

DRAWING LIST

Number	Sheet Name
A0.00	Proposed Site Plan & Project Information
A1.01	Survey Plan
A1.02	Site Context Plan
A1.03	Site Context Elevations
A1.04	Perspective Studies
A1.05	Building Code Analysis
A2.01	Parking, Store & Chatham St. Level Plans
A2.02	Herald St., Level 3 Plans
A2.03	Level 4 & 5 Plans
A2.04	Roof Level & Exterior Lighting Plans
A3.01	Overall Elevations
A3.02	Building Elevations
A3.03	Building Elevations
A9.01	Cladding Details
A9.02	Character Details
PH1.01	Site Plan & Project Information (Phase 1)
PH1.02	Phase 1 Site Context Plan
PH1.03	Phase 1 Site Context Elevations
PH1.04	Phase 1 Parking, Chatham & Store St. Level Plans
PH1.05	Phase 1 Herald St., Level 3 Plans
PH1.06	Phase 1 Level 4 & 5 Plans
PH1.07	Phase 1 Roof Level & Exterior Lighting Plans
PH1.08	Phase 1 Overall Elevations
L1	Landscape Plan
C1	Conceptual Site Servicing

[illegible]

CONTACTS

Le Fevre & Company
530 HERALD STREET
VICTORIA, BC V8W 1S6
250-380-4900

CONTACT CHRIS LE FEVRE

ARCHITECTURAL
CHRISTINE LINTOTT ARCHITECT
UNIT 1 - 864 QUEEN AVENUE
VICTORIA, BC
250-864-1909

CONTACT: LINDSEY LINTOTT

STRUCTURAL
READ JONES-CHRISTOPHERSON
 200 TYEE ROAD
 VICTORIA, BC V9A 6A5
 250-386-7794

CONTACT LEON PLETTE

CONTRACTOR
CAMPBELL CONSTRUCTION LTD
559 ALLIEN ROAD
VICTORIA, BC V8Z 1C4
250-475-1300

CONTACT WAYNE FAREH

PHILIPPA ENVELOPE
 READ JONES CHRIS LUTHERSON
 200 TYEE ROAD
 VICTORIA, BC V9A 6A5
 426-266-7794

CONTACT: TERRY BERGEN

LANDSCAPE
LADR
28 - 495 DUFFIN ROAD
VICTORIA, BC V8Z 1R8
250-598-0105

CONTACT: BLV AIRMAIL

HERALD STREET

INTERIOR
FRANKLY WILLIAMS
7174 WEST SAAHCH ROAD
BRIARWOOD BAY, BC, V6M 1F4
250-622-4000

CONTACT: HANDELY WILLIAMS

GEOTECHNICAL
RYZUN GEOTECHNICAL ENGINEERING
28 CREASE AVENUE
VICTORIA, BC V8Z 1S3
250-475-3131

CONTACT SCOTT CURRIE

211
 B. ANDERSON & ASSOCIATES
 4112 CLAYTON RD W
 VICTORIA, BC V8Z 4B7
 604-727-2214

CONTACT ROSS TUCKER SE

Received
City of Victoria

SEP 21 2017

Manning & Development Department
Development Services Division

Christine Lintott
Architects

Journal of Business Ethics	March 2, 2017
Journal of Business Ethics	May 1, 2017
Journal of Business Ethics	July 12, 2017
Journal of Business Ethics	September 2017

Revision		
No.	Description	Date
1		

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Proposed Site Plan & Project Information

Prepared by	CLA 15-30
Date	July 12, 2017
Drawn by	NR
Checked by	CL

A0.00
As indicated



1. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 2. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 3. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 4. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 5. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 6. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 7. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 8. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 9. The site plan is a true and correct representation of the site as shown in the aerial photograph.
 10. The site plan is a true and correct representation of the site as shown in the aerial photograph.

SITE PLAN
 LeFevre & Co
 1000 14th Avenue
 Victoria, BC V8W 2E1
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@lefevre.ca
 Website: www.lefevre.ca

Christine Lintell Architects
 1000 14th Avenue
 Victoria, BC V8W 2E1
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@lefevre.ca
 Website: www.lefevre.ca

Date of Survey: 2017
 Date of Plan: 2017
 Date of Revision: 2017

Revision
 No. Description Date

Consultant

IRONWORKS
 515 Chatham Street
 Victoria, BC

Survey Plan

Project Number: CLA 16-30
 Date: July 12, 2017
 Drawn by: n/a
 Checked by: n/a

Scale: 1:250

Received
 City of Victoria

SEP 21 2017

Planning & Development Department
 Development Services Division



Christine Lintell
Architects

Revised for development permit March 2, 2017
Revised for development permit May 1, 2017
Revised for development permit July 12, 2017
Revised for development permit September 1, 2017
Revised for development permit September 1, 2017

Revision No.	Description	Date

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Shadow Studies

CLA 16-30
July 12, 2017
NR
CL

A1.02

As indicated

Received
City of Victoria
SEP 21 2017
Planning & Development Department
Development Services Division



1 North Context Elevation - Chatham Street
1:250

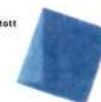


2 South Context Elevation - Herald Street
1:250



3 West Context Elevation
1:250

Christine Lintott
Architects



Issue of Site Context Elevation - August 2017
Revised Site Context Elevation - May 1, 2017
ADP - Planning & Development Services Division - July 12, 2017
Revised Site Context Elevation - July 12, 2017
Revised Site Context Elevation - July 12, 2017

Revision No.	Description	Date

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Site Context Elevations

Project Number:	CLA 19-30
Date:	July 12, 2017
Drawn by:	NR
Checked by:	CL

A1.03

Scale: 1:250





Corner of Store and Chatham Street



Courtyard



Chatham Street Elevation

Christine Lintott
Architects



Revision
No. Description Date
1. Initial Design Concept March 2, 2017
2. Preliminary Design May 12, 2017
3. ADP Design Review July 12, 2017
4. Preliminary Design Review July 12, 2017
5. Preliminary Design Review August 1, 2017

Consultant

IRONWORKS
IRONWORKS ARCHITECTS

515 Chatham Street
Victoria, BC

Perspective Studies

Project Name: CLA 96-90
Date: July 12, 2017
Drawing: PIR
Approval: CL

A1.04

SEP 21 2017

Planning & Development Department
Development Services Division

Building Code Analysis - Overview - Residential Buildings "C" & "E"

