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Architectural

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- A0.1 Context Views
- A0.2 Context Views
- A0.3 Height & Massing Analysis
- A0.4 Context Elevations
- A0.5 Skyline Analysis
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Landscape

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- L1.02 Landscape Materials - Roof
- L1.03 Stormwater Management & Grading
- L1.04 Landscape Precedents
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Civil

- C1.0 Conceptual Site Demolition
- C2.0 Conceptual Site Servicing Plan
- C3.0 Conceptual Site Surface Works

Electrical

- E100 Off-site Lighting Design & Details
- E101 Off-site Lighting Design & Details



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REVISIONS:

A1.1 SITE PLAN
- ADJUSTED VEHICLE STALL COUNT ON PROJECT DATA

A1.4 P1 PHASING PLAN
- ADJUSTED COLUMN LOCATIONS

A2.0 P2 PARKING PLAN
- ADJUSTED COLUMN LOCATIONS TO MAINTAIN DRIVE AISLE CLEARANCES
- REDUCTION IN ONE VEHICLE STALL

A2.1 P1 PARKING PLAN
- ADJUSTED COLUMN LOCATIONS
- PARKING DATA UPDATES

#21-18

Montreal and Quebec

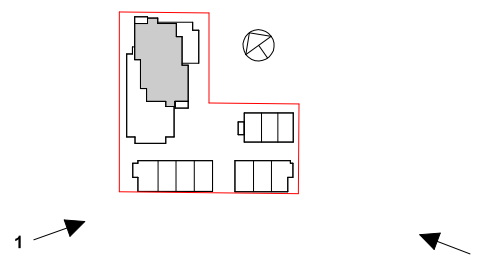
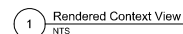
205 Quebec Street
Victoria, BC

Rezoning/DP Resubmission

Revision Set

25.02.13

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10	Reopening/DP Resubmission	25.02.13
9	Reopening/DP Resubmission	24.12.20
8	Reopening/DP Resubmission	23.12.22
7	Reopening/DP Resubmission	22.12.06
6	Issued for ADP	22.08.02
5	Issued for Reopening / DP	21.12.15
4	Issued for Dev. Tracker	21.10.19
rev no	description	date
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<p>project name</p> <p>Montreal and Quebec</p> <p>2015 Cavendish Street</p> <p>Victoria, BC</p>		
<p>sheet title</p> <p>Context Views</p>		
project no.	#21-118	
scale	As Indicated	
drawn by	CF	
date issued	sheet no.	
02/13/2015	A0.1	



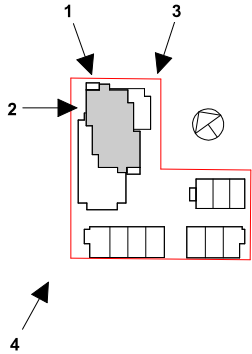
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1 Rendered Context View
NTS



2 Montreal Entry Render
NTS



3 Rendered Context View
1:1



4 Rendered Context View
1:1

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-18
scale	As indicated
drawn by	CF
date issued	02/13/25
sheet no.	A0.2

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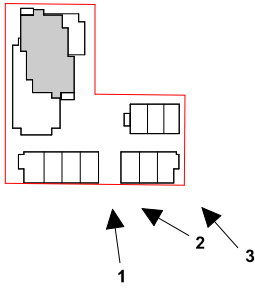
1 Redered Context View
NTS



2 Rendered Context View
NTS



3 Rendered Context View
1:1



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10	Rezonig DP Resubmission	25.02.13
9	Rezonig DP Resubmission	24.12.20
8	Rezonig DP Resubmission	23.12.22
5	Rezonig DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
REV NO	DESCRIPTION	DATE
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project name		
Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
sheet title		
Context Views		
project no.	#21-18	
scale	As indicated	
drawn by	CF	
date issued	02/13/25	sheet no. A0.3

This aerial photograph of downtown Seattle illustrates proposed height changes for various buildings. Red 3D models represent buildings where height is proposed to be increased, while yellow models represent buildings where no height change is proposed. A dashed black line delineates the 'Downtown Core Area Boundary'. A callout box identifies a specific location on Queen St, noting a proposed height increase from 14 to 18 stories. A north arrow is visible in the bottom right corner.

 10–18+ storeys
 6–9 storeys

[illegible]

no	description	date
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Sheet title
**Height & Massing
Analysis**

project no.		#21-18
scale		NTS
drawn by		DZ
date issued	sheet no.	
02/13/25	A0.4	



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Section A - Quebec St. 1 : 300

PENDRAY ST. 22 PENDRAY ST. 221 QUEBEC ST. 207-217 QUEBEC ST. MONTREAL ST.



Section B - Kingston St. 1 : 300

146/150 KINGSTON ST. 630 MONTREAL ST.



Section C - Montreal St. 1 : 300

225 BELLEVILLE ST. REDFERN PARK QUEBEC ST. 201 KINGSTON ST. / 443 MONTREAL ST.

10	Reasoning / DP Resubmission	25.02.13
9	Reasoning / DP Resubmission	24.12.20
8	Reasoning / DP Resubmission	23.12.22
5	Reasoning / DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Reasoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Elevations

project no.	#21-18
scale	1:300
drawn by	CF
date issued	02/13/25
sheet no.	A0.6

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A panoramic view of a harbor in Victoria, British Columbia, Canada. In the foreground, a wooden pier with several docked boats and a concrete structure with graffiti are visible. The middle ground shows a large body of water with a city skyline in the background, including various buildings and a church spire. The sky is blue with scattered clouds.

3. James Bay / Belleville Street from Johnson Street Bridge

10	Rezoning/DP Resubmission	25.02.
9	Rezoning/DP Resubmission	24.12.
6	Rezoning/DP Resubmission	23.12.
5	Rezoning/DP Resubmission	22.12.
4	Issued for ADP	22.08.
2	Issued for Rezoning / DP	21.12.
rev no	description	date

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Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Skyline Analysis

project no.		#21-1
scale		NTS
drawn by		C
date issued	sheet no.	
02/13/25	A0.7	



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205 Quebec Street
Victoria, BC

sheet title
Sun and Shade Study

project no. #21-18
scale DZ, GK
drawn by
date issued 02/13/25

sheet no.
A0.8

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10 RezonningDP Resubmission 25.02.13
9 RezonningDP Resubmission 24.12.20
8 RezonningDP Resubmission 22.12.06
7 Based for Rezonning / DP 21.12.15

REV NO description date

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REV NO description date

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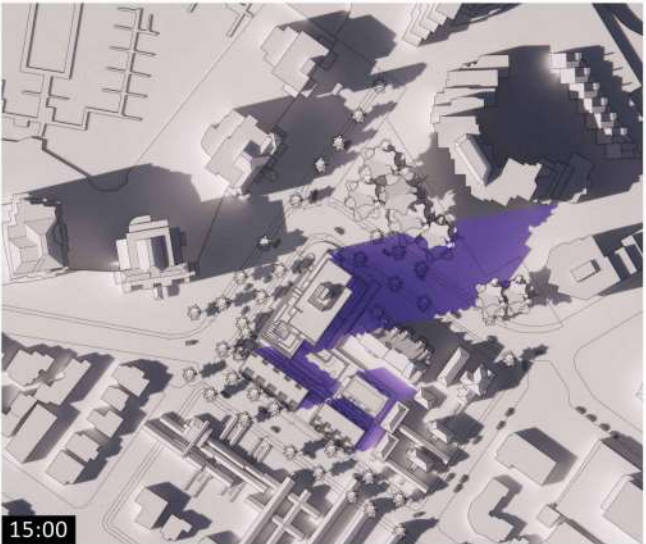
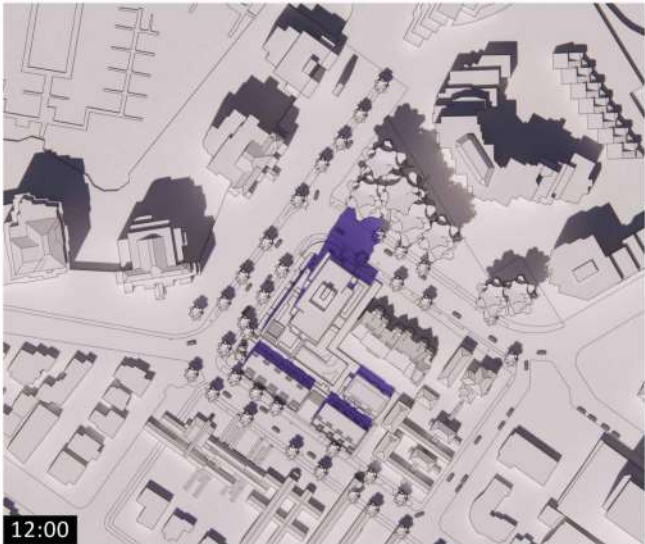
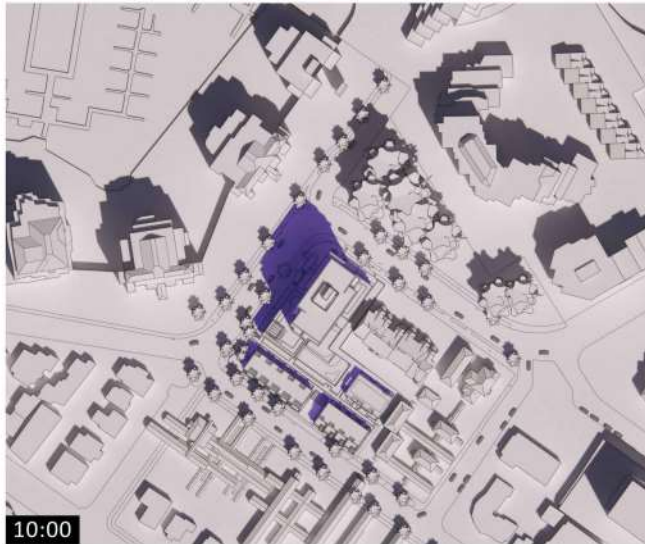
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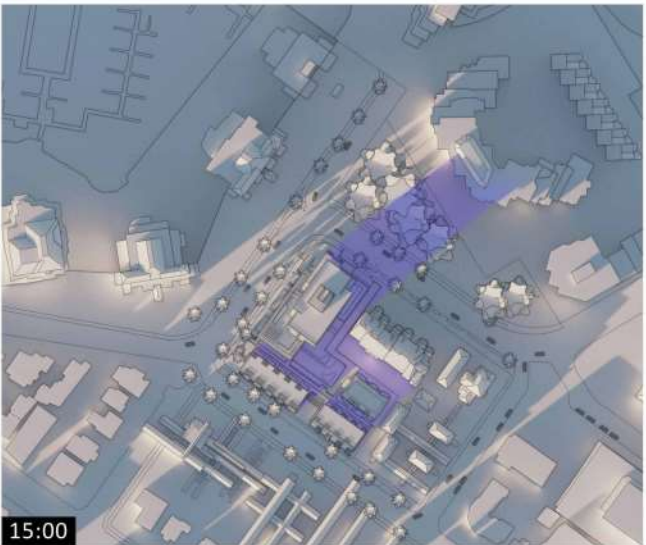
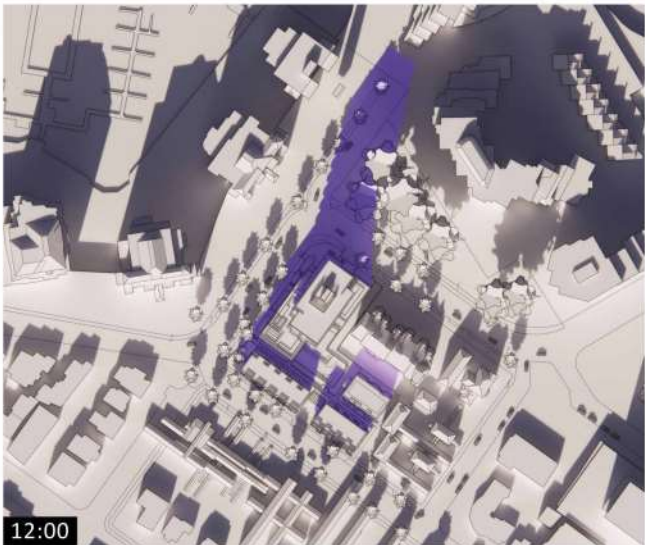
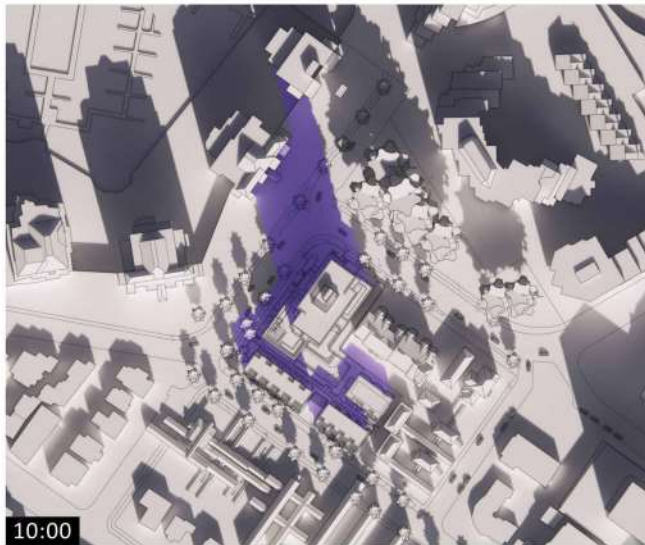
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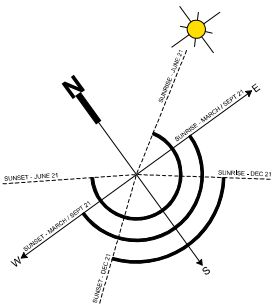
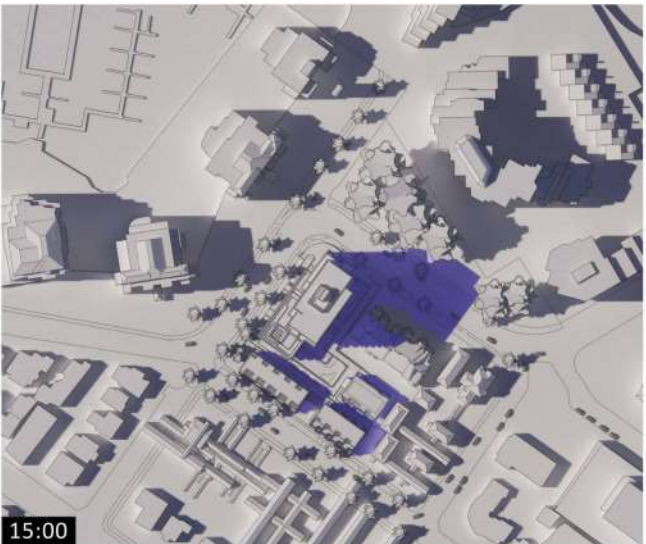
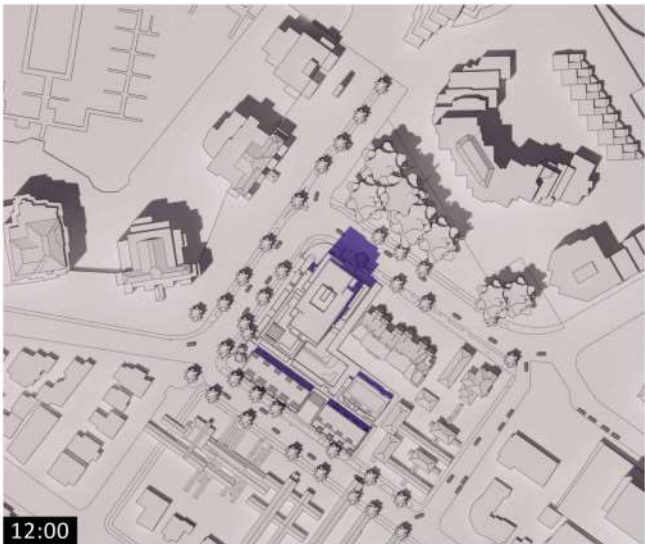
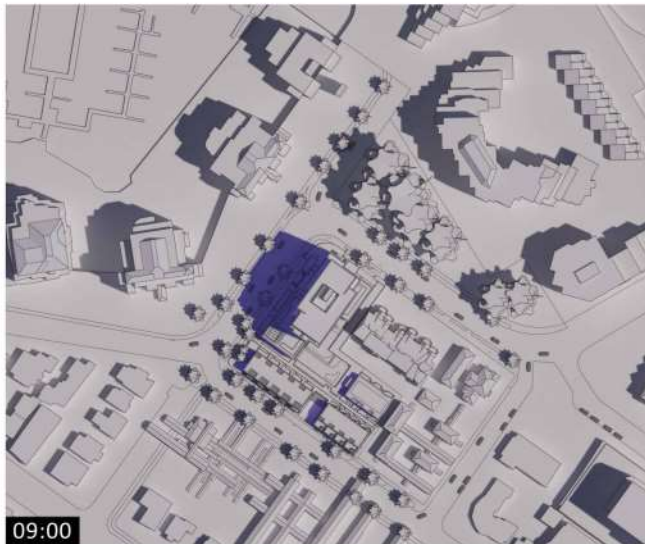
Spring / Fall Equinox

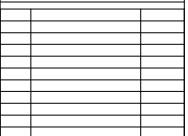


Winter Solstice



Summer Solstice

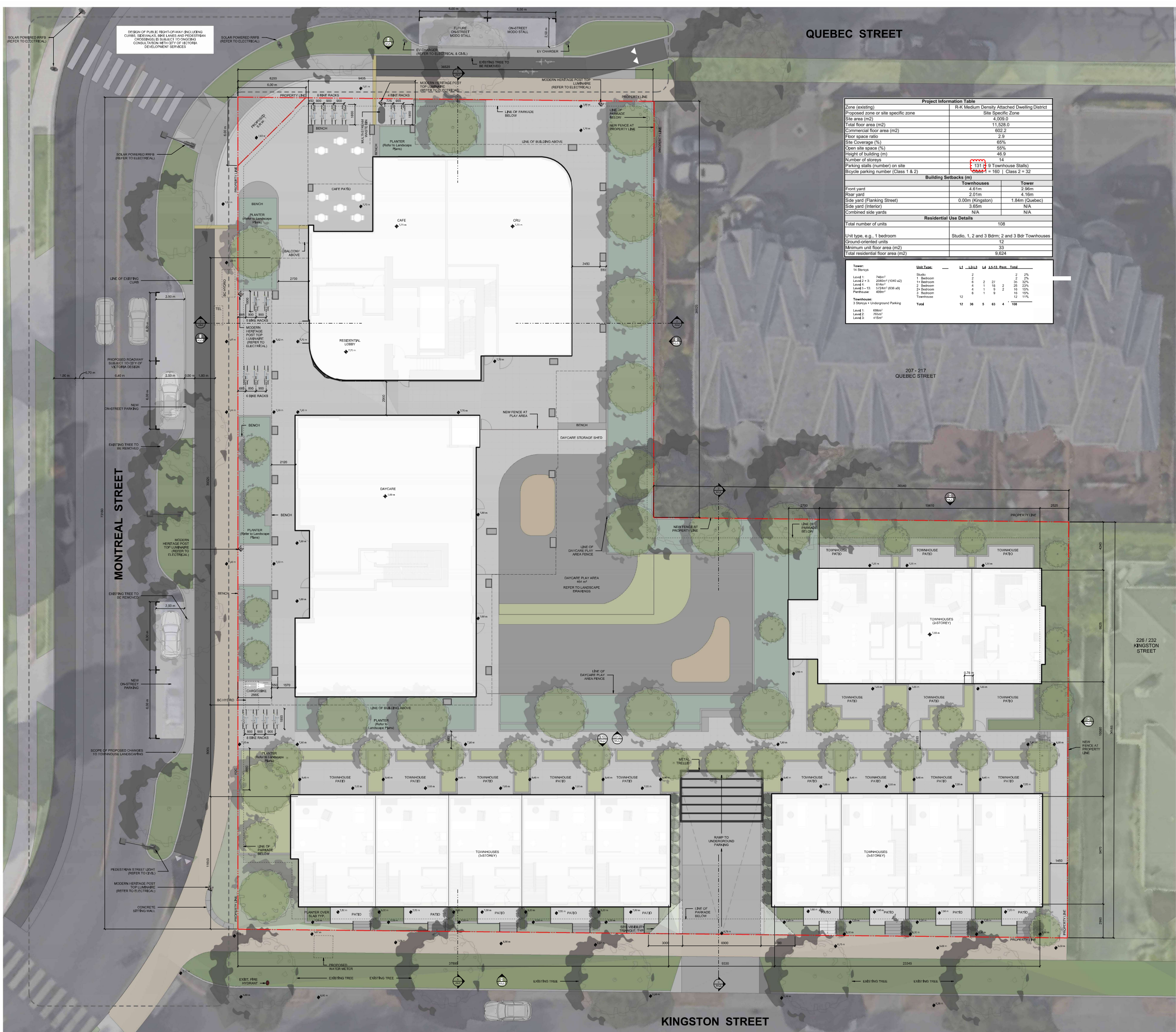




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sheet title
Existing Site Survey

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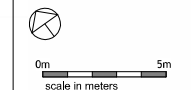
Project Information Table	
Zone (existing)	R-K Medium Density Attached Dwelling District
Proposed zone or site specific zone	Site Specific Zone
Site area (m2)	4,009.0
Total floor area (m2)	11,528.0
Commercial floor area (m2)	602.2
Floor space ratio	2.9
Site Coverage (%)	65%
Open site space (%)	55%
Height of building (m)	46.9
Number of storeys	14
Parking stalls (number) on site	131 (9 Townhouse Stalls)
Bicycle parking number (Class 1 & 2)	160 (Class 2 = 32)
Building Setbacks (m)	
Townhouses	Tower
Front yard	4.61m
Rear yard	2.01m
Side yard (Flanking Street)	0.00m (Kingston)
Side yard (Interior)	3.65m
Combined side yards	N/A
Residential Use Details	
Total number of units	108
Unit type, e.g. 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses
Ground-oriented units	12
Minimum unit floor area (m2)	33
Total residential floor area (m2)	9,624
Tower:	
14 Storeys	Unit Type
Level 1 - 3	2 Bdr
Level 4 - 13	2 Bdr
Level 14	2 Bdr
Level 15 - 13	2 Bdr
Level 14	2 Bdr
Level 15	2 Bdr
Level 16	2 Bdr
Level 17	2 Bdr
Level 18	2 Bdr
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BY ONE.



