

2920 PRIOR STREET

Subdivision and Re-Zoning

DRAWING LIST

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A401	North Lot - Sections
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A702	North Lot - Materials and Views
L1	Landscape Design
L2	Hardscaping Materials and Fence Design
L3	Grading

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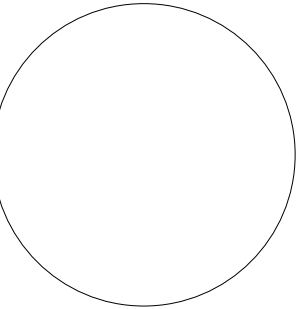


Revisions

Received Date:
June 1, 2020

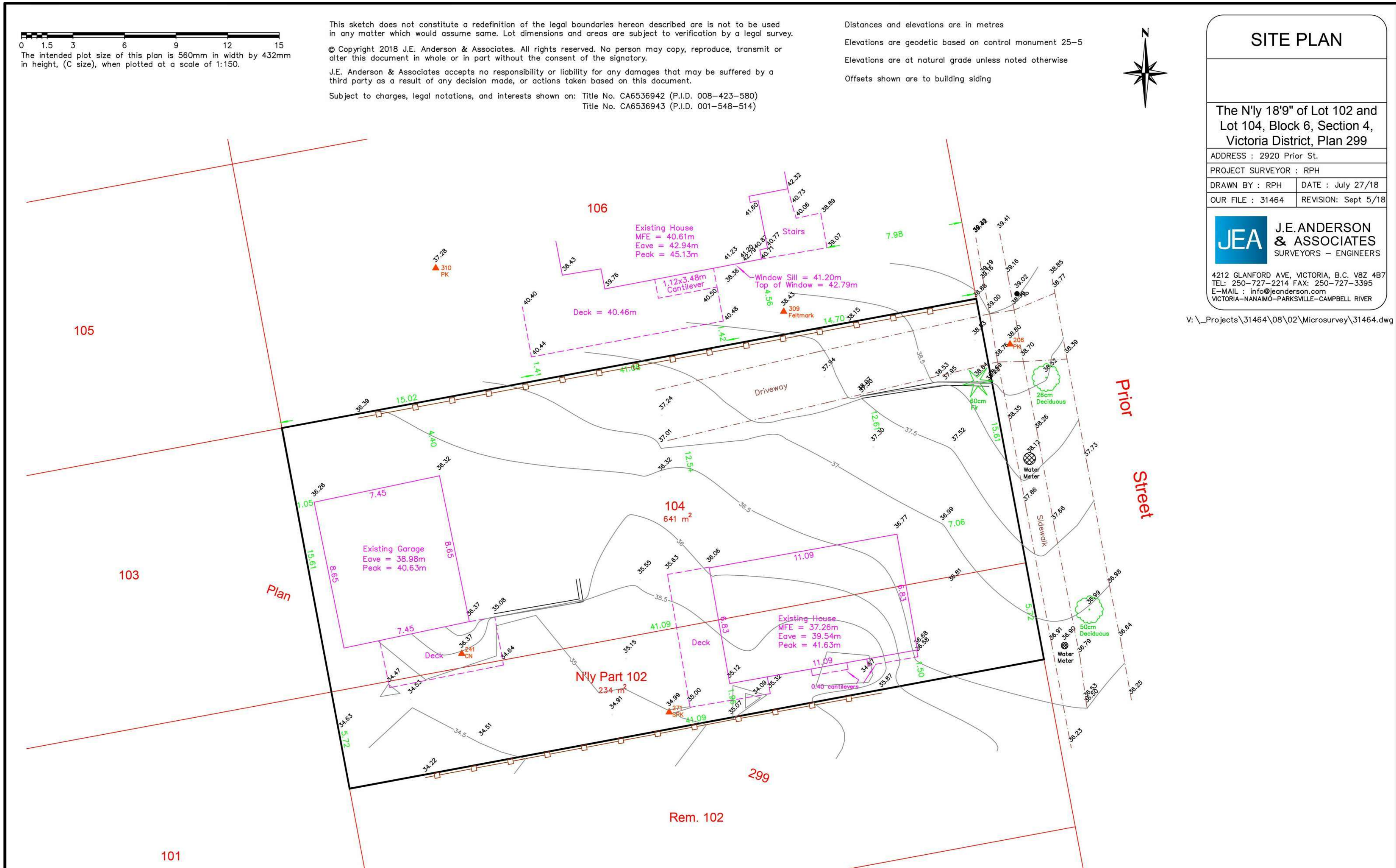
Neil Street Holdings Ltd.
Prior Street
Issued for Re-Zoning and Subdivision -

Project #	1825	Date	2020-05-25 12:15:52 PM
Sheet #	A000	Revision	5

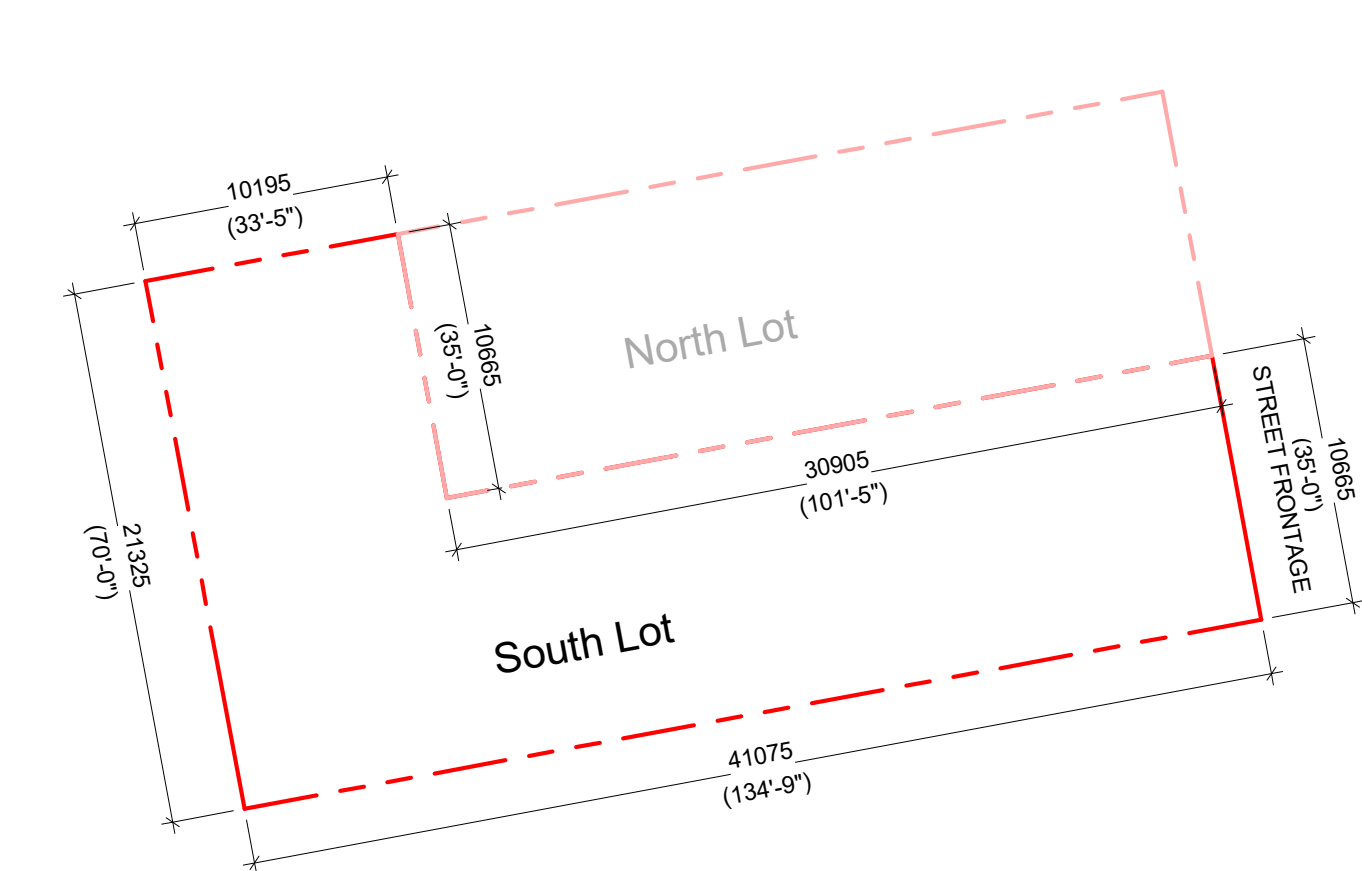


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1 Survey of existing conditions 1 : 150

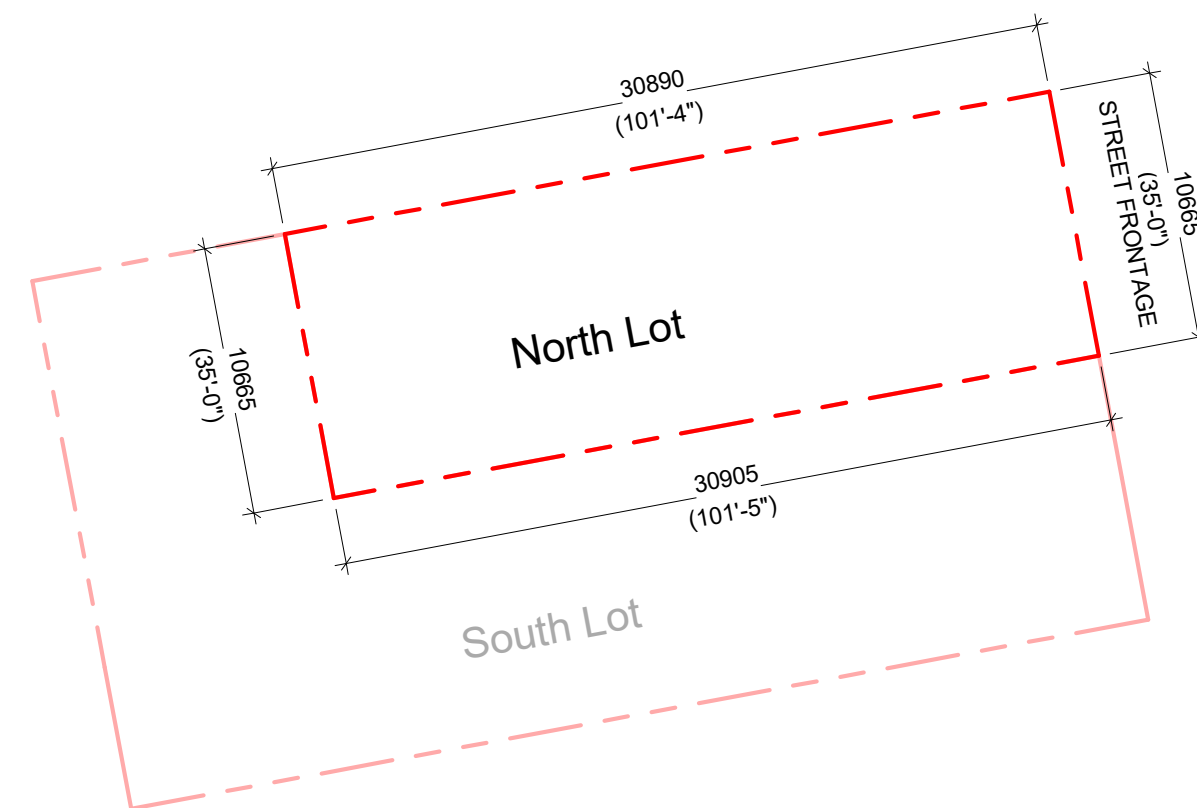


2 Proposed South Lot 1 : 300

South Lot (existing buildings)

Sum of all property edges = Perimeter
 $35' + 101' 5" + 35' + 33' 5" + 70' + 134' 9" = 409' 7"$
 $10.66 + 30.91 + 10.66 + 10.2 + 21.33 + 41.08 = 124.83m$

Panhandle lot when street frontage is less than 10% of perimeter
 $409' 6" \times 10\% = 40.9'$
Actual street frontage = 35' or 8.5% of perimeter



3 Proposed North Lot 1 : 300

North Lot (proposed buildings)

Sum of all property edges = Perimeter
 $35' + 101' 4" + 35' + 101' 5" = 272' 9"$
 $10.66 + 30.89 + 10.66 + 30.89 = 83.12m$

Panhandle lot when street frontage is less than 10% of perimeter
 $272' 9" \times 10\% = 27.27'$
Actual street frontage = 35'

5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
3	Re-Zoning and Subdivision	19.07.04
2	CALUC	19.05.30
1	Pre-Caluc	19.04.01
NO.	DESCRIPTION	DATE

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Project	Prior Street
	Neil Street Holdings Ltd.
Sheet Name	Survey + Subdivision Info
Date	2020-05-25 1:21:53 PM
Scale	As indicated
Project #	1825
Revision	20.02.20
Sheet #	A001

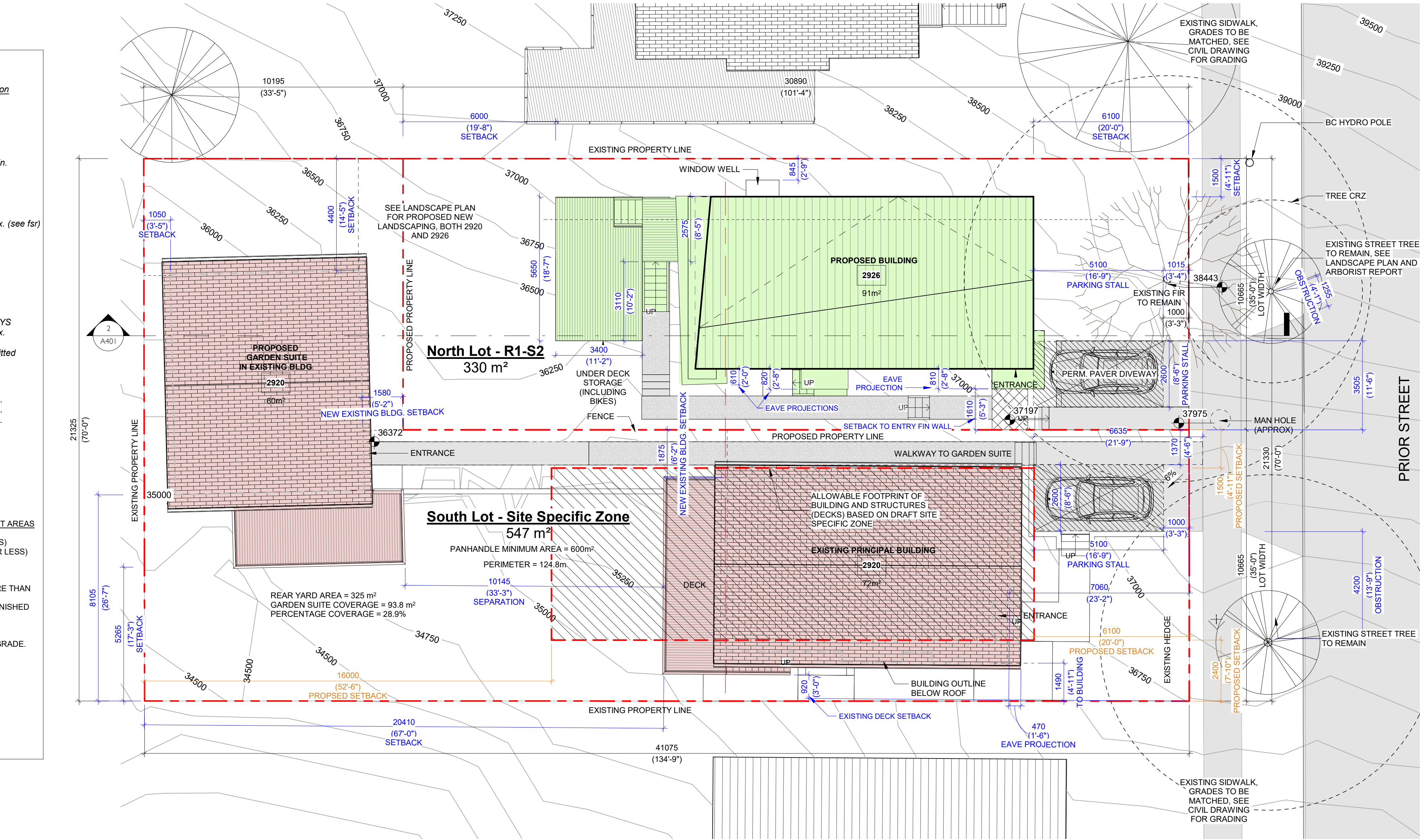
PROJECT INFORMATION for SOUTH LOT SUB-DIVISION and REZONING

SOUTH LOT - 2920 PRIOR STREET (EXISTING PRINCIPAL RESIDENCE)				
PRINCIPAL BUILDING	Existing	Comparison	Proposed	Comparison
ZONE	Site Specific	R1-B	Site Specific	R1-B
USE	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
SITE MEASUREMENTS				
SITE AREA	547 m ²	460 m ² min.	547 m ²	460 m ² min.
LOT WIDTH (STREET FRONT)	10.7 m	15 m min.	10.7 m	10 m min.
LOT PERIMETER	125 m		125 m	
SITE COVERAGE	207m ² = 37.8%	40%	218 m ² = 40%	40%
OPEN SITE SPACE	328 m ² = 60%		341 m ² = 62%	
TOTAL FLOOR AREA	132 m ²	251m ² mx. (see fsr)	221.24 m ²	328 m ² mx. (see fsr)
FLOOR SPACE RATIO	.24 to 1	.46 TO 1	.40 to 1	0.6 to 1
PRINCIPAL BLDG. AREA				
UPPER FLOOR	N/A		81.74 m ² (879 ft ²)	
MAIN FLOOR	72 m ²		79.5 m ² (856 ft ²)	
BASEMENT (exmpt. from FSR)	-	(SEE NOTE *A1)	57 m ² (613 ft ²)	
TOTAL BLDG AREA	72 m ²	280 m ² max.	161 m ² (1732 ft ²) -bsmt	
STOREYS	1 STOREY	2 STOREYS	2 STOREYS	2 STOREYS
BUILDING HEIGHT	4.63	7.6 m max.	7.5 m	7.5 m max.
ROOF DECK	NO	Not Permitted	NO	Not Permitted
PRINCIPAL BLDG. SETBACKS				
FRONT YARD	7.06 m*	7.5 m min.	6.1 m (20 ft)	7.5 m min.
SIDE YARD (South)	0.92 m*	1.5 m min.	2.4 m (7.9 ft)	1.5 m min.
SIDE YARD (North)	1.88 m	4.5 m min.	1.5 m (4.9 ft)	1.5 m min.
COMBINED SIDE YARD	2.8 m*	10.27 m min.	16m (33.7 ft)	10.27 m min.
REAR YARD	20.41 m			6 m min.
EAVE PROJECTION	0.47m	0.75m max.		
GARDEN SUITE				
ZONE	Existing Structure	Comparison		
	Site Specific	Schedule M		
USE	Garden Suite	Garden Suite		
GARDEN SUITE BLDG. AREA				
MAIN FLOOR	60 m ²			
BASEMENT	N/A			
TOTAL AREA	60 m ² *	37 m ² max.		
FLOOR SPACE RATIO	-	-		
STOREYS	1 STOREY	1 STOREYS		
BUILDING HEIGHT	4.25*	3.5 m max.		
ROOF DECK	NO	Not Permitted		
GARDEN SUITE SETBACKS				
SEPARATION (between Garden Suite & Single Family Dwelling)	10.1 m	2.4 m min.		
SIDE YARD (North)	4.40 m	0.6 m min.		
SIDE YARD (East)	1.58 m	0.6 m min.		
SIDE YARD (South)	5.27 m	0.6 m min.		
REAR YARD	1.05 m	0.6 m min.		
REAR YARD COVERAGE	29%	25%		