GENERAL INFORMATION									
Item	Location	Quantity	Unit	Value	Unit	Value	Unit	Value	Unit
1	GENERAL INFORMATION								
2	GENERAL INFORMATION								
3	GENERAL INFORMATION								
4	GENERAL INFORMATION								
5	GENERAL INFORMATION								
6	GENERAL INFORMATION								
7	GENERAL INFORMATION								
8	GENERAL INFORMATION								
9	GENERAL INFORMATION								
10	GENERAL INFORMATION								
11	GENERAL INFORMATION								
12	GENERAL INFORMATION								
13	GENERAL INFORMATION								
14	GENERAL INFORMATION								
15	GENERAL INFORMATION								
16	GENERAL INFORMATION								
17	GENERAL INFORMATION								
18	GENERAL INFORMATION								
19	GENERAL INFORMATION								
20	GENERAL INFORMATION								
21	GENERAL INFORMATION								
22	GENERAL INFORMATION								
23	GENERAL INFORMATION								
24	GENERAL INFORMATION								
25	GENERAL INFORMATION								
26	GENERAL INFORMATION								
27	GENERAL INFORMATION								
28	GENERAL INFORMATION								
29	GENERAL INFORMATION								
30	GENERAL INFORMATION								
31	GENERAL INFORMATION								
32	GENERAL INFORMATION								
33	GENERAL INFORMATION								
34	GENERAL INFORMATION								
35	GENERAL INFORMATION								
36	GENERAL INFORMATION								
37	GENERAL INFORMATION								
38	GENERAL INFORMATION								
39	GENERAL INFORMATION								
40	GENERAL INFORMATION								
41	GENERAL INFORMATION								
42	GENERAL INFORMATION								
43	GENERAL INFORMATION								
44	GENERAL INFORMATION								
45	GENERAL INFORMATION								
46	GENERAL INFORMATION								
47	GENERAL INFORMATION								
48	GENERAL INFORMATION								
49	GENERAL INFORMATION								
50	GENERAL INFORMATION								
51	GENERAL INFORMATION								
52	GENERAL INFORMATION								
53	GENERAL INFORMATION								
54	GENERAL INFORMATION								
55	GENERAL INFORMATION								
56	GENERAL INFORMATION								
57	GENERAL INFORMATION								
58	GENERAL INFORMATION								
59	GENERAL INFORMATION								
60	GENERAL INFORMATION								
61	GENERAL INFORMATION								
62	GENERAL INFORMATION								
63	GENERAL INFORMATION								
64	GENERAL INFORMATION								

Investment in subsidiaries and affiliates	March 31, 2001
Investment in subsidiaries	May 1, 2001
ACH subsidiaries	July 12, 2001
Investment in subsidiaries	August 1, 2001
Investment in subsidiaries	September 21, 2001

[illegible]

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Building Code Analysis

Project Number	CLA 16-30
Date	July 12, 2012
Author	TR
Reviewer	C

A1.05

Scale 1:1

Received
City of Victoria

SEP 21 2017

Planning & Development Department
Development Services Division

CLA 16-30
July 12, 2017
T
C

A1.05

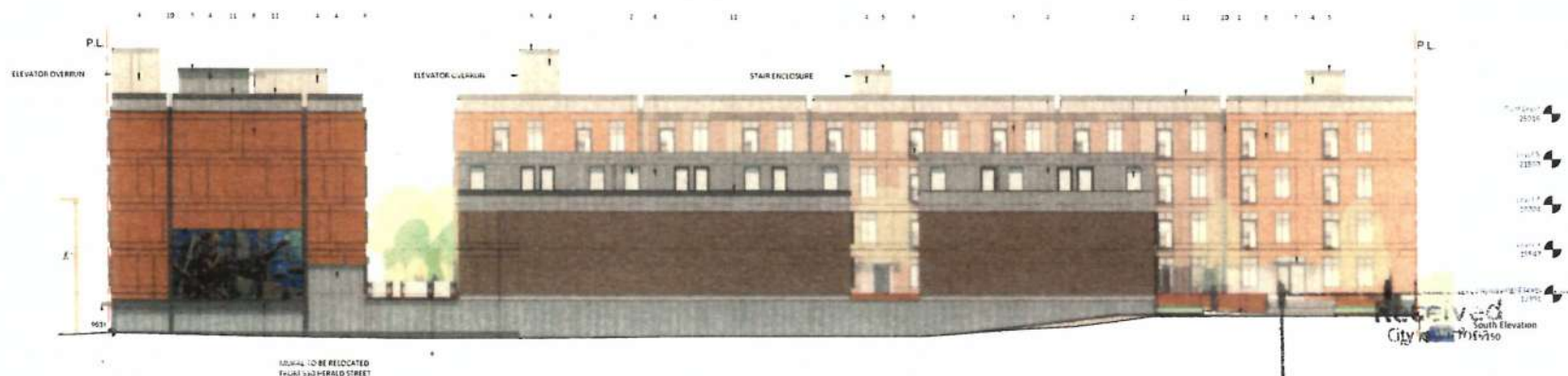
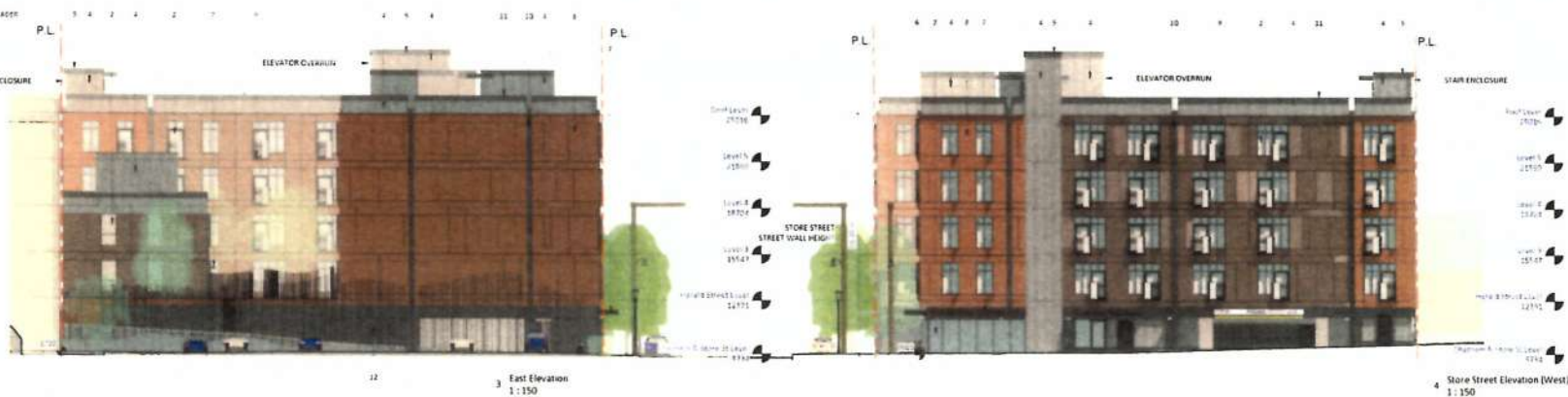
Scale 1:1



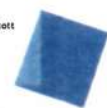
1:15C

MATERIALS LEGEND

1. CONCRETE
2. BRICK
3. METAL PANEL CLADDING
4. METAL PANEL CLADDING
5. METAL PANEL CLADDING
6. METAL PANEL CLADDING
7. METAL PANEL CLADDING
8. METAL PANEL CLADDING
9. METAL PANEL CLADDING
10. METAL PANEL CLADDING
11. METAL PANEL CLADDING
12. CONCRETE



