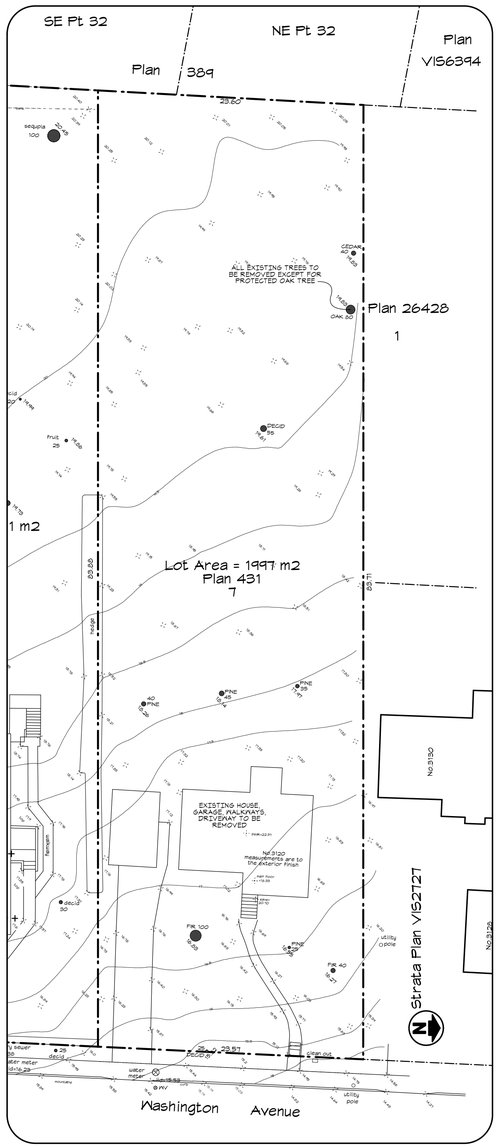
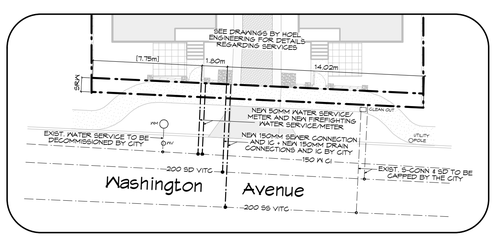


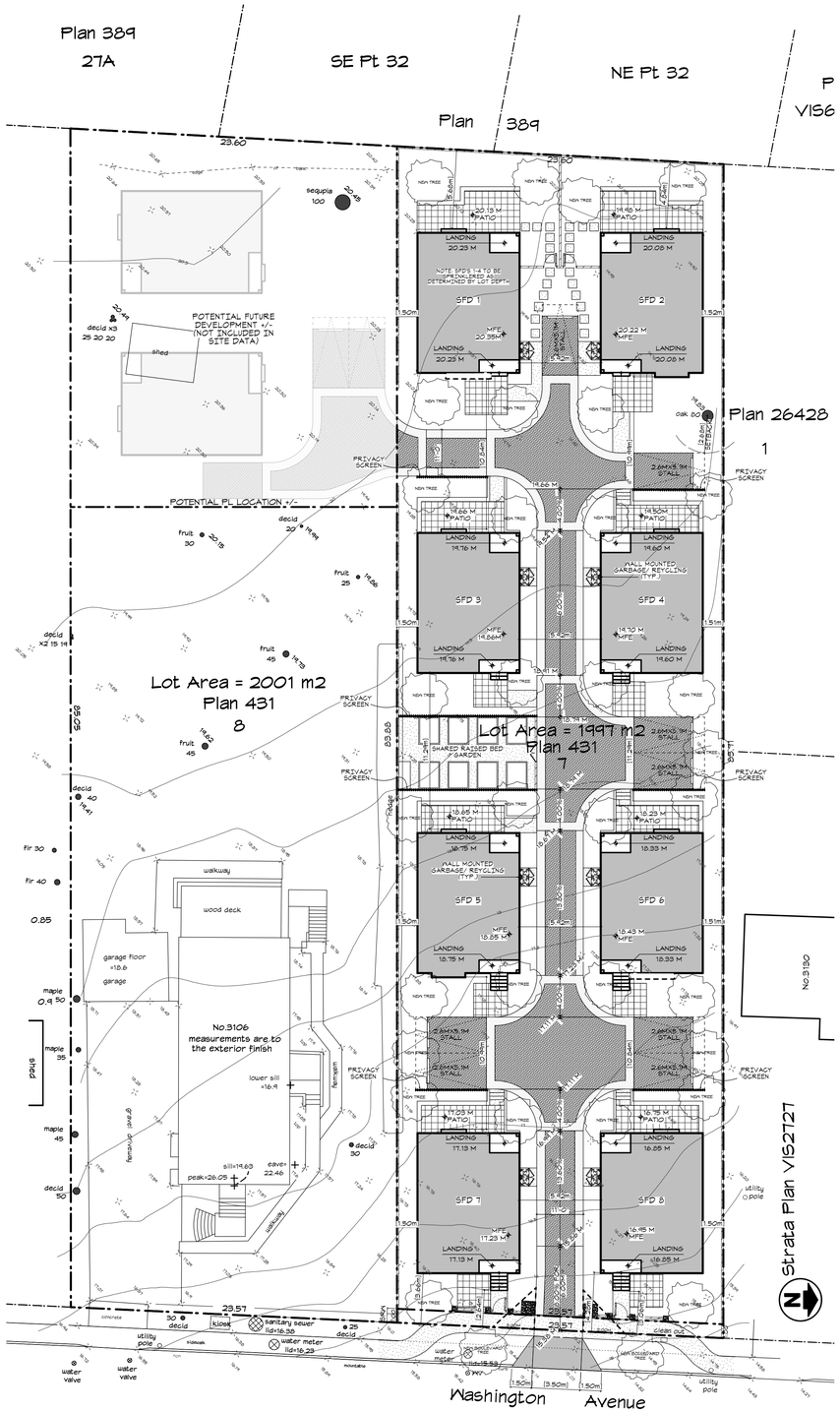
SITE PLAN - EXISTING

Scale: 1:250



SITE PLAN - SERVICES

Scale: 1:200



NOTE: PROPOSED FENCES WITHIN FRONT YARD NOT TO EXCEED 1.22M IN HEIGHT

NOTE: ROADSIDE IMPROVEMENTS TO BE COORDINATED PER CITY OF VICTORIA ENG. DEPT. REQUIREMENTS

NOTE: EXIST. DRIVEWAY AND CROSSING TO BE REMOVED, SIDEWALK, CURB AND GUTTER TO BE RESTORED

NOTE: ENTRY FEATURE/FENCE WITHIN 3.00M SIGHTLINE TRIANGLES NOT TO EXCEED 1.00M IN HEIGHT (DESIGN TBD)

SITE PLAN - PROPOSED

Scale: 1:200

SITE DATA - 3120 WASHINGTON AVE. VICTORIA

LEGAL DESCRIPTION - Lot 7, Section 7A, Victoria District, Plan 431
EXISTING ZONING - R1-B
PROPOSED ZONING - SITE SPECIFIC

	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT AREA	1997.63 M2 (21502.33 FT2)				
LOT WIDTH	23.54 M (77.38')				
LOT DEPTH (AVG.)	84.80 M (278.20')				
SETBACKS					
FRONT (E)		10.84 M (35.56') TO SFD 3	10.99 M (36.05') TO SFD 4	11.29 M (37.04') TO SFD 5	11.29 M (37.04') TO SFD 6
REAR (W)		5.68 M (18.64')	4.48 M (14.70')	10.84 M (35.56') TO SFD 1	10.99 M (36.05') TO SFD 2
SIDE (S)		1.50 M (4.92')	5.92 M (19.42') TO SFD 1	1.50 M (4.92')	5.92 M (19.42') TO SFD 3
SIDE (N)		5.92 M (19.42') TO SFD 2	1.52 M (5.00')	5.92 M (19.42') TO SFD 4	1.51 M (4.95')
SIDE (COMBINED)		7.57 M (24.84')	7.44 M (24.41')	7.57 M (24.84')	7.43 M (24.38')
AVG. GRADE		19.98 M (65.55 FT)	19.81 M (64.99 FT)	19.45 M (63.81 FT)	19.13 M (62.76 FT)
BUILDING HEIGHT		6.66 M (21.85 FT)	6.68 M (21.92 FT)	6.70 M (21.98 FT)	6.86 M (22.51 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA	(COMBINED)				
UPPER FLOOR	546.29 M2 (5880.24 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR	498.88 M2 (5369.89 FT2)	61.73 M2 (664.51 FT2)	62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED	424.16 M2 (4565.62 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA	1045.17 M2 (11250.12 FT2)	131.02 M2 (1410.28 FT2)	130.31 M2 (1402.64 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO	0.523	0.066	0.066	0.065	0.065
SITE COVERAGE	30.32 % (605.86 M2)	3.80 % (75.93 M2)	3.76 % (75.17 M2)	3.74 % (74.76 M2)	3.75 % (75.07 M2)
OPEN SITE SPACE	48.02% (959.38 M2)				
PARKING	8 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE

