

SKETCH PLAN OF LOT L, SECTION 10,
VICTORIA DISTRICT, PLAN 2190

Civic: 3145 Balfour Avenue

Parcel Identifier: 006-429-785
in the City of Victoria.

The following non-financial charges are shown on
current title and may affect the property.
M76301 - Undersurface Rights

Current Zoning R1-B

Lot Area = 1076.79 m2

PROPOSED SUB-DIVISION INTO ZONING:

LOT A - R1-S2

Lot Area = 380.95 m2

LOT B - R1-B, PANHANDLE

Lot Area = 695.84 m2

(607.38 m2 excluding
Panhandle driveway)

LOT B LOWEST GRADE POINTS

Grade Point A:	23.00	Grade Point I:	22.38
Grade Point B:	22.97	Grade Point J:	22.40
Grade Point C:	22.99	Grade Point K:	22.40
Grade Point D:	23.00	Grade Point L:	22.40
Grade Point E:	22.91	Grade Point M:	22.40
Grade Point F:	22.88		
Grade Point G:	22.40		
Grade Point H:	22.21		

Points A & B:	$23.00 + 22.97 / 2 = 22.99$	$x \quad 7.21 =$	165.72
Points B & C:	$22.97 + 22.99 / 2 = 22.98$	$x \quad 0.61 =$	14.02
Points C & D:	$22.99 + 23.00 / 2 = 23.00$	$x \quad 2.18 =$	50.13
Points D & E:	$23.00 + 22.91 / 2 = 22.96$	$x \quad 1.52 =$	34.89
Points E & F:	$22.91 + 22.88 / 2 = 22.90$	$x \quad 4.06 =$	92.95
Points F & G:	$22.88 + 22.40 / 2 = 22.64$	$x \quad 11.28 =$	255.38
Points H & I:	$22.21 + 22.38 / 2 = 22.30$	$x \quad 3.05 =$	68.00
Points I & J:	$22.38 + 22.40 / 2 = 22.39$	$x \quad 1.83 =$	40.97
Points J & K:	$22.40 + 22.40 / 2 = 22.40$	$x \quad 3.66 =$	81.98
Points K & L:	$22.40 + 22.40 / 2 = 22.40$	$x \quad 1.22 =$	27.33
Points L & M:	$22.40 + 22.40 / 2 = 22.40$	$x \quad 6.76 =$	151.42
Points M & A:	$22.40 + 23.00 / 2 = 22.70$	$x \quad 11.58 =$	262.87
		109.92	$2,491.34$

Grade Calculation:

$2,491.34 / 109.92 = 22.67 \text{ m}$

SITE DATA LOT B	R1-B	SCHEDULE H	LOT B
ITEMS	PERMITTED	PERMITTED	PROPOSED
LOT AREA	480.00 sqm	600.00 sqm	607.38 sqm
LOT WIDTH	15.00 m	18.00 m	21.52 m
HEIGHT	7.60 m	5.00 m	4.95 m
STOREY(S)	2	1	1
LOT COVERAGE	40.00 %	25.00 %	24.98 %
SETBACKS			
- FRONT (EAST) (BLDG)	7.50 m	7.50 m	7.52 m
STEPS (< 1.7m in height)	2.50 m		0.87 m
PORCH	1.60 m		0.89 m
- REAR (WEST)	7.50 m	7.50 m	8.67 m
- SIDE (NORTH)	1.50 m	4.00 m	4.01 m
- SIDE (SOUTH)	1.50 m	4.00 m	4.05 m
- COMBINED SIDE	4.50 m	8.00 m	8.06 m
PROPOSED FLOOR AREA			
- MAIN			134.68 sqm
- LOWER			127.72 sqm
TOTAL FLOOR AREA	280.00 sqm	280.00 sqm	262.40 sqm

SITE DATA LOT A	R1-B	R1-S2	LOT A
ITEMS	EXISTING	PERMITTED	PROPOSED
LOT AREA	1075.00 sqm	260.00 sqm	380.95 sqm
LOT FRONTAGE	21.51 sqm	10.00 sqm	17.51 m
HEIGHT	5.08 m	7.50 m	5.34 m
STOREY(S)	2	2	2
LOT COVERAGE	9.16 %	40 %	31.20 %
SETBACKS			
- FRONT (WEST)	8.04 m	6.00 m	8.04 m
- REAR (EAST) BLDG/ DECK	27.97 m	6.00 m	6.00 m / 2.54 m*
- SIDE (NORTH) BLDG/ DECK	2.46 m	2.40 m / 1.50 m	2.46 m / 1.57 m
- SIDE (SOUTH)	5.80 m	1.50 m	1.80 m
PROPOSED FLOOR AREA			
- MAIN	92.82 sqm		92.82 sqm
- GARAGE	24.39 sqm		24.39 sqm
- LOWER	67.42 sqm		67.42 sqm
TOTAL FLOOR AREA	184.63 sqm	190.00 sqm	184.63 sqm
F.A.R	0.17 to 1.0	0.6 to 1.0	0.48 to 1.0

LOT A EXISTING GRADE POINTS

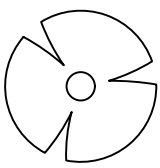
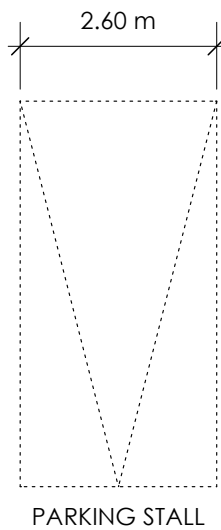
Grade Point A:	24.96	Grade Point J:	23.88
Grade Point B:	24.96	Grade Point K:	23.88
Grade Point C:	24.96	Grade Point L:	23.88
Grade Point D:	24.96	Grade Point M:	23.88
Grade Point E:	24.96	Grade Point N:	23.88
Grade Point F:	25.10	Grade Point O:	23.88
Grade Point G:	23.90	Grade Point P:	23.88
Grade Point H:	23.90	Grade Point Q:	23.88
Grade Point I:	24.25	Grade Point R:	24.55

Points A & B:	$24.96 + 24.96 / 2 = 24.96$	$x \quad 5.38 =$	134.28
Points B & C:	$24.96 + 24.96 / 2 = 24.96$	$x \quad 0.92 =$	22.96
Points C & D:	$24.96 + 24.96 / 2 = 24.96$	$x \quad 3.16 =$	78.87
Points D & E:	$24.96 + 24.96 / 2 = 24.96$	$x \quad 1.21 =$	30.20
Points E & F:	$24.96 + 25.10 / 2 = 25.03$	$x \quad 1.34 =$	33.54
Points G & H:	$23.94 + 23.94 / 2 = 23.94$	$x \quad 3.42 =$	81.87
Points I & J:	$24.30 + 23.88 / 2 = 24.09$	$x \quad 7.37 =$	177.54
Points J & K:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 8.08 =$	192.95
Points K & L:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 2.59 =$	61.85
Points L & M:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 4.88 =$	116.53
Points M & N:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 1.07 =$	25.55
Points N & O:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 1.07 =$	25.55
Points O & P:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 3.66 =$	87.40
Points P & Q:	$23.88 + 23.88 / 2 = 23.88$	$x \quad 0.88 =$	21.01
Points Q & R:	$23.88 + 24.55 / 2 = 24.22$	$x \quad 7.68 =$	185.97

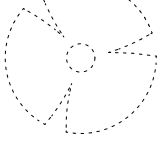
Grade Calculation:

$1,276.11 / 52.71 = 24.21 \text{ m}$

* VARIANCE REQUESTED



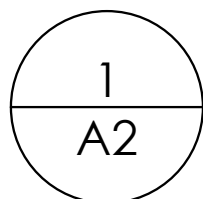
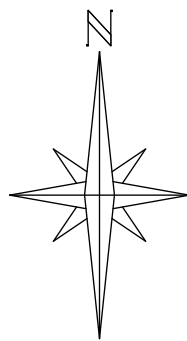
TREE TO BE RETAINED (SEE
ARBORIST REPORT FOR
PROTECTION PLAN)



TREE TO BE REMOVED (SEE ARBORIST
REPORT FOR DETAILS)



EV READY STALL



Proposed Siteplan

Scale: 1:100

REFER TO HOEL ENGINEERING LTD PLANS FOR SERVICES
AND DRIVEWAY ACCESS DETAILS

NOT FOR CONSTRUCTION - MORE DETAILS TO BE ADDED FOR BUILDING PERMIT APPLICATION

Date

Jul 27, 2021

REVISED SET FOR RESUBMISSION

Project Address

3145 Balfour Avenue
Victoria, B.C.

Prepared for

Dana Benson

Project #

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Scale

As Noted

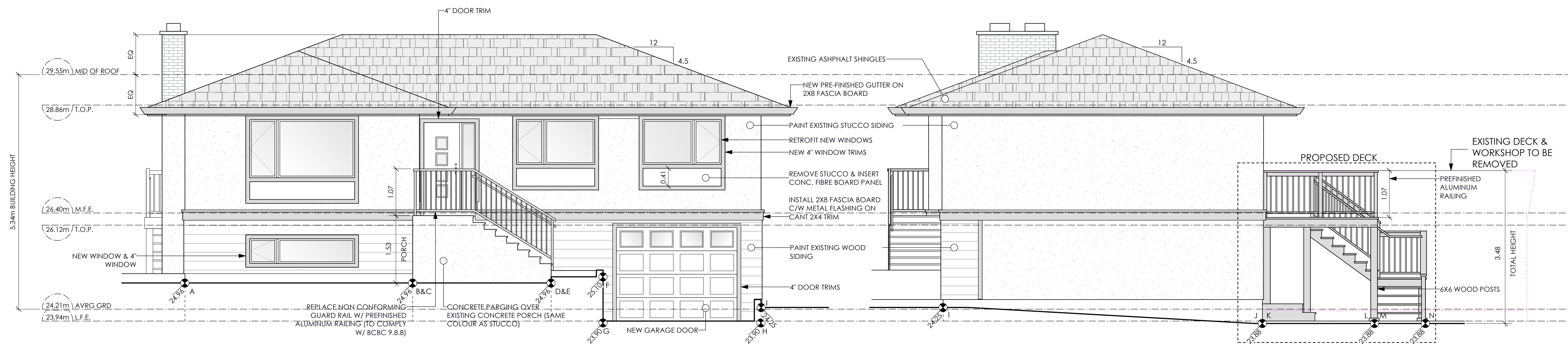
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A2

Proposed Rezoning

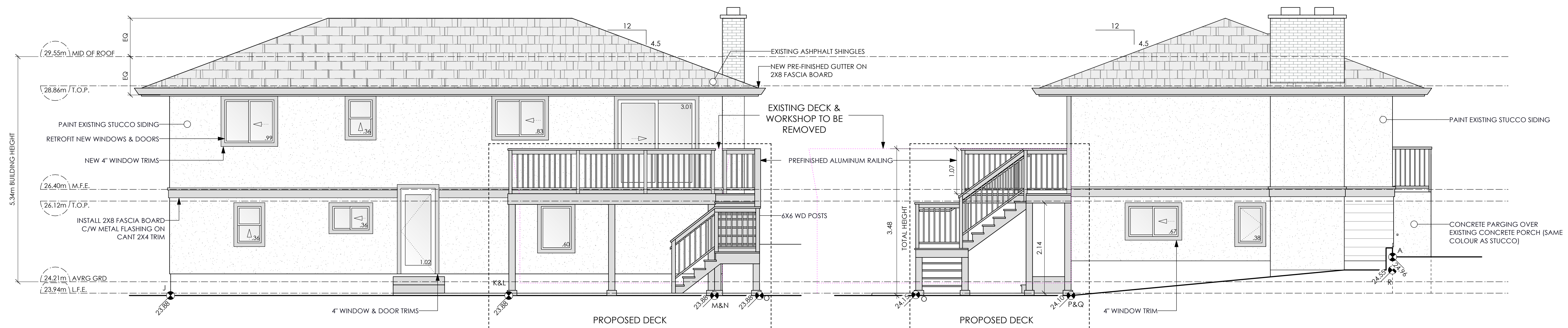


1 Front Elevation
A3 Scale: 1:50

"LOT A"
EXISTING RESIDENCE

2 Right Side Elevation
A3 Scale: 1:50

EXISTING WORKSHOP TO BE REMOVED - PROPOSED NEW DECK & STAIRS
(ALSO SHOWING FUTURE WINDOWS & SIDING RENOVATIONS)



3 Rear Elevation
A3 Scale: 1:50

Limiting Distance	5.46 m
Exposed Building Face	55.25 m ²
Allowable Openings	26 %
Allowable Opening Area	14.37 m ²
Proposed Openings	7.53 m ²

4 Left Side Elevation
A3 Scale: 1:50

Limiting Distance	2.46 m
Exposed Building Face	30.17 m ²
Allowable Openings	11 %
Allowable Opening Area	3.32 m ²
Proposed Openings	1.05 m ²

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A3

Proposed Rezoning

NOT FOR CONSTRUCTION - MORE DETAILS TO BE ADDED FOR BUILDING PERMIT APPLICATION

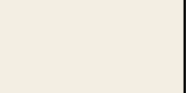
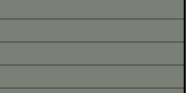
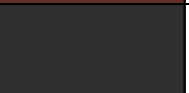