Christine Lintott
Architects



Revised for development review March 2, 2017
Revised for development review May 1, 2017
Revised for development review July 12, 2017
Revised for development review September 1, 2017
Revised for development review September 1, 2017

Revision
No. Description Date

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Overall Elevations

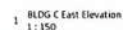
Project Number: CLA 16-30
Date: July 12, 2017
Drawing: NB
Author: CL

A3.01

1:150

SEP 21 2017

Planning & Development Department
Development Services Division



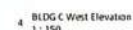
1 BLDG C East Elevation
1:150



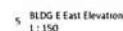
2 BLDG C North Elevation
1 - 150



3 BLDG C South Elevation
1:150



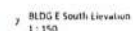
4 BLDG C West Elevation
1 : 150



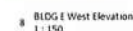
5 BLDG E East Elevation
1:150



6 BLDG E North Elevation
1:150



7 BLDG E South Elevation
1:150



8 BLDG E West Elevation
1:150

- 1 CONCRETE
- 2 BRICKWORK
- 3 METAL PANEL SUBSTRATE
- 4 GLASS INSULATION SUBSTRATE
- 5 PRE-FINISHED METAL FLUOROPOLYMER
- 6 METAL INSULATION SUBSTRATE
- 7 METAL CANOPY FRAME
- 8 COR-TEN SUBSTRATE
- 9 METAL AND GLASS JOINT
- 10 METAL RAIN WATER SUFFICIENT AND LEADER
- 11 METAL - STAINLESS WELD CAP
- 12 COR-TEN FINISH / GATE



1. **PROBLEM STATEMENT**
 2. **ANALYSIS**
 3. **CONCLUSION**

Corporate Finance and Investments	March 2, 2000
Financial Accounting	May 1, 2000
ADN - Accounting	July 12, 2000
International Business	October 10, 2000
International Business	September 25, 2000

Revision		
No.	Description	Date

Consultant

IRONWORKS

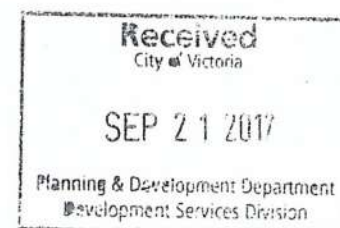
515 Clitham Street
Victoria, BC

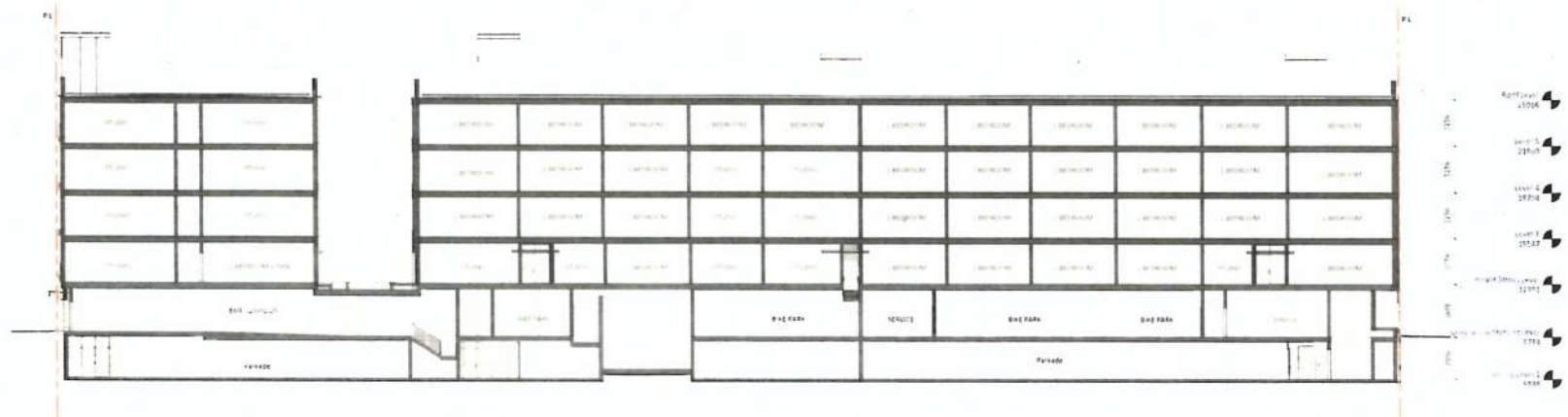
Building Elevations

Project Number	CLA 16-30
Date	July 12, 2017
Location	NR
State	CA

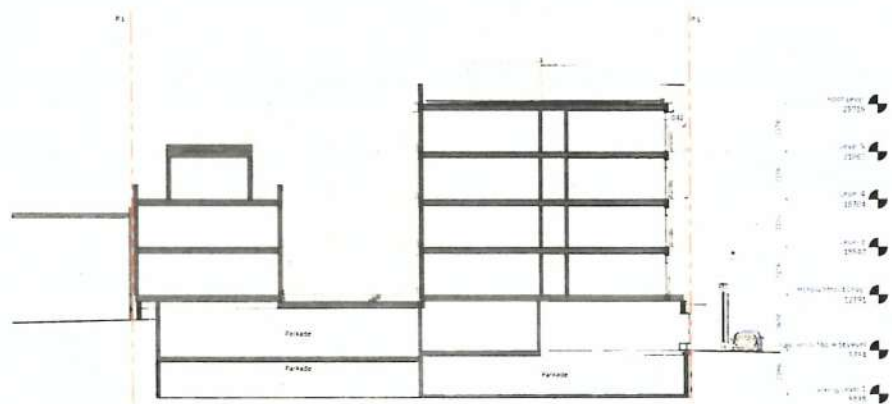
A3.03

1:150





1 Long Section
1:150



2 Cross Section
2:150

Received
City of Victoria
SEP 21 2017
Planning & Development Department
Development Services Division

Christine Lintell
Architects

Prepared for: [Redacted] March 2, 2017
 Prepared by: [Redacted] May 1, 2017
 Approved by: [Redacted] July 12, 2017
 Reviewed by: [Redacted] September 12, 2017

Revision No.	Description	Date
1	Initial Design	March 2, 2017
2	Revised Design	May 1, 2017
3	Final Design	July 12, 2017
4	Construction Documents	September 12, 2017

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Sections

Project Number: CLA 16-30
 Date: July 12, 2017
 Drawn by: [Redacted]
 Checked by: [Redacted]

A4.01

Scale: 1:150

Christine Lintott
Architects



Issued for development permit March 2, 2017
 Approved by Council May 8, 2017
 Approved by the Public July 12, 2017
 Approved by the Public August 1, 2017
 Approved by the Public September 27, 2017

