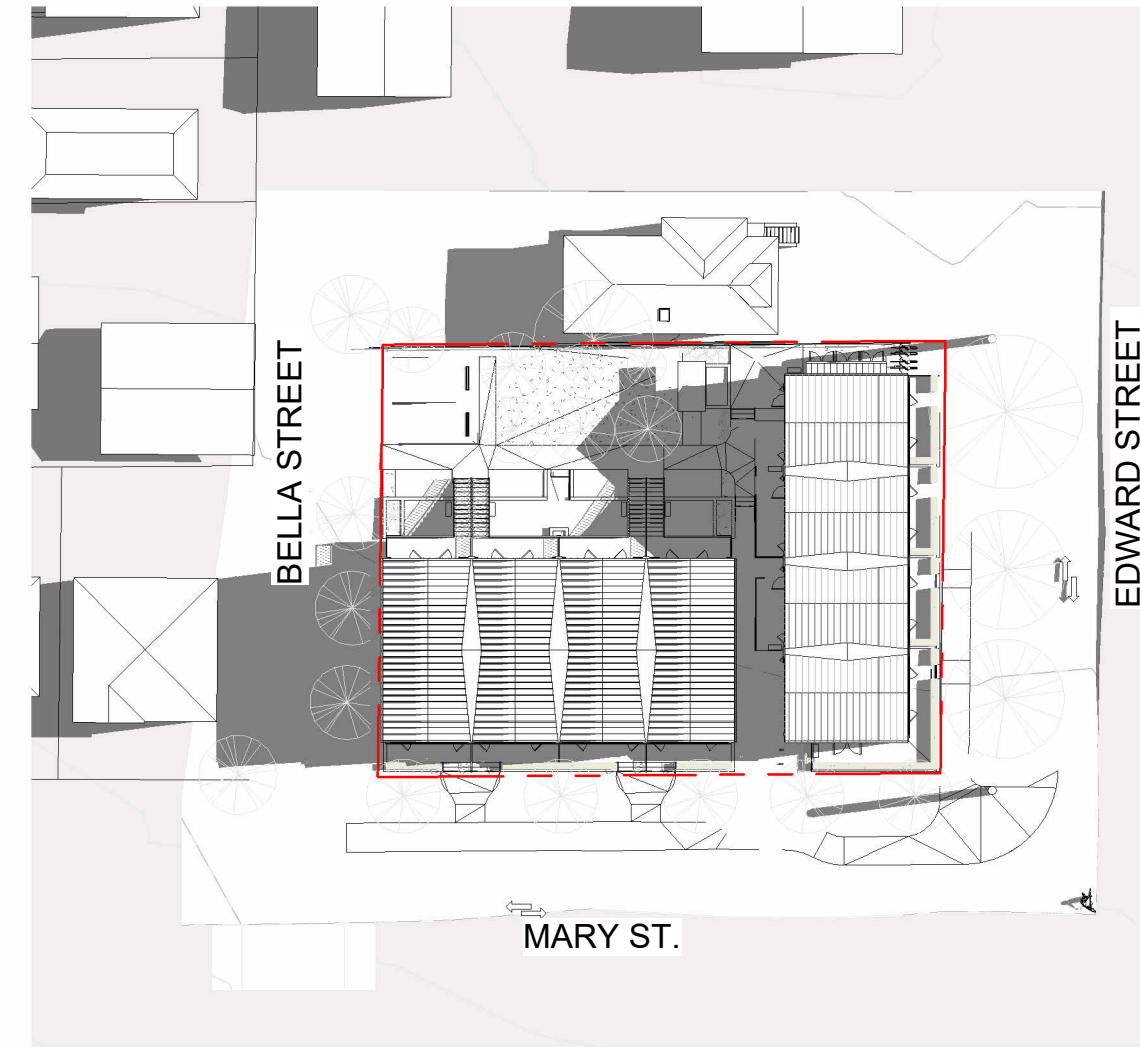
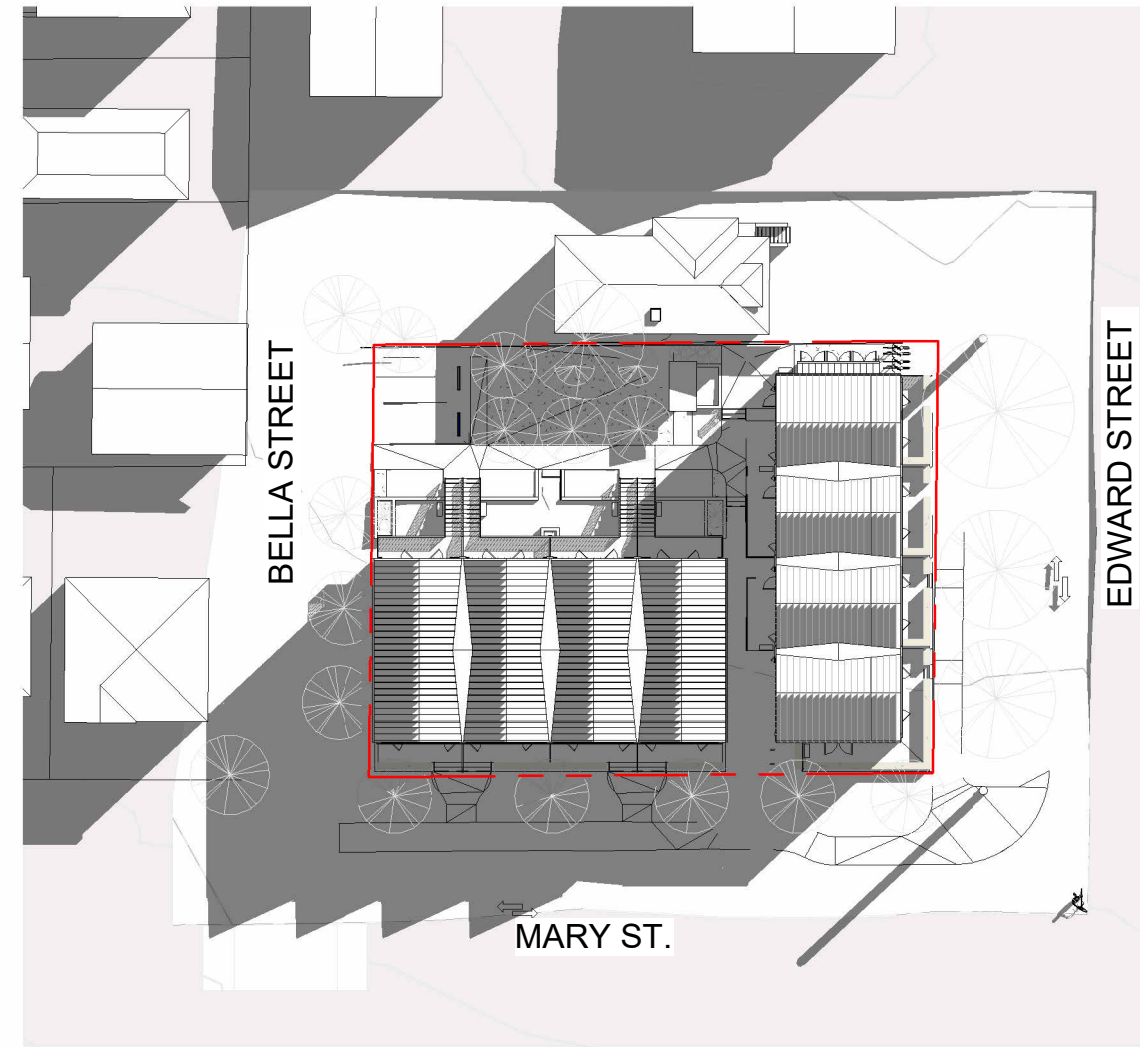


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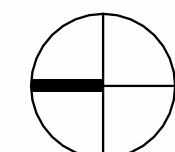
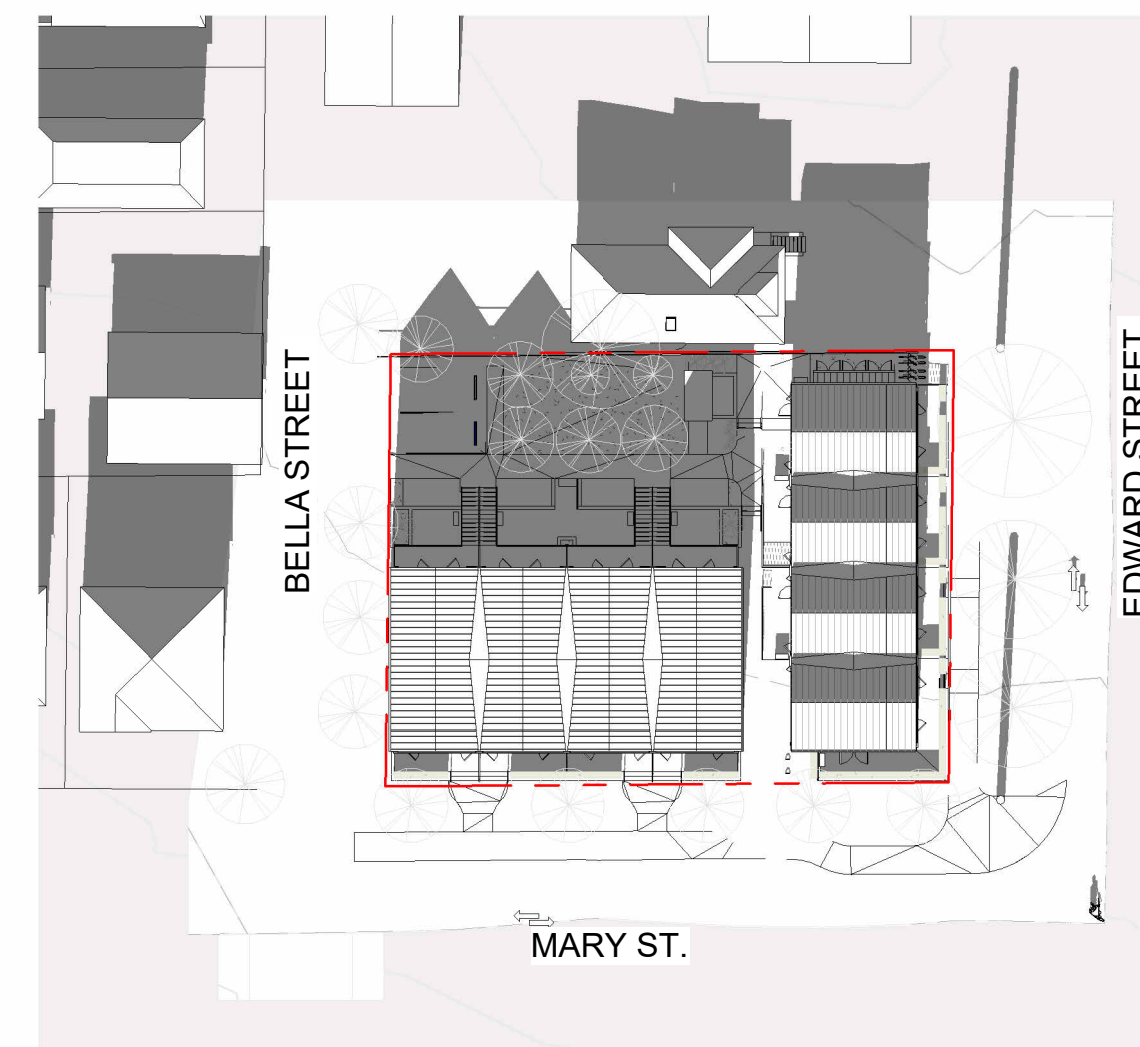
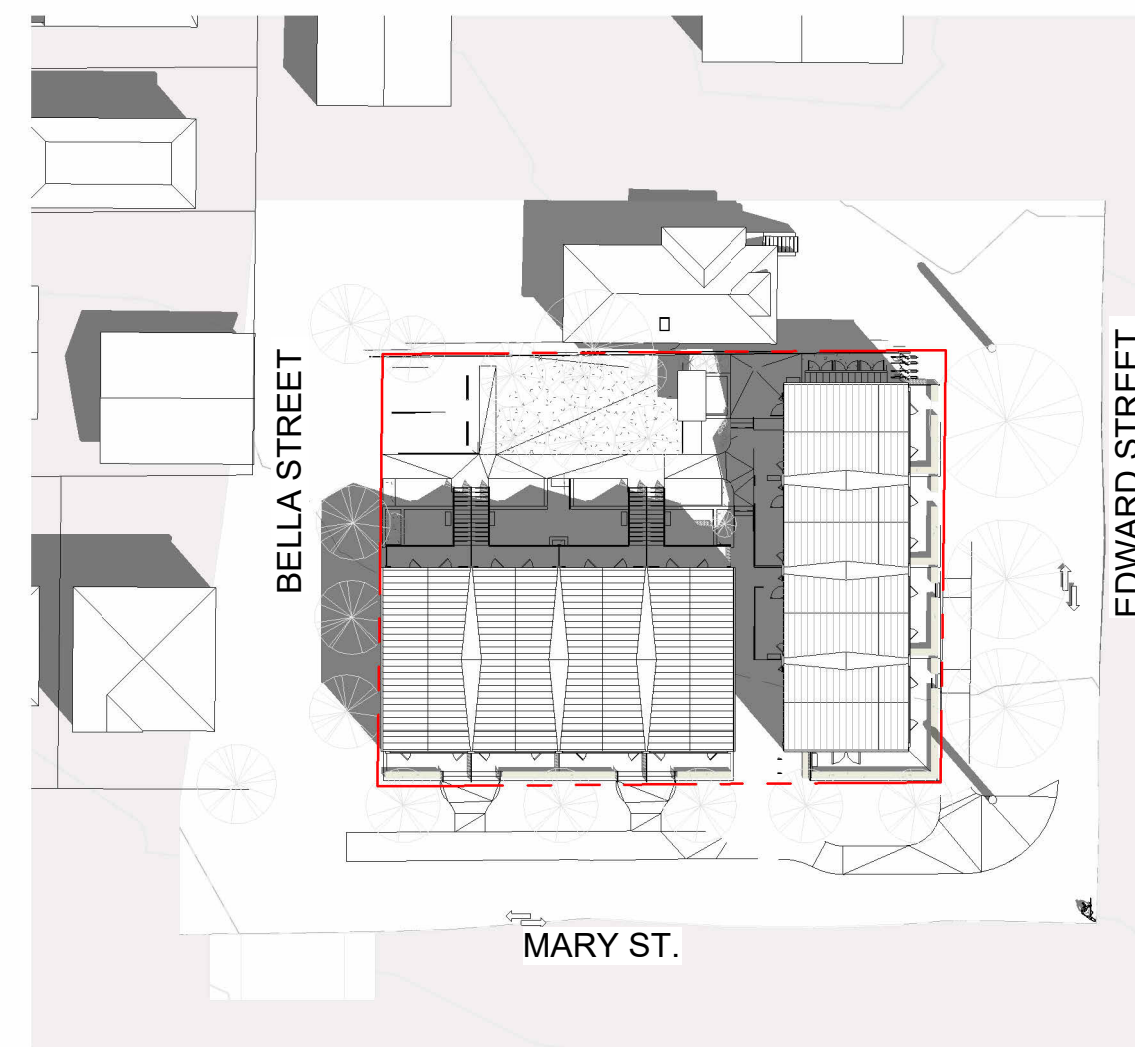
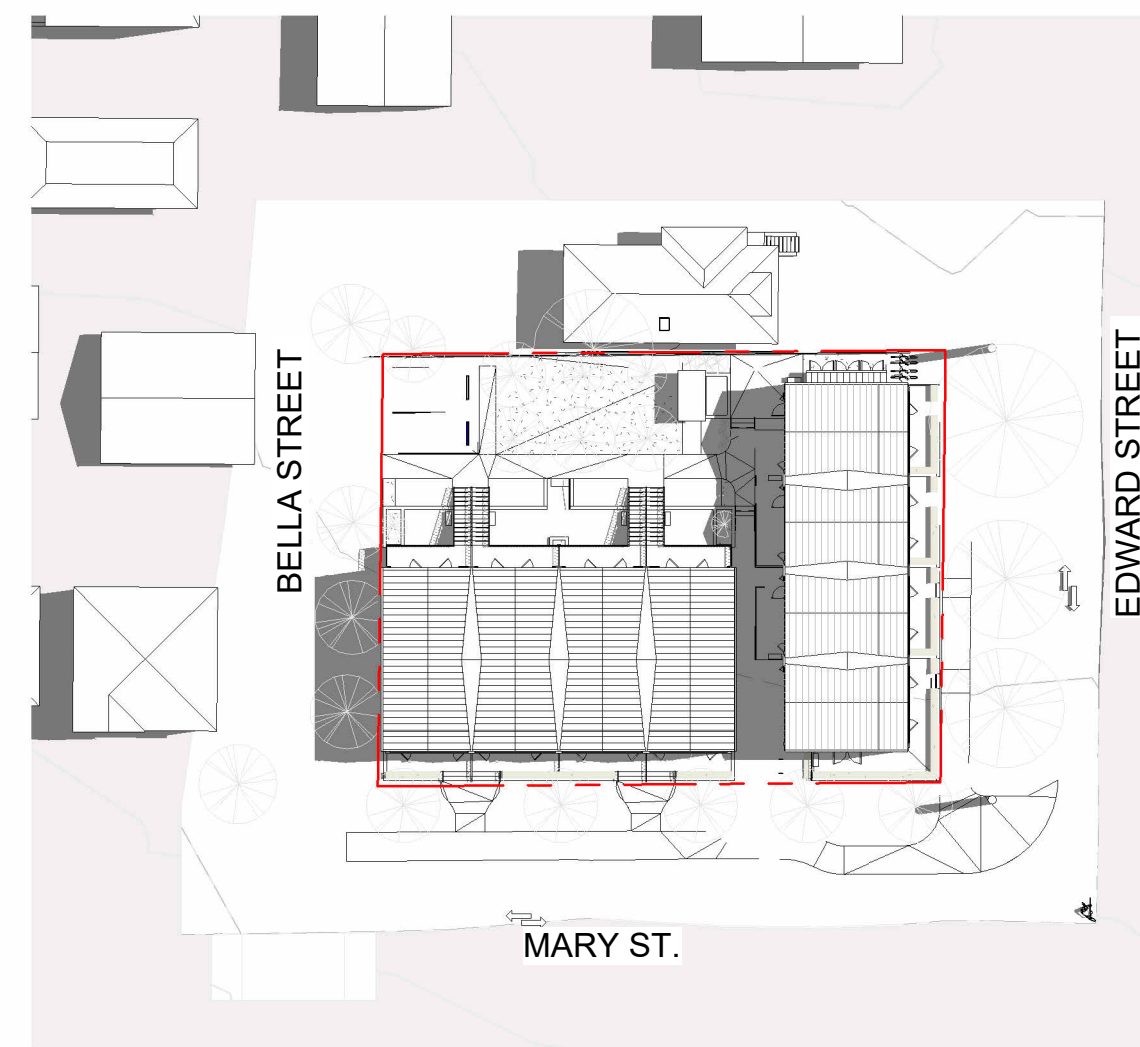
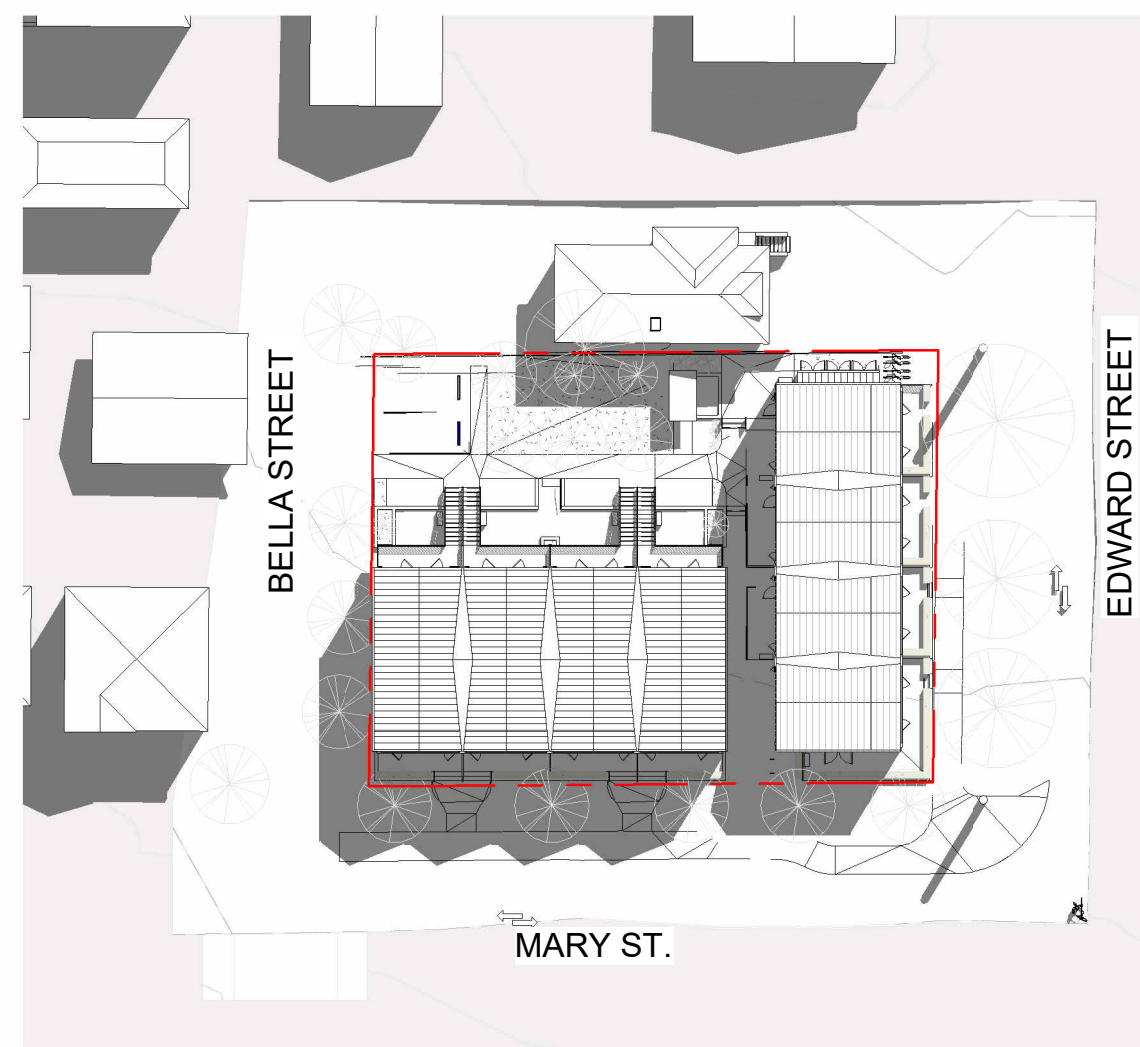


WINTER SOLSTICE

SPRING / AUTUMN EQUINOX



SUMMER SOLSTICE





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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
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

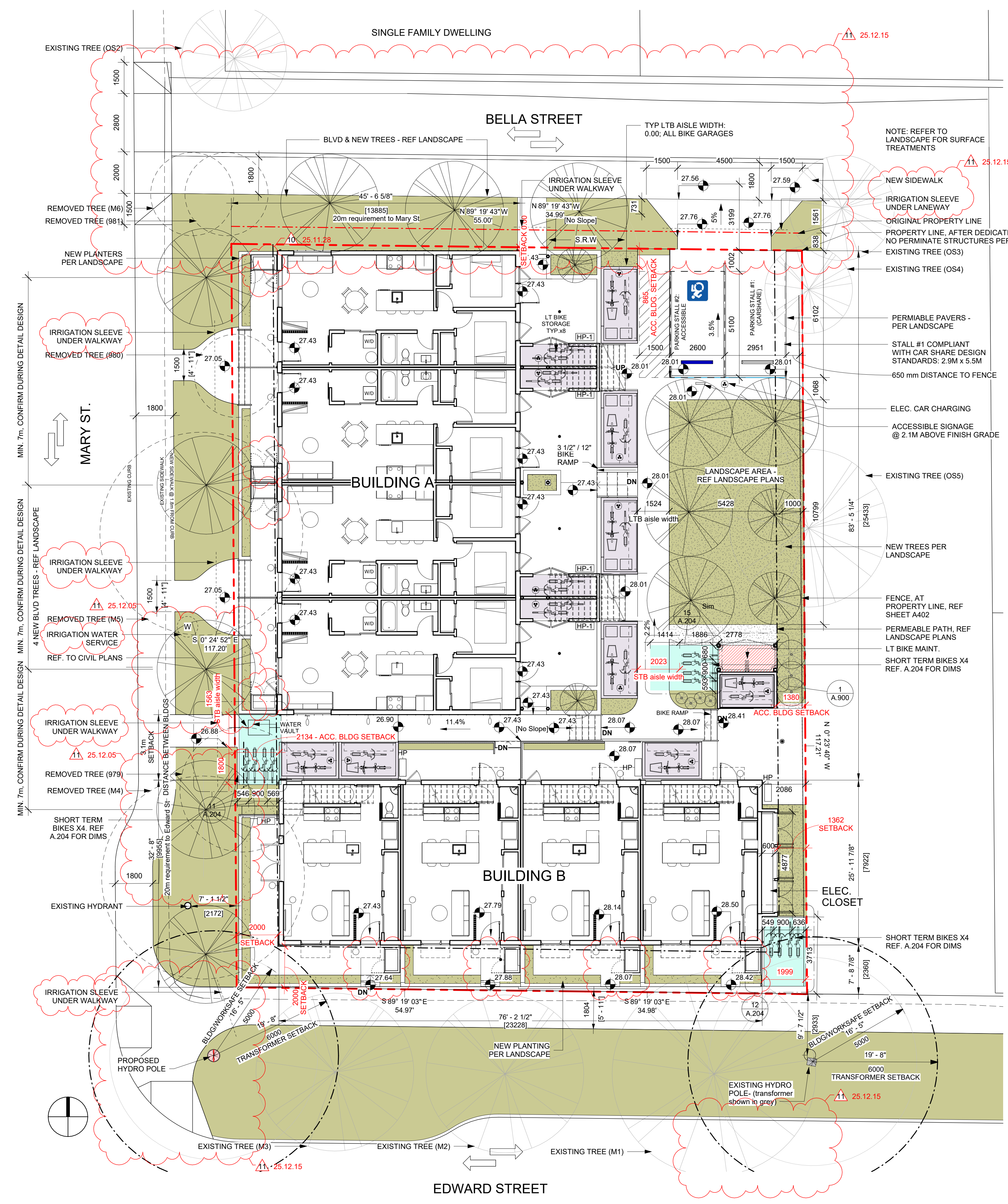
S.KALENCHUK
VICWEST TOWNHOMES

SITE PLAN

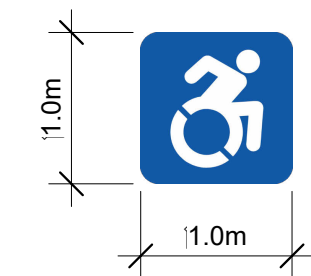
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Date 24.10.29
Drawn by SS
Checked by SS

A.101

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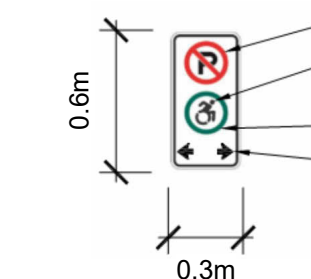


DYNAMIC SYMBOL OF ACCESS MARKING SPECIFICATIONS



BLUE PAVEMENT MARKING TO BE 1m x 1m MIN. WITH HIGH TONAL CONTRAST TO SURFACE MATERIAL, USING THE UPDATED DYNAMIC SYMBOL OF ACCESS

VERTICAL ACCESSIBLE PARKING SPACE SIGN

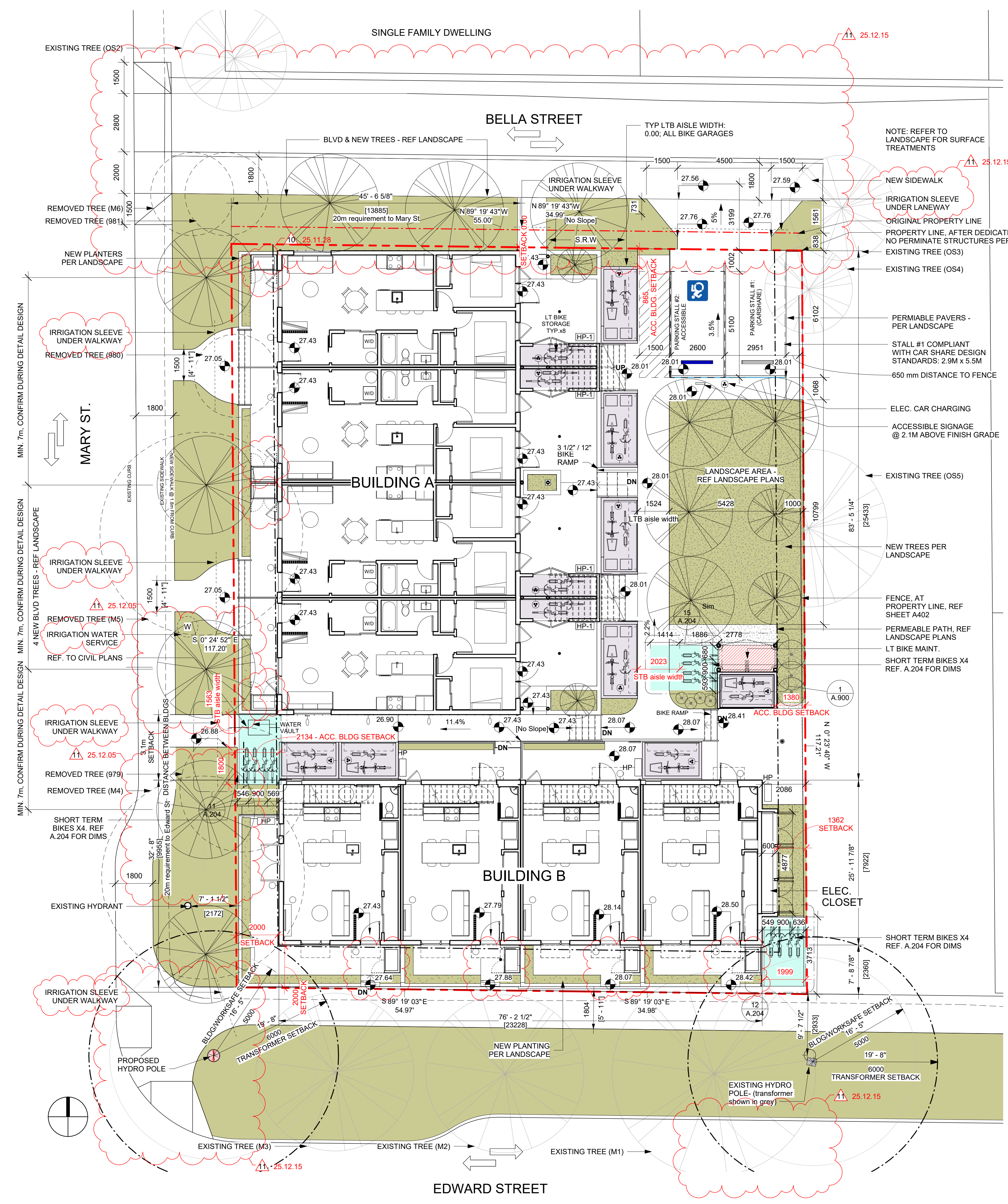


RED PROHIBITION SYMBOL
BLACK DYNAMIC SYMBOL OF ACCESS
GREEN CIRCLE
BLACK ARROWS

NOTE: A STANDALONE VERTICAL SIGN MUST BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE IN ACCORDANCE WITH THE SPECIFICATIONS ILLUSTRATED.