		PROPOSED - SFD 5	PROPOSED - SFD 6	PROPOSED - SFD 7	PROPOSED - SFD 8
LOT AREA					
LOT WIDTH					
LOT DEPTH (AVG.)					
SETBACKS					
FRONT (E)		10.99 M (36.05') TO SFD 7	10.84 M (35.56') TO SFD 8	2.64 M (8.66')	3.06 M (10.03')
REAR (W)		11.29 M (37.04') TO SFD 3	11.29 M (37.04') TO SFD 4	10.99 M (36.05') TO SFD 5	10.84 M (35.56') TO SFD 6
SIDE (S)		1.50 M (4.92')	5.92 M (19.42') TO SFD 5	1.50 M (4.92')	5.92 M (19.42') TO SFD 7
SIDE (N)		5.92 M (19.42') TO SFD 6	1.51 M (5.00')	5.92 M (19.42') TO SFD 8	1.50 M (4.92')
SIDE (COMBINED)		7.57 M (24.84')	7.43 M (24.38')	7.57 M (24.84')	7.42 M (24.34')
AVG. GRADE		17.96 M (58.92 FT)	17.64 M (57.87 FT)	16.43 M (53.90 FT)	16.15 M (52.99 FT)
BUILDING HEIGHT		7.18 M (23.56 FT)	7.08 M (23.23 FT)	7.09 M (23.26 FT)	7.09 M (23.26 FT)
STOREYS		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
FLOOR AREA					
UPPER FLOOR		67.95 M2 (731.42 FT2)	69.29 M2 (745.86 FT2)	67.95 M2 (731.42 FT2)	67.95 M2 (731.42 FT2)
MAIN FLOOR		62.36 M2 (671.26 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)	61.73 M2 (664.51 FT2)
CRAWLSPACE EXCLUDED		53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED	53.02 M2 (570.75 FT2) EXCLUDED
TOTAL FLOOR AREA		130.31 M2 (1402.64 FT2)	131.02 M2 (1410.28 FT2)	129.68 M2 (1395.86 FT2)	129.68 M2 (1395.86 FT2)
FLOOR AREA RATIO		0.066	0.066	0.065	0.065
SITE COVERAGE		3.82 % (76.41 M2)	3.86 % (77.16 M2)	3.78 % (75.68 M2)	3.78 % (75.68 M2)
OPEN SITE SPACE					
PARKING		1 SPACE	1 SPACE	1 SPACE	1 SPACE

LOCATION MAP

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

DRAWING LIST:

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

REV. NO.	DESCRIPTION	DATE
1	1. AREA OF SRW INCORPORATED BACK INTO LOT AREA; SITE DATA REVISED TO SUIT 2. FRONT YARD SETBACKS NO LONGER TAKEN TO LINE OF SRW 3. NOTE ADDED TO SITE PLAN: FENCES IN FRONT YARD NOT TO EXCEED 1.22M IN HEIGHT 4. DIMENSION FROM GARRY OAK LABELED AS SETBACK (TO PARKING STALL) FOR CLARITY (THIS DIMENSION IS NOT SHOWING CRZ) 5. SERVICING PLAN ADDED TO DP01 6. 2 PROPOSED TREES REMOVED TO CONFORM TO NEW SERVICING PLAN	MAY 29/20

CITY OF VICTORIA

Revisions

Received Date: July 6, 2020

RE-ISSUED FOR DP
MAY 29, 2020

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Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

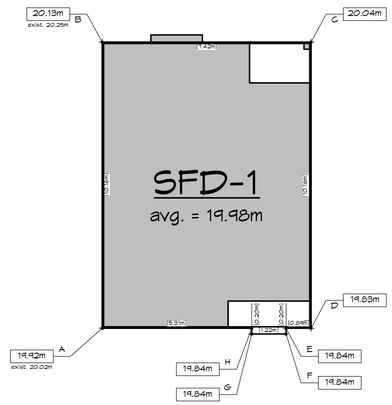
Title:
SITE PLAN & DATA

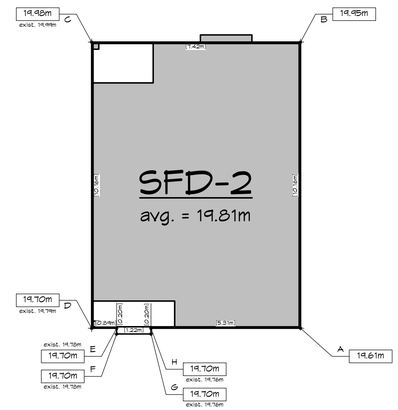
Revision:
Rev 1:
MAY 29/20

Sheet:
DP01

Proj.No. ####

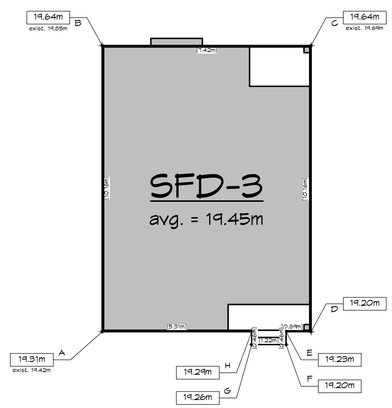
SFD 1 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.92	20.13	20.03	10.16	203.45	710.38	35.56	19.977
BC	20.13	20.04	20.09	7.42	149.03			
CD	20.04	19.83	19.94	10.16	202.54			
DE	19.83	19.84	19.84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

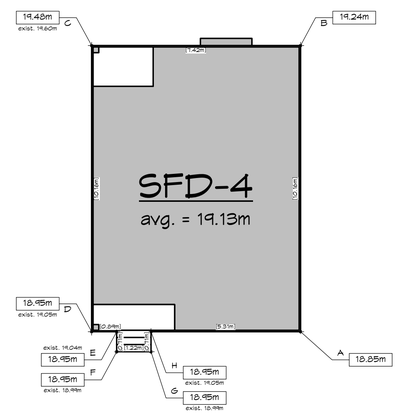




SFD 2 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	19.61	19.95	19.78	10.16	200.96	704.49	35.56	19.811
BC	19.95	19.98	19.97	7.42	148.14			
CD	19.98	19.70	19.84	10.16	201.57			
DE	19.70	19.70	19.70	0.89	17.53			
EF	19.70	19.70	19.70	0.20	3.94			
FG	19.70	19.70	19.70	1.22	24.03			
GH	19.70	19.70	19.70	0.20	3.94			
HA	19.70	19.61	19.66	5.31	104.37	**AVERAGE GRADE**		
			TOTAL	35.56	704.49		**19.81**	

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





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

RE-ISSUED FOR DP
MAY 29, 2020

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Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

Title:
AVERAGE GRADE

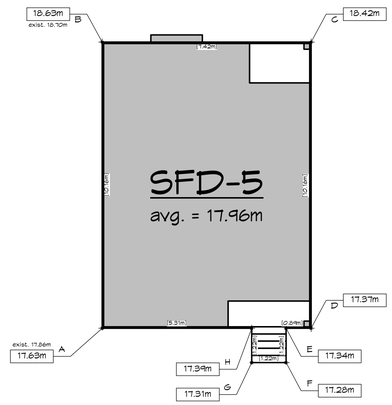
Revision:
Rev 1:
MAY 29/20

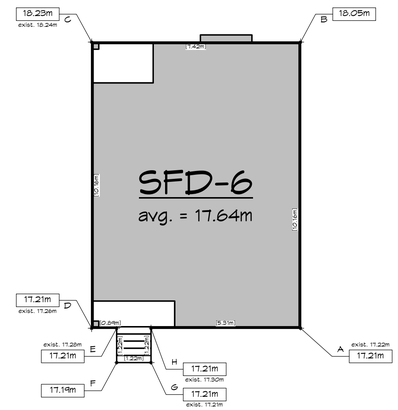
Sheet:
DP02

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

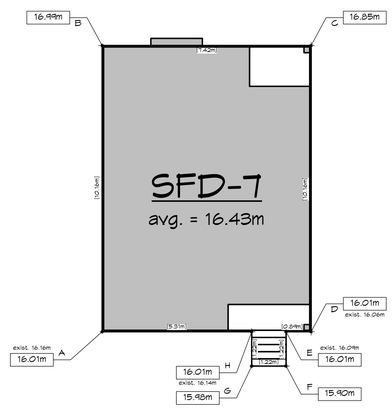
SFD 5 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.63	18.63	18.13	10.16	184.20	675.28	37.60	17.960
BC	18.63	18.42	18.53	7.42	137.46			
CD	18.42	17.37	17.90	10.16	181.81			
DE	17.37	17.34	17.36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

