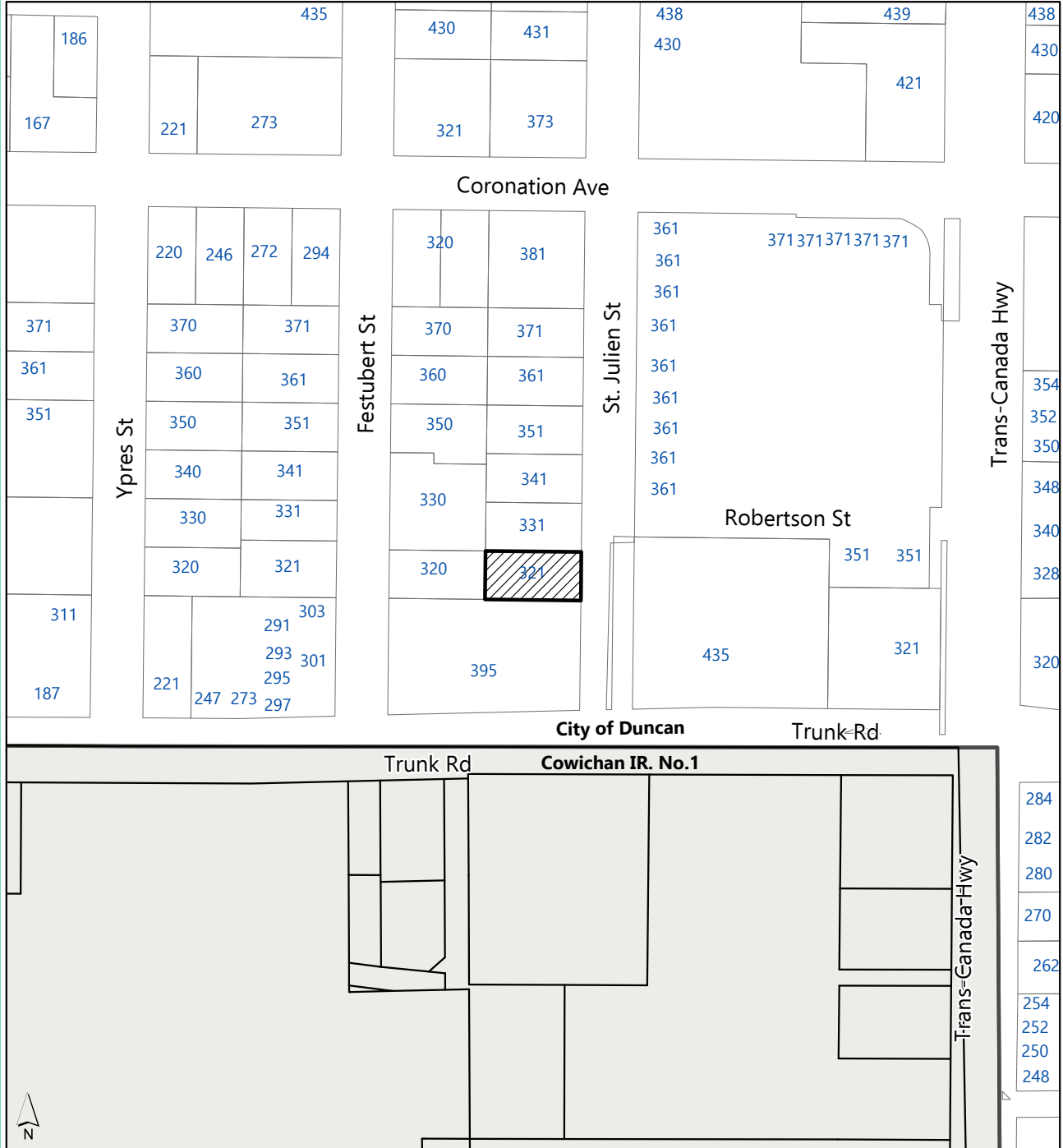


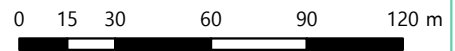
DEVELOPMENT PERMIT: DP-2020-05
APPLICANT NAME: CIS
ADDRESS: 321 ST JULIEN STREET

