ISSUED FOR DEVELOPMENT PERMIT

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

MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

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

PROJECT DIRECTORY

OWNER

SKALE Properties Inc
Stefan Kalenchuck
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CODE

GHL CONSULTANTS
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fv@ghl.ca
T 604 689 4449

PROJECT INFORMATION

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

SHEET LIST

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REGISTERED ARCHITECT
STEFAN MARCELLE KALENCHUK
BRITISH COLUMBIA

DIGITALLY SEALED
2026-01-30

Revisions
Received Date:
February 11, 2026

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 Revisons	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

COVER

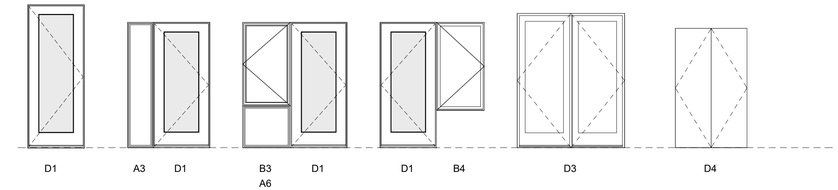
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.000

Scale	12" = 1'-0"
Printed	2026-01-30 3:19:22 PM

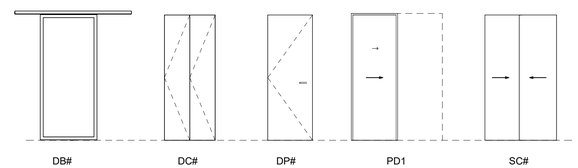
Door Schedule - Blend

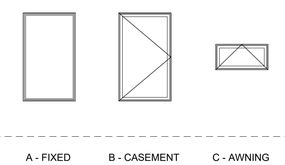
Mark	Type	Door Size	Height	Width	Area	Fire Rating	Finish Comments
A101.1	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A101.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		
A101.3	D4	68" X 80"	6' - 8"	5' - 8"	37.8 SF		
A102.1	D1	3'-1 7/8" x 7' Glazed Exterior 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		
A201.2	D1	3'-1 7/8" x 7' Glazed Exterior Suite Door	7' - 0"	3' - 0"	22.1 SF		Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1.
A202.1	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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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 BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 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		



DOOR LEGEND

1/4" = 1'-0"





WINDOW LEGEND

1/4" = 1'-0"

FOLD Architects Inc

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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	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

DOOR + WINDOW SCHEDULE

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.005

Scale	AS NOTED
Printed	2026-01-30 3:19:22 PM

Functional Program- Corner Townhouse	
Project Name	**NALU @ Vic West Townhomes**
Address	**811 Mary / 315 Edward**
Proposed number of suites	**12**
Parking Type	**Surface**

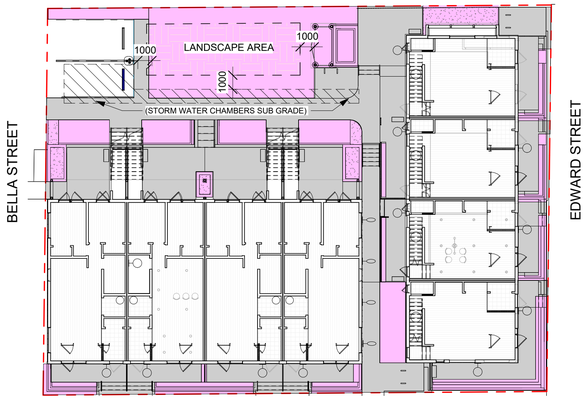
Jurisdiction	City Of Victoria	
Zone:	GRD-1	
OPA	DPA-15	
OCP "Traditional Residential" Urban Place Designation		
Heritage Status listed prior to August 4, 2022	No	
Legal Address:	LOT 1, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Mary Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot	
Civic Address:	811 Mary St 315 Edward St	
Parcel Identifier:	005-034-345 - Mary Lot 005-686-717 - Edward Lot	
Current Use:	Single Family Housing	
Proposed Use:	Residential - MultiFamily	
Property Data		
Lot Area = m2 - PRE DEDICATION	1002.44	
Lot Area = m2 - POST DEDICATION	978	
Lot Width	27.7	
Average/Natural Grade - Bldg A	27.67	
Average/Natural Grade - Bldg B	27.74	
Protected Trees	Yes	Review Arborist Report
Property Configuration	Corner Lot	
Other Features	Sloped, flanked by 3 streets	

Zoning - General Residential Zone (GRD-1)	**Required/Permitted**	**Provided**	**Complies**	**Comment**
Two dwelling units or 30% of the total dwelling units are three-bedroom dwelling units, at a minimum.	30%	66%	✓	
Maximum 12 units (incl secondary dwelling units)	12	12	✓	
Operable Window per Bedroom	1per	1per	✓	
Highway Dedication				
Edward - Local St	Exempt	NA	✓	
Mary - Local St	Exempt	NA	✓	
Bella - Local St	0.84m	0.84m	✓	
Floor Area / FSR				
Minimum area per unit	33m	62.3m2	✓	
Maximum per lot	1410m2	1181m2	✓	
FAR Allowable - **1.6**	1564.8m2	1181m2	✓	
Siting				
Lot Width Minimum	18m	36.5m	✓	
Entire Building Within 36m of two streets	36m		✓	
More than 1 Bldg on Lot	20m		✓	
Building A		largest distance 23m to Bella St	✓	
Building B		largest distance 25.6m to Mary St	✓	
Height				
Building Height - Flat Roof	11m	NA		
Building Height - Other Roof - Bldg A	12m	10.05	✓	
Building Height - Other Roof - Bldg B	12m	10.48	✓	
Finished Ceiling Height of Lowest Level of building	1.1m above grade	2.74m	✓	
Setbacks				
Setback - Edward	2m	2m	✓	
Front Setback - Mary	2m	2m	✓	
Setback - Bella	2m	0.0m	✓	variance granted
Setback - Other (int lot line)	2m	1.3m	✓	variance granted
Porch, Ramps, Stairs over .6m from FG	2m	NA	✓	
Habitable Room Facing a Lot Line	5m	NA	✓	
Eave Projection into Setback	0.75m	0.6m	✓	
Building Separation	5m	3.1m	✓	variance granted
Setbacks - Accessory Building (Sch. F)				
Setback - Rear	0.6m	0.78m	✓	
Setback - Side	0.6m	1.37m	✓	
Setback - Flanking Street	3.5m	2.1m	✓	variance granted
Building Separation (AccBldg / Principal)	2.4m	0m	✓	variance granted
Eave Projections into Setbacks	0.75	0	✓	
Fencing				
Height Residential - front	1.22	--	✓	
Height Residential - rear and side	1.83	1m, step to 1.83	✓	
Site Coverage				
Max Coverage - 45%	489.00	551m2 = 56%	✓	variance granted
Open Site Space - 30%	293.40	363m2 = 37%	✓	
Single Landscape Space	97.8m2	40m2	☐	**variance needed**
Landscape Space Setback	1m	1m	✓	
Soft Landscaping - min50%	489m2 (50%)	188m2 (19%)	☐	**variance needed**
Hard Landscaping - max50%	489 (50%)	275m2 (28%)	✓	
Accessory Building Coverage	-	59m2 = 6%	✓	included in site coverage calculations
Accessory Building Rear Lot Coverage	25%	24.70%	✓	rear yard 238sm
Floor Area / FSR	1564.8m2	1150m2	✓	
Building A/B Level 1		418m2	✓	
Building A/B Level 2		418m2	✓	
Building A/B Level 3		314m2	✓	
Excluded - LT Bike Parking		35sm	✓	
Vehicle Parking				
Total Parking Req'd- 12 Units @ 0.77/unit	9			
If providing carshare TDMM	2	2	✓	TDMM Provided
accessible stall	1	1	✓	
accessible stall (van)	NA	NA		
accessible signage	yes	Part 5	✓	
Bicycle Parking				
Short Term Units	12	12	✓	
Long Term Units @ 2 per DU	24	24	✓	
Oversize Bike Spaces	4	8	✓	
50% equiped with Charging	12	12	✓	
Bike Maintenance Facility Req'd	yes	yes	✓	
Bike aisle width	1.5	0	☐	**variance needed**

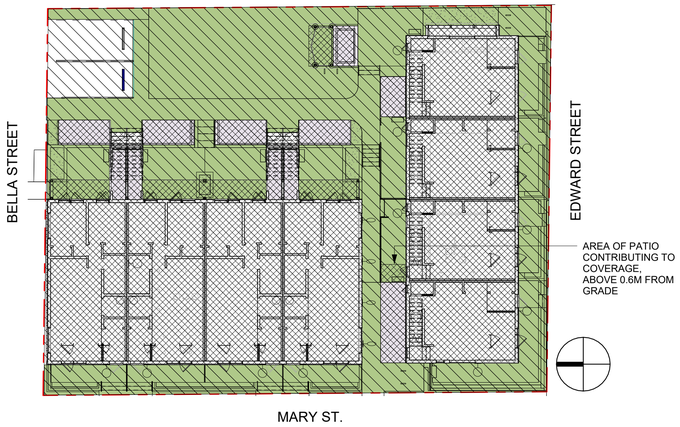
	Site Area	**Before Dedication 1002.4 m2**	**After Dedication: 978 m2**
	Coverage *Bldg only: (excl. stairs/balcony)	547 m2 = 56% 451.78m2 = 45%	551 m2 = 56% 451.78m2 = 46%
	*LTB coverage:	59m2 = 6%	59m2 = 6%
	Open Space:	509m2 = 50%	469.3m2 = 37%
	Landscape Space:	40m2 = 3.9%	40m2 = 4%
	Soft Landscaping:	188m2= 18%	188m2= 19%
	Hard Landscaping:	275m2 = 30%	275m2 = 28%

AREA LEGEND

1" = 10'-0"



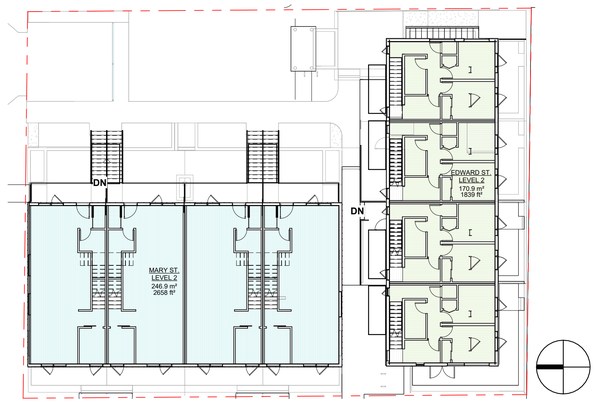
5 LANDSCAPE AREA DIAGRAM
A.007 1 : 200



4 SITE COVERAGE DIAGRAM
A.007 1 : 200

Building Area Legend

- EDWARD ST. LEVEL 2
- MARY ST. LEVEL 2



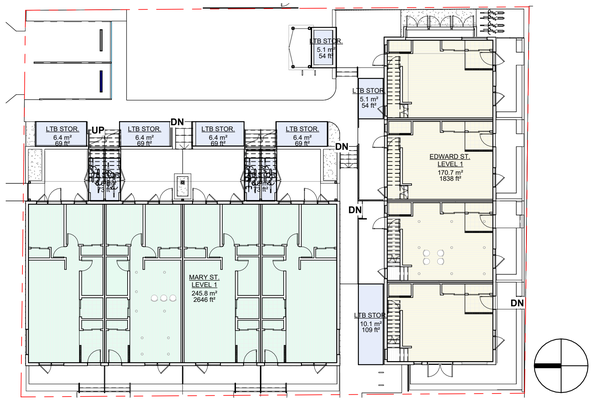
2 ZONING AREAS - LEVEL 2
A.007 1 : 200

FAR CALC	
Name	Area
EDWARD ST. LEVEL 1	171 m²
EDWARD ST. LEVEL 2	171 m²
EDWARD ST. LEVEL 3	129 m²
MARY ST. LEVEL 1	246 m²
MARY ST. LEVEL 2	247 m²
MARY ST. LEVEL 3	218 m²
	1181 m²

FAR CALC EXEMPT	
Name	Area
LTB STOR.	59.3 m²
	59.3 m²

Building Area Legend

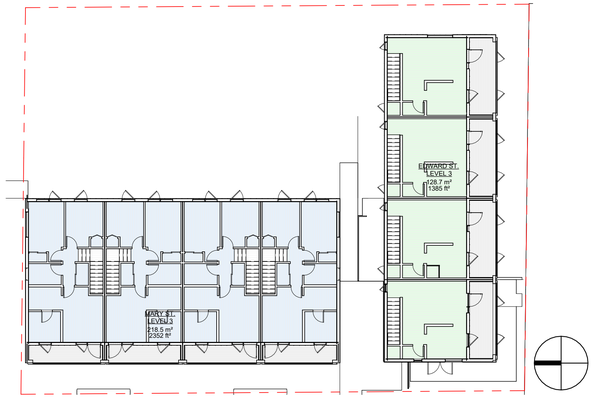
- EDWARD ST. LEVEL 1
- LTB STOR.
- MARY ST. LEVEL 1



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

Building Area Legend

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



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

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REGISTERED ARCHITECT
SHANE MARCELLE KALENCHUK
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3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
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9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23
13	DPA Rev 4	26.01.30

S.KALENCHUK

VICWEST TOWNHOMES

ZONING COMPLIANCE Rev

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

A.007

Scale	AS NOTED
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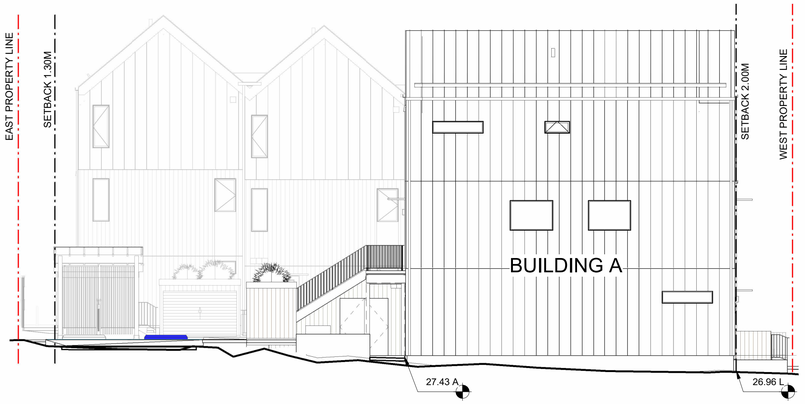
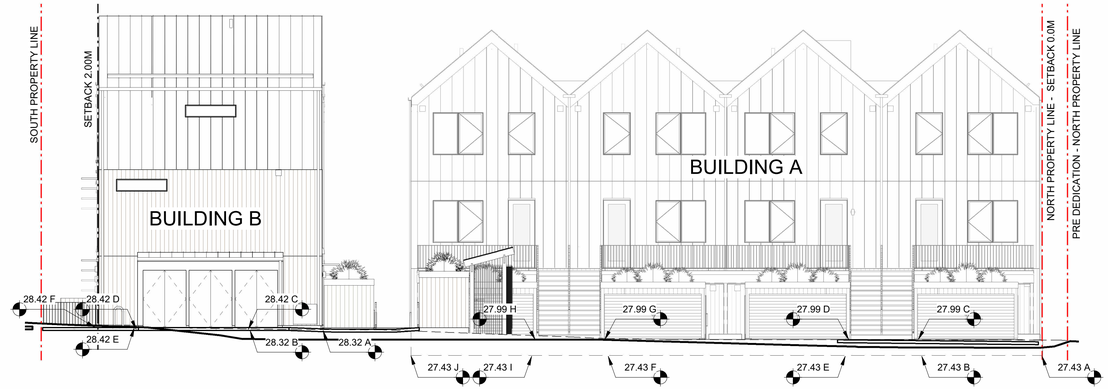


1 AVERAGE GRADE - NORTH ELEVATION
A.008 1 : 100



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

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

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

BUILDING A - AVERAGE GRADE CALCULATIONS

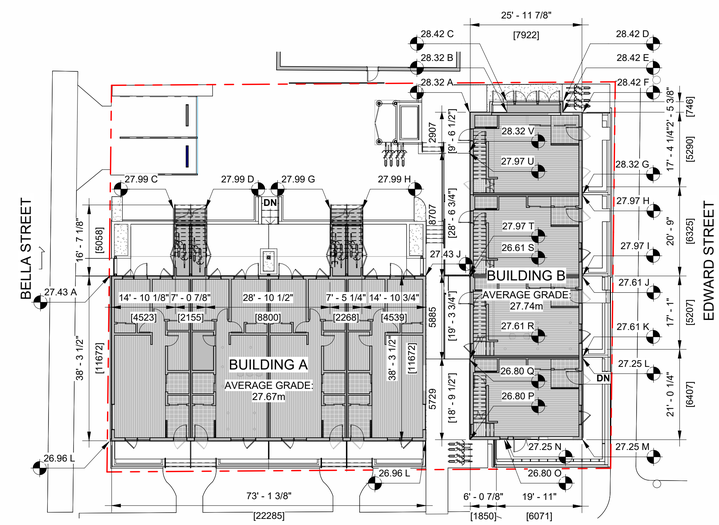
Average Grade - BUILDING A MARY ST.

