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General Notes

- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
- Refer to landscape architectural drawings for paving and plant materials information.
- Refer to civil engineering site servicing drawing for utilities and footage design information.
- For bicycle parking stall dimensions refer to drawing A2.1 - Level 1.

Drawing Revision List

The following revision list is a summary of the revisions made for this resubmission. For full commentary and references related to these revisions, please refer to the Revision Letter and TRG Comment Response document provided with this resubmission.

- Program Change from Daycare to Residential
- Enhanced Connectivity for Ground-Oriented Suites
- Massing Refinement and Building Expression
- Frontage Improvements
- Project Data & Survey
- Vehicle and Bicycle Parking

0 1 5
1:100 scale in meters

11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10
rev no	description	date

project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

sheet title
**West Wing - East and
West Elevations**

project no. 2442

scale As indicated

drawn by DS/MZ/GB

date issued 26/02/06

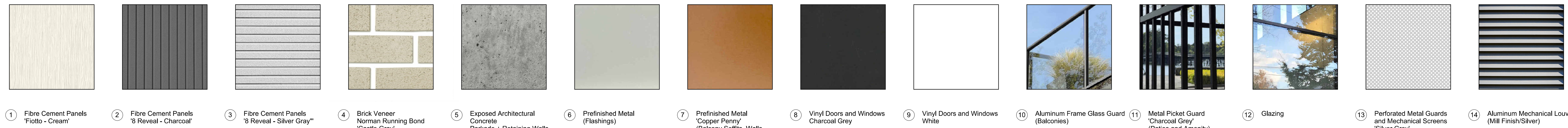
sheet no. **A4.2**

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MATERIAL PALETTE

MATERIAL LEGEND





2026-02-06

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project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

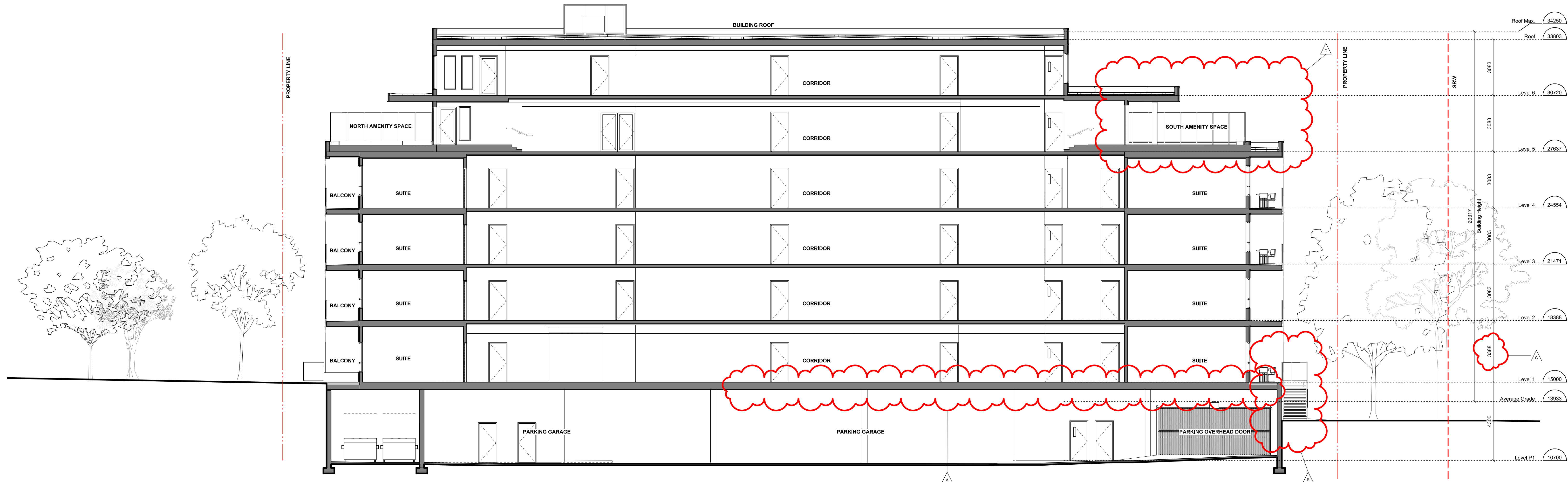
sheet title
Building Sections

project no.	2442
scale	As indicated
drawn by	DS/MZ/CB
date issued	26/02/06
sheet no.	A5.0

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1 East West Section
1 : 100



2 North South Section
1 : 100

BC Housing

Evergreen DA-D (PHASE 1)

Victoria, BC

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials L1
L1.02	Landscape Materials L5 & L6
L2.01	Landscape Grading & Drainage
L3.01	Planting



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NOT FOR CONSTRUCTION

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client
2026-02-20

BC Housing
1701 - 4555 Kingsway
Burnaby, BC V5H 4V8
250-317-0337

Lauren Antifeau
Lantifeau@bchousing.org

project
EVERGREEN DA-D (PHASE 1)
Victoria, BC

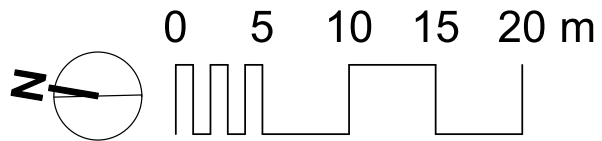
sheet title

Cover

project no.	125.02
scale	1: 400 @ 24"x36"
drawn by	KR/JD
checked by	SM/JD
sheet no.	

L0.00

KEY PLAN



GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extent of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission of construction documents as built information including irrigation.
- The Victoria Subdivision and Development Servicing Bylaw No.12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

TREE RETENTION AND REMOVAL NOTES

- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- All elevations are in meters.
- Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
- All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
- Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.
- A soil test for the growing medium, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing medium must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

SITE LAYOUT NOTES

- Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

- For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

PAVING NOTES

- Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
- Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

- Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- Refer to Landscape Specifications for Maintenance Period following Acceptance.
- Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
- Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

OFF SITE IRRIGATION NOTES

- All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw".
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system, operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
- Design/build drawings for boulevard Irrigation drawings must be submitted to Parks Division and Landscape Architect for review and approval minimum 30 days prior to installation work
- Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter, XCZLF-100-PRF 1.
- 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

- The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - Irrigation sleeving prior to backfilling
 - Open trench main line and pressure test
 - Open trench lateral line
 - irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
- The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.
- Parks require inspection of excavated and scarified subgrade prior to backfill.
- Parks require inspection of installed, rolled and prepared growing media prior to sodding.
- Parks require inspection when the installed turfglass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

- The following inspections are required for all off-site horticulture areas:
 - Excavated and scarified subgrade prior to placement of growing media.
 - Installed and prepared growing media prior to planting.
 - Plant material on-site prior to planting.
 - Planted landscape prior to mulch installation.
 - At time that planted and mulched landscape meets the conditions for Total Performance as required by MMCD.

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CM	CUBIC FEET	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PE	POLYURETHANE
CLR	CLEARANCE	PI	POINT OF INTERSECTION
CLR	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CU M	CUBIC METRE	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCED
DIM	DIMENSION	REQ'D	REQUIRE(D)
DTL	DETAIL	REV	REVISION
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
EACH WAY	EACH WAY	SPECS	SPECIFICATIONS
EXIST	EXISTING	SQ M	SQUARE METRE
EXP	EXPANSION, EXPOSED	ST	STORM SEWER
F	FINISHED FLOOR ELEVATION	STA	STATION
FF	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	SYM	SYMMETRICAL
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
GR	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HP	HIGH POINT	TW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL
ID	INSIDE DIAMETER	VAR	VARIABLE
INV	INVERT ELEVATION	VOL	VOLUME
IN	INCH(ES)	W	WITH
INCL	INCLUDE(D)	WIO	WITHOUT
JT	JOINT	WT	WEIGHT
LF	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWF	WELDED WIRE FRAME
		YD	YARD
		@	AT

GRADING LEGEND

	25.25	Proposed Landscape Grade
	25.25	Existing Grade
	25.25	Architectural grade, for reference only
	25.25	Proposed Landscape Grade
	25.25	Civil Grade, for reference only
	(8.00)	Proposed Landscape Contour

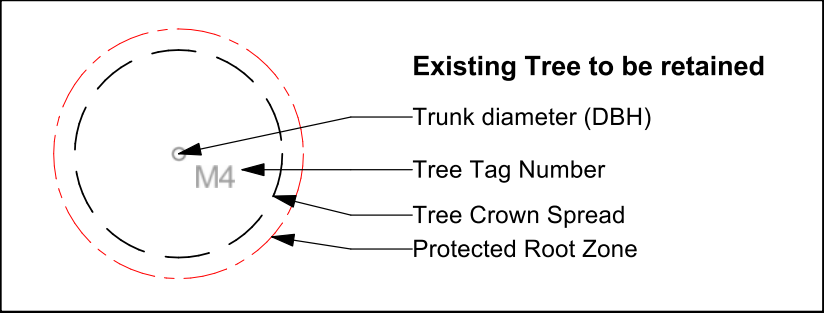
LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain	4-L4.04
	Sched 40 PVC	
	Clean Out	6-L4.04
	Landscape Area Drain 8" Square Drain with ADA Steel Lockable Grate.	8-L4.01
	Landscape Overflow Drain	2-L4.04
	Trench Drain Aco K100 Trench Drain, Load Class 'A'	
	Culvert 300mm dia. pipe c/w headwall	
	Root Barrier	

LINE TYPE LEGEND

	Property line
	SRW
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

TREE LEGEND



MATERIALS L5 & L6

	Tiles on Pedestal 20 mm x 610 mm x 610 mm porcelain tile on pedestal system. Enmon - project silver
	Rubber Surfacing with decorative patterning
	Decorative Porcelain Tiles Enmon - project cemento. 24" x 48" x 2cm thick plank style porcelain tile on pedestal system.
	Artificial Turf Syn-Lawn or approved equivalent

SITE FURNISHINGS L5 & L6

	Movable Chair Wabash Green Valley Dining Chair. Colour: Cedar/Textured Black - or approved equivalent.
	Movable Dining Table & Chair Wabash Yorktown Rectangular Slat Table - Colour: Silver or approved equivalent.
	Adirondack Chair Wishbone JEM Lounge Chair. Plastic Lumber - Grey, Powder Coat Traffic Yellow - or approved equivalent, or approved equivalent.
	JEM Chaise Lounger Wishbone JEM Lounge Chair. Plastic Lumber - Grey, Powder Coat Yellow Green - or approved equivalent, or approved equivalent.
	Metal Planter Green Theory Rectangle, length and width varies, 1.2m Ht - or approved equivalent.
	Vegetable Planter Green Theory Wide Rectangle 1200mm L x 600mm W x 450mm H
	Accessible Vegetable Planter Wishbone Rutherford Accessible Planter: 2444mm L x 927mm W x 857mm H - or approved equivalent.

MATERIALS LEGEND

	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only, by others)
HARDSCAPE SURFACES	
	Pedestrian Pavement CIP Concrete c/w broom finish and sawcut control joints
	Concrete Unit Pavers Type 1 Newstone Double Standard - Charcoal Colour. 225 mm x 225 mm x 60 mm. Sand and gravel build up.
	Concrete Unit Pavers Type 2 Newstone Standard - Northern Shadow Colour. 225 mm x 112.5 mm x 60 mm. Sand and gravel build up.
	Unit Paver - Permeable - Vehicular Newstone 'Eco-Pro' - Natural Colour 200 mm x 100 mm x 70 mm
	Rubber Safety Surfacing c/w decorative patterning & design
	Gravel Maintenance Edge Clear crush aggregate with wood edge

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete Smooth-rubbed exposed faces
	Retaining Wall - Precast Modular Barkman 'Keystone Linear' modular concrete wall system in charcoal colour - or approved equivalent
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
	Boulder Slope Retention/Weir 600 - 1200 mm diameter minimum, no sharp edges. Key 1/3 of base into grade.
	Concrete Band - Flush

SOFTSCAPE

	Tree & Shrub Planting Area - on Grade 450mm depth.
	Tree & Shrub Planting Area - on Slab 300-900mm depth, avg. 600mm depth Berm to maximize depth to 750mm where possible.
	Rain Garden Area 600mm depth.
	Lawn Area 150mm depth unless otherwise noted.
	Artificial Turf

FENCING & RAILS

	Fence 1200 mm height. Metal picket, colour to compliment architecture.
	Gate Metal picket.
	Wood Fence 1.8m height
	Fall Protection Railing

SITE FURNISHINGS

	Bike Rack Dero 'Hoop Rack' - or approved equivalent.
	Backed Bench Wishbone Rutherford Backless Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent, or approved equivalent.
	Backless Bench Wishbone Rutherford Backless Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent, or approved equivalent.
	Wood Topper on Seat Wall Wishbone Besett Backless Wall Top Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent, or approved equivalent.
	Movable Table and Chairs

SITE LIGHTING

	Landscape Bollard Product TBD
	Inset Light Product TBD

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client
2026-02-20
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250-317-0337

Lauren Antifeau
Lantifeau@bchousing.org

project
EVERGREEN DA-D (PHASE 1)
Victoria, BC

sheet title
General Information Sheet

project no.	125.02
scale	AS SHOWN @ 24"x36"
drawn by	KR/JD
checked by	SM/JD
sheet no.	

