### 1276 GLADSTONE | 1276 GLADSTONE AVE.

PROJECT NUMBER: 2303

**ARBORIST** 

SOUTHSHORE FOREST

SIDNEY, BC, V8L 3S8

TEL: 250 893 9056

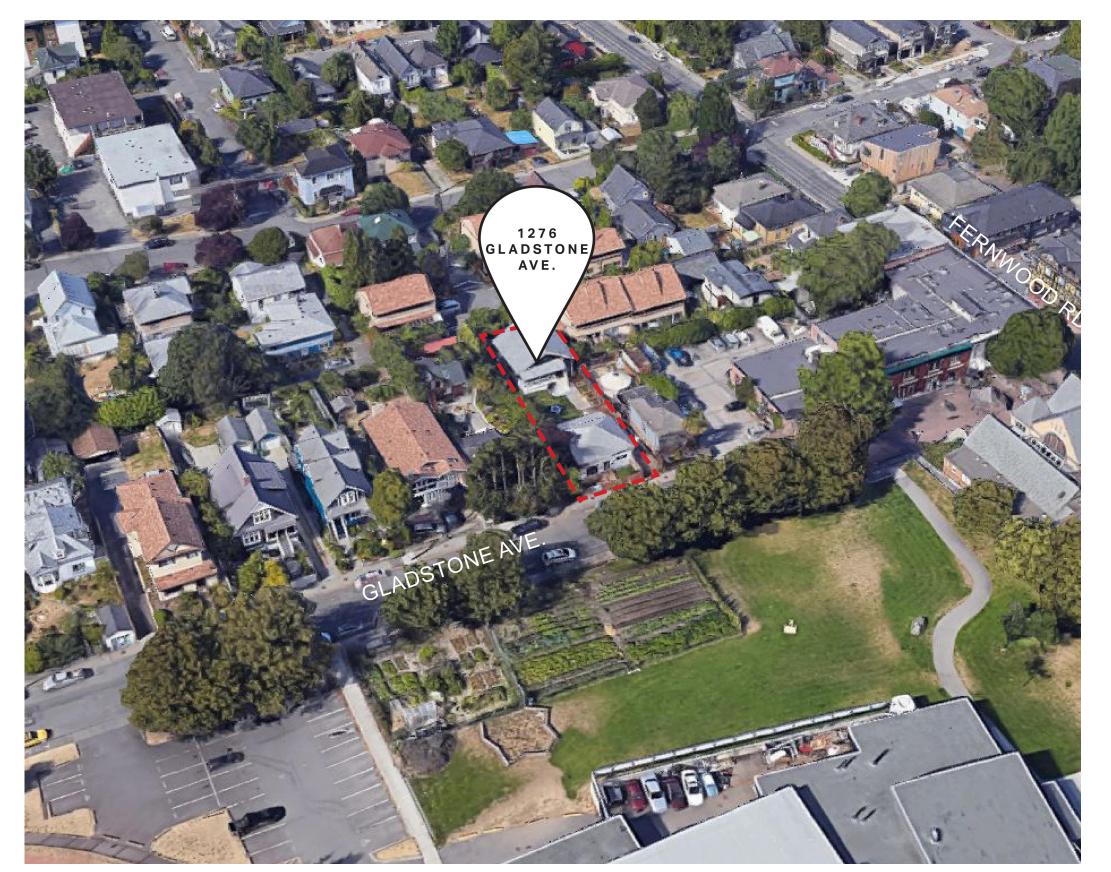
CONT: MICHAEL BUTCHER

EMAIL: butcherlodi@aol.com

PO BOX 2203

ISSUED FOR DELEGATED DEVELOPMENT PERMIT - JUNE 26, 2025

CONTACTS		DRAWING LIST	
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	VICTORIA, BC, V8T 1G6	A001	PROJECT DATA AND NOTES
	CONT: TONNY KIPTOO	A002	CODE REVIEW
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		A005	ASSEMBLIES
ARCHITECT	COLIN HARPER ARCHITECT	A006	DOOR AND WINDOW SCHEDULES
	501 FOUL BAY ROAD,	A101	EXISTING SITE PLAN
	VICTORIA, BC, V8S 4G9	A102	PROPOSED SITE PLAN
	CONT: COLIN HARPER	AS201	LEVEL 1 SLAB EDGE PLAN
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	EMAIL: charper@charch.ca	A201	LEVEL 1 PLAN
		A202	LEVEL 2 PLAN
STRUCTURAL	MCGILL & ASSOCIATES ENGINEERING	A203	LEVEL 3 PLAN
	4610 ELIZABETH STREET,	A204	LEVEL 4 PLAN
	PORT ALBERNI, BC, V9Y 6L7	A205	ROOF PLAN
	CONT: BRANDON PAXTON	A203	UNIT PLANS
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	EMAIL. Spaxton@megilieng.com	A302 A401	SECTIONS
MECHANICAL	AVALON MECHANICAL		WALL SECTIONS
WEOTIANIOAE	300-1245 ESQUIMALT ROAD,	A501	
	VICTORIA, BC, V9A 3P2	A502	WALL SECTIONS
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		A611	FIRESTOPPING DETAILS
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ELECTRICAL	E2 ENGINEERING	A701	STAIR PLANS AND SECTIONS
ELECTRICAL		A702	STAIR PLANS AND SECTIONS
	530 HERALD STREET,	A703	STAIR DETAILS
	VICTORIA, BC, V8W 1S6	<b></b>	
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	EMAIL: patrick.lourdu@e2eng.ca	C2	SITE SERVICING PLAN
O1\/II	ICL ANDED ENGINEEDING	C3	GRADING PLAN
CIVIL	ISLANDER ENGINEERING	C4	EROSION AND SEDIMENT CONTROL PLAN
	623 DISCOVERY STREET,		
	VICTORIA, BC, V8T 5G4	LANDSCAPE	
	CONT: JUSTIN EAGLE	L1	LANDSCAPE - CONCEPT PLAN
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LANDSCAPE	LADR LANDSCAPE ARCHITECTS		
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Original
Submission
Received Date:
June 27, 2025



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SEAL



NORTH ARROW

IOTES

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OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

2	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
1	REISSUED FOR BUILDING PERMIT	06/12/2025
0	REISSUED FOR BUILDING PERMIT	04/23/2025
9	ISSUED FOR BUILDING PERMIT	12/17/2024
8	ISSUED FOR COORDINATION	11/26/2024
7	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
6	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
5	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
4	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
3	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
2	ISSUED FOR REVIEW	11/03/2023
1	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023
0.	REVISION	M/D/Y
RO	JECT NAME	

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

**COVER PAGE** 

ROJECT NO: 2303 DRAWN BY: KG

CALE: N/A REVIEW BY: CH

DRAWING NO: A000

#### PROJECT INFORMATION TABLE - 1276 GLADSTONE

DATE: April 21, 2025

DATE: April 21, 2025										
PROPERTY INFORMATION PROJECT ADDRESS LEGAL DESCRIPTION ZONING DEVELOPMENT PERMIT AREA OCP DESIGNATION			1276 GLADSTONE AVE, VICTORIA BC LOT 2 PLAN VIP312 CR-FG FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT DPA 6B (HC) - SMALL URBAN VILLAGES HERITAGE SMALL URBAN VILLAGE							
BUILDING/SITE DATA			PROP	OSED						
SITE AREA			626.4		6,742	sq.ft				
TOTAL FLOOR	AREA (CITY OF VICTO	RIA DEF.)	919.3	$m^2$	9,895	sq.ft				
GROSS FLOO	R AREA	•	1298.3	$m^2$	13,975	sq.ft				
FLOOR SPACE	E RATIO		1.47							
SITE COVERA			63%							
OPEN SITE SE			42%							
HEIGHT OF BU			11.49	m	37.7	ft				
NUMBER OF S	SIUREYS		4							
BUILDING SETBACKS			PROP	OSED						
FRONT YARD			5.68	m	18.6	ft				
REAR YARD			3.94	m	12.9	ft				
SIDE YARD (V	*		0.00	m	0.0	ft				
SIDE YARD (V	<i>'</i>		2.08	m	6.8	ft				
,	VEST) AT BALCONY		1.20	m	3.9	ft				
SIDE YARD (E	•		2.09	m	6.9	ft				
	AST) AT STAIRS AST AT BALCONY		0.00 1.25	m	0.0 4.1	ft ft				
SIDE YARD (E	ASTAT BALCONT		1.25	m	4.1	IL				
UNIT INFO (SALABLE	FLOOR AREA)									
UNÎT NAME	,	UNIT TYPE	AREA				COUNT	TOTAL	AREA	
A1		1 BDR	42.72	$m^2$	459.8	sq.ft	1	43	$m^2$	459.8
A2		1 BDR	42.48	$m^2$	457.2	sq.ft	3	127	$m^2$	1,371.6
A3		1 BDR	40.77	$m^2$	438.8	sq.ft	1	41	$m^2$	438.8
B1		STUDIO	40.50	$m^2$	435.9	sq.ft	1	40	$m^2$	435.9
B2		STUDIO	38.34	$m^2$	412.7	sq.ft	4	153	$m^2$	1,650.8
С		3 BDR	90.89	$m^2$	978.3	sq.ft	1	91	$m^2$	978.3
D		3 BDR	86.11	$m^2$	926.9	sq.ft	5	431	$m^2$	4,634.5
E		3 BDR	80.70	$m^2$	868.7	sq.ft	2	161	$m^2$	1,737.4
TOTAL							18	1,088	$m^2$	11,707.1
COMMERCIAL INFO (S		<b>a)</b>		_						
OUTDOOR SE	ATING AREA		10.63	m <sup>2</sup>	114.4	sq.ft				
LEVEL 2			53.51		576.0	sq.ft				
TOTAL			53.51	m <sup>2</sup>	690.4	sq.ft				
DADIZING DATA										
PARKING DATA			REQUI	RED			PROPOSED			
VEHICLE PAR	KING		1.3		UNIT > 70m2	10				
			0.9		UNIT > 45m2					
			0.75	PER	UNIT < 45m2	8				
			1	PER:	20m2 COMM.	3				
				TOTA		21	0			
VISITOR			0.1	PER		2	0			
BIKE PARKING	G (LONG TERM)				UNIT > 45m2					
			1 1		UNIT < 45m2					
			ı	TOTA	400m2 COMM. .i	20	34			
BIKE PARKING	G (SHORT TERM)		6		BUILDING	6	J <del>-1</del>			
DITE I / IIII	_ (33 I E.I.IVI)		1		100m2 COMM					

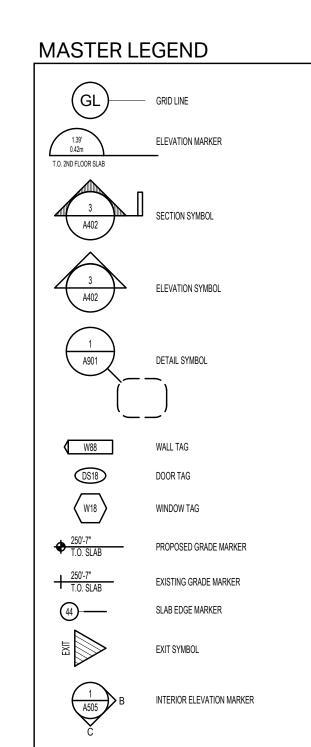
1 PER 100m2 COMM. 1

TOTAL 7 7

sq.ft

sq.ft

sq.ft



EXTERIOR FINISH MARKER

**GENERAL NOTES** ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), AND ALL APPLICABLE BY-LAWS. ARCHITECTURAL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS INCLUDING, BUT NOT LIMITED TO: STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, GEOTECHNICAL, LANDSCAPE,

ANY DISCREPANCIES IDENTIFIED IN THESE PLANS, INCONSISTENCIES OR UNFORESEEN CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
REQUESTS FOR ALTERNATES MAY BE SUBMITTED FOR REVIEW. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW. CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL

CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. MAINTENANCE MANUALS: SUBMIT TO THE OWNER / CONSULTANT ONE HARD COPY AND TWO USB'S OF OPERATION AND MAINTENANCE

MANUALS. MANUALS TO INCLUDE PERTINENT INFORMATION ON CLEANING AND LUBRICATION OF EQUIPMENT AND MATERIALS, FILTERS, OVERHAUL, REPLACEMENT, ADJUSTMENT AND EMERGENCY PROCEDURES AS APPLICABLE. DIGITAL FILES ARE AVAILABLE FROM COLIN HARPER ARCHITECT UPON RECEIPT OF AN EXECUTED DIGITAL RELEASE/WAIVER FORM FROM THE REQUESTING PARTY.

### A COMPLETE LIST OF REQUIRED SHOP DRAWINGS WILL BE PROVIDED TO THE GC AT THE CONSTRUCTION KICK-OFF MEETING.

SHOP DRAWINGS WHERE TRADE COORDINATION IS REQUIRED TO BE SUBMITTED TOGETHER AS A COMPREHENSIVE COORDINATED

SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR CONSULTANT'S REVIEW PRIOR TO FABRICATION. A LIST OF REQUIRED SUBMITTALS WILL BE PROVIDED AT THE SITE START UP MEETING. GENERAL CONTRACTOR (GC) SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS AND SHALL INDICATE SUCH REVIEW ON THE SUBMITTAL. FAILURE BY THE GC TO REVIEW PRIOR TO SUBMITTAL WILL RESULT IN THE SHOP DRAWINGS BEING

#### REJECTED WITHOUT REVIEW. CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECTS / CONSULTANTS REVIEW.

MODIFICATIONS & FIELD REVIEW: MODIFICATIONS TO THE WORK OTHER THAN SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE

CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO REQUIRED ARCHITECTURAL SITE REVIEWS.

DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO

A LIST OF REQUIRED FIELD REVIEWS WILL BE PROVIDED AT THE SITE START-UP MEETING. DIMENSIONS & SETTING OUT: GRID LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE MEASURED TO. GC SHALL CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL

EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY. DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS ONLY UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS TO FACE OF STUD

TO EXTERIOR FACE OF CONCRETE AND CMU TO EXTERIOR FACE OF EXTERIOR SHEATHING

TO EXTERIOR FACE OF MULLION VERTICAL DIMENSIONS SHALL BE TO TOP OF CONCRETE TOPPING OR TOP OF CONCRETE SLAB, AS APPLICABLE.

DIMENSIONS SHOWN FOR WINDOWS ARE TO CENTER-LINE OF WINDOW U.N.O. ALL DOORS ARE TO BE LOCATED 4" AGAINST ADJACENT WALL UNLESS NOTED OTHERWISE ALL KITCHEN DIMENSIONS ARE APPROXIMATE AND SHOULD BE SITE MEASURED PRIOR TO CABINET MANUFACTURE

ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT. ENSURE ALL EXIT WIDTHS TO FINISHED SURFACE ARE CONSTRUCTED TO MEET BCBC. BRING ANY DISCREPANCIES TO ARCHITECT

CONTRACTOR TO ENSURE FINISHED DIMENSIONS WILL ACCOMMODATE ALL REQUIRED CLEARANCES. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING

THE GC IS RESPONSIBLE FOR REVIEWING ALL GYPSUM BOARD AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE DETAILS. REVEALS AND ALIGNMENTS INDICATED IN DRAWINGS ARE ACCOMPLISHED. FLOOR TRANSITIONS ARE NOT TO BE GREATER THAN \$\frac{1}{2}\text{" AT THRESHOLDS BETWEEN ADJACENT FLOOR MATERIALS.

#### ASSURANCE / COMPLIANCE REQUIREMENTS

ONE FULL SET OF BUILDING PERMIT DOCUMENTS APPROVED BY THE AHJ TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION. ALL WORK IS SUBJECT TO PERIODIC FIELD REVIEW BY THE ARCHITECT AND / OR OTHER REGISTERED PROFESSIONAL AND

CONSULTING ENGINEERS NAMED ONTHIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS. ALL WORK SHALL MEET THE STANDARDS OF THE B.C. TRADES ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED

WITH THE PROJECT. MANUFACTURER'S SPECIFICATIONS MUST BE ADHERED TO AND MAY DIFFER FROM WHAT IS NOTED ON THE PLAN. CONTRACTOR TO CONFIRM ALL REQUIREMENTS PRIOR TO STARTING WORK.

ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COSTS SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD

REVIEW REQUIREMENTS THE GC IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION AND DEMOLITION SITES." ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF THE WORKER'S

COMPENSATION BOARD. THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS, AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

#### STRUCTURAL COORDINATION

COMPLIANCE WITH BCBC 9.8.8.2.LOADS ON GUARDS

REFER TO STRUCTURAL DRAWINGS AND NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, SHEAR

#### WALLS, LOAD BEARING WALLS, STAIRS, BEAMS, CONCRETE AND FOUNDATIONS.

SIZING AND SPACING FOR STRUCTURAL ELEMENTS ON ARCHITECTURAL DRAWING ARE FOR ARCHITECTURAL INTENT. REFER ALSO TO STRUCTURAL DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION. SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPARATED BY A MOISTURE RESISTANT MATERIAL ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS. ALL GLAZING REQUIRED TO ACT AS GUARDS ARE TO BE TEMPERED AND LAMINATED GLASS.

CONFIRM WITH THE STRUCTURAL ENGINEER THE ANTICIPATED VERTICAL DEFLECTION AT ALL FLOOR AND ROOF ASSEMBLIES, BEAMS, ETC. ENSURE ADJACENT ASSEMBLIES ARE INSTALLED TO ACCOMMODATE THE DEFLECTION. GC TO INSTALL AND BUILD STAIRS, LANDINGS HANDRAILS AND GUARDS PER BCBC 2024 SECTION 9.8. STAIRS, RAMPS, HANDRAILS AND SUPPLIERS OF FABRICATED STAIRS AND GUARDS TO OBTAIN STRUCTURAL ENGINEERING AND PROVIDE SCHEDULE S FOR

ROOF INSTALLATION AND MATERIALS SHALL MEET RCABC STANDARDS, MATERIALS AND GUIDELINES AND BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL ROOF, GUTTERS AND TROUGHS TO HAVE POSITIVE SLOPE TO DRAIN.

ALL CAP FLASHING SLOPE INWARDS TOWARDS ROOF DECK. ALL DRIP EDGES AND FLASHING PROFILE SHAPES, SIZES AND PROTRUSIONS ARE TO BE PER BUILDING ENVELOPE AND/OR

ARCHITECTURAL DETAILS. CONTRACTOR TO PROVIDE ROOF WIND UPLIFT LOADS AND ROOF ASSEMBLY FASTENING INFORMATION IN ACCORDANCE WITH THE

MEMBRANE MANUFACTURER'S TESTED ASSEMBLIES. ALL SBS APPLICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND RCABC ENSURE THAT ADEQUATE AMOUNTS OF PRIMER ARE APPLIED TO A CLEAN, DRY SUBSTRATE PRIOR TO THE BASE SHEET APPLICATION.

THE BASE AND CAP SHEETS MUST BE POSITIVELY LAPPED TOWARDS ALL DRAINAGE POINTS. THE MEMBRANE SHALL RUN UP AND OVER ALL ROOF PARAPET FRAMING TO THE OUTER EDGE. PROVIDE INCIDENTAL DRAINAGE TO EXTERIOR WEEPS, TYPICAL.

#### **BUILDING ENVELOPE NOTES**

ALL FOUNDATION WALLS MUST HAVE TIE HOLES, BUG HOLES AND ANY HONEY COMBING FILLED PRIOR TO THE APPLICATION OF WATERPROOFING/DAMP-PROOFING MEMBRANES

BOTTOM FRAMING PLATES IN CONTACT WITH THE CONCRETE FOUNDATION SHALL BE PRESSURE TREATED LUMBER. LAP ALL MEMBRANE INTERFACES POSITIVELY. APPROVED PRIMERS SHALL BE USED WITH ALL PEEL & STICK PRODUCTS AS NECESSARY.

ALL WOOD CLADDING PRODUCTS MUST BE BACK PRIMED. ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED, EXCEPT WHEN USING ACQ PRESSURE TREATED LUMBER. ACQ

REQUIRES STAINLESS STEEL FASTENERS. ALL WALL VENTS (DRYERS & FANS) SHALL BE SEALED TO A PIECE OF STARTER PAPER WITH PEEL AND STICK ON ALL 4 SIDES. PLACE THE FIELD PAPER OVER THE TOP AND SIDE VENT FLANGES ONLY. LAP THE BOTTOM OF THE 2'X2' FLASHING PAPER OVER THE FIELD PAPER (SHINGLE STYLE). PROVIDE A FLASHING C/W END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL VENTS MUST BE APPROVED BEFORE INSTALLING

ALL EXTERIOR ELECTRICAL BOXES TO BE DETAILED WITH THE SHEATHING MEMBRANE TO SHED WATER TO THE EXTERIOR AND PREVENT AIR INGRESS, SELF-ADHERED MEMBRANE OR EPDM PATCHES SHALL BE USED, A MOCK-UP SHALL BE PROVIDED, REVIEWED. AND APPROVED BY THE ENVELOPE CONSULTANT FOR EACH ELECTRICAL BOX TYPE PRIOR TO CONTINUING WITH THE INSTALLATIONS ALL EXTERIOR HOSE BIBS ARE TO BE PLACED THROUGH A 1/4" HOLE IN THE CENTER OF A 12" X 12" PIECE OF EPDM ROOFING LAPPED

SHINGLE STYLE IN TO THE BUILDING PAPER. PEEL AND STICK MAY ALSO BE USED TO SEAL PENETRATIONS FROM PIPES AND ELECTRICAL. COORDINATION OF ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE INCLUDING SECURITY WIRING IS REQUIRED. ALL ROUGH IN WIRING SHOULD BE COMPLETED PRIOR TO THE ENVELOPE BEING COMPLETED. UNDER NO CIRCUMSTANCES ARE WINDOW FRAMES OR ENVELOPE MEMBRANES TO BE COMPROMISED TO INSTALL SECURITY, CABLE, TELEPHONE OR ANY OTHER TYPE OF WIRING.

ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
CONTRACTOR TO PROVIDE STRUCTURAL ATTACHMENT DETAILS DESIGNED AND ASSURED BY A STRUCTURAL ENGINEER FOR ALL OF THE WALL CLADDING (COMPLETE WITH SCHEDULES S-B AND S-C).

ANY LARGE MECHANICAL GRILLE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED AND FINISHED IN THE SAME MANNER AS THE

#### MECHANICAL AND PLUMBING

PROVIDE 19MM PLYWOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT. ELECTRICAL AND MECHANICAL INSTALLATION SHALL CONFORM TO, AND IS GOVERNED BY THEIR RESPECTIVE CODES AND SUBJECT TO INSPECTION BY THE APPROPRIATE MUNICIPAL OR PROVINCIAL AUTHORITIES.

FIRESTOPPED PER THE REQUIREMENTS OF THE BC BUILDING CODE.

MECHANICAL EQUIPMENT AND, DUCTWORK SHALL BE INSTALLED ACCORDING TO THE CANADIAN HVAC CODE, CURRENT EDITION. ALL DUCT WORK TO BE SIZED TO MEET STANDARDS, AND TO MEET MANUFACTURES SPECIFICATIONS.

PENETRATIONS IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES TO COMPLY WITH BCBC 3.1.9 OPENINGS FOR DUCTS ARE NOT PERMITTED IN FIRE RATED CEILING ASSEMBLIES WHERE THE FIRE-RESISTANCE RATING IS DETERMINED ON THE BASIS OF THE MEMBRANE ONLY.

FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL

GC TO PROVIDE ULC FIRESTOPPING AND SUBMIT SHOP DRAWINGS DOWNLOADED FROM THE ULC WEBSITE OF ALL FIRE-STOP SYSTEMS FOR CONSULTANT REVIEW.

FIRE SEPARATION CONTINUITY

THE CONTINUITY OF FIRE SEPARATIONS SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF, OR AN EXTERIOR WALL ASSEMBLY. REFER TO BCBC 3.1.8.3

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OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
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	ISSUED FOR COORDINATION	11/26/2024
	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
).	REVISION	M/D/Y
RO	JECT NAME	

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6

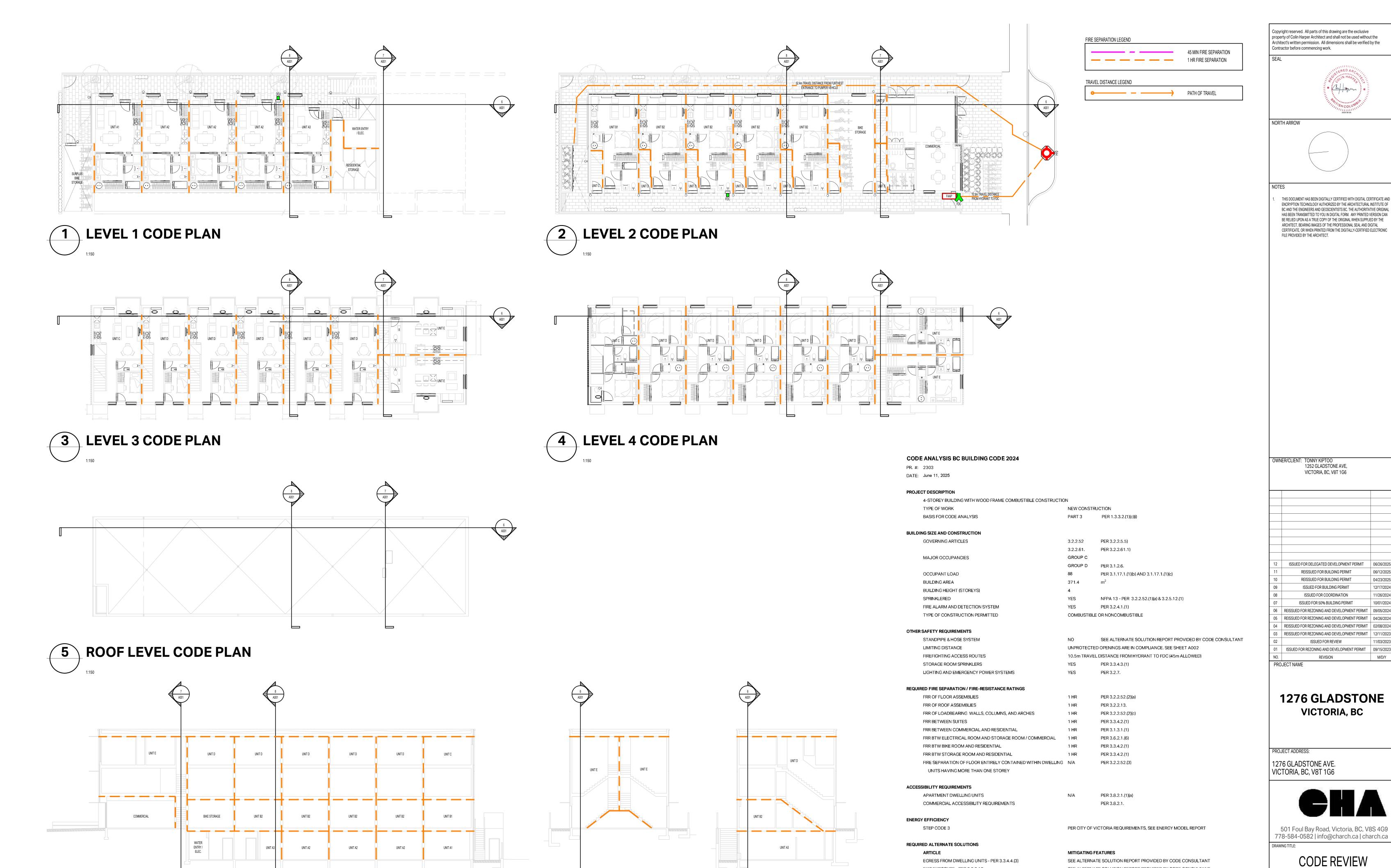


501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

PROJECT DATA

& NOTES

DRAWING NO: A001



**CODE SECTION B** 

**CODE SECTION A** 

EXIT EXPOSURE - PER 3.2.3.13.

8 CODE SECTION C

STANDPIPE SYSTEM - PER 3.2.5.8.