GRADE PT.	ELEV.	DIST.	AVERAGE
A	27.43 m		
A to B		4.47 m	122.72 m2
B	27.43 m		
B to C		4.74 m	131.21 m2
C	27.99 m		
C to D		2.31 m	64.52 m2
D	27.99 m		
D to E		4.74 m	131.21 m2
E	27.43 m		
E to F		8.8 m	241.41 m2
F	27.43 m		
F to G		4.74 m	131.21 m2
G	27.99 m		
G to H		2.32 m	64.88 m2
H	27.99 m		
H to I		4.74 m	131.21 m2
I	27.43 m		
I to J		4.47 m	122.72 m2
J	27.43 m		
J to K		11.76 m	319.49 m2
K	26.9 m		
K to L		22.37 m	602.45 m2
L	26.96 m		
L to A		11.76 m	158.54 m2
A	27.43 m		
SUM		**16.25 m**	**449.65 m2**
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 m2
B	28.32 m		
B to C		.8 m	22.7 m2
C	28.42 m		
C to D		4. m	113.68 m2
D	28.42 m		
D to E		.8 m	22.74 m2
E	28.42 m		
E to F		1.36 m	38.71 m2
F	28.42 m		
F to G		5.9 m	167.35 m2
G	28.32 m		
G to H		. m	. m2
H	27.97 m		
H to I		5.78 m	161.64 m2
I	27.97 m		
I to J		. m	. m2
J	27.61 m		
J to K		5.75 m	158.84 m2
K	27.61 m		
K to L		. m	. m2
L	27.25 m		
L to M		5.8 m	158. m2
M	27.25 m		
M to N		5.49 m	149.68 m2
N	27.25 m		
N to O		. m	. m2
O	26.8 m		
O to P		2.52 m	67.48 m2
P	26.8 m		
P to Q		5.73 m	153.54 m2
Q	26.8 m		
Q to R		. m	. m2
R	27.61 m		
R to A		5.91 m	163.18 m2
S	27.61 m		
S to T		. m	. m2
T	27.97 m		
T to U		8.68 m	242.81 m2
U	27.97 m		
U to V		. m	. m2
V	28.32 m		
V to A		2.91 m	82.33 m2
A	28.32 m		
SUM		**64.08 m**	**1777.65 m2**
AVE. GRADE		**27.74 m**	



5 AVERAGE GRADE PLAN
A.008 1 : 200

FOLD Architects Inc
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REGISTERED ARCHITECT
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BRITISH COLUMBIA
DIGITALLY SEALED
2026-01-30

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

Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

AVERAGE GRADE

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.008

Scale	AS NOTED
Printed	2026-01-30 3:19:36 PM

BCBC 2024 - CODE REVIEW TABLE

Item	BC Building Code Data Matrix Parts 3 & 9			BCBC Reference
1	**Project Descripton:**			
	☐ 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 m2		
	BUILDING A - MARY	263.40 m2		
	BUILDING B - EDWARD	189.20 m2		
	BUILDING C - STORAGE	19.70 m2		
4	**Gross Floor Area**			
	Total	1102.00 m2		
	BUILDING A - MARY	648.00 m2		
	BUILDING B - EDWARD	454.00 m2		
	BUILDING C - STORAGE	19.70 m2		
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 REQURED ON BUILDING A, ADJACENT TO PASS THROUGH			
	*REVIEW LIMINTING 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

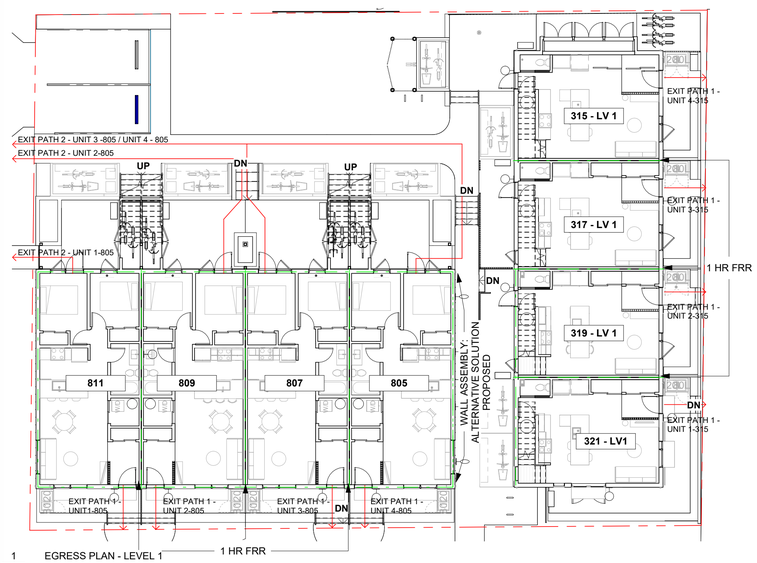
	# OF SLEEPING RM	TOTAL OCC./UNIT	TOTAL UNITS/BLG	TOTAL OCC./BLDG
BUILDING A - MARY - 2 BED UNITS	2	4	4	16
BUILDING A - MARY - 3 BED UNITS	3	6	4	24
BUILDING B - EDWARD - 3 BED UNITS	3	6	4	24

17	**Barrier-free Design**		
	☐ Yes	☑ No (Explain)	9.5.2.3.1 Exemp
18	**Hazardous Substances**		
	☐ Yes	☑ No	9.10.1.3.(4)

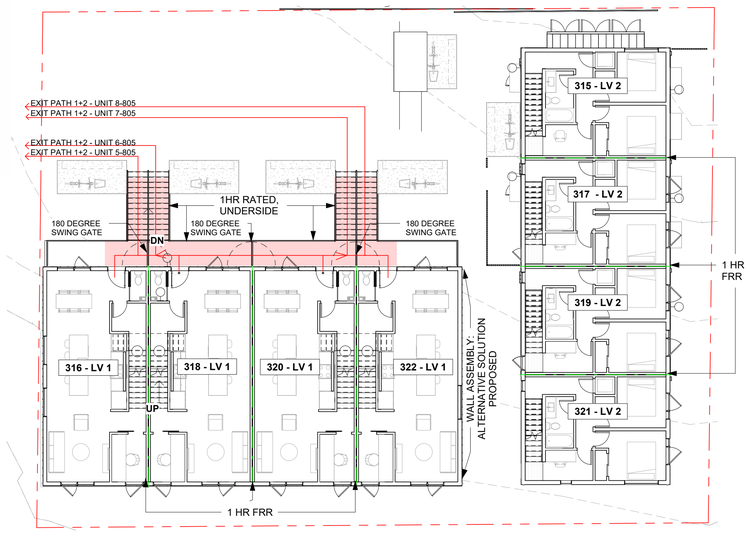
19	**Required Fire Resistance Rating (FRR)**			
	Horizontal Assemblies		**Listed Design No. or Description**	
	Floor Between Suite- Bldg A	1.00 hr		9.10.9.13
	Egress Floors of exterior passageways - Bldg A	1.00 hr		9.10.8.8
	Floor - In suites (A+B)	0.00 hr		9.10.9.4(2)
	Bldg A and Bldg B -Roof	0.00 hr		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		9.10.9.16(3)

20	**Required Acoustic Separation Between**		
	Adjoing Walls	50 STC Min	9.11.1.4
	Horizontal Construction	50 STC Min	
	Walls	50 STC Min	

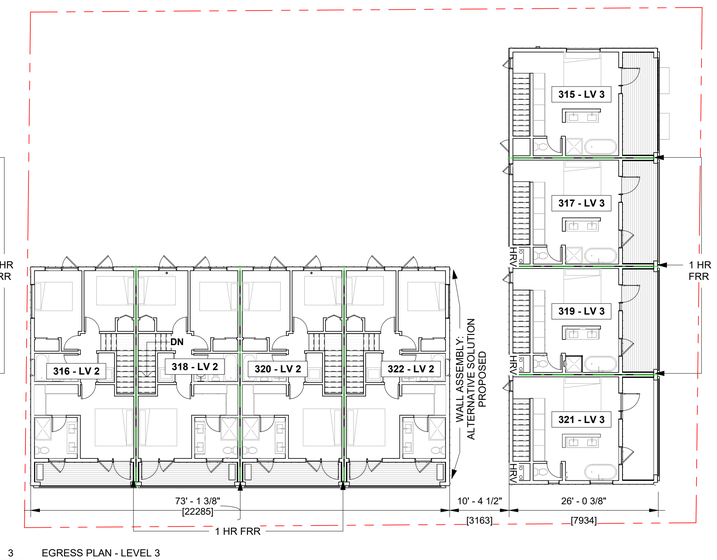
22	**Other**		
	Egress	BLDG A - MARY 2 exits	9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3,
		BLDG B - EDWARD 1 exit + egress windows/balcony	
		bedrooms- all units: 1 egress window	



1 EGRESS PLAN - LEVEL 1
A.009 1 : 150



2 EGRESS PLAN - LEVEL 2
A.009 1 : 150



3 EGRESS PLAN - LEVEL 3
A.009 1 : 150

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BRITISH COLUMBIA

DIGITALLY SEALED
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No.	Description	Date
1	DPA	24.11.05
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S.KALENCHUK

VICWEST TOWNHOMES

CODE REVIEW

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

A.009

Scale	AS NOTED
Printed	2026-01-30 3:19:39 PM

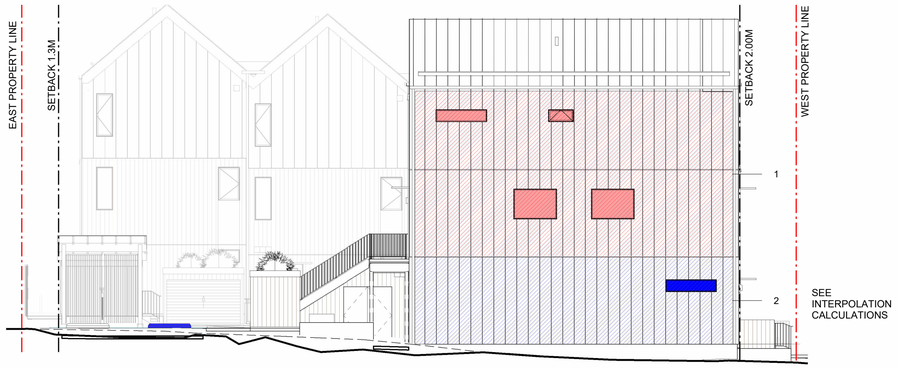


TABLE 9.10.14.4.-A	LIMITING DISTANCE 12.0 FT / 3.66m	AREA OF EXPOSING BUILDING FACE "1" 711.7 SF / 66.1 M2	INTERPOLATED ALLOWABLE OPENINGS "1" 22%	PROPOSED OPENINGS "1" 47.51 SF / 4.4 M2	PROPOSED OPENINGS "1" 6.7%	AREA OF EXPOSING BUILDING FACE "2" 378.8 SF / 35.2 M2	INTERPOLATED ALLOWABLE OPENINGS "2" 32%	PROPOSED OPENINGS "2" 8.38 SF / 0.8 M2	PROPOSED OPENINGS "2" 2.2%
TABLE 9.10.14.5.-A		MAX. UNPROTECTED OPENINGS (%) "1" >10 - 25%	REQUIRED FRR BUILDING FACE "1" 1 HR	REQUIRED TYPE OF CONSTRUCTION "1" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1" Noncombustible	MAX. UNPROTECTED OPENINGS (%) "2" >25 - 50%	REQUIRED FRR BUILDING FACE "2" 3/4 HR	REQUIRED TYPE OF CONSTRUCTION "2" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "2" Noncombustible

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

TABLE 90.10.14.4.-A	LIMITING DISTANCE 44.3 FT / 13.5m	AREA OF EXPOSING BUILDING FACE "1-4" 396.2 SF / 36.8 M2	ALLOWABLE OPENINGS "1-4" 55%	PROPOSED OPENINGS "1-4" 98.1 SF / 9.1 M2	PROPOSED OPENINGS "1-4" 24.7%	AREA OF EXPOSING BUILDING FACE "5-8" 175.9 SF / 16.4 M2	ALLOWABLE OPENINGS "5-8" 100%	PROPOSED OPENINGS "5-8" 49.6 SF / 4.6 M2	PROPOSED OPENINGS "5-8" 28.2%
TABLE 9.10.14.5.-A		MAX. UNPROTECTED OPENINGS (%) "1-4" >50 - 100%	REQUIRED FRR BUILDING FACE "1-4" 3/4 HR	REQUIRED TYPE OF CONSTRUCTION "1-4" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1-4" Combustible or Noncombustible	MAX. UNPROTECTED OPENINGS (%) "5-8" >50 - 100%	REQUIRED FRR BUILDING FACE "5-8" 3/4 HR	REQUIRED TYPE OF CONSTRUCTION "5-8" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "5-8" Combustible or Noncombustible

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

TABLE 9.10.14.4.-A	LIMITING DISTANCE FOR ALL AREAS 36.7 FT / 11.2m	AREA OF EXPOSING BUILDING FACE "1-4" 396.2 SF / 36.8 M2	ALLOWABLE OPENINGS "1-4" 100%	PROPOSED OPENINGS "1-4" 99.3 SF / 9.2 M2	PROPOSED OPENINGS "1-4" 25.1%	AREA OF EXPOSING BUILDING FACE "5-8" 175.9 SF / 16.4 M2	ALLOWABLE OPENINGS "5-8" 100%	PROPOSED OPENINGS "5-8" 50.1 SF / 4.7 M2	PROPOSED OPENINGS "5-8" 28.5%
TABLE 9.10.14.5.-A		MAX. UNPROTECTED OPENINGS (%) "1-4" >50 - 100%	REQUIRED FRR BUILDING FACE "1-4" 3/4 HR	REQUIRED TYPE OF CONSTRUCTION "1-4" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1-4" Combustible or Noncombustible	MAX. UNPROTECTED OPENINGS (%) "5-8" >50-100%	REQUIRED FRR BUILDING FACE "5-8" 3/4 HR	REQUIRED TYPE OF CONSTRUCTION "5-8" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "5-8" Combustible or Noncombustible

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

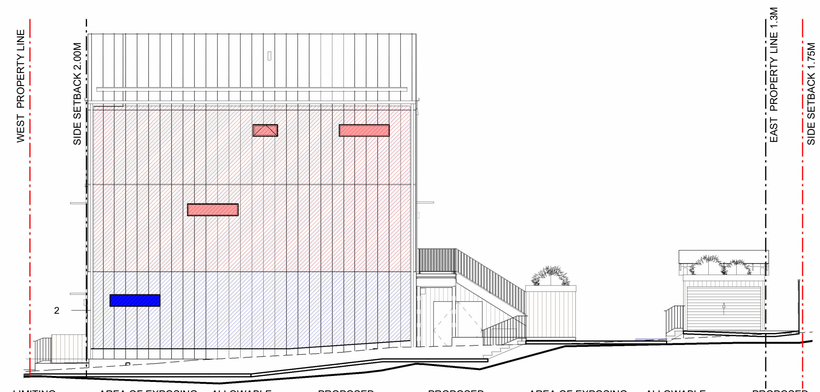


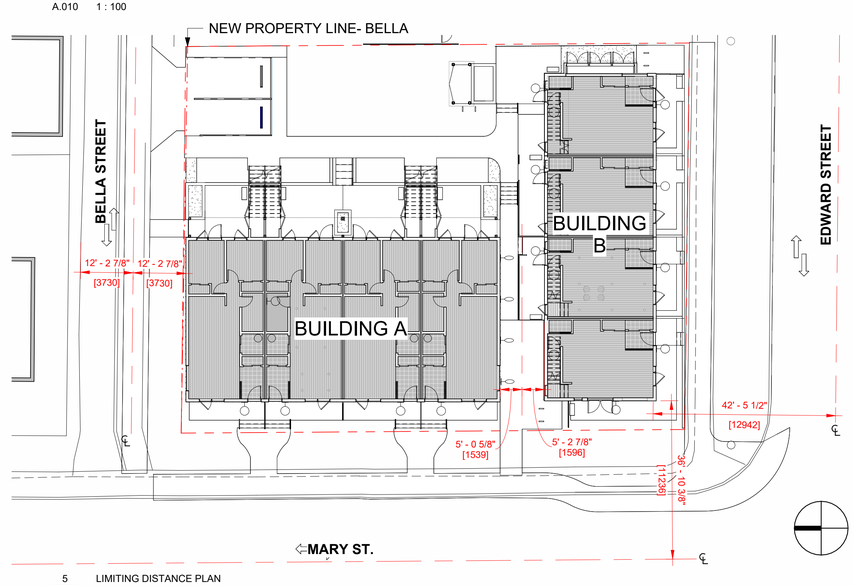
TABLE 9.10.14.4.-A	LIMITING DISTANCE 5.08 FT / 1.55m	AREA OF EXPOSING BUILDING FACE "1" 711.7 SF / 65.4 M2	ALLOWABLE OPENINGS "1" 8%	PROPOSED OPENINGS "1" 20.90 SF / 1.94 M2	PROPOSED OPENINGS "1" 2.9%	AREA OF EXPOSING BUILDING FACE "2" 327.9 SF / 30.5 M2	ALLOWABLE OPENINGS "2" 8%	PROPOSED OPENINGS "2" 8.38 SF / 0.8 M2	PROPOSED OPENINGS "2" 2.6%
TABLE 9.10.14.5.-A		MAX. UNPROTECTED OPENINGS (%) "1" 0-10%	REQUIRED FRR BUILDING FACE "1" 1 HR	REQUIRED TYPE OF CONSTRUCTION "1" Noncombustible *ALT SOLUTION PROPOSED*	REQUIRED TYPE OF CLADDING "1" Noncombustible	MAX. UNPROTECTED OPENINGS (%) "2" 0-10%	REQUIRED FRR BUILDING FACE "2" 1 HR	REQUIRED TYPE OF CONSTRUCTION "2" Noncombustible *ALT SOLUTION PROPOSED*	REQUIRED TYPE OF CLADDING "2" Noncombustible

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

LIMITING DISTANCE INTERPOLATION CALCULATIONS

BUILDING A - NORTH ELEVATION "1"							
Area of building face		LD below	LD	LD above	LD*2	% Permitted	Area Permitted
		2.0 m	3.66 m	4.0 m	13.54 m2	22%	14.79 m2
Next smallest value	50.0 m2	10%	25%	28%			
Area	66.10 m2	10%	22%	25%			
Next largest value	100.0 m2	9%	17%	18%			

BUILDING A - NORTH ELEVATION "2"							
Area of building face		LD below	LD	LD above	LD*2	% Permitted	Area Permitted
		2.0 m	3.66 m	4.0 m	13.54 m2	32%	11.10 m2
Next smallest value	30.0 m2	12%	35%	39%			
Area	35.20 m2	11%	32%	35%			
Next largest value	40.0 m2	11%	29%	32%			



5 LIMITING DISTANCE PLAN
A.010 1 : 200

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REGISTERED ARCHITECT
SHAWN MARCELLA NAKAGAWA
OCT 29/25
BRITISH COLUMBIA
DIGITALLY SEALED
2026-01-30

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	25.12.23

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
Printed	2026-01-30 3:19:48 PM

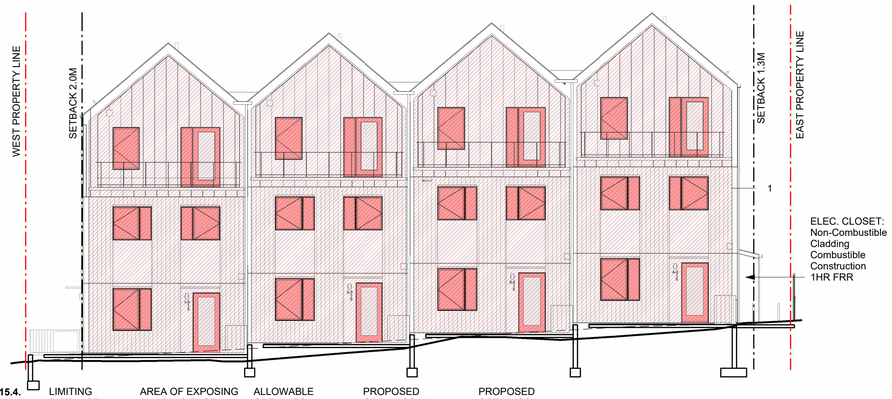


TABLE 9.10.15.4.	LIMITING DISTANCE 41.8 FT / 12.7m	AREA OF EXPOSING BUILDING FACE "1" 2239.4 SF / 208.0 M2	ALLOWABLE OPENINGS "1" 55%	PROPOSED OPENINGS "1" 511.5 SF / 47.5 M2	PROPOSED OPENINGS "1" 22.8%
9.10.14.5.-A			REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE OF CONSTRUCTION "1" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1" Combustible or Noncombustible

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

TABLE 9.10.15.4.	LIMITING DISTANCE 36.75 FT / 11.2m	AREA OF EXPOSING BUILDING FACE "1" 680.3 SF / 63.2 M2	ALLOWABLE OPENINGS "1" 100%	PROPOSED OPENINGS "1" 87.5 SF / 8.1 M2	PROPOSED OPENINGS "1" 12.9%
9.10.15.5			REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE OF CONSTRUCTION "1" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1" Combustible or Noncombustible

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

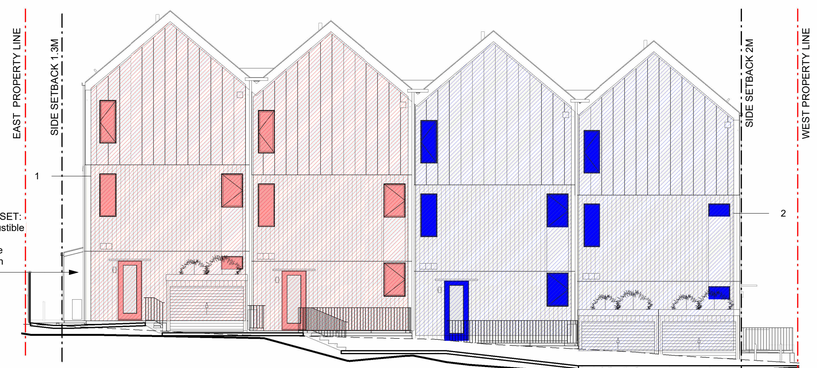
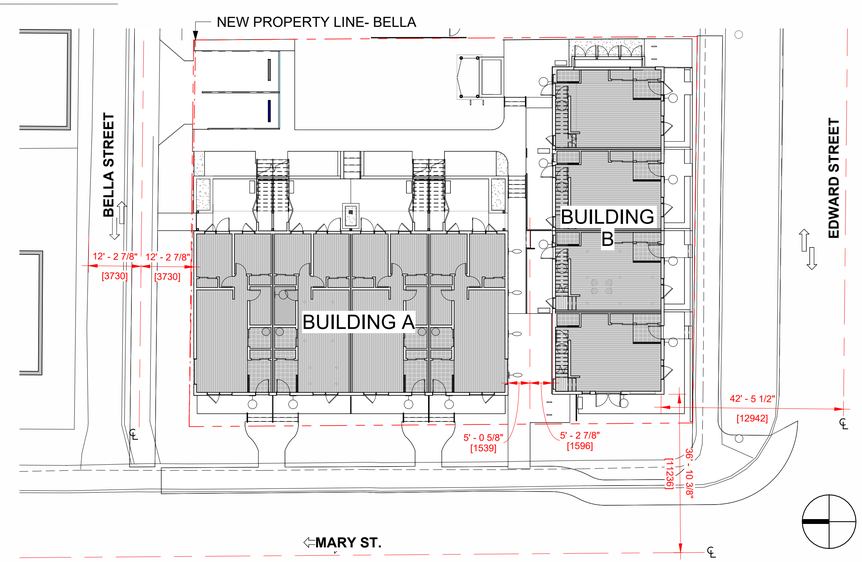


