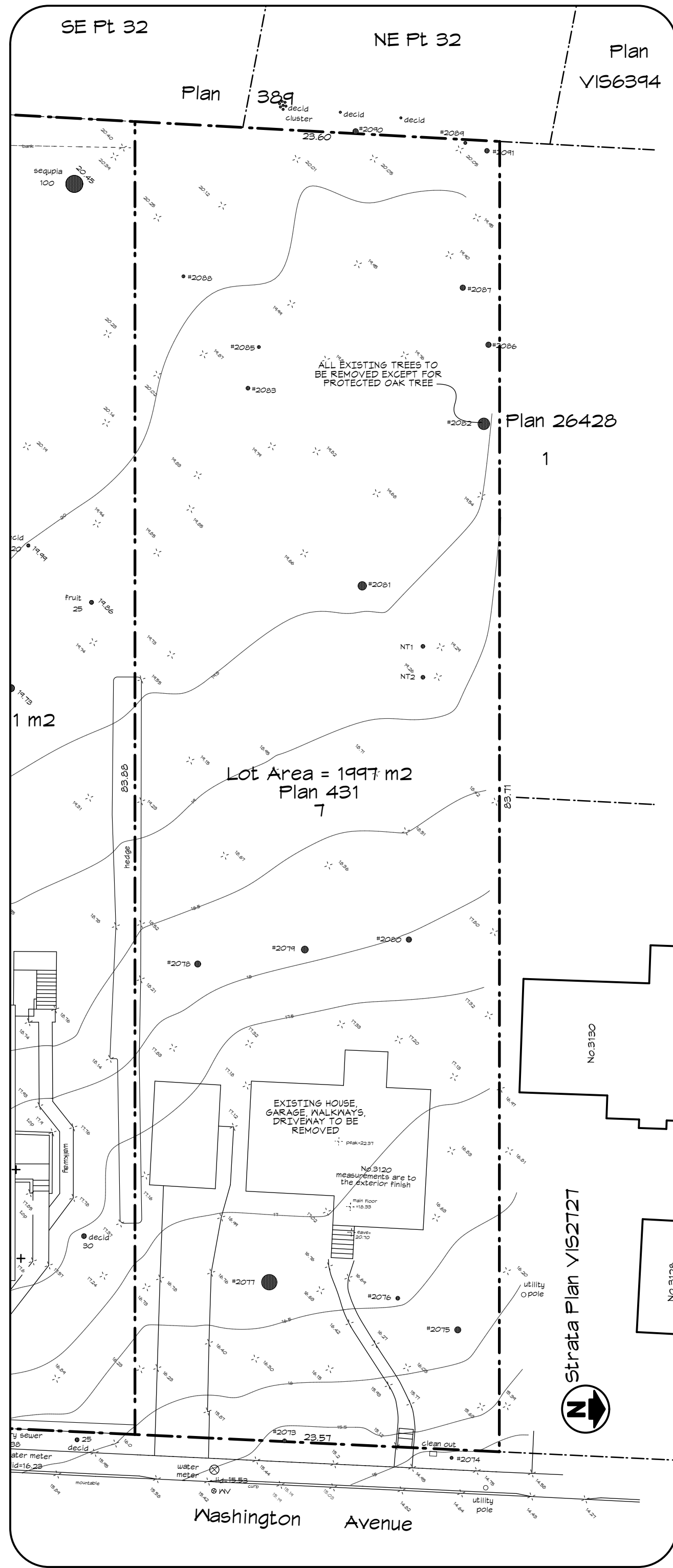
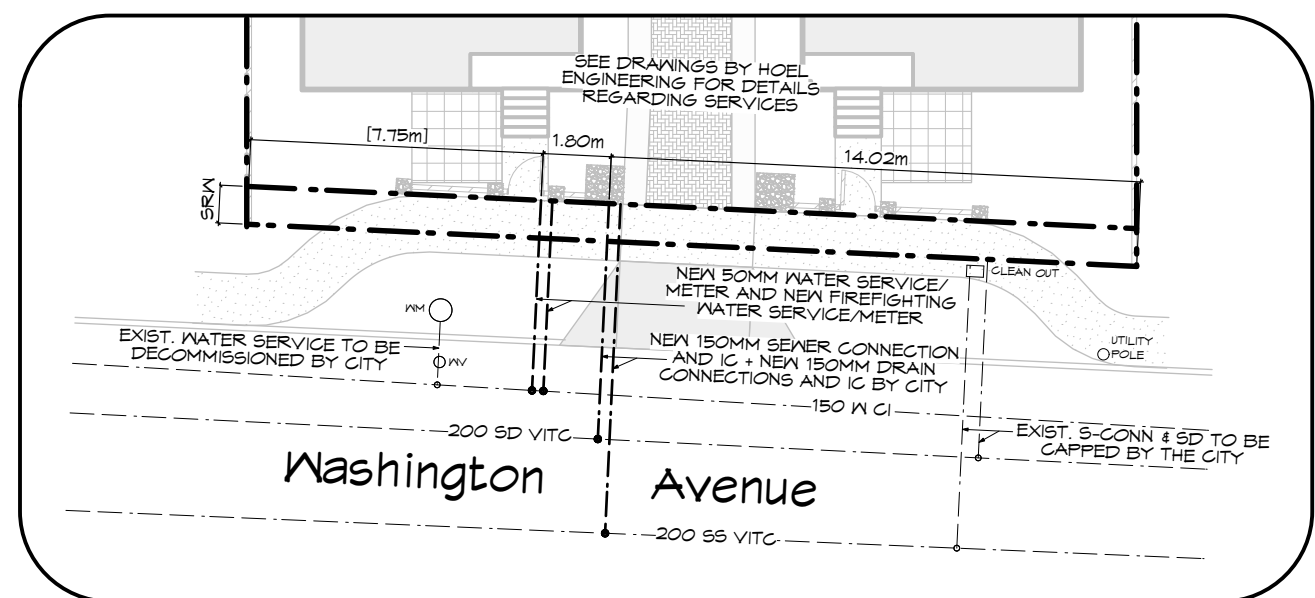
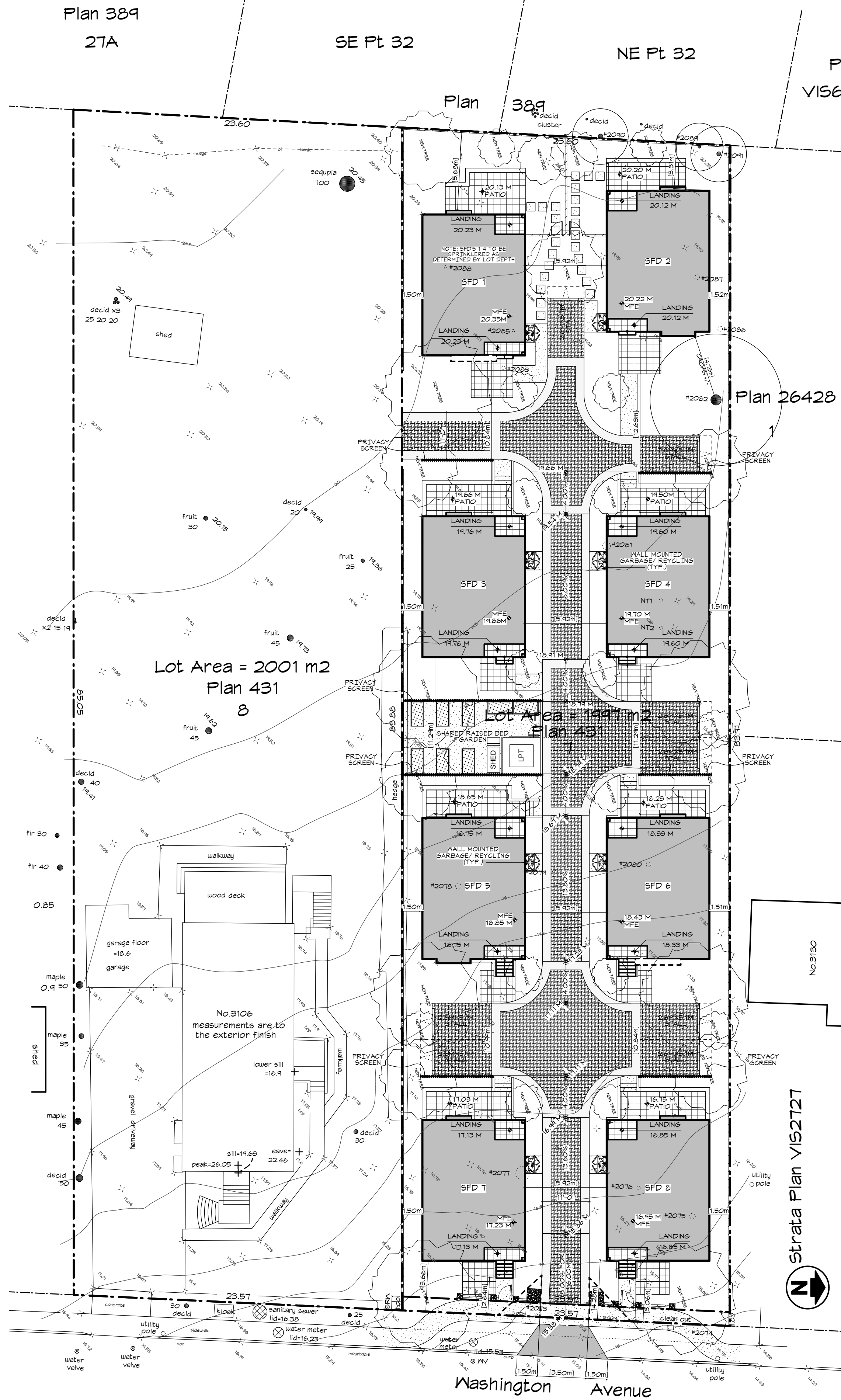




SITE PLAN - EXISTING
Scale: 1:250



SITE PLAN - SERVICES
Scale: 1:200



SITE PLAN - PROPOSED
Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	1997.63 M (21502.33 FT2)				
LOT DEPTH (AVG.)	23.54 M (77.38')				
SETBACKS	84.80 M (278.20')				
FRONT (E)		10.84 M (35.56') TO SFD 3	12.63 M (41.44') TO SFD 4	11.29 M (37.04') TO SFD 5	11.29 M (37.04') TO SFD 6
REAR (W)		5.68 M (18.64')	3.31 M (10.86')	10.84 M (35.56') TO SFD 1	12.63 M (41.44') TO SFD 2
SIDE (S)		1.50 M (4.92')	5.92 M (19.42') TO SFD 1	1.50 M (4.92')	5.92 M (19.42') TO SFD 3
SIDE (N)		5.92 M (19.42') TO SFD 2	1.52 M (5.00')	5.92 M (19.42') TO SFD 4	1.51 M (4.95')
SIDE (COMBINED)		7.51 M (24.84')	7.44 M (24.41')	7.51 M (24.84')	7.43 M (24.38')
AVG. GRADE		19.98 M (65.55 FT)	19.93 M (65.05 FT)	19.45 M (63.81 FT)	19.13 M (62.76 FT)
BUILDING HEIGHT		6.66 M (21.85 FT)	6.66 M (21.85 FT)	6.70 M (21.98 FT)	6.66 M (22.51 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA	(COMBINED)				
UPPER FLOOR	546.29 M2 (5880.24 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	498.88 M2 (5369.89 FT2)	61.73 M2 (664.51 FT2)	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	424.16 M2 (4565.62 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	1045.17 M2 (11250.12 FT2)	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO	0.523	0.066	0.066	0.065	0.065
SITE COVERAGE	30.32 % (605.86 M2)	3.80 % (75.93 M2)	3.76 % (75.17 M2)	3.74 % (74.76 M2)	3.75 % (75.07 M2)
OPEN SITE SPACE	48.02 % (959.38 M2)				
PARKING	8 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE
LOT AREA	PROPOSED - SFD 5	PROPOSED - SFD 6	PROPOSED - SFD 7	PROPOSED - SFD 8	
LOT WIDTH					
LOT DEPTH (AVG.)					
SETBACKS					
FRONT (E)	10.99 M (36.05') TO SFD 1	10.84 M (35.56') TO SFD 6	2.64 M (8.66')	3.06 M (10.03')	
REAR (W)	11.29 M (37.04') TO SFD 3	10.99 M (36.05') TO SFD 5	10.84 M (35.56') TO SFD 6	10.84 M (35.56') TO SFD 6	
SIDE (S)	1.50 M (4.92')	5.92 M (19.42') TO SFD 5	1.50 M (4.92')	5.92 M (19.42') TO SFD 1	
SIDE (N)	5.92 M (19.42') TO SFD 6	1.51 M (5.00')	5.92 M (19.42') TO SFD 6	1.50 M (4.92')	
SIDE (COMBINED)	7.51 M (24.84')	7.43 M (24.38')	7.51 M (24.84')	7.42 M (24.34')	
AVG. GRADE		17.96 M (58.92 FT)	17.64 M (57.87 FT)	16.43 M (53.90 FT)	
BUILDING HEIGHT		7.18 M (23.56 FT)	7.04 M (23.26 FT)	7.04 M (23.26 FT)	
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	
FLOOR AREA					
UPPER FLOOR	67.95 M2 (731.42 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	
MAIN FLOOR	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	
CRAWLSPACE EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	
TOTAL FLOOR AREA	130.31 M2 (1402.64 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)	
FLOOR AREA RATIO	0.066	0.066	0.065	0.065	
SITE COVERAGE	3.82 % (76.41 M2)	3.86 % (77.16 M2)	3.78 % (75.68 M2)	3.78 % (75.68 M2)	
OPEN SITE SPACE					
PARKING	1 SPACE	1 SPACE	1 SPACE	1 SPACE	



LOCATION MAP
Scale: 1/8" = 1'-0"

DRAWING LIST:			
DP01	SITE PLAN & DATA	DP08	SFD-5
DP02	AVERAGE GRADE	DP09	SFD-6
DP03	AVERAGE GRADE	DP10	SFD-7
DP04	SFD-1	DP11	SFD-8
DP05	SFD-2	DP12	STREETSCAPE
DP06	SFD-3	DP13	COLOUR BOARD
DP07	SFD-4	L1-3	LANDSCAPE

REV. NO.	DESCRIPTION	DATE
2	1. SFD #2 MOVED BACK TO ACCOMMODATE OAK TREE; LANDSCAPING/ SITE DATA REVISED TO SUIT 2. PROPOSED BOULEVARD TREES REMOVED 3. EXISTING TREE INFORMATION UPDATED 4. LANDSCAPING UPDATED (SEE LANDSCAPE PLAN BY M.D.G.) 5. ADDED PRELIMINARY ELECTRICAL TRANSFORMER LOCATION	OCT 19/20

RE-ISSUED FOR DP
OCT 13, 2020

ZEBRADDESIGN

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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

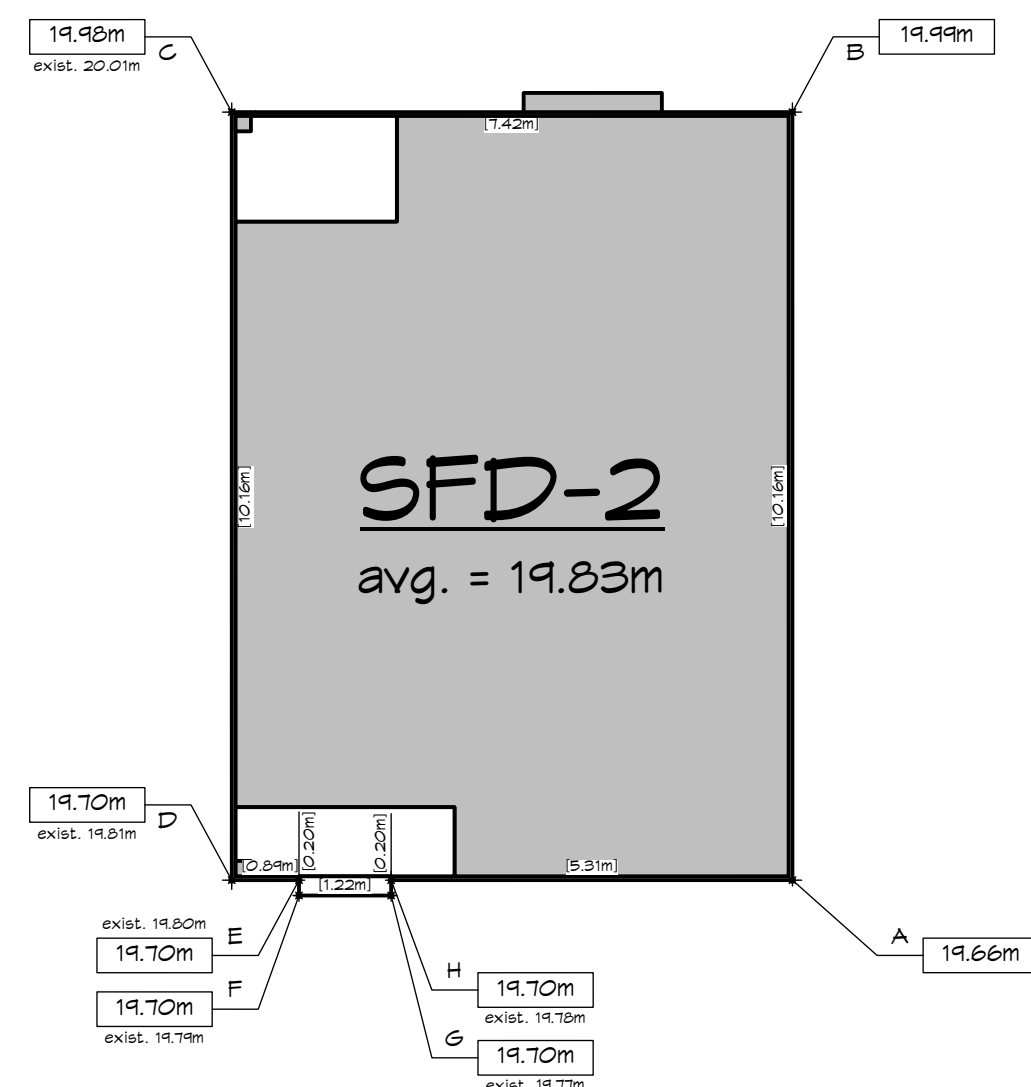
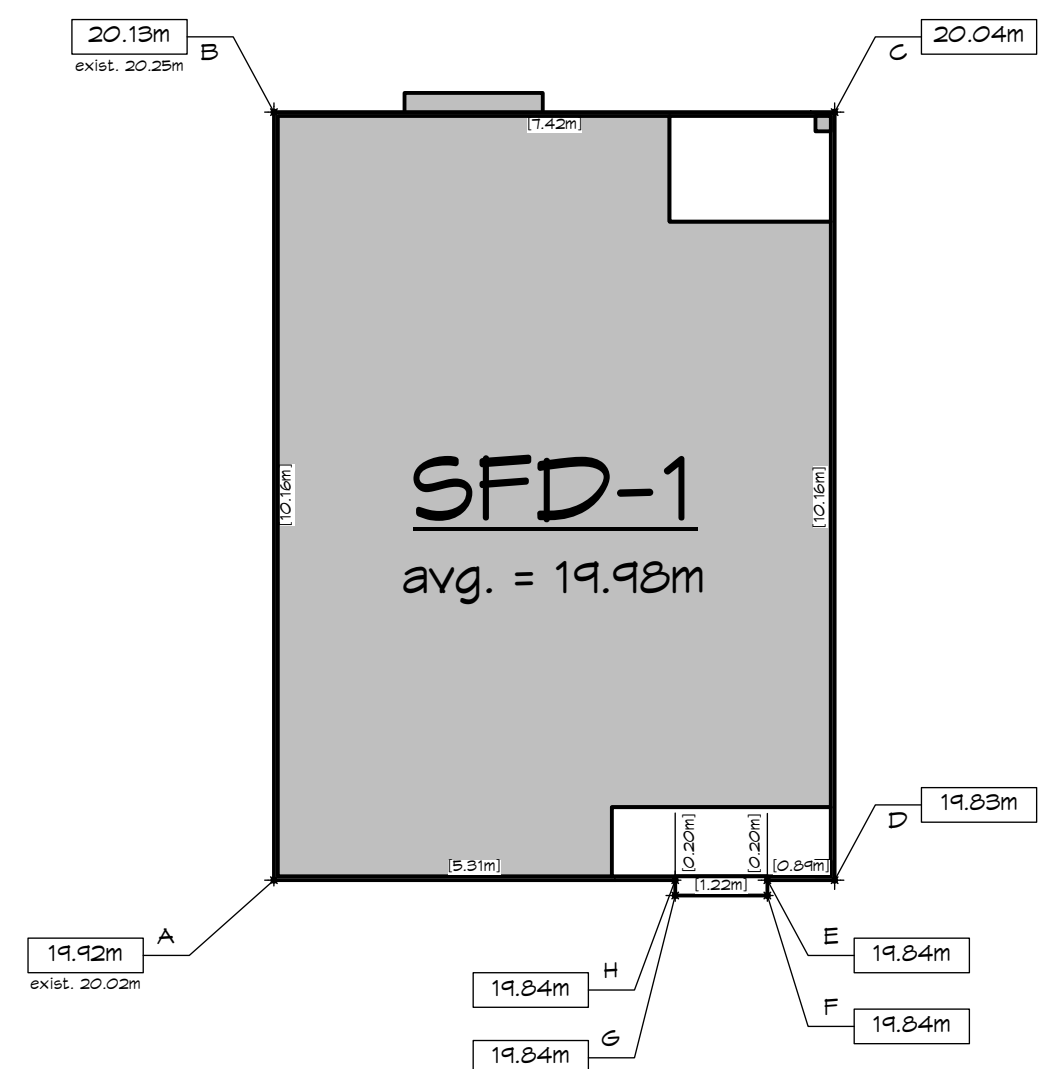
Title:
SITE PLAN & DATA

Revision: Sheet:

DP01

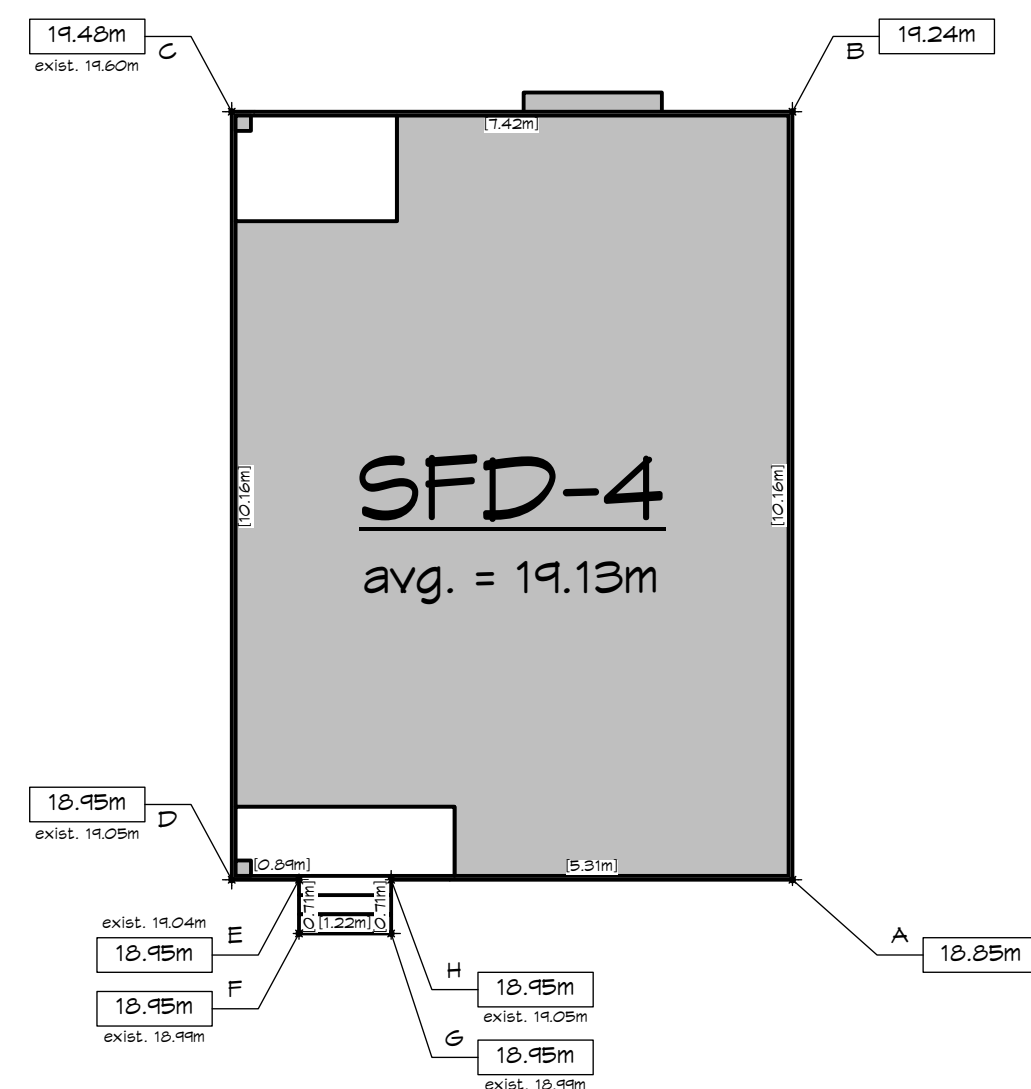
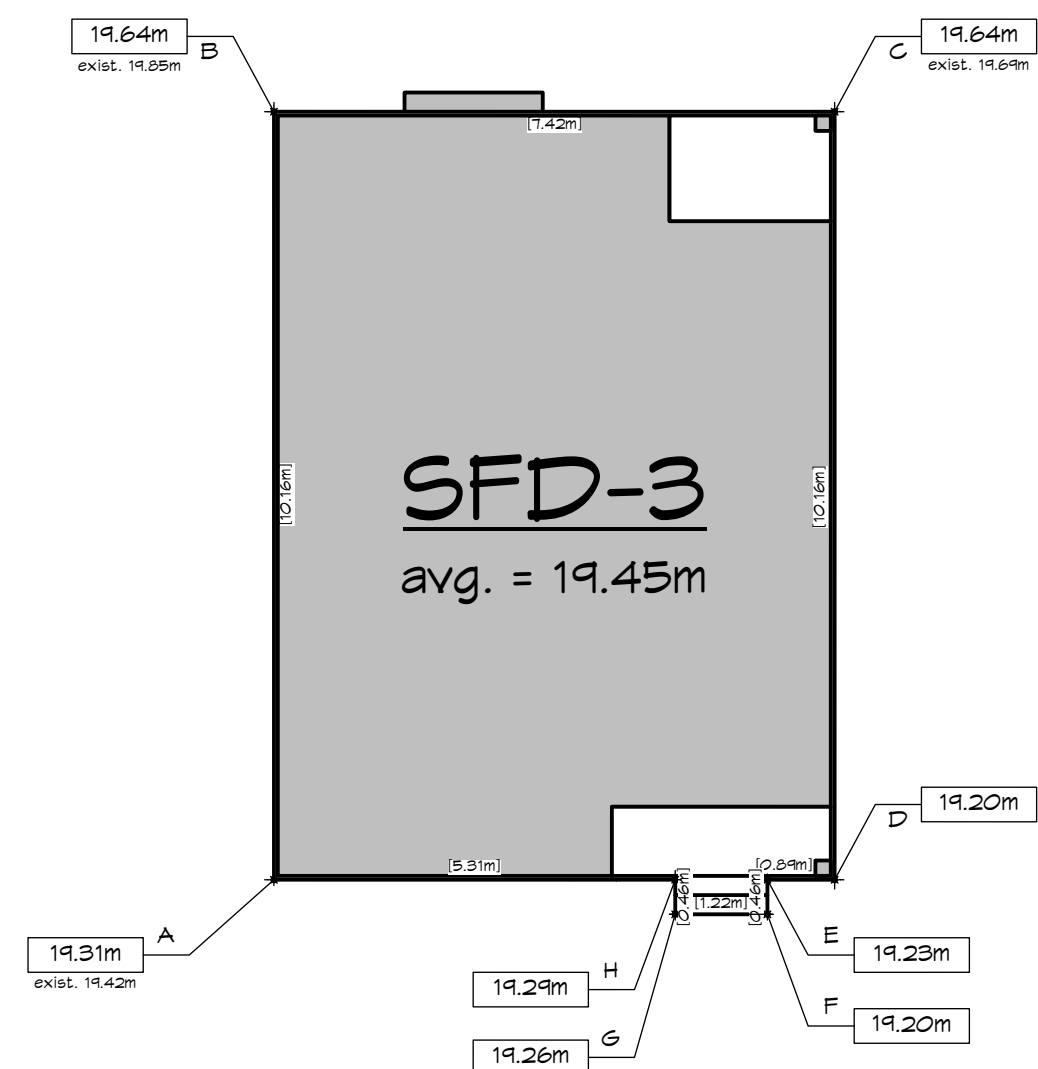
Proj.No. ####

SFD 1 - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	19.92	20.13	20.03	10.16	203.45	710.38	19.977
BC	20.13	20.04	20.09	7.42	149.03		
CD	20.04	19.83	19.94	10.16	202.54		
DE	19.83	19.84	19.84	0.89	17.65		
EF	19.84	19.84	19.84	0.20	3.97		
FG	19.84	19.84	19.84	1.22	24.20		
GH	19.84	19.84	19.84	0.20	3.97		
HA	19.84	19.92	19.88	5.31	105.56		
			TOTAL	35.56	710.38		19.98



SFD 2 - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	19.66	19.95	19.81	10.16	201.22	705.03	19.826
BC	19.99	19.98	19.99	7.42	148.29		
CD	19.98	19.70	19.84	10.16	201.57		
DE	19.70	19.70	19.70	0.89	17.53		
EF	19.70	19.70	19.70	0.20	3.94		
FG	19.70	19.70	19.70	1.22	24.03		
GH	19.70	19.70	19.70	0.20	3.94		
HA	19.70	19.66	19.68	5.31	104.50		
TOTAL				35.56	705.03	AVERAGE GRADE	
						19.83	

SFD 3 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.31	19.64	19.48	10.16	197.87	701.65	36.08	19.447
BC	19.64	19.64	19.64	7.42	145.73			
CD	19.64	19.20	19.42	10.16	197.31			
DE	19.20	19.23	19.22	0.89	17.10			
EF	19.23	19.20	19.22	0.46	8.84			
FG	19.20	19.26	19.23	1.22	23.46			
GH	19.26	19.29	19.28	0.46	8.87			
HA	19.29	19.31	19.30	5.31	102.48			
			TOTAL	36.08	701.65		19.45	



SFD 4 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.85	19.24	19.05	10.16	193.50	699.85	36.58	19.132
BC	19.24	19.48	19.36	7.42	143.65			
CD	19.48	18.95	19.22	10.16	195.22			
DE	18.95	18.95	18.95	5.31	100.62			
EF	18.95	18.95	18.95	0.71	13.45			
FG	18.95	18.95	18.95	1.22	23.12			
GH	18.95	18.95	18.95	0.71	13.45			
HA	18.95	18.85	18.90	0.89	16.82			
			TOTAL	36.58	699.85		19.13	

REV. NO.	DESCRIPTION	DATE
2	6. AVERAGE GRADE REVISED (SFD #2)	OCT 13/20

RE-ISSUED FOR DP
OCT 13, 2020

ZEBRADESIGN

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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

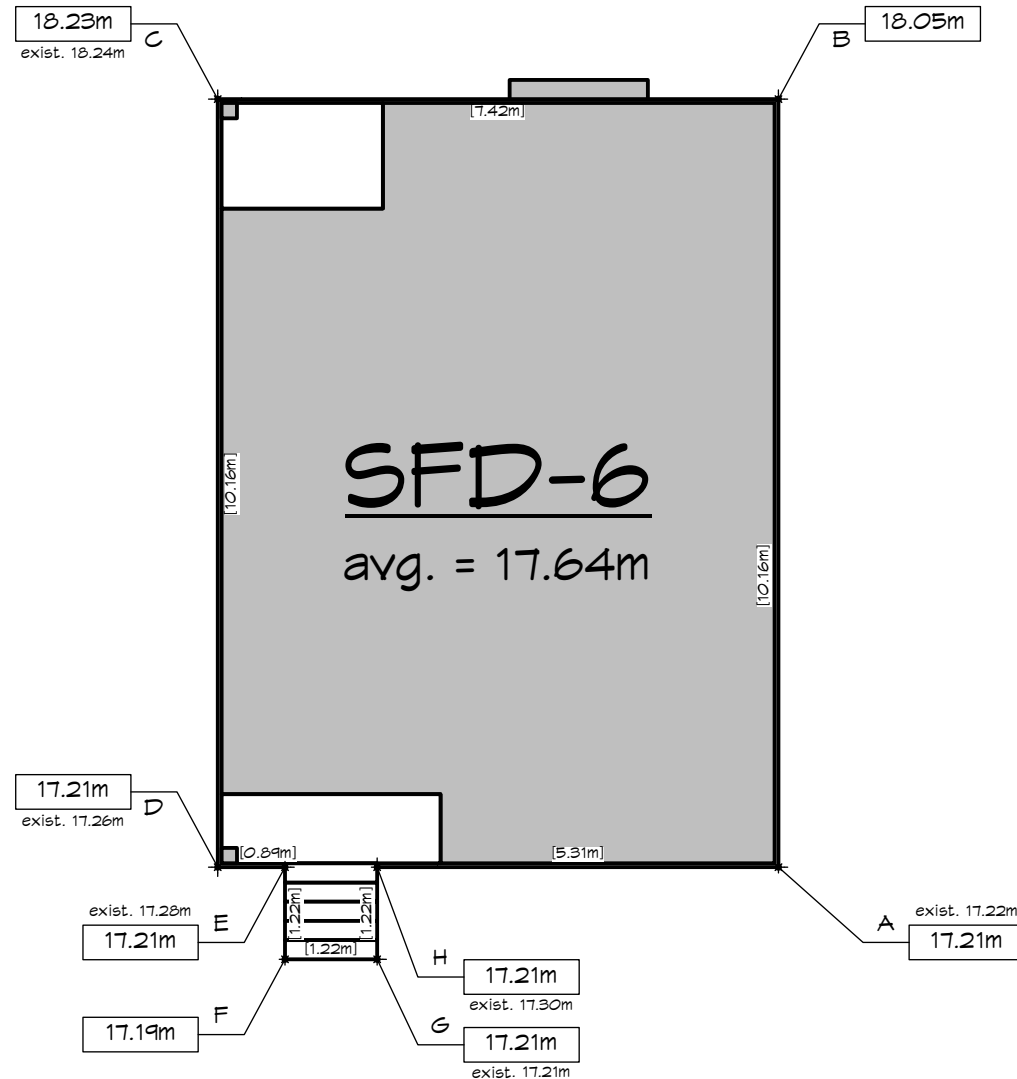
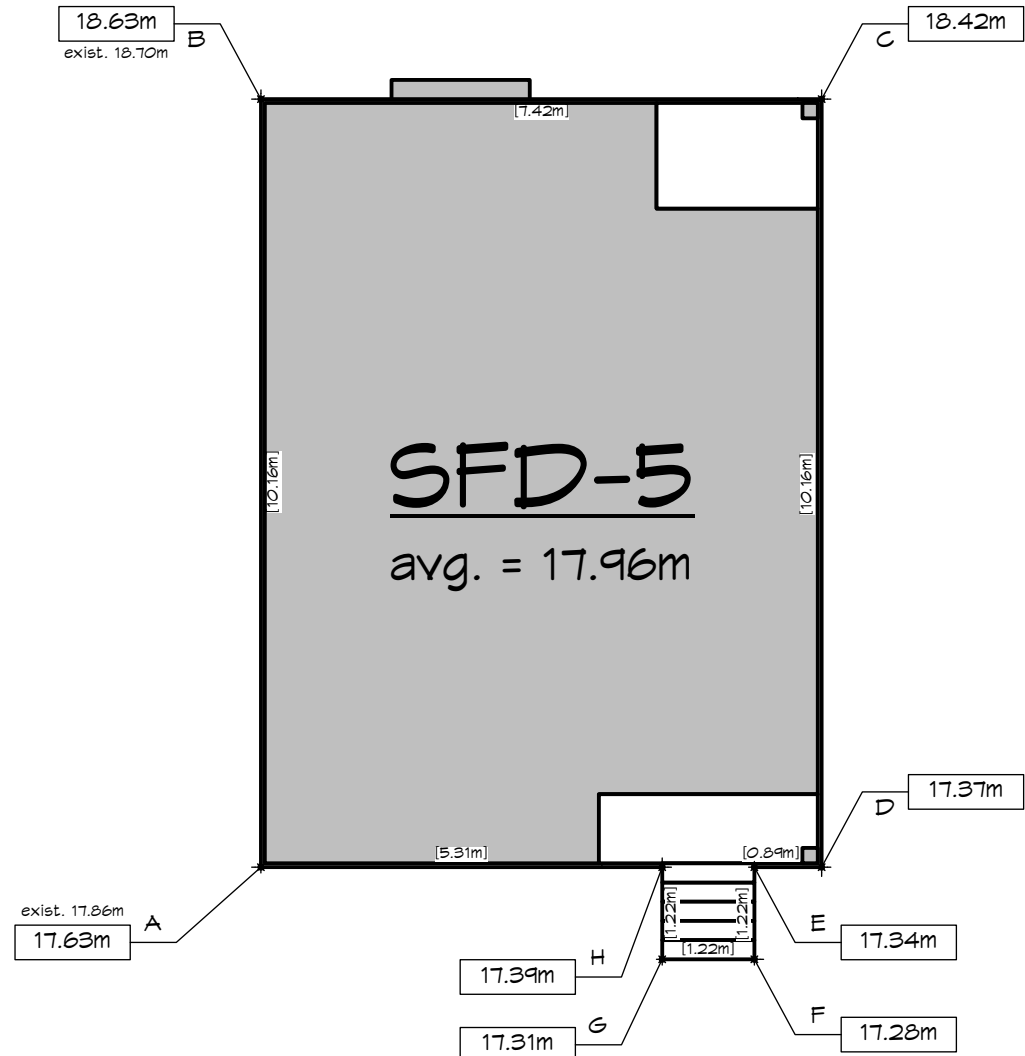
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