L0.01

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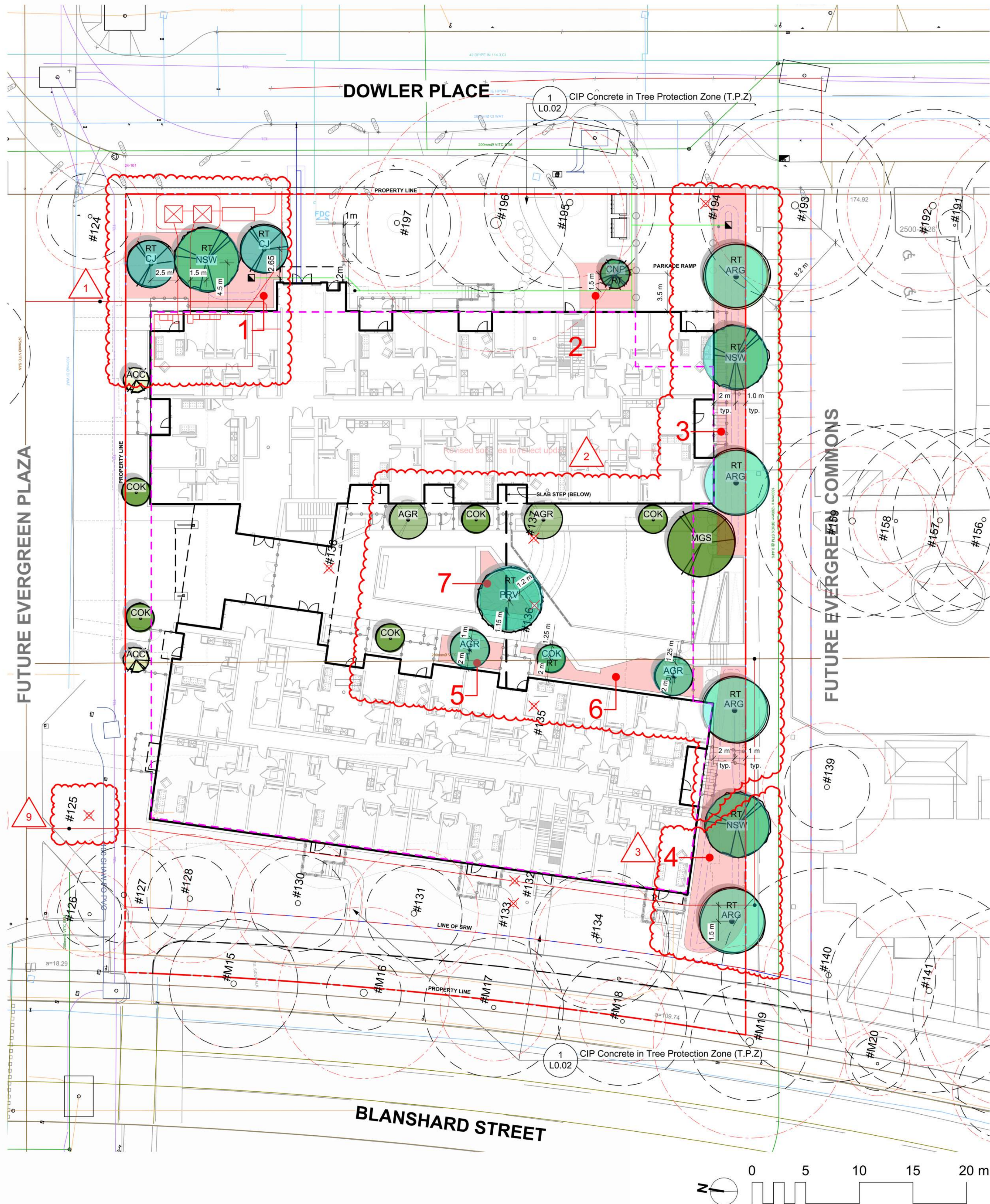
EVERGREEN DA-D (PHASE 1)
Victoria, BC

sheet title

Tree Replacement

project no. 125.02
scale 1: 200 @ 24"x36"
drawn by KR/JD
checked by SM/JD
sheet no.

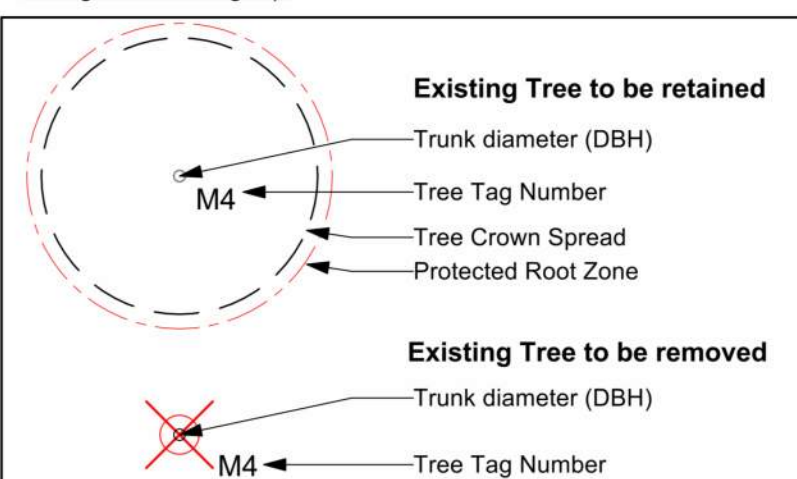
L0.02



- NOTES:**
1. Confirm post-dedication lot area, per survey.
 2. Confirm Tree Minimum per the tree bylaw Schedule F.

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



RT DESIGNATED REPLACEMENT TREE (bylaw protected)

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
ACC	2	Acer circinatum	Vine Maple	multistem, 1.5 m ht, b&b
AGR	4	Acer griseum	Paperbark Maple	4.0cm cal, b&b
ARG	4	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
CNP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
COK	6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
MGS	1	Magnolia x soulangeana	Saucer Magnolia	4cm cal, b&b
PRV	3	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b
PRV	3	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)								
Planting Area ("= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small			C. Medium			D. Large		E. Small	F. Medium	G. Large	Total
ONSITE															
1	95.2	0.6	57.1			3			0	45	0			45	
2	22.0	1	22.0			1			0	20	0			20	
3	97.8	0.6	58.7			3			0	45	0			45	
4	112.0	0.6	67.2			3			0	60	0			60	
5*	14.5	0.6	8.7		1				8	0	0			8	
6*	37.8	0.75	28.4		2				12	0	0			12	
7*	16.2	0.6	9.7		1				8	0	0			8	
Total					4		10		0						

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report & Rezoning Application for further details.

NOTE: Tree minimums not achieved in this phase will be addressed in subsequent phases. Refer to the Arborist Report for additional details.

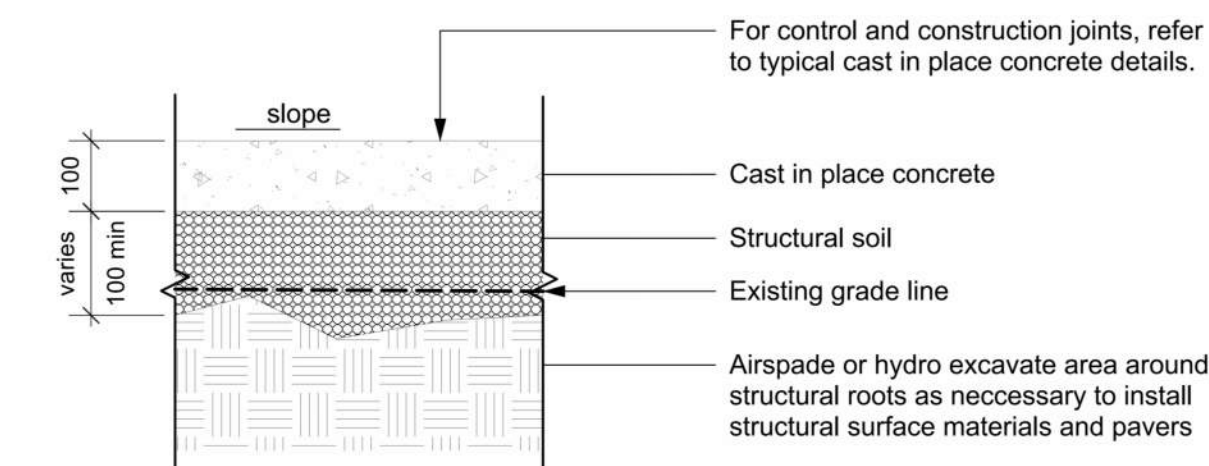
Lot Area: 4,336.5 sq.m

Minimum # of Trees for Lot Area: 22

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	10	1	10
2:1 Replacement Trees - Schedule E Part 2	4	0.5	2
Total Replacement Trees Proposed			12

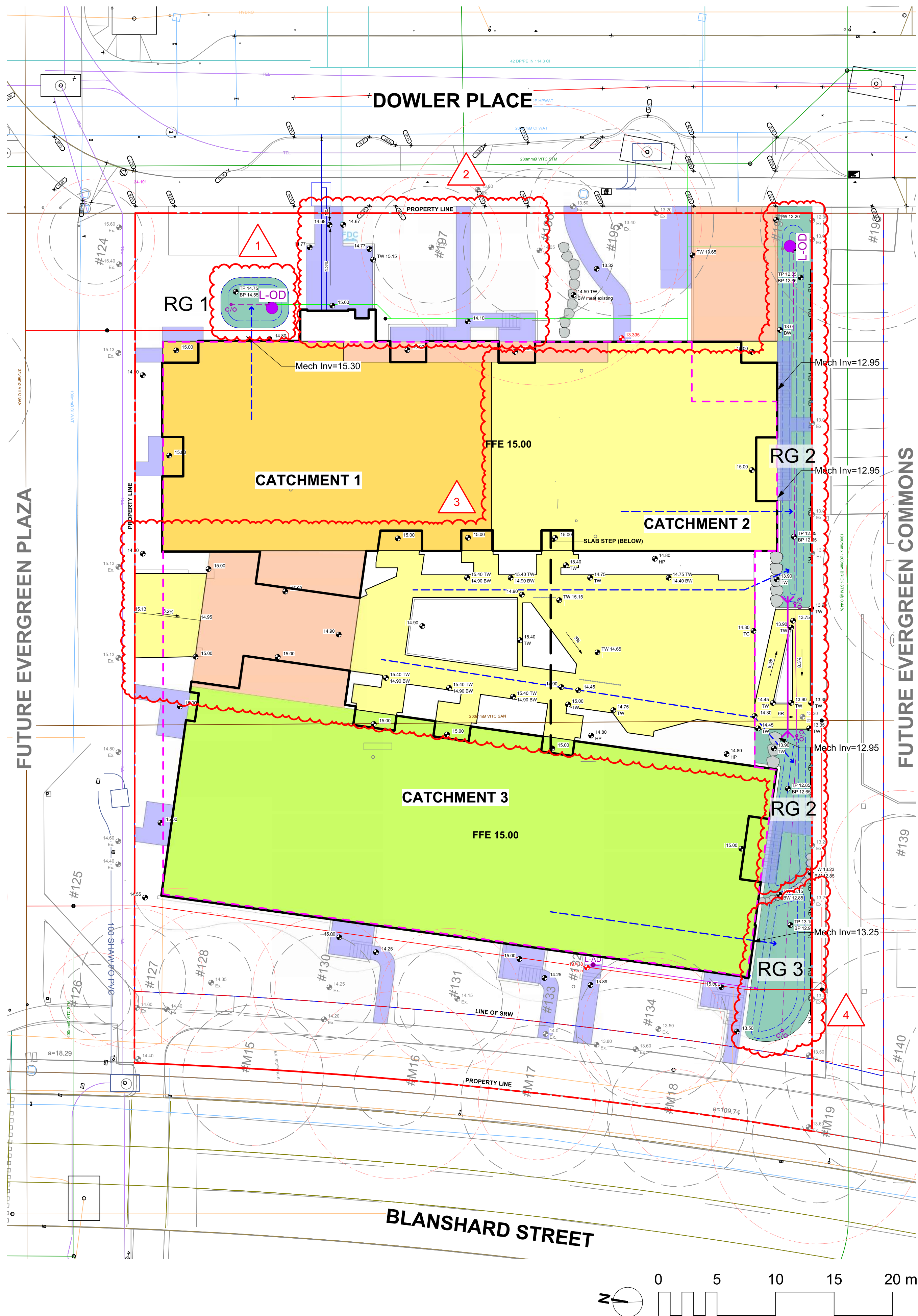
NOTE: Refer to Arborist's Report for retained existing tree classification and count. Retained onsite trees count towards total number of replacement trees.