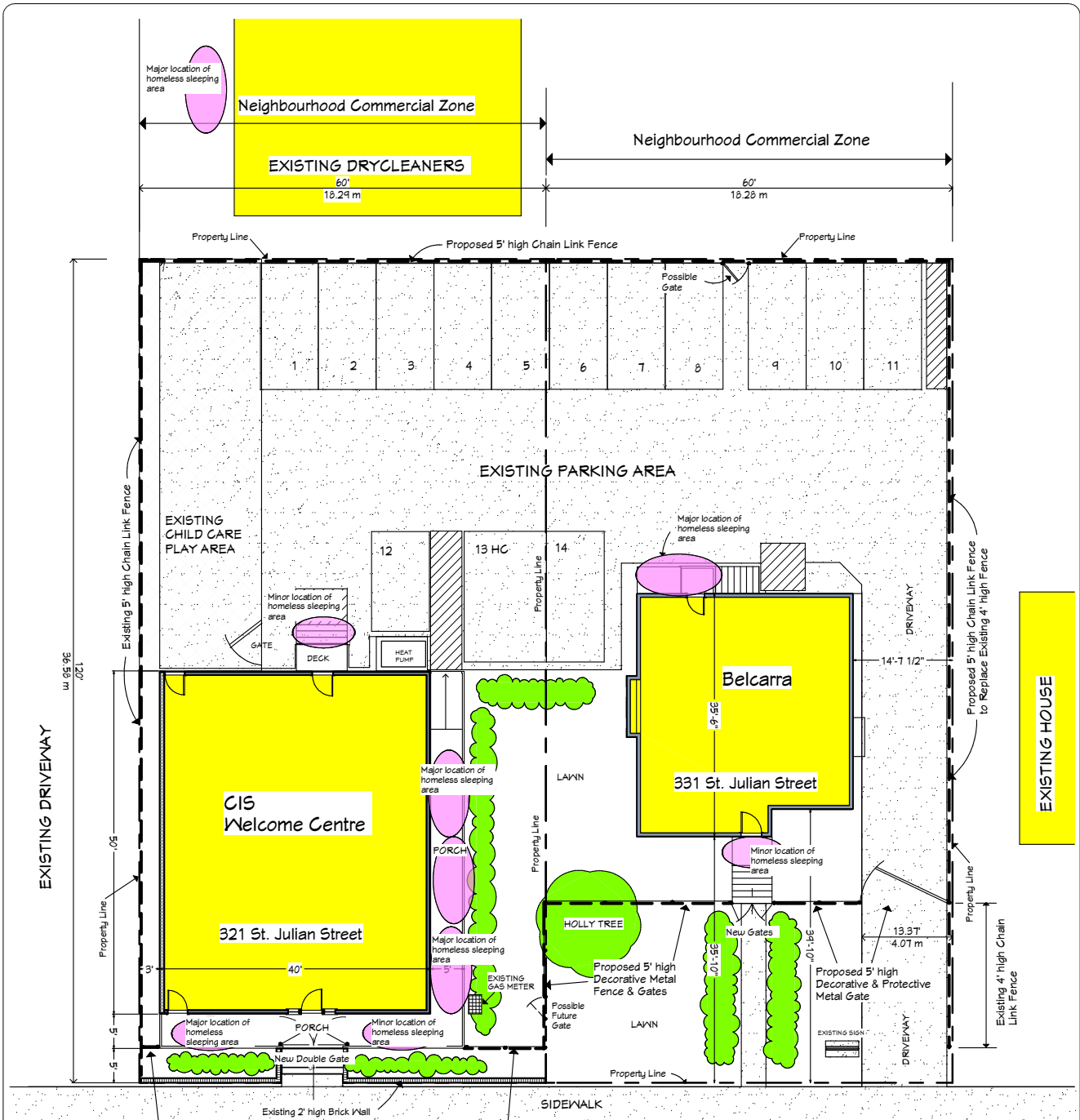


Subject Property Map



 Subject Property





ST. JULIEN STREET N

Drawn: Bill Robson
 Scale: 1" = 20'-0"

