

1701 & 1705 RICHARDSON STREET

PROJECT NUMBER: 2407

REISSUED FOR DELEGATED DEVELOPMENT PERMIT & BUILDING PERMIT- 9 JULY 2026

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DRAWING LIST

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1 CONTEXT PLAN

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PROJECT INFORMATION TABLE - 1701 / 1705 RICHARDSON

PR # 2407
DATE: 17-Jun-26

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 EP5469
R1-B, SINGLE FAMILY DWELLING DISTRICT
DPA 16 - GENERAL FORM AND CHARACTER
TRADITIONAL RESIDENTIAL

BUILDING/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.)	723.0 m ²	7,732 sq.ft	1,161.3 m ²	12,500 sq.ft
COMBINED FLOOR AREA (SCHEDULE P)	980.8 m ²	10,555 sq.ft	1,410.0 m ²	15,177 sq.ft
GROSS FLOOR AREA	1,044.8 m ²	11,248 sq.ft		
FLOOR SPACE RATIO	1.00		1.6	
SITE COVERAGE %	44%		55%	
OPEN SITE SPACE %	53%		30%	
LANDSCAPE AREA	34.1 m ²	368.9 ft	47.2 m	508 ft
HEIGHT OF BUILDING	11.47 m	38 ft	14.0 m	46 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 BACKUP GEN.	0.97 m	3.2 ft	5.0 m	16 ft

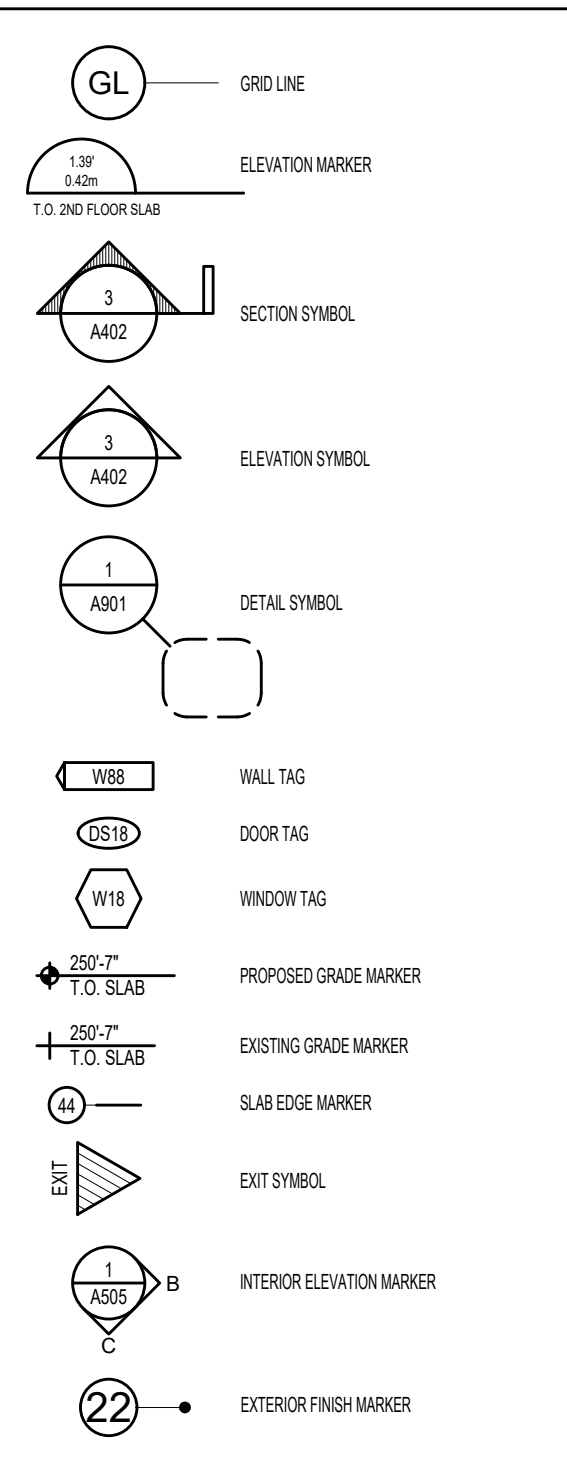
UNIT INFO (SALEABLE FLOOR AREA)

UNIT NAME	UNIT TYPE	AREA		COUNT	TOTAL AREA	
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	0	N/A
TDM REDUCTION (RENTAL V TRANSIT PASS)	0.77 PER UNIT	-9	0	N/A
VAN ACCESSIBLE	1	1	1	N/A
BIKE PARKING (LONG TERM)	1 PER UNIT	12	26	N/A
BIKE PARKING (SHORT TERM)	6	6	6	N/A

MASTER LEGEND



GENERAL NOTES

- ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), AND ALL APPLICABLE BY-LAWS.
- ARCHITECTURAL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS INCLUDING, BUT NOT LIMITED TO: STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, GEOTECHNICAL, LANDSCAPE, BUILDING ENVELOPE AND INTERIOR CONSULTANTS.
- ANY DISCREPANCIES IDENTIFIED IN THESE PLANS, INCONSISTENCIES OR UNFORESEEN CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- REQUESTS FOR ALTERNATIVES MAY BE SUBMITTED FOR REVIEW. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- MAINTENANCE MANUALS: SUBMIT TO THE OWNER/CONSULTANT ONE HARD COPY AND TWO USB'S OF OPERATION AND MAINTENANCE MANUALS. MANUALS TO INCLUDE PERTINENT INFORMATION ON CLEANING AND LUBRICATION OF EQUIPMENT AND MATERIALS, FILTERS, OVERHAUL, REPLACEMENT, ADJUSTMENT AND EMERGENCY PROCEDURES AS APPLICABLE.
- DIGITAL FILES ARE AVAILABLE FROM COLIN HARPER ARCHITECT UPON RECEIPT OF AN EXECUTED DIGITAL RELEASE/WAIVER FORM FROM THE REQUESTING PARTY.

SHOP DRAWINGS

- A COMPLETE LIST OF REQUIRED SHOP DRAWINGS WILL BE PROVIDED TO THE GC AT THE CONSTRUCTION KICK-OFF MEETING.
- SHOP DRAWINGS WHERE TRADE COORDINATION IS REQUIRED TO BE SUBMITTED TOGETHER AS A COMPREHENSIVE COORDINATED SUBMITTAL.
- SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR CONSULTANT'S REVIEW PRIOR TO FABRICATION. A LIST OF REQUIRED SUBMITTALS WILL BE PROVIDED AT THE SITE START UP MEETING.
- GENERAL CONTRACTOR (GC) SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS AND SHALL INDICATE SUCH REVIEW ON THE SUBMITTAL. FAILURE BY THE G.C. TO REVIEW PRIOR TO SUBMITTAL WILL RESULT IN THE SHOP DRAWINGS BEING REJECTED WITHOUT REVIEW.
- CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECTS' / CONSULTANTS' REVIEW.

MODIFICATIONS & FIELD REVIEW:

- MODIFICATIONS TO THE WORK OTHER THAN SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO REQUIRED ARCHITECTURAL SITE REVIEWS. A LIST OF REQUIRED FIELD REVIEWS WILL BE PROVIDED AT THE SITE START-UP MEETING.

DIMENSIONS & SETTING OUT:

- GRID LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE MEASURED TO.
- GC SHALL CHECK ALL DIMENSIONS AND CORRELATE ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
- DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS ONLY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
 - TO FACE OF STUD
 - TO EXTERIOR FACE OF CONCRETE AND CMU
 - TO EXTERIOR FACE OF EXTERIOR SHEATHING
 - TO EXTERIOR FACE OF MULLION
- VERTICAL DIMENSIONS SHALL BE TO TOP OF CONCRETE TOPPING OR TOP OF CONCRETE SLAB, AS APPLICABLE.
- DIMENSIONS SHOWN FOR WINDOWS ARE TO CENTERLINE OF WINDOW U & D.
- ALL DOORS ARE TO BE LOCATED 4" AGAINST ADJACENT WALL UNLESS NOTED OTHERWISE.
- ALL KITCHEN DIMENSIONS ARE APPROXIMATE AND SHOULD BE SITE MEASURED PRIOR TO CABINET MANUFACTURE.
- ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT.
- ENSURE ALL EXIT WIDTHS TO FINISHED SURFACE ARE CONSTRUCTED TO MEET BCBC. BRING ANY DISCREPANCIES TO ARCHITECT PRIOR TO FRAMING OR FINISHING.
- CONTRACTOR TO ENSURE FINISHED DIMENSIONS WILL ACCOMMODATE ALL REQUIRED CLEARANCES.
- ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
- THE GC IS RESPONSIBLE FOR REVIEWING ALL GYPSUM BOARD AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE DETAILS, REVEALS AND ALIGNMENTS INDICATED IN DRAWINGS ARE ACCOMPLISHED.
- FLOOR TRANSITIONS ARE NOT TO BE GREATER THAN 1/2" AT THRESHOLDS BETWEEN ADJACENT FLOOR MATERIALS.

ASSURANCE / COMPLIANCE REQUIREMENTS

- ONE FULL SET OF BUILDING PERMIT DOCUMENTS APPROVED BY THE AHJ TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK IS SUBJECT TO PERIODIC FIELD REVIEW BY THE ARCHITECT AND / OR OTHER REGISTERED PROFESSIONAL AND CONSULTING ENGINEERS NAMED ON THIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
- ALL WORK SHALL MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
- MANUFACTURER'S SPECIFICATIONS MUST BE ADHERED TO AND MAY DIFFER FROM WHAT IS NOTED ON THE PLAN. CONTRACTOR TO CONFIRM ALL REQUIREMENTS PRIOR TO STARTING WORK.
- ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COSTS SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD REVIEW REQUIREMENTS.
- THE GC IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8 - "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF THE WORKERS' COMPENSATION BOARD.
- THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS, AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

STRUCTURAL COORDINATION

- REFER TO STRUCTURAL DRAWINGS AND NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, SHEAR WALLS, LOAD BEARING WALLS, STAIRS, BEAMS, CONCRETE AND FOUNDATIONS.
- SIZING AND SPACING FOR STRUCTURAL ELEMENTS ON ARCHITECTURAL DRAWING ARE FOR ARCHITECTURAL INTENT. REFER ALSO TO STRUCTURAL DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
- SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPARATED BY A MOISTURE RESISTANT MATERIAL.
- ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.
- ALL GLAZING REQUIRED TO ACT AS GUARDS ARE TO BE TEMPERED AND LAMINATED GLASS.
- CONFIRM WITH THE STRUCTURAL ENGINEER THE ANTICIPATED VERTICAL DEFLECTION AT ALL FLOOR AND ROOF ASSEMBLIES, BEAMS, ETC. ENSURE ADJACENT ASSEMBLIES ARE INSTALLED TO ACCOMMODATE THE DEFLECTION.
- GC TO INSTALL AND BUILD STAIRS, LANDINGS, HANDRAILS AND GUARDS PER BCBC 2024 SECTION 9.8, STAIRS, RAMP, HANDRAILS AND GUARDS.
- SUPPLIES OF FABRICATED STAIRS AND GUARDS TO OBTAIN STRUCTURAL ENGINEERING AND PROVIDE SCHEDULE S FOR COMPLIANCE WITH BCBC 9.8.2 LOADS ON GUARDS.

ROOF NOTES

- ROOF INSTALLATION AND MATERIALS SHALL MEET RCABC STANDARDS, MATERIALS AND GUIDELINES AND BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- ALL ROOF, GUTTERS AND TROUGHS TO HAVE POSITIVE SLOPE TO DRAIN.
- ALL CAP FLASHING SLOPE INWARDS TOWARDS ROOF DECK.
- ALL DRP EDGES AND FLASHING PROFILE SHAPES, SIZES AND PROTRUSIONS ARE TO BE PER BUILDING ENVELOPE AND/OR ARCHITECTURAL DETAILS.
- CONTRACTOR TO PROVIDE ROOF WIND UPLIFT LOADS AND ROOF ASSEMBLY FASTENING INFORMATION IN ACCORDANCE WITH THE MEMBRANE MANUFACTURER'S TESTED ASSEMBLIES.
- ALL SBS APPLICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND RCABC STANDARDS.
- ENSURE THAT ADEQUATE AMOUNTS OF PRIMER ARE APPLIED TO A CLEAN, DRY SUBSTRATE PRIOR TO THE BASE SHEET APPLICATION.
- THE BASE AND CAP SHEETS MUST BE POSITIVELY LAPPED TOWARDS ALL DRAINAGE POINTS.
- THE MEMBRANE SHALL RUN UP AND OVER ALL ROOF PARAPET FRAMING TO THE OUTER EDGE.
- PROVIDE INCIDENTAL DRAINAGE TO EXTERIOR WEIERS, TYPICAL.

BUILDING ENVELOPE NOTES

- AIR TIGHTNESS TEST REQUIREMENTS: 1.42 US PER M2 OF ENVELOPE AREA @ 75 PA.
- ALL FOUNDATION WALLS MUST HAVE TIE HOLES, BUG HOLES AND ANY HONEY COMBING FILLED PRIOR TO THE APPLICATION OF WATERPROOFING/DAMP-PROOFING MEMBRANES.
- BOTTOM FRAMING PLATES IN CONTACT WITH THE CONCRETE FOUNDATION SHALL BE PRESSURE TREATED LUMBER.
- LAP ALL MEMBRANE INTERFACES POSITIVELY.
- APPROVED PRIMERS SHALL BE USED WITH ALL PEEL & STICK PRODUCTS AS NECESSARY.
- ALL WOOD CLADDING PRODUCTS MUST BE BACK PRIMED.
- ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED, EXCEPT WHEN USING ACO PRESSURE TREATED LUMBER. ACO REQUIRES STAINLESS STEEL FASTENERS.
- ALL WALL VENTS (DRYERS & FANS) SHALL BE SEALED TO A PIECE OF STARTER PAPER WITH PEEL AND STICK ON ALL 4 SIDES. PLACE THE FIELD PAPER OVER THE TOP AND SIDE VENT FLANGES ONLY. LAP THE BOTTOM OF THE 2X2 FLASHING PAPER OVER THE CLADDING PAPER (SHINGLE STYLE). PROVIDE A FLASHING CW END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL VENTS MUST BE APPROVED BEFORE INSTALLING.
- ALL EXTERIOR ELECTRICAL BOXES TO BE DETAILED WITH THE SHEATHING MEMBRANE TO SHED WATER TO THE EXTERIOR AND PREVENT AIR INGRESS. SELF-ADHERED MEMBRANE OR EPDM PATCHES SHALL BE USED. A MOCK-UP SHALL BE PROVIDED, REVIEWED, AND APPROVED BY THE ENVELOPE CONSULTANT FOR EACH ELECTRICAL BOX TYPE PRIOR TO CONTINUING WITH THE INSTALLATIONS THROUGHOUT.
- ALL EXTERIOR HOSE BIBBS ARE TO BE PLACED THROUGH A 1/4" HOLE IN THE CENTER OF A 12" X 12" PIECE OF EPDM ROOFING LAPPED SHINGLE STYLE IN TO THE BUILDING PAPER. PEEL AND STICK MAY ALSO BE USED TO SEAL PENETRATIONS FROM PIPES AND ELECTRICAL.
- COORDINATION OF ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE INCLUDING SECURITY WIRING IS REQUIRED. ALL ROUGH IN WIRING SHOULD BE COMPLETED PRIOR TO THE ENVELOPE BEING COMPLETED. UNDER NO CIRCUMSTANCES ARE WINDOW FRAMES OR ENVELOPE MEMBRANES TO BE COMPROMISED TO INSTALL SECURITY, CABLE, TELEPHONE OR ANY OTHER TYPE OF WIRING.
- ANY LARGE MECHANICAL OR LIE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED AND FINISHED IN THE SAME MANNER AS THE WINDOW ASSEMBLIES.
- ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
- CONTRACTOR TO PROVIDE STRUCTURAL ATTACHMENT DETAILS DESIGNED AND ASSURED BY A STRUCTURAL ENGINEER FOR ALL OF THE WALL CLADDINGS COMPLETE WITH SCHEDULES S-6 AND S-7C).

MECHANICAL AND PLUMBING

- PROVIDE 10MM PLYWOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT.
- ELECTRICAL AND MECHANICAL INSTALLATION SHALL CONFORM TO, AND IS GOVERNED BY THEIR RESPECTIVE CODES AND SUBJECT TO INSPECTION BY THE APPROPRIATE MUNICIPAL OR PROVINCIAL AUTHORITIES.
- FIRESTOPPED PER THE REQUIREMENTS OF THE BC BUILDING CODE.
- MECHANICAL EQUIPMENT AND DUCTWORK SHALL BE INSTALLED ACCORDING TO THE CANADIAN HVAC CODE, CURRENT EDITION.
- ALL DUCT WORK TO BE SIZED TO MEET STANDARDS, AND TO MEET MANUFACTURER'S SPECIFICATIONS.
- PENETRATIONS IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES TO COMPLY WITH BCBC 3.1.9.
- OPENINGS FOR DUCTS ARE NOT PERMITTED IN FIRE RATED CEILING ASSEMBLIES WHERE THE FIRE-RESISTANCE RATING IS DETERMINED ON THE BASIS OF THE MEMBRANE ONLY.
- FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.
- GC TO PROVIDE ULC FIRESTOPPING AND SUBMIT SHOP DRAWINGS DOWNLOADED FROM THE ULC WEBSITE OF ALL FIRE-STOP SYSTEMS FOR CONSULTANT REVIEW.

FIRE SEPARATION CONTINUITY

- THE CONTINUITY OF FIRE SEPARATIONS SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF, OR AN EXTERIOR WALL ASSEMBLY. REFER TO BCBC 3.1.3.

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SEAL



NORTH ARROW

NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

05	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
04	RE-ISSUED FOR TENDER	05/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

NO.	REVISION	MDY
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PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

CHA

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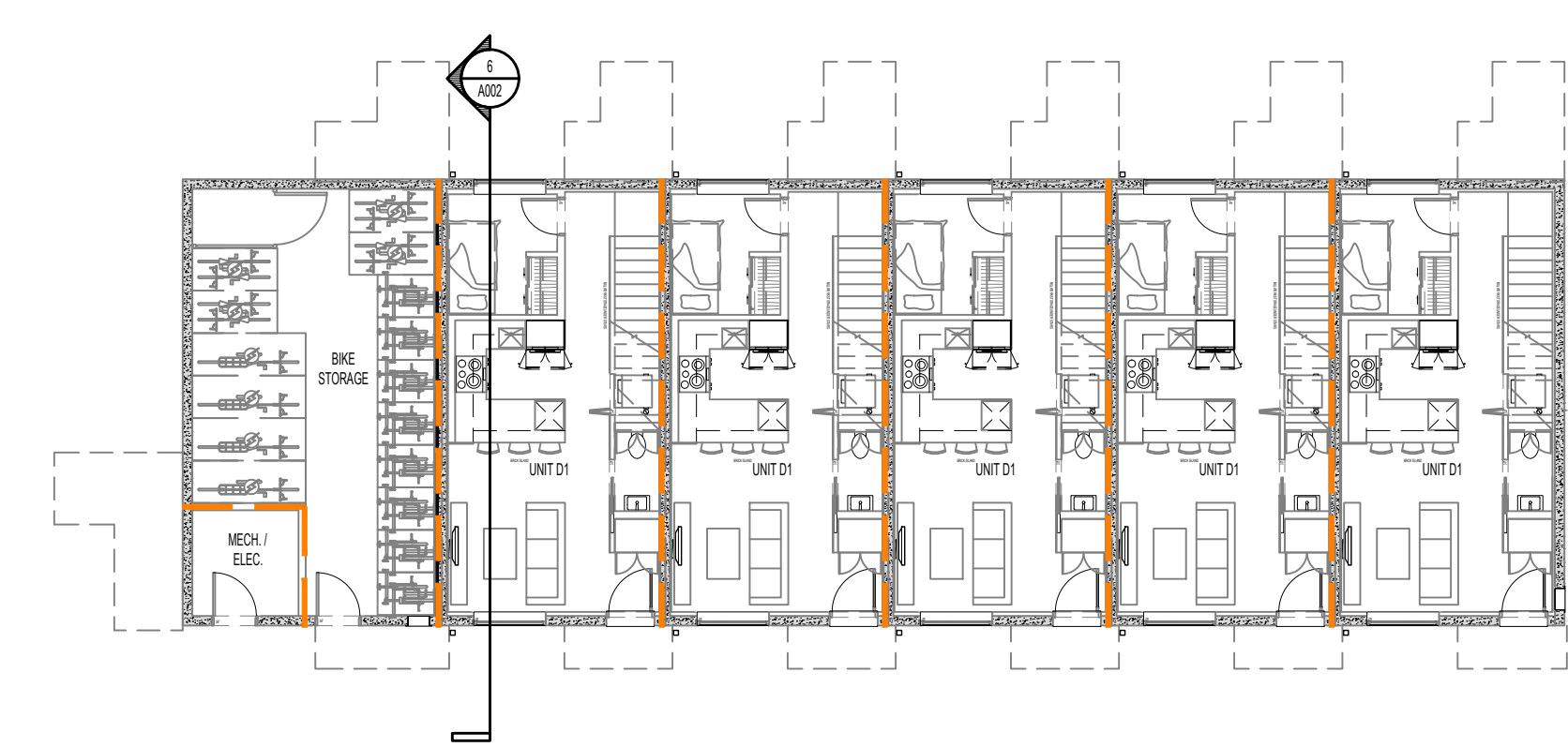
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PROJECT DATA
AND NOTES

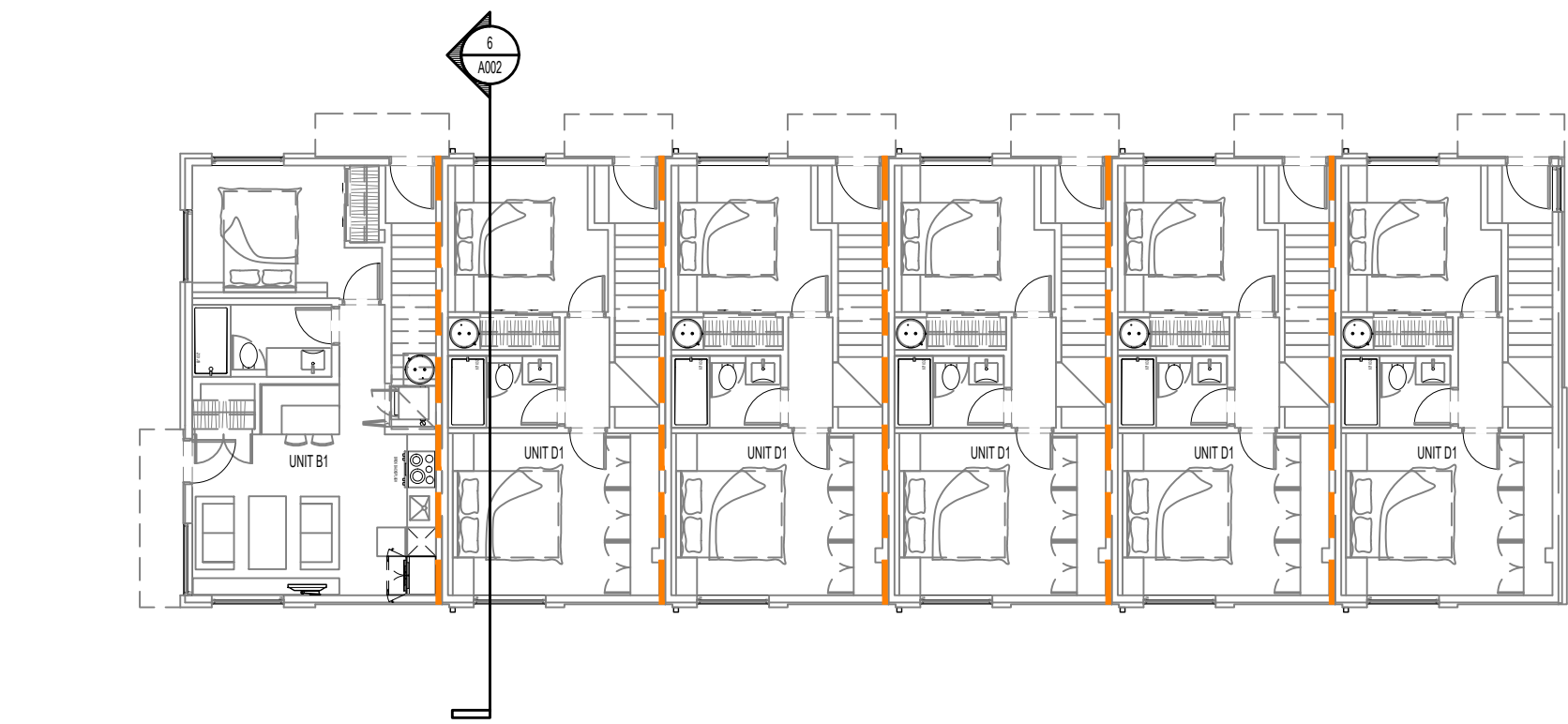
PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: A002

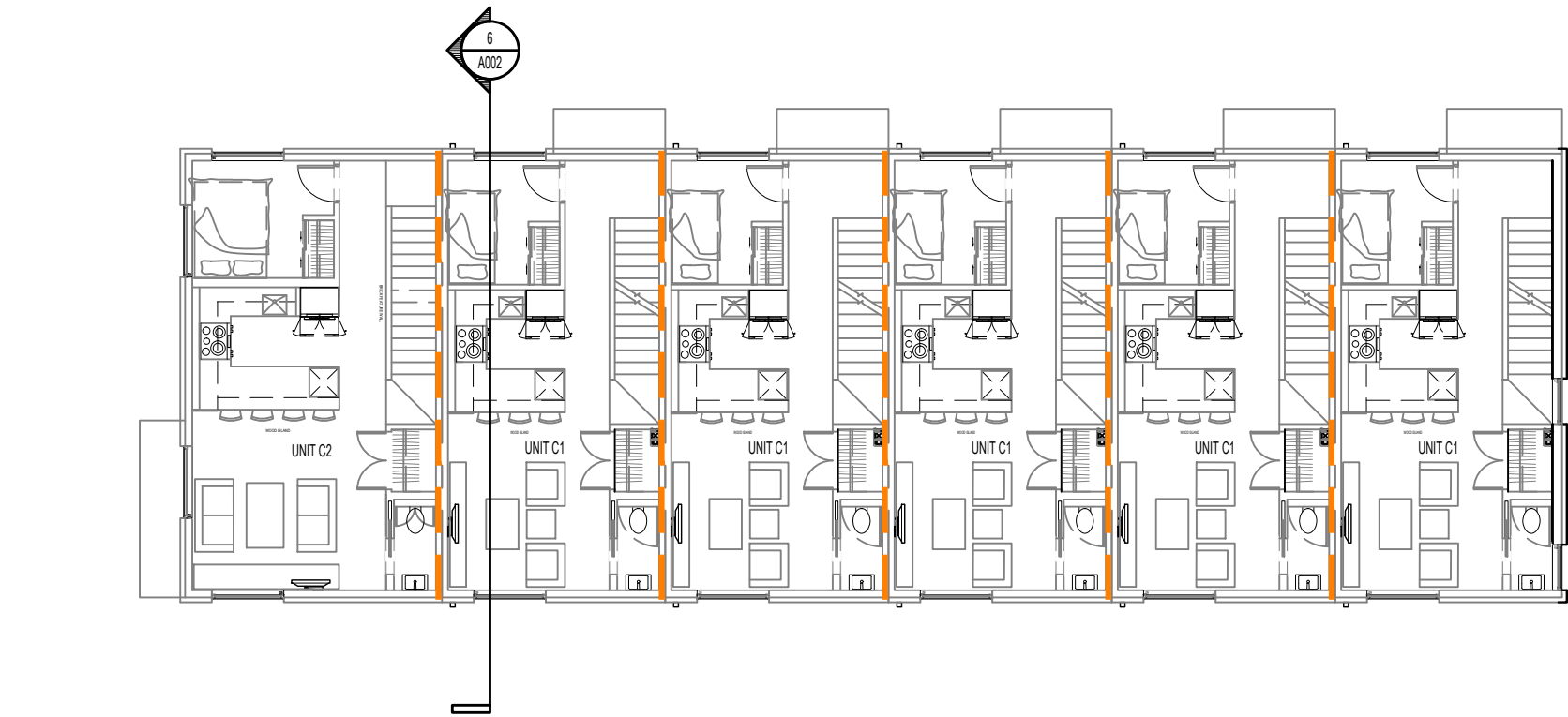
1 LEVEL 1 CODE PLAN



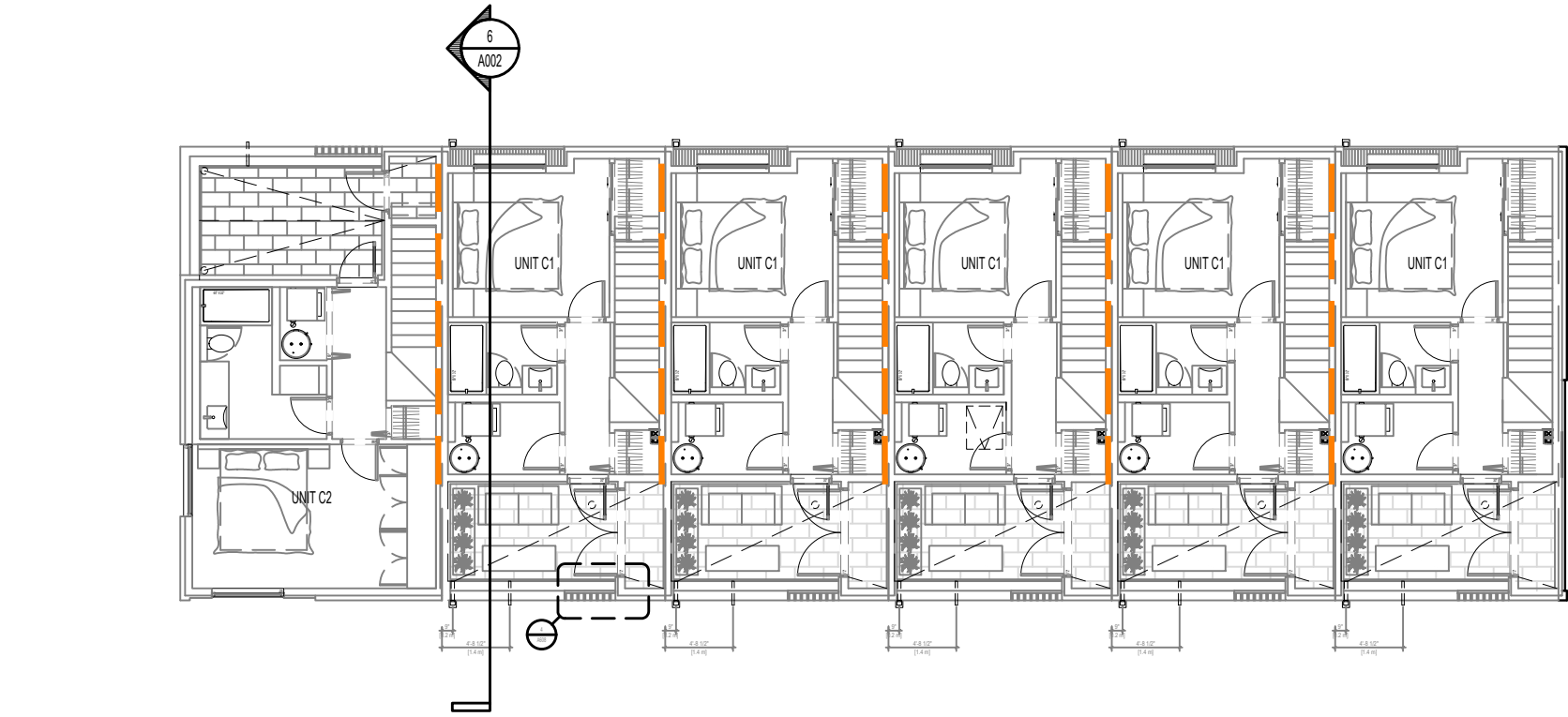
2 LEVEL 2 CODE PLAN



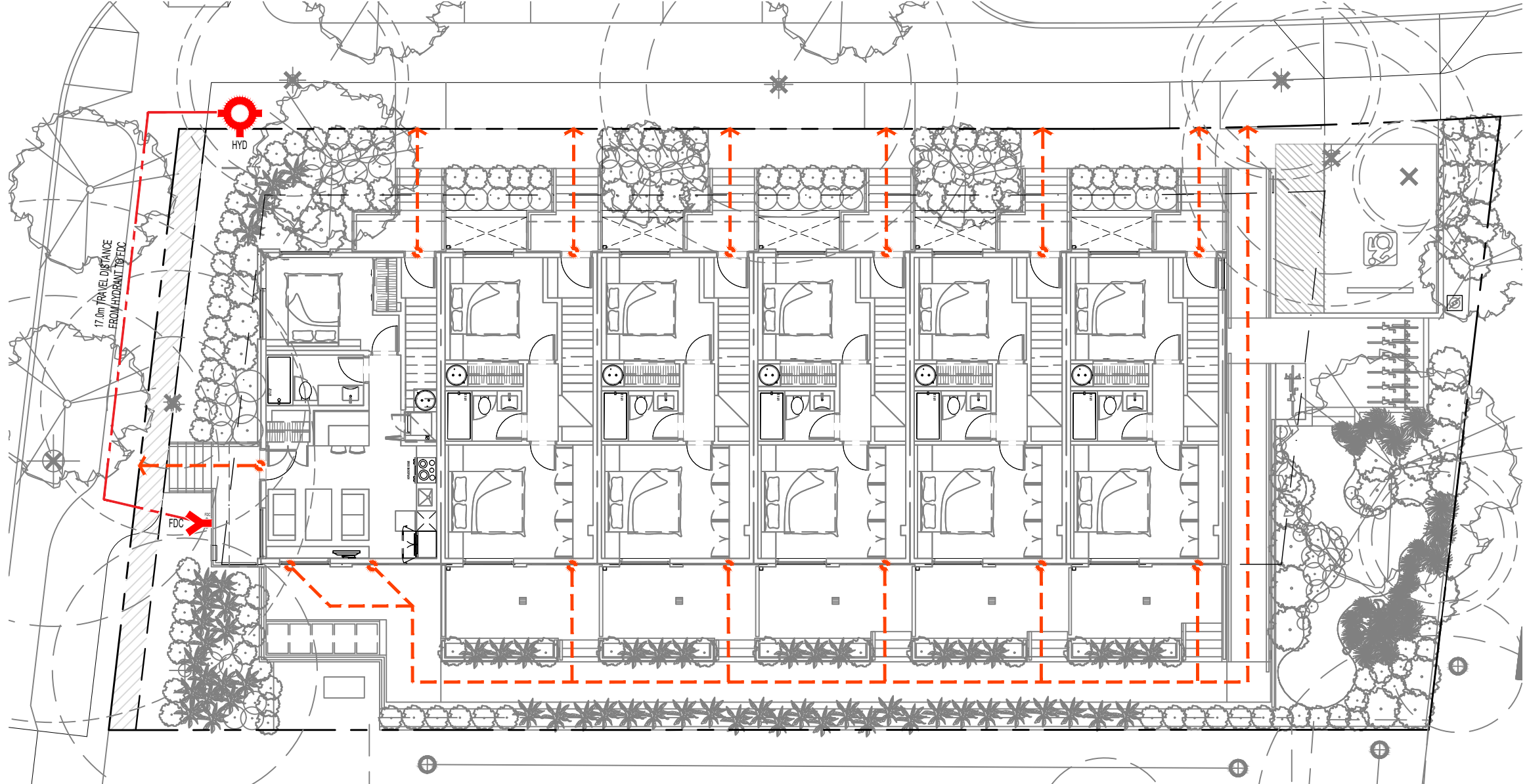
3 LEVEL 3 CODE PLAN



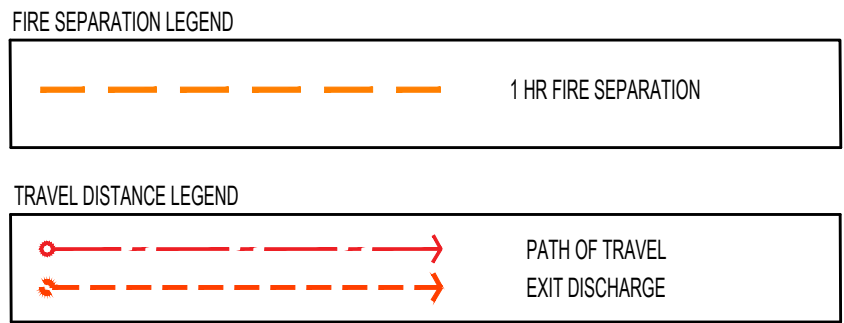
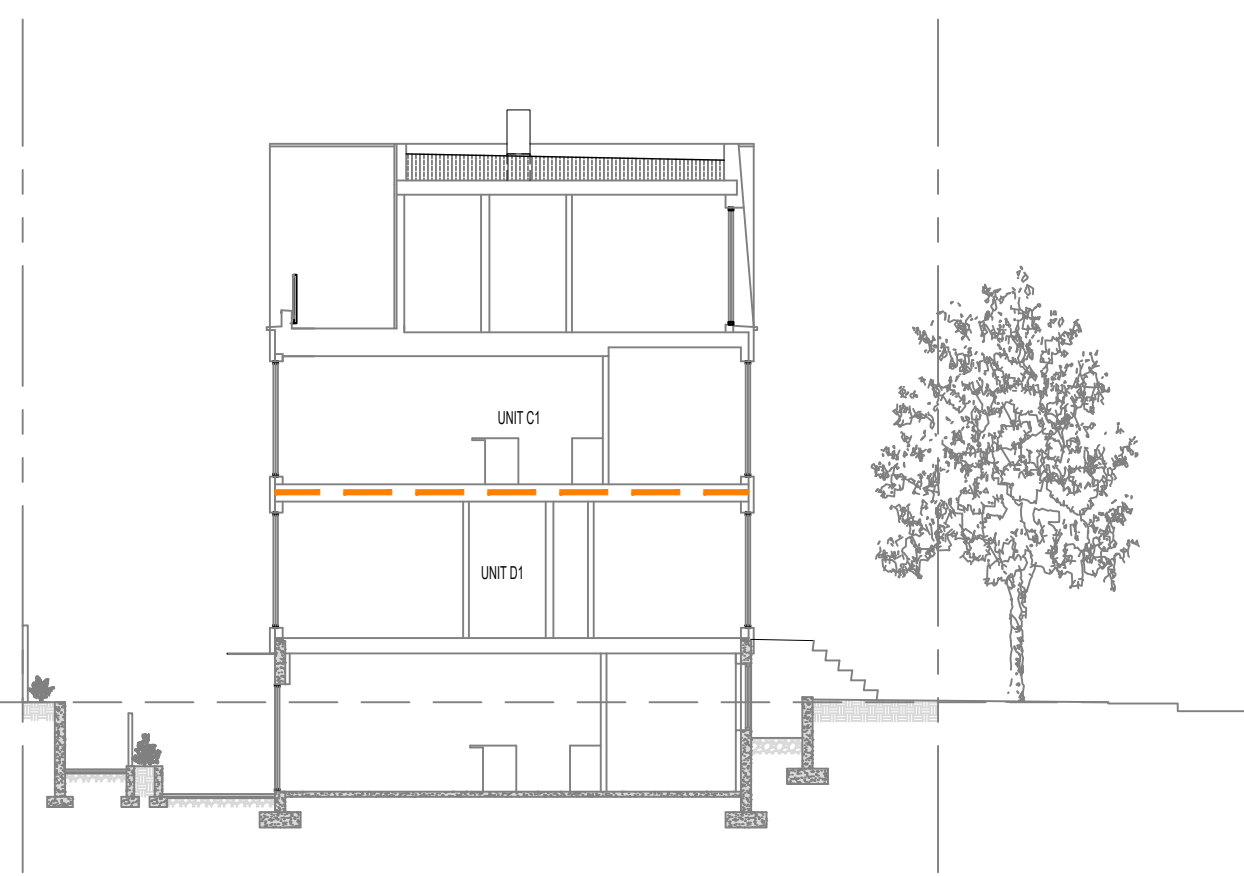
4 LEVEL 4 CODE PLAN



5 SITE CODE PLAN



6 CODE SECTION A



CODE ANALYSIS BC BUILDING CODE 2024
PR. #: 2407
DATE: 09-Jul-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	276.2	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	
LIMITING DISTANCE	UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A005	
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)	SEE ALTERNATIVE SOLUTION REPORT
EXIT EXPOSURE - PER 3.2.3.13.	SEE ALTERNATIVE SOLUTION REPORT
STANDPIPE SYSTEM - PER 3.2.5.8.	SEE ALTERNATIVE SOLUTION REPORT

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SEAL

NORTH ARROW

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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.