Revision:	Sheet:
Rev 1: MAY 29/20	
Rev 2: OCT 13/20	

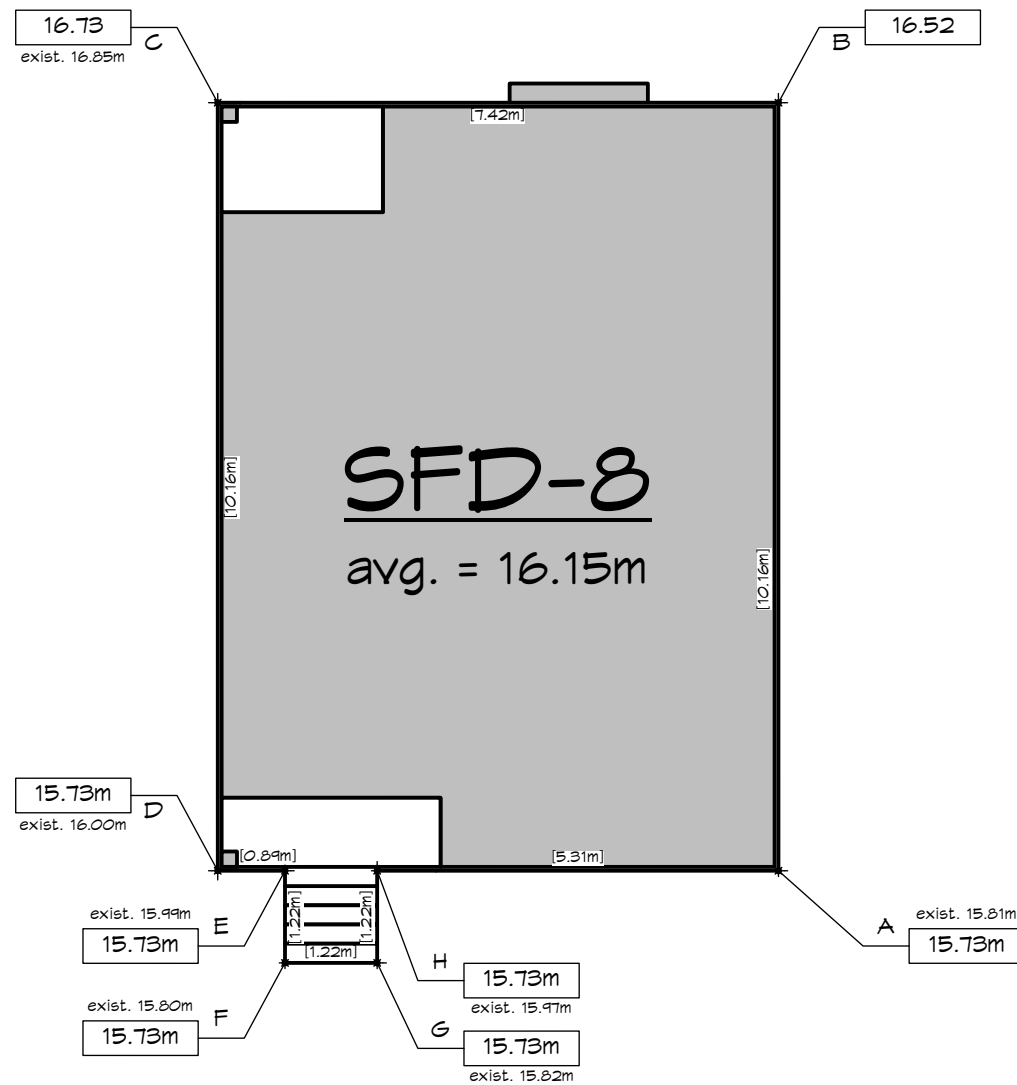
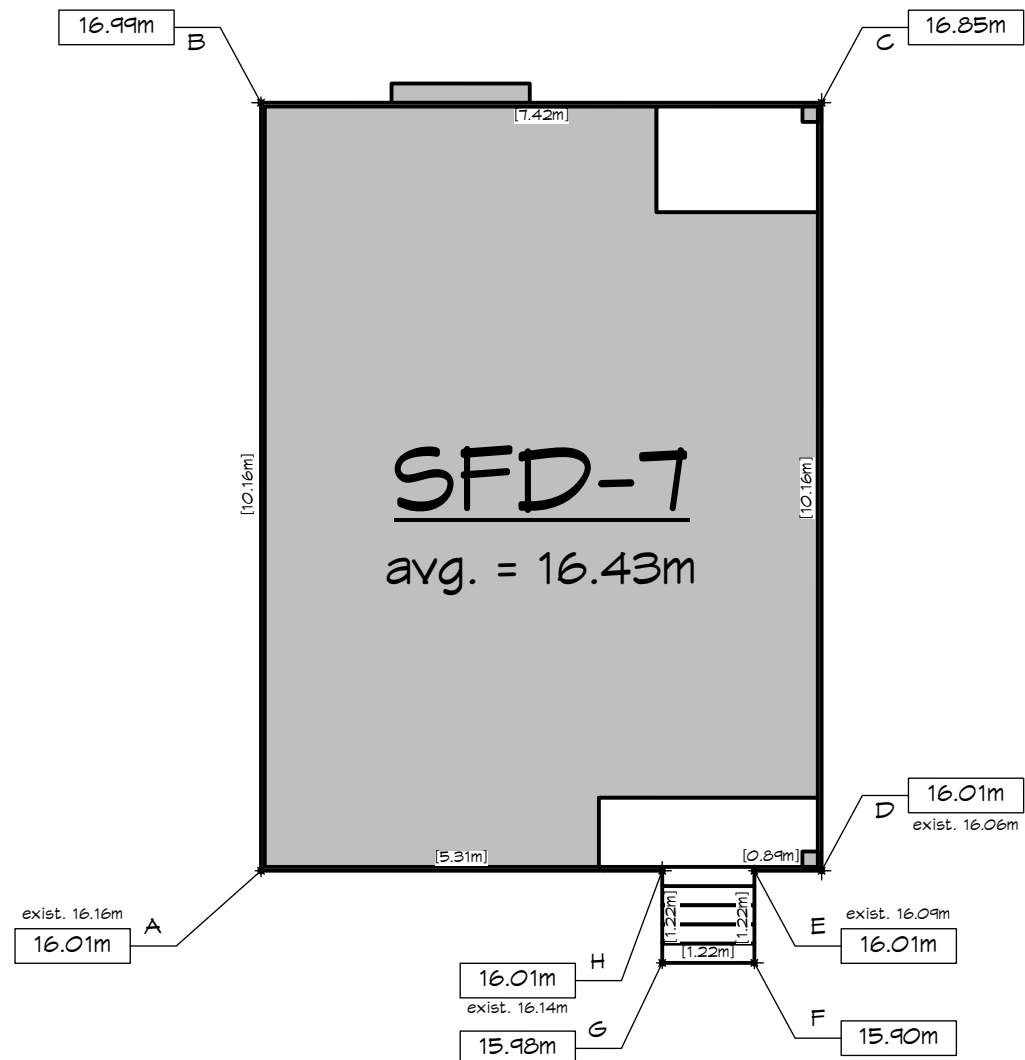
Proj.No. #####

SFD 5 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.63	18.63	18.13	10.16	184.20	675.28	37.60	17.960
BC	18.63	18.42	18.53	7.42	137.46			
CD	18.42	17.37	17.90	10.16	181.81			
DE	17.37	17.34	17.36	0.89	15.45			
EF	17.34	17.28	17.31	1.22	21.12			
FG	17.28	17.31	17.30	1.22	21.10			
GH	17.31	17.39	17.35	1.22	21.17			
HA	17.39	17.63	17.51	5.31	92.98			
			TOTAL	37.60	675.28		17.96	



SFD 6 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.21	18.05	17.63	10.16	179.12	663.42	37.60	17.644
BC	18.05	18.23	18.14	7.42	134.60			
CD	18.23	17.21	17.72	10.16	180.04			
DE	17.21	17.21	17.21	5.31	91.39			
EF	17.21	17.19	17.20	1.22	20.98			
FG	17.19	17.21	17.20	1.22	20.98			
GH	17.21	17.21	17.21	1.22	21.00			
HA	17.21	17.21	17.21	0.89	15.32			
			TOTAL	37.60	663.42		17.64	

SFD 7 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	16.01	16.99	16.50	10.16	167.64	617.80	37.60	16.431
BC	16.99	16.85	16.92	7.42	125.55			
CD	16.85	16.01	16.43	10.16	166.93			
DE	16.01	16.01	16.01	0.89	14.25			
EF	16.01	15.90	15.96	1.22	19.47			
FG	15.90	15.98	15.94	1.22	19.45			
GH	15.98	16.01	16.00	1.22	19.51			
HA	16.01	16.01	16.01	5.31	85.01			
			TOTAL	37.60	617.80		16.43	



SFD 8 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	15.73	16.52	16.13	10.16	163.83	607.18	37.60	16.148
BC	16.52	16.73	16.63	7.42	123.36			
CD	16.73	15.73	16.23	10.16	164.90			
DE	15.73	15.73	15.73	0.89	14.00			
EF	15.73	15.73	15.73	1.22	19.19			
FG	15.73	15.73	15.73	1.22	19.19			
GH	15.73	15.73	15.73	1.22	19.19			
HA	15.73	15.73	15.73	5.31	83.53			
			TOTAL	37.60	607.18		16.15	

RE-ISSUED FOR DP
OCT 13, 2020

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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
AVERAGE GRADE

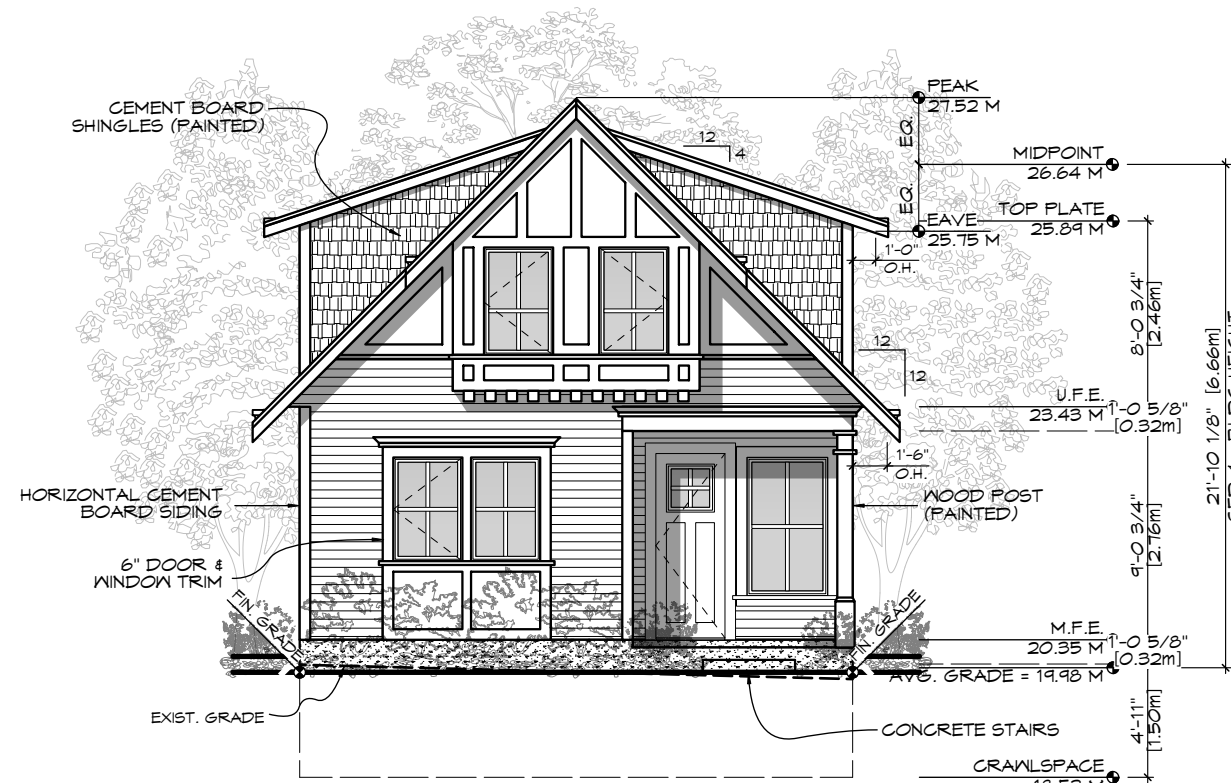
Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

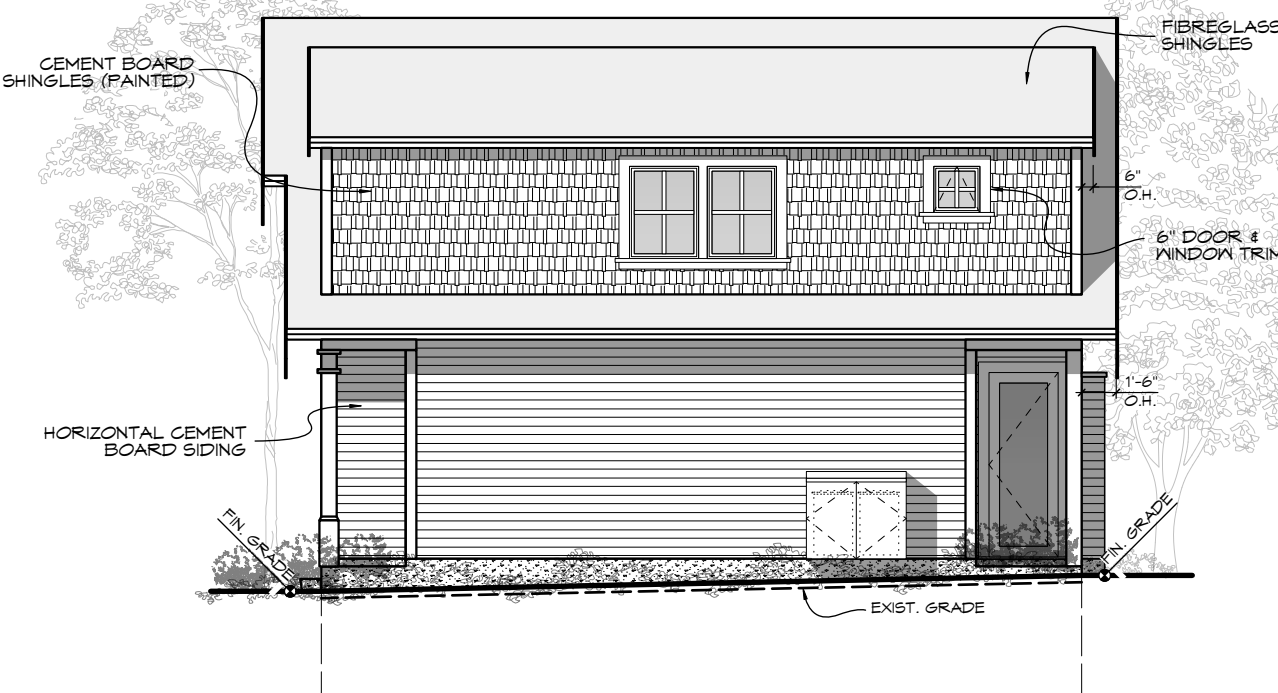
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Proj.No. #####

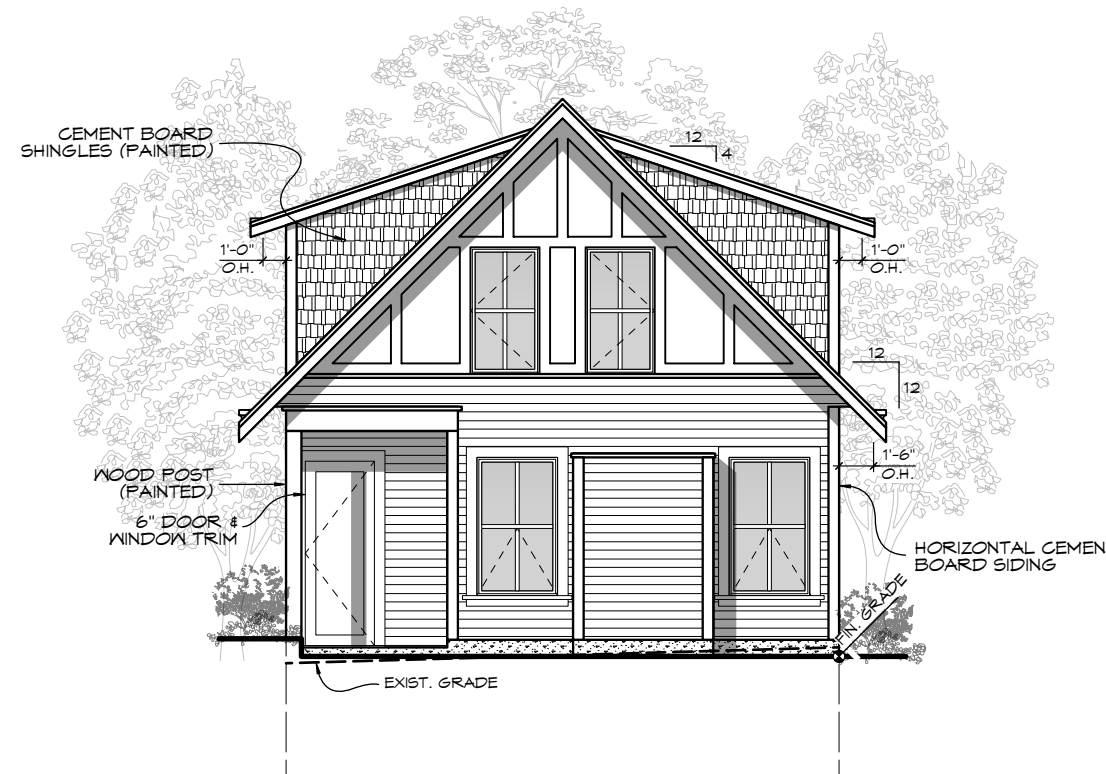
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



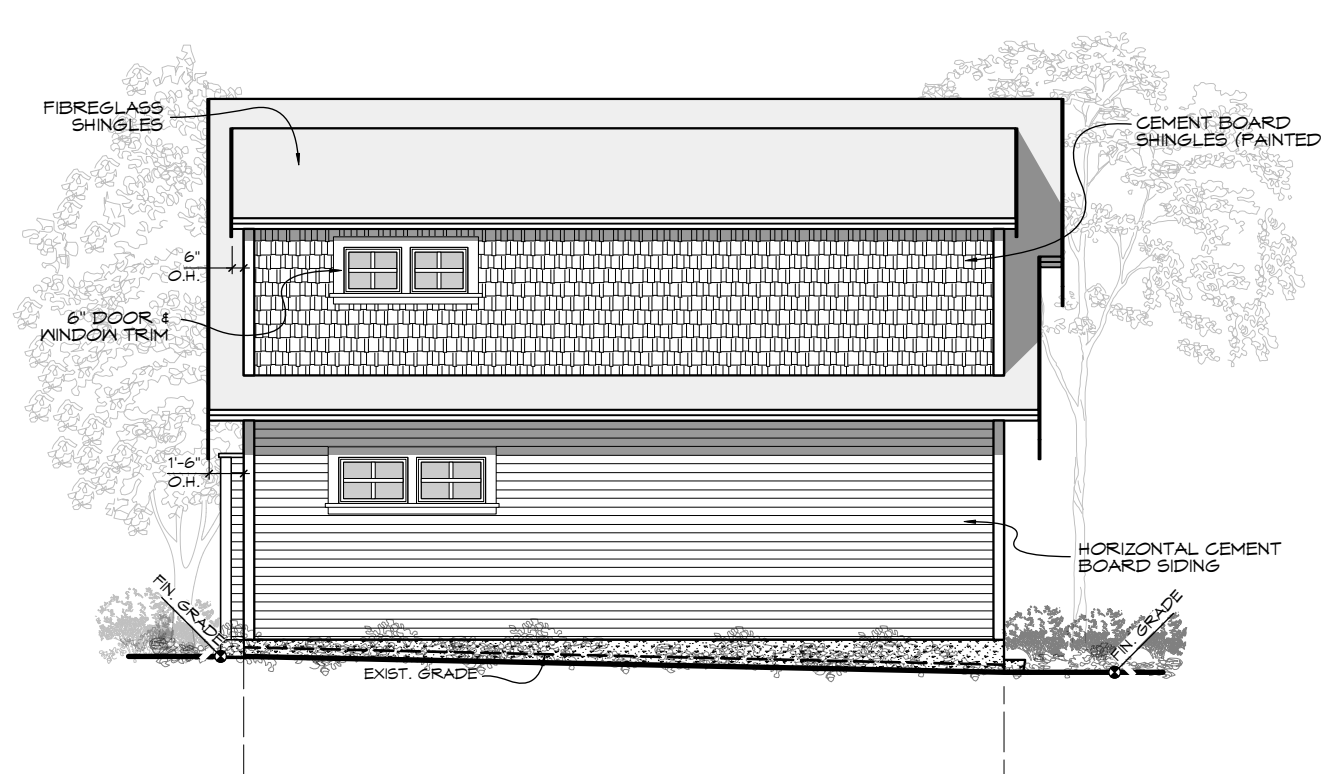
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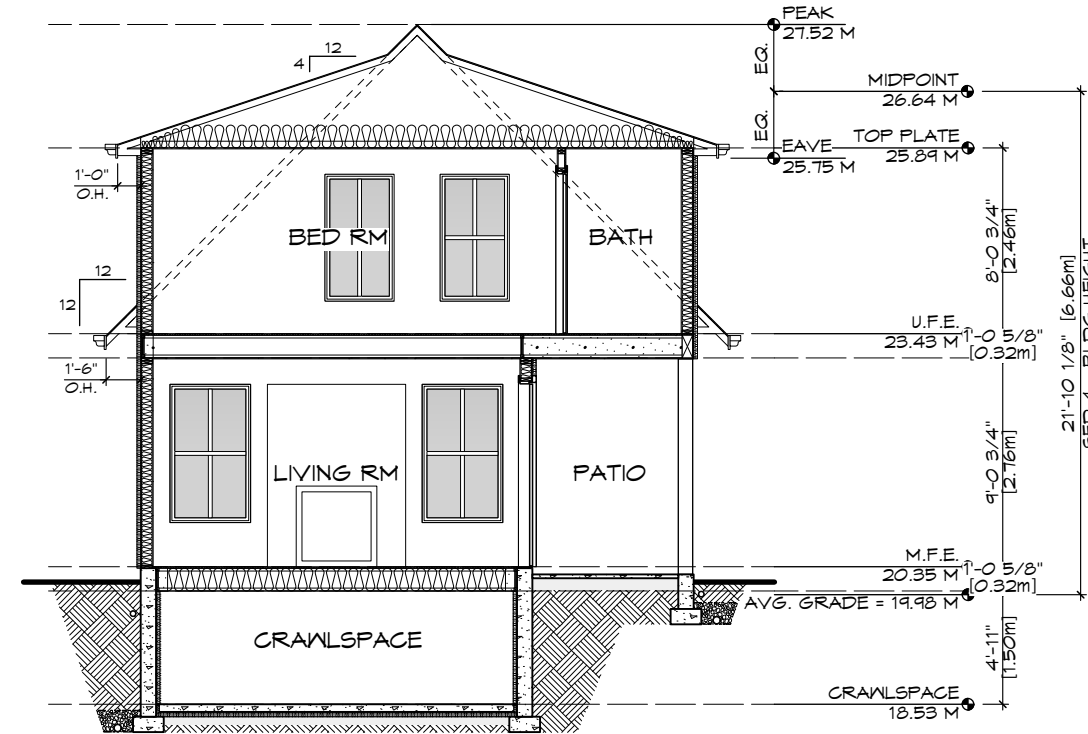
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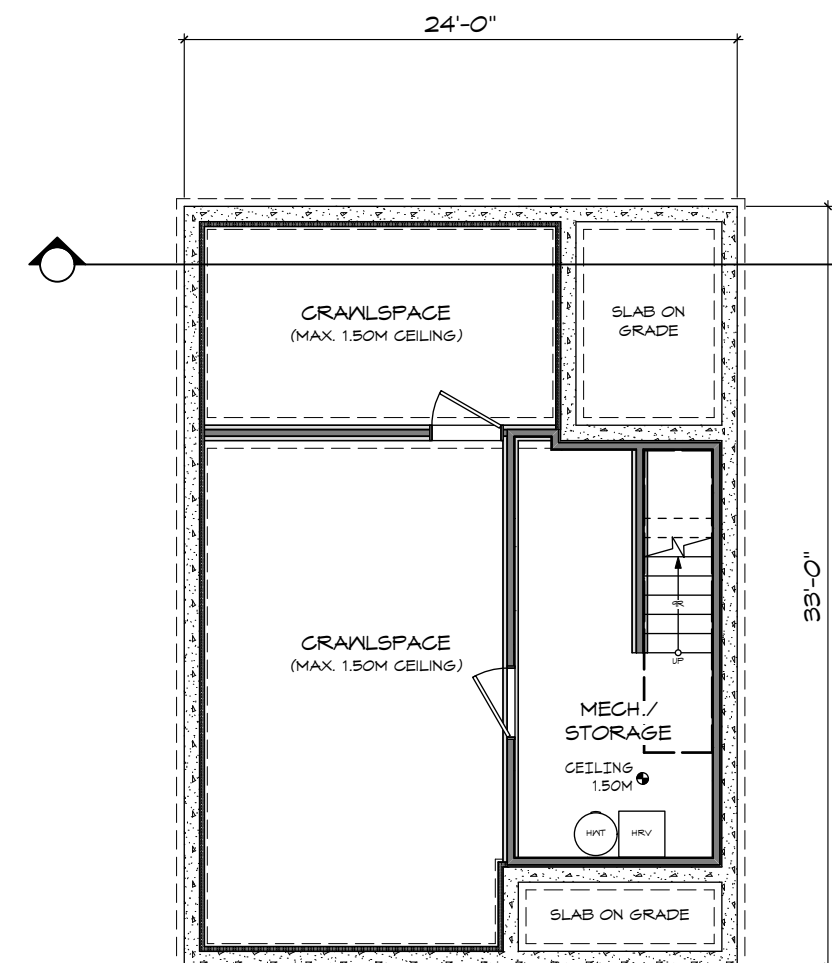
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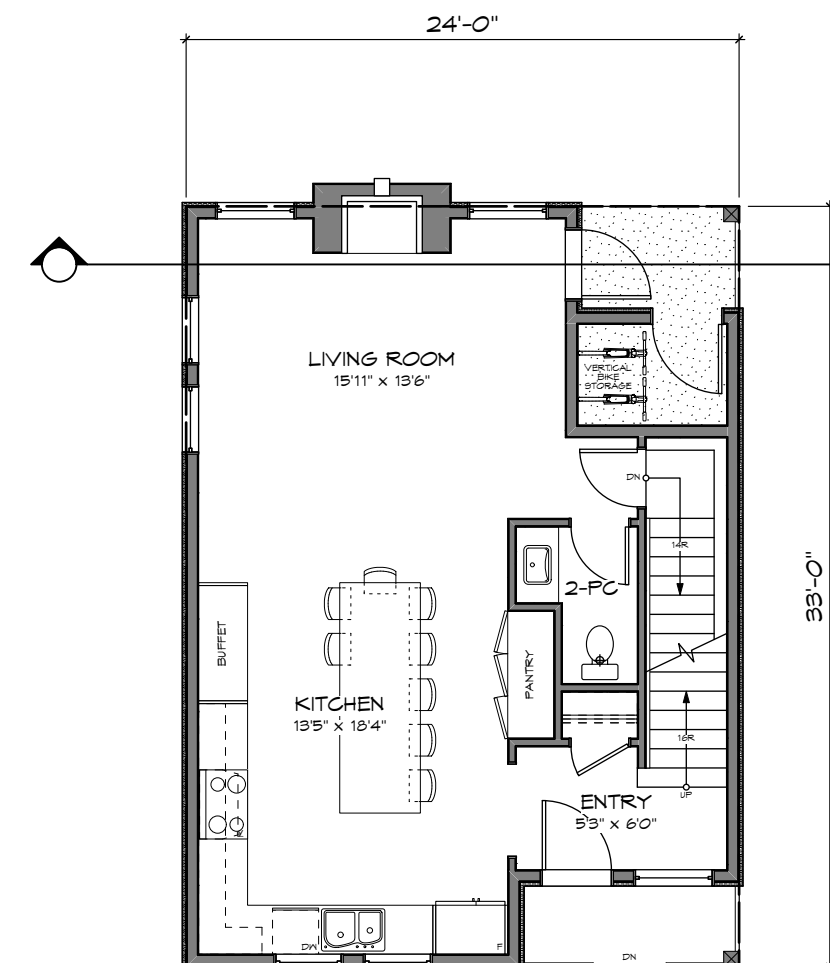
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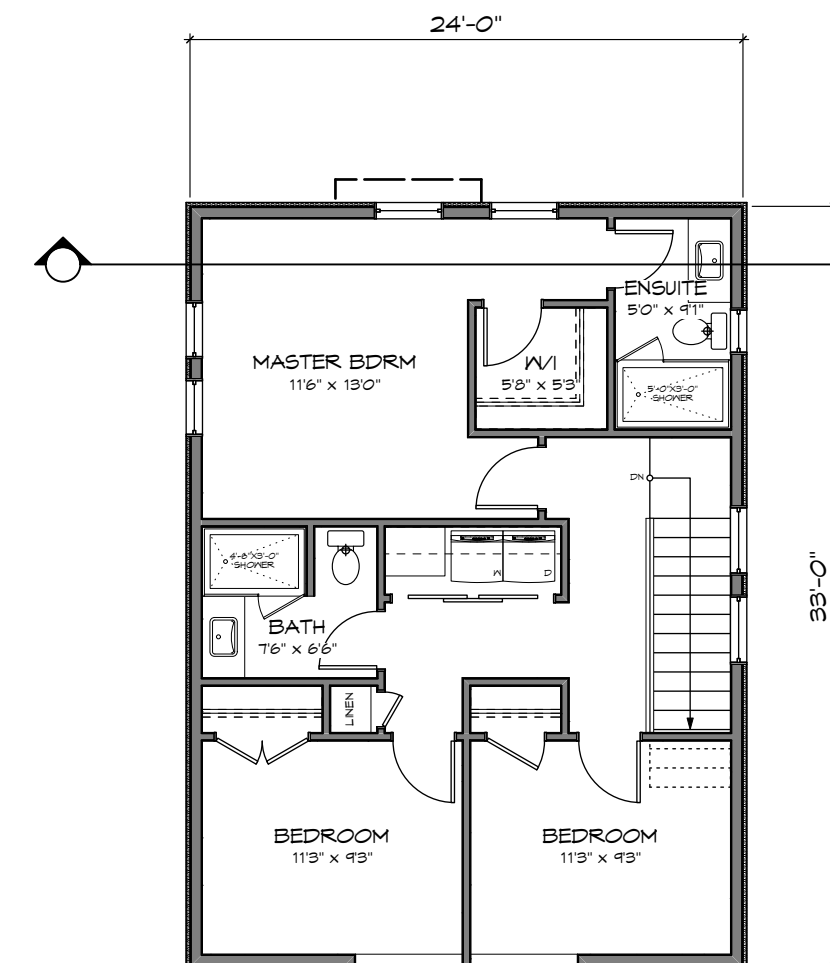
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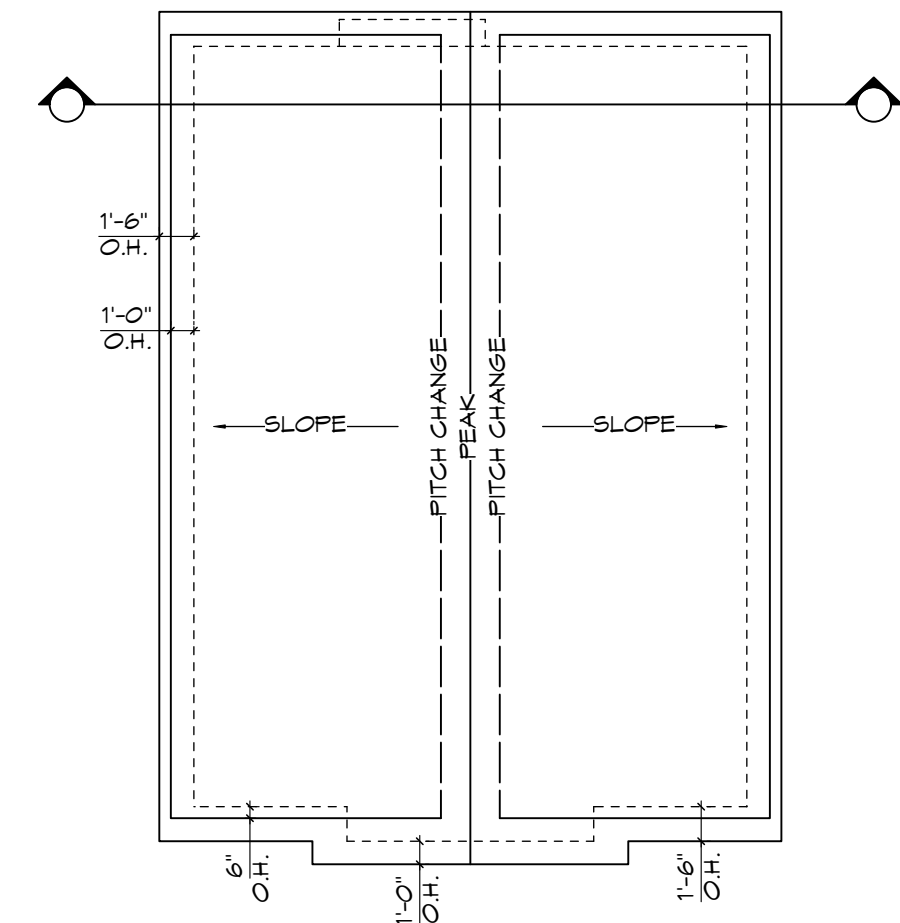
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



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Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

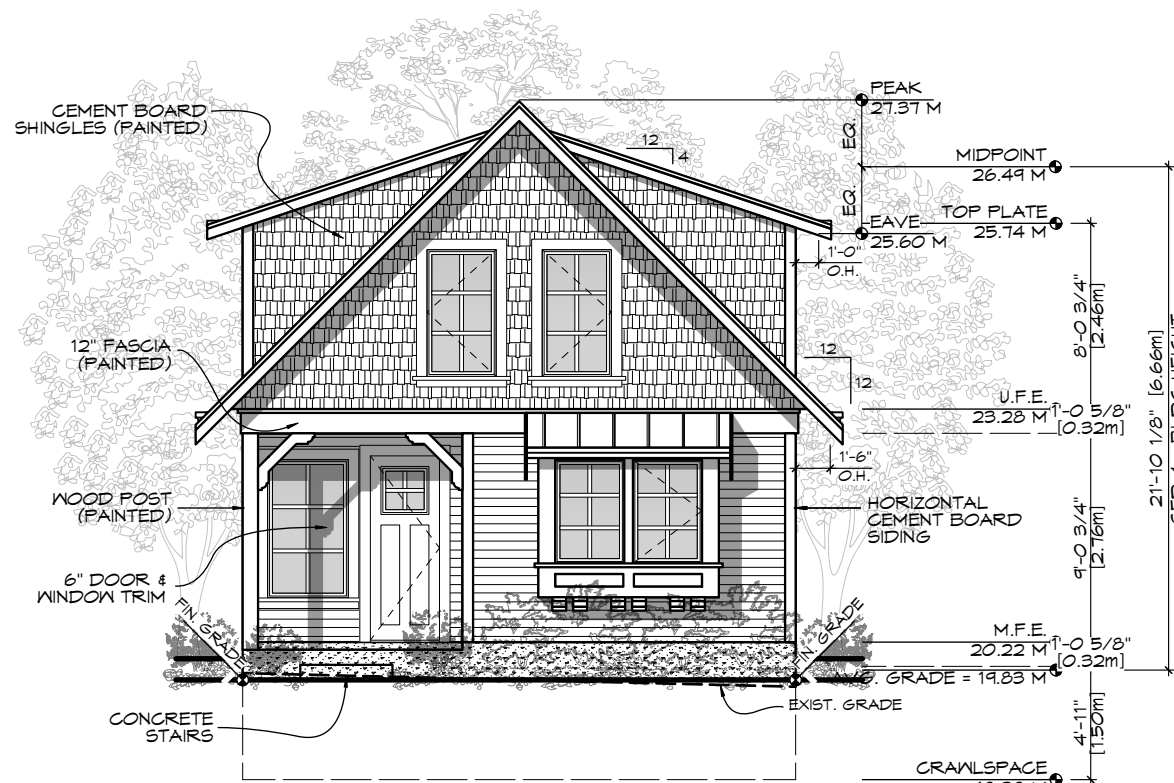
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FLOOR PLANS &
ELEVATIONS -
SFD 1

Revision: Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

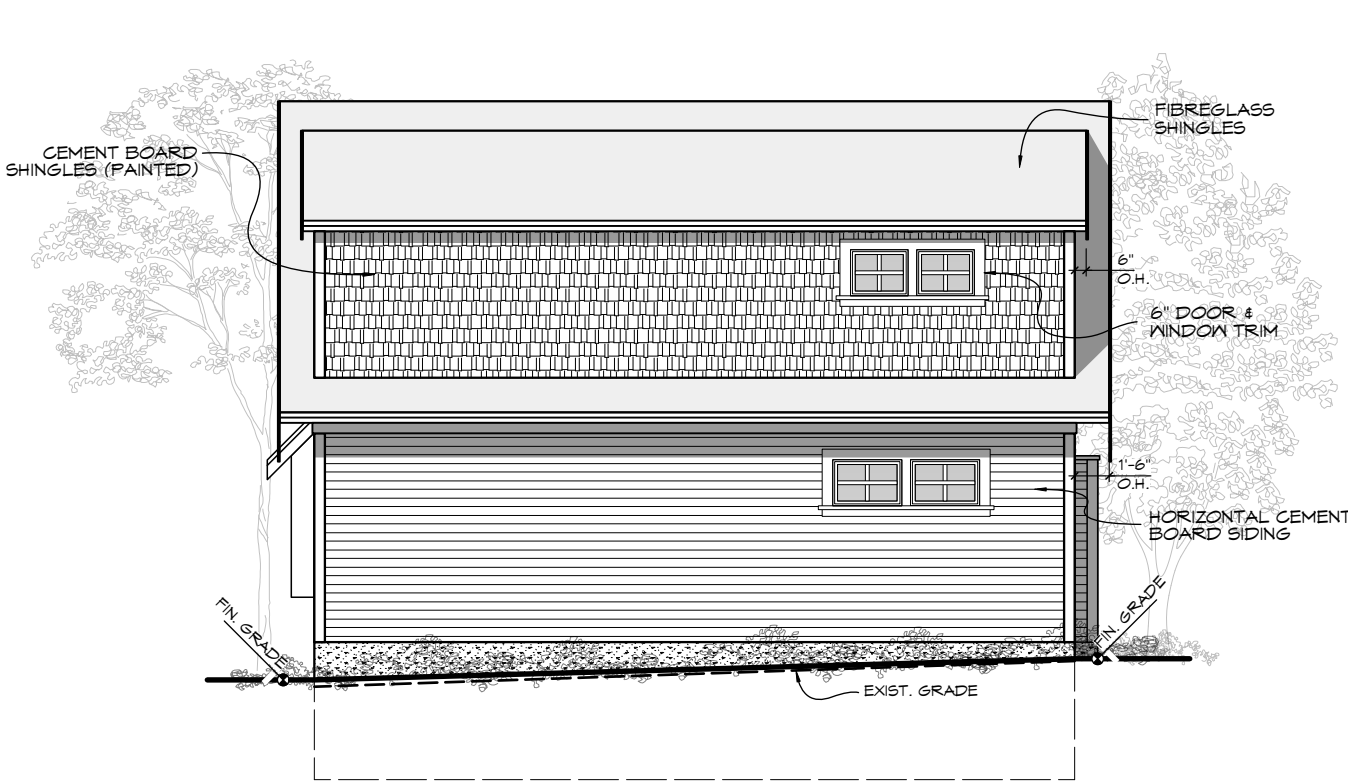
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Proj.No. ####

