



443 GOVERNMENT STREET

PROJECT INFORMATION TABLE

ZONE (EXISTING)	R-2
ZONE (PROPOSED)	CD
SITE AREA (m2)	1,266.2
TOTAL FLOOR AREA (m2)	4,091.2
COMMERCIAL FLOOR AREA (m2)	N/A
FLOOR SPACE RATIO	3.2
SITE COVERAGE %	65%
OPEN SITE SPACE %	35%
HEIGHT OF BUILDING (m)	24.32
NUMBER OF STOREYS	6
PARKING STALLS (NUMBER) ON SITE	28
BICYCLE PARKING NUMBER (CLASS 1 OR CLASS 2)	64 CLASS 1; 6 CLASS 2
BUILDING SETBACKS (m)	
FRONT YARD (MICHIGAN ST)	3.60 TO BUILDING; 2.43 TO BALCONY
REAR YARD	3.00 TO BUILDING; 4.90 TO BALCONY
SIDE YARD (GOVERNMENT ST)	3.00 TO BUILDING; 1.83 TO BALCONY
SIDE YARD (YOUNG ST)	5.80 TO BUILDING; 4.60 TO BALCONY
COMBINED SIDE YARDS	N/A
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	53
UNIT TYPE	1-BEDROOMS, 2 BEDROOMS, 3 BEDROOMS
GROUND-ORIENTATED UNITS	7 UNITS
MINIMUM UNIT FLOOR AREA (m2)	34.3
TOTAL RESIDENTIAL FLOOR AREA (m2)	1,266.2

PROJECT TEAM

OWNER
443 GOVERNMENT DEVELOPMENTS LTD.
301 - 1106 COOK STREET
VICTORIA, BC V8V 3Z9
CONTACT: BRUCE CRAWSHAW
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500-3795 CAREY RD, VICTORIA, BC V8Z 6T8
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TALMACK URBAN FORESTRY
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SURVEYOR
POWELL & ASSOCIATES
250-2950 DOUGLAS STREET, VICTORIA, BC
CONTACT: JAMES WORTON
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E. james@powellsurveys.com

DRAWING LIST

A000	COVER PAGE & PROJECT DATA
A010	SITE SURVEY
A011	CONTEXT PLAN
A012	SITE PLAN
A013	EXISTING SITE PLAN
A020	STREET ELEVATIONS
A030	NORTHWEST AERIAL VIEW
A031	NORTH ELEVATION VIEW
A200	LEVEL P1 FLOOR PLAN
A201	LEVEL 1 FLOOR PLAN
A202	LEVEL 2-5 FLOOR PLAN
A203	LEVEL 6 FLOOR PLAN
A204	ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	SECTIONS
A401	SECTIONS



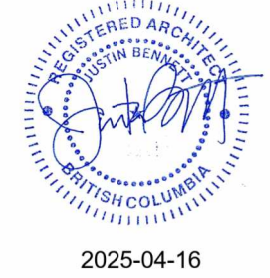
1 LOCATION PLAN
A000 NTS



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NO.	DATE:
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UWA

URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE: 2024-004
SCALE: NTS
DRAWN BY: BC
CHECKED BY: JB

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A000
COVER PAGE &
PROJECT DATA

BC LAND SURVEYORS SITE PLAN OF:

Civic: 441,443 Government street
and 605/607 Mlchigan Street

Legal Strata Lots A and B of Lots 1766 and 1767,
Victoria City, Strata Plan 3168 and Lot 2 of Lots
1766 and 1767 Victoria City Plan 27744

Parcel Identifier: 002-182-882
Parcel Identifier: 018-700-217
Parcel Identifier: 018-700-225
in the City of Victora

LEGEND

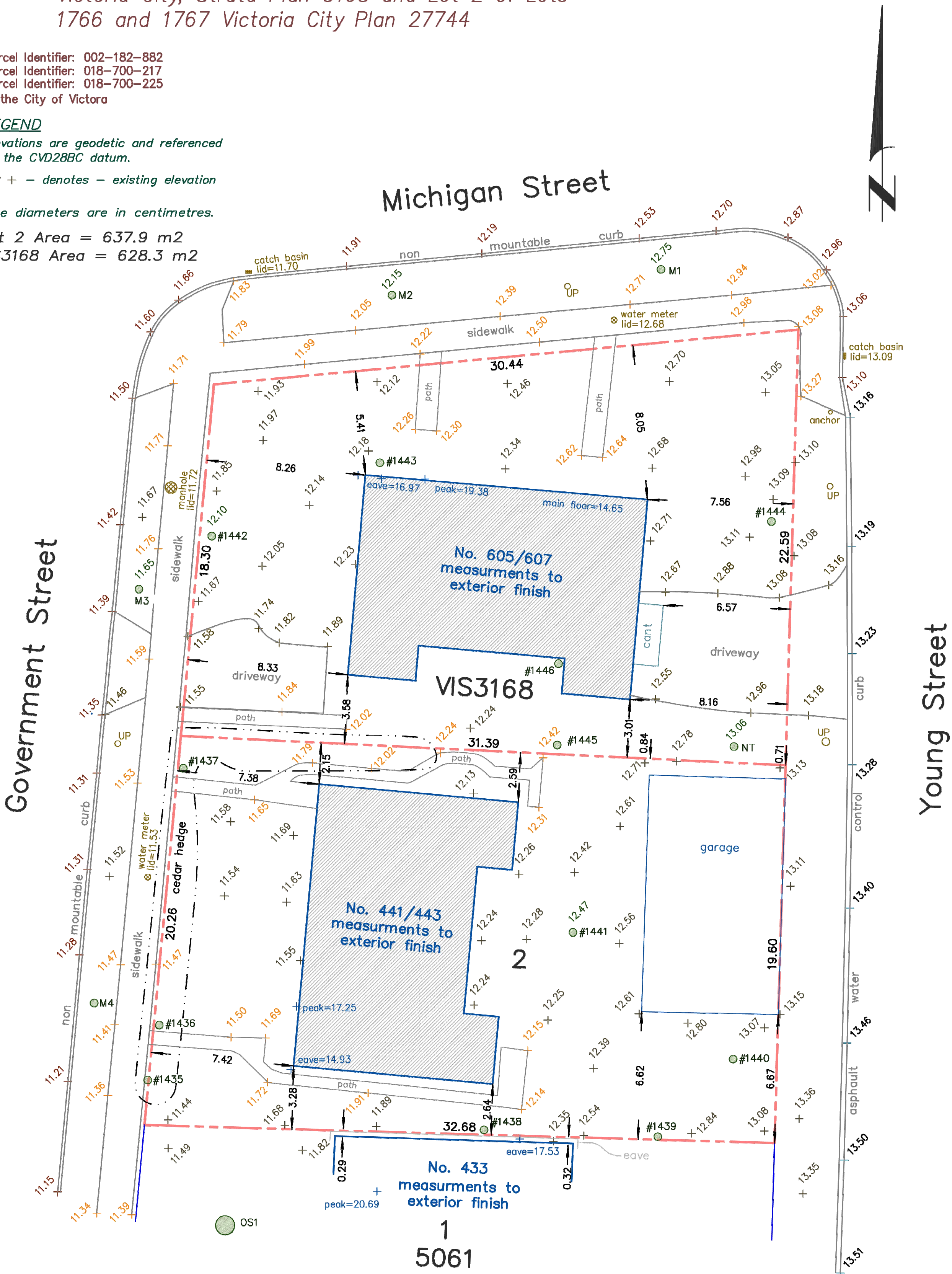
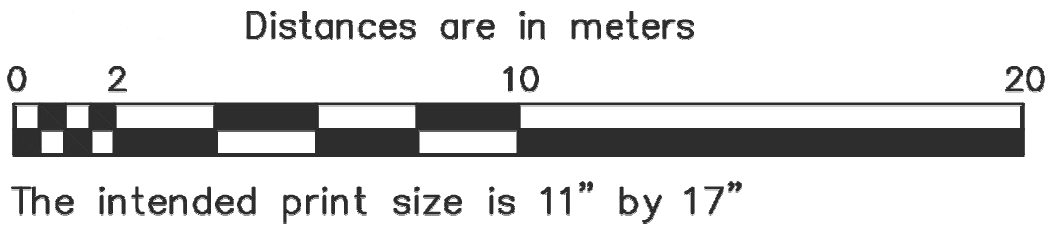
Elevations are geodetic and referenced
to the CVD288C datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot 2 Area = 637.9 m2

VIS3168 Area = 628.3 m2



Date	November 26, 2024
File	14271-8
V.I. POWELL & ASSOCIATES BC Land Surveying 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	

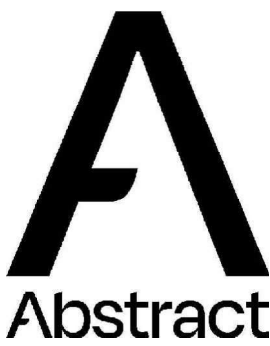
The following non-financial charges are shown on
the current title and may affect the property.
92126G - Easement

Setbacks are derived from field survey.

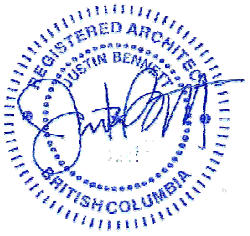
Parcel dimensions shown hereon are
derived from Land Title Office records.

Property Lines and setbacks shown may
vary upon completion of a lot reposting
and preparation of a legal survey plan.
used to define property boundaries.
This document shows the relative location
of the surveyed features and shall not be

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2025-04-16

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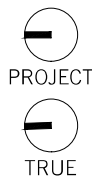
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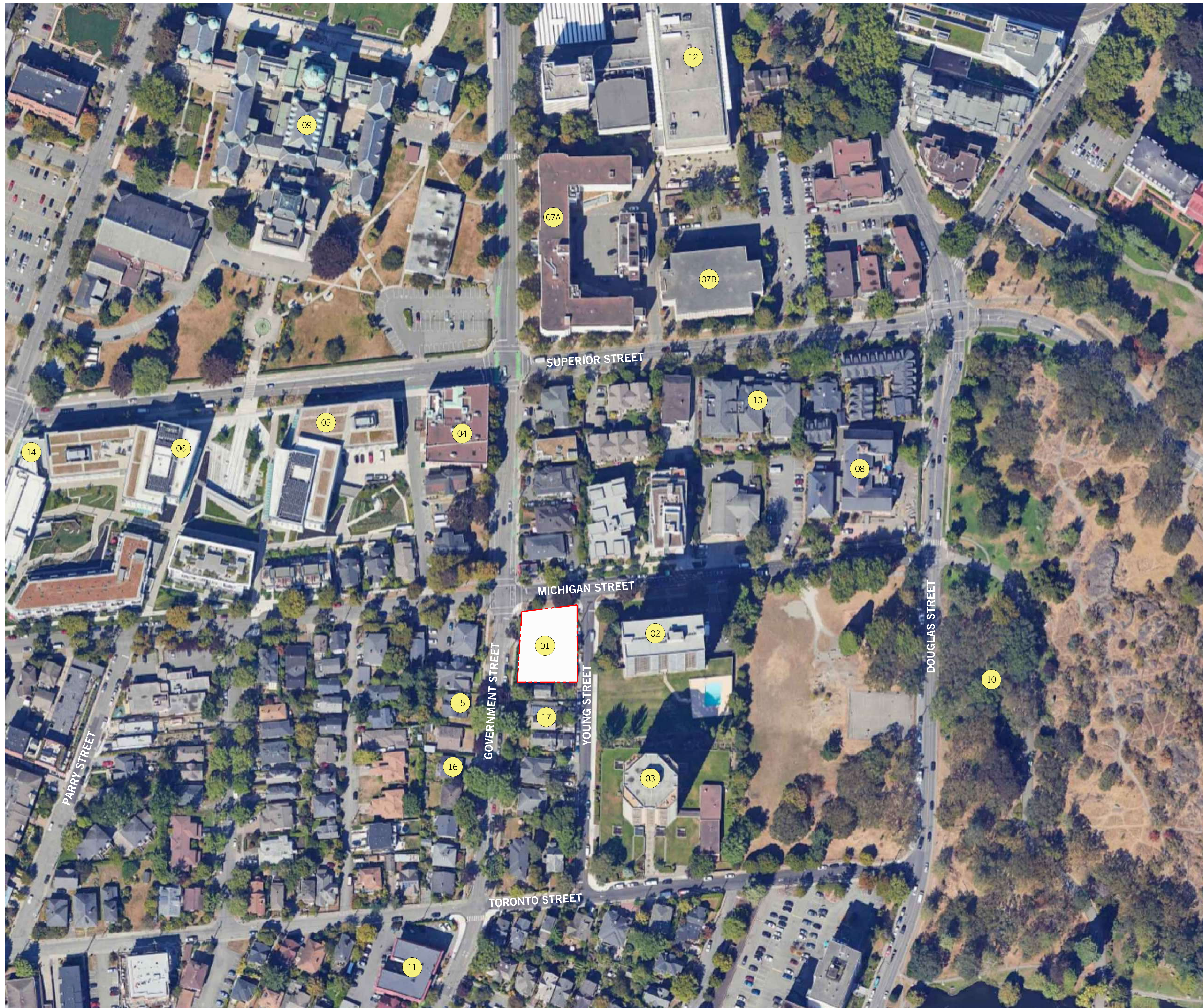
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DATE: 2025-04-16
PROJECT NO. 2024-004
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SCALE: 1:200
DRAWN BY: BC
CHECKED BY: JB



443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A010
SITE SURVEY

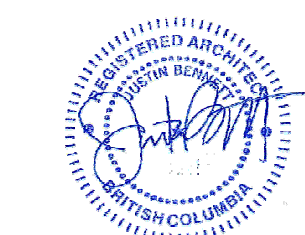


OWNER / CLIENT

A

Abstract

SEAL:



2025-04-16

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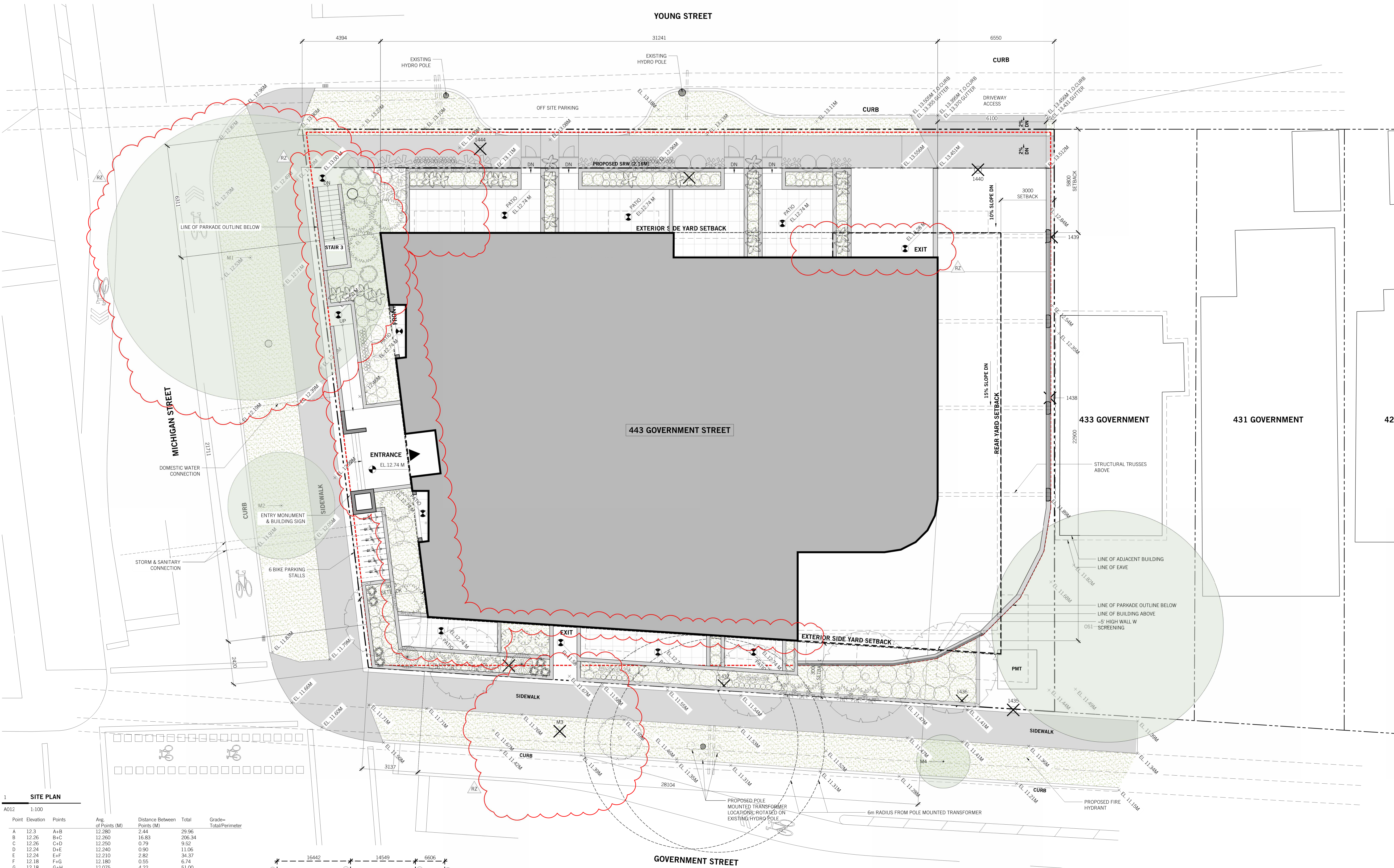
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SCALE:	1:100
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CHECKED BY:	JB

PROJE

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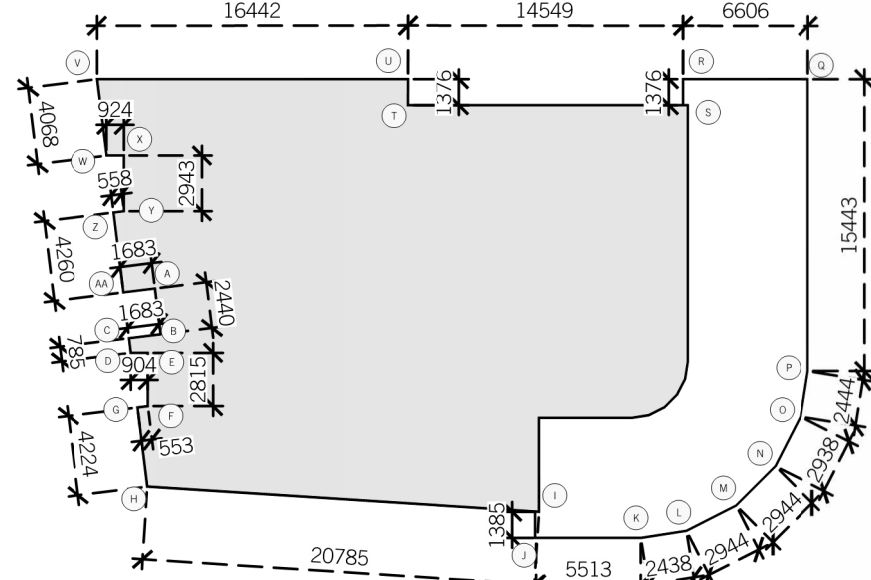
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A011



1 SITE PLAN									
A012	1:100								
Point	Elevation	Points	Avg. of Points (M)	Distance Between Points (M)	Total	Grade= Total/Perimeter			
A	12.3	A+B	12.280	2.44	29.96				
B	12.26	B+C	12.260	16.83	206.34				
C	12.26	C+D	12.250	0.79	9.52				
D	12.24	D+E	12.240	0.90	11.06				
E	12.24	E+F	12.210	34.37	36.57				
F	12.18	F+G	12.180	0.55	6.74				
G	12.18	G+H	12.075	4.22	51.00				
H	11.97	H+I	11.765	20.79	244.54				
I	11.56	I+J	11.560	1.39	16.01				
J	11.56	J+K	11.530	5.51	63.56				
K	11.5	K+L	11.485	2.44	28.00				
L	11.47	L+M	11.505	33.87	33.87				
M	11.54	M+N	11.585	2.94	34.11				
N	11.63	N+O	11.690	2.94	34.35				
O	11.75	O+P	11.820	2.44	28.89				
P	11.89	P+Q	12.365	15.44	190.95				
Q	12.84	Q+R	13.060	6.61	86.27				
R	13.28	R+S	13.280	1.38	18.27				
S	13.28	S+T	13.010	14.55	189.28				
T	12.74	T+U	12.740	1.38	17.53				
U	12.74	U+V	12.720	16.44	209.14				
V	12.7	V+W	12.670	4.07	51.54				
W	12.64	W+X	12.640	0.92	11.68				
X	12.64	X+Y	12.630	2.94	37.17				
Y	12.62	Y+Z	12.620	7.04	7.04				
Z	12.62	Z+AA	12.460	4.26	53.08				
AA	12.3	AA+A	12.300	1.68	20.70				
				140.170	1725.08	12.307			

2 GRADE CALCULATION									
A012	1:400								



- TREE LEGEND:**
- XXX EXISTING TREE TO BE REMOVED
 - XXX EXISTING TREE TO REMAIN
 - CRITICAL ROOT ZONE (CRZ)
 - PROPOSED NEW TREE
 - EXISTING POWER POLES

OWNER / CLIENT

42:

Abstract

SEAL:

REGISTERED ARCHITECT
VICTORIA BC

2025-04-16

RZ	NO.	DATE	ISSUED FOR REZONING	DESCRIPTION:
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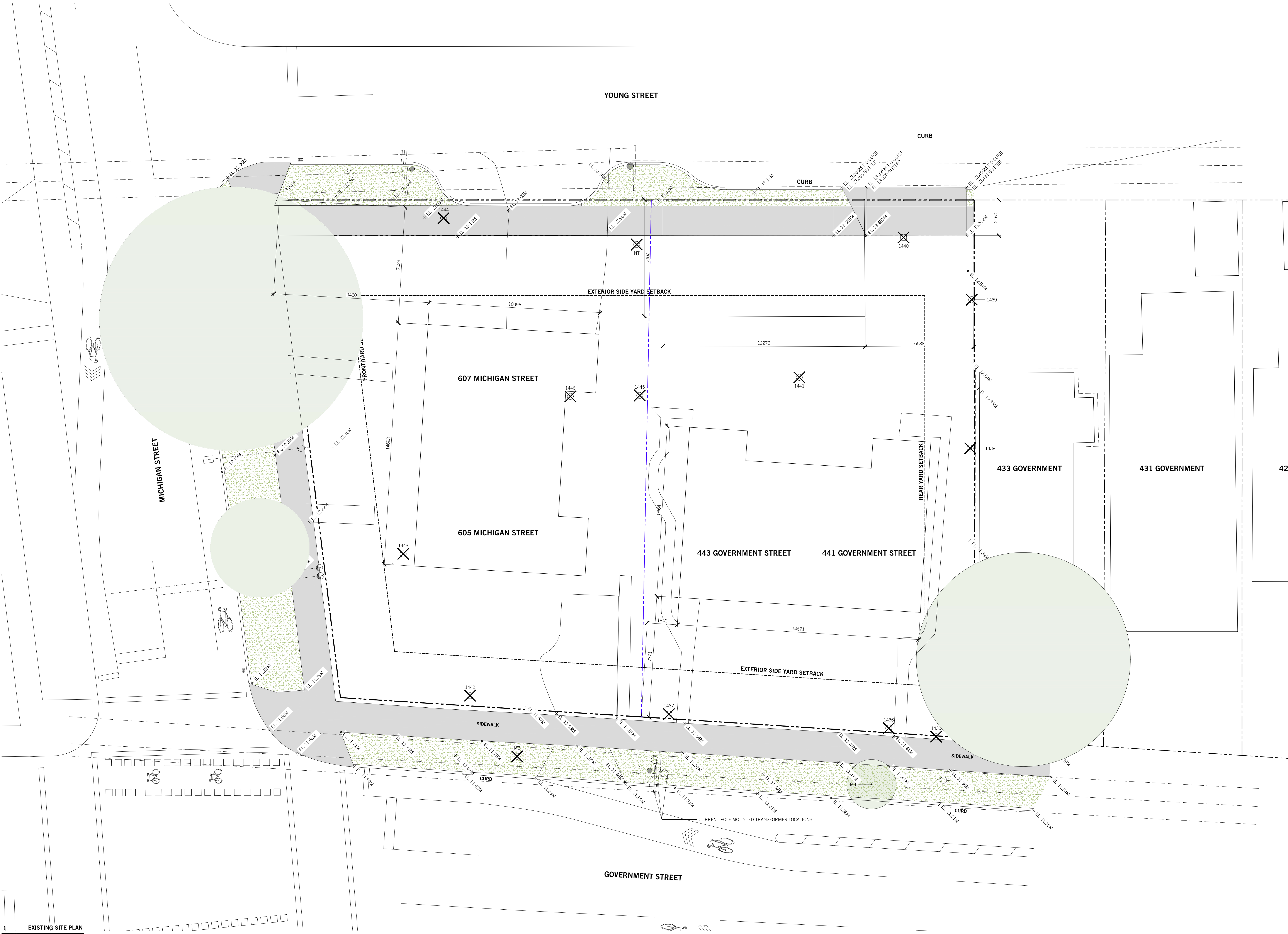
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CHECKED BY: JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A012
SITE PLAN



TREE LEGEND:

- XXX EXISTING TREE TO BE REMOVED
- XXX EXISTING TREE TO REMAIN
- CRITICAL ROOT ZONE (CRZ)
- PROPOSED NEW TREE
- EXISTING POWER POLES

OWNER / CLIENT

Abstract

42' SEAL:

2025-04-16

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A013
EXISTING SITE PLAN



2 MICHIGAN STREET ELEVATION
A020 1:250

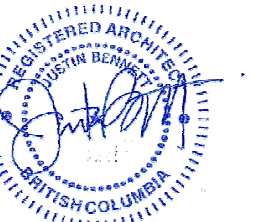


1 GOVERNMENT STREET ELEVATION
A020 1:250

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A020
STREET ELEVATIONS



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BZ 2025 04 17
NO. DATE: DESCRIPTION:

UWA

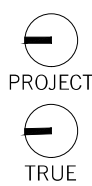
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A030

NORTHWEST
AERIAL VIEW



OWNER / CLIENT



SEAL:



2025-04-16

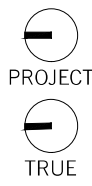
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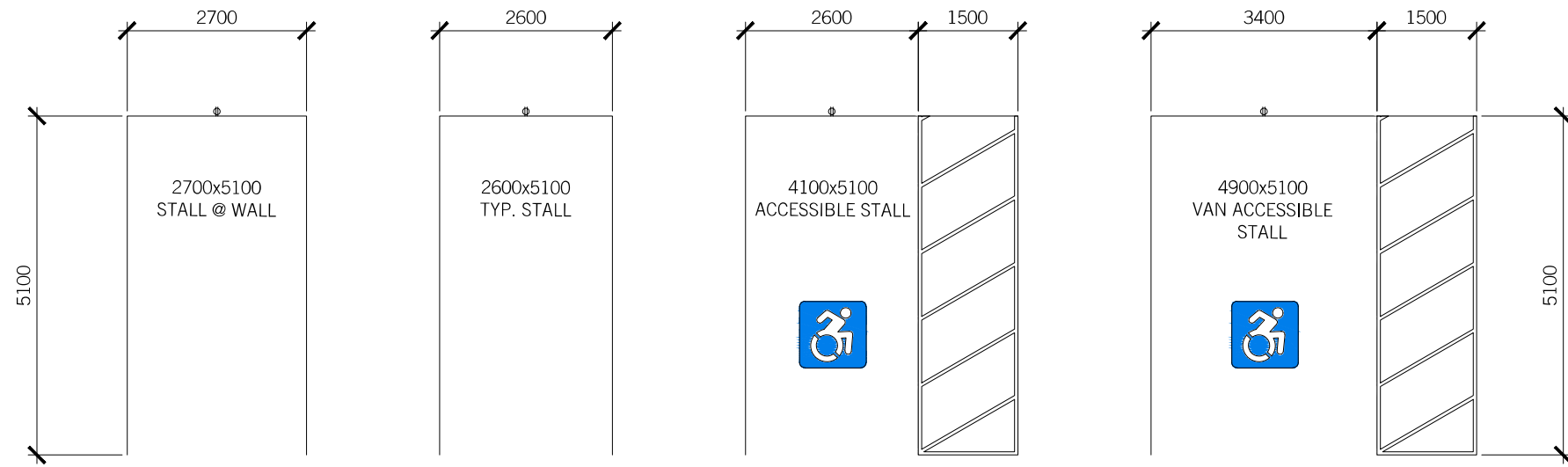
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A031

NORTH
ELEVATION VIEW



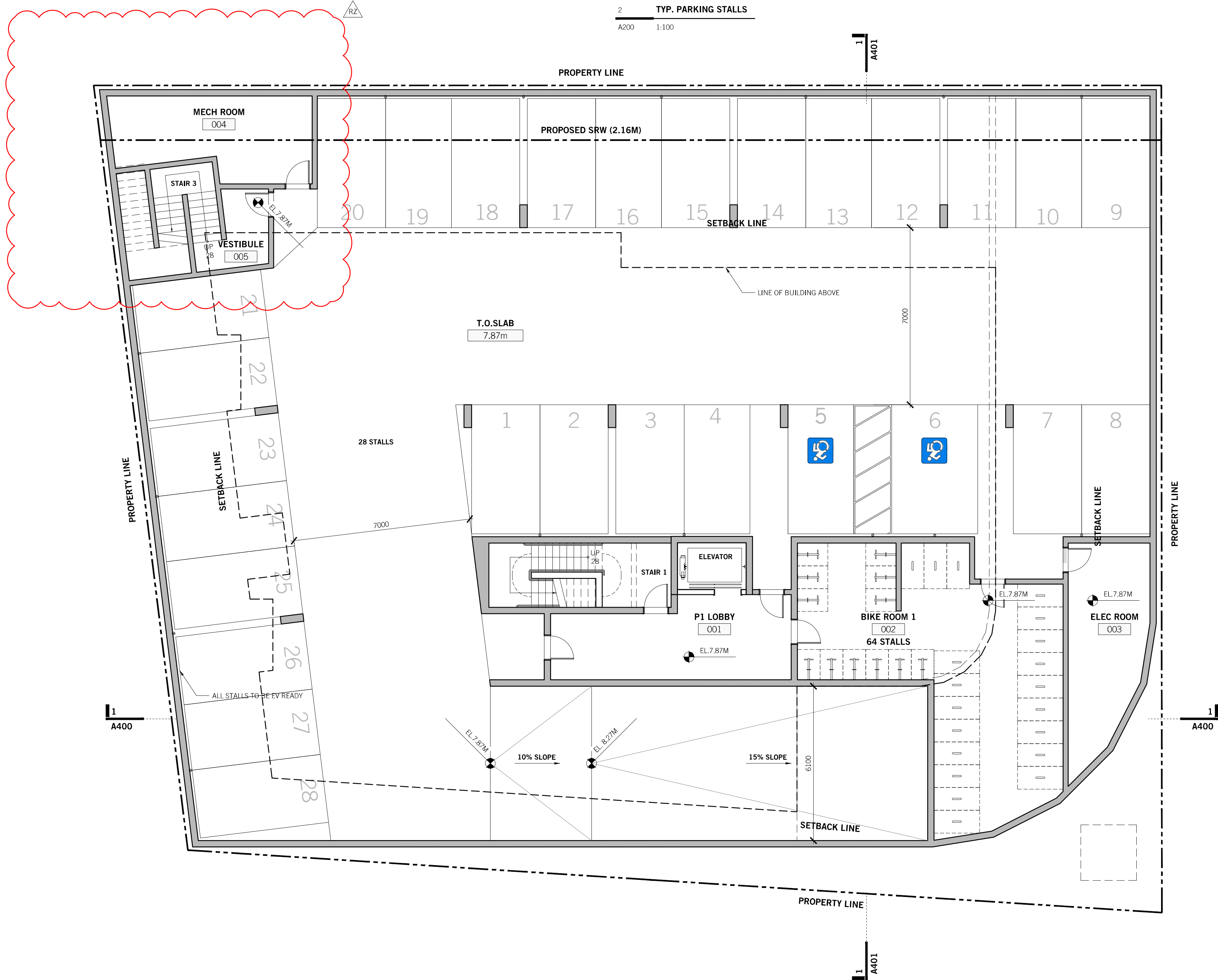
CLASS A HORIZONTAL STALL
1.8m X 0.9m

*PROVIDE MIN. ONE ELECTRICAL
RECEPTACLE PER CLASS A
BICYCLE STALLS, TYP.

