



# DDP APPLICATION 25-04-21



## PROJECT DESCRIPTION

**CIVIC ADDRESS:**  
1933 ASHGROVE ST, VICTORIA BC

**LEGAL DESCRIPTION:**  
• LOT 1 SECTION 76 VICTORIA DISTRICT PLAN EPP144068

## REGISTERED OWNER

Amica Jubilee House	tel: 778-628-7097
BC 1533253	email: kbinns@millikendevelopments.com
100-2489 Bellevue Ave	
West Vancouver BC V7V 1E1	

<b>ARCHITECT</b>	
dHKarchitects	Charles Kierulf Architect AIBC MRAIC
977 Fort Street	tel: 250-658-3367
Victoria, BC	email: crk@dhk.ca
V8V 3K3	

<b>CIVIL ENGINEER</b>	
McElhanney	Mr. Colin Davis
Suite 500, 3960 Quadra Street	tel: 250-370-9221
Victoria BC	
V8X 4A3	email: cdavis@mcelhanney.com

<b>LANDSCAPE ARCHITECT</b>	
LADR	Mr. Chris Windjack
3-864 Queens Avenue	tel: 250-598-0105
Victoria, B.C.	
V8T 1M5	email: cwindjack@ladria.ca

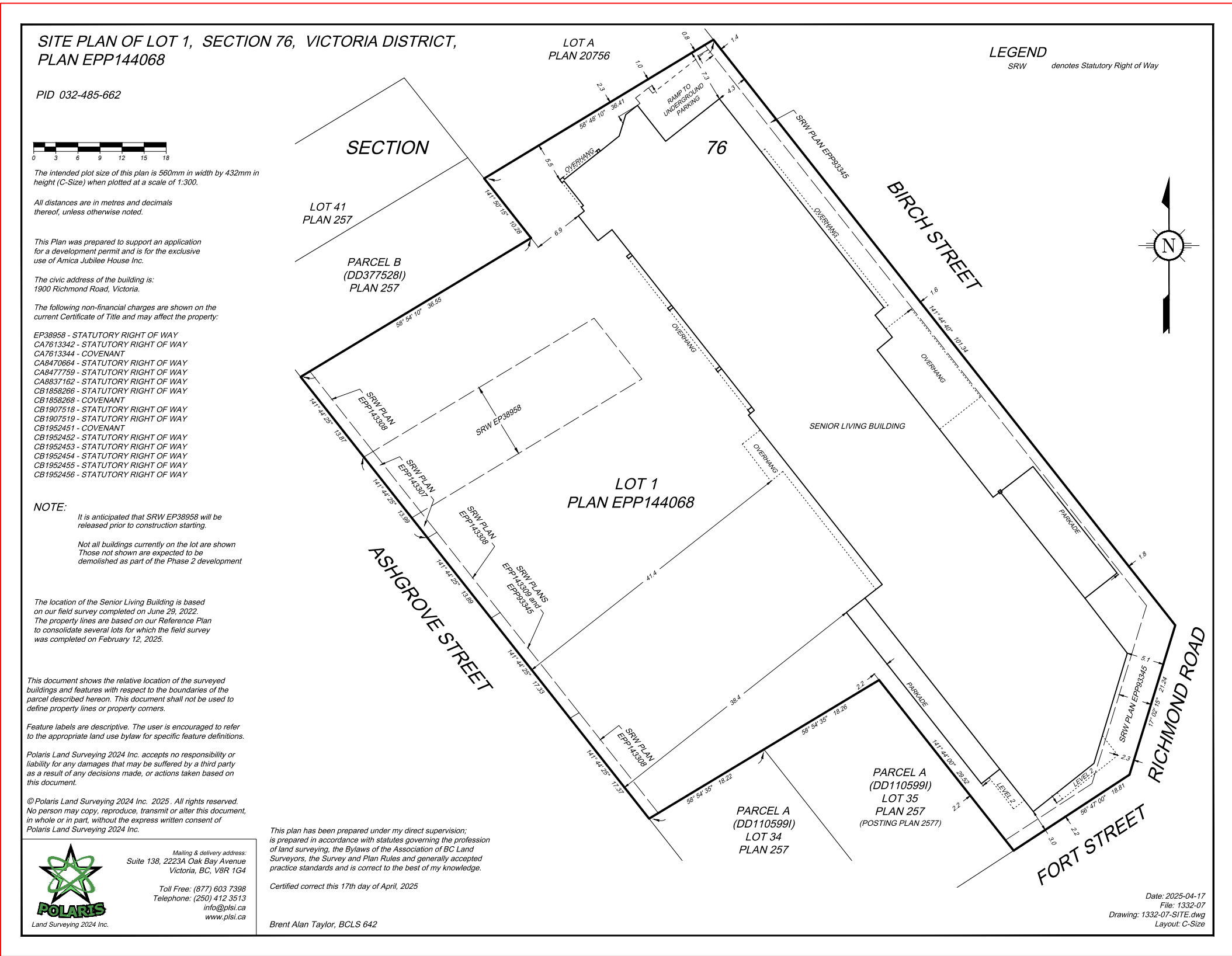
## SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying	tel: 250-412-3513
1834C Oak Bay Ave #138	
Victoria, BC	
V8R 0A4	
File: 1332-06	

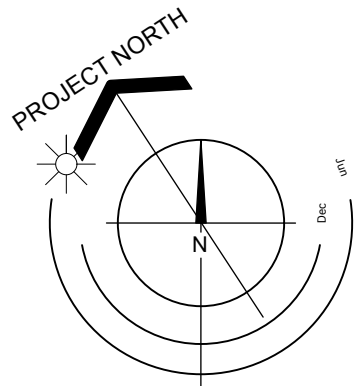




1 Location Plan  
A1.0 1 : 500



2 Survey Plan  
A1.0 1 : 600



BUILDING AREA SUMMARY  
REFER TO A1.1 PLAN

PROJECT INFORMATION TABLE	PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE			NEW ZONE
SITE AREA (M2)	2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.38	2.65	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	53.85 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	36.75 %
HEIGHT OF BUILDING (M)	26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	49	51	100 (14 U-ACCESS INCL.)
BICYCLE PARKING NUMBER	CLASS 1 CLASS 2	8 2	23 8

BUILDING SETBACKS (M) : PHASE 2 BUILDING	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	6.92 m Project NORTH
INTERIOR LOT LINE	3.00 m Project SOUTH

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

PARKING CALCULATIONS  
REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY

PHASE 2 - 88 SUITES  
PHASE 1 - 125 SUITES  
TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55  
VISITORS - 213 X 0.1 = 21.30  
RETAIL PH1 1 PER 50m2= 3.40  
TOTAL = 99.25  
NEAREST WHOLE = 99 STALLS

BICYCLES  
LONG-TERM :  
213 @ 1 PER 20 = 10.65  
= 11

SHORT-TERM  
213 @ 1 PER 50 = 4.26  
= 4

EV CHARGING:  
1 PER VEHICLE SPACE = 43 STALLS  
(PHASE 2 NEW CONSTRUCTION ONLY)

ACCESSIBLE PARKING :  
75 VEHICLES @ 15% = 11.25 = 11 R  
(9 REG + 2 VAN )  
21 VEHICLES @ 15% = 3.15 = 3 V  
(2 VISITOR AND 1 VISITOR VAN )  
TOTAL VEHICLE UA REQ'D = 11  
(9 REG + 2 VISITOR)  
TOTAL VAN UA REQ'D = 3  
(2 REG + 1 VISITOR)  
TOTAL REQUIRED = 14  
TOTAL PROVIDED = 14  
(9 UG + 2 SURFACE + 3 VAN SURFACE)

A1.0



SITE COVERAGE  
INCL. BALCONIES  
GRADE OUTLINE  
3,080.19 m<sup>2</sup>  
53.95%

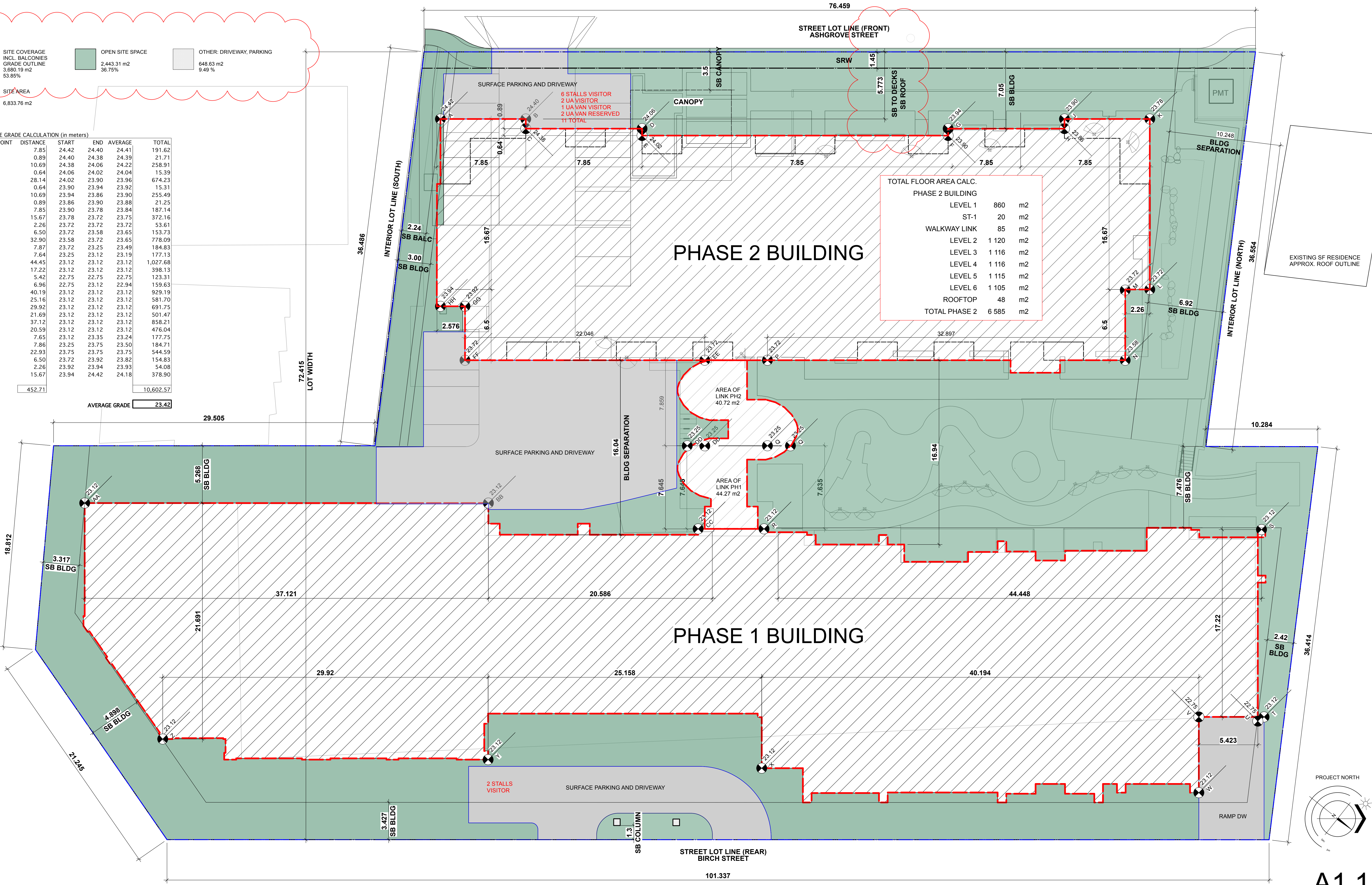
OPEN SITE SPACE  
2,443.31 m<sup>2</sup>  
36.75%

OTHER: DRIVEWAY, PARKING  
648.63 m<sup>2</sup>  
9.49 %

SITE AREA  
6,833.76 m<sup>2</sup>

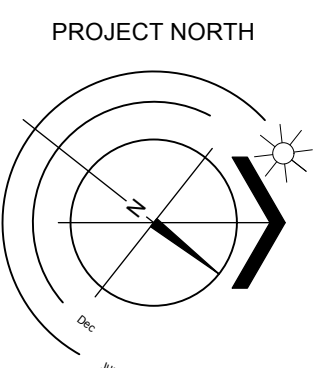
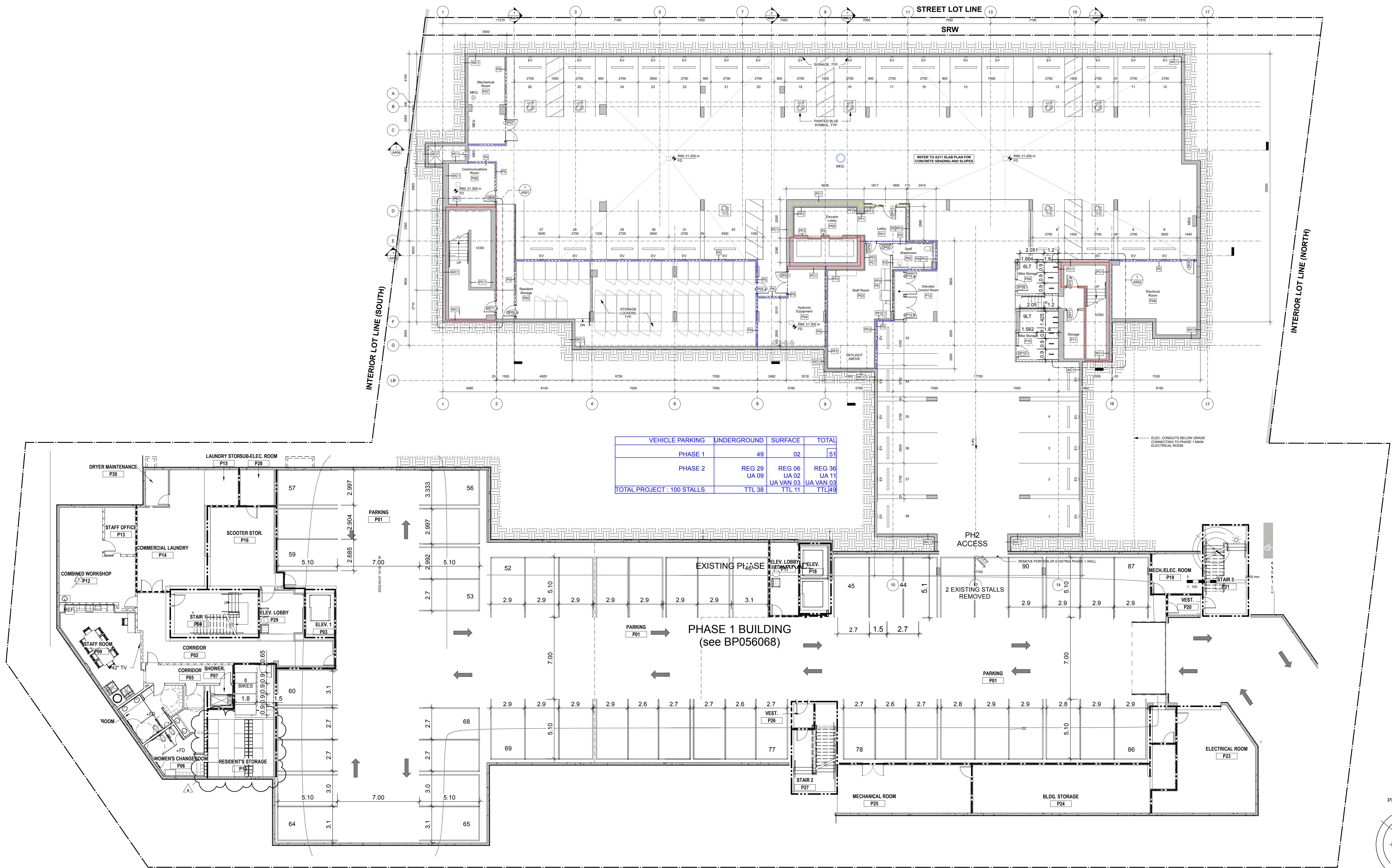
AVERAGE GRADE CALCULATION (in meters)					
GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
T-U	5.42	22.75	22.75	22.75	123.31
U-V	6.96	22.75	23.12	22.94	159.63
V-W	40.19	23.12	23.12	23.12	929.19
W-X	25.16	23.12	23.12	23.12	581.70
X-Y	29.92	23.12	23.12	23.12	691.75
Y-Z	21.69	23.12	23.12	23.12	501.47
Z-AA	37.12	23.12	23.12	23.12	858.21
AA-BB	20.59	23.12	23.12	23.12	476.04
BB-CC	7.65	23.12	23.35	23.24	177.75
CC-DD	7.86	23.25	23.75	23.50	184.71
DD-EE	22.93	23.75	23.75	23.75	544.59
EE-FF	6.50	23.72	23.92	23.82	154.83
FF-GG	2.26	23.92	23.94	23.93	54.08
GG-HH	15.67	23.94	24.42	24.18	378.90
TOTAL					10,602.57

AVERAGE GRADE 23.42



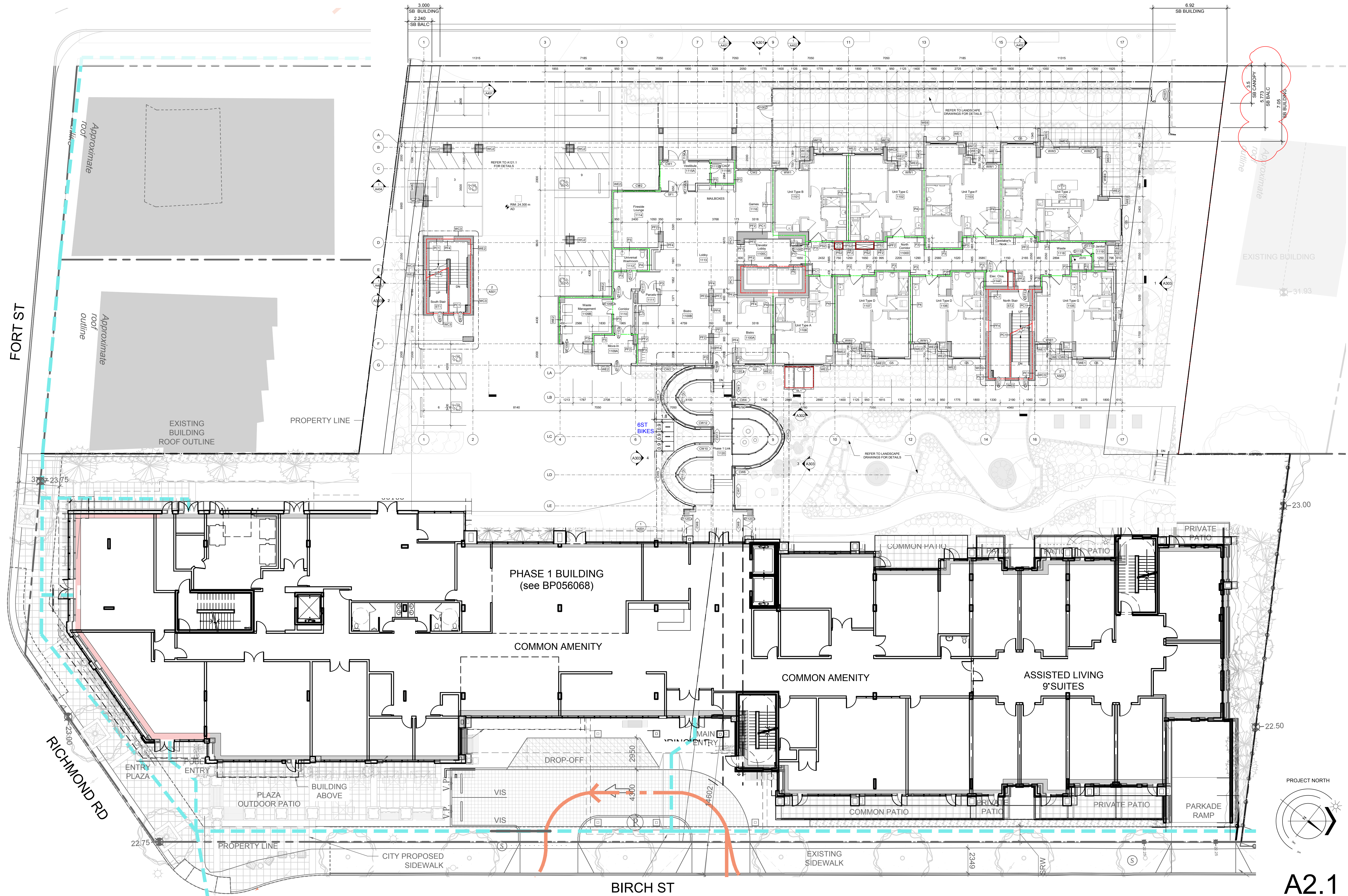
TOTAL FLOOR AREA CALC.		
PHASE 2 BUILDING		
LEVEL 1	860	m2
ST-1	20	m2
WALKWAY LINK	85	m2
LEVEL 2	1 120	m2
LEVEL 3	1 116	m2
LEVEL 4	1 116	m2
LEVEL 5	1 115	m2
LEVEL 6	1 105	m2
ROOFTOP	48	m2
TOTAL PHASE 2	6 585	m2