1 Front Elevation
A4 Scale: 1:50



2 Right Side Elevation
A4 Scale: 1:50

"LOT A"
EXISTING RESIDENCE
(SHOWING FUTURE WINDOWS &
SIDING RENOVATIONS)

ROOF SHINGLE		EXISTING CHARCOAL GREY
SOFFIT, FASCIA, GUTTERS, DOWNSPOUT & WINDOWS		WESTINGHLAND WHITE SW7566
EXISTING HORIZONTAL WD SIDING		RETREAT SW 6207
CONCRETE FIBRE BOARD PANEL, SMOOTH FINISH		OYSTER BAY SW 6206
EXISTING STUCCO		OYSTER BAY SW 6206
FRONT DOOR, GARAGE DOOR & BACK DOOR		ROCKWOOD RED SW2502
RAILINGS & WD POSTS		TRICORN BLACK SW6258



3 Rear Elevation
A4 Scale: 1:50



4 Left Side Elevation
A4 Scale: 1:50

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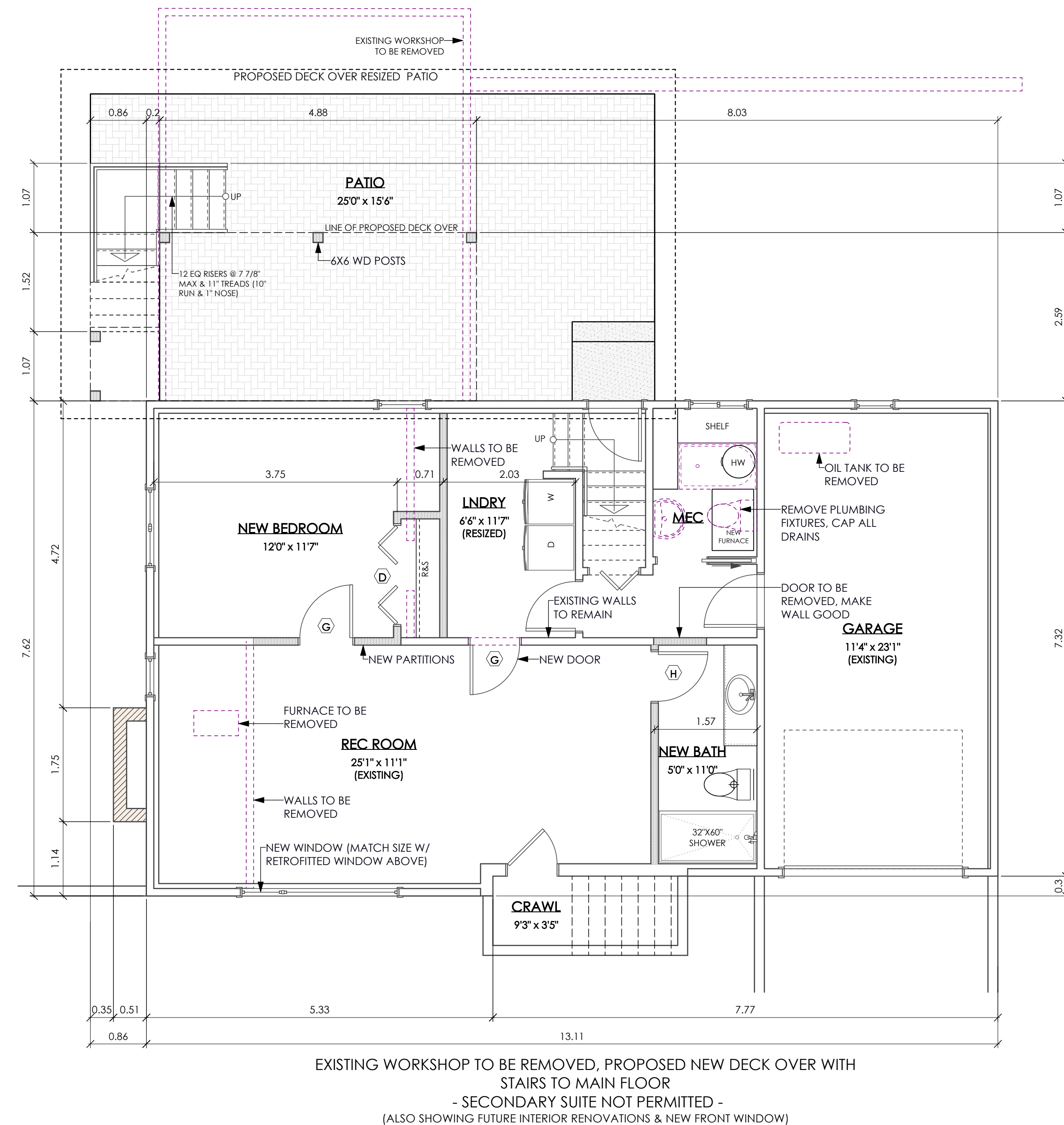
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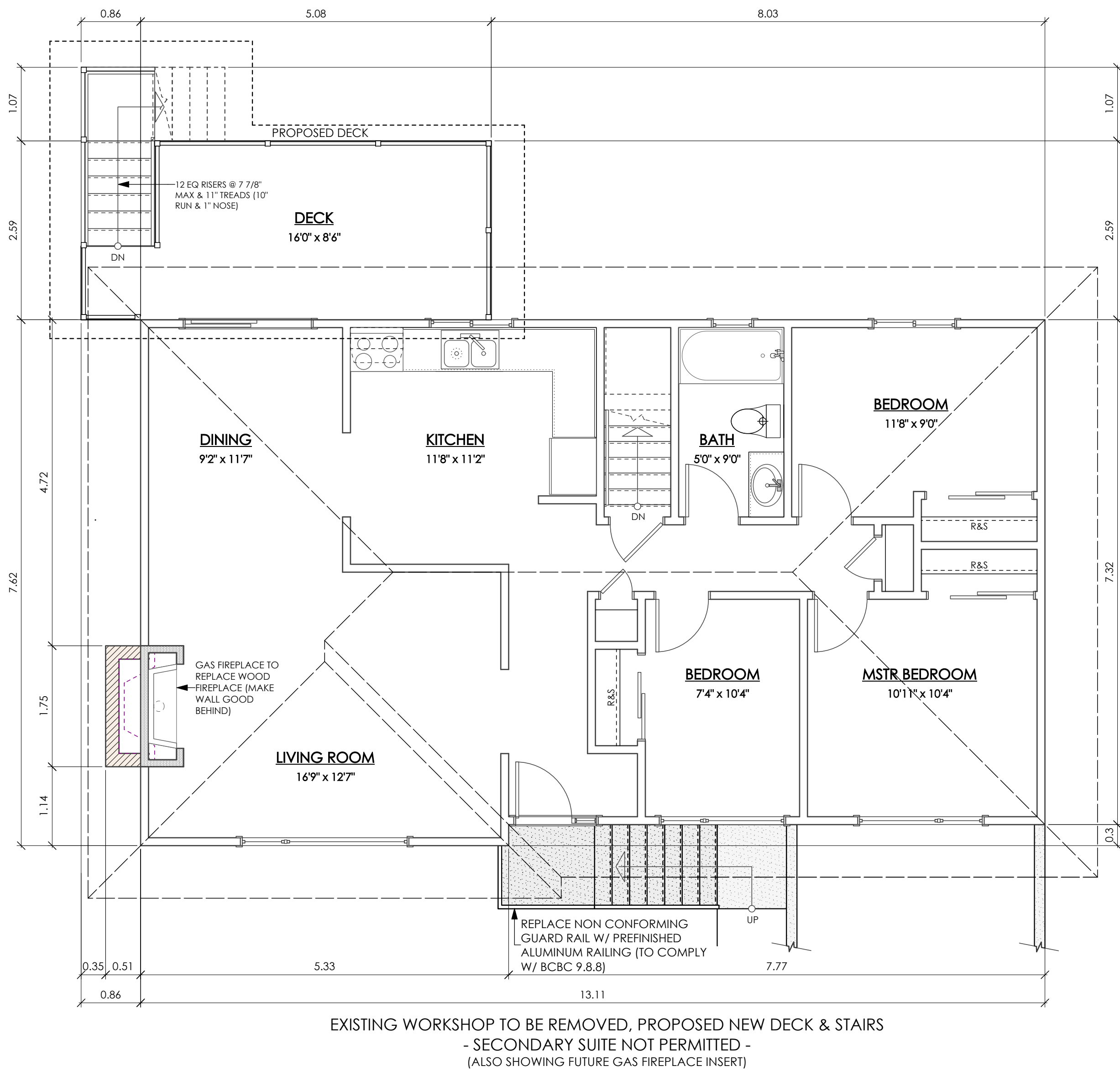
Page #

A4



1
A5
Lower Floor Plan
Scale: 1:50
Gross 1,100.14 sqft (102.21 sqm)
Living 725.70 sqft (67.42 sqm)
Crawlspace 32.67 sqft (3.03 sqm)
Garage 262.58 sqft (24.39 sqm)

"LOT A"
EXISTING RESIDENCE



2
A5
Main Floor Plan
Scale: 1:50
Gross 1,059.31 sqft (98.41 sqm)
Living 999.06 sqft (92.82 sqm)
Deck 140.25 sqft (13.03 sqm)

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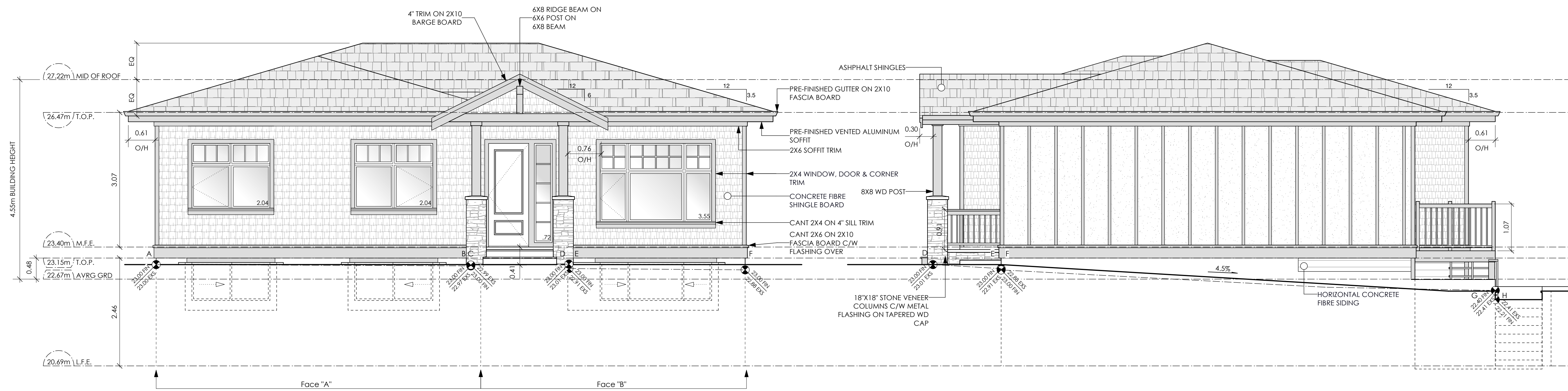
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Scale
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A5



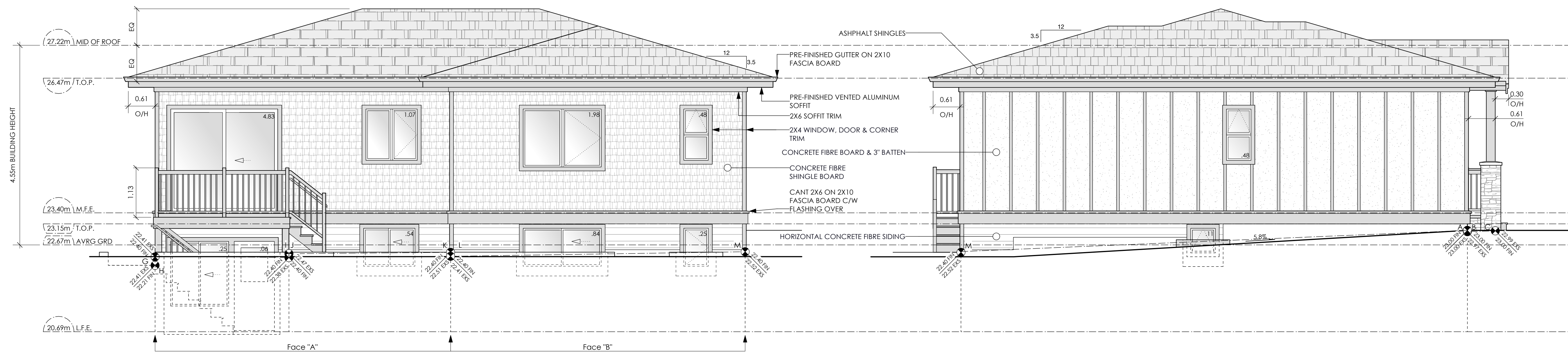
Limiting Distance Face "A" 7.52 m
Exposed Building Face 23.03 m²
Allowable Openings 94 %
Allowable Opening Area 21.65 m²
Proposed Openings 4.08 m²