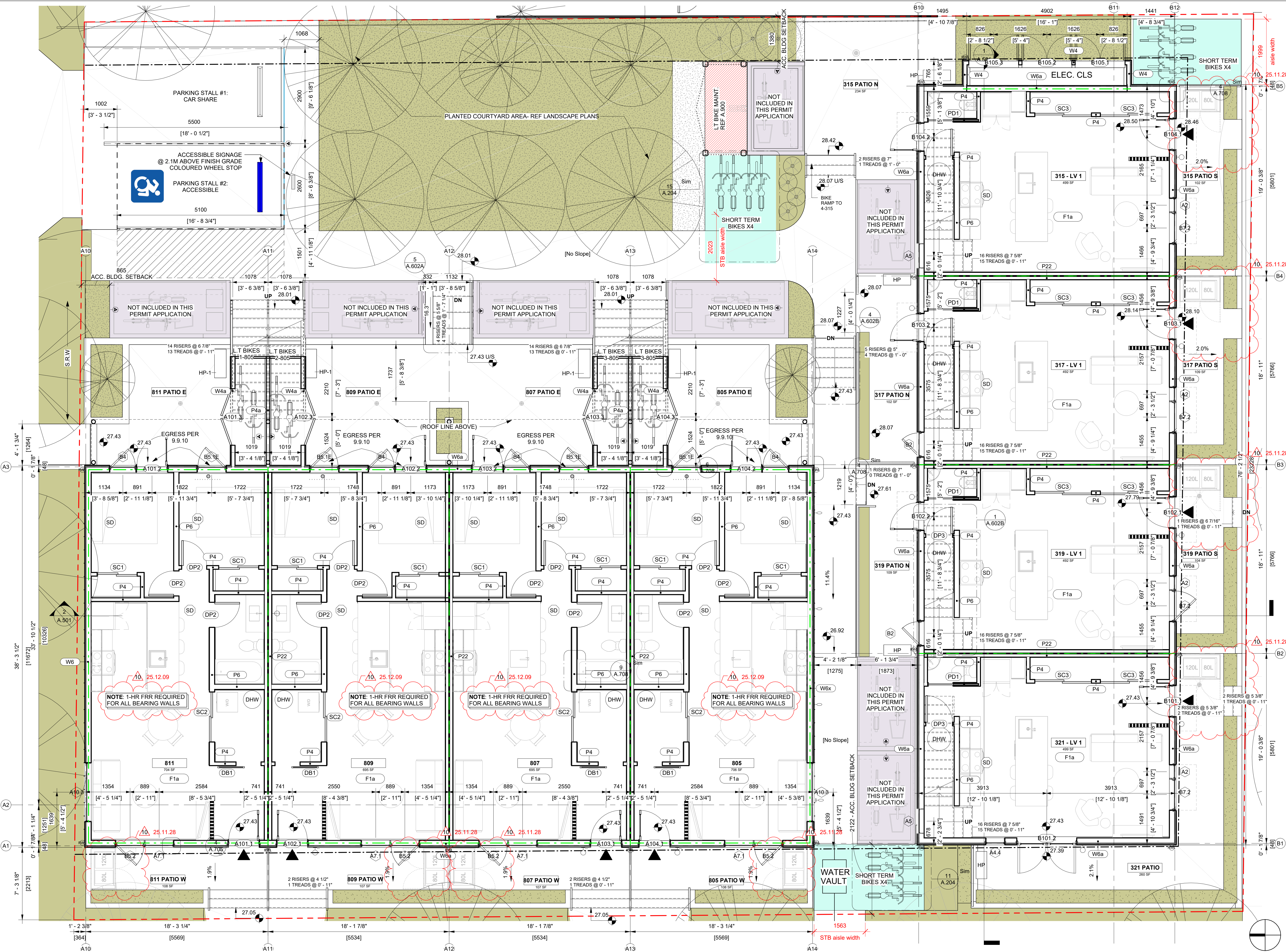
THE LOWEST PART OF THE SIGN MUST BE LOCATED 2.1M MIN. ABOVE FINISHED GRADE

ACCESSIBLE PARKING SPACE SIGNAGE
N.T.S.





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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST TOWNHOMES

FULL SITE - LEVEL 1 PLANS

Project number 24003
Date 24.10.29
Drawn by DW
Checked by SS

A.201dp

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2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

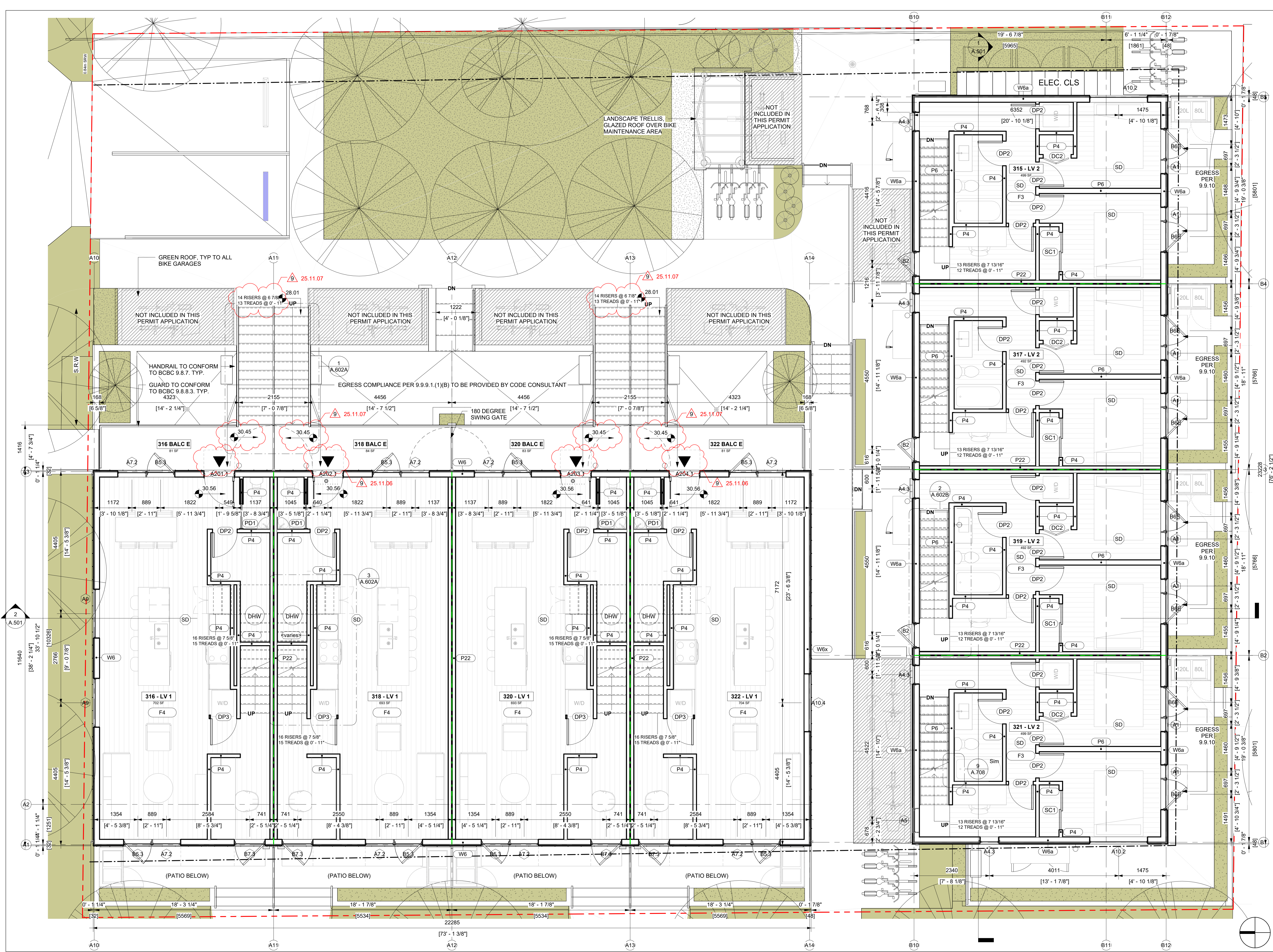
VICWEST TOWNHOMES

FULL SITE - LEVEL 2 PLANS

Project number 24003
Date 24.10.29
Drawn by DW
Checked by SS

A.202

Scale 1:50
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S.KALENCHUK

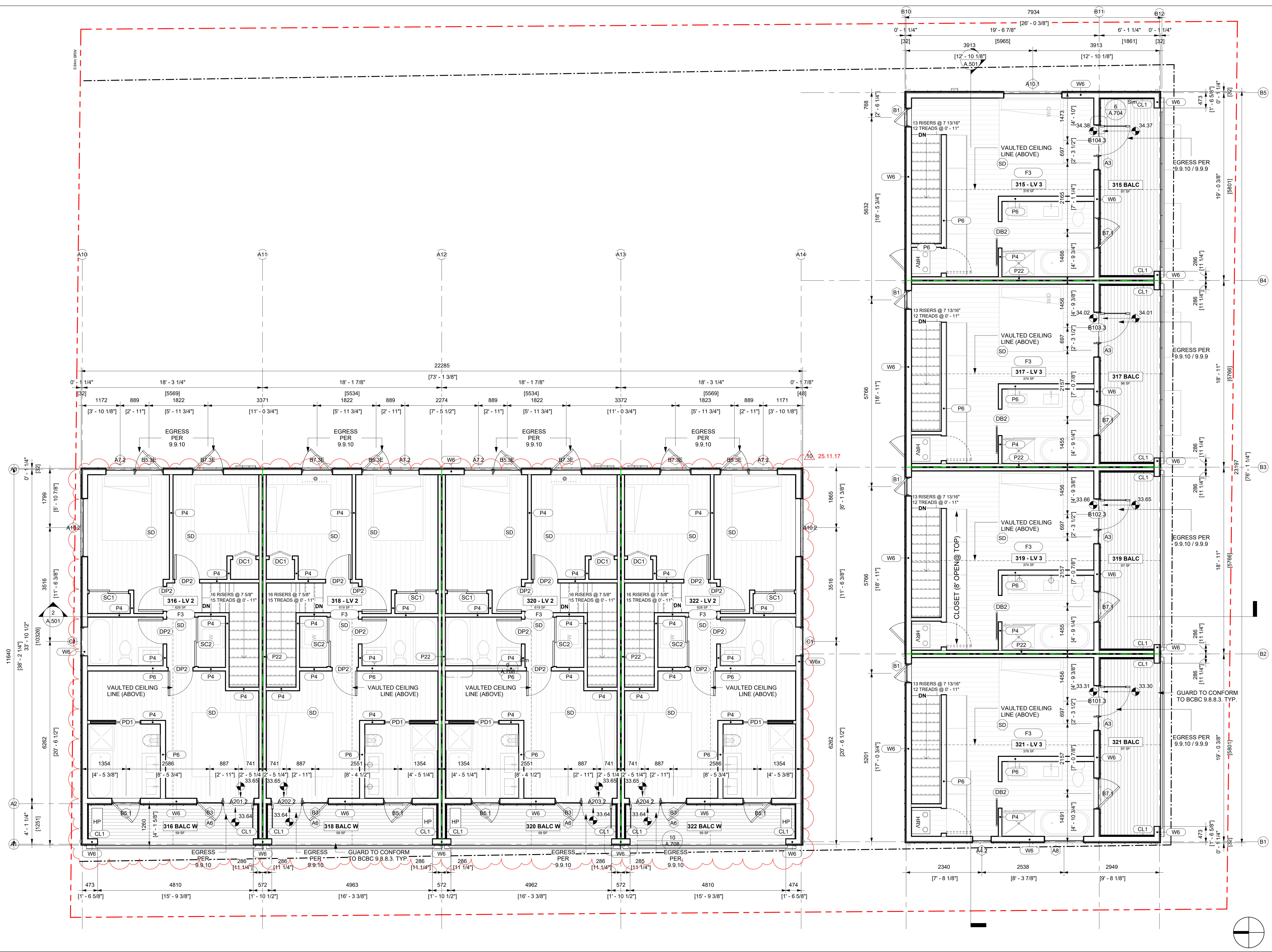
VICWEST TOWNHOMES

FULL SITE - LEVEL 3 PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.203

Scale	1 : 50
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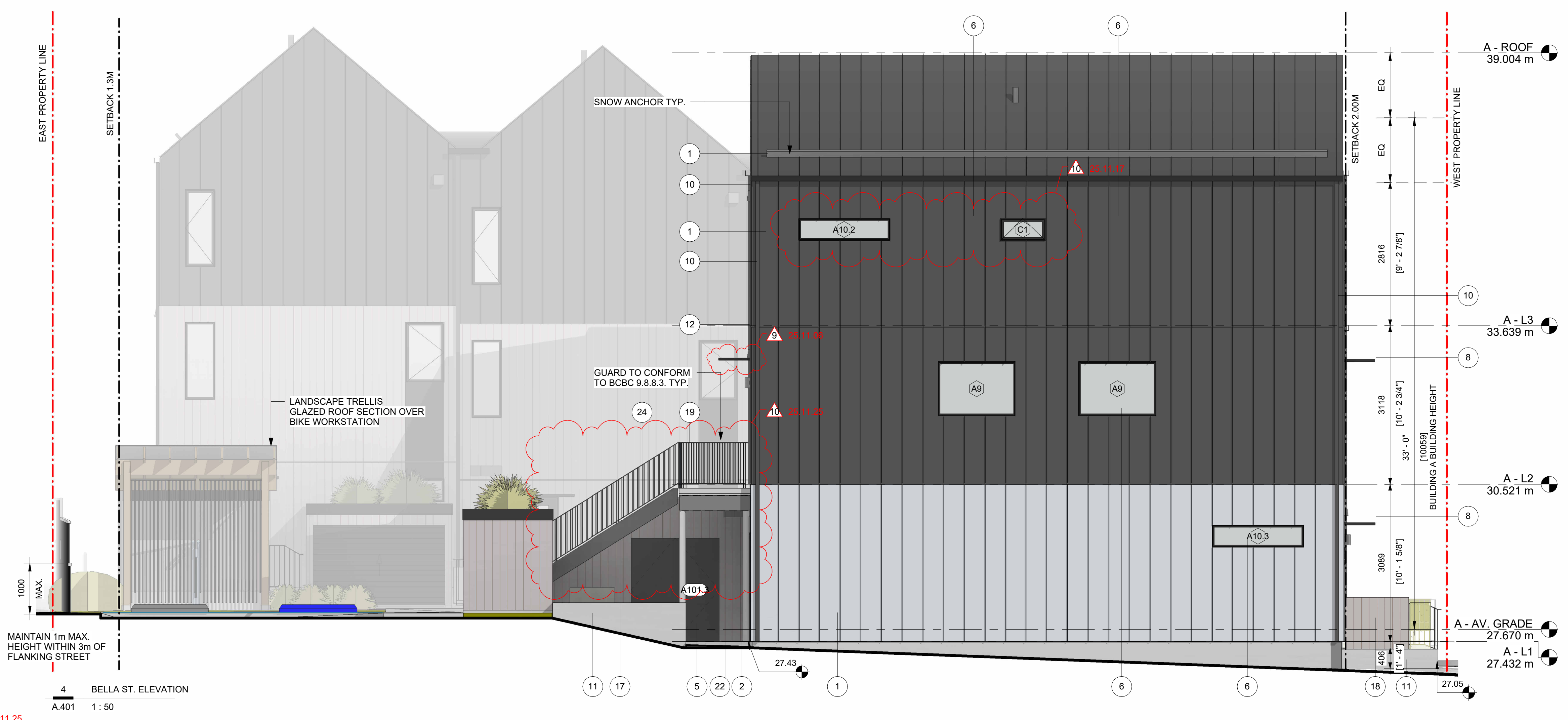




3 MARY ST. ELEVATION
A.401 1:50

MATERIAL FINISHES

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



4 BELLA ST. ELEVATION
A.401 1:50

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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.
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
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.401

Scale AS NOTED
Printed 2025-12-18 4:44:56 PM



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2025-12-22

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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22



1 MARY STREET CONTEXT ELEVATION
A.404 3/32" = 1'-0"



2 EDWARD STREET CONTEXT ELEVATION
A.404 3/32" = 1'-0"



3 BELLA STREET CONTEXT
A.404 3/32" = 1'-0"

S.KALENCHUK

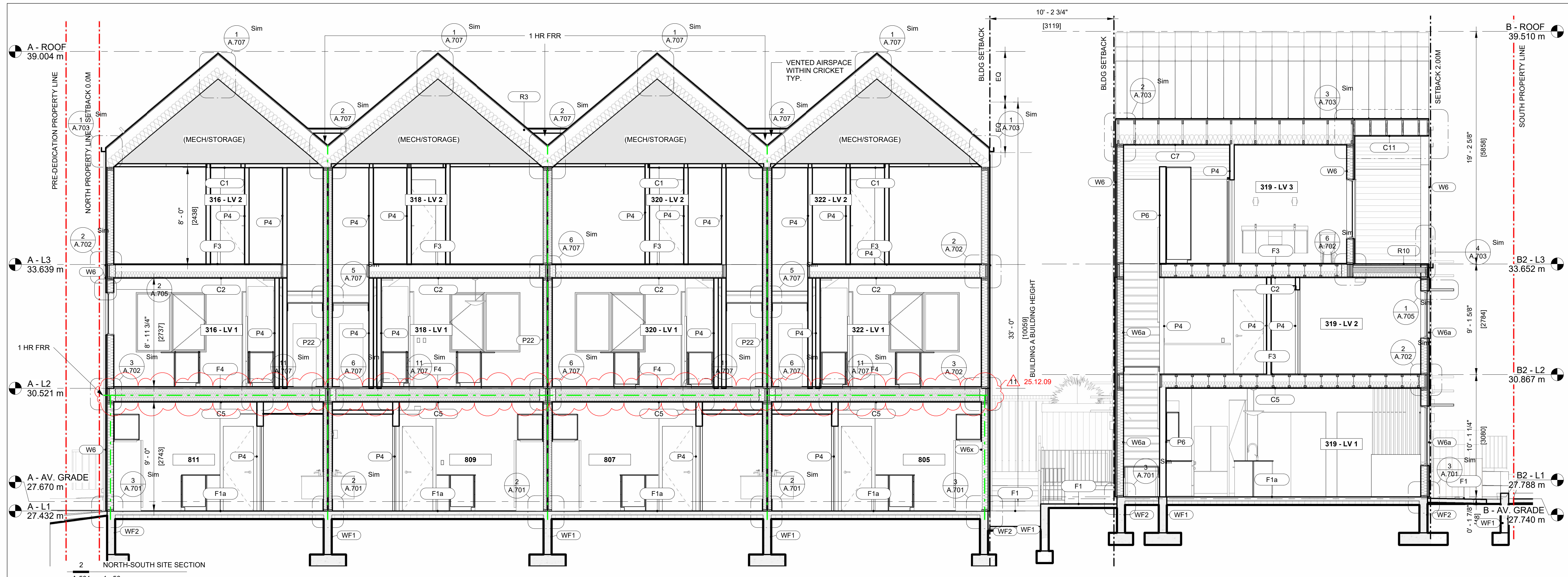
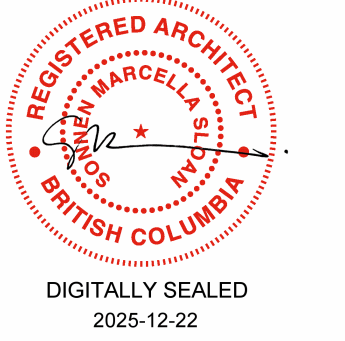
VICWEST TOWNHOMES

STREETSCAPE CONTEXT

Project number 24003
Date 24.10.29
Drawn by SS
Checked by SS

A.404

Scale 3/32" = 1'-0"
Printed 2025-12-18 4:46:01 PM



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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

No.	Description	Date
B2 - L3		33.652 m
B1 - L3		33.296 m
B2 - L2		30.867 m
B1 - L2		30.512 m
B2 - L1		27.788 m
B - AV. GRADE		27.740 m
B1 - L1		27.432 m

S.KALENCHUK

VICWEST TOWNHOMES

SITE - SECTIONS

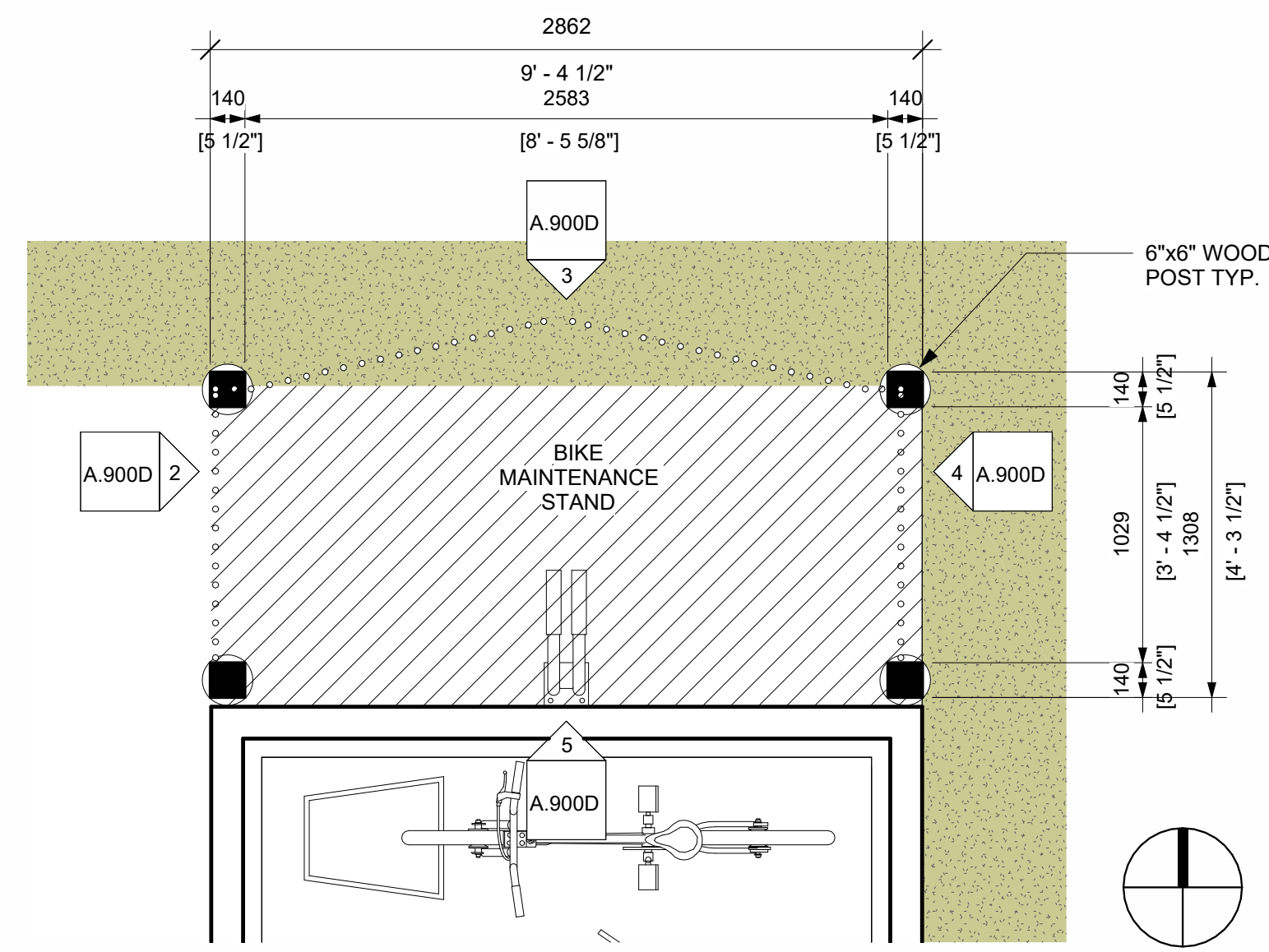
Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.501

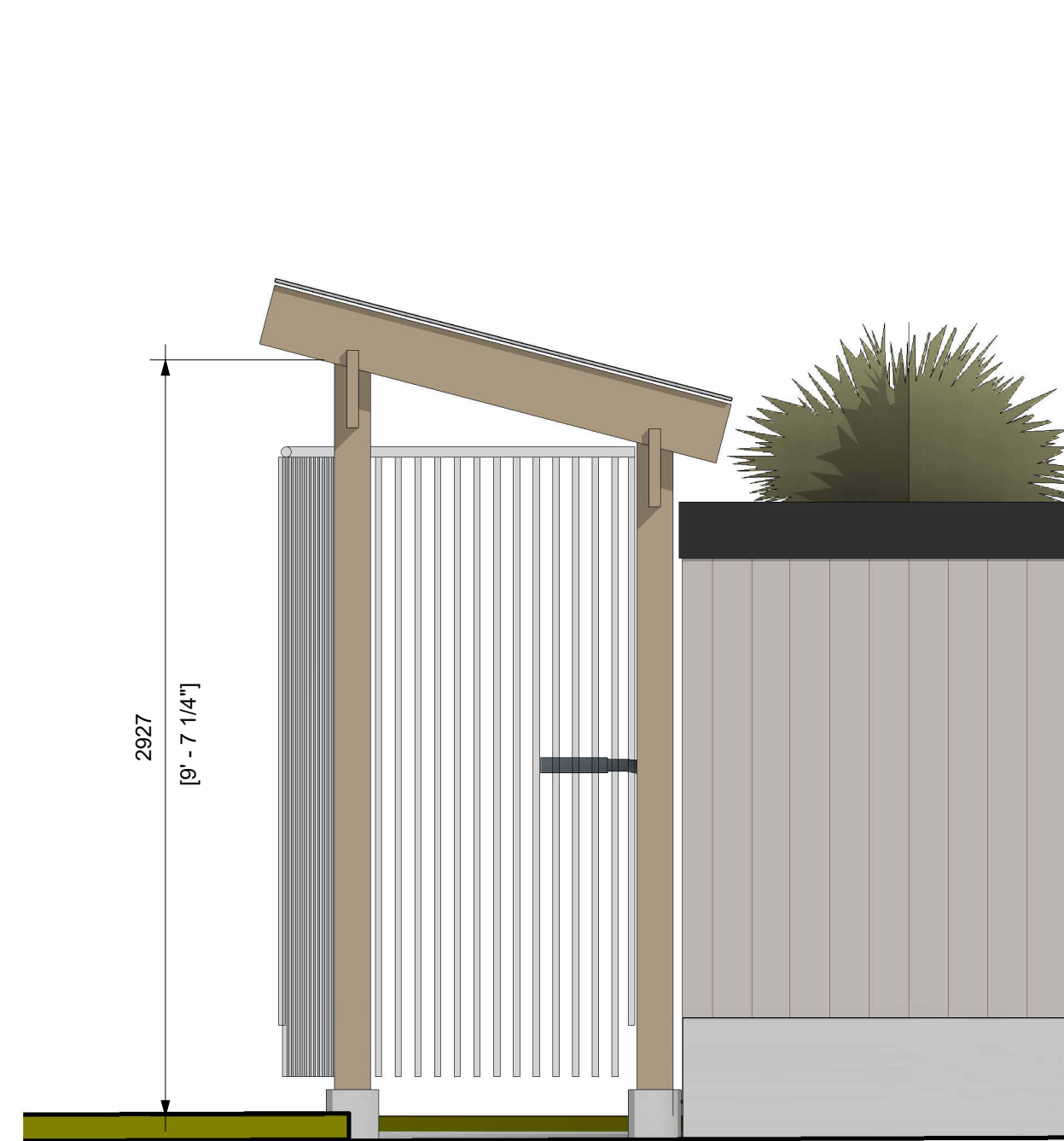
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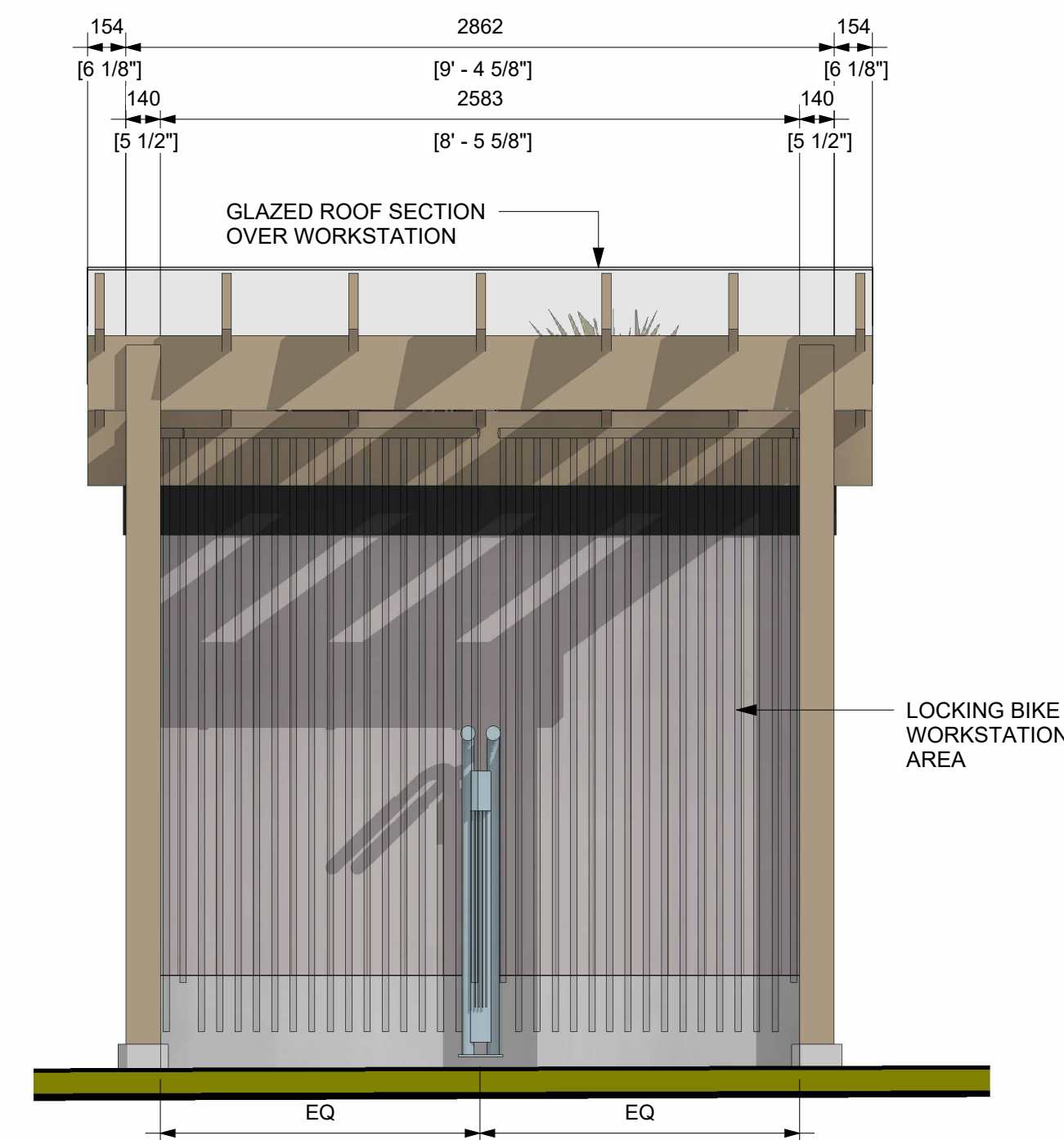
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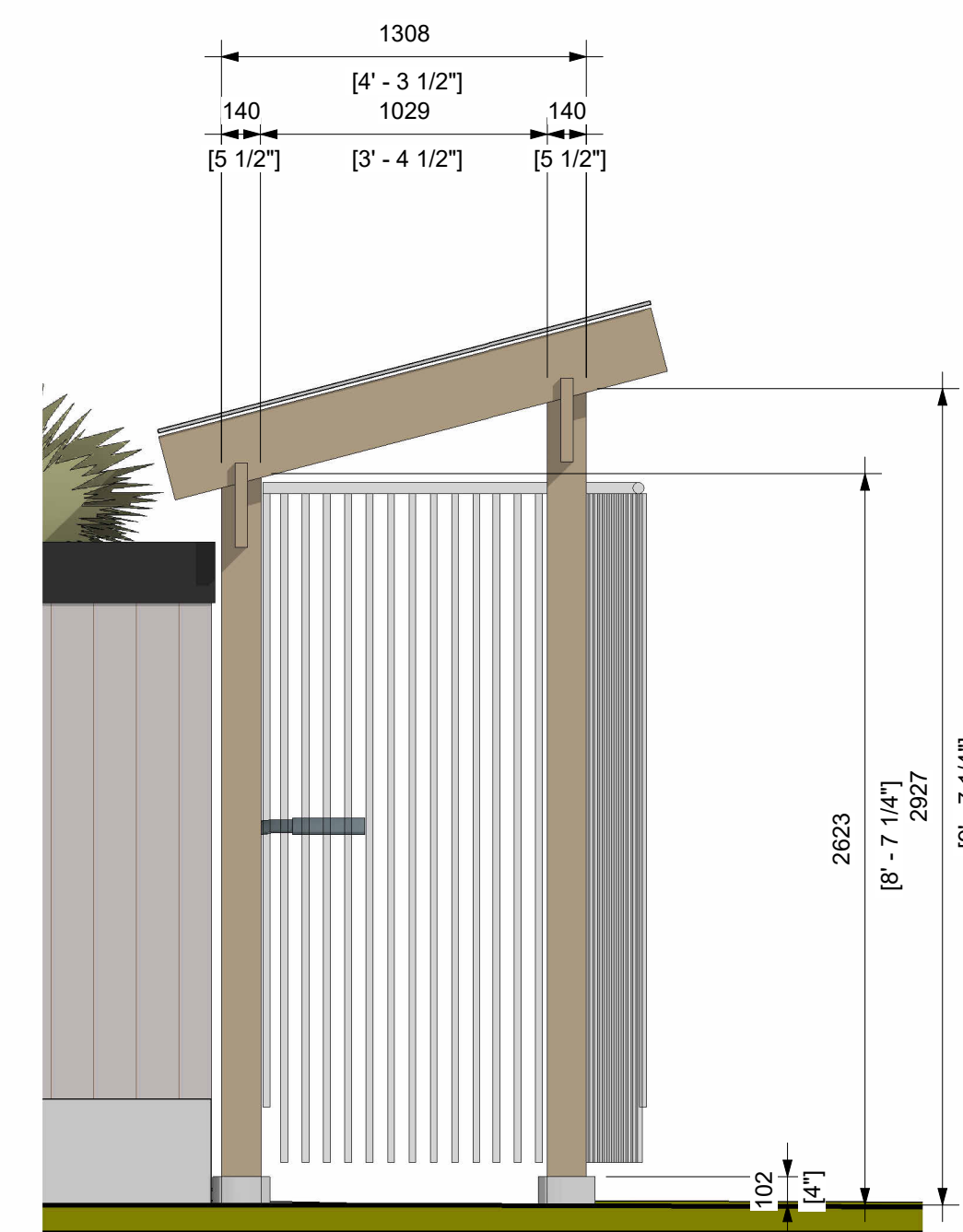
1 PLAN VIEW - BIKE WORKSTATION
 A.900 1:25