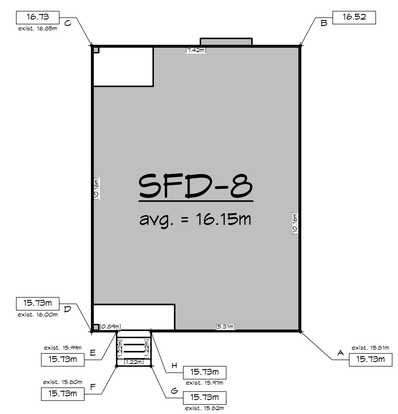




SFD 6 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	17.21	18.05	17.63	10.16	179.12	663.42	37.60	17.644
BC	18.05	18.23	18.14	7.42	134.60			
CD	18.23	17.21	17.72	10.16	180.04			
DE	17.21	17.21	17.21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

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





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

RE-ISSUED FOR DP
MAY 29, 2020

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Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

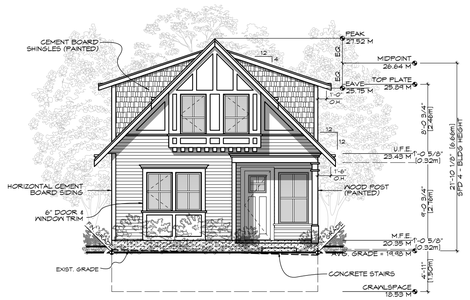
Title:
AVERAGE GRADE

Revision:
Rev 1:
MAY 29/20

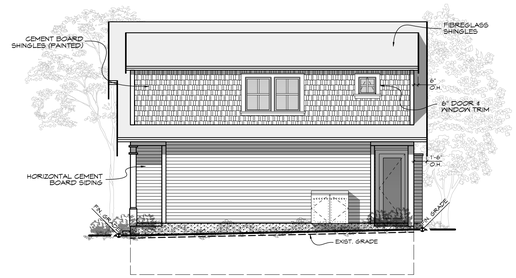
Sheet:
DP03

Proj.No. ####

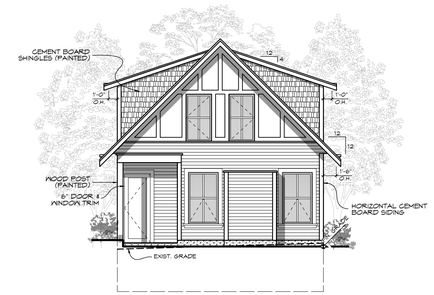
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



FRONT (E) ELEVATION
Scale: 1:100



SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
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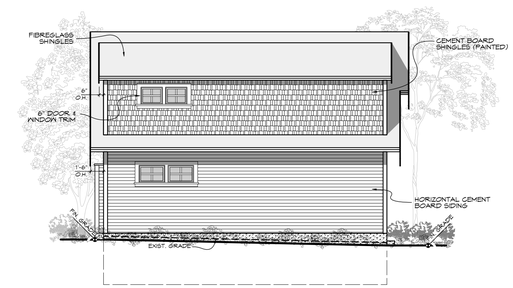
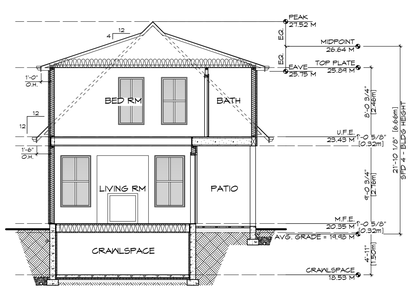
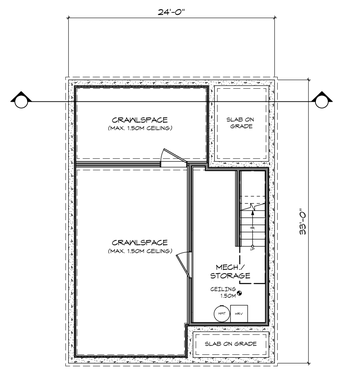


SIDE (S) ELEVATION
Scale: 1:100



SECTION
Scale: 1:100



CRAWLSPACE
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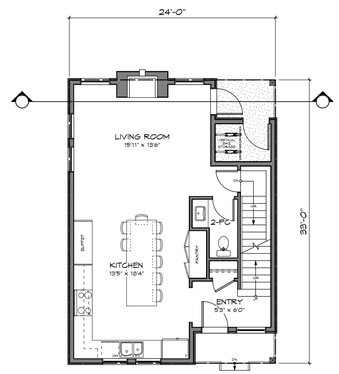

MAIN FLOOR
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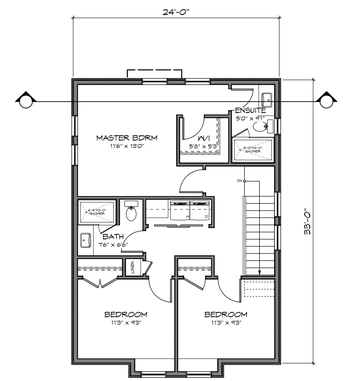
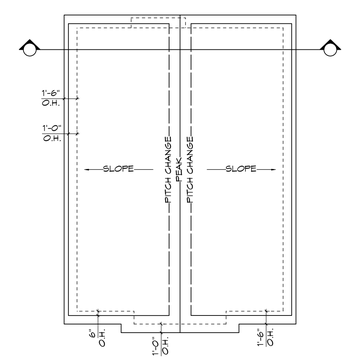


UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

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Project:
3120 WASHINGTON AVENUE - REZONING

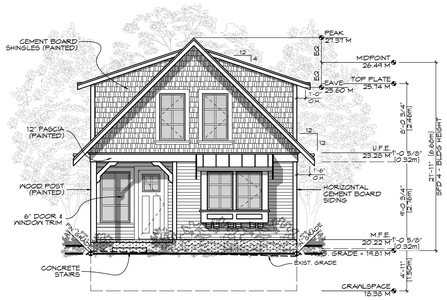
Title:
FLOOR PLANS & ELEVATIONS - SFD 1

Revision:
Rev 1:
MAY 29/20

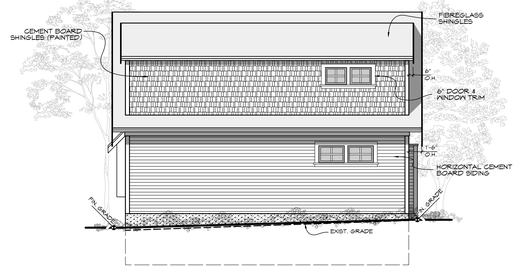
Sheet:
DP04

Proj.No. ####

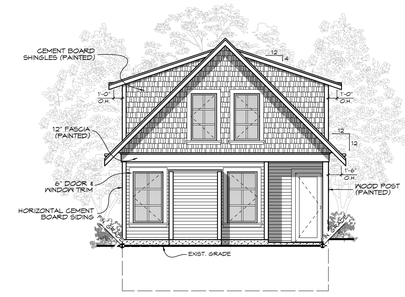
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20



FRONT (E) ELEVATION
Scale: 1:100

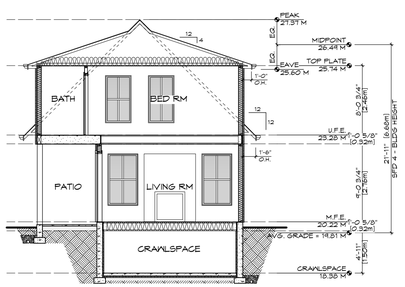


SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
Scale: 1:100

SIDE (S) ELEVATION
Scale: 1:100



SECTION
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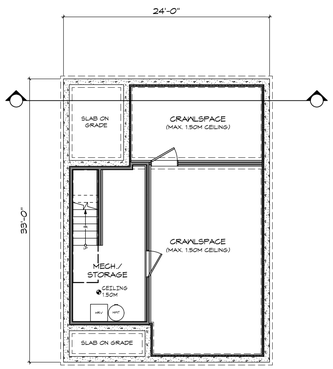
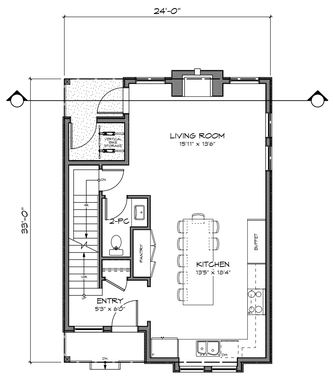
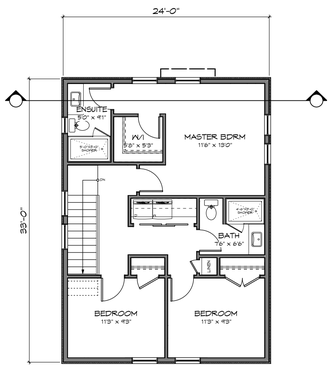


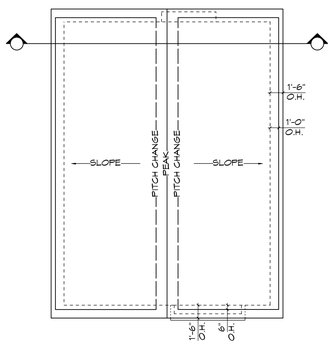
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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MAY 29, 2020

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Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 2

