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

0 5 15 25

Scale 1:250. All distances are in metres.

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
9.7	Denotes ground elevation
17.4	Denotes calculated natural grade
(UP)	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

N W E S

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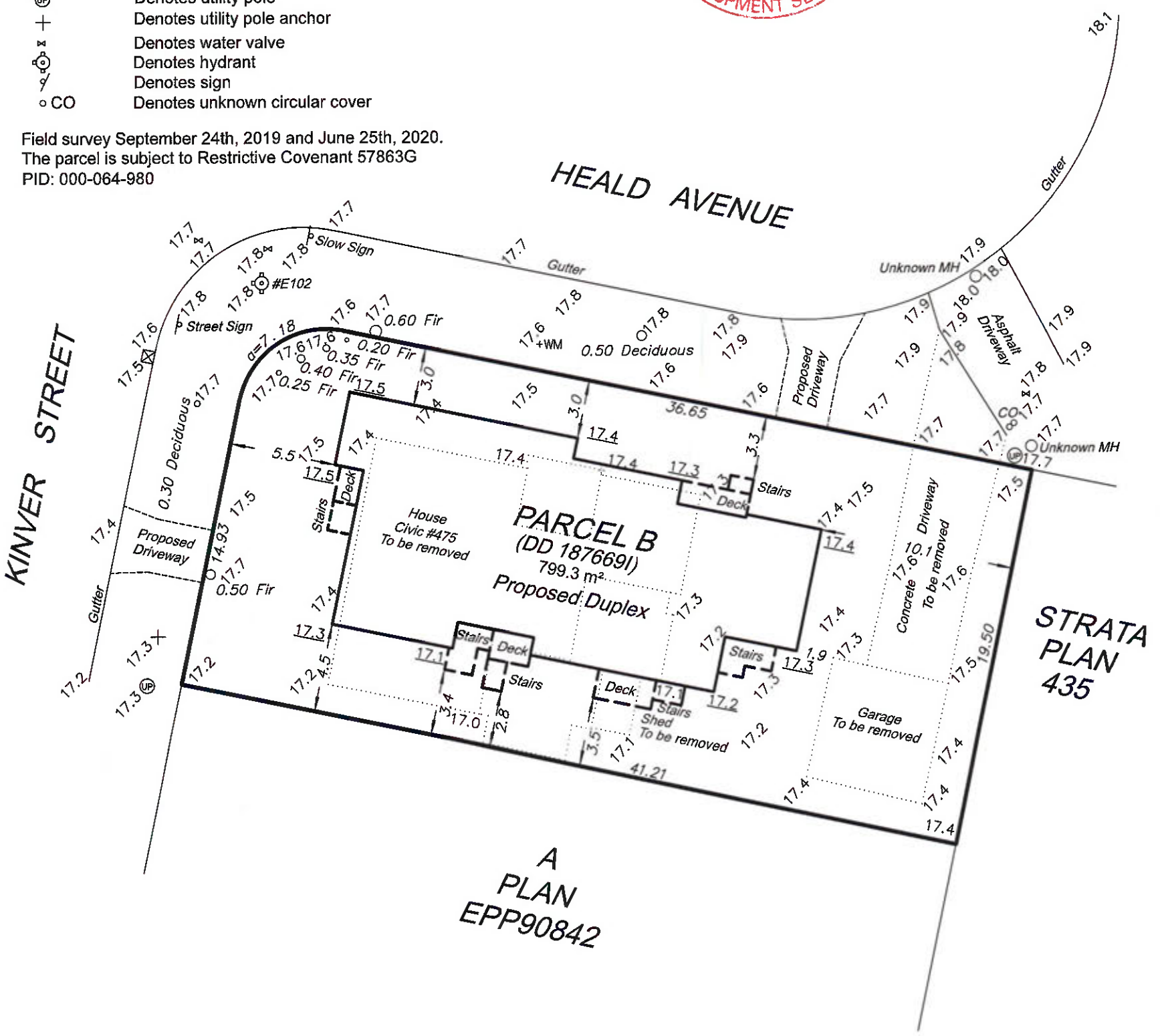

Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 19-Mundy-LO2	Date: December 15, 2020

Jason Kozina H88DFU
Digitally signed by Jason Kozina H88DFU
Date: 2020.12.15 16:48:00 -08'00'

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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

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19.115
Project Name
KINVER
Client Name
JOANNE BLAIN
JANE MUNDY
Site Address
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ESQUIMALT BC

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No.	Date	Revision Notes
A	2020-08-31	Issue for DP submission

Consultants

Drawn By
C.Z | P.H | S.W
Date
20.08.31
Scale
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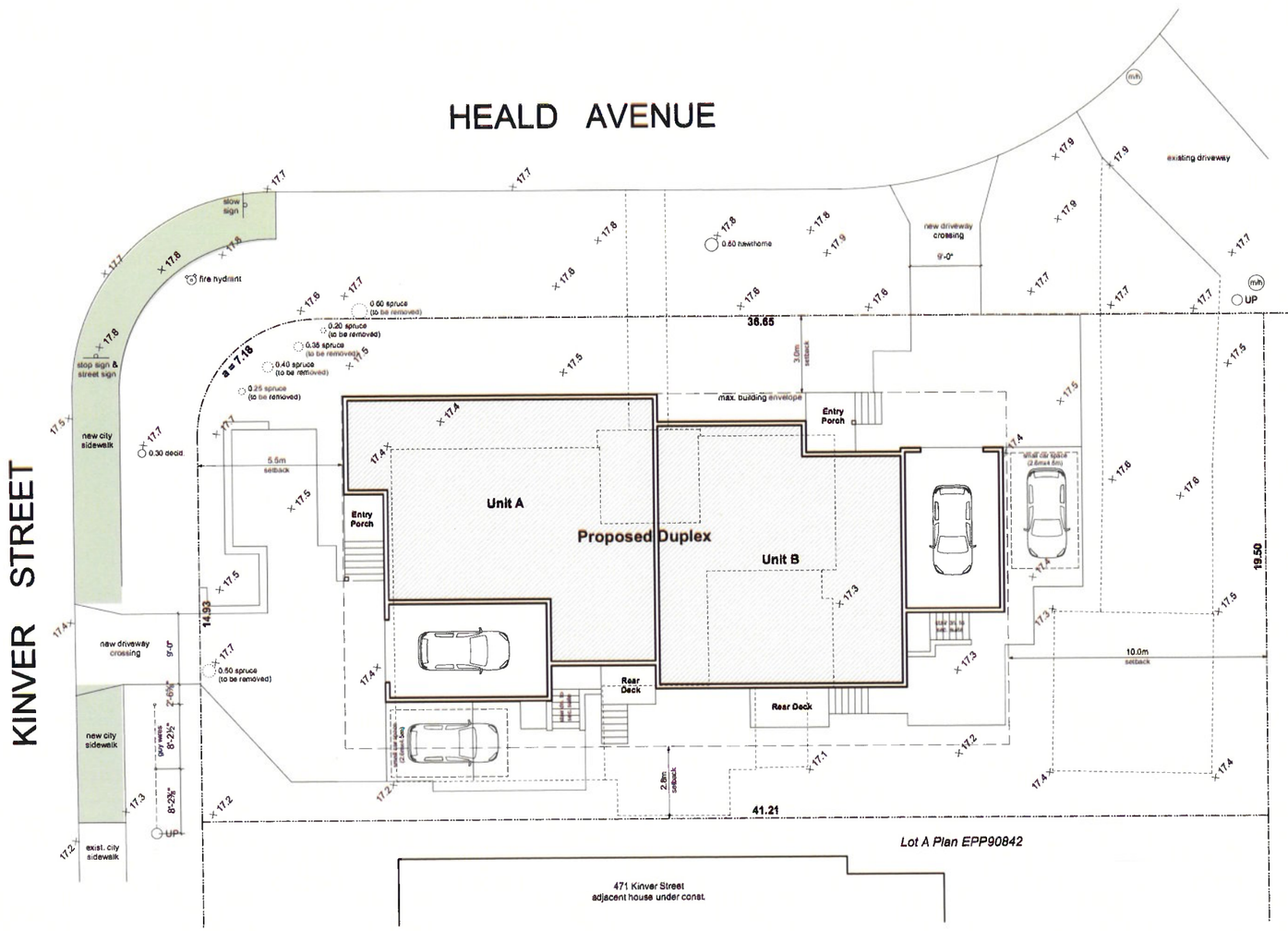
Sheet Title
RENDERINGS
Sheet Number
A0.0