PROPOSED FENCE LOCATION

Cowichan Intercultural Society

321 St. Julien Street,
 Duncan, BC

DATE
 5/26/2020



DEVELOPMENT PERMIT:	DP-2020-05
APPLICANT NAME:	CIS
ADDRESS:	321 ST JULIEN STREET

AMERISTAR - MONTAGE - CLASSIC STYLE



DEVELOPMENT PERMIT: DP-2020-05
 APPLICANT NAME: CIS
 ADDRESS: 321 ST JULIEN STREET

**SKETCH PLAN OF LOT 15 AND 16,
 BLOCK 9, SECTION 17, RANGE 6,
 QUAMICHAN DISTRICT, PLAN 1063**

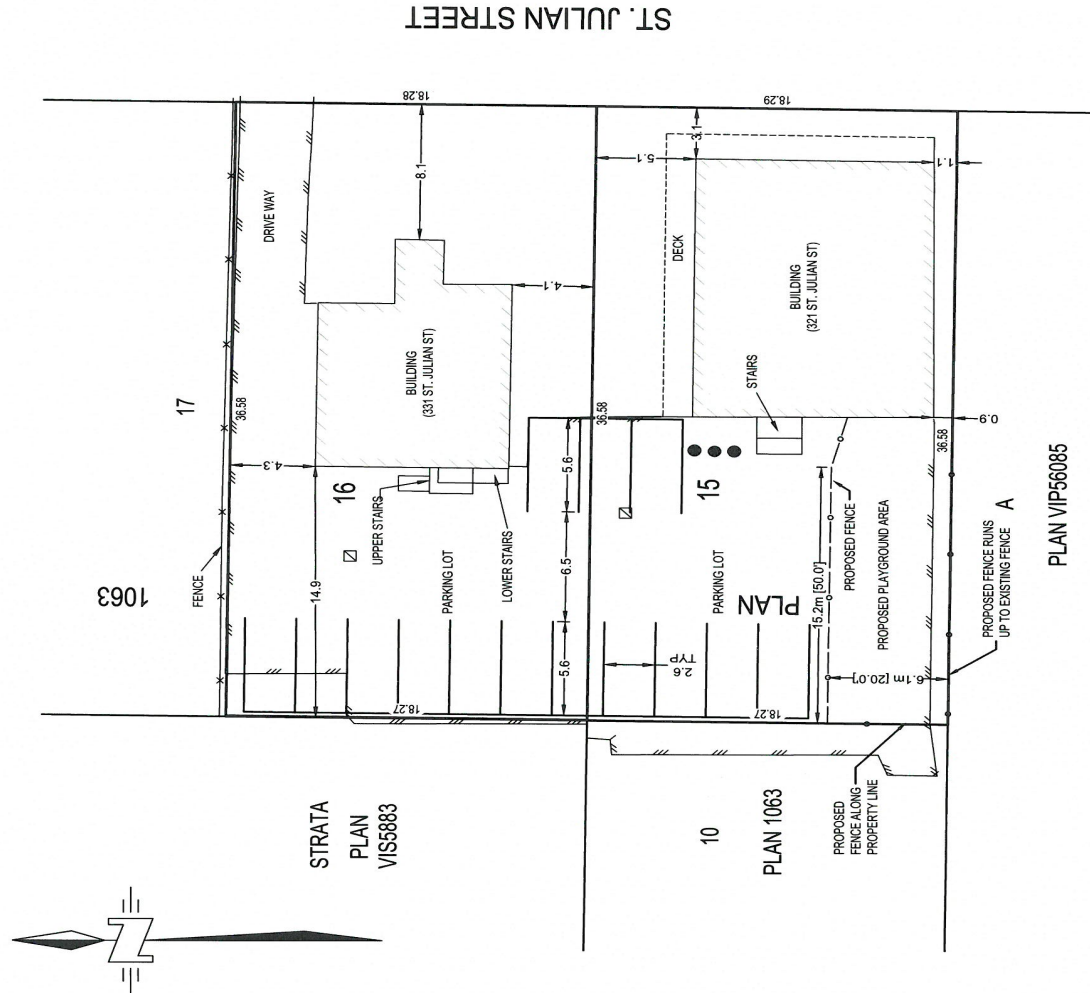
P.I.D 001-192-574 & 001-192-591

NOTES:

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
- PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 1063
- OFFSETS FROM BUILDINGS TO PROPERTY LINE ARE FROM THE EXTERIOR FINISHED SURFACE
- DATE OF FIELD SURVEY: JUNE 28, 2019
- THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNAY ASSOCIATES AND OUR CLIENT
- THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS
- PARKING SPACE DIMENSIONS DERIVED FROM CITY OF DUNCAN ZONING BYLAW No. 3166

LEGEND:

- | SYMBOLS | DESCRIPTION |
|---------|-----------------------------------|
| ● | DENOTES BOLLARDS |
| ☐ | DENOTES CATCH BASIN |
| — | DENOTES EXISTING EDGE OF PAVEMENT |
| —x— | DENOTES EXISTING FENCE |
| —o— | DENOTES PROPOSED FENCE |



PLAN VIP56085

	Suite 202 585 York Road Duncan BC Canada V9L 5S3 Tel: 250 748-3335	Drawing No. 01050-10-V-2	Project Number 2020-01050-10	Rev. 0
	COWICHAN INTERCULTURAL SOCIETY PROPOSED SITE IMPROVEMENTS 321 & 331 ST. JULIAN ST., DUNCAN, BC			
ORIGINAL DRAWING SIZE: A3 (811x1171)				
THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DRAWING IS THE PROPERTY OF McELHANNAY ASSOCIATES AND SHALL REMAIN THE PROPERTY OF McELHANNAY ASSOCIATES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF McELHANNAY ASSOCIATES.				
Date: 2020-07-24	CLIENT REVIEW:	Description:	User:	

DEVELOPMENT PERMIT:
 APPLICANT NAME:
 ADDRESS:

DP-2020-05
 CIS
 321 ST JULIEN STREET

1 FINISHED SURFACE SECTION SCALE: n.t.s.

2 COB FENCE SECTION 'A' SCALE: n.t.s.

3 COB FENCE SECTION 'B' SCALE: n.t.s.

4 GATE DETAIL SCALE: n.t.s.

5 GATE DETAIL SCALE: n.t.s.

6 4\"/>

7 BICYCLE RACK SCALE: n.t.s.

8 4\"/>

<p>Eco Balance CONTRACTING LTD.</p>	<p>CLIENT: INTERCULTURAL SOCIETY</p> <p>PROJECT NAME: INTERCULTURAL SOCIETY PLAY AREA</p>	<p>DESIGNER: CL</p> <p>DRAWN: CL</p> <p>BY: RECORDED</p> <p>BY: N/A</p> <p>REVISION: N/A</p> <p>PROJECT: INTERCULTURAL SOCIETY PLAY AREA</p> <p>DATE: JUN 28, 2020</p> <p>SCALE: N/A</p>
<p>DETAILS & SECTIONS</p>		
<p>PROJECT # 19000-05</p>	<p>DATE: JUN 28, 2020</p>	<p>SCALE: N/A</p>

LANDSCAPE SPECIFICATIONS

GENERAL

1.1 REFERENCES for all Landscape work
 1.1.1 BCSLA/BCNTA Landscape Standard Latest Edition. The Landscape Contractor shall be aware of all principal standards referenced therein and complete work accordingly as it will govern all landscape work (preparations, execution and deficiencies).

1.2 SITE CONDITIONS
 1.2.1 Locations of all existing utilities are to be verified prior to the commencement of any landscape work. Refer to Civil engineering drawings (by others) and contact BCONE call line at (800) 474-6886.
 1.2.2 No landscaping is required around existing storage units nor kiosk as landscaping will hinder access

1.3 GRADING
 1.3.1 The General Contractor shall be responsible to establish all sub-grades prior to commencement of landscape work.
 1.3.2 Landscape contractor shall remove and dispose of all debris (building material, contaminated soil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscapes) at an approved off site location.
 1.3.3 The sub-grade (native earth or imported fill) shall be scarified immediately prior to placing growing medium or drainage material.
 1.3.4 Grading of sub-grade is required to be smooth and even, thus preventing ponding from occurring on sub-grade surface.