SEE ALTERNATE SOLUTION REPORT PROVIDED BY CODE CONSULTANT

SEE ALTERNATE SOLUTION REPORT PROVIDED BY CODE CONSULTANT

PROJECT NO: 2303 DRAWN BY: REVIEW BY: 1:100 DRAWING NO:

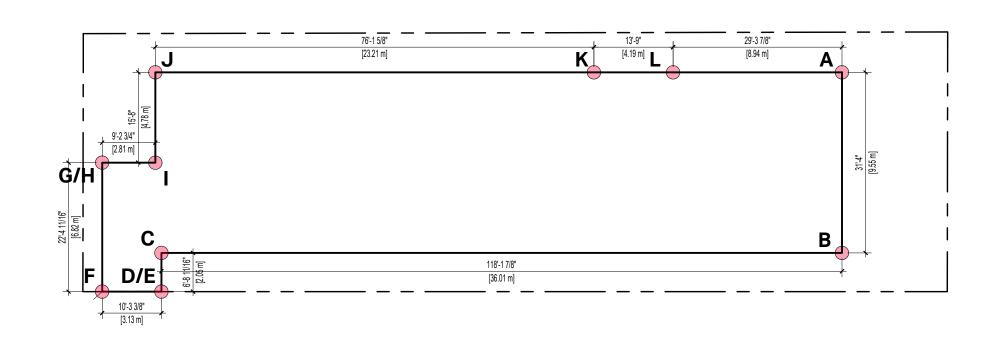
06/12/2025

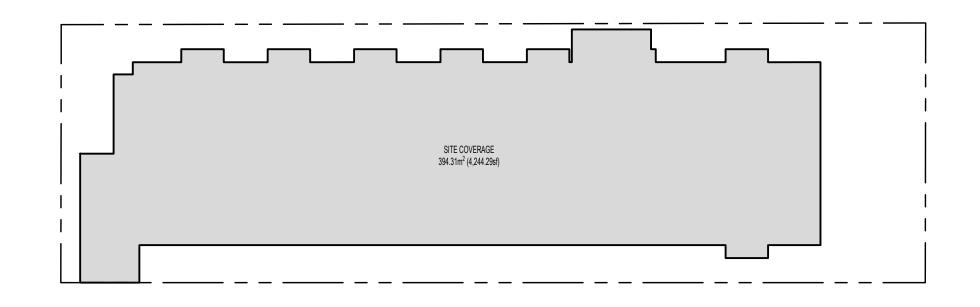
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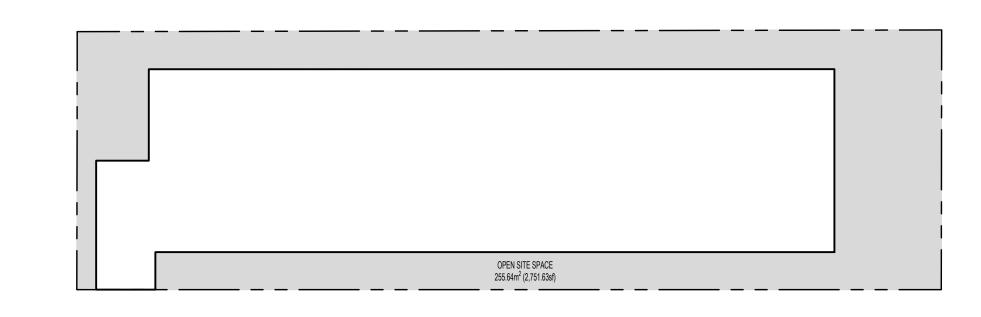
12/17/2024

11/26/2024

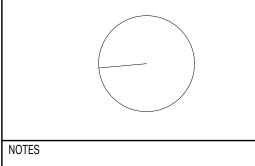
10/01/2024







NORTH ARROW



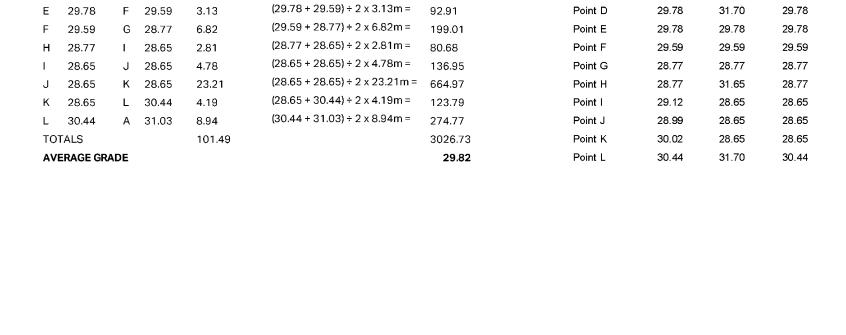
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2 SITE COVERAGE

3 OPEN SITE SPACE

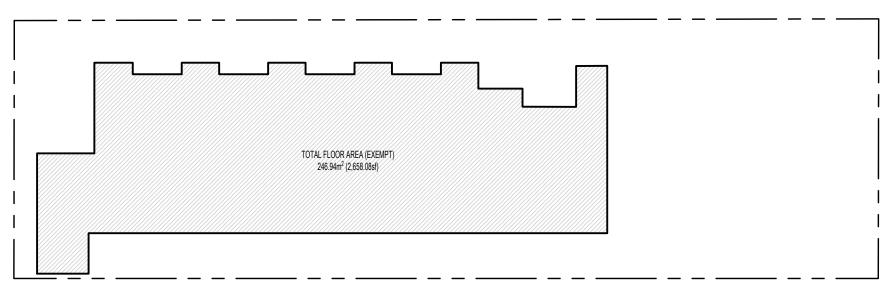


**AVERAGE GRADE CALCULATION** 

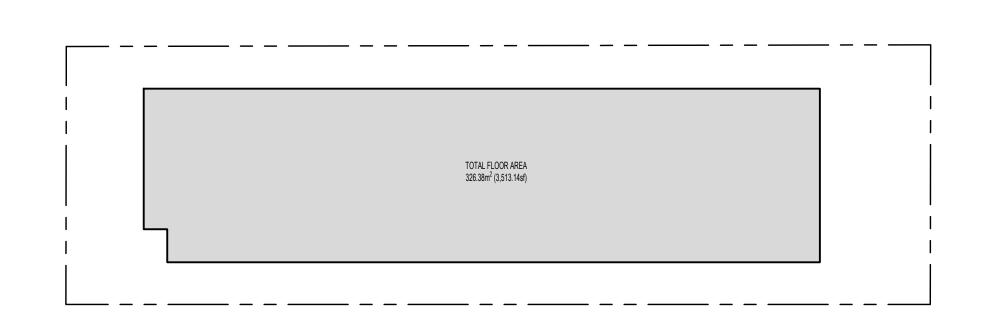
 $(29.29 + 29.78) \div 2 \times 2.05 m = 60.55$ 

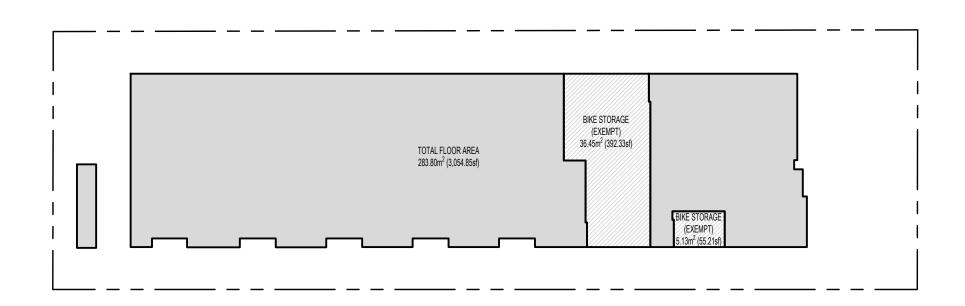
**ZONING GRADE CALCULATION** 

LENGTH (m) GRADE CALCS

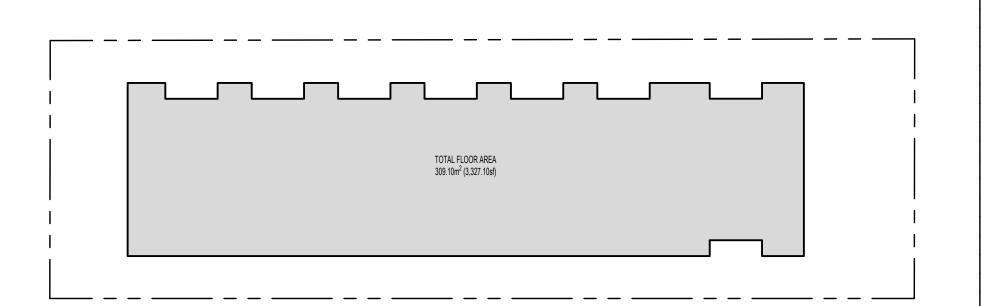












6 LEVEL 3 FLOOR AREA CALC

1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

PROJECT NAME

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6

OWNER/CLIENT: TONNY KIPTOO

1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

REISSUED FOR BUILDING PERMIT
REISSUED FOR BUILDING PERMIT
ISSUED FOR BUILDING PERMIT

ISSUED FOR COORDINATION
ISSUED FOR 50% BUILDING PERMIT

REISSUED FOR REZONING AND DEVELOPMENT PERMIT 09/05/2024

REISSUED FOR REZONING AND DEVELOPMENT PERMIT 02/08/2024
REISSUED FOR REZONING AND DEVELOPMENT PERMIT 12/11/2023

ISSUED FOR REZONING AND DEVELOPMENT PERMIT 09/15/2023

12/17/2024



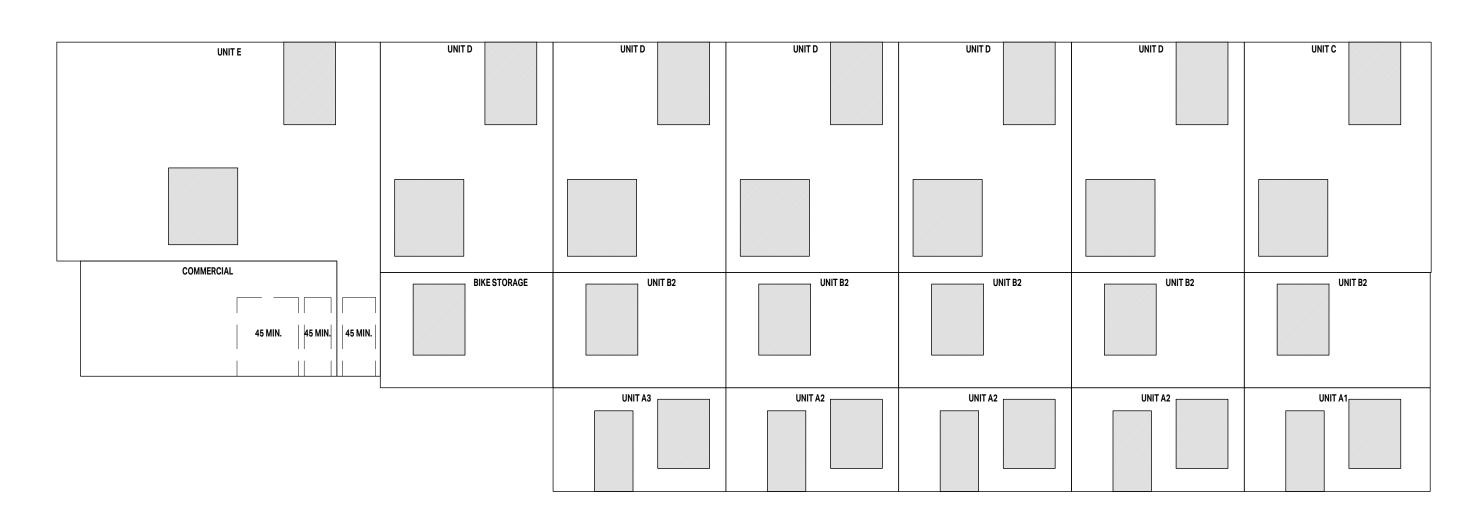
501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

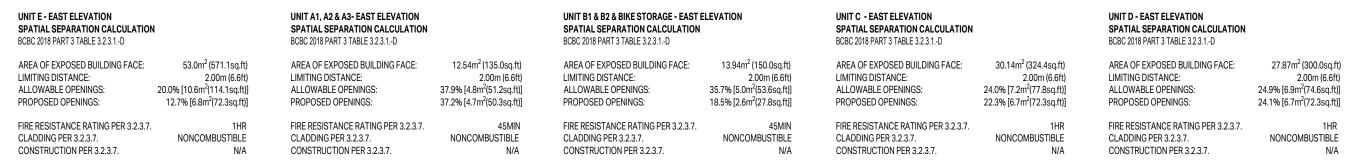
AREA CALCULATIONS

 PROJECT NO:
 2303
 DRAWN BY:
 KG

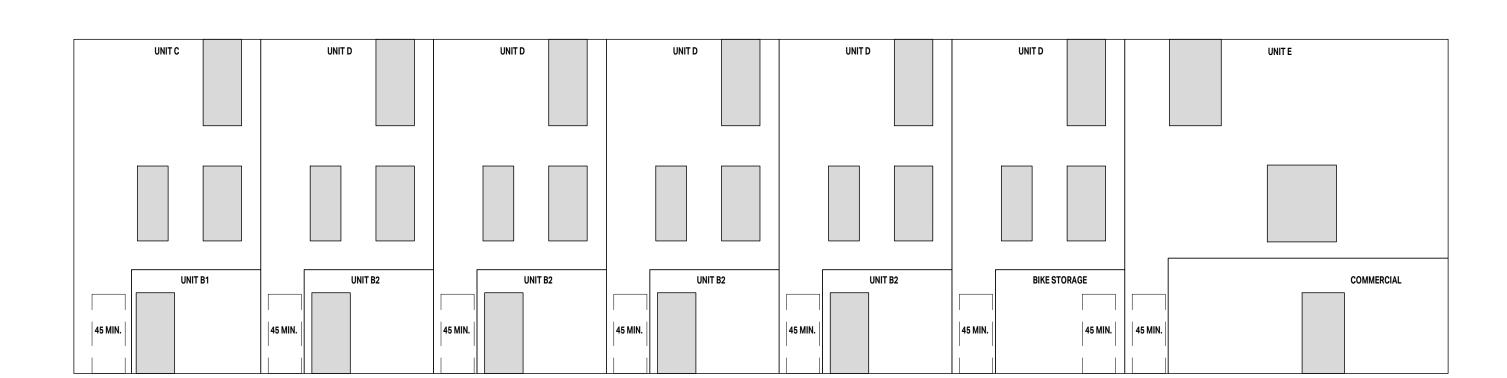
 SCALE:
 1:200
 REVIEW BY:
 CH

 DRAWING NO:
 A003



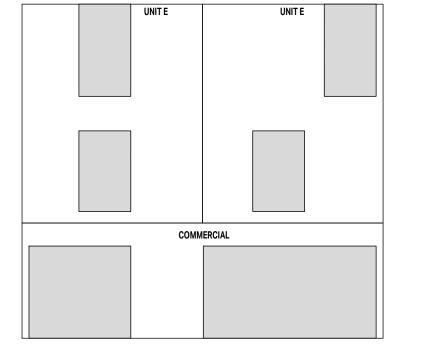


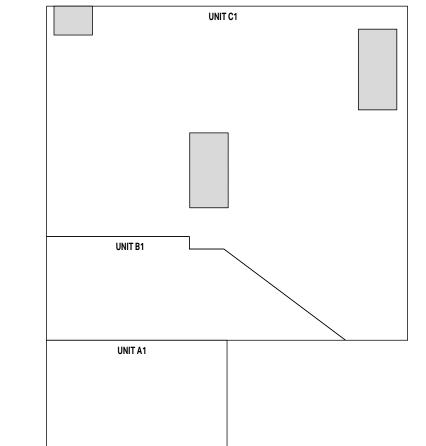
### 1 EAST ELEVATION



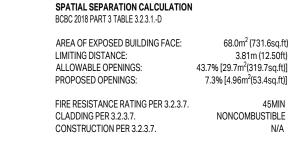
UNIT B1 & B2 - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D	ı	UNIT C - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D		UNIT D- WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D	ı	UNIT E - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D	N	COMMERCIAL - WEST ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1.D	N
AREA OF EXPOSED BUILDING FACE:	9.39m² (101.1sq.ft)	AREA OF EXPOSED BUILDING FACE:	34.31m² (369.3sq.ft)	AREA OF EXPOSED BUILDING FACE:	31.02m <sup>2</sup> (333.9sq.ft)	AREA OF EXPOSED BUILDING FACE:	53.0m² (571.1sq.ft)	AREA OF EXPOSED BUILDING FACE:	22.6m² (243.0sq,ft)
LIMITING DISTANCE:	1.99m (6.5ft)	LIMITING DISTANCE:	1.99m (6.5ft)	LIMITING DISTANCE:	1.99m (6.5ft)	LIMITING DISTANCE:	1.99m (6.5ft)	LIMITING DISTANCE:	1.99m (6.5ft)
ALLOWABLE OPENINGS:	41.6% [3.9m²(42.1sq.ft)]	ALLOWABLE OPENINGS:	23.0% [7.9m²(85.0sq.ft)]	ALLOWABLE OPENINGS:	23.7% [7.3m <sup>2</sup> (79.1sq.ft)]	ALLOWABLE OPENINGS:	19.9% [10.6m²(113.6sq.ft)]	ALLOWABLE OPENINGS:	27.7% [6.3m²(67.5sq,ft)]
PROPOSED OPENINGS:	23.0% [2.2m²(23.3sq.ft)]	PROPOSED OPENINGS:	17.3% [5.9m²(64.0sq.ft)]	PROPOSED OPENINGS:	19.2% [5.9m <sup>2</sup> (64.0sq.ft)]	PROPOSED OPENINGS:	12.9% [6.6m²(73.8sq.ft)]	PROPOSED OPENINGS:	10.6% [2.38m²(25.7sq,ft)]
FIRE RESISTANCE RATING PER 3.2.3.7.	45MIN	FIRE RESISTANCE RATING PER 3.2.3.7.	1HR	FIRE RESISTANCE RATING PER 3.2.3.7.	1HR	FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.	. 1HR	FIRE RESISTANCE RATING PER 3.2.3.7.	45MIN
CLADDING PER 3.2.3.7.	NONCOMBUSTIBLE	CLADDING PER 3.2.3.7.	NONCOMBUSTIBLE	CLADDING PER 3.2.3.7.	NONCOMBUSTIBLE		NONCOMBUSTIBLE	CLADDING PER 3.2.3.7.	NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	N/A	CONSTRUCTION PER 3.2.3.7.	N/A	CONSTRUCTION PER 3.2.3.7.	N/A		N/A	CONSTRUCTION PER 3.2.3.7.	N/A







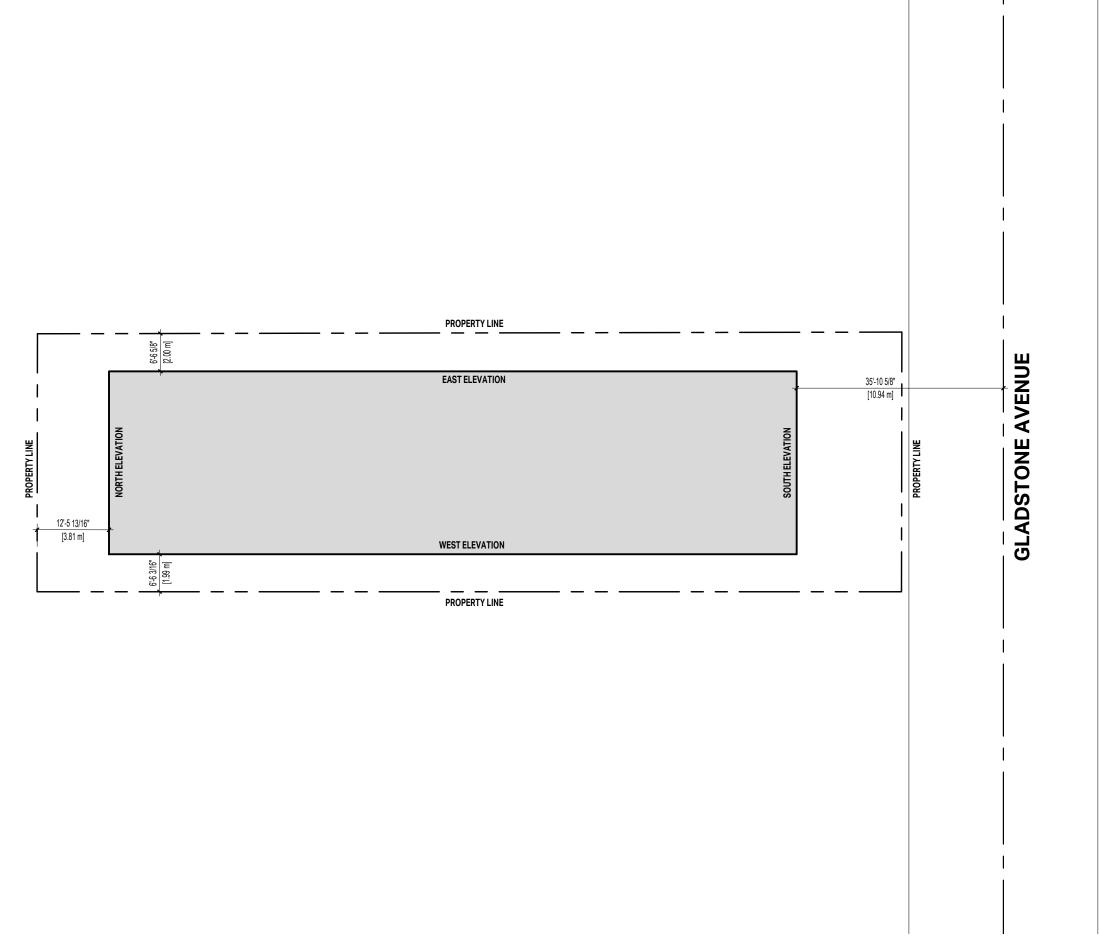
UNIT E - SOUTH ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D		COMMERCIAL - SOUTH ELEVATION SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1D	I
AREA OF EXPOSED BUILDING FACE:	27.7m <sup>2</sup> (297.7sg.ft)	AREA OF EXPOSED BUILDING FACE:	2
LIMITING DISTANCE:	10.94m (35.89ft)	LIMITING DISTANCE:	
ALLOWABLE OPENINGS:	100% [27.7m <sup>2</sup> (297.7sq.ft)]	ALLOWABLE OPENINGS:	100% [2
PROPOSED OPENINGS:	22.7% [6.75m <sup>2</sup> (67.5sq.ft)]	PROPOSED OPENINGS:	60.9% [1
FIRE RESISTANCE RATING PER 3.2.3.7.	N/A	FIRE RESISTANCE RATING PER 3.2.3.7.	
CLADDING PER 3.2.3.7.	N/A	CLADDING PER 3.2.3.7.	
CONSTRUCTION PER 3.2.3.7.	N/A	CONSTRUCTION PER 3.2.3.7.	



**UNIT C1 - NORTH ELEVATION** 







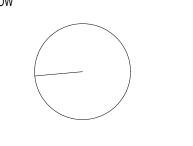


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SEA



NORTH ARROW



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OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
11	REISSUED FOR BUILDING PERMIT	06/12/2025
10	REISSUED FOR BUILDING PERMIT	04/23/2025
09	ISSUED FOR BUILDING PERMIT	12/17/2024
08	ISSUED FOR COORDINATION	11/26/2024
07	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
03	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
02	ISSUED FOR REVIEW	11/03/2023
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023
NO.	REVISION	M/D/Y
PRO	JECT NAME	

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

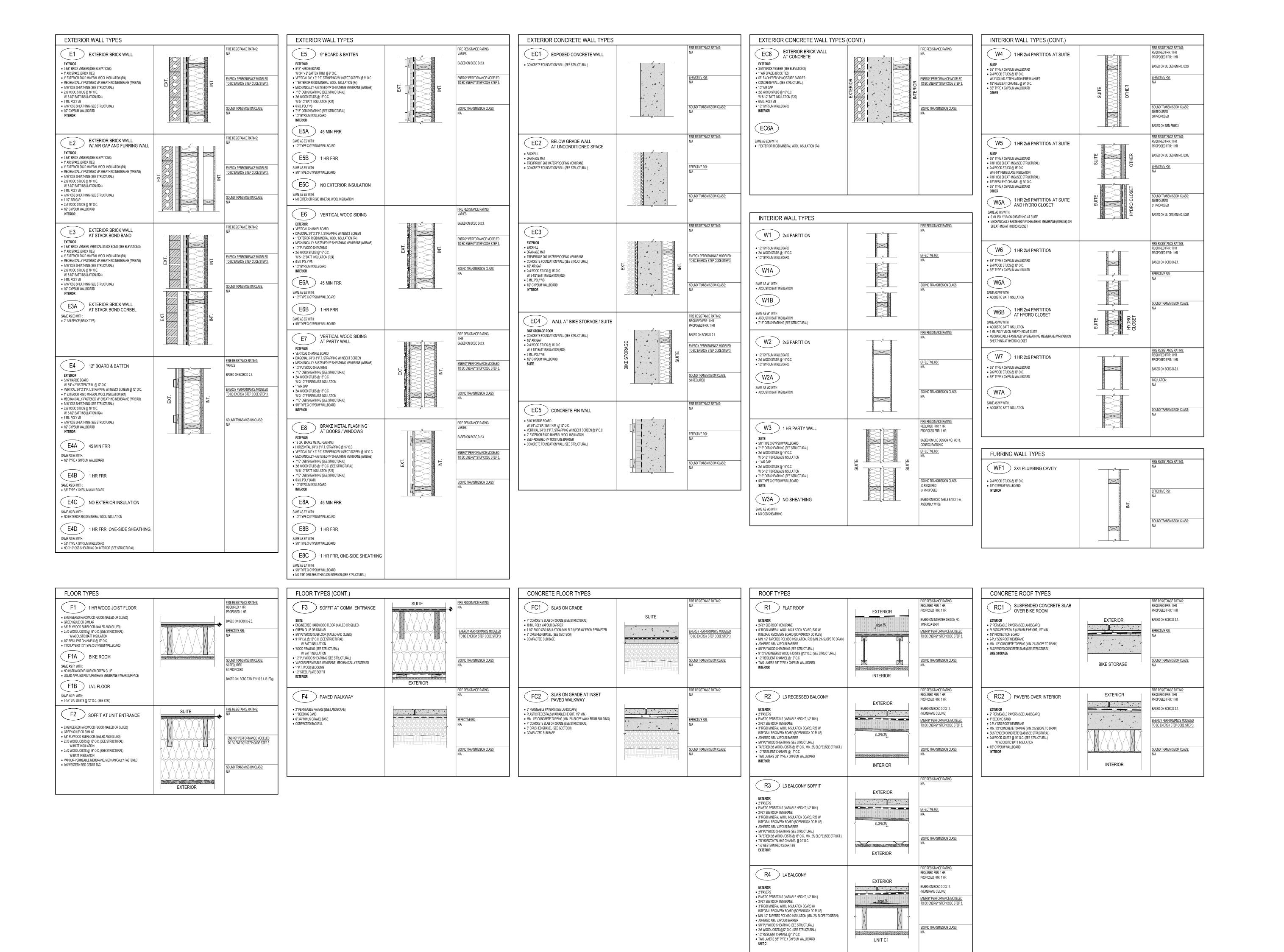
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



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LIMITING DISTANCE

PROJECT NO:         2303         DRAWN BY:         KG           SCALE:         1:100         REVIEW BY:         CH			DRAWING NO:	A004
PROJECT NO: 2303 DRAWN BY: KG	SCALE:	1:100	REVIEW BY:	СН
	PROJECT NO:	2303	DRAWN BY:	KG



SE



NORTH ARROW

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- CONSTRUCTION OF ALL ROOFING COMPONENTS TO MEET REQUIREMENTS OF R.C.A.B.C.
   SELF ADHERED VP MOISTURE BARRIER TO PROVIDE AIR BARRIER. TAPE SEAL ALL PENETRATIONS, LAPS, AND TERMINATIONS AT OTHER MATERIALS.
- 4. 6 MIL POLY, TO PROVIDE VAPOUR BARRIER (AT WALLS ONLY). SEAL ALL PENETRATIONS, LAPS, AND TERMINATIONS AT OTHER MATERIALS.

  5. INSTALL A CONT. METAL INSECT SCREEN AT THE TOP AND BOTTOM OF ALL P.T.
- STRAPPING IN VENTED CAVITIES.

  6. ALL PARAPET AND BALCONY FRAMING AND SHEATHING TO BE PRESERVATIVE TREATED MATERIAL (EXCEPT BELOW VINYL DECKING).
- 7. ALL METAL FLASHINGS TO HAVE A MIN. SLOPE OF 10 DEG. CONSTRUCT WITH 1/4" TURNED UP END DAMS CONCEALED BEHIND CLADDING.

  8. INSTALL A CONT. STRIP OF POLYETHYLENE AT FLOOR TOPPING TO PROTECT ALL BOTTOM PLATES FROM WET TOPPING DURING CONSTRUCTION.
- ALL EXTERIOR SEALANT AND BACKER ROD JOINTS TO BE MIN. 3/8".
   PROVIDE WOOD BACKING FOR ALL ACCESSORIES AT FRAMED WALLS.

OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

80	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/202
07	REISSUED FOR BUILDING PERMIT	06/12/202
06	REISSUED FOR BUILDING PERMIT	04/23/202
05	ISSUED FOR COORDINATION	03/17/20
04	ISSUED FOR BUILDING PERMIT	12/17/202
03	ISSUED FOR COORDINATION	11/26/202
02	ISSUED FOR 50% BUILDING PERMIT	10/01/202
01	ISSUED FOR COORDINATION	08/16/20:
NO.	REVISION	M/D/Y

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

PROJECT NAME

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



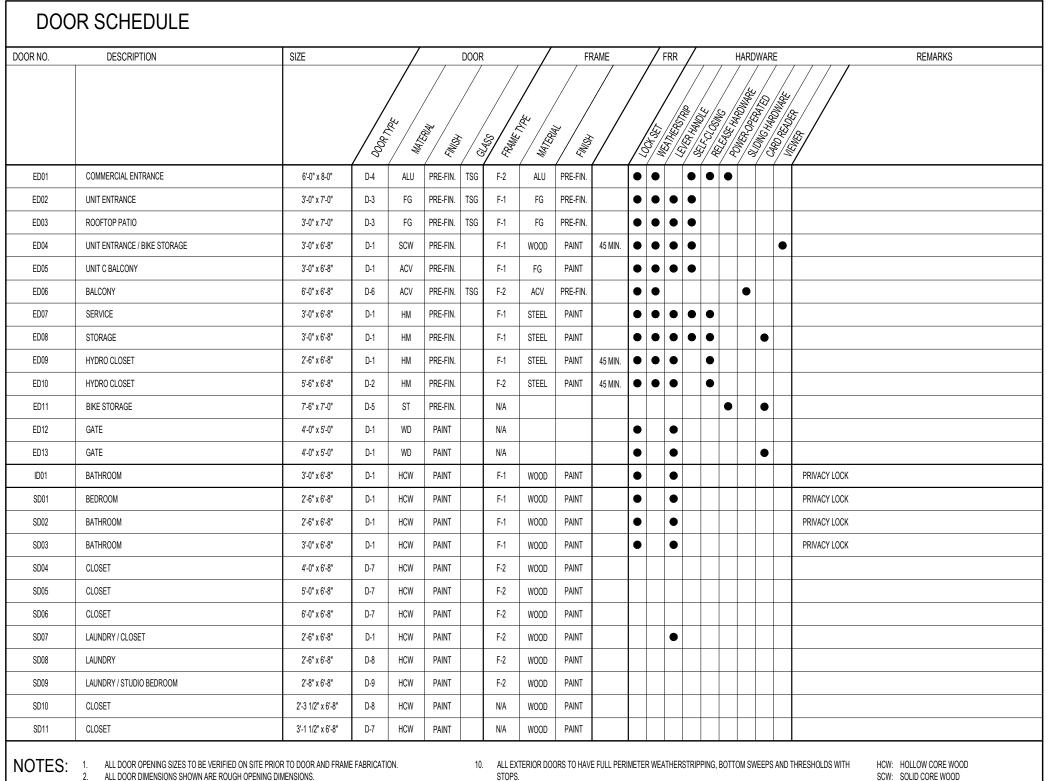
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ASSEMBLIES

 PROJECT NO:
 2303
 DRAWN BY:
 KG

 SCALE:
 N/A
 REVIEW BY:
 CH

 DRAWING NO:
 A005



INTENDED USE.

11. DOOR HARDWARE SHOWN IS NOT ALL INCLUSIVE AND SHALL BE PREPARED BY HARDWARE SUPPLIER FOR THE

12. EVERY DOOR IN A FIRE SEPARATION SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.

13. ALL INTERIOR DOORS IN SUITES TO HAVE A MINIMUM 3/8" UNDERCUT.

ALL DOOR DIMENSIONS SHOWN ARE ROUGH OPENING DIMENSIONS. ALL EXTERIOR DOORS TO MEET N.A.F.S. REQUIREMENTS INCLUDING GLAZING.

4. ALL DOOR GLAZING TO BE TEMPERED. 5. PROVIDE EXIT HARDWARE AS PER SPECIFIED HARDWARE GROUP.

LEVER DOOR HANDLES MUST BE PROVIDED IN ALL COMMON AREAS. PRIVACY LOCKS TO BE INSTALLED ON WASHROOM DOOR.