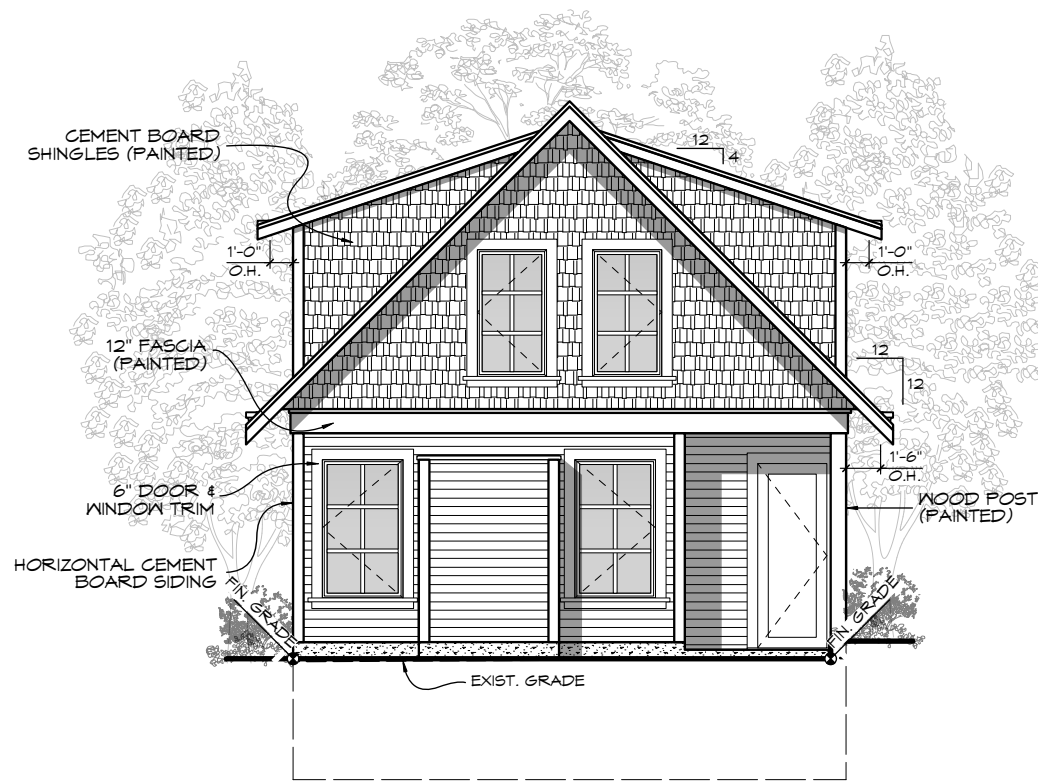
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



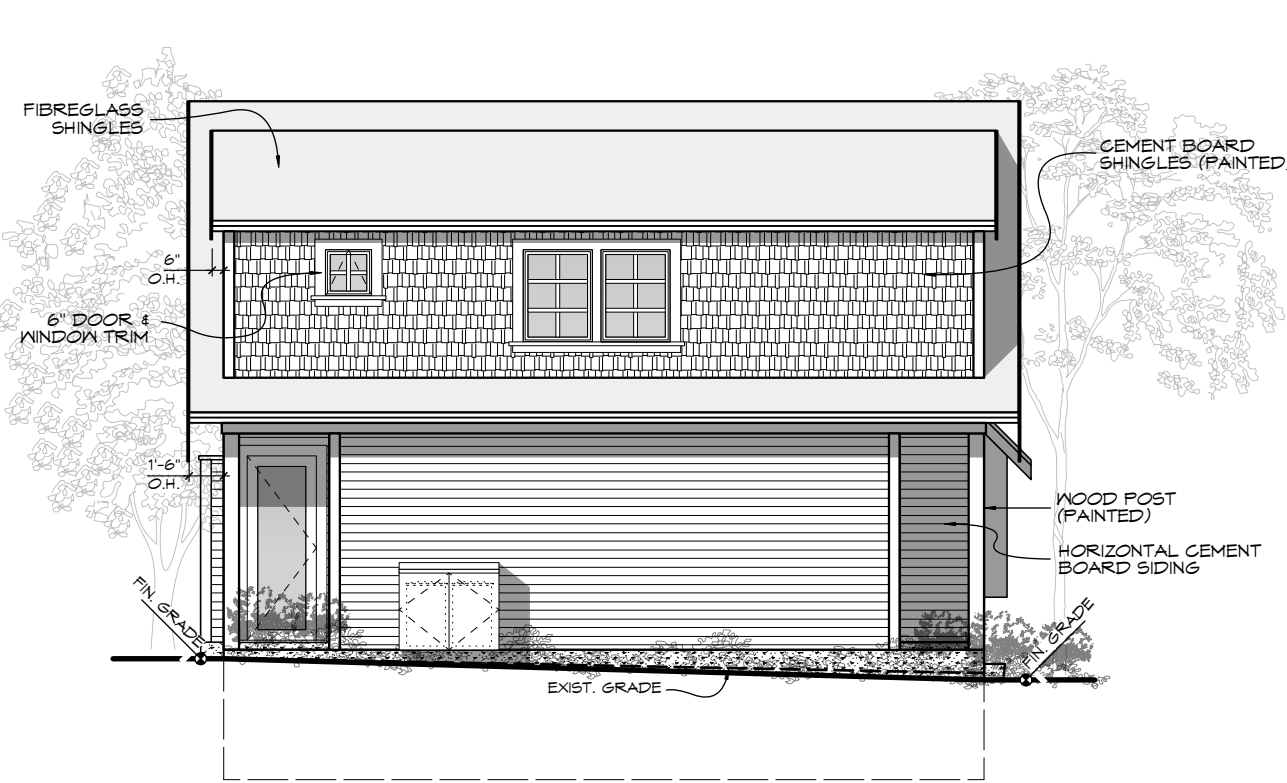
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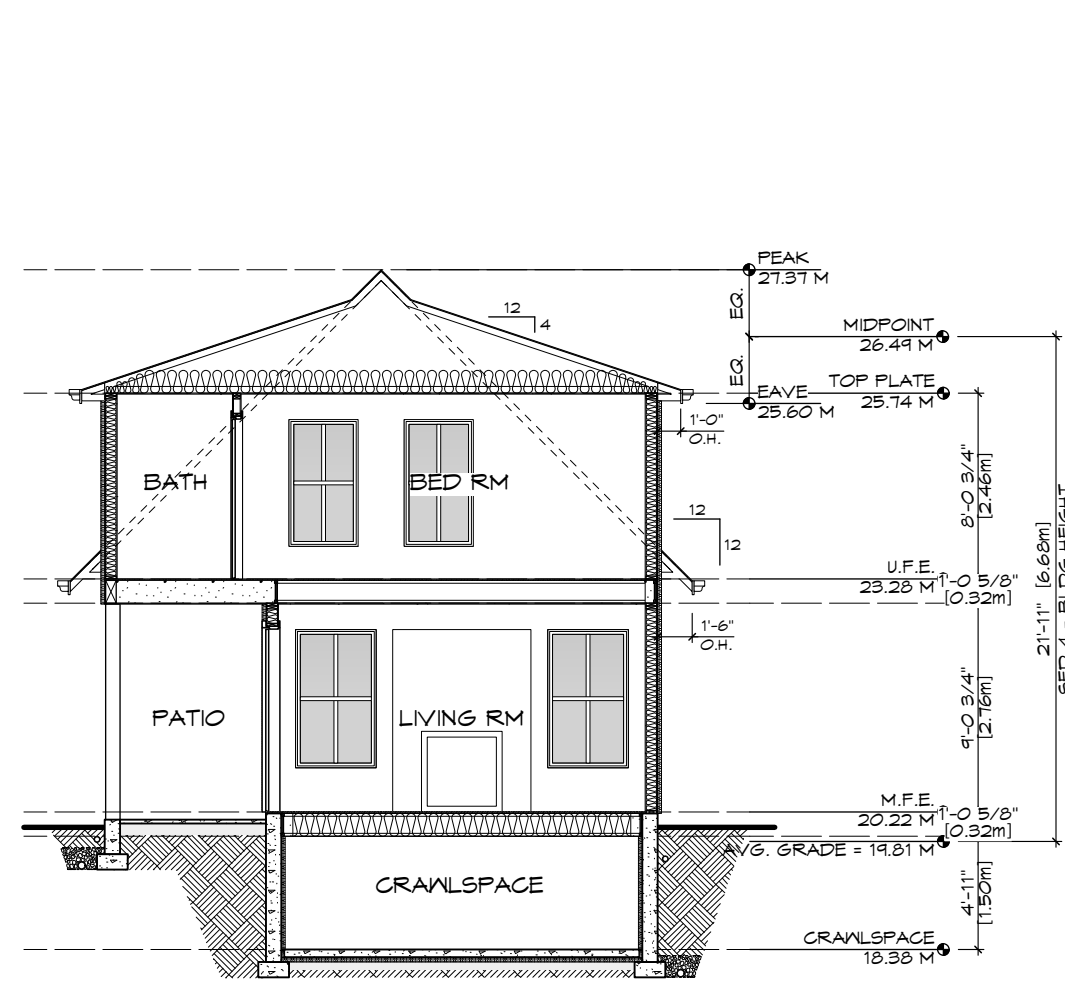
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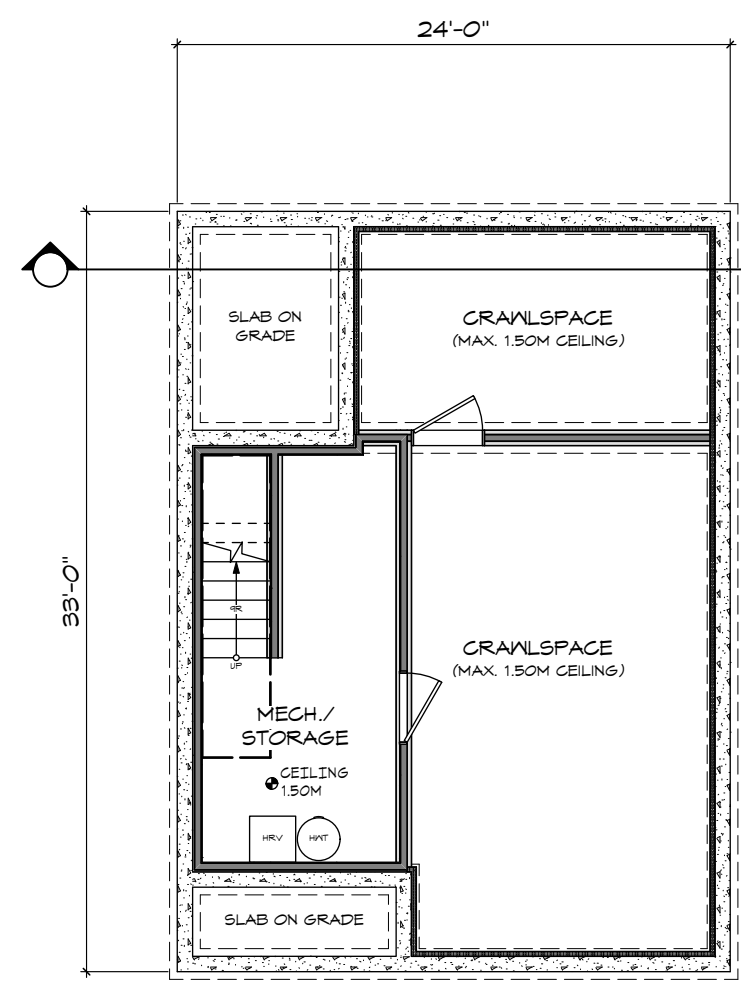
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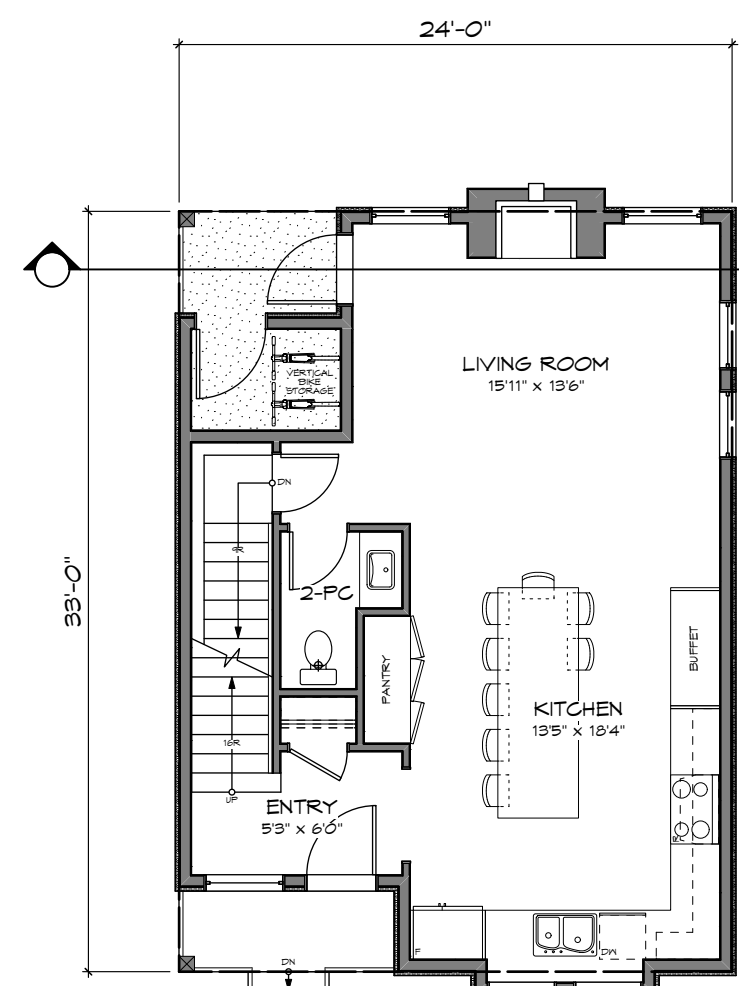
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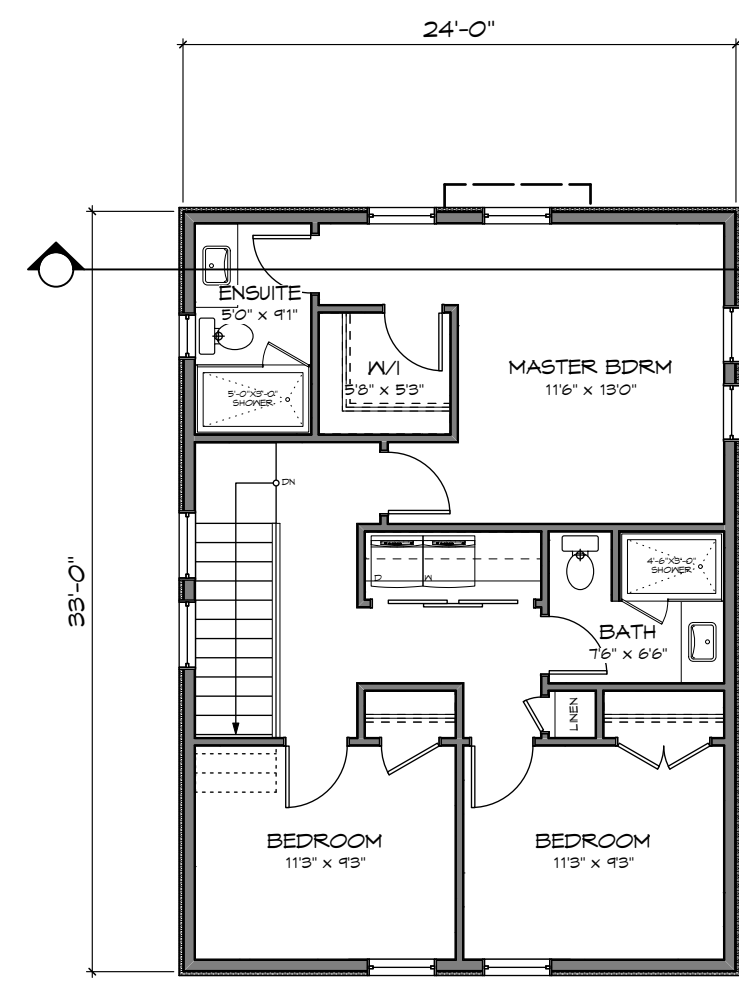
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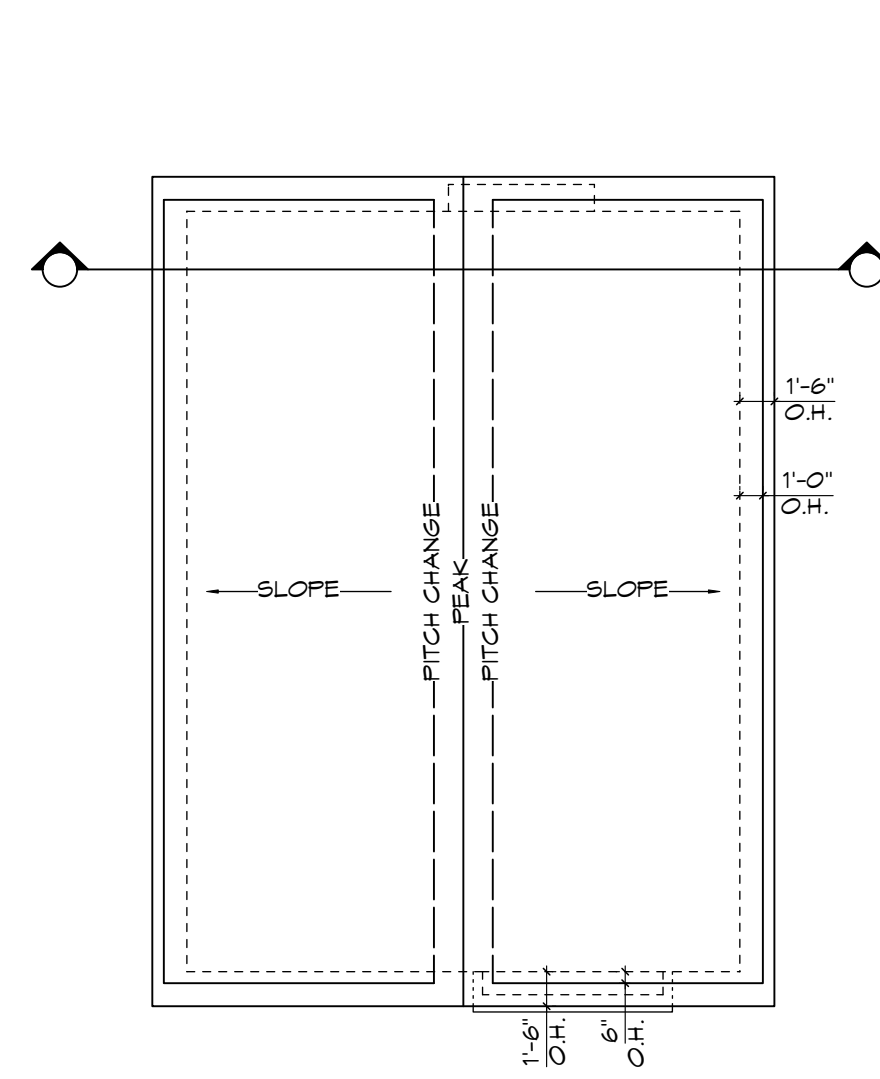
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MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



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Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

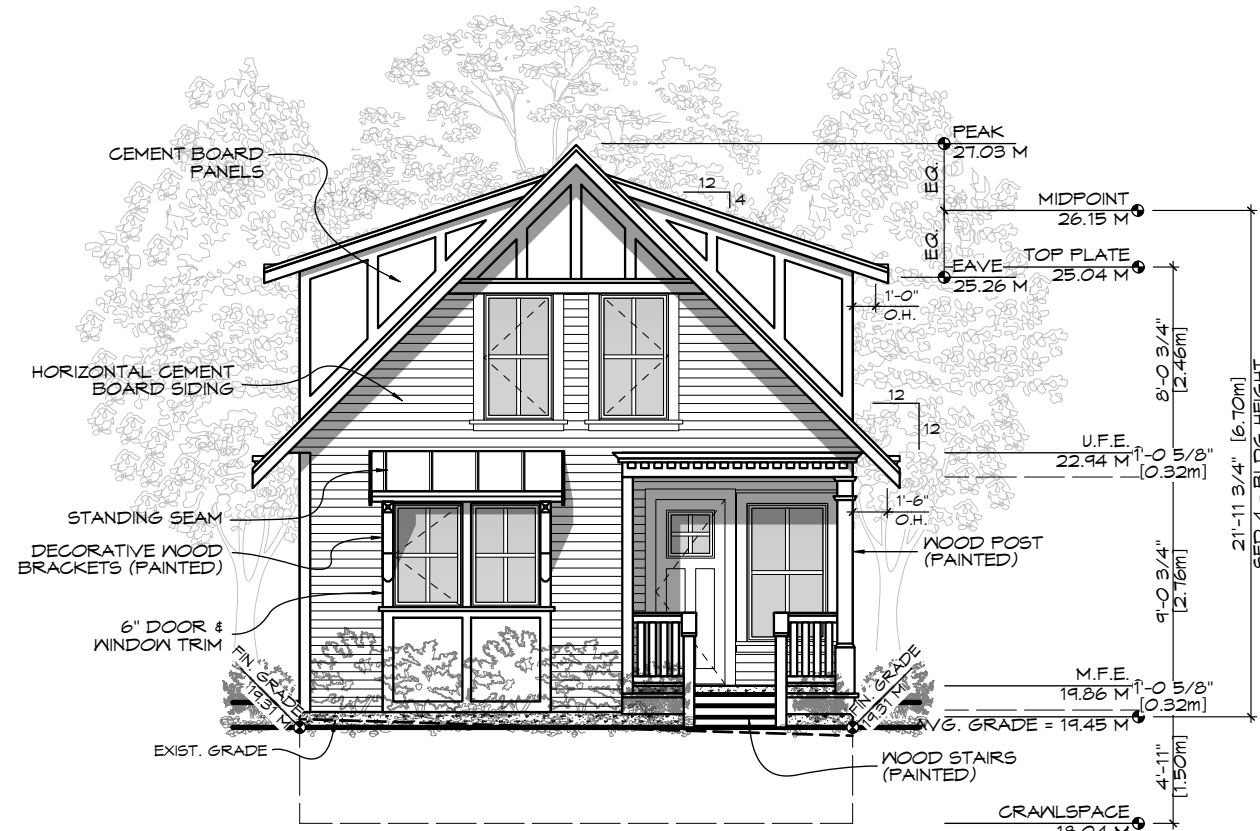
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FLOOR PLANS &
ELEVATIONS -
SFD 2

Revision: Sheet:
Rev 1: MAY 24/20
Rev 2: OCT 13/20

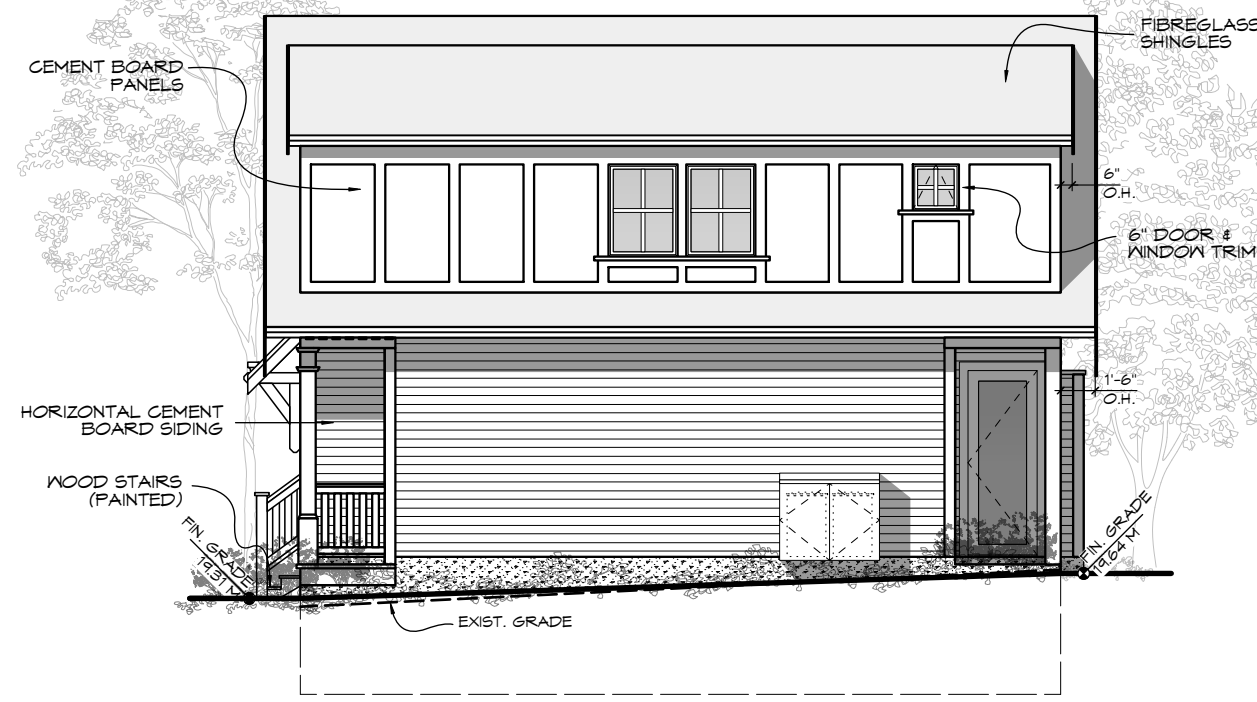
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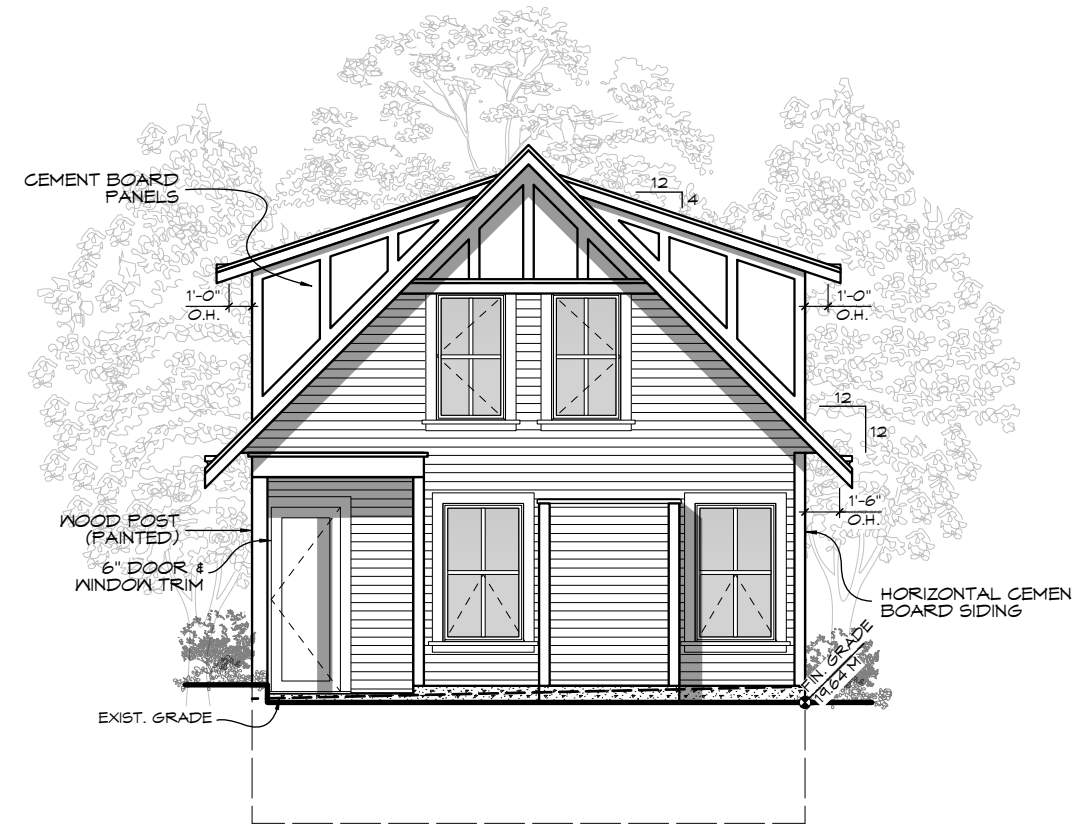
REV. NO.	DESCRIPTION	DATE
2	1. AVERAGE GRADE/ BUILDING HEIGHT REVISED	OCT 13/20



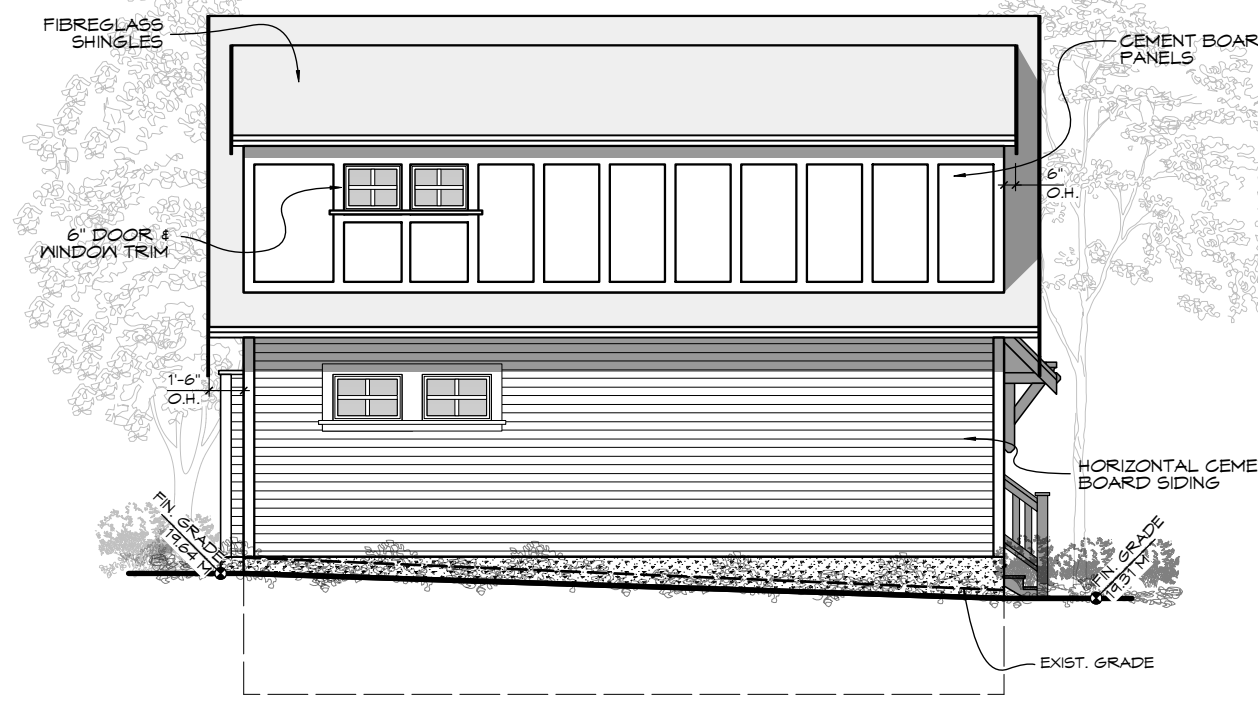
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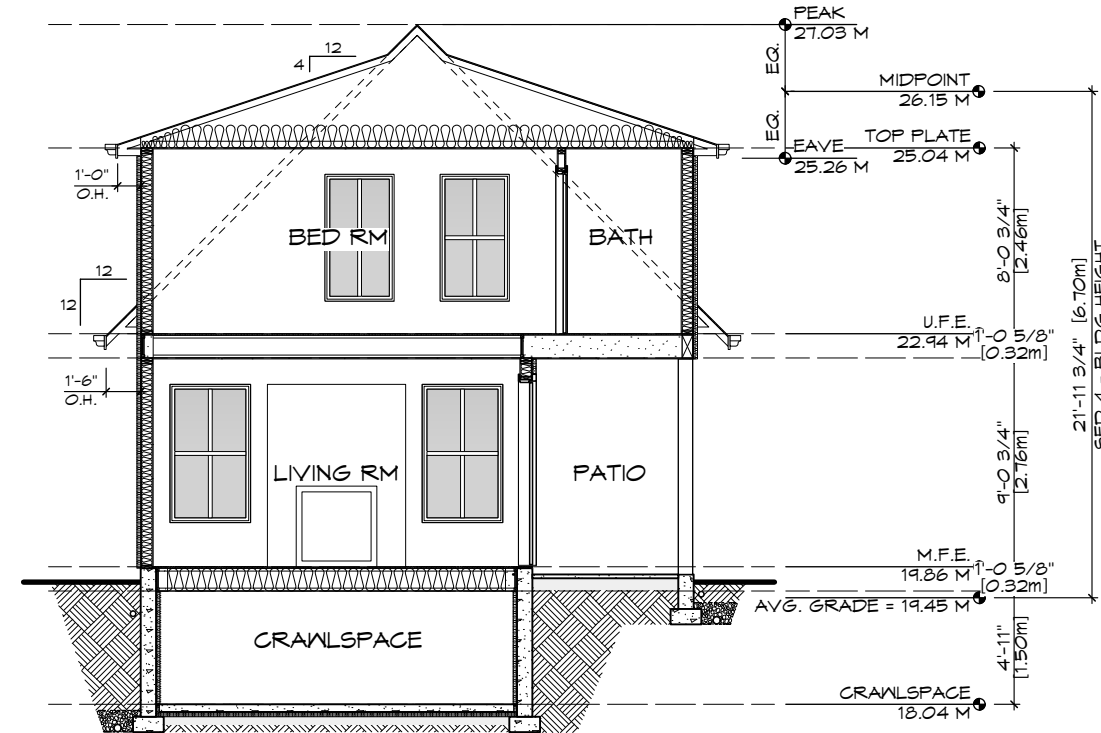
SIDE (N) ELEVATION
Scale: 1:100



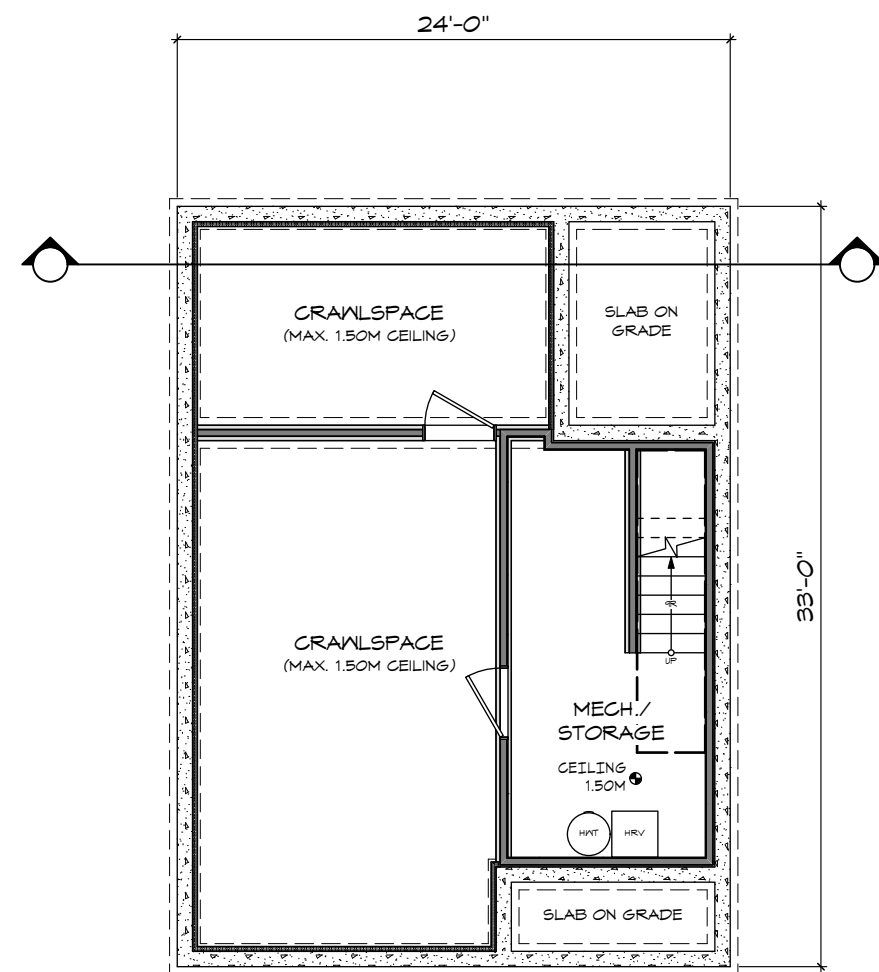
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Scale: 1:100