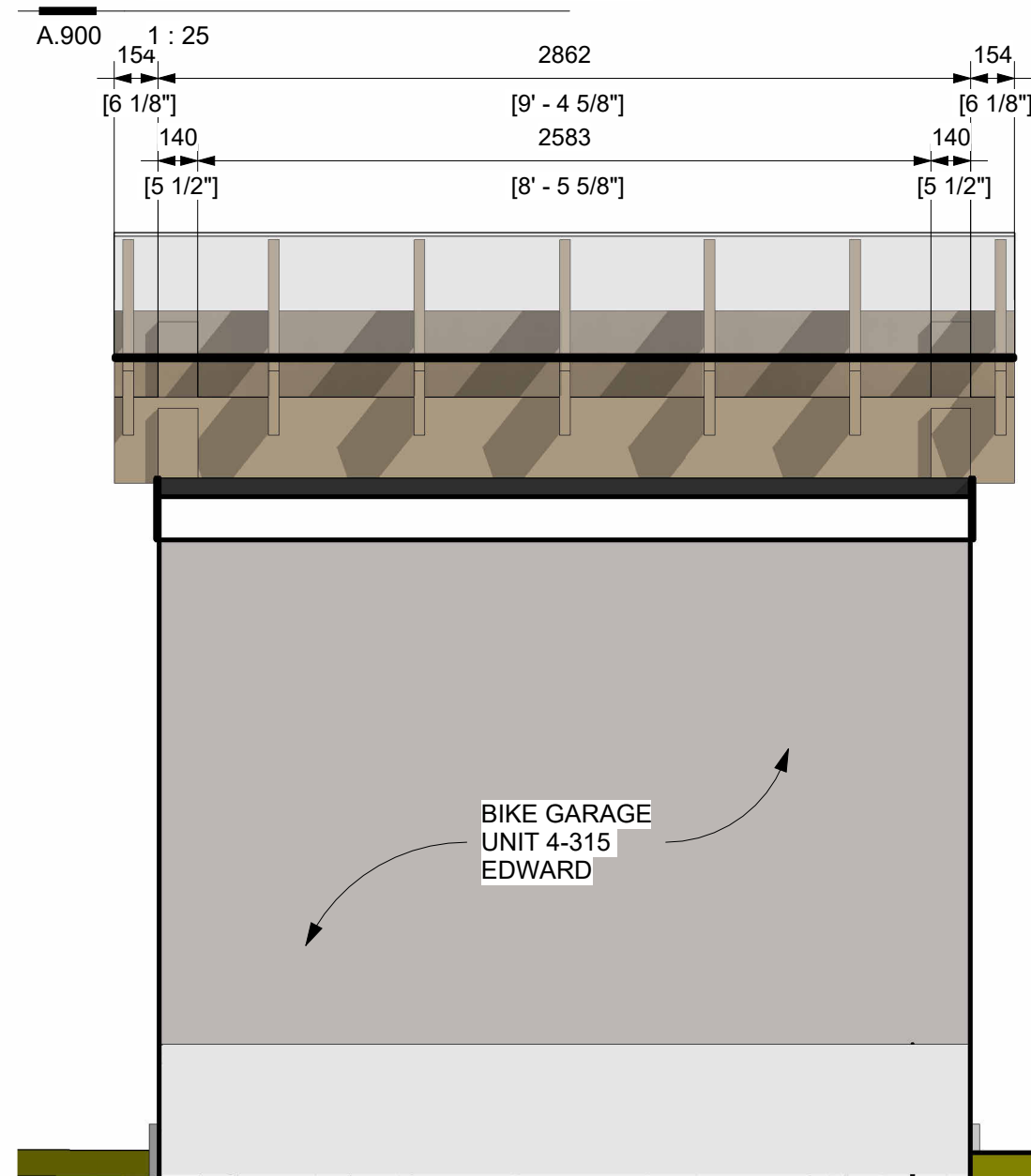
2 BIKE WORKSTATION - WEST ELEVATION
 A.900 1:25



3 BIKE WORKSTATION - NORTH ELEVATION
 A.900 1:25



4 BIKE WORKSTATION - EAST ELEVATION
 A.900 1:25



5 BIKE WORKSTATION - SOUTH ELEVATION
 A.900 1:25

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Do not scale these drawings.

No.	Description	Date
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

**VICWEST
 TOWNHOMES**

BIKE WORKSTATION

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.900

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

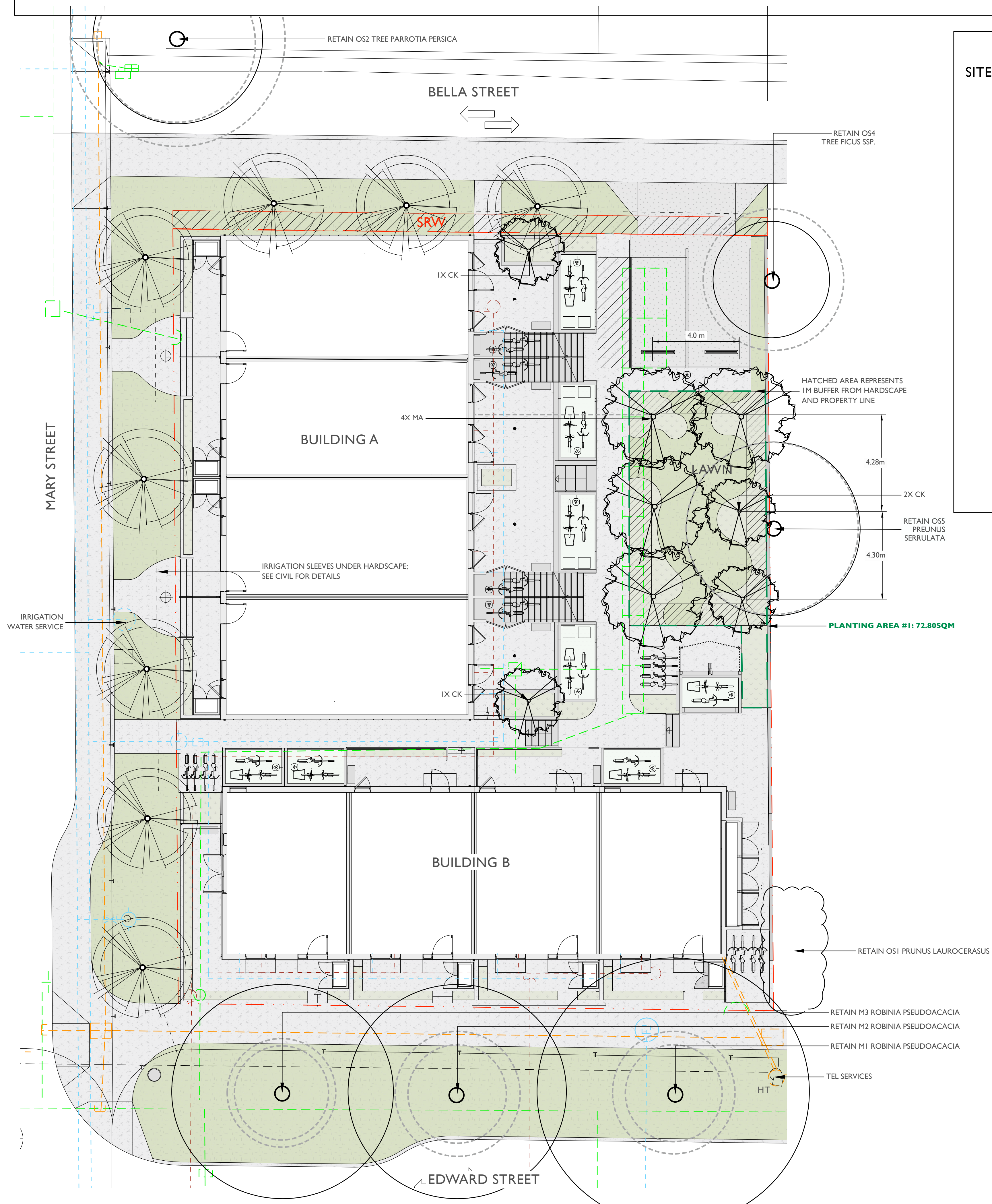
L8— LANDSCAPE NOTES

315 EDWARD STREET TOWNHOMES



Greenspace Designs
Sustainable Landscape Design

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
- - - TEL

TREE LEGEND

- EXISTING TREE TRUNK
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE
- REPLACEMENT TREE PLANTING AREA

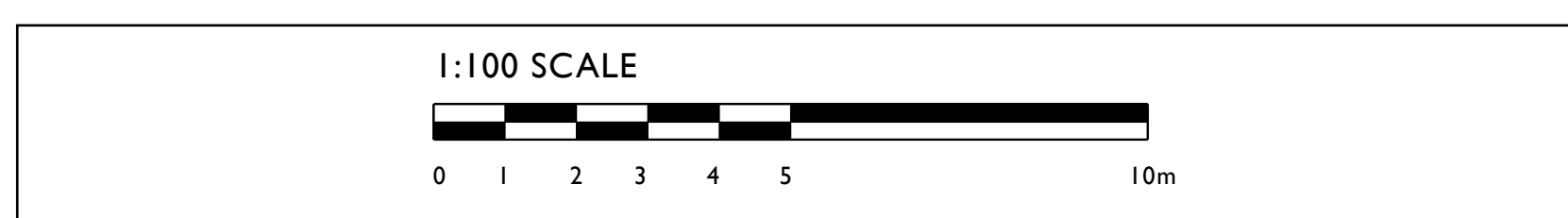
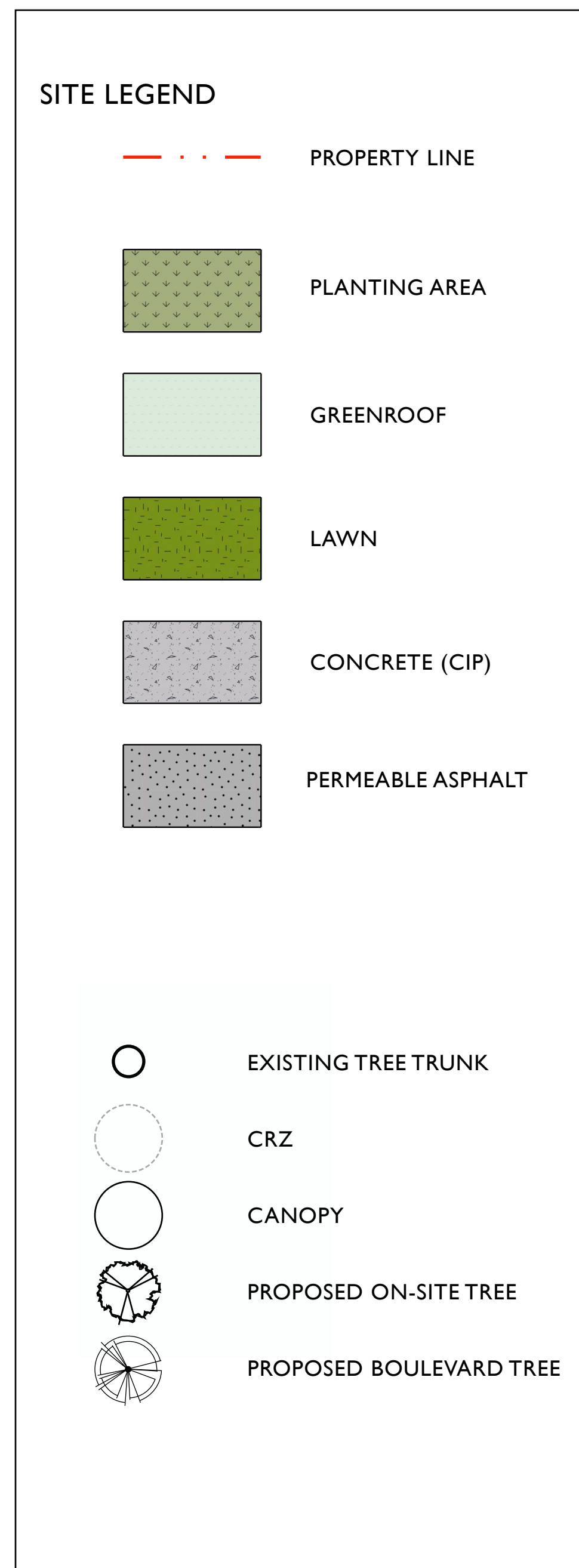
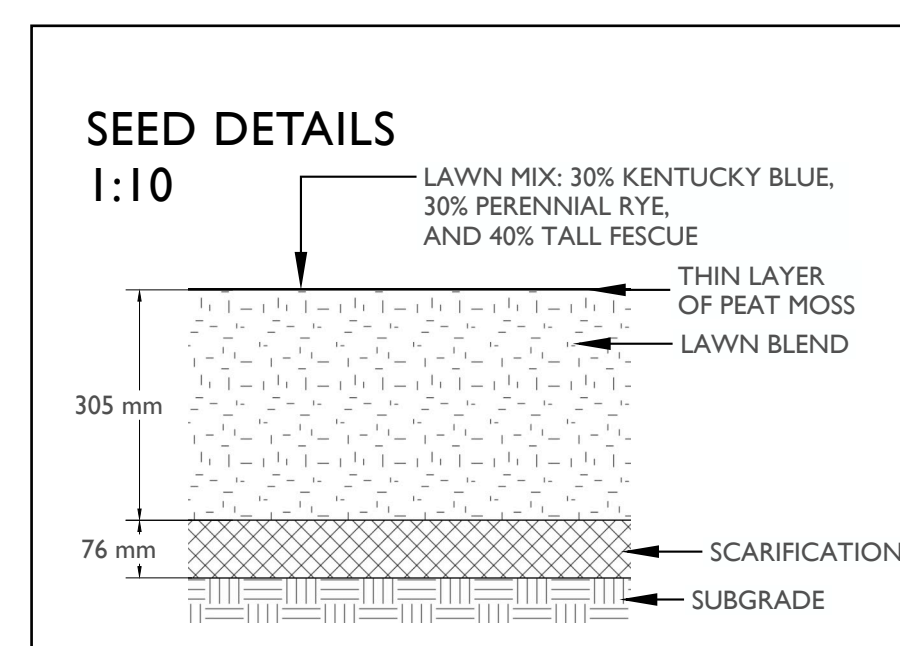
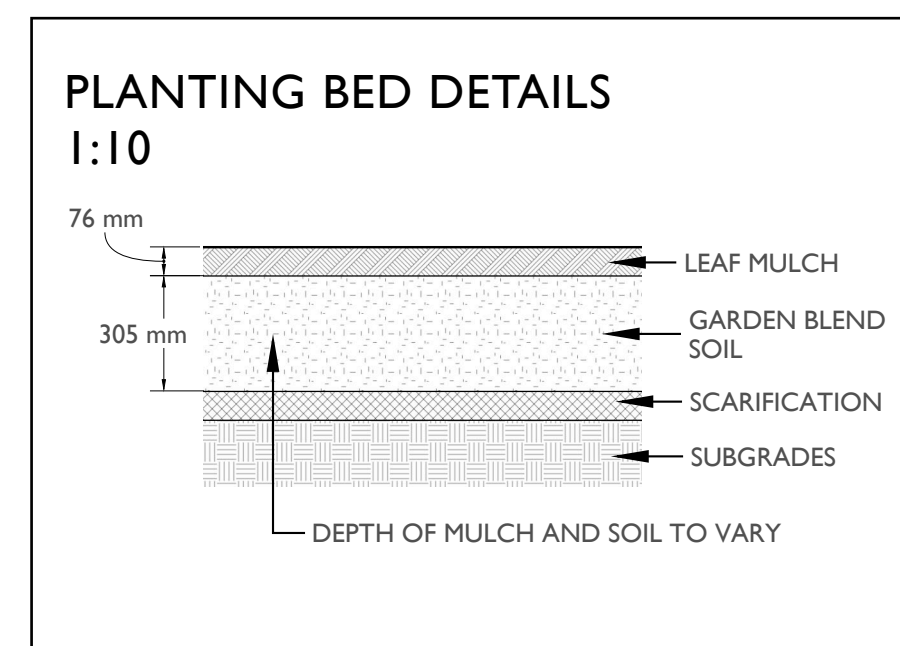
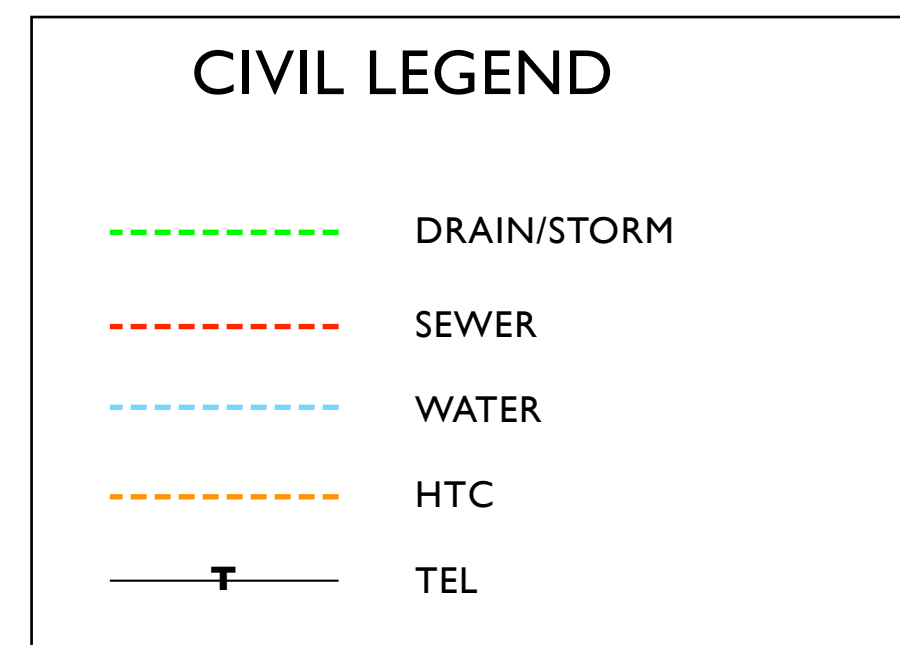
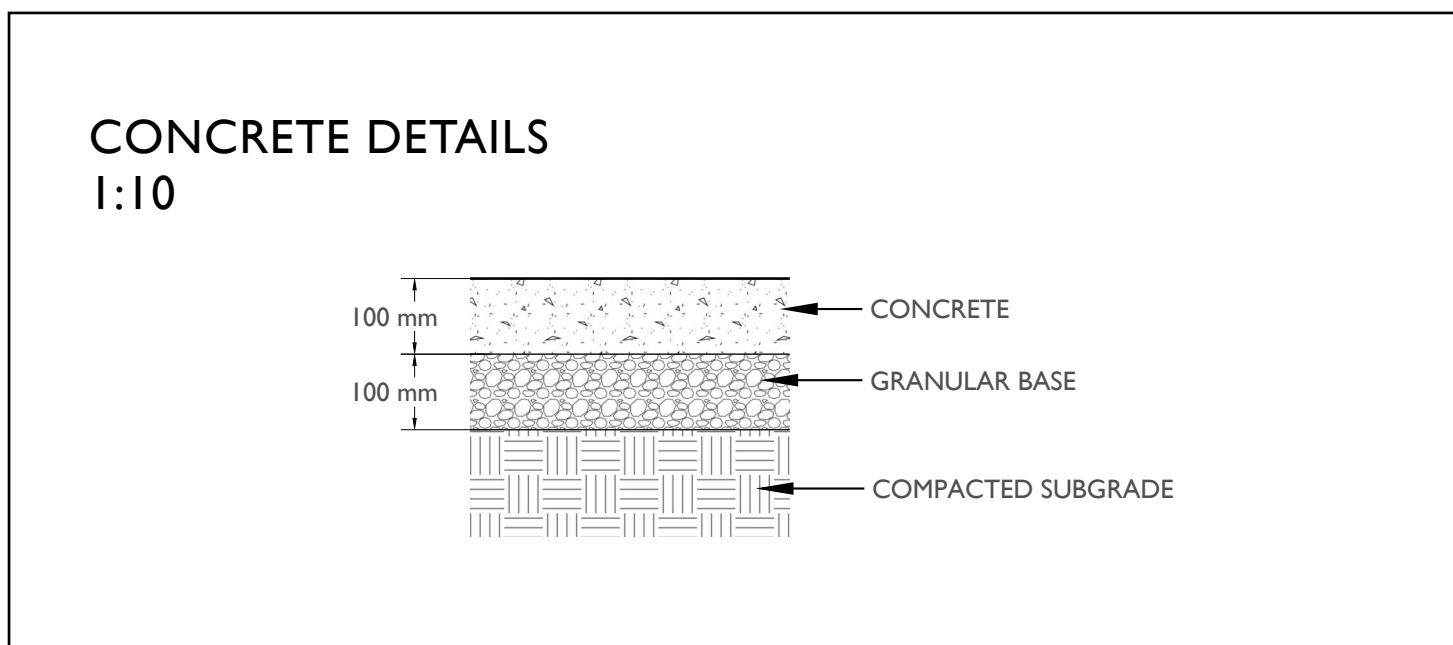


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PROJECT TITLE ::
PROPOSED CONCEPT PLAN for STEFAN KALENCHUK 315 EDWARD STREET, VICTORIA, BC