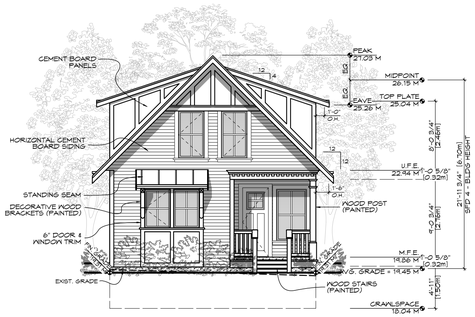
Revision:
Rev 1:
MAY 29/20

Sheet:
DP05

Proj.No. ####

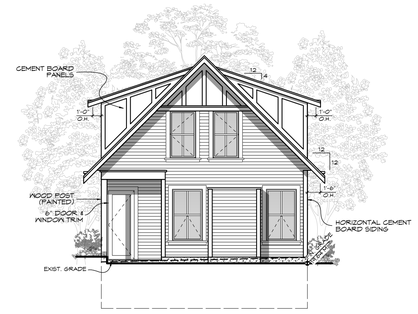
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 3



FRONT (E) ELEVATION
Scale: 1:100

SIDE (N) ELEVATION
Scale: 1:100



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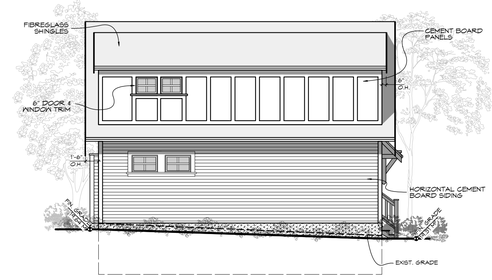

SIDE (S) ELEVATION
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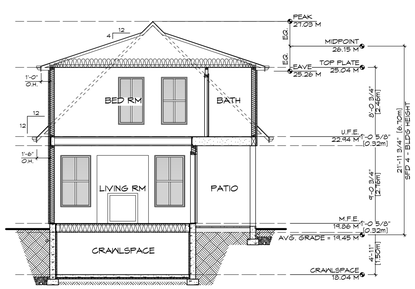

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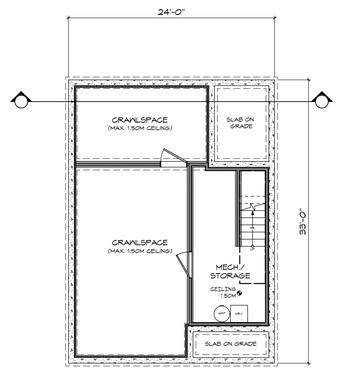
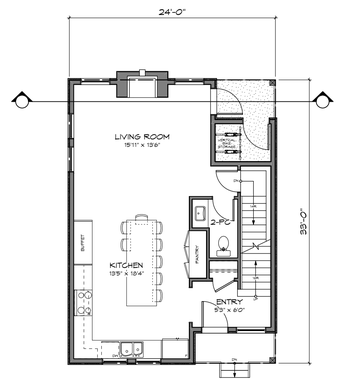


CRAWLSPACE
Scale: 1:100



MAIN FLOOR
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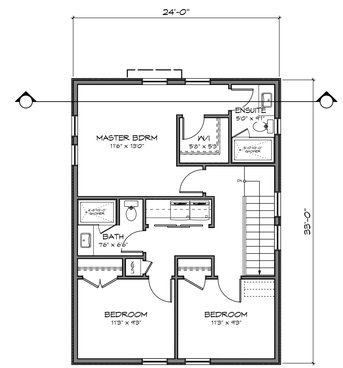
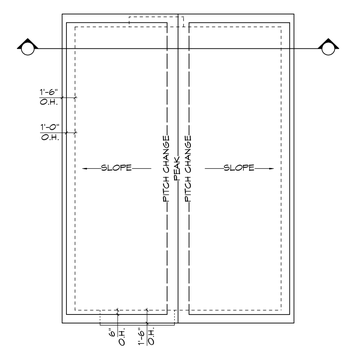


UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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MAY 29, 2020

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Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 3

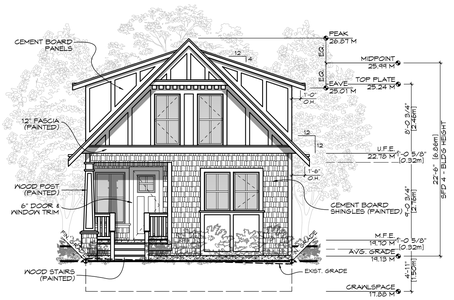
Revision:
Rev 1:
MAY 29/20

Sheet:
DP06

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 3



FRONT (E) ELEVATION
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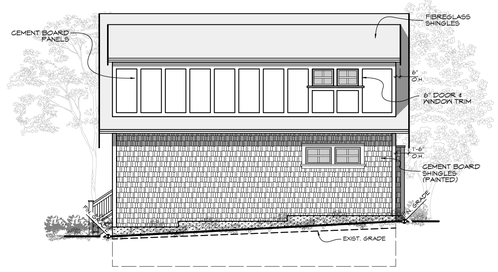

SIDE (N) ELEVATION
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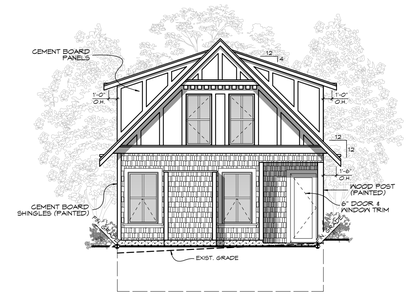

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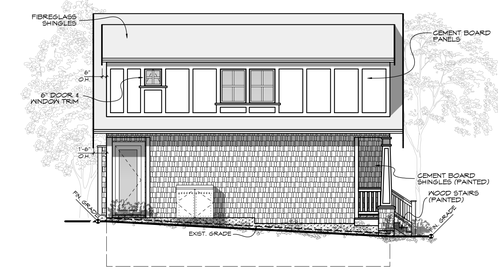

SIDE (S) ELEVATION
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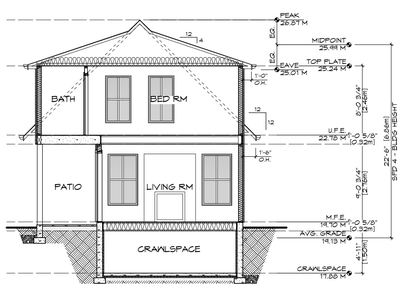

SECTION
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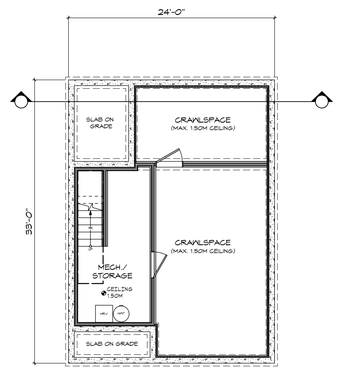
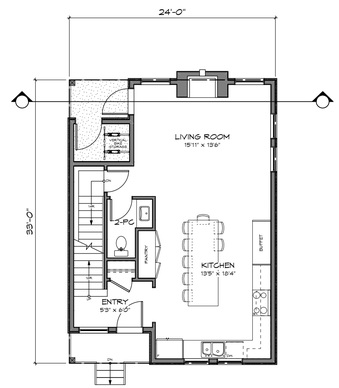


CRAWLSPACE
Scale: 1:100



MAIN FLOOR
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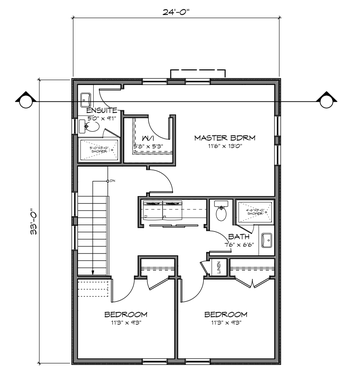

UPPER FLOOR
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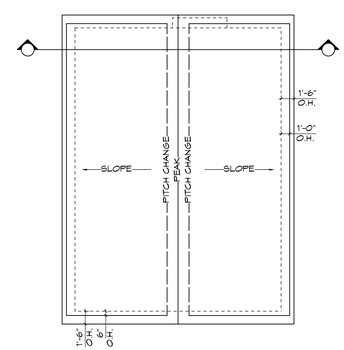

ROOF PLAN
Scale: 1:100

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MAY 29, 2020

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Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 4