1 Front Elevation
A6 Scale: 1:50

Limiting Distance Face "B" 8.50 m
Exposed Building Face 18.79 m²
Allowable Openings 100 %
Allowable Opening Area 18.79 m²
Proposed Openings 3.55 m²

2 Right Side Elevation
A6 Scale: 1:50

"LOT B"
PROPOSED RESIDENCE



Limiting Distance Face "A" 10.33 m
Exposed Building Face 25.17 m²
Allowable Openings 100 %
Allowable Opening Area 25.17 m²
Proposed Openings 6.25 m²

3 Rear Elevation
A6 Scale: 1:50

Limiting Distance Face "B" 8.81 m
Exposed Building Face 25.36 m²
Allowable Openings 100 %
Allowable Opening Area 25.36 m²
Proposed Openings 3.55 m²

4 Left Side Elevation
A6 Scale: 1:50

Limiting Distance 4.01 m
Exposed Building Face 38.16 m²
Allowable Openings 32 %
Allowable Opening Area 12.21 m²
Proposed Openings 0.59 m²

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Scale
As Noted

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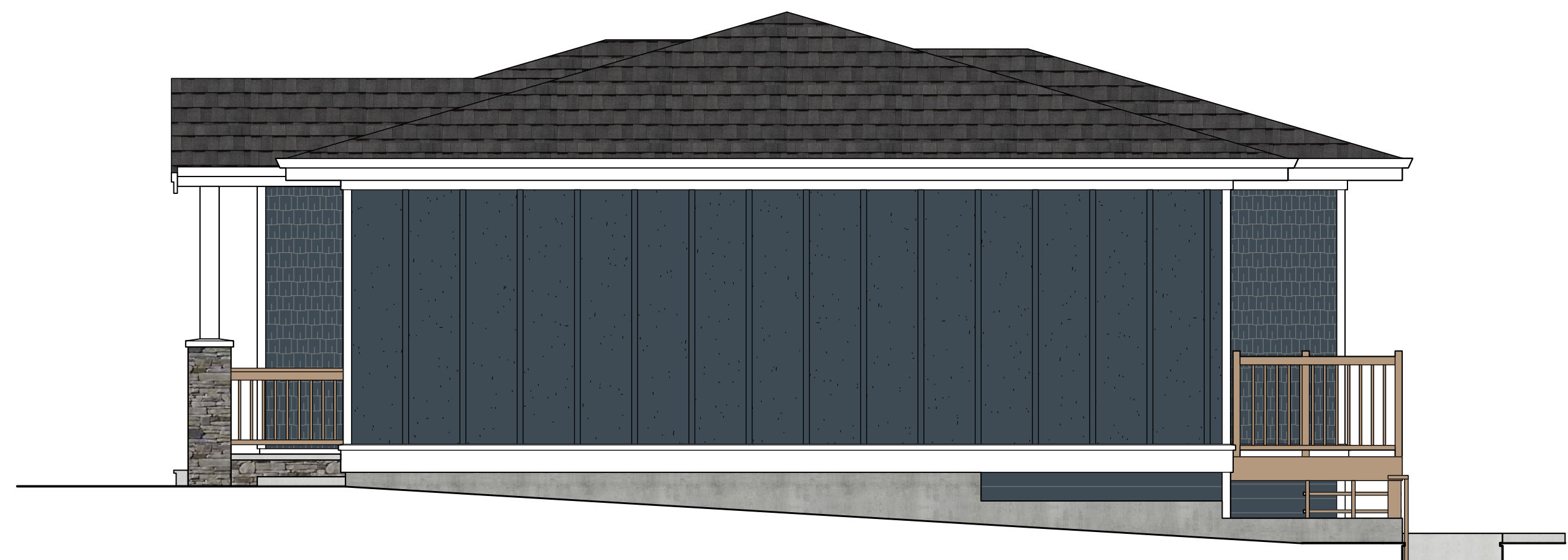
Page #
A6

Proposed Rezoning

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1
A7
Front Elevation
Scale: 1:50



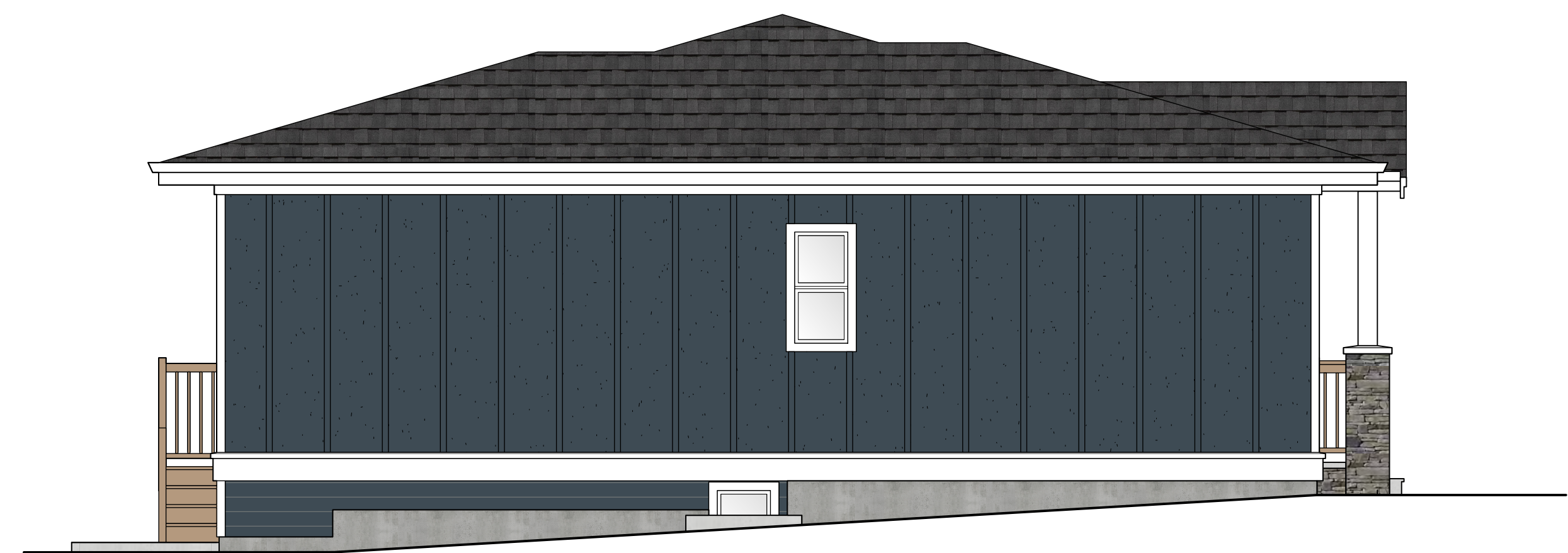
2
A7
Right Side Elevation
Scale: 1:50

"LOT B"
PROPOSED RESIDENCE

ASHPALT SHINGLES	CHARCOAL
SOFFIT, FASCIA, WINDOWS & CORNER TRIMS	REFLECTIVE WHITE SW7757
FRONT DOOR & SUITE DOOR	COPEN BLUE SW0068
RAILINGS & WD POSTS	DESERT WOOD STAIN SW0068
CONCRETE FIBRE BOARD & BATTENS	SEA SERPENT SW 7615
CONCRETE FIBRE SHINGLES	SEA SERPENT SW 7615
HORIZONTAL CONCRETE FIBRE SIDING	SEA SERPENT SW 7615
CULTURED STONE VENEER	SOUTHERN LEDGESTONE ECHO RIDGE



3
A7
Rear Elevation
Scale: 1:50



4
A7
Left Side Elevation
Scale: 1:50

Proposed Rezoning

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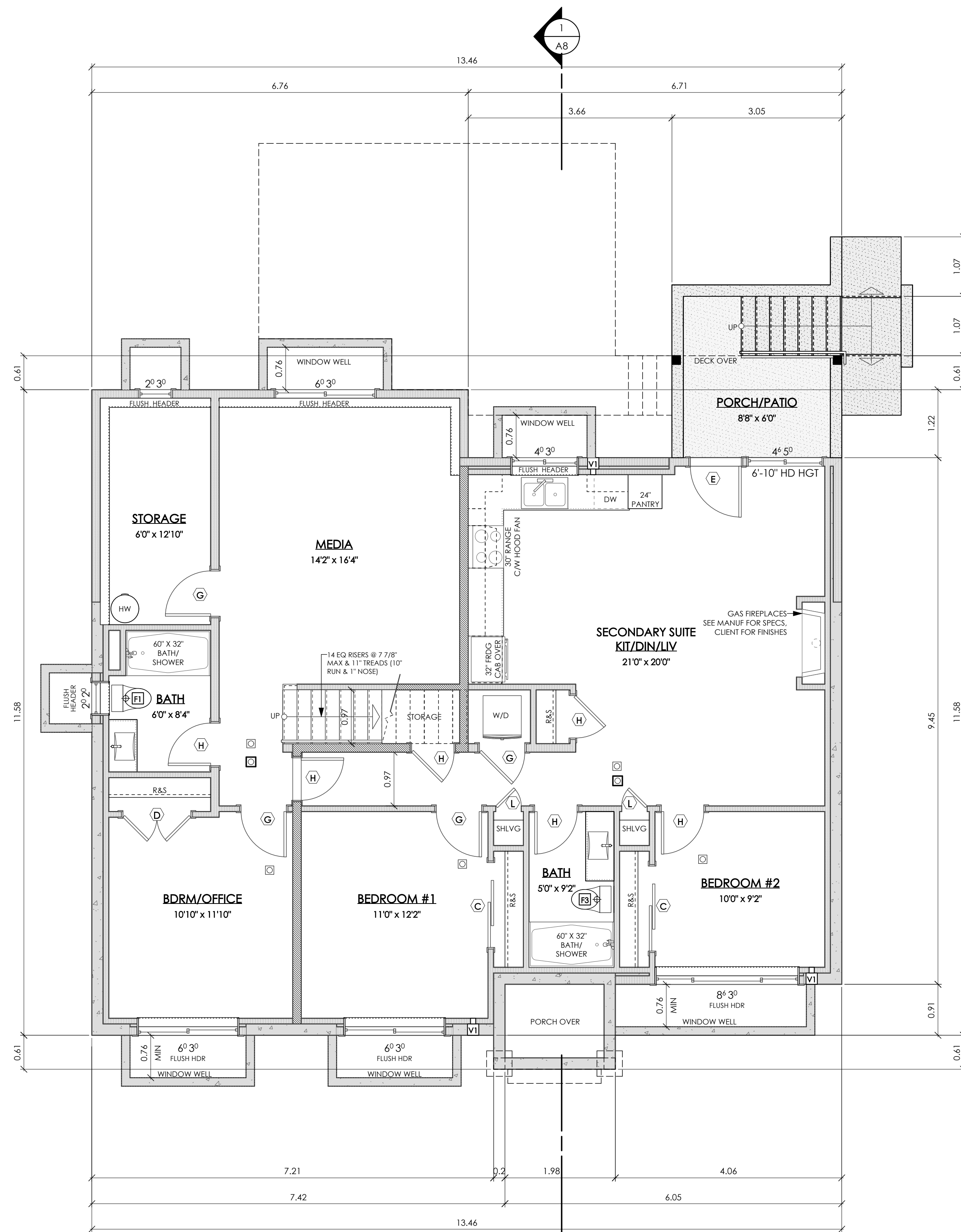
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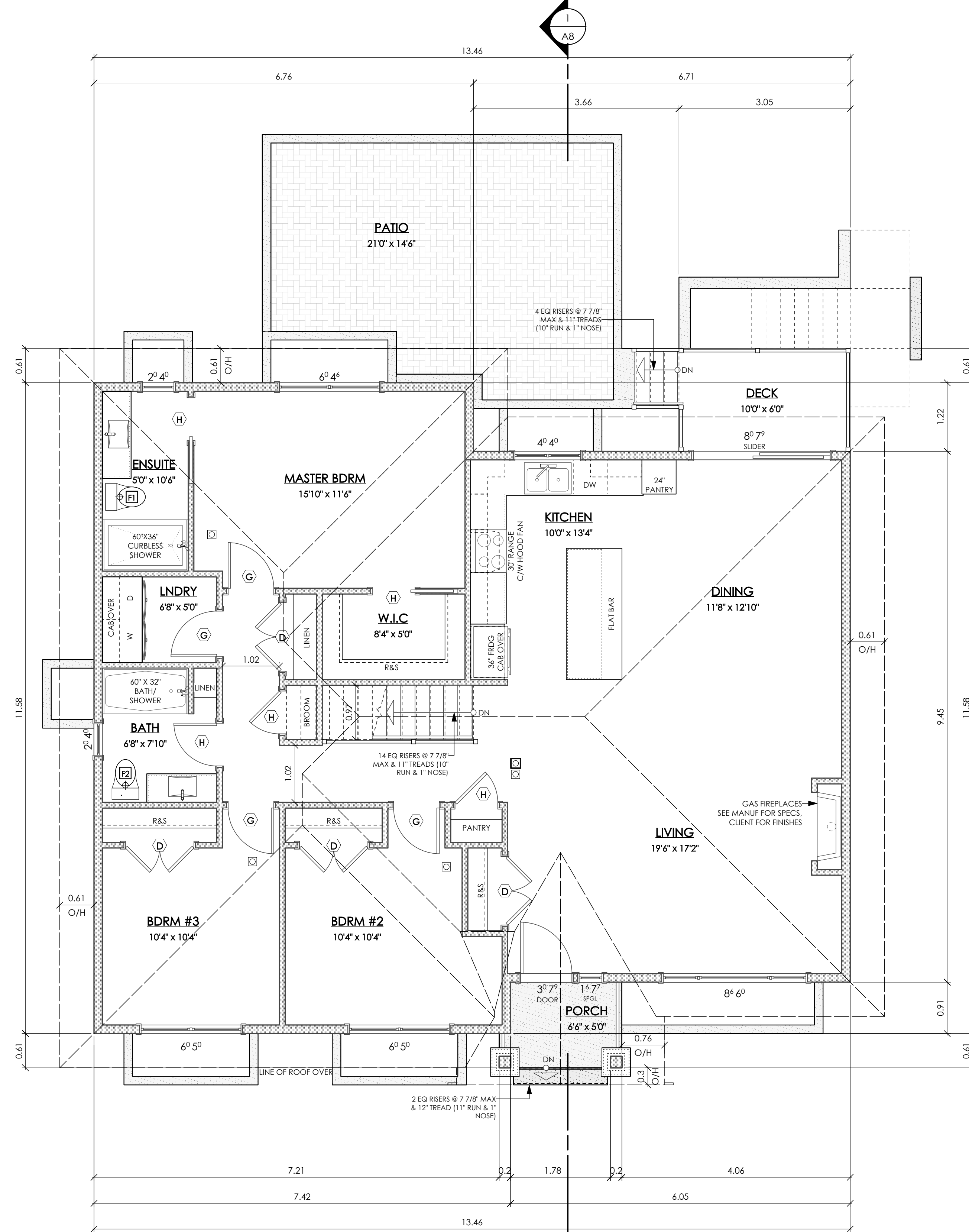
Scale
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"LOT B"
PROPOSED RESIDENCE



