GENERAL NOTES:

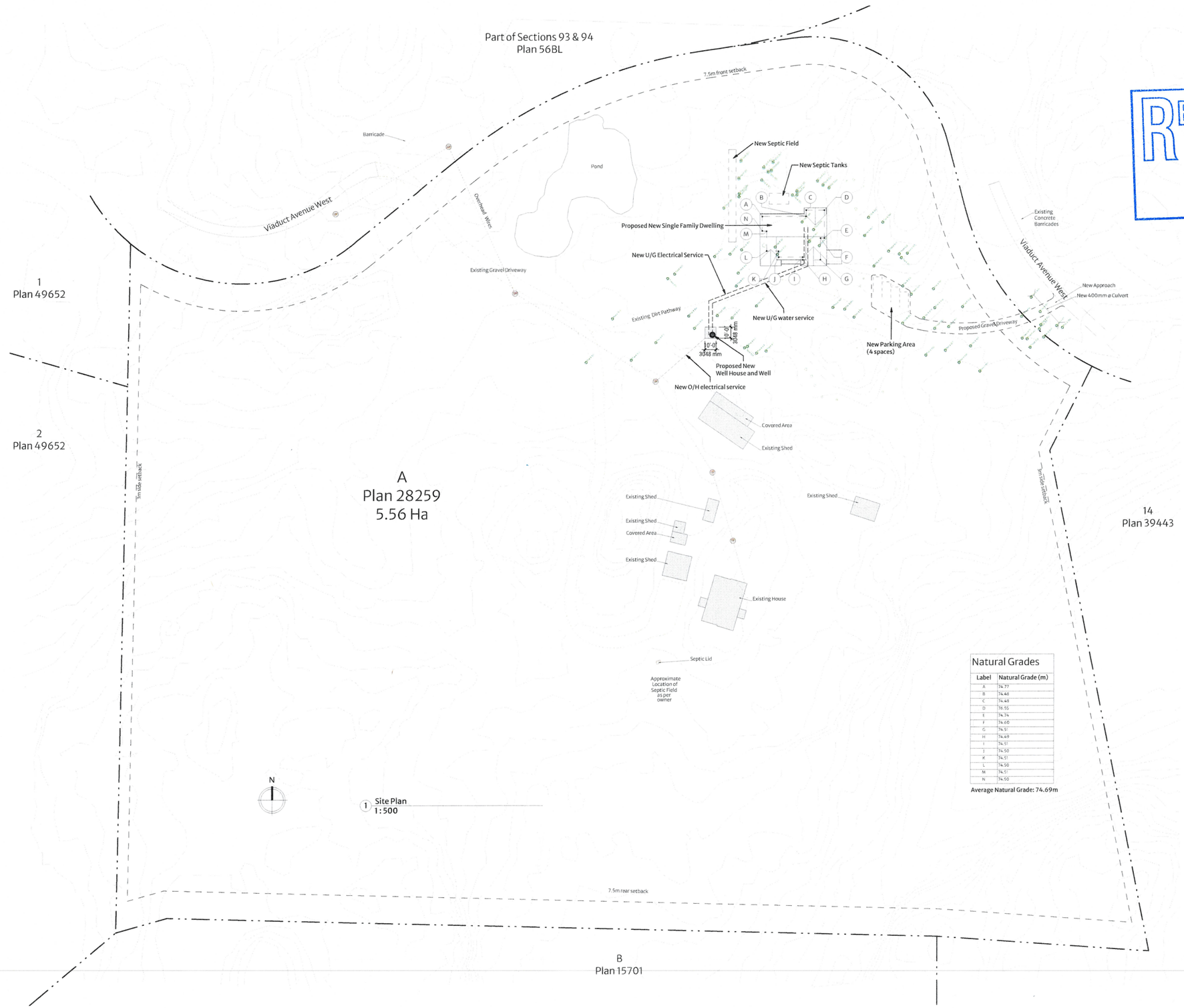
1. DO NOT SCALE THESE DRAWINGS.
2. DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF THE CONSULTANT AND ARE INTENDED TO SERVE FOR THIS PROJECT ONLY. REPRODUCTION IN PART OR IN TOTAL IS NOT PERMITTED WITHOUT PERMISSION OF THE CONSULTANT.
3. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.
4. THE CONTRACTOR IS RESPONSIBLE TO PERFORM THE WORK IN CONFORMITY WITH ALL CODES, REGULATIONS, BY-LAWS, PRACTICES, AND STANDARDS OF ALL JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CONSULTANT OF ANY CONFLICTS OR VARIANCE WITH STANDARD AND APPROVED PRACTICES BEFORE ANY WORK IS CARRIED OUT.
5. CHANGES TO THE CONTRACT MUST BE APPROVED BY THE CLIENT PRIOR TO ANY WORK BEING CARRIED OUT.
6. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR ALL INSPECTIONS TO MEET REQUIREMENTS OF LOCAL BY-LAWS AND ALL RELEVANT AUTHORITIES. INSPECTION REPORTS SHALL BE FORWARDED TO THE CONSULTANT AS SOON AS THEY ARE PREPARED. INDEPENDENT INSPECTION SERVICES MUST BE PROVIDED FOR ROOFING, CONCRETE, FOUNDATIONS, SOIL INVESTIGATIONS AND COMPACTION, APPLICATION OF WATERPROOF MEMBRANES AND ALL RELEVANT SECTIONS OF THE JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT.
7. THE CONTRACTOR WILL OBTAIN AND PAY FOR ALL PERMITS, LICENSES OR CERTIFICATES REQUIRED FOR THE WORK INCLUDING THE OCCUPANCY PERMIT AND BUILDING PERMIT.
8. THE CONTRACTOR SHALL SUBMIT TO THE OWNER DURING CONSTRUCTION AND UPON COMPLETION OF THE WORK ALL CERTIFICATES OF INSPECTION PROVIDED BY AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL ENSURE THAT DURING THE WORK POLLUTION AND ENVIRONMENTAL CONTROL OF CONSTRUCTION ACTIVITIES IS EXERCISED AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
10. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, LANES OR ALLEYS BEFORE OBTAINING PERMITS FROM THE MUNICIPALITY AND SHALL MAINTAIN ALL STREETS AND ROADWAYS AS REQUIRED BY THE MUNICIPALITY.
11. SAMPLES SHALL BE SUBMITTED FOR REVIEW AND ANY REQUIRED TESTING. SAMPLES TO BE TESTED SHALL BE OF THE MATERIALS SPECIFIED OR THE PROPERLY REVIEWED ALTERNATIVES; NO DEVIATION PERMITTED AFTER REVIEW OF SAMPLES.