PAGE TITLE :: TREE PLANTING PLAN **PAGE NUMBER ::** L2

DATE :: OCTOBER 3, 2025 **SCALE ::** 1:100
REVISED DECEMBER 19, 2025



Greenspace Designs
Sustainable Landscape Design

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

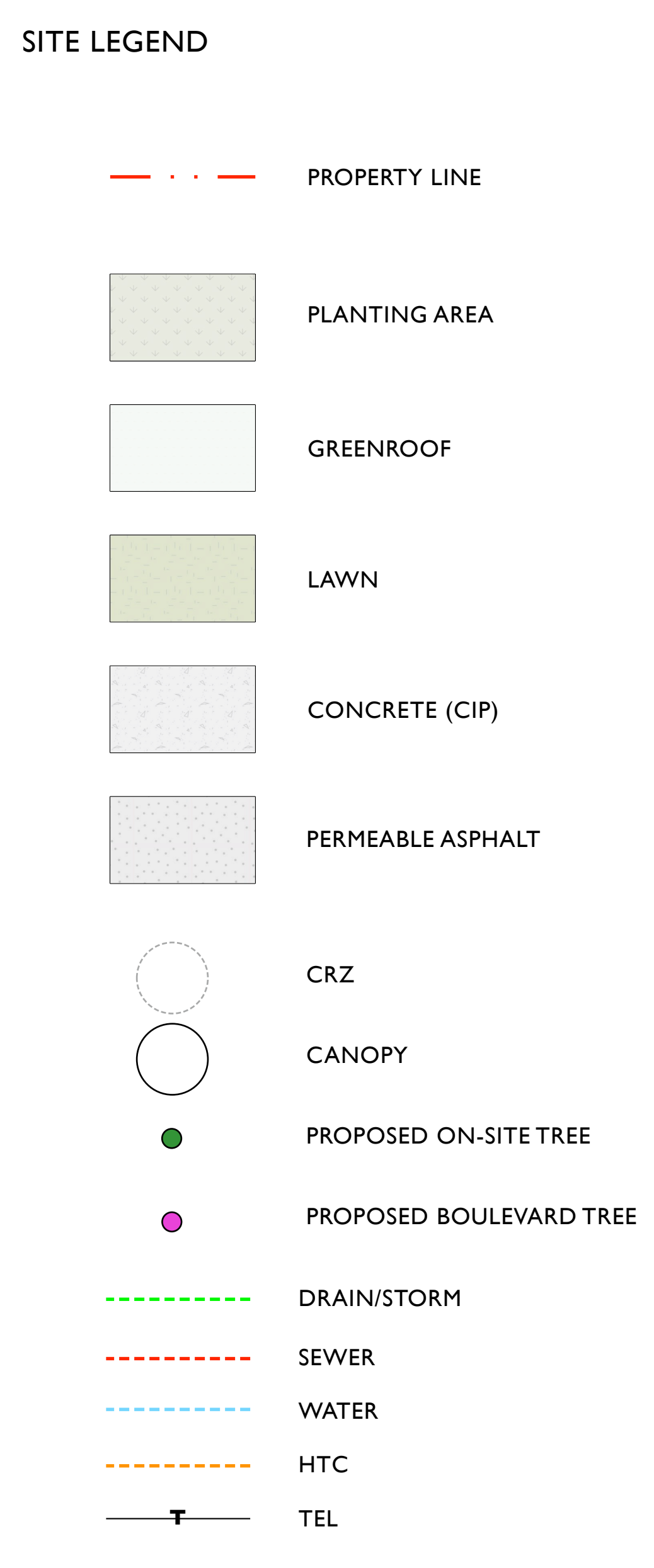
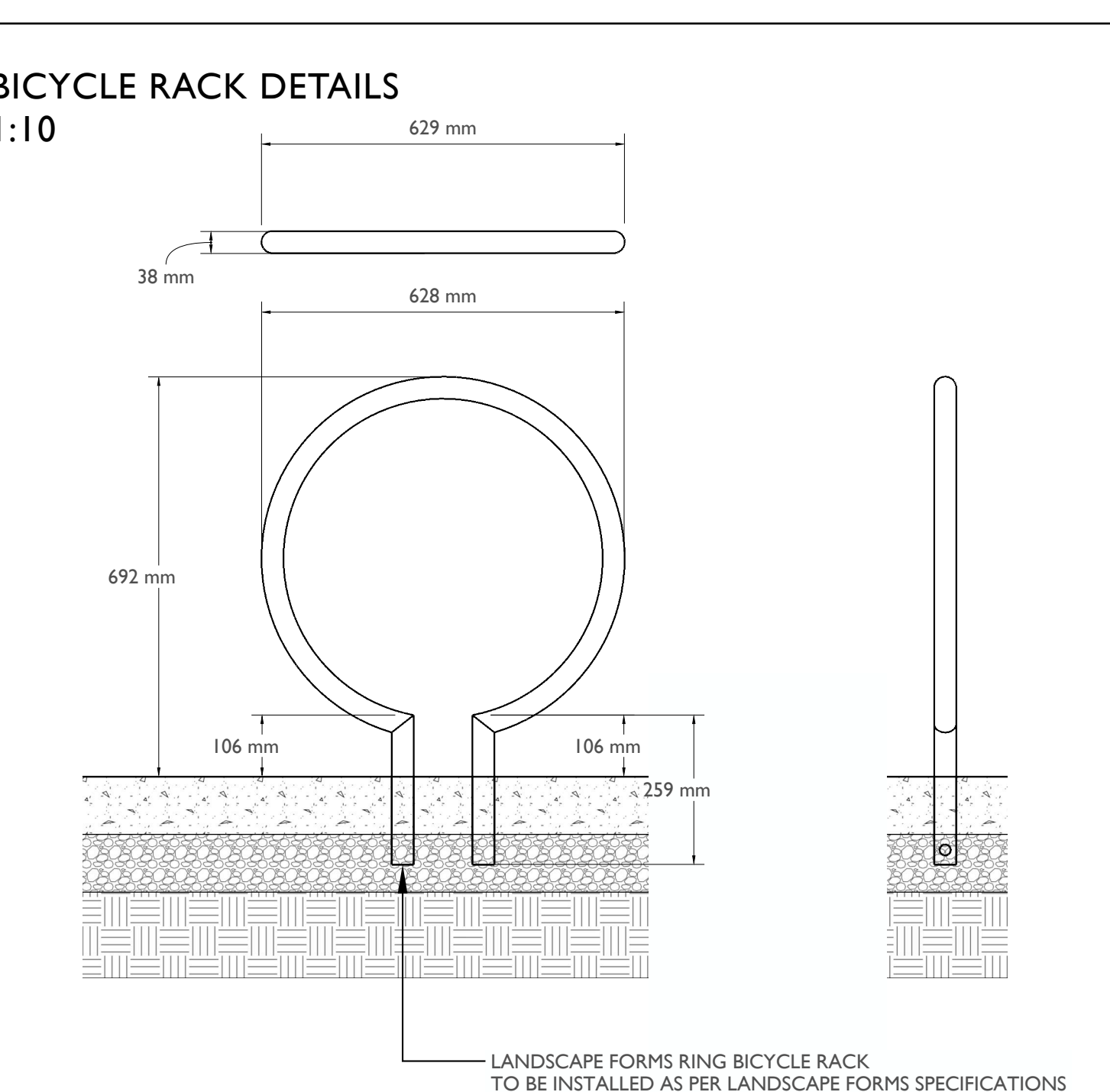
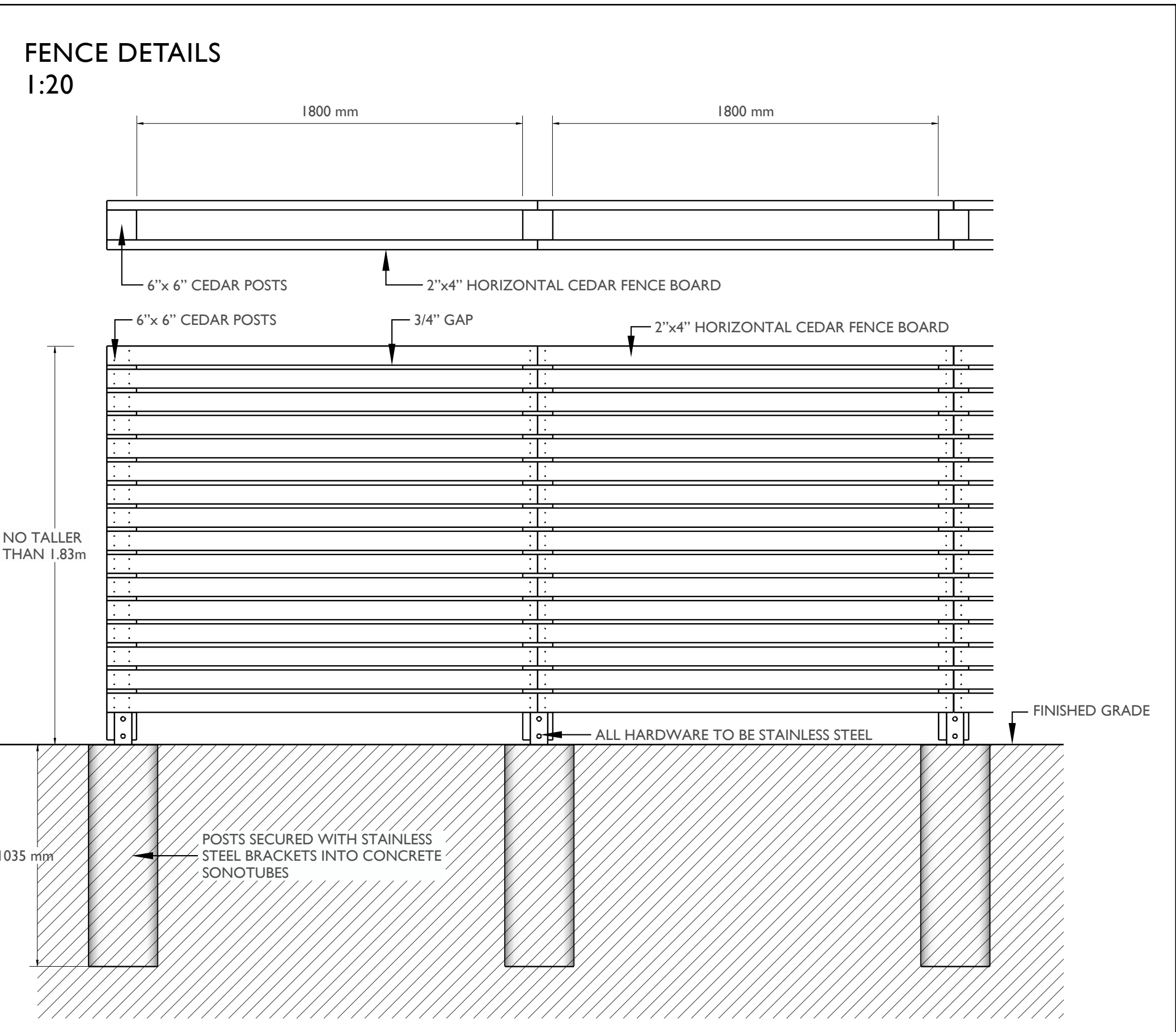
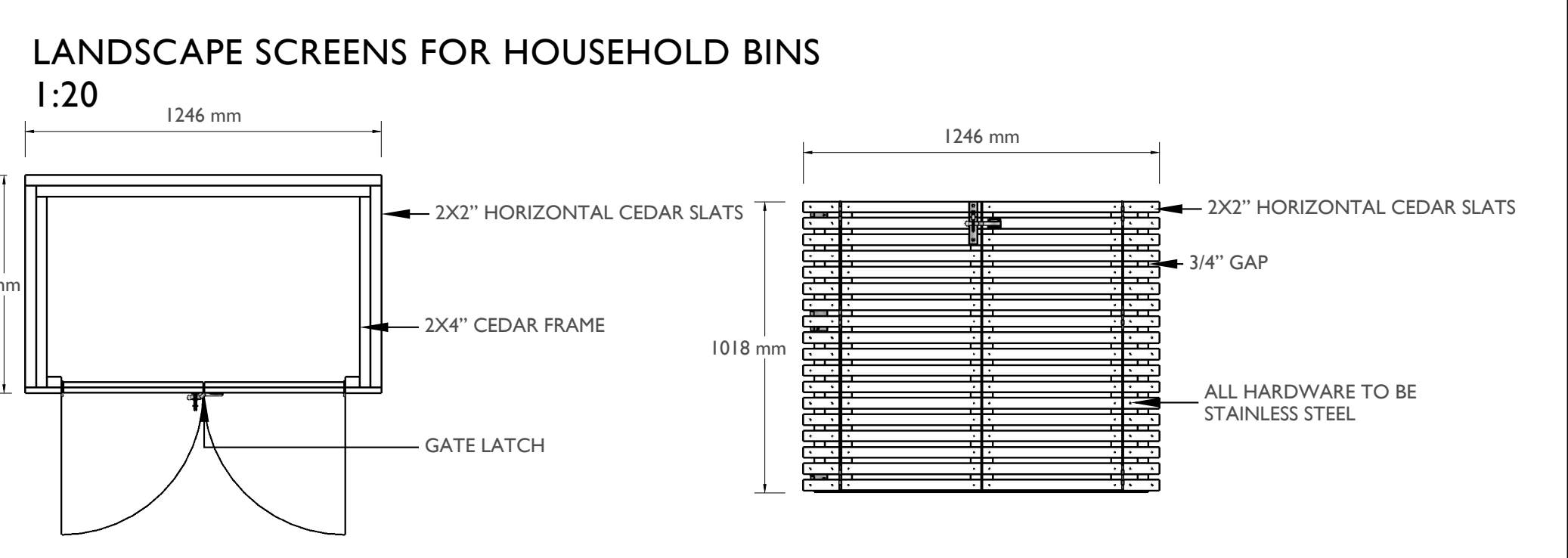
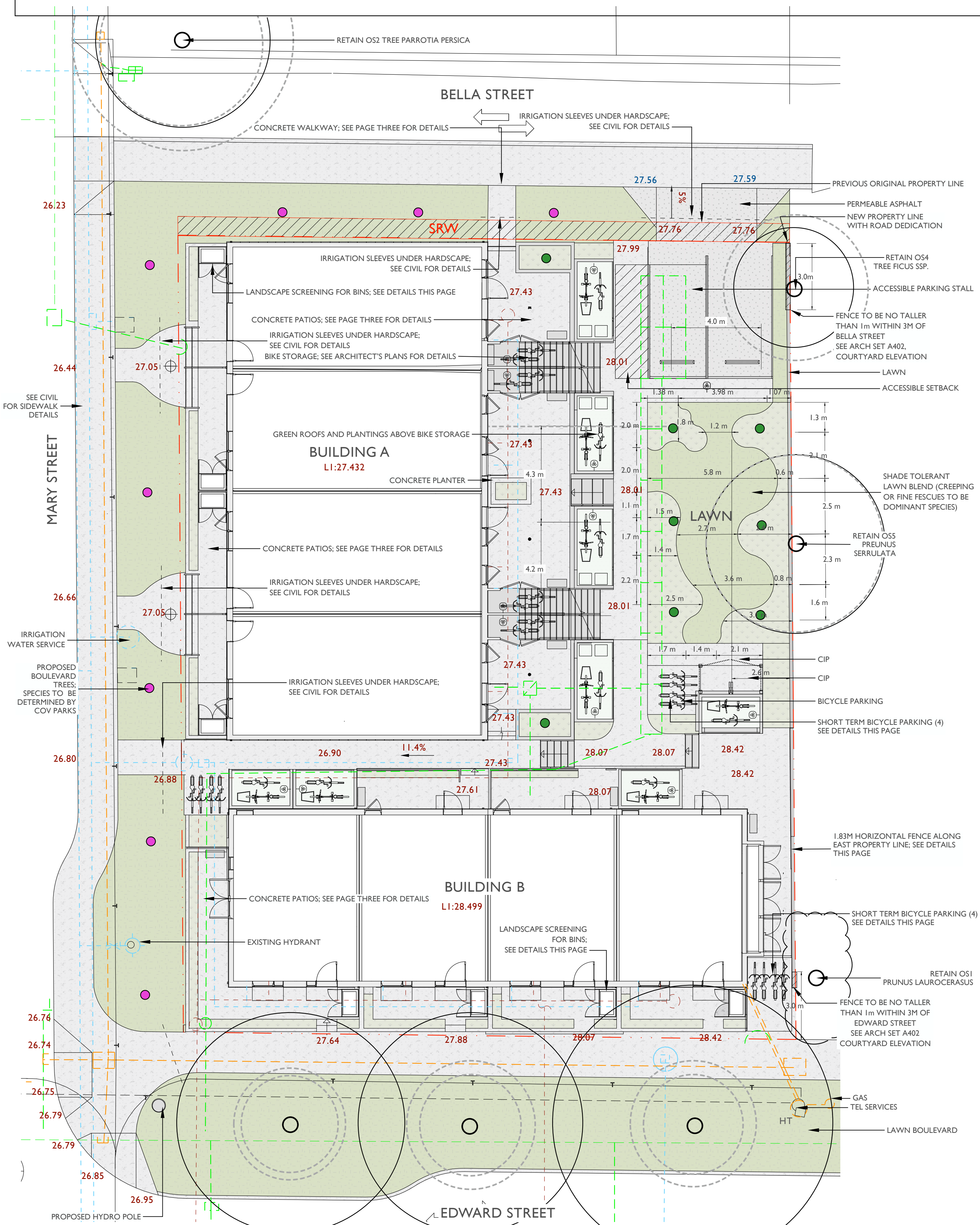
PAGE TITLE :: MATERIALS PAGE

DATE :: OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER :: L3

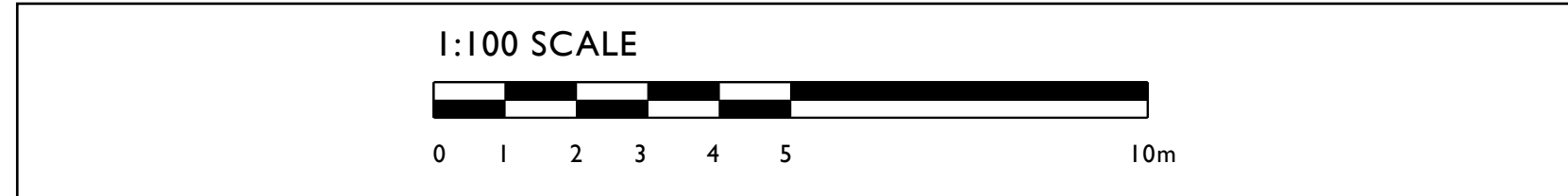
SCALE :: 1:100

L4— 315 EDWARD STREET, VICTORIA BC— SITE PLAN



NOTES:

PROPOSED GRADES ARE IN RED



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Sustainable Landscape Design

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

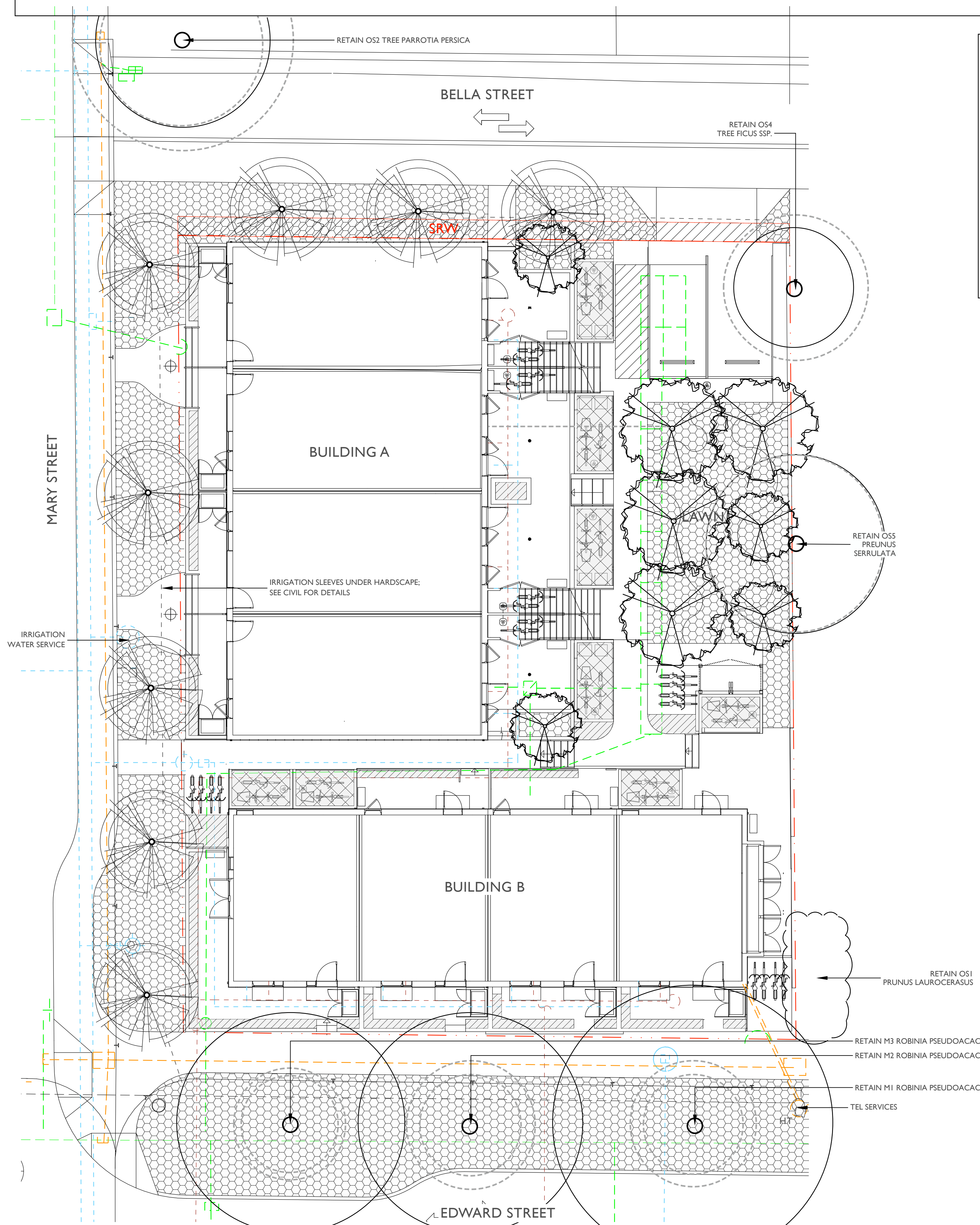
PAGE TITLE : SITE PLAN

DATE : OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER : L4

SCALE : 1:100

L5— 315 EDWARD STREET, VICTORIA BC — SOIL DEPTH PLAN



CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HTC
- TEL

SOIL DEPTHS

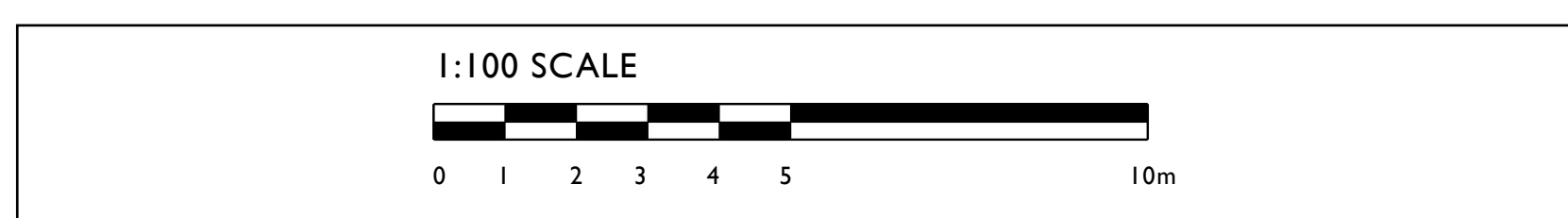
- 1000MM SOIL DEPTH
- 450MM SOIL DEPTH
- 150MM SOIL DEPTH

TREE LEGEND

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

SITE LEGEND

- PROPERTY LINE



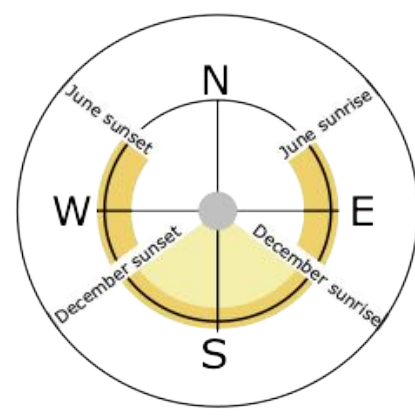
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 PROPOSED CONCEPT PLAN for
 STEFAN KALENCHUK
 315 EDWARD STREET, VICTORIA, BC

:: PAGE TITLE ::
 SOIL DEPTH PLAN

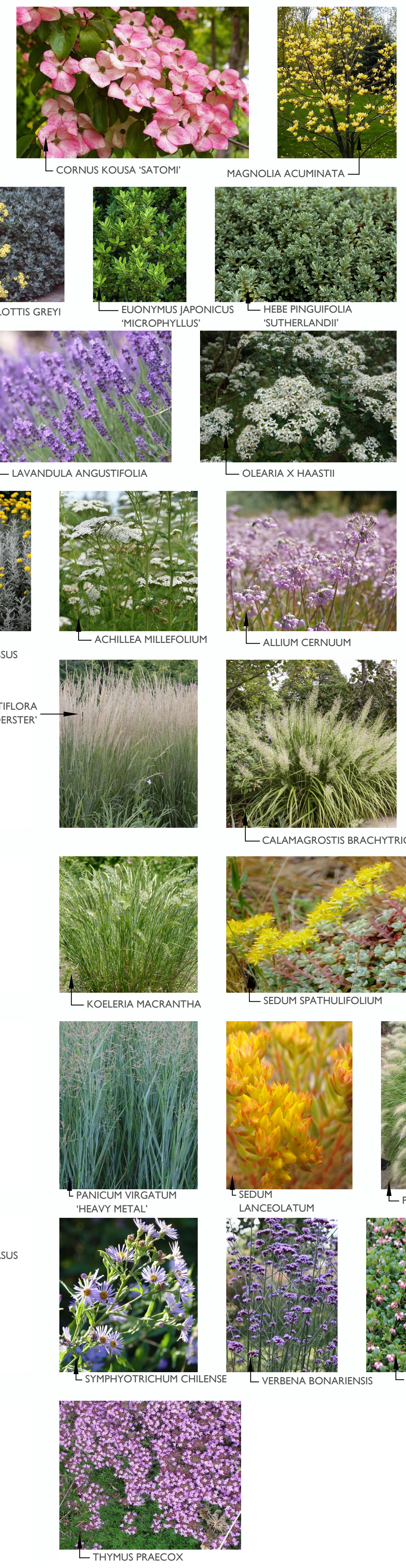
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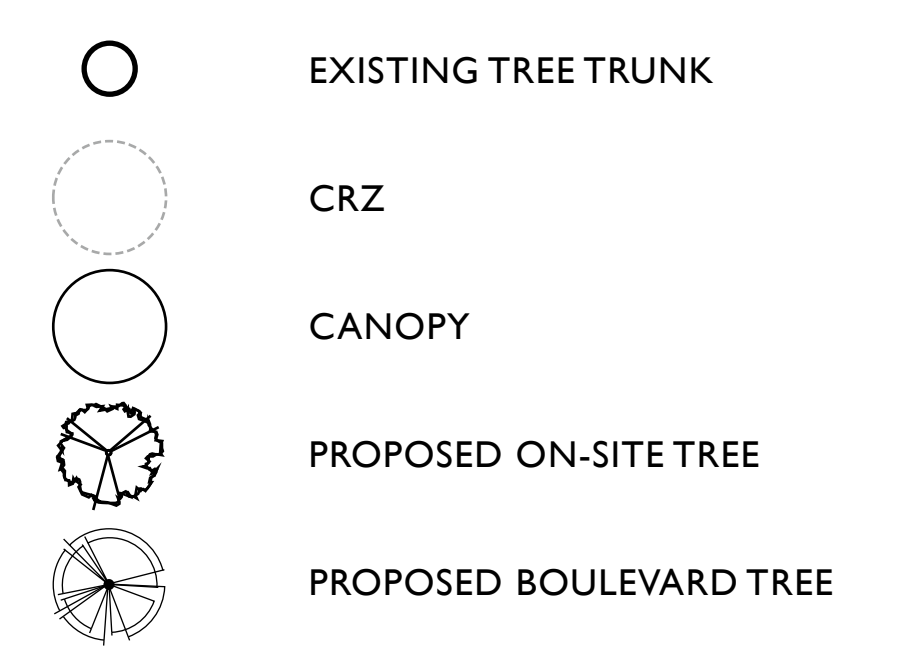
L6— 315 EDWARD STREET, VICTORIA BC — PLANTING PLAN



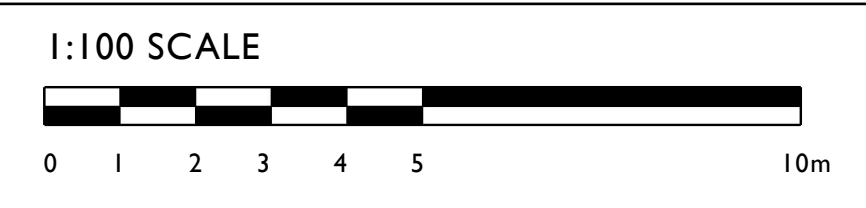
ON-SITE PLANT SCHEDULE

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	BRACHYLOTTIS GREYI	DAISY BUSH	YES
EJ	124	#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	8	#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	88	#1	THYMUS PRAECOX	MOTHER OF THYME	YES

TREE LEGEND



SITE LEGEND



Greenspace Designs
Sustainable Landscape Design

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

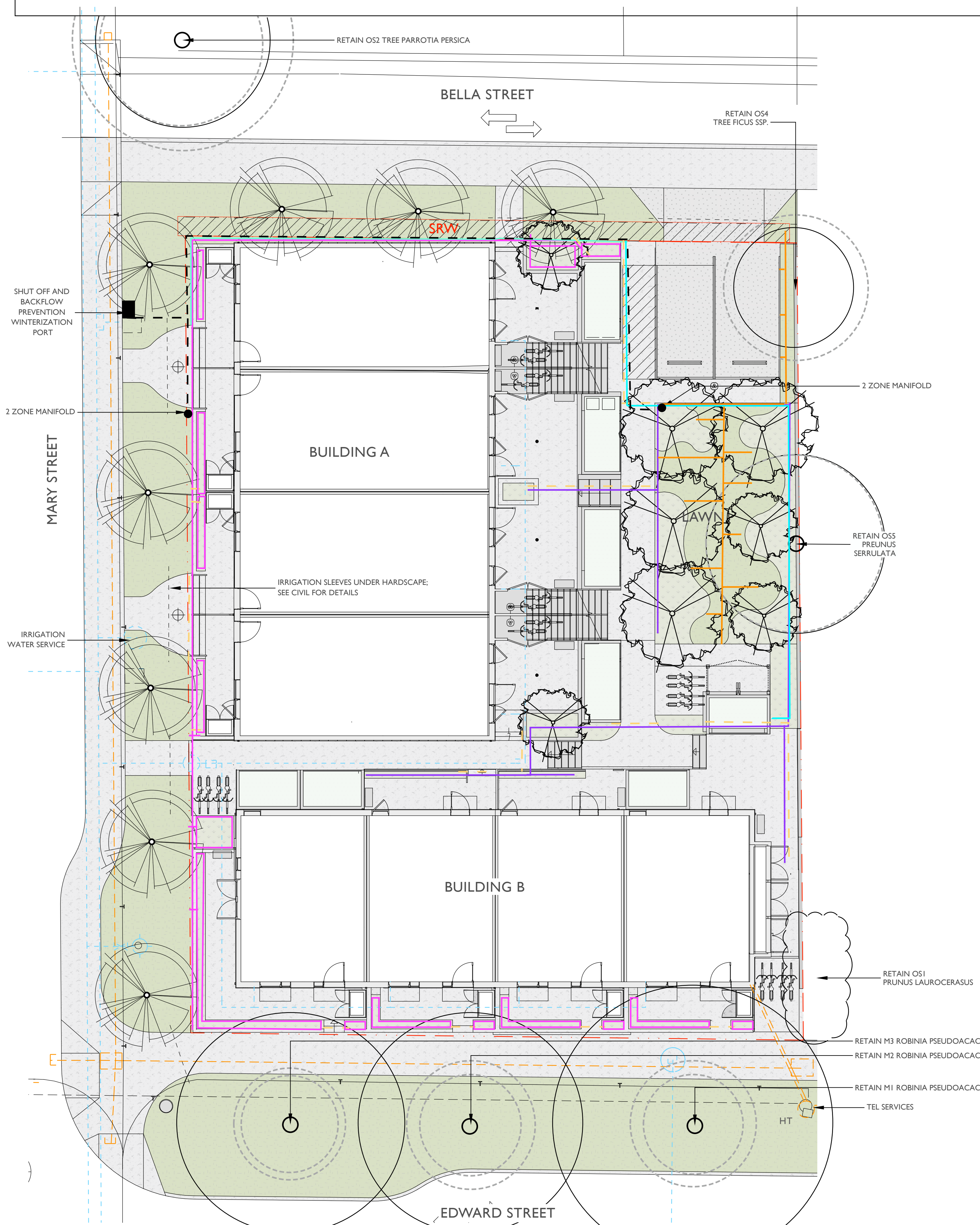
PAGE TITLE : PLANTING PLAN

DATE : OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER : L6

SCALE : 1:100

L7— 315 EDWARD STREET, VICTORIA BC — IRRIGATION PLAN



IRRIGATION LEGEND

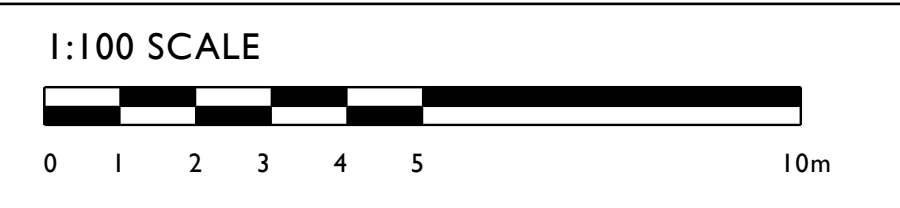
- ZONE 1: SHRUB PLANTING ZONE (SOAKER HOSE)
- ZONE 2: SHRUB PLANTING ZONE
- ZONE 3: INNER AREA GRASS ZONE
- - - 1" MAINLINE
- - - 4" SDR CONDUIT
- 7-9 STRAND IRRIGATION WIRE
- 2 ZONE MANIFOLD

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



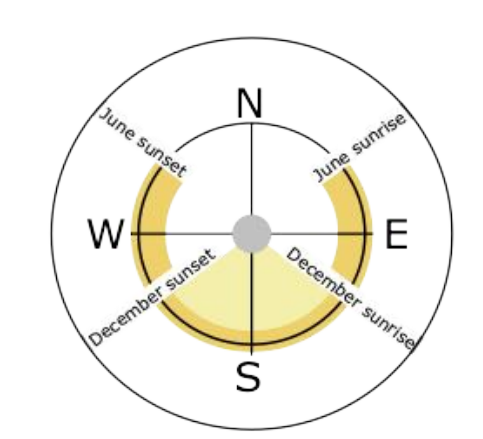
:: PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET, VICTORIA, BC

