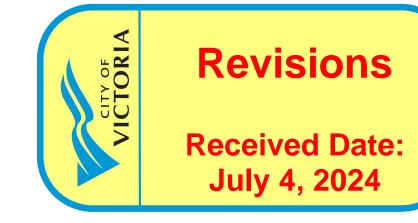




REAR YARD W/ ACCESSORY BUILDING & COVERED PATIO



# 1721 ADANAC ST, VICTORIA BC NORTH JUBILEE HOUSEPLEX

# MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

New houseplex development including six strata residential units as well as an accessory building at the rear of the site for bicycle storage. Unit mix includes 4 one bedroom suites and 2 three bedroom

The proposed project adheres to the regulations for a houseplex (Schedule P, 3.0), with variances, within the Missing Middle Housing Initiative.

# PROJECT DIRECTORY

Cascara Construction Rob Duncan rob@cascaraconstruction.com

**ARCHITECTURAL** 

Fold Architecture Inc. Mark Ashby mashby@foldarchitects.com

#### LANDSCAPE **Greenspace Designs** Erin Renwick erin@greenspacedesigns.com

	PROJECT INFORMATION
Zone	R1-B
OCP Land Use	SINGLE FAMILY DWELLING DISTRICT
Address	1721 Adanac St, Victoria BC
Legal Description	THE EASTERLY 30 FEET OF LOT 33, AND REM LOT 34, SECTION 25, VICTORIA DISTRICT, PLAN 339
PID	009-141-120, 009-141-162
Description (Change of Use)	NEW CONSTRUCTION - MULTI -FAMILY DWELLING
Code Ref and Part	BCBC 2024, PART 9
Occupancy	RESIDENTIAL
Building Area m2	388m2
Building Height (m)	11.65m
Number of Storeys	3 (+ Basement)
Number of Facing Streets	1
Sprinklered	Yes
Fire Department Response Time	<10min
Energy Compliance Path	Step Code 5
Survey ID	VIP14195 - Dec 18,2023

#### SHEET LIST

DOOR & WINDOW SCHEDULE SITE PLAN + ZONING COMPLIANCE

AVERAGE GRADE

LIMITING DISTANCE

SHADOW STUDIES EGRESS PLANS

FLOOR PLANS

FLOOR PLANS

**ELEVATIONS N+E ELEVATION S+W** 

SECTION N-S ACCESSORY BUILDING

Fold Architecture Inc. 738 Fort Street, Victoria, BC, V8W 1H2

t:604.720.7955 www.foldarchitecture.ca

All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

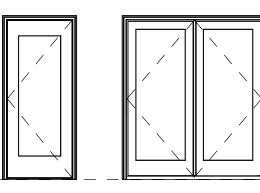
COVER

Λ	$\Omega$
Checked by	MA
Drawn by	MW
Date	2024.06.26

AUUU

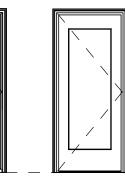
2024-06-26 5:17:23 PM

#### DOOR SCHEDULE DESCRIPTION AREA (sm) D1 Glazed Suite Entry Door 914 2134 1.95 m<sup>2</sup> D2 Glazed Double Patio Door 1845 2134 3.94 m<sup>2</sup> 914 2134 1.95 m<sup>2</sup> 1829 2134 3.90 m<sup>2</sup> Glazed Single Patio Door D4 Solid Double Door D5 Entry Gate 914 1136 1.04 m<sup>2</sup> D6 Solid Double Door 1219 2134 2.60 m<sup>2</sup> DS1Interior Suite Single Door76221341.63 m²DS2Interior Suite Sliding Closet Door100021342.13 m² DS2 Interior Suite Sliding Closet Door 1000 2134 2.13 m² DS2 Interior Suite Sliding Closet Door 1200 2134 2.56 m² DS2 Interior Suite Sliding Closet Door 1525 2134 3.25 m² DS2 Interior Suite Sliding Closet Door 1800 2134 3.84 m² DS3 Interior Suite Single Bifold Door 762 2134 1.63 m² DS3 Interior Suite Single Bifold Door 813 2134 1.73 m² DS3 Interior Suite Single Bifold Door 914 2134 1.95 m²

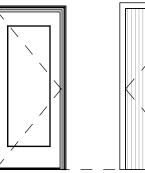


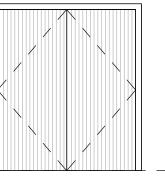
D2

D1

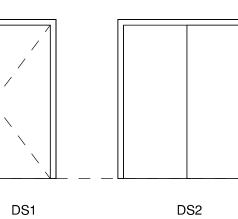


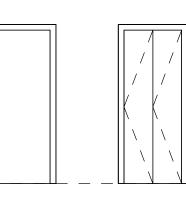
D3



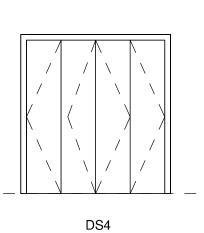


D4

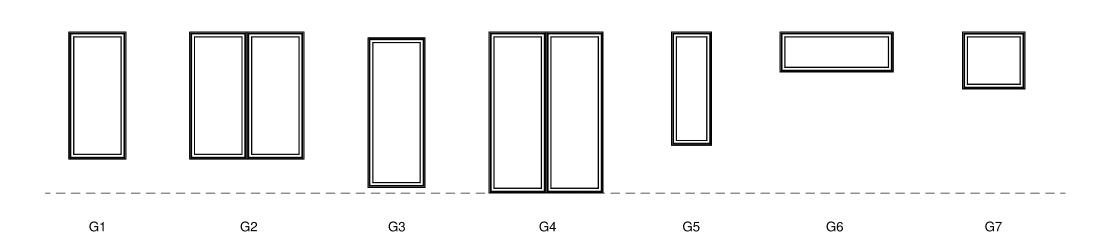




DS3



			WINDO	W SCHED	ULE		
Mark	TYPE	DESCRIPTION	DIMENSIONS SILL HEIGHT	HEIGHT	WIDTH	AREA	COMMENTS
E1.1	G6	Tilt & Turn	1615	532	1499	0.8 m <sup>2</sup>	
E1.2	G6	Tilt & Turn	1615	532	1499	0.8 m <sup>2</sup>	
E1.3	G5	Tilt & Turn	903	1499	532	0.8 m <sup>2</sup>	
E1.4	G5	Tilt & Turn	903	1499	532	0.8 m <sup>2</sup>	
E2.1	G5	Tilt & Turn	633	1499	532	0.8 m <sup>2</sup>	
E2.2	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
E2.3	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
E2.4	G5	Tilt & Turn	-374	1499	532	0.8 m <sup>2</sup>	
E3.1	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
E3.2	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
E3.3	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
E3.4	G5	Tilt & Turn	-374	1499	532	0.8 m <sup>2</sup>	
N1.1	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N1.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N2.1	G2	Tilt & Turn	450	1684	1512	2.5 m <sup>2</sup>	
N2.1	G2	Tilt & Turn	450	1684	1512	2.5 m <sup>2</sup>	
N2.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N2.3	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N2.4	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N3.1	G2	Tilt & Turn	450	1684	1512	2.5 m <sup>2</sup>	
N3.1	G2	Tilt & Turn	450	1684	1512	2.5 m <sup>2</sup>	
N3.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N3.3	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N3.4	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N4.1	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N4.1 N4.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
N4.2 N4.3	G4	Tilt & Turn	152		1511		
N4.3 N4.3	G4 G4	Tilt & Turn	152	1981 1981	1511	3.0 m <sup>2</sup> 3.0 m <sup>2</sup>	
R1			102	1901	1311	3.0 1112	570mm x 1790mm
R2	G8 G8	Fixed Curb Mounted Skylight Fixed Curb Mounted Skylight					570mm x 1790mm
S1.1	G6 G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	570HIII X 1790HIII
		Tilt & Turn	450				
S1.2	G1			1684	756	1.3 m <sup>2</sup>	
S2.1	G2	Tilt & Turn	450	1684	1512	2.5 m <sup>2</sup>	
S2.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
S2.3	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
S2.4	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
S3.1	G1	Tilt & Turn	450	1684	756 756	1.3 m <sup>2</sup>	
S3.2	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
S3.3	G1	Tilt & Turn	450	1684	756	1.3 m <sup>2</sup>	
S4.1	G3	Tilt & Turn	152	1981	756	1.5 m <sup>2</sup>	
S4.2	G3	Tilt & Turn	152	1981	756	1.5 m <sup>2</sup>	
W1.1	G6	Tilt & Turn	1615	532	1499	0.8 m <sup>2</sup>	
W1.2	G7	Tilt & Turn	1616	756	827	0.6 m <sup>2</sup>	
W1.3	G7	Tilt & Turn	1615	756	827	0.6 m <sup>2</sup>	
W1.4	G6	Tilt & Turn	1839	532	1499	0.8 m <sup>2</sup>	
W2.1	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W2.2	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W2.3	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W2.4	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W2.5	G5	Tilt & Turn	2522	1499	532	0.8 m <sup>2</sup>	
W3.1	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W3.2	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W3.3	G5	Tilt & Turn	634	1499	532	0.8 m <sup>2</sup>	
W3.4	G5	Tilt & Turn	2522	1499	532	0.8 m <sup>2</sup>	



Fold Architecture Inc.

738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date
1	Costing Class C	24.03.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

