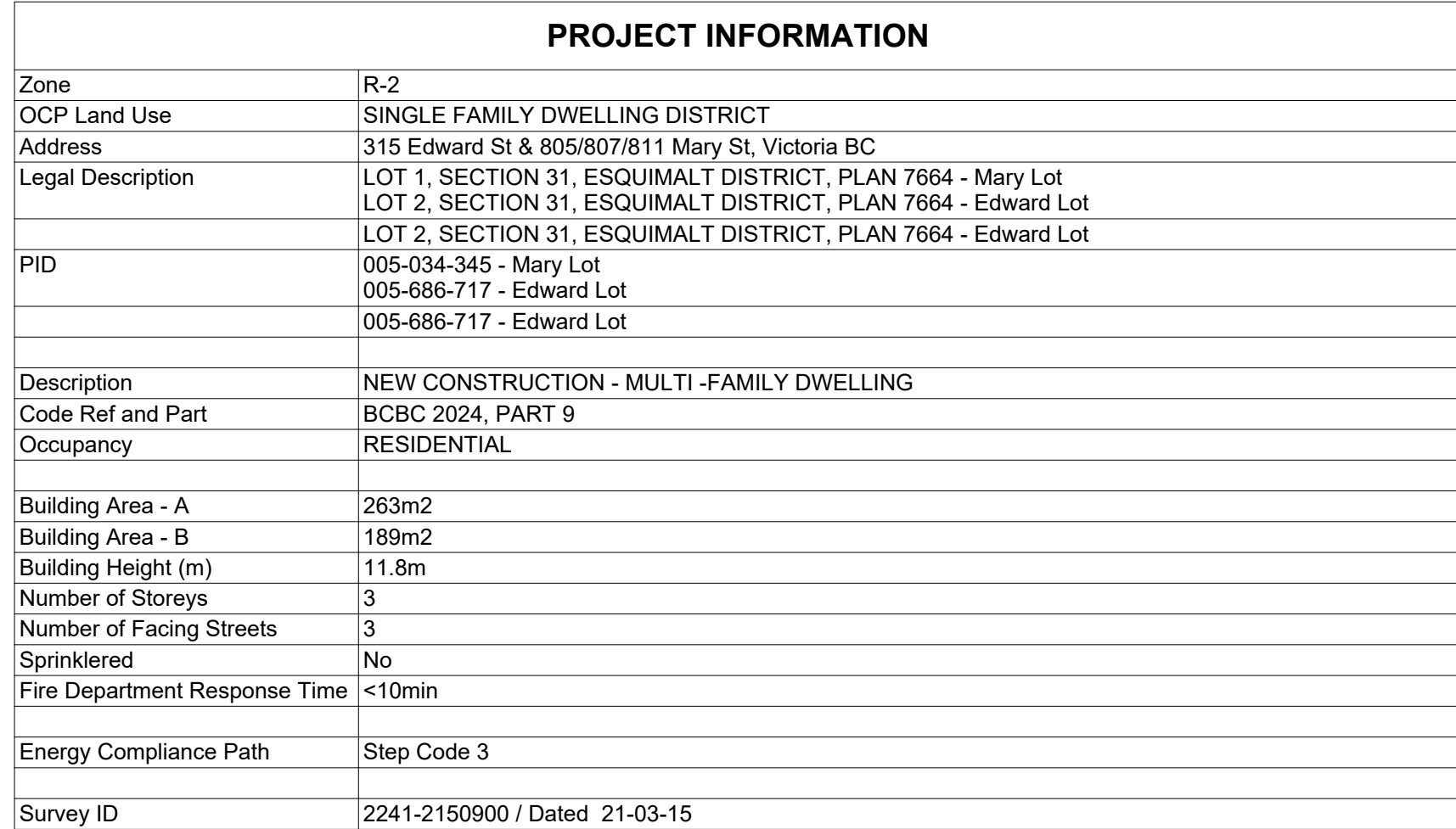




SHEET LIST	
SHEET #	SHEET NAME
A.000	COVER
A.005	DOOR + WINDOW SCHEDULE
A.007	ZONING COMPLIANCE Rev
A.008	AVERAGE GRADE
A.009	CODE REVIEW
A.010	BUILDING A LIMITING DISTANCE
A.011	BUILDING B LIMITING DISTANCE
A.013	SHADOW STUDIES
A.101	SITE PLAN
A.201dp	FULL SITE - LEVEL 1 PLANS
A.202	FULL SITE - LEVEL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

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

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

OWNER

SKALE Properties Inc
Stefan Kalenchuck
498 E 5th Ave, Vancouver, BC, V5T1H9
stefan.kalenchuk@gmail.com
C 778 237 4349

ARCHITECTURAL

FOLD ARCHITECTS INC.
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C 604 364 7179

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CIVIL

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STRUCTURAL

RJC ENGINEERS
Daniel Mackay
1515 Douglas St #330, Victoria, BC V8W 2G4
DMackay@rjc.ca
C 778 746 1106

ELECTRICAL

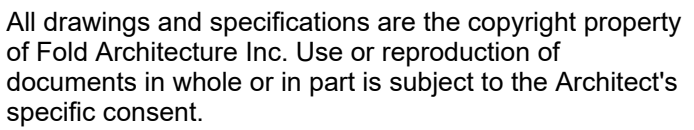
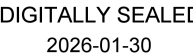
AES ENGINEERING
 Jeff Halpenny
 3795 Carey Rd #500, Victoria, BC V8Z 6T8
jeff.halpenny@aesengr.com
 C 250 217 0964

MECHANICAL

AME GROUP
Taio Waldhaus
721 Johnson St, Victoria, BC V8W 1M8
taiowaldhaus@amegroup.ca
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CODE

GHL CONSULTANTS
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700 W Pender St, Vancouver, BC V6C 1G8
fv@ghl.ca
T 604 689 4449



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Do not scale these drawings.

[illegible]

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 3:14:51 PM

13 26.01.30



FAR CALC EXEMPT	
Name	Area
LTB STOR.	59.3 m ²
	59.3 m ²

EDWARD ST. LEVEL 1

LTB STOR.

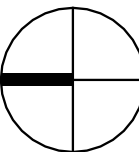
MARY ST. LEVEL 1



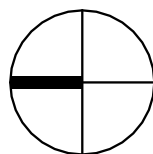
4 SITE COVERAGE DIAGRAM
A.007 1 : 200

EDWARD ST. LEVEL 2

MARY ST. LEVEL 2



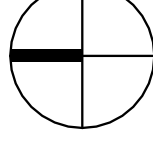
2 ZONING AREAS - LEVEL 2
A.007 1 : 200



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

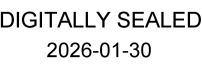
EDWARD ST. LEVEL 3

MARY ST. LEVEL 3



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

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



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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
Printed 2026-01-30 3:14:57 PM	

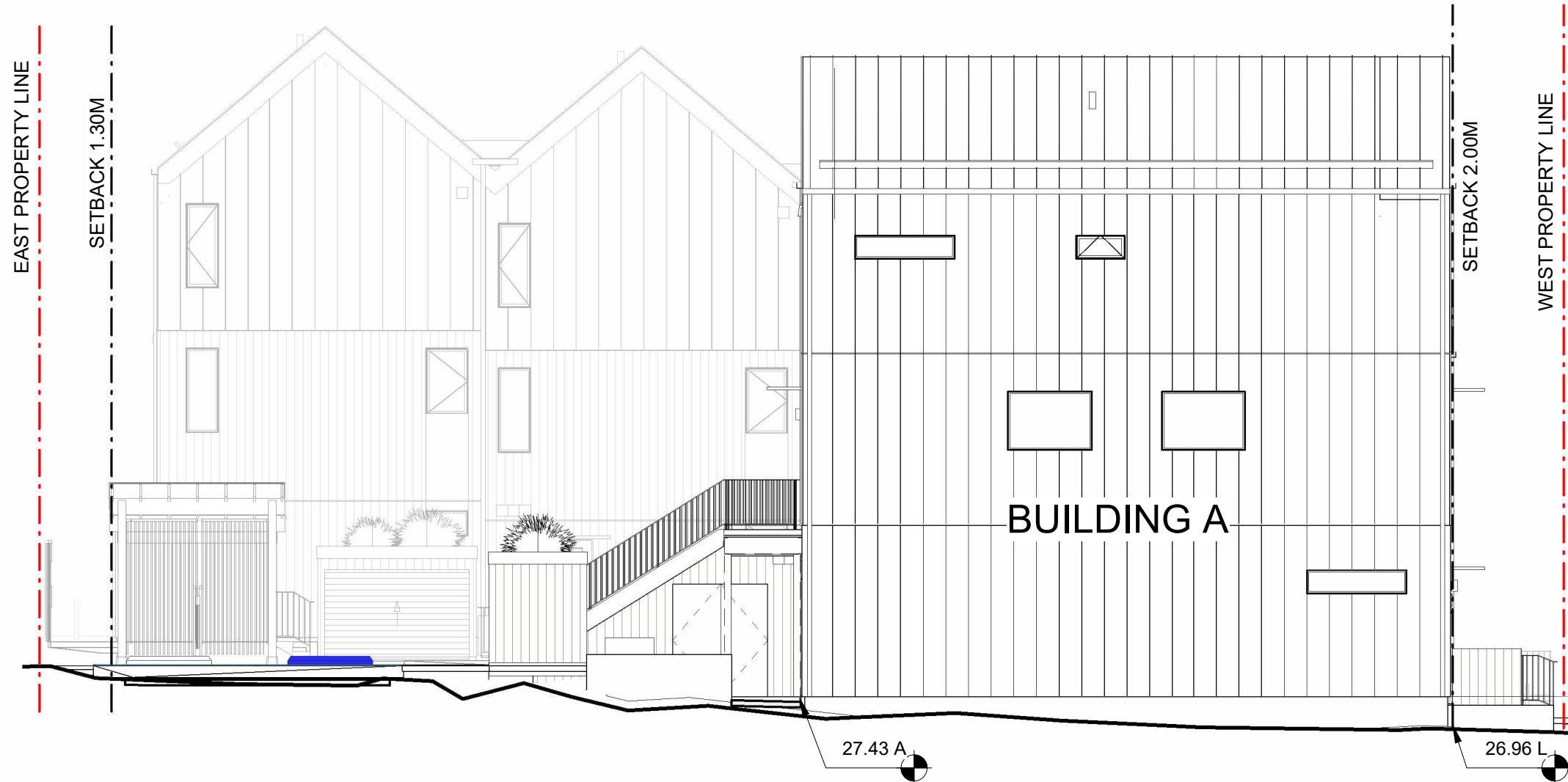
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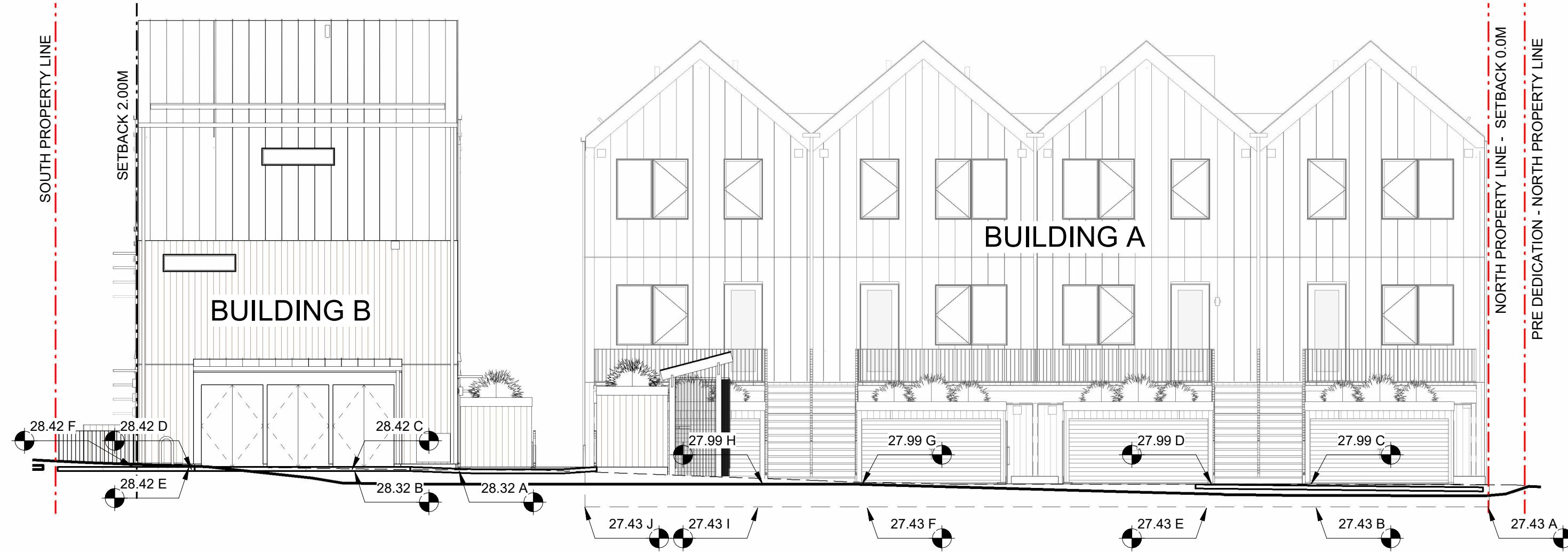
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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23



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



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



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



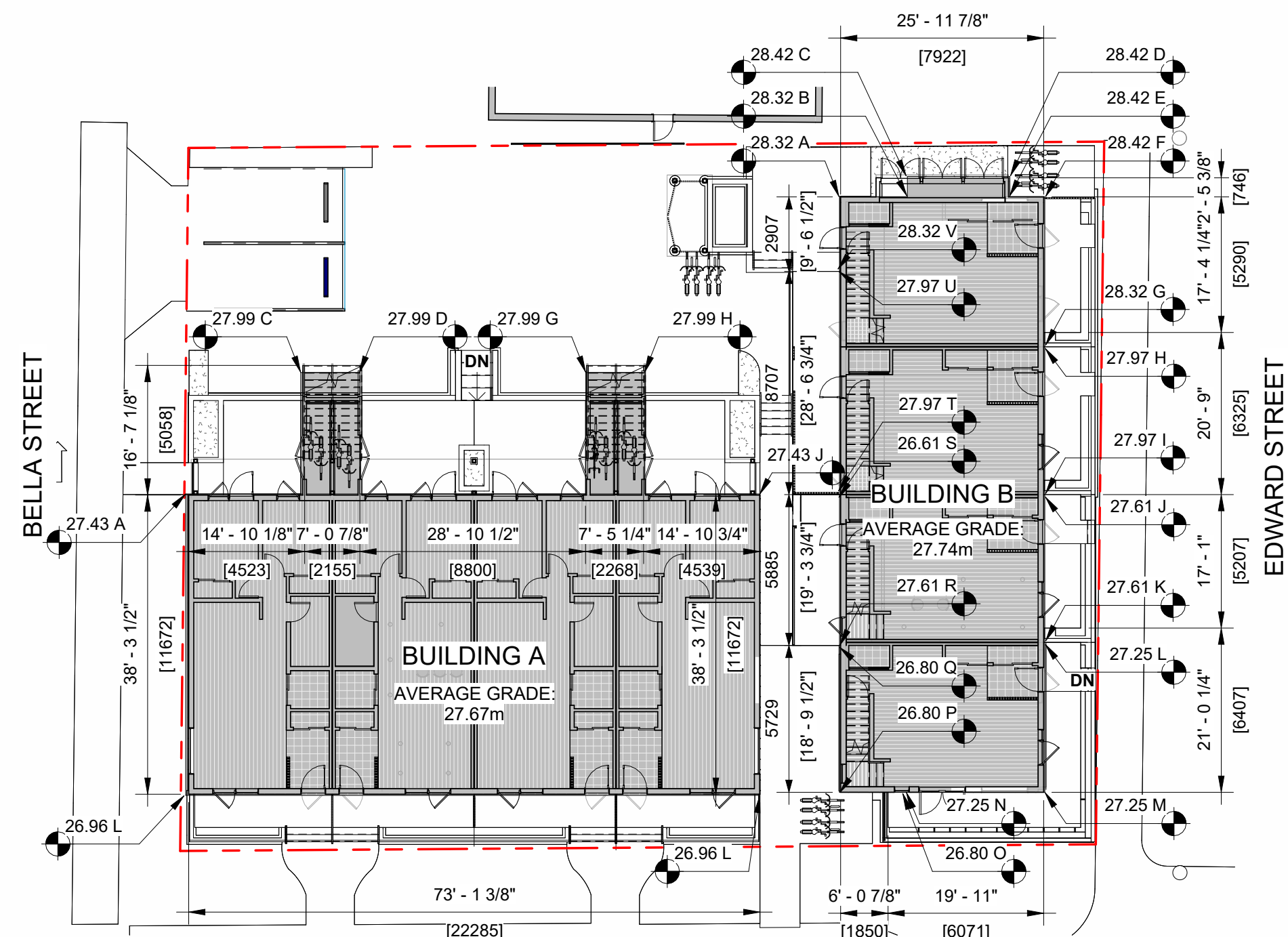
4 AVERAGE GRADE - WEST ELEVATION
A.008 1 : 100

BUILDING A - AVERAGE GRADE CALCULATIONS

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

BUILDING B - AVERAGE GRADE CALCULATIONS

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



5 AVERAGE GRADE PLAN
A.008 1 : 200

S.KALENCHUK

VICWEST TOWNHOMES

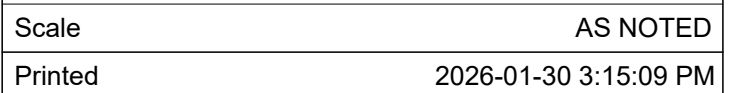
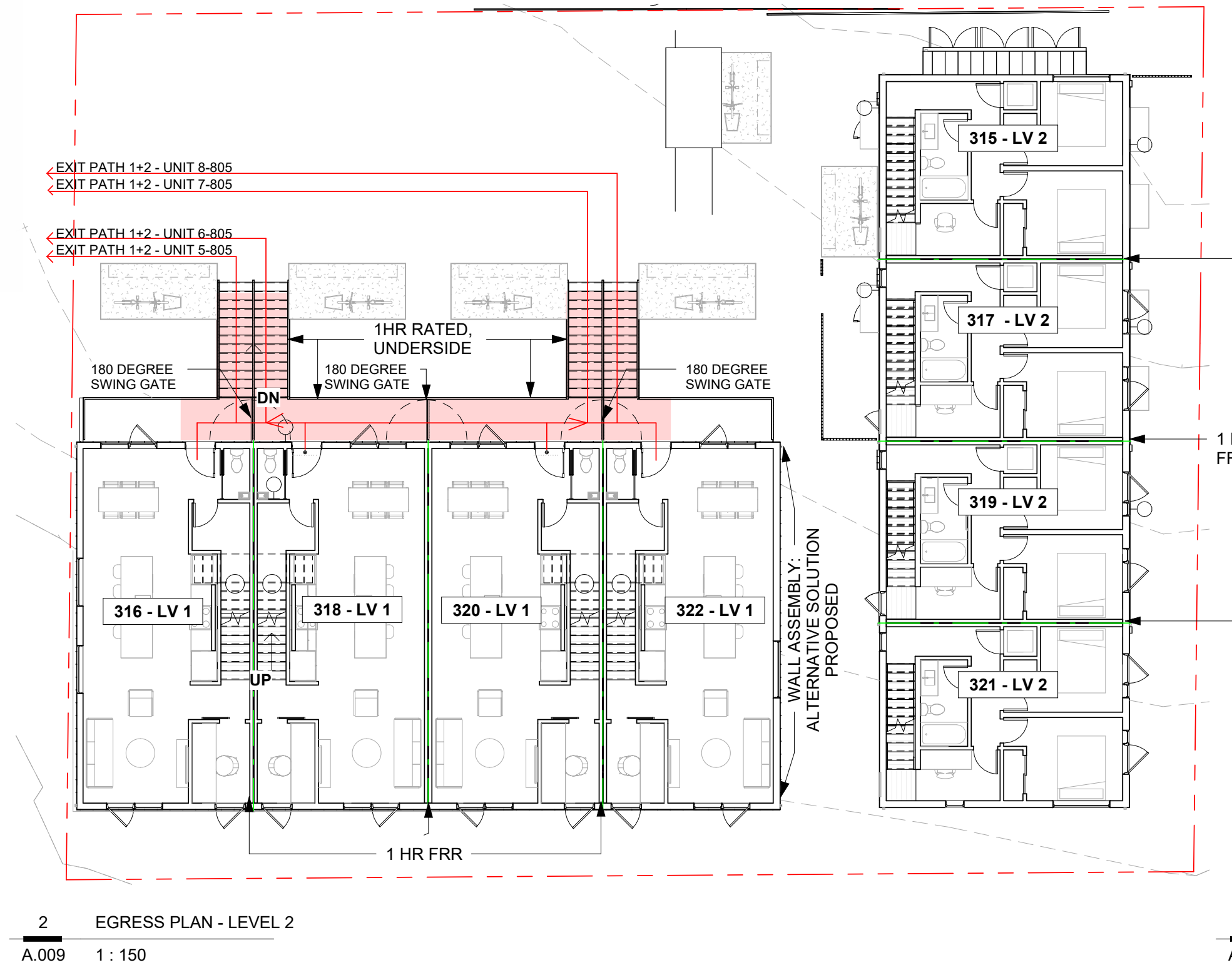
AVERAGE GRADE

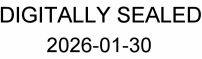
Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

A.008

Scale	AS NOTED
Printed	2026-01-30 3:15:06 PM

Item	BC Building Code Data Matrix Parts 3 & 9	BCBC Reference
1	Project Description: ☐ Change of Use ☒ New ☐ Addition ☐ Alteration	☐ Part 3 ☒ Part 9
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 Below Grade 0	9.10.4.1
6	Height of Building BLDG A - MARY 10.89 m BLDG B - EDWARD 10.53 m	9.10.4
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 BLDG B - EDWARD Combustible/Non-Combustible REQUIRES NON-COMBUSTIBLE WALL ADJACENET TO BLDG B	9.10.14 9.10.15
9	Sprinkler System Proposed ☒ Not required - BLDG A ☒ Basement only ☒ In lieu of wall rating - BLDG B ☒ Not required - BLDG B	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8.2
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 ☒ Non-Combustible *NON COMB. WALL REQUIRED ON BUILDING A, ADJACENT TO PASS THROUGH *REVIEW LIMITING DISTANCE DIAGRAM	9.10.14 9.10.15
14b	Permitted Cladding ☐ Combustible ☐ Non-Combustible ☒ Both REVIEW LIMITING DISTANCE DIAGRAMS FOR SPECIFIC ASSEMBLIES	9.10.14 9.10.15
16	Occupant Load based on: ☐ design of building ☒ 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 Exempt
18	Hazardous Substances ☐ Yes ☒ No	9.10.1.3.(4)
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies Floor Between Suite- Bldg A 1.00 hr Egress Floors of exterior passageways - Bldg A 1.00 hr Floor - In suites (A+B) 0.00 hr Bldg A and Bldg B - Roof 0.00 hr Supporting Members Steel Members 0.75 hr Heavy Timber Columns 0.75 hr Bearing Walls Level 1- Bldg A 1.00 hr Party Walls, between Suites 1.00 hr	Listed Design No. or Description 9.10.9.13 9.10.8.8 9.10.9.4(2) 9.10.8.1 9.10.7.1 9.10.8.2/3.14.7 9.10.9.3 9.10.9.16(3)
20	Required Acoustic Separation Between Adjoining Walls 50 STC Min Horizontal Construction 50 STC Min Walls 50 STC Min	9.11.1.4
22	Other Egress BLDG A - MARY 2 exits BLDG B - EDWARD 1 exit + egress windows/balcony bedrooms- all units: 1 egress window	9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3,





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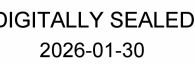
VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

Scale	AS NOTED
Printed	2026-01-30 3:15:18 PM



BUILDING A - NORTH ELEVATION "2"		LD below		LD	LD above	LD*2	% Permitted	Area Permitted
Area of building face		2.0 m	3.68 m	4.0 m		13.54 m ²	32%	11.10 m ²
Next smallest value	30.0 m ²	12%	35%	39%				
Area	35.20 m ²	11%	32%	35%				
Next largest value	40.0 m ²	11%	29%	32%				



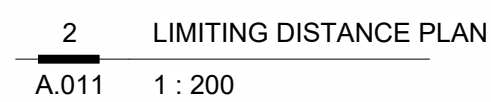
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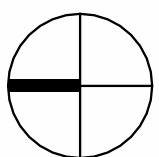
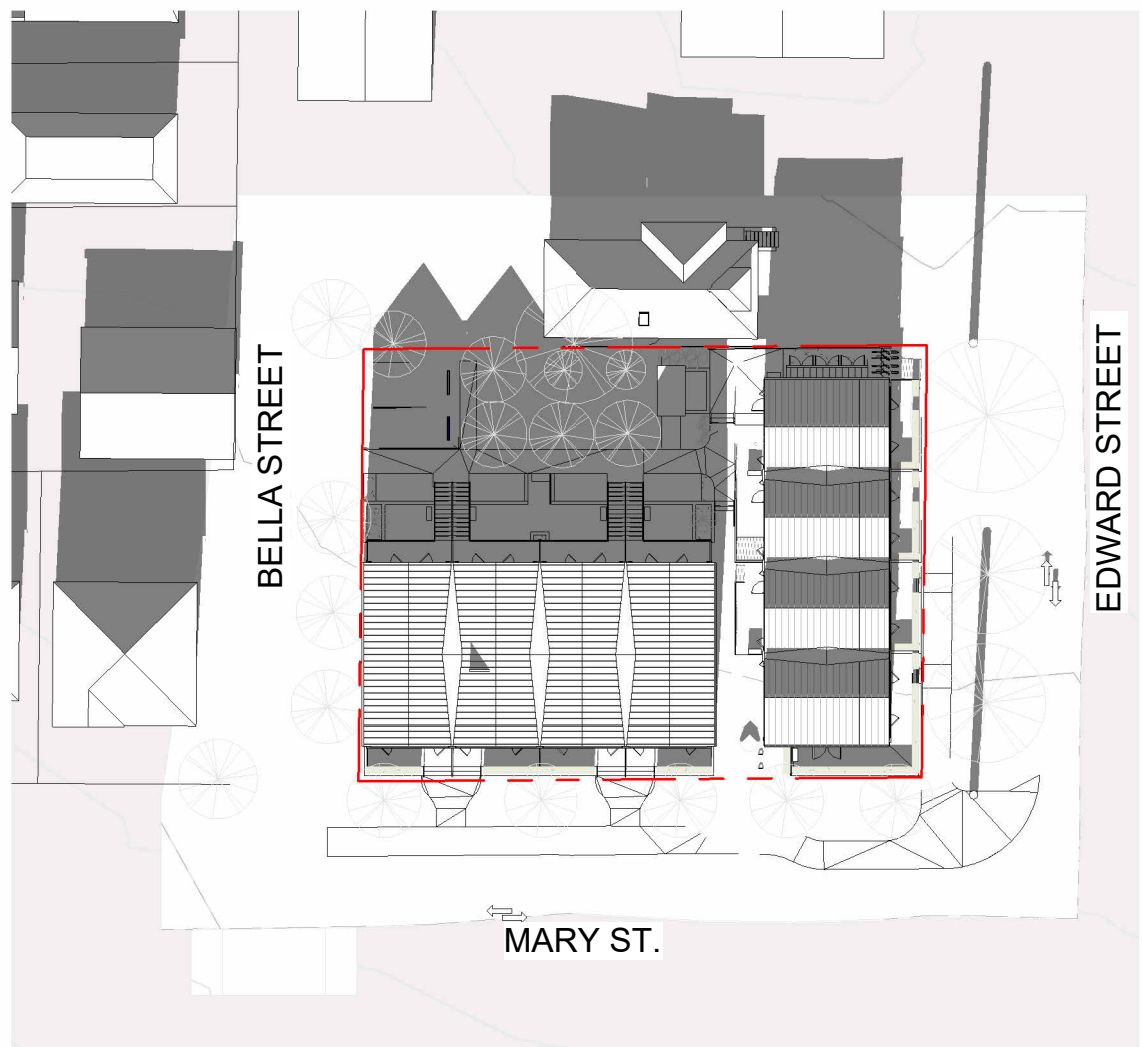
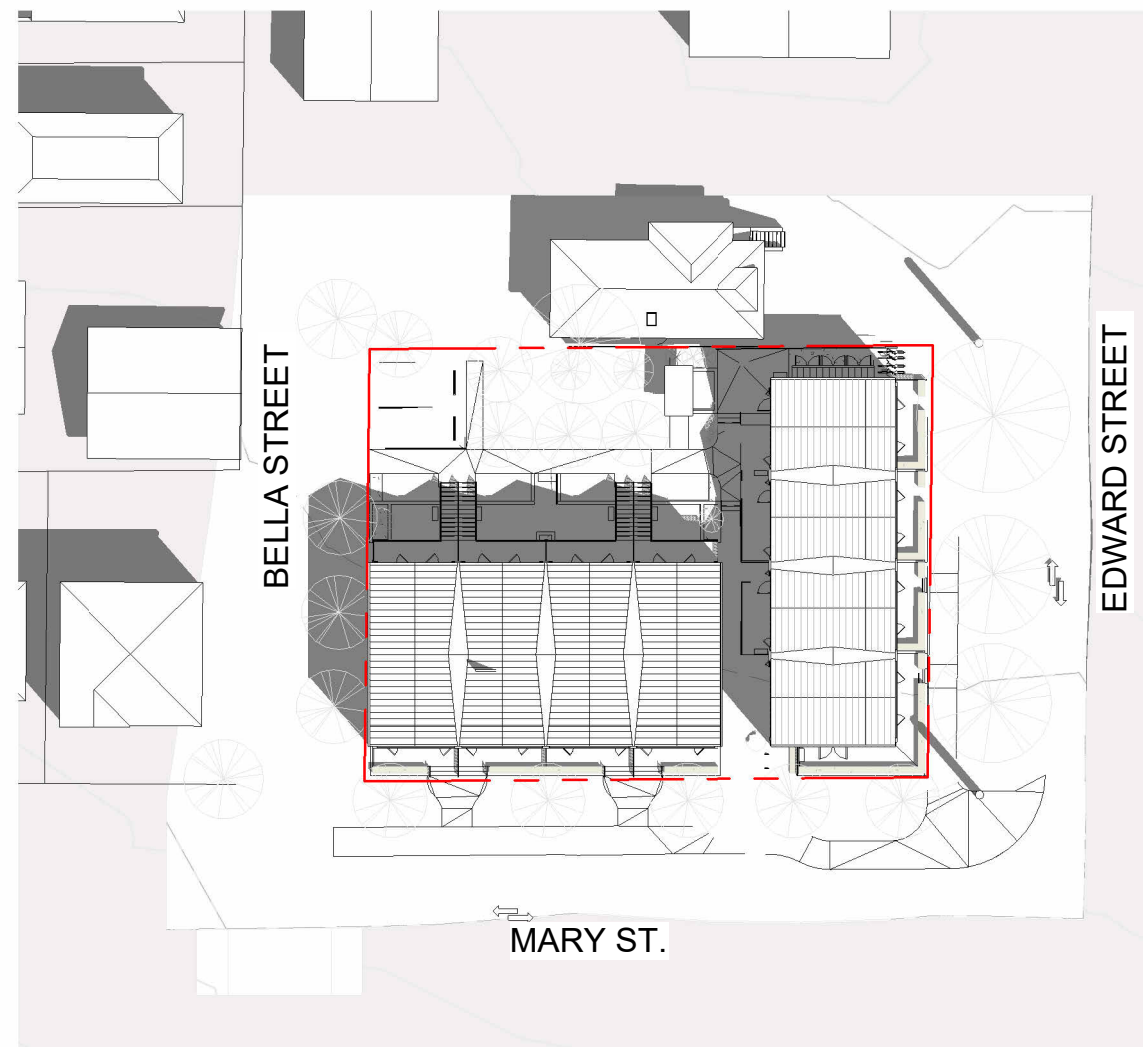
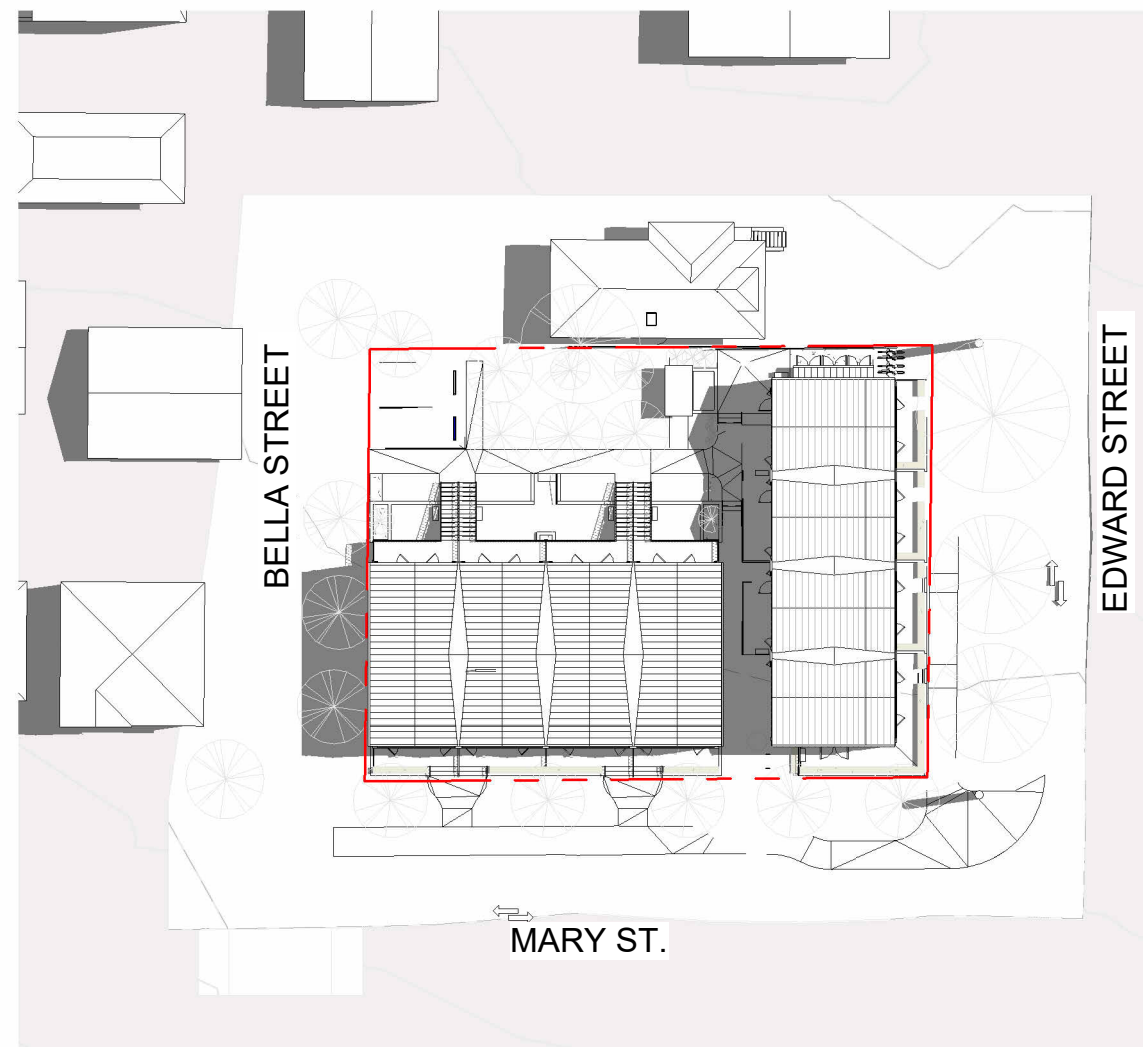
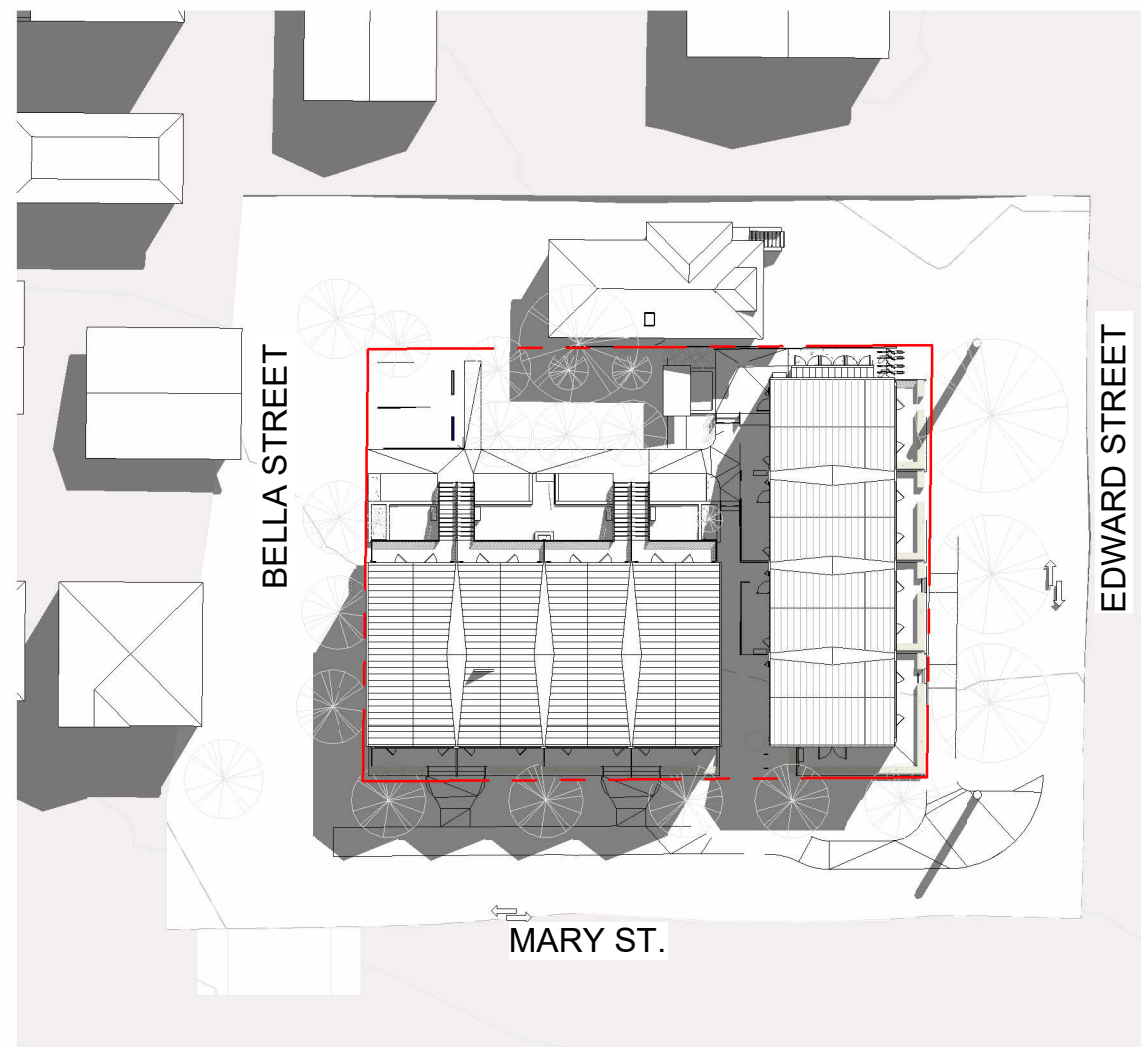
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6 LIMITING DISTANCE - BUILDING B NORTH ELEVATION
A.011 1 : 100

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



SUMMER SOLSTICE



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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
3	DPA Rev 2	25.05.09
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

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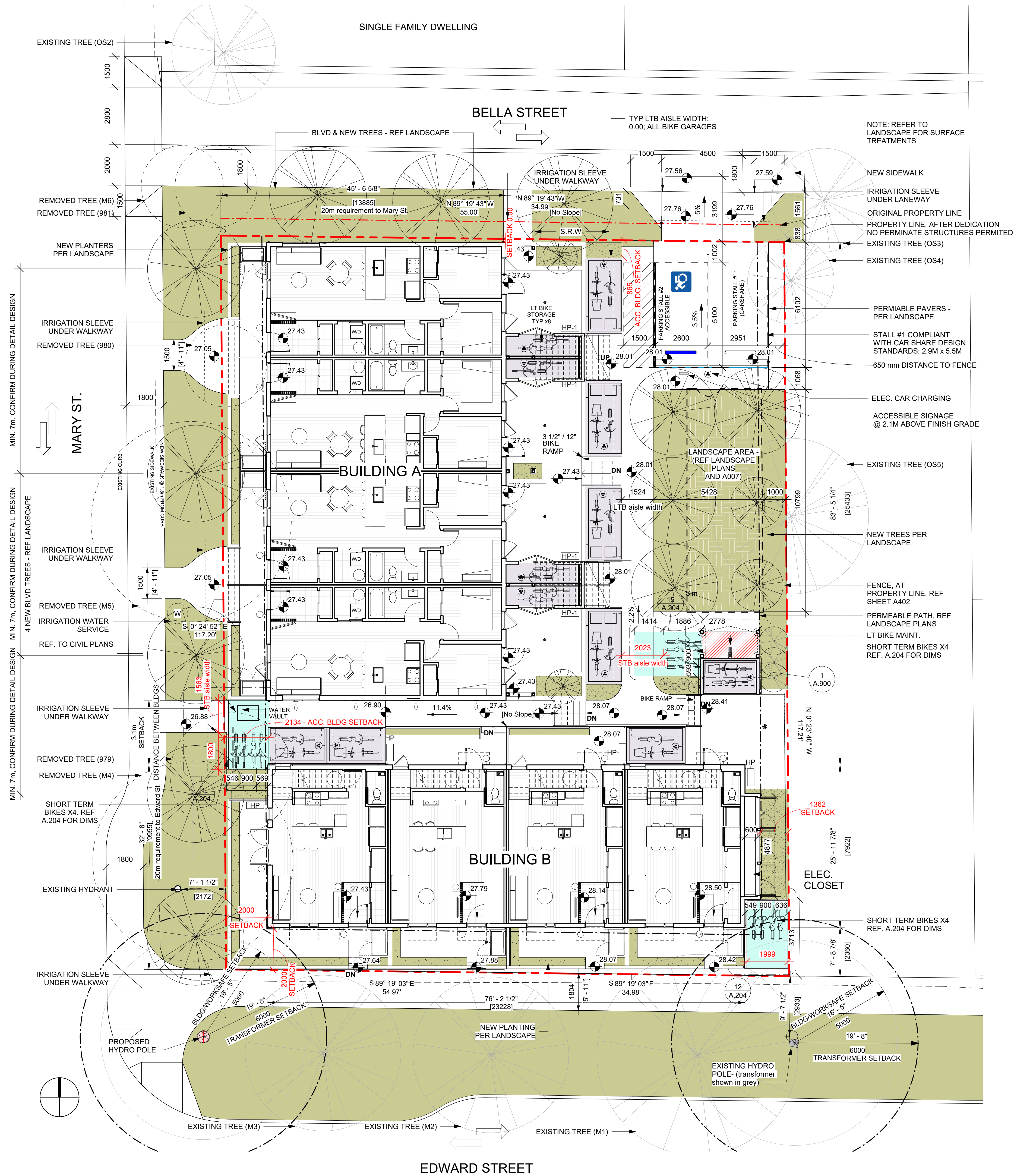
VICWEST
TOWNHOMES

SITE PLAN

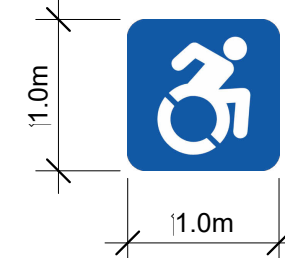
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Date	24.10.29
Drawn by	SS
Checked by	SS

A.101

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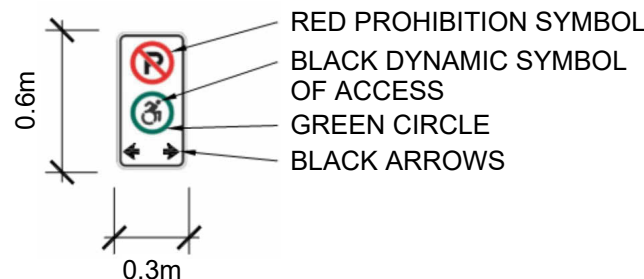


DYNAMIC SYMBOL OF ACCESS MARKING SPECIFICATIONS



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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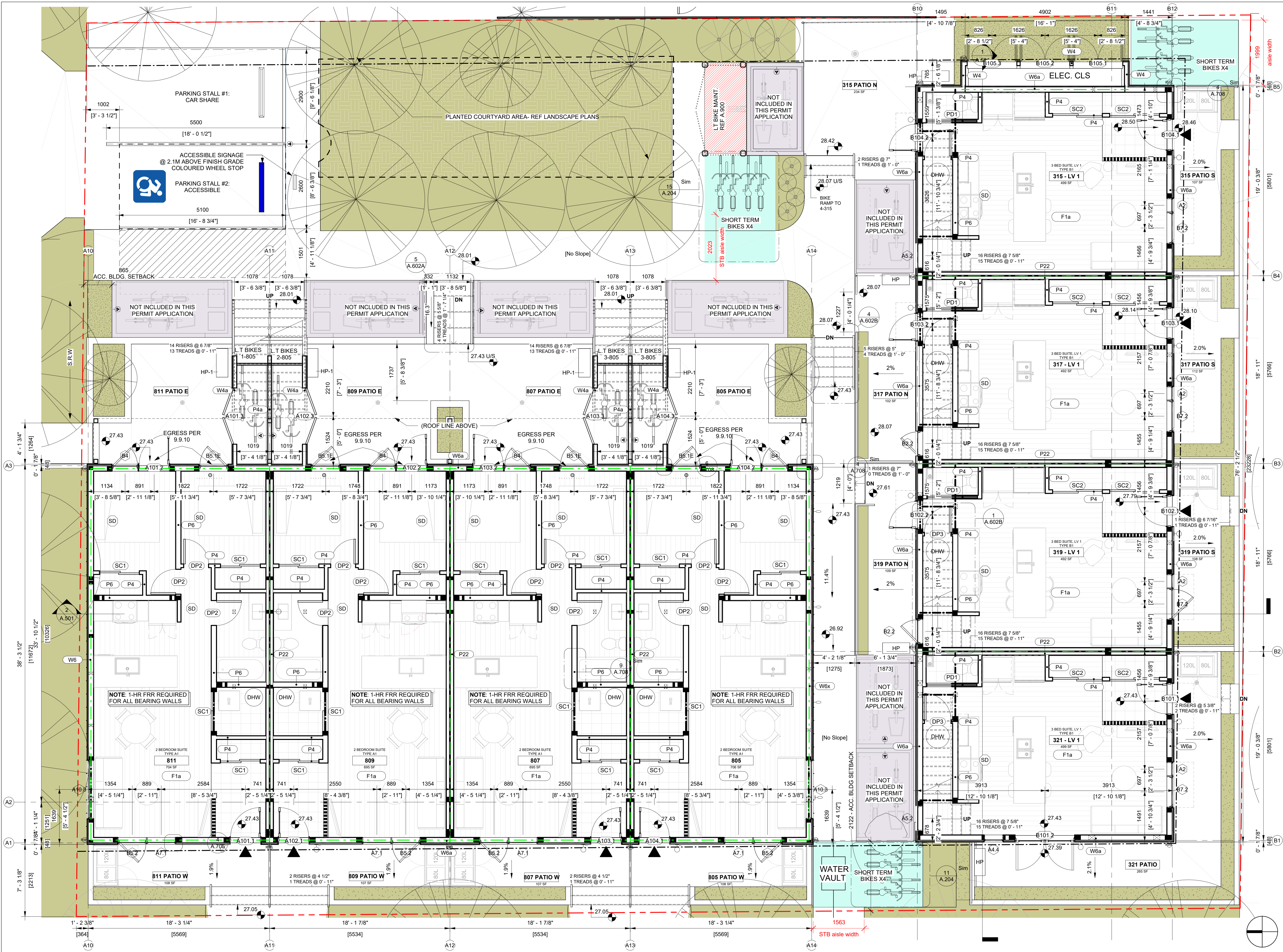
VICWEST TOWNHOMES

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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No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

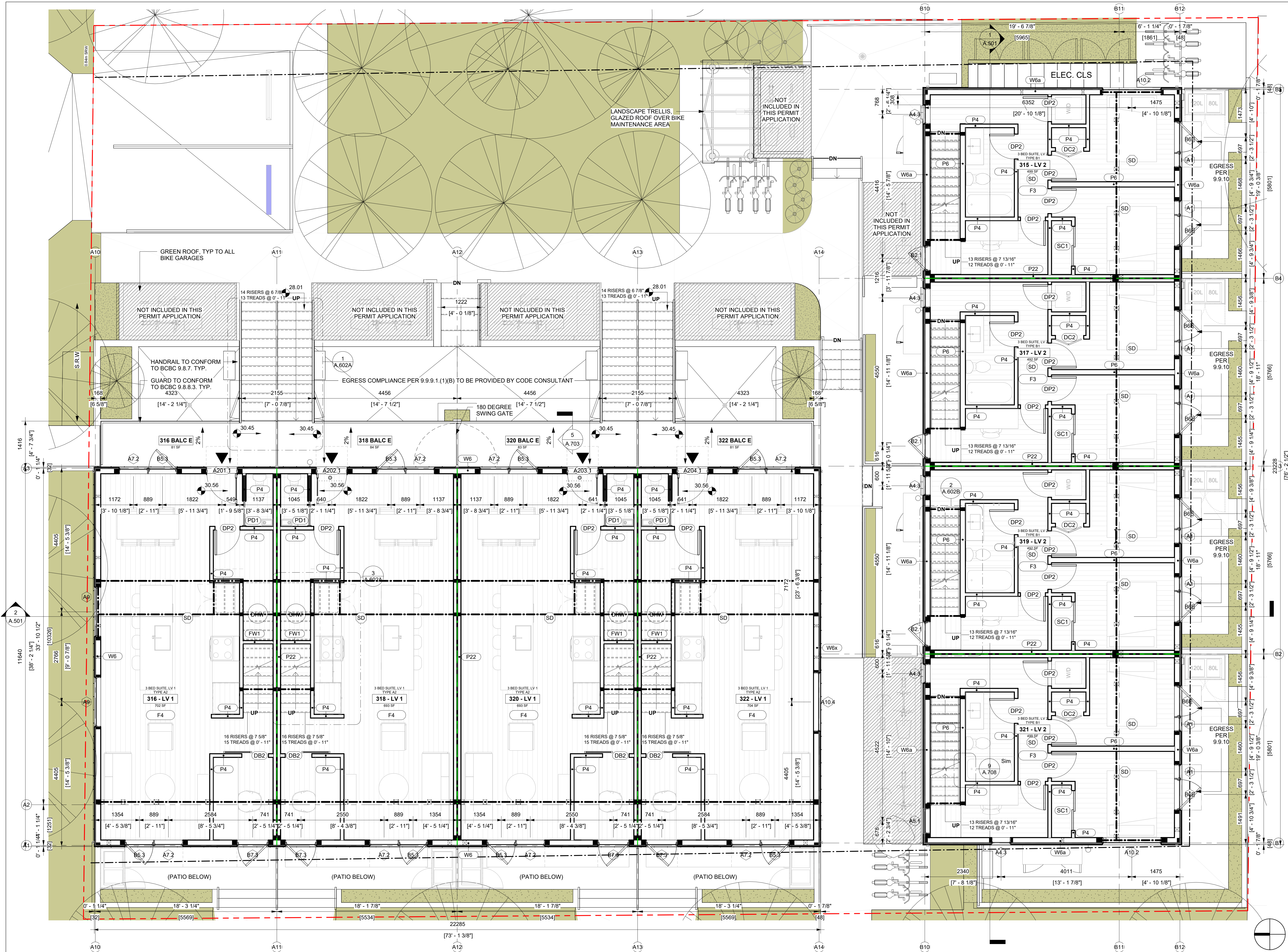
S.KALENCHUK

VICWEST
TOWNHOMESFULL SITE - LEVEL 2
PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.202

Scale	1 : 50
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10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

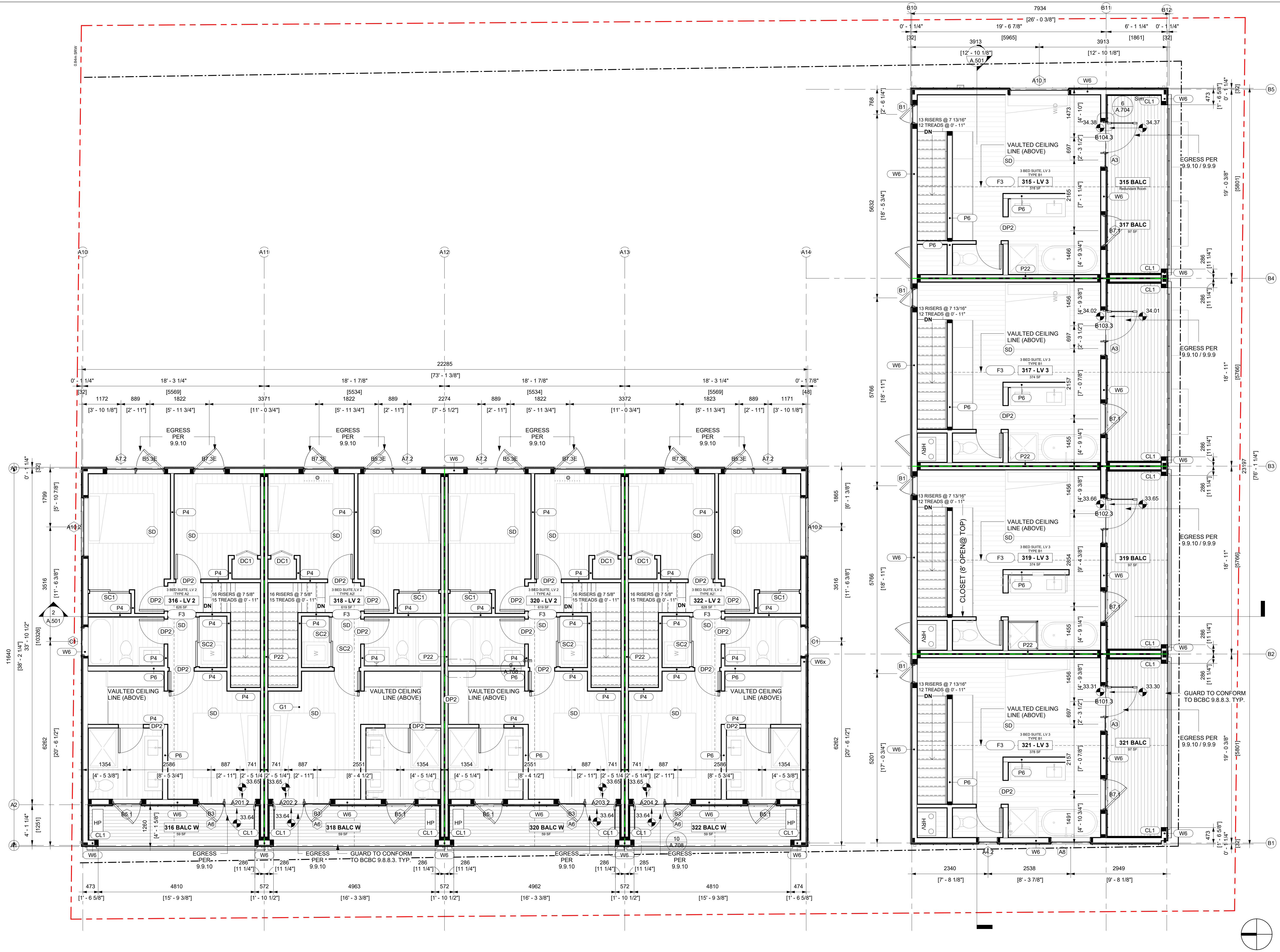
VICWEST TOWNHOMES

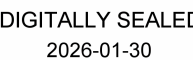
FULL SITE - LEVEL 3 PLANS

Project number	24003
Date	24.10.29
Drawn by	DW
Checked by	SS

A.203

Scale	1 : 50
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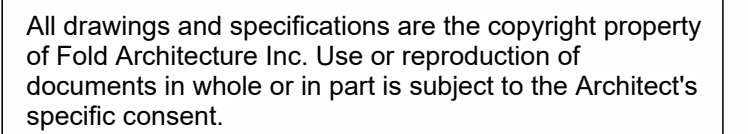




Do not scale these drawings.