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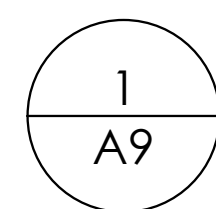
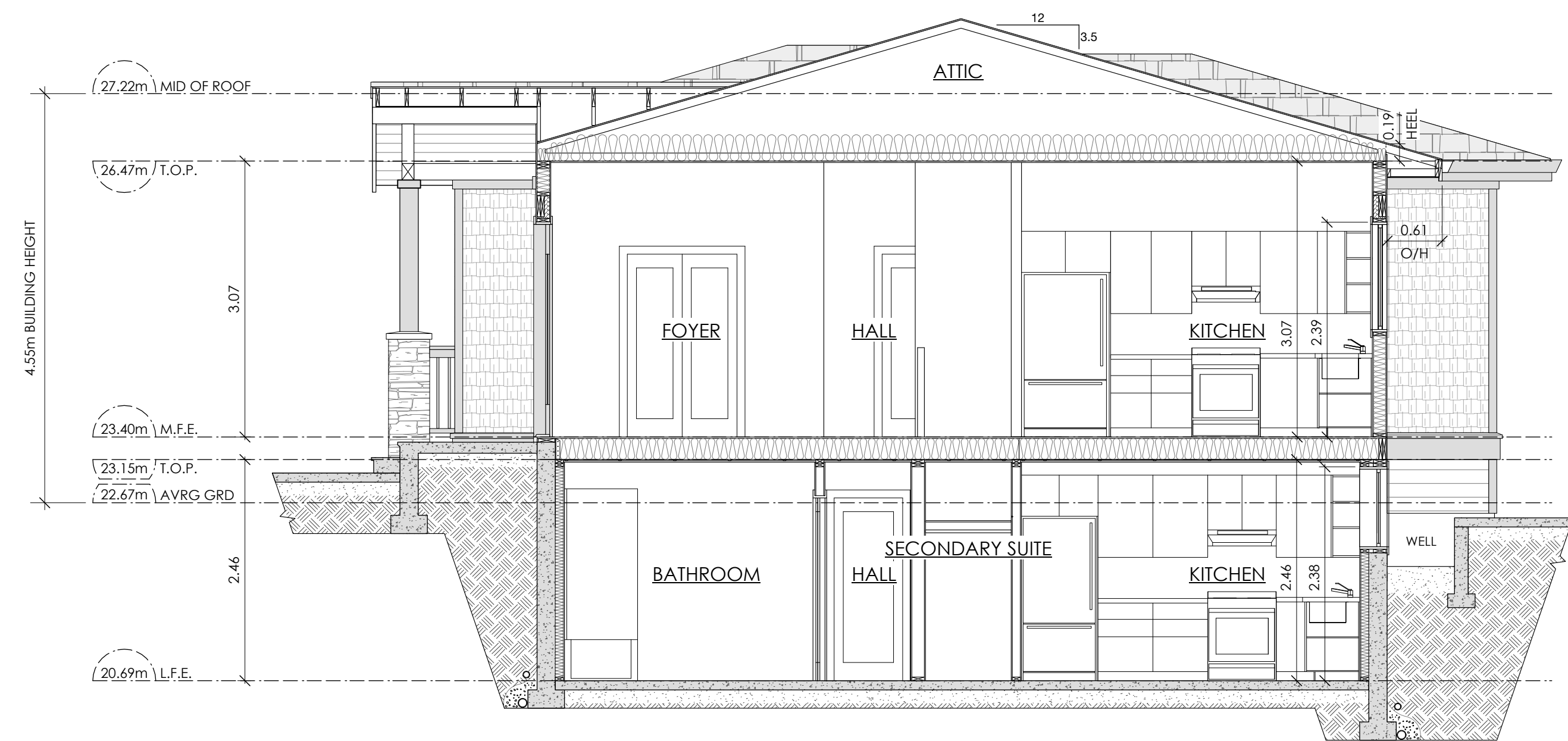
Scale
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Page #
A8

Proposed Rezoning

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Lot B - Cross-Section

Scale: 1:50

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Scale

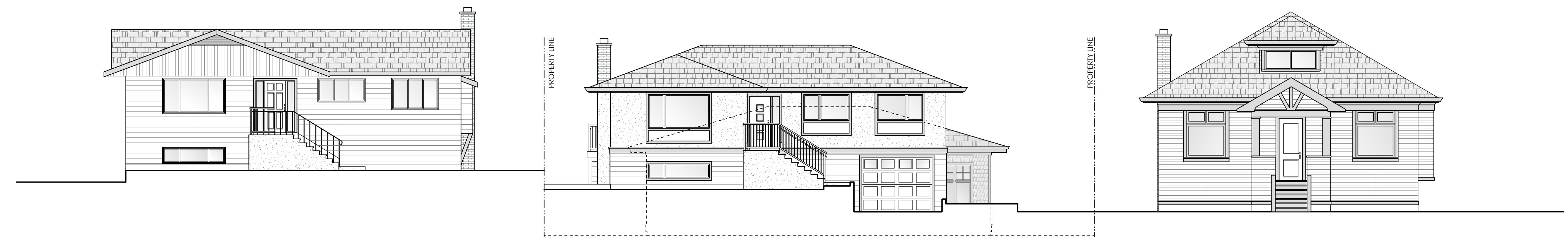
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3155 BALFOUR AVE
NEIGHBOUR

3145 BALFOUR AVE
"LOT A"
EXISTING RESIDENCE

"LOT B"
PROPOSED RESIDENCE
BEHIND

3135 BALFOUR AVE
NEIGHBOUR

1
A10
Balfour Ave Streetscape
Scale: 1:100



Date

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Scale

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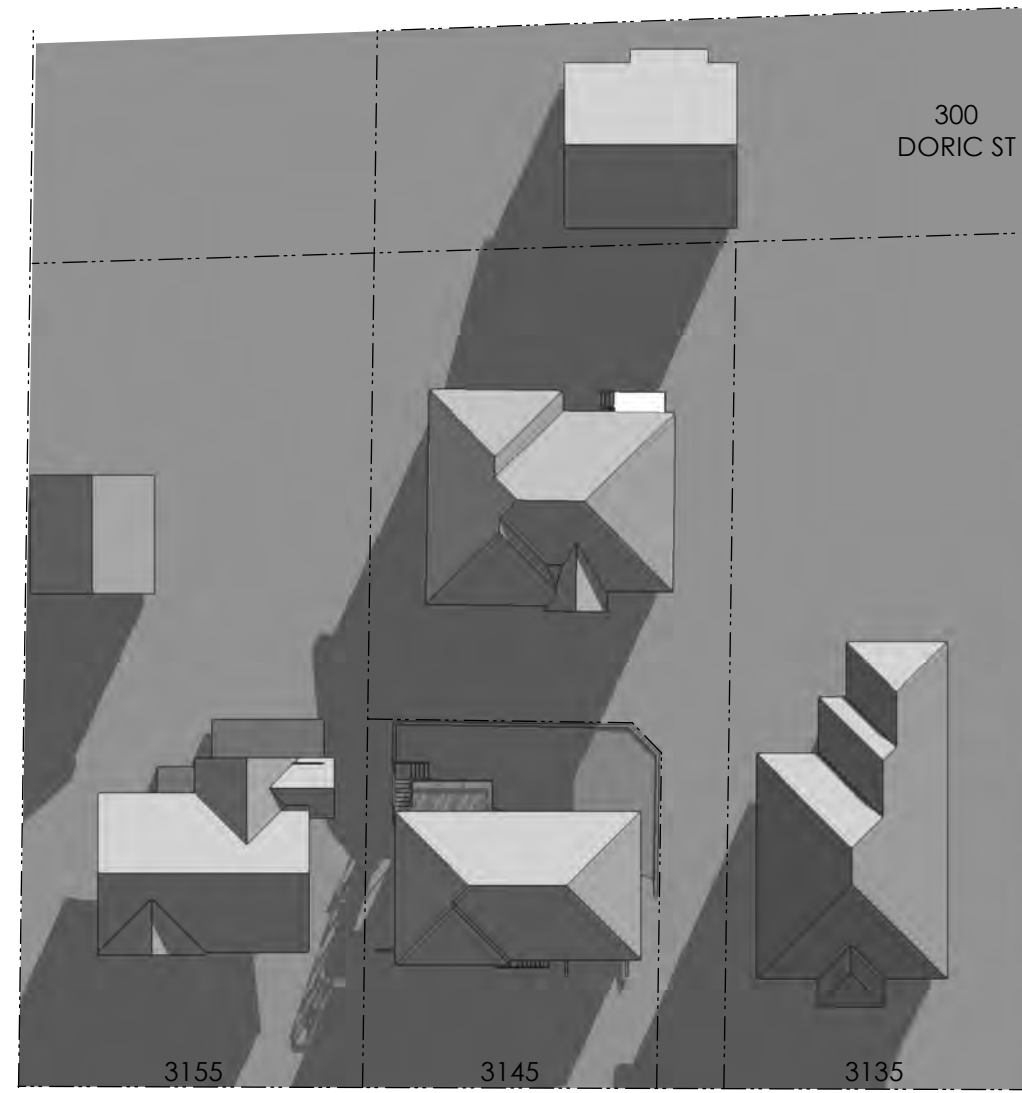
Page #

