

PROJECT NUMBER: 2407
REISSUED FOR DEVELOPMENT PERMIT - JULY 25, 2025

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CIVIL

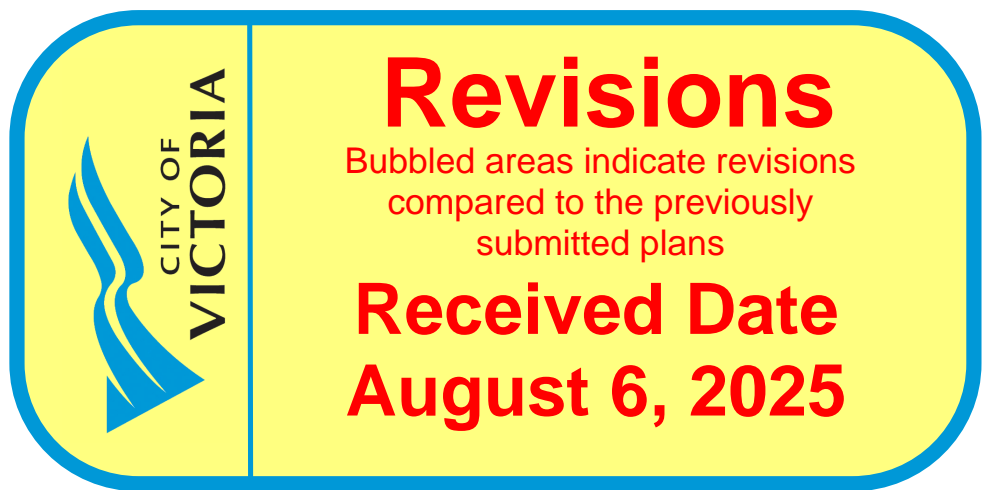
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DRAWING LIST

ARCHITECTURAL

A000	COVER
A002	CODE COMPLIANCE
A003	AREA CALCULATIONS
A004	SPATIAL SEPARATION
A005	CONTEXT PLAN AND STREETScape
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A201	LEVEL 1 PLAN
A202	LEVEL 2 PLAN
A203	LEVEL 3 PLAN
A204	LEVEL 4 PLAN
A205	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A303	MATERIAL BOARD
A304	MASSING DIAGRAMS
A305	RENDERINGS
A401	SECTIONS

CIVIL

C01 CONCEPTUAL SITE SERVICING PLAN

LANDSCAPE

L1	CONCEPT PLAN
L2	TREE PLAN
L3	SITE PLAN
L4	PLANTING PLAN
L5	LANDSCAPE NOTES



1 CONTEXT PLAN

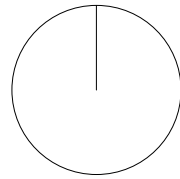


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NORTH ARROW



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250-858 6940

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02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



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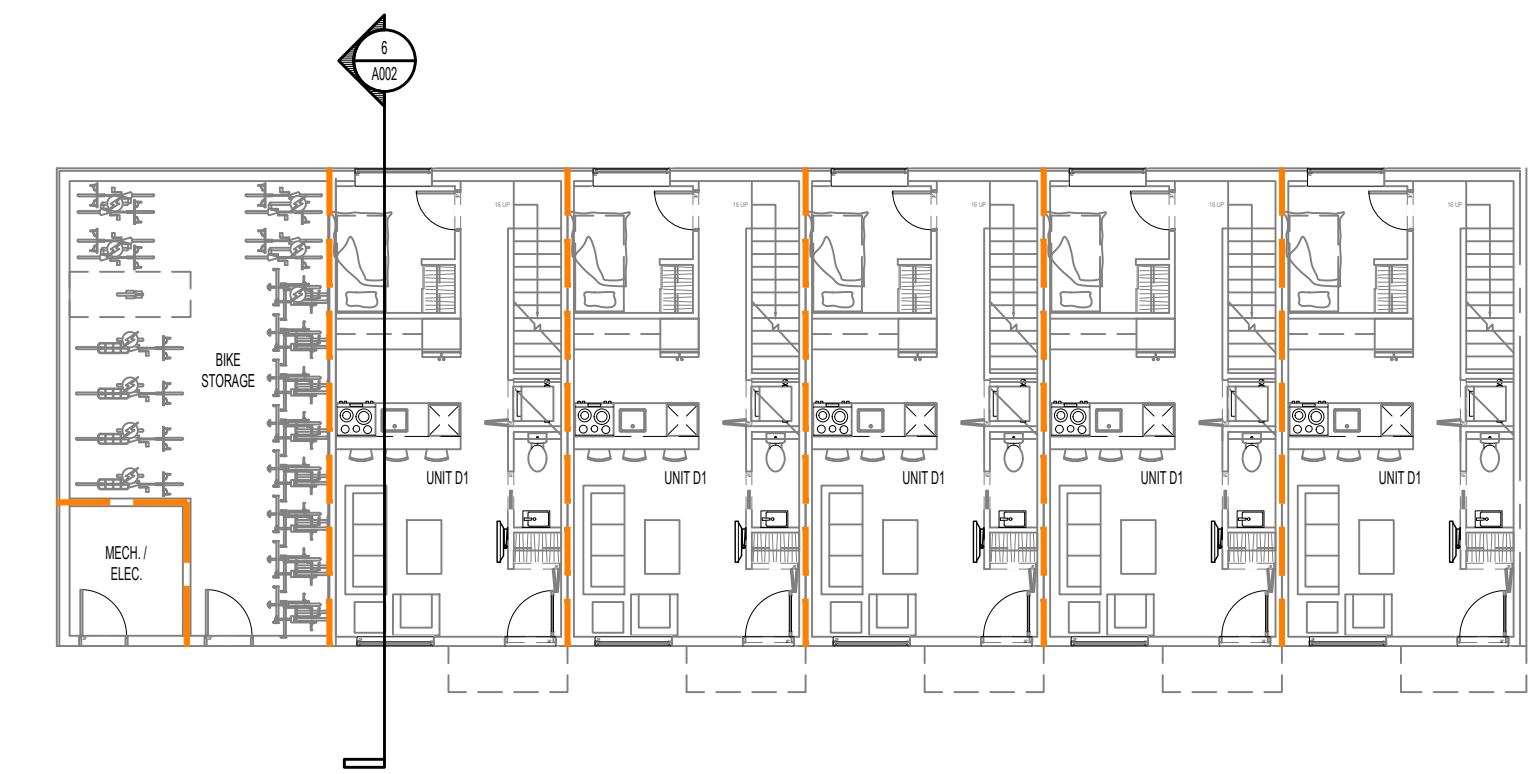
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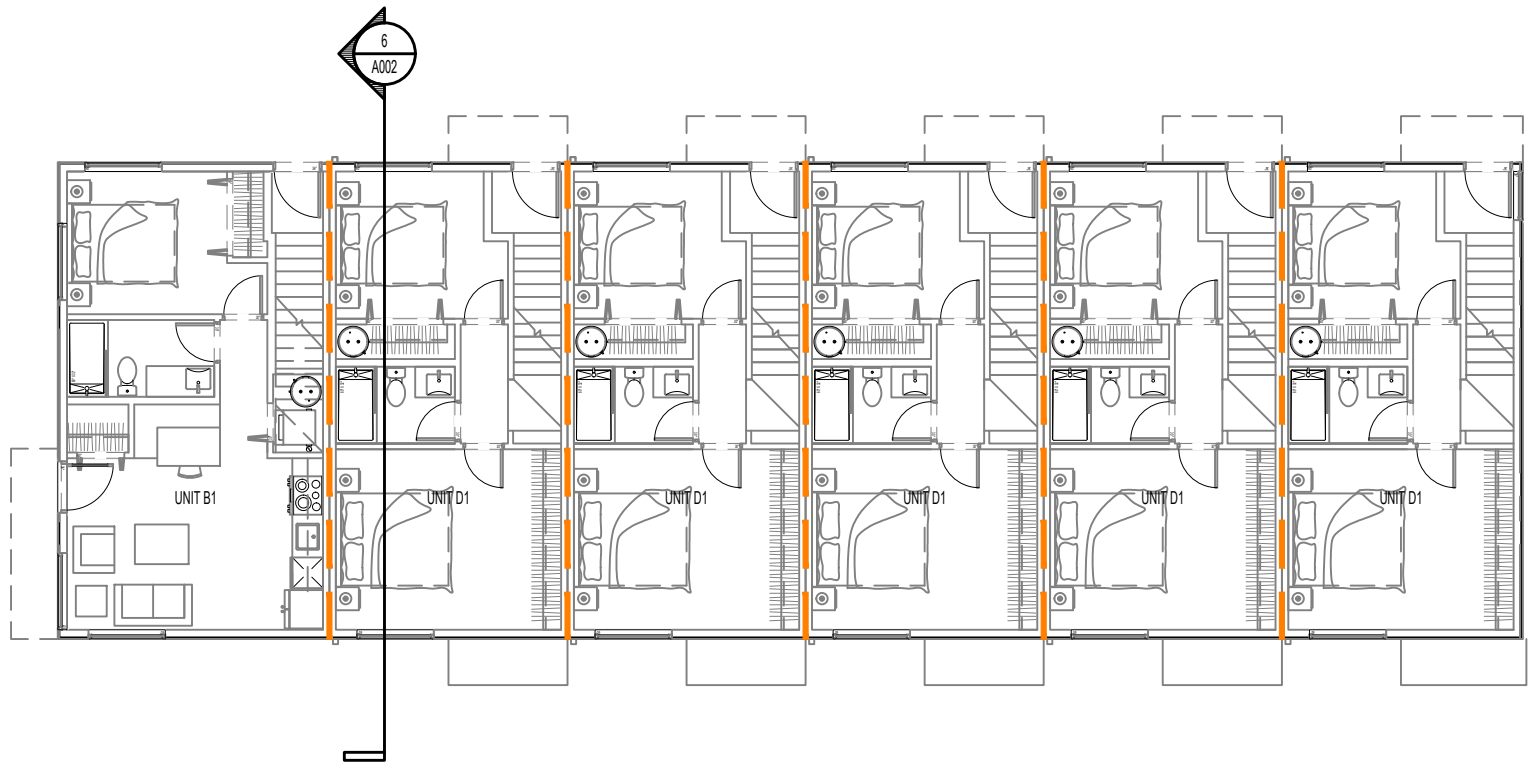
PROJECT NO: 2407	DRAWN BY: KG
SCALE: N/A	REVIEW BY: CH

DRAWING NO: A000

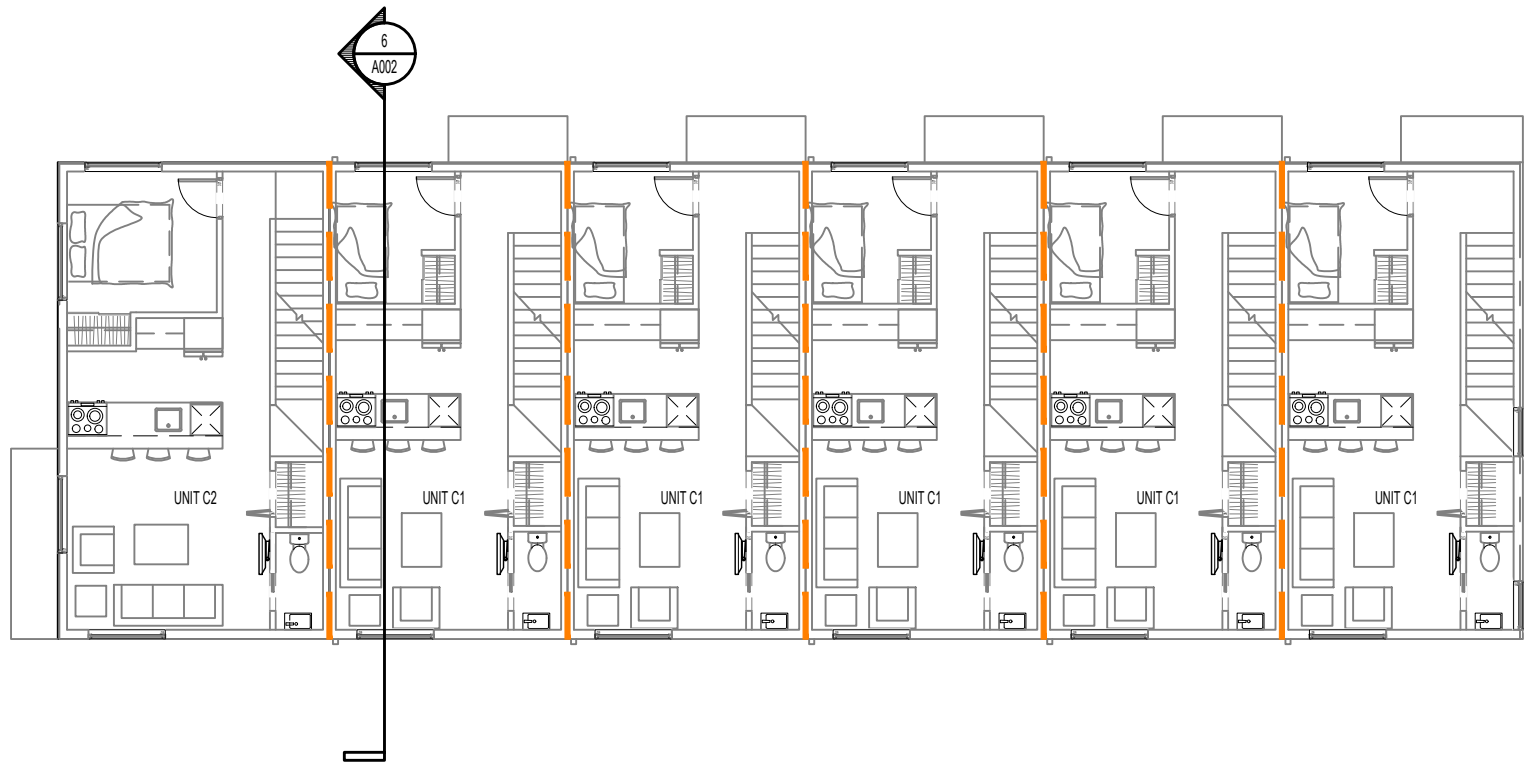
1 LEVEL 1 CODE PLAN



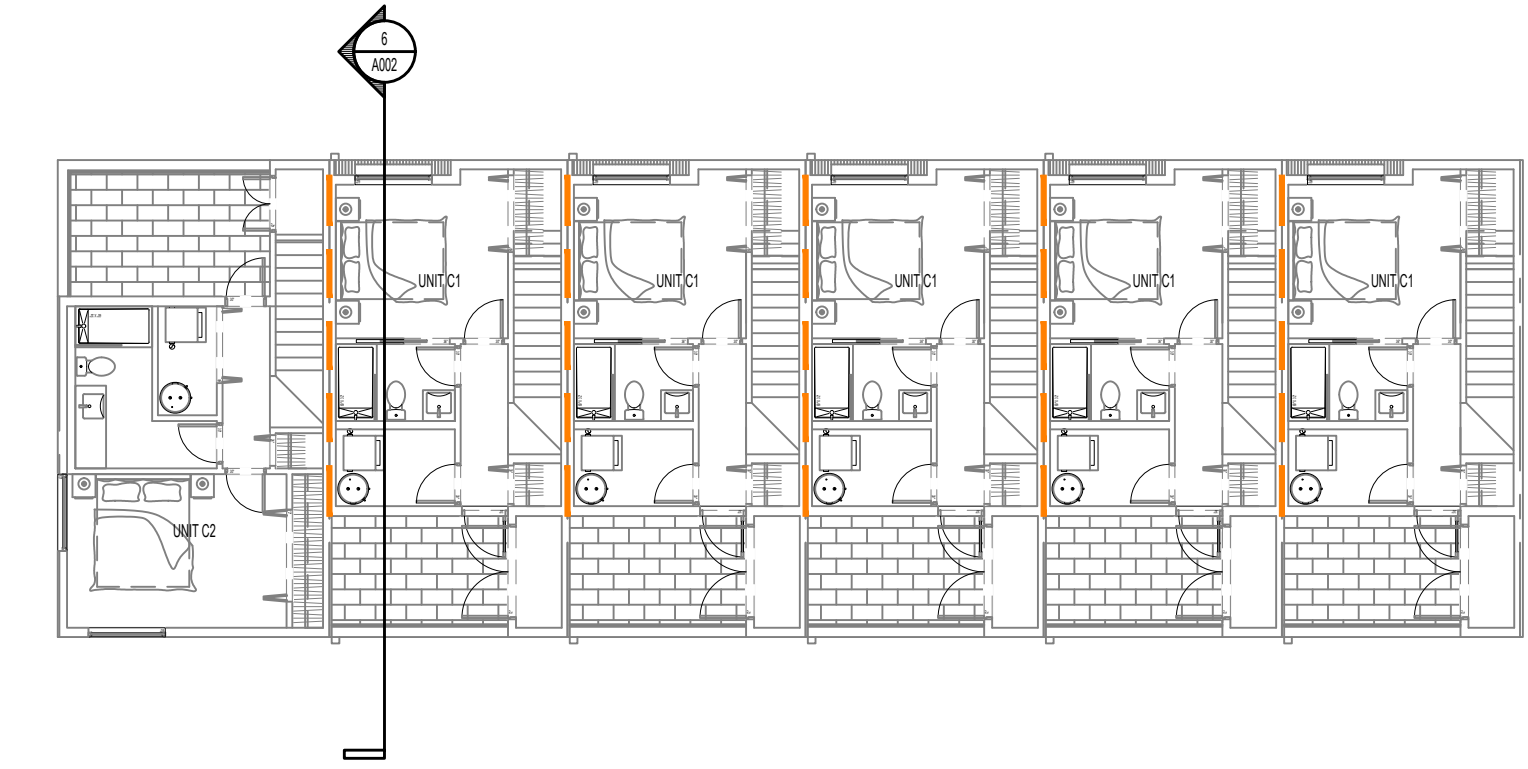
2 LEVEL 2 CODE PLAN



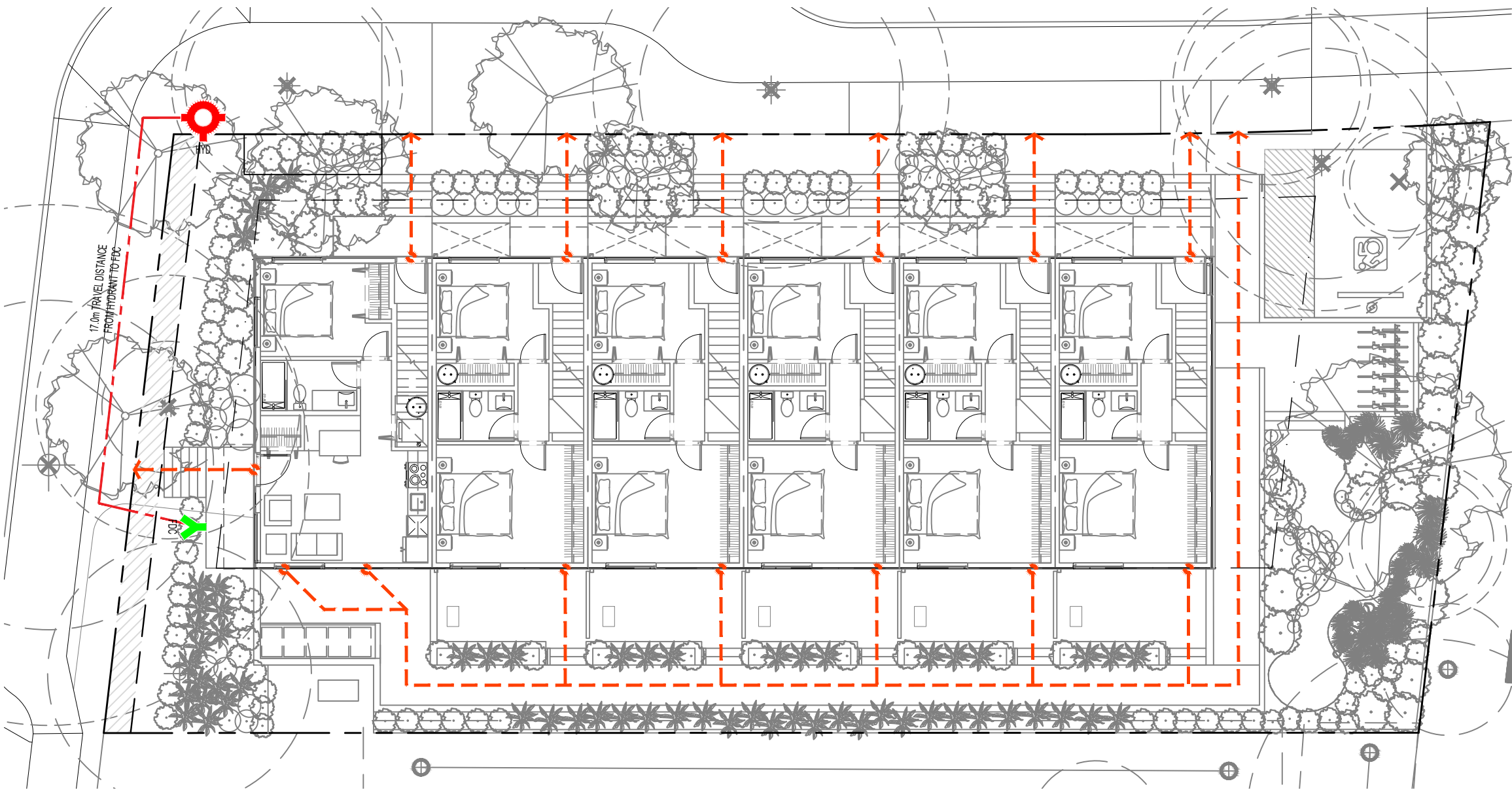
3 LEVEL 3 CODE PLAN



4 LEVEL 4 CODE PLAN



5 SITE CODE PLAN



6 CODE SECTION A



FIRE SEPARATION LEGEND	
	1 HR FIRE SEPARATION

TRAVEL DISTANCE LEGEND	
	PATH OF TRAVEL
	EXIT DISCHARGE

CODE ANALYSIS BC BUILDING CODE 2024

PR. #: 2407
DATE: 15-Apr-25

PROJECT DESCRIPTION

4-STORY BUILDING WITH WOOD FRAME COMBUSTIBLE CONSTRUCTION	
TYPE OF WORK	NEW CONSTRUCTION
BASIS FOR CODE ANALYSIS	PART 3 PER 1.3.3.3.(1)(c)(i)

BUILDING SIZE AND CONSTRUCTION

GOVERNING ARTICLE	3.2.2.52	PER 3.2.2.52.(1)
MAJOR OCCUPANCIES	GROUP C (RESIDENTIAL)	
OCCUPANT LOAD	46	PER 3.1.17.1.(1)(b)
BUILDING AREA	275.0	m ²
BUILDING HEIGHT (STOREYS)	4	
SPRINKLERED	YES	NFPA 13 - PER 3.2.2.52.(1)(a) & 3.2.5.12.(1)
FIRE ALARM AND DETECTION SYSTEM	YES	PER 3.2.4.1.(1)
TYPE OF CONSTRUCTION PERMITTED		COMBUSTIBLE OR NONCOMBUSTIBLE

OTHER SAFETY REQUIREMENTS

STANDPIPE & HOSE SYSTEM	NO	(REQUIRED PER 3.2.5.8.(1)(a). ALTERNATE SOLUTION PENDING)
LIMITING DISTANCE		UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A002
FIREFIGHTING ACCESS ROUTES		17.0m TRAVEL DISTANCE FROM HYDRANT TO FDC (45M ALLOWED)
STORAGE ROOM SPRINKLERS	YES	PER 3.3.4.3.(1)
LIGHTING AND EMERGENCY POWER SYSTEMS	YES	PER 3.2.7.