REV	NO	DESCRIPTION	DATE
10	Rezonning DP Resubmission	25.02.13	
9	Rezonning DP Resubmission	24.12.20	
7	Rezonning DP Resubmission	24.05.23	
6	Rezonning DP Resubmission	23.12.22	
5	Rezonning DP Resubmission	22.12.06	
4	Issued for ADP	22.08.02	
2	Issued for Rezonning / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

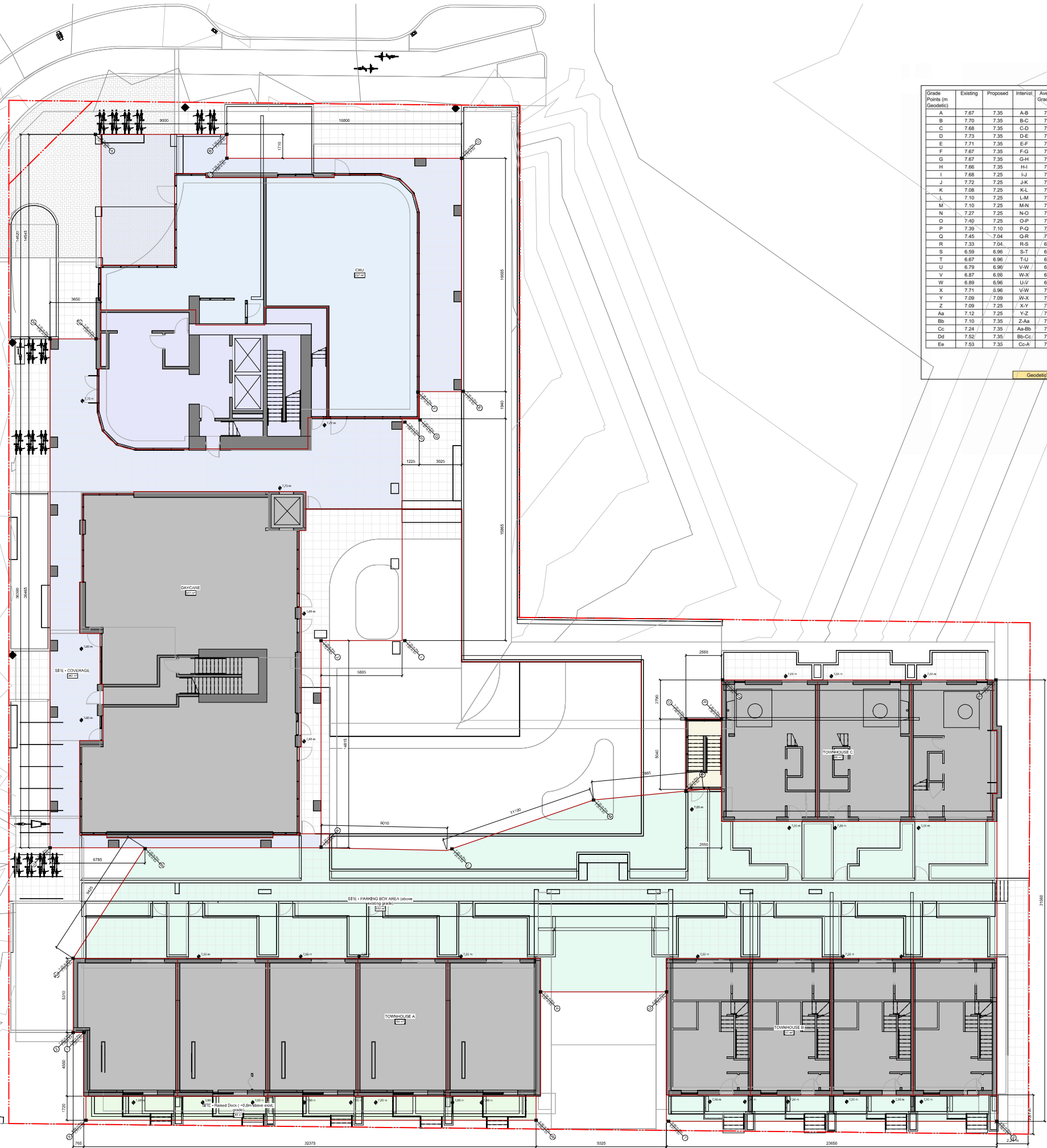
project name		Montreal and Quebec	
205 Quebec Street		Victoria, BC	
sheet title		Site Plan	
project no.	#21-18	scale	1 : 100
drawn by	RP, GK, GB	date issued	02/13/25
sheet no.	A1.1		



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2025-02-13

Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	1.71	12.57
C	7.68	7.35	C-D	7.35	16.80	123.48
D	7.73	7.35	D-E	7.35	16.89	122.63
E	7.71	7.35	E-F	7.35	3.08	22.60
F	7.67	7.35	F-G	7.35	2.34	17.18
G	7.67	7.35	G-H	7.35	1.30	9.74
H	7.66	7.35	H-I	7.30	15.47	112.93
I	7.68	7.25	I-J	7.25	5.66	41.00
J	7.72	7.25	J-K	7.17	14.82	106.15
K	7.08	7.25	K-L	7.09	9.01	63.88
L	7.10	7.25	L-M	7.10	11.10	78.81
M	7.10	7.25	M-N	7.18	6.64	47.87
N	7.27	7.25	N-O	7.25	6.16	37.41
O	7.40	7.25	O-P	7.18	2.72	19.52
P	7.39	7.10	P-Q	7.07	3.34	23.61
Q	7.45	7.04	Q-R	7.04	19.71	138.76
R	7.33	7.04	R-S	6.92	31.57	215.15
S	6.59	6.96	S-T	6.63	23.50	155.91
T	6.67	6.96	T-U	6.78	9.48	64.24
U	6.79	6.96	U-V	6.83	1.62	11.03
V	6.87	6.96	V-W	6.88	1.20	8.94
W	6.89	6.96	W-X	6.93	30.98	214.54
X	7.71	8.96	X-Y	7.03	1.62	11.35
Y	7.09	7.09	Y-Z	7.09	1.30	9.22
Z	7.09	7.25	Z-Aa	7.11	5.87	41.67
Aa	7.12	7.25	Aa-Bb	7.11	9.08	64.52
Bb	7.10	7.35	Bb-Cc	7.17	6.79	48.65
Cc	7.24	7.35	Cc-Dd	7.30	36.39	265.47
Dd	7.52	7.35	Dd-Ee	7.35	3.25	23.85
Ee	7.53	7.35	Ee-Ff	7.35	14.62	107.40
Total						322.29 2286.87
Geodetic Average Grade (m)						7.10



REV	NO	DESCRIPTION	DATE
10	Rezonage/DP Resubmission	25.02.13	
9	Rezonage/DP Resubmission	24.12.20	
8	Rezonage/DP Resubmission	23.12.22	
5	Rezonage/DP Resubmission	22.12.06	
4	Issued for ADP	22.08.02	
2	Issued for Rezonage / DP	21.12.15	

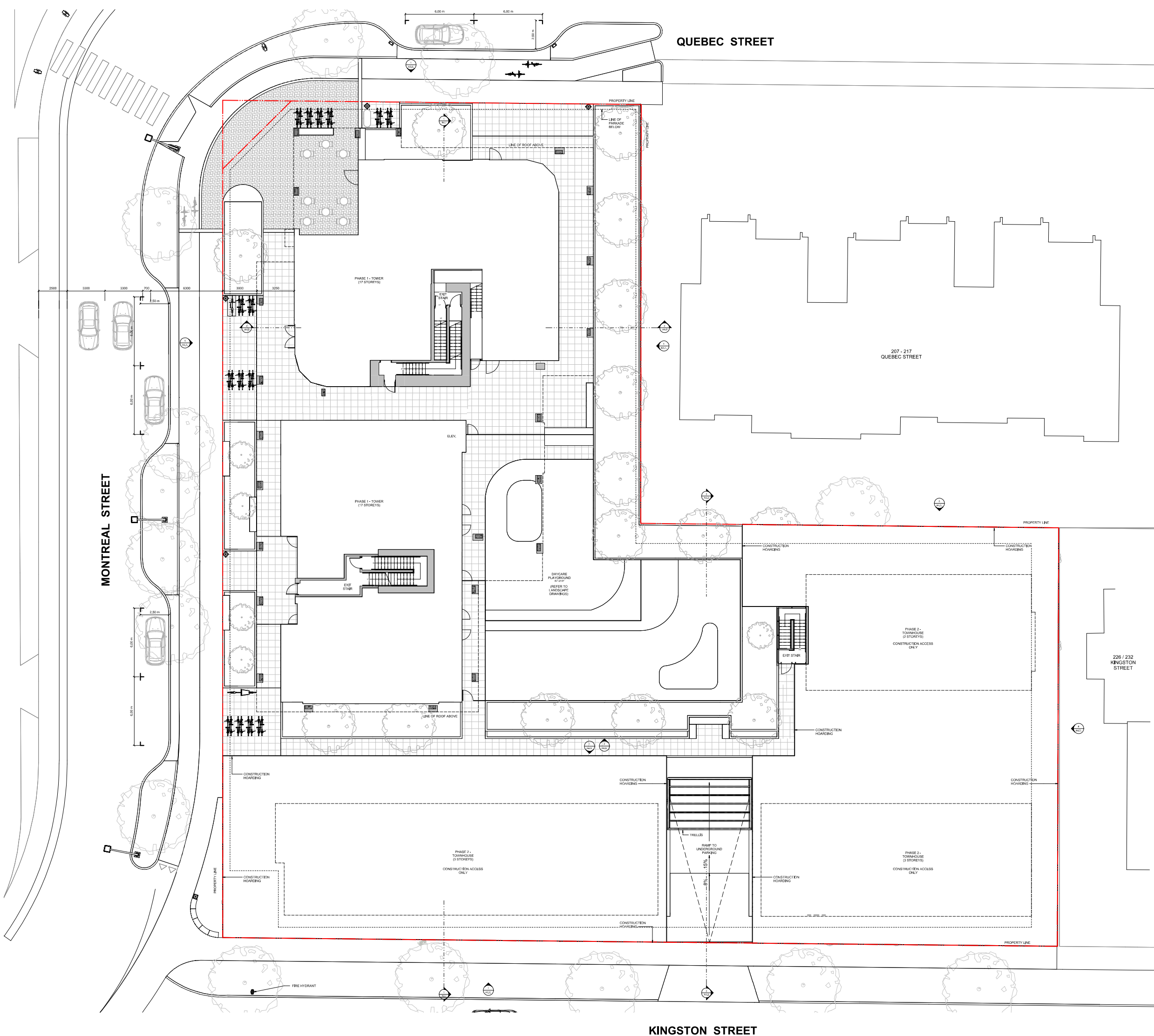
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Average Grade
Calculations

project no.	#21-18
scale	1 : 100
drawn by	RP, GK, GB
date issued	02/13/25
sheet no.	A1.2

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scale in meters

rev no	description	date
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9	Rezonning / DP Resubmission	24.12.20
8	Rezonning / DP Resubmission	23.12.22
5	Rezonning / DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Rezonning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

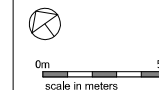
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Phasing Plan

project no. #21-18
scale 1 : 100
drawn by Author
date issued 02/13/25 sheet no. A1.3

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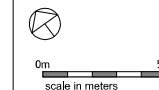
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7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.15

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Phasing Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued 02/13/25	sheet no. A1 4

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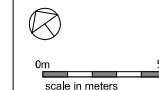
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5	Rezoning/DP Resubmission	22.12.
4	Issued for ADP	22.08.
2	Issued for Rezoning / DP	21.12.
1	Issued for Dev. Tracker	21.10.
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

project no.	#21-1
scale	1 : 10
drawn by	RP / G
date issued 02/13/25	sheet no. A20

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9	Rezoning/DP Resubmission	24.12.
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7	Rezoning/DP Resubmission	24.05.
6	Rezoning/DP Resubmission	23.12.
5	Rezoning/DP Resubmission	22.12.
4	Issued for ADP	22.08.
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Montreal and Quebec
205 Quebec Street
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sheet title
P1 Parking Plan

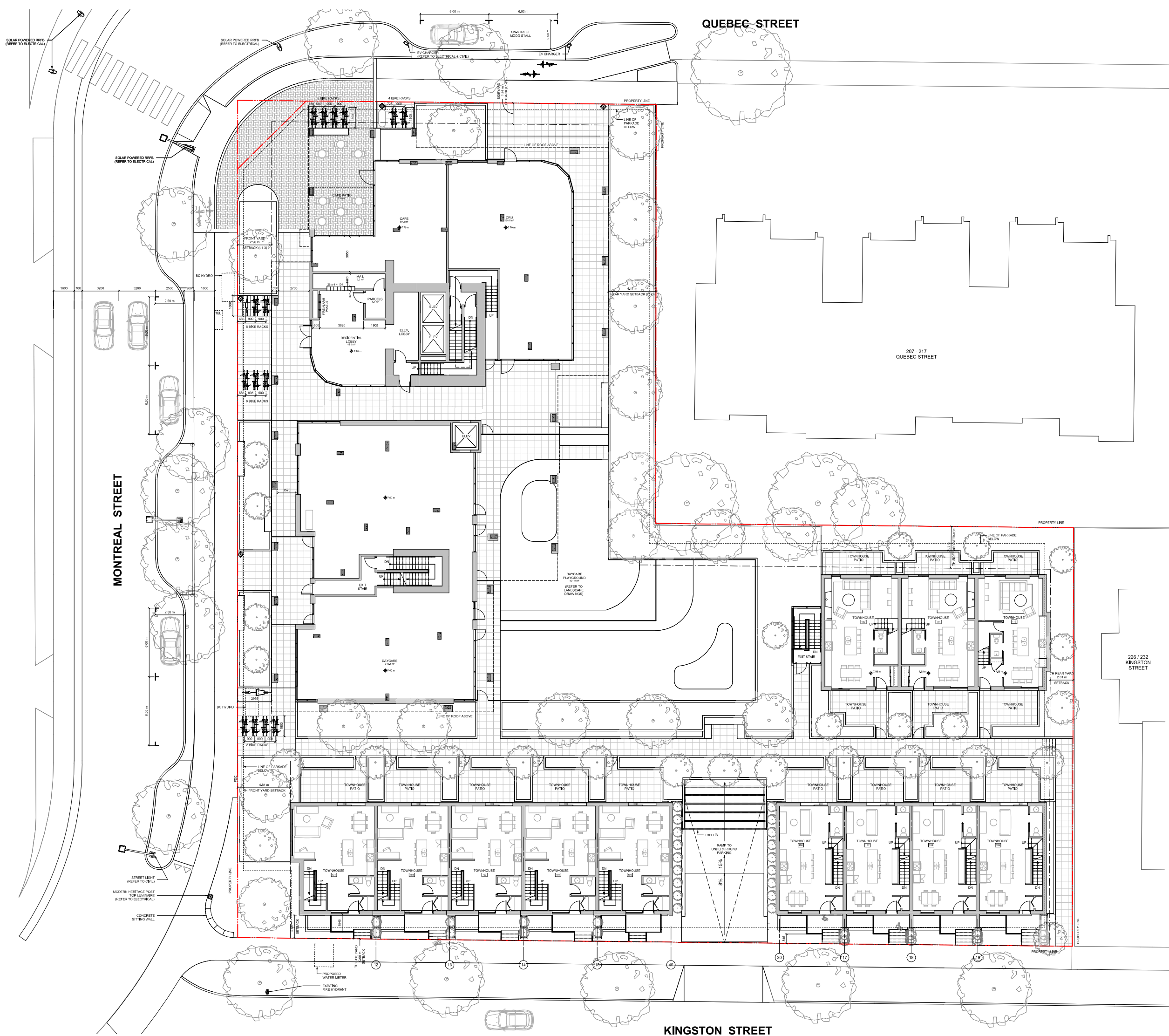
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drawn by	RP / G

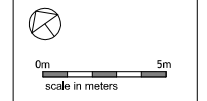
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9	Rezonning / DP Resubmission	24.12.20
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6	Rezonning / DP Resubmission	23.12.22
5	Rezonning / DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Rezonning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

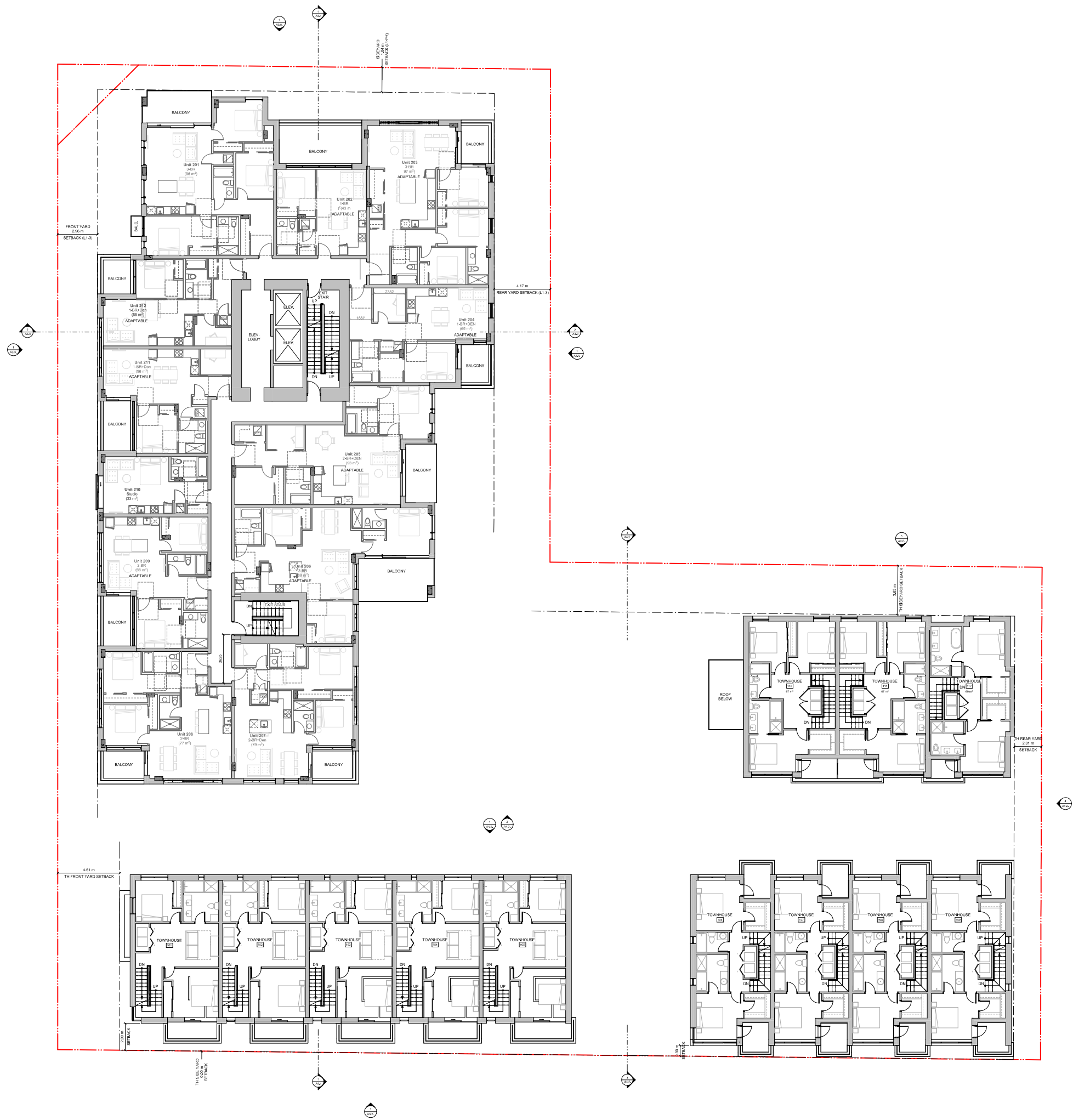
sheet title
Level 1 Plan

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0m 5m
scale in meters

10	Reasoning / DP Resubmission	25.02.13
9	Reasoning / DP Resubmission	24.12.20
7	Reasoning / DP Resubmission	24.05.23
6	Reasoning / DP Resubmission	23.12.22
5	Reasoning / DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Reasoning / DP	21.12.15
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rev no. description date

project name
Montreal and Quebec
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sheet title
Level 2 Plan

project no. #21-18

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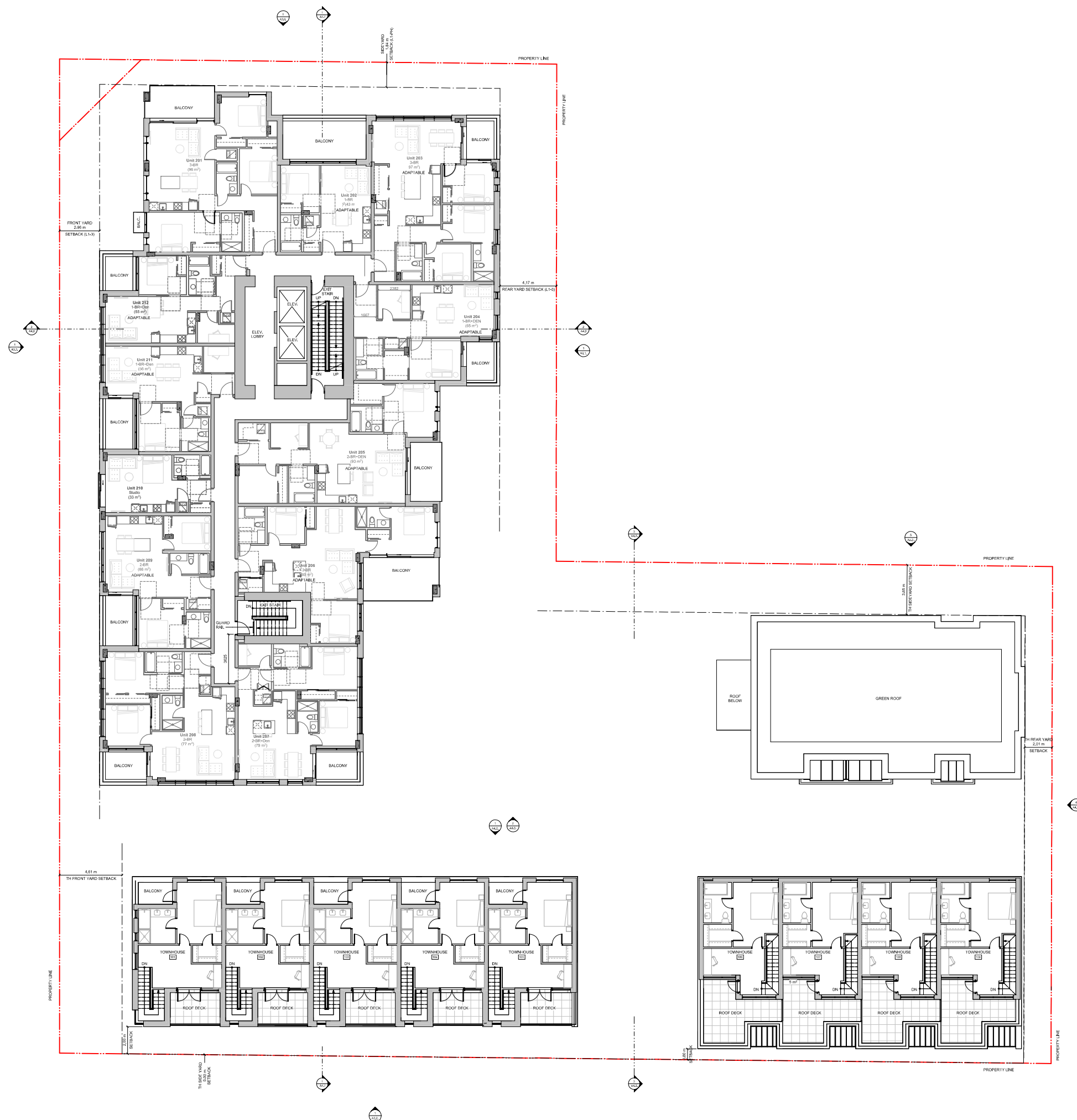
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scale in meters