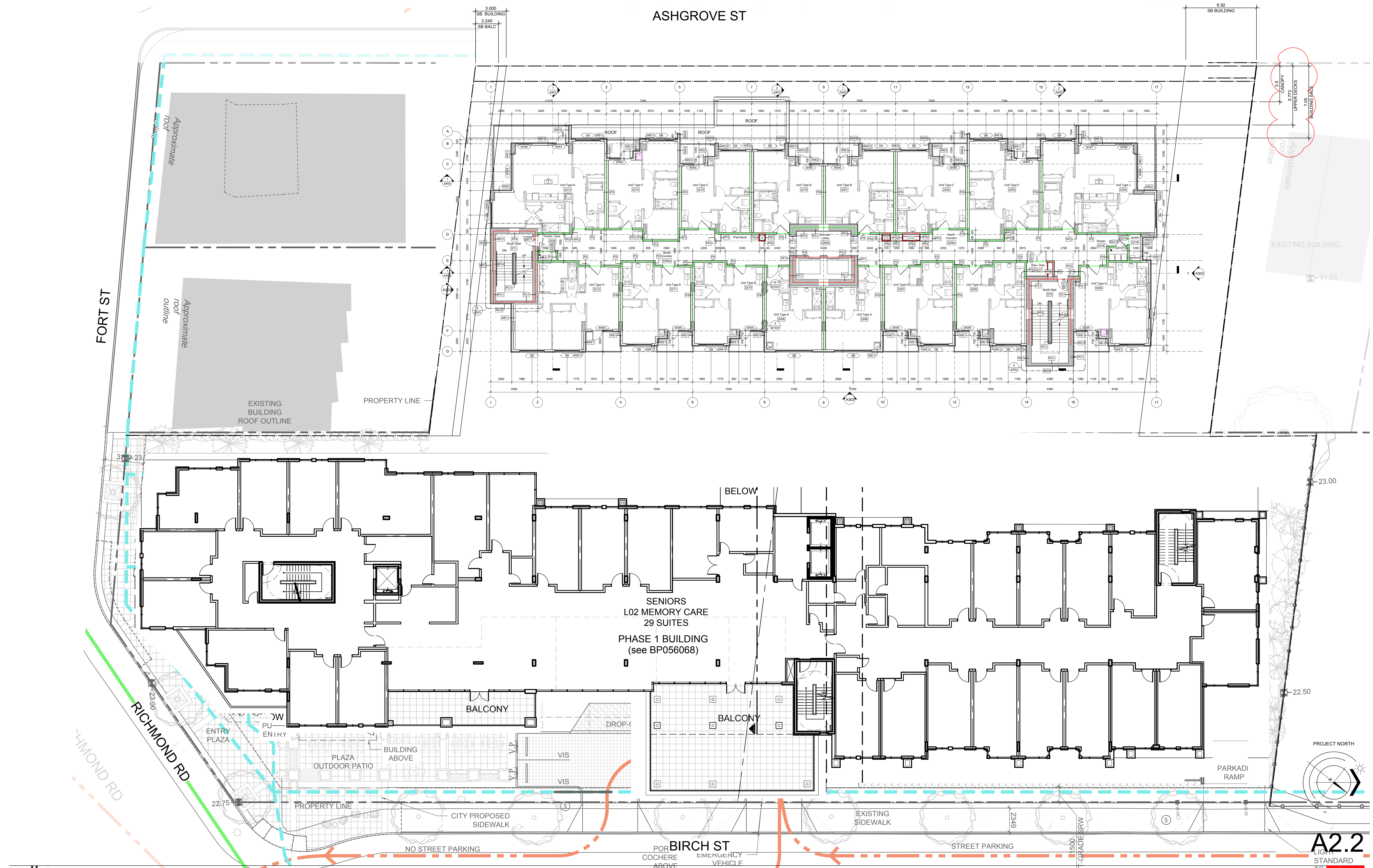


A2.0

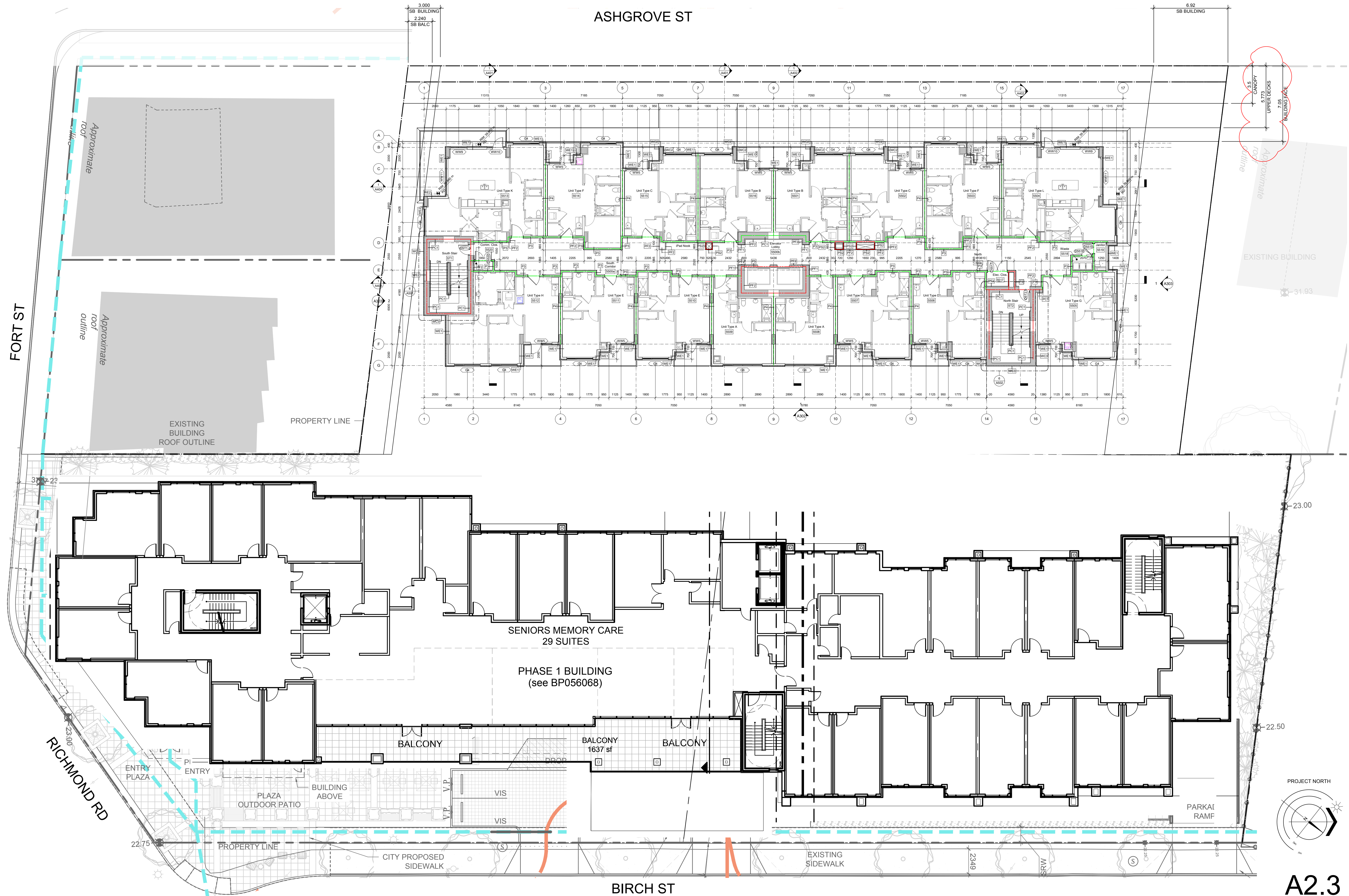








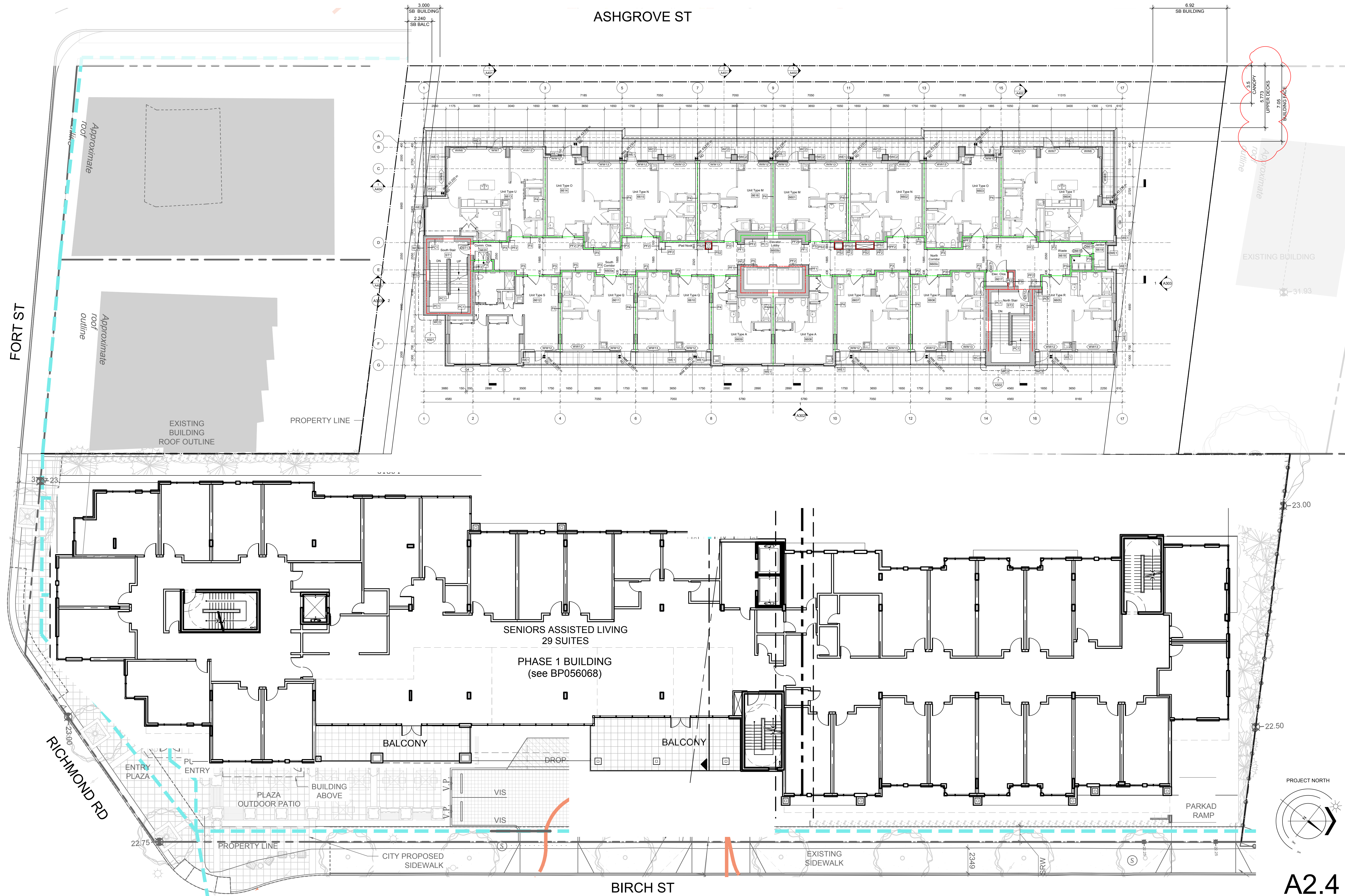




AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L5 Plan

DELEGATED DEVELOPMENT PERMIT AMENDMENT : 25-04-21

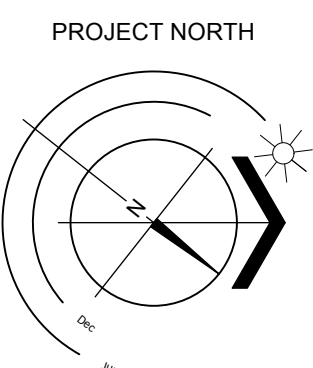
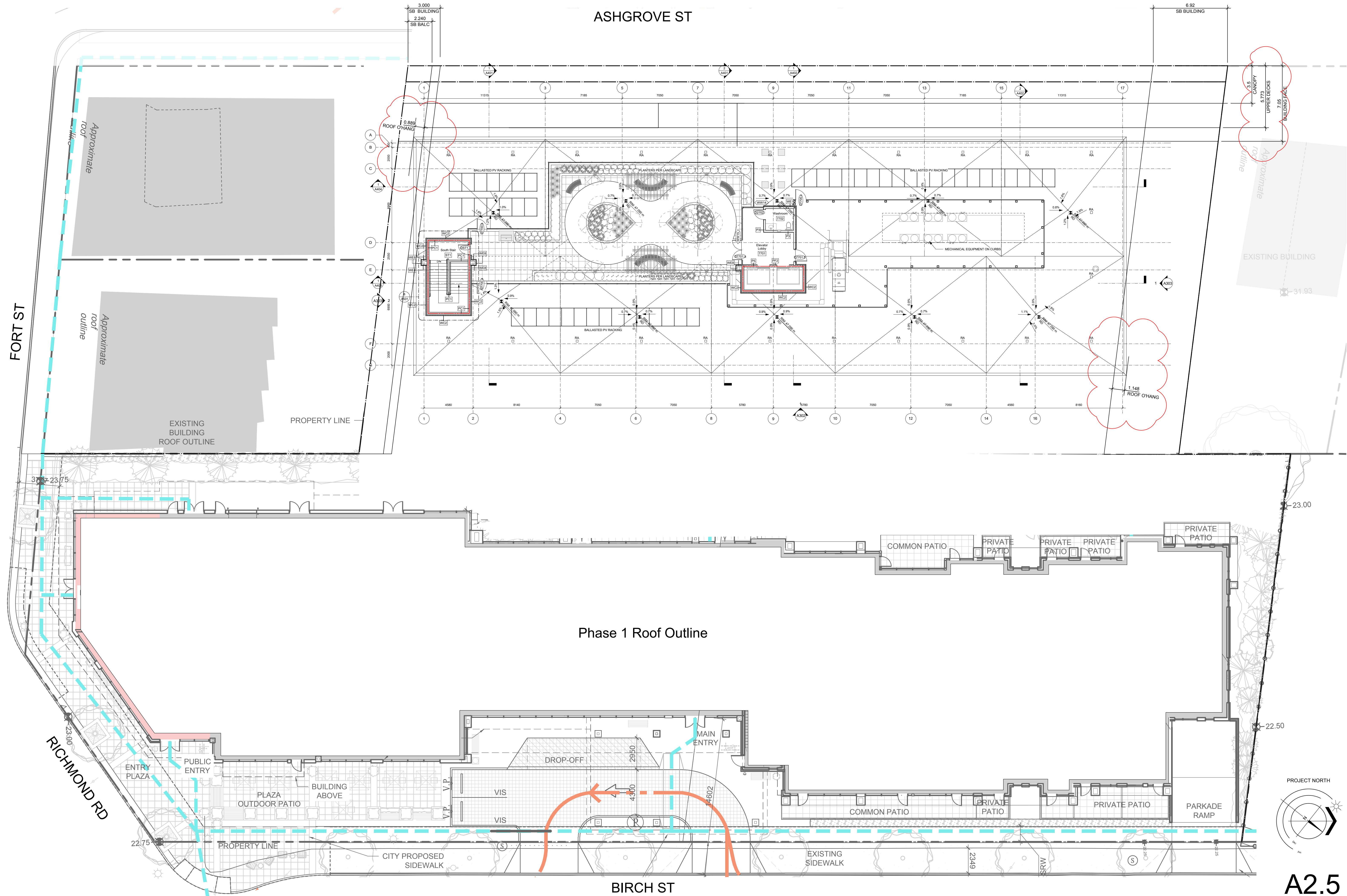




AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L6 Plan

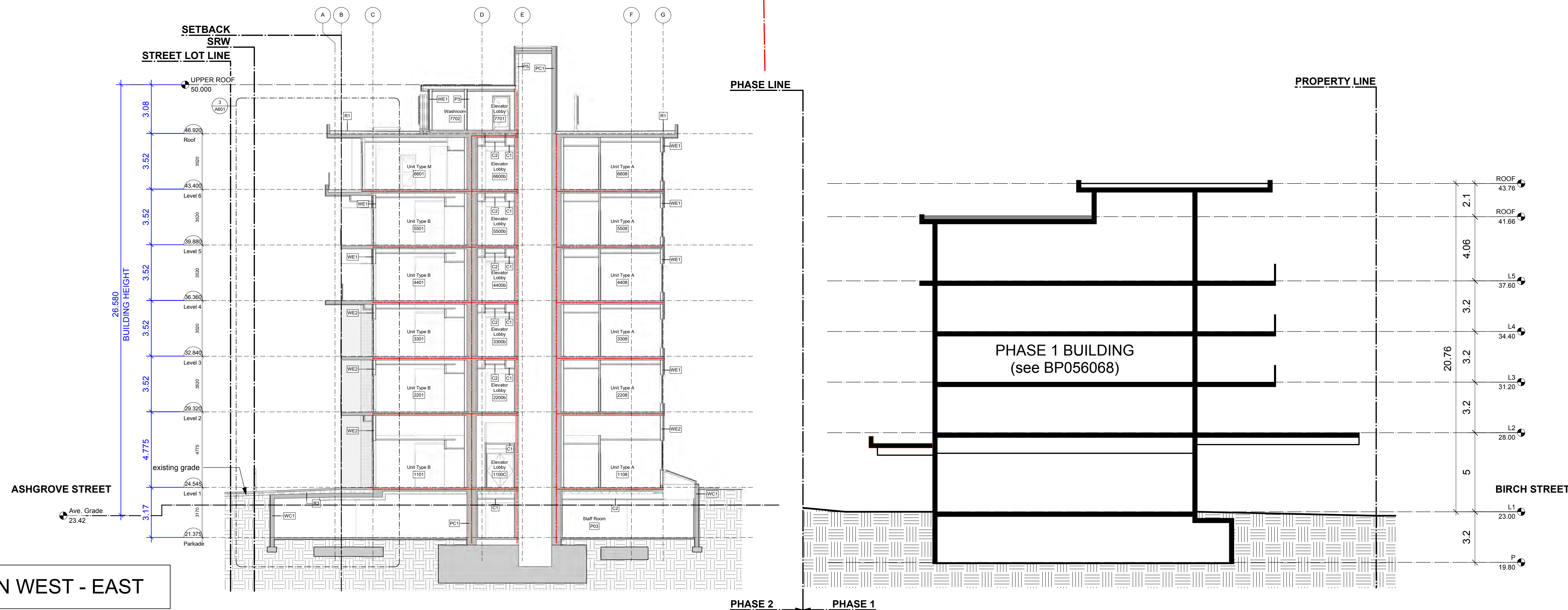
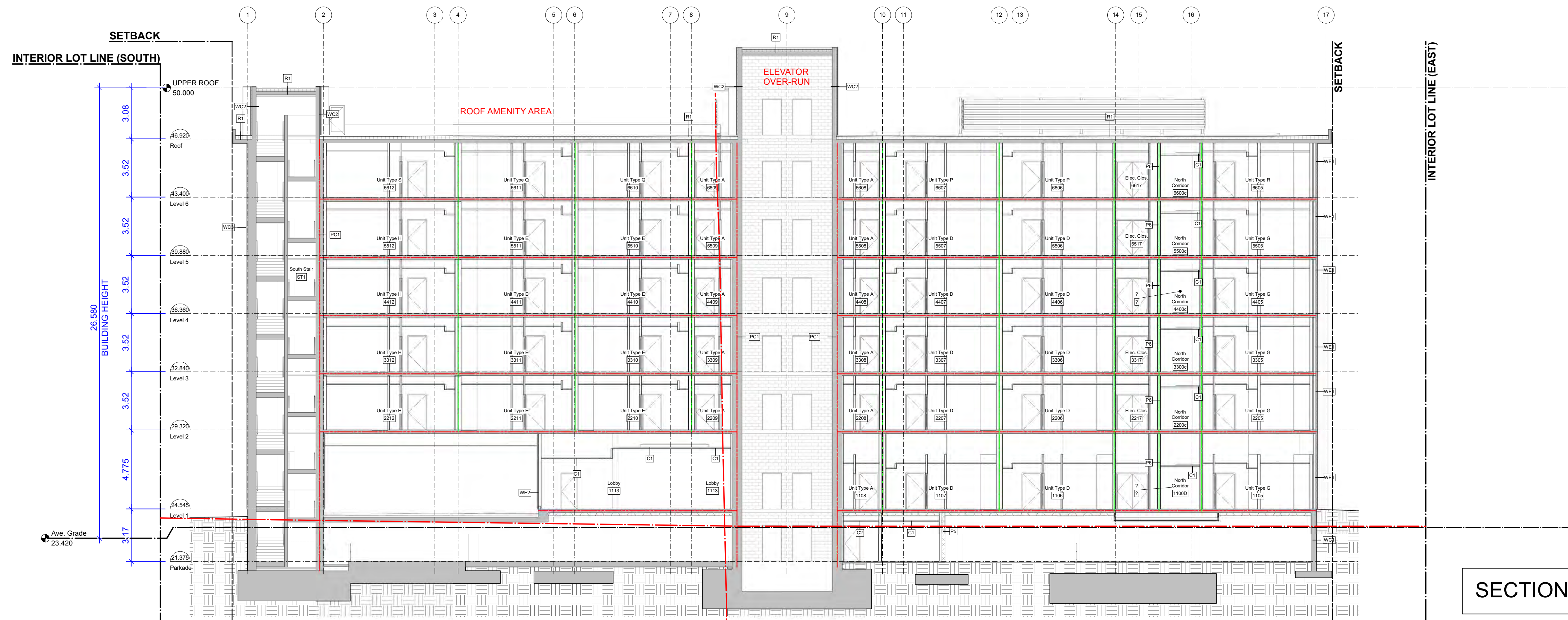
DELEGATED DEVELOPMENT PERMIT AMENDMENT : 25-04-21





A2.5





A4.0





WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- Materials Legend**
- 1 Concrete with Light Grey Marble Finish
  - 2 Grey Brick
  - 3 Grey Brick
  - 4 Grey Brick
  - 5 Grey Brick
  - 6 Grey Brick
  - 7 Grey Brick
  - 8 Grey Brick
  - 9 Grey Brick
  - 10 Grey Brick
  - 11 Grey Brick
  - 12 Grey Brick
  - 13 Grey Brick
  - 14 Grey Brick
  - 15 Grey Brick
  - 16 Grey Brick
  - 17 Grey Brick
- Finishes Legend**
- A White
  - B Grey
  - C Charcoal
  - D Wood Grain
  - E Tan (Match Phase 1)
- Element Legend**
- 1 Tempered and Laminated Glass (Quarantined CMV)
  - 2 Privacy Screen: Tempered and Laminated Frosted Glass (CMV Quarantined CMV)
  - 3 Polished Metal Cladding - Color as Match
  - 4 Polished Metal Cladding - Color as Match
  - 5 Polished Metal Cladding - Color as Match
  - 6 Polished Metal Cladding - Color as Match
  - 7 Polished Metal Cladding - Color as Match
  - 8 Polished Metal Cladding - Color as Match
  - 9 Polished Metal Cladding - Color as Match
  - 10 Polished Metal Cladding - Color as Match
  - 11 Polished Metal Cladding - Color as Match
  - 12 Polished Metal Cladding - Color as Match
  - 13 Polished Metal Cladding - Color as Match
  - 14 Polished Metal Cladding - Color as Match
  - 15 Polished Metal Cladding - Color as Match
  - 16 Polished Metal Cladding - Color as Match
  - 17 Polished Metal Cladding - Color as Match



NORTH ELEVATION

A3.0





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST





Aerial View - Looking SW into landscaped courtyard  
(Phase 1 Building not shown)

A5.1





Aerial View - Looking NE above Ashgrove Street

A5.2





Aerial View - Looking East over Fort Street with RJH Buildings in Background

A5.3





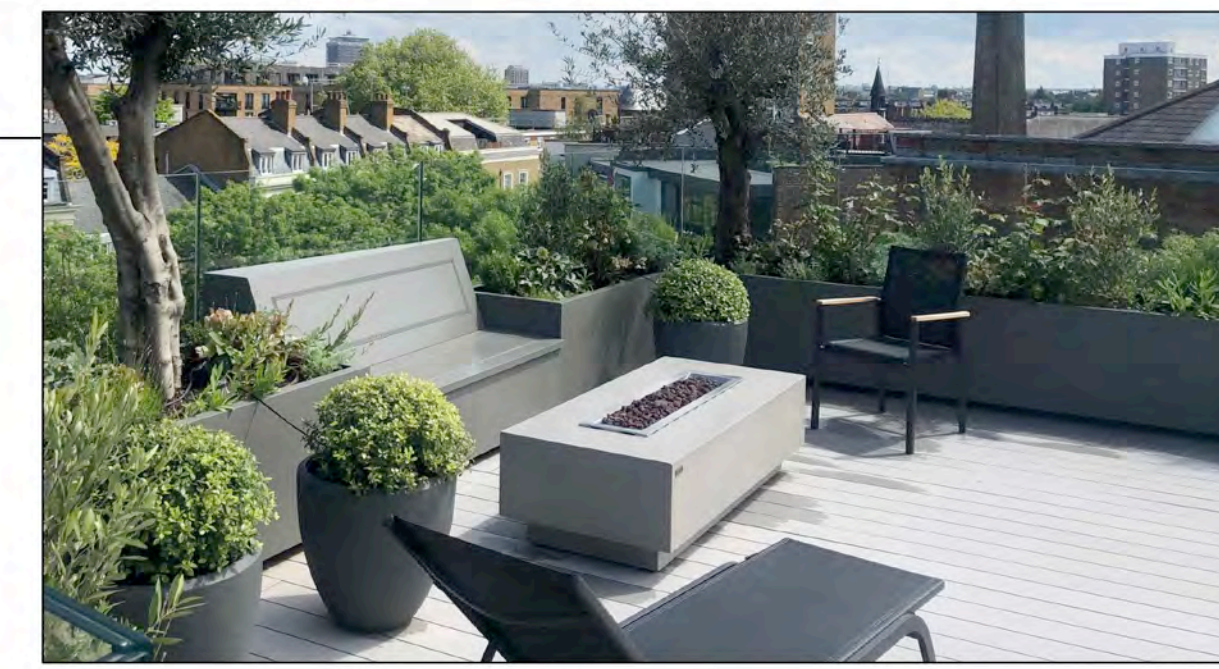
Vertical Louver Screen Wall  
North and South Elevations  
Prefinished Aluminum louvres  
with wood-tone finish



