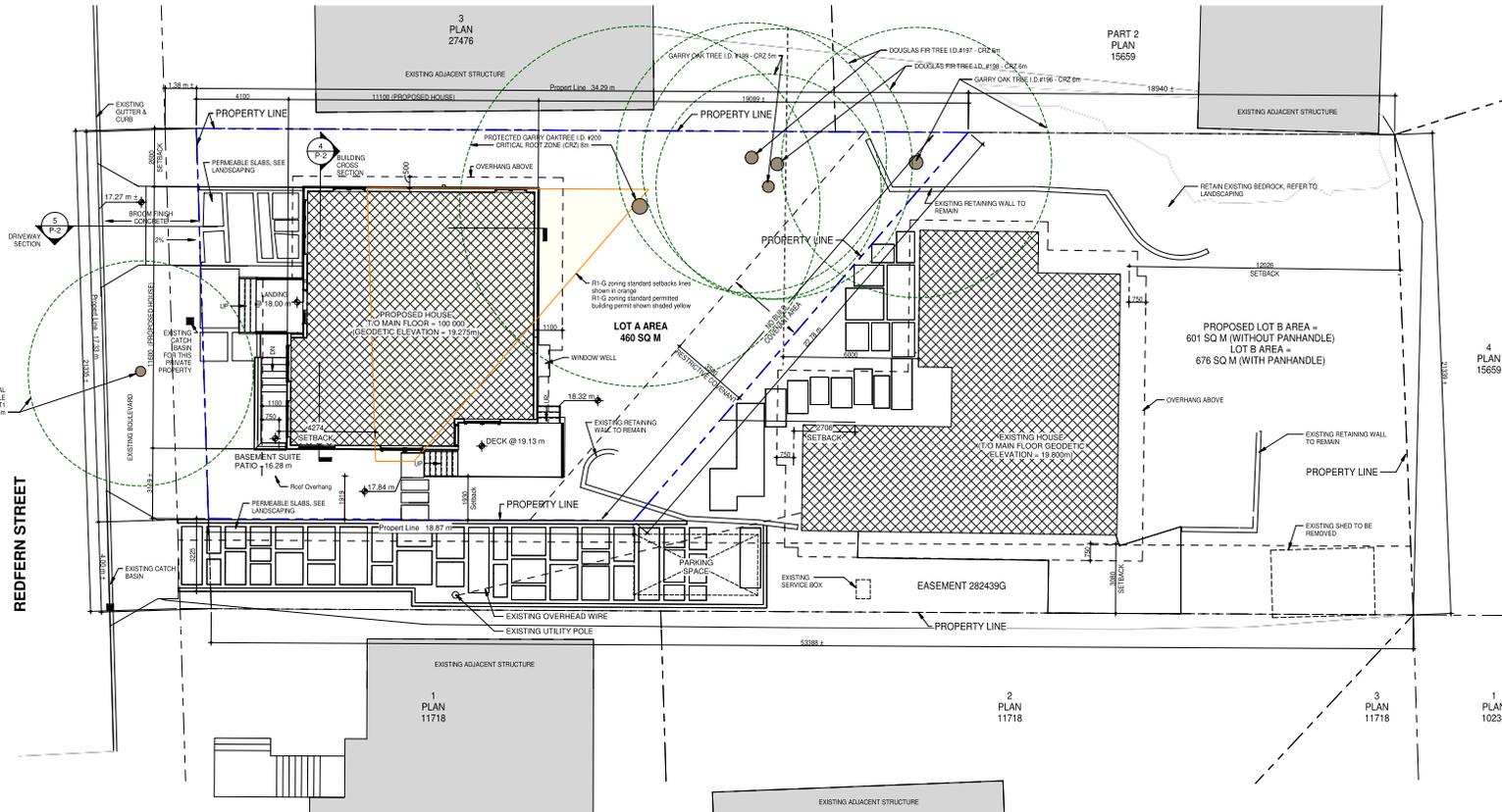


931 REDFERN ST. - VICTORIA, BRITISH COLUMBIA



NORTHWEST STREET PERSPECTIVE

Arch.D.: 36' x 24' 2021.05.05.11.15.05.AM



1 SITE PLAN
1:100

NOTE - ALL EXISTING TREES ON SITE & CITY BOULEVARD TO REMAIN

LOT A PROJECT INFORMATION:

APPLICANT: PHIL NICHOLLS
CIVIC ADDRESS: 931 REDFERN STREET
LEGAL DESCRIPTION: LOT A, SECTION 06A, VICTORIA DISTRICT, EPP98661
EXISTING ZONE: R1-G - GONZALES SINGLE FAMILY DWELLING DISTRICT

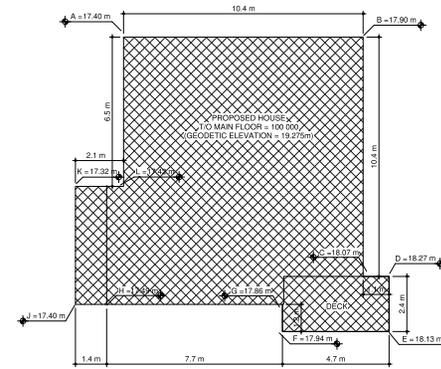
NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R1-G	R1-G	
SITE AREA	460 SQ M	460 SQ M	
LOT WIDTH (M)	15.0m	17.30m	
FLOOR AREA (1st/2nd STOREYS)	240 SQ M	185.1 SQ M	
TOTAL FLOOR AREA	240 SQ M	232.5 SQ M	
FLOOR SPACE RATIO	0.50/0.1	0.36/1	
SITE COVERAGE %	100%	50.5%	
OPEN SITE SPACE %	50%	65.0%	
OPEN SITE SPACE % (FRONT)	50%	65.0%	
BUILDING HEIGHT	7.6m	7.6m	
NUMBER OF STOREYS	1, 2	1, 2	
PARKING STALLS	SCHEDULE C	-	
BICYCLE PARKING	-	-	
BUILDING SETBACKS			
FRONT YARD (WEST)	7.5m	3.231m	VARIANCE
REAR YARD (EAST)	9.1m	3.841m	VARIANCE
SIDE YARD (NORTH)	2.498m	2.498m	
SIDE YARD (SOUTH)	2.498m	1.500m	VARIANCE
COMBINED SIDE YARDS	4.996m	4.500m	



AVERAGE GRADE CALCULATIONS:

POINTS A & B	(17.40 + 17.90) / 2	x 10.4	=	183.56
POINTS B & C	(17.90 + 18.07) / 2	x 10.4	=	187.04
POINTS C & D	(18.07 + 18.27) / 2	x 1.1	=	19.99
POINTS D & E	(18.07 + 18.13) / 2	x 2.4	=	43.68
POINTS E & F	(18.13 + 17.94) / 2	x 4.7	=	84.76
POINTS F & G	(17.94 + 17.86) / 2	x 1.2	=	21.48
POINTS G & H	(17.86 + 17.49) / 2	x 7.7	=	136.10
POINTS H & J	(17.49 + 17.40) / 2	x 1.4	=	26.42
POINTS J & K	(17.40 + 17.32) / 2	x 5.2	=	90.27
POINTS K & L	(17.32 + 17.42) / 2	x 2.1	=	36.48
POINTS L & A	(17.42 + 17.40) / 2	x 6.5	=	115.17
TOTAL			=	940.95

AVERAGE GRADE CALCULATION
940.95 / 53.1 = 17.72m



2 AVERAGE GRADE CALCULATION PLAN.
1:100

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THIS DRAWING IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE AUTHOR.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING.