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2	Issued for Rezoning / DP	21.1
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project name
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sheet title
Level 3 Plan

project no.	#21
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scale in meters

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9	Rezonning/DP Resubmission	24.12.20
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5	Rezonning/DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Rezonning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 4 Plan

project no. #21-18

scale 1 : 100

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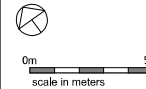
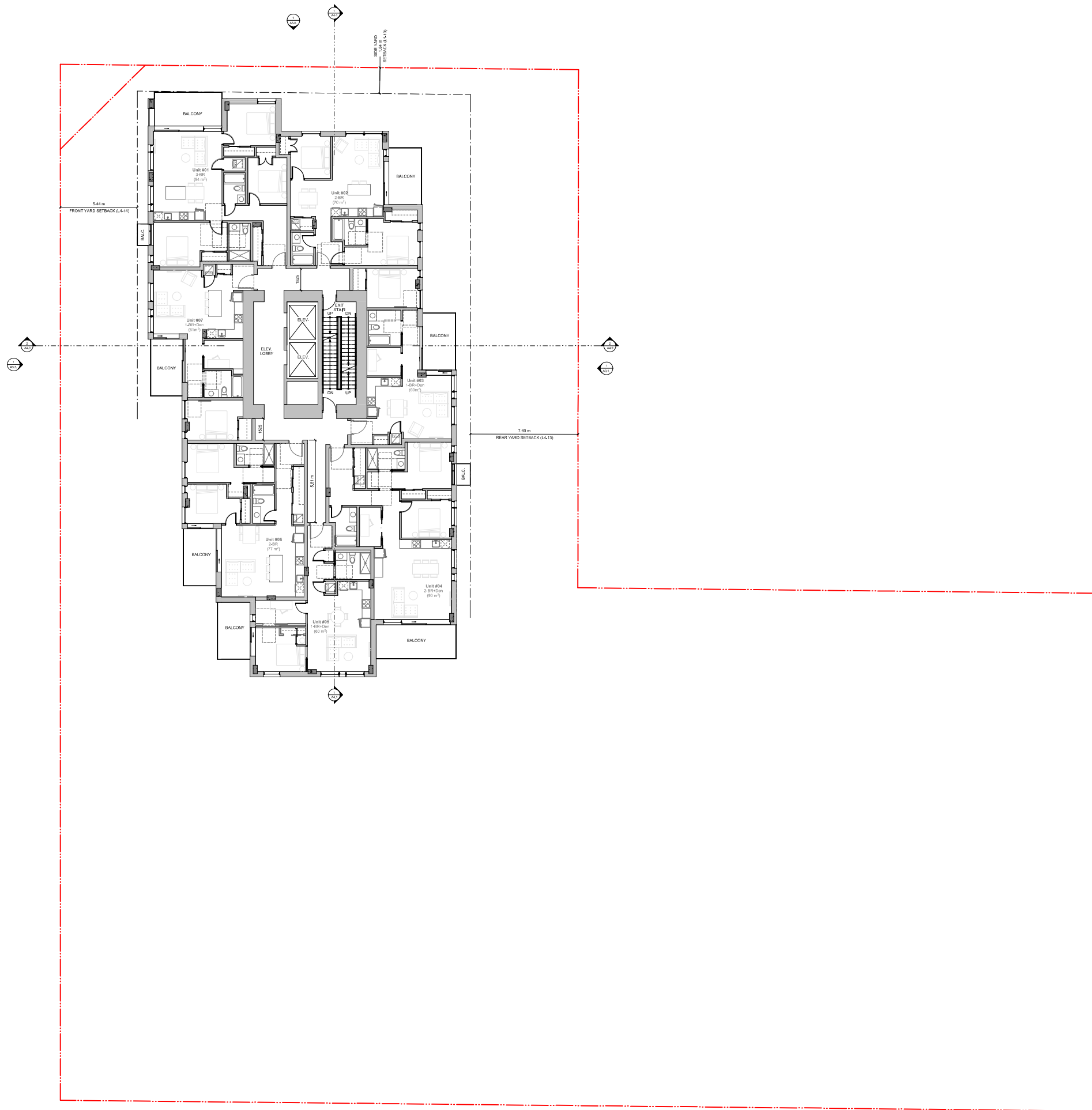
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rev no	description	date
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6	Reasoning/DP Resubmission	23.12.22
5	Reasoning/DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Reasoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no	description	date
10	Reasoning/DP Resubmission	25.02.13
9	Reasoning/DP Resubmission	24.12.30
7	Reasoning/DP Resubmission	24.05.29
6	Reasoning/DP Resubmission	23.12.22
5	Reasoning/DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Reasoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-13 Plan

project no. #21-18

scale 1 : 100

drawn by RP / GK / GB

date issued 02/13/25

sheet no. A2.6

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10	Rezonning / DP Resubmission	25.02.13
9	Rezonning / DP Resubmission	24.12.20
7	Rezonning / DP Resubmission	24.05.20
6	Rezonning / DP Resubmission	23.12.22
5	Rezonning / DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
2	Issued for Rezonning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no. description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

project no. #21-18

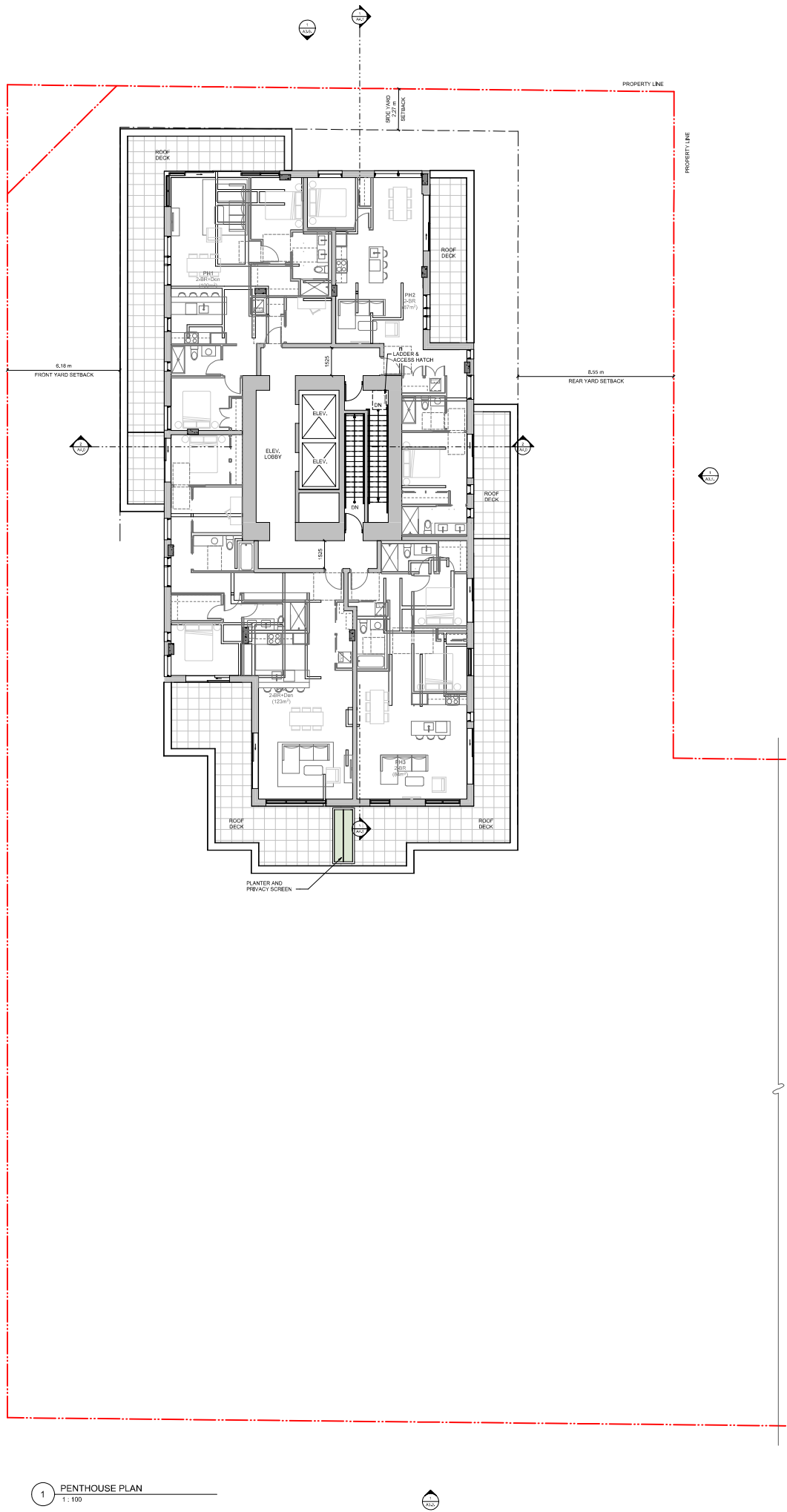
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drawn by RP / GK / GB

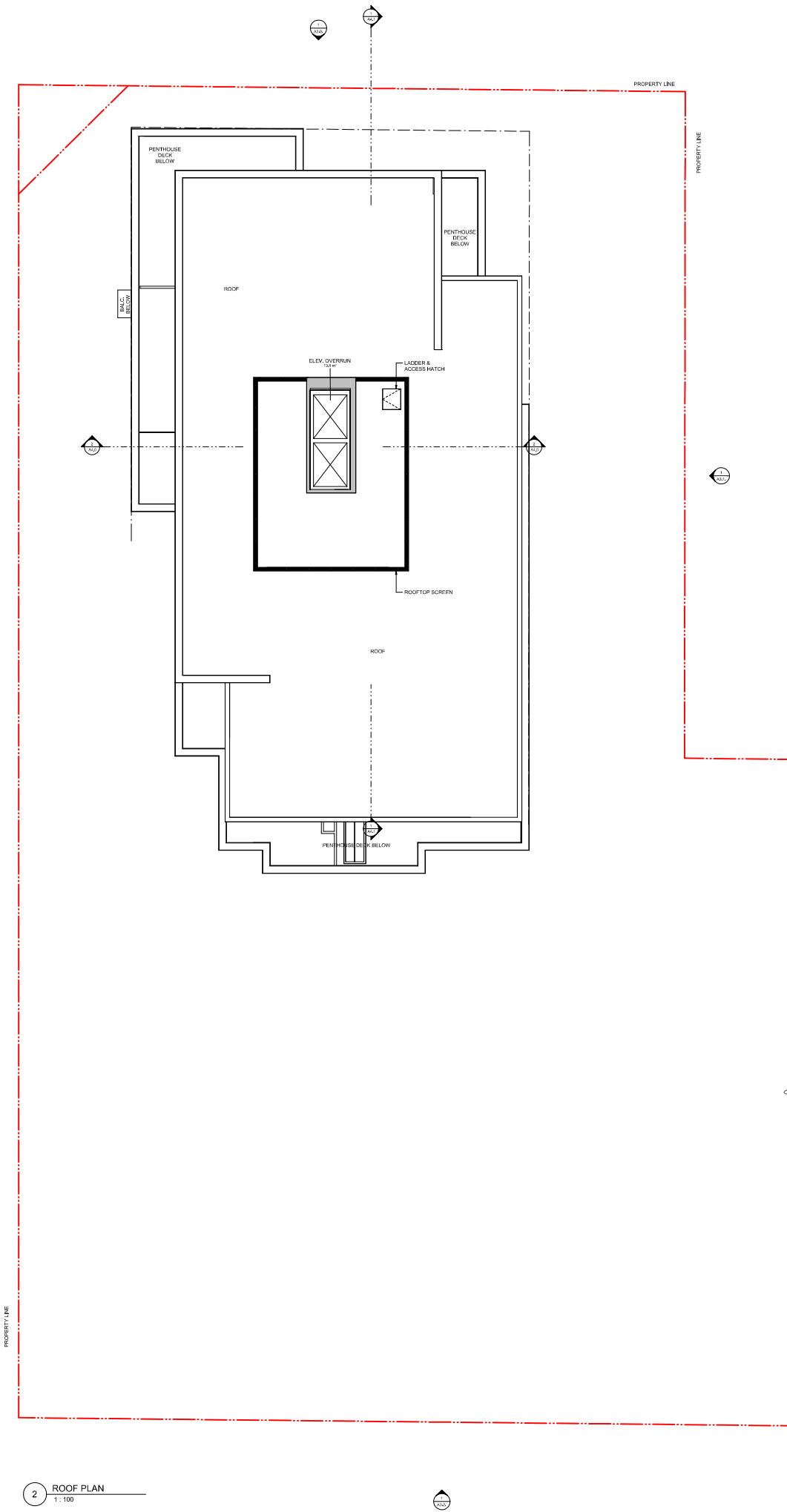
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1 PENTHOUSE PLAN
1 : 100



2 ROOF PLAN
1 : 100



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ELEVATION MATERIALS KEY:

- 1 Concrete Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Cream
- 3 Fine Concrete Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Soffits: TAG Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
- 7 Glass Canopies: Laminated Glass on
Painted Steel Structure
Colour: Iron / One
- 8 Pre-finished Metal Parapet Flashing
Colour: Iron / One
- 9 Pre-finished Metal Fascia
Colour: Iron / One
- 10 Perforated Metal Balcony Guard
Colour: Iron / One
- 11 Painted Metal Porches and Gates
Colour: Iron / One
- 12 Windows and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron / One
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / One
- 14 Exposed Architectural Concrete
- 15 Pre-finished Metal Louvers
Colour: Iron / One
- 16 Pre-finished Metal Panel
Colour: Iron / One



REV	NO	DESCRIPTION	DATE
10	Rezonning/DP Resubmission	25.02.13	
9	Rezonning/DP Resubmission	24.12.20	
8	Rezonning/DP Resubmission	23.12.22	
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4	Issued for AEP	22.08.02	
2	Issued for Rezonning / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
North Elevation

project no. #21-18

scale 1 : 100

drawn by CF / RP / GB

date issued 02/13/25

sheet no. A3.0

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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colours: Sandstone
- 2 Running Bond Brick
Colours: Oatmeal
- 3 Fine Cement Panel
Colours: Dark Grey
- 4 Pre-finished Vertical Wood Siding
Colours: T&G Wood
- 5 Glass Guards in Pre-finished Aluminum Frames
Colours: Clear
- 6 Glass Complexes: Laminated Glassing on
Pierced Steel Structure
Colours: Iron / One
- 7 Pre-finished Metal Painted Railing
Colours: Iron / One
- 8 Pre-finished Metal Fascia
Colours: Iron / One
- 9 Perforated Metal Balcony Guard
Colours: Iron / One
- 10 Perforated Metal Pergolas and Gates
Colours: Iron / One
- 11 Windows and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colours: Iron / One
- 12 Glass Walls and Guards w/ Aluminum Frame
Colours: Iron / One
- 13 Exposed Architectural Concrete
Colours: Iron / One
- 14 Pre-finished Metal Louvers
Colours: Iron / One
- 15 Pre-finished Metal Panel
Colours: Iron / One



REV	NO	DESCRIPTION	DATE
10	Rezonning/DP Resubmission	25.02.13	
9	Rezonning/DP Resubmission	24.12.20	
8	Rezonning/DP Resubmission	23.12.22	
5	Rezonning/DP Resubmission	22.12.28	
4	Issued for ADP	22.08.02	
2	Issued for Rezonning / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
East Elevation

project no. #21-18

scale 1 : 100

drawn by CF / RP / GB

date issued 02/13/25

sheet no. A3.1



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ELEVATION MATERIALS KEY:

- 1 Concrete Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Oatmeal
- 3 Fine Concrete Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
Colour: T&G Wood
- 5 Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / One
- 6 Glass Canopies, Laminated Glazing on
Painted Steel Structure
Colour: Iron / One
- 7 Pre-finished Metal Parapet Flashing
Colour: Iron / One
- 8 Pre-finished Metal Fascia
Colour: Iron / One
- 9 Perforated Metal Balcony Guard
Colour: Iron / One
- 10 Painted Metal Porch and Gates
Colour: Iron / One
- 11 Windows and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron / One
- 12 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / One
- 13 Exposed Architectural Concrete
- 14 Pre-finished Metal Louvers
Colour: Iron / One
- 15 Pre-finished Metal Panel
Colour: Iron / One



REV	NO	DESCRIPTION	DATE
10	Rezonning/DP Resubmission	25.02.13	
9	Rezonning/DP Resubmission	24.12.20	
8	Rezonning/DP Resubmission	23.12.22	
5	Rezonning/DP Resubmission	22.12.06	
4	Issued for AEP	22.08.02	
2	Issued for Rezonning / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
South Elevation

project no. #21-18

scale 1 : 100

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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Oatmeal
- 3 Fine Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
Colour: TAG Wood
- 5 Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / One
- 6 Glass Canopies Laminated Glazing on
Painted Steel Structure
Colour: Iron / One
- 7 Pre-finished Metal Parapet Flashing
Colour: Iron / One
- 8 Pre-finished Metal Fascia
Colour: Iron / One
- 9 Perforated Metal Balcony Guard
Colour: Iron / One
- 10 Painted Metal Porches and Gates
Colour: Iron / One
- 11 Windows and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron / One
- 12 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / One
- 13 Exposed Architectural Concrete
- 14 Pre-finished Metal Louvers
Colour: Iron / One
- 15 Pre-finished Metal Panel
Colour: Iron / One



REV	NO	DESCRIPTION	DATE
10	Reasoning / DP Resubmission	25.02.13	
9	Reasoning / DP Resubmission	24.12.20	
8	Reasoning / DP Resubmission	23.12.22	
5	Reasoning / DP Resubmission	22.12.06	
4	Issued for AEP	22.08.02	
2	Issued for Reasoning / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

