

LOT A



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.2m
EXPOSING BUILDING FACE	68.2m ²
ALLOWABLE OPENINGS	7%
PROPOSED AREA	2.84m ²
PROPOSED OPENINGS	4.16%

- EXTERIOR CLADDING LEGEND
- 1 CEMENT BOARD LAP SIDING PAINTED
 - 2 HARDIESHINGLE PAINTED
 - 3 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
 - 4 STONE VENEER AS PER OWNER
 - 5 ASPHALT ROOFNG SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GIFFERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT CW 4"X2" ALUMINUM DOWNPOUT (PREFINISHED)
FASCIA VERTED ALUMINUM (PREFINISHED)
WINDOW TRIM 2X12 COMB FACES (SPF PAINTED)
DOOR TRIM 2X4 COMB FACES (SPF PAINTED)
CORNER TRIM 2X4 COMB FACES (SPF PAINTED)
NOTE: WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING MOWS.
FLASH OVER ALL MATERIAL TRANSITION: DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

ADAPT DESIGN

1500 Shorncliffe Road Victoria BC Canada
250 853 8127
www.adaptdesign.ca

560 KENNETH ST
LOT A & B

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, technique, sequences, or procedures, or for safety procedures and programs in connection with this project.

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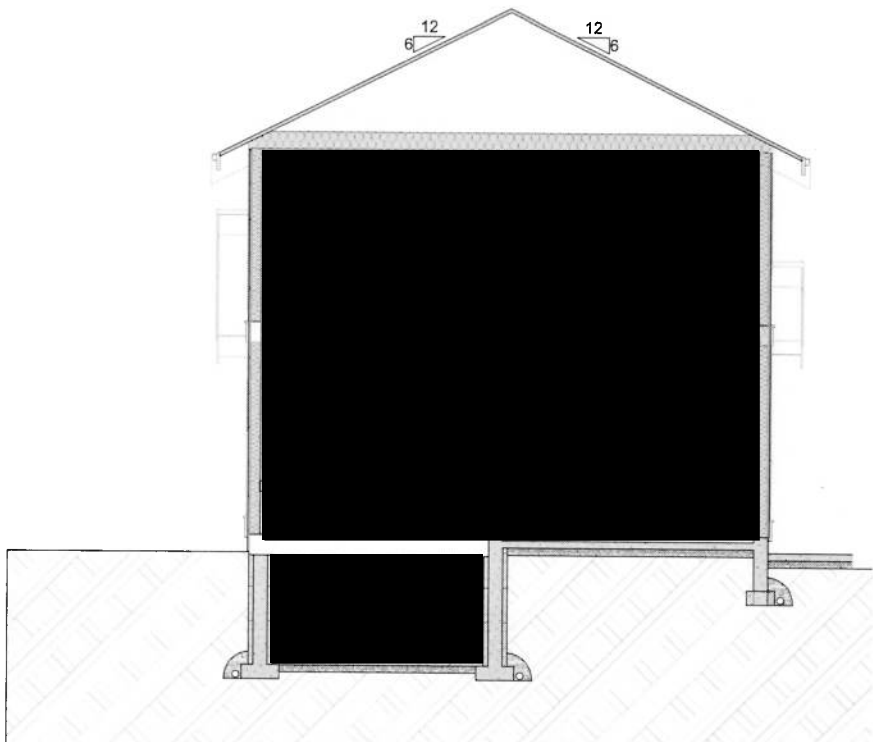
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ELEVATIONS

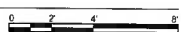
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LOT A



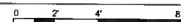
1 CROSS SECTION 1
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.2m
EXPOSING BUILDING FACE	73.8m ²
ALLOWABLE OPENINGS	7%
PROPOSED AREA	3.4m ²
PROPOSED OPENINGS	4.61%