APPLICANT: GREG GILLESPIE
250-858 6940

07	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
06	RE-ISSUED FOR TENDER	05/02/2026
05	ISSUED FOR TENDER	04/07/2026
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

NO.	REVISION	MDY
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PROJECT NAME

1701 & 1705 RICHARDSON VICTORIA, BC

PROJECT ADDRESS:

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

CHA

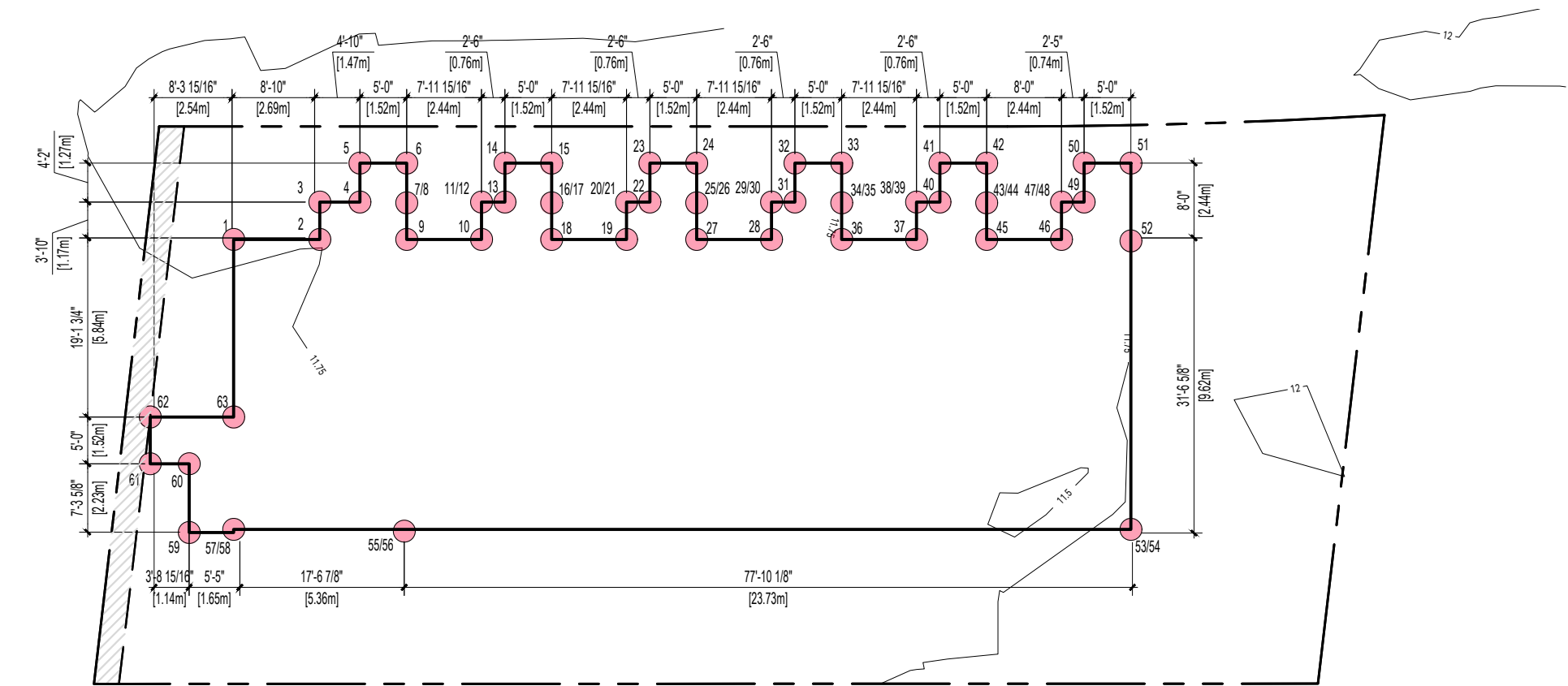
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

CODE COMPLIANCE

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

DRAWING NO: **A002**



1 AVERAGE GRADE CALCULATION

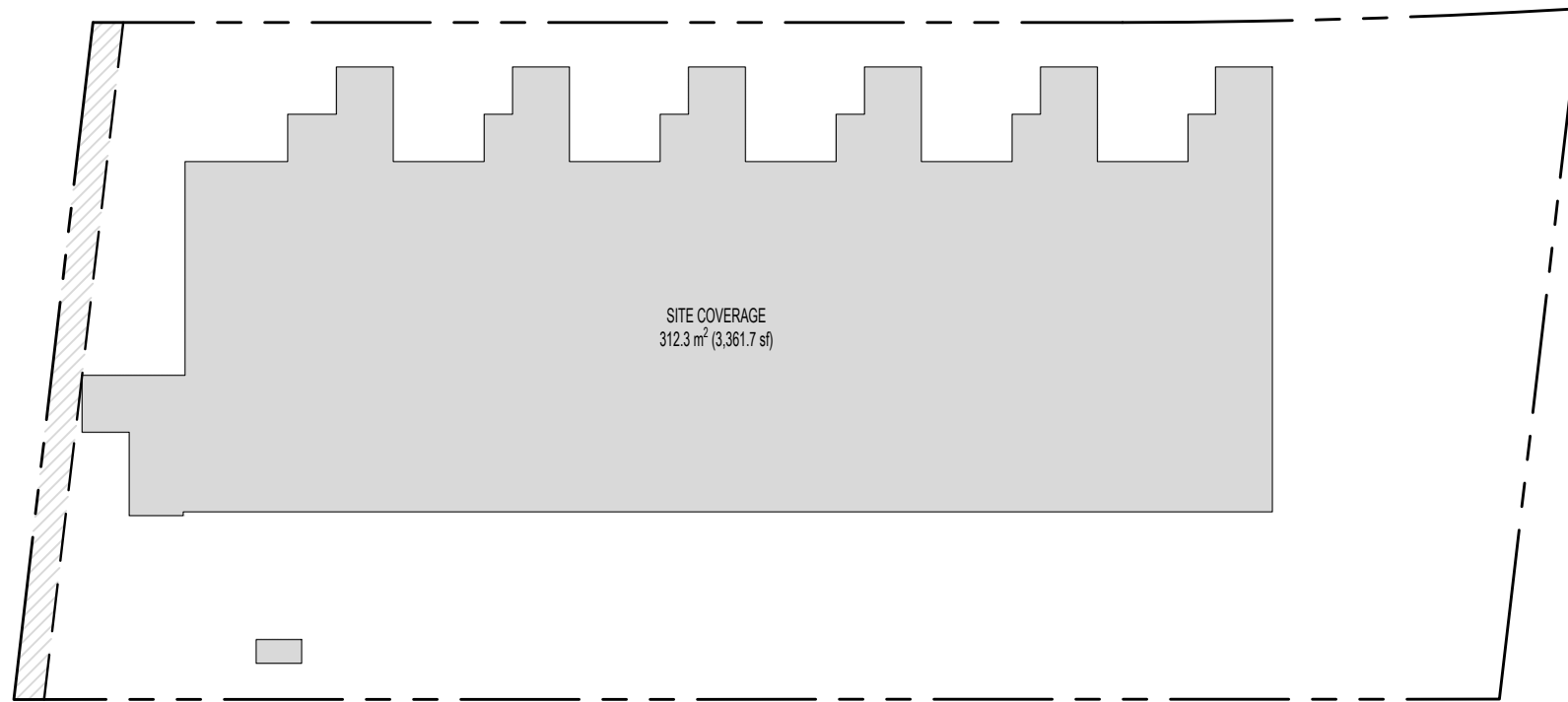
1200

ZONING GRADE CALCULATION

GRADE POINTS (m)	LENGTH (m)		GRADE CALC	
1	11.79	2 11.76	2.39	$(11.79 + 11.76) \div 2 \times 2.39 =$ 26.14
2	11.76	3 11.81	1.24	$(11.76 + 11.81) \div 2 \times 1.24 =$ 14.61
3	11.81	4 11.80	1.47	$(11.81 + 11.80) \div 2 \times 1.47 =$ 17.35
4	11.80	5 11.89	1.27	$(11.8 + 11.89) \div 2 \times 1.27 =$ 15.04
5	11.89	6 11.79	1.52	$(11.89 + 11.79) \div 2 \times 1.52 =$ 18.00
6	11.79	7 11.78	1.27	$(11.79 + 11.78) \div 2 \times 1.27 =$ 14.87
8	11.46	9 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
9	11.46	10 11.46	2.36	$(11.46 + 11.46) \div 2 \times 2.36 =$ 27.05
10	11.46	11 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
12	11.78	13 11.77	0.84	$(11.78 + 11.77) \div 2 \times 0.84 =$ 9.89
13	11.77	14 11.77	1.27	$(11.77 + 11.77) \div 2 \times 1.27 =$ 14.85
14	11.77	15 11.76	1.52	$(11.77 + 11.76) \div 2 \times 1.52 =$ 17.88
15	11.76	16 11.75	1.27	$(11.76 + 11.75) \div 2 \times 1.27 =$ 14.83
17	11.46	18 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
18	11.46	19 11.46	2.36	$(11.46 + 11.46) \div 2 \times 2.36 =$ 27.05
19	11.46	20 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
21	11.72	22 11.71	0.84	$(11.72 + 11.71) \div 2 \times 0.84 =$ 9.94
22	11.71	23 11.73	1.27	$(11.71 + 11.73) \div 2 \times 1.27 =$ 14.88
23	11.73	24 11.73	1.52	$(11.73 + 11.73) \div 2 \times 1.52 =$ 17.83
24	11.73	25 11.72	1.27	$(11.73 + 11.72) \div 2 \times 1.27 =$ 14.89
26	11.46	27 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
27	11.46	28 11.46	2.36	$(11.46 + 11.46) \div 2 \times 2.36 =$ 27.05
28	11.46	29 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
30	11.72	31 11.72	0.84	$(11.72 + 11.72) \div 2 \times 0.84 =$ 9.84
31	11.72	32 11.73	1.27	$(11.72 + 11.73) \div 2 \times 1.27 =$ 14.85
32	11.73	33 11.74	1.52	$(11.73 + 11.74) \div 2 \times 1.52 =$ 17.84
33	11.74	34 11.74	1.27	$(11.74 + 11.74) \div 2 \times 1.27 =$ 14.91
34	11.46	35 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
35	11.46	36 11.46	2.36	$(11.46 + 11.46) \div 2 \times 2.36 =$ 27.05
37	11.46	37 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
39	11.82	40 11.84	0.84	$(11.82 + 11.84) \div 2 \times 0.84 =$ 9.94
40	11.84	41 11.85	1.27	$(11.84 + 11.85) \div 2 \times 1.27 =$ 15.04
41	11.85	42 11.88	1.52	$(11.85 + 11.88) \div 2 \times 1.52 =$ 16.03
42	11.88	43 11.86	1.27	$(11.88 + 11.86) \div 2 \times 1.27 =$ 15.07
44	11.46	45 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
45	11.46	46 11.46	2.36	$(11.46 + 11.46) \div 2 \times 2.36 =$ 27.05
46	11.46	47 11.46	1.24	$(11.46 + 11.46) \div 2 \times 1.24 =$ 14.21
48	11.82	49 11.80	0.84	$(11.82 + 11.8) \div 2 \times 0.84 =$ 9.92
50	11.80	50 11.85	1.27	$(11.8 + 11.85) \div 2 \times 1.27 =$ 15.02
51	11.85	51 11.83	1.52	$(11.85 + 11.83) \div 2 \times 1.52 =$ 16.00
51	11.83	52 11.73	2.51	$(11.83 + 11.73) \div 2 \times 2.51 =$ 29.57
52	11.73	53 10.67	9.46	$(11.73 + 10.67) \div 2 \times 9.46 =$ 105.95
54	9.98	55 9.98	23.53	$(9.98 + 9.98) \div 2 \times 23.53 =$ 234.83
56	10.43	57 10.43	5.53	$(10.43 + 10.43) \div 2 \times 5.53 =$ 57.68
58	11.57	59 11.56	2.47	$(11.57 + 11.56) \div 2 \times 2.47 =$ 17.00
59	11.56	60 11.61	1.17	$(11.56 + 11.61) \div 2 \times 1.17 =$ 25.14
60	11.61	61 11.68	1.27	$(11.61 + 11.68) \div 2 \times 1.27 =$ 14.79
61	11.68	62 11.71	1.52	$(11.68 + 11.$

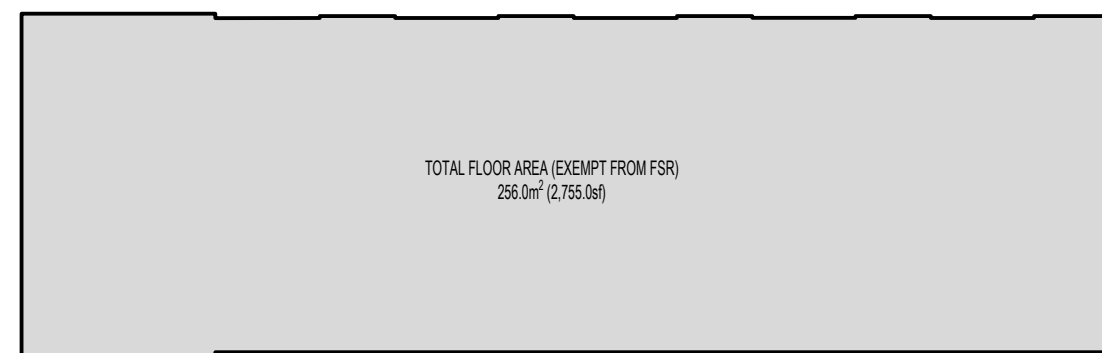
GRADES

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4	11.80	11.80	11.80	11.80
5	11.89	11.89	11.89	11.89
6	11.79	11.79	11.79	11.79
7	11.78	11.78	11.78	11.78
8	11.78	11.46	11.46	11.46
9	11.77	11.46	11.46	11.46
10	11.77	11.46	11.46	11.46
11	11.78	11.46	11.46	11.46
12	11.78	11.78	11.78	11.78
13	11.77	11.77	11.77	11.77
14	11.77	11.77	11.77	11.77
15	11.76	11.78	11.76	11.76
16	11.75	11.75	11.75	11.75
17	11.75	11.46	11.46	11.46
18	11.75	11.46	11.46	11.46
19	11.70	11.46	11.46	11.46
20	11.72	11.46	11.46	11.46
21	11.72	11.72	11.72	11.72
22	11.71	11.71	11.71	11.71
23	11.73	11.73	11.73	11.73
24	11.73	11.73	11.73	11.73
25	11.72	11.72	11.72	11.72
26	11.72	11.46	11.46	11.46
27	11.71	11.46	11.46	11.46
28	11.71	11.46	11.46	11.46
29	11.72	11.46	11.46	11.46
30	11.72	11.72	11.72	11.72
31	11.72	11.72	11.72	11.72
32	11.73	11.73	11.73	11.73
33	11.74	11.74	11.74	11.74
34	11.74	11.74	11.74	11.74
35	11.74	11.46	11.46	11.46
36	11.75	11.46	11.46	11.46
37	11.81	11.46	11.46	11.46
38	11.82	11.46	11.46	11.46
39	11.82	11.82	11.82	11.82
40	11.84	11.84	11.84	11.84
41	11.85	11.85	11.85	11.85
42	11.88	11.88	11.88	11.88
43	11.86	11.86	11.86	11.86
44	11.86	11.46	11.46	11.46
45	11.84	11.46	11.46	11.46
46	11.79	11.46	11.46	11.46
47	11.82	11.46	11.46	11.46
48	11.82	11.82	11.82	11.82
49	11.80	11.80	11.80	11.80
50	11.85	11.85	11.85	11.85
51	11.83	11.83	11.83	11.83
52	11.77	11.73	11.73	11.73
53	11.86	10.67	10.67	10.67
54	11.86	9.98	9.98	9.98
55	11.87	9.98	9.98	9.98
56	11.67	10.43	10.43	10.43
57	11.57	10.43	10.43	10.43
58	11.57	11.57	11.57	11.57
59	11.56	11.56	11.56	11.56
60	11.61	11.61	11.61	11.61
61	11.68	11.68	11.68	11.68
62	11.71	11.71	11.71	11.71
63	11.73	11.73	11.73	11.73



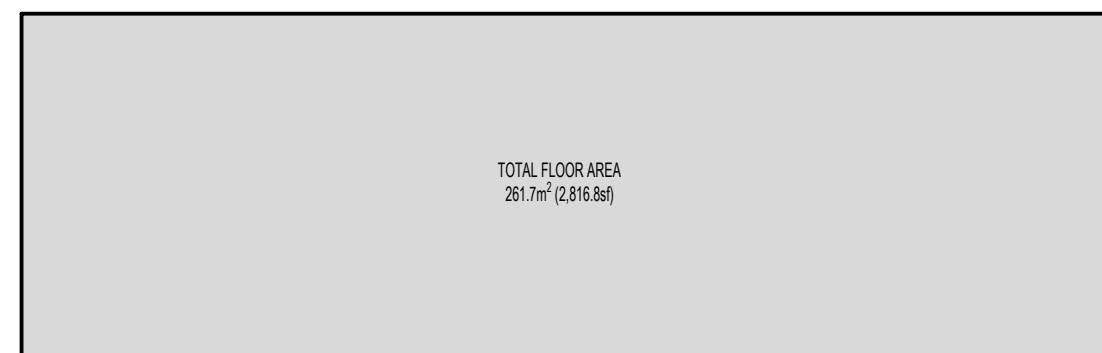
2 SITE COVERAGE

1200



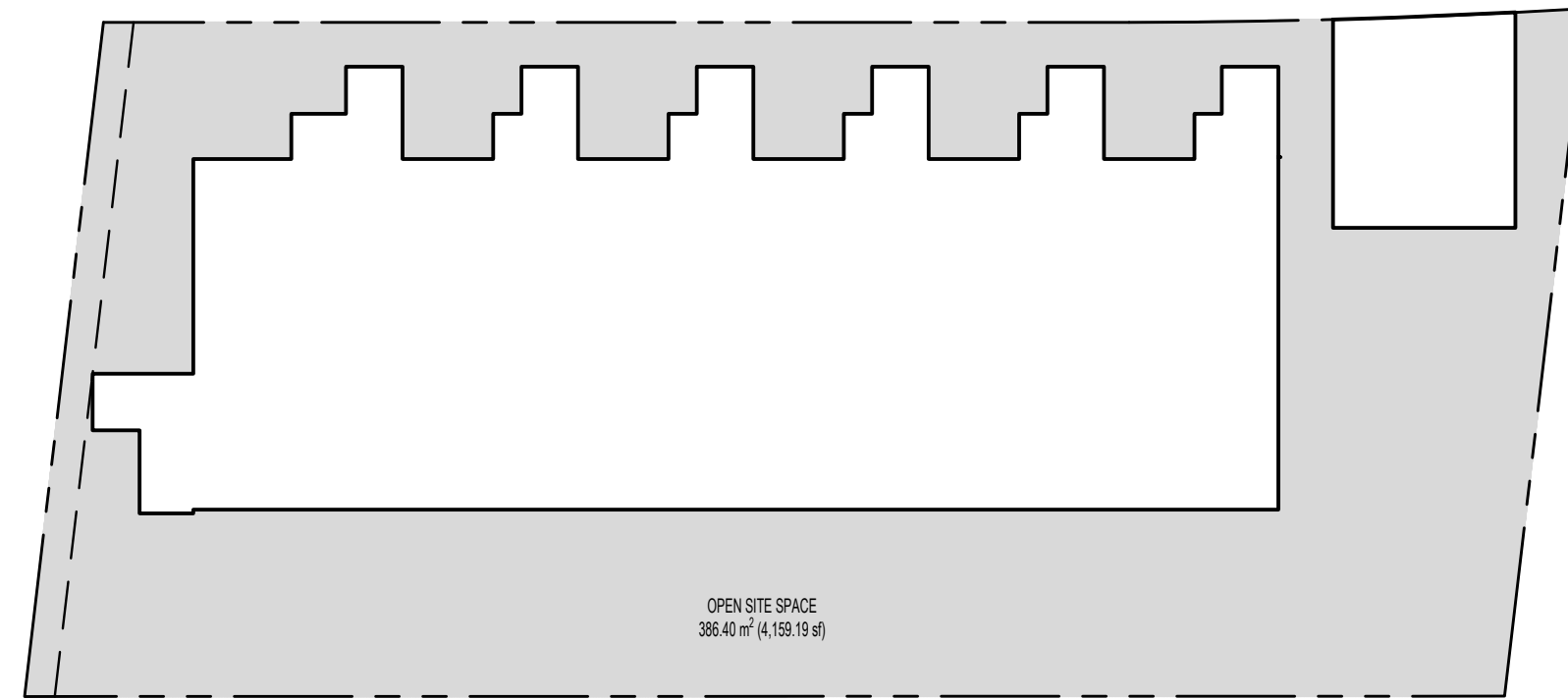
4 LEVEL 1 FLOOR AREA CALC

1200



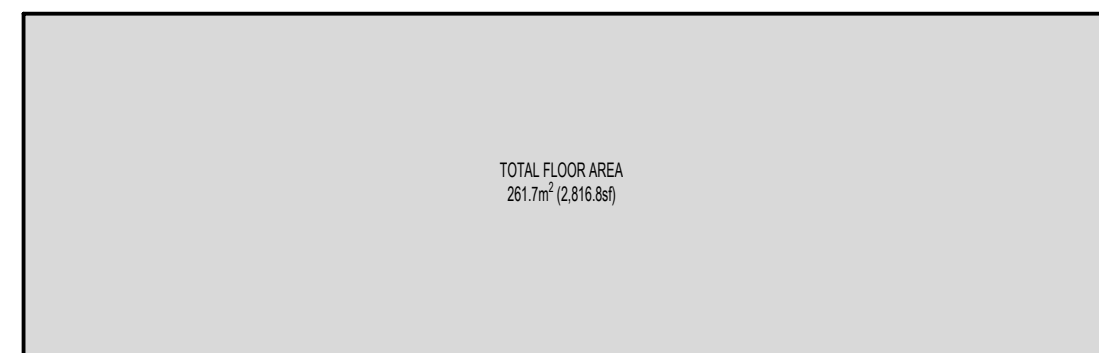
6 LEVEL 3 FLOOR AREA CALC

1200



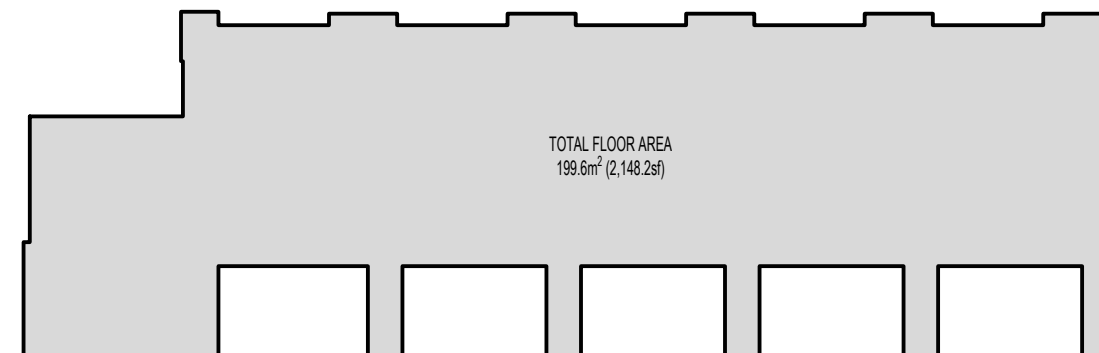
3 OPEN SITE SPACE

120



5 LEVEL 2 FLOOR AREA CALC

120



7 LEVEL 4 FLOOR AREA CALC

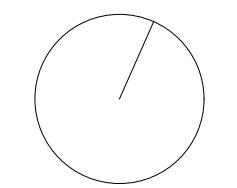
120

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APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

07	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2022
06	RE-ISSUED FOR TENDER	05/22/2022
05	ISSUED FOR TENDER	04/07/2022
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2022
03	ISSUED FOR BUILDING PERMIT	12/19/2022
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2022
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2022

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

PROJECT ADDRESS:

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

CHA

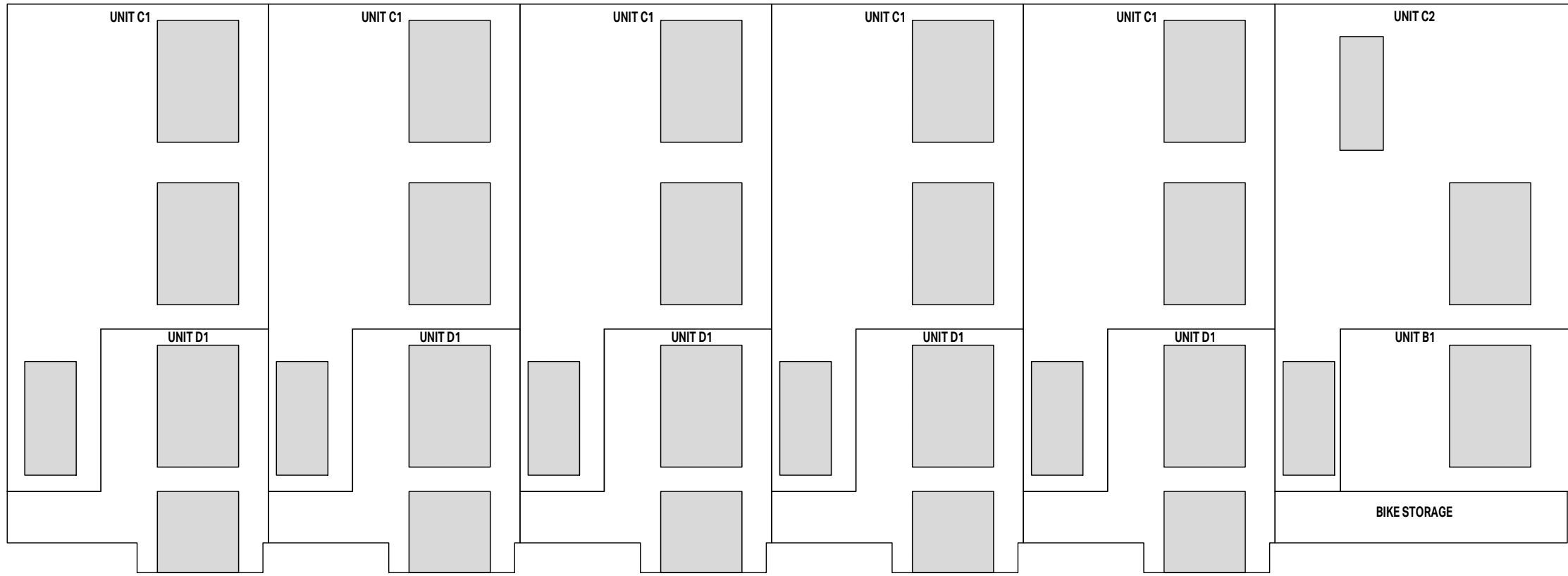
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE

AREA & AVERAGE GRADE CALCULATIONS

PROJECT NO: 2407	DRAWN BY: KG
SCALE: 1:200	REVIEW BY: CH

DRAWING NO: A00



NORTH ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 12.6m² (135.63sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (12.60m² (135.63sq ft))
PROPOSED OPENINGS: 27.6% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.62m² (361.88sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (33.62m² (361.88sq ft))
PROPOSED OPENINGS: 26.9% (9.03m² (97.11sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 36.41m² (391.88sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (36.41m² (391.88sq ft))
PROPOSED OPENINGS: 20.0% (7.28m² (78.33sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 15.45m² (166.42sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (15.45m² (166.42sq ft))
PROPOSED OPENINGS: 47.1% (7.28m² (78.33sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

EAST ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 68.07m² (732.74sq ft)
LIMITING DISTANCE: 6.59m (21.6ft)
ALLOWABLE OPENINGS: 90.0% (60.77m² (657.8sq ft))
PROPOSED OPENINGS: 5.7% (3.62m² (38.9sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

EAST ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.49m² (360.43sq ft)
LIMITING DISTANCE: 6.59m (21.6ft)
ALLOWABLE OPENINGS: 100% (33.49m² (360.43sq ft))
PROPOSED OPENINGS: 5.7% (1.91m² (20.58sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

WEST ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 28.39m² (307.06sq ft)
LIMITING DISTANCE: 11.89m (39.0ft)
ALLOWABLE OPENINGS: 100% (28.39m² (307.06sq ft))
PROPOSED OPENINGS: 23.3% (6.77m² (72.83sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

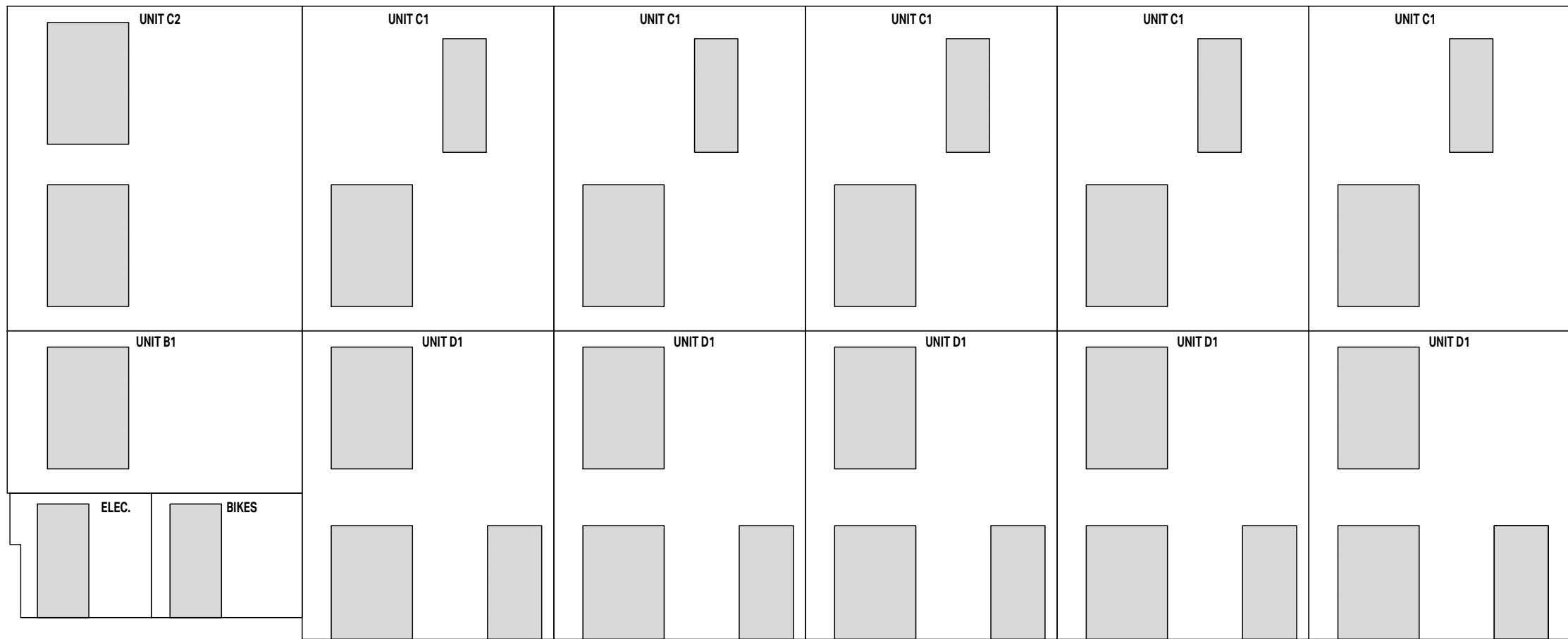
WEST ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 57.39m² (614.17sq ft)
LIMITING DISTANCE: 11.89m (39.0ft)
ALLOWABLE OPENINGS: 100% (57.39m² (614.17sq ft))
PROPOSED OPENINGS: 17.7% (10.28m² (110.67sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

1 NORTH ELEVATION

1:100



SOUTH ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 16.51m² (177.71sq ft)
LIMITING DISTANCE: 4.95m (16.25ft)
ALLOWABLE OPENINGS: 100% (16.51m² (177.71sq ft))
PROPOSED OPENINGS: 21.1% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.02m² (355.42sq ft)
LIMITING DISTANCE: 4.95m (16.25ft)
ALLOWABLE OPENINGS: 99.5% (32.72m² (353.14sq ft))
PROPOSED OPENINGS: 21.1% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 27.36m² (294.50sq ft)
LIMITING DISTANCE: 4.95m (16.25ft)
ALLOWABLE OPENINGS: 99.5% (27.27m² (293.14sq ft))
PROPOSED OPENINGS: 24.3% (6.59m² (70.83sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 28.89m² (310.04sq ft)
LIMITING DISTANCE: 4.95m (16.25ft)
ALLOWABLE OPENINGS: 99.1% (28.64m² (308.26sq ft))
PROPOSED OPENINGS: 18.1% (5.22m² (56.17sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

4 SOUTH ELEVATION

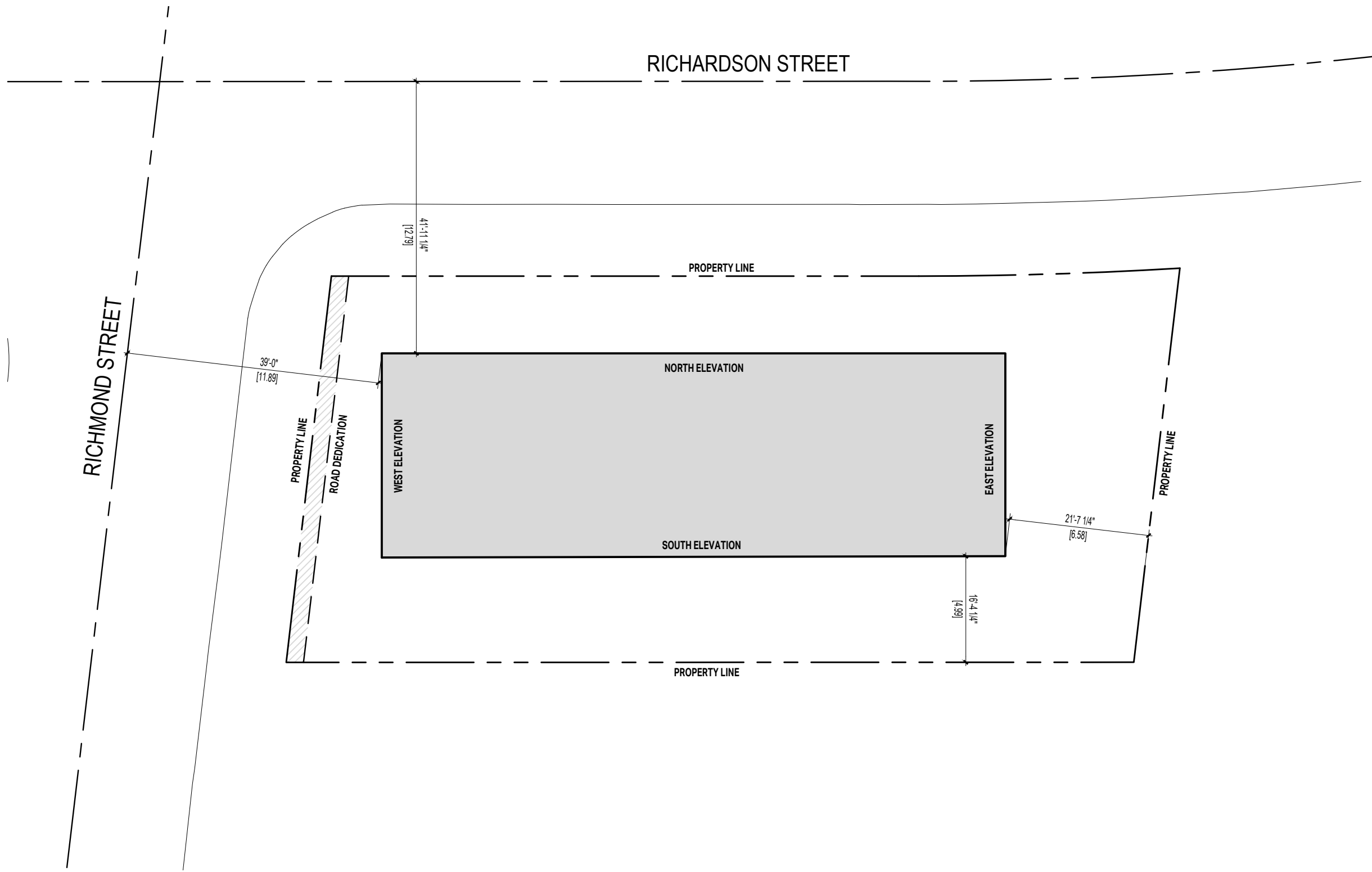
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2 EAST ELEVATION

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3 WEST ELEVATION

1:100



5 LIMITING DISTANCE KEY PLAN

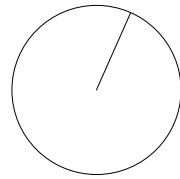
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SEAL



NORTH ARROW



NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	DATE
07	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2023
06	RE-ISSUED FOR TENDER	05/22/2023
05	ISSUED FOR TENDER	04/07/2023
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
03	ISSUED FOR BUILDING PERMIT	12/19/2023
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