PROJECT DATA

LEGAL
Parcel B (DD 187669I) of Lots 1 and 2, Block 3, Section 11, Esquimalt District, Plan 6016

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

LOT SIZE
799.3 sq m (8604 sq ft)

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

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

Unit A	main floor*	1020.7 sf
	2nd floor	714.3 sf
	subtotal	1735.0 sf
	bsmt. (main suite)	119.5 sf
	bsmt. (sec. suite)	846.9 sf
	total	2697.4 sf

* garage is additional 252.4 sf

Unit B	main floor**	967.7 sf
	2nd floor	724.0 sf
	subtotal	1691.7 sf
	bsmt. (main suite)	108.2 sf
	bsmt. (sec. suite)	804.2 sf
	total	2604.1 sf

** garage is additional 250.0 sf

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; 3.0 m proposed (variance requested)
east (rear) - 7.5m req'd; 10.0m proposed
south (int. 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 (geodetic).

Strata Plan 435

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Date
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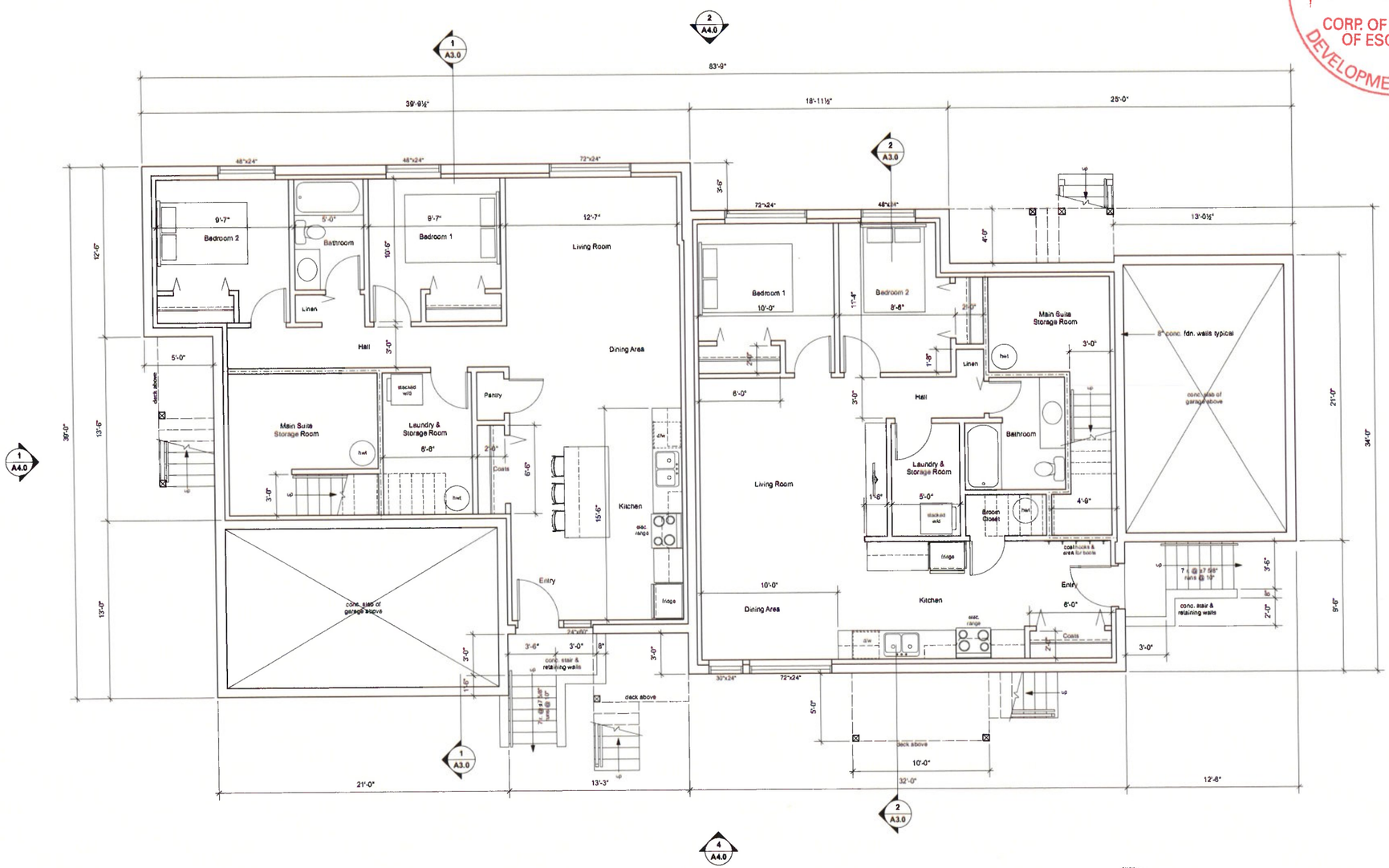
Scale
1/8"=1'-0"

