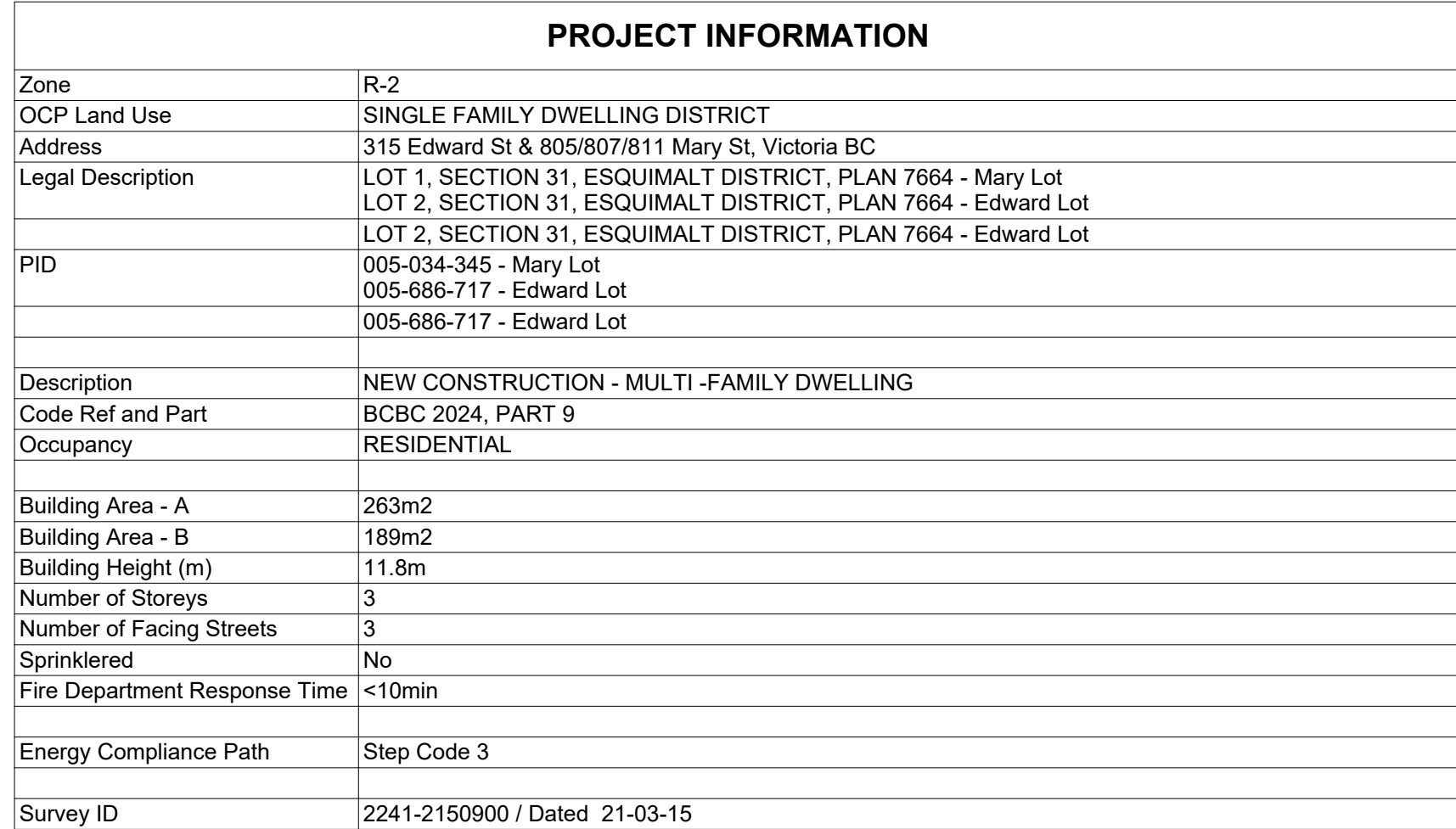




SHEET LIST	
SHEET #	SHEET NAME
A.000	COVER
A.005	DOOR + WINDOW SCHEDULE
A.007	ZONING COMPLIANCE Rev
A.008	AVERAGE GRADE
A.009	CODE REVIEW
A.010	BUILDING A LIMITING DISTANCE
A.011	BUILDING B LIMITING DISTANCE
A.013	SHADOW STUDIES
A.101	SITE PLAN
A.201dp	FULL SITE - LEVEL 1 PLANS
A.202	FULL SITE - LEVEL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

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

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

OWNER

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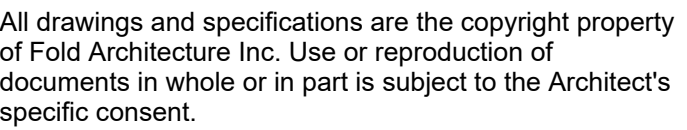
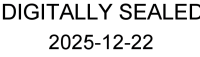
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VICWEST TOWNHOMES

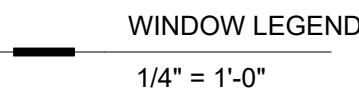
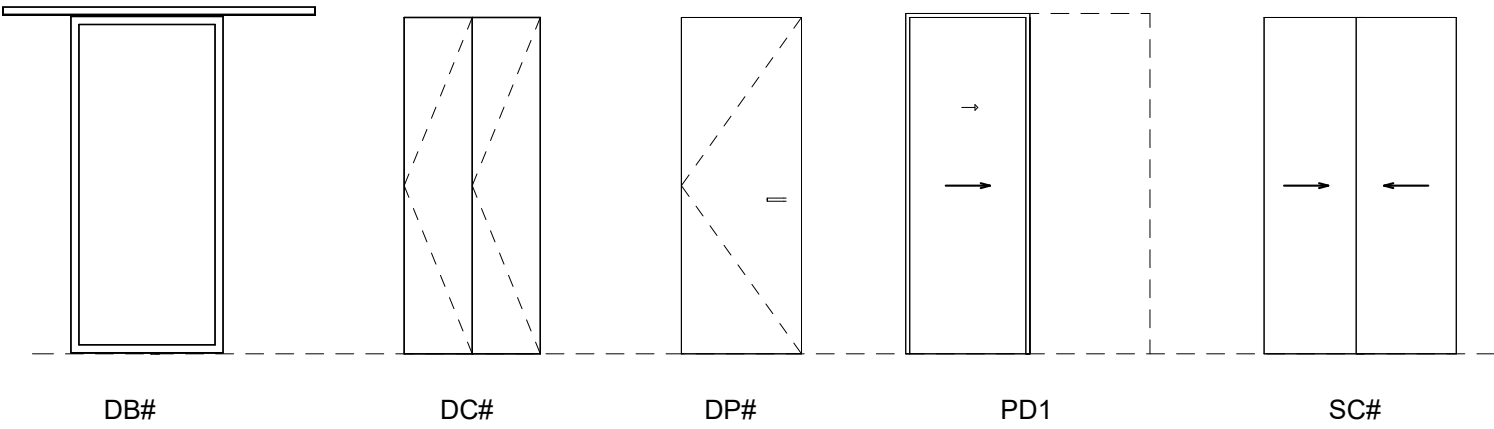
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Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.000

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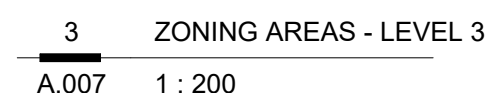
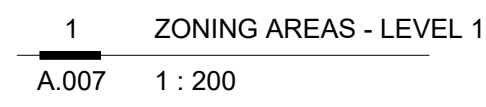
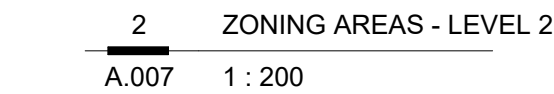
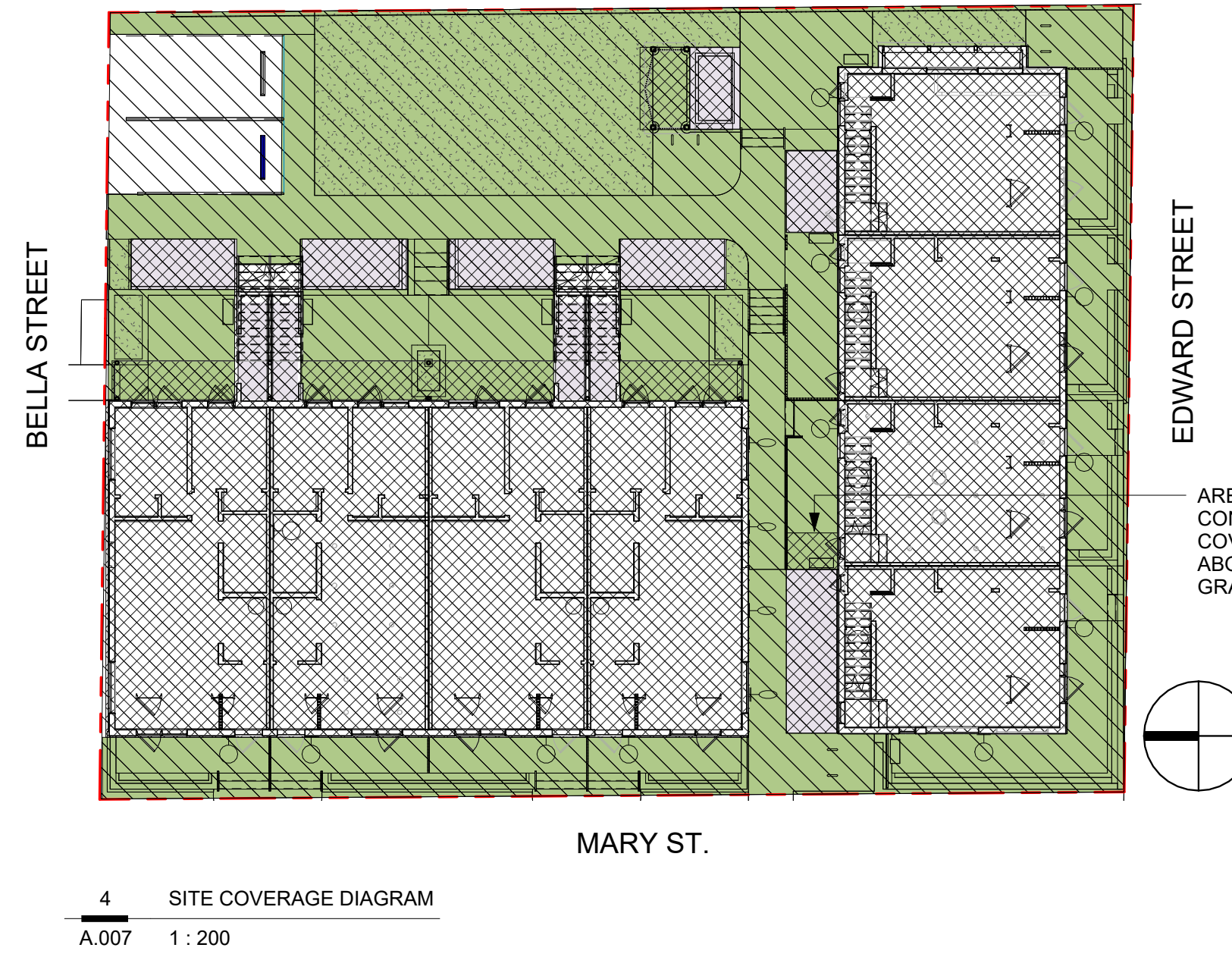
Mark	Type	Door Size	Height	Width	Area	Fire Rating	Finish Comments
A101.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A101.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A101.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A102.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A102.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A102.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A103.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A103.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A103.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A104.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A104.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A104.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A201.1	D1	3'-1 7/8" x 8' Glazed Exterior Suite Door	8' - 0"	3' - 0"	25.3 SF		
A202.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
A202.2	D1	3'-1 7/8" x 8' Glazed Exterior Suite Door	8' - 0"	3' - 0"	25.3 SF		WATER CURTAIN SPRINKLER
A202.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
A203.1	D1	3'-1 7/8" x 8' Glazed Exterior Suite Door	8' - 0"	3' - 0"	25.3 SF		WATER CURTAIN SPRINKLER
A203.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
A204.1	D1	3'-1 7/8" x 8' Glazed Exterior Suite Door	8' - 0"	3' - 0"	25.3 SF		
A204.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
B101.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
B101.2	D3	6'-0" Glazed Exterior Double Suite Door	7' - 6"	6' - 0"	45.0 SF		
B101.3	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
B102.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
B102.2	D1	34" Glazed Exterior Suite Door 84"	7' - 0"	2' - 10"	19.8 SF		
B102.3	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
B103.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
B103.2	D1	34" Glazed Exterior Suite Door 84"	7' - 0"	2' - 10"	19.8 SF		
B103.3	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
B104.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
B104.2	D1	34" Glazed Exterior Suite Door 84"	7' - 0"	2' - 10"	19.8 SF		
B104.3	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per CBCB 2024 9.9.10.1. Firefighter Access Window per CBCB 2024 9.9.9.1.
B105.1	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		
B105.2	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		
B105.3	D4	60"x80"	6' - 8"	5' - 0"	33.3 SF		



	Site Area	Before Dedication 1002.4 m2	After Dedication: 978 m2
	Coverage	547 m2 = 56%	551 m2 = 56%
	*Bldg only: (excl. stairs/balcony)	451.78m2 = 45%	451.78m2 = 46%
	*LTB coverage:	59m2 = 6%	59m2 = 6%
	Open Space:	509m2 = 50%	469.3m2 = 48%
	Landscape Space:	63.34m2 = 63%	63.34m2 = 64%
	Soft Landscaping:	188m2= 18%	188m2= 19%
	Hard Landscaping:	308m2 = 30%	308m2 = 31%

AREA LEGEND

1" = 10'-0"

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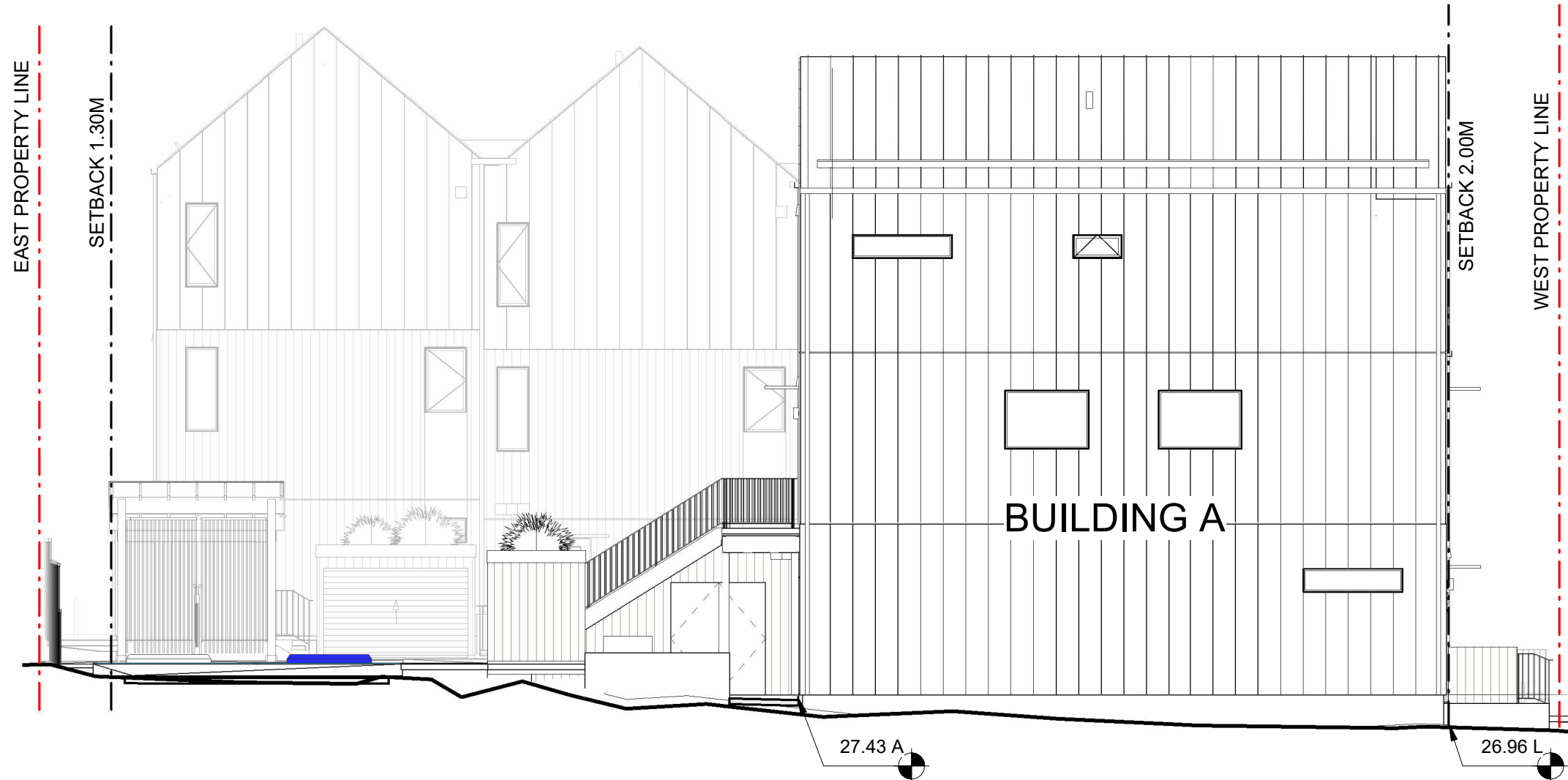
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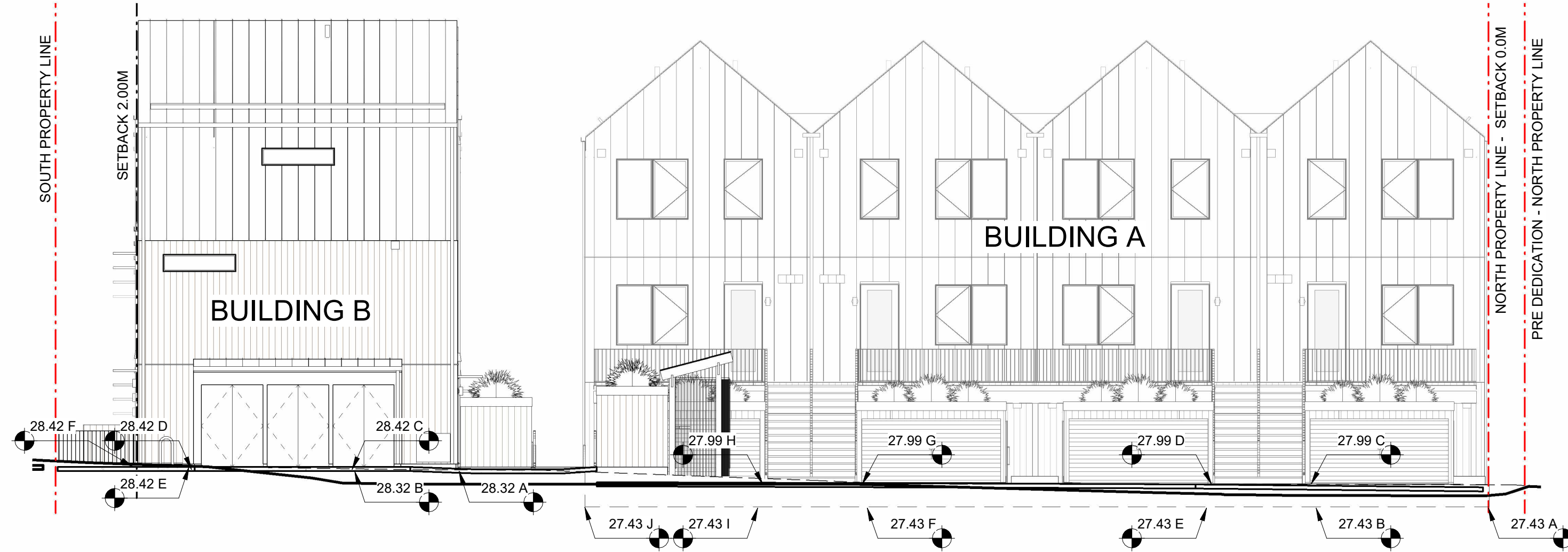
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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22



1 AVERAGE GRADE - NORTH ELEVATION
A.008 1 : 100



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



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



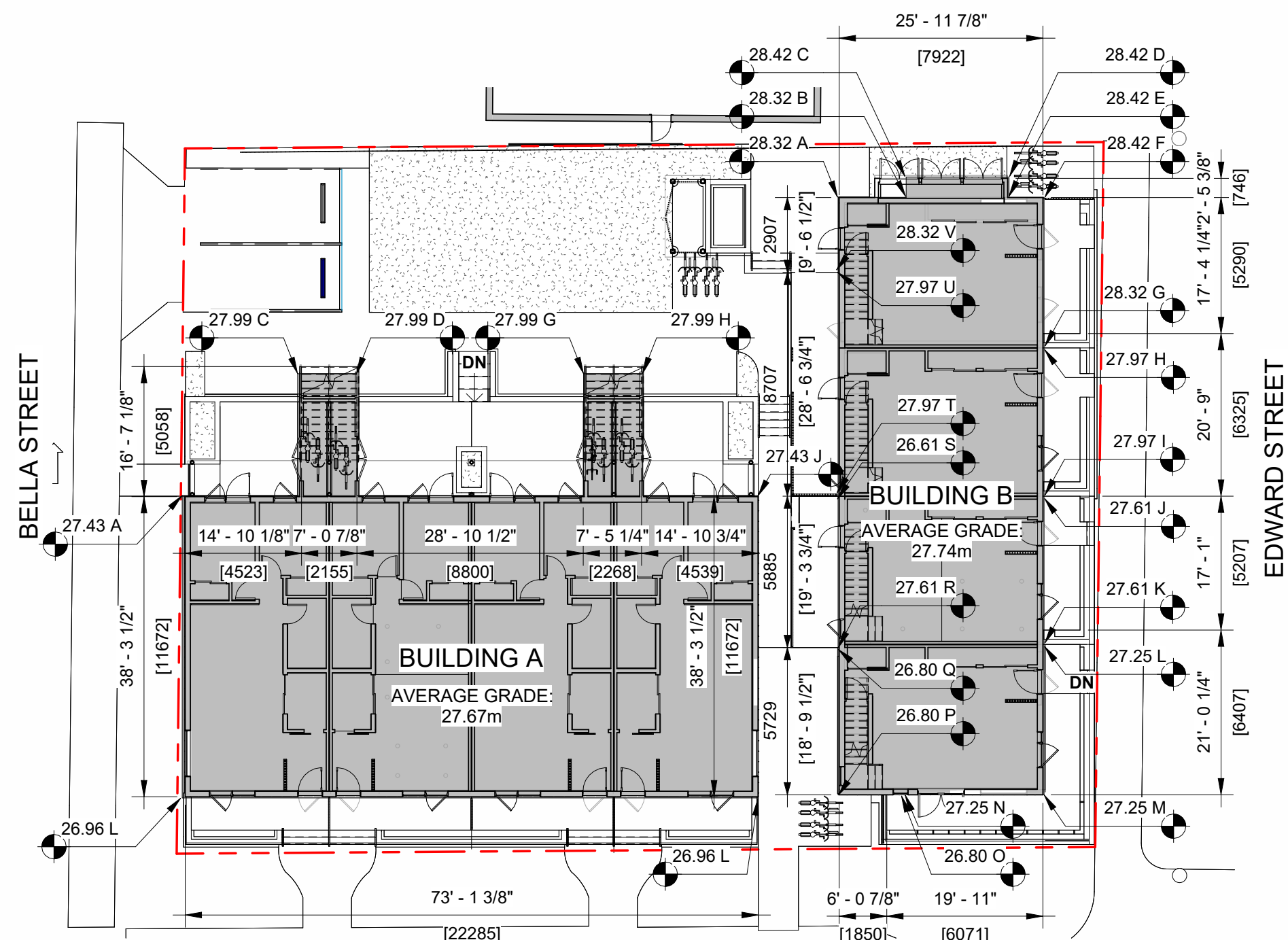
4 AVERAGE GRADE - WEST ELEVATION
A.008 1 : 100

BUILDING A - AVERAGE GRADE CALCULATIONS

Average Grade - BUILDING A MARY ST.			
GRADE PT.	ELEV.	DIST.	AVERAGE
A	27.43 m		
A to B		4.47 m	122.72 m ²
B	27.43 m		
B to C		4.74 m	131.21 m ²
C	27.99 m		
C to D		2.31 m	64.52 m ²
D	27.99 m		
D to E		4.74 m	131.21 m ²
E	27.43 m		
E to F		8.8 m	241.41 m ²
F	27.43 m		
F to G		4.74 m	131.21 m ²
G	27.99 m		
G to H		2.32 m	64.88 m ²
H	27.99 m		
H to I		4.74 m	131.21 m ²
I	27.43 m		
I to J		4.47 m	122.72 m ²
J	27.43 m		
J to K		11.76 m	319.49 m ²
K	26.9 m		
K to L		22.37 m	602.45 m ²
L	26.96 m		
L to A		11.76 m	156.54 m ²
A	27.43 m		
SUM	16.26 m		449.65 m ²
AVE. GRADE	27.67 m		

BUILDING B - AVERAGE GRADE CALCULATIONS

Average Grade - BUILDING B EDWARD ST.			
GRADE PT.	ELEV.	DIST.	AVERAGE
A	28.32 m		
A to B		2.65 m	74.99 m ²
B	28.32 m		
B to C		8 m	22.7 m ²
C	28.42 m		
C to D		4 m	113.68 m ²
D	28.42 m		
D to E		8 m	22.74 m ²
E	28.42 m		
E to F		1.36 m	38.71 m ²
F	28.42 m		
F to G		5.9 m	167.35 m ²
G	28.32 m		
G to H		. m	m ²
H	27.97 m		
H to I		5.78 m	161.64 m ²
I	27.97 m		
I to J		. m	m ²
J	27.61 m		
J to K		5.75 m	158.84 m ²
K	27.61 m		
K to L		. m	m ²
L	27.25 m		
L to M		5.8 m	158 m ²
M	27.25 m		
M to N		5.49 m	149.69 m ²
N	27.25 m		
N to O		. m	m ²
O	26.8 m		
O to P		2.52 m	67.48 m ²
P	26.8 m		
P to Q		5.73 m	153.54 m ²
Q	26.8 m		
Q to R		. m	m ²
R	27.61 m		
R to A		5.91 m	163.18 m ²
S	27.61 m		
S to T		. m	m ²
T	27.97 m		
T to U		8.68 m	242.81 m ²
U	27.97 m		
U to V		. m	m ²
V	28.32 m		
V to A		2.91 m	82.33 m ²
A	28.32 m		
SUM	64.08 m		1777.65 m ²
AVE. GRADE	27.74 m		



5 AVERAGE GRADE PLAN
A.008 1 : 200

S.KALENCHUK

VICWEST TOWNHOMES

AVERAGE GRADE

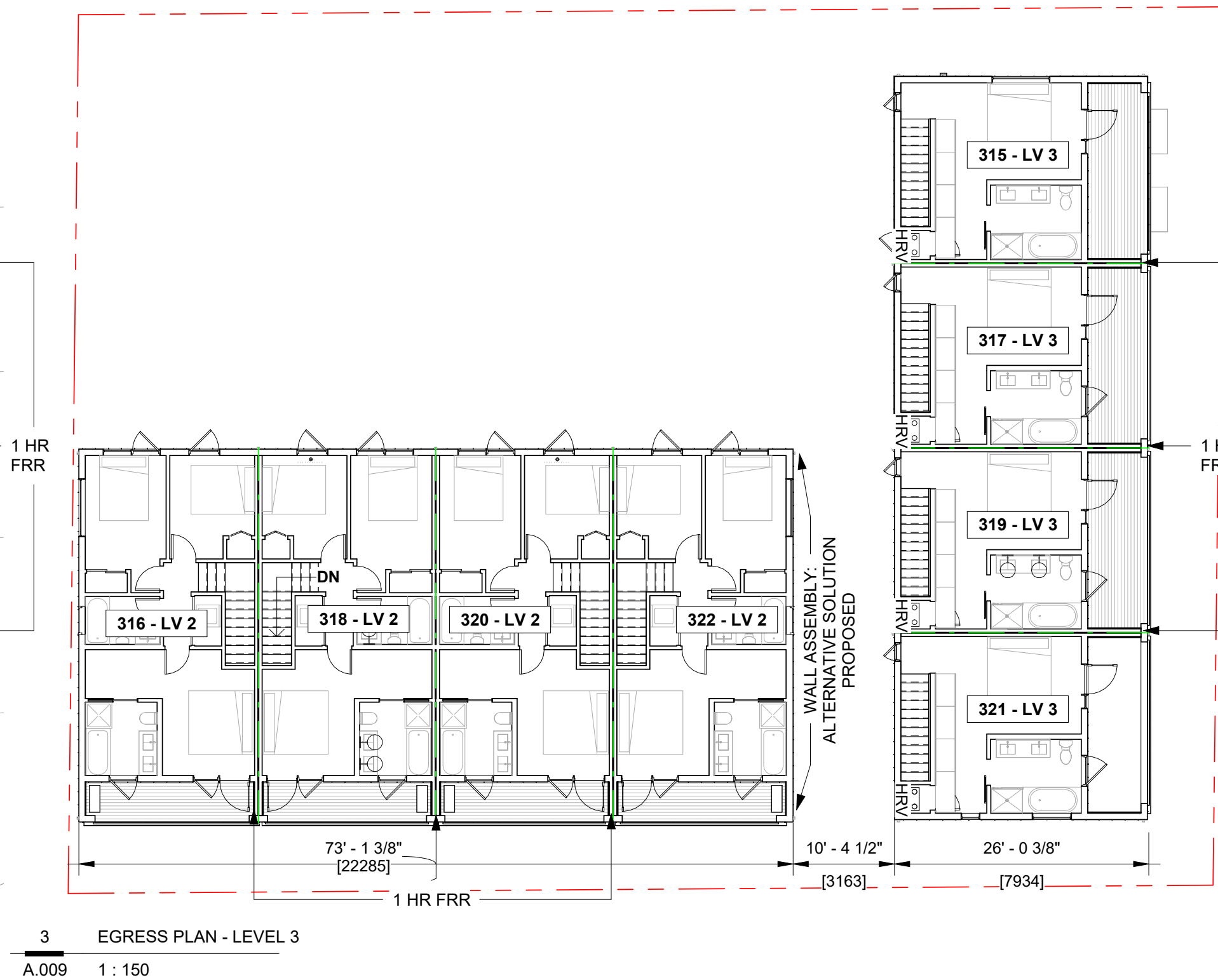
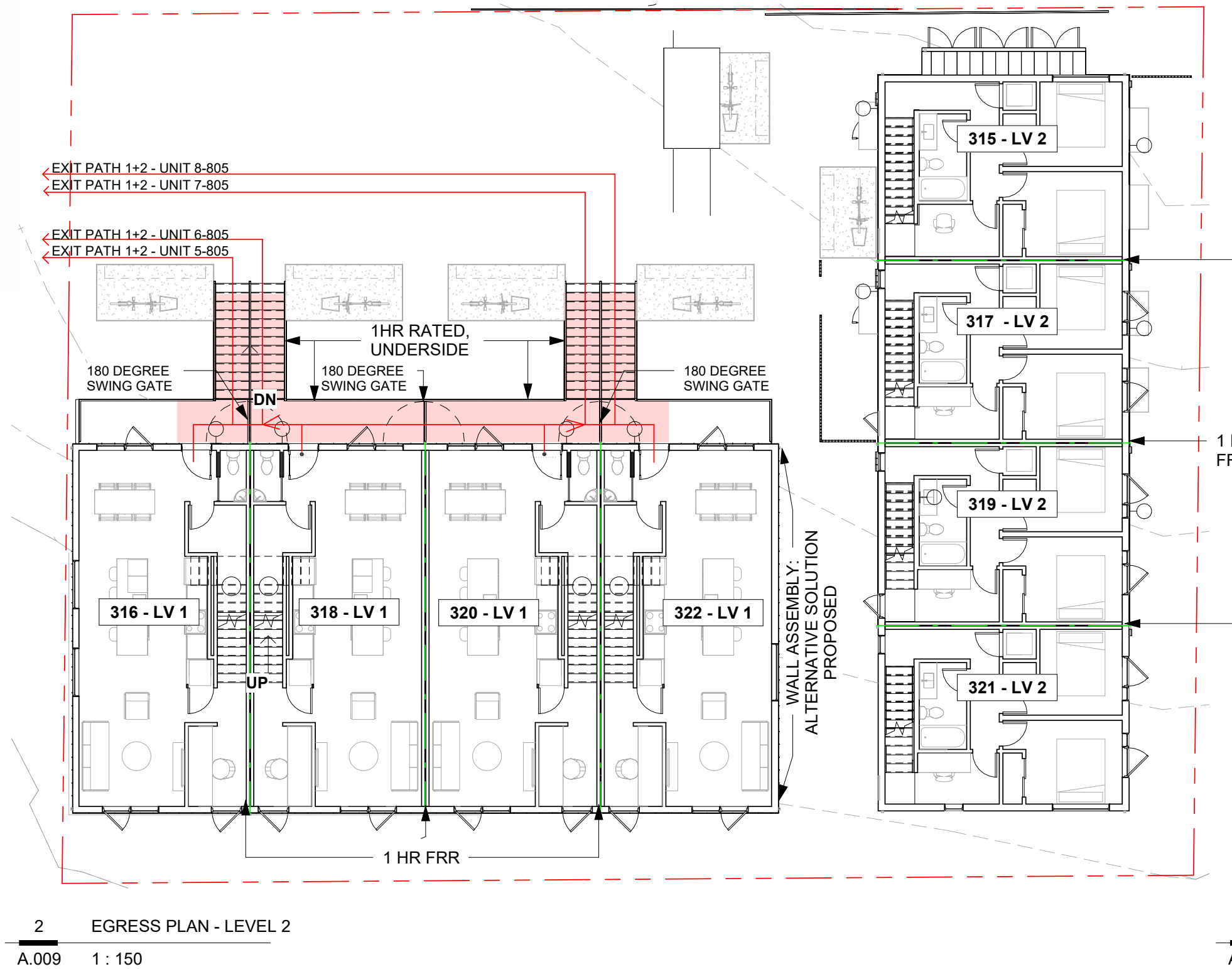
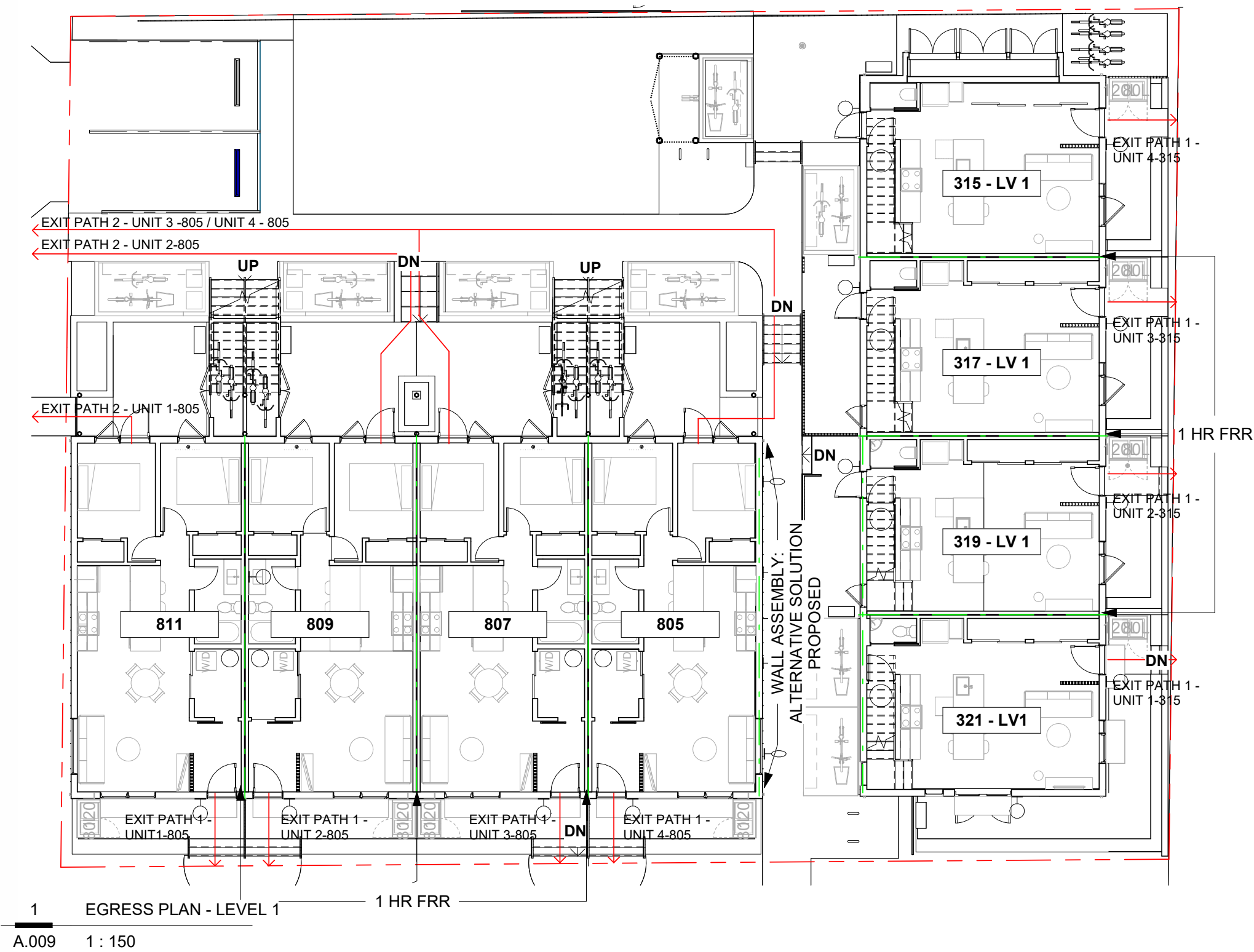
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Date	24.10.29
Drawn by	AG
Checked by	SS