Revision
 No. Description Date

Consultant

IRONWORKS

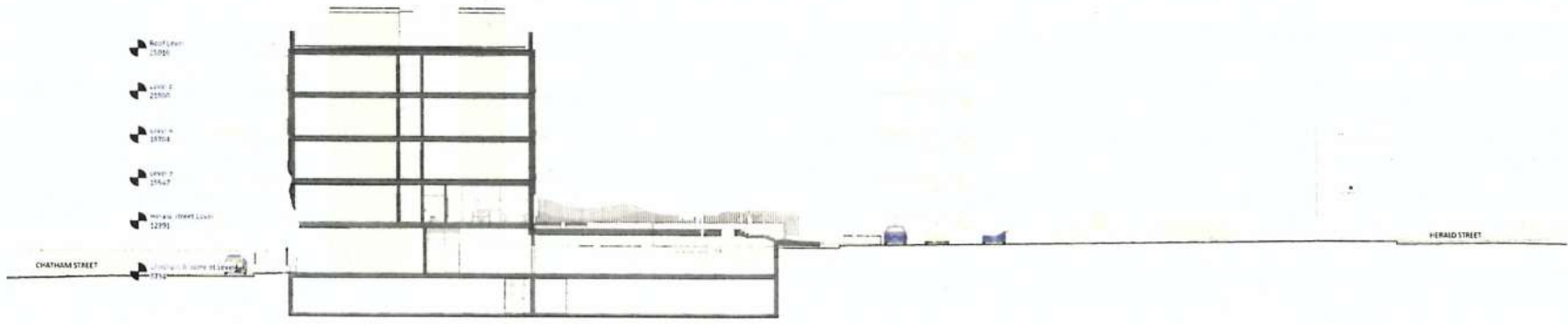
515 Chatham Street
 Victoria, BC

Site Sections

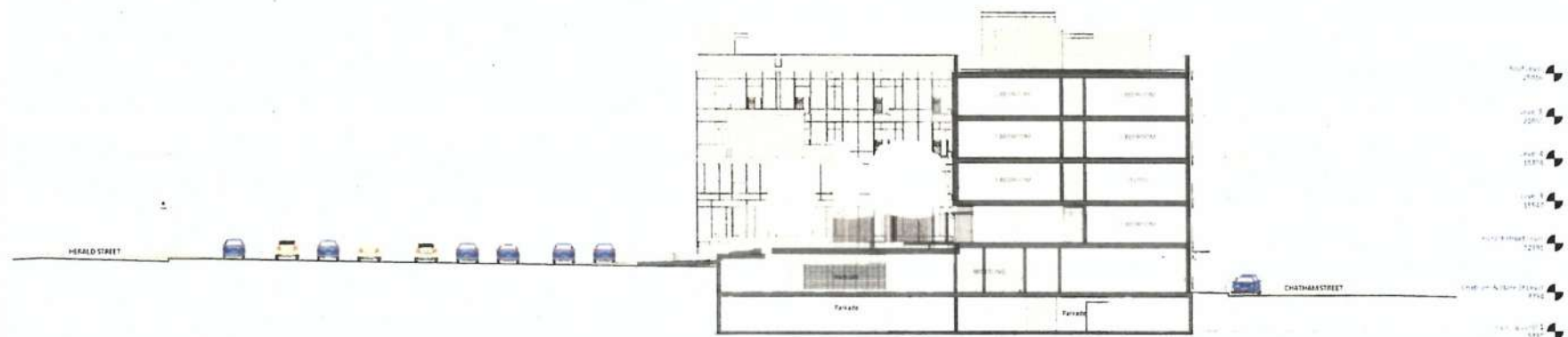
Prepared by: CLIA 16-30
 Date: July 12, 2017
 Drawn by: Author
 Checked by: Checker

A4.02

Scale: 1:150



Courtyard Section Looking East
 1:150



Received
 City of Victoria
 SEP 21 2017
 Planning & Development Department
 Development Services Division

For information only. This drawing is not to be used for construction purposes without the approval of the City of Victoria. The City of Victoria is not responsible for the accuracy of the information provided in this drawing. The City of Victoria is not responsible for the accuracy of the information provided in this drawing. The City of Victoria is not responsible for the accuracy of the information provided in this drawing.



Revision		
No.	Description	Date
1	Revned Rooftop Landscaping	17-09-05

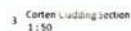
Consultant	

515 Clitham Street
Victoria, BC

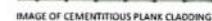
Cladding Details

A9.01

Scale 1 : 50



STEEL TRIM COLUMN
ALUMINUM MULLION



Received
City of Victoria

SEP 21 2017

Planning & Development Department
Development Services Division



CHATHAM STREET



FINS / SHADES



CAST IRON DOWNSPOUT



SIGNAGE



GUARDS / GATES



COURTYARD FURNITURE



EXTERIOR LIGHTING



COURTYARD PAVING



City of Victoria
PROJECT SIGNAGE

SEP 21 2017

Christine Lintott
Architects



Project Name: 515 Chatham Street
Client: City of Victoria
Project Number: 16-30
Project Location: 515 Chatham Street, Victoria, BC
Project Start Date: March 2, 2017
Project End Date: July 12, 2017

Revision
No. Description Date

Consultant

IRONWORKS

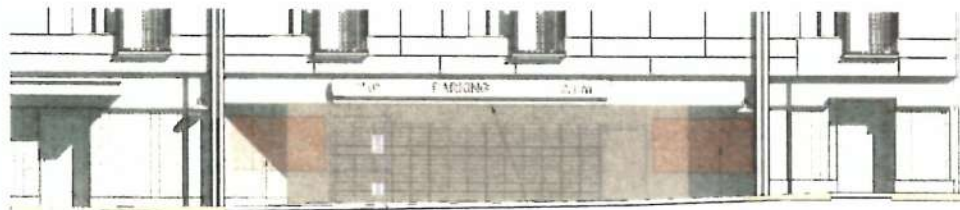
515 Chatham Street
Victoria, BC

Character Details

Project Number: 16-30
Date: July 12, 2017
Drawn by: NR
Checked by: CL

A9.02

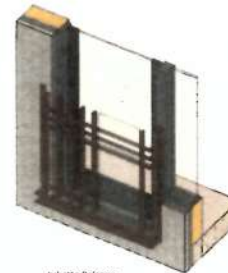
Planning & Development Department
Development Services Division



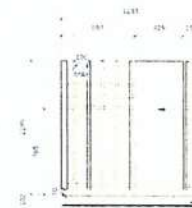
PERFORATED METAL SOFFIT

ARCHITECTURAL FEATURE TO PROVIDE VISUAL INTEREST TO PARKADE
ENTRANCE
MAY BE CUT PERFORATED COR-TEN PANELS TO MATCH LIGHTING ON BOTH
SIDE OF THE PARKADE ENTRANCE