1.4 SITE PROTECTION
 1.4.1 All (excavated) (other contractors, visitors) visiting site during landscape construction shall be under the rules and regulations set out by the landscape contractor.
 1.4.2 Worksite BC standards must be adhered to throughout the duration of the project.

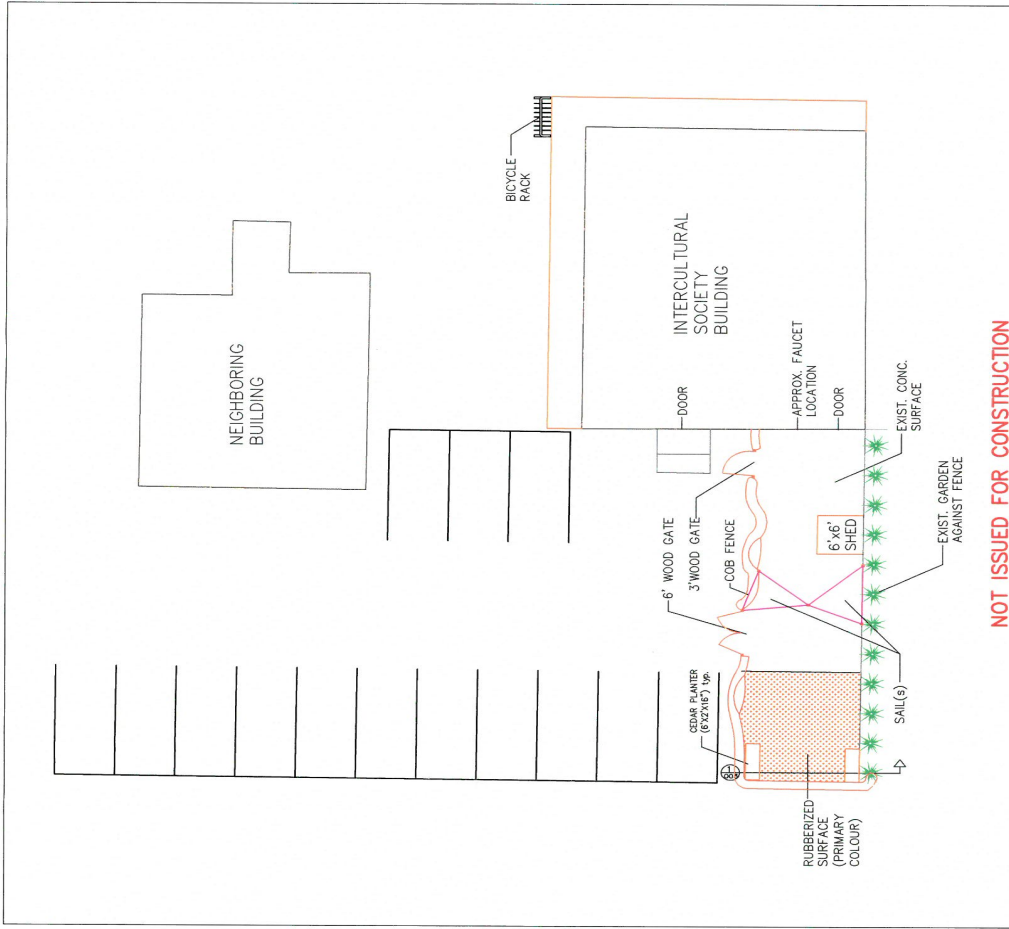
1.5 SITE PROTECTION
 1.5.1 Landscape contractor must take all necessary measures to ensure the protection of existing features on site. All existing buildings, site improvement, pavement, curbs, survey monuments, walls, and underground utilities must be protected throughout the duration of construction. If any damages are done the contractor is responsible to repair all damages to the satisfaction of the owner at no extra cost.