REQUIRED FIRE SEPARATION / FIRE-RESISTANCE RATINGS

FRR OF FLOOR ASSEMBLIES	1 HR	PER 3.2.2.52.(2)(a)
FRR OF ROOF ASSEMBLIES	1 HR	PER 3.2.2.13
FRR OF LOADBEARING WALLS, COLUMNS, AND ARCHES	1 HR	PER 3.2.2.52.(2)(c)
FRR BETWEEN SUITES	1 HR	PER 3.3.4.2.(1)
FRR BTW ELECTRICAL ROOM AND BIKE ROOM	1 HR	PER 3.6.2.1.(6)
FRR BTW BIKE ROOM AND RESIDENTIAL	1 HR	PER 3.3.4.2.(1)
FIRE SEPARATION OF FLOOR ENTIRELY CONTAINED WITHIN DWELLING UNITS HAVING MORE THAN ONE STOREY	N/A	PER 3.2.2.52.(3)

ACCESSIBILITY REQUIREMENTS

TOWNHOUSE DWELLING UNITS	N/A	PER 3.8.2.1.(1)(b)
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ENERGY EFFICIENCY

STEP CODE 3	PER CITY OF VICTORIA REQUIREMENTS
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REQUIRED ALTERNATE SOLUTIONS

ARTICLE	MITIGATING FEATURE
EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3)	TBC
EXIT EXPOSURE - PER 3.2.3.13.	TBC
STANDPIPE SYSTEM - PER 3.2.5.8.	TBC

*ALTERNATE SOLUTION REPORT TO BE PROVIDED BY BUILDING CODE CONSULTANTS AT BUILDING PERMIT SUBMISSION

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2. MAX. TRAVEL DISTANCE IS 4m. SEE BCBC 3.4.2.5.

3. THE MINIMUM DISTANCE BETWEEN EXITS SHOULD BE 9m. SEE BCBC 3.4.2.3.

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PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
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DRAWING TITLE:

CODE COMPLIANCE

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

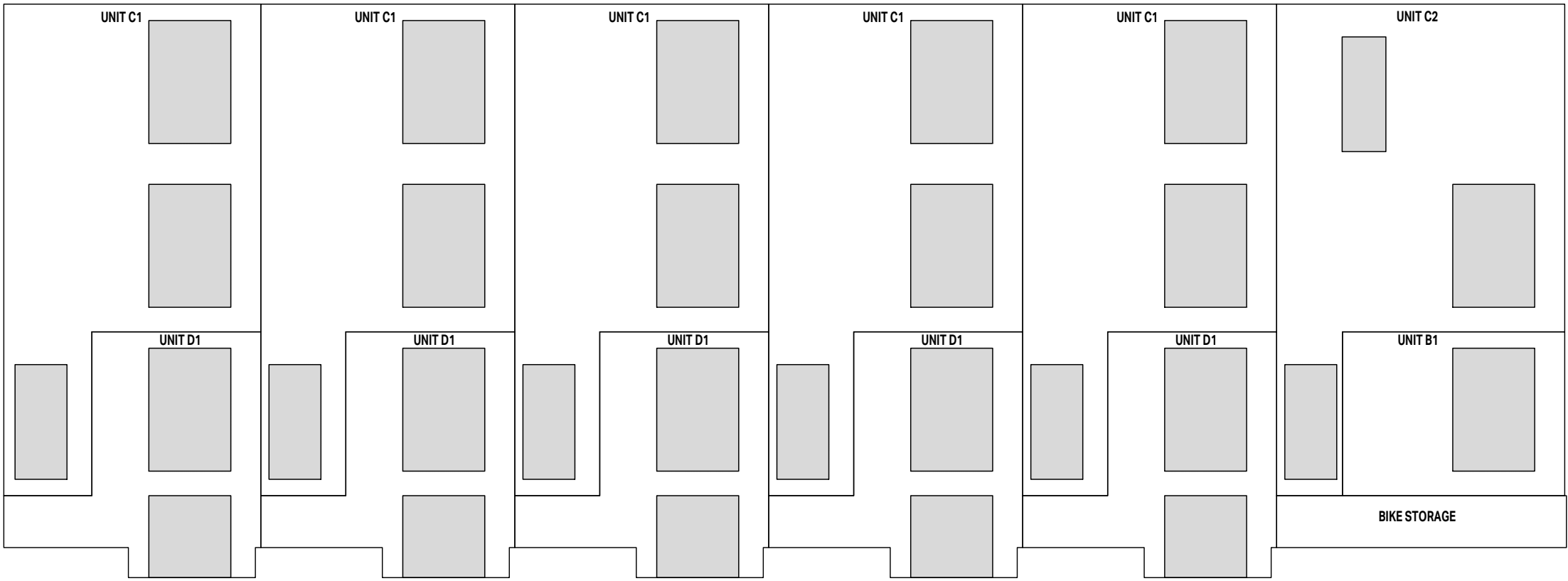
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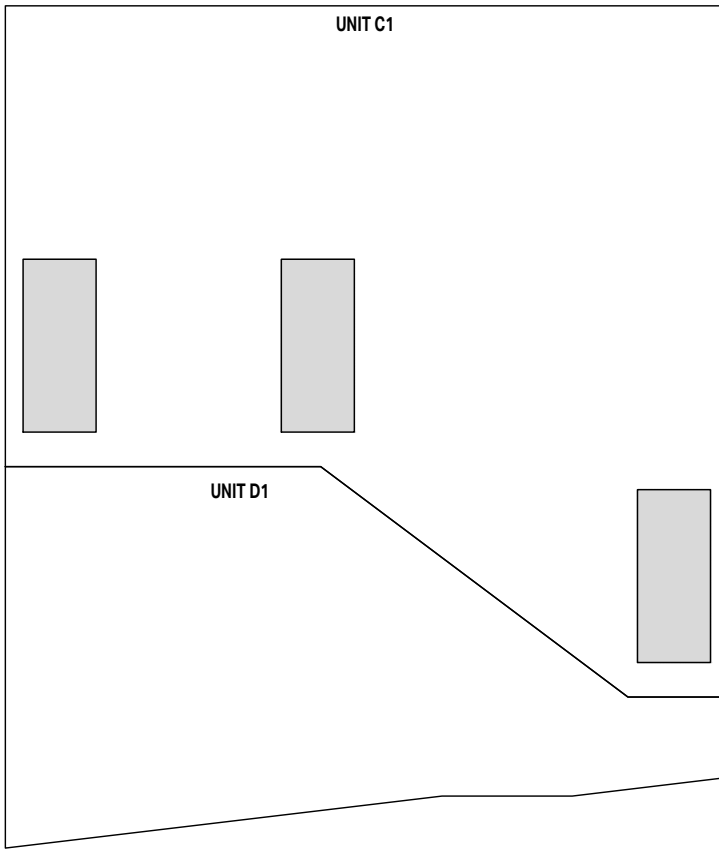
GRADE POINTS (m)	LENGTH (m)	GRADE CALC
1 11.79	2 11.76	$(11.79 + 11.76) \div 2 \times 2.39m = 28.14$
2 11.76	3 11.81	$(11.76 + 11.81) \div 2 \times 1.24m = 14.61$
3 11.81	4 11.80	$(11.81 + 11.8) \div 2 \times 1.47m = 17.35$
4 11.80	5 11.89	$(11.8 + 11.89) \div 2 \times 1.27m = 15.04$
5 11.89	6 11.79	$(11.89 + 11.79) \div 2 \times 1.52m = 18.00$
6 11.79	7 11.78	$(11.79 + 11.78) \div 2 \times 1.27m = 14.87$
8 11.46	9 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
9 11.46	10 11.46	$(11.46 + 11.46) \div 2 \times 2.36m = 27.05$
10 11.46	11 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
12 11.78	13 11.77	$(11.78 + 11.77) \div 2 \times 0.84m = 9.89$
13 11.77	14 11.77	$(11.77 + 11.77) \div 2 \times 1.27m = 14.95$
14 11.77	15 11.76	$(11.77 + 11.76) \div 2 \times 1.52m = 17.88$
15 11.76	16 11.75	$(11.76 + 11.75) \div 2 \times 1.27m = 14.93$
17 11.46	18 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
18 11.46	19 11.46	$(11.46 + 11.46) \div 2 \times 2.36m = 27.05$
19 11.46	20 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
21 11.72	22 11.71	$(11.72 + 11.71) \div 2 \times 0.84m = 9.84$
22 11.71	23 11.73	$(11.71 + 11.73) \div 2 \times 1.27m = 14.88$
23 11.73	24 11.73	$(11.73 + 11.73) \div 2 \times 1.52m = 17.83$
24 11.73	25 11.72	$(11.73 + 11.72) \div 2 \times 1.27m = 14.89$
26 11.46	27 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
27 11.46	28 11.46	$(11.46 + 11.46) \div 2 \times 2.36m = 27.05$
28 11.46	29 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
30 11.72	31 11.72	$(11.72 + 11.72) \div 2 \times 0.84m = 9.84$
31 11.72	32 11.73	$(11.72 + 11.73) \div 2 \times 1.27m = 14.88$
32 11.73	33 11.74	$(11.73 + 11.74) \div 2 \times 1.52m = 17.84$
33 11.74	34 11.74	$(11.74 + 11.74) \div 2 \times 1.27m = 14.91$
35 11.46	36 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
36 11.46	37 11.46	$(11.46 + 11.46) \div 2 \times 2.36m = 27.05$
37 11.46	38 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
39 11.82	40 11.84	$(11.82 + 11.84) \div 2 \times 0.84m = 9.94$
40 11.84	41 11.85	$(11.84 + 11.85) \div 2 \times 1.27m = 15.04$
41 11.85	42 11.88	$(11.85 + 11.88) \div 2 \times 1.52m = 18.03$
42 11.88	43 11.86	$(11.88 + 11.86) \div 2 \times 1.27m = 15.07$
44 11.46	45 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
45 11.46	46 11.46	$(11.46 + 11.46) \div 2 \times 2.36m = 27.05$
46 11.46	47 11.46	$(11.46 + 11.46) \div 2 \times 1.24m = 14.21$
48 11.82	49 11.80	$(11.82 + 11.8) \div 2 \times 0.84m = 9.92$
49 11.80	50 11.85	$(11.8 + 11.85) \div 2 \times 1.27m = 15.02$
50 11.85	51 11.83	$(11.85 + 11.83) \div 2 \times 1.52m = 18.00$
51 11.83	52 11.73	$(11.83 + 11.73) \div 2 \times 0.51m = 29.57$
52 11.73	53 10.67	$(11.73 + 10.67) \div 2 \times 9.45m = 105.95$
54 9.98	55 9.98	$(9.98 + 9.98) \div 2 \times 23.53m = 234.83$
56 10.43	57 10.43	$(10.43 + 10.43) \div 2 \times 5.76m = 57.68$
58 11.57	59 11.56	$(11.57 + 11.56) \div 2 \times 1.47m = 17.00$
59 11.56	60 11.61	$(11.56 + 11.61) \div 2 \times 2.17m = 25.14$
60 11.61	61 11.68	$(11.61 + 11.68) \div 2 \times 1.27m = 14.79$
61 11.68	62 11.71	$(11.68 + 11.71) \div 2 \times 1.52m = 17.78$
62 11.71	63 11.73	$(11.71 + 11.73) \div 2 \times 2.74m = 32.11$
63 11.73	1 11.79	$(11.73 + 11.79) \div 2 \times 5.77m = 67.86$
TOTALS	112.56	1261.75
AVERAGE GRADE		11.21

Grade	Points	Existing	Proposed	Grade
1		11.79	11.79	11.79
2		11.76	11.76	11.76
3		11.81	11.81	11.81
4		11.80	11.80	11.80
5		11.89	11.89	11.89
6		11.79	11.79	11.79
7		11.78	11.78	11.78
8		11.78	11.46	11.46
9		11.77	11.46	11.46
10		11.77	11.46	11.46
11		11.78	11.46	11.46
12		11.78	11.78	11.78
13		11.77	11.77	11.77
14		11.77	11.77	11.77
15		11.76	11.76	11.76
16		11.75	11.75	11.75
17		11.75	11.46	11.46
18		11.75	11.46	11.46
19		11.70	11.46	11.46
20		11.72	11.46	11.46
21		11.72	11.72	11.72
22		11.71	11.71	11.71
23		11.73	11.73	11.73
24		11.73	11.73	11.73
25		11.72	11.72	11.72
26		11.72	11.46	11.46
27		11.71	11.46	11.46
28		11.71	11.46	11.46
29		11.72	11.46	11.46
30		11.72	11.72	11.72
31		11.72	11.72	11.72
32		11.73	11.73	11.73
33		11.74	11.74	11.74
34		11.74	11.74	11.74
35		11.74	11.46	11.46
36		11.75	11.46	11.46
37		11.81	11.46	11.46
38		11.82	11.46	11.46
39		11.82	11.82	11.82
40		11.84	11.84	11.84
41		11.85	11.85	11.85
42		11.88	11.88	11.88
43		11.86	11.86	11.86
44		11.86	11.46	11.46
45		11.84	11.46	11.46
46		11.79	11.46	11.46
47		11.82	11.46	11.46
48		11.82	11.82	11.82
49		11.80	11.80	11.80
50		11.85	11.85	11.85
51		11.83	11.83	11.83
52		11.77	11.73	11.73
53		11.86	10.67	10.67
54		11.86	9.98	9.98
55		11.67	9.98	9.98
56		11.67	10.43	10.43
57		11.57	10.43	10.43
58		11.57	11.57	11.57
59		11.56	11.56	11.56
60		11.61	11.61	11.61
61		11.68	11.68	11.68
62		11.71	11.71	11.71
63		11.73	11.73	11.73

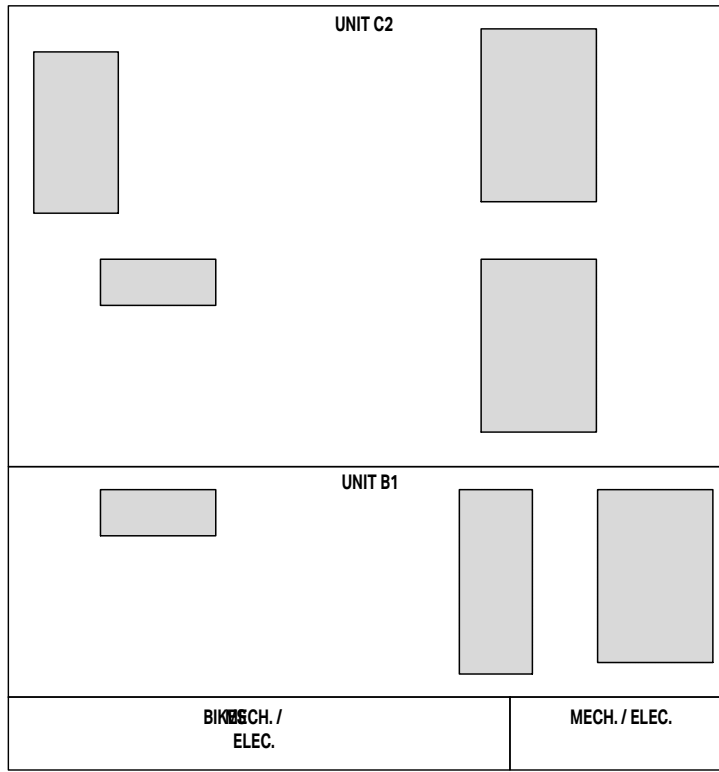
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NORTH ELEVATION - UNIT B1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		NORTH ELEVATION - UNIT C1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		NORTH ELEVATION - UNIT C2 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		NORTH ELEVATION - UNIT D1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D	
AREA OF EXPOSED BUILDING FACE: 12.60m ² (135.63sq ft)		AREA OF EXPOSED BUILDING FACE: 33.62m ² (361.88sq ft)		AREA OF EXPOSED BUILDING FACE: 36.41m ² (391.88sq ft)		AREA OF EXPOSED BUILDING FACE: 15.46m ² (166.42sq ft)	
LIMITING DISTANCE: 12.88m (42.26ft)		LIMITING DISTANCE: 12.88m (42.26ft)		LIMITING DISTANCE: 12.88m (42.26ft)		LIMITING DISTANCE: 12.88m (42.26ft)	
ALLOWABLE OPENINGS: 100% (12.60m ² / 135.63sq ft)		ALLOWABLE OPENINGS: 100% (33.62m ² / 361.88sq ft)		ALLOWABLE OPENINGS: 100% (36.41m ² / 391.88sq ft)		ALLOWABLE OPENINGS: 100% (15.46m ² / 166.42sq ft)	
PROPOSED OPENINGS: 27.6% (3.48m ² / 37.5sq ft)		PROPOSED OPENINGS: 26.9% (19.03m ² / 205.17sq ft)		PROPOSED OPENINGS: 20.0% (7.28m ² / 78.33sq ft)		PROPOSED OPENINGS: 47.1% (7.28m ² / 78.33sq ft)	
FIRE RESISTANCE RATING PER 3.2.3.7: N/A		FIRE RESISTANCE RATING PER 3.2.3.7: N/A		FIRE RESISTANCE RATING PER 3.2.3.7: N/A		FIRE RESISTANCE RATING PER 3.2.3.7: N/A	
CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A	
CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A	