WINDOW SCHEDULE REFER TO DRAWING A901/A902 FOR DETAILS

8. DOOR AND HARDWARE MUST HAVE THE SPECIFIED FIRE RATING AND BE IN COMPLIANCE WITH BCBC 3.1.8.13. 9. UNLESS OTHERWISE NOTED, REFER TO INTERIOR DESIGN DRAWINGS FOR SUITE DOOR TRIM, FINISH & HARDWARE. DOOR FRAMES

HM: HOLLOW METAL DOOR

ACV: ALUMINUM-CLAD VINYL FG: FIBREGLASS

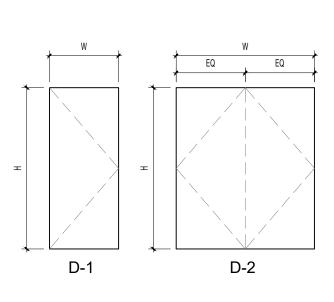
CL: CLEAR SEAL

: STEEL

ALU: ALUMINUM

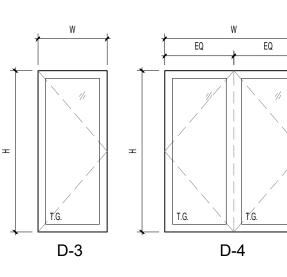
TSG: TEMPERED SAFETY GLASS

WD: VERTICAL ROUGH CUT CEDAR



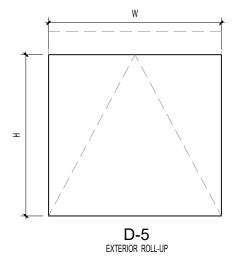
DOOR TYPES

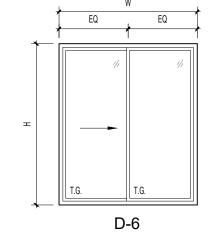
F-1

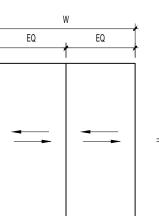


\* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE OF TESTED

GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE
\* REFER TO DRAWING A901/A902 FOR DETAILS



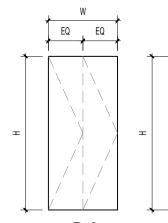


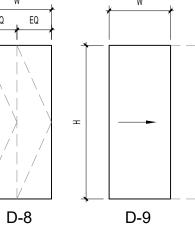


D-7

\* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE

OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE





WINDOW NOTES:

NORTH ARROW

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1252 GLADSTONE AVE,

VICTORIA, BC, V8T 1G6

REISSUED FOR BUILDING PERMIT

REISSUED FOR BUILDING PERMIT

ISSUED FOR COORDINATION

ISSUED FOR COORDINATION

ISSUED FOR BUILDING PERMIT ISSUED FOR COORDINATION

ISSUED FOR 50% BUILDING PERMIT

ISSUED FOR COORDINATION

REVISION

04/23/2025

03/17/2025

02/14/2025

12/17/2024

11/26/2024

10/01/2024

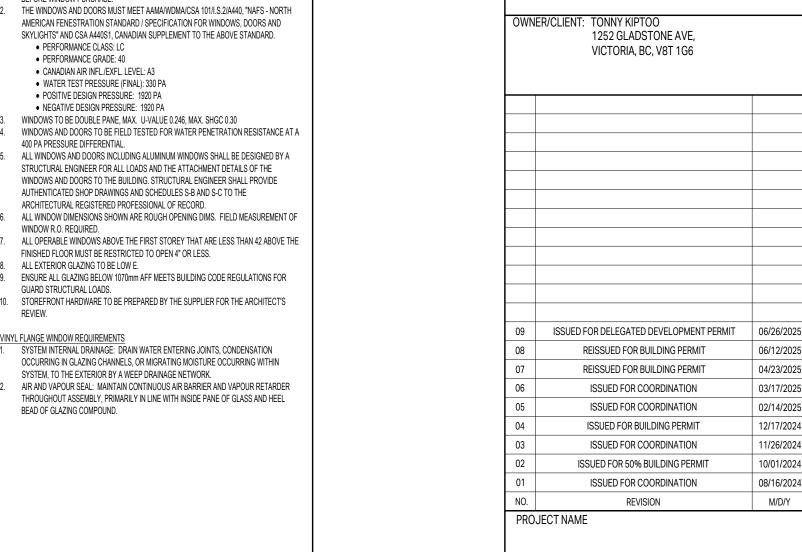
08/16/2024

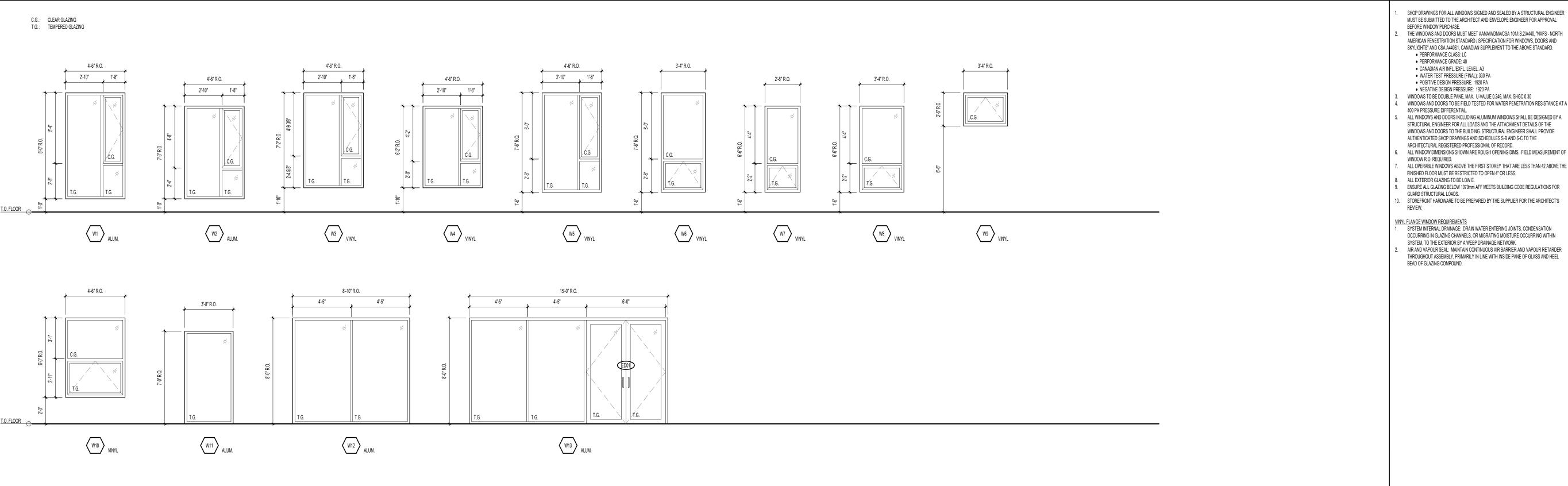
M/D/Y

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F-2

**1276 GLADSTONE VICTORIA, BC** 

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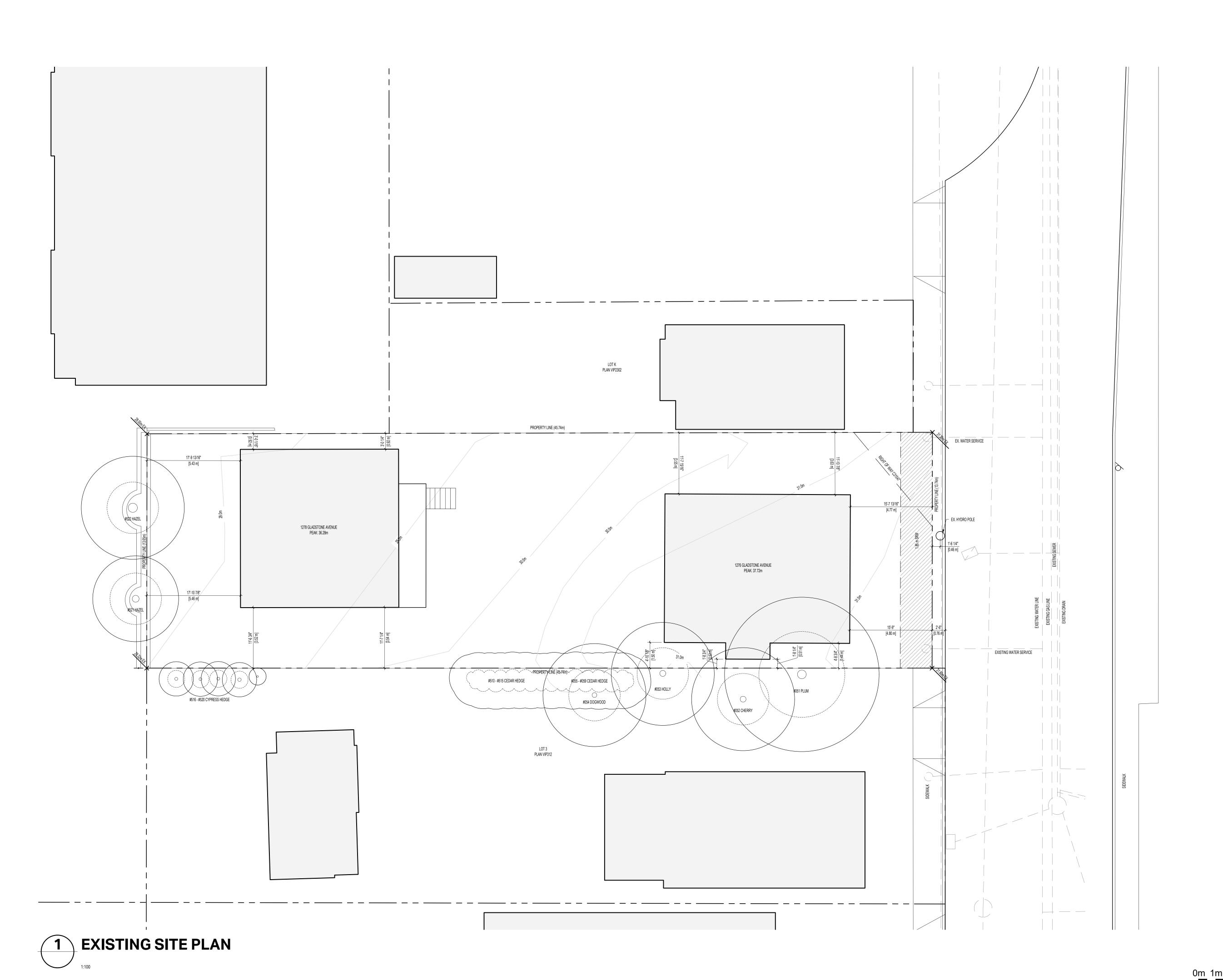
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



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### DOOR AND WINDOW SCHEDULES

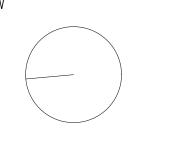
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SCALE:	N/A	REVIEW BY:	СН
PROJECT NO:	2303	DRAWN BY:	KG



SEA



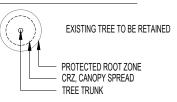
NORTH ARROW



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TREE LEGEND



NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON CR7 AND RETENTION MEASURES

OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

12	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
11	REISSUED FOR BUILDING PERMIT	06/12/2025
10	REISSUED FOR BUILDING PERMIT	04/23/2025
09	ISSUED FOR BUILDING PERMIT	12/17/2024
80	ISSUED FOR COORDINATION	11/26/2024
07	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
03	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
02	ISSUED FOR REVIEW	11/03/2023
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023

1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

10m

PROJECT NAME

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



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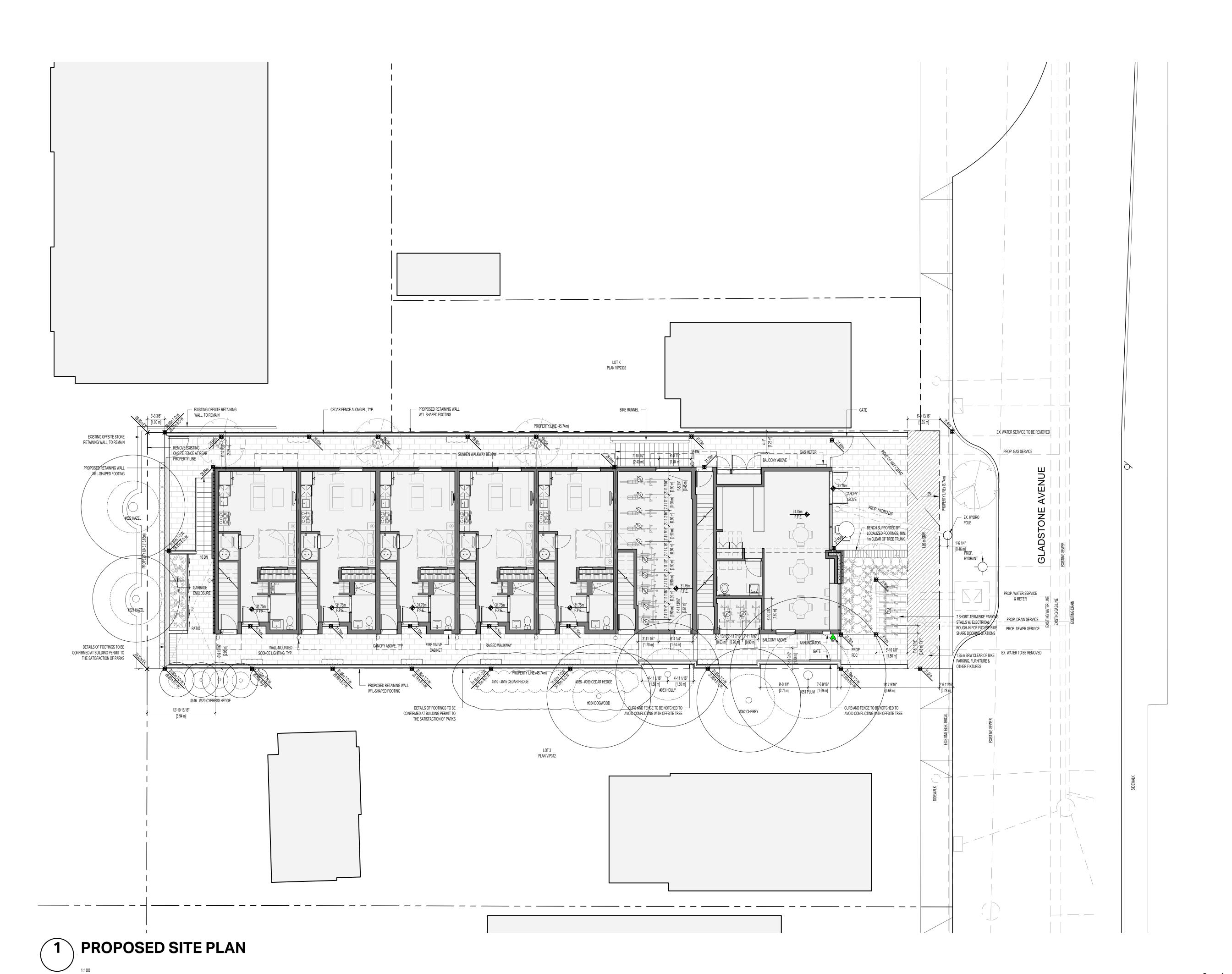
**EXISTING SITE PLAN** 

 PROJECT NO:
 2303
 DRAWN BY:
 KG

 SCALE:
 1:100
 REVIEW BY:
 CH

 DRAWING NO:
 A 1 0 1

0m 1m 2m 3m 4m 5m

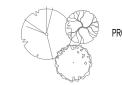


\_\_\_\_

### TREE LEGEND

EXISTING TREE TO BE RETAINED

PROTECTED ROOT ZONE
CRZ, CANOPY SPREAD
TREE TRUNK



NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON CRZ AND RETENTION MEASURES.

### GENERAL LEGEND

PROPOSED GRADE

00.0m EXISTING GRADE

### LIGHTING LEGEND

WALL-MOUNTED SCONCE LIGHTING

SOFFIT LIGHTING ABOVE

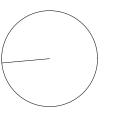
□□ RECESSED DOWN-LIGHTING

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FILE PROVIDED BY THE ARCHITECT.

ARBORIST SUPERVISION REQUIRED DURING EXCAVATION AND CONSTRUCTION
WITHIN CRITICAL ROOT ZONES OF TREES #051 PLUM, #053 HOLLY, #521 HAZEL,
AND #522 HAZEL.

OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/202
REISSUED FOR BUILDING PERMIT	06/12/202
ISSUED FOR COORDINATION	06/04/202
REISSUED FOR BUILDING PERMIT	04/23/202
ISSUED FOR BUILDING PERMIT	12/17/202
ISSUED FOR COORDINATION	11/26/202
ISSUED FOR 50% BUILDING PERMIT	10/01/202
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/202
ISSUED FOR COORDINATION	08/16/202
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/202
ISSUED FOR REVIEW	04/23/202
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/202
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/202
ISSUED FOR REVIEW	11/20/202
ISSUED FOR REVIEW	11/03/202
ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/202
REVISION	M/D/Y

1276 GLADSTONE

**VICTORIA, BC** 

PROJECT ADDRESS:

10m

PROJECT NAME

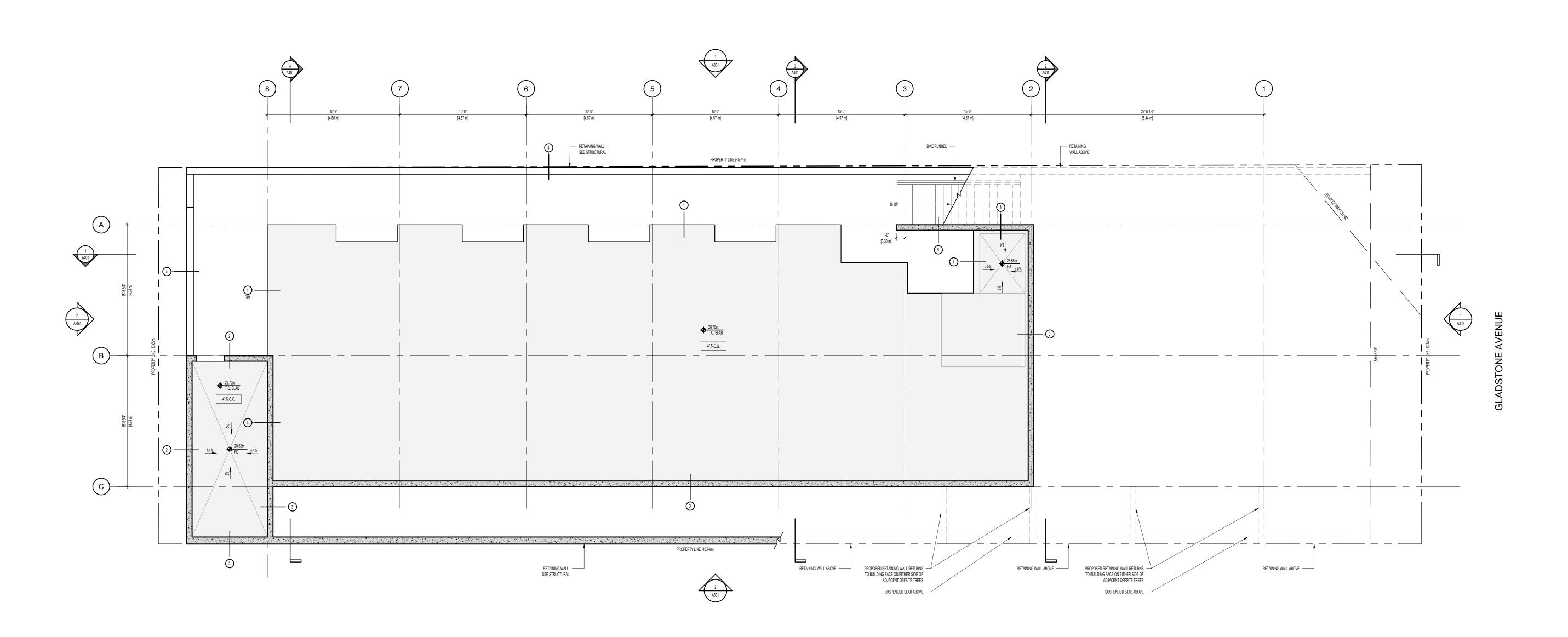
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



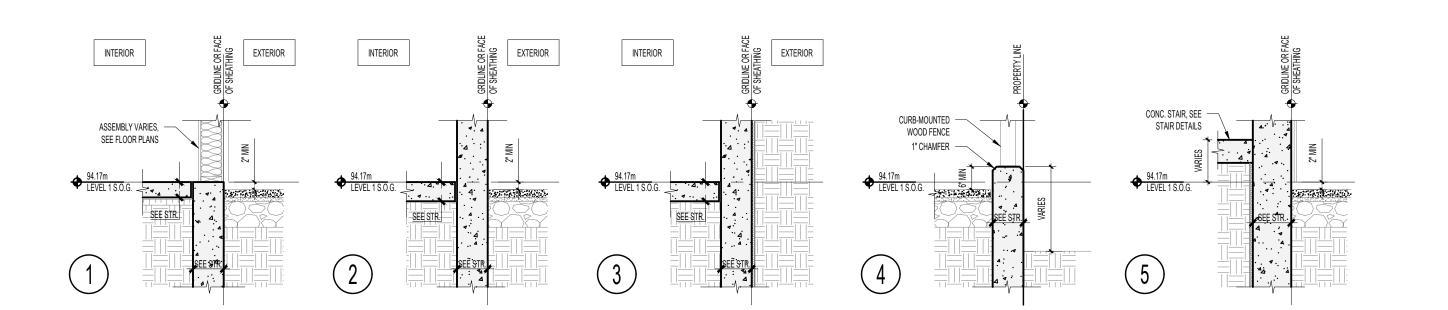
501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

PROPOSED SITE PLAN

PROJECT NO:         2303         DRAWN BY:         KG           SCALE:         1:100         REVIEW BY:         CH	กว
PROJECT NO: 2303 DRAWN BY: KG	



## 1 LEVEL 1 SLAB EDGE PLAN

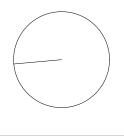


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06 ISSUED FOR DELEGATED DEVELOPMENT PERMIT 06/26/2025
05 REISSUED FOR BUILDING PERMIT 06/12/2025
04 REISSUED FOR BUILDING PERMIT 04/23/2025
03 ISSUED FOR BUILDING PERMIT 12/17/2024
02 ISSUED FOR COORDINATION 11/26/2024
01 ISSUED FOR 50% BUILDING PERMIT 10/01/2024
NO. REVISION M/D/Y
PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



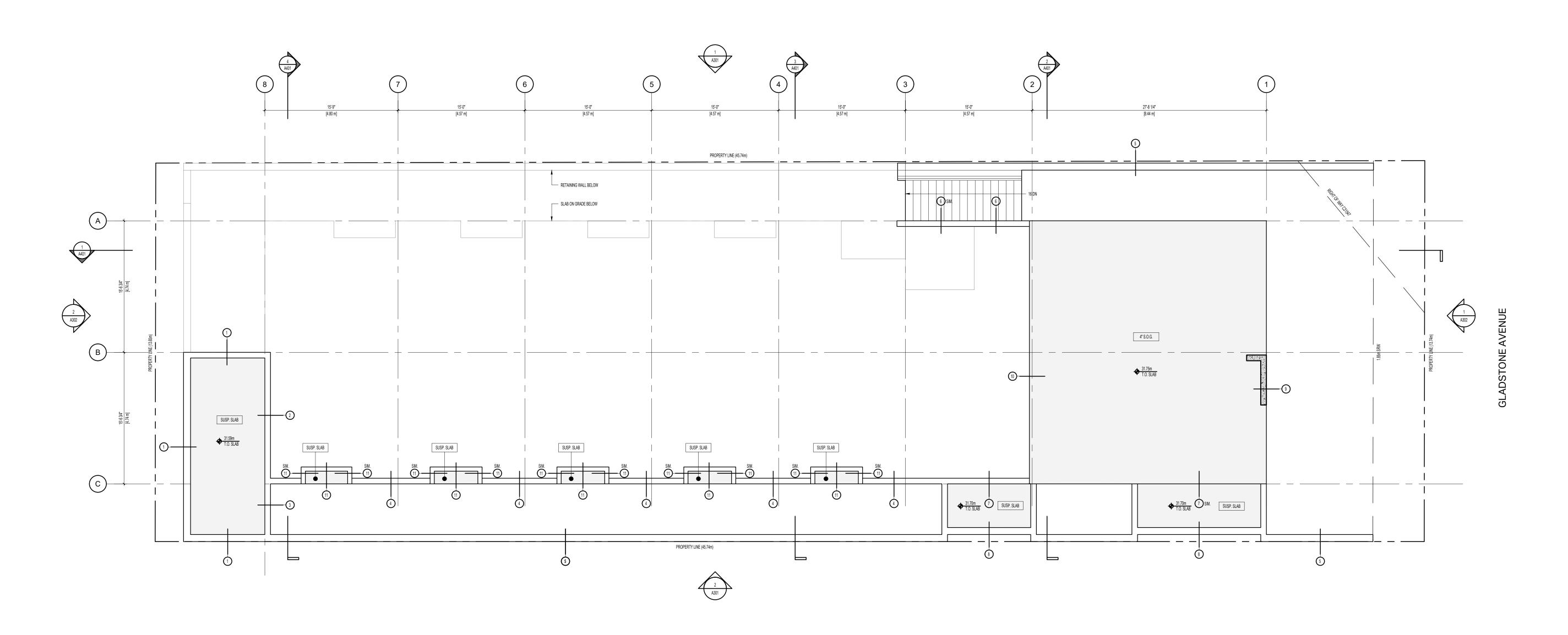
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> LEVEL 1 SLAB EDGE PLAN

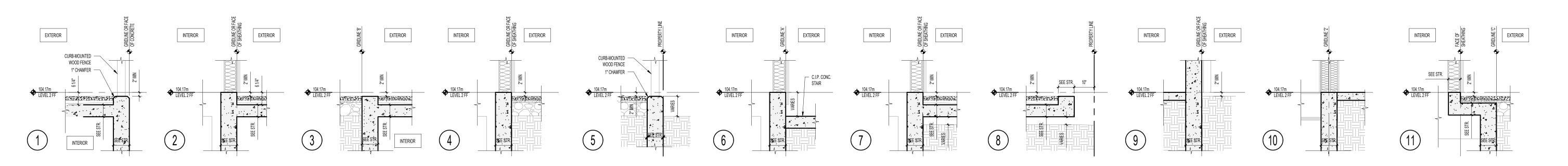
 PROJECT NO:
 2303
 DRAWN BY:
 KG

 SCALE:
 1:75
 REVIEW BY:
 CH

 DRAWING NO:
 AS201



## 1 LEVEL 2 SLAB EDGE PLAN

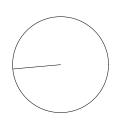


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05 REISSUED FOR BUILDING PERMIT 06/12/2025
04 REISSUED FOR BUILDING PERMIT 04/23/2025
03 ISSUED FOR BUILDING PERMIT 12/17/2024
02 ISSUED FOR COORDINATION 11/26/2024
01 ISSUED FOR 50% BUILDING PERMIT 10/01/2024
NO. REVISION M/D/Y
PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

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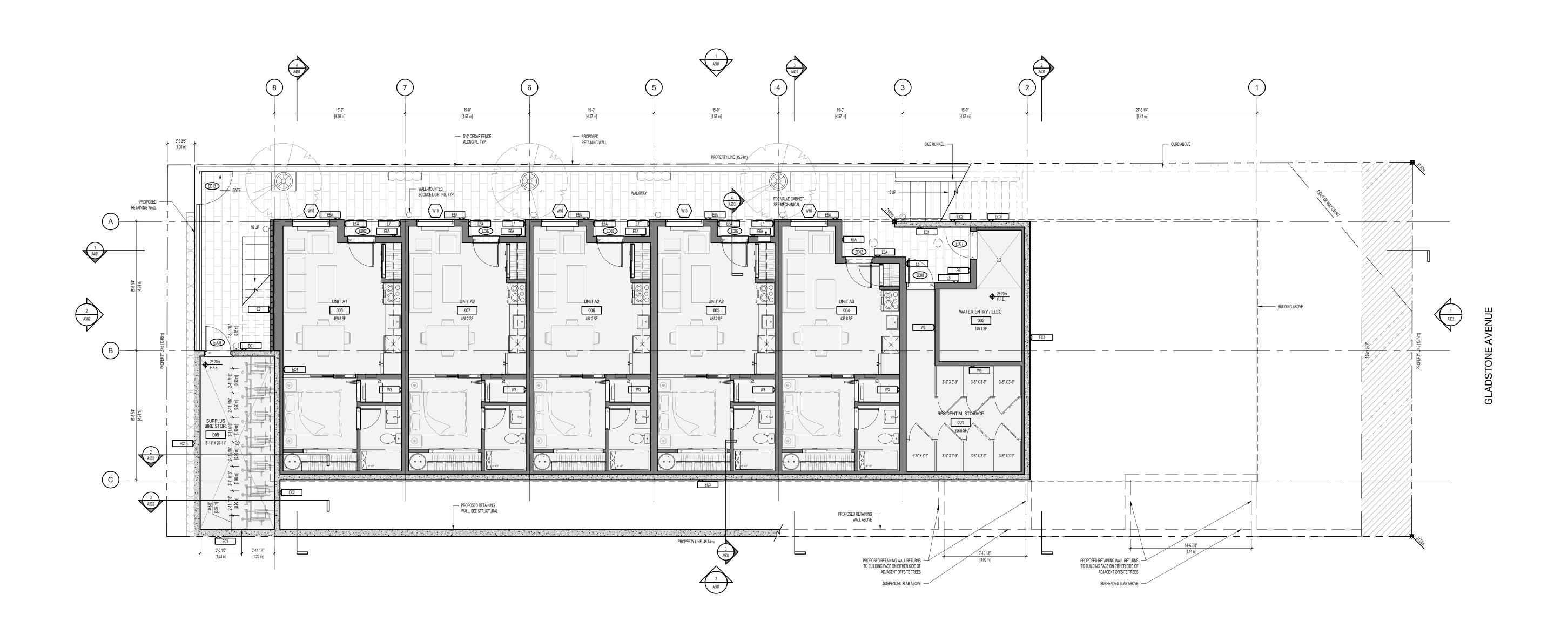
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LEVEL 2 SLAB EDGE PLAN

SCALE: 1:75	REVIEW BY:	СН
PROJECT NO: 2303	DRAWN BY:	KG





WALL-MOUNTED SCONCE LIGHTING

SOFFIT LIGHTING ABOVE

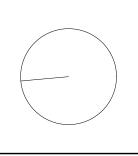
□ □ RECESSED DOWN-LIGHTING

PROJECT NO: 2303 DRAWN BY: 1:75 REVIEW BY: DRAWING NO: A201

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16	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
15	REISSUED FOR BUILDING PERMIT	06/12/2025
14	ISSUED FOR COORDINATION	06/04/2025
13	REISSUED FOR BUILDING PERMIT	04/23/2025
12	ISSUED FOR COORDINATION	03/17/2025
11	ISSUED FOR BUILDING PERMIT	12/17/2024
10	ISSUED FOR COORDINATION	11/26/2024
09	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
08	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
07	ISSUED FOR COORDINATION	08/16/2024
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
03	ISSUED FOR REVIEW	12/05/2023
02	ISSUED FOR REVIEW	11/03/2023
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023
NO.	REVISION	M/D/Y
PRO	JECT NAME	

### **1276 GLADSTONE VICTORIA, BC**

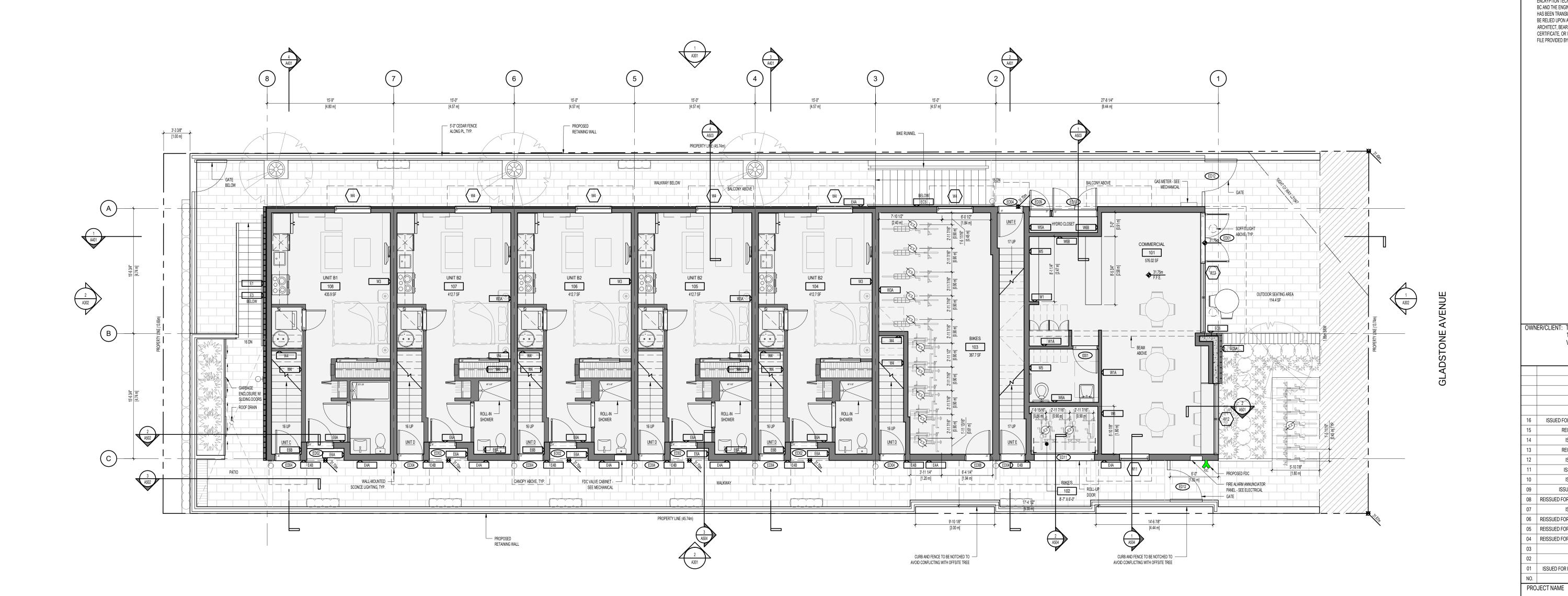
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LEVEL 1 PLAN





WALL-MOUNTED SCONCE LIGHTING

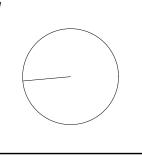
SOFFIT LIGHTING ABOVE

□□ RECESSED DOWN-LIGHTING

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16	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/202
15	REISSUED FOR BUILDING PERMIT	06/12/202
14	ISSUED FOR COORDINATION	06/04/202
13	REISSUED FOR BUILDING PERMIT	04/23/202
12	ISSUED FOR COORDINATION	03/17/202
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10	ISSUED FOR COORDINATION	11/26/202
09	ISSUED FOR 50% BUILDING PERMIT	10/01/202
08	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/202
07	ISSUED FOR COORDINATION	08/16/202
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/202
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/202
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/202
03	ISSUED FOR REVIEW	12/05/202
02	ISSUED FOR REVIEW	11/03/202
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/202
NO.	REVISION	M/D/Y

### **1276 GLADSTONE VICTORIA, BC**

PROJECT ADDRESS:

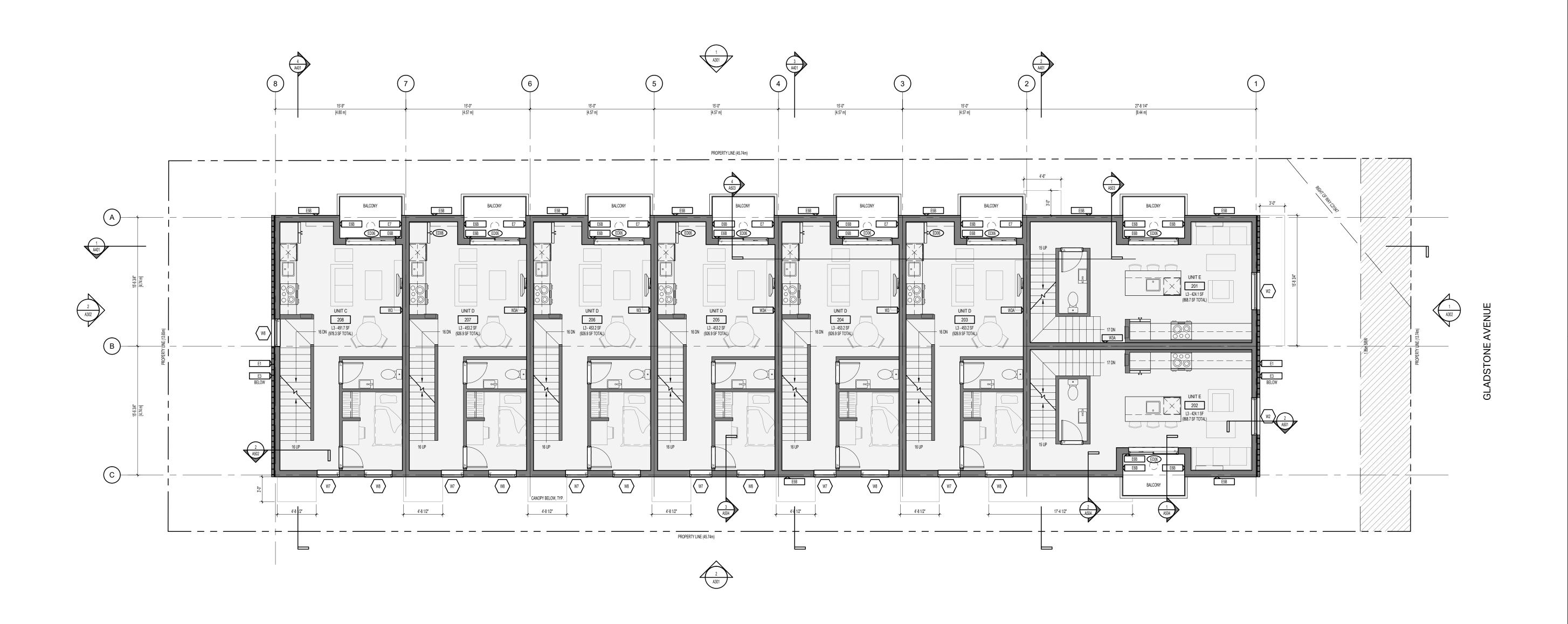
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LEVEL 2 PLAN

PROJECT NO: 2303 REVIEW BY: 1:75 DRAWING NO: A202





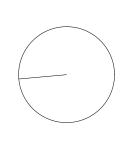
WALL-MOUNTED SCONCE LIGHTING

SOFFIT LIGHTING ABOVE □□ RECESSED DOWN-LIGHTING

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16	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/
15	REISSUED FOR BUILDING PERMIT	06/12/
14	ISSUED FOR COORDINATION	06/04/
13	REISSUED FOR BUILDING PERMIT	04/23/
12	ISSUED FOR COORDINATION	03/17/
11	ISSUED FOR BUILDING PERMIT	12/17/
10	ISSUED FOR COORDINATION	11/26/
09	ISSUED FOR 50% BUILDING PERMIT	10/01/
08	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/
07	ISSUED FOR COORDINATION	08/16/
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/
03	ISSUED FOR REVIEW	12/05/
02	ISSUED FOR REVIEW	11/03/
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/
NO.	REVISION	M/D

### **1276 GLADSTONE VICTORIA, BC**

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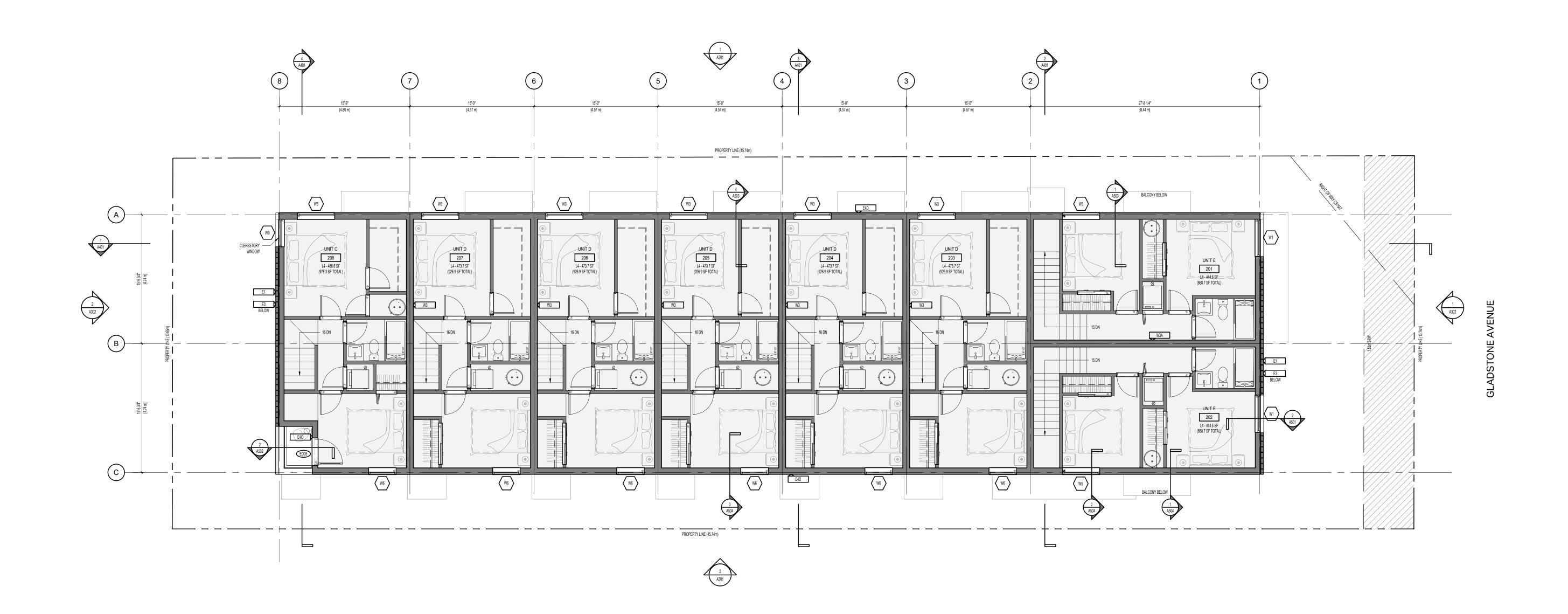
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**LEVEL 3 PLAN** 

REVIEW BY: 1:75 DRAWING NO: A203



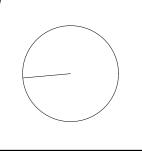


WALL-MOUNTED SCONCE LIGHTING

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10	JOCUED FOR DELEGATED DEVEL ORMENT DERMIT	00/00/000
16	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/202
15	REISSUED FOR BUILDING PERMIT	06/12/202
14	ISSUED FOR COORDINATION	06/04/202
13	REISSUED FOR BUILDING PERMIT	04/23/202
12	ISSUED FOR COORDINATION	03/17/202
11	ISSUED FOR BUILDING PERMIT	12/17/202
10	ISSUED FOR COORDINATION	11/26/202
09	ISSUED FOR 50% BUILDING PERMIT	10/01/202
80	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/202
07	ISSUED FOR COORDINATION	08/16/202
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/202
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04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/202
03	ISSUED FOR REVIEW	12/05/202
02	ISSUED FOR REVIEW	11/03/202
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/202
NO.	REVISION	M/D/Y

### **1276 GLADSTONE VICTORIA, BC**

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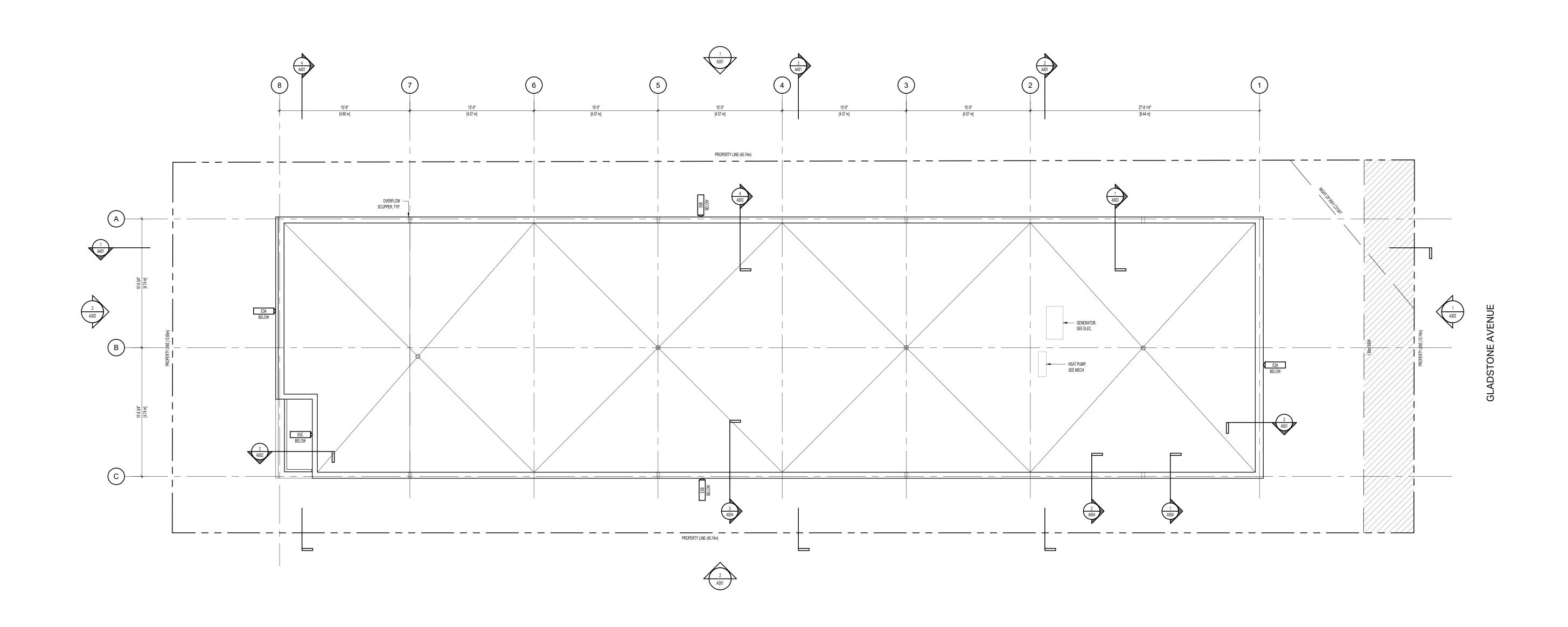
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LEVEL 4 PLAN

		DRAWING NO:	A204
SCALE:	1:75	REVIEW BY:	СН
PROJECT NO:	2303	DRAWN BY:	KG





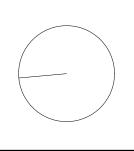
WALL-MOUNTED SCONCE LIGHTING

SOFFIT LIGHTING ABOVE □□ RECESSED DOWN-LIGHTING

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14	REISSUED FOR BUILDING PERMIT	06/12/2
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12	ISSUED FOR COORDINATION	03/17/2
11	ISSUED FOR BUILDING PERMIT	12/17/2
10	ISSUED FOR COORDINATION	11/26/2
09	ISSUED FOR 50% BUILDING PERMIT	10/01/2
08	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2
07	ISSUED FOR COORDINATION	08/16/2
06	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2
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04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2
03	ISSUED FOR REVIEW	12/05/2
02	ISSUED FOR REVIEW	11/03/2
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2
NO.	REVISION	M/D/

### **1276 GLADSTONE VICTORIA, BC**

PROJECT ADDRESS:

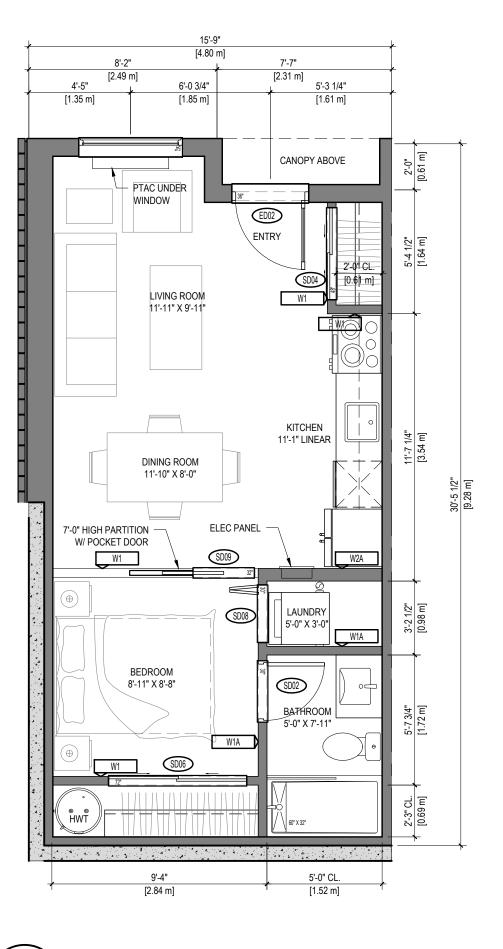
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**ROOF PLAN** 

PROJECT NO: 2303 REVIEW BY: 1:75 DRAWING NO: A205





— PTAC MOUNTED

11'-3" LINEAR

7'-10" [2.39 m]

BALCONY 7'-5" X 5'-0"

LIVING ROOM

10'-9" X 7'-6"

DINING ROOM 7'-8" X 6'-0"

W1A

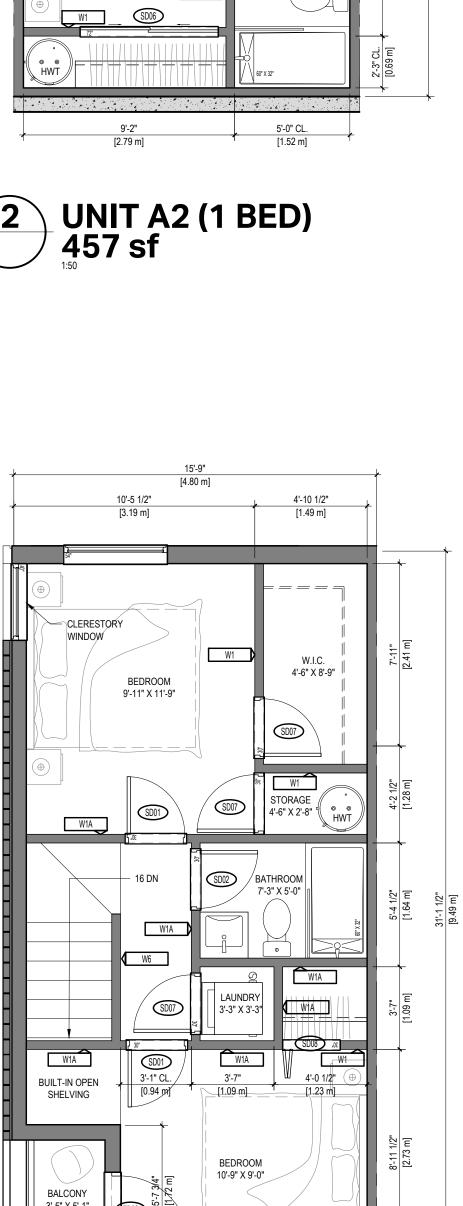
BEDROOM 7'-3" X 9'-6"

SD11

/ W/C 7'-3" X 3'-6"

SD02

UNIT C (3 BED) - L3 492 sf (978 sf TOTAL)



PTAC UNDER

LIVING ROOM

11'-10" X 9'-11"

DINING ROOM

12'-2" X 8'-0"

7'-0" HIGH PARTITION — W/ POCKET DOOR

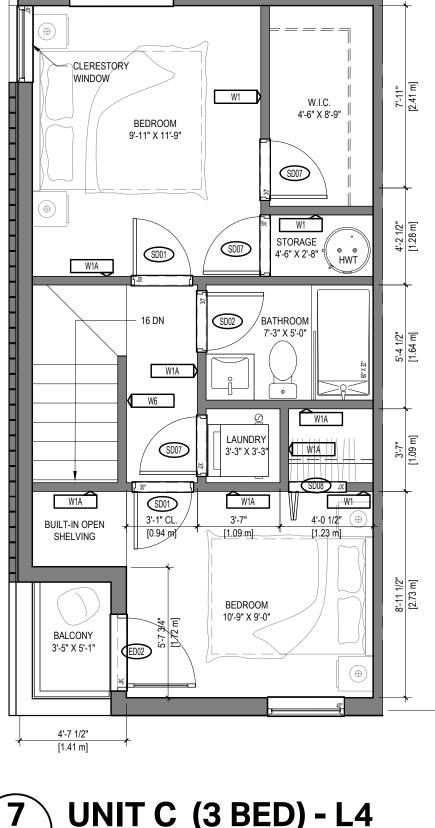
BEDROOM 8'-10" X 8'-8"

W1

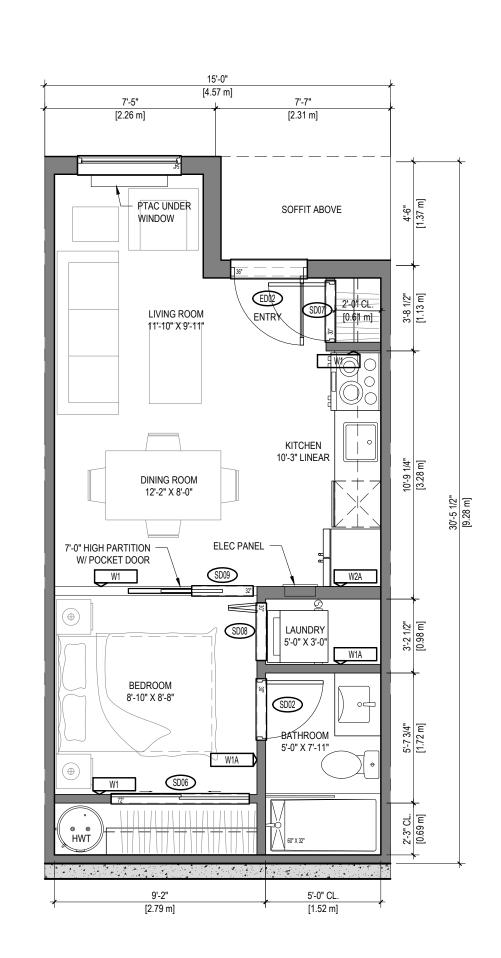
KITCHEN

SD02

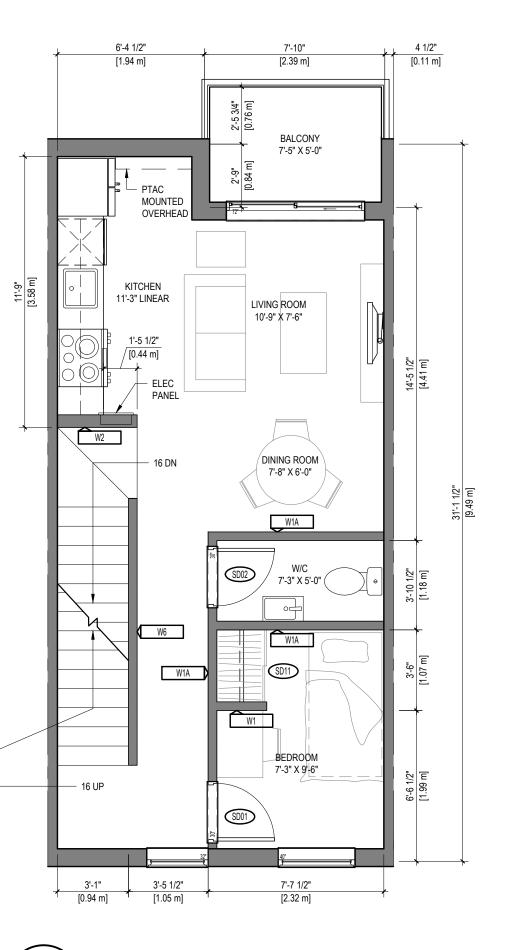
\_BATHROOM └



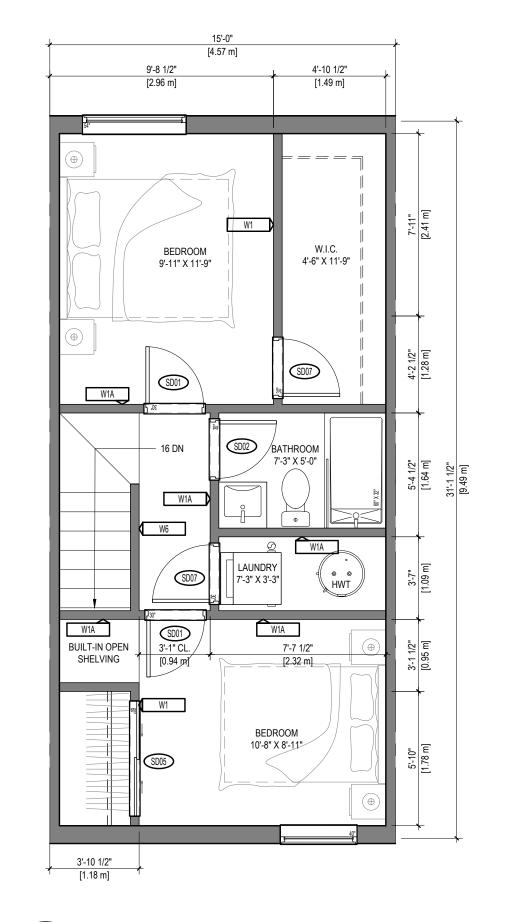
UNIT C (3 BED) - L4 487 sf (978 sf TOTAL)



UNIT A3 (1 BED) 439 sf







PTAC MOUNTED

LIVING ROOM

10'-7" X 9'-9"

BEDROOM

SD05 W1

BATHROOM 5'-0" X 9'-2"

10'-7" X 8'-6"

OVERHEAD

KITCHEN 11'-10" LINEAR

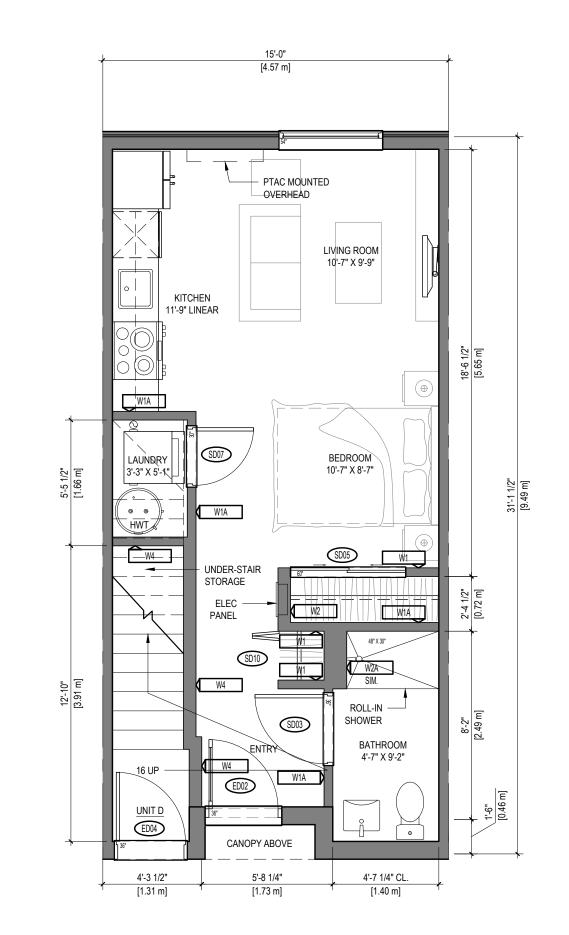
TORAGE

ED02

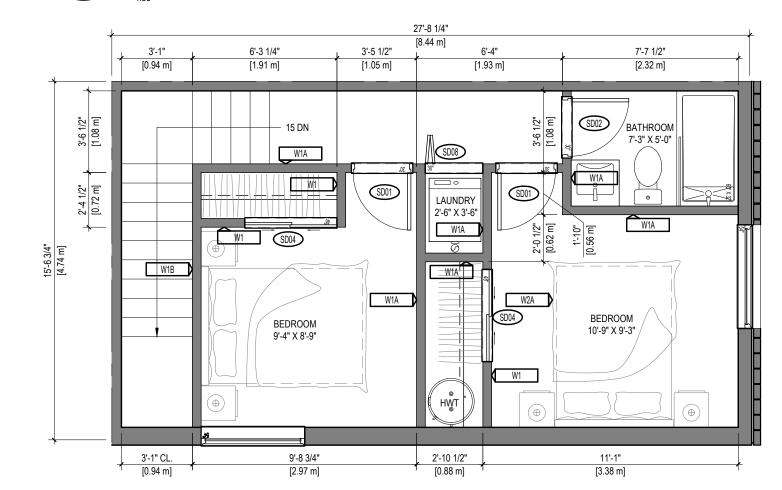
UNIT B1 (STUDIO)
436 sf

\_16 UP -

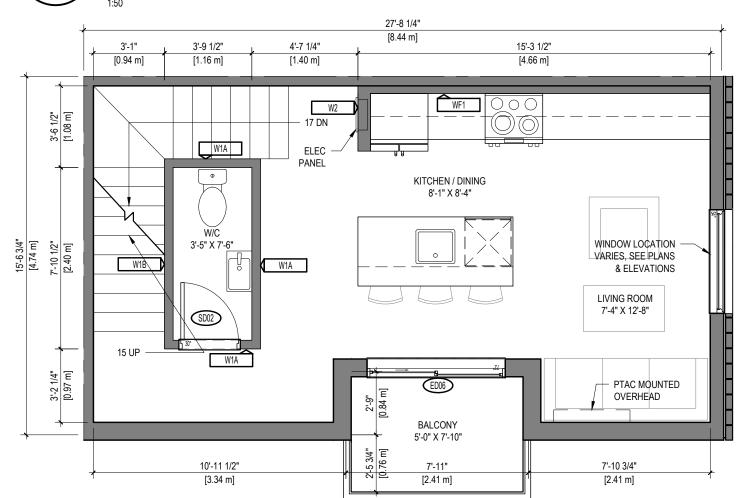
UNIT D (3 BED) - L4 474 sf (927 sf TOTAL)



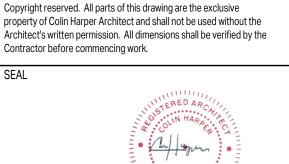
### UNIT B2 (STUDIO) 413 sf

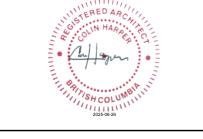


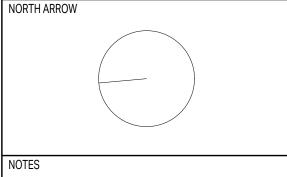
### UNIT E (3 BED) - L4 445 sf (869 sf TOTAL)



10 UNIT E (3 BED) - L3 424 sf (869 sf TOTAL)







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VICTORIA, BC

PROJECT ADDRESS:

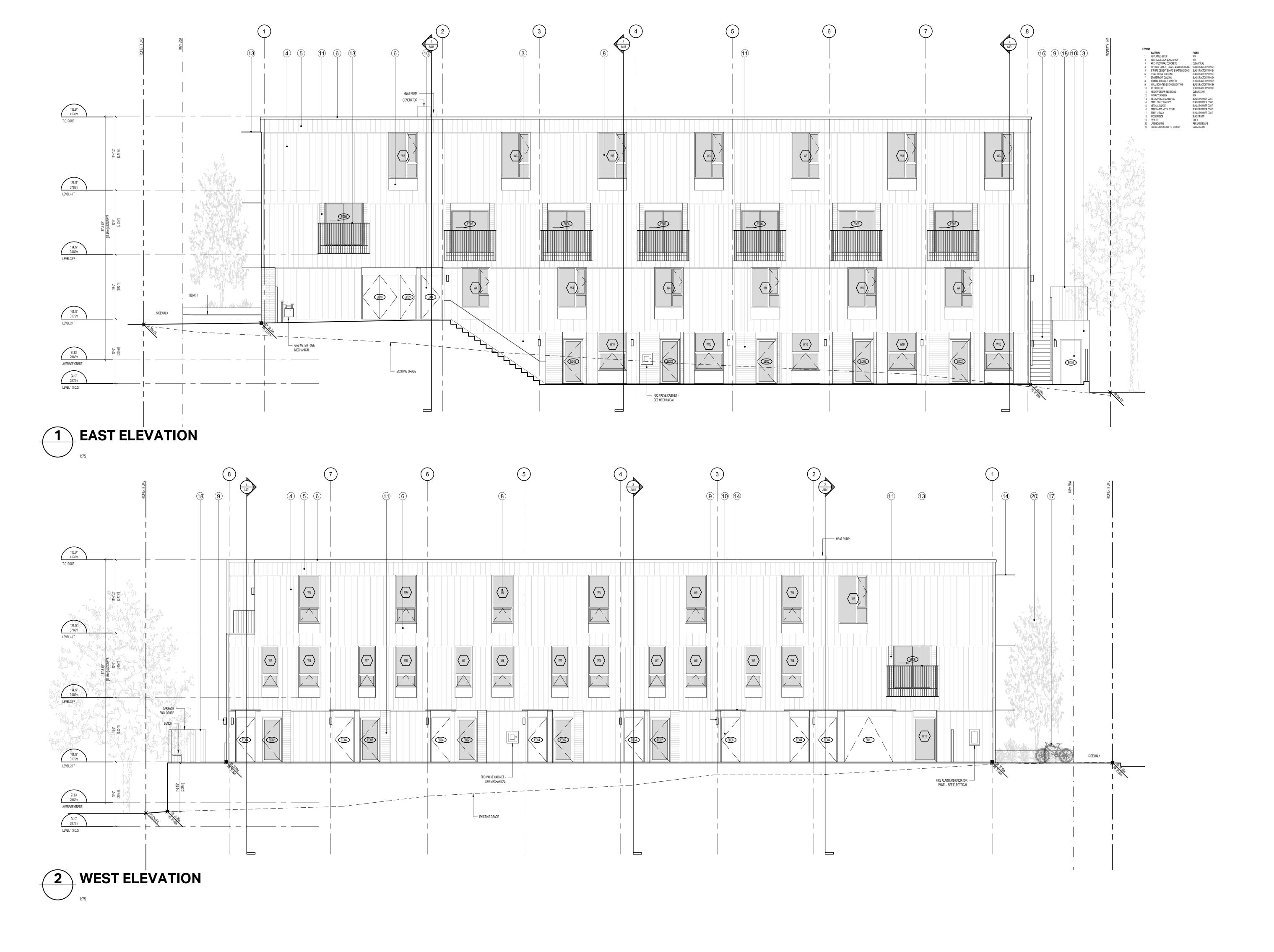
**1276 GLADSTONE** 

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**UNIT PLANS** 

1:50 REVIEW BY: DRAWING NO: A211



SEA



NORTH ARROW

IOTES

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OWNER/CLIENT: TONNY KIPTOO 1252 GLADSTONE AVE, VICTORIA, BC, V8T 1G6

14	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
13	REISSUED FOR BUILDING PERMIT	06/12/2025
12	REISSUED FOR BUILDING PERMIT	04/23/2025
11	ISSUED FOR COORDINATION	03/17/2025
10	ISSUED FOR BUILDING PERMIT	12/17/2024
09	ISSUED FOR COORDINATION	11/26/2024
08	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
07	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
06	ISSUED FOR COORDINATION	08/16/2024
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
03	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
02	ISSUED FOR REVIEW	11/03/2023
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023

### 1276 GLADSTONE VICTORIA, BC

REVISION

PROJECT ADDRESS:

PROJECT NAME

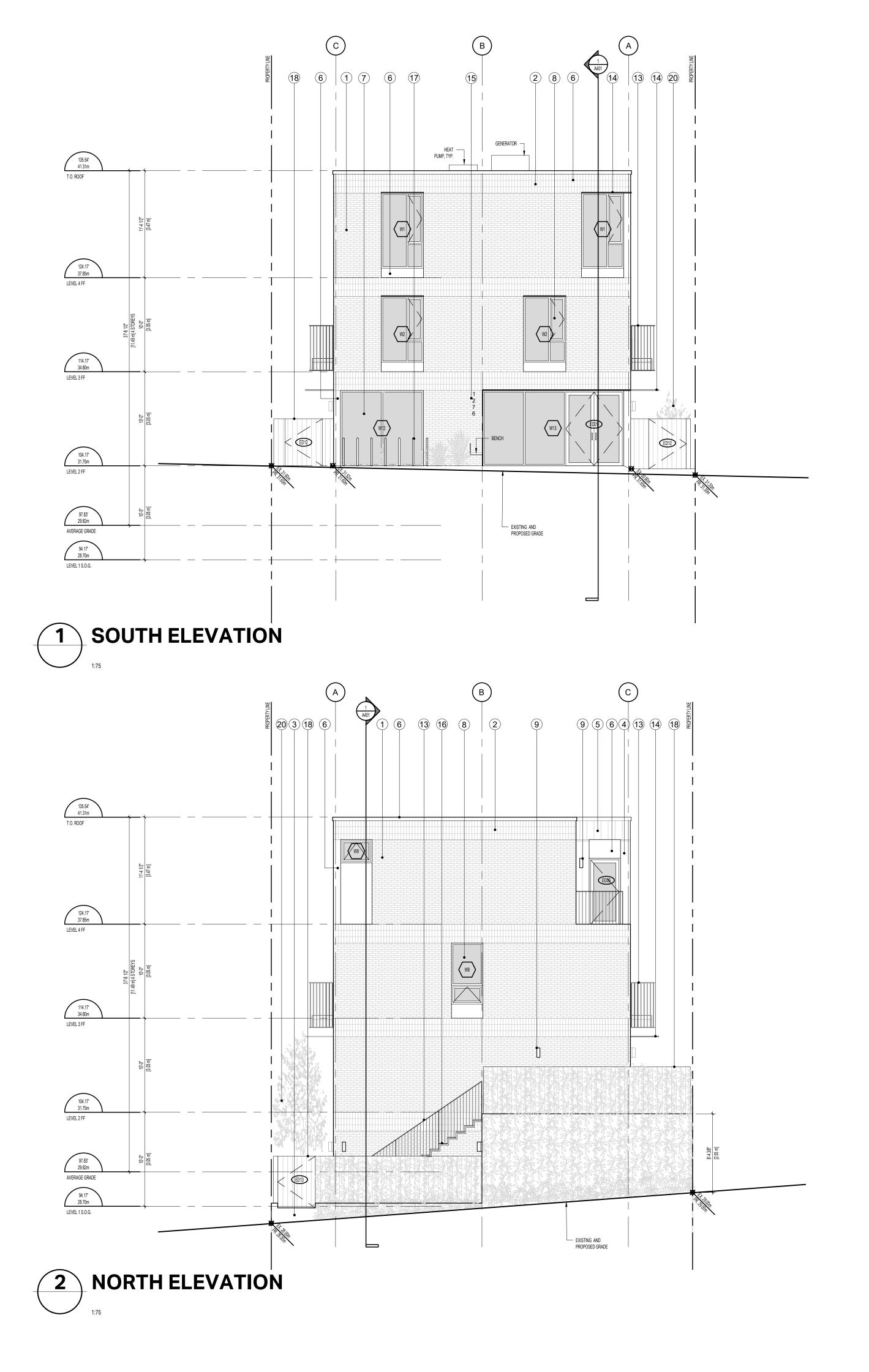
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



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**ELEVATIONS** 

		DRAWING NO:	A301
SCALE:	1:75	REVIEW BY:	СН
PROJECT NO:	2303	DRAWN BY:	KG



SEAL



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14	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2025
13	REISSUED FOR BUILDING PERMIT	06/12/2025
12	REISSUED FOR BUILDING PERMIT	04/23/2025
11	ISSUED FOR COORDINATION	03/17/2025
10	ISSUED FOR BUILDING PERMIT	12/17/2024
09	ISSUED FOR COORDINATION	11/26/2024
08	ISSUED FOR 50% BUILDING PERMIT	10/01/2024
07	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
06	ISSUED FOR COORDINATION	08/16/2024
05	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
04	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
03	REISSUED FOR REZONING AND DEVELOPMENT PERMIT	12/11/2023
02	ISSUED FOR REVIEW	11/03/2023
01	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/15/2023
NO.	REVISION	M/D/Y
PRC	JECT NAME	

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

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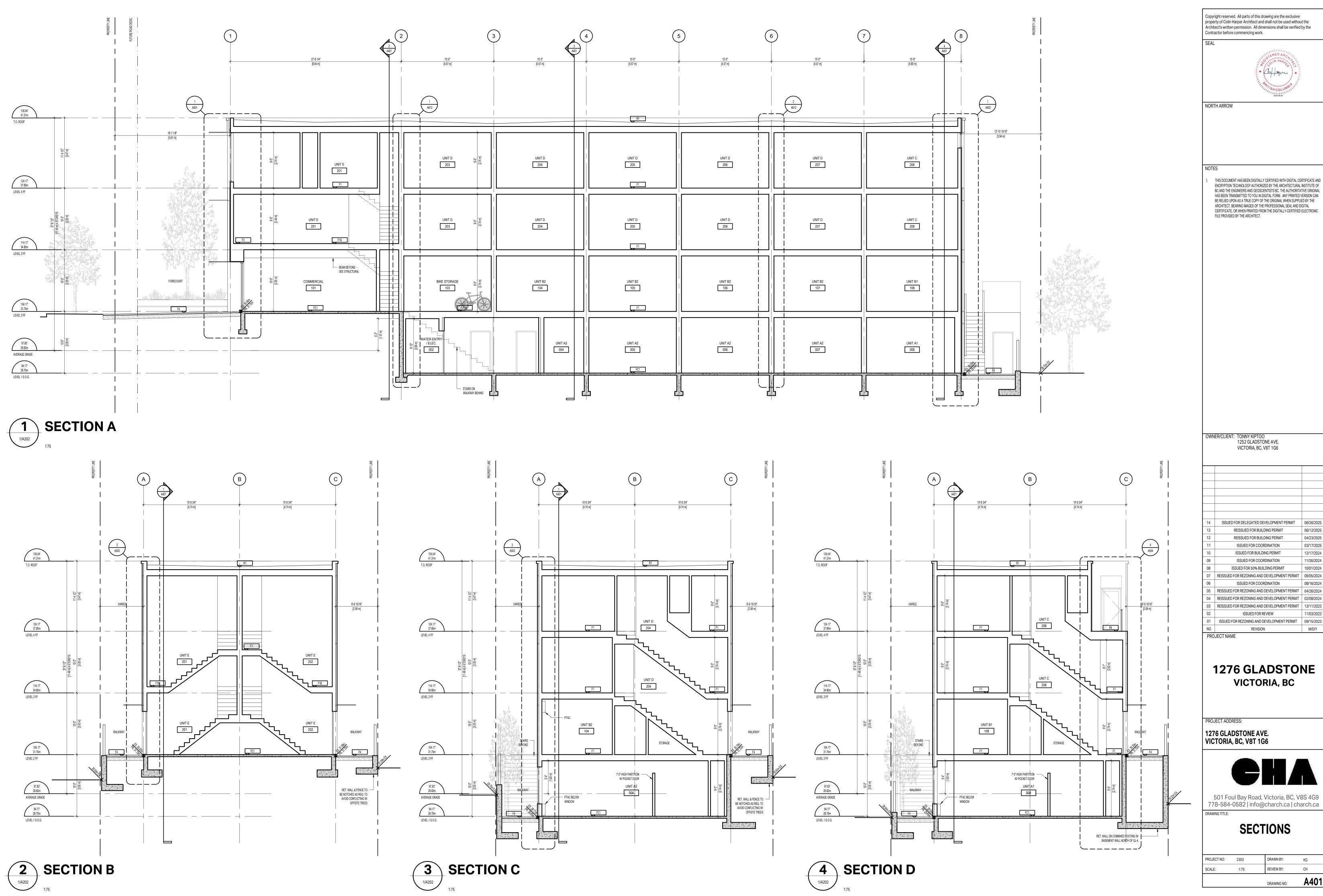
501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

**ELEVATIONS** 

 PROJECT NO:
 2303
 DRAWN BY:
 KG

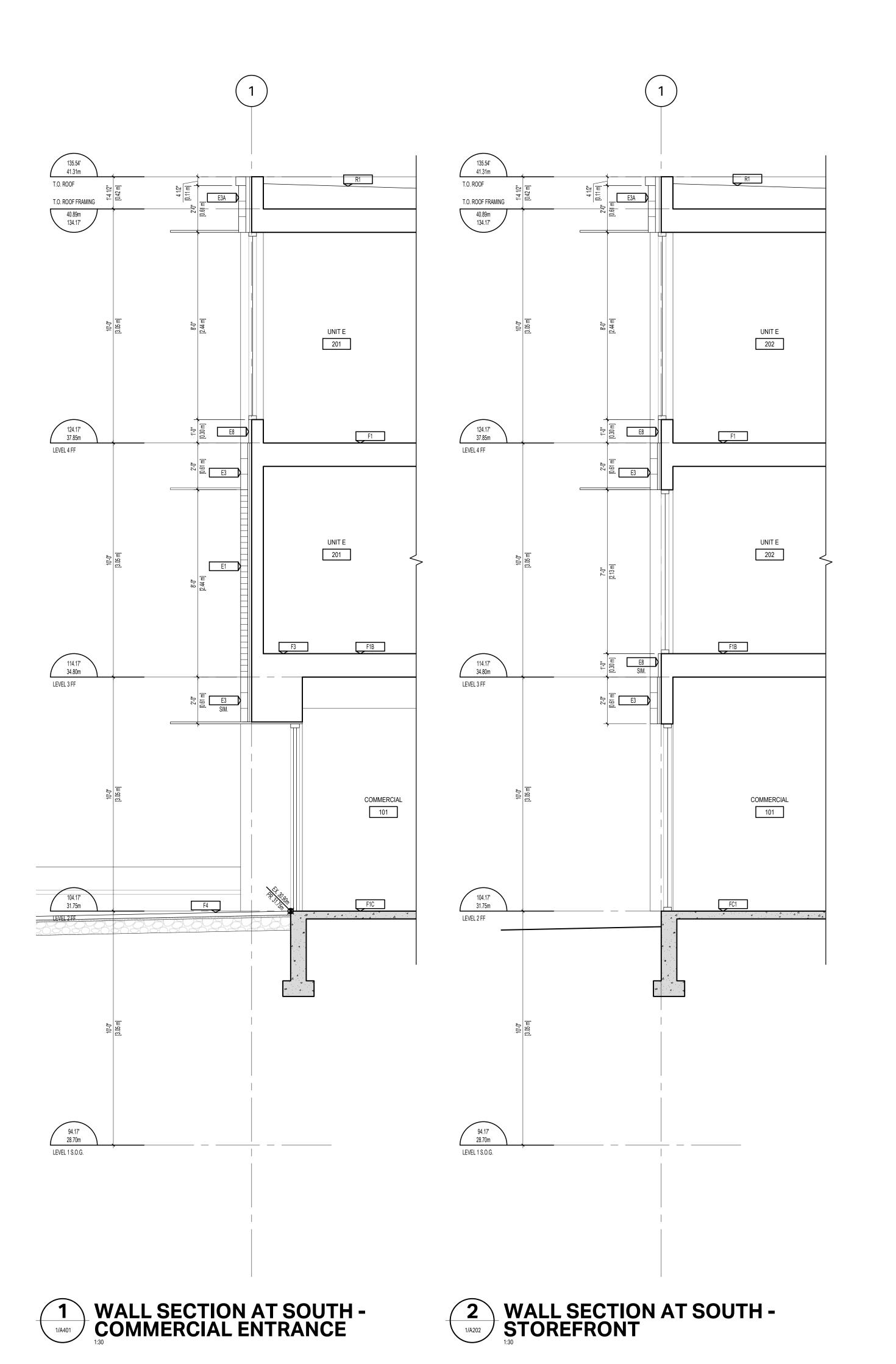
 SCALE:
 1:75
 REVIEW BY:
 CH

 DRAWING NO:
 A302



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REISSUED FOR BUILDING PERMIT	04/23/2025
ISSUED FOR COORDINATION	03/17/2025
ISSUED FOR BUILDING PERMIT	12/17/2024
ISSUED FOR COORDINATION	11/26/2024
ISSUED FOR 50% BUILDING PERMIT	10/01/2024
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	09/05/2024
ISSUED FOR COORDINATION	08/16/2024
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	04/26/2024
REISSUED FOR REZONING AND DEVELOPMENT PERMIT	02/08/2024
DEICCUED FOR DEZONING AND DEVEL ODMENT DEDMIT	10/11/0000

DRAWING NO: A401



SEA



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ISSUED FOR DELEGATED DEVELOPMENT PERMIT

REISSUED FOR BUILDING PERMIT

O6/26/2025

REISSUED FOR BUILDING PERMIT

O4/23/2025

ISSUED FOR COORDINATION

O3/17/2025

ISSUED FOR BUILDING PERMIT

12/17/2024

ISSUED FOR COORDINATION

11/26/2024

ISSUED FOR 50% BUILDING PERMIT

10/01/2024

PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

ISSUED FOR COORDINATION

REVISION

08/16/2024

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



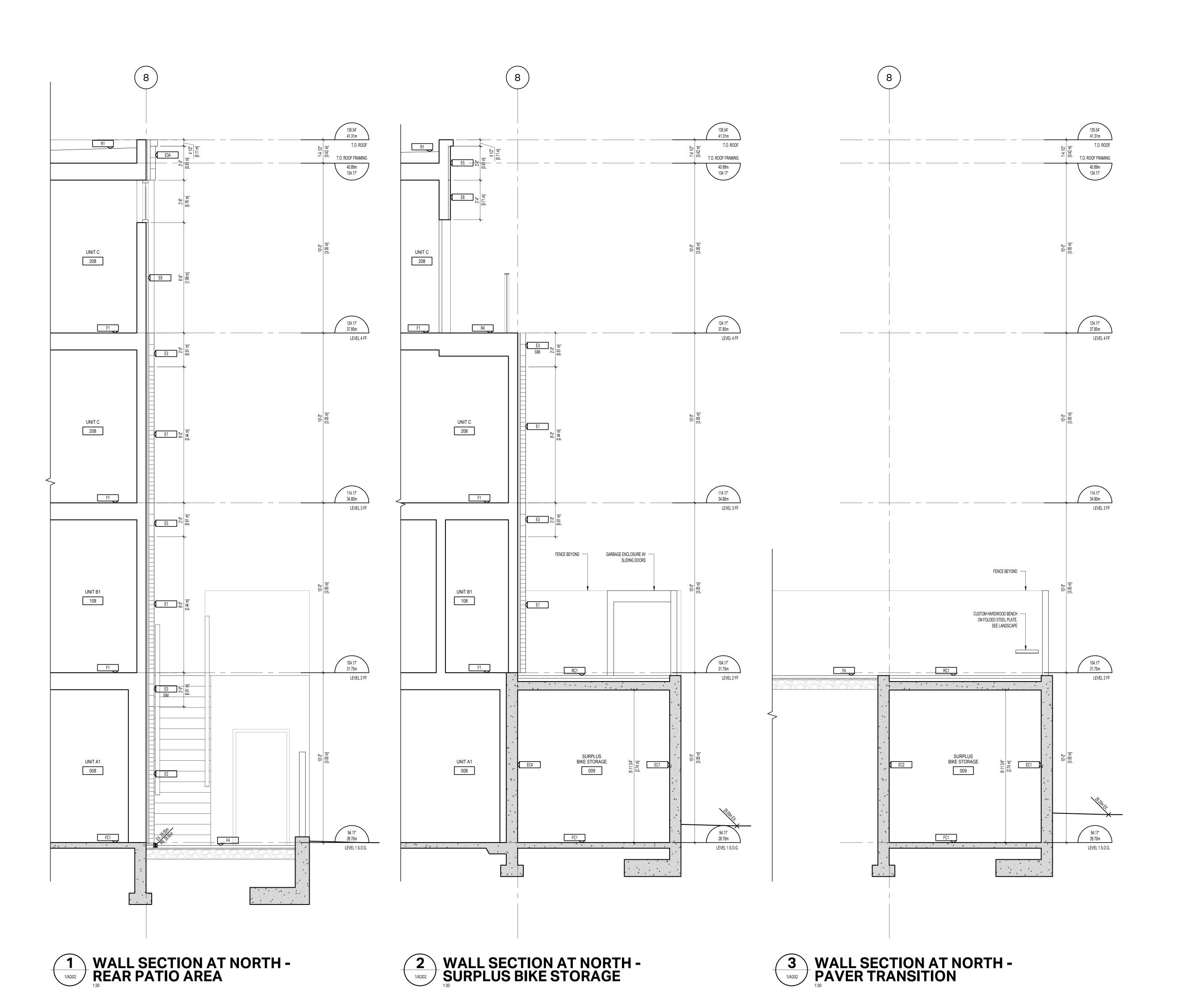
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WALL SECTIONS

: 2303 DRAWN BY: KG

SCALE: 1:30 REVIEW BY: CH

DRAWING NO: A501



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ISSUED FOR DELEGATED DEVELOPMENT PERMIT

REISSUED FOR BUILDING PERMIT

REISSUED FOR BUILDING PERMIT

O4/23/2025

ISSUED FOR COORDINATION

O3/17/2025

ISSUED FOR BUILDING PERMIT

12/17/2024

ISSUED FOR COORDINATION

11/26/2024

ISSUED FOR 50% BUILDING PERMIT

ISSUED FOR COORDINATION
REVISION

08/16/2024

PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

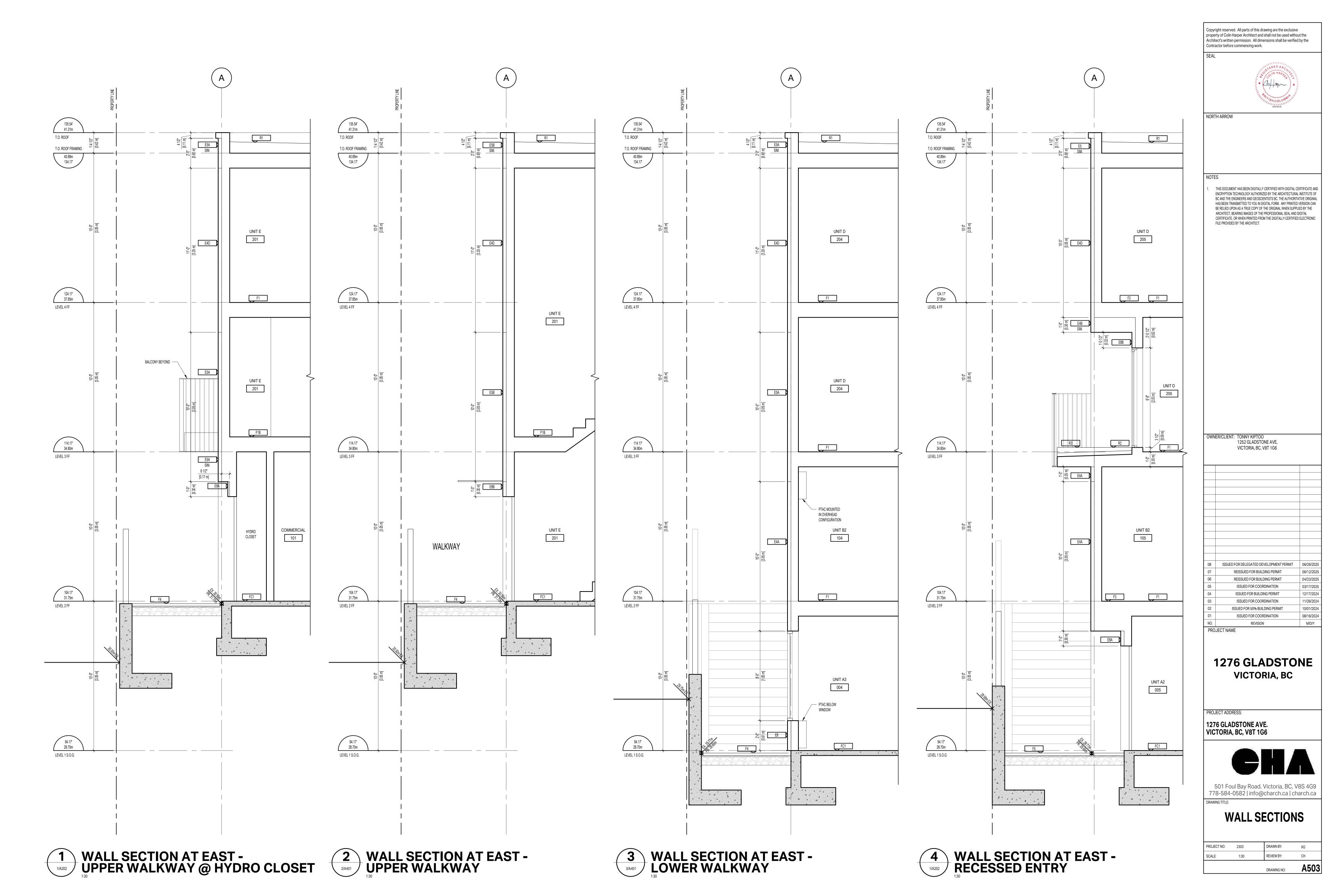
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6

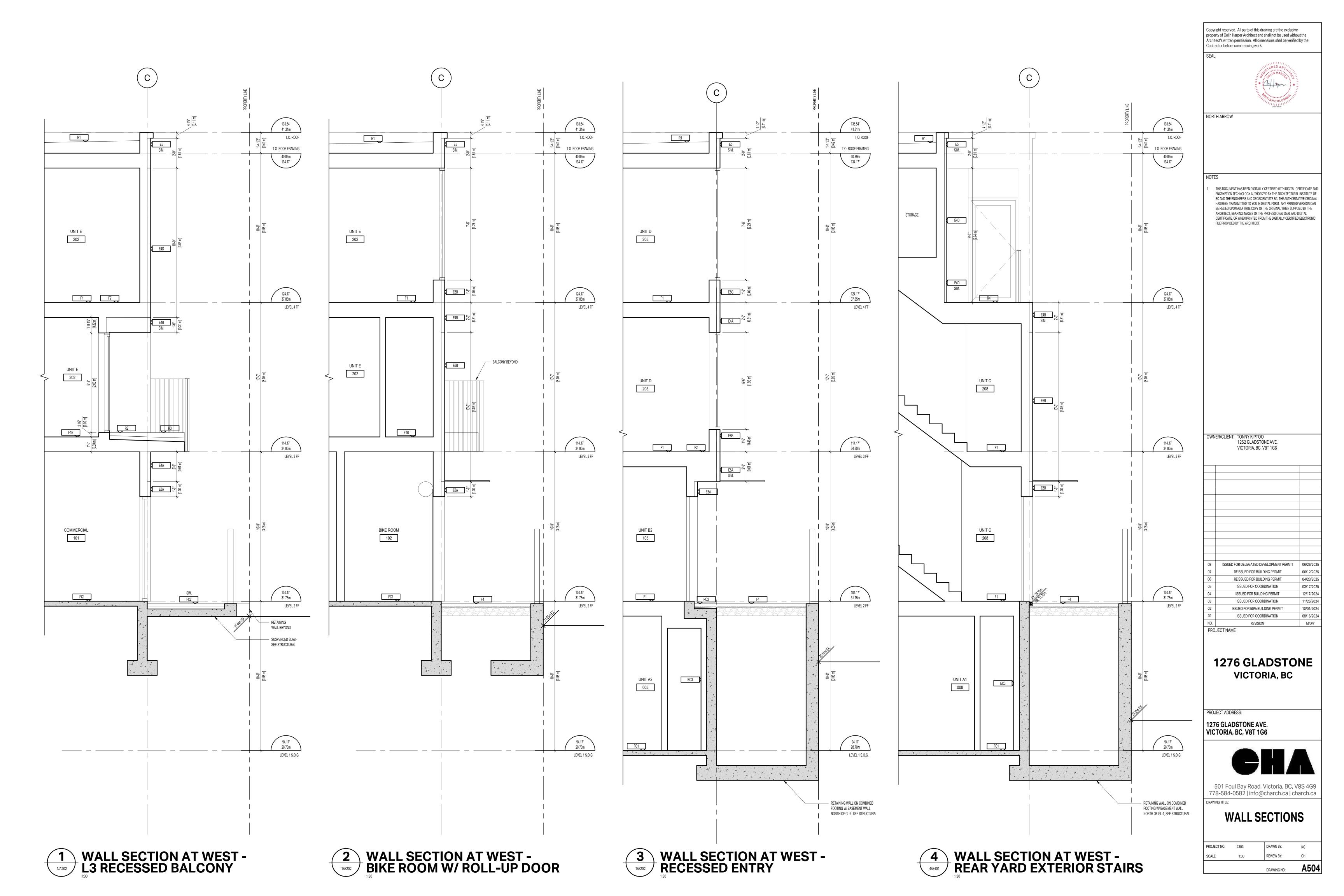


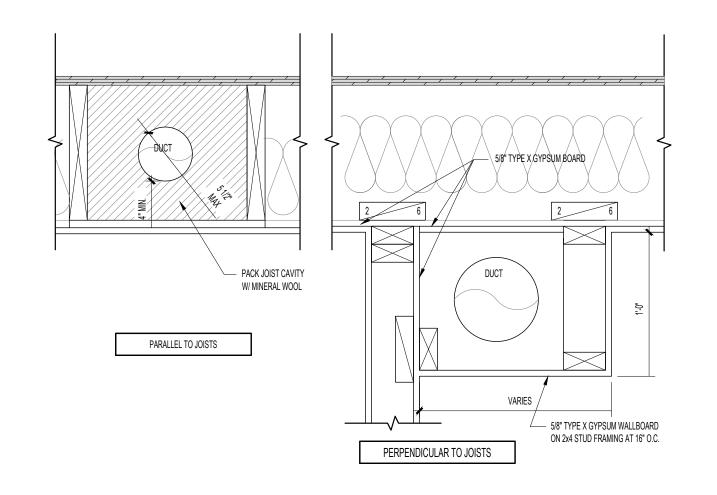
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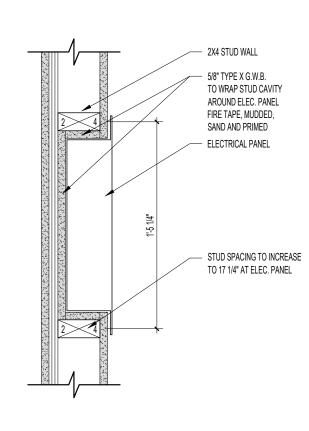
### WALL SECTIONS

		DRAWING NO:	A502
SCALE:	1:30	REVIEW BY:	СН
PROJECT NO:	2303	DRAWN BY:	KG



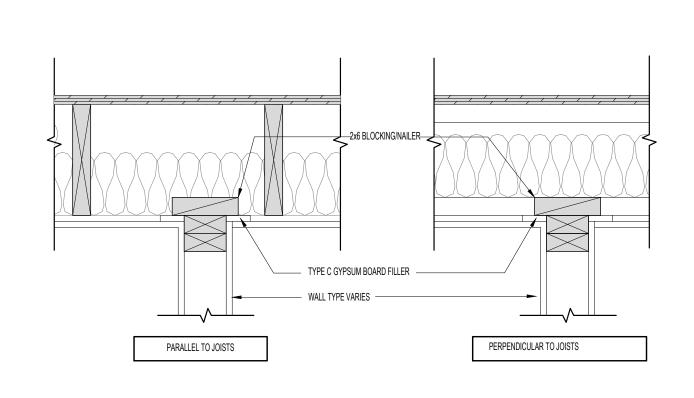


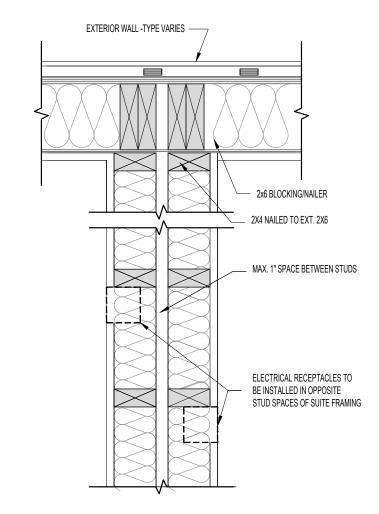




## **DUCT DETAIL**

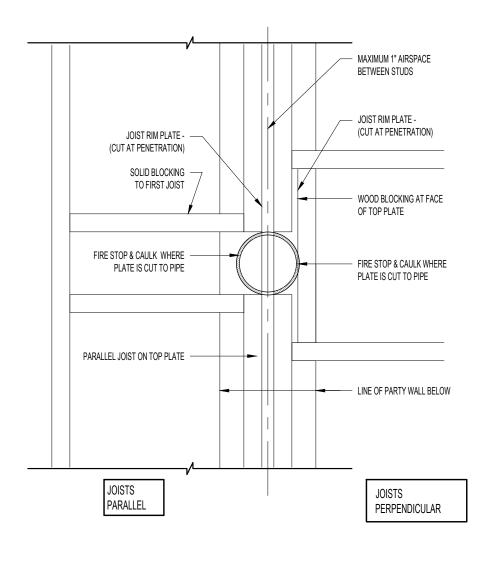


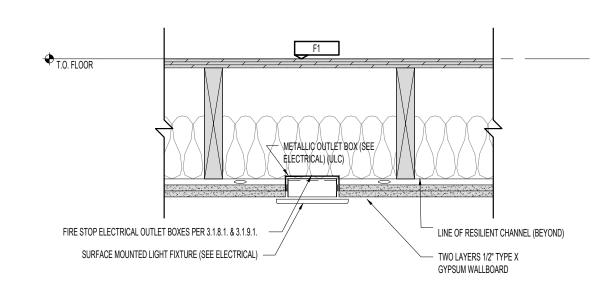




## TYP. FLOOR-WALL SECTION











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ISSUED FOR DELEGATED DEVELOPMENT PERMIT 06/26/2025 REISSUED FOR BUILDING PERMIT 04/23/2025 REISSUED FOR BUILDING PERMIT ISSUED FOR BUILDING PERMIT 12/17/2024 ISSUED FOR COORDINATION 11/26/2024 ISSUED FOR 50% BUILDING PERMIT REVISION PROJECT NAME

**1276 GLADSTONE** VICTORIA, BC

PROJECT ADDRESS:

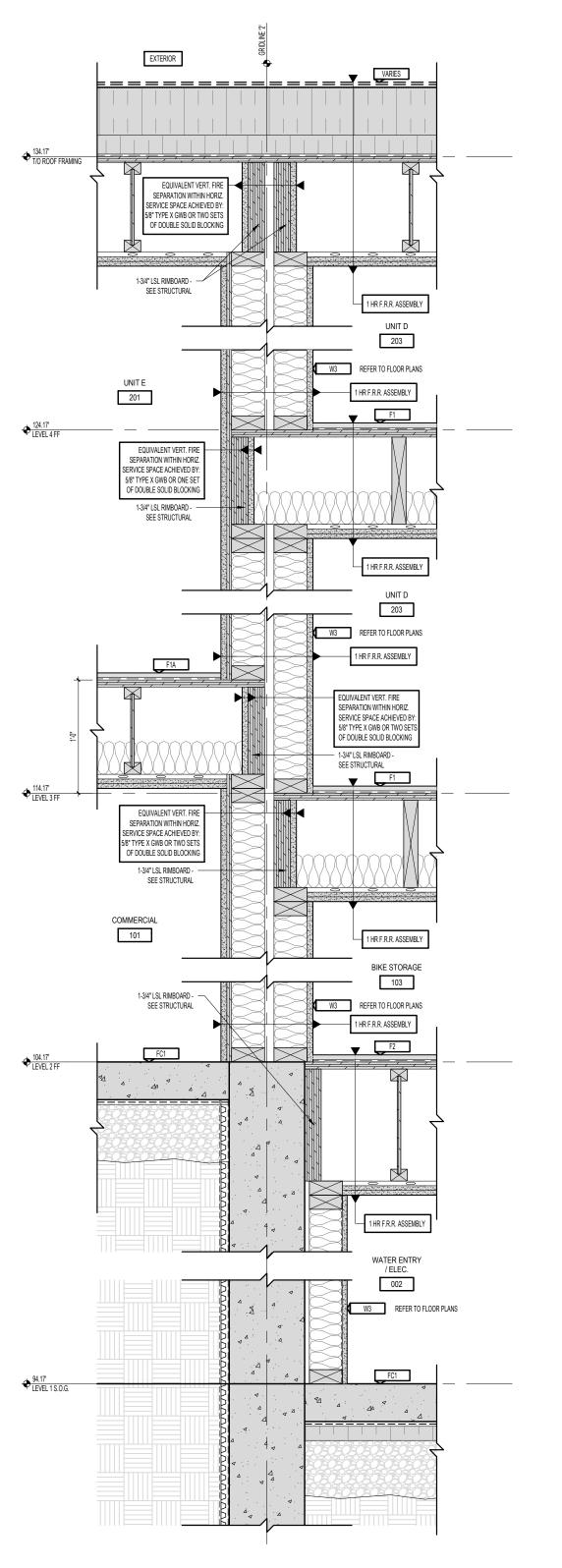
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6