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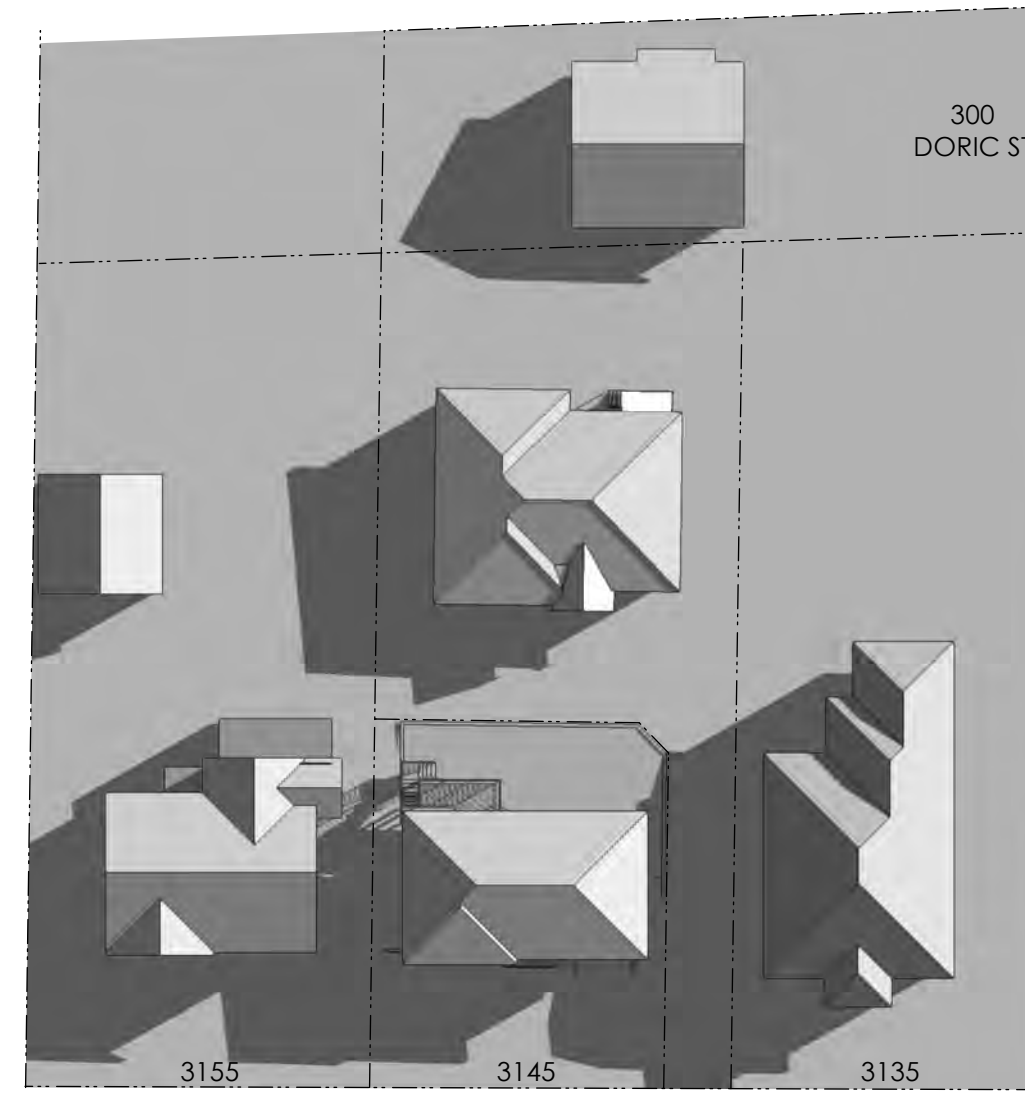
Proposed Rezoning