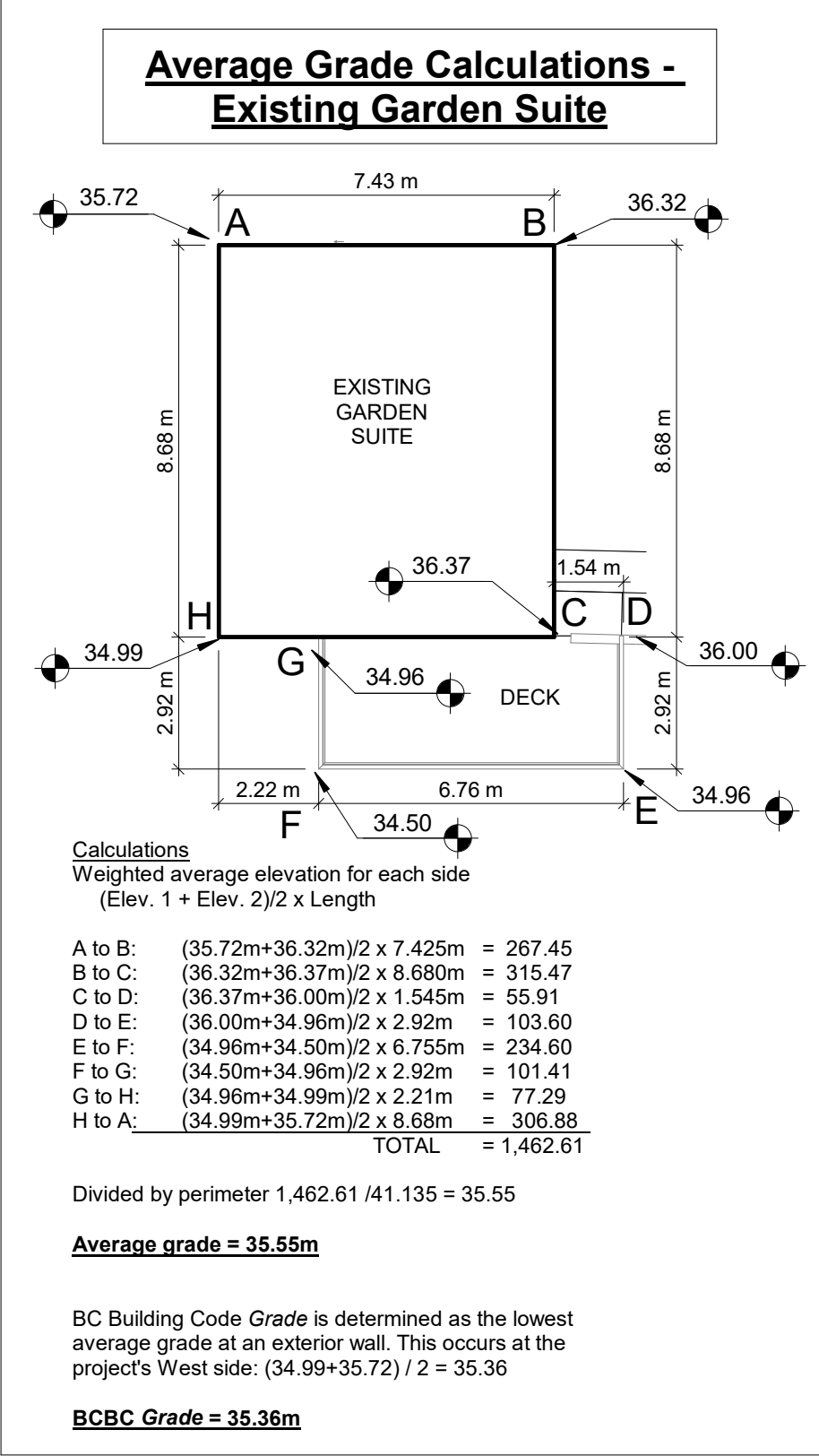
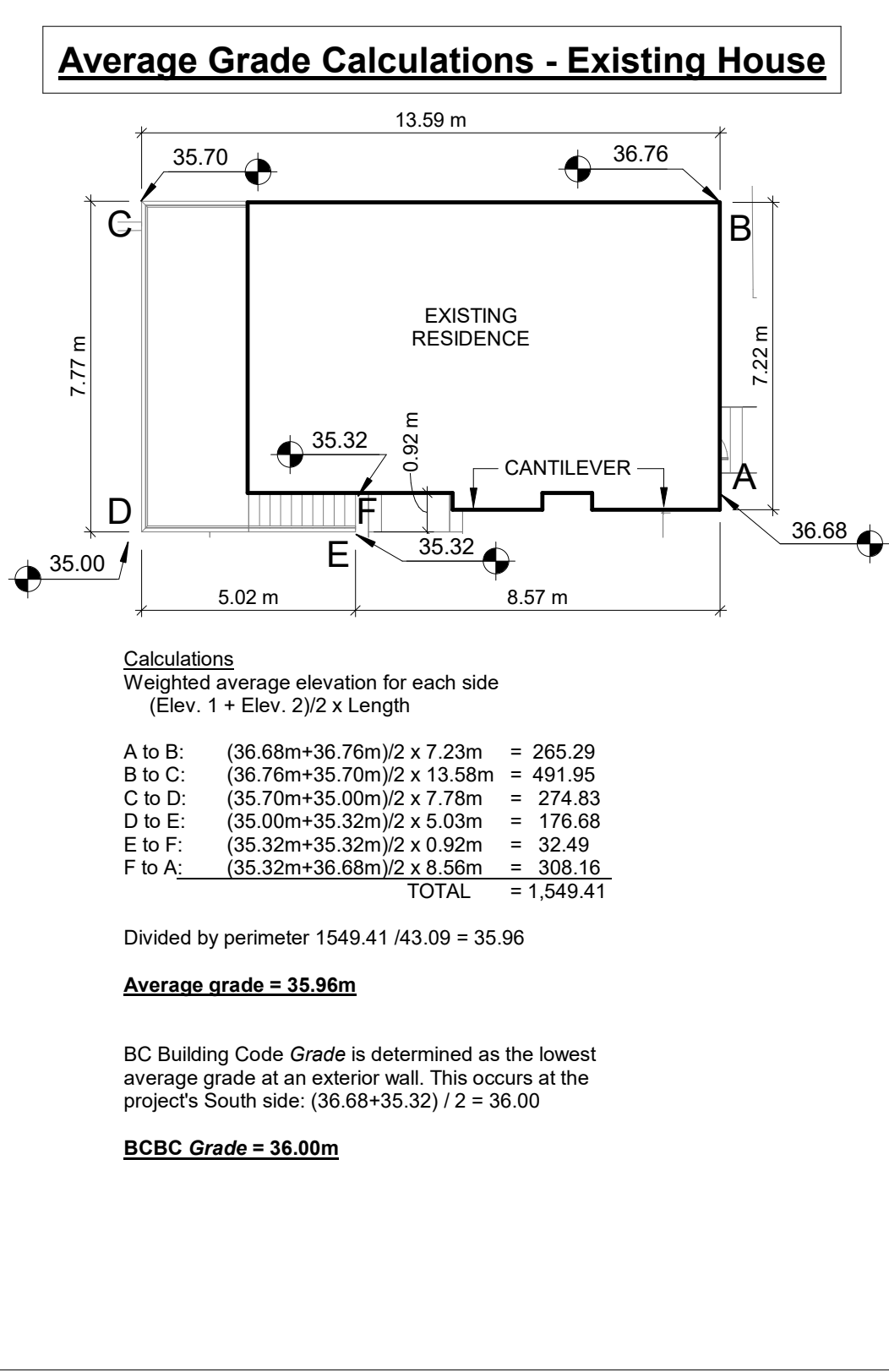
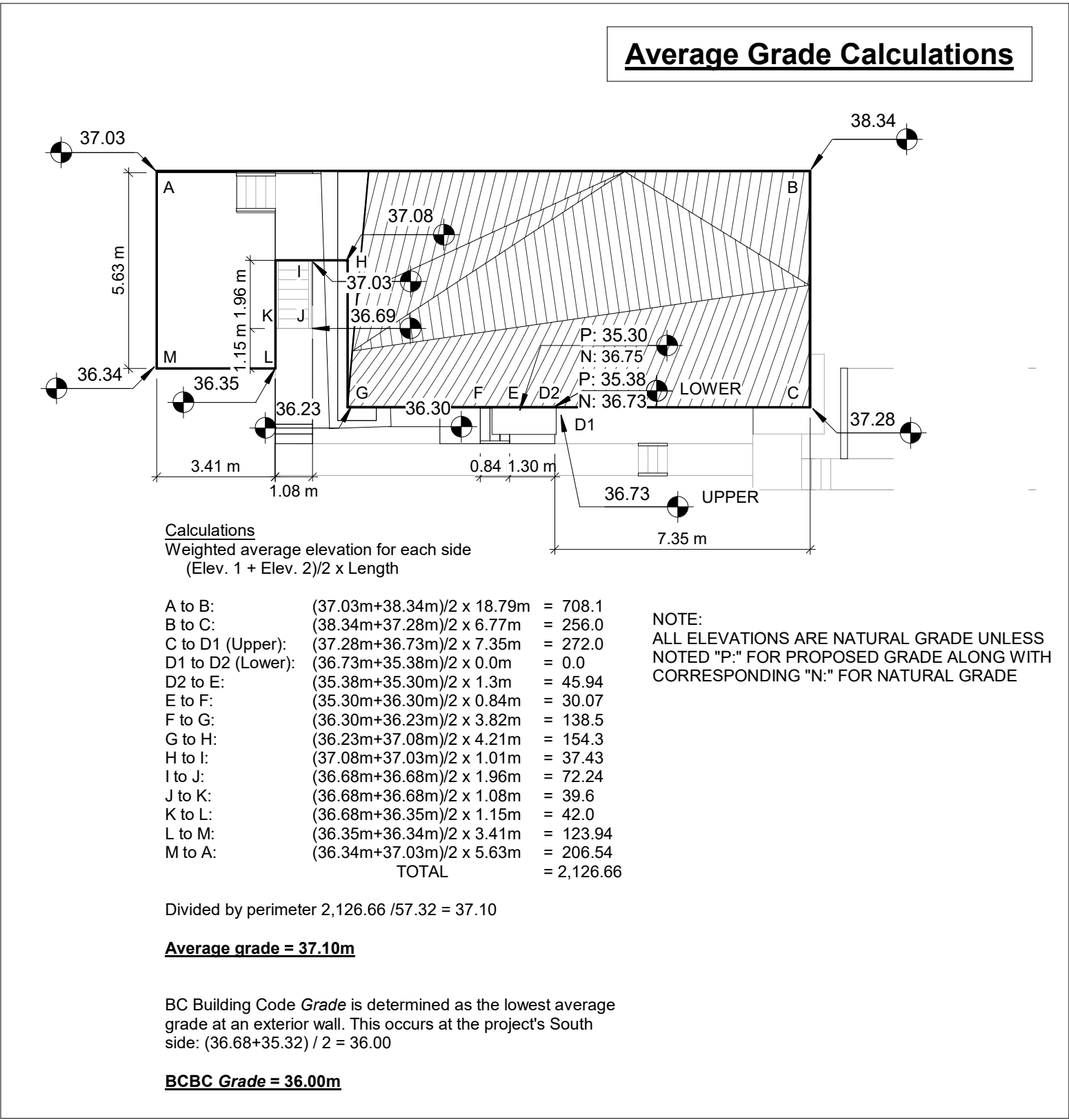
*Existing non-conforming
**Proposed footprint replicates footprint of proposed building on north lot

PROJECT INFORMATION for NORTH LOT SUB-DIVISION and REZONING

NORTH LOT - 2926 PRIOR STREET (PROPOSED BUILDINGS)		
R1-S2 - RESTRICTED SMALL LOT (TWO STOREY)	Proposed	Comparison
	R1-S2	R1-S2
PRINCIPAL BUILDING	Single Family Dwelling	
ZONE		
USE		
SITE MEASUREMENTS		
SITE AREA	330 m ² (3552 ft ²)	260 m ² min.
LOT WIDTH (STREET FRONT)	10.7 m (35.1 ft)	10 m min.
LOT PERIMETER	82.1 m (269.4 ft)	
SITE COVERAGE	40%	40%
OPEN SITE SPACE	201 m ² = 60%	
TOTAL FLOOR AREA (-bsmt)	161m ²	328 m ² mx. (see fsr)
FLOOR SPACE RATIO	.49 TO 1	0.6 to 1
PRINCIPAL BLDG. AREA		
UPPER FLOOR	81.74 m ² (879 ft ²)	
MAIN FLOOR	79.5 m ² (856 ft ²)	
BASEMENT (exmpt. from FSR)	57 m ² (613 ft ²)	
GROSS FLOOR AREA	218 m ² max.	
STOREYS	2 STOREYS	2 STOREYS
BUILDING HEIGHT	7.4 m	7.5 m
ROOF DECK	NONE	Not Permitted
PRINCIPAL BLDG. SETBACKS		
FRONT YARD	6.1 m	6 m min.
SIDE YARD (South)	2.4 m	2.4 m min. (w/ window)
SIDE YARD @ PORCH (South)	1.6 m	1.5 m min.
SIDE YARD (North)	1.5 m	1.5 m min.
COMBINED SIDE YARD	4.5 m	4.5 m min.
REAR YARD	6 m	6 m min.
EAVE PROJECTION (PORCH ROOF - FRONT)	0.43 m	1.6 m max.
EAVE PROJECTION (PORCH ROOF - SIDE)	0.76 m	N/A
EAVE PROJECTION (SIDE ENTRY TO BASEMENT)	1.07 m	N/A
EAVE PROJECTION (REAR CANOPY)	0.59 m	N/A
GARDEN / SECONDARY SUITE		
	NONE	Not Permitted



1 Site Plan - Zoning Information 1 : 100



6	Re-Zoning and Subdivision Resubmission	20.05.22
5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
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NO.	DESCRIPTION	DATE

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Project

Prior Street

Neil Street Holdings Ltd.

Sheet Name

Site Plan + Planning Information

Date

2020-06-01 9:08:02 AM

Scale

As indicated

1825

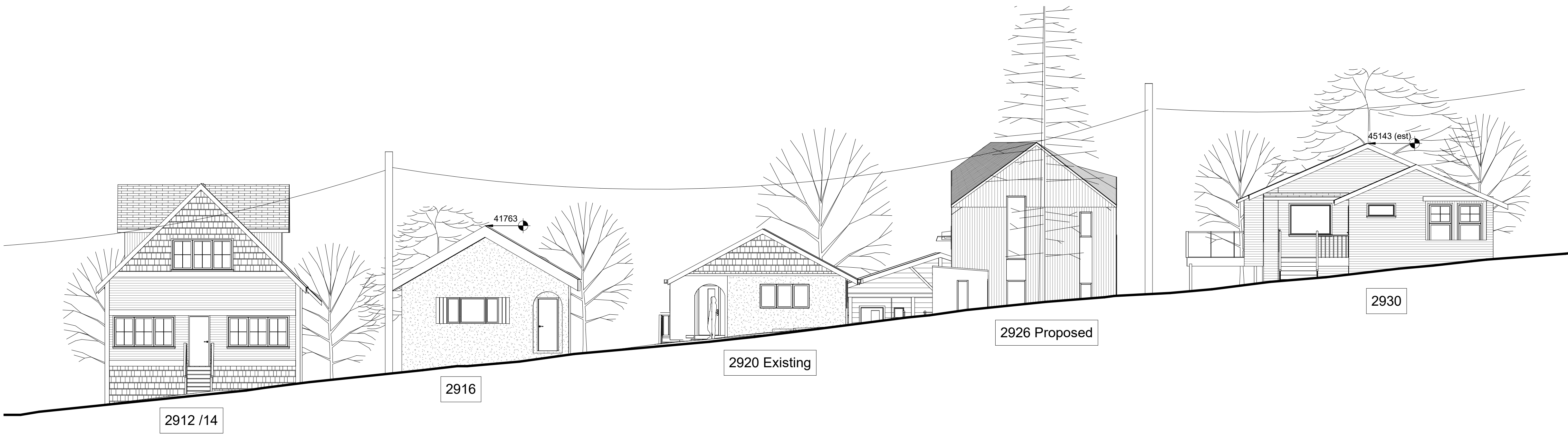
Revision

20.05.22

6

Sheet #

A100



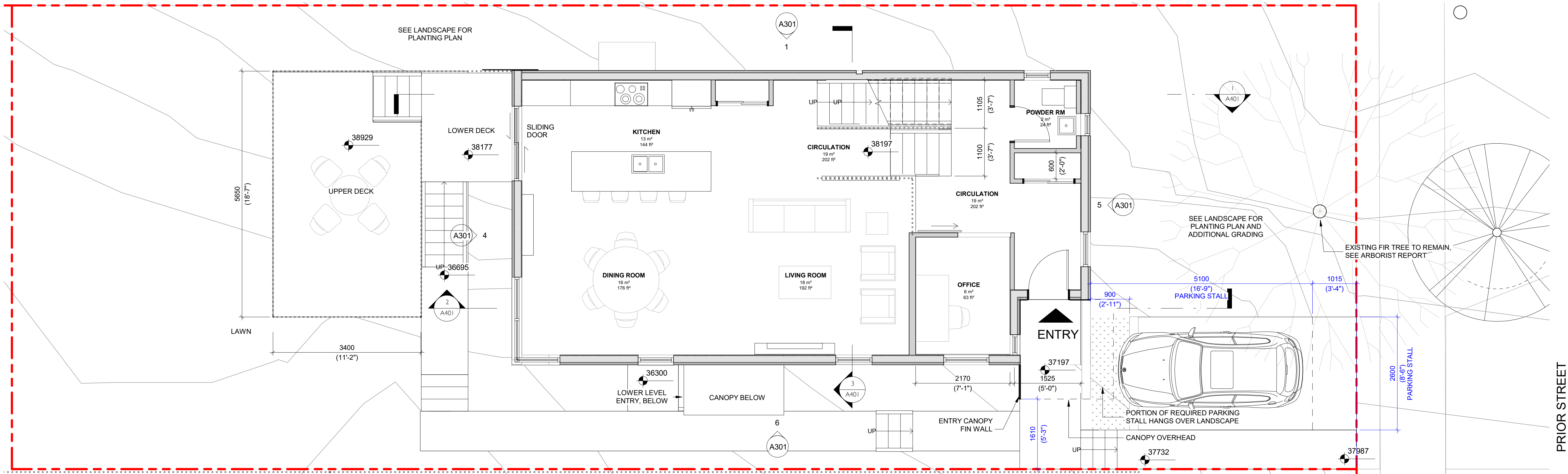
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4	Re-Zoning and Subdivision Resubmission	19.10.30
NO.	DESCRIPTION	DATE



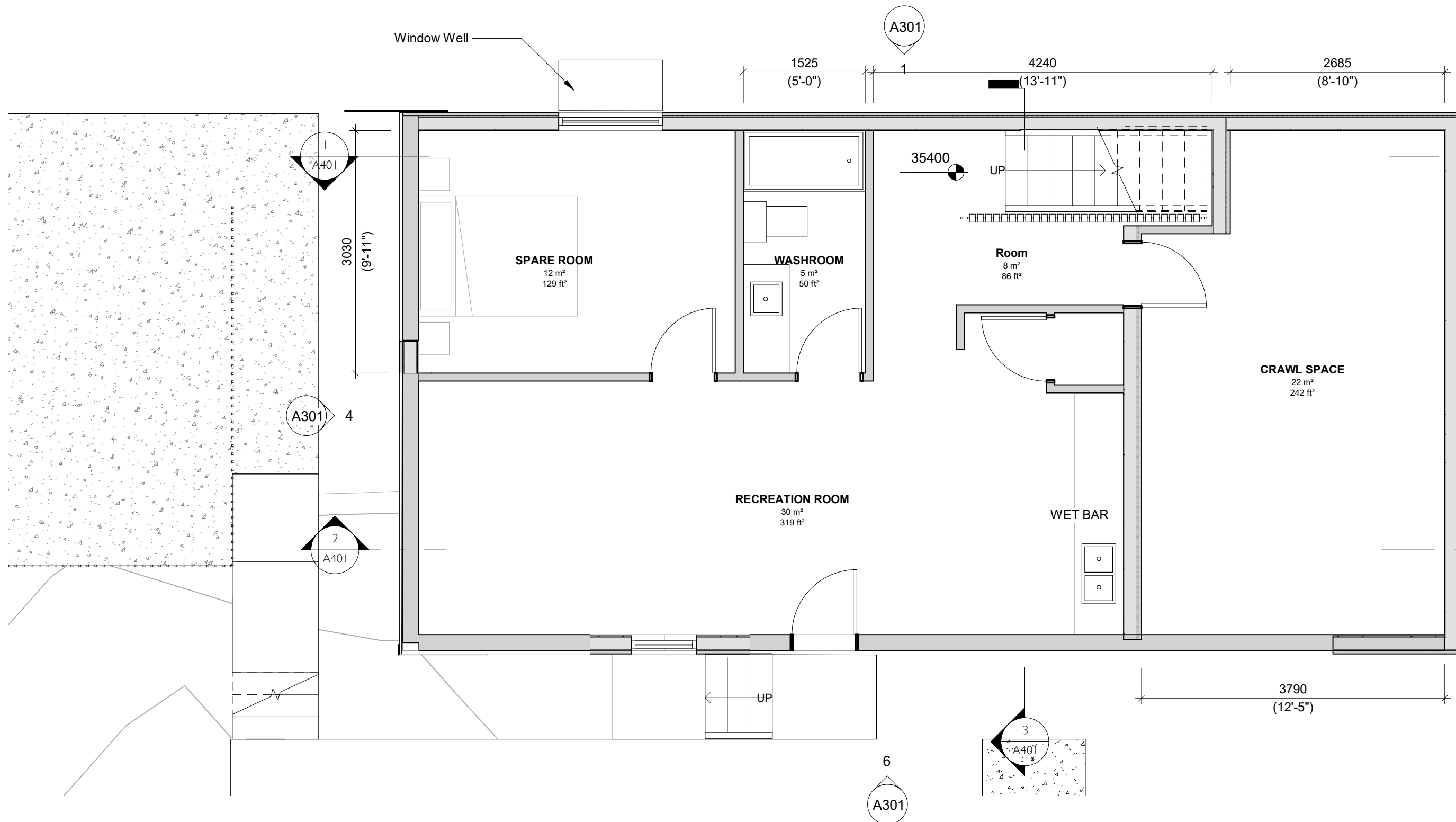
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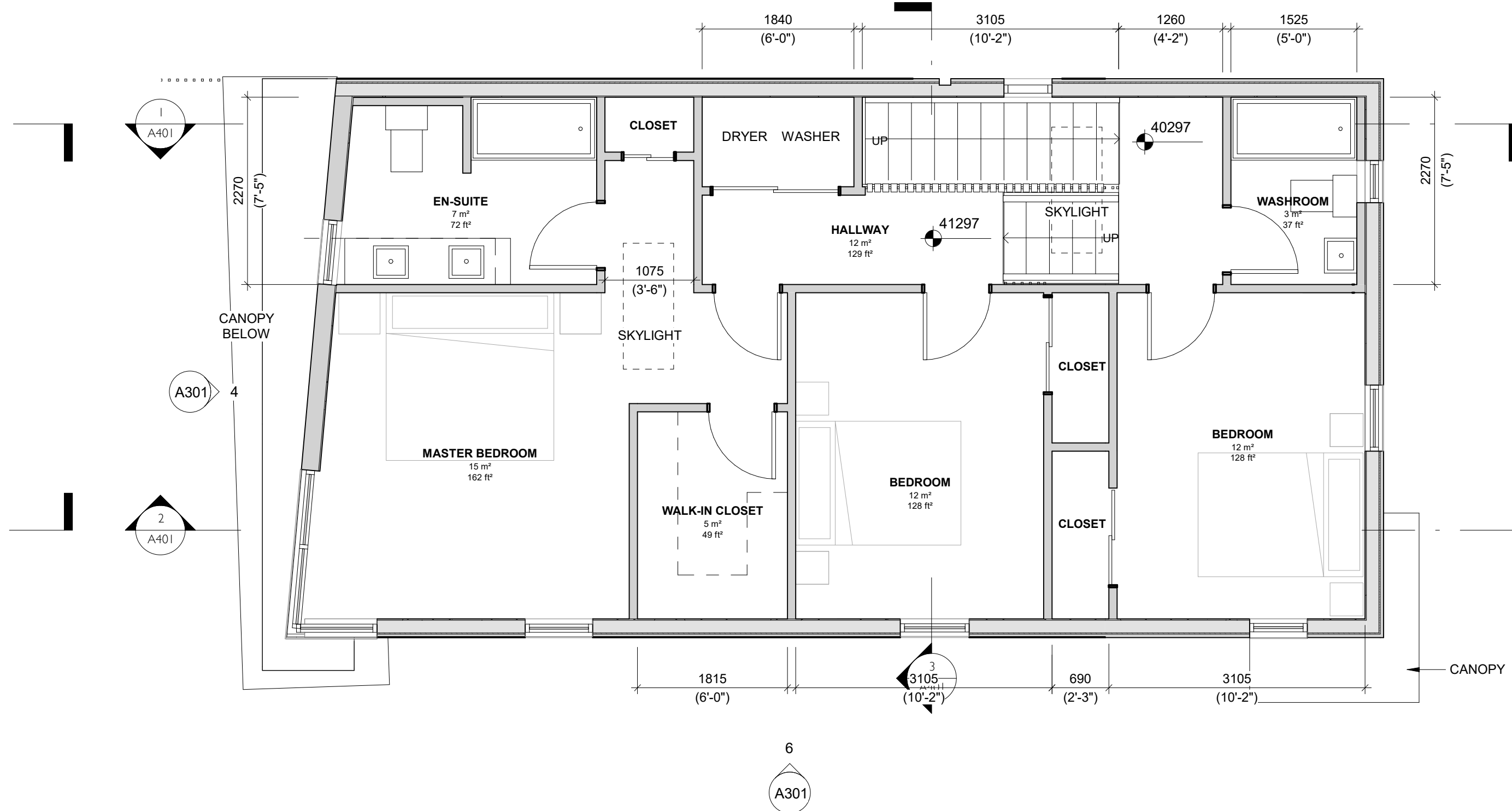
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		Neil Street Holdings Ltd.	
Sheet Name			
Street Elevation and Context photos			
Date			
2020-05-25 1:21:58 PM			
Scale	1 : 100	Project #	1825
		Revision	
		20.02.20	
		Sheet #	A101



