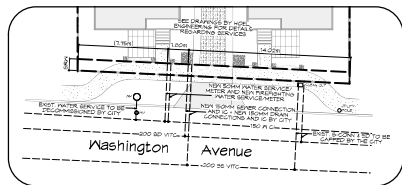
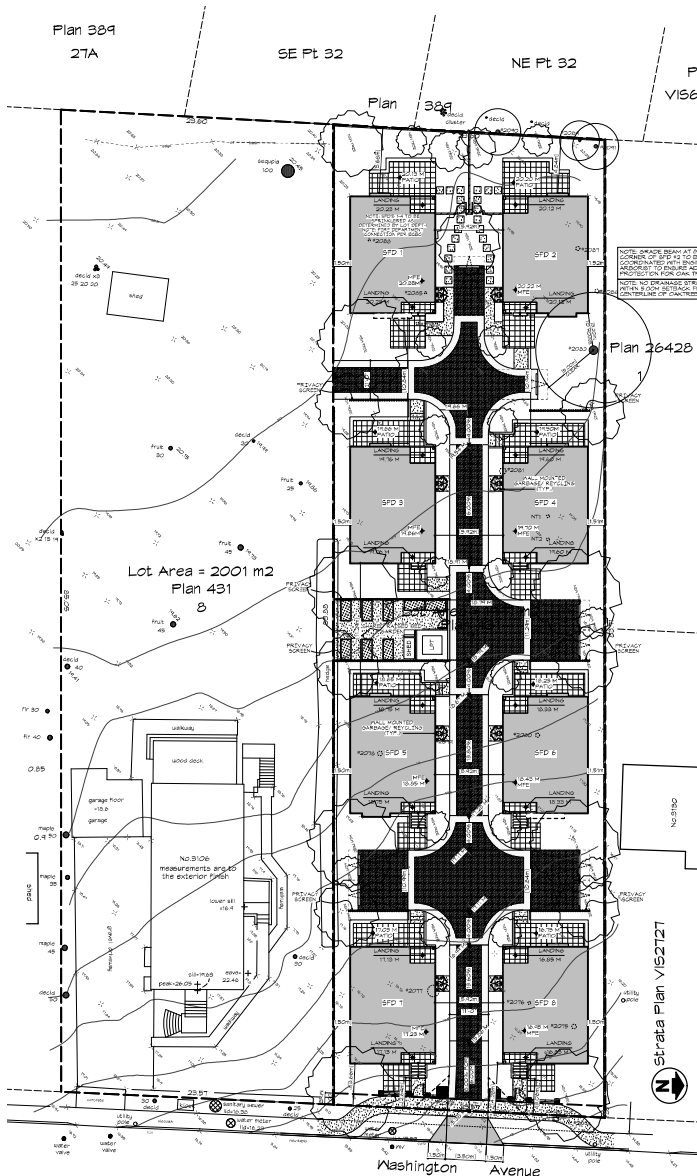


**SITE PLAN - EXISTING**  
Scale: 1:250



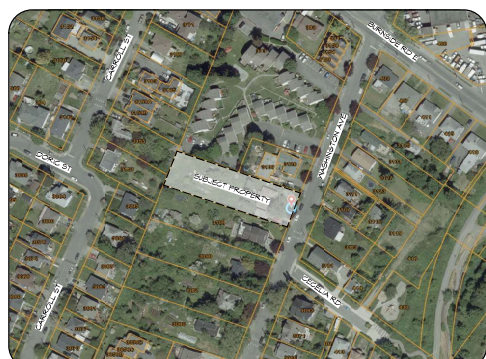
**SITE PLAN - SERVICES**  
Scale: 1:200



**SITE PLAN - PROPOSED**  
Scale: 1:200

NO OVERHUNG EAVES WITH FINISH AND NOT TO EXCEED 1.20M  
NO OVERHANGING EAVES WITH FINISH AND NOT TO EXCEED 1.20M  
NO OVERHANGING EAVES WITH FINISH AND NOT TO EXCEED 1.20M  
NO OVERHANGING EAVES WITH FINISH AND NOT TO EXCEED 1.20M  
NO OVERHANGING EAVES WITH FINISH AND NOT TO EXCEED 1.20M

SITE DATA - 3120 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - Lot 7, Section 2A, Victoria District, Plan 431					
EXISTING ZONING - R1B					
PROPOSED ZONING - SITE SPECIFIC					
<b>PROPOSED - SITE</b>	<b>PROPOSED - SFD 1</b>	<b>PROPOSED - SFD 2</b>	<b>PROPOSED - SFD 3</b>	<b>PROPOSED - SFD 4</b>	
<b>LOT AREA</b>	1997.68 M <sup>2</sup> (21502.33 FT <sup>2</sup> )				
<b>LOT WIDTH</b>	23.81 M (78.09')				
<b>LOT DEPTH (AVG.)</b>	84.80 M (278.20')				
<b>SETBACKS</b>					
<b>FRONT (E)</b>	10.24 M (33.61') TO SPD 1	10.24 M (33.61') TO SPD 2	11.21 M (37.04') TO SPD 3	11.21 M (37.04') TO SPD 4	
<b>REAR (W)</b>	9.83 M (32.24')	4.34 M (14.25')	10.24 M (33.61') TO SPD 3	12.83 M (41.94') TO SPD 4	
<b>SIDE (S)</b>	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')	
<b>SIDE (N)</b>	9.42 M (30.90')	1.92 M (6.28')	1.92 M (6.28')	9.42 M (30.90')	
<b>SIDE (COMBINED)</b>	1.51 M (4.94')	1.44 M (4.72')	1.51 M (4.94')	1.43 M (4.69')	
<b>AVG. SETBACK</b>	1.51 M (4.94')	1.44 M (4.72')	1.46 M (4.79')	1.43 M (4.69')	
<b>BUILDING HEIGHT</b>	6.66 M (21.85 FT)	6.64 M (21.78 FT)	6.66 M (21.85 FT)	6.66 M (21.85 FT)	
<b>FLOOR AREA</b>					
<b>UPPER FLOOR</b>	(COMBINED)	61.28 M <sup>2</sup> (664.51 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )
<b>MAIN FLOOR</b>	548.28 M <sup>2</sup> (5892.24 FT <sup>2</sup> )	61.28 M <sup>2</sup> (664.51 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )
<b>CRANKSPACE INCLUDED</b>	424.16 M <sup>2</sup> (4546.62 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )
<b>TOTAL FLOOR AREA</b>	1045.11 M <sup>2</sup> (11250.12 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )
<b>FLOOR AREA RATIO</b>	0.523	0.566	0.566	0.566	0.566
<b>SITE COVERAGE</b>	30.32 % (605.66 M <sup>2</sup> )	3.80 % (76.41 M <sup>2</sup> )	3.78 % (76.11 M <sup>2</sup> )	3.74 % (74.76 M <sup>2</sup> )	3.75 % (75.01 M <sup>2</sup> )
<b>OPEN SITE SPACE</b>	40.26% (804.06 M <sup>2</sup> )				
<b>PARKING</b>	3 SPACES	1 SPACE	1 SPACE	1 SPACE	1 SPACE
<b>LOT AREA</b>		<b>PROPOSED - SFD 5</b>	<b>PROPOSED - SFD 6</b>	<b>PROPOSED - SFD 7</b>	<b>PROPOSED - SFD 8</b>
<b>LOT WIDTH</b>					
<b>LOT DEPTH (AVG.)</b>					
<b>SETBACKS</b>					
<b>FRONT (E)</b>		10.49 M (34.43')	10.24 M (33.61')	2.64 M (8.66')	3.06 M (10.03')
<b>REAR (W)</b>		11.21 M (37.04')	11.21 M (37.04')	10.49 M (34.43')	10.24 M (33.61')
<b>SIDE (S)</b>		1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')
<b>SIDE (N)</b>		9.42 M (30.90')	1.91 M (6.25')	9.42 M (30.90')	9.42 M (30.90')
<b>SIDE (COMBINED)</b>		1.51 M (4.94')	1.43 M (4.69')	1.51 M (4.94')	1.42 M (4.65')
<b>AVG. SETBACK</b>		1.176 M (38.92 FT)	11.64 M (38.34 FT)	1.43 M (4.70 FT)	1.43 M (4.70 FT)
<b>BUILDING HEIGHT</b>		1.18 M (38.56 FT)	11.64 M (38.34 FT)	1.04 M (33.28 FT)	1.04 M (33.28 FT)
<b>FLOOR AREA</b>		2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
<b>UPPER FLOOR</b>		61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )
<b>MAIN FLOOR</b>		61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )	61.15 M <sup>2</sup> (663.17 FT <sup>2</sup> )
<b>CRANKSPACE INCLUDED</b>		53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )	53.02 M <sup>2</sup> (570.75 FT <sup>2</sup> )
<b>TOTAL FLOOR AREA</b>		113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )	113.02 M <sup>2</sup> (1214.28 FT <sup>2</sup> )
<b>FLOOR AREA RATIO</b>		0.566	0.566	0.566	0.566
<b>SITE COVERAGE</b>		3.82 % (76.41 M <sup>2</sup> )	3.86 % (77.16 M <sup>2</sup> )	3.78 % (76.68 M <sup>2</sup> )	3.75 % (75.68 M <sup>2</sup> )
<b>OPEN SITE SPACE</b>		1 SPACE	1 SPACE	1 SPACE	1 SPACE