NOT FOR CONSTRUCTION - MORE DETAILS TO BE ADDED FOR BUILDING PERMIT APPLICATION

WINTER SOLSTICE
DECEMBER 21ST



1 Shadow Study - 9:32am (1.5hrs After Sunrise)

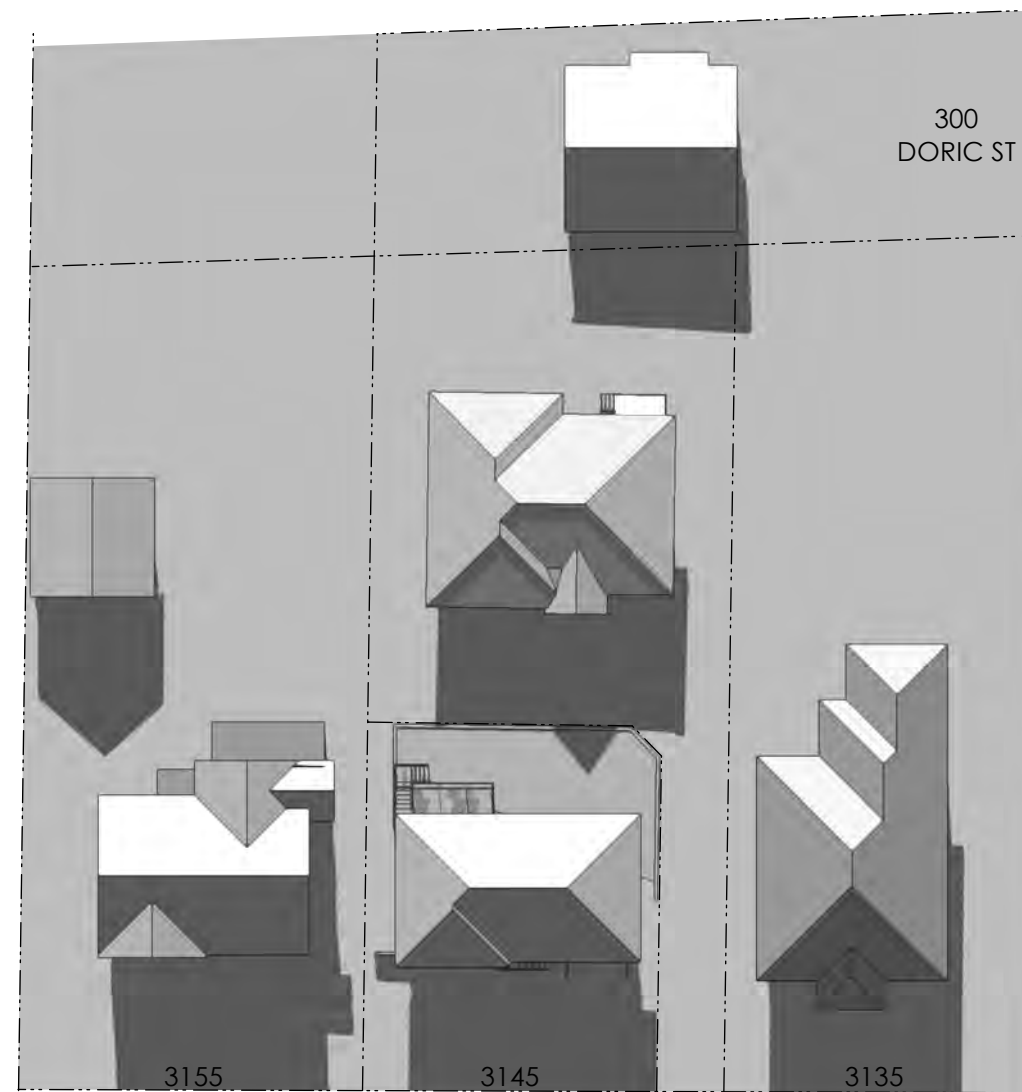


2 Shadow Study - 12:11pm (Solar Noon)

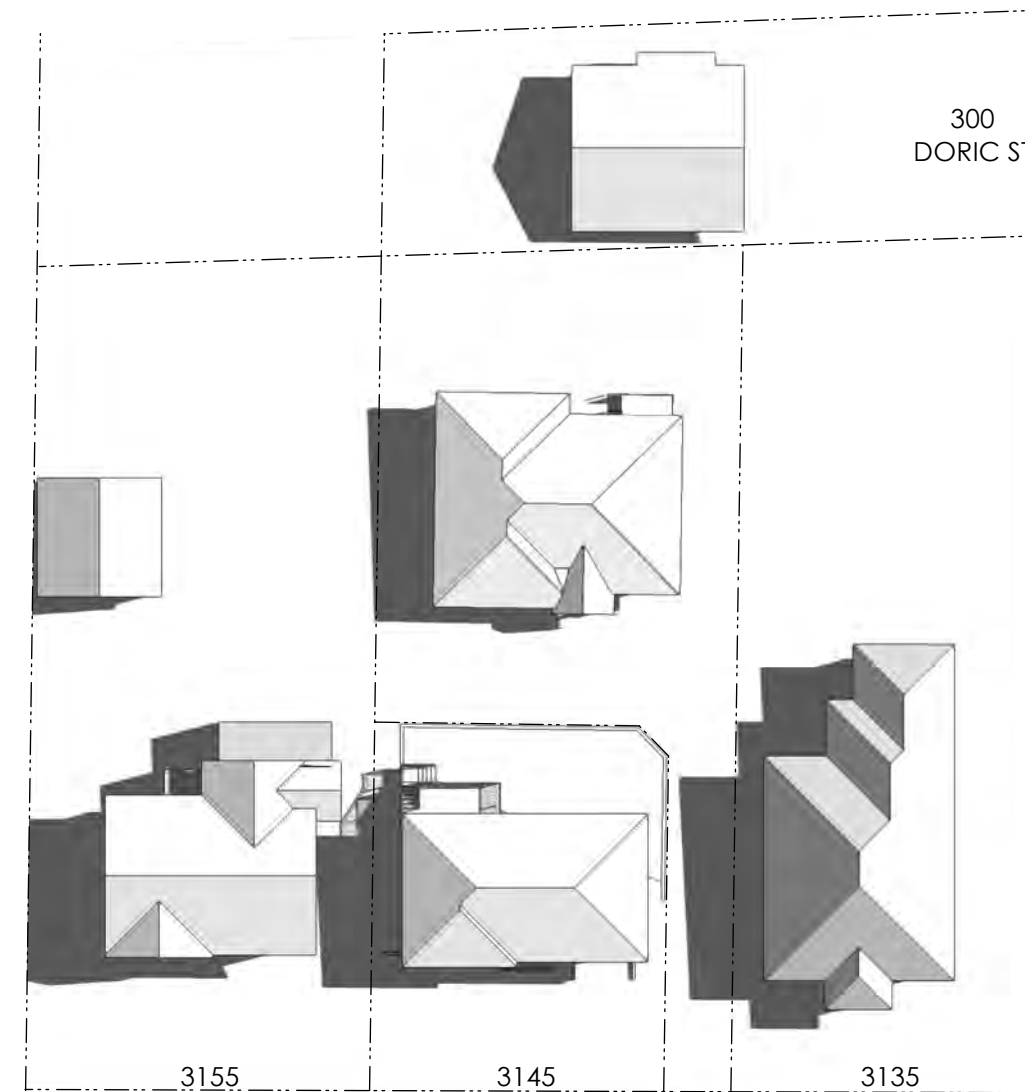


3 Shadow Study - 2:50pm (1.5hrs Before Sunset)

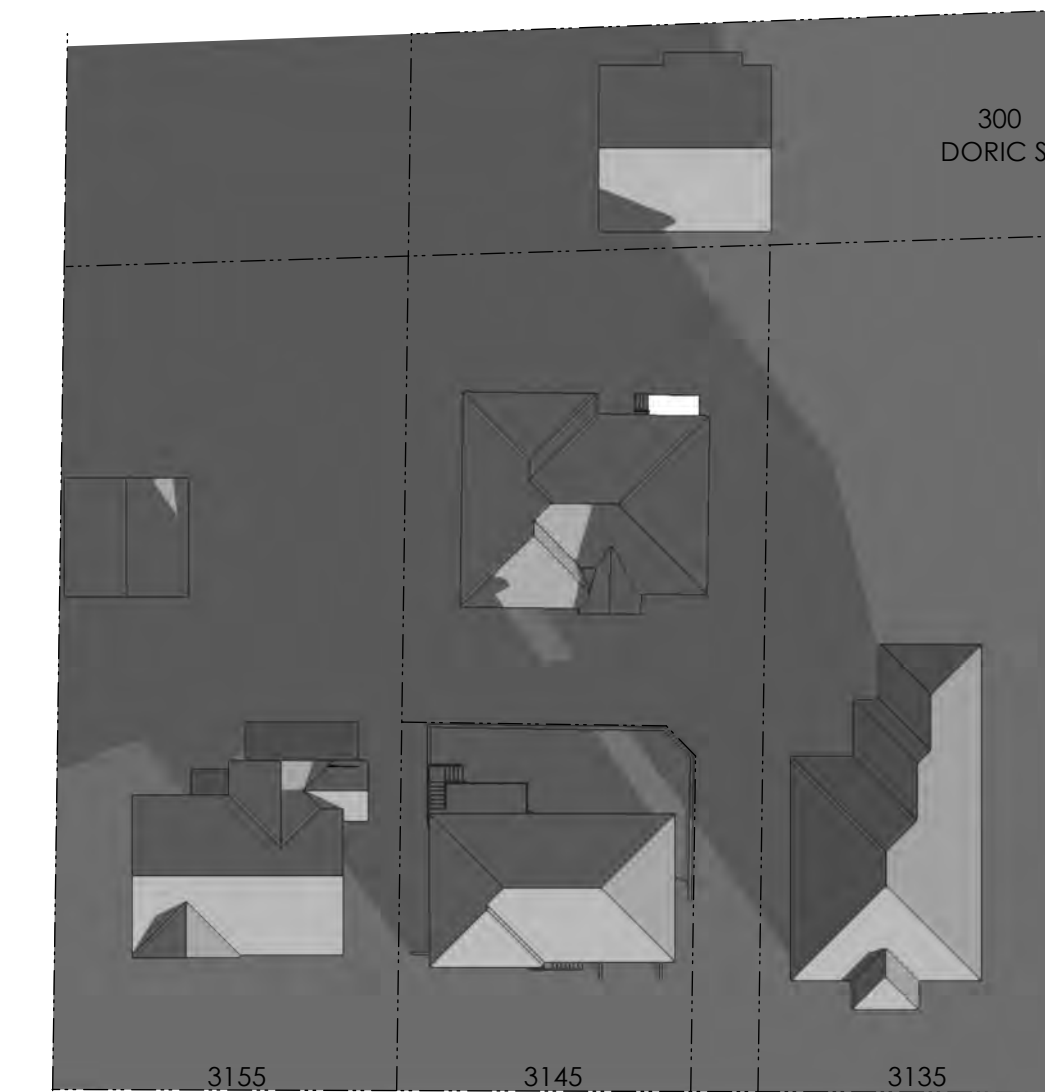
MARCH 21ST &
SEPTEMBER 21ST



4 Shadow Study - 8:28am (1.5hrs After Sunrise)

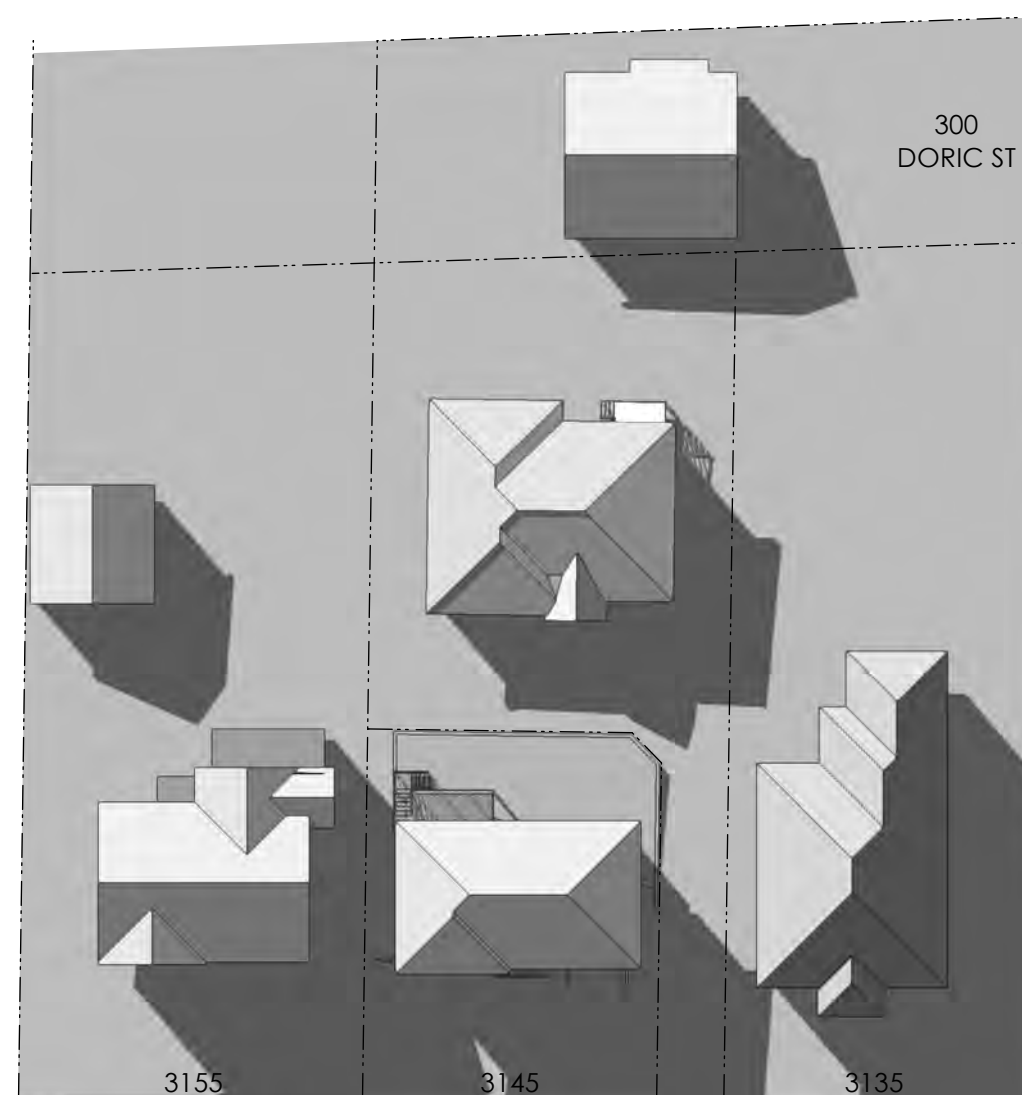


5 Shadow Study - 1:06pm (Solar Noon)

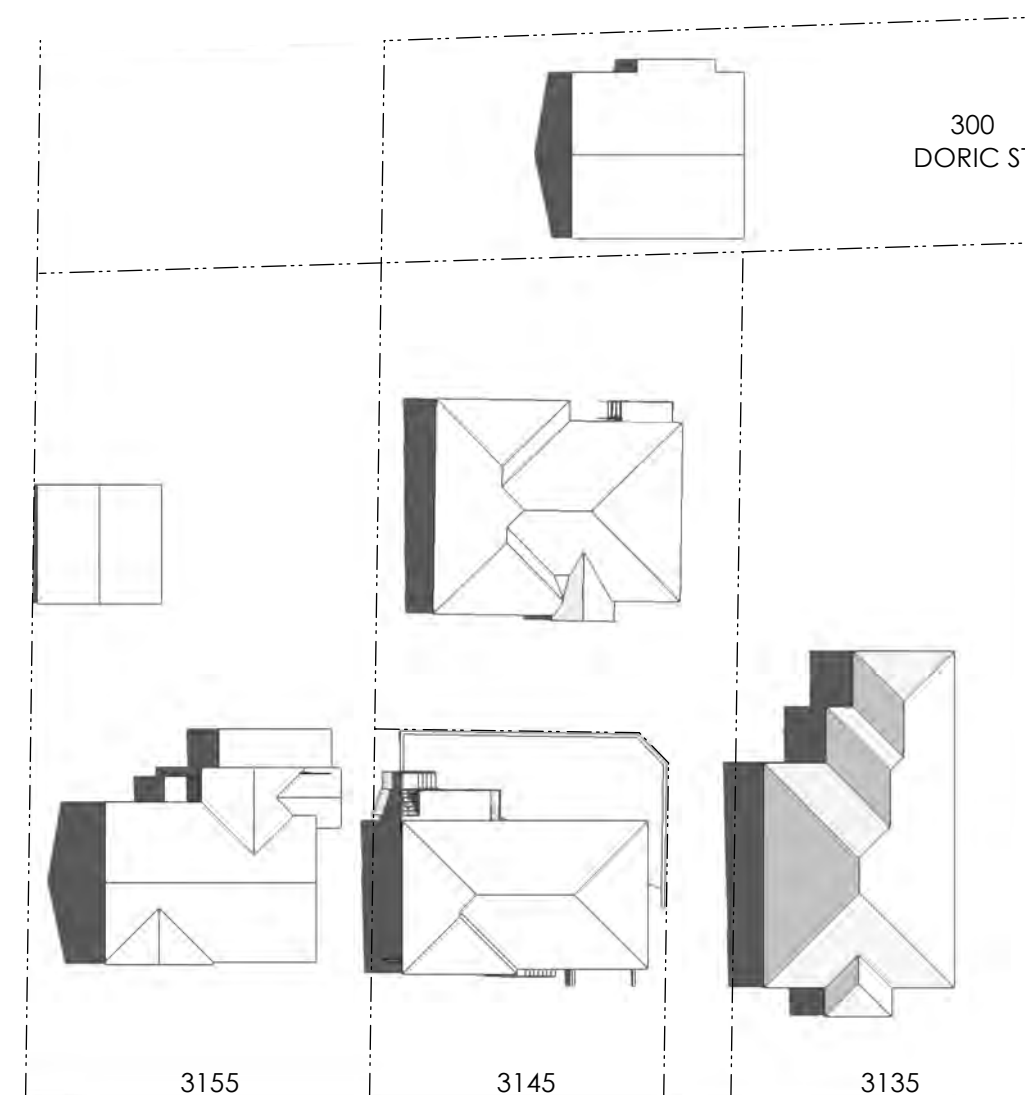


6 Shadow Study - 5:46pm (1.5hrs Before Sunset)