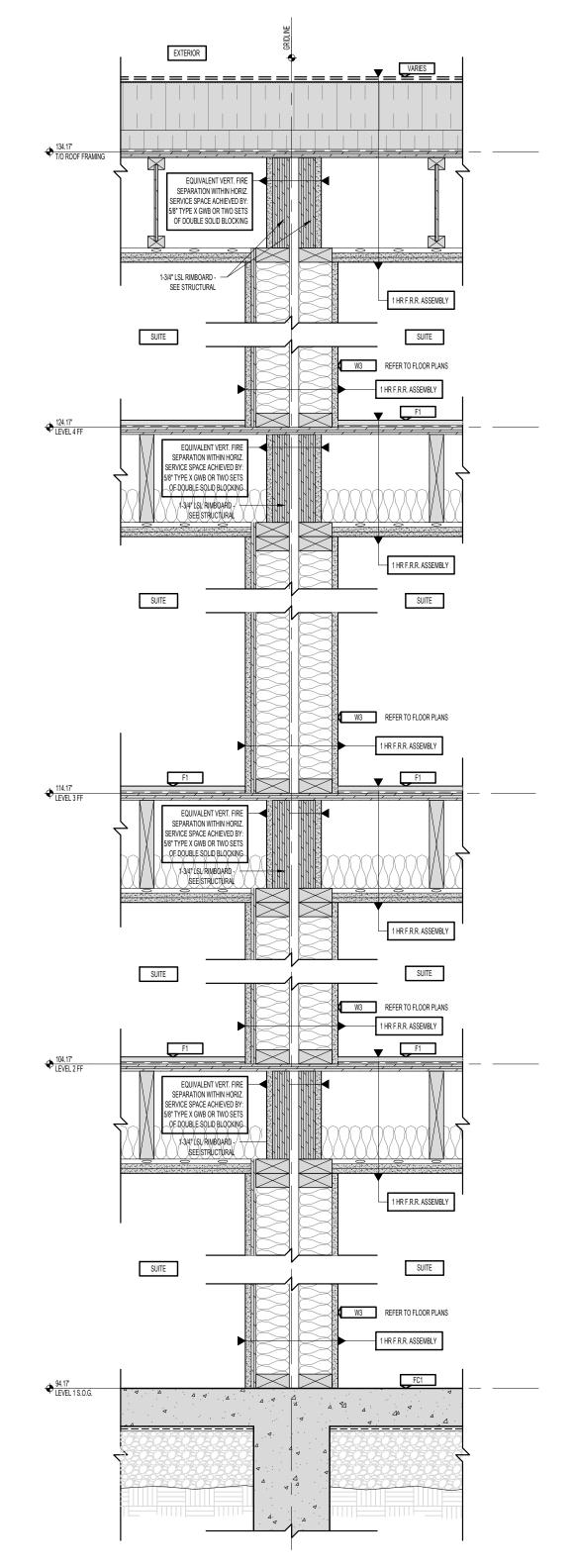


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FIRESTOPPING **DETAILS** 

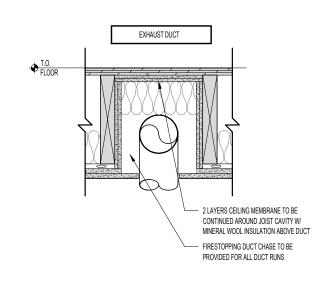
DRAWING NO: A611

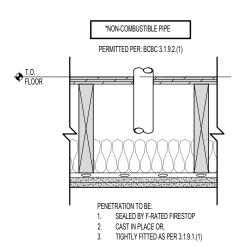


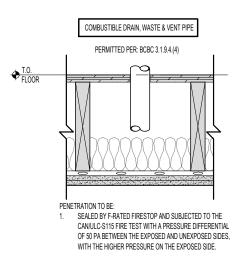


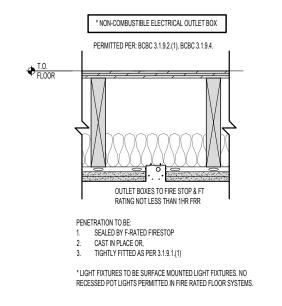
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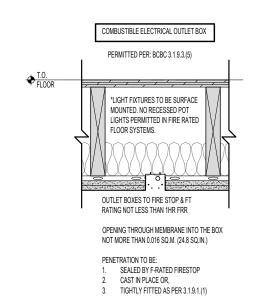
FIRESTOPPING SECTION DETAIL AT TYPICAL PARTY WALL

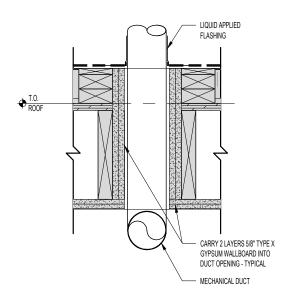












FIRESTOPPING SCT. DUCT CHASE











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6 ISSUED FOR DELEGATED DEVELOPMENT PERMIT 06/26/2025
5 REISSUED FOR BUILDING PERMIT 06/12/2025
4 REISSUED FOR BUILDING PERMIT 04/23/2025
3 ISSUED FOR BUILDING PERMIT 12/17/2024
2 ISSUED FOR COORDINATION 11/26/2024
1 ISSUED FOR 50% BUILDING PERMIT 10/01/2024
0. REVISION M/D/Y

1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

PROJECT NAME

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



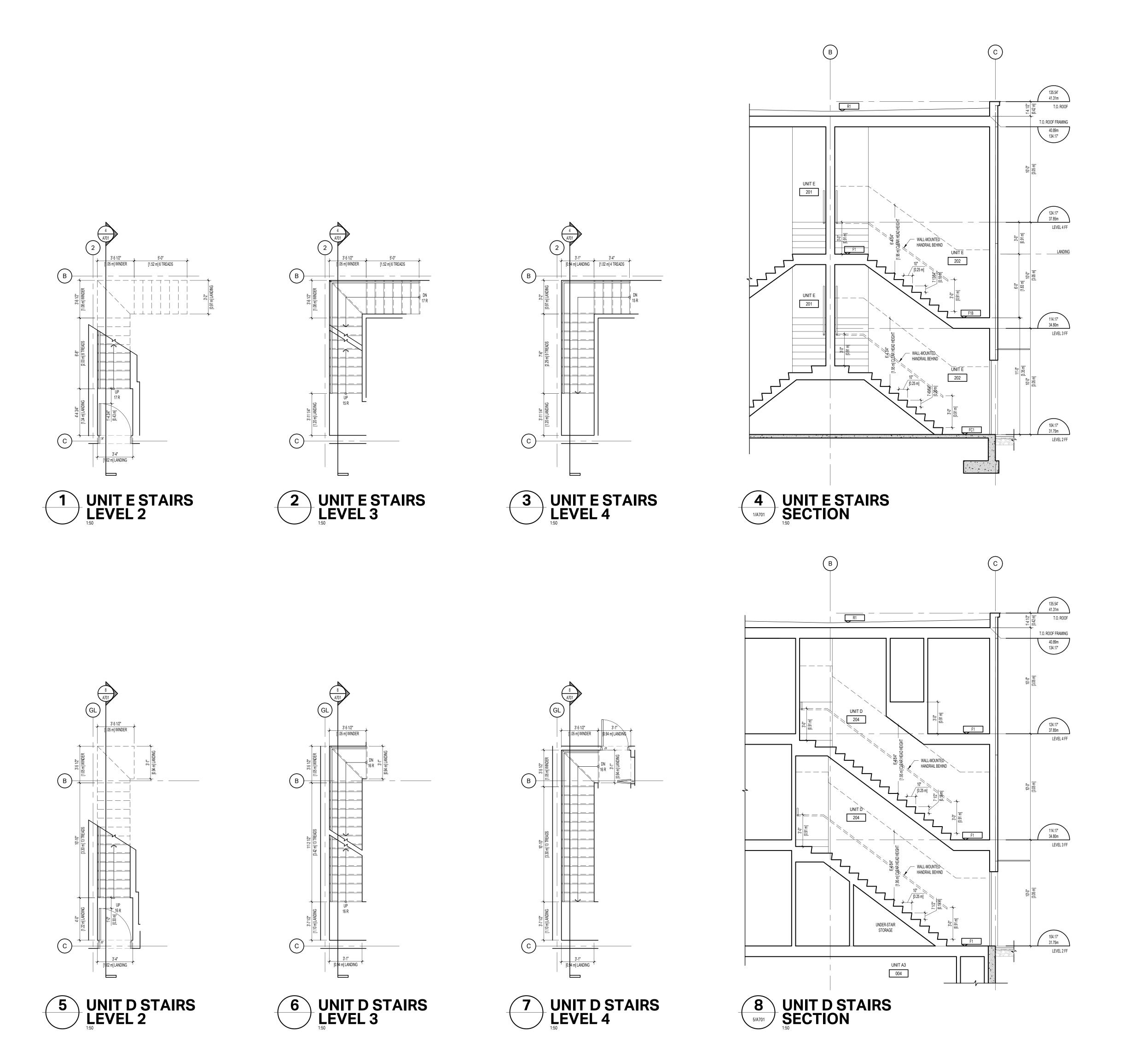
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FIRESTOPPING SECTIONS

PROJECT NO: 2303 DRAWN BY: KG

SCALE: 1:10 REVIEW BY: CH

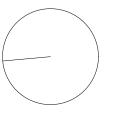
DRAWING NO: A612



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06	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	06/26/2
05	REISSUED FOR BUILDING PERMIT	06/12/2
04	REISSUED FOR BUILDING PERMIT	04/23/2
03	ISSUED FOR BUILDING PERMIT	12/17/2
02	ISSUED FOR COORDINATION	11/26/2
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NO.	REVISION	M/D/

PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

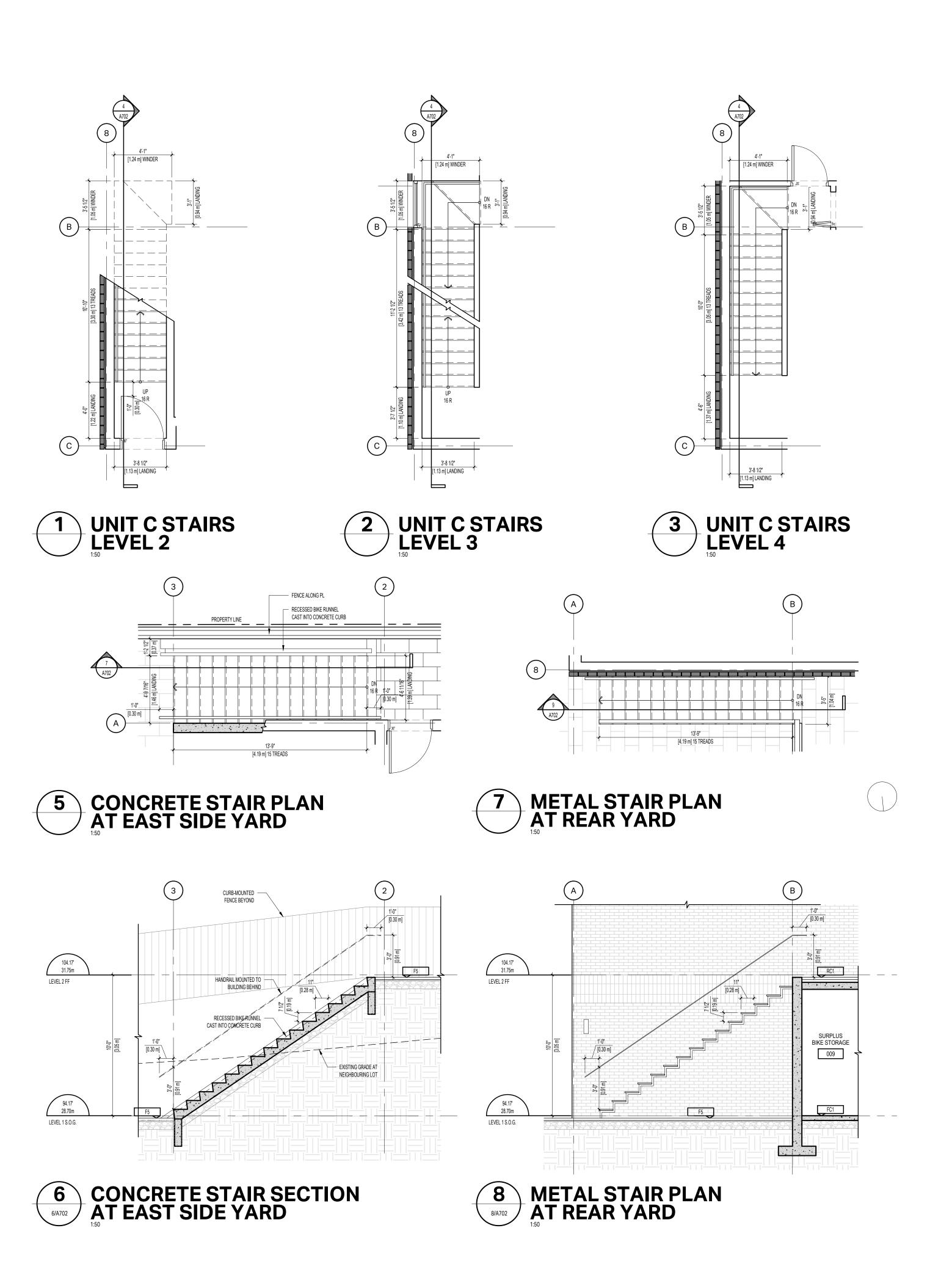
1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6

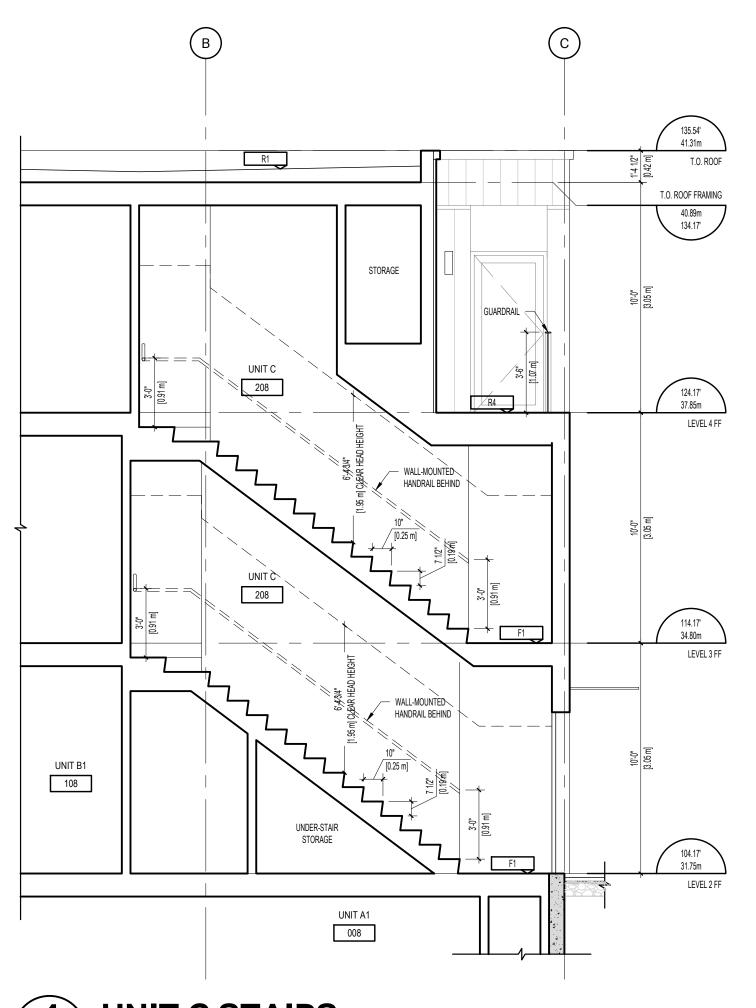


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> STAIR PLANS & SECTIONS

		DRAWING NO:	A701
SCALE:	1:50	REVIEW BY:	СН
PROJECT NO	2303	DRAWN BY:	KG





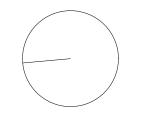
4 UNIT C STAIRS SECTION

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6 ISSUED FOR DELEGATED DEVELOPMENT PERMIT 06/26/2025
5 REISSUED FOR BUILDING PERMIT 06/12/2025
4 REISSUED FOR BUILDING PERMIT 04/23/2025
3 ISSUED FOR BUILDING PERMIT 12/17/2024
2 ISSUED FOR COORDINATION 11/26/2024
1 ISSUED FOR 50% BUILDING PERMIT 10/01/2024
0. REVISION M/D/Y

PROJECT NAME

### 1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



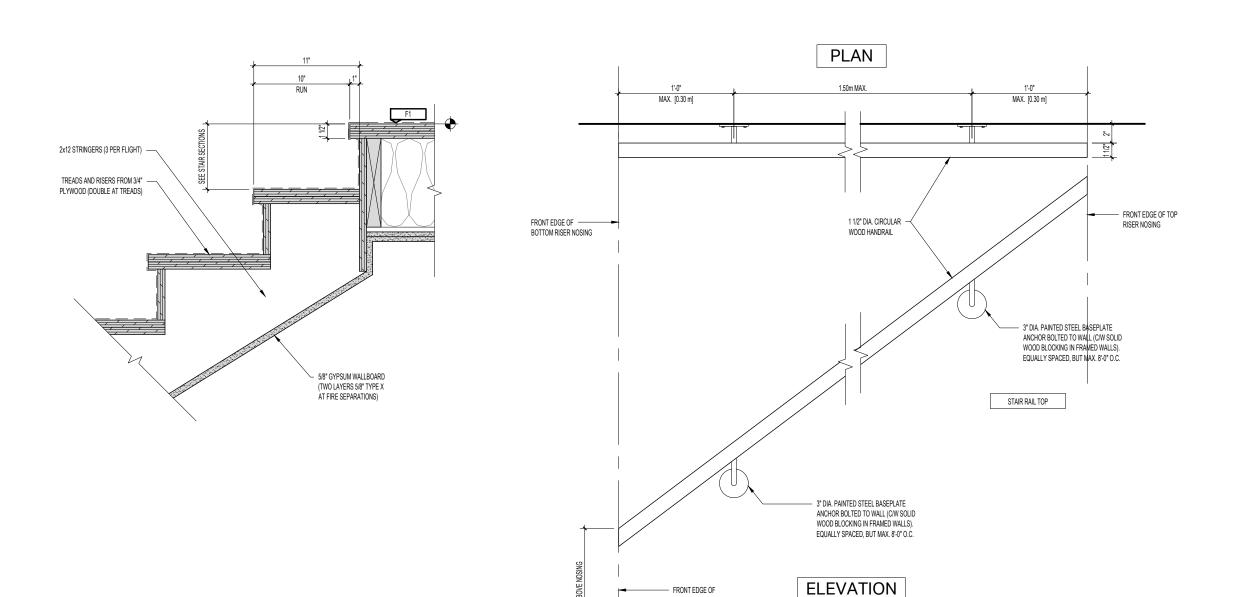
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> STAIR PLANS & SECTIONS

 PROJECT NO:
 2303
 DRAWN BY:
 KG

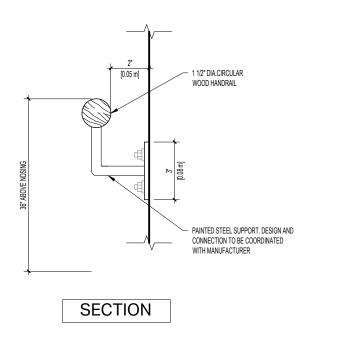
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 REVIEW BY:
 CH

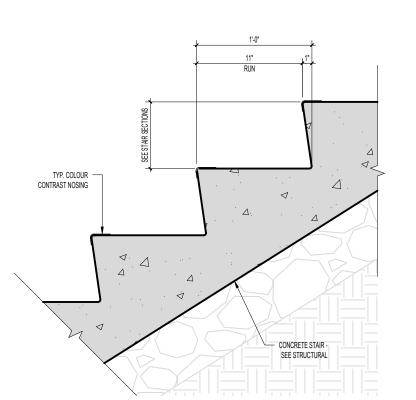
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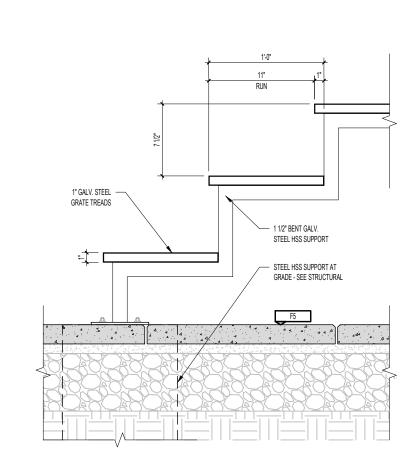


BOTTOM RISER NOSING

STAIR RAIL BOTTOM







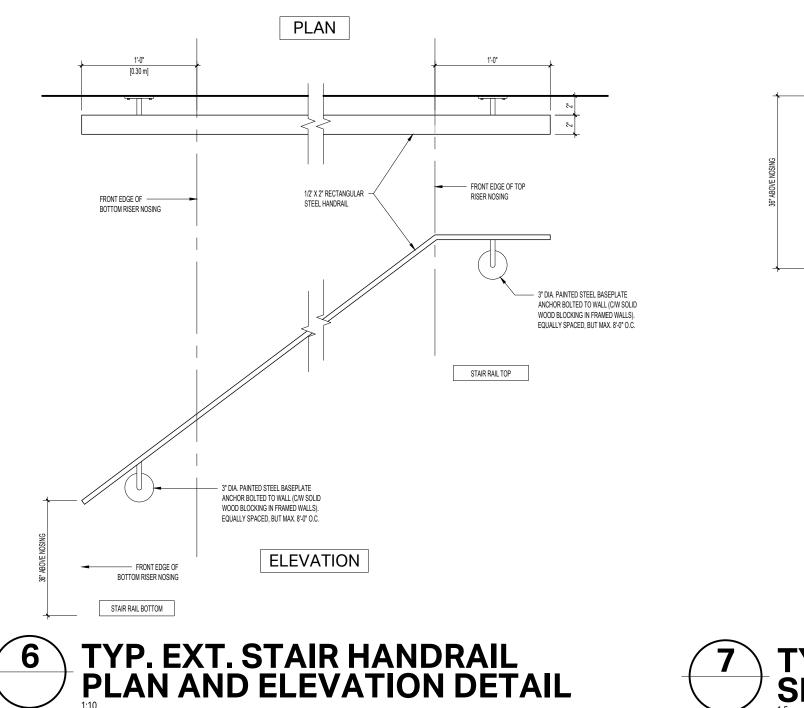


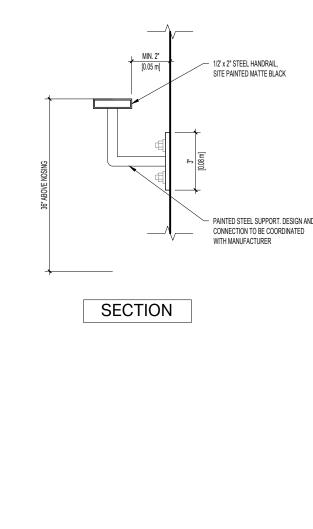
RESIDENTIAL HANDRAIL PLAN AND ELEVATION DETAIL

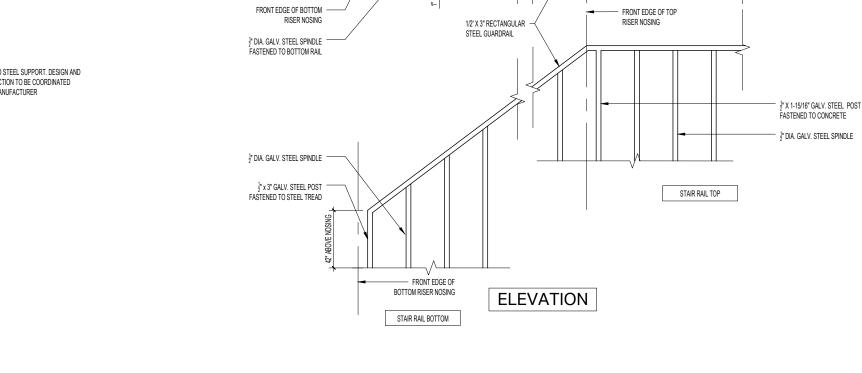


4 CONCRETE STAIR SECTION DETAIL

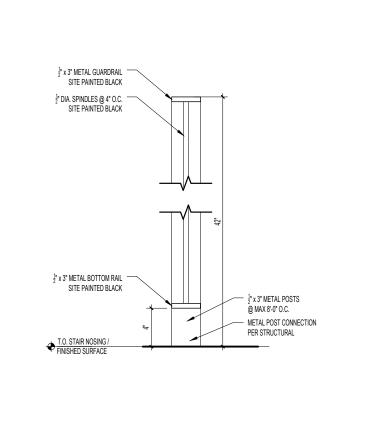
5 METAL STAIR @ REAR YARD SECTION DETAIL







½" x 3" GALV. STEEL —— METAL POST FASTENED TO STEEL TREAD BELOW



7 TYP. EXT. HANDRAIL SECTION DETAIL

8 TYP. GUARDRAIL PLAN AND ELEVATION DETAIL

9 TYP. GUARDRAIL SECTION DETAIL

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NORTH ARROW

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1276 GLADSTONE VICTORIA, BC

PROJECT ADDRESS:

1276 GLADSTONE AVE. VICTORIA, BC, V8T 1G6



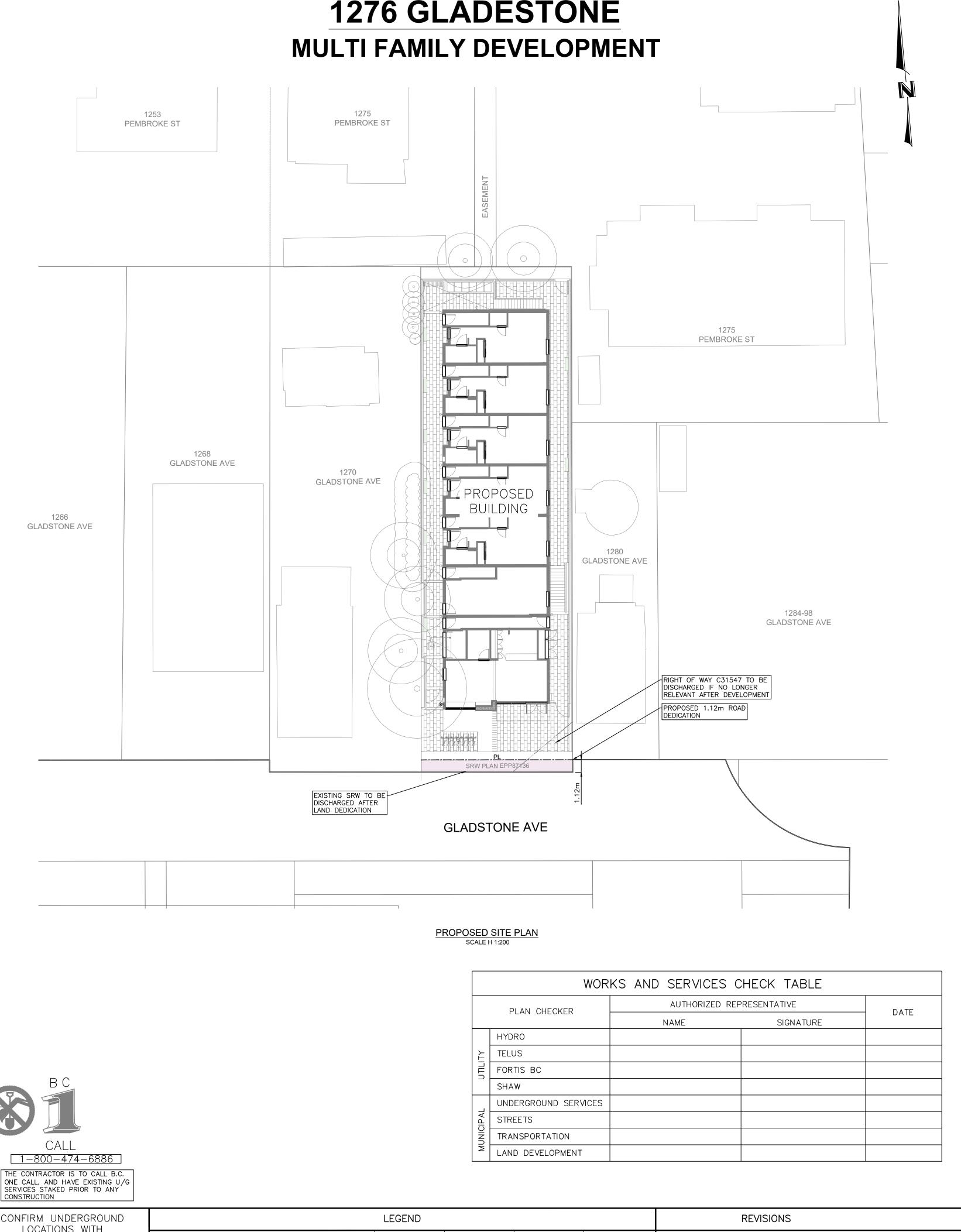
501 Foul Bay Road, Victoria, BC, V8S 4G9 778-584-0582 | info@charch.ca | charch.ca

STAIR DETAILS

PROJECT NO: 2303 DRAWN BY: KG

SCALE: AS NOTED REVIEW BY: CH

DRAWING NO: A703



UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAWS AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3-7 - WATERWORKS, OR MMCD

STANDARD DETAIL DRAWINGS AS INDICATED IN SERVICING BYLAW, AS WELL AS THE LATEST VERSION OF THE BC PLUMBING CODE 1.2. IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.

1.3. OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION

1.4. CONTACT THE CITY OF VICTORIA ENGINEERING DEPARTMENT 24 HOURS PRIOR TO BLASTING ON SITE. PROVIDE BLASTING PROCEDURES IN ACCORDANCE WITH SECTION 31 23 17 OF MMCD.

1.5. OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE. 1.6. MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF RECORD DRAWINGS. THE REDLINES ARE TO BE

DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE. 1.7. ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.

1.8. BACKFILLING OF WORKS NOT TO COMMENCE UNTIL WORKS AND BEDDING HAVE BEEN APPROVED BY THE CONTRACT ADMINISTRATOR (CA) OR THEIR REPRESENTATIVE 1.9. ALL WORK AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

1.10. IN AREAS WHERE APPURTENANCES EXIST PRIOR TO CONSTRUCTION, APPURTENANCES SHALL BE ADJUSTED TO SUIT NEW GRADES AND CONFIRMED BY THE CA.

1.11. CONTRACTOR RESPONSIBLE TO PLACE A BC 1 CALL AND OBTAIN ASBUILT DRAWINGS FROM UTILITIES AND GOVERNING AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS. 1.12. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF ALL LOCATIONS AND ELEVATIONS OF EXISTING SERVICING AND

1.1.3. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH CONTRACT DOCUMENTS

1.14. MMCD AND CoV SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS IN THE INSTANCE OF A CONFLICT. ANY CONFLICTS MUST BE

1.15. ANY AND ALL DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CA PRIOR TO PROCEEDING WITH INSTALLATION. 1.16. ALL EXISTING SERVICES TO BE EXPOSED PRIOR TO CONSTRUCTION AND INVERTS CONFIRMED. NOTIFY CA IN WRITING OF ANY

BROUGHT TO THE ATTENTION OF OF THE CA AS SOON AS POSSIBLE AND MUST BE APPROVED PRIOR TO CONSTRUCTION.