7 Parkade Entry Feature
1:50



5 Juliette Balcony



3 Juliette Balcony - typical
1:20

METAL RAIL AND PICKETS
GLASS PANEL

METAL RAILING CURB



6 Guardrail

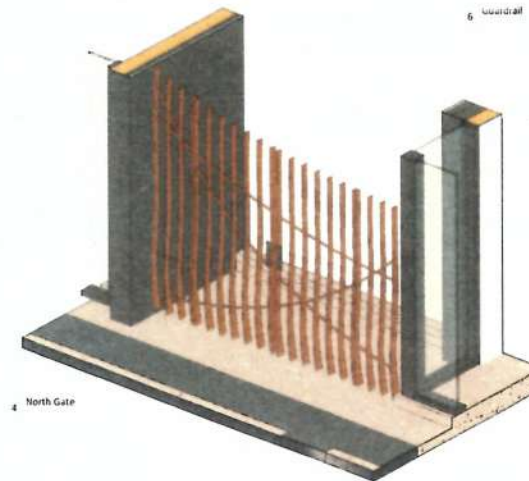


2 Landscape Guardrail - typical
1:20

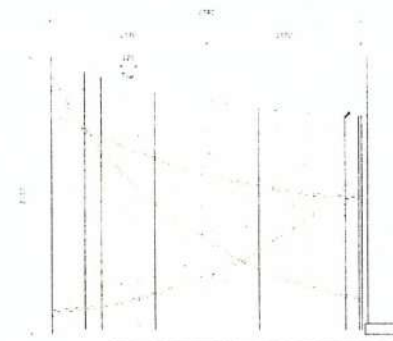
METAL RAIL AND PICKETS

GLASS PANEL

METAL RAILING CURB



4 North Gate



1 Chatham St Elevation - North Gate
1:20

COR-TEN GATE

Christine Lintatt
Architects



Prepared by: Christine Lintatt
Reviewed by: Christine Lintatt
Date: May 2, 2017
Project: Chatham Street
Location: Victoria, BC

Revision
No. Description Date

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Railing Details

Project: Chatham Street
Date: July 12, 2017
Author: Christine Lintatt
Checker: Christine Lintatt

A9.03

Scale: As indicated

Received
City of Victoria

SEP 21 2017

Planning & Development Department
Development Services Division

PHASE 1 AT 515 CHATHAM STREET



Christine Lintott
Architects

Received for the above mentioned persons	March 2, 2011
May 1, 2011	May 1, 2011
July 12, 2011	July 12, 2011
September 1, 2011	September 1, 2011
November 1, 2011	November 1, 2011

Revision		
No.	Description	Date
1	Revised Massing Building C	17-09-05
2	Revised Orientation of Chatham Street Stair	17-09-05
3	Revised Project Data	17-09-05
4	Deletion of Street Sculpture and Benches	17-09-05

Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

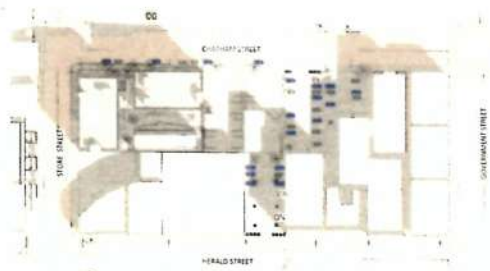
Phase 1 Proposed Site Plan & Project Information

CLA 16-30
July 12, 2011

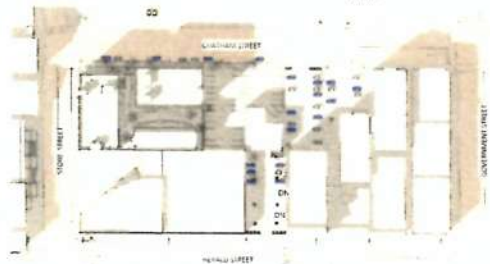
PH1.01

Star	As indicated
------	--------------

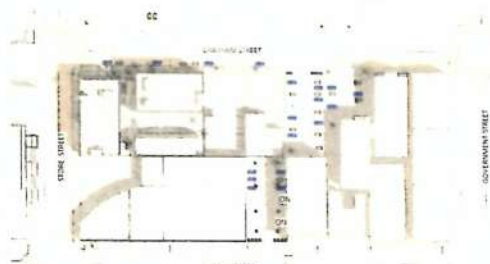
Received
City of Victoria
SEP 21 2017
Planning & Development Department
Development Services Division



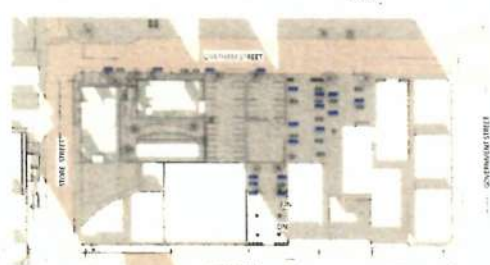
2 Shadow Study - Equinox - 10AM
1:1000



3 Shadow Study - Equinox - 3PM
1:1000



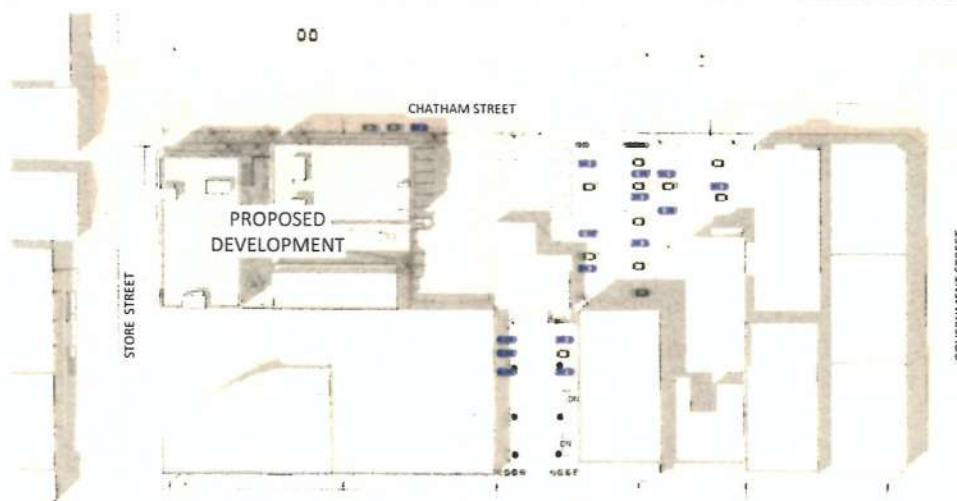
4 Shadow Study - Summer Solstice - 10AM
1:1000