TABLE 9.10.15.4.	LIMITING DISTANCE "1" 86.2 FT / 26.3 M	AREA OF EXPOSING BUILDING FACE "1" 1119.7 SF / 104.0 M2	ALLOWABLE OPENINGS "1" 100%	PROPOSED OPENINGS "1" 111.1 SF / 10.3 M2	PROPOSED OPENINGS "1" 9.9%
9.10.15.5			REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE OF CONSTRUCTION "1" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1" Combustible or Noncombustible
TABLE 9.10.15.4.	LIMITING DISTANCE "2" 5.1 FT / 1.55 M	AREA OF EXPOSING BUILDING FACE "2" 1108.4 SF / 103.0 M2	ALLOWABLE OPENINGS "2" 8%	PROPOSED OPENINGS "2" 85.3 SF / 7.9 M2	PROPOSED OPENINGS "2" 7.7%
9.10.15.			REQUIRED FRR BUILDING FACE "2" 0 HR	REQUIRED TYPE OF CONSTRUCTION "2" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "2" Combustible or Noncombustible

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

TABLE 9.10.15.4.	LIMITING DISTANCE 6.91 FT / 2.1m	AREA OF EXPOSING BUILDING FACE "1" 680.3 SF / 63.2 M2	ALLOWABLE OPENINGS "1" 8%	PROPOSED OPENINGS "1" 16.76 SF / 1.6 M2	PROPOSED OPENINGS "1" 2.5%
9.10.15.5			REQUIRED FRR BUILDING FACE "1" 0 HR	REQUIRED TYPE OF CONSTRUCTION "1" Combustible or Noncombustible	REQUIRED TYPE OF CLADDING "1" Combustible or Noncombustible

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



2 LIMITING DISTANCE PLAN
A.011 1 : 200

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S.KALENCHUK

VICWEST TOWNHOMES

BUILDING B LIMITING DISTANCE

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.011

Scale	AS NOTED
Printed	2026-01-30 3:19:57 PM

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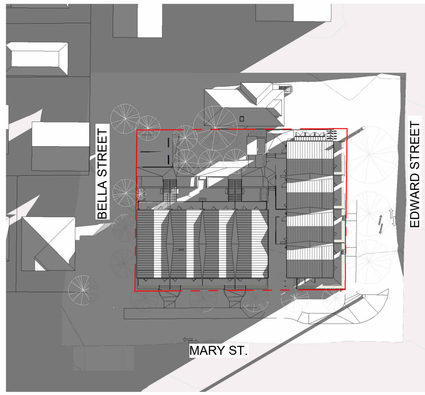
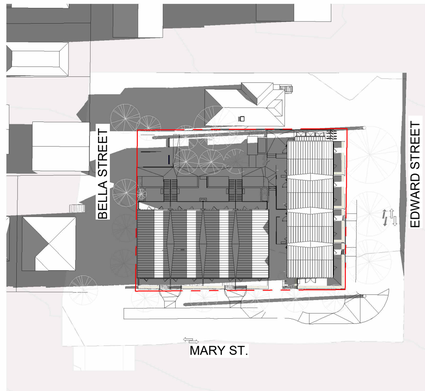
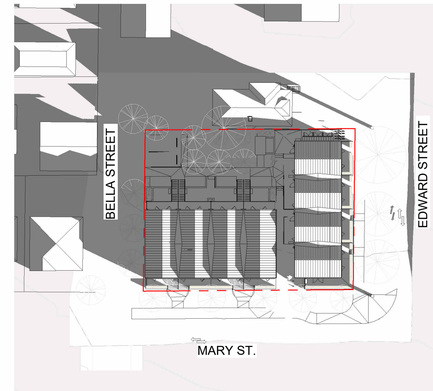
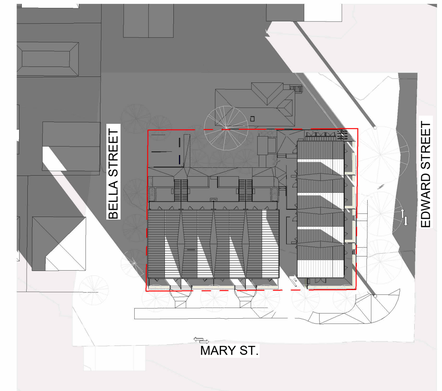
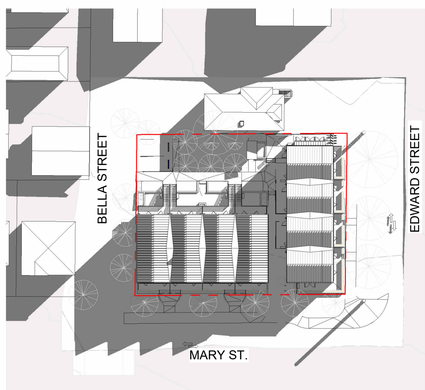
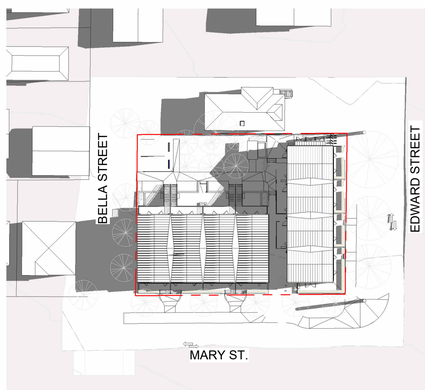
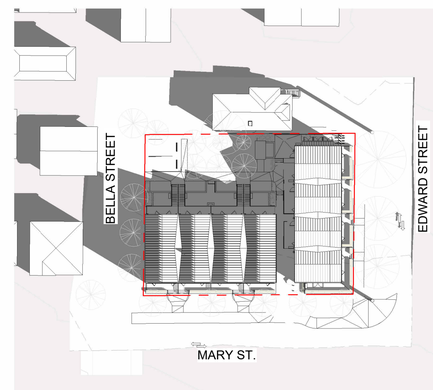
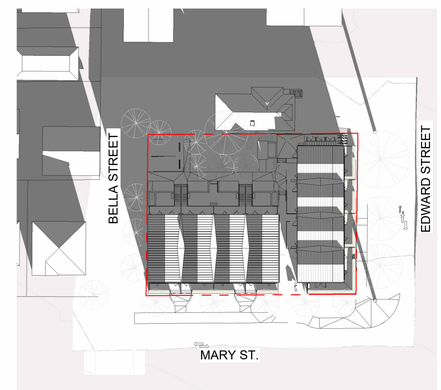
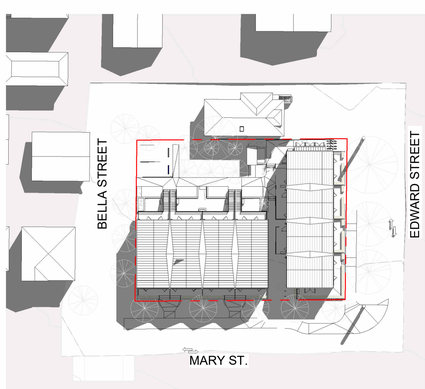
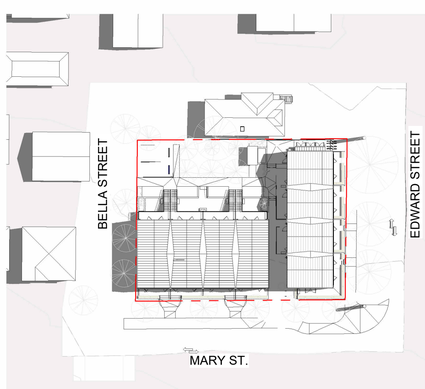
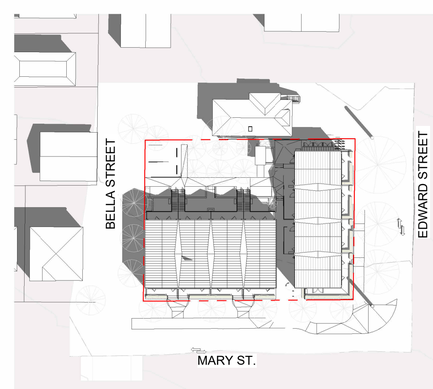
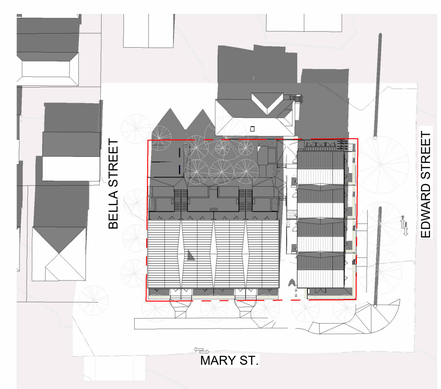
WINTER SOLSTICE				
SPRING / AUTUMN EQUINOX				
SUMMER SOLSTICE				

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

Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

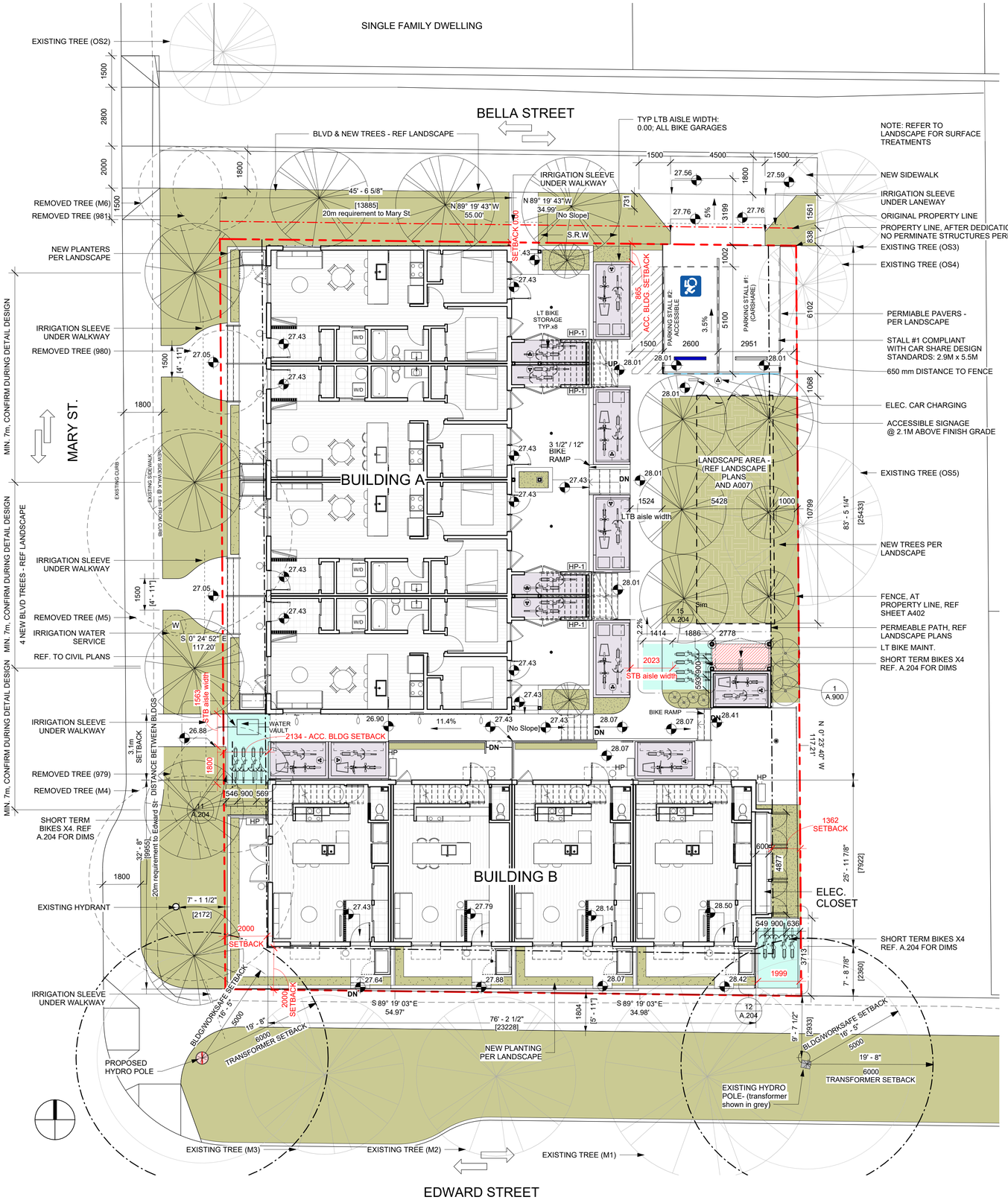
VICWEST TOWNHOMES

SHADOW STUDIES

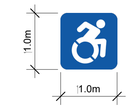
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.013

Scale	1" = 40'-0"
Printed	2026-01-30 3:20:25 PM

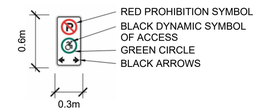


DYNAMIC SYMBOL OF ACCESS MARKING SPECIFICATIONS



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

VERTICAL ACCESSIBLE PARKING SPACE SIGN



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

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

ACCESSIBLE PARKING SPACE SIGNAGE

N.T.S.

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6	DP Amendment	25.10.06
8	DP Revisons	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

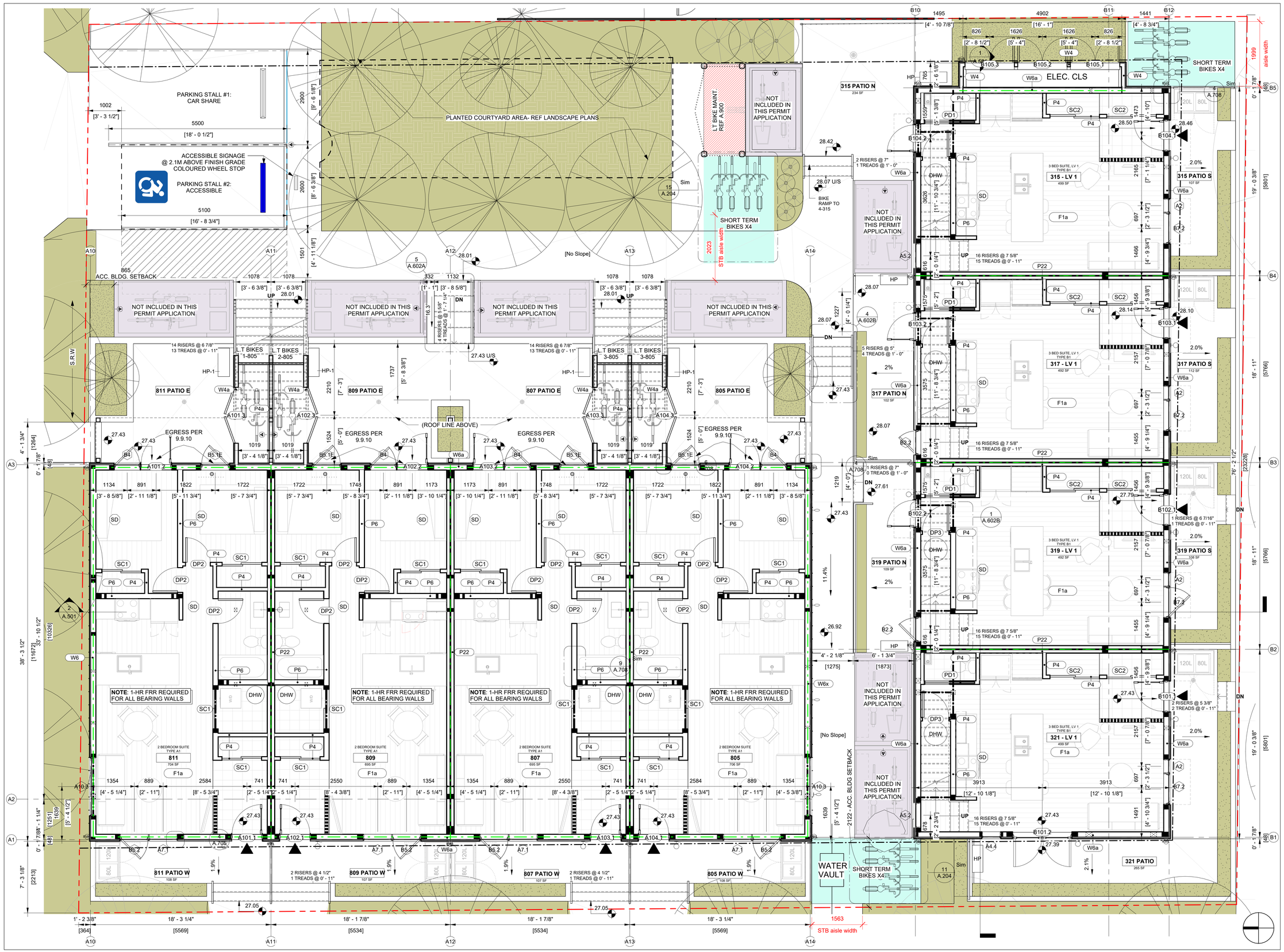
VICWEST TOWNHOMES

SITE PLAN

Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

A.101

Scale	1 : 100
Printed	2026-01-30 3:20:27 PM



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8	DP Revisons	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

