

PROPOSED BUILDING POSITION UPON PARCEL B (DD 187669I) OF LOTS 1 AND 2, BLOCK 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 6016.



NOTE:

Lot dimensions shown are based upon Plan EPP90842

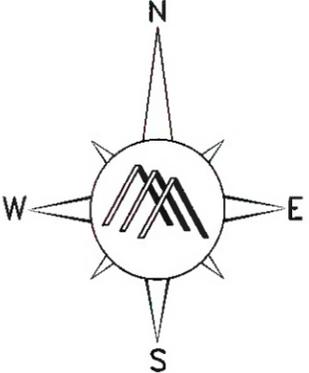
Geodetic elevations shown are based upon observations to geodetic control monuments 84H0204 (Elevation=19.031m) and 84H0168 (Elevation=18.007m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. Unregistered interests have not been included or considered.

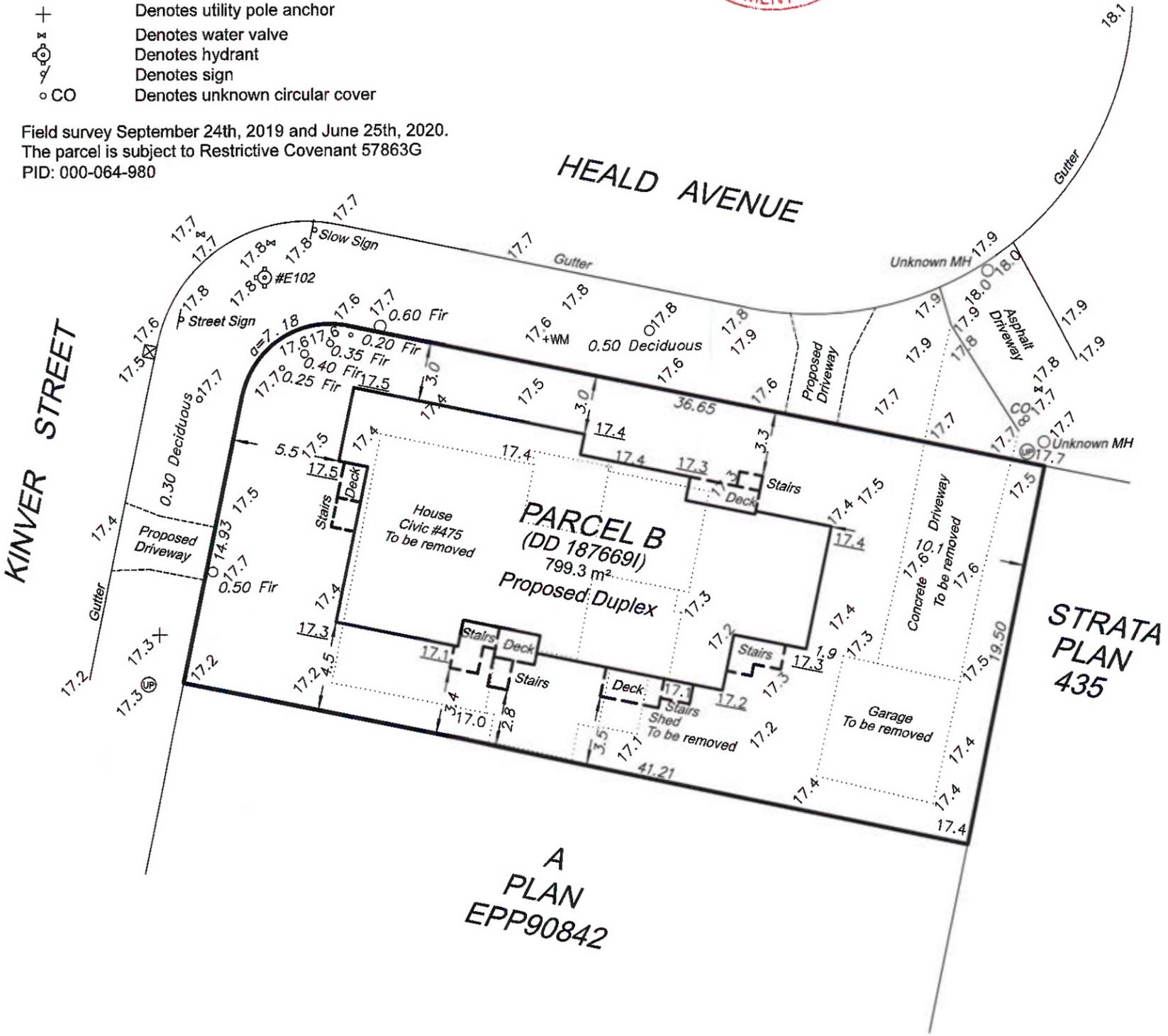
Proposed building positioned as per design plans dated 20.11.23
Proposed building position must be confirmed by approving authorities prior to construction.

LEGEND

- ☒ Denotes catch basin
- +WM Denotes water meter
- 0.60 Maple Denotes approximate tree location, diameter and species
- 9.1 Denotes ground elevation
- 17.4 Denotes calculated natural grade
- ⊕ Denotes utility pole
- + Denotes utility pole anchor
- ⊕ Denotes water valve
- ⊕ Denotes hydrant
- ⊕ Denotes sign
- CO Denotes unknown circular cover



Field survey September 24th, 2019 and June 25th, 2020.
The parcel is subject to Restrictive Covenant 57863G
PID: 000-064-980



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

Jason Kozina Digitally signed by Jason Kozina H88DFU
Date: 2020.12.15 16:48:00 -08'00'
© 2020 Apex Land Surveying Ltd.



VIEW FROM HEALD STREET



VIEW FROM CORNER OF HEALD STREET AND KINVER STREET



VIEW FROM KINVER STREET



VIEW OF REAR OF THE BUILDING



VIEW FROM CORNER OF KINVER AND HEALD STREET



COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.
- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS.
- THIS DRAWING IS DIAGNOSTIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.
- WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST ENGINEERING TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes

A 2020-08-31 Issue for DP submission

Drawn By
C.Z.I.P.H.S.W

Date
20.08.31

Scale
NOT TO SCALE

Sheet No
RENDERINGS

A0.0



SAMANTHA WEEKS DESIGN GROUP

SAMANTHA WEEKS Design Group Inc. 545 HERALD STREET VICTORIA BC V8W 1S5 250.388.0378 STUDIO@SWDESIGNGROUP.CA WWW.SAMANTHAWEKSDSIGNGROUP.CA

19.115

KINVER

JOANNE BLAIN JANE MUNDY 475 KINVER STREET ESQUIMALT BC

COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS. THIS DRAWING IS DIAGRAMMATIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION. WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST SKILL AND CARE TO ADVISE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNLAWFUL TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

PROJECT DATA

LEGAL
Parcel B (DD 1870691) of Lots 1 and 2, Block 3, Section 11, Esquimalt District, Plan 8016

CURRENT ZONING
RD-3, Two Fam/Single Fam, Residential

LOT SIZE
799.3 sq m (8804 sq ft)

LOT COVERAGE
maximum allowed - 239.8 sq m (30.0%)
existing coverage - 263.8 sq m (33.0%)
proposed coverage - 265.8 sq m (33.3%)
(variance on lot coverage requested)

FLOOR AREAS & FSR
0.40:1 FSR allows max. of 3445 sq ft floor area
proposed floor area 3426.7 sq ft (0.398:1 FSR)

Unit A main floor*	1020.7 sq ft
2nd floor	714.3 sq ft
subtotal	1735.0 sq ft
balmt. (main suite)	116.5 sq ft
balmt. (sec. suite)	348.9 sq ft
total	2597.4 sq ft