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	2026-11-30 3:16:14 PM

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



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Do not scale these drawings.

No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
6	DP Amendment	25.10.06
8	DP Revisions	25.11.05
9	Issued for Tender	
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

S.KALENCHUK

VICWEST
TOWNHOMES

ELEVATIONS

Date	24.10.29
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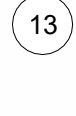
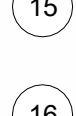
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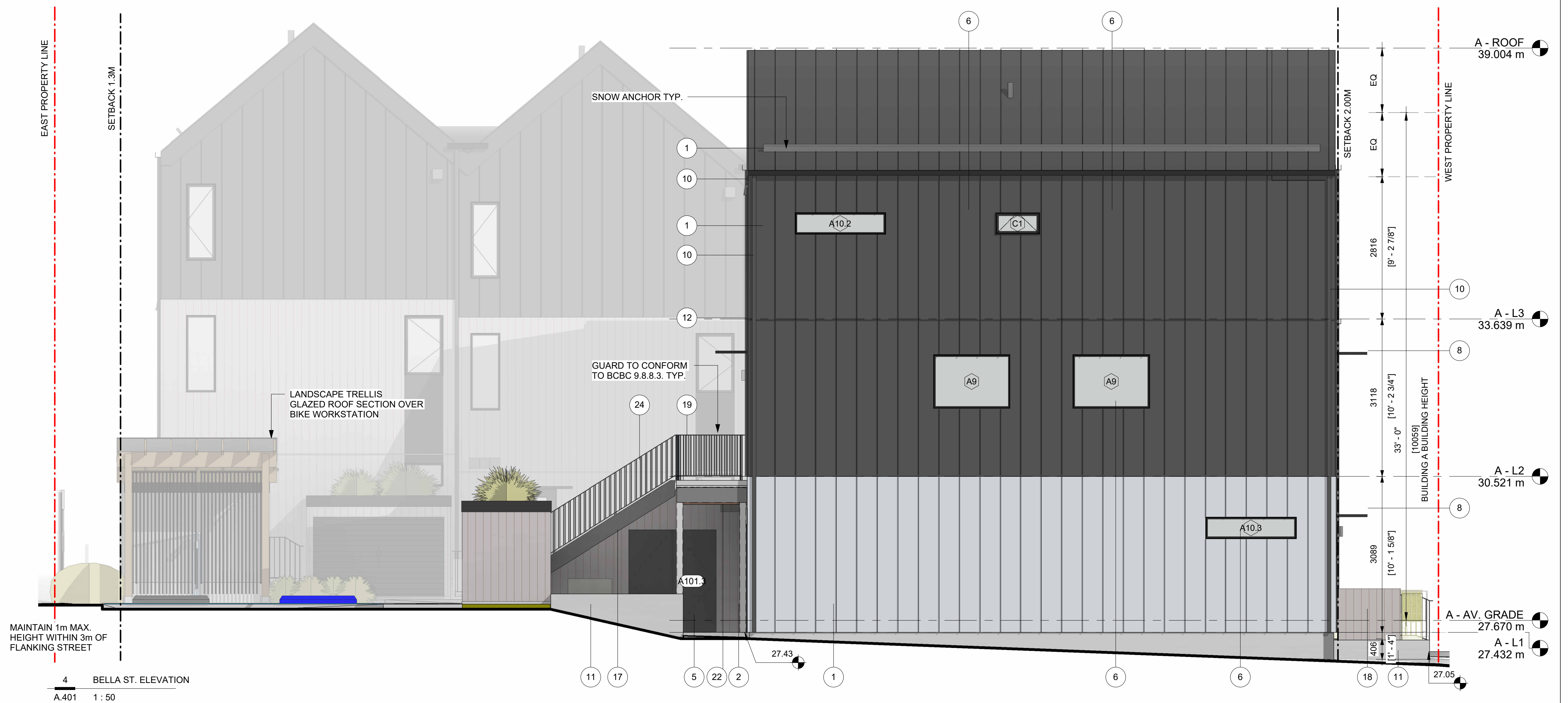
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MATERIAL FINISHES

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





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S.KALENCHUK

VICWEST TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.402

Scale AS NOTED
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MATERIAL FINISHES

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



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S.KALENCHUK

VICWEST
TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29

Drawn by AG
Checked by SS

A.403

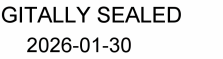
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MATERIAL FINISHES

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

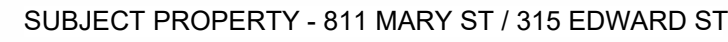




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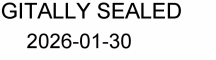
A.404 $3/32" = 1'-0"$



A.404 $3/32" = 1'-0"$



A.404 $3/32" = 1'-0"$



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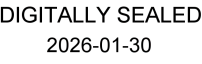
No.	Description	Date
1	DPA	24.11.05
2	DPA Rev. 1	25.03.06
10	DPA Rev 3	25.12.19
11	BP Revision 1	25.12.23

VICWEST
TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	AG
Checked by	SS

Scale	1 : 50
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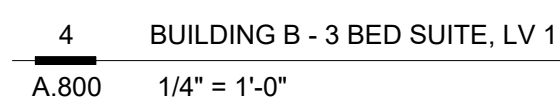
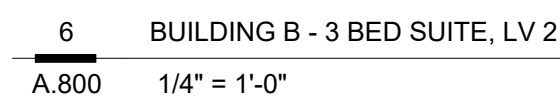
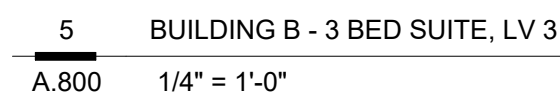
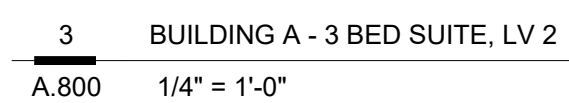
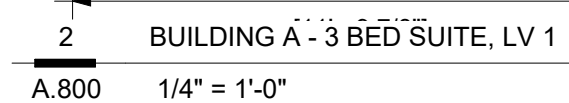
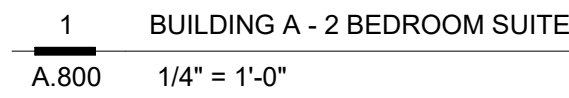
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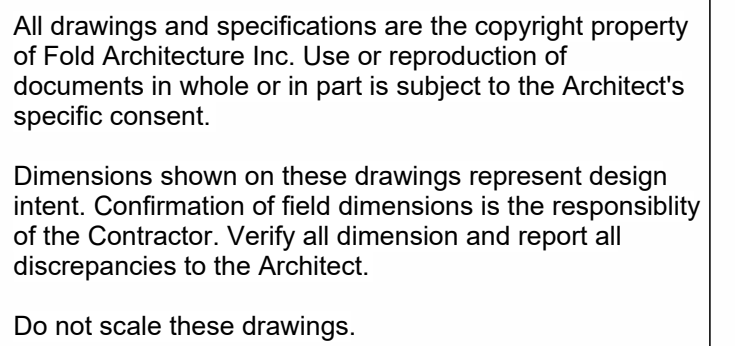
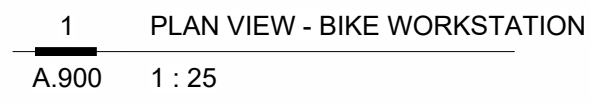
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VICWEST TOWNHOMES

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Date	24.10.29
Drawn by	SA
Checked by	SS

Scale	1/4" = 1'-0"
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VICWEST TOWNHOMES

Project number	24003
Date	24.10.29
Drawn by	SA
Checked by	SS

Scale	1 : 25
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THE CITY OF VICTORIA January 29, 2026 / U:\CS\1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections - BUBBLED.dwg

ENVIRONMENTAL NOTES:

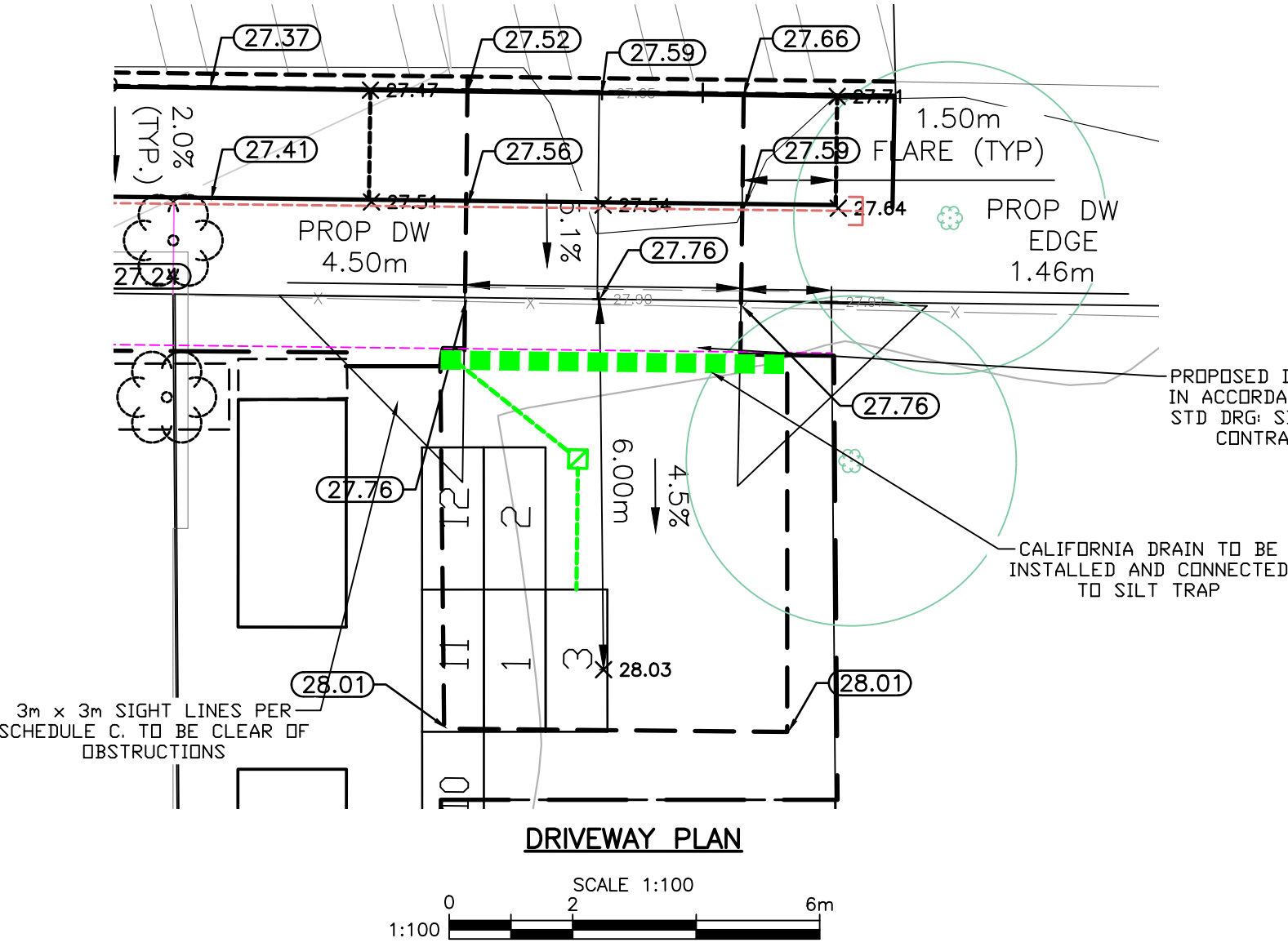
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK 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 APURTANCES 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 25# IRRIGATION SERVICE BY CoV AT APPLICANTS EXPENSE.



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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

LEGEND

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

REVISIONS

6	SEWER CONN SIZE ADDED
5	DIMENSIONS MOVED
4	NOTES FOR CB'S ADDED
3	NOTE AND DIM ON IRRIGATION CONN ADDED
2	METER SIZE ADDED
1	STORM CONN SIZE ALTERED