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
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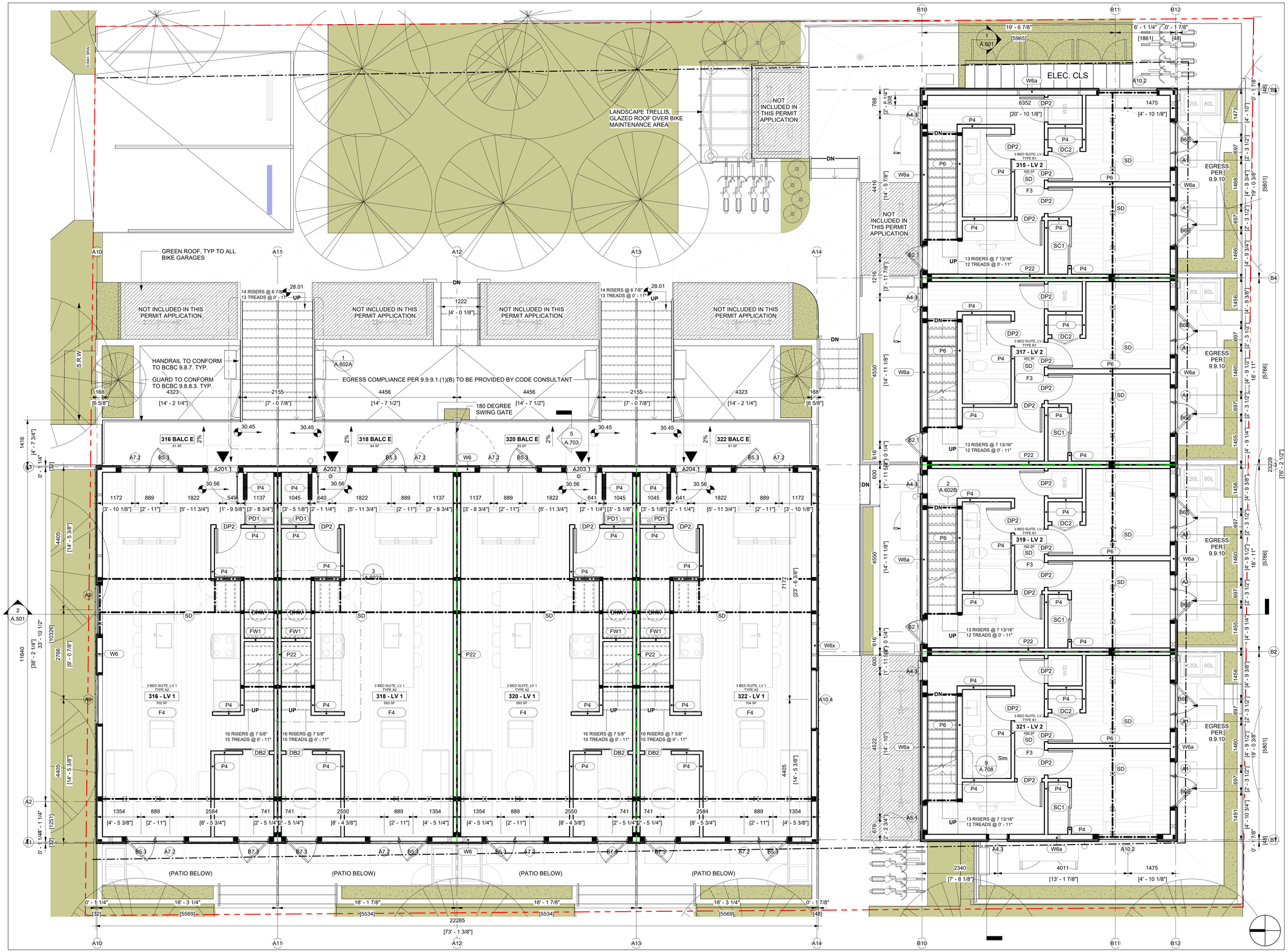

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6	DP Amendment	25.10.06
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

FULL SITE - LEVEL 2 PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.202

Scale	1 : 50
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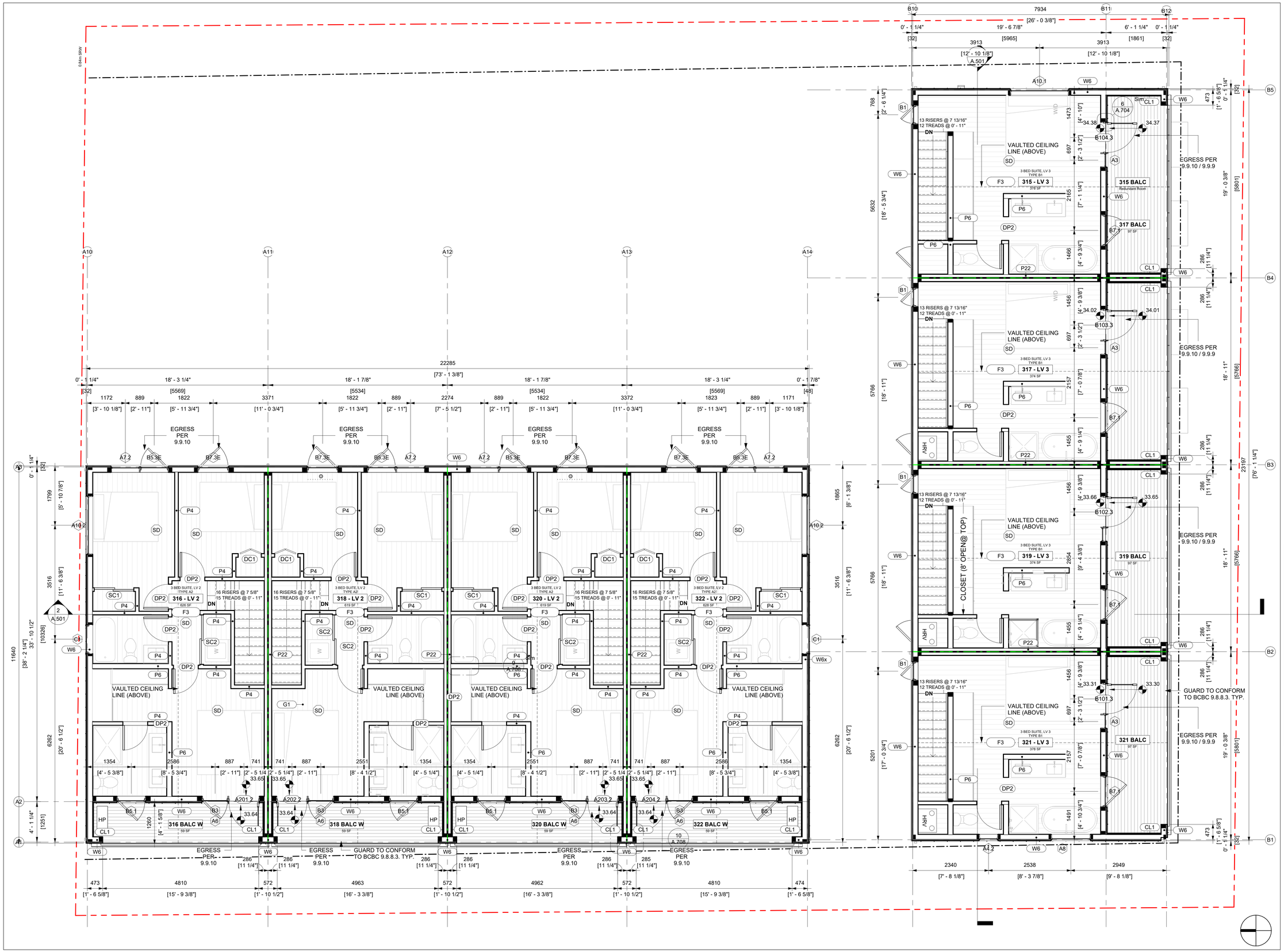

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8	DP Revisons	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

FULL SITE - LEVEL 3 PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.203

Scale	1 : 50
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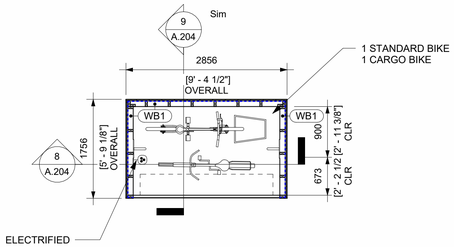
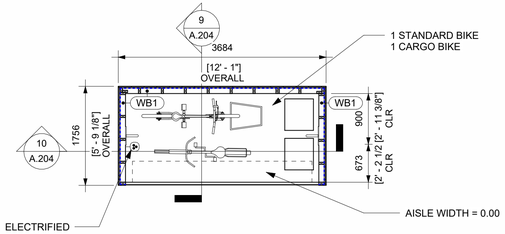
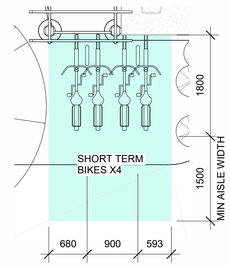
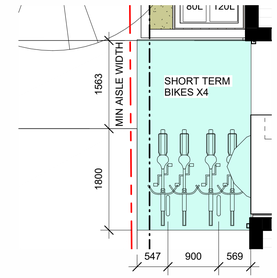


1 FLOOR PLAN - BIKE LOCKERS TYP.
A.204 1 : 50

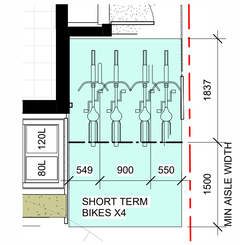




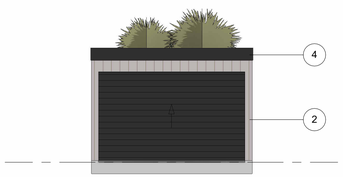
15 ST BIKE PARKING - COURTYARD - PLAN
A.204 1 : 50



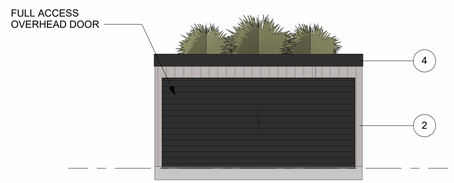
11 ST BIKE PARKING - MARY ST. - PLAN
A.204 1 : 50



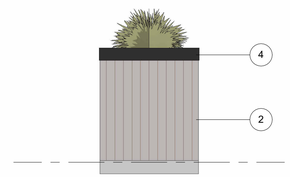
12 ST BIKE PARKING - EDWARD ST. - PLAN
A.204 1 : 50



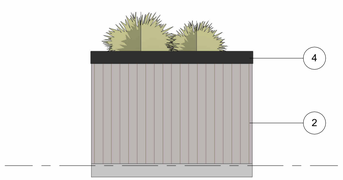
2 BIKE LOCKER - FRONT ELEVATION
A.204 1 : 50



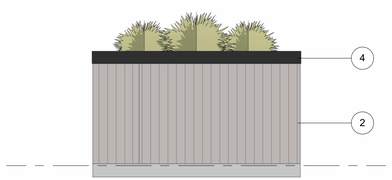
3 BIKE LOCKER w/ BIN STORAGE - FRONT ELEVATION
A.204 1 : 50



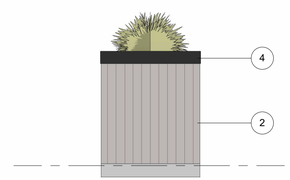
4 BIKE LOCKERS - RIGHT ELEVATION
A.204 1 : 50



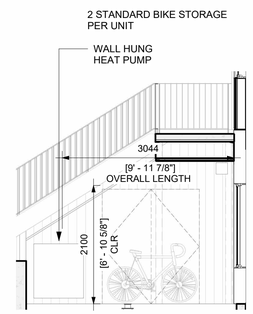
5 BIKE LOCKER - REAR ELEVATION
A.204 1 : 50



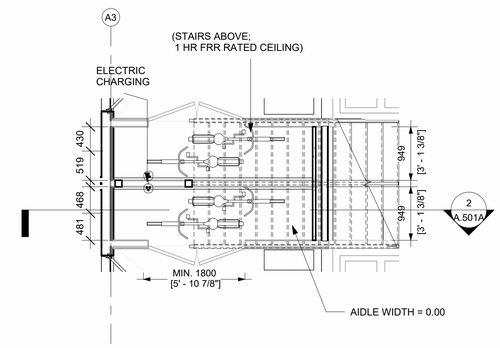
6 BIKE LOCKER w/ BIN STORAGE - REAR ELEVATION
A.204 1 : 50



7 BIKE LOCKERS LEFT ELEVATION
A.204 1 : 50



13 LT BICYCLE GARAGE - ELEVATION
A.204 1 : 50



14 LT BICYCLE GARAGES - PLAN
A.204 1 : 50

ASSEMBLIES

WB1 **BIKE LOCKER WALL**

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

COMMENTS

- REFER TO ELEVATIONS FOR FINISHES/COLORS

RB1 **BIKE LOCKER ROOF**

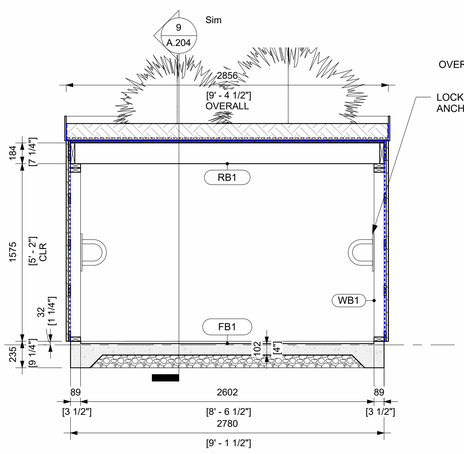
4"-6" SOIL/GROWING MEDIUM
DRAINAGE FILTER
DRAINAGE LAYER
ROOT BARRIER
WRB ROOF MEMBRANE
3/4" PLYWOOD SHEATHING
2x8 FRAMING @ 12" O.C.
PAINTED FINISH

COMMENTS

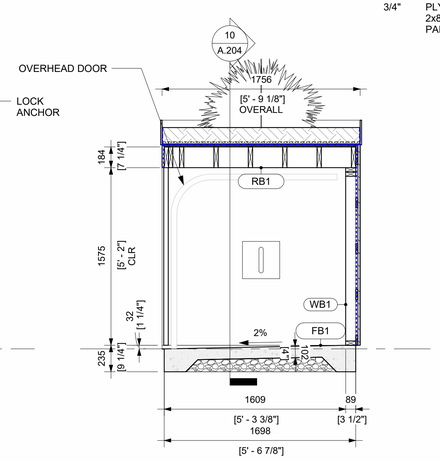
- ROOF JOISTS SIZED IN ACCORDANCE WITH BCBC TABLE 9.23.4.2-E, BASED ON A DESIGN ROOF LOAD OF 3.0kPa (INCLUDING SNOW, RAIN, DEAD LOAD, AND GREEN ROOF SOIL LOAD), OR AS OTHERWISE ENGINEERED.

FB1 **BIKE LOCKER FLOOR**

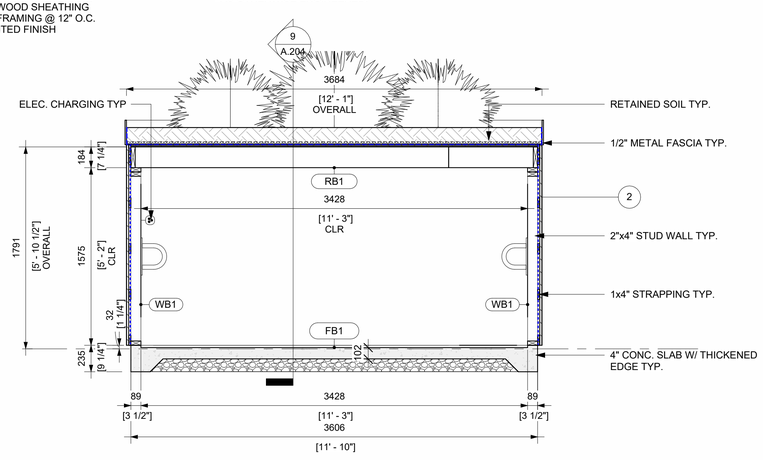
4" CONCRETE SLAB ON GRADE W/
THICKENED EDGE
FREE-DRAINING CRUSHED GRAVEL FILL



8 BIKE LOCKER - SECTION
A.204 1 : 25



9 BIKE LOCKER - SHORT SECTION TYP.
A.204 1 : 25



10 BIKE LOCKER w/ BIN STORAGE - SECTION
A.204 1 : 25

MATERIAL FINISHES

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

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BRITISH COLUMBIA
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2026-01-30

No.	Description	Date
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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

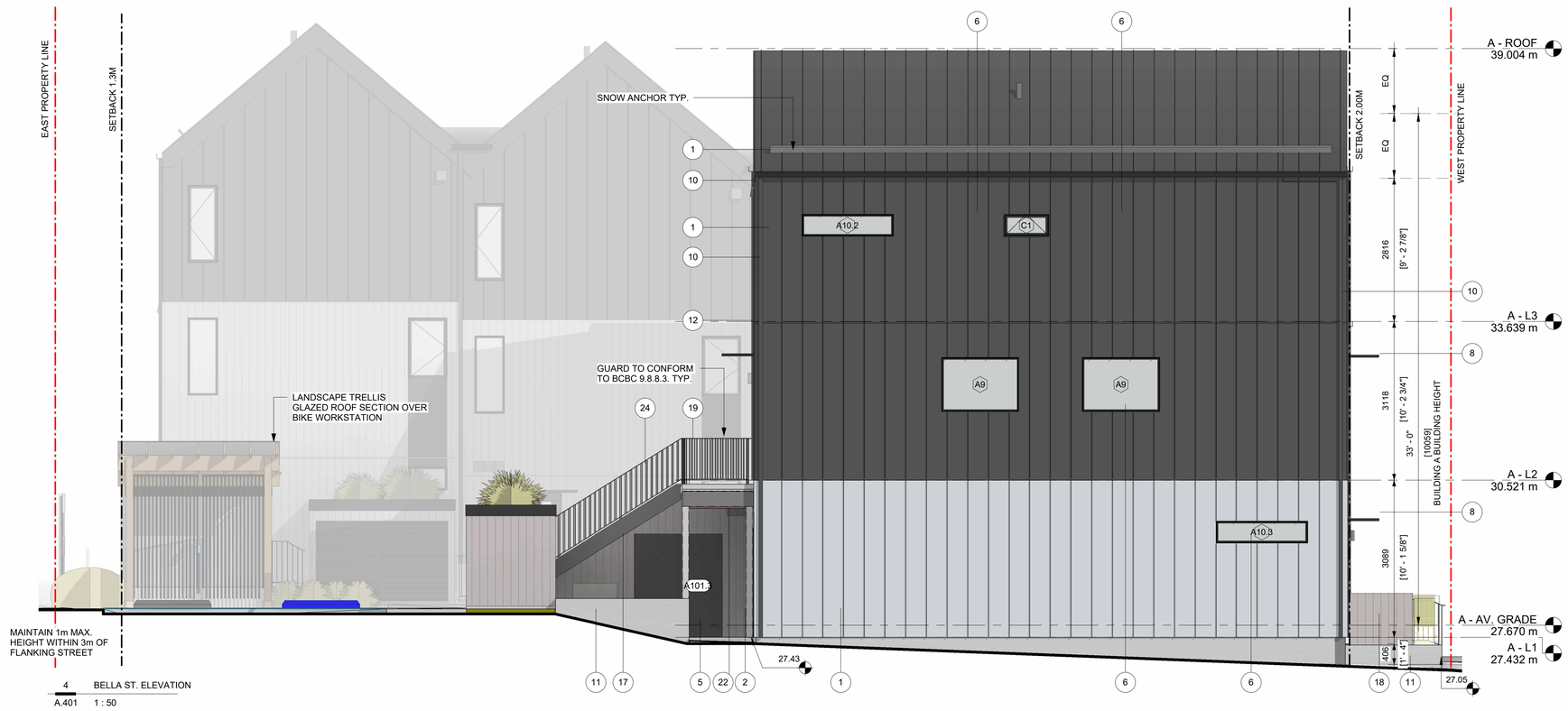
BIKE PARKING

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.204

Scale	AS NOTED
Printed	2026-01-30 3:20:48 PM

3 MARY ST. ELEVATION
A.401 1 : 50



4 BELLA ST. ELEVATION
A.401 1 : 50

MATERIAL FINISHES

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

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8	DP Revisons	25.11.05
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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.401

Scale	AS NOTED
Printed	2026-01-30 3:21:24 PM

2 COURTYARD ELEVATION
A.402 1 : 50

1 EDWARD ST. ELEVATION
A.402 1 : 50

MATERIAL FINISHES

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

FOLD Architects Inc
738 Fort Street, Victoria, BC, V8W 1H2
t:250.544.2780
www.foldarchitects.com

REGISTERED ARCHITECT
SHAWN MARCELLE KALENCHUK
LICENSED
BRITISH COLUMBIA

DIGITALLY SEALED
2026-01-30

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisons	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.402

Scale	AS NOTED
Printed	2026-01-30 3:21:49 PM

1 BUILDING B NORTH ELEVATION
A.403 1 : 50

MATERIAL FINISHES

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

2 BUILDING A EAST ELEVATION
A.403 1 : 50

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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
8	DP Revisons	25.11.05
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.403