- EXTERIOR CLADDING LEGEND
- 1 CEMENT BOARD LAP SIDING PAINTED
 - 2 HARDIESHINGLE PAINTED
 - 3 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
 - 4 STONE VENEER AS PER OWNER
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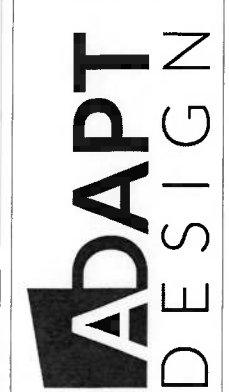
ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 1" CONTINUOUS ALUMINUM (PREPAINTED)
DOWNSPUT: 1" CONTINUOUS ALUMINUM (PREPAINTED)
SOFFIT: 1/2" CONTINUOUS ALUMINUM (PREPAINTED)
FACIA: 1/2" CONTINUOUS ALUMINUM (PREPAINTED)
WINDOW TRIM: 2X4 COMB FACED SPF (PAINTED)
DOOR TRIM: 2X4 COMB FACED SPF (PAINTED)
CORNER TRIM: 1X4 COMB FACED SPF (PAINTED)

NOTE: WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORMANCE TO BC BUILDING REGULATIONS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS.

FLASH OVER ALL MATERIAL TRANSITIONS: DOOR AND WINDOW HEADERS

ALL COLOURS AS PER OWNER



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ELEVATIONS AND CROSS SECTION

A-202

LOT B



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARDIESHINGLE PAINTED
3	CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
4	STONE VENEER AS PER OWNER
5	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	C/W 4"X2" ALUMINUM DOWNROUT (PREFINISHED)
FASCIA	VENEER ALUMINUM (PREFINISHED)
WINDOW TRIM	2X12 COMB FACED SPS (PAINTED)
DOOR TRIM	2X4 COMB FACED SPS (PAINTED)
CORNER TRIM	2X4 COMB FACED SPS (PAINTED)
NOTE:	WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONFORM TO BC BC CODES REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	
ALL COLOURS AS PER OWNER	

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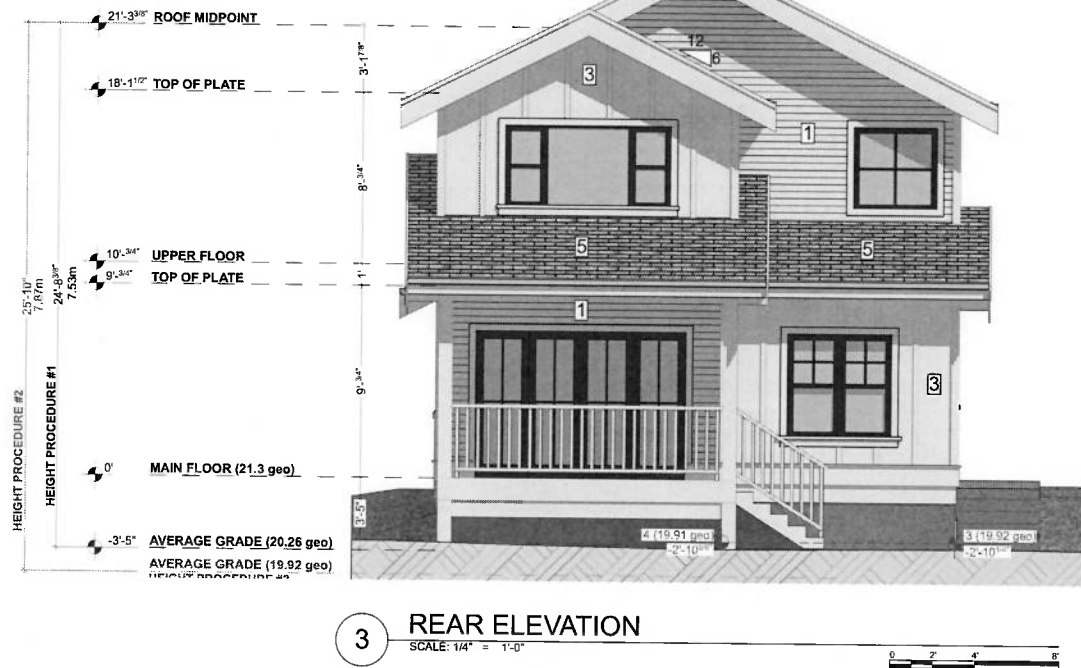
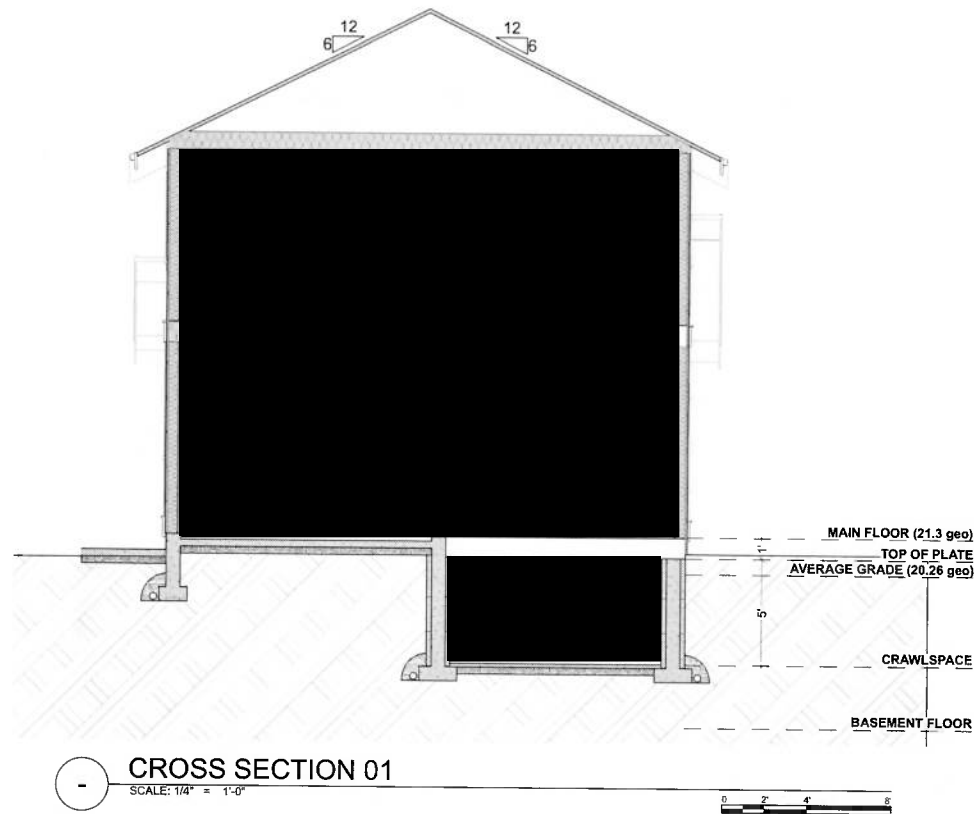
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ELEVATIONS