REVISIONS APPROVED

REVISION #	DATE	SIGNED	APPROVED	DATE	SIGNED
1					
2					
3					
4					
5					
6					

DESIGN APPROVED

DESIGN APPROVED	DATE	SIGNED

CITY OF VICTORIA

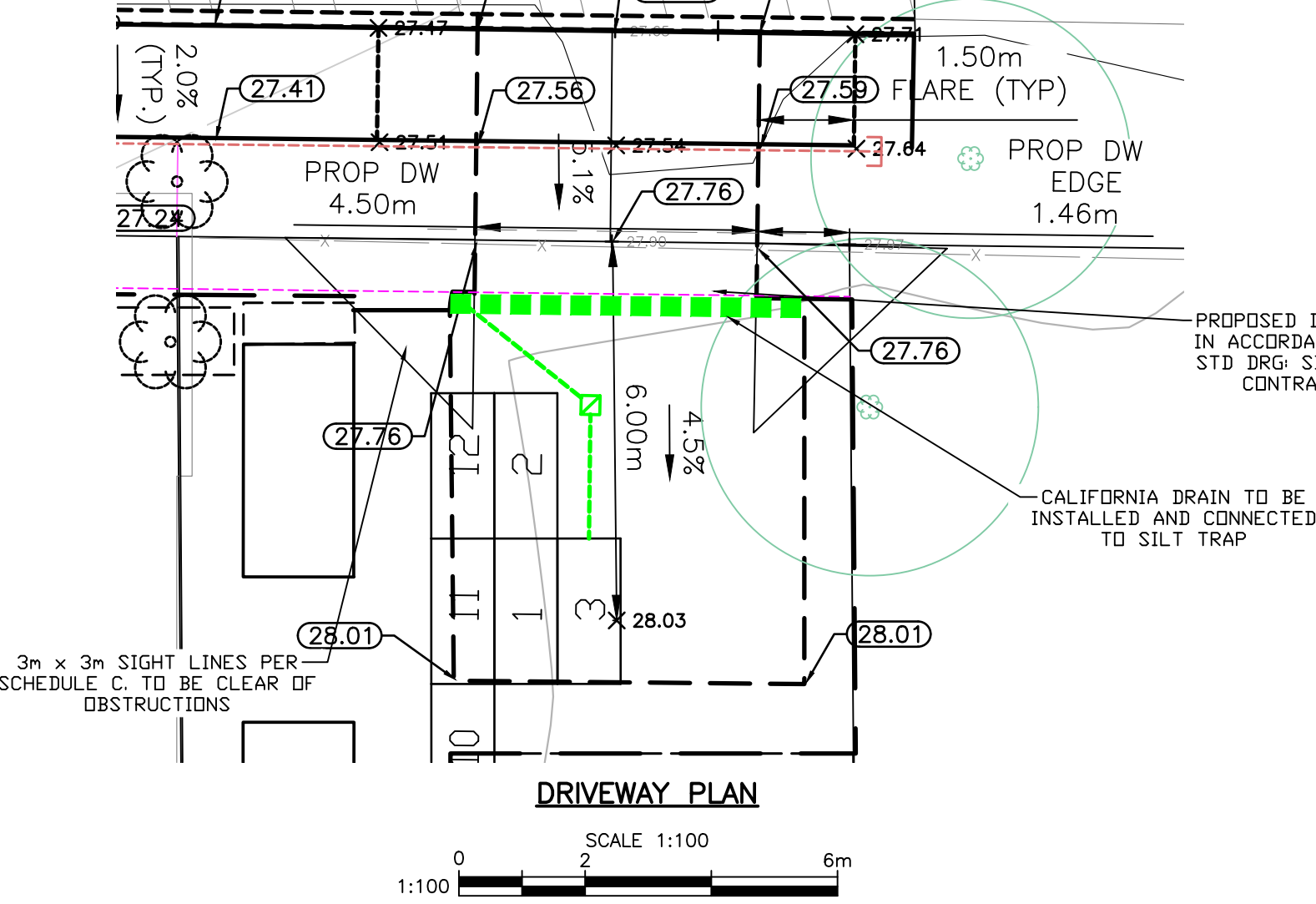
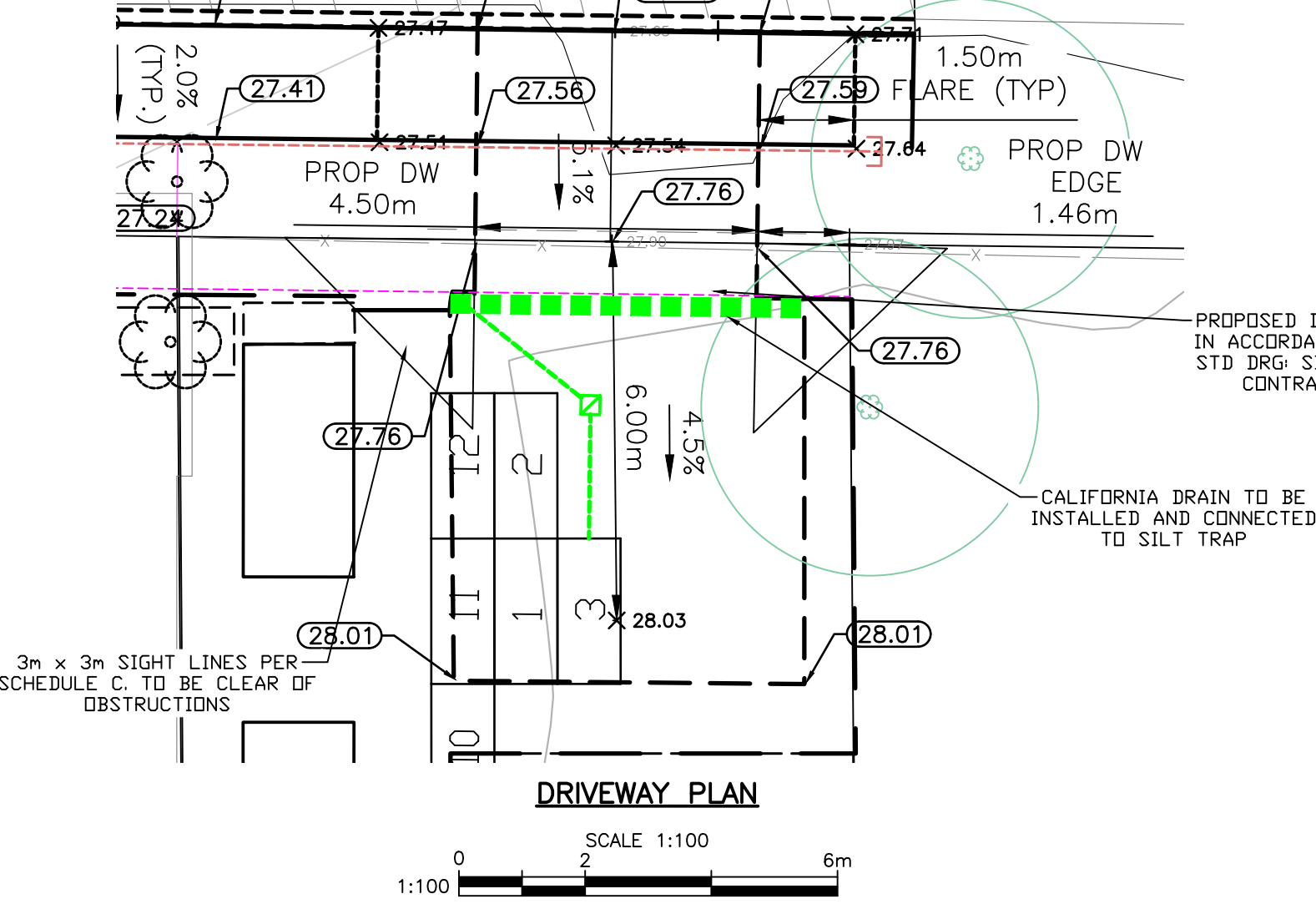
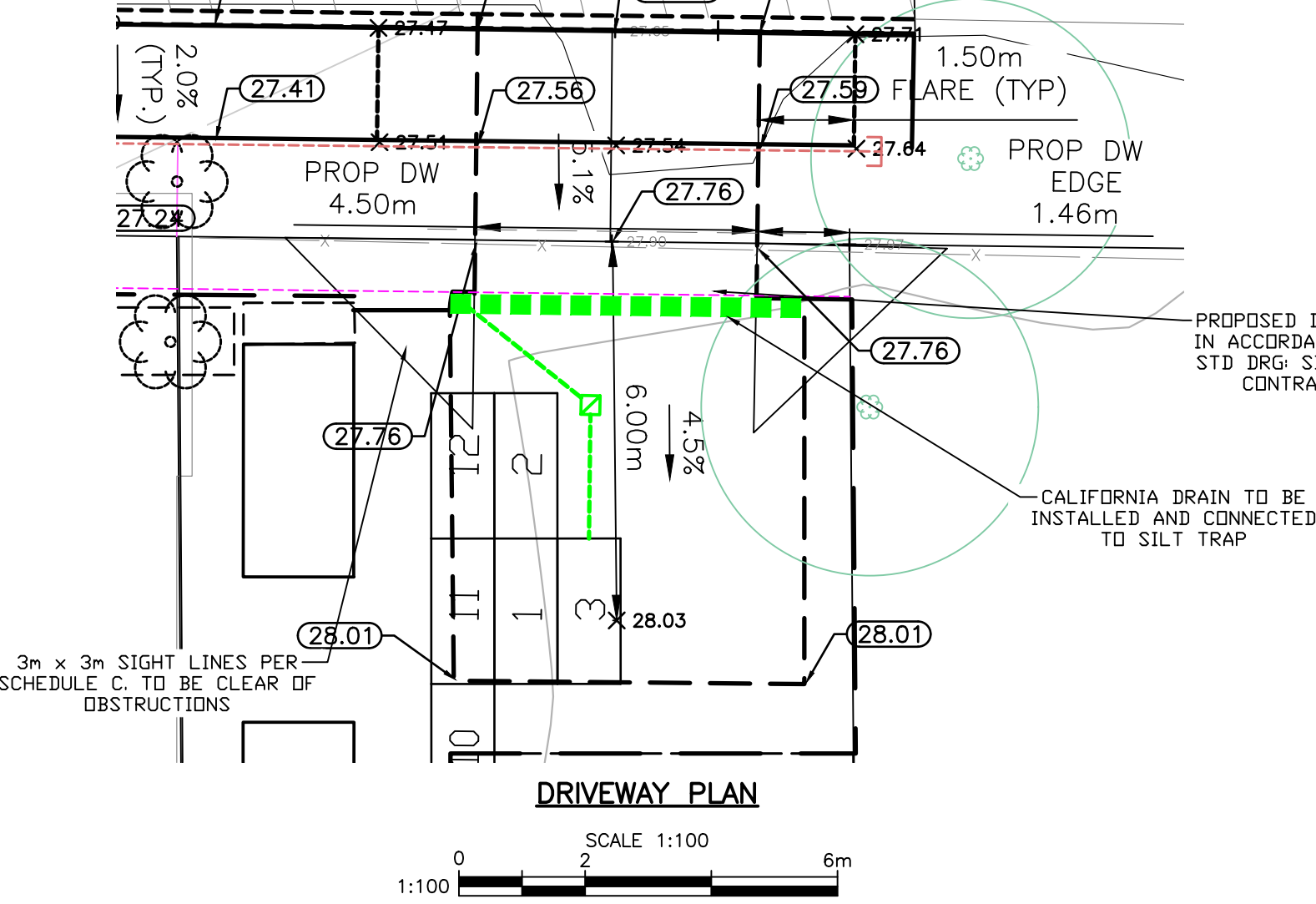
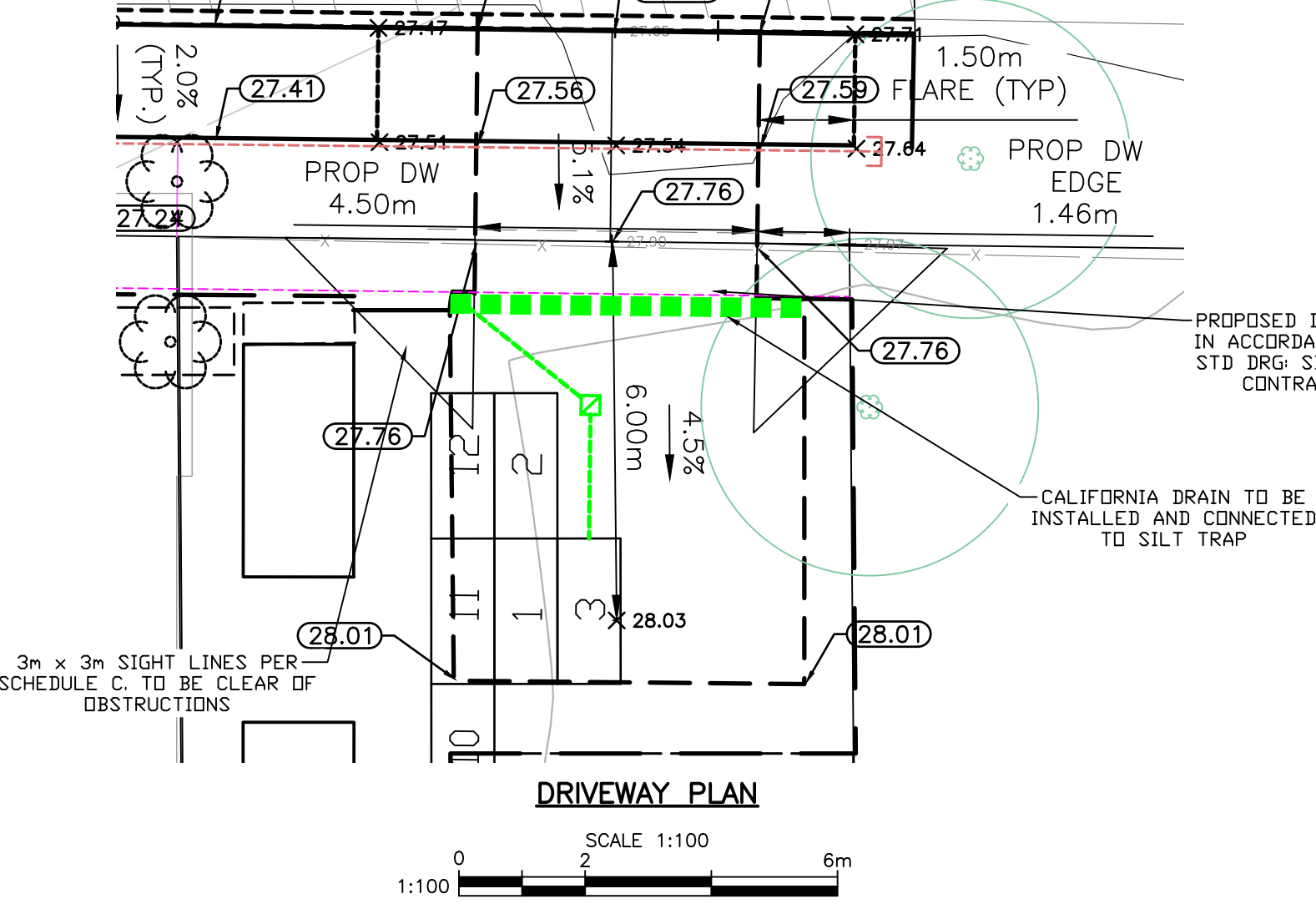
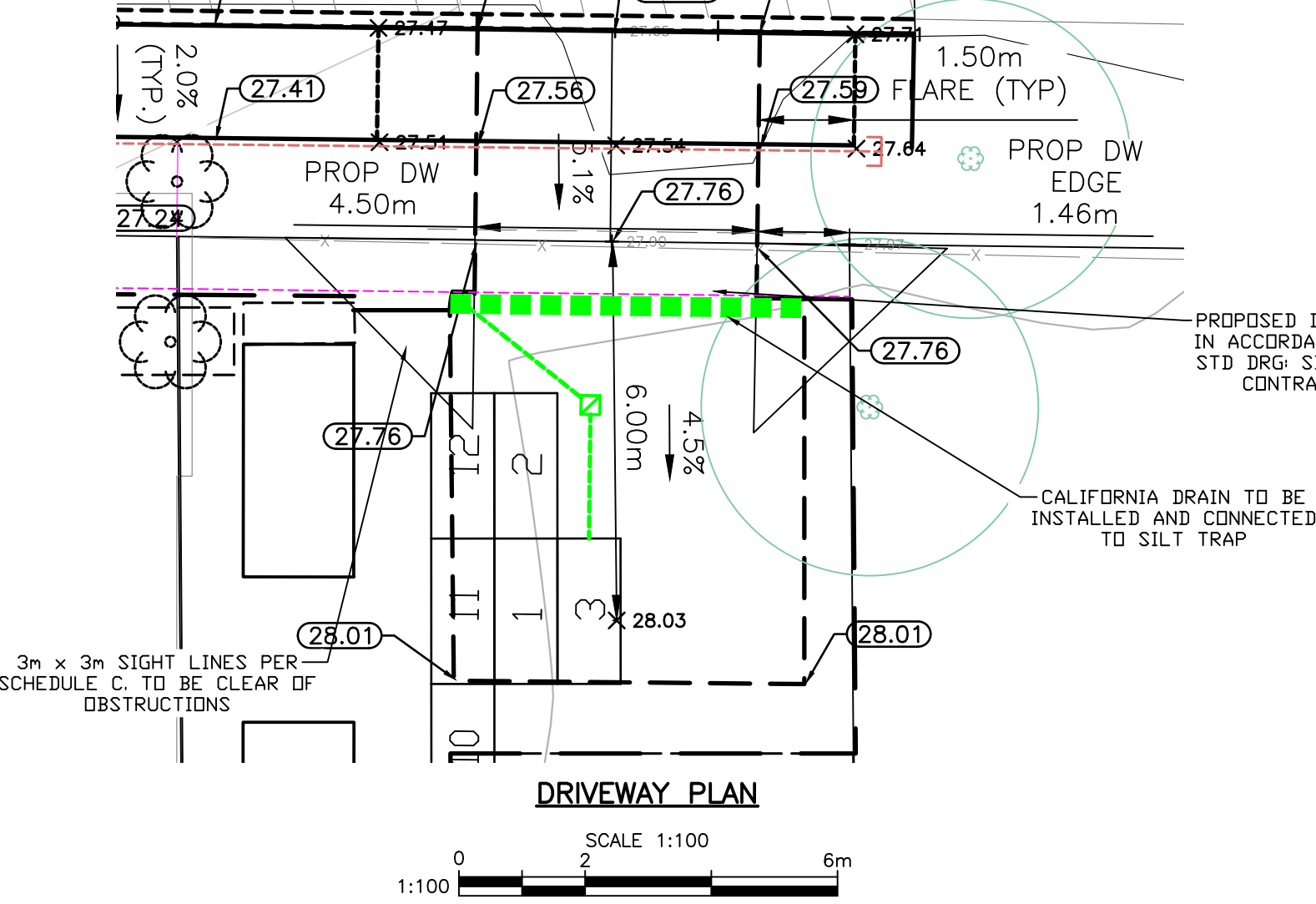
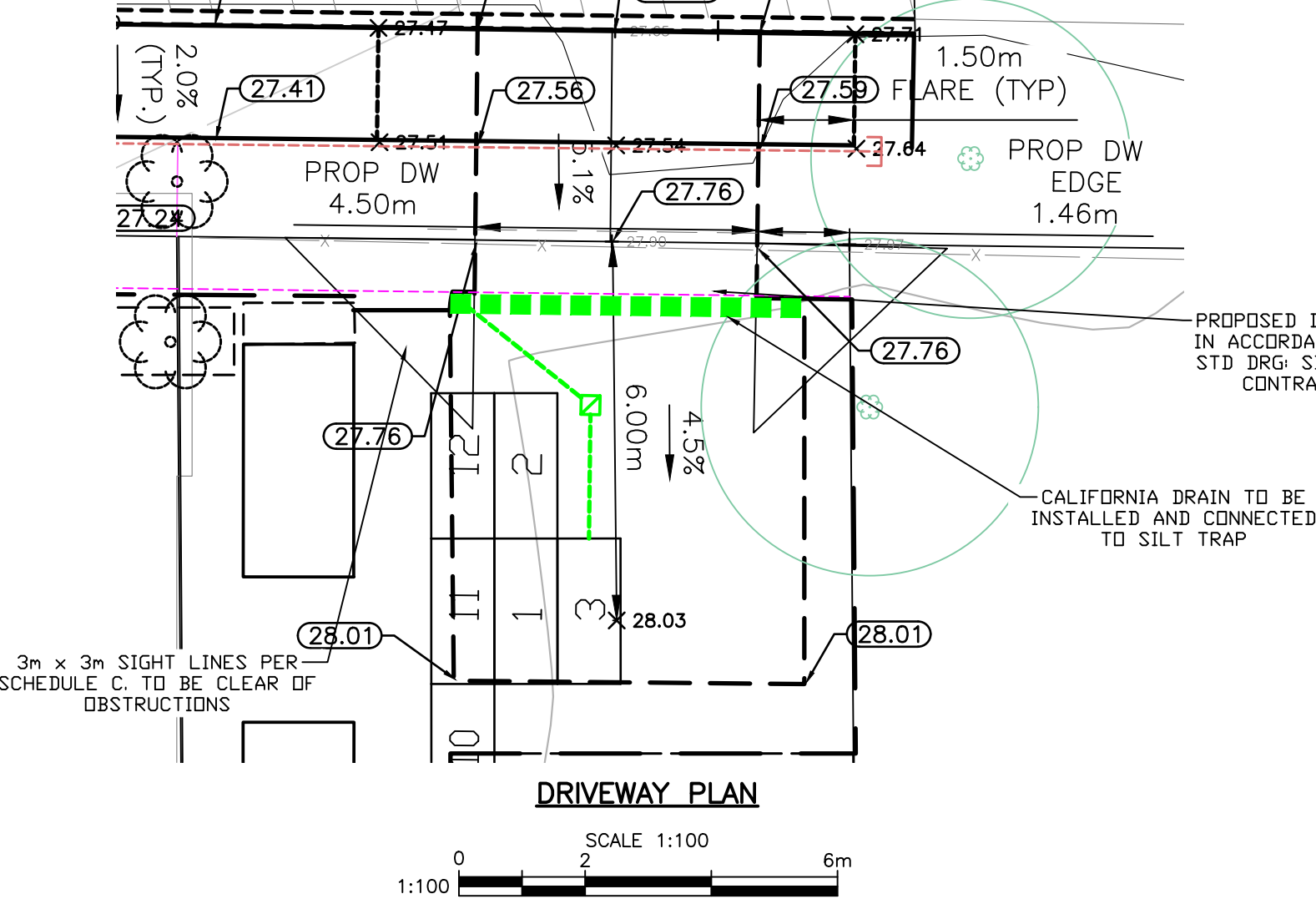
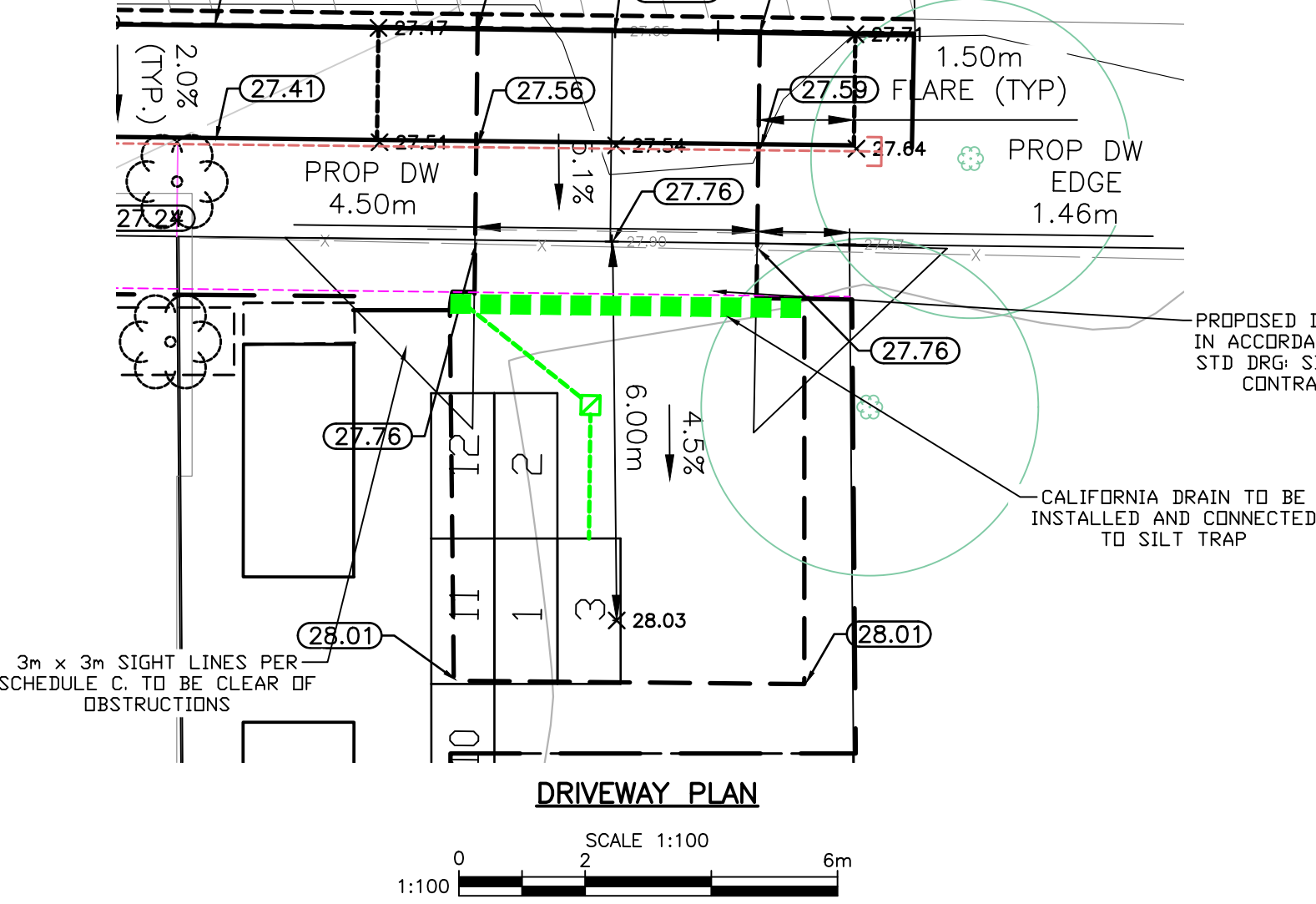
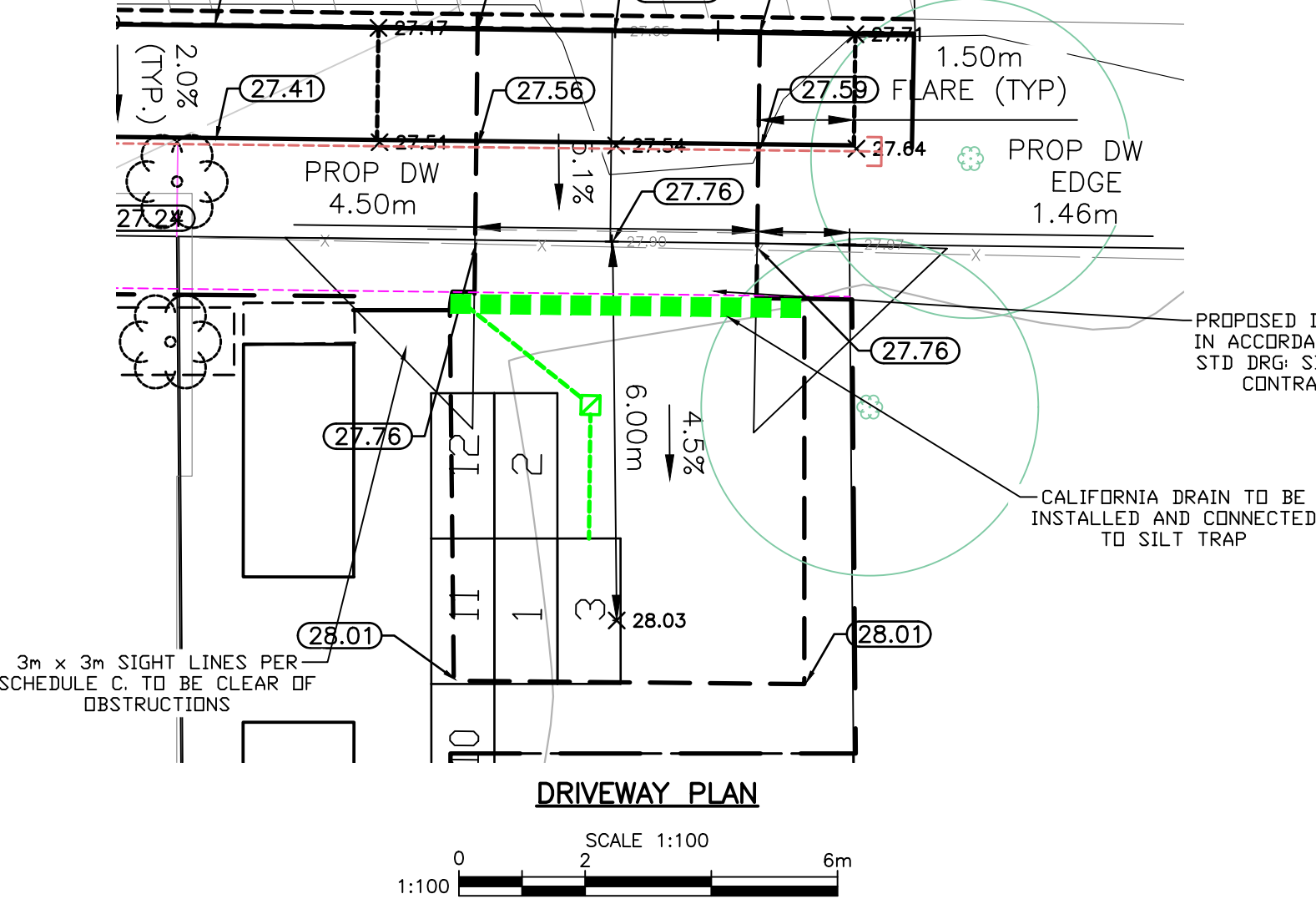
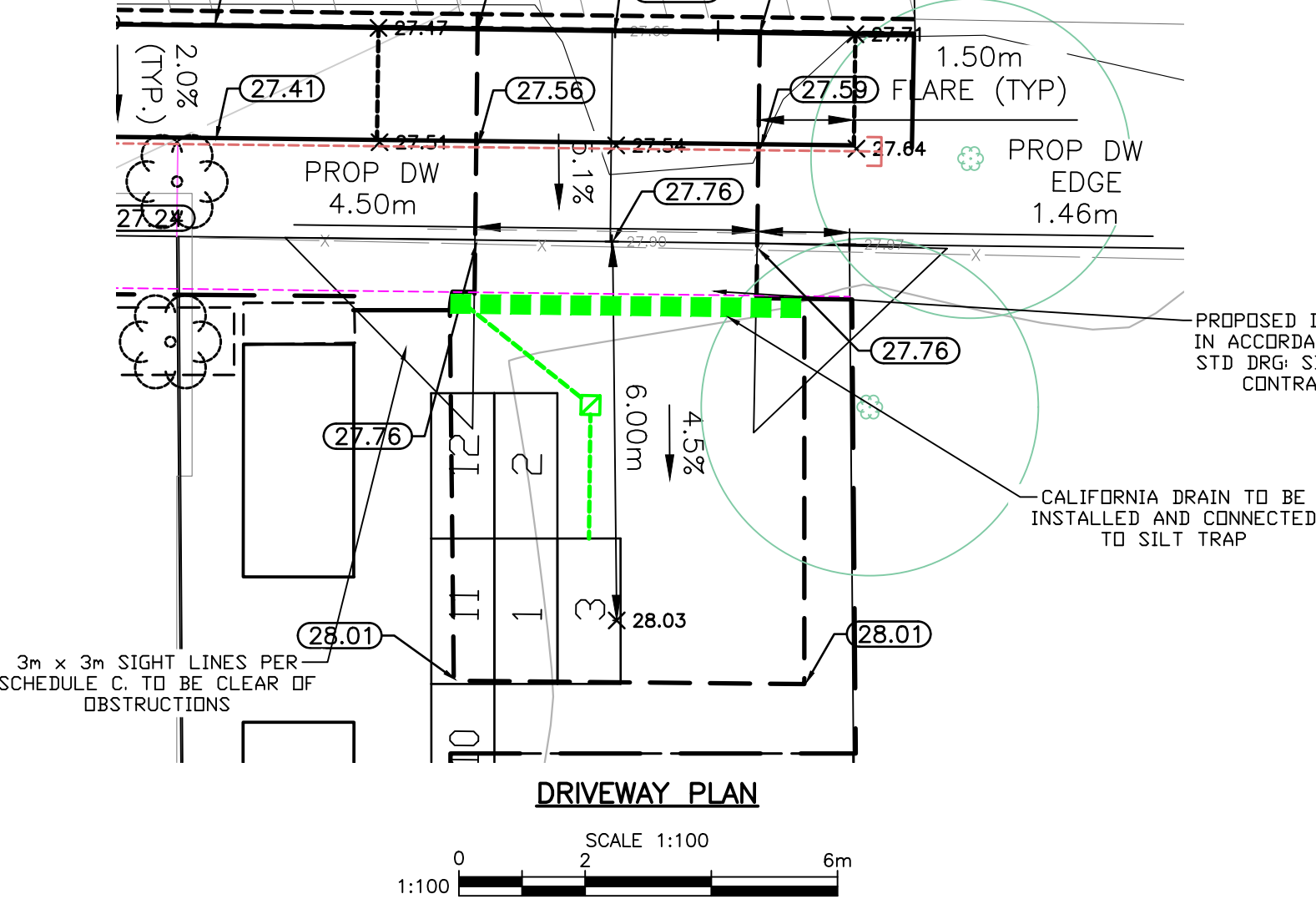
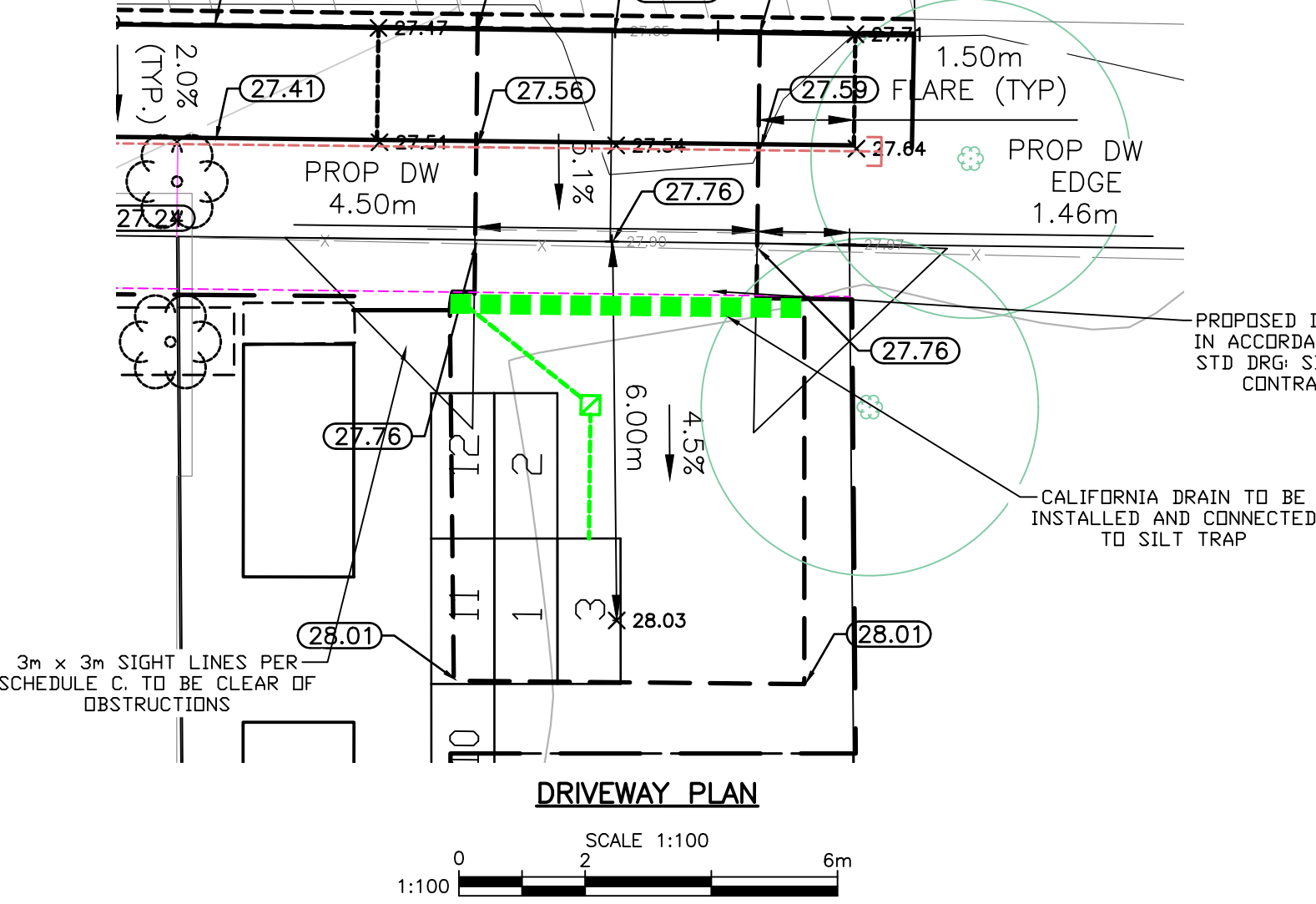
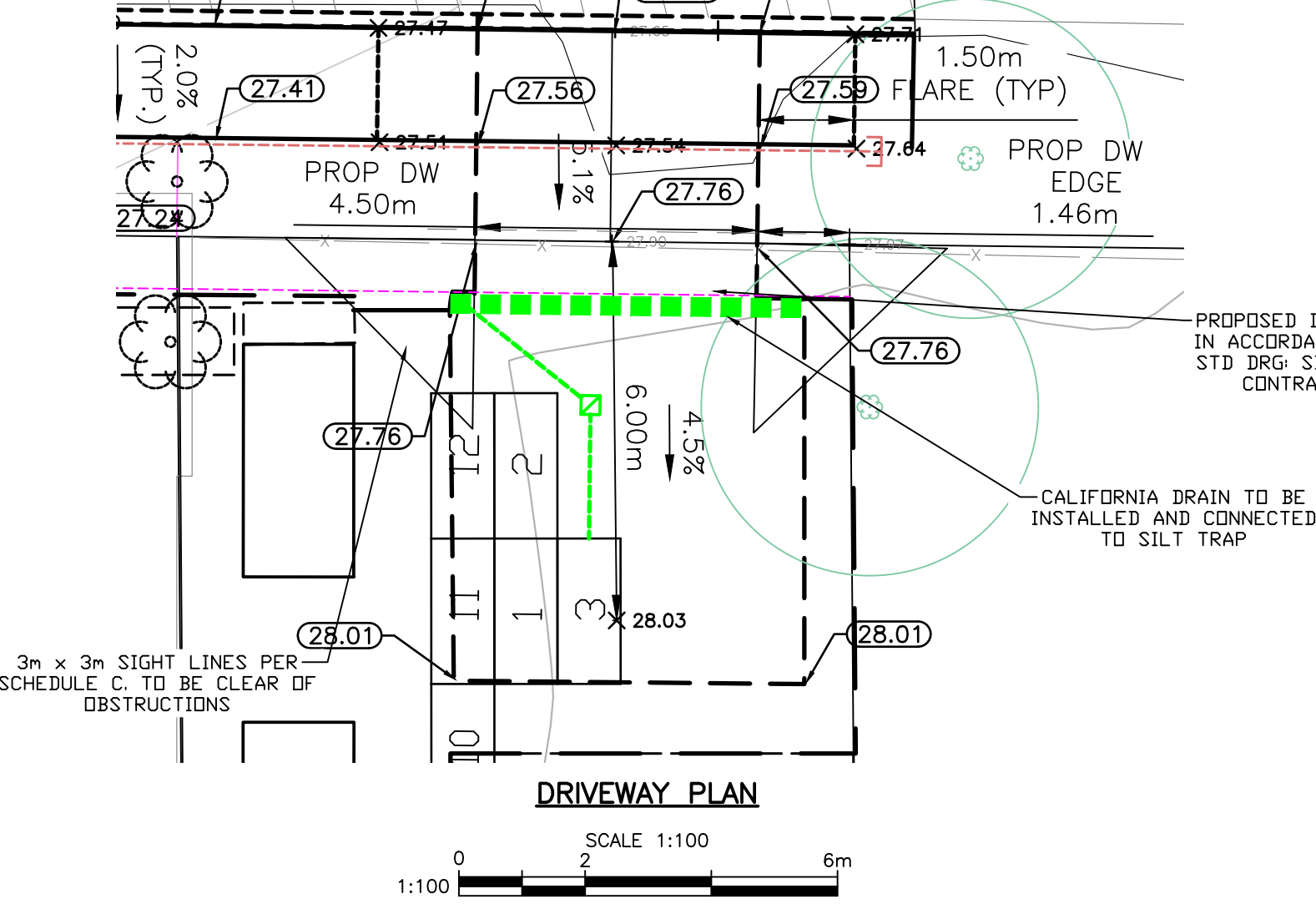
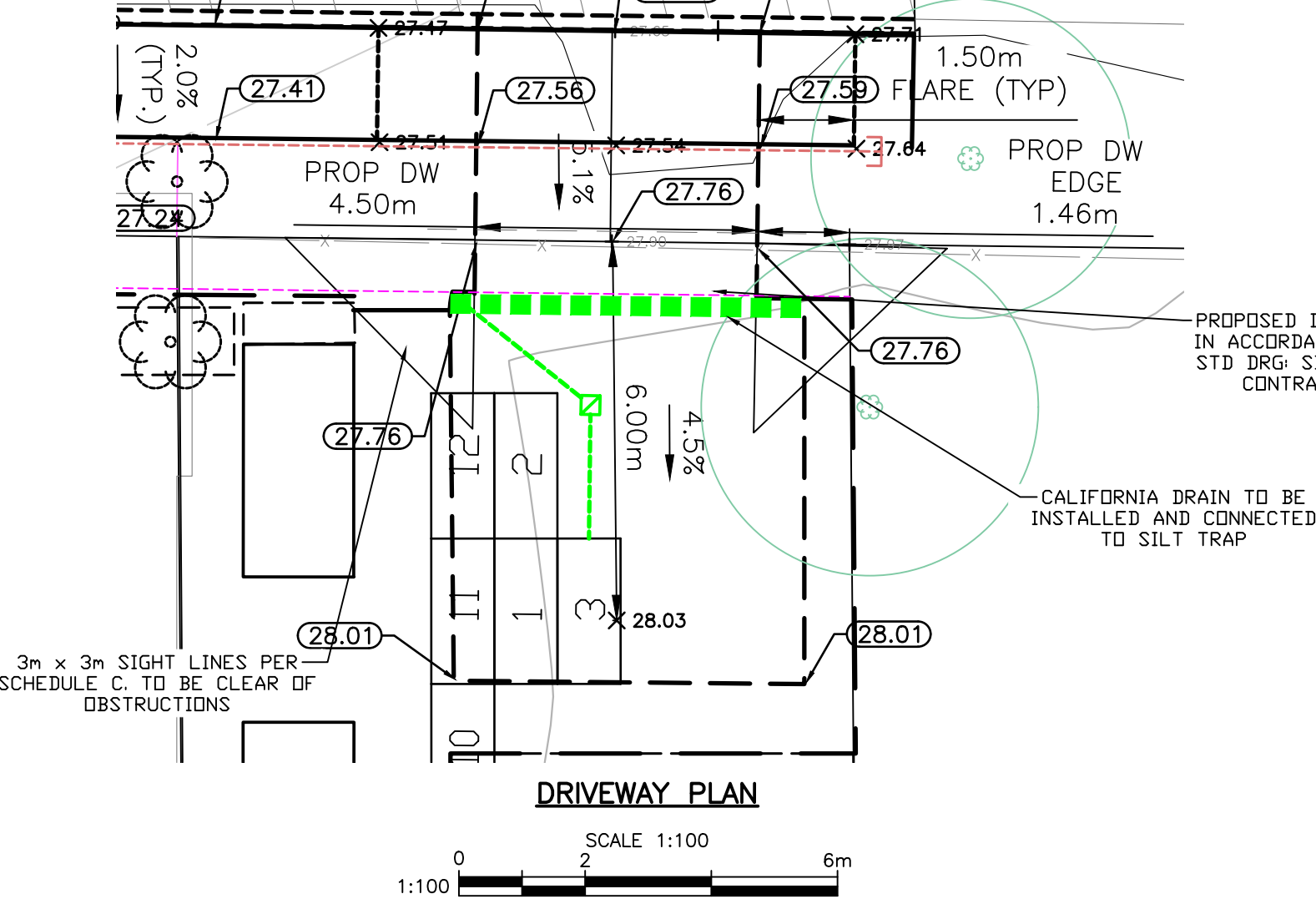
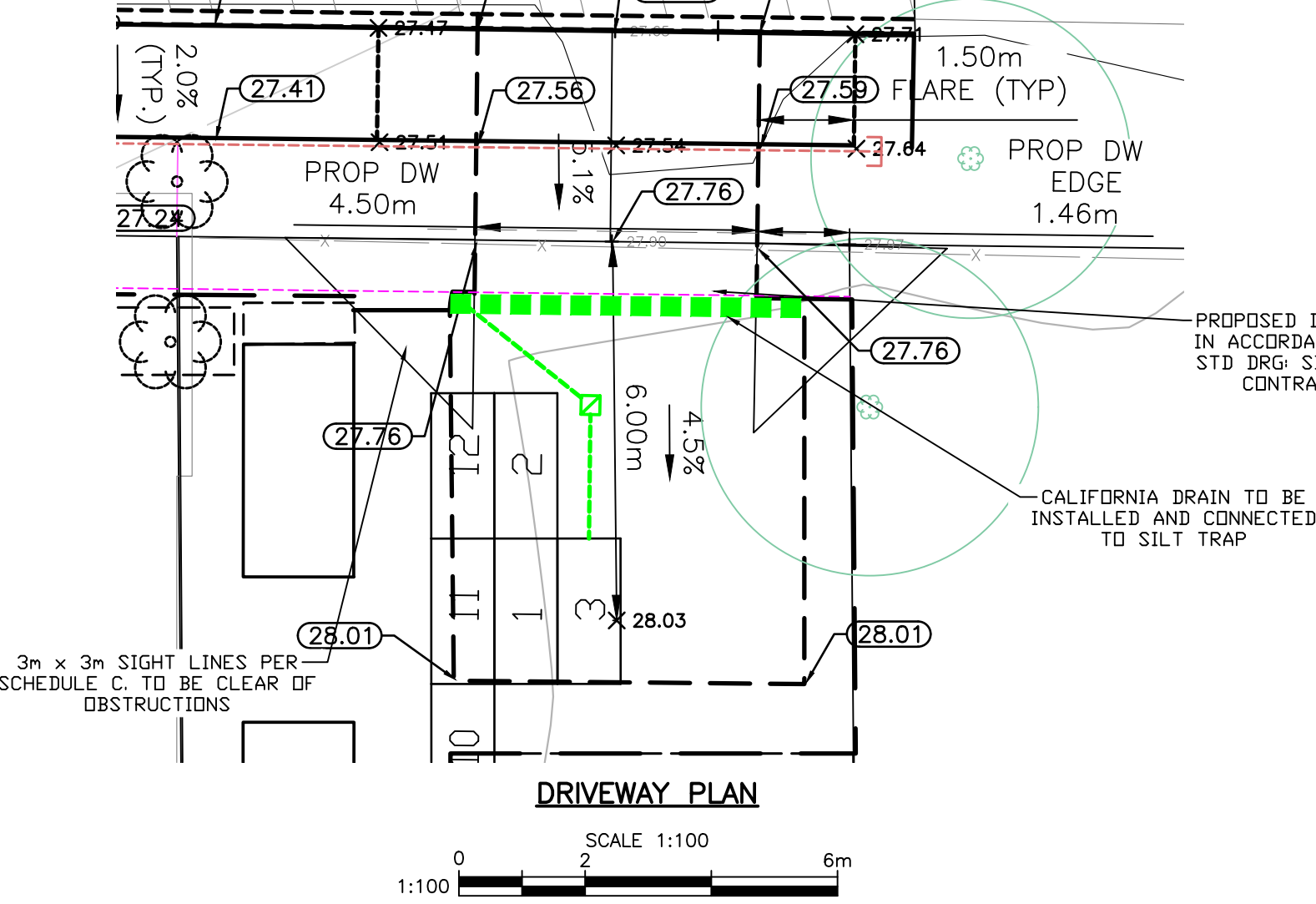
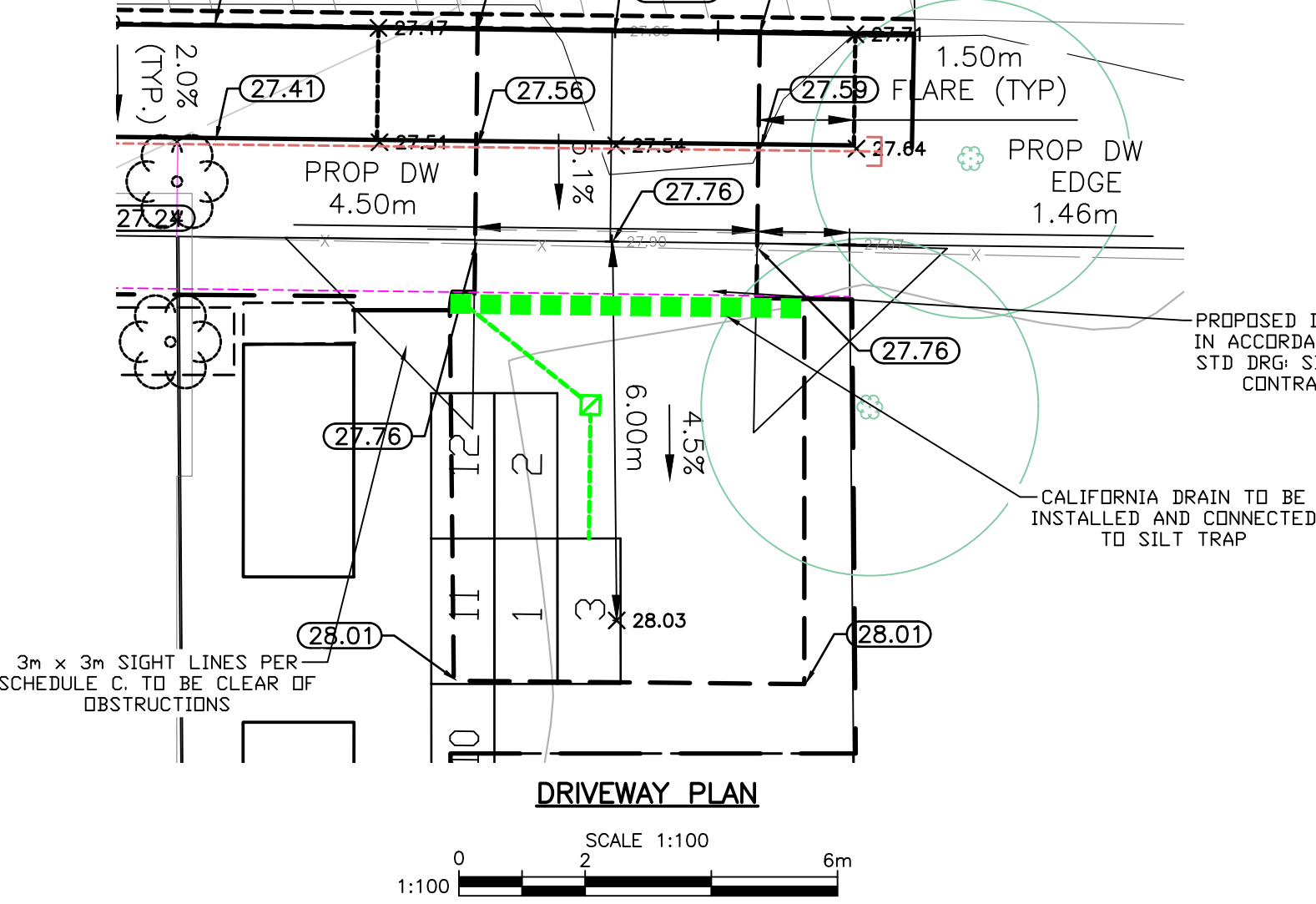
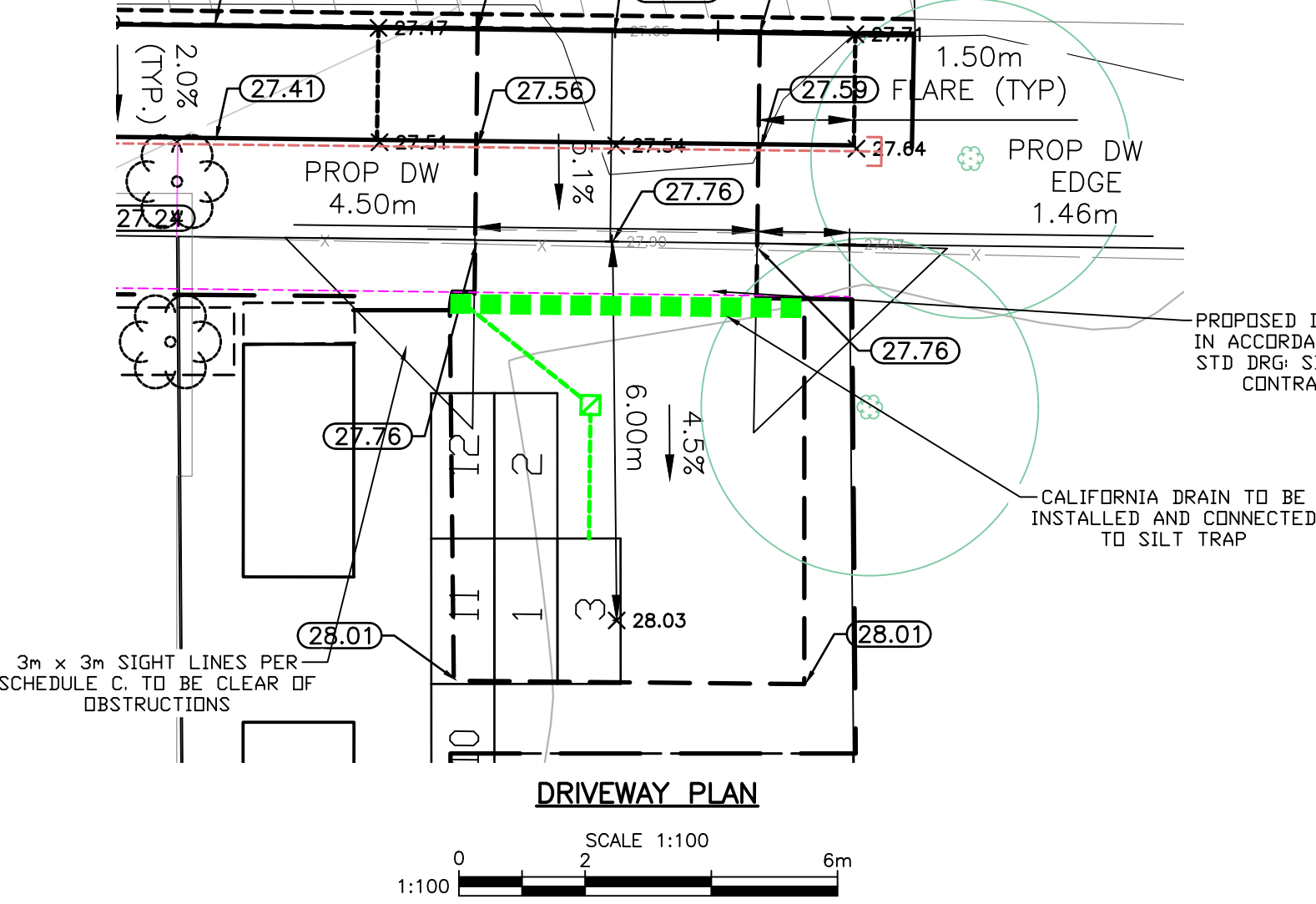