CHA

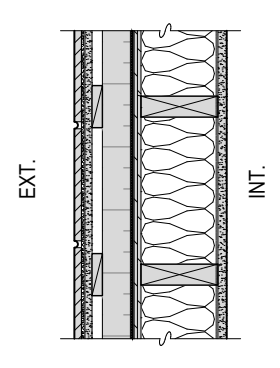
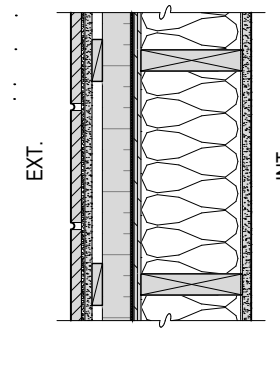
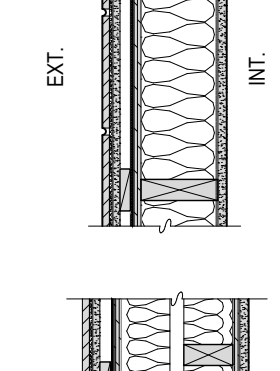
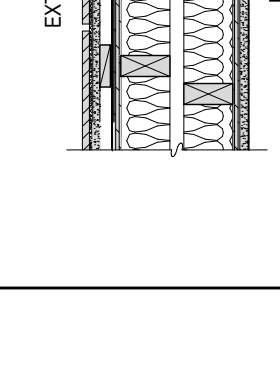
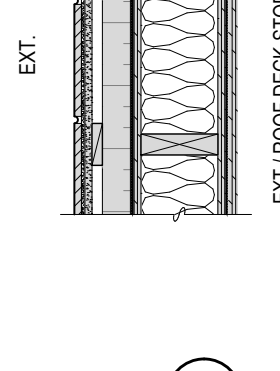
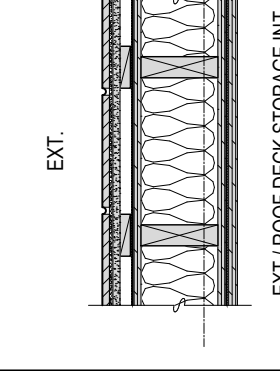
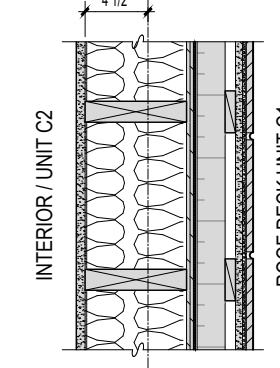
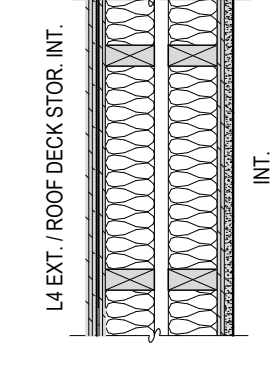
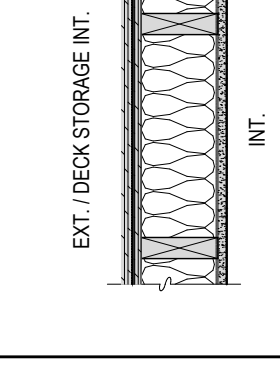
1839 Fairfield Road, Victoria, BC, V8S 1G9
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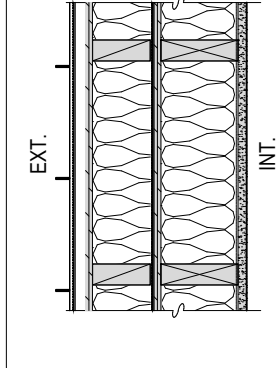
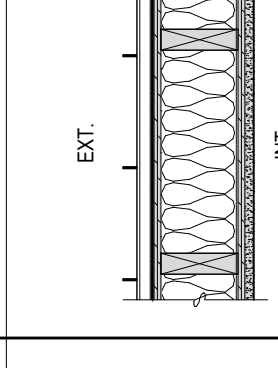
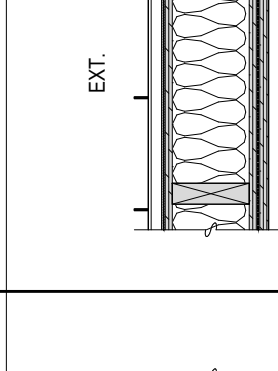
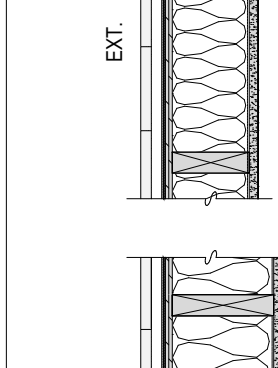
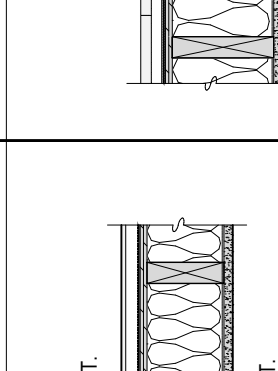
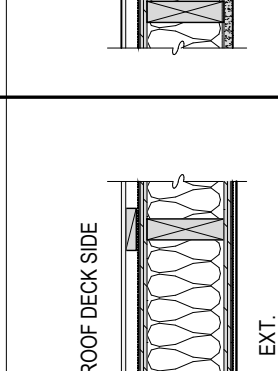
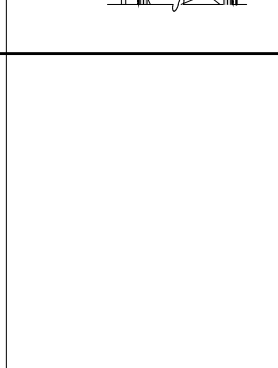
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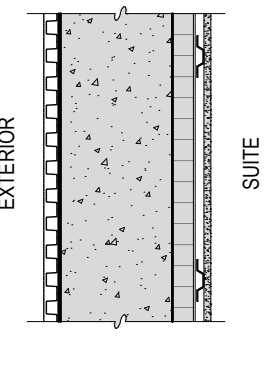
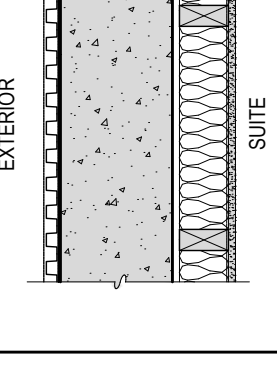
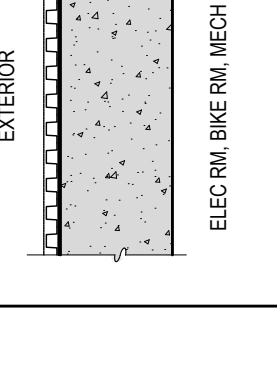
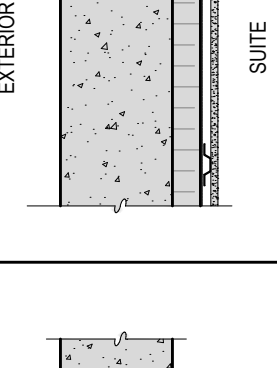
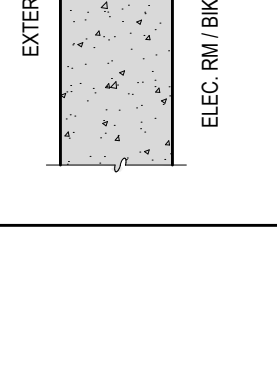
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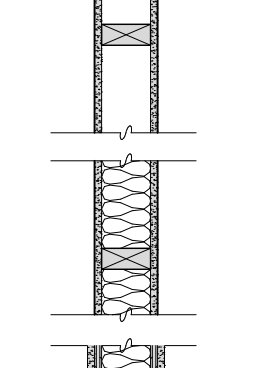
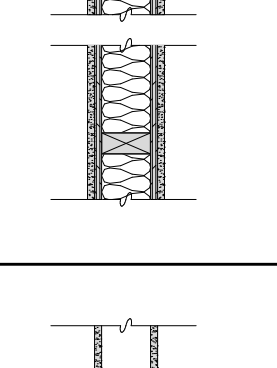
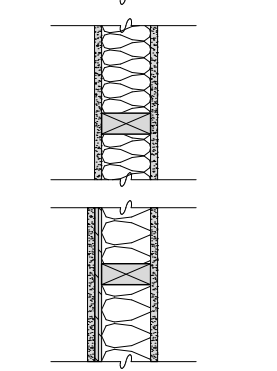
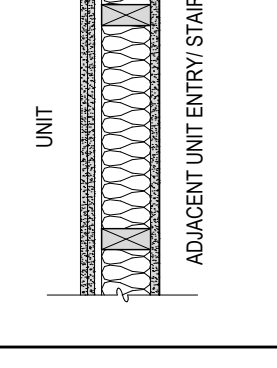
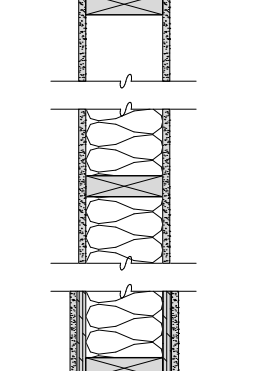
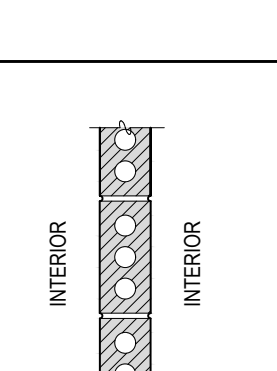
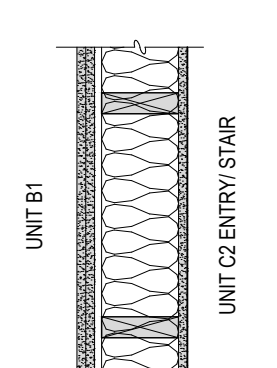
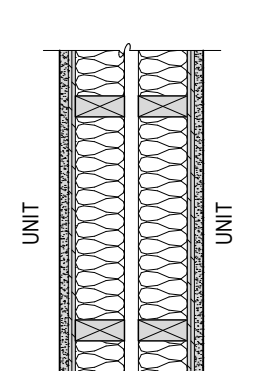
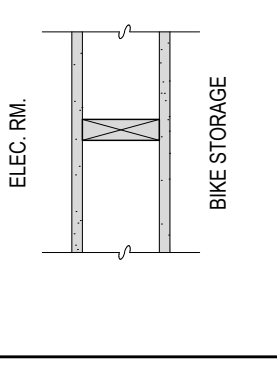
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SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: **A005**

EXTERIOR WALL TYPES		
E1 THIN BRICK AT UNIT INTERIOR EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 12" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION (R4) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E1A SAME AS E1 EXCEPT USE 2 X 4 WOOD STUDS AND USE FIBREGLASS BATTS TO FIT 2 X 4 FRAMING CAVITY		
E1B SAME AS E1 WITHOUT 7" EXTERIOR RIGID MINERAL WOOL INSULATION		
E1C PARTY WALL AT LEVEL 4 BY GRIDS 2A EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 12" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 5/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD UNIT		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON U.L.C. DESIGN NO. W513, CONFIGURATION C INSULATION: NA SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 57 BASED ON BCBC TABLE 9.10.3.1-A ASSEMBLY W13a
E2 THIN BRICK AT ROOF DECK STORAGE EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT - PORTLAND CEMENT SCRATCH COAT 12" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) 12" OSB SHEATHING (SEE STRUCTURAL) 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 5/8" 1.5 PL WOOD CLEAR LAGGED EXTERIOR / ROOF DECK STORAGE INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E2A SAME AS E2 EXCEPT: - WITHOUT 7" EXTERIOR RIGID MINERAL WOOL INSULATION		
E4 THIN BRICK AT UNIT C2 (ADJACENT TO UNIT C1 DECK) EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT - PORTLAND CEMENT SCRATCH COAT 12" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ FIBREGLASS BATT INSULATION TO FIT 2 X CAVITY (R4 MIN) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 5/8" TYPE X GYPSUM WALLBOARD INTERIOR / UNIT C2		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E5 PARTY WALL AT LEVEL 4 AT UNIT C2 ROOF DECK STORAGE UNIT C2 EXT. / ROOF DECK STORAGE INT. 5/8" 1.5 PL WOOD, CLEAR LAGGED 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 5/12 FIBREGLASS INSULATION 12" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E6 UNIT EXTERIOR WALL TO EXT. / DECK STORAGE INT. EXTERIOR / ROOF DECK STORAGE INTERIOR 5/8" 1.5 PL WOOD, CLEAR LAGGED 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS (SEE STRUCTURAL FOR SPACING, ETC.) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA

EXTERIOR WALL TYPES, CONTINUED		
E7 SLOPED STANDING SEAM METAL ROOF CLADDING EXTERIOR - STANDING SEAM METAL ROOFING, 22 GAUGE, DMP OR PIONEER COATED, 1" HIGH SEAM 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E8 STANDING SEAM METAL ROOF CLADDING EXTERIOR - STANDING SEAM METAL ROOFING, 1" HIGH SEAM - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E9 STANDING SEAM METAL ROOF CLADDING AT ROOF DECK STORAGE EXTERIOR - STANDING SEAM METAL ROOFING, 1" HIGH SEAM - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD EXTERIOR / ROOF DECK STORAGE INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: NONE PROPOSED FR: NONE ENERGY PERFORMANCE: NA SOUND TRANSMISSION CLASS: NA
E10 VERTICAL WOOD SIDING EXTERIOR 3/4" WOOD BOARDS, ORIENTED VERTICAL - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E10A SAME AS E10 EXCEPT USE 2 X 4 STUDS AND USE FIBREGLASS BATTS TO FIT 2 X CAVITY SPACE		
E11 PANEL SYSTEM EXTERIOR - ALU. ALU. OR SIMILAR - ADJUSTABLE FASTENING SYSTEM - VERTICAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 12" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E12 LEVEL 4 ROOF DECK PARAPET EXTERIOR AT ROOF DECK SIDE 5/8" HARD PANEL - VERTICAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 12" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) FILLED WITH MINERAL WOOL BATT INSULATION FOR NO AIR SPACES 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 22 GAUGE PREPRESSED METAL FLASHING EXTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: NA PROPOSED FR: NA ENERGY PERFORMANCE: NA SOUND TRANSMISSION CLASS: NA

EXTERIOR CONCRETE WALL TYPES		
EC1 CONCRETE WALL AT SUITE LEVEL 1 EXTERIOR - DRAINAGE MAT ON FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE - SOPREMA COMPOSITE TORONTO STOCK WATERPROOFING SBS MEMBRANE - CONCRETE WALL (SEE STRUCTURAL) 1" RIGID XPS INSULATION, TAPERED & SEALED 6 MIL POLY VAPOUR BARRIER 12" METAL FURRING CHANNELS @ 12" O.C. 12" GYPSUM WALLBOARD SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51
EC2 CONCRETE WALL AT SUITE BEDROOM W/ 2x4 FURRING WALL EXTERIOR - DRAINAGE MAT ON FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE - SOPREMA COMPOSITE TORONTO STOCK WATERPROOFING SBS MEMBRANE - CONCRETE WALL (SEE STRUCTURAL) 1" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 5/12 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 12" METAL FURRING CHANNELS @ 12" O.C. 12" GYPSUM WALLBOARD SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1.5 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51
EC3 CONCRETE WALL AT ELEC. RM, BIKE STORAGE, MECH. RM. EXTERIOR - CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED - CLEARLY SMOOTH FACED CONCRETE ON EXPOSED EXTERIOR SIDE FROM PAPER FORM LINER - EXPOSED CONCRETE WALL (SEE STRUCTURAL) - CONCRETE SEALER, CLEAR - ELEC. RM, BIKE STORAGE, MECH. RM. SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1.5 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51
EC4 CONCRETE WALL AT SUITE LEVEL 1 GRID B EXTERIOR - CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED - CLEARLY SMOOTH FACED CONCRETE ON EXPOSED EXTERIOR SIDE FROM PAPER FORM LINER - EXPOSED CONCRETE WALL (SEE STRUCTURAL) - CONCRETE SEALER, CLEAR - ELEC. RM, BIKE STORAGE, MECH. RM. SUITE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51
EC5 CONCRETE WALL AT ELEC. RM/BIKE STORAGE, LEVEL 1 GRID B EXTERIOR - CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED - CLEARLY SMOOTH FACED CONCRETE ON INTERIOR AND EXTERIOR SIDES FROM PAPER FORM LINER - ELEC. RM, BIKE STORAGE SUITE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: NA

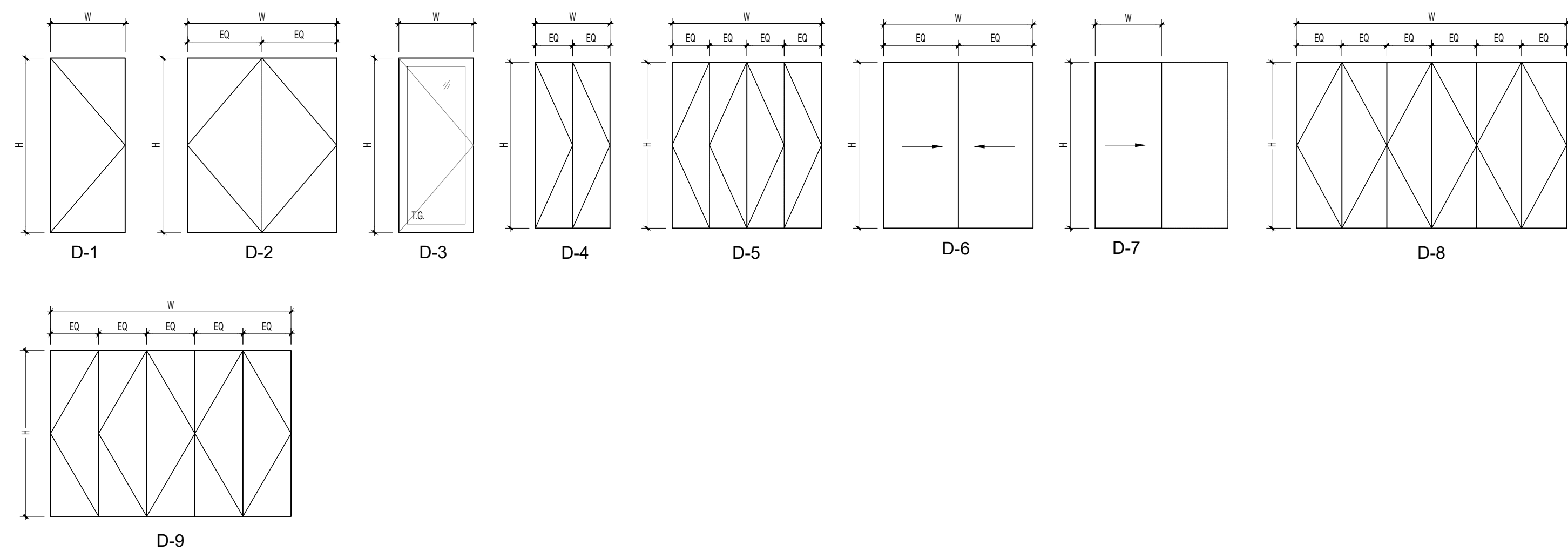
INTERIOR WALL TYPES		
W1 2x4 PARTITION 12" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 12" GYPSUM WALLBOARD		FIRE RESISTANCE RATING: NA INSULATION: NA SOUND TRANSMISSION CLASS: NA
W1A SAME AS W1 WITH • ACOUSTIC BATT INSULATION		
W1B SAME AS W1 WITH • SHEATHING FOR SHEAR (SEE STRUCTURAL)		
W1C SAME AS W1A WITH MILLWORK FINISH ON LIVING AREA SIDE		
W2 2x4 PARTITION 5/8" TYPE X GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 5/8" TYPE X GYPSUM WALLBOARD		FIRE RESISTANCE RATING: 1 HR INSULATION: VARIES SOUND TRANSMISSION CLASS: NA
W2A SAME AS W2 WITH • ACOUSTIC BATT INSULATION		
W2B SAME AS W2A WITH • SHEATHING FOR SHEAR (SEE STRUCTURAL)		
W3 1 HR. SOUND RATED 2x4 PARTITION BETWEEN UNIT AND ADJACENT UNIT ENTRY STAIR UNIT 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD 12" OSB SHEATHING @ 12" O.C. 2x4 WOOD STUDS @ 12" O.C. - W/ 5/12 BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD ADJACENT UNIT ENTRY STAIR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC TABLE 9.10.3.1-A WALL TYPE W4 EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: 51 REQUIRED 51 PROPOSED BASED ON BCBC TABLE 9.10.3.1-A WALL TYPE W4
W4 2x6 PARTITION 12" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 12" GYPSUM WALLBOARD		FIRE RESISTANCE RATING: NA INSULATION: NA SOUND TRANSMISSION CLASS: NA
W4A SAME AS W4 WITH • ACOUSTIC BATT INSULATION		
W4B SAME AS W4A WITH • SHEATHING FOR SHEAR BOTH SIDES (SEE STRUCTURAL)		
W5 BRICK FEATURE WALL UNIT C1 - BRICK (PRODUCT TBC) 2x4 WOOD STUDS @ 12" O.C. 12" GYPSUM WALLBOARD NOTE: REFER TO 4703 - INTERIOR STAIR DETAILS FOR BRICK COURSING		FIRE RESISTANCE RATING: NA EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: NA
W6 1 HR. SOUND RATED 2x6 PARTITION BETWEEN UNIT B1 & UNIT C2 ENTRY STAIR UNIT B1 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD 12" RESILIENT CHANNELS @ 12" O.C. 2x4 WOOD STUDS @ 12" O.C. - W/ BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD UNIT C2 ENTRY STAIR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC TABLE 9.10.3.1-A WALL TYPE W4a (SIMILAR) EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: 51 REQUIRED 51+ PROPOSED BASED ON BCBC TABLE 9.10.3.1-A WALL TYPE W4a (SIMILAR)
W7 PARTY WALL AT LEVELS 2, 3, 4 UNIT 5/8" TYPE X GYPSUM WALLBOARD 12" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 5/12 FIBREGLASS INSULATION 12" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD UNIT		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON U.L.C. DESIGN NO. W513, CONFIGURATION C INSULATION: NA SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 57 BASED ON BCBC TABLE 9.10.3.1-A ASSEMBLY W13a
W8 2x6 PARTITION AT ELEC. RM. ELEC. RM. - EXTERIOR RATED 5/8" TYPE X GIB 2x4 WOOD STUDS @ 12" O.C. - EXTERIOR RATED 5/8" TYPE X GIB - BIKE STORAGE		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: NA SOUND TRANSMISSION CLASS: NA

INTERIOR WALL TYPES, CONTINUED		
WC1 PARTY WALL AT LEVEL 1 SUITE 1 12" GYPSUM WALLBOARD 12" METAL FURRING CHANNELS @ 12" O.C. 2 F CONCRETE WALL (SEE STRUCTURAL) 12" METAL FURRING CHANNELS @ 12" O.C. 12" GYPSUM WALLBOARD SUITE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL.		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 2 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS REQUIRED: 51
WC2 BIKE ROOM WALL TO ADJACENT SUITE BIKE ROOM 3/4" 1.5 FR PLYWOOD, PAINTED BM QU-65 W/ VERTICAL JOINTS ALIGNED WITH 2x4 FURRING CENTERS 12" XPS INSULATION BETWEEN 2x4 FURRING ON FLAT @ 24" O.C. 2 F CONCRETE WALL (SEE STRUCTURAL) 12" METAL FURRING CHANNELS @ 12" O.C. 12" GYPSUM WALLBOARD SUITE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL. 2. 16MM RATING PARTITION LOCATIONS INSTALLED IN SOLID BLOOMING IN PLACE OF ROOF INSULATION FOR A SECURE CONNECTION.		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS REQUIRED: 51
SHAFT WALL TYPES		
SW1 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L3 NORTH SHAFT WALL: CLOSET 12" GYPSUM BOARD 2x4 FRAMING @ 12" O.C. 2x4 BLOOMING AS REQUIRED 5/8" TYPE X GYPSUM BOARD SHAFT INTERIOR EAST SHAFT WALL (PARTY WALL) SHAFT INTERIOR 5/8" TYPE X GYPSUM WALLBOARD 12" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3-1/2" FIBREGLASS INSULATION 1" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3-1/2" FIBREGLASS INSULATION 12" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD SOUTH SHAFT WALL SHAFT INTERIOR 5/8" TYPE X GYPSUM BOARD 2x4 FRAMING W/ ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS 5/8" TYPE X GYPSUM BOARD CLOSET WEST SHAFT WALL: CLOSET SHAFT LINER WITH UL LISTING WITH 90 STC SHAFT INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: N/A SOUND TRANSMISSION CLASS REQUIRED: 90 STC PROPOSED: 90 STC
SW2 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L4 NORTH SHAFT WALL: CLOSET 12" GYPSUM BOARD 2x4 FRAMING @ 12" O.C. 5/8" TYPE X GYPSUM BOARD SHAFT INTERIOR EAST SHAFT WALL (PARTY WALL) SHAFT INTERIOR 5/8" TYPE X GYPSUM WALLBOARD 12" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3-1/2" FIBREGLASS INSULATION 1" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3-1/2" FIBREGLASS INSULATION 12" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD SOUTH SHAFT WALL SHAFT INTERIOR 5/8" TYPE X GYPSUM BOARD 2x4 FRAMING W/ ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS 5/8" TYPE X GYPSUM BOARD CLOSET WEST SHAFT WALL: CLOSET SHAFT LINER WITH UL LISTING WITH 90 STC SHAFT INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: N/A SOUND TRANSMISSION CLASS REQUIRED: 90 STC PROPOSED: 90 STC
FURRING WALL TYPES		
FW1 FURRING WALL AT EXTERIOR WALL INT 12" AIR GAP 2x16 WOOD STUDS @ 12" O.C. 12" GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS N/A

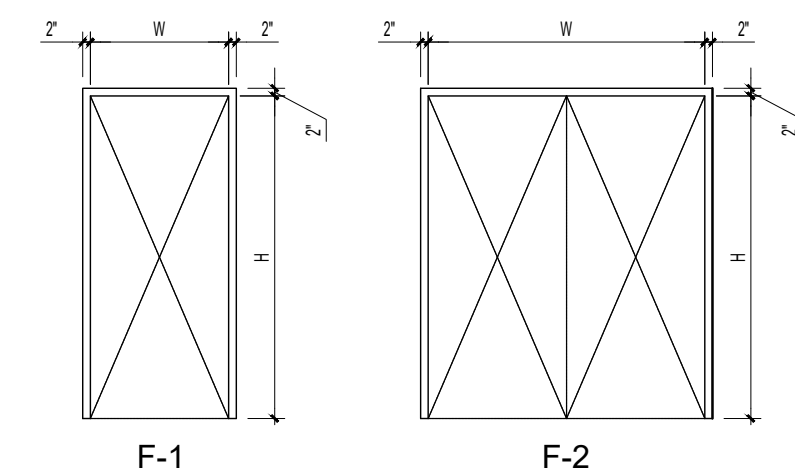
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DOOR TYPES

* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE



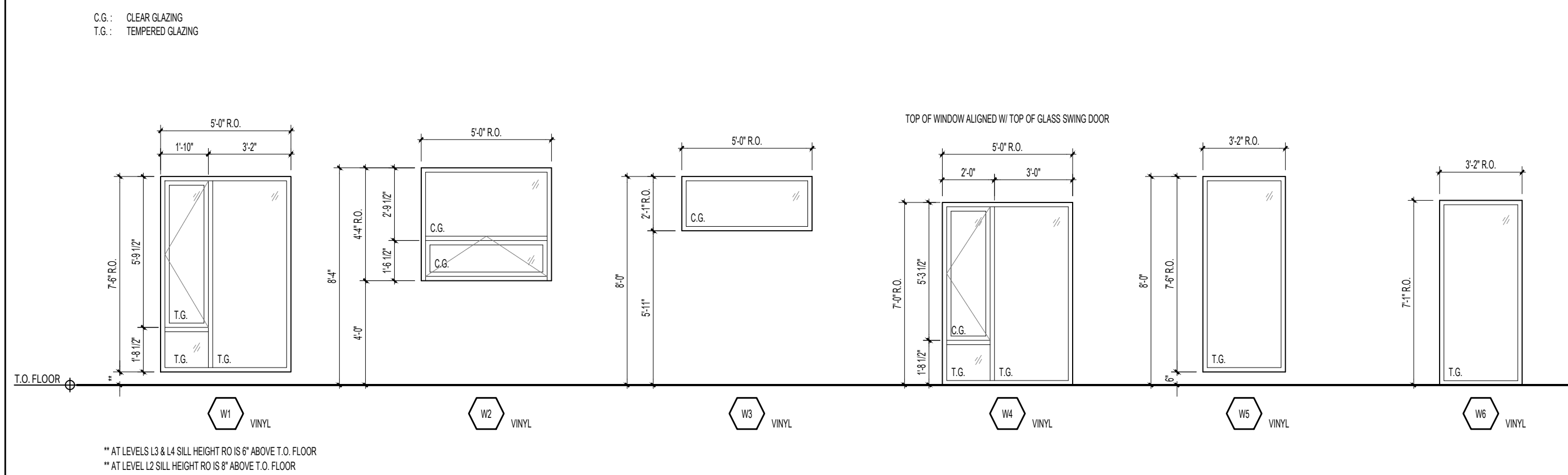
DOOR FRAMES



WINDOW SCHEDULE

* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE

WINDOW NOTES:



SHOP DRAWINGS FOR ALL WINDOWS AND GLAZED BY A STRUCTURAL
 ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT AND DEVELOPE ENGINEER
 OR APPROVED BY THE ARCHITECT AND DEVELOPE ENGINEER.
 1. ALL WINDOWS AND GLAZING MUST MEET AMERICAN (ANSI) Z90.2 (2004) - NFPA
 - NATIONAL FIRE PROTECTION ASSOCIATION - SPECIFICATION FOR WINDOWS
 AND GLAZING (HARDENED GLASS STANDARD) AND AMSTI - CANADIAN
 SUPPLEMENT TO THE ABOVE STANDARD
 • PERFORMANCE CLASS LC 3
 • PERFORMANCE CLASS GRADE 4
 • CANADIAN AIR INT. EXPL. CLASS 1
 • POSITIVE DESIGN PRESSURE - 180 PSIA
 • NEGATIVE DESIGN PRESSURE - 100 PSIA
 • WATER TEST PRESSURE (MIN.) 30PSI (2.0 KPA)
 2. WINDOWS TO BE DOUBLE PANE, U.S.F. 15.5 U.S.F. MAXIMUM
 3. ALL WINDOWS AND GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS SPECIFIED
 BY A STRUCTURAL ENGINEER FOR ALL LOADS AND THE ATTACHMENT DETAILS OF
 THE WINDOWS AND DOORS TO THE BUILDING STRUCTURAL ENGINEER SHALL
 PROVIDE PROTECTIVE SHOP DRAWINGS AND SPECIFICATIONS AND SUBMIT TO THE
 ARCHITECTURAL REGISTERED PROFESSIONAL OF RECORD
 4. ALL WINDOW DIMENSIONS SHOULD BE ROOM OPENING DIM. FIELD
 DIMENSIONS SHALL BE 1/8" LESS THAN ROOM OPENING DIM. 1/8" LESS
 5. ALL OPERABLE WINDOWS ABOVE THE FIRST STORY THAT ARE LESS THAN 44"
 ABOVE THE FINISHED FLOOR MUST BE RESTRICTED TO 20" OR LESS
 6. EXTERIOR GLAZING SHALL BE 1/2" MINIMUM THICKNESS
 7. INSURE ALL GLAZING BELOW 10'0" AFF MEETS BUILDING CODE REQUIREMENTS FOR
 STORMSHIELDING AND GLAZING TO BE PREPARED BY THE ARCHITECT FOR THE
 ARCHITECTS REVIEW

VENUE PLANNING WINDOW REQUIREMENTS
 SYSTEM INTERIOR CLIMATE, DRAW WATER ENTERING JOINTS, CONDENSATION
 CONTROL, DRAINAGE CHANNELS, ON INSISTING MATERIAL OCCURRING
 WITHIN SYSTEM, TO THE EXTERIOR BY A DRAINAGE NETWORK.
 ON AND VAPOR SEAL - MANTAIN CONTINUOUS AIR BARRIER AND VAPOR
 BARRIER TO PREVENT AIR AND VAPOR INTRUSION WITH INSIDE PANE
 AND HEAD OF GLAZING COMPOUND.

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NORTH ARROW

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APPLICANT: GREG GILLESPIE
250-858 6940

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06	RE-ISSUED FOR DDP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025
NO.	REVISION	MID/Y

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

CHA

1839 Fairfield Road, Victoria, BC, V8S 1G9
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DRAWING TITLE

DOOR & WINDOW SCHEDULES

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

DRAWING NO: A008

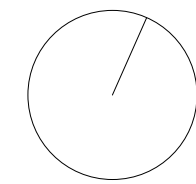


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APPLICANT: GREG GILLESPIE
250-858 6940

11	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2023
10	RE-ISSUED FOR TENDER	05/22/2023
09	RE-ISSUED FOR TENDER	04/22/2023
08	ISSUED FOR TENDER	04/07/2023
07	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
06	ISSUED FOR BUILDING PERMIT	12/19/2023
05	ISSUED FOR COORDINATION	12/07/2023
04	RE-ISSUED FOR DEVELOPMENT PERMIT	11/10/2023
03	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2023
02	ISSUED FOR COORDINATION	07/21/2023
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

CHA

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DRAWING TITLE:

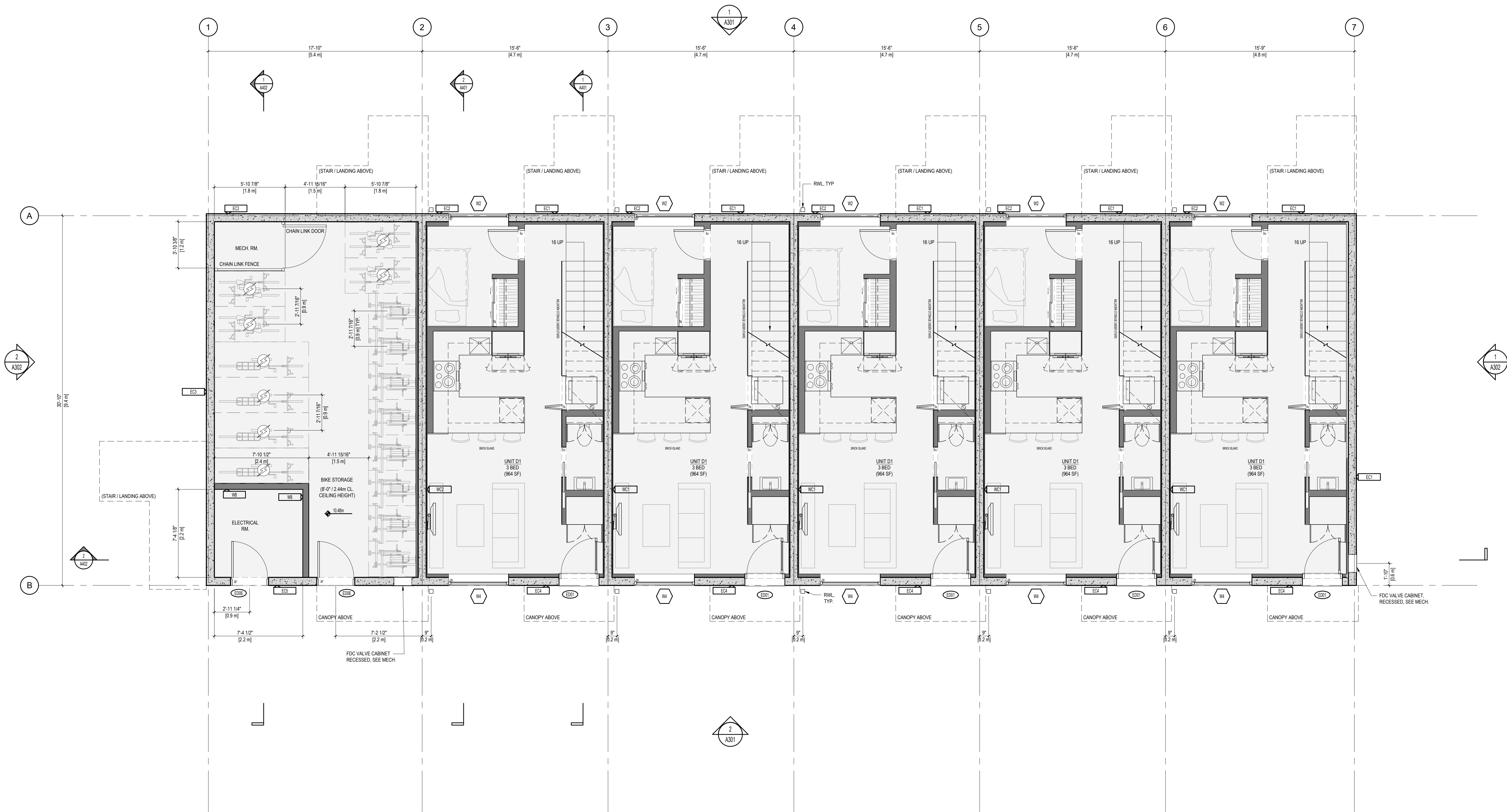
PROPOSED SITE PLAN

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

DRAWING NO: A102

1 LEVEL 1 PLAN

150

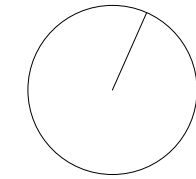


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APPLICANT: GREG GILLESPIE
250-858 6940

10	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
09	RE-ISSUED FOR TENDER	05/22/2026
08	RE-ISSUED FOR TENDER	04/22/2026
07	ISSUED FOR TENDER	04/07/2026
06	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
05	ISSUED FOR BUILDING PERMIT	12/19/2025
04	RE-ISSUED FOR DEVELOPMENT PERMIT	12/19/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

PROJECT NAME

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VICTORIA, BC

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DRAWING TITLE:

LEVEL 1 PLAN

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

DRAWING NO: A201



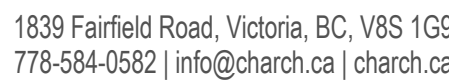
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[illegible]

NO.	REVISION	M/D/Y
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**1701 & 1705
RICHARDSON
VICTORIA, BC**

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VICTORIA, BC, V8S 8Y8

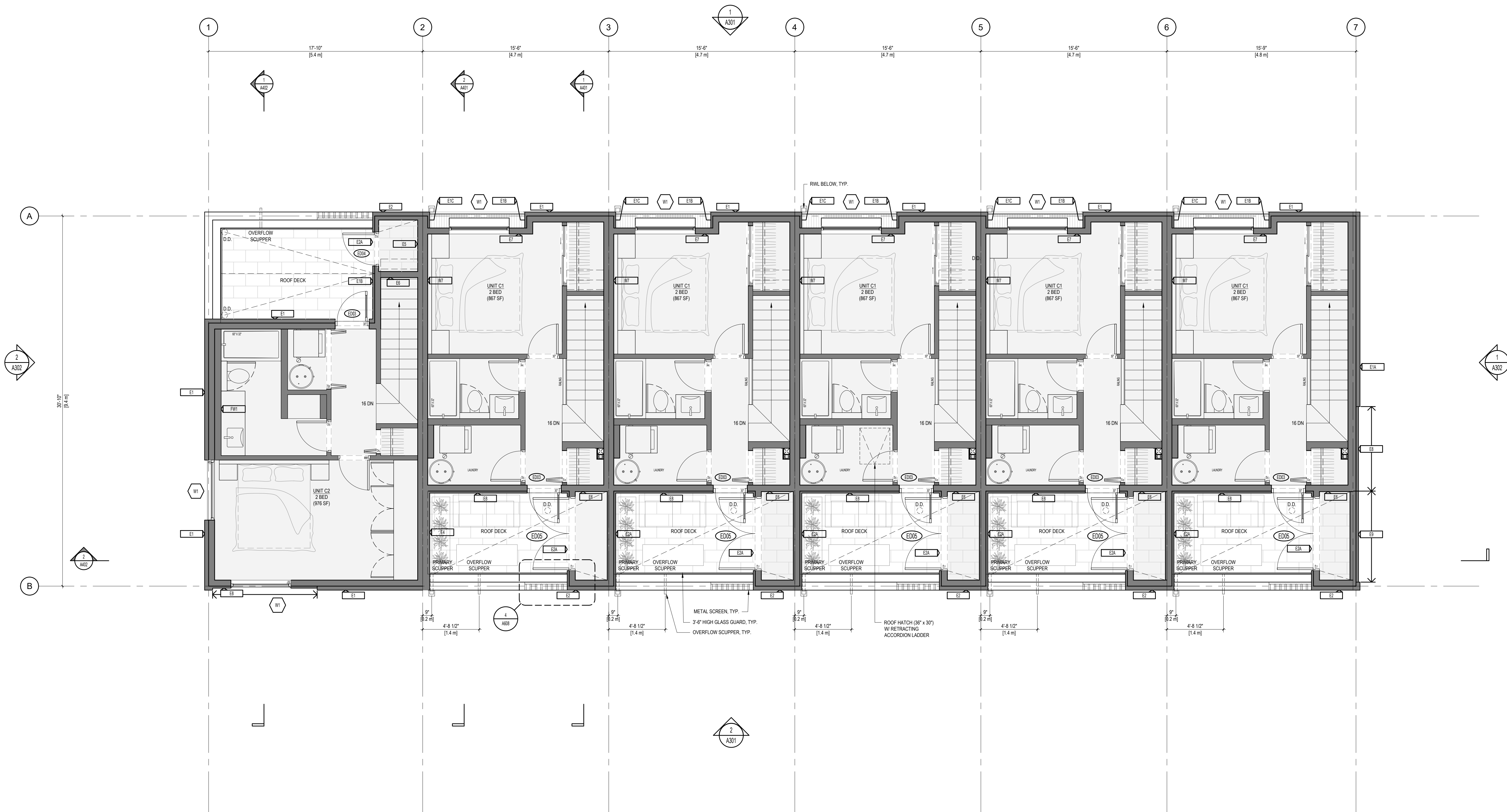


LEVEL 3 PLAN

DRAWING NO: A20

1 LEVEL 4 PLAN

150



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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
09	RE-ISSUED FOR ODP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	REISSUED FOR ODP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2023
03	ISSUED FOR COORDINATION	12/07/2023
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