A-201

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LOT B



EXTERIOR CLADDING LEGEND

- 1 HARDIESHINGLE
PAINTED
- 2 CEMENT BOARD PANEL C/W
1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER
AS PER OWNER
- 4 CEMENT BOARD LAP SIDING
PAINTED
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS 1" CONTINUOUS ALUMINUM (PREFINISHED)
DOWN 470" ALUMINUM DOWNPOUT (PREFINISHED)
BOFFIT VENTED ALUMINUM (PREFINISHED)
FASCIA 2X12 COMB FACED (SPT PAINTED)
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560 KENNETH STREET

2-LOT SUBDIVISION

GENERAL NOTES

1.0 GENERAL

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH DISTRICT OF SAANICH ENGINEERING SPECIFICATIONS AND THE LATEST VERSION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), WHICHEVER IS MORE STRINGENT SHALL APPLY.
- A PERMIT TO CONSTRUCT WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE AND/OR MUNICIPAL RIGHT-OF-WAY IS REQUIRED AND MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF FIVE BUSINESS DAYS BEFORE WORKS COMMENCE.
- A PERMIT TO OCCUPY ANY AREA WITHIN THE MUNICIPAL ROAD ALLOWANCE AND/OR MUNICIPAL RIGHT-OF-WAY FOR CONSTRUCTION PURPOSES MAY BE REQUIRED AND MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF FIVE BUSINESS DAYS BEFORE WORKS COMMENCE.
- A PERMIT TO CONSTRUCT WORKS UNDER OR ADJACENT TO BOULEVARD OR BY-LAW PROTECTED TREES MUST BE OBTAINED FROM SAANICH PARKS DEPARTMENT BEFORE WORKS COMMENCE.
- SEWER / DRAIN / WATER CONSTRUCTION WITHIN PRIVATE PROPERTY TO BE IN ACCORDANCE WITH BC PLUMBING CODE AND INSPECTED BY A DISTRICT OF SAANICH PLUMBING INSPECTOR.
- ENSURE THAT EXISTING BUILDINGS ARE CONNECTED OR RECONNECTED TO SEWER / DRAIN / WATER / HYDROTEL / DRIVEWAY. ON-SITE WORK MUST BE INSPECTED BY A DISTRICT OF SAANICH PLUMBING INSPECTOR.
- EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS BEFORE CONSTRUCTION.
- ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN, CONTACT DISTRICT OF SAANICH PUBLIC WORKS INSPECTOR AND ENGINEER IMMEDIATELY.
- MAINTAIN VEHICULAR ACCESS TO EXISTING HOUSES DURING CONSTRUCTION.
- PRE-CONSTRUCTION MEETING REQUIRED WITH ENGINEER, CONTRACTOR, PROJECT ARBORIST AND DISTRICT OF SAANICH REPRESENTATIVES FROM DEVELOPMENT SERVICES AND PARKS.
- CONNECTIONS TO EXISTING MUNICIPAL INFRASTRUCTURE WILL BE COMPLETED BY DISTRICT OF SAANICH PUBLIC WORKS.
- ALL CONNECTIONS/SERVICES PROVIDED BY MUNICIPAL CREWS WILL BE COMPLETED AT THE APPLICANT'S EXPENSE FOR THE ESTIMATED AMOUNT OR THE APPLICABLE FIXED FEE.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE DISTRICT OF SAANICH AND/OR PRIVATE PROPERTY OWNER.
- MAINTAIN VEHICULAR ACCESS TO EXISTING HOUSES DURING CONSTRUCTION.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR ALL SERVICES FOR THE AS-CONSTRUCTED DRAWINGS.