Scale	AS NOTED
Printed	2026-01-30 3:22:08 PM

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

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

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

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

Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

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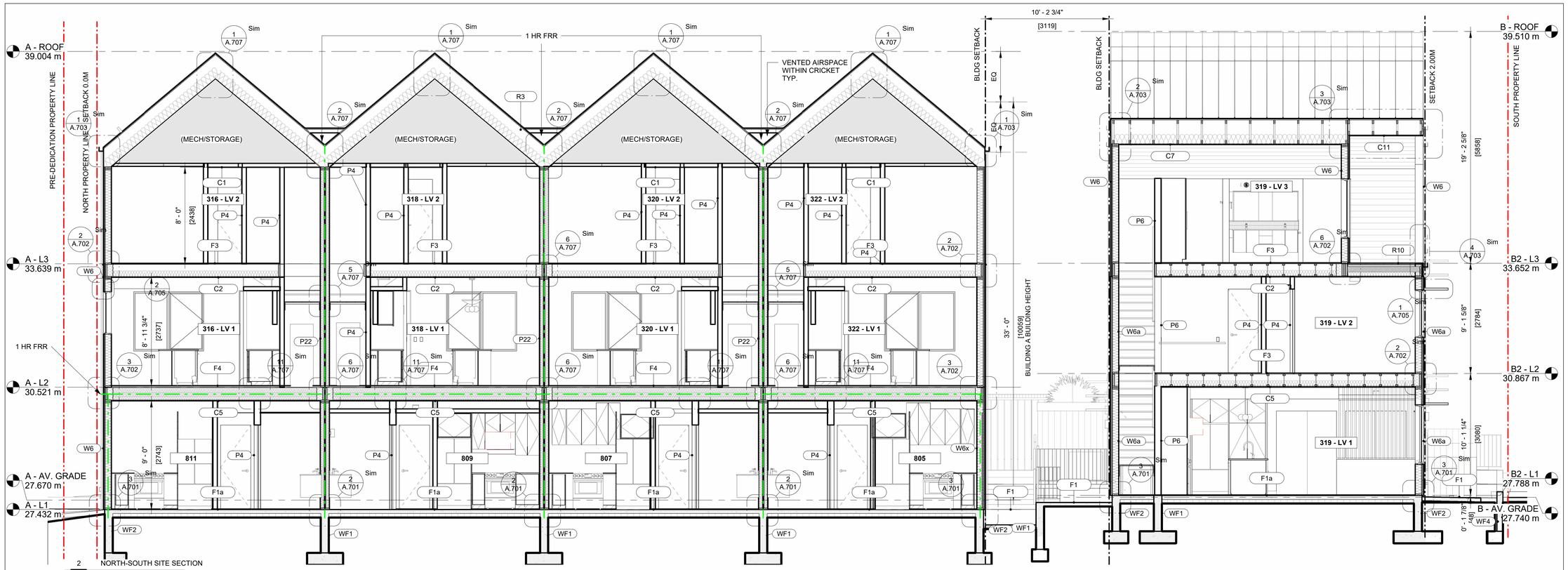
STREETSCAPE CONTEXT

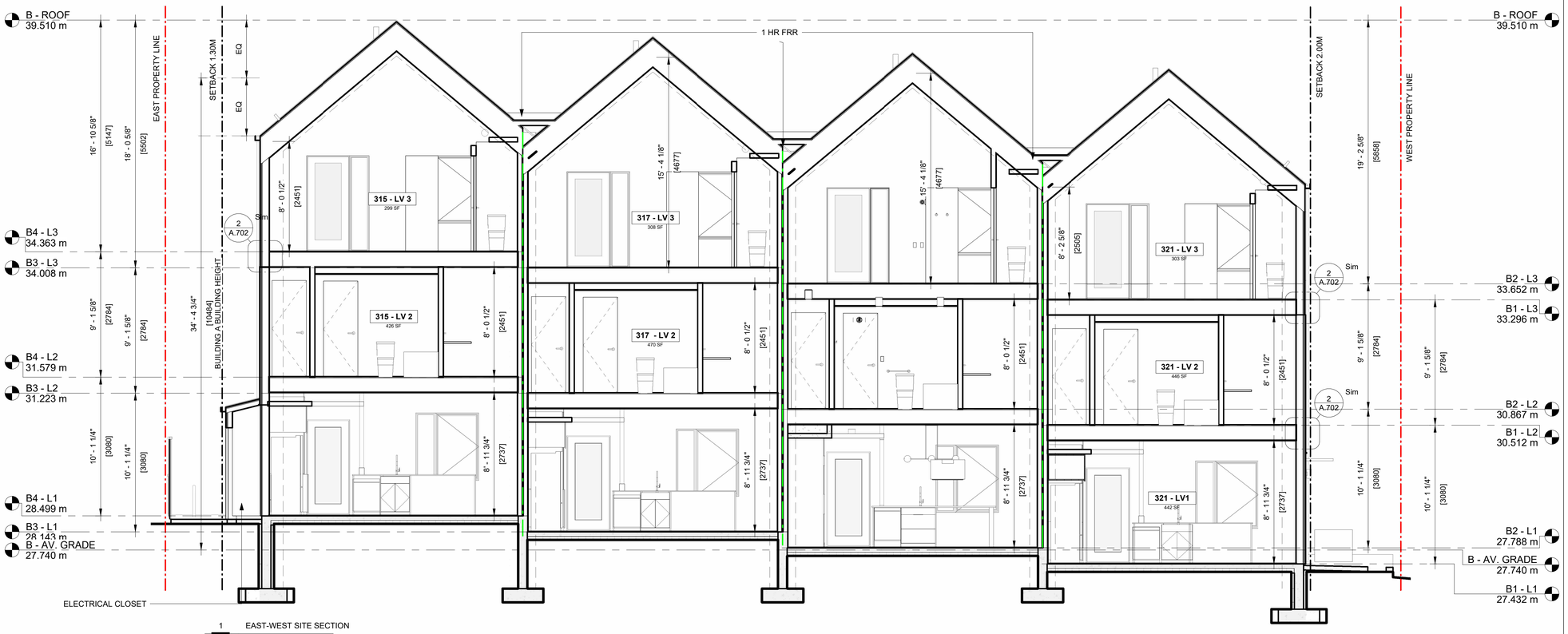
Project number	24003
Date	24.10.29
Drawn by	SS
Checked by	SS

A.404

Scale	3/32" = 1'-0"
Printed	2026-01-30 3:22:27 PM



2 NORTH-SOUTH SITE SECTION
A.501 1 : 50



1 EAST-WEST SITE SECTION
A.501 1 : 50

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REGISTERED ARCHITECT
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BRITISH COLUMBIA

DIGITALLY SEALED
2026-01-30

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	25.12.23

S.KALENCHUK

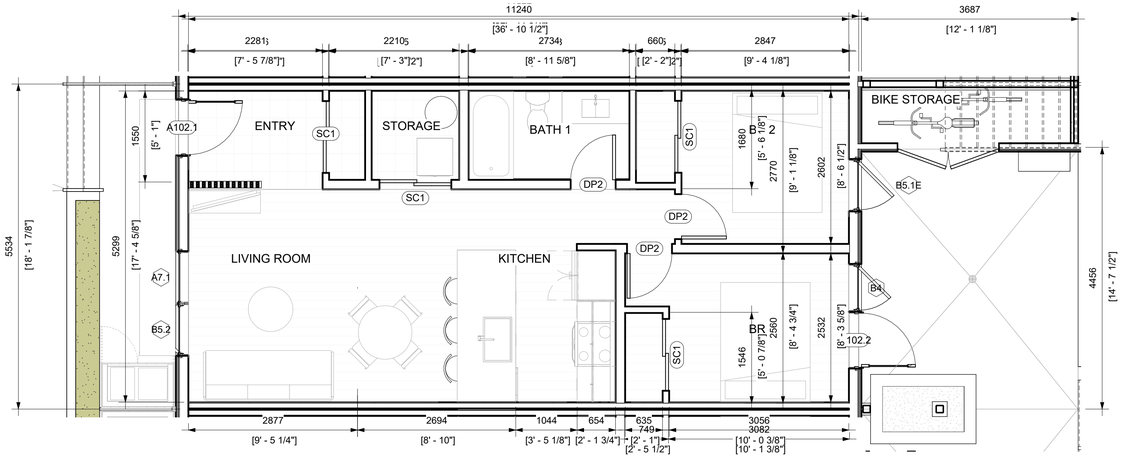
VICWEST TOWNHOMES

SITE - SECTIONS

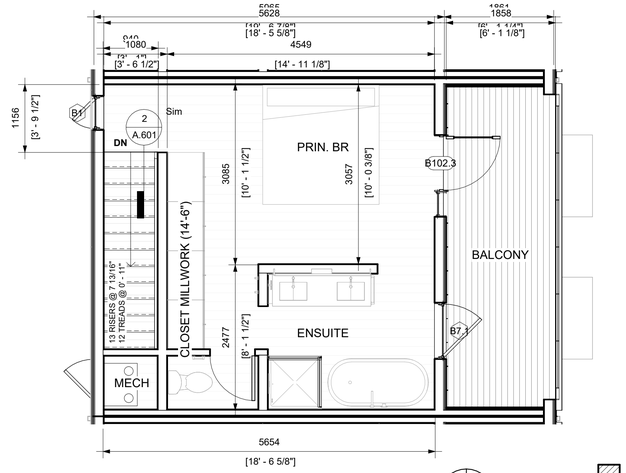
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.501

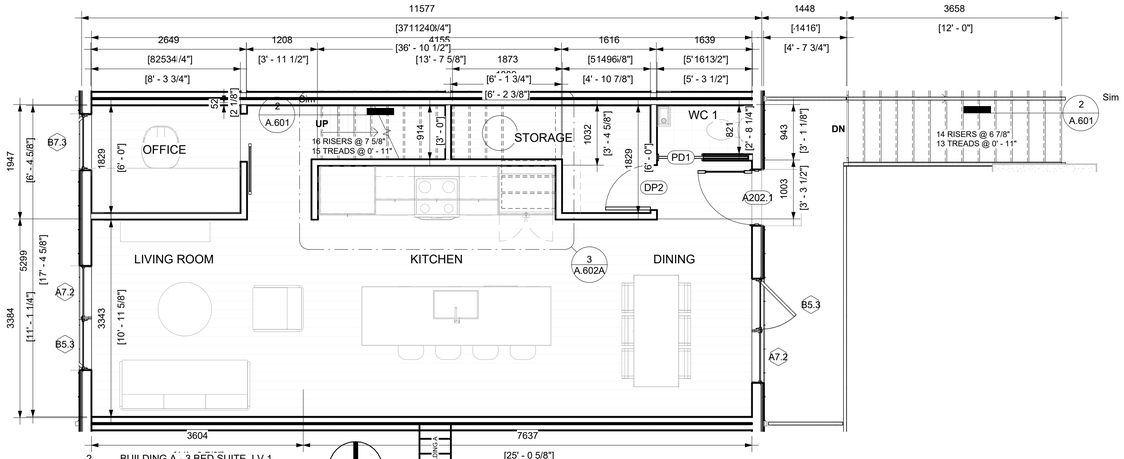
Scale	1 : 50
Printed	2026-01-30 3:22:35 PM



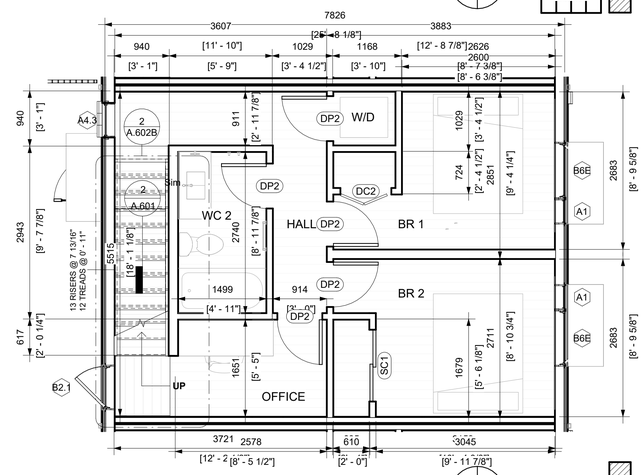
1 BUILDING A - 2 BEDROOM SUITE
A.800 1/4" = 1'-0"



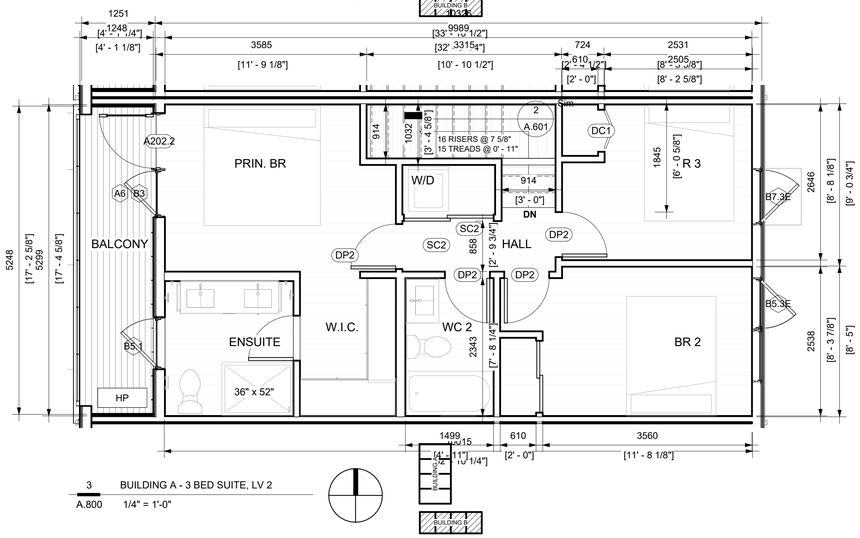
5 BUILDING B - 3 BED SUITE, LV 3
A.800 1/4" = 1'-0"



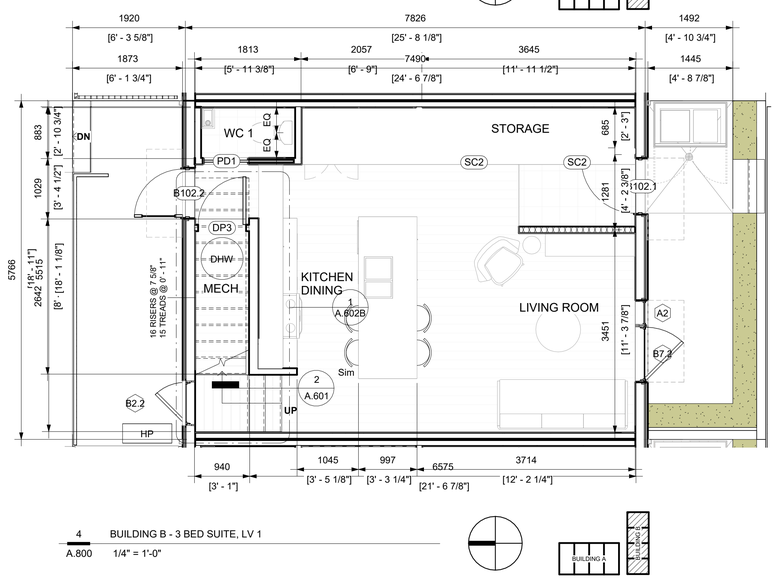
2 BUILDING A - 3 BED SUITE, LV 1
A.800 1/4" = 1'-0"



6 BUILDING B - 3 BED SUITE, LV 2
A.800 1/4" = 1'-0"



3 BUILDING A - 3 BED SUITE, LV 2
A.800 1/4" = 1'-0"



4 BUILDING B - 3 BED SUITE, LV 1
A.800 1/4" = 1'-0"

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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

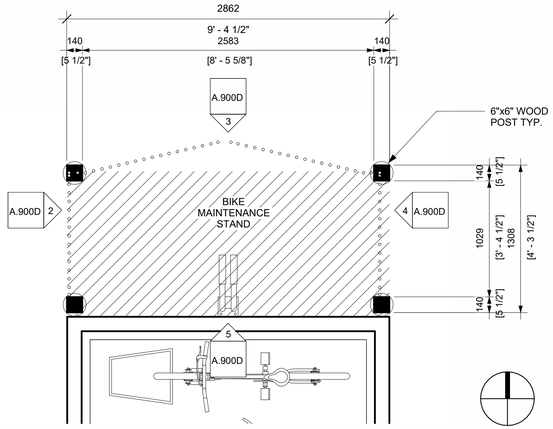
VICWEST TOWNHOMES

SUITE PLANS

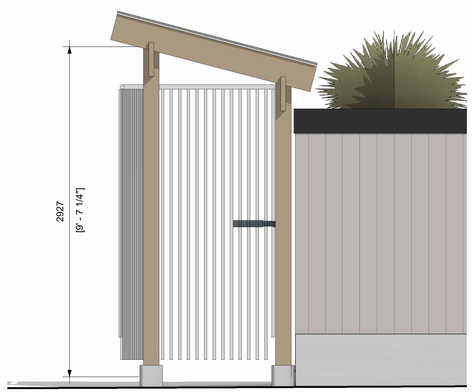
Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.800

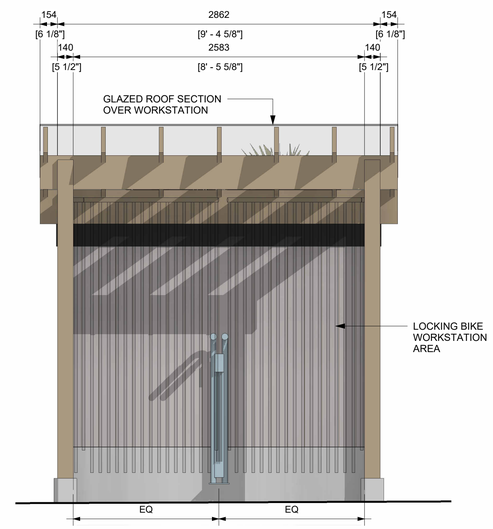
Scale	1/4" = 1'-0"
Printed	2026-01-30 3:22:39 PM



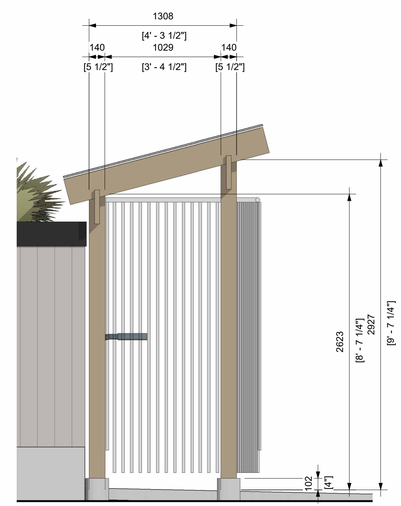
1 PLAN VIEW - BIKE WORKSTATION
A.900 1 : 25



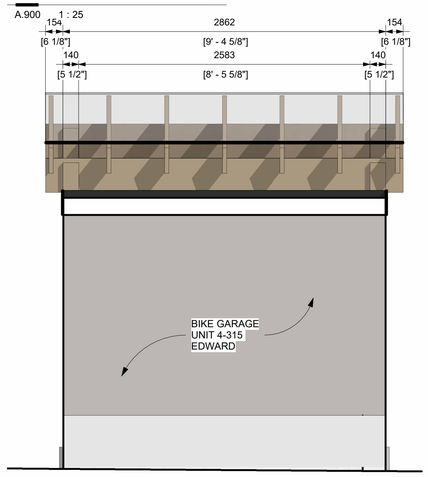
2 BIKE WORKSTATION - WEST ELEVATION
A.900 1 : 25



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



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



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

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No.	Description	Date
2	DPA Rev. 1	25.03.06
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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST TOWNHOMES

BIKE WORKSTATION

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

A.900

Scale	1 : 25
Printed	2026-01-30 3:22:44 PM

ENVIRONMENTAL NOTES:

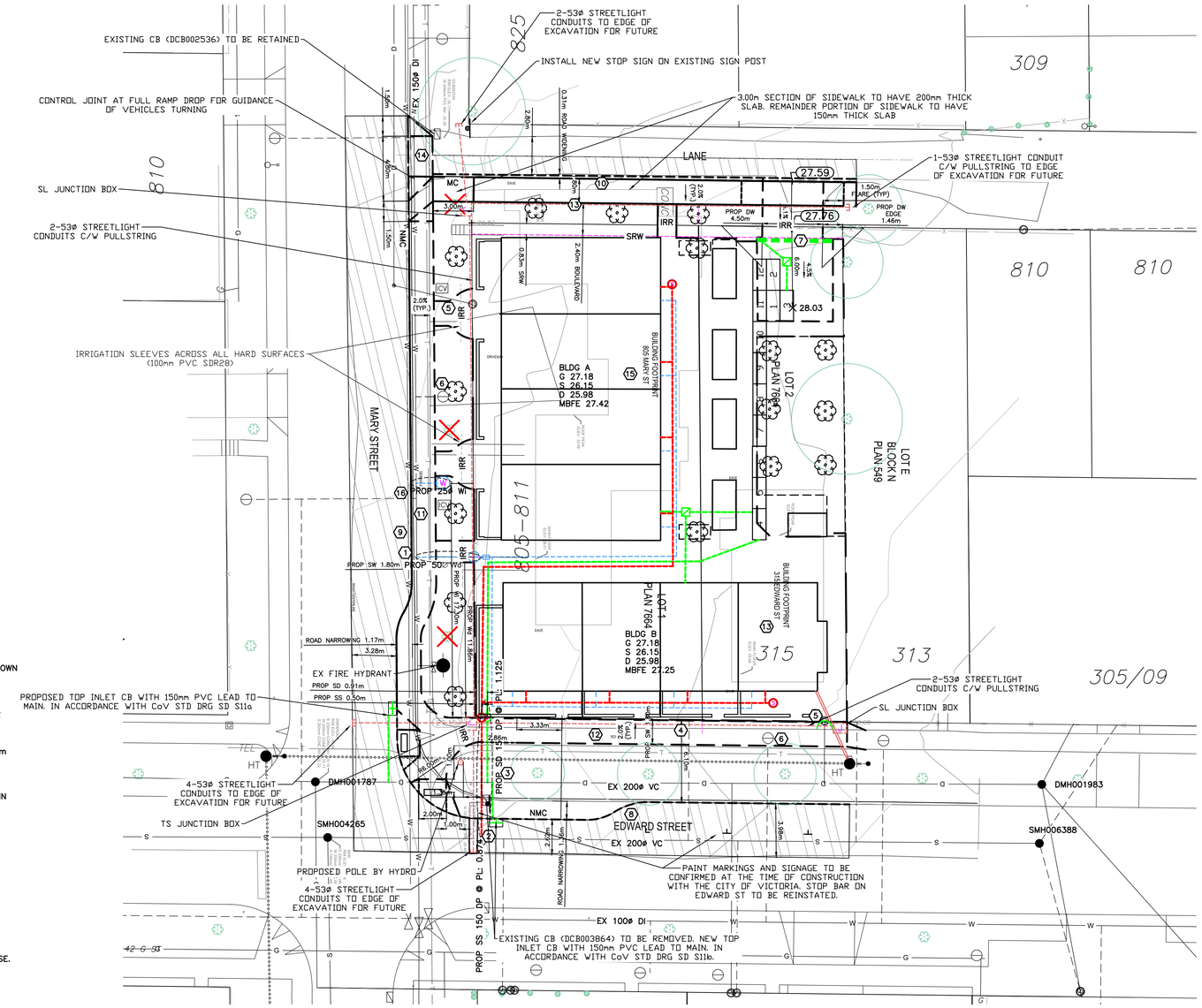
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK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

GENERAL CONSTRUCTION NOTES:

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

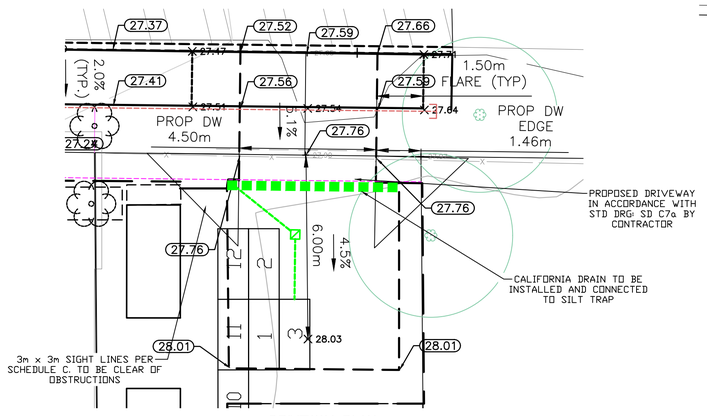
DETAILED CONSTRUCTION NOTES:

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



SITE PLAN

1:200 0 4 12m



DRIVEWAY PLAN

SCALE 1:100

1:100 0 2 6m

GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT. AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY, ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

GENERAL REQUIREMENTS
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO DISTRICT STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS

COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR FOR SERVICES LOCATE. **1-800-474-6886**

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO DISTRICT WITH REGARDS TO ITS INFRASTRUCTURE.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.

A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.

A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT **1-877-599-0996**

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

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

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. DISTRICT TO BE ENGAGED FOR CHANGES RELATED TO DISTRICT OWNED INFRASTRUCTURE.

TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, SUBGRADE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY DISTRICT OR THE ENGINEER.

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

MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.

PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER CoV STD DWGS

KEY PLAN – 1:2000

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

WORKS AND SERVICES CHECK TABLE

	PLAN CHECKER	AUTHORIZED REPRESENTATIVE NAME	AUTHORIZED REPRESENTATIVE SIGNATURE	DATE
UTILITY	BC HYDRO			
	TELUS			
	FORTIS BC			
	SHAW CABLE			

PERMIT TO PRACTICE NUM: 1000348

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

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451 — 30 January 2026

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	SW	Wood Box	Flush Valve
Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin	Hydrant
Proposed External U/G Utilities		Water	—W—	Cleanout		Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

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REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

PROPOSED SERVICES (STORM, SEWER, WATER, ROAD)

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

FILE No.
DESIGN No.
DRAWING No. 1 OF 8

ON SITE STORMWATER MANAGEMENT (SWM) NOTES

CONTRACTORS OBLIGATION

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

REFER TO **GENERAL NOTES**

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

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

SWM OBJECTIVES

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

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

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

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

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

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

BUILDING ROOF DRAINS
THE ROOF DOWNSPOUTS (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
PROVIDE DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC PLUMBING CODE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

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

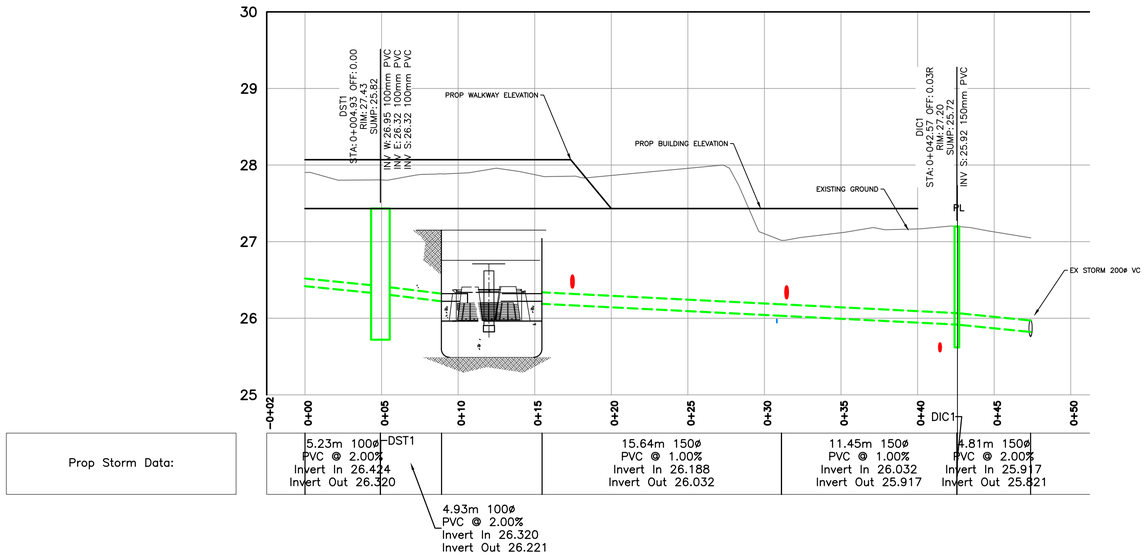
DIRECT 100MM ROOF WATER COLLECTION PIPE TO STORAGE/FILTRATION CHAMBER TRENCHES VIA SWM SILT TRAP AS INDICATED.

REFER TO **DETAIL D11C**

STORMWATER MANAGEMENT

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

(B) **STORAGE/ FILTRATION CHAMBER TRENCHES**
CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL **D11C**



STORM PROFILE
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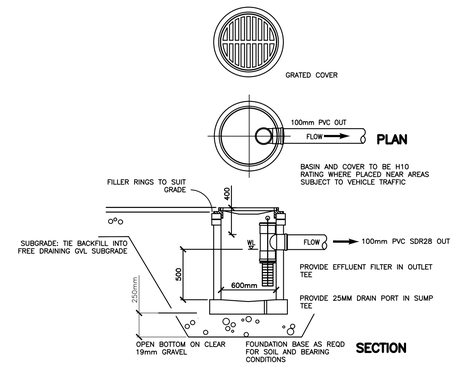
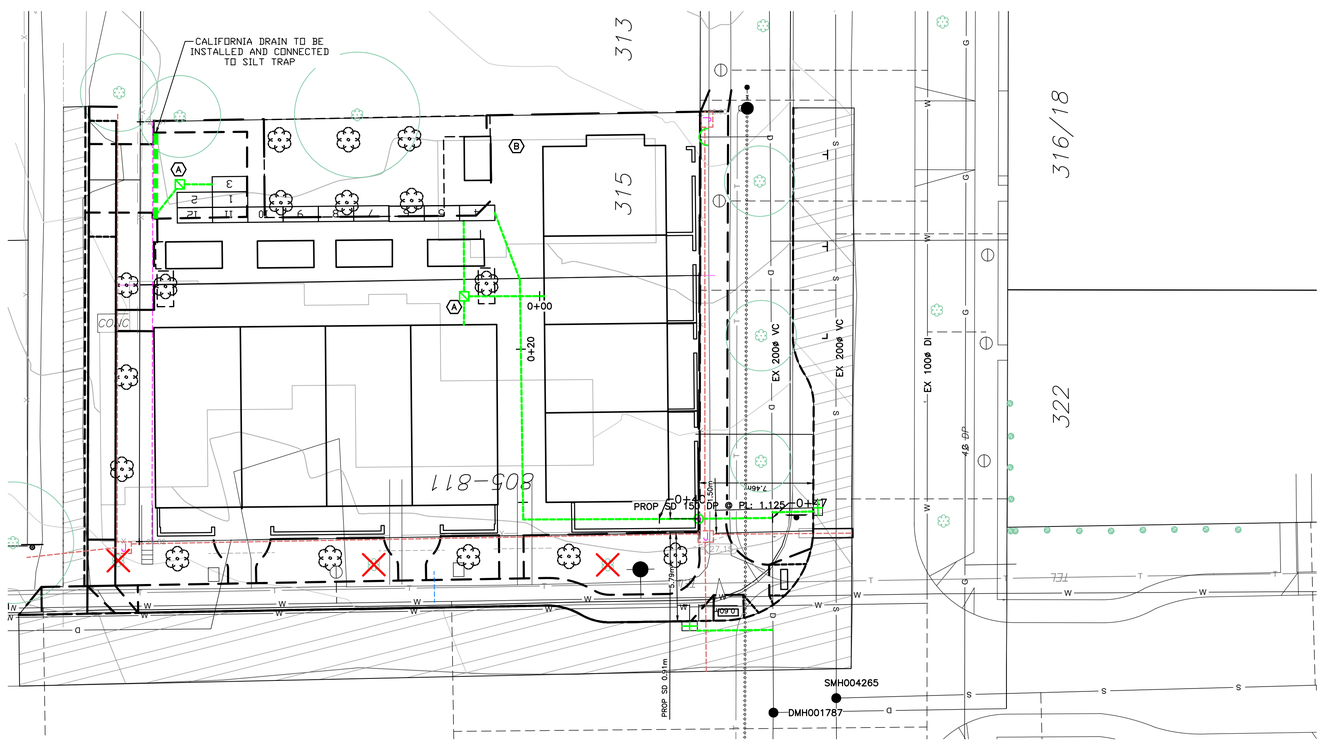
1:200 0 4 12m



DRIVEWAY DRAIN SILT TRAP – D12B1



PLAN
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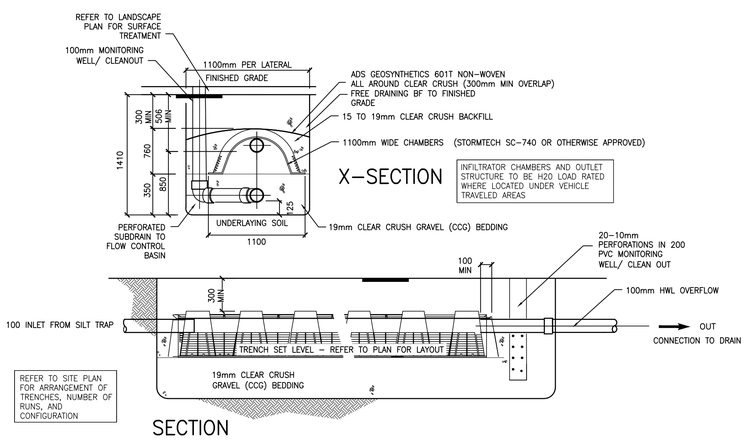

SWM STORAGE/FILTRATION TRENCH – D11C

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451
30 January 2026

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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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	—e—t—g—c—	Sewer	—S—	Manhole	○	Catch Basin		Hydrant	
Proposed External U/G Utilities		Water	—W—	Cleanout	□	Culvert		Reducer	
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug		Air Valve	
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve		Water Meter	

REVISIONS

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REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

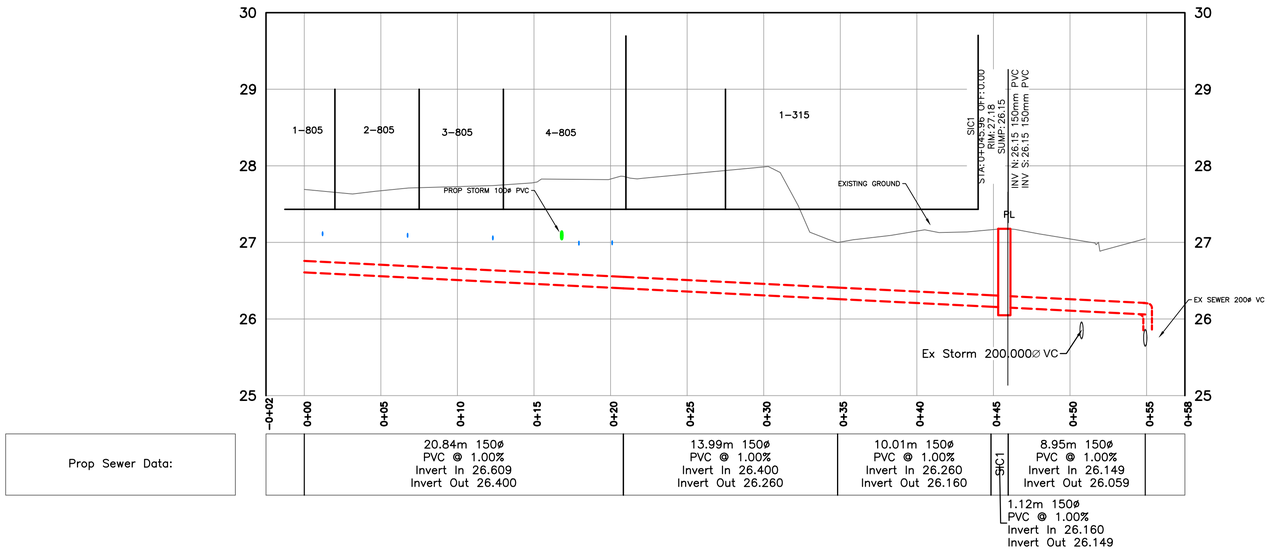
CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

STORM PLAN

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

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



Prop Sewer Data:	20.84m 150ø PVC @ 1.00% Invert In 26.609 Invert Out 26.400	13.99m 150ø PVC @ 1.00% Invert In 26.400 Invert Out 26.260	10.01m 150ø PVC @ 1.00% Invert In 26.260 Invert Out 26.160	SIC1 1.12m 150ø PVC @ 1.00% Invert In 26.160 Invert Out 26.149	8.95m 150ø PVC @ 1.00% Invert In 26.149 Invert Out 26.059

1:40 0 0.8 2.4m

SEWER PROFILE

SCALE V 1:40 H 1:200

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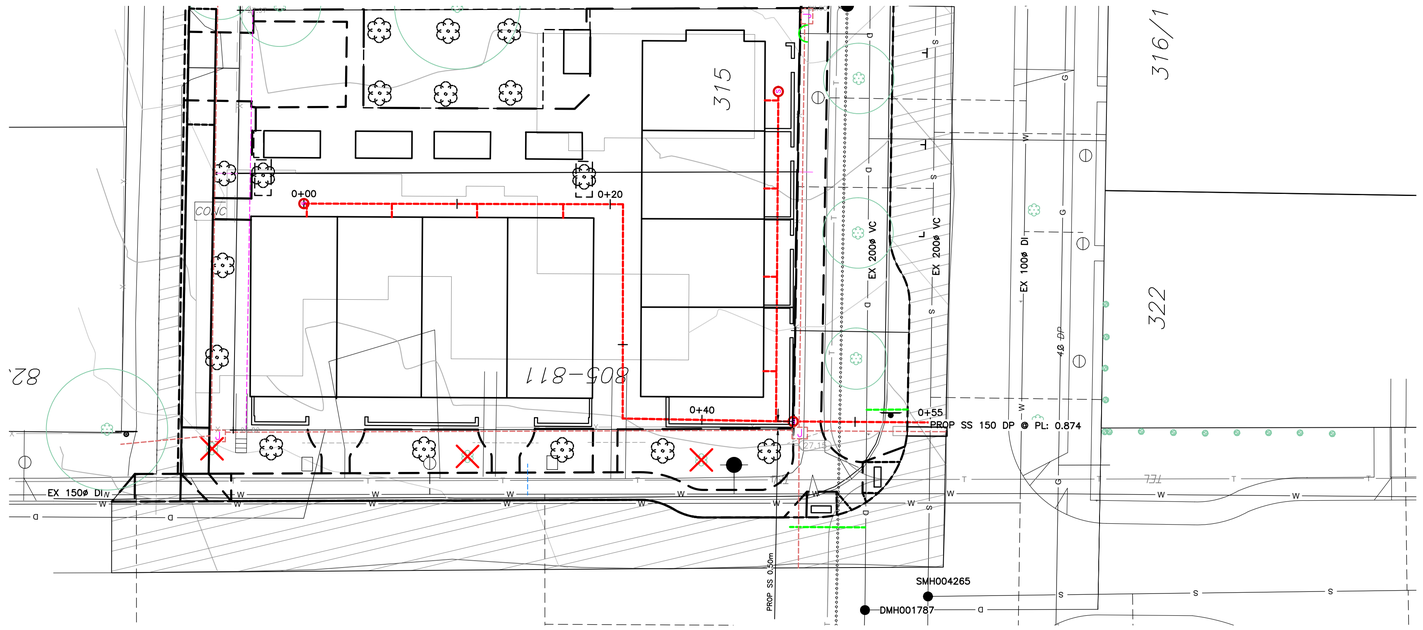