**LOCATION MAP**  
Scale: 1/8" = 1'-0"

DRAWING LIST:	
DP01	SITE PLAN & DATA
DP02	AVERAGE GRADE
DP03	AVERAGE GRADE
DP04	SFD-1
DP05	SFD-2
DP06	SFD-3
DP07	SFD-4
DP08	SFD-5
DP09	SFD-6
DP10	SFD-7
DP11	SFD-8
DP12	STREETSCAPE
DP13	COLOR BOARD
L1-3	LANDSCAPE

**Revisions**  
Received Date:  
March 2, 2021

REV. NO.	DESCRIPTION	DATE
4	1. FIRE DEPARTMENT CONNECTION PER 2. SFD 12. CRANKSPACE AREA REVISED IN SITE DATA TABLE	MAR 2/21

RE-ISSUED FOR DP  
MAR 02, 2021



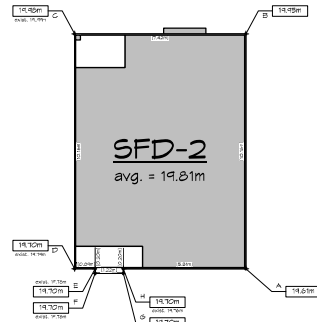
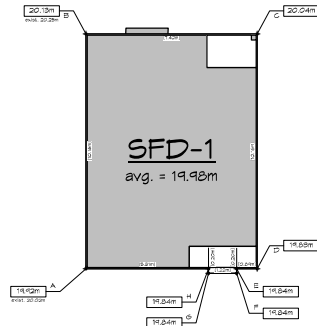
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.  
Date: JUNE 24, 2020  
Scale: AS NOTED  
Project:  
3120 WASHINGTON AVENUE - REZONING

Title:  
SITE PLAN & DATA

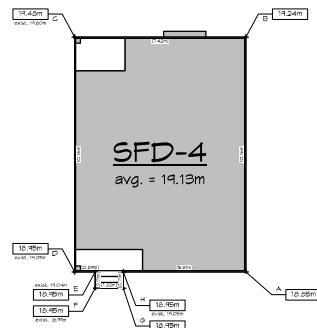
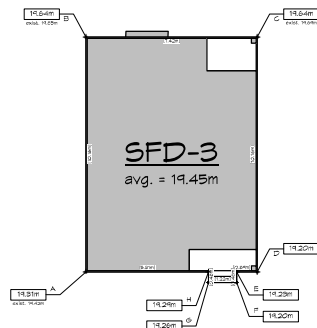
Revision:	Sheet:
Rev 1: Rev 2: Rev 3: Rev 4: Rev 5: Rev 6: Rev 7: Rev 8: Rev 9: Rev 10:	<b>DP01</b> Proj. No. #####

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



SFD 2 - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	19.61	19.95	19.78	10.16	200.96	704.49	19.811
BC	19.95	19.95	19.97	7.42	146.14		
CD	19.95	19.70	19.84	10.16	201.57		
DE	19.70	19.70	19.70	0.89	17.53		
EF	19.70	19.70	19.70	0.20	3.94		
FG	19.70	19.70	19.70	1.22	24.03		
GH	19.70	19.70	19.70	0.20	3.94		
HA	19.70	19.61	19.66	5.31	104.37		
						<b>AVERAGE GRADE</b>	
						<b>TOTAL</b>	<b>19.81</b>

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



SFD 4 - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	18.85	19.24	19.05	10.16	193.50	699.85	19.132
BC	19.24	19.48	19.36	7.42	143.65		
CD	19.48	18.95	19.22	10.16	195.22		
DE	18.95	18.95	18.95	5.31	100.82		
EF	18.95	18.95	18.95	0.71	13.45		
FG	18.95	18.95	18.95	1.22	23.12		
GH	18.95	18.95	18.95	0.71	13.45		
HA	18.95	18.85	18.90	0.89	16.82		
						<b>AVERAGE GRADE</b>	
						<b>TOTAL</b>	<b>19.13</b>

RE-ISSUED FOR DP  
MAR 02, 2021



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

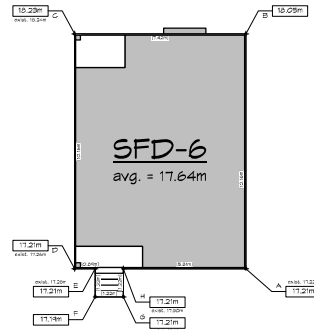
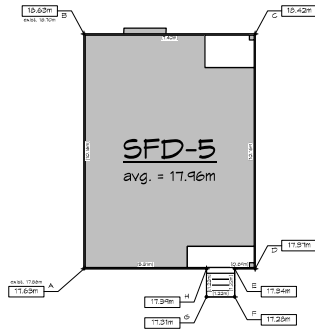
Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
**AVERAGE GRADE**

Revision: Rev 1: Rev 2: Rev 3: Rev 4: Rev 5: Rev 6: Rev 7: Rev 8: Rev 9: Rev 10: Rev 11: Rev 12: Rev 13: Rev 14: Rev 15: Rev 16: Rev 17: Rev 18: Rev 19: Rev 20: Rev 21: Rev 22: Rev 23: Rev 24: Rev 25: Rev 26: Rev 27: Rev 28: Rev 29: Rev 30: Rev 31: Rev 32: Rev 33: Rev 34: Rev 35: Rev 36: Rev 37: Rev 38: Rev 39: Rev 40: Rev 41: Rev 42: Rev 43: Rev 44: Rev 45: Rev 46: Rev 47: Rev 48: Rev 49: Rev 50: Rev 51: Rev 52: Rev 53: Rev 54: Rev 55: Rev 56: Rev 57: Rev 58: Rev 59: Rev 60: Rev 61: Rev 62: Rev 63: Rev 64: Rev 65: Rev 66: Rev 67: Rev 68: Rev 69: Rev 70: Rev 71: Rev 72: Rev 73: Rev 74: Rev 75: Rev 76: Rev 77: Rev 78: Rev 79: Rev 80: Rev 81: Rev 82: Rev 83: Rev 84: Rev 85: Rev 86: Rev 87: Rev 88: Rev 89: Rev 90: Rev 91: Rev 92: Rev 93: Rev 94: Rev 95: Rev 96: Rev 97: Rev 98: Rev 99: Rev 100:	Sheet: <b>DF02</b> Proj. No. #####
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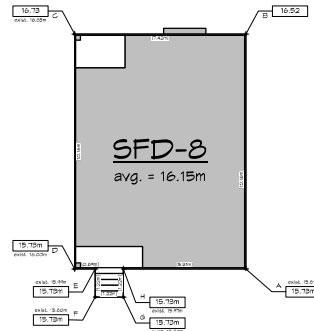
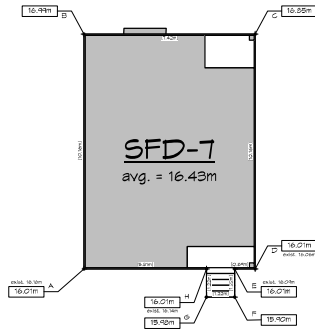
REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21

SFD 5 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)	
AB	17.63	18.63	18.13	10.16	184.20	675.28	17.960	
BC	18.63	19.42	18.53	7.42	137.46			
CD	18.42	17.37	17.90	10.16	181.81			
DE	17.37	17.34	17.36	0.89	15.45			
EF	17.34	17.28	17.31	1.22	21.12			
FG	17.28	17.31	17.30	1.22	21.10			
GH	17.31	17.39	17.35	1.22	21.17			
HA	17.39	17.63	17.51	5.31	92.98			
<b>AVERAGE GRADE</b>								
TOTAL						37.60	675.28	17.96