DRAWING TITLE:

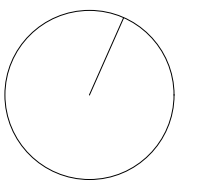
LEVEL 4 PLAN

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

DRAWING NO: **A204**



NORTH ARROW



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APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

09	RE-ISSUED FOR COP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	06/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	REISSUED FOR COP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

NO.	
PROJECT NAME	

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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



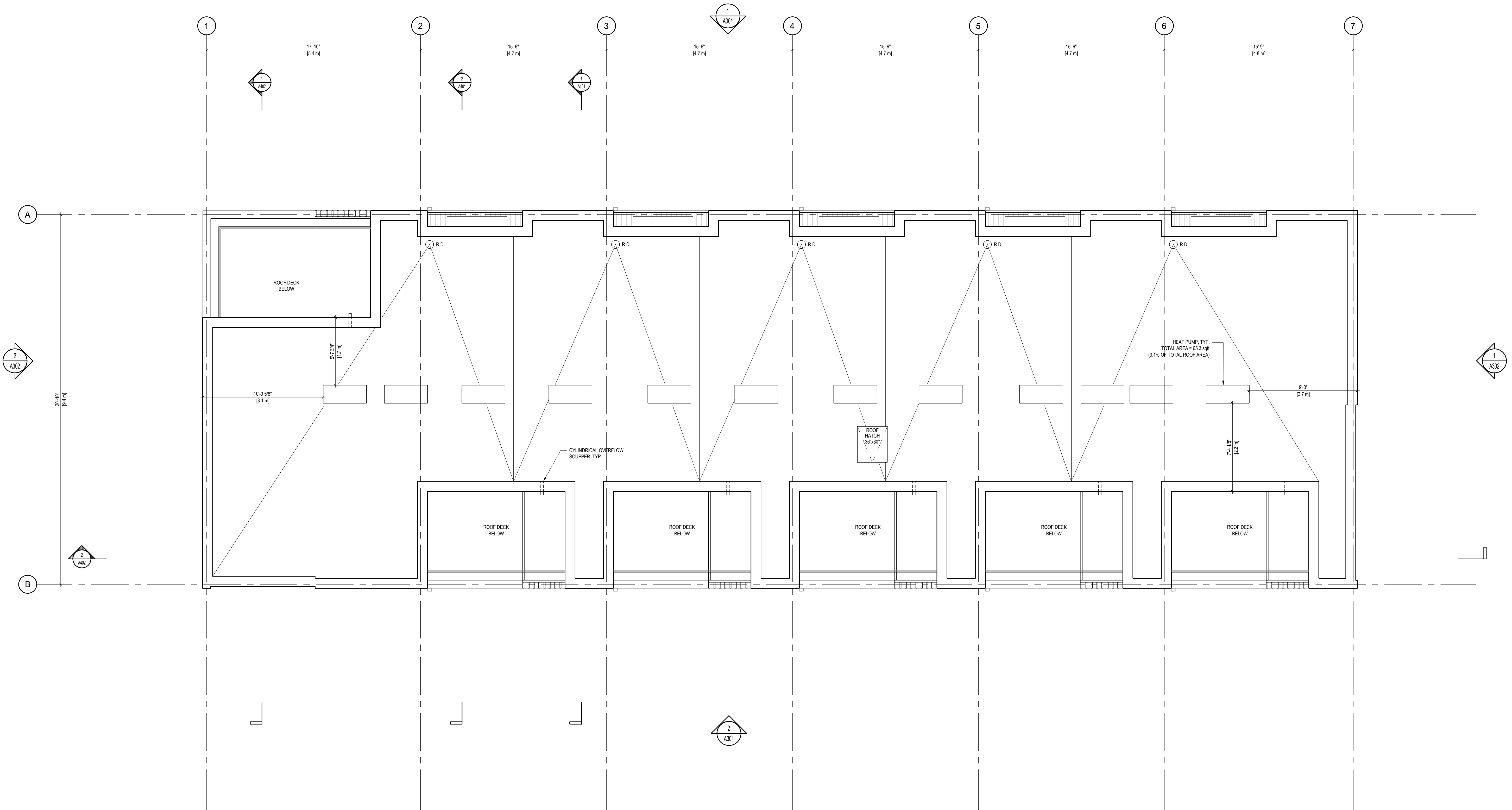
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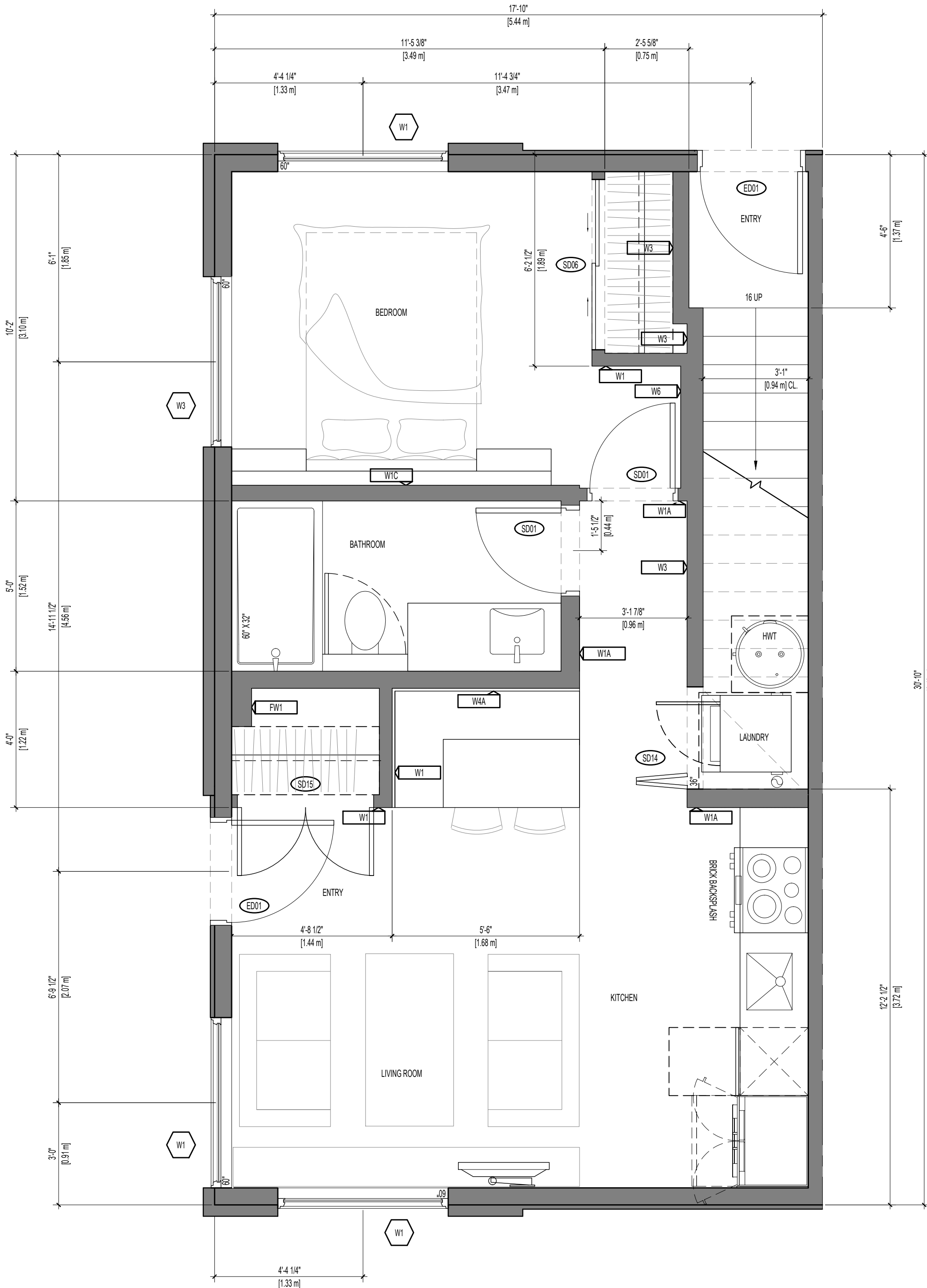
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ROOF PLAN

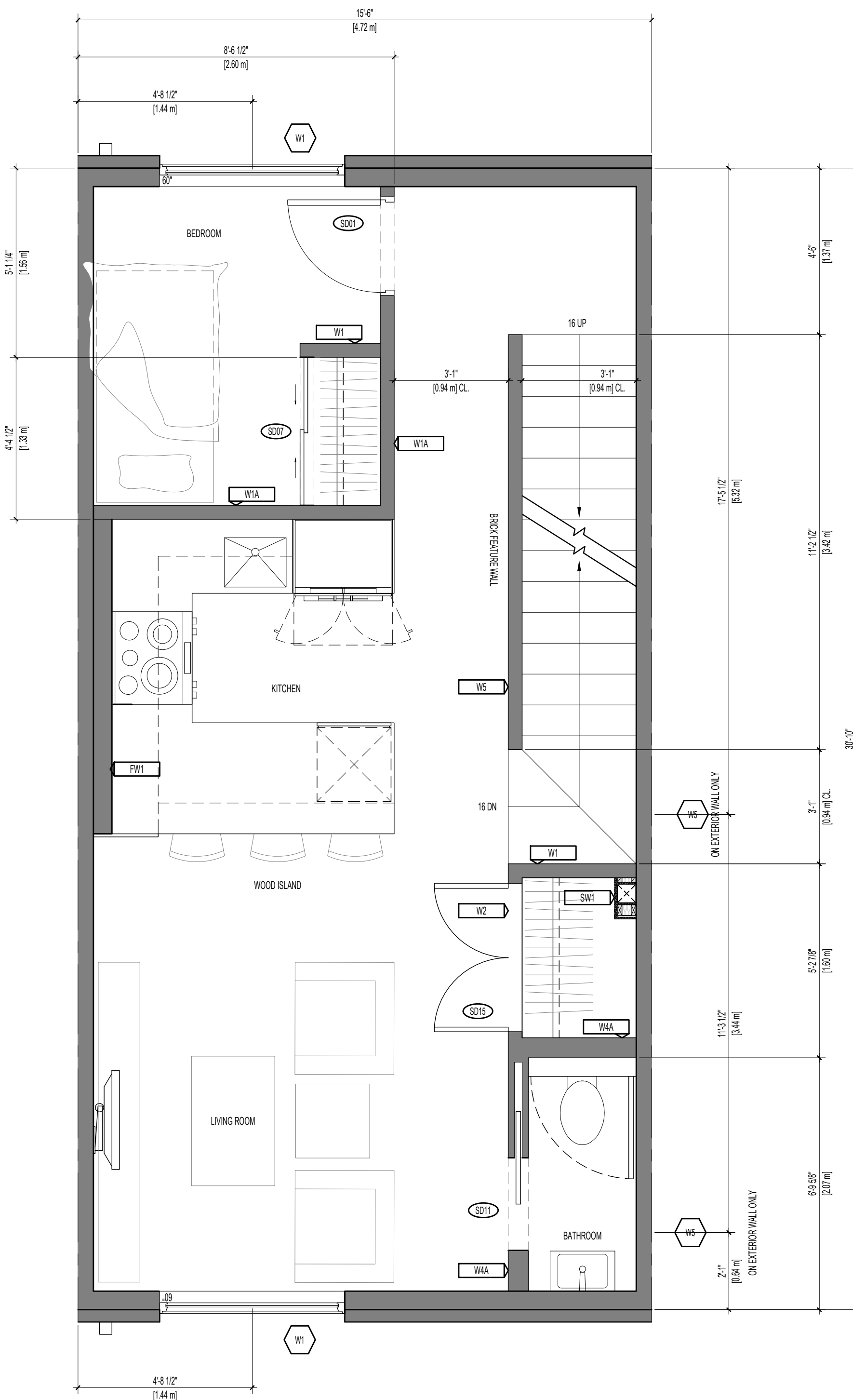
PROJECT NO: 2407	DRAWN BY: KG
SCALE: 1:50	REVIEW BY: CH

DRAWING NO: A205

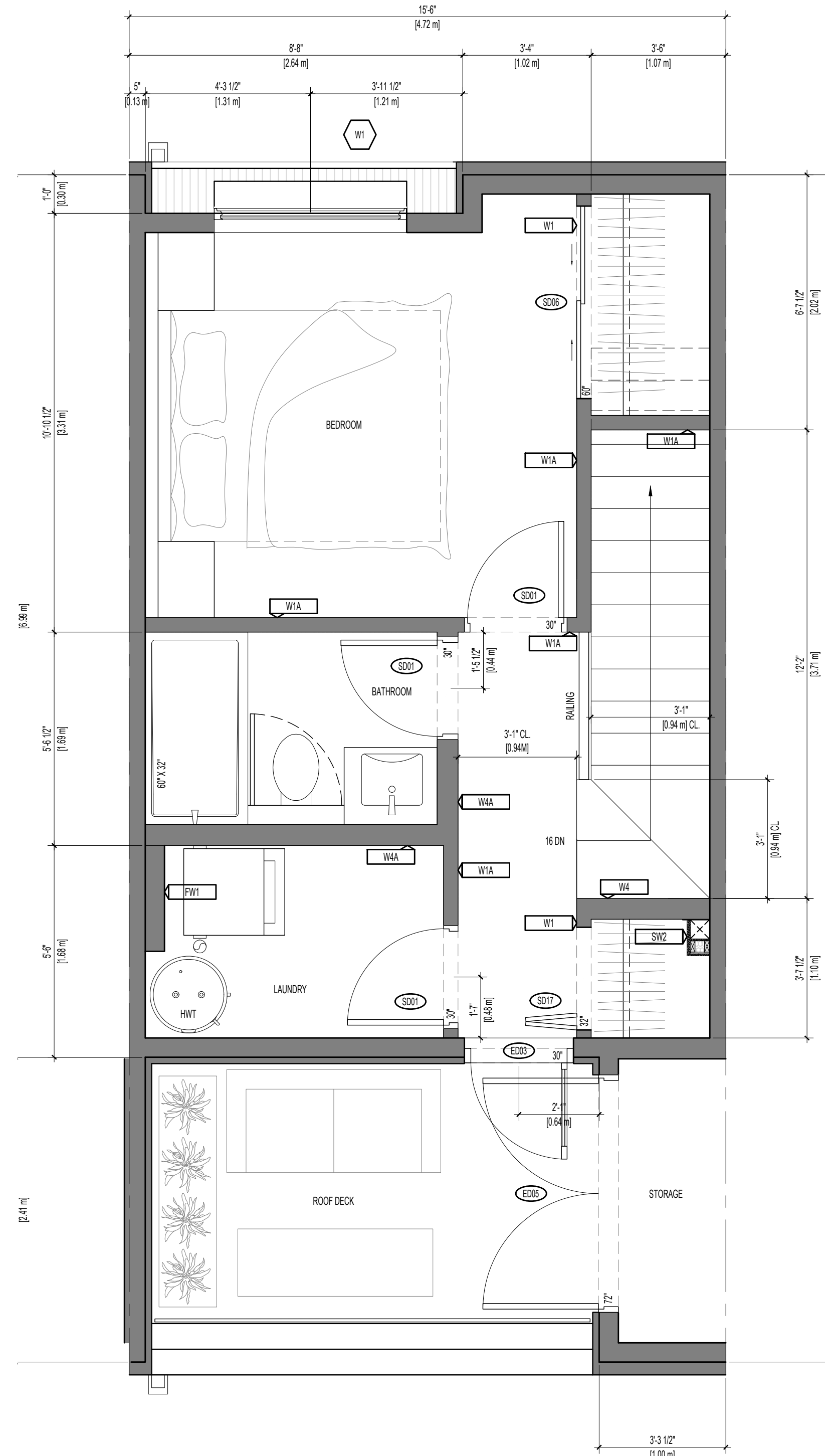




1 UNIT B1
1 BEDROOM (496 sf / 46.08 m2)



2 UNIT C1 - LOWER LEVEL
2 BEDROOM (862 sf / 80.08 m2)



3 UNIT C1 - UPPER LEVEL
2 BEDROOM (862 sf / 80.08 m2)

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- BULKHEADS TO BE SIZED AT MINIMUM WIDTH REQUIRED TO ACCOMMODATE DUCTWORK.

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	RE-ISSUED FOR COP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/02/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR COP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

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

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DRAWING TITLE:

UNIT PLANS

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	1:30	REVIEW BY:	CH

DRAWING NO. **A211**

REGISTERED ARCHITECT
JOHN HARPER
STATE OF TENNESSEE
NO. 20941-13
EXPIRES 12/31/13

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BULKHEADS ARE TO BE SIZED AT MINIMUM WIDTH REQUIRED TO ACCOMMODATE DUCTWORK.

APPLICANT: GREG GILLESPIE
250-858 6940

06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	06/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

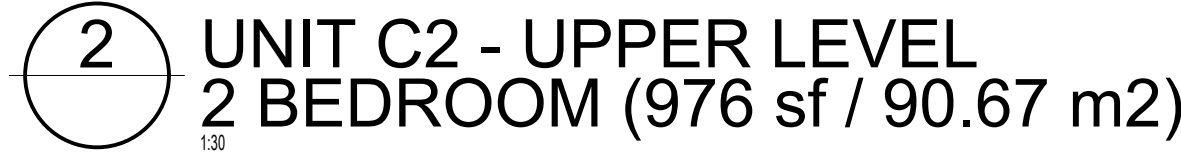
**1701 & 1705
RICHARDSON
VICTORIA, BC**

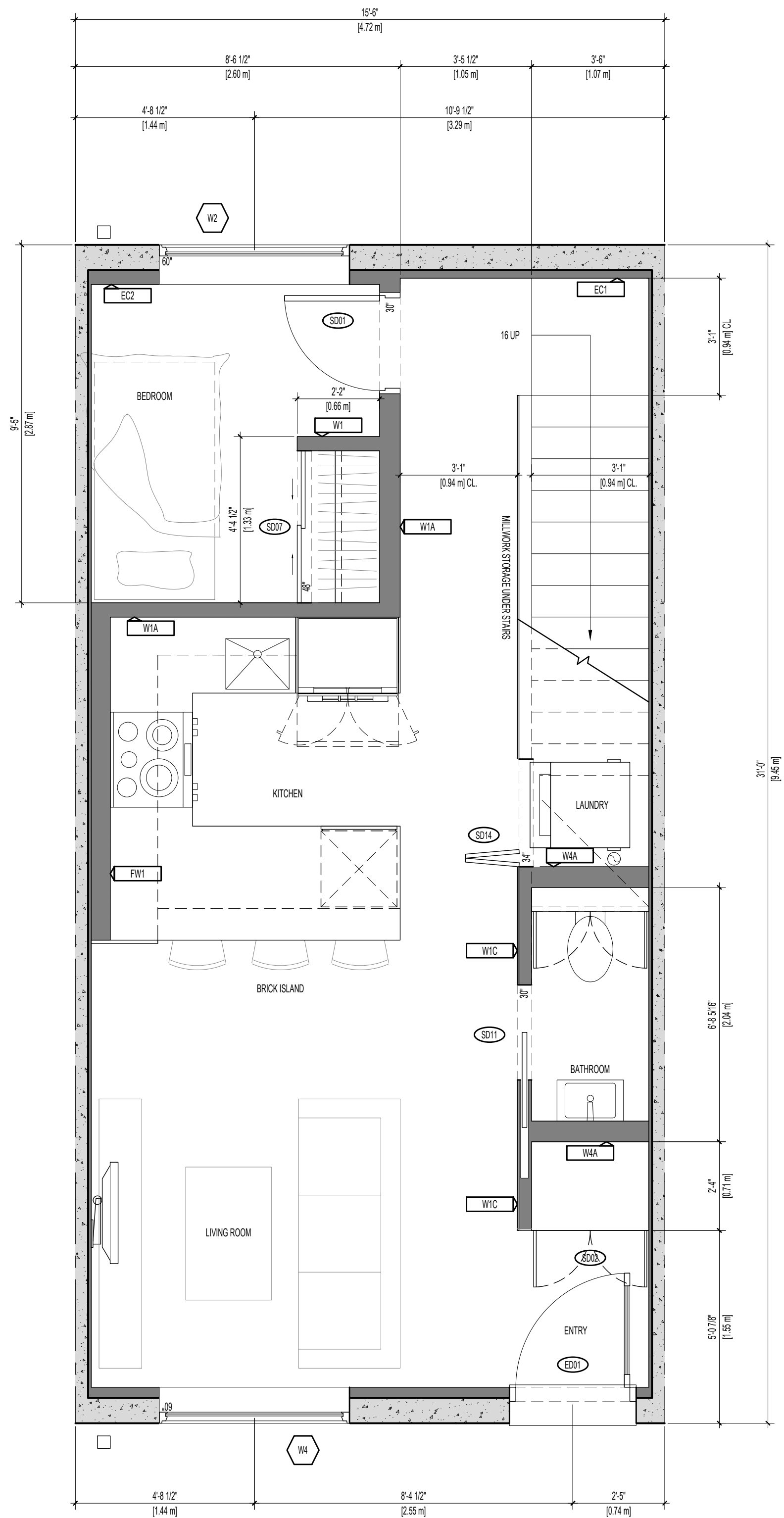
CHA

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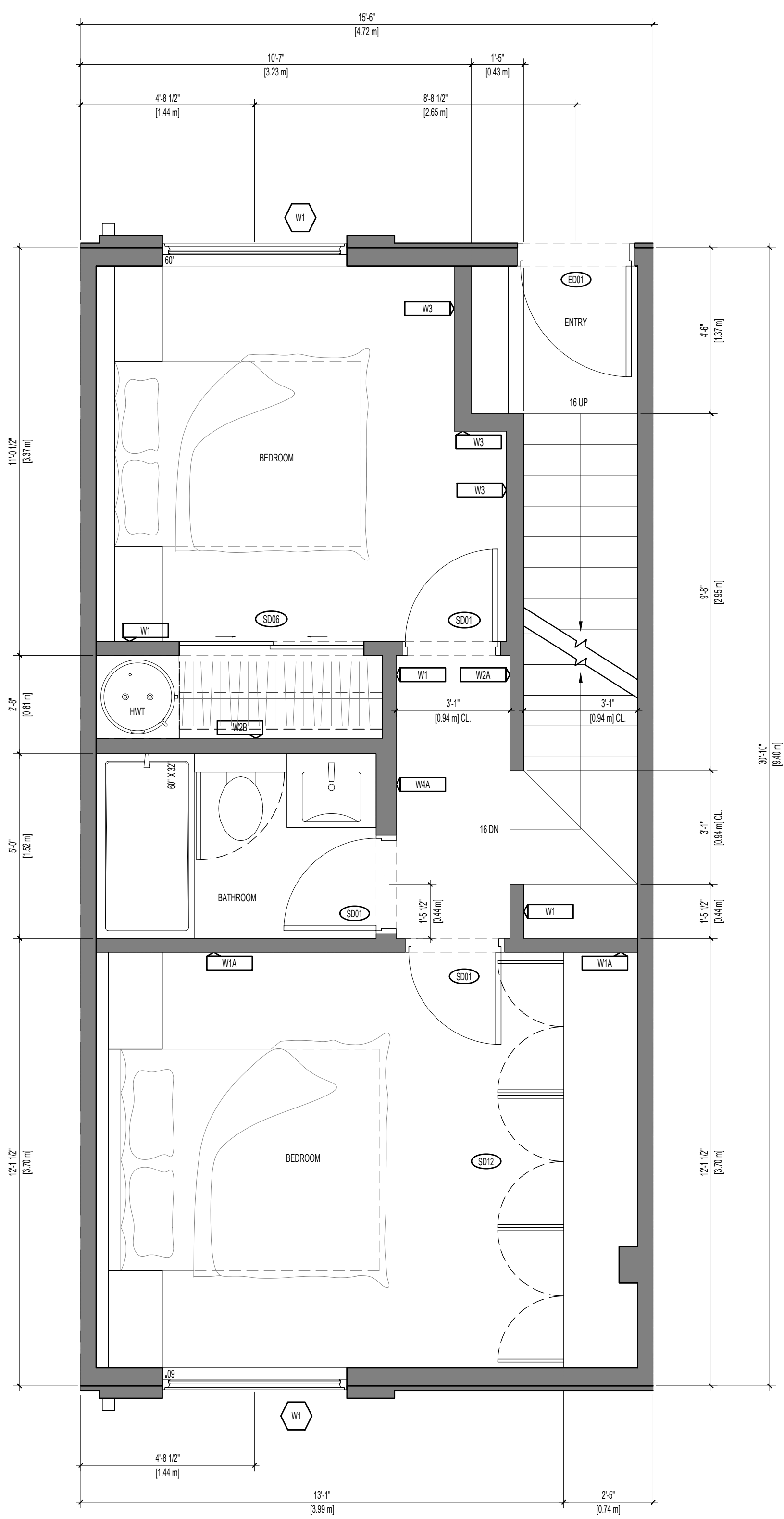
PROJECT NO:	2407	DRAWN BY:	KG
CAL:	1:30	REVIEW BY:	CH

DRAWING NO: **A212**





1 UNIT D1 - LOWER LEVEL
3 BEDROOM (964 sf / 89.56 m2)



2 UNIT D1 - UPPER LEVEL
3 BEDROOM (964 sf / 89.56 m2)

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2. BULKHEADS TO BE SIZED AT MINIMUM WIDTH REQUIRED TO ACCOMMODATE DUCTWORK.

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

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

CHA

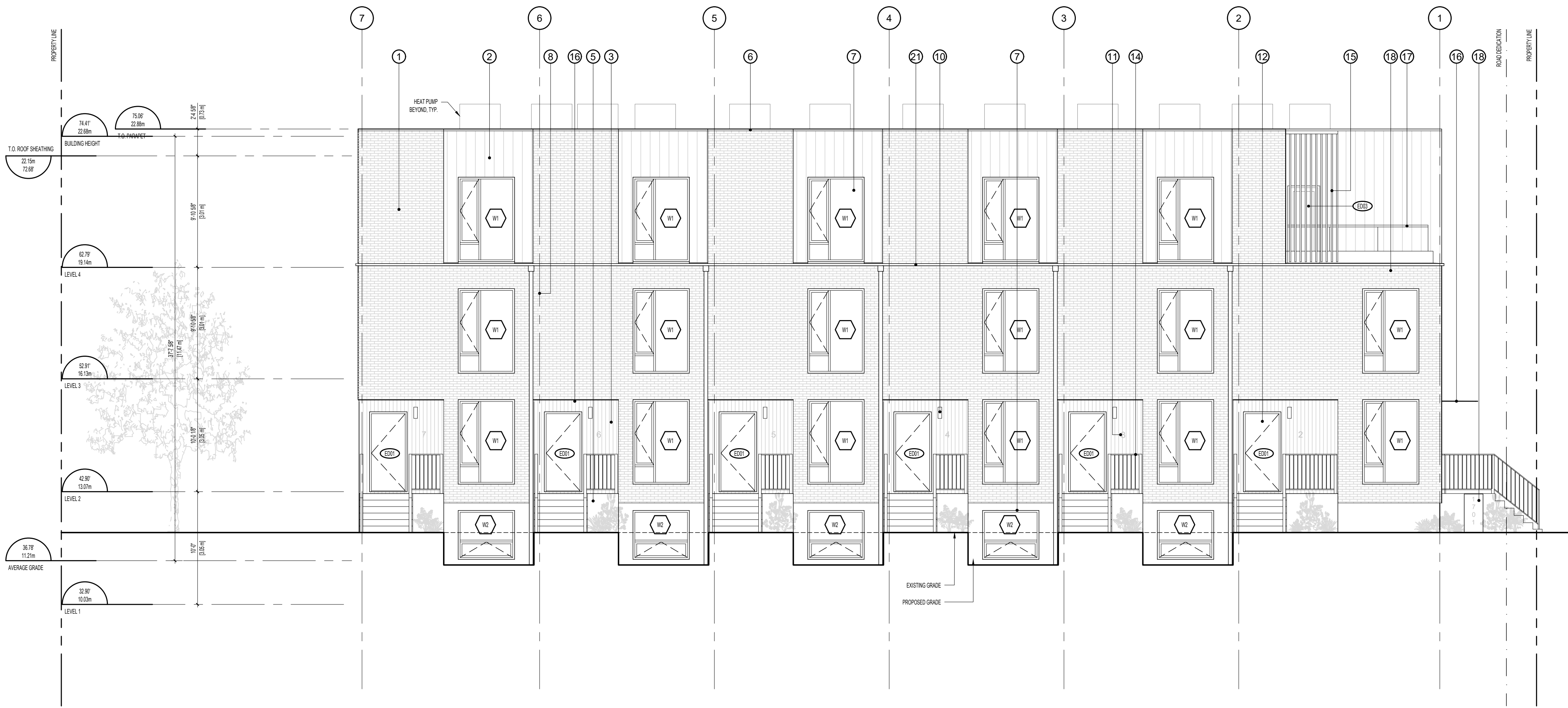
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DRAWING TITLE:

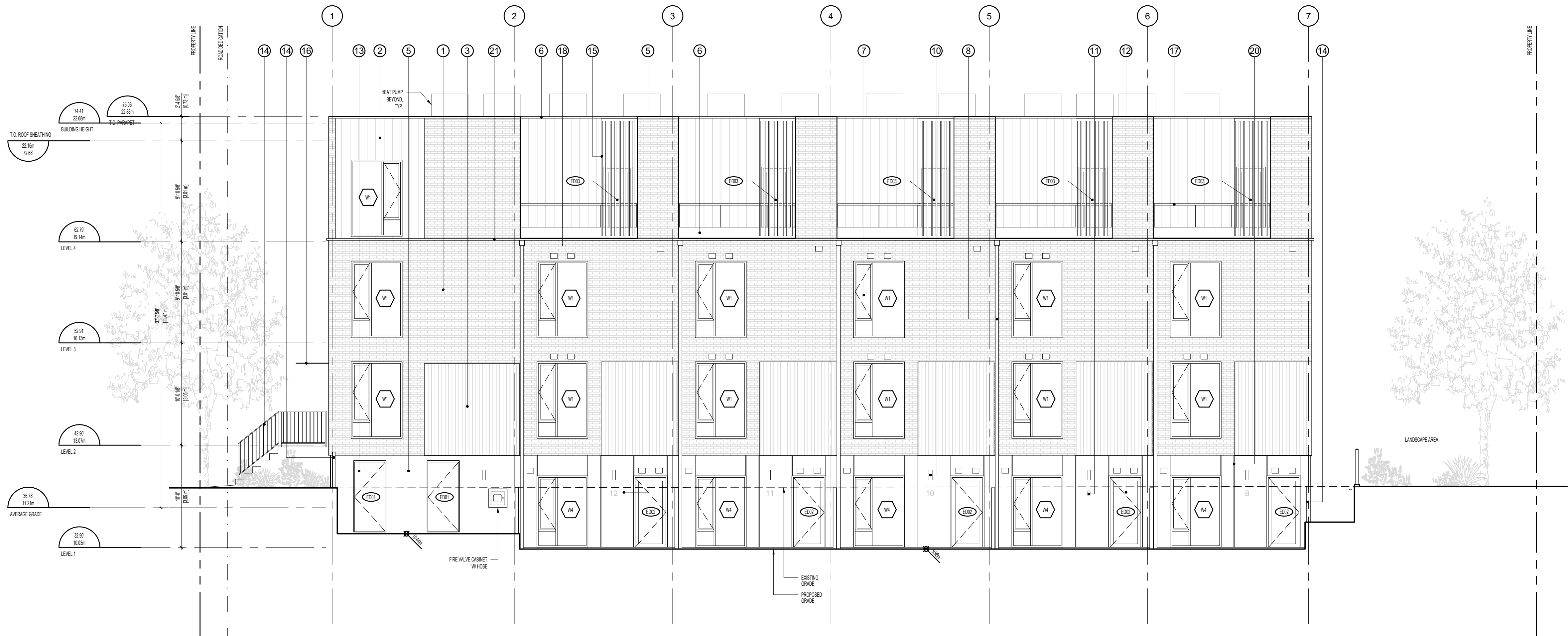
UNIT PLANS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:30	REVIEW BY:	CH

DRAWING NO: A213



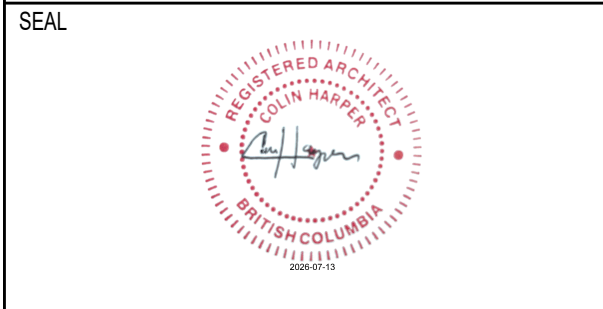
1 NORTH ELEVATION



2 SOUTH ELEVATION

MATERIAL	COLOR / FINISH
1. VENEER BRICK	TBC
2. STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3. VERTICAL CEDAR 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 DOWNSPUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9. OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10. SCIENCE LIGHTING	STAINLESS STEEL / FACTORY FINISH
11. METAL ADDRESSING	STAINLESS STEEL / FACTORY FINISH
12. FIBREGLASS 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 / INA
18. GROUND-MOUNTED WAYFINDING SIGN	20"x42" METAL UNIT STAINLESS STEEL / BRUSHED
19. AL 13 ACM PANEL	LIGHT GREY / PRE-PAINTED
20. CONCRETE WALL CONTROL JOINTS	GREY
21. CULTURED STONE BAND	

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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

NO.	REVISION	DATE
09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2023
08	RE-ISSUED FOR TENDER	05/22/2023
07	RE-ISSUED FOR TENDER	04/22/2023
06	ISSUED FOR TENDER	04/07/2023
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
04	ISSUED FOR BUILDING PERMIT	12/19/2023
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2023
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