SITE PLAN
Sheet number
A1.0



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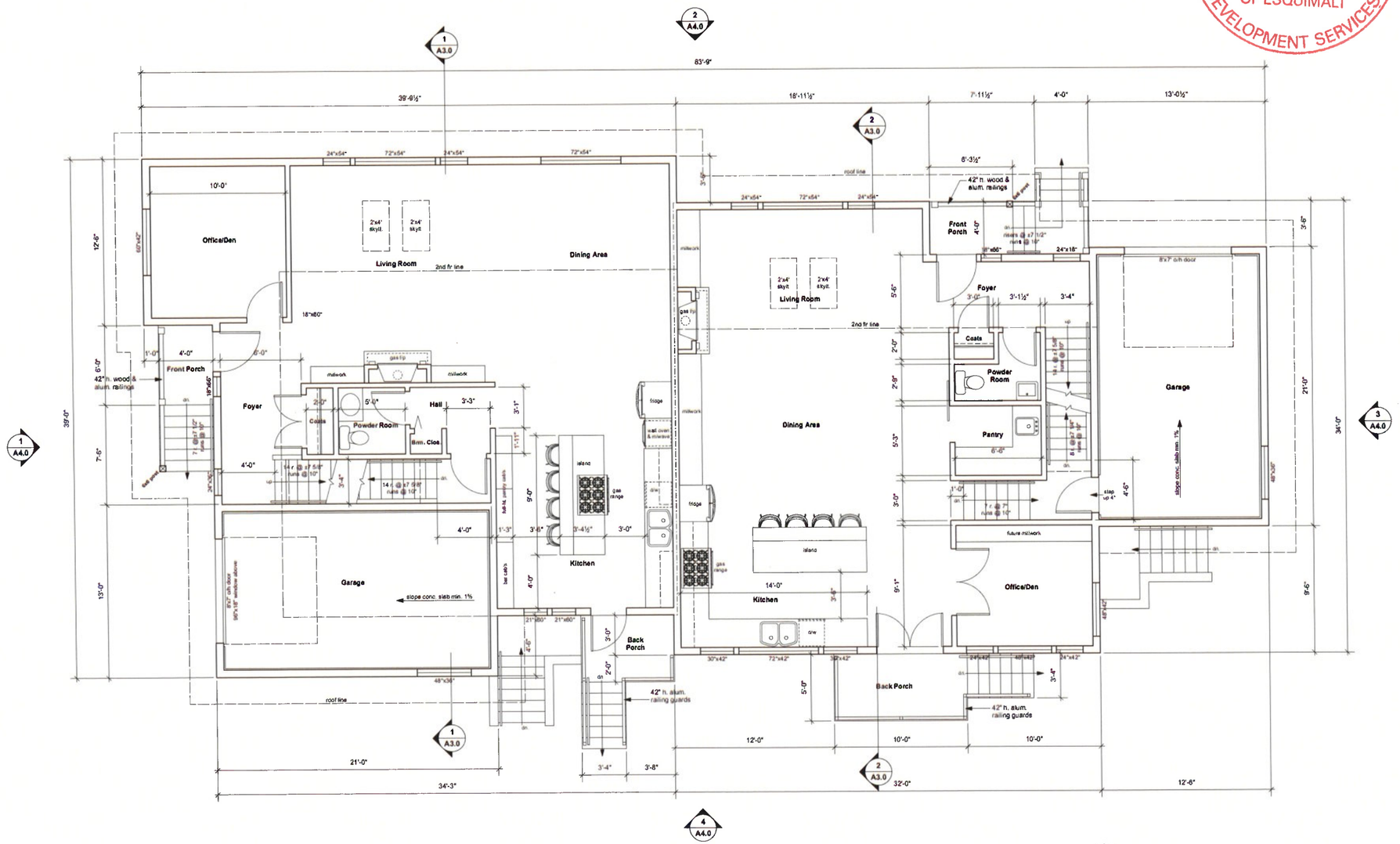
BASEMENT FLOOR PLAN

Sheet Number
A2.0



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Date
20.08.31

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Sheet Title
MAIN FLOOR PLAN

Sheet Number
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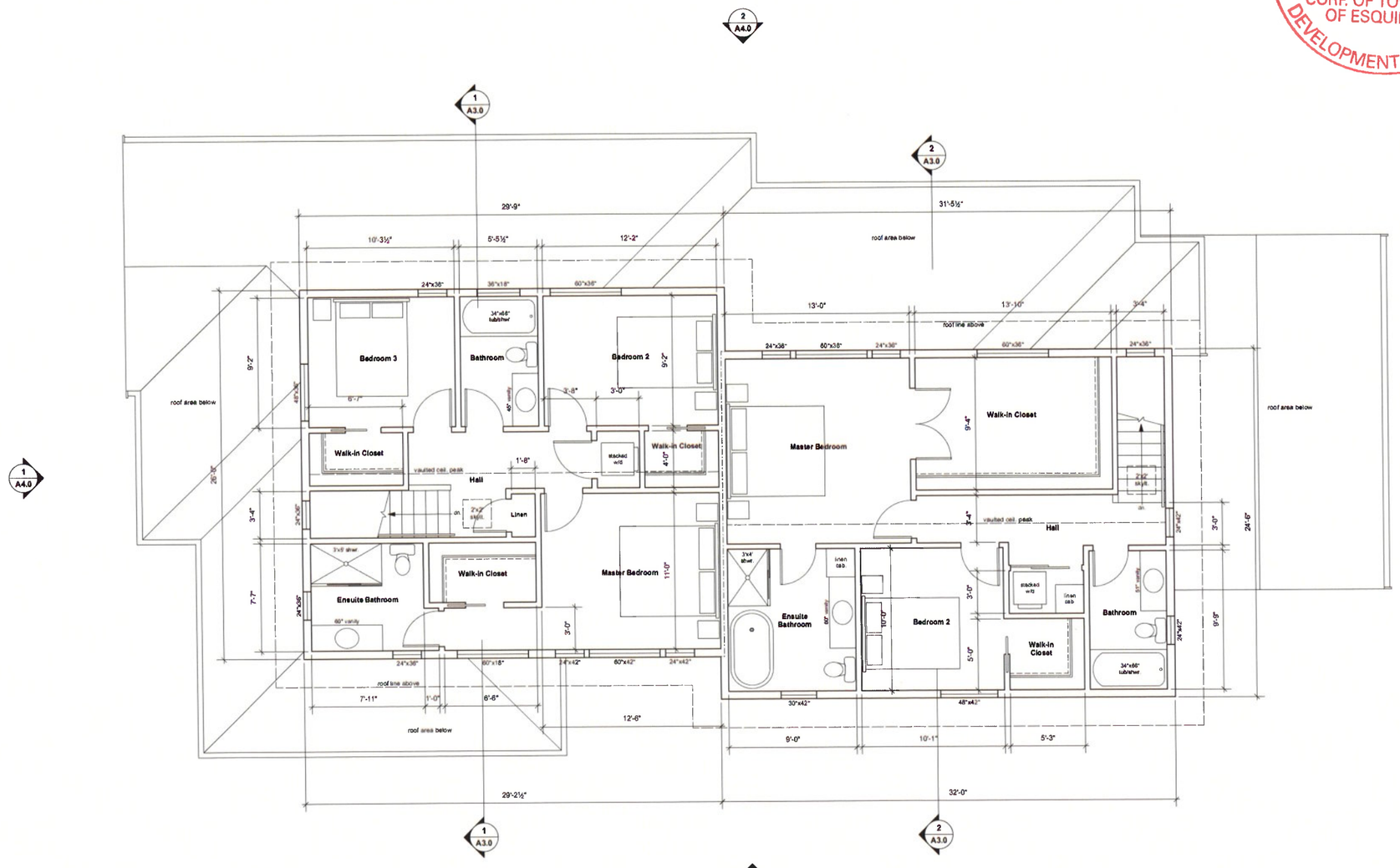

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Date
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Scale
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Sheet Title
UPPER FLOOR PLAN