2.0 ROAD

- DRIVEWAY CROSSING ARE TO BE CONSTRUCTED AS PER SAANICH DRAWING No. C755 & C1655.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY SAANICH AT THE DEVELOPER'S EXPENSE.
- PAVEMENT RESTORATION PER SAANICH STD DWG G0555 (RESIDENTIAL).
- ROAD TO BE RE-BUILT & CONSTRUCTED AS PER R255 (RESIDENTIAL).

CONCRETE MIX DESIGN AND TESTING

- CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1 FOR THE FOLLOWING:
 - CURB AND GUTTER - ONE SET PER 150 LINEAL METERS (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)

ASPHALT MIX DESIGN AND TESTING

- ASPHALT TESTS FOR THE FOLLOWING (IF REQUESTED BY ENGINEER):
 - AGGREGATE GRADATION TESTS - ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT)
 - MARSHALL TEST - THREE BRIOUETTES FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM OF ONE PER DAY DURING ASPHALT PLACEMENT)
 - COMPACTION - ONE CORE FOR EVERY 500 sq. m PLACED, MINIMUM THREE.

3.0 SEWER

- NEW SERVICES SHALL BE NOT LESS THAN 100mm DIAMETER AND SHALL BE PVC UNLESS OTHERWISE NOTED.
- SANITARY SERVICES SHALL BE INSTALLED AS PER SCHEDULE H TO BYLAW 7452, SUBDIVISION BYLAW, SECTION 3.4.10 AND AS PER MMCD STD. DWG. S7 WITH THE POST PAINTED RED.
- INSPECTION CHAMBER INSTALLED PER MMCD S9; SPECIFICALLY 4 CONCRETE JUMBO BLOCKS UNDER CONCRETE PULL BOX.

4.0 DRAIN

- NEW DRAIN SERVICES SHALL BE PVC UNLESS OTHERWISE NOTED AND NOT LESS THAN 100mm DIAMETER FOR SINGLE FAMILY DWELLINGS; CONNECTIONS OTHER THAN SINGLE FAMILY SHALL BE SIZED IN ACCORDANCE TO THE BC BUILDING CODE.
- DRAIN SERVICES SHALL BE INSTALLED AS PER SCHEDULE H TO BYLAW 7452, SUBDIVISION BYLAW, SECTION 3.5.11 AND AS PER MMCD STD. DWG. S8 WITH THE POST PAINTED GREEN.
- STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BYLAW.
- INSPECTION CHAMBER INSTALLED PER MMCD S9; SPECIFICALLY 4 CONCRETE JUMBO BLOCKS UNDER CONCRETE PULL BOX.