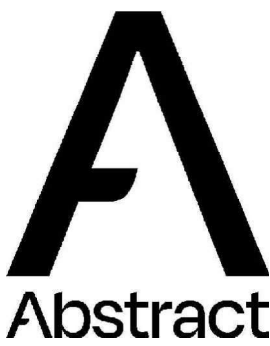
CLASS A VERTICAL STALL
1.2m X 0.9m

NOTE: BICYCLE SPACE RACKS
SHALL SUPPORT THE BICYCLE
WITHOUT THE BICYCLE BEING
SUSPENDED ON THE WHEELS

*PROVIDE MIN. ONE ELECTRICAL
RECEPTACLE PER CLASS A
BICYCLE STALLS, TYP.



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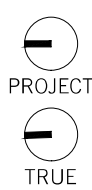
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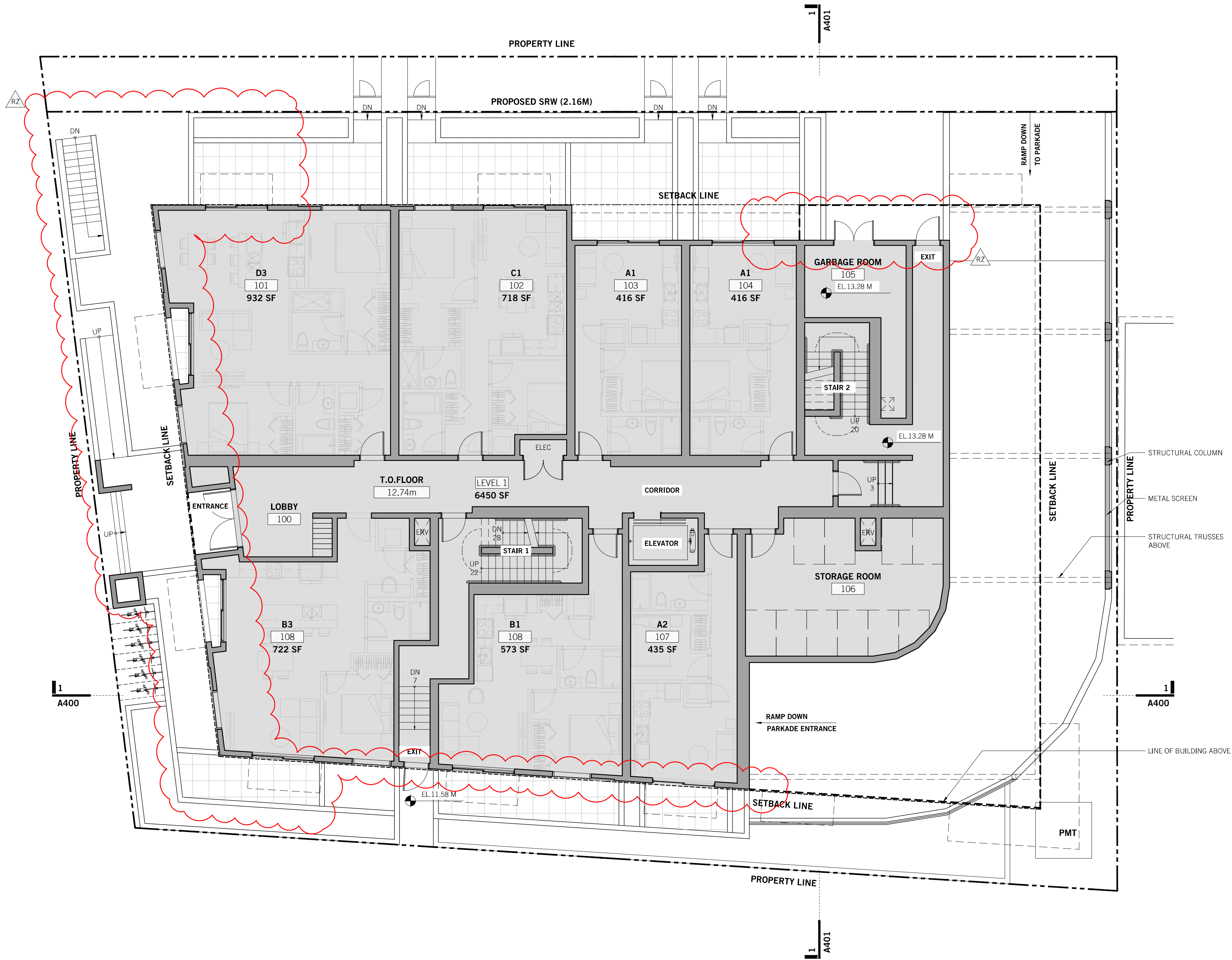
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A200
LEVEL P1 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-04-16

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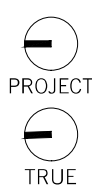
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VICTORIA BC V8T 3Y3
T 604 603 1332

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DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
CHECKED BY: JB

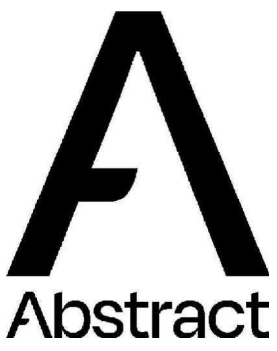


443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

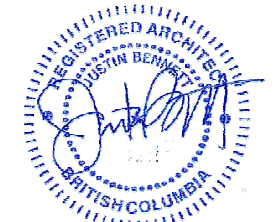
A201
LEVEL 1 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-04-16

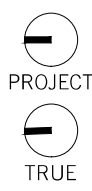
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NO. DATE: DESCRIPTION:

UWA
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VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

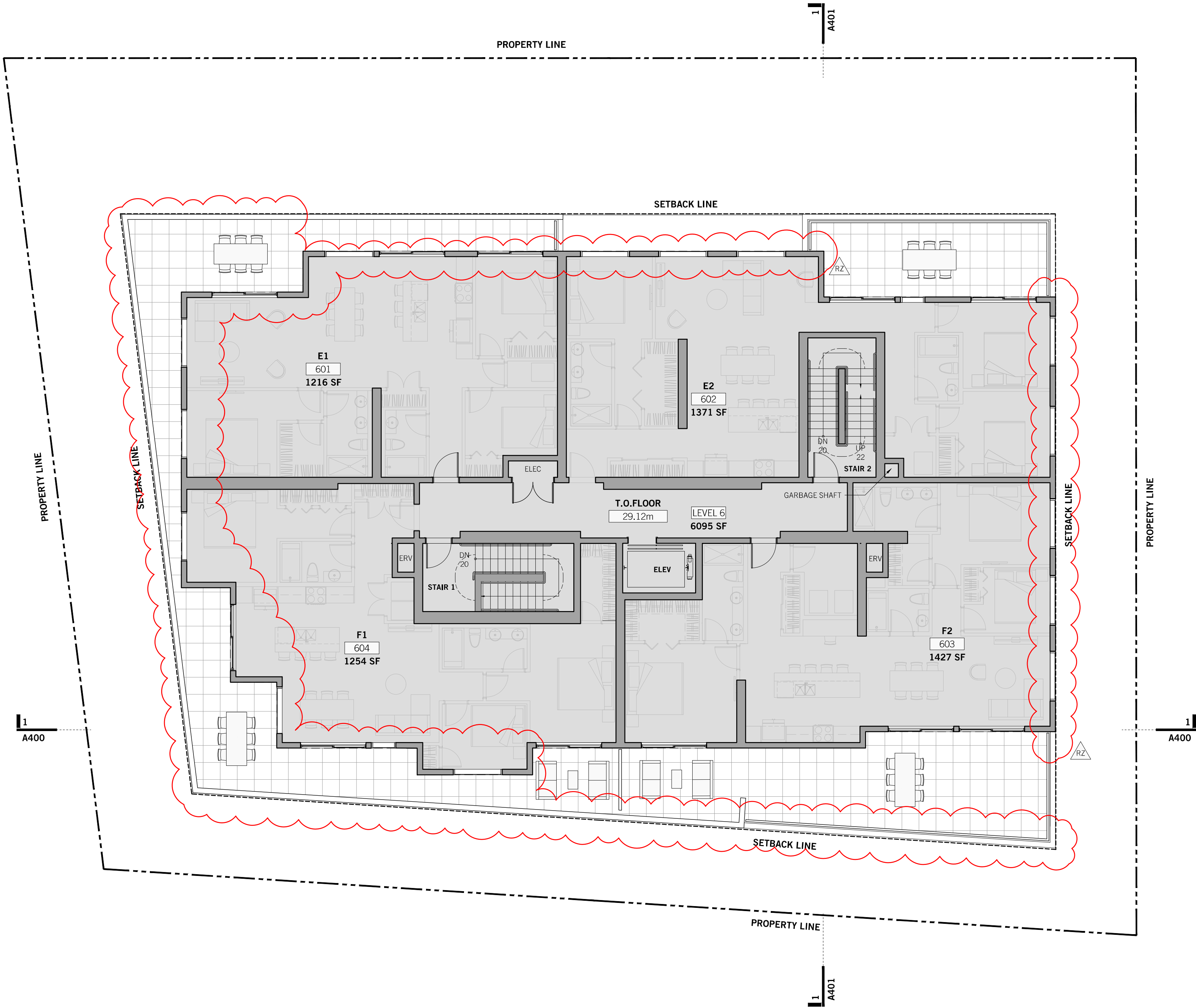
VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
CHECKED BY: JB



443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

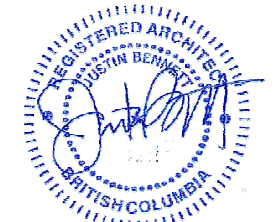
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LEVEL 2-5 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-04-16

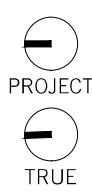
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NO. DATE: DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

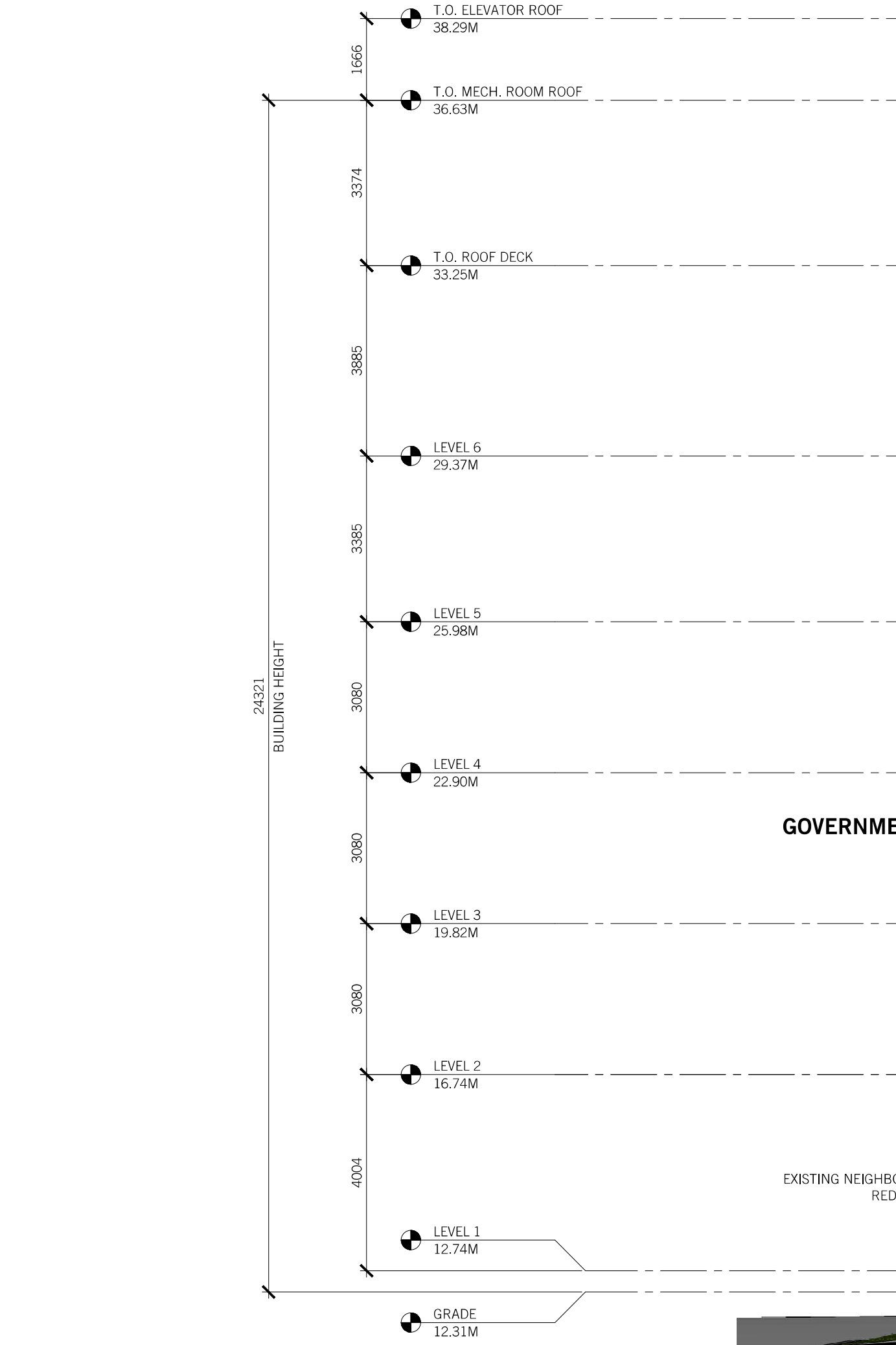
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CHECKED BY: JB