Sheet Number
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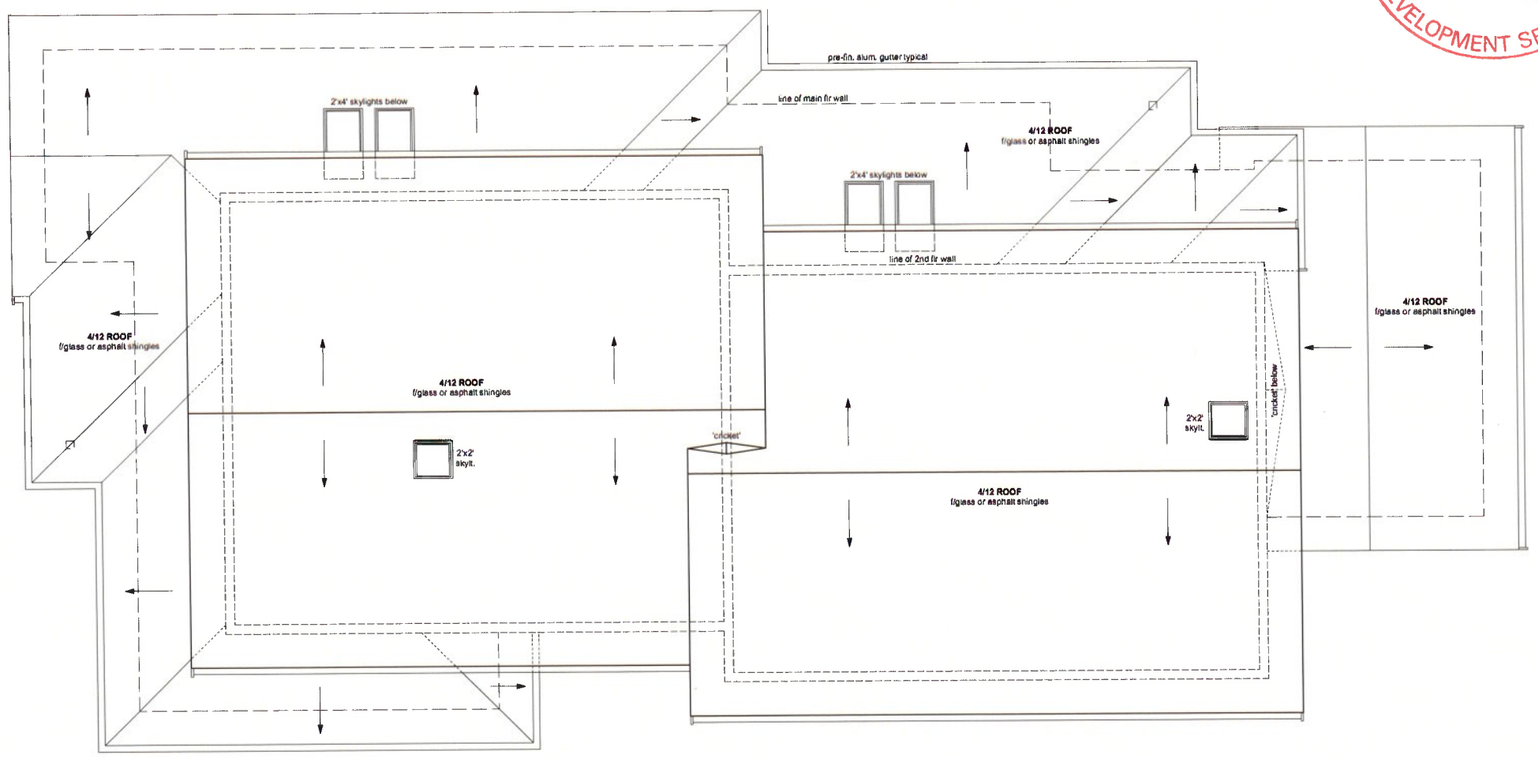

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NORTH

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C.Z | P.H | S.W
Date
20.08.31
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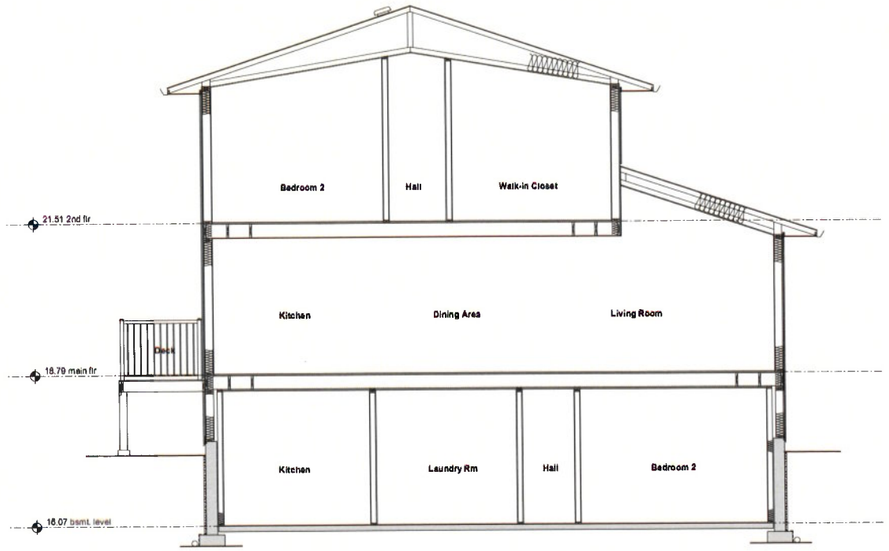
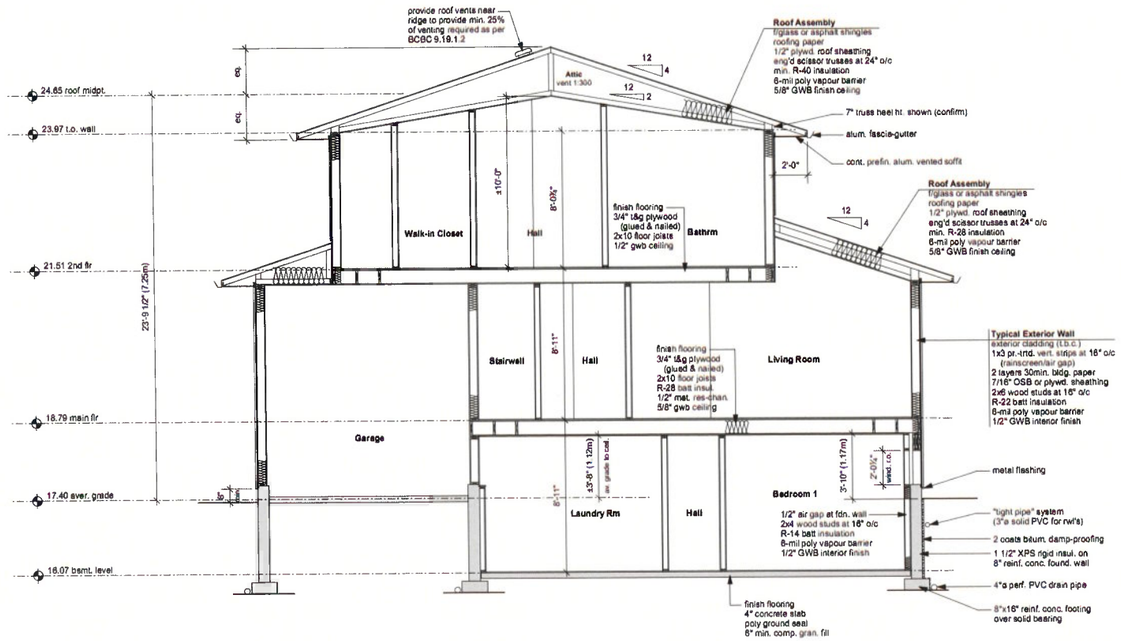
ROOF PLAN
Sheet Number
A2.3



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



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

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Scale
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Sheet Title
SECTIONS