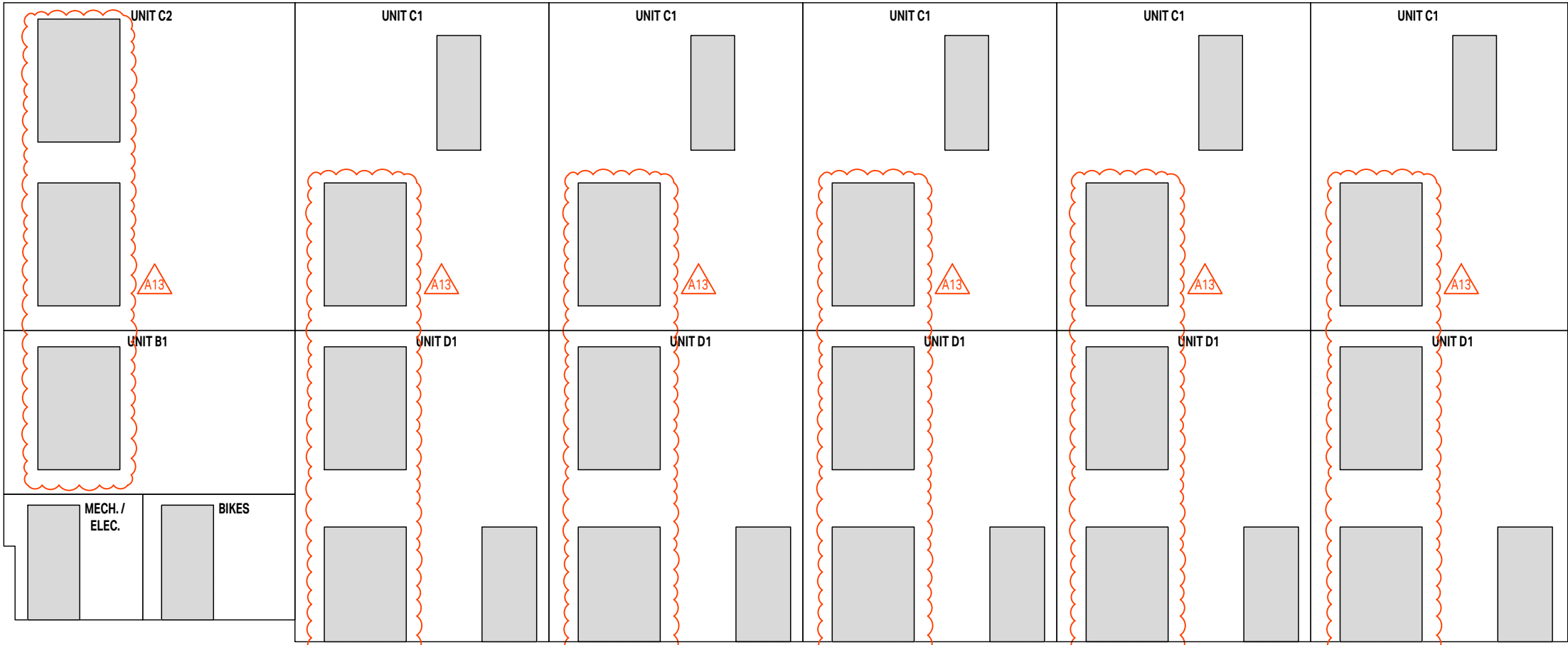
EAST ELEVATION - UNIT C1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D	
AREA OF EXPOSED BUILDING FACE: 68.07m ² (732.74sq ft)	
LIMITING DISTANCE: 6.78m (22.24ft)	
ALLOWABLE OPENINGS: 98.0% (66.7m ² / 717.25sq ft)	
PROPOSED OPENINGS: 9.7% (6.62m ² / 71.25sq ft)	
FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN	
CLADDING PER 3.2.3.7: N/A	
CONSTRUCTION PER 3.2.3.7: N/A	



WEST ELEVATION - UNIT B1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		WEST ELEVATION - UNIT C2 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D	
AREA OF EXPOSED BUILDING FACE: 28.99m ² (312.08sq ft)		AREA OF EXPOSED BUILDING FACE: 57.99m ² (623.99sq ft)	
LIMITING DISTANCE: 11.97m (39.27ft)		LIMITING DISTANCE: 11.97m (39.27ft)	
ALLOWABLE OPENINGS: 100% (28.99m ² / 312.08sq ft)		ALLOWABLE OPENINGS: 100% (57.99m ² / 623.99sq ft)	
PROPOSED OPENINGS: 23.3% (6.77m ² / 72.83sq ft)		PROPOSED OPENINGS: 17.7% (10.28m ² / 111.11sq ft)	
FIRE RESISTANCE RATING PER 3.2.3.7: N/A		FIRE RESISTANCE RATING PER 3.2.3.7: N/A	
CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A	
CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A	

1 NORTH ELEVATION

1:100



SOUTH ELEVATION - UNIT B1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		SOUTH ELEVATION - UNIT C1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		SOUTH ELEVATION - UNIT C2 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D		SOUTH ELEVATION - UNIT D1 SPATIAL SEPARATION CALCULATION BCBC 2018 PART 3 TABLE 3.2.3.1-D	
AREA OF EXPOSED BUILDING FACE: 16.51m ² (177.71sq ft)		AREA OF EXPOSED BUILDING FACE: 28.80m ² (310.00sq ft)		AREA OF EXPOSED BUILDING FACE: 33.02m ² (355.42sq ft)		AREA OF EXPOSED BUILDING FACE: 27.36m ² (294.50sq ft)	
LIMITING DISTANCE: 4.97m (16.31ft)		LIMITING DISTANCE: 4.97m (16.31ft)		LIMITING DISTANCE: 4.97m (16.31ft)		LIMITING DISTANCE: 4.97m (16.31ft)	
ALLOWABLE OPENINGS: 100% (16.51m ² / 177.71sq ft)		ALLOWABLE OPENINGS: 99.4% (28.6m ² / 308.20sq ft)		ALLOWABLE OPENINGS: 98.0% (32.4m ² / 348.50sq ft)		ALLOWABLE OPENINGS: 99.5% (27.2m ² / 293.10sq ft)	
PROPOSED OPENINGS: 21.1% (3.48m ² / 37.5sq ft)		PROPOSED OPENINGS: 18.1% (5.22m ² / 56.17sq ft)		PROPOSED OPENINGS: 21.1% (6.97m ² / 75.00sq ft)		PROPOSED OPENINGS: 24.3% (6.66m ² / 71.83sq ft)	
FIRE RESISTANCE RATING PER 3.2.3.7: N/A		FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN		FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN		FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN	
CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A		CLADDING PER 3.2.3.7: N/A	
CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A		CONSTRUCTION PER 3.2.3.7: N/A	

4 SOUTH ELEVATION

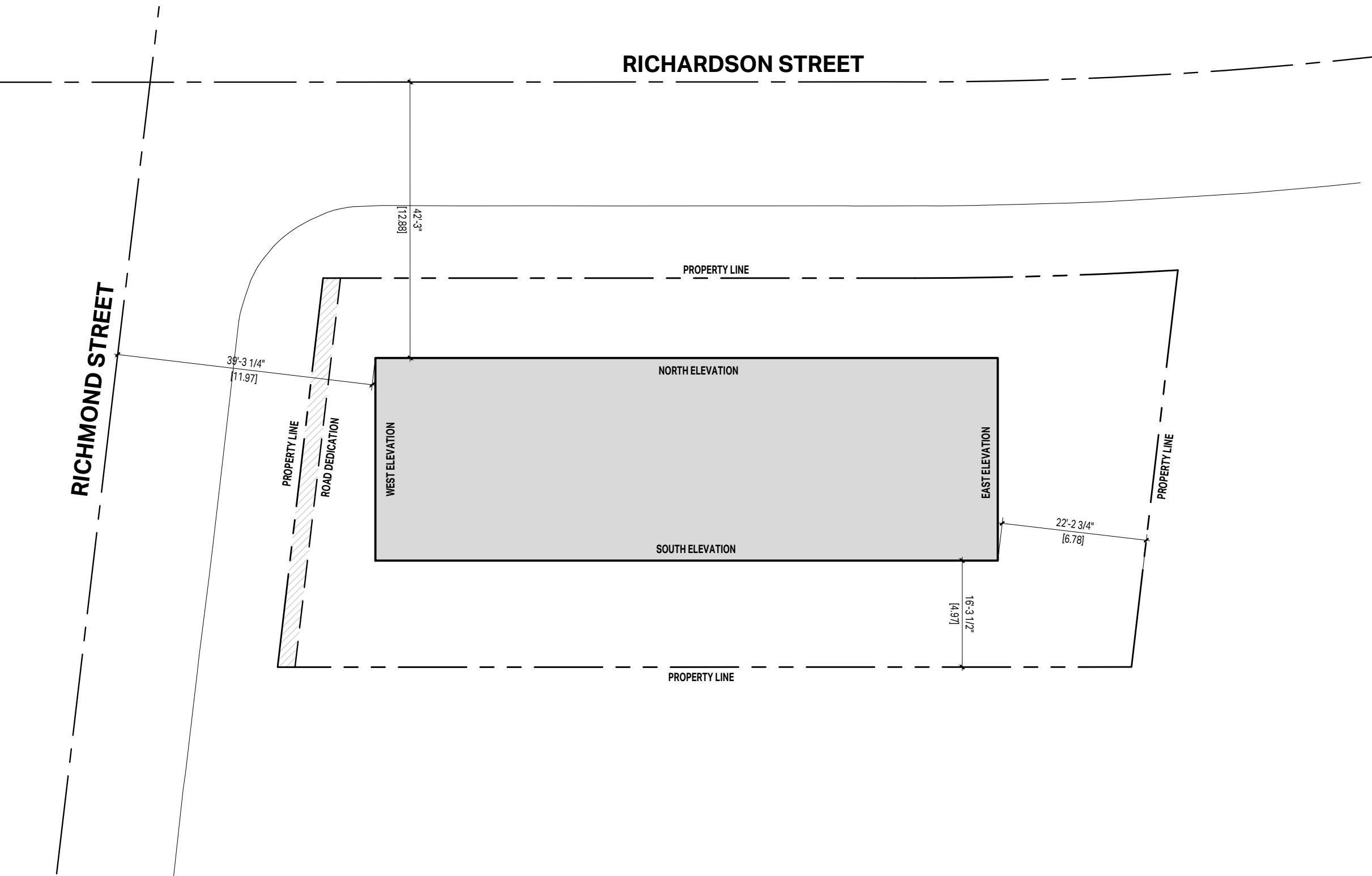
1:100

2 EAST ELEVATION

1:100

3 WEST ELEVATION

1:100



5 LIMITING DISTANCE KEY PLAN

1:200

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APPLICANT: GREG GILLESPIE
250-858 6940

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023
NO.	REVISION	MDY

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

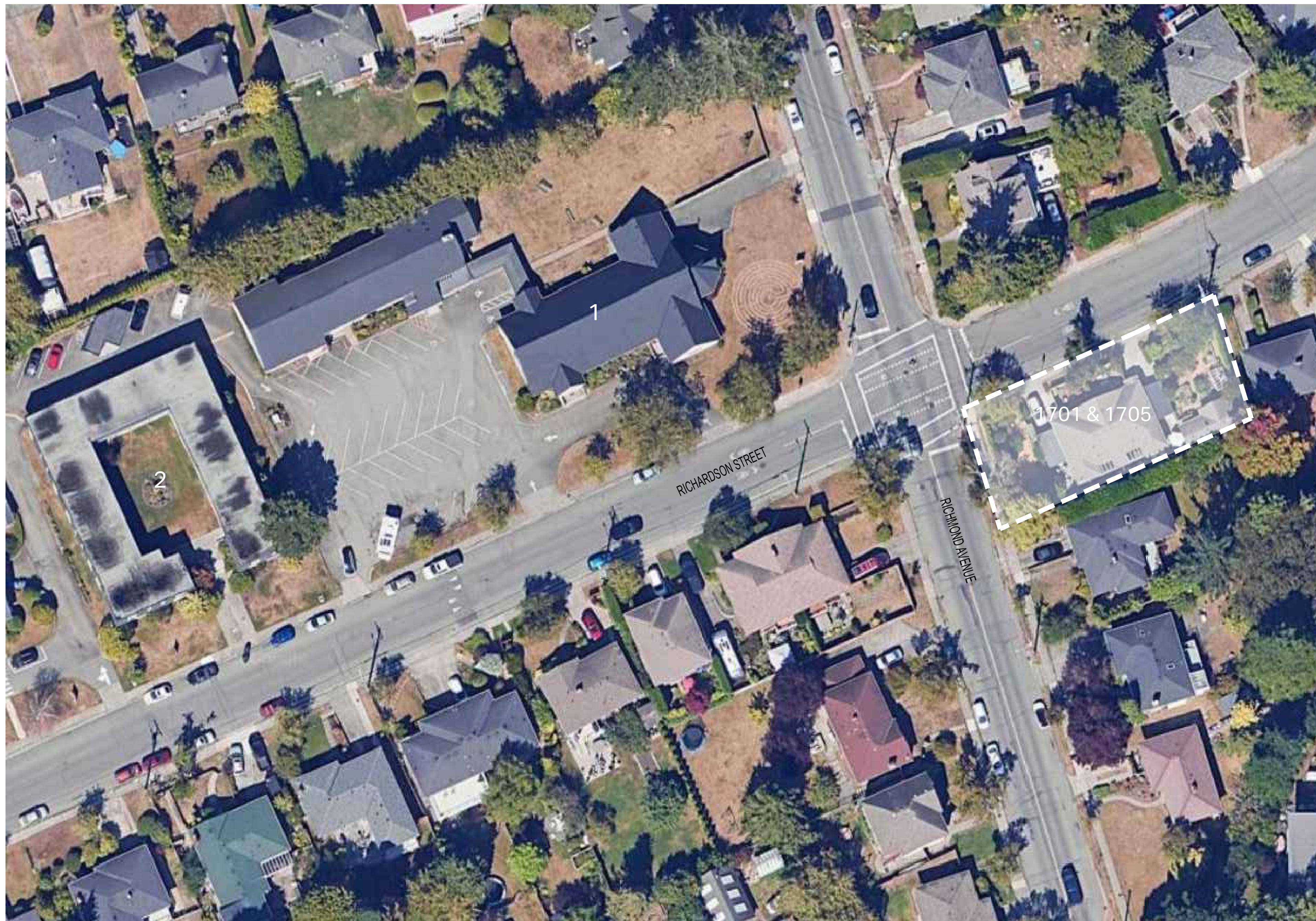
PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

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DRAWING TITLE:

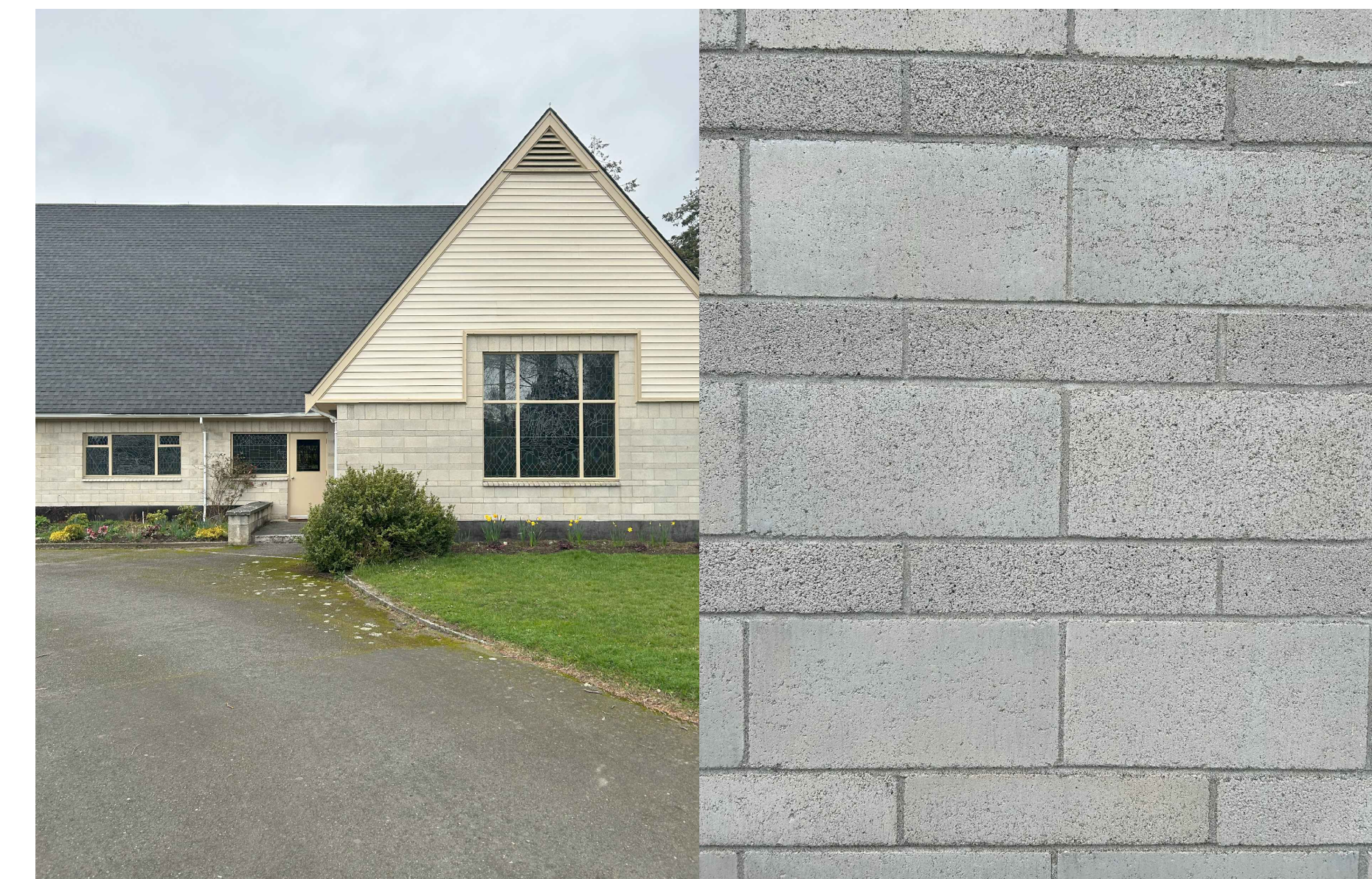
SPATIAL SEPARATION

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH
DRAWING NO:	A004		



1 CONTEXT PLAN

N/A



1 - SAINT MATTHIAS ANGLICAN CHURCH



2 - CANNON ROGERS COURT

2 BUILDINGS OF SIGNIFICANCE

1



3 STREETSCAPE

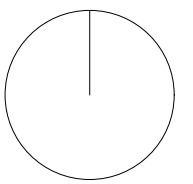
1.1

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APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

NO.	
PROJECT NAME	

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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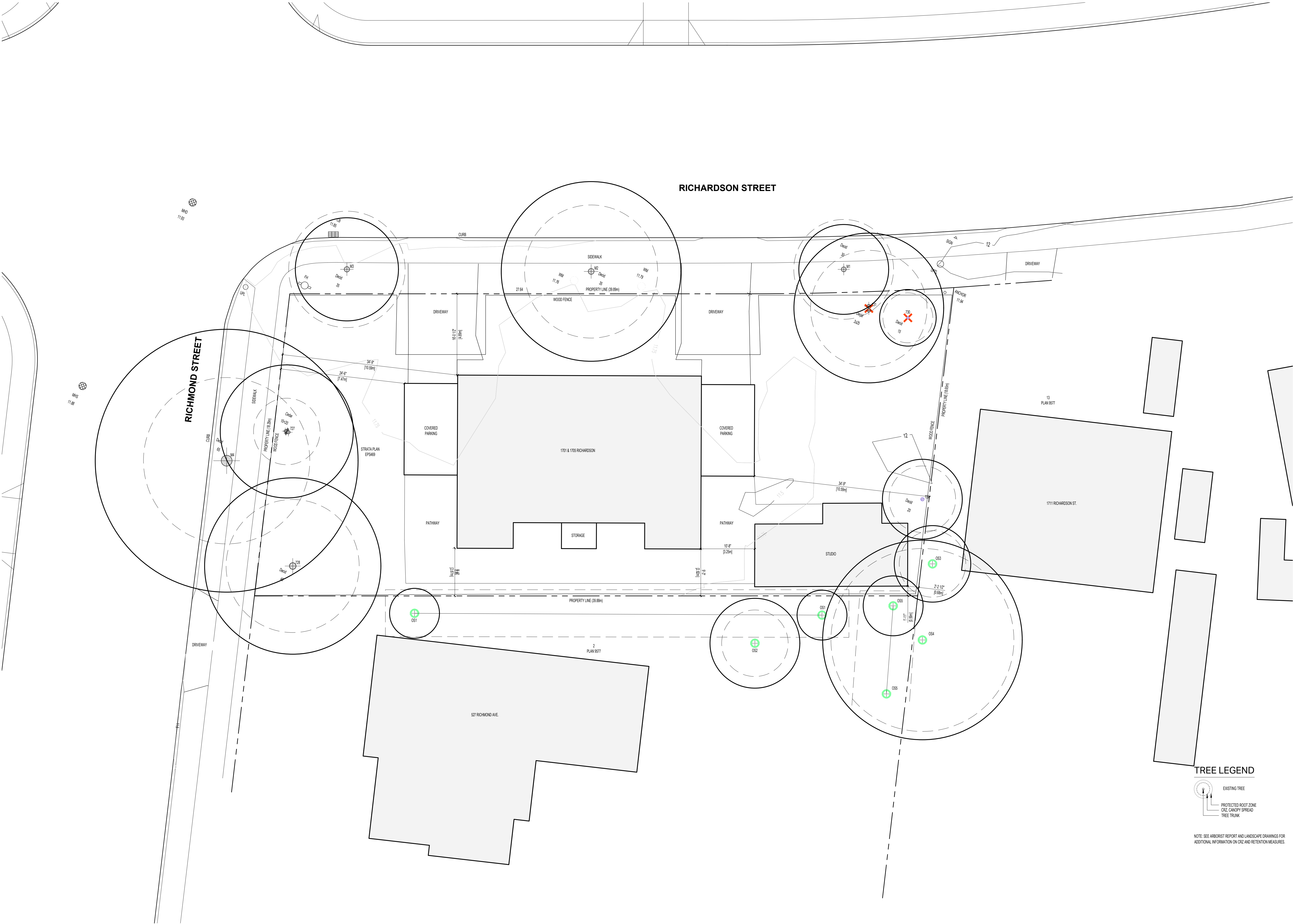
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DRAWING TITLE:

CONTEXT PLAN & STREETScape

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: A005



1 EXISTING SITE PLAN

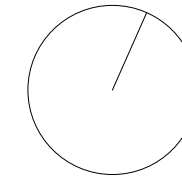
1:100

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APPLICANT: GREG GILLESPIE
250-858 6940

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023
NO.	REVISION	MDY

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8



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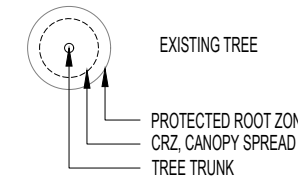
DRAWING TITLE:

EXISTING SITE PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO: **A101**

TREE LEGEND



NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR
ADDITIONAL INFORMATION ON CRZ AND RETENTION MEASURES.