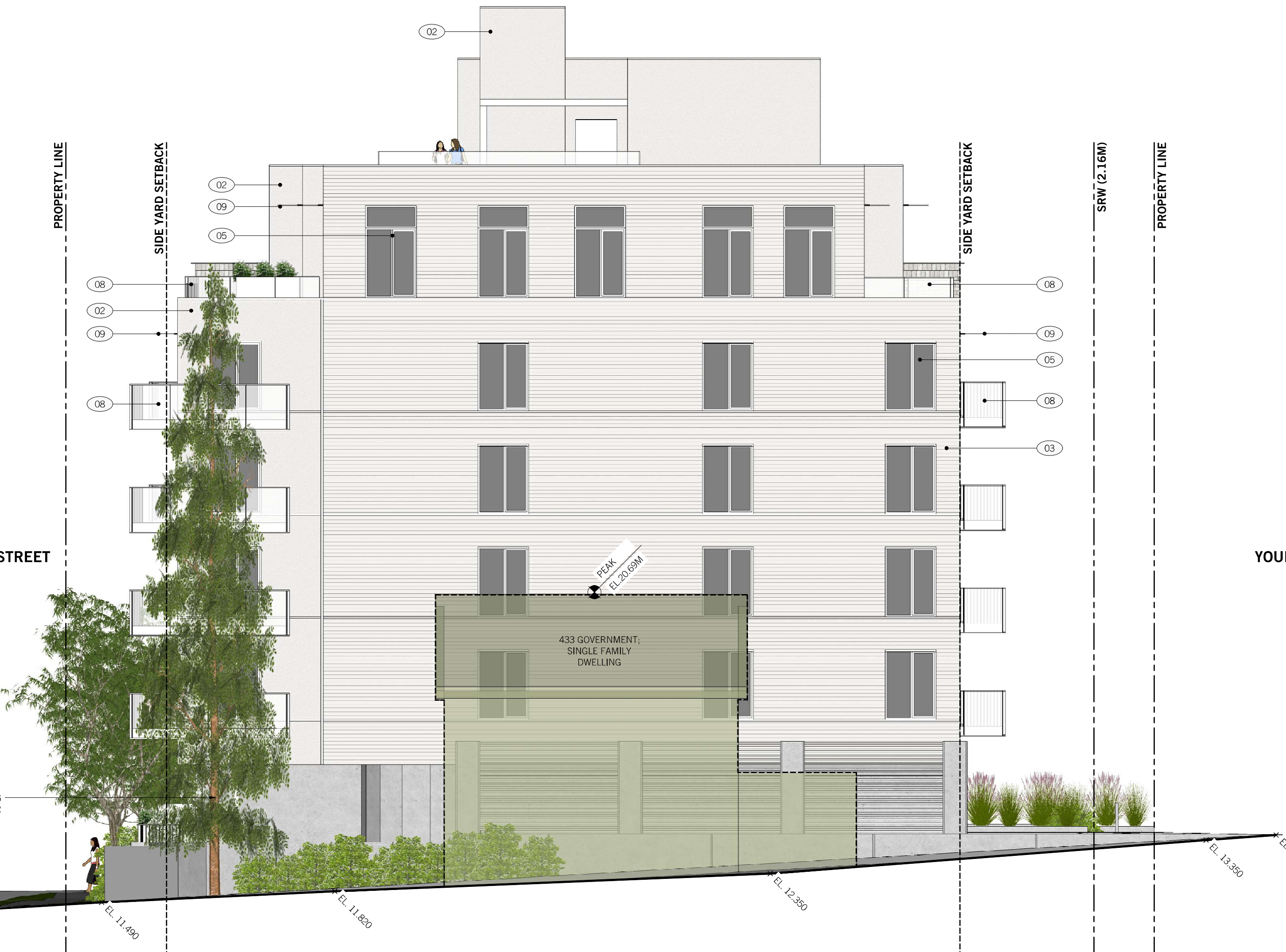
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A203
LEVEL 6 FLOOR PLAN

1 NORTH ELEVATION



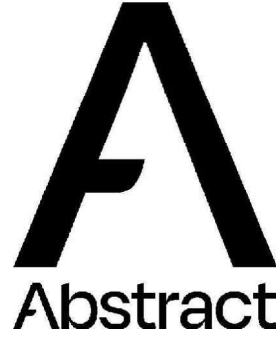
2 SOUTH ELEVATION



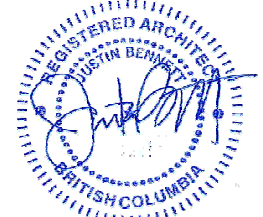
MATERIAL LEGEND

- 01 BRICK, BEIGE
- 02 STUCCO, CREAM
- 03 HARDIE LAP, CREAM
- 04 VINYL WINDOW, CHARCOAL
- 05 VINYL WINDOW, WHITE
- 06 PANEL, CHARCOAL
- 07 PICKET, CREAM
- 08 OPAQUE GLASS GUARD, CREAM
- 09 GLASS CANOPY
- 10 ARCHITECTURAL CONCRETE

OWNER / CLIENT



SEAL:



2025-04-16

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NO. DATE: ISSUED FOR REZONING
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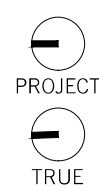
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
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DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE: 1:100
SCALE: BC
DRAWN BY: JB
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A300
ELEVATIONS

87

1 WEST ELEVATION
A301 1:100



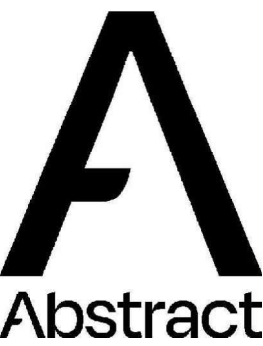
2 EAST ELEVATION
A301 1:100



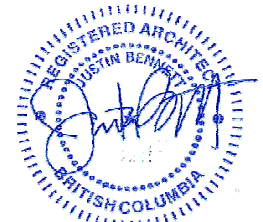
MATERIAL LEGEND

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- 02 STUCCO, CREAM
- 03 HARDIE LAP, CREAM
- 04 VINYL WINDOW, CHARCOAL
- 05 VINYL WINDOW, WHITE
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- 10 ARCHITECTURAL CONCRETE

OWNER / CLIENT



SEAL:



2025-04-16

RZ 2025 04 17 2025-04-16
NO. DATE: DESCRIPTION:

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URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

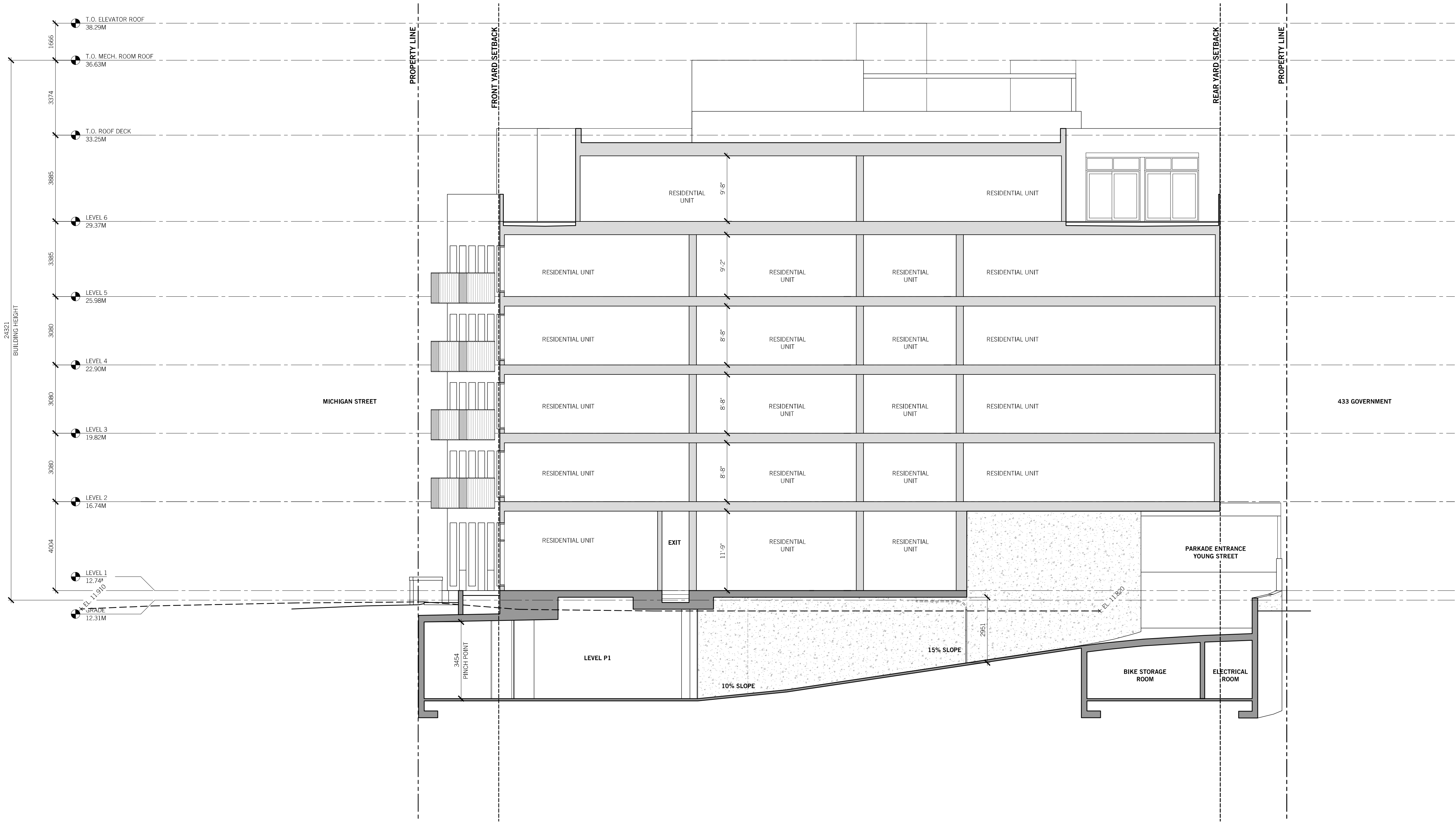
VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE: 1:100
SCALE: BC
DRAWN BY: JB
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A301
ELEVATIONS





OWNER / CLIENT



SEAL:



2025-04-16

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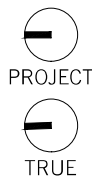
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URBAN WEST ARCHITECTURE

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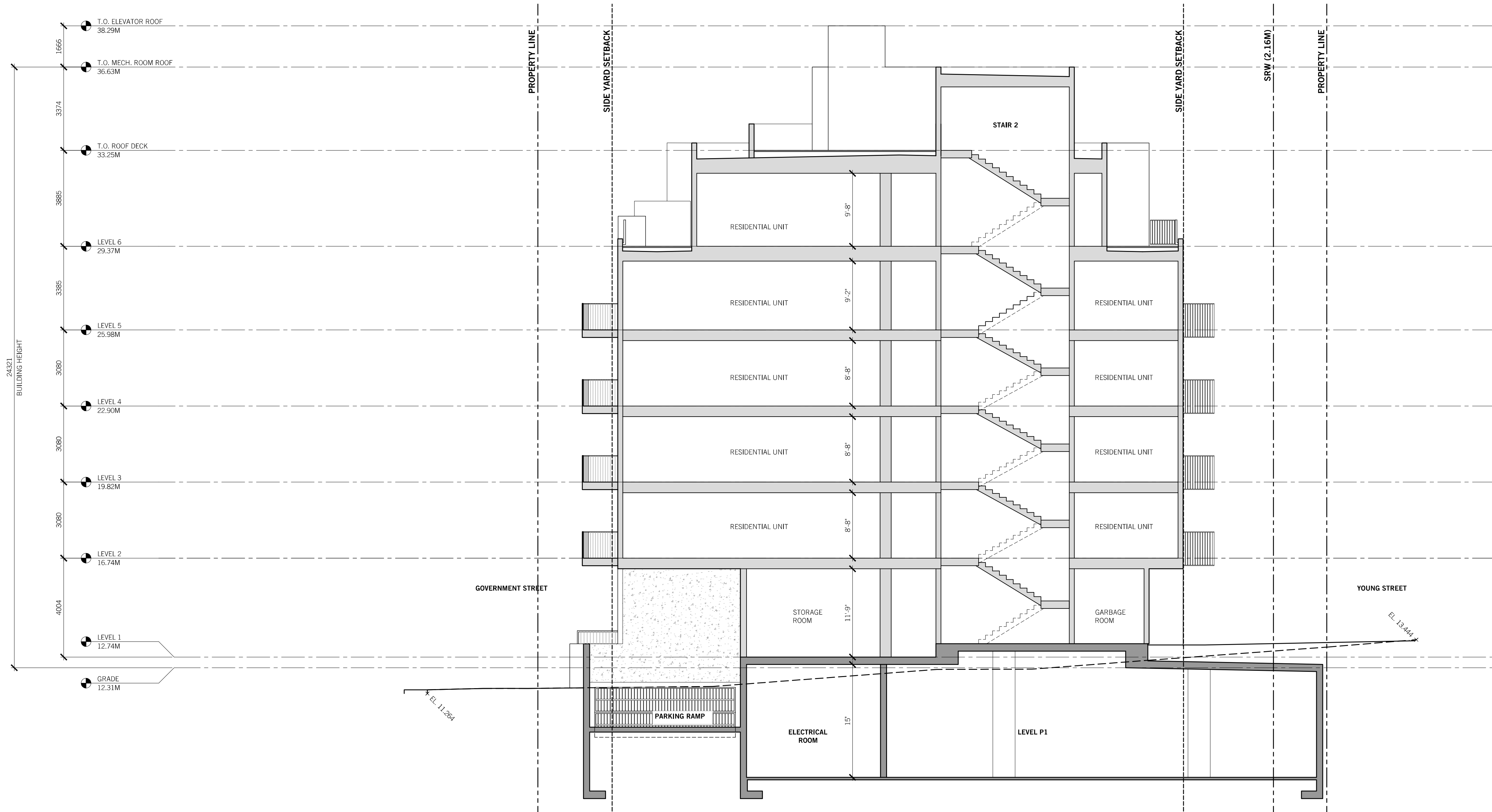
DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A400

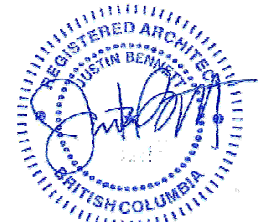
SECTIONS



OWNER / CLIENT



SEAL:



2025-04-16

RZ : 2025 04 17
NO. DATE: DESCRIPTION:

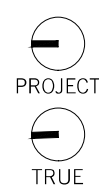
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
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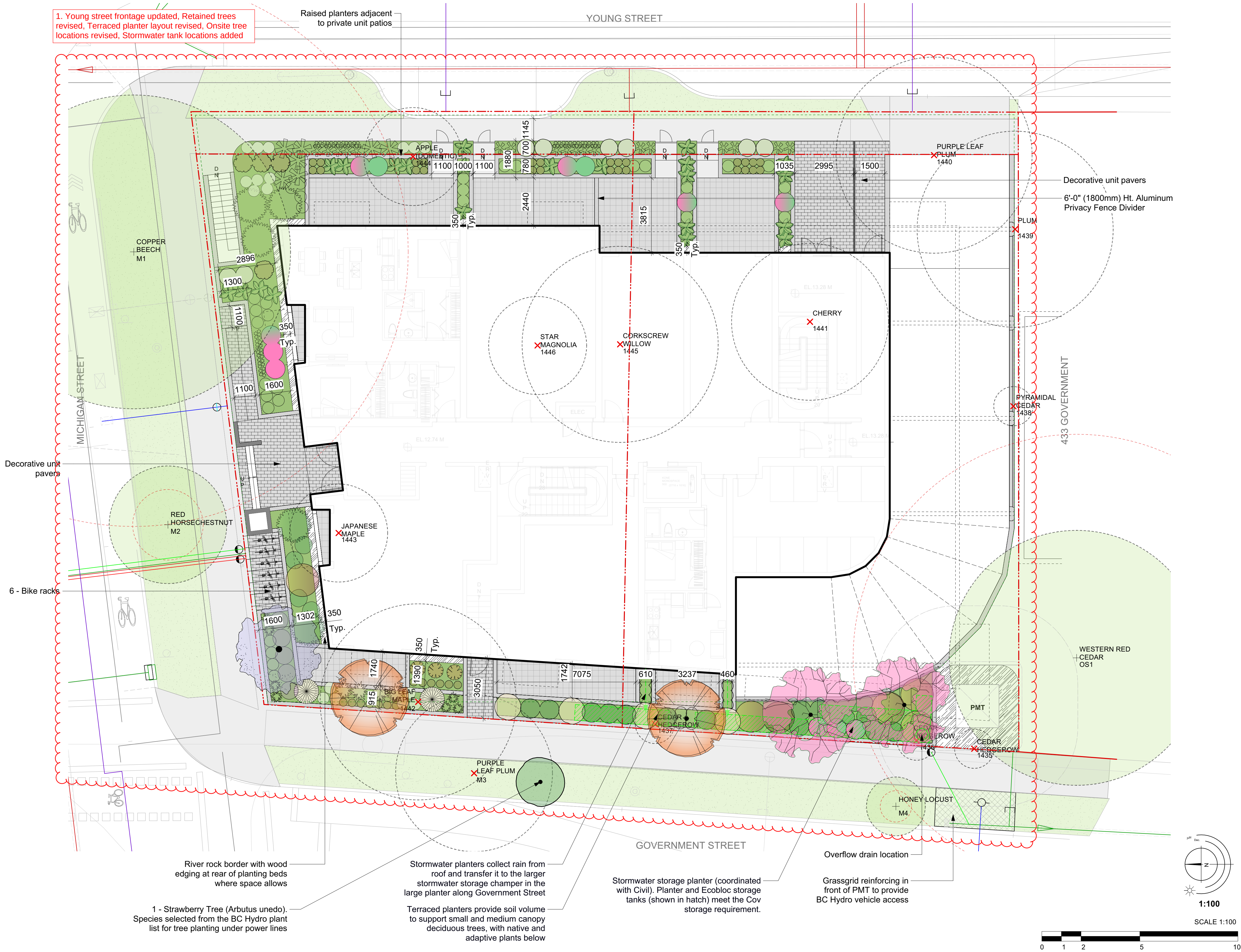
DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE: 1:100
SCALE: BC
DRAWN BY: JB
CHECKED BY:



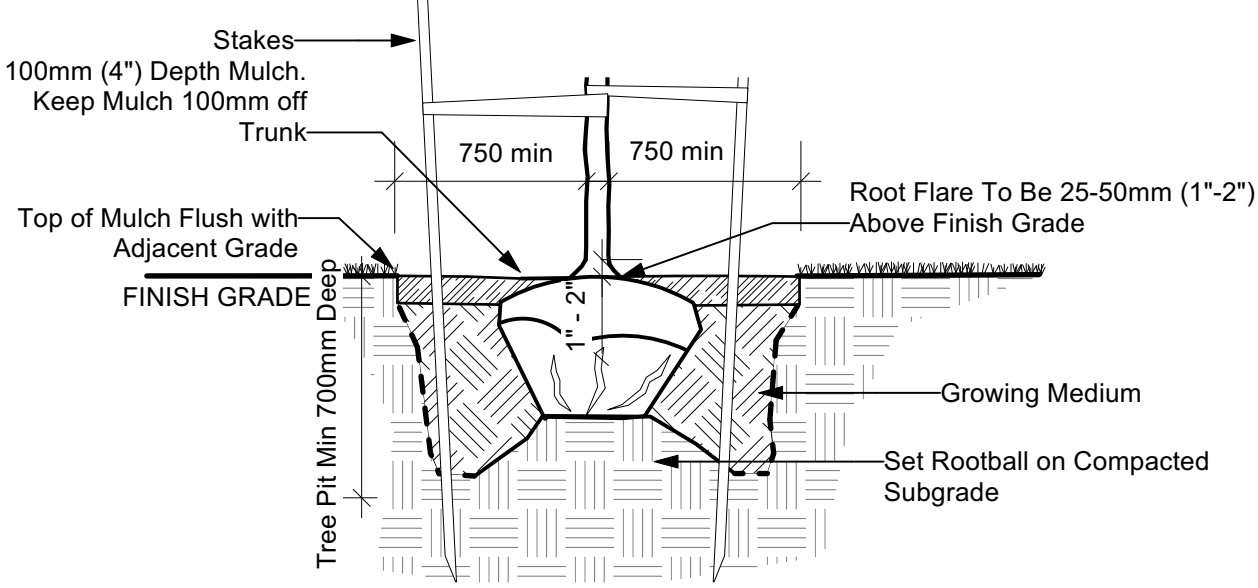
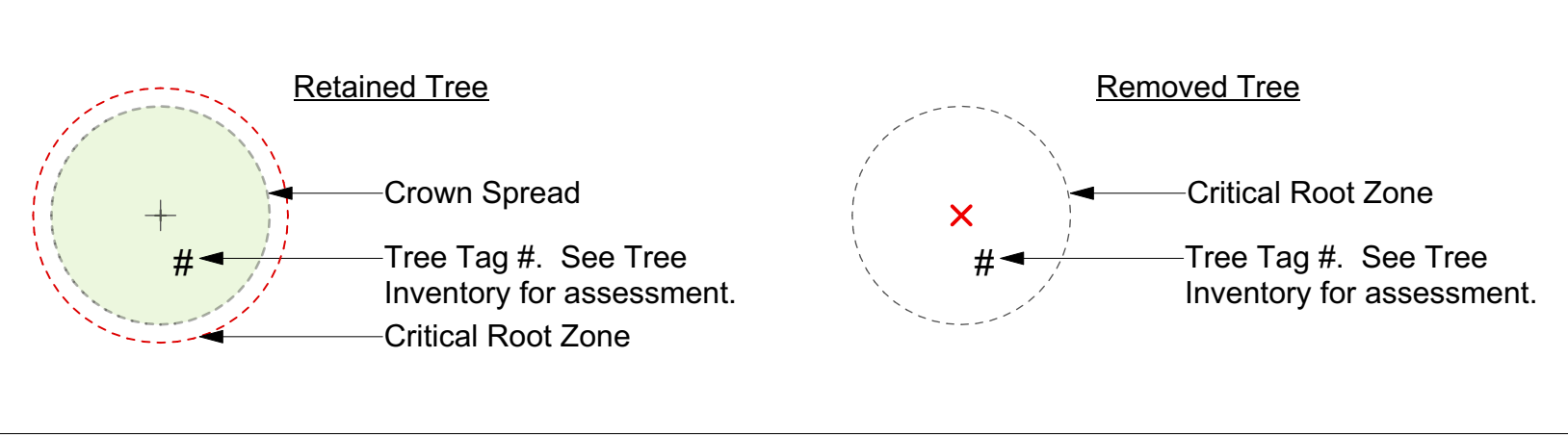
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A401

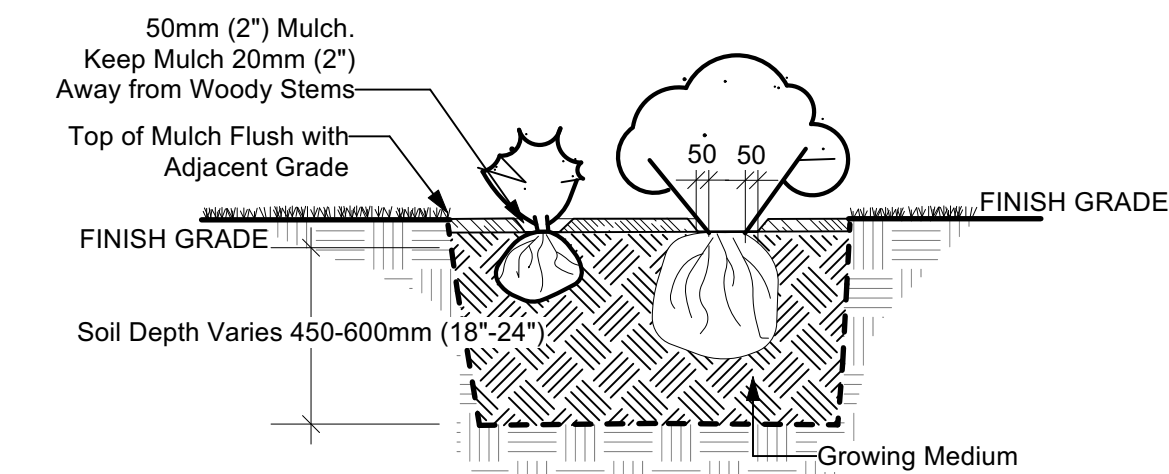
SECTIONS



TREE MANAGEMENT LEGEND



1 Tree Planting at Grade - Typical Detail
Scale: 1:30



2 Shrub Planting at Grade - Typical Detail
Scale: 1:30

2. Nursery stock list updated in coordination with plan revisions

RECOMMENDED PLANT SPECIES LIST

Trees			
Total: 6	Botanical Name	Common Name	Size
	Arbutus unedo	Strawberry Tree	2.5m ht.
	Cornus kousa 'Satomi'	Red flowering Kousa Dogwood	5cm cal
	Parrotia persica	Persian Ironwood	6cm cal.
	Prunus sargentii	Columnar Sargent Cherry	6cm cal.
Large Shrubs			
Total: 39	Botanical Name	Common Name	Size
	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#3 pot
	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood	#3 pot
	Holodiscus discolor	Oceanspray	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
	Rosa gymnocarpa	Baldhip Rose	#3 pot
	Rosemarinus officinalis 'Blue Spire'	Blue Spire Rosemary	#5 pot
Medium Shrubs			
Total: 22	Botanical Name	Common Name	Size
	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#5 pot
	Nandina domestica 'Plum Passion'	Plum Passion Heavenly Bamboo	#3 pot
	Rosa gymnocarpa	Baldhip Rose	#3 pot
	Symphoricarpos albus	Snowberry	#3 pot
Small Shrubs			
Total: 57	Botanical Name	Common Name	Size
	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#5 pot
	Cornus sericea 'Kelsey'	Dwarf Red Osier Dogwood	#3 pot
	Gaultheria shallon	Salal	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
Perennials, Annuals and Ferns			
Total: 141	Botanical Name	Common Name	Size
	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Camassia quamash	Common Camas	#1 pot
	Perovskia atriplicifolia	Russian Sage	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
	Salvia officinalis	Common Sage	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot
Groundcovers			
Total: 45	Botanical Name	Common Name	Size
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
	Fragaria chiloensis	Coastal Strawberry	#1 pot

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

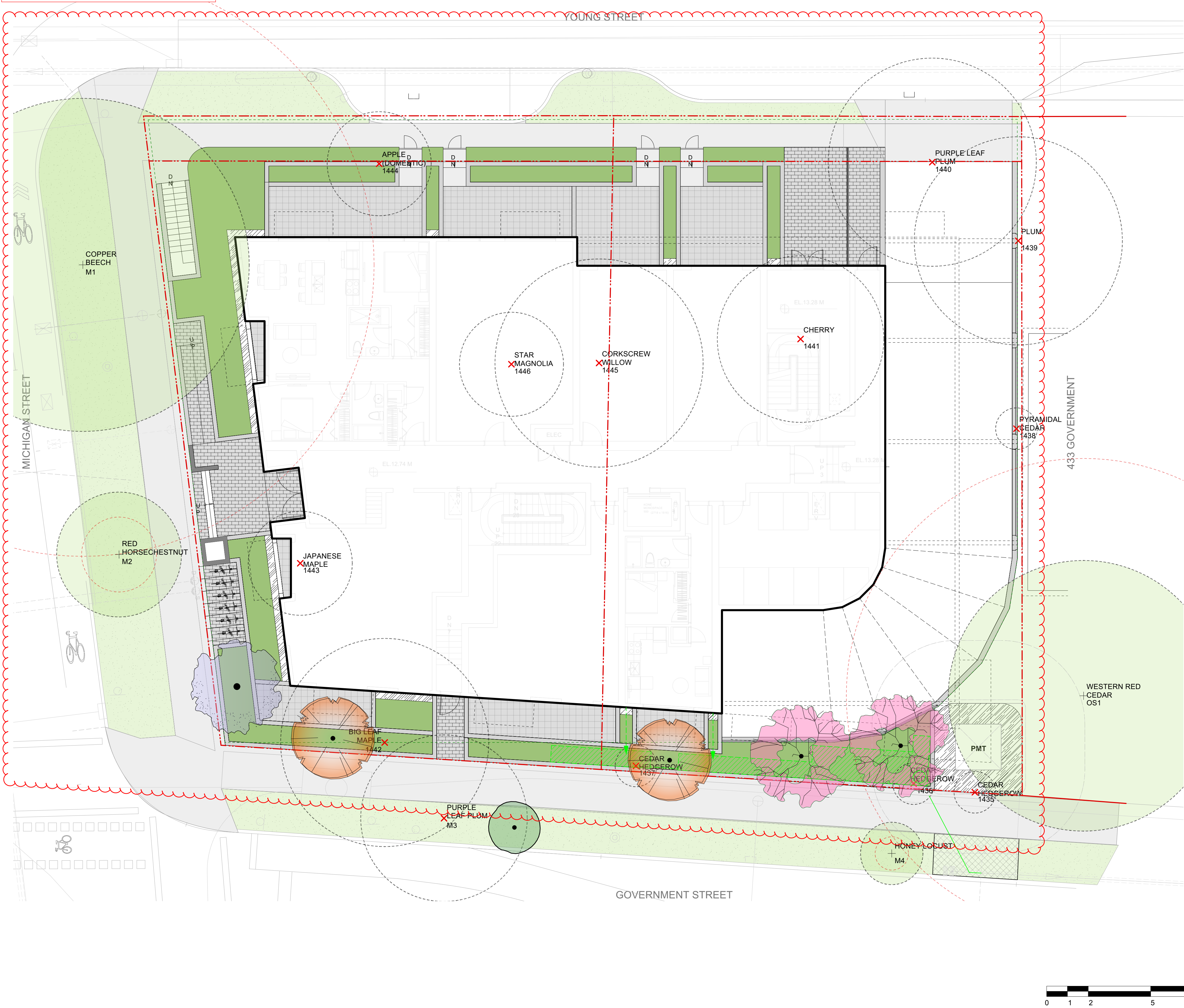
Rev. D: Apr 16 - 25
Rev. C: Mar 14 - 25
Rev. B: Dic 13 - 24
Rev. A: Nov 18 - 24

443 Government Street | Landscape Concept Plan

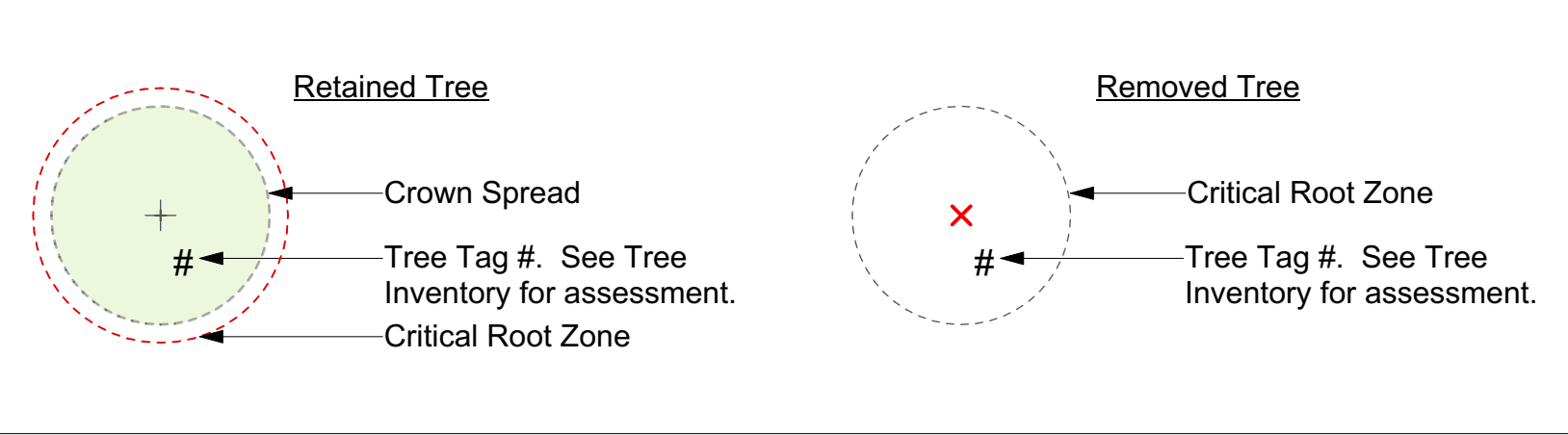


Project No: 2415 NOV-15-24 #3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