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

SFD 7 - Average Grade Calculation								
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)	
AB	16.01	16.99	16.50	10.16	167.64	617.60	16.431	
BC	16.99	16.85	16.92	7.42	125.55			
CD	16.85	16.01	16.43	10.16	166.93			
DE	16.01	16.01	16.01	0.89	14.25			
EF	16.01	15.90	15.96	1.22	19.47			
FG	15.90	15.98	15.94	1.22	19.45			
GH	15.98	16.01	16.00	1.22	19.51			
HA	16.01	16.01	16.01	5.31	85.01			
<b>AVERAGE GRADE</b>								
TOTAL						37.60	617.60	16.43



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

RE-ISSUED FOR DP  
MAR 02, 2021



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
**AVERAGE GRADE**

Revision: Rev 1: Rev 2: Rev 3: Rev 4: Rev 5: Rev 6: Rev 7: Rev 8: Rev 9: Rev 10: Rev 11: Rev 12: Rev 13: Rev 14: Rev 15: Rev 16: Rev 17: Rev 18: Rev 19: Rev 20: Rev 21: Rev 22: Rev 23: Rev 24: Rev 25: Rev 26: Rev 27: Rev 28: Rev 29: Rev 30: Rev 31: Rev 32: Rev 33: Rev 34: Rev 35: Rev 36: Rev 37: Rev 38: Rev 39: Rev 40: Rev 41: Rev 42: Rev 43: Rev 44: Rev 45: Rev 46: Rev 47: Rev 48: Rev 49: Rev 50: Rev 51: Rev 52: Rev 53: Rev 54: Rev 55: Rev 56: Rev 57: Rev 58: Rev 59: Rev 60: Rev 61: Rev 62: Rev 63: Rev 64: Rev 65: Rev 66: Rev 67: Rev 68: Rev 69: Rev 70: Rev 71: Rev 72: Rev 73: Rev 74: Rev 75: Rev 76: Rev 77: Rev 78: Rev 79: Rev 80: Rev 81: Rev 82: Rev 83: Rev 84: Rev 85: Rev 86: Rev 87: Rev 88: Rev 89: Rev 90: Rev 91: Rev 92: Rev 93: Rev 94: Rev 95: Rev 96: Rev 97: Rev 98: Rev 99: Rev 100:	Sheet: <b>DFO3</b> Proj. No. #####
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REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21









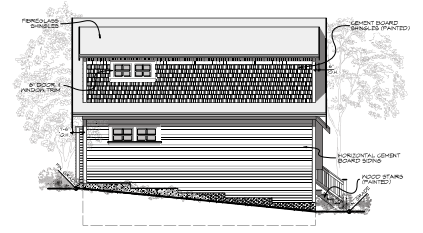
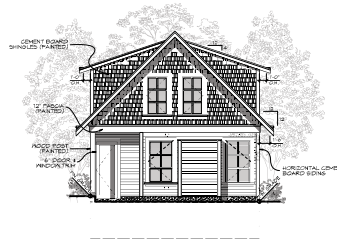
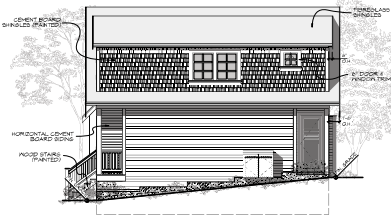
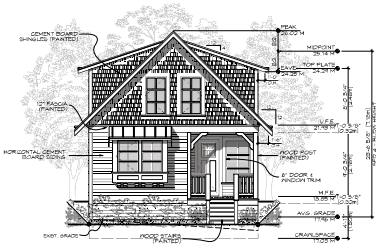
# SFD 5

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.49 M (18.02')
EXPOSED BUILDING FACE AREA	49.42 M <sup>2</sup> (532.00 SF)
GLAZING AREA	6.31 M <sup>2</sup> (68.00 SF)
PERCENTAGE	12.76% (ALLOWED 44.61%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.48 M <sup>2</sup> (678.00 SF)
GLAZING AREA	3.34 M <sup>2</sup> (36.00 SF)
PERCENTAGE	5.35% (ALLOWED 13.32%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	42.11 M <sup>2</sup> (454.00 SF)
GLAZING AREA	7.06 M <sup>2</sup> (76.00 SF)
PERCENTAGE	16.74% (ALLOWED 51.18%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.48 M <sup>2</sup> (678.00 SF)
GLAZING AREA	1.34 M <sup>2</sup> (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)

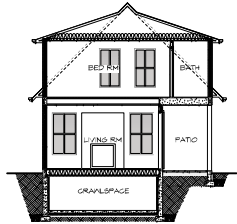


**FRONT (E) ELEVATION**  
Scale: 1:100

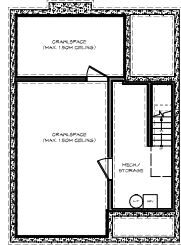
**SIDE (N) ELEVATION**  
Scale: 1:100

**REAR (W) ELEVATION**  
Scale: 1:100

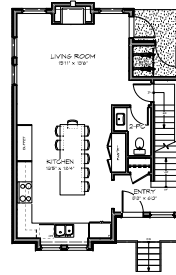
**SIDE (S) ELEVATION**  
Scale: 1:100



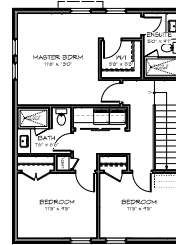
**SECTION**  
Scale: 1:100



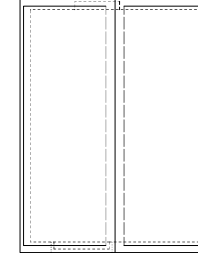
**CRAWLSPACE**  
Scale: 1:100



**MAIN FLOOR**  
Scale: 1:100



**UPPER FLOOR**  
Scale: 1:100



**ROOF PLAN**  
Scale: 1:100

# SFD 5

RE-ISSUED FOR DP  
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON AVENUE - REZONING

Title:  
FLOOR PLANS & ELEVATIONS - SFD 5

Revision:	Sheet:
Rev 1: 2/20	DF08
Rev 2: 15/20	
Rev 3: 21	
Rev 4: 2/21	
Rev 5: 02/21	

REV. NO.	DESCRIPTION	DATE
4	R. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

Proj.No. 0000



# SFD 6

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	44.41 M <sup>2</sup> (532.50 SF)
GLAZING AREA	5.85 M <sup>2</sup> (63.00 SF)
PERCENTAGE	11.82% (ALLOWED 48.54%)

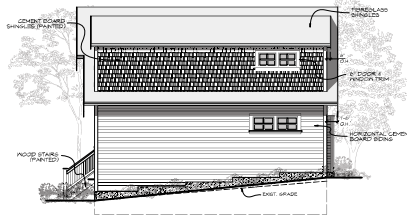
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M <sup>2</sup> (676.00 SF)
GLAZING AREA	1.34 M <sup>2</sup> (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.64 M (18.52')
EXPOSED BUILDING FACE AREA	42.11 M <sup>2</sup> (454.00 SF)
GLAZING AREA	5.66 M <sup>2</sup> (61.00 SF)
PERCENTAGE	13.42% (ALLOWED 51.78%)

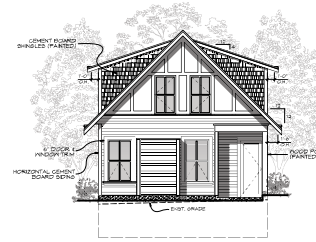
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M <sup>2</sup> (676.00 SF)
GLAZING AREA	3.34 M <sup>2</sup> (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 19.32%)