COB FENCE

1.0 COB Fence must be constructed using the highest quality materials as specified by COB professional
 2.0 COB Fence construction must be completed in co-ordiance with COB professional
 3.0 Cob professional must be present during construction to ensure proper installation
 4.0 Cob professional must sign off on the cob fence upon completion
 5.0 Gate inserts to be installed throughout COB fence
 5.1 Gate inserts to be located 12" - 36" off of the ground
 5.2 Gate inserts shall not have a hole in them larger than 3" diameter
 5.3 Gate inserts to be earth tone colors (ie. green, silver, red, and white)
 6.0 Metal roof will be finished using multiple colours (ie. green, silver, red, and white)

HARDSCAPE & FIXTURES

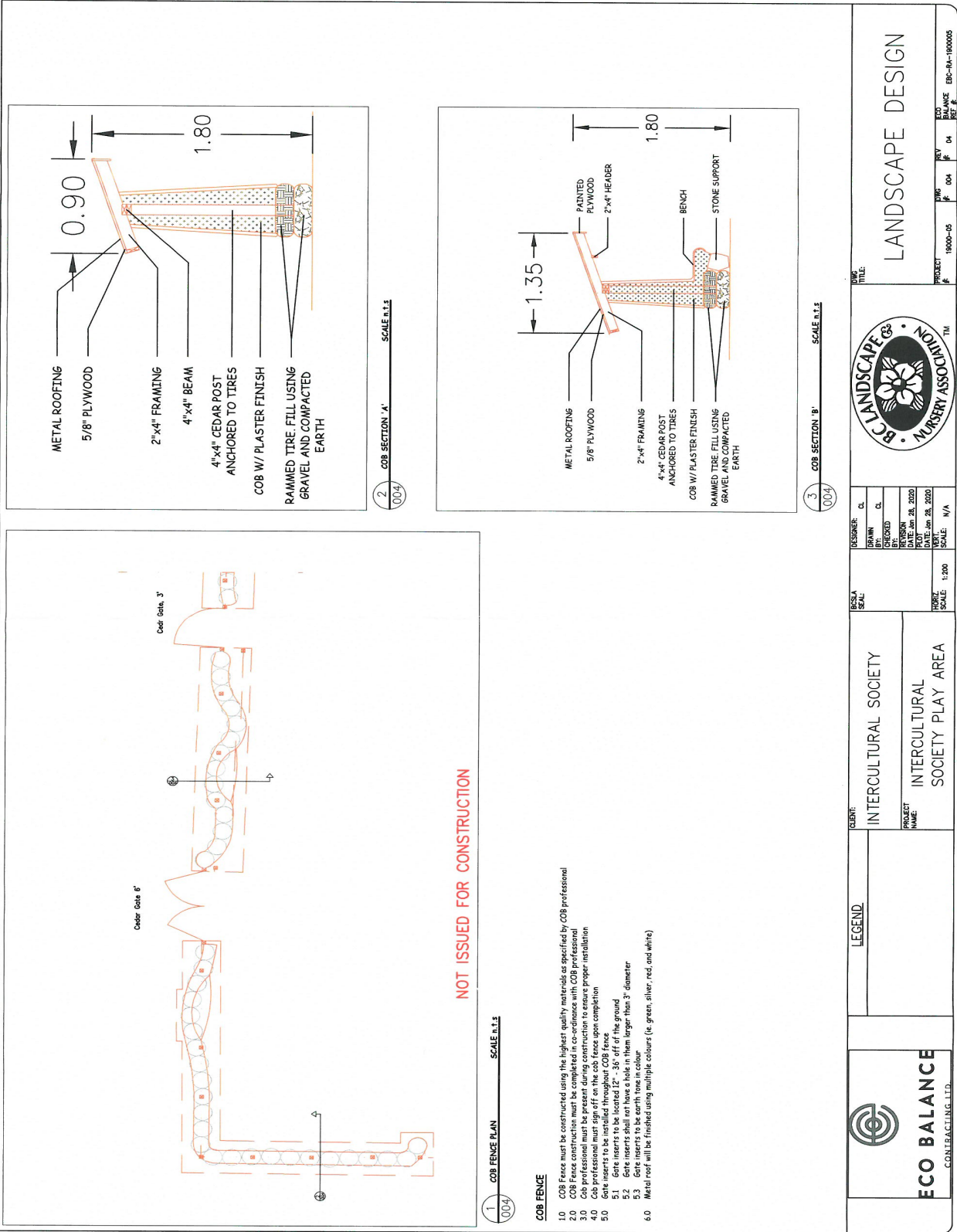
1.0 Existing concrete is to remain
 2.0 Rubberized surface is to be placed directly onto existing concrete
 1. Rubberized surface is to be installed by a professional
 2. All standards and quality are to be of the utmost standard as per the contractor
 3. Depth of rubberized surface is as per professional's standards
 3.0 Slabs to be prefabricated
 4.0 Gates & Posts
 1. Cedar posts (4"x4") are to be anchored into the existing concrete (see drawing 003 for specs)
 2. Posts to be capped (see drawing 003 for specs)
 3. 6" cedar gate is to be constructed using two (2) 3" prefabricated cedar posts which swing away from the center (see drawing 003 for specs)
 4. 3" prefabricated cedar gate (see drawing 003 for specs)
 5. Gates must be very securely locked
 6.0 Soils
 1. Soil material TBD
 2. Each corner of the soil(s) to have metal reinforced ring
 3. Each corner of the soil(s) to be anchored to 4"x4" posts using galvanized anchors (ie. Carabiner)
 4. Soil(s) to be anchored in such a manner that will make them easy to take down and put back up (ie. Carabiner)
 5. End posts to be 6" tall and center post to be 7" tall to allow for drainage