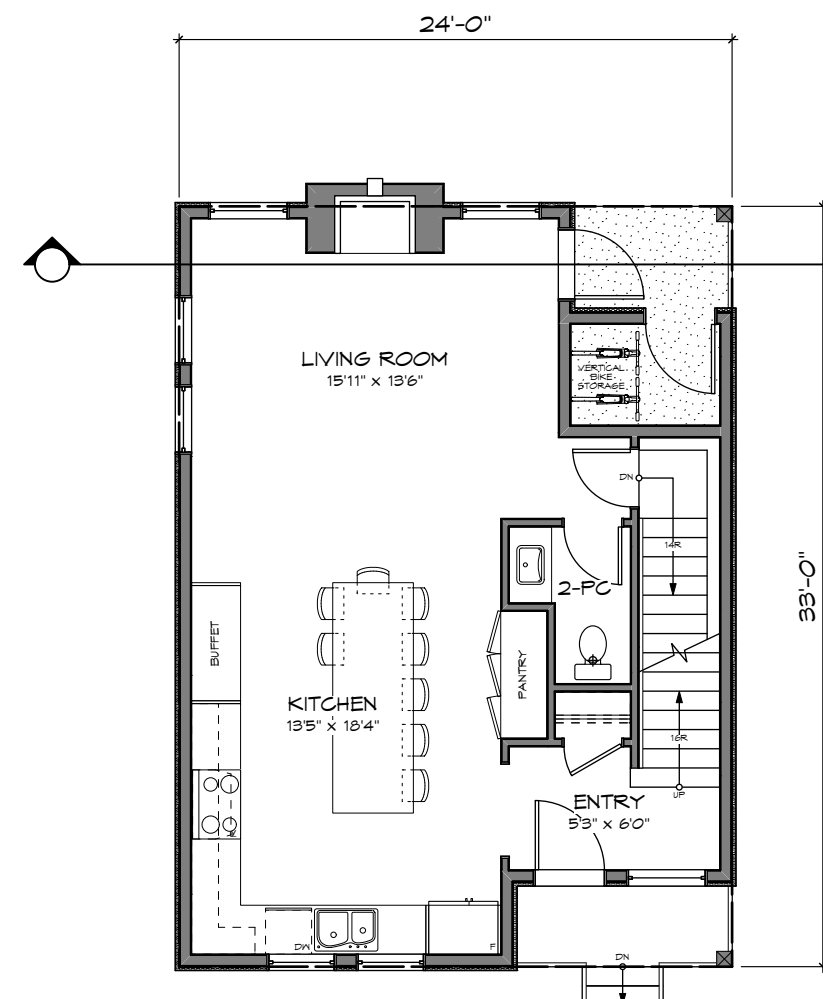
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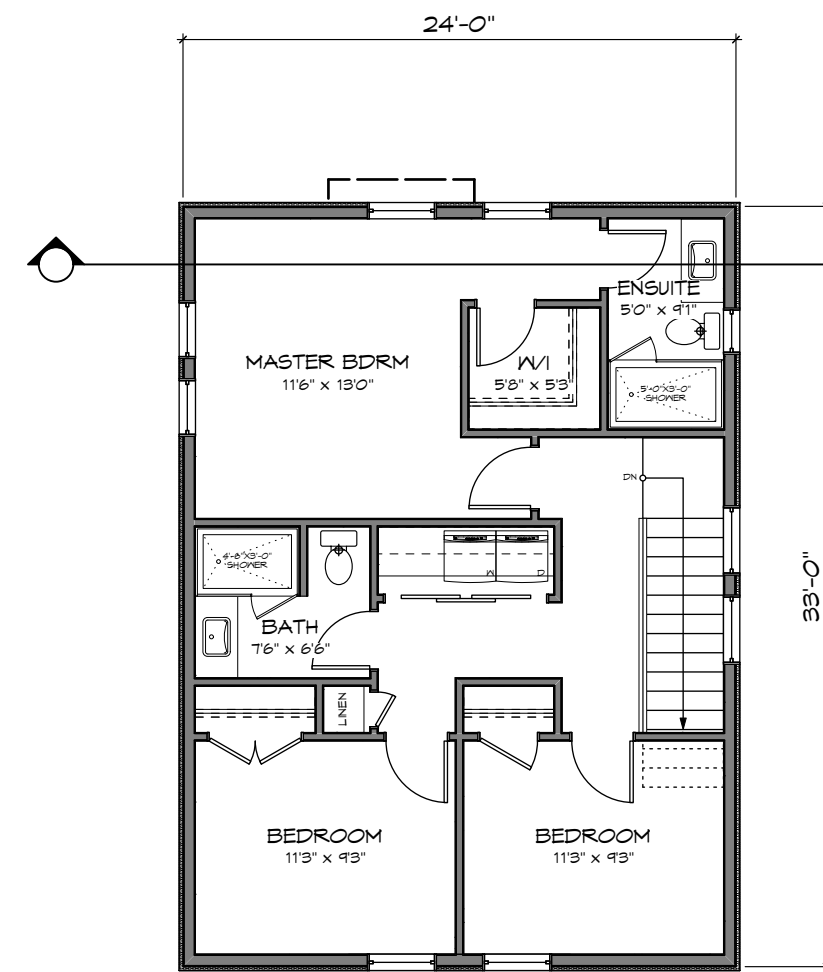
SECTION
Scale: 1:100



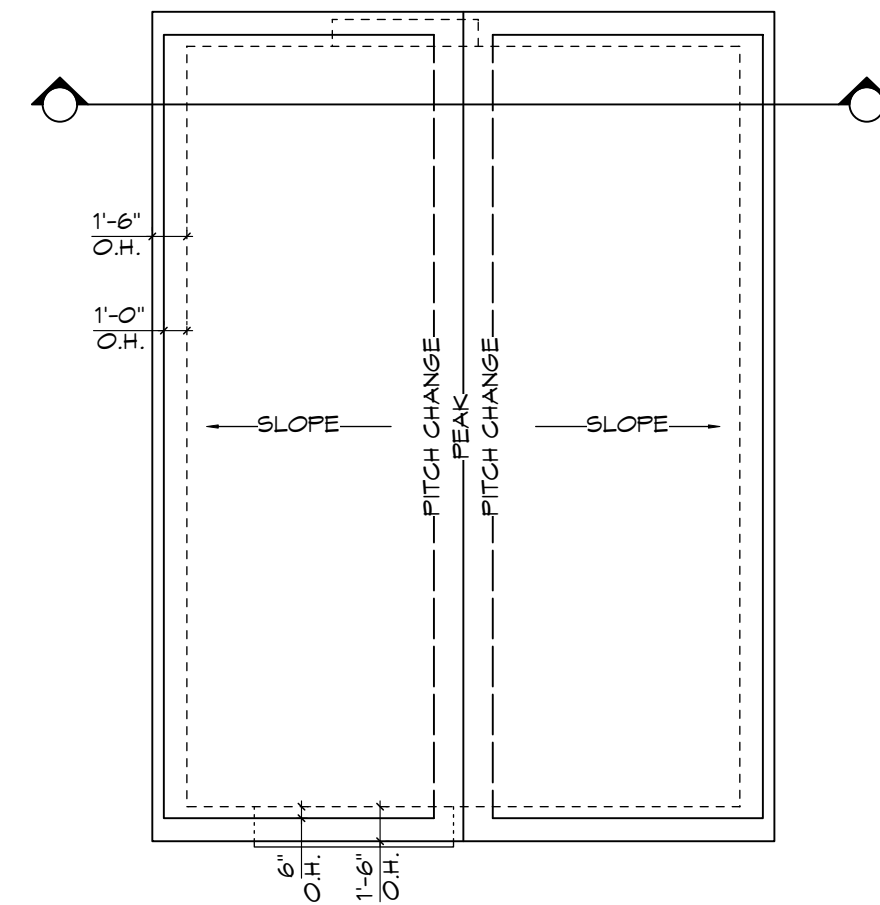
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 3

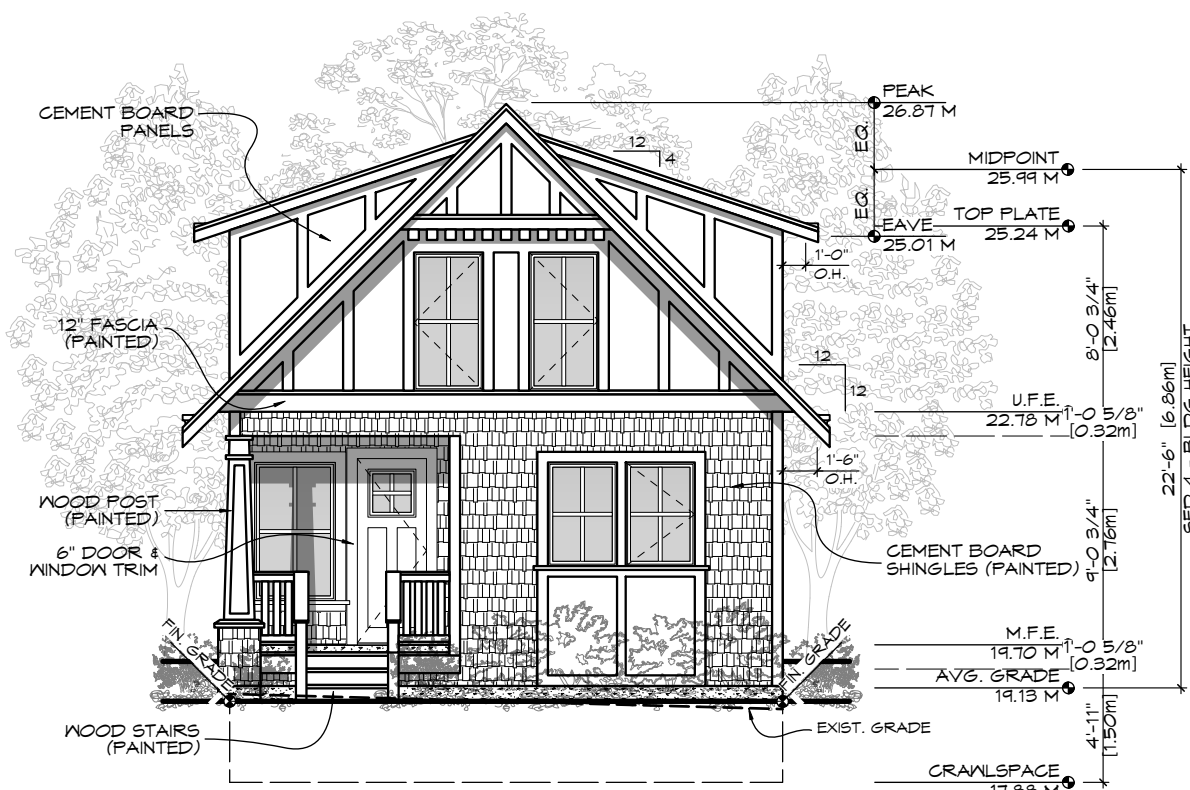
Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

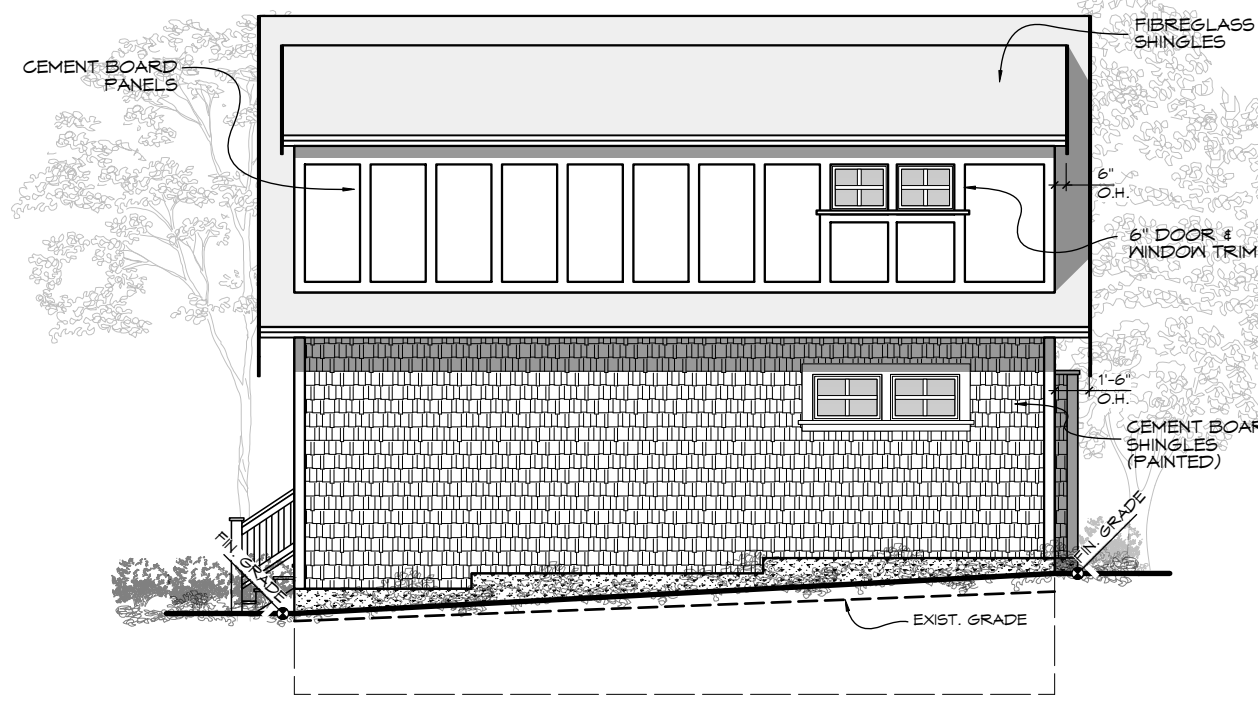
DP06

Proj.No. ####

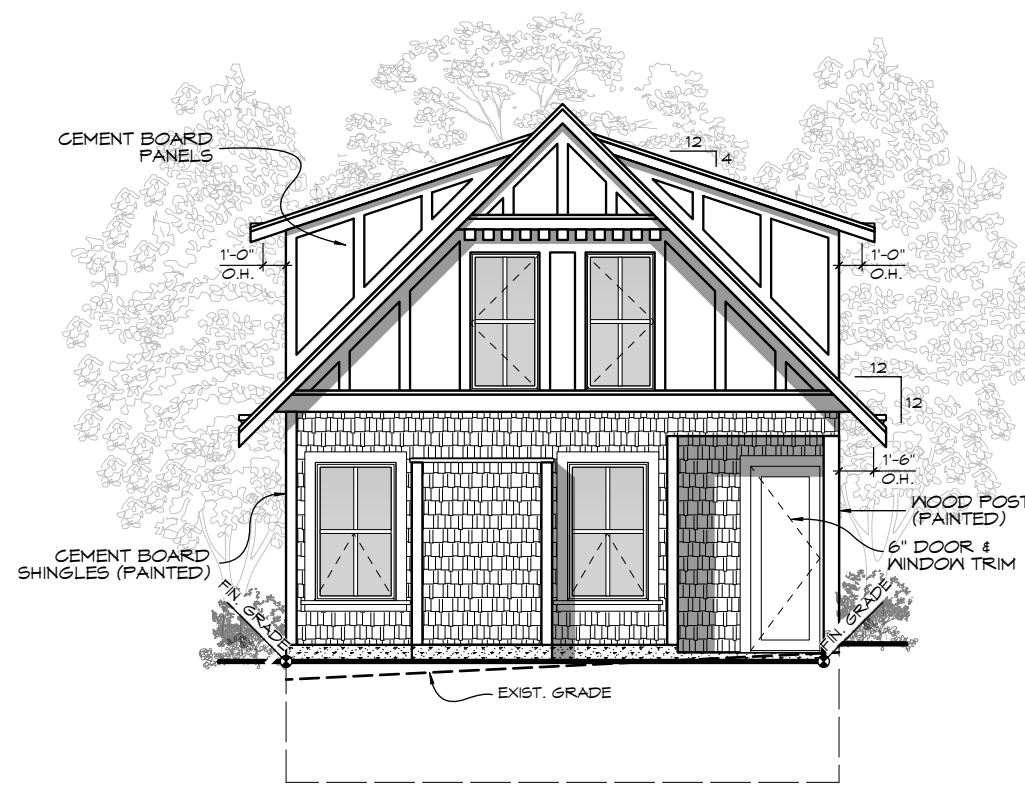
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



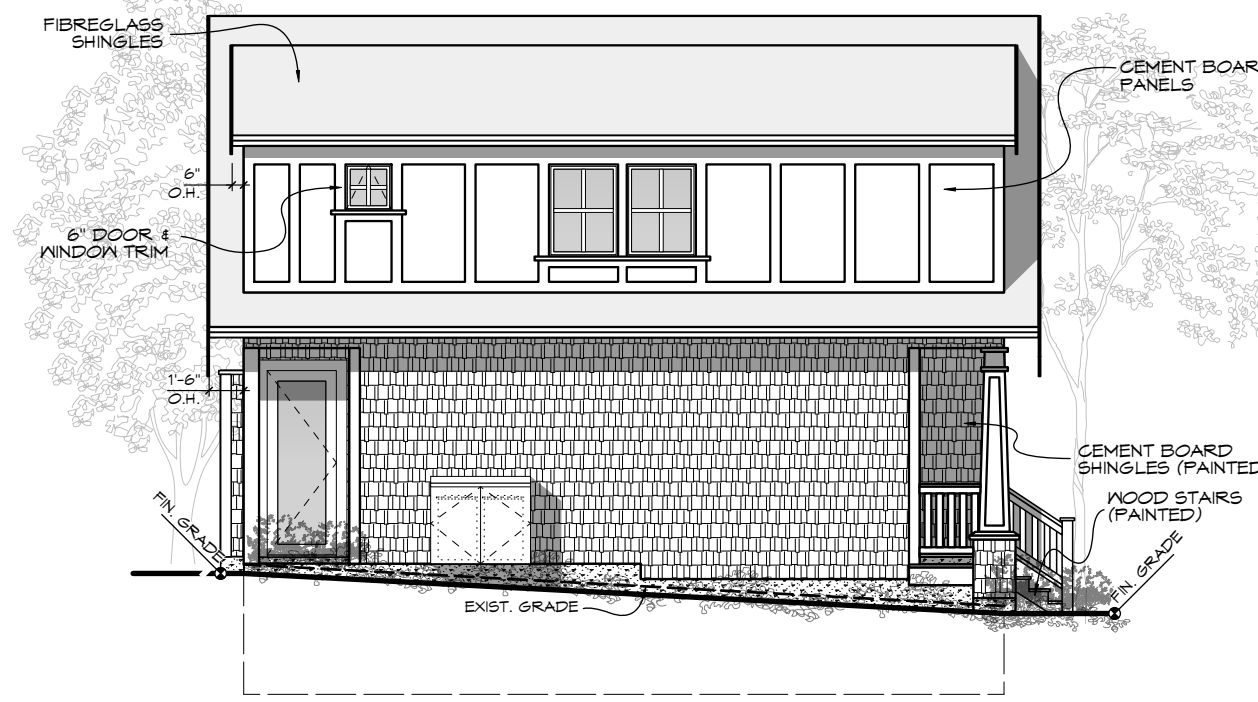
FRONT (E) ELEVATION
Scale: 1:100



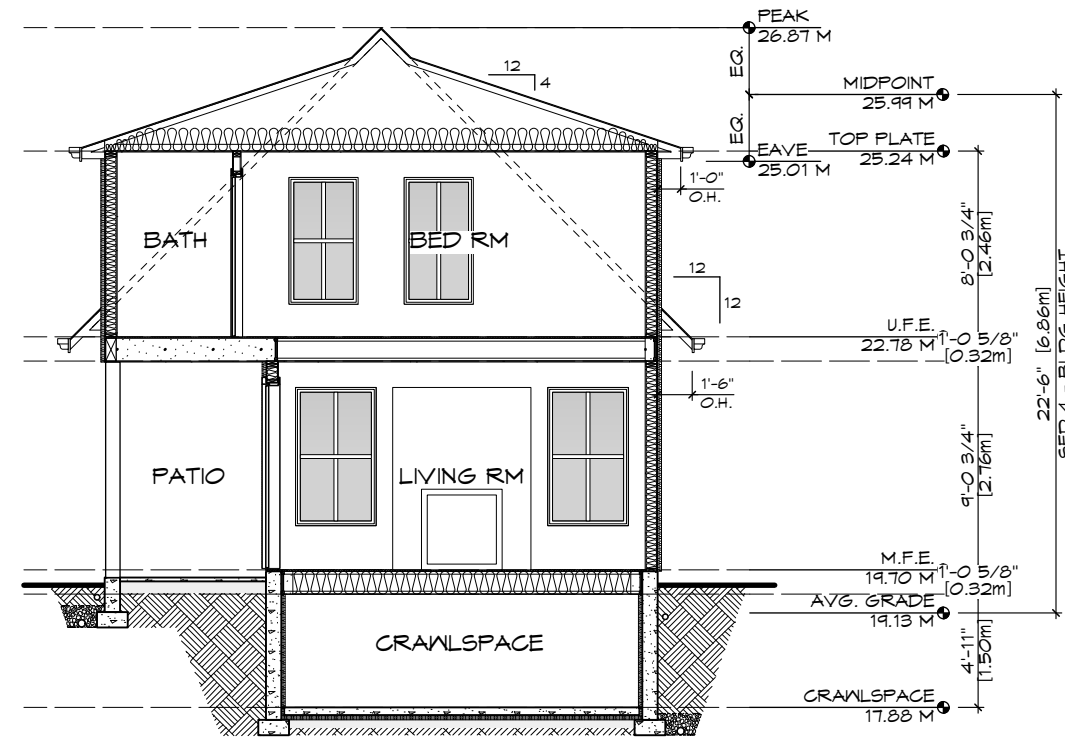
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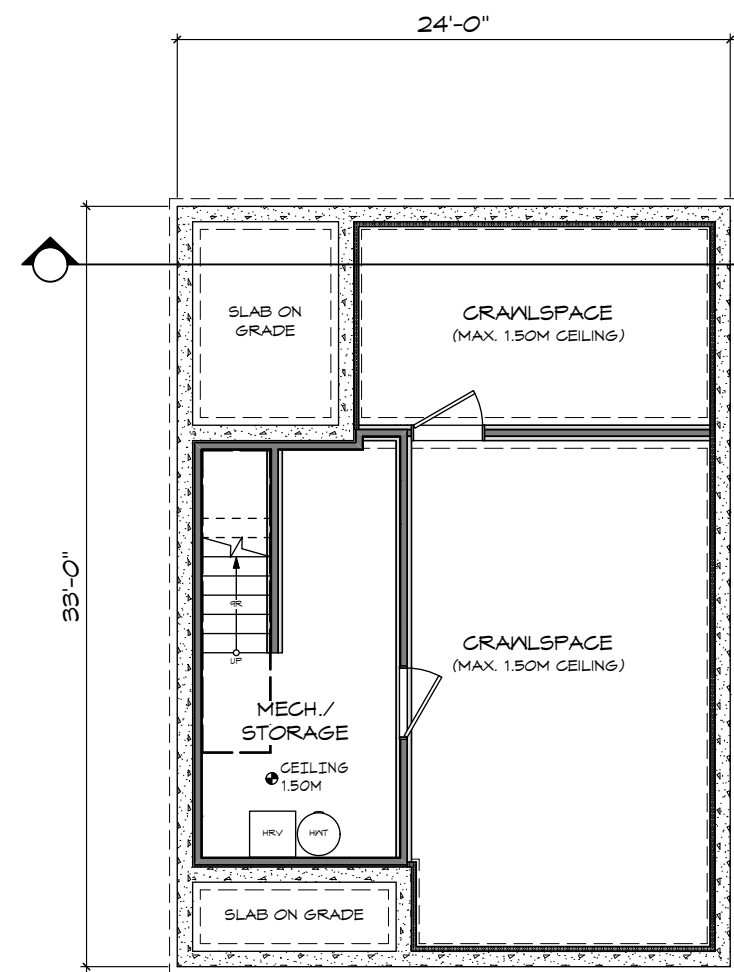
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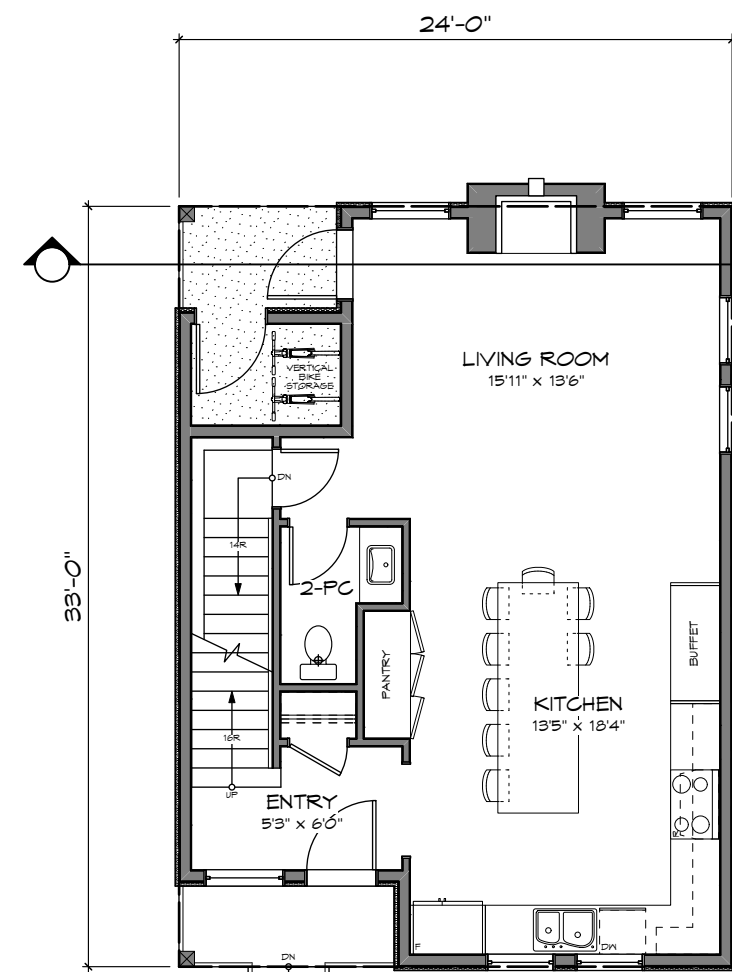
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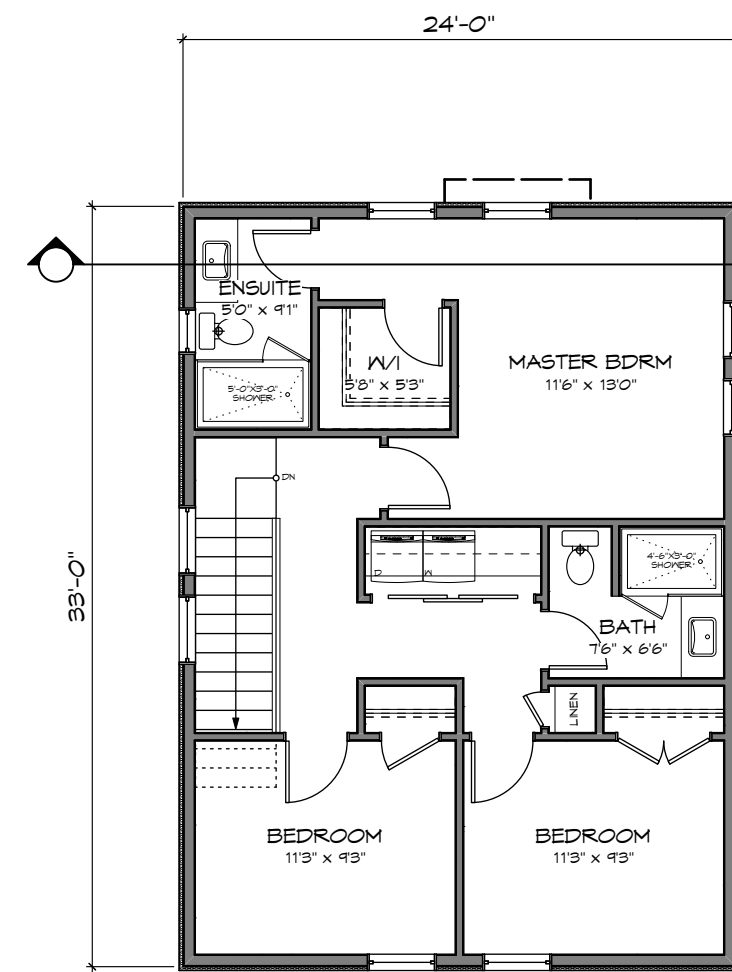
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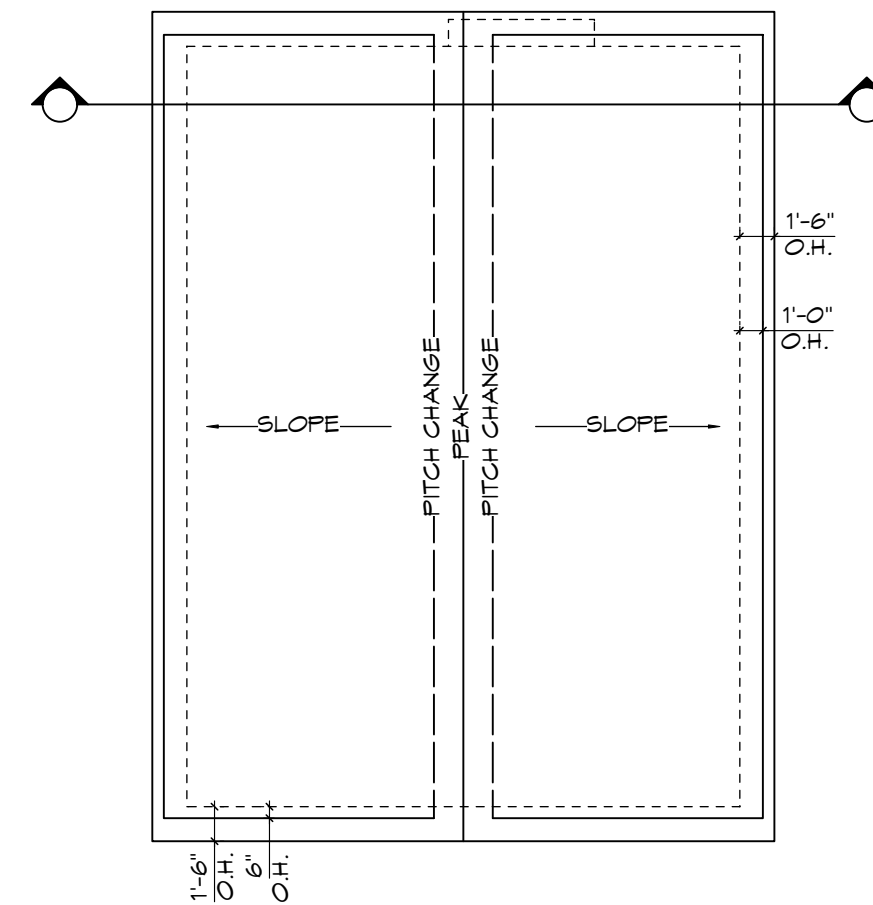
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020

ZEBRADESIGN

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Victoria, B.C. V8S 5E6
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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 4

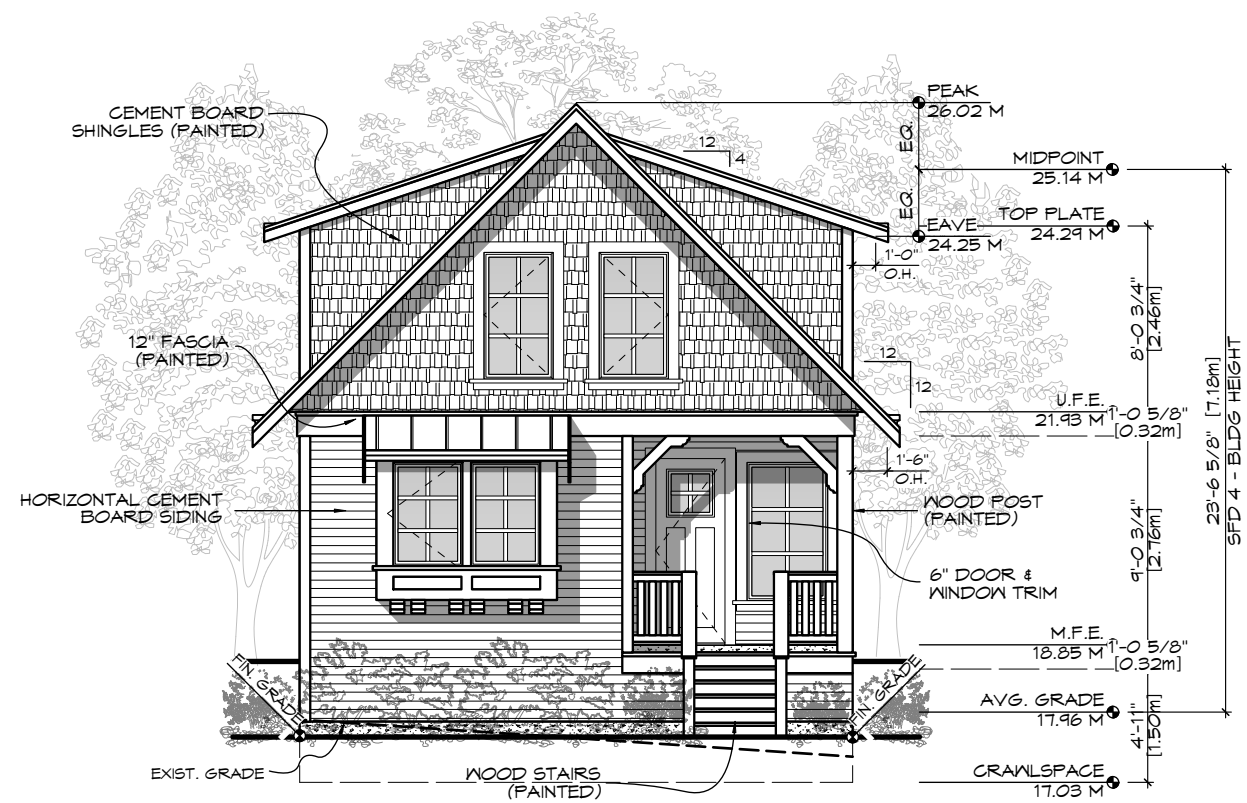
Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

DP07

Proj.No. ####

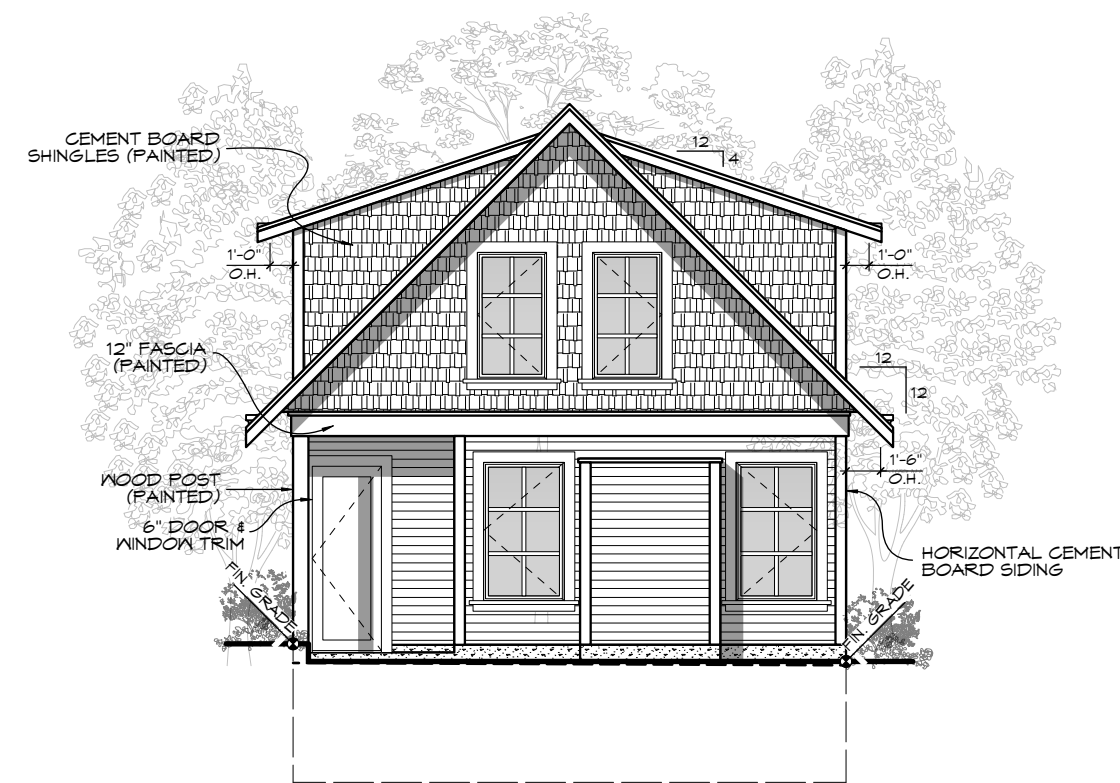
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