:: PAGE TITLE ::
IRRIGATION PLAN

:: DATE ::
OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

:: PAGE NUMBER ::
L7

:: SCALE ::
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OVERALL NOTES

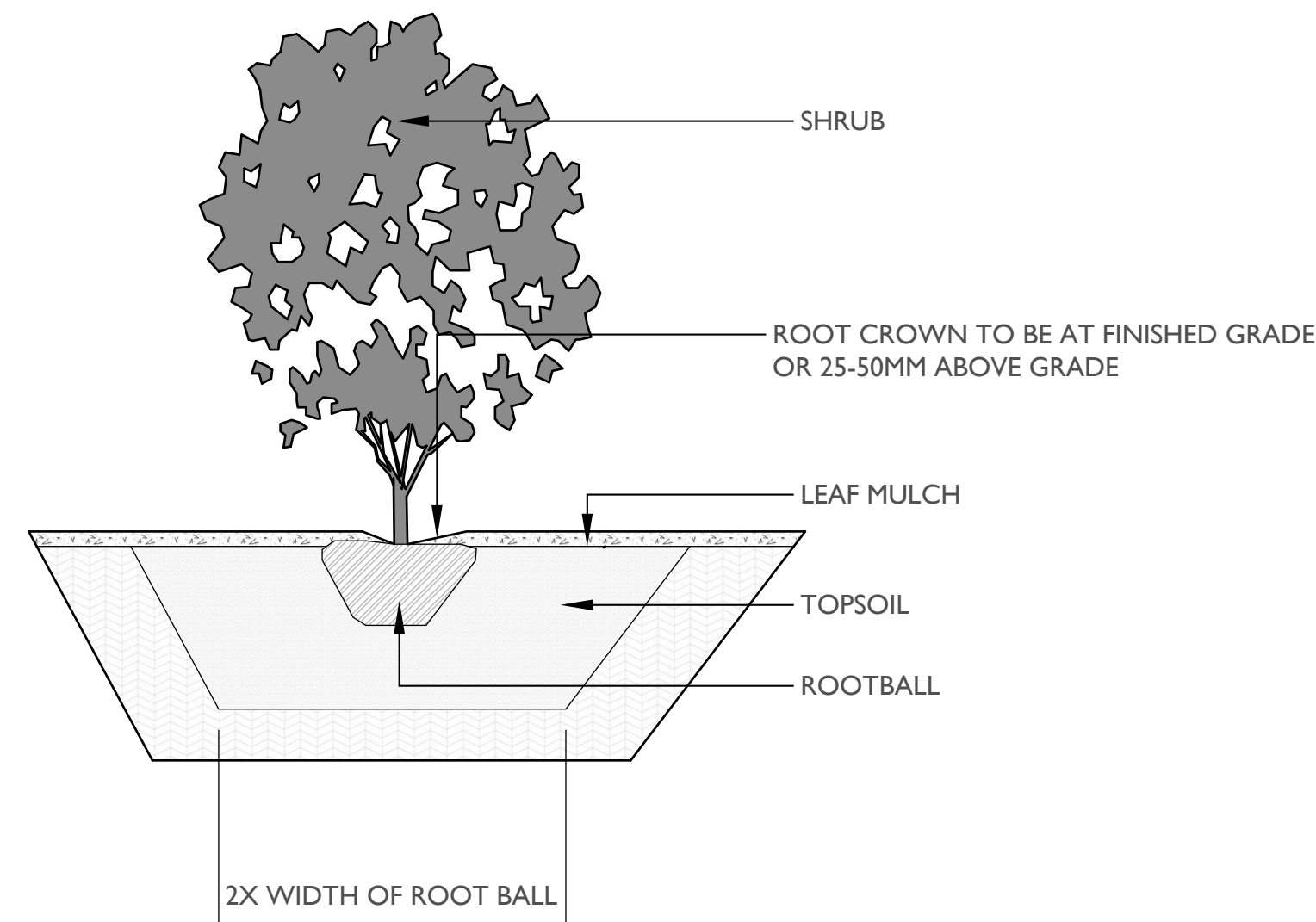
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground 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

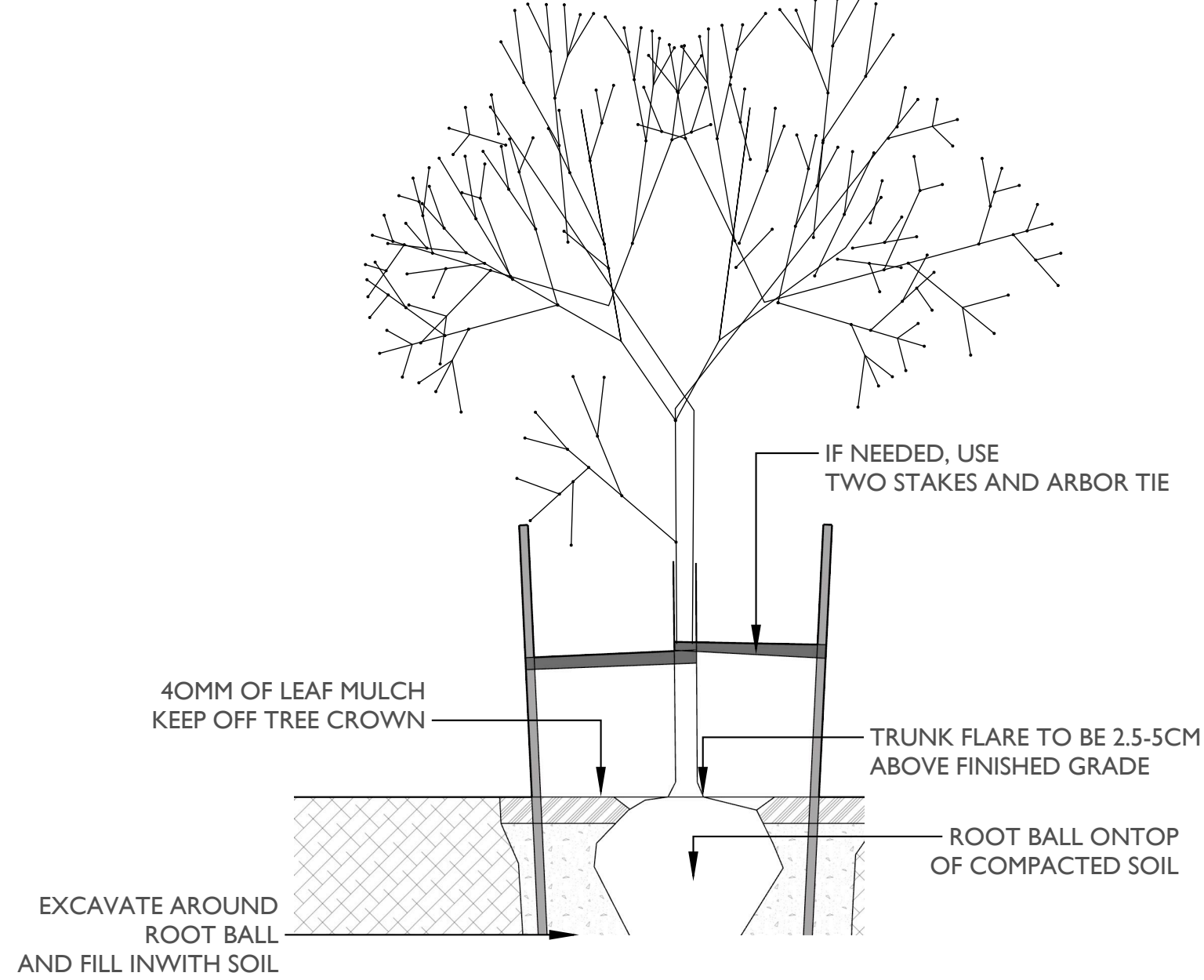
CAST-IN-PLACE CONCRETE

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. 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.

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, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times 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 IABC 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.

CITY OF VICTORIA

**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

A cross-sectional drawing of a sod seed detail. It shows a layer of sod (1) on top of a layer of growing medium (2). Below the growing medium is a layer of subgrade (3). The drawing is numbered 1 through 5.

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

Greenspace Designs
Sustainable Landscape Design

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

:: PAGE TITLE :: LANDSCAPE NOTES **:: PAGE NUMBER ::** L8

:: DATE ::
OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

ENVIRONMENTAL NOTES:

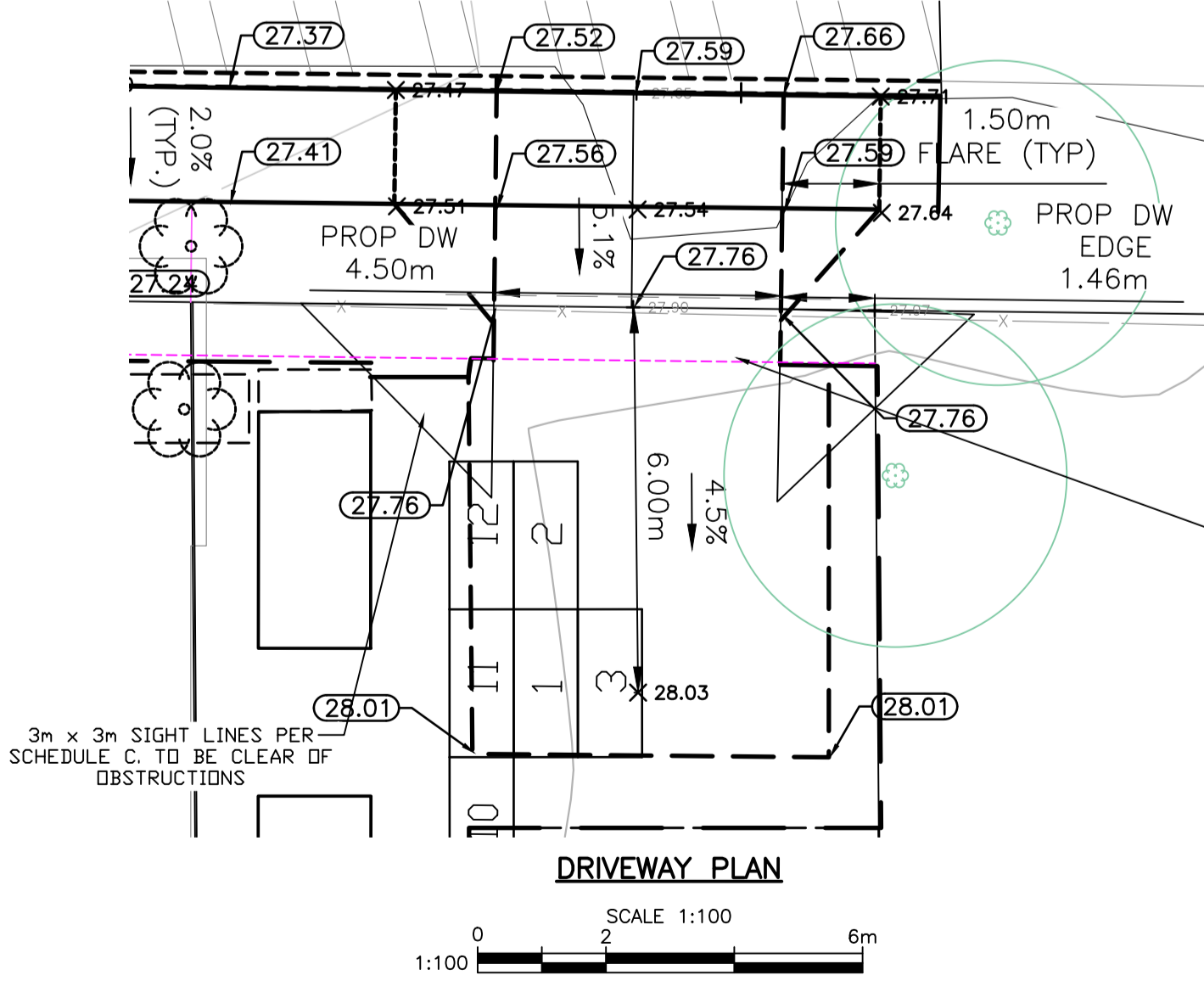
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK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

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

DETAILED CONSTRUCTION NOTES:

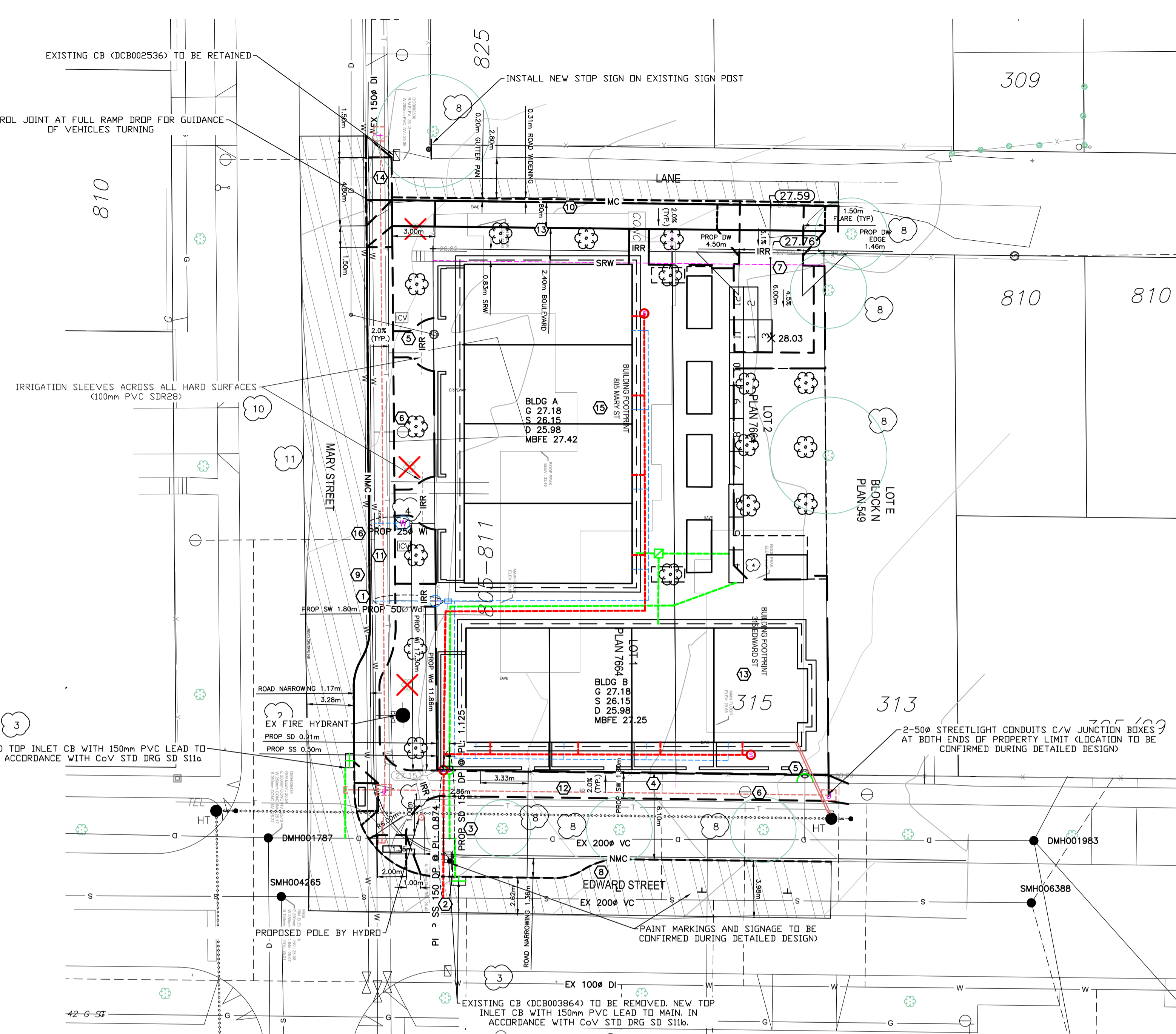
1. NEW 50mm DOMESTIC WATER SERVICE WITH 50mm METER BY CoV AT APPLICANTS EXPENSE.
2. 150mm PVC SEWER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
3. 150mm PVC STORM WATER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
4. EXISTING SEWER CONNECTION TO BE DECOMMISSIONED BY CONTRACTOR.
5. TWO (2) EXISTING STORM CONNECTIONS TO BE DECOMMISSIONED BY CONTRACTOR.
6. EXISTING WATER CONNECTION TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
7. NEW 4.5m WIDE DRIVEWAY WITH 1.5m FLARES IN ACCORDANCE WITH STD DRG: SD C7a BY CONTRACTOR
8. 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.
9. 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.
10. REMOVE AND REPLACE MOUNTABLE CURB (MMCD C4 MC) AND GUTTER ALONG BELLA ST AS SHOWN AND 0.31m ROAD WIDENING. RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SEE SHEET 6 FOR DETAILS.
11. 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
12. REMOVE 1.5m WIDE SIDEWALK AND REPLACE WITH NEW 1.8m WIDE SIDEWALK ALONG MARY ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED. REPLACE TO CLOSEST JOINT LINE
13. NEW 1.8m WIDE SIDEWALK ALONG BELLA ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED.
14. CONTINUOUS SIDEWALK ACROSS BELLA ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7.04
15. BUILDING TO BE REMOVED BY OTHERS.
16. REMOVE EXISTING WATER SERVICE AND REPLACE WITH 25# IRRIGATION SERVICE BY CoV AT APPLICANTS EXPENSE.



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
Post Top	Pedestrian Signal
	Traffic Signal
	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Curb
	Sidewalk
	Wood Box
	Catch Basin
	Cleanout
	Culvert
	Silt Trap
	Cap / Plug
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve



REVISION TABLE	
1	SEWER CONN SIZE ADDED
2	DIMENSIONS MOVED
3	NOTES FOR CB'S ADDED
4	NOTE AND DIM ON IRRIGATION CONN ADDED
5	METER SIZE ADDED
6	STORM CONN SIZE ALTERED
7	EROSION AND SEDIMENT CONTROL PLAN ADDED (SHEET 8)
8	TREE CRITICAL ROOT ZONES ADDED
9	GRADING PLAN ADDED (SHEET 7)
10	IRRIGATION SLEEVES ADDED
11	ASPHALT RESTORATION EXTENDED TO CENTERLINE

PERMIT TO PRACTICE NUM: 1000348

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 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.

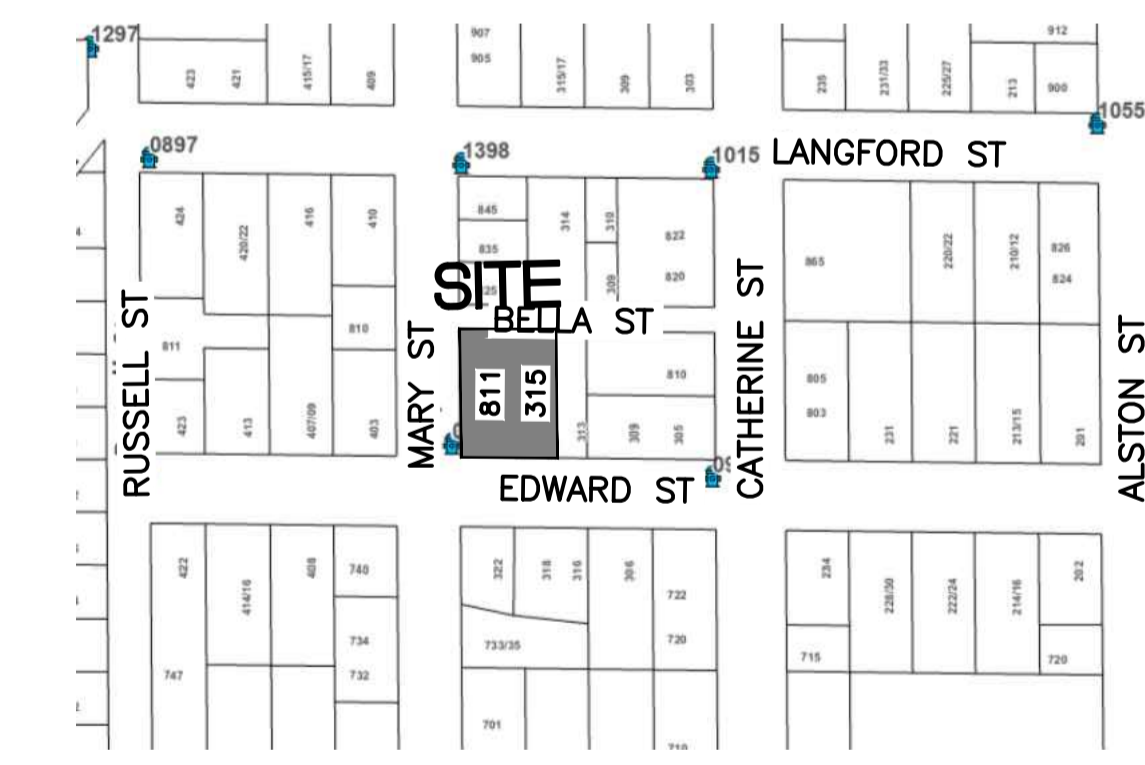
THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

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.

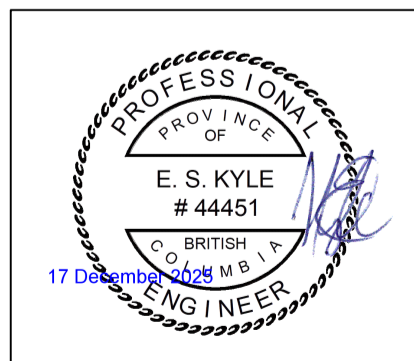
ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

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



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES	LEGEND	REVISIONS	REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.
			REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed	811 MARY ST & 315 EDWARD ST		
			Approved	Approved	Approved	Design Engineer			PROPOSED SERVICES (STORM, SEWER, WATER, ROAD)		DESIGN No.
			Date	Date	Date	Manager of Development			B.M. : 18-12	Elev: 26.587m	
			Signed	Signed	Signed	Manager of Development			Design: SJP	Checked: ESK	1 OF 8
			Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	

ON SITE STORMWATER MANAGEMENT (SWM) NOTES

CONTRACTORS OBLIGATION

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

REFER TO GENERAL NOTES

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

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

SWM OBJECTIVES

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

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

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

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

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

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

BUILDING ROOF DRAINS

THE ROOF DOWNSPOUTS (RO) 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 WATER COLLECTION PIPE TO STORAGE/FILTRATION CHAMBER TRENCHES VIA SWM SILT TRAP AS INDICATED.

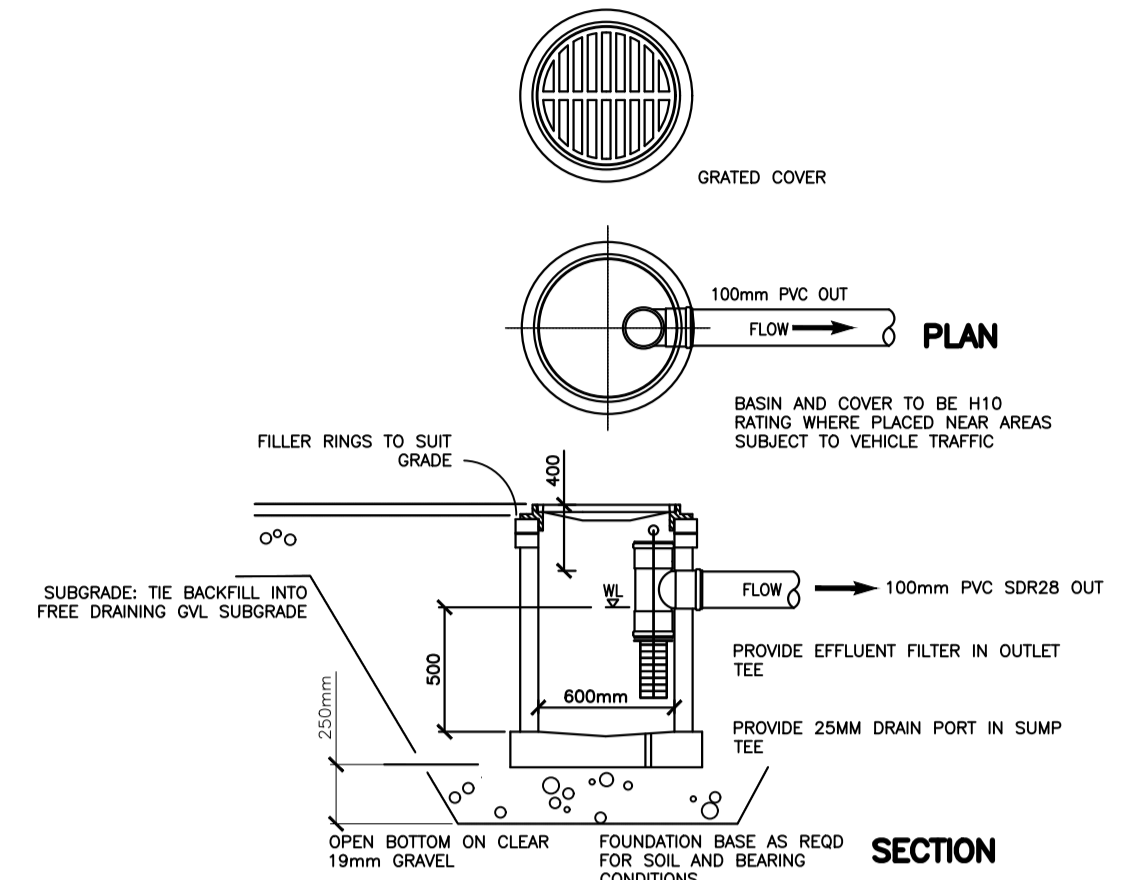
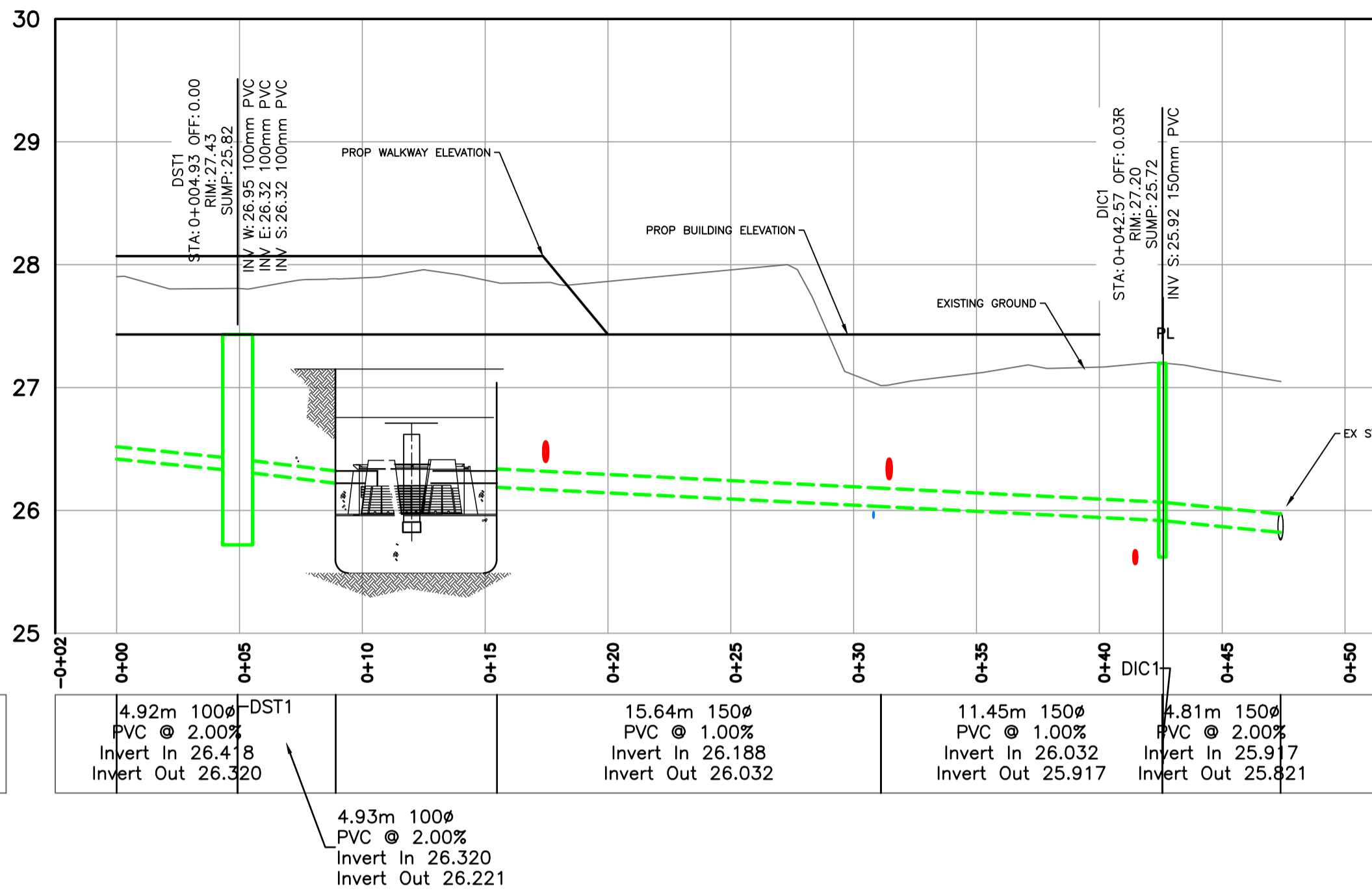
REFER TO DETAIL D11c

STORMWATER MANAGEMENT

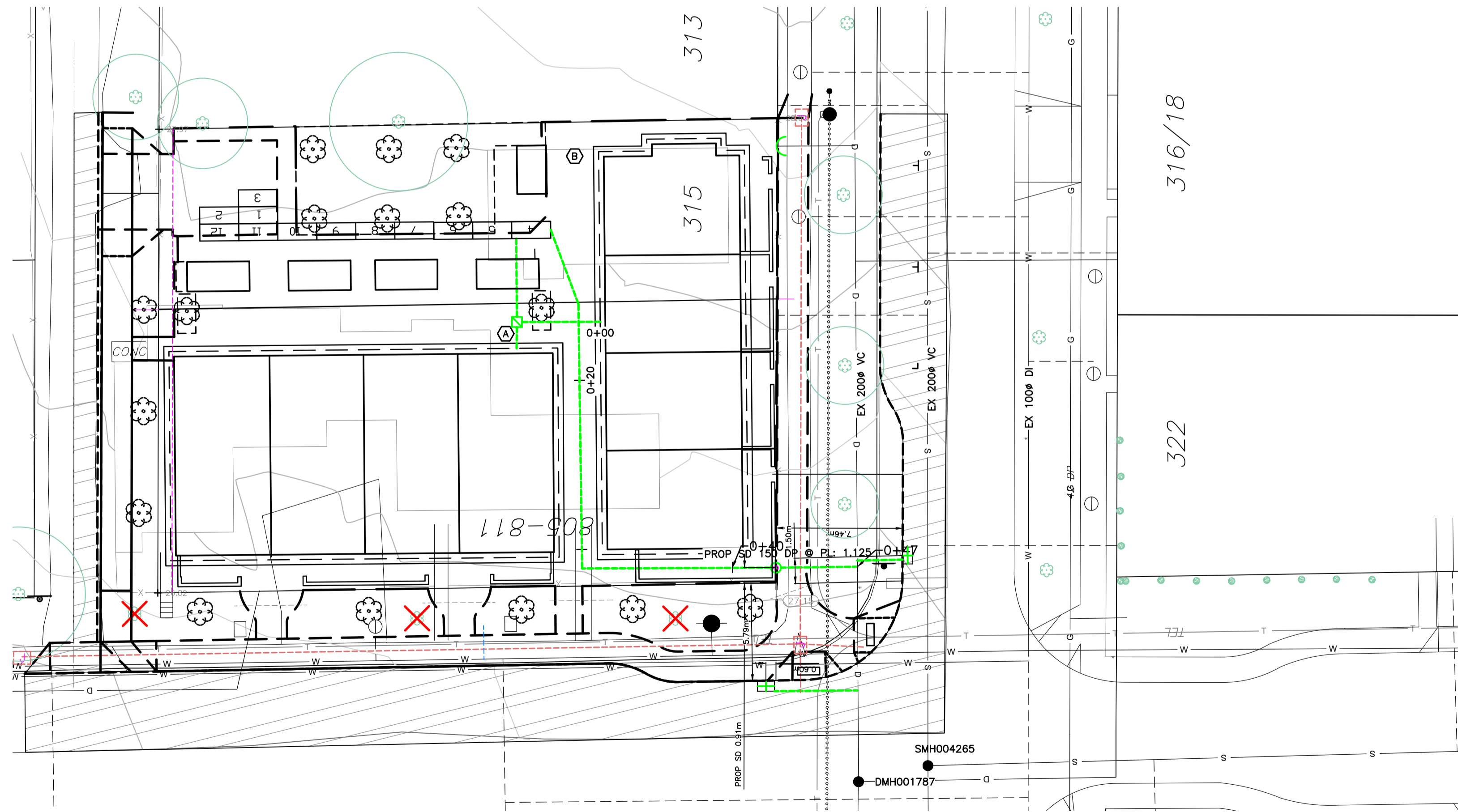
(A) SILT TRAP
SWM RELATED SILT TRAPS (ST) TO BE CONSTRUCTED AS SHOWN IN DETAIL D12B