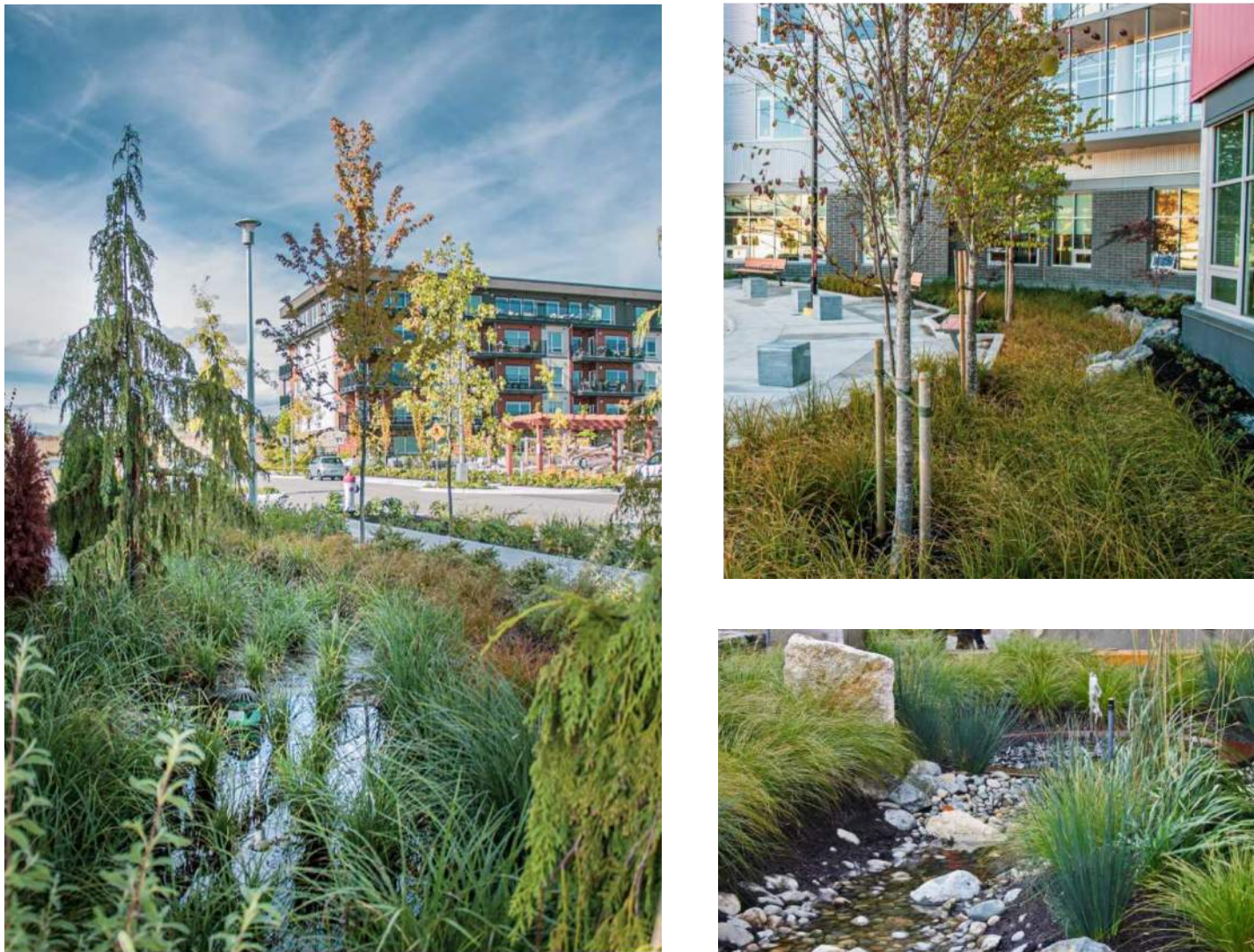
GENERAL NOTES:

1. Construction strategies within Tree Protection Zone (T.P.Z) to be approved by Project Arborist prior to construction.
2. Excavation within T.P.Z to be coordinated and supervised by the Project Arborist.
3. All reasonable efforts to minimize native topsoil disturbance and compaction are to be made.
4. Base material depth may be reduced below 150 mm by installing Combigrd® geotextile (or approved equivalent) over native topsoil. Final detail to be confirmed in consultation with Landscape Architect and Project Arborist.

1 CIP Concrete in Tree Protection Zone (T.P.Z)
Scale: 1:10



RAIN GARDEN PRECEDENTS

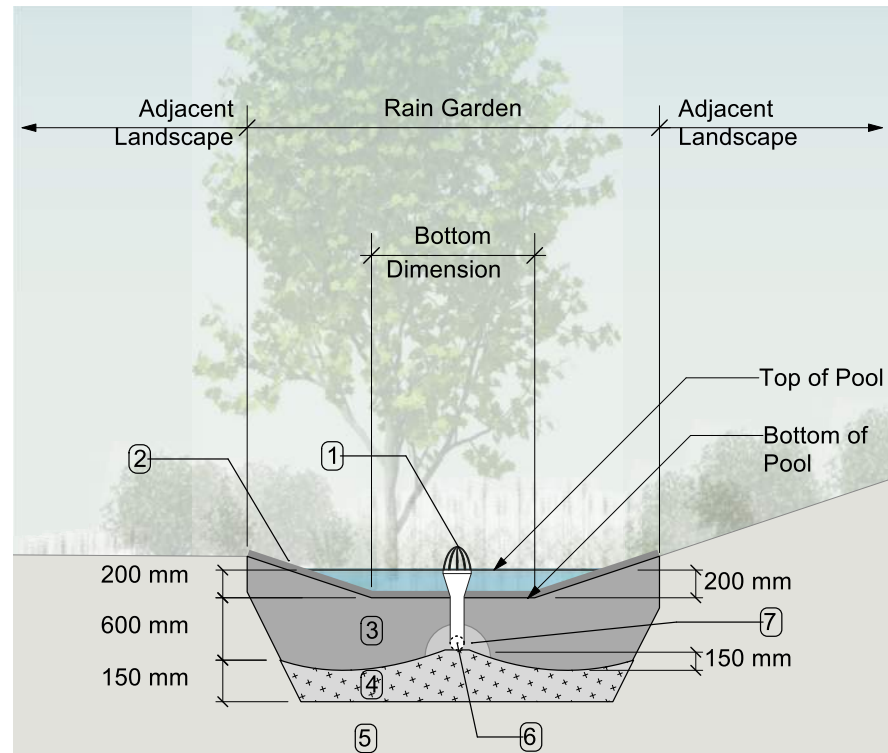


STORMWATER MANAGEMENT LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
	Existing Grade
	Proposed Landscape Grade
	Proposed Civil Grade
	Direction of Flow
	Rain Garden Area
	Overflow Drain See civil drawings

IMPERMEABLE SURFACE AREAS

	Impervious Area
	Roof & Paving Areas Draining to Rain Gardens
	Impervious Area Draining Directly to Storm System
	Impervious Area Draining to Absorbent Landscape



RAIN GARDEN MATERIALS

1. Overflow drain
2. Composted mulch, 50 - 70 mm depth
3. Bio-retention growing medium, 600 mm depth
4. Scarified/titled subgrade, 150 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50



CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area (sq. m.)	Required Storage Volume for Design Storm* (cu. m./day)
Impervious Area Managed by Rain Gardens	2236	72
Impervious Area Draining to Absorbent Landscape	236	
Impervious Area Draining to City Storm Drain	292	

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area (sq. m.)	Design Storm Runoff Volume Contributing to Rain Garden* (cu. m./day)	Planter Growing Medium Depth (m.)	Stormwater Treatment Capacity per sq. m. of Rain Garden (cu. m./day)	Rain Garden Base Area (sq. m.)	Rain Garden Capacity*** (cu. m./day)	Sizing Factor (Water Quality Methodology)
Catchment 1	481.0	15.4	0.60	0.86	18.0	15.5	3.7%
Catchment 2	848.5	27.2	0.60	0.86	60.1	51.7	7.1%
Catchment 3	906.0	29.0	0.60	0.86	33.6	28.9	3.7%
total						96.1	

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure

24.5

Assumptions

* Design storm is 32mm of water, in a 24 hr period.

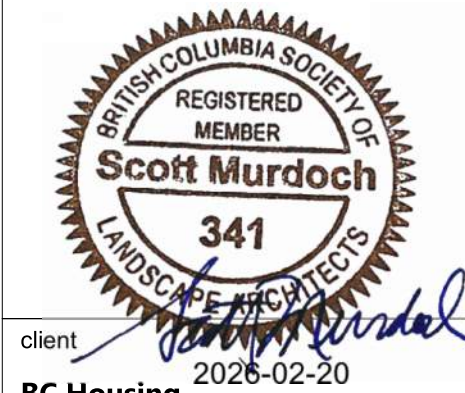
*** Rain Garden capacity based on 200 mm live ponding plus 30% of the sand/ compost growing medium volume (assuming growing medium has 30% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

****Landscaped areas require minimum 600mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 30% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.



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2	BC Hydro Review	2025-03-27
1	DDP Progress Set	2025-02-28



client
2026-02-20
BC Housing
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Burnaby, BC V5H 4V8
250-317-0337

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project

EVERGREEN DA-D (PHASE 1)
Victoria, BC

sheet title

**Stormwater
Management**

project no. 125.02
scale 1: 200 @ 24"x36"
drawn by KR/JD
checked by SM/JD
sheet no.