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2	Issued for Reasoning / DP	21.12.15	
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project name
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205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no. #21-18

scale 1 : 100

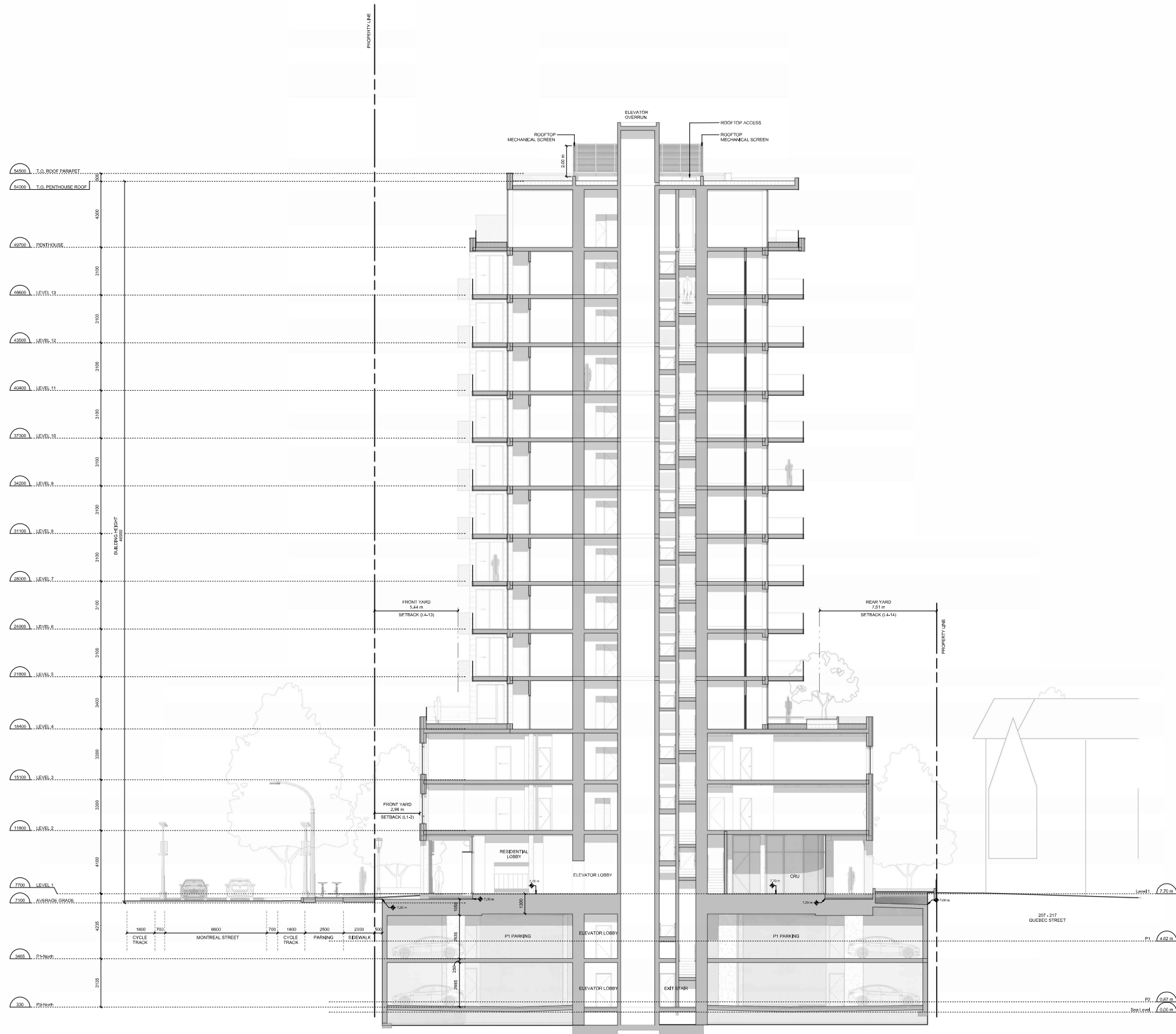
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10	Rezonning DP Resubmission	25.02.13
9	Rezonning DP Resubmission	24.12.20
7	Rezonning DP Resubmission	24.05.23
6	Rezonning DP Resubmission	23.12.22
5	Rezonning DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
3	Rezonning DP Resubmission	22.04.14
2	Issued for Rezonning / DP	21.12.15

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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Building Sections

project no. #21-18

scale 1 : 100

drawn by RP

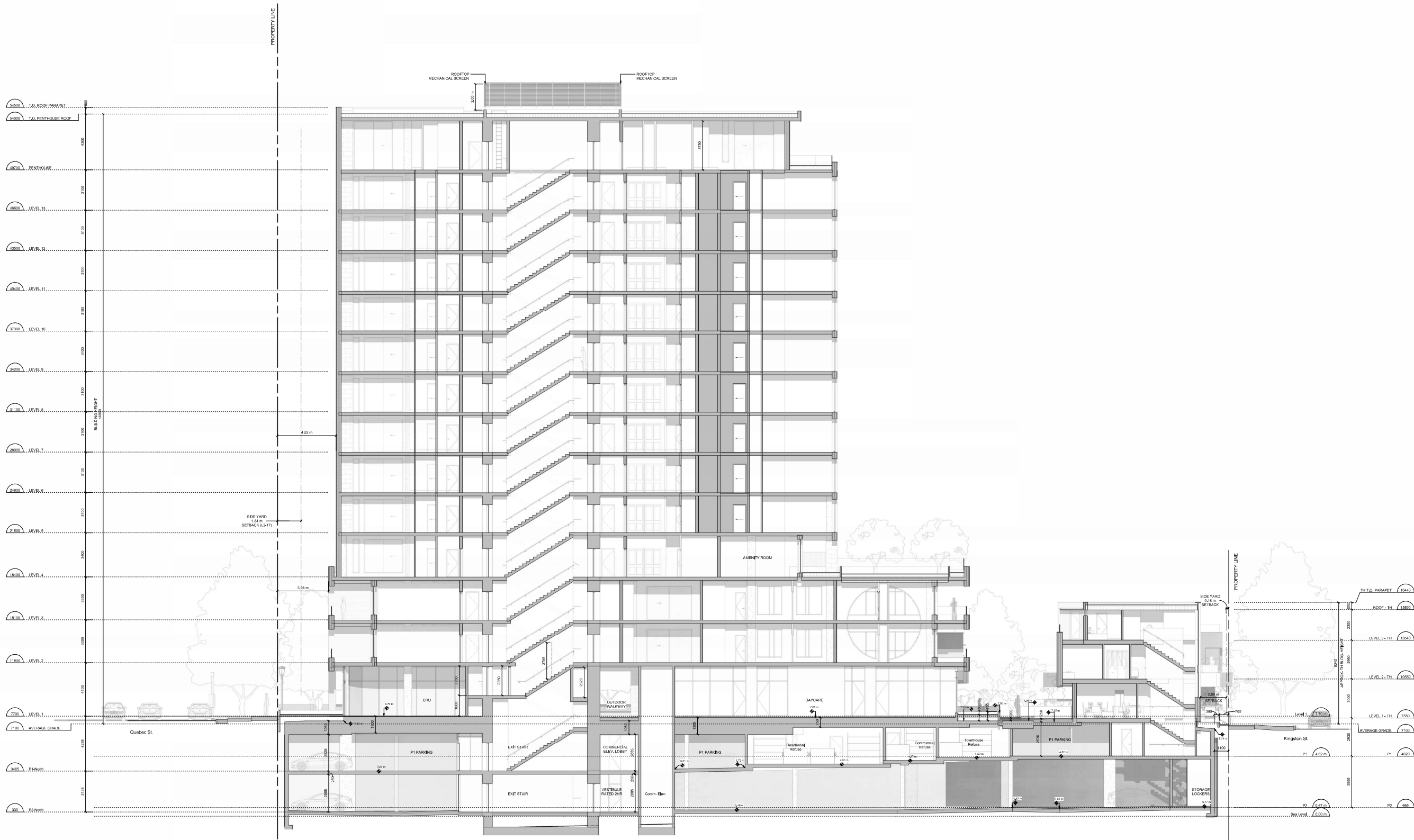
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10	Rezonning/DP Resubmission	25.02.13
9	Rezonning/DP Resubmission	24.12.20
7	Rezonning/DP Resubmission	24.05.23
6	Rezonning/DP Resubmission	23.12.22
5	Rezonning/DP Resubmission	22.12.06
4	Issued for AEP	22.08.02
3	Rezonning/DP Resubmission	22.04.14
2	Issued for Rezonning / DP	21.12.15

REV NO Description Date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	RP
date issued	02/13/25
sheet no.	A4.1

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ELEVATION MATERIALS KEY:

- ① Cement Panel System
Colour: Sandstone
- ② Running Bond Brick
Colour: Outwash
- ③ Stone Cement Panel
Colour: Dark Grey
- ④ Pre-finished Vertical Wood Siding
- ⑤ Soffit: TAG Wood
- ⑥ Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / One
- ⑦ Glazed Canopies: Laminated Glass on
Powder Steel Structure
Colour: Iron / One
- ⑧ Pre-finished Metal Parapet Flashing
Colour: Iron / One
- ⑨ Pre-finished Metal Fascia
Colour: Iron / One
- ⑩ Perforated Metal Balustrade Guard
Colour: Iron / One
- ⑪ Painted Metal Pergolas and Gates
Colour: Iron / One
- ⑫ Window and Doors: Clear Glazing in Dark
Anodized Aluminum Frames
Colour: Iron / One
- ⑬ Glass Walls and Quarts of Aluminum Frame
Colour: Iron / One
- ⑭ Exposed Architectural Concrete
- ⑮ Pre-finished Metal Louvers
Colour: Iron / One
- ⑯ Pre-finished Metal Panel
Colour: Iron / One

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10 Rezoning/DP Resubmission 25.02.13

9 Rezoning/DP Resubmission 24.12.20

8 Rezoning/DP Resubmission 23.12.22

7 Rezoning/DP Resubmission 22.12.06

6 Issued for ADP 22.08.02

5 Issued for Rezoning / DP 21.12.15

4 Description

3 Date

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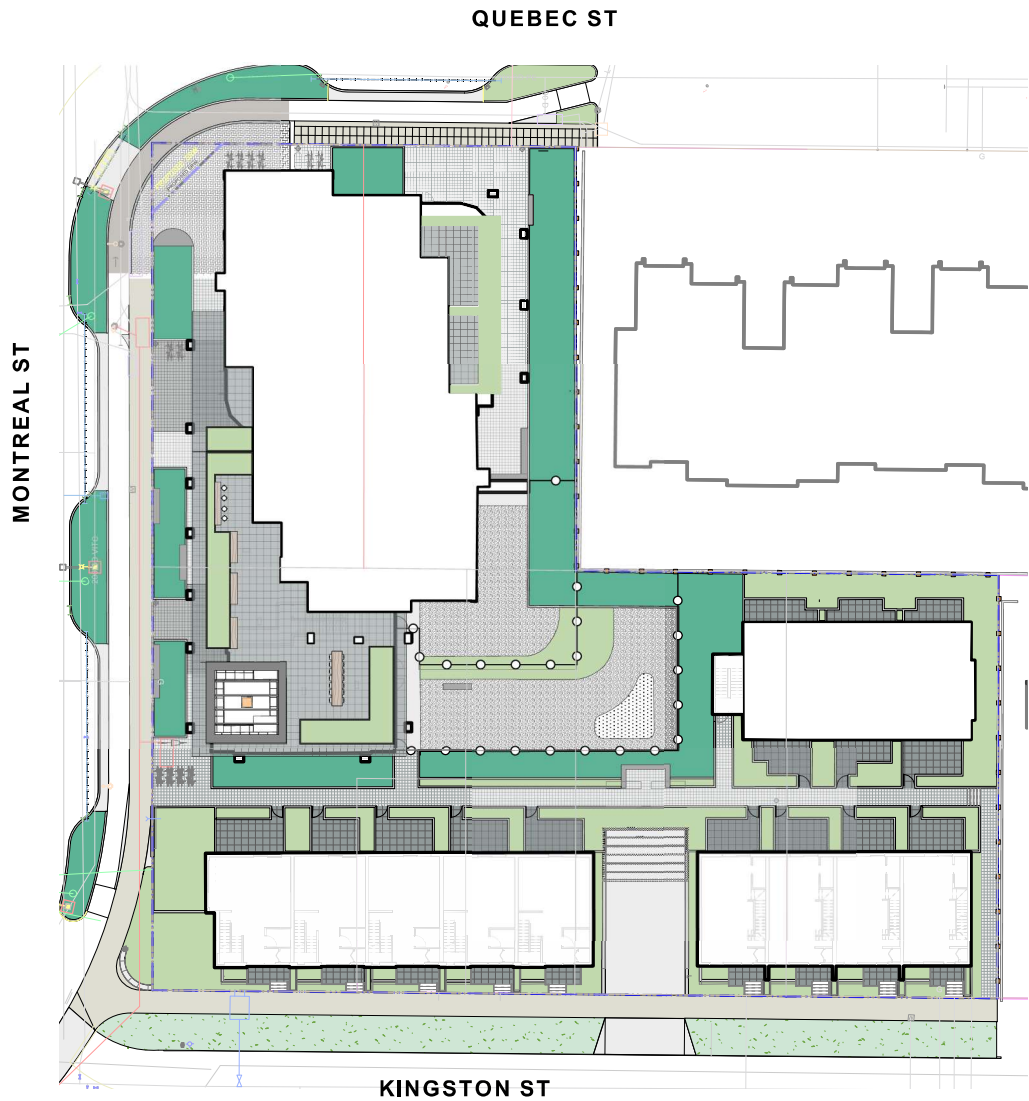
299

Mike Geric Construction

Quebec & Montreal

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Survey Plan
L0.03	Tree Management Plan
L1.01	Landscape Materials - Ground Level
L1.02	Landscape Materials - Level 4
L1.03	Stormwater Management & Grading
L1.04	Landscape Precedents
L1.05	Landscape Materials - Sections
L1.06	Landscape Materials - Sections
L1.07	Replacement Tree Plan
L3.01	Planting Plan - Ground Level
L3.02	Planting Plan - Level 4
L4.01	Landscape Details



MDI
Landscape Architects

2388A Terryson Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892




client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Cover

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



L0.00

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system
14. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
15. Irrigation Inspections: required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9, p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
5. Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

OFF-SITE IRRIGATION

1. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work.
2. 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.
3. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
 - (2) Open trench main line and pressure test
 - (3) Open trench lateral line
 - (4) irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

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

LIST OF ABBREVIATIONS

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

MATERIALS LEGEND

1.0		
1.1		Asphalt. See Civil
1.2		CIP Concrete <i>Light Broom Finish with Tooled Control Joints. Colour: Natural.</i>
1.3		CIP Concrete <i>Light Broom Finish with Radial Control Joints. Colour: Natural</i>
1.4		Standard Paver <i>8x8 tile pattern, colour Natural</i>
1.5		Standard Paver <i>8x8 tile pattern, colour Charcoal</i>
1.6		Patio <i>'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.</i>

HARDSCAPE: CITY STANDARDS

See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

1.7		Trowel Joint Concrete. See L4.01 For Pattern Details
1.8		Granite Pavers @ 300mm x 100mm x 80mm. Mortar set, Paving field. Grey granite, Flamed Finish, Nonpermeable.
1.9		Grey Basalt Entry Band Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
1.10		Granite Pavers Solider Course Border 200mm Granite Pavers

DAYCARE

Design TBD by input from Daycare provider

2.1		Sand
2.2		Safety Surfacing
3.0		
3.1		Concrete Retaining Wall
3.2		Concrete Bench
3.3		Concrete Curb - See Civil.

FURNISHINGS

4.1		'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.
4.2		Fire pit
4.3		Trash Bin
4.4		Trellis
4.5		Benches
4.6		Tables
4.7		Shed. See Architecture.

FENCES AND BARRIERS

5.1		1800mm Wood Fence
5.2		Picket Fence

LIGHTING

See Arch and Electrical

PLANTING AREAS

7.1		Shrub Area
7.4		Rain Garden (See Dwg 1 L1.03 & 4.01)

LINE TYPE LEGEND

---	Property line
- - - - -	Extent of Parkade, below
- - - - -	Pedestrian Sightline

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

Civil Typical Inlet Drain

GRADING LEGEND

	Existing Landscape Grade
	Civil Grade, provided for reference only
	Architectural grade, provided for reference only
	Proposed Landscape Grade
TOW	Top of Wall
BW	Bottom of Wall
TOC	Top of Curb
BC	Bottom of Curb
TP	Top of Pool
BP	Bottom of Pool
TS	Top of Stairs
BS	Bottom of Stairs
HP	High Point
LP	Low Point

IRRIGATION LEGEND

	Irrigation Point of Connection Proposed Irrigation Point of Connection. Provide water service and electrical service from irrigation controller to valves.
	Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.

LANDSCAPE DRAINAGE LEGEND

	Perforated Underdrain
	Sched 40 PVC
	Clean out
	Rain Garden Overflow Drain
	8" Square drain with ductile iron grate.
	Trench Drain Aco K100 Trench Drain, Load Class 'A'.

DRAINS BY OTHERS

SD	BL	AD	Mechanical Drains (For reference only)
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8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date



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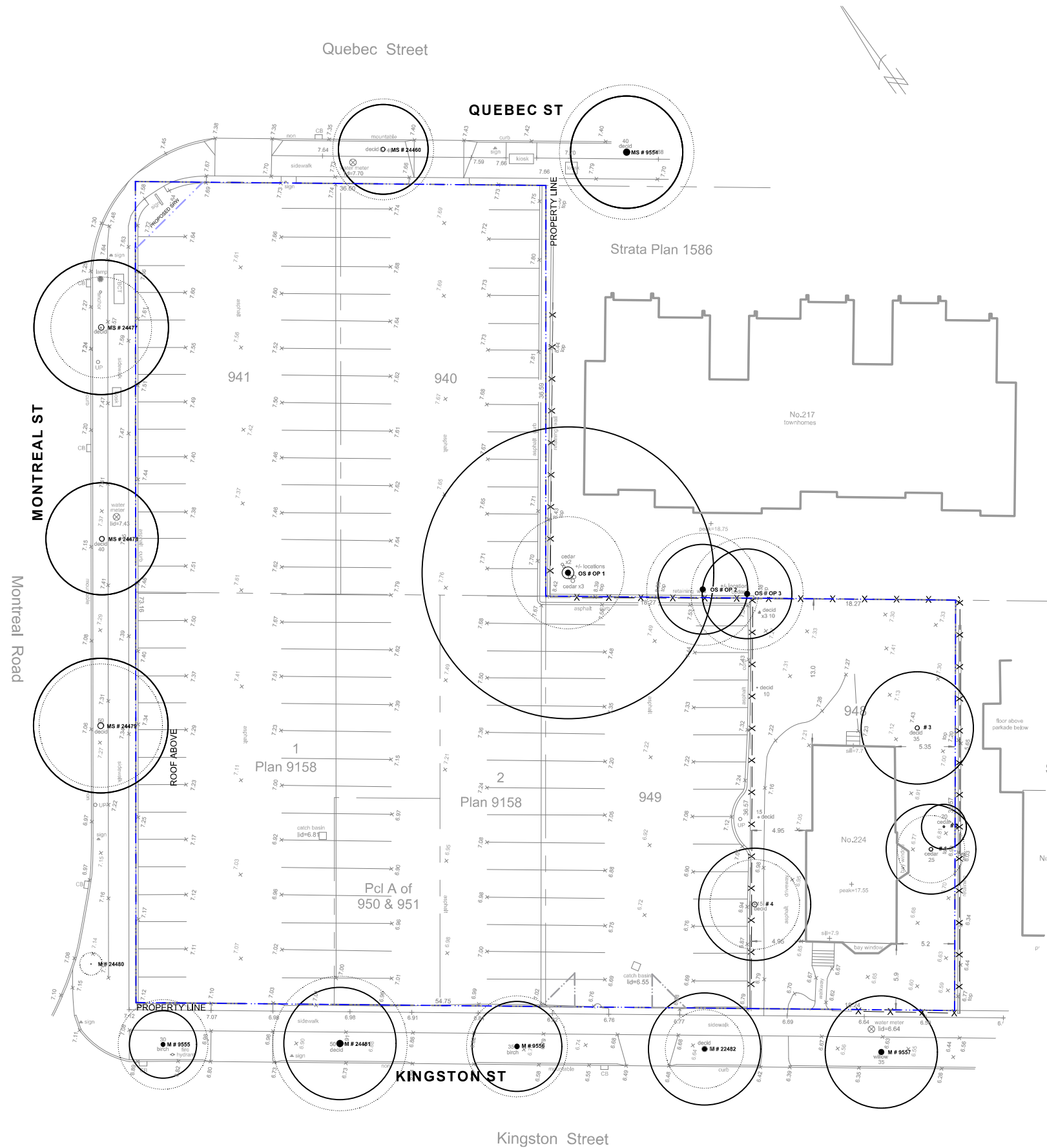
REGISTERED MEMBER
Scott Murdoch
341
2023-12-22

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
General Information Sheet

project no.	121.23
scale	NA @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



- LINE TYPE LEGEND**
- Property line
 - Right of Way
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL

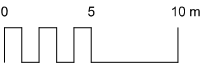
- GRADING LEGEND**
- Existing Landscape Grade

UNDERGROUND UTILITIES
(Shown for reference only - refer to Civil Engineer's drawings).

- EXISTING**
- Storm drain
 - Sewer
 - Water
 - Electrical
 - Gas
 - Hydro Tel

EXISTING PLANT LEGEND
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

- EXISTING TREE**
- Tree Reference ID
 - Canopy Extent
 - Protected Root Zone



EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus deodard	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

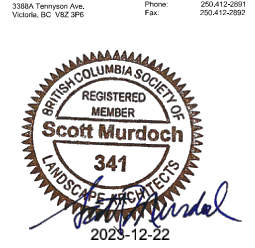
TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.