PROJECT INFORMATION TABLE - 1701 / 1705 RICHARDSON

PR # 2407
DATE 10-Nov-25

PROPERTY INFORMATION
PROJECT ADDRESS
LEGAL DESCRIPTION
CURRENT ZONING
DEVELOPMENT PERMIT AREA
OCP DESIGNATION

1701 & 1705 RICHARDSON STREET, VICTORIA BC
STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS469
R1-B, SINGLE FAMILY DWELLING DISTRICT
DPA 16 - GENERAL FORM AND CHARACTER
TRADITIONAL RESIDENTIAL

BUILDINGS/SITE DATA	PROPOSED	REQUIRED / ALLOWED	VARIANCE
SITE AREA (PRE-DEDICATION)	725.8 m ²	7,812 sq ft	
SITE AREA (POST DEDICATION)	711.0 m ²	7,653 sq ft	
TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)	721.5 m ²	7,766 sq ft	798.4 m ² 8,594 sq ft
COMBINED FLOOR AREA (SCHEDULE P)	980.6 m ²	10,555 sq ft	1,410.0 m ² 15,177 sq ft
GROSS FLOOR AREA	1,044.8 m ²	11,246 sq ft	
FLOOR SPACE RATIO	0.99	1.1	
SITE COVERAGE %	44%	50%	
OPEN SITE SPACE %	53%	45%	
LANDSCAPE AREA	34.09 m ²	367 ft	47.2 m 508 ft 13.11 m ²
HEIGHT OF BUILDING	11.47 m	38 ft	11.0 m 36 ft
LOT WIDTH	18.54 m	1,095 ft	18.0 m 59 ft

BUILDING SETBACKS	PROPOSED	REQUIRED / ALLOWED	VARIANCE
FRONT YARD (RICHMOND)	2.00 m	6.6 ft	2.0 m 7 ft
EXTERIOR SIDE YARD (RICHARDSON)	3.69 m	12.1 ft	2.0 m 7 ft
REAR YARD (EAST)	6.61 m	21.7 ft	5.0 m 16 ft
INTERIOR SIDE YARD (SOUTH)	5.00 m	16.4 ft	5.0 m 16 ft
INTERIOR SIDE YARD (SOUTH) TO HEAT PUMPS	3.23 m	10.6 ft	5.0 m 16 ft 1.77 m
INTERIOR SIDE YARD (SOUTH) TO BACKUP GEN	0.97 m	3.2 ft	5.0 m 16 ft 4.03 m

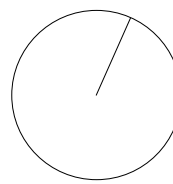
UNIT INFO (SALABLE FLOOR AREA)	UNIT NAME	UNIT TYPE	AREA	COUNT	TOTAL AREA	VARIANCE
B1	1 BED	46.12 m ²	496 sq ft	1	46 m ²	496.5 sq ft
C1	2 BDR	80.53 m ²	867 sq ft	5	403 m ²	4,334.0 sq ft
C2	2 BDR	90.66 m ²	976 sq ft	1	91 m ²	975.9 sq ft
D1	3 BDR	89.58 m ²	964 sq ft	5	448 m ²	4,821.0 sq ft
TOTAL				12	987 m ²	10,627.4 sq ft

PARKING DATA	REQUIRED	PROPOSED	VARIANCE
REQUIRED VEHICLE PARKING	0.77 PER UNIT	9	N/A
TDM REDUCTION (RENTAL W/TRANSIT PASS)	0.77 PER UNIT	-9	N/A
VAN ACCESSIBLE	1	1	N/A
BIKE PARKING (LONG TERM)	2 PER UNIT	24	N/A
BIKE PARKING (SHORT TERM)	6	6	N/A

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APPLICANT: GREG GILLESPIE
250-858 6940

04	RESUBMITTED FOR DEVELOPMENT PERMIT	11/07/2023
03	RESUBMITTED FOR DEVELOPMENT PERMIT	07/25/2023
02	ISSUED FOR COORDINATION	07/21/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

NO.	REVISION	MDY
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PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

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DRAWING TITLE:

PROPOSED SITE PLAN

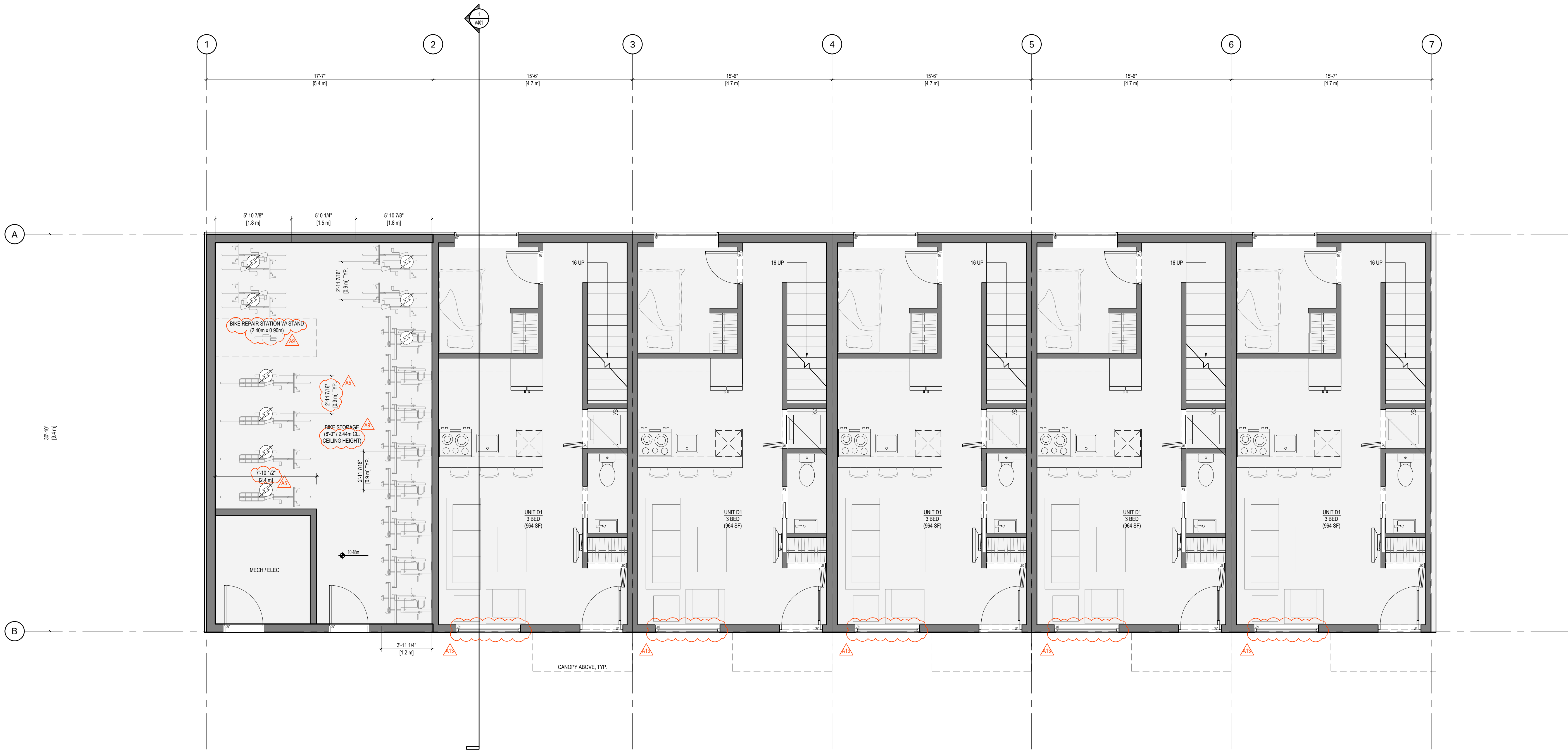
PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO: A102

1 PROPOSED SITE PLAN

1:100

1 LEVEL 1 PLAN



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APPLICANT: GREG GILLESPIE
250-858 6940

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023
NO.	REVISION	MDY

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
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VICTORIA, BC, V8S 8Y8

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DRAWING TITLE:

LEVEL 1 PLAN

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

DRAWING NO. **A201**

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[illegible]

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2002
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2002
NO.	REVISION	M/D/Y

**1701 & 1705
RICHARDSON
VICTORIA, BC**

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VICTORIA, BC, V8S 8Y8



LEVEL 2 PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

DRAWING NO: A202

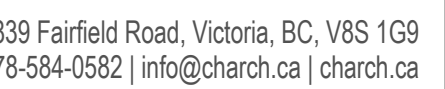


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02	REISSUED FOR DEVELOPMENT PERMIT	07/26/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

**1701 & 1705
RICHARDSON
VICTORIA, BC**

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VICTORIA, BC, V8S 8Y8



LEVEL 3 PLAN

ING NO: A203

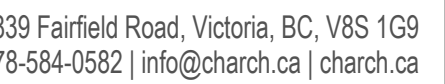


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02	REISSUED FOR DEVELOPMENT PERMIT	07/26/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

**1701 & 1705
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VICTORIA, BC**

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LEVEL 4 PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

WING NO: A204



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[illegible]

PROJECT NAME

CHA

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

1 ROOF PLAN



1 NORTH ELEVATION
1/1/2021
1:75



2 SOUTH ELEVATION
1/1/2021
1:75

MATERIAL	COLOR/FINISH
1. TYP. STONE	CLEAR SEAL
2. STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3. VERTICAL WOOD Siding	CLEAR SEAL
4. METAL PANEL	LIGHT GREY / FACTORY FINISH
5. ARCHITECTURAL CONCRETE	CLEAR SEAL
6. BRASS METAL FLASHING	LIGHT GREY / FACTORY FINISH
7. VINYL WINDOW DOOR	LIGHT GREY / FACTORY FINISH
8. METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9. OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10. SCIENCE LIGHTING	LIGHT GREY / FACTORY FINISH
11. METAL ADDRESSING	LIGHT GREY / FACTORY FINISH
12. SOLID WOOD DOOR	LIGHT GREY / PREPARED
13. STEEL UTILITY DOOR	LIGHT GREY / PREPARED
14. CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PREPARED
15. VERTICAL METAL LOUVERS	LIGHT GREY / PREPARED
16. STEEL PLATE CANOPY	LIGHT GREY / POWDER COATED
17. GLASS GUARDRAIL	CLEAR / N/A
18. GROUND MOUNTED WAINSCOTING SIGN	20"x42" METAL UNIT

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- NOTES
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 2. ALL BEDROOMS TO INCLUDE AT LEAST ONE OPERABLE WINDOW TO THE OUTSIDE, PROVIDING OCCUPANT CONTROLLED ACCESS TO DAYLIGHT AND AIR. SEE ELEVATIONS.

APPLICANT: GREG GILLESPIE
250-858 6940

03	REISSUED FOR DEVELOPMENT PERMIT	11/10/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

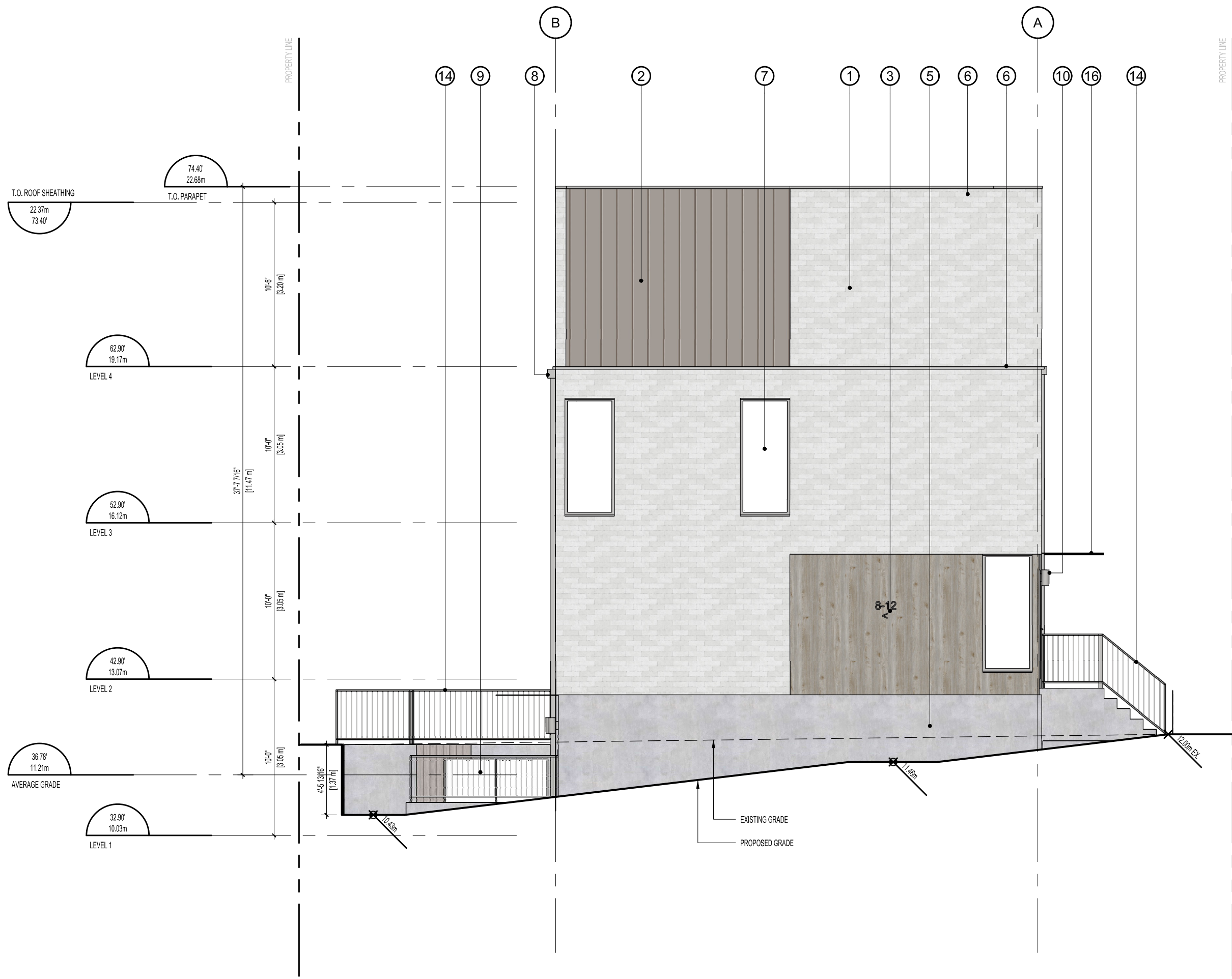
PROJECT NAME
**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
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VICTORIA, BC, V8S 8Y8

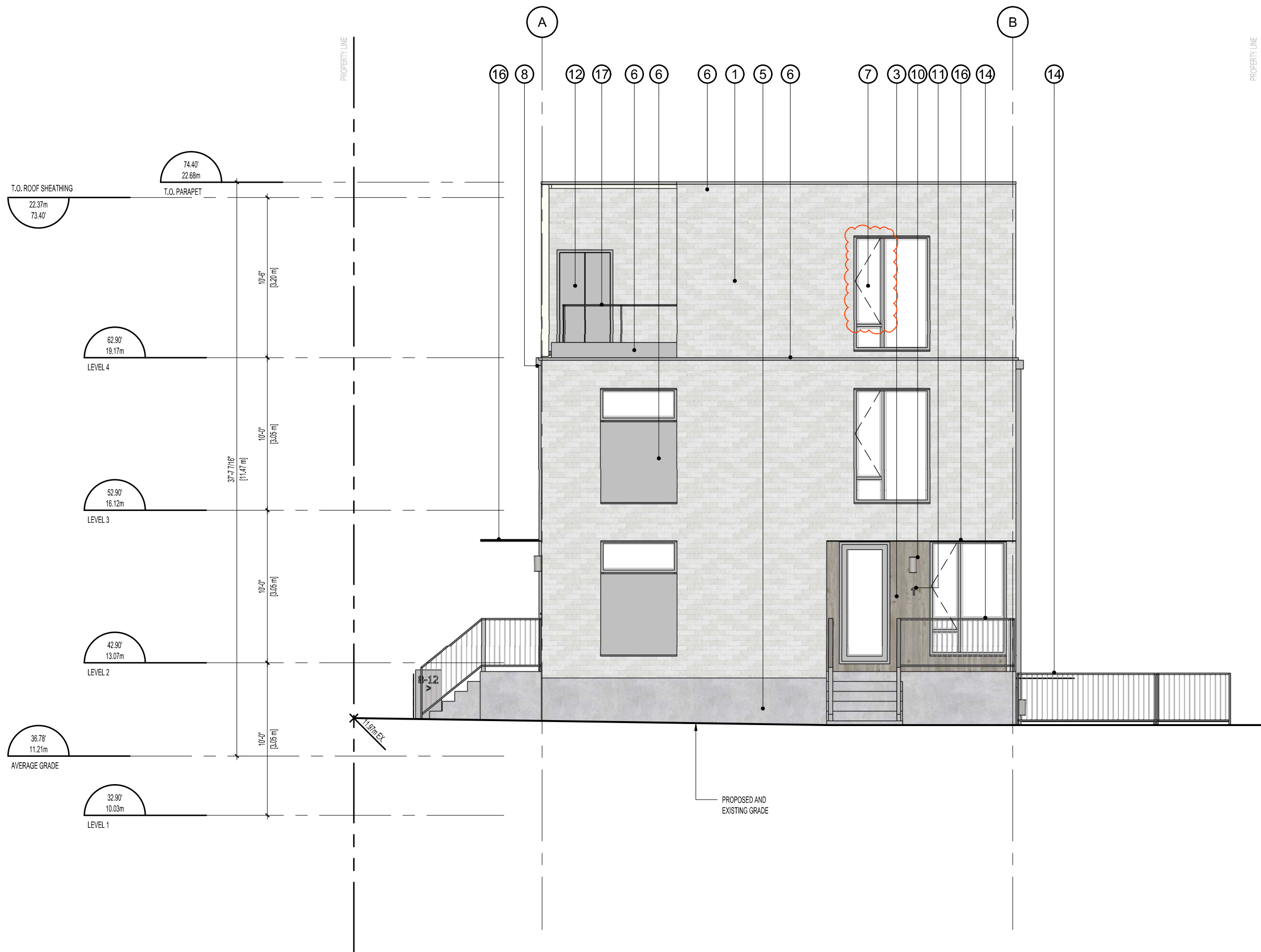
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DRAWING TITLE:
ELEVATIONS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH
DRAWING NO:		A301	



1 EAST ELEVATION
1/12/201 1:75



2 WEST ELEVATION
1/12/201 1:75

MATERIAL	COLOUR / FINISH
1. TYP. STONE	CLEAR SEAL
2. STANDING SEAM METAL ROOFING	WASH GREY / FACTORY FINISH
3. VERTICAL WOOD Siding	CLEAR SEAL
4. METAL PANEL	LIGHT GREY / FACTORY FINISH
5. ARCHITECTURAL CONCRETE	CLEAR SEAL
6. BRASS METAL FLASHING	LIGHT GREY / FACTORY FINISH
7. VINYL WINDOW / DOOR	LIGHT GREY / FACTORY FINISH
8. METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9. OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10. SCIENCE LIGHTING	LIGHT GREY / FACTORY FINISH
11. METAL ADDRESSING	LIGHT GREY / FACTORY FINISH
12. SOLID WOOD DOOR	LIGHT GREY / PRE-PAINTED
13. STEEL UTILITY DOOR	LIGHT GREY / PRE-PAINTED
14. CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PRE-PAINTED
15. VERTICAL METAL LOUVERS	LIGHT GREY / PRE-PAINTED
16. STEEL PLATE CANOPY	LIGHT GREY / POWDER COATED
17. GLASS GUARDRAIL	CLEAR / N/A
18. GROUND-MOUNTED WAINWINGING SIGN	20"x42" METAL UNIT

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- ALL BEDROOMS TO INCLUDE AT LEAST ONE OPERABLE WINDOW TO THE OUTSIDE, PROVIDING OCCUPANT CONTROLLED ACCESS TO DAYLIGHT AND AIR. SEE ELEVATIONS.