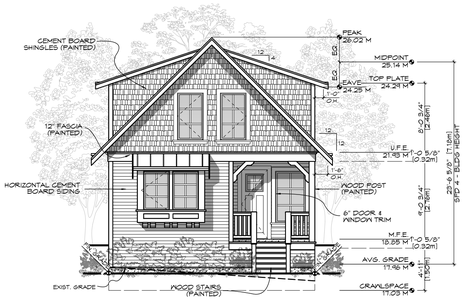
Revision:
Rev 1:
MAY 29/20

Sheet:
DP07

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 5



FRONT (E) ELEVATION
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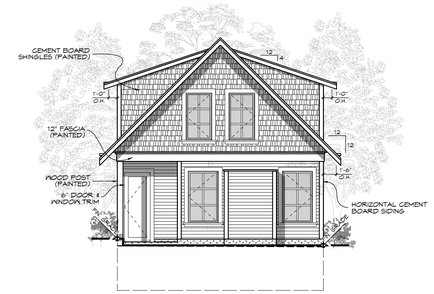
SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
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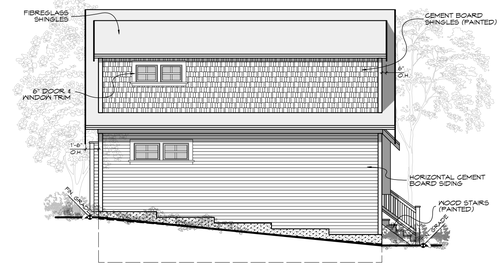

SIDE (S) ELEVATION
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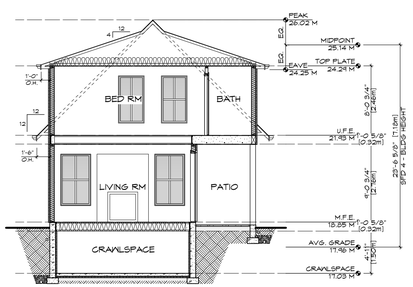

SECTION
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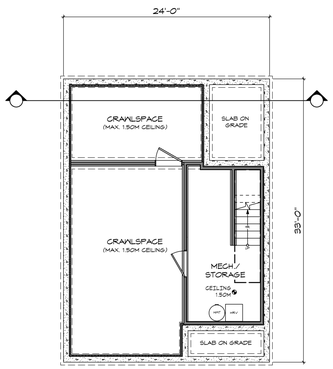

CRAWLSPACE
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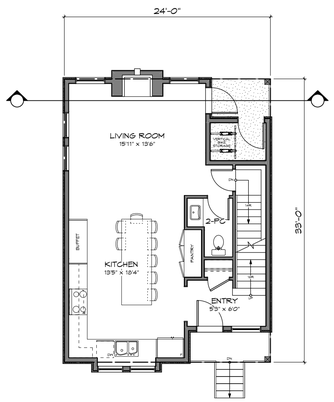
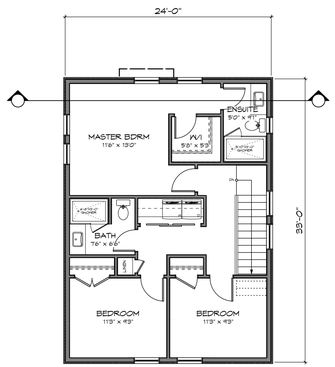
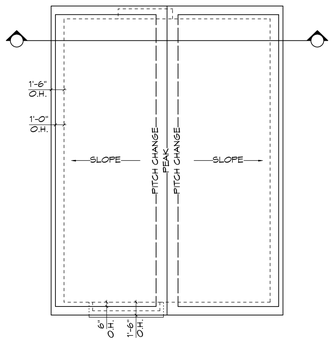


MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

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Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 5

Revision:
Rev 1:
MAY 29/20

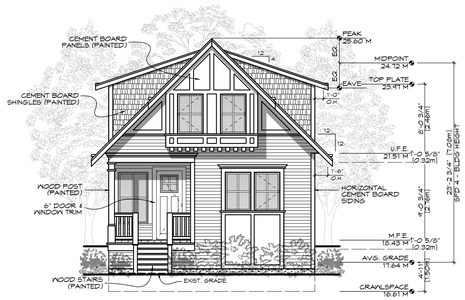
Sheet:
DP08

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 5

SFD 6



FRONT (E) ELEVATION
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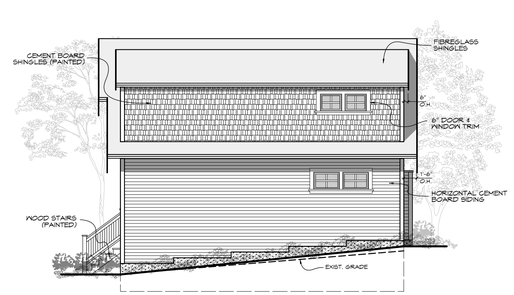
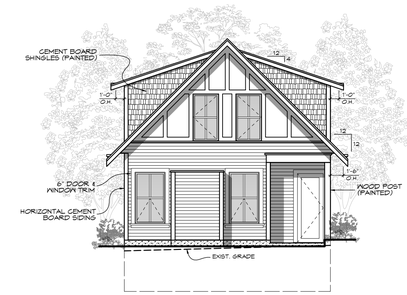
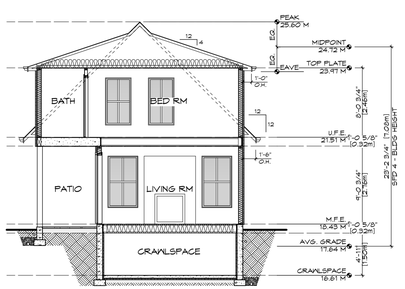


SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
Scale: 1:100

SIDE (S) ELEVATION
Scale: 1:100



SECTION
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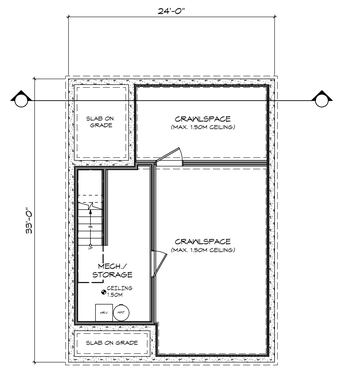

CRAWLSPACE
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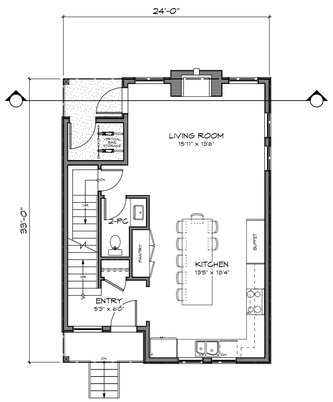
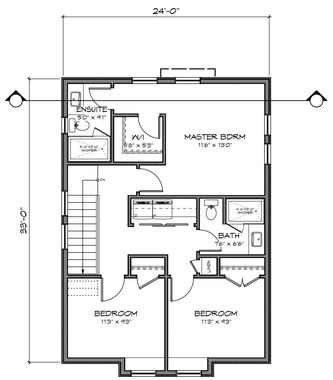
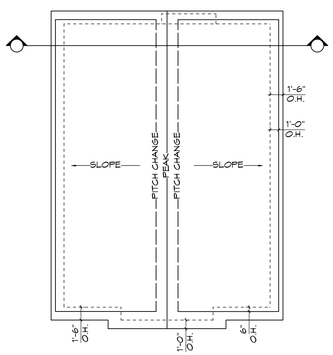


MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

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Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 6

Revision:
Rev 1:
MAY 29/20

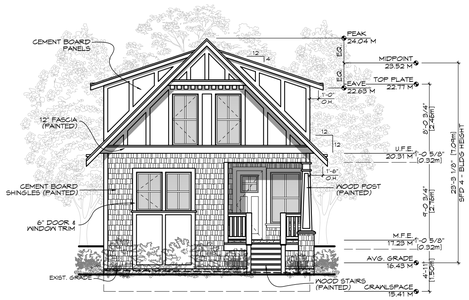
Sheet:
DP09

Proj.No. ####

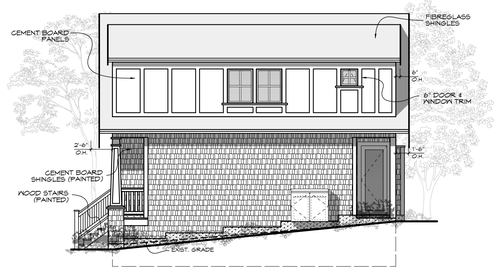
REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 6

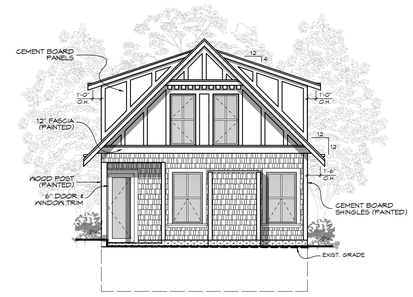
SFD 7



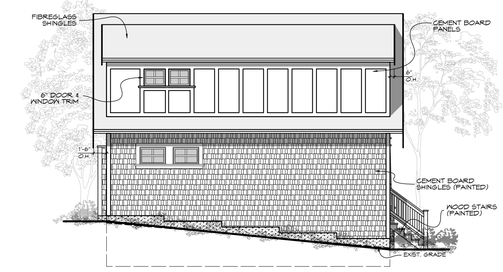
FRONT (E) ELEVATION
Scale: 1:100



SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
Scale: 1:100



SIDE (S) ELEVATION
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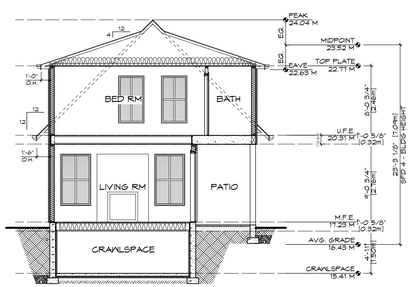