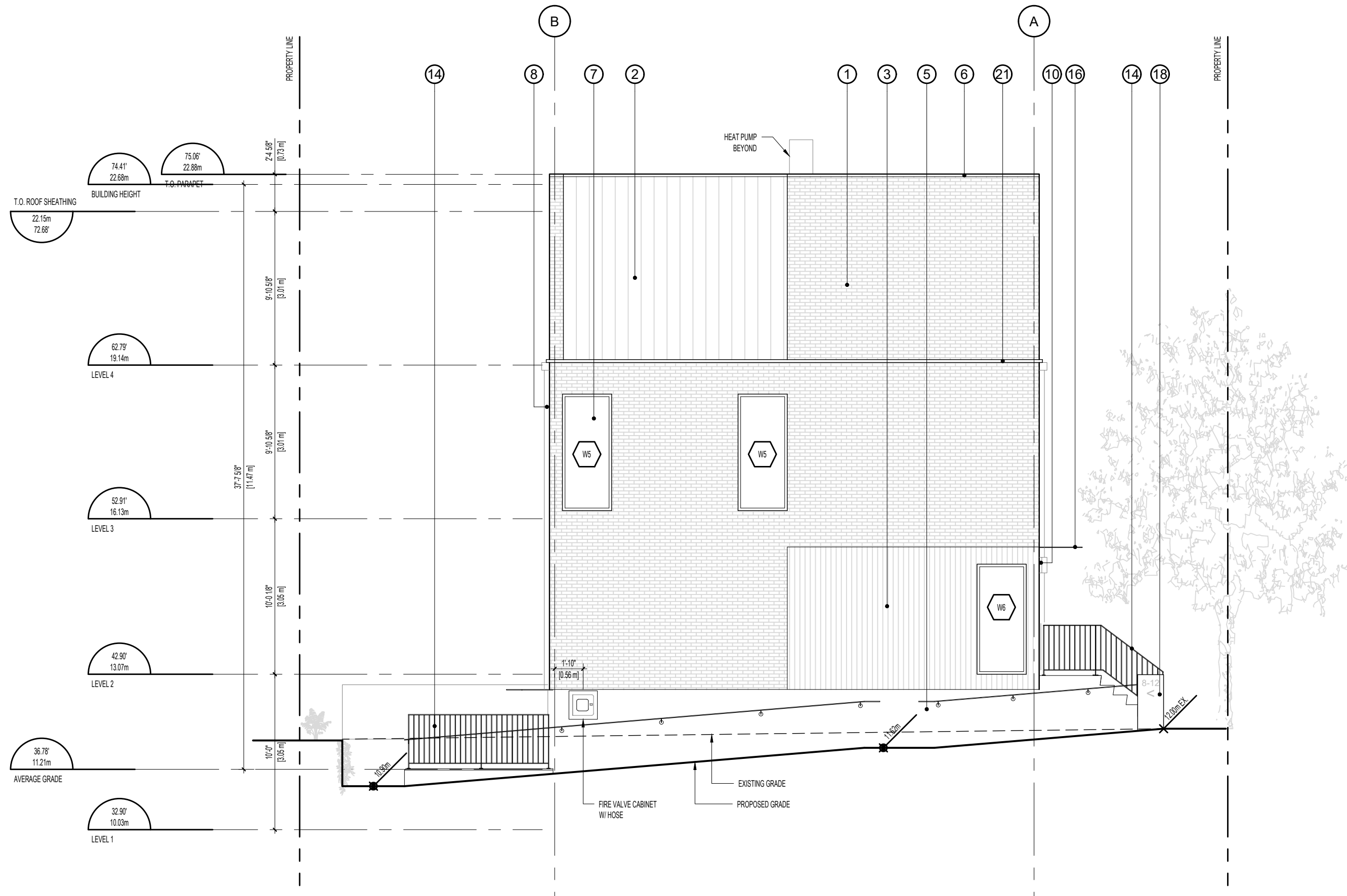
CHA

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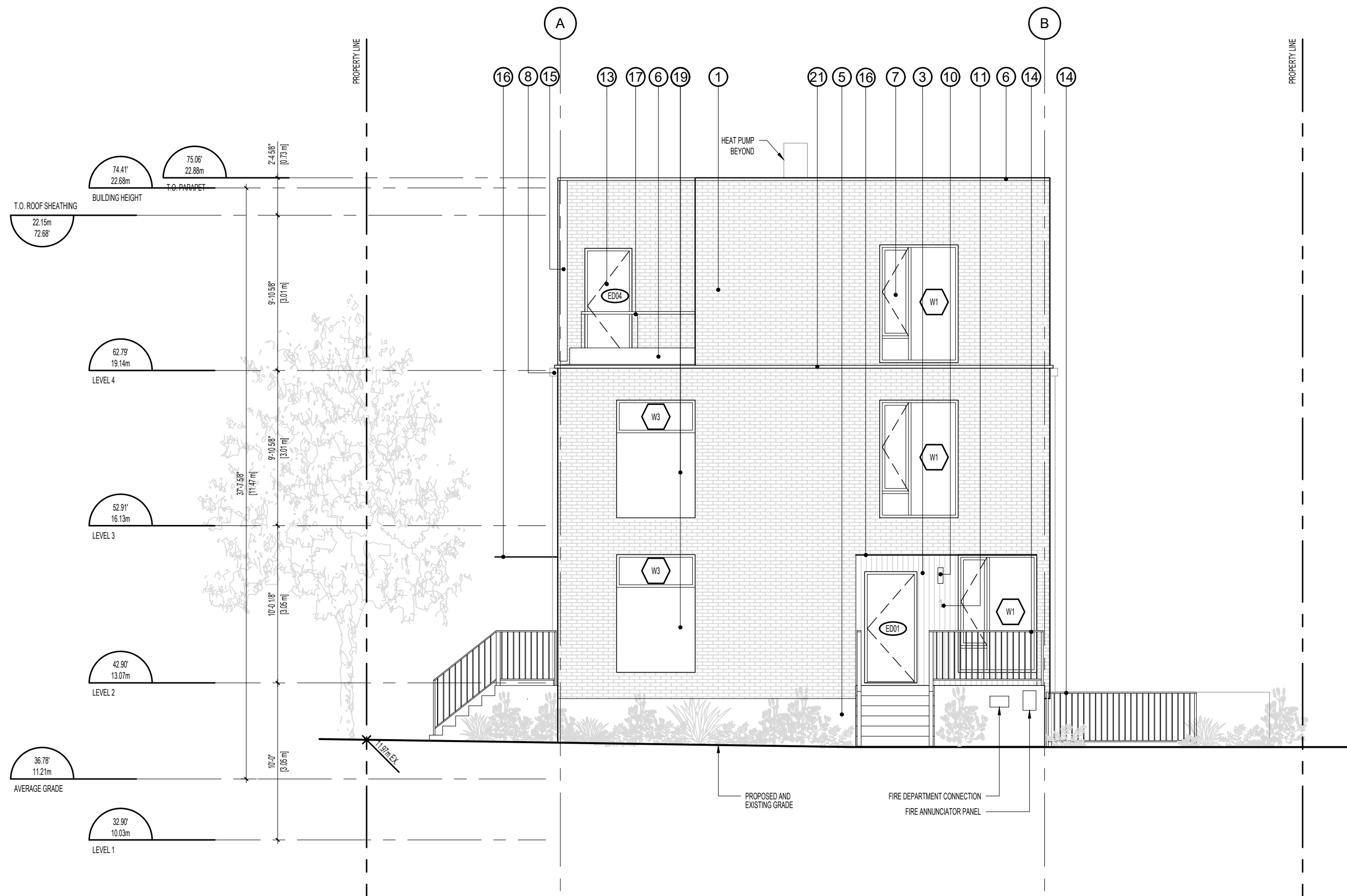
DRAWING TITLE:

ELEVATIONS

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



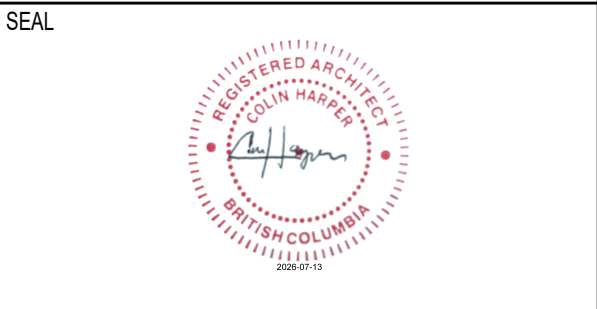
1 EAST ELEVATION
1/4/201 1/75



2 WEST ELEVATION
1/4/201 1/75

MATERIAL	COLOR/ FINISH
1. VENEER BRICK	TBC
2. STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3. VERTICAL CEDAR 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	STAINLESS STEEL / FACTORY FINISH
11. METAL ADDRESSING	STAINLESS STEEL / FACTORY FINISH
12. FIBREGLASS 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 / PRE-PAINTED
17. GLASS GUARDRAIL	LIGHT GREY / POWDER COATED
18. GROUND-MOUNTED WAYFINDING SIGN	CLEAR / W/ A
19. AL 13 ACM PANEL	20"x42" METAL UNIT STAINLESS STEEL / BRUSHED
20. CONCRETE WALL CONTROL JOINTS	LIGHT GREY / PRE-PAINTED
21. CULTURED STONE BAND	GREY

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- NOTES**
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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

09	RE-ISSUED FOR DCP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DCP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2025
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	RE-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:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA
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DRAWING TITLE:
ELEVATIONS

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

DRAWING NO: **A302**



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[illegible]

09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2020
08	RE-ISSUED FOR TENDER	05/22/2020
07	RE-ISSUED FOR TENDER	04/22/2020
06	ISSUED FOR TENDER	04/07/2020
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2020
04	ISSUED FOR BUILDING PERMIT	12/19/2020
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2020
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2020
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2020
	REVISION	MDY

NO.	
PROJECT NAME	

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

CHA

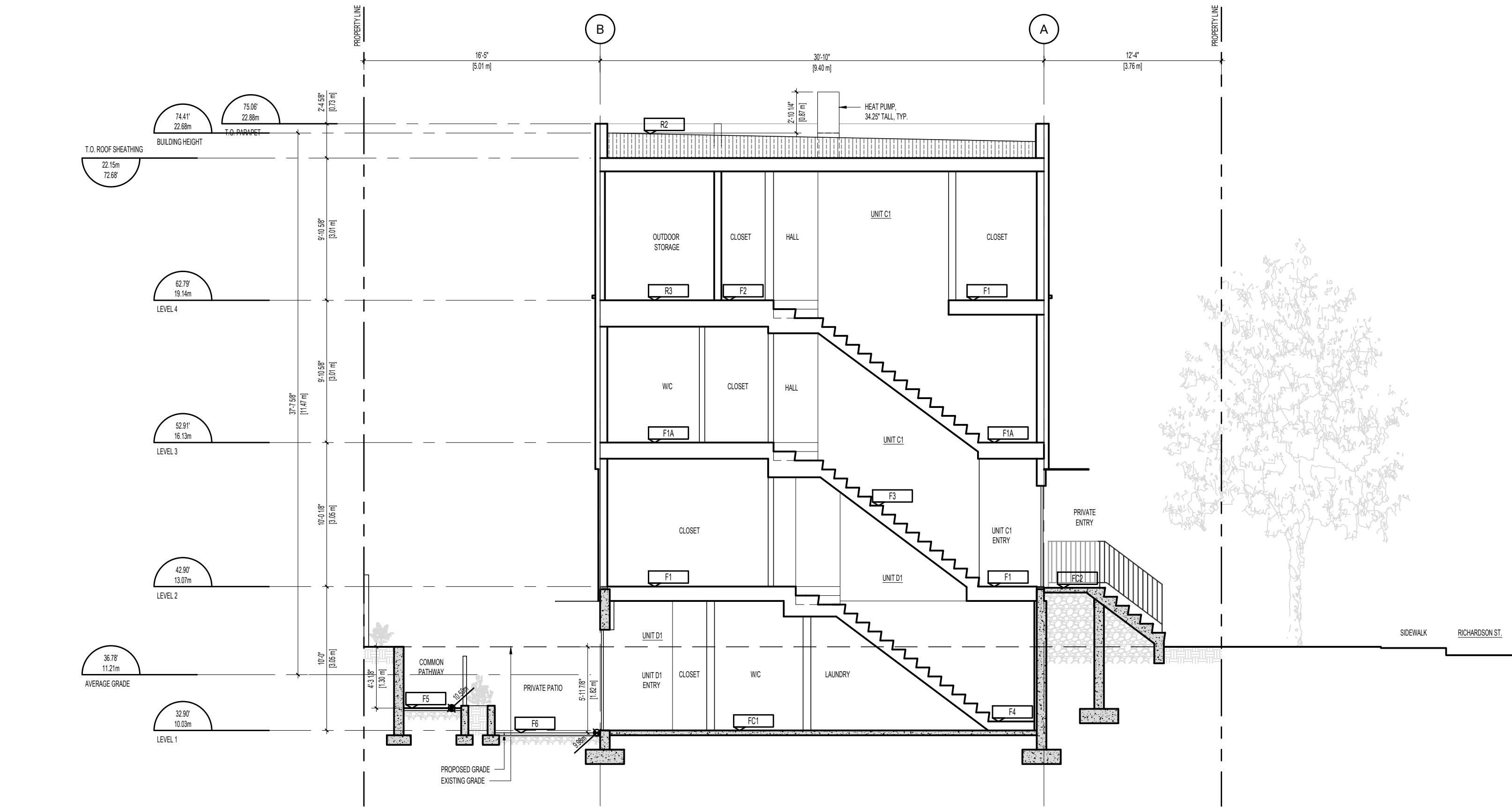
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DRAWING TITLE:

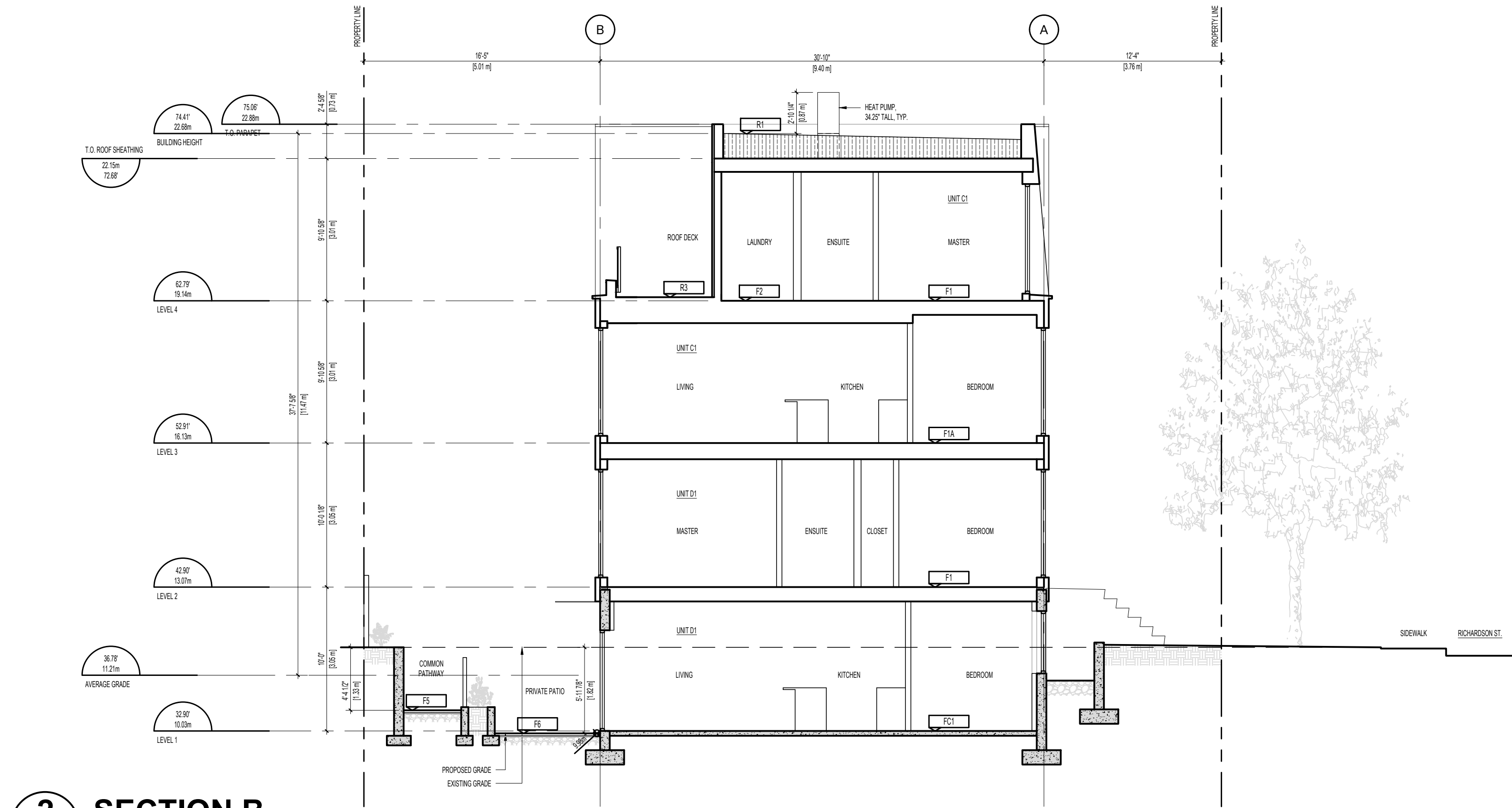
RENDERINGS

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

DRAWING NO: A30



1 SECTION A
1/2021 1/75



2 SECTION B
1/2021 1/75

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	RE-ISSUED 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

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DRAWING TITLE:

SECTIONS

PROJECT NO.	2407	DRAWN BY:	KGFS
SCALE:	1/75	REVIEW BY:	CH
DRAWING NO:		A401	

NOTES

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[illegible]

09	RE-ISSUED FOR DDP & BUILDING PERMIT	07/08/2020
08	RE-ISSUED FOR TENDER	05/22/2020
07	RE-ISSUED FOR TENDER	04/22/2020
06	ISSUED FOR TENDER	04/07/2020
05	RE-ISSUED FOR DDP & BUILDING PERMIT	04/02/2020
04	ISSUED FOR BUILDING PERMIT	12/19/2020
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2020
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2020
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2020

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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

CHA

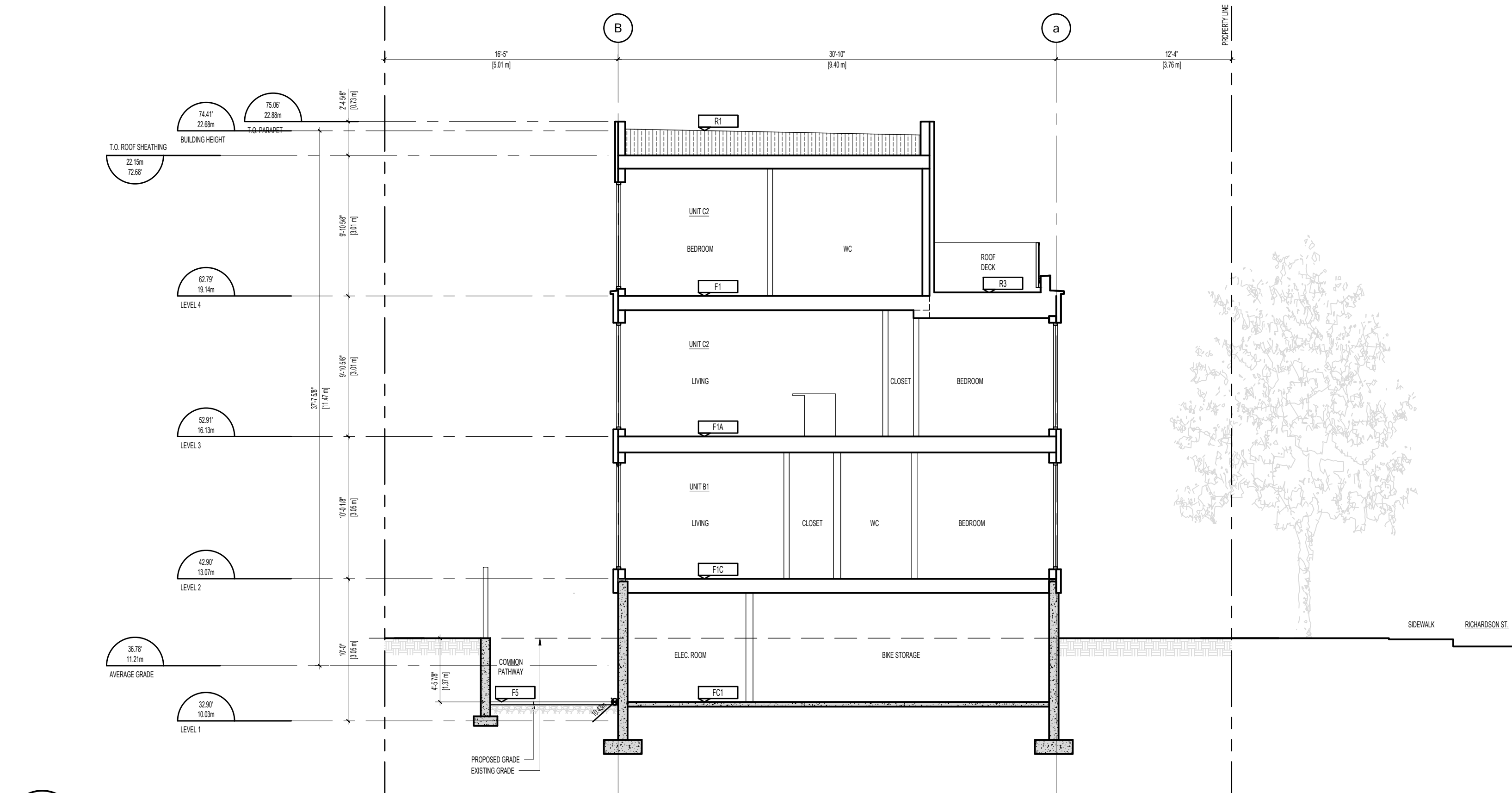
1839 Fairfield Road, Victoria, BC, V8S 1G9
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DRAWING TITLE

SECTIONS

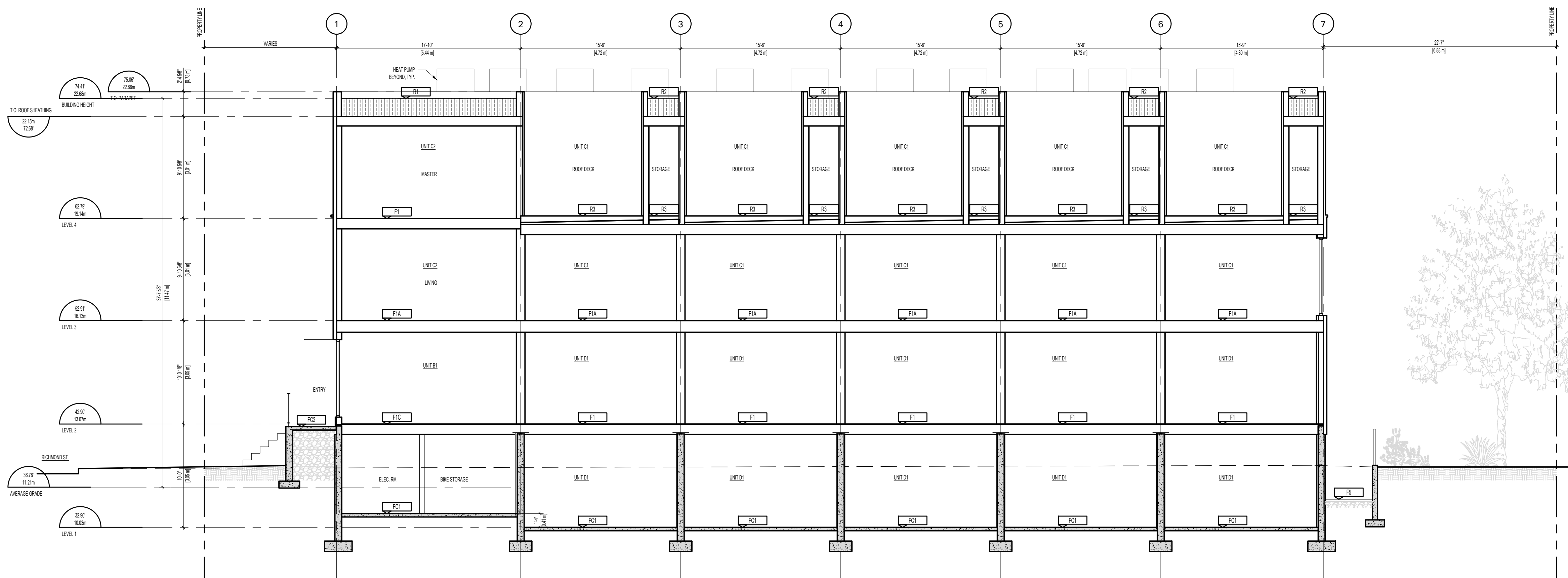
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SCALE: 1:75	REVIEW BY: CH

DRAWING NO: A40



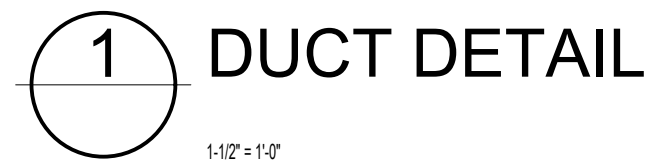
1 SECTION C

1.75



2 SECTION D

1.75



DRAWING NO: A61



APPLICANT: GREG GILLESPIE
250-858 6940

06	REISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025
NO.	REVISION	M/D/Y

**1701 & 1705
RICHARDSON
VICTORIA, BC**

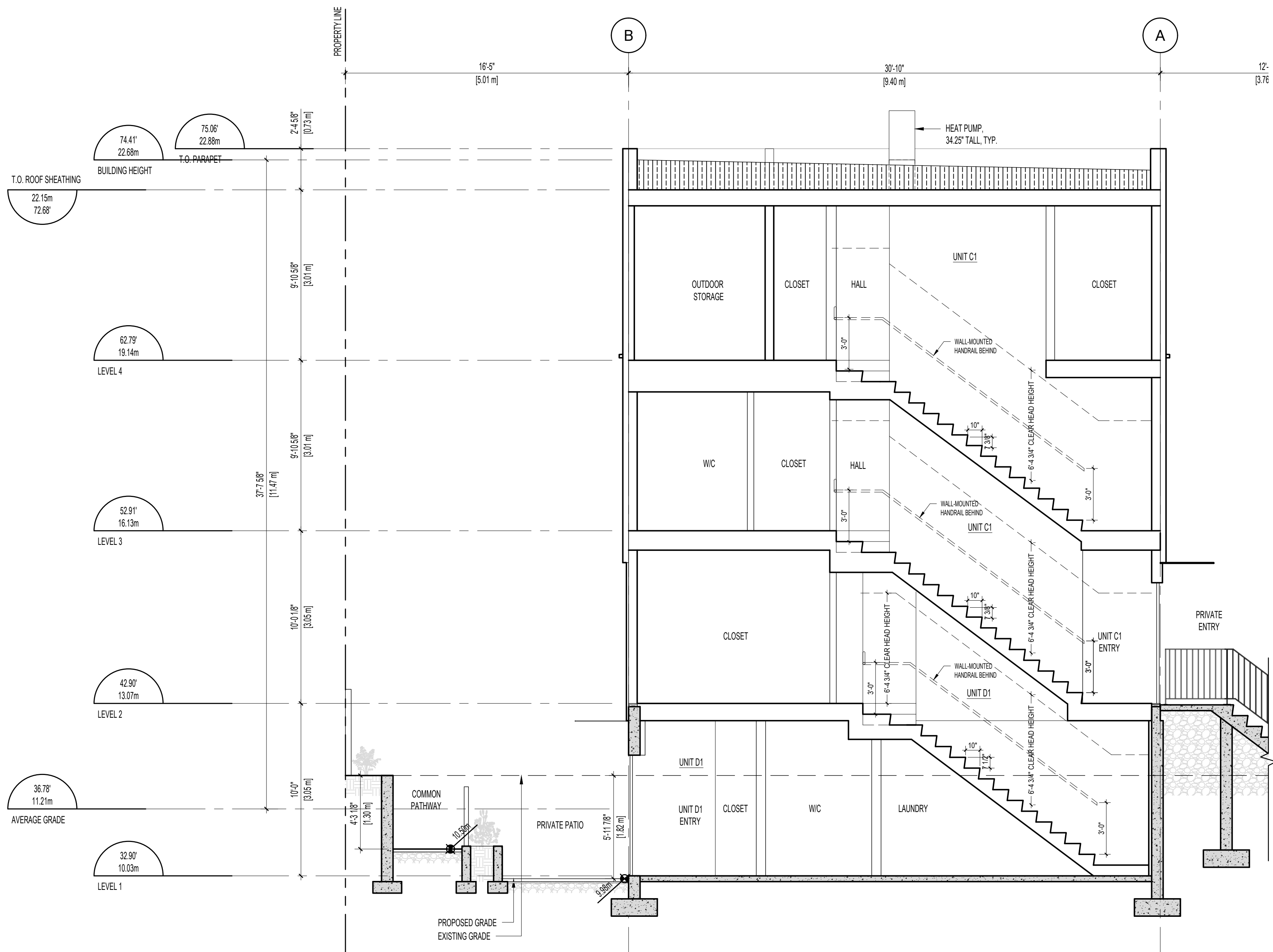
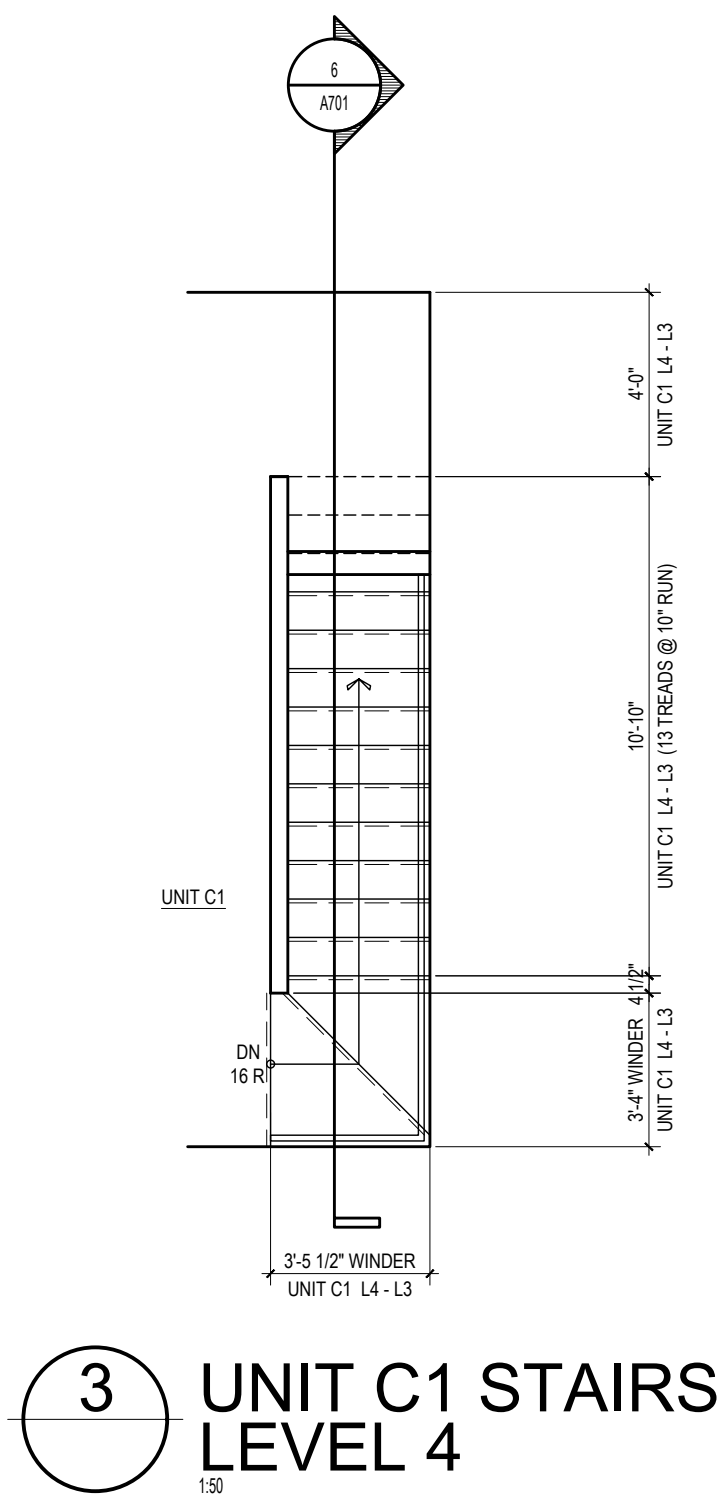
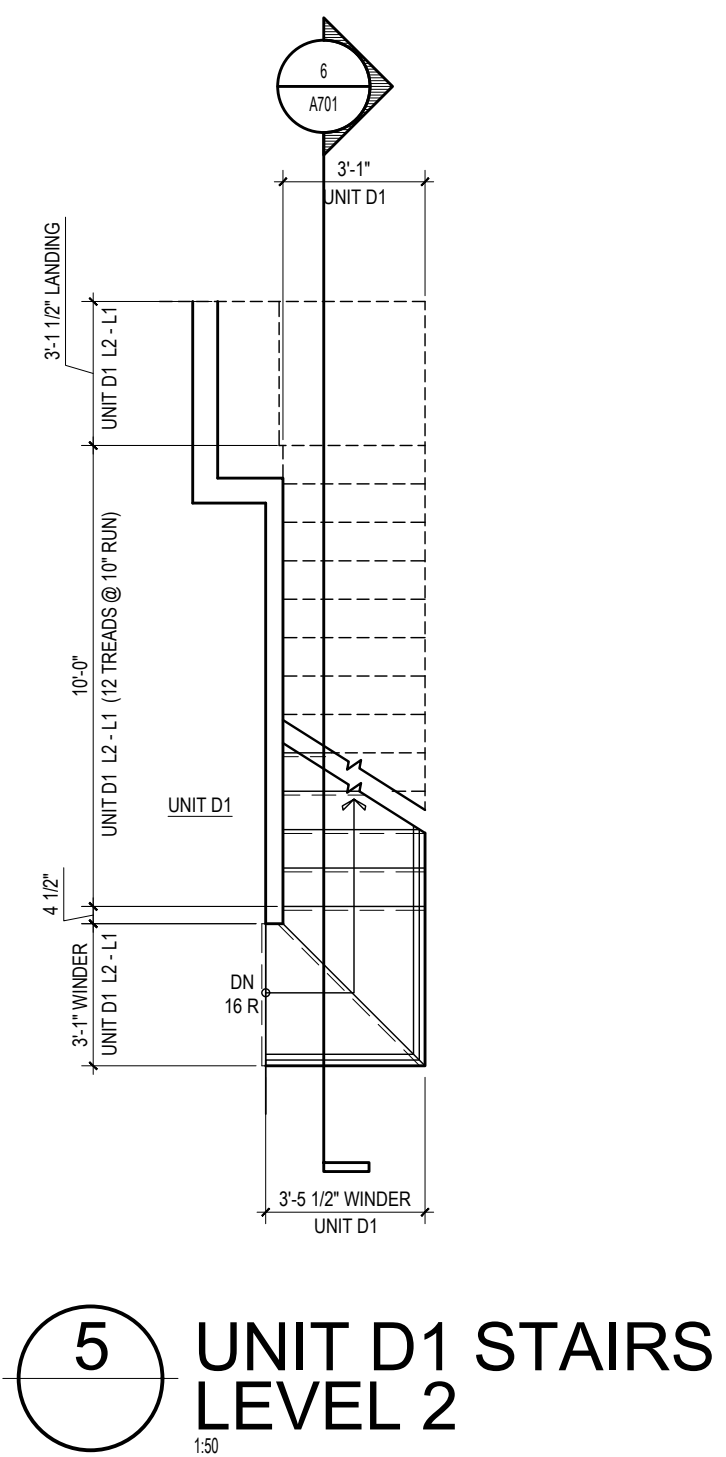
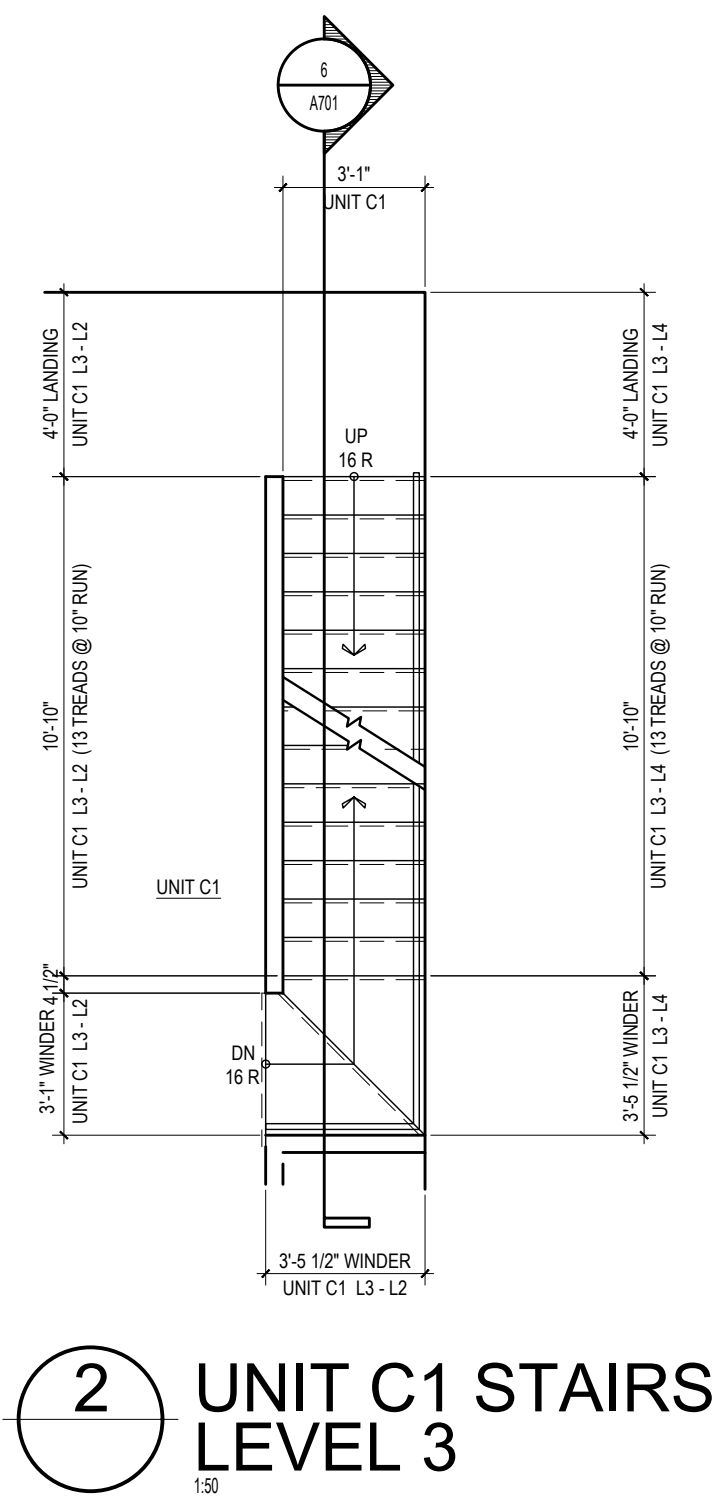
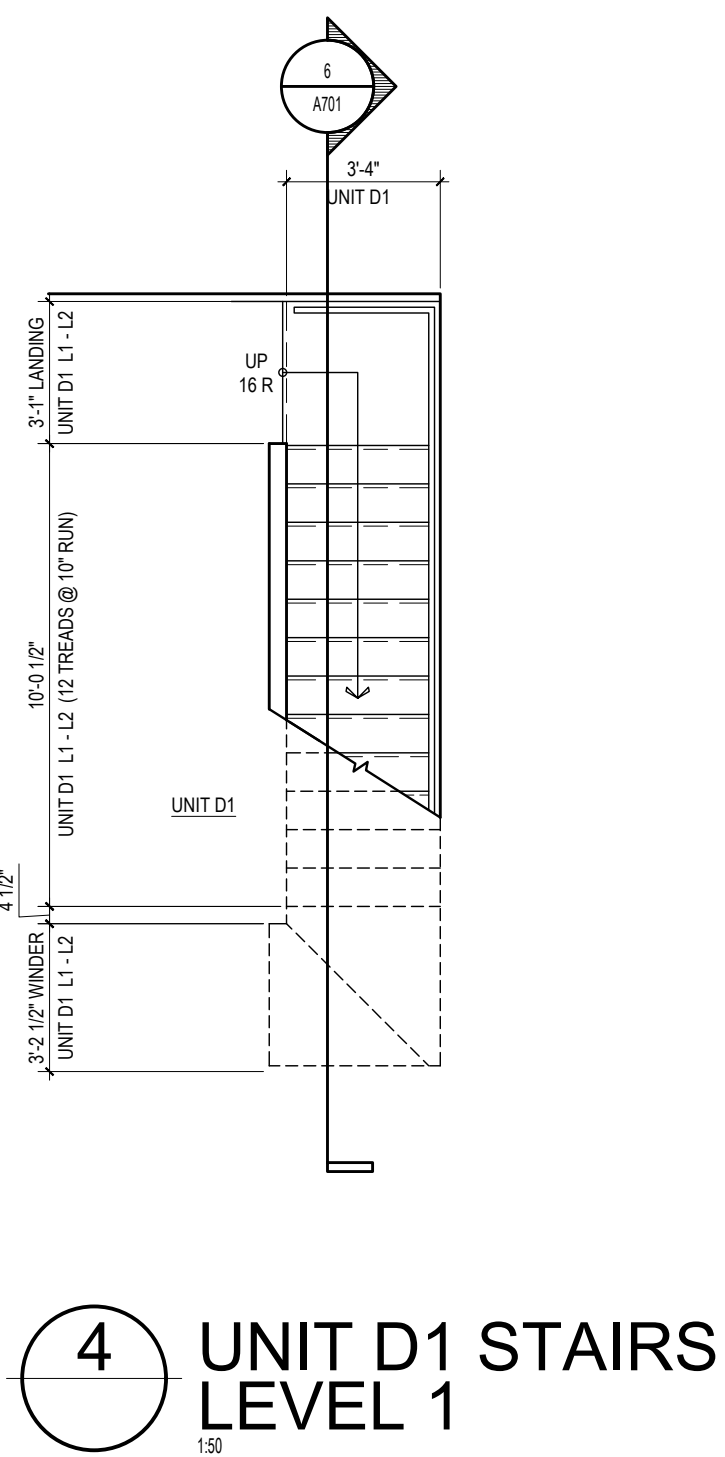
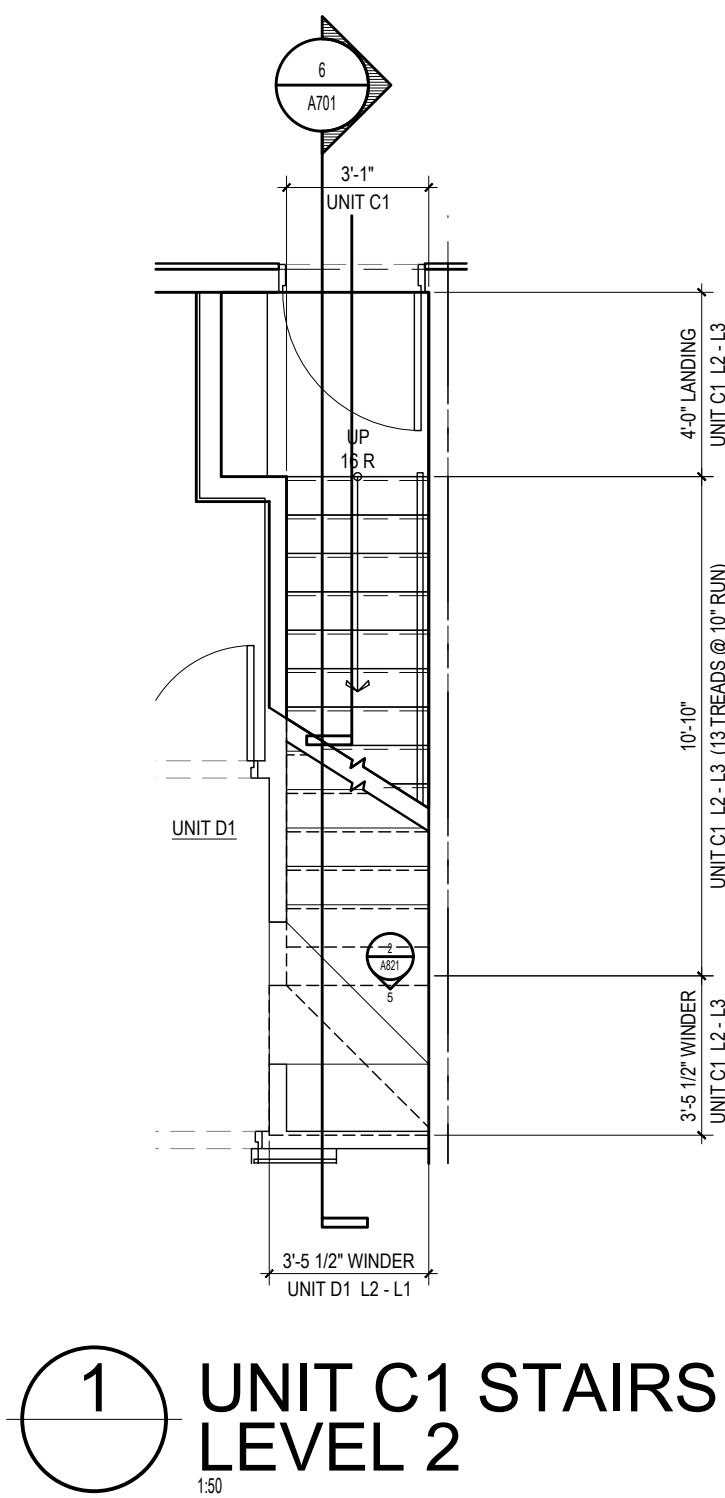
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FIRESTOPPING DETAILS