DOOR & WINDOW SCHEDULE

Drawn by	MW
Checked by	MA

A004

 Scale
 1:50

 Printed
 2024-06-26 5:17:23 PM

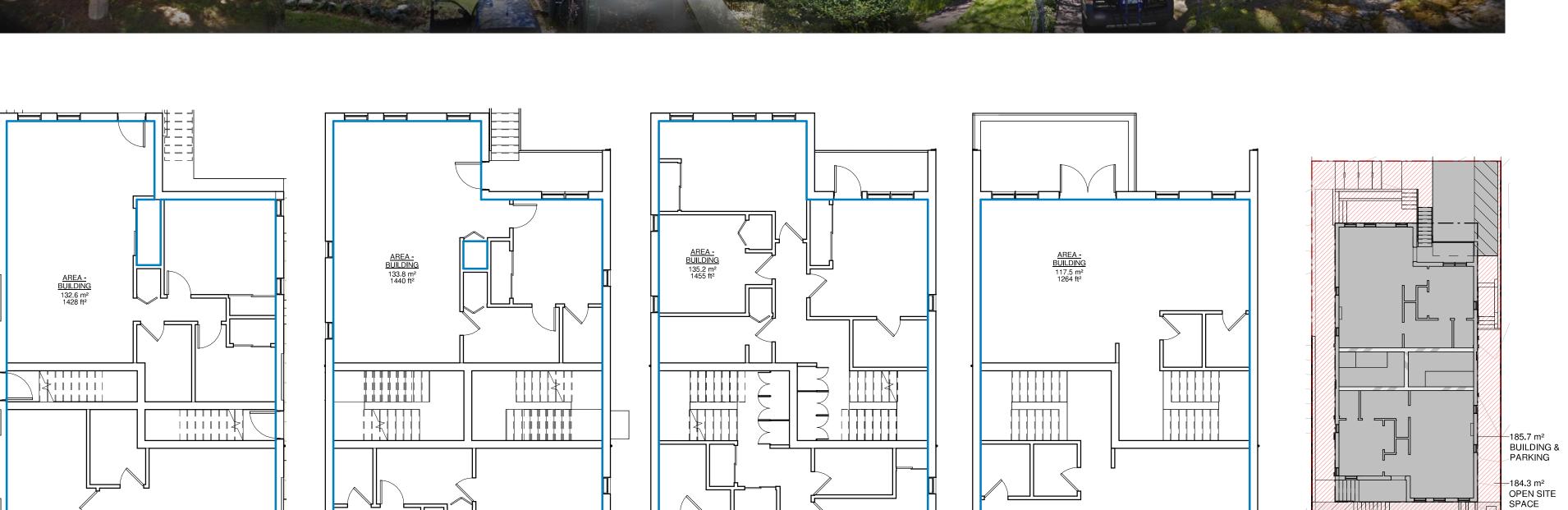
## **CONTEXT PLAN - NOT TO SCALE**

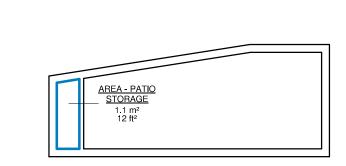


		ZONIN	G COMPLIANO	CE
Clause	Desicription	Permitted	Proposed	Comments
-	Permitted Use	Residential	Residential	Complies
2.4.e	Floor Area	390m2	387.6m2	Excludes Bike/Storage, Includes Patio Storage - 1.1+133.8+135.2+117.5
2.4e	Floor Space Ratio	1.0:1	1.0:1	387.6m2/390m2 = 0.99
3.1c	Distance from Street to Building	Max. 30m	8.49m	Complies
3.2.b	Height	12.0m	11.65m	Complies
3.2.c	Finished Ceiling Height - Lowest Level (Min.)	1.1m	1.75m	Complies
3.3.a	Front Setback	4.0m	4.0m	Complies
3.3.c	Side Setback (West)	1.50m	1.50m	Complies
3.3.c	Side Setback (East)	1.50m	1.50m	Complies
3.3.d	Rear Setback	10.0m	10.0m	Complies
3.3.e	Roof projections in setbacks	0.75m	0.6m Max.	Complies, Includes Entry Door Canopies
3.3.f	Building Separation (Min.)	5.0m	5.0m	Complies
3.4	Rear Yard Coverage		121.7m	
3.4.a	Coverage	40%	50%	Variance Requested
3.4.a	Coverage Area	156m2	193m2	-
3.4.a	Lot Area	390m2	-	-
3.4.b	Open Site Space	45%	47%	183.4m2/390m2
6.1	Required Parking	3.7	1	Variance Requested
6.2.b	Long Term Bicycle Parking Stalls	12	12	Complies
6.2.c	Long Term Oversized Bicycle Stalls (15%)	1.8	2	Complies
C-1.2.2	Short Term Bicycle Parking Stalls	6	6	Complies
C-3.2.b	Long Term Ground Anchored Stalls (50%)	6	6	Complies
F-4.a	Accessory Building - Rear Setback	0.6m	0.6m	Complies
F-4.b	Accessory Building - Side Setback (West)	0.6m	1.5m	Complies
F-4.b	Accessory Building - Side Setback (East)	0.6m	0.6m	Complies

## STREETSCAPE ELEVATION - NOT TO SCALE







3 BASEMENT - AREA 1:100 1:100

5 <u>L2 - AREA</u> 1:100

6 L3 - AREA 1:100

7 OPEN SITE SPACE 1:200

REAR YARD

—19.8 m² ACCESSORY BUILDING

1 SITE PLAN 1:100

PATIO SEATING -

RAISED PLANTER -

SEPARATED SIDEWALK CURB & GUTTER PER CITY STANDARD SD-C15"