L0.03

LANDSCAPE PRECEDENTS



1. CENTRAL SHARED PLAY SPACE WITH PLAY EQUIPMENT AGES 5-12



2. HIGH QUALITY, GREEN, SAFE SPACES



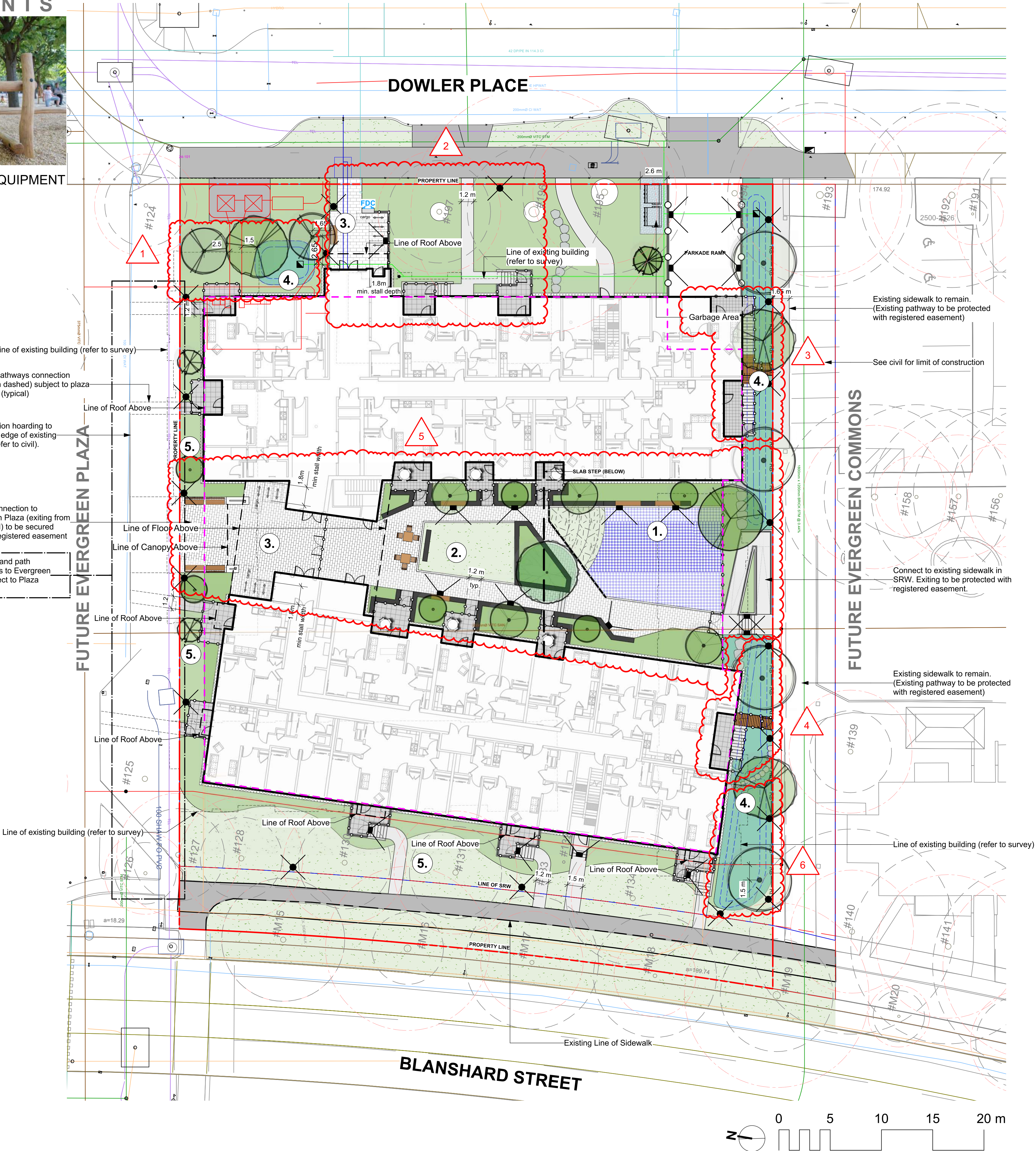
3. INTEGRATED FURNISHINGS IN LANDSCAPE



4. CELEBRATING RAINWATER MANAGEMENT



5. DEFINED PRIVATE VS PUBLIC SPACES WITH OPEN SIGHTLINES



MATERIALS LEGEND	
	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only, by others)
HARDSCAPE SURFACES	
	Pedestrian Pavement C/P Concrete c/w broom finish and sawcut control joints
	Concrete Unit Pavers Type 1 Newstone Double Standard - Charcoal Colour. 225 mm x 225 mm x 60 mm. Sand and gravel build up
	Concrete Unit Pavers Type 2 Newstone Standard - Northern Shadow Colour. 225 mm x 112.5 mm x 60 mm. Sand and gravel build up
	Unit Paver - Permeable - Vehicular Newstone 'Eco-Pro' - Natural Colour 200 mm x 100 mm x 70 mm
	Rubber Safety Surfacing c/w decorative patterning & design
	Gravel Maintenance Edge Clear crush aggregate with wood edge
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete Smooth-rubbed exposed faces
	Retaining Wall - Precast Modular Barkman 'Keystone Linear' modular concrete wall system in charcoal colour - or approved equivalent
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
	Boulder Slope Retention/Weir 600 - 1200 mm diameter minimum, no sharp edges. Key 1/3 of base into grade.
	Concrete Band - Flush
SOFTSCAPE	
	Tree & Shrub Planting Area - on Grade 450mm depth.
	Tree & Shrub Planting Area - on Slab 300-900mm depth, avg. 600mm depth. Berm to maximize depth to 750mm where possible.
	Rain Garden Area 600mm depth.
	Lawn Area 150mm depth unless otherwise noted.
	Artificial Turf
FENCING & RAILS	
	Fence 1200 mm height. Metal picket, colour to compliment architecture.
	Gate Metal picket.
	Wood Fence 1.8m height
	Fall Protection Railing
SITE FURNISHINGS	
	Bike Rack Dero 'Hoop Rack' - or approved equivalent.
	Backless Bench Wishbone Rutherford Backless Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent. or approved equivalent.
	Backless Bench Wishbone Rutherford Backless Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent. or approved equivalent.
	Wood Topper on Seat Wall Wishbone Besett Backless Wall Top Bench. Sand Plastic Lumber - Sand, Powder Coat Gun Metal- or approved equivalent. or approved equivalent.
	Movable Table and Chairs
SITE LIGHTING	
	Landscape Bollard Product TBD
	Inset Light Product TBD



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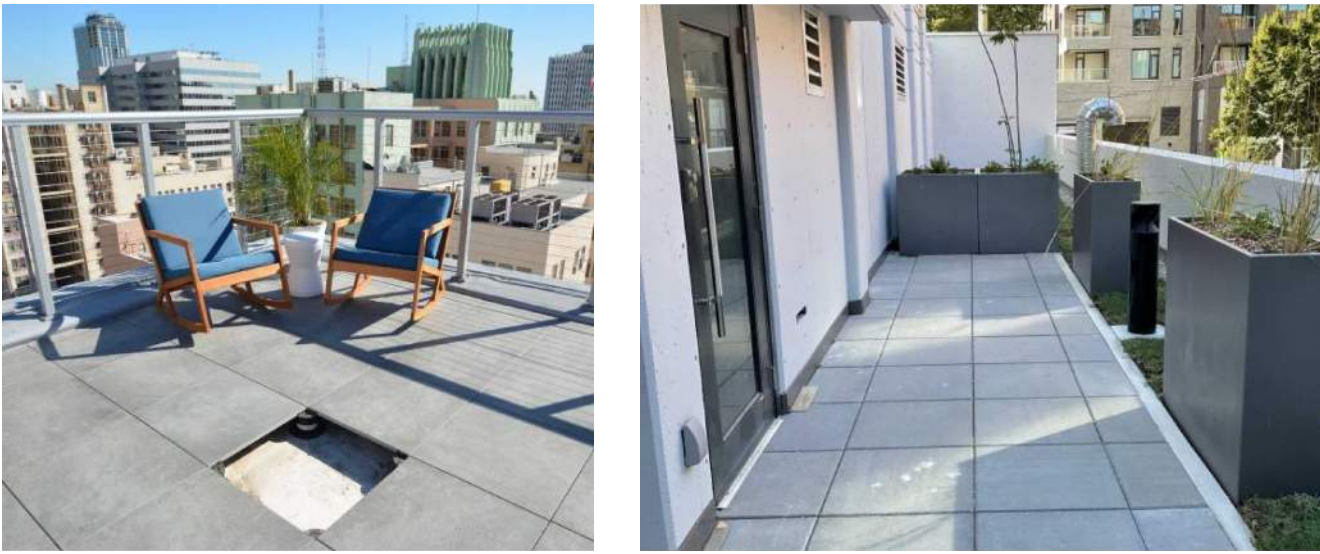
project
EVERGREEN DA-D (PHASE 1)
Victoria, BC

sheet title

**Landscape
Materials L1**

project no.	125.02
scale	1: 200 @ 24"x36"
drawn by	KR/JD
checked by	SM/JD
sheet no.	