High-Performance aluminium and  
glass window-wall system



Rooftop solar PV array

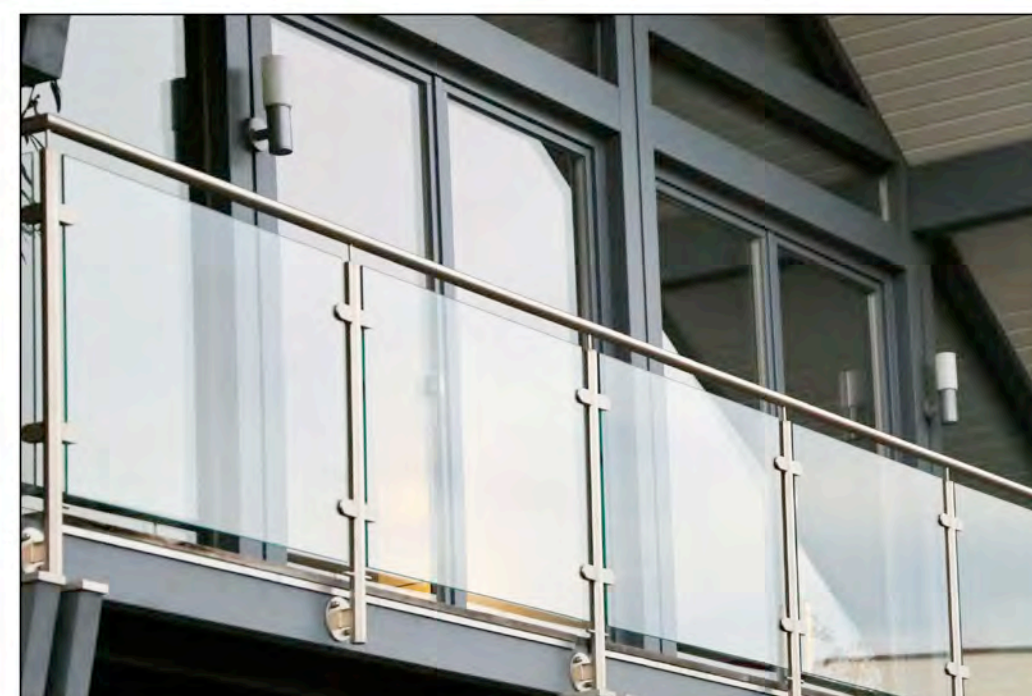


Rooftop amenity area with planters

Cementitious Panel Siding- Various colours-  
with colour matching trims



High-Performance vinyl windows with coloured  
frames



Aluminium and Glass guard



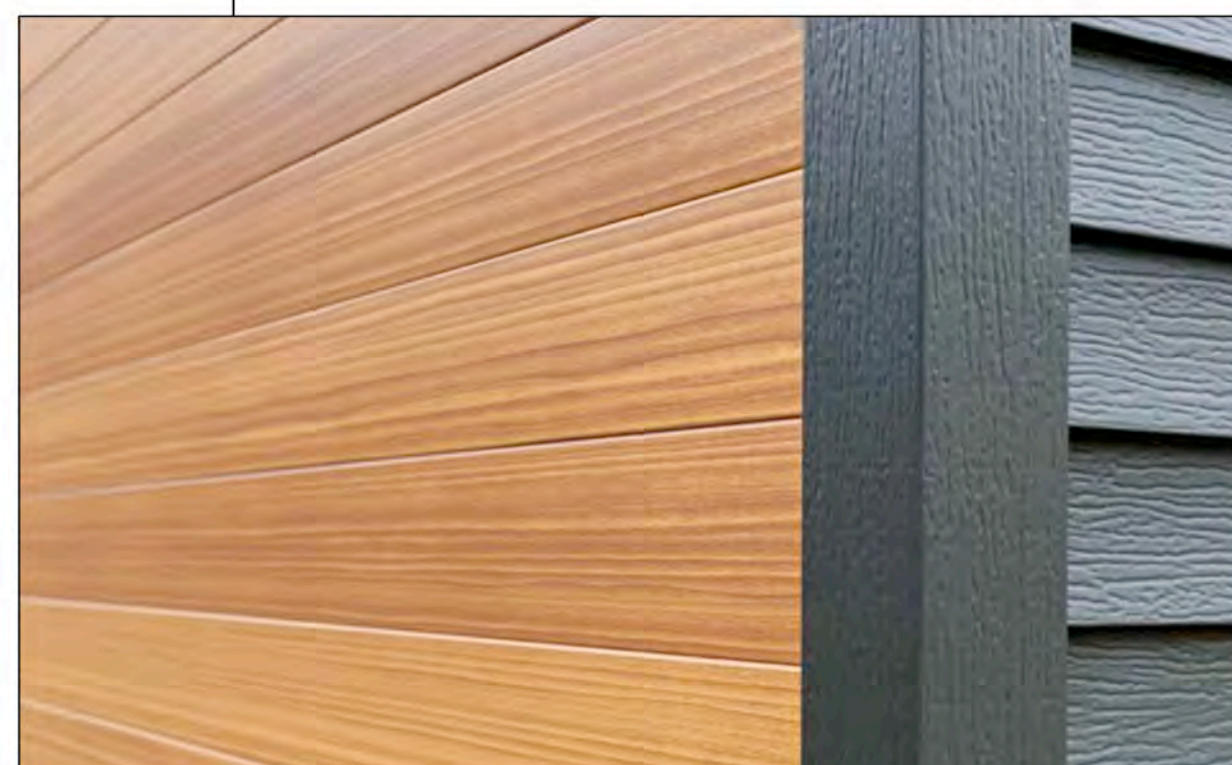
WEST ELEVATION



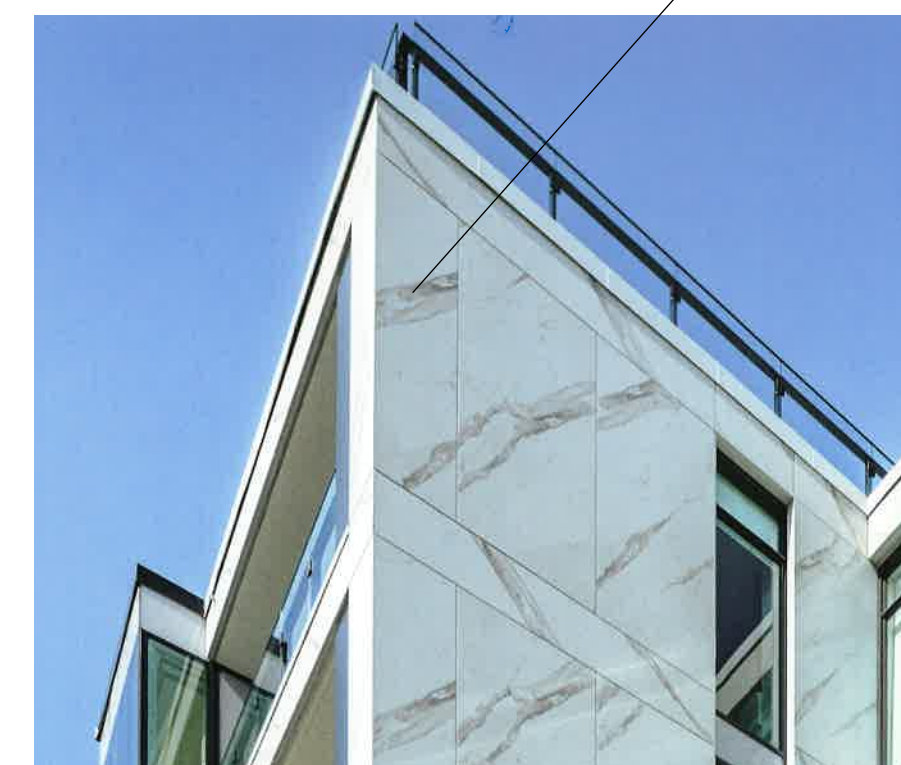
Rooftop beekeeping hives



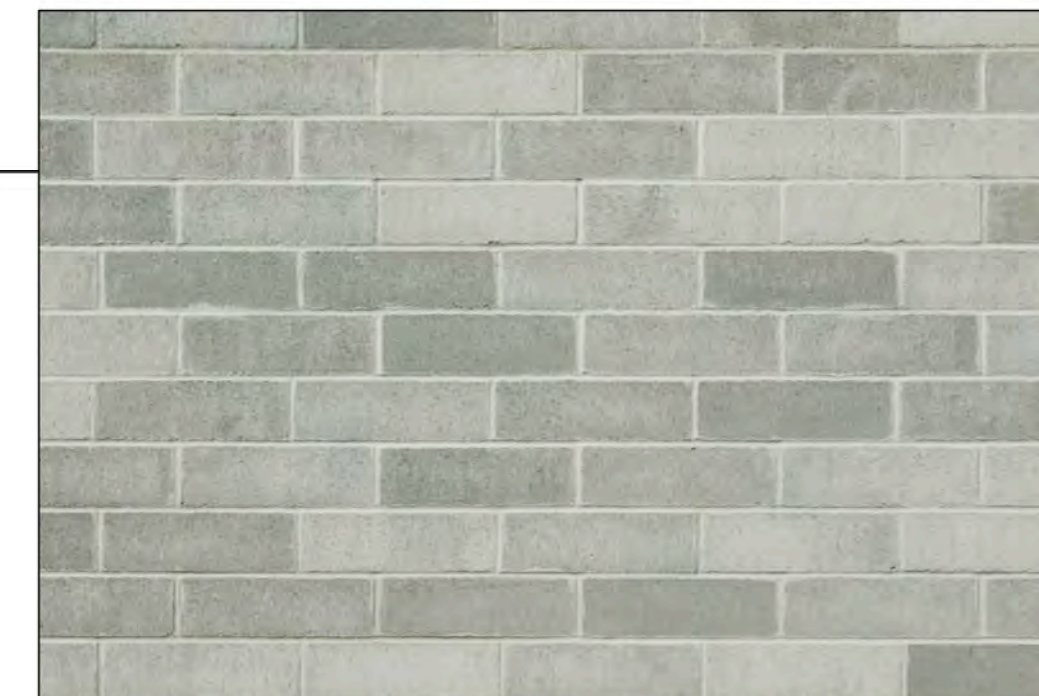
Prefinished metal cladding



Metal Siding (inside face of vertical fins) and all soffits  
with printed wood grain finish



Stone Clad Entrance Portal



Smooth face masonry cladding

A7.0



McElhanney Cover D - 2024-02-05  
DATE: 2025-04-17, 10:43 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-C00.dwg

CLIENT

# MILLIKEN DEVELOPMENTS

ADDRESS / CONTACT INFO.

#100-2489 BELLEVUE AVENUE, WEST  
VANCOUVER, BC V7V 1E1

PROJECT NAME

AMICA JUBILEE HOUSE - PHASE 2

DESCRIPTION

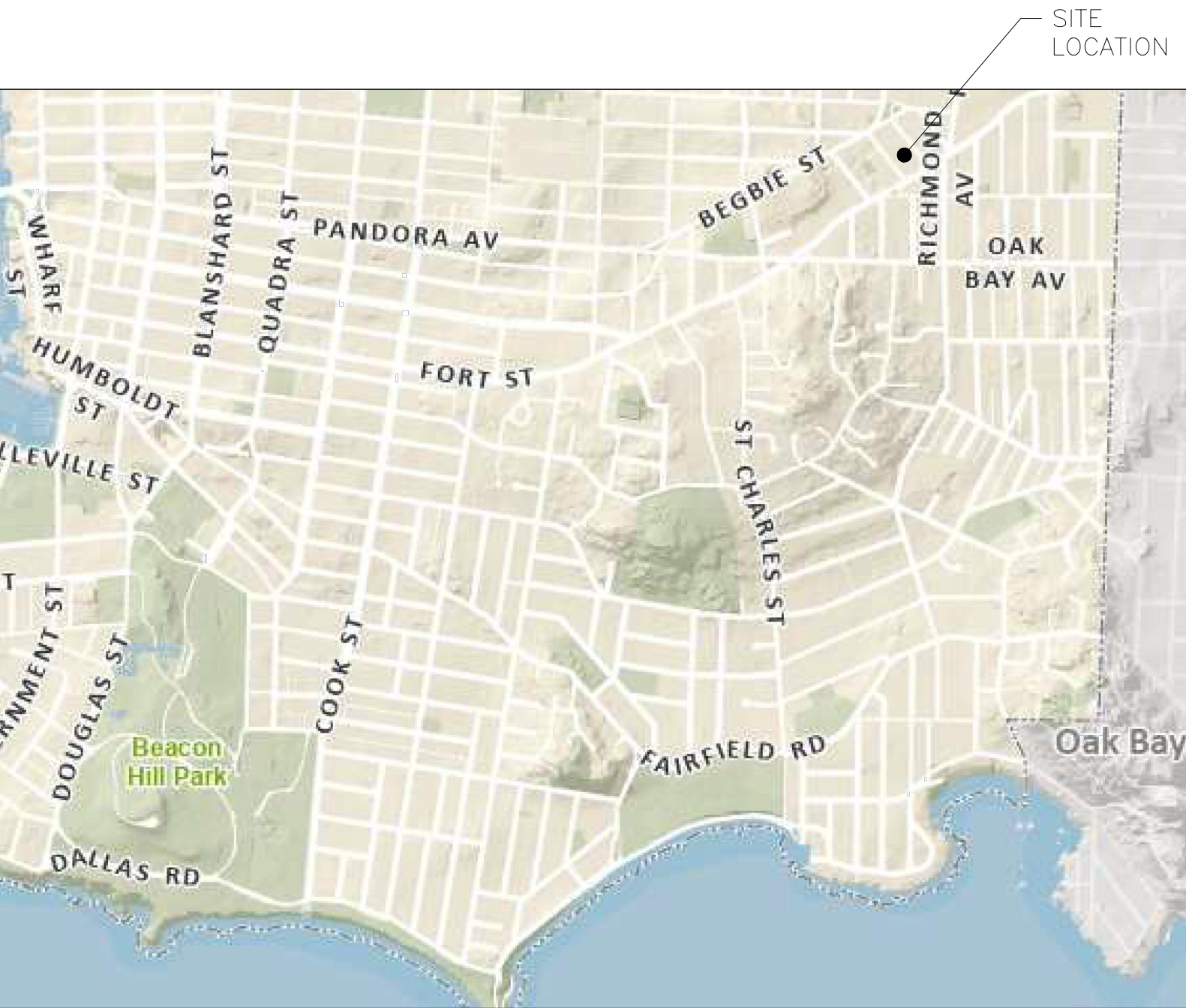
1921 & 1929 & 1933 ASHGROVE STREET

McELHANNEY PROJECT

2241-22036-00

STATUS

ISSUED FOR DDP AND BP  
APRIL 16, 2025



PLAN — PROJECT LOCATION  
SCALE: NTS



**McElhanney**

500 - 3960 Quadra Street,  
Victoria BC V8X 4A3  
Tel. 250 370 9221

Sheet List Table								
Sheet Number	Sheet Name	REVISIONS						
		0	1	2	3	4	5	6
C00	COVER PAGE	X	X	X	X			
C01	LEGEND & GENERAL NOTES	X	X	X	X			
C02	SITE SERVICING - PLAN & PROFILES	X	X	X	X			
C03	FRONTAGE IMPROVEMENTS - PLAN & PROFILE	X	X	X	X			
C101	EROSION AND SEDIMENT CONTROL PLAN	X	X	X	X			



McElhanney ANS D - 2024-02-05

DATE: 2025-04-15, 12:26 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-001.dwg

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS INCLUDED IN THE LATEST REVISION OF THE CITY OF VICTORIA ENGINEERING SPECIFICATIONS AND STANDARD DRAWINGS (INCLUDING SUPPLEMENTALS), AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND AMENDMENTS TO THE MMCD FOR WORK ON MUNICIPAL ROW OR SROW.
- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE PART 7 FOR WORK ON THE BUILDING LOTS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO THE OWNER AND MCELHANNEY LTD. THAT THEY WILL ASSUME THE RESPONSIBILITIES OF THE PRIME CONTRACTOR AS OUTLINED IN THE WORKERS COMPENSATION ACT FOR THE DURATION OF THE PROJECT.
- IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
- OBTAIN AND PAY FOR A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. PERMIT MUST BE ON-SITE FOR REVIEW AS REQUIRED.
- OBTAIN AND PAY FOR A PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
- OBTAIN AND PAY FOR A DEMO PERMIT PRIOR TO REMOVAL OF ANY BUILDINGS.
- MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS (TO THE SATISFACTION OF THE ENGINEER) FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. RETAIN AND PAY FOR A CERTIFIED SURVEYOR TO PROVIDE AN 'AS-CONSTRUCTED' SURVEY (CAD AND TEXT FILE) TO THE CIVIL ENGINEER. ALL DATA REQUIRED MUST BE ACCEPTABLE TO THE ENGINEER TO PREPARE THE AS-CONSTRUCTED DRAWINGS. MISSING OR INADEQUATE DATA TO BE PROVIDED BY THE CONTRACTOR OR BY AN INDEPENDENT SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
- BE REGISTERED UNDER BYLAW 05-80 (SCHEDULE D: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES) PRIOR TO COMMENCEMENT OF EXCAVATION OR SOIL RELOCATION.
- ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION LAYOUT, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR CO-ORDINATING THE VARIOUS PARTS OF THE WORK IN THESE DRAWINGS.
- ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION THAT MUST INCLUDE THE CITY TECHNICIAN AND CIVIL ENGINEER.
- NOTIFY ENGINEER AND CITY TECHNICIAN IMMEDIATELY OF ANY CONFLICTS BETWEEN THE EXISTING INFRASTRUCTURE AND DESIGN.
- EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
- CIVIL DRAWINGS ARE INTENDED TO BE READ WITH THE LANDSCAPING ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. REFER TO LANDSCAPE FOR ADDITIONAL DETAILS INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE INFRASTRUCTURE, RAIN GARDENS, SLEEVING, ROOT BARRIER, SUBGRADE, ETC. REPORT ANY DISCREPANCIES TO CONSULTANTS FOR REVIEW AND RESPONSE PRIOR TO CONSTRUCTION.

TRENCHING, EXCAVATING AND BACKFILLING

- EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEER'S INSPECTION. MINIMUM 24 HOURS NOTIFICATION.
- WHERE EXISTING ABANDONED PIPE IS ENCOUNTERED DURING EXCAVATION, REMOVE AND DISPOSE OF EXISTING ABANDONED PIPE INCLUDING ASBESTOS CEMENT AS NECESSARY IN ACCORDANCE WITH THE REGULATORY AGENCIES.
- ENSURE THAT ALL THE EXISTING MUNICIPAL SERVICES AND MAINS REMAIN IN OPERATION DURING CONSTRUCTION.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH MMCD STD. DWG. S4 AND MMCD SECTION 31 23 01 – EXCAVATING, TRENCHING & BACKFILLING AND/OR AS REQUIRED BY THE UTILITY COMPANY.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m FROM THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE
- PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH MMCD STD. DWG. S5 AND MMCD SECTIONS 31 23 01 – EXCAVATING, TRENCHING & BACKFILLING & 32 12 16 – HOT-MIX ASPHALT CONCRETE PAVING. SUBBASE TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE THE FOLLOWING AT A MINIMUM UNLESS APPROVED IN WRITING BY A GEOTECHNICAL ENGINEER:
  - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK.
  - MODIFIED PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
  - MODIFIED PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS.
  - TRENCH BEDDING DENSITY TEST (MAINLINE) – ONE FOR EVERY 75m OF TRENCH.
  - TRENCH BACKFILL DENSITY TEST (MAINLINE) – ONE FOR EVERY 75m OF TRENCH.
  - TRENCH BEDDING DENSITY TEST (SERVICE) – ONE PER SERVICE.
  - TRENCH BACKFILL DENSITY TEST (SERVICE) – ONE PER SERVICE.

SIGNING AND PAVEMENT MARKINGS

- ALL SIGNAGE AND PAVEMENT MARKINGS TO BE AS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA. REFERENCE MANUAL OF STANDARD TRAFFIC SIGNS AND PAVEMENT MARKINGS (SEPTEMBER 2000) FOR SIGN DESCRIPTIONS AND PAINTING TYPES. ALL SIGNS TO HAVE "DIAMOND GRADE" REFLECTIVE SHEETING.
- PAVEMENT MARKING MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MMCD SECTION 32 17 23 – PAINTED PAVEMENT MARKINGS.

BUILDING AND SITE PLAN

- REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, LANDSCAPING, GEOTECHNICAL AND SURVEY DRAWINGS FOR ADDITIONAL INFORMATION.

ROADWORKS

- ALL GRANULAR BASE TO BE IN ACCORDANCE WITH MMCD SECTIONS 31 05 17 – AGGREGATES & GRANULAR MATERIAL AND 32 11 23 – GRANULAR BASE.
- ALL ASPHALTIC PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16 – HOT-MIX ASPHALT CONCRETE PAVING. MIX DESIGN TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH MMCD SECTION 03 30 20 – CONCRETE WALKS, CURBS & GUTTERS AND CITY OF VICTORIA SUPPLEMENTAL SPECIFICATIONS. MIX DESIGN TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- ALL NON-MOUNTABLE CURB AND GUTTER (NMC) TO BE AS PER MMCD STD. DWG. C4.
- ALL CONCRETE SIDEWALK TO BE AS PER MMCD STD. DWG. C2.
- SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ROAD STRUCTURE.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE THE FOLLOWING AT A MINIMUM UNLESS APPROVED IN WRITING BY A GEOTECHNICAL ENGINEER:
  - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK.
  - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
  - STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS.
  - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
    - GRANULAR BASE (CURBS) – ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
    - GRANULAR BASE (ROADS) – ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
    - GRANULAR BASE (WALKWAYS) – ONCE PER 50 LINEAL METRES PLUS PROOF ROLL TEST, FULL LENGTH.
  - CONCRETE MIX DESIGN AND TESTING
  - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
    - CURB AND GUTTER – ONCE PER 150 LINEAL METRES (MINIMUM ONE PER DAY DURING CONCRETE PLACING)
  - ASPHALT MIX DESIGN AND TESTING
  - ASPHALT TESTS FOR THE FOLLOWING:
    - AGGREGATE GRADATION TESTS – ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT).
    - MARSHALL TEST – THREE BRIQUETTES FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT).
    - COMPACTION – ONE CORE FOR EVERY 500sq.m PLACED.
- PROPOSED CURB/GUTTER GRADES ARE BASED ON AVAILABLE SURVEY, INCLUDING INTERPOLATION BETWEEN KNOWN POINTS. ROAD CROSSFALL AND LONGITUDINAL CURB GRADES ARE BOTH TO BE MAINTAINED –WITHOUT EXCESSIVE TRANSVERSE GRADES OR FLAT AREAS OF PAVEMENT RESULTING. THE CONTRACTOR IS TO CHECK CURB FORMS AND/OR STRING LINES TO ENSURE COMPATIBILITY WITH CROSS FALL OF THE EXISTING ROAD, INCLUDING ANY MILLED AREAS – NOTING THE ABOVE REQUIRED CONSTRUCTION PERFORMANCE OBJECTIVES. IF, ON THIS BASIS, CURB FORM AND/OR STRING LINE ADJUSTMENTS ARE NECESSARY, THE CONTRACTOR IS TO NOTIFY MCELHANNEY, TO ALLOW FOR REVIEW AND DESIGN REVISIONS PRIOR TO CURB INSTALLATION. THE CONTRACTOR IS TO NOTIFY WHEN FINAL ADJUSTED CURB FORMS AND/OR STRING LINES ARE READY FOR REVIEW BY MCELHANNEY –[FOLLOWING CROSSFALL CHECKS] – PRIOR TO CURB INSTALLATION.

STORM DRAIN

- STORM SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
- SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 40 01 – STORM SEWERS AND AS PER MMCD STD. DWG. S7.
- INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
- STORM DRAIN MANHOLES TO BE AS PER MMCD STD. DWG. S1.
- STORM DRAIN CLEANOUT TO BE AS PER MMCD STD. DWG. S6.
- CATCH BASINS TO BE AS PER CoV STD. DWG. S11aSS.
- ENSURE ALL EXISTING STORM DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

SANITARY SEWER

- SANITARY SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
- SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 30 01 – SANITARY SEWERS AND AS PER MMCD STD. DWG. S7.
- INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
- ENSURE ALL EXISTING SANITARY SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION.

WATER

- WATER SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. ALL OTHER PIPEWORKS TO BE INSTALLED BY PLUMBER WITH PROVINCE OF BRITISH COLUMBIA CERTIFICATION.
- SERVICE CONNECTION TO BE INSTALLED AS PER CITY OF VICTORIA REQUIREMENTS.

HYDRO, TELEPHONE, STREETLIGHTING, CABLE & GAS

- CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. REVIEW INFORMATION PRIOR TO START OF ANY EXCAVATION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES TO BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS BC FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY.
- COORDINATE WITH FORTIS GAS FOR THE INSTALLATION OF GAS SERVICE(S). SEE MECHANICAL DRAWING(S) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ENGINEERING LEGEND

	PROPOSED	EXISTING
IRON PROPERTY PIN		
BENCHMARK - GEODETIC DATUM		
SURVEY MONUMENT		
PROPERTY LINES		
RIGHT-OF-WAY		
CURB & GUTTER		
SIDEWALK (CONCRETE)		
EDGE OF PAVEMENT		
ELEVATION		
STORM SEWER		
HEADWALL		
LAWN BASIN		
CULVERT		
SWALE		
DITCH		
SANITARY SEWER		
SANITARY FORCEMAIN		
SANITARY PUMP STATION		
WATERMAIN		
UNDERGROUND B.C. HYDRO		
UNDERGROUND TEL		
GAS MAIN		
TRAFFIC SIGNAL & STREET LIGHT		
UTILITY POLE LINE		
STREETLIGHT (DAVIT)		
ORNAMENTAL STREETLIGHT (POST TOP)		
UTILITY POLE W/LIGHT		
SIGNAL POST		
JUNCTION BOX		
SIGN		
NEW CONCRETE SIDEWALK		
NEW ROAD CONSTRUCTION		
NEW SOD BOULEVARD		

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3	2024-04-16	ISSUED FOR DDP AND BP	KR	CD	CD							
2	2025-03-10	ISSUED FOR BUILDING PERMIT	KR	CD	CD							
1	2024-12-20	ISSUED FOR BUILDING PERMIT	KR	CD	CD							
0	2024-10-07	ISSUED FOR BUILDING PERMIT	KR	CD	CD							
Rev	Date	Description	Drawn	Design	App'd		ORIGINAL DWG SIZE: ANSI D (22" x 34")					

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



McElhanney ANS D - 2024-02-05  
DATE: 2025-04-16, 15:52 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3.2 Sheets\22036-022.dwg  
Rev Date Description Draw Design App'd

CONSTRUCTION NOTES

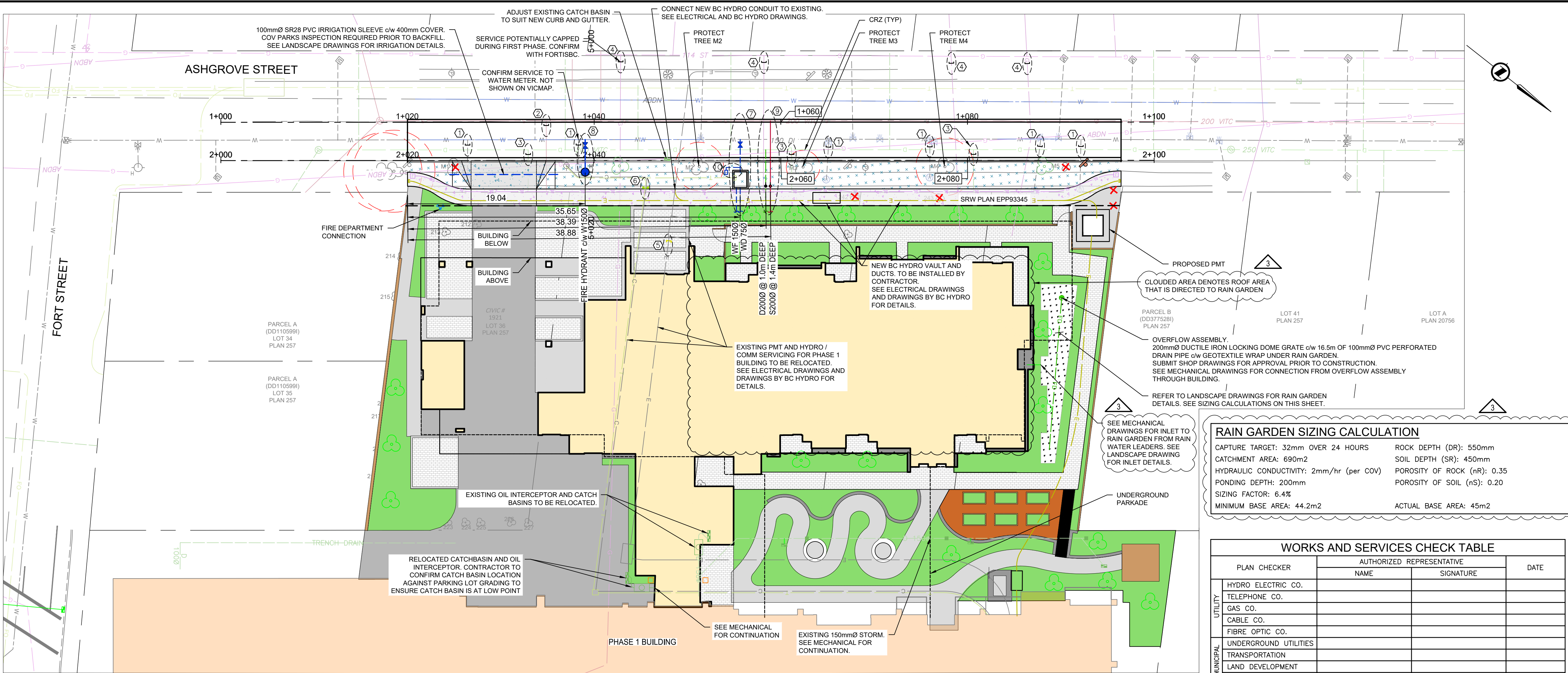
- EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED
- EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED
- EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE. CONTRACTOR TO PROVIDE A MINIMUM OF 8 WEEKS NOTICE TO FORTIS BC.
- EXISTING UNDERGROUND ELECTRICAL SERVICE TO BE CAPPED AND ABANDONED. SEE ELECTRICAL DRAWINGS AND BC HYDRO DRAWINGS.
- EXISTING CABLE & TELEPHONE SERVICES TO BE CAPPED AND ABANDONED BY TELUS AND SHAW/ROGERS FORCES AT DEVELOPER'S EXPENSE
- NEW 750 DOMESTIC WATER SERVICE CONNECTION c/w 500 WATER METER AND 1500 FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2f.
- NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- NEW 200mmØ STORM SERVICE AND 200mmØ NEW SANITARY SERVICE AT 2.0% BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9.
- NEW 250 IRRIGATION SERVICE c/w BACKFLOW PREVENTOR AND METER AS PER CoV STD. DWGSD W2c. SERVICE TO BRANCH OFF PRIMARY WATER SERVICE PRIOR TO VAULT. SERVICE TO BE INSTALLED BY CoV FORCES AT DEVELOPER'S EXPENSE. SEE LANDSCAPE DRAWINGS FOR DETAILS ON IRRIGATION SYSTEM.