D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
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www.dclarkarboriculture.com
Certified Arborist PN-6523A

rev no	description	date
8	REV RZ/DP	2023-12-22
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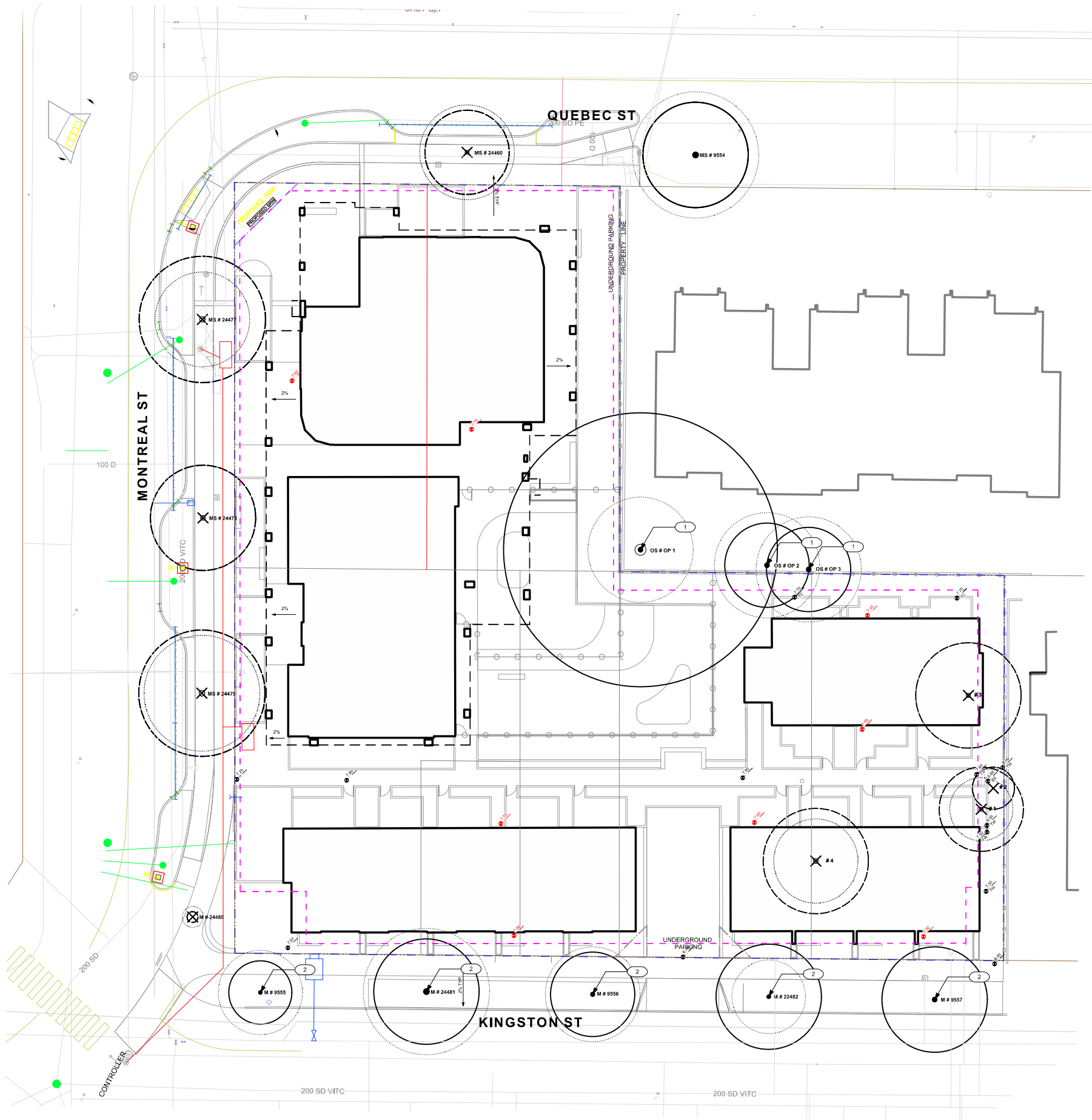
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Tree Survey Plan

project no.	121.23
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM

revision no.	sheet no.
8	L0.02



- LINE TYPE LEGEND**
- Property line
 - Right of Way
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL

- GRADING LEGEND**
- Existing Landscape Grade

- UNDERGROUND UTILITIES**
(Shown for reference only - refer to Civil Engineer's drawings).
- | EXISTING | | PROPOSED |
|-------------|--|----------|
| Storm drain | | |
| Sewer | | |
| Water | | |
| Electrical | | |
| Gas | | |
| Hydro Tel | | |

- EXISTING PLANT LEGEND**
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).
- Retaining
- Tree Reference ID
 - Canopy Extent
 - Protected Root Zone
- Removal
- Tree Reference ID
 - Canopy Extent
- 0 5 10 m

EXISTING TREE INVENTORY*

RETAINED TREES

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1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

- REFERENCE NOTES**
- Requires onsite supervision of trees during excavation
 - Potentially impacted by site serving and grading



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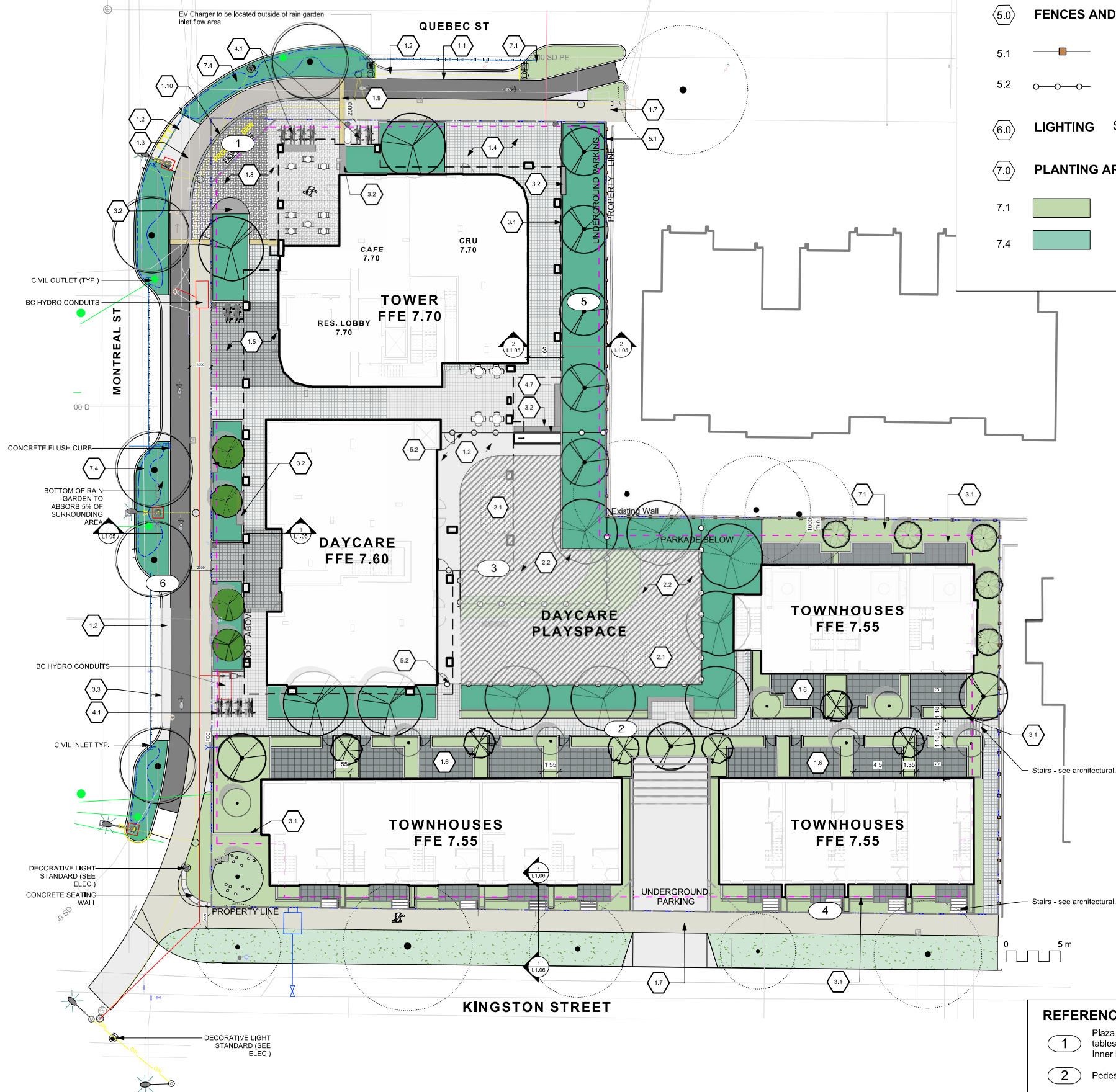
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501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Tree Management Plan

project no.	121.23
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

8 **L0.03**



- 5.0 FENCES AND BARRIERS**
- 5.1 1800mm Wood Fence
- 5.2 Picket Fence
- 6.0 LIGHTING** See Arch and Electrical
- 7.0 PLANTING AREAS**
- 7.1 Shrub Area
- 7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

MATERIALS LEGEND

- 1.0 HARDSCAPE**
- 1.1 Asphalt. See Civil
- 1.2 CIP Concrete
Light Broom Finish with Tooled Control Joints. Colour: Natural.
- 1.3 CIP Concrete
Light Broom Finish with Radial Control Joints. Colour: Natural
- 1.4 Standard Paver
8x8 tile pattern, colour Natural
- 1.5 Standard Paver
8x8 tile pattern, colour Charcoal
- 1.6 Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

- 1.0 HARDSCAPE: CITY STANDARDS**
- See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

- 1.7 Trowel Joint Concrete.
See L4.01 For Pattern Details
- 1.8 Granite Pavers
@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
- 1.9 Grey Basalt Entry Band
Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- 1.10 Granite Pavers
Solider Course Border 200mm Granite Pavers

- 2.0 DAYCARE**
Design TBD by input from Daycare provider
- 2.1 Sand
- 2.2 Safety Surfacing

- 3.0 WALLS**
- 3.1 Concrete Retaining Wall
- 3.2 Concrete Bench
- 3.3 Concrete Curb - See Civil.

- 4.0 FURNISHINGS**
- 4.1 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.
- 4.2 Fire pit
- 4.3 Trash Bin
- 4.4 Trellis
- 4.5 Benches
- 4.6 Tables
- 4.7 Shed. See Architecture.

REFERENCE NOTES

- 1 Plaza with built-in concrete benches with built in tables, covered patio seating and bike parking. Inner harbour paving materials.
- 2 Pedestrian walkway through site.
- 3 Day care spaces. Design to be confirmed / modified to meeting Island Health ECE Standards and input from daycare provider.
- 4 Residential streetscape with walk-up patios. Retained street trees.
- 5 Runoff from the condo and day care rooftops managed in rain gardens.
- 6 Rain gardens integrated into streetscape to manage street runoff.



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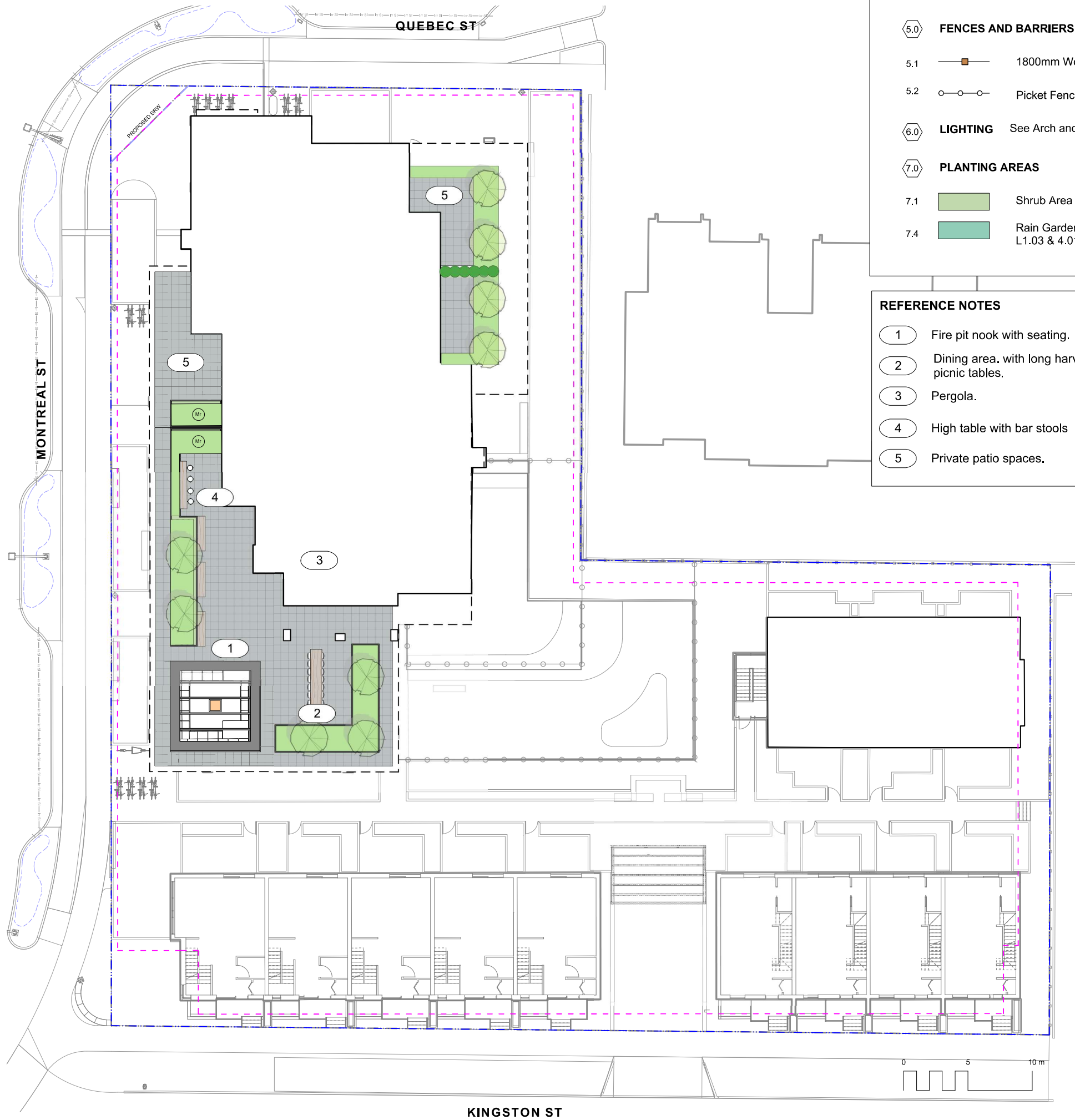
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sheet title
**Landscape
Materials - Ground
Level**

project no.	121.23
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

8 **L1.01**



- 5.0 FENCES AND BARRIERS
- 5.1 1800mm Wood Fence
- 5.2 Picket Fence
- 6.0 LIGHTING See Arch and Electrical
- 7.0 PLANTING AREAS
- 7.1 Shrub Area
- 7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

- REFERENCE NOTES
- 1 Fire pit nook with seating.
- 2 Dining area. with long harvest-style picnic tables.
- 3 Pergola.
- 4 High table with bar stools
- 5 Private patio spaces.

MATERIALS LEGEND

- 1.0 HARDSCAPE
- 1.1 Asphalt. See Civil
- 1.2 CIP Concrete
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5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19

MDI
Landscape Architects

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Fax: 250.412.2892

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2023-12-22

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Materials - Level 4**

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

8

L1.02



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED ARCH GRADE
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN ON GRADE

IMPERVIOUS AREAS

- ROOF DRAINS TO RAIN GARDEN
- ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

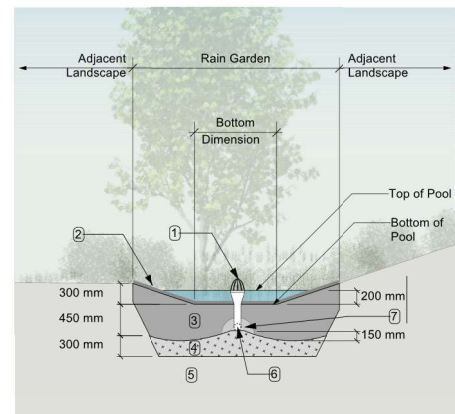
Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.

Boulevard rain gardens to be designed to City of Victoria Standards

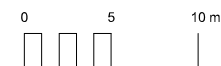


- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

1. All grades slope 2% from the building to back of curb.
2. Slab grade varies
3. All landscape walls are an average of 500mm height.
4. Kingston St Townhouses require 3-4 risers to meet grade.
5. Proposed curb grades to be determined by Civil (proposed grades will be similar to existing grades. See Civil for details)
6. All sidewalk slope 2% to back of curb.



8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
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3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

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2023-12-22

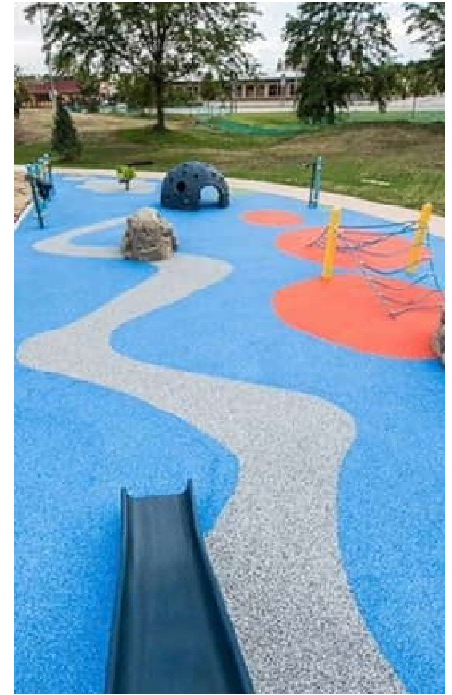
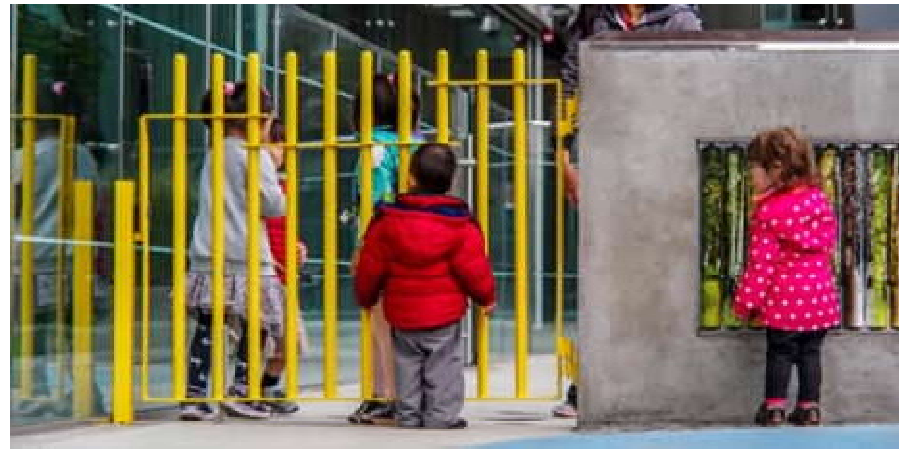
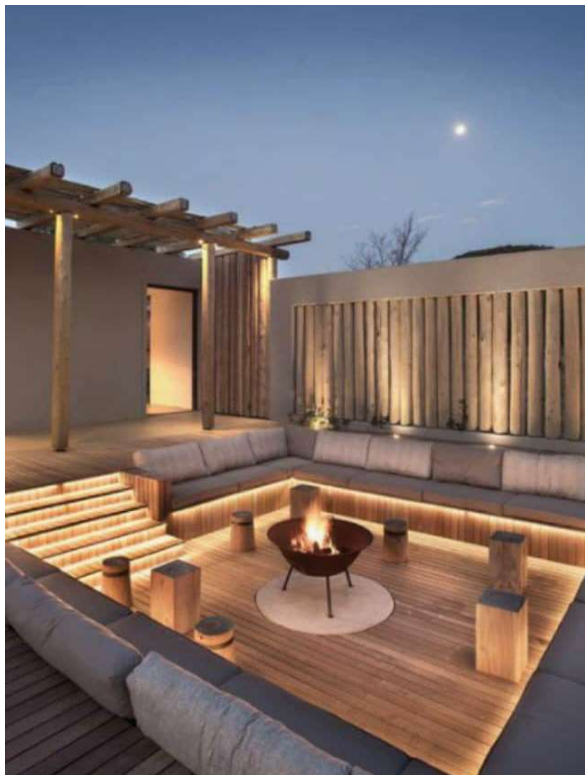
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Stormwater Management & Grading

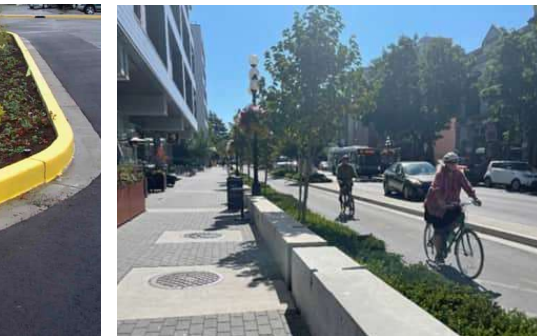
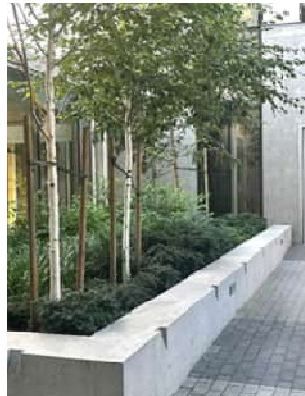
project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.03



ROOFTOP COMMON SPACE

DAYCARE - PLAY



STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON



rev no	description	date
8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
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3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev, Tracker	2021-10-19



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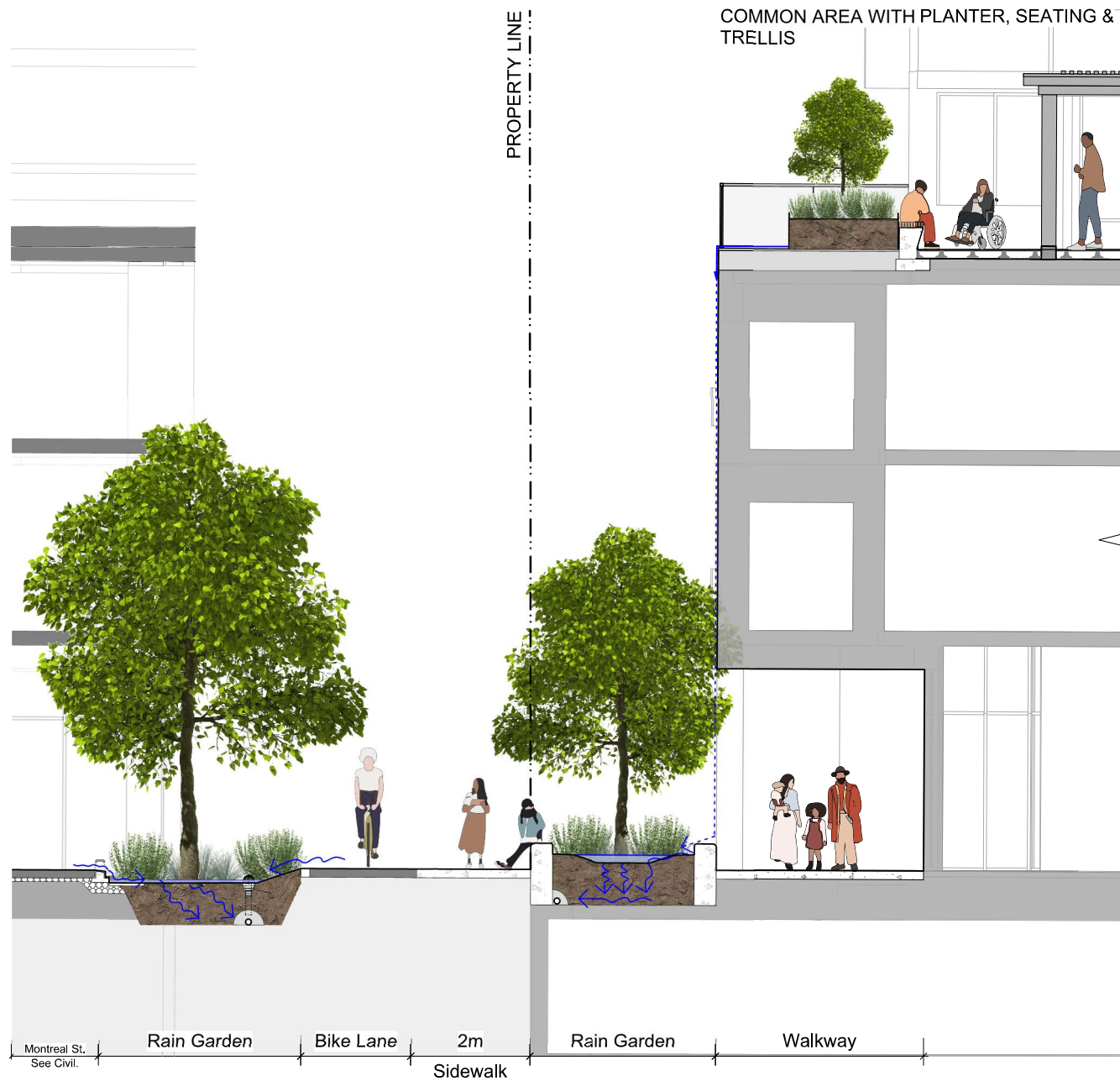
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