3 29 APR. 2021 RE-ISSUED FOR DUP

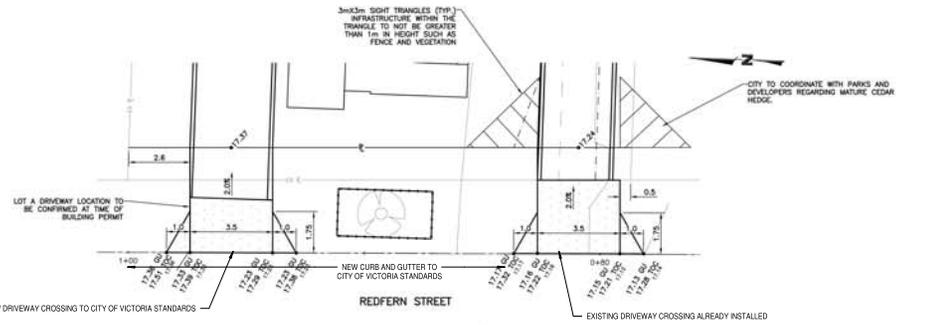
931 REDFERN STREET - LOT A
VICTORIA, BRITISH COLUMBIA
OWNER: PHIL NICHOLLS

**SITE PLAN, AVERAGE GRADE
PLAN, ZONING ANALYSIS**

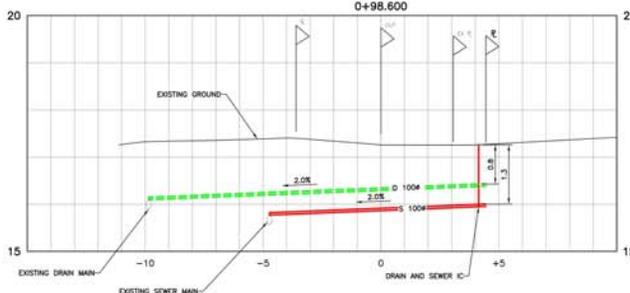
DRAWN: -
CHECKED: -
DATE: 29 APR. 2021
PROJECT No.: 19-01
DRAWING No.:

P-1

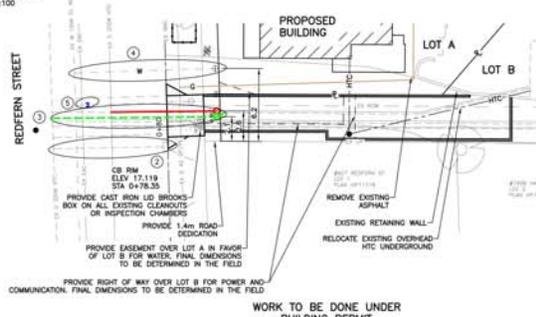
LEGEND	
	APPROXIMATE LIMIT OF PROPOSED CONCRETE
	PROPERTY LINE
	PROPOSED GUTTER ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING TREE TO REMAIN



DRIVEWAY DETAIL
SCALE: 1:100



SERVICE CONNECTION SECTION
SCALE: H 1:200 V 1:100



WORK TO BE DONE UNDER BUILDING PERMIT
SCALE: H 1:200

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MAND, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A ZONING PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIBUS GAS PRIOR TO THE START OF ANY EXCAVATION.
- REMOVE ALL EXISTING SERVICES AT REDFERN AND CROSSING POINTS TWO WORKING DAYS PRIOR TO STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- RED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RAY GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SURFACE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AROUND REDFERN DURING CONSTRUCTION.
- CONTACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO A QUALIFIED PROFESSIONAL DESIGNER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENGINEER HAS INSPECTED THE EXISTING HOVDS, REMAIN HOVDS DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES.
- ENGINE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONTRACT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLANNING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR SURFACE TREATMENTS.
- ALL SETBACKS ARE CONSISTENT WITH THOSE APPROVED FOR THE DEVELOPMENT PERMIT.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150mm PVC DR33 AT A MINIMUM GRADE OF 3.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150mm PVC DR33 UNLESS OTHERWISE NOTED. COVER IS LESS THAN 750mm USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR33 AND DR33 FOR 200mm DIAMETER AND OVER. PIPE TO BE U.S.A. APPROVED PVC.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE OF LOT A AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL PROVIDE CONNECTION AND RELOCATE EXISTING CATCH BASIN AT DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL INSTALL SEWER AND STORM DRAIN CONNECTIONS WITH 100mm PVC DR33 SERVICE CONNECTIONS w/ INSPECTION CHAMBERS UNDER BUILDING PERMIT AT DEVELOPER'S EXPENSE.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C500 FOR ALL WATER MAINS 100mm to 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND CONNECTION TO AWWA C601.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- THE CITY OF VICTORIA SHALL INSTALL PROVISIONAL 25mm WATER CONNECTIONS TO THE PROPERTY LINE OF LOT A AND B AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL CAP AND ABANDON EXISTING WATER SERVICE AT THE DEVELOPER'S EXPENSE.