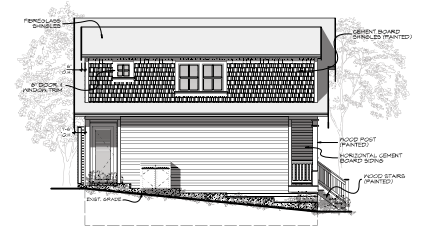
FRONT (E) ELEVATION  
Scale: 1:100



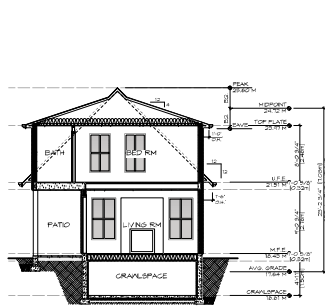
SIDE (N) ELEVATION  
Scale: 1:100



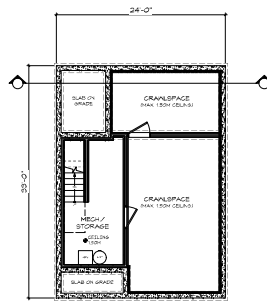
REAR (W) ELEVATION  
Scale: 1:100



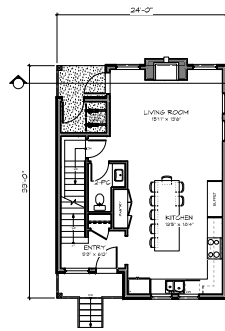
SIDE (S) ELEVATION  
Scale: 1:100



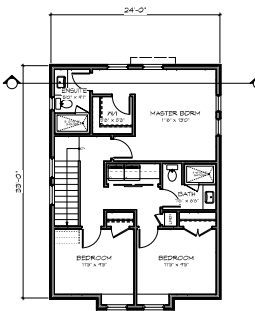
SECTION  
Scale: 1:100



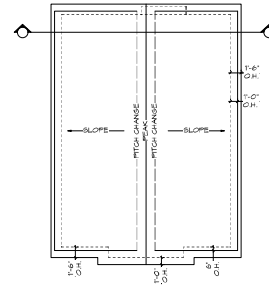
CRAWLSPACE  
Scale: 1:100



MAIN FLOOR  
Scale: 1:100



UPPER FLOOR  
Scale: 1:100



ROOF PLAN  
Scale: 1:100

# SFD 6

RE-ISSUED FOR DP  
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
FLOOR PLANS &  
ELEVATIONS -  
SFD 6

Revision:  
Rev 1: 2/20/20  
Rev 2: 3/30/20  
Rev 3: 3/31/21  
Rev 4: 3/21/21  
Rev 5: 3/21/21

Sheet:

DF09

Proj.No. 0000

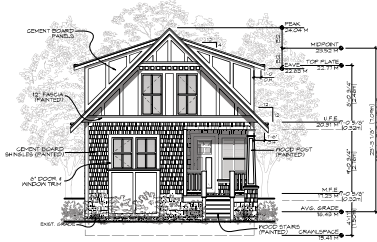
REV. NO.	DESCRIPTION	DATE
4	10. GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

# SFD 7

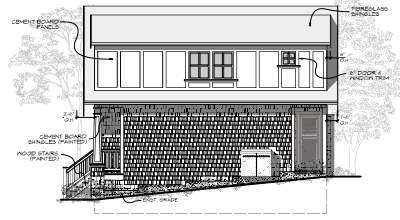
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.96 M (9.71')
EXPOSED BUILDING FACE AREA	62.98 M <sup>2</sup> (678.00 SF)
GLAZING AREA	5.34 M <sup>2</sup> (56.00 SF)
PERCENTAGE	8.50% (ALLOWED 19.32%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.11 M <sup>2</sup> (454.00 SF)
GLAZING AREA	5.94 M <sup>2</sup> (64.00 SF)
PERCENTAGE	14.08% (ALLOWED 48.54%)

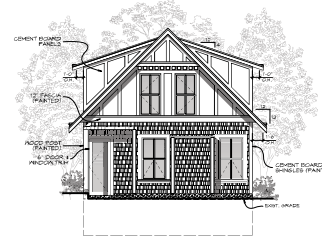
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.98 M <sup>2</sup> (678.00 SF)
GLAZING AREA	1.34 M <sup>2</sup> (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)



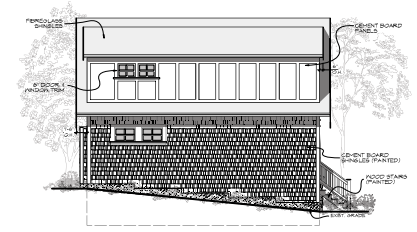
FRONT (E) ELEVATION  
Scale: 1:100



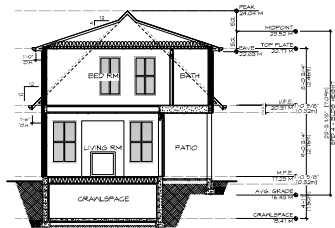
SIDE (N) ELEVATION  
Scale: 1:100



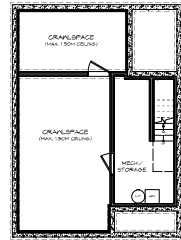
REAR (W) ELEVATION  
Scale: 1:100



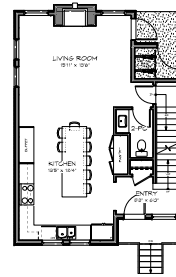
SIDE (S) ELEVATION  
Scale: 1:100



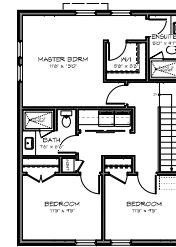
SECTION  
Scale: 1:100



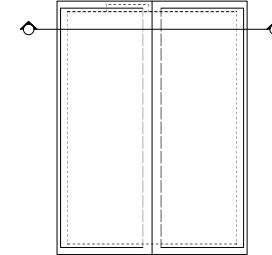
CRAWLSPACE  
Scale: 1:100



MAIN FLOOR  
Scale: 1:100



UPPER FLOOR  
Scale: 1:100



ROOF PLAN  
Scale: 1:100

# SFD 7

RE-ISSUED FOR DP  
MAR 02, 2021

**ZEBRADESIGN**

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
FLOOR PLANS &  
ELEVATIONS -  
SFD 7

Revision:	Sheet:
Rev 1: 2/1/20	DF10
Rev 2: 2/1/20	DF10
Rev 3: 3/21	DF10
Rev 4: 3/21	DF10
Rev 5: 3/21	DF10
Rev 6: 3/21	DF10

REV. NO.	DESCRIPTION	DATE
4	1) GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21

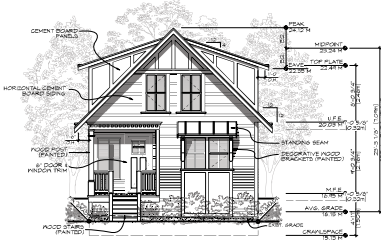
Proj. No. 0000

# SFD 8

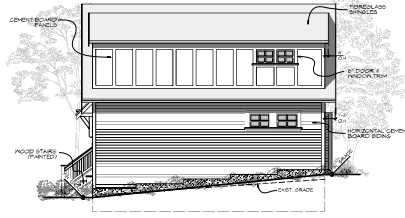
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	62.48 M <sup>2</sup> (678.00 SF)
GLAZING AREA	1.34 M <sup>2</sup> (15.00 SF)
PERCENTAGE	2.20% (ALLOWED 8.00%)

MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	5.42 M (17.78')
EXPOSED BUILDING FACE AREA	42.17 M <sup>2</sup> (454.00 SF)
GLAZING AREA	5.68 M <sup>2</sup> (61.00 SF)
PERCENTAGE	13.42% (ALLOWED 48.94%)

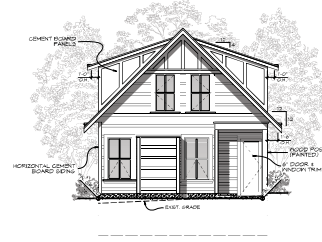
MAXIMUM GLAZING CALCULATION	
DISTANCE TO PROPERTY LINE	2.46 M (8.11')
EXPOSED BUILDING FACE AREA	62.48 M <sup>2</sup> (678.00 SF)
GLAZING AREA	3.34 M <sup>2</sup> (36.00 SF)
PERCENTAGE	5.30% (ALLOWED 19.92%)