Sheet Number
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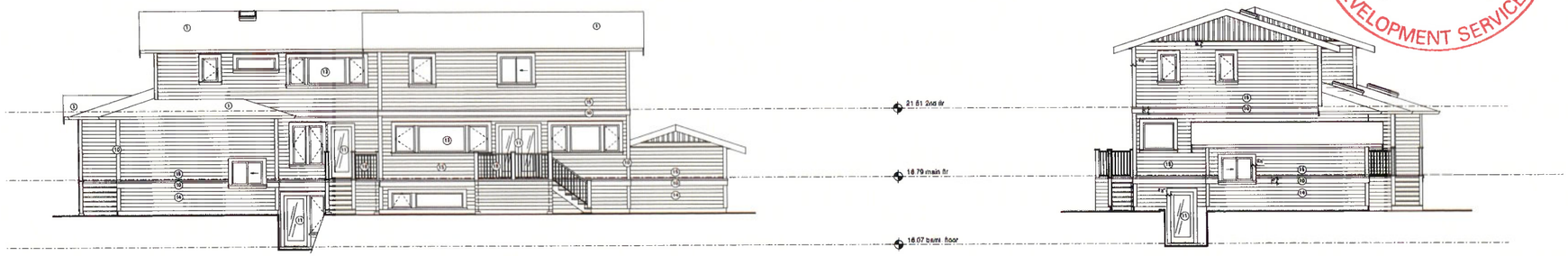

4 **South Elevation**
1/8" = 1'-0"

3 **East Elevation**
1/8" = 1'-0"

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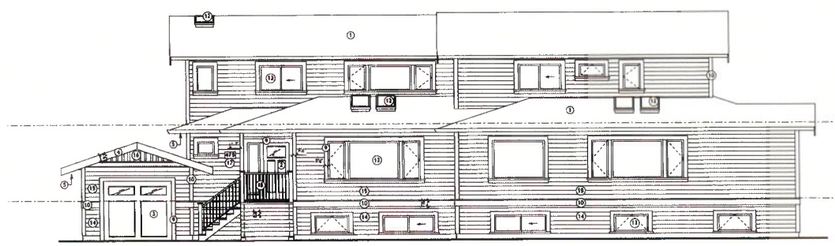
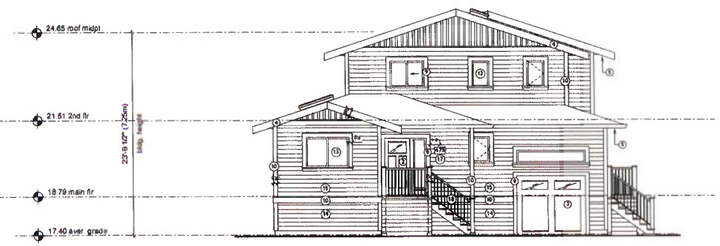


2 **North Elevation**
1/8" = 1'-0"



1 **West Elevation**
1/8" = 1'-0"

KEYNOTES EXTERIOR

1. ROOFING
   TYPE: ASPHALT SINGLE
   MANUF: MALARKEY
   SERIES: ARCHITECTURAL SHINGLES
   COLOUR: STORM GREY
   NOTE: FOR ALL ROOFS
2. EXTERIOR DOOR
   LOCATION: OWNER FRONT ENTRY
   MANUF: TRIMLITE
   SERIES: SIMPSON CRAFTSMAN
   STYLE: 6801
   MATERIAL: WOOD FIR
   NOTE: CLEAR COAT FINISH
3. GARAGE DOOR
   MANUF: AMARR
   SERIES: CARRIAGE COURT
   STYLE: DOOR DESIGN: LAURELBAY WINDOWS: CLEAR SQUARE
   CONSTRUCTION: CARRIAGE COURT CC4000
   COLOUR: TRUE WHITE/WHITE
4. FASCIA
   TYPE: HARDIE CEDARMILL (WOOD GRAIN)
   OPTION 1- PREFISHED ARCTIC WHITE,
   OPTION 2- CUSTOM PAINTED BENJAMIN MOORE OC-61 WHITE DIAMOND
5. SOFFITS
   TYPE: ALUMINUM
   MANUF: CONTRACTOR TO DETERMINE
   COLOUR: STANDARD WHITE
6. GUTTERS & DOWNSPOUTS
   TYPE: ALUMINUM
   MANUF: CONTRACTOR TO DETERMINE MANUFACTURER
   COLOUR: STANDARD WHITE
7. SURFACE-DRIVEWAY
   TYPE: CONCRETE PAVERS OR DECORATIVE IMPRINTED CONCRETE
   COLOUR: GREY TONES
8. SURFACE-TENANT PATIO & PARKING
   TYPE: BROOM FINISH, POURED CONCRETE
9. TRIMS
   LOCATION: WINDOWS AND DOORS
   OPT1
   TYPE: HARDIE CEDARMILL (WOOD GRAIN)
   SIZE: 1X6 (5.5)
   COLOUR: PREFISHED ARCTIC WHITE
   OPT 2
   TYPE: COMB FACE
   SIZE: 1X6
   COLOUR: CUSTOM PAINTED BENJAMIN MOORE OC-61 WHITE DIAMOND
10. MOULDINGS/TRIMS/CORNERS
    OPT 1
    TYPE: HARDIE CEDARMILL (WOOD GRAIN)
    COLOUR: PREFISHED ARCTIC WHITE
    OPT 2
    TYPE: COMB FACE
    COLOUR: CUSTOM PAINTED BENJAMIN MOORE OC-61 WHITE DIAMOND
11. EXTERIOR DOOR
    LOCATION: TENANT ENTRY AND OWNER REAR DOORS
    MANUF: TRIMLITE DR81D
    MATERIAL: FIBERGLASS, SMOOTH,
    COLOUR: PAINTED- CHARCOAL (COLOUR NYD)
12. SKYLIGHT
    TYPE: FIXED(NON-OPENING),
    COLOUR: WHITE INTERIOR W/ BLACK EXTERIOR
13. WINDOWS
    MANUF: CONTRACTOR/CLIENT TO DETERMINE
    TYPE: VINYL
    COLOUR: BLACK
    NOTE: OPENINGS AS PER DESIGN DRAWINGS
14. SIDING 1
    TYPE: HORIZONTAL SIDING
    MANUF: HARDIE PLANK
    SERIES: LAP SIDING - CEDAR MILL
    COLOUR: PREFINISED - PANDA GRAY
15. SIDING 2
    TYPE: HORIZONTAL SIDING
    MANUF: HARDIE PLANK
    SERIES: LAP SIDING - CEDAR MILL
    COLOUR: PREFINISED - HARBOUR MIST
    NOTE: SAME TYPE OF SIDING AS 1 JUST DIFFERENT COLOUR
16. SIDING 3
    TYPE: VERTICAL BOARD & BATTEN
    MANUF: CONTRACTOR TO DETERMINE
    MATERIAL: WOOD CEDAR
    DIMS: 2 1/2" WIDE BATTENS 8" OC.
    COLOUR: STAINED NYD (TO MATCH FIR DOOR COLOURING)
17. ACCESSORIES-HOUSE NUMBERS
    MANUF: TAYMOR MODERN
    SERIES: 27-MBLK60, 6",
    COLOUR: MATTE BLACK
    NOTE: MAY NOT BE READILY AVAILABLE COULD BE A LEAD TIME ORDER AHEAD OF TIME
    BACKER BOARD: COMB FACE PAINTED SAME AS TRIM COLOUR
18. RAILINGS/PORCHES
    LOCATION: ALL
    TYPE: WOOD AND METAL RAILINGS
    WOOD COMPONENTS: CEDAR
    POSTS, HAND RAIL, BOTTOM RAIL, TREADS, RISERS AND DECKING
    ALUMINUM COMPONENTS- SPINDLES - FINISH: BLACK