A.008

Scale	AS NOTED
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BCBC 2024 - CODE REVIEW TABLE

Item	BC Building Code Data Matrix Parts 3 & 9				BCBC Reference	
1	Project Description:	☐ Change of Use	☒ New	☐ Part 3	☒ Part 9	
		☐ Addition	☐ Alteration			
2	Major Occupancy(s)	C - Residential				9.10.2.1
3	Building Area	Total	472.30 m ²			
		BUILDING A - MARY	263.40 m ²			
		BUILDING B - EDWARD	189.20 m ²			
		BUILDING C - STORAGE	19.70 m ²			
4	Gross Floor Area	Total	1102.00 m ²			
		BUILDING A - MARY	648.00 m ²			
		BUILDING B - EDWARD	454.00 m ²			
		BUILDING C - STORAGE	19.70 m ²			
5	Number of Storeys	BLDG A - MARY / BLDG B EDWARD	Above Grade	3		9.10.4.1
			Below Grade	0		
6	Height of Building	BLDG A - MARY	10.80 m			9.10.4
		BLDG B - EDWARD	10.53 m			
7	Number of Streets/Access Routes	2 EACH BUILDING FACING 2, BUT 3 TOTAL FOR SITE				9.10.20.3
8	Building Classification	BLDG A - MARY	Combustible/Non-Combustible	REQUIRES NON-COMBUSTIBLE WALL ADJACENET TO BLDG B		9.10.14
		BLDG B - EDWARD	Combustible/Non-Combustible			9.10.15
9	Sprinkler System Proposed	☒ Not required - BLDG A		3.2.2.20-83	9.10.8.2.	
		☒ Basement only		3.2.1.5.		
		☒ In lieu of wall rating - BLDG B		3.2.2.17.		
		☐ Not required - BLDG B				
10	Standpipe required	☐ Yes	☒ No			9.10.1.3
11	Fire Alarm required	☐ Yes	☒ No			9.10.18.2(5)
12	Water Service Supply is Adequate	☒ Yes	☐ No	3.2.5.7.	-	
13	High Building	☐ Yes	☒ No	3.2.6.	-	
14a	Permitted Construction	☒ Combustible				9.10.14
		☒ Non-Combustible				9.10.15
		*NON COMB. WALL REQUIRED ON BUILDING A, ADJACENT TO PASS THROUGH				
		*REVIEW LIMITING DISTANCE DIAGRAMS				
14b	Permitted Cladding	☐ Combustible				9.10.14
		☐ Non-Combustible				9.10.15
		☒ Both	REVIEW LIMITING DISTANCE DIAGRAMS FOR SPECIFIC ASSEMBLIES			
16	Occupant Load based on:	☐ design of building				9.9.1.3.2
		TOTAL OCC. = BLDG A	40			
		TOTAL OCC. = BLDG B	24			
		# OF SLEEPING RM	TOTAL OCC./UNIT	TOTAL UNITS/BLDG	TOTAL OCC./BLDG	
		BUILDING A - MARY - 2 BED UNITS	2	4	16	
		BUILDING A - MARY - 3 BED UNITS	3	6	24	
		BUILDING B - EDWARD - 3 BED UNITS	3	6	24	
17	Barrier-free Design	☐ Yes	☒ No (Explain)			9.5.2.3.1 Exempt
18	Hazardous Substances	☐ Yes	☒ No			9.10.1.3.(4)
19	Required Fire Resistance Rating (FRR)					
	Horizontal Assemblies	Listed Design No. or Description				
	Floor Between Suite- Bldg A	1.00 hr				9.10.9.13
	Egress Floors of exterior passageways - Bldg A	1.00 hr				9.10.8.8
	Floor - In suites (A+B)	0.00 hr				9.10.9.4(2)
	Bldg A and Bldg B -Roof	0.00 hr				9.10.8.1
	Supporting Members	Listed Design No. or Description				
	Steel Members	0.75 hr			Protection for Steel members connection	9.10.7.1
	Heavy Timber Columns	0.75 hr				9.10.6.2/3.1.4.7
	Bearing Walls Level 1- Bldg A	1.00 hr				9.10.8.3
	Party Walls, between Suites	1.00 hr				9.10.9.18(3)
20	Required Acoustic Separation Between					
	Adjoining Walls	50 STC Min				9.11.1.4
	Horizontal Construction	50 STC Min				
	Walls	50 STC Min				
22	Other					
	Egress	BLDG A - MARY	2 exits			9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3,
		BLDG B - EDWARD	1 exit + egress windows/balcony			
		bedrooms- all units:	1 egress window			



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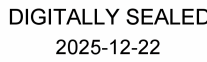
VICWEST TOWNHOMES

CODE REVIEW

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Date	24.10.29
Drawn by	SS
Checked by	SS

A.009

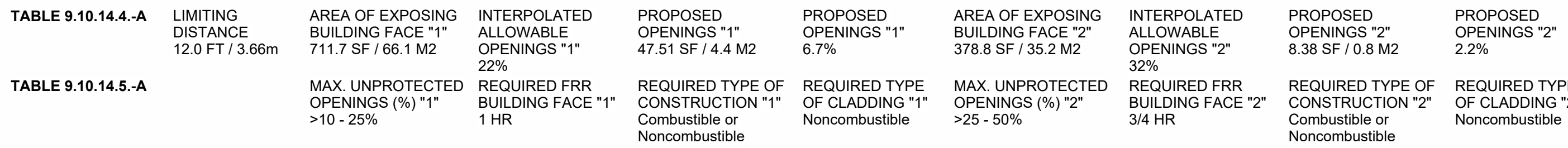
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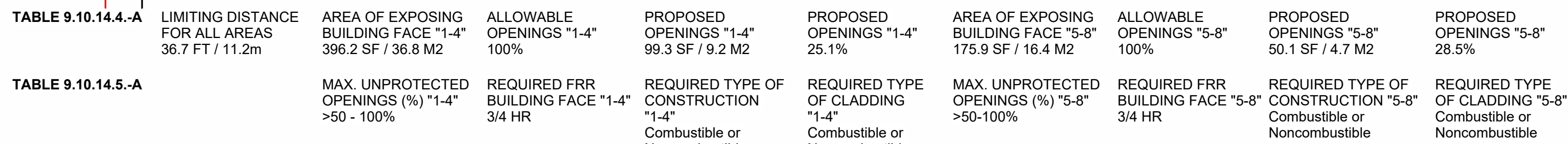
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S.KALENCHUK	
VICWEST TOWNHOMES	
BUILDING A LIMITING DISTANCE	
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS
A.010	
Scale	AS NOTED
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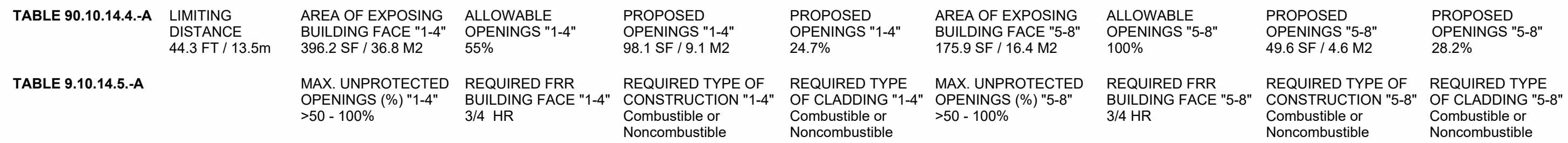
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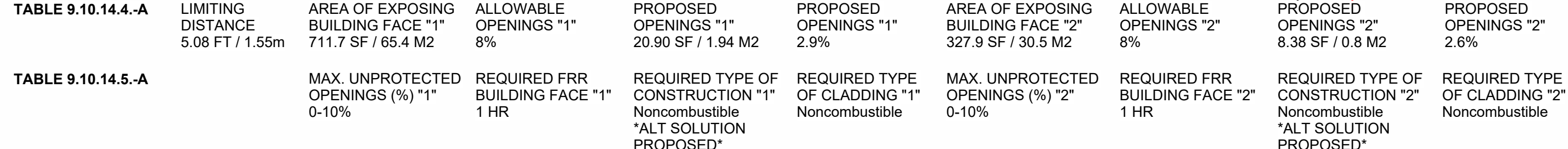
1 : 100

BUILDING A - NORTH ELEVATION "1"							
Area of building face	LD below	LD	LD above	LD*2	% Permitted	Area Permitted	
	2.0 m	2.0 m	3.68 m	4.0 m	13.54 m ²	22%	14.76 m ²
Next smallest value	39.0 m ²	1%	25%	25%			
Next largest value	66.10 m ²	10%	22%	25%			
Next largest value	100.0 m ²	8%	17%	18%			

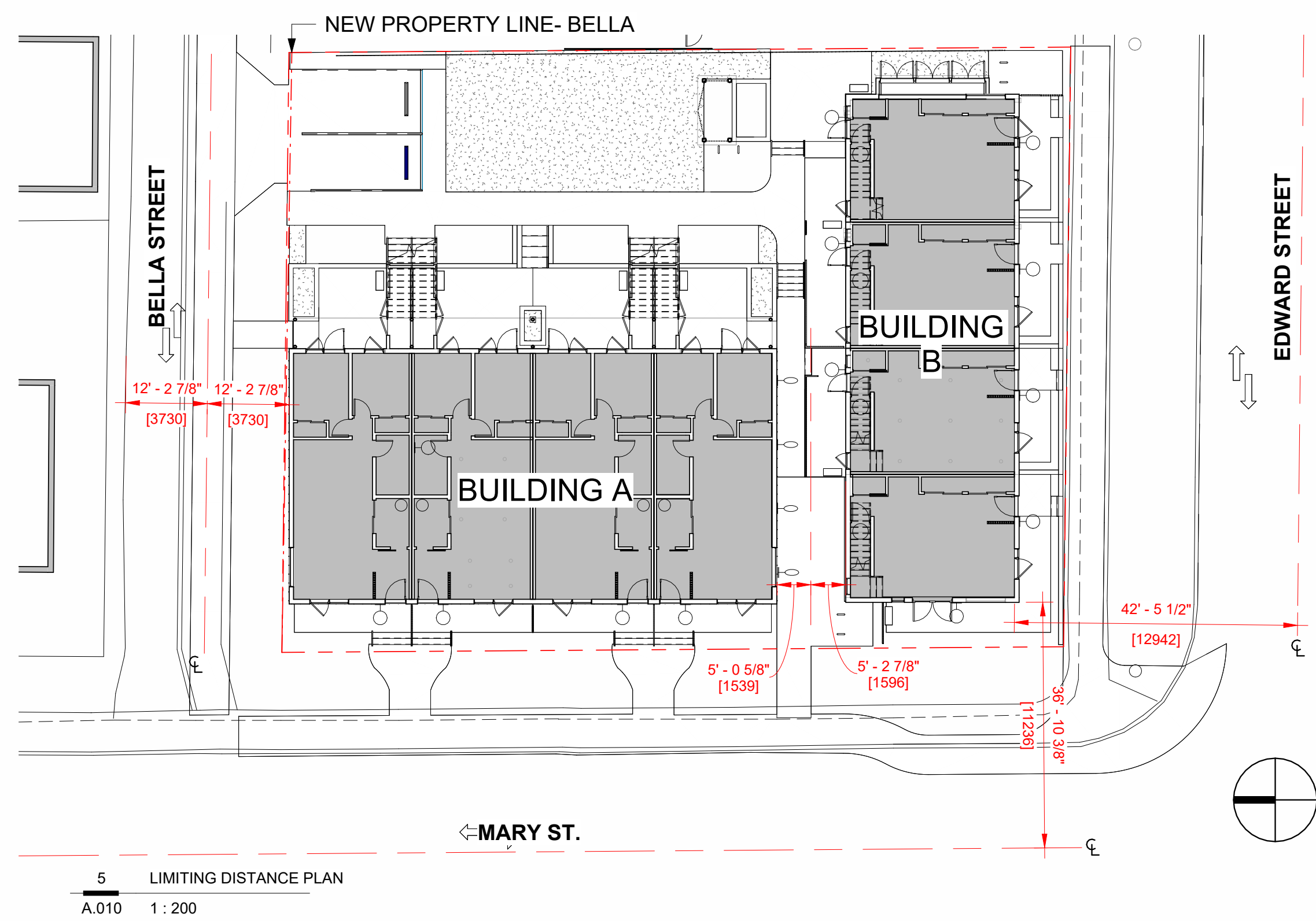
BUILDING A - NORTH ELEVATION "2"							
Area of building face	LD below	LD	LD above	LD*2	% Permitted	Area Permitted	
	2.0 m	2.0 m	3.68 m	4.0 m	13.54 m ²	32%	11.19 m ²
Next smallest value	39.0 m ²	1%	12%	35%	39%		
Next largest value	59.20 m ²	11%	20%	23%	32%		
Next largest value	49.0 m ²	11%	20%	23%			

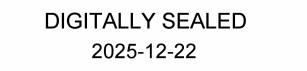


A.010 1 : 100



A.010 1 : 100





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[illegible]

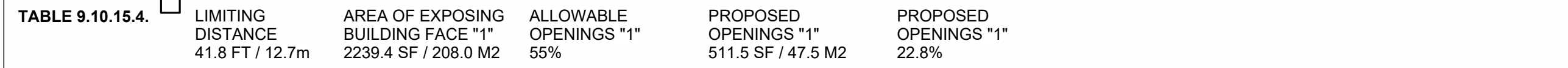
VICWEST TOWNHOMES

BUILDING B LIMITING
DISTANCE

Checked by	SS
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A.011

Printed 2025-12-18 5:02:20 PM



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

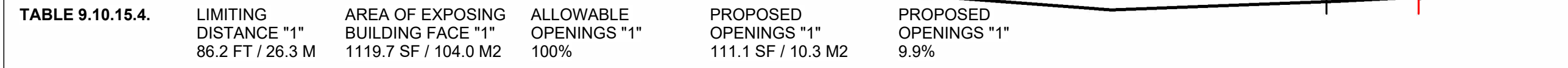
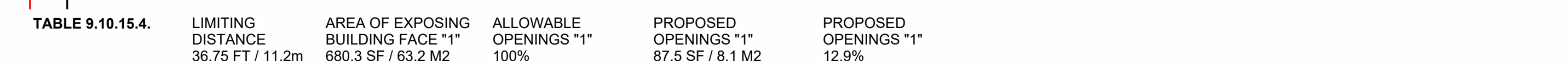
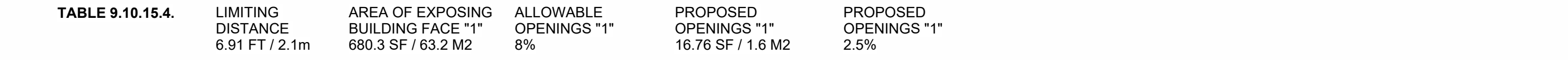


TABLE 9.10.15.4.	LIMITING DISTANCE "2"	AREA OF EXPOSING BUILDING FACE "2"	ALLOWABLE OPENINGS "2"	PROPOSED OPENINGS "2"	PROPOSED OPENINGS "2"
	5.1 FT / 1.55 M	1108.4 SF / 103.0 M2	8%	85.3 SF / 7.9 M2	7.7%

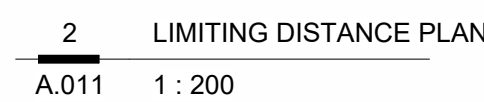
6 LIMITING DISTANCE - BUILDING B NORTH ELEVATION
A.011 1 : 100



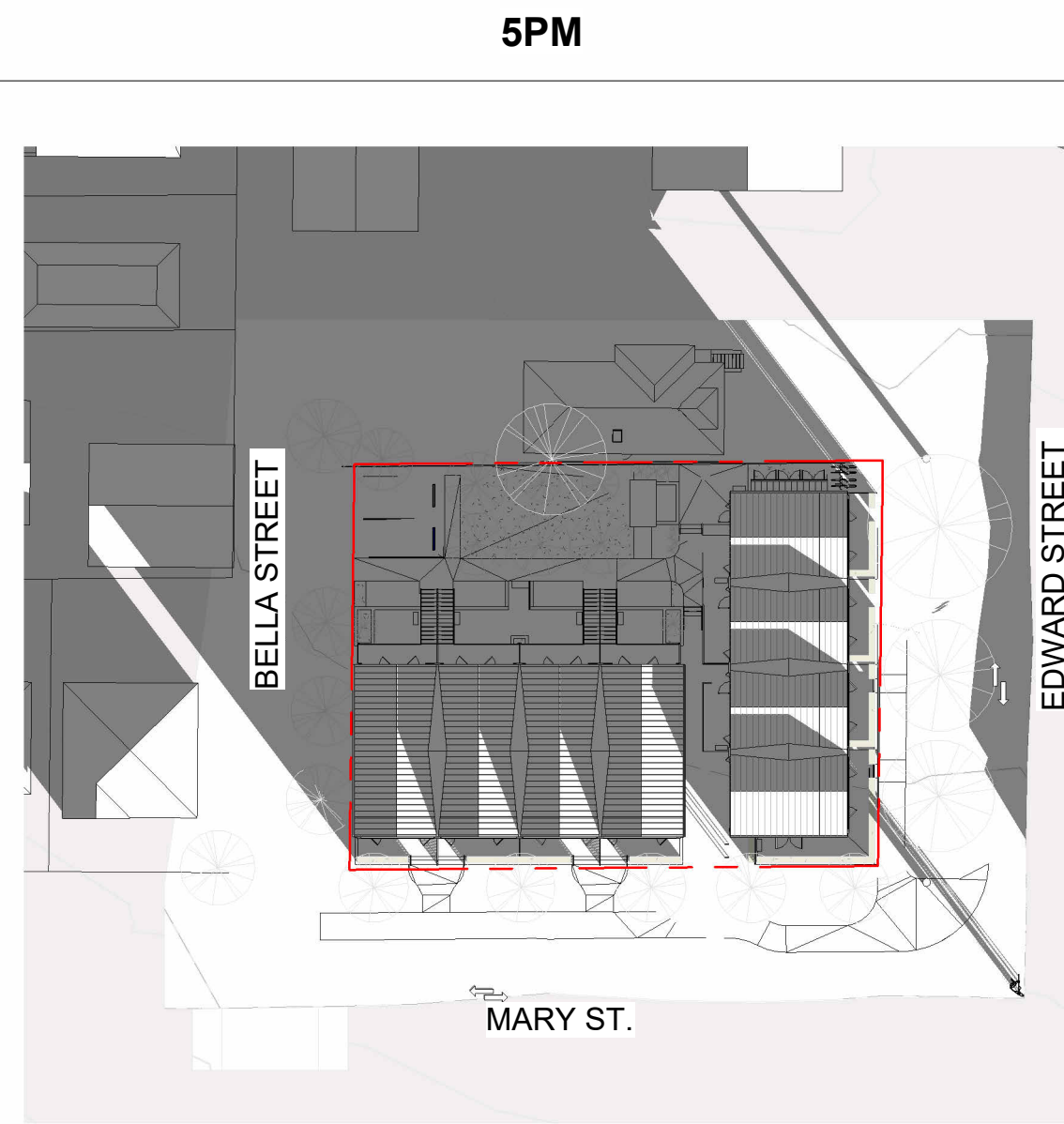
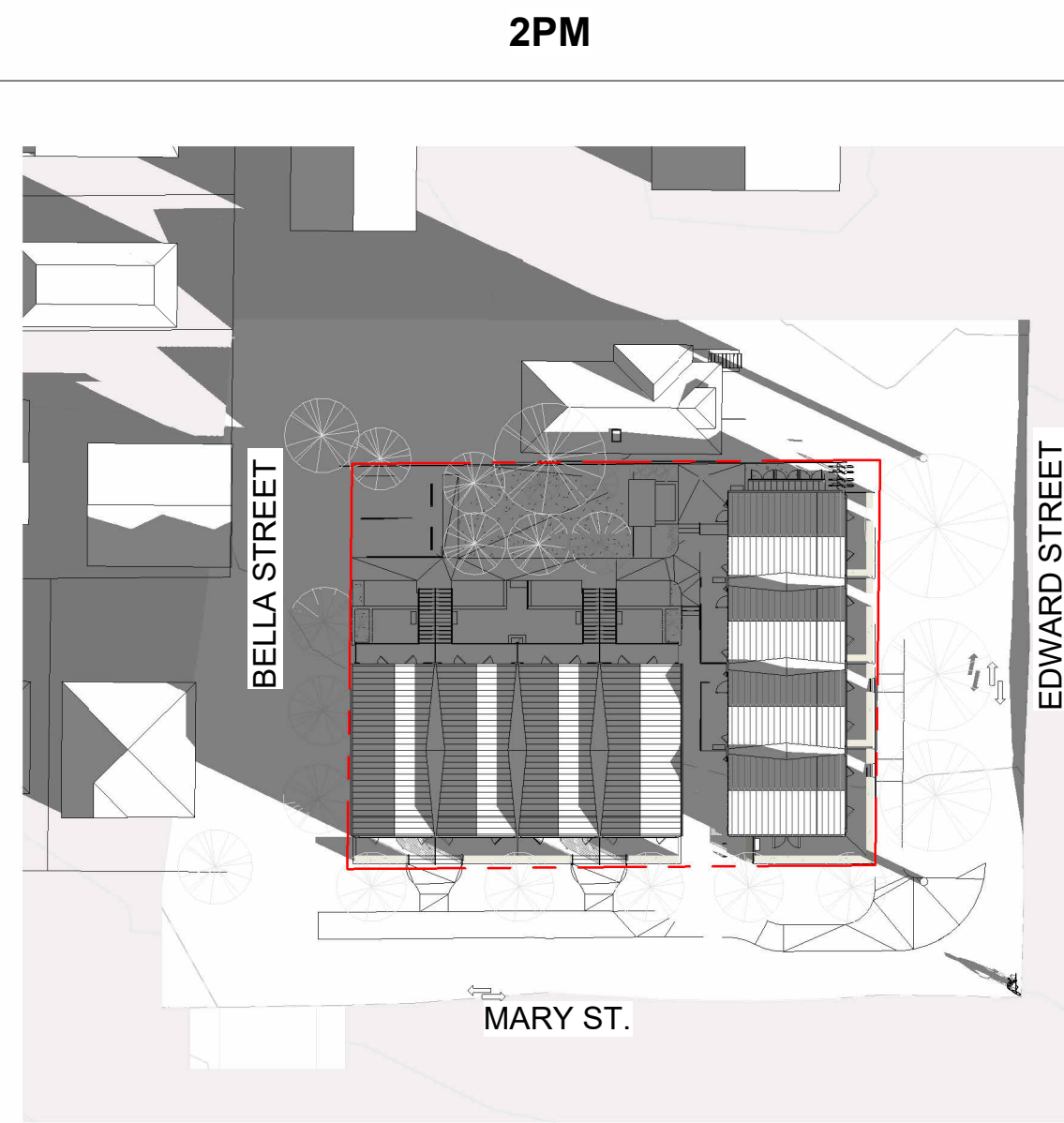
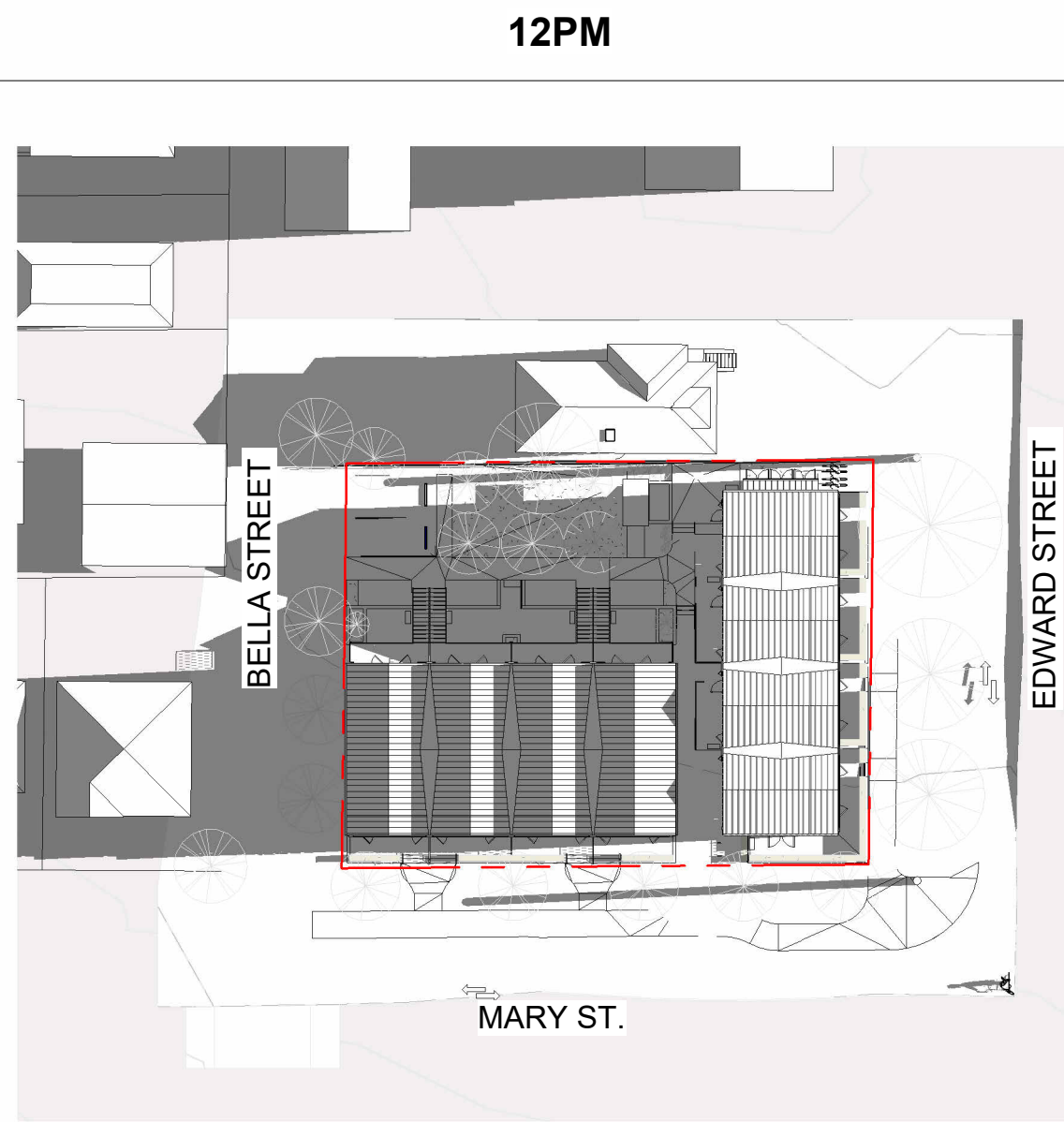
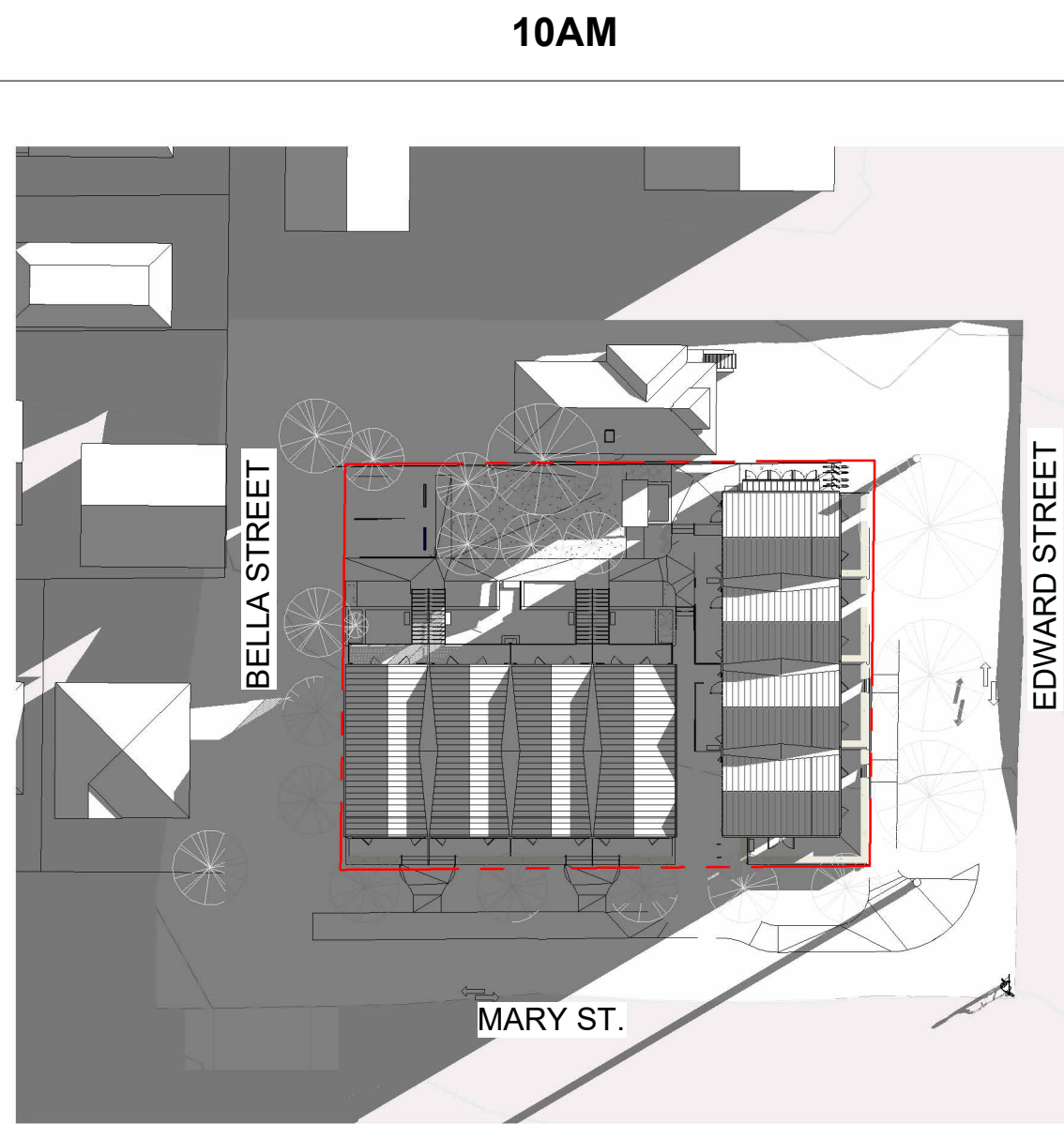
4 LIMITING DISTANCE - BUILDING B WEST ELEVATION
A.011 1 : 100