PLAN

SCALE 1:200

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PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451

30 January 2026

THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

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REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

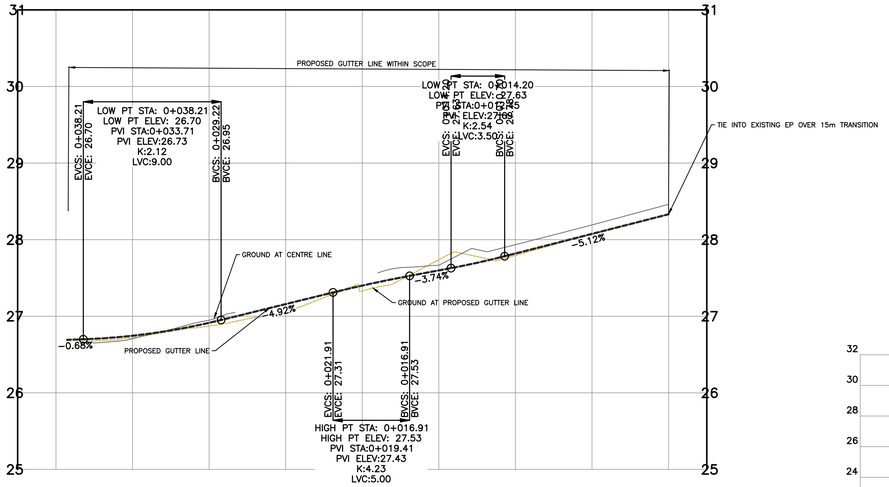
CITY OF VICTORIA

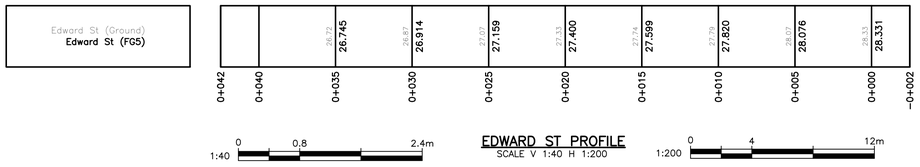
811 MARY ST & 315 EDWARD ST

SEWER PLAN

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

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





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EDWARD ST PROFILE

SCALE V 1:40 H 1:200

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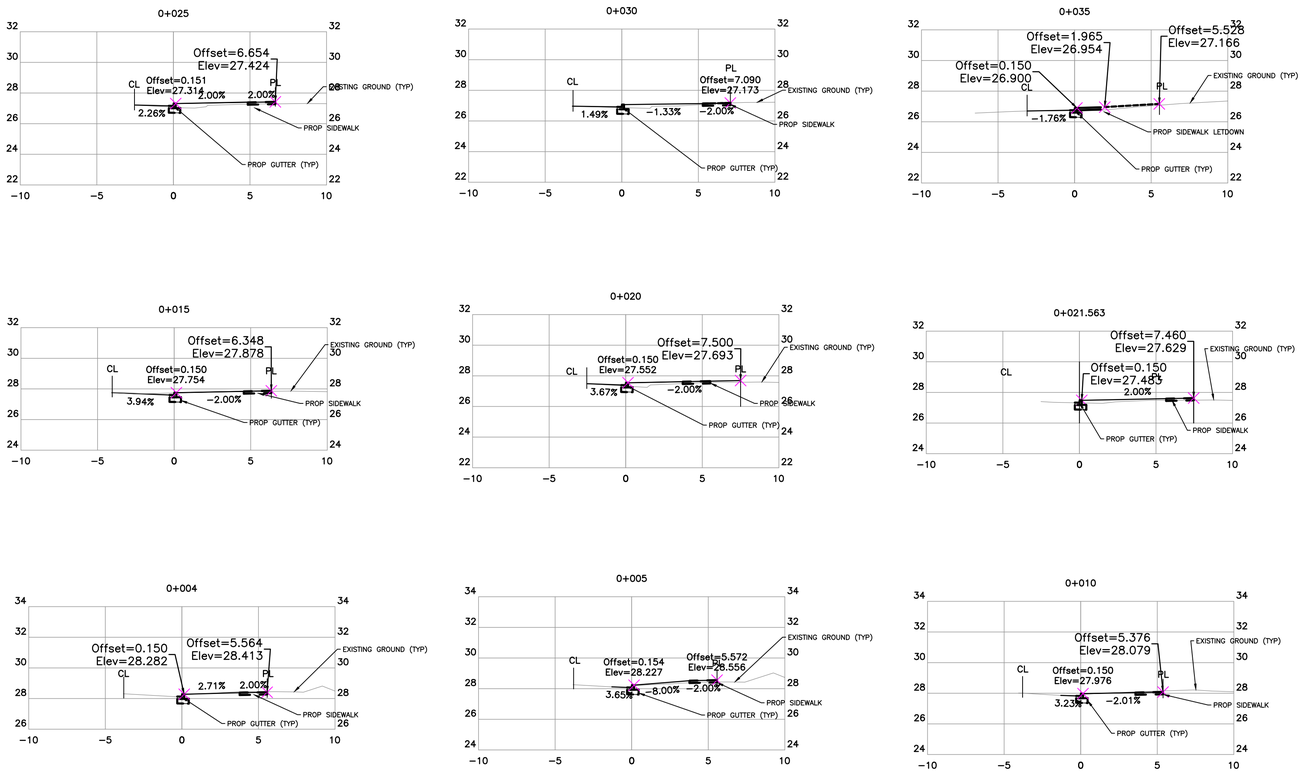

EDWARD ST SECTION VIEWS

SCALE V 1:40 H 1:200

PLAN

SCALE 1:200

1:200 0 4 12m

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451

30 January 2026

THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

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REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

EDWARD STREET

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

FILE No.	
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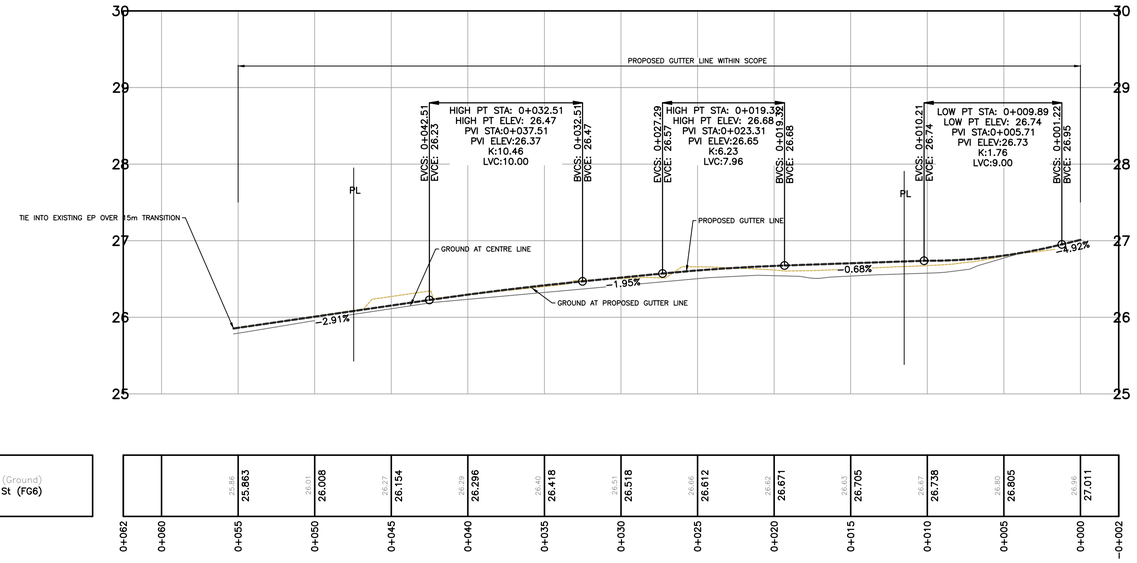
DRAWING No.	4 OF 8



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MARY ST PROFILE

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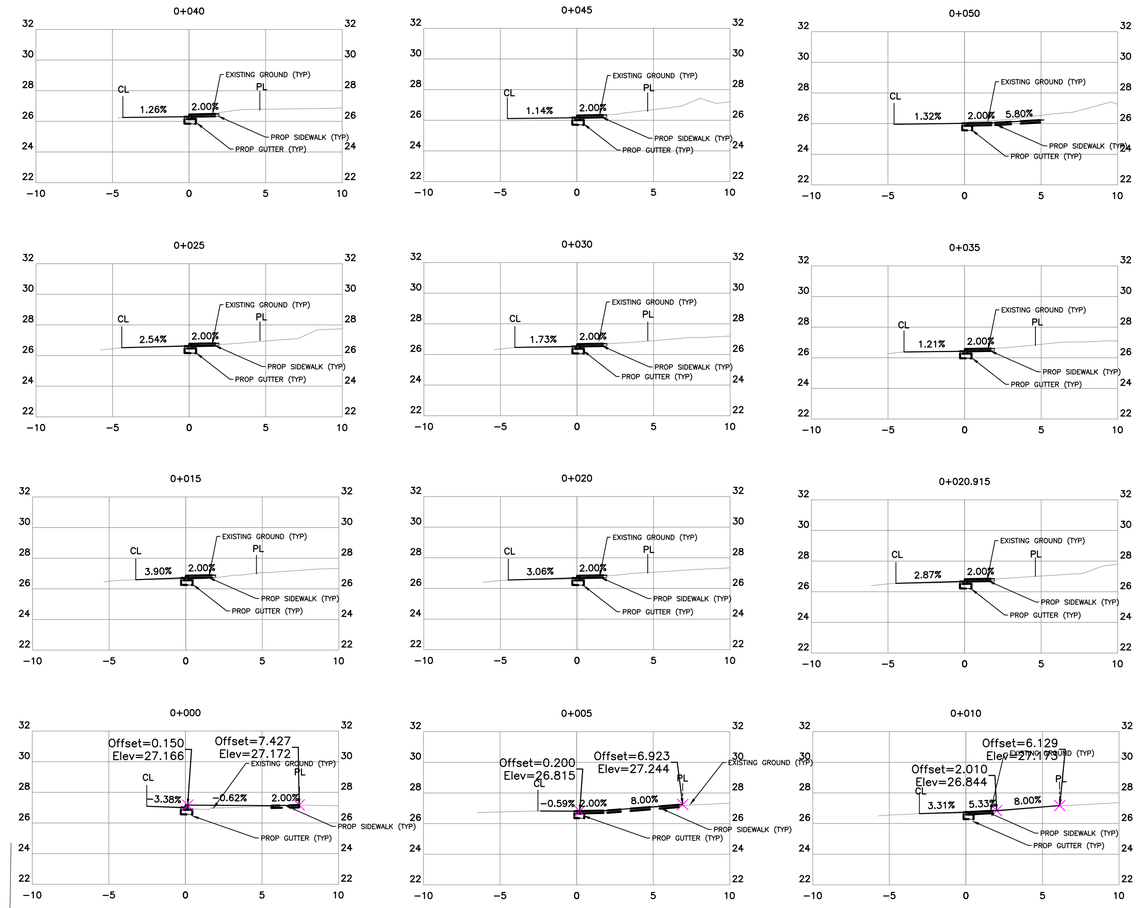
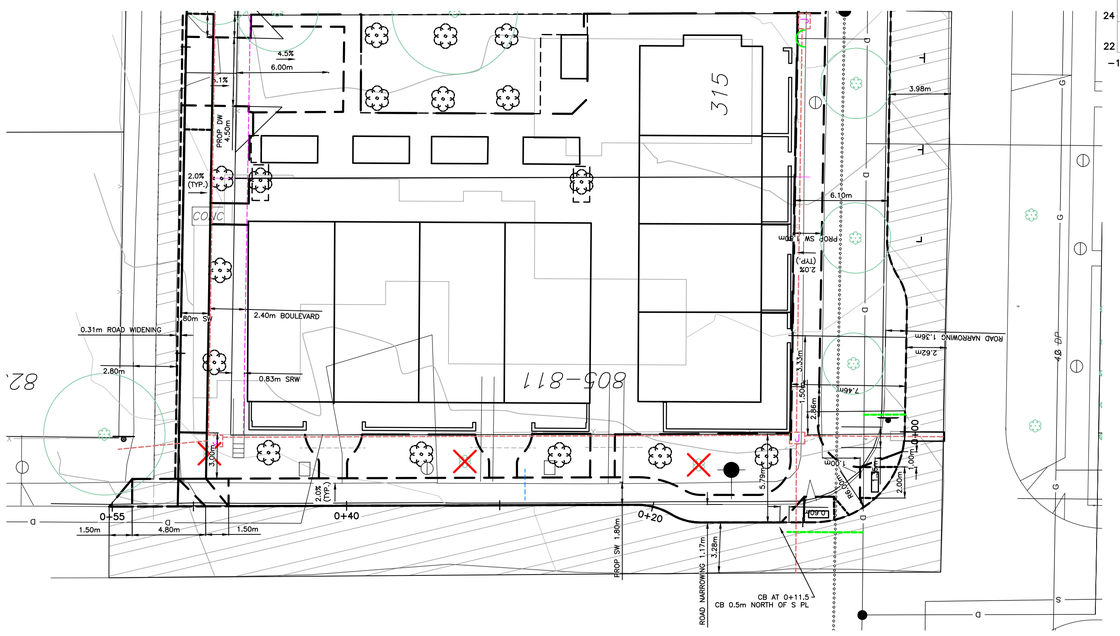


MARY ST SECTION VIEWS

SCALE V 1:40 H 1:200



PLAN

SCALE 1:200

1:200 0 4 12m

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451 — 30 January 2026

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	
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Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin		Hydrant	
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Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug		Air Valve	
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve		Water Meter	

REVISIONS

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REVISIONS APPROVED

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

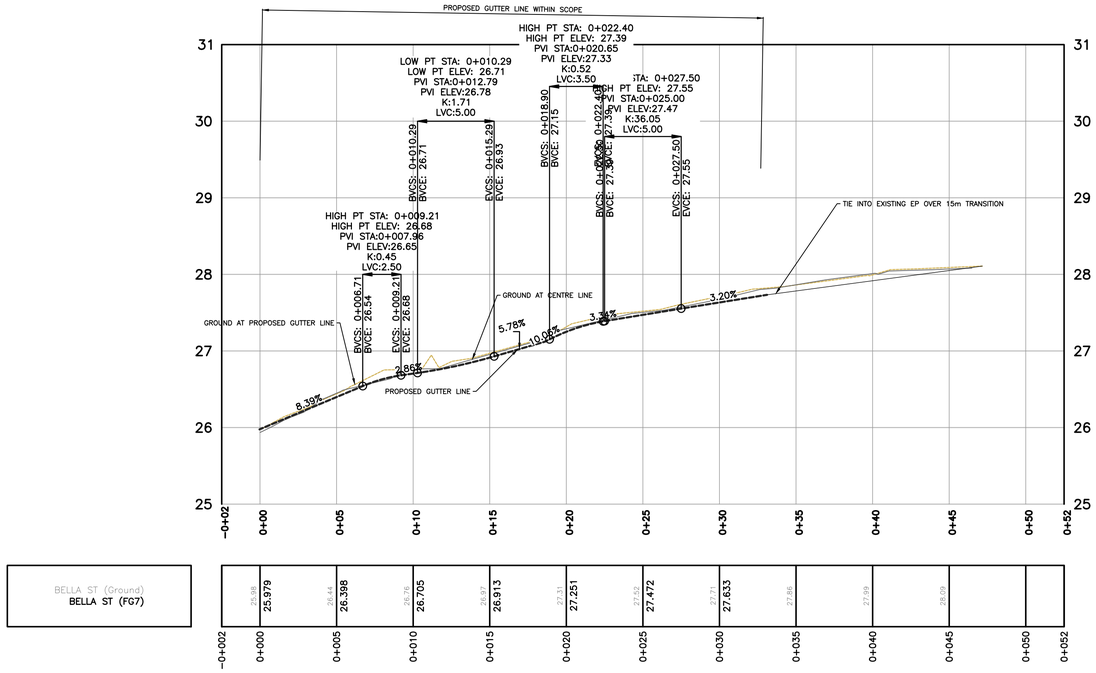
Scale: Hor: 1:200 Vertical: 1:40 — Date: DEC 2025

FILE No.

DESIGN No.

DRAWING No. 5 OF 8

THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections.dwg



BELLA ST PROFILE
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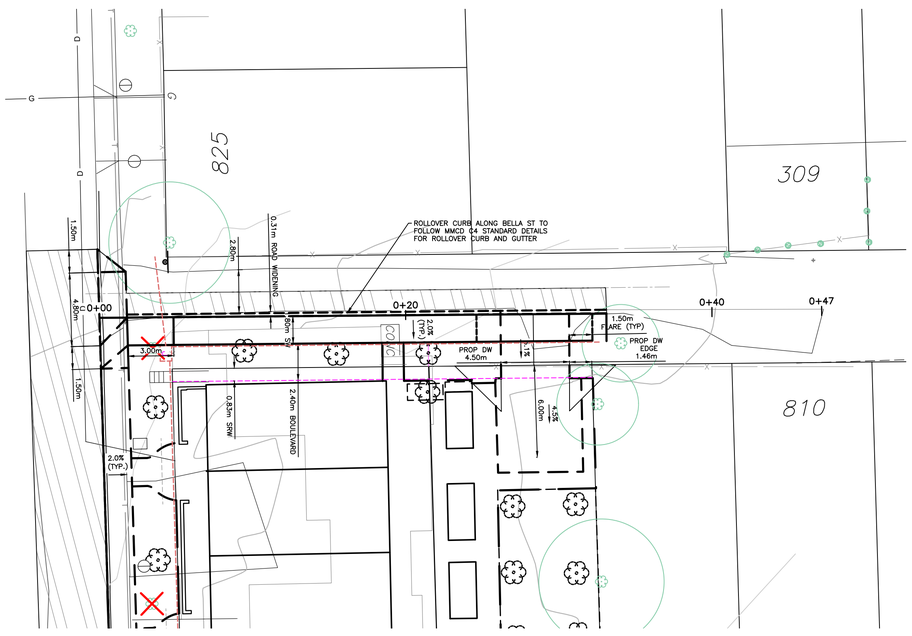
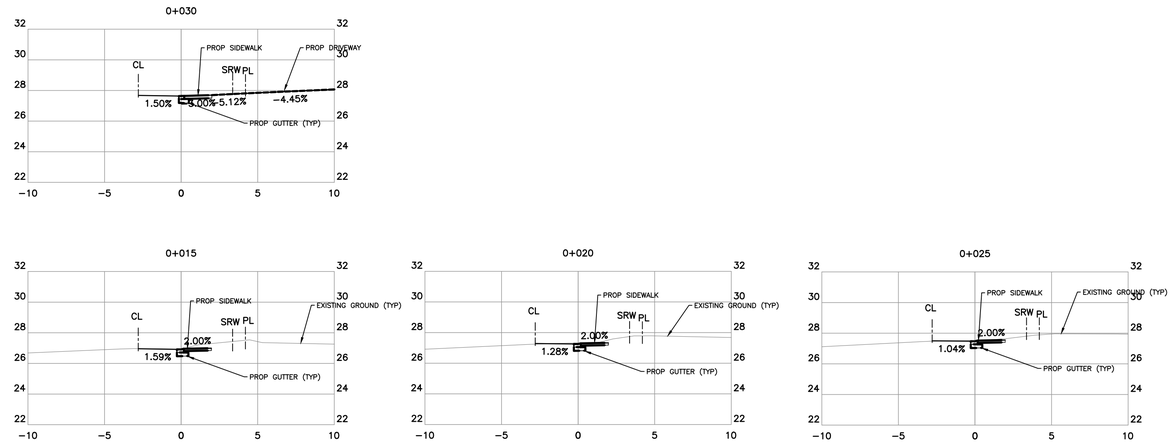


PLAN
SCALE 1:200



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

THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections.dwg

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451
30 JANUARY 2026

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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REVISIONS