* garage is additional 252.4 sq ft

Unit B main floor**	967.7 sq ft
2nd floor	724.0 sq ft
subtotal	1691.7 sq ft
balmt. (main suite)	106.2 sq ft
balmt. (sec. suite)	804.2 sq ft
total	2602.1 sq ft

** garage is additional 250.0 sq ft

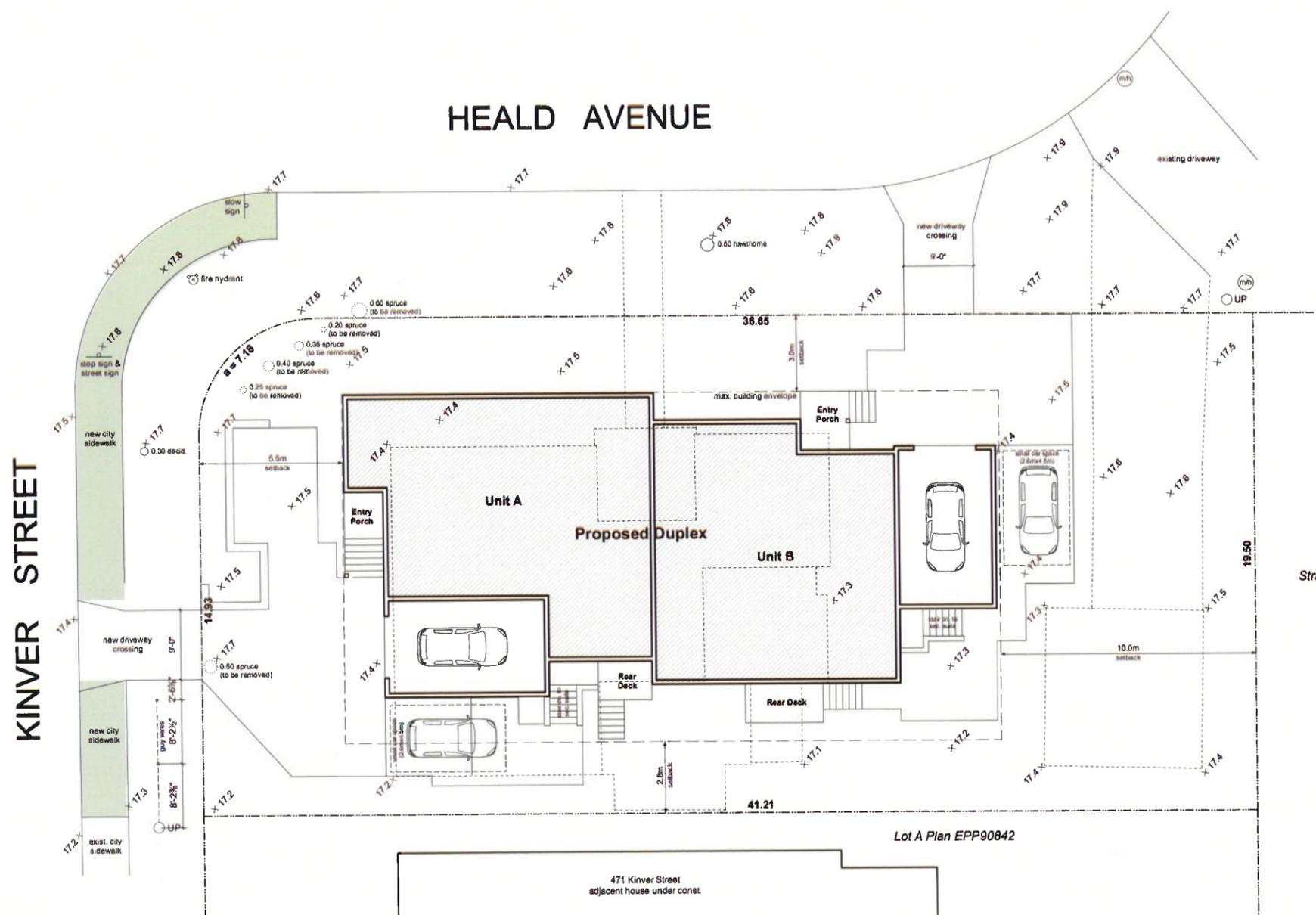
BUILDING HEIGHT
max. bldg. height allowed 7.30m
proposed bldg. height 7.25m

SETBACKS
west (front) - 7.5m req'd; 5.5m proposed (variance requested)
north (ext. side) 3.6m req'd; 3.0m proposed (variance requested)
east (rear) - 7.5m req'd; 10.0m proposed
south (left side) - 1.5m req'd; 2.8m proposed

PARKING
4 spaces required; 4 spaces provided

NOTES:

1. Site plan is based on survey plan by Apex Land Surveying Ltd., dated September 29, 2019.
2. All grades or elevations shown are in meters (geoidic).



Strata Plan 435

Lot A Plan EPP90842

471 Kinver Street adjacent house under const.



No.	Date	Issue Notes

C.Z.I.P.H.I.S.W
20.08.31
1/8"=1'-0"

SITE PLAN
A1.0

RECEIVED
OCT 28 2020
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



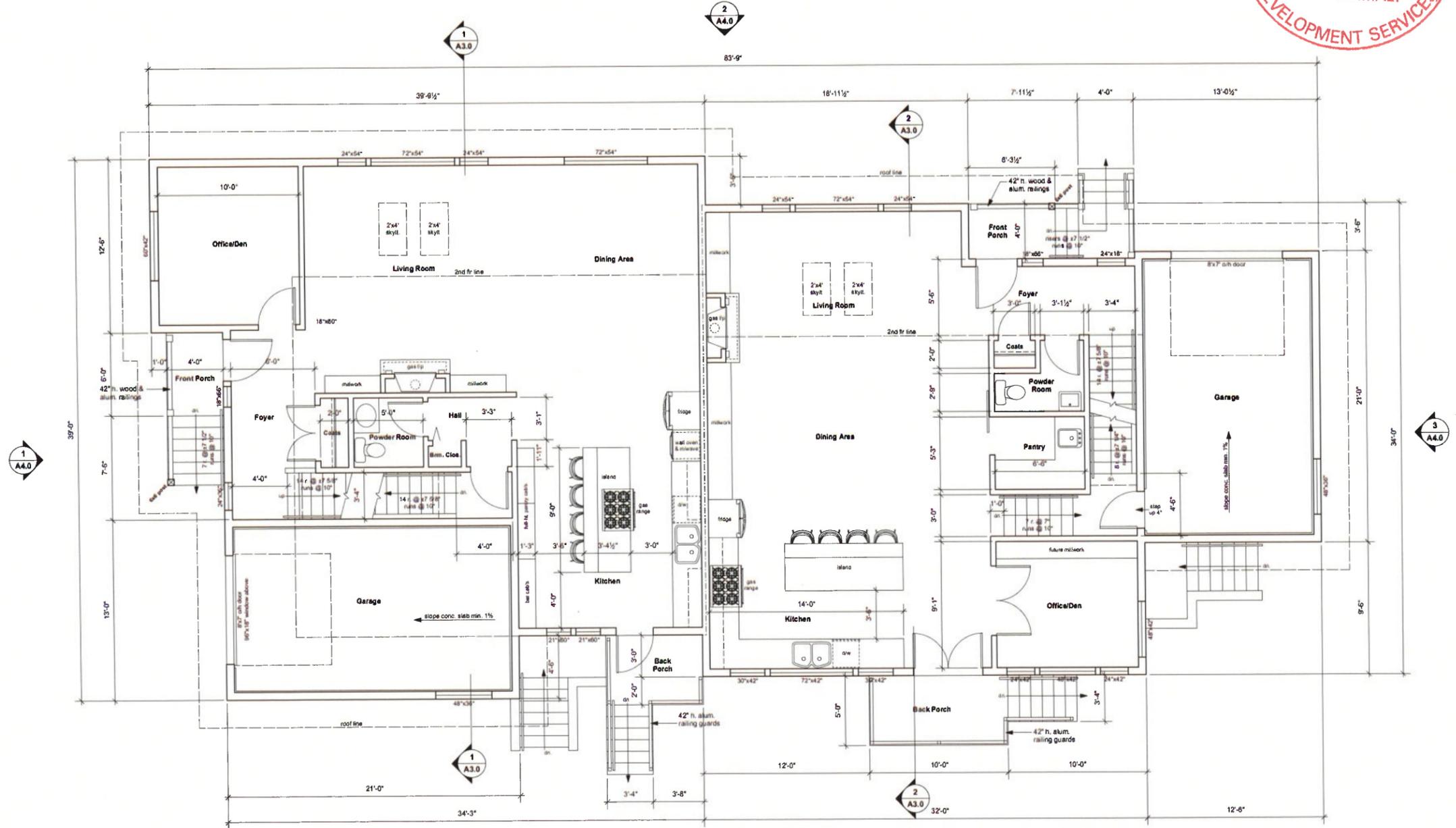
SAMANTHA WEEKS Design Group Inc.
 545 HERALD STREET
 VICTORIA BC V8W 1S5
 250.388.0578
 STUDIO@SWDESIGNGROUP.CA
 WWW.SAMANTHAWEEKSDESIGNGROUP.CA