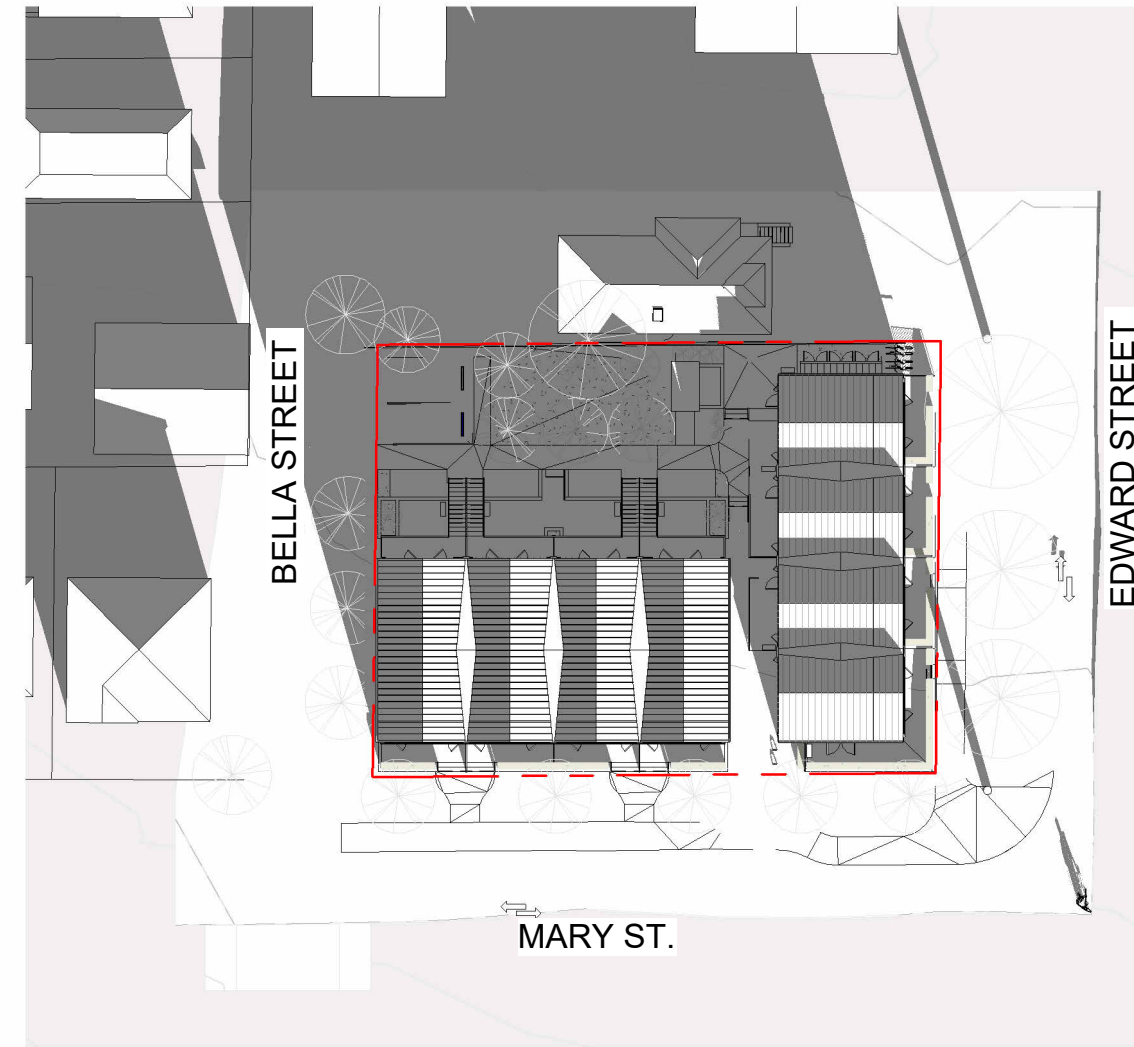
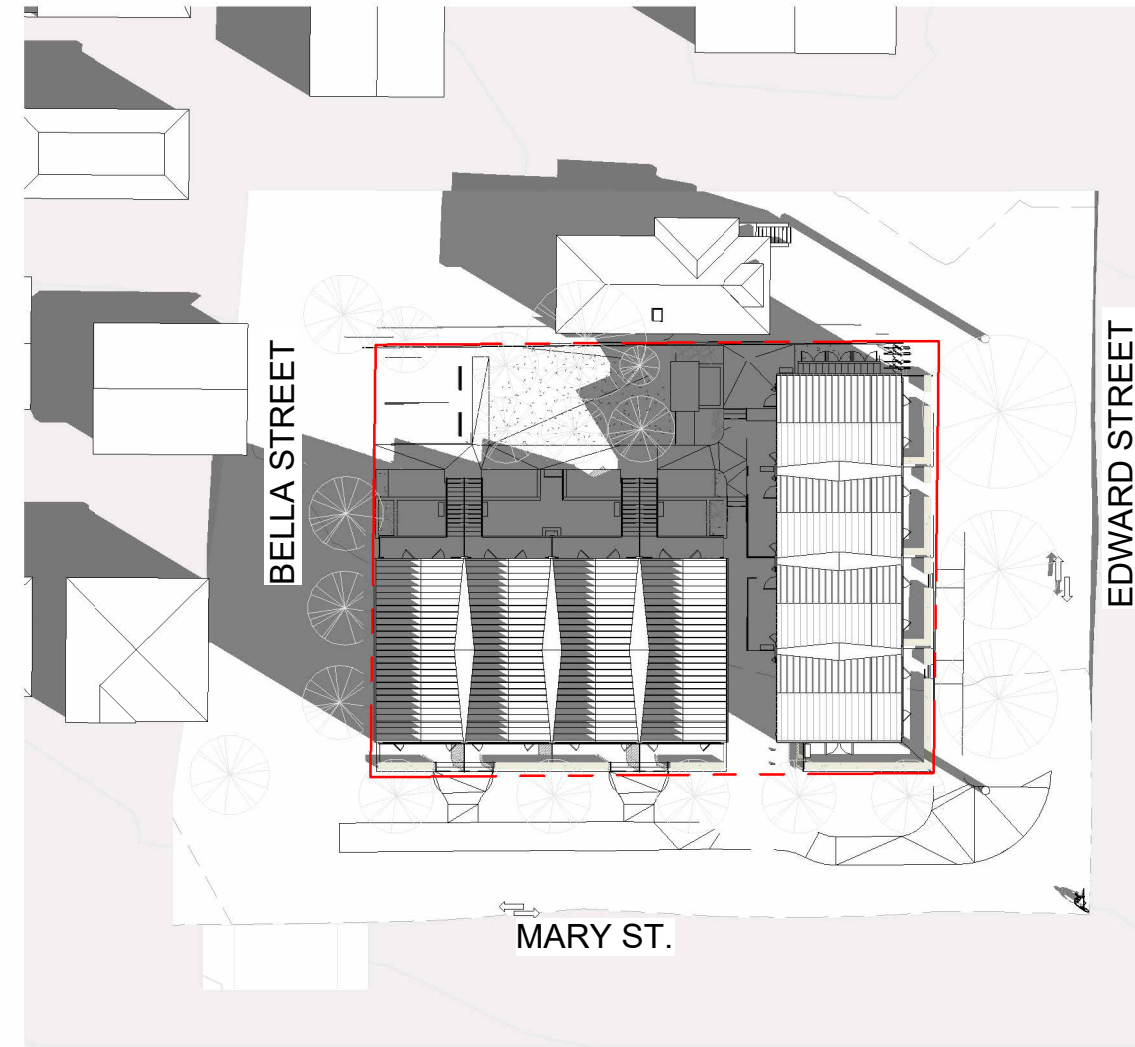
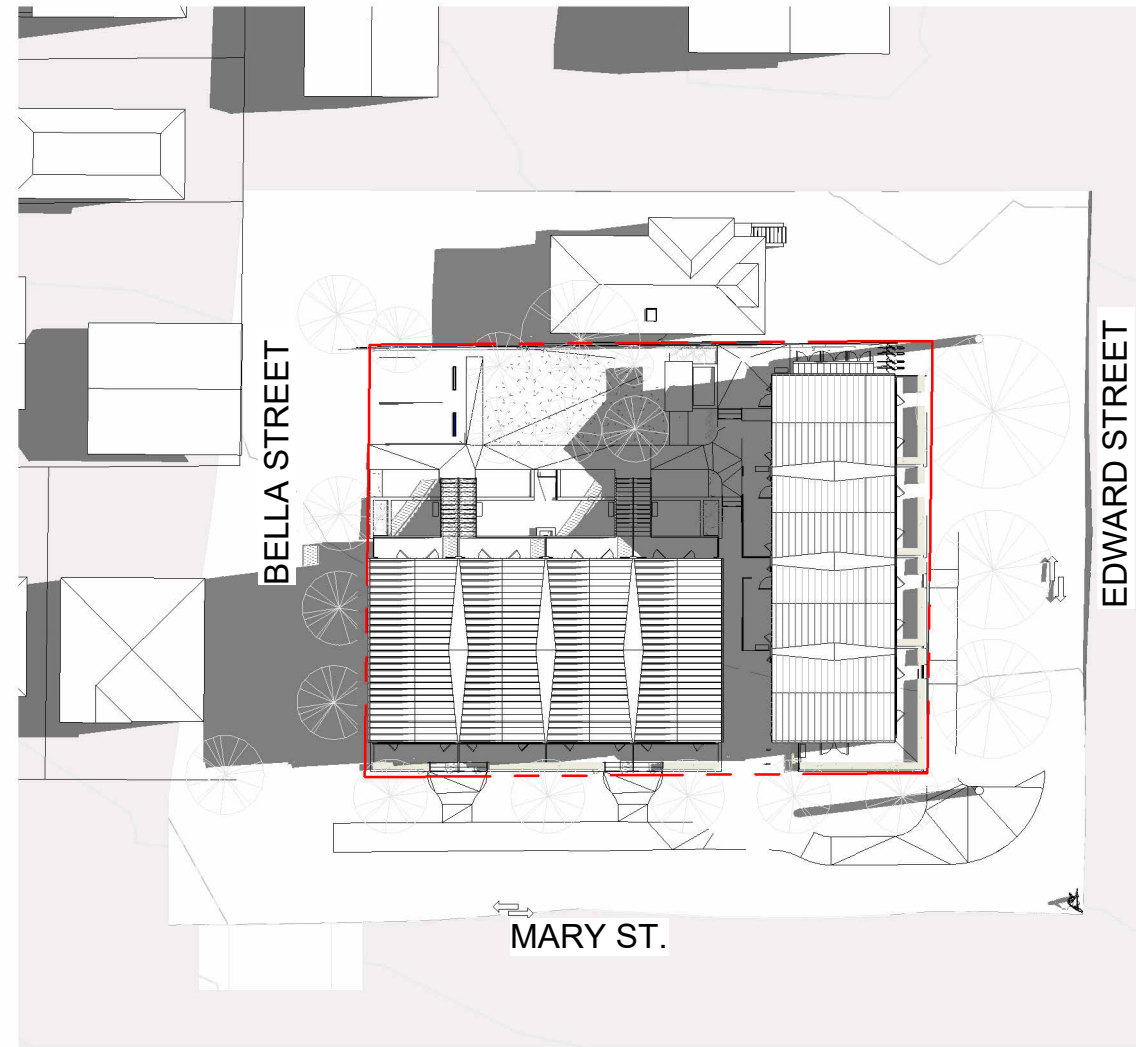
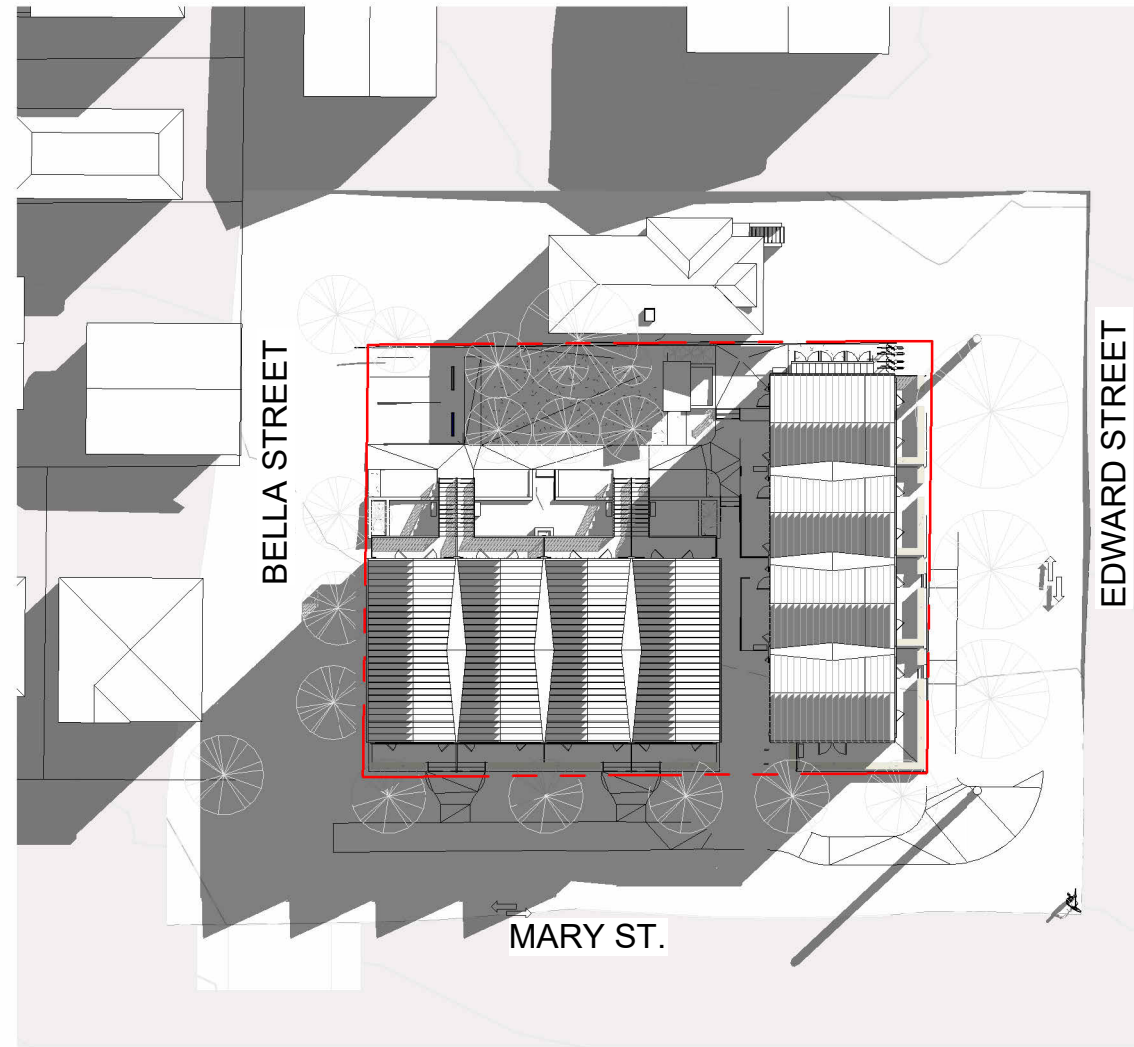
1 **LIMITING DISTANCE - BUILDING B EAST ELEVATION**
A.011 1 : 100



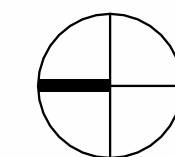
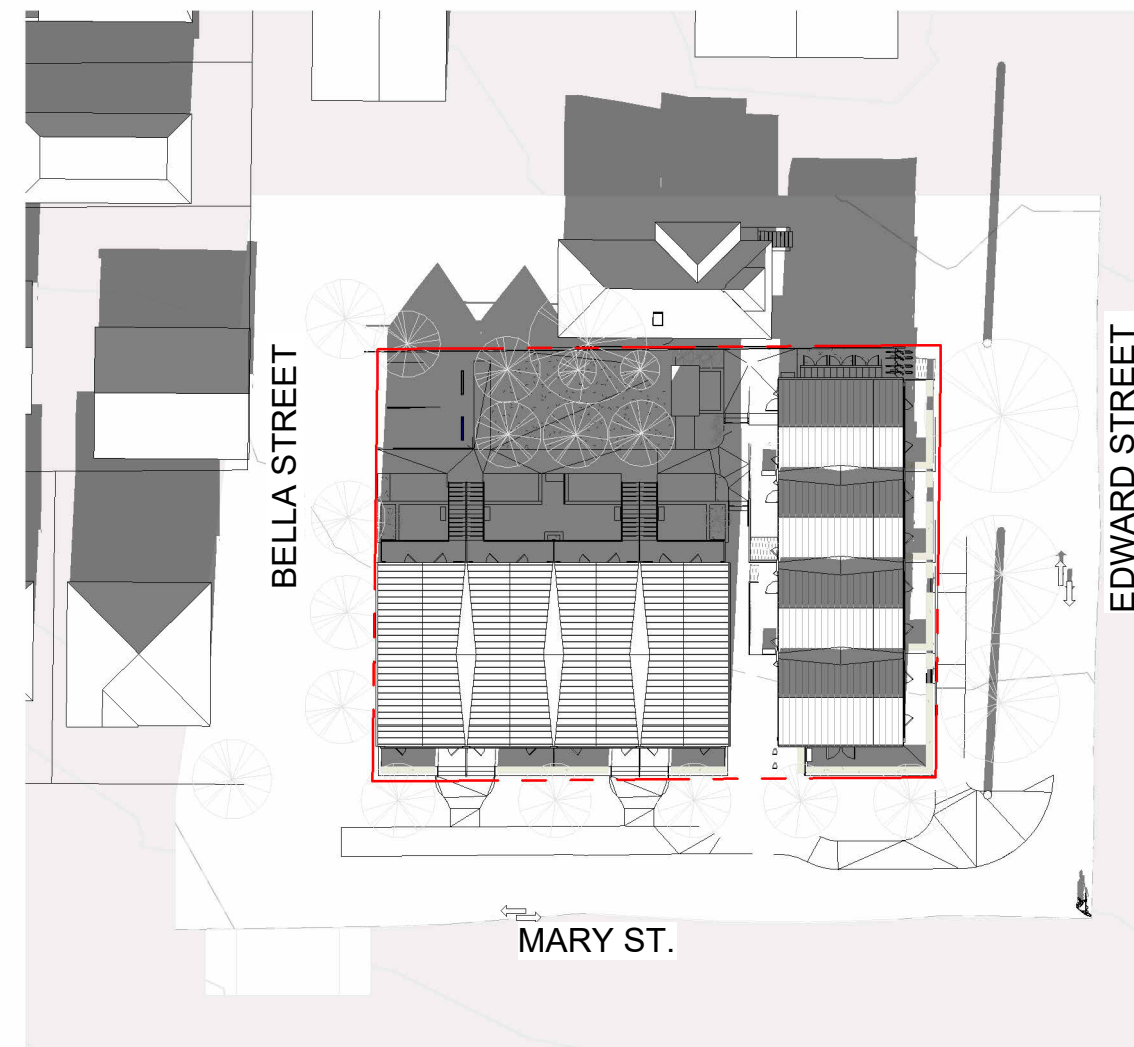
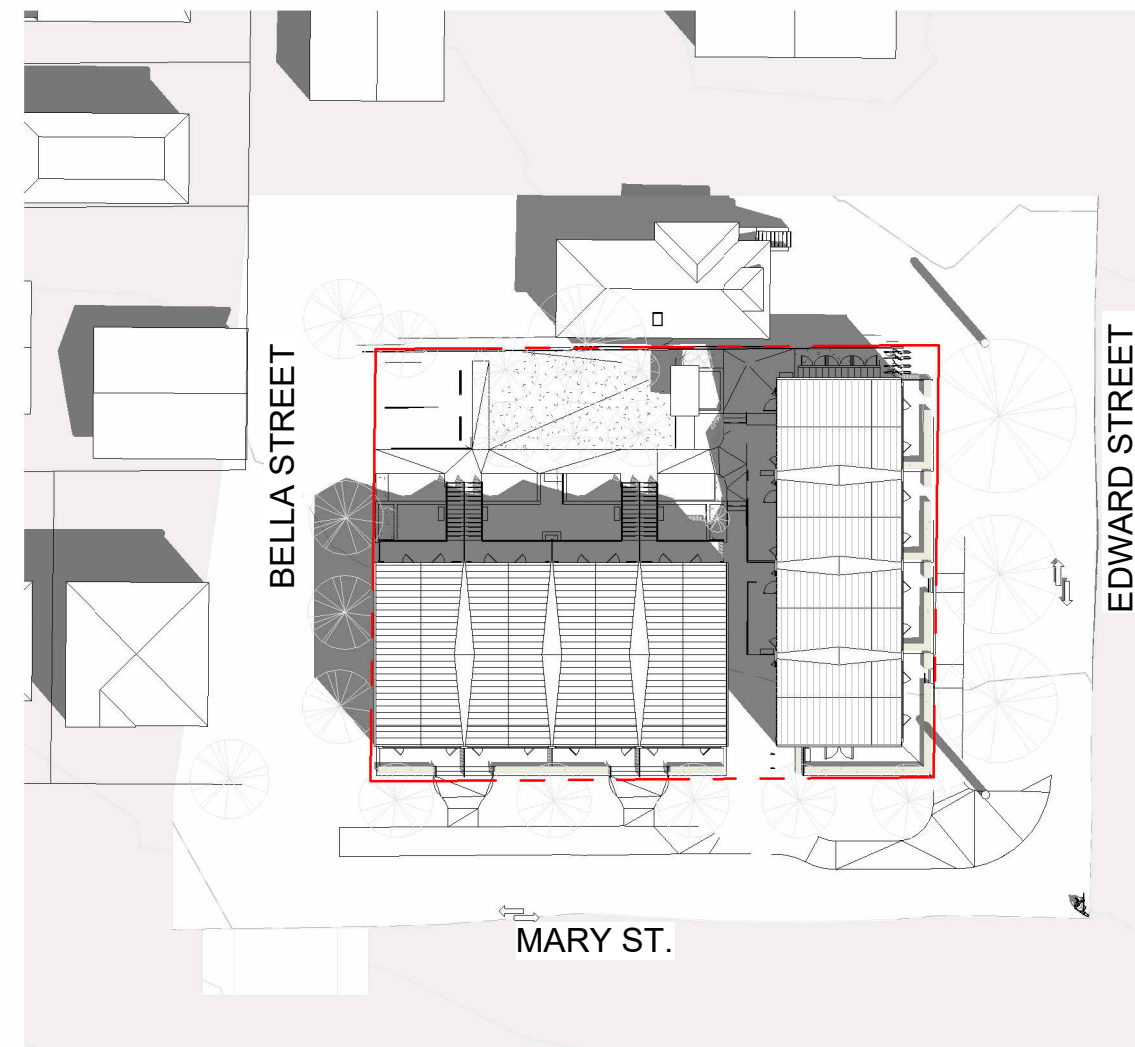
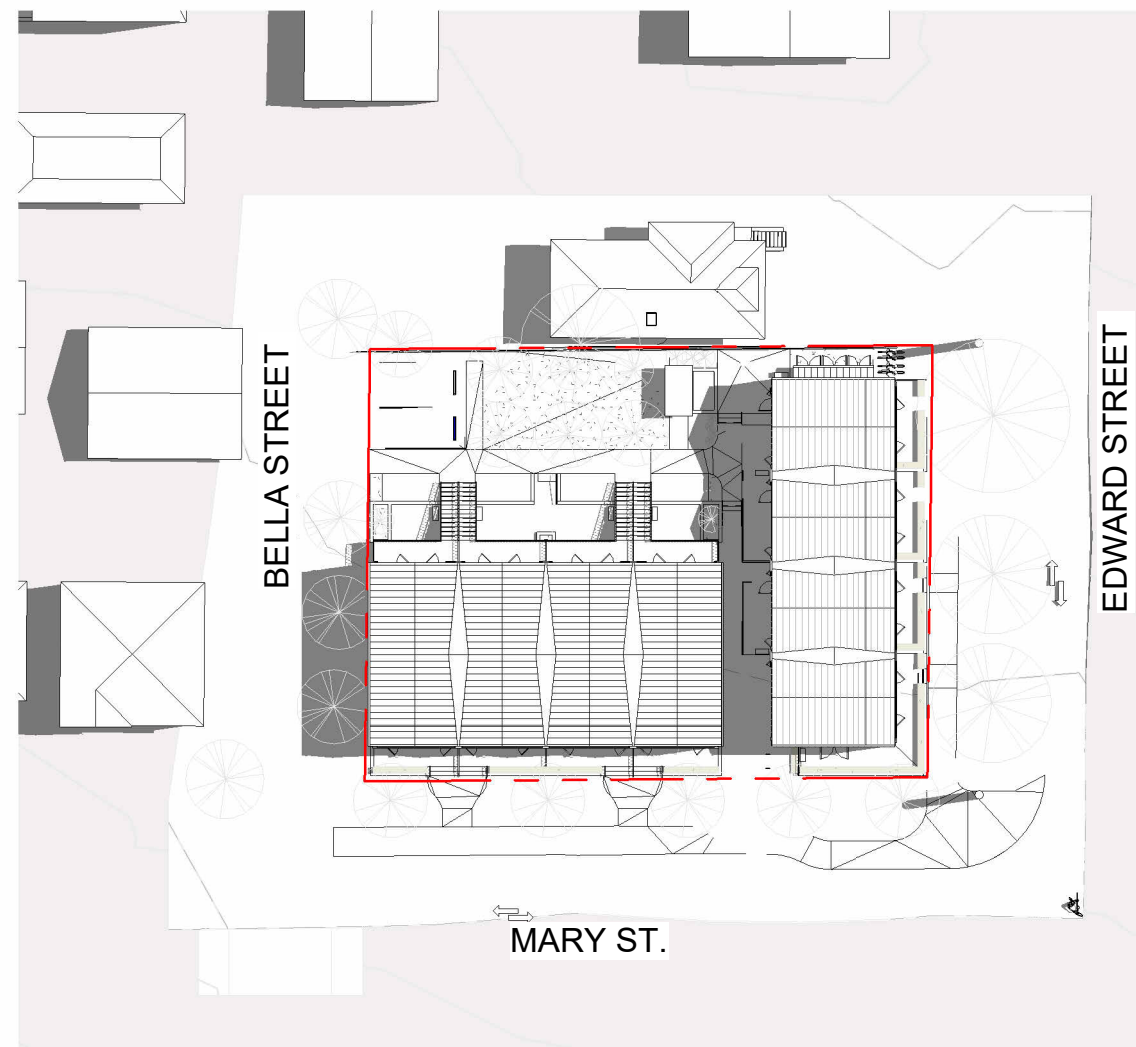
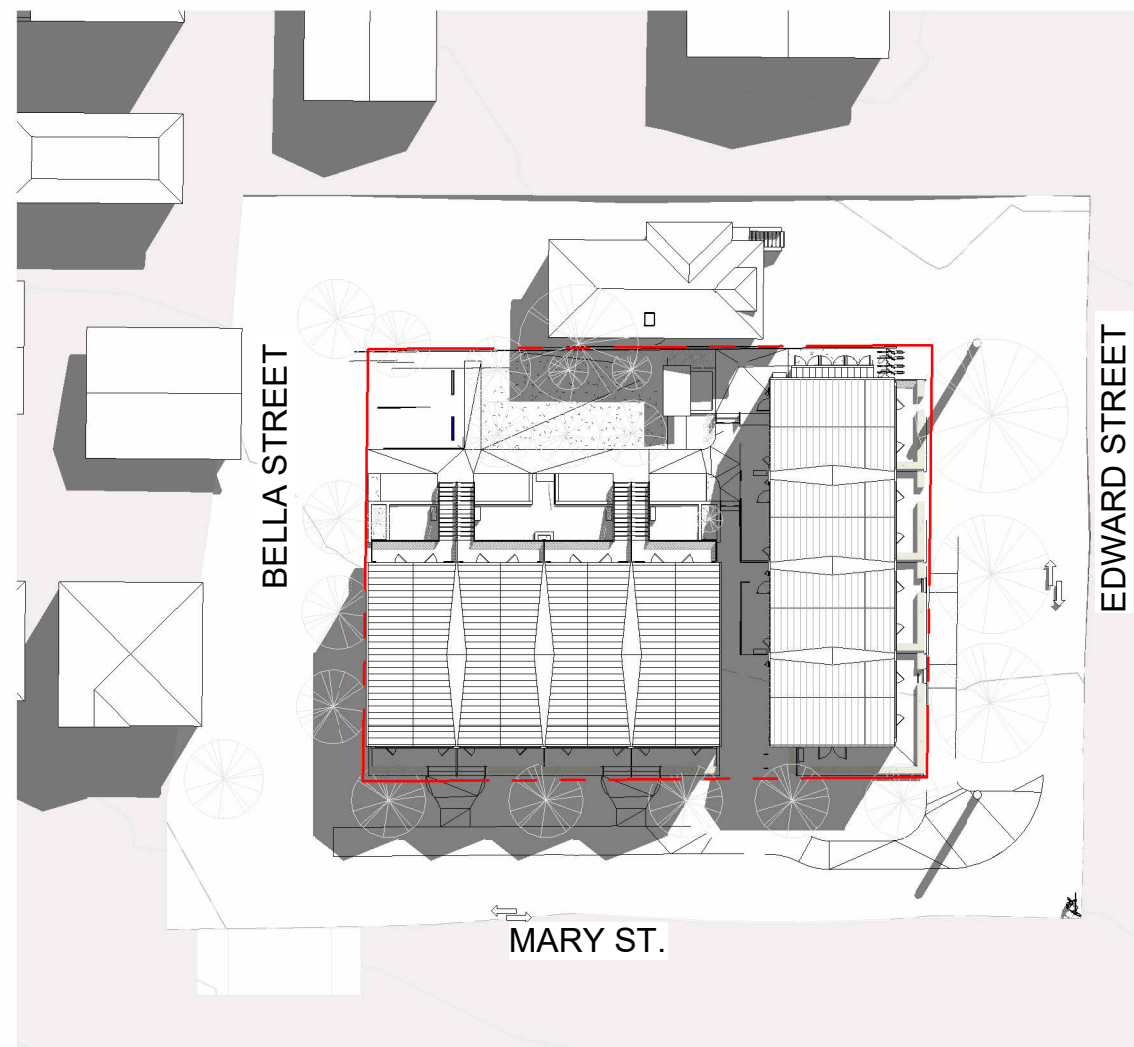
WINTER SOLSTICE



SPRING / AUTUMN EQUINOX



SUMMER SOLSTICE



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Do not scale these drawings.