t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

— EV CHARGER MTD. AT WALL BELOW DECK

- WHEEL RAMP FOR BICYCLES

No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION NORTH JUBILEE

HOUSEPLEX

SITE PLAN + ZONING COMPLIANCE

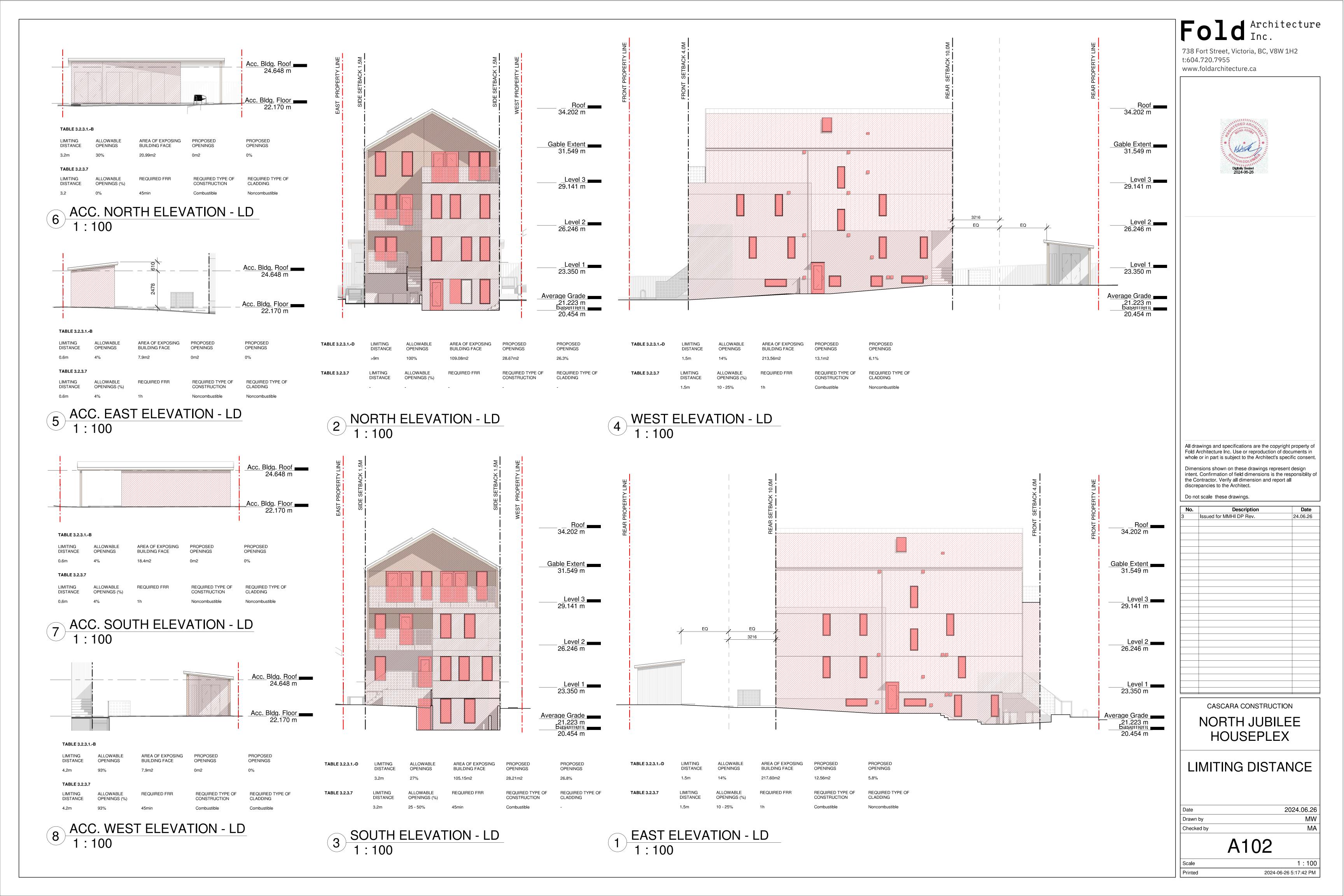
 $\oplus$ 

2024.06.26 Drawn by Checked by

A100

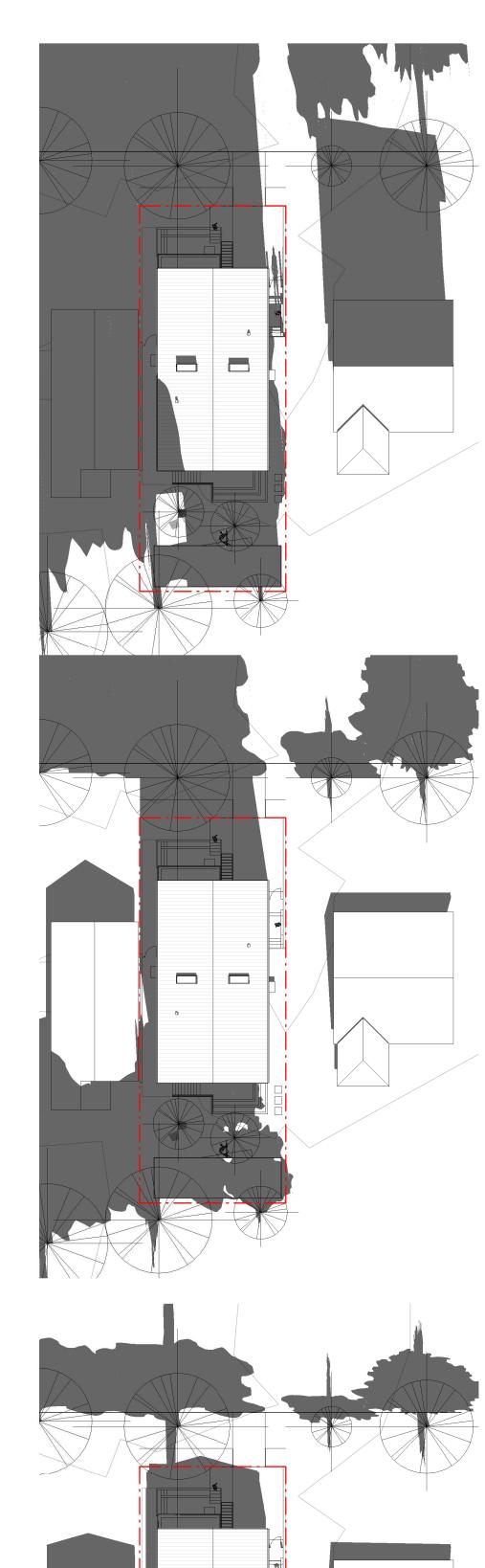
As indicated 2024-06-26 5:17:26 PM

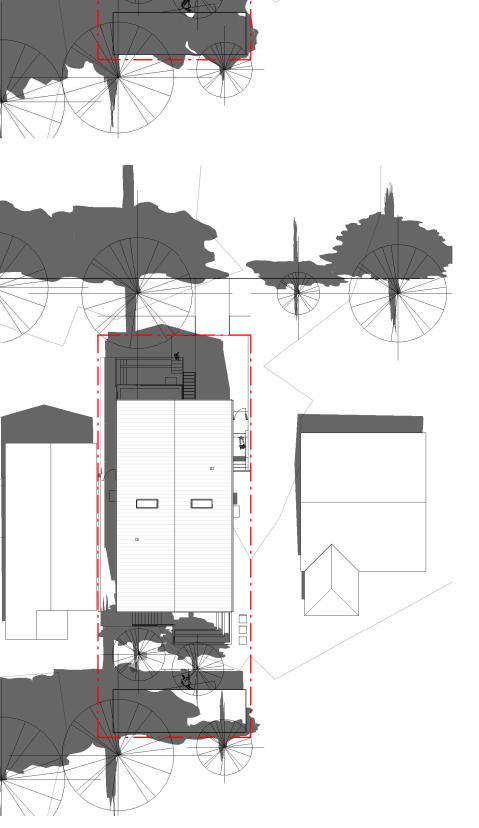


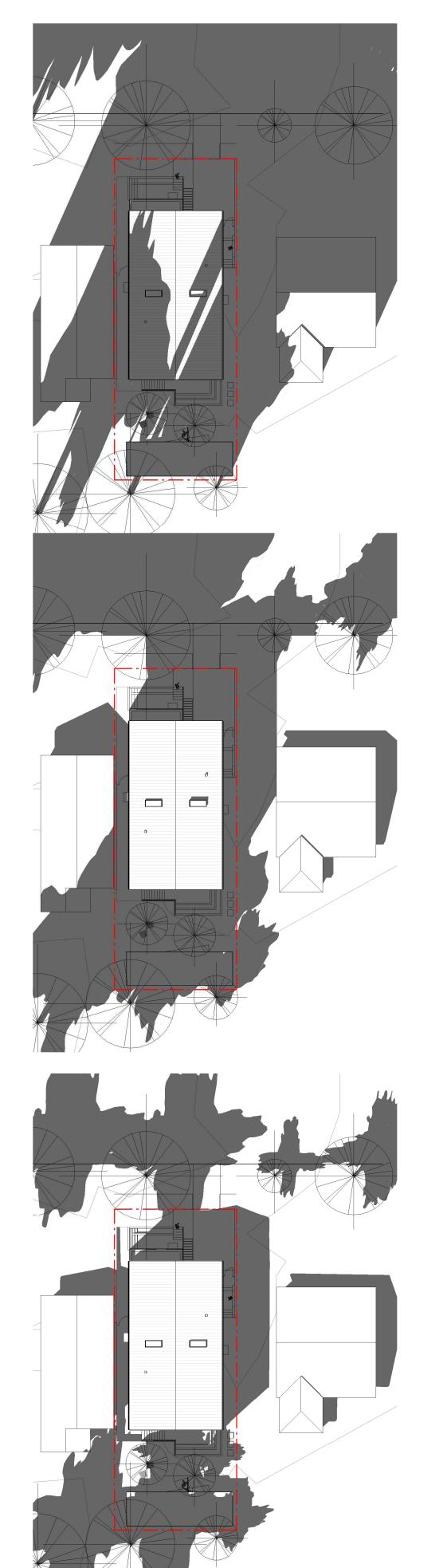


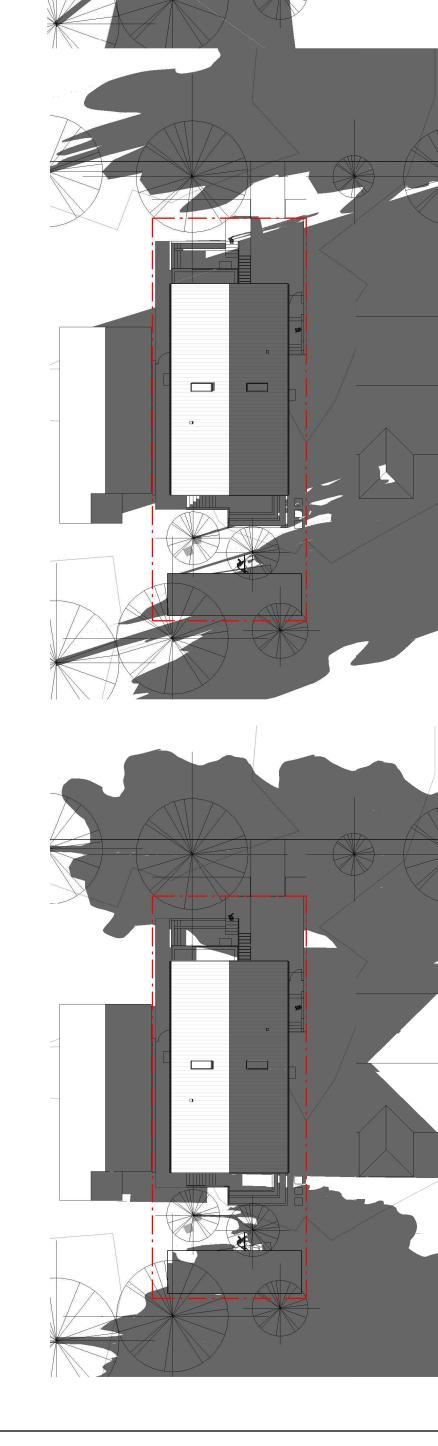
**10AM** 12PM 2PM 5PM













t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION

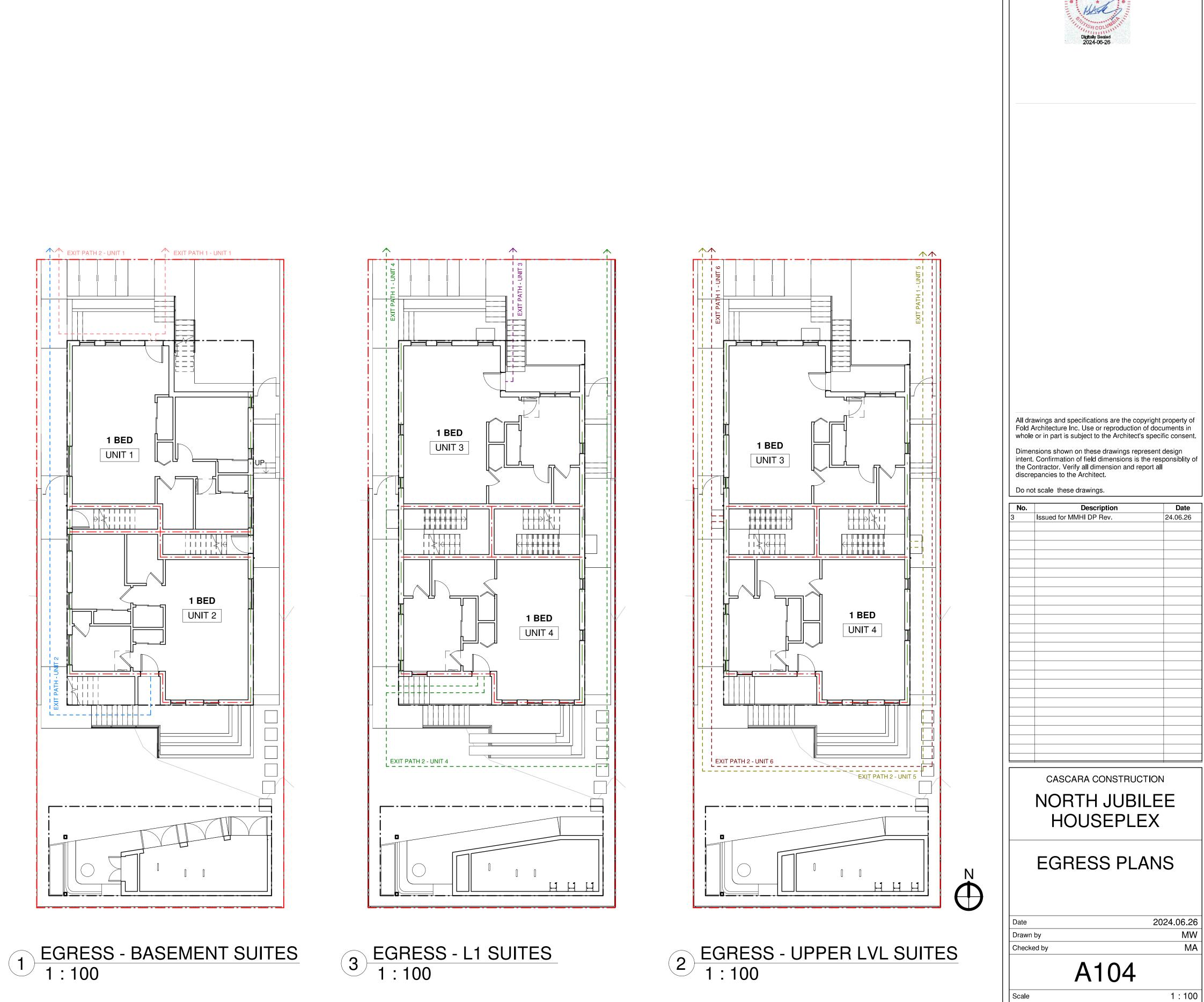
NORTH JUBILEE HOUSEPLEX

SHADOW STUDIES

A10	03
Checked by	MA
Drawn by	MW
Date	2024.06.26

1:300

2024-06-26 5:17:48 PM



738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca

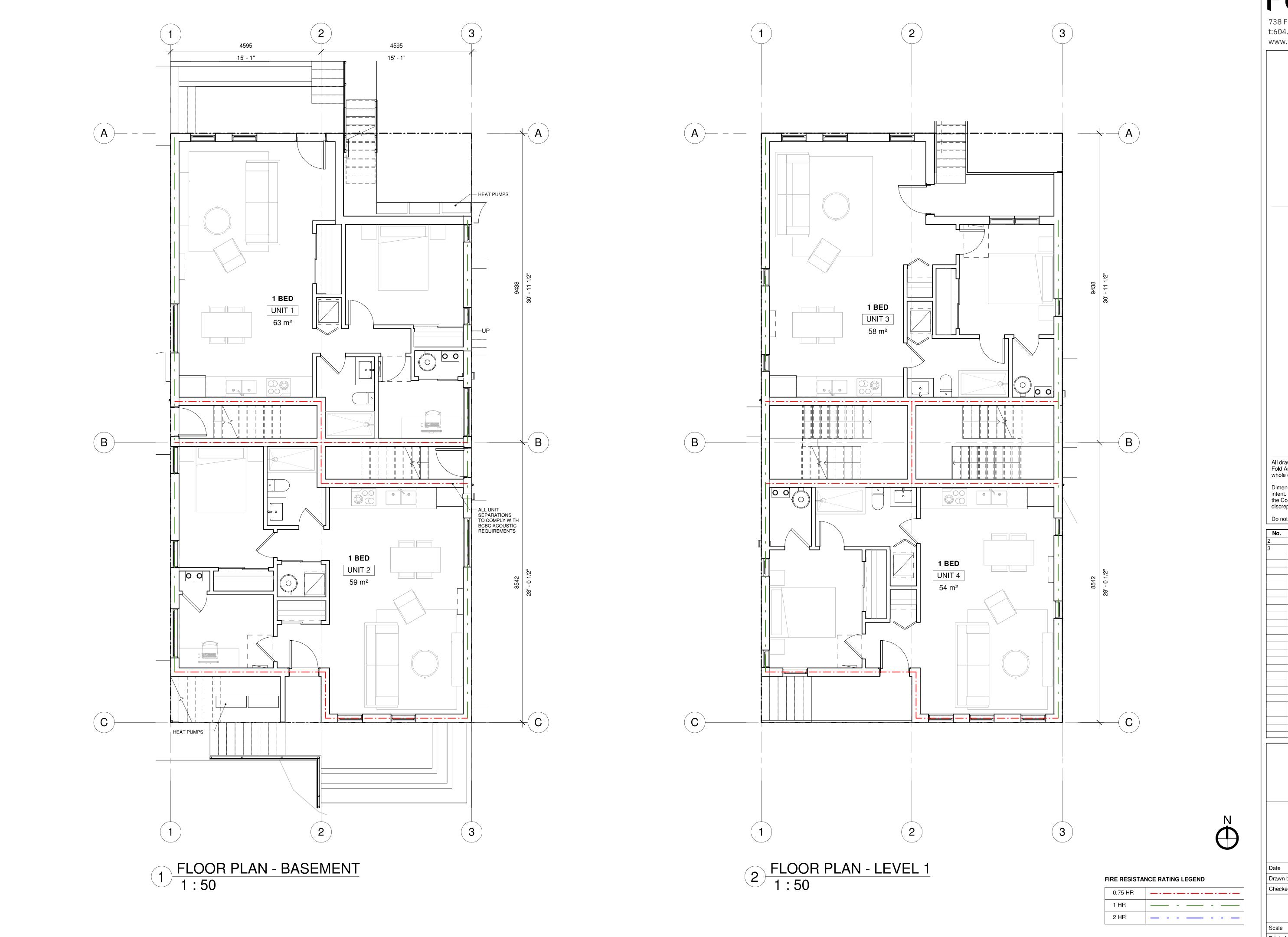


All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

3	Issued for MMHI DP Rev.	24.06.26

2024.06.26

2024-06-26 5:17:50 PM



738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955

www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date
2	Issued for MMHI Development Permit	24.04.22
3	Issued for MMHI DP Rev.	24.06.26