2 02 Ground Floor 1 : 50



1 01 Basement 1 : 50



3 03 Upper Level 1 : 50

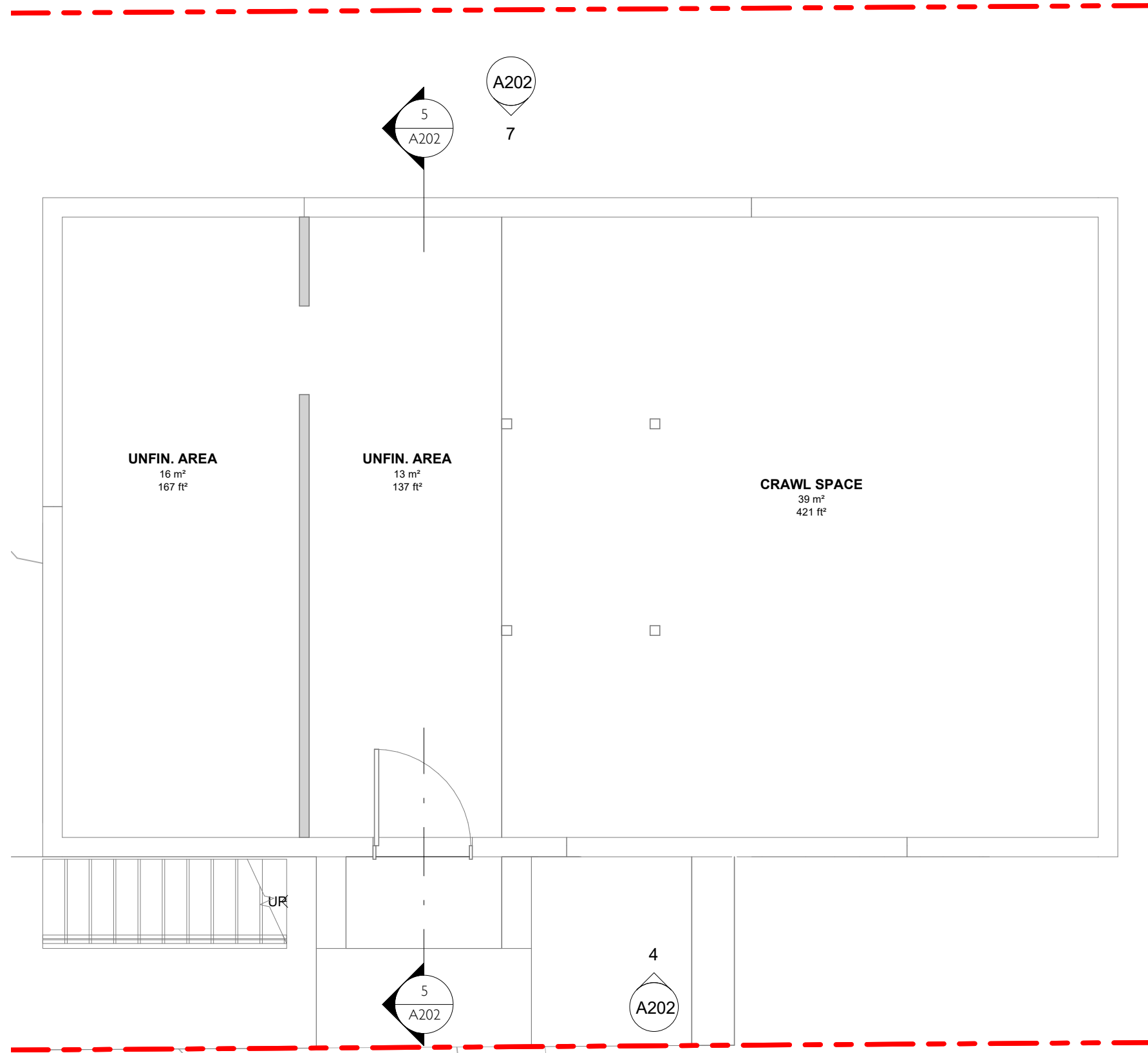
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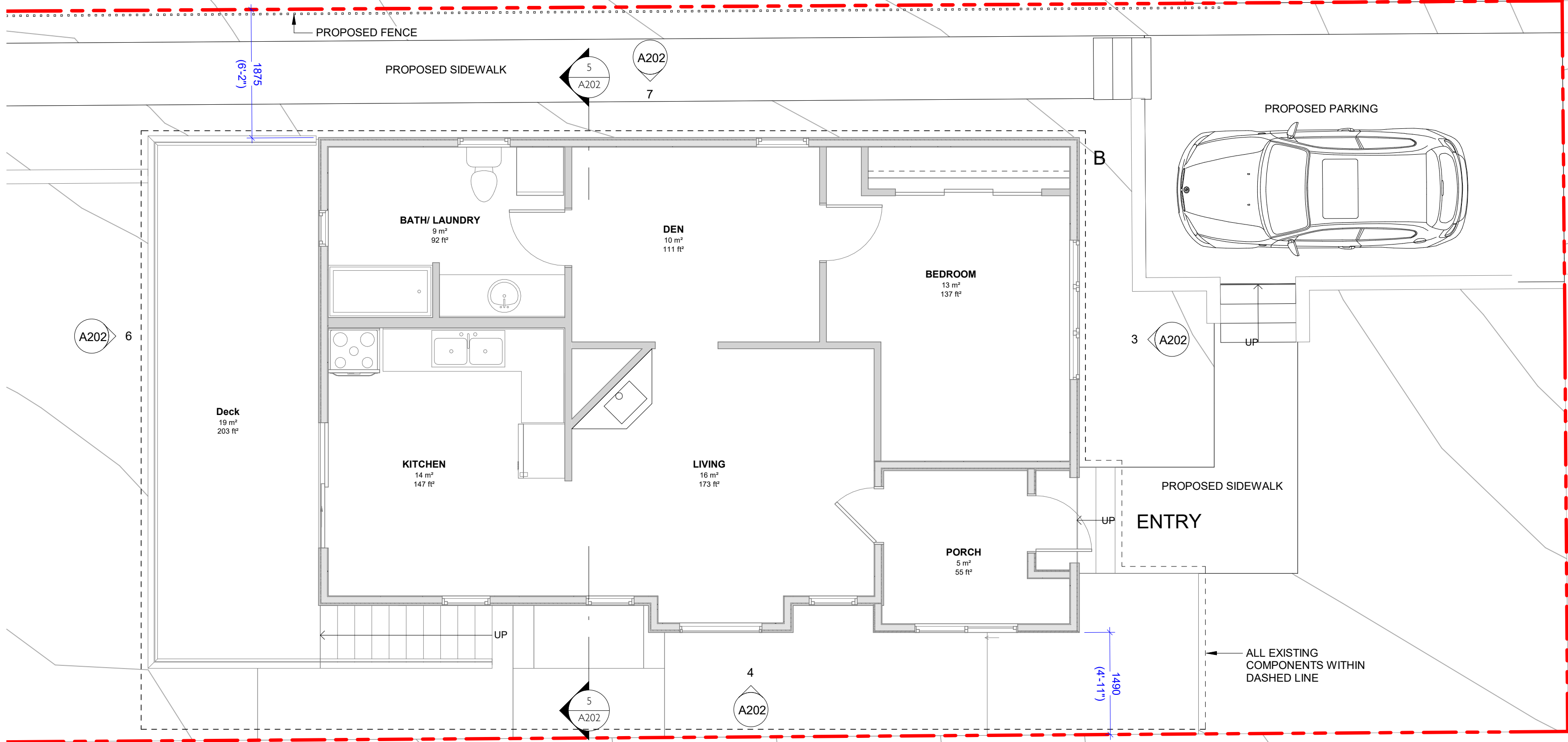
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Project	Prior Street	
	Neil Street Holdings Ltd.	
Sheet Name	North Lot - Floor Plans	
Date	2020-05-25 1:22:00 PM	
Scale	1 : 50	1825
Revision	20.02.20	5
Sheet #	A201	



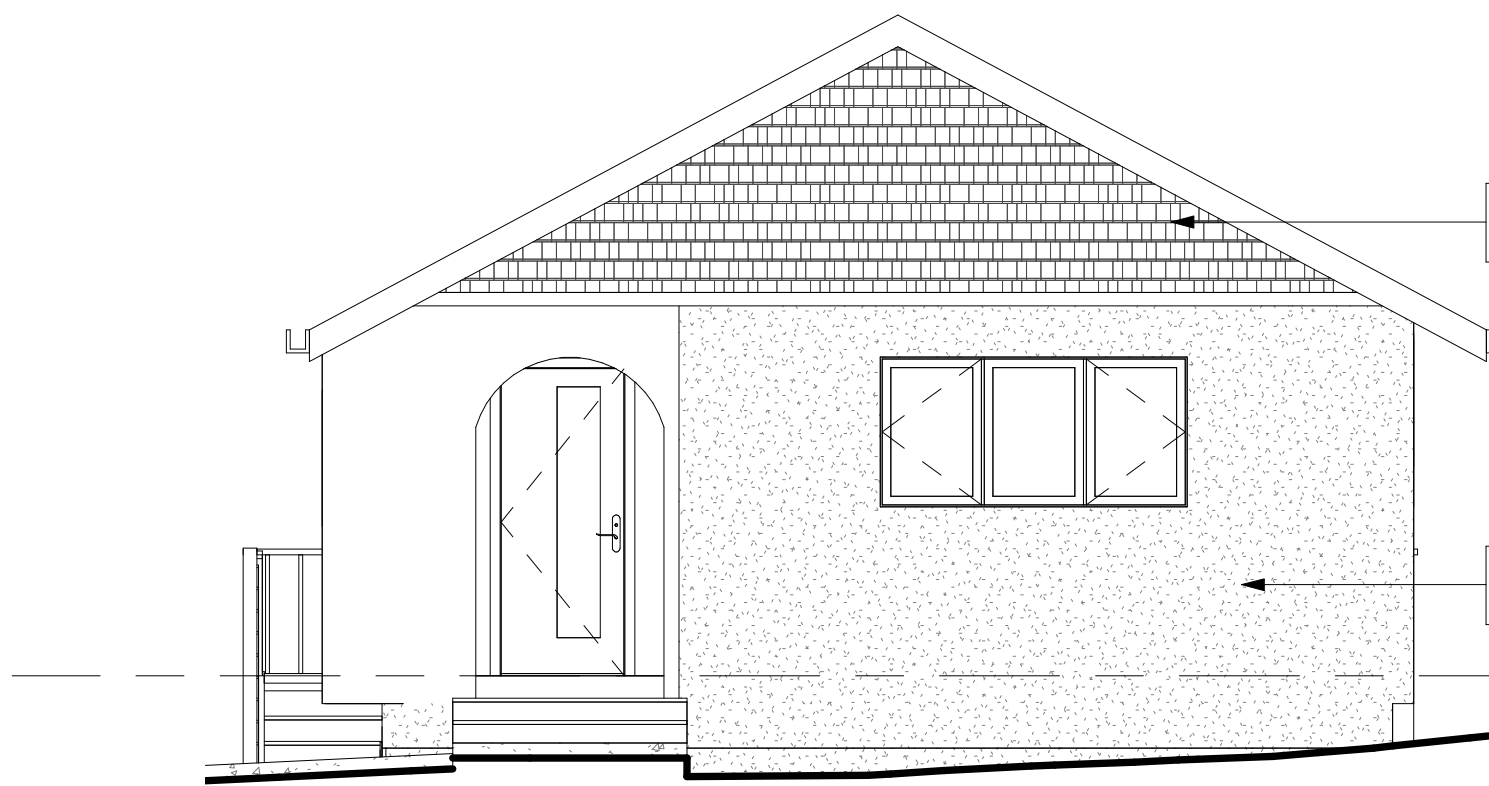
2 Basement - Existing House 1 : 50



1 Ground Floor - Existing House 1 : 50

MATERIAL LEGEND - SOUTH LOT

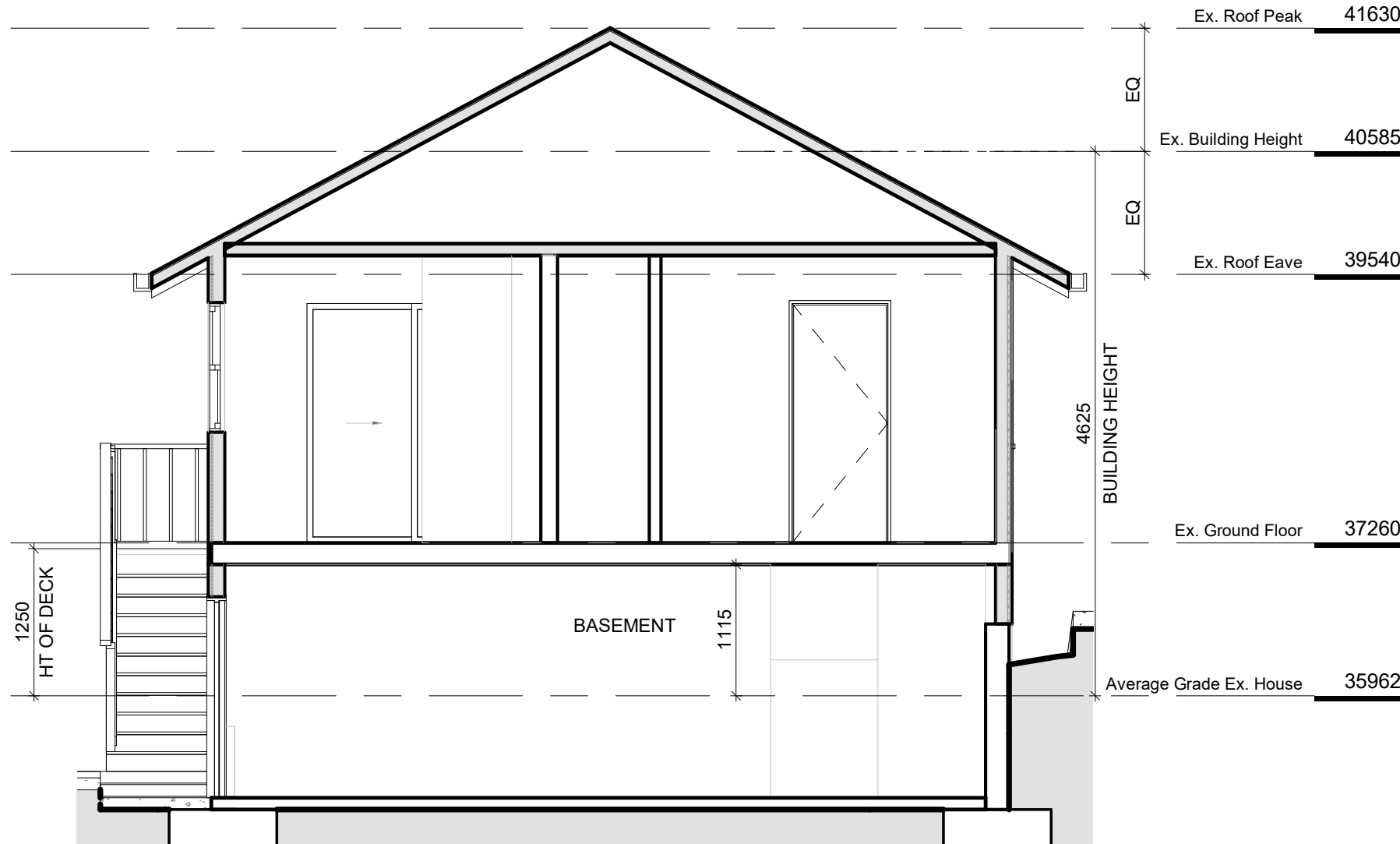
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- 2 CEDAR SHINGLE SIDING - NATURAL
- 3 ASPHALT SHINGLE ROOF - DARK GREY
- 4 WOOD LAP SIDING - PAINTED YELLOW
- 5 TRIM - PAINTED BROWN
- 6 ASPHALT SHINGLE ROOF - GREEN



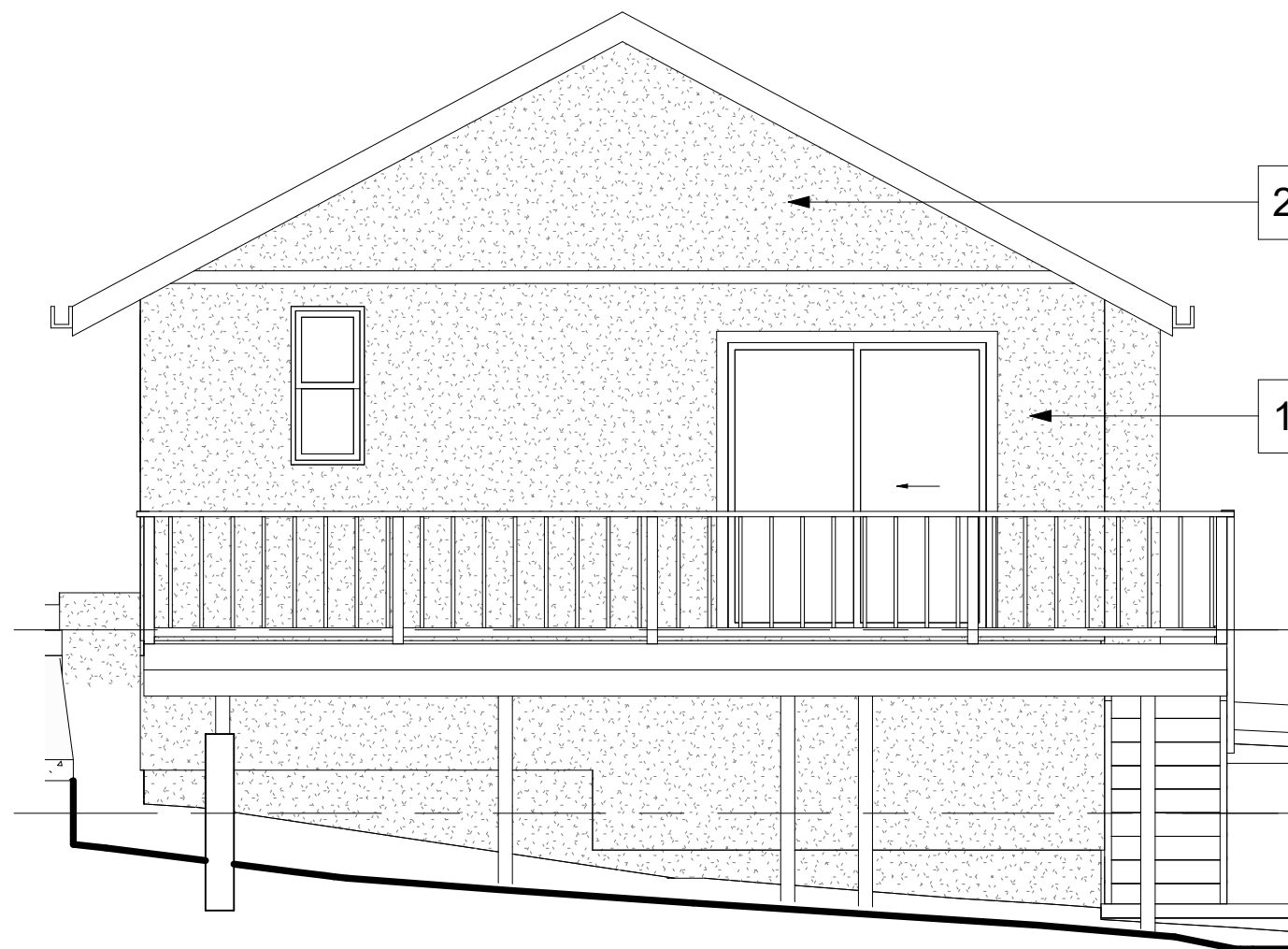
3 Existing - East Elevation 1 : 50



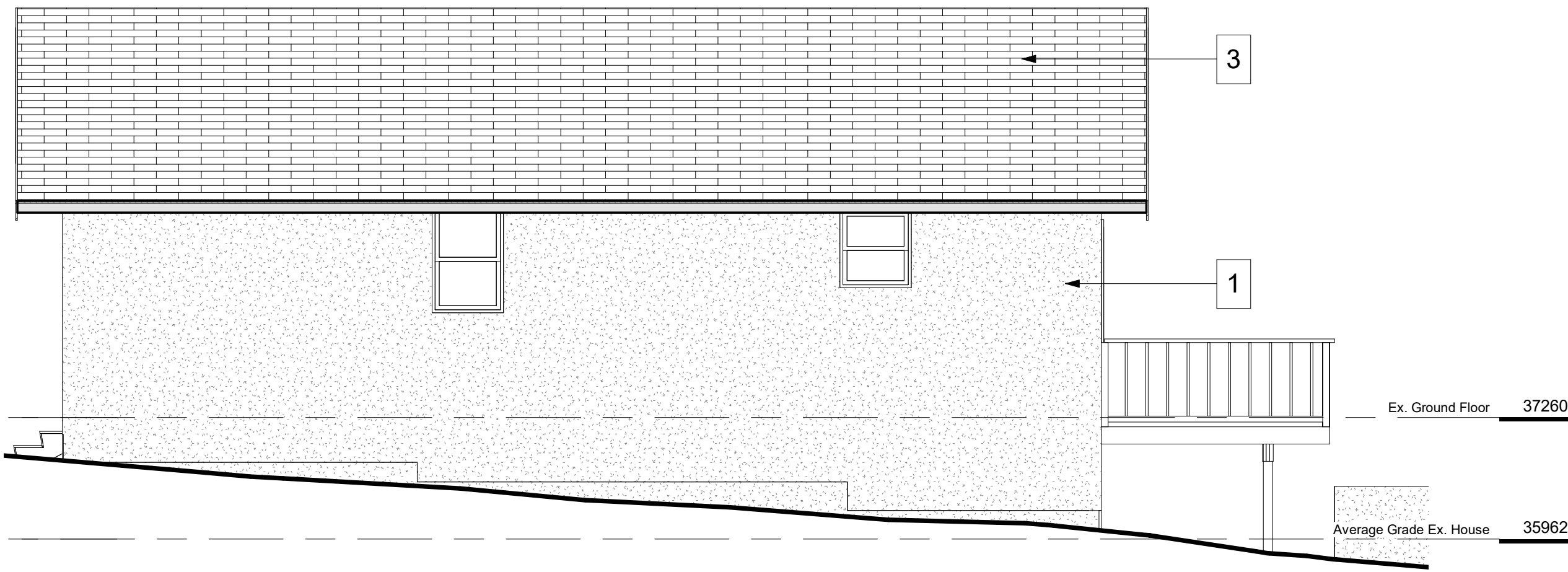
4 Existing - South Elevation 1 : 50



5 Cross Section - Existing House 1 : 50



6 Existing - West Elevation 1 : 50



7 Existing - North Elevation 1 : 50

6	Re-Zoning and Subdivision Resubmission	20.05.22
5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
NO.	DESCRIPTION	DATE



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Project	Prior Street	
	Neil Street Holdings Ltd.	
Sheet Name	South Lot - Existing Principal Building	
Date	2020-05-25 1:22:02 PM	
Scale	As indicated	Project # 1825
Revision	20.05.22	6
Sheet #	A202	

MATERIAL LEGEND - SOUTH LOT

- 1 STUCCO SIDING - BEIGE
- 2 CEDAR SHINGLE SIDING - NATURAL
- 3 ASPHALT SHINGLE ROOF - DARK GREY
- 4 WOOD LAP SIDING - PAINTED YELLOW
- 5 TRIM - PAINTED BROWN
- 6 ASPHALT SHINGLE ROOF - GREEN

NOTE: THIS PAGE ILLUSTRATE AN EXISTING STRUCTURE PROPOSED TO BE A GARDEN SUITE.