[illegible]

S.KALENCHUK

VICWEST
TOWNHOMES

SHADOW STUDIES

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.013

Scale	1" = 40'-0"
Printed	2025-12-18 5:02:49 PM

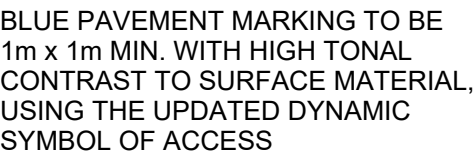
Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
3	DP Revisions	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

Scale	1 : 100
Printed	2025-12-18 5:02:51 PM



0.6m

0.3m

RED PROHIBITION SYMBOL

BLACK DYNAMIC SYMBOL OF ACCESS

GREEN CIRCLE

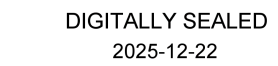
BLACK ARROWS

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

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

ACCESSIBLE PARKING SPACE SIGNAGE

N.T.S.



Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

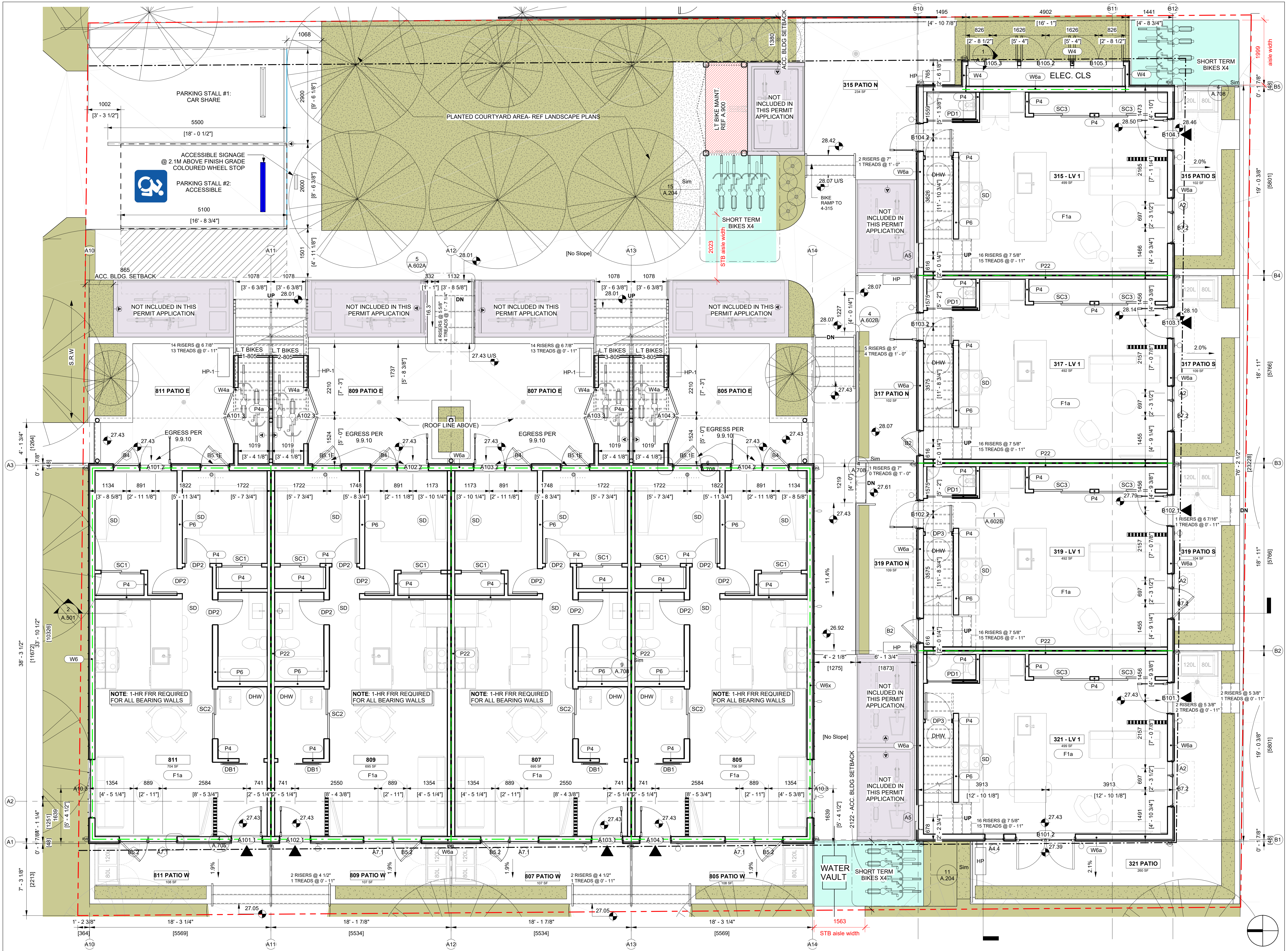
VICWEST TOWNHOMES

FULL SITE - LEVEL 1 PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.201dp

Scale	1 : 50
Printed	2025-12-18 5:02:55 PM



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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

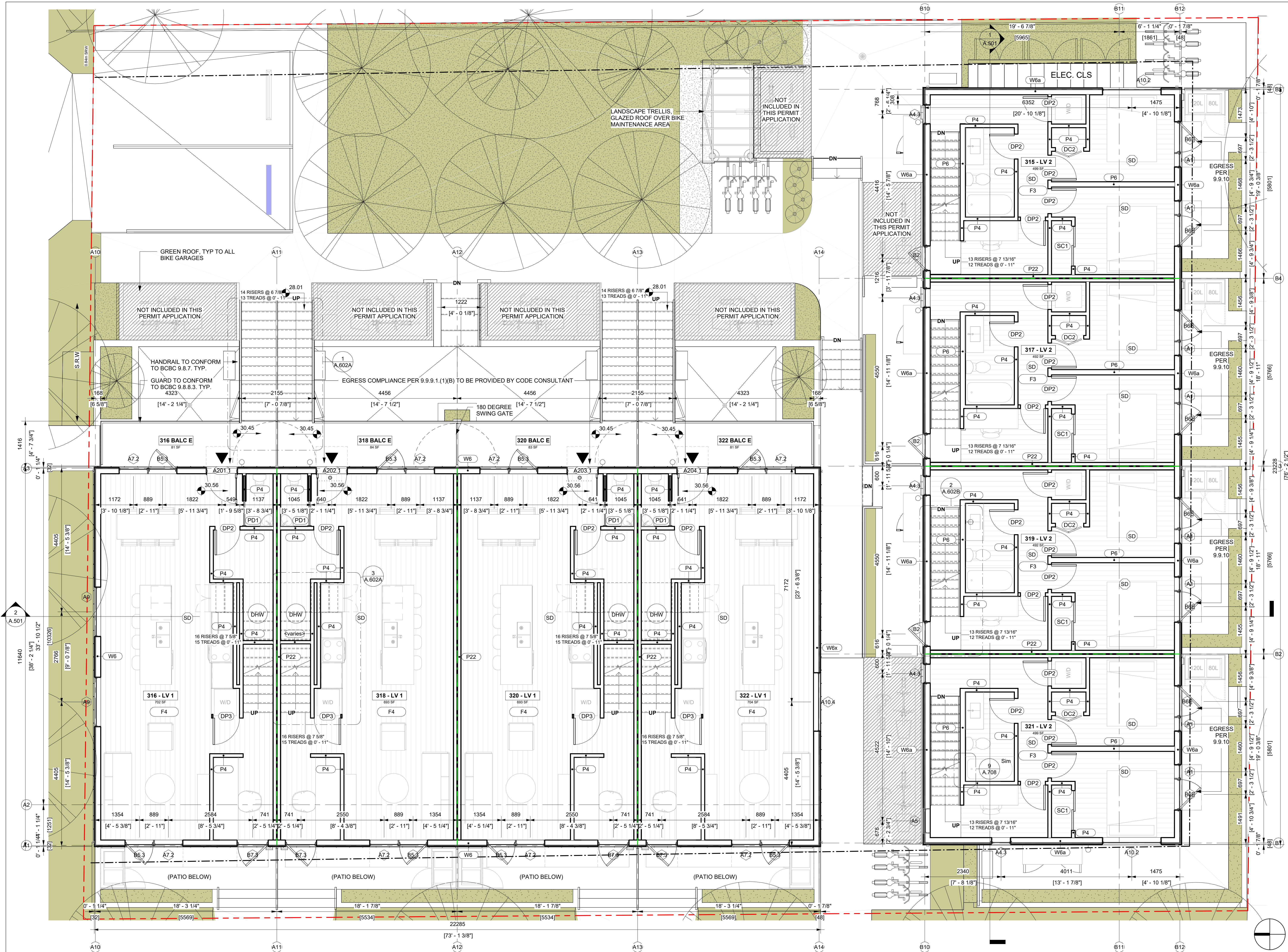
S.KALENCHUK

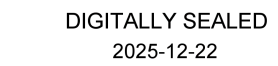
VICWEST
TOWNHOMESFULL SITE - LEVEL 2
PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.202

Scale	1 : 50
Printed	2025-12-18 5:02:59 PM





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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

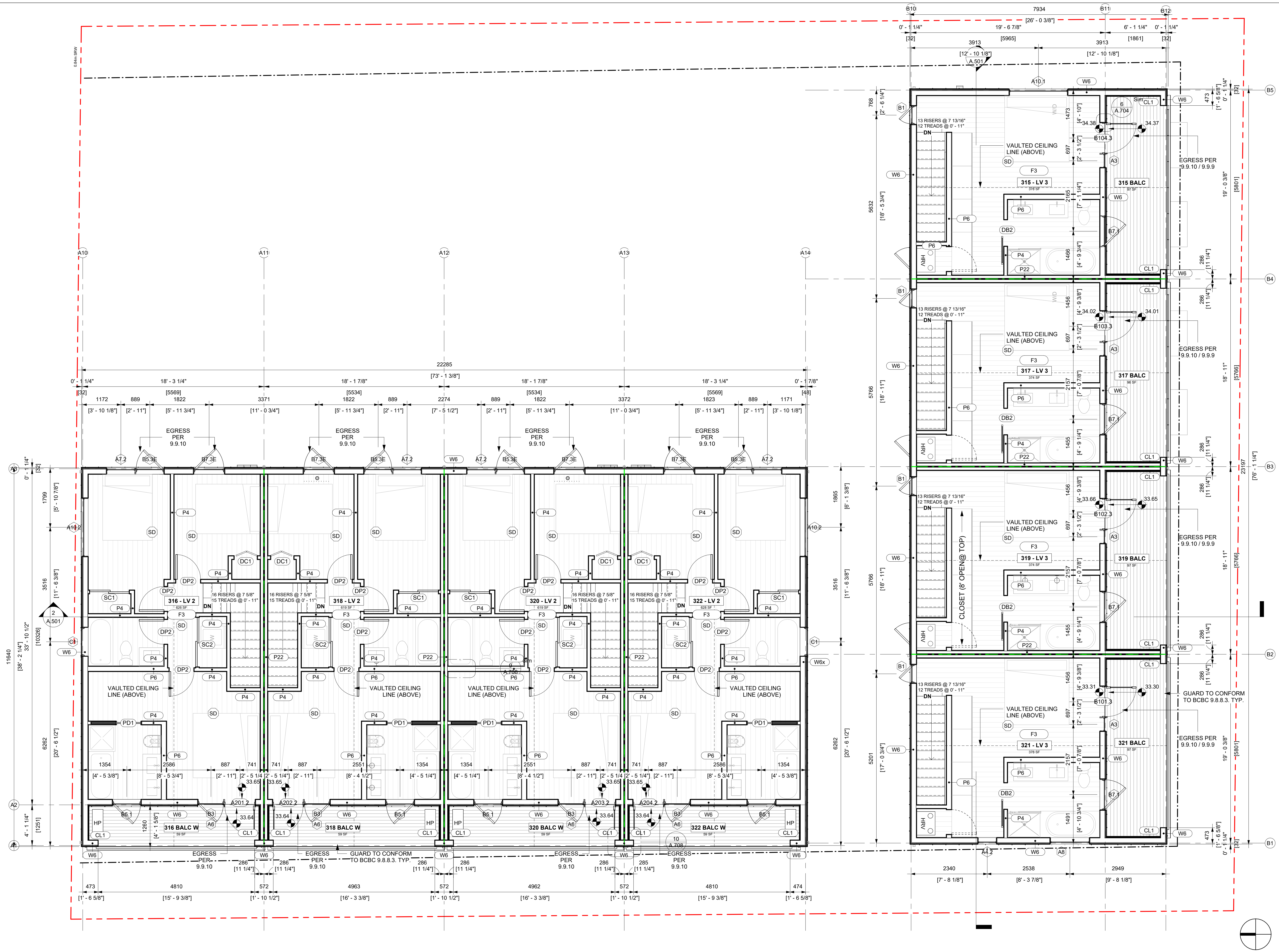
VICWEST
TOWNHOMES

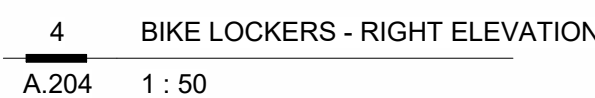
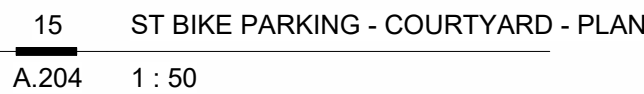
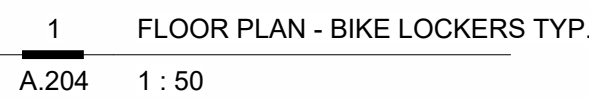
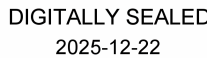
FULL SITE - LEVEL 3
PLANS

Drawn by	DW
Checked by	SS

A.203

Scale	1 : 50
Printed	2025-12-18 5:03:02 PM





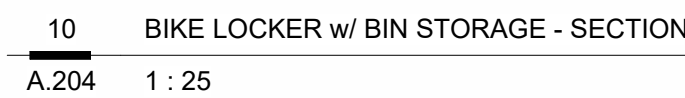
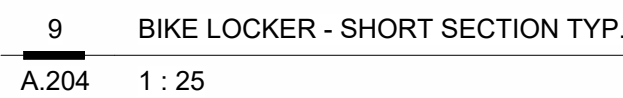
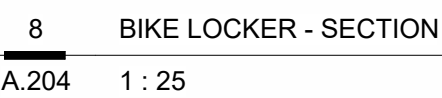
WB1	<u>BIKE LOCKER WALL</u>
3/4"	1x6 T&G CLEAR STAINED KNOTTY CEDAR
3/4"	1x4 HORIZONTAL STRAPPING WRB/AB MEMBRANE, LAPPED AND SEALED 2x4 STUDS @ 16" O.C. PAINTED FINISH

• REFER TO ELEVATIONS FOR FINISHES/COLORS

4"-6"	SOIL/GROWING MEDIUM DRAINAGE FILTER DRAINAGE LAYER ROOT BARRIER WRB ROOF MEMBRANE PLYWOOD SHEATHING 2x8 FRAMING @ 12" O.C. PAINTED FINISH	• ROOF JOISTS SIZED IN ACCORDANCE WITH BCBC TABLE 9.23.4.2-E, BASED ON A DESIGN ROOF LOAD OF 3.0kPa (INCLUDING SNOW, RAIN, DEAD LOAD, AND GREEN ROOF SOIL LOAD), OR AS OTHERWISE ENGINEERED.
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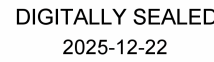
- ROOF JOISTS SIZED IN ACCORDANCE WITH BCBC TABLE 9.23.4.2-E, BASED ON A DESIGN ROOF LOAD OF 3.0kPa (INCLUDING SNOW, RAIN, DEAD LOAD, AND GREEN ROOF SOIL LOAD), OR AS OTHERWISE ENGINEERED.

4" CONCRETE SLAB ON GRADE W/
THICKENED EDGE
FREE-DRAINING CRUSHED GRAVEL FILL



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

S.KALENCHUK	
VICWEST TOWNHOMES	
BIKE PARKING	
Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS
A.204	
Scale	AS NOTED
Printed	2025-12-18 5:03:08 PM

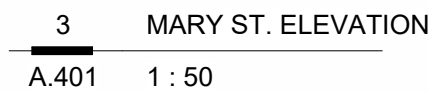


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6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

VICWEST
TOWNHOMES

Printed 2025-12-18 5:03:40 PM



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



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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST
TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.402

Scale AS NOTED
Printed 2025-12-18 5:04:03 PM



MATERIAL FINISHES

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



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8	DP Revisions	25.11.05
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST
TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.403

Scale AS NOTED
Printed 2025-12-18 5:04:22 PM



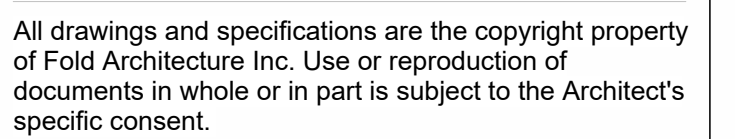
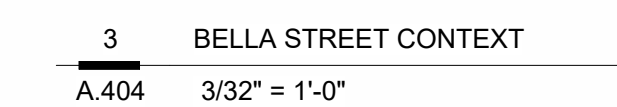
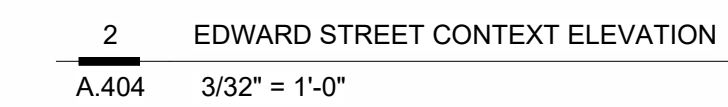
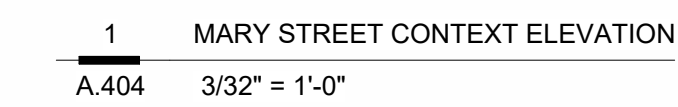
1 BUILDING B NORTH ELEVATION
A.403 1 : 50

MATERIAL FINISHES

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



2 BUILDING A EAST ELEVATION
A.403 1 : 50



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Do not scale these drawings.

S.KALENCHUK	
VICWEST TOWNHOMES	
STREETSCAPE CONTEXT	
Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS
A.404	
Scale	3/32" = 1'-0"
Printed	2025-12-18 5:04:40 PM



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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.22

S.KALENCHUK

VICWEST TOWNHOMES

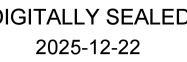
SITE - SECTIONS

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

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

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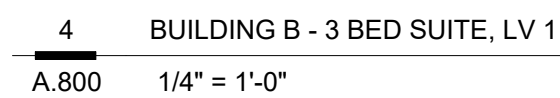
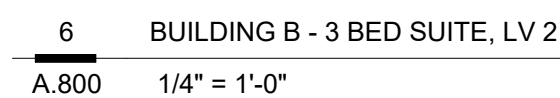
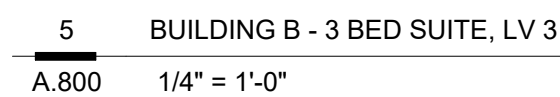
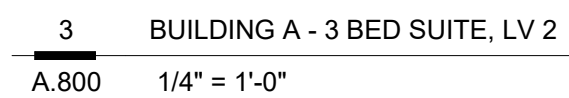
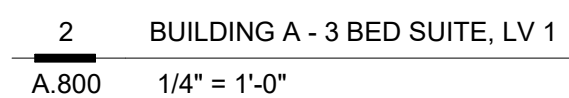
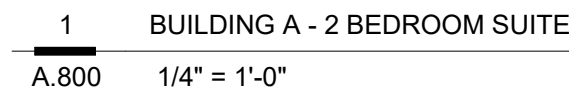
VICWEST TOWNHOMES

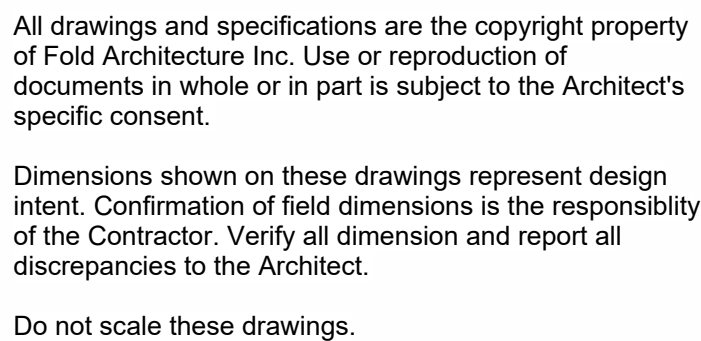
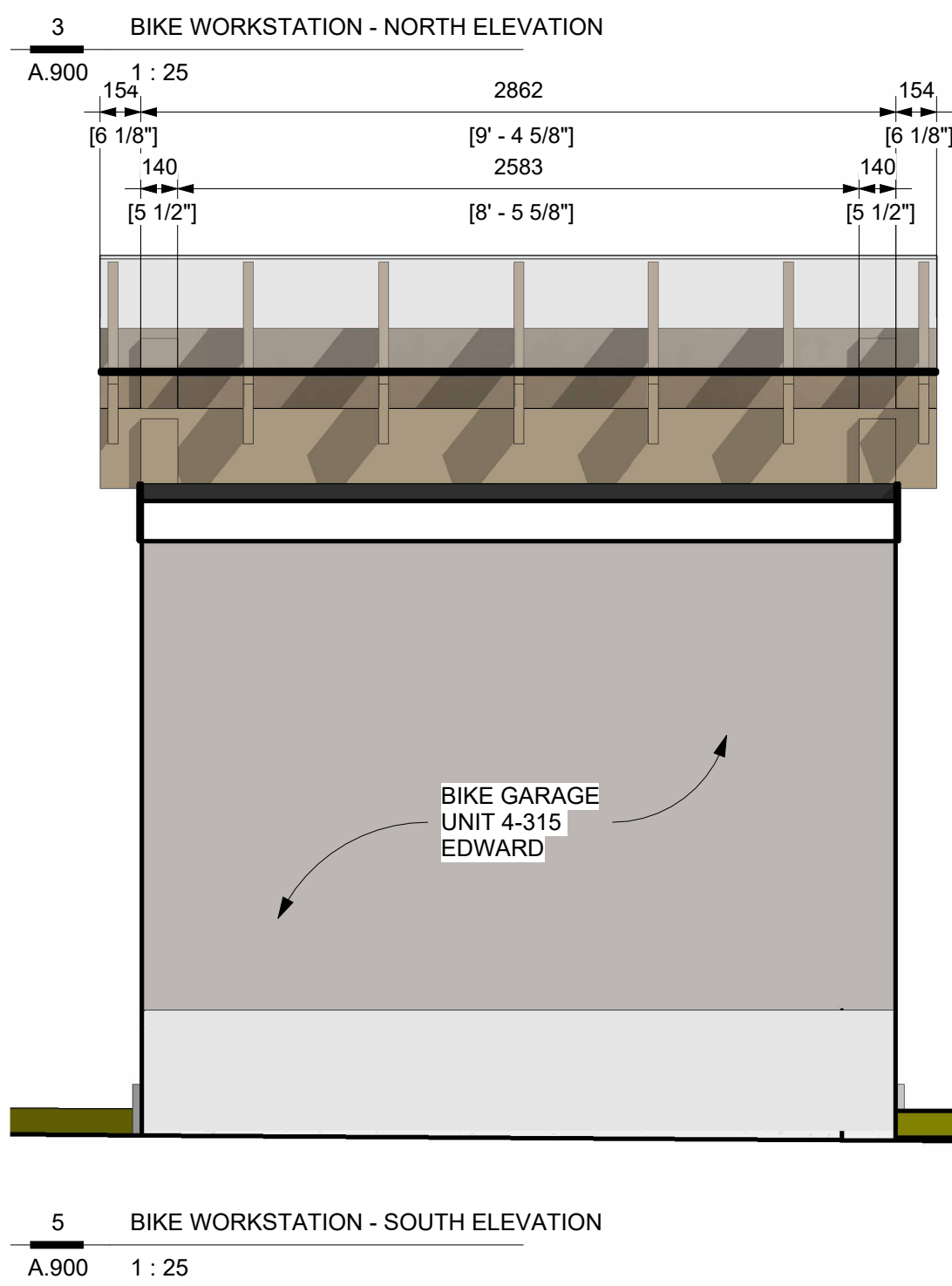
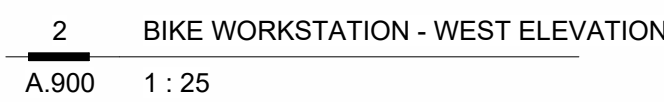
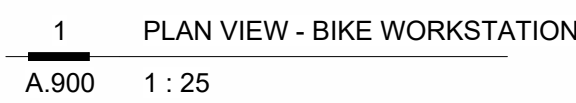
SUITE PLANS

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S.KALENCHUK

VICWEST TOWNHOMES

BIKE WORKSTATION

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

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SHEET LIST

L0—COVER PAGE

L1—TREE PLAN

L2—TREE PLANTING PLAN

L3—SITE MATERIALS PLAN

L4— SITE PLAN

L5—SOIL DEPTH PLAN

L6— PLANTING PLAN

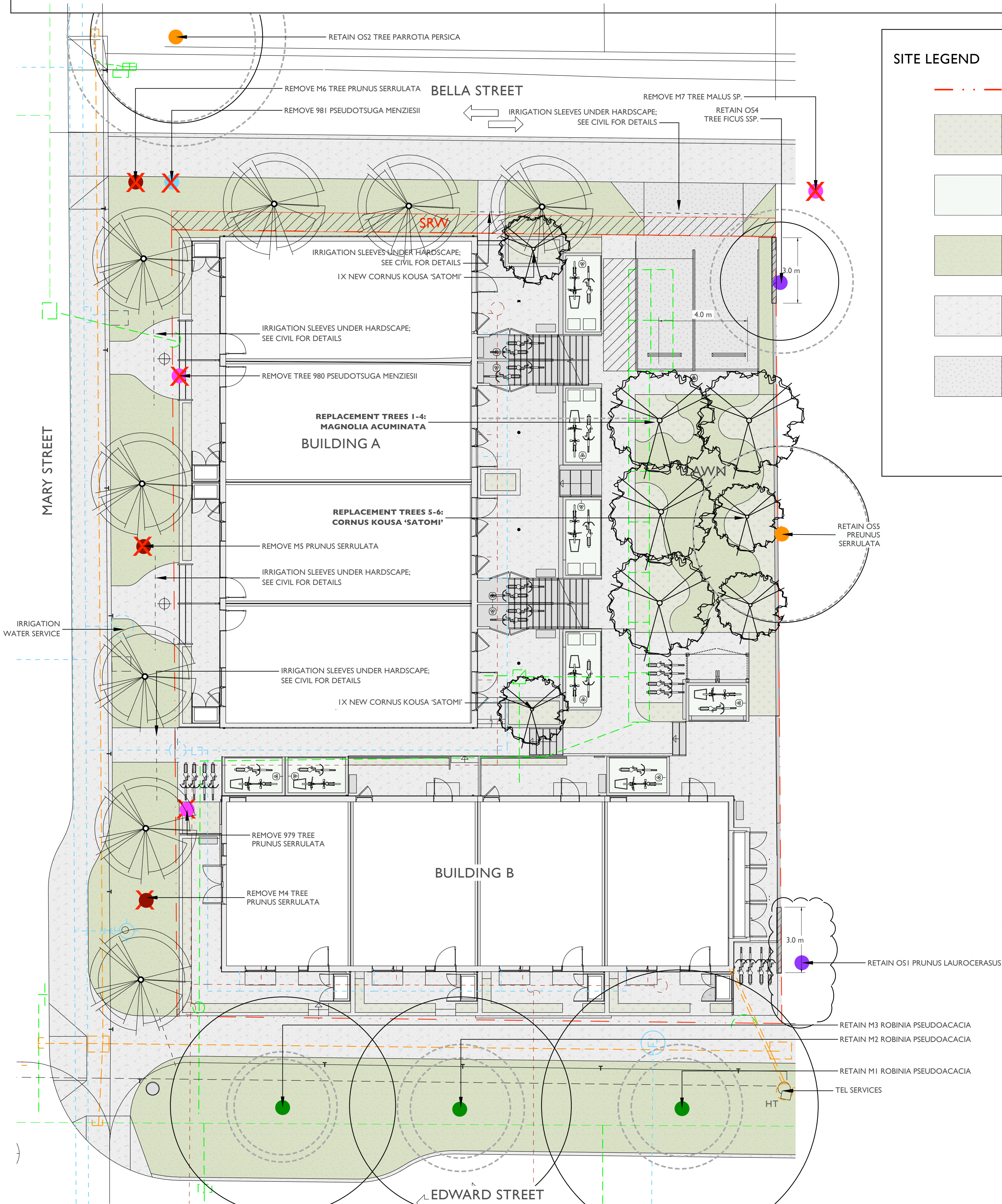
L7— IRRIGATION PLAN

L8— LANDSCAPE NOTES

315 EDWARD STREET TOWNHOMES



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



SITE LEGEND

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

TREE LEGEND

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

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

CIVIL LEGEND

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

**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

CITY OF VICTORIA

PREPARATION NOTES:

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

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR DAMAGED BRANCHES

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

40mm NYLON WEBBING

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

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

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0m LENGTH

BROOM FINISH CONCRETE SIDEWALK

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

SCARIFY BOTTOM OF PIT

COMPACTED SUBGRADE TO 98% S.P.D.

ROOT BARRIER 450 mm x 4.0m LENGTH

ASPHALT ROADWAY REFER TO CIVIL DWGS

GROWING MEDIA SHALL MEET B.C. LANDSCAPE STANDARD TABLES 6-3 (SECTION 32 91 21-MMCD 2009) ALL SOIL PROPERTIES MUST MEET THIS STANDARD. DEPTH GROWING MEDIA TO BE PLACED AND TRAMPED IN 100 mm LIFTS

NOTES:

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

REVISIONS	DRAWING NUMBER:
	SD P4

TREE PLANTING IN BOULEVARD

CITY OF VICTORIA BOULEVARD TREE NOTES

STREET TREES

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

TREE PLANTING INSPECTIONS

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

1:100 SCALE

0 1 2 3 4 5 10m

Greenspace Designs
Sustainable Landscape Design

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

PAGE TITLE : TREE PLAN

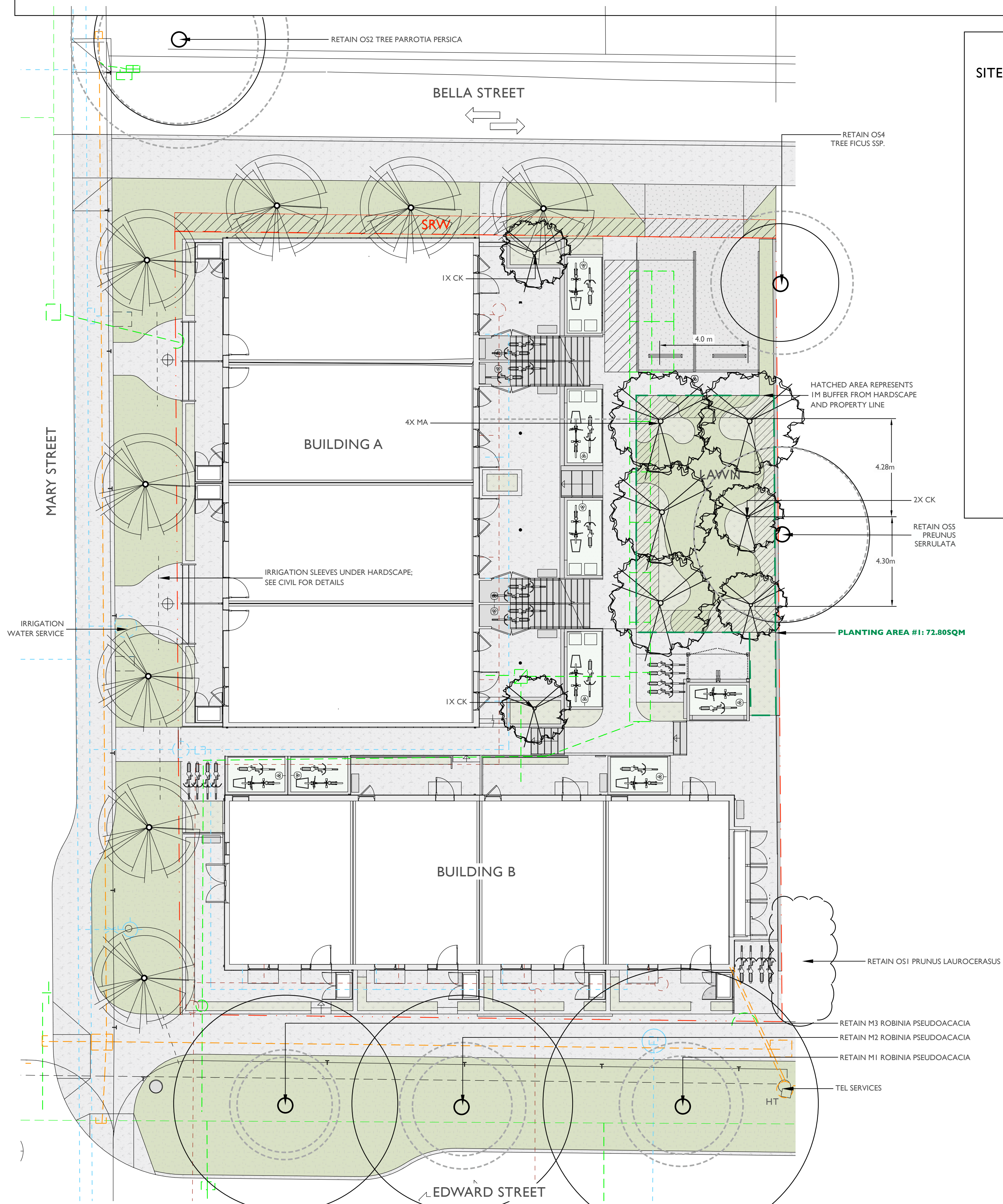
PAGE NUMBER : LI

DATE : OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

SCALE : 1:100

A compass rose indicating North (N), South (S), East (E), and West (W). It also shows the sun's path for June (June sunset, June sunrise), December (December sunset, December sunrise), and the equinoxes (September sunrise, March sunrise).