CASCARA CONSTRUCTION NORTH JUBILEE

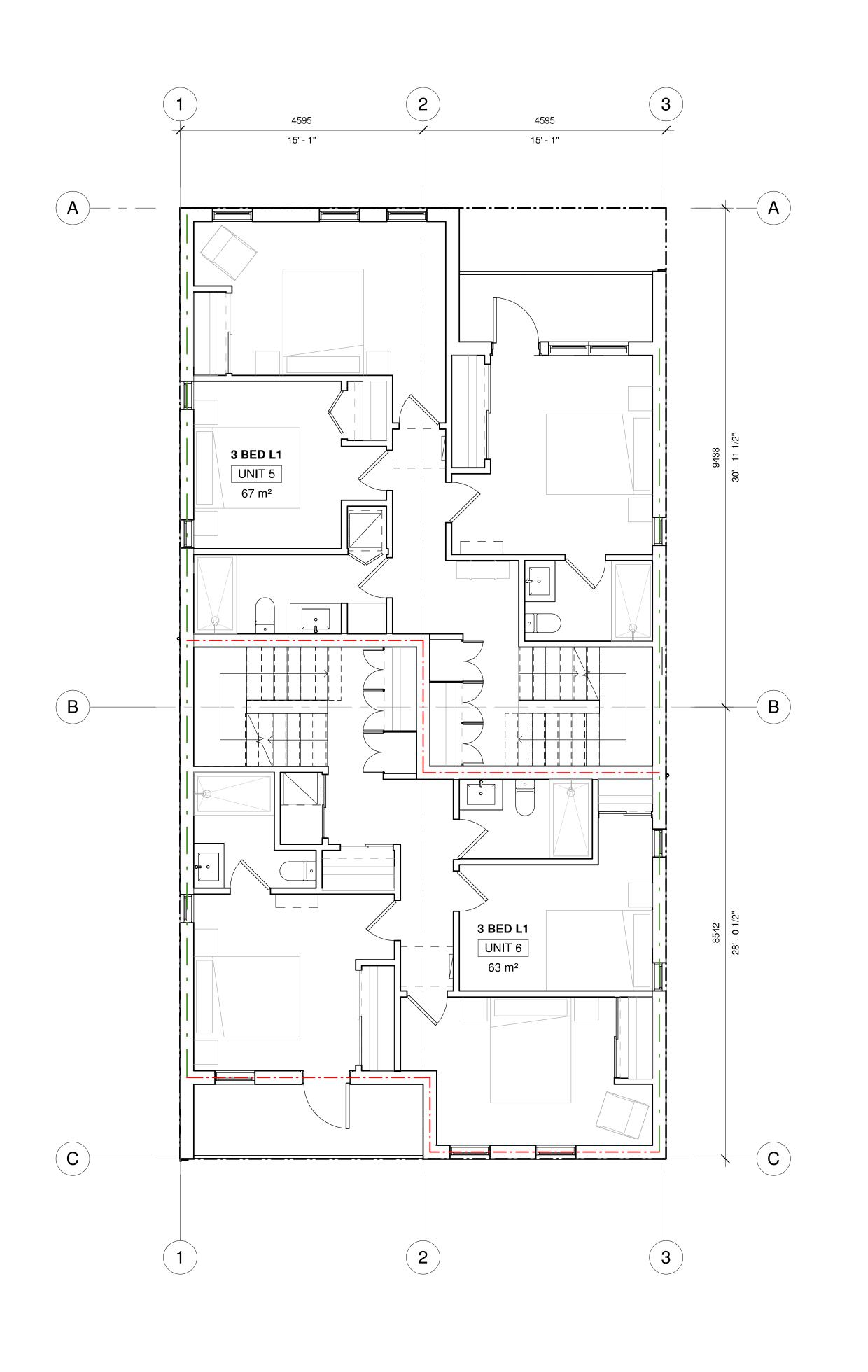
HOUSEPLEX

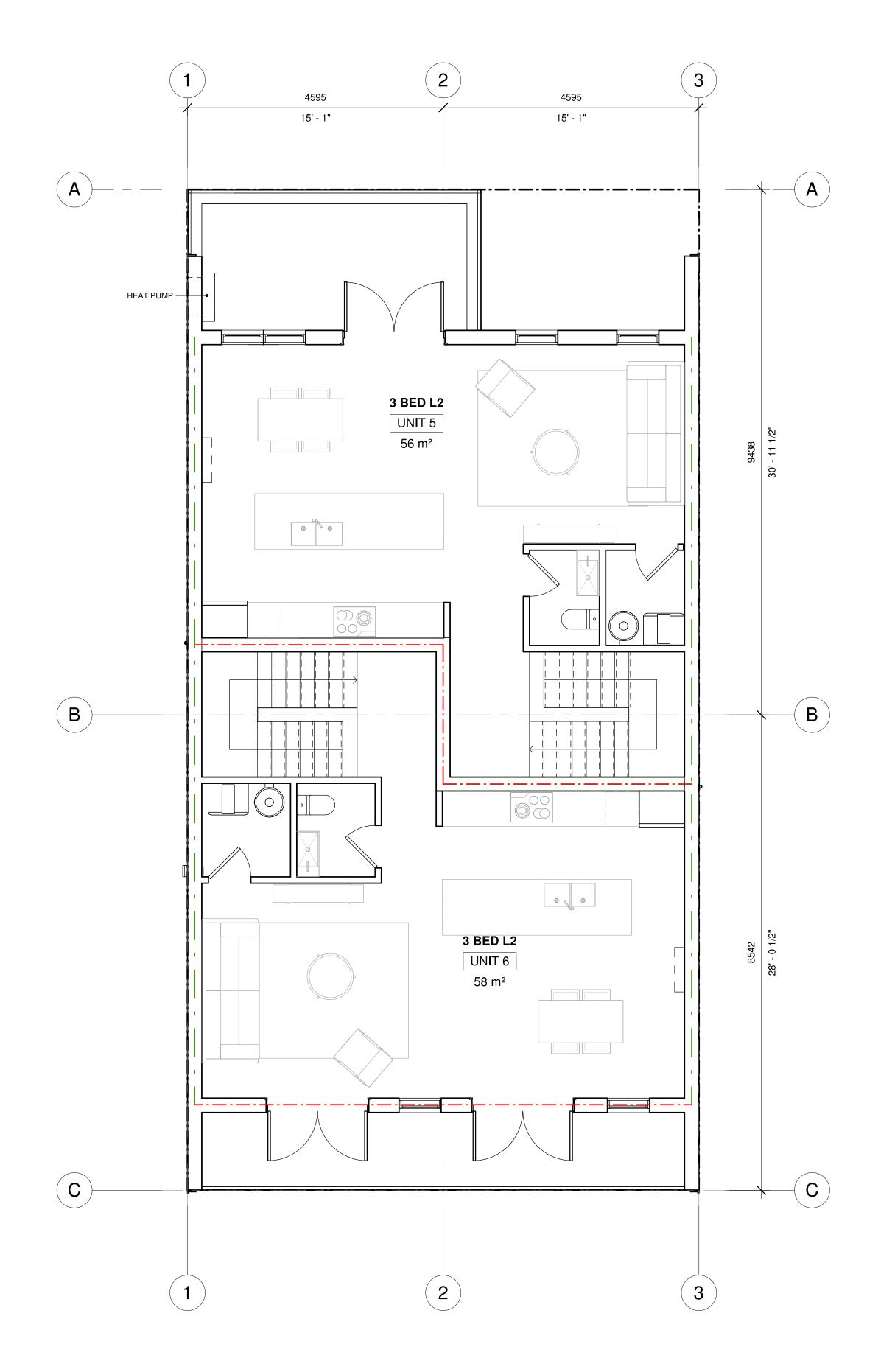
FLOOR PLANS

2024.06.26 Drawn by Checked by

A200

As indicated 2024-06-26 5:17:51 PM





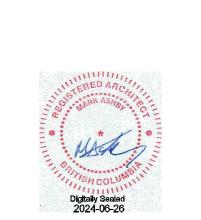
1 FLOOR PLAN - LEVEL 2 1:50 2 FLOOR PLAN - LEVEL 3 1:50

FIRE RESISTANCE RATING LEGEND

0.75 HR	
1 HR	
2 HR	

Fold Architecture Inc.

738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date		
2	Description Issued for MMHI Development Permit	24.04.22		
3	Issued for MMHI DP Rev.	24.06.26		

CASCARA CONSTRUCTION

NORTH JUBILEE

HOUSEPLEX

FLOOR PLANS

 Date
 2024.06.26

 Drawn by
 MW

 Checked by
 MA

As indicated

2024-06-26 5:17:51 PM



738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

No.	Description	Date			
2	Issued for MMHI Development Permit	24.04.22			
3	Issued for MMHI DP Rev.	24.06.26			

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

**ELEVATIONS N+E** 

2024.06.26 MW MA

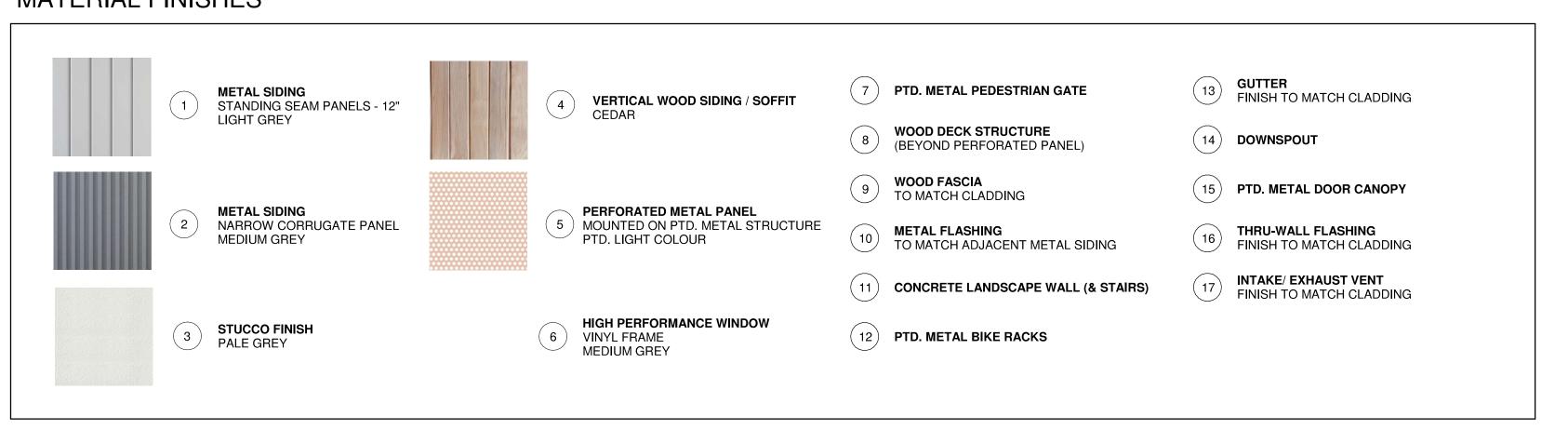
A400

1:50 2024-06-26 5:17:57 PM



2 SOUTH ELEVATION 1:50

# MATERIAL FINISHES



Fold Architecture Inc.