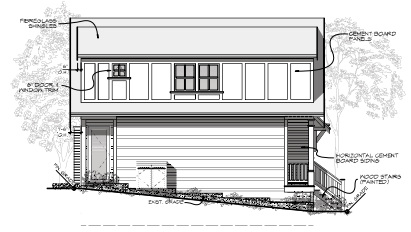
FRONT (E) ELEVATION  
Scale: 1:100



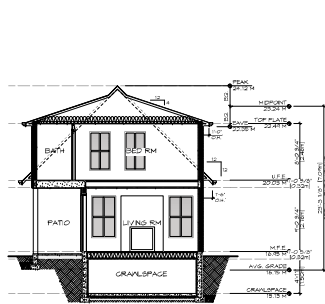
SIDE (N) ELEVATION  
Scale: 1:100



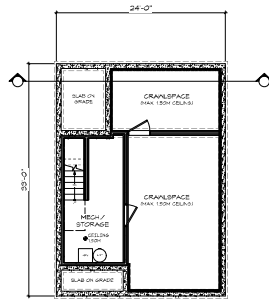
REAR (W) ELEVATION  
Scale: 1:100



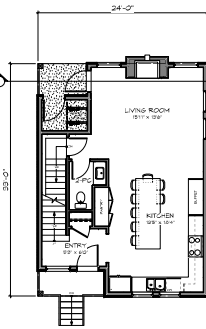
SIDE (S) ELEVATION  
Scale: 1:100



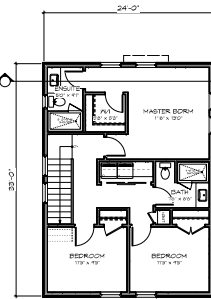
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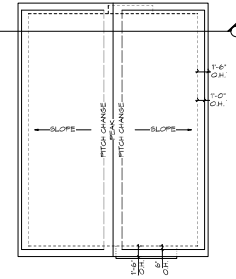
GRAWLSPACE  
Scale: 1:100



MAIN FLOOR  
Scale: 1:100



UPPER FLOOR  
Scale: 1:100



ROOF PLAN  
Scale: 1:100

# SFD 8

RE-ISSUED FOR DP  
MAR 02, 2021

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
FLOOR PLANS &  
ELEVATIONS -  
SFD 8

Revision: Rev 1: 2/15/20  
Rev 2: 2/15/20  
Rev 3: 3/15/20  
Rev 4: 3/15/21  
Rev 5: 3/21/21  
Rev 6: 3/21/21

Sheet:

DP11

Proj.No. 8888

REV. NO.	DESCRIPTION	DATE
4	GLAZING CALCULATION ADDED TO ELEVATIONS	MAR 2/21



NO. 3106

NO. 3120

NO. 3128

STREETSCAPE  
Scale: 1:85

RE-ISSUED FOR DP  
MAR 02, 2021

ZEBRADESIGN



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C.C.

Date: JUNE 24, 2020

Scale: AS NOTED

Project:  
3120 WASHINGTON  
AVENUE - REZONING

Title:  
STREETSCAPE

Revision: Rev. 1  
Rev. 2  
Rev. 3  
Rev. 4  
Rev. 5  
Rev. 6  
Rev. 7  
Rev. 8  
Rev. 9  
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Rev. 96  
Rev. 97  
Rev. 98  
Rev. 99  
Rev. 100

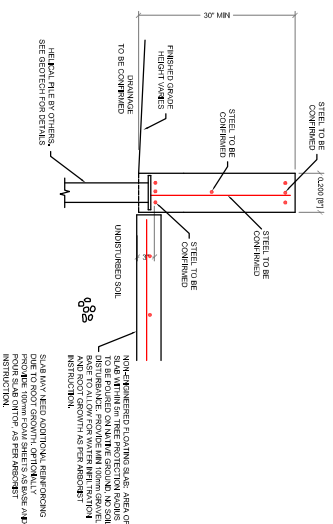
Sheet:

DP12

Proj. No. 8888

REV. NO.	DESCRIPTION	DATE
4	NO CHANGES	MAR 2/21





1  
ST / 1/2"=1'-0"

**GRADE BEAM & PILES**

01	21/02/16	DESIGNER ALTERED	
rev	date	reason	



**HOELL ENGINEERING LTD**  
 28-40 CADILLAC AVE  
 VICTORIA B.C.  
 Phone (250) 475-6906  
 ekyle@hoellbc.ca

CITY OF VICTORIA

Project title  
 3120 WASHINGTON STREET  
 Victoria, BC

Sheet title  
**GENERAL Details**

Scale	drawn	Sheet no.
As shown	ESK	<b>S-A</b>
date	project no.	
21/02/16	-	

210216

FOR ALL RETAINED TREES  
ADJACENT GRADES WILL BE  
RETAINED AT EXISTING ELEVATION.

RETAINED GARRY OAK TREE WITH NON-PLANTED MULCH  
RING. REFER TO ARBORIST'S REPORT FOR ADDITIONAL  
INFORMATION AND PRESERVATION MEASURES.

GARBAGE ENCLOSURE, TYP.

PRELIMINARY ELECTRICAL  
TRANSFORMER LOCATION. REFER TO  
ELECTRICAL ENGINEERS DWGS.

LAWN GROWING MEDIUM  
DEPTH 150 MM

WASHINGTON AVE

STONE ENTRY  
PILLARS

NOT FOR CONSTRUCTION

REV NO	DESCRIPTION	DATE
4	DP REV.3	25 JAN, 2021
3	DP REV.2	13 OCT, 2020
2	DP REV.1	30 JUNE, 2020
1	DP	20 FEB, 2020

2024-01-08 14:00  
Victoria BC V1Z 1P1

2024-10-08  
25:00:00

client  
**CUBE DEVELOPMENTS**  
2272 MULLSTREAM ROAD  
VICTORIA, BC

project  
3120 WASHINGTON AVENUE  
DEVELOPMENT  
VICTORIA, BC

sheet title  
**Landscape  
Materials**

project no. 120/03  
scale 1:125 @ 24"x36"  
drawn by MCI  
checked by SMIPGG  
revision no. sheet no.

**L1.01**

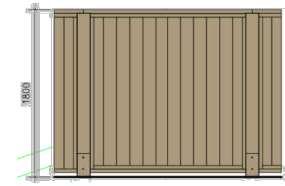
**LEGEND**

- PROPERTY LINE
- 25.20 EX REFER TO ARCH. DRAWINGS FOR GRADING INFO
- 28.50

**LANDSCAPE MATERIALS**

- CEDAR FENCE, 1.8M HIGH TO LOCAL BYLAWS.
- PRIVACY SCREEN, 1.5M HIGH, MIXED MEMBER VERTICAL SLATS TO COMPLEMENT ARCHITECTURE.
- WOOD PICKET FENCE, 1.2M HIGH.
- PATIO UNIT PAVING**  
600x600 HYDRAPRESSED SLAB, TEXADA, STACK BOND, CHARCOAL COLOUR.
- regular | pervious
- VEHICULAR UNIT PAVING**  
225x112 STANDARD PAVERS, 90° HERRINGBONE PATTERN CW SOLDIER COURSE BORDER, MIX 40% NATURAL, 40% SHADOW, 20% CHARCOAL COLOURS.
- regular | pervious
- CONCRETE DRIVEWAY BANDING AND PATHS, BROOM FINISH CW TOOLED JOINTS.

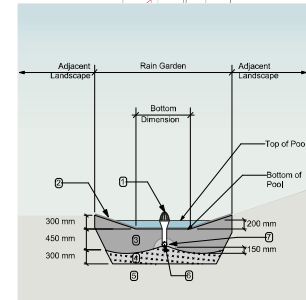
- GRANULAR PATH
- LAWN AREA
- SEATING WALL, MODULAR PRE-CAST UNITS CW CAP STONE.
- ENTRY FEATURE, STONE MASONRY OR SIMILAR, DESIGN T.B.D.
- SEATING QUARTERS, NATURAL STONE.
- STEPPING STONES THROUGH LANDSCAPE.
- RAISED GARDEN BED, CEDAR CONSTRUCTION.
- SHRUB PLANTING AREA**  
ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
- PRIVACY HEDGE
- RAIN GARDEN AREA**  
CAPTURES, SLOWS AND TREATS (CLEAN) STORMWATER RUNOFF FROM BUILDING ROOFS AND HARD SURFACES.



CEDAR FENCE PRECEDENT

- PROPOSED TREES**
- DESIGNATED REPLACEMENT TREE (RT)
- RETAINED TREE (CROWN SPREAD SHOWN INDICATIVELY) CRITICAL ROOT ZONE
- REMOVED TREE CRITICAL ROOT ZONE

REFER TO L1.03 TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION.