2 Garden Suite - East Elevation 1 : 50

3 Garden Suite - South Elevation 1 : 50

4 Garden Suite - West Elevation 1 : 50

5 Garden Suite - North Elevation 1 : 50

1 Ground Floor - Existing Garden Suite 1 : 50

6 Cross Section 1 : 50

6	Re-Zoning and Subdivision Resubmission	20.05.22
5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
NO.	DESCRIPTION	DATE



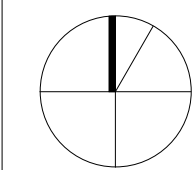
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Project

Prior Street

Neil Street Holdings Ltd.



Sheet Name

South Lot - Garden Suite

Date

2020-05-25 1:22:03 PM

Scale

As indicated

Project #

1825

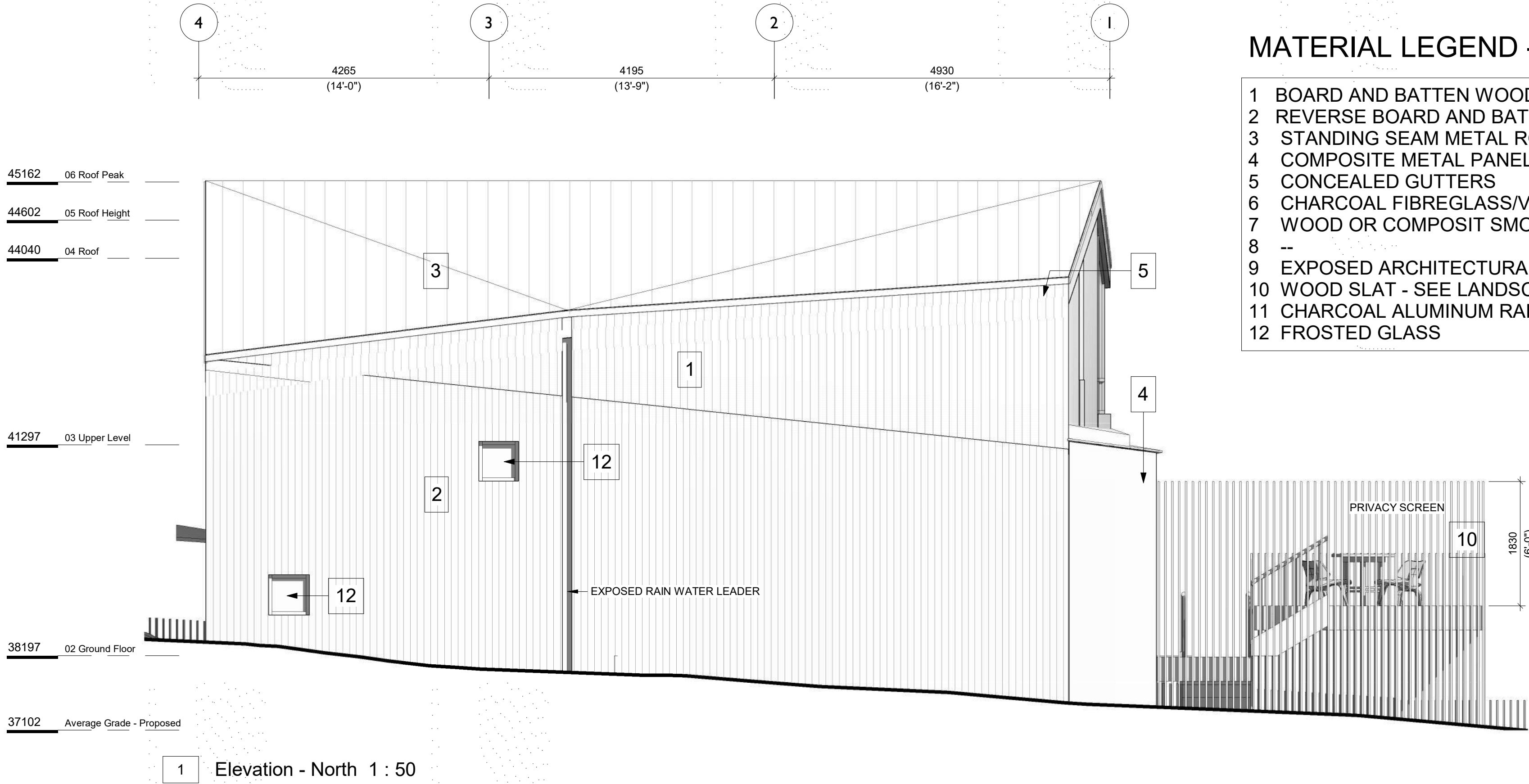
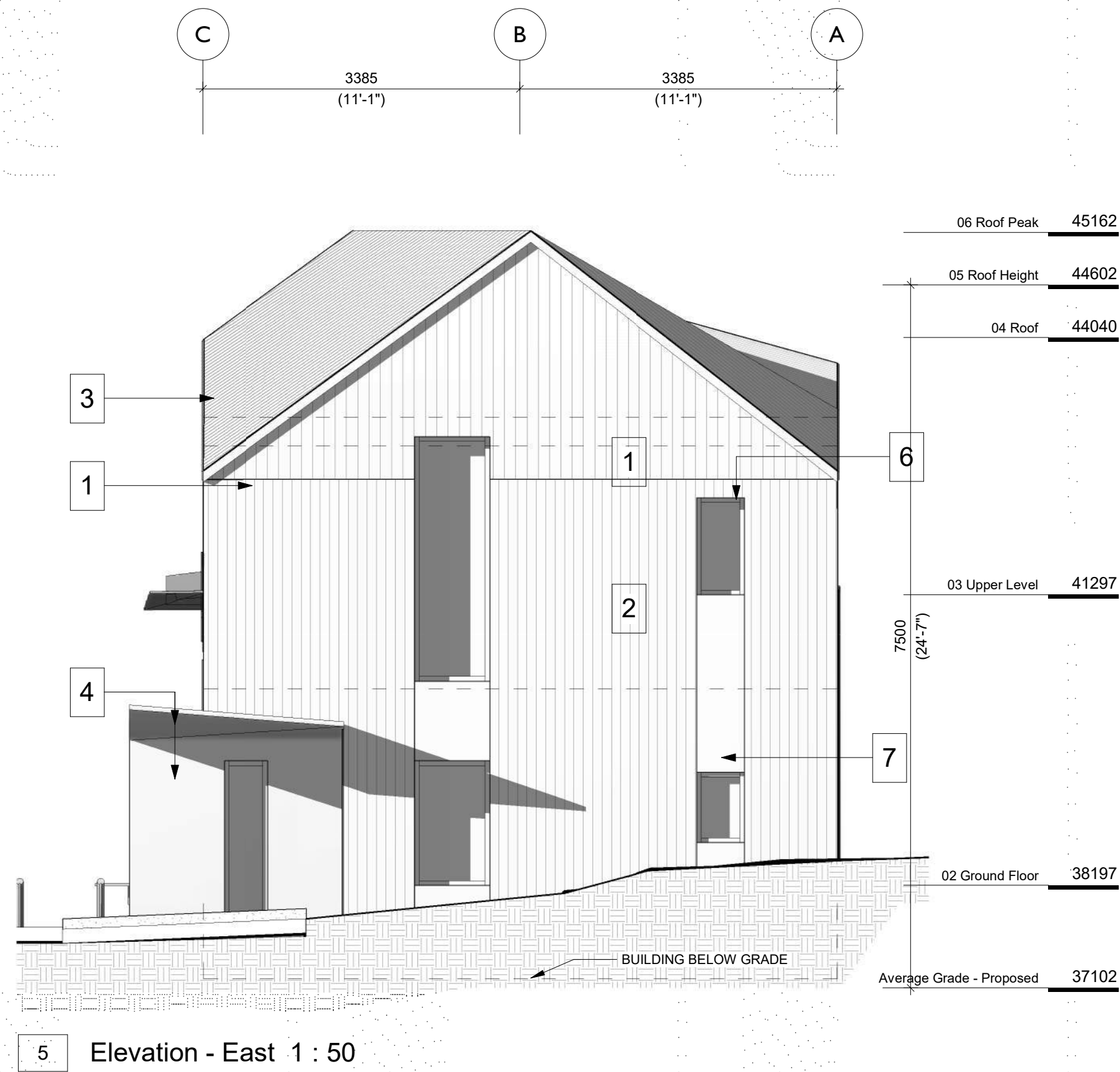
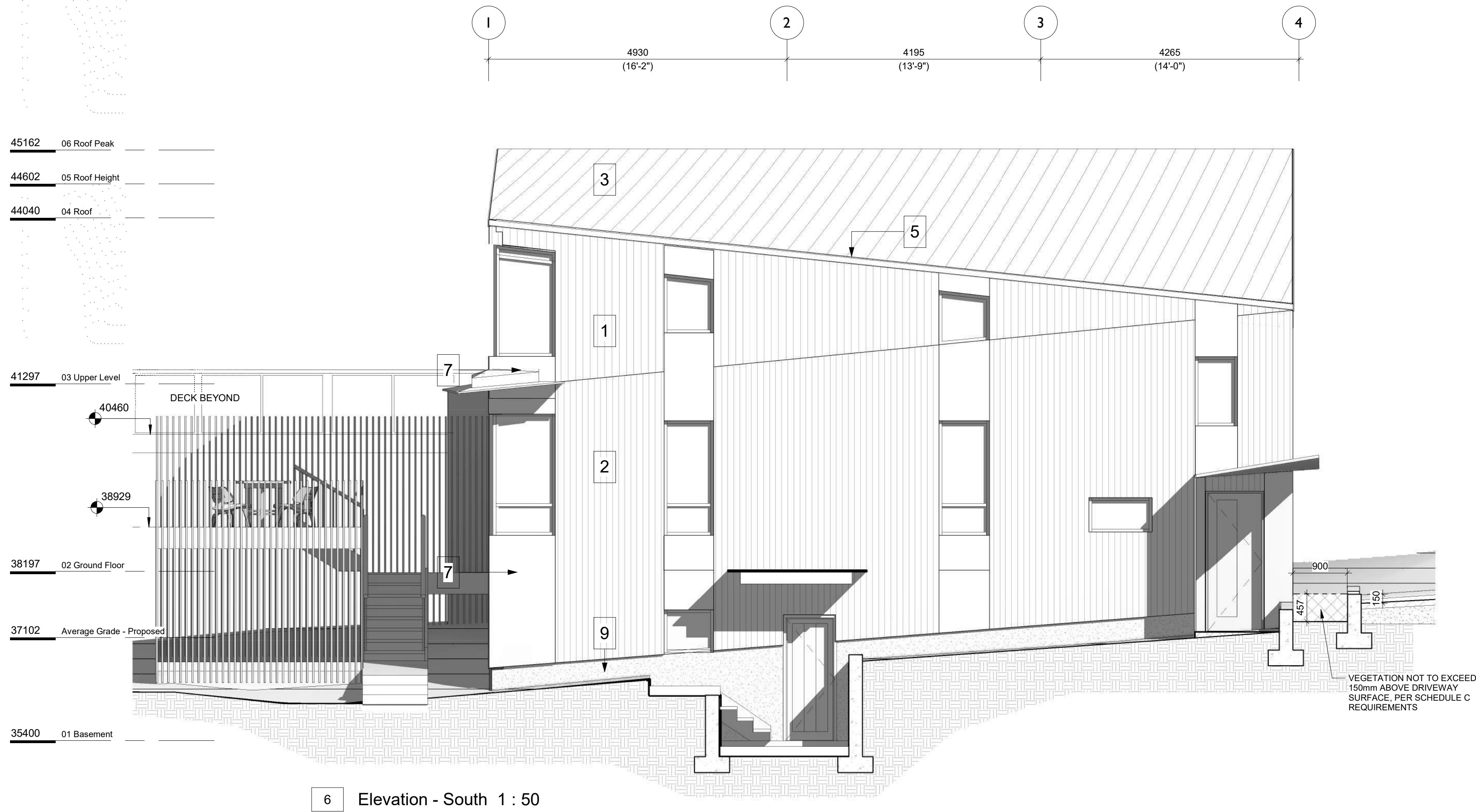
Revision

20.05.22

6

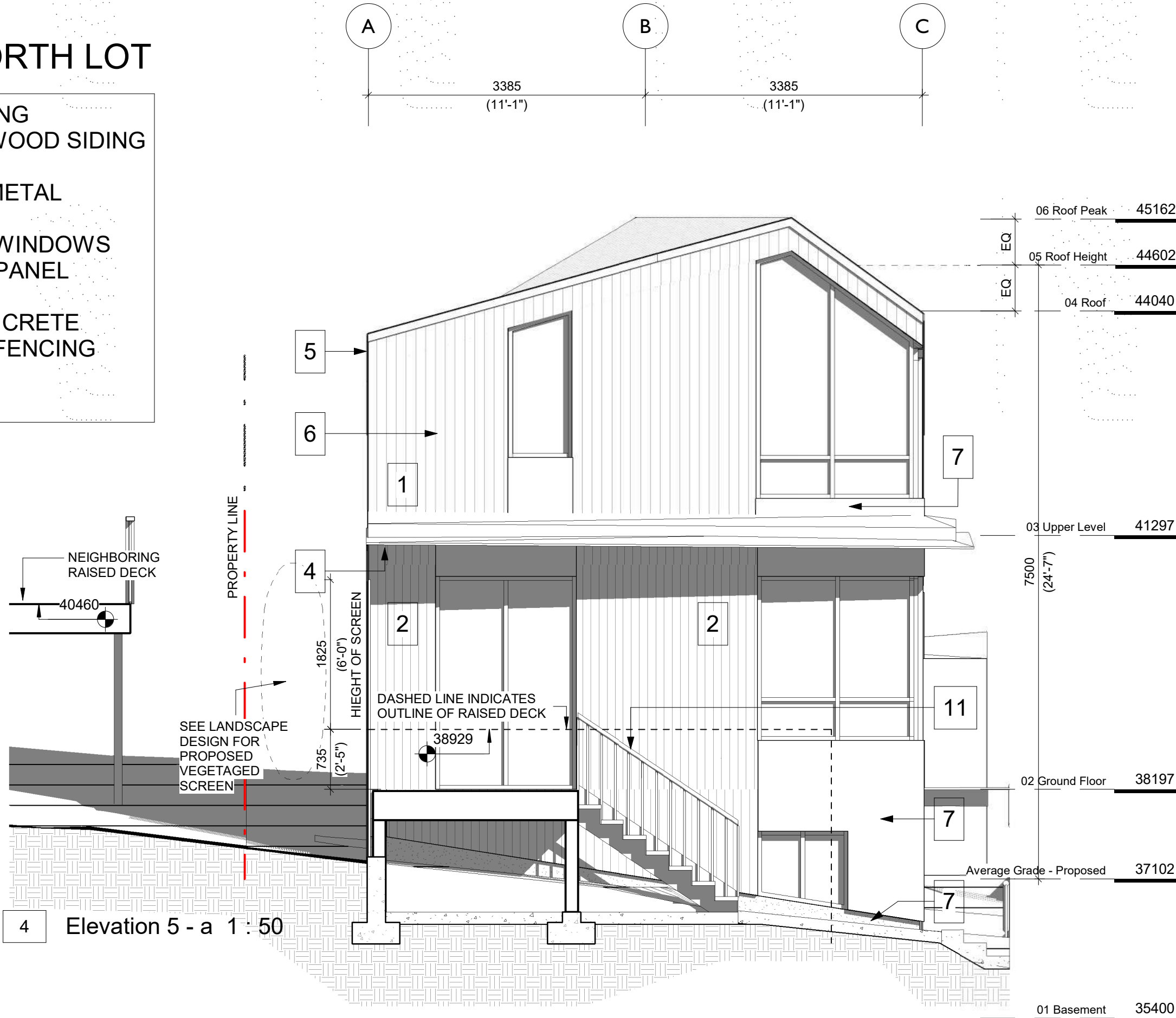
Sheet #

A203



MATERIAL LEGEND - NORTH LOT

- 1 BOARD AND BATTEN WOOD SIDING
- 2 REVERSE BOARD AND BATTEN WOOD SIDING
- 3 STANDING SEAM METAL ROOF
- 4 COMPOSITE METAL PANEL OR METAL
- 5 CONCEALED GUTTERS
- 6 CHARCOAL FIBREGLASS/VINYL WINDOWS
- 7 WOOD OR COMPOSIT SMOOTH PANEL
- 8 --
- 9 EXPOSED ARCHITECTURAL CONCRETE
- 10 WOOD SLAT - SEE LANDSCAPE FENCING
- 11 CHARCOAL ALUMINUM RAILING
- 12 FROSTED GLASS

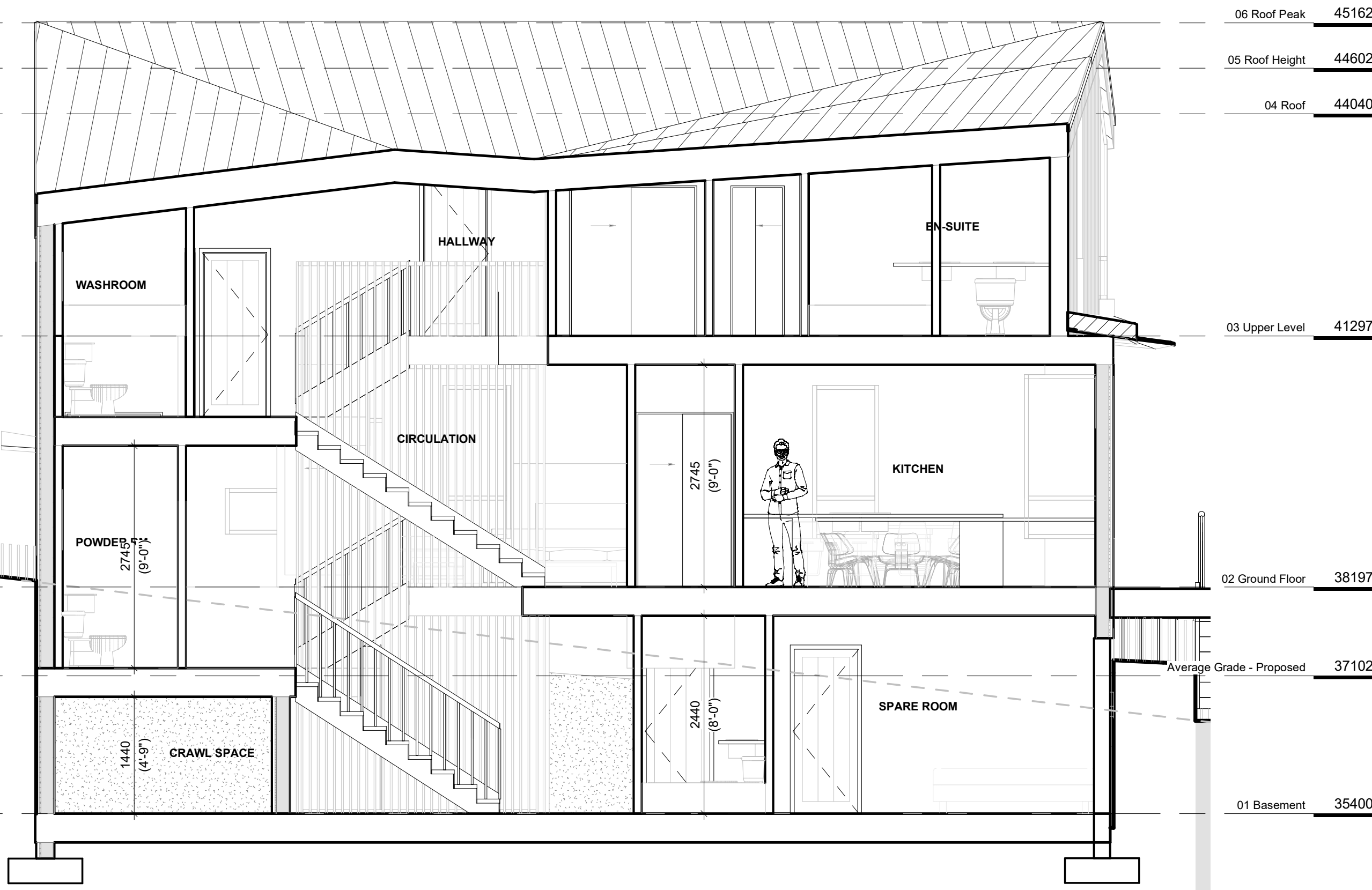
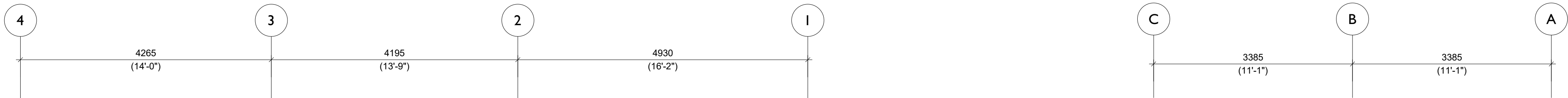