SECTION
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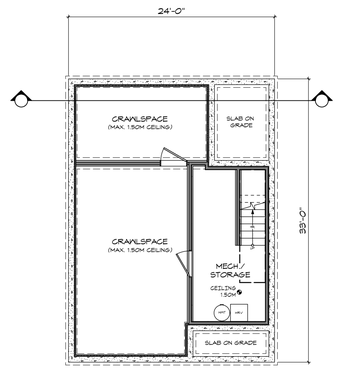
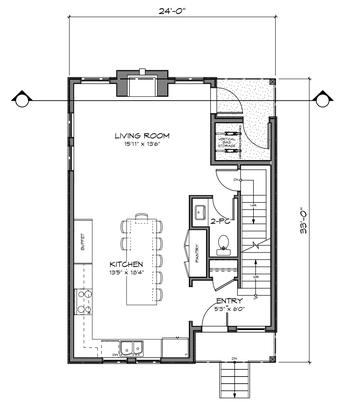
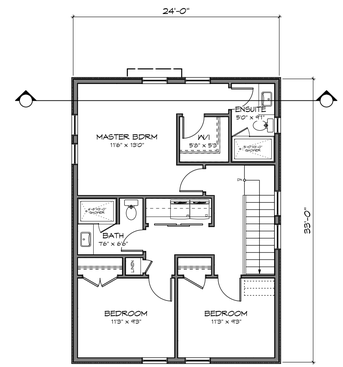


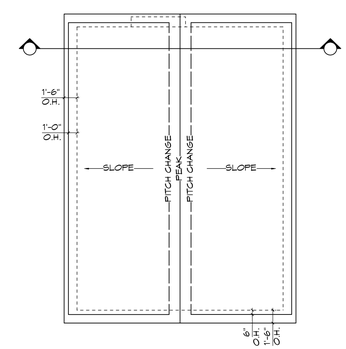
CRAWLSPACE
Scale: 1:100



MAIN FLOOR
Scale: 1:100



UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

ZEBRADESIGN

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

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 7

Revision:
Rev 1:
MAY 29/20

Sheet:
DP10

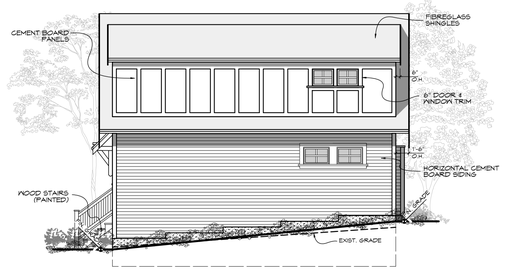
Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

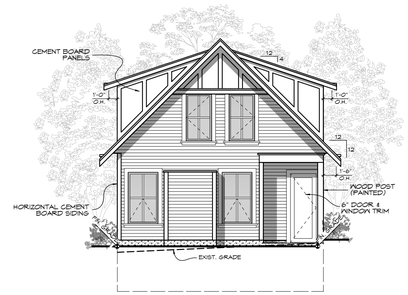
SFD 7

SFD 8

FRONT (E) ELEVATION
Scale: 1:100

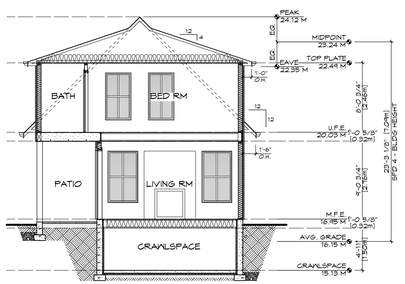


SIDE (N) ELEVATION
Scale: 1:100



REAR (W) ELEVATION
Scale: 1:100

SIDE (S) ELEVATION
Scale: 1:100



SECTION
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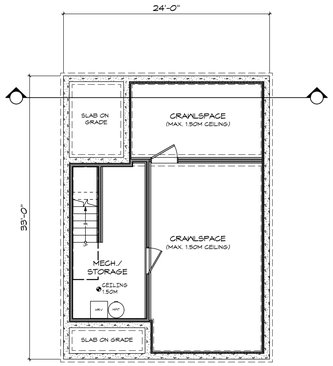

CRAWLSPACE
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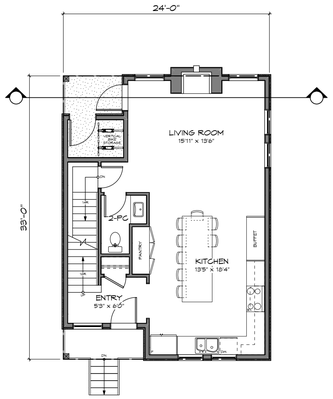

MAIN FLOOR
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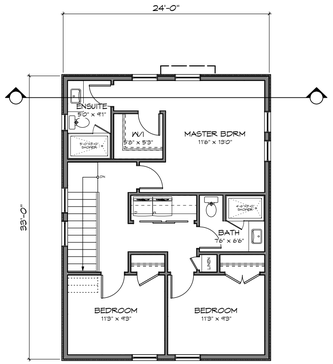
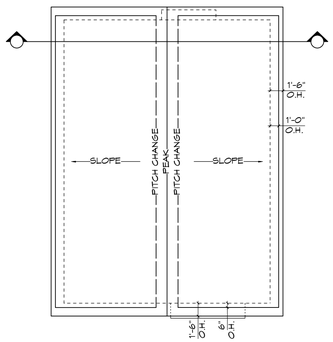


UPPER FLOOR
Scale: 1:100



ROOF PLAN
Scale: 1:100

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MAY 29, 2020

ZEBRADESIGN

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Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

Title:
FLOOR PLANS & ELEVATIONS - SFD 8

Revision:
Rev 1:
MAY 29/20

Sheet:
DP11

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20

SFD 8

STREETSCAPE
Scale: 1:85

RE-ISSUED FOR DP
MAY 29, 2020

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

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

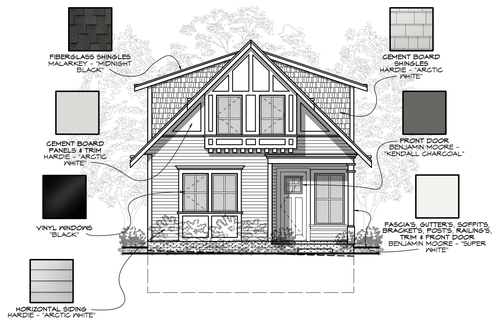
Title:
STREETSCAPE

Revision:
Rev 1:
MAY 29/20

Sheet:
DP12

Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	7. 2 PROPOSED TREES REMOVED TO CONFORM TO NEW SERVICING PLAN	MAY 29/20

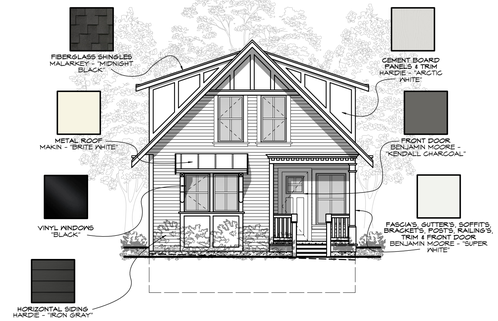


SFD-1 COLOURS

Scale: 1:100

SFD-2 COLOURS

Scale: 1:100



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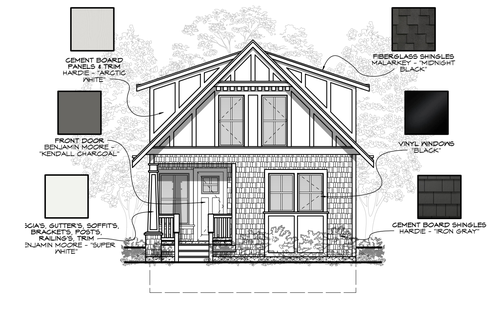
Scale: 1:100



SFD-4 COLOURS

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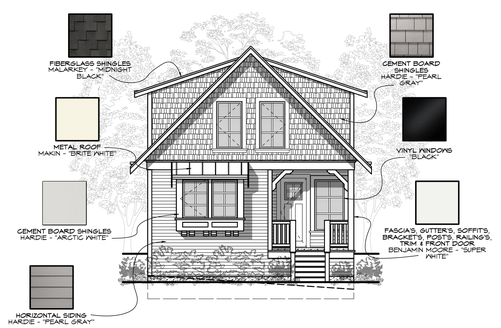
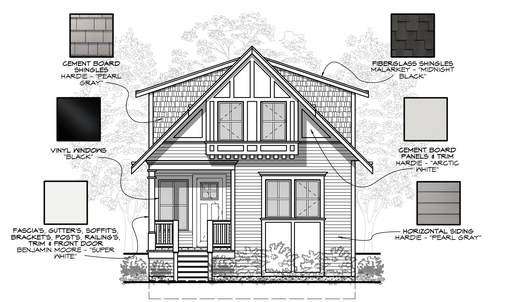