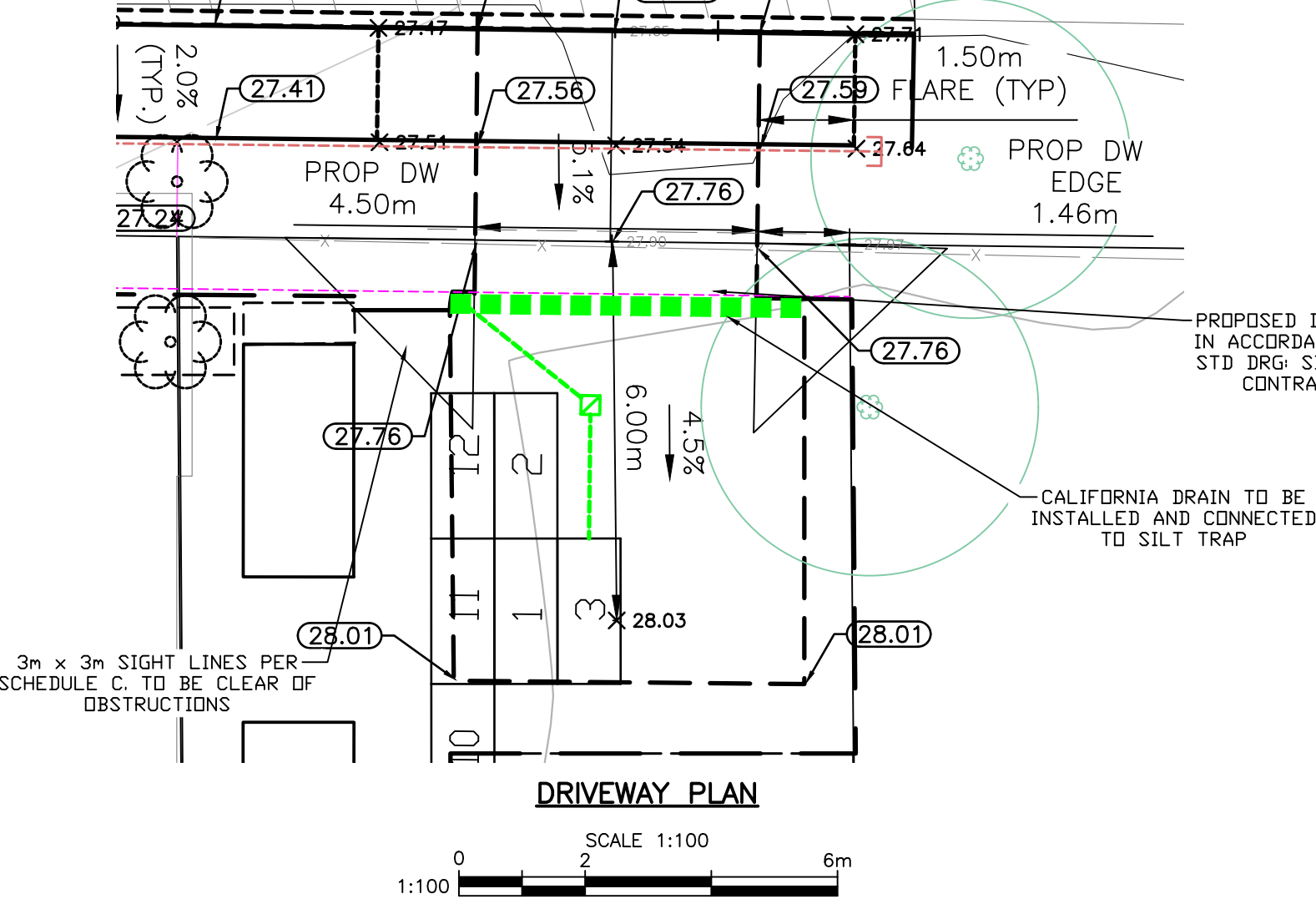
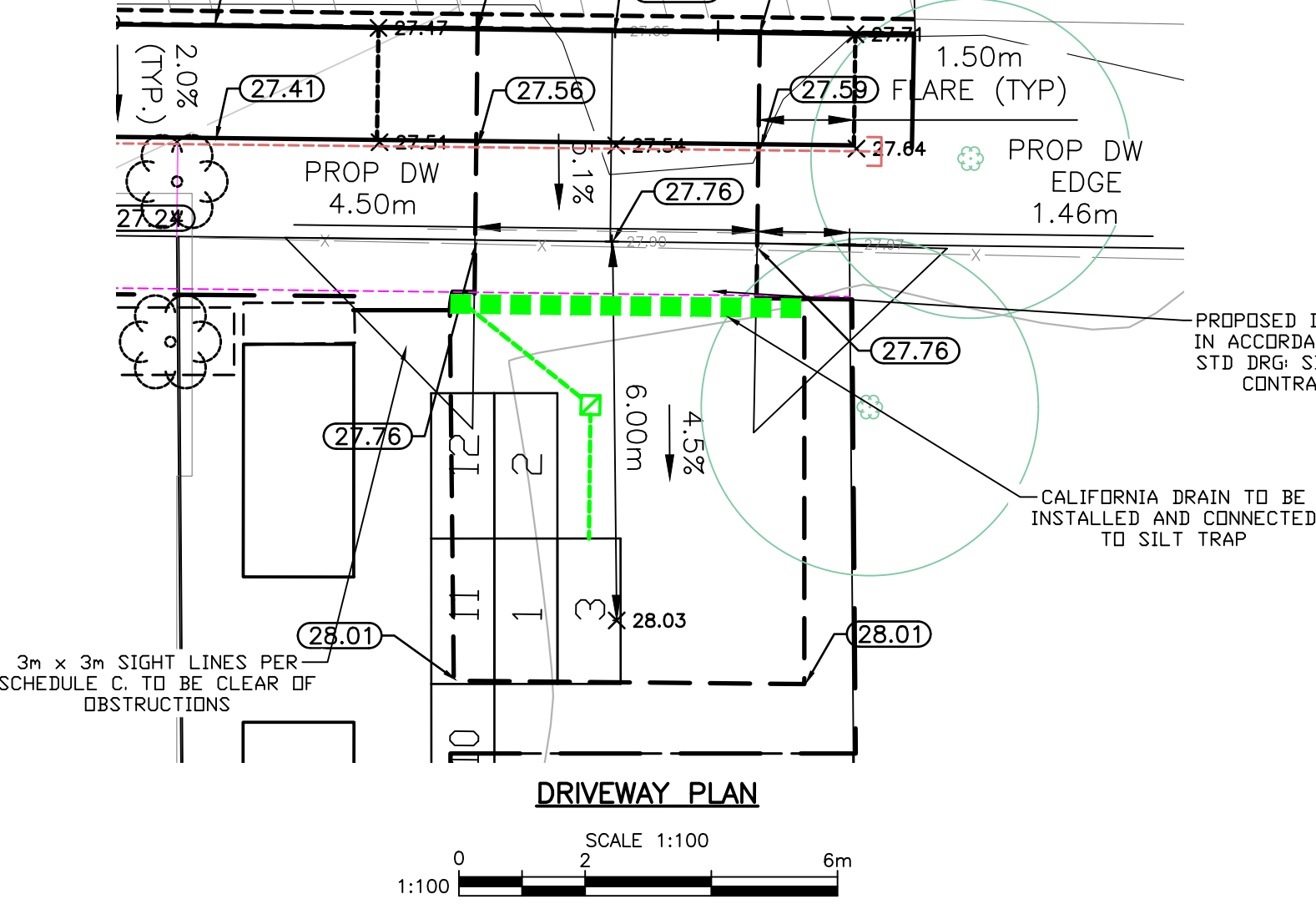
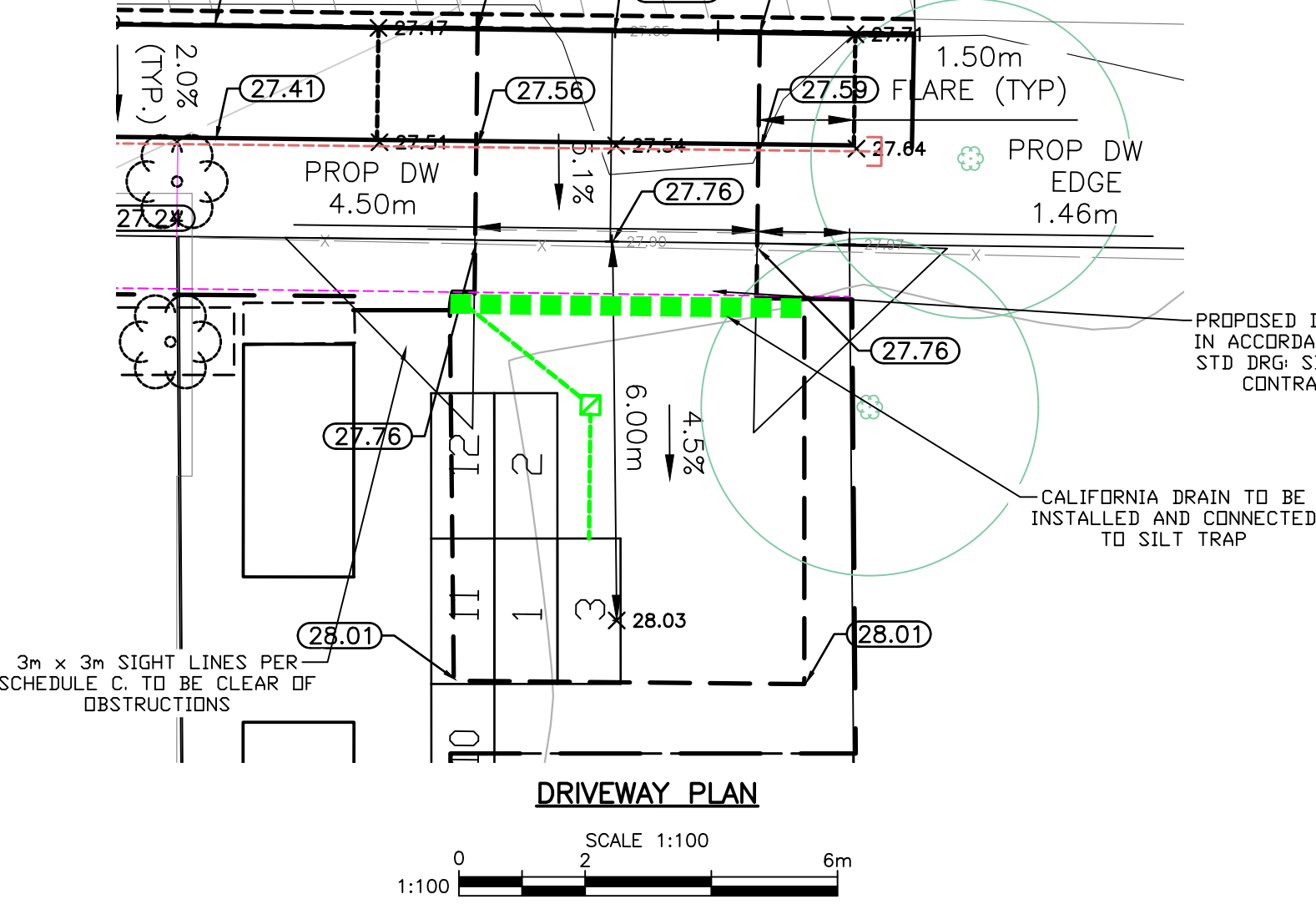
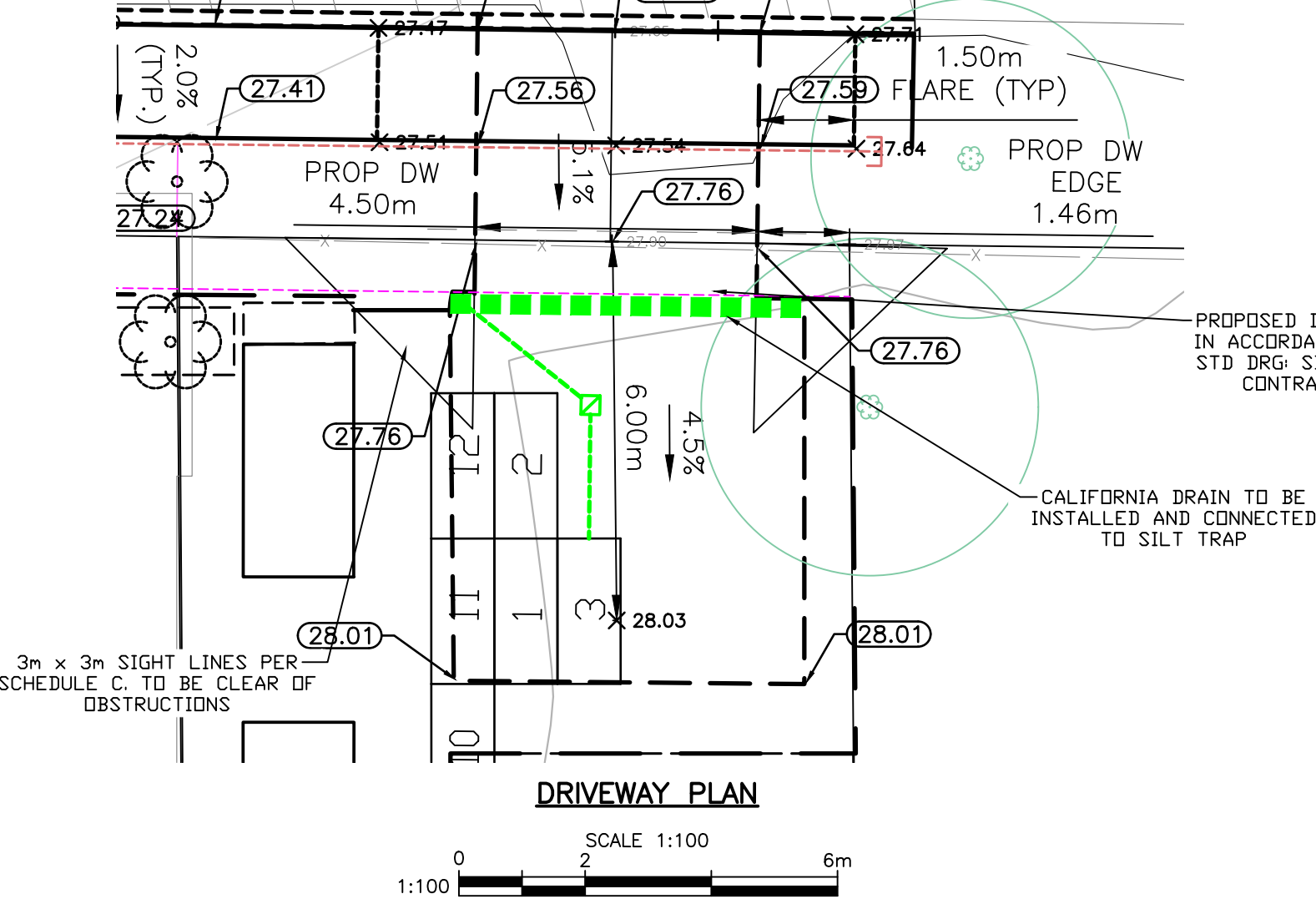
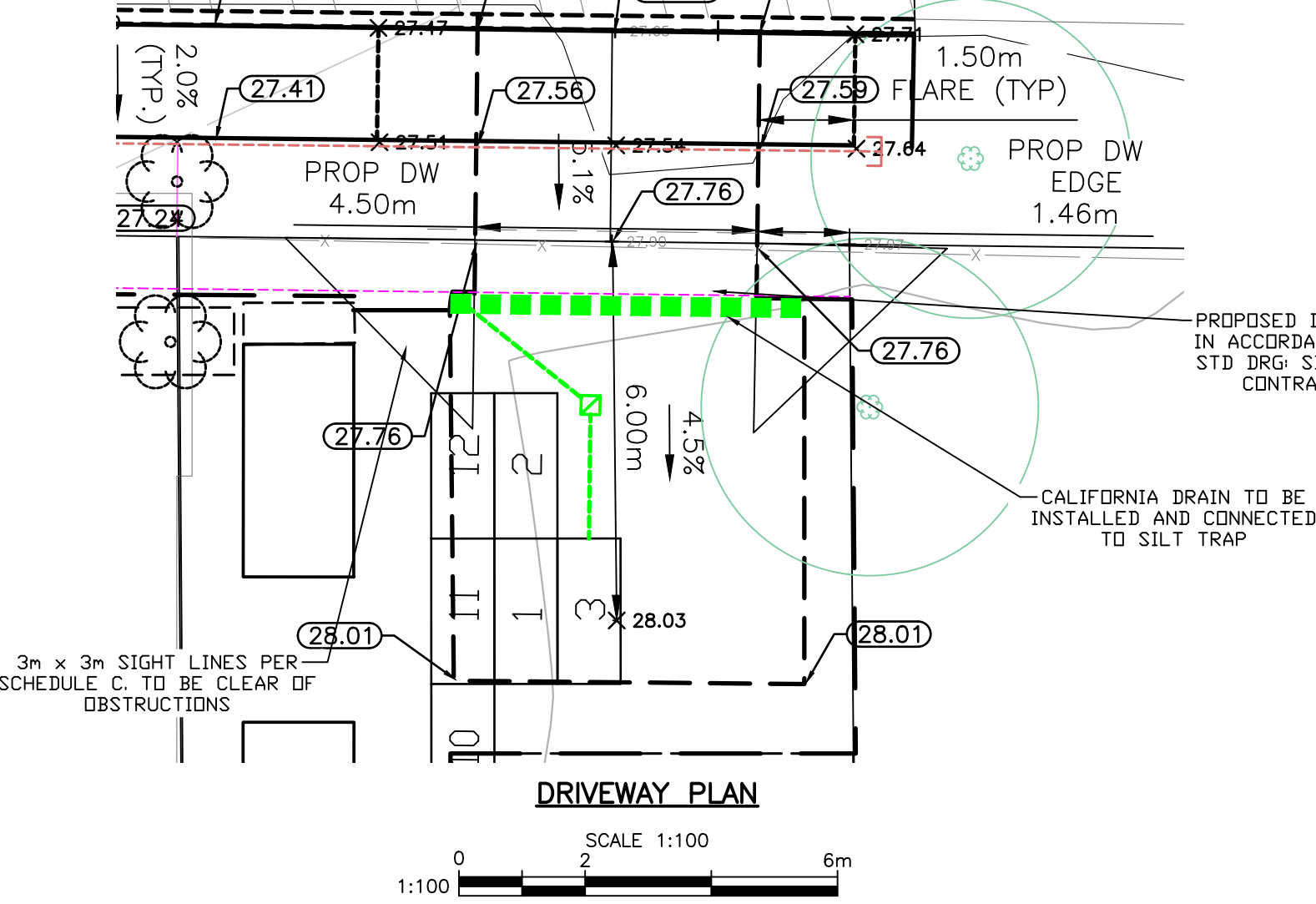
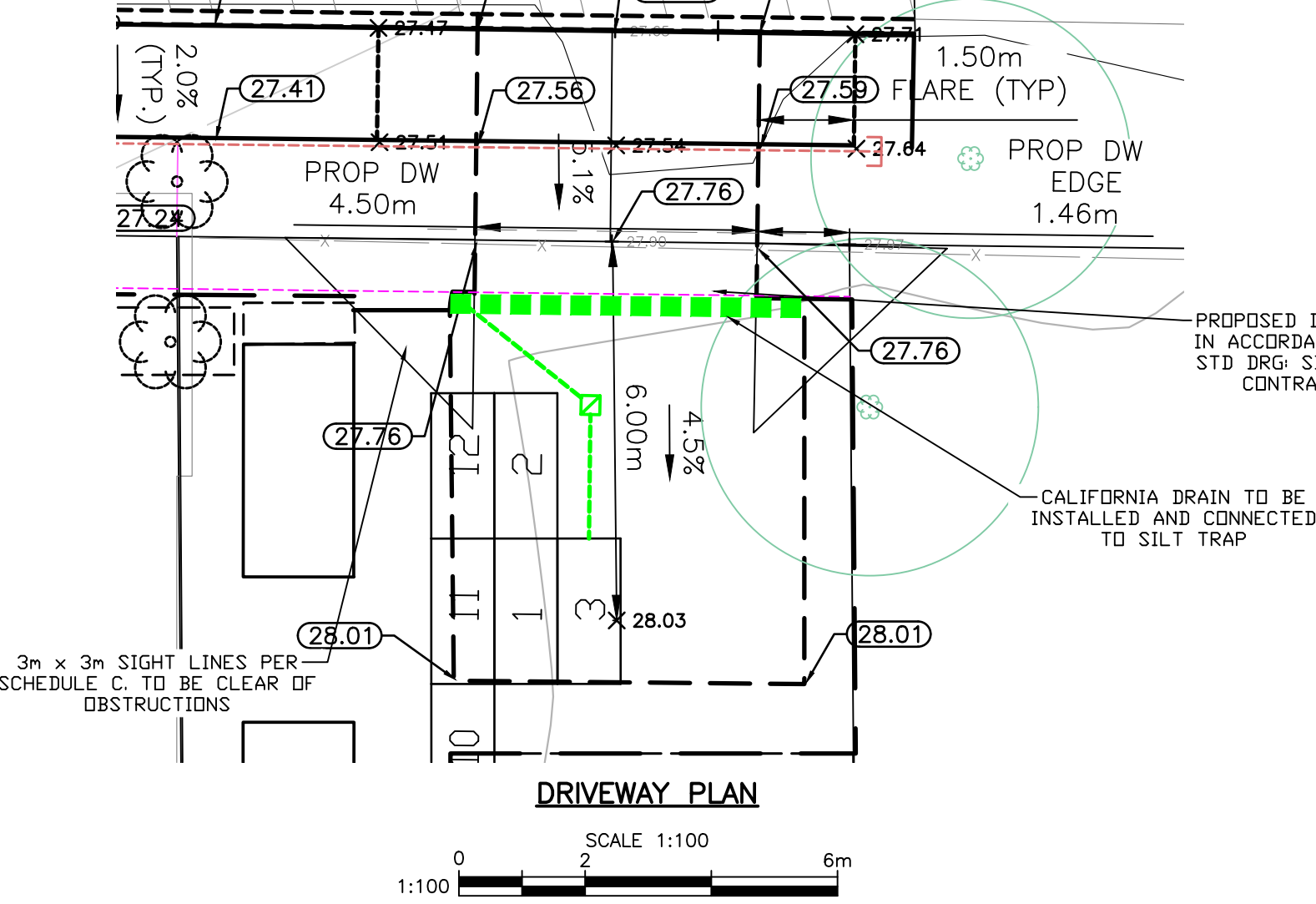
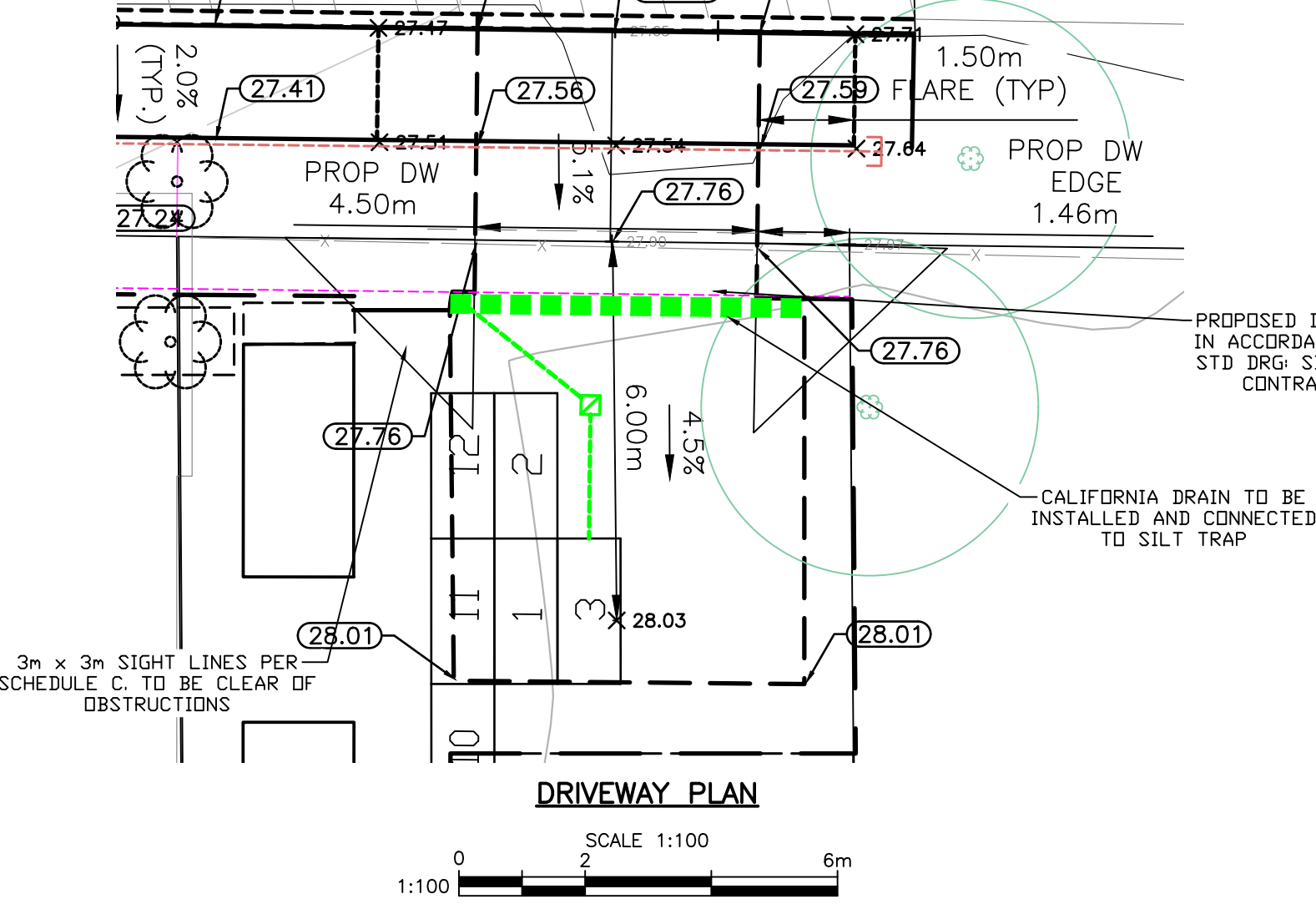
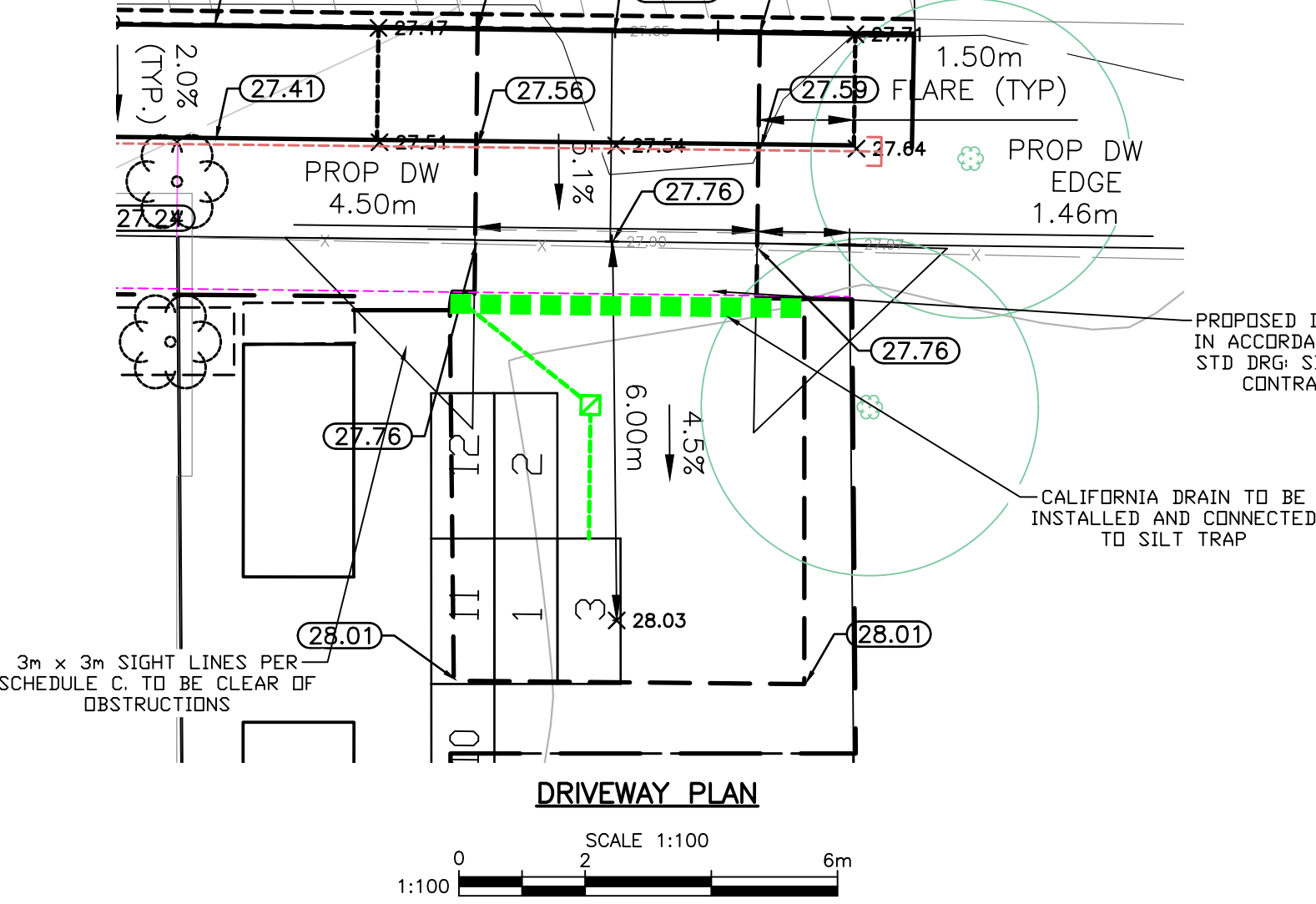
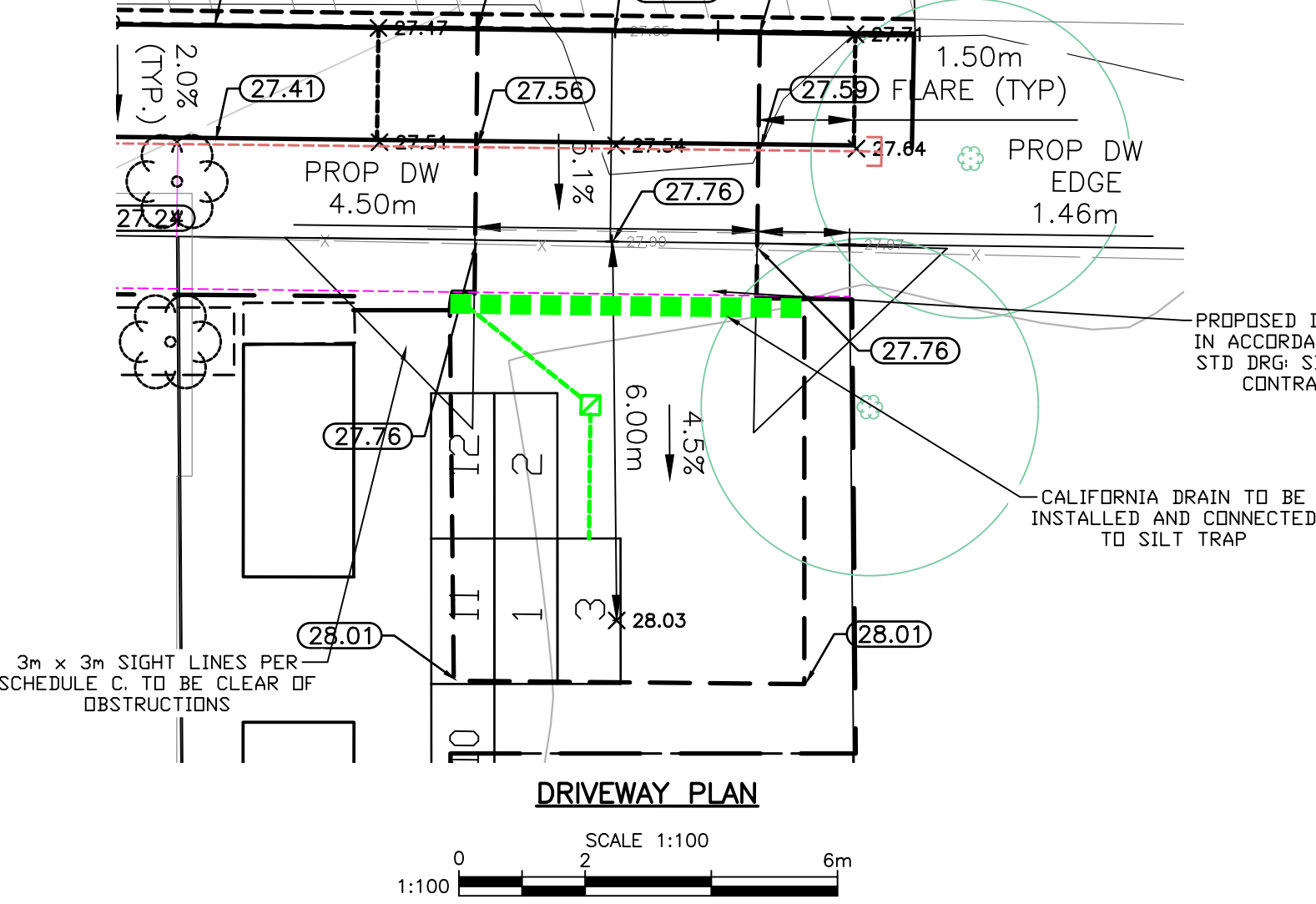
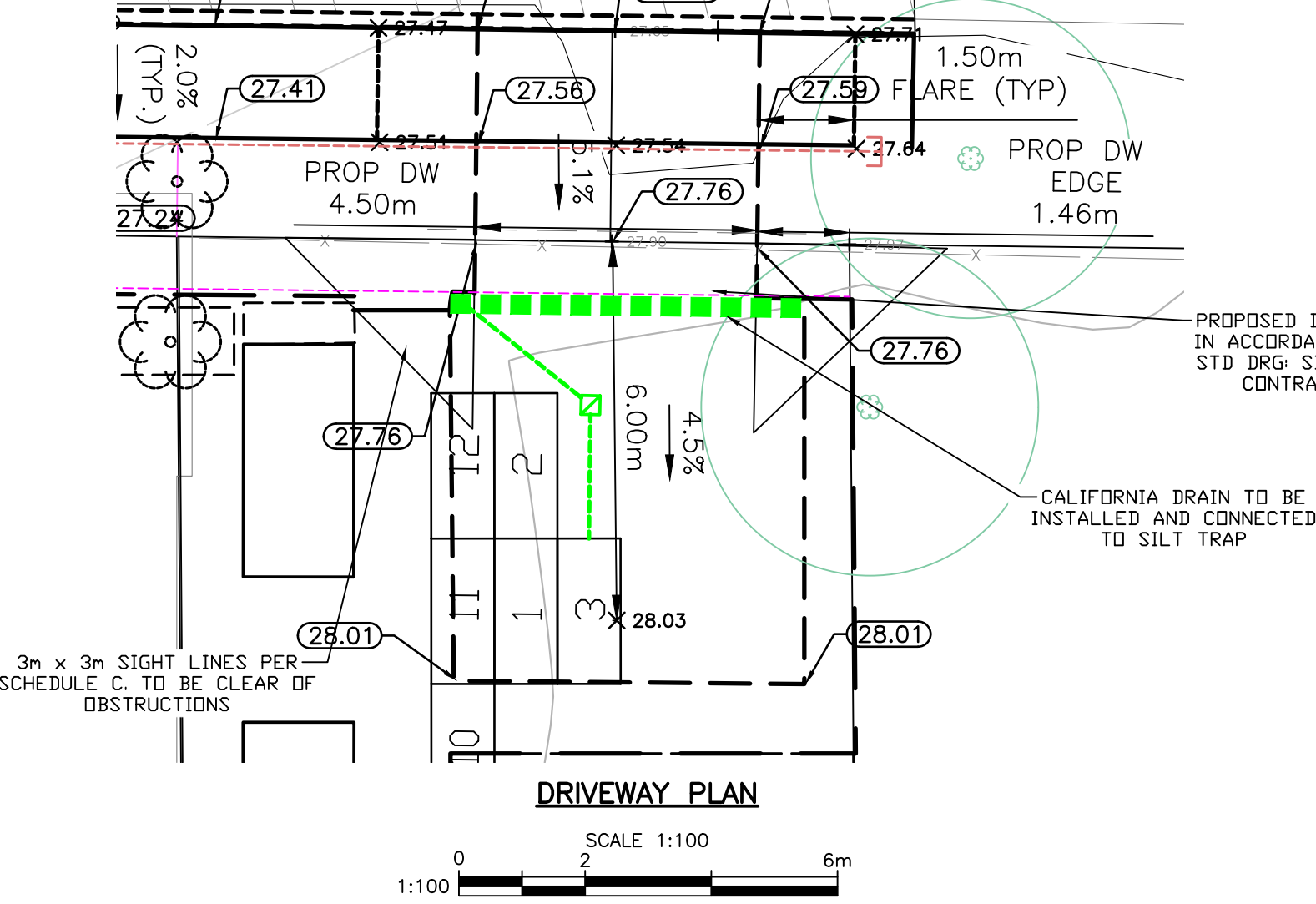
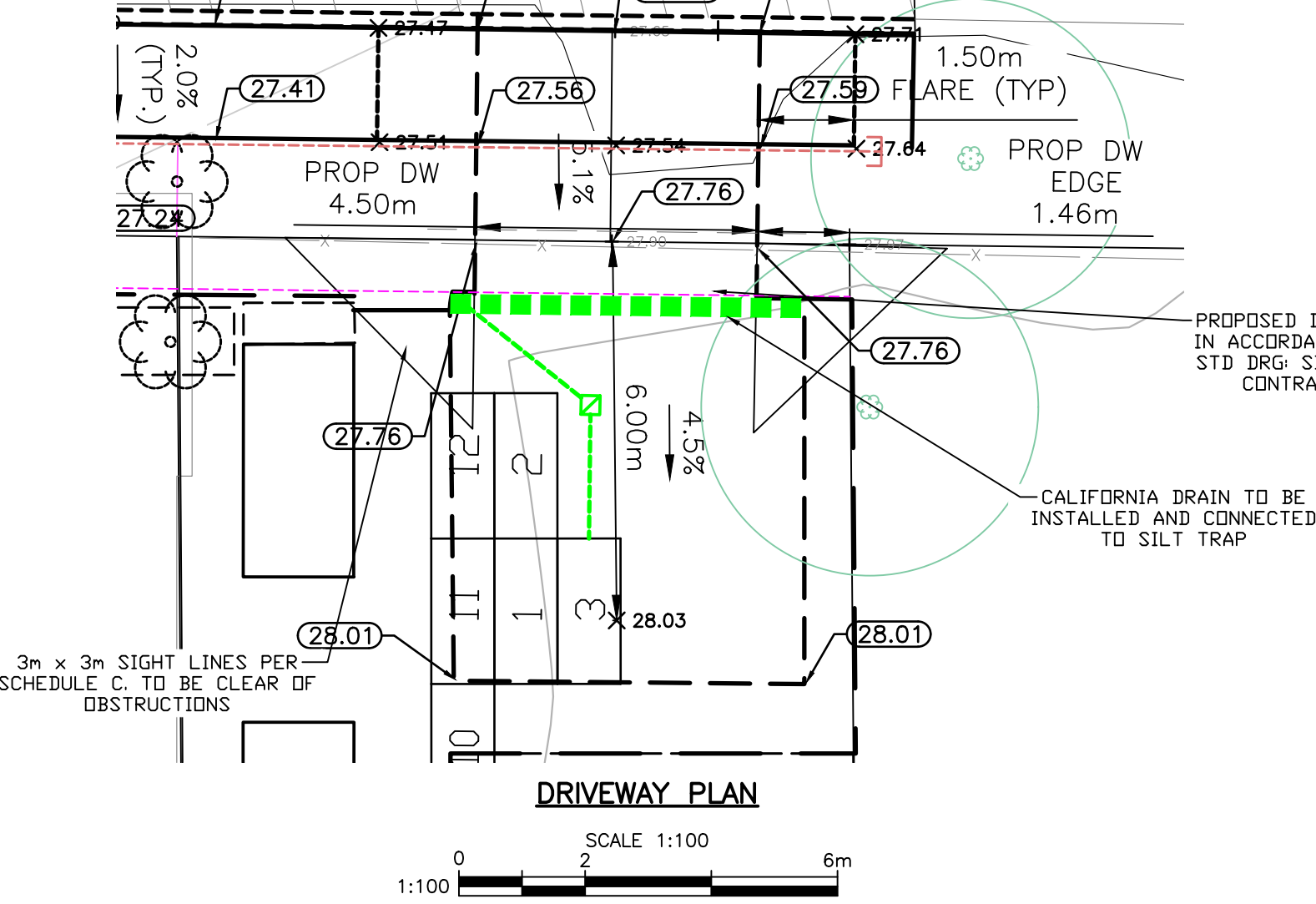
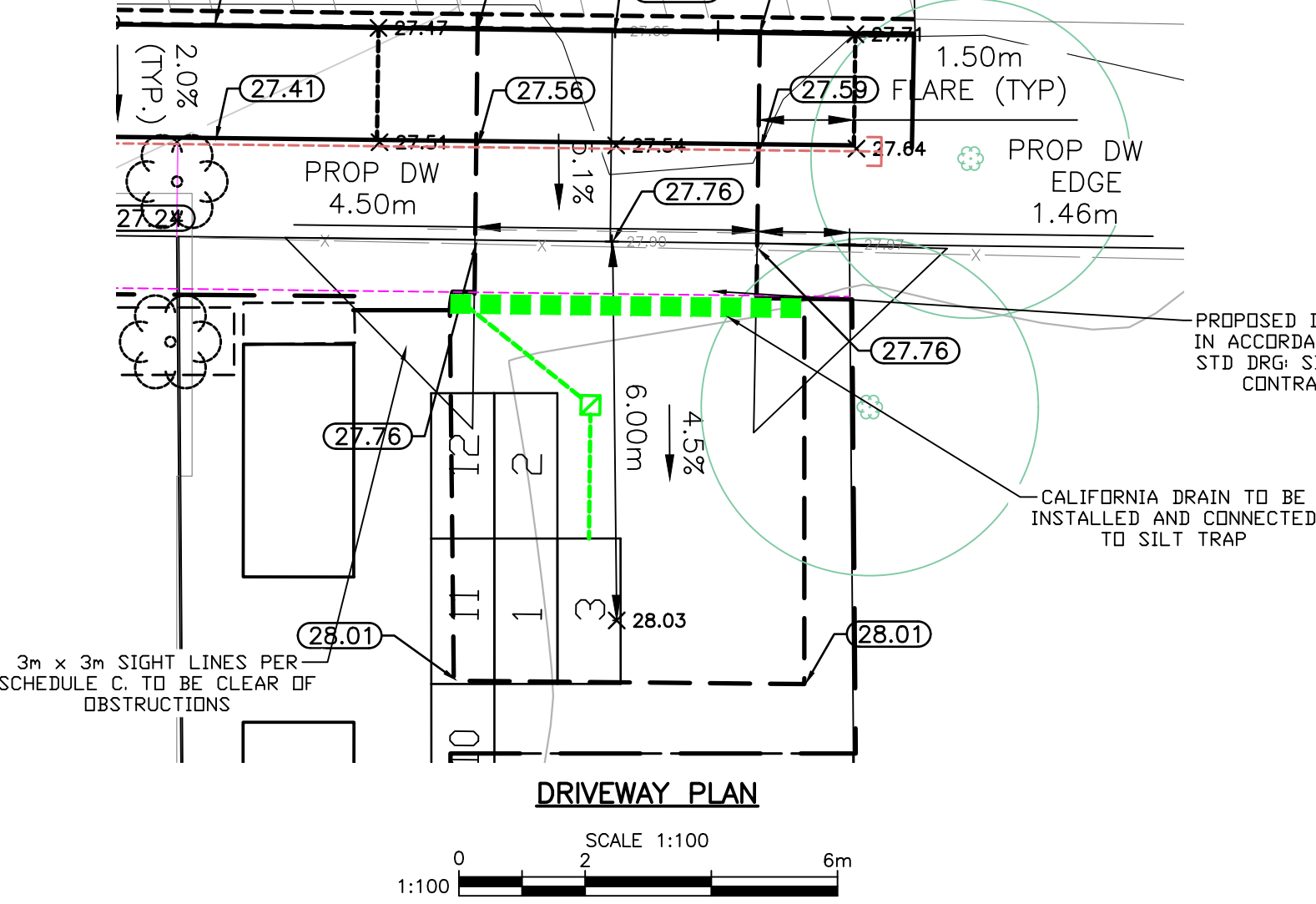
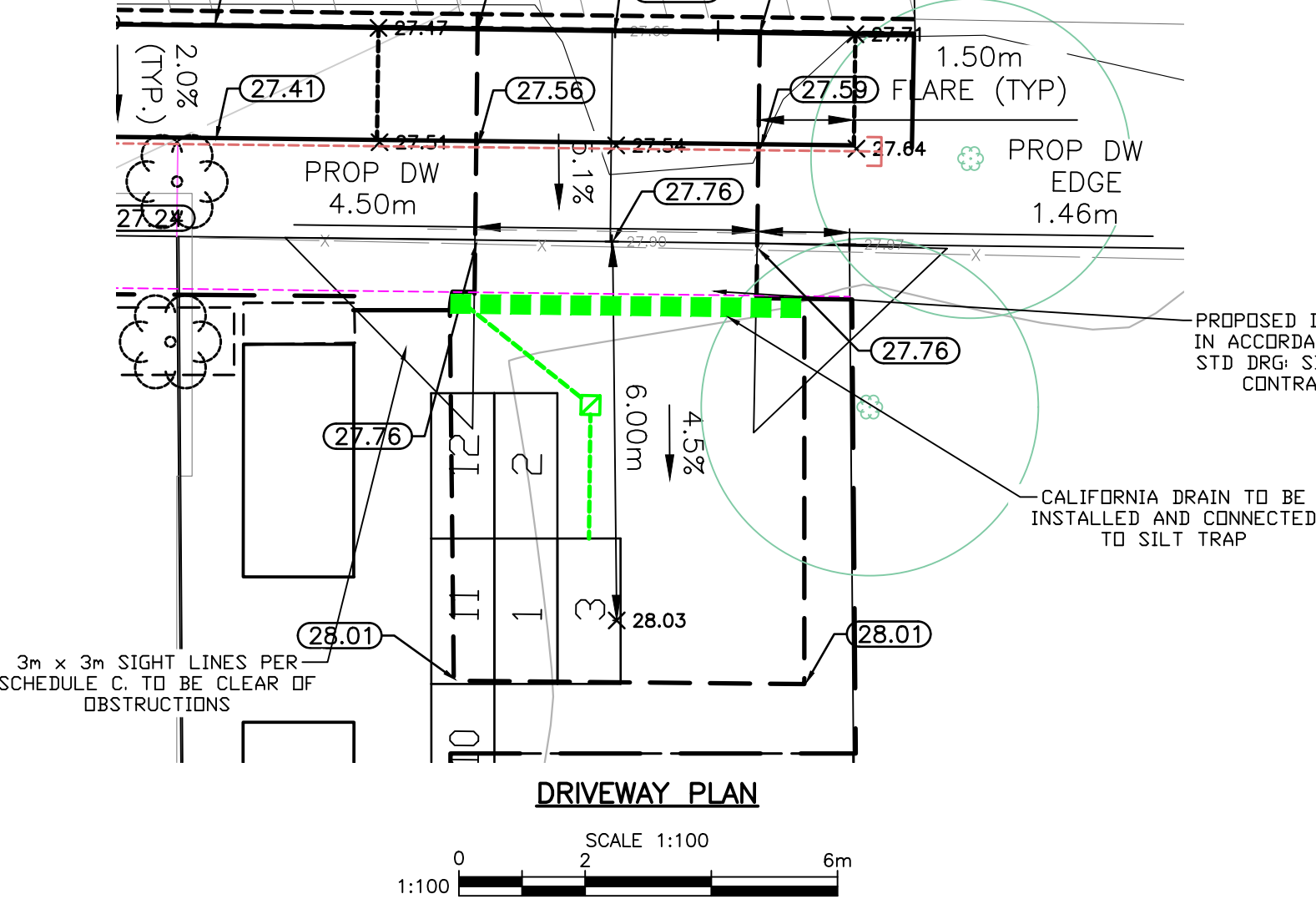
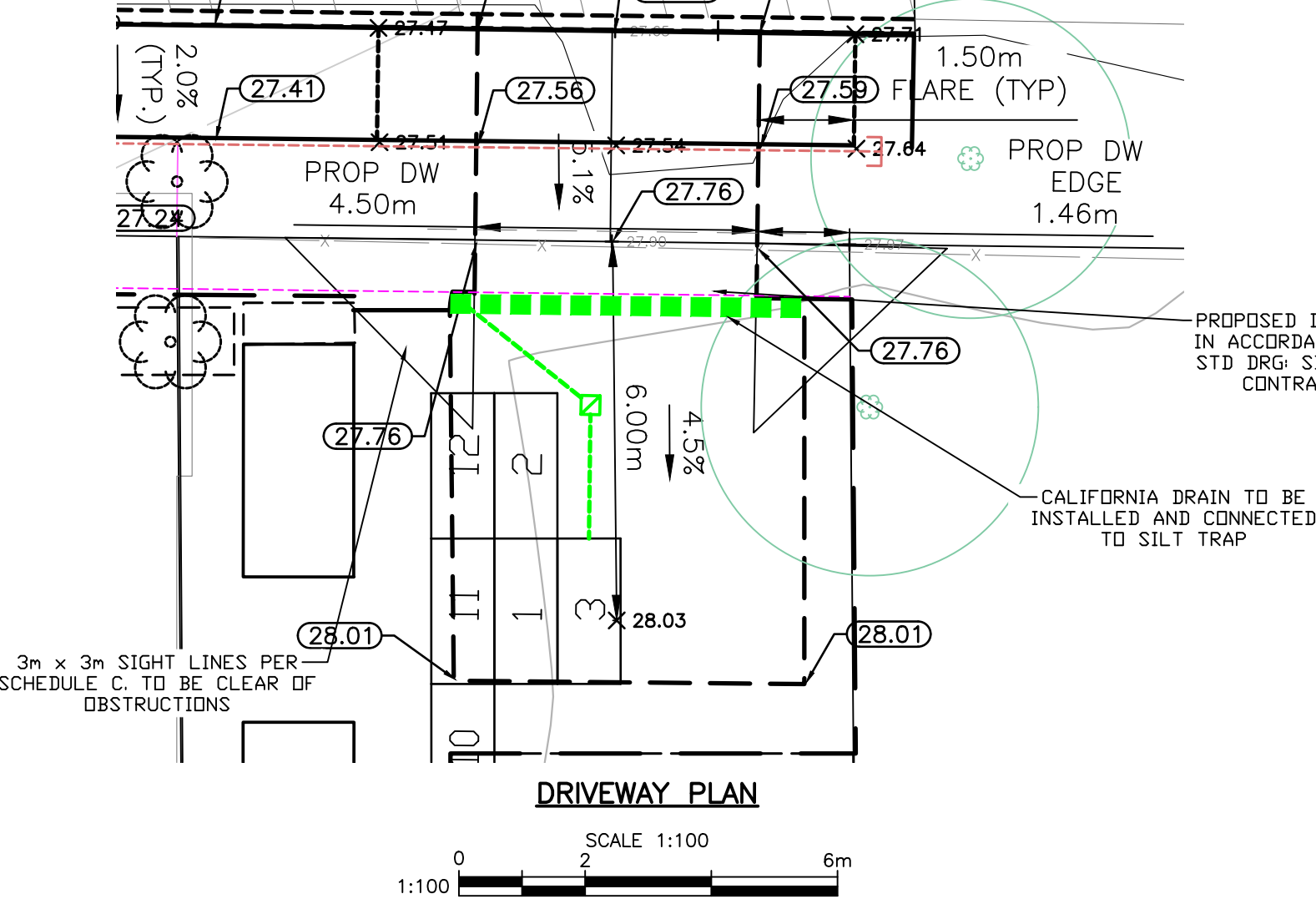
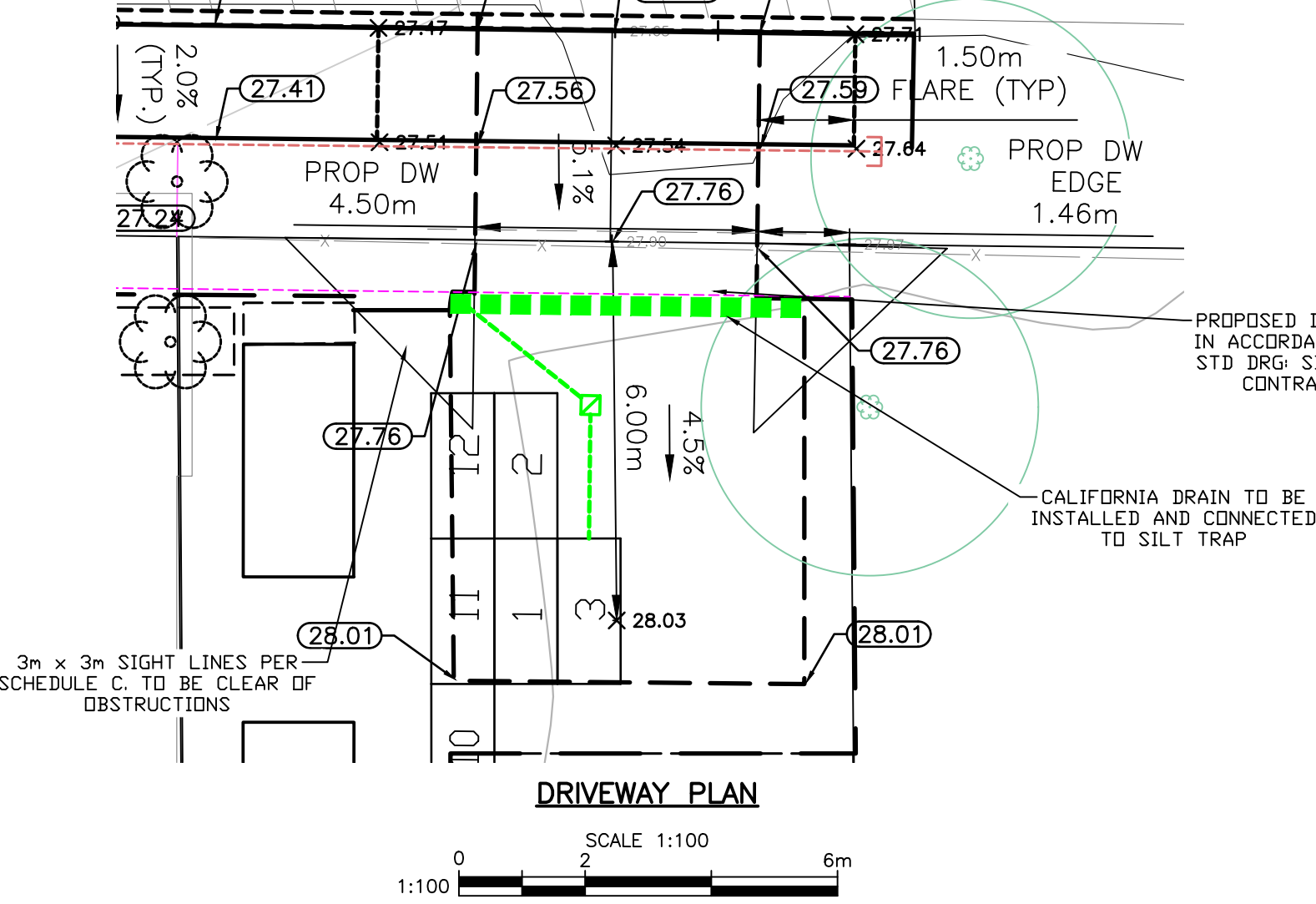
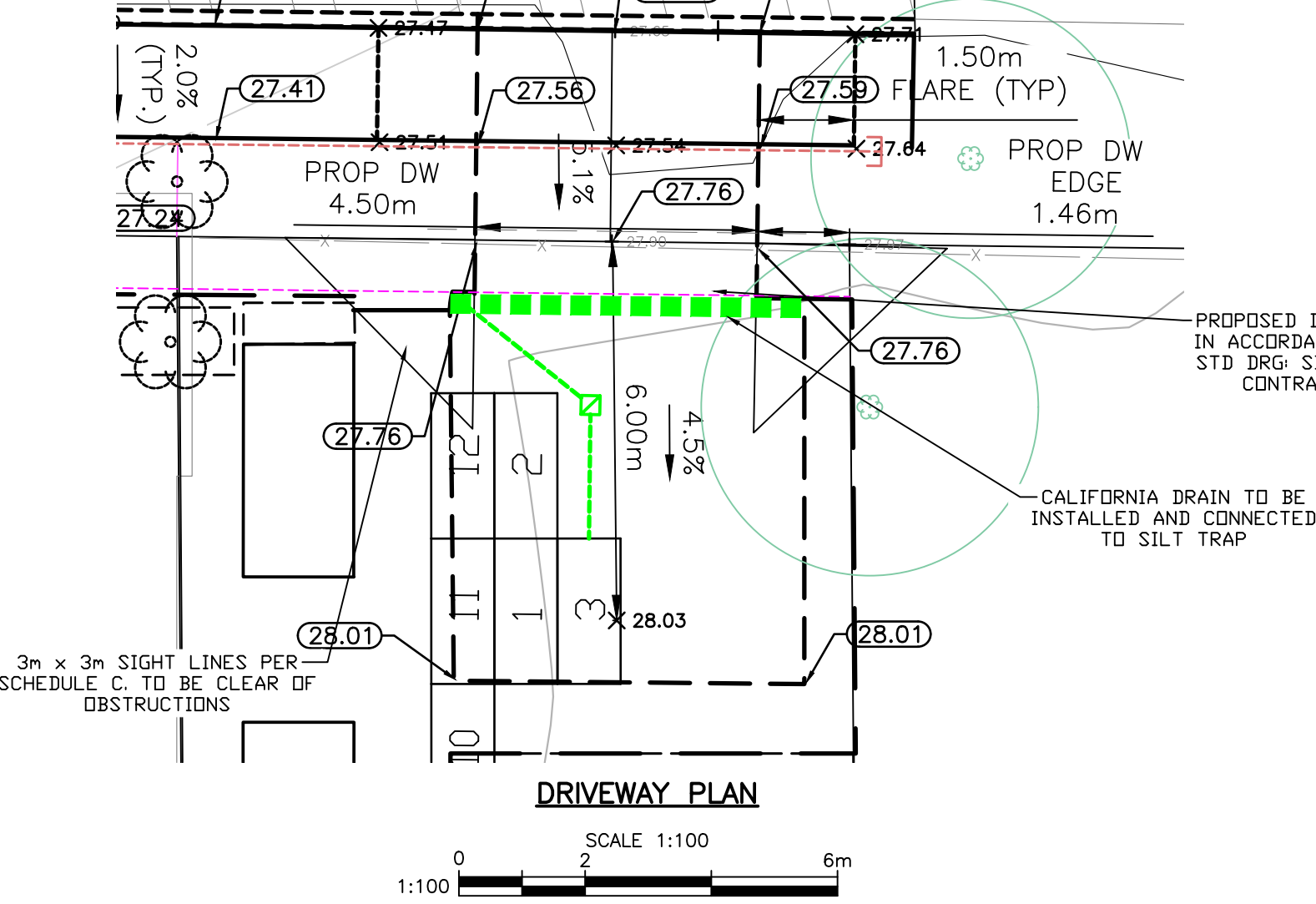
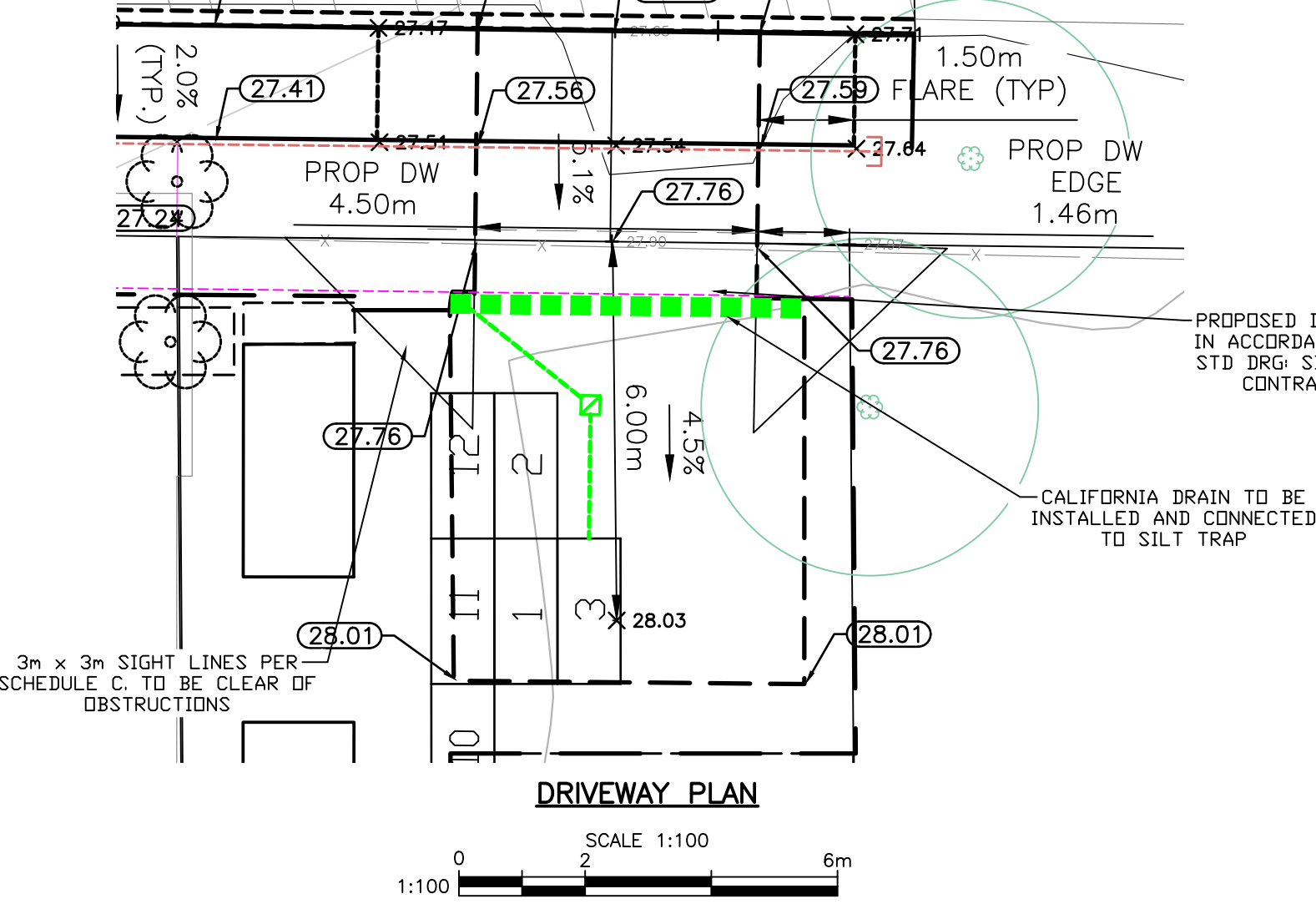
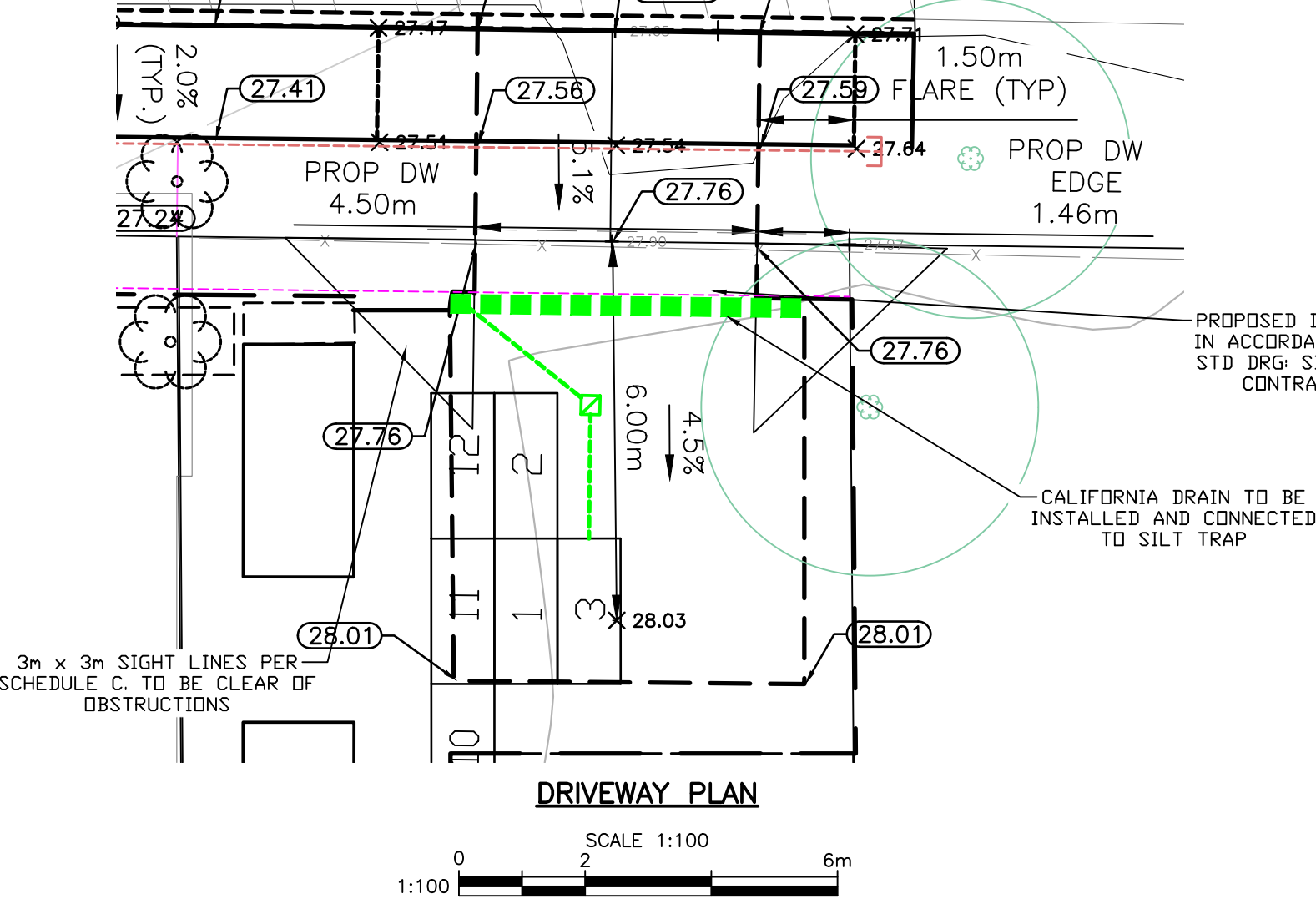
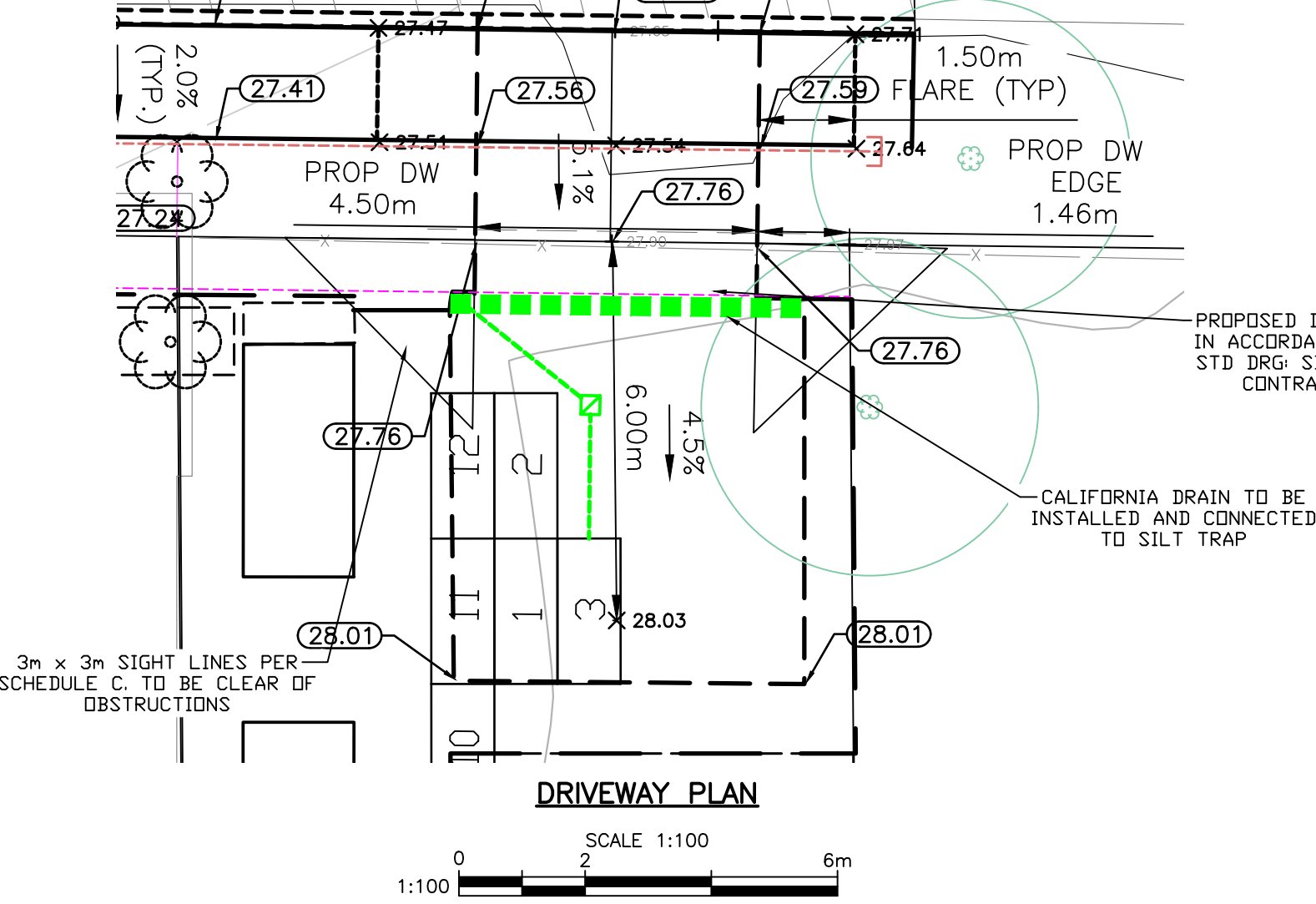