5	Re-Zoning and Subdivision Resubmission	20.02.20
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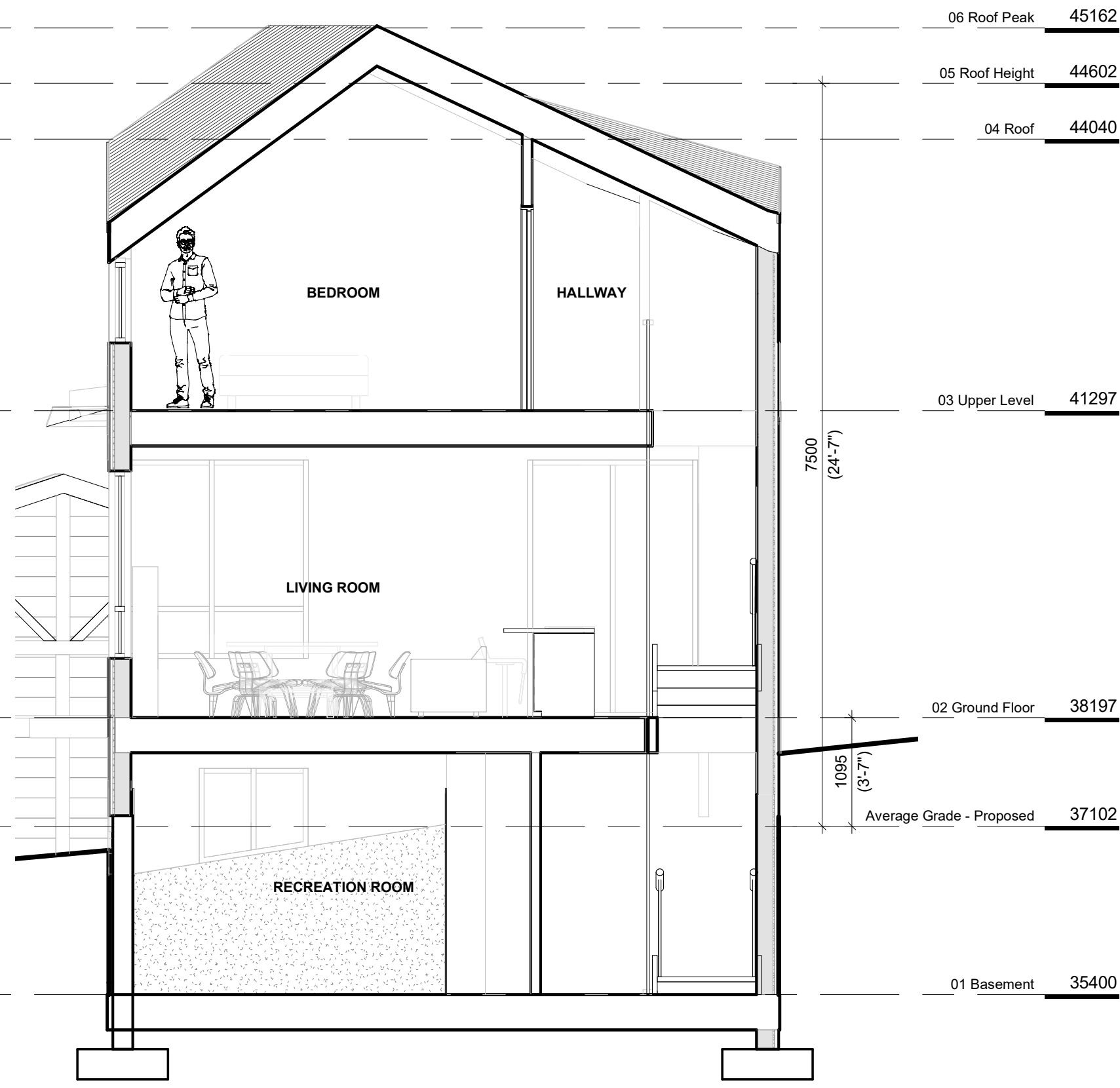


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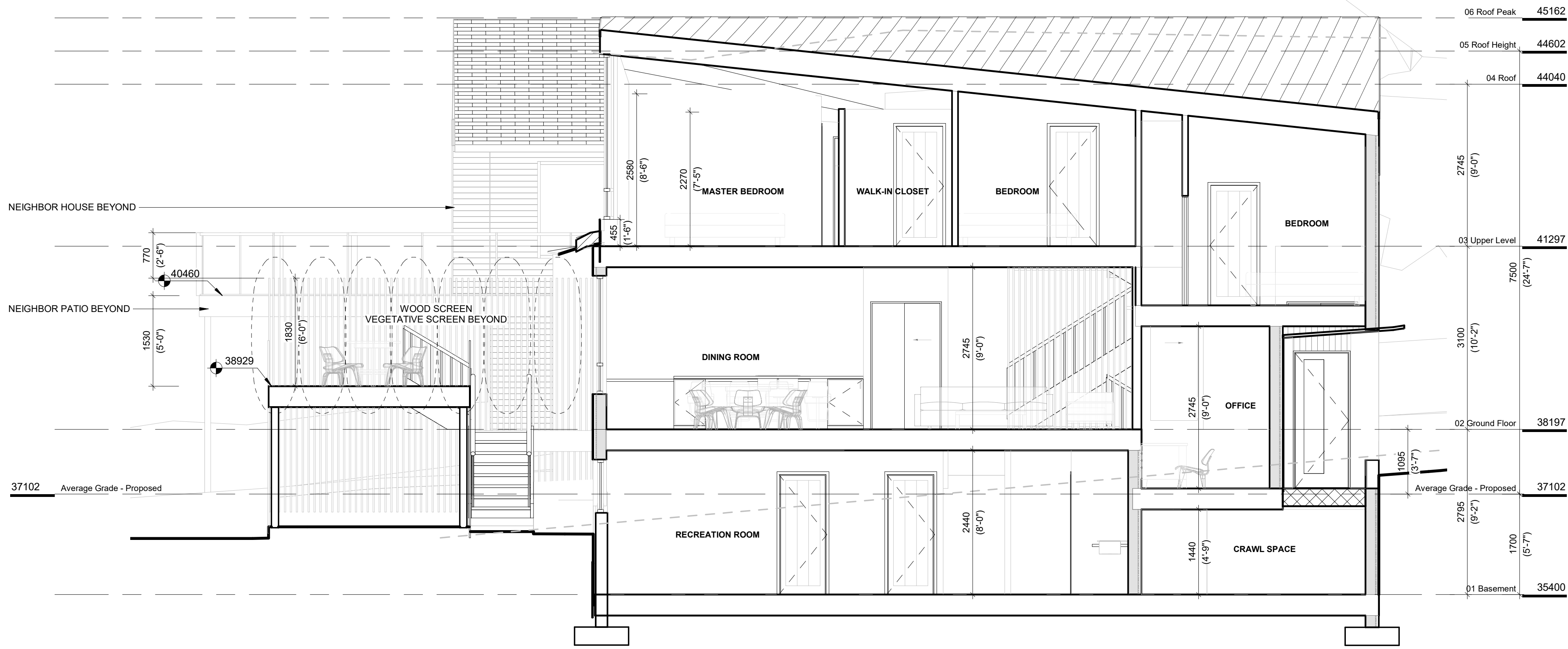
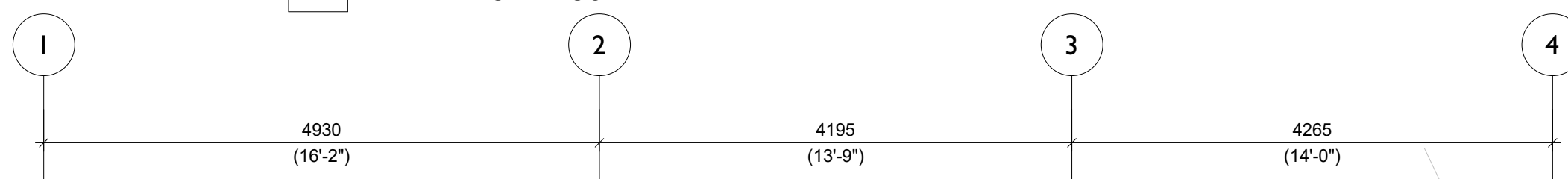
Project	Prior Street	
	Neil Street Holdings Ltd.	
Sheet Name	North Lot - Elevations	
Date	2020-05-25 1:22:15 PM	
Scale	As indicated	1825
Revision	20.02.20	5
Sheet #	A301	