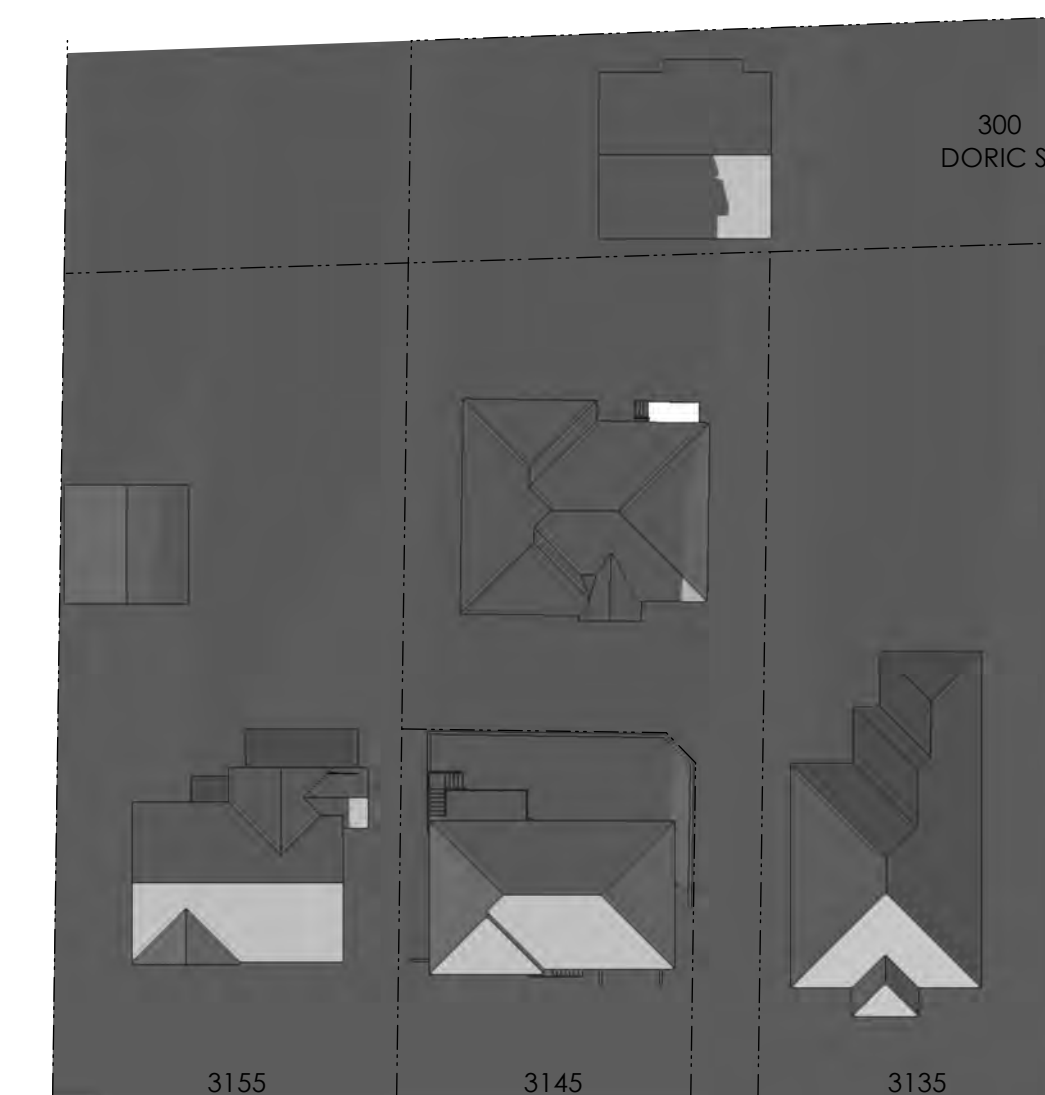
SUMMER SOLSTICE
JUNE 21ST



7 Shadow Study - 6:42am (1.5hrs After Sunrise)



8 Shadow Study - 1:15pm (Solar Noon)



9 Shadow Study - 7:48pm (1.5hrs Before Sunset)

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Scale

As Noted

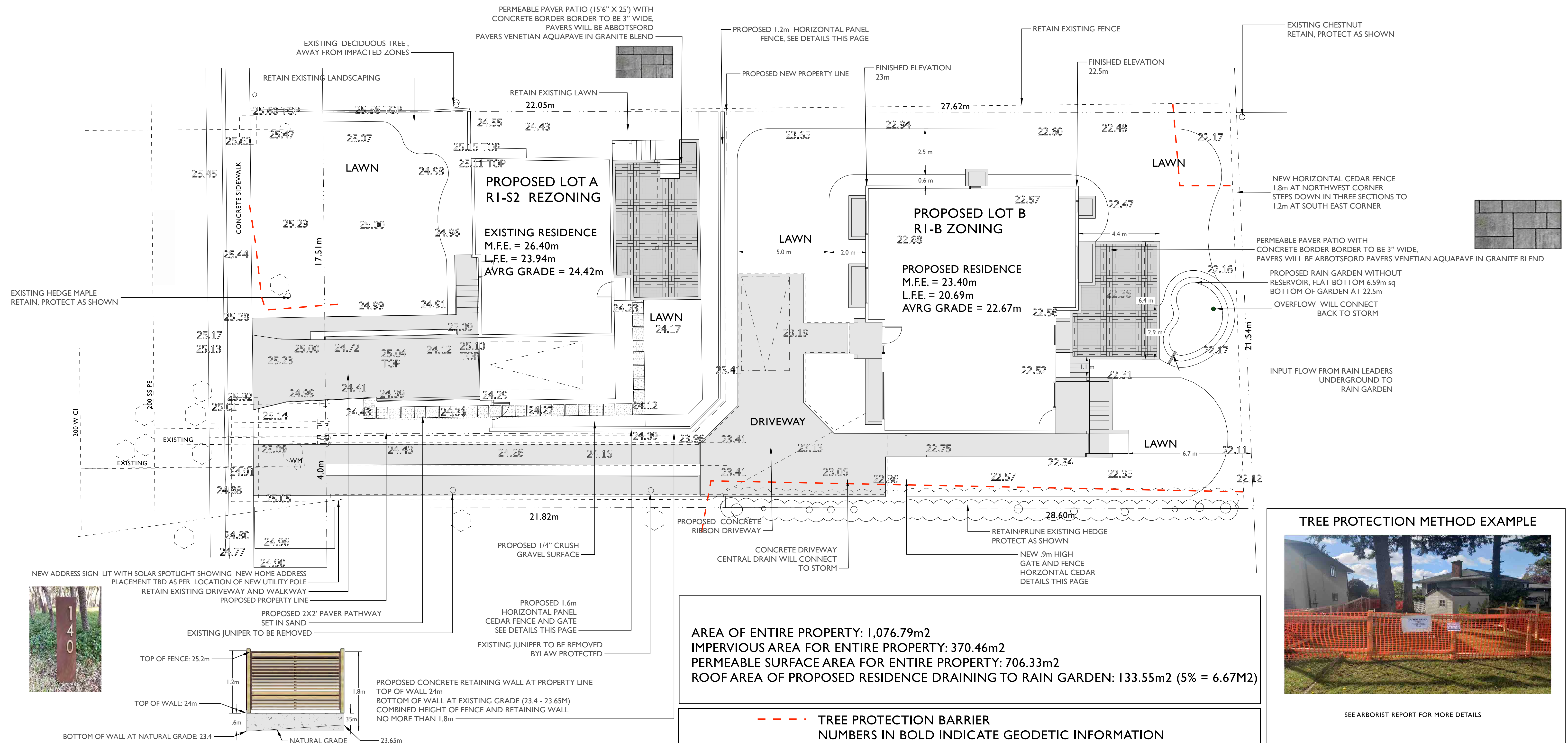
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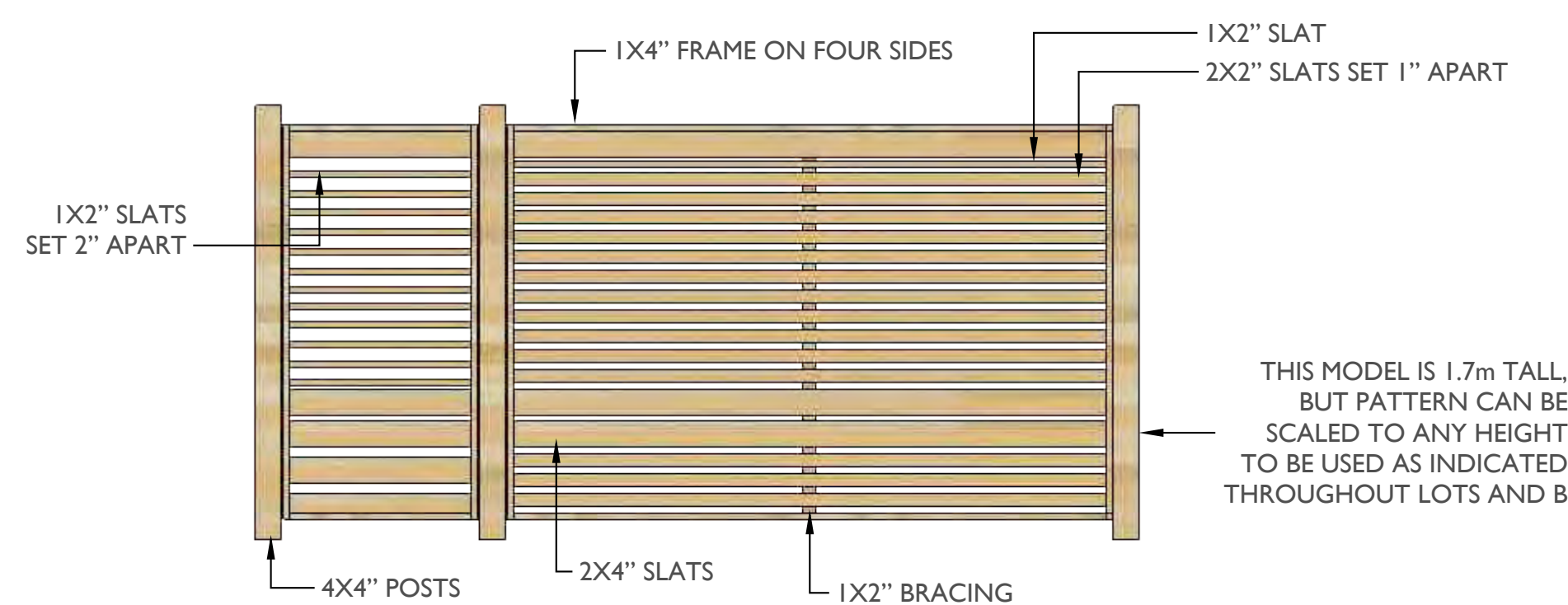
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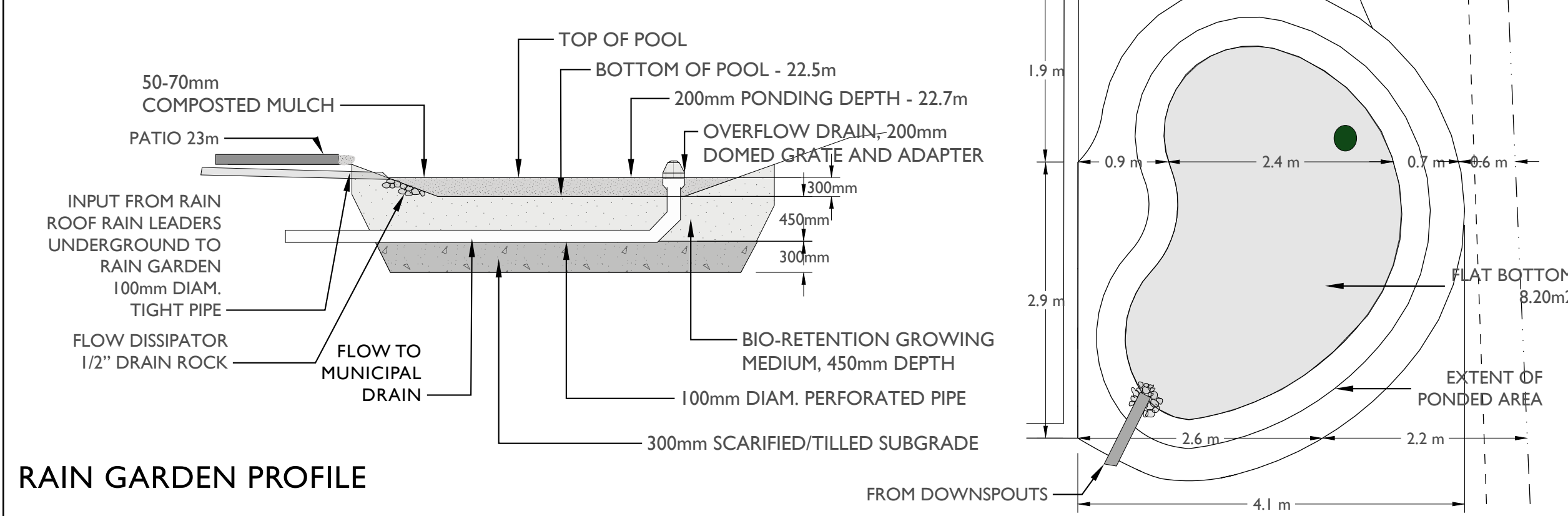
SITE AND GRADING PLAN



HORIZONTAL FENCE AND GATE DETAILS
1/2" = 1'0"