APPLICANT: GREG GILLESPIE
250-858 6940

03	REISSUED FOR DEVELOPMENT PERMIT	11/10/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

NO.	REVISION	MDY
-----	----------	-----

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



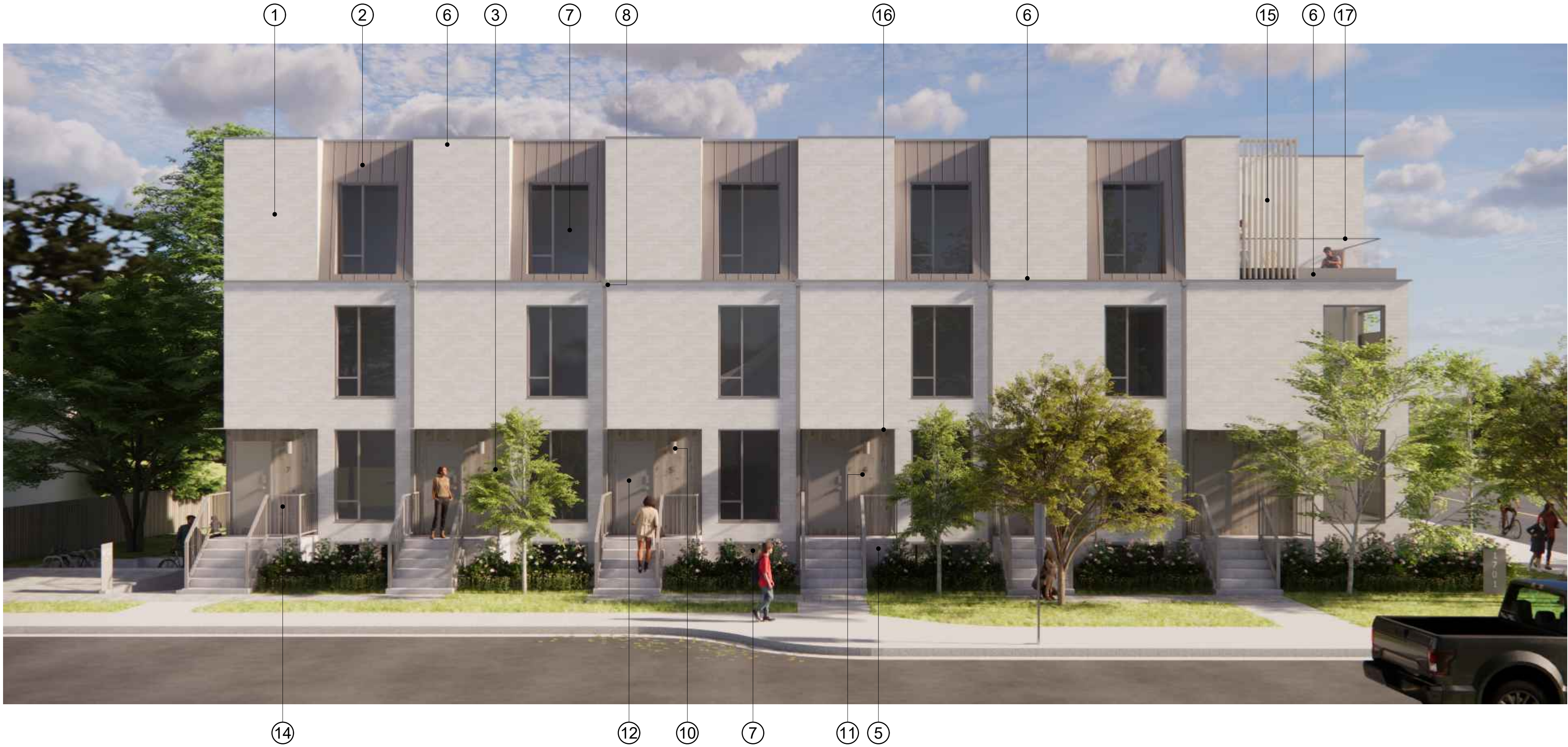
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

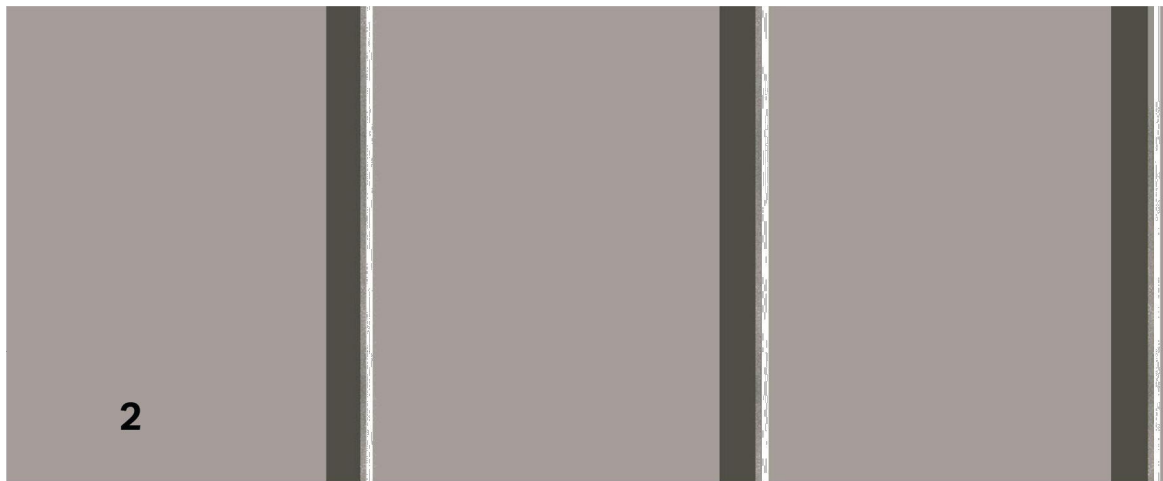
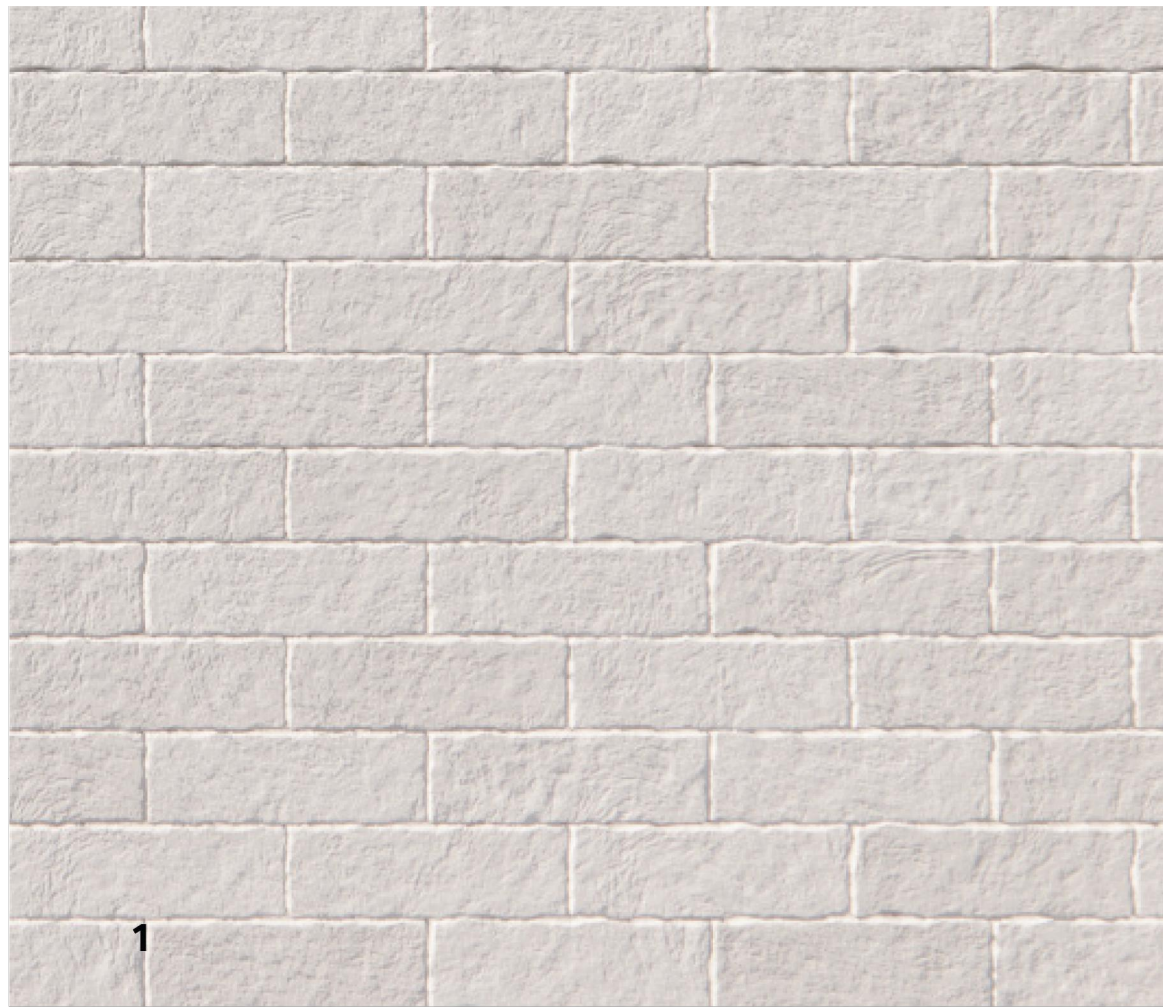
ELEVATIONS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO: **A302**



1 MATERIAL KEY



- | MATERIAL | COLOR / FINISH |
|-----------------------------------|-----------------------------|
| 1. THIN STONE | CLEAR SEAL |
| 2. STANDING SEAM METAL ROOFING | WARM GREY / FACTORY FINISH |
| 3. VERTICAL WOOD SIDING | CLEAR SEAL |
| 4. METAL PANEL | LIGHT GREY / FACTORY FINISH |
| 5. ARCHITECTURAL CONCRETE | CLEAR SEAL |
| 6. BRAKE METAL FLASHING | LIGHT GREY / FACTORY FINISH |
| 7. VINYL WINDOW / DOOR | LIGHT GREY / FACTORY FINISH |
| 8. METAL DOWNSPOUT AND GUTTER | LIGHT GREY / FACTORY FINISH |
| 9. OPAQUE GLASS PRIVACY SCREEN | LIGHT GREY / FACTORY FINISH |
| 10. SCONCE LIGHTING | LIGHT GREY / FACTORY FINISH |
| 11. METAL ADDRESSING | LIGHT GREY / FACTORY FINISH |
| 12. SOLID WOOD DOOR | LIGHT GREY / PRE-PAINTED |
| 13. STEEL UTILITY DOOR | LIGHT GREY / PRE-PAINTED |
| 14. CUSTOM METAL POCKET GUARDRAIL | LIGHT GREY / PRE-PAINTED |
| 15. VERTICAL METAL LOUVERS | LIGHT GREY / PRE-PAINTED |
| 16. STEEL PLATE CANOPY | LIGHT GREY / POWDER COATED |
| 17. GLASS GUARDRAIL | CLEAR / N/A |

2 MATERIAL BOARD

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SEAL

NORTH ARROW

NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	DATE
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

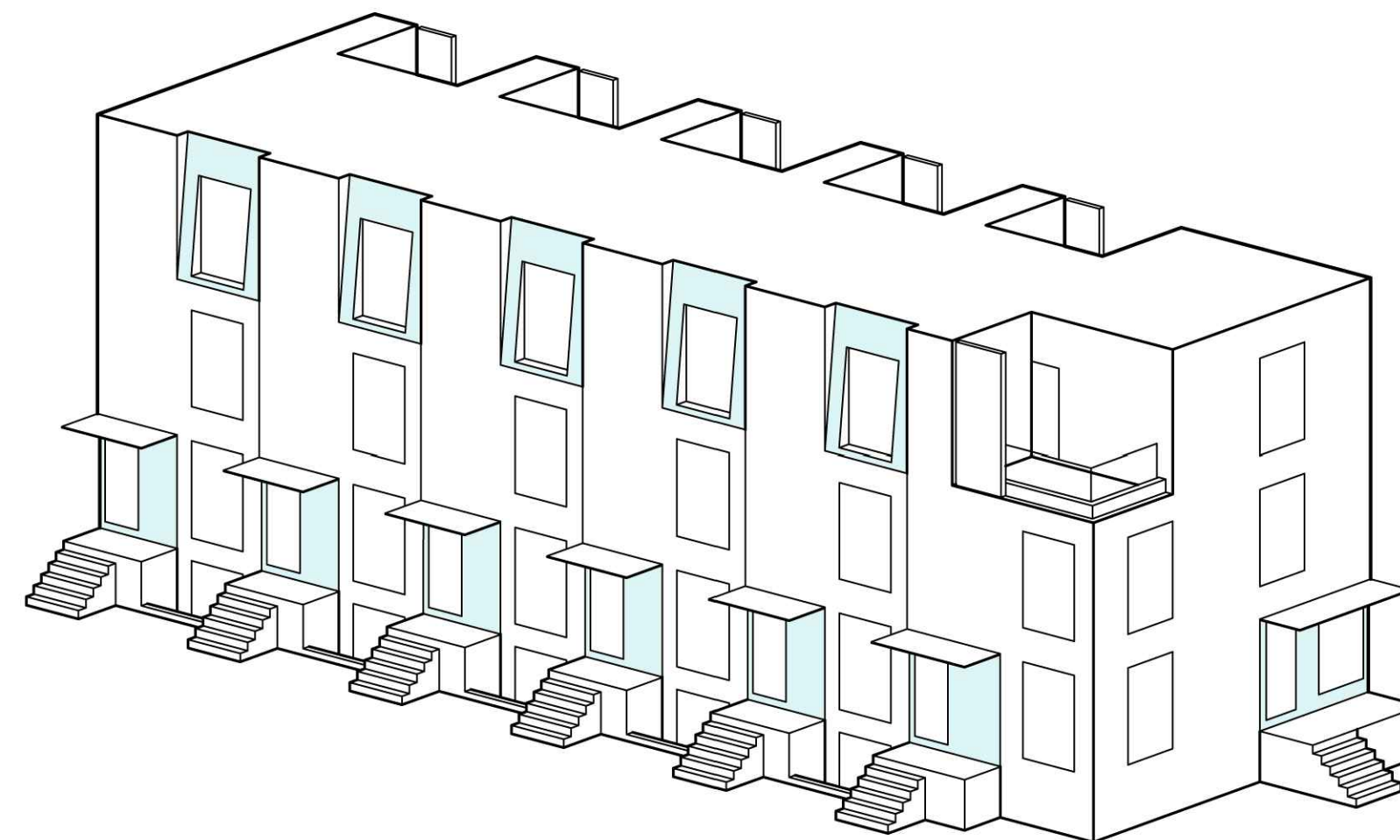
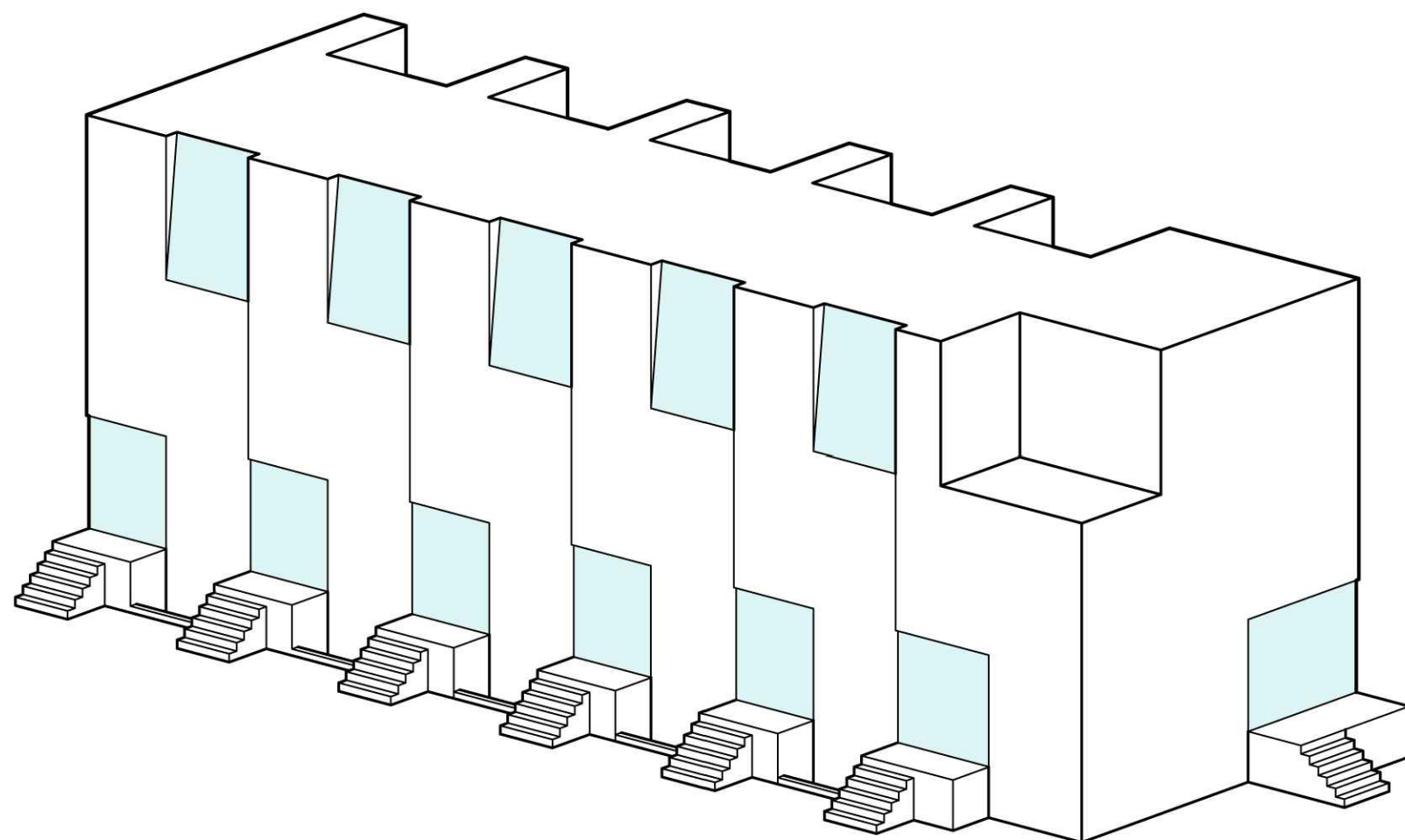
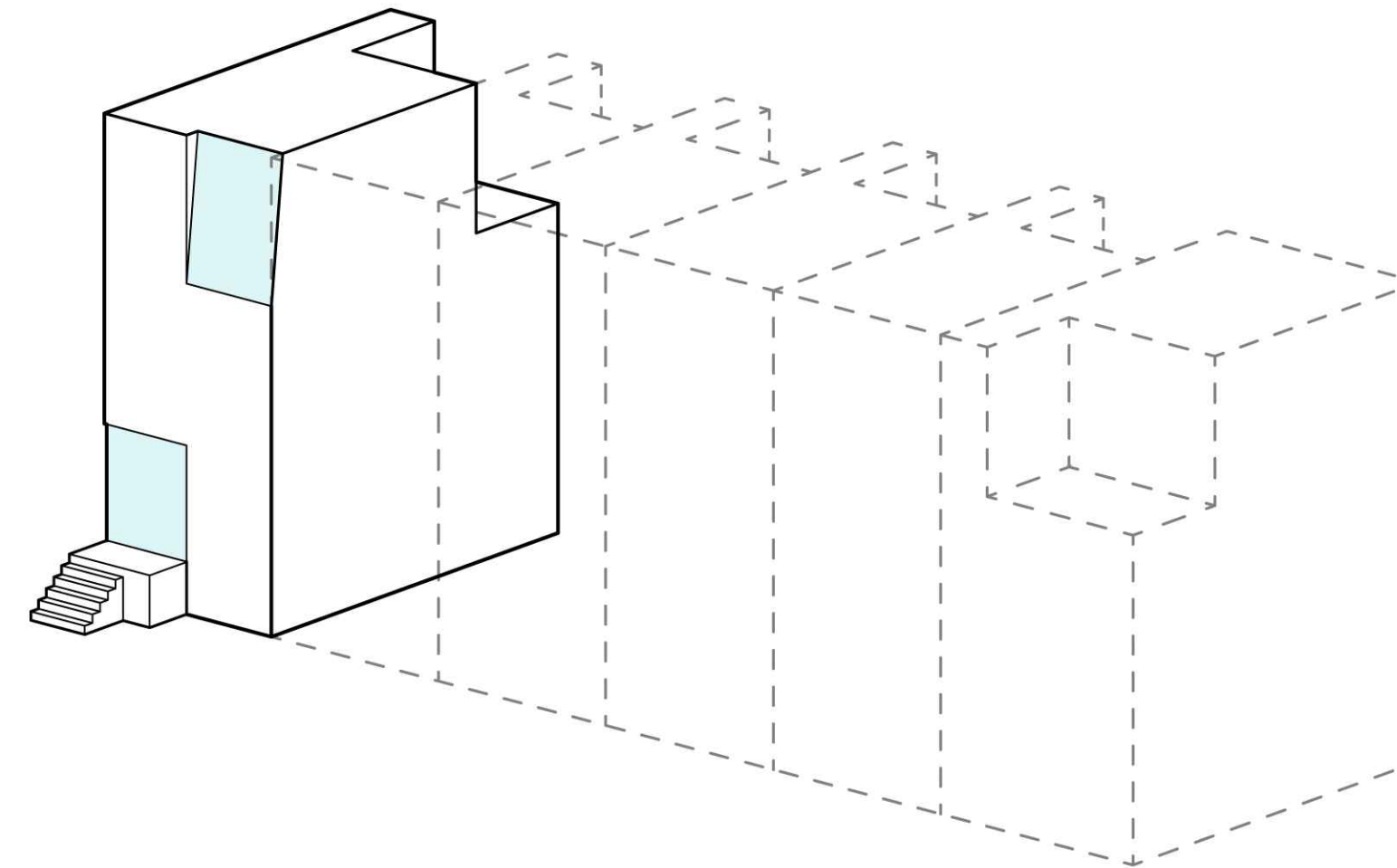
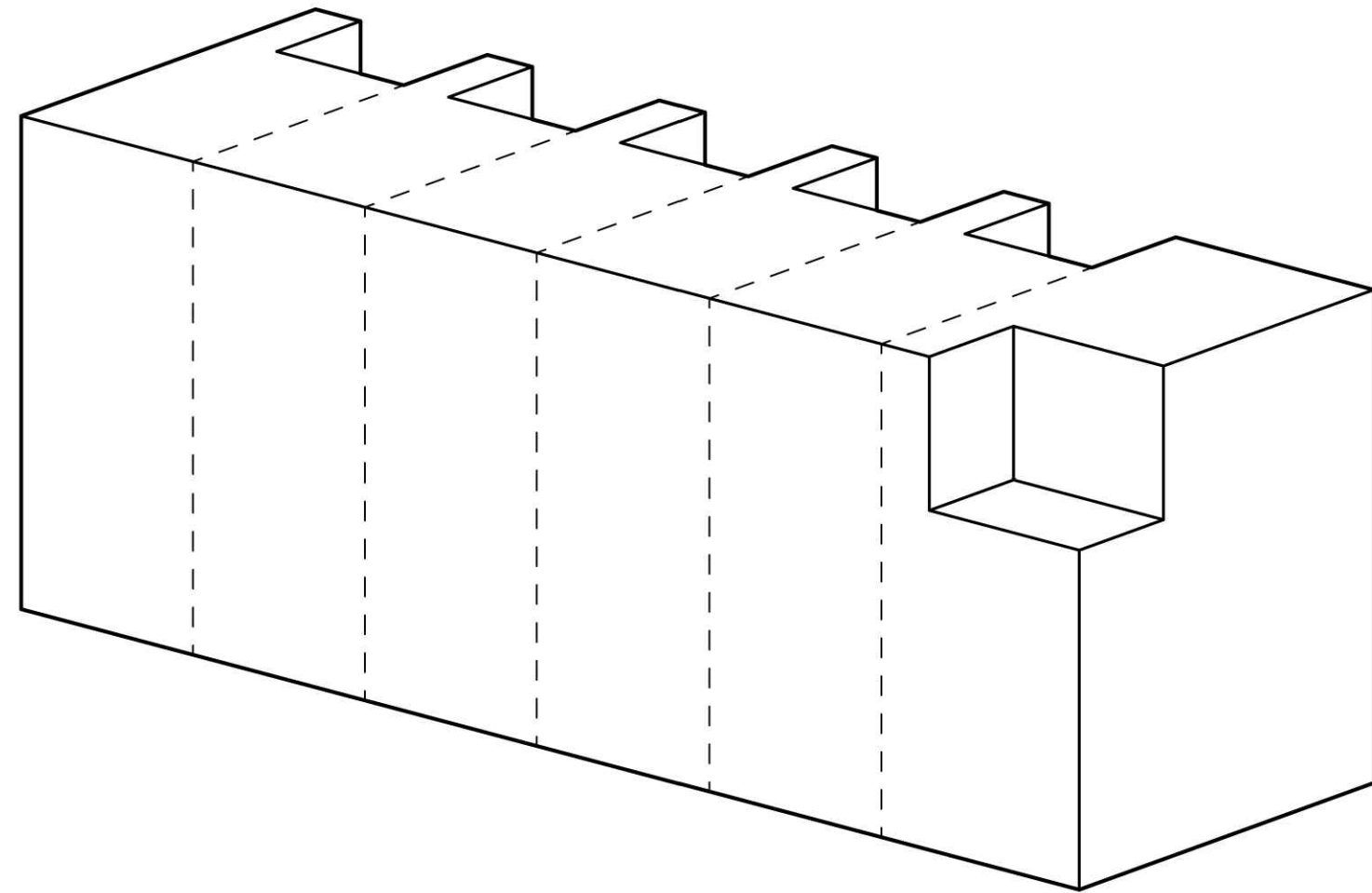
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