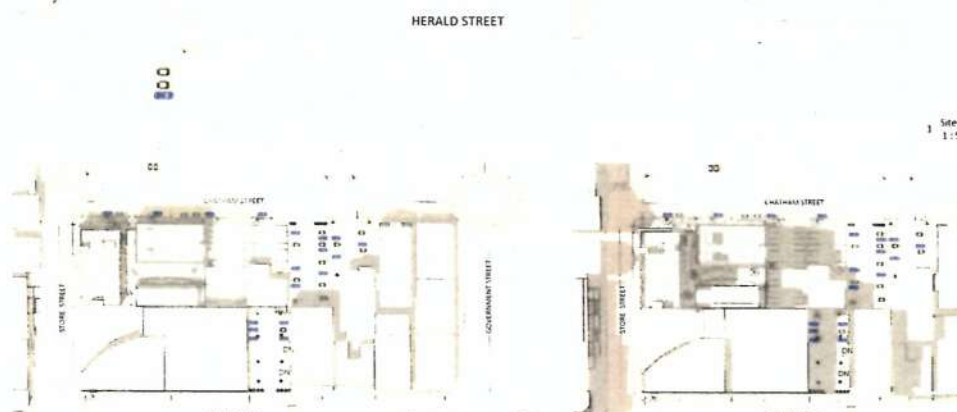
5 Shadow Study - Summer Solstice - 1PM
1:1000



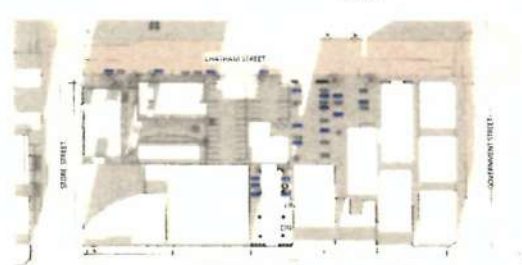
6 Shadow Study - Winter Solstice - 10AM
1:1000



PROPOSED
DEVELOPMENT



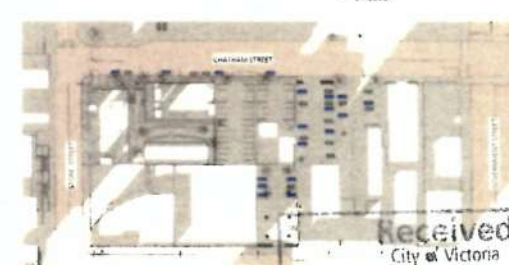
7 Shadow Study - Winter Solstice - 1PM
1:1000



8 Shadow Study - Winter Solstice - 3PM
1:1000



1 Site Context Plan
1:500



9 Shadow Study - Winter Solstice - 10AM
1:1000



Christine Lintott
Architects

Revised Plan for Site Context Plan
Revised Building
Revised Building
Revised Building
March 2, 2017
May 1, 2017
July 12, 2017
September 21, 2017

Revision No.	Description	Date
1	Revised Massing Building C	17-09-05

Consultant

IRONWORKS
515 Chatham Street
Victoria, BC

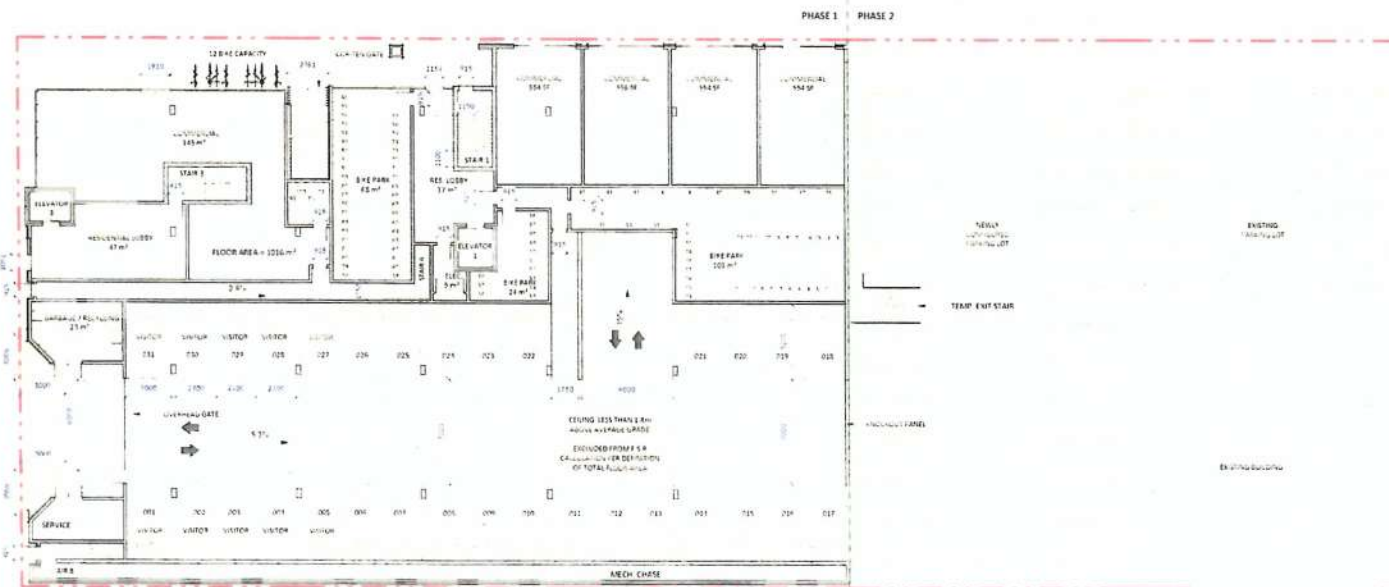
Phase 1 Site Context Plan

Project No. CLA 16-30
Date July 12, 2017
Prepared by NR
Reviewed by CL

PH1.02

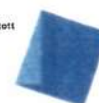
As indicated

Received
City of Victoria
SEP 21 2017
Planning & Development Department
Development Services Division