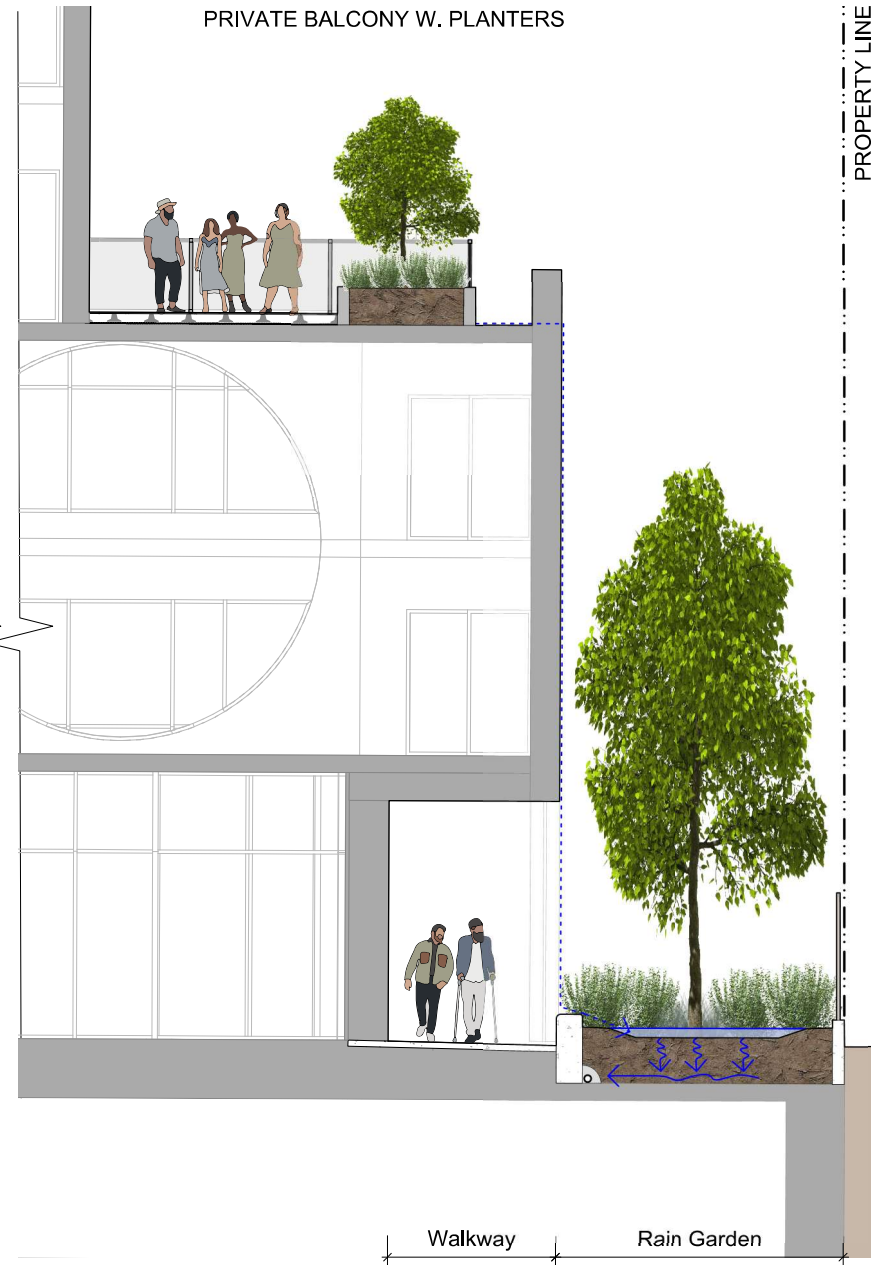
sheet title
**Landscape
Precedents**

project no.	121.23
scale	N/A @ 24"x36"
drawn by	MDI
checked by	SM

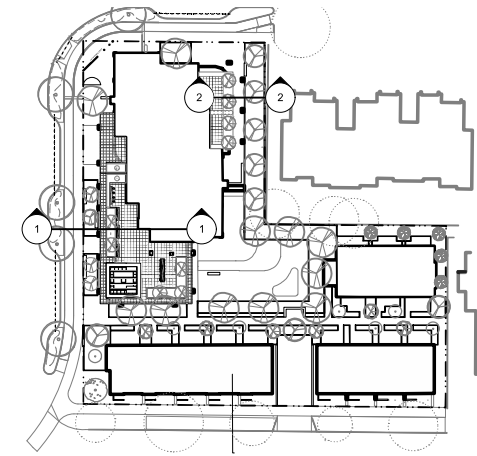
revision no.	sheet no.
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1 Montreal Street Section



2 Section w. Neighbouring Townhomes



rev no	description	date
8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
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LANDSCAPE ARCHITECTS
2023-12-22

client
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4520 West Saanich Rd
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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

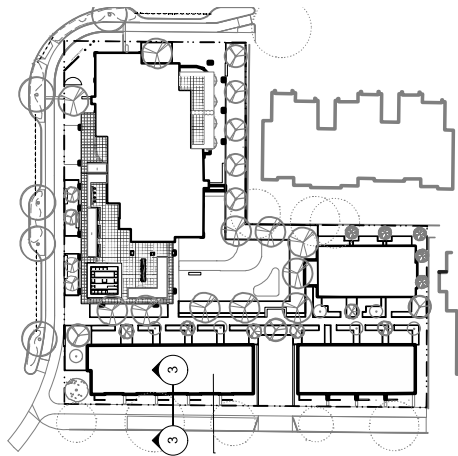
sheet title
**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.05



1 Typical Kingston Street Section



rev no	description	date
8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
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3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
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BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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2023-12-22

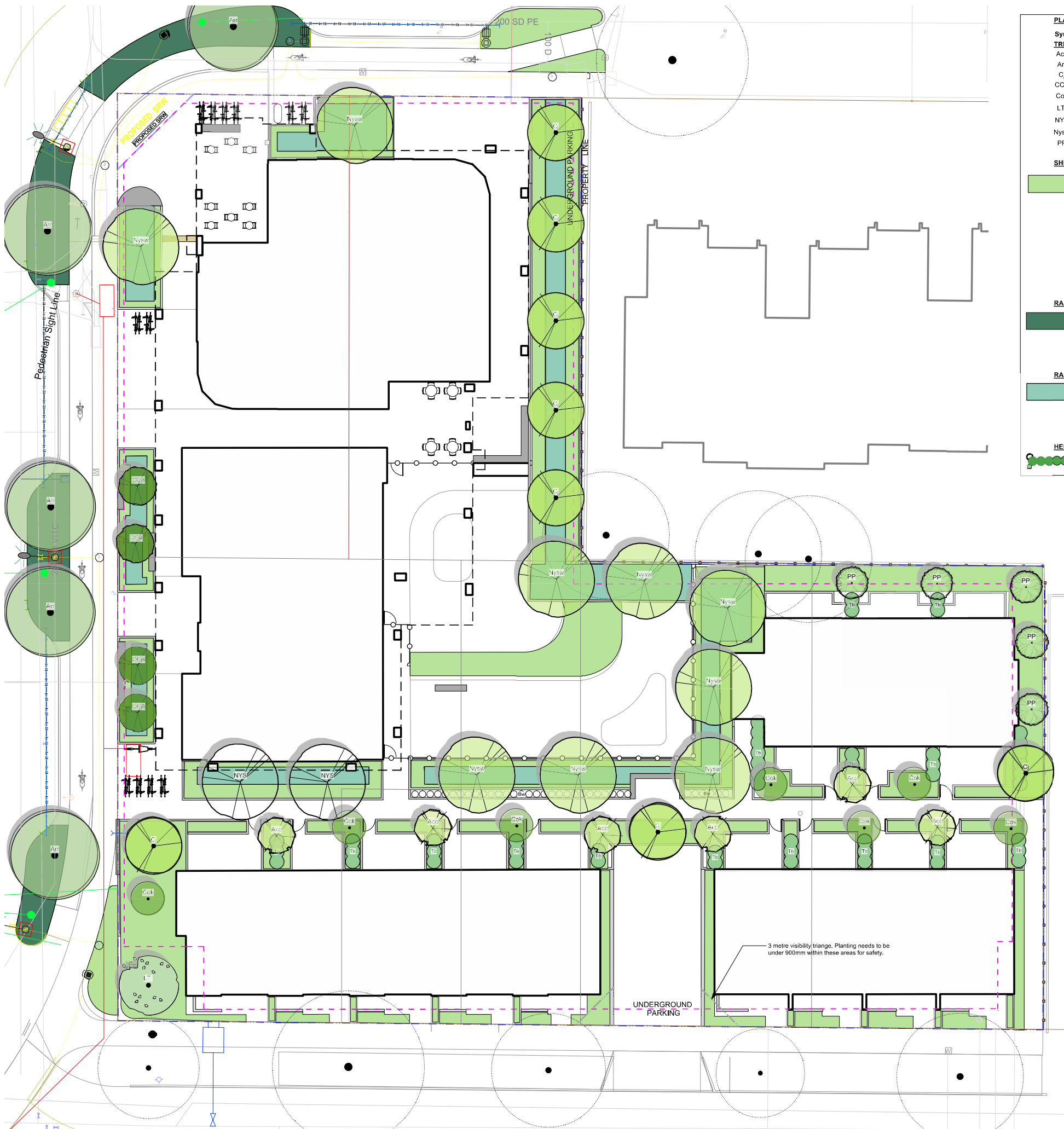
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM

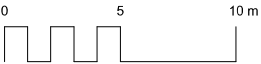
revision no.	sheet no.
8	L1.06



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	6	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Arr	15	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	9	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CCA	4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
Cok	7	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
LT	2	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
NYS	2	Nyssa sylvatica 'Tupelo Tower'	Tupelo	6.0cm cal, b&b
Nysw	9	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
PP	5	Parrotia persica	Persian Ironwood	2.4 m ht, 1.5 width
SHRUBS:				
178		Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
85		Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
43		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
70		Eupatorium cannabinum	Hemp Agrimony	Sp3
419		Gaultheria shallon	Salal	#1 pot
503		Liriope muscari	Lily turf	#1 pot
262		Lonicera pileata	Privet Honeysuckle	#1 pot
70		Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
57		Polystichum munitum	Sword Fern	#1 pot
178		Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
130		Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
70		Verbena bonariensis	Purpletop Vervain	#1 pot
RAIN GARDEN PLANTERS STREET:				
356		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
356		Carex obnupta	Slough Sedge	#1 pot
71		Gaultheria shallon	Salal	Sp3
71		Mahonia nervosa	Oregon Grape Holly	#1 pot
43		Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	#1 pot
RAIN GARDEN SITE:				
431		Carex obnupta	Slough Sedge	Sp3
34		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
453		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
431		Liriope muscari	Lily turf	#1 pot
87		Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
HEDGING/SCREENING:				
35		Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	5
51		Taxus baccata	English Yew	#1 pot #10 pot

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.



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7	REV RZ/DP	2023-03-02
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2	DP	2021-12-16
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rev no	description	date

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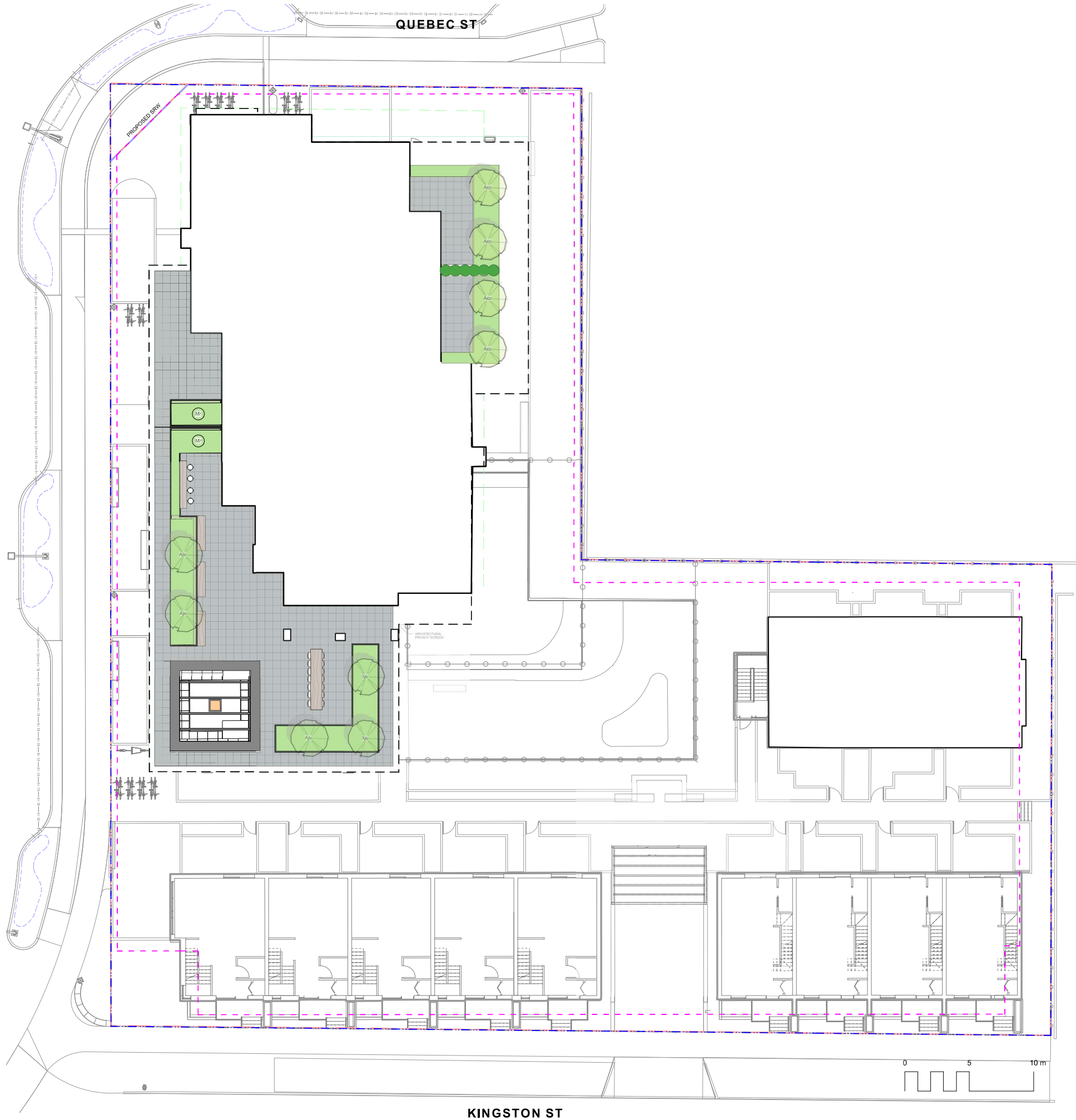
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
Scott Murdoch
2023-12-22

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Planting Plan -
Ground Level**

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
8	L3.01



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Ajv	5	Acer japonicum 'Vitifolium'	Japanese Maple	1.8 m height, specimen quality
Mr	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.2m b&b
SHRUBS & PERENNIALS				
	24	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
	32	Cistus x corbariensis	Rock Rose	#1 pot
	35	Eriophyllum lanatum	Wooly Sunflower	#1 pot
	107	Hebe topiaria	Topiartist's hebe	#1 pot
	63	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
	107	Mahonia repens	Prostrate Oregon Grape	#1 pot
	16	Nepeta x faassenii	Calmint	Sp3
	16	Rosmarinus officinalis	Rosemary	#2 pot
	16	Salvia officinalis	Culinary Sage	#1 pot
	24	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	0			
EVERGREEN HEDGE:				
	6	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot

REFERENCE NOTES

30%> of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.

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3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

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client

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Saanich, BC

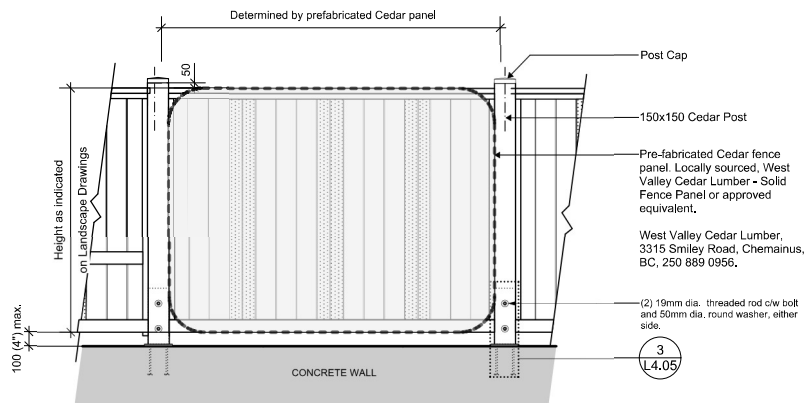
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QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

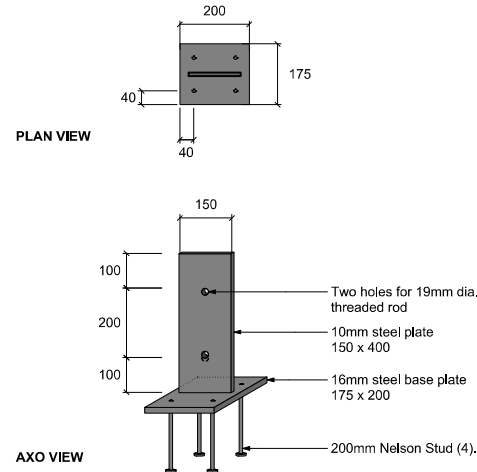
Planting Plan - Level 4

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
8	L3.02



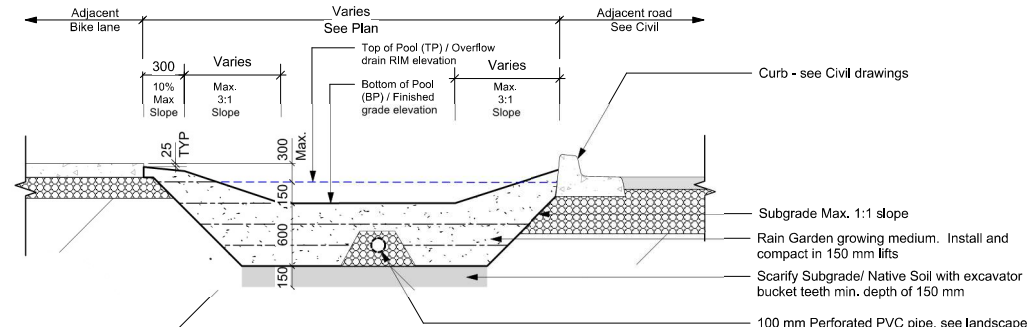
GENERAL NOTES:

1. All fasteners to be galvanized only.
2. All lumber to be locally sourced Western Red Cedar (except Posts).
3. Coating system to be Sikksens - SRD. Colour to complement Architectural palette. Final selection to be confirmed by LA prior to application.



GENERAL NOTES:

1. All steel to be galvanized only.



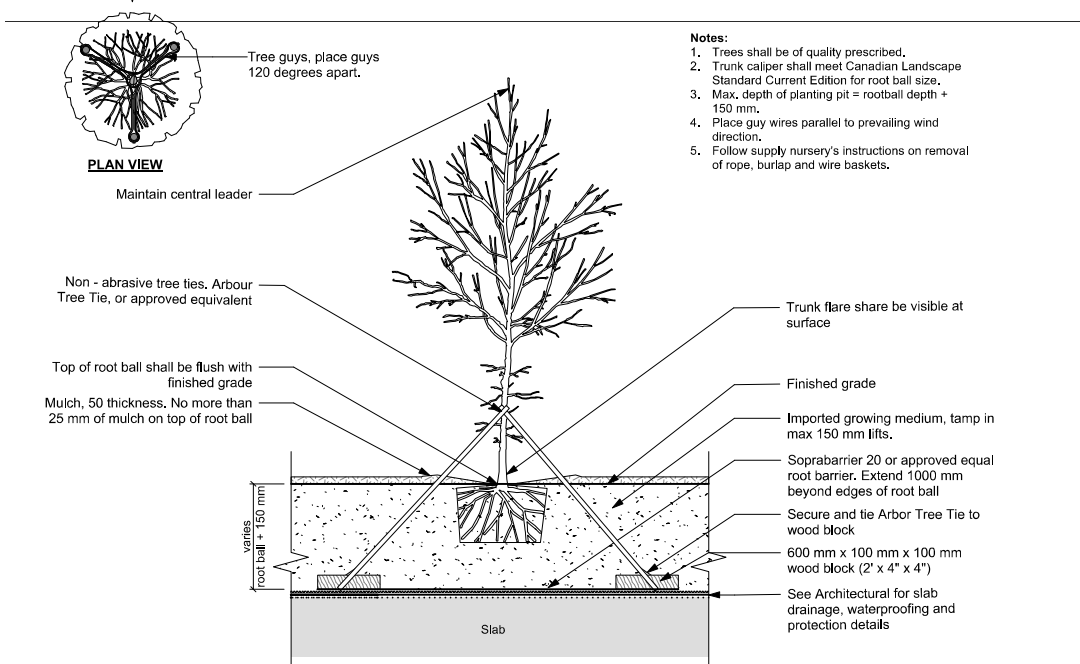
GENERAL NOTES:

1. Subgrade shall be sloped to drain with perforated pipe. Min. 0.5%.
2. Planting areas shall be mulched 50 mm depth.
3. Finish grade of mulch to be 25 mm below sidewalk.