RAIN GARDEN DETAILS



Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE

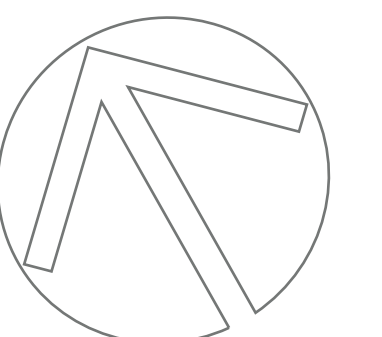
PROPOSED LANDSCAPE PLAN for
DANA BENSON
3145 BALFOUR AVENUE, VICTORIA, BC

PAGE TITLE

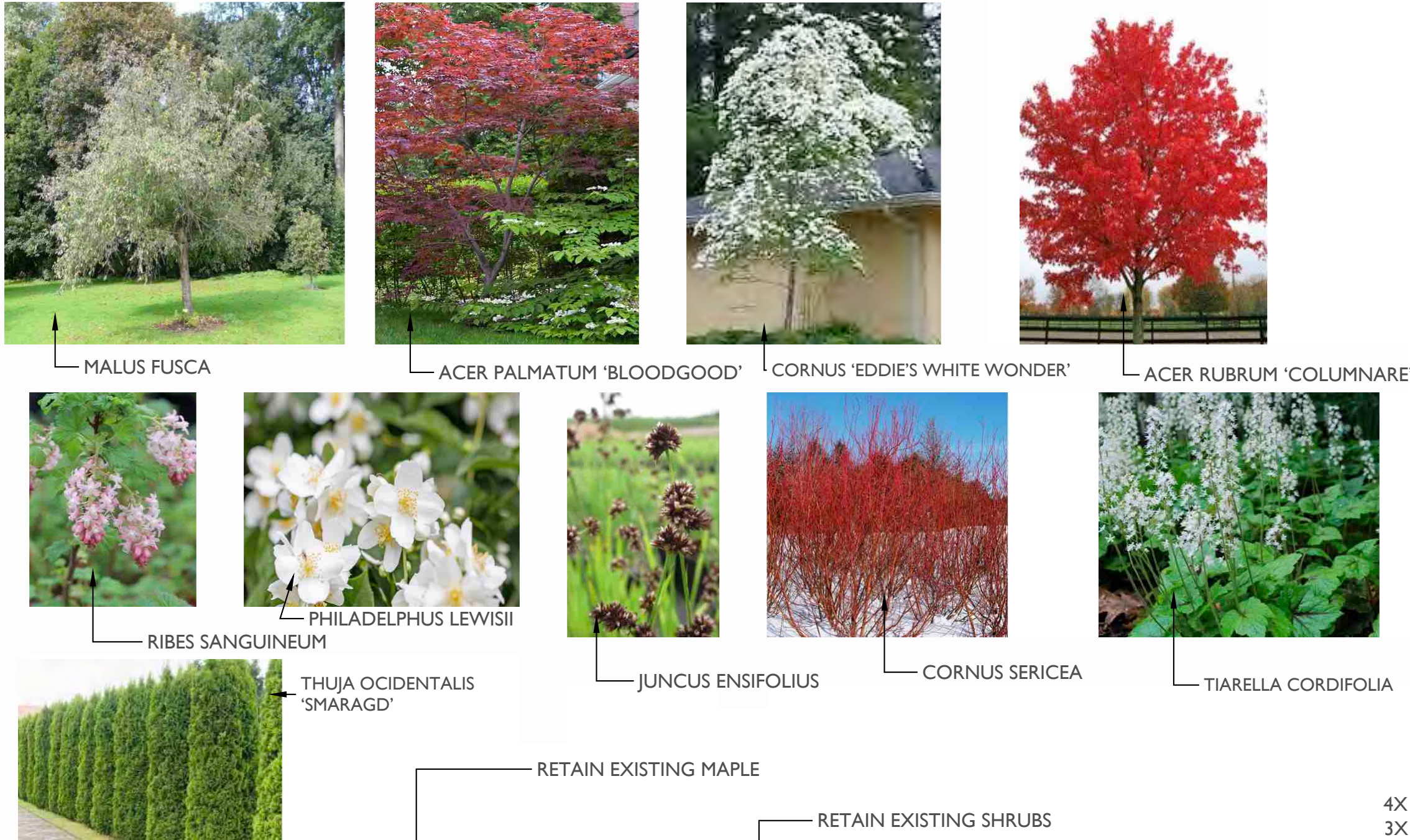
SITE PLAN, PAGE ONE OF TWO

FEbruary 26, 2021
revised SEP 9, 2021

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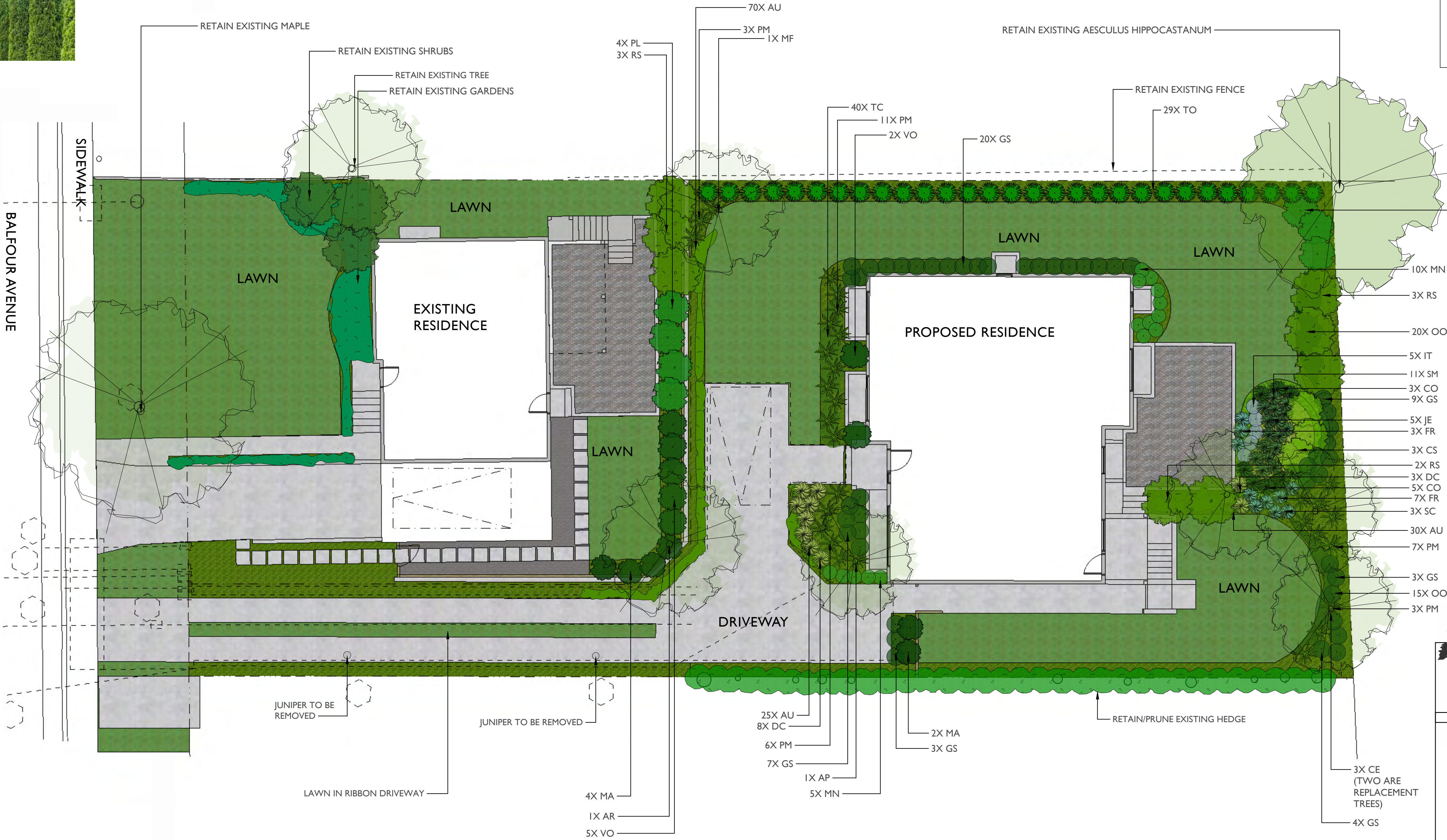


PLANTING PLAN



PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AP	1	3cm. cal.	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
AR	1	5cm. cal.	ACER RUBRUM 'COLUMNARE'	COLUMNAR RED MAPLE
CE	3	3cm. cal.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
MF	1	3cm. cal.	MALUS FUSCA	PACIFIC CRABAPPLE
SHRUBS				
CS	3	#5	CORNUS SERICEA	RED-OSIER DOGWOOD
MA	6	#5	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
PL	7	#5	PHILADELPHUS LEWISII	MOCK ORANGE
RS	8	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT
TO	29	6'	THUJA O. 'SMARAGD'	EMERALD CEDAR
VO	7	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
PERENNIALS, FERNS AND GRASSES				
CO	8	#1	CAREX OBNUPTA	SLOUGH SEDGE
DC	11	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FR	10	#1	FESTUCA ROEMERI	ROEMER'S FESCUE
IT	5	#1	IRIS TENAX	TOUGH LEAF IRIS
JE	5	#1	JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH
PM	30	#2	POLYSTICHUM MUNITUM	SWORD FERN
SM	11	#1	SCIRPUS MICROCARPUS	SMALL-FLOWERED BULRUSH
GROUNDCOVERS				
AU	125	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK
GS	46	#1	GAULTHERIA SHALLON	SALAL
MN	15	#1	MAHONIA NERVOSA	CREeping OREGON GRAPE
OO	35	4"	OXALIS OREGANA	REDWOOD SORREL
TC	40	4"	TIARELLA CORDIFOLIA	FOAM FLOWER



PLANTING AND IRRIGATION NOTES

- A Tree Permit for landscaping and irrigation construction within the Protected Root Zones (PRZ) of the Bylaw Protected Trees will be required.
- New plantings are shown on Greenspace Designs Planting Plan dated JULY 28, 2021.
- Any plant substitutions shall be made in consultation with the landscape architect.
- The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- Topsoil depths shall be as follows:
 - trees 2m x 2m x 2m soil per tree
 - shrubs 600 mm depth
 - ground covers 150 mm depth
- All grass areas shall be sod. Sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.
- All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into ground.
- Plants determined to be dead or dying at the end of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.
- All planting beds shall be irrigated with an automatic underground system.
- Irrigation sleeving is to be 150mm diameter. Schedule 40 or SDR 28 as per bylaw 1000.
- Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
- All irrigation materials and installation methods shall conform to IABC standards.
- Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
- Backflow preventer requirements for irrigation lines shall conform to the City of Victoria municipality requirements.
- The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.
- The Irrigation Contractor shall supply all manuals and instruct the owner on irrigation system operation.

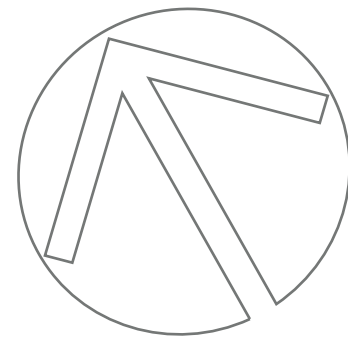


PROJECT TITLE
PROPOSED LANDSCAPE PLAN for
DANA BENSON
3145 BALFOUR AVENUE, VICTORIA, BC

PAGE TITLE
PLANTING PLAN, PAGE TWO OF TWO

DATE
FEBRUARY 26, 2021
revised SEP 9, 2021

SCALE
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LANDSCAPE

Trees Permit
Refer to Municipal Bylaws for details on tree protection, removal and permits required.

Trees Protect
Trees shown bold solid line to be **RETAINED**, and protection fencing installed as per Arborist Report, to be reviewed by Parks.

Trees Remove
Trees shown dotted red line to be removed

New Trees New tree to be provided by City at applicants expense. Location and tree specifications to be approved by City.

Trees Fence
All protected and new 'boulevard tree' protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.

New 'boulevard tree' protection fencing to be 2.5x2.5m centered upon the proposed 'new' location

Trees Other
Private, boulevard 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, excavation or disturbances that occur within the CRZ of any tree.

Pre-construction Meeting
A preconstruction meeting is to be conducted with City Parks, project constructors, project arborist, and engineers prior to any work being carried out.

Road Shoulder and Boulevard Restoration
All City boulevard areas to be fully restored as per the COV subdivision and development servicing by law no. 12-042

HYDRO AND TELECOM

New
Coordinate with Utilities for new utilities.

GAS
Caution: Gas services exist in the area.

Confirm cover depth OK with Fortis before construction

Contact BC One-Call 1-800-474-6886 for gas locate before excavation.

New gas line installation to be applied for by owner if so required, Shown schematically

ROAD

Driveways
Proposed DW location. Driveway Apron to be built in accordance with City of Victoria Standard Drawings 1A-64

SEWER

Existing
Existing sewer connection to be replaced with new 100mm sewer connection and IC's by City at Applicants expense.

New
Provide new 100mm sewer connection and IC's by City at Applicants expense.

DRAIN

Existing
Existing drain connection to be replaced with new 100mm drain connection and IC by City at Applicants expense .

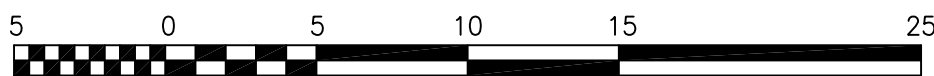
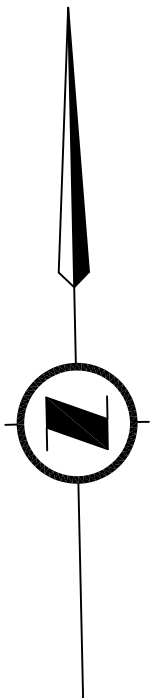
New
Provide new 100mm drain connection and IC by City at Applicants expense.

WATER

Existing
Existing water services to be upgraded to 25mm service by City at Applicants expense. Replace meter box as required.

New
Provide new 25mm water service/meter by City at Applicants expense.

GENERAL NOTES	GENERAL INFORMATION	COORDINATION REQUIREMENTS	GENERAL REQUIREMENTS
Dimensions are metric; millimeters are indicated. Measurements on 1:250 plan and profile, unless otherwise noted. Information that is provided in our plans, designs, or specifications is intended to indicate the approximate arrangement of work to be carried out. As the project progresses, the degree of detail that is provided may require additions or deletions. Existing surface information within areas to be excavated or disturbed may differ by others and are approximate only; additional services may be present but not shown or indicated on these drawings.	Communication and Reporting Contact BC One-Call prior to construction for services locate. 1-800-474-6886 The Contractor is to coordinate and communicate with the engineer, all utilities, and authorities having jurisdiction, well in advance (2-working days minimum) of the start of any excavation and commencement of each phase of construction. The Contractor shall coordinate and schedule all sub-consultants, contractors and trades required for the completion of the works. The Contractor shall provide the required quality control and conforming test reports to the engineer at the completion of each phase of the work.	Public Access Contractor to maintain vehicle access to existing houses. Existing Services Existing services must be exposed, located and elevations confirmed by the Contractor prior to works commencement. Services conflicts are to be reported to the Engineer immediately. All services to be reinstated to buildings and infrastructure. Must be inspected by City and authorities having jurisdiction. Contractor shall adjust all the services components to match finished grades.	
GENERAL REQUIREMENTS		Permits	Protection of Services
Refer to Hael Engineering's "Statement of Conditions" for additional information as to the use of these documents and construction of the works. Refer to Architecture, Mechanical and Electrical Specifications and Addendums not covered on these drawings Refer to City Standard Drawings and Specifications and permits, Master Construction Documents, latest edition, including Municipal Bylaws and addendums thereof, BC Hydro, Telus, BC Gas, BC Gas drawings and specifications, and other agencies/sub-consultants drawings and specifications for information not covered on these drawings.	A Tree Bylaw Permit is to be obtained prior to any site activities. A Permit to construct works on a Municipal Road Allowance must be obtained before works commence. A permit to cross or work near Fortis Gas pipeline is required. Contact 1-877-599-0916	A free pre-construction meeting is required prior to the foundation pour to inspect on site soil conditions. When giving advance notification, the contractor shall take into consideration the scheduling demand and prior commitments of all parties. Failure to comply with these requirements may result in delays, rejection of the work, or expensive testing to prove compliance.	Contract BC One-Call prior to construction for services locate. 1-800-474-6886 Exposed service points such as CP pots, manhole boxes and cleanouts to be provided with traffic bearing covers where subject to vehicle traffic. Except where otherwise specified herein, provide Class B bedding under all sewers and drains using free draining 19mm crush gravel.
All other construction, material and installation of services not covered by BC Hydro, BC Gas, BC Building Code, Electrical Code, or by other bylaws or specifications shall be in general conformance with the Master MMCD specifications/standard detail drawings, and addendums. Unless otherwise specified herein, all work within private property and easements to be installed in accordance with the Building Code as interpreted and inspected by the Municipal Works	In the event that the contractor is not providing his own construction lay out, the Engineer is to be notified by email or otherwise in writing at least 5 days before any construction layout is required. The contractor shall notify the Engineer immediately if conditions are not favorable to the achievement of the design intent.	Provide full depth compacted gravel road gravel in trenches through existing or foreseeable paved areas, footpaths or within 1m of the edge of a road or driveway. All trenches and road structures are to be provided with properly compacted fills and backfills such that no settlement occurs during the service life of the project.	Testing Requirements Conformance testing is to be provided by the contractors testing engineer for all road and trench base, concrete, and paving construction materials and as otherwise required by the City or the Engineer.
Unless otherwise specified herein, all work within private property and easements to be installed in accordance with the Building Code as interpreted and inspected by the Municipal Works	Change Requests Contractor requested construction changes must be submitted and approved by the Engineer prior to implementation.	Macadamization All public roads are to be maintained mud	All testing is to be provided by the Contractor at the Contractors expense.



KEY PLAN – NTS
Lot L, Section 10, Victoria District, Plan 2190
3145 Balfour Ave

ISSUED FOR APPROVAL CHECK, REVISION AND RELEASE NUMBER FOR CURRENT PLAN		 50 YEARS																								
		HOEL ENGINEERING LTD 2B-40 Cadillac Avenue, Victoria, BC Canada V8Z 1T2																								
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