(B) STORAGE/ FILTRATION CHAMBER TRENCHES
CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL D11c

Prop Storm Data:

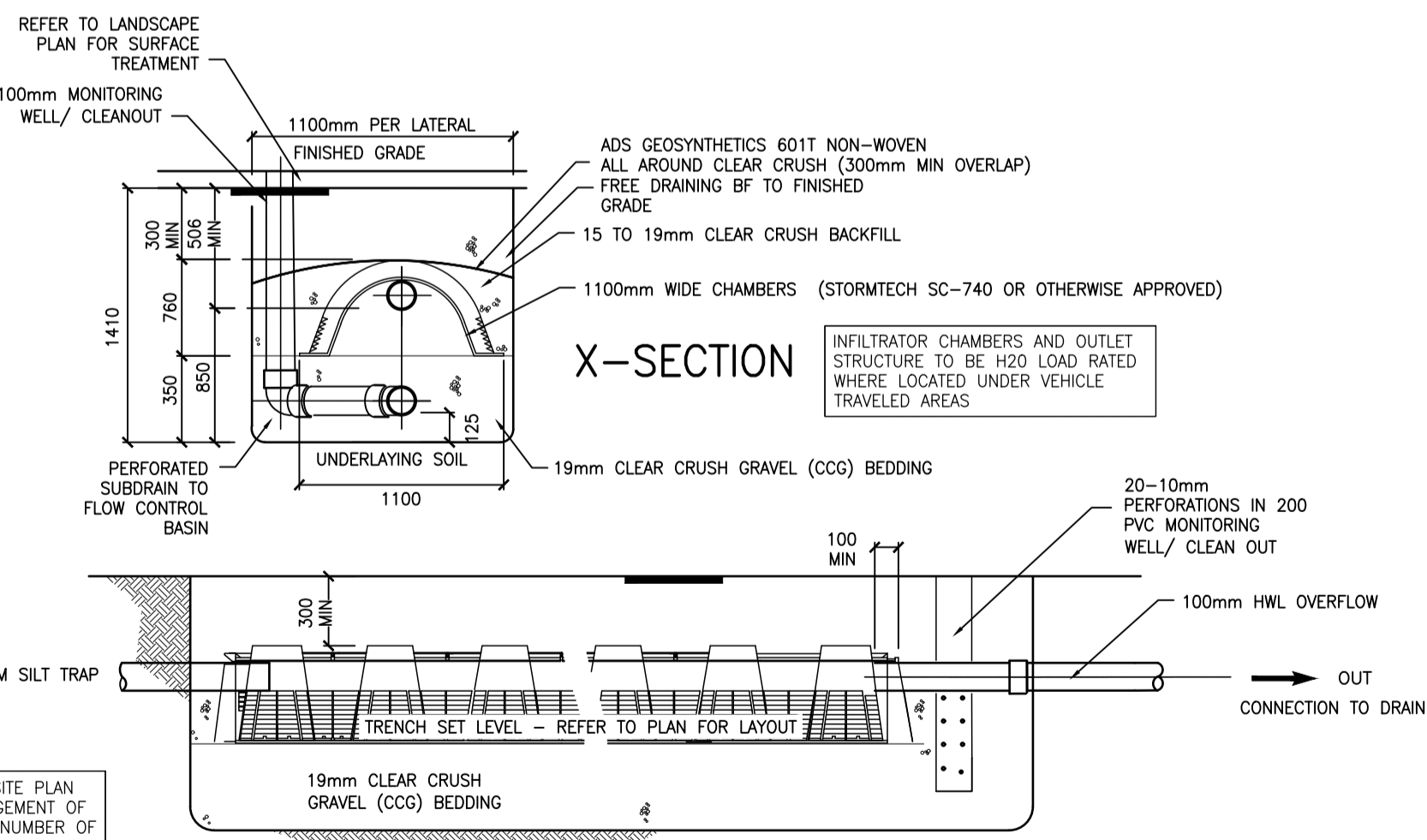


DRIVEWAY DRAIN SILT TRAP - D12B1



PLAN

SCALE 1:200



SECTION

SWM STORAGE/FILTRATION TRENCH - D11c

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

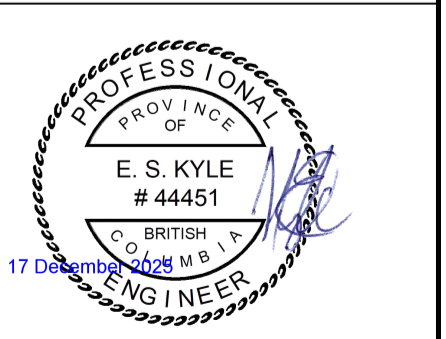
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

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

REVISIONS		REVISIONS APPROVED	
REVISION # 1	REVISION # 2	REVISION # 3	
Approved	Approved	Approved	
Date	Date	Date	
Signed	Signed	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		

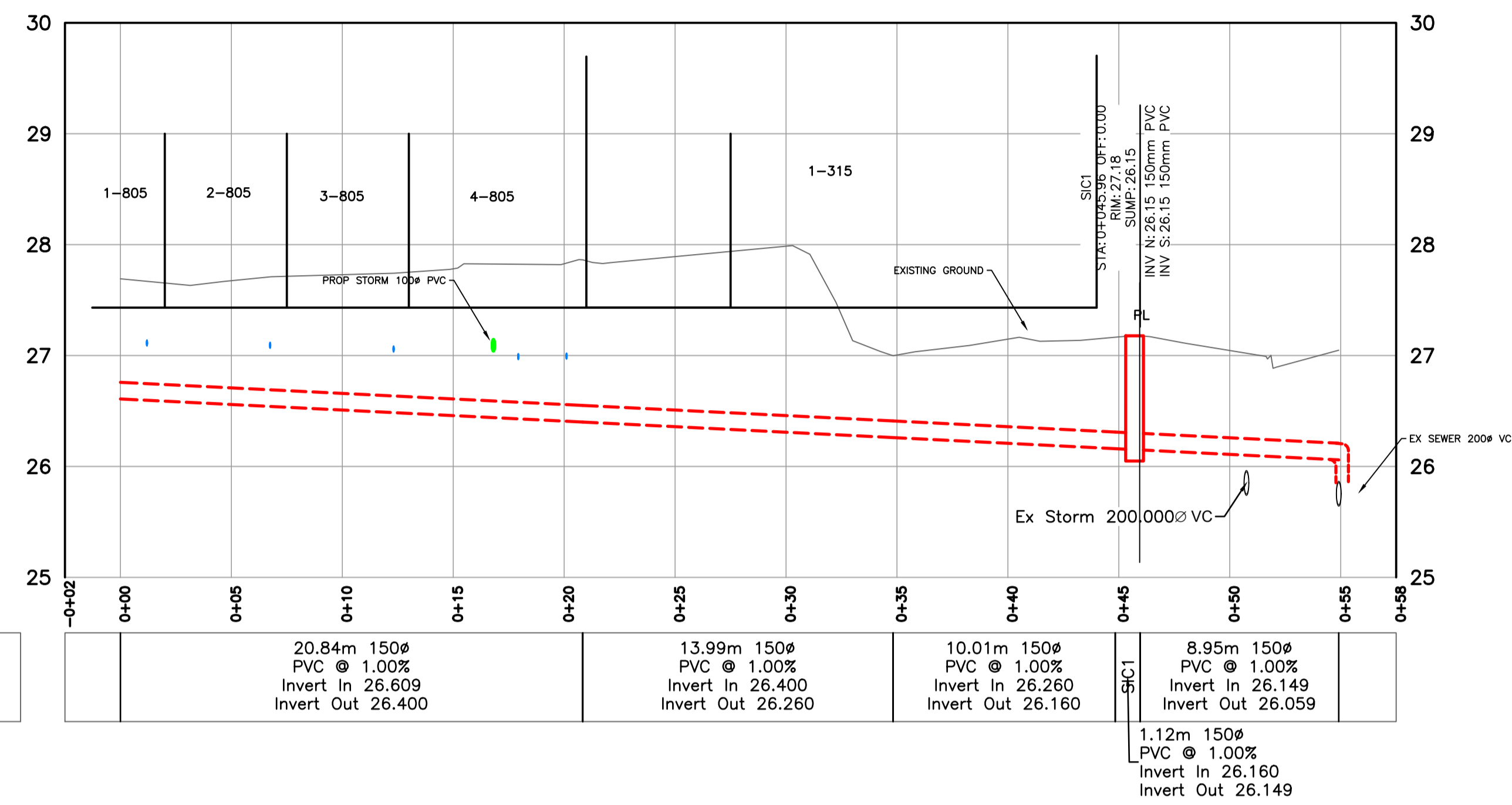
CITY OF VICTORIA			
811 MARY ST & 315 EDWARD ST			
STORM PLAN			
B.M. : 18-12	Elev: 26.587m		
Design: SJP	Drawn: SJP	Checked: ESK	
Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	



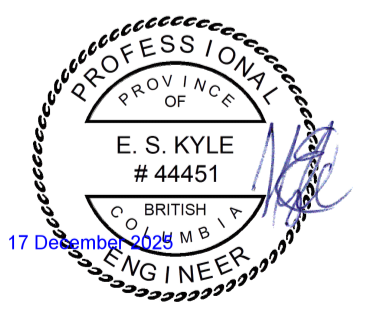
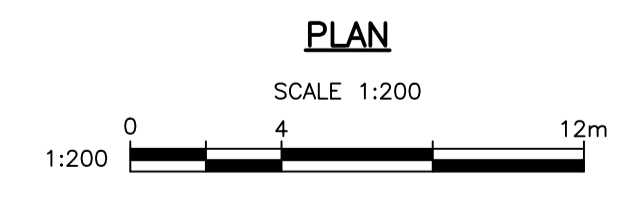
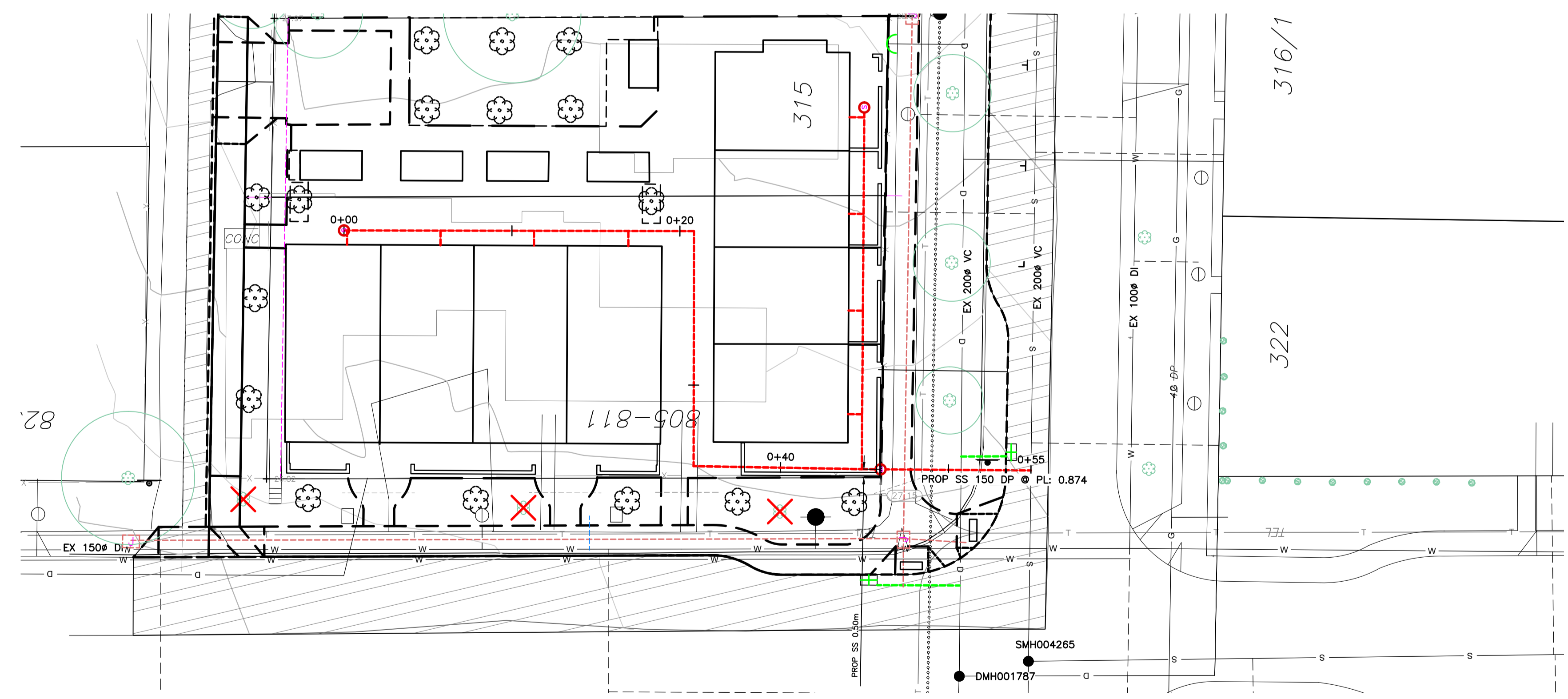
FILE No.	
DESIGN No.	
DRAWING No.	2 OF 8

THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\Civil\CV25-33 Mary - Kalerchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 251201 Mary - Kalerchuk - Service Connections - BUBBLE.dwg

THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\Civil\03 EN-CA\040 Internal Drawings\00 Current\CV25-33_251201 Mary - Kalerchuk - Service Connections - BUBLED.dwg



Prop Sewer Data:



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
Post Top	Pedestrian Signal
Drain	Curb
Sidewalk	Wood Box
Manhole	Catch Basin
Cleanout	Culvert
Silt Trap	Cap / Plug
Traffic Sign	Gas Valve
Ctrl Monument	Water Meter
Valve	Flush Valve
Hydrant	Reducer
Air Valve	
Water Meter	

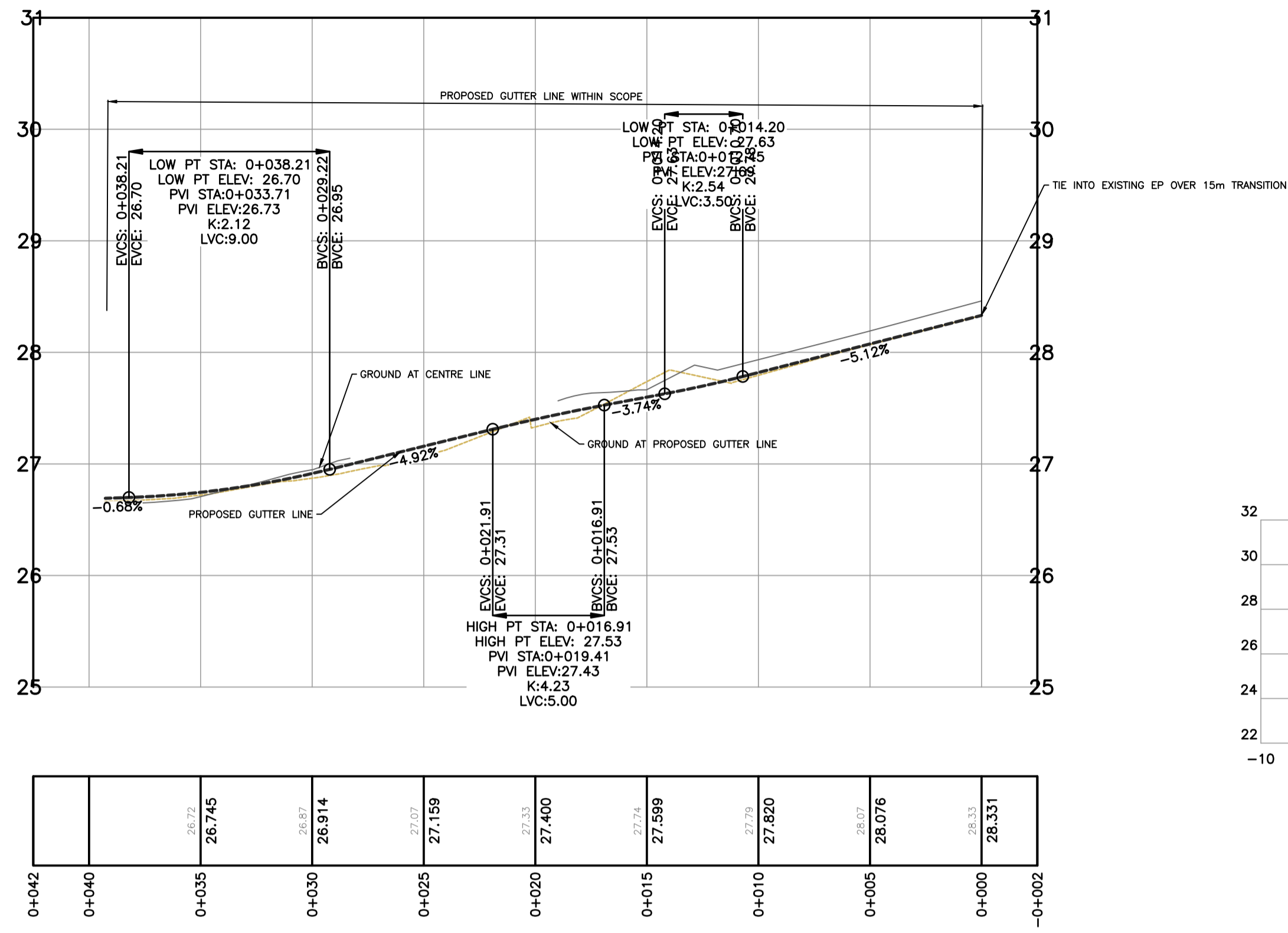
REVISIONS	
6	Valve
5	Flush Valve
4	Hydrant
3	Reducer
2	Air Valve
1	Water Meter

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		

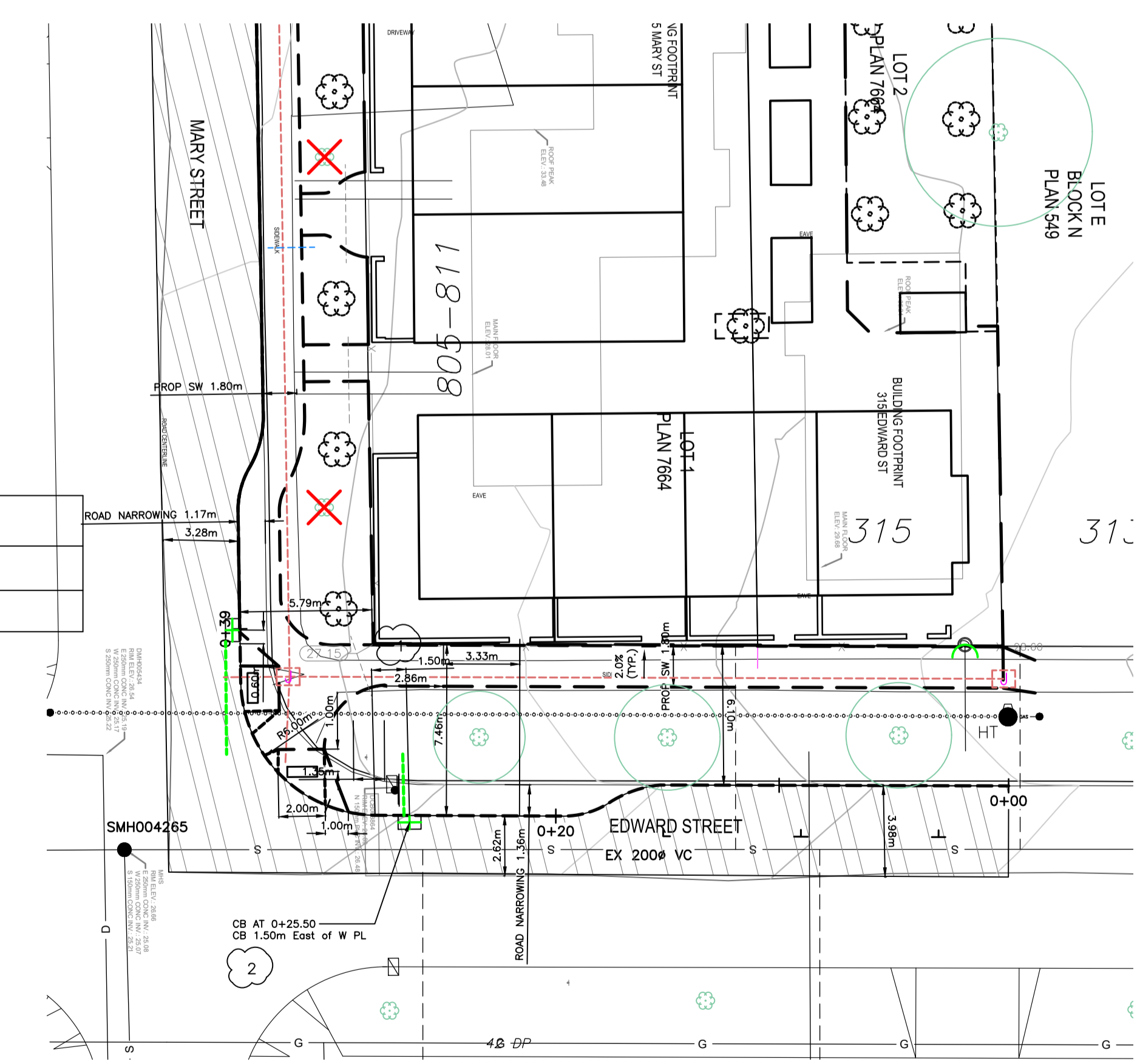
DESIGN APPROVED		
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA			
811 MARY ST & 315 EDWARD ST			
SEWER PLAN			
B.M. : 18-12	Drawn: SJP	Elev: 26.587m	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	

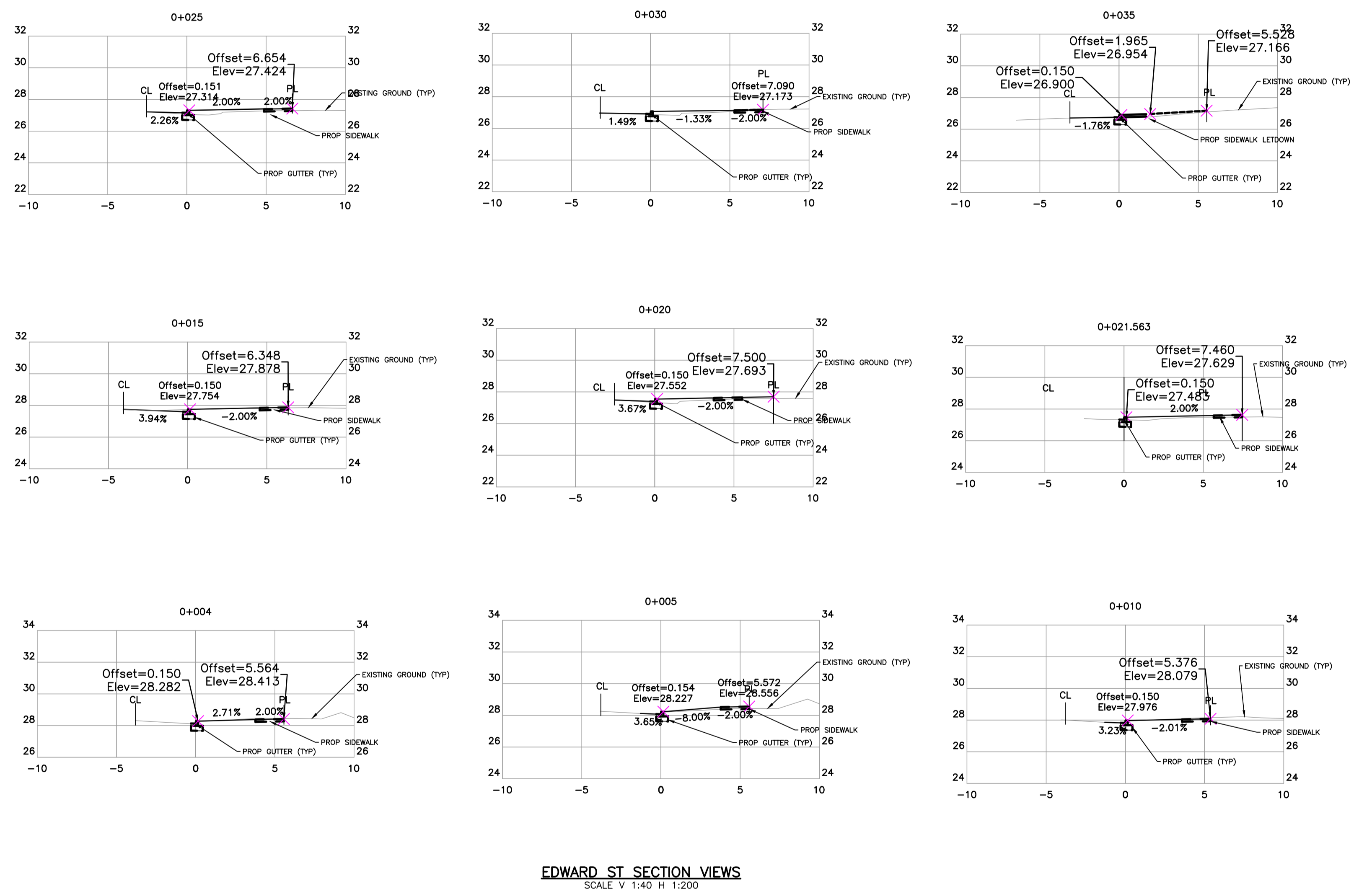
FILE No.	
DESIGN No.	
DRAWING No.	3 OF 8



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



PLAN
SCALE 1:200



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

Edward St (Ground)
Edward St (FGS)

0+042	0+040	0+035	0+030	0+025	0+020	0+015	0+010	0+005	0+000	0+000
		26.745	26.807	26.914	27.007	27.159	27.400	27.599	27.820	28.076

1	DIMENSIONS TO CB'S ADDED
2	NOTE FOR CB LOCATION ADDED

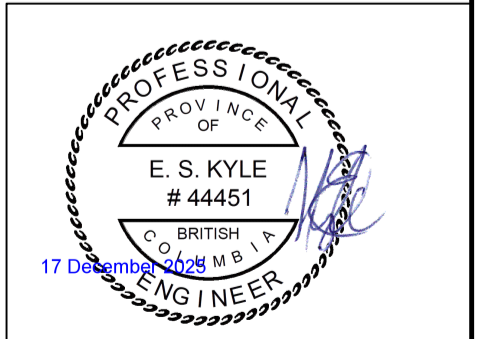
CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND		REVISIONS	
Existing Municipal Infrastructure	Drain — D —	Curb — C —	Concrete Box — CB —
Proposed Municipal Infrastructure	Ditch — D —	Sidewalk — SW —	Wood Box — WB —
Existing External U/G Utilities	Sewer — S —	Manhole — MH —	Catch Basin — CB —
Proposed External U/G Utilities	Water — W —	Cleanout — CO —	Culvert — CV —
Street Lighting	Pole Mount — PM —	Traffic Sign — TS —	Silt Trap — ST —
Post Top	Pedestrian Signal — PS —	Standard Mount — SM —	Cap / Plug — CP —
	Traffic Signal — TR —	Ctrl Monument — CM —	Gas Valve — GV —
	Traverse Hub — TH —		Water Meter — WM —
			Valve — V —
			Flush Valve — FV —
			Hydrant — H —
			Reducer — R —
			Air Valve — AV —
			Water Meter — WM —

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		

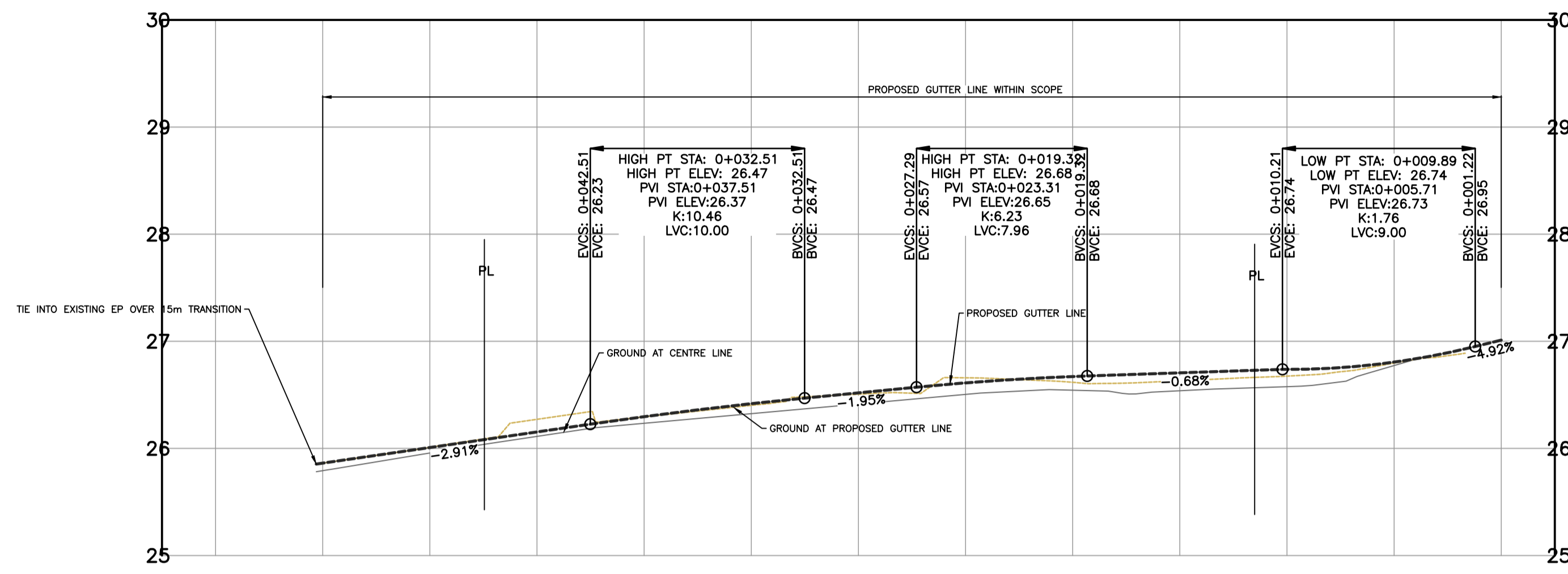
CITY OF VICTORIA			
811 MARY ST & 315 EDWARD ST			
EDWARD STREET			
B.M. : 18-12	Drawn: SJP	Elev: 26.587m	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	