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



SITE LEGEND

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

ON-SITE TREE SCHEDULE

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

REPLACEMENT TREE SOIL VOLUMES

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

CIVIL LEGEND

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

TREE LEGEND

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



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Sustainable Landscape Design

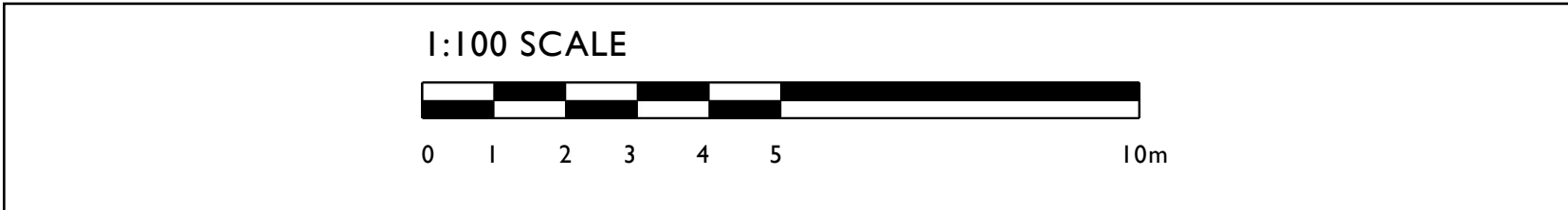
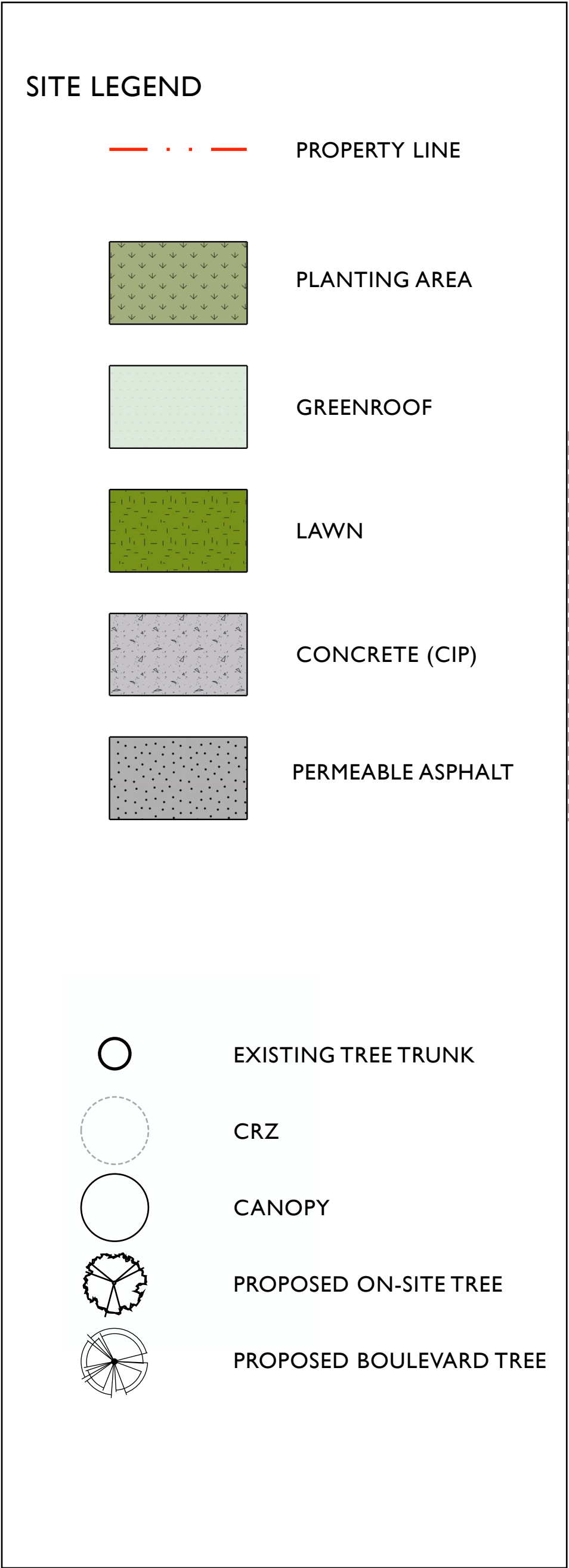
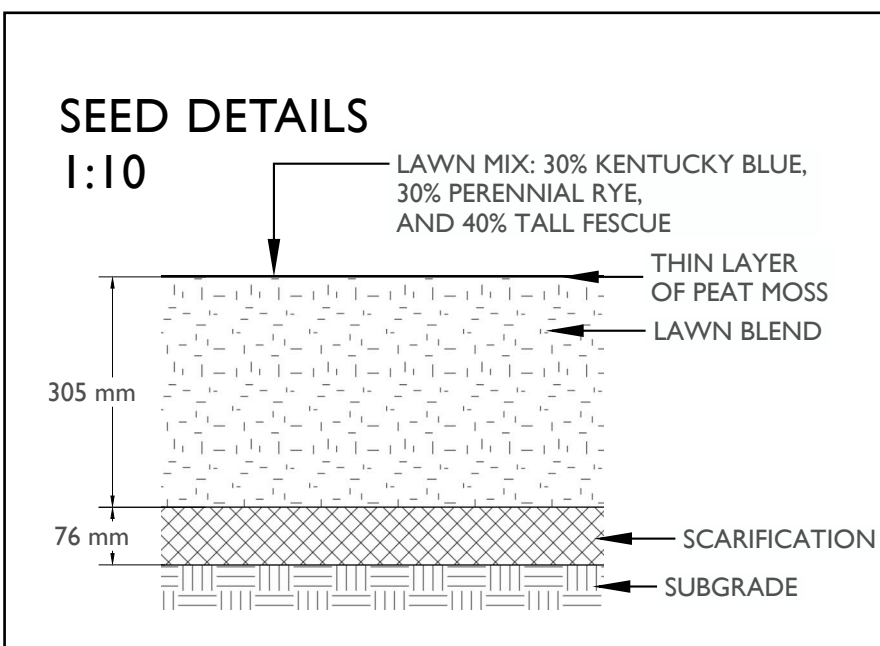
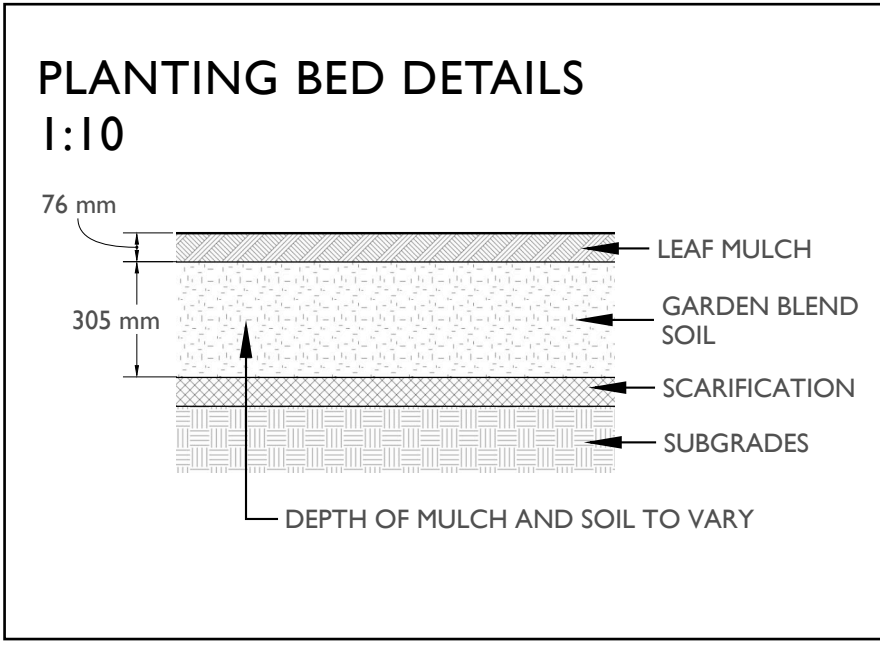
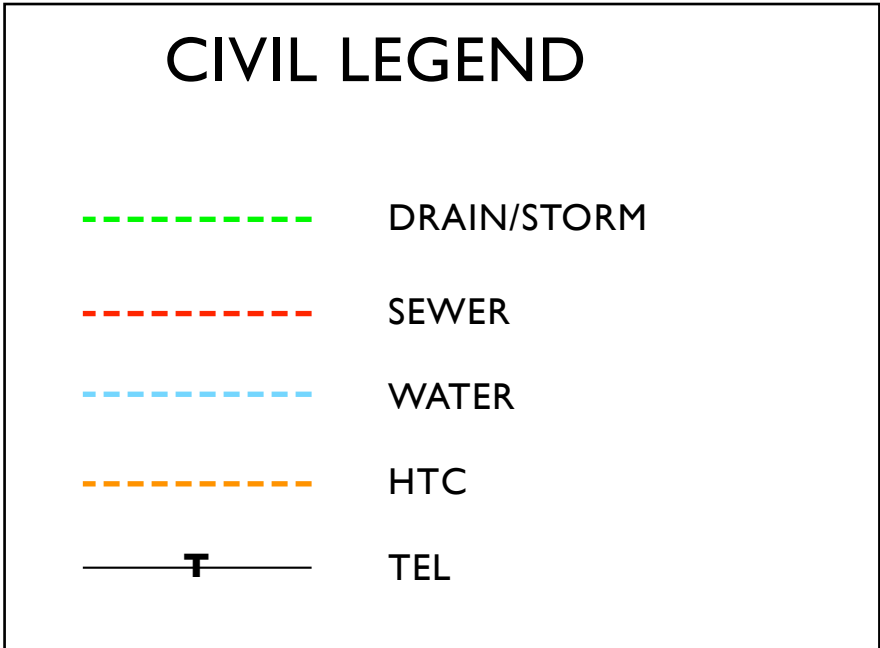
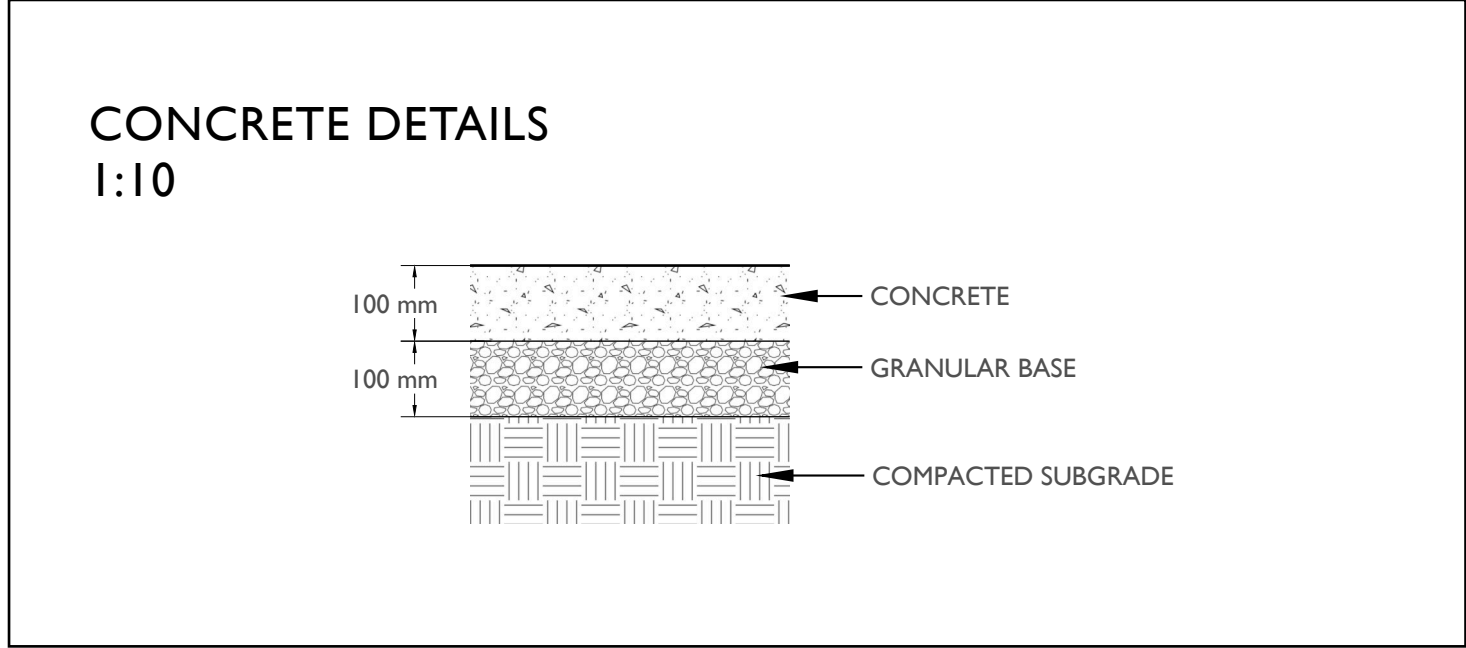
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PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC

PAGE TITLE ::
TREE PLANTING PLAN

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

PAGE NUMBER ::
L2

SCALE ::
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Greenspace Designs
Sustainable Landscape Design

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

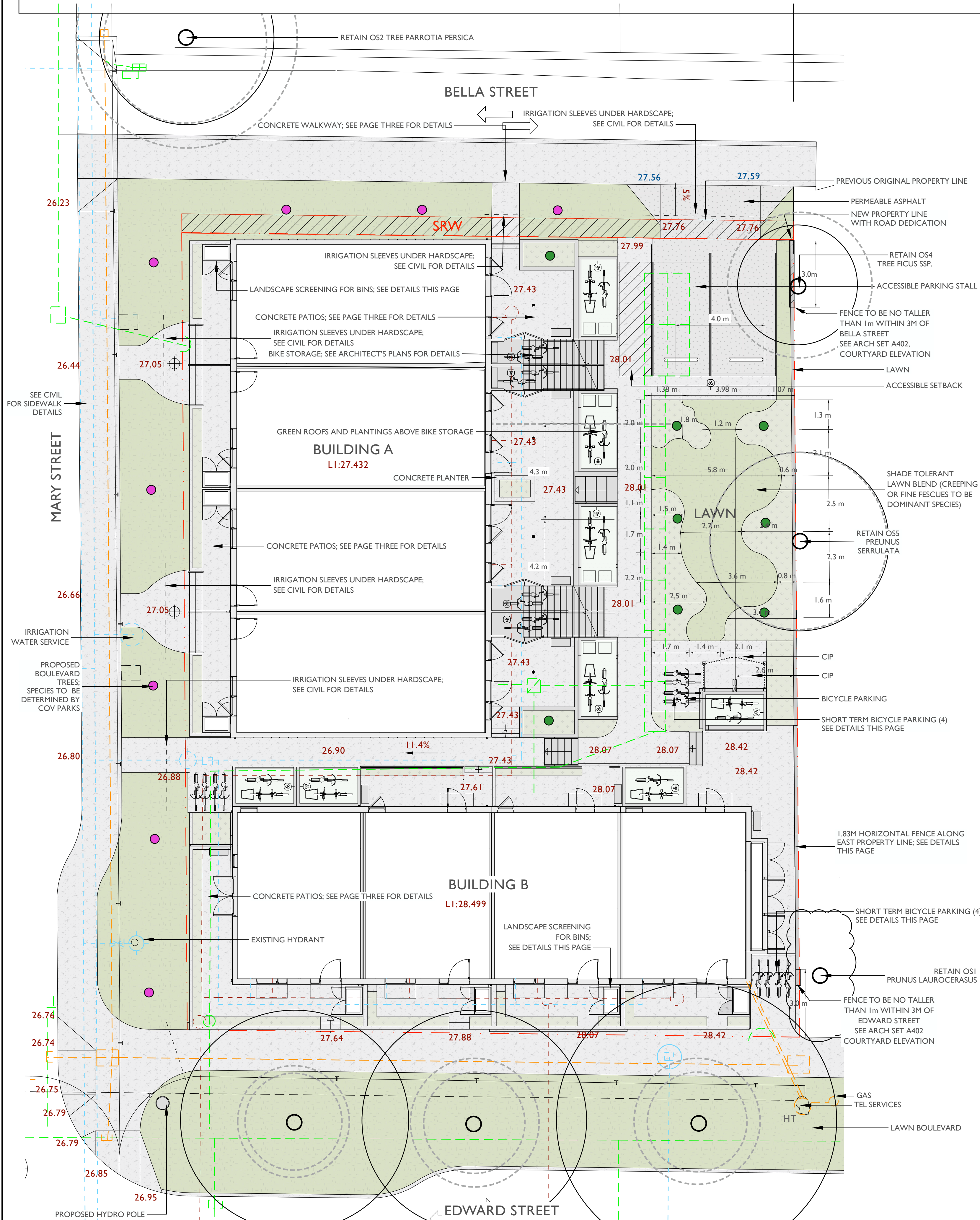
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DATE ::
OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER ::
L3

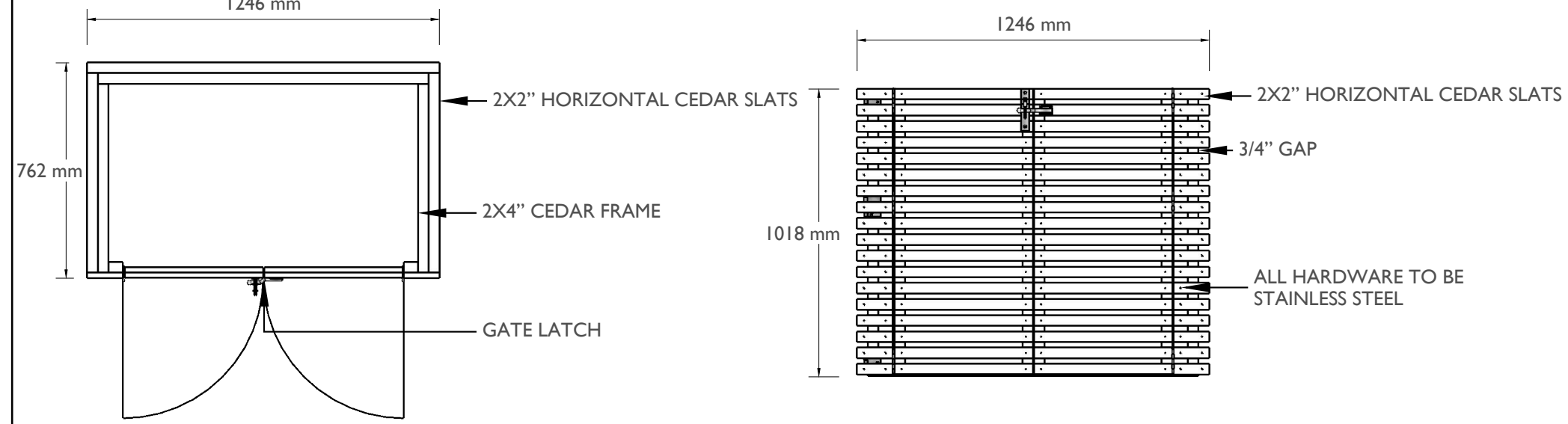
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L4— 315 EDWARD STREET,VICTORIA BC— SITE PLAN



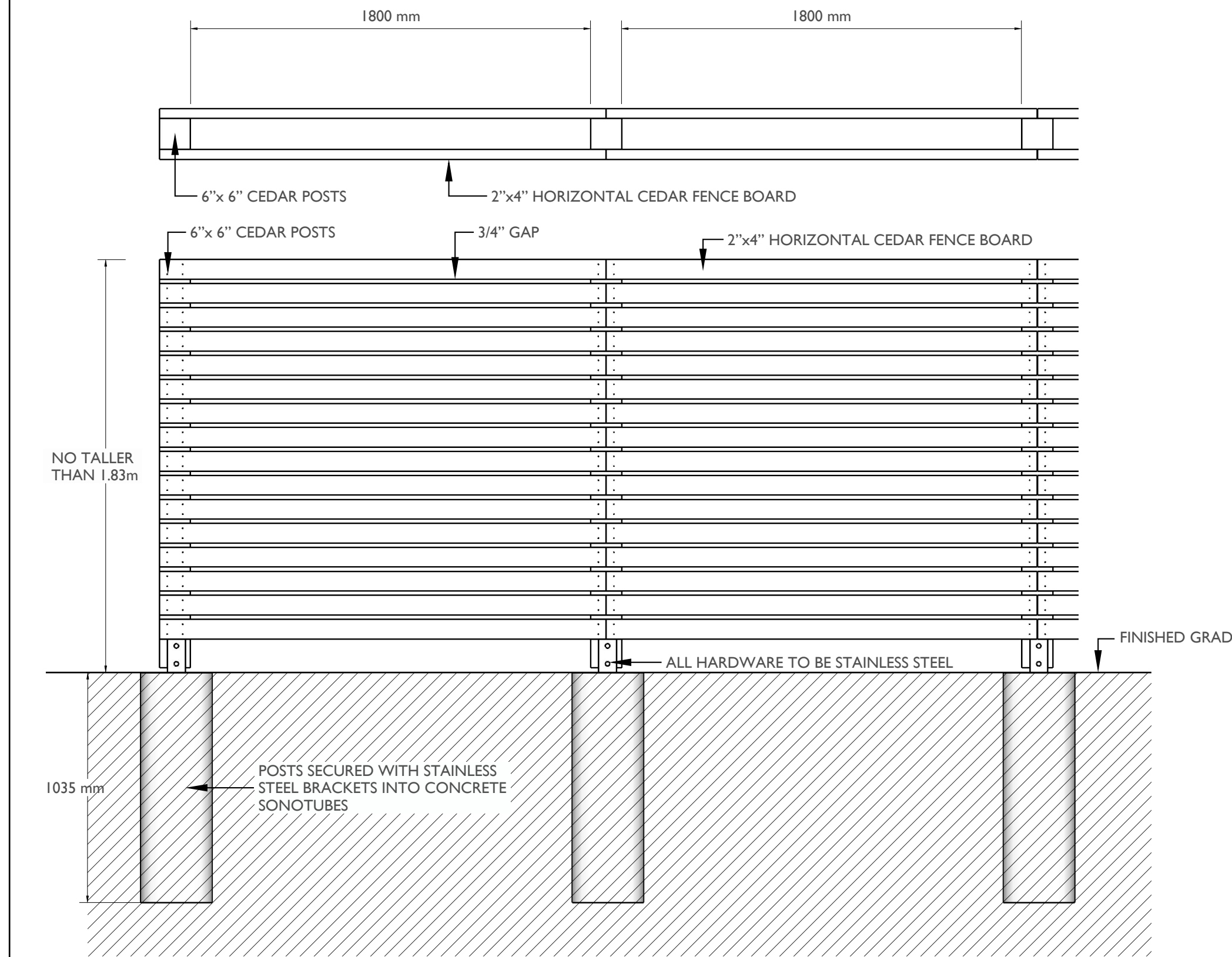
LANDSCAPE SCREENS FOR HOUSEHOLD BINS

1:20



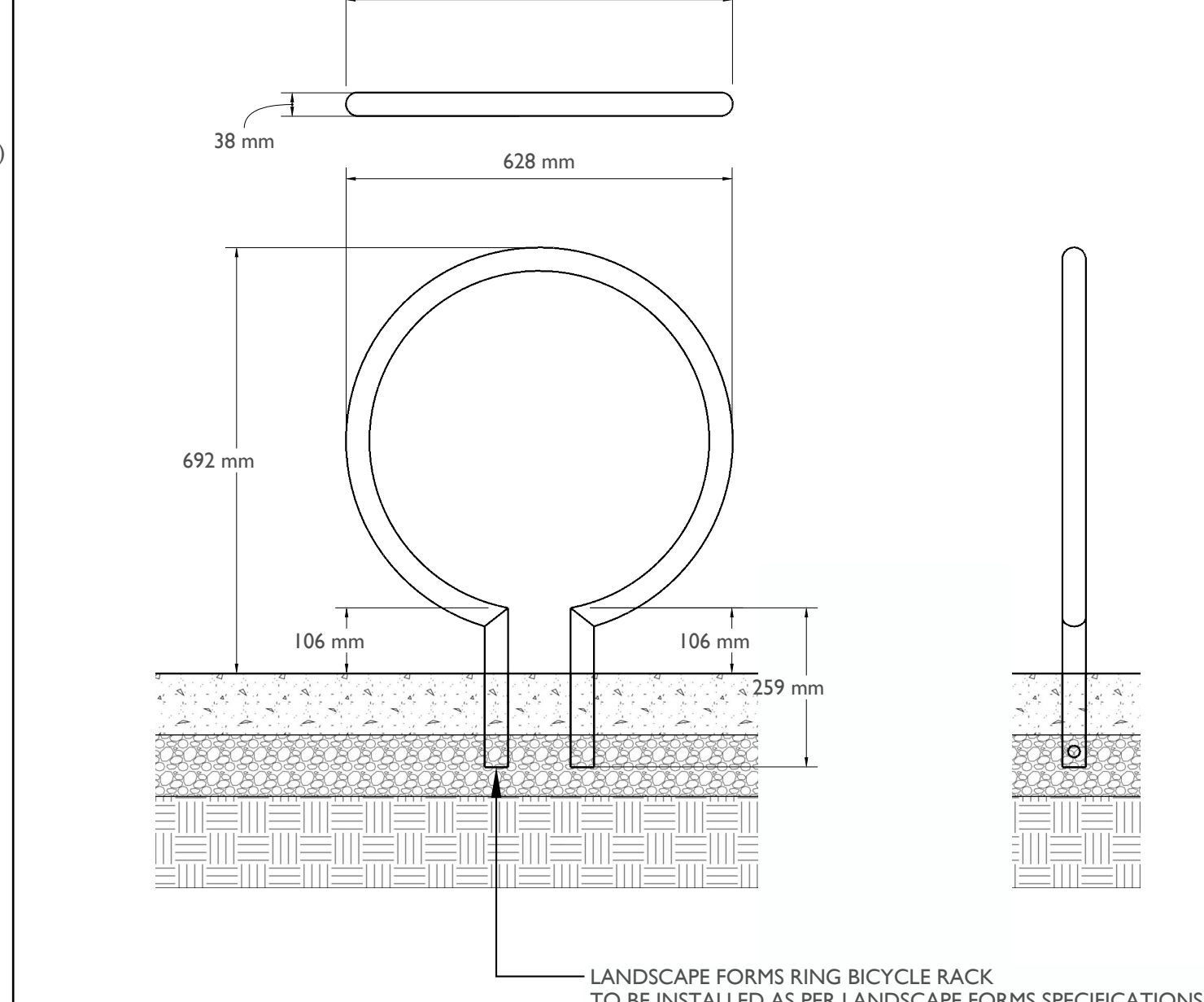
FENCE DETAILS

1:20



BICYCLE RACK DETAILS

1:10



SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- GREENROOF
- LAWN
- CONCRETE (CIP)
- PERMEABLE ASPHALT
- CRZ
- CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE
- DRAIN/STORM
- SEWER
- WATER
- HTC
- TEL

NOTES:

PROPOSED GRADES ARE IN RED

1:100 SCALE



PROJECT TITLE

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

PAGE TITLE

SITE PLAN

DATE

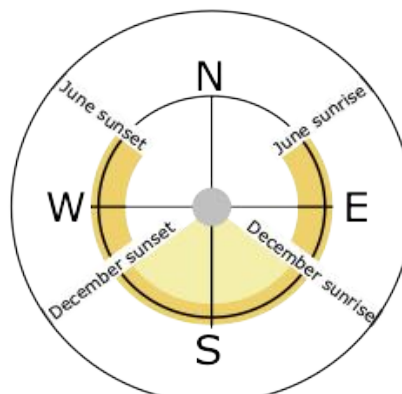
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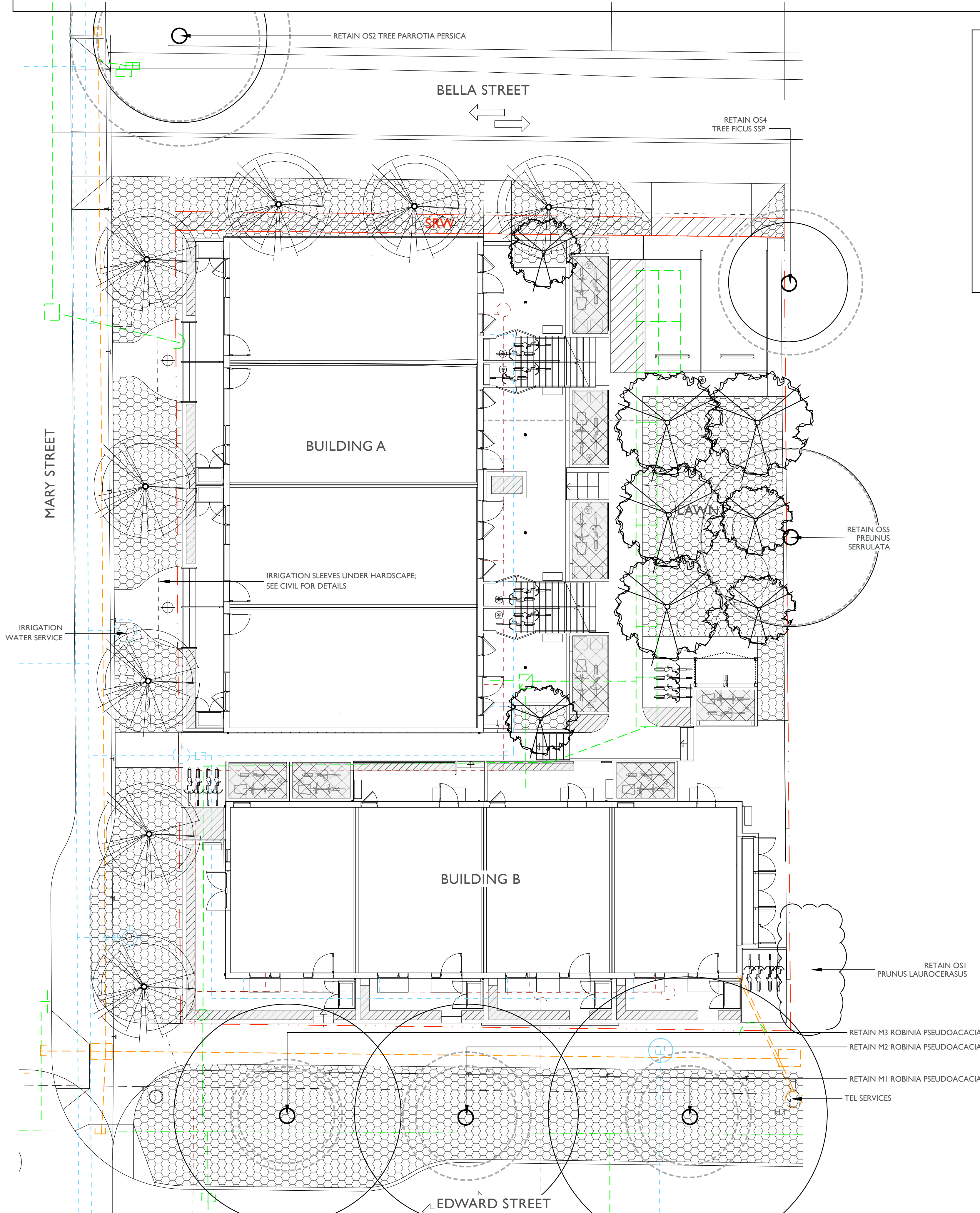
L4