SHEET NOTES:

- FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS AND LADR LANDSCAPE ARCHITECTS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ONSITE HARDSCAPE FINISHINGS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LOCATIONS AND DETAILS OF ONSITE FURNITURE, BIKE RACKS, ETC.
- EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
- EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
- ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION.
- SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS.

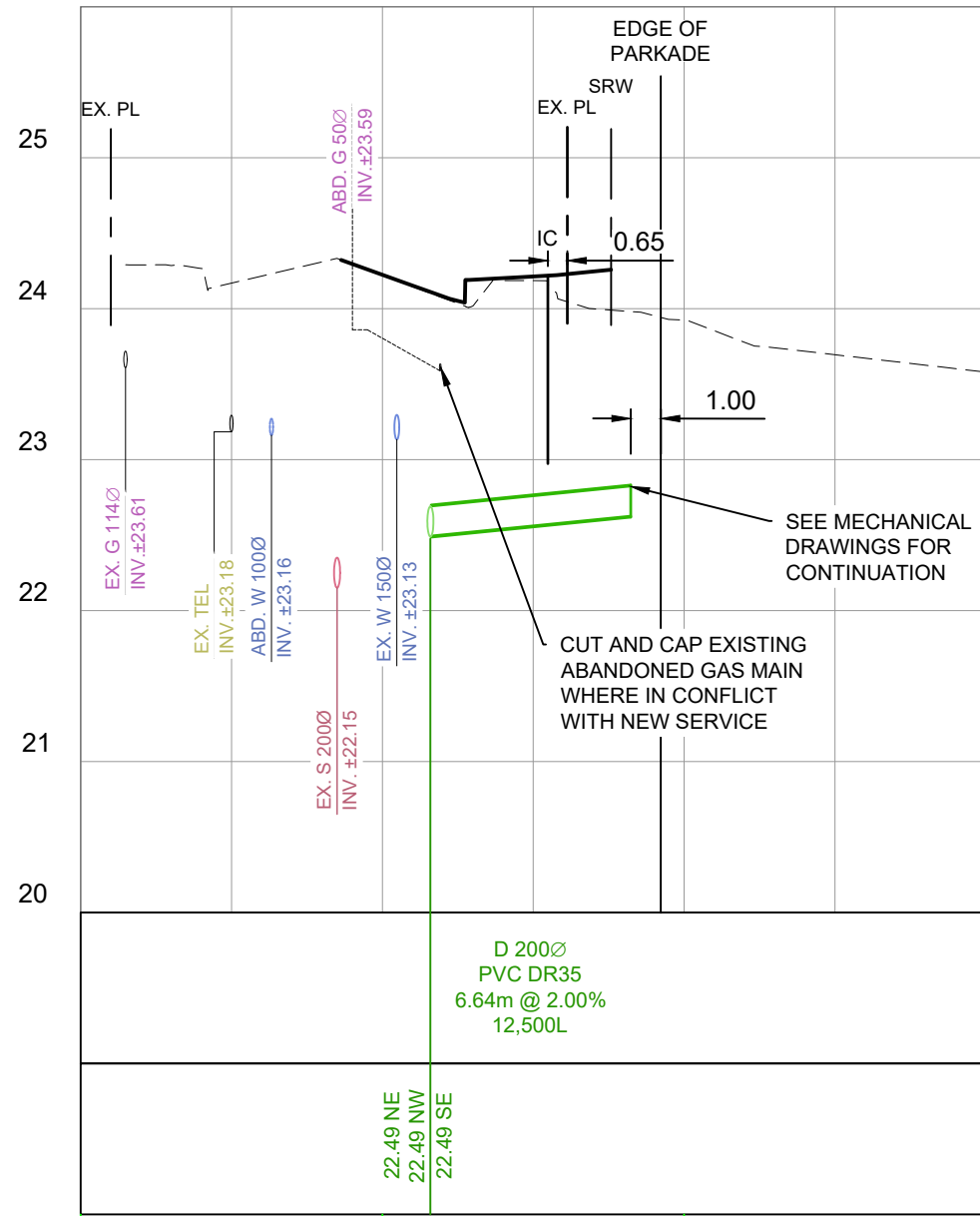
OFFSITE SHADING LEGEND

- NEW ROAD CONSTRUCTION
  - 80mm ACP (2 LIFTS)
  - 150mm BASE COURSE
  - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK. GRAVELS AND THICKNESS PER TYPICAL SECTIONS.
- NEW SOD BOULEVARD (SEE LANDSCAPE FOR DETAILS)

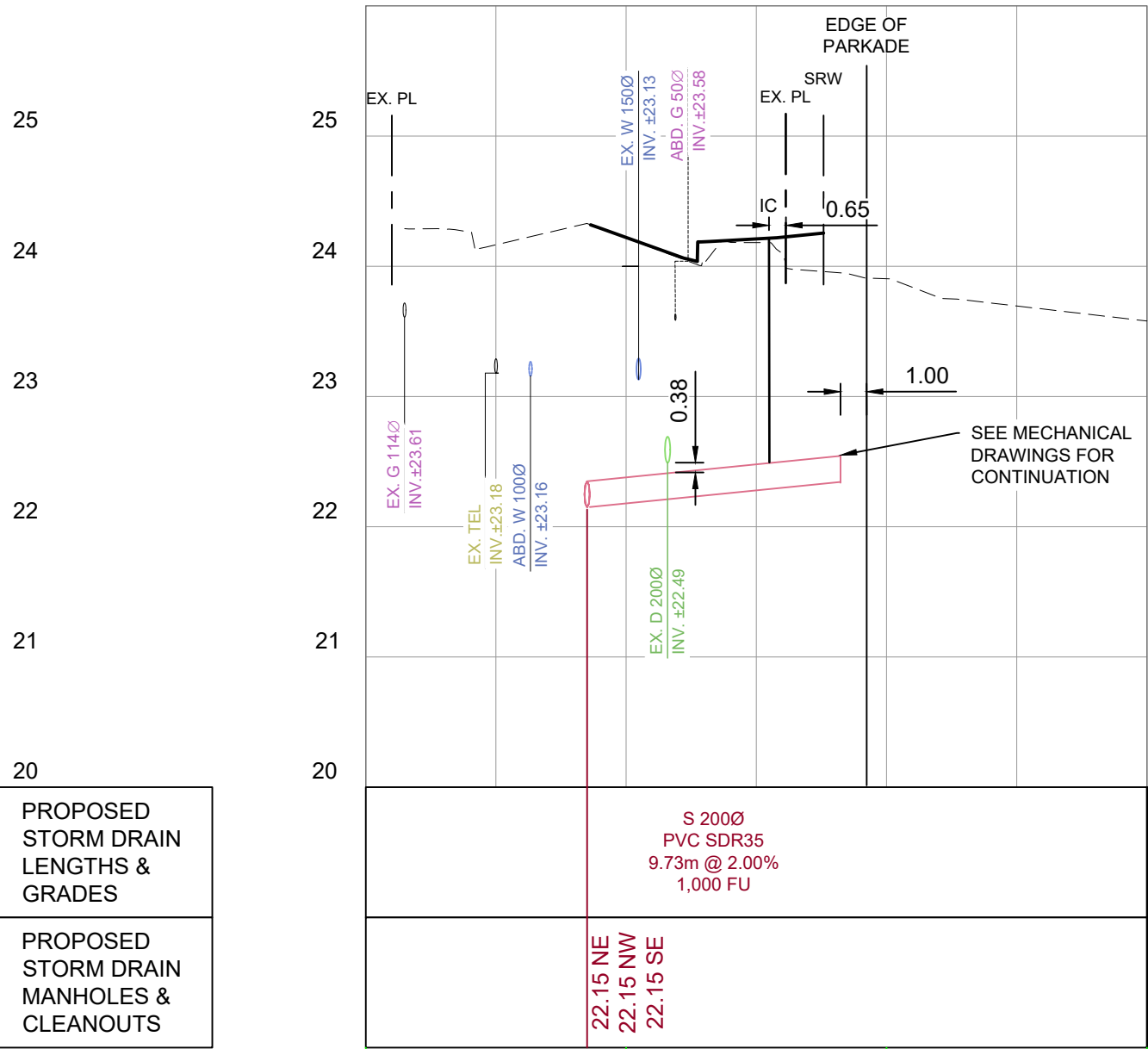


RAIN GARDEN SIZING CALCULATION			
CAPTURE TARGET: 32mm OVER 24 HOURS	ROCK DEPTH (DR): 550mm		
CATCHMENT AREA: 690m2	SOIL DEPTH (SR): 450mm		
HYDRAULIC CONDUCTIVITY: 2mm/hr (per COV)	POROSITY OF ROCK (nR): 0.35		
PONDING DEPTH: 200mm	POROSITY OF SOIL (nS): 0.20		
SIZING FACTOR: 6.4%			
MINIMUM BASE AREA: 44.2m2	ACTUAL BASE AREA: 45m2		

WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.			
	TELEPHONE CO.			
	GAS CO.			
	CABLE CO.			
	FIBRE OPTIC CO.			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION			
	LAND DEVELOPMENT			
	PARKS			

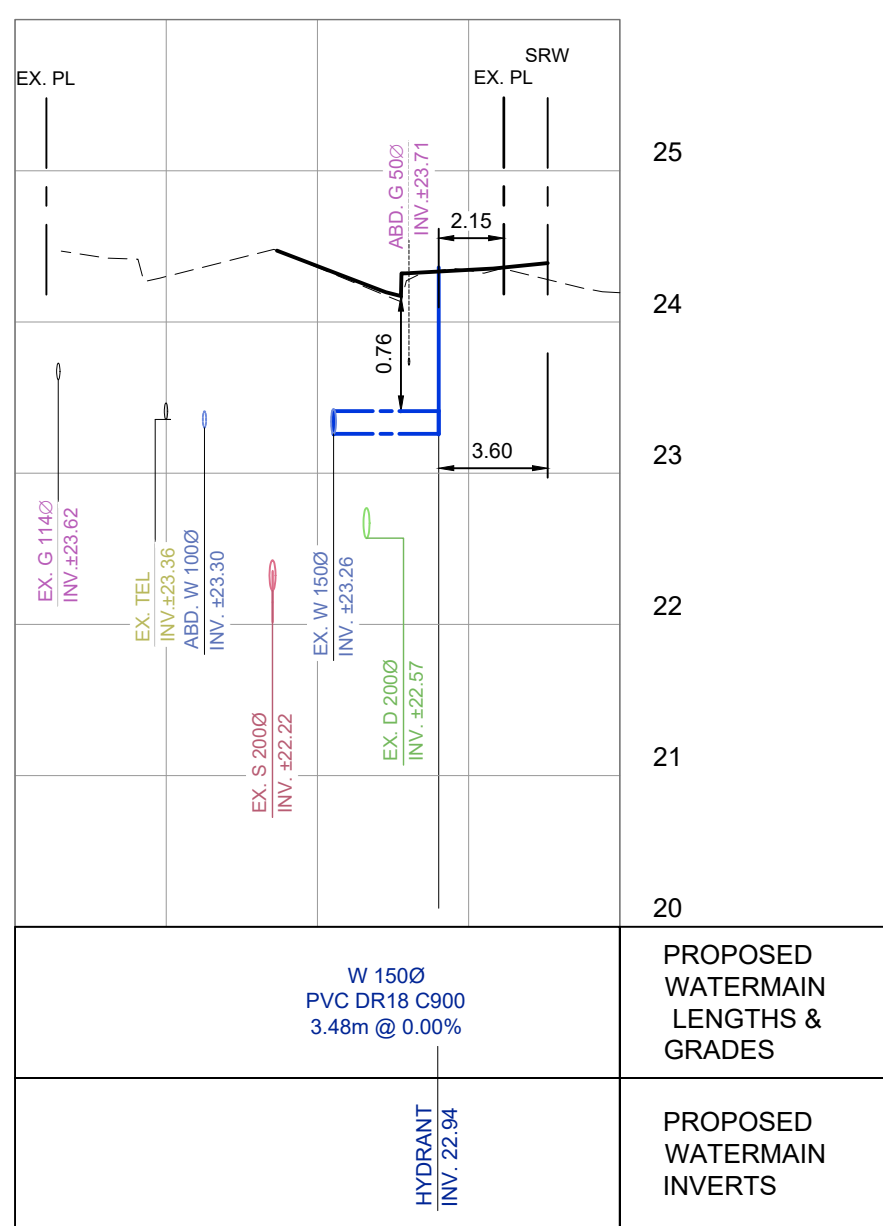


PROFILE - STORM SERVICE  
H: 1:250, V: 1:50

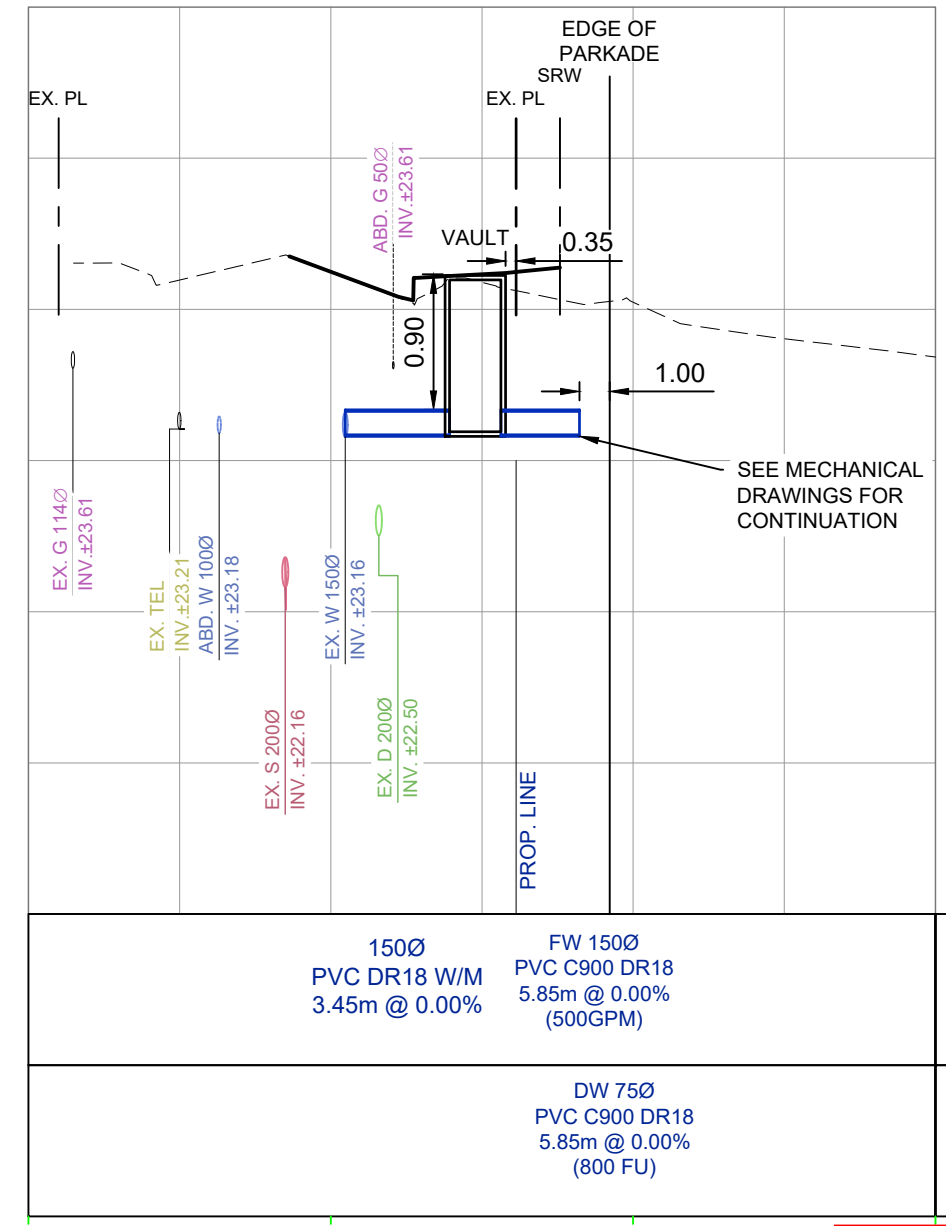


PROFILE - SANITARY SERVICE  
H: 1:250, V: 1:50

UNDERGROUND SERVICE INFORMATION - ASHGROVE ST		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	~1.45	~1.90
PROPOSED INVERT ELEVATION (m)	22.78	22.30
MAXIMUM DEPTH REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



PROFILE - FIRE HYDRANT SERVICE  
H: 1:250, V: 1:50



PROFILE - DOMESTIC WATER AND FIRE SERVICE  
H: 1:250, V: 1:50

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2	2025-03-10	ISSUED FOR BUILDING PERMIT	KR	CD	CD
1	2024-12-20	ISSUED FOR BUILDING PERMIT	KR	CD	CD
0	2024-10-07	ISSUED FOR BUILDING PERMIT	KR	CD	CD

BENCHMARK  
ALL ELEVATION REFER TO CONTROL MONUMENT: GCM 433318  
LOCATED AT: #1742 PEMBROKE ST, VICTORIA BC  
ELEVATION: 22.95m

0 1:250 10  
0 1:50 2.5

ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

500 - 3960 Quadra Street,  
Victoria BC V8X 4A3  
Tel. 250 370 9221

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of  
British Columbia

PROFESSIONAL  
Geoscientist  
C. R. DAVIS  
#45824  
BRITISH COLUMBIA  
ENGINEER

2025-04-17

Approved Sealed

MILLIKEN DEVELOPMENTS

#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

AMICA JUBILEE HOUSE - PHASE 2

SITE SERVICING

PLAN & PROFILES

Drawing No.

C02

Project Number

2241-22036-00

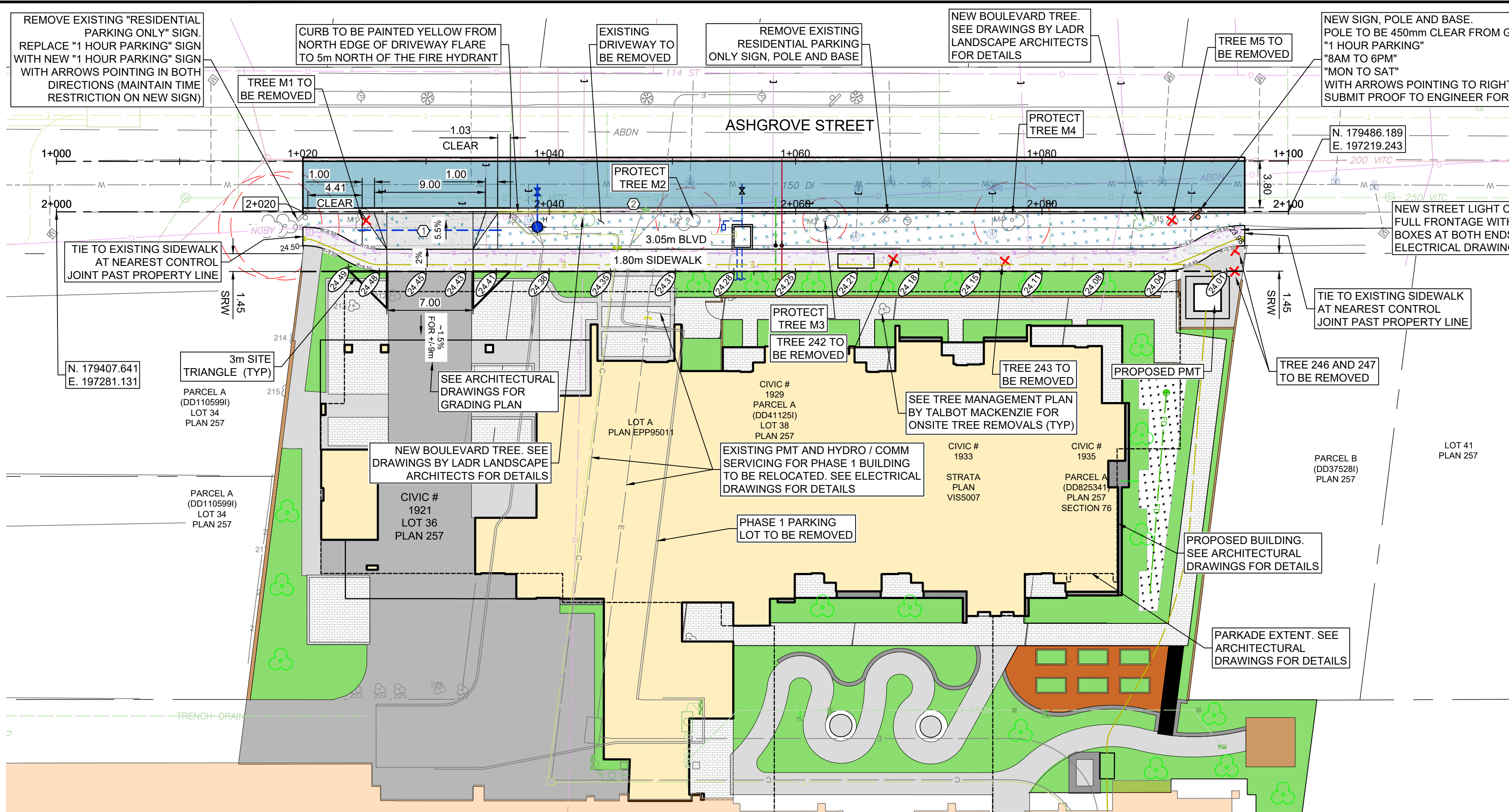
Rev.