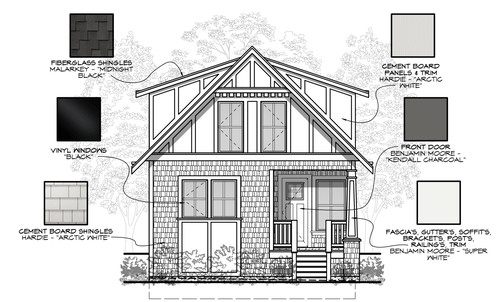
SFD-5 COLOURS

Scale: 1:100



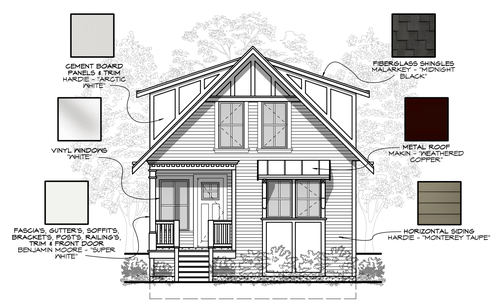
SFD-6 COLOURS

Scale: 1:100



SFD-7 COLOURS

Scale: 1:100



SFD-8 COLOURS

Scale: 1:100

RE-ISSUED FOR DP
MAY 29, 2020

ZEBRADESIGN

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Drawn By: C.C.

Date: FEB 26, 2020

Scale: AS NOTED

Project:
3120 WASHINGTON AVENUE - REZONING

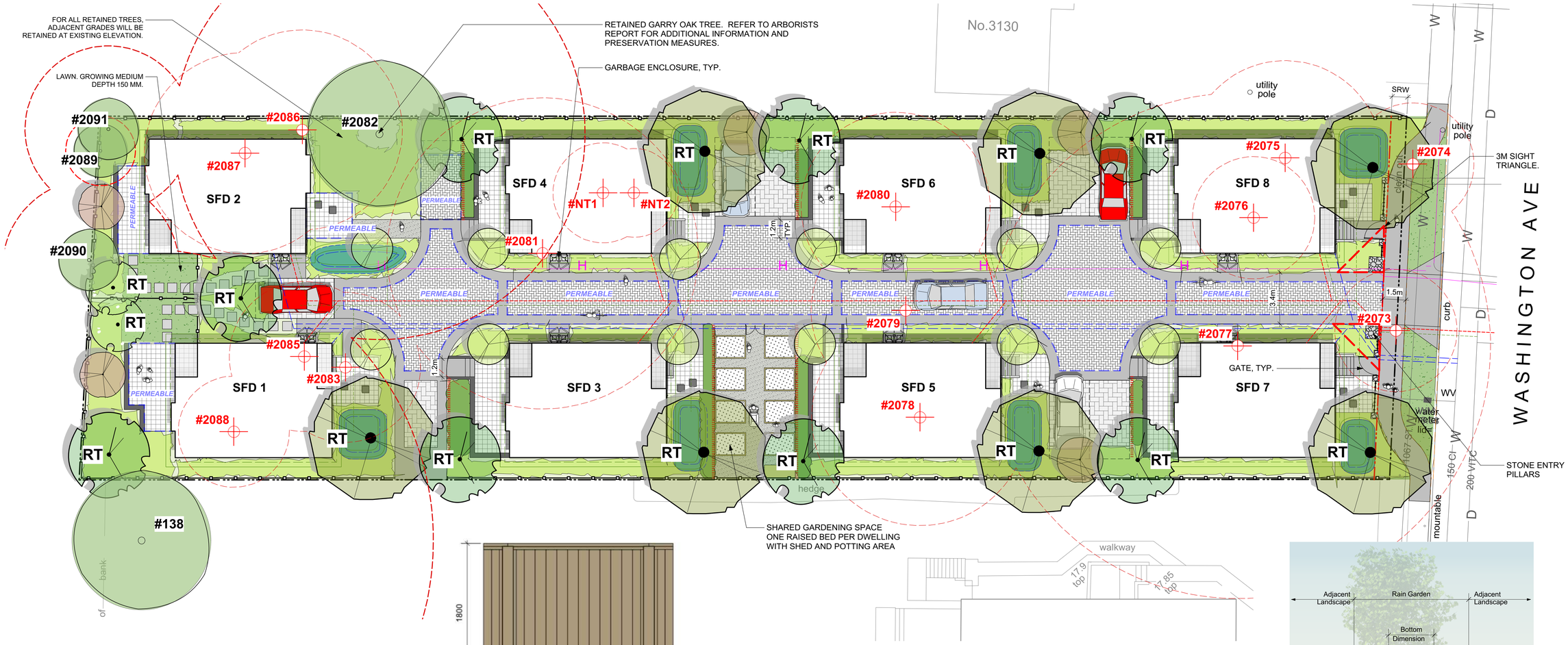
Title:
COLOUR BOARD

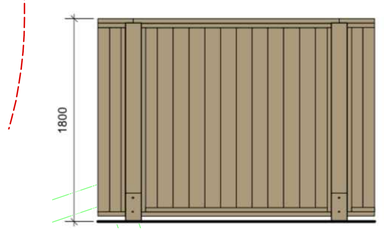
Revision:
Rev 1:
MAY 29/20

Sheet:
DP13

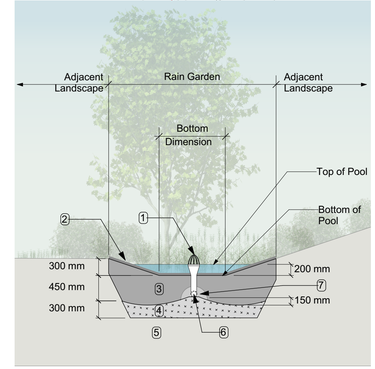
Proj.No. ####

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	MAY 29/20





CEDAR FENCE PRECEDENT



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 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

LEGEND

PROPERTY LINE

25.20 EX 28.50 — REFER TO ARCH. DRAWINGS FOR GRADING INFO

LANDSCAPE MATERIALS

CEDAR FENCE, 1.8M HIGH TO LOCAL BYLAWS.

PRIVACY SCREEN, 1.5M HIGH, MIXED MEMBER VERTICAL SLATS TO COMPLEMENT ARCHITECTURE.

WOOD PICKET FENCE, 1.2M HIGH.

PATIO UNIT PAVING
600x600 HYDRAPRESSED SLAB, TEXADA, STACK BOND, CHARCOAL COLOUR.
PERM. regular | pervious

VEHICULAR UNIT PAVING
225x112 STANDARD PAVERS, 90°HERRINGBONE PATTERN C/W SOLDIER COURSE BORDER. MIX 40% NATURAL, 40% SHADOW, 20% CHARCOAL COLOURS.
PERM. regular | pervious

CONCRETE DRIVEWAY BANDING AND PATHS, BROOM FINISH C/W TOOLED JOINTS.

GRANULAR PATH

LAWN AREA

SEATING WALL, MODULAR PRE-CAST UNITS C/W CAP STONE.

ENTRY FEATURE, STONE MASONRY OR SIMILAR. DESIGN T.B.D.

SEATING QUARTERS, NATURAL STONE.

STEPPING STONES THROUGH LANDSCAPE.

RAISED GARDEN BED, CEDAR CONSTRUCTION.

SHRUB PLANTING AREA
ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.

PRIVACY HEDGE

RAIN GARDEN AREA
CAPTURES, SLOWS AND TREATS (CLEAN) STORMWATER RUNOFF FROM BUILDING ROOFS AND HARD SURFACES.

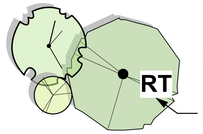
TREE SUMMARY

BYLAW PROTECTED TREES REMOVED: (INCLUDES TWO MUNICIPAL TREES)	8
REPLACEMENT TREES:	16
TOTAL NEW TREES PROPOSED ONSITE:	34

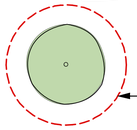
REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3.01 PLANTING PLANS FOR ADDITIONAL INFORMATION.

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

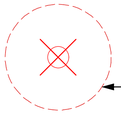
REFER TO ARBORIST'S REPORT & TREE INVENTORY FOR ADDITIONAL INFORMATION.