SCALE

1:100



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



CIVIL LEGEND

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

SOIL DEPTHS

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

TREE LEGEND

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

SITE LEGEND

- PROPERTY LINE

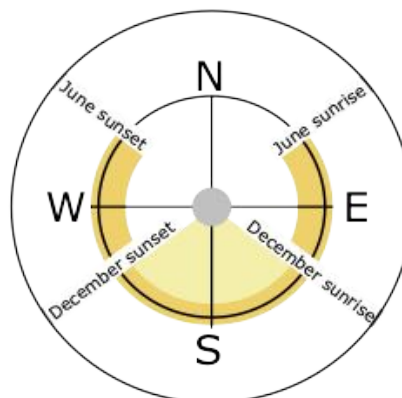
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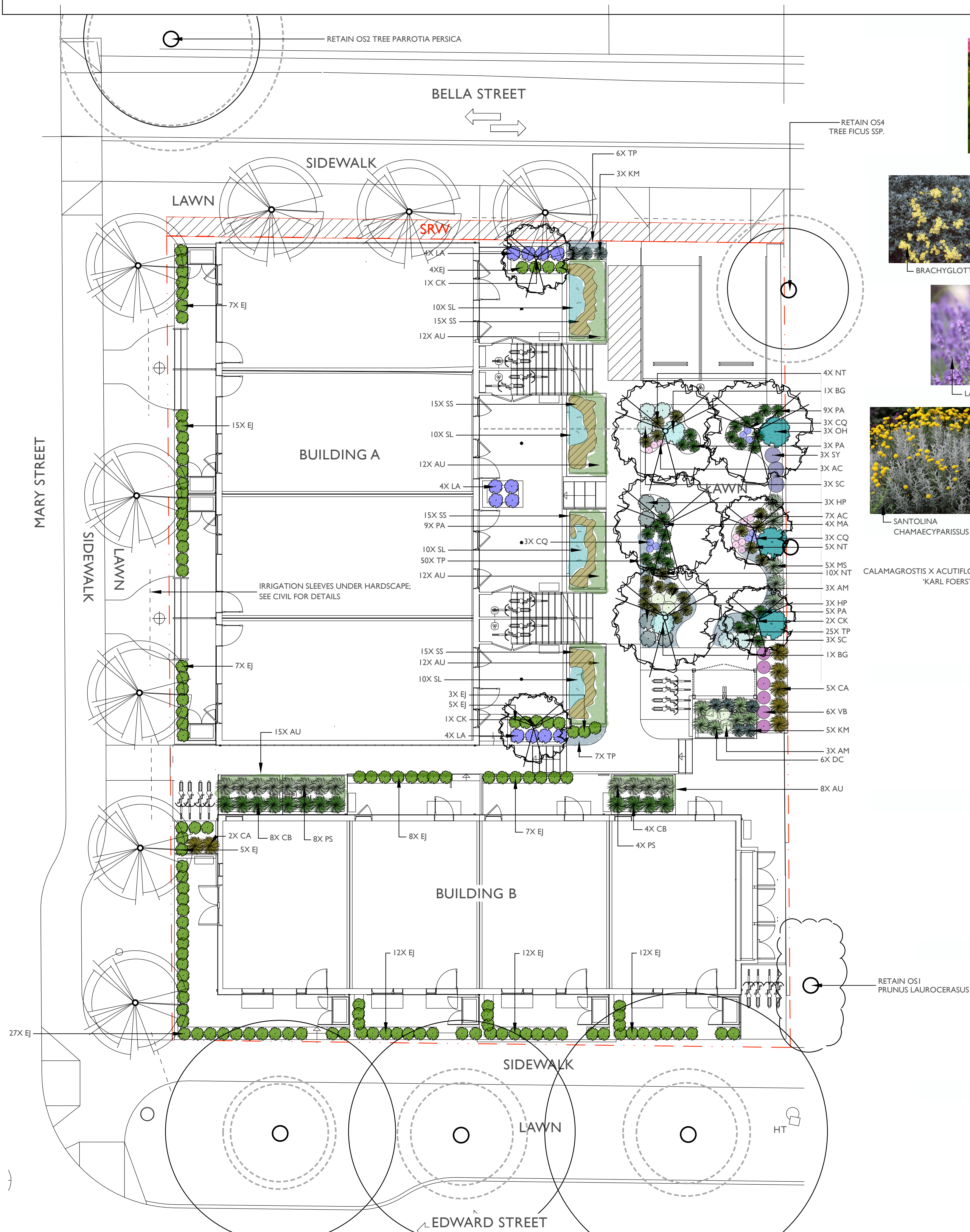
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PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
STEFAN KALENCHUK
315 EDWARD STREET,VICTORIA, BC
PAGE TITLE ::
SOIL DEPTH PLAN
DATE ::
OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER ::
L5
SCALE ::
1:100



L6— 315 EDWARD STREET,VICTORIA BC — PLANTING PLAN



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
CK	4	6cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	YES
MA	4	6cm.	MAGNOLIA ACUMINATA	CUCUMBER MAGNOLIA	YES
SHRUBS					
BG	2	#2	BRACHYGLOTTIS GREYI	DAISY BUSH	YES
EJ	124	#2	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	NO
HP	6	#2	HEBE PINGUIFOLIA 'SUTHERLANDII'	SUTHERLAND HEBE	NO
LA	12	#1	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	YES
OH	3	#2	OLEARIA X HAASTII	DAISY BUSH	YES
SC	6	#1	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTEN	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	6	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
AC	10	4"	ALLIUM CERNUUM	NODDING ONION	YES
CA	7	#1	CALAMAGROSTIS A ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
CB	12	#1	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER GRASS	NO
CQ	9	4"	CAMASSIA QUAMASH	SMALL CAMAS	YES
DC	6	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	YES
KM	8	#1	KOLERIA MACRANTHA	JUNE GRASS	YES
MS	5	#1	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDENHAIR GRASS	NO
NT	19	#1	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	NO
PS	12	#1	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO
PA	26	#1	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	NO
SY	3	#1	SYMPHYOTRICHUM CHILENSE	CALIFORNIA ASTER	YES
VB	6	#1	VERBENA BONARIENSIS	TALL VERBENA	YES
GROUNDCOVERS AND ANNUALS					
AU	71	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES
SL	40	4"	SEDUM LANCEOLATUM	LANCE-LEAVED STONECROP	YES
SS	60	4"	SEDUM SPATHULIFOLIUM	BROAD-LEAVED STONECROP	YES
TP	88	#1	THYMUS PRAECOX	MOTHER OF THYME	YES



TREE LEGEND

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

SITE LEGEND

- PROPERTY LINE

1:100 SCALE

Greenspace Designs
Sustainable Landscape Design

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

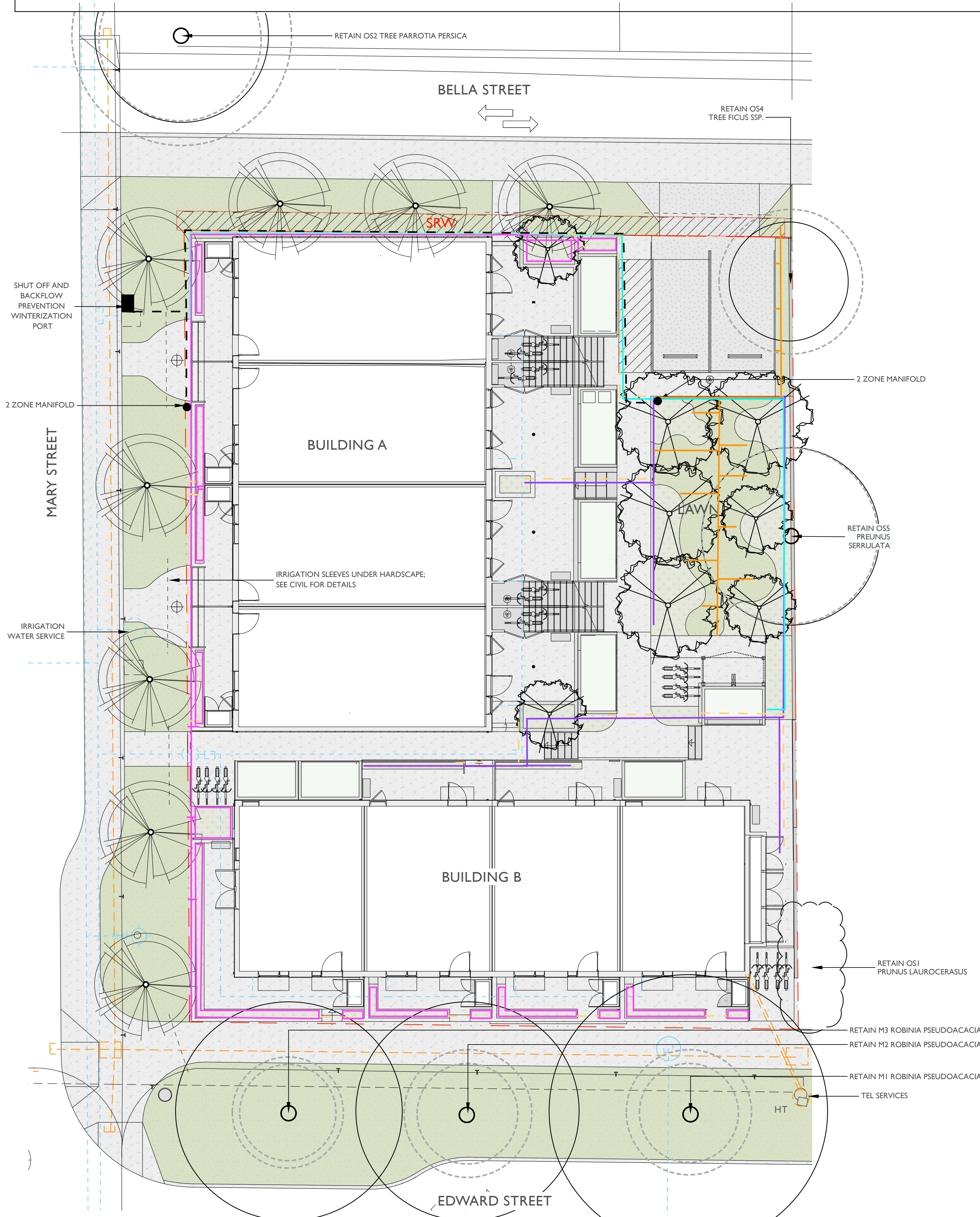
PAGE TITLE :
PLANTING PLAN

DATE :
OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

PAGE NUMBER :
L6

SCALE :
1:100

L7— 315 EDWARD STREET,VICTORIA BC — IRRIGATION PLAN



IRRIGATION LEGEND

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

TREE LEGEND

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

SITE LEGEND

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

1:100 SCALE



Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE

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

PAGE TITLE

IRRIGATION PLAN

DATE

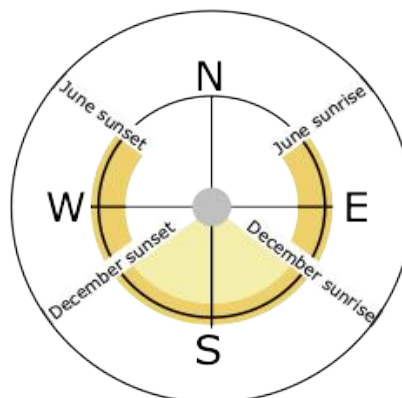
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L7

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OVERALL NOTES

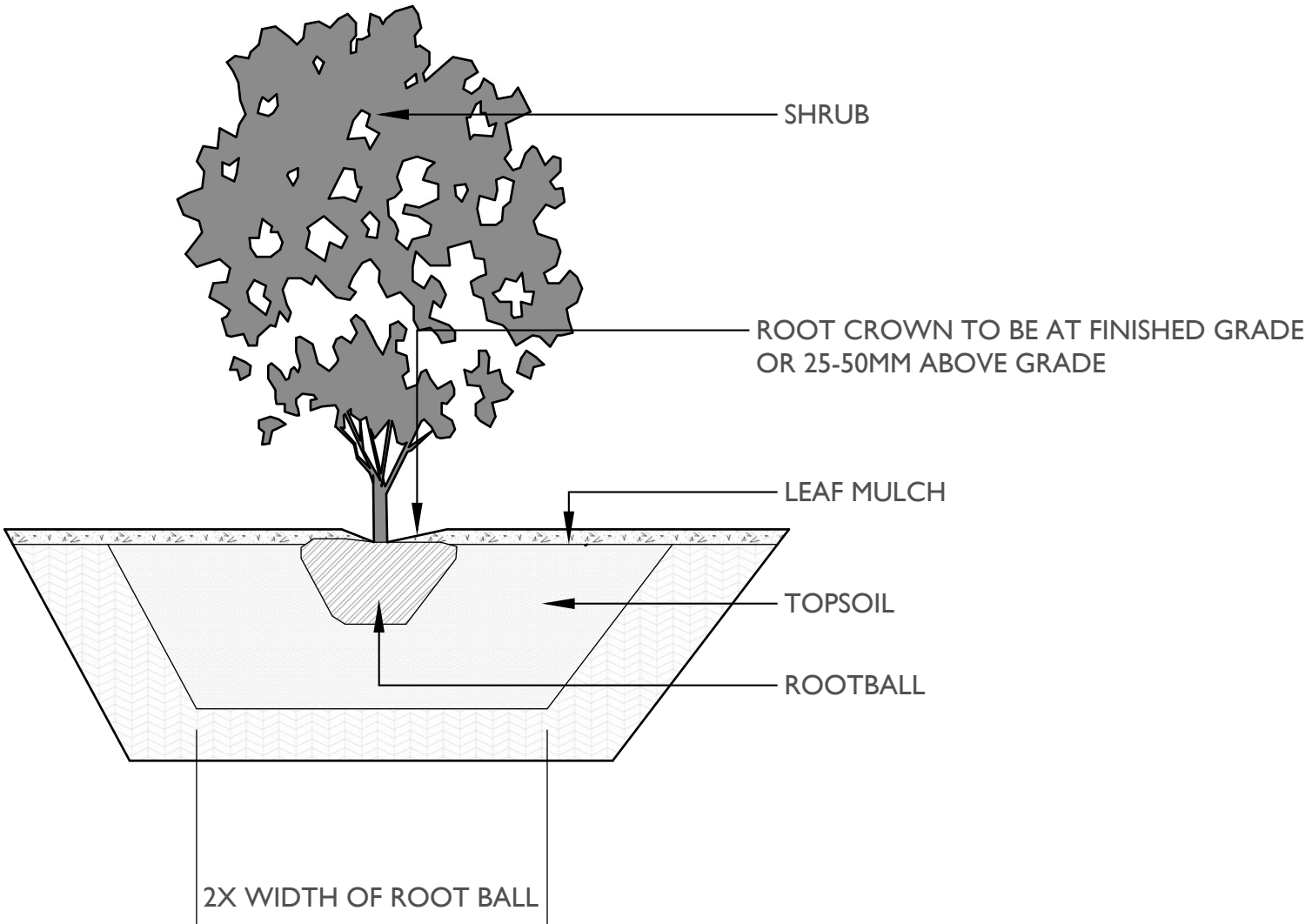
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground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

MATERIALS

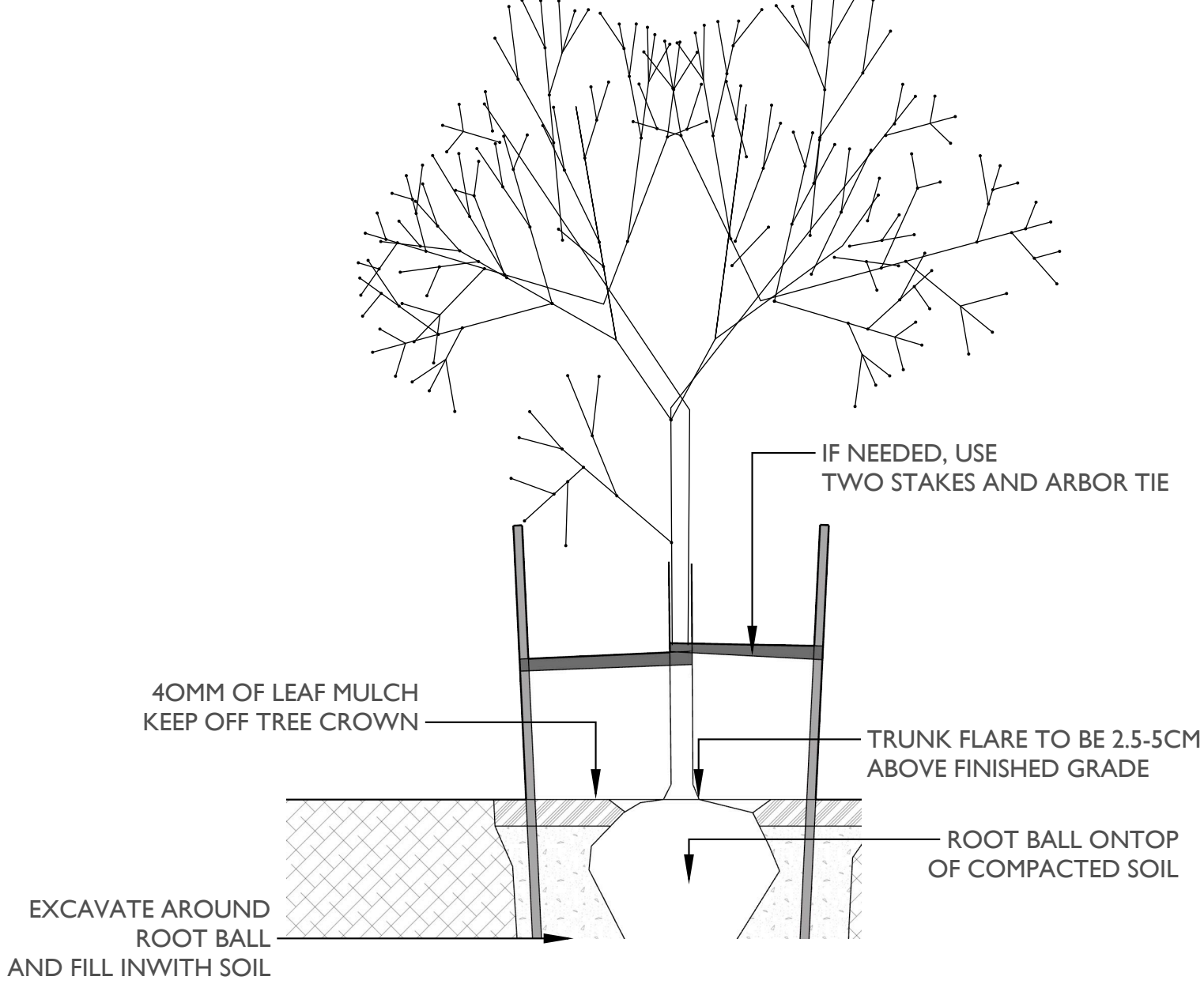
CAST-IN-PLACE CONCRETE

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

PLANTING DETAILS



TREE PLANTING DETAILS



STOCKPILES

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

TOPSOIL

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

MULCH

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

PLANTING.

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

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

A cross-sectional diagram of a sod seed detail. It shows a layer of sod (1) on top of a layer of seed (2). Below the seed is a layer of growing medium (3). Below the growing medium is a layer of compacted growing medium (4). Below the compacted growing medium is a layer of compacted growing medium (5). The diagram is labeled with numbers 1 through 5.

NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.

2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

5. SOD NOT TO BE REINFORCED WITH MESH.

2011

SOD SEED DETAIL

REVISIONS

DRAWING NUMBER:
SD P3

SEED

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

IRRIGATION

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

CITY OF VICTORIA IRRIGATION NOTES

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

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

WATERING

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

LANDSCAPE LIGHTING

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



Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE

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

PAGE TITLE

LANDSCAPE NOTES

PAGE NUMBER

L8

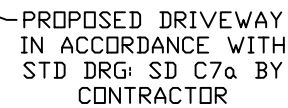
DATE

OCTOBER 3, 2025
REVISED DECEMBER 19, 2025

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

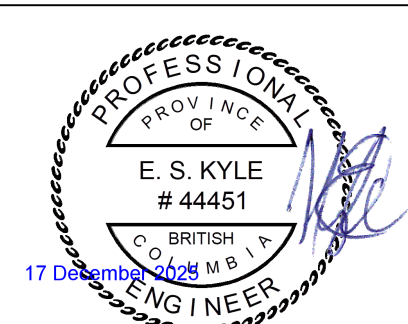
1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND PRICES IN EFFECT AT THE TIME OF BIDDING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT PROPERTY OWNERS PRIOR TO ANY REMOVAL OF TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.S.s. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS.
11. ALL BOLLARDS ARE TO BE RESTORED WITH ZODIAC POLYURETHANE AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD, G.P.
15. CONTRACTOR TO OBTAIN NECESSARY PERMITS WITH ENGINEER, VICTORIA ENGINEERING DESIGN/CONTRACTOR, PARKS DEPARTMENT AND PROJECT ARBITER PRIOR TO COMMENCEMENT OF WORK.

- (1) NEW 50mm DOMESTIC WATER SERVICE WITH 50mm METER BY CoV AT APPLICANTS EXPENSE.
- (2) 150mm PVC SEWER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
- (3) 150mm PVC STORM WATER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE.
- (4) EXISTING SEWER CONNECTION TO BE DECOMMISSIONED BY CONTRACTOR.
- (5) TWO (2) EXISTING STORM CONNECTIONS TO BE DECOMMISSIONED BY CONTRACTOR.
- (6) EXISTING WATER CONNECTION TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
- (7) NEW 4.5m WIDE DRIVEWAY WITH 1.5m FLARES IN ACCORDANCE WITH STD DRG: SD C7a BY CONTRACTOR
- (8) REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG EDWARD ST AS SHOWN AND RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SIDEWALK DROP DOWN IN ACCORDANCE WITH STD DRG SD C9b. SEE SHEET 4 FOR DETAILS.
- (9) REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG MARY ST AS SHOWN AND RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SEE SHEET 5 FOR DETAILS.
- (10) REMOVE AND REPLACE MOUNTABLE CURB (MMCD C4 MC) AND GUTTER ALONG BELLA ST AS SHOWN AND 0.31m ROAD WIDENING: RESURFACE ASPHALT TO CENTERLINE OR AS DIRECTED BY CITY, IN ACCORDANCE WITH CoV STANDARDS. SEE SHEET 6 FOR DETAILS.
- (11) REMOVE 1.5m WIDE SIDEWALK AND REPLACE WITH NEW 1.8m WIDE SIDEWALK ALONG EDWARD ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED. REPLACE TO CLOSEST JOINT LINE
- (12) REMOVE 1.5m WIDE SIDEWALK AND REPLACE WITH NEW 1.8m WIDE SIDEWALK ALONG MARY ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED. REPLACE TO CLOSEST JOINT LINE
- (13) NEW 1.8m WIDE SIDEWALK ALONG BELLA ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7c. BROOM FINISHED.
- (14) CONTINUOUS SIDEWALK ACROSS BELLA ST AS SHOWN, IN ACCORDANCE WITH STD DRG: SD C7.04
- (15) BUILDING TO BE REMOVED BY OTHERS.
- (16) REMOVE EXISTING WATER SERVICE AND REPLACE WITH 25# IRRIGATION SERVICE BY CoV AT APPLICANTS EXPENSE.



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

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



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS						REVISIONS APPROVED						DESIGN APPROVED			CITY OF VICTORIA				FILE No.																	
	Existing Municipal Infrastructure										Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	5	REVISION # 1						REVISION # 2						REVISION # 3						Approved By			Date	Signed	811 MARY ST & 315 EDWARD ST				DESIGN No.
	Proposed Municipal Infrastructure										Ditch	—D—	Sidewalk	S/W	Wood Box	⊗	Flush Valve	⊗	6	Approved		Date	Signed	Approved		Date	Signed	Approved		Date	Signed	Design Engineer				PROPOSED SERVICES (STORM, SEWER, WATER, ROAD)				DRAWING No.							
	Existing External U/G Utilities										Sewer	—S—	Manhole	⊗	Catch Basin	⊗	Hydrant	⊗	4	Design Engineer				Design Engineer				Design Engineer				Manager of Development				B.M. : 18 - 12		Elev: 26.587m									
	Proposed External U/G Utilities										Water	—W—	Cleanout	⊗	Culvert	⊗	Reducer	⊗	3	Manager of Development				Manager of Development				Manager of Development				Development Coordinator				Design: SJP		Drawn: SJP	Checked: ESK								
Street Lighting										Pole Mount	—P—	Standard Mount	—S—	Traffic Signal	⊗	Silt Trap	⊗	Cap / Plug	⊗	2	Development Coordinator				Development Coordinator				Development Coordinator				Development Coordinator				Scale: Hor: 1:200		Vertical: 1:40	Date: DEC 2025	1 OF 8						
Post Top										⊗	Pedestrian Signal	⊗	Traffic Signal	⊗	Ctrl Monument	⊗	Traverse Hub	⊗	1																												

CONTRACTORS OBLIGATION

PRE-CONSTRUCTION MEETING

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

REFER TO GENERAL NOTES

SEDIMENT RETENTION

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

COMMISSIONING OF SWM SYSTEMS

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

SWM OBJECTIVES

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

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

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

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

BUILDING FOUNDATION PERIMETER DRAINS

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

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

BUILDING ROOF DRAINS

THE ROOF DOWNSPOUTS (RD) FROM DWELLINGS ARE TO BE SEPARATE FROM THE FOUNDATION PERIMETER DRAIN AND ROUTED THROUGH THE SWM SYSTEMS PRESCRIBED HEREIN.

ON-SITE DRIVEWAYS

NEW DRIVEWAY SURFACE AREAS HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS

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

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

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAINS

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

ROOF DRAINS

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

DIRECT 100MM
AS INDICATED.

REFER TO DETAIL D11C

STORMWATER MANAGEMENT

 SILT TRAP

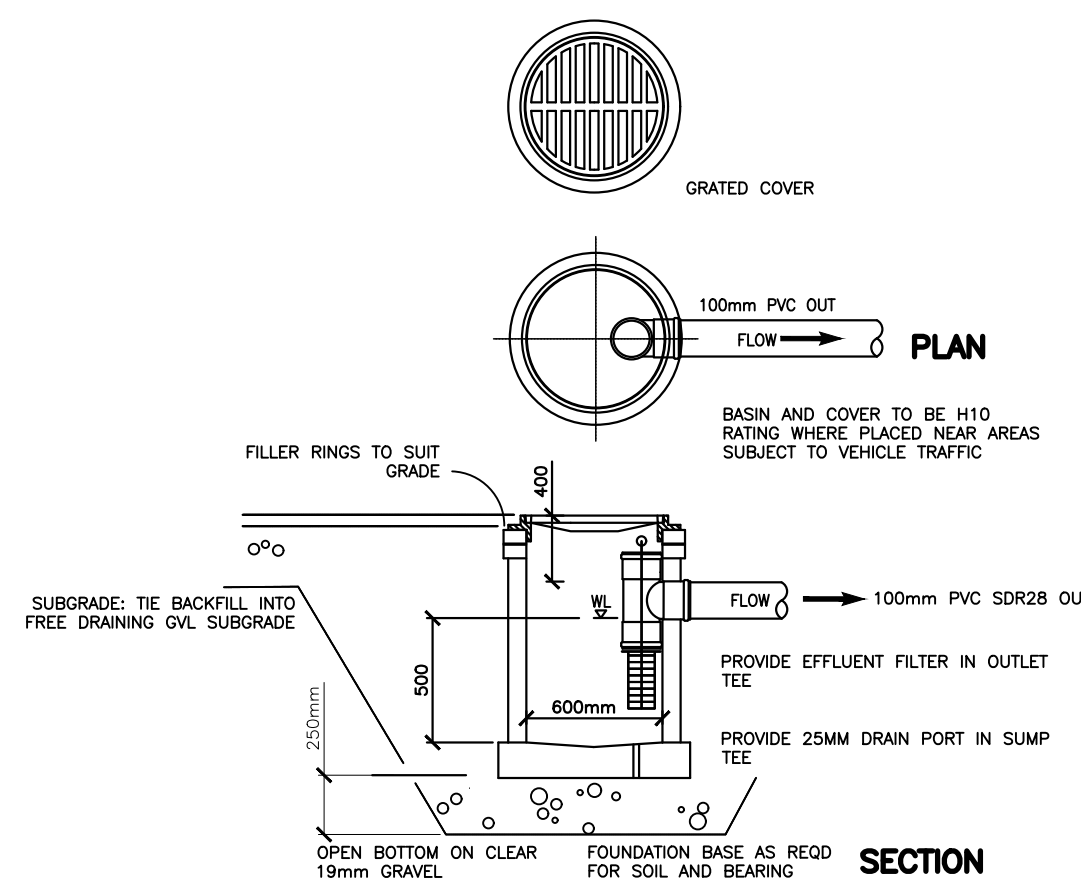
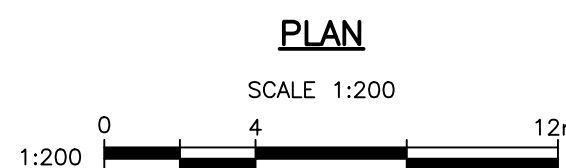
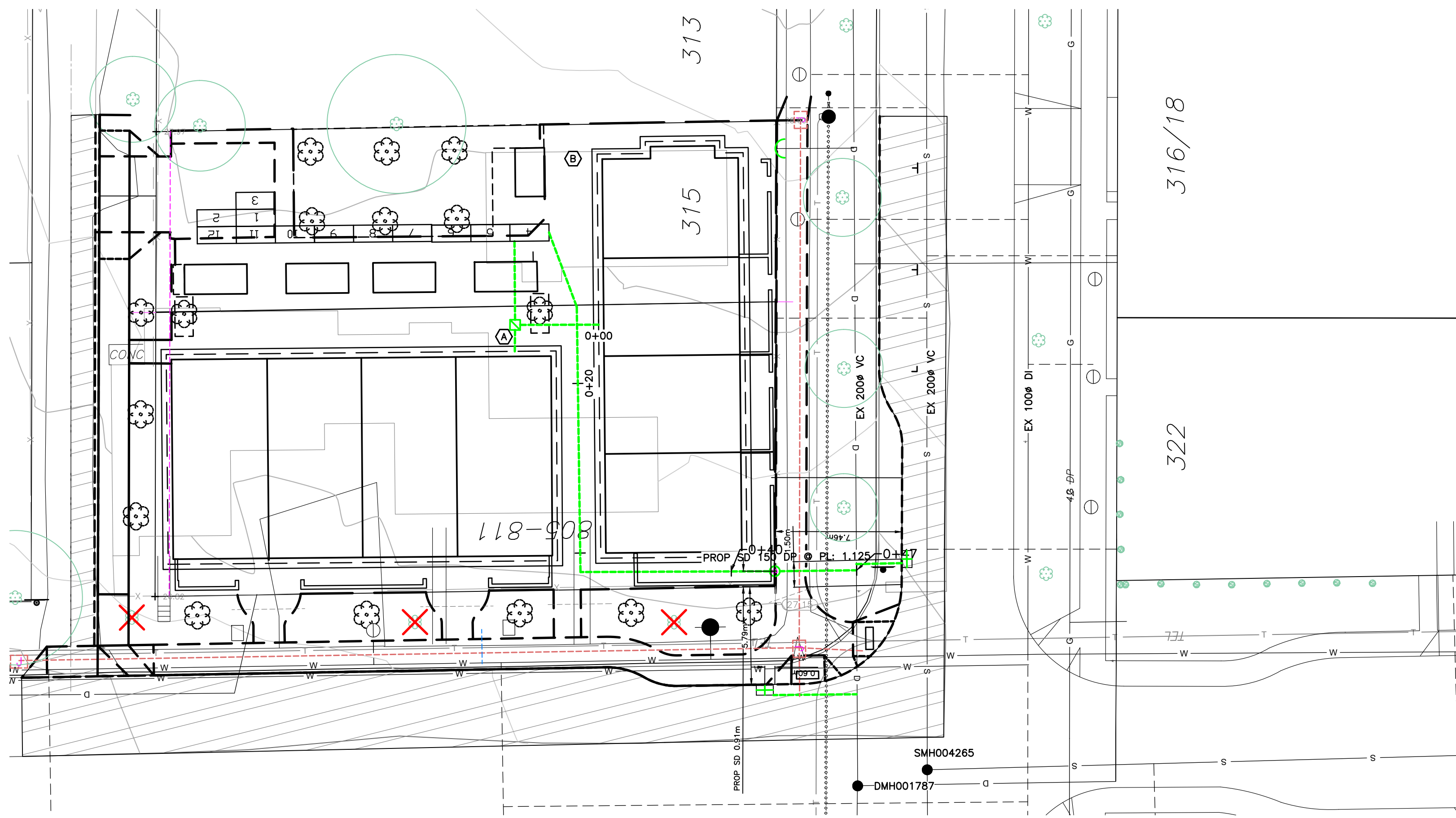
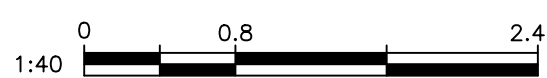
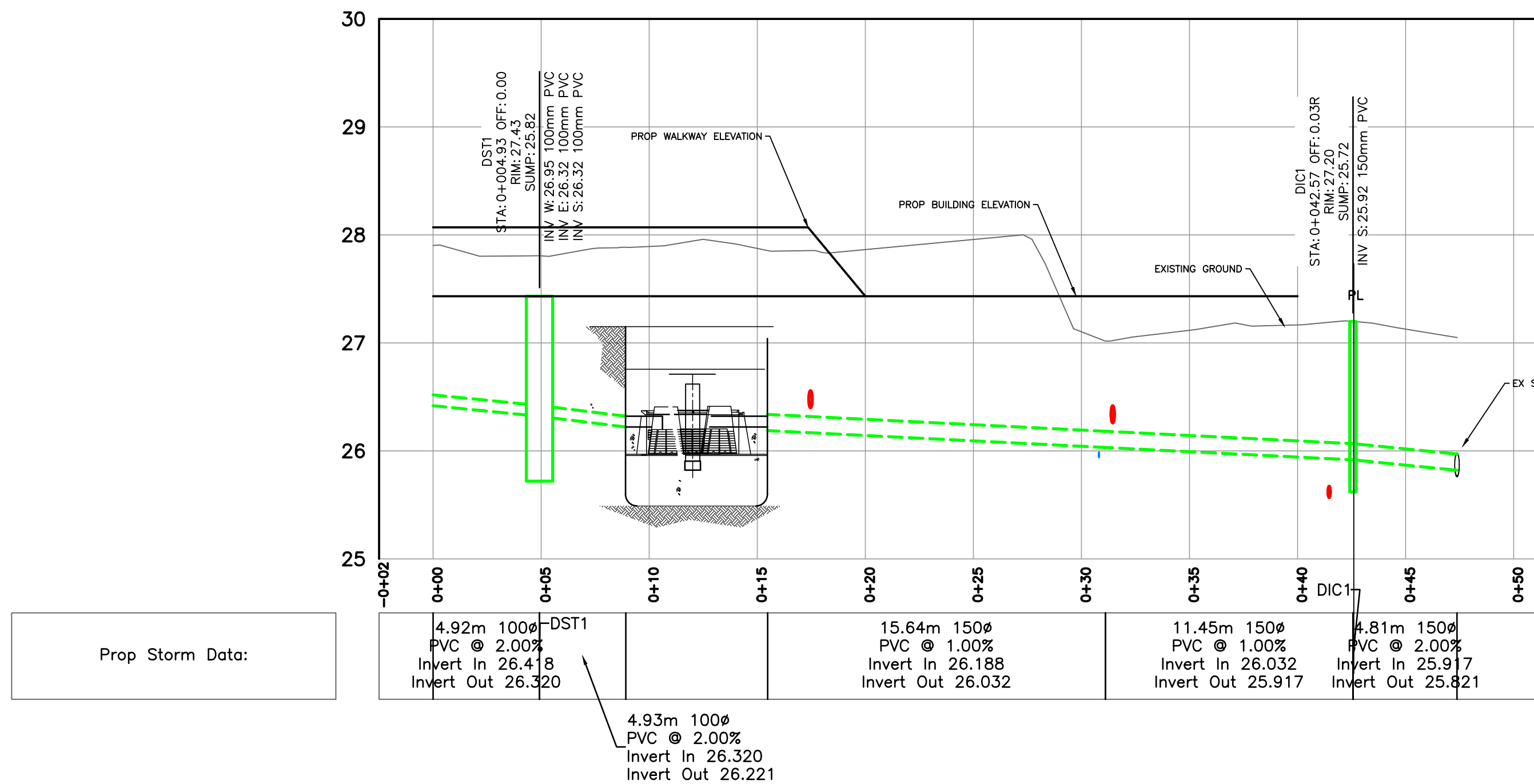
SWM RELATED SILT TRAPS (ST) TO BE CONSTRUCTED AS SHOWN IN DETAIL D12B