19.115

KINVER

JOANNE BLAIN
 JANE MUNDY
 475 KINVER STREET
 ESQUIMALT BC

© COPYRIGHT RESERVED. THIS DRAWING DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.
 THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNER FOR ADJUSTMENTS.
 THIS DRAWING IS DIAGNOSTIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION.
 WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.



No.	Date	Revision Notes

No. Date Issue Notes
 Drawn By
 C.Z.I.P.H.S.W.
 Date
 20.08.31
 Scale
 1/4"=1'-0"

MAIN FLOOR PLAN

A2.1



Project ID
19.115

Client Name
KINVER

Site Address
**JOANNE BLAIN
JANE MUNDY
475 KINVER STREET
ESQUIMALT BC**

- COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.
- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS.
- THIS DRAWING IS DIAGRAMMATIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.
- WHILEST THE DESIGNER UNDERTAKES TO USE ITS BEST ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes

No.	Date	Issue Notes

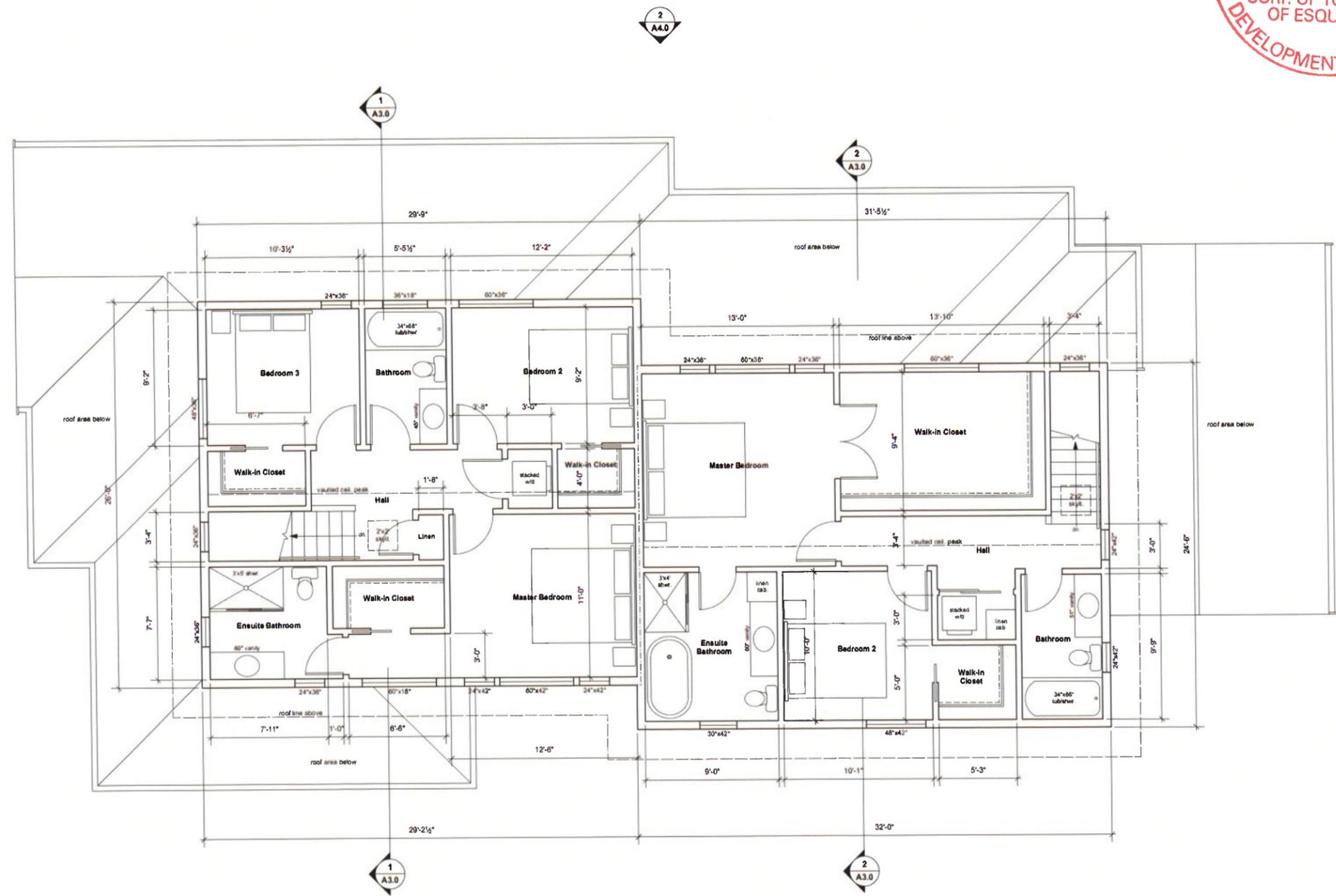
Drawn By
C.Z | P.H | S.W

Date
20.08.31

Scale
1/4"=1'-0"