5.0 WATER

- 38mm AND 50mm SERVICES SHALL BE TYPE K SOFT COPPER TUBING AS PER SAANICH STANDARD DRAWING W2455 OR APPROVED ALTERNATIVE.
- ON-SITE WATER SERVICE TO BE HOPE UNLESS OTHERWISE NOTED.
- MUELLER H-1500B CORPORATION STOPS TO BE INSTALLED AT MAIN FOR ALL NEW WATER SERVICES.
- CONTRACTOR TO PLACE REFLECTIVE TAPE 0.3m ABOVE WATER MAIN AND SERVICES.
- HYDRANTS SHALL BE AS PER MMCD W4 AND SHALL NOT BE LOCATED WITHIN 3m OF A UTILITY POLE OR LIGHT STANDARD, WITHIN 1m HORIZONTALLY OF UNDERGROUND SERVICE PIPES, OPEN DITCHES OR WITHIN 2.2m OF THE CURB LINE.

6.0 SHALLOW UTILITIES

- CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 3 WORKING DAYS PRIOR TO CONSTRUCTION.
- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC GAS FACILITIES ARE SHOWN SCHEMATIC ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR DETAILS.
- CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC HYDRO / TEL DRAWINGS & SPECIFICATIONS.
- GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FORTISBC DRAWINGS.

7.0 TRENCHING, EXCAVATING AND BACKFILLING

- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- BED ALL PIPE AS PER MMCD G4.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH DOS STD DWG G055 AND MMCD SECTION 31.23.01.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY UNLESS OTHERWISE SPECIFIED.
- ROADS AFFECTED BY TRENCHING SHALL BE RESTORED AS PER MUNICIPAL STANDARD DRAWING G05055 (RESIDENTIAL).
- WHERE A TRENCH IS UNDER OR WITHIN 1.00M OF THE EDGE OF A ROAD OR DRIVEWAY, USE PITRUM GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE UNDERSIDE OF THE ROAD, PARKING, OR DRIVEWAY SUBGRADE.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK.
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS.
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS.
 - TRENCH BEDDING DENSITY TEST (MAINLINE) - ONE PER DAY OR FOR EVERY 75M OF TRENCH.
 - TRENCH BACKFILL DENSITY TEST (MAINLINE) - ONE PER DAY OR FOR EVERY 75M OF TRENCH.
 - TRENCH BEDDING DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING.
- GEOTECHNICAL REVIEW REQUIRED FOR: SUBGRADE APPROVALS, CONCRETE TESTING, AND ASPHALT TESTING.
- TRENCH BACKFILL DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING AT EACH 1.0M FILL DEPTH.
- PROOF OF ROLL TEST REQUIRED IN PRESENCE OF GEOTECH & SUBSEQUENT MEMO FOR SUBGRADE APPROVAL FOR WORKS IN BOULEVARD.

8.0 PARKS

- ROAD CONSTRUCTION, SERVICE INSTALLATIONS, AND TREE PROTECTION FENCING ARE TO BE CARRIED OUT UNDER PROVISIONS OF TREE PROTECTION BYLAW NO. 9272.
- OBTAIN A TREE PROTECTION BYLAW PERMIT PRIOR TO THE START OF ACTIVITY ON-SITE.
- PROTECT ALL TREES FROM DAMAGE DURING CONSTRUCTION. HAND DIG WHERE ROOTS OVER 25mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER, AND THE MUNICIPALITY PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY.
- CAREFUL EXCAVATION WITH THE USE OF AN AIRSPADE OR BY HAND WILL BE NECESSARY AND MUST BE PERFORMED UNDER ARBORIST SUPERVISION WHEN CONSTRUCTION OCCURS NEAR EXISTING TREES.
- THE PROJECT ARBORIST IS RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS SPECIFIED BY THE ENGINEER.
- REMOVE STUMPS UNDER THE SUPERVISION OF THE PROJECT ARBORIST AND BACKFILL VOIDS WITH PITRUM.
- FENCE WILL BE CONSTRUCTED USING 38mmx89mm (2"x4") WOOD FRAME: TOP, BOTTOM, AND POSTS. USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" OR GALVANIZED STAPLES.
- CONTRACTOR SHALL ENGAGE A PROJECT ARBORIST TO SUPERVISE ALL WORK WITHIN CRITICAL ROOTS ZONE OF TREES AS NOTED ON THE DRAWINGS.
- THE PROJECT ARBORIST SHALL BE AN ISA CERTIFIED ARBORIST AND QUALIFIED TREE RISK ASSESSOR SELECTED FROM THE SAANICH LIST OF ROTATIONAL CONSULTANTS.
- THE PROJECT ARBORIST SHALL APPLY THE CURRENT, GENERALLY ACCEPTED STANDARD OF CARE, WHEN PERFORMING WORK.
- SAANICH PARKS AND PROJECT ARBORIST SHALL ATTEND ALL PRE-JOB SITE MEETINGS.
- THE PROJECT ARBORIST SHALL HELP IDENTIFY AREAS FOR STORAGE OF EQUIPMENT, TRAILERS, AND HARDWARE TO AVOID IMPACTS ON TREES.
- THE PROJECT ARBORIST IS RESPONSIBLE FOR SUPERVISING/DIRECTING THE INSTALLATION OF TREE PROTECTION INCLUDING, FENCING, MULCH, OR ANY OTHER TREE PROTECTION METHODS AS PRESCRIBED.
- THE PROJECT ARBORIST SHALL SUPERVISE/DIRECT ALL EXCAVATION WITHIN A TREE'S ROOT ZONE. THE PROJECT ARBORIST MAY SPECIFY HAND DIGGING, HYDRAULIC EXCAVATION OR OTHER TECHNIQUES AS REQUIRED.