1. Young street frontage updated, Retained trees revised, Terraced planter layout revised, Onsite tree locations revised, Stormwater tank locations added



TREE MANAGEMENT LEGEND



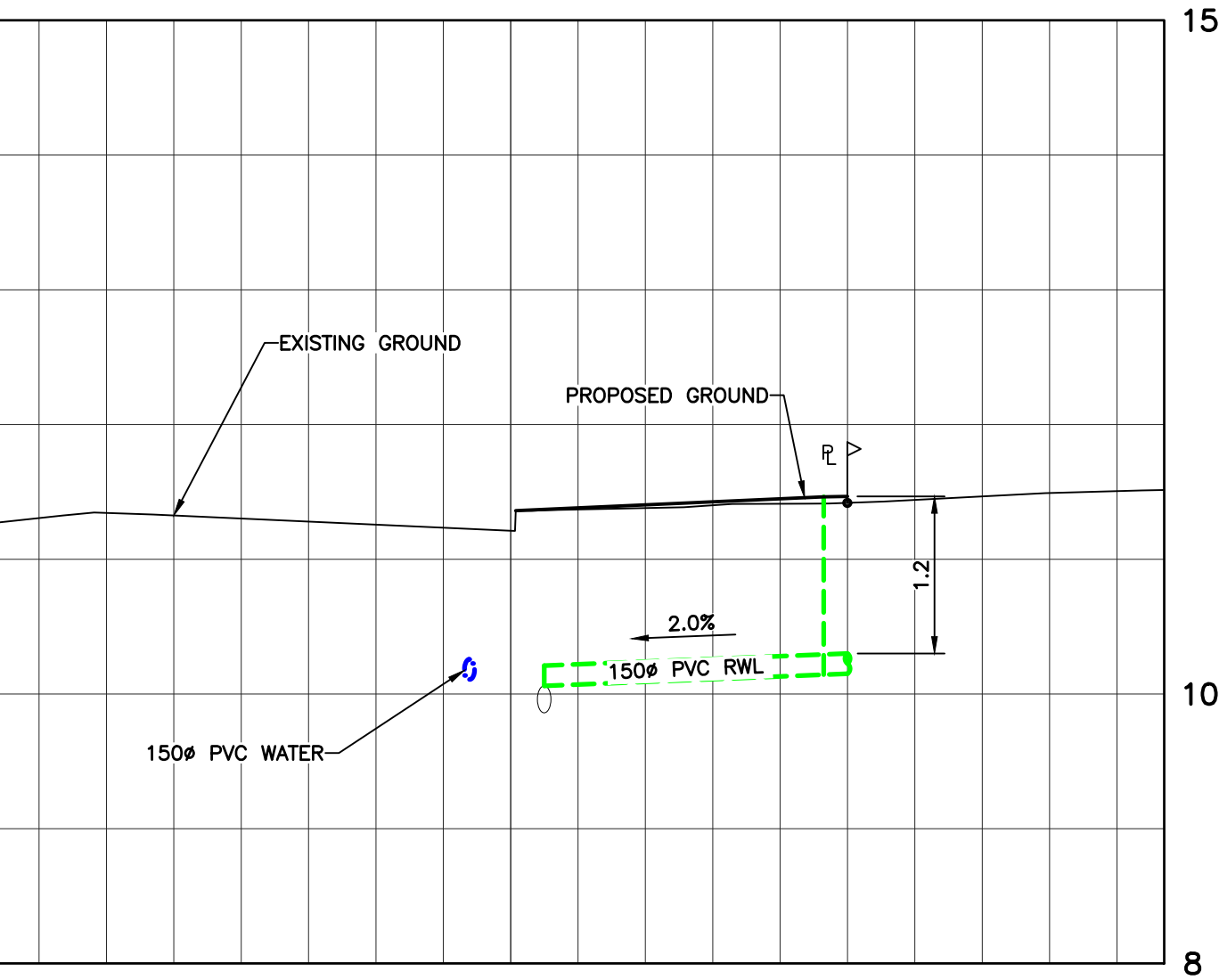
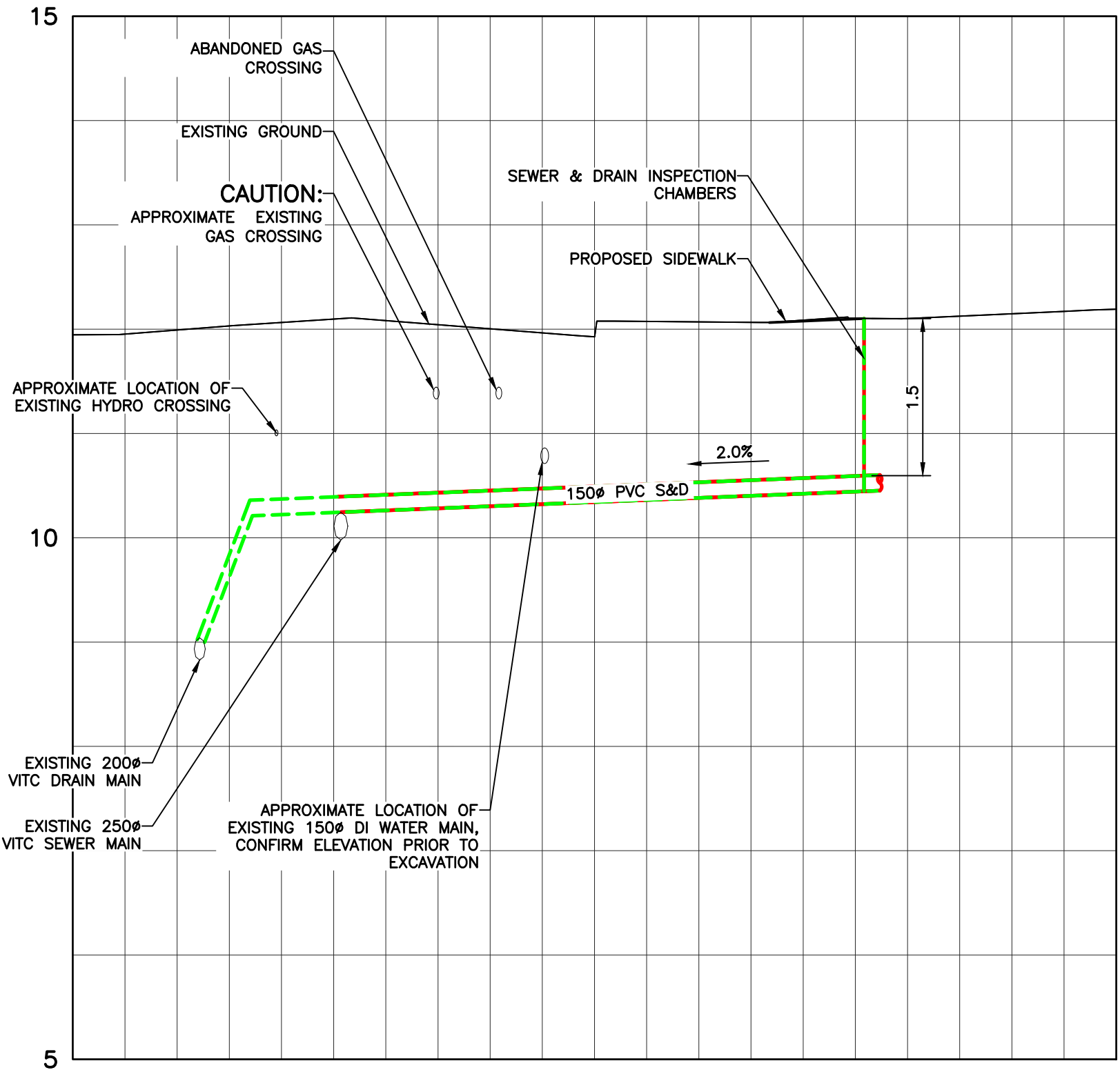
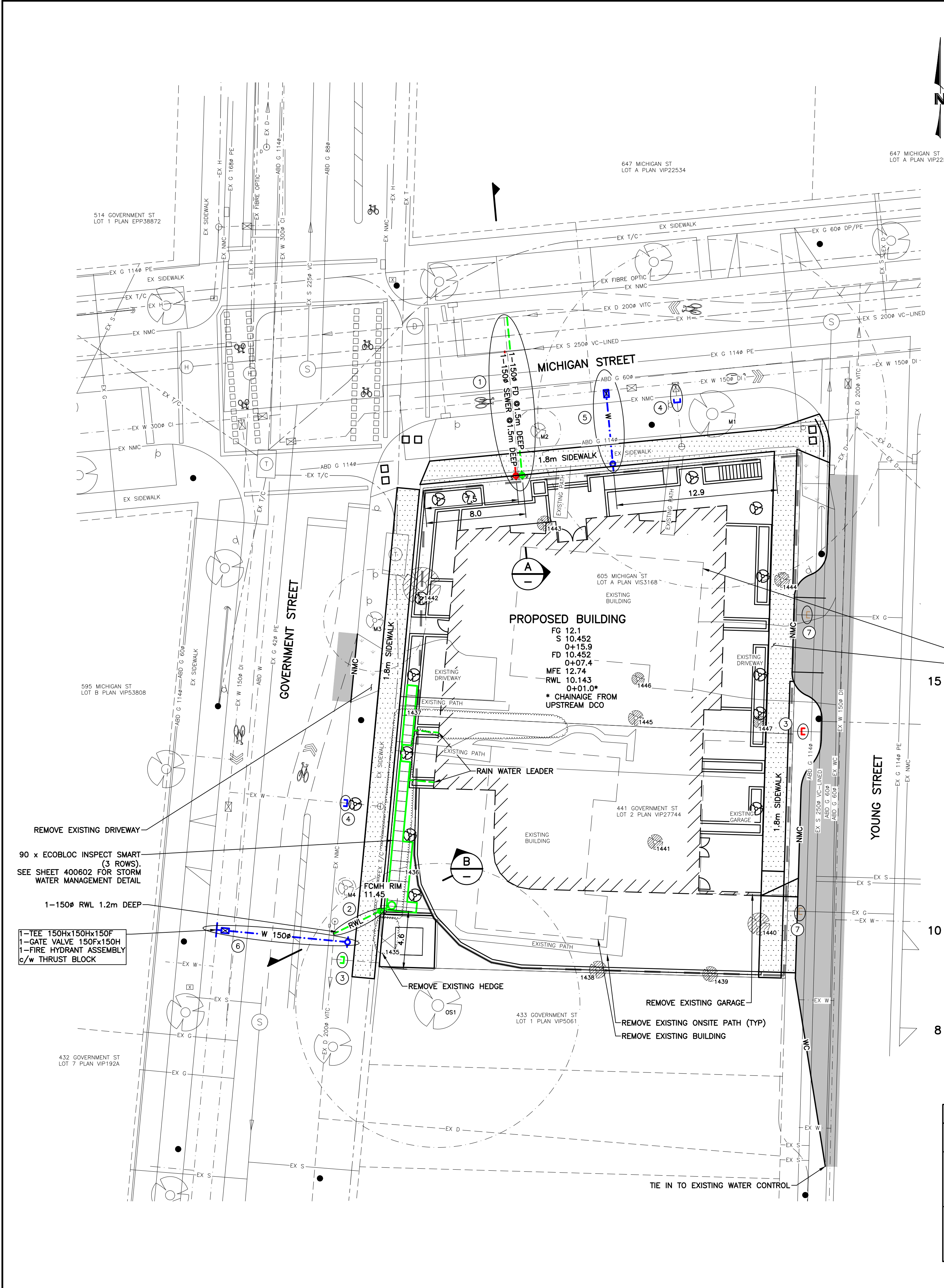
441 and 443 Government Street, 605 and 607 Michigan Street - Tree Resource Spreadsheet

Tag #	Survived (Y/N)	Location (On, Off, Street, City)	Owner (Municipal, Private, etc.)	Tree Name	Common Name	Flower Color	DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition	Health	Structure	Relative Value	General field observations/remarks
M1	Yes	Municipal	Municipal	Copper beech	<i>Fagus sylvatica</i>	Purple	53	8	14	Good	Fair	Poor	Conformant (included), small deadwood, somewhat restricted root area, slight infestation, exposed root flare	
M2	Yes	Municipal	Municipal	Rose	<i>Rosa rugosa</i>	Purple	18	3	1.8	Good	Good	Good	Scale infestation, included union	
M3	Yes	Municipal	Municipal	Purple leaf plum	<i>Prunus coccinea</i>	Purple	34	4	4.1	Fair	Poor	Moderate	Hydro pruned (epicormics), canopy mainly comprised of epicormics, small deadwood, trunk at base, mechanical injuries on road side of trunk, canopy consists mainly of epicormics, crack in east facing scaffold into (they decay), western scaffold into ended weighted	
M4	Yes	Municipal	Municipal	Honey locust	<i>Gleditsia triacanthos</i>	Yellow	7	1.5	1.8	Good	Good	Moderate	Minor deadwood, excellent material on north side of stem (2m dbh), inclusion in central leaders	
M436	Yes	On	No	Cedar	<i>Thuja occidentalis</i>	Green	Aug 12cm	1	1	Good	Fair	Good	Tag on southern most stem, hedgehog 12m long, top falling over	
M436	Yes	On	No	Cedar	<i>Thuja occidentalis</i>	Green	Aug 12cm	1	1	Good	Fair	Good	Tag on southern most stem, hedgehog 12m long, top falling over	
M437	Yes	On	No	Cedar	<i>Thuja occidentalis</i>	Green	Aug 12cm	1	1	Good	Fair	Good	Tag on southern most stem, hedgehog 14m long, some tips falling over	
M438	Yes	On	No	Pyramidal cedar	<i>Thuja occidentalis</i>	Green	13.11	1	2	Fair	Fair	Good	Original leader historically removed, leans to the west (mostly corrected), lateral limbs going apical	
M439	Yes	Possibly shared	Yes	Plum	<i>Prunus</i> spp.	Purple	15, 16, 18	5	4.6	Good	Fair	Moderate	Multiple stems from base, epicormics, included unions, leans to the west, likely a cluster from adjacent purple leaf plum	
M440	Yes	On	Yes	Purple leaf plum	<i>Prunus coccinea</i>	Purple	14 below joints	5	5.3	Fair	Poor	Moderate	Canopy at a base of trunk on north side, old pruning around with decay at primary structure, grafting injury on northern most scaffold into, deadwood, epicormics, possible crack in south facing scaffold into	
M441	Yes	On	Yes	Cherry	<i>Prunus</i> spp.	Purple	17.17	4	1.3	Fair	Fair	Moderate	30yd stem at base historically removed, included union at base, cherry bark rotting damage	
M442	Yes	On	Yes	Big leaf maple	<i>Acer macrophyllum</i>	Green	15	9	9	Fair	Poor	Moderate	Irregular foraging at base, powdery mildew on epicormics at base, grafted branches on west side, hydro pruned, original leader possibly removed, epicormics, deadwood	
M443	No	On	No	Japanese maple	<i>Acer palmatum</i>	Red	7.7, 7.5, 3	2.5	1.9	Good	Good	Moderate	Scale infestation, included bark	
M444	No	On	No	Apple (domestic)	<i>Malus</i> spp.	White	10.6	2.5	2.1	Good	Fair	Moderate	Misshapened from base, pruned for fruit production	
M445	Yes	On	Yes	Corkscrew willow	<i>Salix matutana</i>	Green	28 below union, 25, 13	5	8	Good	Fair	Moderate	Severe included unions, deadwood, stems grafted to each other, history of failures, top dieback	
M446	Yes	On	No	Star magnolia	<i>Magnolia stellata</i>	White	9.5, 9.4	2.5	1.8	Good	Fair	Moderate	Snuckering on lower stem, included bark	
M446	Yes	On	No	Fig	<i>Ficus carica</i>	Green	23	1.5	2.3	Good	Fair	Good	Canopy mostly comprised of epicormics, top dieback, restricted rooting area, suckers at base	
OS1	No	Off	Yes	Western red cedar	<i>Thuja plicata</i>	Green	15	0.5	11.4	Good	Fair	Moderate	Likely topped at ~7m ago (multiple leaders), 6m south of existing fence line	