DISCREPANCIES IMMEDIATELY AND BEFORE PROCEEDING WITH CONSTRUCTION. 1.17. CONTRACTOR TO VERIFY LOCATIONS OF SERVICES, FEATURES AND APPURTENANCES. ANY DISCREPANCIES TO BE BROUGHT TO THE

ATTENTION OF THE CA. 1.18. ALL ELEVATIONS BASED ON METRIC GEODETIC DATUM UNLESS OTHERWISE NOTED

1.19. PROTECT TREES DESIGNATED TO REMAIN BY ERECTING HOARDING AROUND THE DRIP LINE 1.20. CONTRACTOR TO MAINTAIN ON SITE AT ALL TIMES FOR USE BY THE ENGINEER OF RECORD, CA, DISTRICT AND TRADES, A COPY OF 8. WATER THE LATEST APPROVED DRAWINGS, SHOP DRAWINGS, ON-GOING REDLINE DRAWINGS, BINDER OF ALL SITE INSTRUCTIONS, CLARIFICATIONS. CONTEMPLATED CHANGE ORDERS AND APPROVED CHANGE ORDERS.

1.21. NO CHANGE TO THE DESIGN IS PERMITTED WITHOUT A FORMAL INSTRUCTION FROM THE CA. REQUESTS FOR INFORMATION FROM THE CONTRACTOR ARE TO BE IN WRITING. RESPONSES TO RFI'S OR OTHER CONTRACT OR FIELD INSTRUCTIONS ARE TO BE ISSUED BY 1.22. FOR HYDRO, TELUS, CABLE, AND GAS WORKS REFER TO DWGs SUPPLIED BY UTILITY COMPANY & UTILITY CONSULTANT. INFORMATION

ON UTILITIES SHOWN ON CIVIL DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. REPORT CONFLICTS TO THE CA. OBTAIN PERMITS FOR UTILITIES AS APPLICABLE PRIOR TO STARTING WORK. 1.23. CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 3 WORKING DAYS PRIOR TO CONSTRUCTION.

1.24. ALL SERVICE STUBS TO PROPERTIES TO BE STAKED WITH DEPTH TO INVERT NOTED.

#### 2. TRENCHING, EXCAVATING AND BACKFILLING

2.1. EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.

2.4. AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE

2.2. DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION 2.3. ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.

SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER. 2.5. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL GRADES

2.6. ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CoV STANDARDS AND MMCD SECTION 31 23 01.

2.7. RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND PROVIDE AT A MINIMUM TESTING AS FOLLOWS:

2.7.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED 2.7.2. STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED

2.7.3. STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS IF REQUESTED

2.7.4. TRENCH BEDDING DENSITY TEST (MAINLINE) - ONE PER DAY OR FOR EVERY 75m OF TRENCH

2.7.5. TRENCH BACKFILL DENSITY TEST (MAINLINE) - ONE PER DAY OR FOR EVERY 75m OF TRENCH 2.7.6. TRENCH BEDDING DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING

2.7.7. TRENCH BACKFILL DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING AT EACH 1.0m

2.7.8. FILL DEPTH

#### 3. PROPERTY LINES AND RIGHTS OF WAY

3.1. RIGHTS OF WAY SHOWN REPRESENT GENERAL INTENT. REFER TO DRAWING PREPARED BY BCLS FOR FINAL LOCATIONS. 3.2. BCLS TO ESTABLISH LOCATIONS FOR UTILITY RIGHTS OF WAY AND PRIVATE EASEMENTS AS REQUIRED. FUTURE SRWs AND EASEMENTS FOR UTILITIES, DRIVEWAYS ETC ... ARE SHOWN SCHEMATICALLY.

4.1. THE CONTRACTOR IS TO ENGAGE THE SERVICES OF A QUALIFIED SURVEYOR TO ACCURATELY LAYOUT THE PROPOSED WORKS AND RECORD THE "ASBUILT" LOCATION OF ALL UTILITIES INCLUDING SERVICE LATERALS TO THE PROPERTY LINE. THE CONSTRUCTION LAYOUT AND AS BUILT INFORMATION IS TO BE FORWARDED TO THE ENGINEER ON A WEEKLY BASIS ALONG WITH ANY SKETCHES SO

THAT RECORD DRAWINGS MAY BE KEPT CURRENT AS THE WORK PROCEEDS. 4.2. THE ENGINEER WILL PROVIDE THE SURVEYOR COPIES OF CURRENT DRAWINGS IN ELECTRONIC FORMAT FOR THE SURVEYORS USE IN LAYING OUT THE WORKS ONLY. IT IS THE SURVEYOR'S RESPONSIBILITY TO CHECK WITH THE ENGINEER PRIOR TO LAYING OUT ANY WORKS TO ENSURE THE SURVEYOR HAS THE LATEST DESIGN.

### 5. ROADWORKS

5.1. ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.

5.2. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH MMCD SECTION 03 30 20. 5.3. ALL NON-MOUNTABLE CURB (NMC) AND MOUNTABLE CURB (MC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.

5.4. ALL GRANULAR BASE AND GRANULAR SUB-BASE TO BE IN ACCORDANCE WITH SECTION 31 05 17. 5.5. RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY

CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM: 5.5.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK (IF REQUESTED) 5.5.2. STANDARD PROCTOR DENSITY CURVES FOR IMPORTED GRANULAR BACKFILL MATERIALS (IF REQUESTED)

5.5.3. STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS (IF REQUESTED)

5.5.4. COMPACTION CONTROL TESTS TO BE COMPLETED AS FOLLOWS UNLESS OTHERWISE DIRECTED OR SPECIFIED: 5.5.4.1. GRANULAR SUB BASE MATERIAL - EVERY 75 LINEAL METERS GRANUALR BASE MATERIAL - EVERY 75 LINEAL METERS

5.5.4.3. BACKFILL AND EMBANKMENT MATERIAL - EVERY 75 LINEAL METERS 5.6. CONCRETE MIX DESIGN AND TESTING

5.7. CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE 5.7.1. CURB AND GUTTER - ONE SET PER 150 LINEAL METERS (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)

5.8. ASPHALT MIX DESIGN AND TESTING 5.9. ASPHALT TESTS FOR THE FOLLOWING (IF REQUESTED BY ENGINEER):

5.9.1. AGGREGATE GRADATION TESTS - ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT) 5.9.2. MARSHALL TEST - THREE BRIQUETTES FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT) COMPACTION - ONE CORE FOR EVERY 500sq.m PLACED, MINIMUM THREE.

### 6. HYDRO, TELEPHONE, STREETLIGHTING AND GAS

6.1. CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 6.2. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.

6.3. CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.

6.4. ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS PROVIDED BY OTHERS 6.5. REFER TO BC HYDRO DESIGN DRAWINGS FOR DESIGN DETAILS

6.6. REFER TO SHAW AND TELUS DESIGN DRAWINGS FOR DESIGN DETAILS

6.7. REFER TO FORTIS GAS DESIGN DRAWINGS FOR DESIGN DETAILS

### . SEWER AND DRAIN

SHEET 1

7.1. ALL SANITARY WORKS TO BE COORDINATED BY CONTRACTOR WITH CITY OF VICTORIA ENGINEERING DEPARTMENT.

7.2. SANITARY SEWER PIPING TO BE PVC DR35 FOR 200mm DIAMETER SIZED PIPE OR GREATER AND PVC DR28 FOR 100mm AND 150mm DIAMETER PIPE.

SITE PLAN, LOCATION PLAN, AND DRAWING LIST

### LIST OF DRAWINGS

SHEET 2 SERVICING PLAN

SHEET 3 FRONTAGE IMPROVEMENTS + SITE GRADING PLAN

SHEET 4 EROSION AND SEDIMENT CONTROL PLAN

### ISSUED FOR DELEGATED



ISLANDER

SUBJECT SITE

7.3. STORM SEWER PIPING TO BE PVC DR28 FOR 100MM & 150mm DIAMETER PIPE AND PVC DR35 FOR 200mm TO 750mm DIAMETER

7.4. CATCH BASINS REQUIRE APPROVED DOBNEY TRAPPING HOODS OVER OUTLETS. GRATES TO BE DOBNEY B23 WITH B24 FRAMES AND

7.6. CATCH BASIN LEADS TO BE 1500 DR 28 PVC AT 2.0% MIN UNLESS OTHERWISE NOTED. WHERE CATCH BASIN LEADS DO NOT HAVE

7.7. ALL LAWNBASINS AS PER MMCD STD. DWG. NO. S12, TYPE 2; LANGLEY STANDARD 6000 LAWN BASIN c/w TR22B H20 CAST IRON

7.8. ALL CONCRETE MANHOLES AS PER MMCD STD. DWG. NO. S1 AND LANGLEY STANDARD 10500 MANHOLE UNLESS OTHERWISE

7.9. SANITARY SEWER SERVICE CONNECTIONS TO BE 1500 PVC DR28 AT A MINIMUM GRADE OF 2.00% COMPLETE WITH INSPECTION

7.10. STORM SEWER SERVICE CONNECTIONS TO BE 1000 PVC DR28 AT A MINIMUM GRADE OF 2.00% COMPLETE WITH INSPECTION

7.11. ALL STORM SEWER AND SANITARY SEWER SERVICE CONNECTIONS SHALL INCLUDE AN INSPECTION CHAMBER c/w BROOKS CONCRETE

7.12. ALL STORM AND SANITARY SYSTEMS ARE TO BE TESTED AS PER MMCD PLATINUM EDITION & Col BYLAW 1000 SPECIFICATIONS

7.13. ALL SEWER PIPE LENGTHS MAY VARY SLIGHTLY; THE LAYOUT OF ALL SANITARY AND DRAIN INSTALLATIONS IS THE RESPONSIBILITY OF

7.14. ALL PIPE BEDDING TO BE TYPE 1 GRANULAR, BACKFILL TO BE PITRUN GRAVEL (100mm MINUS) UNDER ALL ROADS, DRIVEWAYS

7.16. CONTRACTOR MAY USE NATIVE GRANULAR BACKFILL COMPACTED TO 95% MODIFIED PROCTOR DENSITY SUBJECT TO GEOTECHNICAL

7.17. ENSURE ALL EXISTING DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION AND RECONNECT EXISTING SERVICES TO PROPOSED

7.19. ALL CCTV MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF VICTORIA PRIOR TO PLACING

8.2. CONSTRUCTION SHALL NOT PROCEED WITHOUT FIRST OBTAINING CITY OF VICTORIA ACCEPTANCE OF THE DRAWINGS: ALL WATERWORKS

8.4. WATER MAINS TO BE DUCTILE IRON PRESSURE CLASS 350. THE SYSTEM SHALL BE FULLY RESTRAINED (300mm DIAMETER AND

8.5. ALL DUCTILE IRON BENDS, ELBOWS, AND VALVES, ETC. SHALL BE RESTRAINED WITH A MECHANICAL JOINT (MJ) CONSISTING OF MULTIPLE GRIPPING WEDGES INCORPORATED INTO FOLLOWER GLANDS TO AWWA C110 UNLESS OTHERWISE APPROVED BY CITY OF

8.6. TRACER WIRE TO BE USED ON ALL SERVICE LINES. TRACER WIRE TO BE 14AWG SOLID COPPER DESIGNED FOR DIRECT BURIAL.

MODEL 2242. EACH BARE END OF WIRE TO BE TERMINATED WITH UNDERGROUND LOW VOLTAGE WATERPROOF CONNECTORS.

8.8. WATER MAINS SHALL BE MARKED BELOW GRADE USING A METALLIC DETECTABLE REINFORCED UNDERGROUND UTILITY MARKING TAPE

8.9. A MINIMUM OF 3.0m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN

A MINIMUM OF 3.0m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER

FOR CROSSING OF EXISTING SEWERS, WHERE THE WATER MAIN DOES NOT HAVE THE REQUIRED 450mm VERTICAL SEPARATION, WRAP THE SEWER JOINTS WITH PETROLATUM TAPE 1.5M EITHER SIDE OF THE WATER MAIN. WHERE A VERTICAL SEPARATION OF 150mm CANNOT

8.10. A MINIMUM OF 1.5m HORIZONTAL CENTER TO CENTER AND 150mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN

8.11. A MINIMUM OF 1.0m HORIZONTAL CENTER TO CENTER AND 150mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER SERVICES AND ELECTRICAL, GAS AND TELEPHONE SERVICES EXCEPT WHERE NOTED AND APPROVED BY CITY OF VICTORIA OR

8.12. CONTRACTOR SHALL CONDUCT PRESSURE TEST IN ACCORDANCE WITH MMCD SPECIFICATIONS AND STANDARD DRAWINGS AND IN THE

8.13. CONTRACTOR SHALL FLUSH AND DISINFECT WATER MAINS IN ACCORDANCE WITH AWWA STANDARDS AND AS APPROVED BY CA. WATER

8.14. CHLORINE SOLUTIONS SHALL BE NEUTRALIZED IN ACCORDANCE WITH MINISTRY OF THE ENVIRONMENT AND DEPARTMENT OF

8.16. CITY OF VICTORIA FORCES SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AT APPLICANT'S EXPENSE. CONTRACTOR SHALL

8.17. WHERE PRACTICAL, SERVICE LINES AND METER BOXES SHALL BE INSTALLED TO FINISHED GRADE, OUTSIDE OF DRIVEWAYS OR PAVED

8.18. ANY TEMPORARY OR PERMANENT CONNECTION TO THE CITY OF VICTORIA WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY

8.18.1. PIPE DEFLECTIONS EXCEEDING 5° AND TERMINAL POINTS SHALL BE MECHANICALLY RESTRAINED. ALL MECHANICAL RESTRAINTS TO

9.9. MANHOLE LIDS TO BE INSTALLED TO MATCH ROAD GRADE, CASTING TO BE CONCRETE ENCASED PER Cov BYLAW, RIM ELEVATIONS

9.10. ALL PRECAST OR CAST-IN-PLACE CONCRETE INCLUDING FRAMES, COVERS, AND GRATES TO BE HEAVY DUTY WITH H-20 LOADING

10.1. SIGNAGE LOCATIONS SHOWN ARE FOR GENERAL INTENT ONLY. ALL SIGNS AND LOCATIONS ARE TO BE IN ACCORDANCE WITH MUTCO

SAMPLES FOR HEALTH TESTS TO BE COLLECTED AND PROCESSED BY CA OR THEIR REPRESENTATIVE.

8.15. CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO CITY OF VICTORIA PRIOR TO PROCEEDING WITH ANY WATERWORKS.

WATER MAINS AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE CONDUITS EXCEPT WHERE NOTED AND APPROVED BY CITY

SERVICES AND ALL SANITARY SEWER AND DRAIN SEWER SERVICES UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF VICTORIA. WHERE A SANITARY SEWER OR STORM DRAIN SERVICE IS LOWER THAN A WATER SERVICE BY MORE THAN 450mm IN

ELEVATION THE HORIZONTAL OFFSET MAY BE REDUCED TO NO LESS THAN 1.0 METERS EXCEPT WHERE NOTED AND APPROVED BY CA;

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF VICTORIA, MMCD, AND BCPC SPECIFICATIONS AND

LARGER), THE PRESSURE RATING OF THE JOINT SHALL EQUAL THE PRESSURE RATING OF THE PIPE (CLASS 350) WHEN DEFLECTED

TO ITS MAXIMUM JOINT DEFLECTION. RESTRAINED PUSH-ON JOINTS FOR IN-LINE PIPE JOINTS SHALL UTILIZE DUCTILE IRON LOCKING

SEGMENTS OR A MECHANICAL JOINT (MJ) RESTRAINT HARNESS CONSISTING OF MULTIPLE GRIPPING WEDGES INCORPORATED INTO

MUST BE FASTENED TO THE SERVICE LINE AT REGULAR INTERVALS USING ZIP TIES OR 3M LINERLESS RUBBER SPLICING TAPE

THE TAPE SHALL BE MINIMUM 150mm WIDE, METALLIC BLUE IN COLOUR AND SHALL BE MARKED "CAUTION: WATER LINE BURIED

BELOW". THE TAPE IS TO BE INSTALLED ON TOP OF THE PIPE CUSHION, A MINIMUM OF 300mm ABOVE THE TOP OF THE PIPE.

WATER MAINS AND ALL SANITARY SEWERS/SERVICES AND DRAIN SEWERS/SERVICES EXCEPT WHERE NOTED AND APPROVED BY THE

CRD INTEGRATED WATER SERVICES. SANITÁRY SEWER MAINS SHALL NOT CROSS OVER WATER MAINS. FOR A SANITARY FORCEMAIN.

WHERE THE ABOVE-NOTED SEPARATIONS CANNOT BE ACHIEVED, THE FORCEMAIN SHALL BE GASKETED PIPE PRESSURE RATED PIPE

WITH A MINIMUM DR (DIMENSION RATIO) OF 28; ISLAND HEALTH (IH) APPROVAL IS REQUIRED FOR ANY REDUCTION IN THE

7.18. CONTRACTOR SHALL PROVIDE CERTIFIED SHOP DRAWINGS FOR ALL PRE-FABRICATED SYSTEMS FOR ENGINEER/CA APPROVAL

7.5. ALL CATCHBASINS AS PER MMCD STD. DWG. NO. S11; 6000x1200 LANGLEY C478 CATCH BASIN (OR APPROVED EQUAL)

CHAMBER AT PROPERTY LINE AS PER MMCD STANDARD DETAIL DRAWING NO. S7 & S9 UNLESS OTHERWISE NOTED.

CHAMBER AT PROPERTY LINE AS PER MMCD STANDARD DETAIL DRAWING NO. S8 & S10 UNLESS OTHERWISE NOTED.

INCLUDING ANY AMENDMENTS. THE ENGINEER IS TO BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO TESTING.

7.15. ALL COMPACTION QUALITY CONTROL SHALL BE IN ACCORDANCE WITH CITY OF VICTORIA AND MMCD SPECIFICATIONS.

8.1. VANCOUVER ISLAND HEALTH AUTHORITY WATER SUPPLY SYSTEM CONSTRUCTION PERMIT NO. "W-S-XXXX"

A 450mm VERTICAL SEPARATION TO THE WATER, WRAP CATCH BASIN LEAD JOINTS WITH PETROLATUM TAPE.

BOX (OR APPROVED EQUAL) AND CAST IRON LID AS PER MMCD STD. DWG. NO. S9.

CONCRETE DONUT.

THE CONTRACTOR.

ENGINEER APPROVAL

MAINS AS REQUIRED.

OF VICTORIA OR CA.

9. CONCRETE MANHOLES

10. <u>SIGNAGE</u>

UNLESS OTHERWISE NOTED.

CONCRETE OR ASPHALT.

GRATE (OR APPROVED EQUAL)

AND WALKWAYS UNLESS OTHERWISE NOTED.

8.3. CONTRACTOR SHALL BE REGISTERED WITH WORK SAFE BC.

8.7. PROVIDE A MINIMUM 0.9m COVER FOR WATER MAINS.

PRESENCE OF CA OR THEIR REPRESENTATIVE.

MARKING TAPE SHALL BE "THORTEC" OR APPROVED EQUAL.

BE ACHIEVED, SPECIAL MITIGATIVE MEASURES SHALL BE APPROVED BY CA.

FISHERIES AND OCEANS PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE.

BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO BACKFILL.

AND SHALL BE APPROVED BY THE CA AND COV PRIOR TO PLACEMENT.

10.2. FINAL AMOUNT AND LOCATIONS OF SIGNS TO BE DETERMINED IN THE FIELD.

ARE APPROXIMATE AND ONLY INTENDED FOR ESTIMATING QUANTITIES AND ROUGH IN.

PROVIDE 48 HOURS' NOTICE TO CITY FOR WORK BY CITY FORCES.

CITY OF VICTORIA WATER SERVICES PERSONNEL ONLY.

ISLAND HEALTH (IH) APPROVAL MAY BE REQUIRED FOR ANY REDUCTION IN THE SEPARATION.

FOLLOWER GLANDS TO AWWA C110.

2025-06-26 DEVELOPMENT PERMIT APPLICATION



ENGINEERING 623 DISCOVERY STREET VICTORIA, B.C. V8T5G4 PHONE 250.590.1200 www.islanderengineering.com

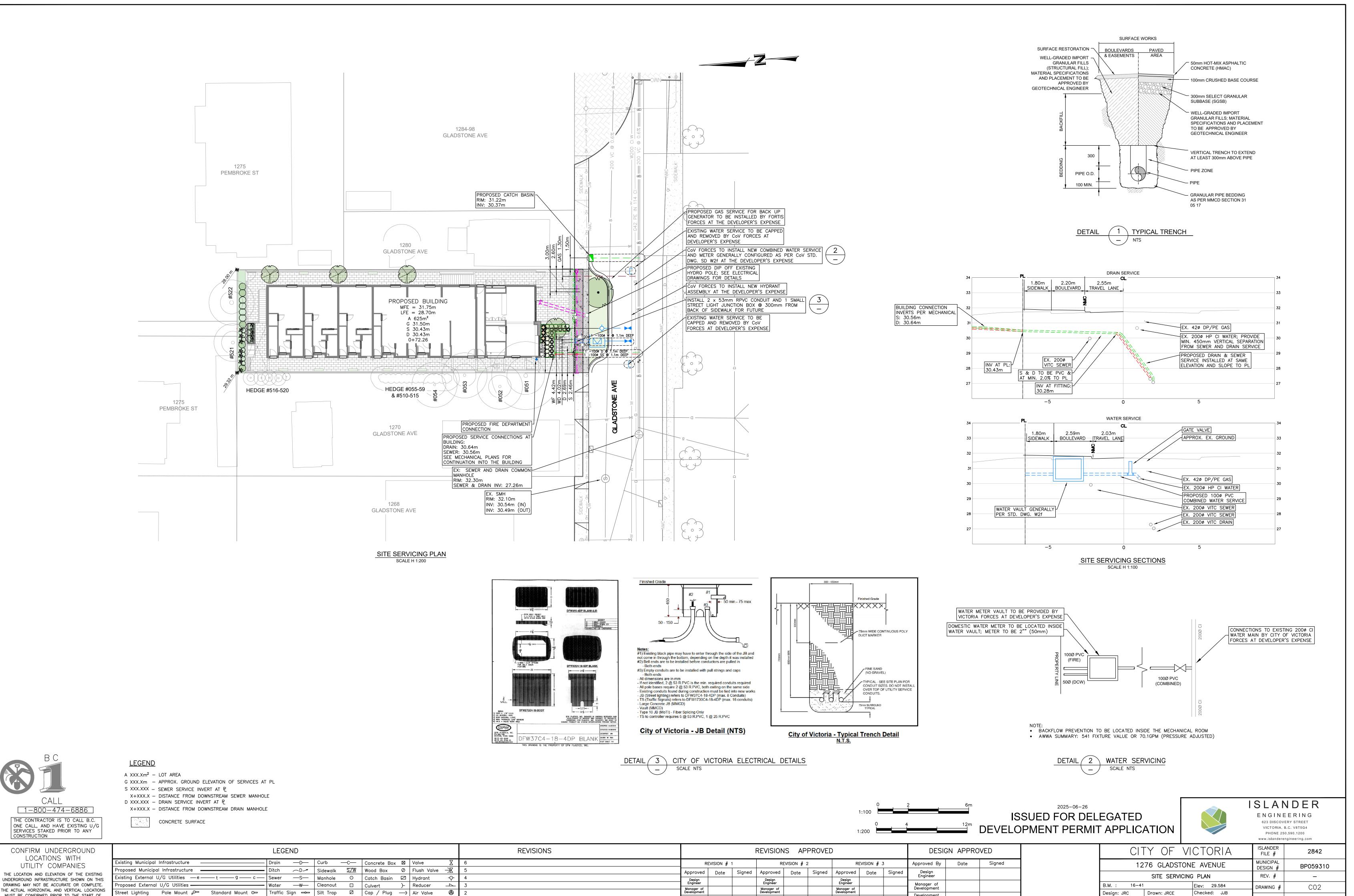
CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS

ANY EXCAVATION.

DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF

REVISIONS APPROVED DESIGN APPROVED Drain —D— | Curb —C— | Concrete Box ⊠ | Valve xisting Municipal Infrastructure REVISION # REVISION # 3 REVISION # 2 Approved By Date posed Municipal Infrastructure ——— →D→ Sidewalk S/W Wood Box Ø Flush Valve → — I Ditch Date Signed Approved Date | Signed | Approved | Date | Signed Approved | xisting External U/G Utilities —e——t——g——c—|Sewer —S— | Manhole ⊙ | Catch Basin 🖂 | Hydrant Manager of Development 🗕 Water —W— | Cleanout 🖸 | Culvert Manager of Development Manager of Development Manager of Development Pole Mount № Standard Mount ៚ | Traffic Sign ៚ | Silt Trap 🛮 | Cap / Plug — | Air Valve Development Coordinator Post Top 💠 Pedestrian Signal 🖶 Traffic Signal 🚯 | Ctrl Monument 🔕 | Traverse Hub 🚓 | Gas Valve 🛮 🤌 | Water Meter 🖯

CITY OF VICTORIA ISLANDER 2842 FILE # MUNICIPAL 1276 GLADSTONE AVENUE BP059310 DESIGN # TITLE PAGE, GENERAL NOTES, LOCATION PLAN REV. # DRAWING C01 Design: JRCE | Drawn: JRCE Checked: JJB 1 OF 4 SHEET # Date: 2025-06-26 Scale: Hor: VARIES Vertical: -



Development Coordinator

SHEET #

Date: 2025-06-26

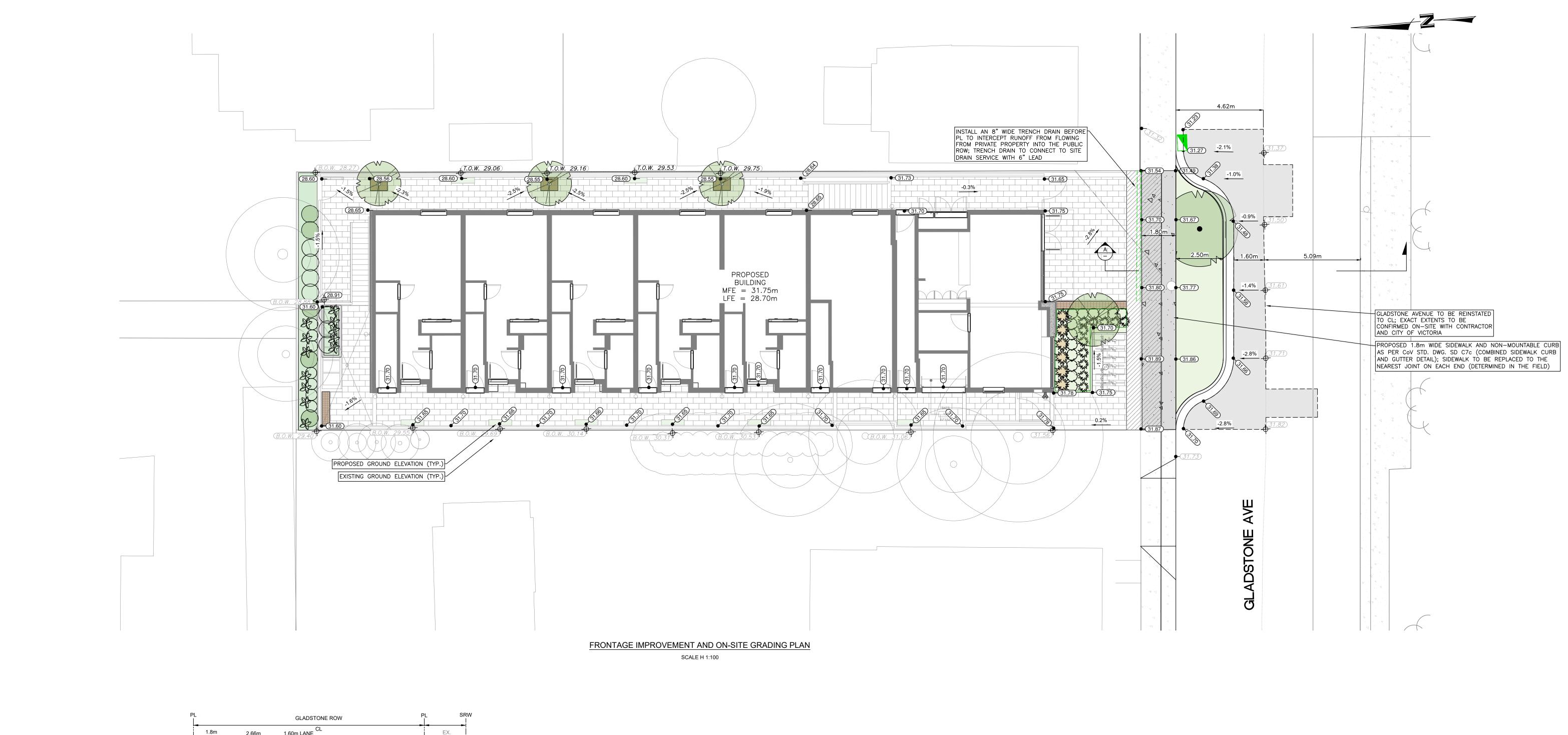
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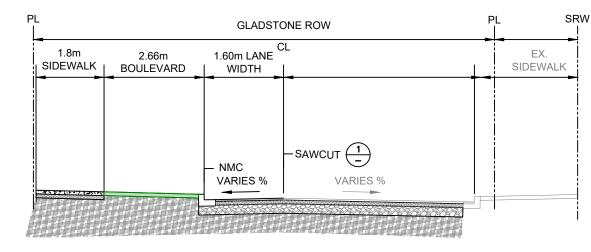
2 OF 4

MUST BE CONFIRMED PRIOR TO THE START OF

ANY EXCAVATION.

Post Top 💠 Pedestrian Signal 🖶 Traffic Signal 🖫 Ctrl Monument 🙆 Traverse Hub 🛧 Gas Valve 🤌 Water Meter 🖯





SECTION A TYPICALGLADSTONE ROAD CROSS SECTION

- PAVING DETAILS: 50mm ASPHALT PAVING
- 100mm OF 20mm MINUS CRUSHED GRAVEL 250mm OF 80mm MINUS PIT RUN GRAVEL
- APPROVED SUB-GRADE (INSPECTED BY GEOTECH ENGINEER)
   ALL SUB-BASE AND BASE MATERIAL TO BE COMPACT TO 95% MPD
- CONCRETE DETAILS CONCRETE TO BE 100mm THICK NON MOUNTABLE CURB AS PER MMCD C4 SPECIFICATIONS
- NORMINOSTYTABLE GORD AS TERMINOS OF SITESTIFICATIONS
   100mm OF 20mm MINUS CRUSHED GRAVEL
   APPROVED SUB-GRADE (INSPECTED BY GEOTECH ENGINEER) ALL SUB-BASE AND BASE MATERIAL TO BE COMPACT TO 95% MPD
- COURSE ASPHALT NOTES: NEW ASPHALT THICKNESS TO MATCH EXISTING
   INSTALL BUTT JOINT ONLY IF EXISTING ASPHALT DEPTH IS NOT SUITABLE FOR LAP JOINT INSTALLATION

SAWCUT BACK MIN 600mm TO

SOUND ASPHALT

PROPOSED UPPER

COURSE ASPHALT
PROPOSED LOWER

APPROXIMATE ASPHALT

CUT LINE FOR LAP JOINT

EXISTING ASPHALT PAVEMENT —

HOT PLACED JOINT SEALANT

600mm MIN.