NOT ISSUED FOR CONSTRUCTION

<p>ECO BALANCE CONTRACTING LTD.</p>	<p>CLIENT: INTERCULTURAL SOCIETY</p>	<p>DESIGNER: CL DRAWN: CL BY: [blank] CHECKED: [blank] REVISION: [blank] PROJECT: [blank] DATE: Jun 28, 2020 SCALE: N/A</p>	<p>PROJECT # 1900-05</p>	<p>REV # 01</p>	<p>ECO BALANCE EBC-RA-190005</p>
	<p>LEGEND</p>	<p>INTERCULTURAL SOCIETY</p>	<p>LANDSCAPE DESIGN</p>	<p>DATE: Jun 28, 2020</p>	<p>SCALE: 1:200</p>

DEVELOPMENT PERMIT: DP-2020-05
 APPLICANT NAME: CIS
 ADDRESS: 321 ST JULIEN STREET



NOT ISSUED FOR CONSTRUCTION

1 COB FENCE PLAN SCALE N.T.S. 004

COB FENCE

- 1.0 COB Fence must be constructed using the highest quality materials as specified by COB professional
- 2.0 COB Fence construction must be completed in co-existence with COB professional
- 3.0 COB professional must be present during construction to ensure proper installation
- 4.0 COB professional must sign off on the cob fence upon completion
- 5.0 Gate inserts to be installed throughout COB fence
 - 5.1 Gate inserts to be located 12-36" off the ground
 - 5.2 Gate inserts to be made from larger than 3" diameter
 - 5.3 Gate inserts to be earth tone in colour
- 6.0 Metal roof will be finished using multiple colours (e. green, silver, red, and white)



ECO BALANCE
 CONTRACTING LTD.

LEGEND

CLIENT: INTERCULTURAL SOCIETY
 PROJECT NAME: INTERCULTURAL SOCIETY PLAY AREA

DESIGNER: BERLA SEAL
 DRAWN BY: BERLA SEAL
 DATE: JAN 28, 2020
 SCALE: N/A



LANDSCAPE DESIGN

PROJECT # 18000-05
 REV # 004
 DATE 04
 EDC-04-1800005

2 COB SECTION 'A' SCALE N.T.S. 004

3 COB SECTION 'B' SCALE N.T.S. 004