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

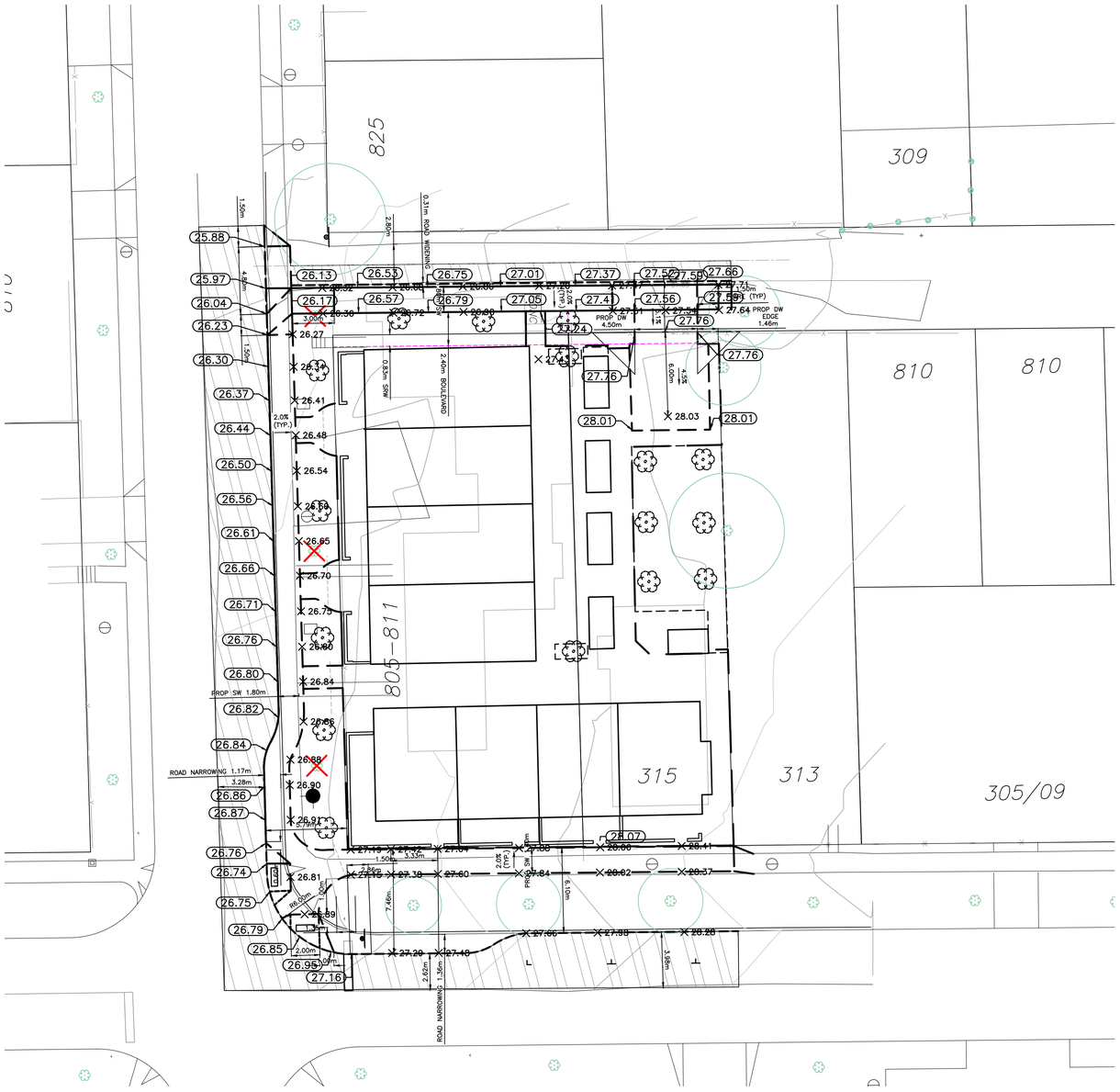
811 MARY ST & 315 EDWARD ST

BELLA STREET

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

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

ELEVATION POINTS ALONG CURB ARE TOP OF CURB ELEVATIONS



PLAN

SCALE 1:200

1:200 0 4 12m

THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections.dwg

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451

30 January 2026

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REVISION # 1			REVISION # 2			REVISION # 3		
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Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

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Design Engineer		
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Development Coordinator		

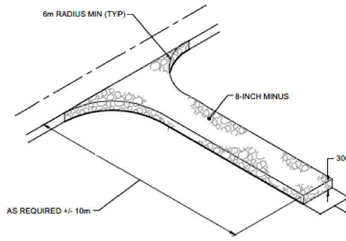
CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

GRADING PLAN

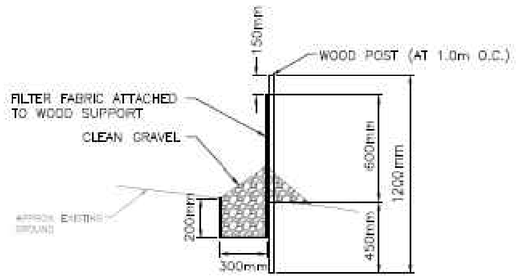
B.M. :	18–12		Elev: 26.587m
Design:	SJP	Drawn: SJP	Checked: ESK
Scale:	Hor: 1:200	Vertical: 1:40	Date: DEC 2025

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

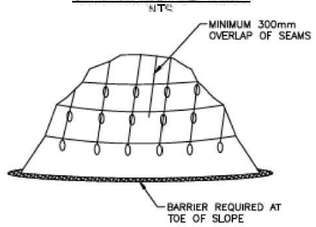


4 TEMPORARY CONSTRUCTION ACCESS
N.T.S.

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

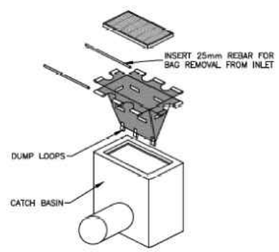


SILT FENCE DETAIL
N.T.S.



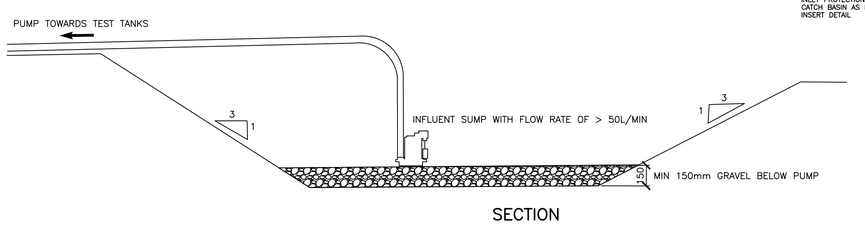
3 STOCKPILE / POLY SHEETING
N.T.S.

NOTES (STOCKPILE / POLY SHEETING):
1. STOCKPILES TO BE COVERED WITH ONE LAYER OF 6 mil POLYETHYLENE SHEETING, WEIGHTED INTO PLACE SUCH THAT IT CANNOT EXPOSE THE COVERED MATERIAL DURING RAIN EVENTS, WINDSTORMS, AND/OR EXTENDED PERIODS OF NO USE (I.E., AT THE END OF THE WORKING DAY).
2. MINIMUM 300mm OVERLAP ON ALL SEAMS REQUIRED.
3. BARRIER REQUIRED AT TOE OF STOCKPILE.
4. POLY SHEETING SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
5. NO MATERIALS WILL BE STOCKPILED WITHIN RIPARIAN AREAS (I.E., 30 METERS OF THE TOP OF BANK OF ANY WATERBODY) WHERE THE MATERIAL CAN BE WASHED AWAY BY HIGH WATER OR STORM RUN OFF OR CAN IN ANY WAY ENCROACH UPON WATERCOURSE.



2 CATCH BASIN INSERT DETAIL
N.T.S.

NOTES (CATCH BASIN INSERT):
1. PURPOSE IS TO CATCH SEDIMENT SO THAT IT DOESN'T ENTER THE STORM SYSTEM.
2. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF NEW CATCH BASIN.
3. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
4. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN OR REPLACE AS NEEDED.
5. SEDIMENT SHALL BE DISPOSED OF WHERE IT CANNOT BE RE-INTRODUCED TO THE SYSTEM.



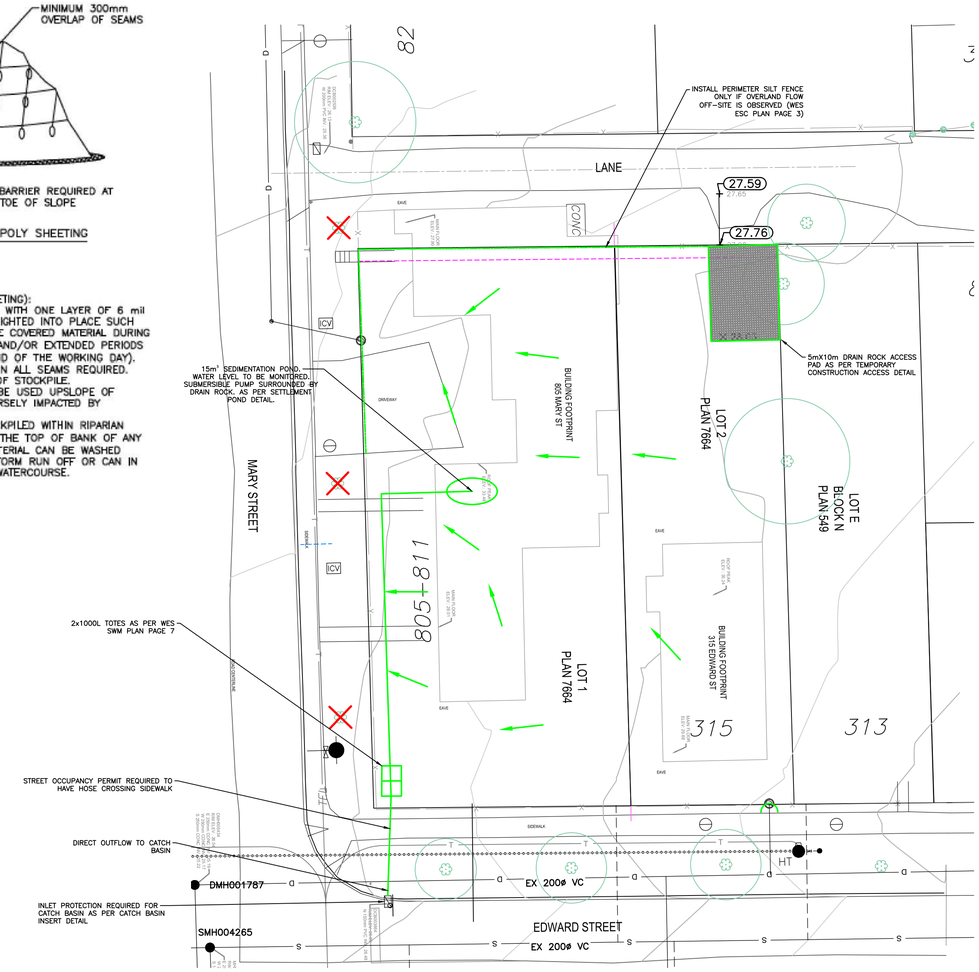
SECTION

SETTLEMENT POND

SPECIFIC NOTES:

EROSION & SEDIMENT CONTROL NOTES
1. ALL DISCHARGE FROM THE SEDIMENT POND TO THE MUNICIPAL STORM SYSTEM IS TO ADHERE TO THE DISCHARGE REQUIREMENTS AS OUTLINES IN THE"SANITARY SEWER AND STORMWATER UTILITIES BYLAW" OF THE CITY OF VICTORIA.

SPILL RESPONSE NOTES
1. CONTAINMENT: IMPLEMENT TEMPORARY AND PERMANENT MEASURES TO CONTAIN THE SPILLED MATERIAL AND PREVENT IT FROM SPREADING
2. DIVERTING AND ISOLATING: DIRECT THE FLOW OF WATER AWAY FROM THE SPILL AND ISOLATE THE CONTAMINATED AREA
3. CLEANUP: IMPLEMENT PROCEDURES FOR CLEANING UP THE SPILLED MATERIAL, INCLUDING USING APPROPRIATE EQUIPMENT AND FOLLOWING SAFTEY PROTOCOLS.
4. REPORTING: NOTIFY AUTHORITIES, SUCH AS POLE, FIRE DEPARTMENT, OR RELEVANT ENVIRONMENTAL AGENCIES.
5. ONSITE WORKERS WILL BE TRAINED IN SPILL RESPONSE MEASURES, AND WHO SHOULD BE CONTACTED IF A SPILL OCCURS (THIS CAN BE EMERGENCY MANAGEMENT BC: 1.800.663.3456 AND CITY OF VICTORIA PUBLIC WORKS: 250.361.0400).



PLAN

SCALE 1:200

1:200 0 4 12m

LEGEND:

OVERLAND FLOW

TEMPORARY SILT FENCE OR 1m VEGETATED BUFFER

GENERAL NOTES:

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

ENTRANCE NOTES:

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

SEDIMENT CONTROL NOTES:

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

SETTLEMENT POND NOTES:

8. AS SHOWN ON CONTRACT DRAWINGS, CONTRACTOR TO INSTALL SETTLEMENT PONDS AS SHOWN ON CONTRACT DRAWINGS, CONTRACTOR TO INSTALL SETTLEMENT PONDS, FOR TREATMENT OF RUNOFF COLLECTED BY INTERCEPTOR SWALES (DITCHES) AND/OR SILT BARRIERS. THE SETTLEMENT PONDS ARE TO HAVE MINIMUM VOLUMES AND SURFACE AREAS AS SHOWN ON THE DRAWINGS. THE PONDS SHOULD BE USED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
9. SEDIMENT CAPTURED BY SILT FENCES OR OTHER DEVICES SHALL BE REMOVED AND DISPOSED OF WHEN 1/3 SEDIMENT CAPTURED BY SILT FENCES OR OTHER DEVICES SHALL BE REMOVED AND DISPOSED OF WHEN 1/3 HEIGHT OF THE DEVICE IS REACHED. AT MINIMUM, THE CONTRACTOR SHALL MONITOR AND PUMP OUT SEDIMENTATION PONDS EVERY 7 DAYS AND AFTER PRECIPITATION. PUMP HOSE SHALL BE EQUIPPED WITH SEDIMENT FILTER NOZZLE OR APPROVED ALTERNATIVE ESC PROTECTION MEASURE.
10. TREATMENT MEASURES ARE ONLY REQUIRED TO RECEIVE RUNOFF FROM DISTURBED AREAS OF SITE. MODIFICATIONS TREATMENT MEASURES ARE ONLY REQUIRED TO RECEIVE RUNOFF FROM DISTURBED AREAS OF SITE. MODIFICATIONS TO RUNOFF ROUTING AND COLLECTION LOCATIONS ARE PERMITTED TO SUIT SEQUENCING OF GROUND DISTURBANCE AND TO MAXIMIZE EFFICIENCY OF TREATMENT MEASURES.
11. CONSTRUCTION SHALL BE HALTED DURING INTENSE RAINFALL EVENTS (ABOVE 8.7mm/HOUR) OR WHENEVER UNMANAGEABLE SURFACE CONSTRUCTION SHALL BE HALTED DURING INTENSE RAINFALL EVENTS OR WHENEVER UNMANAGEABLE SURFACE RUNOFF IS LIKELY TO OCCUR.
12. 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT (12.5mm/HOUR), THE DESIGNATED SITE PERSON SHOULD INSPECT 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD INSPECT THE ESC WORKS AND ENSURE THAT THE WORKS ARE ADEQUATE TO PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR GOVERNING AUTHORITY UPON REQUEST. IF THE DESIGNATED SITE PERSON DETERMINES THAT THE ESC WORKS ARE NOT ADEQUATE TO PROTECT THE SITE DURING THE ANTICIPATED STORM EVENT, THEN THEY ARE TO IMMEDIATELY INFORM THE ENGINEER AND CONTRACTOR SO THAT THE WORKS CAN BE MODIFIED TO ADEQUATELY PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE APPROVING AUTHORITY UPON REQUEST.
13. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE ESC DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE ESC MEASURES AND STORM DRAIN TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT BEING RELEASED FROM SITE. TAKE IMMEDIATE CORRECTIVE ACTION IF INSPECTION INDICATES A PROBLEM. RECORD INSPECTION DATES, ANY SIGNIFICANT OBSERVATIONS, AND ACTIONS TAKEN, THEN INFORM THE CONSULTANT IN CHARGE AND THE APPROVING AUTHORITY.
14. THE EFFECTIVENESS OF SEDIMENT CONTROL IS DEPENDENT UPON THE ENTIRE PROJECT TEAM; ANY PERSON NOTING THE EFFECTIVENESS OF SEDIMENT CONTROL IS DEPENDENT UPON THE ENTIRE PROJECT TEAM; ANY PERSON NOTING SEDIMENT LADEN RUNOFF ON THE PROJECT SITE SHOULD INVESTIGATE THE SITUATION AND TAKE MITIGATIVE MEASURES TO PREVENT THE SEDIMENT FROM ENTERING A WATERCOURSE, OR IMMEDIATELY REPORT THE SITUATION TO THE SITE SUPERVISOR OR ENVIRONMENTAL MONITOR.
15. ESTABLISH VEGETATION AND LAY SOD AS SOON AS POSSIBLE UPON COMPLETION OF GRADING WORKS.ESTABLISH VEGETATION AND LAY SOD AS SOON AS POSSIBLE UPON COMPLETION OF GRADING WORKS.

STORMWATER NOTES:

1. STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE IMPLEMENTED AS DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN PREPARED FOR THIS SITE.
2. THE ON-SITE STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DESIGN SPECIFICATIONS AND APPLICABLE CITY OF VICTORIA BYLAWS.
3. THE PROPERTY MUST ENSURE THEY ARE DISCHARGE COMPLIANT AND THAT NO PROHIBITED WASTE (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. PRIOR TO ANY SITE GROUNDWATER, STORMWATER, OR PROCESS WATER BEING DISCHARGED IN TO THE CITY STORMWATER SYSTEM, SAMPLES ARE TO BE COLLECTED BY A QUALIFIED PROFESSIONAL, ANALYZED AT AN ACCREDITED LAB, AND A REPORT SUBMITTED TO STORMWATER@VICTORIA.CA TO SHOW THE ON-SITE TREATMENT SYSTEMS ARE WORKING AND THE BYLAW IS BEING MET. PLEASE CONTACT STORMWATER@VICTORIA.CA FOR A COMPLETE PROCEDURE, INCLUDING A FULL LIST OF LABORATORY WATER QUALITY TESTING REQUIREMENTS PRIOR TO SAMPLING. APPROVAL MUST BE OBTAINED PRIOR TO ANY DISCHARGE TO CITY INFRASTRUCTURE, AND PRIOR TO DISMANTLING OF ANY TREATMENT WORKS.
4. THE CONTRACTOR MUST ENSURE THAT NO UNTREATED SEDIMENT-LADEN WATER, DELETERIOUS SUBSTANCES, OR HAZARDOUS MATERIALS ENTER THE MUNICIPAL STORM SYSTEM AT ANY TIME.
5. ANY MODIFICATIONS TO THE STORMWATER MANAGEMENT SYSTEM OR DISCHARGE LOCATIONS MUST BE APPROVED IN WRITING BY THE CITY OF VICTORIA PRIOR TO IMPLEMENTATION.
6. STORMWATER MANAGEMENT FEATURES MUST BE INSPECTED AND MAINTAINED REGULARLY DURING CONSTRUCTION TO ENSURE THEY REMAIN FUNCTIONAL AND IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN.

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451
30 January 2026

1:200 0 4 12m
1:40 0 0.8 2.4m

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	SW	Wood Box	Flush Valve
Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin	Hydrant
Proposed External U/G Utilities		Water	—W—	Cleanout		Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

811 MARY ST & 315 EDWARD ST

EROSION AND SEDIMENT CONTROL PLAN

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

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DRAWING No. 8 OF 8