- RAIN GARDEN MATERIALS**
- Overflow drain, 200 mm domed grate + adaptor
  - Composted mulch, 50-70 mm depth
  - Bio-retention growing medium, 450 mm depth
  - Scarified substrate, 300 mm depth
  - Existing substrate/retention material
  - 100 mm diameter (min) perforated pipe
  - 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden  
Scale: 1:50

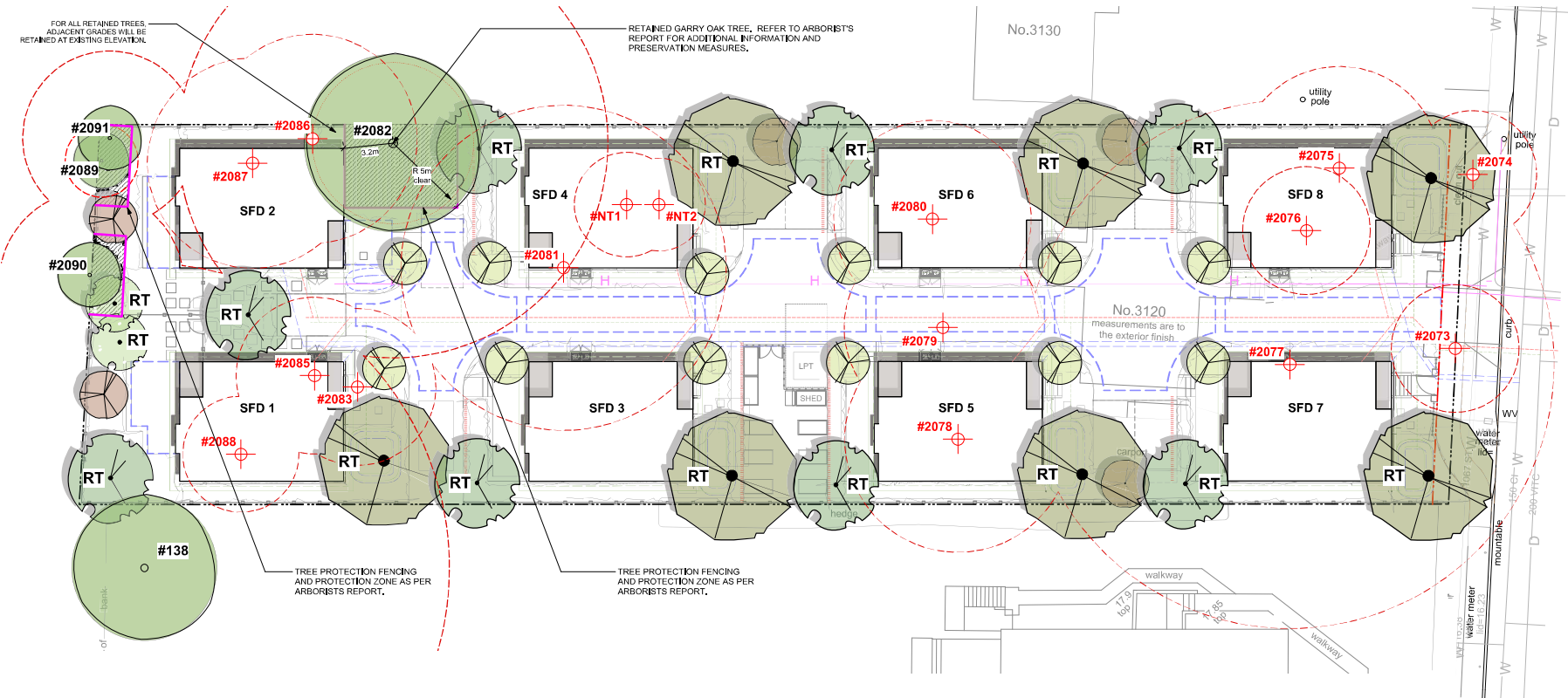
**DRAWING NOTES**

- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 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 protection fencing, for existing trees, to be installed prior to commencement of all site work.

FOR ALL RETAINED TREES, ADJACENT GRADES WILL BE RETAINED AT EXISTING ELEVATION.

RETAINED GARRY OAK TREE, REFER TO ARBORIST'S REPORT FOR ADDITIONAL INFORMATION AND PRESERVATION MEASURES.

No.3130



WASHINGTON AVE

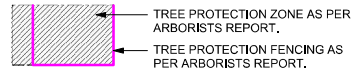
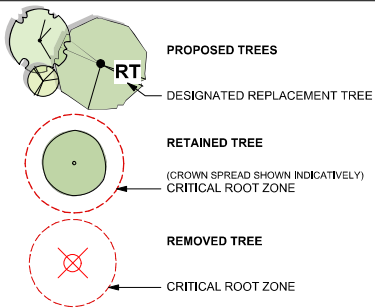
NOT FOR CONSTRUCTION

**TREE SUMMARY**

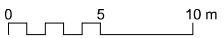
BYLAW PROTECTED TREES REMOVED: 8  
 REPLACEMENT TREES: 16  
 TOTAL NEW TREES PROPOSED ONSITE: 34  
 REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3,01 PLANTING PLANS FOR ADDITIONAL INFORMATION.

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

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



REFER TO ARBORIST'S REPORT FOR ADDITIONAL INFORMATION.



**DRAWING NOTES**

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 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 protection fencing, for existing trees, to be installed prior to commencement of all site work.

rev no	description	date
4	DP REV.3	25 JAN, 2021
3	DP REV.2	13 OCT, 2020
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB, 2020

2272 MLLSTREAM ROAD VICTORIA BC V8P 1P1 Phone: 250.733.0001 250.733.0002

client  
**CUBE DEVELOPMENTS**  
 2272 MLLSTREAM ROAD  
 VICTORIA, BC

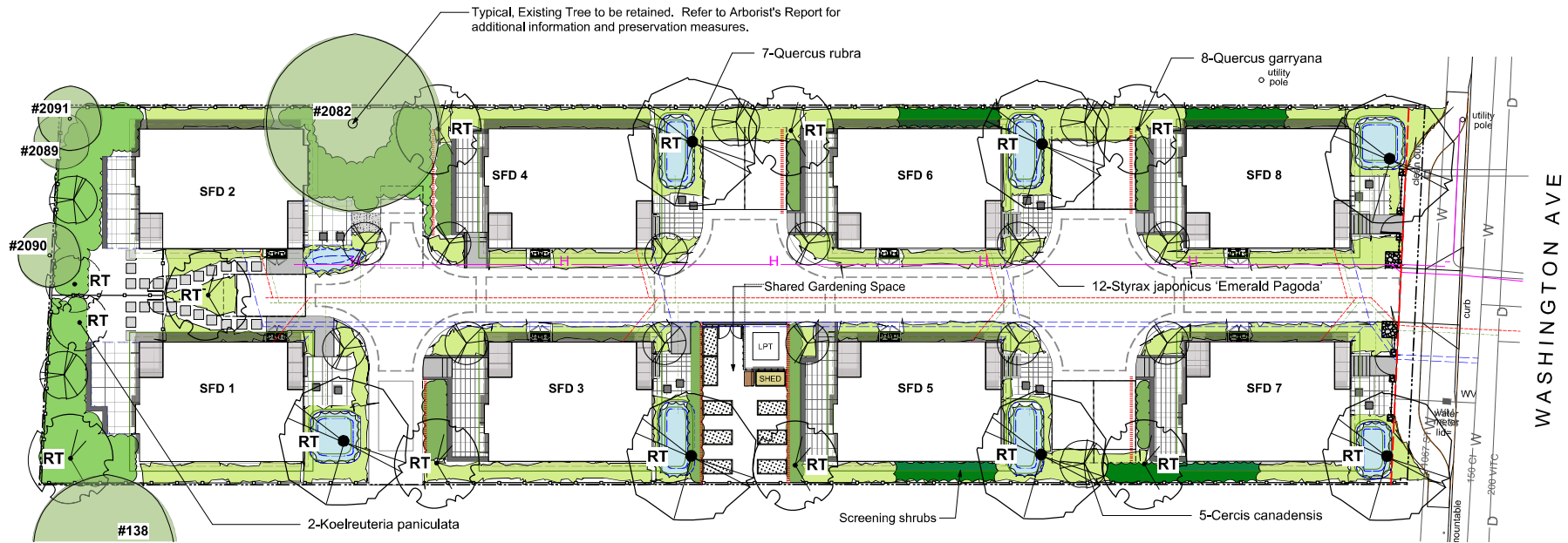
project  
 3120 WASHINGTON AVENUE  
 DEVELOPMENT  
 VICTORIA, BC

sheet title  
**Tree Preservation  
 Plan**

project no. 120/03  
 scale 1:125 @ 24"x36"  
 drawn by MCI  
 checked by SMIPGG

revision no. sheet no.  
**L1.02**





**LEGEND**

----- Property line

**PROPOSED VEGETATION**

PLANT LIST			
Sym	Qty	Botanical Name	Common Name
<b>TREES:</b>			
5		Cercis canadensis	Eastern Redbud
2		Koeleruteria paniculata	Plumbed Oak/Berraintree
8		Quercus garryana	Garry Oak
7		Quercus rubra	Red Oak
12		Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell
0			