1 Section - East / West 1 : 50

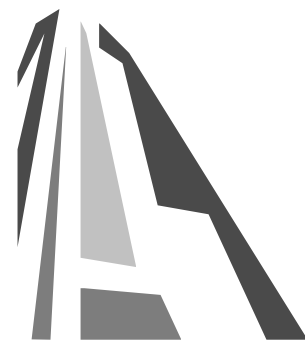


3 Section 5 1 : 50



2 Section - North South 1 : 50

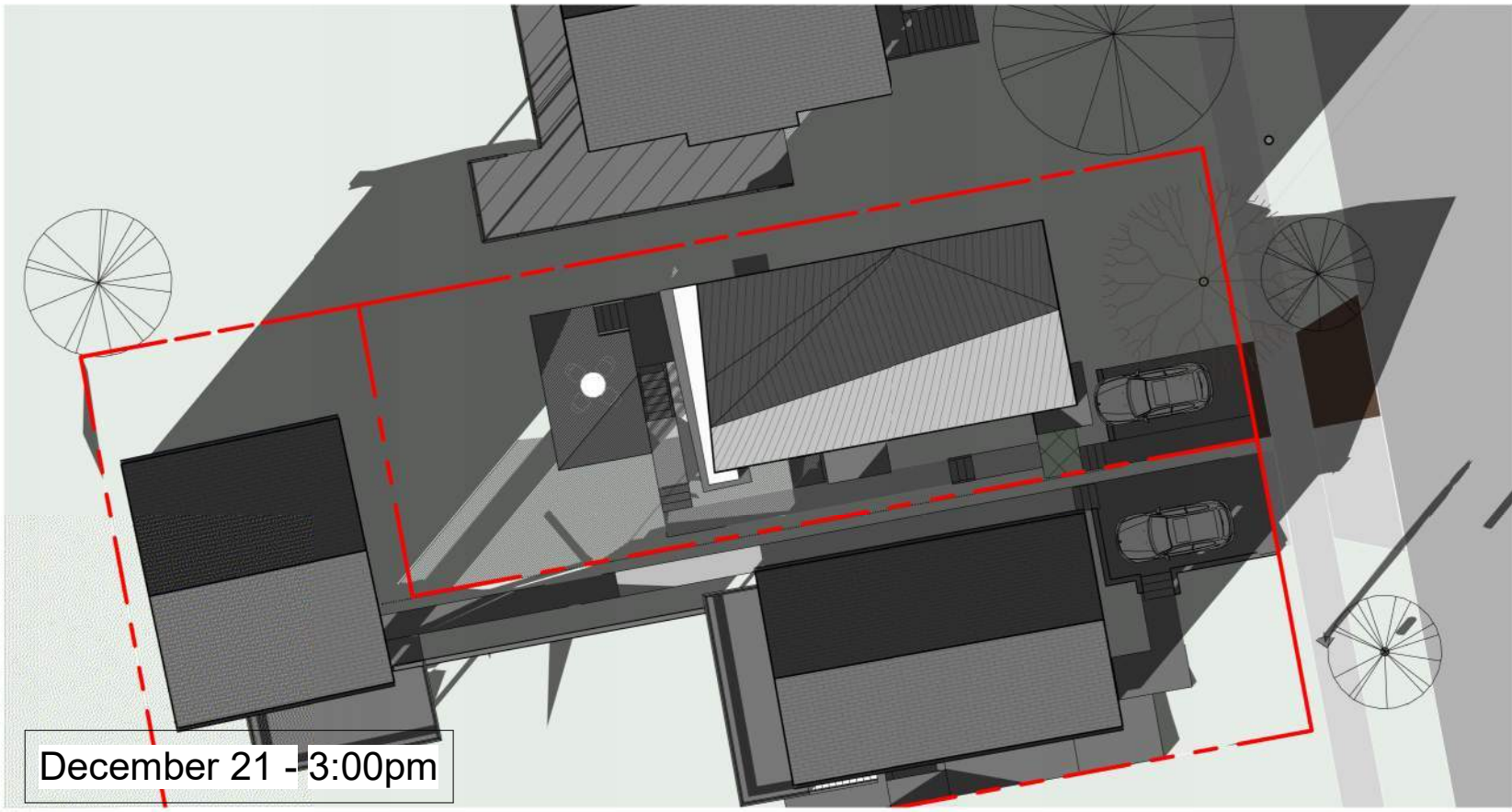
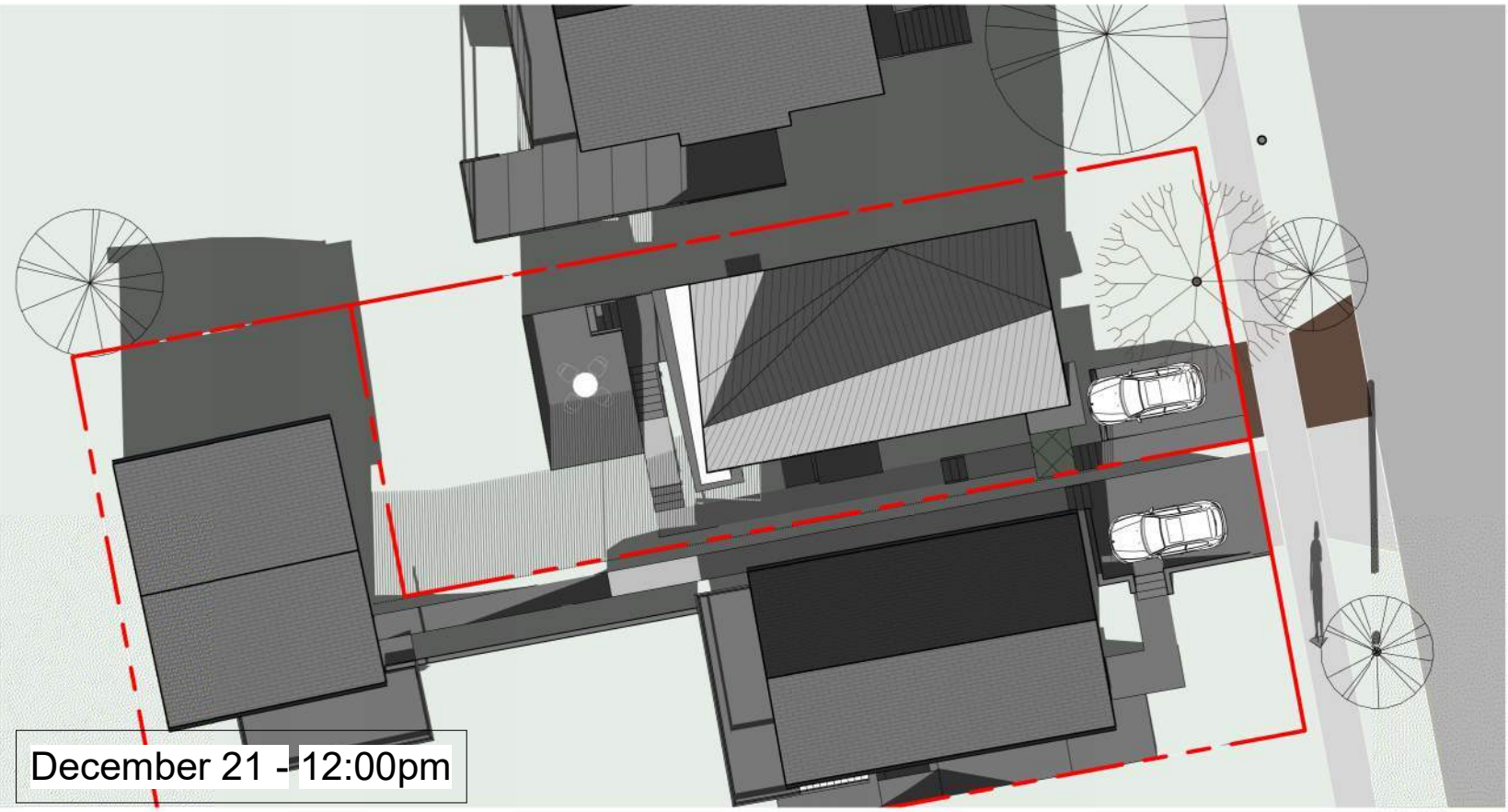
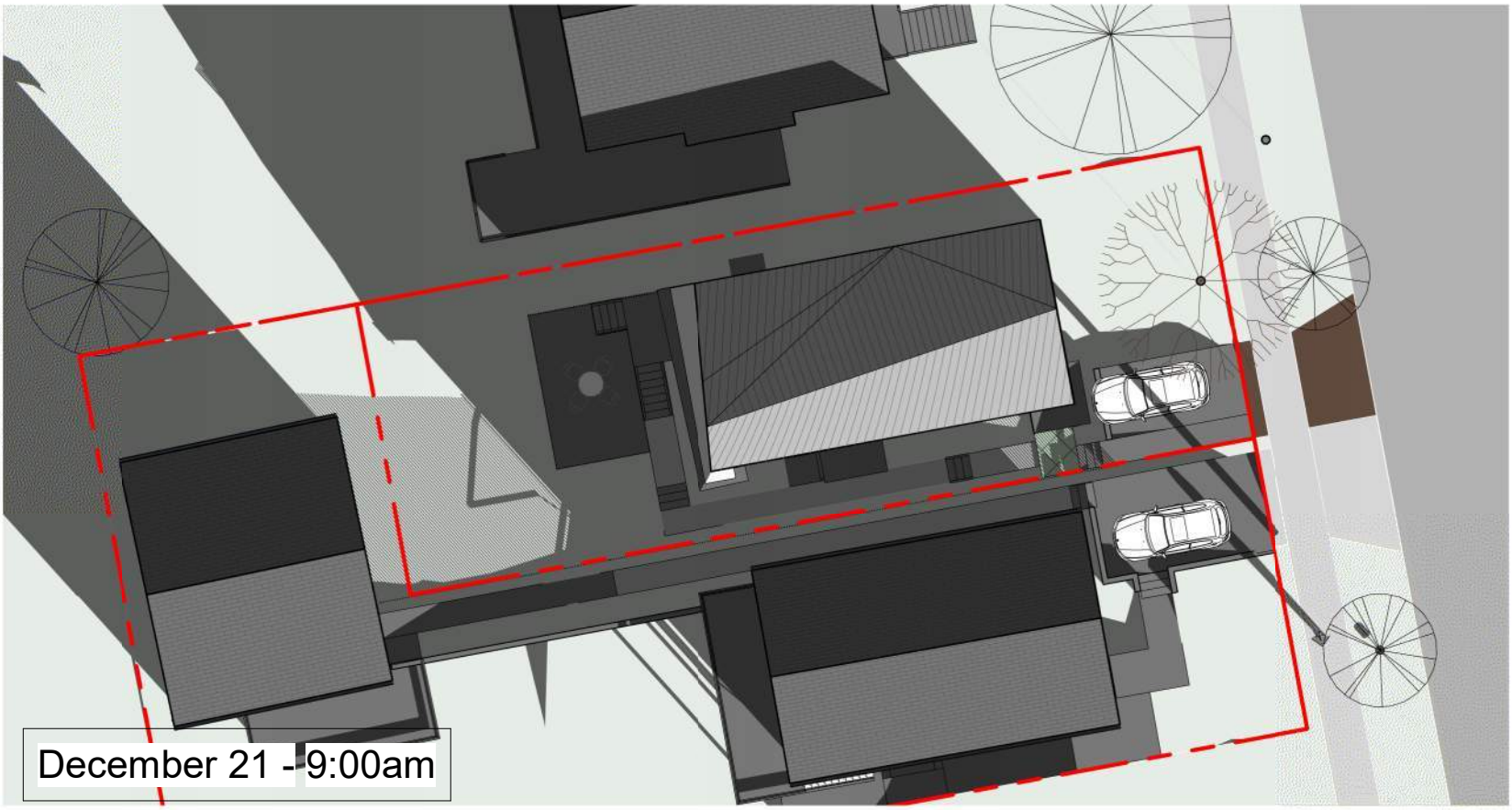
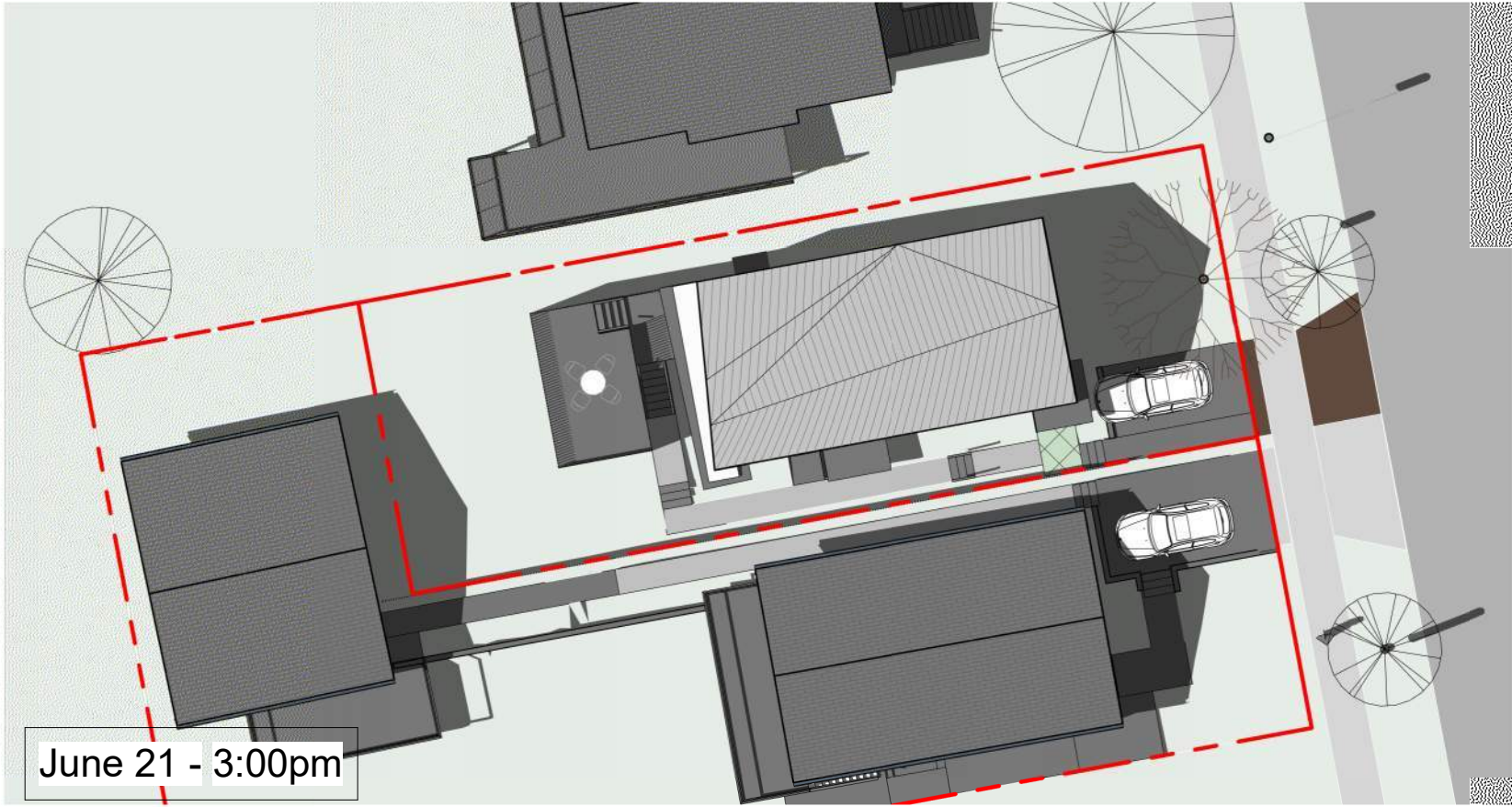
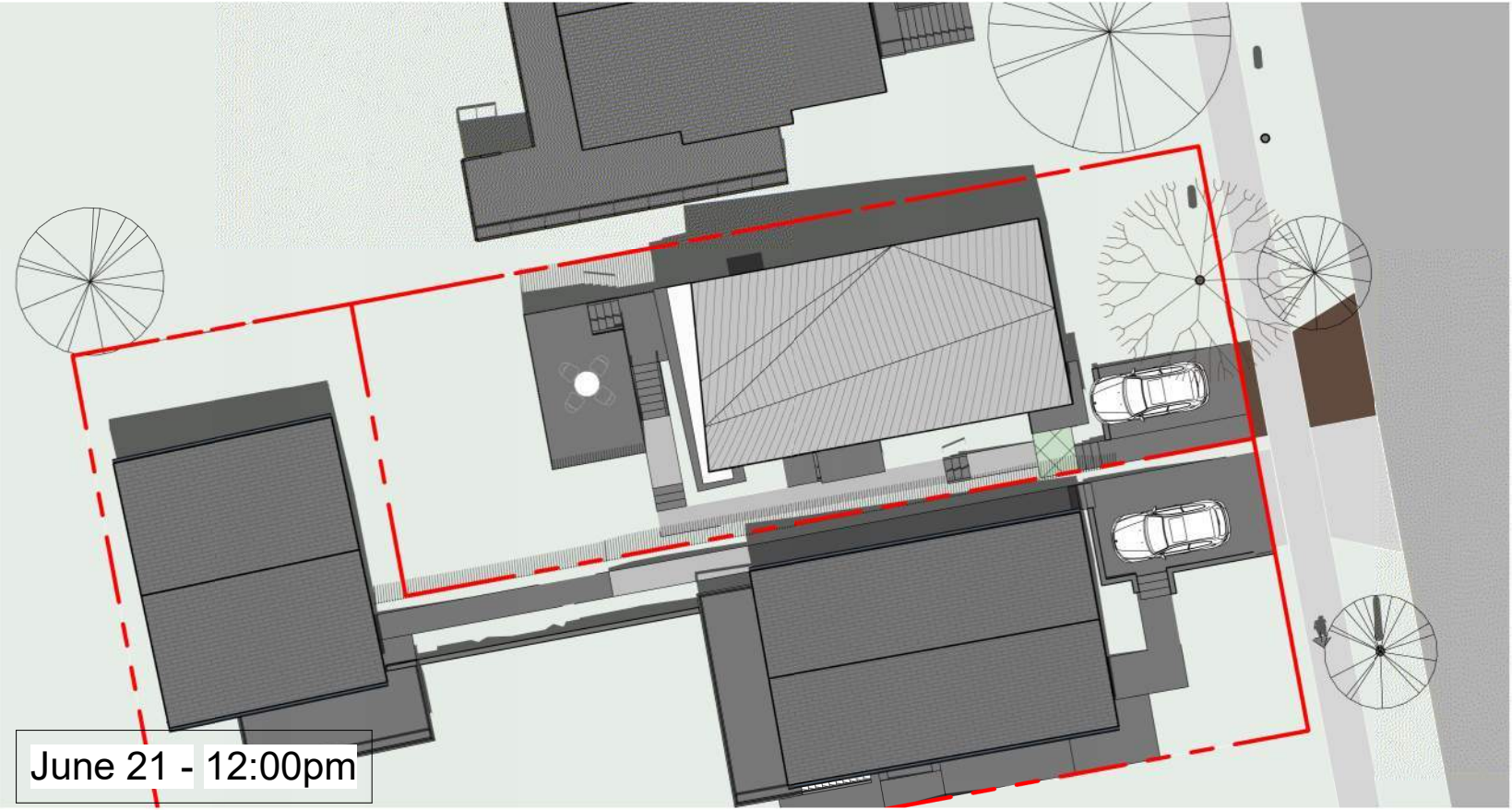
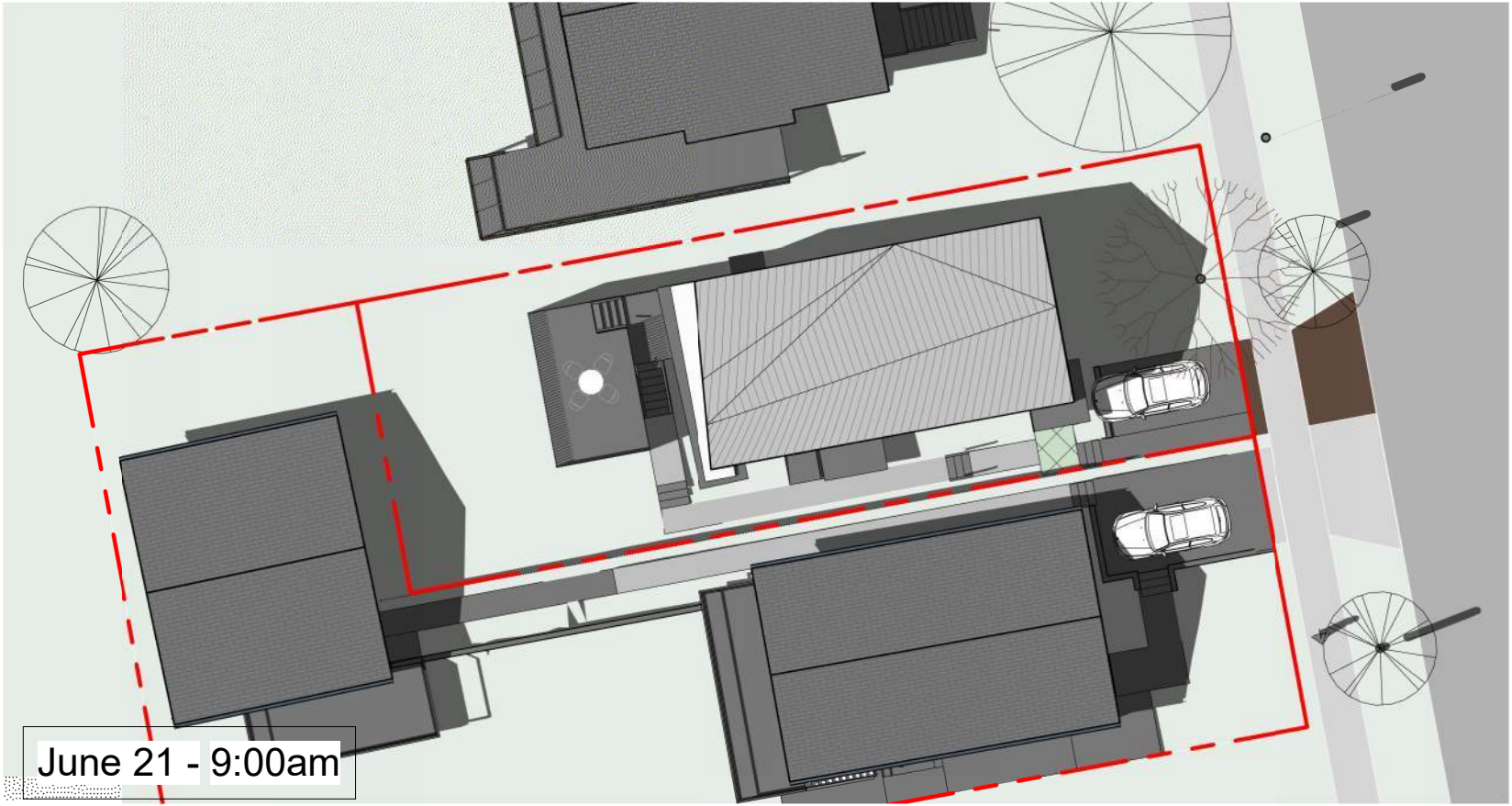
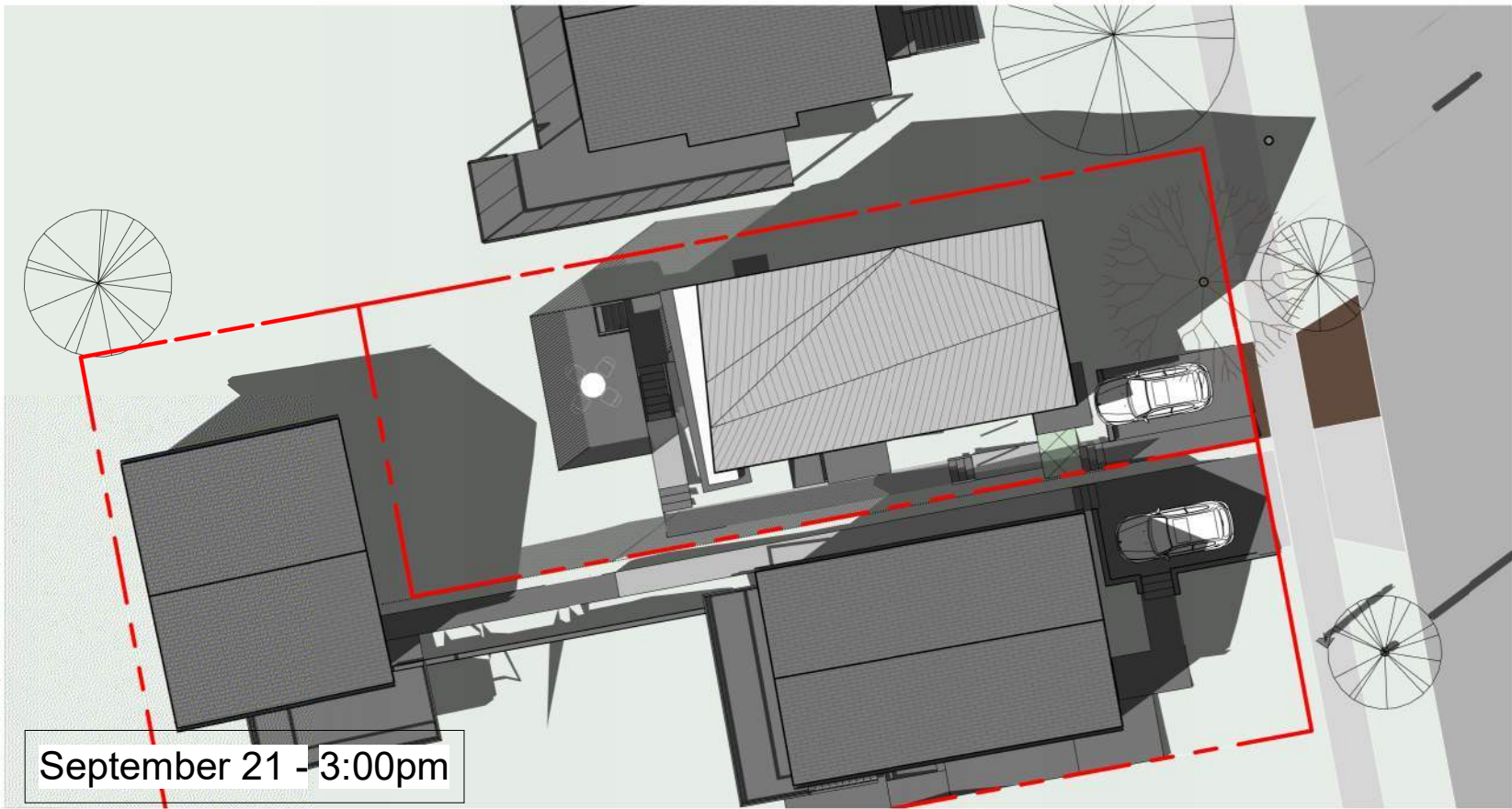
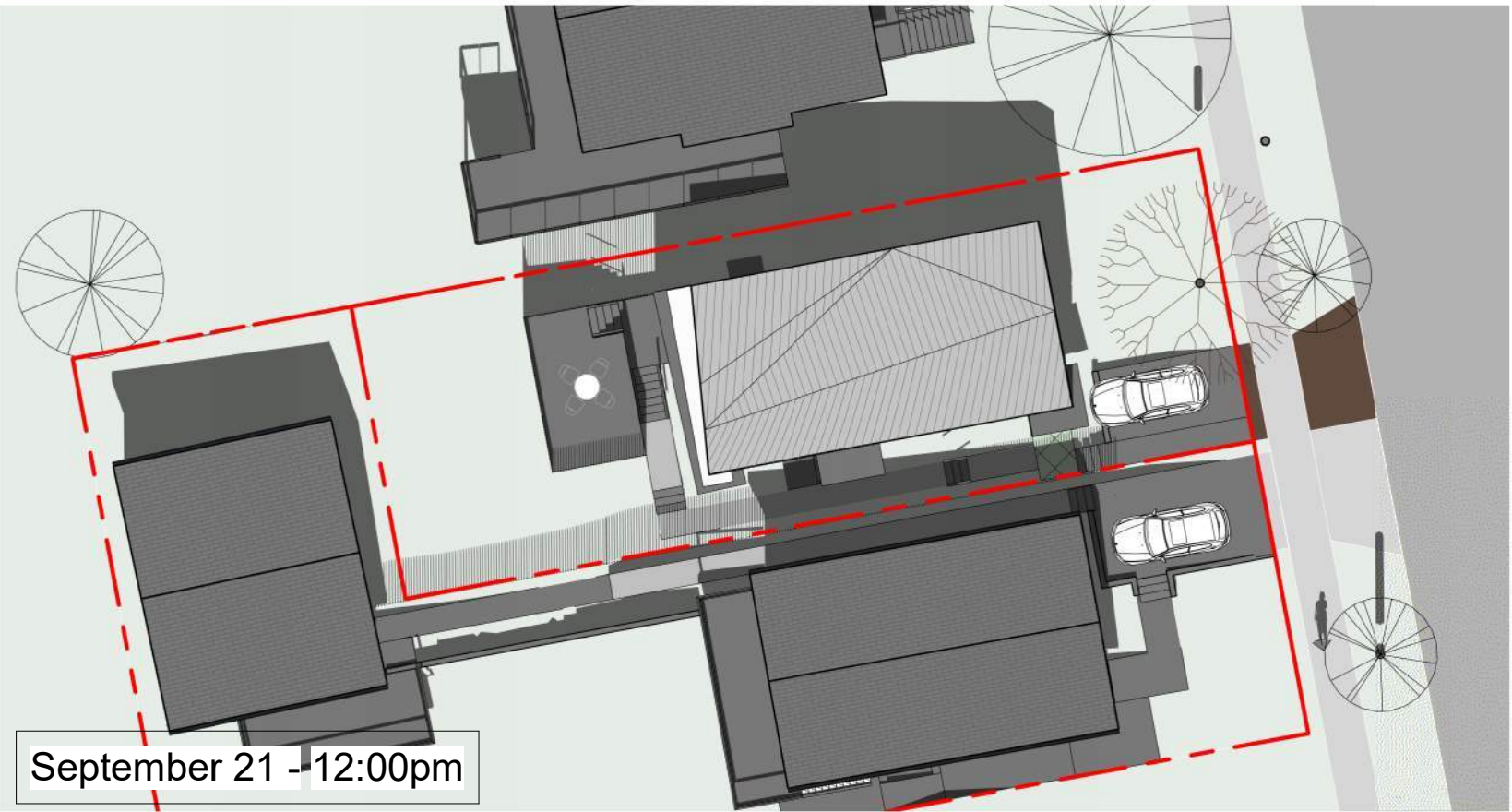
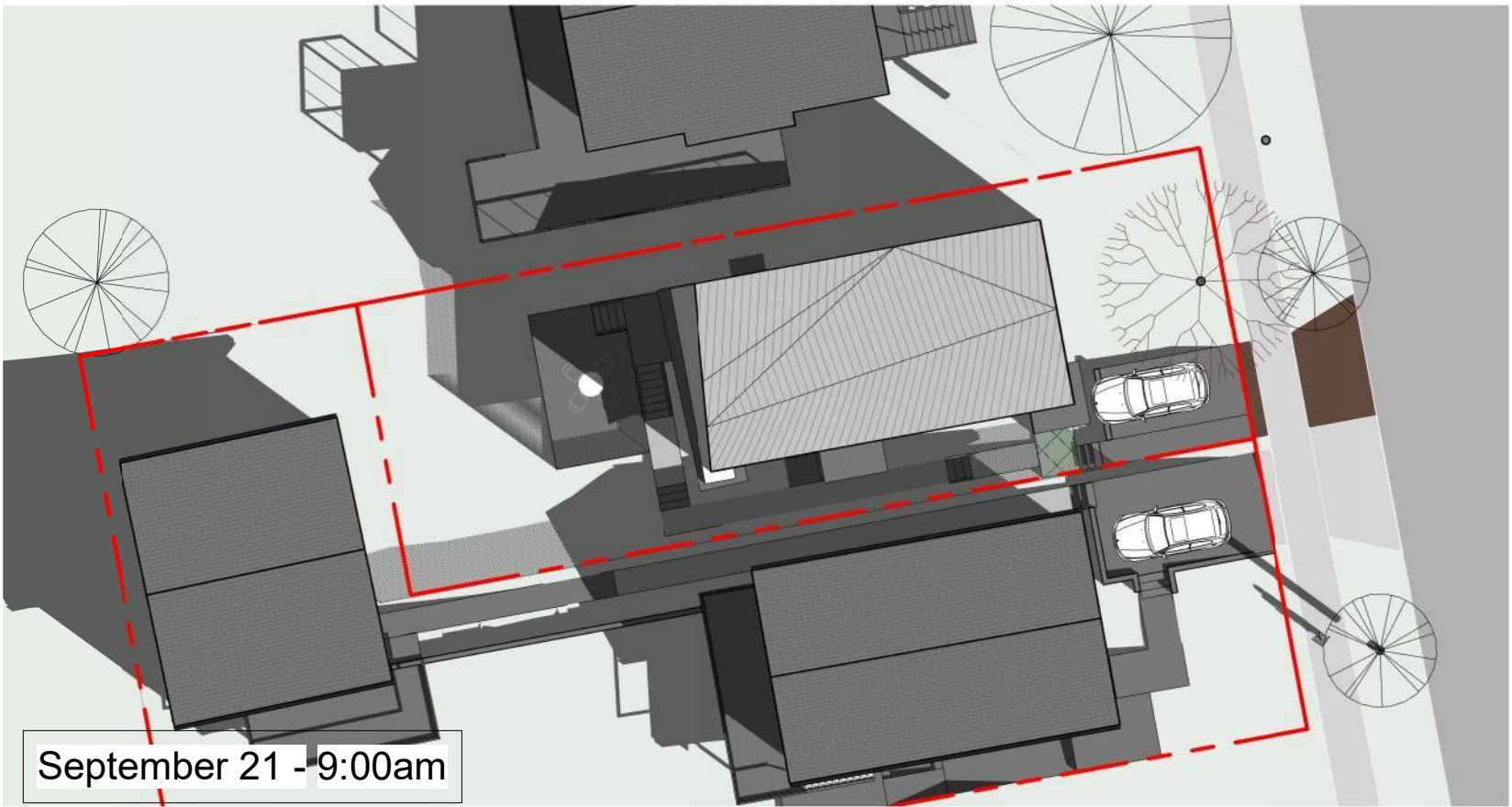
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1	Pre-Caluc	19.04.01
NO.	DESCRIPTION	DATE



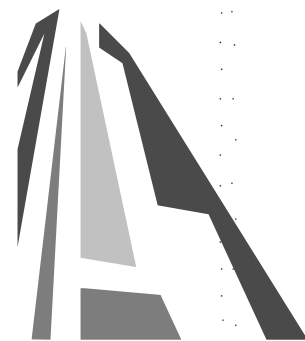
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Project		
Prior Street		
Neil Street Holdings Ltd.		
Sheet Name		
North Lot - Sections		
Date		
2020-05-25 1:22:22 PM		
Scale	Project #	
1 : 50	1825	
Revision		
20.02.20		5
Sheet #		
A401		



5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
3	Re-Zoning and Subdivision	19.07.04
2	CALLUC	19.05.30
1	Pre-Calluc	19.04.01
NO.	DESCRIPTION	DATE



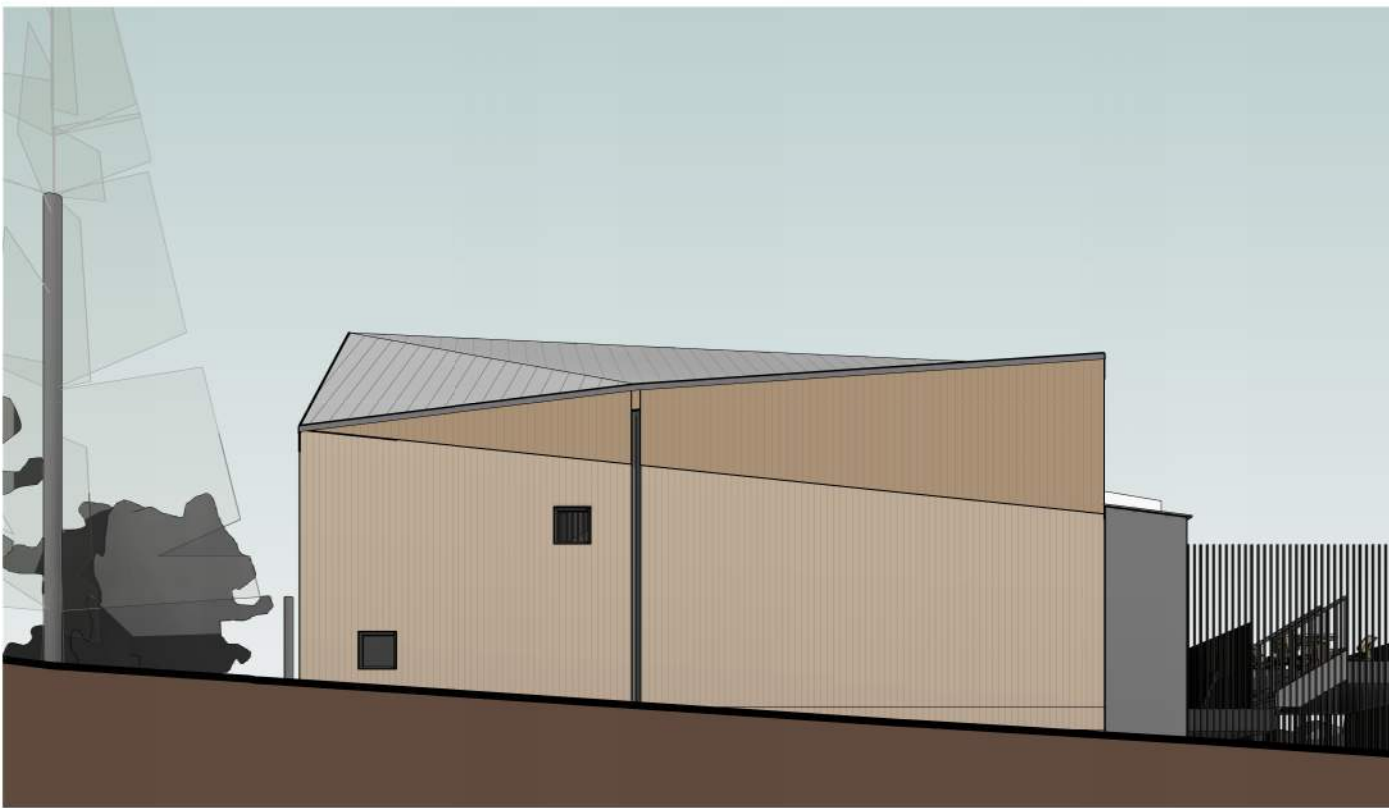
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Project		Prior Street	
		Neil Street Holdings Ltd.	
Sheet Name		North Lot - Shadow Study	
Date		2020-05-25 1:22:43 PM	
Scale	1 : 250	Project #	1825
	Revision	5	
	20.02.20		
Sheet #		A701	