STORAGE/ FILTRATION CHAMBER TRENCHES

CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL D11C



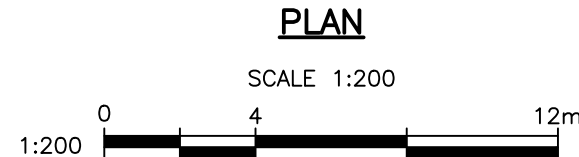
SWM STORAGE/FILTRATION TRENCH – D11C



DRIVEWAY DRAIN SILT TRAP – D12B1

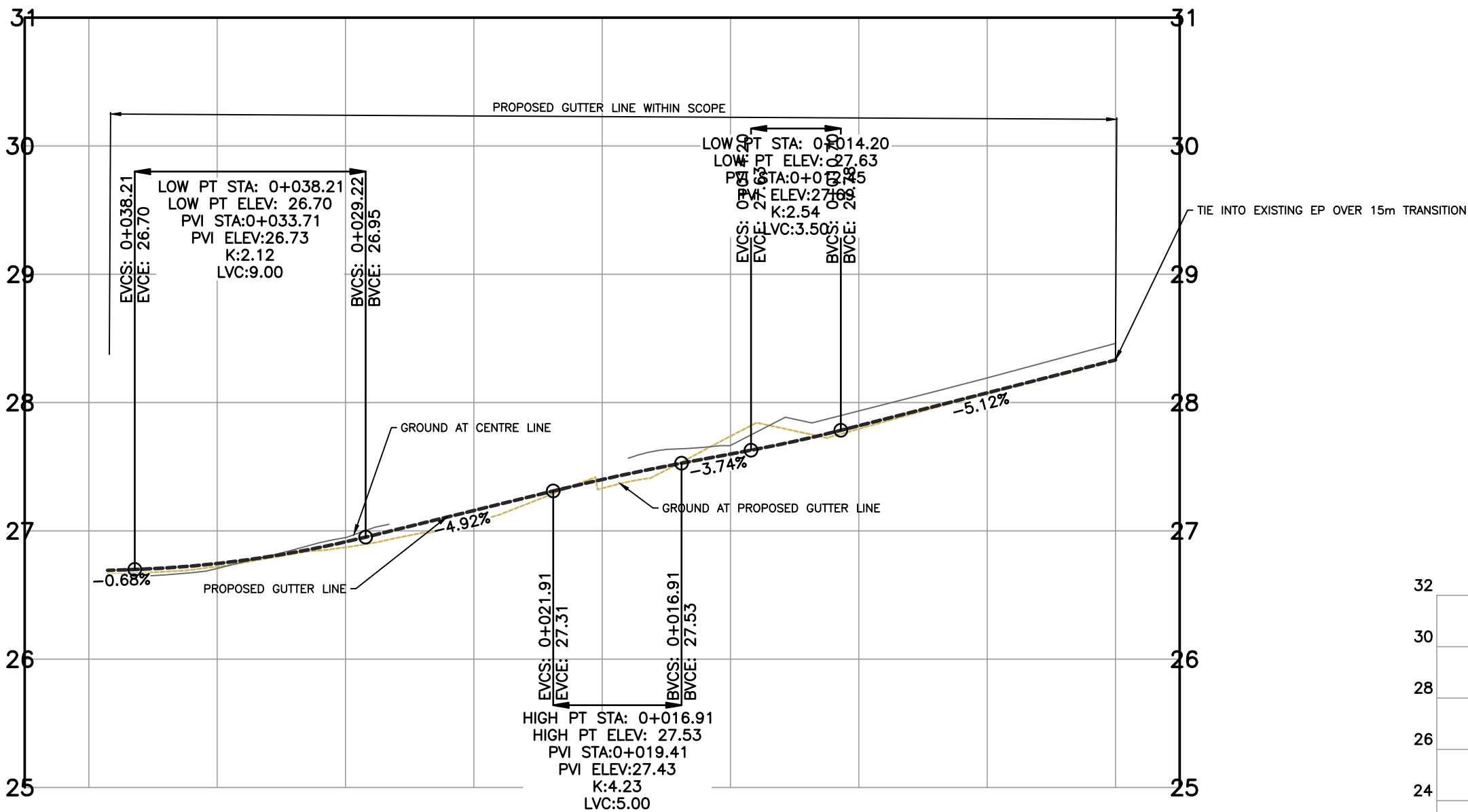


CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS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

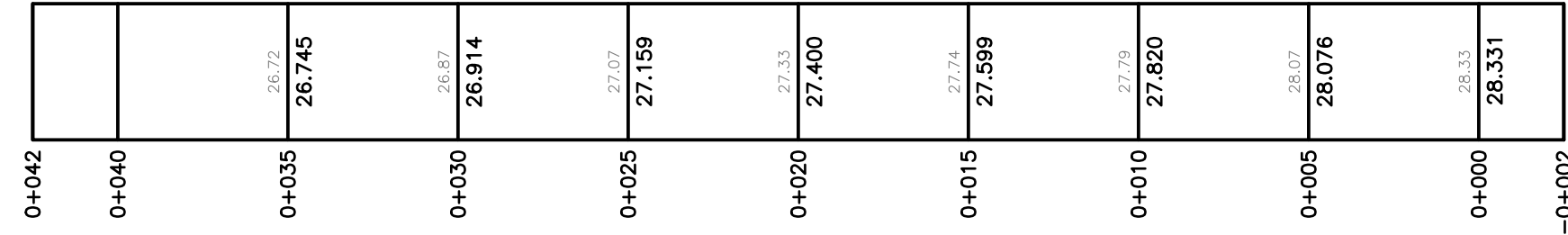


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	Proposed Municipal Infrastructure										Ditch	—D—	Sidewalk	S/W	Wood Box	☒	Flush Valve	—X—	6	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			SEWER PLAN			
	Existing External U/G Utilities										Sewer	—e—	Manhole	—o—	Catch Basin	☒	Hydrant	—H—	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : 18-12	DRAWING No.		
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Street Lighting										Pole Mount	☐	Standard Mount	☐	Traffic Signal	☐	Silt Trap	☐	Gas / Plug	→	Air Valve	☐	2	Development Coordinator			Development Coordinator			Development Coordinator			Design: SJP	Drawn: SJP	Checked: ESK	3 OF 8
Post Top										☐	Pedestrian Signal	☐	Traffic Signal	☐	Ctrl Monument	☐	Traverse Hub	☐	Water Meter	☐	1								Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025				

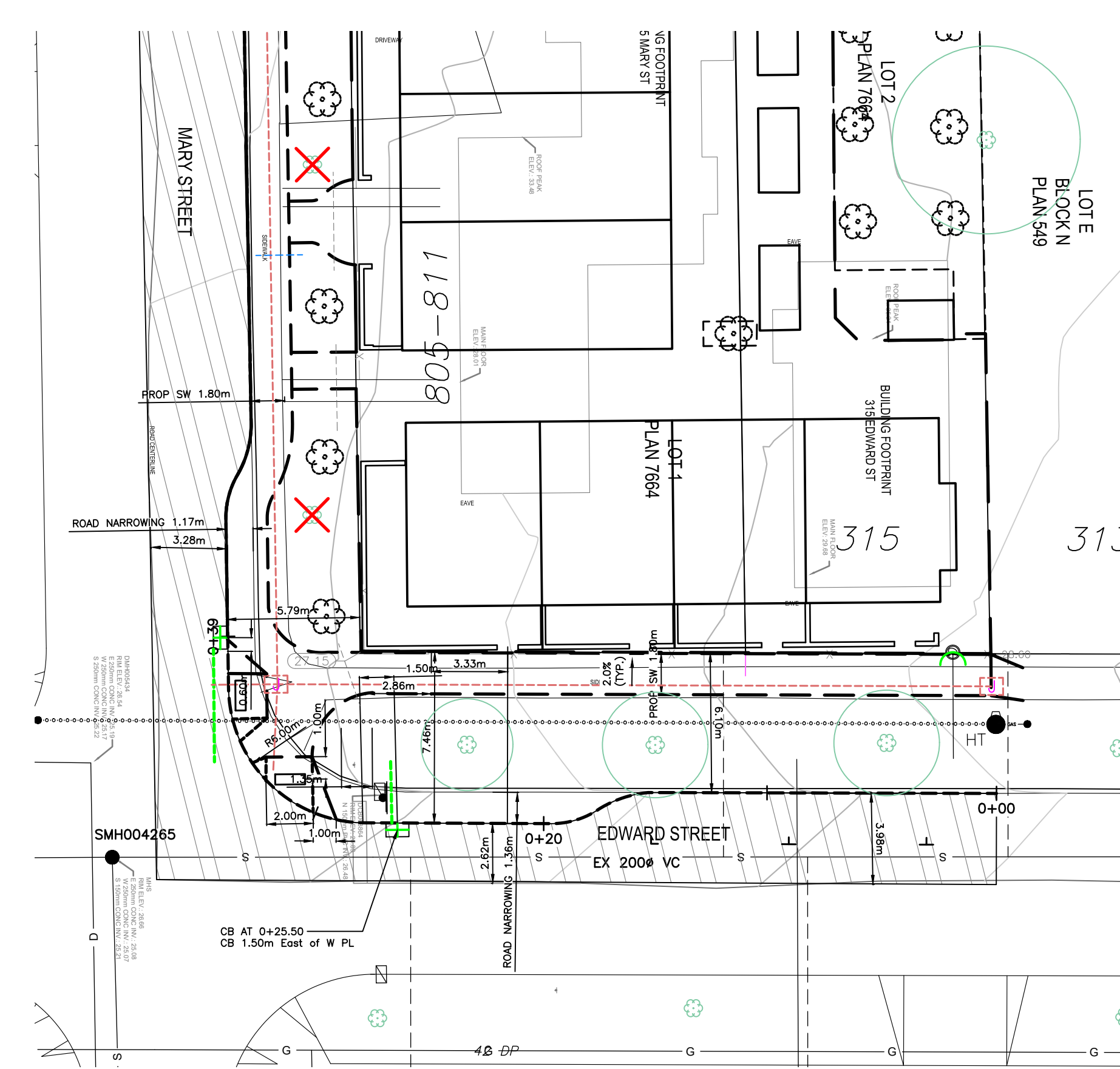
THE CITY OF VICTORIA: December 17, 2025 / U:\CS1400 Customer Files\2025\CV Civil\040 Internal Drawings\00 Current\CV25-33 Mary - Kalerchuk - Service Connections.dwg



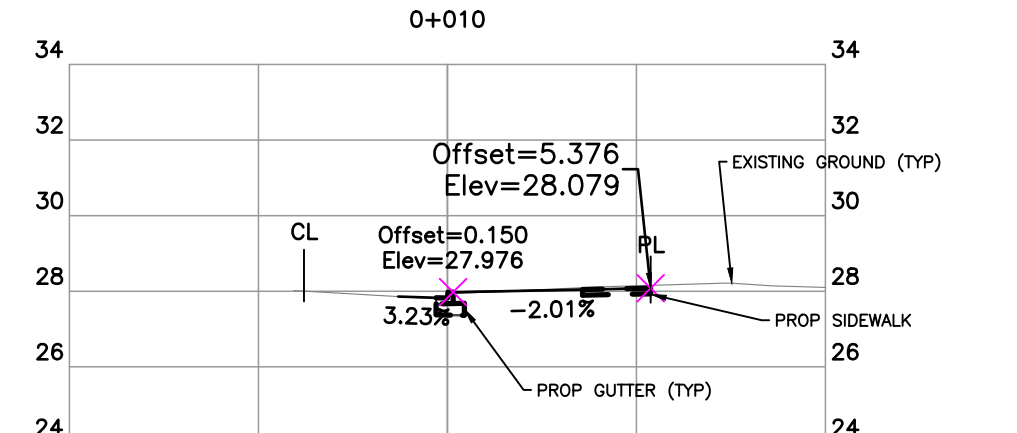
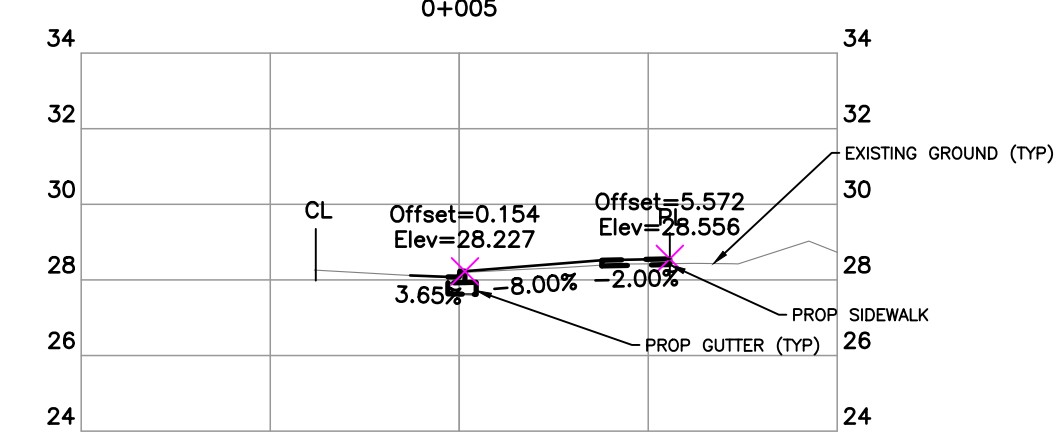
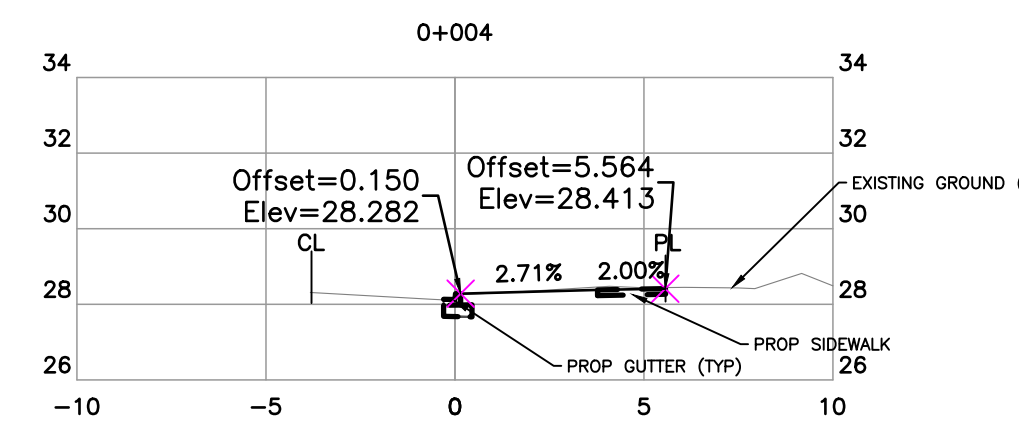
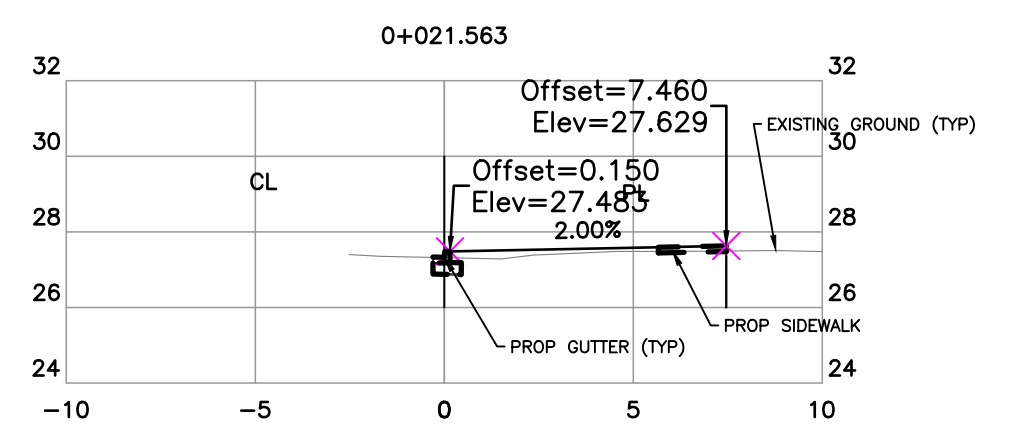
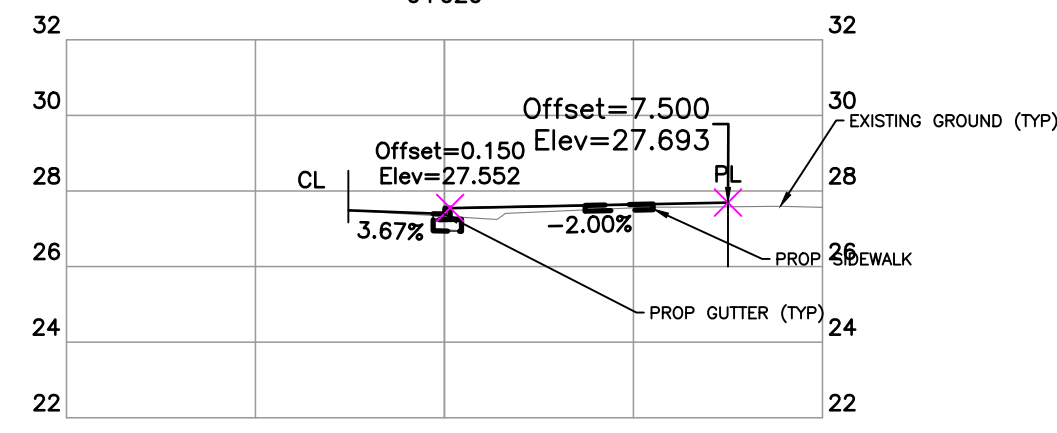
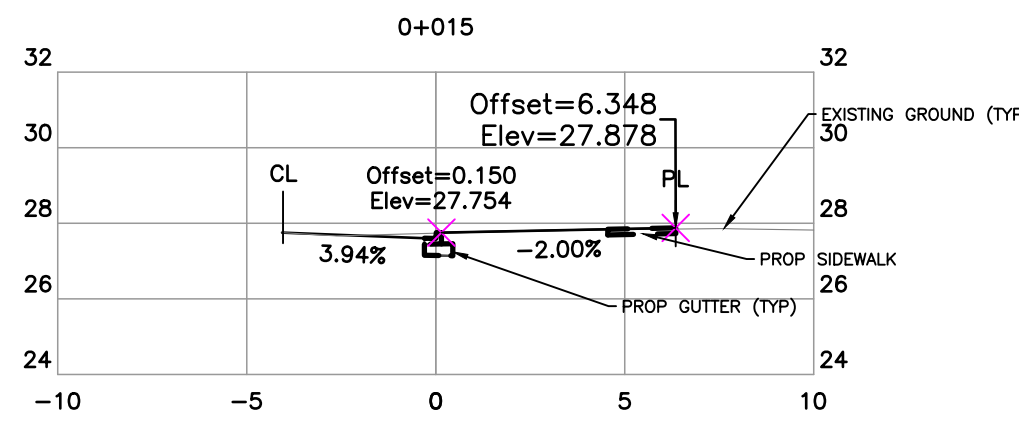
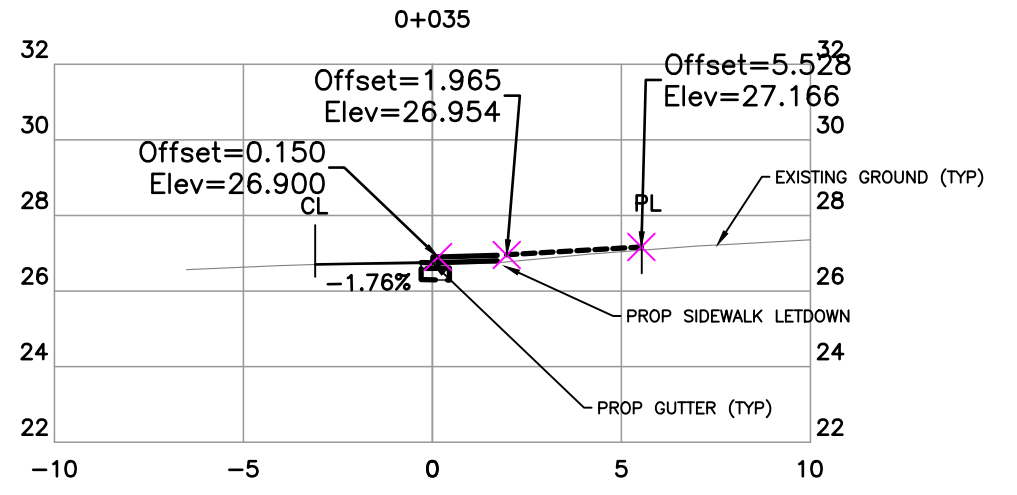
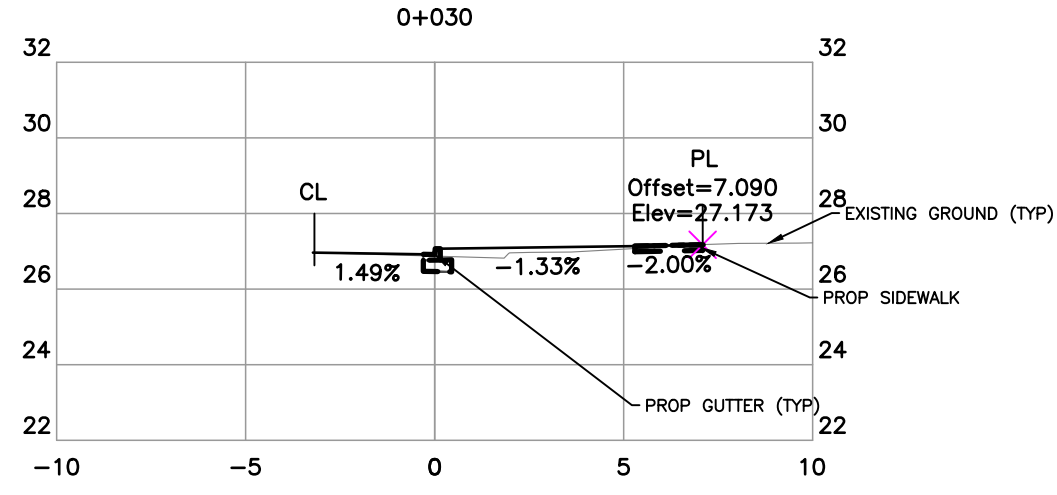
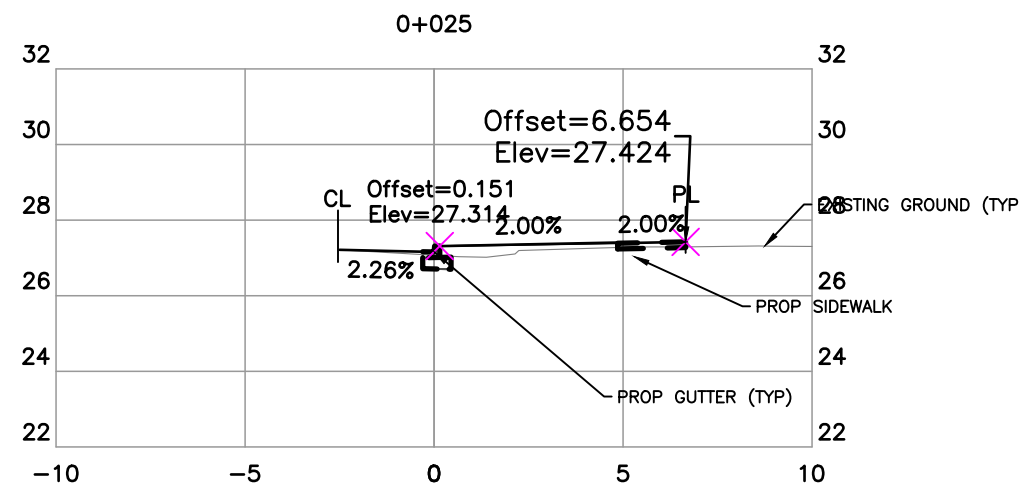
Edward St (Ground)
Edward St (FGS)



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



PLAN
SCALE 1:200



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

CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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

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

REVISIONS

REVISIONS APPROVED

DESIGN APPROVED

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

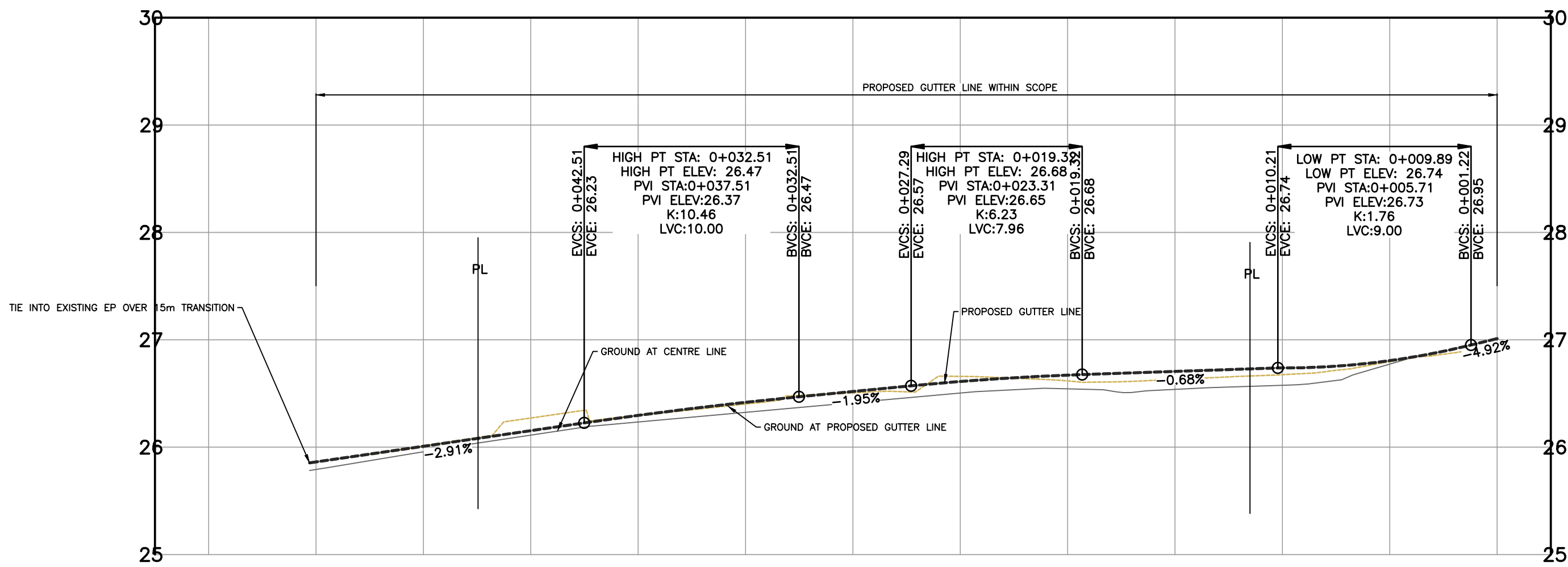
EDWARD STREET

B.M. : 18-12
Design: SJP
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Vertical: 1:40
Elev: 26.587m
Checked: ESK
Date: DEC 2025



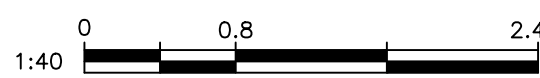
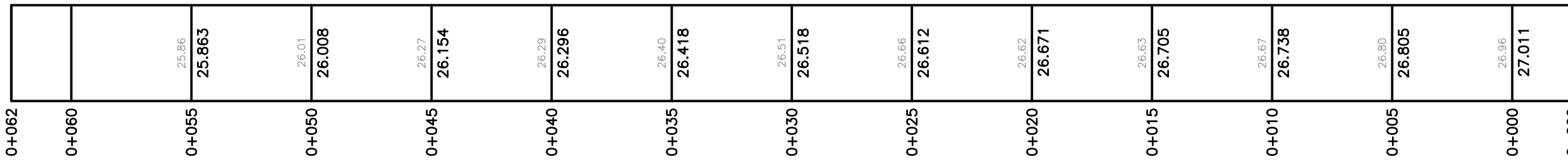
FILE No.
DESIGN No.
DRAWING No.
4 OF 8