3

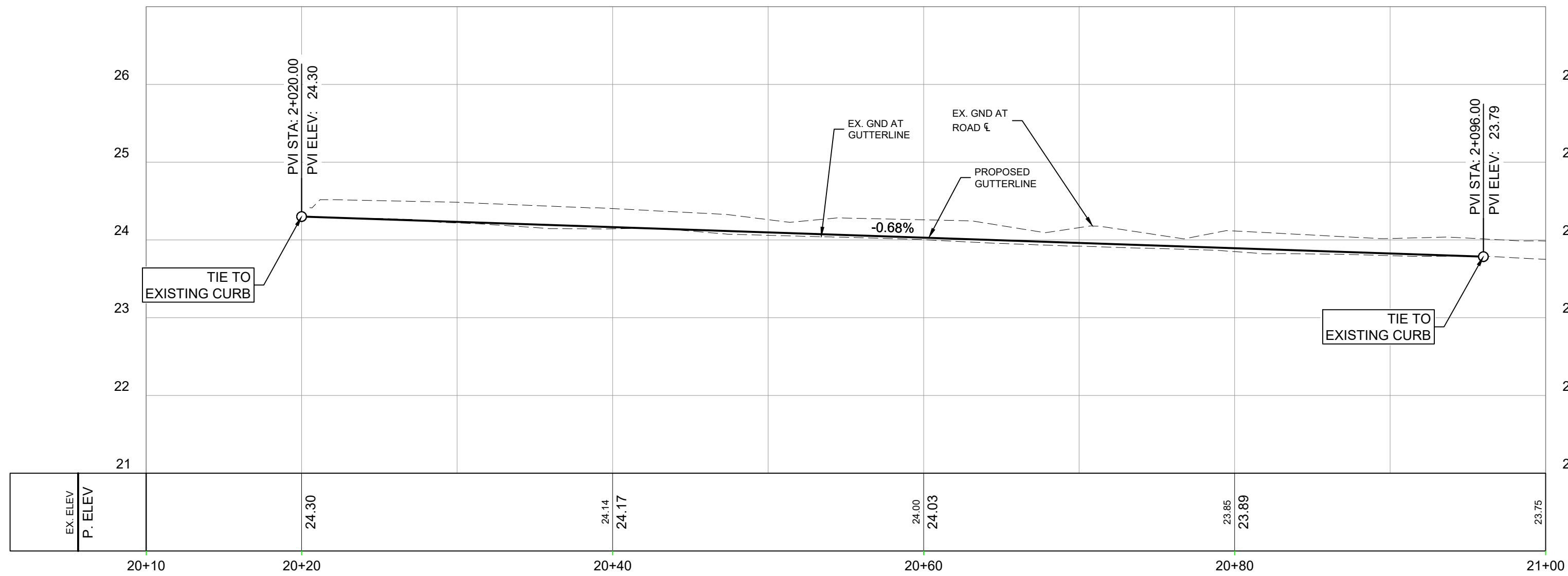
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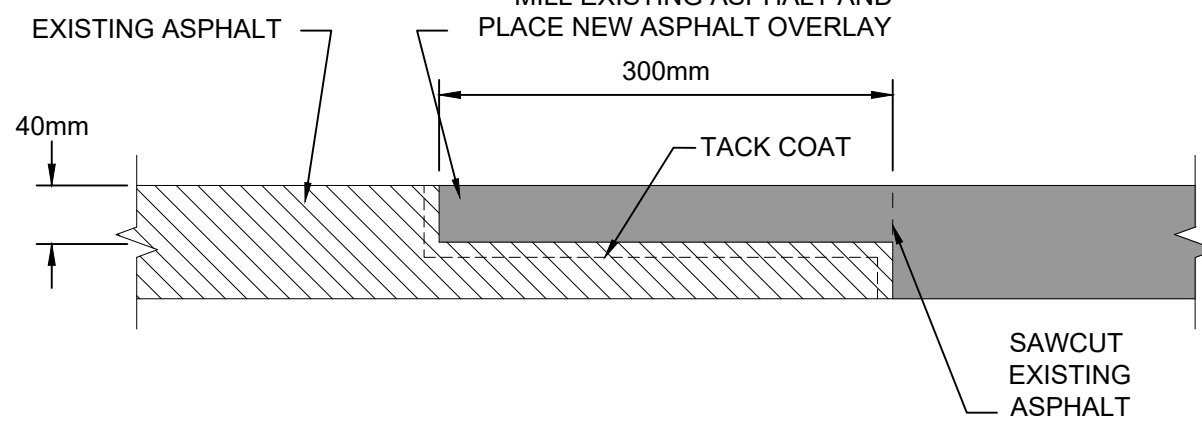
McElhanney ANS D - 2024-02-05  
DATE: 2025-04-15, 12:28 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3.2 Sheets\22036-C03.dwg  
Rev: 0 2024-10-07 ISSUED FOR BUILDING PERMIT KR CD CD  
1 2024-12-20 ISSUED FOR BUILDING PERMIT KR CD CD  
2 2025-03-10 ISSUED FOR BUILDING PERMIT KR CD CD  
3 2024-04-16 ISSUED FOR DDP AND BP KR CD CD



PLAN - ASHGROVE AVENUE GRADING AND FRONTAGE IMPROVEMENTS  
H: 1:250



PROFILE - ASHGROVE AVENUE GUTTERLINE  
H: 1:250



1 LAP JOINT DETAIL  
SCALE H: 1:10

#### CONSTRUCTION NOTES

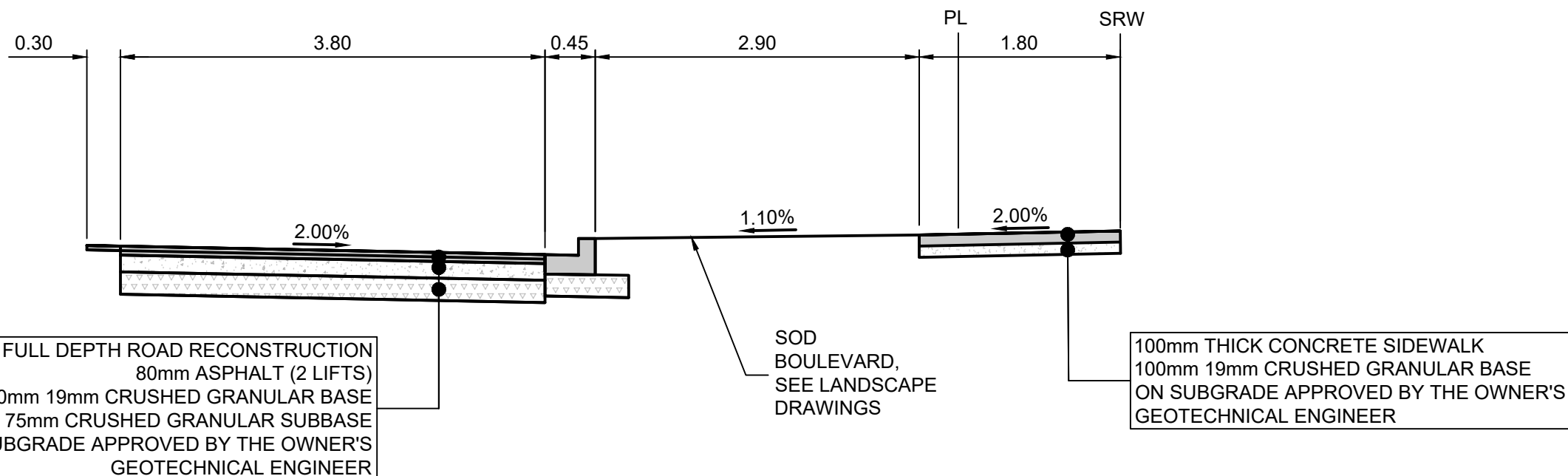
- NEW DRIVEWAY AS PER CoV STD. DWG. SDC7b. WIDTHS AS NOTED ON PLAN. 200mm THICK CONCRETE c/w MESH, 100mm GRANULAR BASE and 100mm GRANULAR SUBBASE.
- EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.

#### OFFSITE SHADING LEGEND

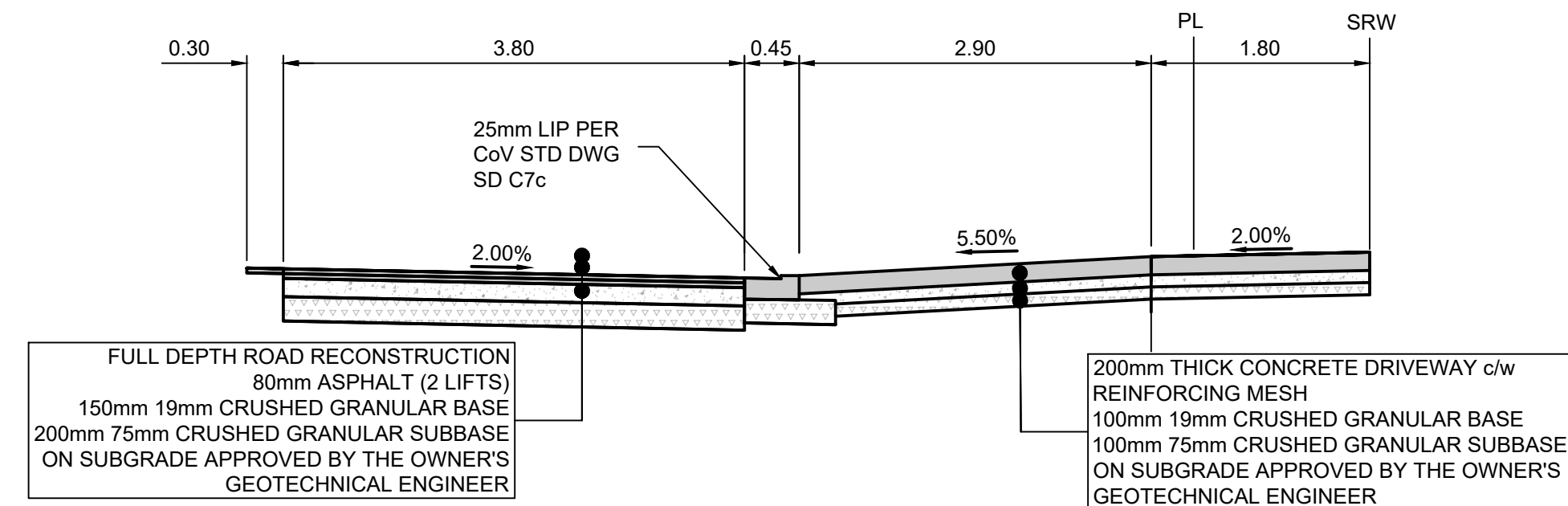
- NEW ROAD CONSTRUCTION
  - 80mm ACP (2 LIFTS)
  - 150mm BASE COURSE
  - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK. GRAVELS AND THICKNESS PER TYPICAL SECTIONS.
- NEW SOD BOULEVARD (SEE LANDSCAPE FOR DETAILS)

#### SHEET NOTES:

- FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY dHK ARCHITECTS AND LADR LANDSCAPE ARCHITECTS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ONSITE HARDSCAPE FINISHINGS.
- SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LOCATIONS AND DETAILS OF ONSITE FURNITURE, BIKE RACKS, ETC.
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- SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS.



A ASHGROVE STREET ROAD STRUCTURE  
SCALE H: 1:50  
V: 1:50



B ASHGROVE STREET DRIVEWAY STRUCTURE  
SCALE H: 1:50  
V: 1:50

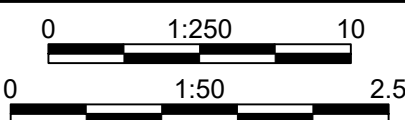
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BENCHMARK  
ALL ELEVATION REFER TO CONTROL MONUMENT: GCM 433318  
LOCATED AT: #1742 PEMBROKE ST, VICTORIA BC  
ELEVATION: 22.05m



ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**  
500 - 3960 Quadra Street,  
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Tel. 250 370 9221

PERMIT TO PRACTICE  
McElhanney Ltd.  
PERMIT NUMBER: 1003299  
Engineers and Geoscientists of  
British Columbia



Approved Sealed

**MILLIKEN DEVELOPMENTS**  
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1  
**AMICA JUBILEE HOUSE - PHASE 2**  
**FRONTAGE IMPROVEMENTS**  
**PLAN & PROFILE**

Drawing No.

**C03**

Project Number  
2241-22036-00

Rev.  
3

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



DATE: 2025-04-15, 15:25 FILE: A:\2241\Civil\Pages\2241-22036-00 Amica Out Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3 Sheets\22036-ESC.dwg

- STABILIZATION PRACTICES**
- TEMPORARY STABILIZATION** - STOCKPILES TO BE SURROUNDED BY SILT FENCING. STABILIZE TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THE AREA. SEED MIX AND PLACING DETAILS TO BE PROVIDED BY A LANDSCAPE ARCHITECT. FOR STOCKPILES THAT WILL BE LEFT FOR SHORTER TERM THE CONTRACTOR SHALL SECURE STOCKPILES WITH TARPS.
- VEHICLE TRACKING** - FOR AREAS TO REMAIN DISTURBED FOR EXTENDED PERIODS. CREATE HORIZONTAL GROOVES, DEPRESSION OR STEPS THAT RUN PARALLEL TO THE CONTOUR OF THE LAND.
- DUST CONTROL PRACTICES**
- ALL DUST FROM WITHIN THE PROJECT AREA (FROM ROADS, STOCKPILES, EXCAVATIONS ETC.) IS TO BE CONTROLLED.
- ALL AREAS SUBJECT TO DUST CREATION ARE TO BE SPRINKLED UNTIL THE SURFACE IS DAMP OR TO THE DIRECTION OF A QUALIFIED PROFESSIONAL. DO NOT OVERWATER AS TO CREATE RUNOFF.
- ALL SPOIL PILES ARE TO BE SECURELY COVERED NIGHTLY WITH TARPULINS. TARPS SHOULD BE LEFT IN PLACE WHEN SPOIL PILES ARE NOT IN USE. TEMPORARY SEEDING OR MULCHING OF STOCKPILES CAN BE DONE FOR SPOIL PILES THAT ARE TO BE LEFT FOR SIGNIFICANT PERIODS. STOCKPILES TO BE SURROUNDED BY SILT FENCING. ADDITIONAL AREAS MAY REQUIRE TARPULINS TO CONTROL DUST AS REQUIRED.

- MAINTENANCE / INSPECTION PROCEDURES**
- THE CONTRACTOR MUST INSPECT ALL CONTROL MEASURES WEEKLY AND FOLLOWING ANY STORM EVENT OF 25mm OR GREATER. DOCUMENT ON INSPECTION REPORT FORM.
- THE CONTRACTOR MUST MAINTAIN ALL CONTROL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED IMMEDIATELY.
- THE CONTRACTOR MUST KEEP A RECORD OF THE INSPECTIONS UNDERTAKEN AND MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL DEVICES. INSPECTION REPORTS ARE TO BE SUBMITTED TO THE OWNER BI-WEEKLY.
- EQUIPMENT AND WORKMANSHIP IS TO BE OF THE BEST QUALITY. THE CIVIL ENGINEER AND OWNER RESERVE THE RIGHT TO DISMISS ANY EQUIPMENT FROM SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS, ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING APPROPRIATE MEASURES FOR KEEPING SILT AND OR OTHER DELETERIOUS SUBSTANCES FOR LEAVING THE SITE.

- STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH:**
- INSPECT THE MEASURE ON A REGULAR BASIS AND AFTER THERE HAS BEEN A HIGH VOLUME OF TRAFFIC OR STORM EVENT.
  - APPLY ADDITIONAL STONE AS NECESSARY AND RE-STABILIZE ANY AREAS FOUND TO BE ERODING.
  - MAINTAIN ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT AND MUD ONTO PUBLIC RIGHT-OF-WAYS OR OUT OF THE CONSTRUCTION ZONE. ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES OUTSIDE OF THE CONSTRUCTION AREA SHOULD BE CLEANED UP IMMEDIATELY.
  - FLUSH TIRE WASH AREA PERIODICALLY OR REPLACE AS REQUIRED.
  - ENSURE THAT ALL ASSOCIATED SEDIMENT CONTROL MEASURES ARE IN GOOD WORKING CONDITION.
- DRAINAGE SWALES:**
- INSPECT REGULARLY AND AFTER EVERY STORM AND TO MAKE ANY REPAIRS NECESSARY TO ENSURE THE MEASURE IS IN GOOD WORKING ORDER.
  - INSPECT THE FLOW CHANNEL INLET AND OUTLET FOR DEFICIENCIES OR SIGNS OF EROSION.
  - INSPECT CHANNEL BED FOR SIGNS OF EROSION AND REPLACE WITH WELL-COMPACTED MATERIAL AS REQUIRED.
  - REMOVE BUILT UP SEDIMENT FROM BEHIND SEDIMENT CONTROL BARRIERS.
- SEDIMENT BASINS:**
- INSPECT REGULARLY AND AFTER EVERY STORM EVENT. MAKE REPAIRS AS NECESSARY TO ENSURE THE MEASURE IS IN GOOD WORKING ORDER.
  - FREQUENT REMOVAL OF SEDIMENT IS CRITICAL TO THE FUNCTION OF THIS MEASURE. AT A MINIMUM, SEDIMENT SHOULD BE REMOVED WHEN POND IS 1/3 FULL.
- SILT FENCING:**
- INSPECT SILT FENCING DAILY DURING PERIODS OF PROLONGED RAINFALL, IMMEDIATELY AFTER EACH RAINFALL EVENT AND WEEKLY DURING PERIODS OF NO RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SEDIMENT MUST BE REMOVED TO ONE THIRD OF THE HEIGHT OF THE SILT FENCE. TAKE CARE TO AVOID DAMAGING THE FENCE DURING CLEAN OUT.
  - SILT FENCES SHOULD NOT BE REMOVED UNTIL THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE HAS BEEN REMOVED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
- CATCH BASIN DRAIN SOCKS:**
- INSPECT DRAIN SOCKS DAILY DURING PERIOD OF PROLONGED RAINFALL. IMMEDIATELY AFTER EACH RAINFALL EVENT AND WEEKLY DURING PERIODS OF NO RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
  - REMOVE SEDIMENT AND OTHER DEBRIS AS REQUIRED.

- EROSION AND SEDIMENTATION CONTROL**
- EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF WATER, LAND AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT". IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIM/HERSELF WITH THE REQUIREMENTS THEREIN.
  - TO PROTECT THE SOIL, WATER AND VEGETATION RESOURCES OF THE AREA, ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
  - THE CONTRACTOR SHALL ENSURE THAT:
    - ALL WORKS BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO ANY BODY OF WATER, WATERCOURSE OR EXISTING STORM SEWER.
    - WHILE SITE CONSTRUCTION IS ONGOING, THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE.
    - MAINTENANCE SHALL INCLUDE FLUSHING OF ANY STORM SEWER AS REQUIRED. SILT BUILD-UP SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO ENSURE PROPER OPERATION UNTIL REMOVAL OF SILTATION CONTROL FACILITIES.
    - ANY IRREGULARITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
    - NO SILT LADEN WATER FROM EXCAVATIONS SHALL BE PUMPED OUT OR OTHERWISE DIRECTLY DISCHARGED INTO ANY WATERCOURSE OR STORM SEWER SYSTEM BYPASSING THE SILT CONTROL WORKS.
  - MCELHANNEY ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
  - RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
  - RESTRICT VEHICLE ACCESS AND PROVIDE A SURFACED WORK AREA.
  - MINIMIZE CLEARING AND STRIPPING OF REQUIRED BUILDING SETBACK AND EASEMENTS.
  - COVER TEMPORARY FILLS OR STOCKPILES WITH POLYETHYLENE OR TARPS. UTILIZE SILT FENCES AROUND SOIL STOCKPILES AND SLOPED AREAS.
  - RE-VEGETATE OR FINAL LANDSCAPED DISTURBED AREAS AS SOON AS PRACTICALLY POSSIBLE.
  - LIMIT MACHINE ACCESS AND OPERATION TO PREPARED ACCESS AREAS ONLY.
  - DIVERT RUN OFF AWAY FROM CLEARED AREAS BY USE OF SWALES OR BERMS.
  - COLLECT RUNOFF INTO SITE SEDIMENT TRAPS PRIOR TO DISCHARGE OFF SITE.
  - ALL DISCHARGES FROM SITE TO THE CITY STORM SYSTEM MUST BE REGISTERED AND COMPLIANT WITH THE CITY'S CODE OF PRACTICE PROGRAM. NO PROHIBITED WASTE (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. IF THIS IS NOT POSSIBLE THEN THE APPLICANT MUST APPLY TO THE CRD TO DISCHARGE TO THE SANITARY SYSTEM OR LIQUID WASTE MUST BE TRANSPORTED OFF-SITE BY A HAULER TO A PROPER DISPOSAL OR TREATMENT FACILITY.
  - UTILIZE SILT SOCKS OR SILT DOUGHNUTS ON CATCH BASINS DURING CONSTRUCTION OF DEVELOPMENT AND UNTIL LANDSCAPING IS COMPLETE.
  - SILT FENCING TO BE INSTALLED DOWN SLOPE OF DISTURBED AREAS AND AS DIRECTED BY THE ENGINEER. CONSTRUCT SILT FENCING BEFORE UPSTREAM CLEARING OCCURS.
  - TEMPORARY CHECK DAMS OR STRAW BALES ARE TO BE INSTALLED IN SWALES AS REQUIRED BY THE ENGINEER AND AS NOTED ON DRAWINGS.
  - EXACT LOCATION AND EXTENT OF SILT FENCING TO BE REVIEWED REGULARLY IN CONSULTATION WITH ENGINEER.
  - IF ACCESS POINTS CHANGE DURING CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES AT NEW ACCESS POINTS ARE REQUIRED TO MEET OR EXCEED THOSE SHOWN ON THIS PLAN.

**EROSION AND SEDIMENT CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS PLAN CONVEYS BEST MANAGEMENT PRACTICES AND POTENTIAL LAYOUT OF EROSION CONTROL FEATURES, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THAT SUIT CONSTRUCTION ACTIVITIES ON SITE. EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE CONTINUALLY MODIFIED TO SUIT CHANGING SITE CONDITIONS.**

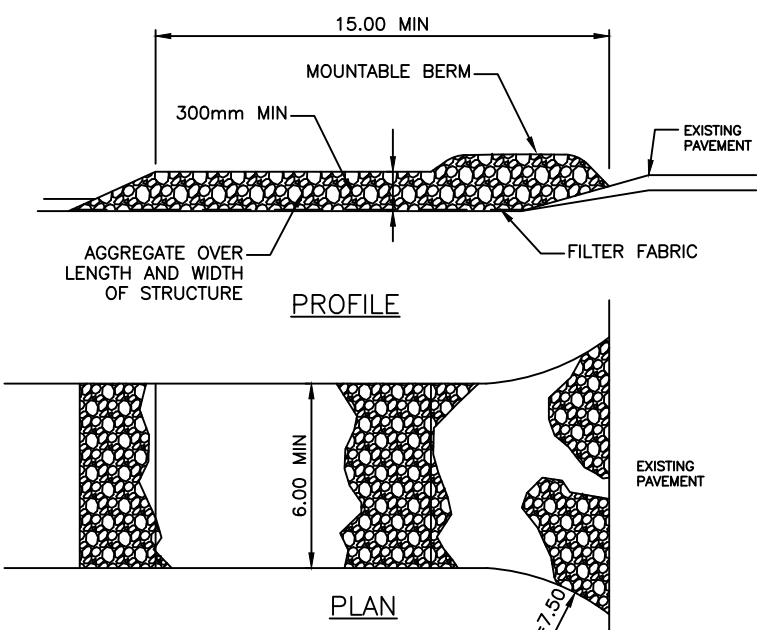
**CONTRACTOR TO PROVIDE AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL BY THE OWNER (OR DESIGNATED CONSULTANT) PRIOR TO CONSTRUCTION.**

**MCELHANNEY ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM ANY EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.**

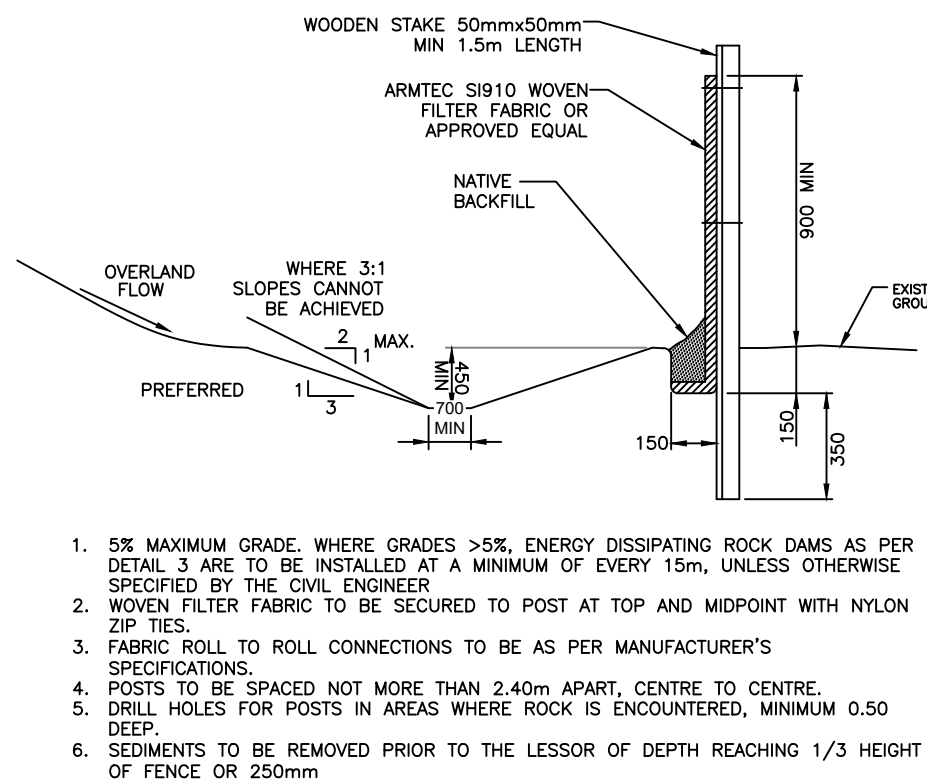
**APPROVAL MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF VICTORIA PRIOR TO THE DISCHARGE OF ANY WATER FROM SITE TO THE CITY STORM SYSTEM.**

**TO OBTAIN APPROVAL FOR DISCHARGE, POTENTIAL DISCHARGE MUST BE TESTED BY A QUALIFIED PROFESSIONAL AT AN ACCREDITED LAB, AND A REPORT OF THE TEST RESULTS SUBMITTED TO VICTORIA FOR REVIEW AND APPROVAL.**

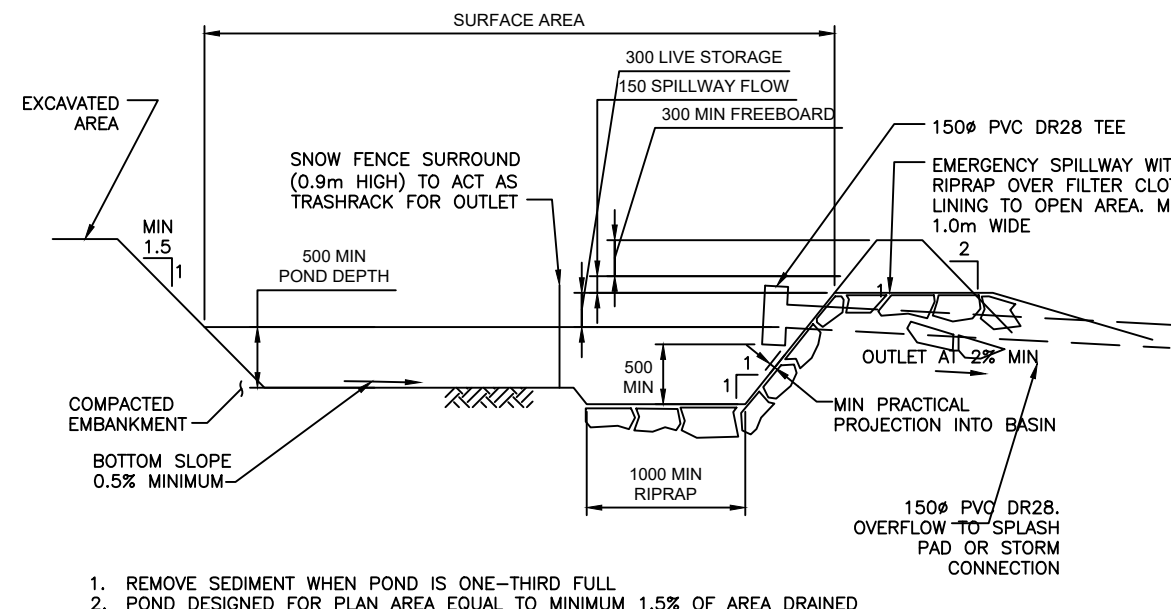
**CONTACT STORMWATER@VICTORIA.CA FOR TESTING REQUIREMENTS.**



**1 STABILIZED CONSTRUCTION ENTRANCE/ EXIT**  
SCALE: NTS



**2 TYPICAL SEDIMENT FENCE / DRAINAGE SWALE**  
SCALE: NTS



**3 TYPICAL SEDIMENT POND**  
SCALE: NTS

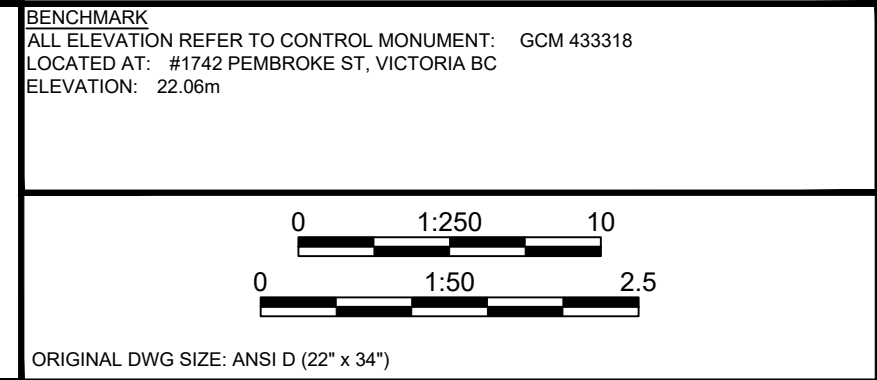
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Rev	Date	Description	Drawn	Design	App'd
3	2025-04-16	ISSUED FOR DDP AND BP	KR	CD	CD
2	2025-03-10	ISSUED FOR BUILDING PERMIT	KR	CD	CD
1	2024-12-20	ISSUED FOR BUILDING PERMIT	KR	CD	CD
0	2025-02-25	ISSUED FOR TENDER	KR	CD	CD

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**McElhanney**

500 - 3960 Quadra Street,  
Victoria BC V8X 4A3  
Tel. 250 370 9221

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of  
British Columbia

2025-04-17

Approved Sealed

**MILLIKEN DEVELOPMENTS**  
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

**AMICA JUBILEE HOUSE - PHASE 2**

**EROSION AND SEDIMENT CONTROL PLAN**

Drawing No.