TOTAL GRADE LEVEL AREA = 2058 m²

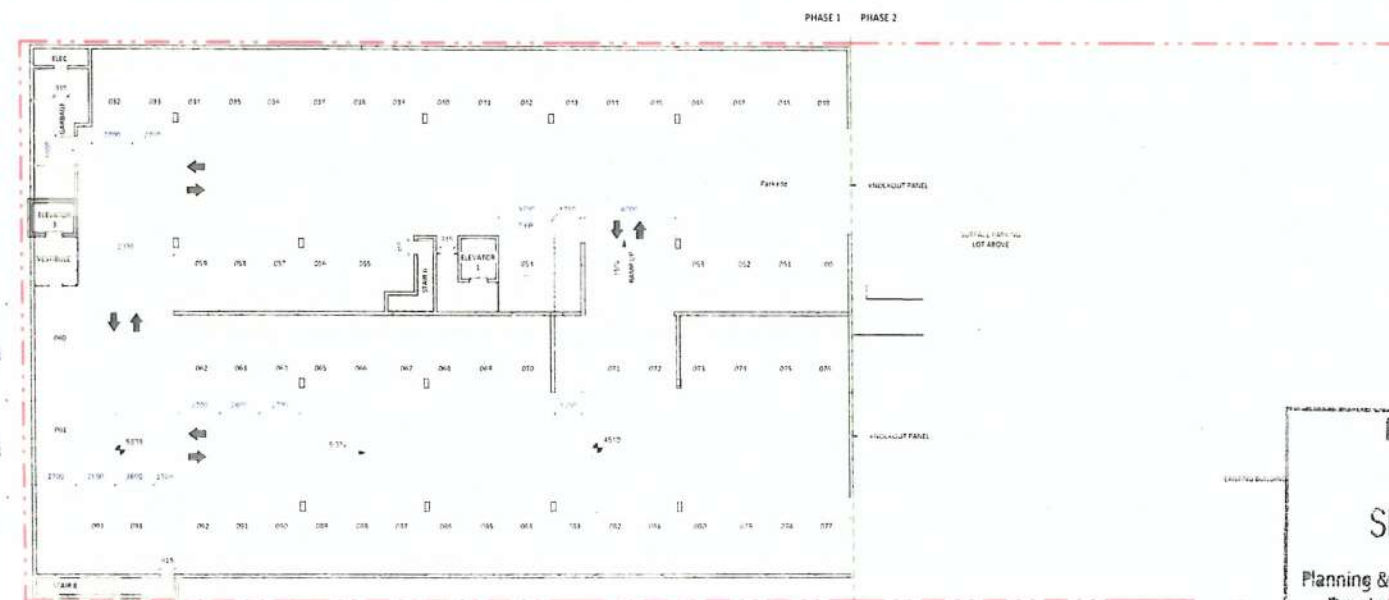
Christine Linscott
Architects



Revised Orientation of Chatham Street Stair
ADP: Submit to City
Revised Orientation of Chatham Street Stair
ADP: Submit to City

Revision No.	Description	Date
1	Revised Orientation of Chatham Street Stair	17-09-05
2	Revision to Parkade Entrance	17-09-05
3	Bike Parking	17-09-19

1 Chatham & Store St Level
1:150



Consultant

IRONWORKS

515 Chatham Street
Victoria, BC

Phase 1 Parking, Store &
Chatham Level Plan

CLA 16-30
Date: July 12, 2017
Author: [Name]
Checker: [Name]

PH1.04

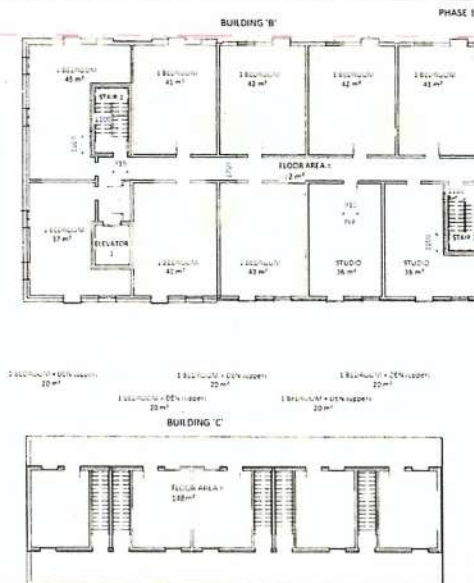
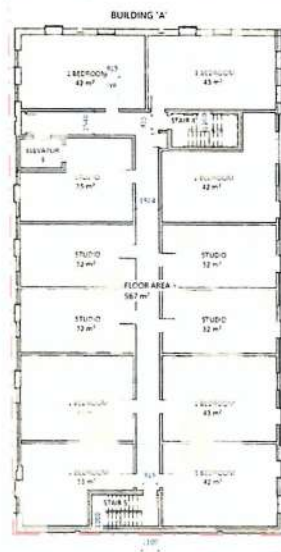
Scale: 1:150

Received
City of Victoria

SEP 21 2017

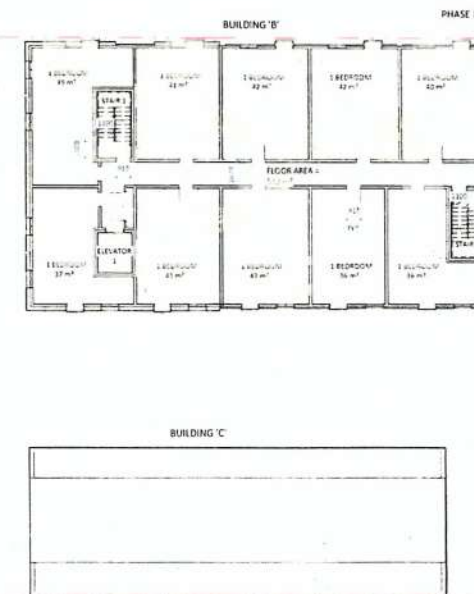
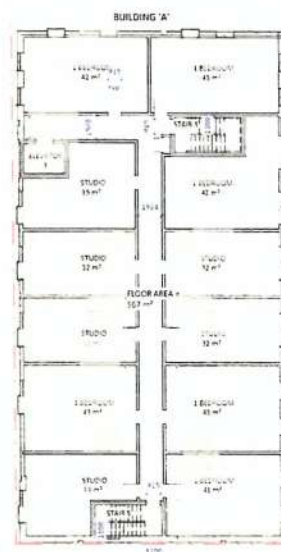
Planning & Development Department
Development Services Division
Parking Level 3
1:150

For information only. Not for construction. This drawing is the property of the City of Victoria and is not to be reproduced or used in any way without the written consent of the City of Victoria. The City of Victoria is not responsible for any errors or omissions in this drawing. The City of Victoria is not responsible for any damage or injury resulting from the use of this drawing. The City of Victoria is not responsible for any loss of data or information resulting from the use of this drawing. The City of Victoria is not responsible for any other consequences resulting from the use of this drawing.



TOTAL RES LEVEL 4 AREA = 1227 m²

Level 4
1:150



TOTAL RES LEVEL 5 AREA = 1079 m²

Level 5
1:150

Christine Lintott
Architects



Revision
No. Description Date
1 Revised Massing Building C 17-09-05

Consultant

Received
City of Victoria

SEP 21 2017

Planning & Development Department
Development Services Division

IRONWORKS

545 Chatham Street
Victoria, BC

Phase 1 Level 4 & 5 Plans

Project Number: 15-10
Date: July 17, 2017
Drawing: NR
Sheet: CL

PH1.06

1:150



TOTAL ROOF LEVEL AREA = 955 m²

1 Roof Level Plan
1:150

Christine Linton
Architects



Revised for planning review March 8, 2017
Revised for planning review May 1, 2017
Revised for planning review July 12, 2017
Revised for planning review July 12, 2017
Revised for planning review July 12, 2017

Revision No.	Description	Date
1	Revised Massing Building C	17-09-05
2	Revised Rooftop Landscaping	17-09-05