9.0 SEDIMENT AND EROSION CONTROL

- DURING CONSTRUCTION, THE CONTRACTOR IS TO IMPLEMENT SEDIMENT AND EROSION CONTROL PROCEDURES TO ENSURE THE QUALITY OF SITE RUN-OFF HAS BEEN MAINTAINED. THESE PROCEDURES ARE TO REMAIN UNTIL SUBSTANTIAL PERFORMANCE HAS BEEN VERIFIED.
- AN EFFECTIVE SEDIMENT AND EROSION CONTROL PLAN INCORPORATES BUT IS NOT LIMITED TO THE FOLLOWING PROCEDURES:

LAYOUT AND CLEARING

- INSTALL RUN-OFF MANAGEMENT SYSTEMS PRIOR TO SITE DISTURBANCE.
- STABILIZE BARE SOILS THE SAME DAY THAT THEY HAVE BEEN DISTURBED.
- AVOID CLEARING VEGETATION DURING HEAVY RAIN OR SNOWFALL.
- AVOID CLEARING OR GRADING SOILS WITHIN 15m OF A STREAM OR DITCH.
- INSTALL APPROPRIATE MEASURES TO PREVENT SEDIMENT FROM ENTERING A WATERCOURSE.
- STORE EXCAVATED SOILS AWAY FROM WATERCOURSES, STORM DRAINS, AND PAVED SURFACES.
- INSTALL A SITE ACCESS PAD TO PREVENT TRACKING MUD OFF-SITE.

EROSION CONTROL

- ENCOURAGE SURFACE WATER TO SEEP INTO THE SOIL, IF POSSIBLE RETAIN WOODY DEBRIS AND ORGANIC MATTER ON-SITE.
- ROUGHEN OR TERRACE SLOPES TO PREVENT EROSION.
- COVER SOIL STOCKPILES AND BARE SLOPES WITH MULCH, TARPS, ETC.
- BACKFILL FOUNDATIONS AS SOON AS POSSIBLE FOLLOWING APPROVAL OF PERIMETER DRAINAGE.
- REMOVE EXCESS SOIL FROM THE SITE AS SOON AS POSSIBLE AFTER BACKFILLING.
- RE-VEGETATE OR LANDSCAPE THE SITE AS SOON AS POSSIBLE. IF AREAS OF THE SITE MUST BE LEFT INCOMPLETE DURING THE RAINY SEASON, SOW A TEMPORARY COVER CROP, APPLY MULCH, OR LAY GEOTEXTILE TO STABILIZE EXPOSED SOILS.
- KEEP MACHINERY WITH SPECIFIC ACCESS AREAS. LIMIT THE EXTENT OF MACHINE ACCESS TO THE MINIMUM NECESSARY TO COMPLETE CONSTRUCTION.
- INSPECT THE CONSTRUCTION SITE DAILY TO ENSURE EROSION CONTROL MEASURES ARE WORKING.