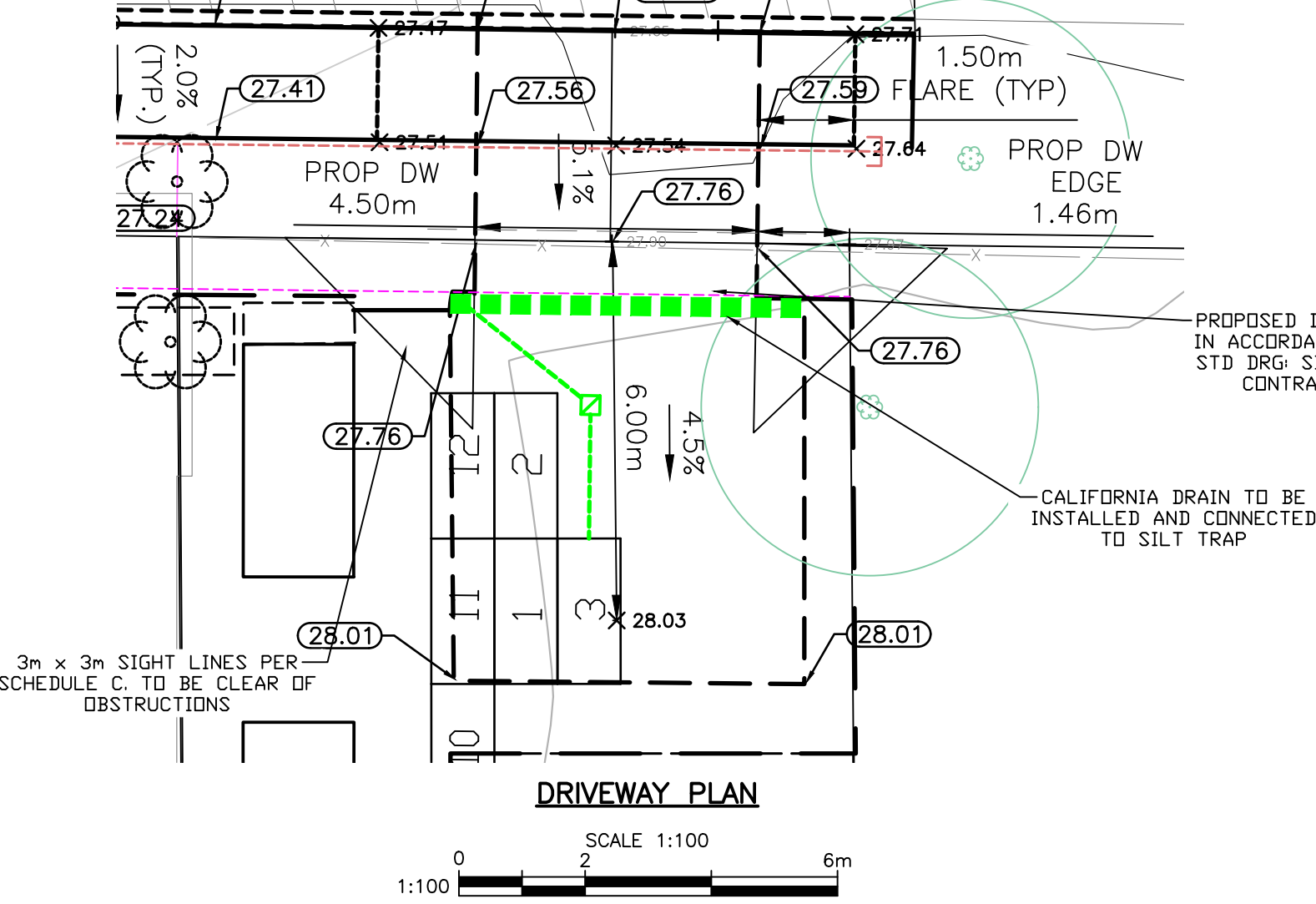
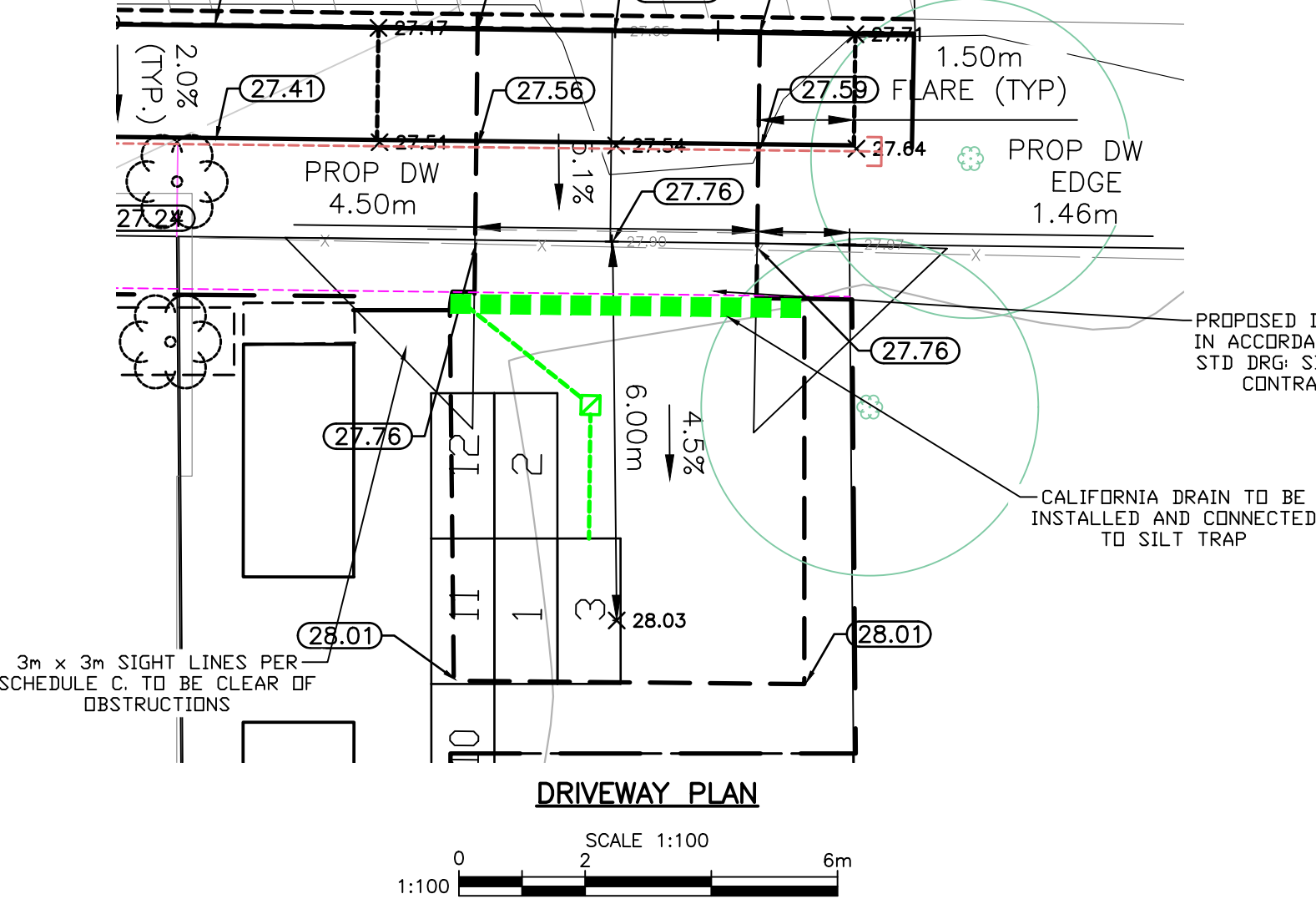
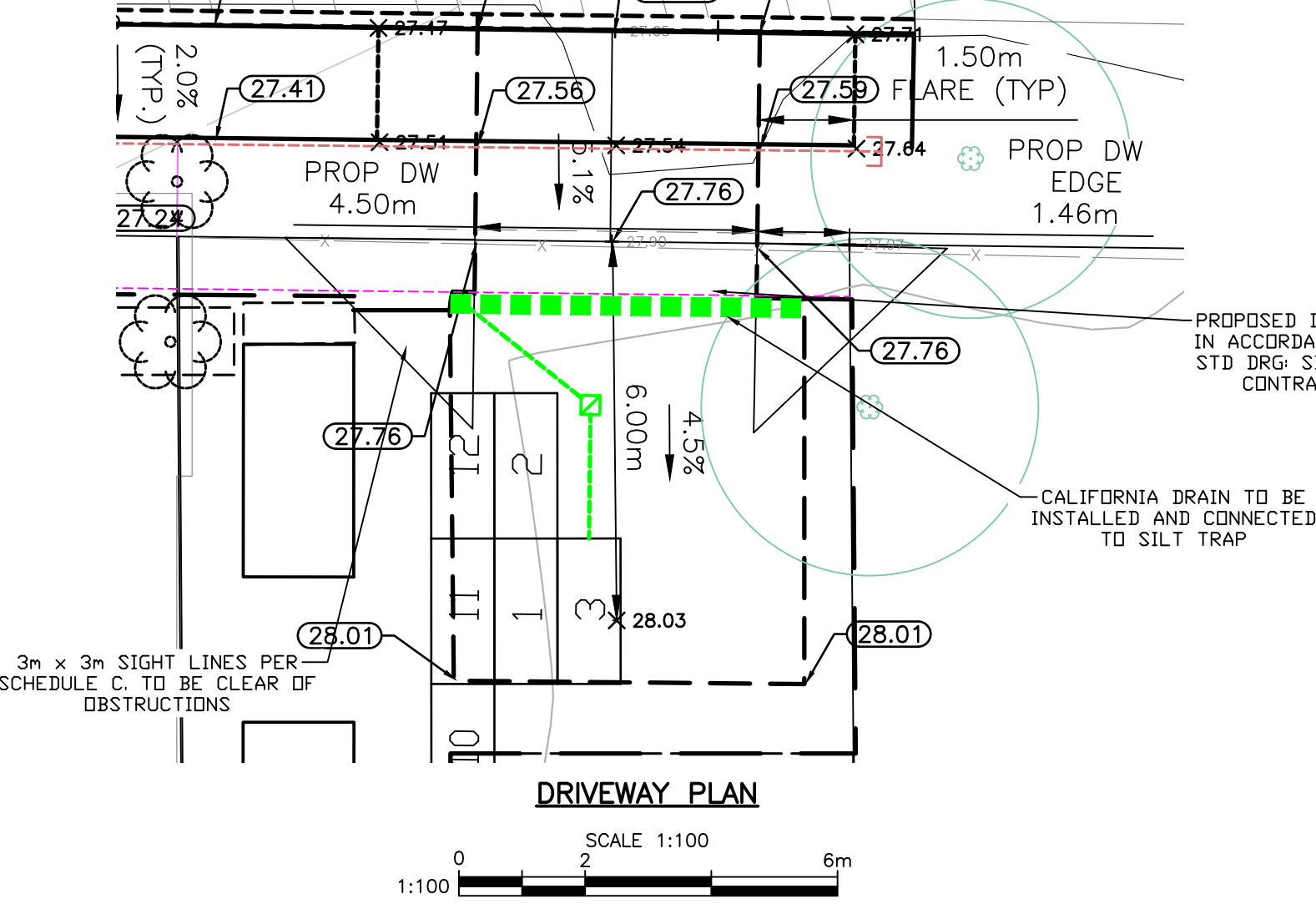
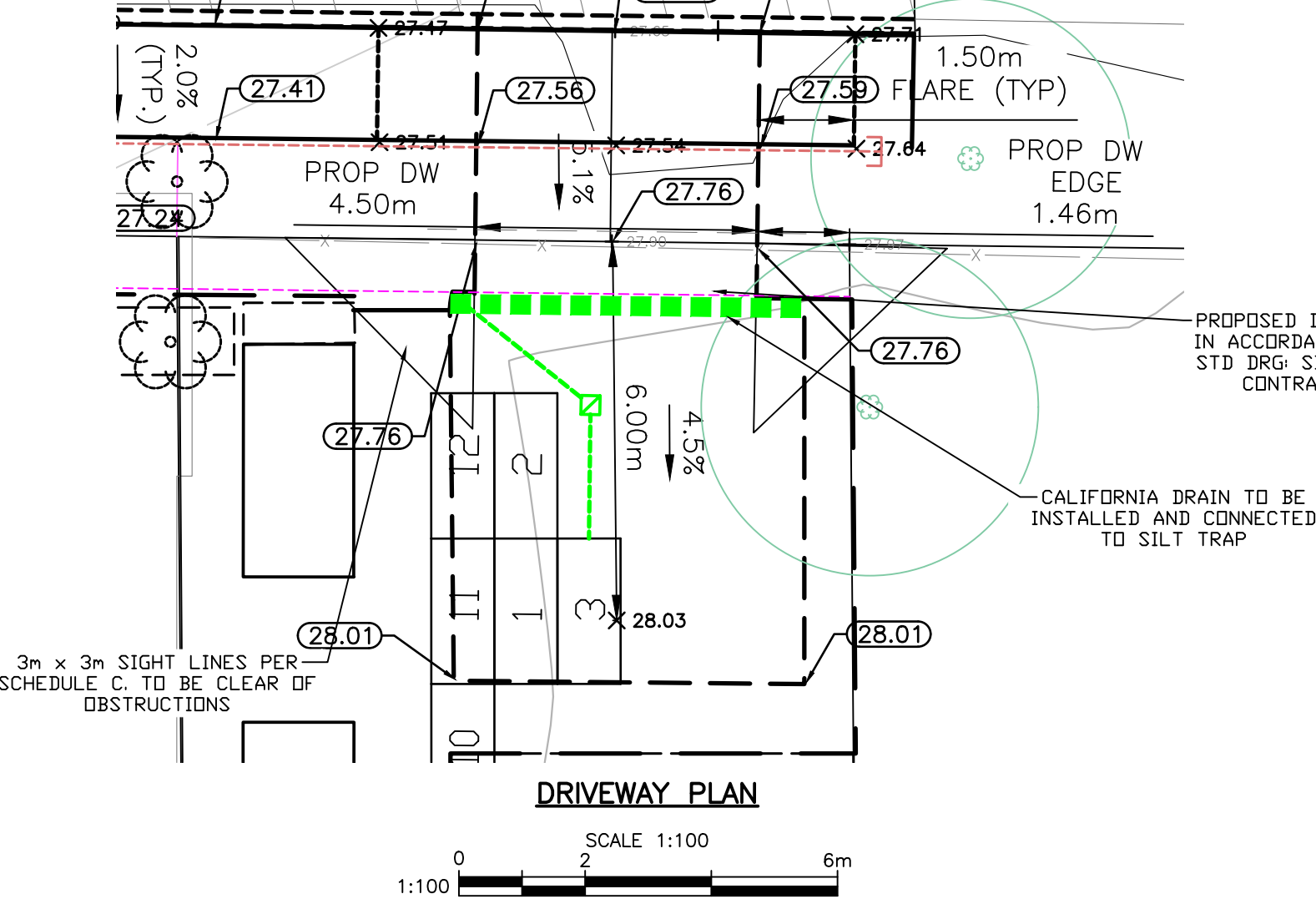
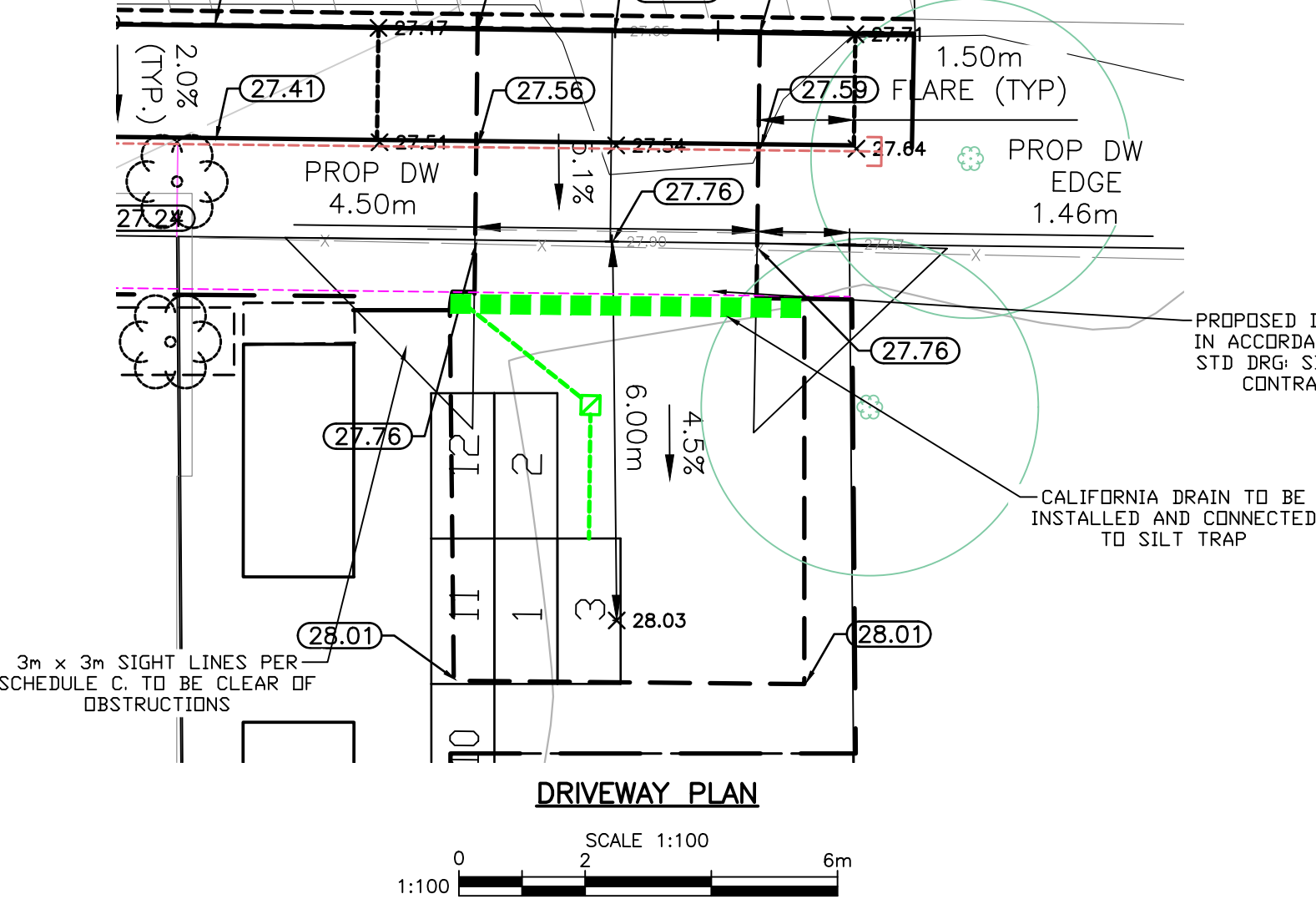
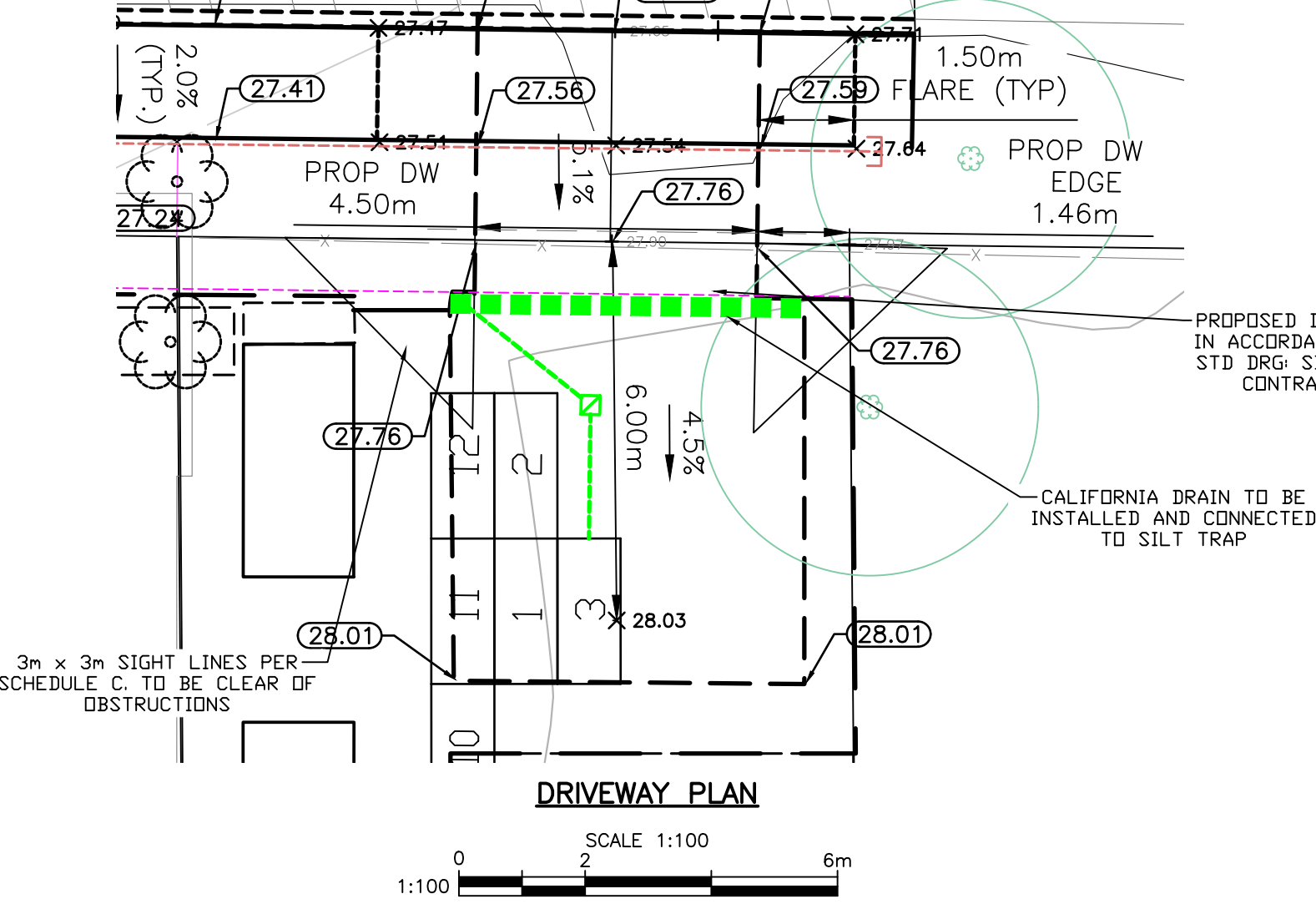
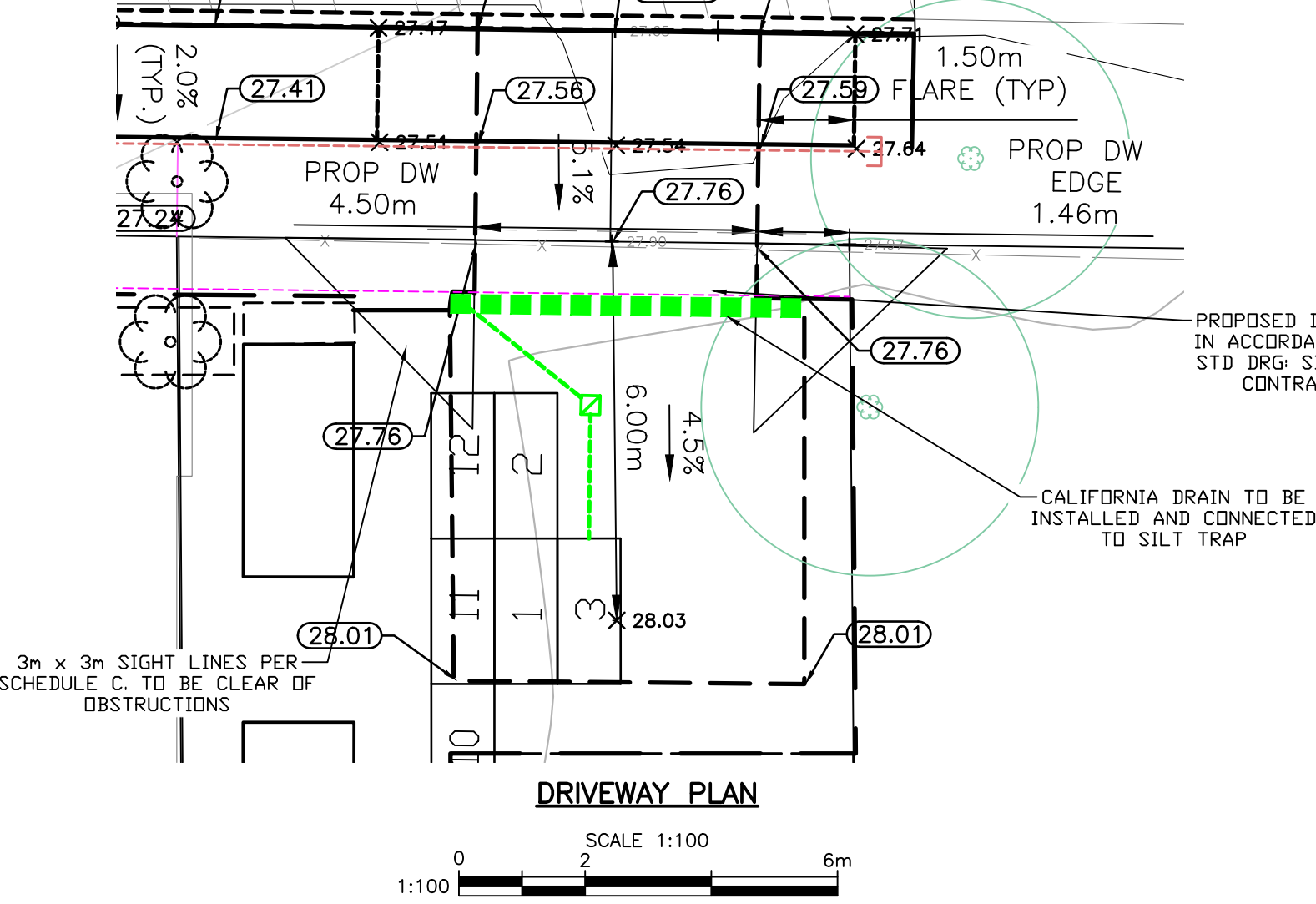
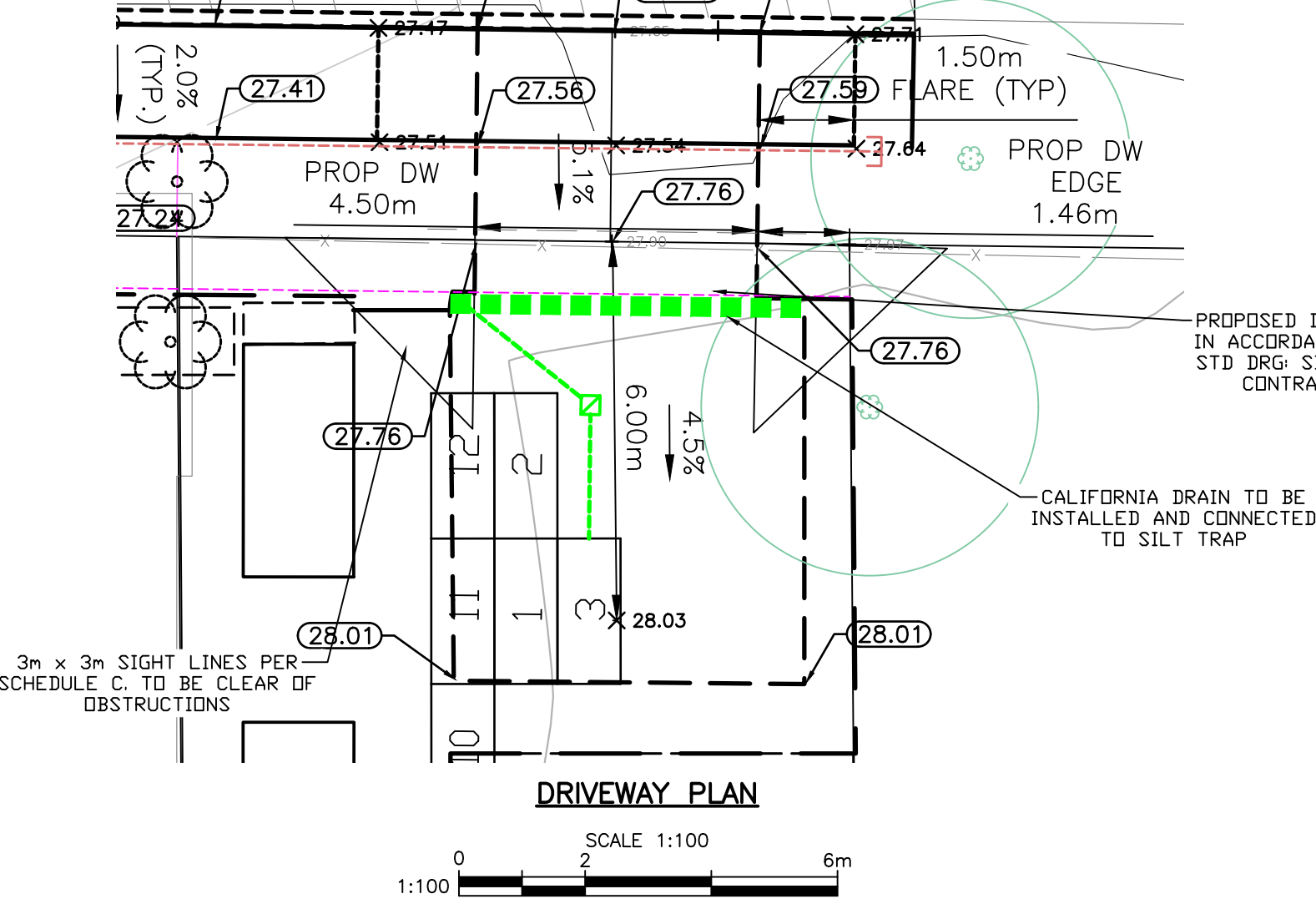
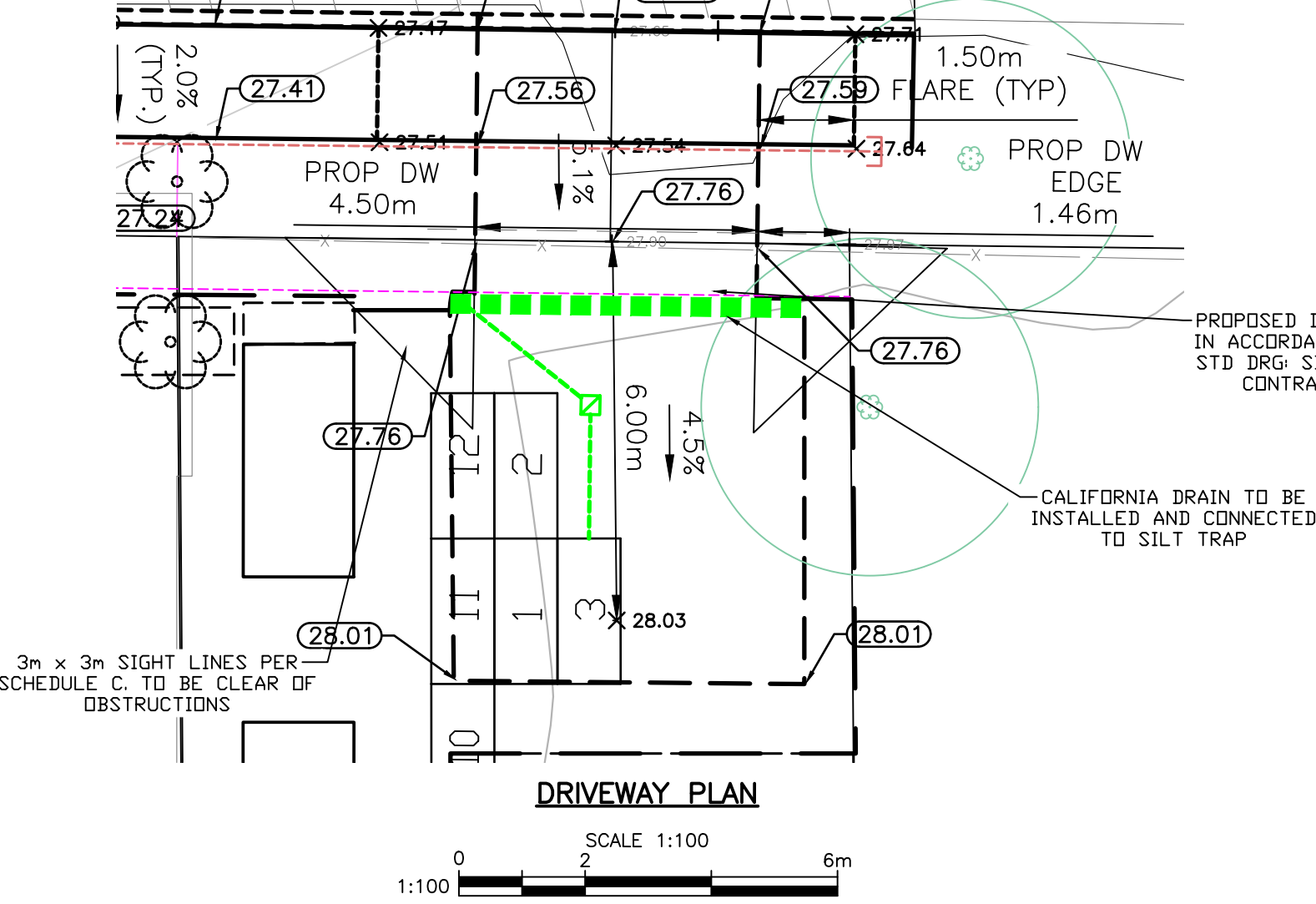
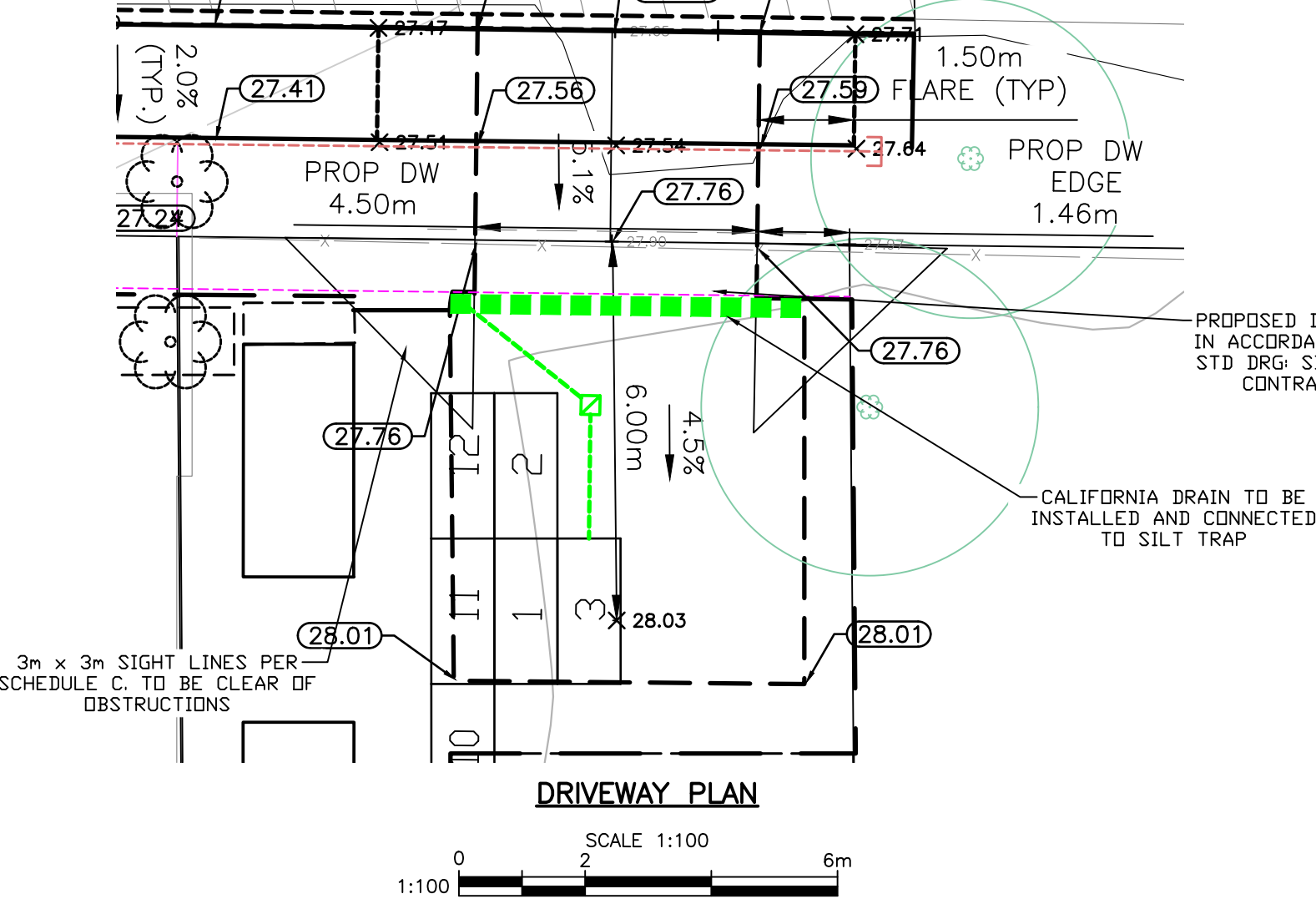
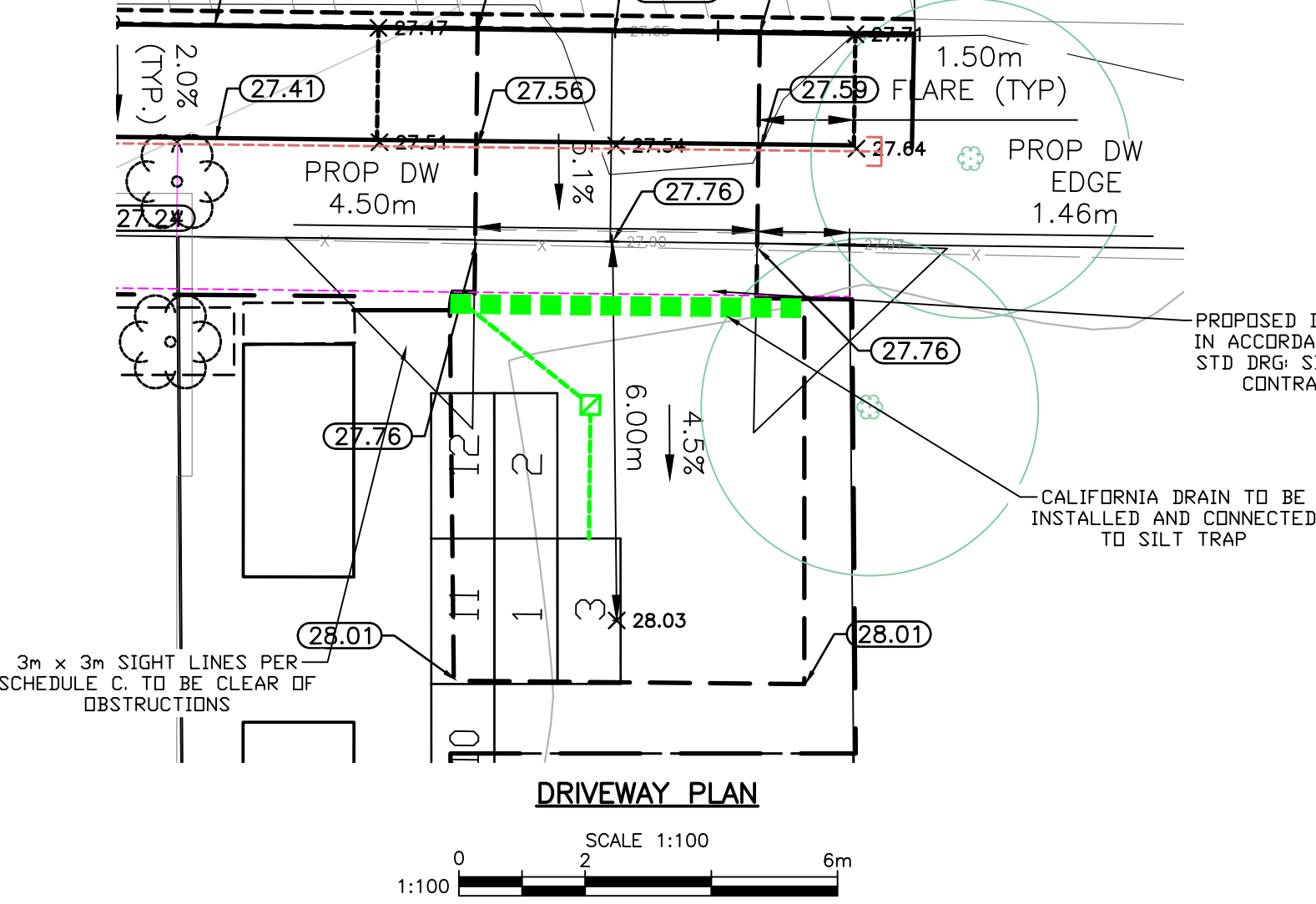
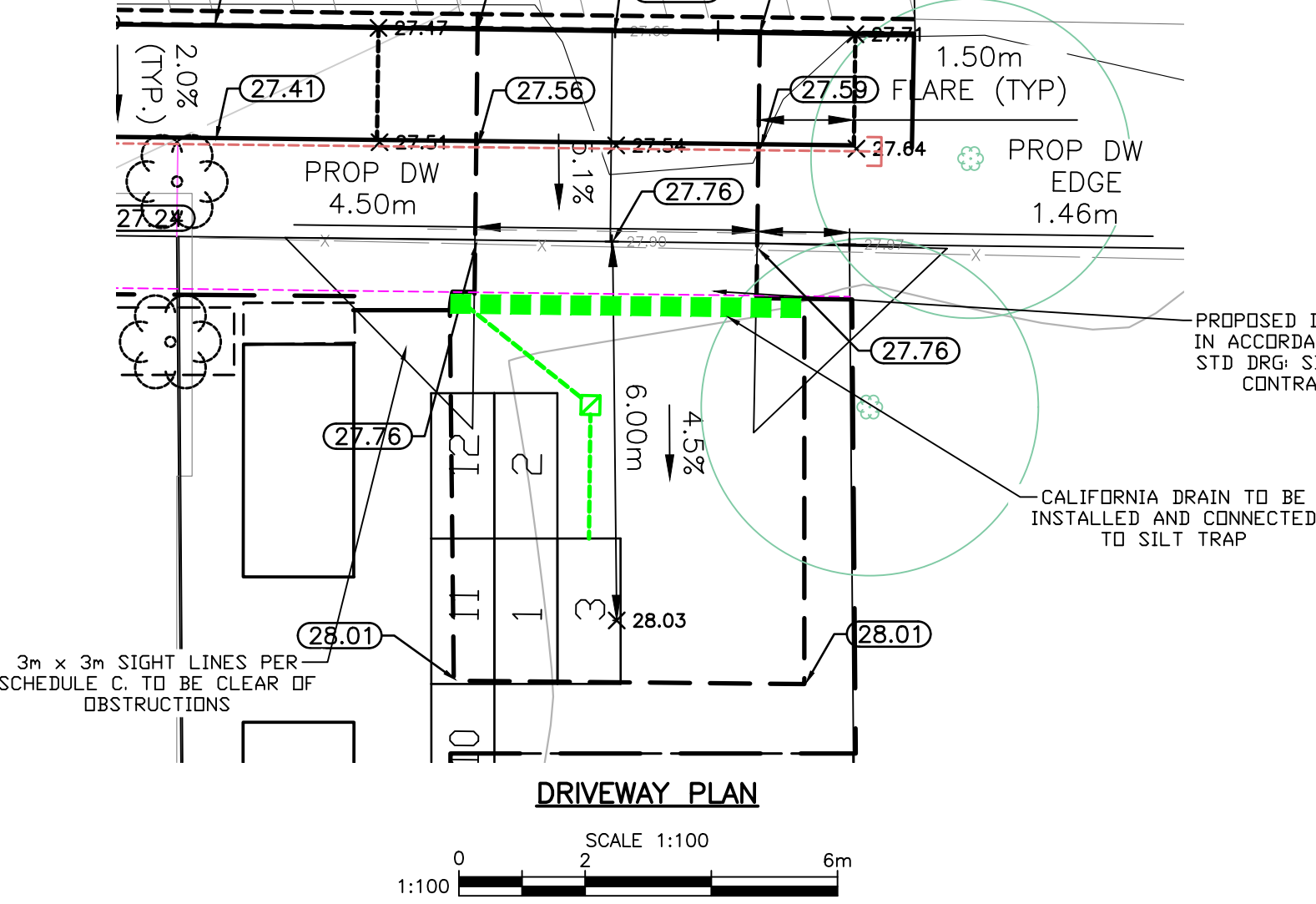
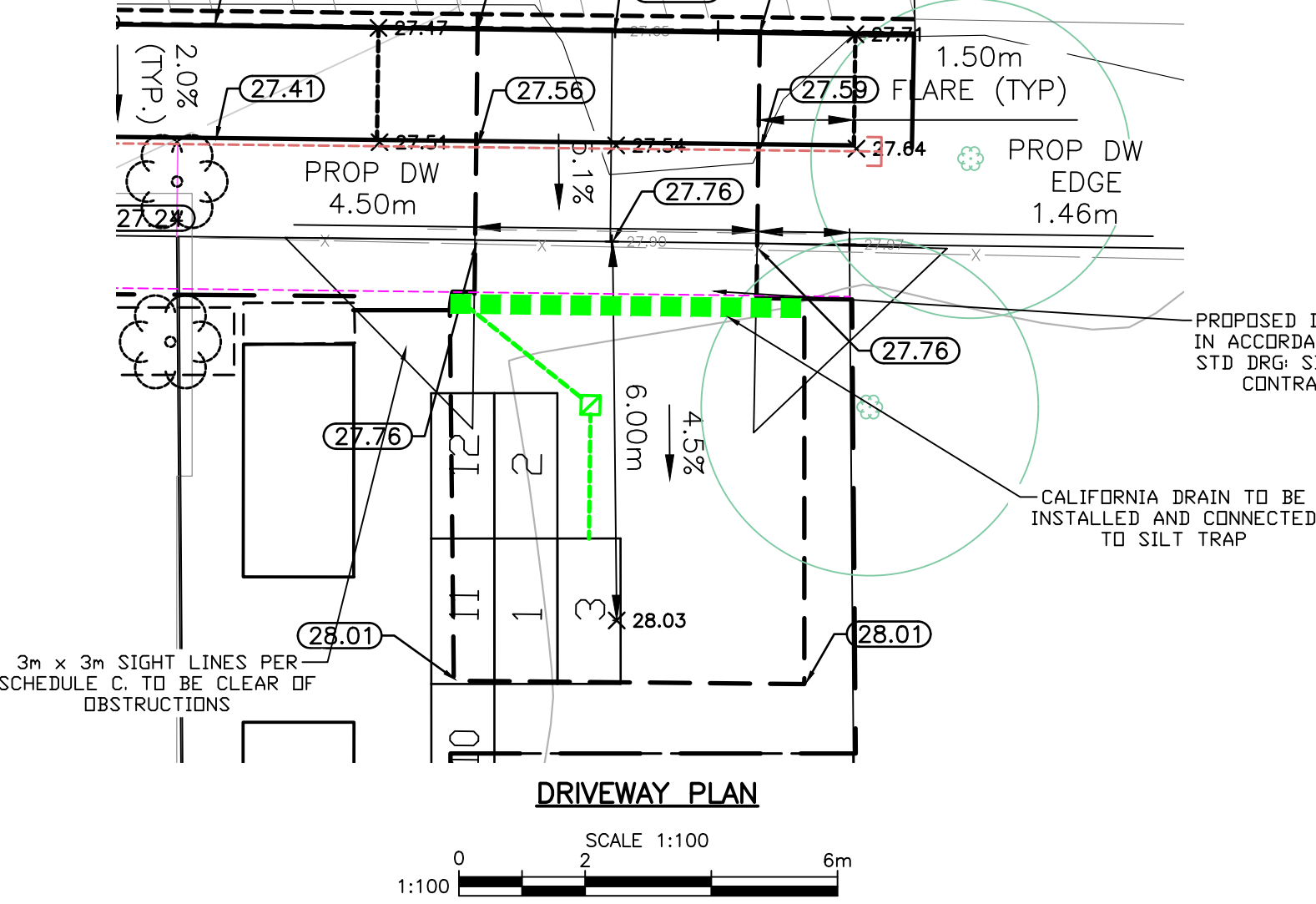
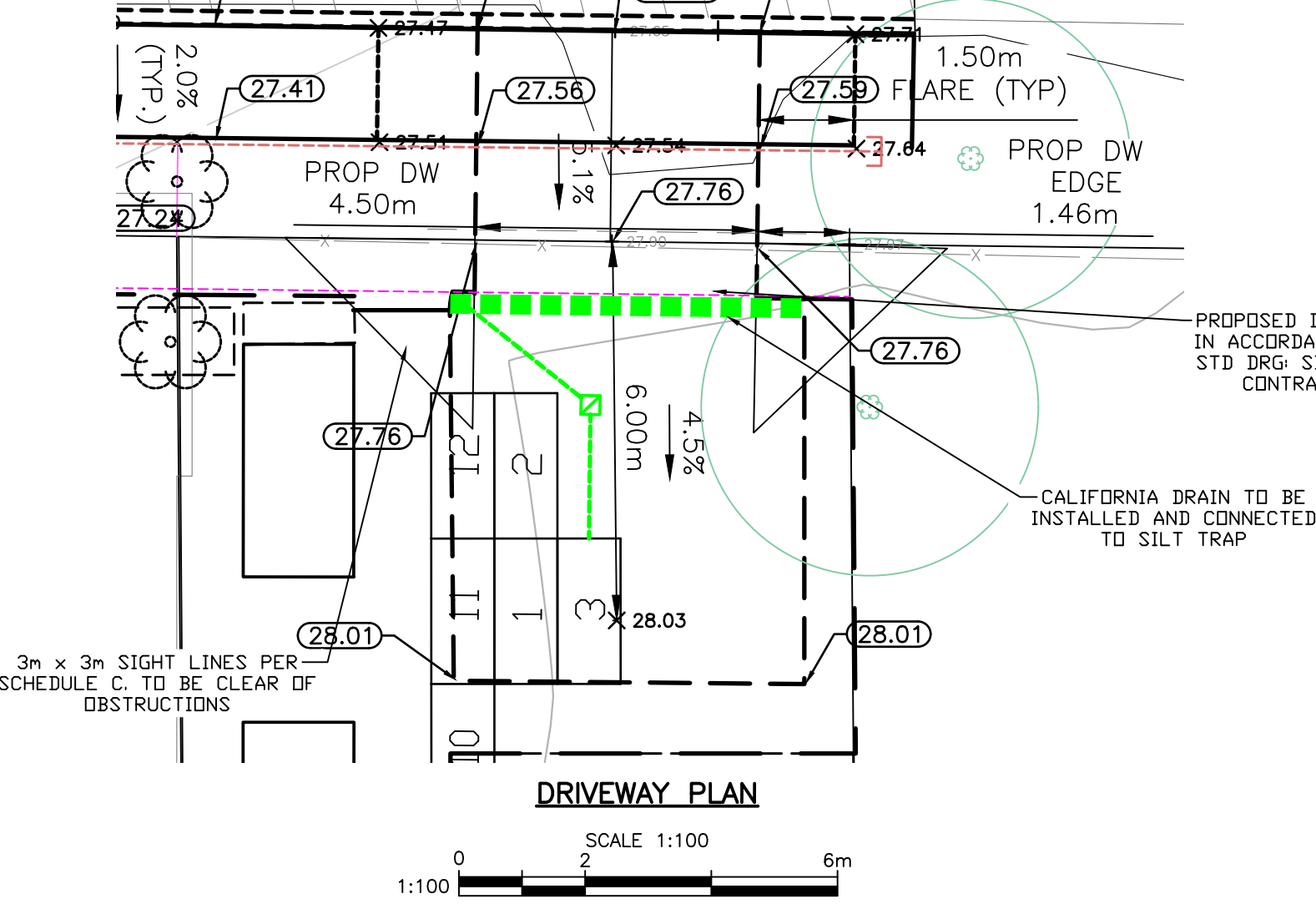
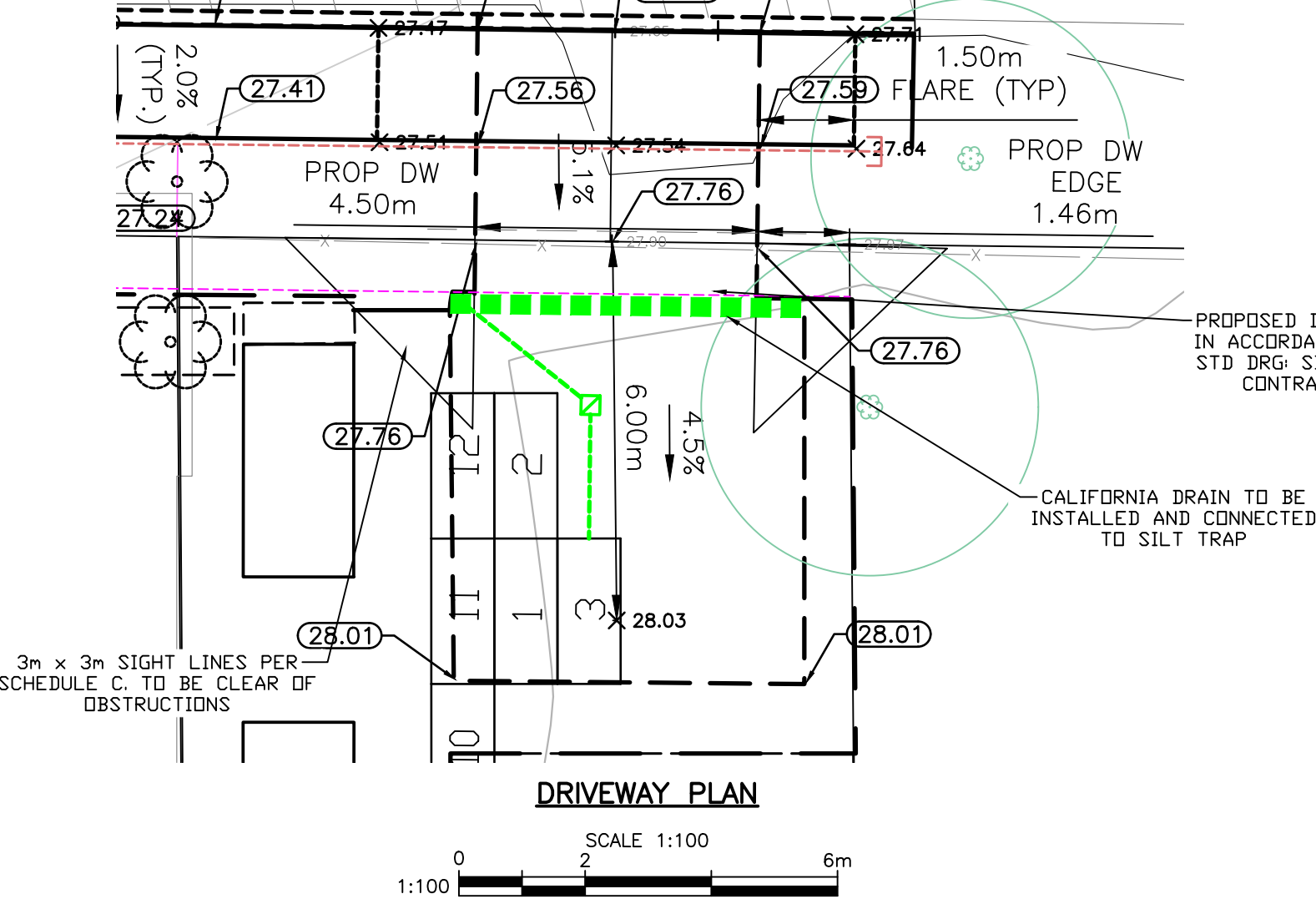
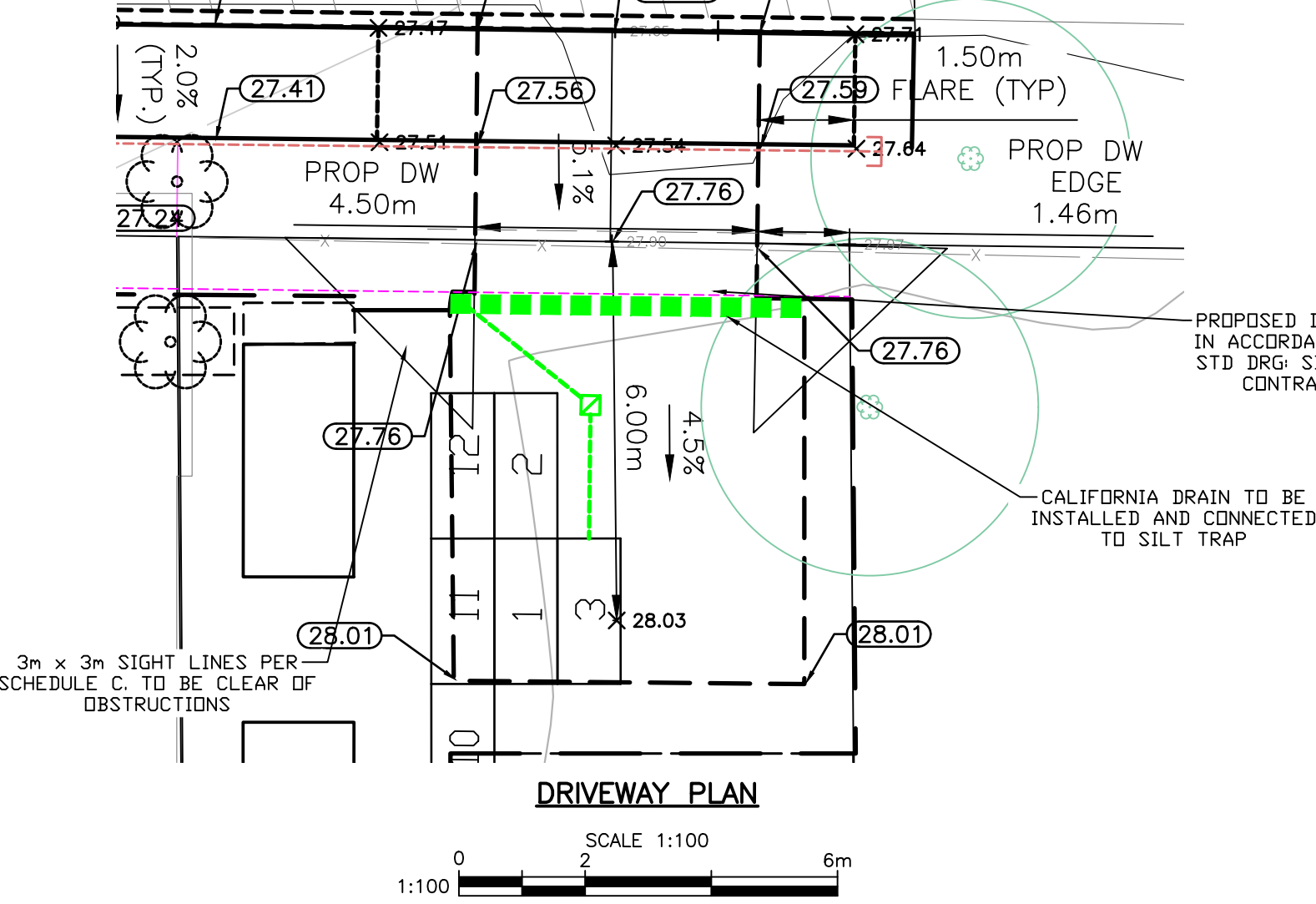
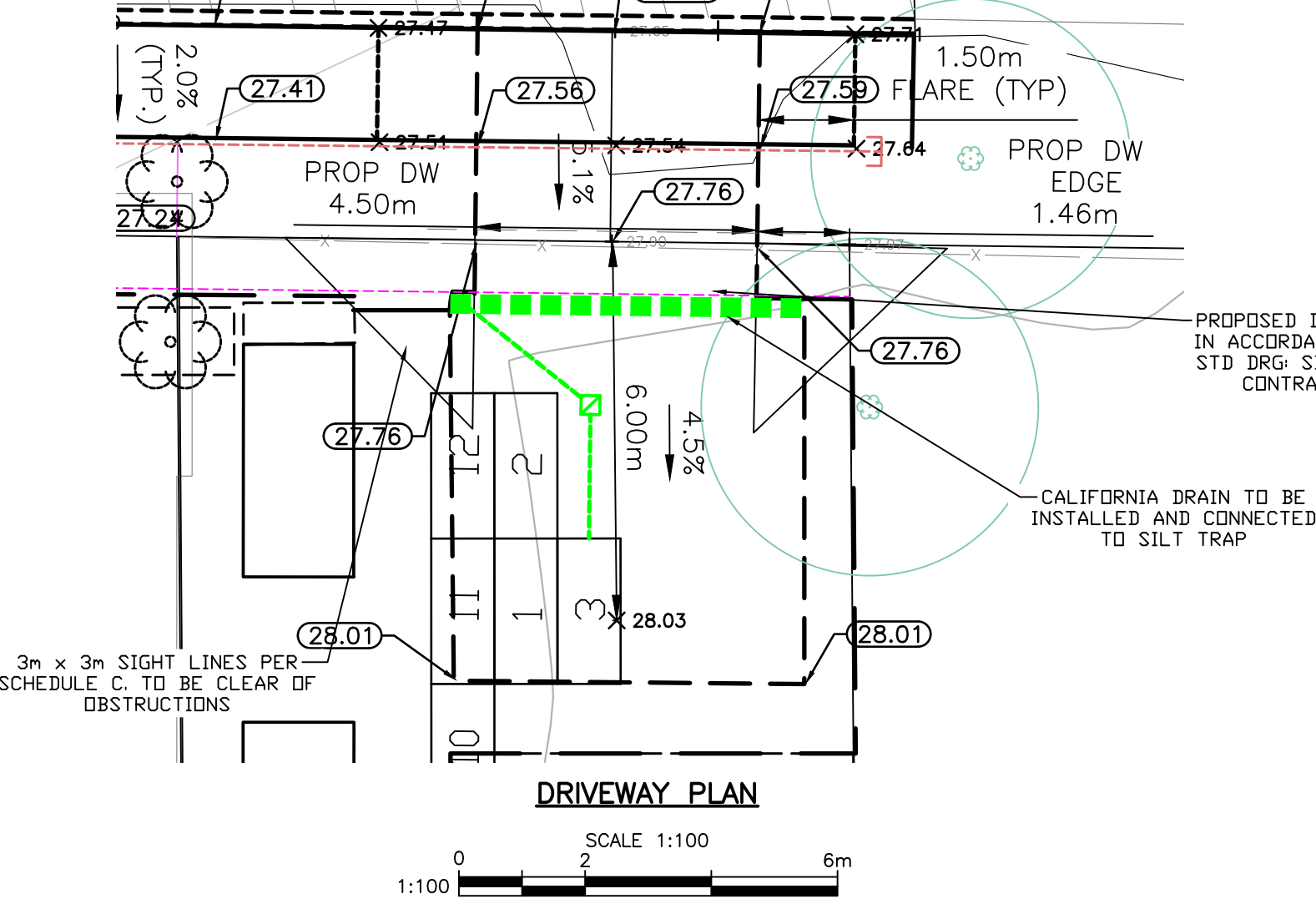
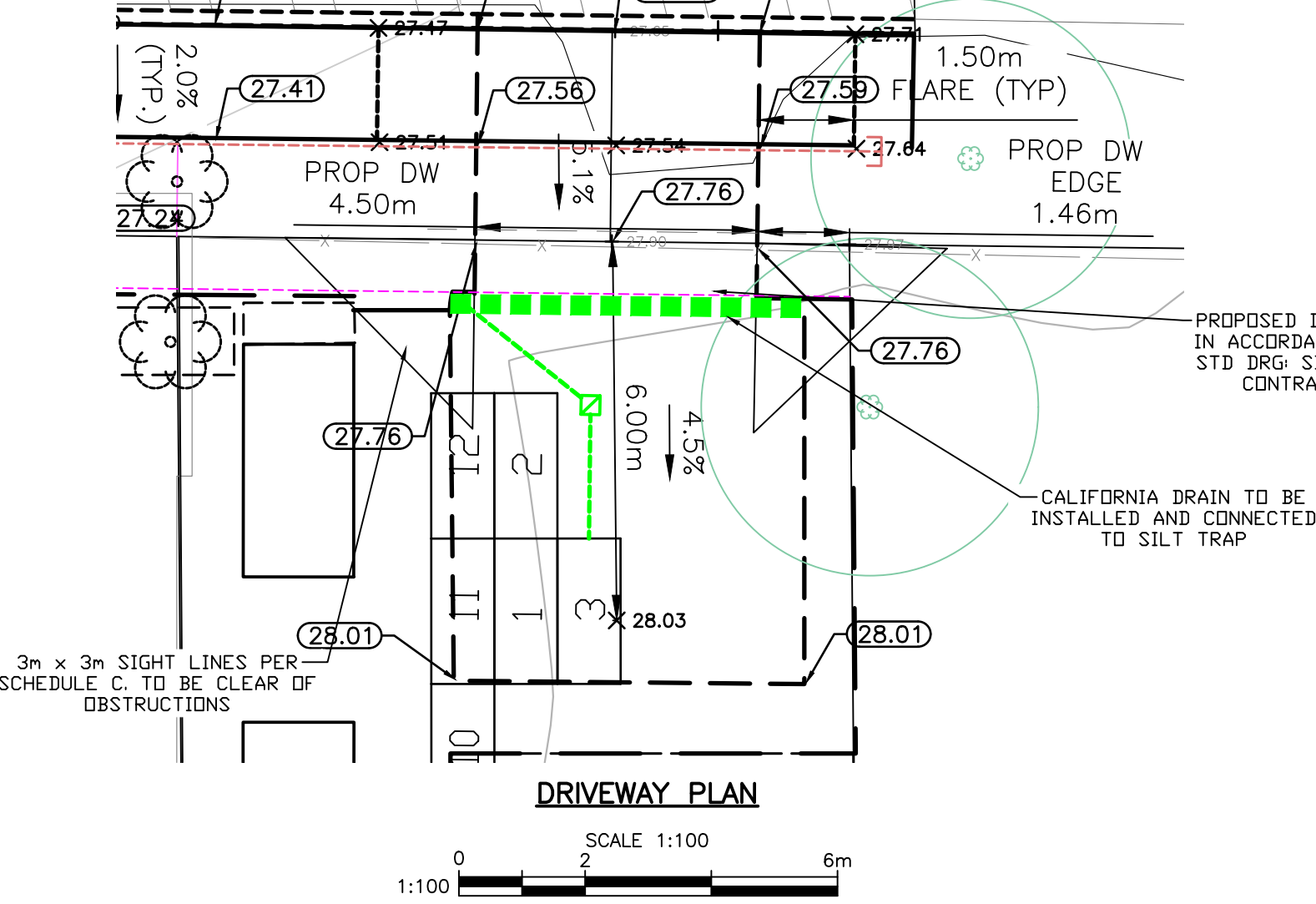
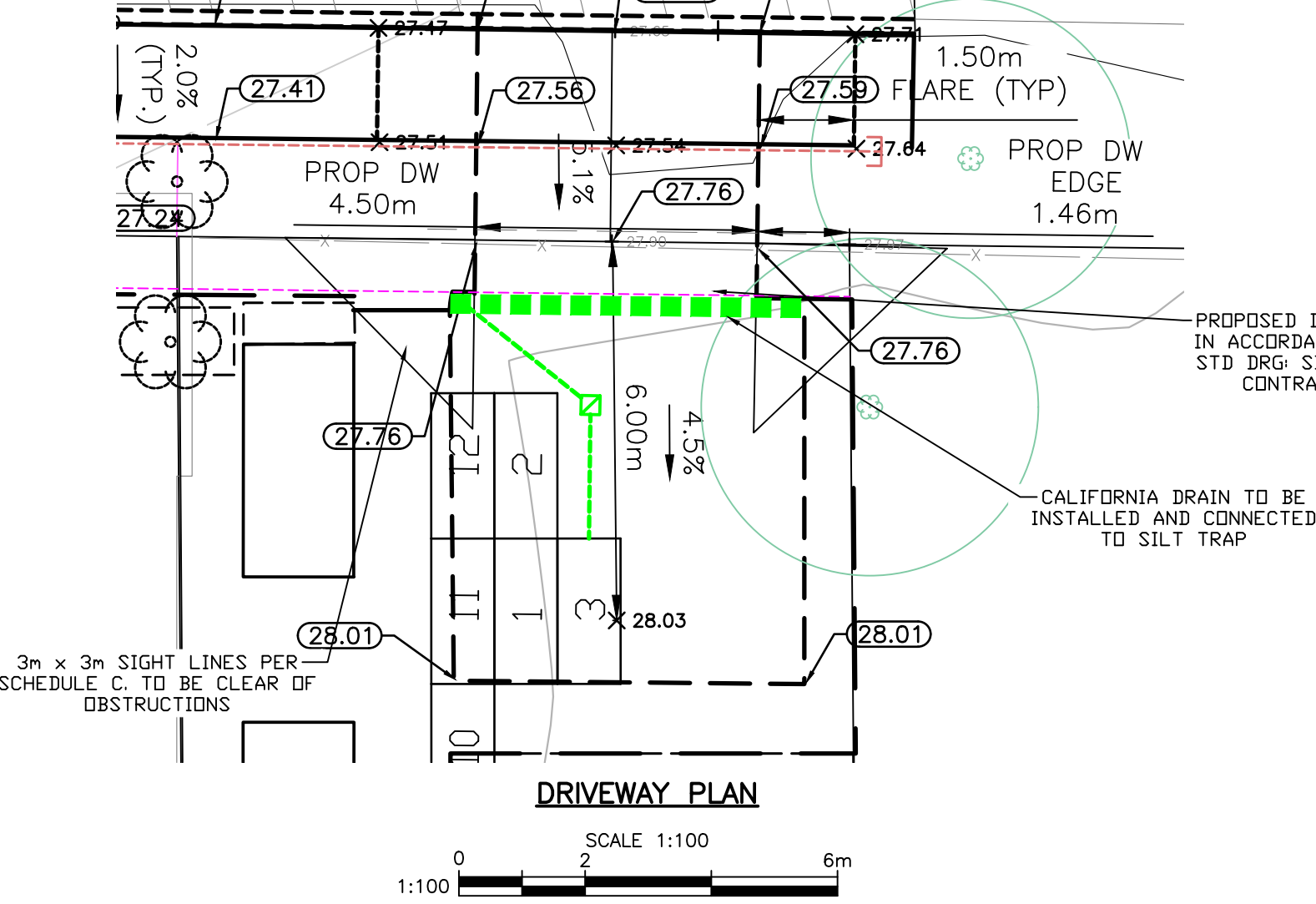
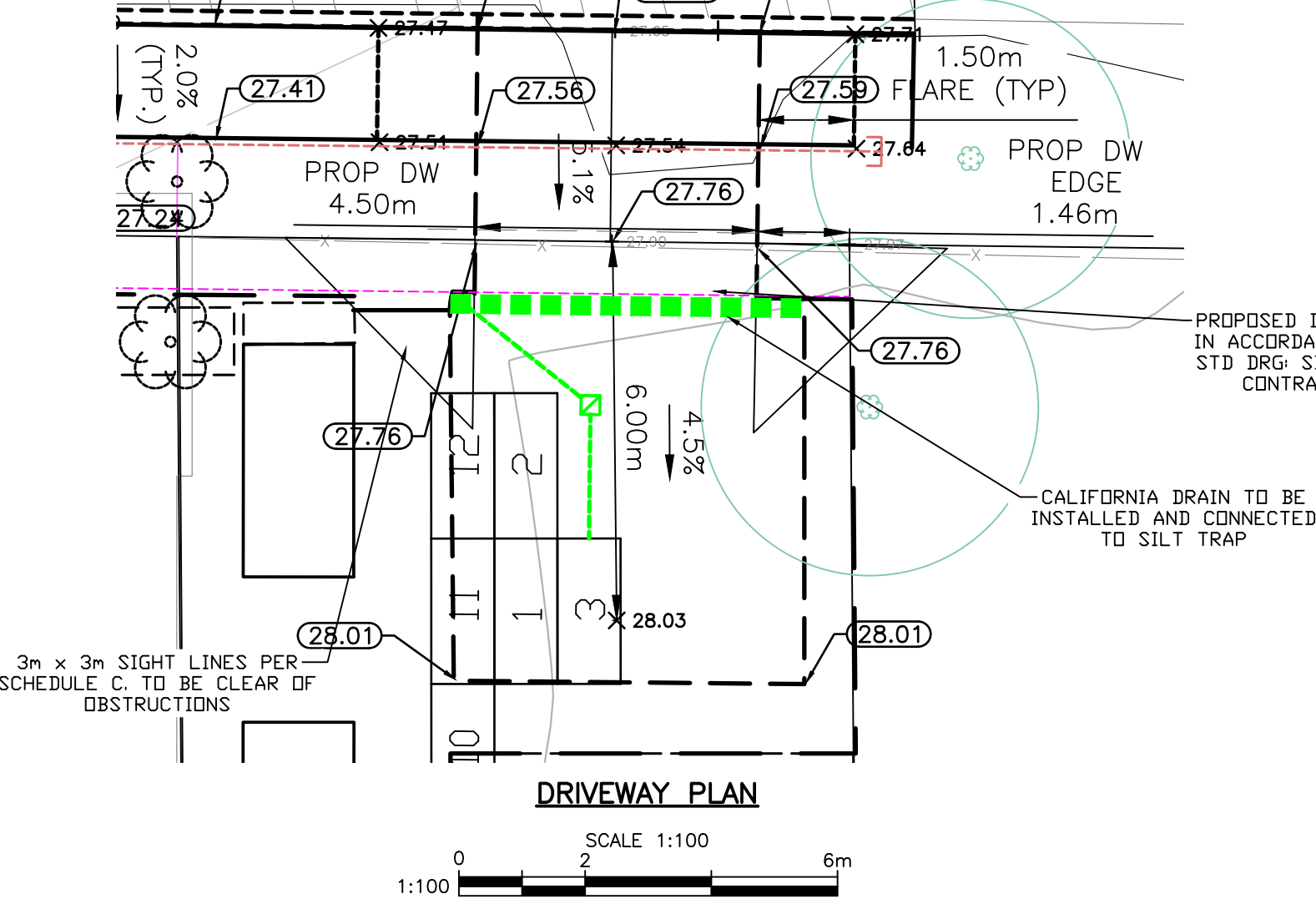