LANDSCAPE PRECEDENTS



1. MOVABLE FURNISHINGS FOR FLEXIBLE AMENITY SPACE THAT CONNECTS WITH MULTI-PURPOSE ROOM



2. ADAPTABLE MULTI-FUNCTIONAL AMENITY SPACE INTEGRATED WITH TOT PLAY SPACE



3. TOT PLAY SPACE ON SAME LEVEL AS MULTI-PURPOSE ROOM



4. SHADE AND SHELTER FOR WEATHER PROTECTION (L5 & L6 SOUTH FACING OUTDOOR SPACES)



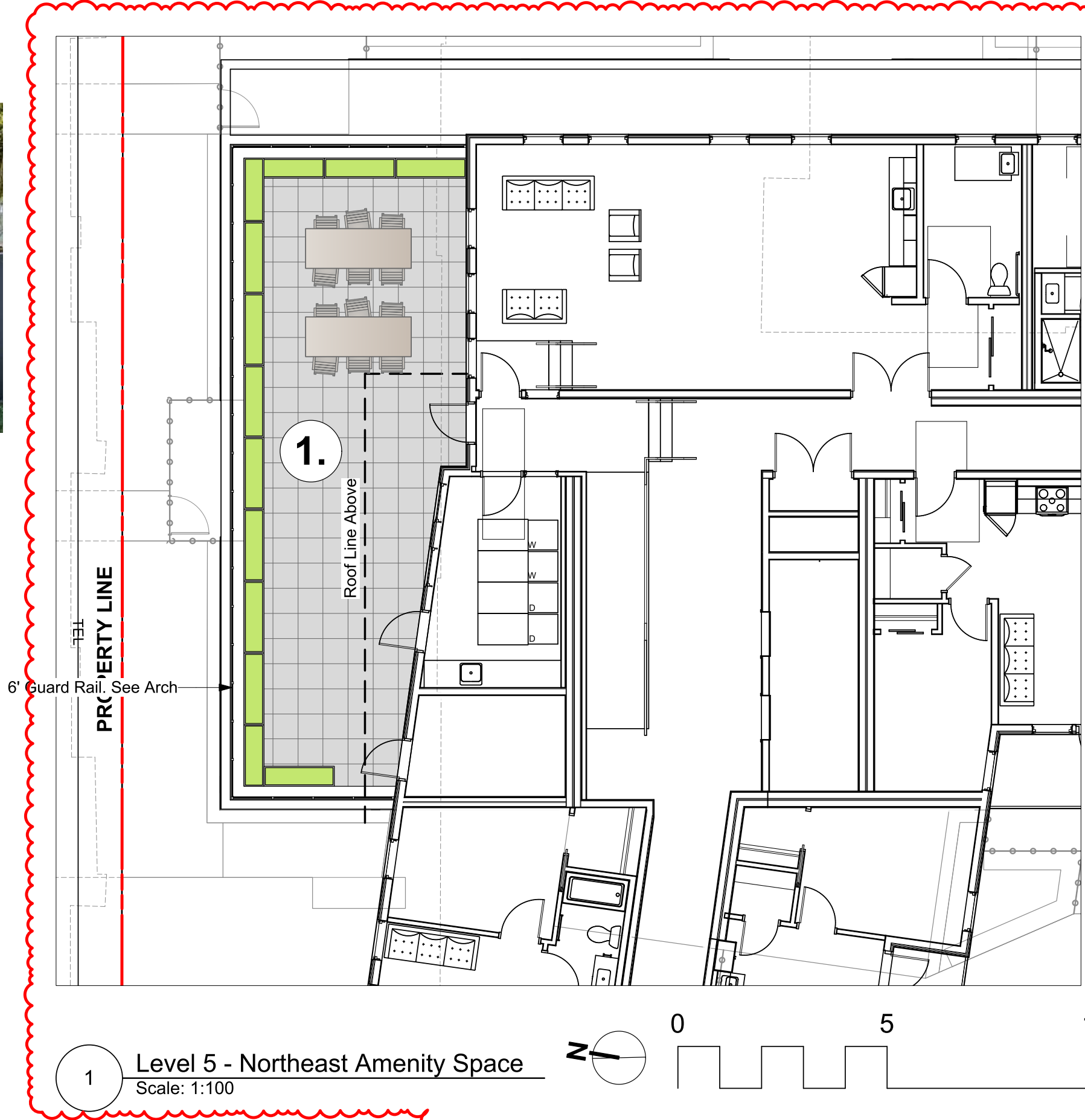
5. RAISED BEDS FOR GARDENING & FOOD PRODUCTION OPPORTUNITIES



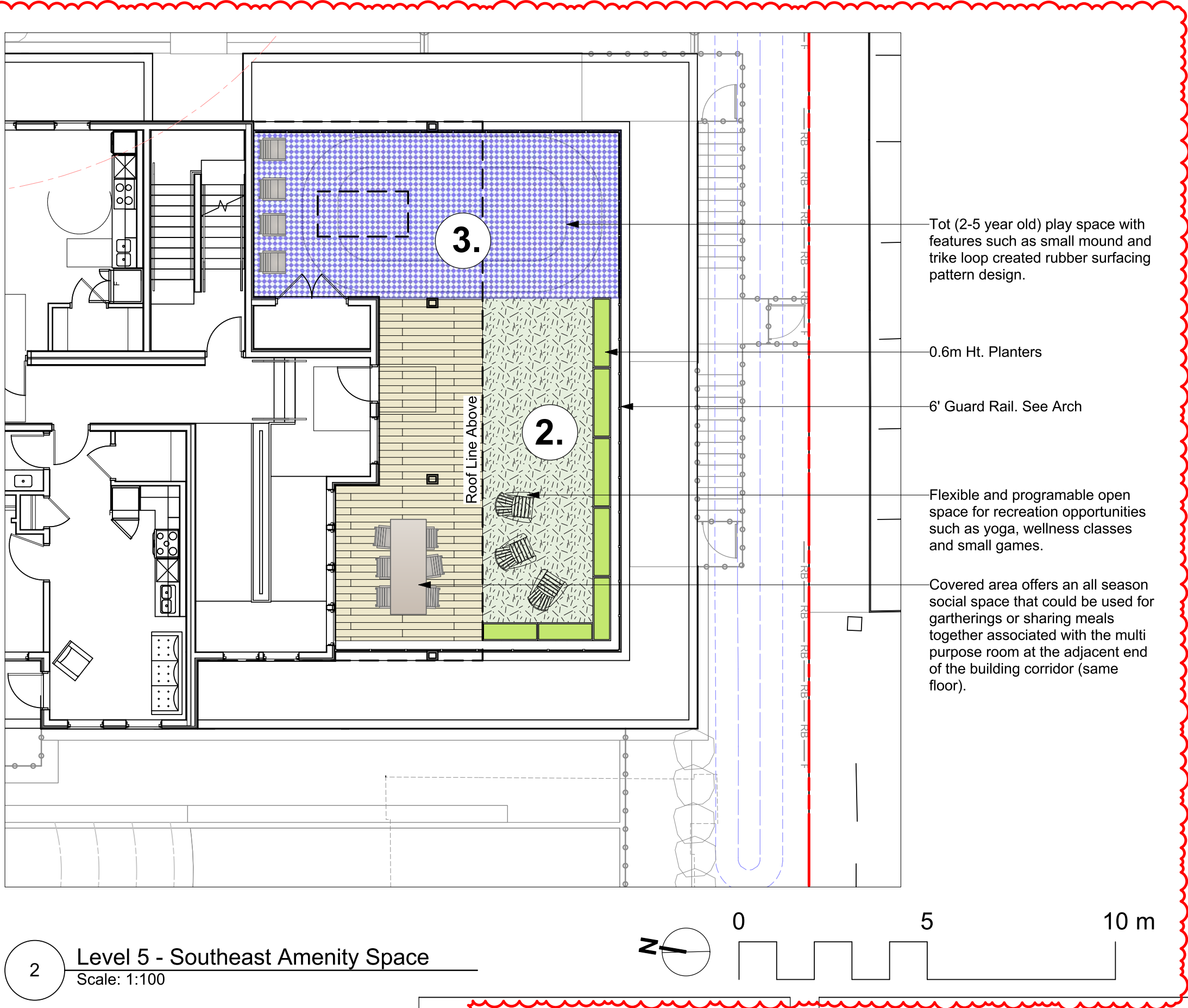
6. FLEXIBLE SOCIAL SPACE INTEGRATED WITH RAISED BEDS



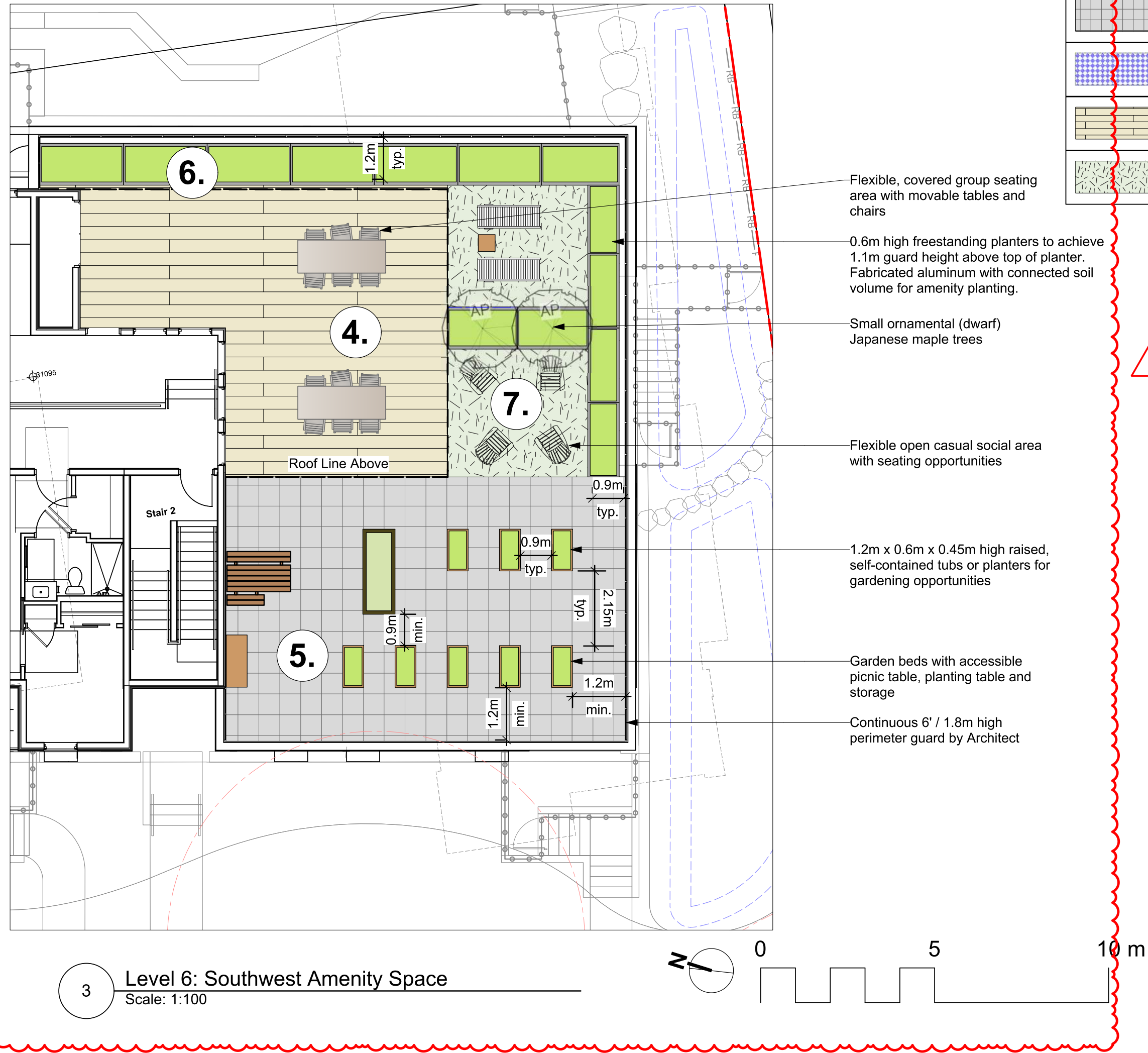
7. PASSIVE RECREATION & HANG OUT SPACE



1 Level 5 - Northeast Amenity Space
Scale: 1:100

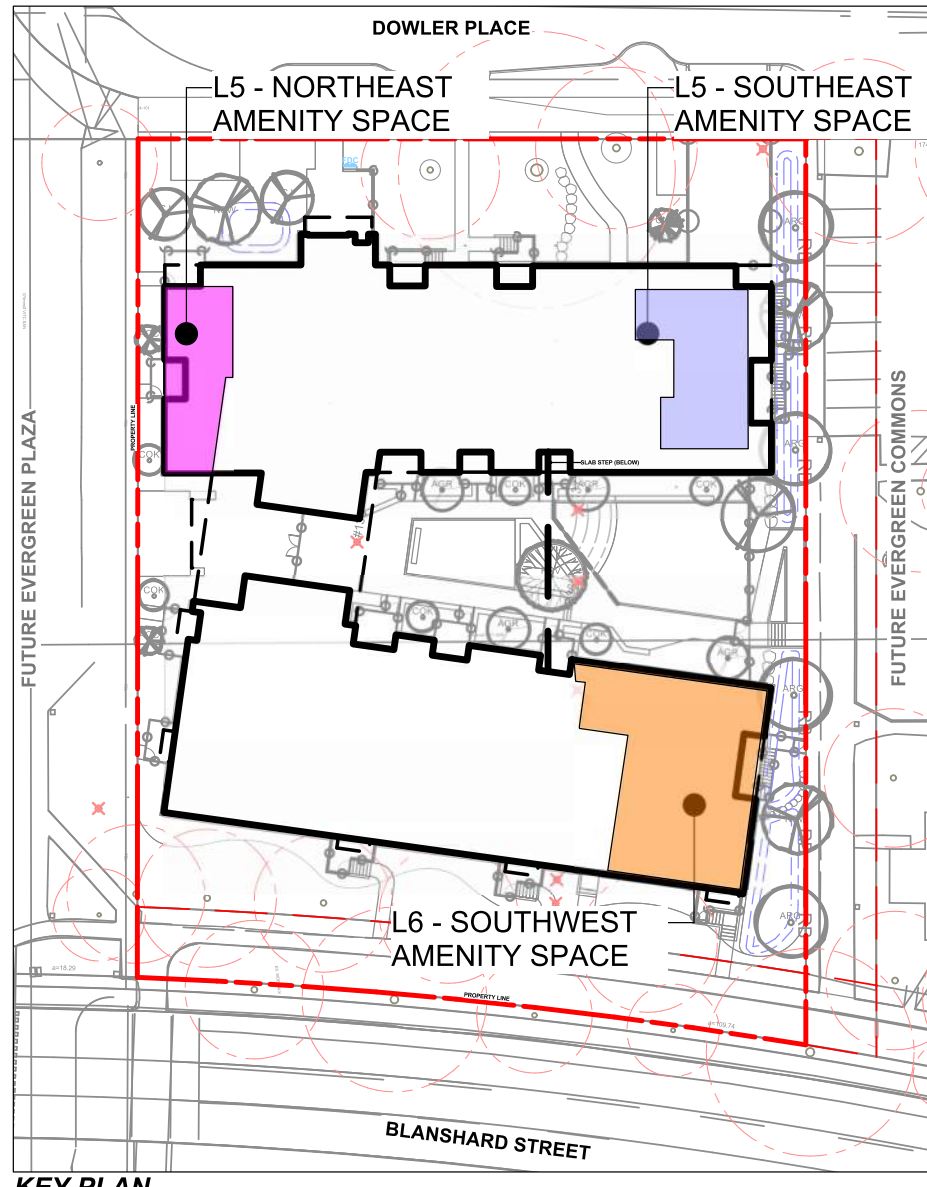


2 Level 5 - Southeast Amenity Space
Scale: 1:100



3 Level 6: Southwest Amenity Space
Scale: 1:100

MATERIALS L5 & L6		SITE FURNISHINGS L5 & L6	
	Tiles on Pedestal 20 mm x 610 mm x 610 mm procelain tile on pedestal system. Enmon - project silver		Movable Chair Wabash Green Valley Dining Chair. Colour: Cedar/Textured Black - or approved equivalent.
	Rubber Surfacing with decorative patterning		Movable Dining Table & Chair Wabash Yorktown Rectangular Slat Table - Colour: Silver or approved equivalent.
	Decorative Porcelain Tiles Enmon - project cemento. 24" x 48" x 2cm thick plank style procelain tile on pedestal system.		Adirondack Chair Wishbone JEM Lounge Chair. Plastic Lumber - Grey, Powder Coat Traffic Yellow - or approved equivalent, or approved equivalent.
	Artificial Turf Syn-Lawn or approved equivalent		JEM Chaise Lounger Wishbone JEM Lounge Chair. Plastic Lumber - Grey, Powder Coat Yellow Green - or approved equivalent, or approved equivalent.
			Metal Planter Green Theory Rectangle, length and width varies, 1.2m H - or approved equivalent.
			Vegetable Planter Green Theory Wide Rectangle 1200mm L x 600mm W x 450mm H
			Accessible Vegetable Planter Wishbone Rutherford Accessible Planter: 2444mm L x 927mm W x 857mm H - or approved equivalent.