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

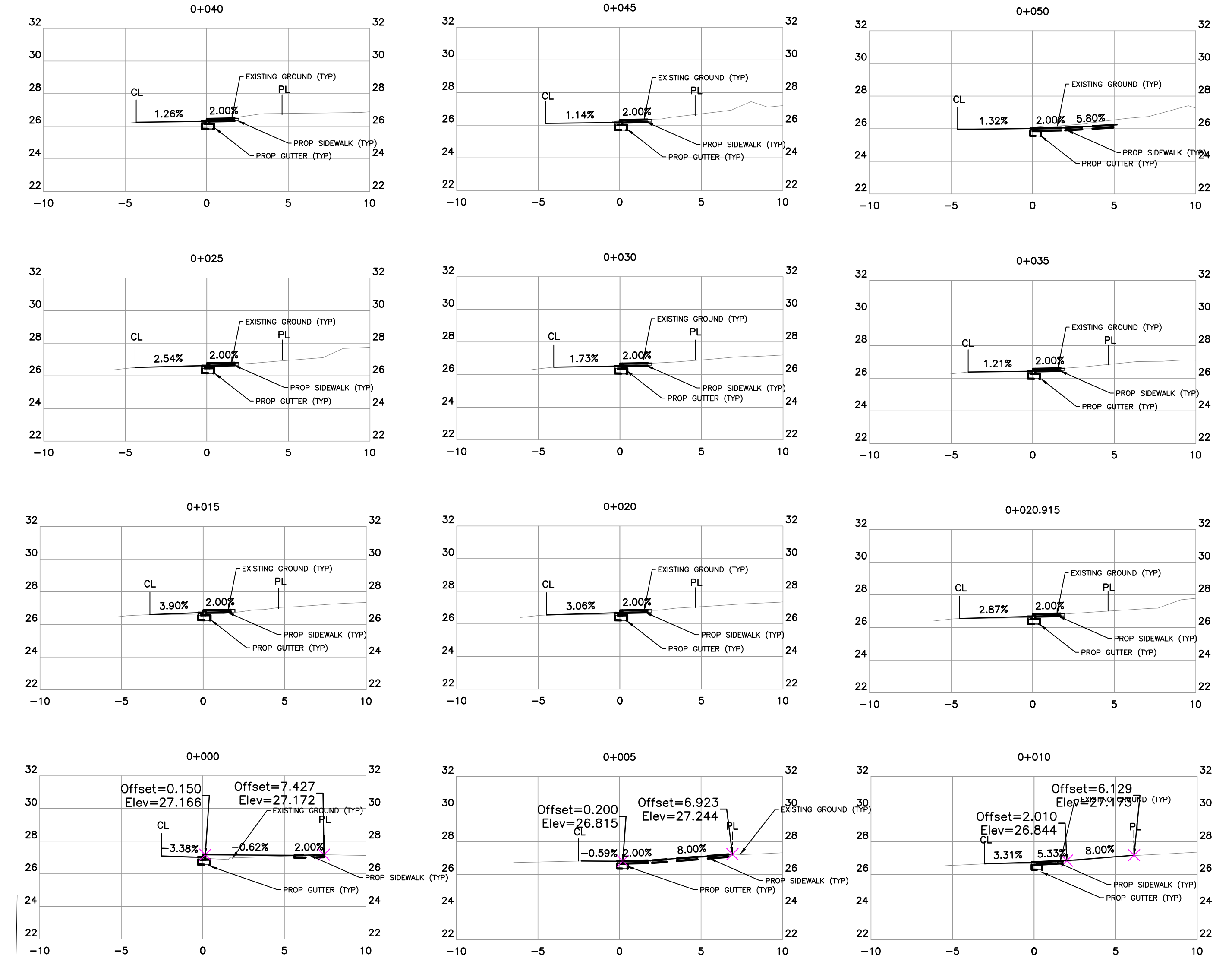
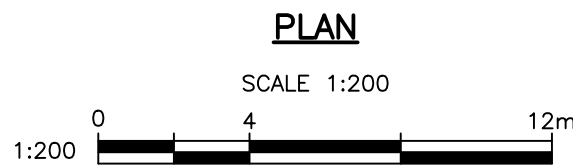
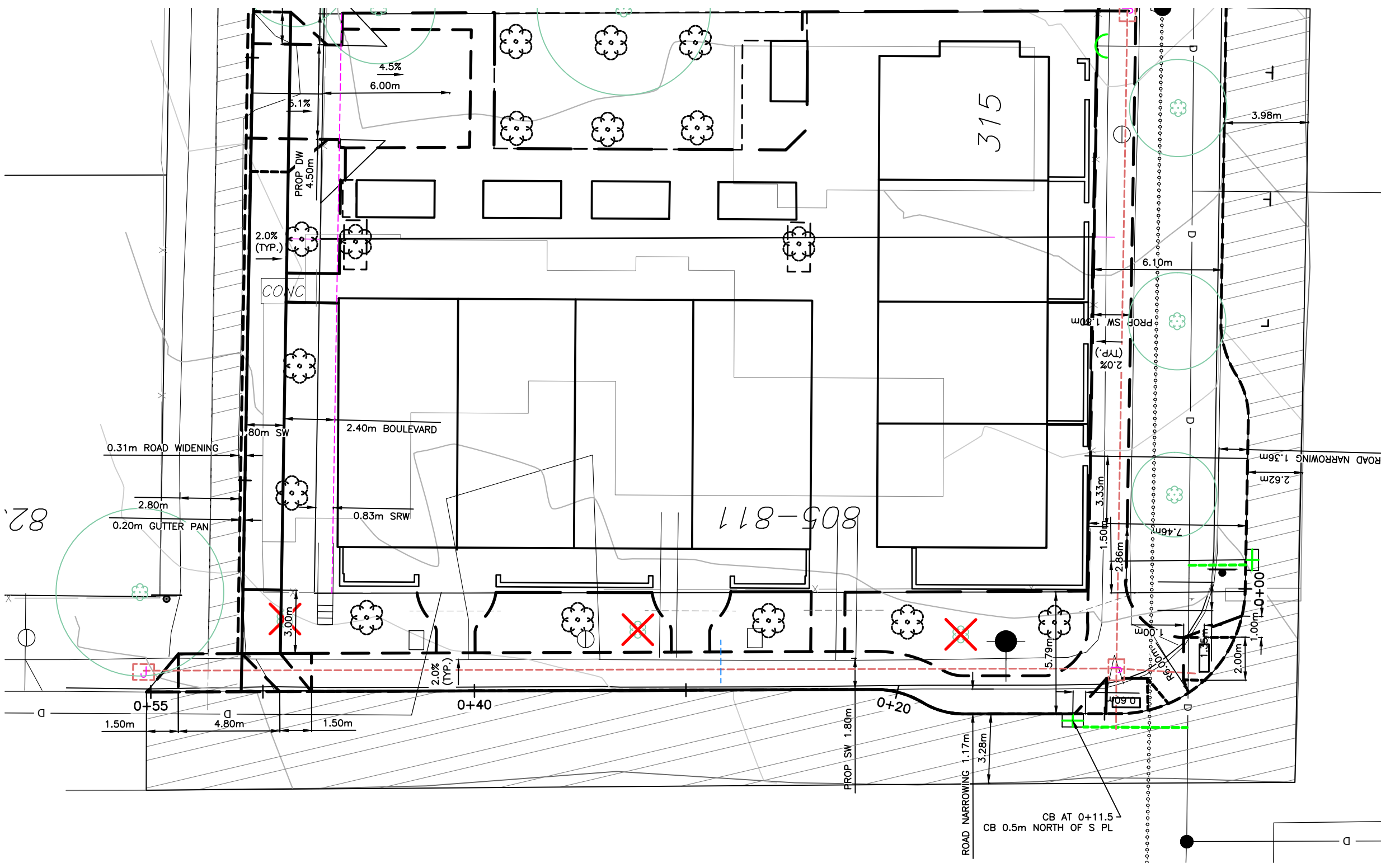


Mary St (Ground)

Mary St (FG)



SCALE V 1:40 H 1:200



SCALE V 1:40 H 1:200

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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

LEGEND

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

REVISIONS

6								
5								
4								
3								
2								
1								

REVISIONS APPROVED

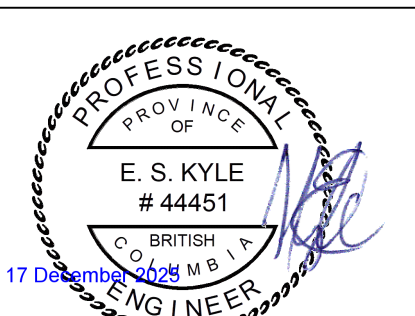
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Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

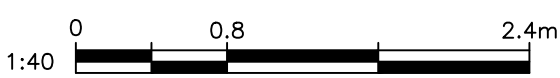
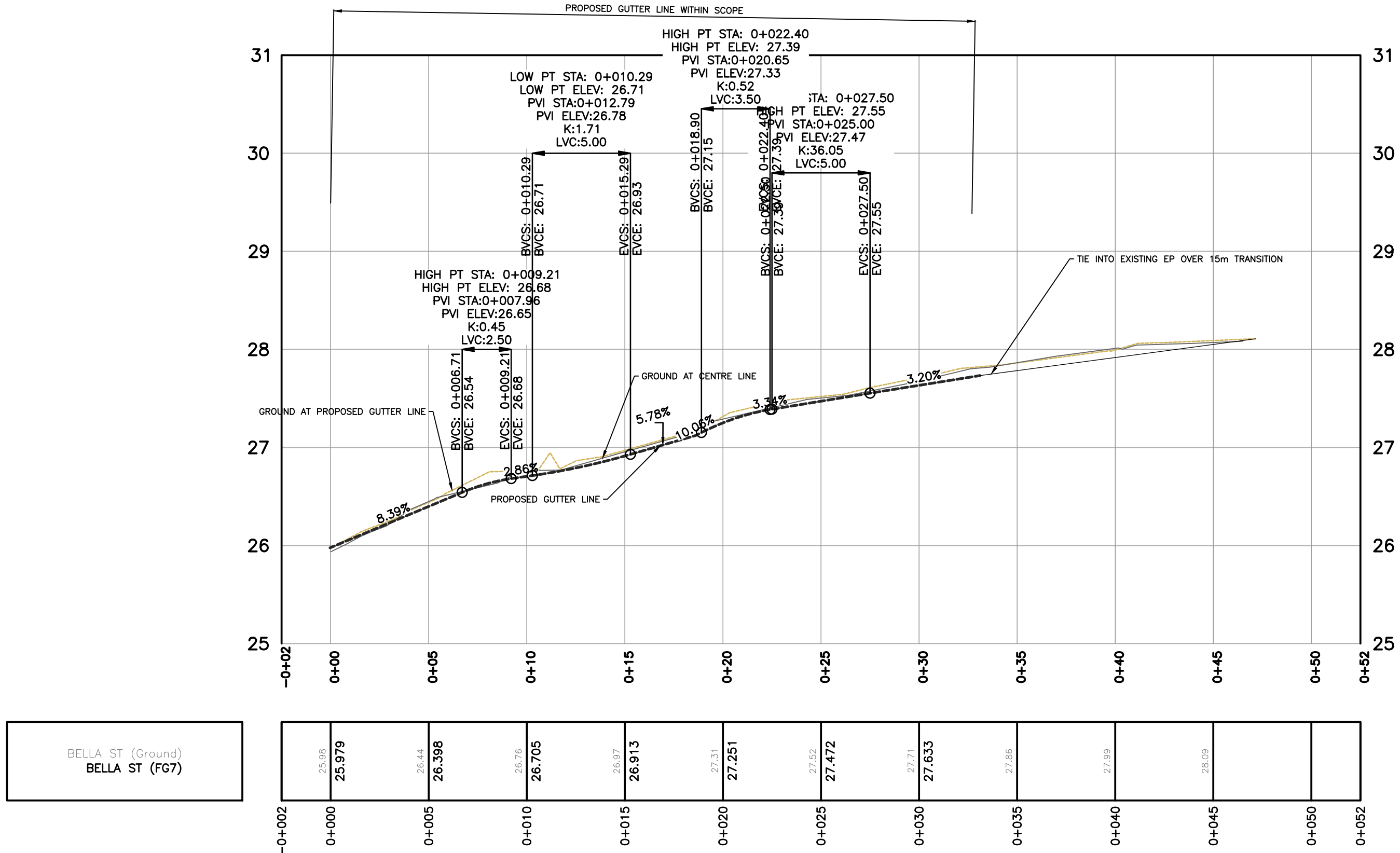
CITY OF VICTORIA

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

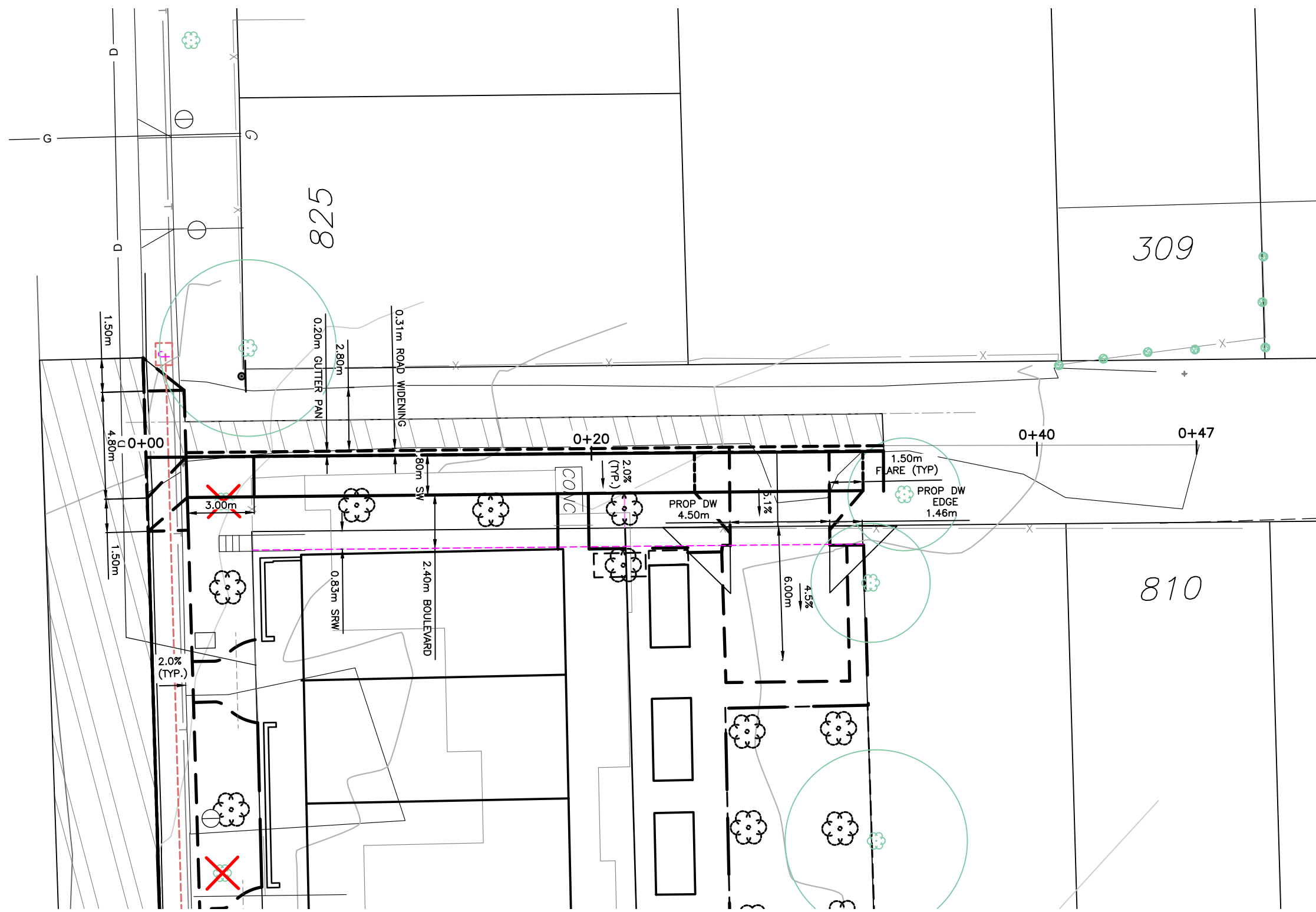


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DESIGN No.	
DRAWING No.	5 OF 8

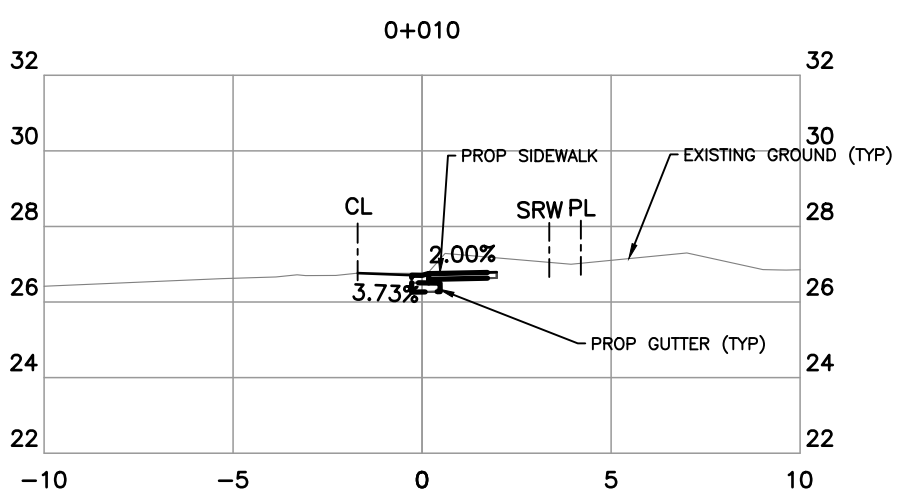
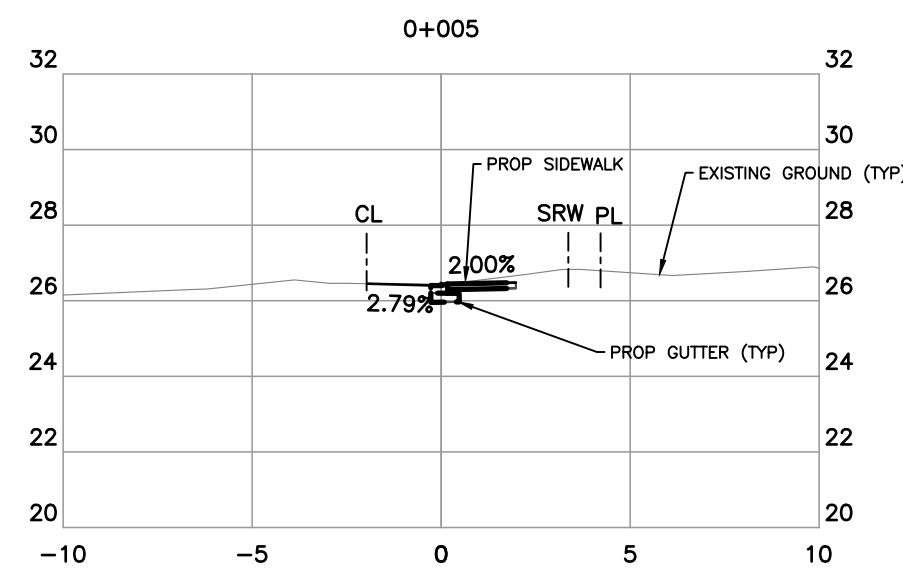
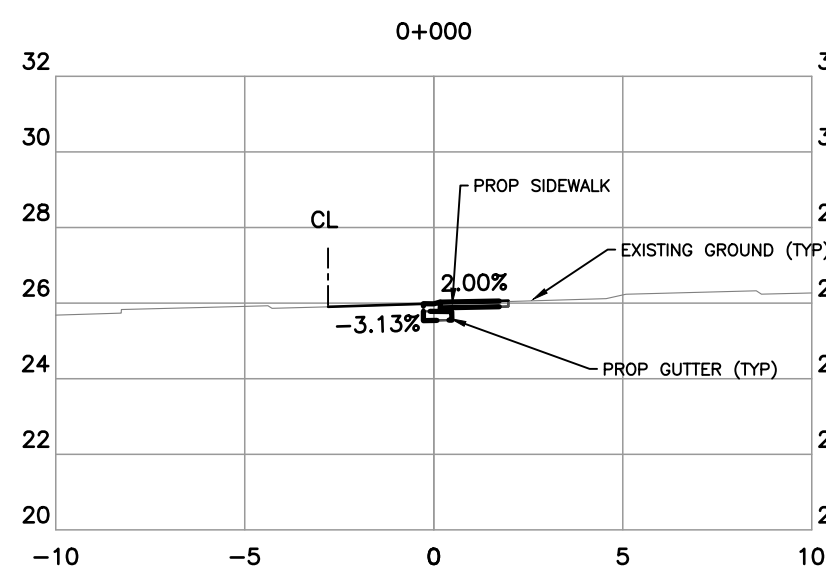
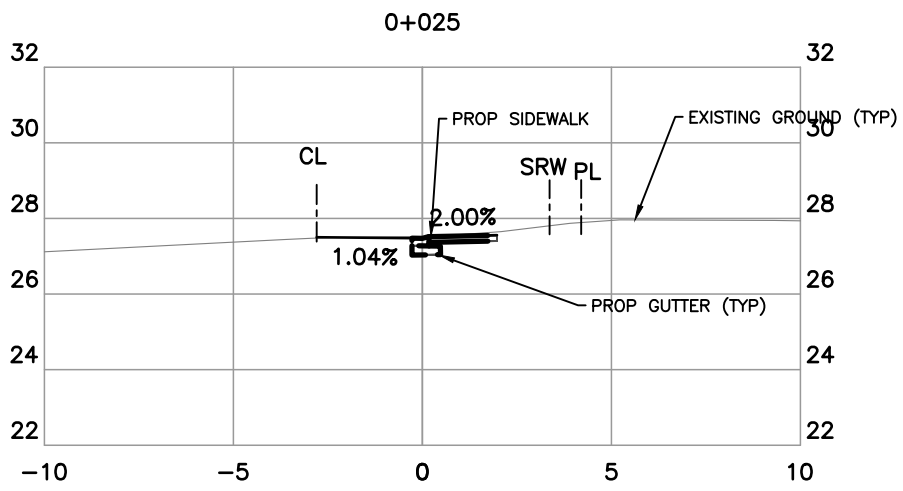
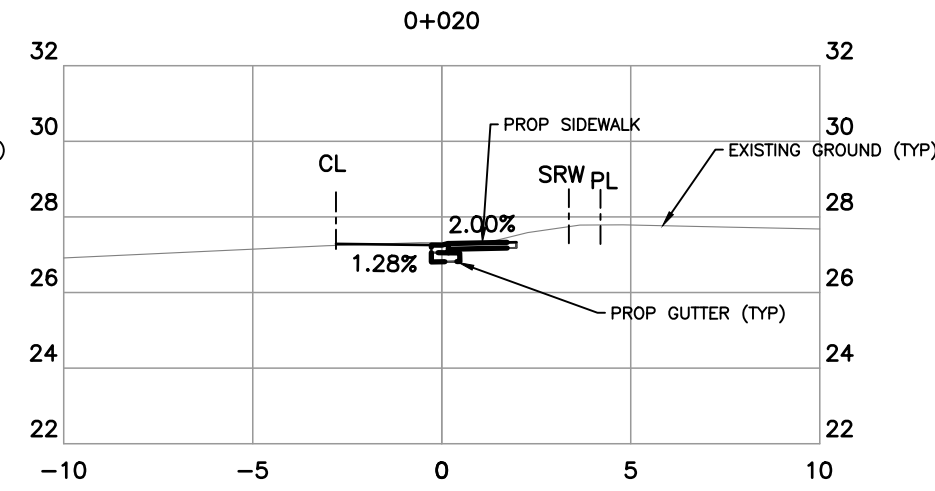
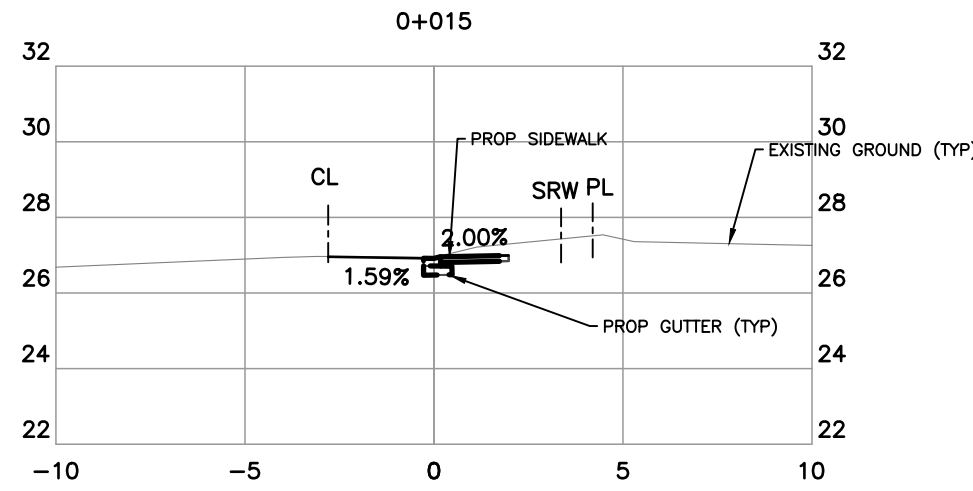
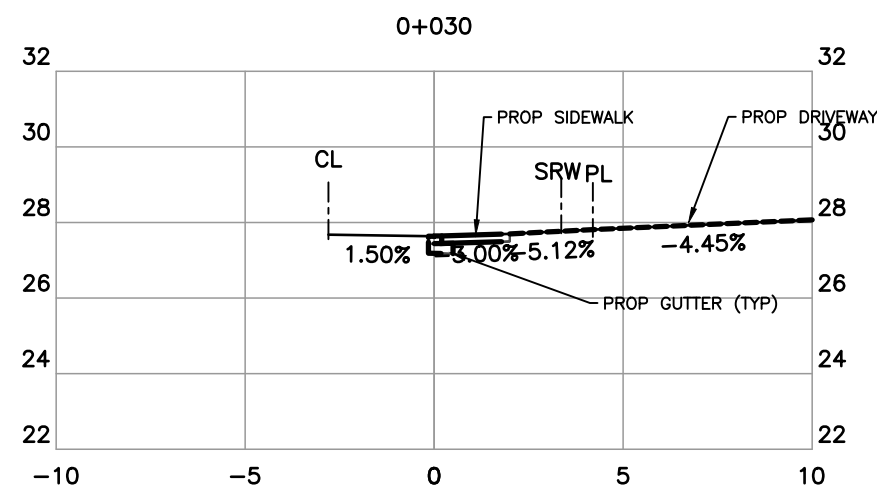
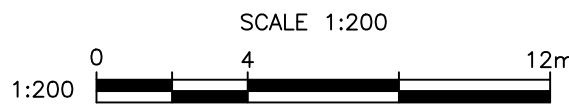
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BELLA ST PROFILE
SCALE V 1:40 H 1:200



PLAN



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

CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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

LEGEND

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

REVISIONS

REVISION #	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

BELLA STREET

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



FILE No.

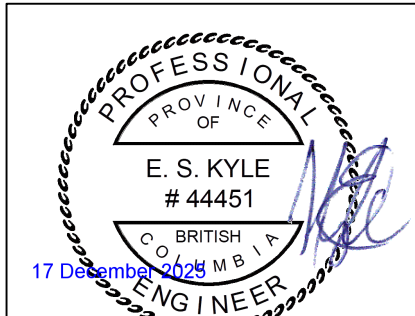
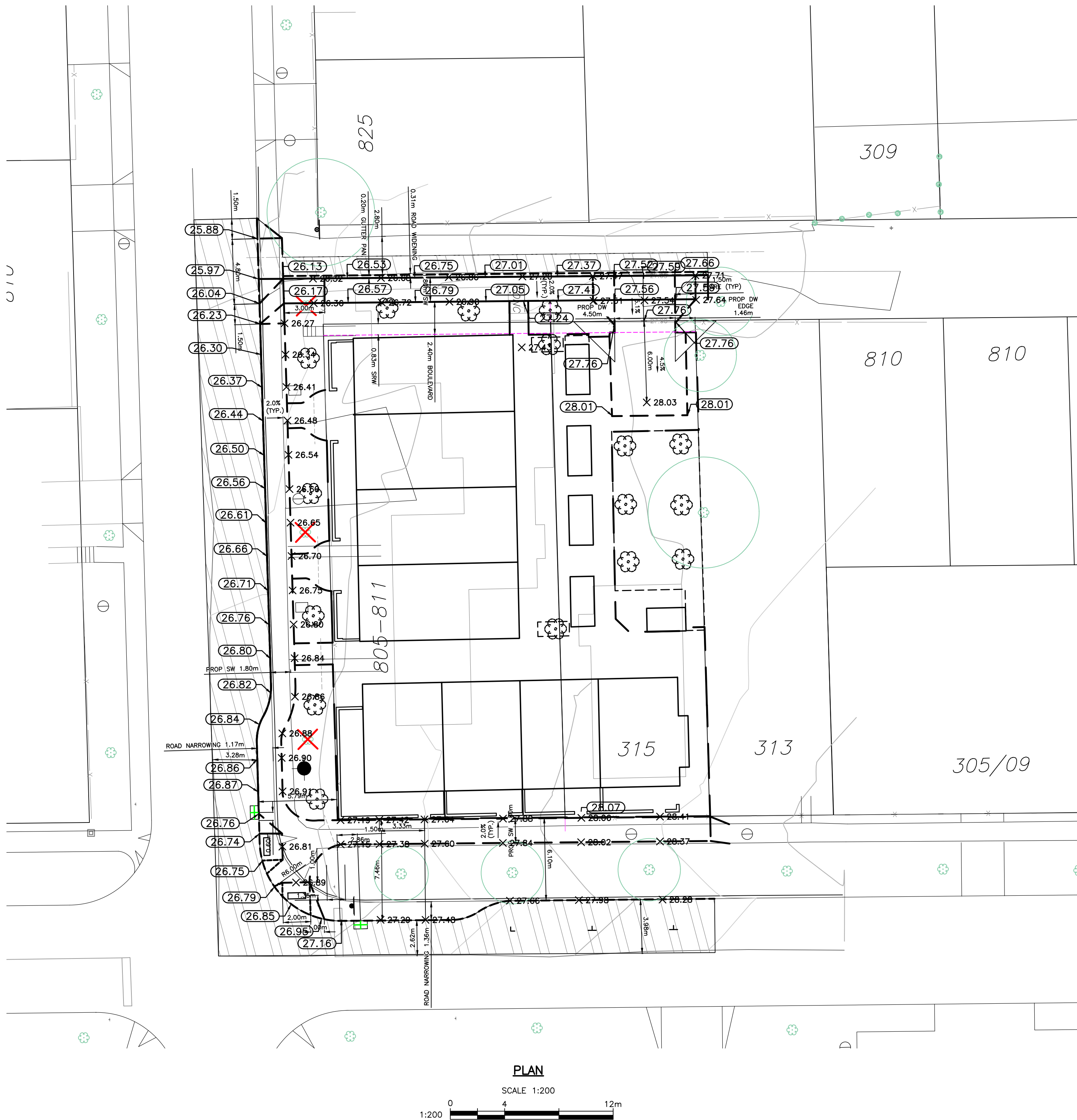
DESIGN No.

DRAWING No.

6 OF 8

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

ELEVATION POINTS ALONG CURB ARE TOP OF CURB ELEVATIONS



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND		REVISIONS		REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA			FILE No.	
	Existing Municipal Infrastructure				REVISION # 1									Approved By			811 MARY ST & 315 EDWARD ST			DESIGN No.	
	Proposed Municipal Infrastructure				REVISION # 2									Date			GRADING PLAN				
	Existing External U/G Utilities				REVISION # 3									Signed			B.M. : 18-12				
	Proposed External U/G Utilities				Design Engineer									Manager of Development			Elev: 26.587m				
Street Lighting Pole Mount		Standard Mount		Traffic Sign		Silt Trap		Cap / Plug		Air Valve		Water Meter		Development Coordinator			Design: SJP			Checked: ESK	
Post Top		Pedestrian Signal		Traffic Signal		Ctrl Monument		Traverse Hub		Gas Valve		Valve					Scale: Hor: 1:200 Vertical: 1:40			Date: DEC 2025	
																				DRAWING No.	6 OF 8