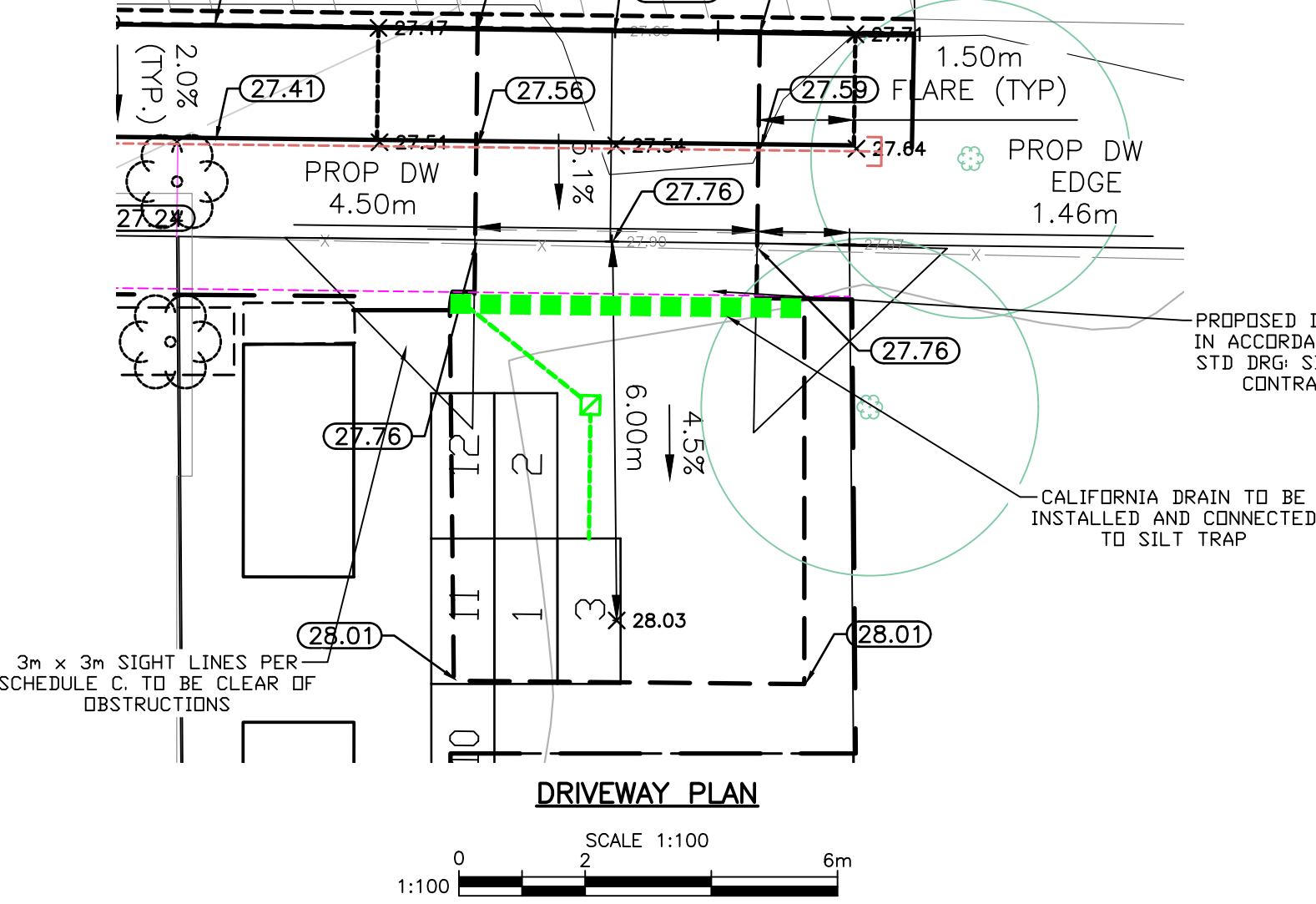
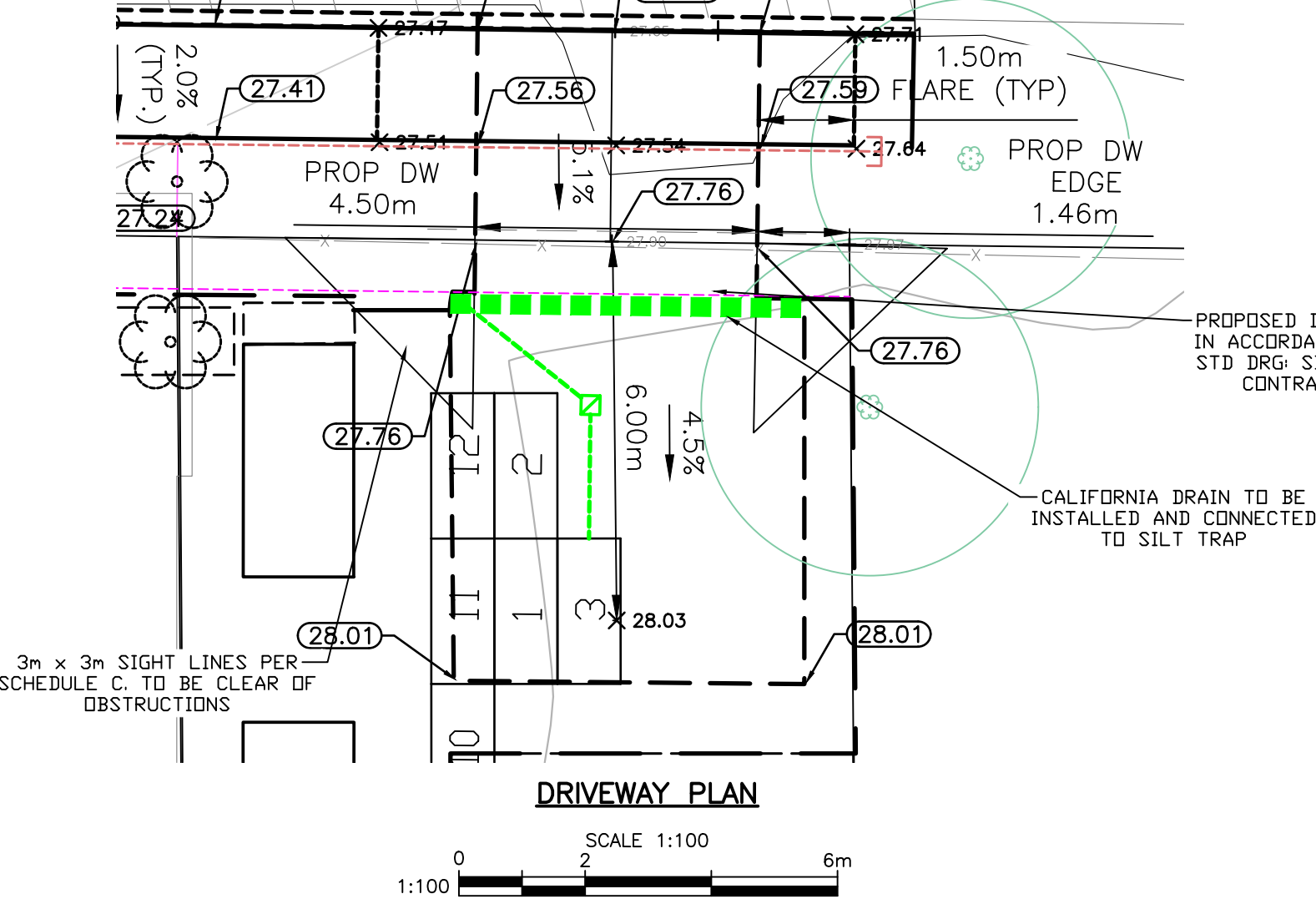
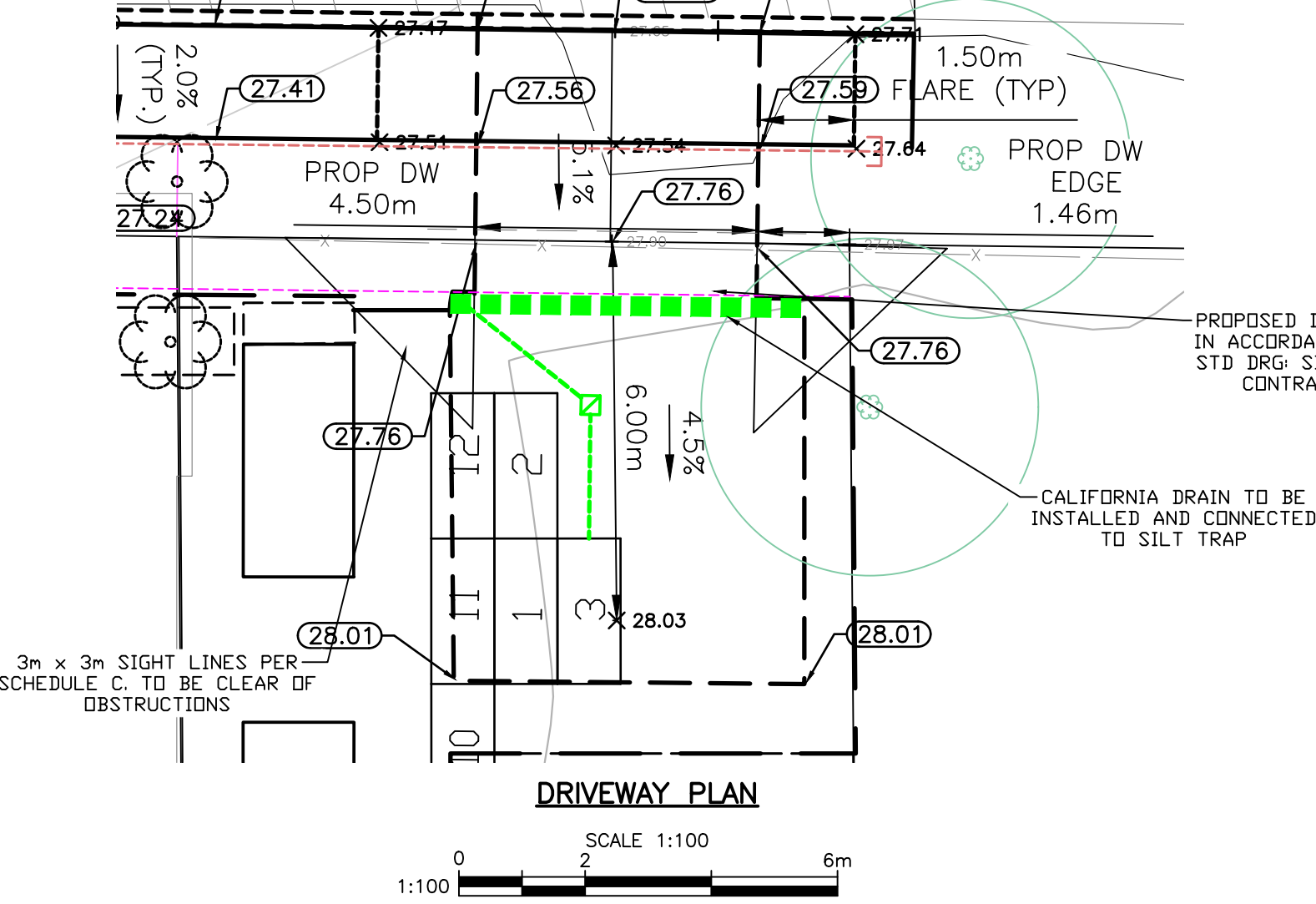
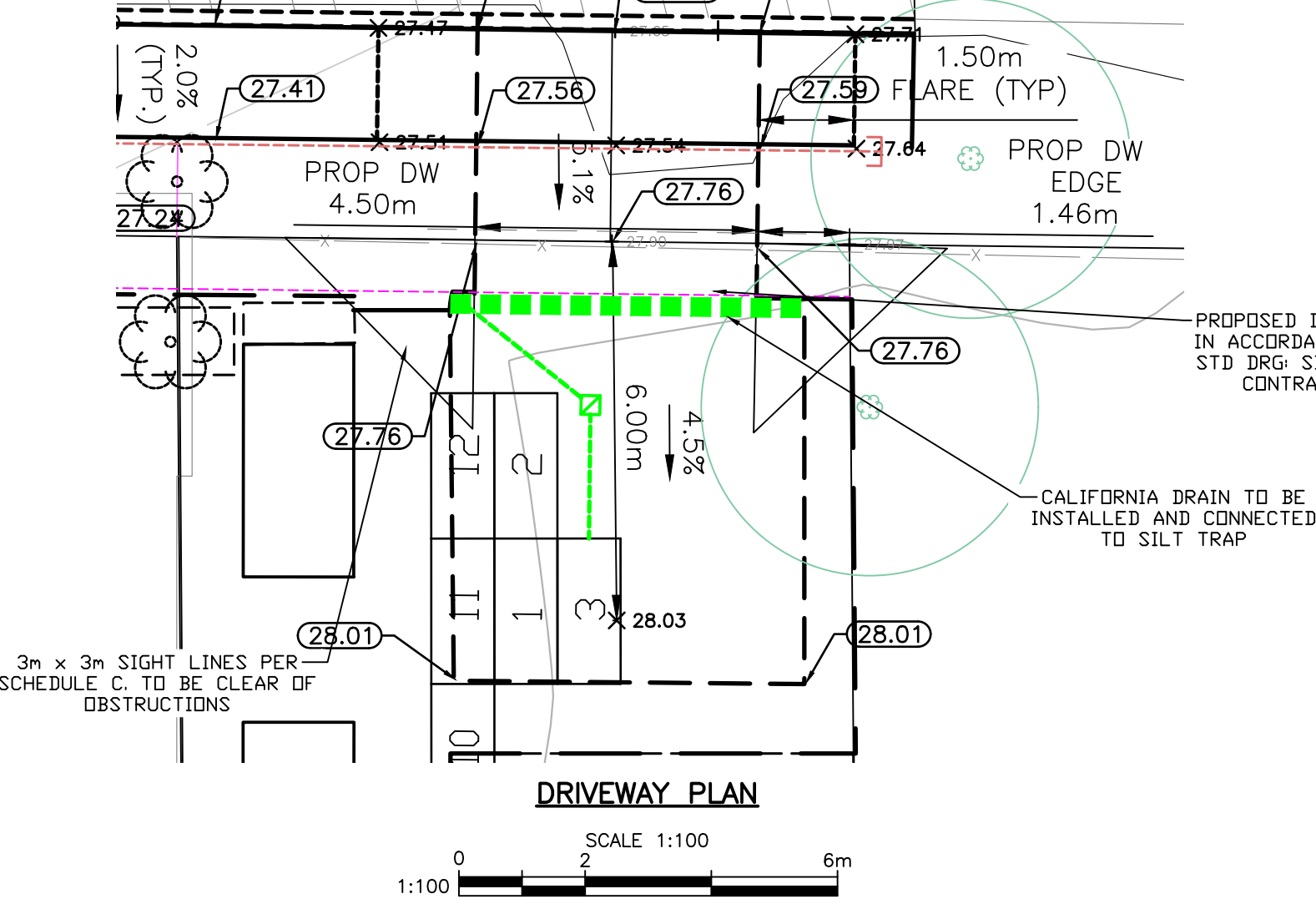
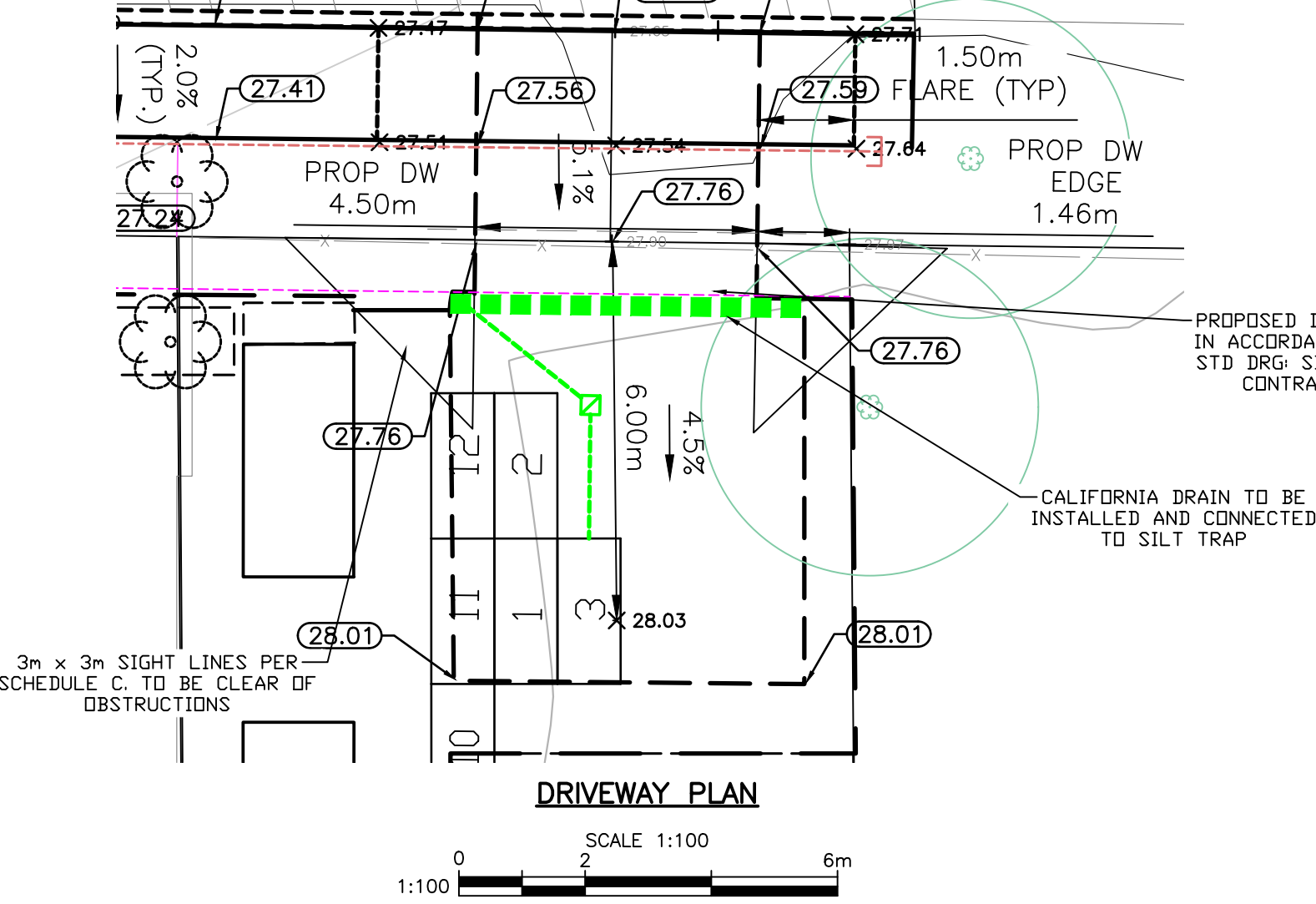
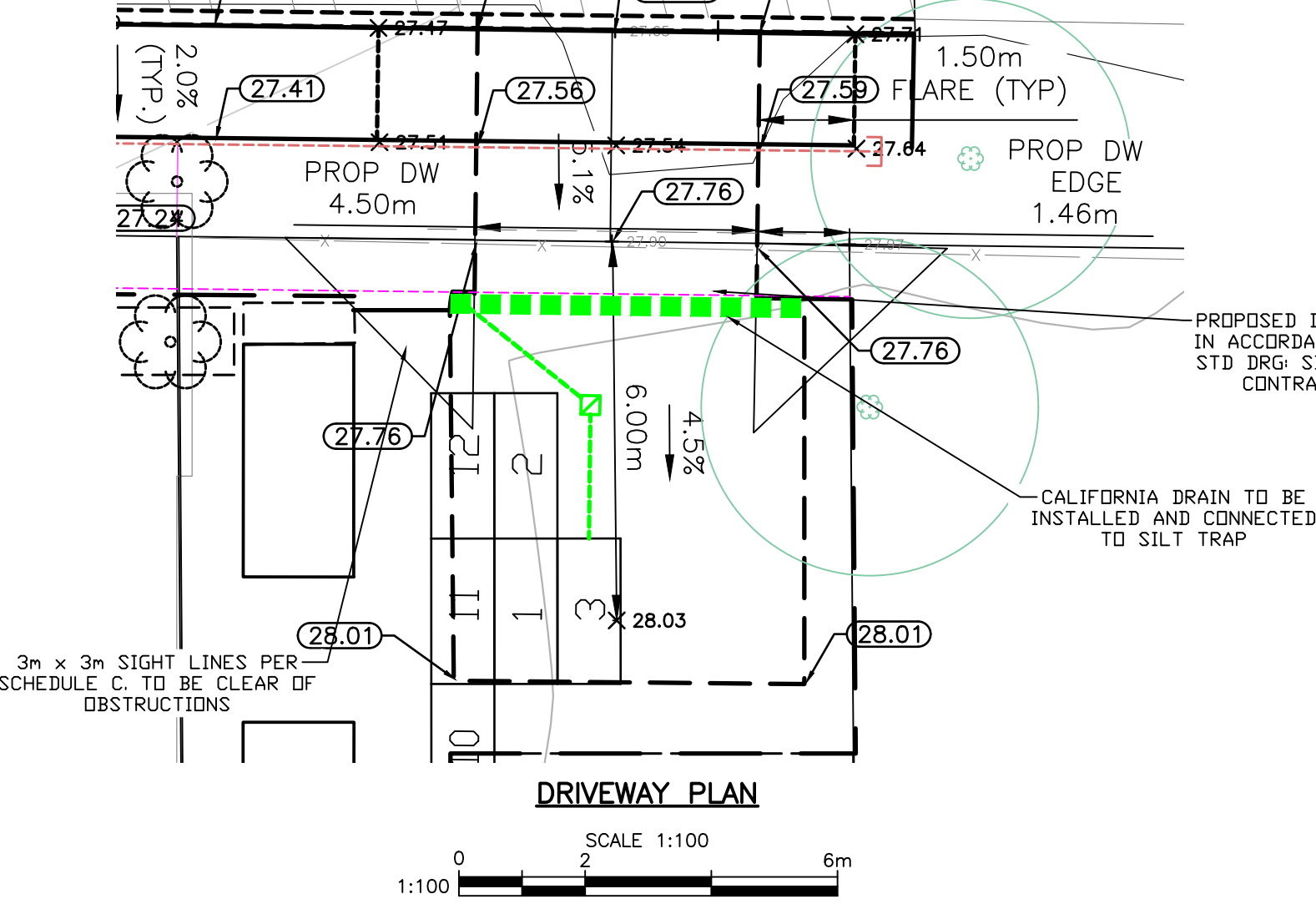
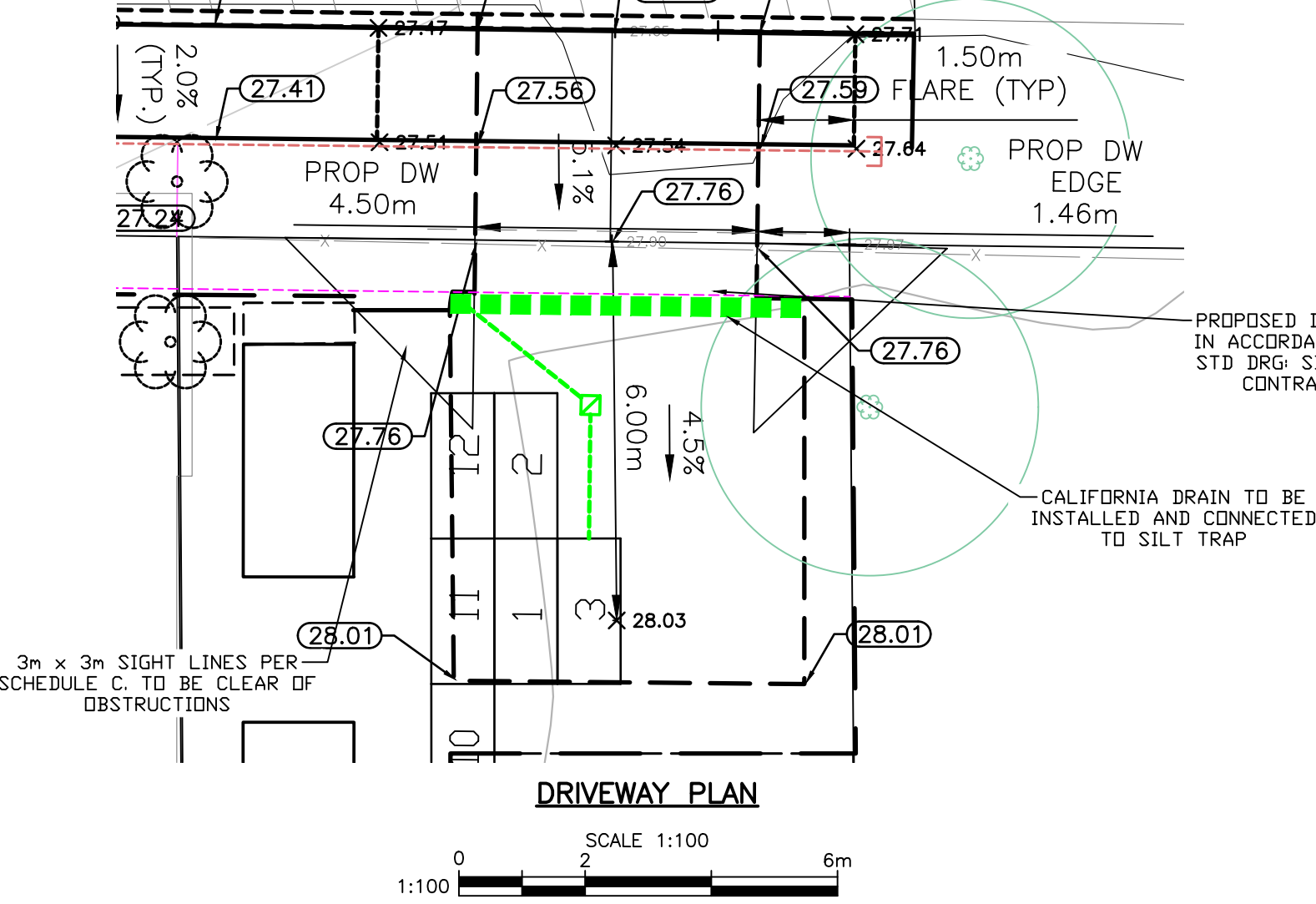
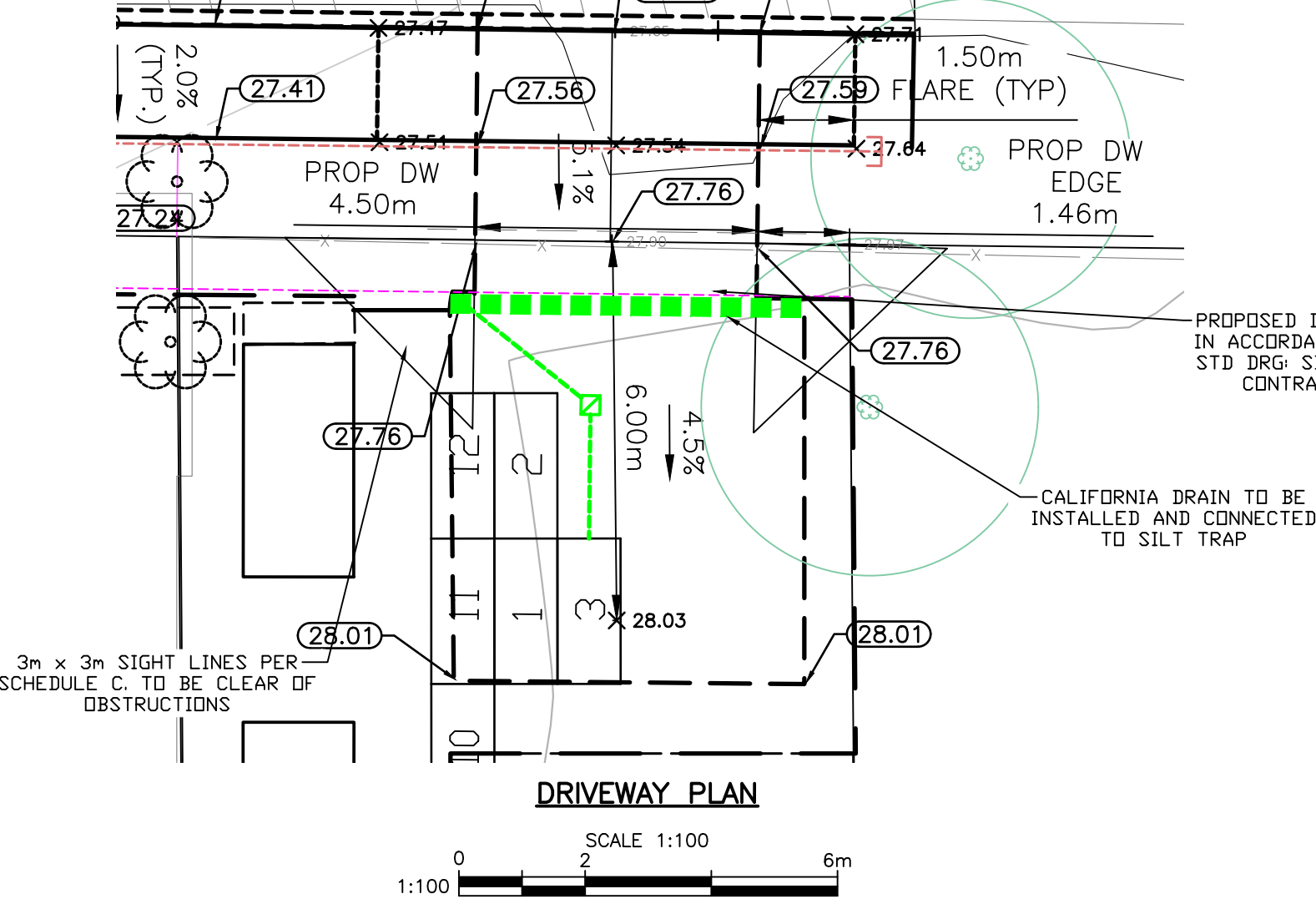
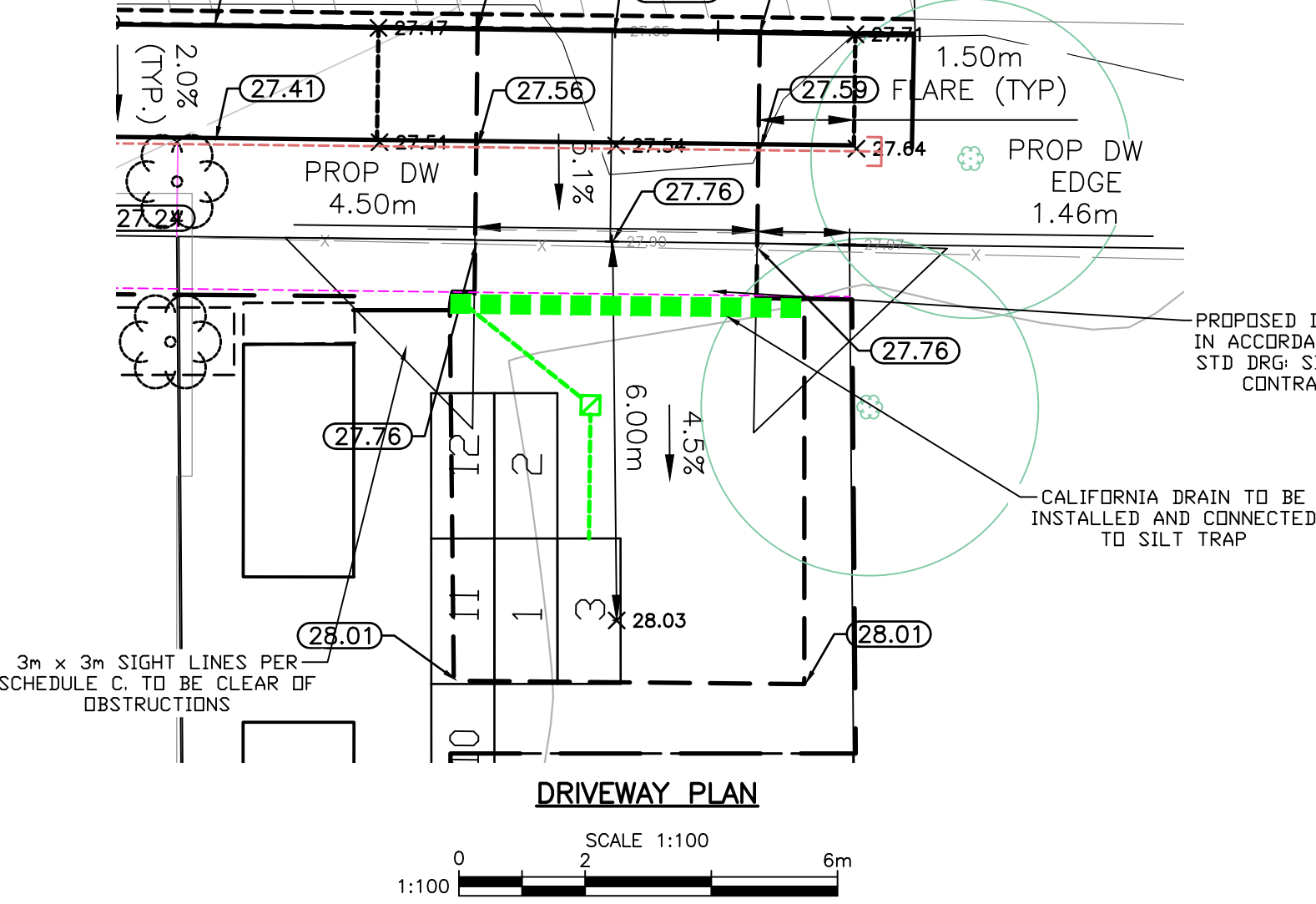
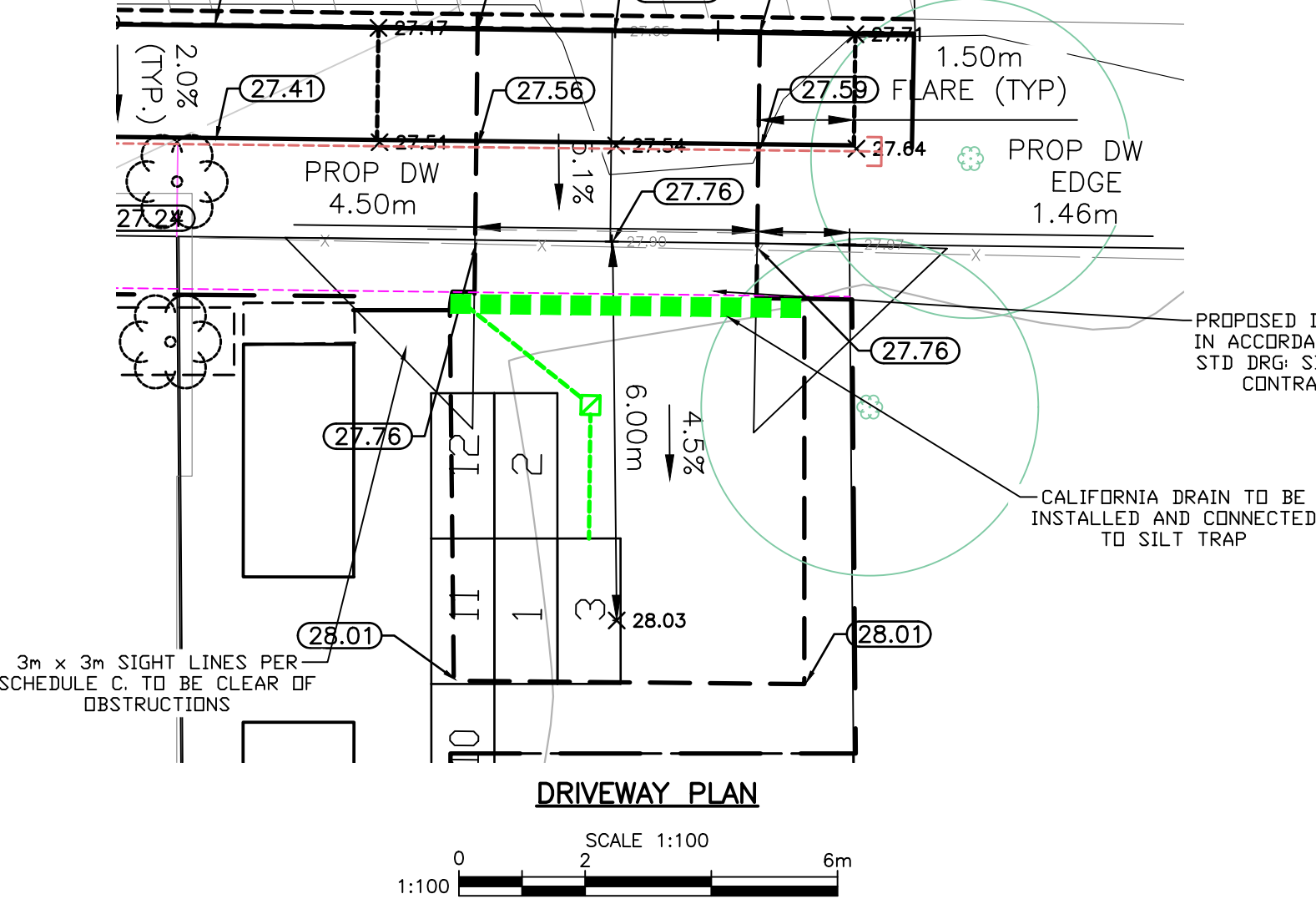
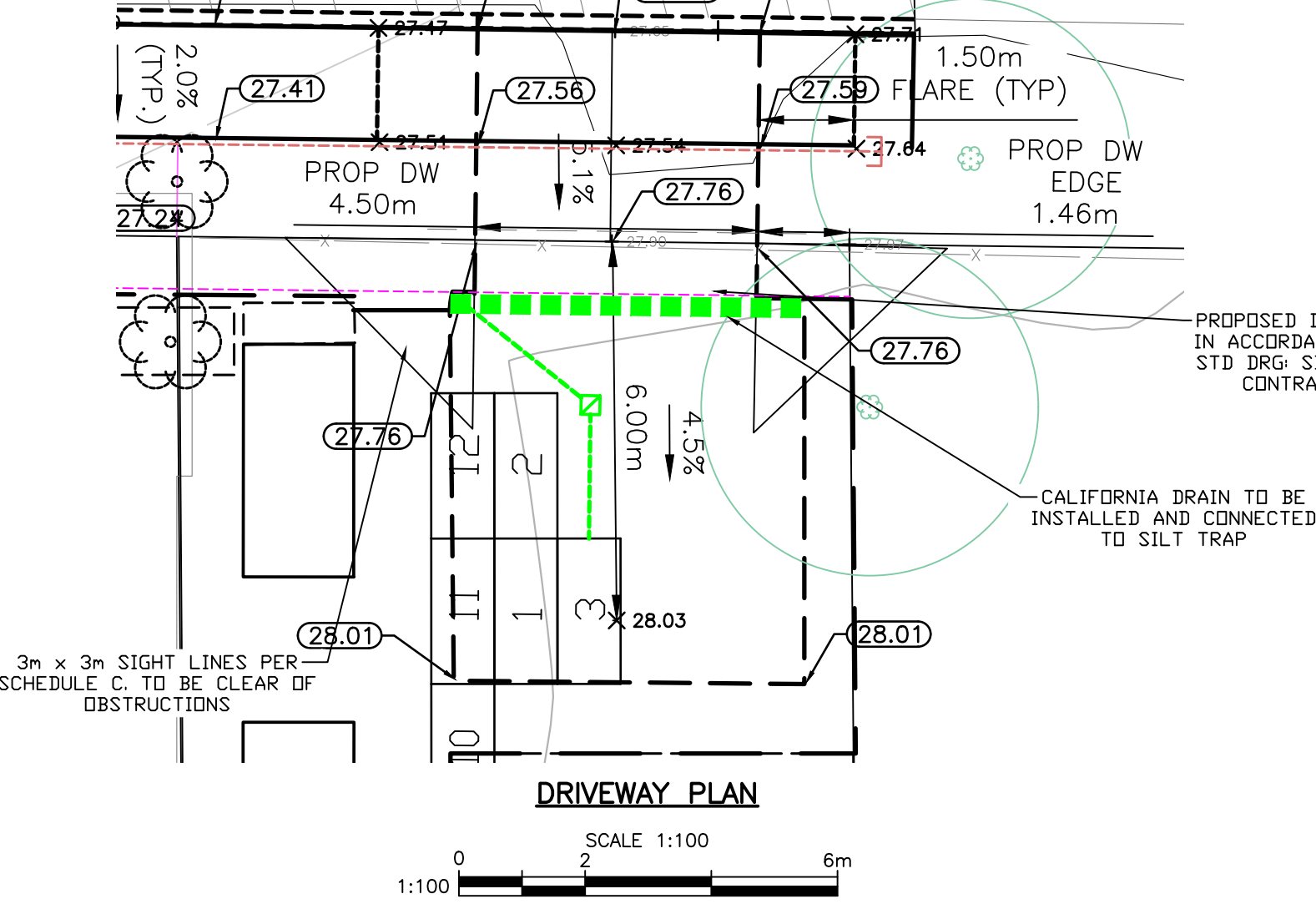
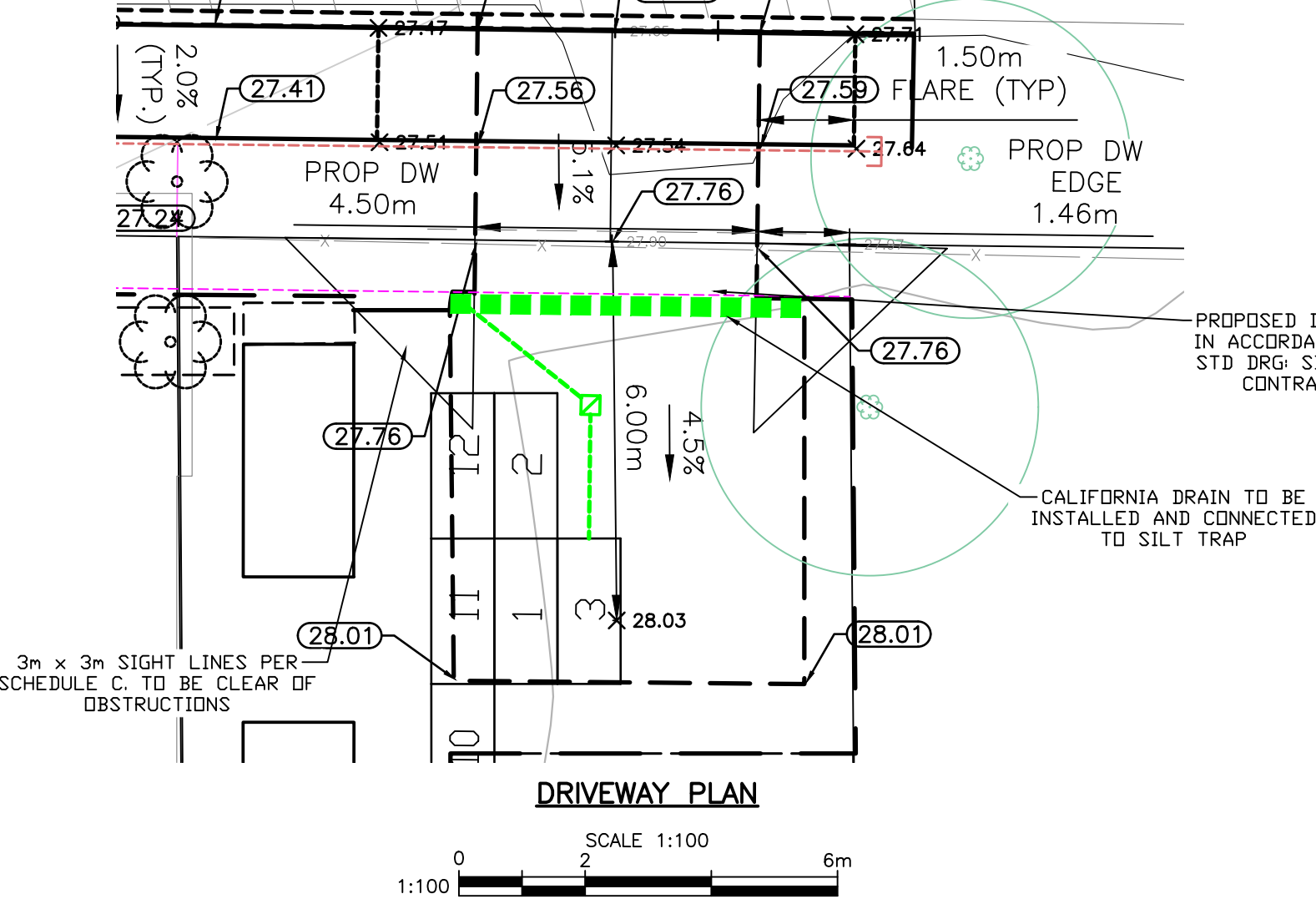
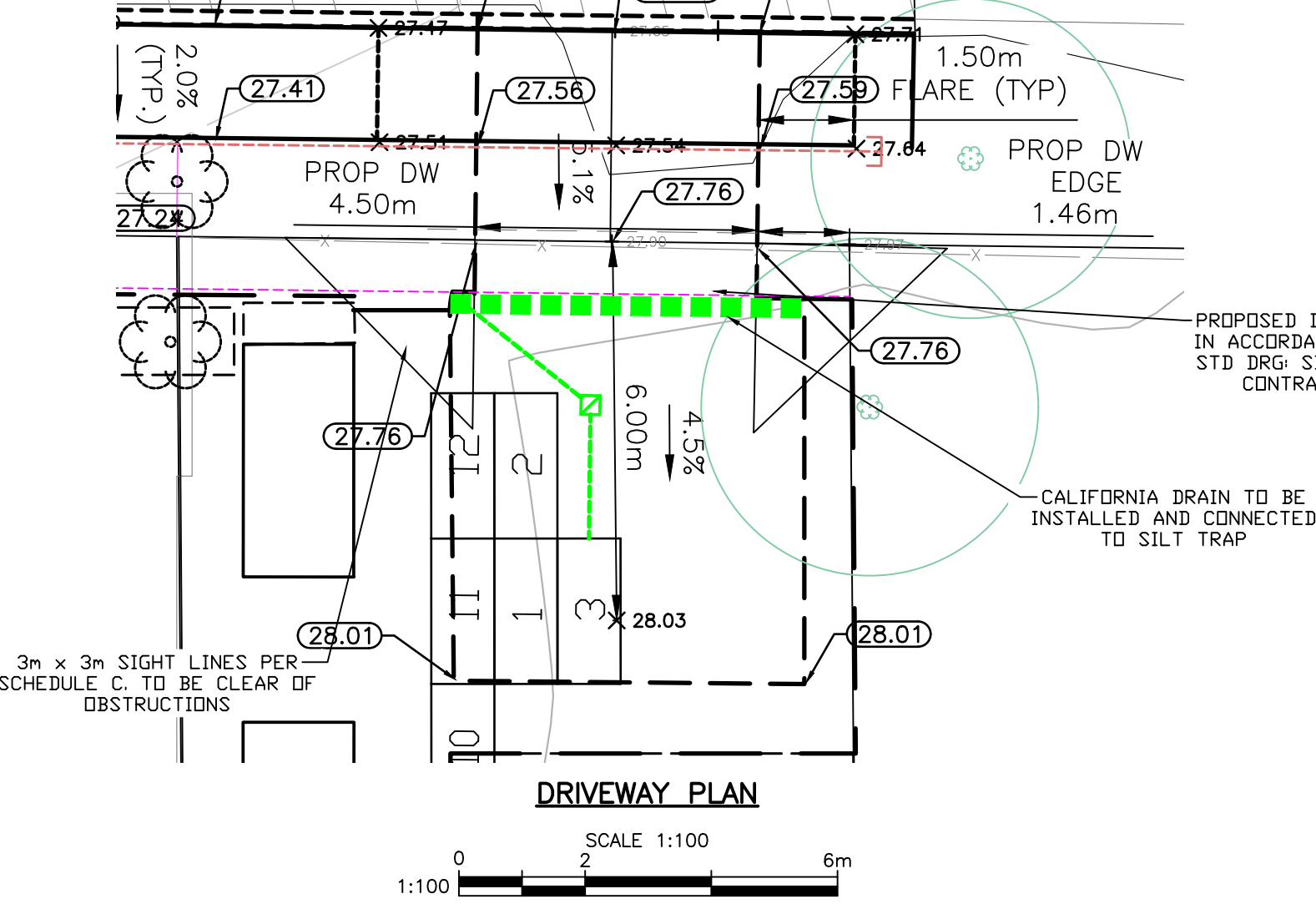
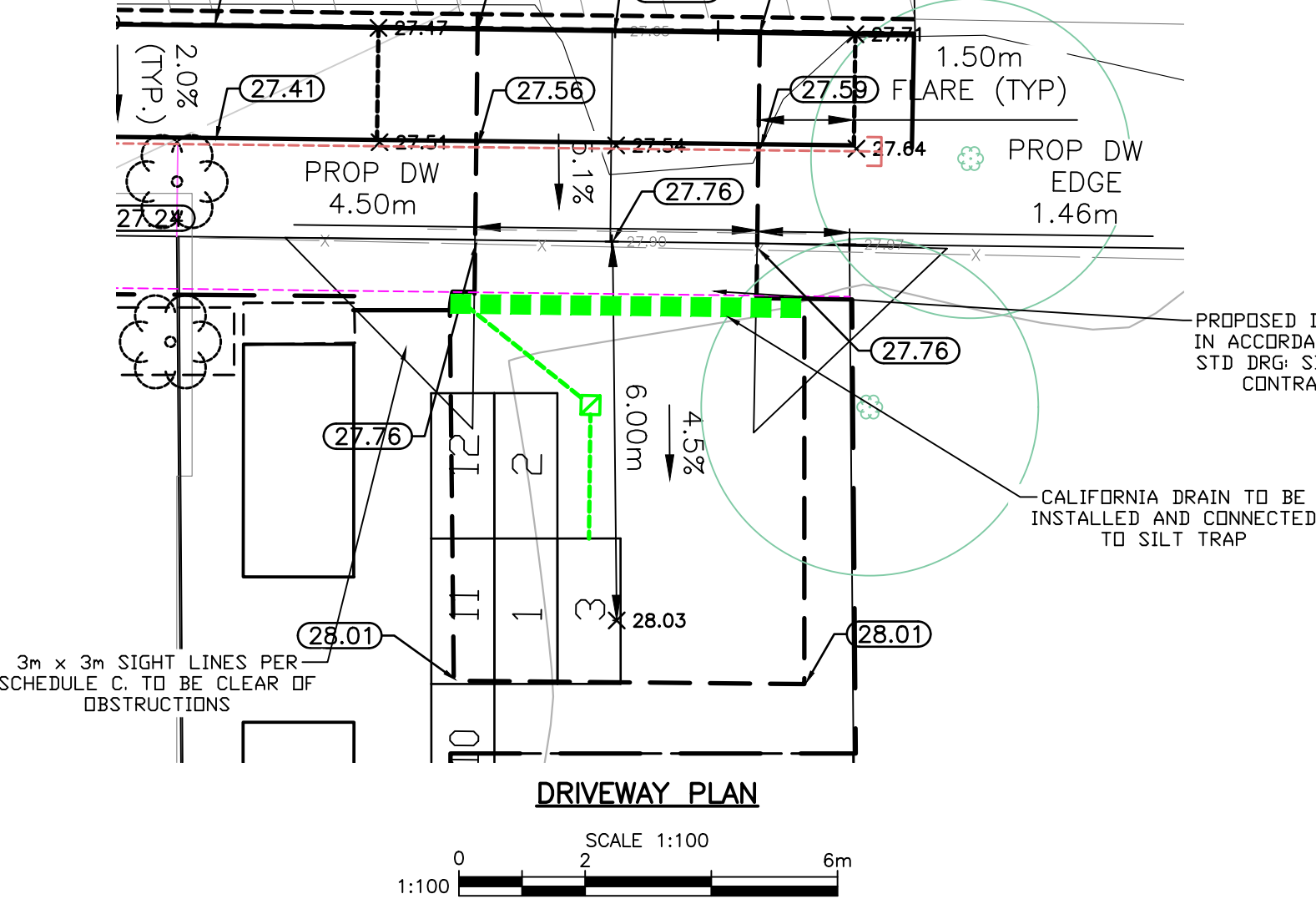
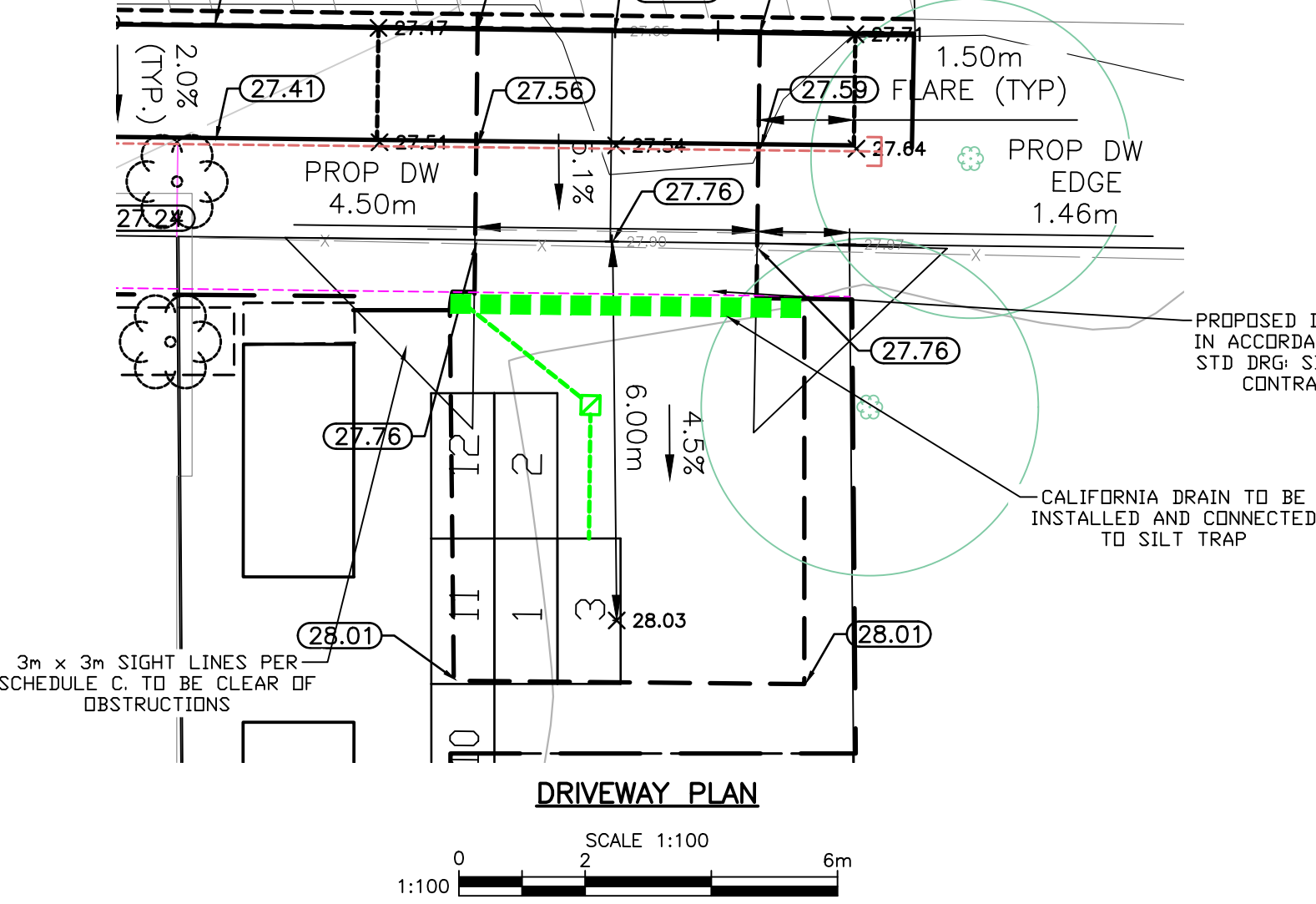
811 MARY ST & 315 EDWARD ST
PROPOSED SERVICES (STORM, SEWER, WATER, ROAD)
B.M. : 18-12
Design: SJP
Scale: Hor: 1:200
Vertical: 1:40
Checked: ESK
Date: DEC 2025