**C101**

Project Number

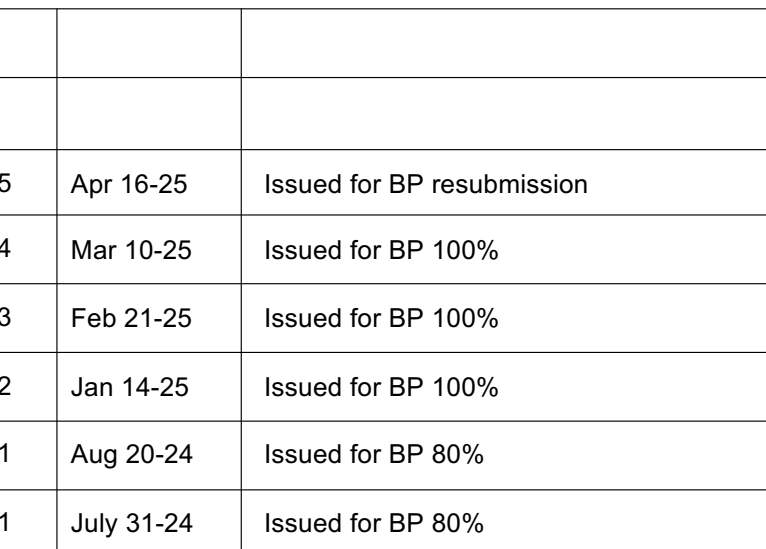
2241-22036-00

Rev.

3



- 1 Rain Garden updated
- 2 Tree relocated



**LADR** LANDSCAPE ARCHITECT

PROJECT

Jubilee House-Phase 2

Victoria, BC

TLE

Landscape

Materials Plan

Ground Floor

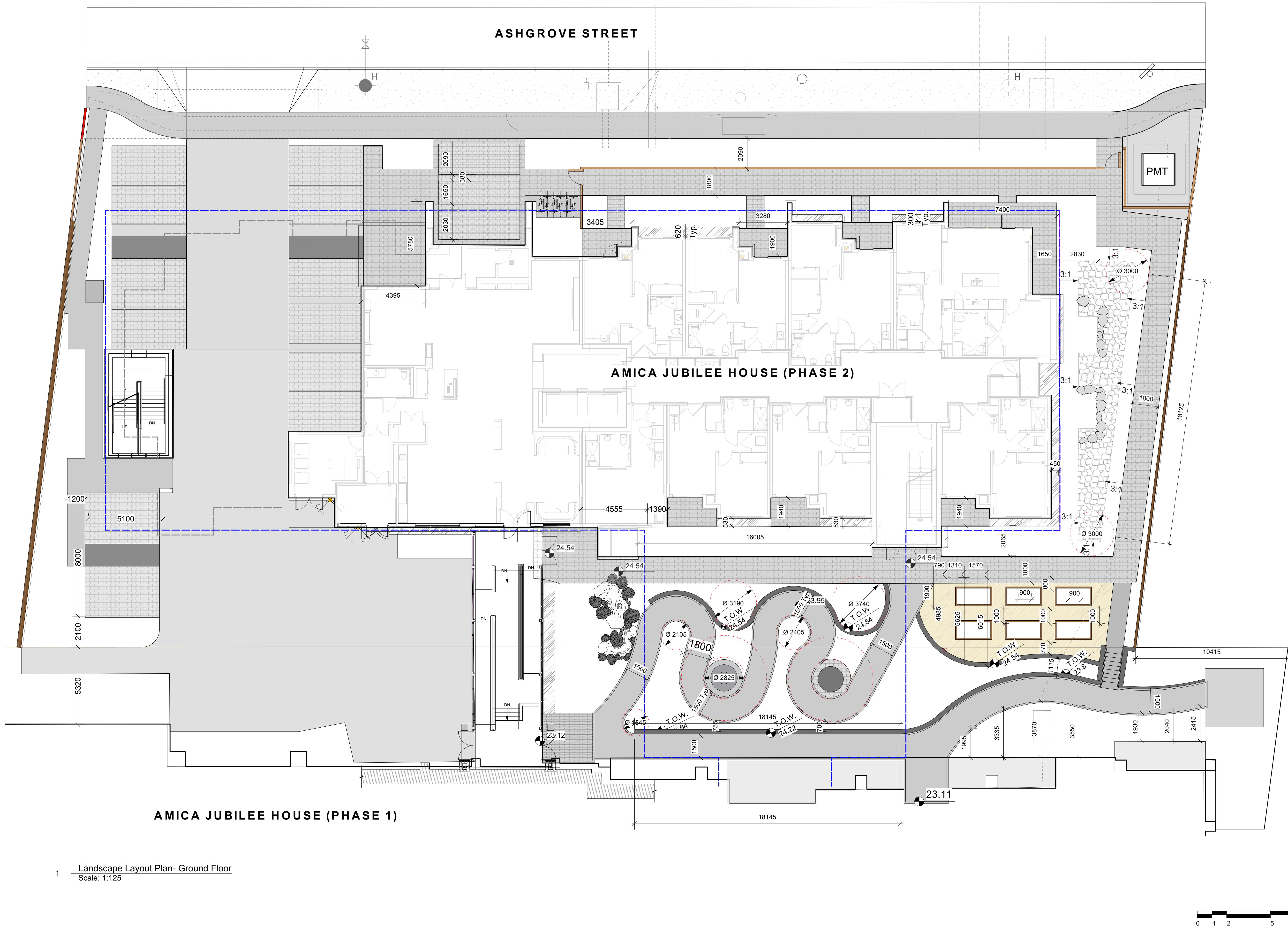
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DRAWN AG  
CHECKED CW

PROJECT No. 2214

DATE July 24/24 L1 of 10  
SHEET





REV	DATE	DESCRIPTION
5	Apr 16-25	Issued for BP resubmission
4	Mar 10-25	Issued for BP 100%
3	Feb 21-25	Issued for BP 100%
2	Jan 14-25	Issued for BP 100%
1	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

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**LADR LANDSCAPE ARCHITECTS**

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

Landscape  
Layout Plan  
Ground Floor

SCALE 1:125

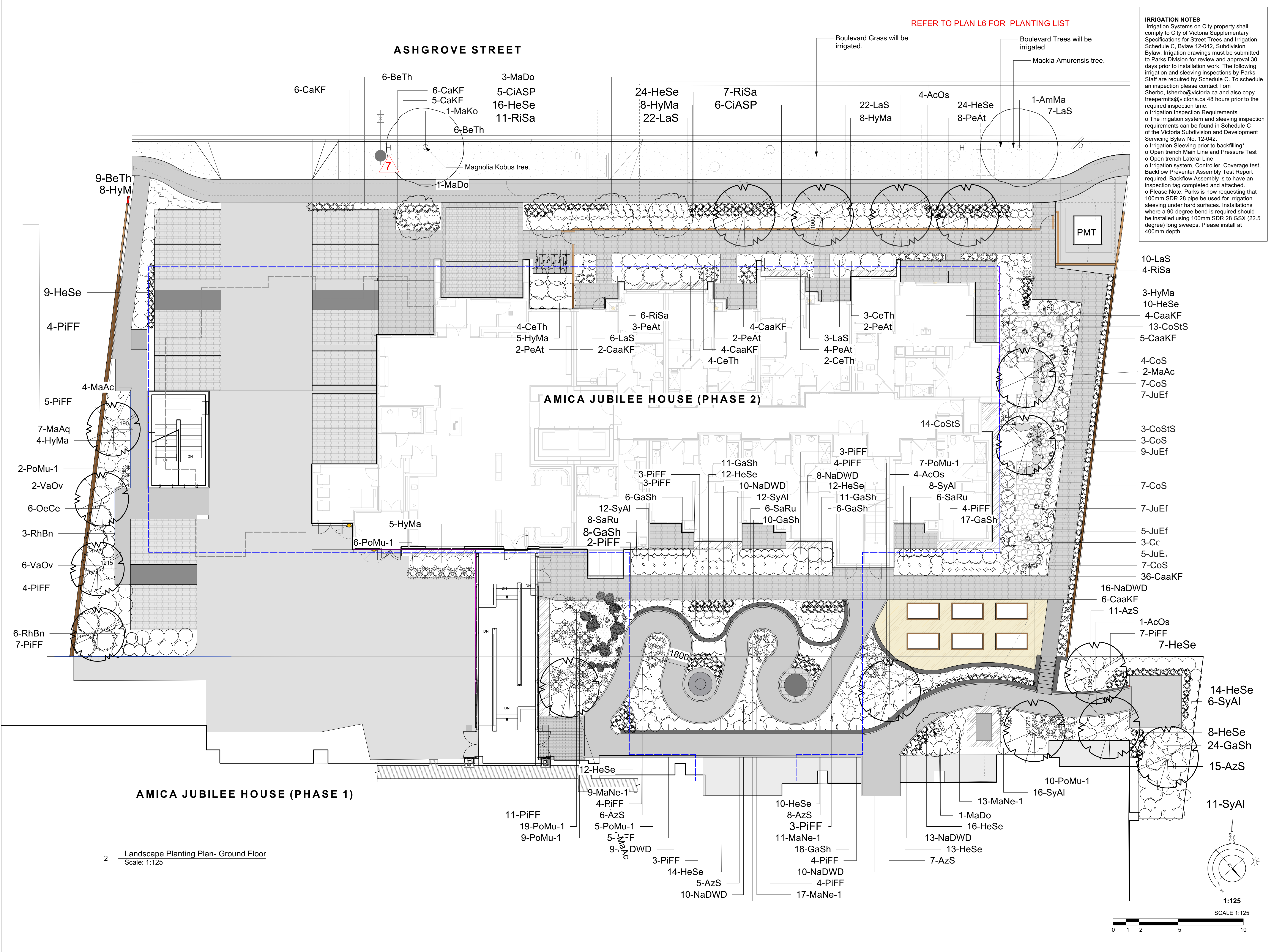
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CHECKED CW

PROJECT No. 2214

DATE July 24/24

L2 of 10  
SHEET





REFER TO PLAN L6 FOR PLANTING LIST

**IRRIGATION NOTES**  
Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.  
o Irrigation Inspection Requirements  
o The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.  
o Irrigation Sleeving prior to backfilling\*  
o Open trench Main Line and Pressure Test  
o Open trench Lateral Line  
o Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required. Backflow Assembly is to have an inspection tag completed and attached.  
o Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree bend is required should be installed using 100mm SDR 28 GSX (22.5 degree) long sweeps. Please install at 400mm depth.

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PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

Landscape  
Planting Plan  
Ground Floor

SCALE

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AG

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CW

PROJECT No.

2214

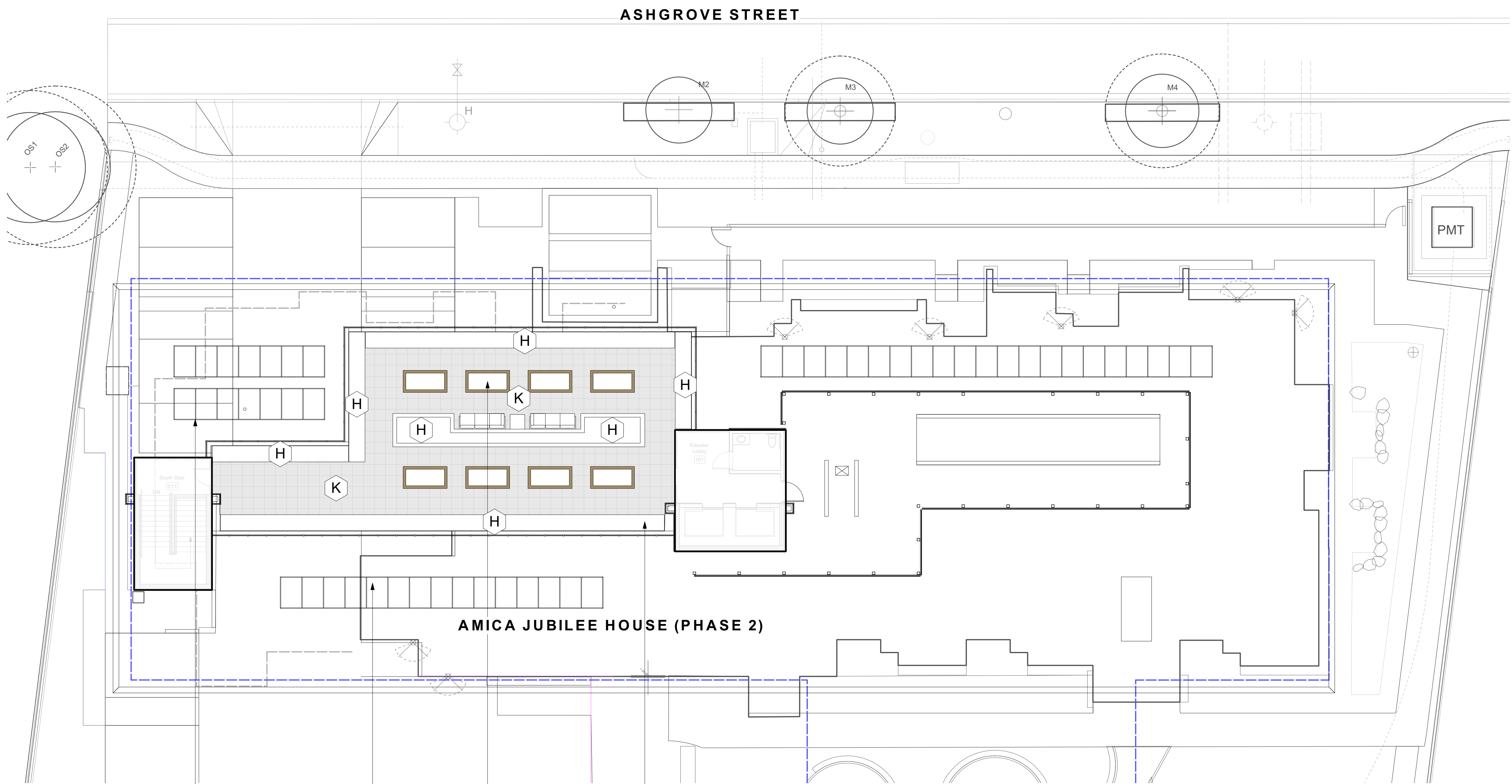
DATE

July 24/24

SHEET

L3 of 10





Ballasted PV Racking (Refer to Arch)

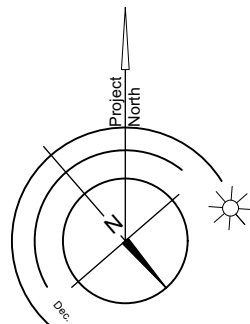
Ballasted PV Racking (Refer to Arch)

8- 1200mm x 2400mm wood raised garden plots.

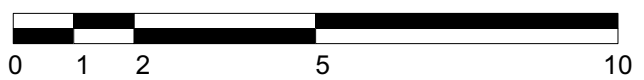
Custom made Aluminum planters

**MATERIALS LEGEND**

- A** Asphalt Driveway
- B** Broom Finish Sawcut Concrete - Sidewalk
- C** Broom Finish Colored Sawcut Concrete Color: Beige - Seating nodes
- D** Decorative Unit Pavers - Unit patios
- E** Permeable Pavers - Parking Spots
- F** Aggregate - Courtyard
- G** 455mm Wide River Rock Maintenance Border
- H** Planting Bed
- I** Sod. See Specification
- J** Shade Tolerant Lawn Seed Mix
- K** 610 mm x 610 mm Concrete Pedestal Pavers



1:125  
SCALE 1:125



1 Landscape Materials Plan-Rooftop  
Scale: 1:125

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PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

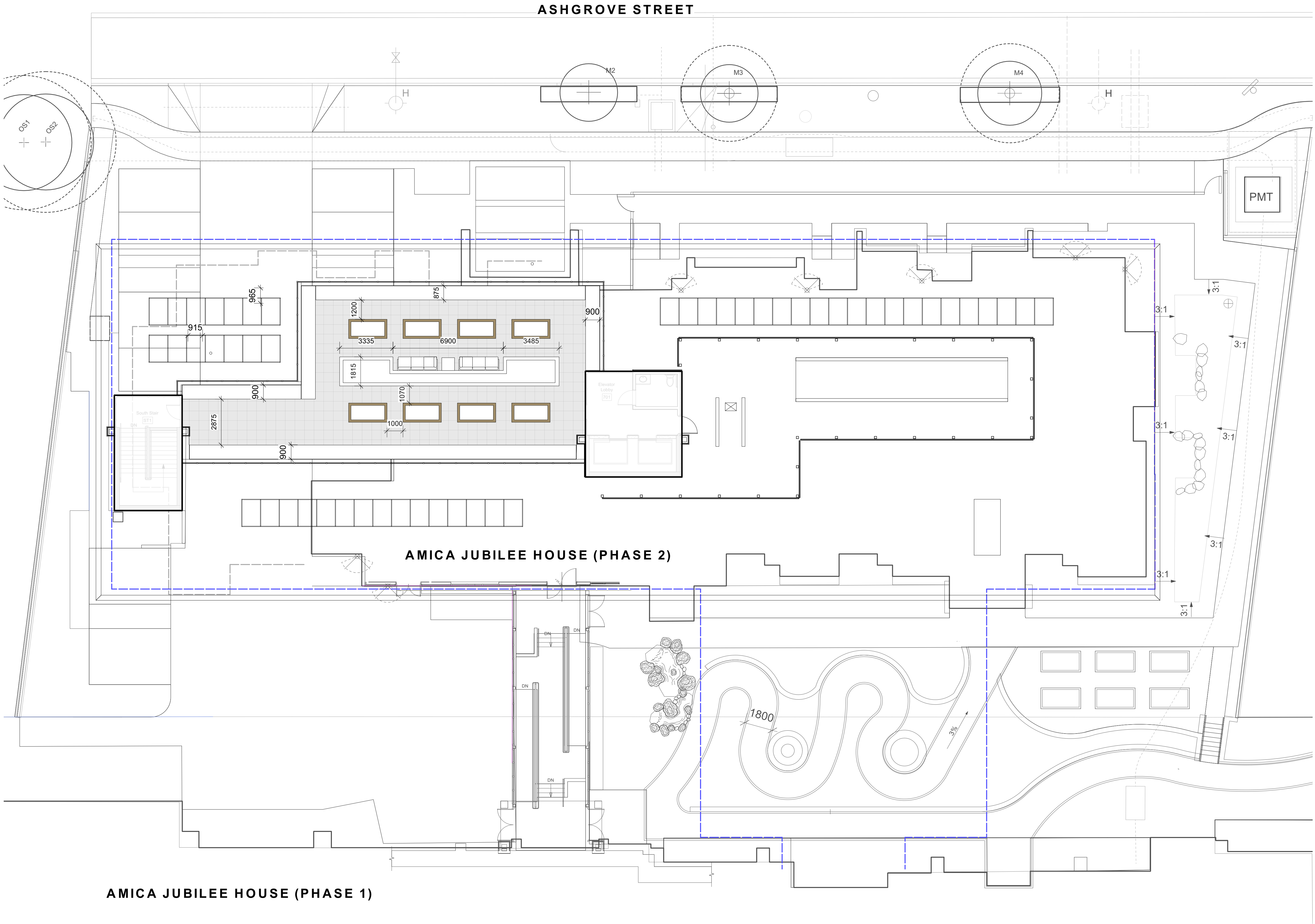
Landscape  
Materials Plan  
Rooftop

SCALE 1:125  
DRAWN AG  
CHECKED CW

PROJECT No. 2214

DATE July 24/24  
SHEET L4 of 10





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REVISIONS

**LADR LANDSCAPE ARCHITECTS**

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Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

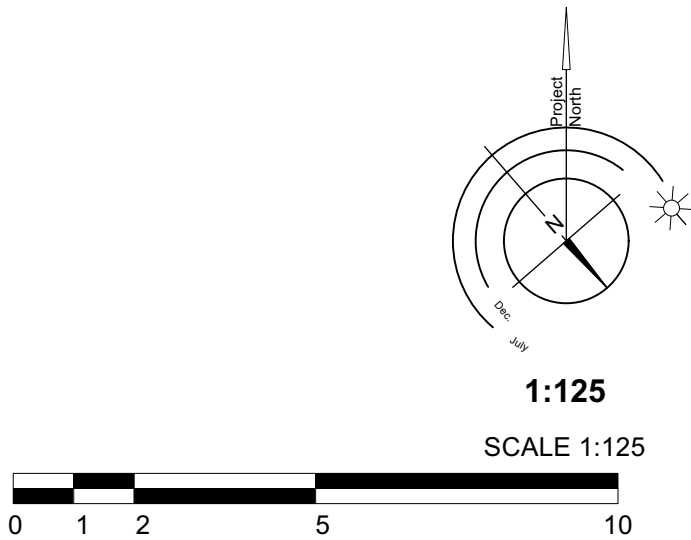
Landscape  
Layout Plan  
Rooftop

SCALE 1:125 DRAWN AG  
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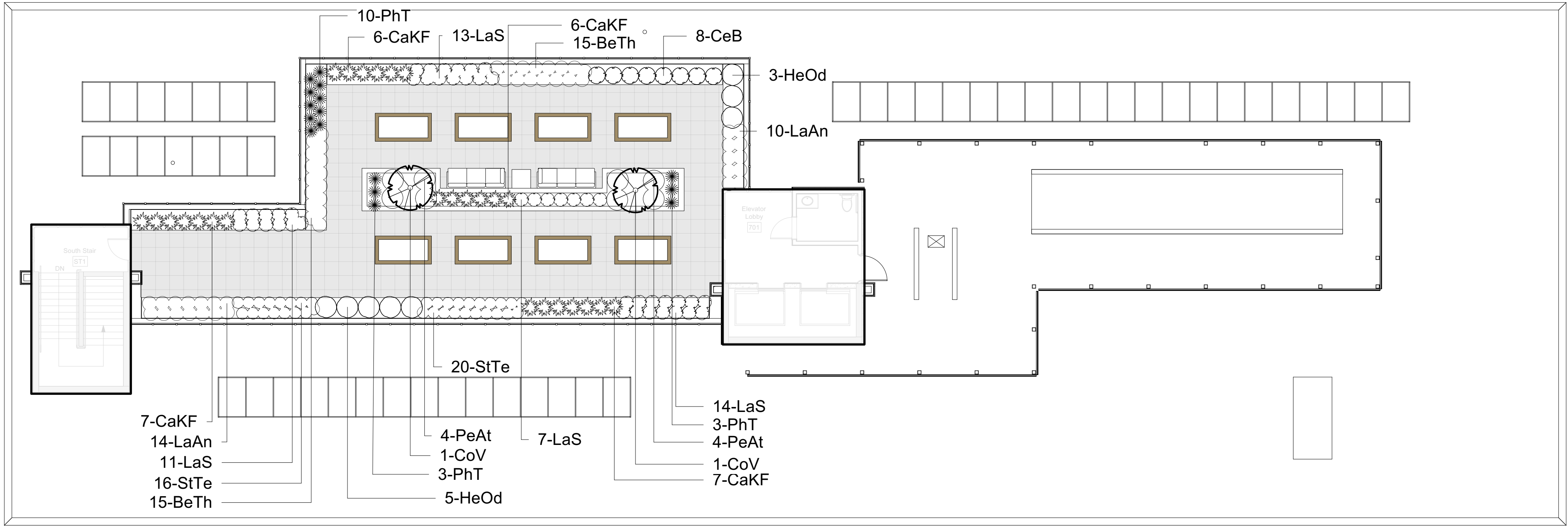
PROJECT No. 2214

DATE July 24/24 L5 of 10  
SHEET

2 Landscape Layout Plan-Rooftop  
Scale: 1:125







1 Landscape Planting Plan-Rooftop  
Scale: 1:125

**Recommended Nursery Stock (Ground Floor and Rooftop)**

**Trees**

ID	Quantity	Botanical Name	Common Name	Size
AcOs	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
CoV	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
AmMa	1	Maackia amurensis	Amur mackia	6cm cal.
MaAc	7	Magnolia accuminata 'Yellow Bird' (Med 1:1)	Yellow Bird Magnolia	6cm cal.
MaKo	1	Magnolia Kobus	Kobus Magnolia	6cm cal.
MaDo	5	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.