738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date			
2	Issued for MMHI Development Permit	24.04.22			
3	Issued for MMHI DP Rev.	24.06.26			

CASCARA CONSTRUCTION

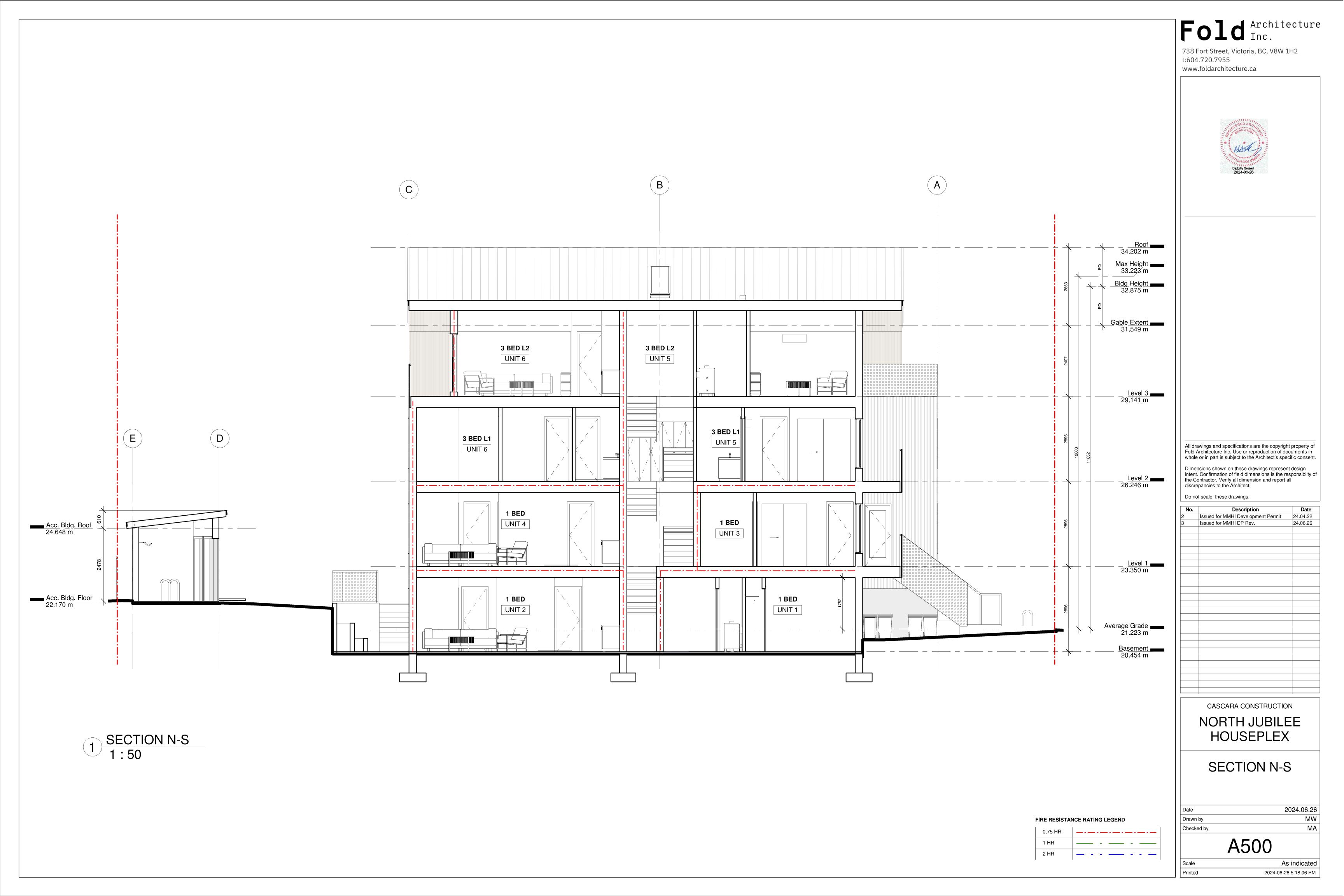
NORTH JUBILEE HOUSEPLEX

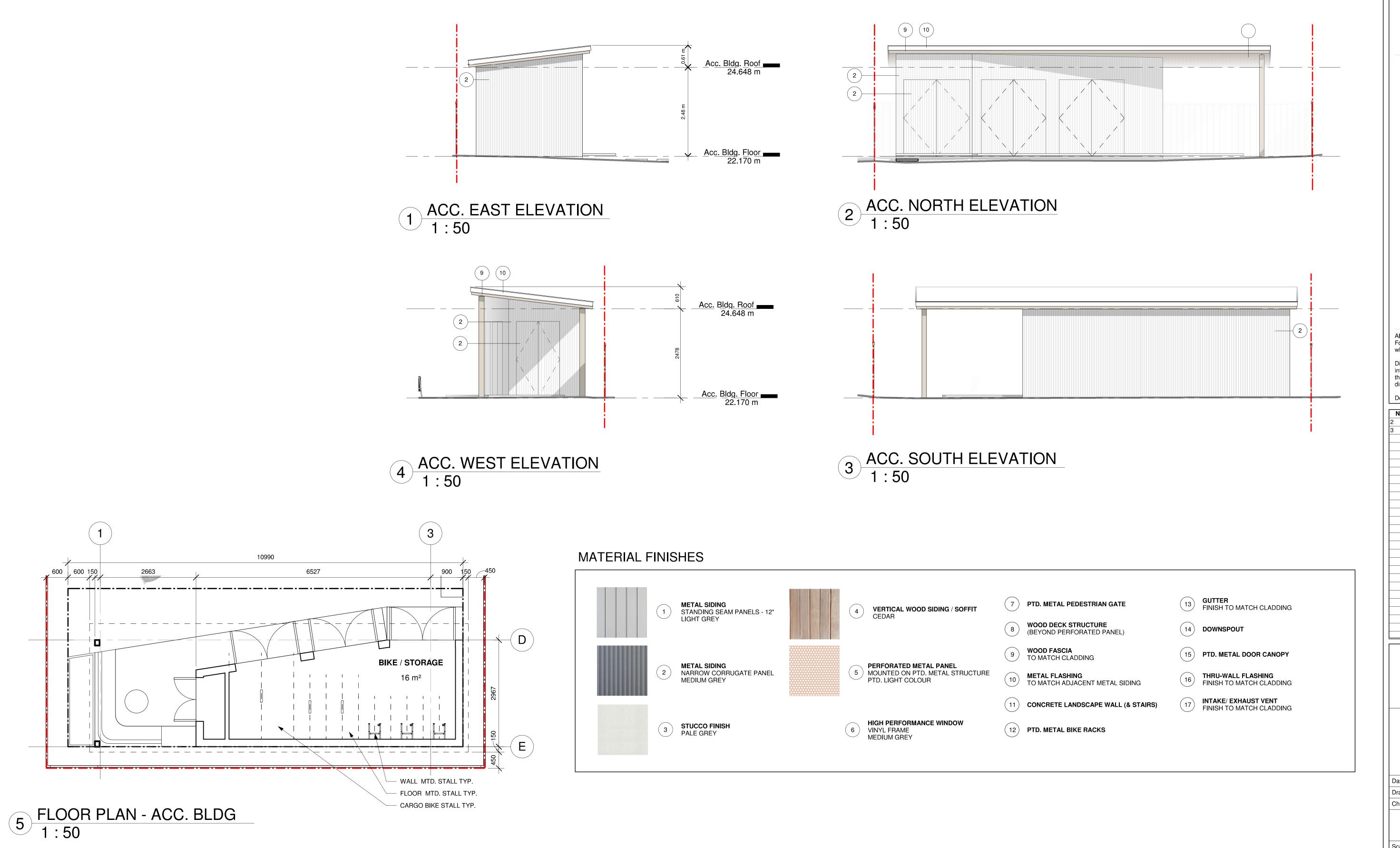
**ELEVATION S+W** 

2024.06.26 MW Drawn by MA Checked by

A401

1:50 Printed 2024-06-26 5:18:03 PM





738 Fort Street, Victoria, BC, V8W 1H2 t:604.720.7955 www.foldarchitecture.ca



All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date		
2	Issued for MMHI Development Permit	24.04.22		
3	Issued for MMHI DP Rev.	24.06.26		

CASCARA CONSTRUCTION

NORTH JUBILEE HOUSEPLEX

ACCESSORY BUILDING

Date 2024.06.26

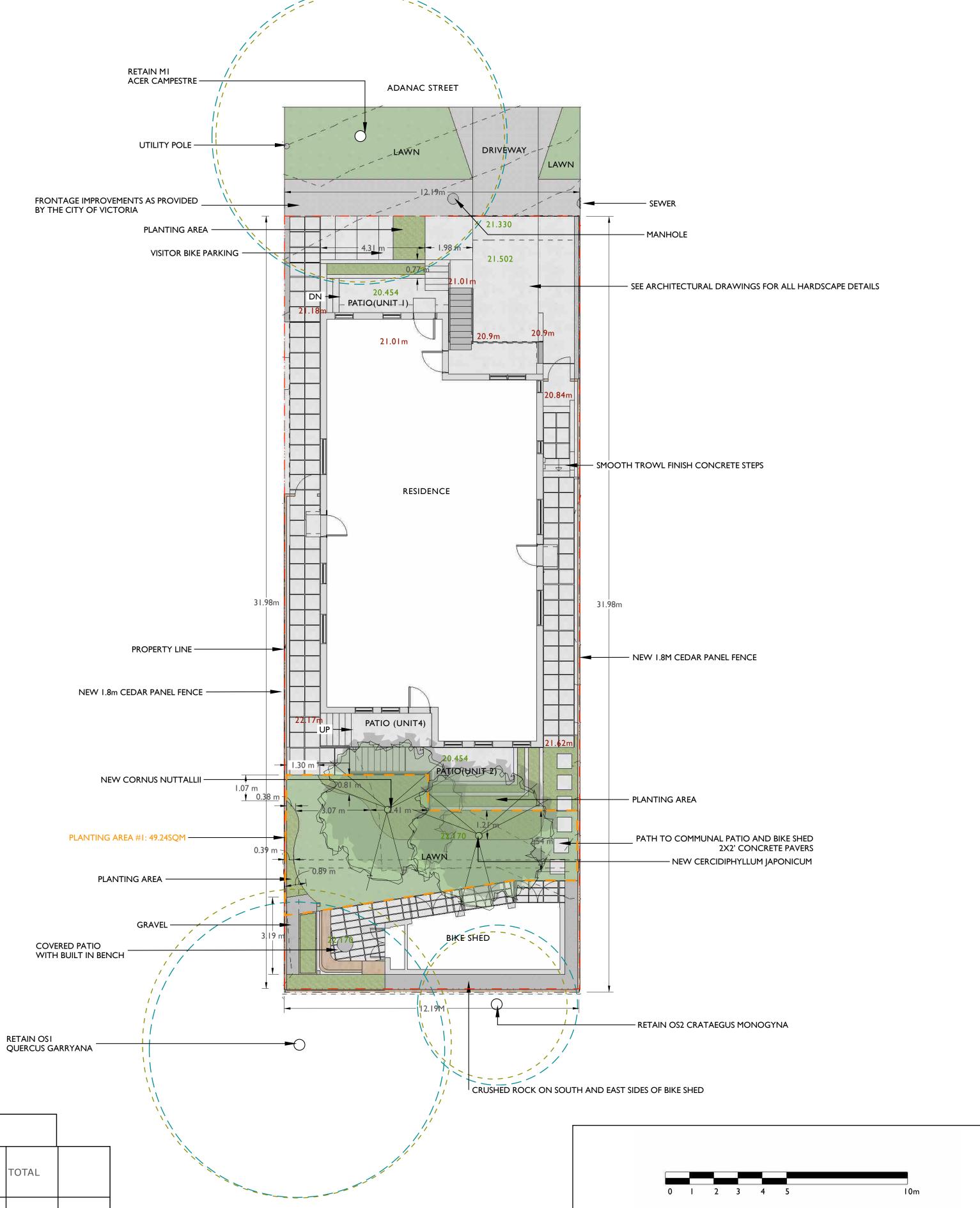
Drawn by MW

Checked by MA

A600

Scale 1 : 50

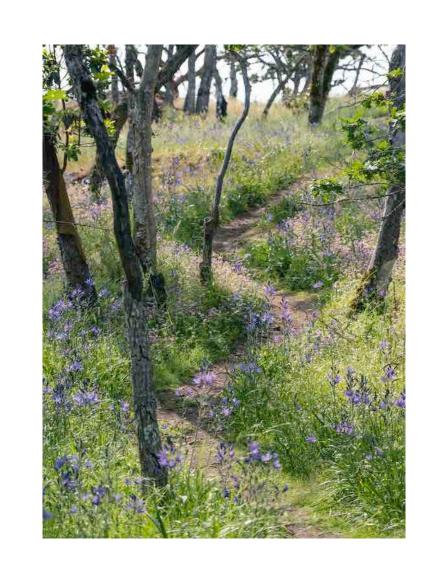
2024-06-26 5:18:08 PM







# GARRY OAK MEADOW PLANTINGS





" PROJECT TITLE "