FILE No.

DESIGN No.
DRAWING No.

1 OF 8

1
2
3
4
5
6
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13



CONTRACTORS OBLIGATION

PRE-CONSTRUCTION MEETING

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

REFER TO GENERAL NOTES

SEDIMENT RETENTION

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

COMMISSIONING OF SWM SYSTEMS

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

SWM OBJECTIVES

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

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

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

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

BUILDING FOUNDATION PERIMETER DRAINS

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

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

BUILDING ROOF DRAINS

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

ON-SITE DRIVEWAYS

NEW DRIVEWAY SURFACE AREAS HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS

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

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

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAINS

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

ROOF DRAINS

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

DIRECT 100MI
AS INDICATED

REFER TO DETAIL D11C

STORMWATER MANAGEMENT

 SILT TRAP

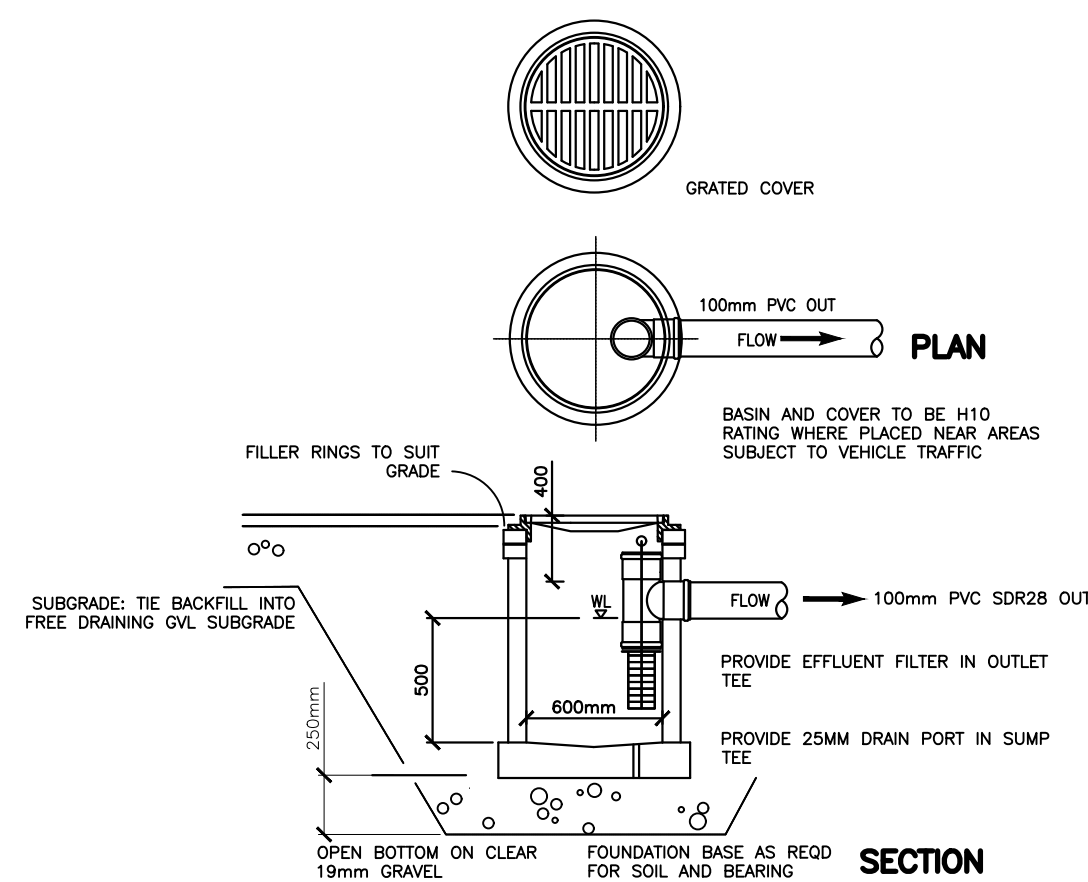
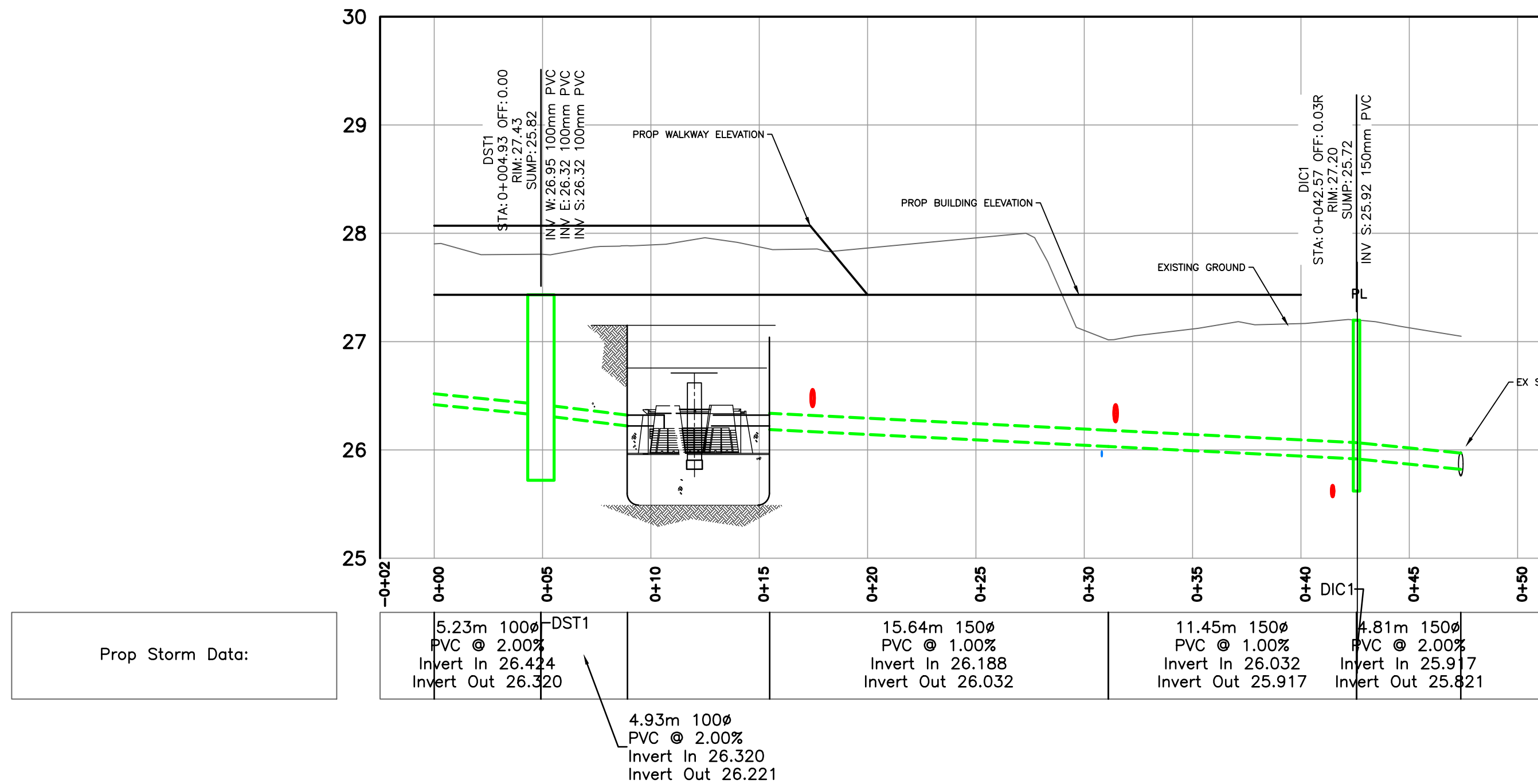
SWM RELATED SILT TRAPS (ST) TO BE CONSTRUCTED AS SHOWN IN DETAIL D12B

⬢ STORAGE/ FILTRATION CHAMBER TRENCHES

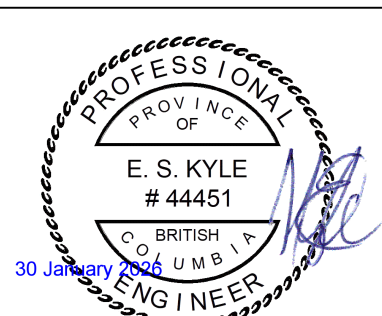
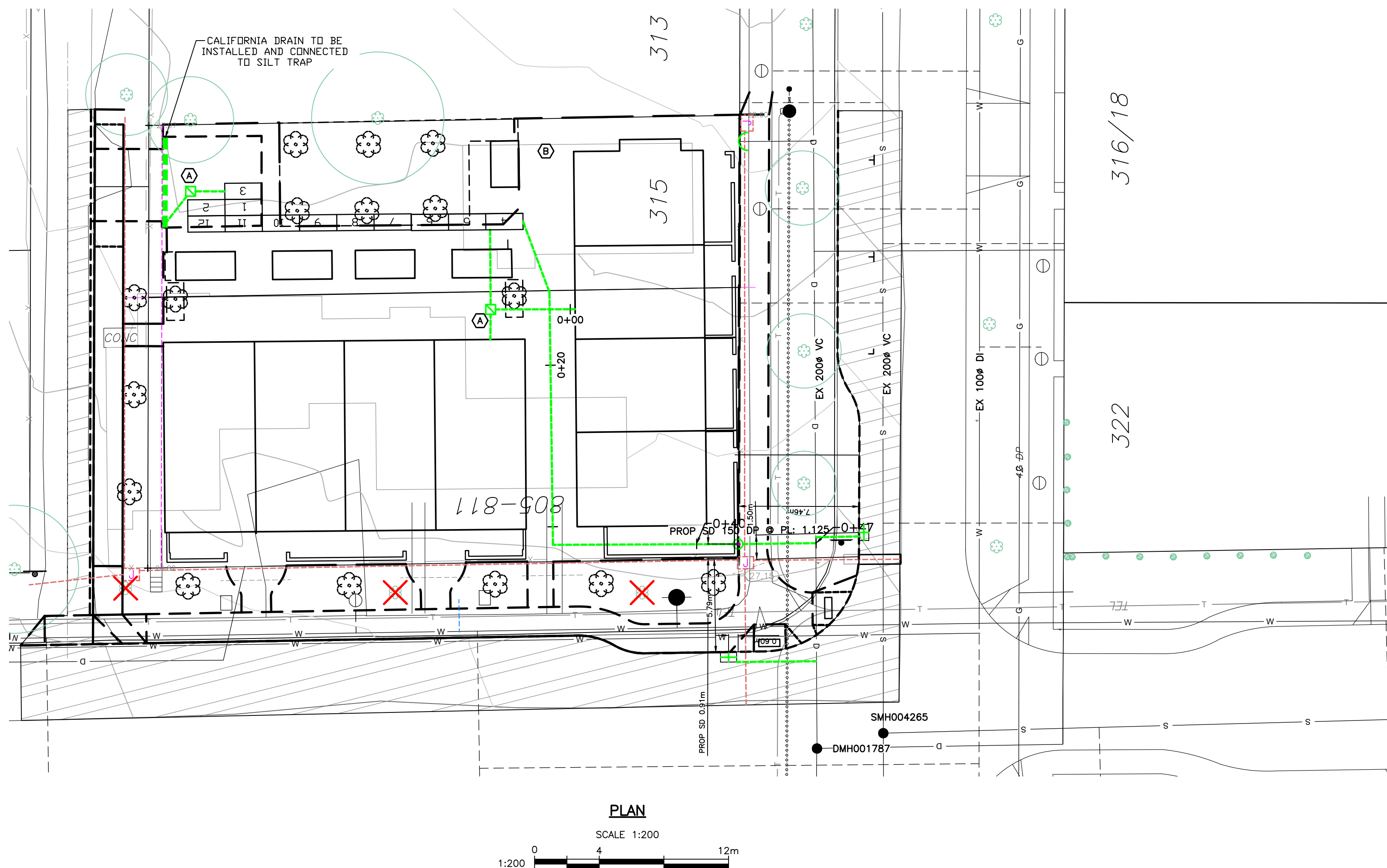
CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL D11C



SWM STORAGE/FILTRATION TRENCH – D11C

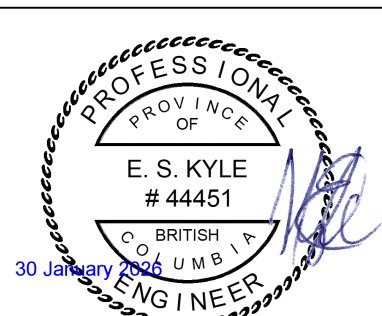
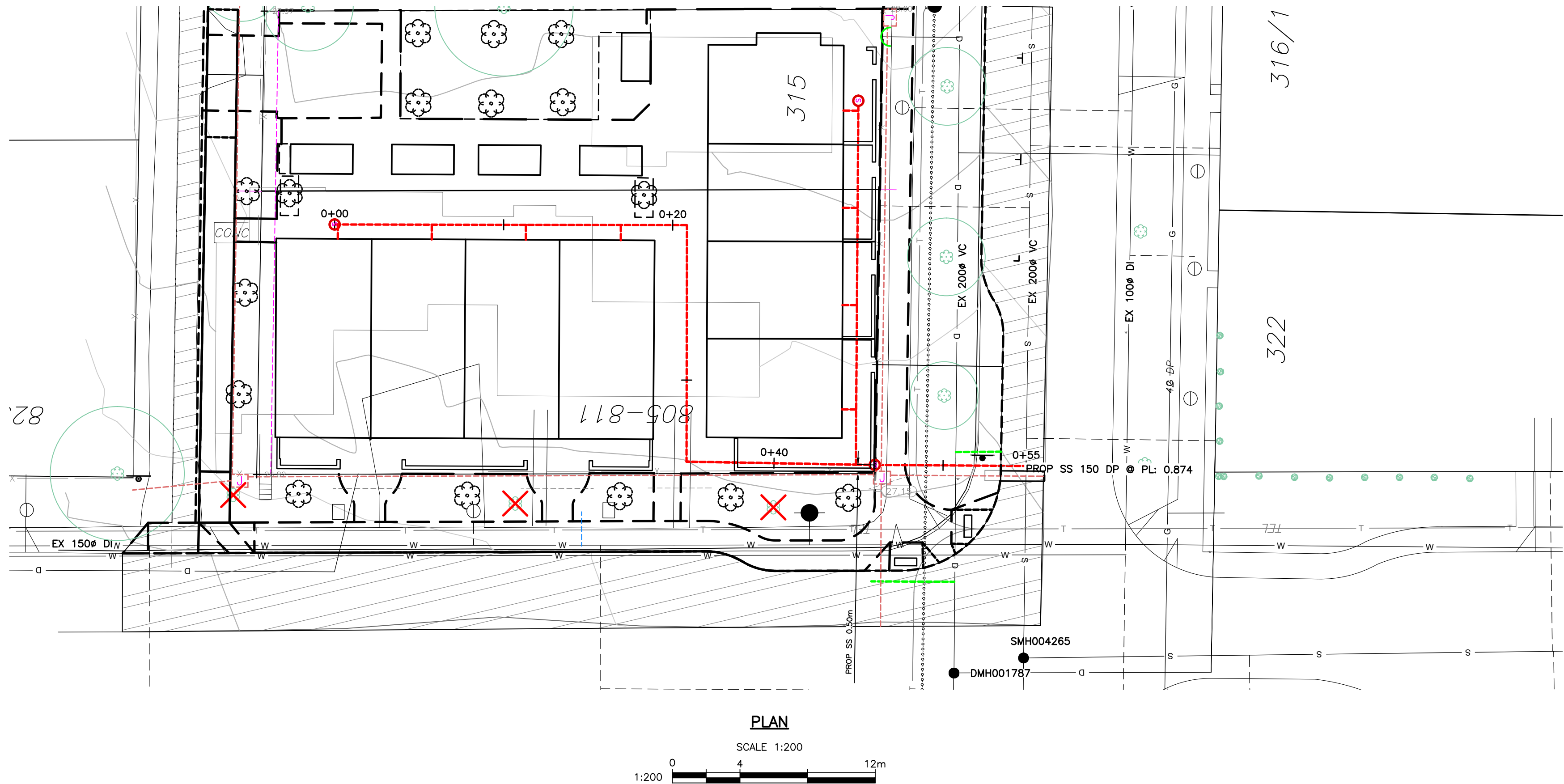
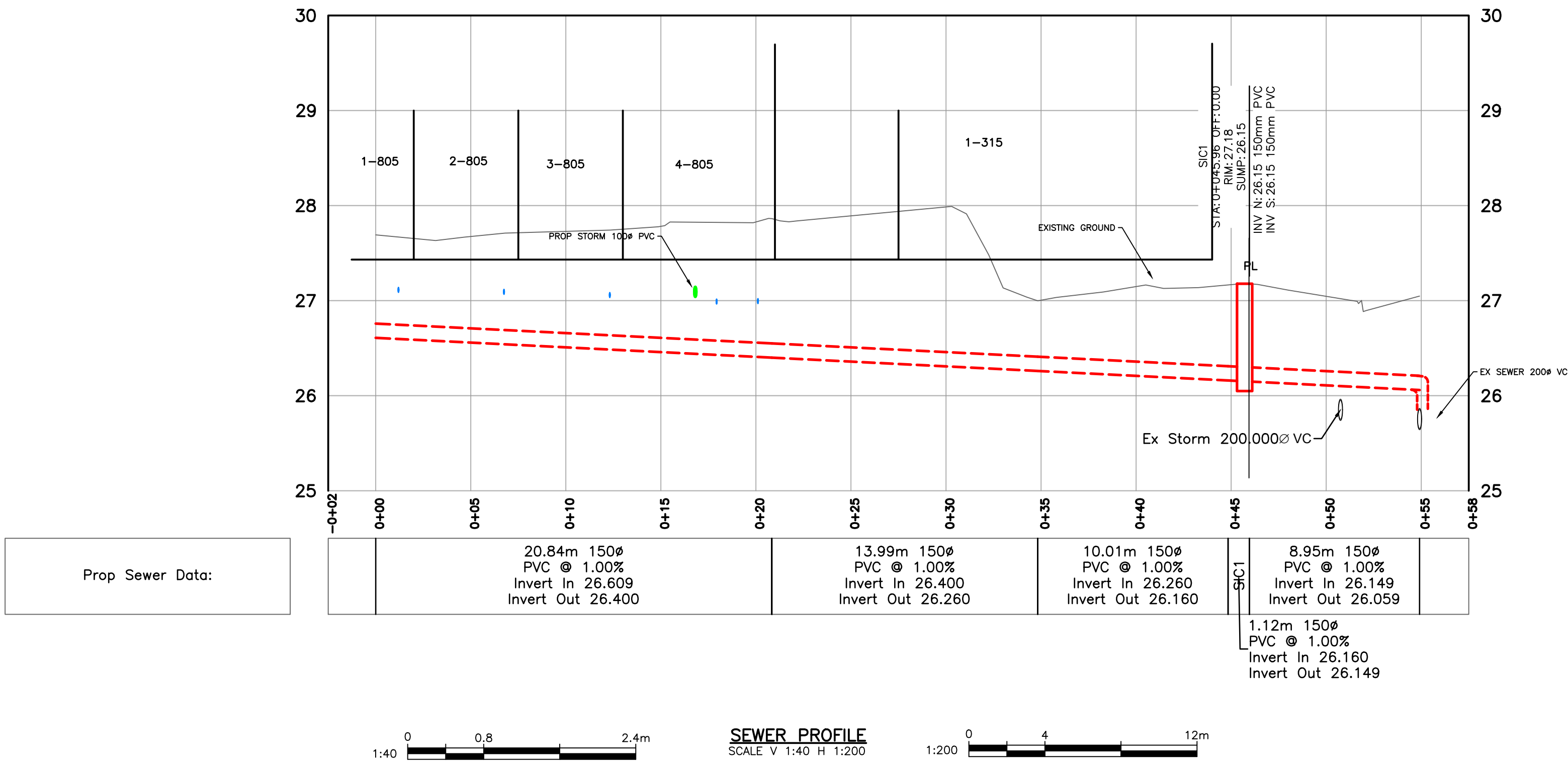


DRIVEWAY DRAIN SILT TRAP – D12B1



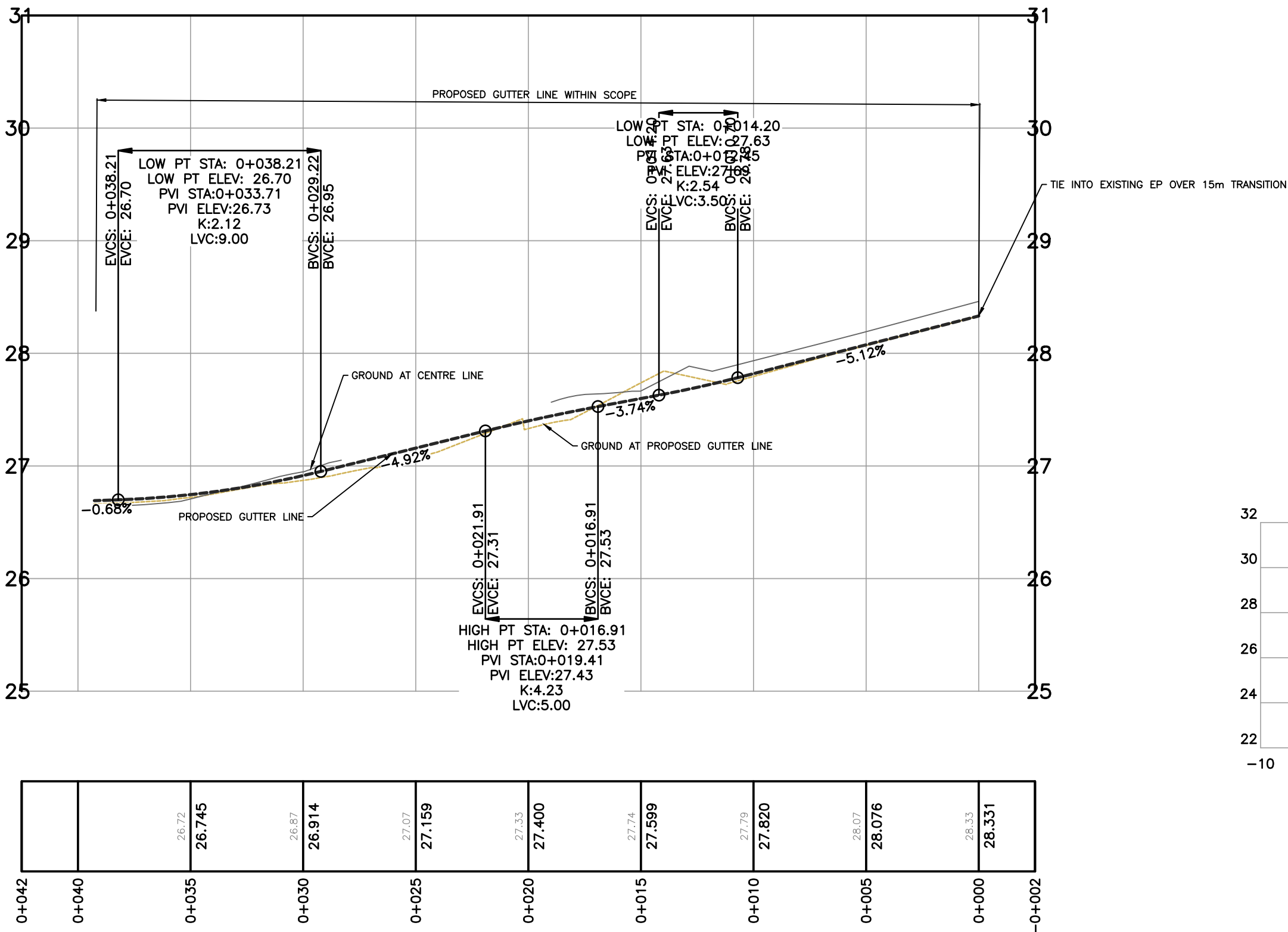
CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES	LEGEND										REVISIONS			REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA		FILE No.										
														REVISION # 1			REVISION # 2			REVISION # 3			Approved By			Date	Signed	811 MARY ST & 315 EDWARD ST	DESIGN No.	DRAWING No.	2 OF 8							
											Approved			Approved			Approved			Design Engineer																		
											Date			Date			Date			Manager of Development																		
											Signed			Signed			Signed			Development Coordinator																		
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.	Existing Municipal Infrastructure										Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	—X—	6																			
	Proposed Municipal Infrastructure										Ditch	—D—	Sidewalk	—SW—	Wood Box	☒	Flush Valve	—X—	5																			
	Existing External U/G Utilities										Sewer	—S—	Manhole	☒	Catch Basin	☒	Hydrant	—H—	4																			
	Proposed External U/G Utilities										Water	—W—	Cleanout	☒	Culvert	☒	Reducer	—R—	3																			
	Street Lighting										Pole Mount	☒	Standard Mount	☒	Traffic Sign	☒	Silt Trap	☒	Cap / Plug	☒	Air Valve	☒	2															
	Post Top										☒	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒	Gas Valve	☒	Water Meter	☒	1														

THE CITY OF VICTORIA: January 29, 2026 / U:\CS\1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Service Connections - BUBBLED.dwg

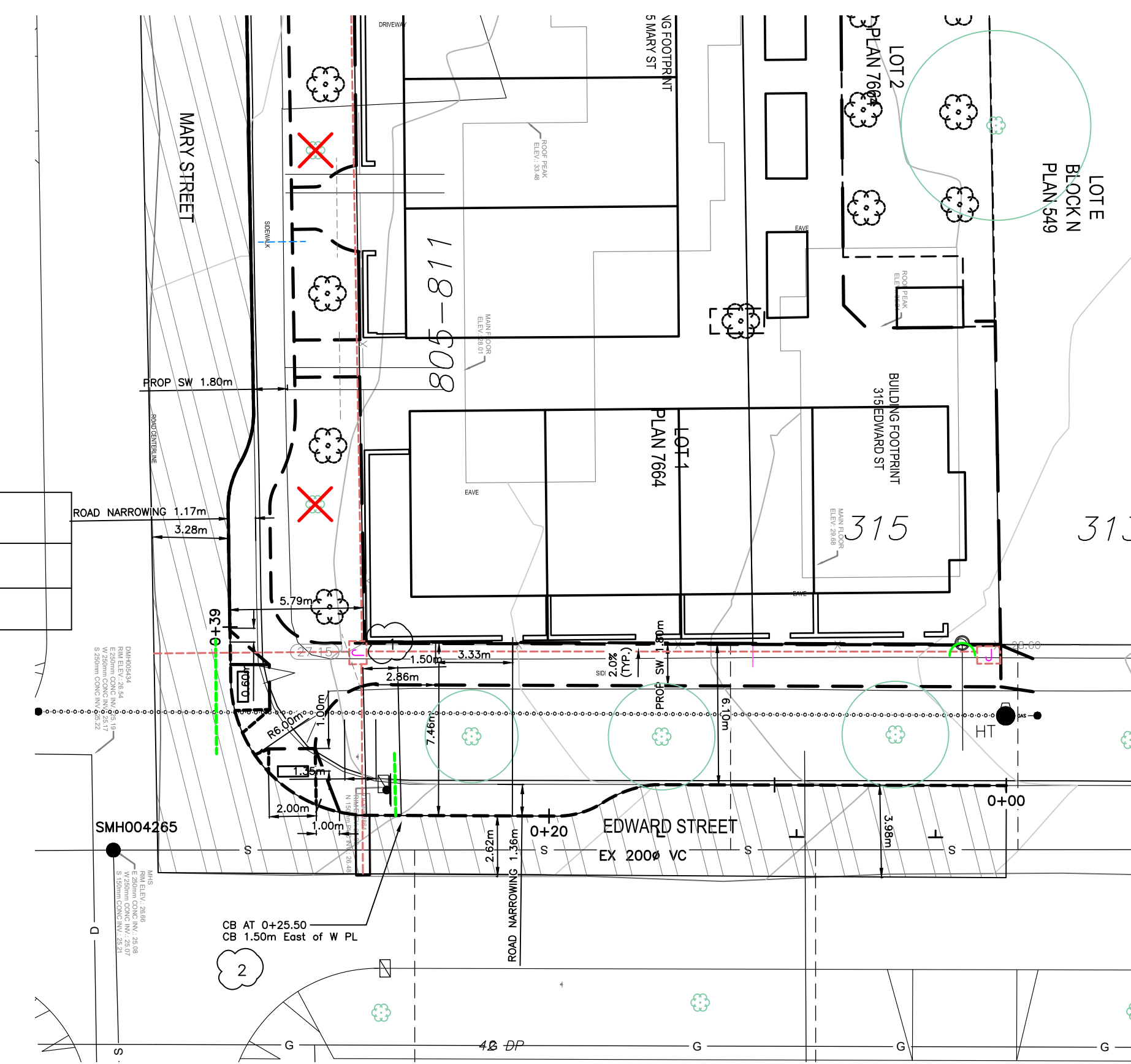


CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS					REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA			FILE No.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	Existing Municipal Infrastructure					Drain					Curb					Concrete Box					Valve					6					Approved By Design Engineer Manager of Development Development Coordinator			Date Signed			811 MARY ST & 315 EDWARD ST			DESIGN No.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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	Street Lighting					Pole Mount					Standard Mount					Traffic Signal					Silt Trap					Cap / Plug					Air Valve					2					Approved By Design Engineer Manager of Development Development Coordinator			Date Signed			B.M. : 18-12 Design: SJP Scale: Hor: 1:200 Vertical: 1:40			Elev: 26.587m Checked: ESK Date: DEC 2025			3 OF 8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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THE CITY OF VICTORIA: January 29, 2026 / U:\CS1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections - BUBBLED.dwg

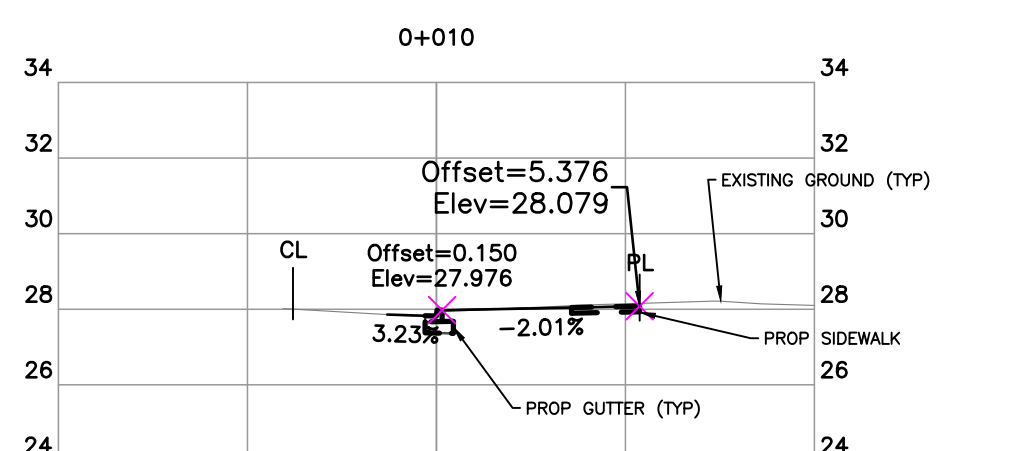
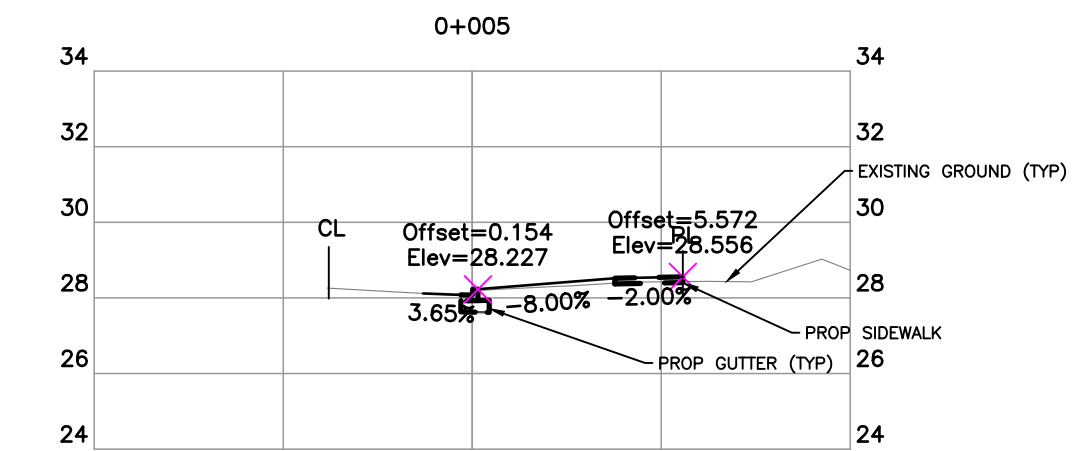
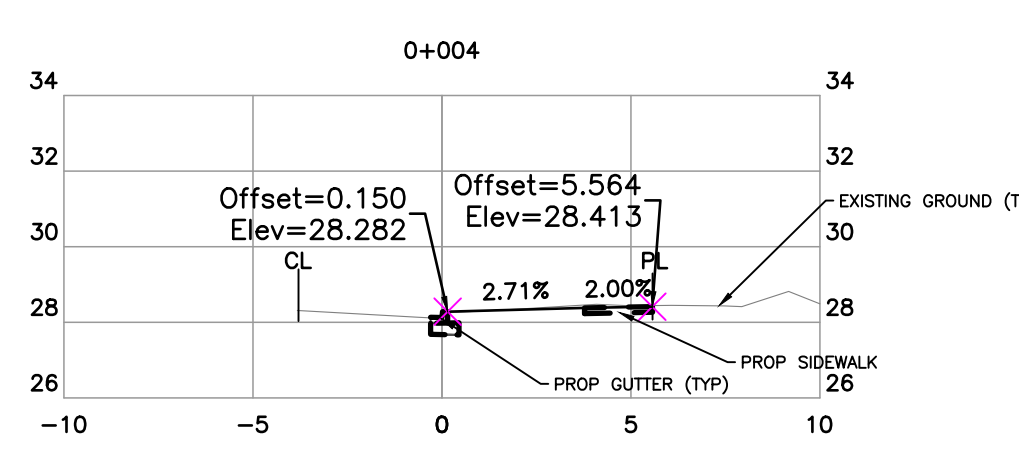
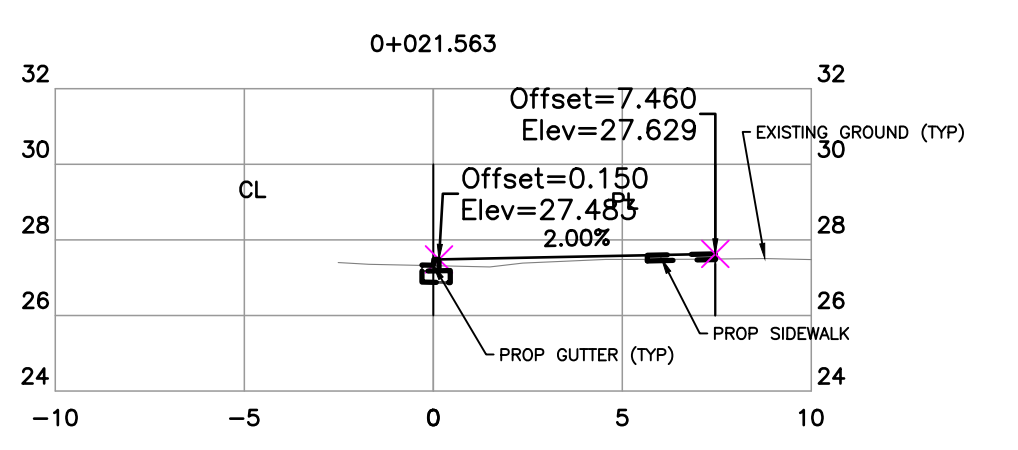
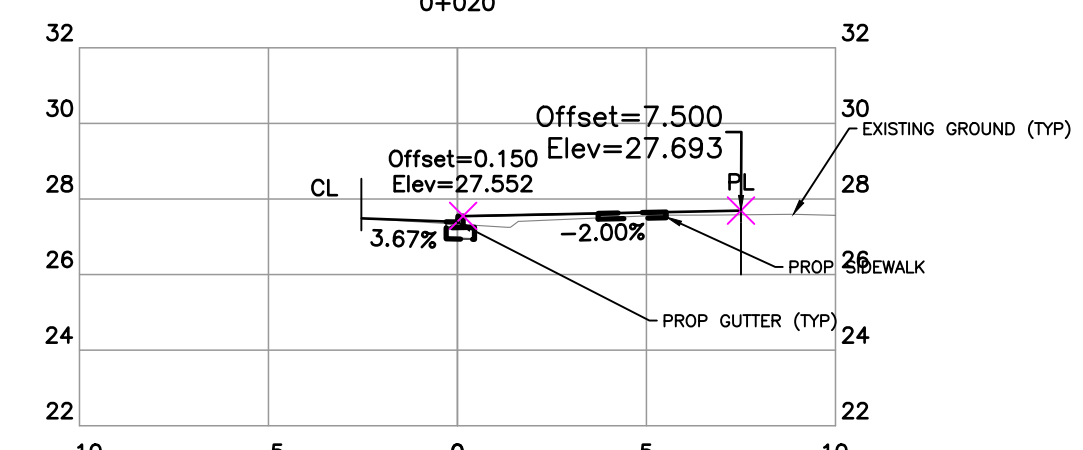
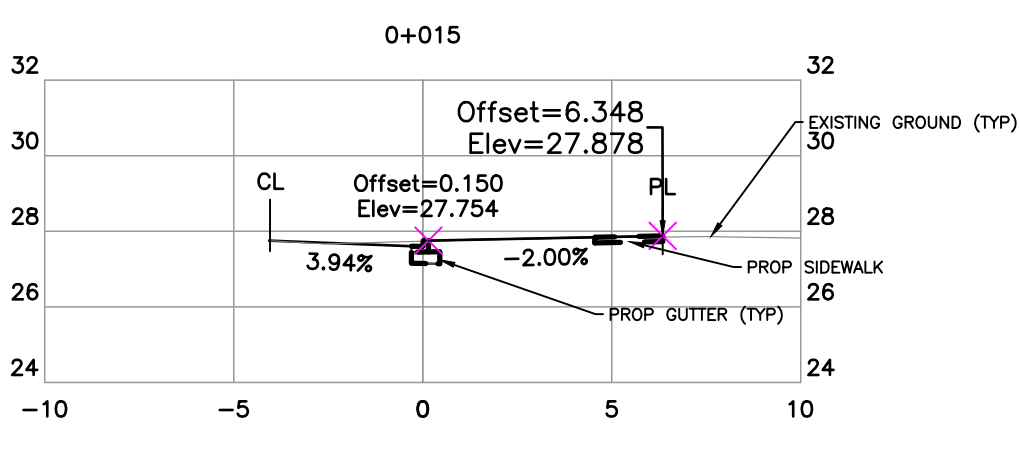
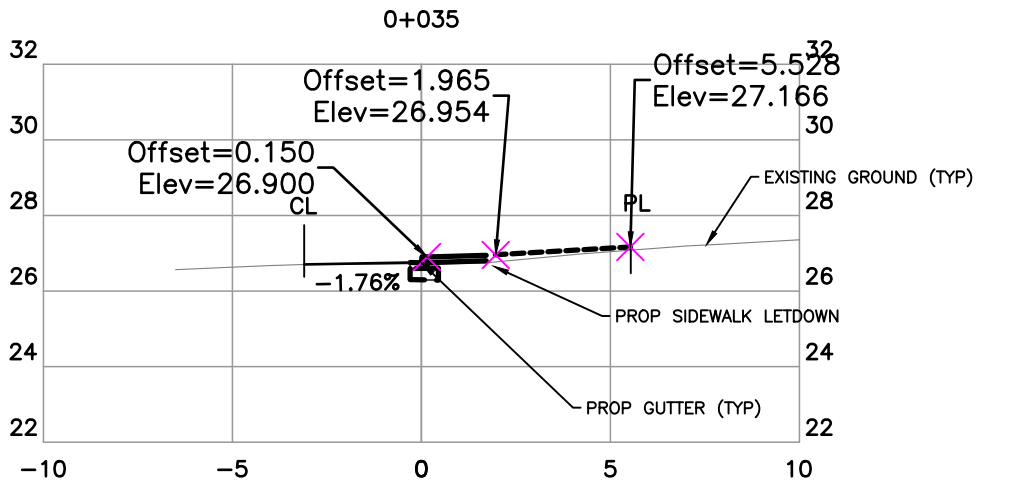
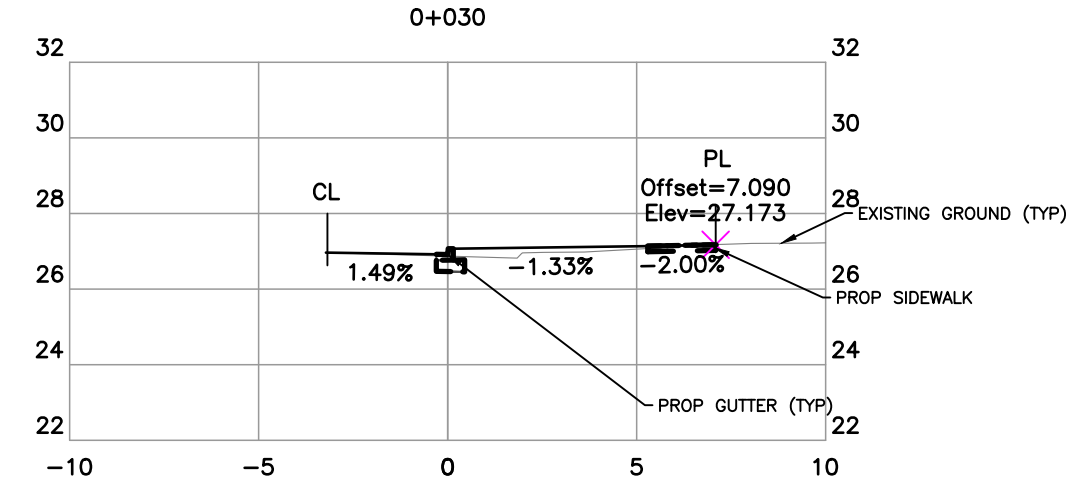
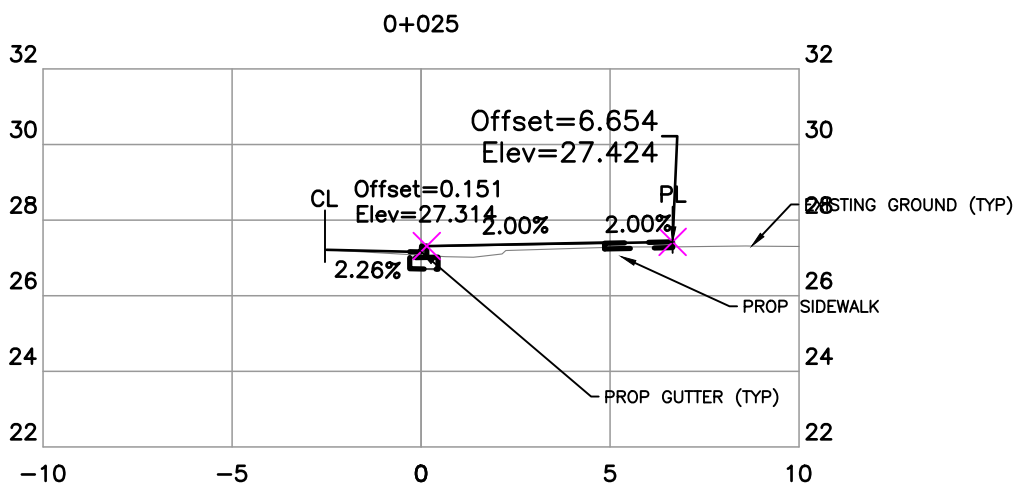