UPPER FLOOR PLAN

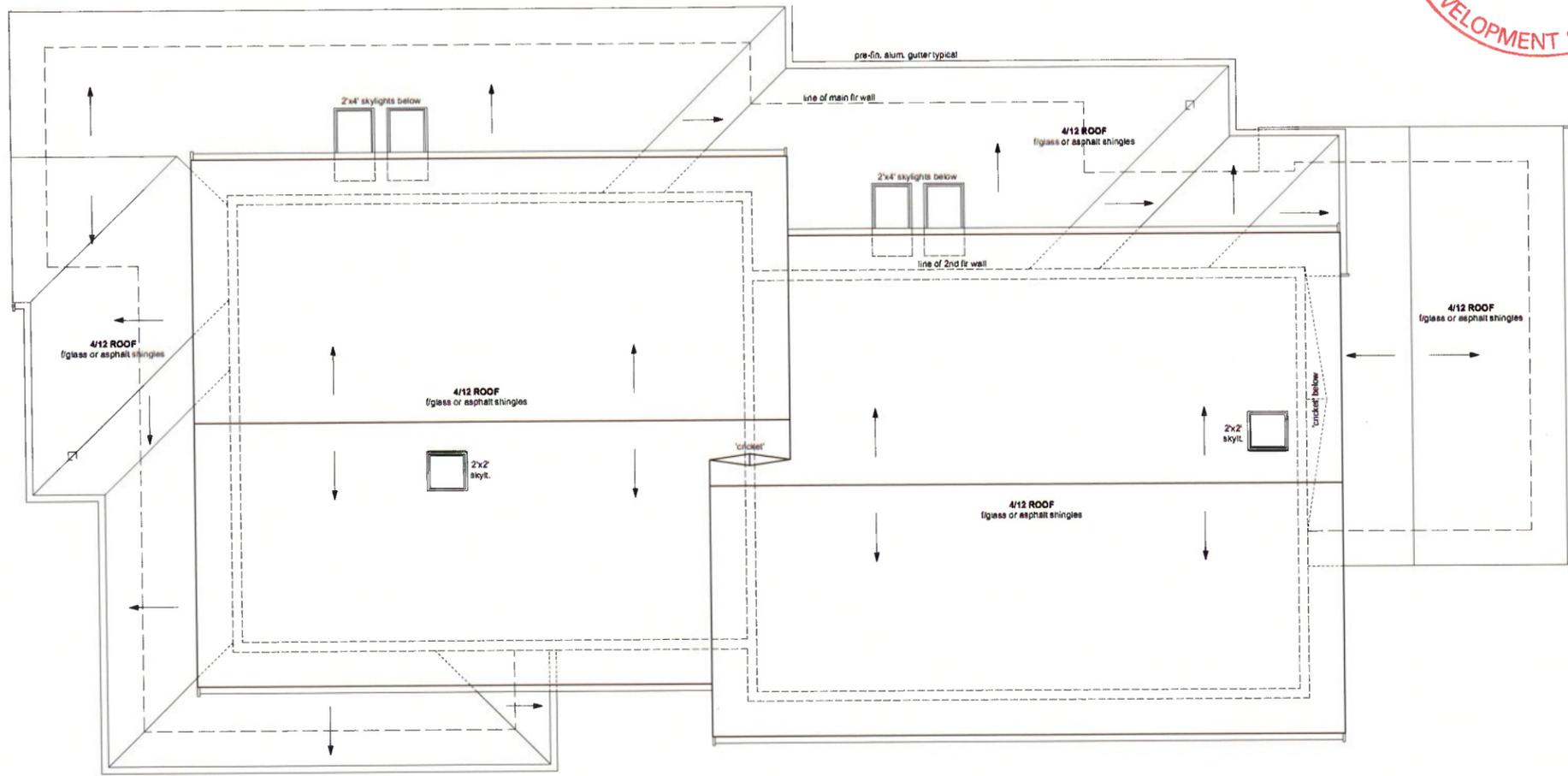
Sheet Number
A2.2





SAMANTHA WEEKS
DESIGN GROUP

SAMANTHA WEEKS Design Group Inc.
545 HERALD STREET
VICTORIA BC V8W 1S5
250.388.0378
STUDIO@SWDESIGNGROUP.CA
WWW.SAMANTHAWEEKSDESIGNGROUP.CA



19.115

KINVER

JOANNE BLAIN
JANE MUNDY
475 KINVER STREET
ESQUIMALT BC

• COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.
• THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS.
• THIS DRAWING IS DIAGRAMMATIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.
• WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST EFFORTS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes

No.	Date	Issue Notes

Drawn By
C.Z.I.P.H.I.S.W.
Date
20.08.31
Scale
1/4"=1'-0"