ROAD

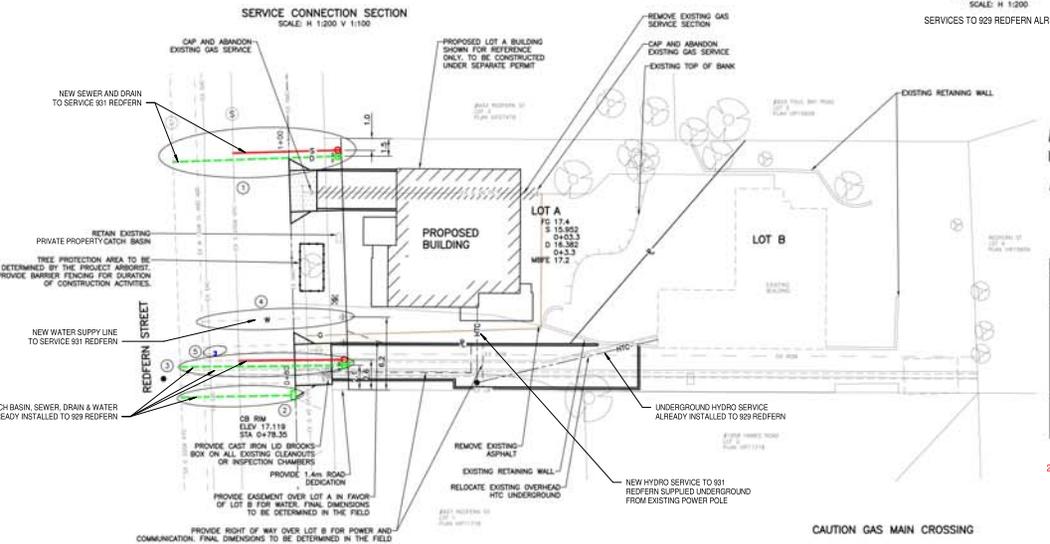
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO REPAIR EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE ENCASED BY AND, IF DISTURBED, BE REPLACED BY A S.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

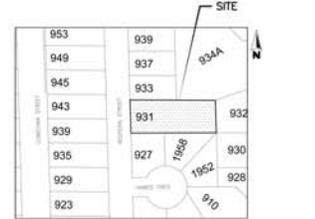
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG BEREAVEMENTS OVER 50mm ARE ENCOURAGED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARCHITECT TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARCHITECT TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARCHITECT TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ON SITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 AND DIG SHOW A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT A AND B TO BE SERVED UNDERGROUND FROM EXISTING PRIVATE UTILITY POLE.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIBUS FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONTRACT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIBUS AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL FORTIBUS SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE OF LOT A AND ARRANGE FOR RIGHT OF WAY OVER LOT A.



WORKS AND SERVICES CHECK TABLE			
PLAN CHECKER	COMPANY NAME	AUTHORIZED REPRESENTATIVE	DATE
HYDRO ELECTRIC CO.	BC Hydro	Nicky Dunham	June 12, 2019
TELEPHONE CO.	TELUS	Paul	June 6/19
GAS CO.	FORTIBUS	John	June 17/19
UTILITY	Self Chambers		
CABLE CO.			
FIBRE OPTIC CO.			
TRANSPORTATION DESIGN & INFRASTRUCTURE			
LAND DEVELOPMENT			



2021 DVP APPLICATION FOR 931 REDFERN MARK UP MAY 31, 2021

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS		LEGEND		REVISIONS		DESIGNED		PROJECT	
WATER	—W—	GAS	—G—	MANHOLE	⊙	HYDRANT	⊕	MONUMENT	⊙
SEWER	—S—	CURB	—C—	CLEANOUT	⊕	VALVE	⊕	LOT PIN	⊕
DRAIN	—D—	EDGE WALK	—E—	CATCH-BASIN	⊕	METER	⊕	LEAD FLAG	⊕
DITCH	—D—	EDGE PAVE	—E—	POWER POLE	⊕	REDUCER	⊕		
CULVERT	—C—	BUSHLINE	—B—	ANCHOR	—A—				
HEADWALL	—H—	TREE	—T—						

WESTBROOK Consulting Ltd.

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT: 931 REDFERN STREET
CROFT ARCHITECTURE AND PLANNING

PLAN, PROFILE AND GENERAL NOTES
DETAILS AND SECTIONS

WESTBROOK PROJECT NO. 3421
GOVERNING AUTHORITY FILE NO.
SHEET 1 OF 2
WESTBROOK DRAWING NO. 3421-01