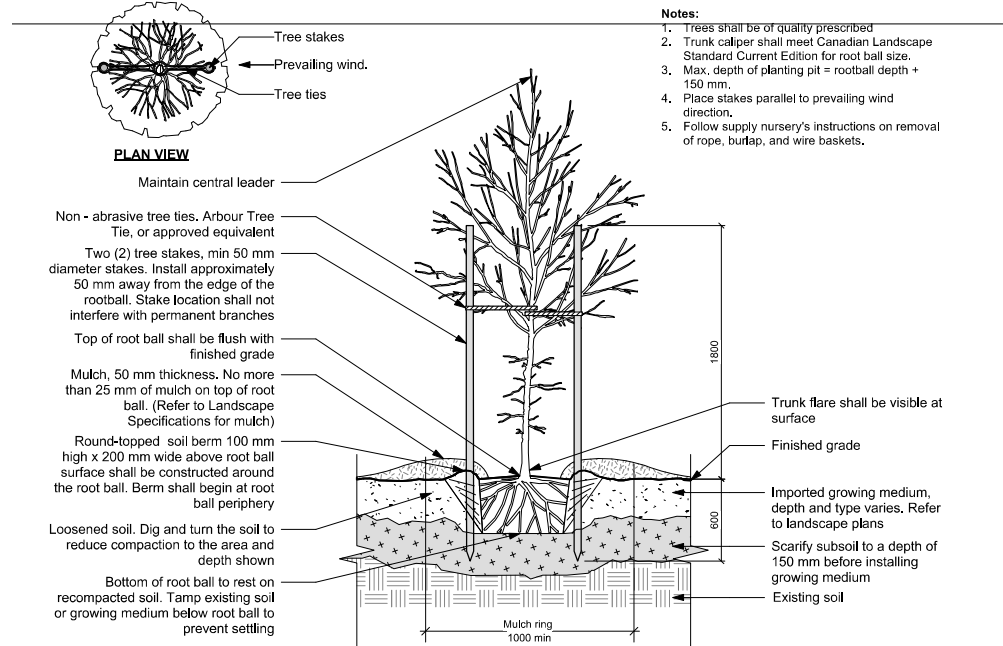
1 Typical 6' Wood Fence On Concrete Wall
Scale: 1:25

2 Fence Post Knife Plate
Scale: 1:10

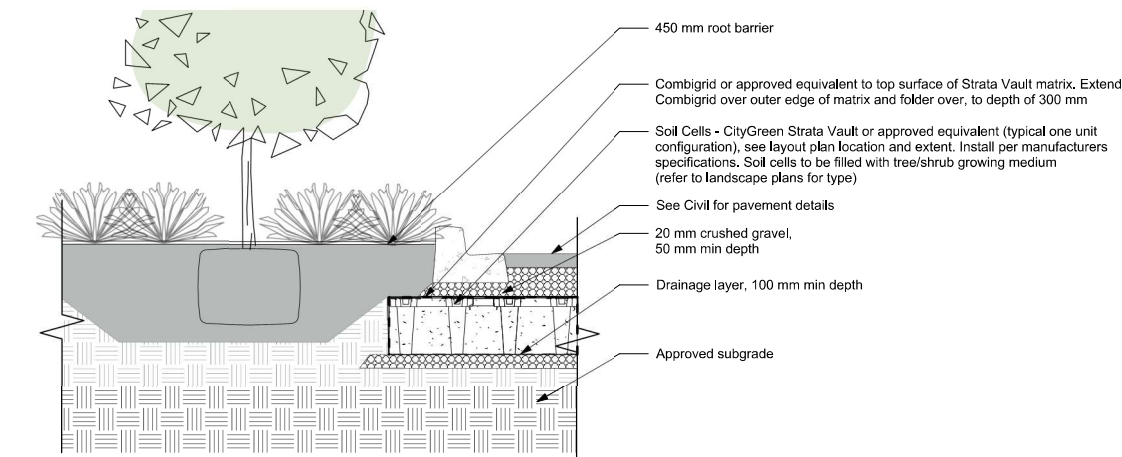
3 Boulevard Rain Garden - section
Scale: 1:25



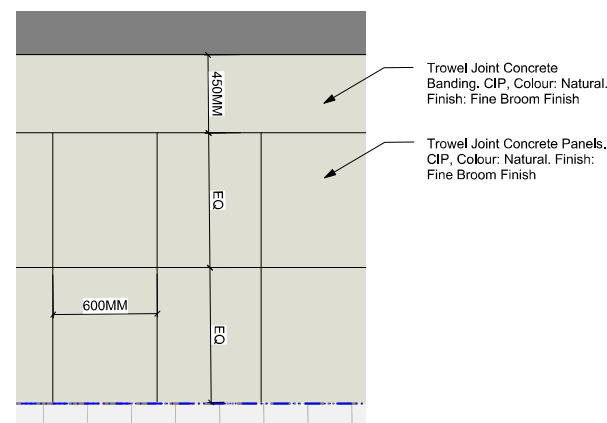
4 Tree Planting Detail on Slab
Scale: 1:25



5 Tree Planting Detail on Grade
Scale: 1:25



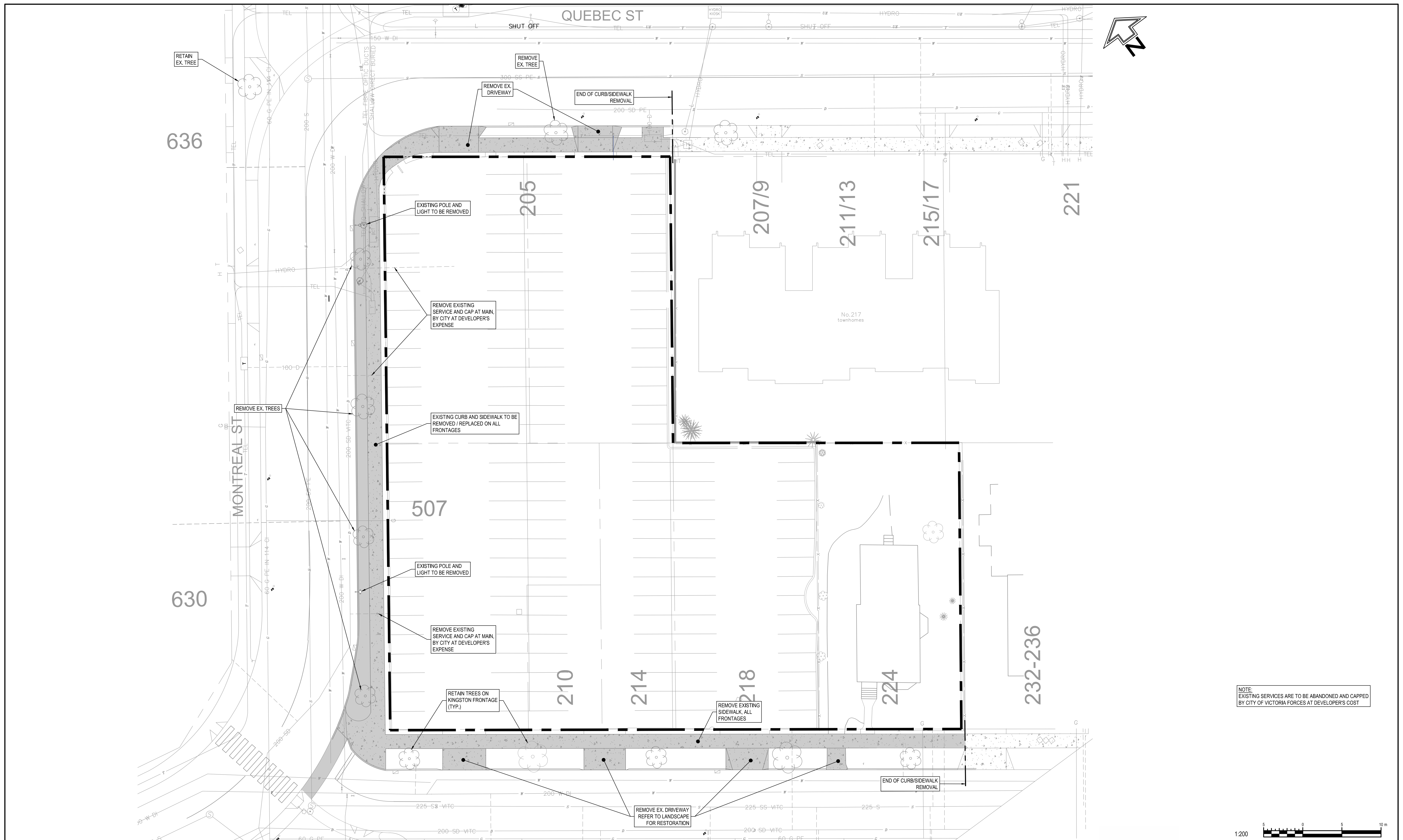
6 Structural Soil Cells
Scale: 1:25



7 City of Victoria Paving Detail
Scale: 1:20



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

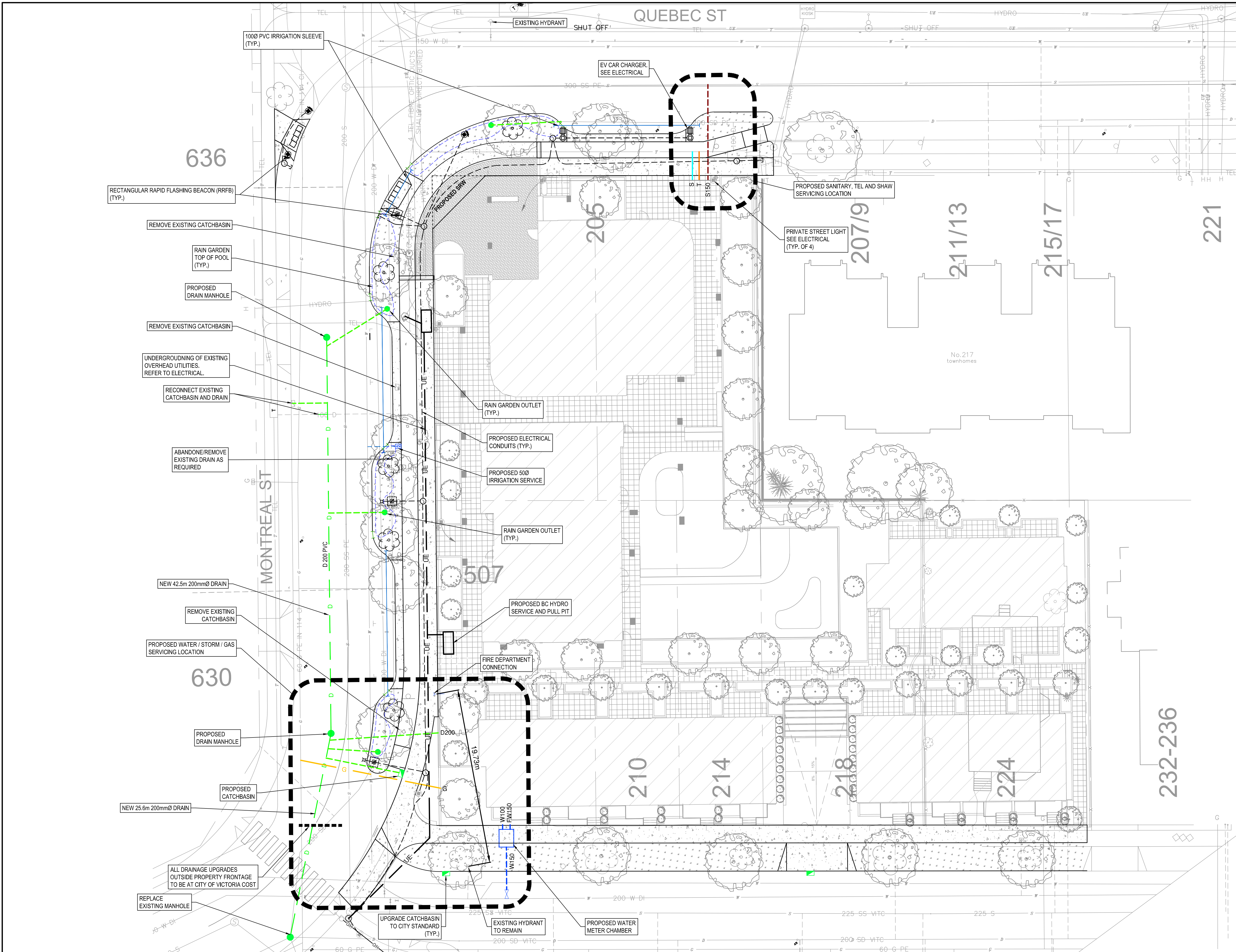
client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC	
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC	
sheet title	Landscape Details	
project no.	121.23	
scale	AS SHOWN	@ 24"x36"
drawn by	MDI	
checked by	SM	
revision no.	8	
sheet no.	L4.01	



NOTE:
EXISTING SERVICES ARE TO BE ABANDONED AND CAPPED
BY CITY OF VICTORIA FORCES AT DEVELOPER'S COST

1:200 5 0 5 10 m

LEGEND										ENGINEERING AND PUBLIC WORKS			GENERAL NOTES			PROFESSIONAL SEAL	PROJECT KINGSTON RESIDENTIAL/CONCEPTUAL SITE DEMOLITION							
SURFACE DETAIL																 2023-12-21	CHECKED BY J. SOMERVILLE		CITY ENGINEER R. KENNY		APPROVED BY —		SCALE AS SHOWN	
																	DRAWN BY S. GAGNON		DESIGN BY J. SOMERVILLE		SHT. No. 1 OF 3		DATE 21.12.13	
																			C1.0		DRAWING NUMBER			
① STORM DRAIN MANHOLE										⊗ SIGNAL PULL BOX - SIDEWALK			⚡ HYDRO/TEL POLE TO BE REMOVED			MC - MOUNTABLE CURB								
⦿ STORM DRAIN VENT										⊗ LIGHT/SIGNAL PULL BOX - STREET			⊗ GAS METER			NMC - NON MOUNTABLE CURB								
□ CATCH BASIN										⊗ LIGHT POLE (STEEL)			⊗ GAS VALVE			IG - INVERT GUTTER								
⦿ DRAIN CLEANOUT										⊗ SIGNAL POLE (STEEL)			⊗ GAS SNIFFER											
⦿ DRAIN LATERAL										⊗ LIGHT/SIGNAL POLE (STEEL)			⊗ TEST HOLE											
⦿ SANITARY SEWER MANHOLE										⊗ CLUSTER LAMP - TYPE A			⊗ FENCE LINE											
⦿ SANITARY SEWER VENT										⊗ CLUSTER LAMP - TYPE B			⊗ RETAINING WALL											
⦿ SEWER CLEANOUT										⦿ STREET SIGN			⦿ TREE											
										⦿ PARKING METER			⦿ ROCK OUTCROP											



NOTE:
IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH
MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER,
BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT), CALL
CITY OF VICTORIA PARKS 250-361-0600 MIN. 2 DAYS IN ADVANCE TO ARRANGE
FOR IRRIGATION INSPECTIONS.

SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST (\$) ¹
Water	150mm	City of Victoria	City of Victoria	At cost
Water (boulevard irrigation)	³ Unconfirmed	City of Victoria	City of Victoria	At cost
Sanitary	150mm	City of Victoria	City of Victoria	At cost
Storm drain	200mm	City of Victoria	City of Victoria	At cost
Gas	² Unconfirmed	Fortis	Utility Contractor	Based on size
Hydro	² Unconfirmed	BC Hydro	Utility Contractor	Based on size
Communications	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on size

¹ City of Victoria Schedule of fees for Service Connections Provided in Appendix A
² Design loads and service size to be confirmed by Mechanical and Electrical consultants during detailed design stage.
³ Service size to be confirmed by Landscape consultants during detailed design stage.



SURFACE DETAIL

- STORM DRAIN MANHOLE
- STORM DRAIN VENT
- CATCH BASIN
- DRAIN CLEANOUT
- DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT
- SEWER CLEANOUT

- HYDRO MANHOLE
- HYDRO POLE
- HYDRO POLE WITH DIP
- JOINT POLE
- HYDRO POLE WITH LIGHT
- HYDRO SERVICE BOXES
- HYDRO VAULT

- SEWER LATERAL
- WATER VALVE ON MAIN
- WATER SERVICE VALVE
- WATER METER
- BOULEVARD SERVICE
- FIRE HYDRANT
- REDUCER
- LIGHT MANHOLE
- LIGHT PULL BOX - SIDEWALK

- TEL MANHOLE
- TEL POLE
- TEL POLE WITH DIP
- TEL POLE WITH LIGHT
- TEL SERVICE BOXES
- TEL VAULT
- POLE ANCHOR
- HYDRO/TEL POLE TO BE RELOCATED

- SIGNAL PULL BOX - SIDEWALK
- LIGHT/SIGNAL PULL BOX - STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP - TYPE A
- CLUSTER LAMP - TYPE B
- STREET SIGN
- PARKING METER

- HYDRO/TEL POLE TO BE REMOVED
- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP

ENGINEERING AND PUBLIC WORKS

3	REZONING/DP REISSUE 2	2023.12.22
2	REZONING/DP RESUBMISSION	2022.04.14
1	ISSUED FOR REZONING	2021.02.28
NO.	REVISION DESCRIPTION	DATE