**Naturalized Shrub Plantings**

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

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



**Mixed Shrub and Perennial Plantings**

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

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



**Hedge Plantings**

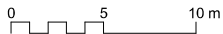
Hybrid Yew (*Taxus x media*)  
 Boxwood (*Buxus microphylla*)



**Rain Garden Plantings**

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

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



**RAIN WATER MANAGEMENT NOTES**

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

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

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

**PLANTING RATIONALE**

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

**SHARED GARDENING SPACE**

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

**GENERAL PLANTING NOTE**

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

**BOULEVARD NOTES**

1. Grass boulevard shall be in accordance with the Subdivision and Development Servicing Bylaw.
2. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
3. Boulevard irrigation point of connection to be 10 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
4. Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
5. Design/bid drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

**IRRIGATION AND LIGHTING NOTES**

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

**ONSITE TREE PLANTING NOTES**

1. Trees are planted to avoid existing and proposed infrastructure. Trees planted within 1m of an underground service will have a root barrier installed between the root ball and the infrastructure. Final coordination of trees in relation to site servicing to be completed at the BP phase.

NOT FOR CONSTRUCTION

rev no	description	date
4	DP REV.3	25 JAN, 2021
3	DP REV.2	13 OCT, 2020
2	DP REV.1	30 JUNE 2020
1	DP	20 FEB, 2020

2024-01-04 08:48:48 Project: 3120 WASHINGTON AVENUE DEVELOPMENT  
 2024-10-01 10:59:25 File: 2024-10-01 2024-10-01

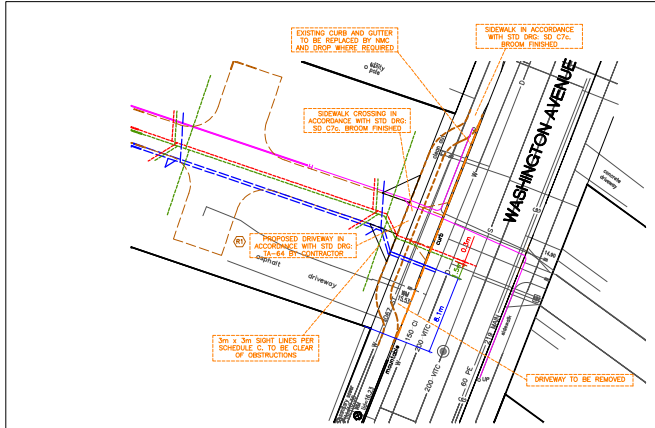
client  
**CUBE DEVELOPMENTS**  
 2272 MILLSTREAM ROAD  
 VICTORIA, BC

project  
 3120 WASHINGTON AVENUE  
 DEVELOPMENT  
 VICTORIA, BC

sheet title  
**Planting Plan**

project no. 120403  
 scale 1:125 @ 24"x36"  
 drawn by MCI  
 checked by SMIPGG

revision no. sheet no.  
**L3.01**



SERVICES DIMENSIONS

- SPECIFIC NOTES**
- LANDSCAPE**
- Tree Permit: Refer to Municipal Bylaws for details on tree protection, removal and permits required.
  - Tree Pruning: Trees shown bold solid line to be **REMOVED**, and protection fencing installed as per Arborist Report, to be reviewed by Parks.
  - Tree Removal: Lines shown dotted red line to be removed.
  - New Trees: New trees to be provided by City at applicant's expense. Location and tree specifications to be approved by City.
  - Tree Fences: All protected and new "backyard fence" protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.
  - New "backyard fence" protection: Fencing to be 2.5x2.5m centered upon the proposed "tree" location.
  - Tree Other: Private, backyard and other protected trees that may or may not be shown are subject to municipal bylaw unless otherwise permitted by City Parks.
  - Arborist Coordination: The Arborist shall supervise all activities, execution or disturbance that occur within the CRZ of any tree.
  - Pre-construction meeting: A pre-construction meeting is to be conducted with City Parks, project coordinator, project sponsor, and engineers prior to any work being carried out.
  - Road Shoulder and Shoulder Restoration: All City boulevard areas to be fully restored as per the COV schedule and development servicing by law no. 12-542.
- HYDRO AND TELECOM**
- New: Coordinate with utilities for new utilities.
  - CAUTION: Confirm cover depth OK with Fortis before construction excavation. Contact BC One-Call 1-800-474-8986 for gas locate before excavation. New gas line installation to be applied for owner if so required. Show schematically.
- ROAD**
- Driveway: Proceed CW location. Driveway Apron to be built in accordance with City of Victoria Standard Drawings TA-64 and profile, unless otherwise noted.
  - SEWER: Cap existing sewer connection by City at Applicant's expense. Provide new 150mm sewer connection and IC by City at Applicant's expense. Provide new 150mm sewer connection on site by contractor.
  - DRYER: Cap existing drain connection by City at Applicant's expense. Provide new 150mm drain connections and IC by City at Applicant's expense. Provide new 150mm drain connections on site by contractor.
  - WATER: Provide new 50mm water services/pressure and new existing water services/pressure by City at Applicant's expense. Provide new 3/4" gas on site by Contractor.
- GENERAL NOTES**
- CONSTRUCTION REQUIREMENTS**
- Communication and Reporting: Contact BC One-Call prior to construction for service locate. 1-800-474-8986. The Contractor is to coordinate and communicate with the engineer, all utilities, and authorities having jurisdiction, well in advance (2-working days minimum) of the start of any excavation and commencement of work below ground.
- The Contractor shall coordinate and schedule all sub-contractors, contractors and trades required for the completion of the work.
- The Contractor shall provide the required quality control and continuous testing reports to the engineer at the completion of each phase of the work.
- GENERAL CONSTRUCTION REQUIREMENTS**
- Public Access: Contractor shall maintain vehicular access to existing lanes.
- Excavation Services: Excavation services must be supported, braced and shored as confirmed by the Contractor prior to work commencement.
- Service Conflicts: Any service conflicts are to be reported to the Engineer immediately.
- Contractor shall adjust all the services components to match finished grades.
- Protection of Services: Contact BC One-Call for service locate. 1-800-474-8986. Contractors shall be responsible for the protection of services located in the work area. Markers, boards and standards to be provided with traffic barriers where subject to vehicle traffic.
- Excavation: Excavation shall be supported, braced and shored. Provide Class B bedding under all walls and retaining walls free draining 30mm crush gravel.
- Provision of Access: Provide access through existing driveways and/or easements for all vehicles and equipment.
- Testing Requirements: Confirmation testing is to be provided by the Contractor and approved by the Engineer prior to any construction.
- Change Requests: Contractor requested construction changes must be submitted and approved by the Engineer prior to implementation.



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

210202

HOEL ENGINEERING LTD  
26-40 Cassilane Avenue, Victoria, BC  
Canada V8Z 1T2

Rev	Date	Description	Signature
01	2019	1ST ISSUE	EM
02	2019	BUILDING PP ALTERED AND TREE REMOVE ADDED	EM
03	2020	DETAILED DESIGN	EM

REVISIONS

**UTILITY CHECK TABLE**

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

**City of Victoria**

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

**3120 WASHINGTON AVENUE**

PROJECT FILE: C/2020  
DATE: 01/11/2020  
DRAWN: EM  
SCALE: 2400 = 1:1500  
1:500  
1:1000  
1:500

PROJECT NUMBER: 210202  
DATE: 01/11/2020  
DRAWN: EM  
SCALE: 2400 = 1:1500  
1:500  
1:1000  
1:500

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202

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

**CONTRACTOR OBLIGATION**

**Pre-Construction Meeting**  
The contractor must arrange with the engineer to review the SWM objectives to be achieved at the foundation or building perimeter drains.

**Refer to GENERAL NOTES**

**Surface Water Control**  
Sources of surface water that drain onto disturbed areas shall be intercepted and conveyed to a suitable discharge point down slope of the disturbed areas.

**Sediment Retention**

During construction and re-establishment of vegetation and any surface water run-off from disturbed areas of the project, all any other source of sediment or pollutants laden water, shall not be routed through the stormwater management system. A sediment pond, with its fence, or other engineer approved surface treatments shall be used.