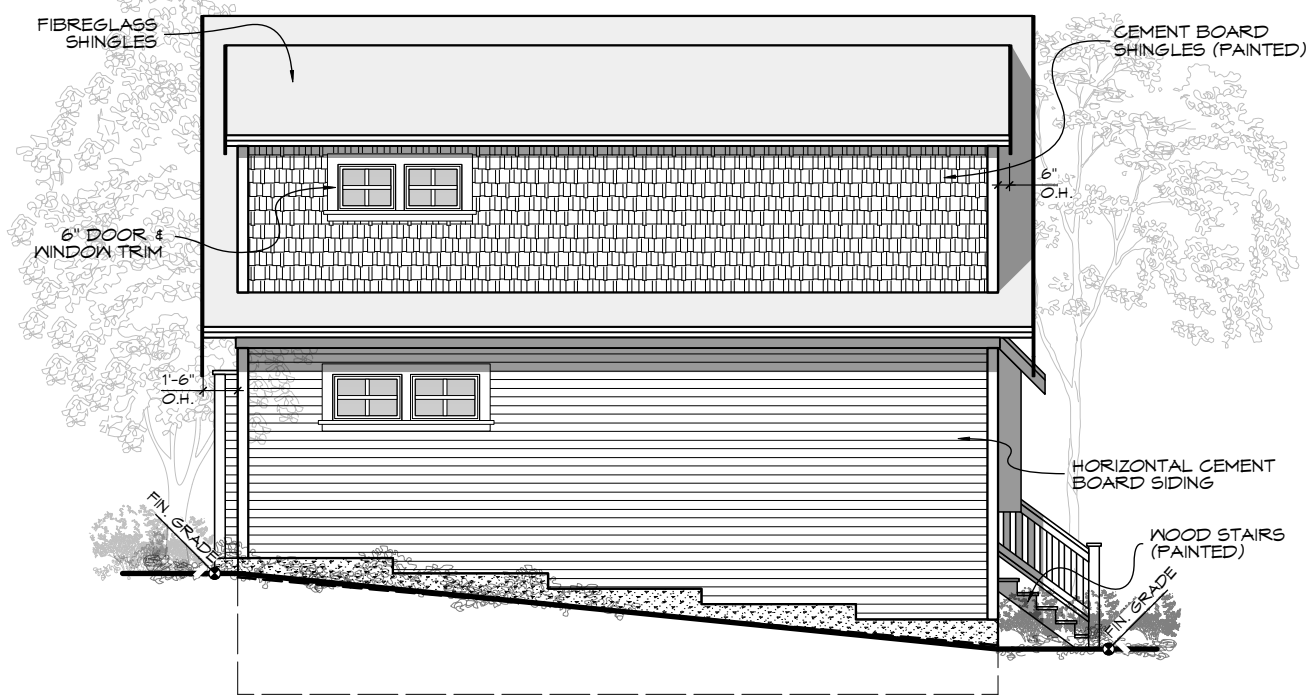
FRONT (E) ELEVATION
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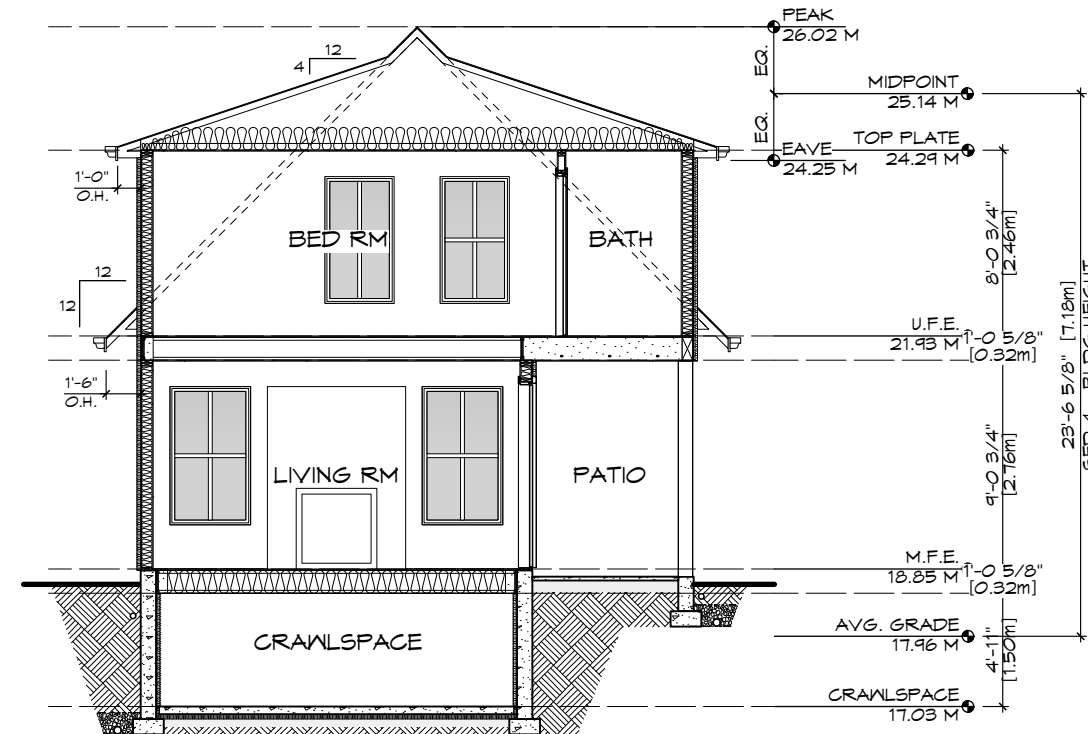
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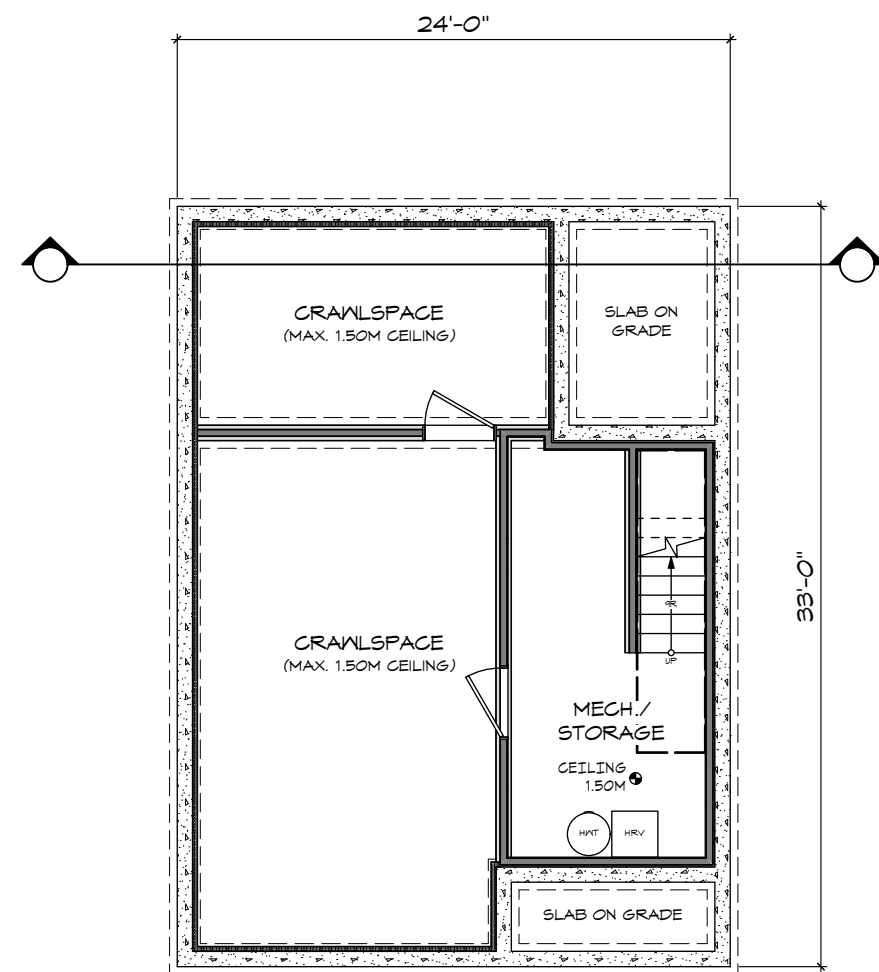
REAR (W) ELEVATION
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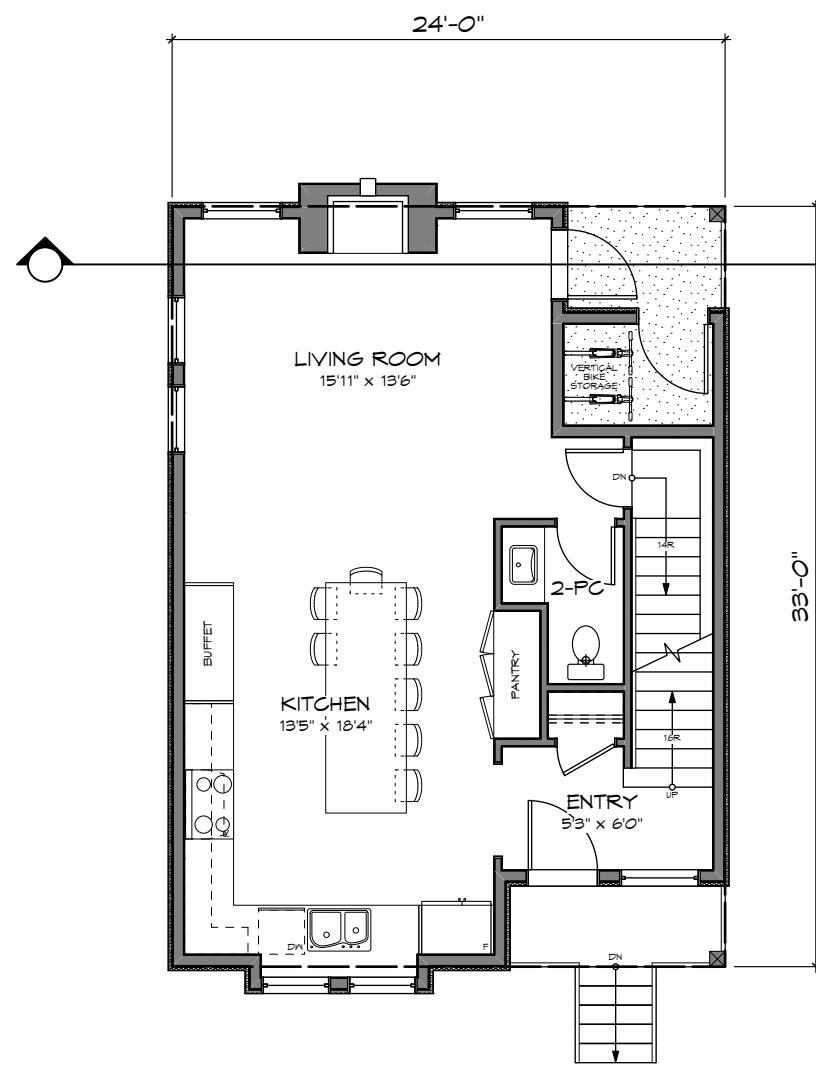
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Scale: 1:100



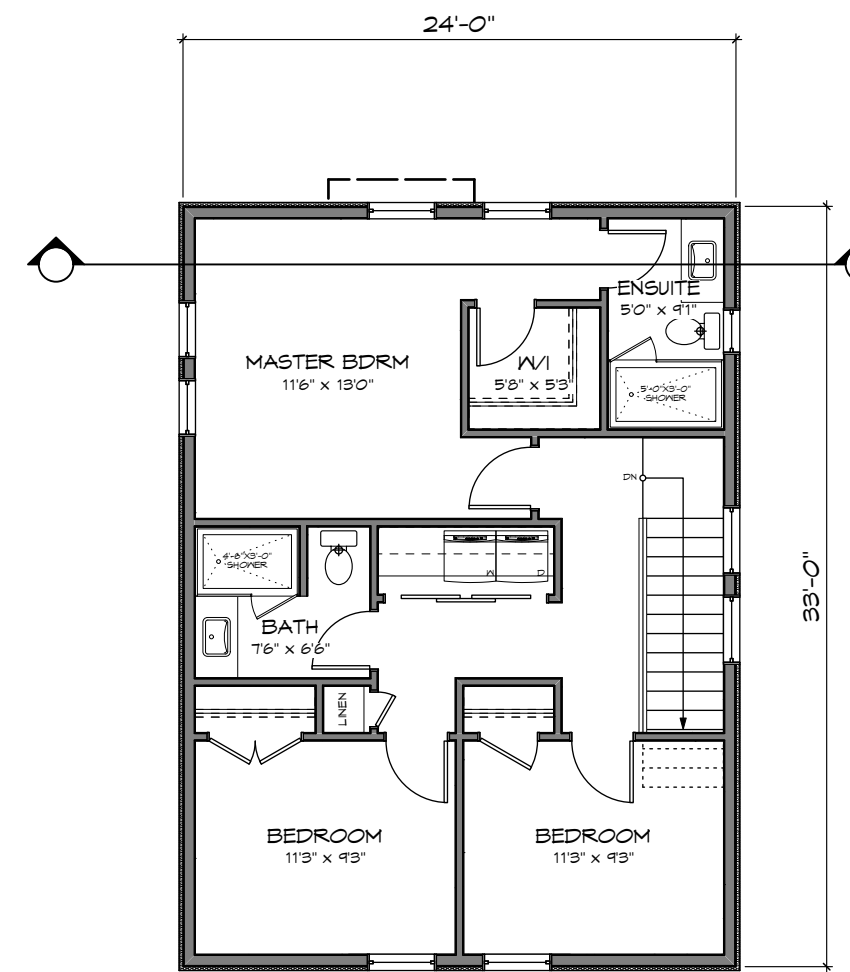
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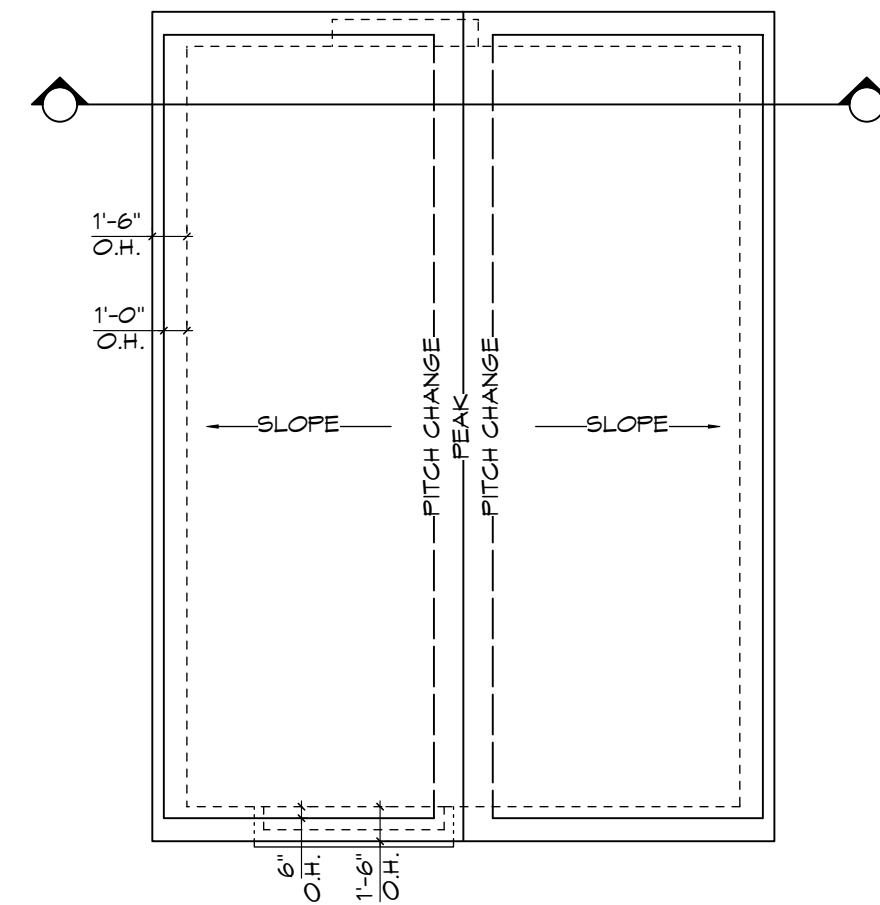
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



1161 NEWPORT AVE
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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 5

Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

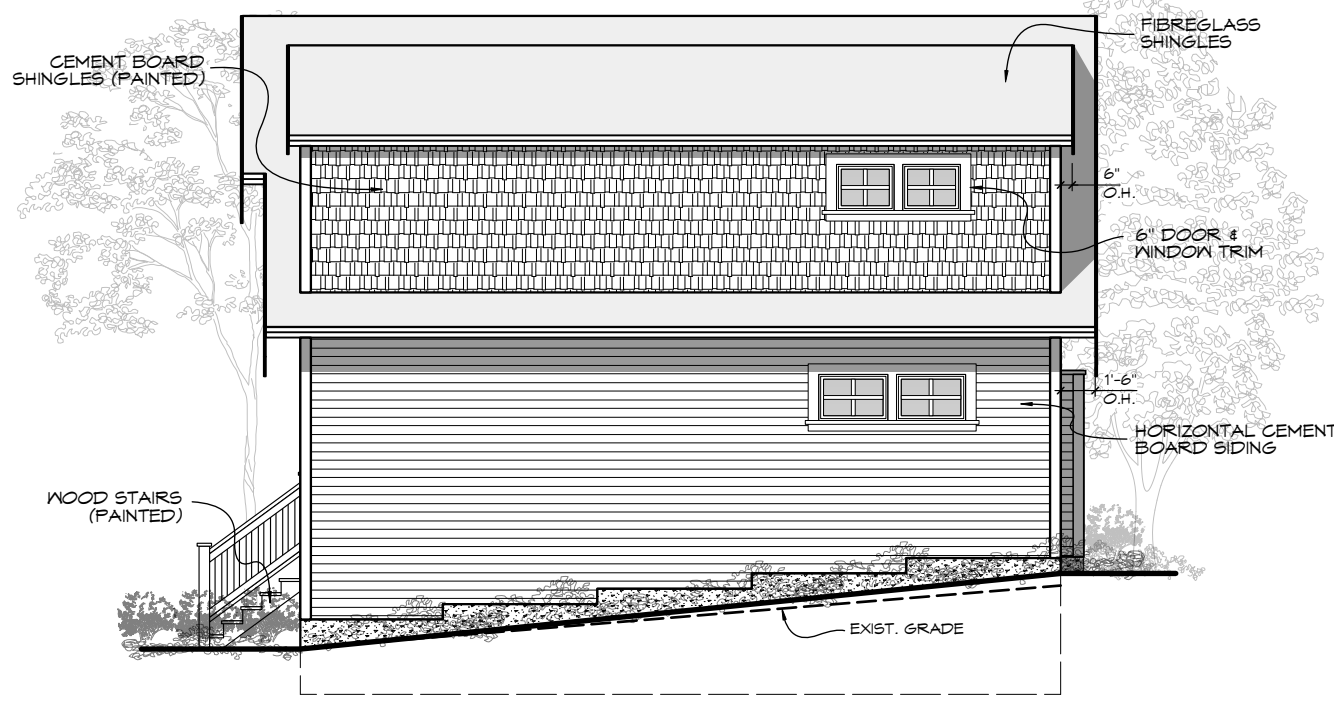
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Proj.No. #####

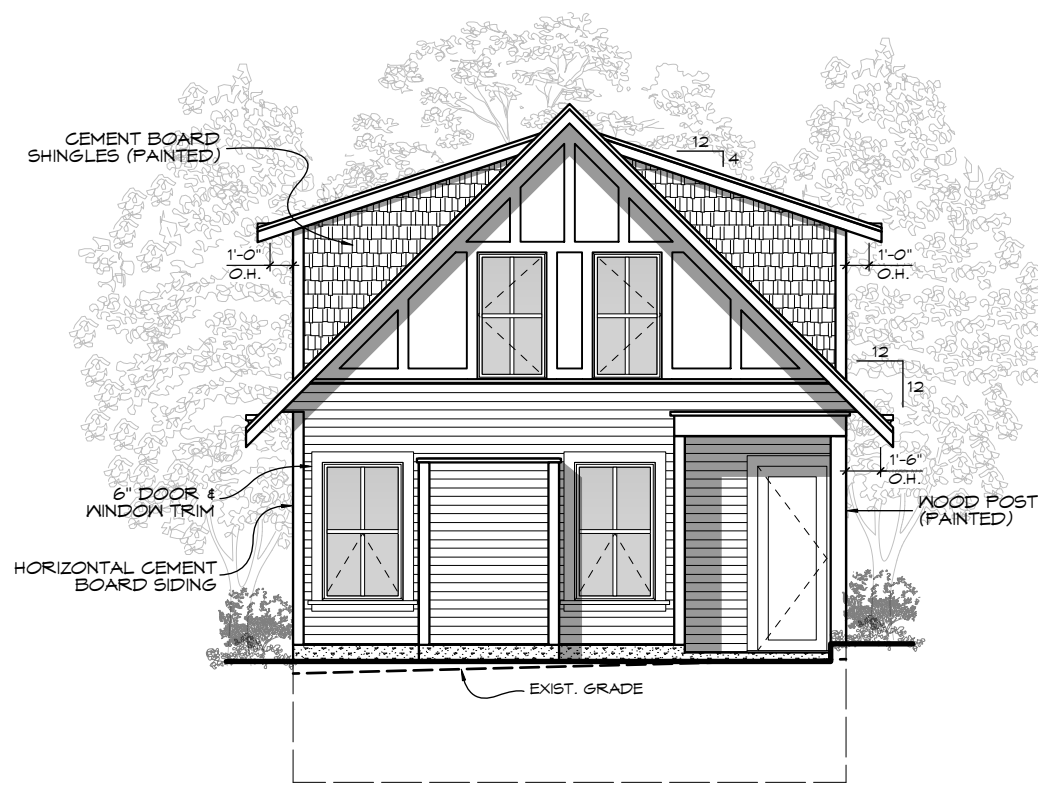
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



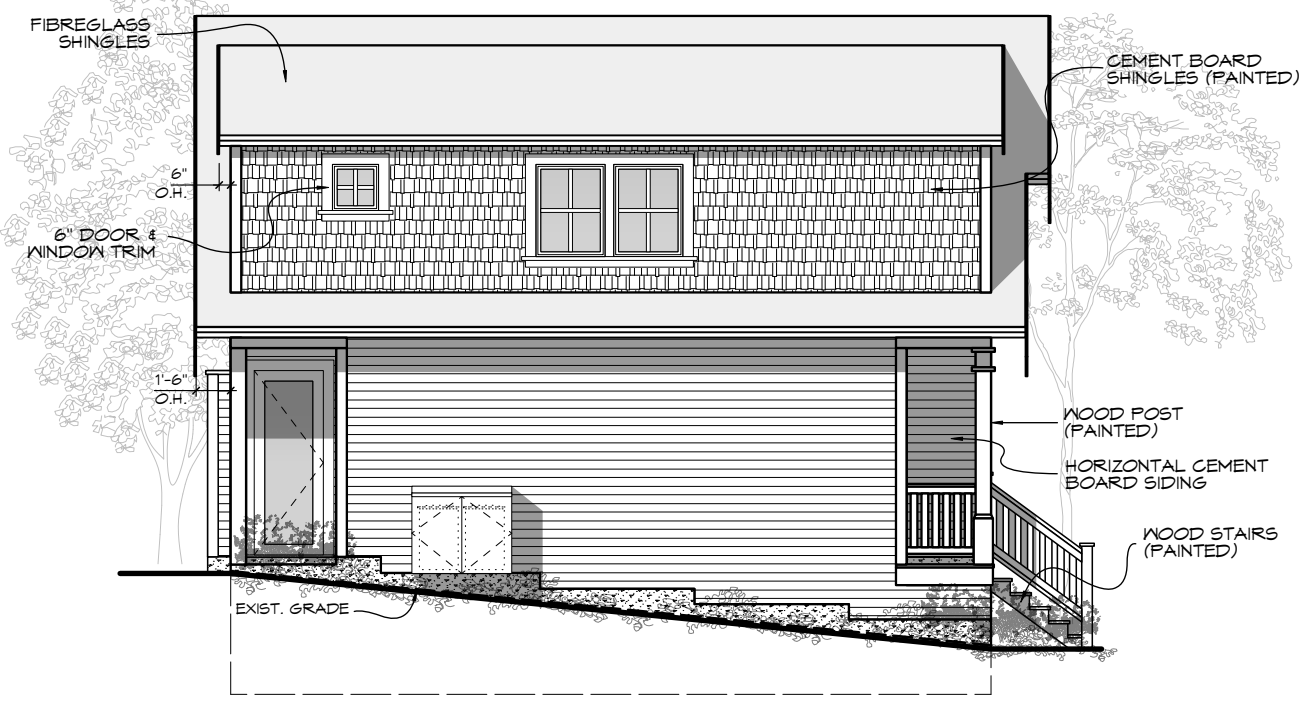
FRONT (E) ELEVATION
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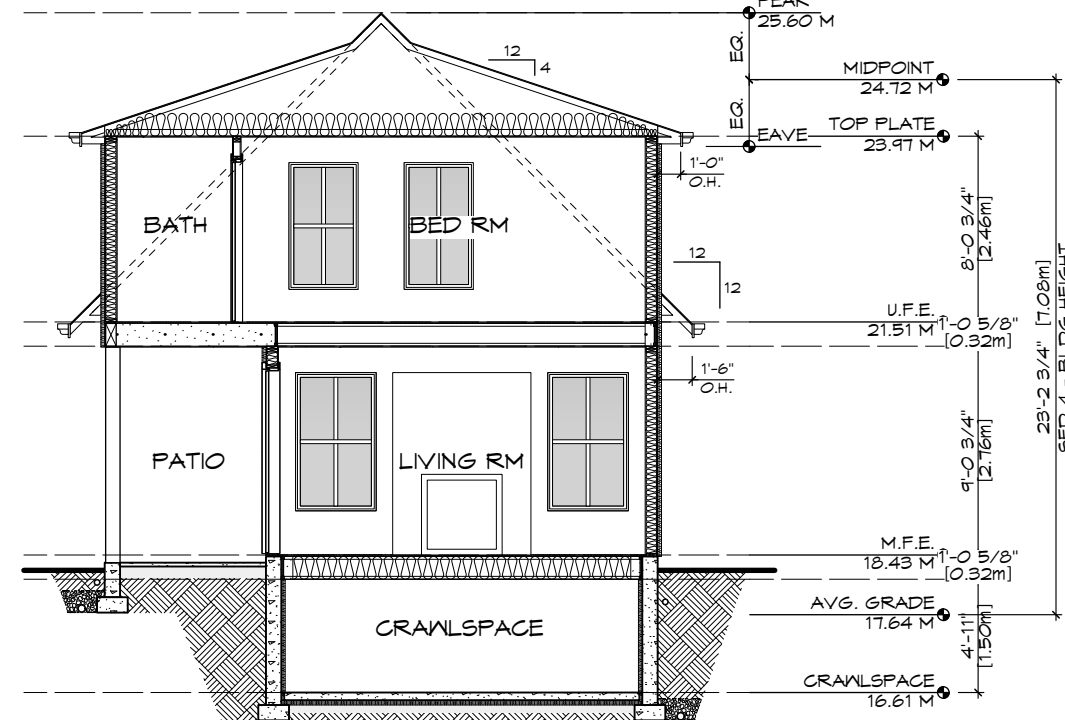
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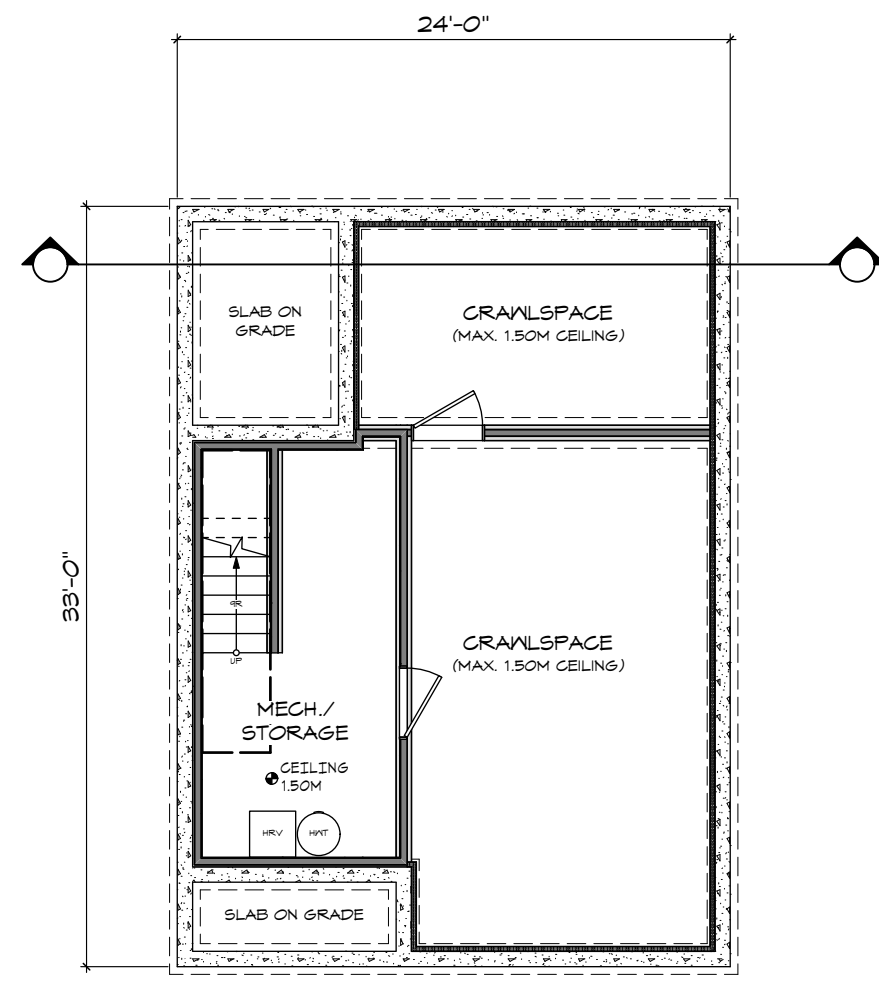
REAR (W) ELEVATION
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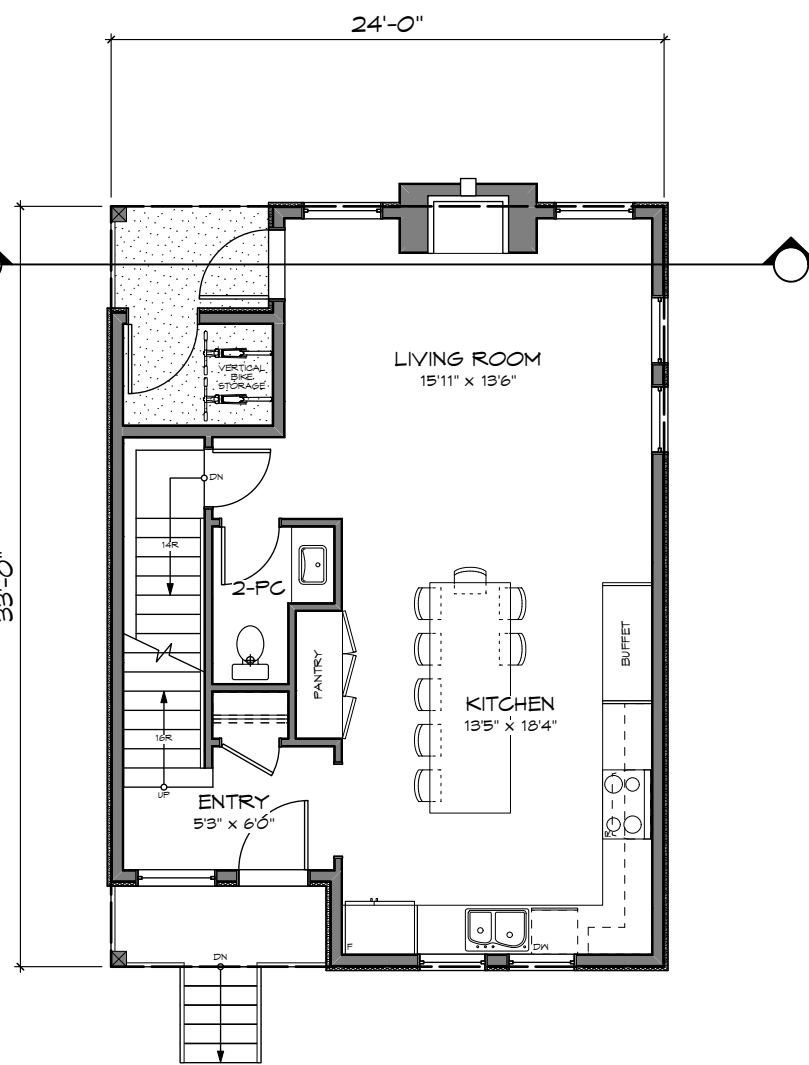
SIDE (S) ELEVATION
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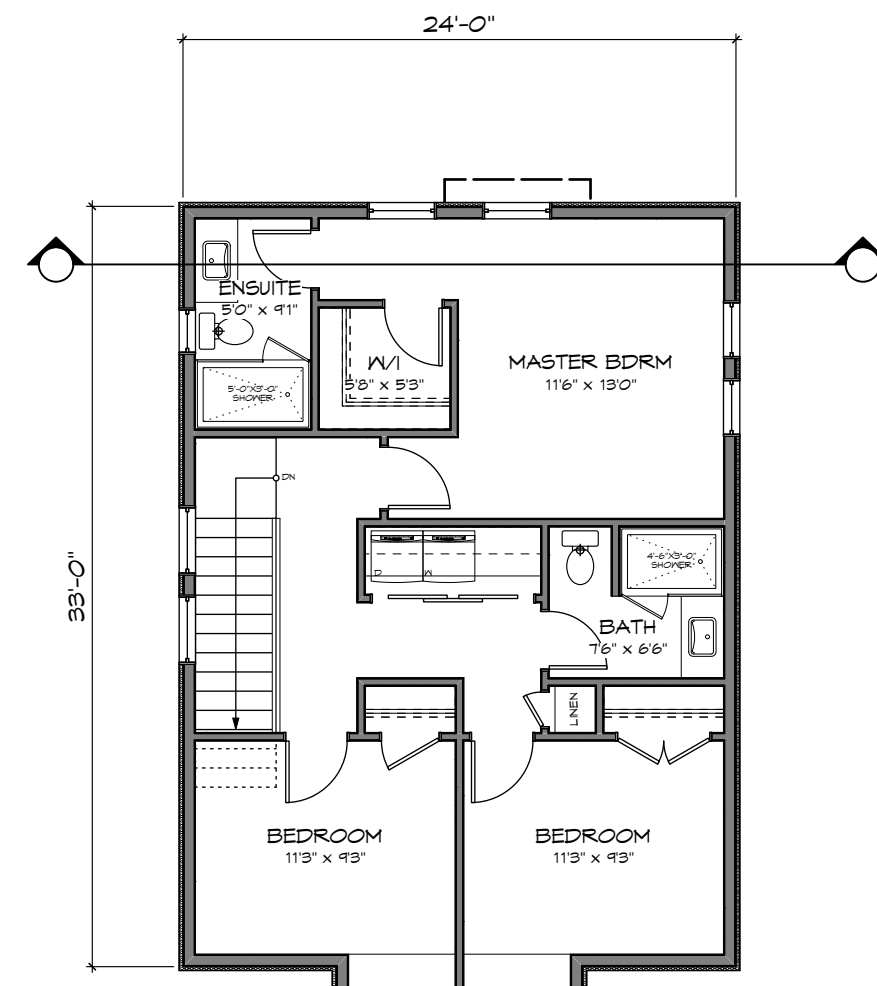
SECTION
Scale: 1:100



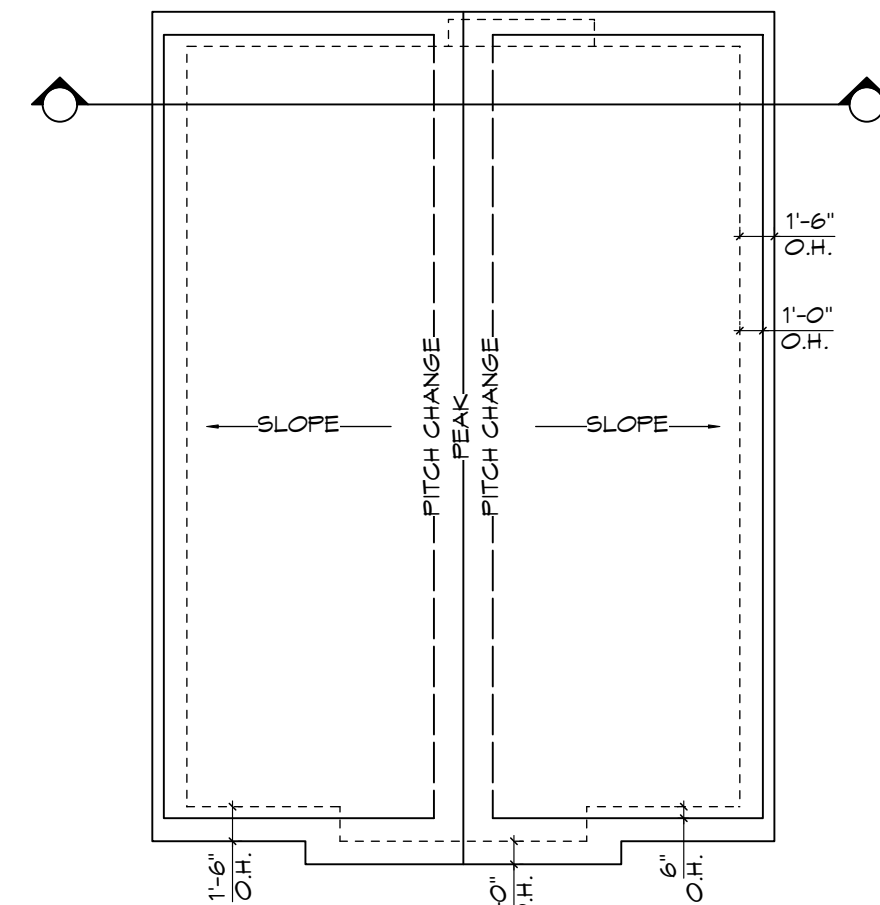
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



1161 NEWPORT AVE
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Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 6