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

DRAWING NO: A612



6 UNIT C1 & UNIT D1 STAIRS SECTION

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APPLICANT: GREG GILLESPIE
250-858 6940

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05	RE-ISSUED FOR TENDER	05/02/2023
04	RE-ISSUED FOR TENDER	04/02/2023
03	ISSUED FOR TENDER	04/07/2023
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
01	ISSUED FOR BUILDING PERMIT	12/19/2023

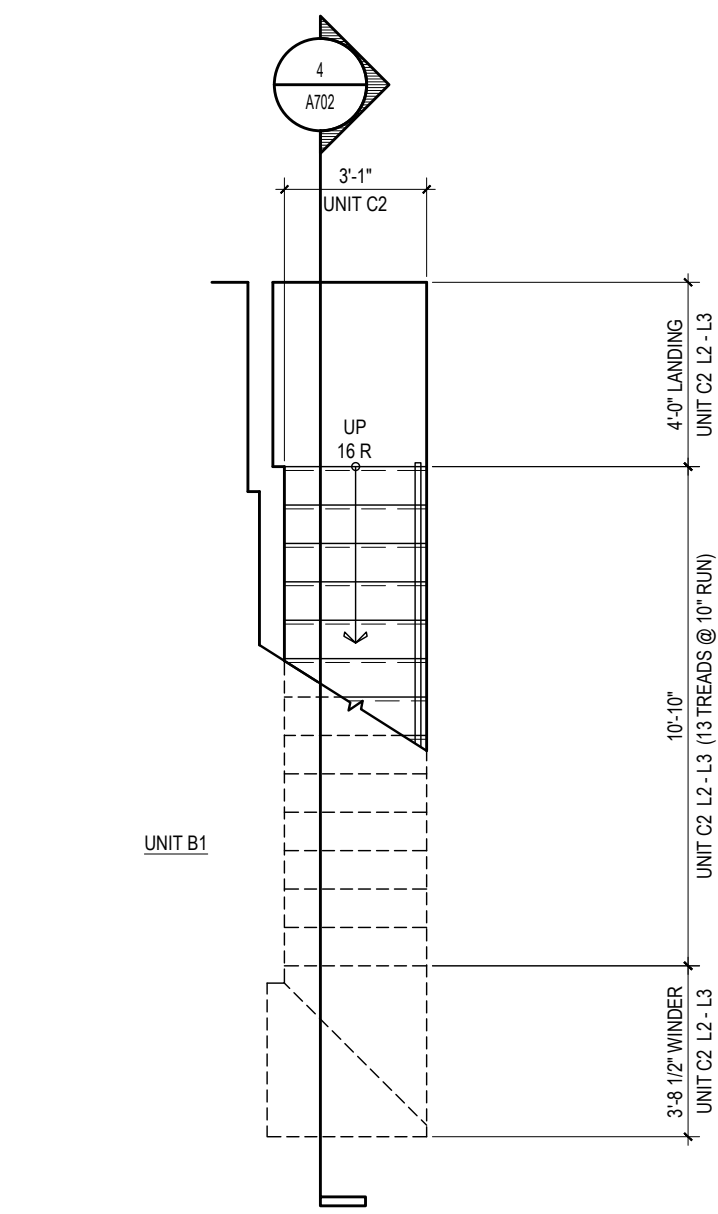
PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

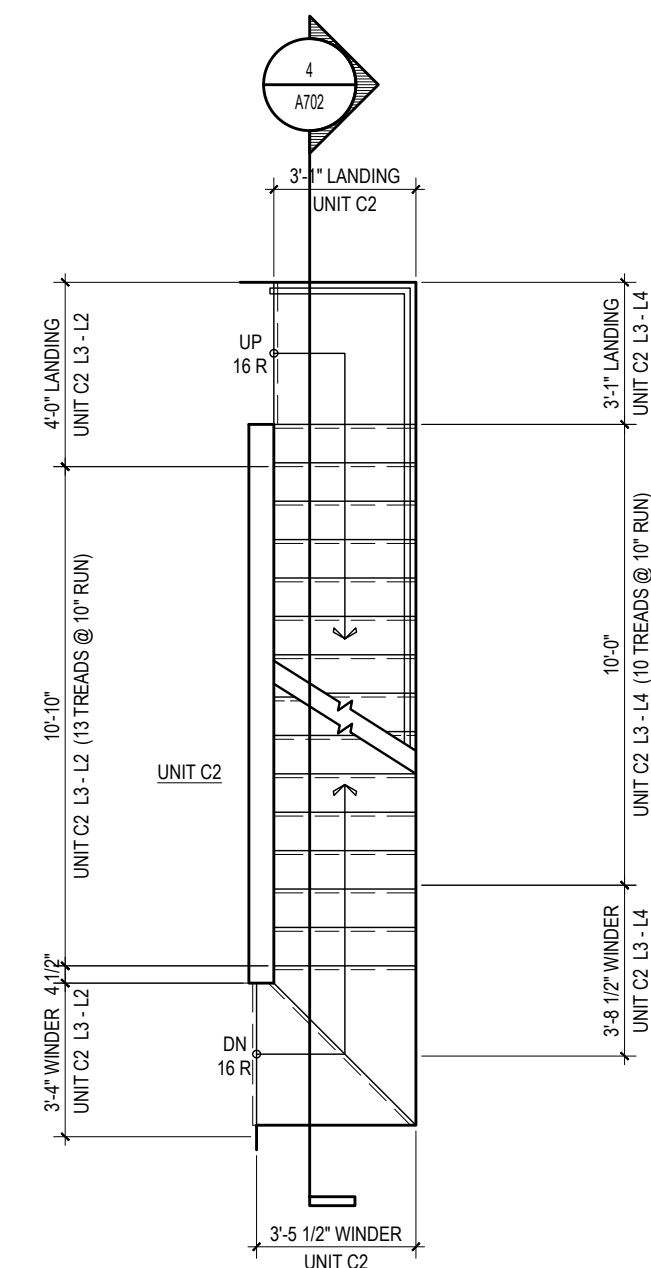
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1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

DRAWING TITLE:
STAIR PLANS
& SECTIONS

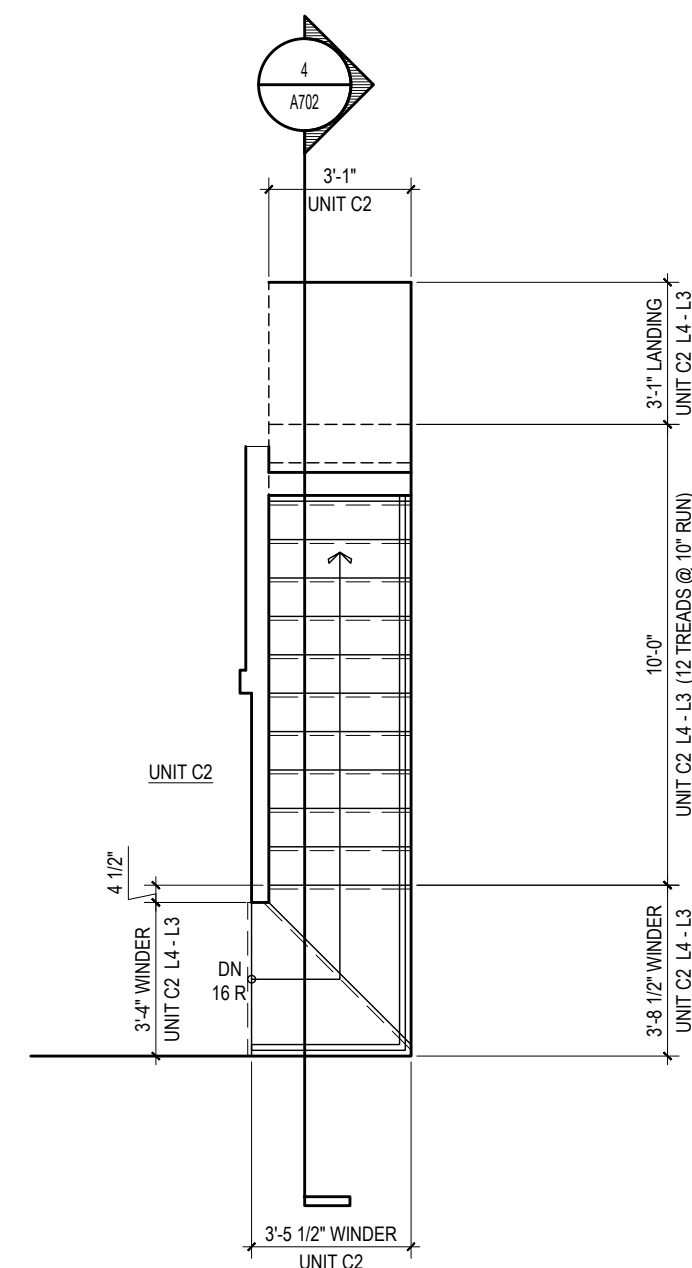
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SCALE:	1:50	REVIEW BY:	CH
DRAWING NO.		A701	



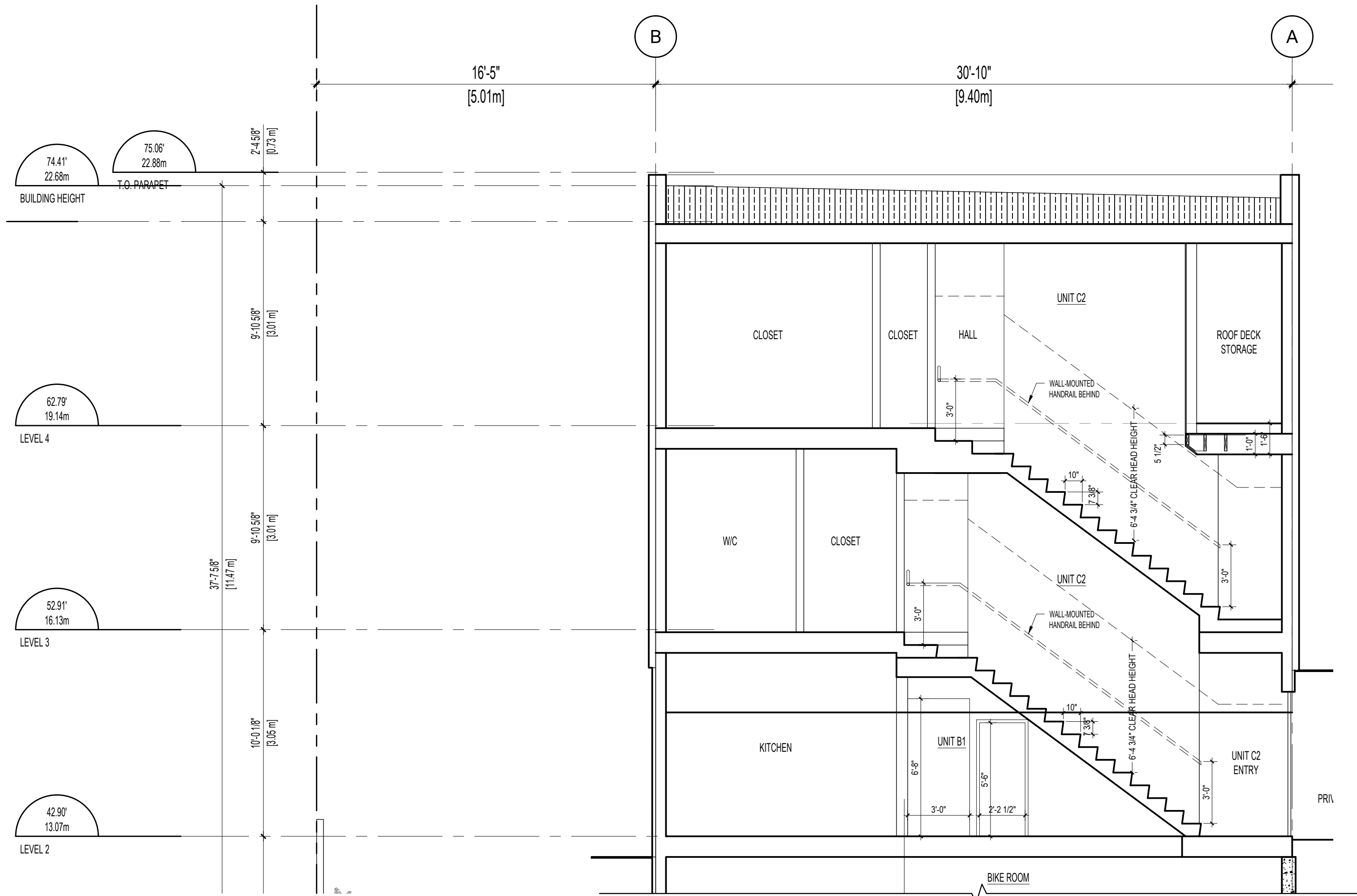
1 UNIT C2 STAIRS
LEVEL 2



2 UNIT C2 STAIRS
LEVEL 3



3 UNIT C2 STAIRS
LEVEL 4



4 UNIT C STAIRS
SECTION

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01	ISSUED FOR BUILDING PERMIT	12/19/2023

NO. REVISION MDY

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

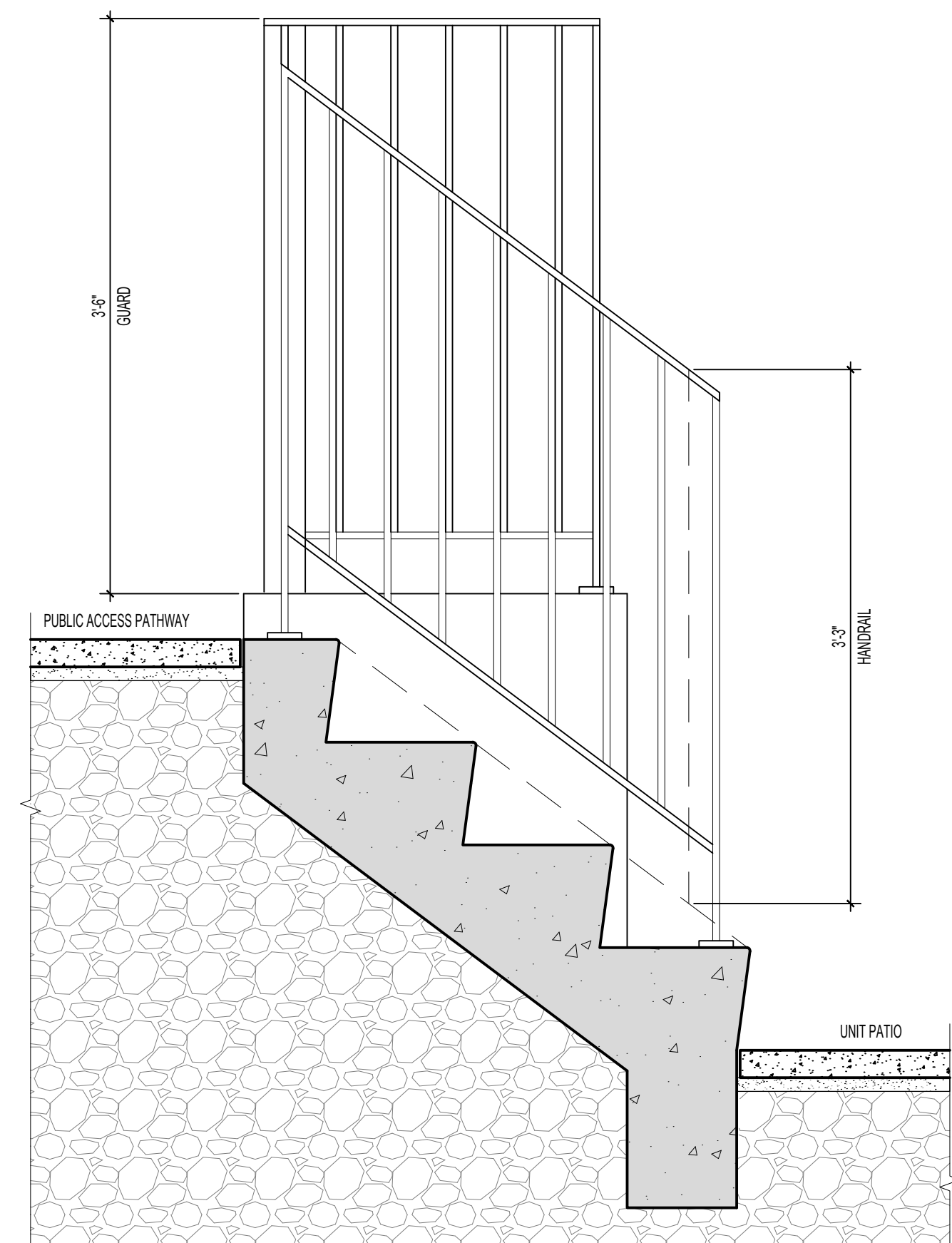
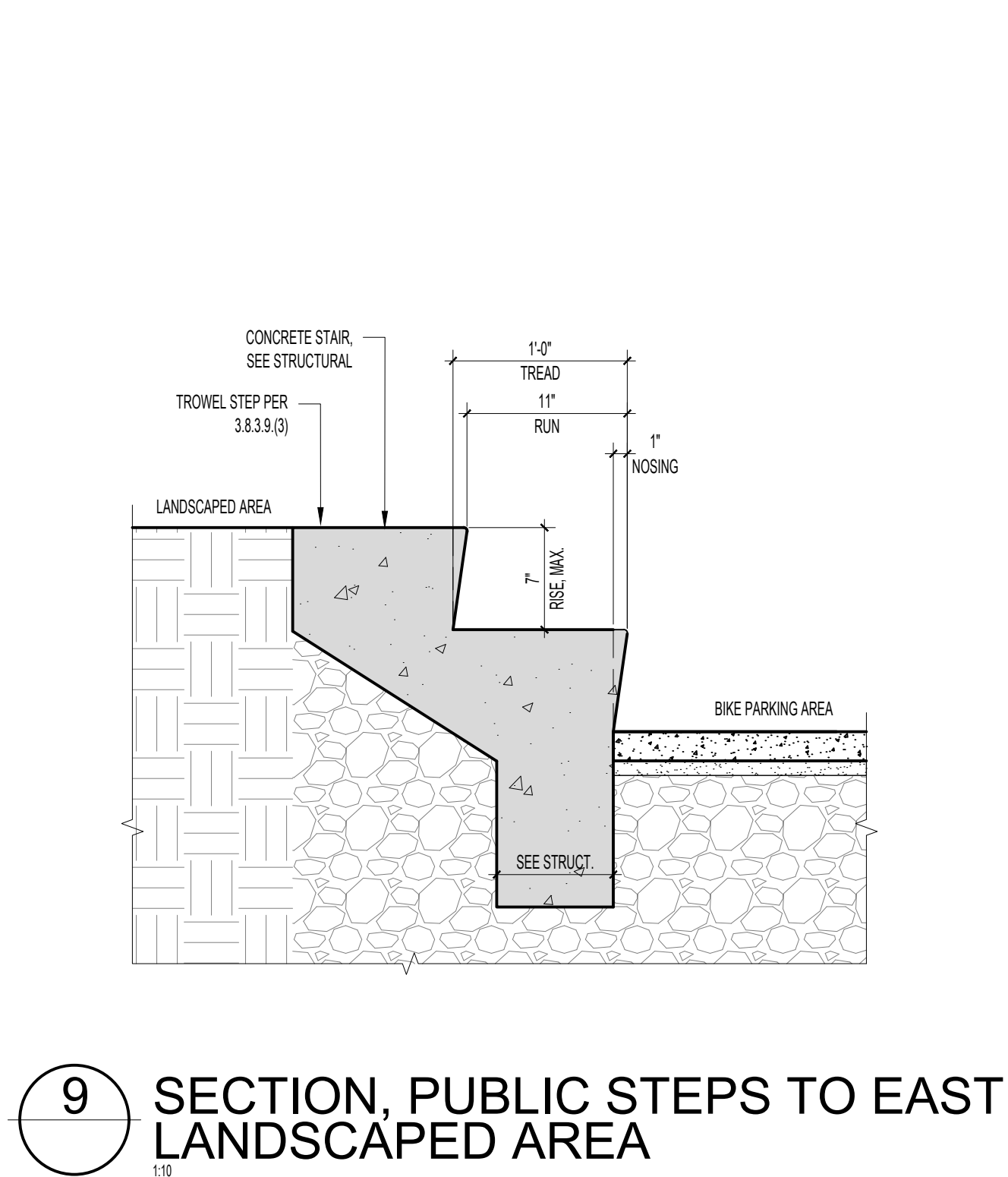
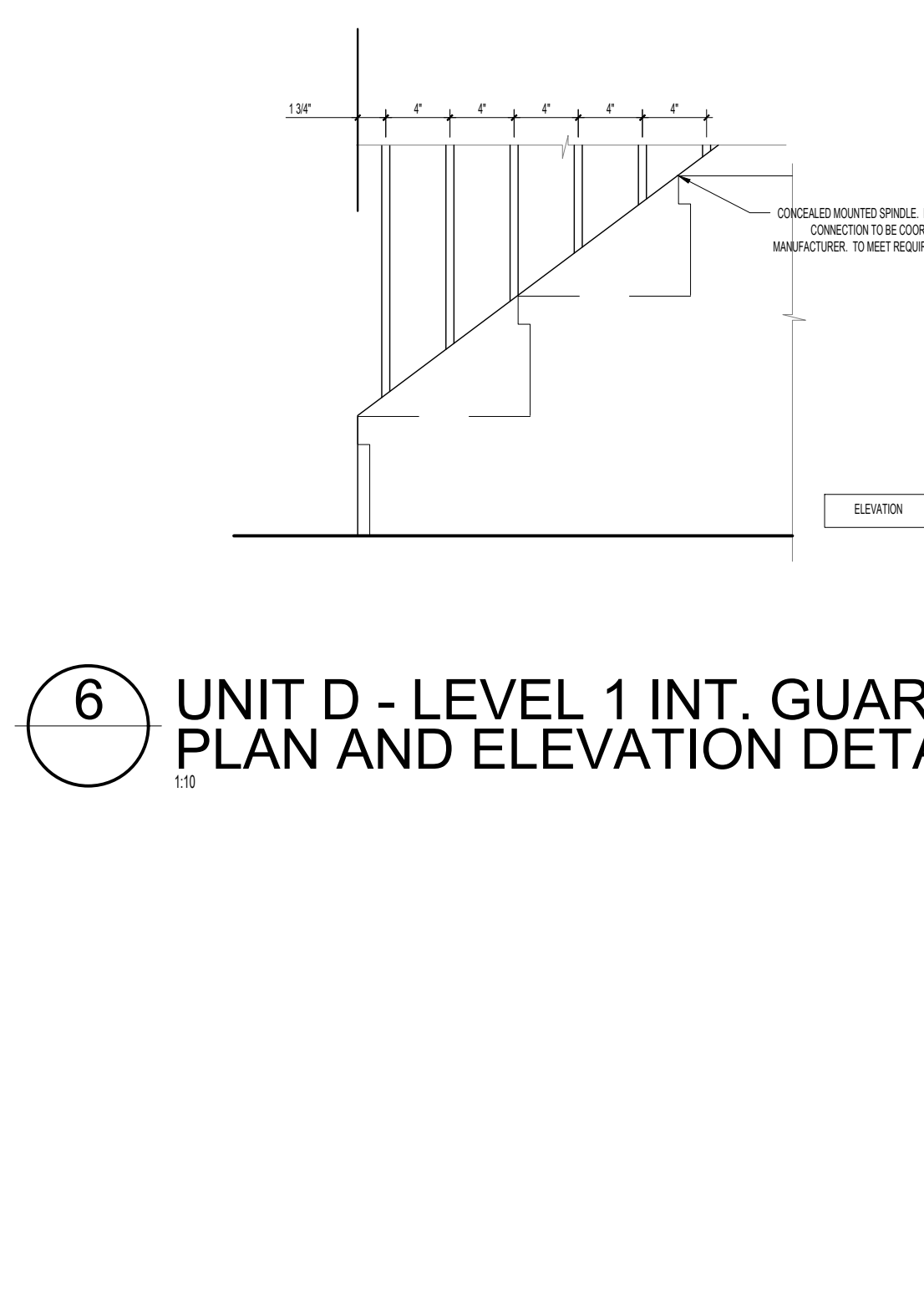
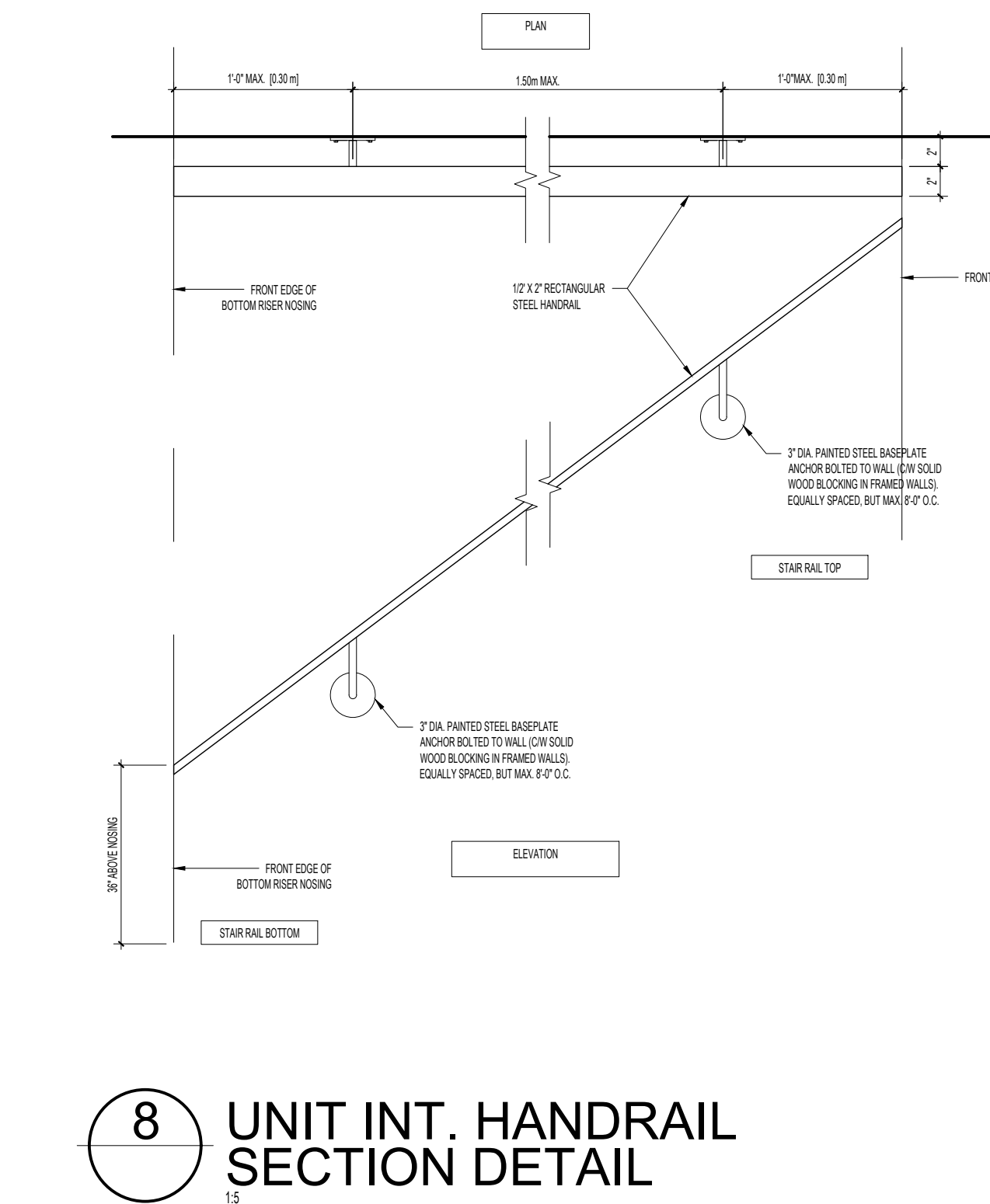
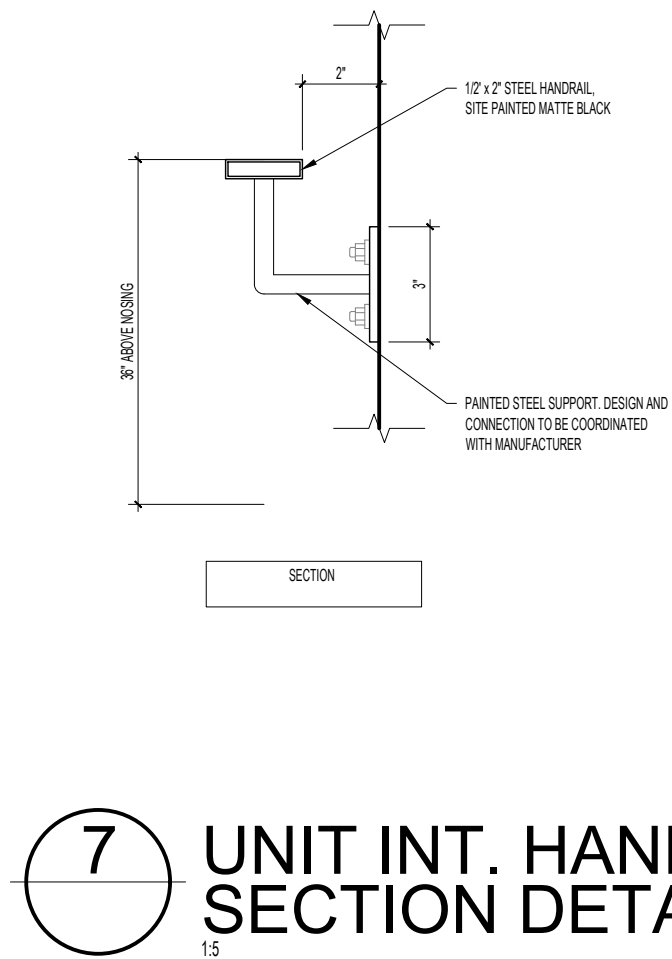
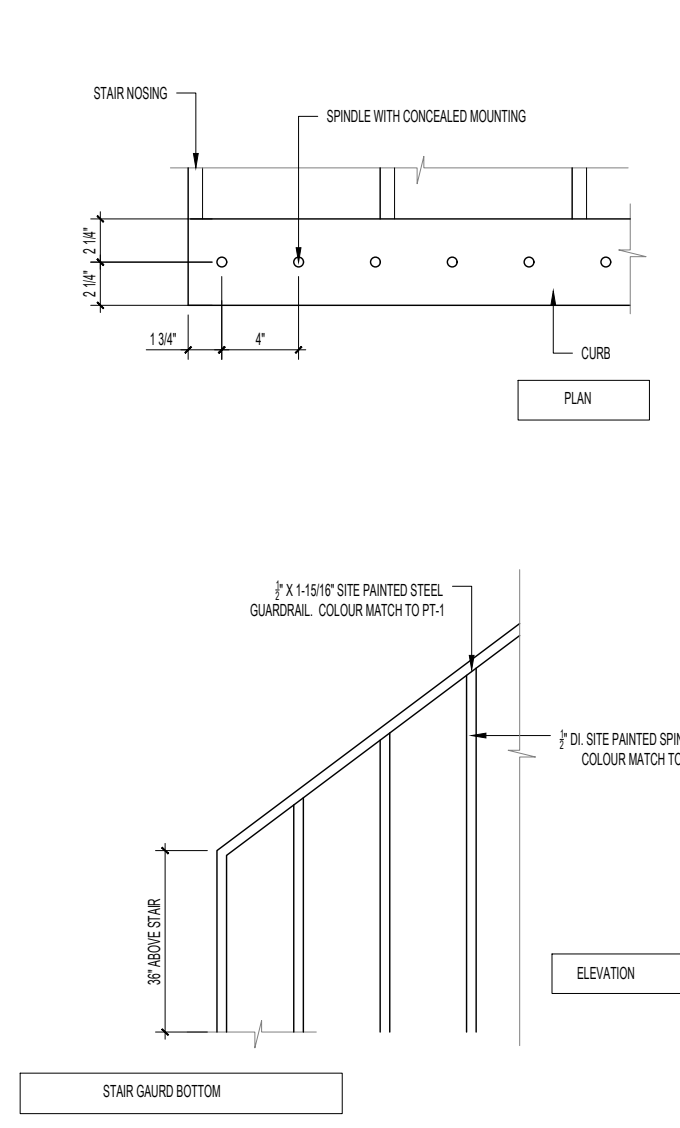
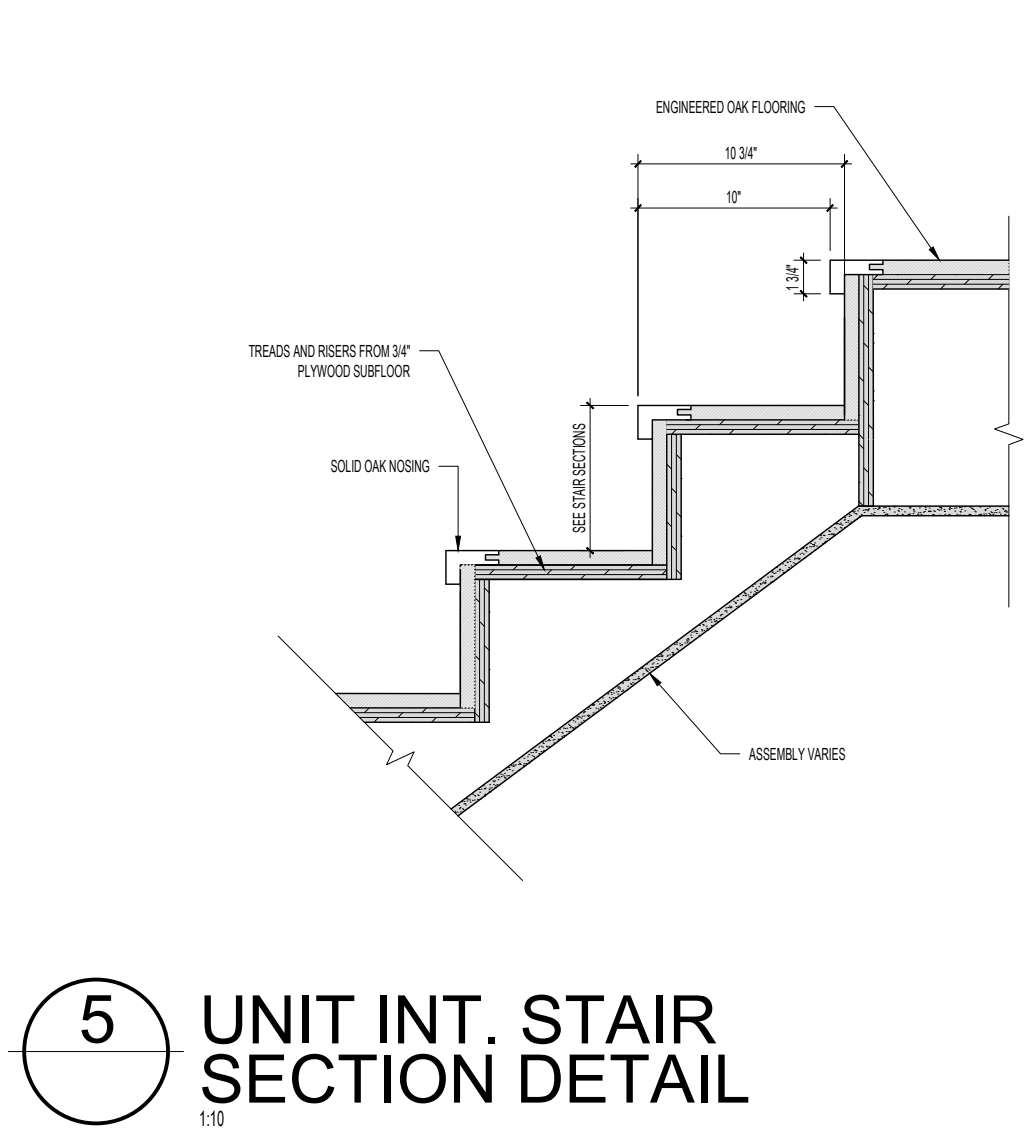
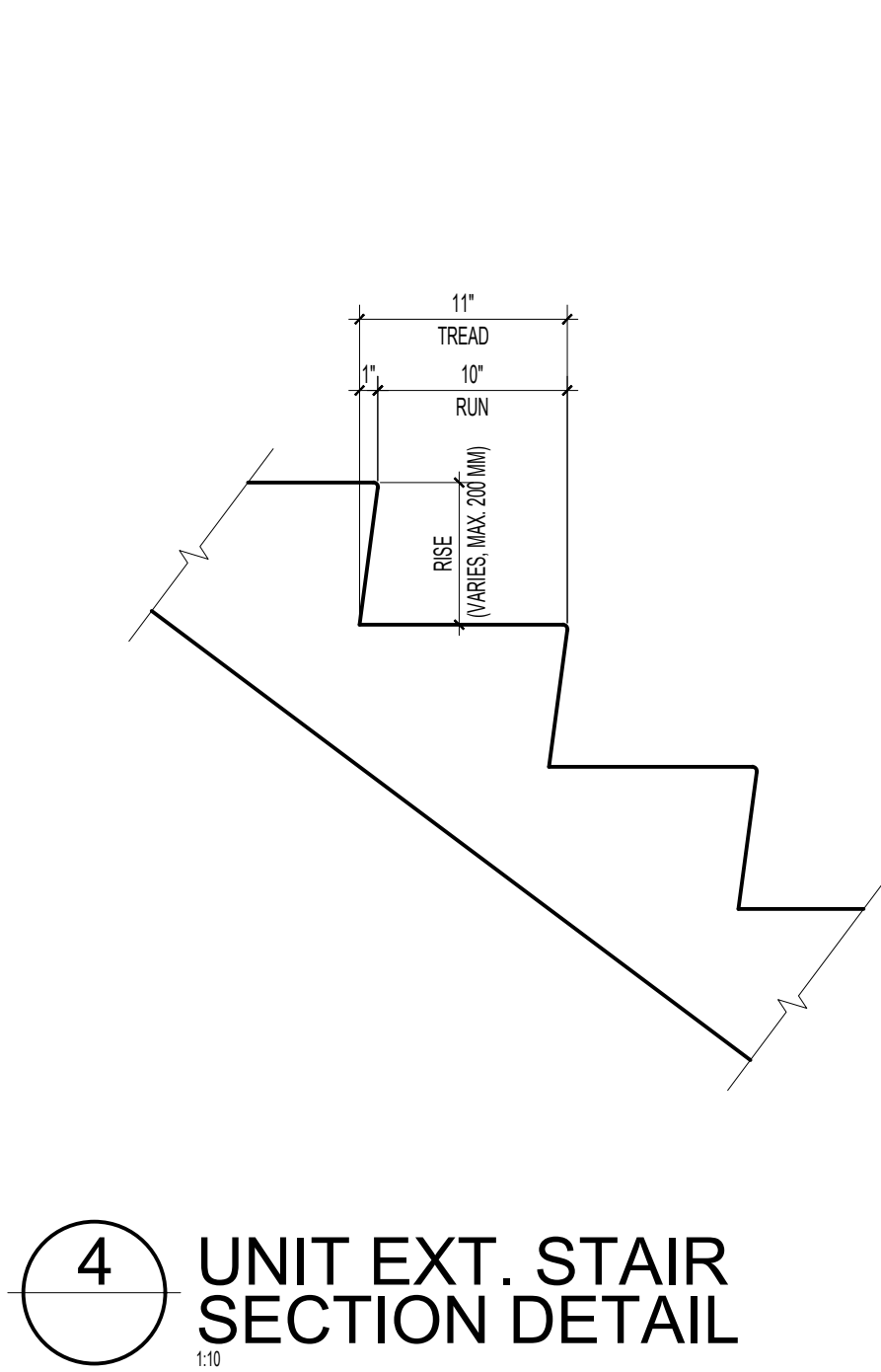
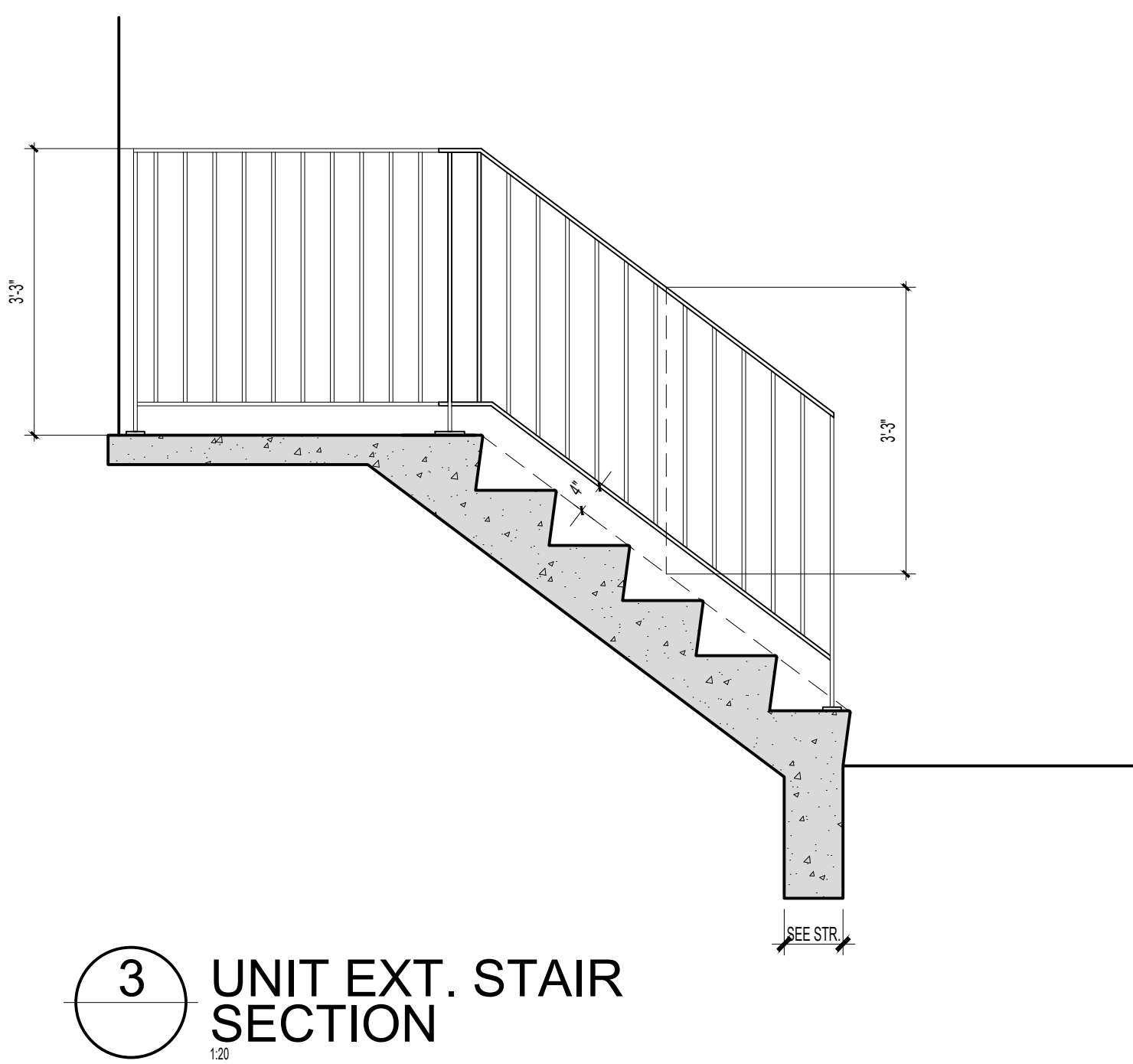
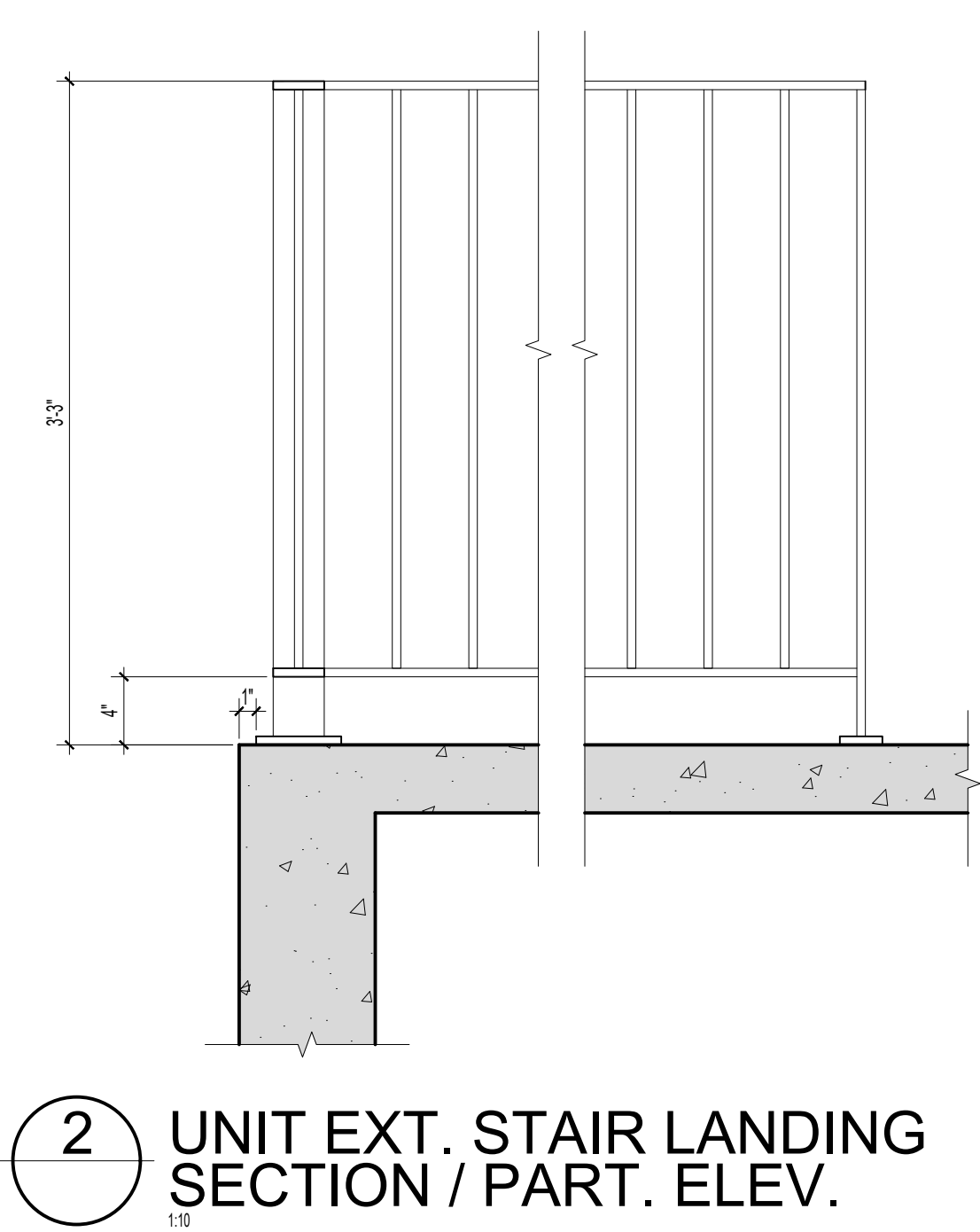
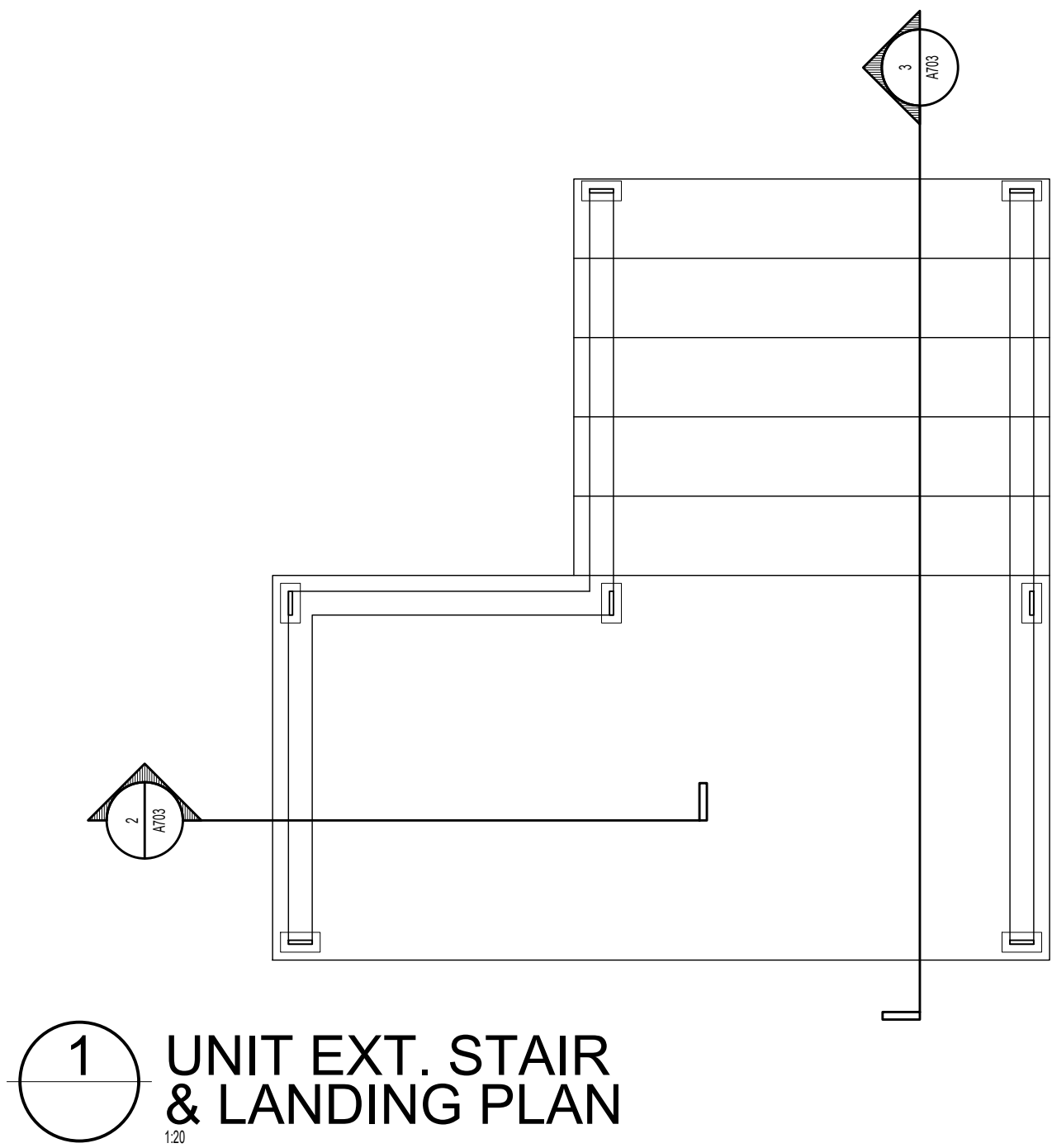
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DRAWING TITLE:
STAIR PLANS
& SECTIONS