Commissioning of SWM systems  
Temporary erosion and silt control treatments shall remain in place until the entire site has been stabilized and vegetation re-established.

**SWM OBJECTIVES**

**General**  
All LIDs shall be provided with stormwater management systems for roof and driveway surfaces.  
This plan shows representative examples of typical SWM configurations for each lot.

**Building Foundation Perimeter Drains**

The Owner and Contractor shall consult with the Engineer regarding the ultimate unpermeated end use of retained SWM components.  
Building Foundation Perimeter Drains (PD) from buildings shall be directly connected to the common or municipal drain connection, as applicable, and not routed through the Roof or Driveway drain systems.

Foundation drains to be provided otherwise as required by the BC Building Code.

**Building Roof Drains**

The Roof Downspout (RD) from overhangs are to be separate from the foundation perimeter drain and routed through the SWM systems as prescribed herein.

**On-Site Drainage**

Have driveway surface areas are to be permeable, clear down grade or permeable pavers unless otherwise approved by City.  
Provide driveway surface and subgrade drainage as required to meet objectives.  
Emergency storm overflows must be dispersed on-site.

**SWM SYSTEM DESIGN NOTES**

**FOUNDATION PERIMETER DRAIN**  
Provide drains substantially in accordance with the BC Plumbing Code unless otherwise approved by the engineer.

**ROOF DRAIN**  
Provide roof water headers and perimeter roof drains substantially in accordance with the BC Building Code as shown on the Approved Building Form unless otherwise approved by the engineer.

Overhead 150mm roof water collection pipe to Rain Gardens as indicated.

**Construction and Finishing**

All building site perimeter are to be remediated with vegetation or lawn over a minimum of 150mm of free draining topsoil.

**SPECIFIC NOTES**

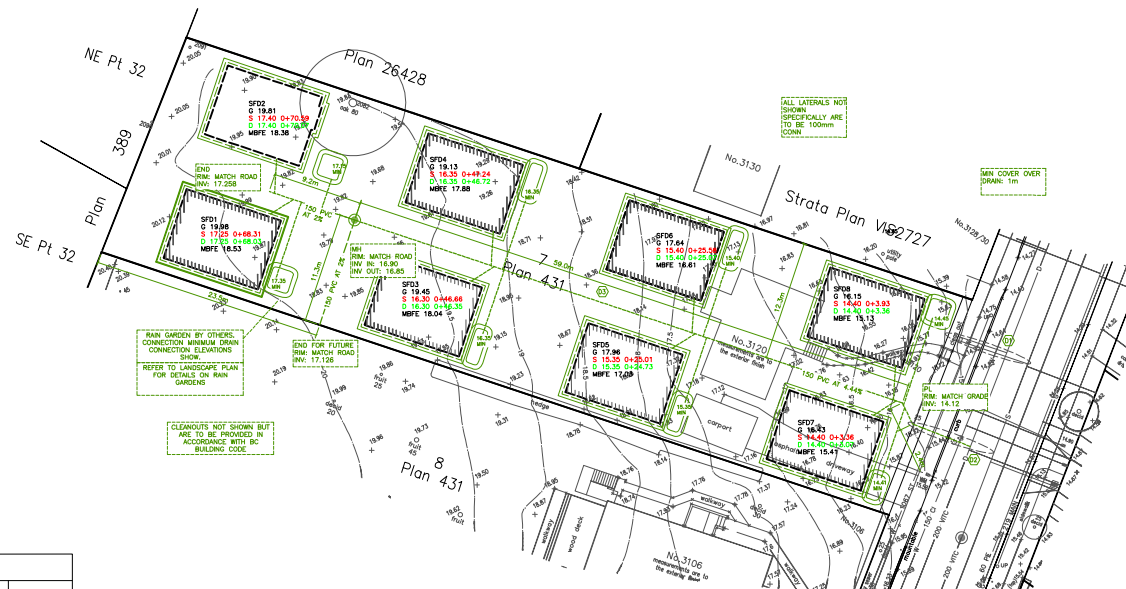
① DMAN

② Existing

③ New

④ Provide new 150mm drain connection and IC by City at Applicant's expense.

⑤ Provide new 150mm drain connections on site by contractor



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



FINAL DRAWING TO HAVE LIVE SIGNATURE

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

**HOEL ENGINEERING LTD**  
28-40 Cadillac Avenue, Victoria, BC  
Canada V8Z 1T2

REV	DATE	DESCRIPTION	BY	CHK
01	2023	LPT ADDED		ESL
02	2023	BUILDING FP ALTERED AND TREE REMOVAL ADDED		ESL
03	2023	DETAILED DESIGN		ESL

210202

**City of Victoria**

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

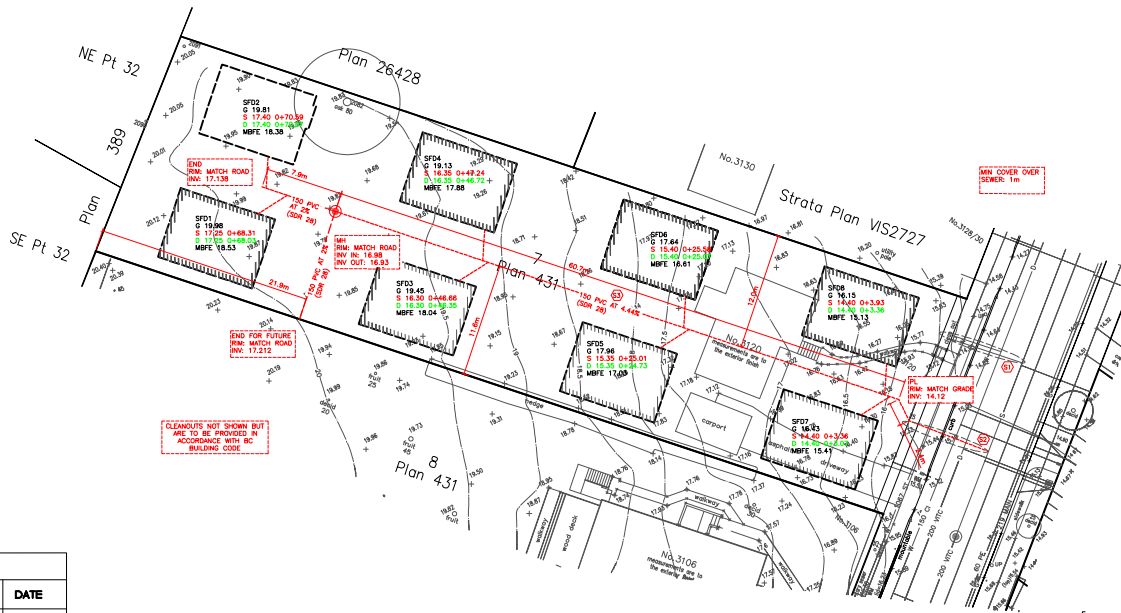
**3120 WASHINGTON AVENUE**

PROJECT FILE	CITY FILE REFERENCE	DRAWING NUMBER
CV2007	NA	C2 of 3

SEVEN PRINTS BEING ORDER RELEASE

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202

- SPECIFIC NOTES**
- SEWER
  - ① Existing
  - ② Cop existing sewer connection by City at Applicant's expense.
  - ③ New
  - ④ Provide new 150mm sewer connection and IC by City at Applicant's expense.
  - ⑤ Provide new 150mm sewer connection on site by contractor



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

FINAL DRAWING TO HAVE LIVE SIGNATURE

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

210202

**HOEL ENGINEERING LTD**  
28-40 Cadillac Avenue, Victoria, BC  
Canada V8Z 1T2

PROFESSIONAL ENGINEER  
E.S. HOEL  
#44517  
P.A.T.H. ENGINEER

SCALE: 2000 C X 1000 V 1000

REV	DATE	DESCRIPTION	SIGNATURE
01		ISSUE	ESK
02	2019	BUILDING FP ALTERED AND TREE RADIIUS ADDED	ESK
03	2020	DETAILED DESIGN	ESK

REVISIONS

**City of Victoria**

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

**3120 WASHINGTON AVENUE**

PROJECT FILE: CV9007 CITY FILE REFERENCE: NA DRAWING NUMBER: C3 of 3 ENTRY POINTS BOUNDARY SHEET NO.

CIVIL - 3120 WASHINGTON AVE - ISSUED 210202