PROPOSED LANDSCAPE PLAN for CASCARA CONSTRUCTION 1721 ADANAC STREET, VICTORIA, BC

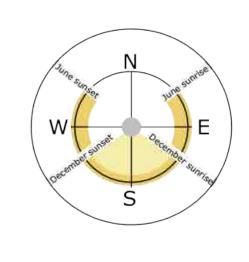
**::** PAGE TITLE ::

Revised APRIL 12, 2024 Revised APRIL 17, 2024

Revised JUNE 25, 2024 Revised JUNE 27, 2024

SITE AND TREE PLAN, PAGE ONE of THREE

" DATE " APRIL 10, 2024 **SCALE** 1:100



# LEGEND

NOTES:

TREES TO BE REMOVED

EXISTING GRADES ARE IN GREEN PROPOSED GRADES ARE IN RED

CRITICAL ROOT ZONE

DRIP ZONE

REPLACEMENT TREES PROPOSED SOIL VOLUME REQUIRED (m3) PLANTING AREA (m2) ESTIMATED VOLUME MULTIPLIER B.#SMALL . #MEDIUM E.#SMALL F. #MEDIUM TOTAL SOIL VOLUME AREA ID PLANTING AREA #1 49.24 49.24

# 1721 ADANAC STREET - PLANTING PLAN



☐ GAULTHERIA SHALLON





CORNUS NUTTALLII



POLYSTICHUM MUNITUM



HELLEBORUS ORIENTALIS
'WHITE LADY'





KOELERIA MACRANTHA





FESTUCA ROEMERI

L--- ALLIUM CERNUUM





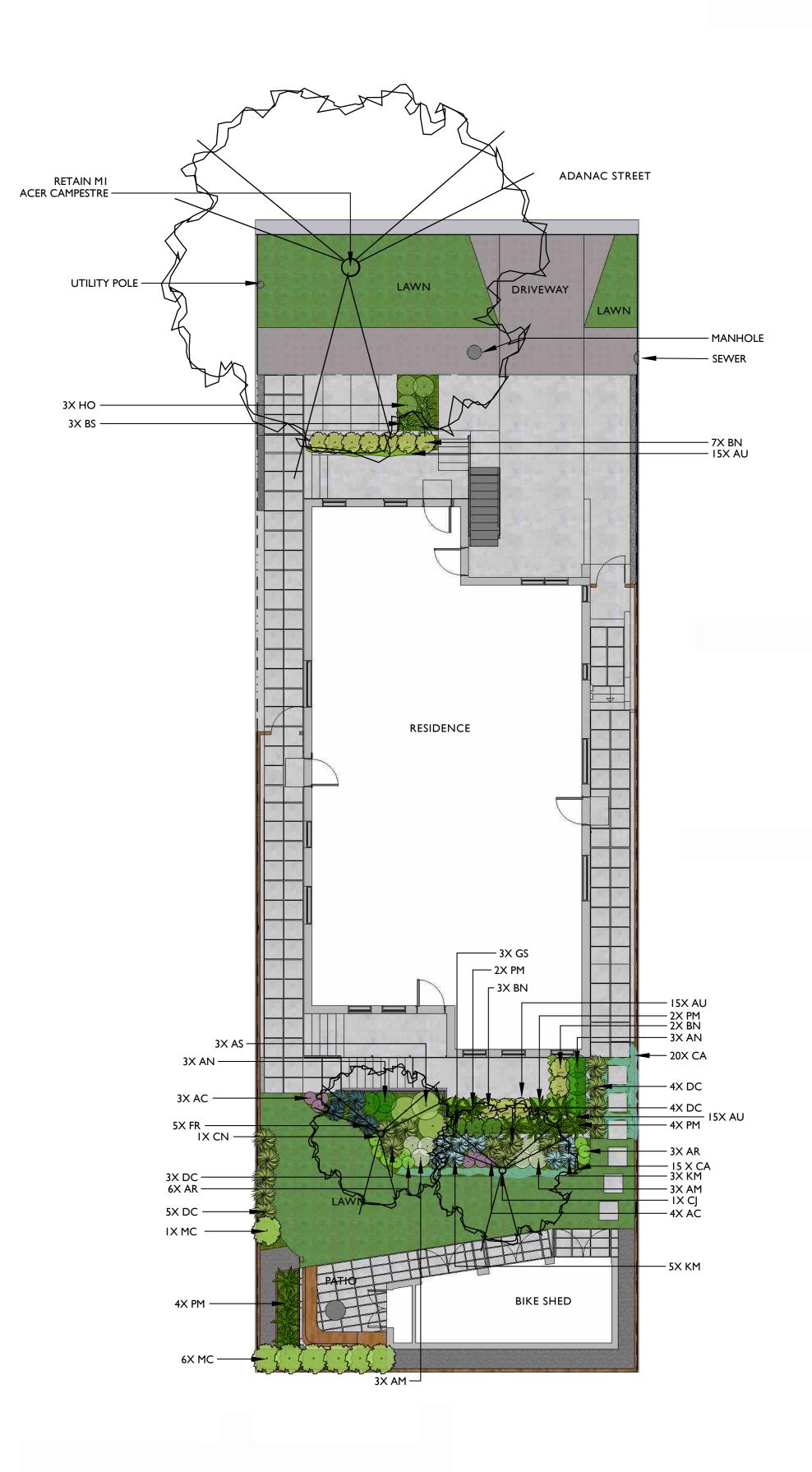
L DESCHAMPIA CESPITOSA



CERCIDIPHYLLUM LANATUM



HELLEBORUS X HYBRIDUS 'BERRY SWIRL'



#### **ON-SITE PLANT SCHEDULE**

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREE	S			
CJ CN	 	6cm. 6cm.	CERIDIPHYLLUM JAPONICUM CORNUS NUTTALLI	KATSURA TREE PACIFIC DOGWOOD
SHRU	JBS			
MC	7	#7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
PERE	NNIALS	s, BULBS,	FERNS AND GRASSES	
AM AC AN AR AS BS DC FR HO KM PM	6 7 6 9 3 3 16 5 3 8	#1 4" #1 #1 #1 #1 #1	ACHILLEA MILLEFOLIUM ALLIUM CERNUUM ANAPHALIS MARGARITACEA ARMERIA MARITIMA ARTEMISIA SUKSDORFII BLECHNUM SPICANT DESCHAMPSIA CESPITOSA FESTUCA ROMERI HELLEBORUS ORIENTALIS 'WHITE LADY' KOLERIA MACRANTHA POLYSTICHUM MUNITUM	YARROW NODDING ONION PEARLY EVERLASTING SEA THRIFT COASTAL MUGWORT DEER FERN TUFTED HAIR GRASS ROEMER'S FESCUE WHITE LADY LENTON ROSE JUNE GRASS SWORD FERN
GROU	NDCO.	VERS ANI	O ANNUALS	
AU BN CA GS	45 12 35 3	4" #1 4" #1	ARCTOSTAPHYLOS UVA-URSI BERBERIS NERVOSA CERASTIUM ARVENSE GAULTHERIA SHALLON	KINNIKINNICK CREEPING OREGON GRAPE FIELD CHICKWEED SALAL



# # PROJECT TITLE #

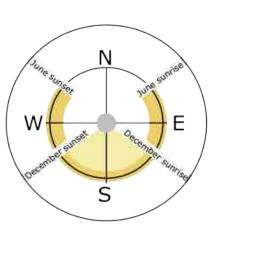
PROPOSED LANDSACPE PLAN for CASCARA CONSTRUCTION
1721 ADANAC STREET, VICTORIA, BC

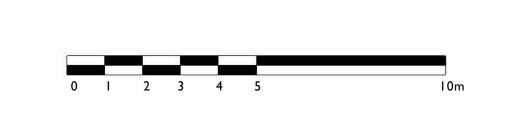
# # PAGE TITLE #

PLANTING PLAN, PAGE TWO of THREE

" DATE " APRIL 10, 2024 Revised APRIL 12, 2024 Revised APRIL 17, 2024 Revised JUNE 25, 2024 Revised JUNE 27, 2024 ■ SCALE 

■ 1:100





# 1721 ADANAC STREET - LANDSCAPE NOTES

#### **OVERALL NOTES**

- 1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
- 2. Any plant substitutions shall be made in consultation with the landscape architect.
- 3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- 4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- 5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

#### **MATERIALS**

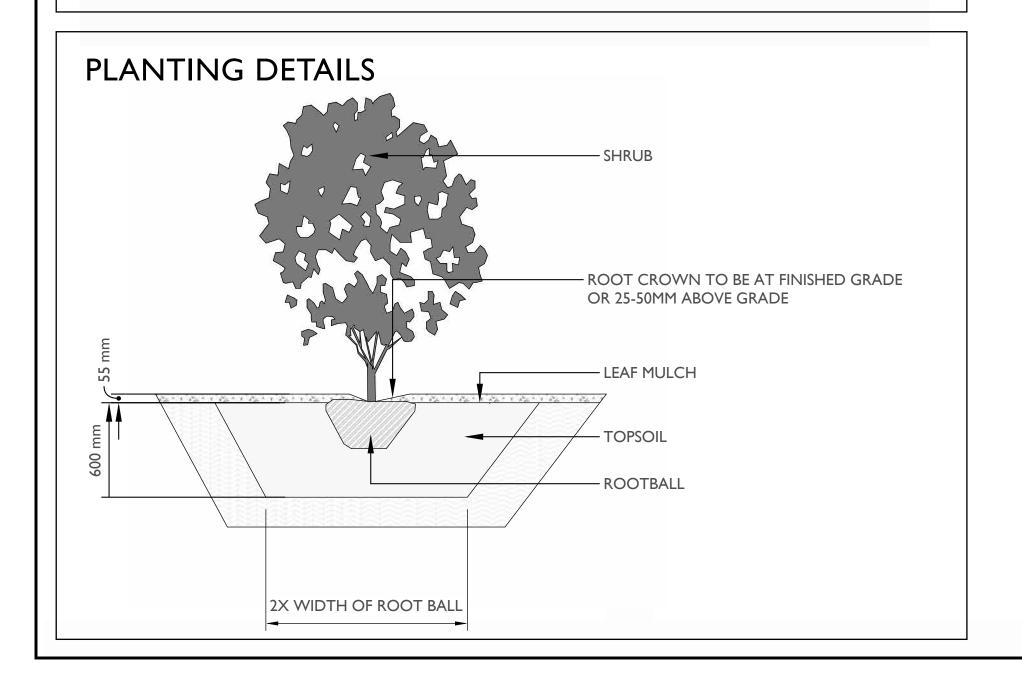
#### **CAST-IN-PLACE CONCRETE**

- I. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans
- 2. Concrete should be reinforced with rebar.