PROJECT NO. 2303	DRAWN BY: PS
SCALE: 1:50	REVIEW BY: CH

DRAWING NO. A702



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APPLICANT: GREG GILLESPIE
250-858 6940

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03	ISSUED FOR TENDER	04/07/2023
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
01	ISSUED FOR BUILDING PERMIT	12/18/2023

PROJECT NAME

1701 & 1705 RICHARDSON VICTORIA, BC

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

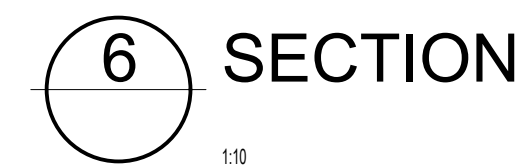
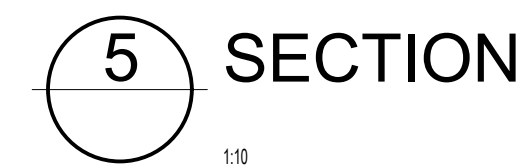
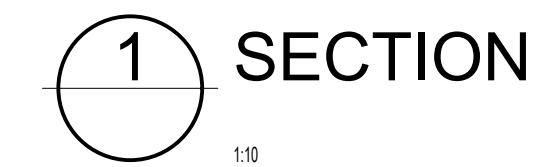
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DRAWING TITLE:

STAIR PLANS & SECTIONS, TYP.

PROJECT NO.	2303	DRAWN BY:	PS
SCALE:	1:50	REVIEW BY:	CH
DRAWING NO:		A703	



DRAWING NO: A70



SHEET LIST

L0—COVER PAGE

L1—TREE PLAN

L2—TREE PLANTING PLAN

L3—SITE MATERIALS PLAN

L4— SITE PLAN

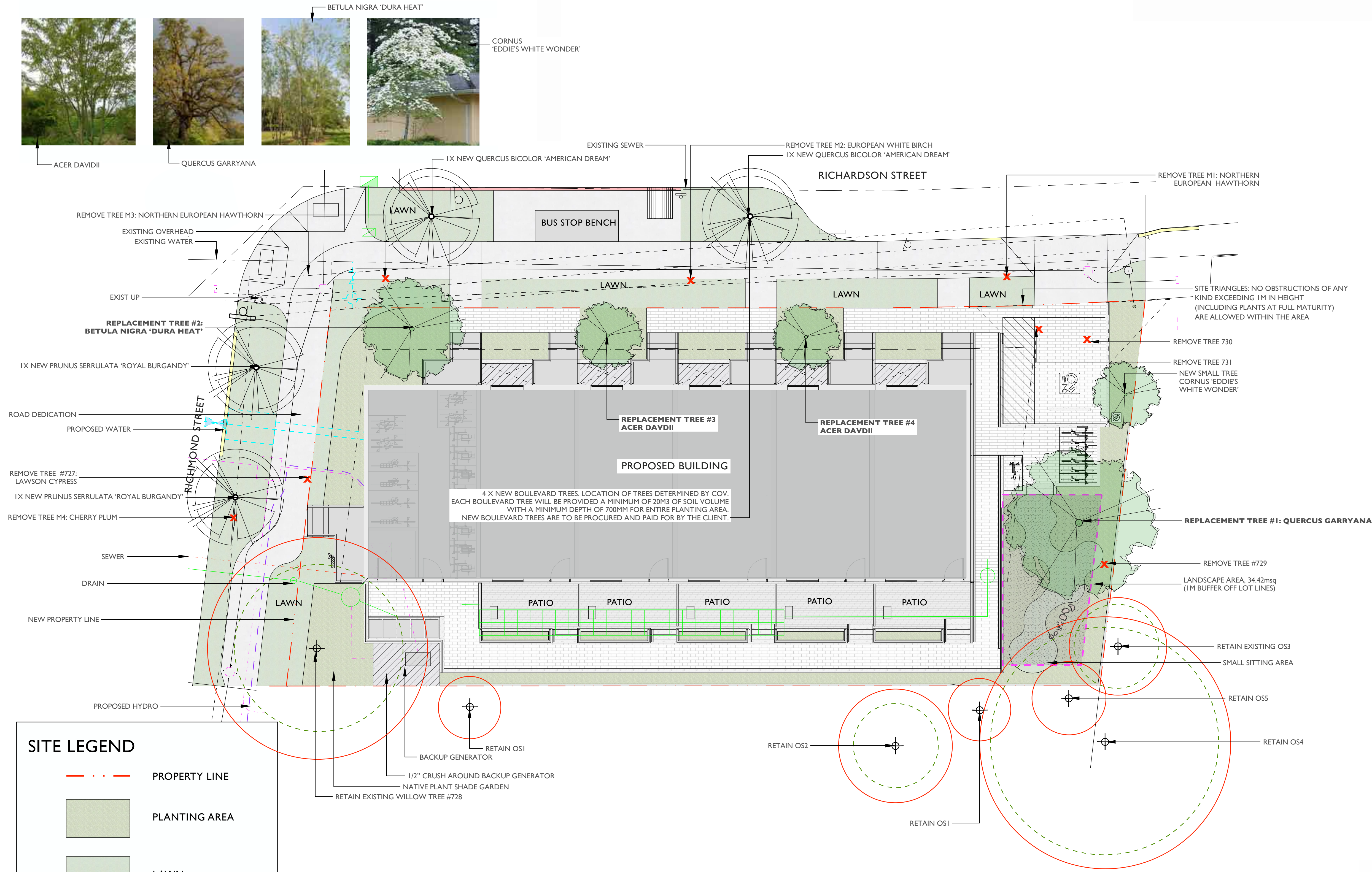
L5— PLANTING PLAN

L6— IRRIGATION PLAN

L7— LANDSCAPE NOTES



LI—1701-1705 RICHARDSON STREET - TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN



SITE LEGEND

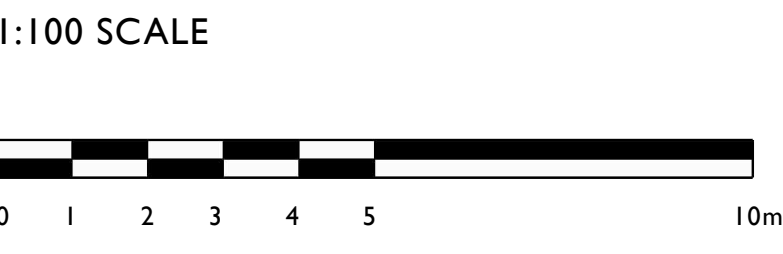
- PROPERTY LINE
- PLANTING AREA
- LAWN
- CIP CONCRETE
- PERMEABLE PAVERS BELGARD AQUALINE IN NATURAL
- UNIT PAVERS BELGARD CLASSIC STANDARD IN NATURAL
- CRUSHED GRAVEL

CIVIL LEGEND

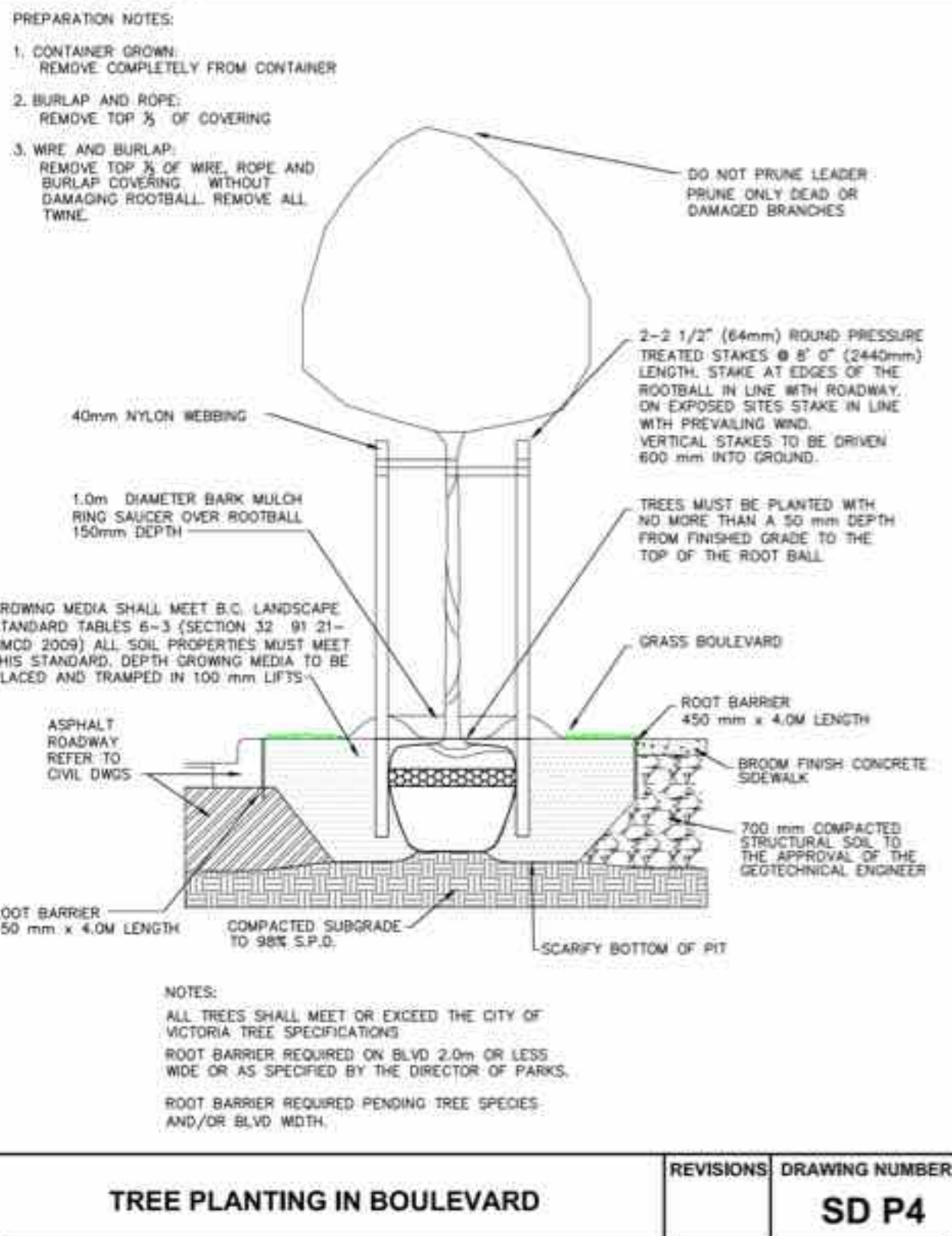
- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

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**
 - Excavated tree pits, soil cells, root barriers
 - 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.
 - Completed planting—tree planting, grate/guard, stakes etc.



SUPPLEMENTARY STANDARD DETAIL DRAWINGS



TREE LEGEND

- EXISTING TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - CRITICAL ROOT ZONE
 - DRIP LINE RADIUS
 - PROPOSED ON-SITE TREE
 - PROPOSED BOULEVARD TREE
- *SEE ARBORIST PLAN FOR TREE PROTECTION FENCING



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

PAGE TITLE : TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN

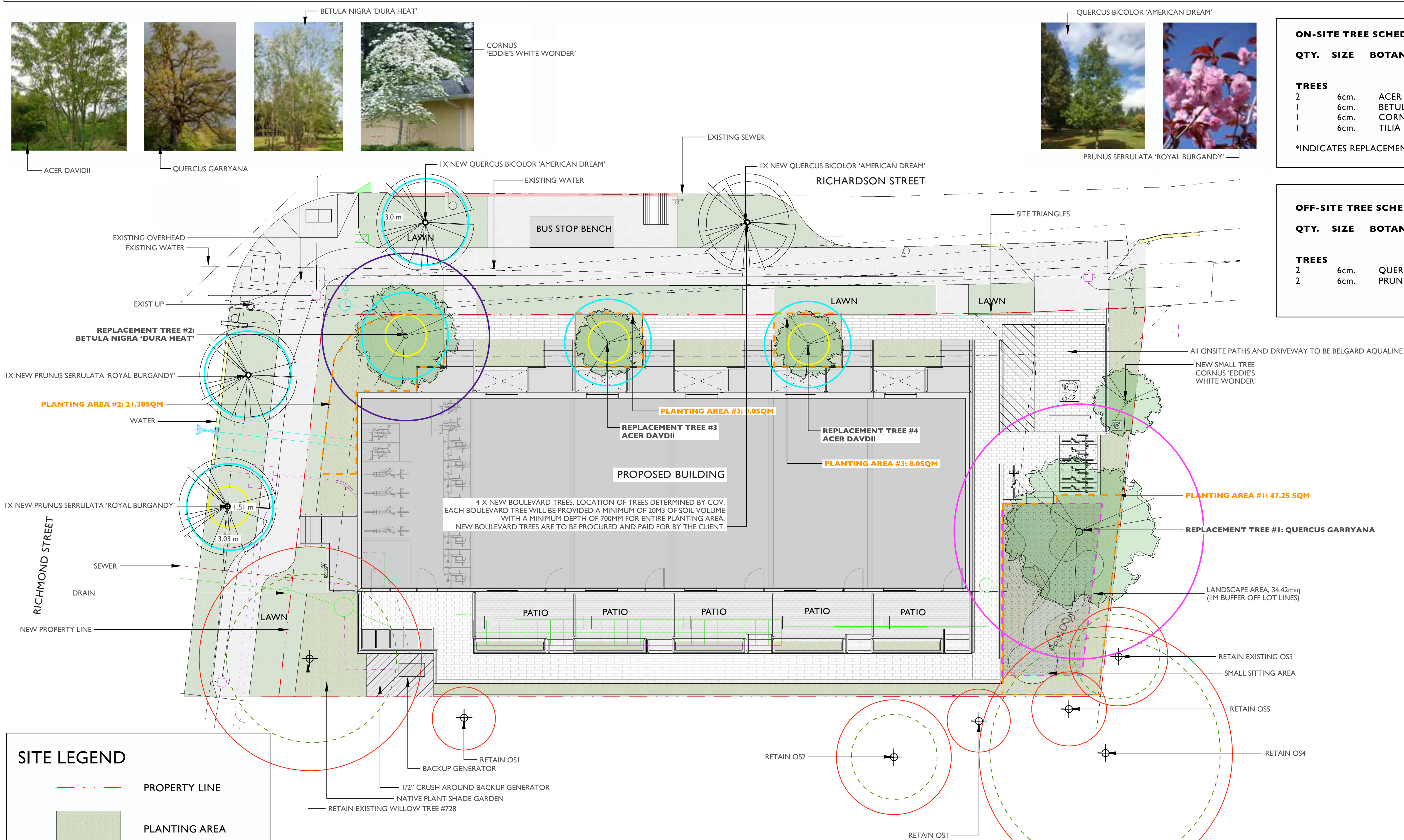
DATE : DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

PAGE NUMBER : LI

SCALE : 1:100



L2—1701-1705 RICHARDSON STREET - TREE PLANTING PLAN



SITE LEGEND

PROPERTY LINE

PLANTING AREA

LAWN

CIP CONCRETE

PERMEABLE PAVERS
BELGARD AQUALINE
IN NATURAL

UNIT PAVERS
BELGARD CLASSIC
STANDARD IN NATURAL

CRUSHED GRAVEL

1:100 SCALE

0

1

2

3

4

5

10m

CIVIL LEGEND

DRAIN/STORM

SEWER

WATER

HYDRO

TEL AND CATV

REPLACEMENT TREE SOIL VOLUMES				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	47.25	1	47.25	0	0	1	0	0	35	35			
PLANTING AREA #2	21.38	1	21.38	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

ON-SITE TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES				
2	6cm.	ACER DAVIDII	PERE DAVID'S MAPLE	YES
1	6cm.	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	NO
1	6cm.	CORNUS 'EDDIE'S WHITE WONDER WONDER'	EDDIE'S WHITE WONDER	YES
1	6cm.	TILIA CORDATA	LINDEN TREE	YES

*INDICATES REPLACEMENT TREE

OFF-SITE TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES				
2	6cm.	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM OAK	NO
2	6cm.	PRUNUS SERRULATA 'ROYAL BURGANDY'	ROYAL BURGANDYFLOWERING CHERRY	YES