MATERIAL BOARD

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	NA	REVIEW BY:	CH

DRAWING NO: **A303**

[illegible]

02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

PROJECT NAME	
--------------	--

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



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DRAWING TITLE:

MASSING DIAGRAMS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH



1 VIEW SOUTH FROM RICHARDSON



2 VIEW WEST FROM L1 WALKWAY




3 VIEW NORTHEAST FROM RICHMOND



4 VIEW SOUTHWEST FROM RICHARDSON

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SEAL



NORTH ARROW

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	DATE
02	ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
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VICTORIA, BC, V8S 8Y8



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DRAWING TITLE:

RENDERINGS

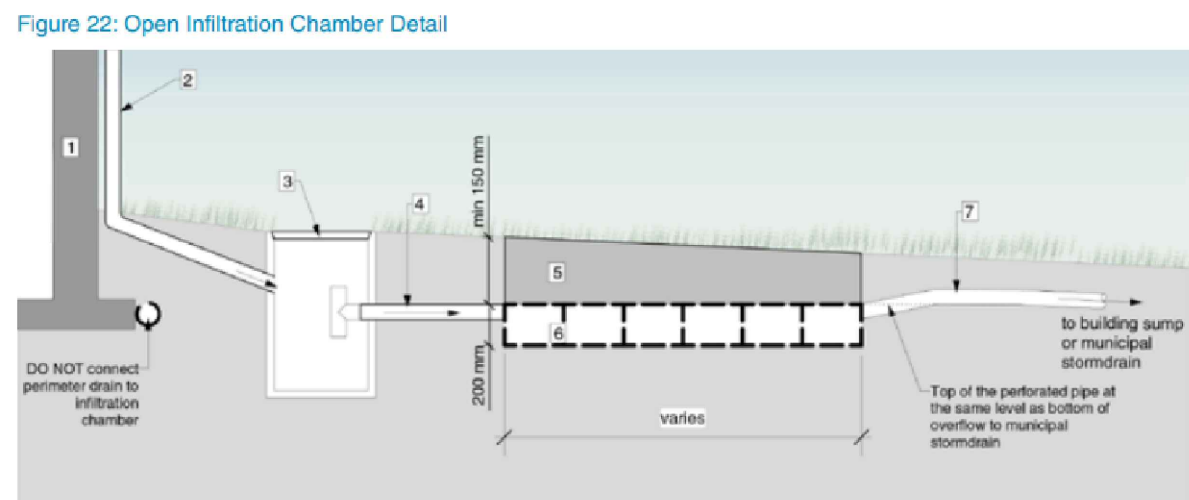
PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	NA	REVIEW BY:	CH

DRAWING NO: **A305**



DRAWING NO: A401

MISSING MIDDLE DEVELOPMENT



Open Filtration Chamber Materials

1. Structural wall
2. Building rainwater leader/downspout
3. Infiltration chamber sump
4. Solid pipe to infiltration chamber
5. Growing medium
6. Open crate chamber system, 200 mm depth
7. Non-woven geotextile on bottom, sides and top of drain rock
8. Solid overflow pipe complete with PVC backflow preventer valve (if required) as per City Plumbing Code.

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES

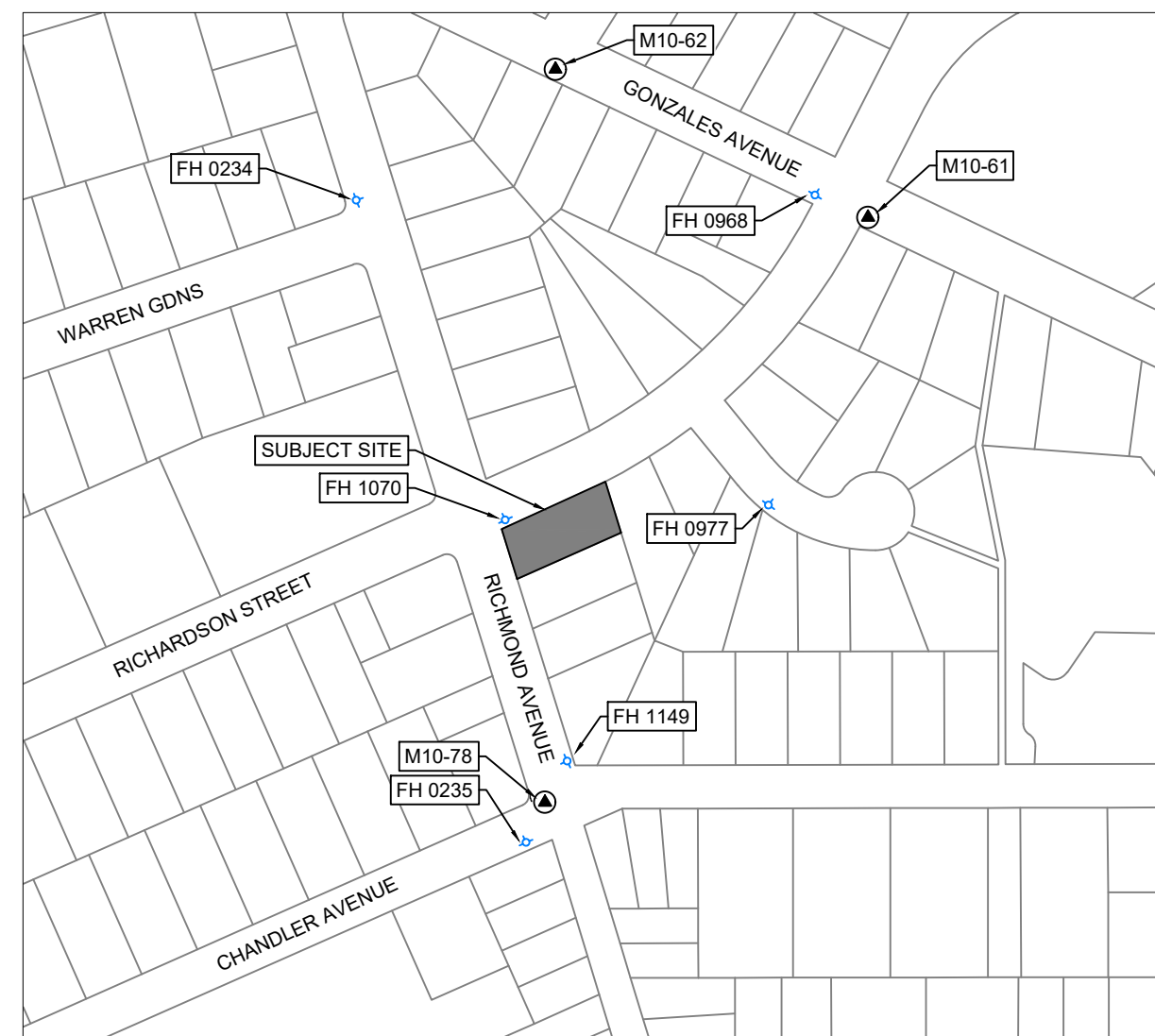
THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 56 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED: $32 / (24 \times K_s + n \times Dr)$
 K_s = HYDRAULIC CONDUCTIVITY
 Dr = DEPTH OF OPEN CHAMBER SYSTEM
 n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM))

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SEEPAGE FACTOR = 13% (MAX Dr = 200mm WHEN Ks = 2mm/h)
IMPERVIOUS AREA = 350m²
PERMEABLE BASE AREA = 350m² x 13% = 45.5m² **REQUIRED**
PERMEABLE AREA PROVIDED = **45.5m²**

DETAIL  CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL

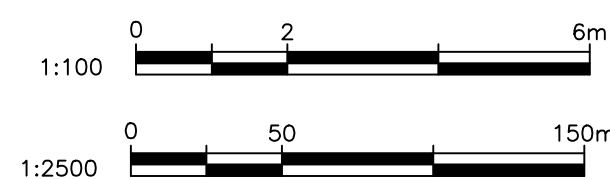


LOCATION PLAN
SCALE 1:2,500

CIVIC ADDRESS: 1701 & 1705 RICHARDSON STREET
LEGAL DESCRIPTION: STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS469

<p>List of Changes</p> <ol style="list-style-type: none"> 1. Frontage re-designed per Transportation concept sketch. Also, includes Street light conduit at back of sidewalk 2. Water service relocated to meet 1.5m offset from proposed/existing trees 3. Offset CB proposed at low point of curb return 4. Driveway width increased to 3.5m 5. Existing services noted to be capped
--

CONCEPTUAL SITE SERVICING PLAN
SCALE 1:100



2025-07-28

ISSUED FOR DEVELOPMENT PERMIT
APPLICATION



ISLANDER
ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.580.1200
www.islanderengineering.com

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	—e—t—g—c—	Sewer		Manhole		Catch Basin		Hydrant	
Proposed External U/G Utilities	_____	Water		Cleanout		Culvert		Reducer	
Street Lighting		Pole Mount		Standard Mount		Traffic Signal		Ctrl Monument	
Post Top		Pedestrian Signal		Traffic Signal		Traverse Hub		Gas Valve	
						Cap / Plug		Air Valve	
						Water Meter			

REVISIONS

6
5
4
3
2
1 PER TRG COMMENTS RECEIVED JUNE 11, 2025

REVISIONS APPROVED

REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

1701-1705 RICHARDSON		MUNICIPAL DESIGN #	DDP010:
CONCEPT SITE SERVICING PLAN		REV.	1
B.M. : M10-78	Elev: 11.067m	DRAWING #	C01
Design: JRCE	Drawn: JRCE	Checked: JJB	
Scale: Hor: 1:100	Vertical: -	Date: 2025-07-28	
		SHEET #	1 OF

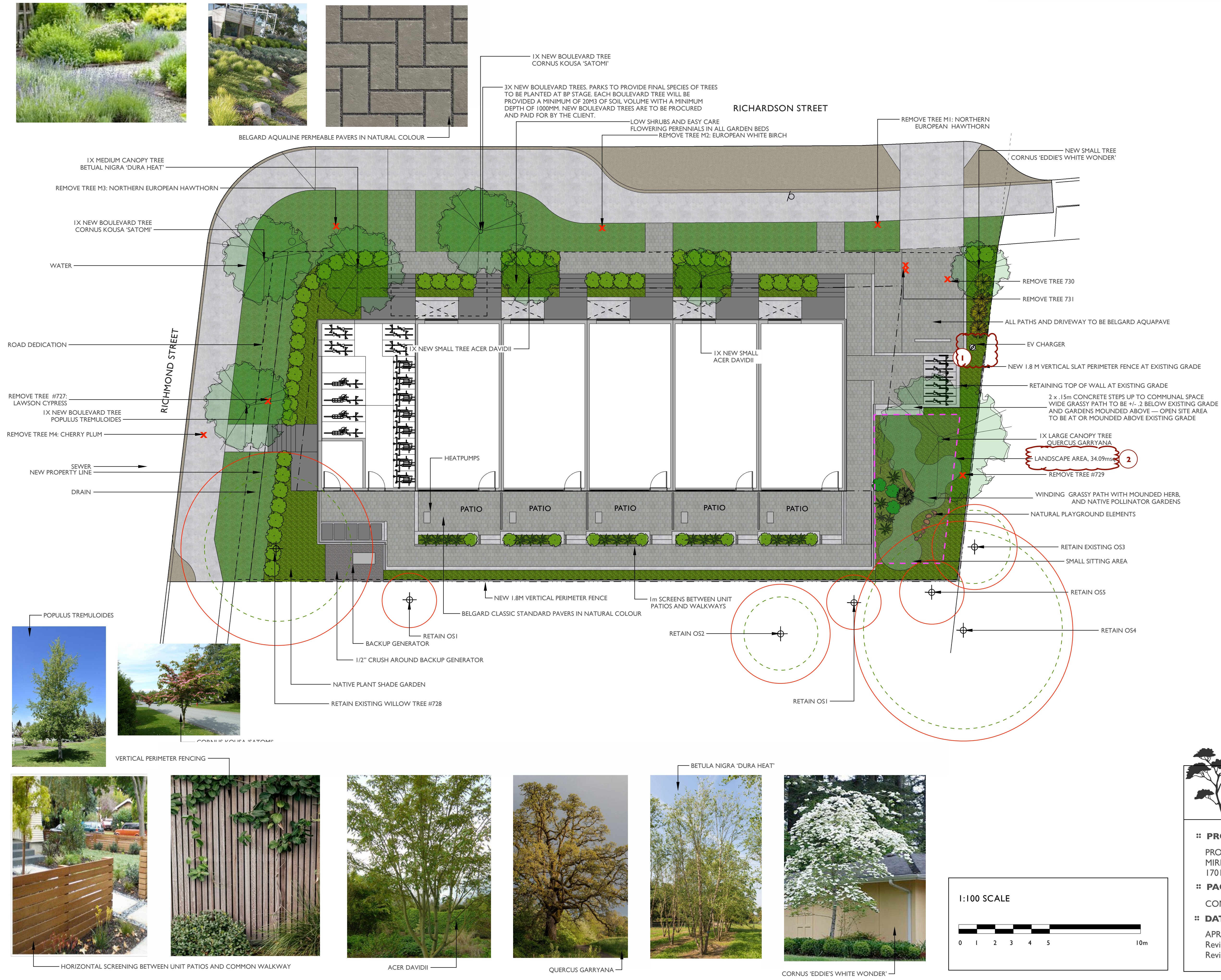
ISLANDER
FILE # 2973

FILE #	
MUNICIPAL DESIGN #	DDP01036

DESIGN #	
REV. #	1

DRAWING #	C01
SHEET #	1 OF 1

1701-1705 RICHARDSON STREET - CONCEPT PLAN



- BUBBLED CHANGES**
- 1. EV CHARGER LOCATION MOVED.
 - 2. LANDSCAPE AREA ADJUSTED TO INCLUDE 1M FROM LOT LINES AND NEW AREA ON PLANS.