2. Replacement Tree Table updated to reflect lack of onsite replacement trees

5	5
0	0
0	0
0	0
0	0
0	5
0	6
0	0
0	0
0	6
5	5
0	0
0	0
0	0
0	5
6	6
0	0
0	\$ 12,000

443 Government Street | Tree Replacement Plan

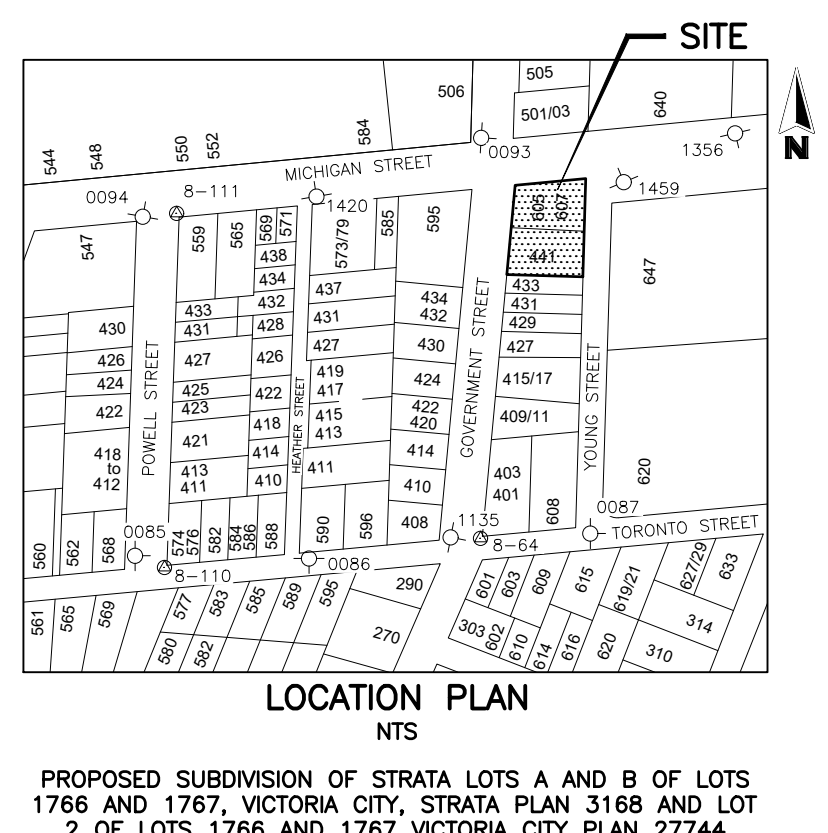


WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		COMPANY NAME	SIGNATURE	
UTILITY	BC HYDRO			
	TELUS			
	FORTIS			
	SHAW			
MUNICIPAL	LAND DEVELOPMENT			
	TRANSPORTATION			
	UNDERGROUND			
	PARKS			

- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 - EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 - BED ALL PIPE USING CLASS 'B' BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GOVERNMENT, MICHIGAN STREET, AND YOUNG STREET DURING CONSTRUCTION.
 - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
 - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
 - DRIVEWAY SHALL BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-C7b.
 - PRE-CONSTRUCTION MEETING REQUIRED PRIOR TO OFFSITE WORKS AND A SEPARATE PRE-CONSTRUCTION MEETING REQUIRED WITH BC HYDRO, TELUS AND SHAW PRIOR TO THE START OF THEIR WORKS. IN ATTENDANCE: CIVIL CONTRACTOR, CIVIL CONSULTANT, UTILITIES CONSULTANTS, CITY ENGINEERING AND PARKS REPRESENTATIVES AT A MINIMUM.
- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS SHALL BE 150Ø PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS SHALL BE 150Ø PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER SHALL BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE SHALL BE C.S.A. APPROVED PVC.
 - THE CITY OF VICTORIA SHALL UPGRADE EXISTING SEWER AND DRAIN CONNECTIONS TO 150Ø TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
 - VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.
 - THE CITY OF VICTORIA SHALL INSTALL 150Ø DRAIN CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA FORCES SHALL CAP AND ABANDON THE EXISTING SEWER AND DRAIN SERVICES AT THE DEVELOPER'S EXPENSE.
- WATER**
- WATER MAIN PIPE SHALL BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
 - CONTRACTOR SHALL TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
 - CONTRACTOR SHALL ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
 - THE CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL UPGRADE EXISTING WATER SERVICE TO 150mm FIRE CONNECTION AND 100mm DOMESTIC WATER CONNECTION c/w 50mm METER AS PER CITY OF VICTORIA STANDARD DWG "SD W2f REVISED 20151202" TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL INSTALL FIRE HYDRANT ASSEMBLY AT THE DEVELOPER'S EXPENSE.
- ROAD**
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 - CONTRACTOR SHALL ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE SHALL BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
 - ALL EXISTING PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION WORKS ARE SHALL BE REINSTATE.
 - RESTORE PAINT MARKINGS IF DAMAGED.
- PARKS**
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
 - PROTECT ALL TREES EXCEPT THOSE SHALL BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
 - HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
 - OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
 - THE PROJECT ARBORIST (T. TALBOT AND MCKENZIE - 250-479-7050) SHALL BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
 - THE ARBORIST SHALL DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND SHALL PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
 - THE ARBORIST SHALL DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
 - IRRIGATION SHOWN SCHEMATICALLY.
 - ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
 - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
 - IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEPING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 WORKING DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
 - IRRIGATION AS-BUILT DRAWING SUBMITTALS (.DWG AND .PDF FILES), COVERAGE ADJUSTMENTS AND DEFICIENCIES CORRECTED PRIOR TO ACCEPTANCE.
 - IRRIGATION SLEEVES SHALL BE 100Ø SCHD 80 PVC OR APPROVED ALTERNATIVE. MINIMUM 450mm COVER.
 - THE CITY OF VICTORIA FORCES SHALL INSTALL 25mm IRRIGATION SERVICE c/w WATER METER AT DEVELOPERS EXPENSE.
 - BENCHES SHALL BE - MAGLIN 800 SERIES MBE-0870-00025
- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 - FORTIS BC SHALL CAP AND ABANDON EXISTING GAS SERVICES AT THE DEVELOPER'S EXPENSE.
 - IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

LEGEND - PROPOSED SERVICES SHOWN BOLD

WATER	---	W---	EDGE PAVE.	---	G---	GAS	---	G---	MANHOLE	⊙	METER	⊙	LOT PIN	•
SEWER	---	S---	NON-MTBL CURB	NMC	UNDERGROUND UTILITY	H/T/C---	CLEANOUT	⊙	REDUCER	⊙	LEAD PLUG	⊙		
DRAIN	---	D---	MOUNTABLE CURB	MC	COBRA/DAVIS LIGHT	⊙	VENT	⊙	HYDRANT	⊙	ASPHALT	⊙		
DITCH/SWALE	---	---	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	⊙	CATCHBASIN	⊙	BUSHLINE	⊙	CONCRETE	⊙		
CULVERT	---	---	BARRIER CURB	BC	POWER POLE	⊙	ROAD SIGN	⊙	TREE	⊙	GRAVEL	⊙		
HEADWALL	---	---	INVERT GUTTER	IG	ANCHOR	⊙	VALVE	⊙	MONUMENT	⊙	BRICK	⊙		



ISLAND HEALTH PERMIT # W-S-_____

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

LEGEND - PROPOSED SERVICES SHOWN BOLD

WATER	---	W---	EDGE PAVE.	---	G---	GAS	---	G---	MANHOLE	⊙	METER	⊙	LOT PIN	•
SEWER	---	S---	NON-MTBL CURB	NMC	UNDERGROUND UTILITY	H/T/C---	CLEANOUT	⊙	REDUCER	⊙	LEAD PLUG	⊙		
DRAIN	---	D---	MOUNTABLE CURB	MC	COBRA/DAVIS LIGHT	⊙	VENT	⊙	HYDRANT	⊙	ASPHALT	⊙		
DITCH/SWALE	---	---	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	⊙	CATCHBASIN	⊙	BUSHLINE	⊙	CONCRETE	⊙		
CULVERT	---	---	BARRIER CURB	BC	POWER POLE	⊙	ROAD SIGN	⊙	TREE	⊙	GRAVEL	⊙		
HEADWALL	---	---	INVERT GUTTER	IG	ANCHOR	⊙	VALVE	⊙	MONUMENT	⊙	BRICK	⊙		

SEAL

DESIGNED	BC
DRAWN	IY
CHECKED	
DATE	SEPT. 2024
B.M.	8-64
ELEV.	10.844
SCALE	Horz. 1:200
Vert.	1:40

REVISIONS

No.	DESCRIPTION	DATE	BY	SIGN
1	ISSUED FOR DEVELOPMENT PERMIT	241219	IY	

WESTBROOK Consulting Ltd.