Revision: Sheet:
Rev 1: MAY 24/20
Rev 2: OCT 13/20

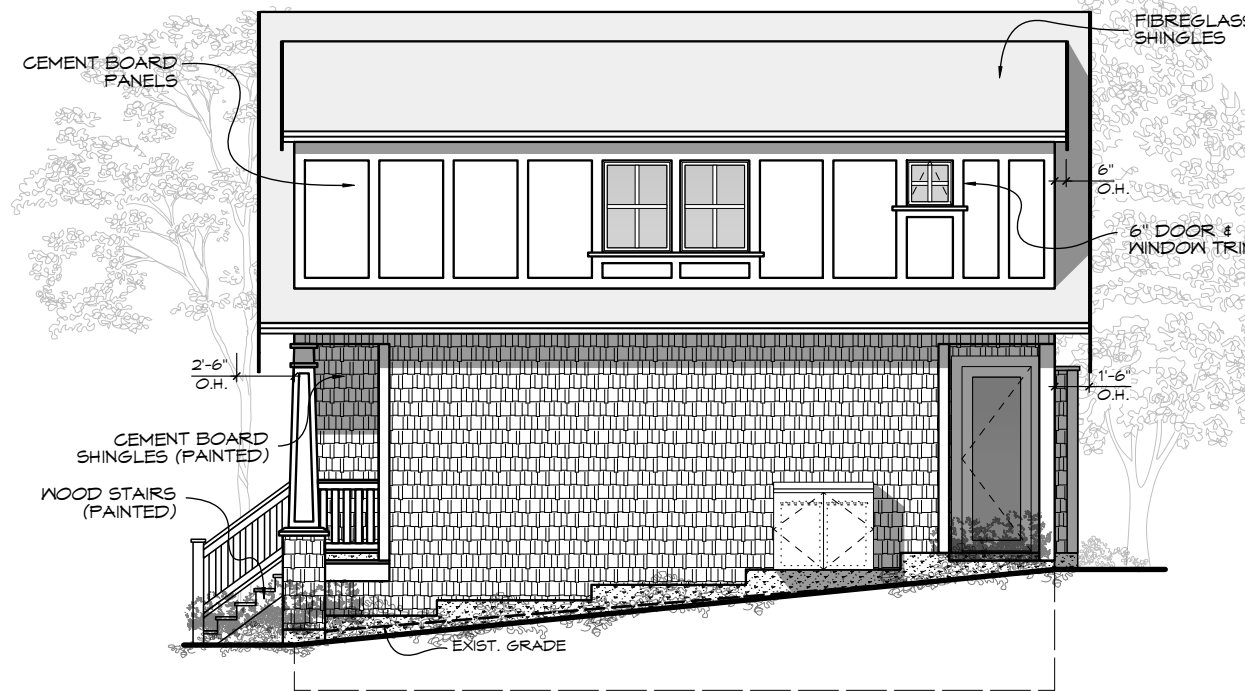
DPO9

Proj.No. #####

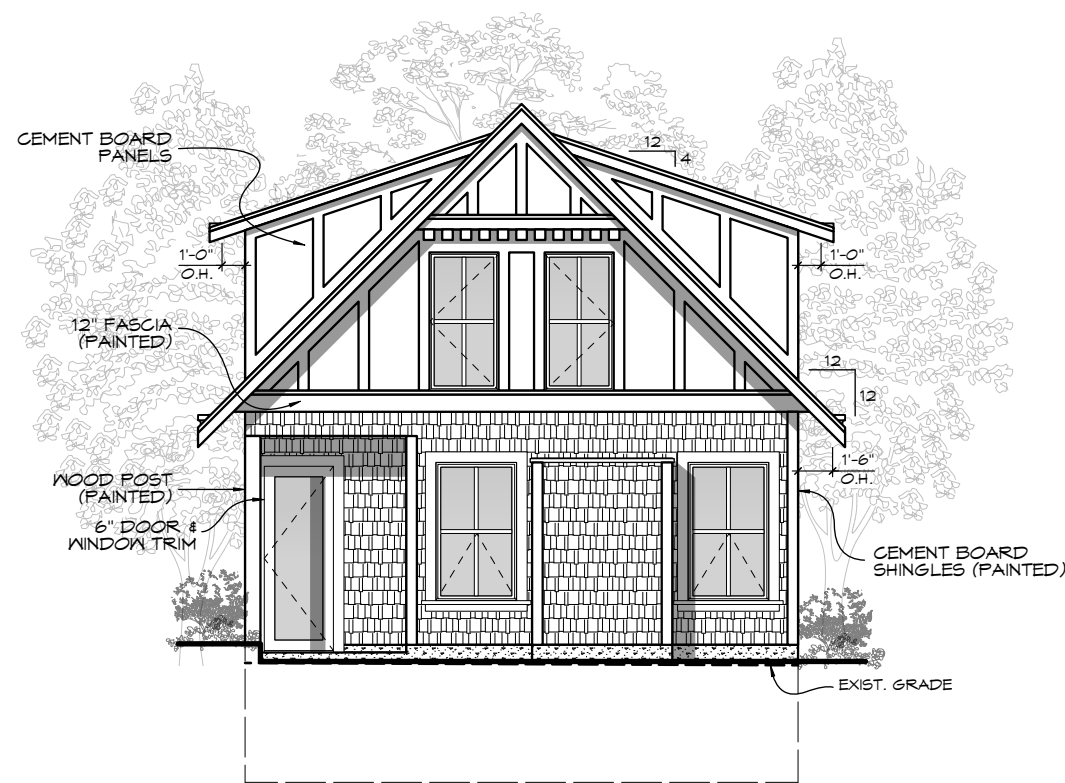
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



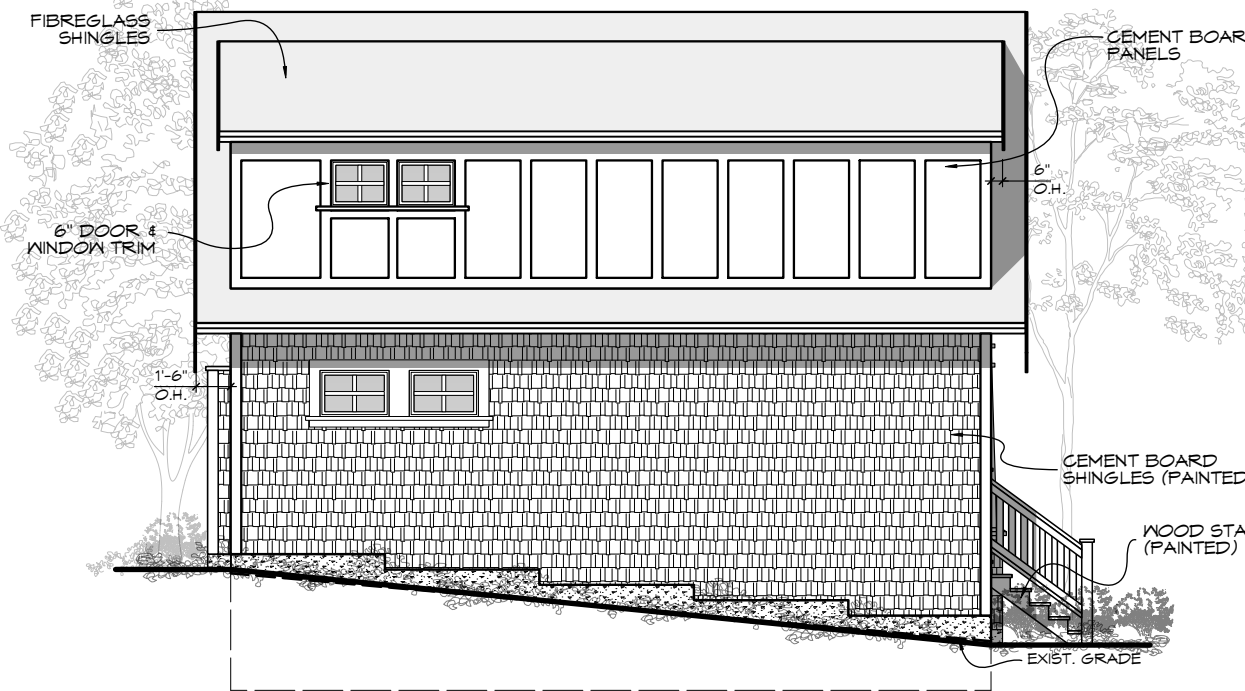
FRONT (E) ELEVATION
Scale: 1:100



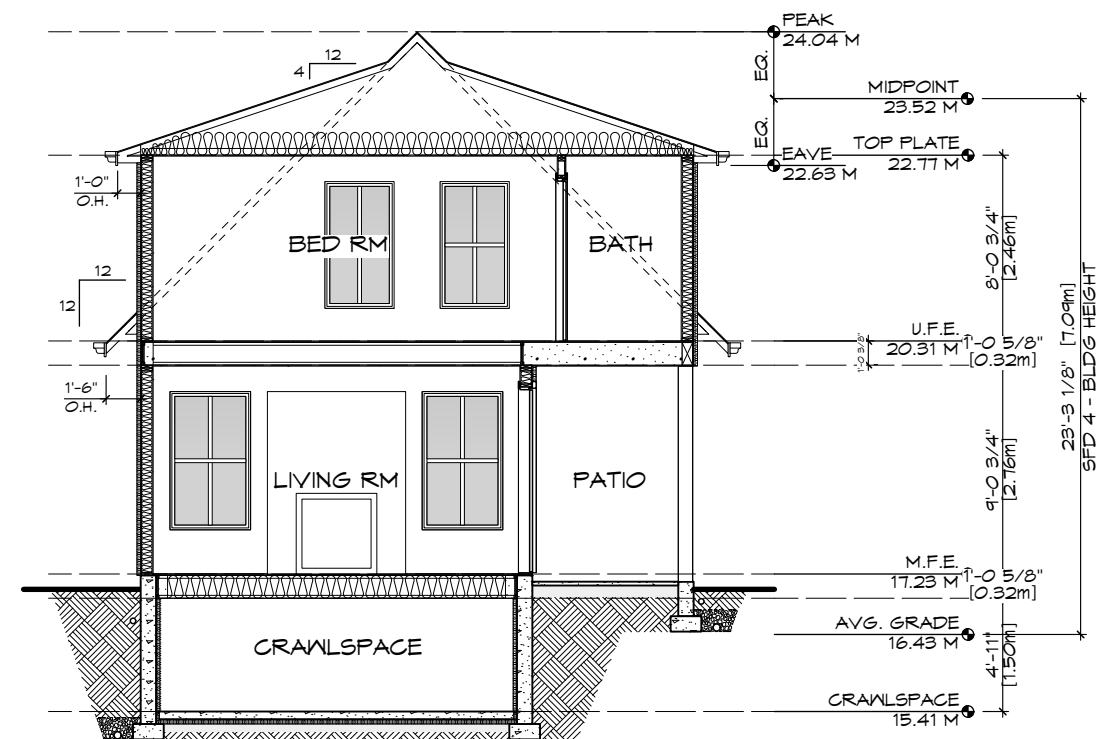
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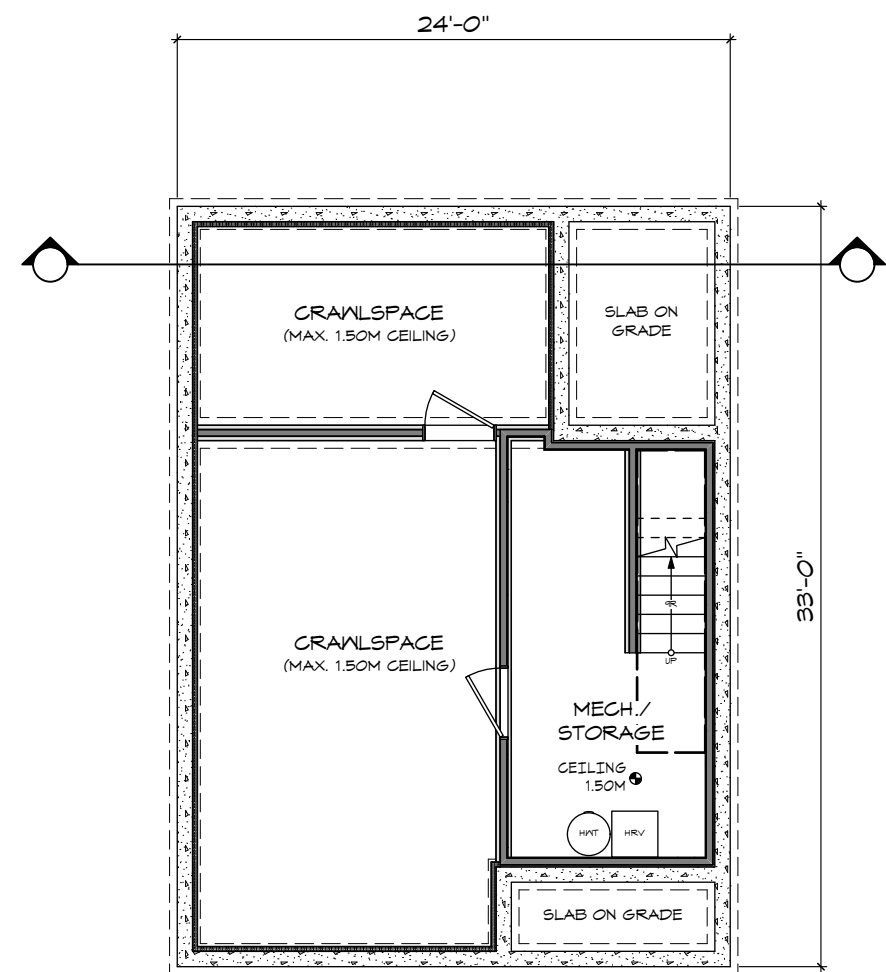
REAR (W) ELEVATION
Scale: 1:100



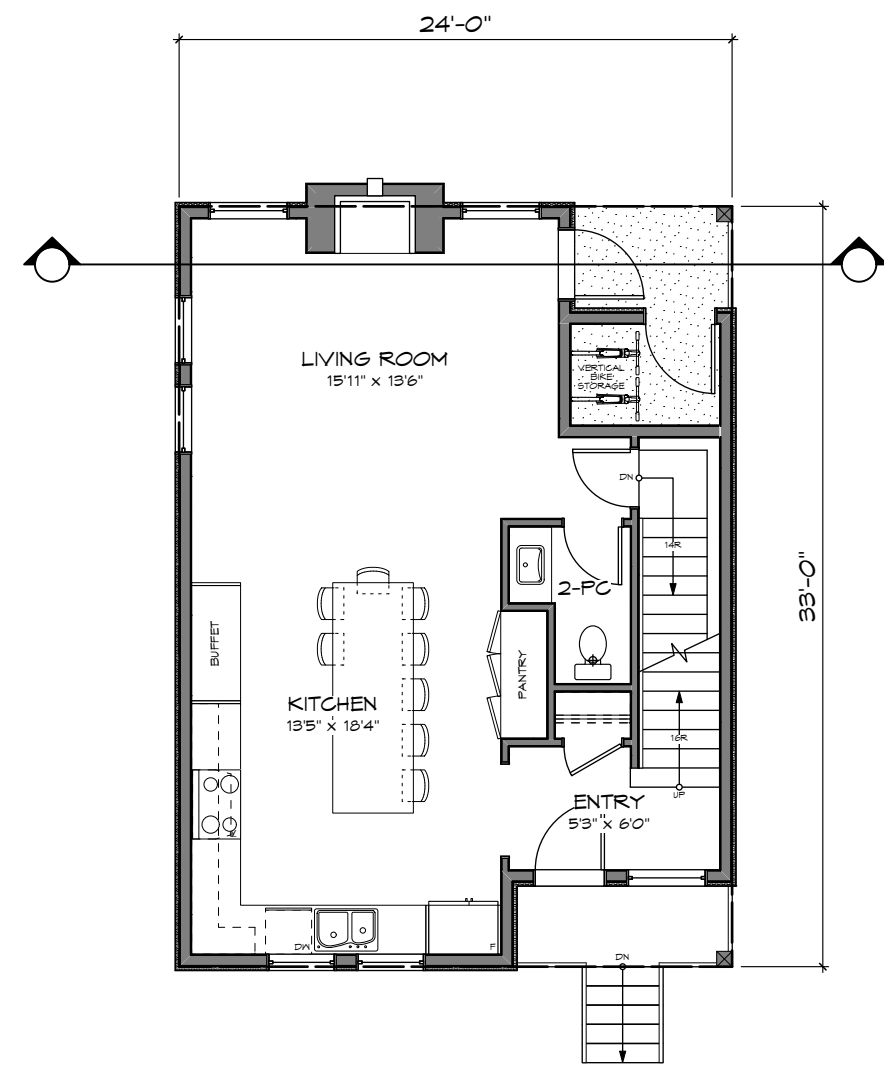
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Scale: 1:100



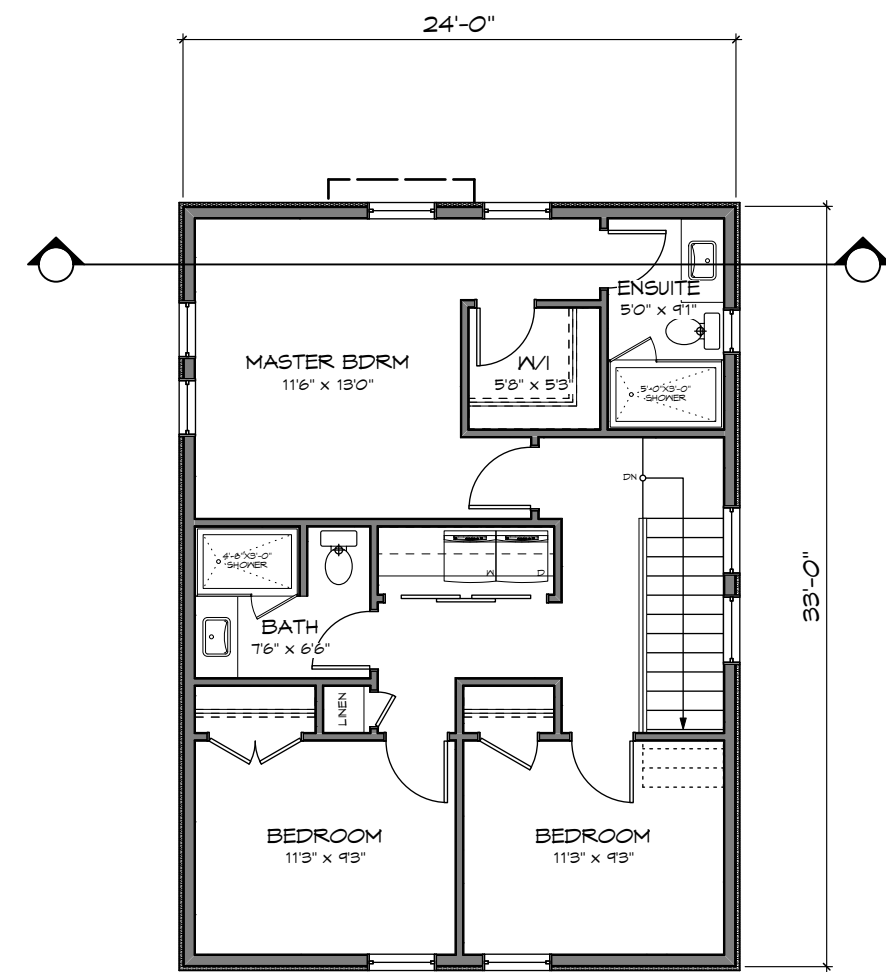
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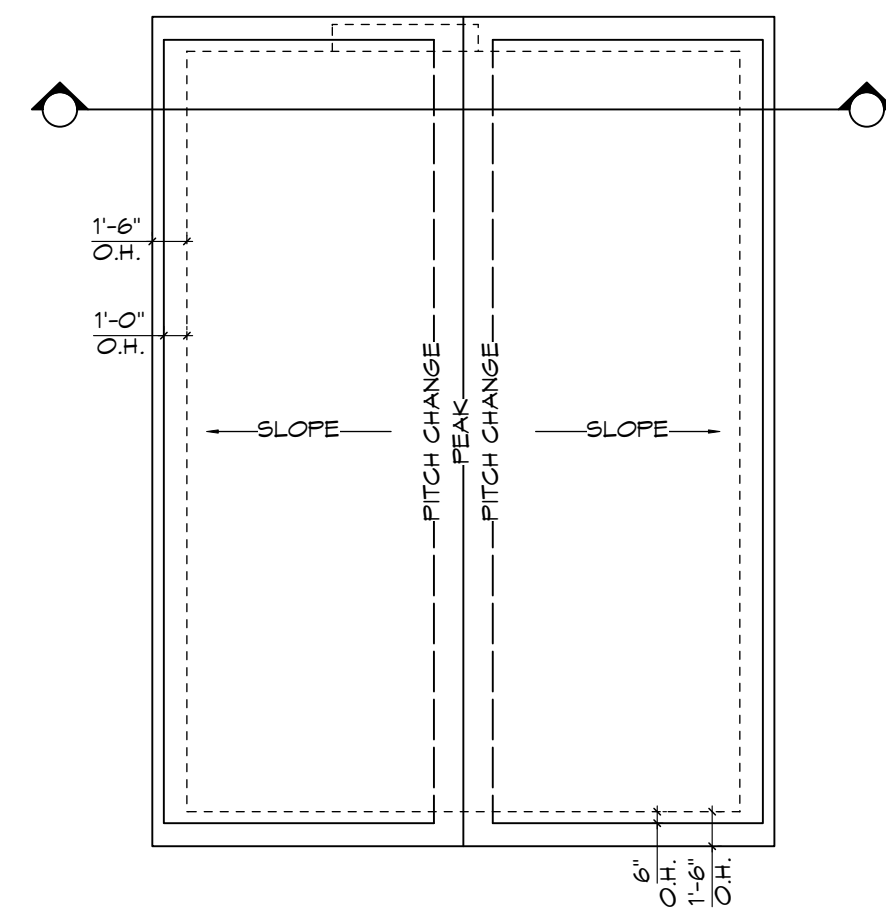
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 7

Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

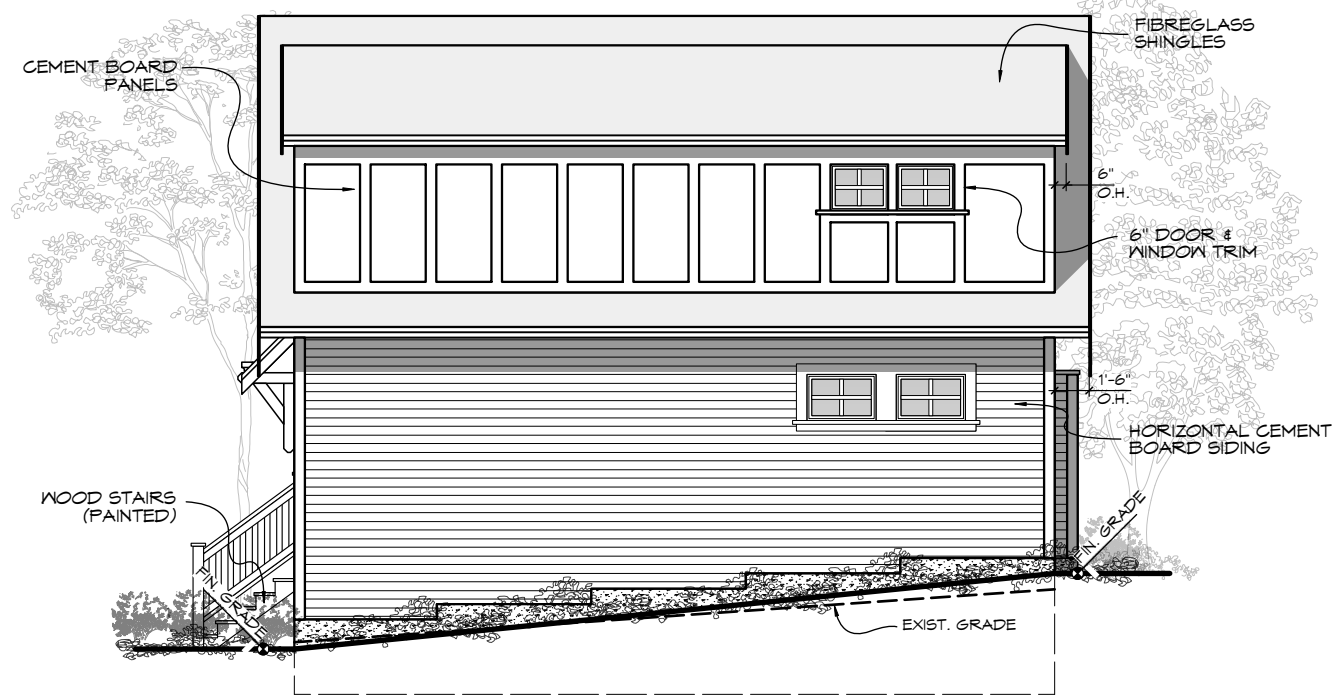
DP10

Proj.No. #####

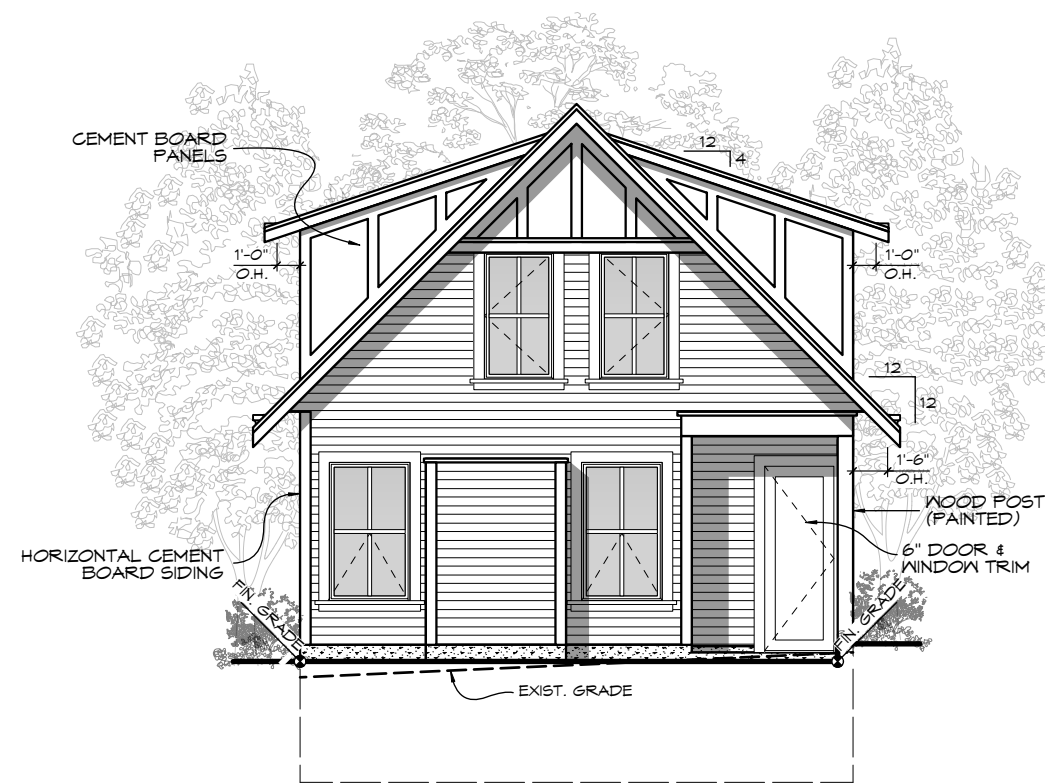
REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



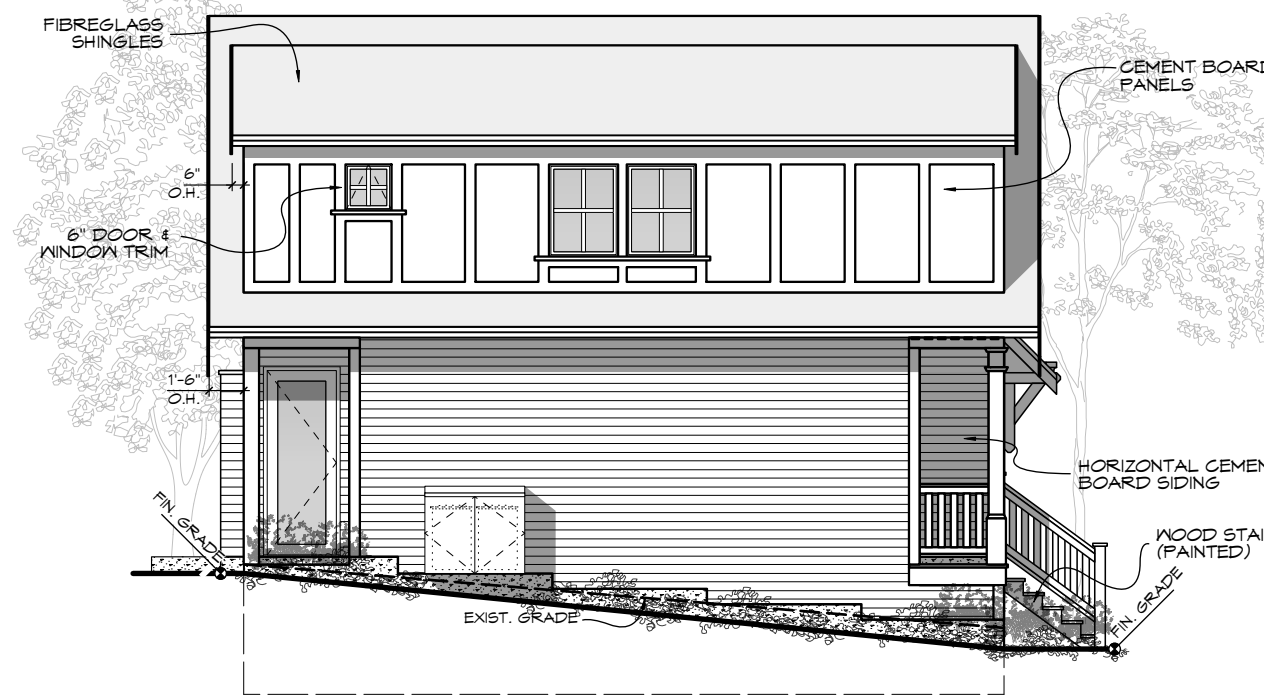
FRONT (E) ELEVATION
Scale: 1:100



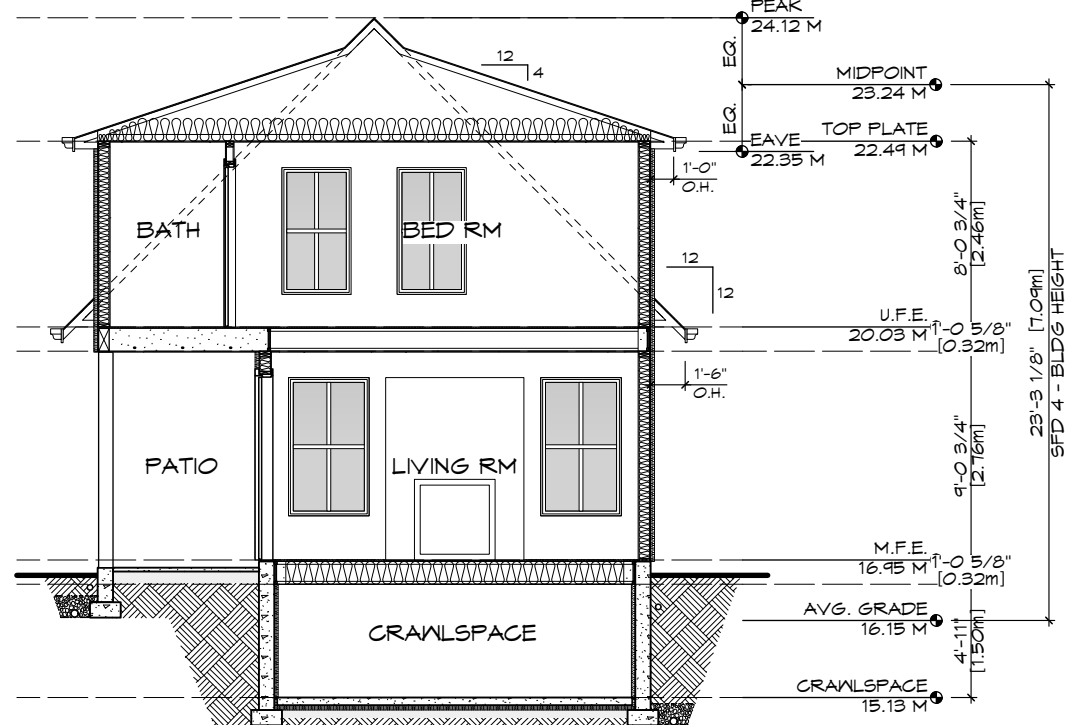
SIDE (N) ELEVATION
Scale: 1:100



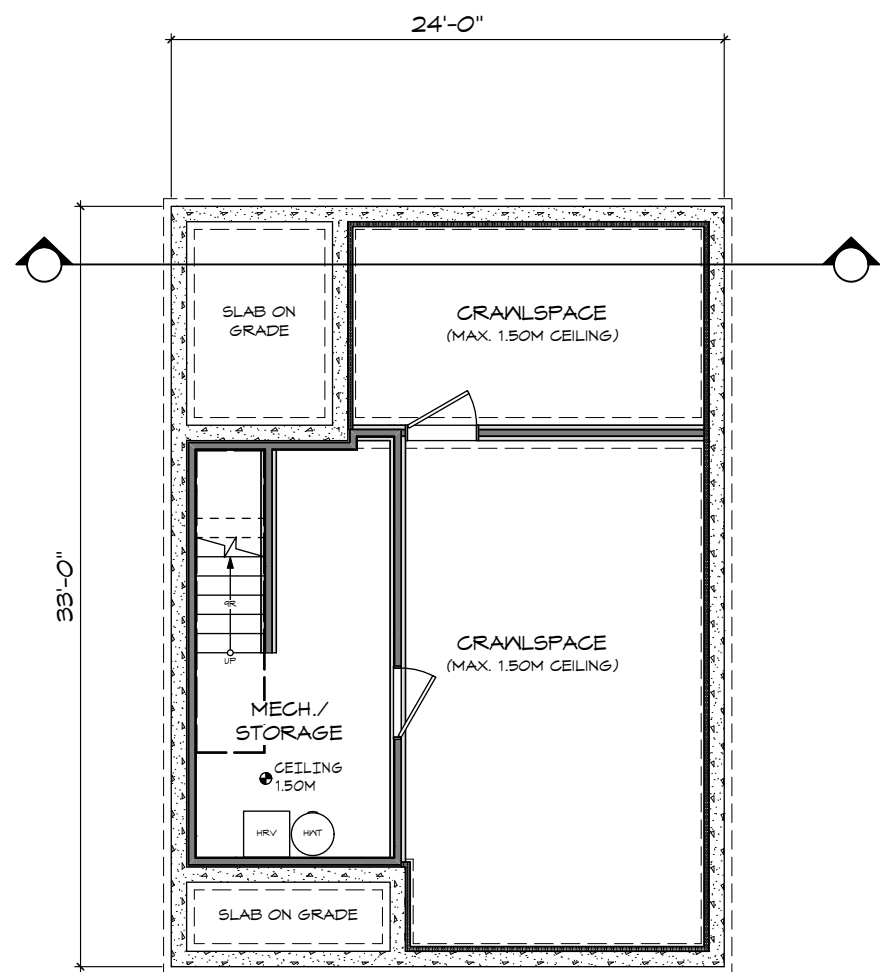
REAR (W) ELEVATION
Scale: 1:100



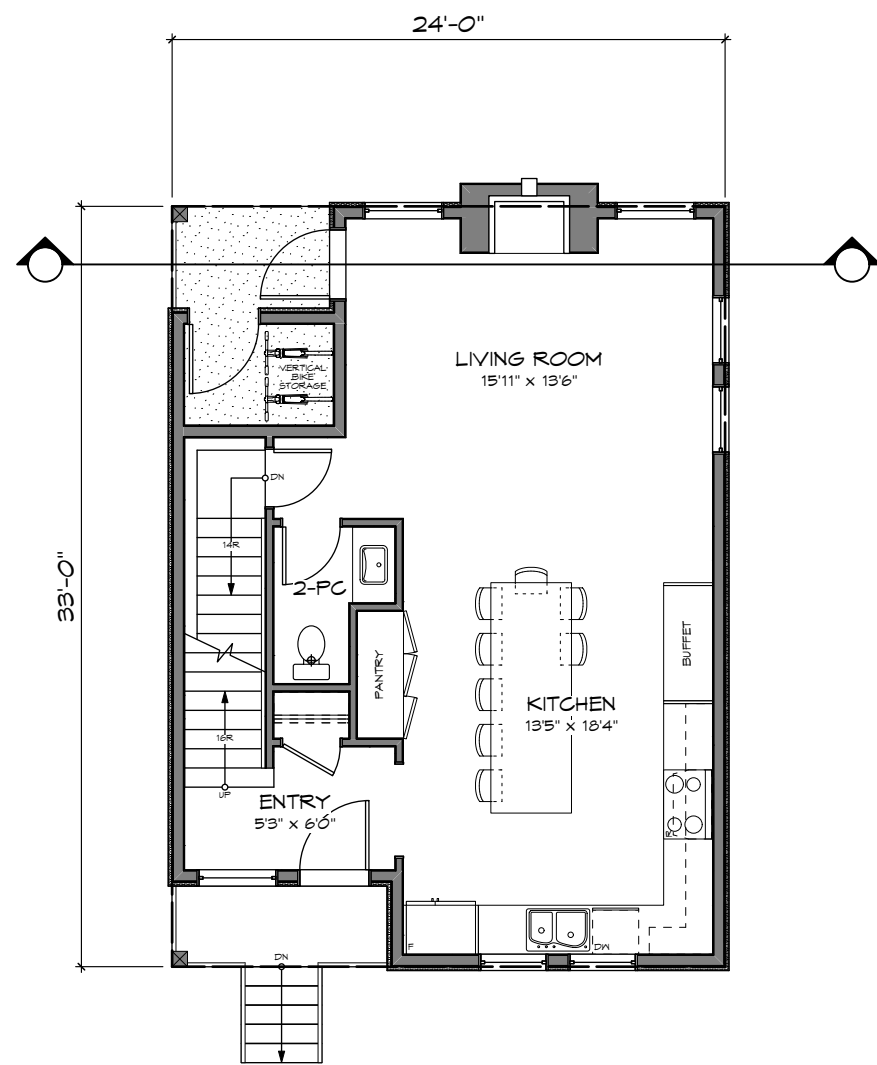
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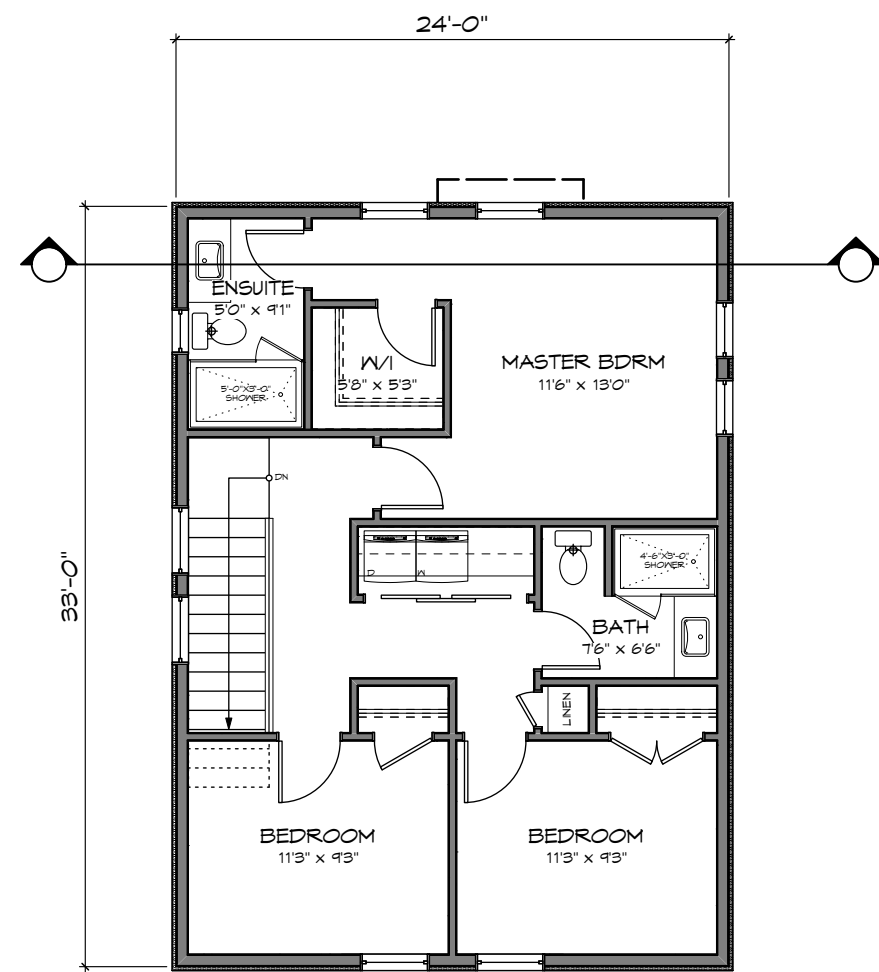
SECTION
Scale: 1:100