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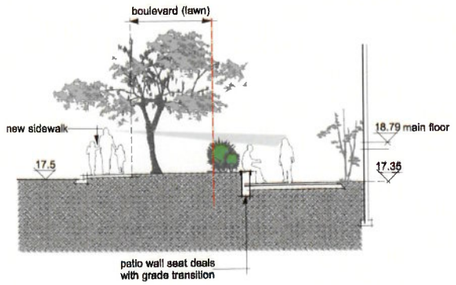
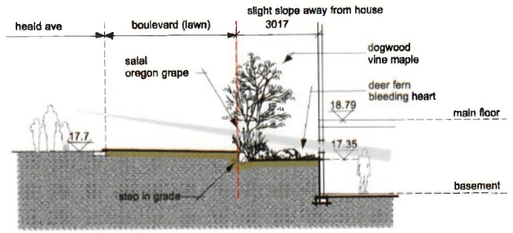
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number
A4.0

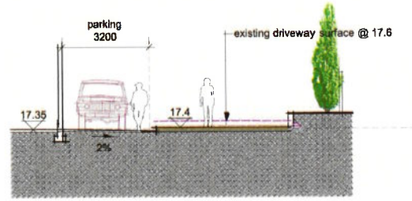
SECTION A - A

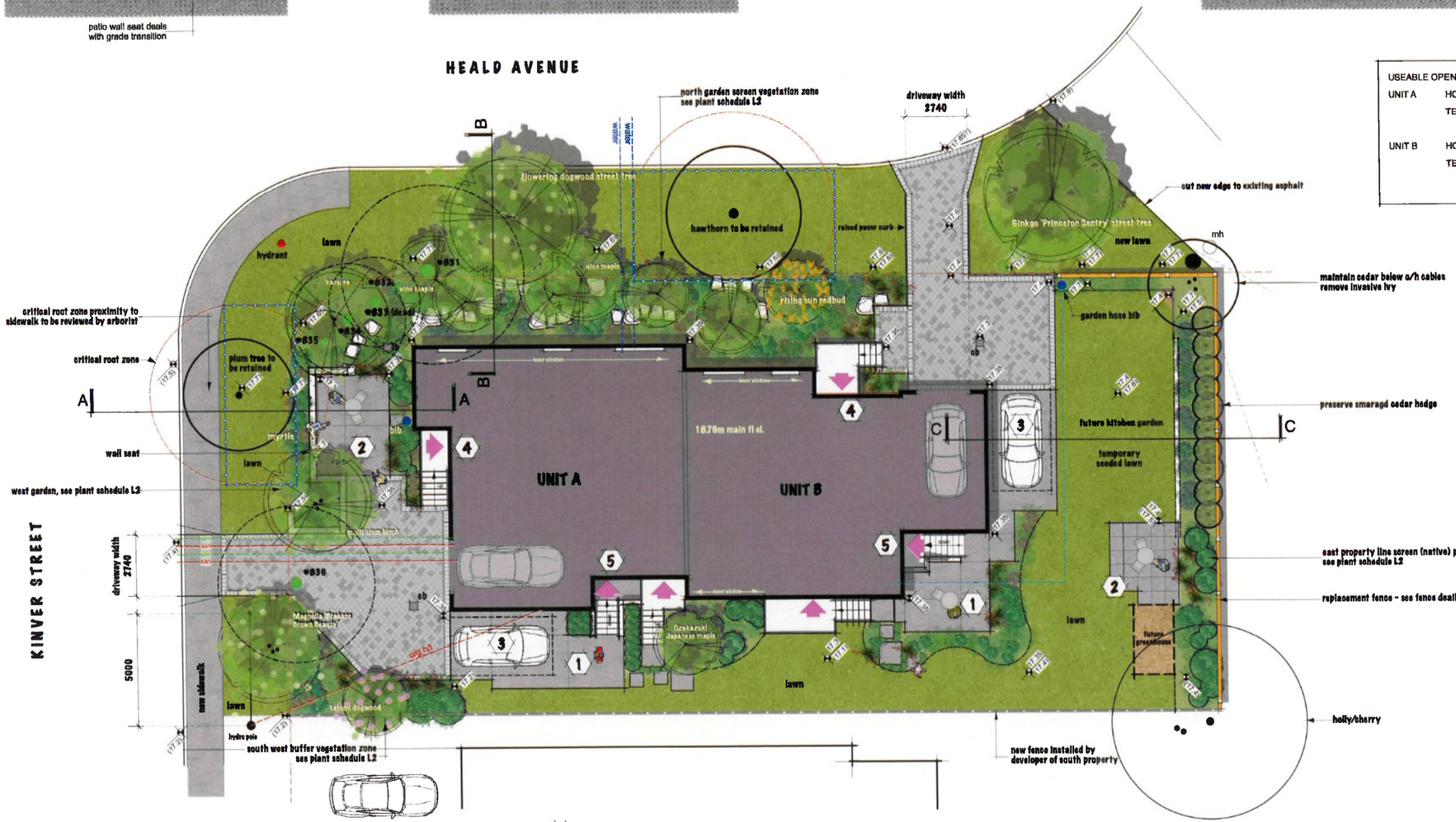


SECTION B - B



SECTION C - C





USEABLE OPEN SPACE AREAS CALCULATION		
UNIT A	HOME OWNER OPEN SPACE	21.6m2
	TENANT OPEN (PATIO) SPACE	8.1m2
UNIT B	HOME OWNER OPEN SPACE	119.5m2
	TENANT OPEN (PATIO) SPACE	13m2
	TOTAL	162.2m2

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

- proposed grade (17.4)
- existing grade (17.4)
- #831 existing blue spruce to be removed
- temporary tree protection fence
- concrete pavers or decorative imprinted concrete
- precast concrete slabs
- broom finish, poured concrete

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.

0 5 10 M

SMALL & ROSSELL
LANDSCAPE ARCHITECTS
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com

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Revision No.	Description	Date
1	Hydro pole guy wire extended Unit B porch & adjacent paving revised	26 Aug 20