#### PERMEABLE PAVERS

Permeable pavers should be installed according to figures 12.2, 12.3, or 12.4.

# PERMEABLE PAVER DETAILS FIGURE 12.4. PERMEABLE PAVEMENT FIGURE 12.2. PERMEABLE PAVEMENT WITH NO INFILTRATION TO SOIL WITH FULL INFILTRATION TO SOIL SUBGRADE SUBGRADE MIN. 6 IN. (150 MM) THICK NO. 2 STONE SUBBASE 4 IN. (100 MM) THICK NO. 57 STONE OPEN-GRADED BASE NOTES: 1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS. PERMEABLE PAVEMENT WITH FULL PERMEABLE PAVEMENT WITH NO INFILTRATION TO SOIL SUBGRADE INFILTRATION TO SOIL SUBGRADE FIGURE 12.3. PERMEABLE PAVEMENT WITH PARTIAL INFILTRATION TO SOIL **SUBGRADE** CONCRETE PAVERS MIN. 3 1/8 IN. (80 mm) THICK FOR VEHICULAR TRAFFIC (ASPECT RATIO < 3) BEDDING COURSE 1 1/2 IN. TO 2 IN. (40 TO 50 MM) THI 4 IN. (100 MM) THICK NO. 57 STONE OPEN-GRADED BASE NOTES: 1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS. PERMEABLE PAVEMENT WITH PARTIAL ICPI-69 INFILTRATION TO SOIL SUBGRADE NO SCALE



#### STOCKPILES

- I. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
- 2. Ideally, the growing medium is delivered on the day of installation.
- 3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
- 4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

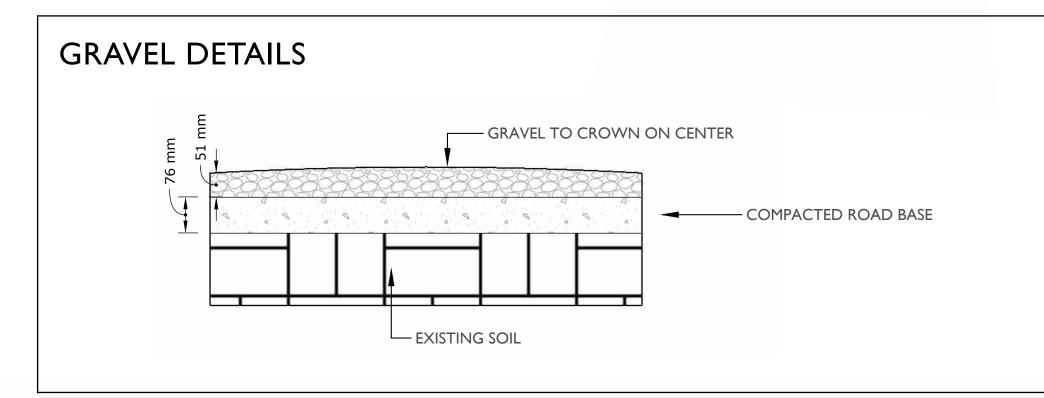
#### **TOPSOIL**

- I. On-site topsoil should be used if it meets the standards for a growing medium.
- 2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
- 3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.
- 4. Topsoil depths shall be as follows: Trees 2m x 2m x 2m soil per tree; shrubs 600 mm depth; ground covers 150 mm depth

#### MULCH

- I. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- 2. 2.Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
- 3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
- 4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
- 5. Mulch is to be of a type suitable for the material planted.

# TREE PLANTING DETAILS IF NEEDED, USE TWO STAKES AND ARBOR TIE TRUNK FLARE TO BE 25-5CM ABOVE FINISHED GRADE EXCAVATE AROUND ROOT BALL AND FILL IS WITH SOIL. ROOT BALL ONTOP OF COMPACTED SOIL



#### PLANTING.

- I. All trees shall be secured with two 75 mm diameter  $\times$  1.8 m long round poles set 1m into the ground.
- 2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
- 3. Growing media settlement should be corrected prior to mulching.
- 4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
- 5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball solid and contained and shaped where it can resist shifting.
- 6. Planting debris and materials shall be removed promptly from the site.
- 7. Plants must be watered immediately after planting to the depth of their root systems.
- 8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
- 9. Plants should spend a minimal amount of time in the storage on site.

#### SEED

- I. All grass areas shall be seed.
- 2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
- 3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
- 4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times opposite directions until soil is firm.
- 5. Add a light dressing of peat moss, just as a measure to retain moisture.
- 6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for quality and resistance to many diseases and insects. A good basic mix wou fescue. These do well in cool-season climates such as ours.
- 7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
- 8. After application seed should be lightly and gently raked.
- 9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

#### **IRRIGATION**

- I. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
- 2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
- 3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
- 4. All irrigation materials and installation methods shall conform to IIABC standards.
- 5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
- 6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
- 8. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

#### WATERING

- I. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
- 2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and 1 ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be increase in watering frequency.
- 3. Watering should reach the depth of the root zone.
- 4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
- 5. Soil moisture should be maintained at 50 to 100 percent field capacity.

## LANDSCAPE LIGHTING

I. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-l regarding electrical, lighting, and light pollution.



" PROJECT TITLE "

PROPOSED LANDSCAPE PLAN for CASCARA CONSTRUCTION 1721 ADANAC STREET, VICTORIA, BC

**# PAGE TITLE #** 

LANDSCAPE NOTES, PAGE THREE of THREE

APRIL 10, 2024

Revised APRIL 12, 2024 Revised APRIL 17, 2024 Revised JUNE 25, 2024

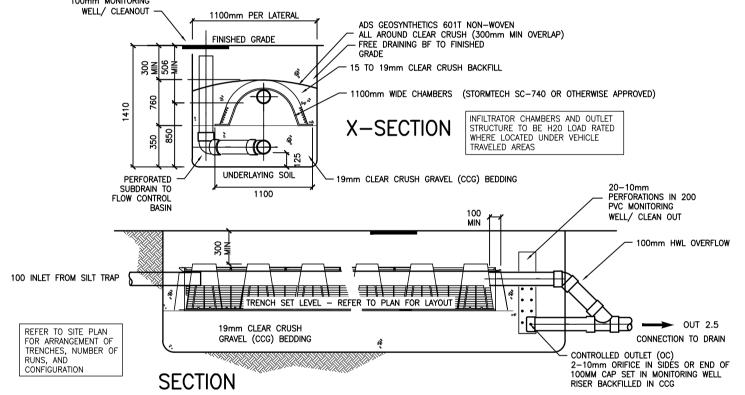
Revised JUNE 27, 2024

#### **ENVIRONMENTAL NOTES:**

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM.
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA. NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION
- A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD. SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE
- DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION. - COVER EXPOSED SOILS IN INCLEMENT WEATHER IE TARP, HYDRO SEED OR ORGANIC LEAF
- STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT
- FOR MORE THAN 48 HOURS. PLACE DRAIN ROCK AND FILET FABRIC AT THE IN LET OF CULVERT
- SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF
- TREE DURING CONSTRUCTION. CONTACT VICTORIA ARBORIST PRIOR TO BEGINNING CONSTRUCTION. INSTALL SILT FENCING AS PER DETAIL A IN LOCATION SHOWN ON ESC PLAN.

#### **GENERAL CONSTRUCTION NOTES:**

- CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION. 2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO VICTORIA STANDARD SPECIFICATIONS AND
- DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
- 3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
- REINSTATE ALL PRIVATE PROPERTY AND BOULEVARDS TO PRE-CONSTRUCTION CONDITIONS. 5. CONTACT VICTORIA PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
- 6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72
- HOURS PRIOR TO THE START OF CONSTRUCTION. 7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING
- 8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS
- PRIOR TO CONSTRUCTION. 9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.



 $\rightarrow$ PROVIDE EFFLUENT FILTER IN OUTLET CONCRETE SUMP FOUNDATION BASE AS REQD FOR SOIL AND BEARING CONDITIONS

SWM STORAGE/FILTRATION TRENCH - D11C

#### ON SITE STORMWATER MANAGEMENT (SWM) NOTES

**CONTRACTORS OBLIGATION** 

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

#### REFER TO GENERAL NOTES

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

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

SUCH AS SILT FENCES, OR OTHER ENGINEER APPROVED SURFACE TREATMENTS SHALL E

# SWM OBJECTIVES

ALL LOTS SHALL BE PROVIDED WITH STORMWATER MANAGEMENT SYSTEMS FOR IMPERVIOUS

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

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

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

# BUILDING FOUNDATION PERIMETER DRAINS

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

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

#### **BUILDING ROOF DRAINS**

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

FLOW —

SWM DRAIN SILT TRAP D12B

#### ON-SITE DRIVEWAYS

NEW DRIVEWAY SURFACE AREAS HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS.

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

# SWM SYSTEM DESIGN NOTES

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

PROVIDE ROOF WATER LEADERS AND PERIMETER ROOF DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC BUILDING CODE AS SHOWN ON THE APPROVED BUILDING PLANS UNLESS OTHERWISE APPROVED BY THE ENGINEER. DIRECT 100MM ROOF WATER COLLECTION PIPE TO STORAGE/FILTRATION CHAMBER TRENCHES VIA SWM SILT TRAP AS INDICATED. REFER TO **DETAIL D11C** 