**Large Shrubs**

ID	Quantity	Botanical Name	Common Name	Size
CeTh	13	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
OeCe	6	Oemleria cerasiformis	Indian Plum	#5 pot
PIFF	76	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
VaOv	8	Vaccinium ovatum	Evergreen Huckleberry	#5 pot
	0			

**Medium Shrubs**

ID	Quantity	Botanical Name	Common Name	Size
CoStS	30	Cornus sericea 'stolonifera'	Yellowtwig Dogwood	#5 pot
CoS	31	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
HyMa	33	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
MaAq	7	Mahonia aquifolium	Tall Oregon Grape	#5 pot
PIFF	7	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
RhBn	9	Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
RIa	28	Ribes sanguineum	Red Flowering Currant	#5 pot
SyAl	54	Symphoricarpos albus	Snowberry	#5 pot

**Small Shrubs**

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

**Perennials, Annuals and Ferns**

ID	Quantity	Botanical Name	Common Name	Size
---	104	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
HeSe	201	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
JuEf	33	Juncus effusus	Common Rush	#1 pot
PeAt	29	Perovskia atriplicifolia	Russian Sage	#1 pot
PhT	16	Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
PoMu-1	65	Polystichum munitum	Sword Fern	#1 pot
STe	16	Stipa tenuissima	Mexican Feather Grass	#1 pot
	0			

**1.0 Notes:**

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

**2.0 Street Trees**

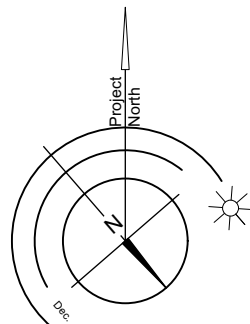
1. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042. Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan.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

**3.0 Tree Planting Inspections**

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

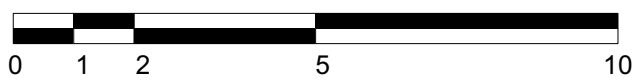
**IRRIGATION INDICATIONS**

\* An automatic irrigation system is to be provided for all newly planted areas. Trees and planting beds to be zoned separately. Each tree to have circle of drip line around edge of pit.  
\*Trees will be irrigated with tree rings and zoned separately.  
\*Irrigation system to be installed in accordance with applicable electrical, plumbing and health codes. Design and installation to meet or exceed IIABC design standards. Contractor to be a member in good standing of the IIABC (Irrigation Industry Association of B.C. ).  
\* System to provide 100% coverage of planted areas shown on landscape plans. Prior to installation stake all sprinkler locations with standard 300-500mm (12-20") high wire uprights with fluorescent flagging tape and check grades and locations of all components including sewer, drain lines, water and gas mains, power and telephone lines. Advise Landscape Architect when stakes are in place.  
\* Sleeves to be Schedule 40 PVC. Irrigation Contractor to advise General Contractor of required sleeve location and size. Sleeves to be twice the diameter of the pipe being protected if a lateral line and three times the size if a main line. Sleeves are required under all paved surfaces. Do not cut new paving.  
\* Use of a pipe-puller is not permitted.  
\*All pipe to be CSA approved and installed as per manufacturer's directions. Care must be taken during installation to size pipe to keep velocity or flow rate at less than 5 ft. per second. The following minimum coverage to be provided over piping where soil depths permit: 250 mm (10") in planting beds; 450 mm (18") over sleeves under roads; 350 mm (14") in grass lawns.  
\*Trenches to be free of rock, debris or sharp articles. Pipe and control wiring to be embedded in a layer of sand a minimum of 200 mm (8") deep. Trench settlement to be corrected during warranty period.  
\*Trees will be irrigated with tree rings and zoned separately.  
\*Irrigation design drawings shall be submitted for review and approval, 30 days prior to scheduled installation. Drawings to indicate all components, models and materials from water supply to irrigation heads. Zones are to be clearly indicated. Precipitation rates are to be indicated.  
\* Upon completion, electronic as-built irrigation system drawings are to be submitted to Drawings to show all connection points, backflow preventers, sleeves, main lines, lateral lines, valves, controllers and any other component installed. Zones are to be clearly indicated. Precipitation rates are to be indicated. Dimensionally locate all pressurized components from buildings, curb lines or other fixed features.



1:125

SCALE 1:125



PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

Landscape  
Planting Plan  
Rooftop

SCALE

1:125

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PROJECT No.

2214

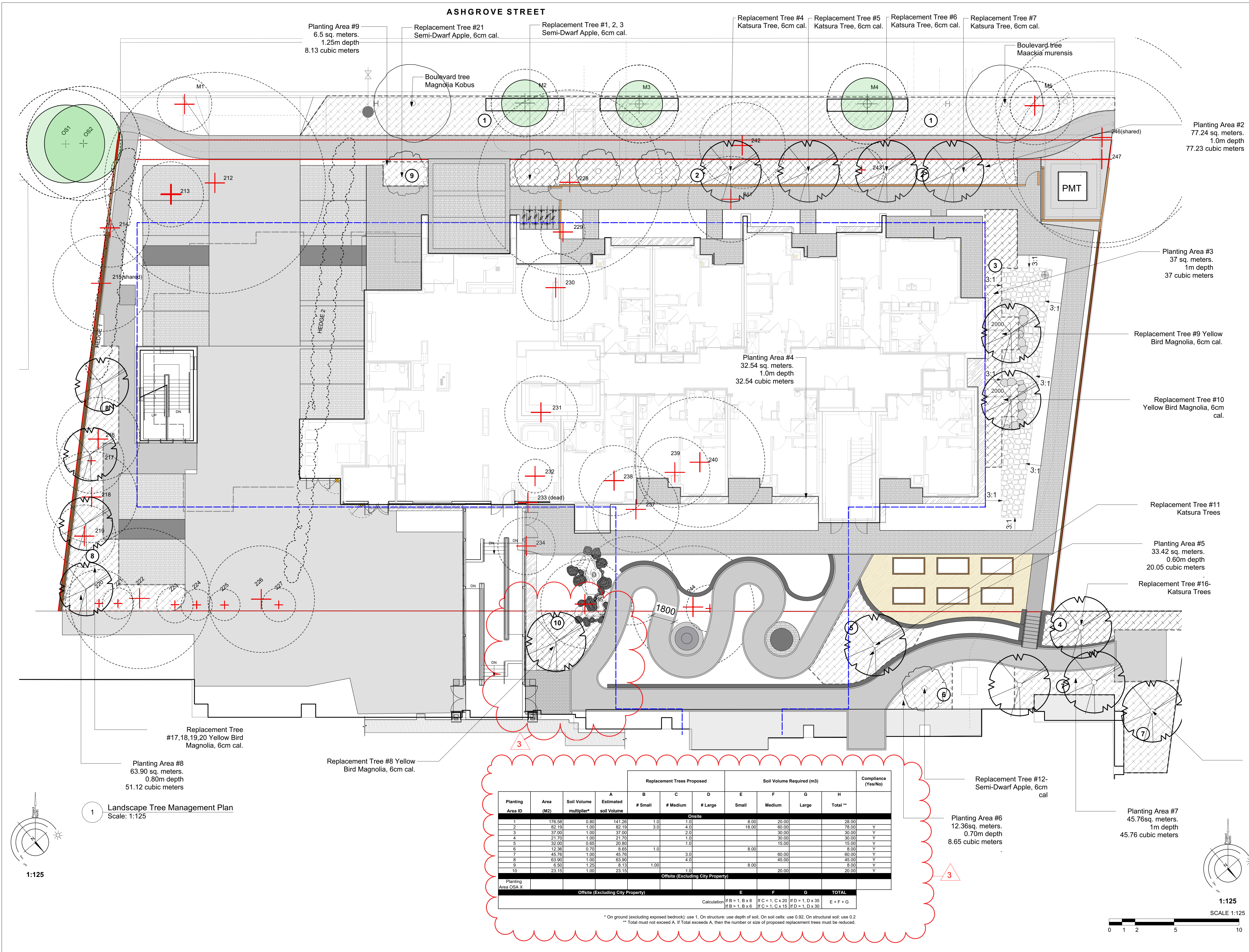
DATE

July 24/24

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L6 of 10





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3 Soil plan and table updated

**Existing Trees Legend:**

Retained Tree

Crown Spread

Tree Tag #. See Tree Inventory for assessment.

Critical Root Zone

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

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REVISIONS

LADR LANDSCAPE ARCHITECTS

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Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

Replacement Tree #1-16  
#13,14,15 Katsura Trees

Tree Management Plan  
Ground Floor

SCALE 1:125

DRAWN AG  
CHECKED CW

PROJECT No. 2214

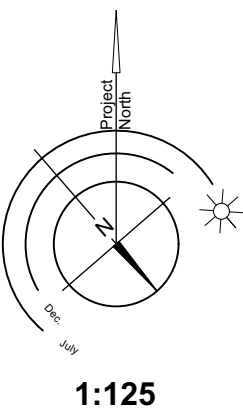
DATE July 24/24

L7 of 10  
SHEET

				Replacement Trees Proposed				Soil Volume Required (m3)				Compliance (Yes/No)
Planting Area ID	Area (M2)	Soil Volume multiplier**	A Estimated soil Volume	B # Small	C # Medium	D # Large		E Small	F Medium	G Large	H Total **	
1	176.58	0.80	141.26	1.0		1.0	Onsite	8.00	20.00		28.00	
2	82.19	1.00	82.19	3.0	4.0			18.00	60.00		78.00	Y
3	37.00	1.00	37.00		2.0				30.00		30.00	Y
4	21.70	1.00	21.70		1.0				30.00		30.00	Y
5	32.00	0.65	20.80		1.0				15.00		15.00	Y
6	12.36	0.70	8.65	1.0				8.00			8.00	Y
7	45.76	1.00	45.76		3.0				60.00		60.00	Y
8	63.90	1.00	63.90		4.0				45.00		45.00	Y
9	6.50	1.25	8.13	1.00				8.00			8.00	Y
10	23.15	1.00	23.15			1.0			20.00		20.00	Y
				Offsite (Excluding City Property)								
Planting Area OSA X								E	F	G	TOTAL	
				Offsite (Excluding City Property)								
								E	F	G	TOTAL	
								Calculation	If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

\* On ground (excluding exposed bedrock): use 1. On structure: use depth of soil. On soil cells: use 0.92. On structural soil: use 0.2  
\*\* Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.





1:125

Prepared by:  
Tanner Urban Forestry Consultants Ltd.  
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Tag or ID #	Survived? (Yes / No)	Location (On, Off, Street, City)	Bylaw protected? (Yes / No)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Original health (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
											Health	Structural					
M1	Yes	City	Yes	European hornbeam	betulus 'hartigii'		21	15	2.1	3	Good	Fair	good		V pruned for overhead utilities clearance	Located within the footprint of the proposed driveway easement.	Remove
O81	No	Off	Yes	Cherry	Prunus sp.		35	8	4.2	3	Fair	Fair	moderate		Flowering cherry, heavily surface rooted, roots lifting asphalt, pruned for overhead utilities clearance.	"re-aligned sidewalk proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*
O82	No	Off	Yes	Cherry	Prunus sp.		37	8	4.4	3	Fair	Fair	moderate		Flowering cherry, pruned for hydro clearance, adjacent concrete lifting.	"re-aligned sidewalk and parkade proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*
Hedge 1	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10-15cm	4	2	2	Good	Fair	unsuitable	moderate	Hedge row consisting of ~20 individual stems, no lysate stems. Multiple stems form at 1 - 1.5m above grade, included bark, declining health condition - top dieback - 70% live crown ratio.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
212	Yes	On	Yes	Cherry	Prunus sp.		71	8	8.5	5	fair/poor	Fair	unsuitable	moderate	Multiple stems form at 3m above grade.	Located within the footprint of the proposed u/g parkade.	Remove
213	Yes	On	Yes	Magnolia	magnolia sp.		11, 11, 9, 13	8	2.5	4	Good	Fair	conditional	good	Flowering cherry, multiple stems form at 1m above grade, historic pruning wounds with associated decay.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
214	Yes	On	Yes	Cherry	Prunus sp.		12, 9, 8, 13	8	3	3	Good	Fair	conditional	moderate	Multiple stems form at 1m above grade - union.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
215	Yes	Shared	Yes	English hawthorn	Crataegus laevigata		37	10	3.7	3	Fair	Fair	conditional	good	Multiple stems form at 1m above grade - no major weaknesses visible at stem union.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
216	Yes	On	Yes	Apple	malus sp.		13, 19, 7, 9	5	3.2	2	Good	Fair	conditional	moderate	Codominant stems form 1m above grade - included bark.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
217	Yes	On	No	California lilac	ceanothus		11, 13, 7, 9	5	2.5	3	Fair	Fair	unsuitable	good	Multiple stems shrub cluster.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
218	Yes	On	No	Apple	malus sp.		29	5	3.5	3	Good	Fair	conditional	moderate	Codominant stems removed historically at 3m above grade with associated decay.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
219	Yes	On	No	Cherry	Prunus sp.		20	5	2.4	2	Fair	Fair	conditional	moderate	Fruiting cherry, cherry bark tortrix.	Will be impacted by excavation required to construct the proposed truck access area.	Remove
220	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		6, 8, 8	4	2.6	1	Fair	Poor	unsuitable	moderate	Topped historically at 1m above grade and regenerated.	Will be impacted by excavation required to construct the proposed truck access area.	Remove
221	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	6	1.2	1	Fair	Fair	unsuitable	moderate	Suppressed by 222	Will be impacted by excavation required to construct the proposed truck access area.	Remove
222	Yes	On	Yes	English walnut	Juglans regia		45	15	5.4	4	Good	Fair/poor	unsuitable	moderate	Topped historically at 15m above grade - small regrowth leaders and epicormic growth form at tipping location.	Will be impacted by excavation required to construct the proposed truck access area.	Remove
223	No	On	No	Flowering dogwood	Cornus florida		12	5	1.4	2	Good	Fair	unsuitable	moderate	Suppressed by 222 - asymmetric crown on South side due to shading.	Will be impacted by excavation required to construct the proposed truck access area.	Remove
224	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	7	1.2	1	Good	Fair	unsuitable	moderate	Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove
225	No	On	No	Excelsa cedar	Thuja plicata 'excelsa'		10	7	1.2	1	Good	Fair	unsuitable	moderate	Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove
226	Yes	On	Yes	Plum	Prunus sp.		23, 19	10	4.1	3	Fair	Fair/poor	unsuitable	moderate	Fruiting plum, extensive basal decay.	Will be impacted by excavation required to construct the proposed truck access area.	Remove
Hedge 2	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		11	7	1.3	1	Good	Fair	unsuitable	moderate	Suppressed by 226	Will be impacted by excavation required to construct the proposed truck access area.	Remove
Hedge 3	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		5-10cm	4	1	1	Good	Fair	unsuitable	moderate	Hedge row consisting of ~50 individual stems, no lysate stems.	Located within the footprint of the proposed u/g parkade.	Remove
M2	Yes	City	Yes	Columnar red maple	Acer rumicatum 'columnar'		22	10	2.6	3	Fair/good	Fair/poor	moderate		Leader removed for overhead utilities clearance, basal wound.	"Curtigutter and new sidewalk proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	*Retain*
M3	Yes	City	Yes	European hornbeam	Carpinus betulus 'hartigii'		18	15	1.8	3	Good	Fair	good		V pruned for overhead utilities clearance	Flush cut wounds with associated surface decay heavily pruned on South side.	Remove
228	Yes	On	Yes	Atlantic cedar	Cedrus atlantica		59	15	7.1	6	Fair	Fair/poor	conditional	moderate	Heavily pruned on East side for overhead utilities clearance.	Suppressed by 228 - asymmetric crown on West side due to shading.	Remove
229	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		14	8	1.7	3	Good	Fair	conditional	moderate	Suppressed by 228 - asymmetric crown on West side due to shading.	Located within the footprint of the proposed u/g parkade.	Remove
230	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		22	8	2.6	3	Good	Fair	conditional	moderate	Crown raised.	Located within the footprint of the proposed u/g parkade.	Remove
231	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		23	8	2.8	3	Good	Fair	conditional	moderate	Crown raised.	Located within the footprint of the proposed u/g parkade.	Remove
232	Yes	On	No	Ash sp	Fraxinus sp.		13	8	1.3	2	Good	Fair	conditional	good	Codominant stems form at 3m above grade.	Located within the footprint of the proposed u/g parkade.	Remove
233	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'		11	8	N/A	N/A	Dead	Dead	unsuitable	moderate	Recently dead tree.	Located within the footprint of the proposed u/g parkade.	Remove
234	Yes	On	No	Ash sp	Fraxinus sp.		11, 15	8	2.2	3	Good	Fair	conditional	good	Codominant stems form at 1m above grade - included bark - active.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove
235	Yes	On	No	Savanna cypress	Chamaecyparis pterifera		28	15	3.4	3	Fair/good	Fair	conditional	moderate	Multiple stems form at 4m above grade - narrow angles of attachment.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	Remove
236	Yes	On	Yes	Apple	malus sp.		8, 17, 5, 11	5	3.4	3	Fair/good	Fair	conditional	moderate	Multiple stems form at 1m above grade.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove
237	Yes	On	Yes	Cherry	Prunus sp.		20, 12	4	3.3	3	Fair	Fair/poor	conditional	moderate	Fruiting cherry, cherry bark tortrix.	Located within the footprint of the proposed u/g parkade.	Remove
238	Yes	On	Yes	Apple	malus sp.		11, 11, 9	4	2.7	2	Fair	Fair	conditional	moderate	Multiple stems form at 1m above grade - narrow angles of attachment.	Located within the footprint of the proposed u/g parkade.	Remove
239	Yes	On	Yes	Quince	Quince sp.		7, 11	5	2.7	2	Fair	Fair/poor	conditional	moderate	Codominant stems form at 2m above grade, phototropic lean to North.	Located within the footprint of the proposed u/g parkade.	Remove
240	Yes	On	Yes	Ponderosa pine	Pinus ponderosa		42	8	5.0	3	Fair/good	Fair/poor	conditional	moderate	Multiple stems form at 1m above grade - included bark, overhead utilities cross through canopy.	Located within the footprint of the proposed u/g parkade.	Remove
241	Yes	On	Yes	Fig	Ficus sp.		14, 16, 14, 11, 10, 10, 12, 12	10	3.3	3	Good	Fair	unsuitable	good	Multiple stems form at 3 - 1m above grade.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove
242	Yes	On	Yes	Juniper	Juniperus sp.		12	10	3.1	3	Fair	Fair/poor	conditional	moderate	"new sidewalk, curb/gutter proposed within the critical root zone. The project arborist to supervise all excavation required within the critical root zone."	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	*Retain*
M4	Yes	City	Yes	Columnar red maple	Acer rumicatum 'columnar'		26	15	3.1	2	Fair	Fair/poor	moderate		Heavily side pruned for hydro clearance.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade.	*Retain*
243	No	On	No	False cypress	Chamaecyparis sp.		8, 9	6	1.7	2	Good	Fair	conditional	moderate	Codominant stems form at base.	Excavation required to construct the foundation of the proposed u/g parkade.	Remove
244	Yes	On	Yes	English hawthorn	Crataegus laevigata		31, 9, 12, 14	10	4.7	3	Fair	Fair	unsuitable	good	Multiple stems form at 1m above grade - narrow angles of attachment.	Located within the footprint of the proposed u/g parkade.	Remove
245	No	On	No	Evergreen magnolia	Magnolia grandiflora		8, 8, 8	5	1.8	3	Fair	Fair/poor	unsuitable	good	Mechanical wound at 5m above grade with associated decay.	Located within the footprint of the proposed u/g parkade.	Remove
M5	Yes	City	Yes	European hornbeam	Carpinus betulus 'hartigii'		19	8	1.9	3	Good	Fair	good		V pruned for overhead utilities clearance	It is understood that this tree is proposed for removal due to conflicts with the road access requirement for the proposed PMT.	Remove
246	Yes	Shared	Yes	Lantern cypress	Chamaecyparis lawsoniana		30, 29, 32, 16, 15, 15	20	8.1	4	Poor	Poor	unsuitable	moderate	In advanced stage of health decline-0% live crown ratio. Likely infected with phytophthora.	Will be heavily impacted by excavation required to install the proposed PMT.	Remove
247	Yes	On	Yes	Lantern cypress	Chamaecyparis lawsoniana		36, 35	20	6.8	4	Fair/poor	Fair/poor	unsuitable	moderate	Codominant stems form at base - narrow angle of attachment, asymmetric crown on west side due to shading, likely infected with phytophthora.	Will be heavily impacted by excavation required to install the proposed PMT.	Remove

#### TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
<b>ONSITE Minimum replacement tree requirement</b>			
A. Protected Trees Removed	18	x 1	A. 18
B. Replacement Trees Proposed per Schedule "E", Part 1	15	x 1	B. 15
C. Replacement Trees Proposed per Schedule "E", Part 2	4	x 0.5	C. 2
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 17
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 1
<b>ONSITE Minimum trees per lot requirement (onsite trees)</b>			
G. Tree minimum on lot			G. 14
H. Protected trees retained (other than specimen trees)	1	x 1	H. 1
I. Specimen trees retained	0	x 3	I. 0
J. Trees per lot deficit (G-(B+C+H)) Record 0 if negative number			J. 0
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>			
K. Protected trees Removed	0	x 1	K. 0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	0	x 1	L. 0
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
<b>Cash-in-lieu requirement</b>			
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P. 1
Q. Offsite trees proposed for cash-in-lieu. Enter O.			Q. 0
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. \$ 2,000.00

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5	Apr 16-25	Issued for BP resubmission
4	Mar 10-25	Issued for BP 100%
3	Feb 21-25	Issued for BP 100%
2	Jan 14-25	Issued for BP 100%
1	Aug 20-24	Issued for BP 80%
1	July 31-24	Issued for BP 80%

#### REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

#### PROJECT

Jubilee House-Phase 2  
Victoria, BC

#### TITLE

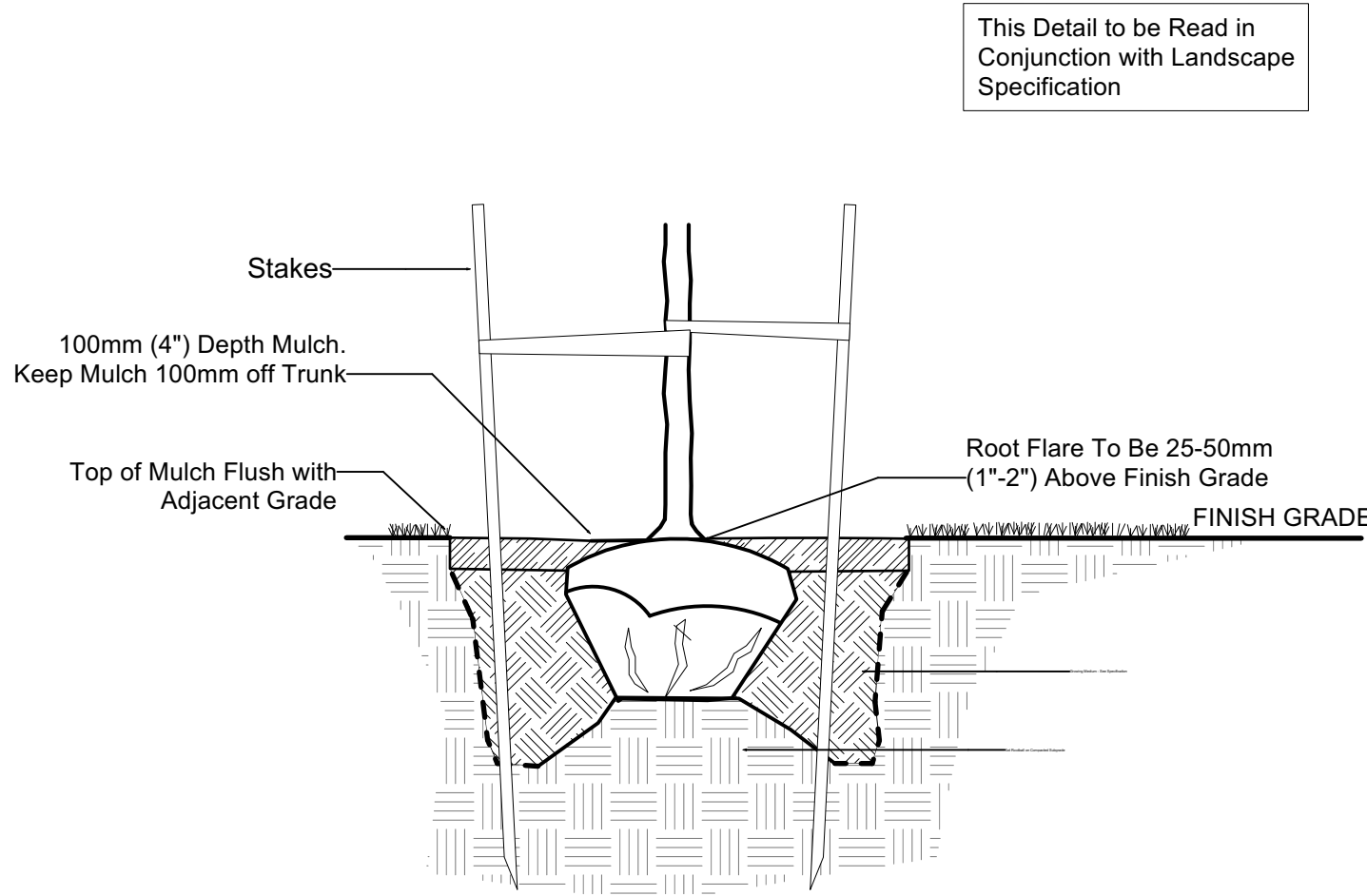
Landscape  
Tree Management Plan  
Tables