LAPJOINT |



1-800-474-6886

THE CONTRACTOR IS TO CALL B.C.
ONE CALL, AND HAVE EXISTING U/G
SERVICES STAKED PRIOR TO ANY CONSTRUCTION

CONFIRM UNDERGROUND LOCATIONS WIT UTILITY COMPAN THE LOCATION AND ELEVATION OF UNDERGROUND INFRASTRUCTURE

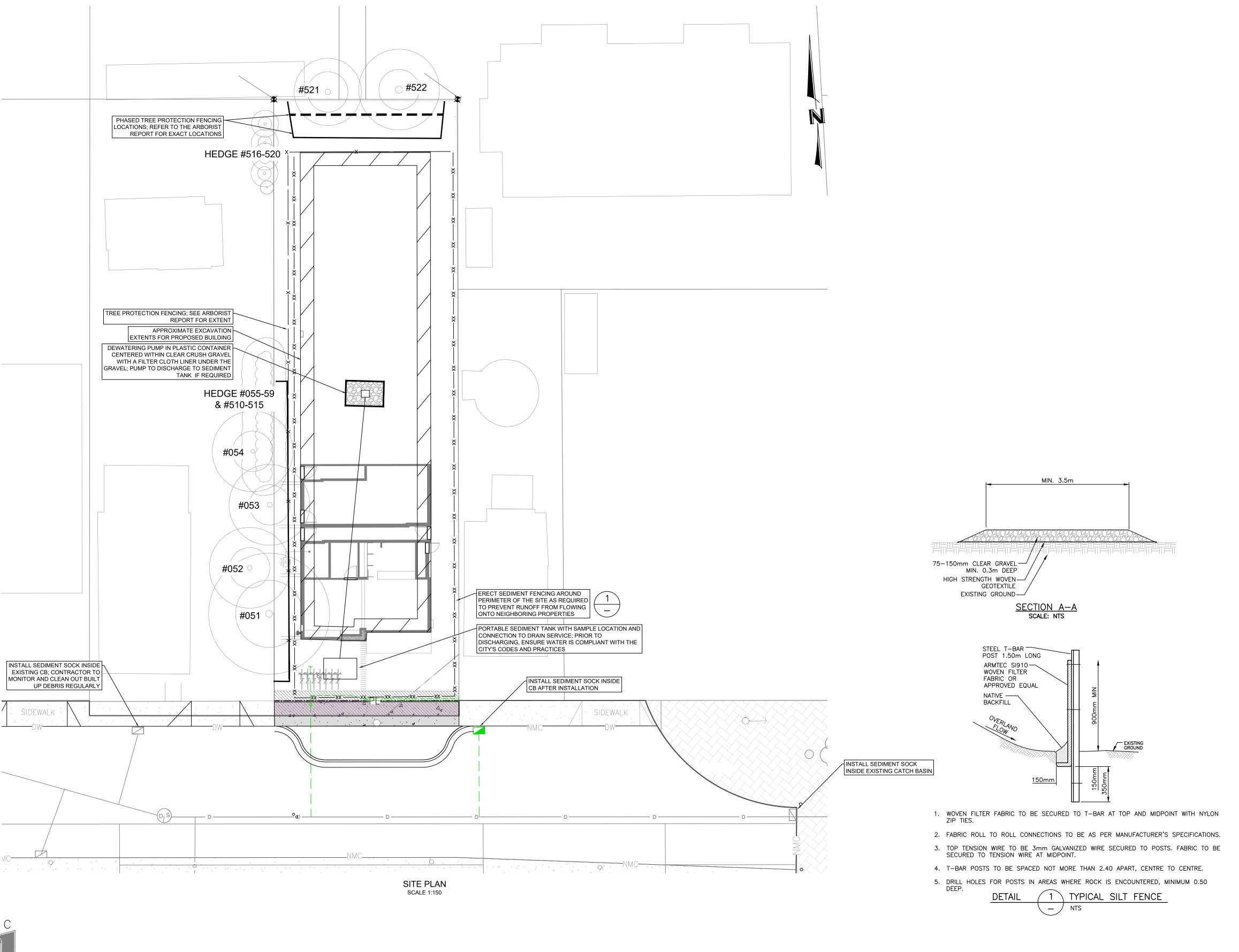
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LOCATIONS WITH	
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MUST BE CONFIRMED PRIOR TO THE START OF	56
ANY EXCAVATION.	Pos

LEGEND	REVISIONS	REVISIONS APPROVED	DESIGN APPROVED
Existing Municipal Infrastructure — Drain —D— Curb —C— Concrete Box ☑ Valve ∑	6	REVISION # 1 REVISION # 2 REVISION # 3	Approved By Date Signed
Proposed Municipal Infrastructure ———— Ditch OD Sidewalk S/W Wood Box Ø Flush Valve ————————————————————————————————————	5	Approved Date Signed Approved Date Signed Approved Date Signed	Design Engineer
Existing External U/G Utilities —e——t——g——c— Sewer —S— Manhole O Catch Basin 🖂 Hydrant ——	4		Engineer
Proposed External U/G Utilities — Water — W— Cleanout 🖸 Culvert )- Reducer —	3		Manager of Development
Street Lighting Pole Mount p <sup>©</sup> Standard Mount ∞ Traffic Sign ∞ Silt Trap 🛭 Cap / Plug → Air Valve 🚳	2	Manager of Development Manager of Development Manager of Development	· · · · · · · · · · · · · · · · · · ·
Post Top 💠 Pedestrian Signal 📾 Traffic Signal 🖫 Ctrl Monument 🙆 Traverse Hub 🛧 Gas Valve 🔗 Water Meter 🖯	1	Development Development Coordinator Development Coordinator	Development Coordinator

### 2025-06-26 ISSUED FOR DELEGATED DEVELOPMENT PERMIT APPLICATION

ISLANDER
ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.islanderengineering.com

CIT	Y OF VI	CTORIA	ISLANDER FILE #	2842
12	76 GLADSTON	E AVENUE	MUNICIPAL DESIGN #	BP059310
	GRADING PI	REV. # -		
B.M. : 16-41		Elev: 29.584	DRAWING #	C03
Design: JRCE	Drawn: JRCE	Checked: JJB		
Scale: Hor: 1:100	Vertical: -	Date: 2025-06-26	SHEET #	3 of 4



#### **EROSION AND SEDIMENT CONTROL NOTES:**

- 1. THE EROSION AND SEDIMENT CONTROL PLAN IS AN ENDURING PROCESS. DETAILS SHOWN ON THESE PLANS ARE FOR EARTHWORKS AND GENERAL GUIDANCE ONLY. AS CONSTRUCTION PROCEEDS VARIOUS EROSION AND SEDIMENT CONTROL TECHNIQUES WILL BE REQUIRED TO AVOID THE TRANSPORT OF SEDIMENTS. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN, RATHER THAN WAITING FOR AN EROSION AND SEDIMENT PROBLEM THEN TRYING TO RESPOND.
- 2. EQUIPMENT AND WORKMANSHIP IS TO BE OF BEST QUALITY. THE ENGINEER RESERVES THE RIGHT TO DISMISS ANY EQUIPMENT FROM THE SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS ETC.)
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES FOR KEEPING SILT AND/OR OTHER DELETERIOUS MATERIAL FROM LEAVING THE SITE. TO ENSURE ADEQUATE CONTROL, EROSION AND SEDIMENT WORKS SHOULD
- BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN. 4. THE BEST WAY TO KEEP SEDIMENT OUT OF WATER IS TO AVOID IT BEING SUSPENDED IN THE FIRST PLACE. THE ONLY FEASIBLE WAY TO REMOVE SEDIMENT FROM WATER IS TO SLOW THE VELOCITY OF MOVING WATER AND ALLOW THE SEDIMENTS
- TO DROP OUT OF SUSPENSION. EROSION AND SEDIMENT WORKS ARE TO BE A PREVENTATIVE MEASURE TO AVOID SUSPENDED 5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED WITHIN 30 DAYS OF FINAL SITE
- STABILIZATION BEING ACHIEVED OR AFTER THE TEMPORARY BEST MANAGEMENT PRACTICE (BMP) IS NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL
- SHOULD BE PERMANENTLY STABILIZED. 7. THE ENGINEER OR QEP WILL PERFORM ROUTINE OBSERVATIONS AND MAKE RECOMMENDATIONS FOR EROSION AND SEDIMENT CONTROL METHODS.
- 8. EROSION AND SEDIMENT CONTROL FEATURES TO BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING RUNOFF-PRODUCING EVENTS. CONTRACTOR TO KEEP A RECORD ONSITE FOR REVIEW OF MAINTENANCE WORK PERFORMED ON
- EROSION AND SEDIMENT CONTROL RECORDS ARE TO INCLUDE DATE MAINTENANCE PERFORMED. 9. EXCAVATION WORK SHOULD BE TIMED TO OCCUR DURING THE SUMMER MONTHS (MAY TO SEPTEMBER) WHEN PRECIPITATION IS
- 10. CONTRACTOR TO INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCED EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN EFFECTIVENESS OF THE EROSION CONTROL FEATURES SHALL BE MADE
- 11. EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF ENVIRONMENT "DEVELOP WITH CARE: ENVIRONMENTAL GUIDELINES FOR
- URBAN AND RURAL DEVELOPMENT IN BRITISH COLUMBIA". IT IS INCUMBENT ON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREIN. 12. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE LOCATION AND EXTENT OF SEDIMENT CONTROL WORKS ARE TO BE REVIEWED REGULARLY WITH THE ENGINEER/QEP OR ENVIRONMENTAL
- 13. ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
- 14. RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.15. RESTRICT VEHICLE AND MACHINE ACCESS TO THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS.
- 16. ALL DISCHARGE FROM CONSTRUCTION SITES TO THE CITY STORM SYSTEM MUST BE REGISTED AND COMPLIANT WITH THE CITY'S 17. PRIOR TO ANY SITE GROUNDWATER, STORMWATER, OR PROCESS WATER BEING DISCHARGED IN TO THE CITY STORMWATER SYSTEM, SAMPLES ARE TO BE COLLECTED BY A QUALIFIED PROFESSIONAL, ANALYZED AT AN ACCREDITED LAB AND A REPORT SUBMITTED TO STORMWATER@VICTORIA.CA TO SHOW THE ON—SITE TREATMENT SYSTEMS ARE WORKING AND THE BYLAW IS BEING

#### EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES: 1. LIMIT CLEARING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION. AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALE COVERING OR ALTERNATIVE.

- STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE CONCRETE WASH AREA TO BE LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE
- 4. SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN. WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MIN.
- 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND COMPACTION BY PULLING UP ON THE FABRIC WHILE KICKING AT THE TOE OF THE FABRIC - IF THE FENCE COMES OUT OF THE GROUND, INSTALLATION AS A SEDIMENT CONTROL FENCE WILL BE REJECTED. REMOVAL OF SEDIMENT SHALL OCCUR WHEN THE SEDIMENT BUILD-UP IS NO GREATER THAN (3)
- 5. NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.

### WHERE APPLICABLE, FILTER FABRIC TO BE INSTALLED ON ROADWAY CATCH BASINS ADJACENT TO WORK SITE.

ALL SOILS TO BE REMOVED FROM SITE WHERE REASONABLE. ADJACENT ROADWAYS AFFECTED BY CONSTRUCTION PRACTICES AREA TO BE SWEPT DAILY TO REMOVE DIRT/DUST. DO NOT SWEEP DIRT/MUD INTO CATCHBASINS OR WATER COURSES.

#### SPILL PREVENTION: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIAL PRODUCTS THAT WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.

- 1. ORIGINAL LABELS AND MATERIAL SAFETY DATA INFORMATION WILL BE RETAINED. 2. IF SURPLUS PRODUCTS MUST BE DISPOSED OF, MANUFACTURES' OR LOCAL AND PROVINCIAL RECOMMENDED METHODS FOR
- PROPER DISPOSAL SHALL BE FOLLOWED. 3. CONTRACTOR TO PROVIDE SPILL PREVENTION PLAN TO THE SATISFACTION OF THE QEP PRIOR TO CONSTRUCTION.

### **SPILL CONTROL PRACTICES:**

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES ARE TO BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP. 1. MANUFACTURES' RECOMMENDED METHODS FOR SPILL CLEANUP ARE TO BE CLEARLY POSTED AND SITE PERSONNEL ARE TO BE MADE AWARE OF PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. 2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP ARE TO BE KEPT IN THE MATERIAL STORAGE AREA ONSITE.

EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES,

- KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. 3. ALL SPILLS ARE TO BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. 4. THE SPILL AREA IS TO BE KEPT WELL VENTILATED AND PERSONNEL ARE TO WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 5. SPILLS OF HAZARDOUS OR TOXIC MATERIAL ARE TO BE REPORTED TO THE APPROPRIATE PROVINCIAL OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. 6. THE SPILL PREVENTION PLAN IS TO BE ADJUSTED TO INCLUDE MEASURES TO PREVENT ANY TYPE OF SPILL FROM
- REOCCURRING AND CLEANUP PROCEDURES NOTED TO ASSIST IN CASE OF A RECURRENCE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN ARE ALSO TO BE INCLUDED. 7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THIS PERSON WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OR PREVENTION AND
- CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL ARE TO BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE. PETROLEUM PRODUCTS:

  1. ALL ONSITE VEHICLES TO BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.

PETROLEUM PRODUCTS ARE TO BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELLED.

- 3. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS. FERTILIZERS:

  1. FERTILIZERS USED ARE TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS ARE TO BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORM WATER.
- STORAGE WILL BE IN A COVERED SHED THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZERS ARE TO BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO
- PAINTS:
  1. ALL CONTAINERS ARE TO BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT IS NOT TO BE DISCHARGED TO THE STORM WATER SYSTEM, BUT PROPERLY DISPOSED OF ACCORDING TO MANUFACTURES' INSTRUCTIONS OF PROVINCIAL AND LOCAL REGULATIONS.
- 2. CONCRETE TRUCKS: CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS TO A DESIGNATED LOCATION SEPARATE FROM THE STORM WATER SEDIMENT BASIN.

#### GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ONSITE DURING CONSTRUCTION: 1. AN EFFORT IS MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB.

- 2. ALL MATERIALS STORED ONSITE ARE TO BE STORED IN A NEAT, ORDERLY MANNER IN THE APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- 3. PRODUCTS ARE TO BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURES' LABEL. SUBSTANCES ARE NOT TO BE MIXED UNLESS RECOMMENDED BY THE MANUFACTURER.
- 4. WHENEVER POSSIBLE, ALL OF A PRODUCT TO BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURES' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL ARE TO BE FOLLOWED.

6. CONTRACTOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.





ISLANDER ENGINEERING 623 DISCOVERY STREET VICTORIA, B.C. V8T5G4 PHONE 250.590.1200 www.islanderengineering.com

2842

ISLANDER

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

1-800-474-6886

THE CONTRACTOR IS TO CALL B.C.

SERVICES STAKED PRIOR TO ANY

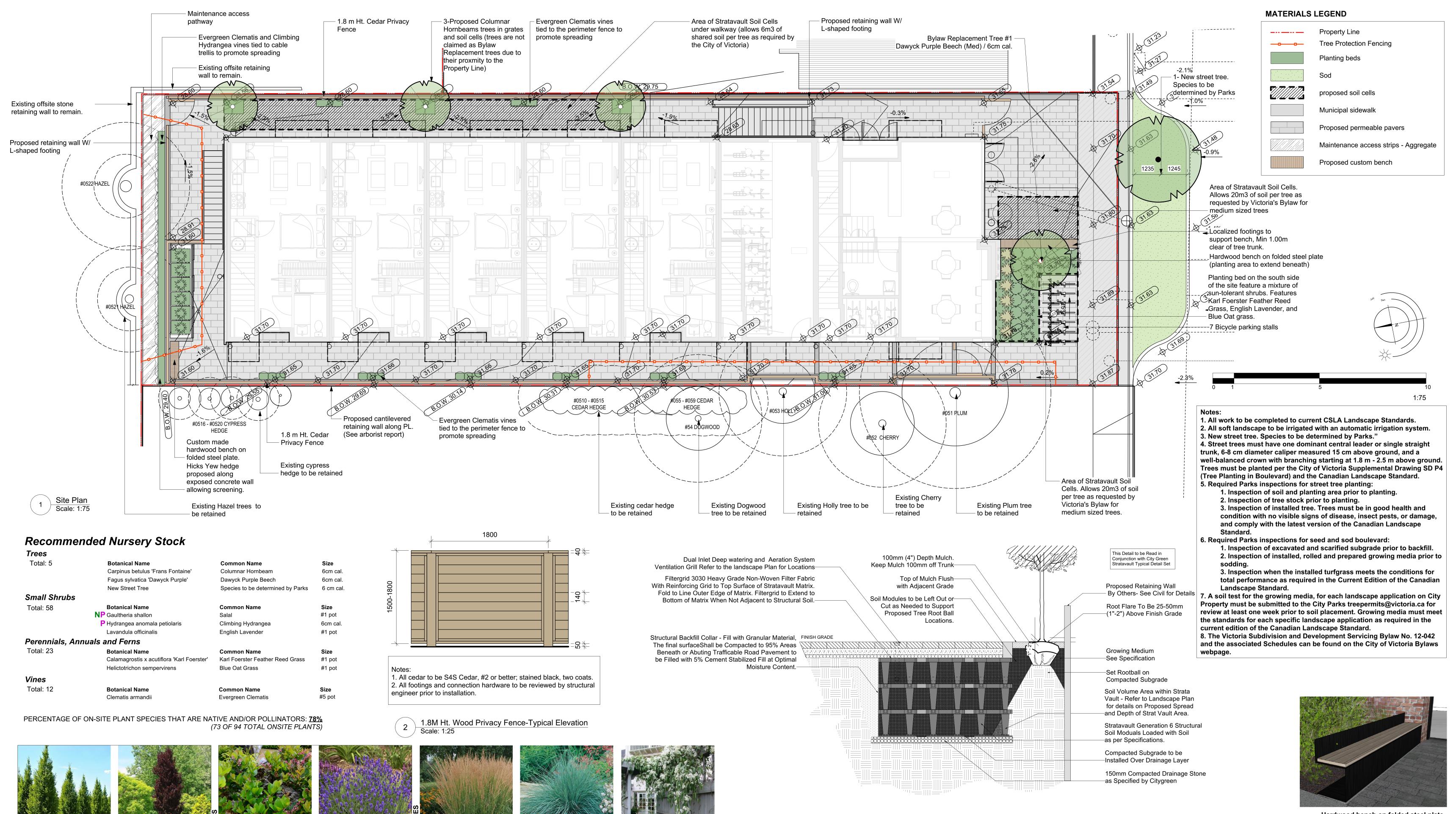
CONSTRUCTION

ONE CALL, AND HAVE EXISTING U/G

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

LEGEND	REVISIONS	REVISIONS APPROVED		DESIGN APPROVED		'ED	
Existing Municipal Infrastructure ————————————————————————————————————	6	REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed
Proposed Municipal Infrastructure ————————————————————————————————————	5	Approved Date Signed	Approved Date Signed	Approved Date Signed	Design Engineer		
Existing External U/G Utilities —e — t — g — c — Sewer —S— Manhole ⊙ Catch Basin ☑ Hydrant -Ģ	4	Design	Design	Design	Engineer		
Proposed External U/G Utilities — Water — W— Cleanout 🖸 Culvert )— Reducer —	3	Engineer	Engineer	Engineer	Manager of Development		
Street Lighting Pole Mount № Standard Mount № Traffic Sign 👄 Silt Trap 🛮 Cap / Plug — Air Valve	2	Manager of Development	Manager of Development	Manager of Development			
Post Top 💠 Pedestrian Signal 🖶 Traffic Signal 🖫 Ctrl Monument 🕲 Traverse Hub 🛧 Gas Valve 🕬 Water Meter 🖯	1	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator		

CITY OF VICTORIA FILE # MUNICIPAL 1276 GLADSTONE AVENUE BP059310 DESIGN # EROSION AND SEDIMENT CONTROL PLAN REV. # 16-41 C04 DRAWING ; Design: JRCE | Drawn: JRCE Checked: JJB SHEET # 4 of 4 Date: 2025-06-26 Scale: Hor: 1:150 Vertical: -



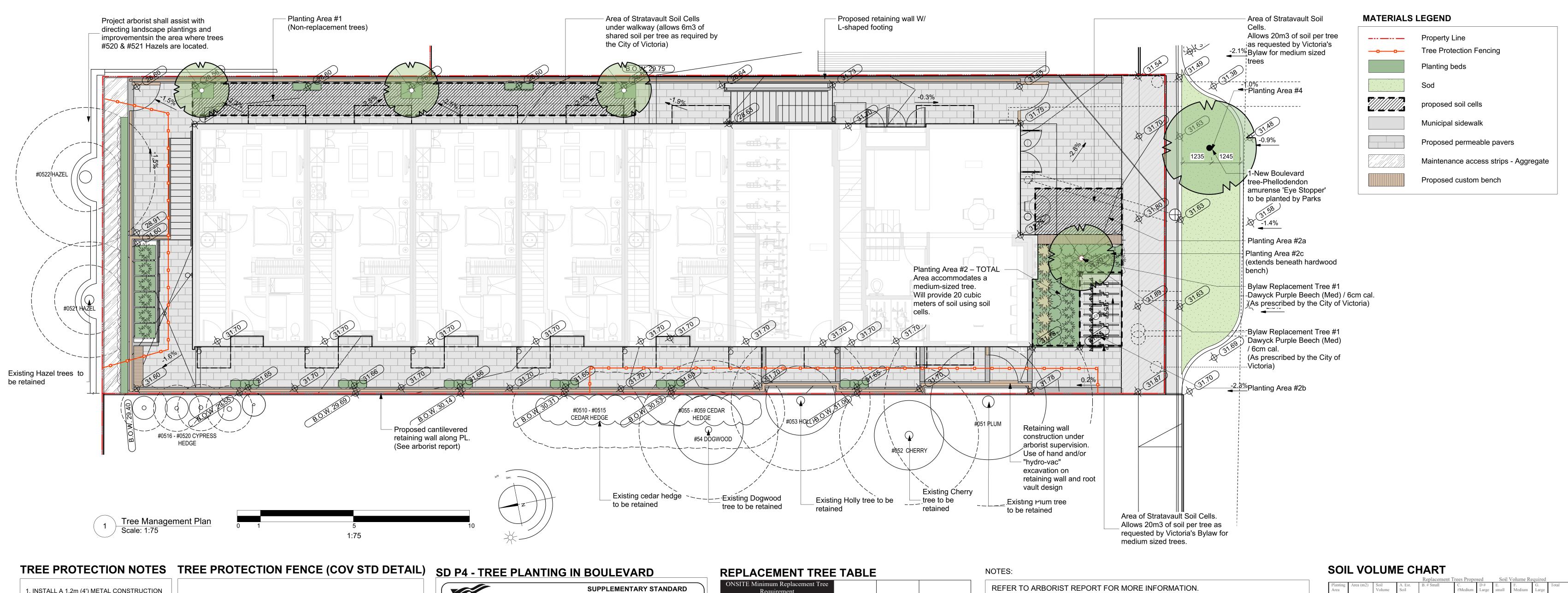
Tree planting in soil cell supported area

Hardwood bench on folded steel plate.

Revision D: Jun. 26/24

# 1276 Gladstone | Landscape Concept Plan

**PLANT PALETTE** 



FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD. THE CITY REPRESENTATIVE SHALL APPROVE THE PLACEMENT OF THE PROTECTION FENCE ON-SITE PRIOR TO START OF CONSTRUCTION.

2. THE TEMPORARY FENCE MUST REMAIN IN PLACE AND IN THE CONDITION AS WAS APPROVED BY THE CITY REPRESENTATIVE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

3. THE FENCE SHOULD PROTECT THE TREE'S ROOT AREA TO THE EDGE OF THE DRIP LINE. IN CASES WHERE EXISTING SITE FEATURES DO NOT PERMIT THIS, THE FENCE SHALL PROTECT AS MUCH OF THE ROOT AREA AS POSSIBLE. 4. ALTERNATE METHODS OF TREE

PROTECTION WILL BE CONSIDERED. A WRITTEN REQUEST SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. ALTERNATE TREE PROTECTION METHODS TO APPROVED BY CITY

5. COMPLIANCE WITH ALL MUNICIPAL REGULATIONS WILL BE REQUIRED.

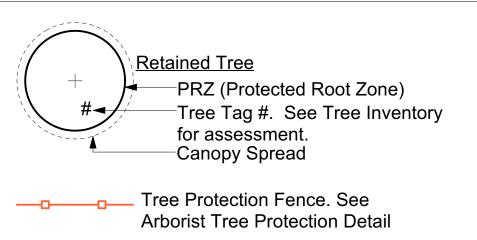
# 500mmx 500mm SIGN MUST BE ATTACHED TO FENCE: SEE BELOW NOTES FOR WORDING

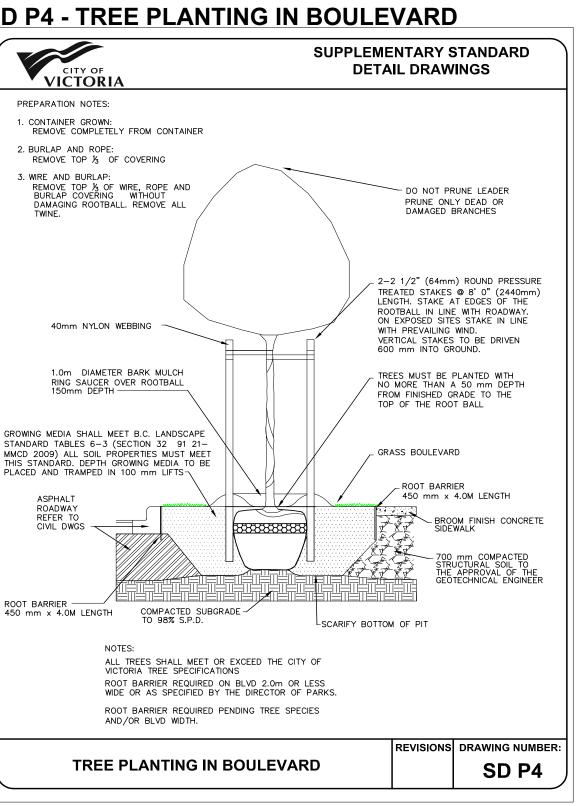
38mm x 89mm TOP RAIL

38x89mm BOTTOM RAIL √38x89mm POST — TIES OR STAPLES TO SECURE MESH 1. THE FENCE WILL BE CONSTRUCTED USING 38X89mm (2"X4") WOOD FRAME USE ORANGE SNOW FENCEING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OF

PRIOR TO INSTALLATION. 2. ATTACH A SIGN WITH MINIMUM SIZE OF 407mm X 610mm (16" X 24") WITH THE FOLLOWING WORDING a) DO NOT ENTER - Tree Protection Zone (for retained trees) or;
b) DO NOT ENTER - Future Tree Planting Zone (For tree planting sites)
THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METERS. IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

### TREE MANAGEMENT LEGEND





Requirement A. Protected trees removed	0	X 1	A. 0
B. Replacement proposed per schedule "E", Part 1	1	X 1	B. 1
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Rounded down - nearest whole #	1		E. 1
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree Minimum on Lot*	3		G. 3
H. Protected trees retained (other than specimen tree.	0	X 1	Н. 0
I. Specimen tree retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I) record 0 if negative #	(3-(1+0+0+0)		J .2
OFFSITE Minimum replacement tree requirements (offsite trees)			
K. Protected Trees Removed	0	X 1	K. 0
L. Replacement Trees proposed per	0	X 1	L. 0
Schedule "E" – Part 1 or Part 3			
M. Replacement tree proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole #	0		N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative #	0		O. 0
Cash-in-Lieu Requirement			
P. Onsite trees proposed for Cash-in-lieu Enter F. or J., whichever is the greatest #	0		P. 0
Q. Offsite Trees proposed for cash-in-lieu. Enter Q	0		Q. 0
R. Cash-in-lieu proposed ((P+Q) x \$2,000.00	2	2 x \$2,000.00	R. \$4,000.00

THE PROJECT ARBORIST TO SUPERVISE ALL EXCAVATION REQUIRED WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES. AND TO PROVIDE POST EXCAVATION AND IMPACT ASSESSMENT MEMO TO CITY OF VICTORIA STAFF.

### TREE INVENTORY - PROPOSED IMPACT AREA

Tag #	Spec.	DBH (cm)	Ht (M)	PRZ (M)	CRZ (M)	Health P/F/G	Structure P/F/G	Impact L/M/H	Tolerance L/M/H	Bylaw Prot.	Retain	Position	Comments
051	Pl Plum	50	7	9	5	F	Р	L/M	М	Bylaw	Х	Off site	Positioned approximately 2.5m off building setback
052	Cherry	34	8	6	3	F	Р	L	М	Bylaw	Х	Off Site	Positioned approximately 3.251 off building setback
053	Holly	35	7	6	3	F	F	L/M	M	Bylaw	Х	Off site	Positioned approximately 3.0 n off building setback
054	K Dogwood	28	8	6	3	F	F	L	М	Non- Bylaw	Х	Off site	Positioned approximately 3.0 n off building setback
055	E cedar	8	6	1	1	F	F	L/M	L	Non- Bylaw	X	Off site	Hedge at P/L - 2m off building setback
056	E cedar	14	6	2	1	F	F	L/M	L	Non- Bylaw	Х	Off Site	Hedge at P/L - 2m off building setback
057	E cedar	10	6	1	1	F	F	L/M	L	Non- Bylaw	Х	Off Site	Hedge at P/L - 2m off building setback
058	E cedar	7	6	1	1	F	F	L/M	L	Non- Bylaw	Х	Off Site	Hedge at P/L - 2m off building setback
059	E cedar	15	6	2	1	F	F	L/M	L	Non- Bylaw	Х	Off Site	Hedge at P/L - 2m off building setback
0510	E cedar	10	6	1	1	F	F	L/M	L	Non- Bylaw	Х	Off site	Hedge at P/L - 2m off building setback
0511	E cedar	10	4	1	1	F	F	L/M	L	Non- Bylaw	Х	Off site	Hedge at P/L - 2m off building setback
0512	E cedar	12	6	1	1	F	F	L/M	L	Non- Bylaw	Х	Off site	Hedge at P/L - 2m off building setback
0513	E cedar	20	6	2	1	F	F	L/M	L	Non- Bylaw	Х	Off site	Hedge at P/L - 2m off building setback
0514	E cedar	10	5	1	1	F	F	L/M	L	Non- Bylaw	Х	Off site	Hedge at P/L - 2m off building setback
0515	E cedar	10	6	1	1	F	F	L/M	L	Non- Bylaw	X	Off site	Hedge at P/L - 2m off building setback
0516	cypress	10	7	1	1	F	Р	L/M	M	Non- Bylaw	Х	Off site	Hedge formation
0517	cypress	20	7	2	1	F	Р	L/M	M	Non- Bylaw	Х	Off site	Hedge formation
0518	cypress	18	7	2	1	F	P	L/M	M	Non- Bylaw	X	Off site	Hedge formation
0519	cypress	16 19	7	2	1	F	P P	L/M L/M	M M	Non- Bylaw Non-	X	Off site	Hedge formation Hedge formation
0520	Hazel	40	6	5	3	F	P	L/M	M M	Bylaw Bylaw	X	Off site	5 x stem, 13,15,13,1
													& 12cm
0522	Hazel	53	6	6	3	F	Р	L/M	M	Bylaw	X	Off site	4 x stem, 20,14,17 & 16cm

				Replacement T	Soil V					
Planting	Area (m2)	Soil	A. Est.	B. # Small	C.	D#	E.	F.	G.	Total
Area		Volume	Soil		#Medium	Large	small	Medium	Large	
		Multiplier	Volume							
				ONSITE						
Planting	26.0m2	0.92	23.92m3	3 Non-Replacement			18.0	l		18.0m3
Area 1				Trees in this Area						
Planting	Omitted							l		
Area 3	08/19/24	0.00	10.10							
Planting area 2a	13.18	0.92	12.1m3							
&b (soil			Total Area 2:							
cell)			23.0m3		1			20.0		20.0m3
Planting	11.92	0.92	10.9m3							
Area 2c	2	0.02	Total Area 2:							
(soil)			23.0m3							
Planting	26.75	0.75	20.06m3		1			20.0		20.0m3
Area 4								l		
BLVD										
				OFFSITE						
Planting								l		
Area								l		
OSA x				0.1.1.7						
				Calculations			ICD-1	IF C-1	T.C.	E-E-G
						l	If B=1, Bx8 if	IF C=1, CX20 if	If D=1,	E+F+G
						l	B>1.	CX20 11 C>1.	D=1, Dx35	
						l	Bx6	Cx15	If	
						l	2211.0	0.11.10	D>1,	
						l		I	Dx30	

All arborist information and tables supplied by SouthShore Forest Consultants Revision D: Jun. 26/24 Revision C: Aug. 29/24 Revision B: Mar. 28/24



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