1 Perspective Elevation - EAST



NOTE: VEGETATION NOT SHOWN FOR CLARITY

2 Perspective Elevation - NORTH



3 Perspective Elevation - SOUTH



4 Perspective Elevation - WEST



1 BOARD AND BATTEN WOOD SIDING



2 REVERSE BOARD AND BATTEN WOOD SIDING



3 STANDING SEAM METAL ROOF



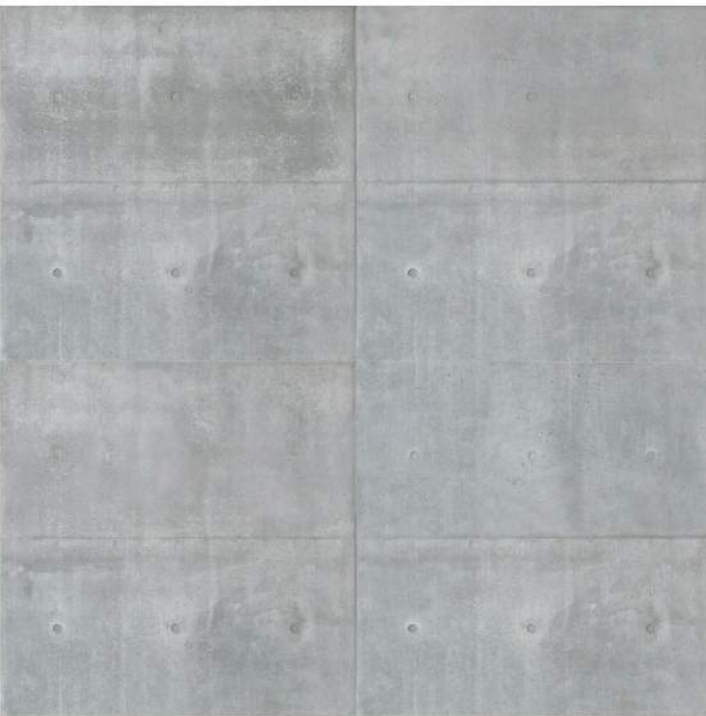
7 WOOD OR COMPOSIT SMOOTH PANEL



4 COMPOSITE METAL PANEL OR METAL PLATE



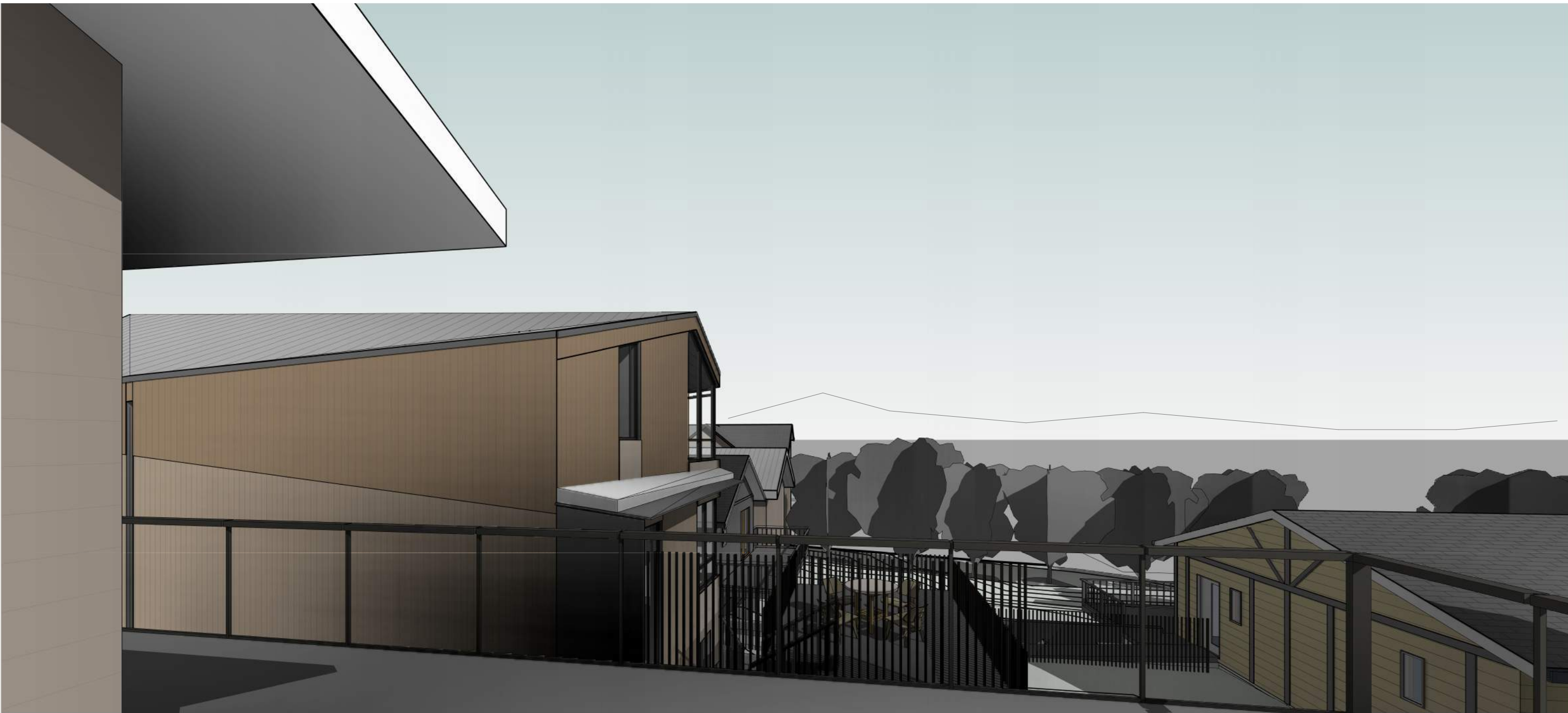
6/11 CHARCOAL VINYL AND METAL



6/11 ARCHITECTURAL CONCRETE



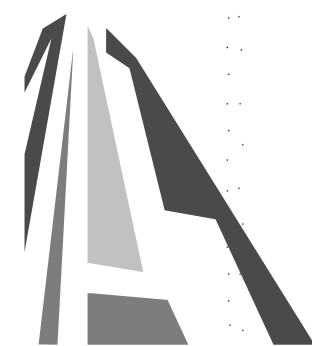
6	Re-Zoning and Subdivision Resubmission	20.05.22
5	Re-Zoning and Subdivision Resubmission	20.02.20
4	Re-Zoning and Subdivision Resubmission	19.10.30
3	Re-Zoning and Subdivision	19.07.04
2	CALLUC	19.05.30
1	Pre-Calluc	19.04.01
NO.	DESCRIPTION	DATE



5 Perspective View from Neighbours



9 Perspetive View From Prior Street



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Project	Prior Street
	Neil Street Holdings Ltd.
Sheet Name	North Lot - Materials and Views
Date	2020-05-25 1:23:05 PM
Scale	Project # 1825
	Revision 6
	20.05.22
Sheet #	A702



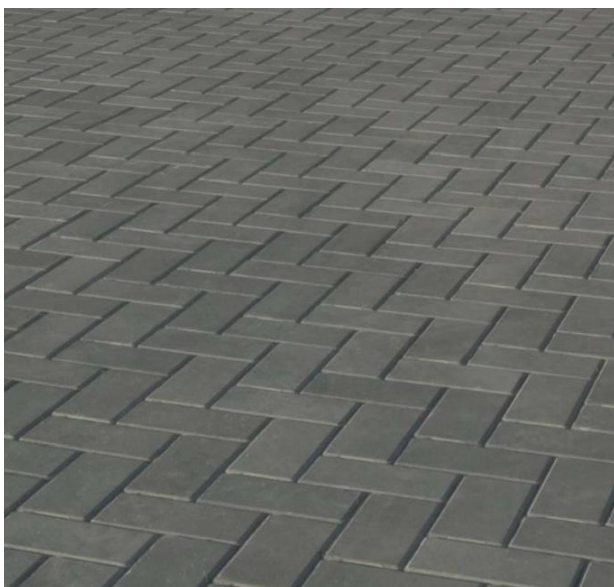
Good Neighbor Fence
Stained Matte Black
6x6 posts
2x3 vertical slats



CIP Concrete Path with permeable gravel edging

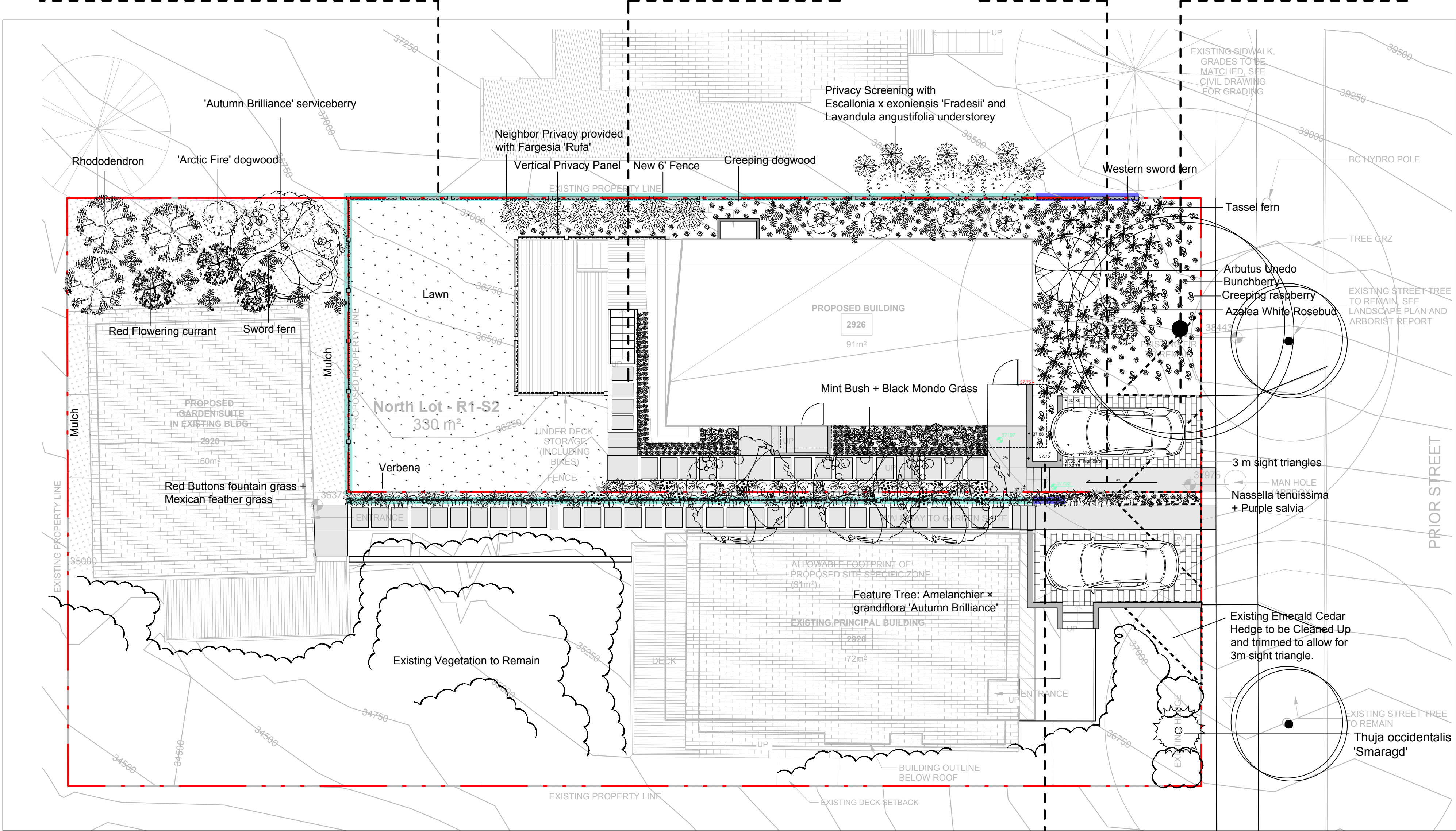


CIP Concrete with Sawcuts



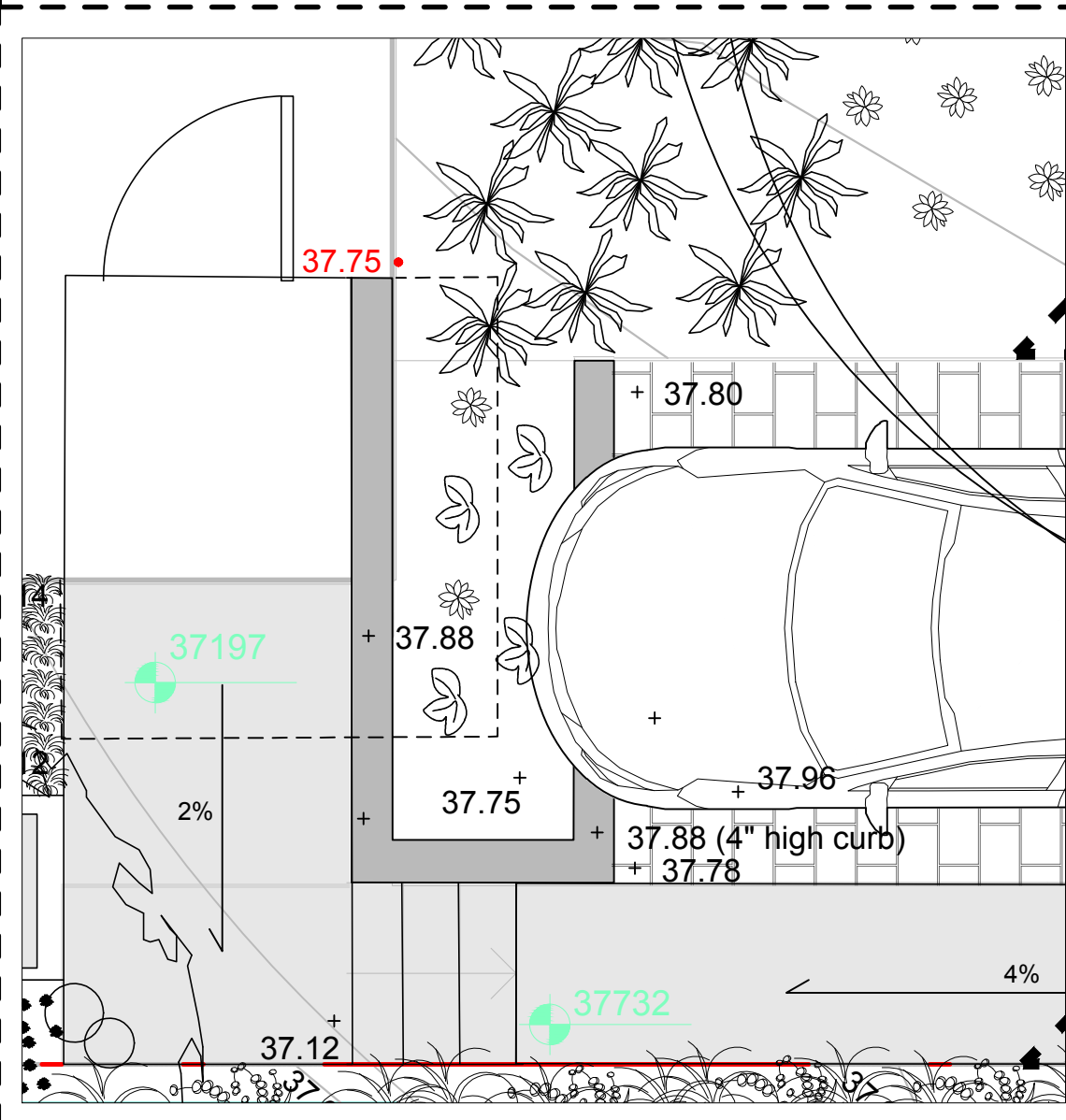
Abbotsford Concrete Aquapave Permeable Pavers

- Fence Height = 1.83m
- Fence Height = 1.22m
- Cast in Place Concrete
- Permeable Pavers
- 3 m Sight Triangles (no plantings over 1m in height)



PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Pollinator
Au	1	Arbutus unedo	Strawberry Tree	Tree	B&B
Ag	4	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	Tree	B&B
A	3	Astilbe chinensis 'Vision in White'	Vision in White Astilbe	Perennial	1 Gallon
Aw	3	Azalea White Rosebud	White Rosebud Azalea	Shrub	5 Gallon
Ca	4	Cornus 'Arctic Fire'	Arctic Fire Dogwood	Shrub	5 Gallon
Cd	6	Carex 'Ice Dance'	Japanese Sedge	Grass	1 Gallon
Cc	100	Cornus canadensis	Bunchberry	Groundcover	Cell
Ee	3	Escallonia x exoniensis 'Fradesii'	Pink Princess Escallonia	Shrub	5 Gallon
Fr	11	Fargesia 'Rufa'	Fargesia Bamboo	Bamboo	5 Gallon
La	7	Lavandula angustifolia	Lavender	Perennial	1 Gallon
Nt	60	Nassella tenuissima	Mexican Feather Grass	Grass	1 Gallon
Op	208	Ophiopogon planiscapus	Black Mondo Grass	Grass	1 Gallon
Pt	14	Pennisetum thunbergii	Red Buttons fountain grass	Grass	1 Gallon
Pp	17	Polystichum polyblepharum	Japanese Tassel Fern	Perennial	1 Gallon
Pr	13	Prostanthera cuneata 'Cool Mint'	'Cool Mint' mint bush	Perennial	1 Gallon
Pm	26	Polystichum munitum	Sword Fern	Perennial	1 Gallon
Rs	3	Ribes sanguineum	Flowering Currant	Shrub	5 Gallon
R	4	Rhododendron	Rhododendron	Shrub	5 Gallon
Rh	35	Rubus calycinoides	Creeping raspberry	Shrub	1 Gallon
Sp	13	Salvia 'Purple'	Purple Salvia	Perennial	1 Gallon
Sr	4	Sarcococca ruscifolia	Fragrant sweetbox	Shrub	1Gallon
To	1	Thuja occidentalis 'Smaragd'	Smaragd Cedar	Shrub	6 Gallon
Vb	10	Verbena bonariensis	Purpletop Vervain	Perenial	1 Gallon

* Pollinator Plant



OVERHANG PORTION OF PARKING STALL SHALL NOT INCLUDE PLANTS THAT GROW OVER 150mm

Current spec is for a mix of creeping raspberry (max height= 150mm), and bunchberry (max height 150mm)

PROJECT
Prior St. Residences

ADDRESS
2920-2926 Prior St
Victoria BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KH