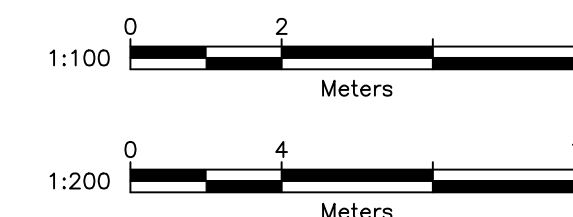
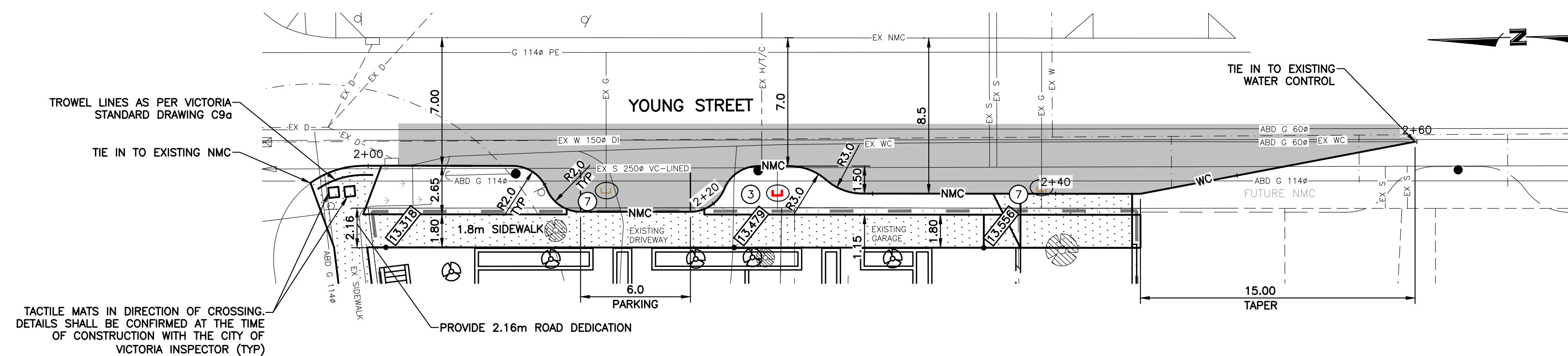
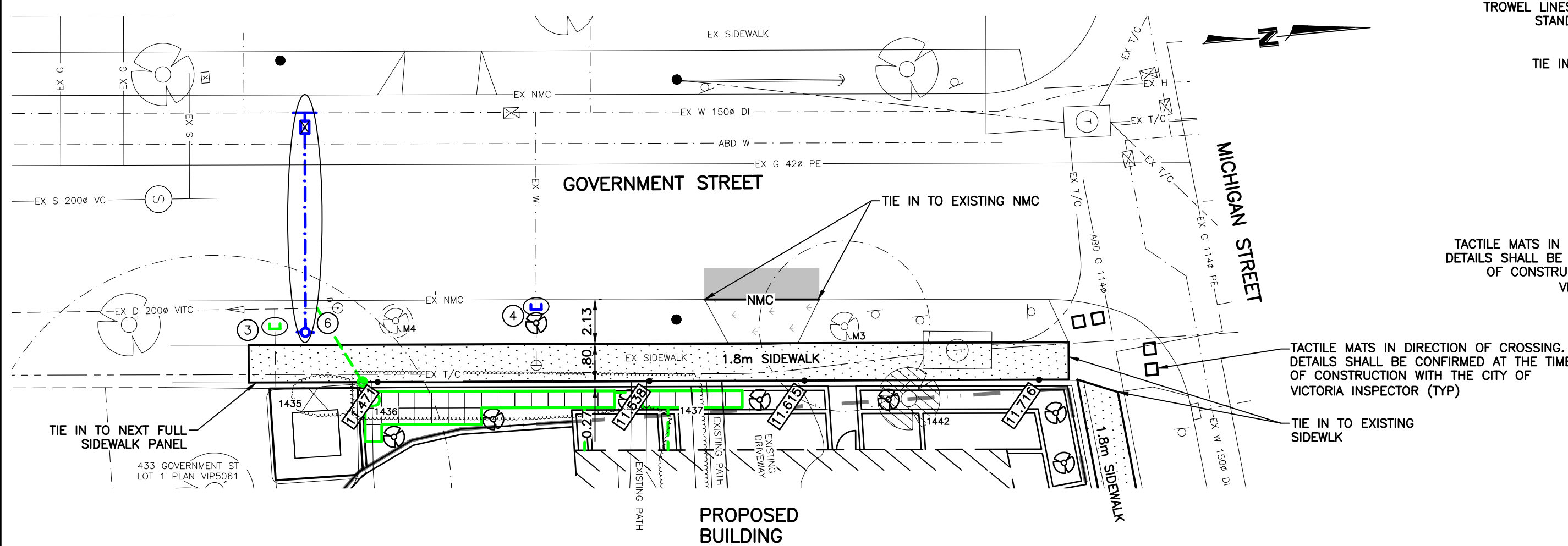
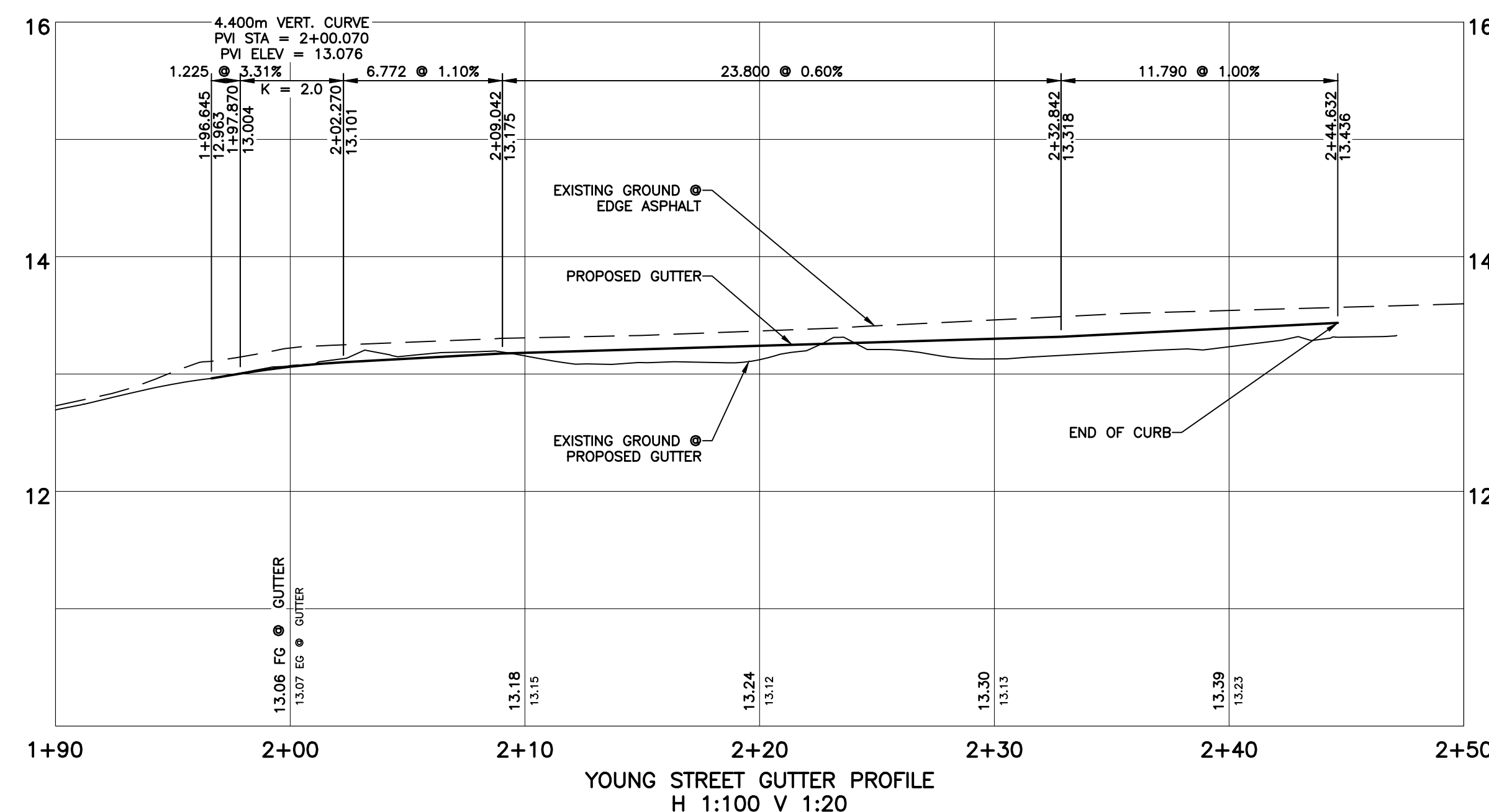
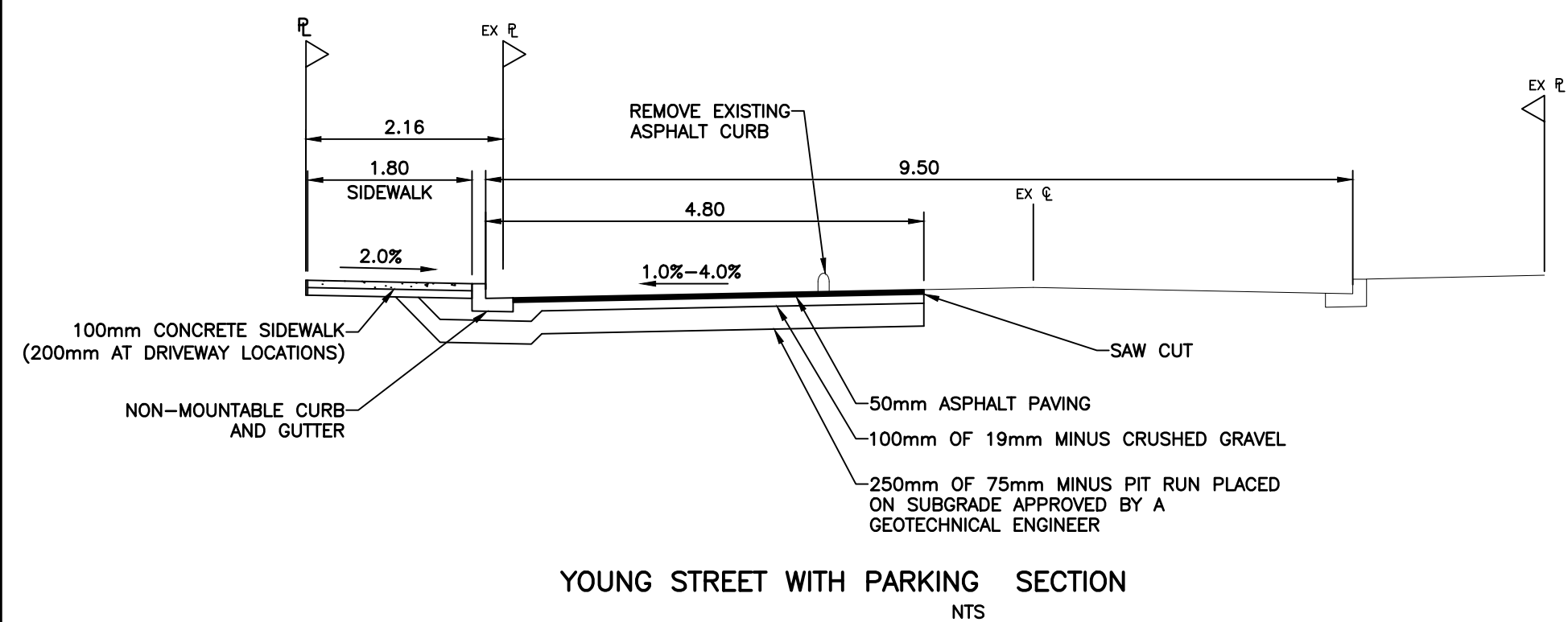
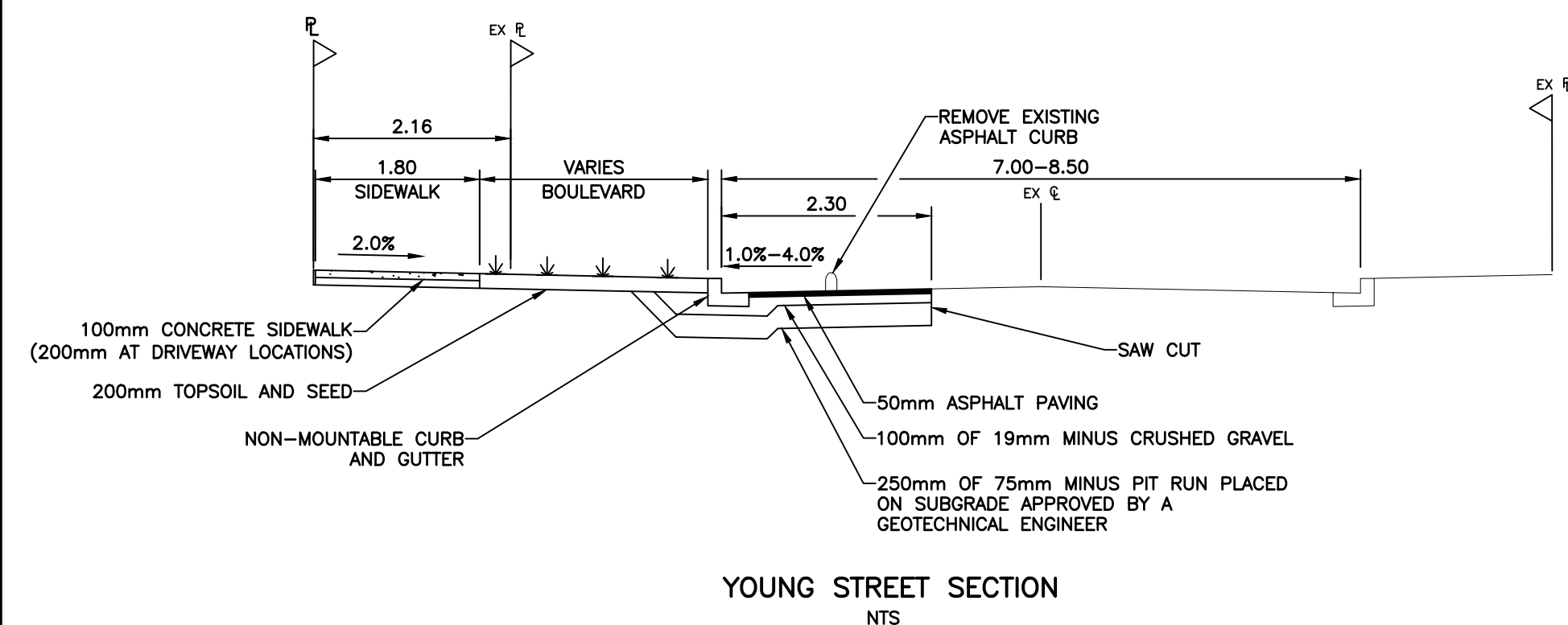
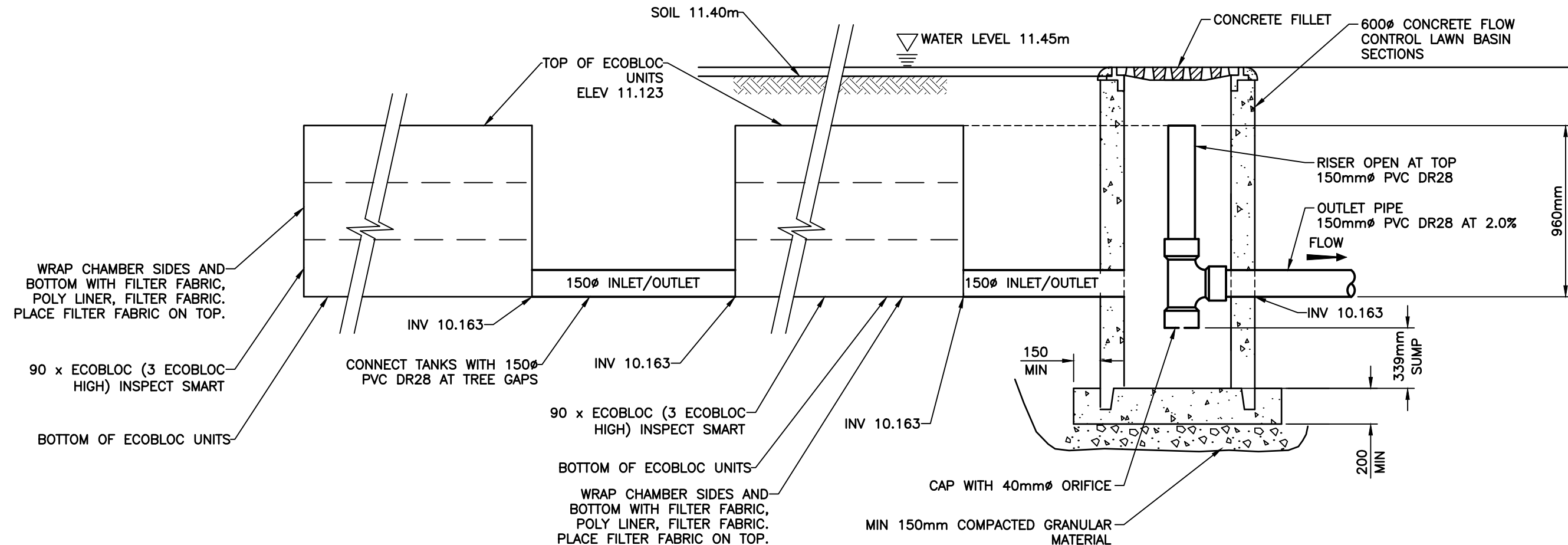
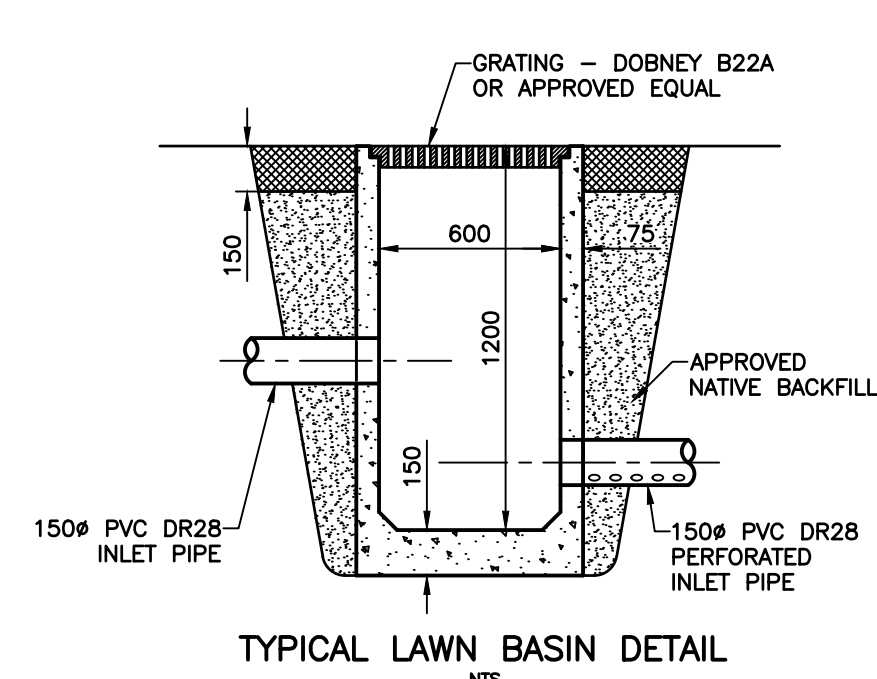
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT

433 GOVERNMENT STR
443 GOVERNMENT DEV. LTD. - BC
PLAN, SECTIONS
AND LOCATION PLANS

WESTBROOK PROJECT No. 4006
GOVERNING AUTHORITY FILE No.
SHEET 1 OF 2
REV. 1
WESTBROOK DRAWING No. 400601

PROPOSED SUBDIVISION OF STRATA LOTS A AND B OF LOTS 1766 AND 1767, VICTORIA CITY, STRATA PLAN 3168 AND LOT 2 OF LOTS 1766 AND 1767 VICTORIA CITY PLAN 27744



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE, OR THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION	LEGEND — PROPOSED SERVICES SHOWN BOLD										SEAL	REVISIONS				DESIGNED BC DRAWN IY		 WESTBROOK Consulting Ltd. #115 - 866 Goldstream Ave., Victoria, BC V9B 0J3 Telephone: 250-391-8592 Facsimile: 250-391-8593	PROJECT		433 GOVERNMENT STR 443 GOVERNMENT DEV. LTD. — BC		WESTBROOK PROJECT No. 4006	
																CHECKED			GOVERNING AUTHORITY FILE No.					
																DATE SEPT. 2024			SHEET 2 OF 2		REV. 1			
																B.M. — 6-64								
																ELEV. 10.844								
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