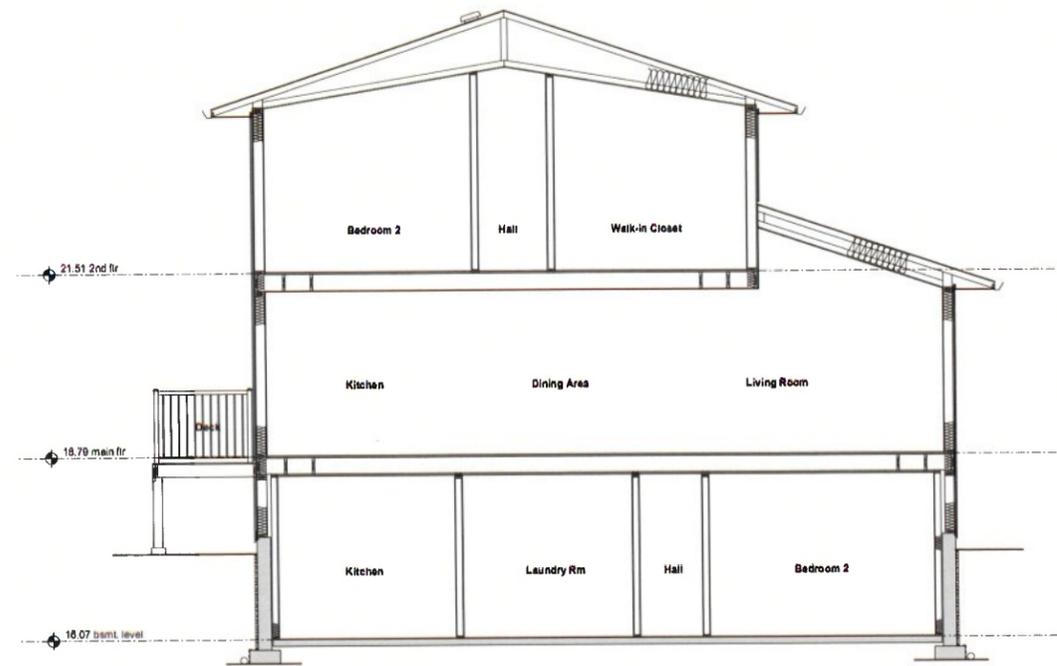
ROOF PLAN

A2.3

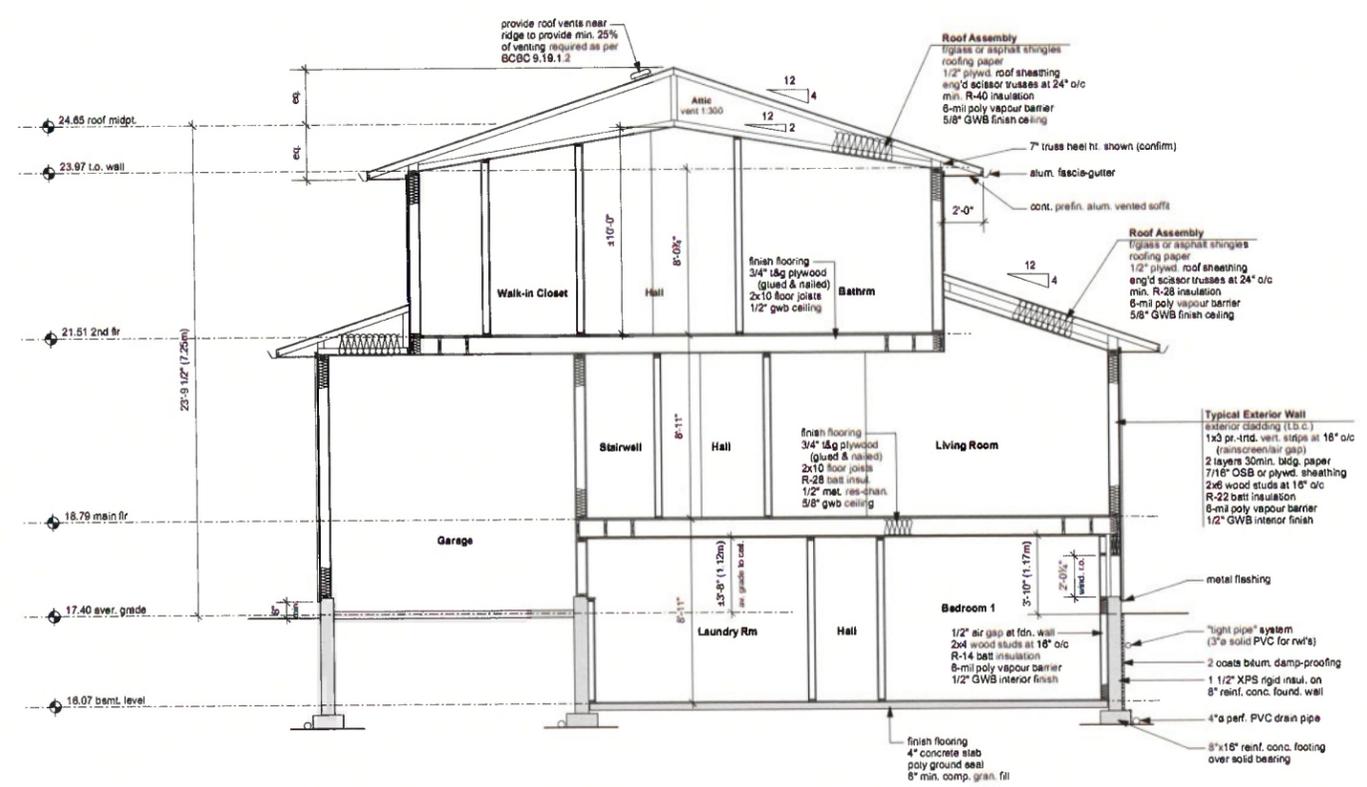


SAMANTHA WEEKS
DESIGN GROUP

SAMANTHA WEEKS Design Group Inc.
545 HERALD STREET
VICTORIA BC V8W 1S5
250.388.0678
STUDIO@SWDESIGNGROUP.CA
WWW.SAMANTHAWEKSDSIGNGROUP.CA



2 Typical Section - Unit B
1/4" = 1'-0"



1 Typical Section - Unit A
1/4" = 1'-0"

Project ID

19.115

Prop. Name

KINVER

Client Name

JOANNE BLAIN
JANE MUNDY

Site Name

475 KINVER STREET
ESQUIMALT BC

COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.

THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENT.

THIS DRAWING IS DIAGRAMMATIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.

WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes

No.	Date	Issue Notes

Drawn By

C.Z.I.P.H.I.S.W

Check

20.08.31

Issue

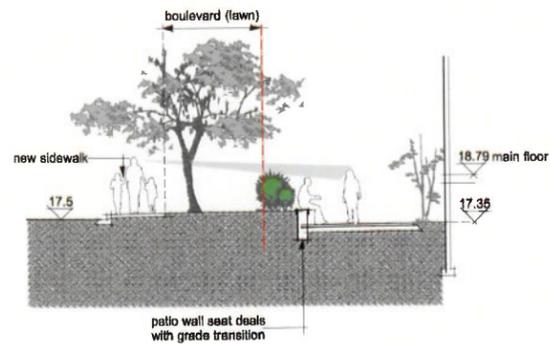
1/4" = 1'-0"

Sheet Title

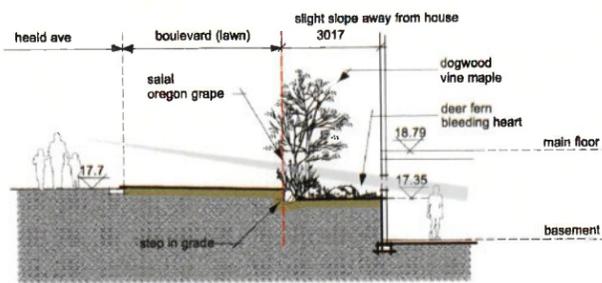
SECTIONS

A3.0

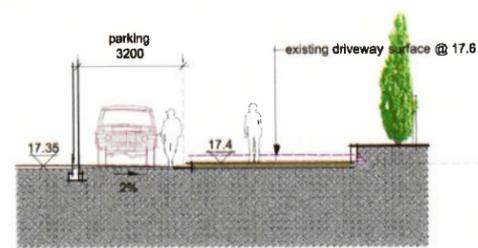
SECTION A - A



SECTION B - B



SECTION C - C



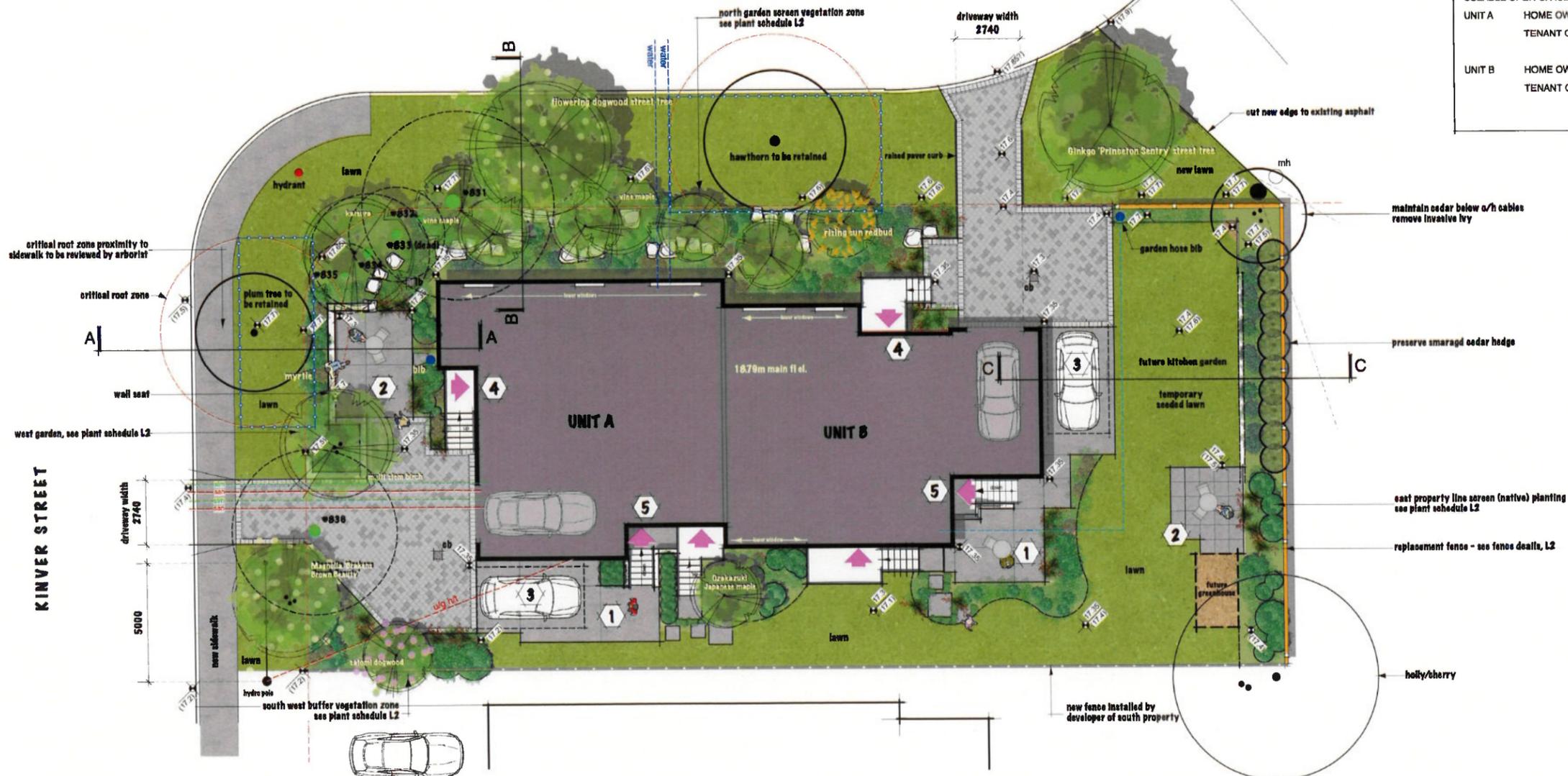
SMALL & ROSSELL
LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., v9a 0e9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

All drawings, designs, specifications used in connection with this project remain the property of Small & Rossell Landscape Architects Inc. whether the work is completed or not, and they shall not be used for any other work or project. This drawing is a copyright drawing and shall not be reproduced or released without the written permission of Small & Rossell Landscape Architects Inc. This drawing shall not be used for construction purposes unless marked "ready for construction".