Scale 1:100

PROJECT
Prior St. Residences

ADDRESS
2920-2926 Prior St
Victoria BC

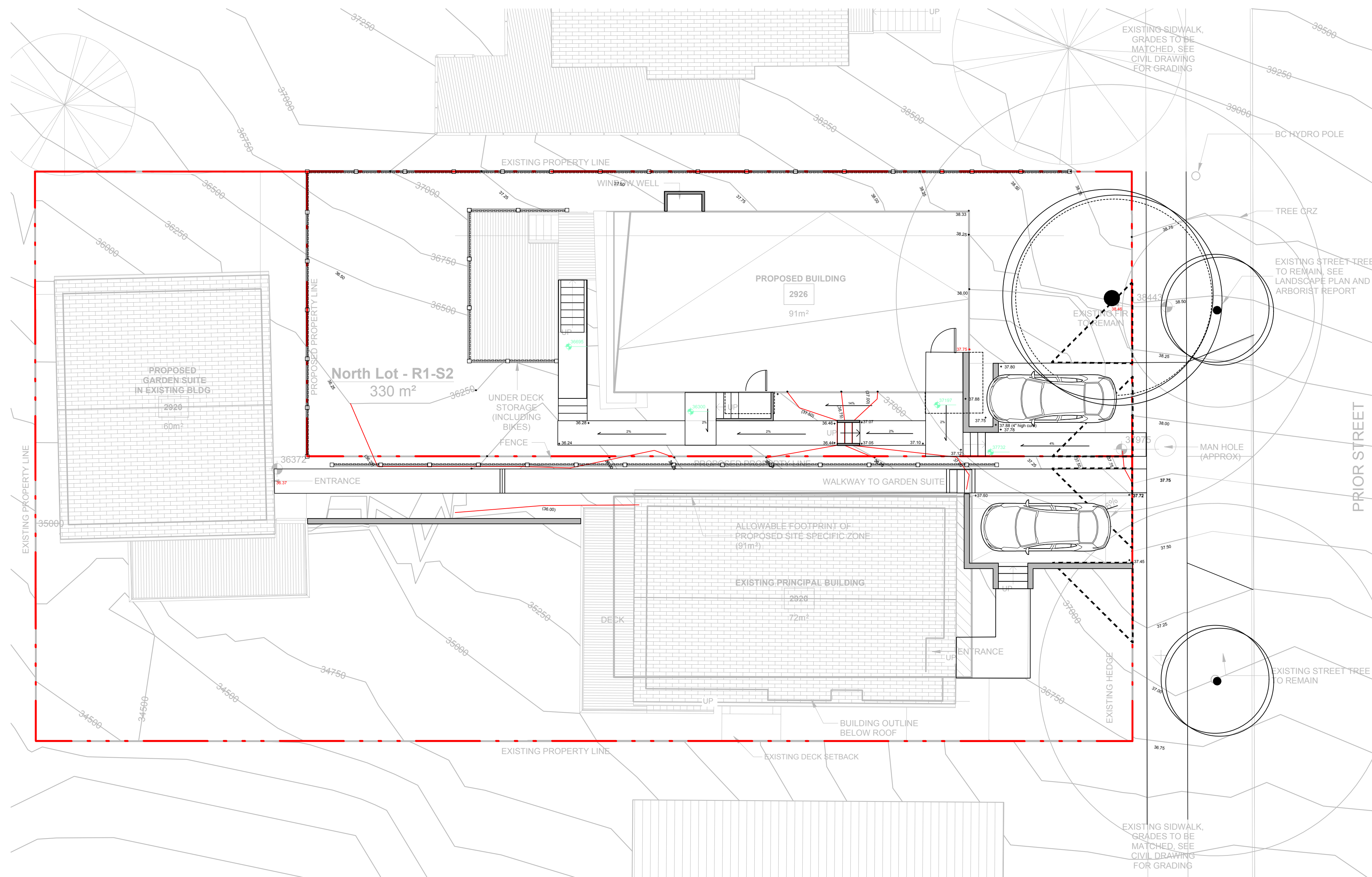
DESIGNED BY
Bianca Bodley

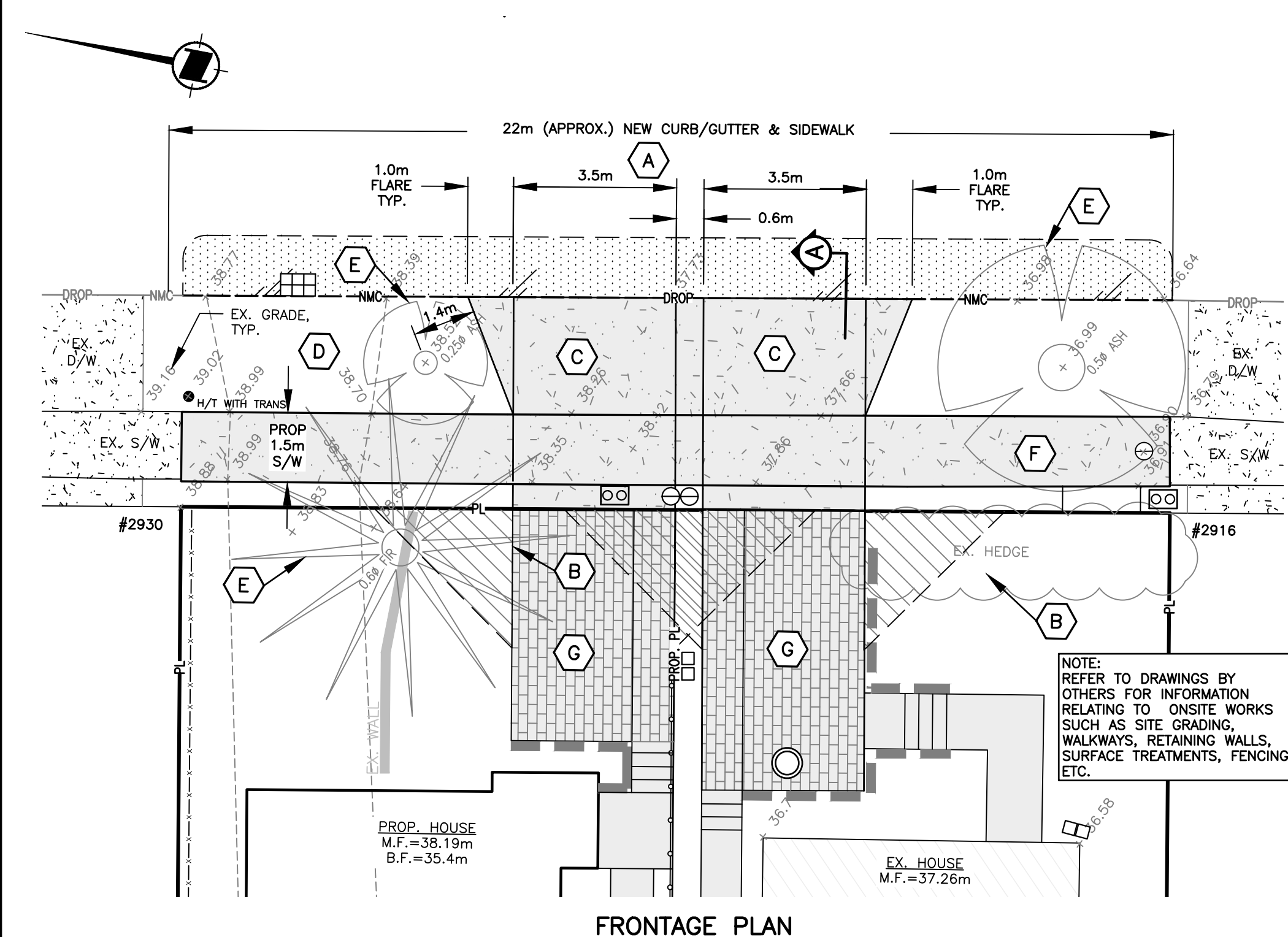
DRAWN BY
BB / KH

Scale 1:100

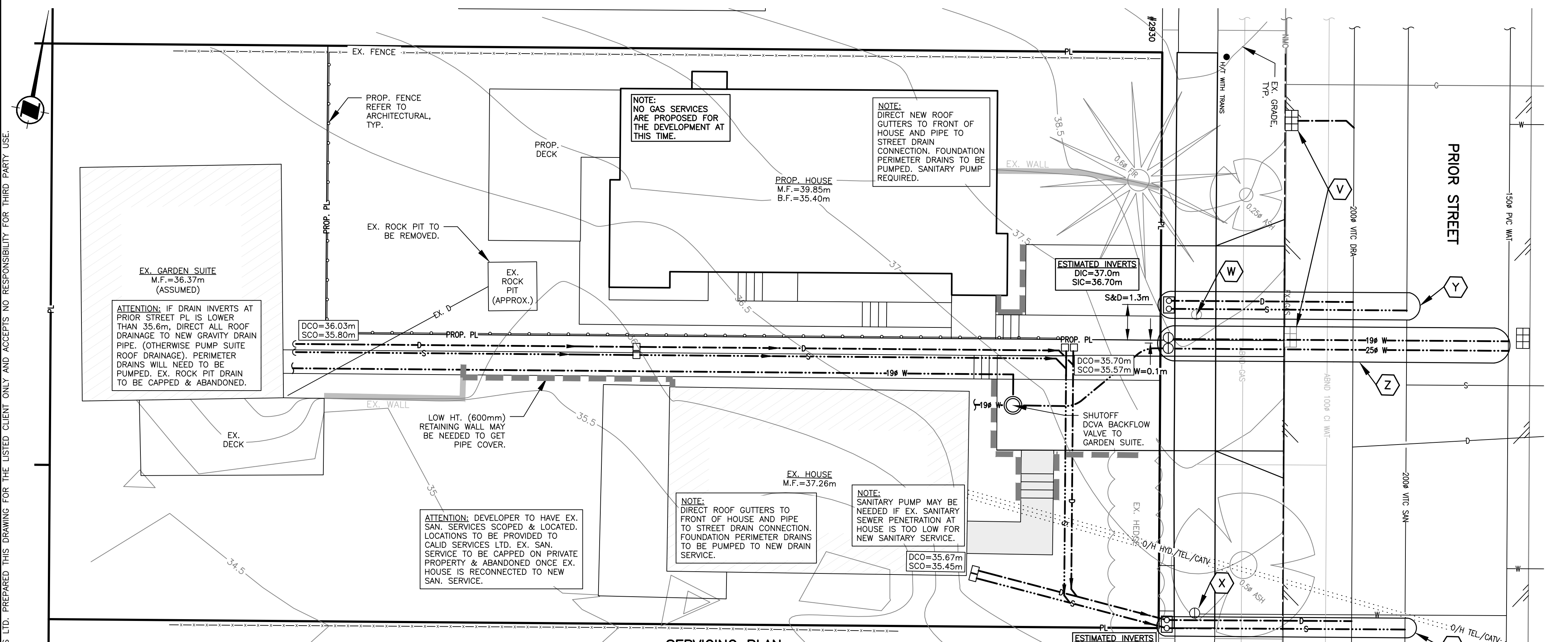
L2 Grading Plan

DATE
March 2020





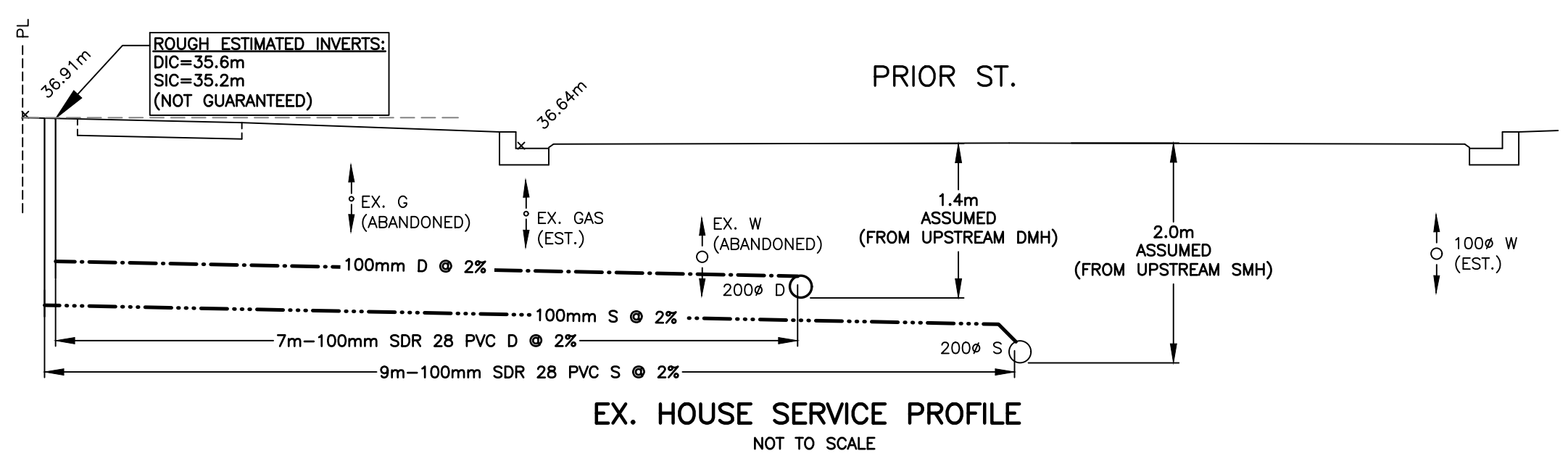
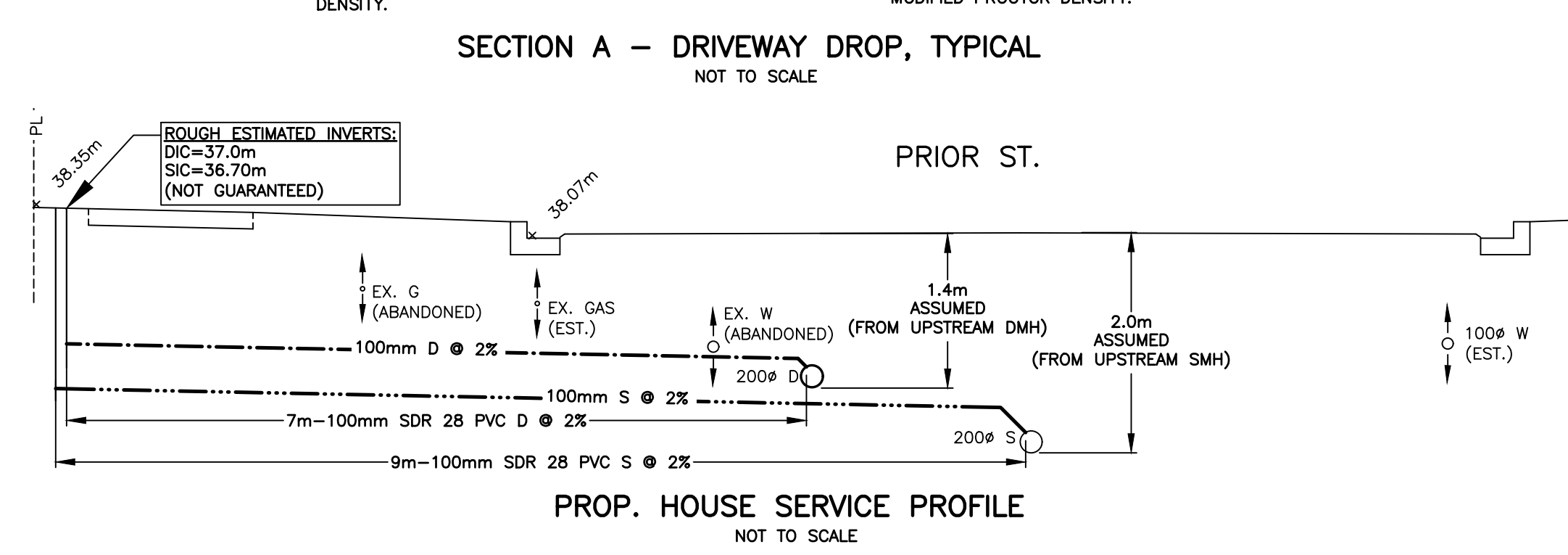
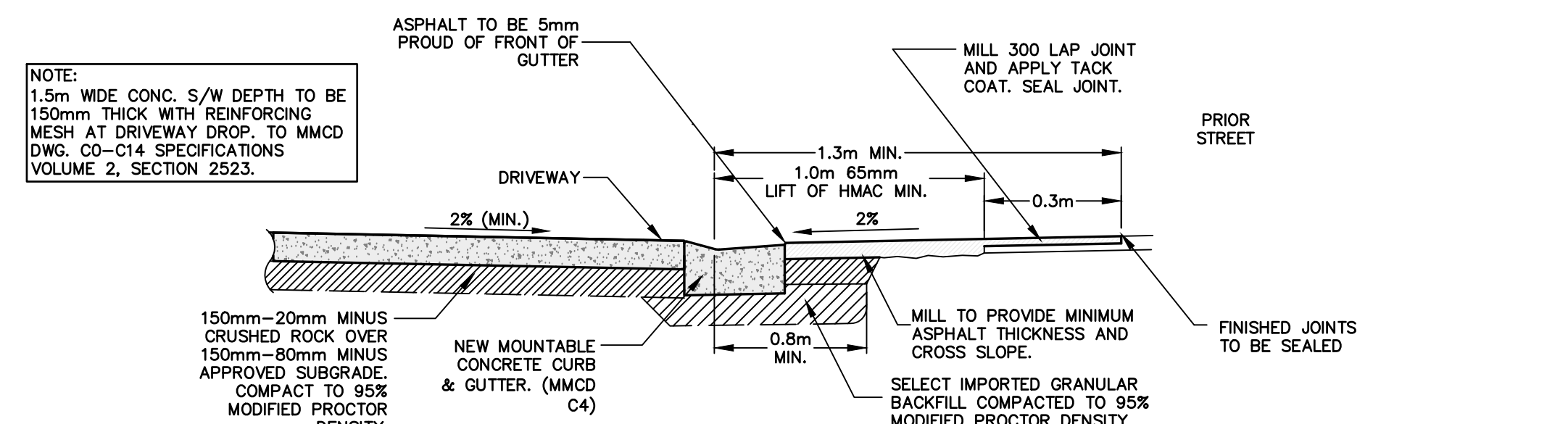
- FRONTAGE PLAN**
SCALE 1:100
- A** NEW CURB, GUTTER & SIDEWALK TO BE TO CITY OF VICTORIA STANDARDS.
 - B** 3m SIGHT TRIANGLE, TYP. EX. HEDGE TO BE TRIMMED/REMOVED. EX. FIR TREE TO HAVE LOWER BRANCHED PRUNED BY CERTIFIED ARBORIST TO IMPROVE SIGHT LINES.
 - C** NEW 3.50m WIDE DRIVEWAY DROP TO CITY OF VICTORIA STANDARD DWG. TA-64 & SD C7g.
 - D** REMOVE EX. DRIVEWAY DROP & RESTORE BLVD C/W TOPSOIL & SEED/SOD. NEW CURB & GUTTER TO BE TO CITY OF VICTORIA STANDARDS.
 - E** EXISTING TREES TO BE RETAINED. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION. FENCING TO BE TO CITY OF VICTORIA STANDARDS.
 - F** EXISTING SIDEWALK TO BE REMOVED & NEW SIDEWALK INSTALLED AT FRONTAGE TO CITY OF VICTORIA STANDARDS. TIE INTO EXISTING SIDEWALK AT EITHER END WITH 1.0m TRANSITION AS REQUIRED.
 - G** PERMEABLE PAVER DRIVEWAY. REFER TO PLANS BY OTHERS.



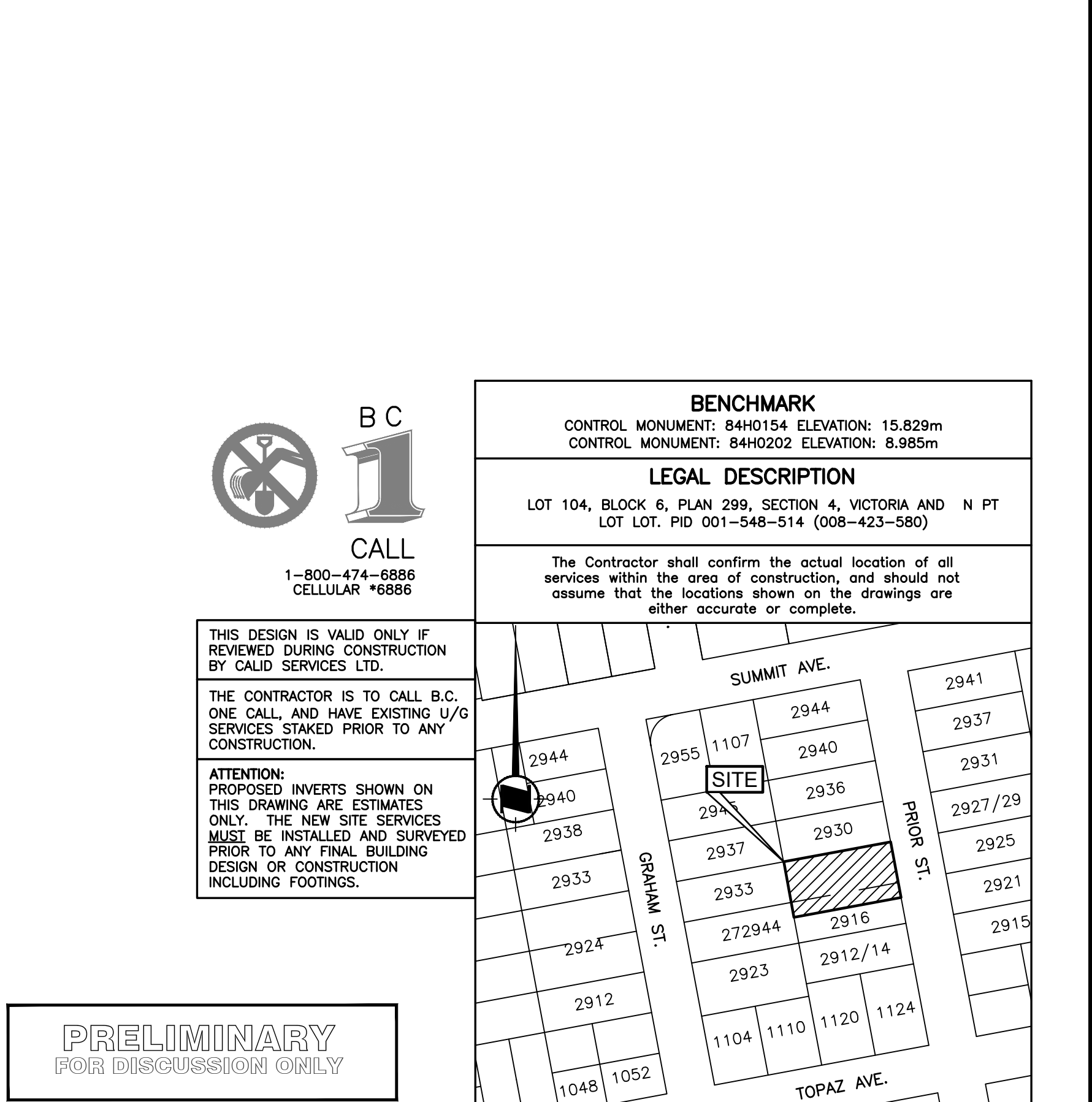
- SERVICING PLAN**
SCALE 1:100
- V** CITY OF VICTORIA CREWS TO RELOCATE EX. CB. (ALL WORK TO CITY OF VICTORIA STANDARDS & DETAILS) AT DEVELOPER'S EXPENSE.
 - X** CITY OF VICTORIA TO REMOVE WATER METER & CAP. ALL WORK AT DEVELOPER'S EXPENSE.
 - Z** CITY OF VICTORIA TO INSTALL 250 AND 190 WATER SERVICES AT DEVELOPER'S EXPENSE.
 - W** CITY OF VICTORIA CREWS TO REMOVE OLD WATER BOX FROM DRIVEWAY & CAP EX. W SERVICE AS NECESSARY AT DEVELOPER'S EXPENSE.
 - Y** CITY OF VICTORIA CREWS TO INSTALL NEW 1000 SANITARY AND 1000 DRAIN SERVICES TO THE PROPERTY LINE AT DEVELOPER'S EXPENSE, TYPICAL.

LEGEND		EXISTING		PROPOSED		EX. PROP.		EX. PROP.	
		— W —	WATER	— S —	SEWER	— D —	DRAIN	— G —	GAS
		— H/T —	H/T	— EOP —	EOP	— H/T —	H/T	— EOP —	EOP
		— V —	WATER VALVE ON MAIN	— H —	HYDRANT	— C —	CAP OR PLUG	— W —	WATER METER
		— F —	FLUSH VALVE	— M —	MANHOLE	— C —	CLEANOUT	— P —	SEWER PUMP STATION
		— B —	CATCH BASIN	— S —	SILT TRAP	— C —	CULVERT	— D —	DITCH
		— H —	HYDRO/TEL POLE	— A —	HYDRO ANCHOR				

1	MAR 17/20	REVISED DRIVEWAY/DRIVEWAY DROP	DP	
REV.	DATE	REVISIONS	BY	APPROVED



- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
 - ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
 - A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE CITY OF VICTORIA PRIOR TO ANY ONSITE WORK.
 - ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
 - ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
 - ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
 - ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METRES (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
 - CAUTION - GAS MAIN TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-6944.
 - CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
 - WATER SERVICE, SANITARY SEWER AND DRAIN CHAINAGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE CITY OF VICTORIA.
 - ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
 - CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
 - MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF CITY OF VICTORIA. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
 - BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
 - ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND CITY OF VICTORIA IMMEDIATELY.
 - ALL CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
 - CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
 - CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER, UTILITY DESIGNERS, AND CITY OF VICTORIA TECHNICIAN PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
 - 1000 SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. CONTRACTOR TO PAINT TOP OF SANITARY PIPE 'RED' AND DRAIN PIPE 'GREEN'. ALL SERVICES TO BE STAKED WITH 2"x4"x8" WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
 - ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
 - TREE PROTECTION FENCING TO BE INSTALLED AROUND BOULEVARD TREES PRIOR TO START OF WORK.
 - PROP. HYDRO/TEL/CATV SERVICES ARE ASSUMED TO BE OVERHEAD AND ARE NOT SHOWN ON THIS PLAN.
 - REFER TO DRAWINGS BY OTHERS FOR ONSITE GRADING, RETAINING WALLS, FENCING, AND OTHER ONSITE WORKS.



2920 PRIOR STREET DEVELOPMENT
Site Servicing Plan, Frontage Grading Plan & Details
Client: Neil Street Holdings Ltd.

LEGEND

EXISTING	PROPOSED	EX. PROP.	PRO. PROP.
— W —	— S —	— D —	— G —
— H/T —	— EOP —	— H/T —	— EOP —
— V —	— X —	— Z —	— Y —

KEY PLAN
NOT TO SCALE

BENCHMARK
CONTROL MONUMENT: 84H0154 ELEVATION: 15.829m
CONTROL MONUMENT: 84H0202 ELEVATION: 8.985m

LEGAL DESCRIPTION
LOT 104, BLOCK 6, PLAN 299, SECTION 4, VICTORIA AND N PT
LOT LOT. PID 001-548-514 (008-423-580)

CALL
1-800-474-6886
CELLULAR *6886

PRELIMINARY
FOR DISCUSSION ONLY

KEY PLAN
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— H/T —	— EOP —	— H/T —	— EOP —
— V —	— X —	— Z —	— Y —

KEY PLAN
NOT TO SCALE

BENCHMARK
CONTROL MONUMENT: 84H0154 ELEVATION: 15.829m
CONTROL MONUMENT: 84H0202 ELEVATION: 8.985m

LEGAL DESCRIPTION
LOT 104, BLOCK 6, PLAN 299, SECTION 4, VICTORIA AND N PT
LOT LOT. PID 001-548-514 (008-423-580)

CALL
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CELLULAR *6886

PRELIMINARY
FOR DISCUSSION ONLY

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2920 PRIOR STREET DEVELOPMENT
Site Servicing Plan, Frontage Grading Plan & Details
Client: Neil Street Holdings Ltd.

LEGEND

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