GENERAL NOTES

- MC - MOUNTABLE CURB
- NMC - NON MOUNTABLE CURB
- IG - INVERT GUTTER

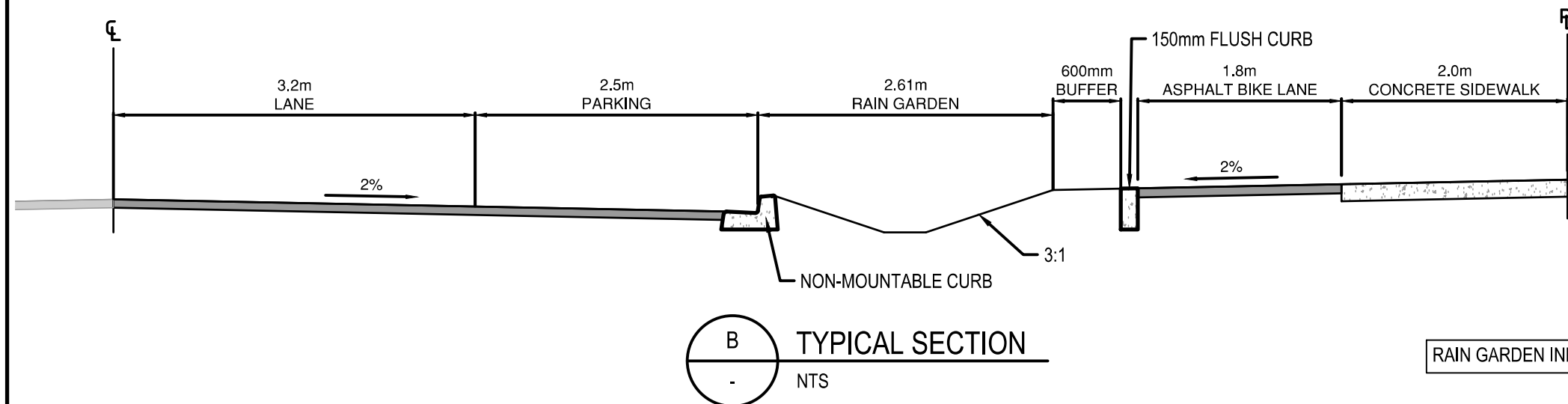
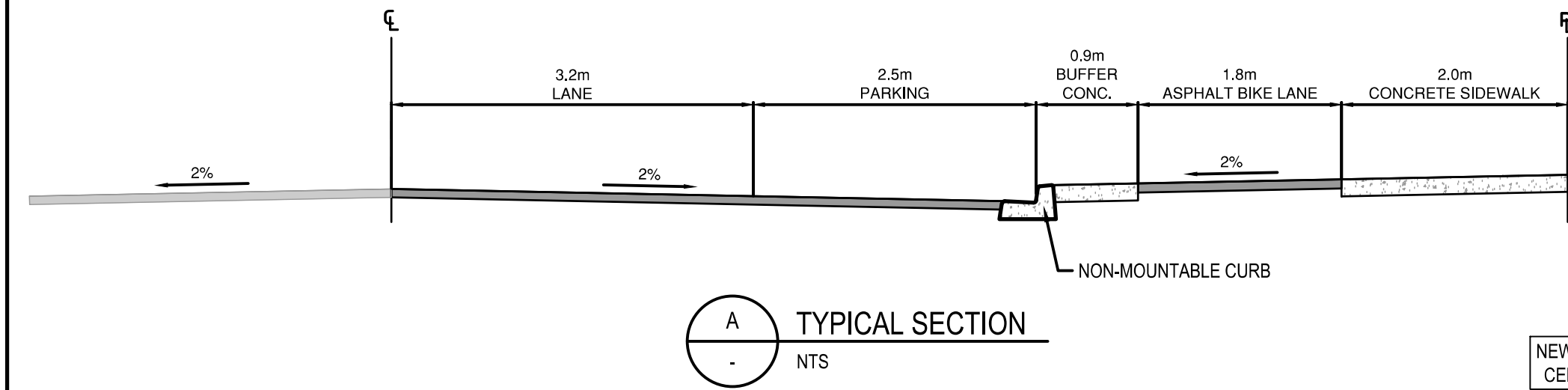
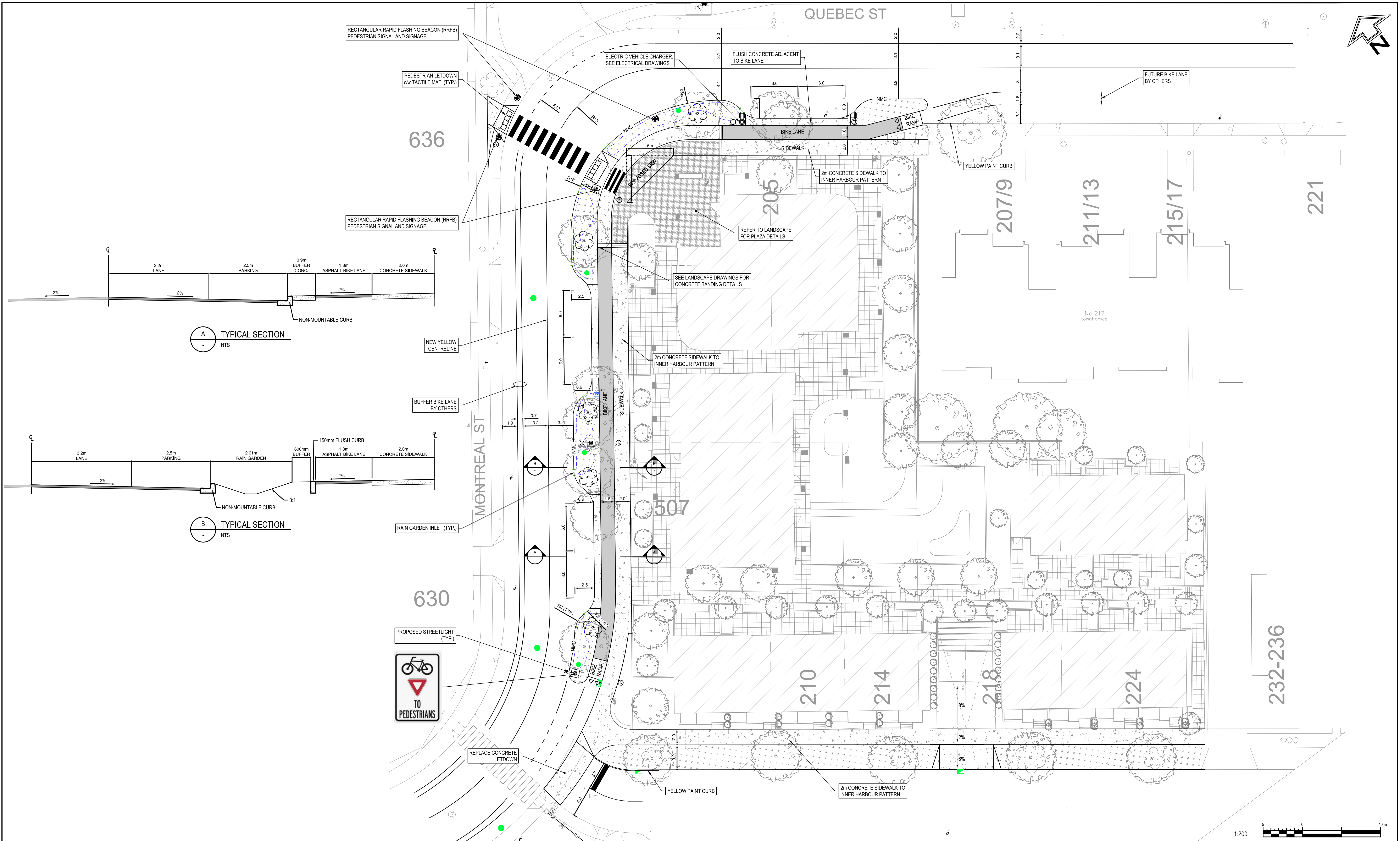
PROFESSIONAL SEAL

2023-12-21

CHECKED BY J. SOMERVILLE	CITY ENGINEER R. KENNY	APPROVED BY: —	SCALE AS SHOWN
DRAWN BY S. GAGNON	DESIGN BY J. SOMERVILLE	SHT. No. 2 OF 3	DATE 21.12.13

C2.0
DRAWING NUMBER

Engineers and Geoscientists BC
Permit to Practice #1000200



SURFACE DETAIL

- Ⓢ STORM DRAIN MANHOLE
- Ⓢ STORM DRAIN VENT
- Ⓢ CATCH BASIN
- Ⓢ DRAIN CLEANOUT
- Ⓢ DRAIN LATERAL
- Ⓢ SANITARY SEWER MANHOLE
- Ⓢ SANITARY SEWER VENT
- Ⓢ SEWER CLEANOUT

HYDRO

- Ⓢ HYDRO MANHOLE
- Ⓢ HYDRO POLE
- Ⓢ HYDRO POLE WITH DIP
- Ⓢ JOINT POLE
- Ⓢ HYDRO POLE WITH LIGHT
- Ⓢ HYDRO SERVICE BOXES
- Ⓢ HYDRO VAULT

SEWER LATERAL

- Ⓢ WATER VALVE ON MAIN
- Ⓢ WATER SERVICE VALVE
- Ⓢ WATER METER
- Ⓢ BOULEVARD SERVICE
- Ⓢ FIRE HYDRANT
- Ⓢ REDUCER
- Ⓢ LIGHT MANHOLE
- Ⓢ LIGHT PULL BOX - SIDEWALK

TEL

- Ⓢ TEL MANHOLE
- Ⓢ TEL POLE
- Ⓢ TEL POLE WITH DIP
- Ⓢ TEL POLE WITH LIGHT
- Ⓢ TEL SERVICE BOXES
- Ⓢ TEL VAULT
- Ⓢ POLE ANCHOR
- Ⓢ HYDRO/TEL POLE TO BE RELOCATED

SIGNAL

- Ⓢ SIGNAL PULL BOX - SIDEWALK
- Ⓢ LIGHT/SIGNAL PULL BOX - STREET
- Ⓢ LIGHT POLE (STEEL)
- Ⓢ SIGNAL POLE (STEEL)
- Ⓢ LIGHT/SIGNAL POLE (STEEL)
- Ⓢ CLUSTER LAMP - TYPE A
- Ⓢ CLUSTER LAMP - TYPE B
- Ⓢ STREET SIGN
- Ⓢ PARKING METER

HYDRO/TEL POLE TO BE REMOVED

- Ⓢ GAS METER
- Ⓢ GAS VALVE
- Ⓢ GAS SNIFFER
- Ⓢ TEST HOLE
- Ⓢ FENCE LINE
- Ⓢ RETAINING WALL
- Ⓢ TREE
- Ⓢ ROCK OUTCROP

LEGEND

ENGINEERING AND PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE
3	REZONING/DP REISSUE 2	2023.12.22
2	REZONING/DP RESUBMISSION	2022.04.14
1	ISSUED FOR REZONING	2021.02.28

GENERAL NOTES

MC - MOUNTABLE CURB
NMC - NON MOUNTABLE CURB
IG - INVERT GUTTER

PROFESSIONAL SEAL

2023-12-21

PROJECT KINGSTON RESIDENTIAL/CONCEPTUAL SITE SURFACE WORKS

CHECKED BY	CITY ENGINEER	APPROVED BY	SCALE
J. SOMERVILLE	R. KENNY	-	AS SHOWN

DRAWN BY	DESIGN BY	SHT. No.	DATE
S. GAGNON	J. SOMERVILLE	3 OF 3	21.12.13

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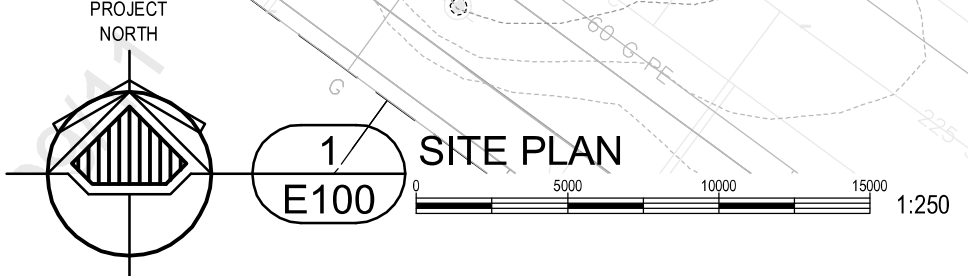
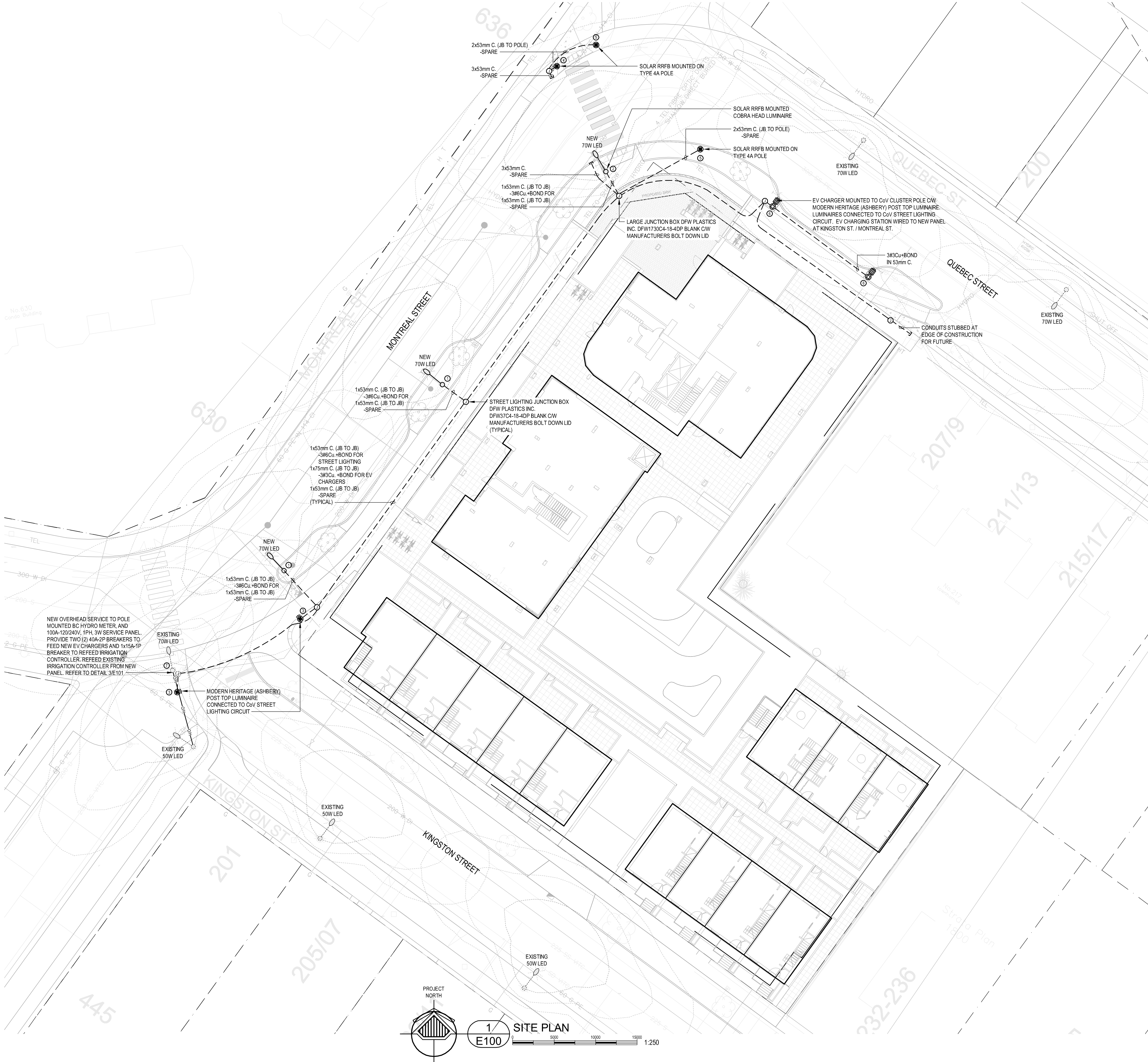
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ENGINEERS AND GEOSCIENTISTS BC
Permit to Practice #1000200

DRAWING NUMBER

OFF-SITE ELECTRICAL SPECIFICATIONS

- 16010 - DEVELOPERS SCOPE
1. Provide all items, material, equipment and labour required to complete the work or operations mentioned herein or indicated on the drawings.
 2. Pay for all associated fees such as electrical permits, and inspection services by the Provincial Inspection Branch
- 16011 - DISCREPANCY
1. Carefully examine all plans and specifications pertaining to this contract and visit site to determine all factors affecting costs and include in contract sum. Notify engineer of discrepancies or conflicting information before submitting price. Failing such notification, this contractor shall meet all such requirements without extra cost to the owner.
- 16012 - COORDINATION
1. Consult with all other trades to confirm locations of equipment, underground utilities and BC Hydro pad mount transformers, and cooperate with all trades to ensure progress of installation without conflict. In case of difference of opinion, refer the matter to the Engineer for final decision.
 2. The contractor is responsible for coordination of signal works including poles, bases, junction boxes and City forces staff time at the developers expense.
- 16013 - CODES AND PERMITS
1. All work shall be in accordance with the current edition of the Canadian Electrical Code as amended and adapted by the Province of British Columbia. Obtain all necessary permits and licenses and pay all fees in connection with the work.
 2. All underground work to be inspected by City of Victoria Electrical Inspector prior to covering.
- 16014 - WORKMANSHIP
1. Carry out all work in a neat and workmanlike manner to the engineer's satisfaction.
 2. Provide engineer with a minimum 5 business days notice prior to covering any portion of the electrical system. After engineer has reviewed the site, correct any deficiencies in the work to the satisfaction of the engineer.
 3. Provide engineer with a minimum 5 business days notice prior to project completion. After engineer has reviewed the site, correct any deficiencies in the work to the satisfaction of the engineer.
- 16015 - C.S.A.
1. All electrical material, equipment and fittings must bear evidence of C.S.A. approval or special certifications acceptable to the Chief Electrical Inspector. Unapproved items shall be immediately returned to the supplier in exchange for approved items.
- 16016 - EQUIPMENT/DEVICES
1. All equipment shall be installed as shown on plans and details.
 2. Street lighting system shall consist of a complete operating system, including but not necessarily limited to; luminaires, poles, concrete bases, anchor bolts, conduit, wire, in-line fuses, and all other equipment shown on plans.
- 16017 - INTERRUPTIONS
1. Ensure that existing services of any kind are not unduly disturbed and/or interrupted by this installation. Coordinate service interruptions with the Engineer.
 2. Lighting must be maintained during construction. Two lights in a row cannot be out at the same time without prior written approval from the city.
- 16018 - EXTRAS
1. Obtain an official written work order before the start of extra work. No claim shall be raised without such written work order.
 2. No extra will be allowed on this contract due to lack of proper survey of existing conditions by this contractor.
- 16019 - AS-BUILT DRAWINGS
1. Keep a set of white prints and make all changes in red. Make this set of prints available to the engineer at any time. Submit the set of as-built drawings to the electrical engineer at the time of the final inspection.
 2. Should the contractor require the electrical consultant to prepare the as-built bond or cad disk, the cost would be \$275 per plan, unless excessive changes have been required costs associated with such excessive changes should be included with the change orders.
- 16020 - CONDUIT AND BOXES
1. All conduit to be RPVC as indicated. All connectors and coupling shall be installed as per manufactures instructions. All conduits to have bell ends installed prior to pulling conductors.
 2. All unused conduits to be complete with pull strings and capped in junction boxes.
 3. Junction box lid to be secured with manufactures provided material.
- 16021 - CONDUCTORS
1. Shall be sized to not exceed a voltage drop of 5% over the length of the run.
 2. Shall be standard copper, with RW-90 (x-link) insulation. Minimum sizes to be as follows:
#6 AWG - for incoming Hydro
#6 AWG - for feeder runs
#10 AWG - for run between junction box and pole
#12 AWG - in pole
#14 AWG - for control
- 16022 - FUSES
1. Each luminaire shall be protected by a 2-5 amp HRC fuse with HEB waterproof fuse holders located inside the hand hold of each pole. Conductors shall allow for the fuse holder to be removed from the pole base for maintenance.
- 16023 - JUNCTION BOXES
1. Junction Boxes to be DFW 37C4-18-4DP-Blank or DFW 173C4-18-4DP-Blank.
- 16024 SHOP DRAWINGS
1. The electrical contractor is to submit to the engineer, for review, shop drawings for signal equipment.
 2. All drawings are to be submitted in true digital PDF format (no scans) and a reviewed copy will be returned to the coordinating professions for distribution to the electrical trade.
 3. The engineer's review of shop drawings is to be for general design only and will not relieve the electrical trade or suppliers from responsibility for errors, proper fitting, construction of work, and furnishing of materials. Review will not be construed as approving departures from contract document requirements if such departures are not specifically noted. The electrical trade is responsible for verifying all dimensions.

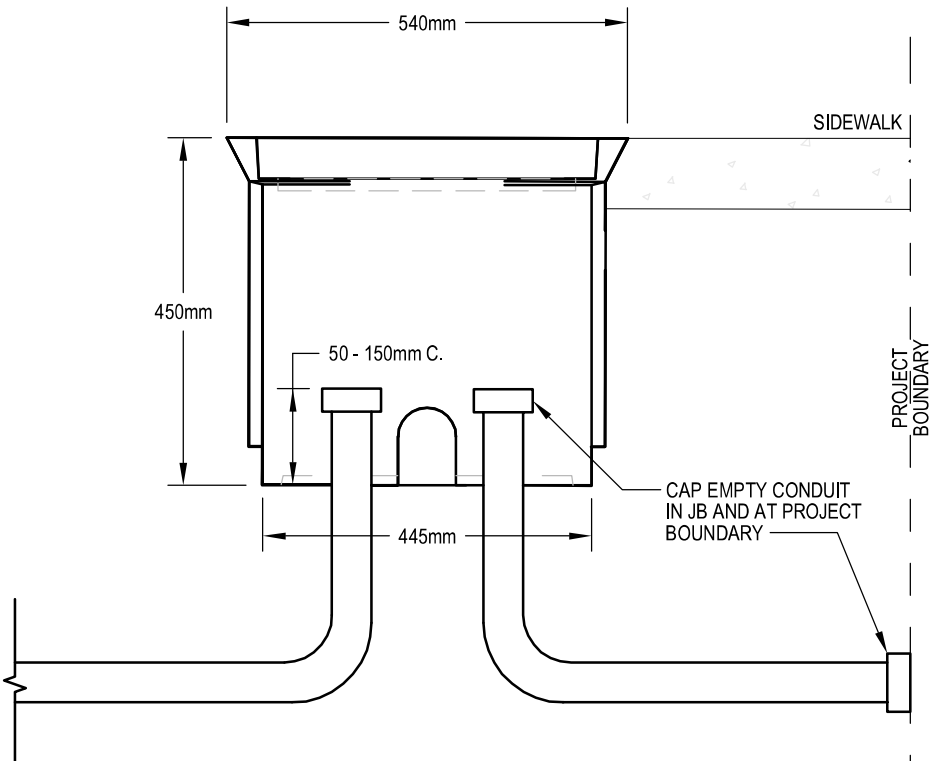


ELECTRICAL SYMBOL LEGEND	
NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
	POLE LUMINAIRE
	DAVIT ARM MOUNTED LUMINAIRE
	JUNCTION BOX
CCT-#	DENOTES CIRCUIT

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	QUEBEC	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	11.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	2.8:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	MONTREAL	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	15.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	3.0:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	KINGSTON	
PEDESTRIAN CONFLICT	HIGH	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	10.0 lux	10.0 lux
ILLUMINANCE UNIFORMITY RATIO (AVG/MIN)	4.0:1	2.5:1



- NOTES:
1. STREET LIGHTING (SMALL JUNCTION BOX) - DFW PLASTICS INC. DFW37C4-18-4DP BLANK C/W MANUFACTURERS BOLT DOWN LID.
 2. TRAFFIC SIGNALS (LARGE JUNCTION BOX) - DFW PLASTICS INC. DFW173C4-18-4DP. JUNCTION BOX SHALL BE SECURED WITH MANUFACTURERS LID SUPPLIED DEVICE.

2 JUNCTION BOX DETAIL
E100 NOT TO SCALE

ENGINEERING AND PUBLIC WORKS

3

2

1

NO.

REVISION DESCRIPTION

DATE

DEVELOPMENT PERMIT RE-SUBMISSION

DEC. 21/23

DEVELOPMENT PERMIT RE-SUBMISSION

DEC. 6/22

DEVELOPMENT PERMIT RE-SUBMISSION

APR. 14/22

GENERAL NOTES

Permit to Install and Locate

2023-12-21

PROJECT KINGSTON & MONTREAL 205 QUEBEC ST., VICTORIA, BC
OFFSITE LIGHTING DESIGN & DETAILS

CHECKED BY B. KLEAR

CITY ENGINEER -

APPROVED BY -

SCALE AS SHOWN

DRAWN BY S. SEYMOUR

DESIGN BY S. SEYMOUR

SHT. No. 1 of 2

DATE DECEMBER 2023

250-759-0500 (toll-free) 250-681-1878
250-365-8333 | www.aesbc.com
CALGARY | VICTORIA | VANCOUVER | PEVORIA

E100
DRAWING NUMBER