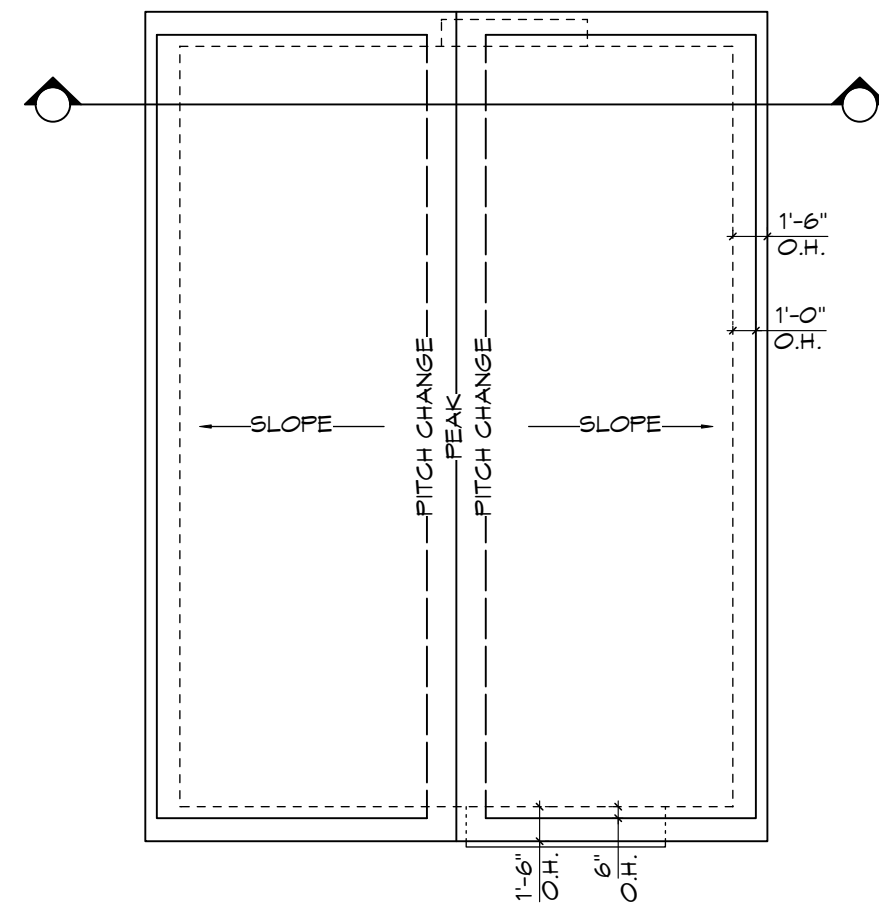
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
OCT 13, 2020



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
FLOOR PLANS &
ELEVATIONS -
SFD 8

Revision:
Rev 1:
MAY 24/20
Rev 2:
OCT 13/20

Sheet:

DP11

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
2	NO CHANGES	OCT 13/20



STREETSCAPE
Scale: 1:85

RE-ISSUED FOR DP
OCT 13, 2020

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON
AVENUE - REZONING

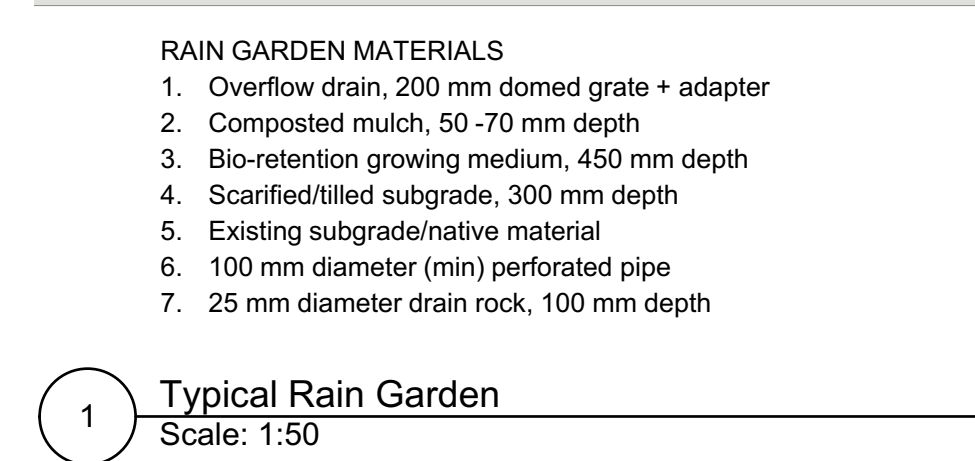
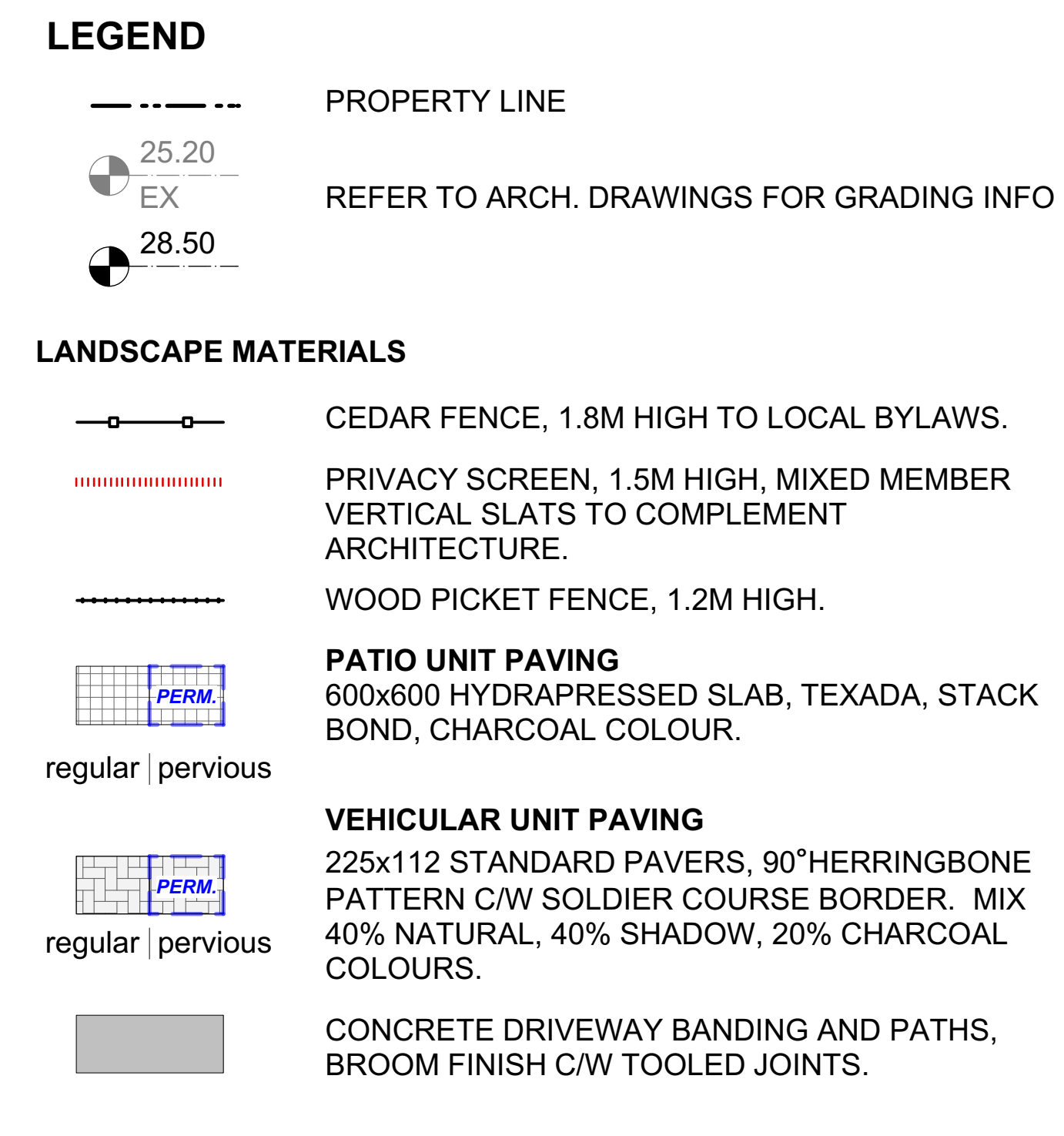
Title:
STREETSCAPE

Revision: Rev 1: MAY 24/20
Rev 2: OCT 13/20

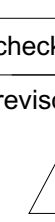
Sheet:
DP12

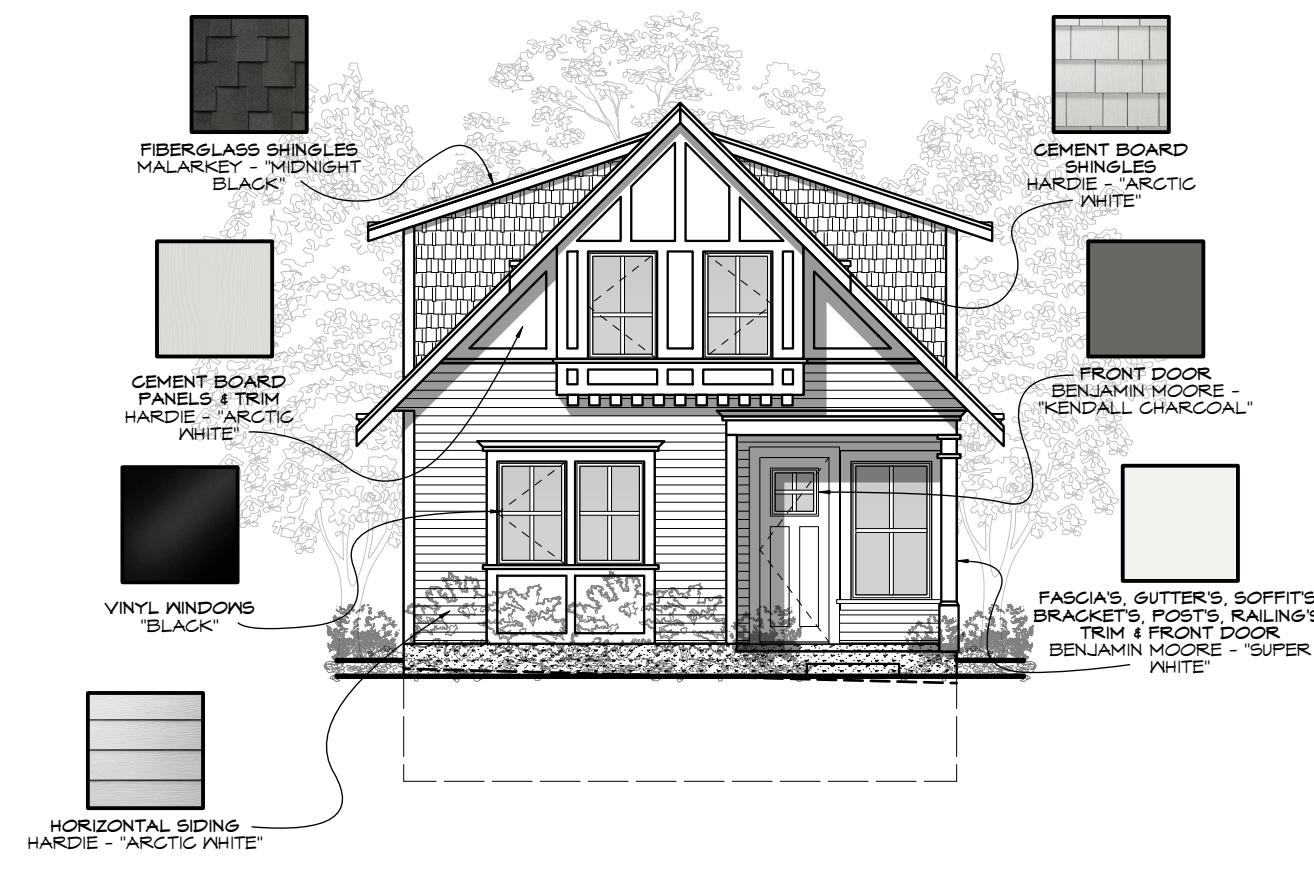
Proj.No. ####

REV. NO.	DESCRIPTION	DATE
2	8. PROPOSED TREES REMOVED TO CONFORM TO NEW SERVING PLAN	OCT 13/20

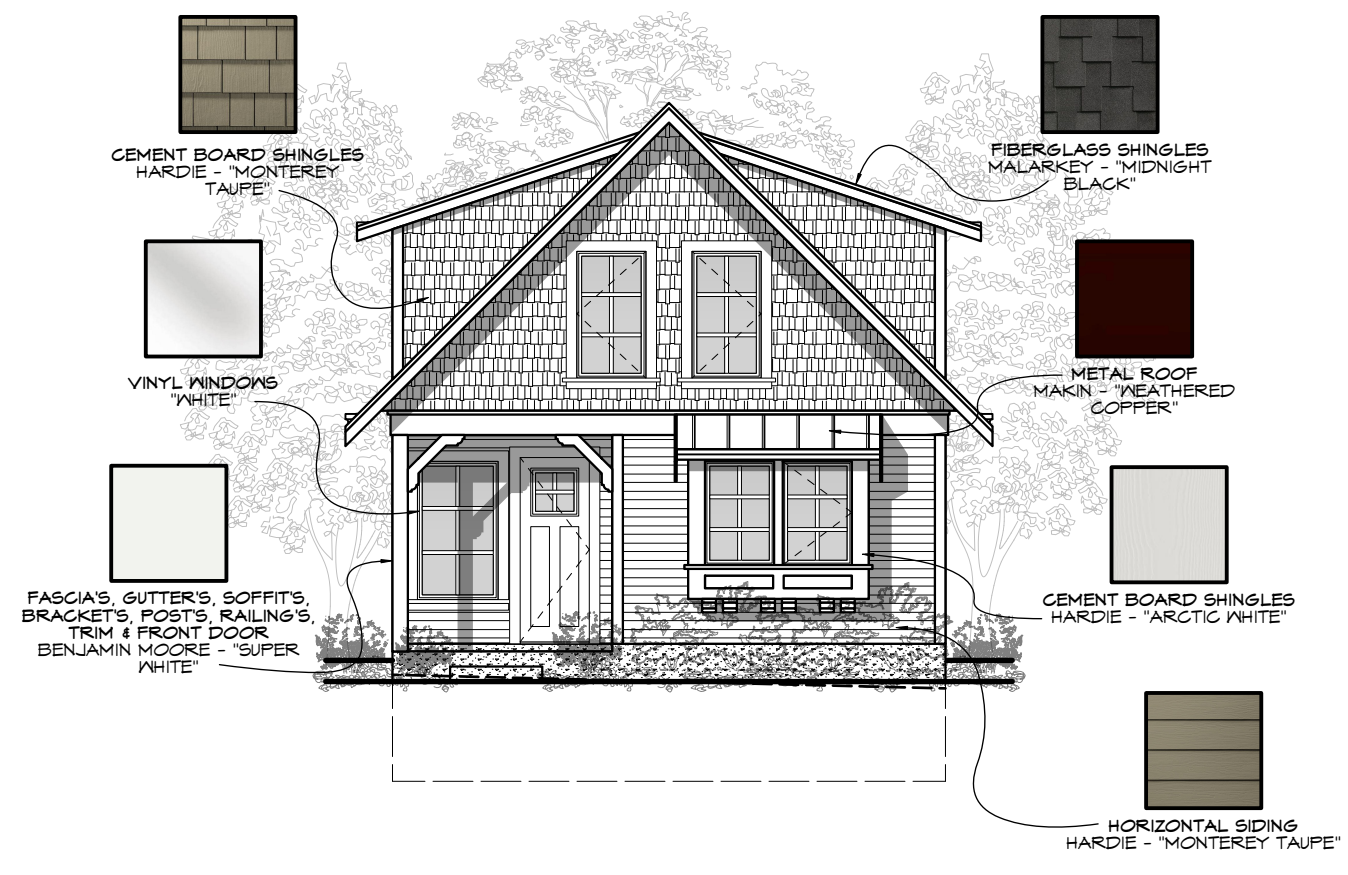


- ### **DRAWING NOTES**
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 2. All plan dimensions in metres and all detail dimensions in millimetres.
 3. Plant quantities on Plans shall take precedence over plant list quantities.
 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 7. Landscape installation to carry a 1 year warranty from date of acceptance.
 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

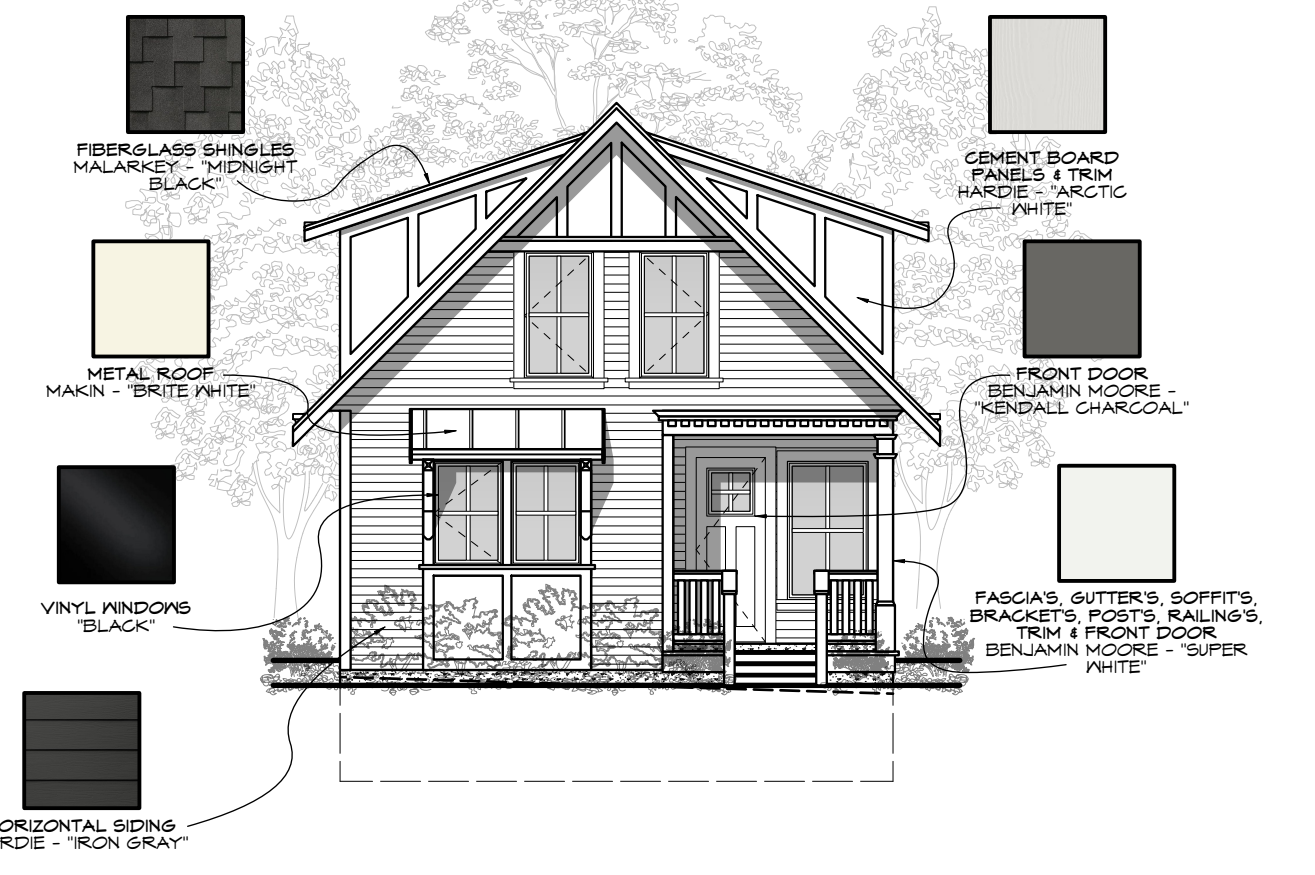
		
NOT FOR CONSTRUCTION		
3	DP REV.2	13 OCT. 2020
2	DP REV. 1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date
 Murdoch de Greeff INC Landscape Planning & Design 200 - 504 Oakdale Road Victoria, BC V8Z 1G1 Phone: 250.412.2891 Fax: 250.412.2892		
client		
CUBE DEVELOPMENTS 2272 MILLSTREAM ROAD VICTORIA, BC		
project		
3120 WASHINGTON AVENUE DEVELOPMENT VICTORIA, BC		
sheet title		
Landscape Materials		
project no.		
120.03		
scale		
1:125 @ 24"x36"		
drawn by		
MDI		
checked by		
SM/PdG		
revision no.		
sheet no.		
 L1.01		



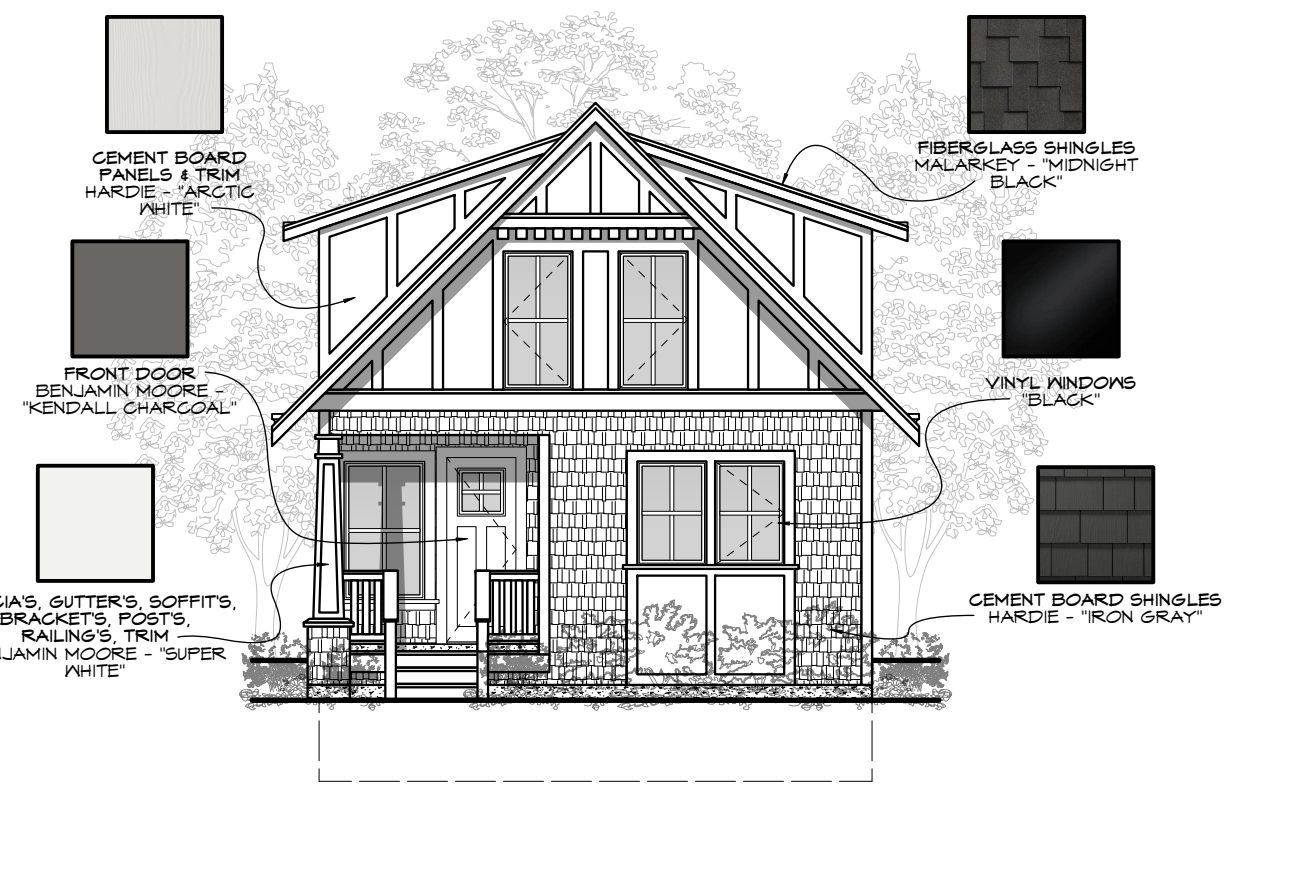
SFD-1 COLOURS
Scale: 1:100



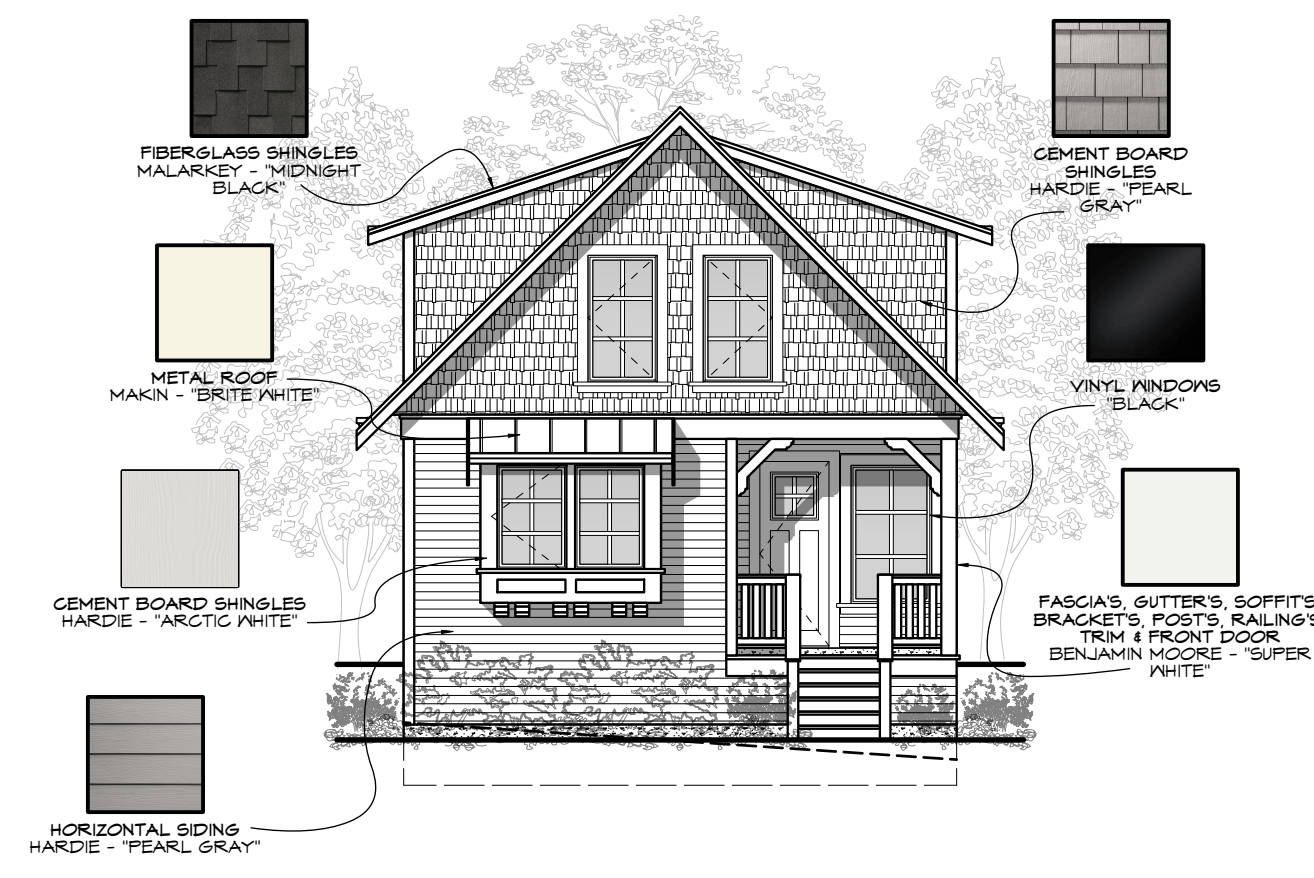
SFD-2 COLOURS
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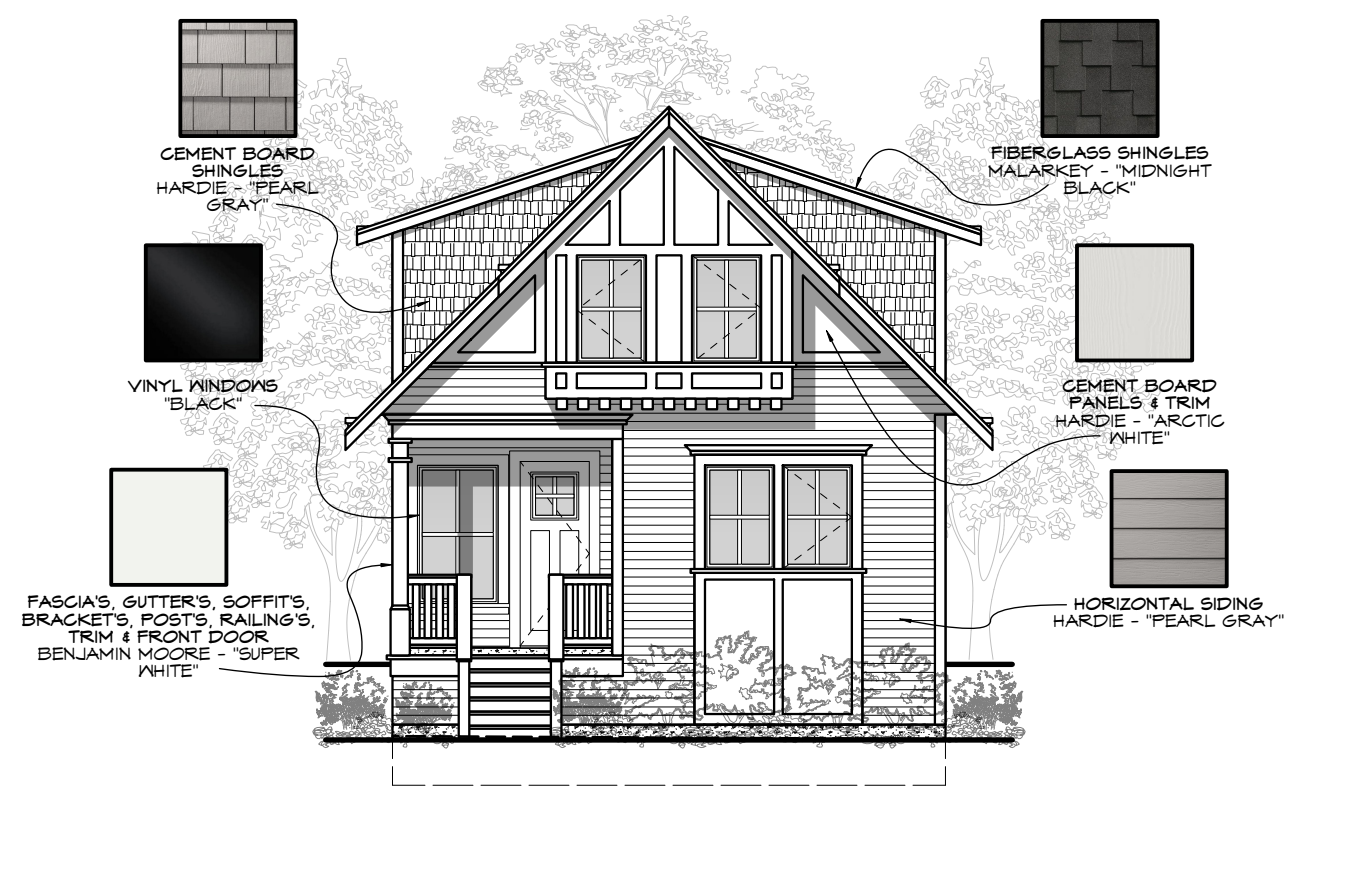
SFD-3 COLOURS
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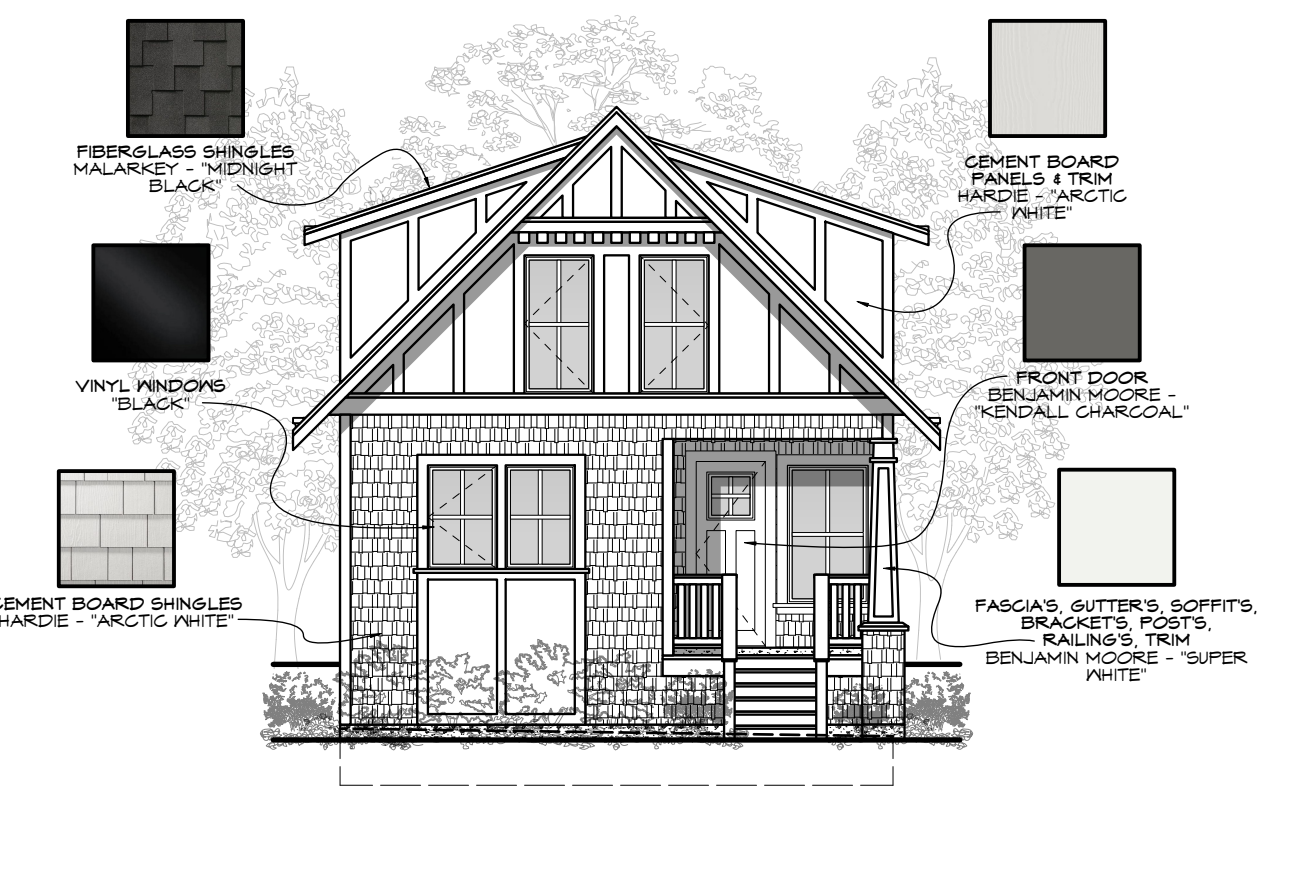
SFD-4 COLOURS
Scale: 1:100



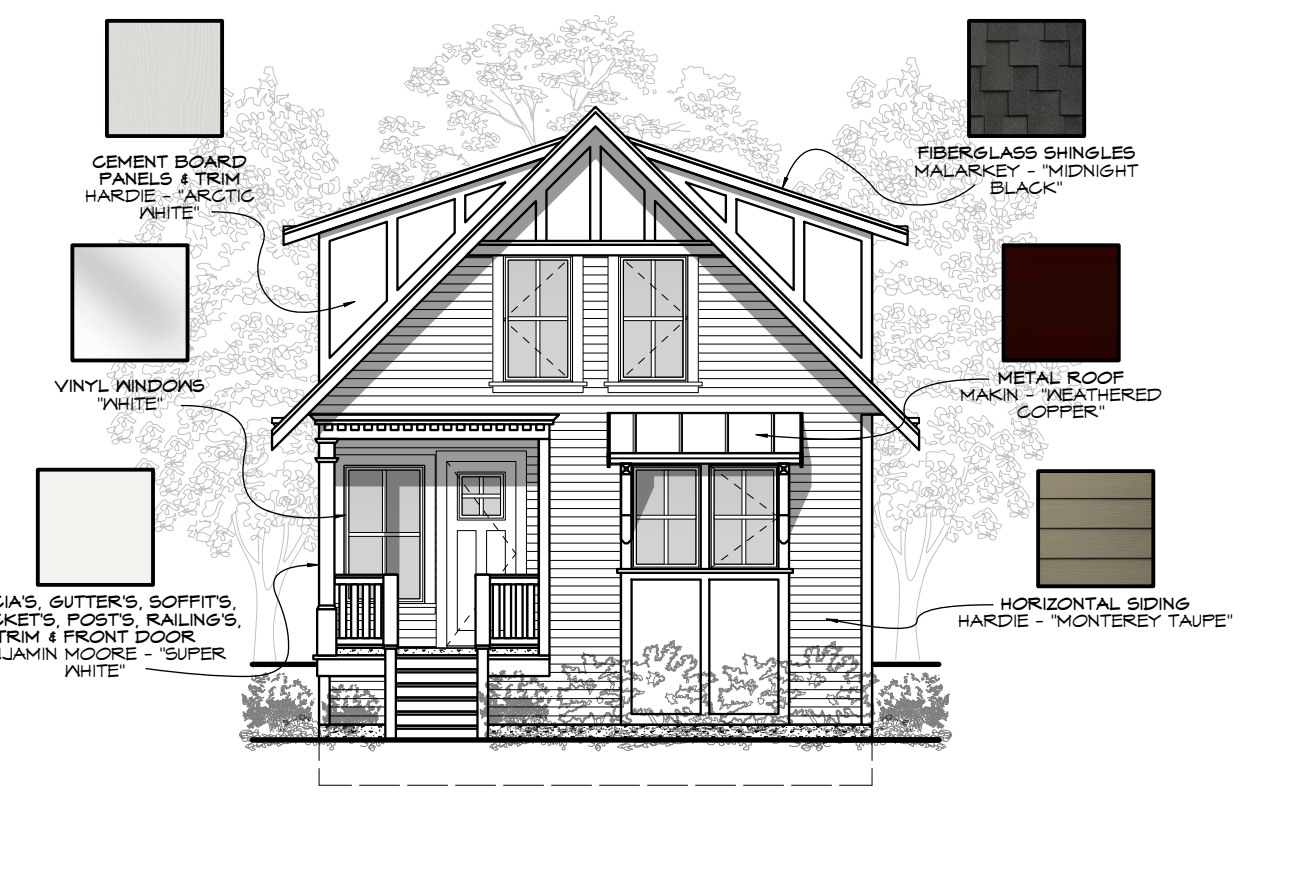
SFD-5 COLOURS
Scale: 1:100



SFD-6 COLOURS
Scale: 1:100



SFD-7 COLOURS
Scale: 1:100



SFD-8 COLOURS
Scale: 1:100

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OCT 13, 2020



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Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