PROPOSED TREES
DESIGNATED REPLACEMENT TREE



RETAINED TREE
(CROWN SPREAD SHOWN INDICATIVELY)
CRITICAL ROOT ZONE



REMOVED TREE
CRITICAL ROOT ZONE

DRAWING NOTES

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

NOT FOR CONSTRUCTION

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

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
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Phone: 250.412-2891
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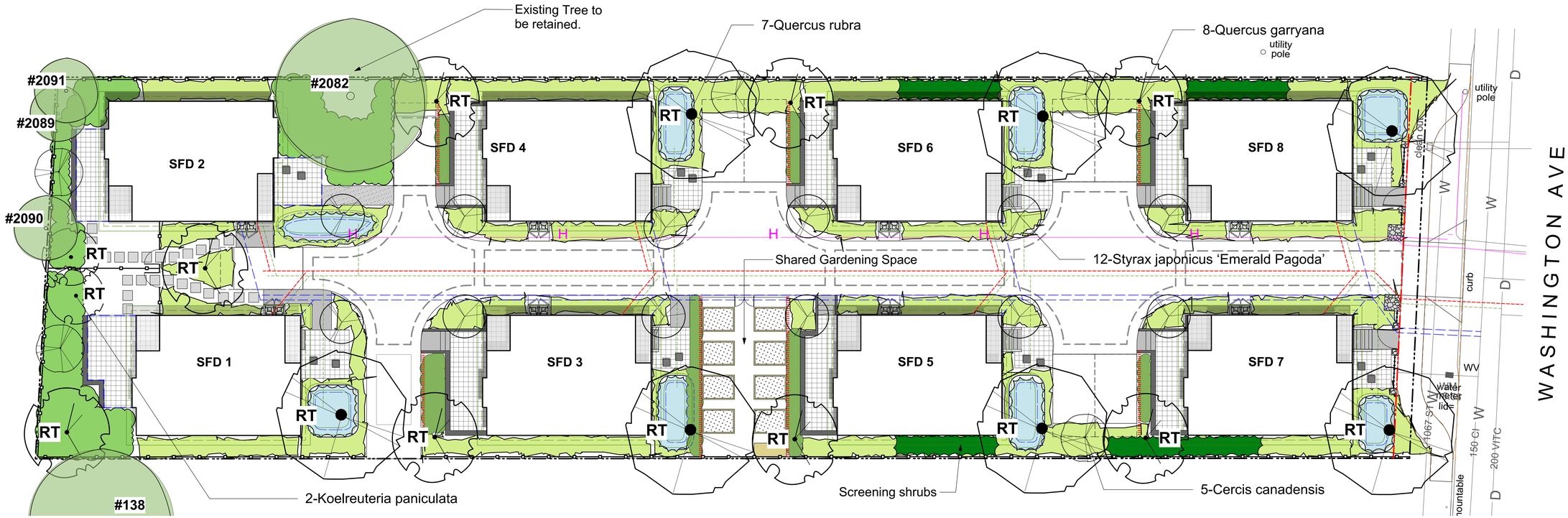
client
CUBE DEVELOPMENTS
2272 MILLSTREAM ROAD
VICTORIA, BC

project
3120 WASHINGTON AVENUE DEVELOPMENT
VICTORIA, BC

sheet title
Landscape Materials

project no.	120.03
scale	1:125 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	2
sheet no.	L1.01



LEGEND

Property line

PROPOSED VEGETATION

PLANT LIST

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

Hedge Plantings

Hybrid Yew (*Taxus x media)*
Boxwood (*Buxus microphylla)*

Rain Garden Plantings

Total area approx. 77 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:
Privet honeysuckle (*Lonicera pileata*)
Carman's Grey Blue Rush(*Juncus patens 'Carman's Grey'*)
Black-Eyed Susan (*Rudbeckia fulgida*)
Tall Verbena (*Verbena bonariensis*)
Crimson Flag (*Schizostyiis coccinea 'Oregon Sunset'*)

Naturalized Shrub Plantings

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

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

Mixed Shrub and Perennial Plantings

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

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

0 5 10 m

RAIN WATER MANAGEMENT NOTES

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

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

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

PLANTING RATIONALE

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

SHARED GARDENING SPACE

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

IRRIGATION AND LIGHTING NOTES

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

GENERAL PLANTING NOTE

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

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
5. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from builiding, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
6. Design and installation of boulevard irrigation system to meet current IIABC and Municipal Specifications.
7. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
8. 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.
9. All trees within boulevard to be irrigated with double ring drip irriation system c/w double check valve.

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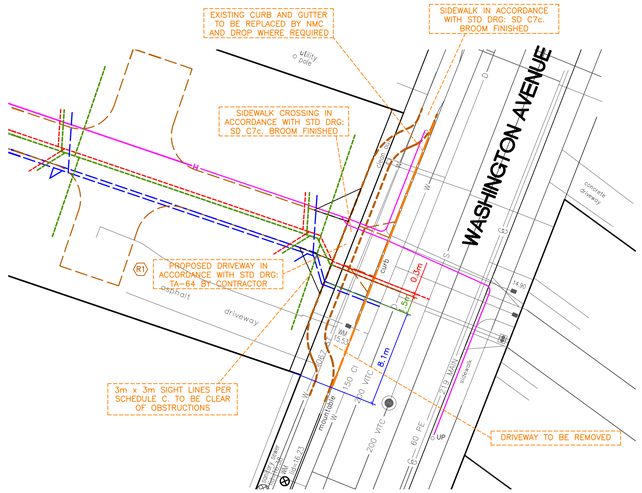
Planting Plan

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



SERVICES DIMENSIONS

SPECIFIC NOTES

LANDSCAPE

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

L1 **Trees Protect**
Trees shown bold solid line to be RETAINED, and protection fencing installed as per Arborist Report, to be reviewed by Parks.

L2 **Trees Remove**
Trees shown dotted red line to be removed

L3 **New Trees** New tree to be provided by City at applicants expense. Location and tree specifications to be approved by City.

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

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

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

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

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

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

HYDRO AND TELECOM

E1 **New**
Coordinate with Utilities for new utilities.

G1 **GAS**
Caution: Gas services exist in the area.

Confirm cover depth OK with Fortis before construction

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

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

ROAD

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

SEWER

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

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

S3
Provide new 150mm sewer connection on site by contractor

DRAIN

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

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

D3
Provide new 150mm drain connections on site by contractor

WATER

W1 **Existing**
Existing water services to be DECOMISSIONED.

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

W3
Provide new W-Conn on site by Contractor

GENERAL NOTES

DRAWING INFORMATION

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

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

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

GENERAL REQUIREMENTS

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

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

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

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

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

COORDINATION REQUIREMENTS

Communication and Reporting
Contact BC One-Call prior to construction for for services locate. **1-800-474-6886**

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

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

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

Permits
A Tree Bylaw Permit is to be obtained prior to any site activities.

A Permit to construct works on a Municipal Road Allowance must be obtained before works commence.

A permit to cross or work near Fortis Gas pipeline is required. Contact **1-877-599-0996**

Notification
A pre-construction meeting is required prior to the foundation pour to inspect on site soil conditions.

When giving advance notification, the contractor shall take into consideration the scheduling demand and prior commitments of all parties.

Failure to comply with these requirements may result in delays, rejection of the work, or expensive testing to prove compliance.

In the event that the contractor is not providing his own construction layout, the Engineer is to be notified by email or otherwise in writing at least 5 days before any construction layout is required.

The contractor shall notify the Engineer immediately if conditions are not favorable to the achievement of the design intent.

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

GENERAL CONSTRUCTION REQUIREMENTS

Public Access
Contractor to maintain vehicular access to existing houses.

Existing Services
Existing services must be exposed, locations and elevations confirmed by the Contractor prior to works commencement.

Services conflicts are to be reported to the Engineer immediately.

All services to be reinstated to buildings and infrastructure. Must be inspected by City and authorities having jurisdiction.

Contractor shall adjust all the services components to match finished grades.

Protection of Services
Contact BC One-Call prior to construction for for services locate. **1-800-474-6886**

Exposed service points such as IC pots, meters boxes and cleanouts to be provided with traffic bearing covers where subject to vehicle traffic.

Except where otherwise specified herein, provide Class B bedding under all sewers and drains using free draining 19mm crush gravel.

Provide full depth compacted gravel backfill in trenches through existing or foreseable paved areas, footpaths or within 1m of the edge of a road or driveway.

All trenches and road structures are to be provided with properly compacted fills and backfills such that no settlement occurs during the service life of the project.

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

All testing is to be provided by the Contractor at the Contractors expense.

Miscellaneous
All public roads are to be maintained mud and dust free during construction.

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

UTILITY CHECK TABLE

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

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

200622

PROFESSIONAL PROVINCE OF BRITISH COLUMBIA ENGINEER E. S. KYLE # 44461
SEAL

50 YEARS HOEL

HOEL ENGINEERING LTD
2B-40 Cadillac Avenue, Victoria, BC
Canada V8Z 1T2

DESIGNED: ESK DATE: 200622	CHECKED: JEH 200622	DRAWN: ESK 200622	SCALE: 24X36 = H 1:250 V 1:50 11X17 = H 1:500 V 1:100

Rev	Date	Description	Signature
		REVISIONS	

City of Victoria

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

3120 WASHINGTON AVENUE

PROJECT FILE	CITY FILE REFERENCE	DRAWING NUMBER
CV2007	NA	C1.1 of 1

DESTROY PRINTS BEARING EARLIER RELEASE No.

CIVIL - 3120 WASHINGTON AVE - ISSUED 200622