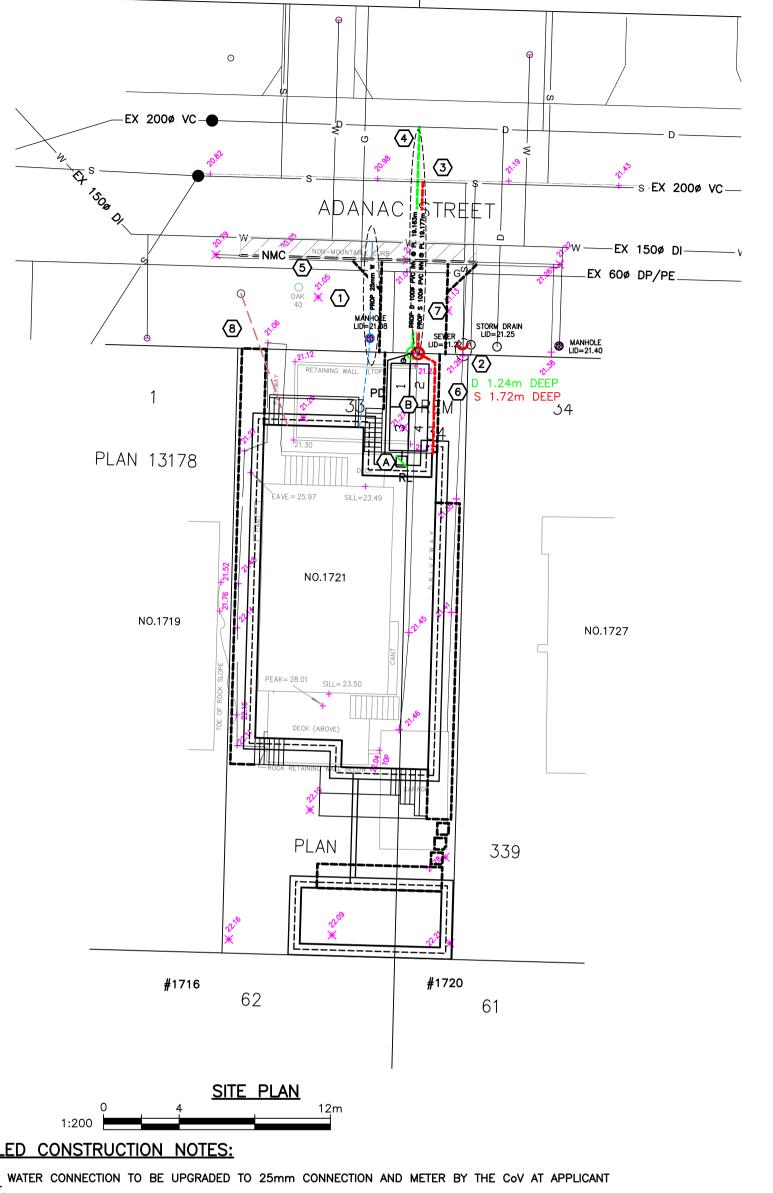
#### STORMWATER MANAGEMENT

## A SILT TRAP

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

#### B STORAGE / FILTRATION CHAMBER TRENCHES

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



#1710

#1720

## **DETAILED CONSTRUCTION NOTES:**

- (1) EXISTING WATER CONNECTION TO BE UPGRADED TO 25mm CONNECTION AND METER BY THE CoV AT APPLICANT
- (2) EXISTING SEWER CONNECTION TO BE CAPPED AT PROPERTY LINE BY CoV AT APPLICANTS EXPENSE.
- NEW 100mm SEWER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE. REFER TO SHEET 2 FOR PROFILE.
- (4) NEW 100mm STORM WATER CONNECTION AND IC BY CoV AT APPLICANTS EXPENSE. REFER TO SHEET 2 FOR
- (5) REMOVE AND REPLACE CURB (MMCD C4 NMC) AND GUTTER ALONG FRONTAGE AND RESURFACE 1.0m STRIP OF ASPHALT TO CoV STANDARDS
- STORMWATER MANAGEMENT SYSTEM TO BE INSTALLED AS PART OF BUILDING PERMIT REQUIREMENTS AS SHOWN.
- (7) NEW 3.5m WIDE DRIVEWAY WITH 1.5m FLARES IN ACCORDANCE WITH STD DRG: TA-64 BY CONTRACTOR
- (8) OVERHEAD HYDRO AND TELECOMS CONNECTION SHOWN SCHEMATICALLY. REFER TO THIRD PARTY UTILITY DRAWINGS FOR DETAILS.

#### PERMIT TO PRACTICE NUM: 1000348





KEY PLAN - 1:2000 FOR PROPOSED SERVICES OF

& REM LOT 34 , SECTION 25, VICTORIA DISTRICT, PLAN 339 EASTERLY 30ft OF LOT 33 PID 009-141-162 000-151-424

Haultain St

Adanac St

**Emerson St** 

SUITE 1, 40 CADILLAC AVE.VICTORIA, BC, V8Z 1T2

1721 ADANAC STREET KYLE ENGINEERING

CONFIRM UNDERGROUND LOCATIONS WITH	LEGEND	REVISIONS APPROVED					DESIGN APPROVED			CITY OF VICTORIA		FILE No.	_	
UTILITY COMPANIES	Existing Municipal Infrastructure — Drain —D— Curb —C— Concrete Box ☑ Valve ☒ 6  Proposed Municipal Infrastructure —————— Ditch ○D Sidewalk ∑/W Wood Box ⊘ Flush Valve → 5		REVISION # 1		REVISION # 2	REVISION #	3	Approved By	Date	Signed	1721 ADANAC STF	REET	DESIGN	
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS	Existing External U/G Utilities —e — t — g — c — Sewer —S — Manhole © Catch Basin 🗆 Hydrant — 4		Approved Date Signe	ed Approv	ed Date Signed	Approved Date _Design	Signed	Design Engineer			PROPOSED SEWER, WATER, STORM A	AND ROAD SERVICES	No.	_
DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS	Proposed External U/G Utilities — — — — — — Water — W — Cleanout ☐ Culvert → Reducer — 3  Street Lighting Pole Mount № Standard Mount ☞ Traffic Sign ➡ Silt Trap ☐ Cap / Plug → Air Valve ❷ 2		Engineer  Manager of Development	Engine Manager Develope	of ent	Engineer  Manager of Development		Manager of Development			B.M. : 92B.044.1.4.  Design: FSK Drawn: FSK	Elev: 19.407m	DRAWING	1 OF 2
MUST BE CONFIRMED PRIOR TO THE START OF	Street Lighting Pole Mount P Standard Mount P Traffic Sign P Silt Trap 2 Cap / Plug Air Valve 2  Post Top P Pedestrian Signal P Traffic Signal S Ctrl Monument  Traverse Hub A Gas Valve S Water Meter P 1		Development Coordinator	Developn	ent	Development Coordinator		Development Coordinator			Design: ESK   Drawn: ESK   Scale: Hor: 1:200   Vertical: 1:40	Checked: ESK  Date: JUNE 2024	— No.	I OF Z

#### **GENERAL NOTES:**

DRAWING INFORMATION

DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:200 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

OTHERS AND ARE APPROXIMATE ONLY, ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON

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

THESE DRAWINGS.

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

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

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.

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

#### COORDINATION REQUIREMENTS

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

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND

AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF

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.

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

ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

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

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

**CHANGE REQUESTS** CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE

# ENGINEER PRIOR TO IMPLEMENTATION.

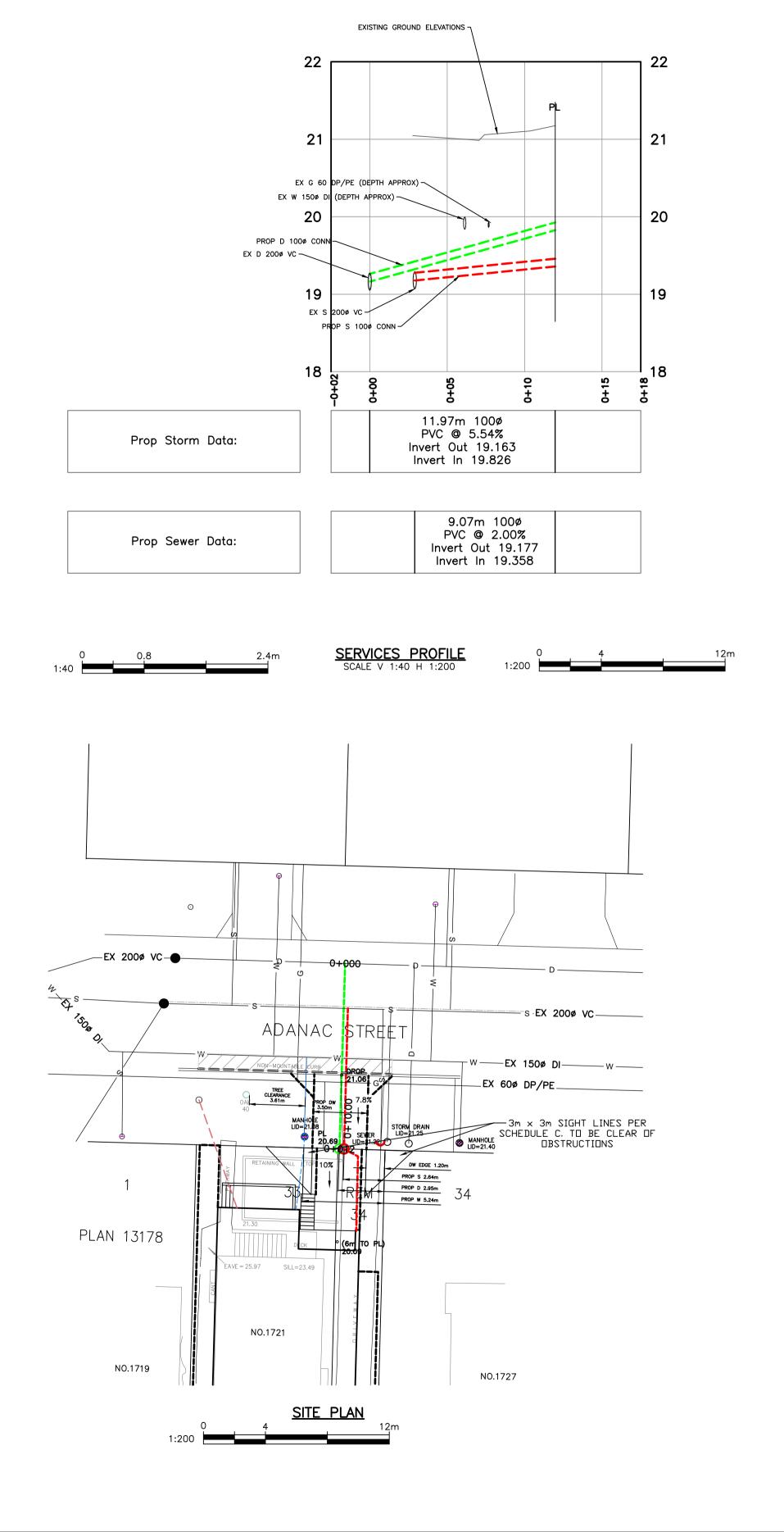
THE ACHIEVEMENT OF THE DESIGN INTENT.

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 VICTORIA OR THE ENGINEER.

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

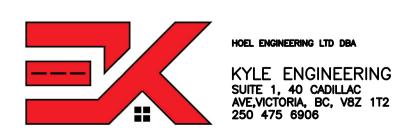
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

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



PERMIT TO PRACTICE NUM: 1000348





CONFIRM UNDERGROUND LOCATIONS WITH	LEGEND	REVISIONS	REVISIONS APPROVED	DESIGN APPROVED	CITY OF VICTORIA	FILE No.	-
UTILITY COMPANIES	Existing Municipal Infrastructure — Drain —D— Curb —C— Concrete Box 🗵 Valve 🗵	6	REVISION # 1 REVISION # 2	REVISION # 3 Approved By Date Signed	1721 ADANAC STREET	DESIGN	
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS	Proposed Municipal Infrastructure ————————————————————————————————————	4	Approved Date Signed Approved Date Signed Approved  Design Design Design	Date Signed Design Engineer	PROPOSED SERVICES DETAILS	No.	_
DRAWING MAY NOT BE ACCURATE OR COMPLETE.	Proposed External U/G Utilities — — — — — — Water — W— Cleanout 🗆 Culvert )— Reducer —	3	Enginéer         Enginéer         Enginéer           Manager of         Manager of         Manager of	Manager of Development	B.M. : 92B.044.1.4. Elev: 19.407m	DRAWING	2 25 2
MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	Street Lighting Pole Mount № Standard Mount № Traffic Sign 👄 Silt Trap 🛭 Cap / Plug → Air Valve 🚳 Post Top 💠 Pedestrian Signal 🖶 Traffic Signal в Ctrl Monument 🙆 Traverse Hub 🛧 Gas Valve 👂 Water Meter ↔	1	Development Development Development  Development Development Development Coordinator Coordinator	Development Coordinator	Design: ESK Drawn: ESK Checked: ESK  Scale: Hor: 1:200 Vertical: 1:40 Date: JUNE 2024	No.	2 OF 2