12. THE CONTRACTOR SHALL KEEP ONE SET OF WHITE PRINTS OF ALL CONTRACT DRAWINGS AND ALL ADDENDA, REVISIONS, CLARIFICATIONS, CHANGE ORDERS AND REVIEWED SHOP DRAWINGS, ON SITE AND SHALL IDENTIFY THEM AS "PROJECT RECORD COPY" AND HAVE THEM AVAILABLE AT ALL TIMES FOR REVIEW BY THE CONSULTANT.
13. THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE BUILDING ACCURATELY BASED ON THE SITE PLAN AND OTHER RELEVANT DRAWINGS. THE SERVICES OF A SURVEYOR IS RECOMMENDED AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SET OUT ALL CORNERS AND ELEVATIONS. THE DESIGNER IS NOT RESPONSIBLE FOR CHANGES THAT ARE NOT NOTED ON THE PLANS UNLESS RESOLVED IN CONSULTATION WITH THE OWNER. WHERE DISCREPANCIES ARE DISCOVERED ON THE WORKING DRAWINGS OR SETTING OUT THE STRUCTURE AND RELEVANT ELEVATIONS NOTED ON SITE, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE DESIGNER AND OWNER AND DISCUSS ANY RECOMMENDED CHANGES IN CONSULTATION WITH THE OWNER AND THE DESIGNER. CHANGES EFFECTING THE BUILDING CODE OR BY-LAWS WILL NOT PERMITTED.
14. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE NEW BC BUILDING CODE AND ALL MUNICIPAL CODES AND BYLAWS.
15. SURVEY INFORMATION SHALL BE SUPPLIED BY LAND SURVEYORS AND THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
16. CONTRACTOR IS TO CHECK AND VERIFY DRAWINGS, DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES THE DESIGNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO AVOID DELAYS.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION, AS SPECIFIED BY THE CANADIAN SAFETY CODE.
18. ALL SITE MEASUREMENTS, SET BACKS ETC. SHALL BE APPROVED BY LOCAL MUNICIPAL AUTHORITIES PRIOR TO THE COMMENCING OF THE WORK.
19. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURING RECOMMENDATIONS
20. OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK OBTAIN AND SUBMIT ALL CERTIFICATES.
21. THE CONTRACTOR IS TO COMPLY WITH WORKERS COMPENSATION BOARD OF INDUSTRIAL HEALTH AND SAFETY REGULATIONS.