Issue	Issue Date
Development Permit	2 Sept 2020

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

Project

Blain Mundy Residences

475 Kinver Street, Esquimalt, BC

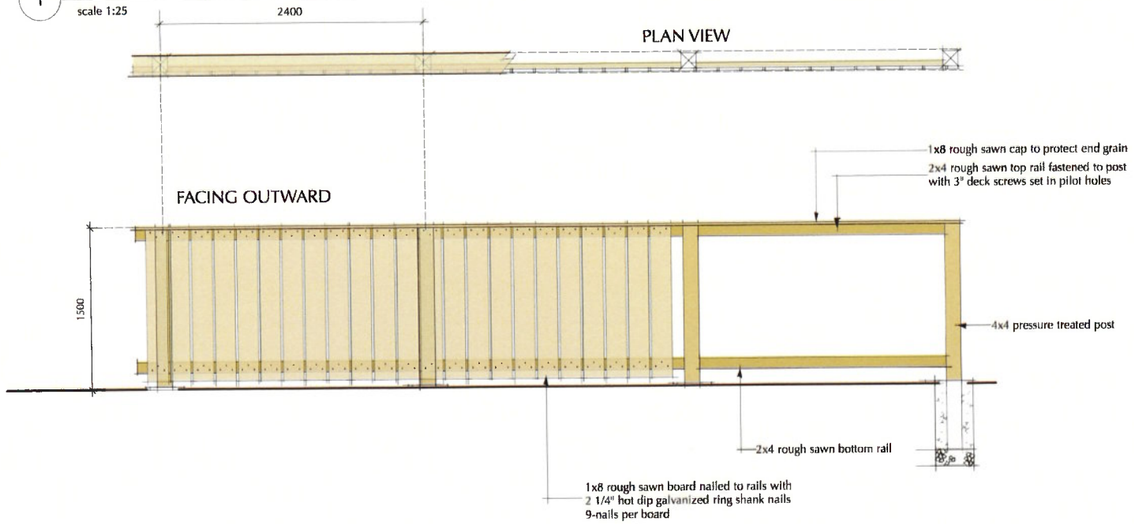
Sheet Title

LANDSCAPE PLAN

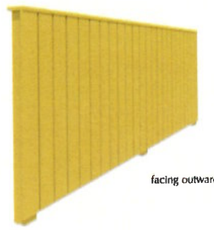
Drawn By	Checked
AJS	
Project Number	Scale
	1 : 100
Revision	Sheet Number
	L1

1 EAST PROPERTY LINE CEDAR FENCE

scale 1:25



EAST PROPERTY LINE 5' FENCE



facing outward

facing garden

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DEVELOPMENT SERVICES

PLANT LIST - SAMPLING				
BOTANICAL NAME	COMMON NAME	CALIPER/HT./ POT SIZE	QUANTITY	LOCATION
OFF-SITE STREET TREES:				
CORNUS NUTTALLII	FLOWERING DOGWOOD	4 CM	1	HEALD FRONTAGE
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	4 CM	1	HEALD FRONTAGE
MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	SOUTHERN MAGNOLIA	4 CM	1	KINVER FRONTAGE
SPECIMEN GARDEN TREES:				
ACER PALMATUM OZAKAZUKI	OZAKAZUKI JAPANESE MAPLE	#15 POT	1	WOODLAND GARDEN
ACER CIRCINATUM	VINE MAPLE	9+B 2M, 4CM CAL	2	N & S GARDENS
BETULA NIGRA 'DURA HEAT' (MULTI-STEM SPECIMEN)	DURA HEAT RIVER BIRCH	4 CM	1	WEST GARDEN
CERCIDIPHYLLUM JAPONICUM	KATSURA	4 CM	1	NW GARDEN
CERCIS CANADENSIS 'RISING SUN'	RISING SUN EASTERN REDBUD	#15 POT	1	NORTH GARDEN
CORNUS KOUSA 'SATOMI'	SATOMI (PINK) FLOWERING DOGWOOD	3 CM	1	KINVER FRONTAGE
HEDGES:				
BERBERIS THUNBERGII	JAPANESE BARBERRY	#1 POT	10	SOUTH GARDEN
LUMA APICULATA	CHILEAN MYRTLE	#1 POT	5	WEST GARDEN
APPROXIMATE QUANTITIES ARE PROVIDED FOR THE FOLLOWING PLANTS BASED ON THE OVERALL AREA DEMARCATED FOR PLANTING (171m2)				
TYPICAL NATIVE SHRUBS: planted at 1 per 2m2				
GAULTHERIA SHALLON	SAL AL	#1 POT	5	REAR GARDEN PROPERTY LINE EDGES
MAHONIA AQUIFOLIUM	OREGON GRAPE	#1 POT	7	REAR GARDEN PROPERTY LINE EDGES
PHILADELPUS LEWISII	LEWIS'S MOCK ORANGE	#1 POT	3	EAST GARDEN EDGE (FRAGRANT)
RIBES SANGUINEUM	FLOWERING REDCURRANT	#1 POT	5	EAST GARDEN EDGE
VACCINIUM OVALIFOLIUM	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 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#1 POT	3	SPECIMEN REAR GARDEN PLANTS
HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#1 POT	1	SPECIMEN REAR GARDEN PLANTS
NANDINA DOMESTICA	HEAVENLY BAMBOO	#1 POT	4	SPECIMEN REAR GARDEN PLANTS
PICEA NIDIFORMIS	NEST SPRUCE	#1 POT	2	SOUTH WEST GARDEN
ROSA RUGOSA 'ROSARIE DE LA HAYE'	RUGOSA ROSE (DK PINK)	#1 POT	2	SOUTH WEST GARDEN
VIBURNUM CARLESII	KOREAN SPICE BUSH	#1 POT	2	SOUTH WEST GARDEN
		TOTAL	19	

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)

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Revision No.	Description	Date

Issue	Issue Date
Development Permit	2 Sept 2020

Project

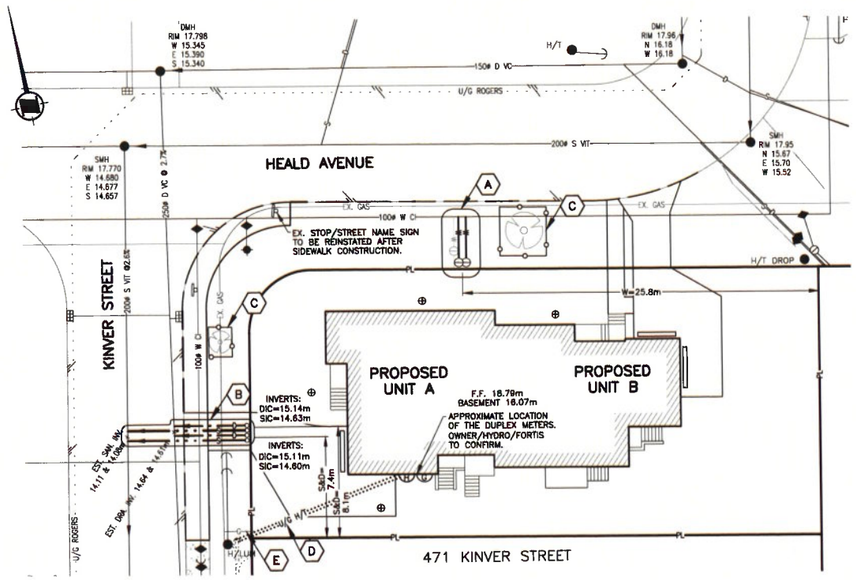
Blain Mundy Residences

475 Kinver Street, Esquimalt, BC

Sheet Title

FENCING AND PLANTING DETAILS

Drawn By	Checked
AJS	
Project Number	Scale
Revision	Sheet Number
	L2



SERVICING PLAN
SCALE 1:200

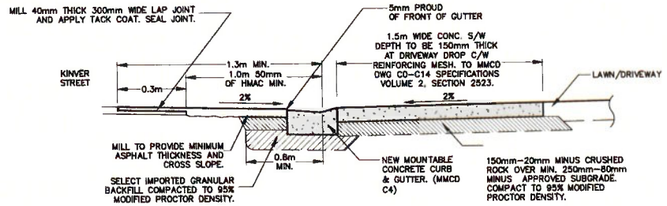
(A) EX. WATER SERVICE DIAMETER NOT KNOW. IF SERVICE IS 19ø, RETAIN AS WATER SERVICE FOR UNIT A. IF NOT, CITY CREWS TO INSTALL NEW 19ø WATER TO P.L. CITY CREWS TO INSTALL METER AND NEW 19ø WATER SERVICE TO UNIT B TO THE PROPERTY LINE. ALL WORK AT DEVELOPER'S EXPENSE.