EDWARD ST PROFILE
SCALE V 1:40 H 1:200



PLAN

SCALE 1:200



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

REVISION TABLE	
1	DIMENSIONS TO CB'S ADDED
2	NOTE FOR CB LOCATION ADDED

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

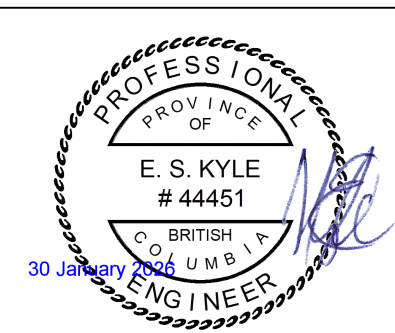
LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting Pole Mount	Standard Mount
Post Top	Pedestrian Signal
Traffic Signal	Ctrl Monument
Traverse Hub	Gas Valve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

REVISIONS	
6	Valve
5	Flush Valve
4	Catch Basin
3	Reducer
2	Air Valve
1	Water Meter

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

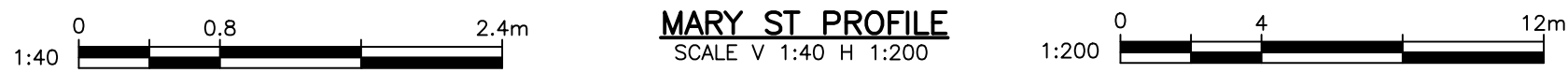
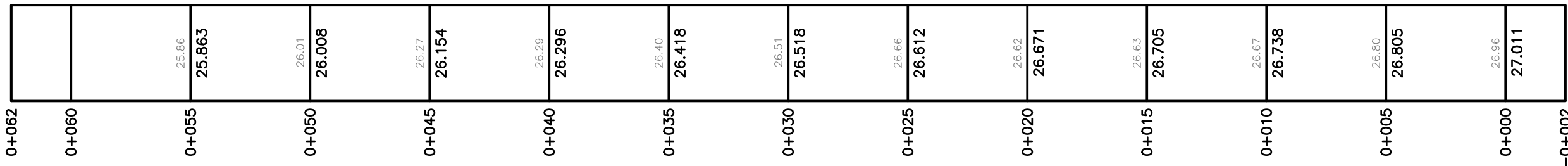
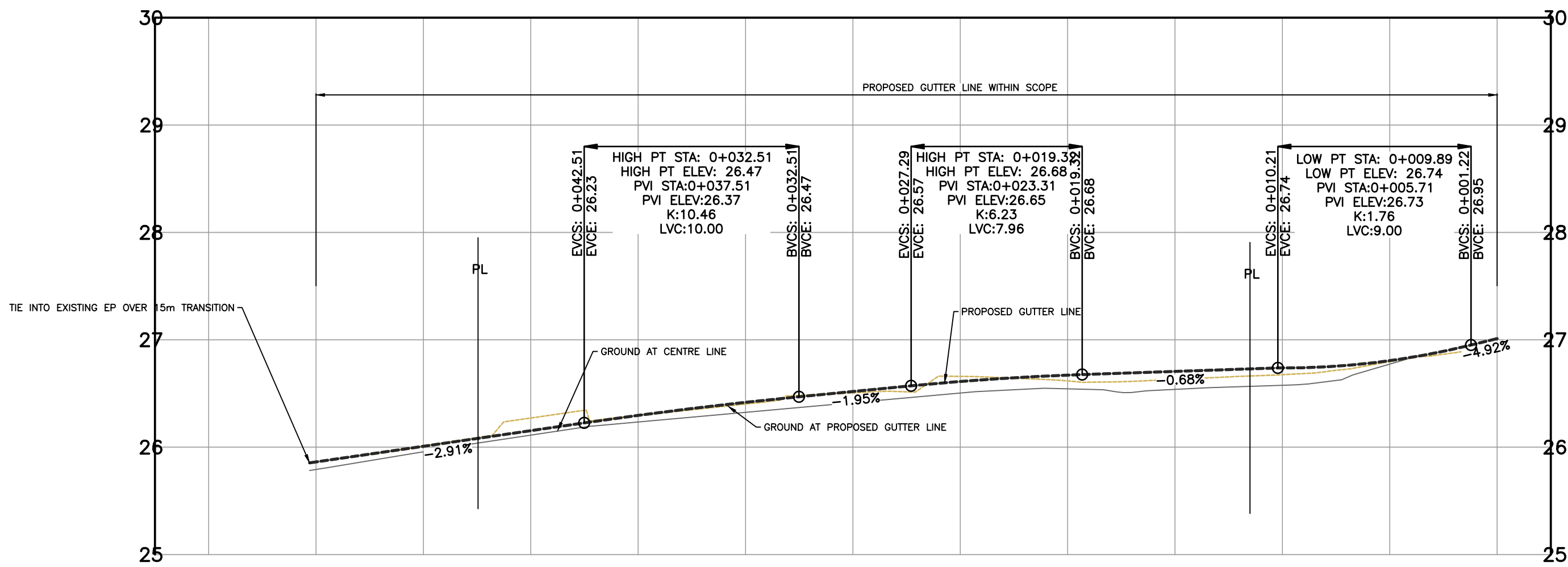
DESIGN APPROVED	
Approved By	Date
Design Engineer	
Manager of Development	
Development Coordinator	

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

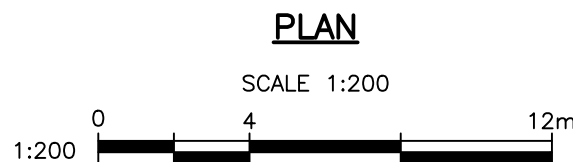
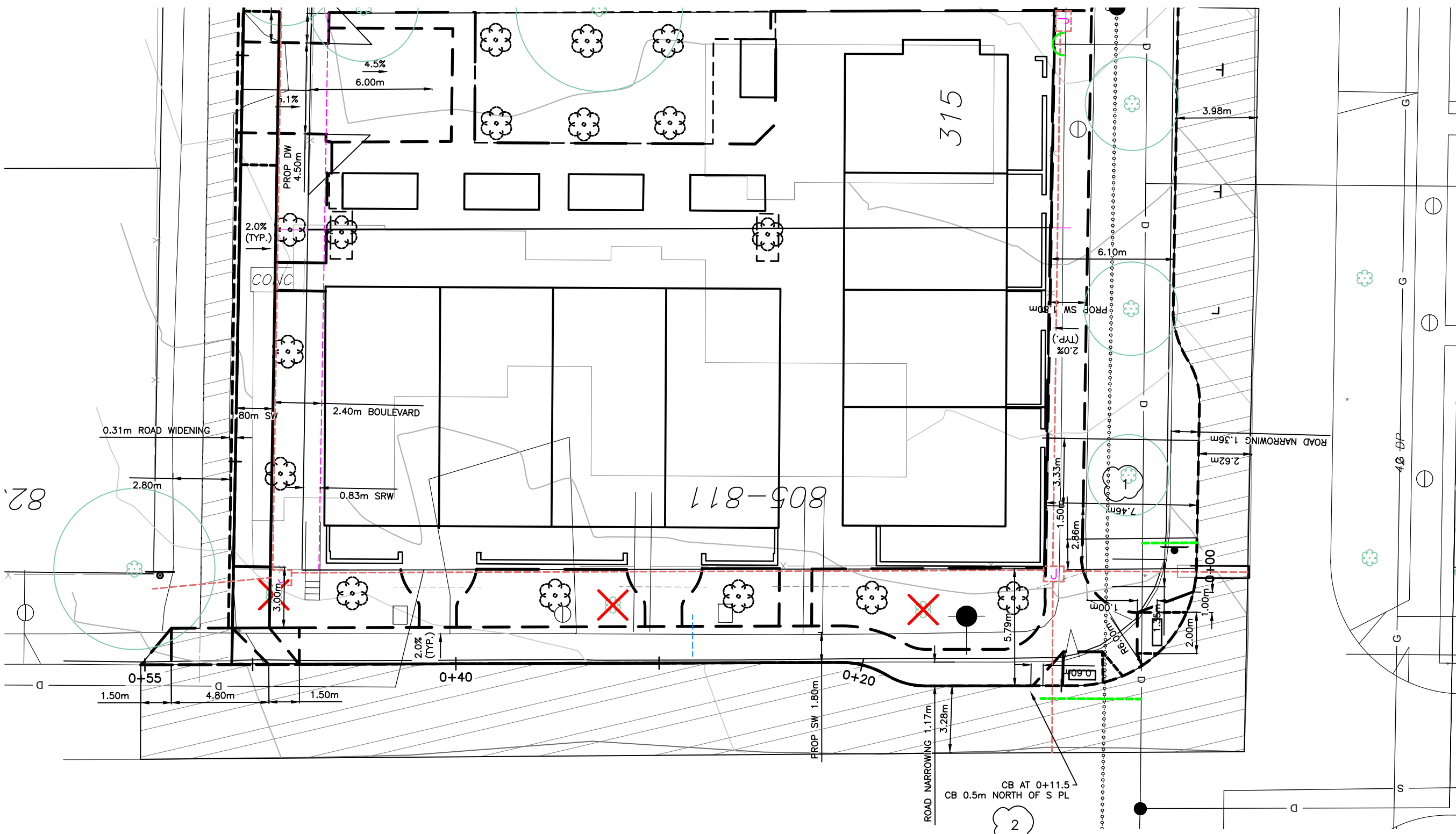


FILE No.	
DESIGN No.	
DRAWING No.	4 OF 8

THE CITY OF VICTORIA: January 29, 2026 / U:\CS\1400 Customer Files\2025\CV Giv\CV25-33 Mary - Kalenchuk\03 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections - BUBBLED.dwg

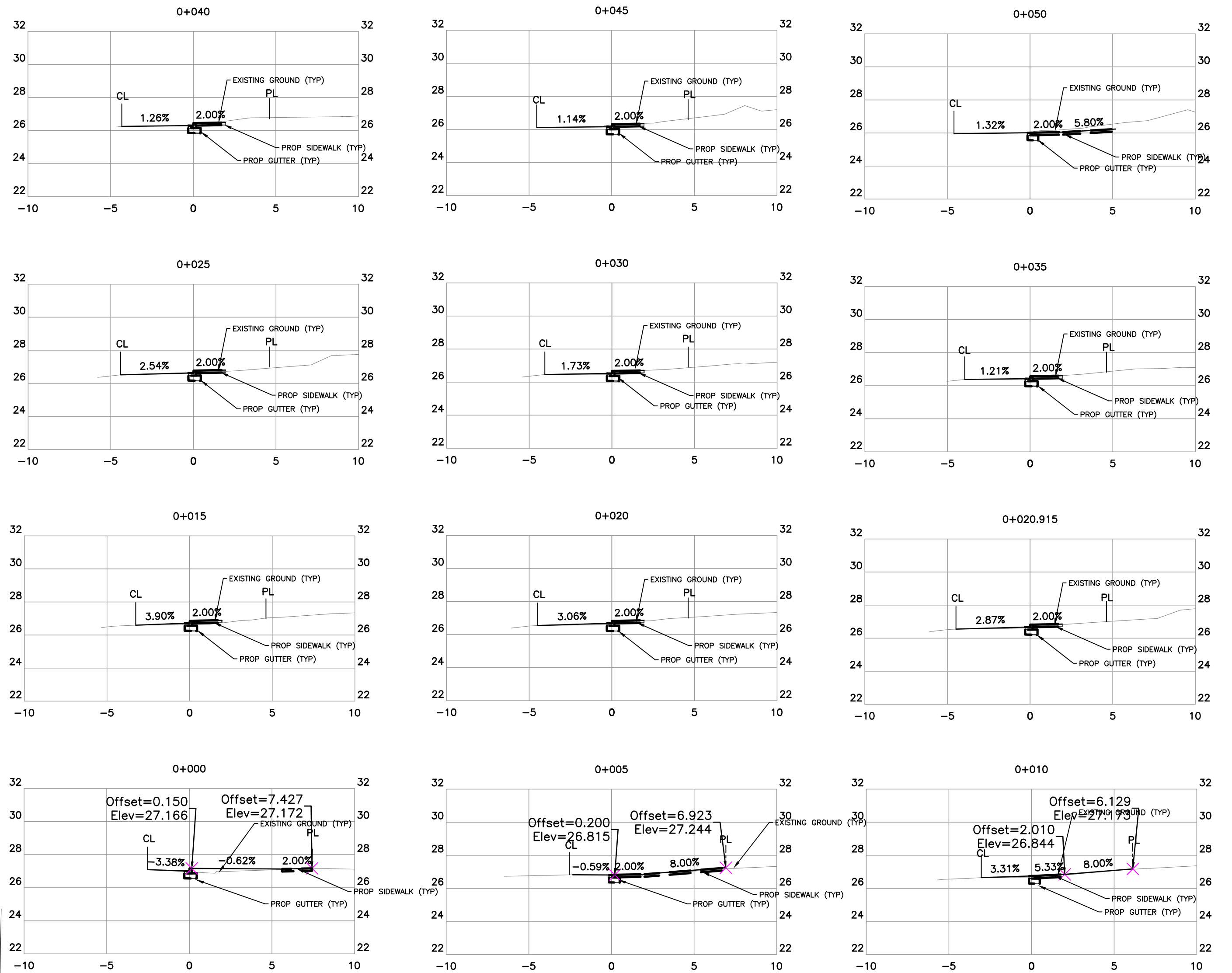


MARY ST PROFILE
SCALE V 1:40 H 1:200



PLAN

REVISION TABLE	
1	DIMENSIONS TO CB'S ADDED
2	NOTE FOR CB LOCATION ADDED



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

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting Pole Mount	Traffic Sign
Pedestrian Signal	Ctrl Monument
Traffic Signal	Traverse Hub
Standard Mount	Silt Trap
	Cap / Plug
	Gas Valve
	Water Meter
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve
	Water Meter

REVISIONS

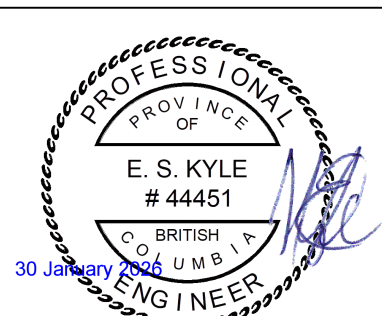
REVISIONS	
REVISION # 1	REVISION # 2
Approved	Approved
Date	Date
Signed	Signed
Design Engineer	Design Engineer
Manager of Development	Manager of Development
Development Coordinator	Development Coordinator

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

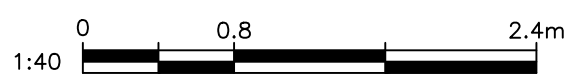
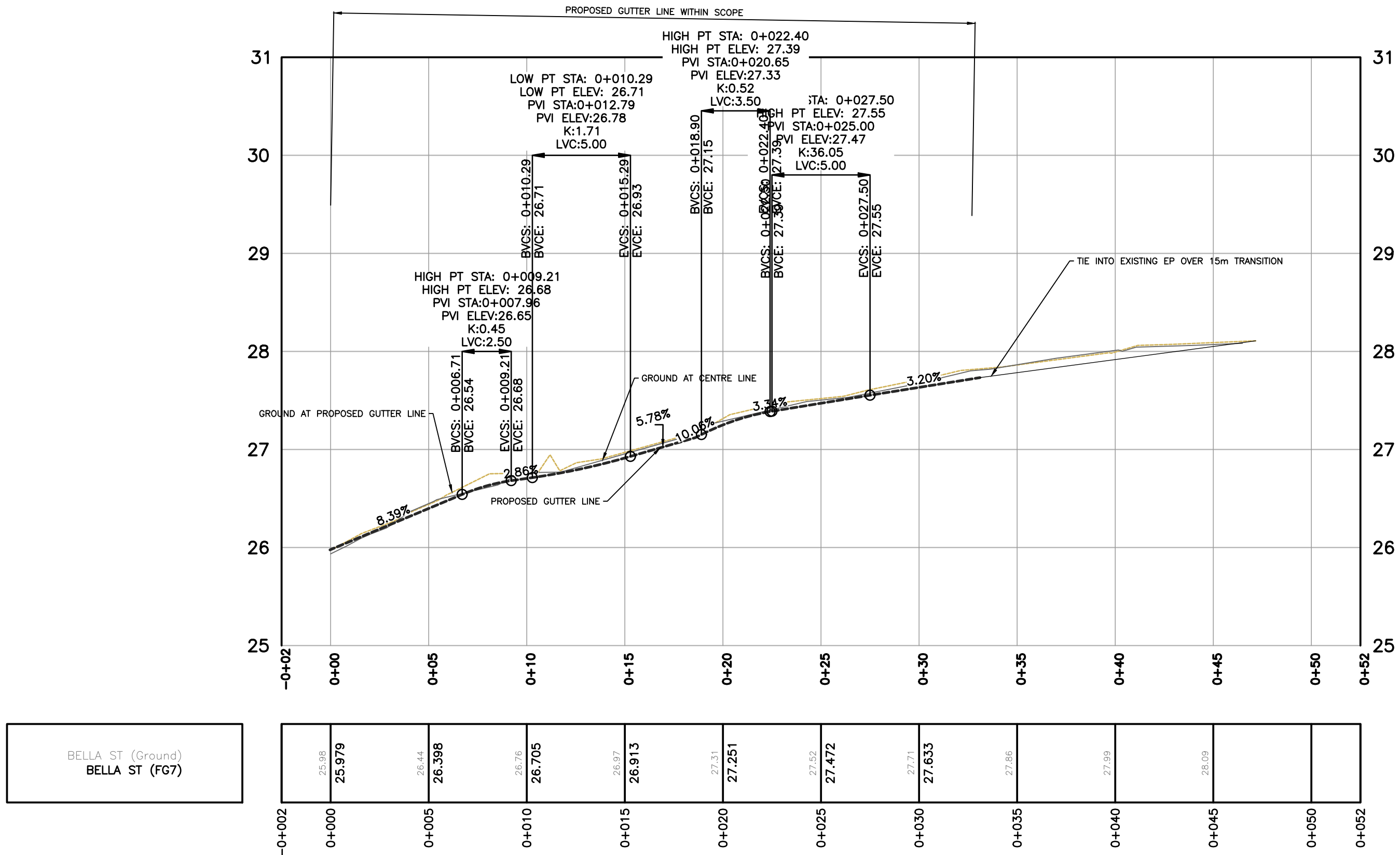
CITY OF VICTORIA

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

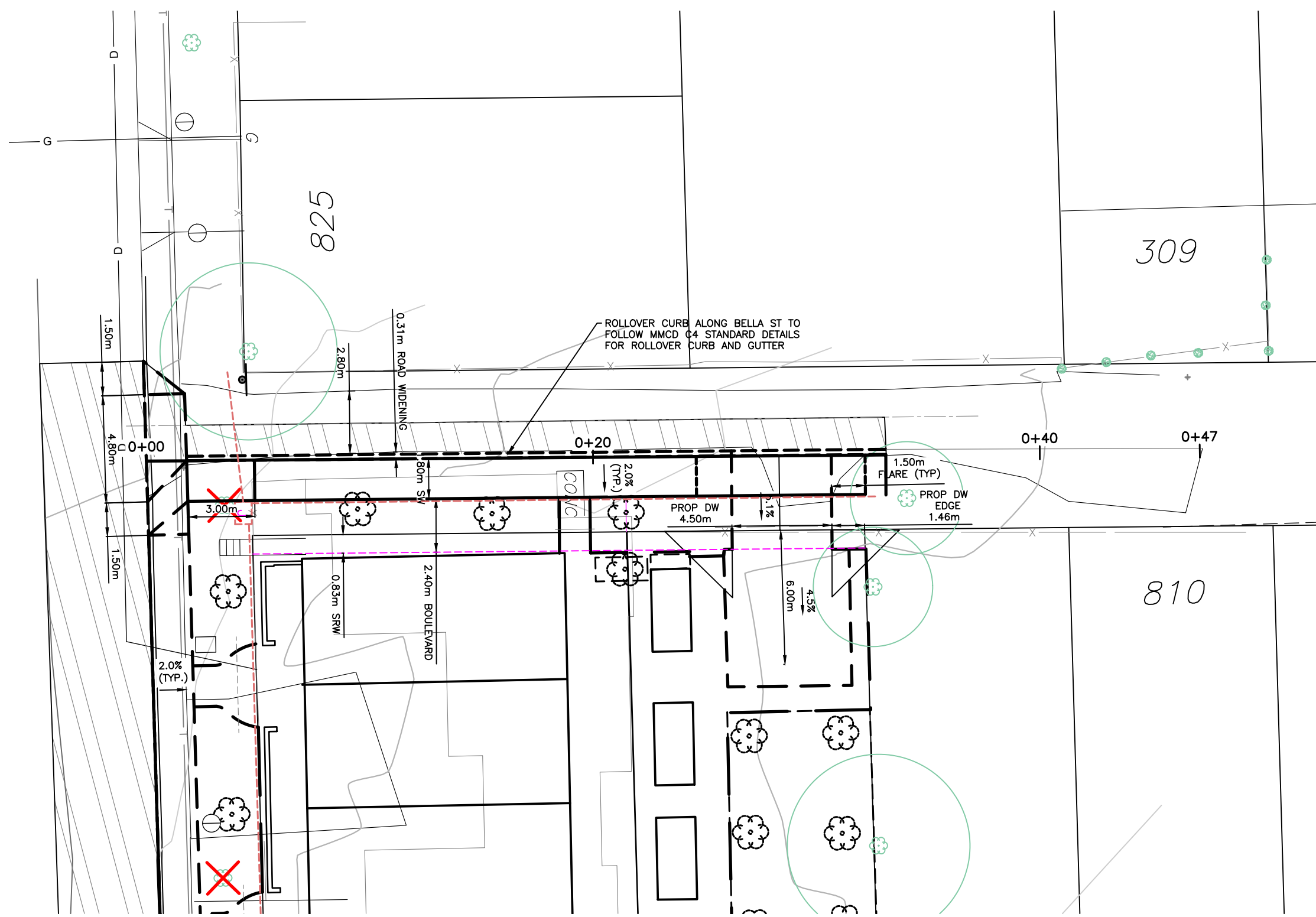


FILE No.	DESIGN No.	DRAWING No.
		5 OF 8

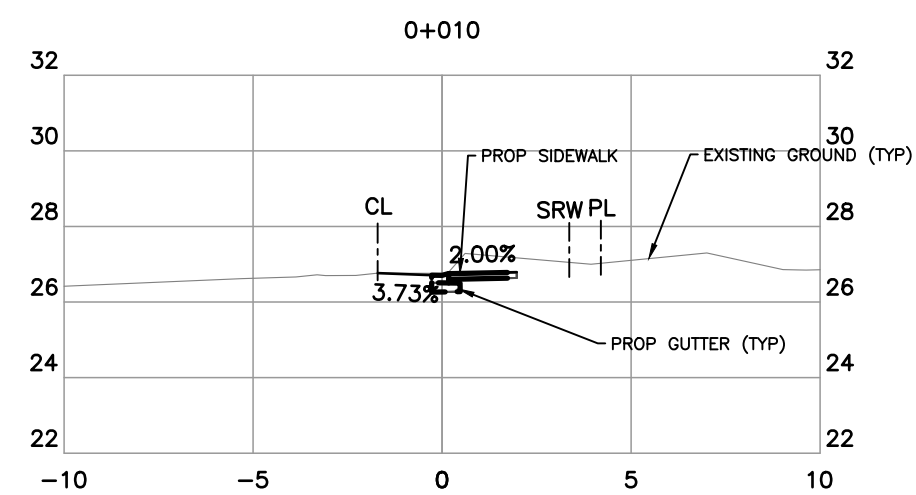
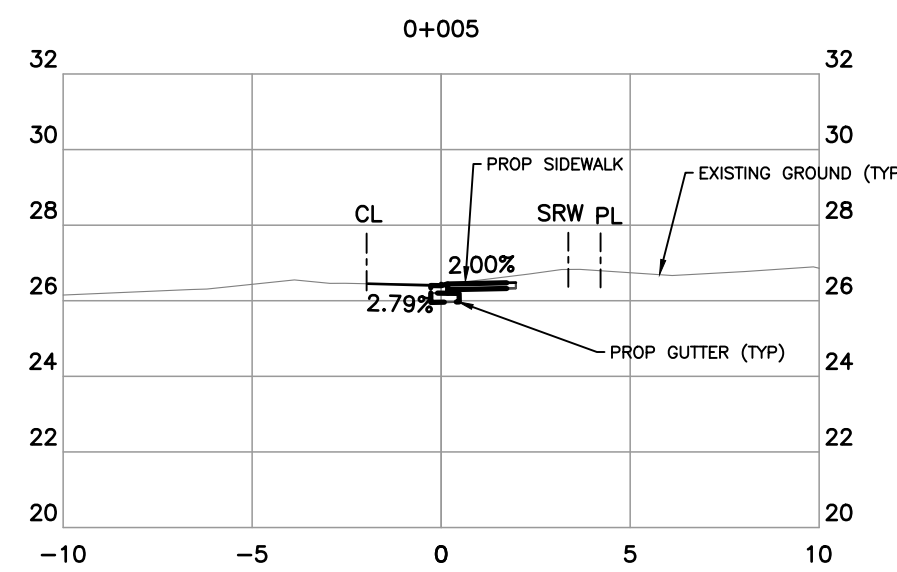
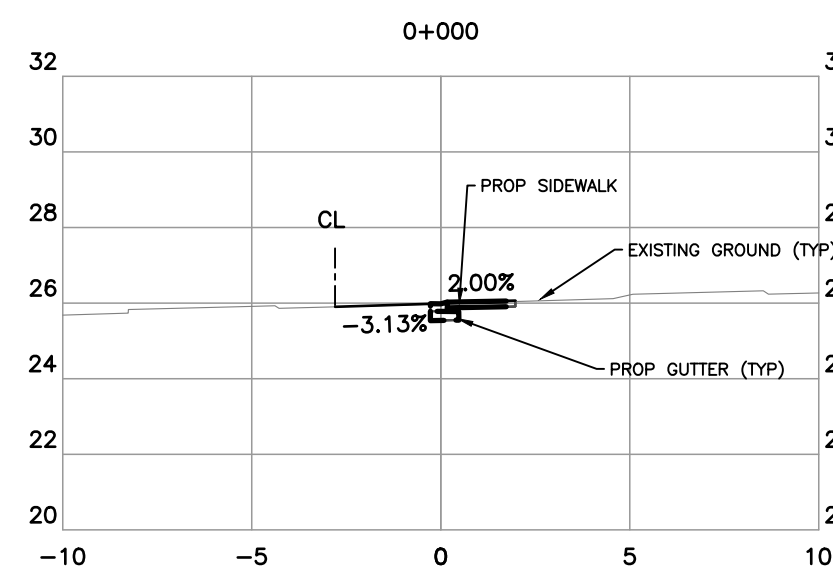
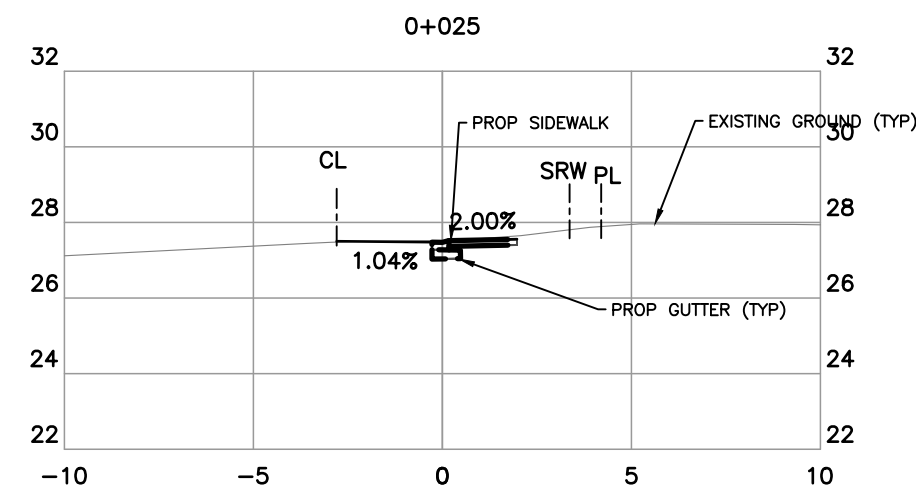
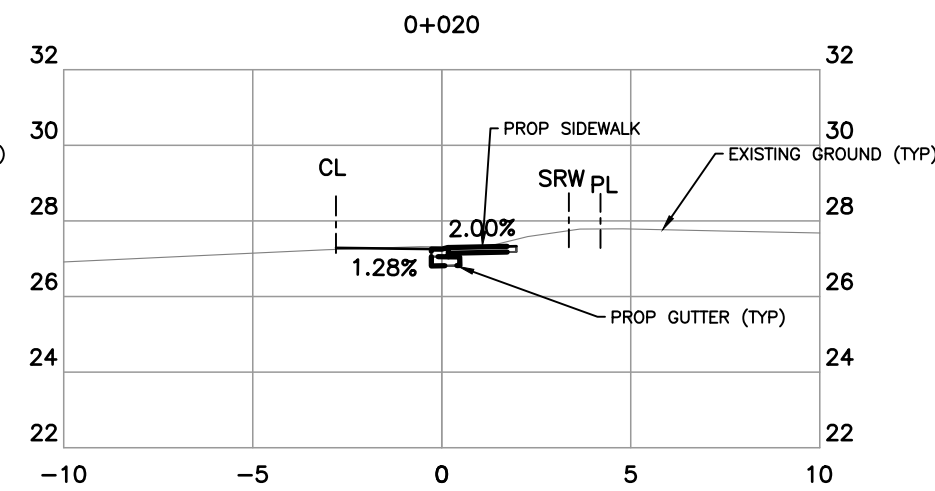
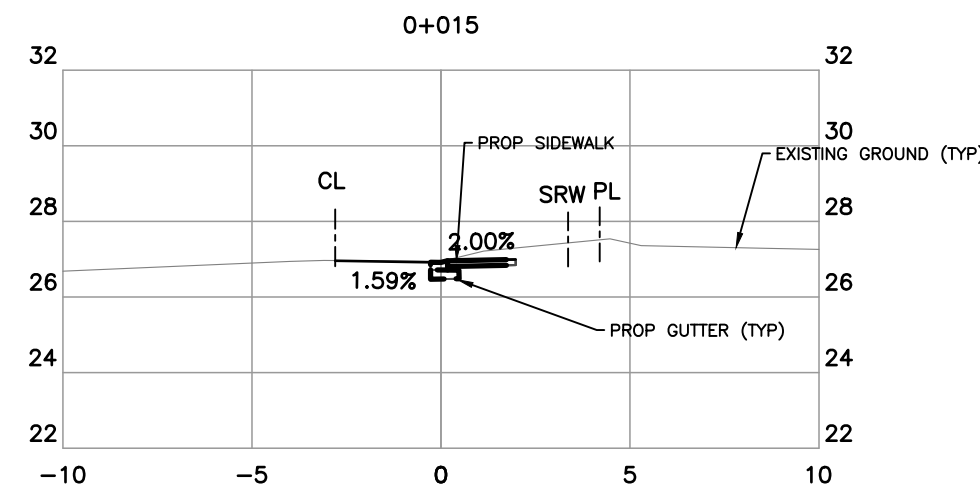
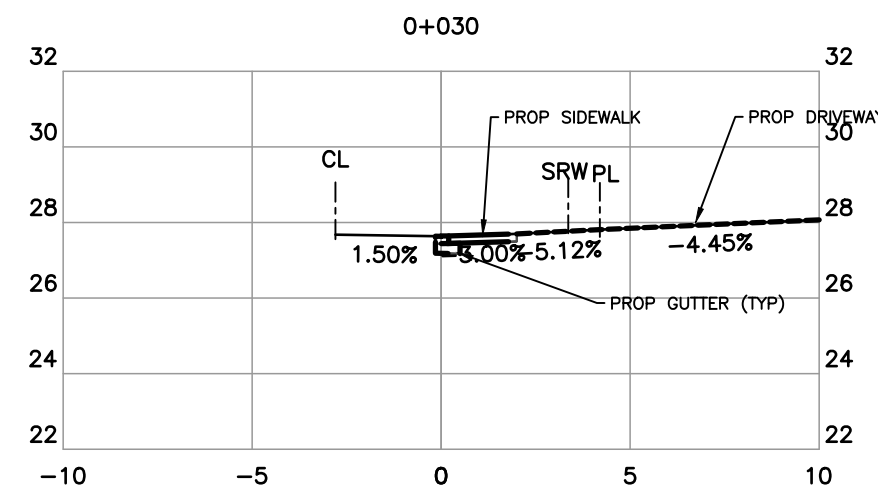
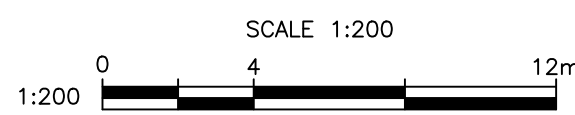
THE CITY OF VICTORIA: January 29, 2026 / U:\CS\1400 Customer Files\2025\CV Gvi\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Service Connections - BUBBLED.dwg



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



PLAN



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

CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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

LEGEND

Existing Municipal Infrastructure	_____	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	☒
Proposed Municipal Infrastructure	_____	Ditch	—D—	Sidewalk	S/W	Wood Box	☒	Flush Valve	☒
Existing External U/G Utilities	e _____ t _____ g _____ c _____	Sewer	—S—	Manhole	—M—	Catch Basin	☒	Hydrant	☒
Proposed External U/G Utilities	_____	Water	—W—	Cleanout	—C—	Culvert	☒	Reducer	☒
Street Lighting	Pole Mount ☒	Standard Mount	☒	Traffic Sign	☒	Silt Trap	☒	Air Valve	☒
Post Top ☒	Pedestrian Signal ☒	Traffic Signal ☒	Ctrl Monument	☒	Traverse Hub ☒	Gas Valve	☒	Water Meter	☒

REVISIONS

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

BELLA STREET

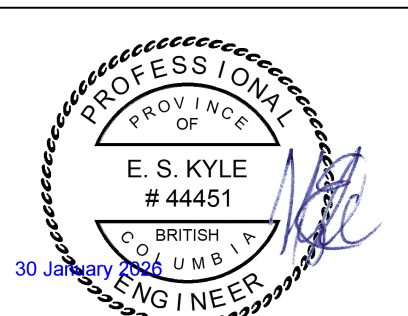
B.M. : 18-12	Elev: 26.587m
Design: SJP	Drawn: SJP
Scale: Hor: 1:200	Vertical: 1:40
Date: DEC 2025	

FILE No.

DESIGN No.

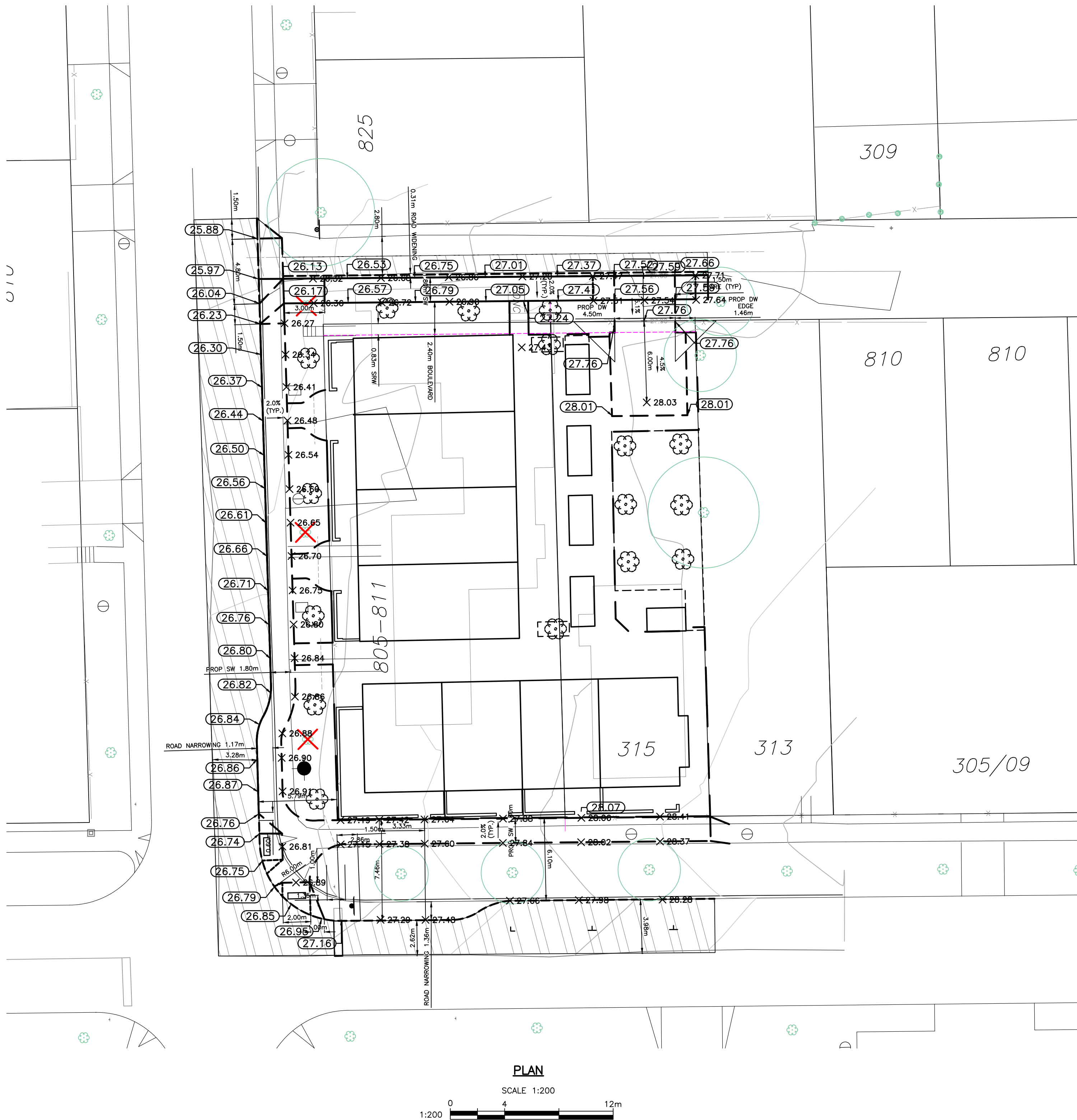
DRAWING No.

6 OF 8



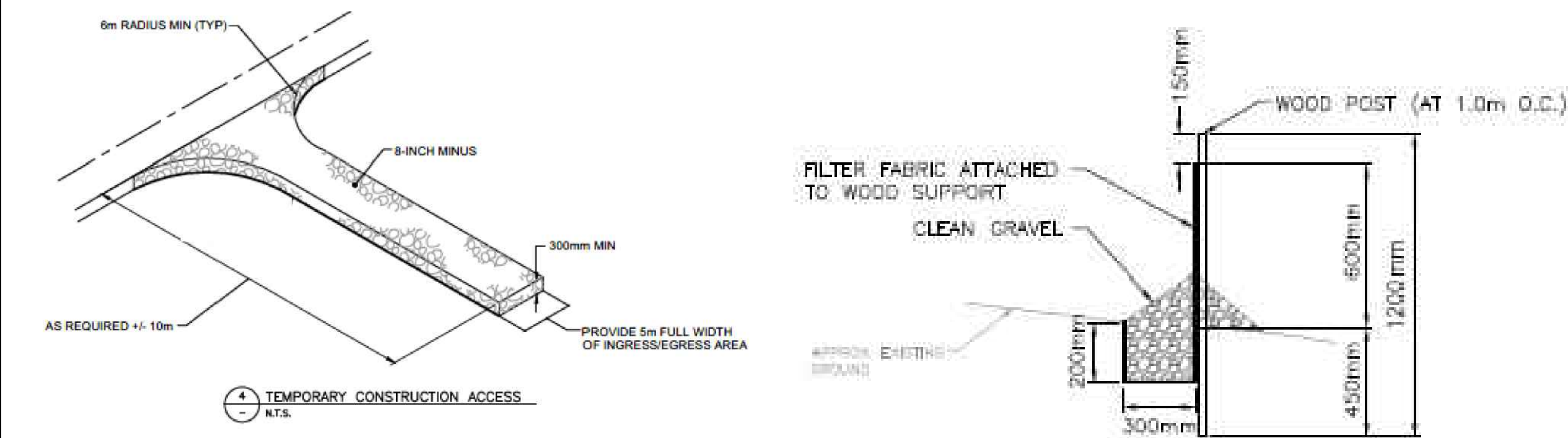
THE CITY OF VICTORIA: January 29, 2026 / U:\CS\1400 Customer Files\2025\CV Civil\CV25-33 Mary - Kalenchuk\03 EN-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kalenchuk - Service Connections - BUBBLED.dwg

ELEVATION POINTS ALONG CURB ARE TOP OF CURB ELEVATIONS



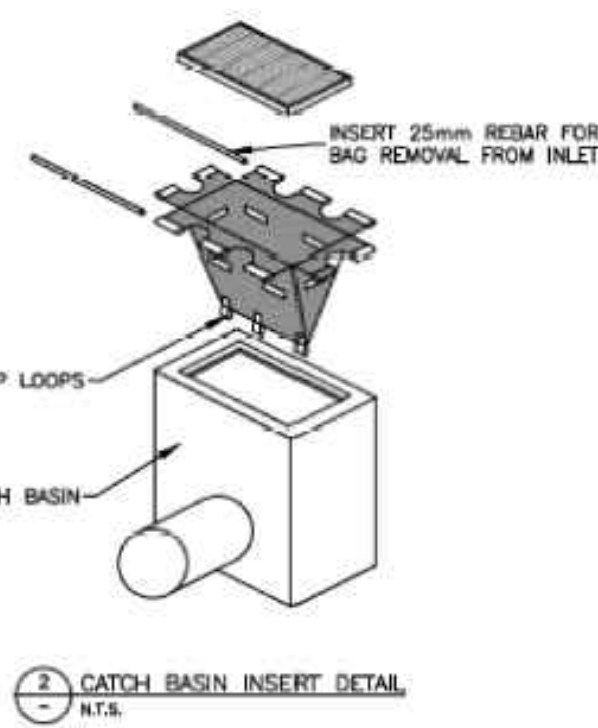
CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS			REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA			FILE No.								
	Existing Municipal Infrastructure										Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	6	REVISION # 1			REVISION # 2			REVISION # 3			Approved By	Date	Signed	811 MARY ST & 315 EDWARD ST			DESIGN No.		
	Proposed Municipal Infrastructure										Ditch	—D—	Sidewalk	—SW—	Wood Box	☒	Flush Valve	⊗	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			GRADING PLAN 9					
	Existing External U/G Utilities										Sewer	—S—	Manhole	○	Catch Basin	☒	Hydrant	⊗	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : 18-12	Elev: 26.587m				
	Proposed External U/G Utilities										Water	—W—	Cleanout	○	Culvert	☒	Reducer	⊗	3	Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Design: SJP	Drawn: SJP	Checked: ESK			
	Street Lighting										Pole Mount	⊗	Standard Mount	○	Traffic Sign	⊗	Silt Trap	⊗	Air Valve	⊗	2	Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	Date: DEC 2025	DRAWING No.	6 OF 8		
	Post Top										⊗	Pedestrian Signal	⊗	Traffic Signal	⊗	Ctrl Monument	⊗	Traverse Hub	⊗	Gas Valve	⊗	Water Meter	⊗	1													

THE CITY OF VICTORIA - January 29, 2026 / U:\CS1400 Customer Files\2025\CV Gw\CV25-33 Mary - Kolenchuk V03 En-CN\040 Internal Drawings\00 Current\CV25-33 260121 Mary - Kolenchuk - Service Connections - BUBBLED.dwg



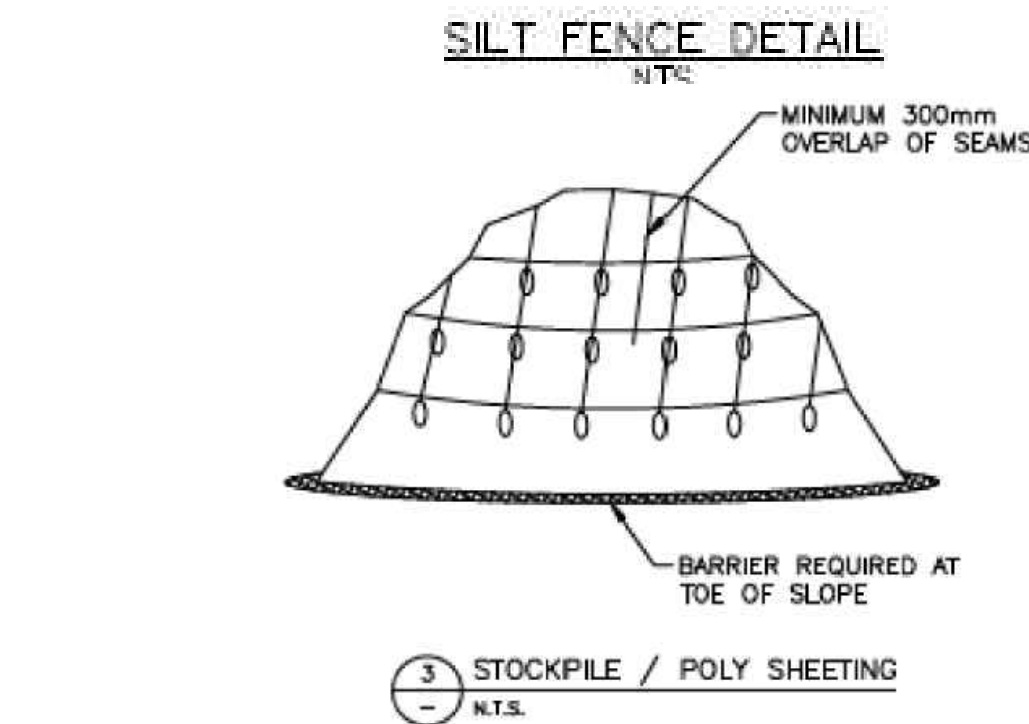
CONSTRUCTION ACCESS NOTES:

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.



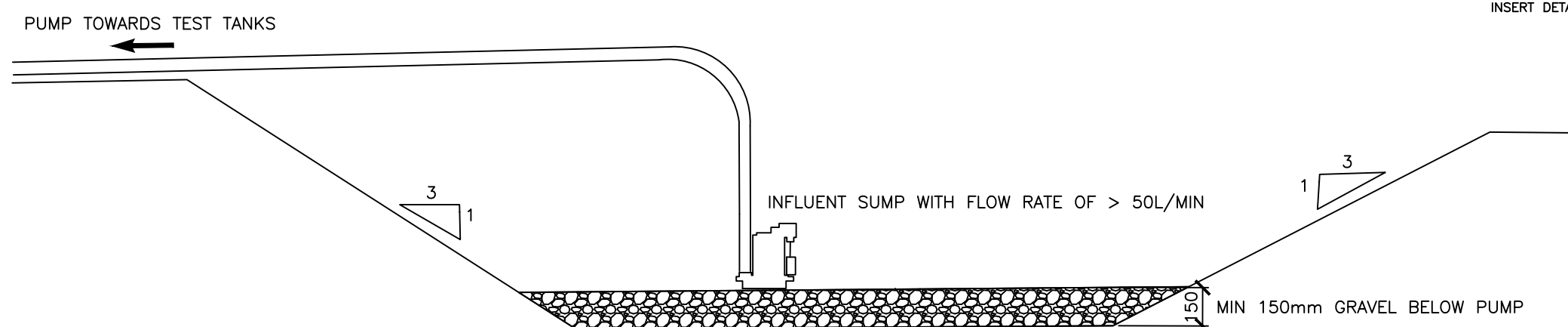
NOTES (CATCH BASIN INSERT):

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.



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 ENCROUGH UPON WATERCOURSE.



SECTION

SETTLEMENT POND

LEGEND:

OVERLAND FLOW

TEMPORARY SILT FENCE OR 1m VEGETATED BUFFER

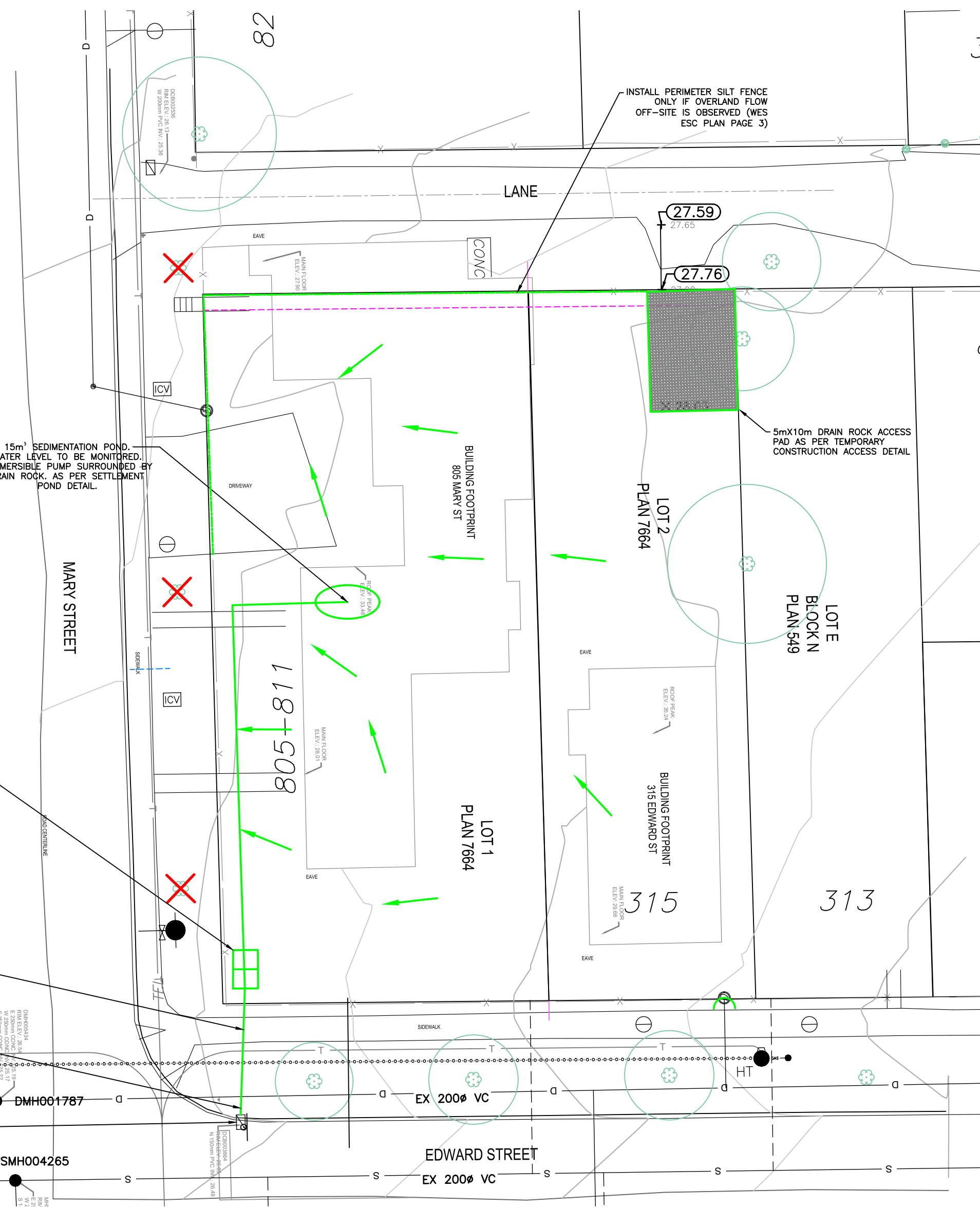
SPECIFIC NOTES:

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 SAFETY 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

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 CITY'S 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 SWEEP 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 RUNOFFS TO SLOW RUNOFFS TO SLOW RUNOFFS TO SLOW RUNOFFS.
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 MAINTAINED THROUGHOUT USE 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.



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS		DESIGN APPROVED		CITY OF VICTORIA		FILE No.	
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.		Existing Municipal Infrastructure		6		REVISION # 1		Approved By		811 MARY ST & 315 EDWARD ST		DESIGN No.	
Proposed Municipal Infrastructure		5		REVISION # 2		Date		Date		EROSION AND SEDIMENT CONTROL PLAN		DRAWING No.	
Existing External U/G Utilities		4		REVISION # 3		Signed		Signed		7		8 OF 8	
Proposed External U/G Utilities		3		Design Engineer		Manager of Development		Manager of Development		B.M. : 18-12		Date: DEC 2025	
Street Lighting		2		Design Engineer		Manager of Development		Manager of Development		Design: SJP		Checked: ESK	
Pole Mount		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Elev: 26.587m	
Standard Mount		1		Design Engineer		Manager of Development		Manager of Development		Drawn: SJP		Date: DEC 2025	
Traffic Signal		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Date: DEC 2025	
Ctrl Monument		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Date: DEC 2025	
Traverse Hub		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Date: DEC 2025	
Gas Valve		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Date: DEC 2025	
Water Meter		1		Design Engineer		Manager of Development		Manager of Development		Scale: Hor: 1:200 Vertical: 1:40		Date: DEC 2025	