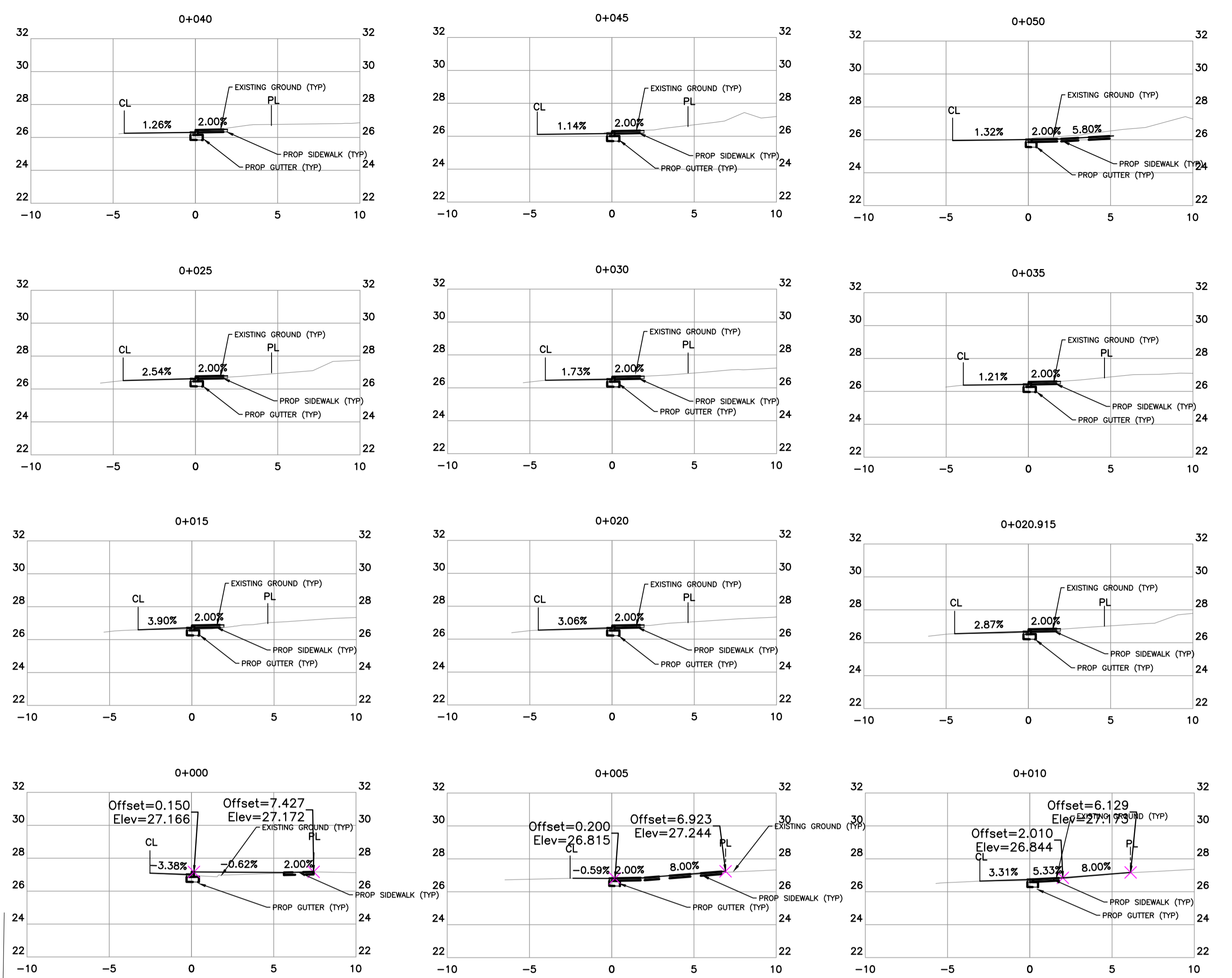
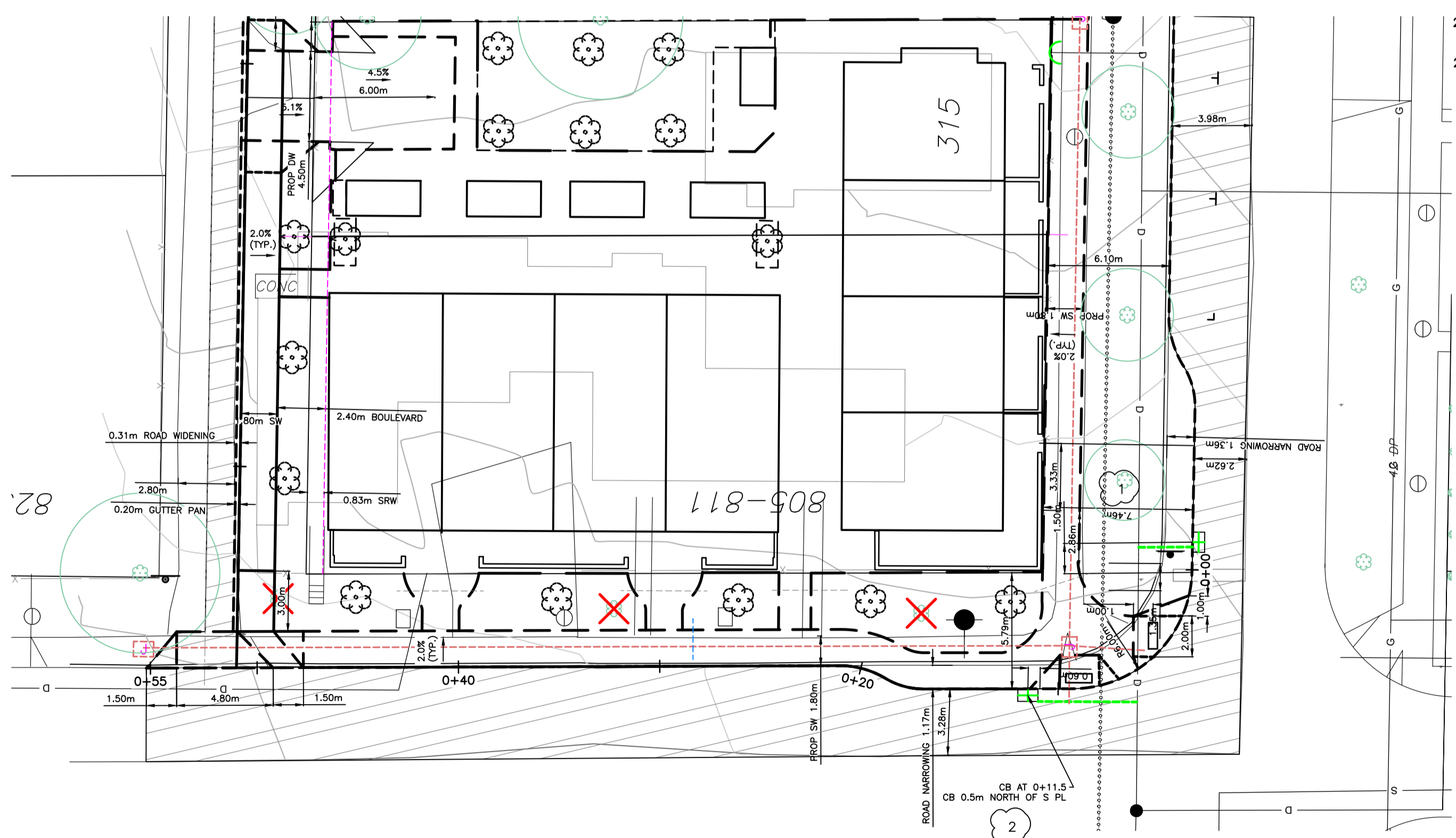
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DESIGN No.	
DRAWING No.	4 OF 8

THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\CV Civil\040 Internal Drawings\00 Current\CV25-33_251201 Mary - Kalerchuk - Service Connections - BUBBLE.dwg

THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\Civil\CV25-33 Mary - Kalerchuk\03 EN-CA\040 Internal Drawings\00 Current\CV25-33_251201_Mary - Kalerchuk - Service Connections - BUBBLED.dwg

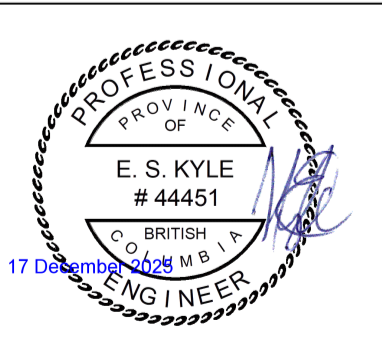
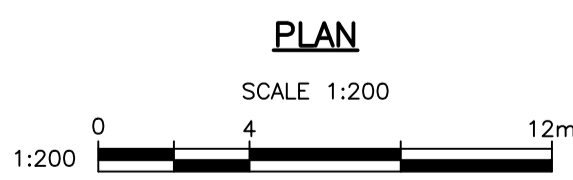


Station	Elevation
0+062	26.62
0+060	26.63
0+055	25.863
0+050	26.01
0+045	26.154
0+040	26.29
0+035	26.418
0+030	26.51
0+025	26.612
0+020	26.671
0+015	26.705
0+010	26.738
0+005	26.805
0+002	27.011



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

REVISION TABLE	
1	DIMENSIONS TO CB'S ADDED
2	NOTE FOR CB LOCATION ADDED



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

REVISIONS	
6	Concrete Box
5	Valve
4	Flush Valve
4	Hydrant
3	Reducer
2	Air Valve
1	Water Meter

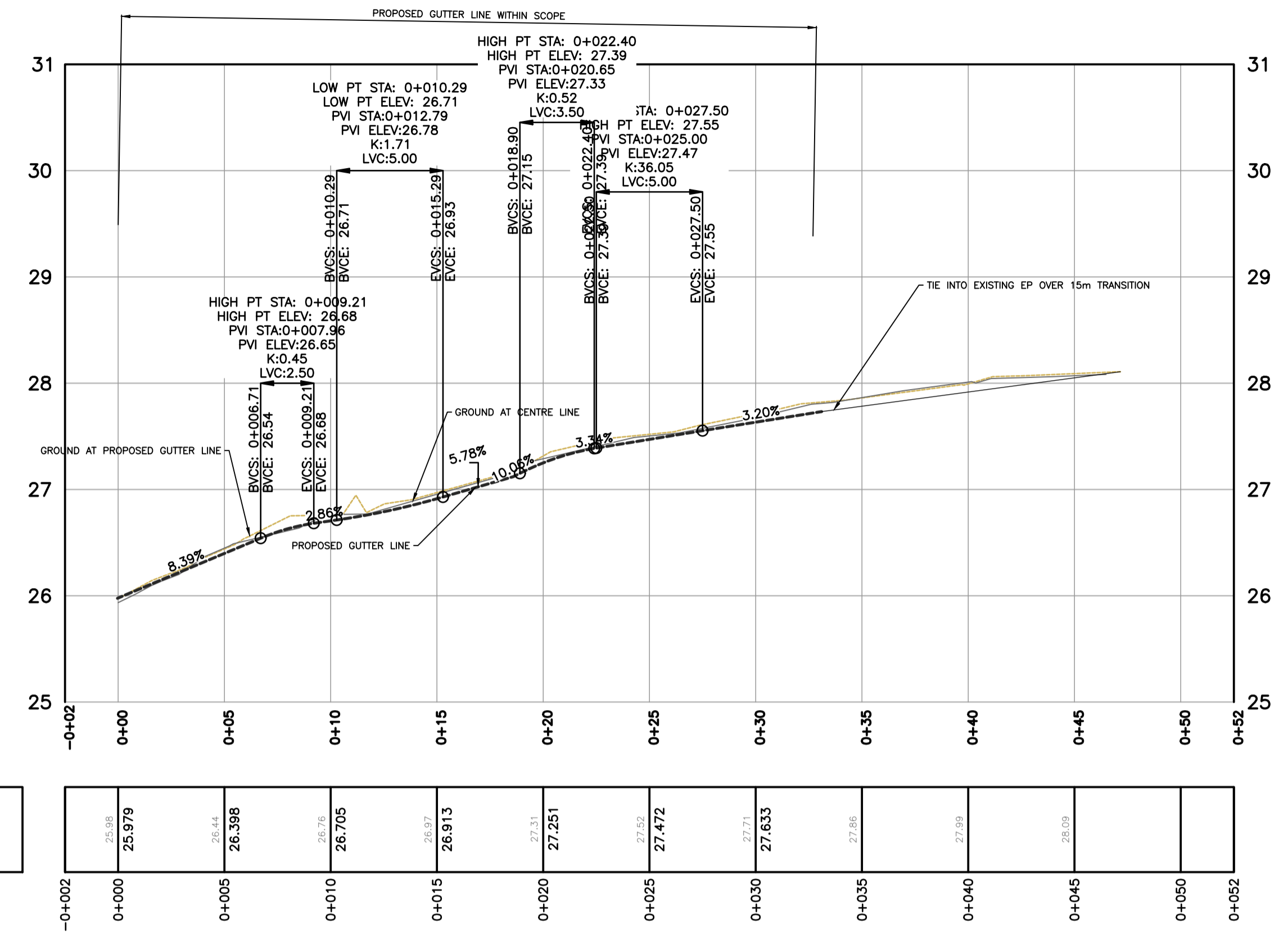
REVISIONS APPROVED								
REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development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

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

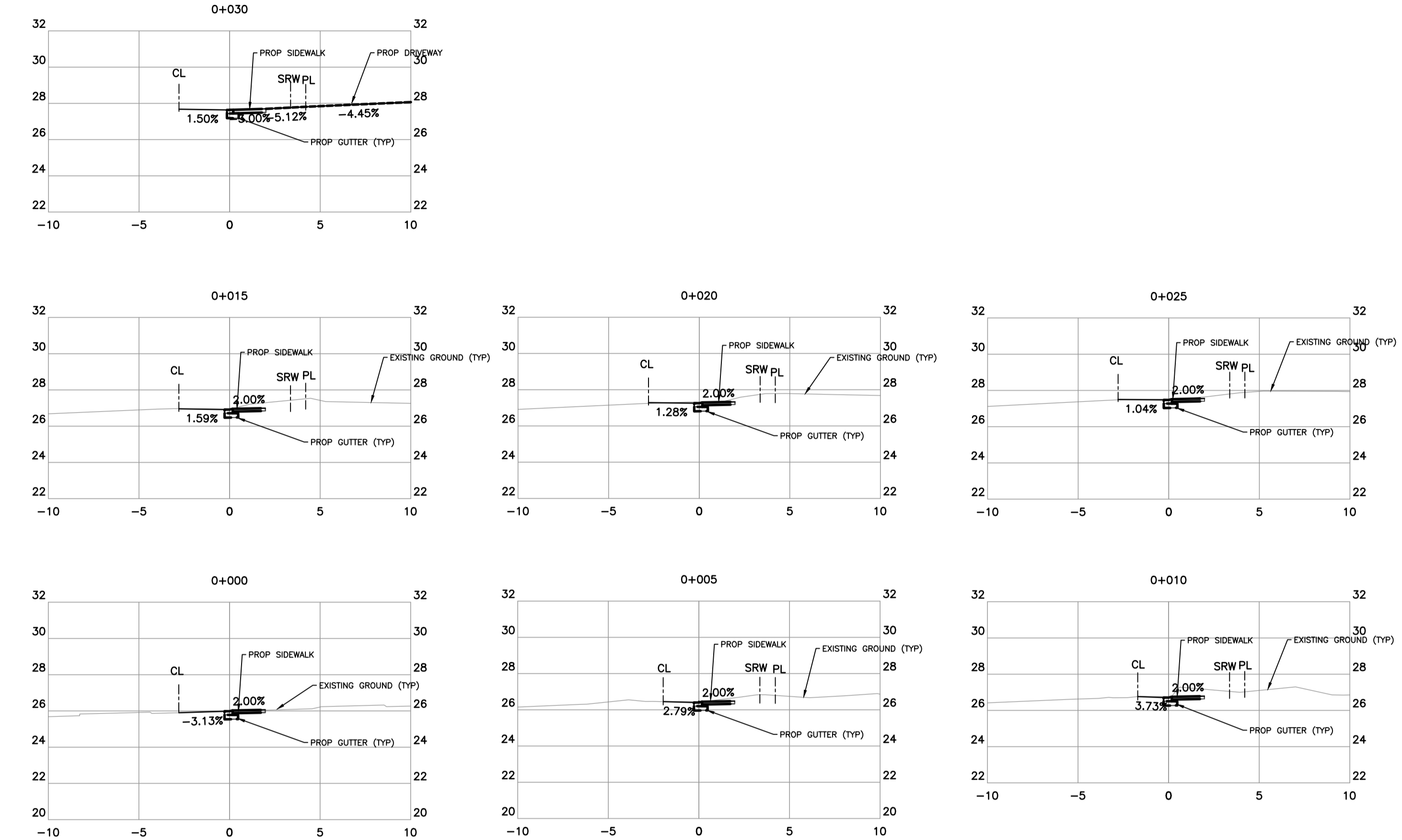
CITY OF VICTORIA			
811 MARY ST & 315 EDWARD ST			
MARY STREET			
B.M. : 18-12	Drawn: SJP	Elev: 26.587m	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	

FILE No.	
DESIGN No.	
DRAWING No.	5 OF 8

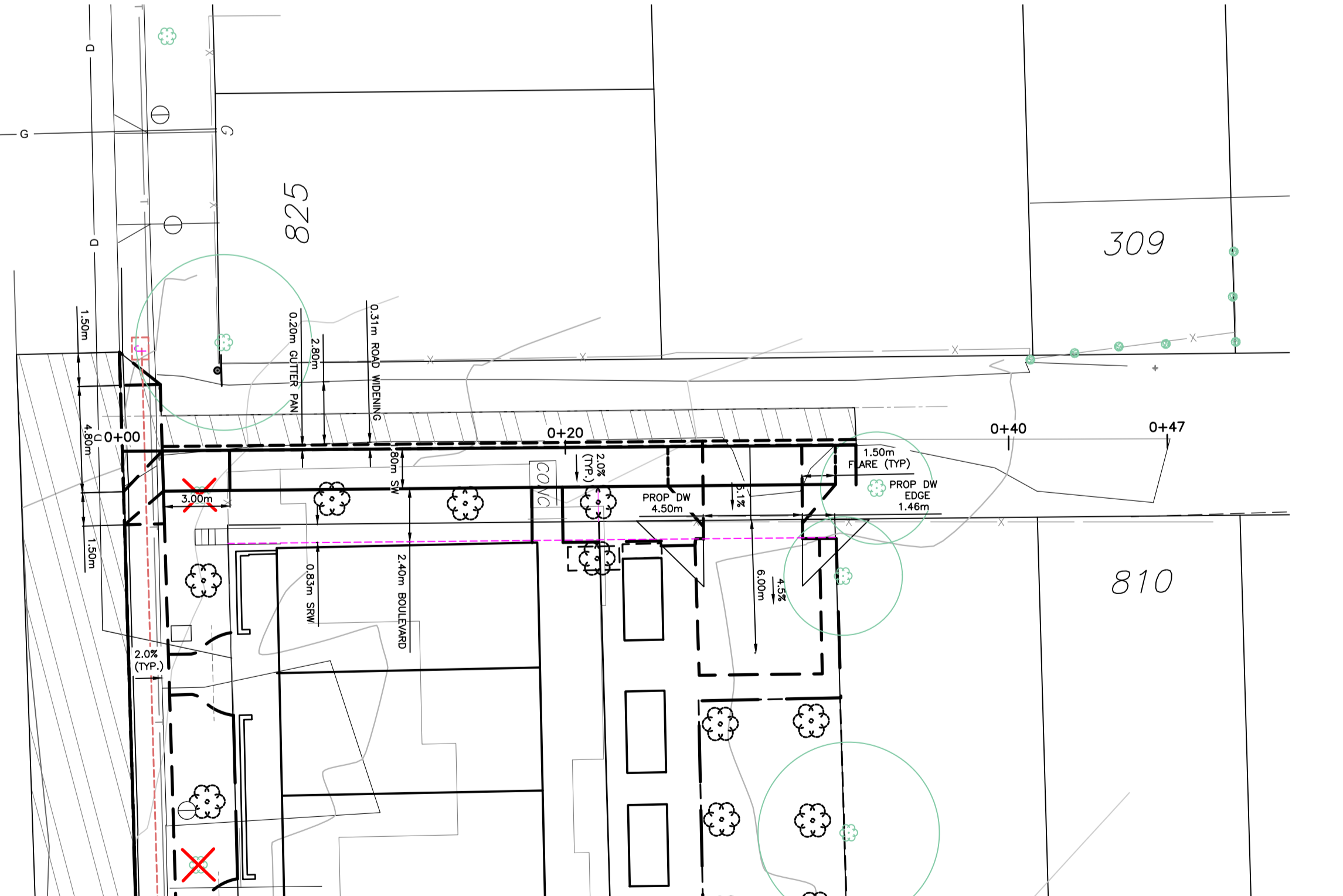
THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\CV Civil\040 Internal Drawings\00 Current\CV25-33_251201 Mary - Kalerchuk - Service Connections - BUBBLED.dwg



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



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



PLAN
SCALE 1:200

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

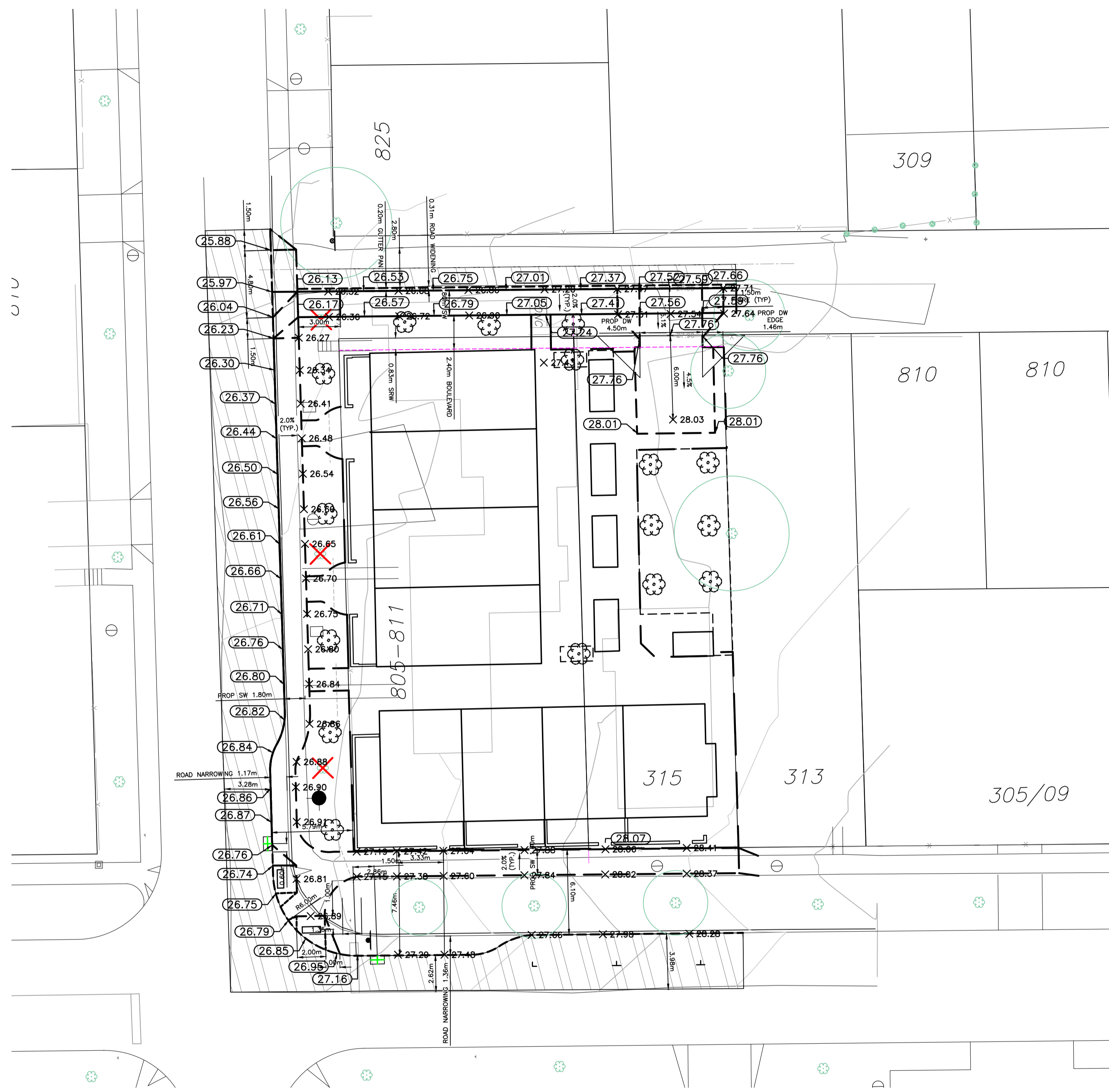
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DESIGN APPROVED		
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Design Engineer		
Manager of Development		
Development Coordinator		

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



ELEVATION POINTS ALONG CURB ARE TOP OF CURB ELEVATIONS



PLAN

SCALE 1:200



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
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Street Lighting Pole Mount	Standard Mount
Post Top	Pedestrian Signal
	Traffic Signal

LEGEND	
Curb	Concrete Box
Sidewalk	Wood Box
Manhole	Catch Basin
Cleanout	Culvert
Silt Trap	Cap / Plug
Gas Valve	Water Meter
Traffic Sign	Valve
Flush Valve	Hydrant
Reducer	Air Valve
Traverse Hub	

REVISIONS	
6	
5	
4	
3	
2	
1	

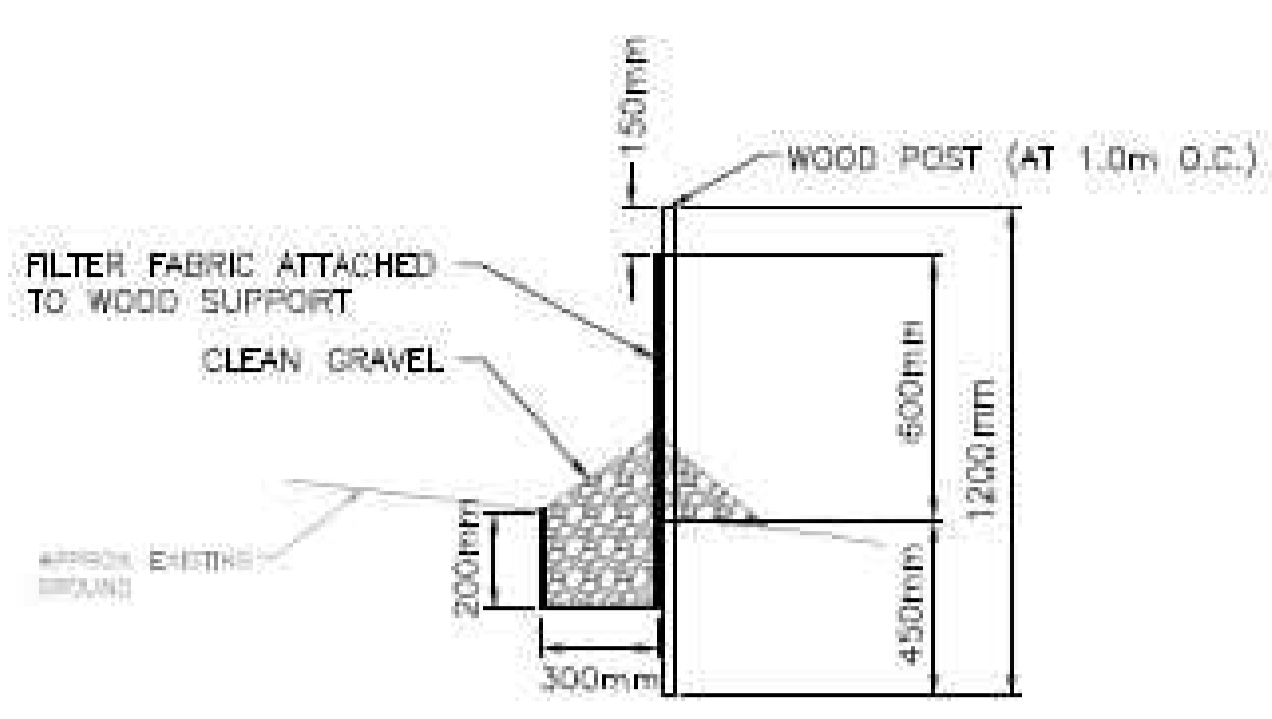
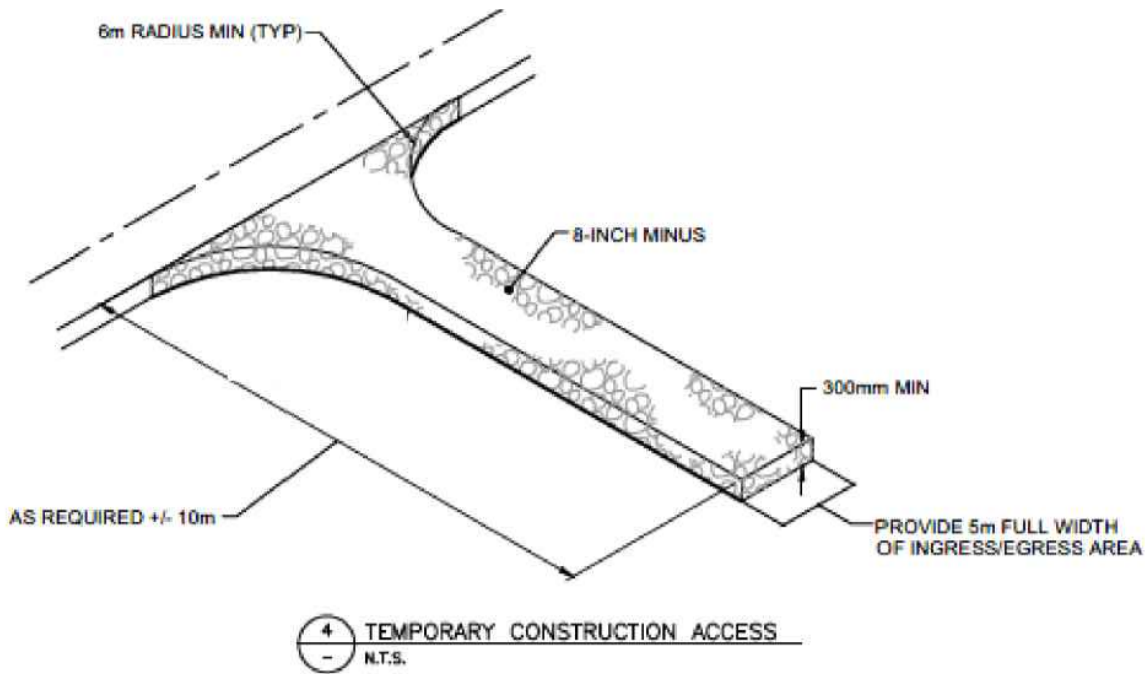
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Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
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Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

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

CITY OF VICTORIA			
811 MARY ST & 315 EDWARD ST			
GRADING PLAN (9)			
B.M. : 18-12	Drawn: SJP	Elev: 26.587m	Checked: ESK
Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	