(B) TOWNSHIP OF ESQUIMALT TO INSTALL TWO (2) NEW SETS OF 100ø SANITARY AND 100ø DRAIN SERVICES TO LOWEST INVERTS TO THE PROPERTY LINE AT DEVELOPER'S EXPENSE.

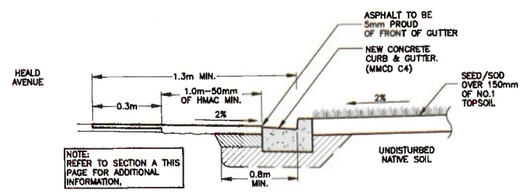
(C) EXISTING TREES TO BE RETAINED. IF NOT POSSIBLE, REPLACE TO ESQUIMALT PARKS APPROVAL.

(D) PROPOSED UNDERGROUND HYDRO/TEL ROUTE FROM THE EXISTING POLE. FOR DISCUSSION PURPOSES.

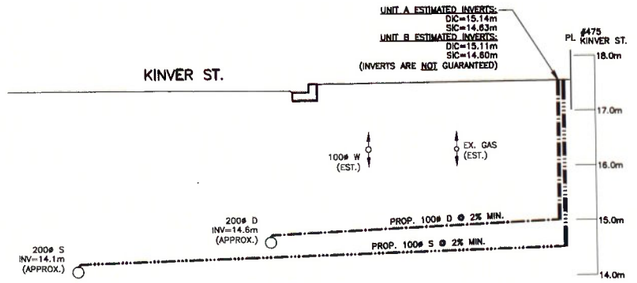
(E) EXISTING GAS SERVICE TO BE RETAINED AND REUSED FOR THE NEW UNITS IF ALLOWED BY FORTIS BC. REFER TO FORTIS BC PLANS FOR DETAILED INFORMATION ON GAS DESIGN FOR THE LOT.



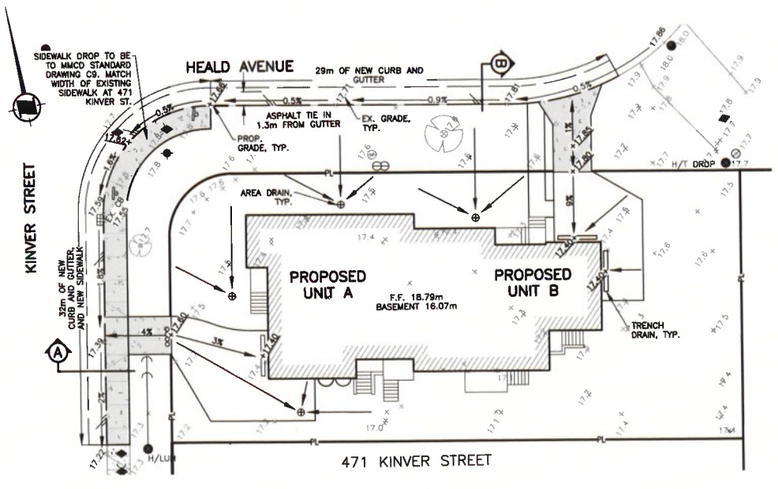
SECTION A – CURB, GUTTER AND SIDEWALK
NOT TO SCALE



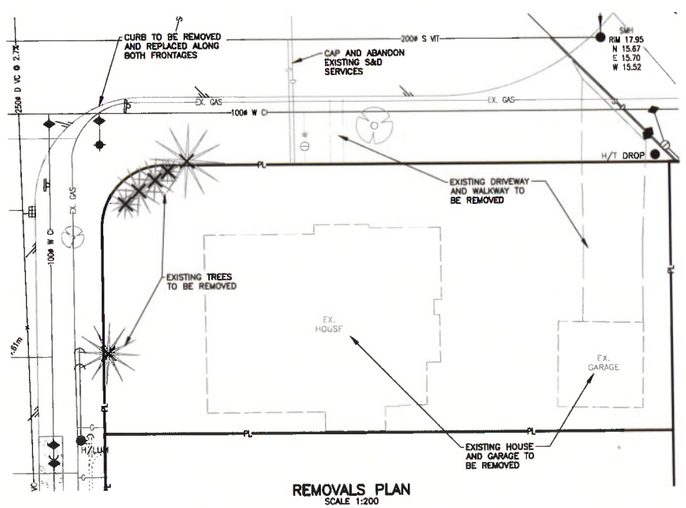
TYPICAL SECTION B – AT NON-MOUNTABLE CURB
NOT TO SCALE



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



GRADING PLAN
SCALE 1:200



REMOVALS PLAN
SCALE 1:200

GENERAL NOTES

1. 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.
2. ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
3. A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ONSITE WORK.
4. 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.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%.
6. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
7. 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.
8. ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
9. CAUTION – GAS MAIN TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-6944. 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.
10. CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
11. WATER SERVICE, SANITARY SEWER AND DRAIN CHAINAGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE TOWNSHIP OF ESQUIMALT.
12. 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.
13. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
14. 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.
15. BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
16. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
17. 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.
18. CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
19. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
20. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
21. 100ø 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"x8' WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
22. 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.
23. COVID-19 PROVINCIAL HEALTH PROTOCOL TO BE FOLLOWED BY THE CONTRACTOR.

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OCT 28 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

BC 1 CALL
1-800-474-6886
CELLULAR *6886

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

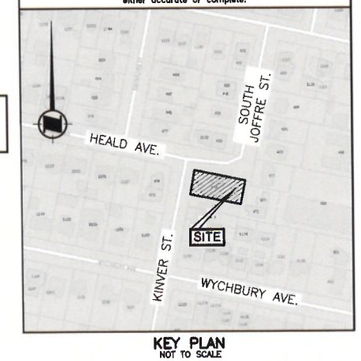
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

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: 84H0150 ELEVATION: 15.154m
CONTROL MONUMENT: HUB007 ELEVATION: 17.729m

LEGAL DESCRIPTION
PARCEL A (DD187668I) 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.

Dwg. No.	REFERENCE DRAWINGS	DATE

LEGEND

EXISTING		PROPOSED	EX.	PROP.		EX.	PROP.	
W	WATER	W	♦	◇	WATER VALVE ON MAIN	Ⓟ	Ⓟ	SEWER PUMP STATION
S	SEWER	S	●	○	HYDRANT	⊞	⊞	CATCH BASIN
D	DRAIN	D	☽	☽	CAP OR PLUG	◪	◪	SILT TRAP
G	GAS	G	⊖	⊖	WATER METER	⊢	⊢	CULVERT
H/T		H/T	⋊	⋊	FLUSH VALVE	⌒	⌒	DITCH
EOP			●	○	MANHOLE	●	●	HYDRO/TEL POLE
			■	□	CLEANOUT	→	→	HYDRO ANCHOR

REV.	DATE	REVISIONS	BY	APPROVED
1	AUG 31/20	S&D RELOCATED TO AVOID PROP. TREES	SP	

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

Drawn	gkp/sp	Date	August 25, 2020
Checked		Project #	701
Approved		Scale	AS NOTED
Designed	gkp		

CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 386-6919
FAX: (250) 381-6919
enquiries@calid.ca

752-01 | Rev. 1

CANCEL PRINTS BEARING EARLIER LETTER