LEGEND

- EXISTING TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- NEW TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

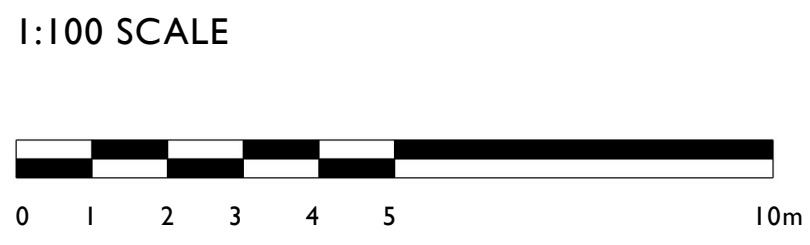
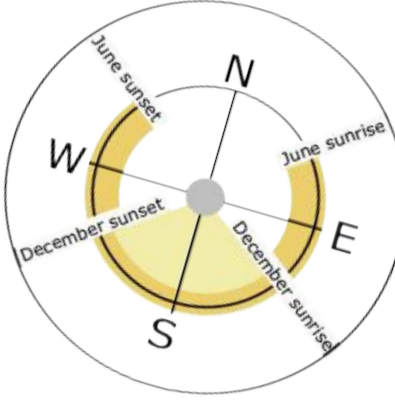
Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ::
PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

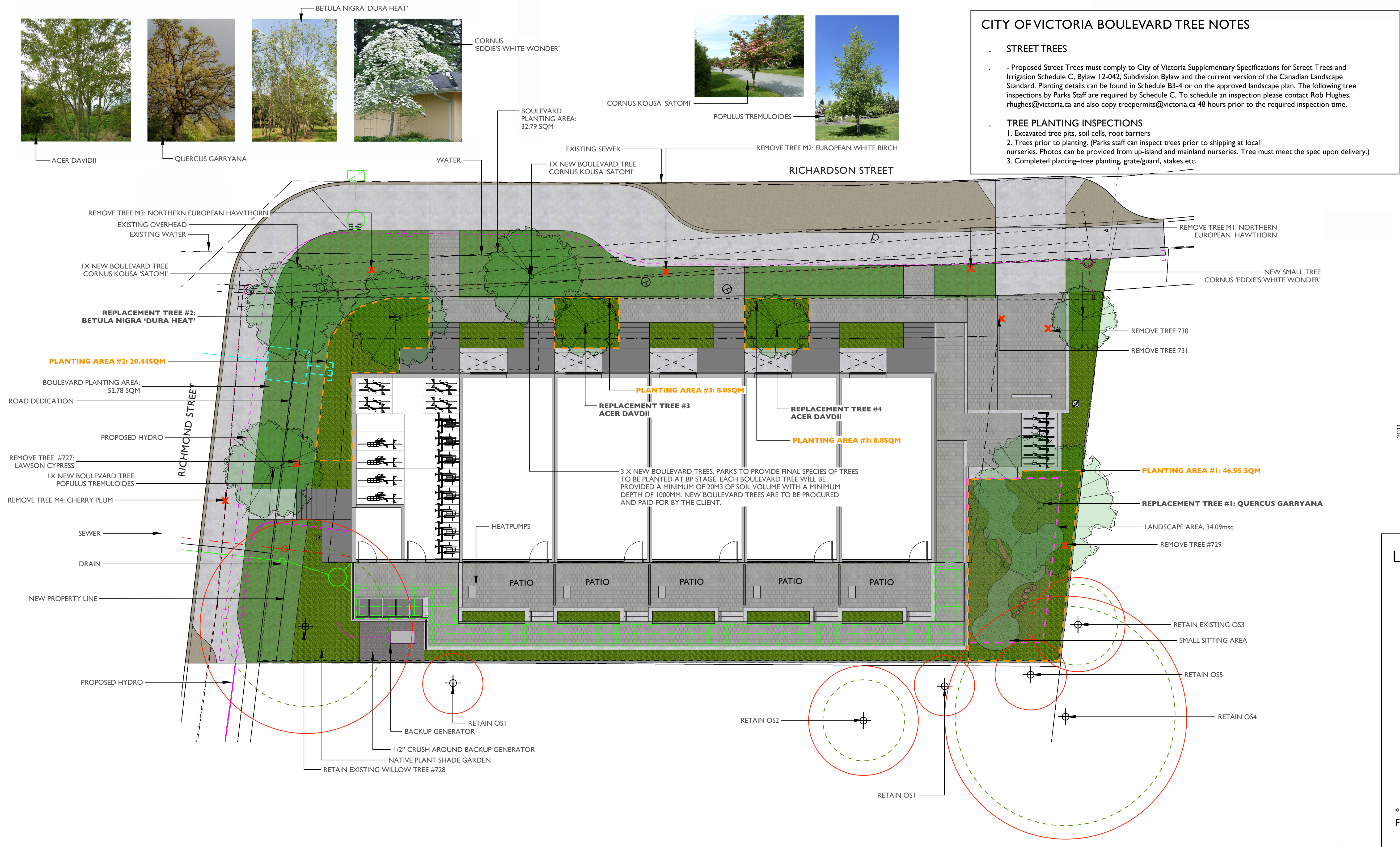
PAGE TITLE ::
CONCEPT PLAN, ONE of FIVE

DATE ::
APRIL 15, 2025
Revised JULY 21, 2025
Revised NOVEMBER 6, 2025

SCALE ::
1:100



1701-1705 RICHARDSON STREET - TREE PLAN



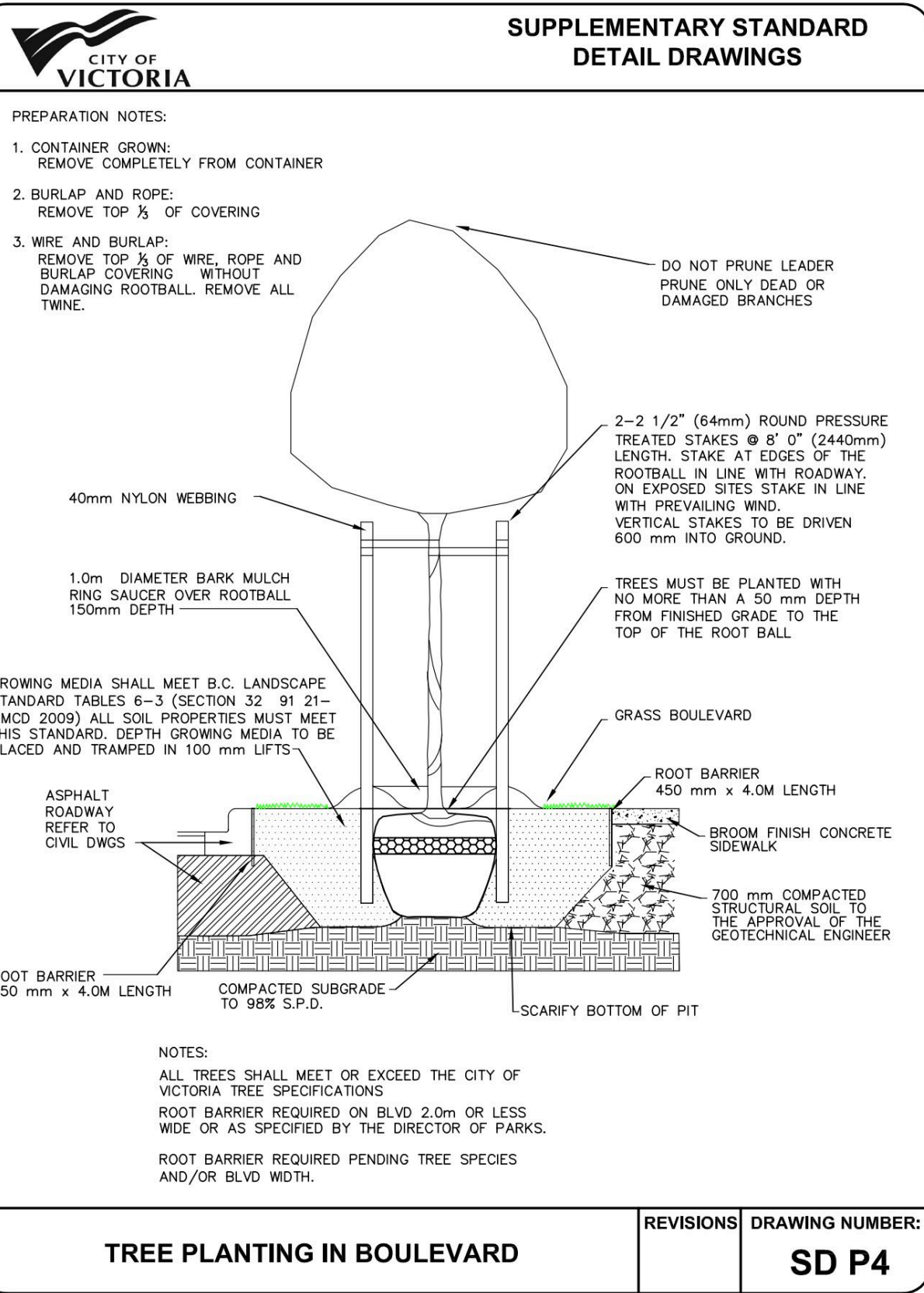
CITY OF VICTORIA BOULEVARD TREE NOTES

STREET TREES

- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

TREE PLANTING INSPECTIONS

1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
3. Completed planting—tree planting, grate/guard, stakes etc.



LEGEND

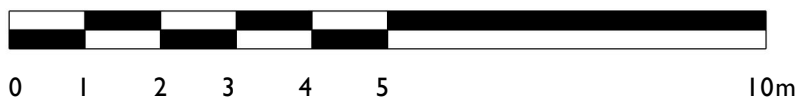
- EXISTING TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- NEW TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)				
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. #SMALL	C. #MEDIUM	D. #LARGE	E. #SMALL	F. #MEDIUM	G. #LARGE	TOTAL	
PLANTING AREA #1	46.95	1	46.95	0	0	1	0	0	35	35	
PLANTING AREA #2	20.44	1	20.44	0	1	0	0	20	0	20	
PLANTING AREA #3	8.0	1	8.0	1	0	0	8	0	0	8	
PLANTING AREA #4	8.0	1	8.0	1	0	0	8	0	0	8	

*ALL PLANTING AREAS TO BE IRRIGATED

1:100 SCALE



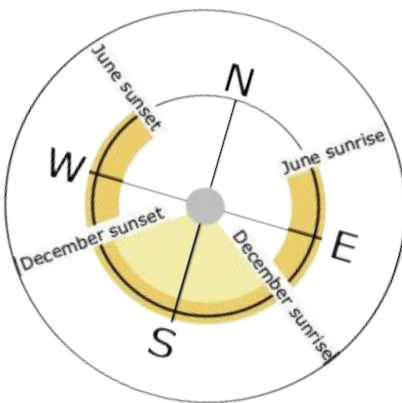
Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE :
PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

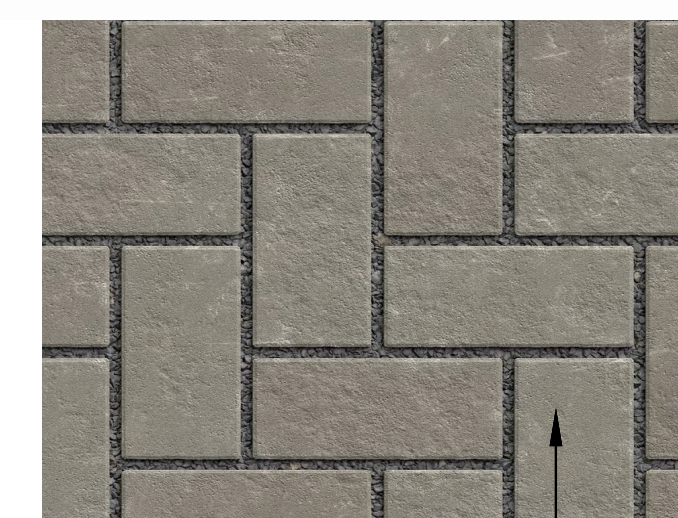
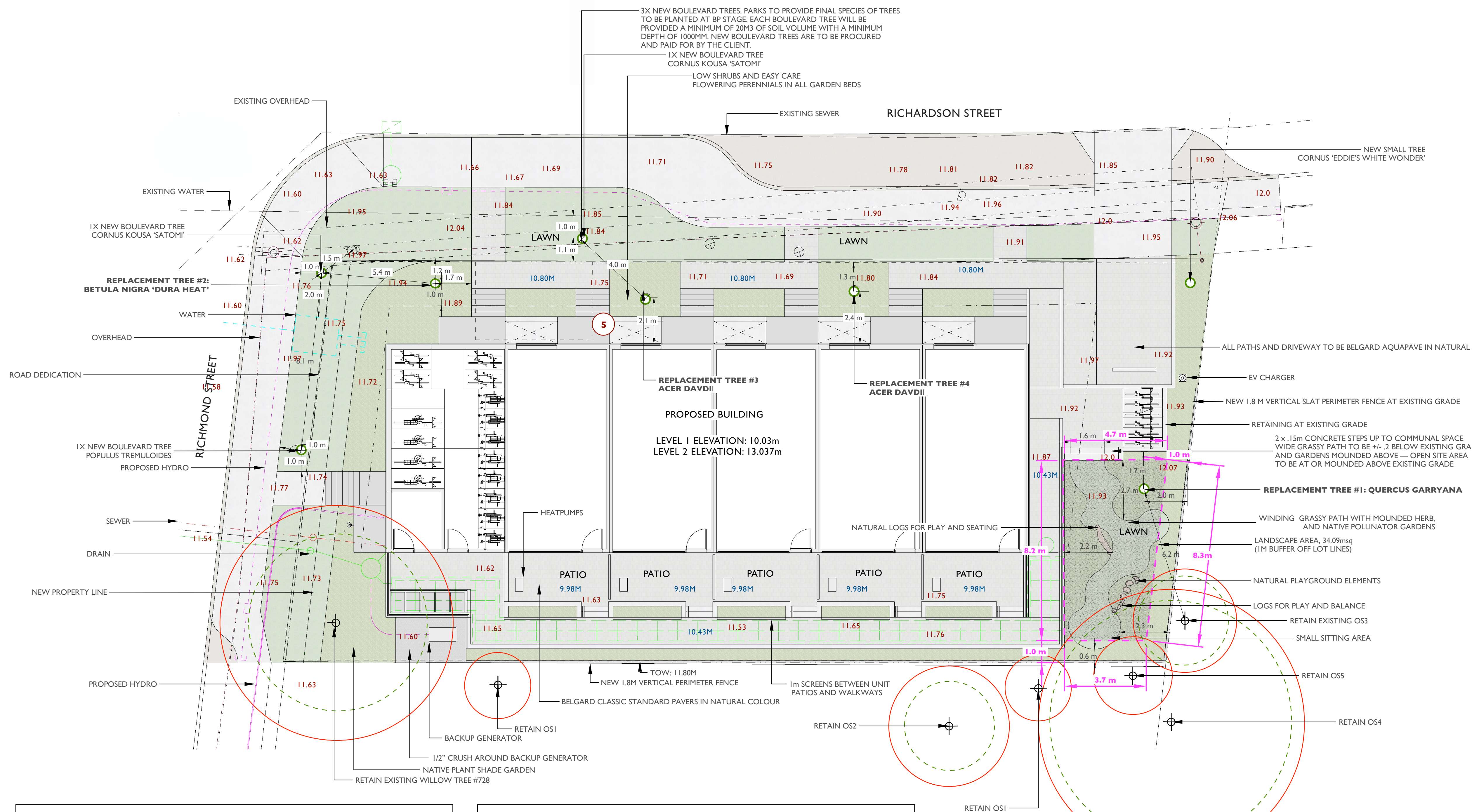
PAGE TITLE :
TREE PLAN, PAGE TWO of FIVE

DATE :
APRIL 15, 2025
Revised JULY 21, 2025
Revised NOVEMBER 6, 2025

SCALE :
1:100

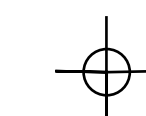


1701-1705 RICHARDSON STREET - SITE PLAN



BELGARD AQUALINE PERMEABLE PAVERS IN NATURAL COLOUR

LEGEND



EXISTING TREE TO BE RETAINED



CRITICAL ROOT ZONE



DRIP LINE RADIUS

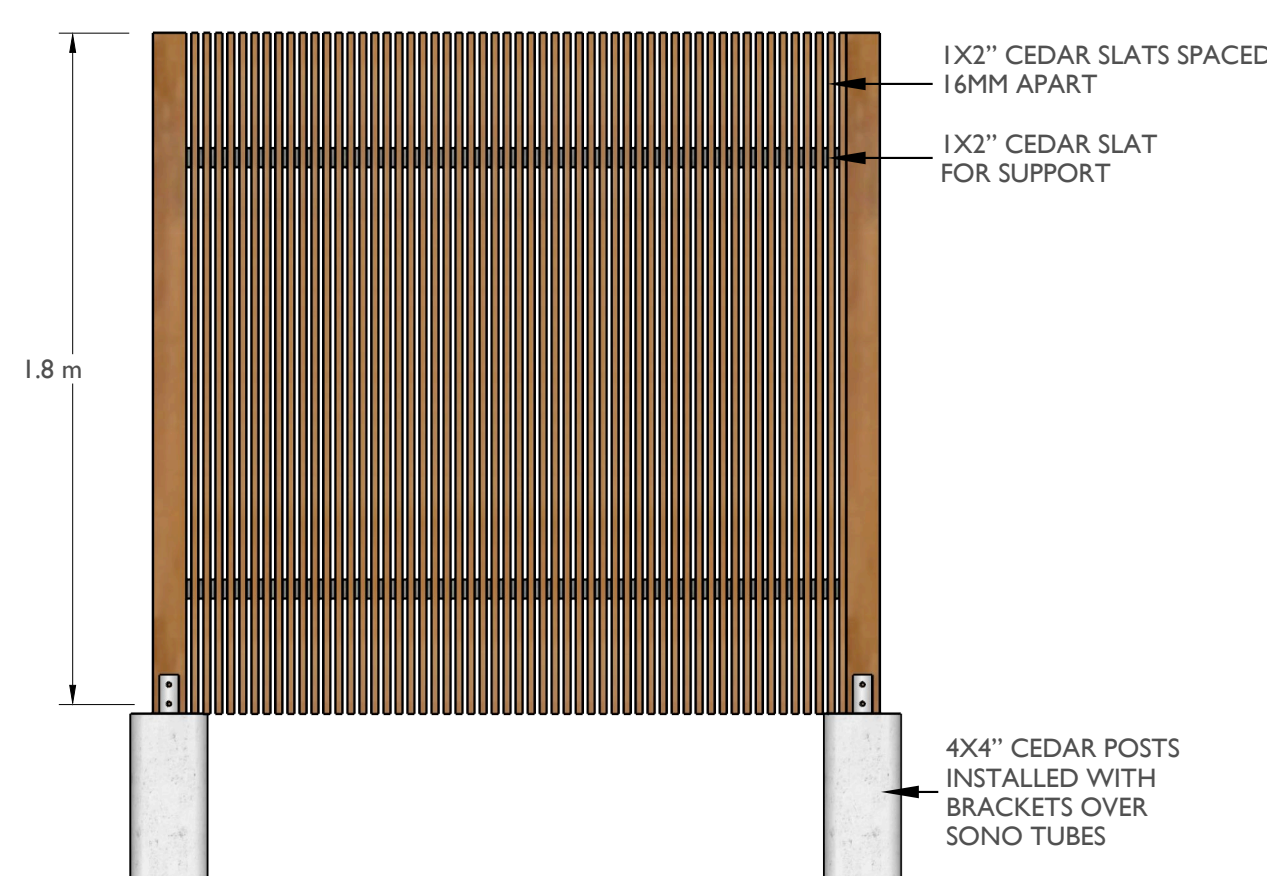


NEW TREE

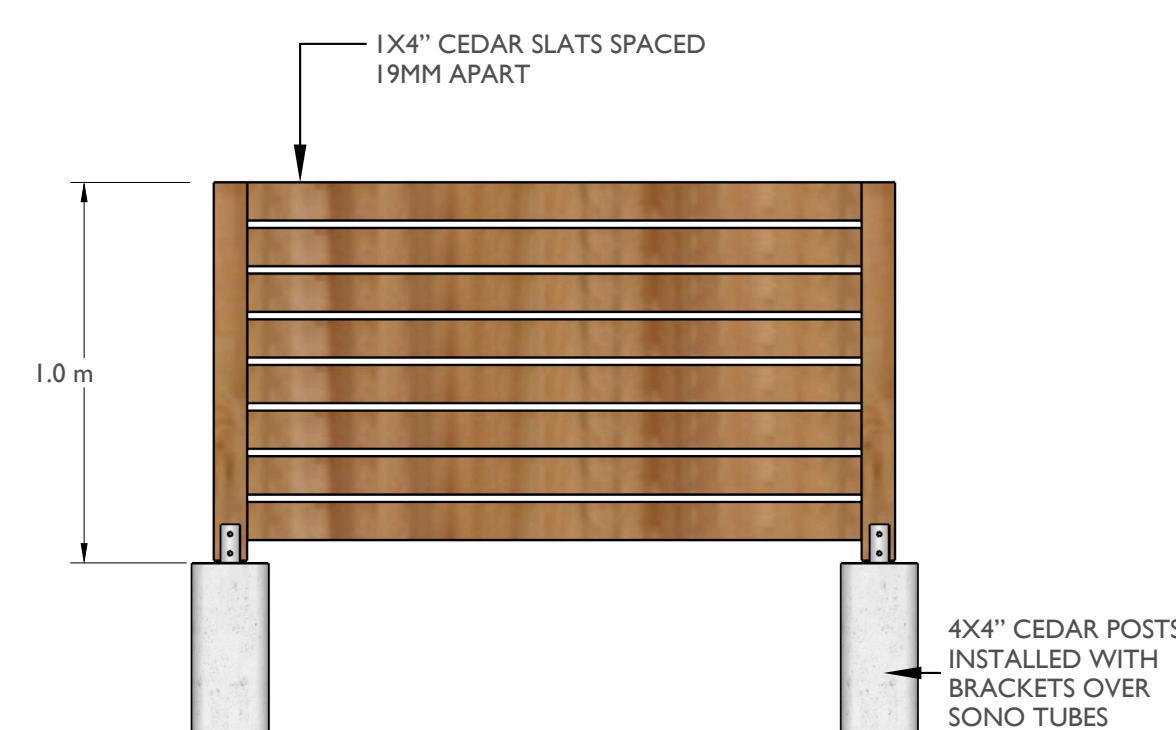
*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