PROJECT DATA TABLE

Project Description:
Rezone to A-2 and build single family dwelling

Civic Address:	225 Viaduct Ave W., Victoria, BC, V9E 1J3
Legal Address:	Lot A Section 94 Lake District Plan 28259
PID:	002-033-836
Folio:	50-2926-000
Jurisdiction:	District of Saanich
Local Area:	Rural Saanich
DP Area:	Saanich General
Building Code	BCBC 2024
Climate Zone	Zone 4 - less than 3000 Heating Degree Days

Lot Information	Requirement	Existing	Proposed
Zoning		A-4 Rural	A-4 Rural
Lot Area		5.56 Ha	5.56 Ha
Setbacks			
Front Lot Line	7.5m min.	-	29.97m
Side Lot Line - West	3.0m min.	-	173.13m
Side Lot Line - East	3.0m min.	-	79.74m
Rear Lot Line	7.5m min.	-	184.28m
Building Heights			
Average Grade	-	-	74.69m
Building Height	7.5m max.	-	7.33m
Gross Floor Areas			
Primary Dwelling	-	-	3912 ft2
Lot Coverage			
Existing Dwelling		1278 ft2 (118.73m2)	1278 ft2 (118.73m2)
Proposed Primary Dwelling		0	1956 ft2 (181.72 m2)
Existing Accessory Buildings		2242.33 ft2 (208.30m2)	2242.33 ft2 (208.30m2)
Total Lot Coverage	40% max.	0.005 %	0.009%
Parking Spaces			
Primary Dwelling	2	0	2
Accessory Dwelling	1	2	2



Natural Grades

Label	Natural Grade (m)
A	74.77
B	74.48
C	74.48
D	76.55
E	74.74
F	74.60
G	74.51
H	74.49
I	74.51
J	74.50
K	74.51
L	74.50
M	74.51
N	74.50

Average Natural Grade: 74.69m

hausen projects inc.
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RECEIVED
SEP 19 2024
PLANNING DEPT.
DISTRICT OF SAANICH

NOT FOR CONSTRUCTION

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These drawings shall not be scaled. This design and drawings may only be used to construct this particular structure at the address specified below.

No.	Revision	Date
3	Issued for Re-Zoning	Sept 16, 2024
2	Issued for Client Review	June 24, 2024
1	Issued for Coordination	April 30 2024

Project Number: 2023-003

Project Name: 225 Viaduct

Project Address: 225 Viaduct Ave W. Victoria, BC V9E 1J3

Sheet Title:

General Notes & Site Plan

Date: April 30 2024
Scale: As indicated
Drawn By: MvT

Sheet No: **A0.1**