Consultant

IRONWORKS

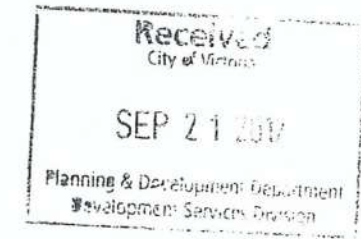
515 Chatham Street
Victoria, BC

Phase 1 Roof Plan

Project Number: 16-30
Date: July 12, 2017
Drawing: NR
Sheet: CL

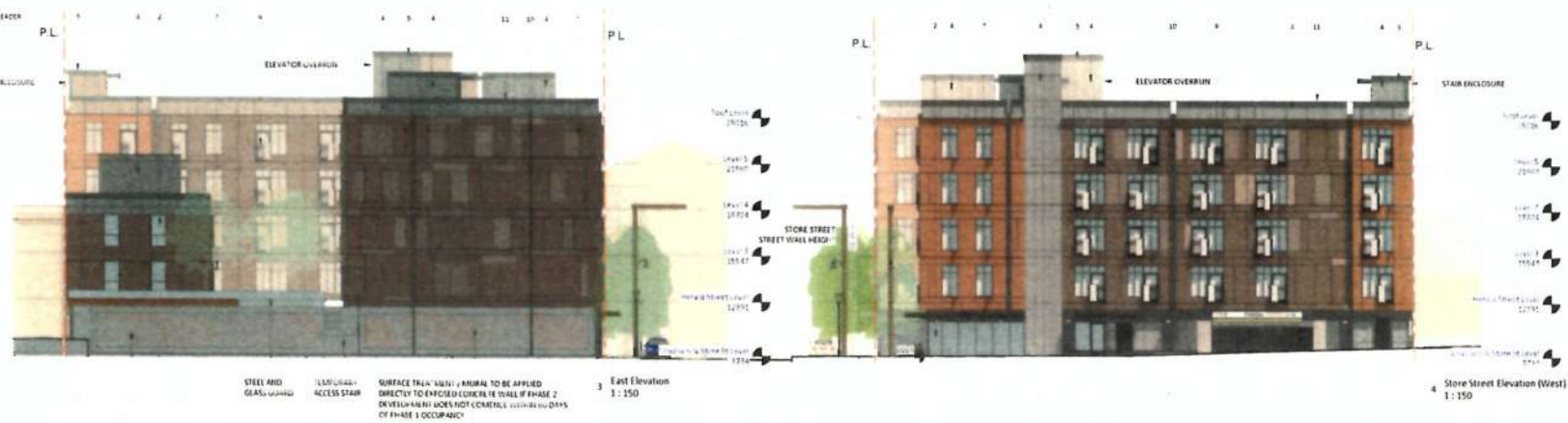
PH1.07

Scale: 1:150

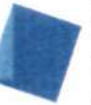


MATERIALS LEGEND

1. CONCRETE
2. BRICK
3. METAL PANEL CLADDING
4. ALUMINUM CLADDING
5. PAINTED METAL CLADDING
6. METAL PANEL CLADDING
7. METAL PANEL CLADDING
8. METAL PANEL CLADDING
9. METAL PANEL CLADDING
10. METAL PANEL CLADDING
11. METAL PANEL CLADDING
12. METAL PANEL CLADDING



Christine Lintott
Architects



Revision
No. Description Date

Revision No.	Description	Date
1	Initial Design	March 2, 2017
2	Final Design	May 1, 2017
3	Final Design	June 12, 2017
4	Final Design	July 12, 2017
5	Final Design	August 12, 2017
6	Final Design	September 12, 2017
7	Final Design	October 12, 2017
8	Final Design	November 12, 2017
9	Final Design	December 12, 2017

Consultant
Ironworks

IRONWORKS

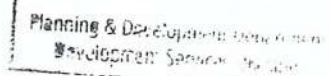
515 Chatham Street
Victoria, BC

Phase 1 Overall Elevations

PH1.08

Received
City of Victoria
SEP 21 2017

Planning & Development Department
Development Services Division



ST.

STORE

CHATHAM

ST.

PHASE 1

PHASE 2

SITE PLAN
H 1:200

- CONSIDERATIONS:**
- CITY OF VICTORIA WORKS CROW TO INSTALL FIRE SERVICE COMPLETE WITH DETECTOR - FRESH VALVE AND EXISTING WATER SERVICE IN A CURB WATER METER VAULT AT DEVELOPERS EXPENSE. WATER METER VAULT TO BE BUILT TO SUIT.
 - CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - EXISTING SIDEWALK AND CURB TO BE REMOVED. CONTRACTOR TO CONSTRUCT CURB AND SIDEWALK TO SUIT FOR VICTORIA STREETLIGHT SYSTEM WITH A 1.5M SPAN AND 1.5M WALK. RETAIN TO LANDSCAPE PLANT FOR SIDEWALK FROM DETAIL. CONTRACTOR TO EXISTING SIDEWALK TO BE REMOVED FOR THE EXISTING SIDEWALK. LOCATION TO BE DETERMINED BY THE CITY OF VICTORIA (TRANSPORTATION DEPARTMENT).
 - CONTRACTOR TO INSTALL NEW SIDEWALK COMPLETE WITH RAIL PANEL DROP AS PER CITY OF VICTORIA STANDARD DETAIL DRAWING SD CTS.
 - EXISTING SERVICES TO BE ASSIGNED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.
 - CONTRACTOR TO INSTALL STREET TREES AND BOLLARDS TO CITY OF VICTORIA SPECIFICATION. CITY OF VICTORIA PARKS DEPARTMENT TO DETERMINE TREE LOCATION. BOLLARDS TO BE PROVIDED BY CONSTRUCTION. CONTRACTOR TO BE BAILED TO PRE-CONSTRUCTION MEETING. CONTRACTOR TO INSTALL TREE GRATES AS PER LANDSCAPE DESIGN.
 - CONTRACTOR TO REPAIR EXISTING STREET LIGHT BOLLARD TO SUIT NEW TREE LOCATIONS. CITY OF VICTORIA ELECTRICAL DEPARTMENT TO INSPECT AND OVERSEE REPAIRS.
 - ALL OTHER REQUIREMENTS AND SPECIFICATIONS WILL BE SUPPLEMENTED TO CITY OF VICTORIA STANDARD DETAIL DRAWINGS.



KEY PLAN

ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION

ISSUED				REVISION				LEGEND			
								LAND: EXISTING	CLEARANCE	EXIST	
								PROPOSED: NEW	SATURDAY	WATER	
								EXIST: EXIST	MANHOLE	FLUID	
								EXIST: EXIST	SEWER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	
								EXIST: EXIST	WATER: EXIST	VALVE	

J E ANDERSON &
ASSOCIATES

SURVEYORS & ENGINEERS

VICTORIA

PHONE 250-727-2214

NANAIMO

FAX 250-727-2215

PRINCEVILLE

FAX 250-727-2215

JEA				LEFEVRE AND CO.			
CITY OF VICTORIA				CITY OF VICTORIA			
SCALE: H 1:200				SCALE: H 1:200			
EPOCH: RT				EPOCH: RT			
DRAWS: RT				DRAWS: RT			
DATE: 2017-09-15				DATE: 2017-09-15			
PROJECT: 29847				PROJECT: 29847			
SHEET: 01				SHEET: 01			
CITY: C1				CITY: C1			

SEP 21 2017

Planning & Development Department
Development Services Division