KEY PLAN



NOT FOR CONSTRUCTION

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project

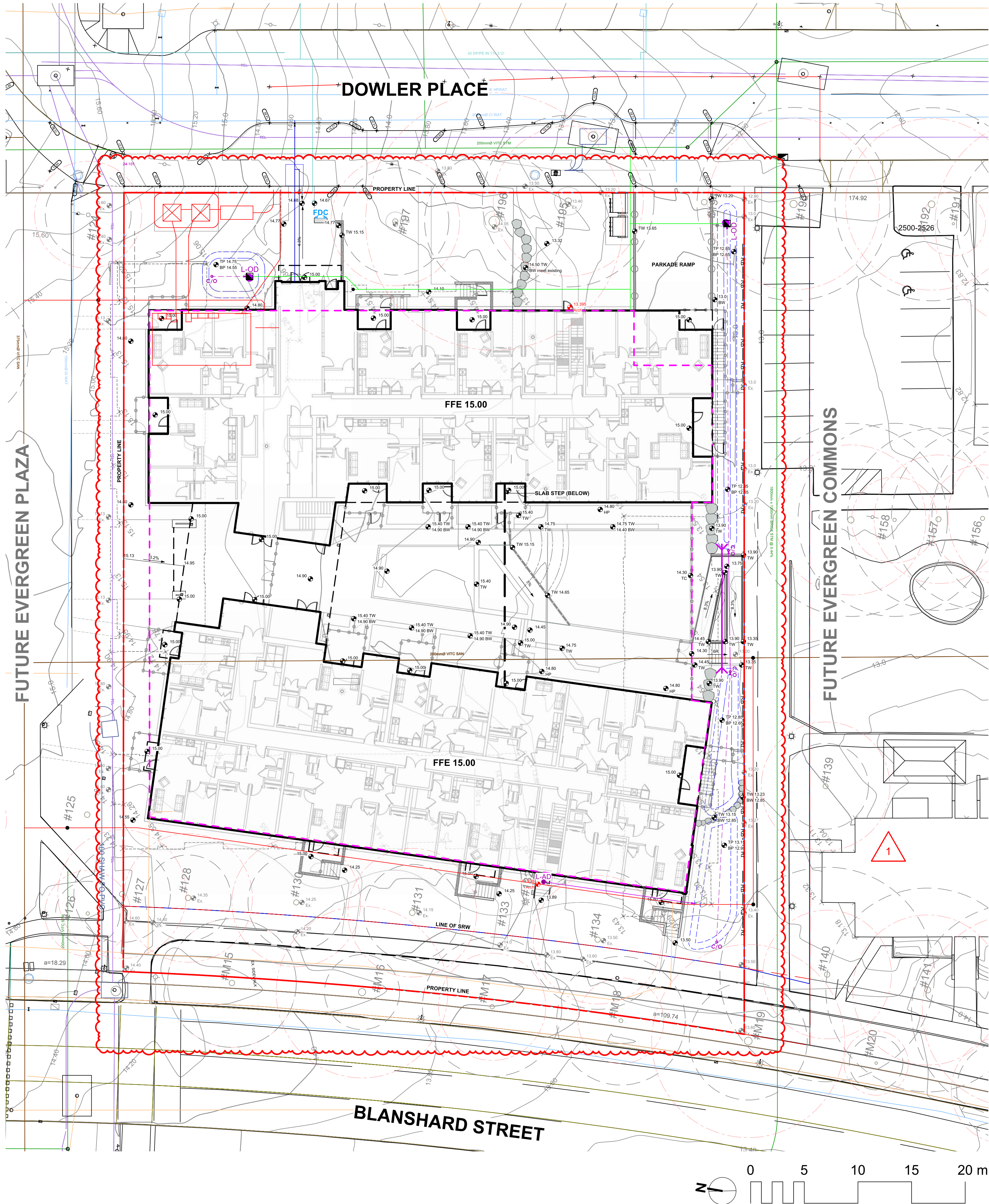
EVERGREEN DA-D (PHASE 1)
Victoria, BC

sheet title

**Landscape
Materials L5 & L6**

project no.	125.02
scale	1: 200 @ 24"x36"
drawn by	KR/JD
checked by	SM/JD
sheet no.	

L1.02



GRADING LEGEND	
	25.25
	25.25
	25.25
	25.25
	25.25
	(8.00)

LANDSCAPE INFRASTRUCTURE LEGEND	
	Perforated Underdrain
	Sched 40 PVC
	Clean Out
	Landscape Area Drain 8" Square Drain with ADA Steel Lockable Grate.
	Landscape Overflow Drain
	Trench Drain Aco K100 Trench Drain, Load Class 'A'
	Culvert 300mm dia. pipe c/w headwall
	Root Barrier

NOTES:
1. Construction strategies within Tree Protection Zone (T.P.Z.) to be approved by Project Arborist prior to construction.
2. Excavation within T.P.Z. to be coordinated and supervised by the Project Arborist.
3. Elevation along property line to tie into existing surface unless otherwise noted.

2

1



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Victoria, BC

sheet title

**Landscape Grading
& Drainage**

project no.	125.02
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checked by	SM/JD
sheet no.	

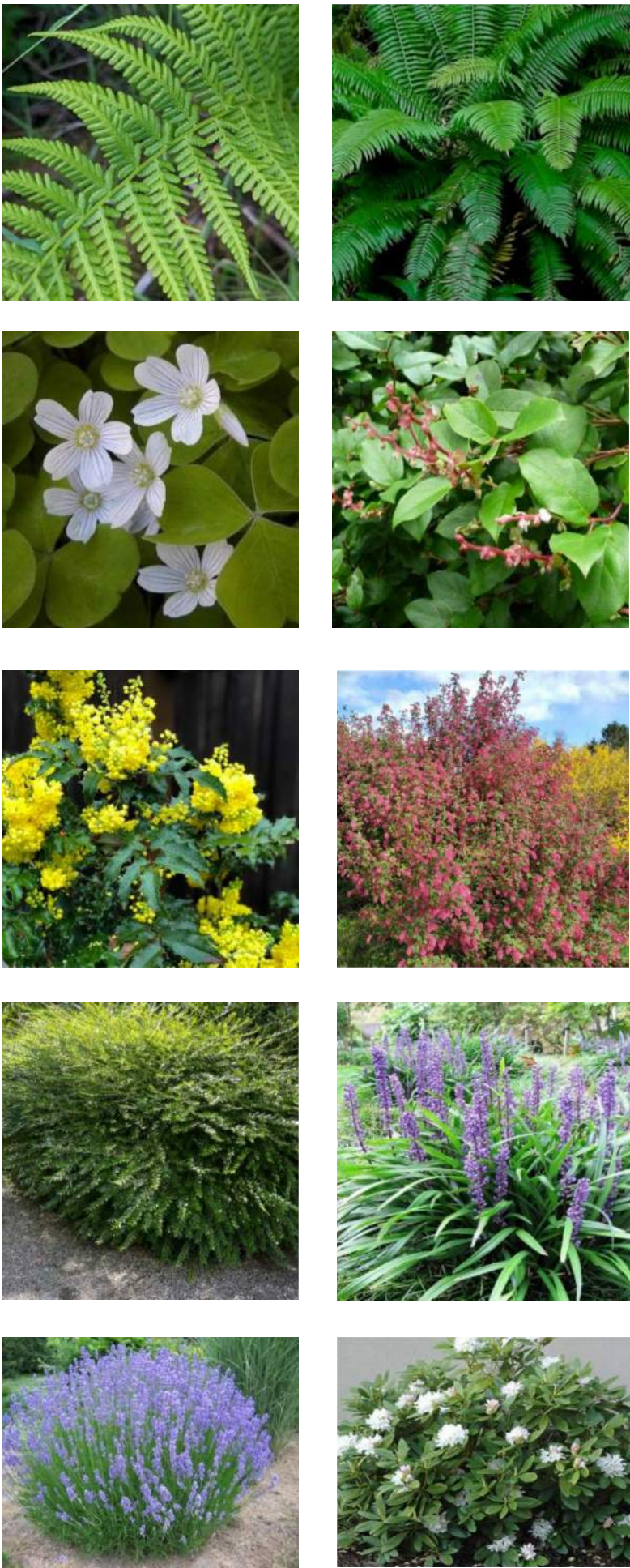
L2.01

PLANTING PRECEDENTS

RAIN GARDEN



SHRUBS / GROUND COVER / PERENNIALS



PRIVACY HEDGING



Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	N/P/E
TREES:					
ACC	2	Acer circinatum	Vine Maple	multistem, 1.5 m ht, b&b	N
AGR	4	Acer gresum	Paperbark Maple	4.0cm cal, b&b	
ARG	4	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b	
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
CNP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht	
COK	6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b	P
MGS	1	Magnolia x soulangeana	Saucer Magnolia	4cm cal, b&b	
NSW	3	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b	
PRV	1	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b	
SHRUBS/FERNS/GRASSES/VINES:					
Arc	42	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N/P
Aff	690	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Cht	26	Choisya ternata	Mexican Orange	#1 pot	
Epr	846	Epimedium x rubrum	Barrenwort	#1 pot	
Gsh	307	Gaultheria shallon	Salal	#1 pot	N
La	42	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	N/P
Lm	42	Liriope muscari	Lily turf	#1 pot	
Lp	17	Lonicera pileata	Privet Honeysuckle	#2 pot	
Ma-1	59	Mahonia aquifolium	Oregon Grape	#2 pot	N
Oo	846	Oxalis oregana	Redwood Sorrel	#1 pot	N
Pm	290	Polystichum munitum	Sword Fern	#1 pot	N
Rhs	2	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot	
Rs	11	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Tbr	22	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	
Vo	17	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot	
RAIN GARDEN PLANTS:					
Anl	107	Anemanthele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	107	Carex obnupta	Slough Sedge	#1 pot	N
Csm	31	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csc	13	Cornus sericea	Red-twig Dogwood	#2 pot	
Jcg	253	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot	
Lp	31	Lonicera pileata	Privet Honeysuckle	#2 pot	
Rs	7	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P

*DENOTES NATIVE/POLLINATOR/EDIBLE PLANTS



- 1 Low Native Planting Along Dowler Place Frontage: Sword Fern, Lady Fern, Sorrel, Barrenwort, Salal
- 2 Rain Garden: Slough Sedge, Red-twig Dogwood, Red Flowering Currant, Soft Common Rush, Midwinter Fire Dogwood, Pheasant's Tail Grass, Honeysuckle
- 3 Shade Tolerant Native Planting Along Blanshard & Future PLaza: Salal, Oregon Grape, Red Flowering Currant, Sword Fern, Lady Fern
- 4 Courtyard Planting: Kinnikinnick, Oregon Grape, Salal, Honeysuckle, Lily Turf, Huckleberry, Rhododendron, Lavender
- 5 Hedging for Courtyard Patios: Yew spp.
- 6 Hedging for North Patios Along Future Plaza: Choisya spp.



MOI LANDSCAPE ARCHITECTS
3388A Tennyson Ave P: 250.412-2891
Victoria, BC V8Z 3P6 E: admin@moidesign.ca

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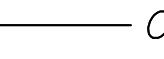
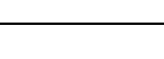
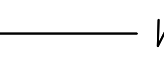
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Planting

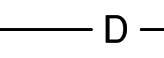
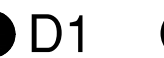
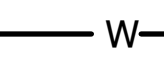
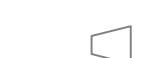
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L3.01

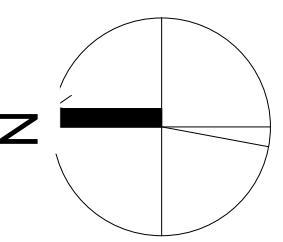
EXISTING FEATURES

- MANHOLE 
- COMBINED SEWER 
- COMBINED SEWER SERVICE LINE 
- STORM SEWER 
- CATCH BASIN 
- SANITARY SEWER 
- SEWER CLEANOUT 
- WATER MAIN 
- WATER VALVE 
- FIRE HYDRANT 
- WATER METER 
- WATER SERVICE 
- GAS MAIN 
- GAS VALVE 
- TELUS CONDUIT 
- ELECTRICAL CONDUIT 
- STREET LIGHTING CONDUIT 
- JUNCTION BOX 
- STREET LIGHT 
- TRAFFIC SIGNAL POLE 
- UTILITY POLE 
- CURB AND GUTTER 
- TBD - SPACEHOLDER
- TREE 
- TBD - SPACEHOLDER
- SIGN 
- FENCE 

PROPOSED

- STORM SEWER 
- SANITARY SEWER 
- MANHOLE 
- CATCH BASIN 
- WATER MAIN 
- WATER VALVE 
- FIRE HYDRANT 
- CROSS 
- TEE 
- BEND 
- CAP 
- REDUCER 
- IRRIGATION CONTROL BOX 
- IRRIGATION VALVE 