HEALD AVENUE



USEABLE OPEN SPACE AREAS CALCULATION

UNIT A	HOME OWNER OPEN SPACE	21.6m ²
	TENANT OPEN (PATIO) SPACE	8.1m ²
UNIT B	HOME OWNER OPEN SPACE	119.6m ²
	TENANT OPEN (PATIO) SPACE	13m ²
		TOTAL 162.2m²

Revision

No.	Description	Date
1	Hydro pole guy wire extended Unit B porch & adjacent paving revised	28 Aug 20

Issue

Issue	Issue Date
Development Permit	2 Sept 2020



Blain Mundy Residences
475 Kinver Street, Esquimalt, BC

Project

Sheet Title

LANDSCAPE PLAN

Drawn By: AJS
Checked: []

Project Number: []
Scale: 1 : 100

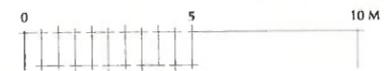
Revision: []
Sheet Number: []

- 1 tenant patio
- 2 homeowner patio
- 3 tenant parking
- 4 homeowner entrances
- 5 tenant entrances

- concrete pavers or decorative imprinted concrete
- precast concrete slabs
- broom finish, poured concrete

- proposed grade
- existing grade
- existing blue spruce to be removed
- temporary tree protection fence

General Provisions
Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard
Owner shall hand water plants with hose/soaker hose.



L1

If drawings, designs, specifications used in connection with the project herein, the property of Small & Rossell Landscape Architects Inc. whether the work is completed or not, and they shall not be used for any other work or project.
The drawing is a copyright drawing and shall not be reproduced or copied without the written permission of Small & Rossell Landscape Architects Inc.
The drawing shall not be used for construction purposes unless method "sealed for construction"

Revision No.	Description	Date

Issue	Issue Date
Development Permit	2 Sept 2020

Project

Blain Mundy Residences
475 Kinver Street, Esquimalt, BC

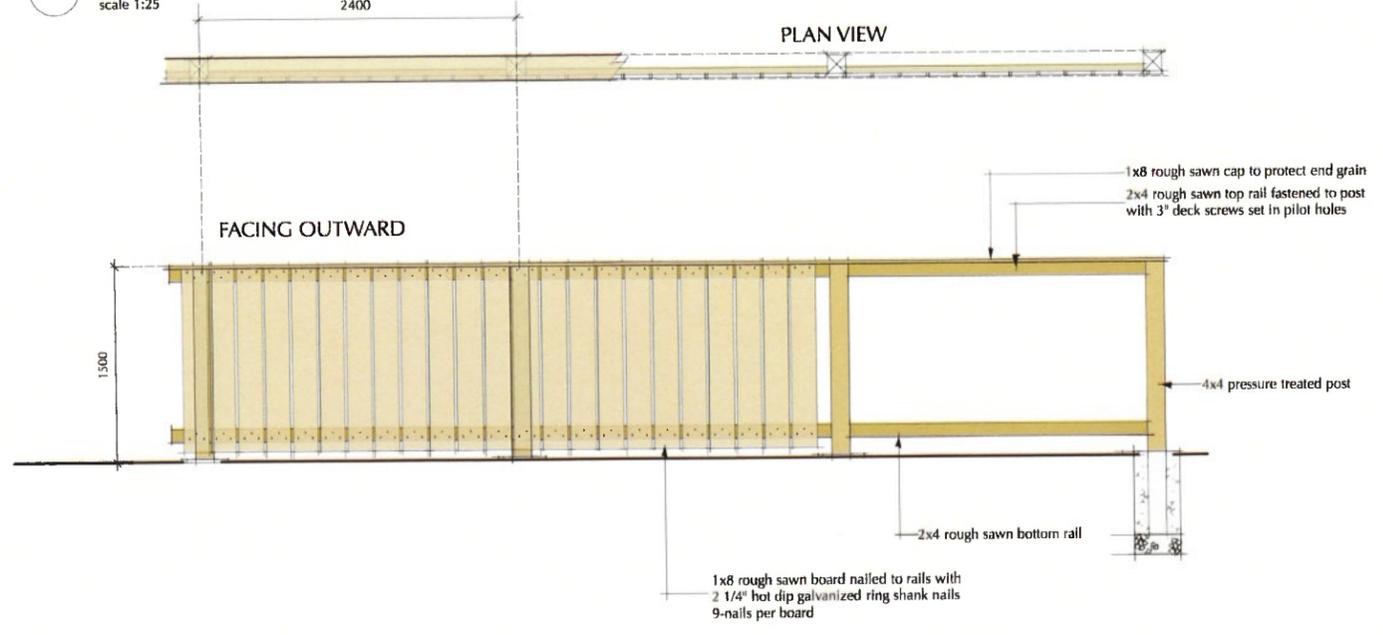
Sheet Title
**FENCING AND PLANTING
DETAILS**