SCALE 1:125  
DRAWN AG  
CHECKED CW

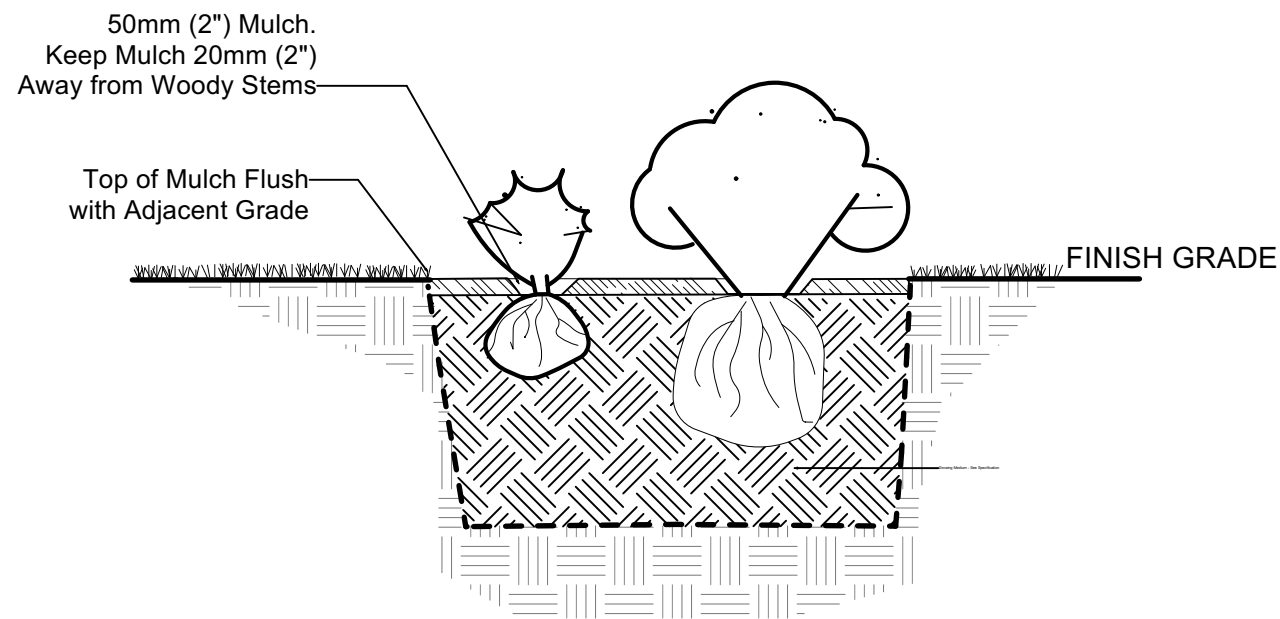
PROJECT No. 2214

DATE July 24/24  
SHEET L8 of 10

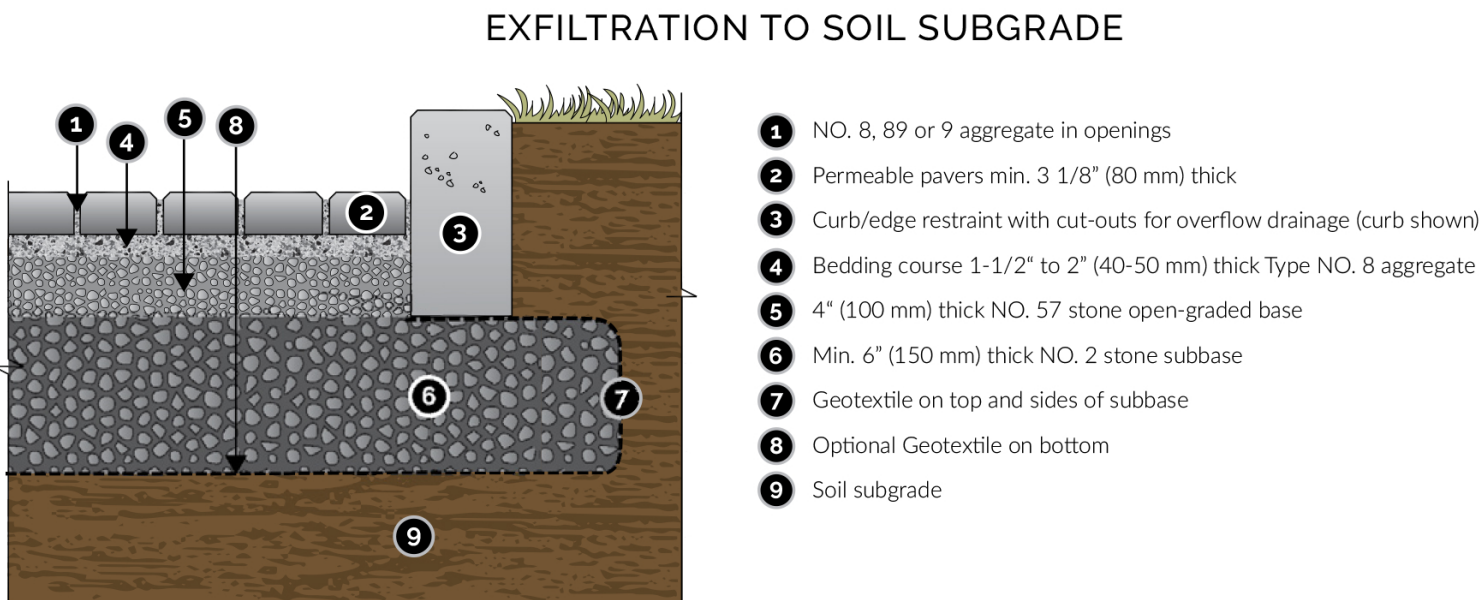




1 Typical Tree Planting Detail  
Scale: 1:25



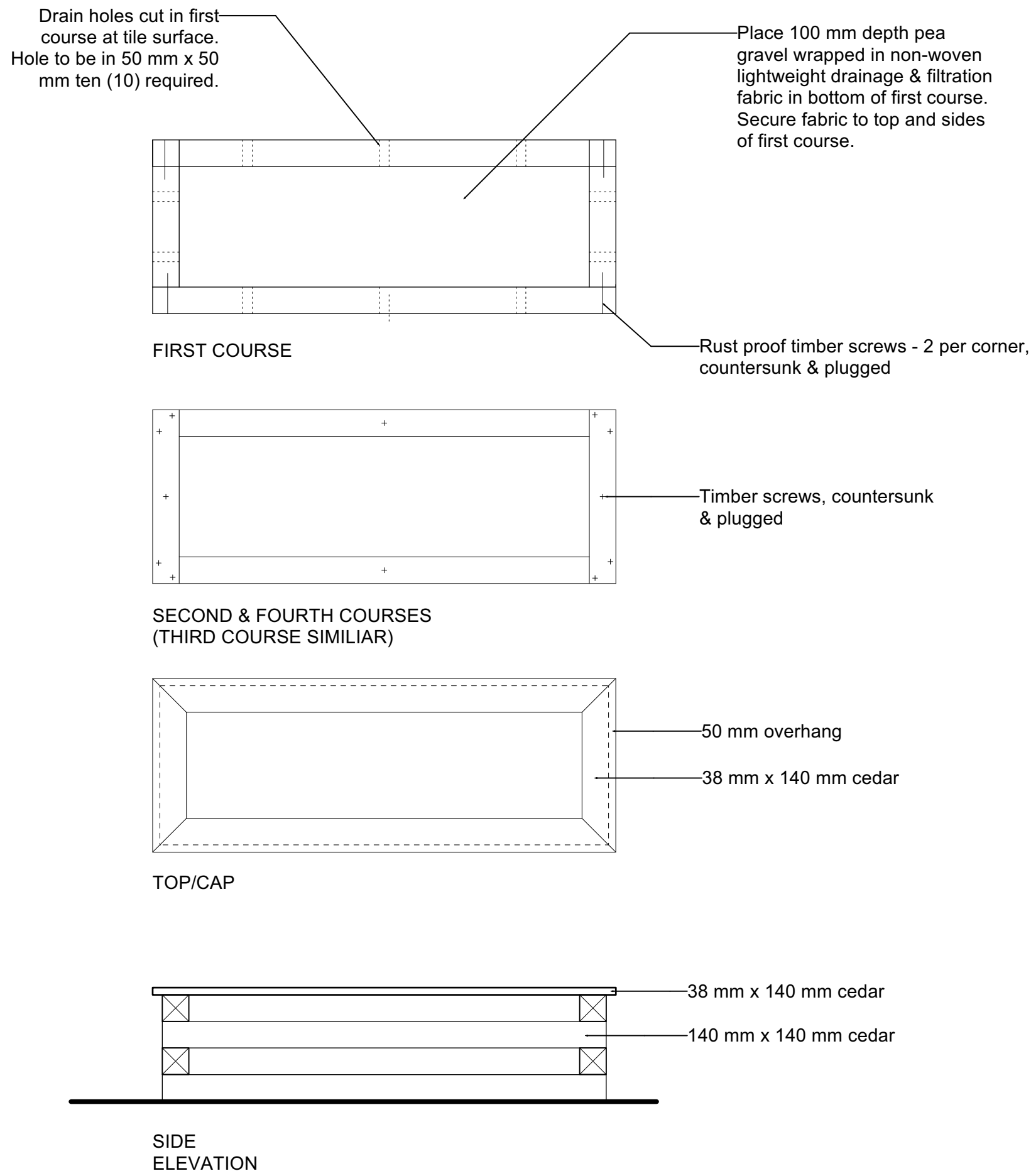
2 Typical Shrub Planting Detail  
Scale: 1:25



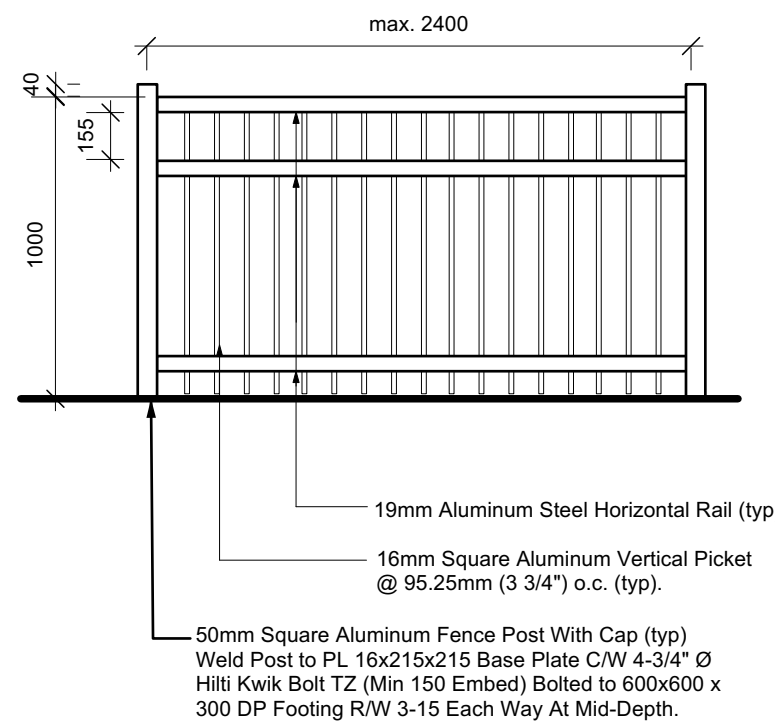
NOTES:

- 3 1/8" (80 mm) thick pavers may be used in pedestrian, residential and commercial applications.
- NO. 2 stone subbase thickness varies with site specific design. Consult ICP permeable interlocking concrete pavement manual.
- NO. 2 stone may be substituted with NO. 3 or NO. 4 stone.

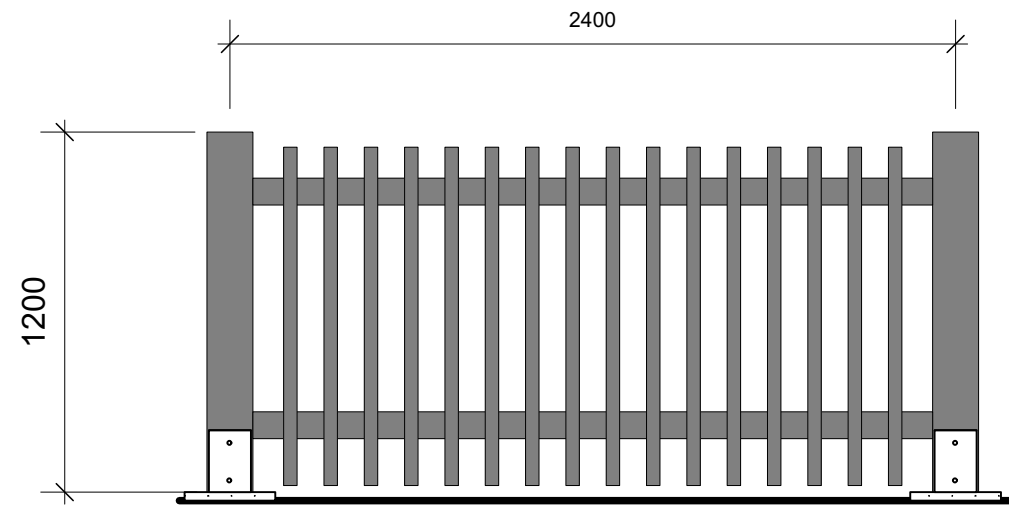
7 Permeable Pavers-Basaltite  
Scale: Actual Size



3 Raised Garden Bed plots  
Scale: 1:25



4 1.2 m Aluminum Picket Fence  
Scale: 1:25



NOTES:

1. All wood to be western red cedar.
2. All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA.
3. Contractor to provide stamped shop drawing for fence and footing.

5 1.2m ht. Timber Fence  
Scale: 1:25



6 1.8m ht. Timber Perimeter Fence  
Scale: 1:20



NOTE:  
The 6 ft fence is to match the existing fence from Phase 1 in both color and dimensions, ensuring consistency in material, finish, and specifications

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REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

Jubilee House-Phase 2  
Victoria, BC

TITLE

Landscape  
Details Plan

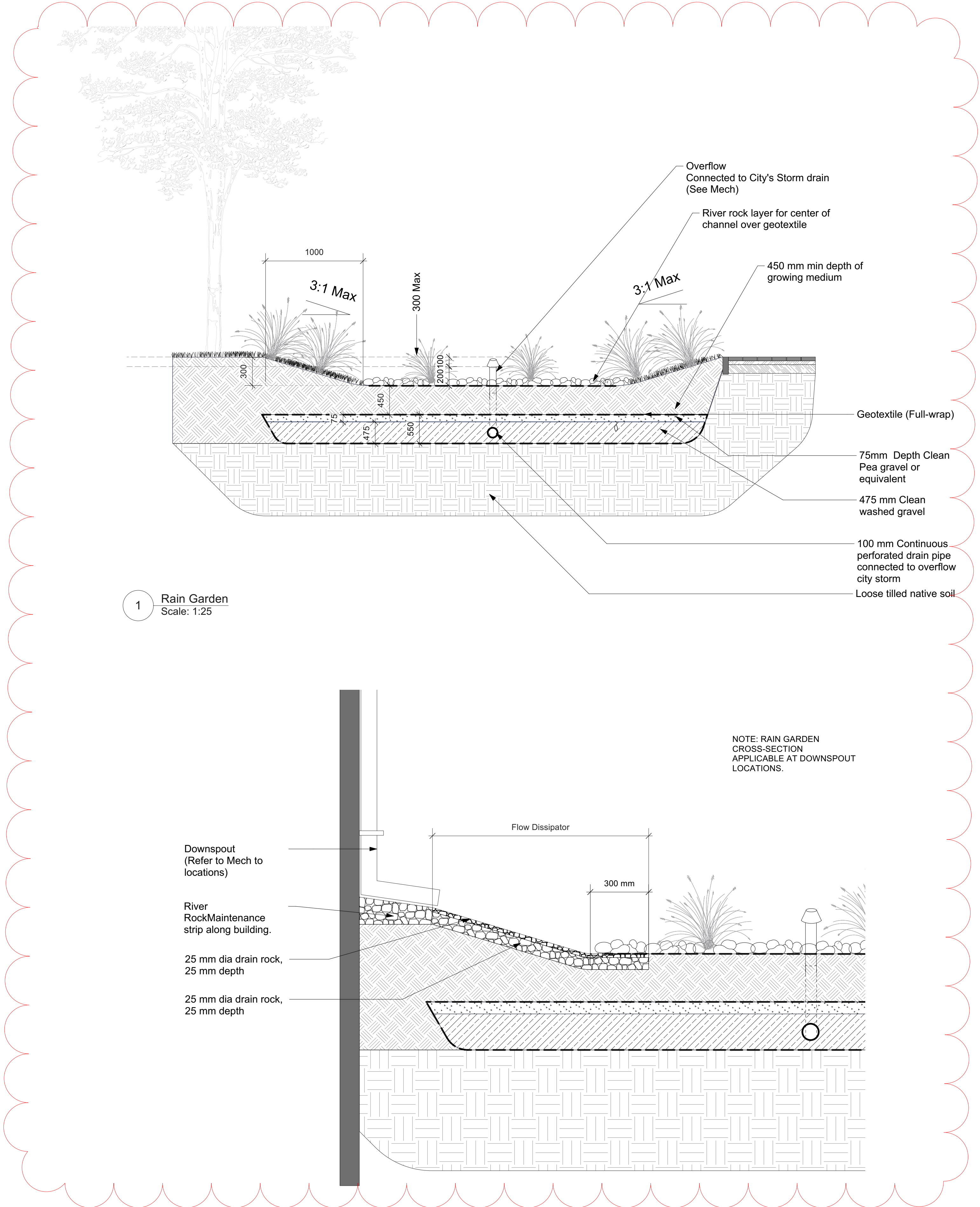
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PROJECT No. 2214

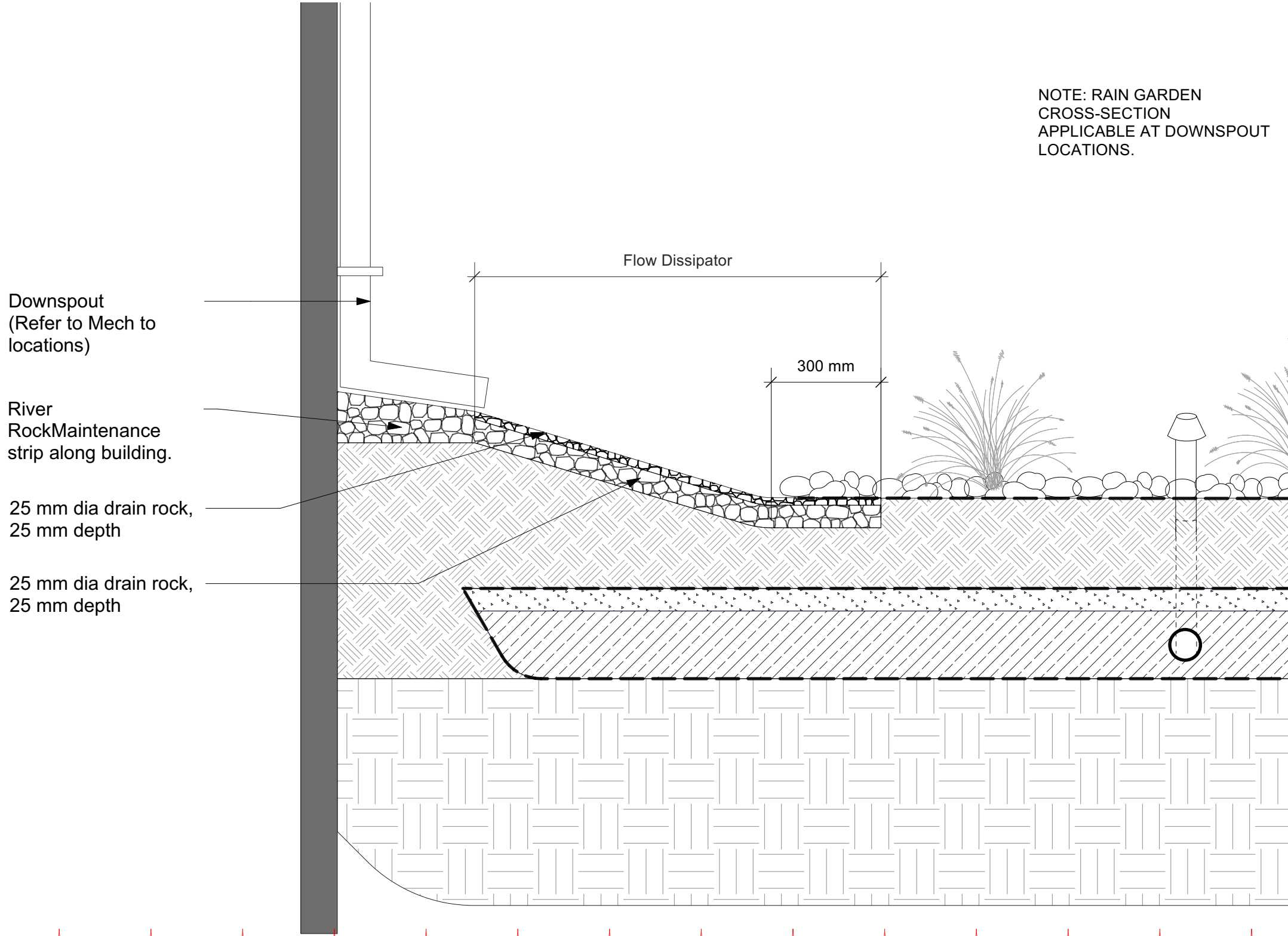
DATE  
July 24/24

L9 of 10  
SHEET



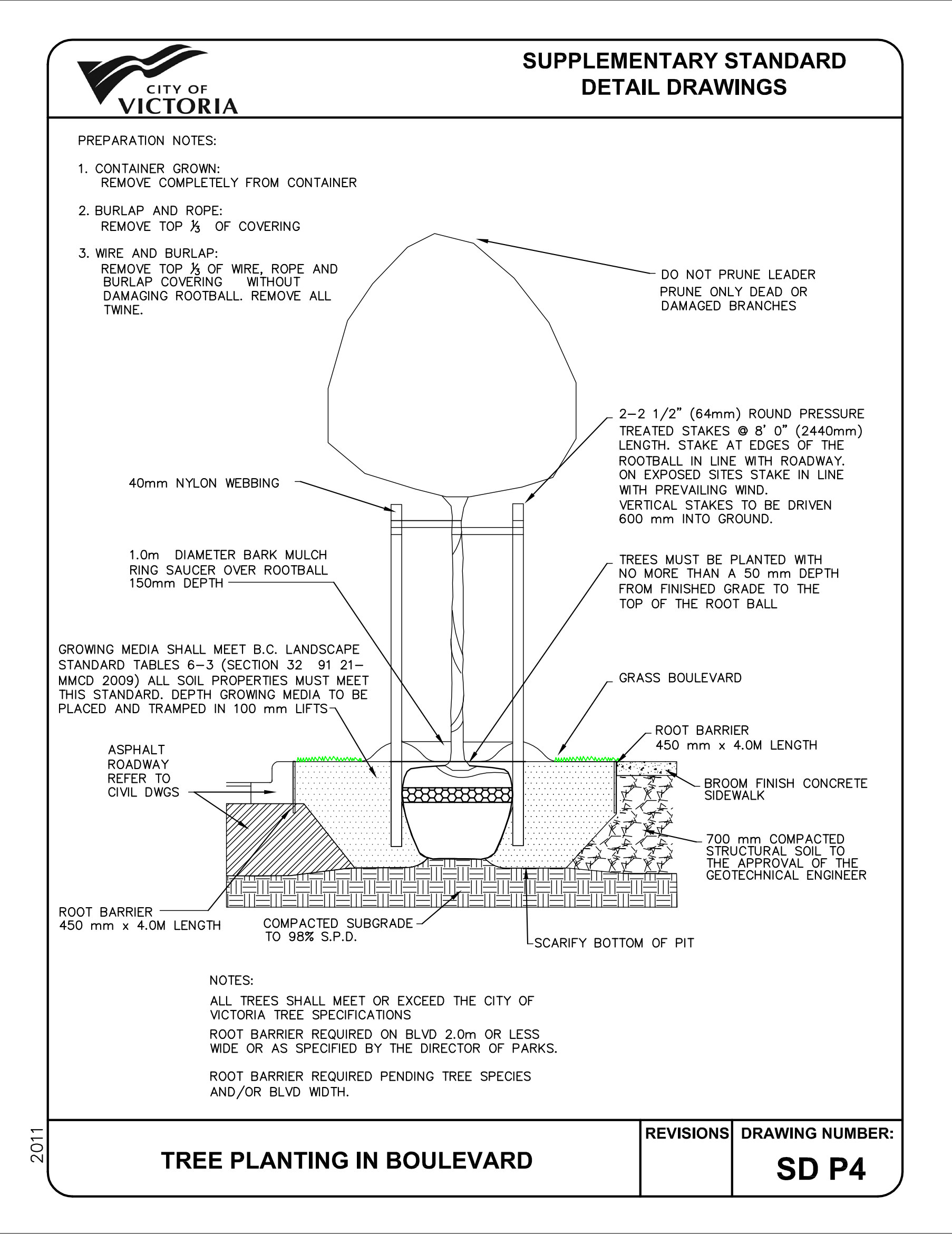


2 Downspout to Flow Dissipator  
Scale: 1:15



NOTE: RAIN GARDEN  
CROSS-SECTION  
APPLICABLE AT DOWNSPOUT  
LOCATIONS.

11



2011

TREE PLANTING IN BOULEVARD

REVISIONS  
DRAWING NUMBER:  
SD P4

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1 Rain Garden detail updated,

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REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT  
Jubilee House-Phase 2  
Victoria, BC

TITLE  
Landscape  
Details Plan

SCALE  
1:125  
DRAWN AG  
CHECKED CW

PROJECT No. 2214

DATE  
July 24/24  
SHEET  
L10 of 10