REVISIONS:
1. LIMIT OF REMOVALS FOR FRONTAGE IMPROVEMENTS REDUCED ON DOWLER ROAD (NO LONGER INCLUDING INTERSECTION)
2. ADDED EXISTING FIRE HYDRANT LABEL
3. ADDED HYDRANTING TO EXISTING UNDERGROUND INFRASTRUCTURE
4. NO LONGER REMOVING EXISTING CB
5. LIMIT OF REMOVALS UPDATED ALONG SOUTH PL DUE TO NEW SAN SERVICING ALIGNMENT
6. TREE J25 NEEDS TO BE REMOVED TO ACCOMMODATE NEW SAN SERVICING ALIGNMENT
7. LIMIT OF REMOVALS UPDATED ON WEST PL (BLANSHARD ST) TO BACK OF EXISTING SIDEWALK



rev no	description	date
D	RE-ISSUED TO CIV FOR DDP	2026/02/06
C	ISSUED FOR 50% CD	2025/11/12
B	ISSUED FOR DDP	2025/07/08
A	50% DESIGN DEV.	2025/06/09

project name
Evergreen Phase 1

Victoria, BC

sheet title
Existing Site Plan
And Demolition Plan

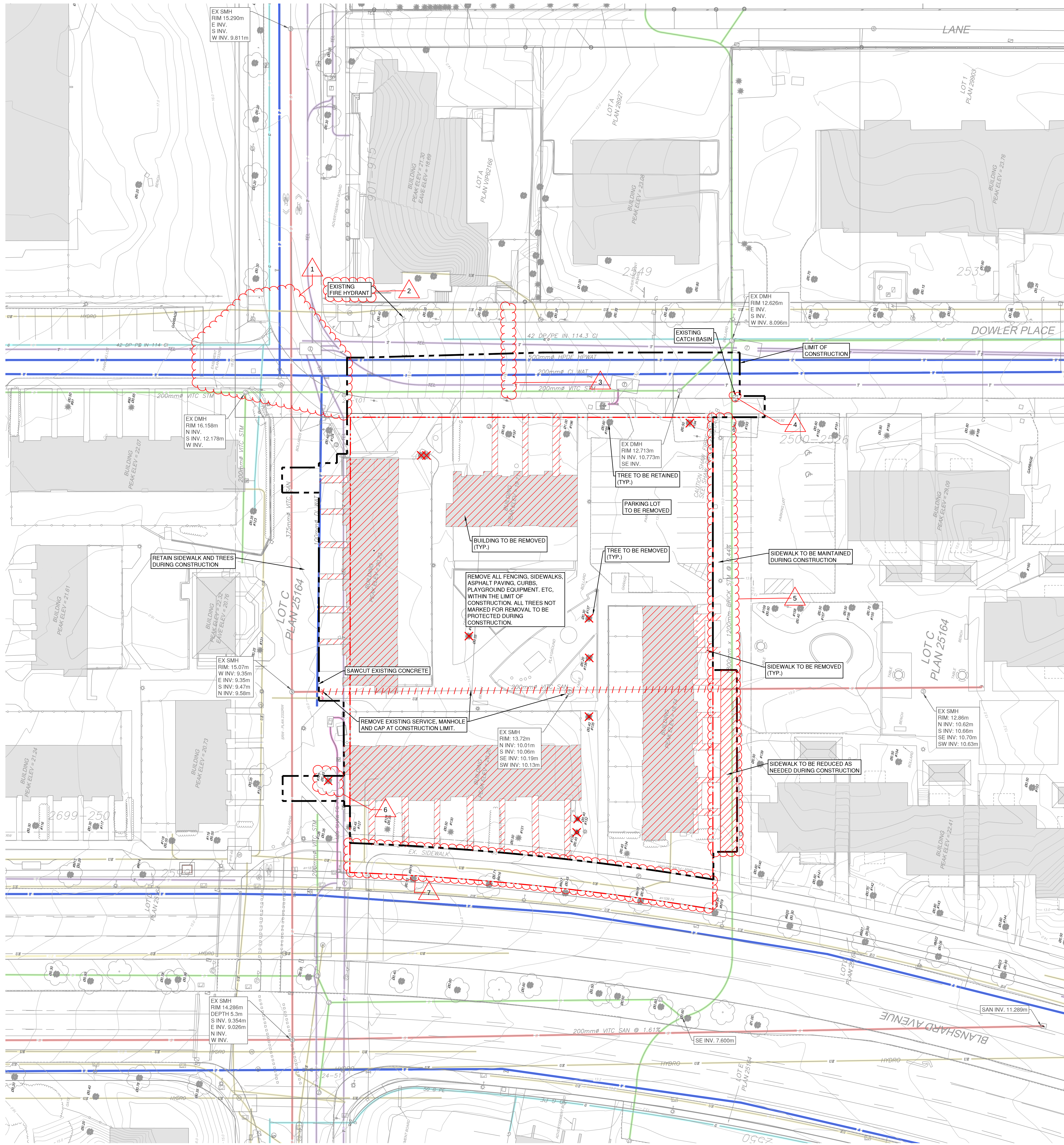
project no. CA0036198.5231

scale 1:250

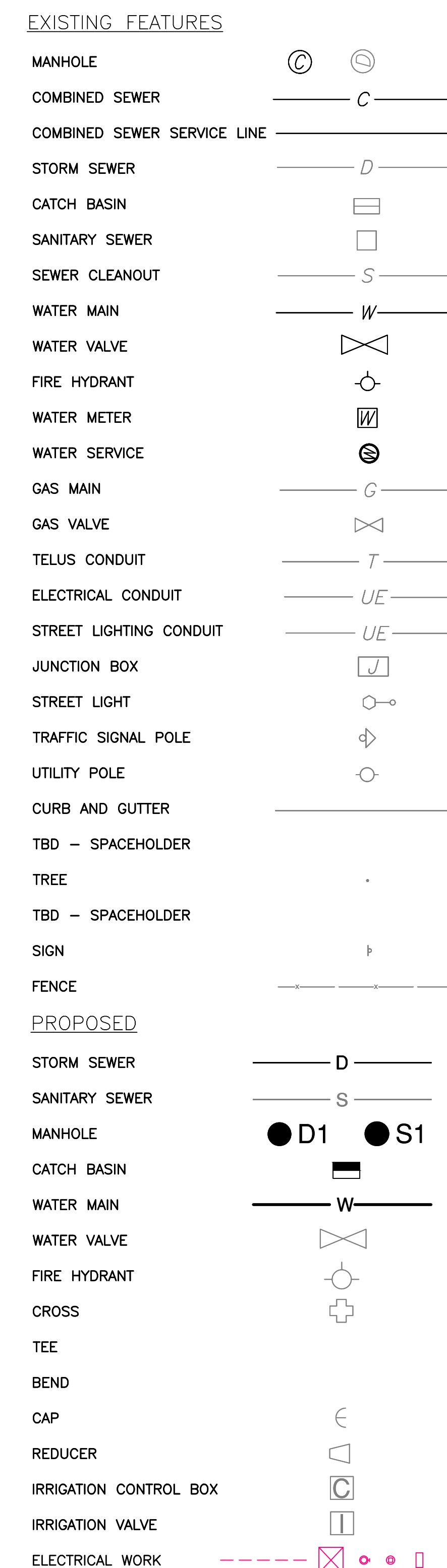
drawn by SG

date issued 2025/07/04

sheet no. C1.0

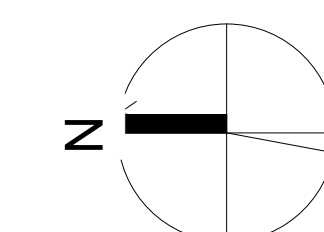


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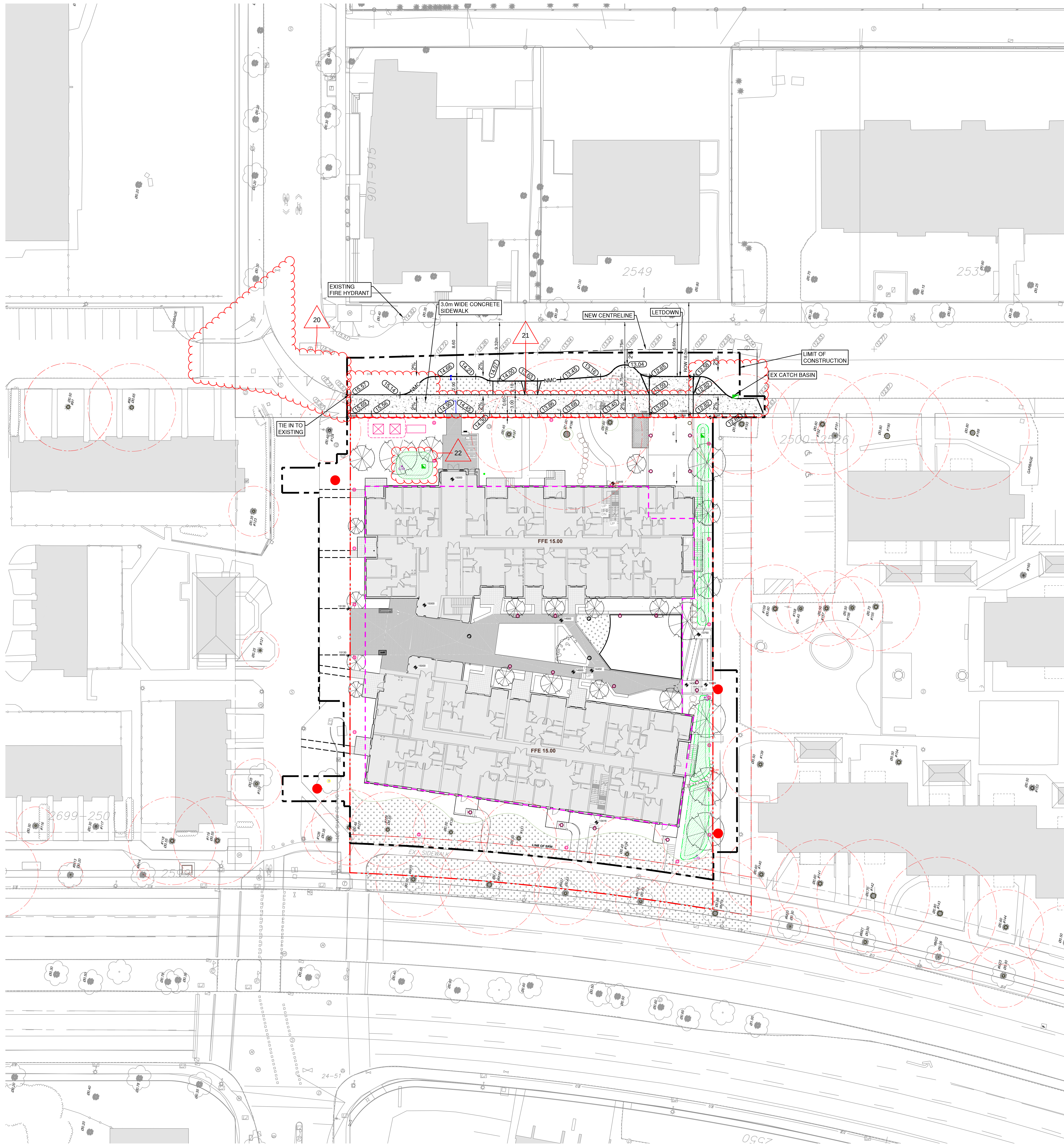


REVISIONS:

6.	ADD: METER CHAMBER NOTE AND REFERENCE TO DETAIL PAGE 1
7.	PROPOSED OR REMOVED (EXISTING OR TO REMAIN IN USE)
8.	10. ELECTRICAL LINEWORK ADDED TO DRAWING INCLUDING MPIS, 3/8", EXISTING ALIGNMENTS, AND LIGHTING
9.	11. ELECTRICAL LINEWORK ADDED TO DRAWING INCLUDING MPIS, 3/8", EXISTING ALIGNMENTS, AND LIGHTING
10.	12. SANITARY SERVICE RELOCATED AND PROPOSED MP PULLED OFF EXISTING MAIN
11.	13. STORM SERVICES MOVED CLOSER TO BUILDING TO PROTECT TREES
12.	14. LABELING CHANGED TO PIPES THAT IDENTIFIED AS FUTURE
13.	15. GREY DASHED LINE FOR EXISTING BUILDINGS OUTLINE ADDED TO JUSTIFY LIMITS OF CONSTRUCTION
14.	16. SANITARY DESIGN AREA IDENTIFIED AS FUTURE NOT WITHIN THIS SHEET
15.	17. SAN MH LABEL UPDATED TO AVOID REGRADING EXISTING LINE
16.	18. NOTE ADDED
17.	19. SANI MP FOR EXISTING AND FUTURE DEVELOPMENT OF ADJACENT LOT RE-ALIGNED TO WEST SIDE OF PROPOSED BUILDING



D	RE-ISSUED TO Call FOR DDP	2026/02/06	
C	ISSUED FOR 50% CD	2025/11/12	
B	ISSUED FOR DDP	2025/07/08	
A	50% DESIGN DEV.	2025/06/09	
rev no	description	date	
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project name Evergreen Phase 1			
Victoria, BC			
sheet title Site Servicing Plan			
project no.	CA0036198.5231		
scale	1:250		
drawn by	SG/BJP		
date issued	sheet no. C1.1		