Drawn By: **AJS** Checked

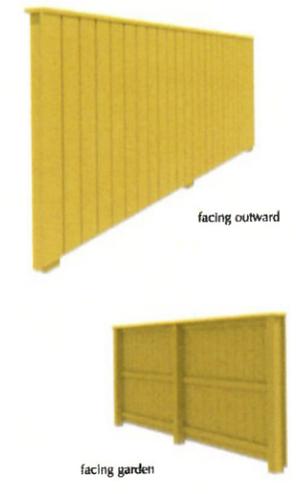
Project Number: Scale

Revision: Sheet Number

1 EAST PROPERTY LINE CEDAR FENCE
scale 1:25



EAST PROPERTY LINE 5' FENCE



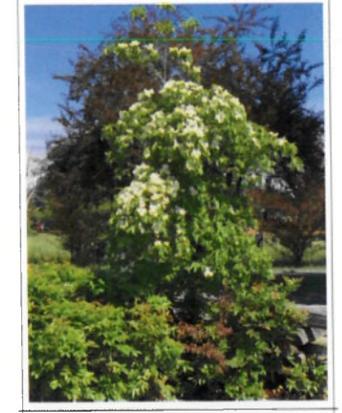
PLANT LIST - SAMPLING				
BOTANICAL NAME	COMMON NAME	CALIPER/HZ/ POT SIZE	QUANTITY	LOCATION
OFF-SITE				
STREET TREES:				
COENUS NUTTALLII	FLORERING DOGWOOD	4 CM	1	REAR FRONTAGE
SPINDO BILGUA PRINCESTON BEAUTY	PINK DOG BENTLEY MAGNOLIA TREE	4 CM	1	REAR FRONTAGE
MAGNOLIA GRANDIS ORA 'SMACKING BROWN BEAUTY'	SOUTHERN MAGNOLIA	4 CM	1	WINNER FRONTAGE
SPECIMEN GARDEN TREES:				
ACER PALMATHUM OTAKAZUKI	OTAKAZUKI JAPANESE MAPLE	#1 POT	1	WOODLAND GARDEN
ACER CIRCINATUM	VINE MAPLE	#4B 2M, 4CM CAL	2	N & S GARDENS
BETULA NIGRA DURIA HEAT (MULTI-STEM SPECIMEN)	DURIA HEAT RIVER BIRCH	4 CM	1	WEST GARDEN
FRAXINUS ALBA JAPONICUM	KATIBURA	4 CM	1	NW GARDEN
CEPHEIS CANADENSIS RISING SUN	RISING SUN EASTERN REDBUD	#18 POT	1	NORTH GARDEN
CORNUS ROUSA SATOMI	SATOMI (PINK) FLOWERING DOGWOOD	3 CM	1	WINNER FRONTAGE
HEDGES:				
BERBERIS THUNBERGII	JAPANESE BARBERRY	#1 POT	10	SOUTH GARDEN
LUNA APICULATA	CHILEAN MYRTLE	#1 POT	5	WEST GARDEN
APPROXIMATE QUANTITIES ARE PROVIDED FOR THE FOLLOWING PLANTS BASED ON THE OVERALL AREA DEMANDATED FOR PLANTING (173m²)				
TYPICAL NATIVE SHRUBS: planted at 1 per 2m²				
GAULTHERIA SHALLOON	SALAL	#1 POT	6	REAR GARDEN PROPERTY LINE EDGES
MAHONIA AQUIFOLIUM	OREGON GRAPE	#1 POT	7	REAR GARDEN PROPERTY LINE EDGES
FRAXINUS PLURILEVIS	LEWIS'S MOCK ORANGE	#1 POT	2	EAST GARDEN EDGE (FRAGRANT)
WICKS BAMBUSUM	FLOWERING BAMBOO	#1 POT	2	EAST GARDEN EDGE
VACCINIUM OVALE FOLIUM	BLUEBERRY (EDIBLE FRUIT)	#1 POT	5	NORTH & WOODLAND GARDENS
VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#1 POT	5	NORTH & WOODLAND GARDENS
	TOTAL		30	
TYPICAL NON-NATIVE SHRUBS: planted at 1 per 2m²				
HYDRANGEA BLUEBERRY	BLUEBIRD LAZECAP HYDRANGEA	#1 POT	2	SPECIMEN REAR GARDEN PLANTS
HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#1 POT	1	SPECIMEN REAR GARDEN PLANTS
NANAKIA TOMBERTICA	HEAVENLY BAMBOO	#1 POT	2	SOUTH WEST GARDEN
PICEA NIDIFORMIS	NIBST SPRUCE	#1 POT	2	SOUTH WEST GARDEN
ROSA RUGOSA ROSARIE DE LA HAYE	RUODORA DOSE (OH PINK)	#1 POT	2	SOUTH WEST GARDEN
YUQUENIA CARLESI	KOREAN SPICE BUSH	#1 POT	2	SOUTH WEST GARDEN
	TOTAL		14	

On site proposed plant species and numbers are a guide and may be modified to accommodate owners plant preferences

NATIVE TREES



VINE MAPLE (Uvic)



PACIFIC FLOWERING DOGWOOD (Centennial Park)

NON-NATIVE TREES



SATOMI DOGWOOD (Eagle Creek Village)

EDIBLE FRUIT



BLUEBERRY 'DUKE'

NATIVE SHRUBS



LEWIS'S MOCK ORANGE (Grounds of S&R LA)



FLOWERING REDCURRANT (Crockerton Res. UK)

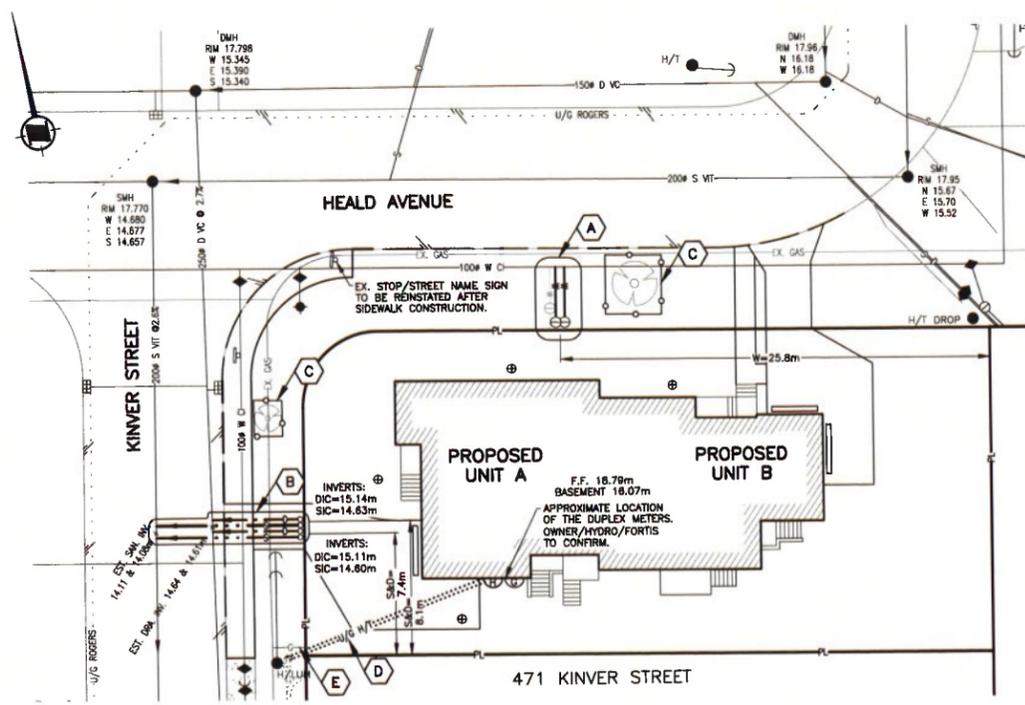
ORNAMENTAL SHRUBS



FRAGRANT ROSE - 'ROSERIE DE LAY HAYE' (Grounds of S&R LA)

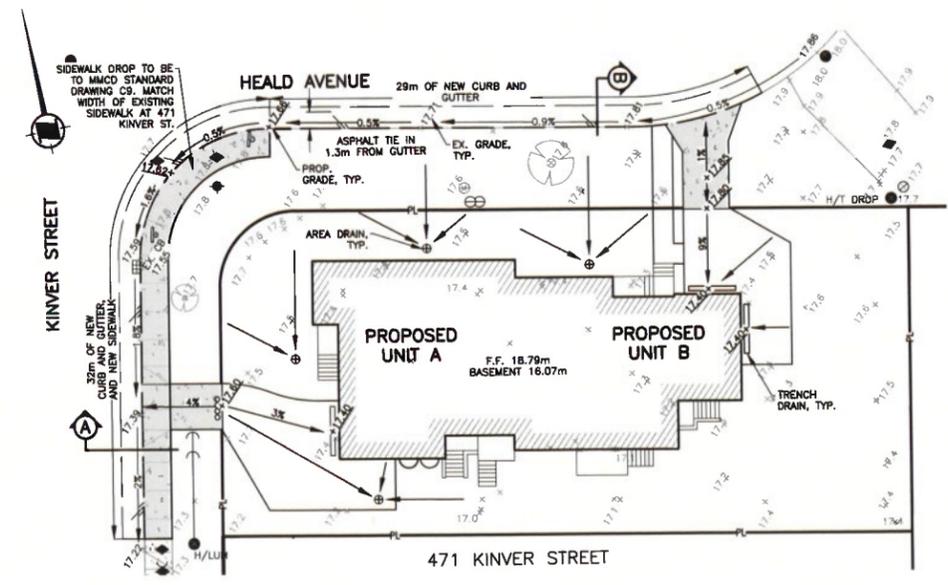


OAK LEAF HYDRANGEA - (Porche Dealership, Victoria)