DRAINAGE AND SEDIMENT CONTROL

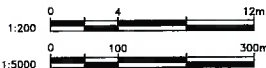
- USE BERM OR SWALES TO DIVERT RUN-OFF FROM ENTERING THE SITE.
- USE SILT FENCING AROUND STOCKPILES AND SLOPED AREAS.
- INSTALL FILTER CLOTH, DRAIN ROCK, OR STRAW BALES TO PROTECT DITCHES AND CATCH BASINS.
- COLLECT RUN-OFF FOR TREATMENT IN A SEDIMENT TRAP.
- ENSURE CONTAINMENT AND PROPER DISPOSAL OF CONCRETE WASTE WATER.
- PROPERLY DISPOSE OF CONSTRUCTION WASTES OFF-SITE.
- DO NOT WASH SOILS OR SEDIMENTS ONTO THE STREET OR INTO THE STORM SEWER. ISLANDER ENGINEERING WILL WORK WITH THE CONTRACTOR TO CLOSELY MONITOR THE SITE AND IDENTIFY WHERE BEST MANAGEMENT PRACTICES ARE BEST SITUATED DURING CONSTRUCTION.

LIST OF DRAWINGS

SHEET C01 SITE PLAN, LOCATION PLAN, & GENERAL NOTES

SHEET C02 CONCEPTUAL SERVICING PLAN

RECEIVED
June 12, 2024
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DISTRICT OF SAANICH



SUBMITTED FOR REZONING /
DEVELOPMENT PERMIT
APPLICATION

ISLANDER
ENGINEERING
823 DISCOVERY STREET
VICTORIA B.C. V8T404
PHONE 250.580.1200
www.islanderengineering.com

LEGEND

- XXX.Xm² - LOT AREA
- G XX.XXm - GROUND ELEV. AT SANITARY SERVICE
- S XX.XXm - SEWER SERVICE INVERT AT R
- G XX.XXm - GROUND ELEV. AT DRAIN SERVICE
- D XX.XXm - DRAIN SERVICE INVERT AT R
- M.S.E. XX.XXm - MINIMUM SERVICEABLE FLOOR ELEVATION
- M.F.E. XX.XXm - MAIN FLOOR ELEVATION

- PROPOSED PERMEABLE DRIVEWAY SURFACE
- PROPOSED IMPERMEABLE DRIVEWAY SURFACE
- PROPOSED GRADE (BLACK)
- EXISTING GRADE (GREY)
- TREES (PROPOSED GREEN, EXISTING GREY):
SEE LANDSCAPE PLAN FOR PR. TREE TYPE
- TREE PROTECTION FENCING
- PROTECTED ROOT ZONE

SITE PLAN
SCALE 1:200

TREE TABLE

TREE#	TYPE	DBH (cm)	PRZ (r)	STATUS
641	Norway Maple	57	10	REMOVE
642	Norway Maple	94	12	RETAIN
643	Douglas Fir	53	10	REMOVE
644	Douglas Fir	43	8	REMOVE
645	Douglas Fir	40	7	REMOVE
646	Douglas Fir	41	7	REMOVE
647	Douglas Fir	36	6	REMOVE
648	Douglas Fir	48	9	REMOVE
649	Douglas Fir	80	14	RETAIN
655	Grand Fir	36	6	REMOVE
656	Leyland Cypress	77	14	REMOVE
657	Douglas Fir	40	7	REMOVE
658	Douglas Fir	35	6	REMOVE
OS1	Dendora	42	8	RETAIN

TREE TABLE AS PER TREE INVENTORY COMPLETED BY CAPITAL TREE SERVICE INC. JUNE 5, 2023. SEE COMPLETE REPORT FOR MORE DETAILS. SUBJECT TO CHANGE (UPDATED JAN 16, 2024 AS PER LATEST ARBORIST PLAN)

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer
Street Lighting	Pole Mount	Sit Trap	Cap / Plug	Air Valve
Post Top	Pedestrian Signal	City Monument	Gas Valve	Water Meter

REVISIONS

REVISIONS APPROVED

REVISION #1	REVISION #2	REVISION #3
Approved	Approved	Approved
Date	Date	Date
Signed	Signed	Signed

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

DISTRICT OF SAANICH

560 KENNETH STREET	Elev: 21.12m
SITE PLAN, LOCATION PLAN & GENERAL NOTES	Checked: J.B.
Design: J.B.	Drawn: J.B.
Scale: Hor 1:200	Vertical: 1:500
Date: 2024-06-27	

ISLANDER ENGINEERING

ISLANDER FILE #	2862
SAANICH DRAWING #	
DESIGN #	
DRAWING #	C01
SHEET #	1 OF 2