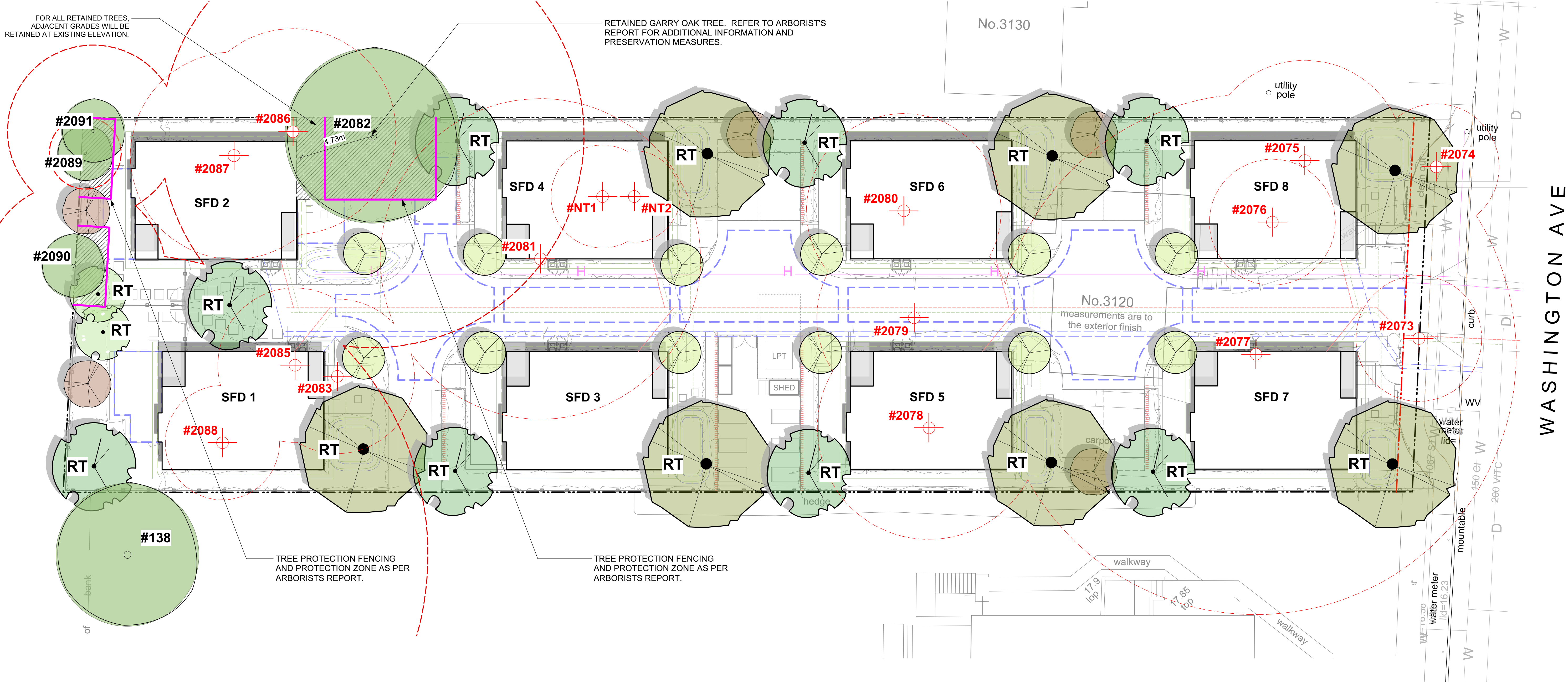
Project:
3120 WASHINGTON
AVENUE - REZONING

Title:
COLOUR BOARD

Revision: Rev 1: MAY 24/20
Rev 2: OCT 13/20

Sheet:
DP13
Proj.No. #####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JUNE 24/20



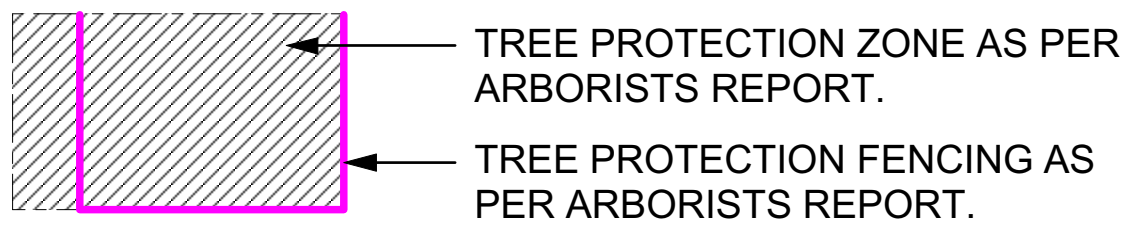
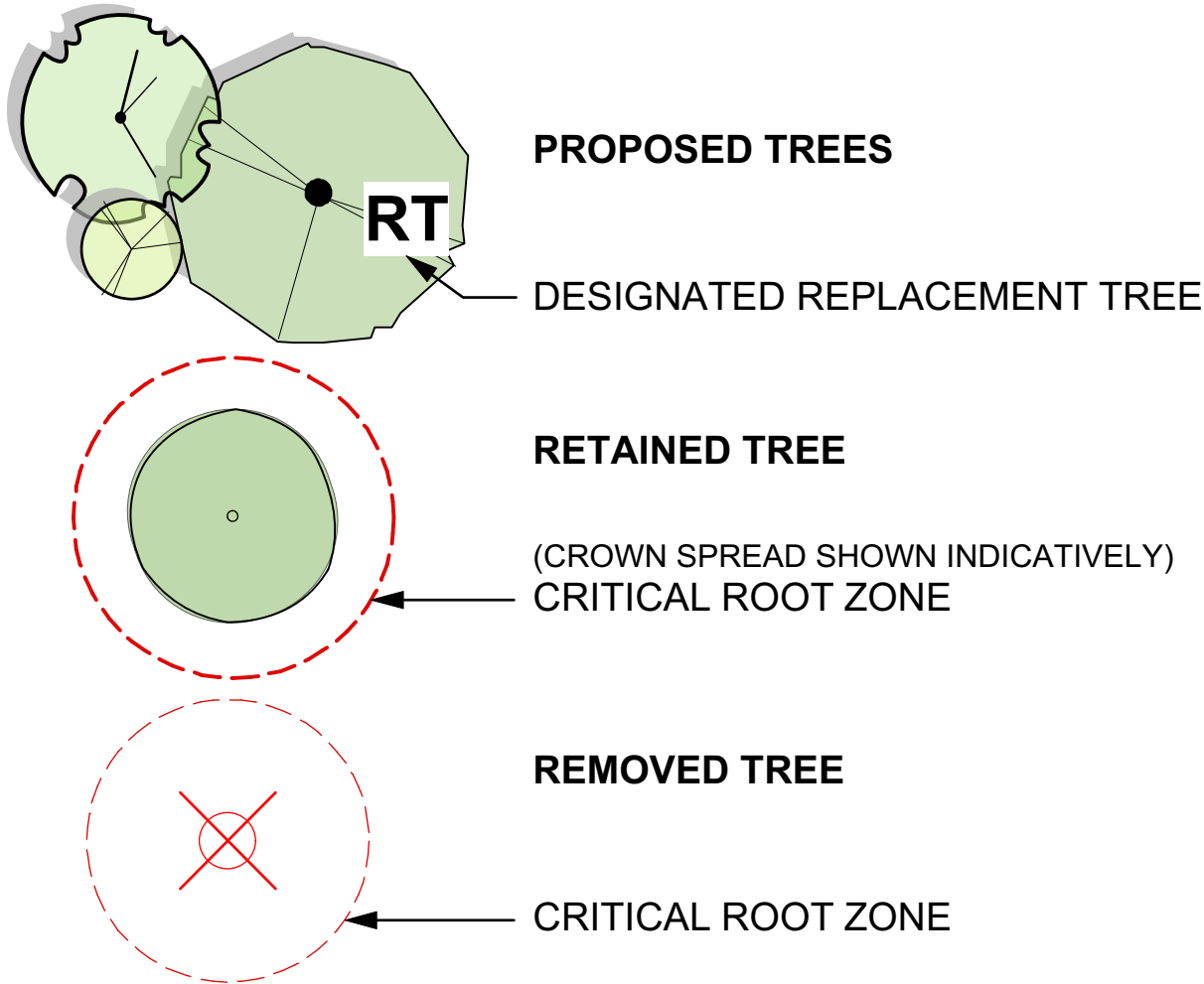
TREE SUMMARY

BYLAW PROTECTED TREES REMOVED: 8
REPLACEMENT TREES: 16
TOTAL NEW TREES PROPOSED ONSITE: 34

REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3.01 PLANTING PLANS FOR ADDITIONAL INFORMATION.

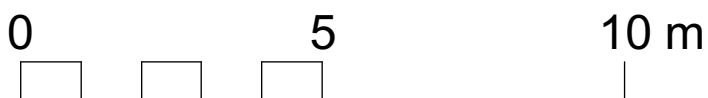
TREES WILL BE OF THE APPROPRIATE SCALE, SPECIES AND LOCATION TO MEET THE CITY OF VICTORIA REQUIREMENTS. FINAL SPECIES TO BE DETERMINED IN CONSULTATION WITH CITY OF VICTORIA PARKS STAFF.

REFER TO ARBORIST'S REPORT & TREE INVENTORY FOR ADDITIONAL INFORMATION.



REFER TO ARBORISTS REPORT FOR ADDITIONAL INFORMATION.

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



NOT FOR CONSTRUCTION

3	DP REV.2	13 OCT. 2020
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB. 2020
rev no	description	date

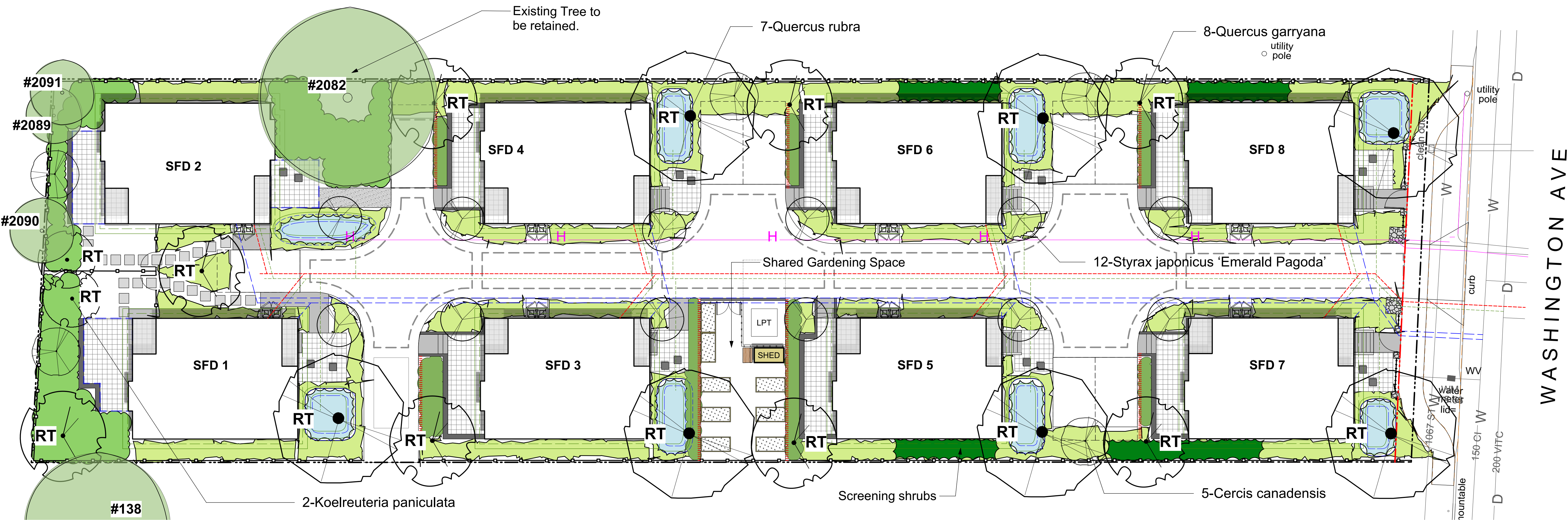
Murdoch de Greeff INC
Landscape Planning & Design
200 - 504 Colquhoun Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

client
CUBE DEVELOPMENTS
2272 MILLSTREAM ROAD
VICTORIA, BC

project
3120 WASHINGTON AVENUE
DEVELOPMENT
VICTORIA, BC

sheet title
Tree Preservation Plan

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
3	L1.02



LEGEND

Property line

PROPOSED VEGETATION

PLANT LIST				
Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
	5	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
	2	Koelreuteria paniculata	Panicled Goldenraintree	5.0cm cal, b&b
	8	Quercus garryana	Garry Oak	5.0cm cal, b&b
	7	Quercus rubra	Red Oak	6.0cm cal, b&b
	12	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
	0			



Naturalized Shrub Plantings

Total area approx. 90 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Sword fern (*Polystichum munitum*)
Oregon Grape (*Mahonia aquifolium*)
Salal (*Gaultheria shallon*)
Red Flowering Current (*Ribes sanguineum*)
Nootka Rose (*Rosa nutkana*)
Snowberry (*Symphoricarpos albus*)
Evergreen huckleberry (*Vaccinium ovatum*)



Mixed Shrub and Perennial Plantings

Total area approx. 340 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Rose Creek Abelia (*Abelia x chinensis 'Rose Creek'*)
Glacier Azalea (*Azalea japonica 'Glacier'*)
Beautyberry (*Callicarpa bodinieri var. giraldii Profusion*)
Sageleaf Rockrose (*Cistus salviifolius*)
Witchhazel (*Hamamelis mollis*)
Strawberry Tree (*Arbutus Unedo*)
Barrenwort (*Epimedium x rubrum*)
Newport Dwarf Escallonia (*Escallonia 'Newport Dwarf'*)
Topiarist's hebe (*Hebe topiaria*)
Lily turf (*Liriope muscari*)
Sword Fern (*Polystichum munitum*)
Soft Shield Fern (*Polystichum setiferum*)

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site or to permeable pavement in drive aisle.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage onsite vehicular impervious surfaces. All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

PLANTING RATIONALE

The planting plan is designed to meet the City's Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines and offers a variety of ornamental and amenity planting areas with native and appropriate non-native species that are adapted to site conditions, climate and design intent and provide pollinator habitat.

SHARED GARDENING SPACE

The site plan includes a shared gardening space that includes one raised gardening box per dwelling unit, a small shed and potting area.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

BOULEVARD NOTES

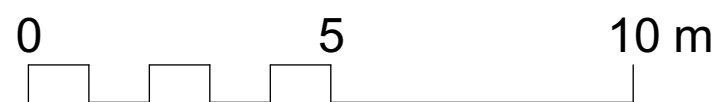
- Grass boulevard shall be in accordance with the Subdivision and Development Servicing Bylaw.
- Landscape within boulevard areas to be irrigated (unless otherwise indicated).
- Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

ONSITE TREE PLANTING NOTES

- Trees are placed to avoid existing and proposed infrastructure. Trees planted within 1m of an underground service will have a root barrier installed between the root ball and the infrastructure. Final coordination of trees in relation to site servicing to be completed at the BP phase.

IRRIGATION AND LIGHTING NOTES

- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
- Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
- Placement of electrical conduit through site to be coordinated with arborist.
- Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.



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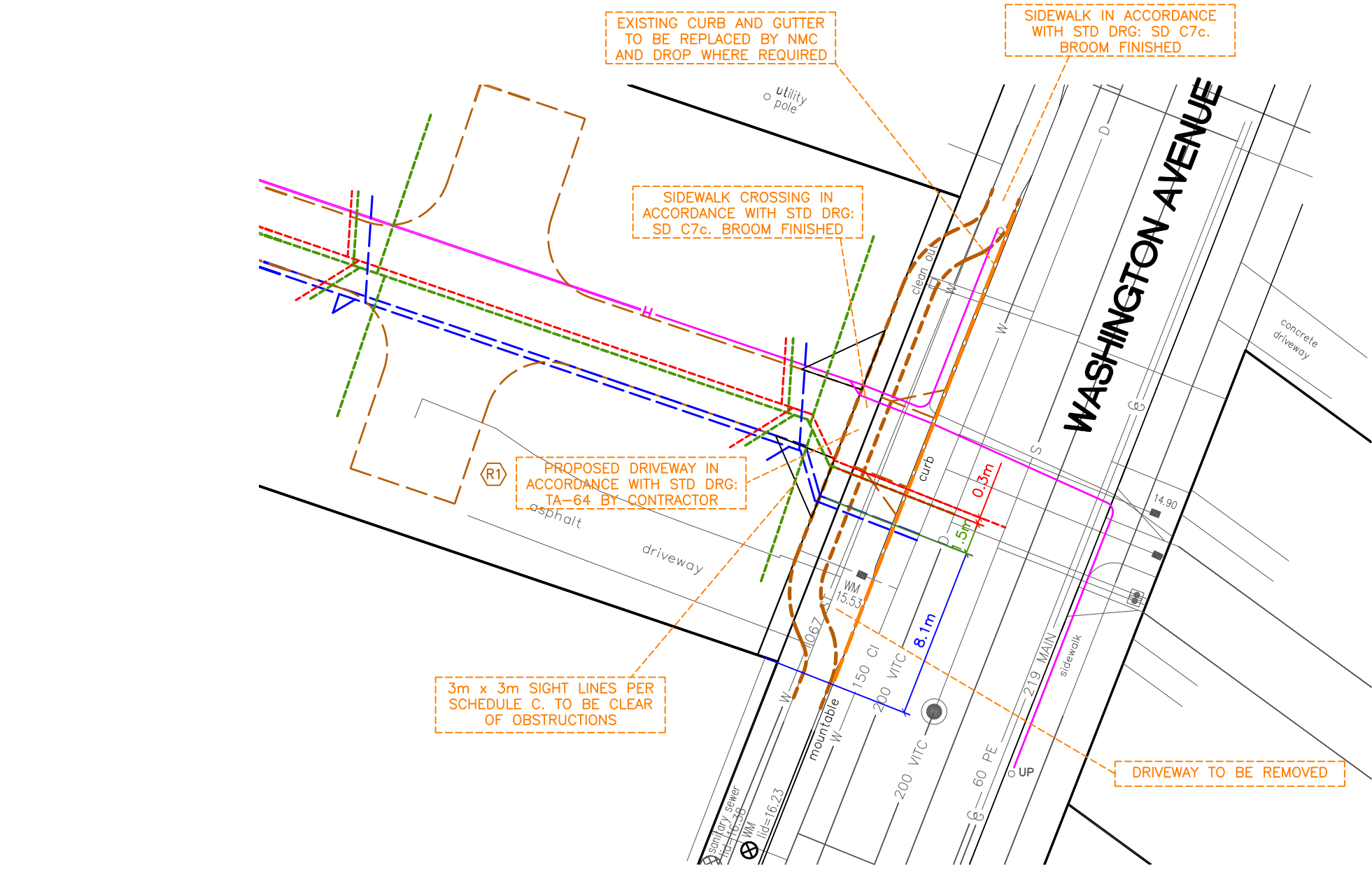
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CUBE DEVELOPMENTS
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sheet title
Planting Plan

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
3	L3.01



SERVICES DIMENSIONS

SPECIFIC NOTES

LANDSCAPE

Trees Permit
Refer to Municipal Bylaws for details on tree protection, removal and permits required.

Trees Protect
Trees shown bold solid line to be **RETAINED**, and protection fencing installed as per Arborist Report, to be reviewed by Parks.

Trees Remove
Trees shown dotted red line to be removed

New Trees New tree to be provided by City at applicants expense. Location and tree specifications to be approved by City.

Trees Fence
All protected and new 'boulevard tree' protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.

New 'boulevard tree' protection fencing to be 2.5x2.5m centered upon the proposed 'new' location

Trees Other
Private, boulevard and other protected trees that may or may not be shown are subject to municipal bylaw unless otherwise permitted by City Parks.

Arborist Coordination
The Arborist shall supervise all activities, excavation or disturbances that occur within the CRZ of any tree.

Pre-construction Meeting
A pre-construction meeting is to be conducted with City Parks, project constructors, project arborist, and engineers prior to any work being carried out.

Road Shoulder and Boulevard Restoration
All City boulevard areas to be fully restored as per the COV subdivision and development servicing by law no. 12-042

HYDRO AND TELECOM

E1 New
Coordinate with Utilities for new utilities.

G1 GAS
Caution: Gas services exist in the area.
Confirm cover depth OK with Fortis before construction

Contact BC One-Call 1-800-474-6886 for gas locate before excavation.

New gas line installation to be applied for by owner if so required, Shown schematically

ROAD

R1 Driveways
Proposed DW location. Driveway Apron to be built in accordance with City of Victoria Standard Drawings TA-64

SEWER

S1 Existing
Cap existing sewer connection by City at Applicants expense.

S2 New
Provide new 150mm sewer connection and IC by City at Applicants expense.

S3 Provide new 150mm sewer connection on site by contractor

DRAIN

D1 Existing
Cap existing drain connection by City at Applicants expense.

D2 New
Provide new 150mm drain connections and IC by City at Applicants expense.

D3 Provide new 150mm drain connections on site by contractor

WATER

W1 Existing
Existing water services to be DECOMMISSIONED.

W2 New
Provide new 50mm water services/meter AND new firefighting water service/meter by City at Applicants expense.

W3 Provide new W-Conn on site by Contractor

GENERAL NOTES

DRAWING INFORMATION

Dimensions are metric; millimeters on Detail drawings; meters on 1:250 plan and profile, unless otherwise noted.

Information that is provided in our plans, designs, or specifications is intended to indicate the general arrangement of work to be carried out. As the project progresses, the degree of detail that is provided may require additions or deletions.

Existing service information within areas of construction may have been supplied by others and are approximate only, additional services may be present but not indicated on these drawings.

GENERAL REQUIREMENTS

Refer to Hoel Engineering's "Statement of Conditions" for additional information as to the use of these documents and construction of the works.

Refer to Architecture, Mechanical and Electrical drawings and specifications not covered on these drawings

Refer to City Standard Drawings and Specifications and permits, Master Municipal Construction Documents, latest edition, including Municipal Bylaws and addendums thereof, BC Hydro, Telus, Shaw and Fortis Gas drawings and specifications, and other agencies/sub-consultants drawings and specifications for information not covered on these drawings.

All other construction, material and installation of services not covered specifically by the BC Building Code, BC Electrical Code, or by other bylaws or specifications shall be in general conformance with the Master MMCD specifications/standard detail drawings, and addendums.

Unless otherwise specified herein, all work within private property and easements to be installed in accordance with the BC Building Code and inspected by the Municipal Works Inspector.

COORDINATION REQUIREMENTS

Communication and Reporting
Contractor to maintain vehicular access to existing houses.
1-800-474-6886

The Contractor is to coordinate and communicate with the engineer, all utilities, and authorities having jurisdiction, well in advance (2-working days minimum) of the start of any excavation and commencement of each phase of construction.

The Contractor shall coordinate and schedule all sub-consultants, contractors and trades required for the completion of the works.

The Contractor shall provide the required quality control and conformance testing reports to the engineer at the completion of each phase of the work.

Permits
A Tree Bylaw Permit is to be obtained prior to any site activities.
A Permit to construct works on a Municipal Road Allowance must be obtained before works commence.
A permit to cross or work near Fortis Gas pipeline is required. Contact 1-877-599-0996

Notification
A pre-construction meeting is required prior to the foundation pour to inspect on site soil conditions.
When giving advance notification, the contractor shall take into consideration the scheduling demand and prior commitments of all parties.
Failure to comply with these requirements may result in delays, rejection of the work, or expensive testing to prove compliance.
In the event that the contractor is not providing his own construction layout, the Engineer is to be notified by email or otherwise in writing at least 5 days before any construction layout is required.
The contractor shall notify the Engineer immediately if conditions are not favorable to the achievement of the design intent.

Change Requests
Contractor requested construction changes must be submitted and approved by the Engineer prior to implementation.

GENERAL CONSTRUCTION REQUIREMENTS

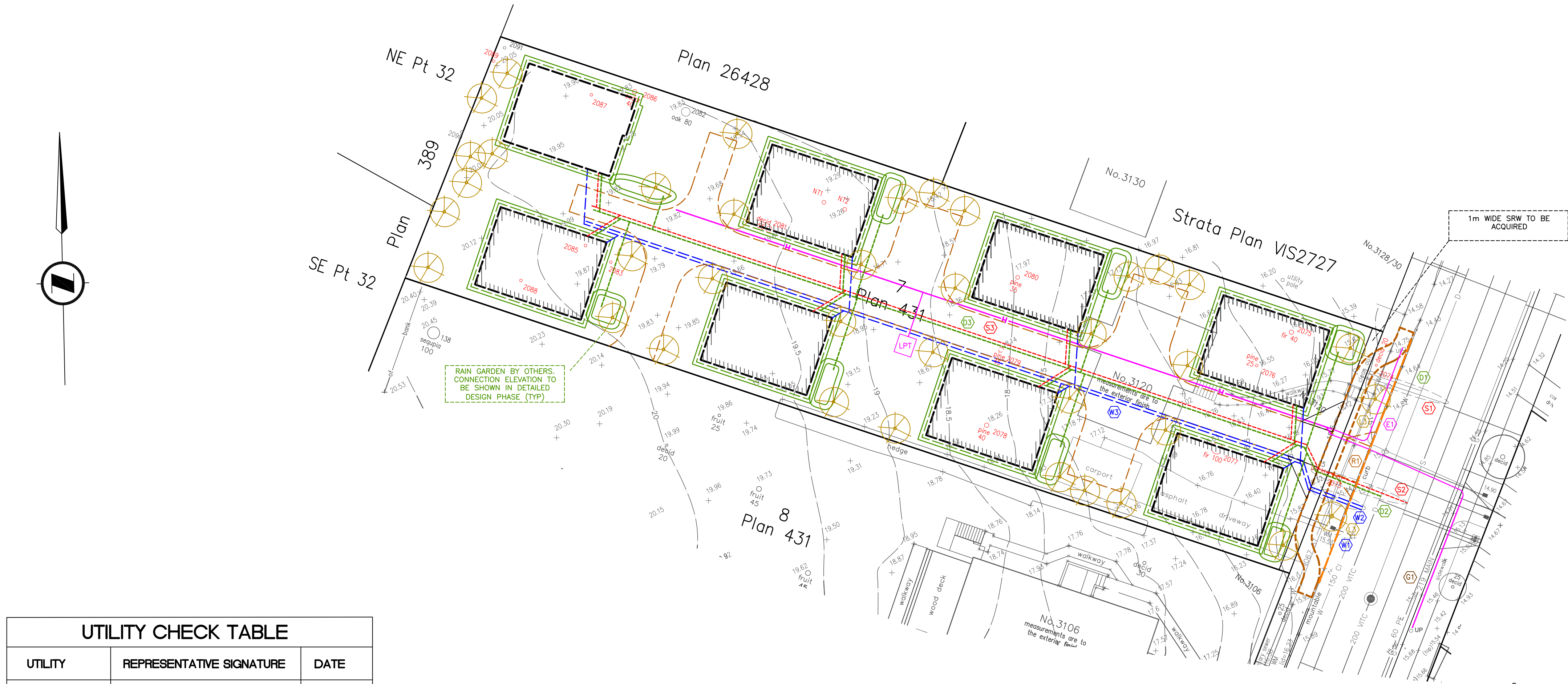
Public Access
Contractor to maintain vehicular access to existing houses.

Existing Services
Existing services must be exposed, locations and elevations confirmed by the Contractor prior to works commencement.
Services conflicts are to be reported to the Engineer immediately.
All services to be reinstated to buildings and infrastructure. Must be inspected by City and authorities having jurisdiction.
Contractor shall adjust all the services components to match finished grades.

Protection of Services
Contact BC One-Call prior to construction for for services locate. 1-800-474-6886
Exposed service points such as IC pots, meters boxes and cleanouts to be provided with traffic bearing covers where subject to vehicle traffic.
Except where otherwise specified herein, provide Class B bedding under all sewers and drains using free draining 19mm crush gravel.
Provide full depth compacted gravel backfill in trenches through existing or foreseeable paved areas, footpaths or within 1m of the edge of a road or driveway.
All trenches and road structures are to be provided with properly compacted fills and backfills such that no settlement occurs during the service life of the project.
All testing is to be provided by the contractors testing engineer for all road crossings, road base, concrete, and paving construction materials and as otherwise required by the City or the Engineer.

Testing Requirements
Conformance testing is to be provided by the contractors testing engineer for all road crossings, road base, concrete, and paving construction materials and as otherwise required by the City or the Engineer.

Miscellaneous
All public roads are to be maintained mud and dust free during construction.
This document may not be used, copied or shared without the express written authority of Hoel Engineering Ltd and at no time may it be used or referenced in any form for any legal instrument.



UTILITY CHECK TABLE		
UTILITY	REPRESENTATIVE SIGNATURE	DATE
BC HYDRO		
TELUS		
SHAW		
FORTIS BC		
CITY OF VICT		



KEY PLAN - NTS
Lot 7, Section 7A, Victoria District, Plan 431
PID 009-077-596
3120 WASHINGTON AVENUE

FINAL DRAWING
TO HAVE LIVE
SIGNATURE

ISSUED IN SUPPORT OF REZONING
CHECK REVISION AND RELEASE NUMBER FOR CURRENT PLAN

201019

PROFESSIONAL ENGINEER
E. S. KYLE
44451
BRITISH COLUMBIA

HOEL ENGINEERING LTD
28-40 Cadillac Avenue, Victoria, BC
Canada V8Z 1T2

SEAL
DESIGNED: ESK
DATE: 201019
CHECKED: ESK
201019
DRAWN: ESK
201019
SCALE: 24X36 = H 1:250 V 1:50
11X17 = H 1:500 V 1:100

Rev	Date	Description	Signature
01	201019	LPT ADDED	ESK

REVISIONS

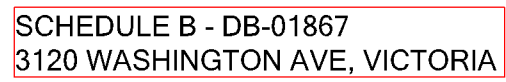
City of Victoria

SERVICING PLAN
FOR
Lot 7, Section 7A, Victoria District, Plan 431

3120 WASHINGTON AVENUE

PROJECT FILE CV2007	CITY FILE REFERENCE NA	DRAWING NUMBER C1.1 of 1
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DESTROY PRINTS BEARING EARLIER RELEASE NO.

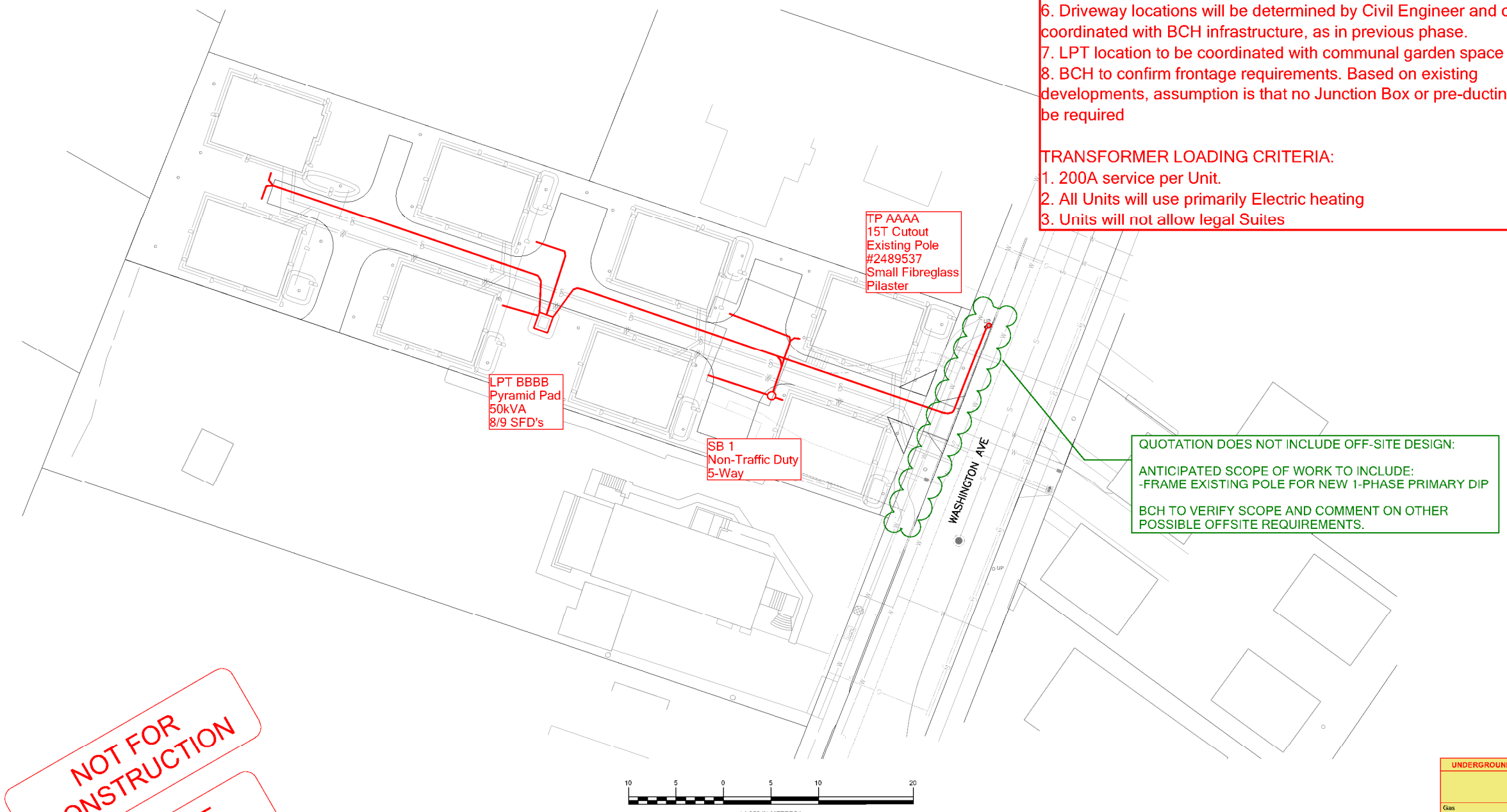


LIST OF QUOTE ASSUMPTIONS:

2. SRW or subdivision registration will be in place prior to energization.
3. Bollards not included. 4.0m of Non-mountable Curb required as protection for transformers.
4. Service box must be a min. of 1.5m from drivable surface, including driveways, or protected by NMC. If standard cannot be met, infrastructure upgrade may be required.
6. Driveway locations will be determined by Civil Engineer and can be coordinated with BCH infrastructure, as in previous phase.
7. LPT location to be coordinated with communal garden space
8. BCH to confirm frontage requirements. Based on existing developments, assumption is that no Junction Box or pre-ducting will be required

TRANSFORMER LOADING CRITERIA:

1. 200A service per Unit.
2. All Units will use primarily Electric heating
3. Units will not allow legal Suites



— DENOTES SCOPE OF WORK INCLUDED IN QUOTE

— DENOTES ANTICIPATED SCOPE OF OFF-SITE WORK BY BC HYDRO

UNDERGROUND UTILITY CHECKS	
	Within 1m of Plant Location (as per Design BC 1 Call)
	Y/N
Gas	
Water	
Sanitary Sewer	
Storm Sewer	
Telephone	
Cable	
Electrical	
Other	
Design BC 1 Call #	
Construction BC 1 Call #	
Construction BC 1 Call #	
Call Renewal Date	
For Mechanical Excavation within 1 metre of plant, utilities must be exposed by hand digging, unless the utility is pipelined overhead, or a different excavation method. Design BC 1 Call number valid for planning purposes only. Ticket number to be completed Construction BC 1 Call must be completed	

CML PLAN LEGEND:	
---	PROPOSED DUCT
—	EXISTING DUCT
—	FIELD COMPLETED DUCT
□	SERVICE BOX
●	TERMINAL POLE
□	LOW PROFILE TRANSFORMER (LPT—PYRAMID PAD)
□	LOW PROFILE TRANSFORMER (LPT)
□	PAD MOUNT TRANSFORMER (PMT)
□	3ø & 1Ø JUNCTION & PULL BOXES (532, 632, 832 & 1232)
□	PRECAST MANHOLE
□	VISTA SWITCH SUBMERSIBLE (VSWB)
□	VISTA SWITCH ABOVE GROUND (VSWA)
<u>REFER TO ESS3 AND ESS4 UNDERGROUND STANDARDS</u>	
CSA S250 ACCURACY	NAD 83 - 10 UTM
BASE ACCURACY LEVEL: 4 +/- 1000 mm	
ASB ACCURACY LEVEL: 4 +/- 1000 mm	

BC Hydro T&D ENGINEERING & DESIGN
SOUTH VANCOUVER ISLAND
VICTORIA POWER DISTRICT
SCHEDULE B UNDERGROUND DUCT AND STRUCTURES FOR
CUSTOMER BUILD PRM00000 / 8 LOT URD SUBDIVISION
3120 WASHINGTON AVENUE
VICTORIA

**THIS DRAWING HAS BEEN
DESIGNED TO THE BC HYDRO 2016 ES54
UNDERGROUND CIVIL STANDARDS**

5	----	5										BCH MAP	----	INDEP CHK	----
4	----	4										DESIGN#	000	DFTG	----
3	----	3										WO#	0	DFTG CHK	----
2	----	2										DESIGN#	000	INSP	----
1	----	1										WO#	0	REV	----
REF#	DRAWING NUMBER	NO	REMARKS	DATE	DESIGNED	INDEP CHK	DFTG	DFTG CHK	INSP	REV	ACPT			ACPT	----
REFERENCE	DRAWINGS		REVISIONS												