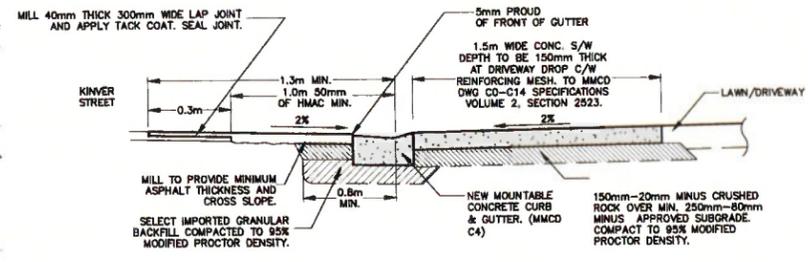


SERVICING PLAN
SCALE 1:200

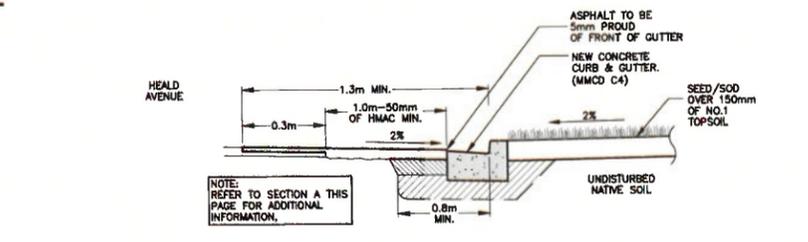
- (A) EX. WATER SERVICE DIAMETER NOT KNOWN. IF SERVICE IS 100#, RETAIN AS WATER SERVICE FOR UNIT A. IF NOT, CITY CREWS TO INSTALL NEW 100# WATER TO P.L. CITY CREWS TO INSTALL METER AND NEW 100# WATER SERVICE TO UNIT B TO THE PROPERTY LINE. ALL WORK AT DEVELOPER'S EXPENSE.
- (B) TOWNSHIP OF ESQUIMALT TO INSTALL TWO (2) NEW SETS OF 100# SANITARY AND 100# DRAIN SERVICES TO LOWEST INVERTS TO THE PROPERTY LINE AT DEVELOPER'S EXPENSE.
- (C) EXISTING TREES TO BE RETAINED. IF NOT POSSIBLE, REPLACE TO ESQUIMALT PARKS APPROVAL.
- (D) PROPOSED UNDERGROUND HYDRO/TEL ROUTE FROM THE EXISTING POLE. FOR DISCUSSION PURPOSES.
- (E) EXISTING GAS SERVICE TO BE RETAINED AND REUSED FOR THE NEW UNITS IF ALLOWED BY FORTIS BC. REFER TO FORTIS BC PLANS FOR DETAILED INFORMATION ON GAS DESIGN FOR THE LOT.



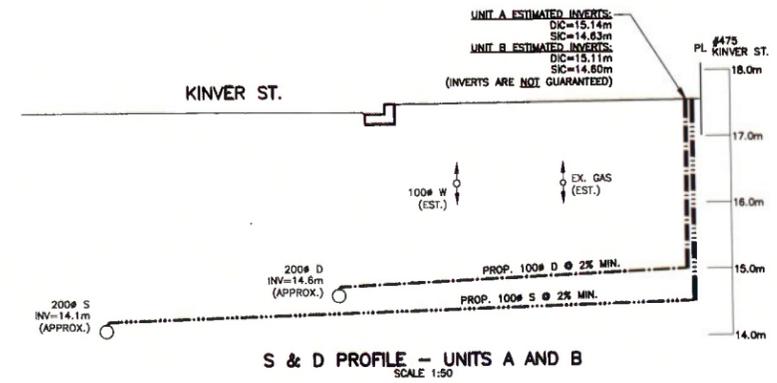
GRADING PLAN
SCALE 1:200



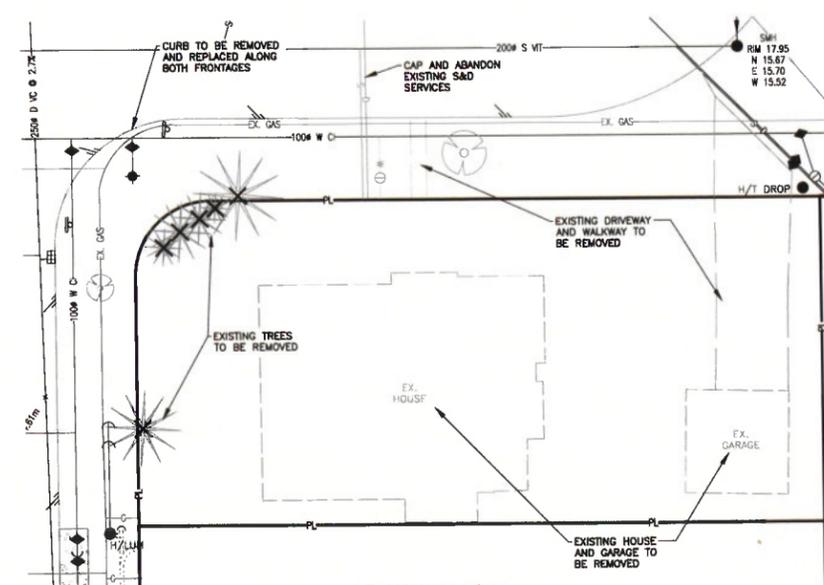
SECTION A - CURB, GUTTER AND SIDEWALK
NOT TO SCALE



TYPICAL SECTION B - AT NON-MOUNTABLE CURB
NOT TO SCALE



S & D PROFILE - UNITS A AND B
SCALE 1:50



REMOVALS PLAN
SCALE 1:200

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
- ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
- A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ONSITE WORK.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
- ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- CAUTION - GAS MAIN TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-368-6944. NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC GAS DRAWINGS. DEVELOPER TO CONTACT FORTIS GAS BC @ 1-888-224-2710 WHEN APPLYING FOR GAS SERVICE FOR NEW HOUSES.**
- CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
- WATER SERVICE, SANITARY SEWER AND DRAIN CHANGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE TOWNSHIP OF ESQUIMALT.
- ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
- CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF ESQUIMALT. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
- ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
- ALL SIDEWALK, CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE TOWNSHIP OF ESQUIMALT AT THE DEVELOPER'S EXPENSE.
- CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
- CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
- 100# SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. CONTRACTOR TO PAINT TOP OF SANITARY PIPE 'RED' AND DRAIN PIPE 'GREEN'. ALL SERVICES TO BE STAKED WITH 2"x4" WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
- ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
- COVID-19 PROVINCIAL HEALTH PROTOCOL TO BE FOLLOWED BY THE CONTRACTOR.



THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.
THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.
ATTENTION: PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

BENCHMARK
CONTROL MONUMENT: 64H0150 ELEVATION: 15.154m
CONTROL MONUMENT: HUB007 ELEVATION: 17.729m

LEGAL DESCRIPTION
PARCEL A (D0187688) OF LOTS 1 AND 2, BLOCK 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 6016

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.

KEY PLAN
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

Rev.	Date	Description	By	Approved
1	AUG 31/20	S&D RELOCATED TO AVOID PROP. TREES	SP	

Legend	EXISTING	PROPOSED	EX. PROP.	PROP.
W	WATER	WATER	WATER VALVE ON MAIN	HYDRANT
S	SEWER	SEWER	CAP OR PLUG	WATER METER
D	DRAIN	DRAIN	FLUSH VALVE	MANHOLE
C	GAS	GAS	CLEANOUT	SEWER PUMP STATION
H/T	H/T	H/T		CATCH BASIN
EOP	EOP	EOP		SILT TRAP
				CULVERT
				DITCH
				HYDRO/TEL POLE
				HYDRO ANCHOR

475 KINVER STREET DEVELOPMENT
Site Servicing Plan & Details
Client: Ms. Joanne Blain



307-2750 OLADIKA ST.
VICTORIA, B.C. V8T 4E8
PHONE: (250) 366-0819
FAX: (250) 381-8619
enquiries@calid.ca

Drawn	gbc/gp	Date	August 25, 2020
Checked		Project #	701
Approved		Scale	AS NOTED
Designed	gbc		
		752-01	1

CANCEL PRINTS BEARING EARLIER LETTER