EXISTING FEATURES

- MANHOLE
- COMBINED SEWER
- COMBINED SEWER SERVICE LINE
- STORM SEWER
- CATCH BASIN
- SANITARY SEWER
- SEWER CLEANOUT
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER SERVICE
- GAS MAIN
- GAS VALVE
- TELUS CONDUIT
- ELECTRICAL CONDUIT
- STREET LIGHTING CONDUIT
- JUNCTION BOX
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- CURB AND GUTTER
- TBD - SPACEHOLDER
- TREE
- TBD - SPACEHOLDER
- SIGN
- FENCE

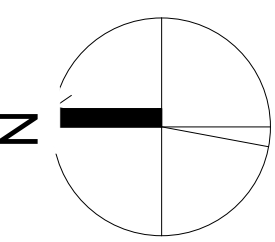
PROPOSED

- STORM SEWER
- SANITARY SEWER
- MANHOLE
- CATCH BASIN
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- CROSS
- TEE
- BEND
- CAP
- REDUCER
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE

REVISIONS:
20. DOWLER-KINGS RAISED INTERSECTION REMOVED FROM DESIGN (PROPOSED TO BE COMPLETED AS PART OF A FUTURE PHASE OF DEVELOPMENT - INTERSECTION DETAIL DWG REMOVED FROM DWG SET)
21. SIDEWALK ADJUSTED TO ALIGN WITH EXISTING SIDEWALK AND TIE-IN LOCATIONS REDUCED TO PROPERTY FRONTAGE ONLY
22. RAIN GARDEN REDUCED TO ACCOMMODATE PMTS AND 3/8"



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C	ISSUED FOR 50% CD	2026/11/12
B	ISSUED FOR DDP	2025/07/08
A	50% DESIGN DEV.	2025/06/09

rev no	description	date
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project name
Evergreen Phase 1

Victoria, BC

sheet title
Surface Works

project no. CA0036198.5231

scale 1:250

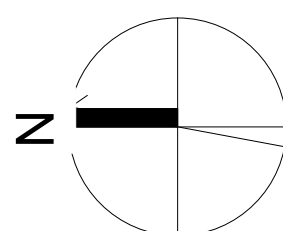
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sheet no. C1.2



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C	ISSUED FOR 50% CD	2025/11/12
B	ISSUED FOR DDP	2025/07/08
A	50% DESIGN DEV.	2025/06/09
rev no	description	date

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Victoria, BC

project no.	CA0036198.5231
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scale	1:50
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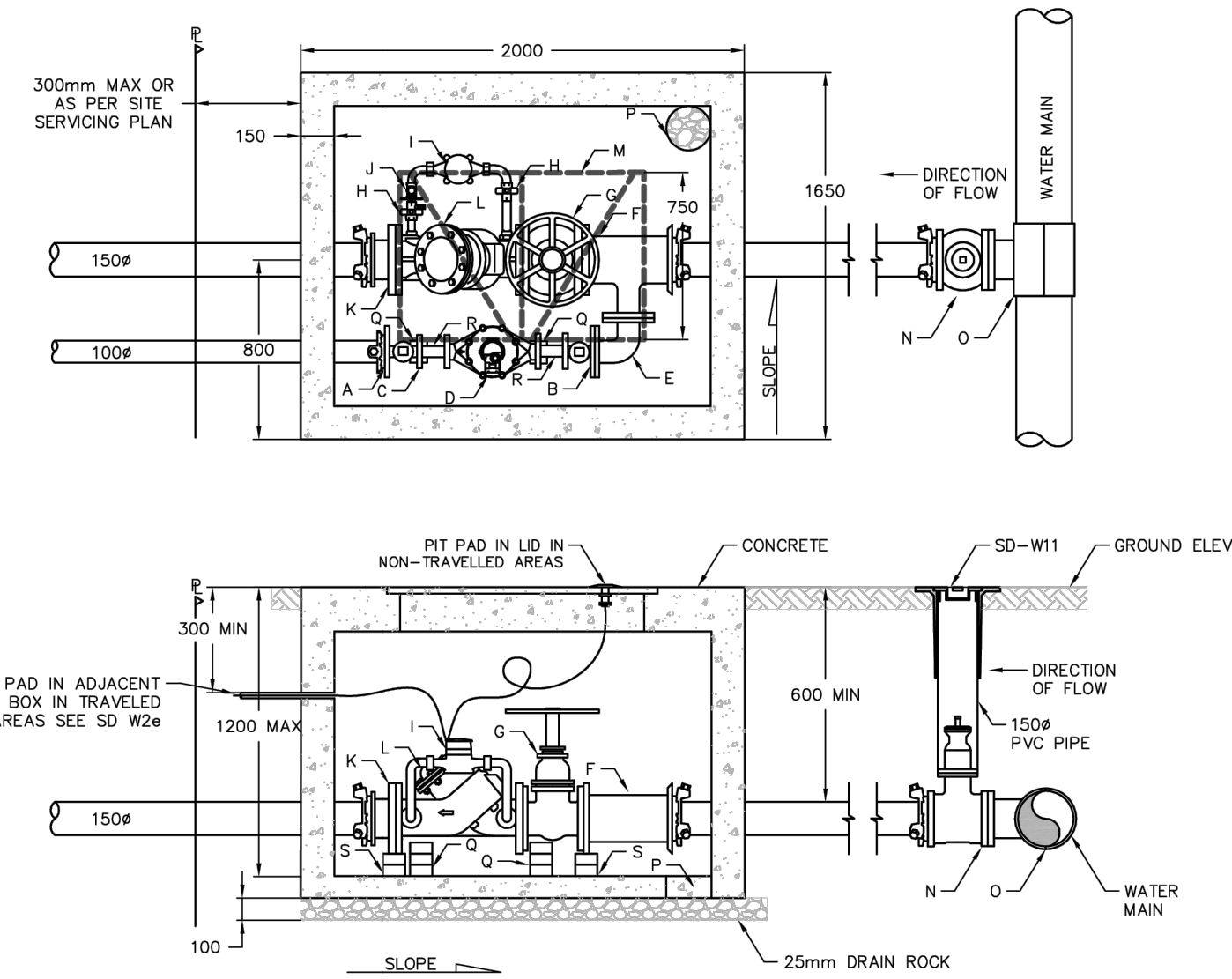
drawn by

date issued

2025/07/04

[illegible]

C1.3



- | | |
|------------------------------------|---|
| A) 100 MM X 50 FIP mm END CAP | J) 15mm CHECK VALVE |
| B) 100 FL X 50 FIP mm BLIND FLANGE | K) 150mm ADAPTOR |
| C) 50mm METER SETTER C/N 2-50 mm | L) 150mm FL DETECTOR CHECK VALVE |
| FIP BRASS MALE ADAPTORS | M) HATCH: ROAD-T4510670AD; SIDEWALK-T3S10670AD |
| D) 50mm METER | N) 150mm VALVE |
| E) 100mm FL X FL 90° BEND | O) 150mm SADDLE OR TEE |
| F) 150 FL X 150 MM X 100mm FL TEE | P) 200mm PE VUMP PUMP |
| G) 150mm FL X FL WHEEL GATE VALVE | Q) 3- 200 X 100 X 50mm CONCRETE BLOCKS FOR METER SETTER |
| H) 15mm VALVE | R) 2 X 100 X 50mm CONCRETE BLOCKS FOR 100mm WPS NIPPLE |
| I) 15mm NIPPER | S) 2- 200 X 100 X 50mm CONCRETE BLOCKS FOR 150mm SERVICE PIPE |

NOTES

- 1) ALL PIPE AND FITTINGS TO BE PIPE RESTRAINED.
- 2) THE OWNER SHALL CONNECT TO THE CITY PIPE AT PROPERTY LINE.
- 3) FIRE SERVICE TO BE RIGHT SIDE OF DOMESTIC METER ENTERING PROPERTY AND DIMENSIONED TO CLOSEST IRON PIPE

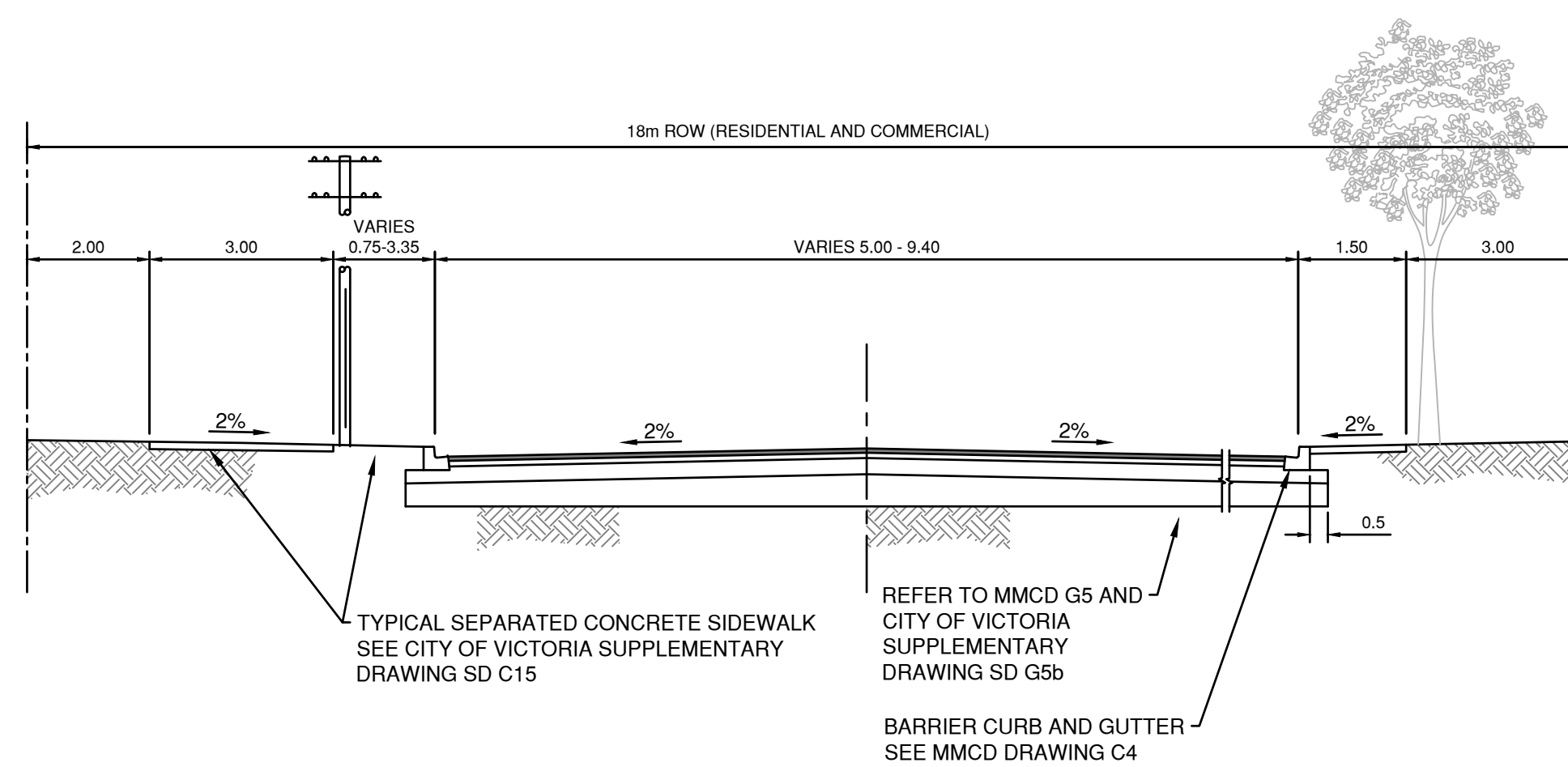
NOT TO SCALE

1011

**150mm FIRE SERVICE C/W 100mm DOMESTIC
SERVICE AND 50mm WATER METER**

REVISIONS
DEC 2015

DRAWING NUMBER
SD W2f



NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. OVERALL DIMENSIONS AND ROW MAY VARY AT INTERSECTIONS.
3. PAVEMENT WIDTHS:
 - SINGLE FAMILY TO LOW DENSITY TOWNHOUSE 9m
 - HIGH DENSITY TOWNHOUSE TO LOW RISE APARTMENTS AND NEIGHBOURHOOD COMMERCIAL CENTRES 10m

PICAL LOCAL STREET

NTS