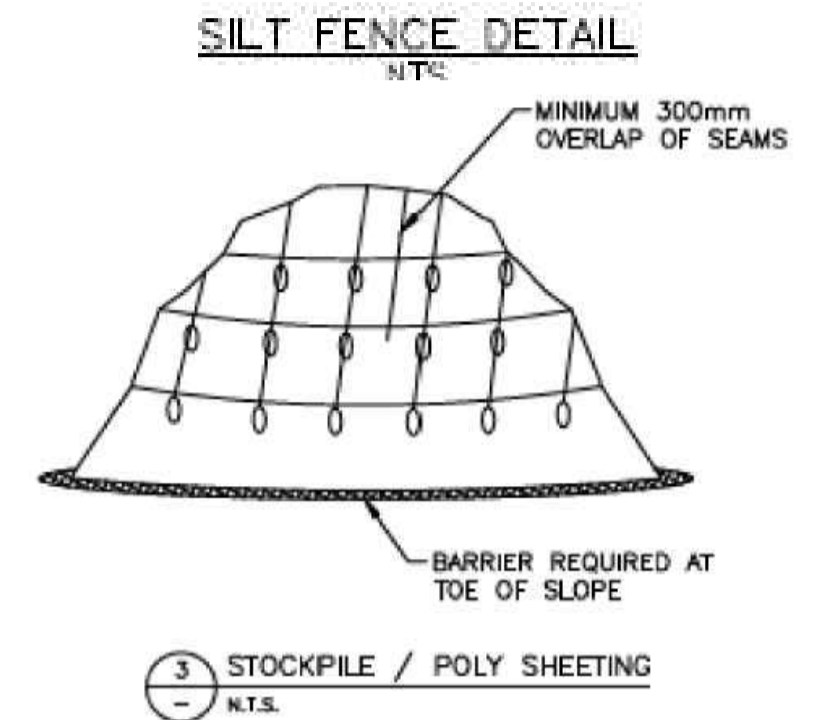
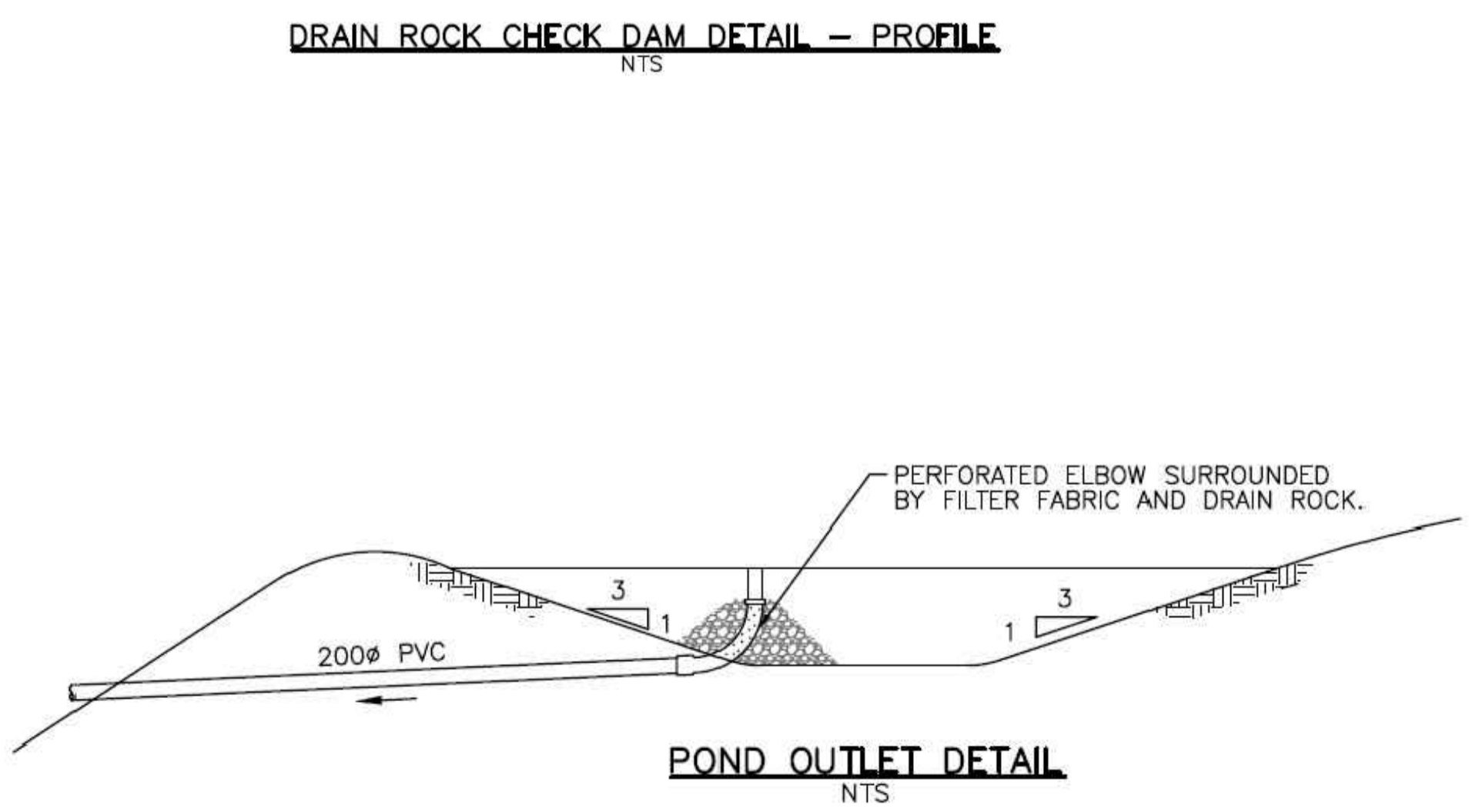
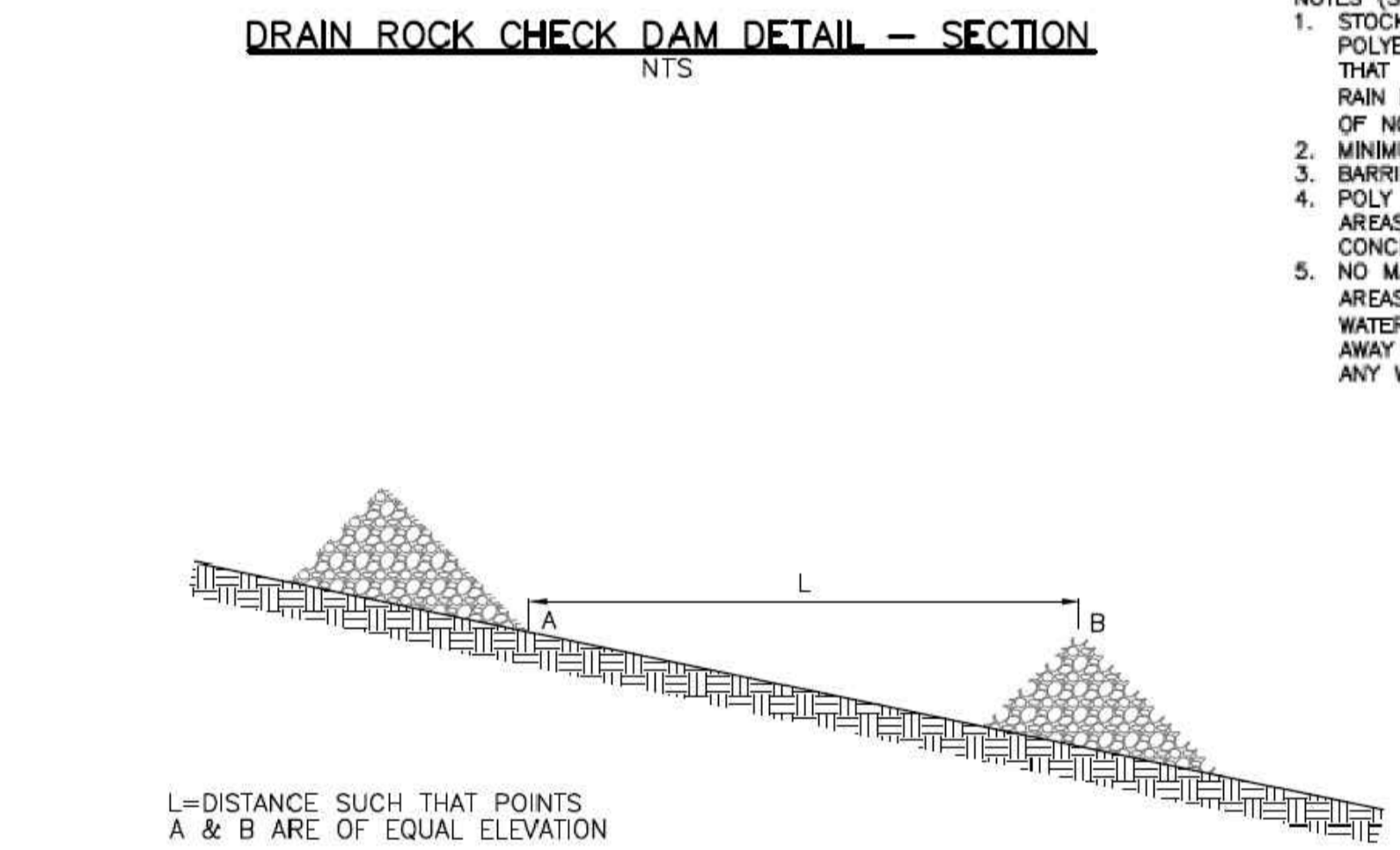
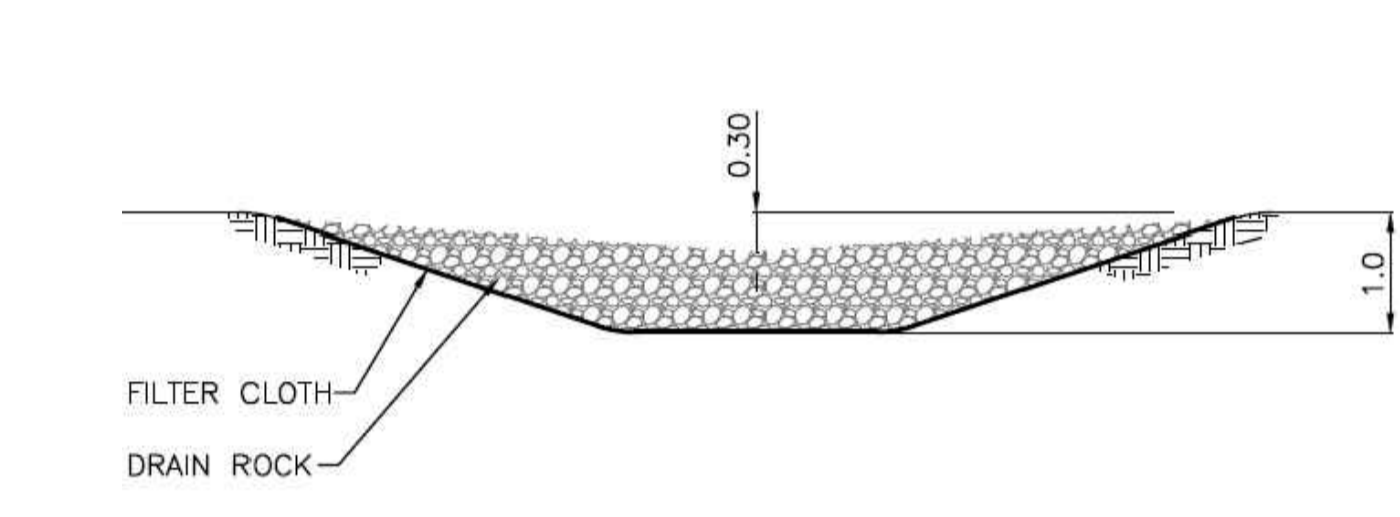
FILE No.	
DESIGN No.	
DRAWING No.	6 OF 8

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CONSTRUCTION ACCESS NOTES:

- PURPOSE IS TO PROMOTE A STABILIZED WORKSITE ENTRANCE/ EXIT AND REDUCE THE AMOUNT OF SEDIMENT TRANSPORTED OFF-SITE BY VEHICLES AND EQUIPMENT.
- EFFECTIVENESS OF THIS MEASURE INCREASES SUBSTANTIALLY WHEN A WHEEL WASH IS CONSTRUCTED IN CONJUNCTION WITH IT.
- IF THE PAD SLOPES TOWARD A PUBLIC ROAD AND THE PAD GRADE IS GREATER OR EQUAL TO 2% CONSTRUCT A LOW DIVERSION BERM TO PREVENT RUNOFF FROM THE PAD FROM WASHING ONTO THE ROAD.
- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL SUPERVISORS.



NOTES (STOCKPILE / POLY SHEETING):

- STOCKPILES TO BE COVERED WITH ONE LAYER OF 8 mil POLYETHYLENE SHEETING, WEIGHTED INTO PLACE SUCH THAT IT CANNOT EXPOSE THE COVERED MATERIAL DURING RAIN EVENTS, WINDSTORMS, AND/OR EXTENDED PERIODS OF NO USE (I.E., AT THE END OF THE WORKING DAY).
- MINIMUM 300mm OVERLAP ON ALL SEAMS REQUIRED.
- BARRIER REQUIRED AT TOE OF STOCKPILE.
- POLY SHEETING SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
- NO MATERIALS WILL BE STOCKPILED WITHIN RIPARIAN AREAS (I.E., 30 METERS OF THE TOP OF BANK OF ANY WATERBODY) WHERE THE MATERIAL CAN BE WASHED AWAY BY HIGH WATER OR STORM RUN OFF OR CAN IN ANY WAY ENCROUGH UPON WATERCOURSE.

SPECIFIC NOTES:

- EROSION & SEDIMENT CONTROL NOTES**
- ALL DISCHARGE FROM THE SEDIMENT POND TO THE MUNICIPAL STORM SYSTEM IS TO ADHERE TO THE DISCHARGE REQUIREMENTS AS OUTLINES IN THE "SANITARY SEWER AND STORMWATER UTILITIES BYLAW" OF THE CITY OF VICTORIA.
- SPILL RESPONSE NOTES**
- CONTAINMENT: IMPLEMENT TEMPORARY AND PERMANENT MEASURES TO CONTAIN THE SPILLED MATERIAL AND PREVENT IT FROM SPREADING
 - DIVERTING AND ISOLATING: DIRECT THE FLOW OF WATER AWAY FROM THE SPILL AND ISOLATE THE CONTAMINATED AREA
 - CLEANUP: IMPLEMENT PROCEDURES FOR CLEANING UP THE SPILLED MATERIAL, INCLUDING USING APPROPRIATE EQUIPMENT AND FOLLOWING SAFETY PROTOCOLS.
 - REPORTING: NOTIFY AUTHORITIES, SUCH AS POLICE, FIRE DEPARTMENT, OR RELEVANT ENVIRONMENTAL AGENCIES.

GENERAL NOTES:

- EROSION & SEDIMENT GENERAL NOTES**
- EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL GENERALLY COMPLY WITH THE MOST CURRENT VERSIONS OF THE BC EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR URBAN CONSTRUCTION (2015) AND ANY APPLICABLE MUNICIPAL OR REGIONAL ESC BYLAWS AND SPECIFICATIONS. MEASURES MUST ALSO ALIGN WITH THE FISHERIES AND OCEANS CANADA MEASURES TO PROTECT FISH AND FISH HABITAT (2022) AND ANY PERMIT-SPECIFIC CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THESE GUIDELINES ARE UNDERSTOOD AND IMPLEMENTED.
 - THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES OR DELAYS RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
 - ANY DIRECTION GIVEN BY THE CONSULTANT OR APPROVING AUTHORITY REGARDING EROSION AND SEDIMENT CONTROL MUST BE IMPLEMENTED IMMEDIATELY, WITH CONFIRMATION REPORTED TO THE APPROVING AUTHORITY.
 - THESE NOTES PROVIDE A GENERAL OVERVIEW OF BEST MANAGEMENT PRACTICES INTENDED FOR ON-SITE IMPLEMENTATION. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING, UPDATING, AND STAGING DETAILED ESC PLANS TO SUIT PROJECT CONDITIONS.
 - A QUALIFIED ON-SITE PERSON MUST BE ASSIGNED TO OVERSEE DAY-TO-DAY MANAGEMENT AND MONITORING OF THE ESC PLAN. AS A MINIMUM, INSPECTIONS MUST OCCUR BI-WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS, DURING PERIODS OF HEAVY RAINFALL OR CONTINUOUS TRUCK TRAFFIC. INSPECTIONS MAY REQUIRE INCREASED FREQUENCY AS DETERMINED BY THE QEP. DOCUMENTATION MUST BE KEPT ON-SITE AND MADE AVAILABLE TO THE APPROVING AUTHORITY UPON REQUEST.
 - ANY DEFICIENCIES IDENTIFIED DURING INSPECTION MUST BE CORRECTED PROMPTLY, WITH CORRECTIVE ACTIONS DOCUMENTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT MUD, DIRT, SOIL, SILT, OR OTHER MATERIALS ARE NOT TRACKED ONTO PUBLIC ROADS OR INTO STORM DRAINS. ANY MATERIAL DEPOSITED MUST BE REMOVED. STREETS ARE TO BE SWEEP AS NEEDED IF TRACKING IS OBSERVED.

ENTRANCE NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EXIT TO MINIMIZE SEDIMENT TRACKING. THE ENTRANCE/EXIT MUST BE AT LEAST 10 M LONG AND 5 M WIDE, CONSTRUCTED OF 50-150 MM ANGULAR CLEAN CRUSHED ROCK COVER.
- THE STABILIZED ENTRANCE MUST BE MAINTAINED IN EFFECTIVE WORKING CONDITION AT ALL TIMES. THIS INCLUDES ADDING FRESH ROCK WHEN MUD BECOMES EMBEDDED AND GRADING AS NEEDED.
- ALL VEHICLES LEAVING THE SITE MUST EXIT THROUGH THE STABILIZED ENTRANCE/EXIT. NO ALTERNATE EXITS ARE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- ADDITIONAL MEASURES SUCH AS AN ASPHALT PAD WITH A TRACK OUT CONTROL SYSTEM OR WHEEL WASH MAY BE REQUIRED IF TRACKING PERSISTS. THE QEP WILL DETERMINE THE NEED FOR WHEEL WASHING BASED ON THE PERFORMANCE OF THE GRAVEL/COBBLES AND RUMBLE STRIPS. IF IMPLEMENTED, WHEEL WASH SYSTEMS MUST DISCHARGE TO A SEDIMENT TRAP, SUMP, OR OTHER APPROVED TREATMENT SYSTEM.
- PUBLIC ROADS MUST BE CLEANED IF TRACKING OCCURS. SWEEPING MUST BE PERFORMED AS NEEDED.

SEDIMENT CONTROL NOTES:

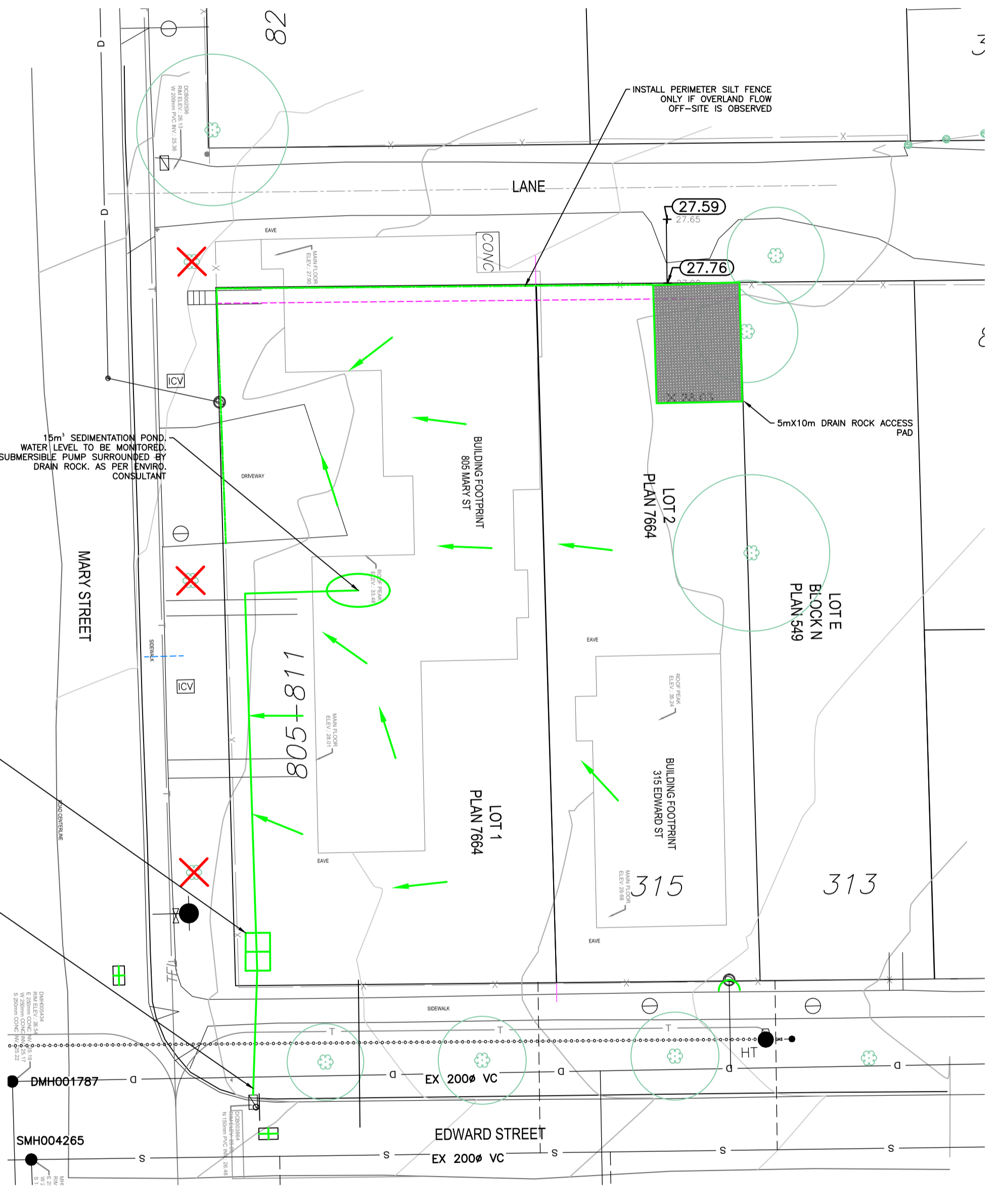
- MAINTAIN EXISTING VEGETATION AND VEGETATED BUFFER AREAS AS LONG AS POSSIBLE TO MINIMIZE EROSION.
- DISTURB PERIMETER VEGETATION ONLY WHERE NECESSARY FOR CONSTRUCTION.
- INSTALL PERIMETER SILT FENCES ONLY IF OVERLAND FLOW OFF-SITE IS OBSERVED.
- SILT FENCES MUST BE INSTALLED WITH A CONTINUOUS TRENCH, J-HOOK ENDS, AND A MINIMUM 450 MM BURIAL DEPTH. ON SLOPES, INSTALL INTERMEDIATE J-HOOKS OR CHECK POINTS TO SLOW RUNOFF.
- PROTECT ALL RELEVANT STORM DRAIN INLETS WITH APPROVED INLET PROTECTION. INSPECT AND MAINTAIN INLET PROTECTION REGULARLY.
- STOCKPILES OF SOIL OR MATERIALS MUST BE LOCATED AWAY FROM DRAINAGE PATHS AND PROTECTED WITH SILT FENCING, TARPS, OR OTHER APPROVED CONTAINMENT TO PREVENT SEDIMENT LOSS.
- STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE USING SEEDING, MULCHING, OR OTHER APPROVED STABILIZATION METHODS.

SETTLEMENT POND NOTES:

- AS SHOWN ON CONTRACT DRAWINGS, CONTRACTOR TO INSTALL SETTLEMENT PONDS AS SHOWN ON CONTRACT DRAWINGS. CONTRACTOR TO INSTALL SETTLEMENT PONDS, FOR TREATMENT OF RUNOFF COLLECTED BY INTERCEPTOR SWALES (DITCHES) AND/OR SILT BARRIERS. THE SETTLEMENT PONDS ARE TO HAVE MINIMUM VOLUMES AND SURFACE AREAS AS SHOWN ON THE DRAWINGS. THE PONDS SHOULD BE USED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- SEDIMENT CAPTURED BY SILT FENCES OR OTHER DEVICES SHALL BE REMOVED AND DISPOSED OF WHEN 1/3 HEIGHT OF THE DEVICE IS REACHED. AT MINIMUM, THE CONTRACTOR SHALL MONITOR AND PUMP OUT SEDIMENTATION PONDS EVERY 7 DAYS AND AFTER PRECIPITATION. PUMP HOSE SHALL BE EQUIPPED WITH SEDIMENT FILTER NOZZLE OR APPROVED ALTERNATIVE ESC PROTECTION MEASURE.
- TREATMENT MEASURES ARE ONLY REQUIRED TO RECEIVE RUNOFF FROM DISTURBED AREAS OF SITE. MODIFICATIONS TO RUNOFF ROUTING AND COLLECTION LOCATIONS ARE PERMITTED TO SUIT SEQUENCING OF GROUND TURBANCE AND TO MAXIMIZE EFFICIENCY OF TREATMENT MEASURES.
- CONSTRUCTION SHALL BE HALTED DURING INTENSE RAINFALL EVENTS OR WHENEVER UNMANAGEABLE SURFACE CONSTRUCTION SHALL BE HALTED DURING INTENSE RAINFALL EVENTS OR WHENEVER UNMANAGEABLE SURFACE RUNOFF IS LIKELY TO OCCUR.
- 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD INSPECT 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD INSPECT THE ESC WORKS AND ENSURE THAT THE WORKS ARE ADEQUATE TO PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR GOVERNING AUTHORITY UPON REQUEST. IF THE DESIGNATED SITE PERSON DETERMINES THAT THE ESC WORKS ARE NOT ADEQUATE TO PROTECT THE SITE DURING THE ANTICIPATED STORM EVENT, THEN THEY ARE TO IMMEDIATELY INFORM THE ENGINEER AND CONTRACTOR SO THAT THE WORKS CAN BE MODIFIED TO ADEQUATELY PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE APPROVING AUTHORITY UPON REQUEST.
- DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE ESC DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE ESC MEASURES AND STORM DRAIN TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT BEING RELEASED FROM SITE. TAKE IMMEDIATE CORRECTIVE ACTION IF INSPECTION INDICATES A PROBLEM. RECORD INSPECTION DATES, ANY SIGNIFICANT OBSERVATIONS, AND ACTIONS TAKEN, THEN INFORM THE CONSULTANT IN CHARGE AND THE APPROVING AUTHORITY. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES, PRIVATE PROPERTY AND PUBLIC RIGHTS OF WAY AS A RESULT OF THIS CONSTRUCTION PROJECT. REMOVAL SHALL BE CONDUCTED AS SOON AS POSSIBLE.
- THE EFFECTIVENESS OF SEDIMENT CONTROL IS DEPENDENT UPON THE ENTIRE PROJECT TEAM; ANY PERSON NOTING THE EFFECTIVENESS OF SEDIMENT CONTROL IS DEPENDENT UPON THE ENTIRE PROJECT TEAM; ANY PERSON NOTING SEDIMENT LADEN RUNOFF ON THE PROJECT SITE SHOULD INVESTIGATE THE SITUATION AND TAKE MITIGATIVE MEASURES TO PREVENT THE SEDIMENT FROM ENTERING A WATERCOURSE, OR IMMEDIATELY REPORT THE SITUATION TO THE SITE SUPERVISOR OR ENVIRONMENTAL MONITOR.
- ESTABLISH VEGETATION AND LAY SOD AS SOON AS POSSIBLE UPON COMPLETION OF GRADING WORKS. ESTABLISH VEGETATION AND LAY SOD AS SOON AS POSSIBLE UPON COMPLETION OF GRADING WORKS.

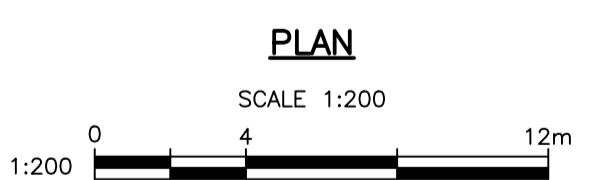
STORMWATER NOTES:

- STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE IMPLEMENTED AS DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN PREPARED FOR THIS SITE.
- THE ON-SITE STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DESIGN SPECIFICATIONS AND APPLICABLE CITY OF VICTORIA BYLAWS.
- DISCHARGE FROM THE ON-SITE STORMWATER MANAGEMENT SYSTEM TO THE MUNICIPAL STORM NETWORK WILL ONLY OCCUR FOLLOWING WRITTEN APPROVAL FROM THE CITY OF VICTORIA.
- THE CONTRACTOR MUST ENSURE THAT NO UNTREATED SEDIMENT-LADEN WATER, DELETERIOUS SUBSTANCES, OR HAZARDOUS MATERIALS ENTER THE MUNICIPAL STORM SYSTEM AT ANY TIME.
- ANY MODIFICATIONS TO THE STORMWATER MANAGEMENT SYSTEM OR DISCHARGE LOCATIONS MUST BE APPROVED IN WRITING BY THE CITY OF VICTORIA PRIOR TO IMPLEMENTATION.
- STORMWATER MANAGEMENT FEATURES MUST BE INSPECTED AND MAINTAINED REGULARLY DURING CONSTRUCTION TO ENSURE THEY REMAIN FUNCTIONAL AND IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN.



LEGEND:

- OVERLAND FLOW
- TEMPORARY SILT FENCE OR 1m VEGETATED BUFFER
- V DITCH WITH CHECK DAMS



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	Standard Mount
Post Top	Pedestrian Signal
	Traffic Signal
	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Curb
	Concrete Box
	Wood Box
	Manhole
	Catch Basin
	Cleanout
	Culvert
	Silt Trap
	Cap / Plug
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve
	Water Meter

REVISIONS	
6	Valve
5	Flush Valve
4	Hydrant
3	Reducer
2	Air Valve
1	Water Meter

REVISIONS APPROVED	
REVISION # 1	REVISION # 2
Approved	Approved
Date	Date
Signed	Signed
REVISION # 3	
Approved	
Date	
Signed	

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

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

EROSION AND SEDIMENT CONTROL PLAN

B.M. : 18-12

Design: SJP

Scale: Hor: 1:200 Vertical: 1:40

Elev: 26.587m

Checked: ESK

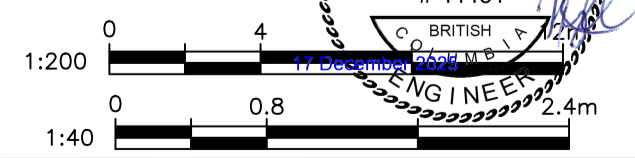
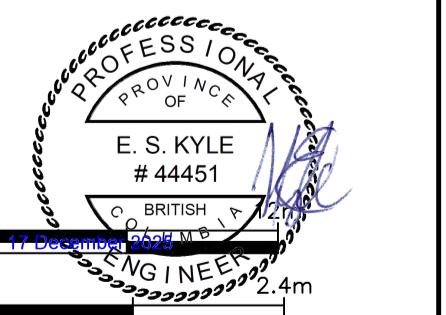
Date: DEC 2025

FILE No.

DESIGN No.

DRAWING No.

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THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\Civil\040 Internal Drawings\00 Current\CV25-33_251201_Mary - Kolenchuk - Service Connections - BUBBLE.dwg