NOTES:

EXISTING GRADES ARE IN RED
PROPOSED GRADES ARE IN BLUE



1.0M FENCE DETAILS
Scale: 1:20



1:100 SCALE



Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

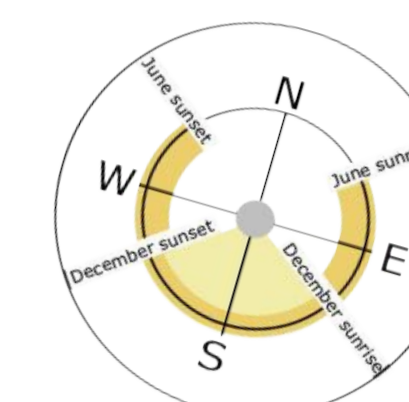
⋮ PAGE TITLE ⋮

⌘ DATE ⌘

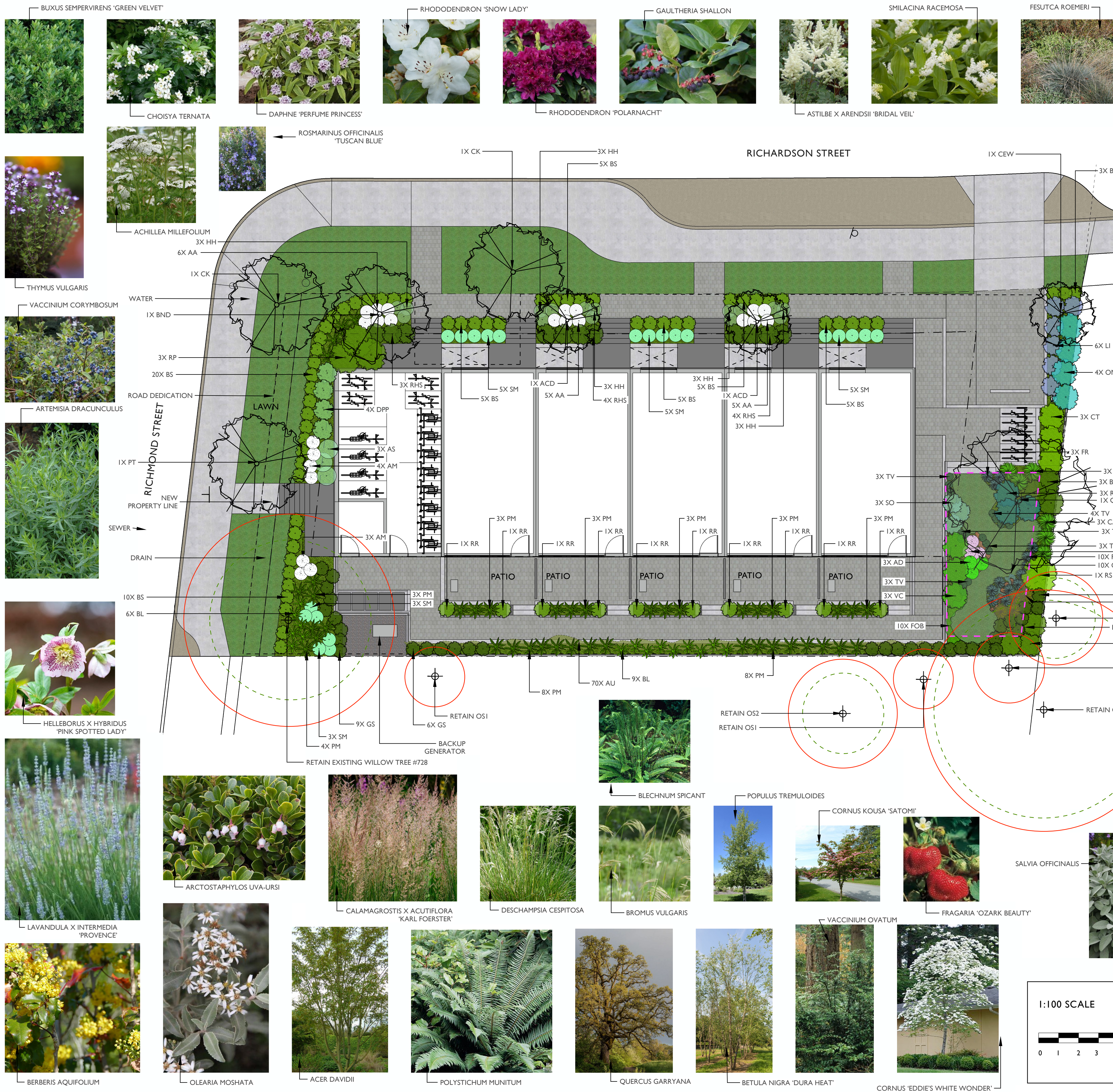
APRIL 15, 2025
Revised JULY 21, 2025
Revised NOVEMBER 6, 2025

⋮ **SCALE** ⋮

1:100



1701-1705 RICHARDSON STREET - PLANTING PLAN



ON-SITE PLANT SCHEDULE

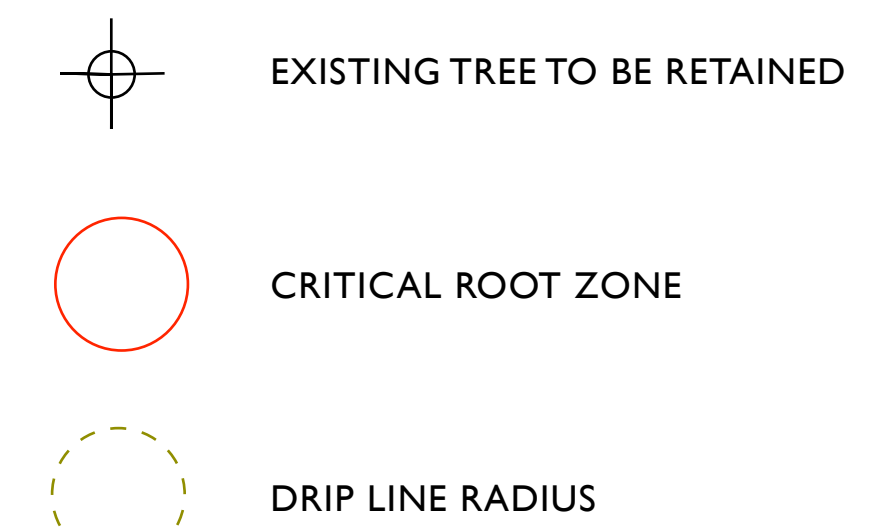
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARIN
TREES					
AD	2	6cm.	ACER DAVIDII	PERE DAVID'S MAPLE	YES
BND	1	6cm.	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	NO
CEW	1	6cm.	CORNUS 'EDDIE'S WHITE WONDER WONDER'	EDDIE'S WHITE WONDER	YES
QG	1	6cm.	TILIA CORDATA	LINDEN TREE	YES
SHRUBS					
BA	3	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BS	58	#1	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO
CT	3	#5	CHOISYA TERNATA	MOCK ORANGE	YES
DPP	4	#3	DAPHNE 'PERFUME PRINCESS'	PERFUME PRINCESS DAPHNE	YES
LI	6	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
OM	4	#5	OLEARIA MOSHATA	INCENSE PLANT	YES
RP	3	#5	RHODODENDRON 'POLARNACHT'	POLARNACHT RHODODENDRON	YES
RR	10	#2	RHODODENDRON 'RAMAPO'	RAMAPO RHODODENDRON	YES
RHS	11	#3	RHODODENDRON 'SNOW LADY'	SNOW LADY RHODODENDRON	YES
RO	3	#5	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	YES
SO	3	#1	SALVIA OFFICINALIS	SAGE	YES
VC	3	#5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	YES
VO	3	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	7	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
ALS	3	4"	ALLIUM SCHOENOPRASUM	CHIVES	YES
AD	3	4"	ARTEMISIA DRACUNCULUS	TARRAGON	YES
AS	3	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
AA	16	#1	ASTILBE X ARENDsii 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	YES
BL	15	#1	BLECHNIUM SPICANT	DEER FERN	YES
BV	5	#1	BROMUS VULGARIS	COLUMBIA BROME	YES
CA	6	#1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
FR	13	#1	FESTUCA ROMERI	ROEMER'S FESCUE	YES
HH	12	#1	HELLEBORUS X HYBRIDUS 'PINK SPOTTED LADY'	PINK SPOTTED LADY	YES
PM	35	#1	POLYSTICHUM MUNITUM	SWORD FERN	YES
SM	18	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	YES
TV	12	4"	THYMUS VULGARIS	THYME	YES
GROUNDCOVERS AND ANNUALS					
AU	70	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES
CE	10	4"	CERASTIUM ARVENSE	FIELD CHICKWEED	YES
FOB	10	4"	FRAGARIA 'OZARK BEAUTY'	OZARK BEAUTY STRAWBERRY	YES
GS	34	#1	GAULTHERIA SHALLON	SALAL	YES

OFF-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARIN
TREES					
CK*	2	6cm.	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	YES
PT	1	6cm.	POPULUS TREMULOIDES	QUAKING ASPEN	NO

*SUITABLE FOR PLANTING UNDER POWERLINES

LEGEND



*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

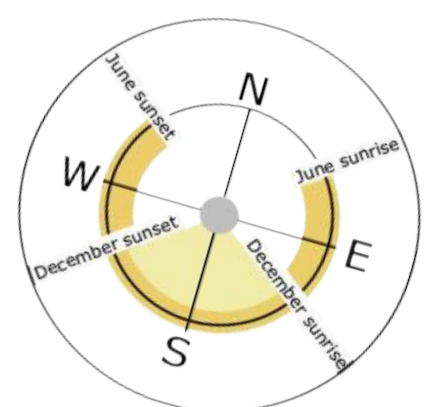
Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE :
PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

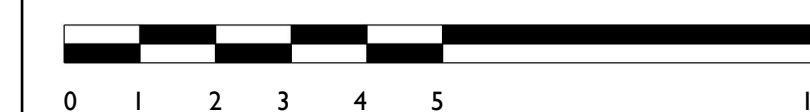
PAGE TITLE :
PLANTING PLAN, PAGE FOUR of FIVE

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SCALE :
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1:100 SCALE



1701-1705 RICHARDSON STREET - LANDSCAPE NOTES

OVERALL NOTES

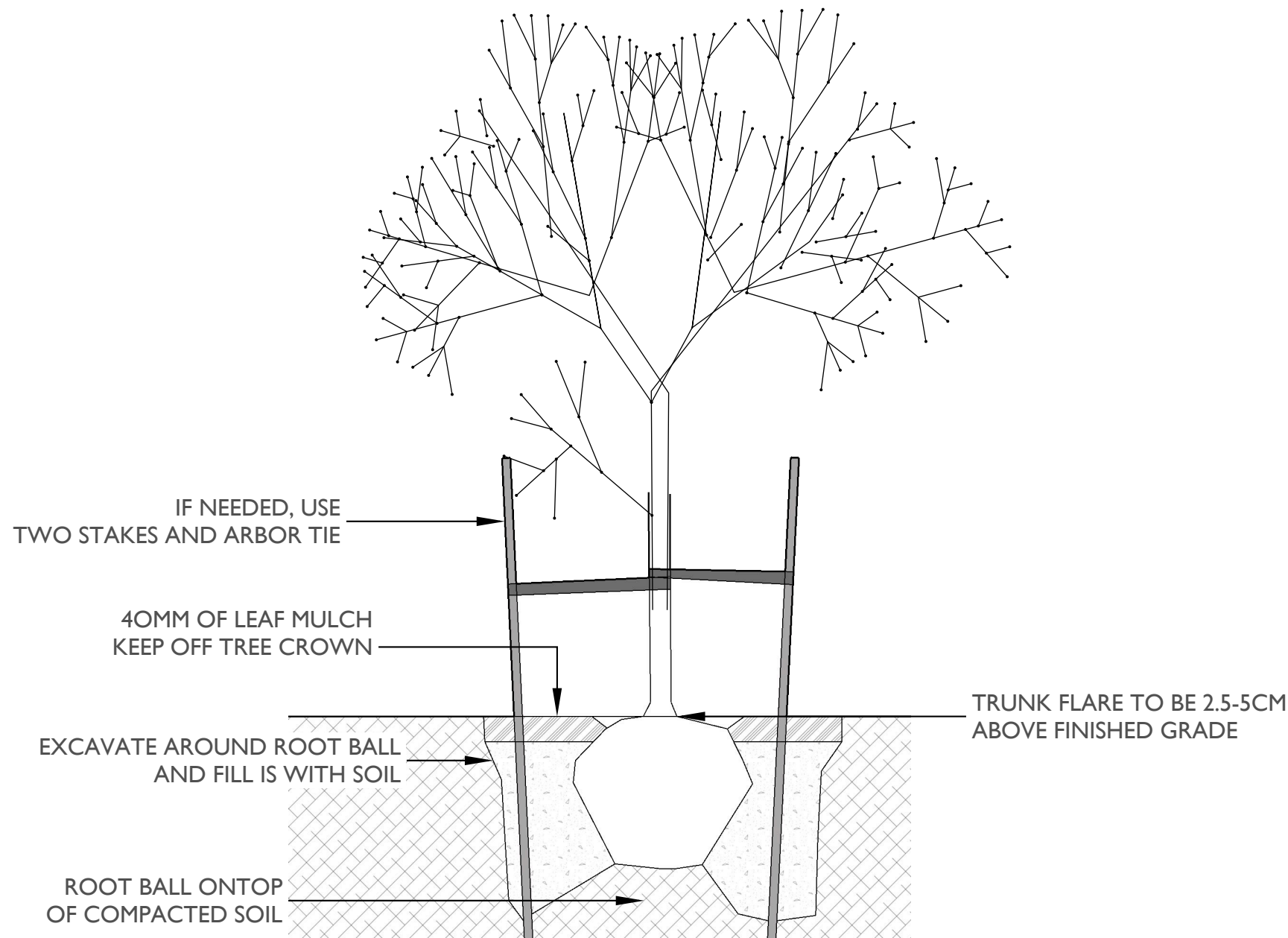
- 1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
- 2. Any plant substitutions shall be made in consultation with the landscape architect.
- 3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- 4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- 5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

CAST-IN-PLACE CONCRETE

- 1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
- 2. Concrete should be reinforced with rebar.

TREE PLANTING DETAILS



STOCKPILES

- 1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
- 2. Ideally, the growing medium is delivered on the day of installation.
- 3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
- 4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

TOPSOIL

- 1. On-site topsoil should be used if it meets the standards for a growing medium.
- 2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
- 3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

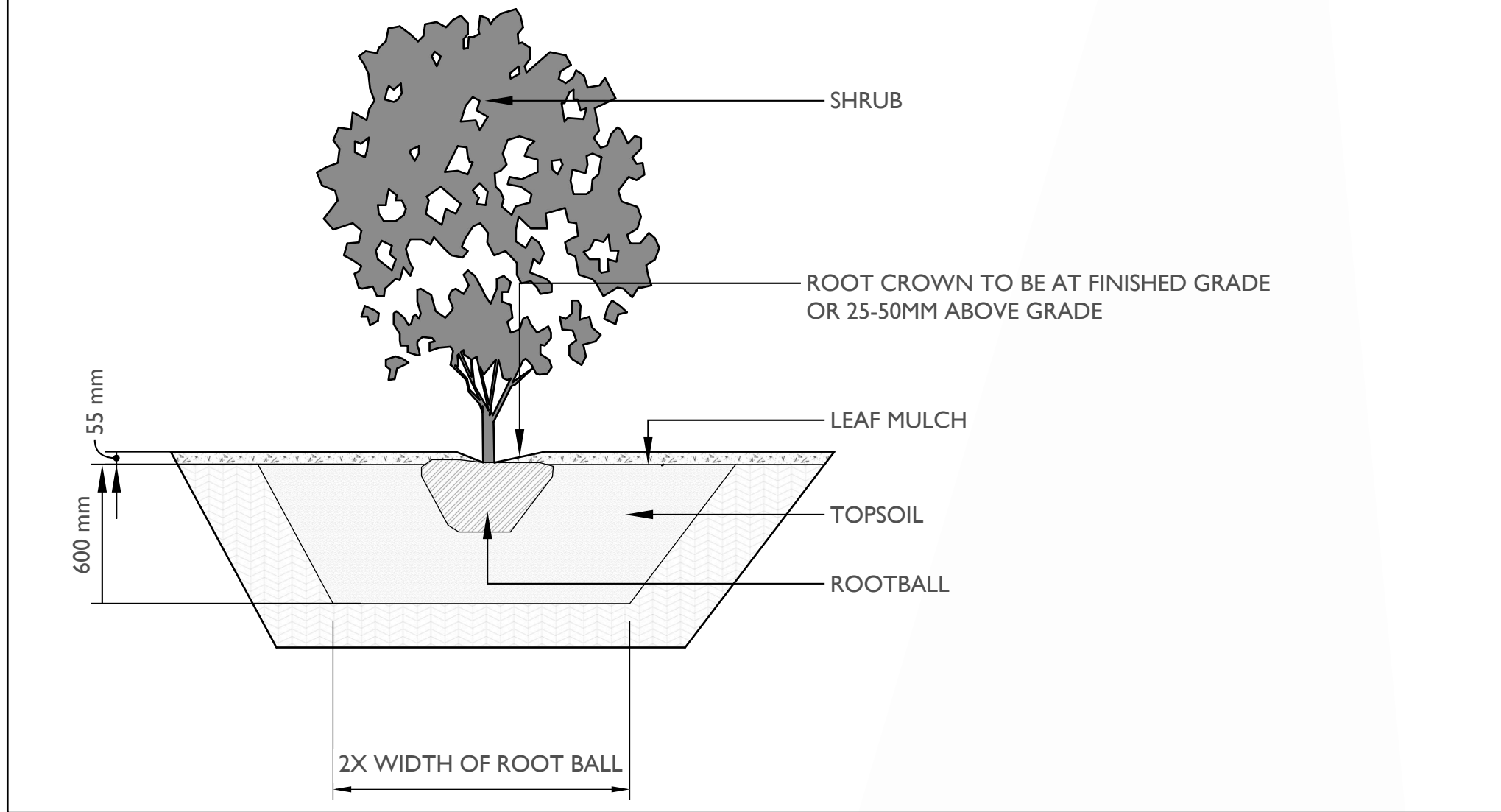
6. MULCH

- 1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- 2. Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
- 3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
- 4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
- 5. Mulch is to be of a type suitable for the material planted.

PLANTING.

- 1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
- 2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
- 3. Growing media settlement should be corrected prior to mulching.
- 4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
- 5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
- 6. Planting debris and materials shall be removed promptly from the site.
- 7. Plants must be watered immediately after planting to the depth of their root systems.
- 8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
- 9. Plants should spend a minimal amount of time in the storage on site.

PLANTING DETAILS



SEED

- 1. All grass areas shall be seed.
- 2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
- 3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
- 4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
- 5. Add a light dressing of peat moss, just as a measure to retain moisture.
- 6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
- 7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
- 8. After application seed should be lightly and gently raked.
- 9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

- 1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
- 2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
- 3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
- 4. All irrigation materials and installation methods shall conform to IIABC standards.
- 5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
- 6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
- 7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

WATERING

- 1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
- 2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
- 3. Watering should reach the depth of the root zone.
- 4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
- 5. Soil moisture should be maintained at 50 to 100 percent field capacity.

LANDSCAPE LIGHTING

- 1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.



Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

:: PAGE TITLE ::

LANDSCAPE NOTES, PAGE FIVE of FIVE

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