TREE LEGEND

EXISTING TREE TO BE RETAINED

CRITICAL ROOT ZONE

DRIP LINE RADIUS

PROPOSED ON-SITE TREE

PROPOSED BOULEVARD TREE

1M RADIUS

2M RADIUS

4M RADIUS

6M RADIUS

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

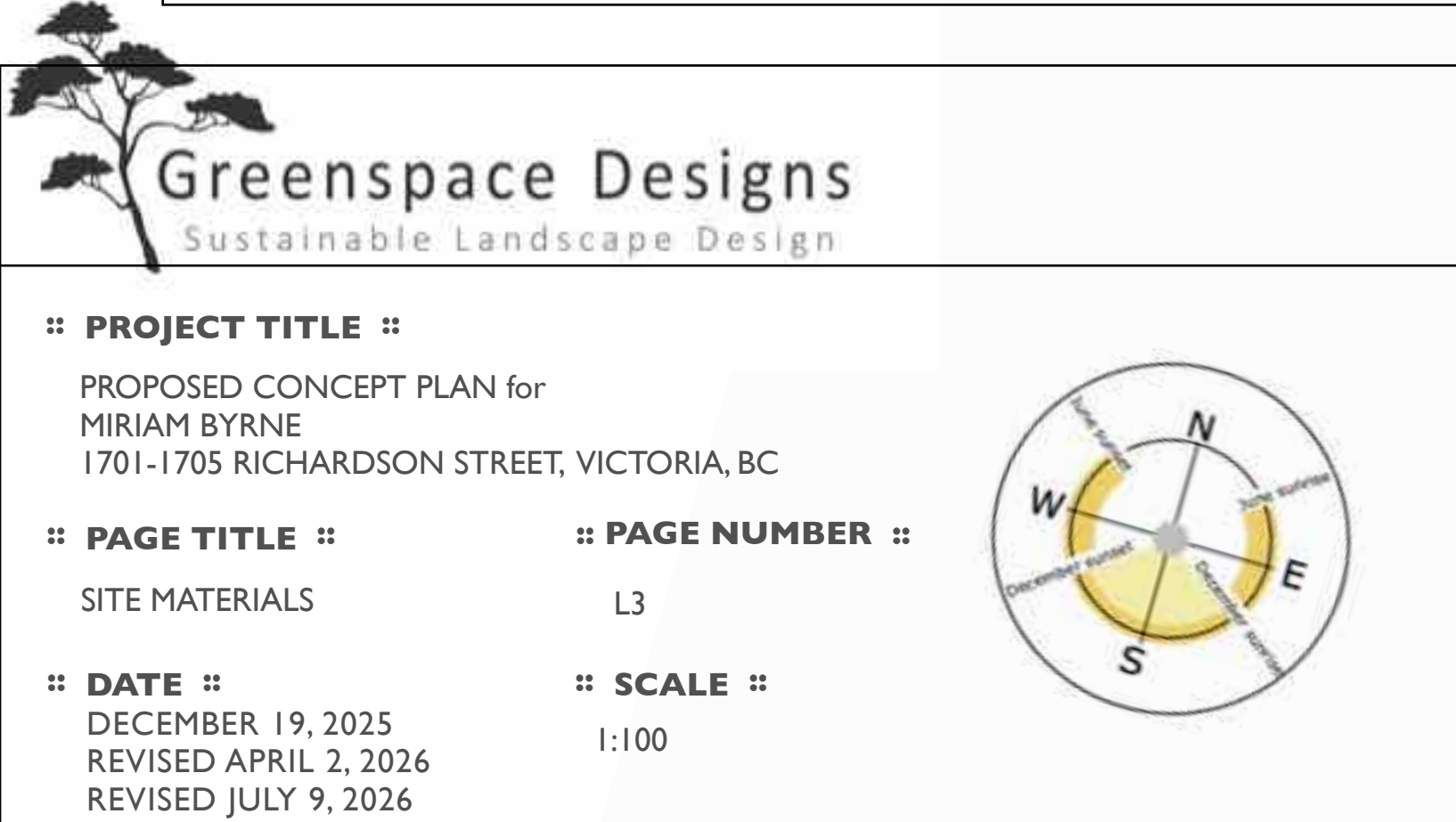
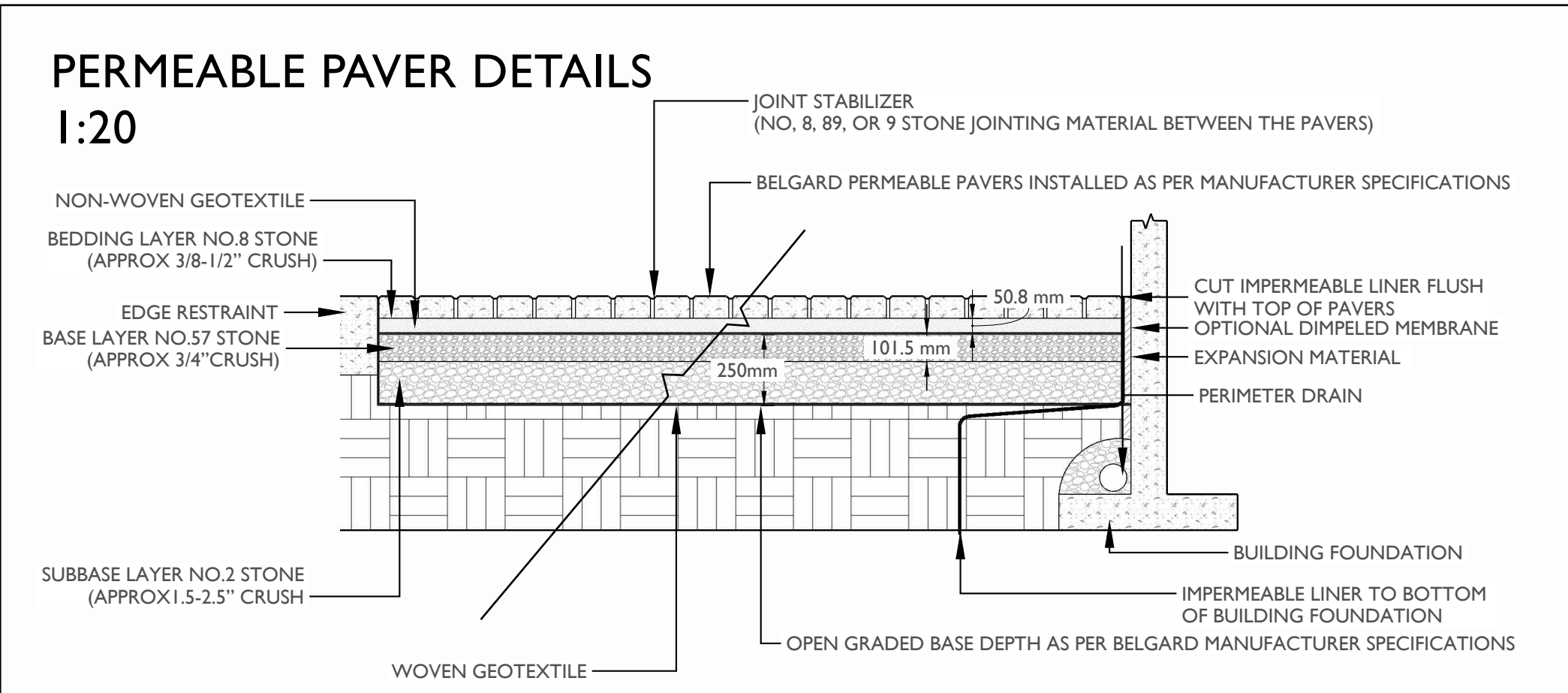
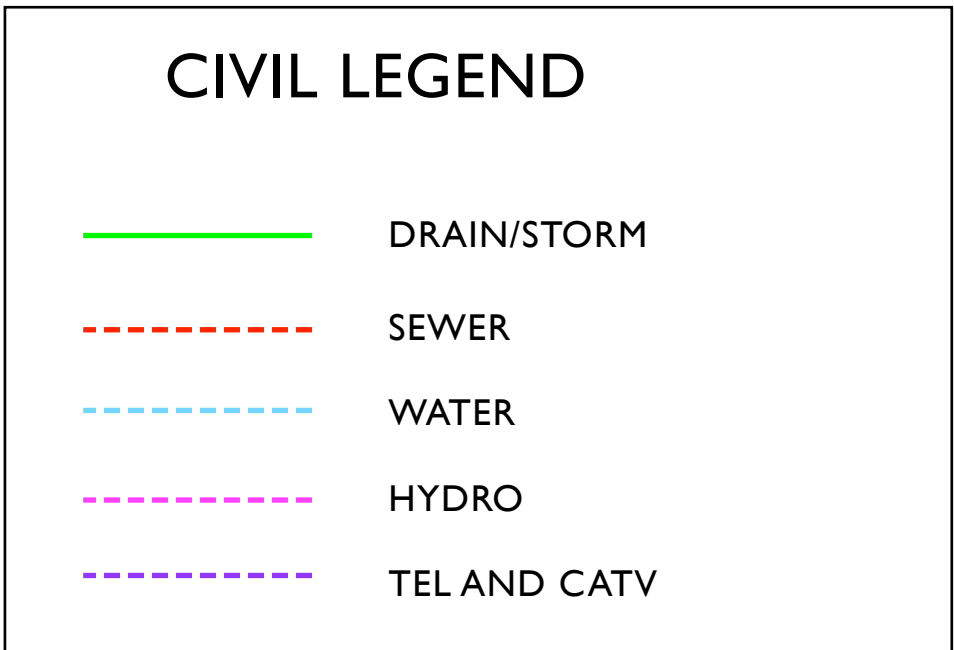
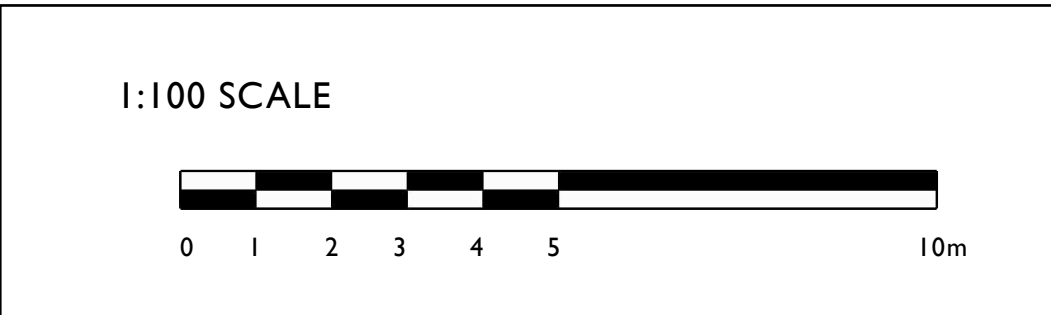
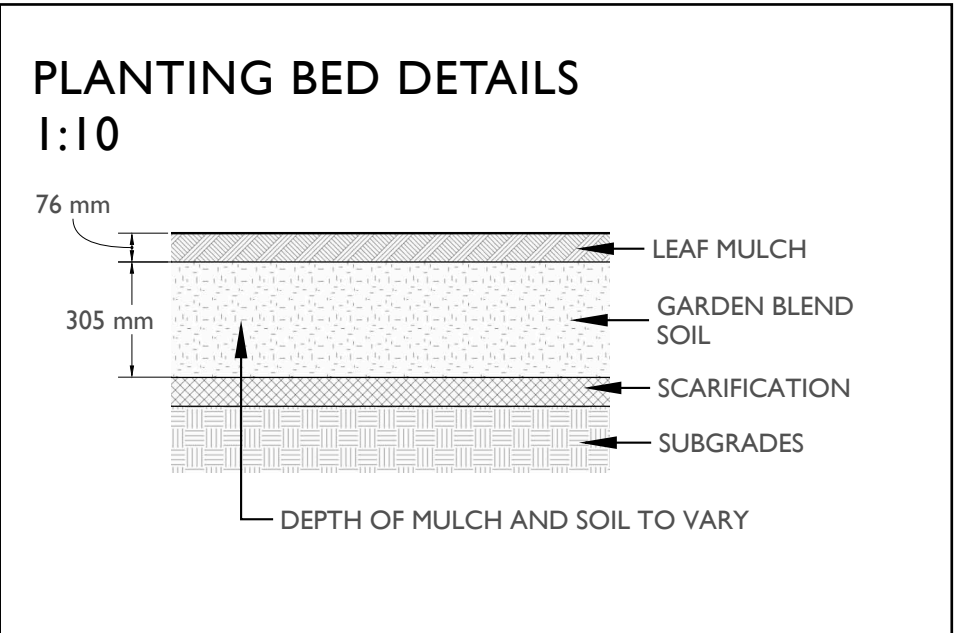
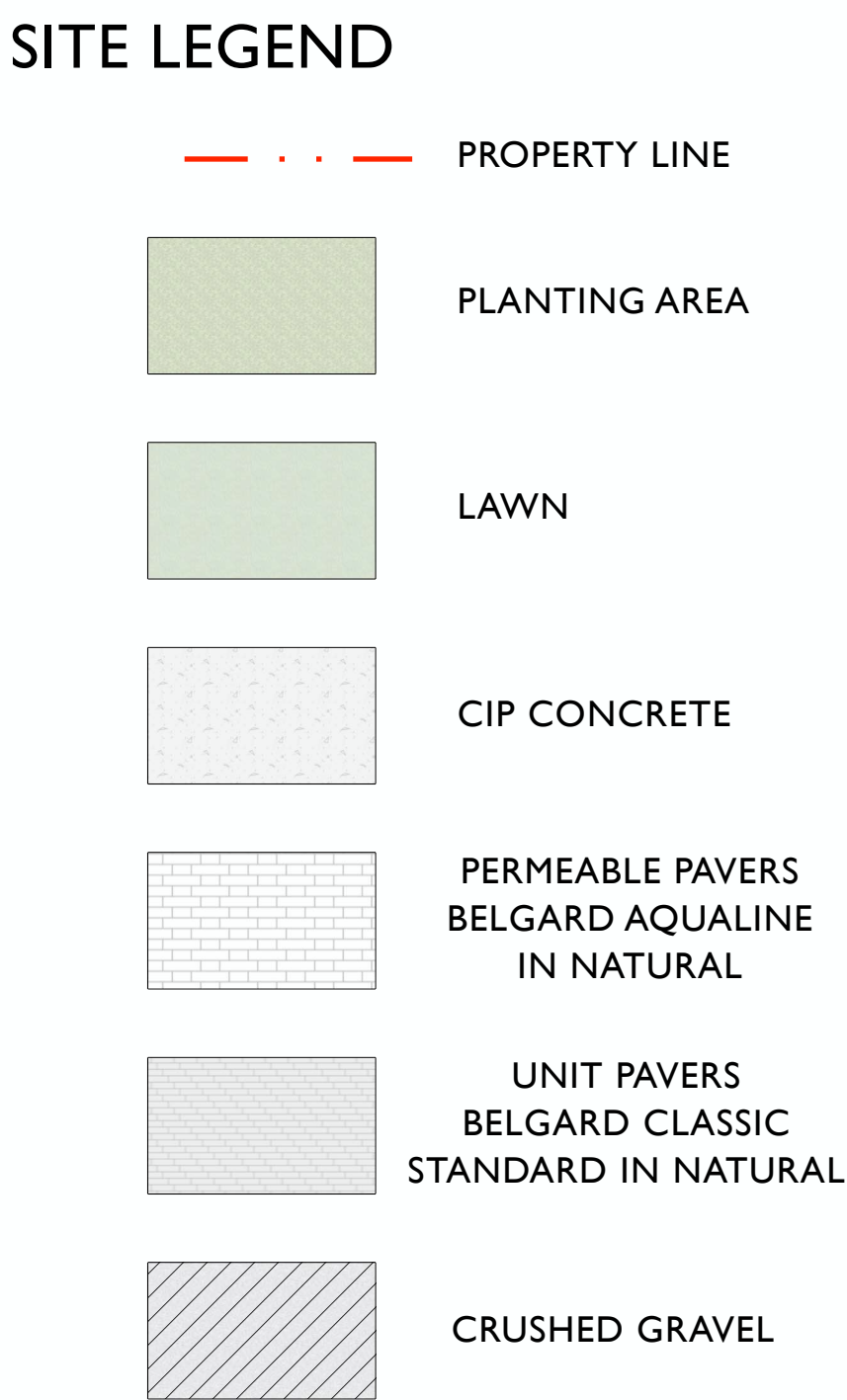
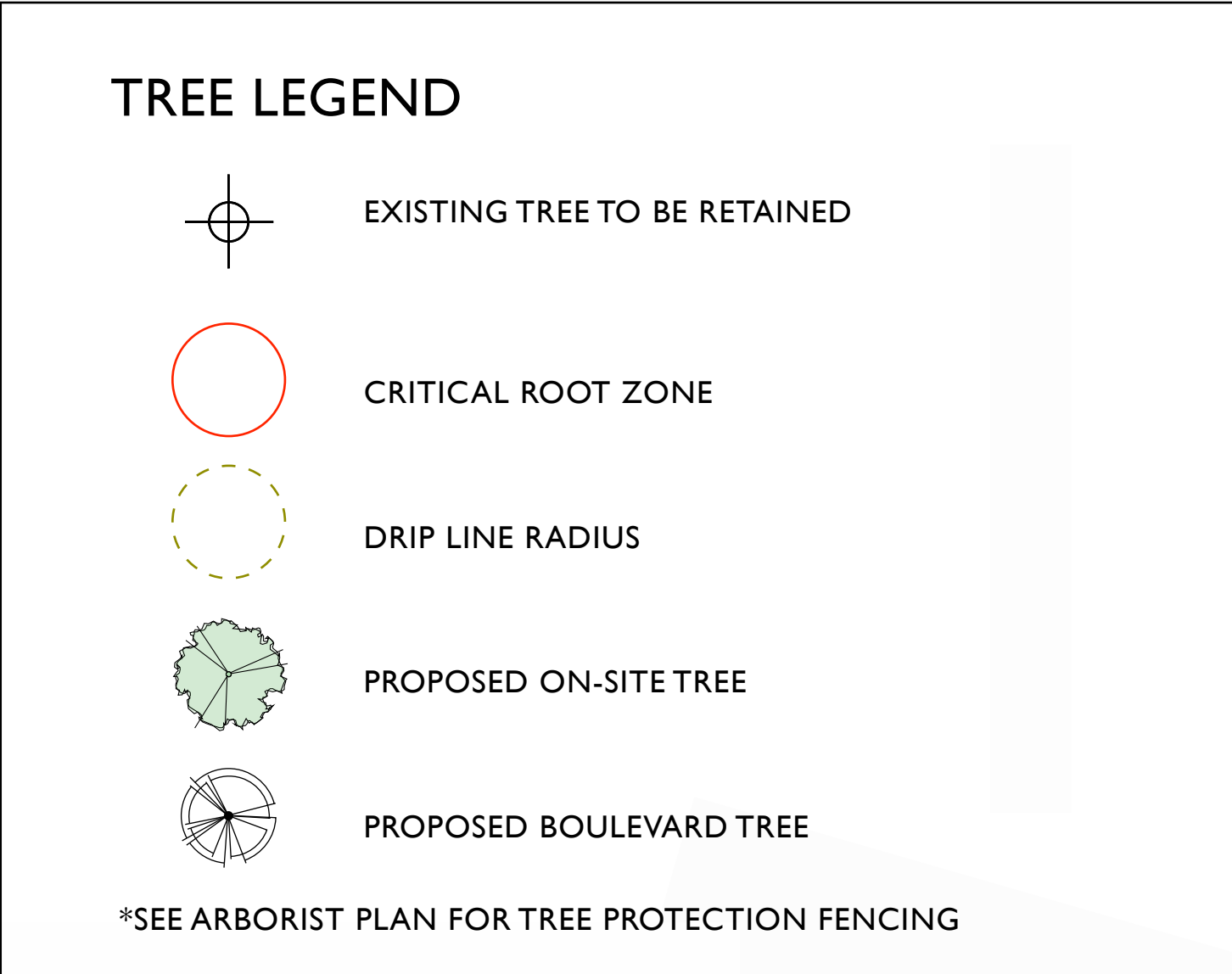
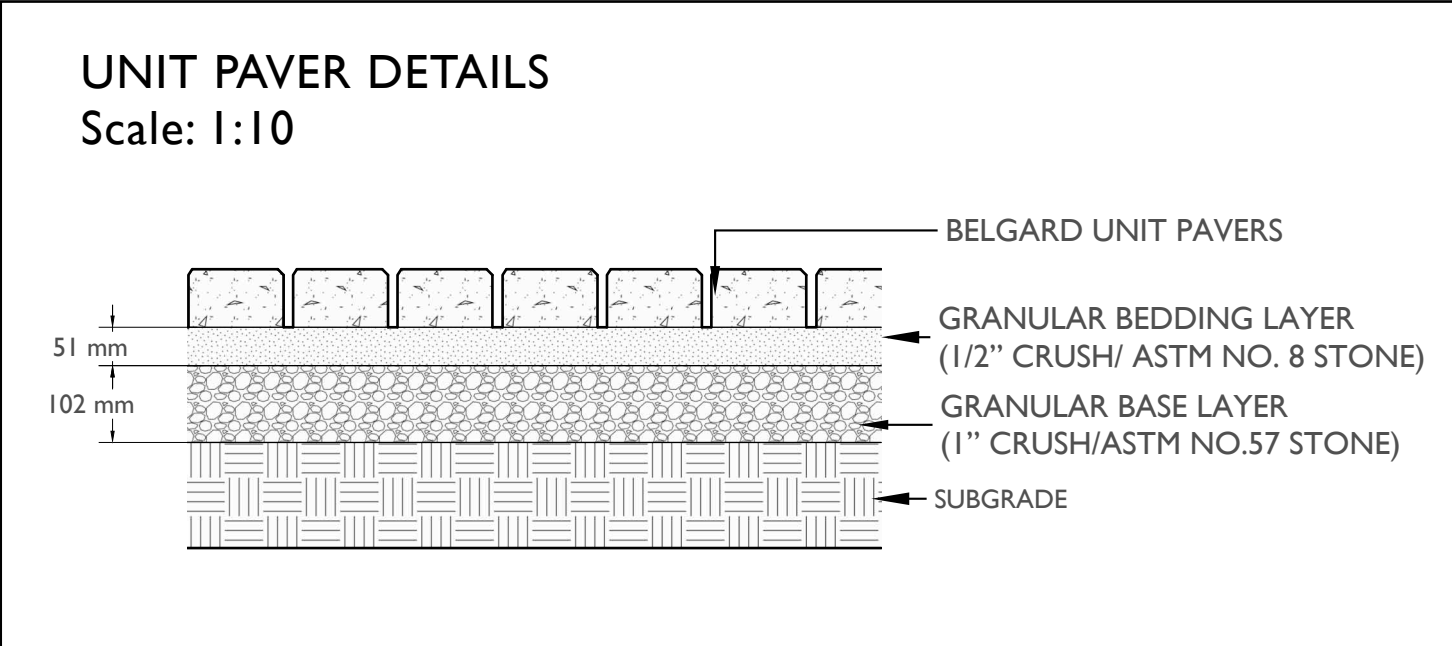
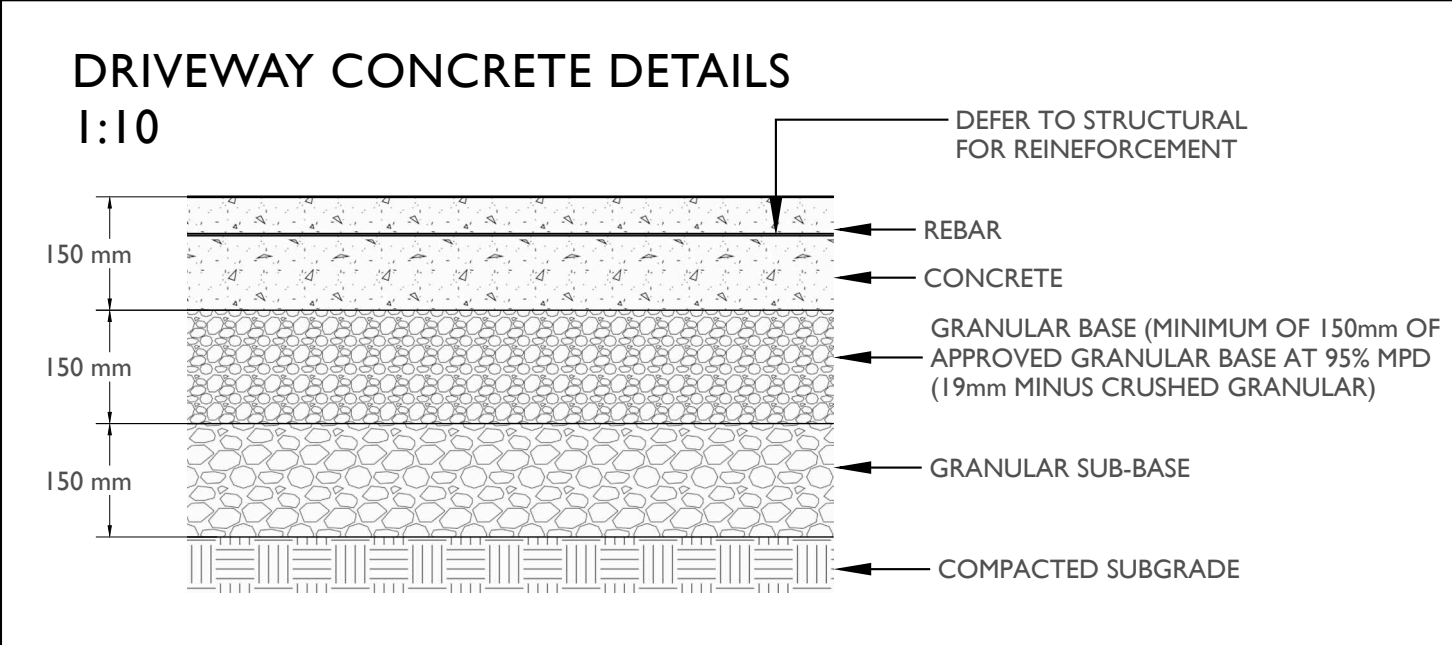
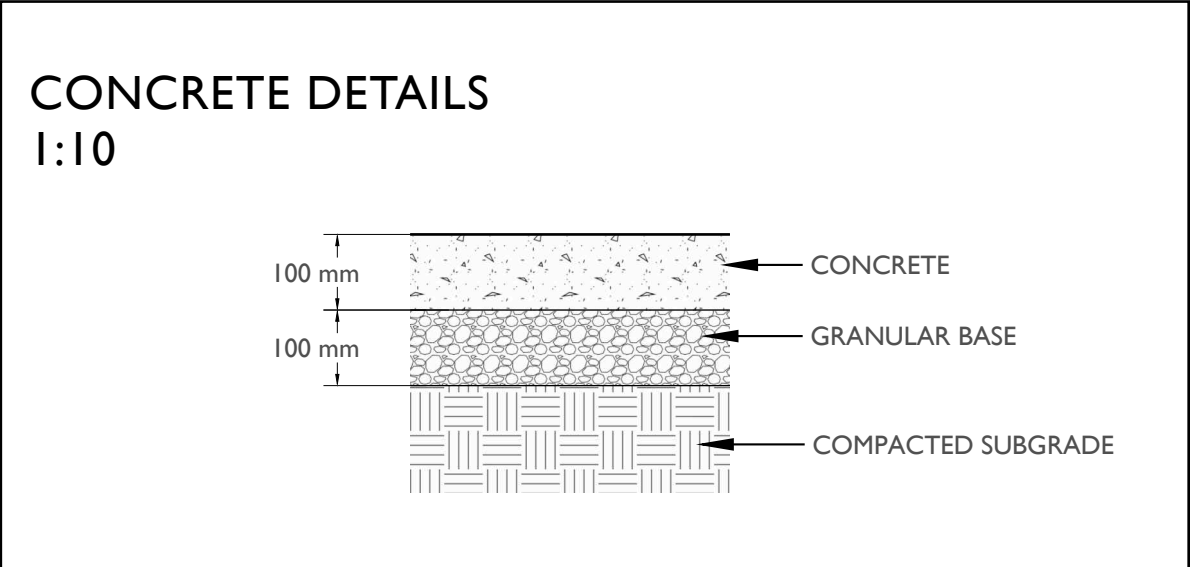
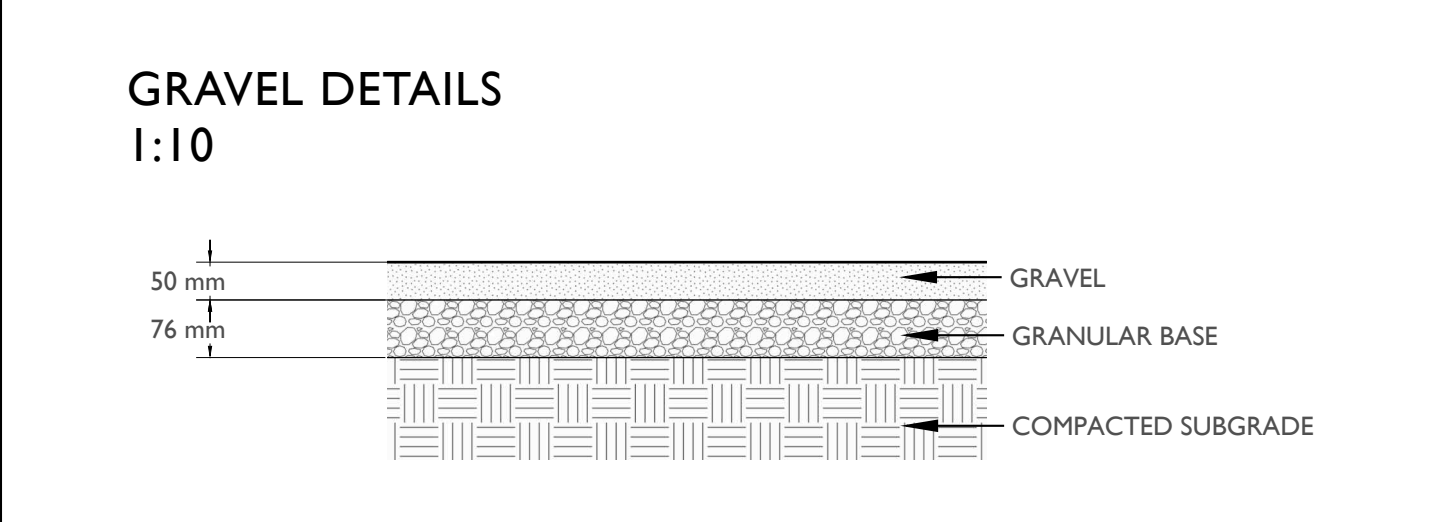
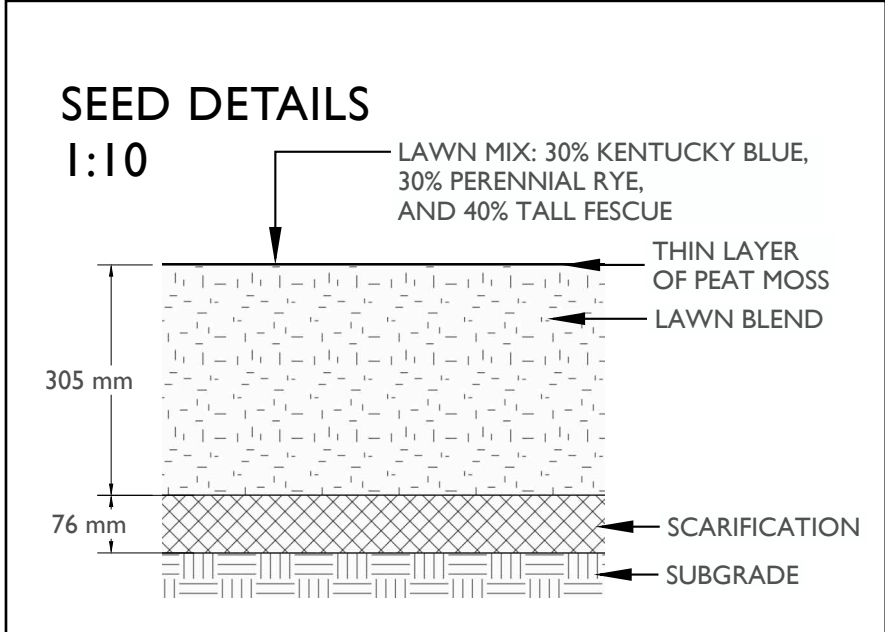
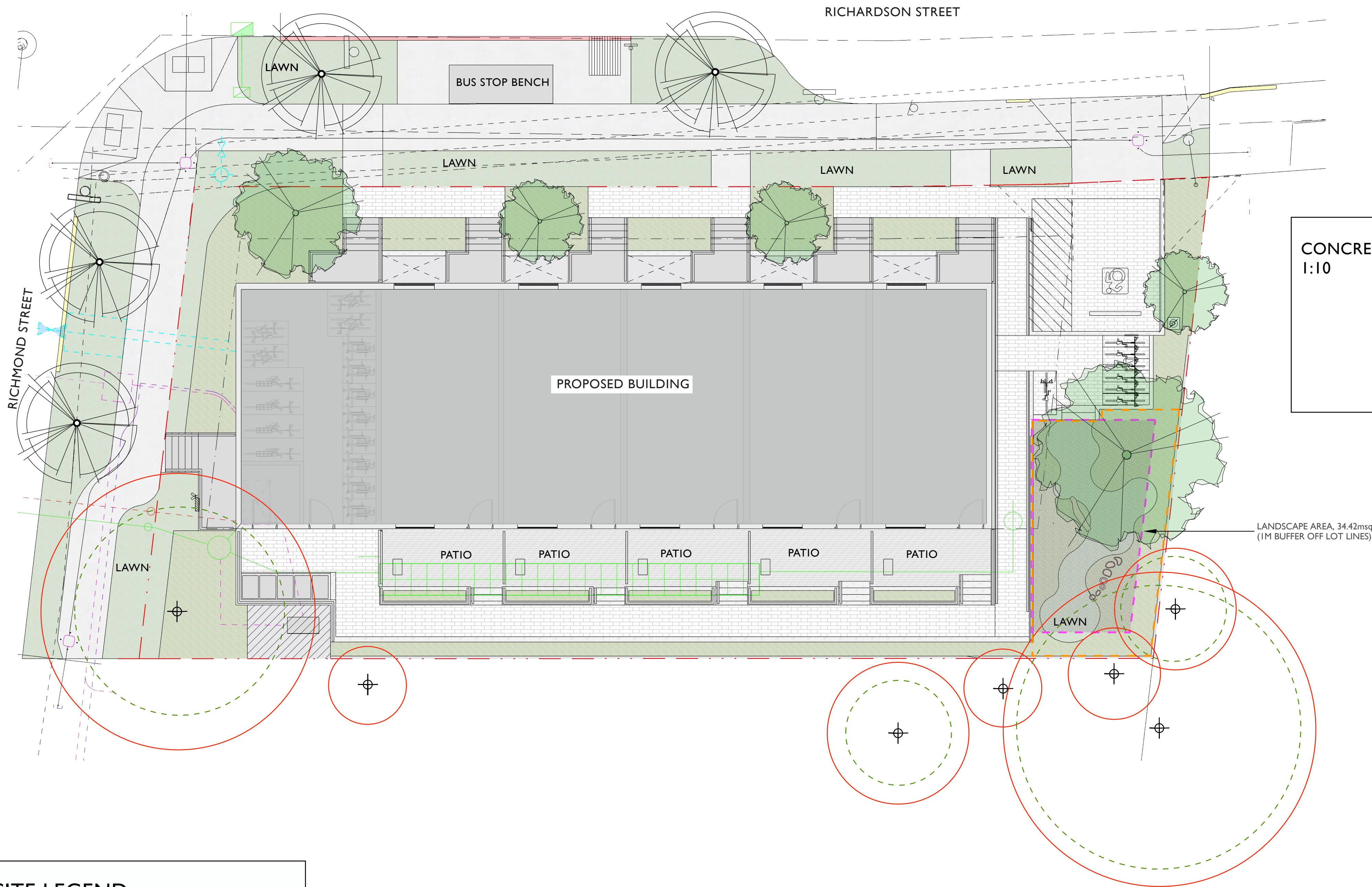
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PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

PAGE TITLE :
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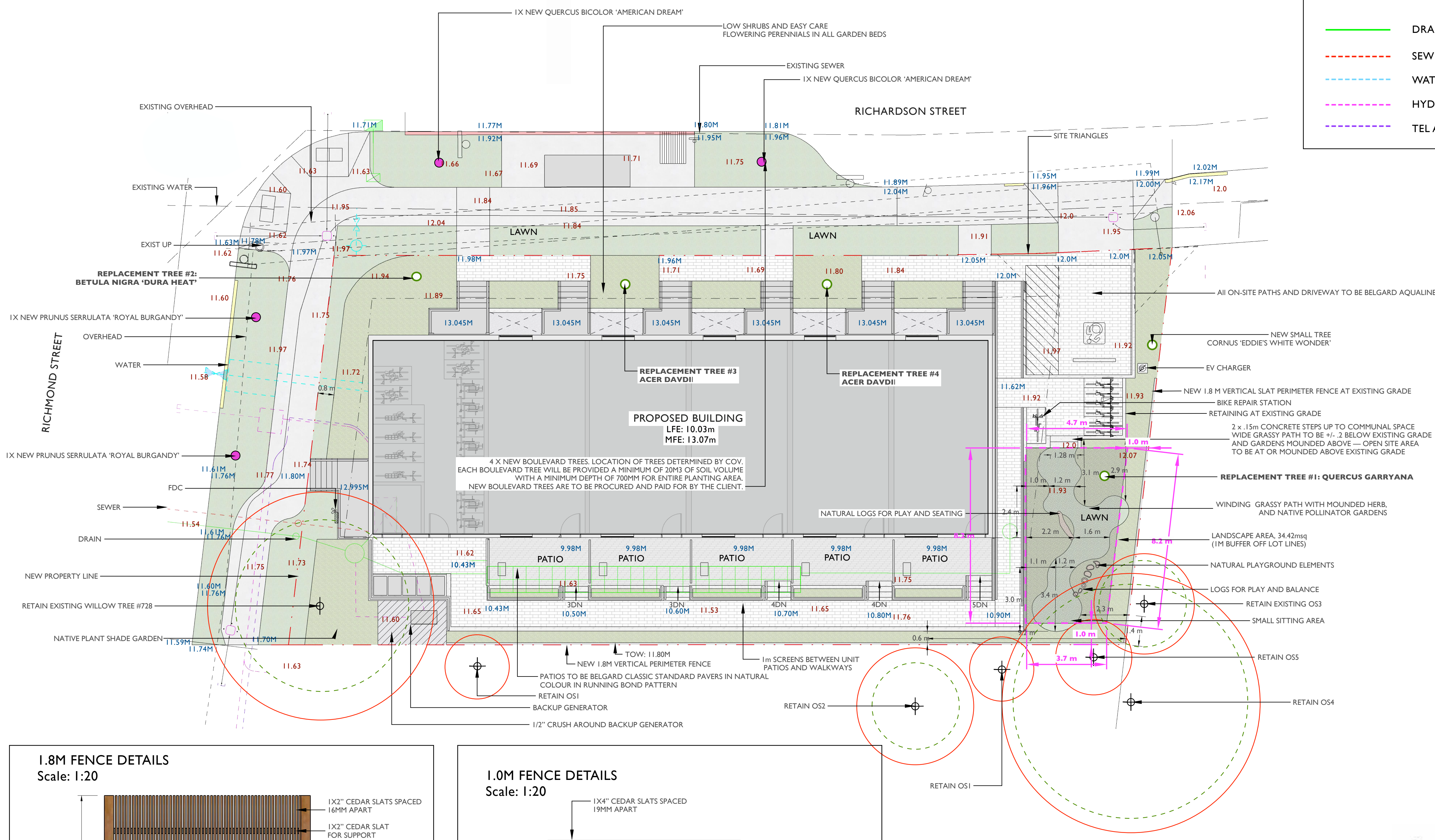
PAGE NUMBER :
L2

DATE :
DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

SCALE :
1:100



L4—1701-1705 RICHARDSON STREET - SITE PLAN



CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

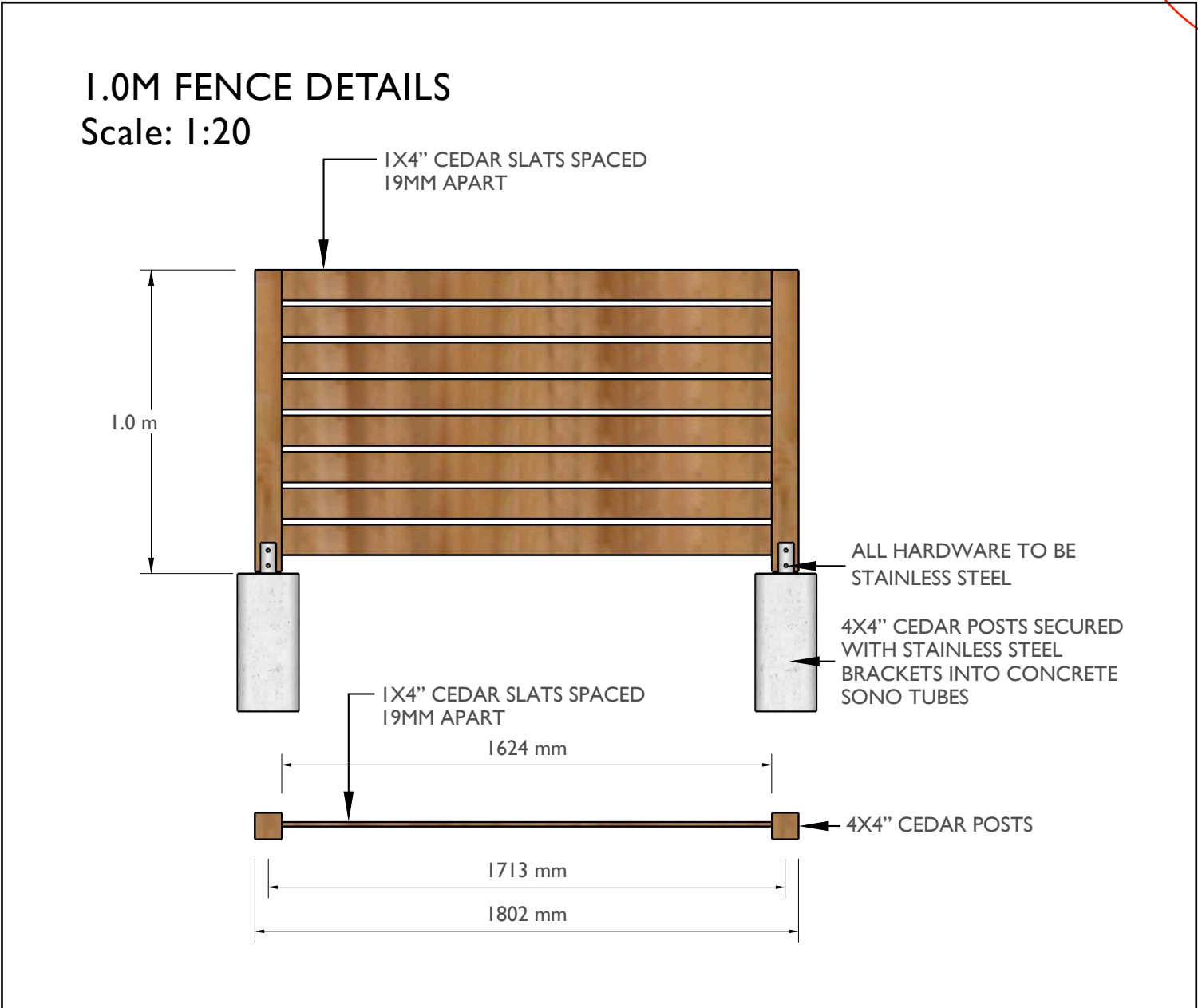
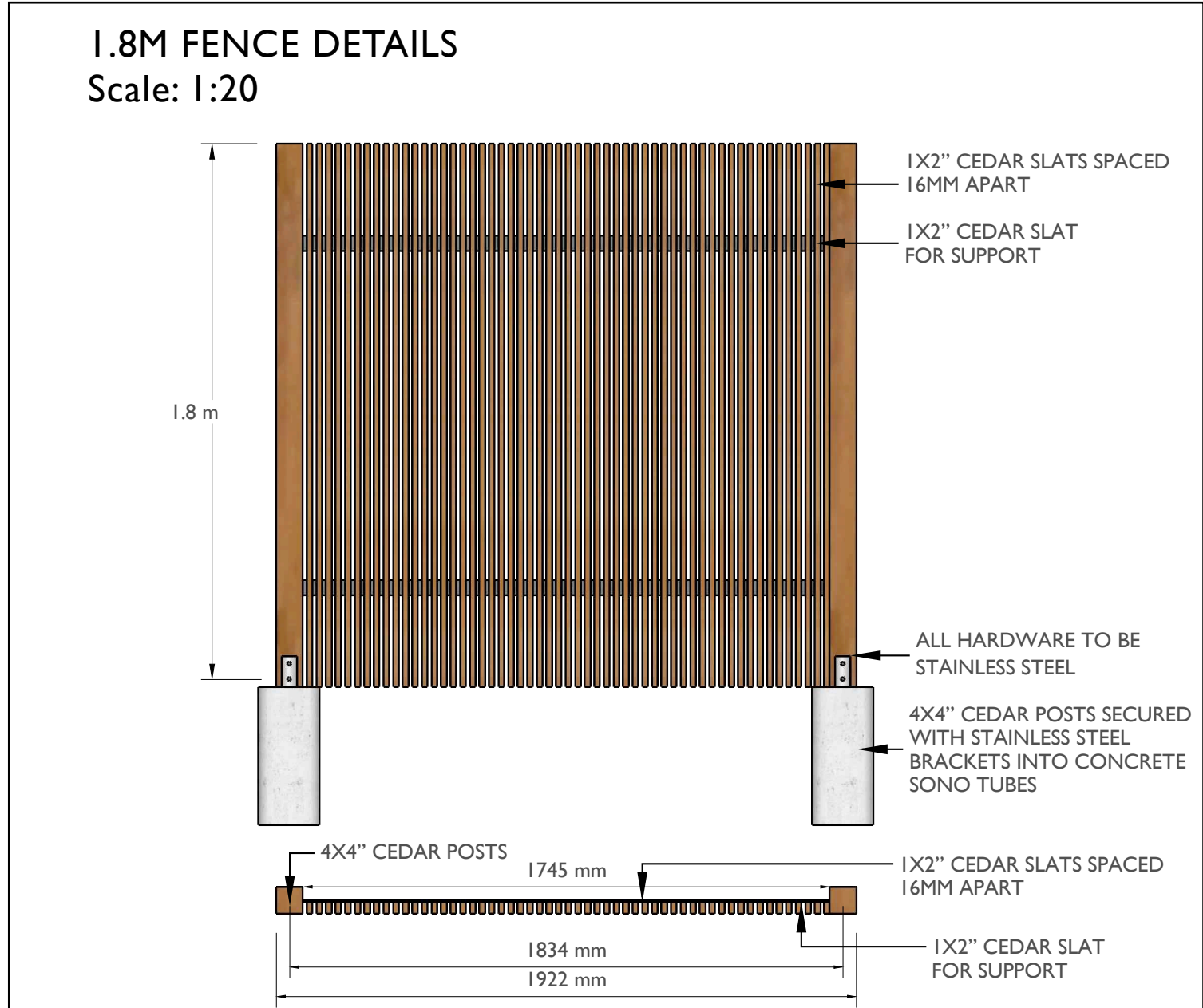
SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- LAWN
- CIP CONCRETE
- PERMEABLE PAVERS BELGARD AQUALINE IN NATURAL
- UNIT PAVERS BELGARD CLASSIC STANDARD IN NATURAL
- CRUSHED GRAVEL

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING



1:100 SCALE

NOTES:
EXISTING GRADES ARE IN RED
PROPOSED GRADES ARE IN BLUE

Greenspace Designs
Sustainable Landscape Design

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

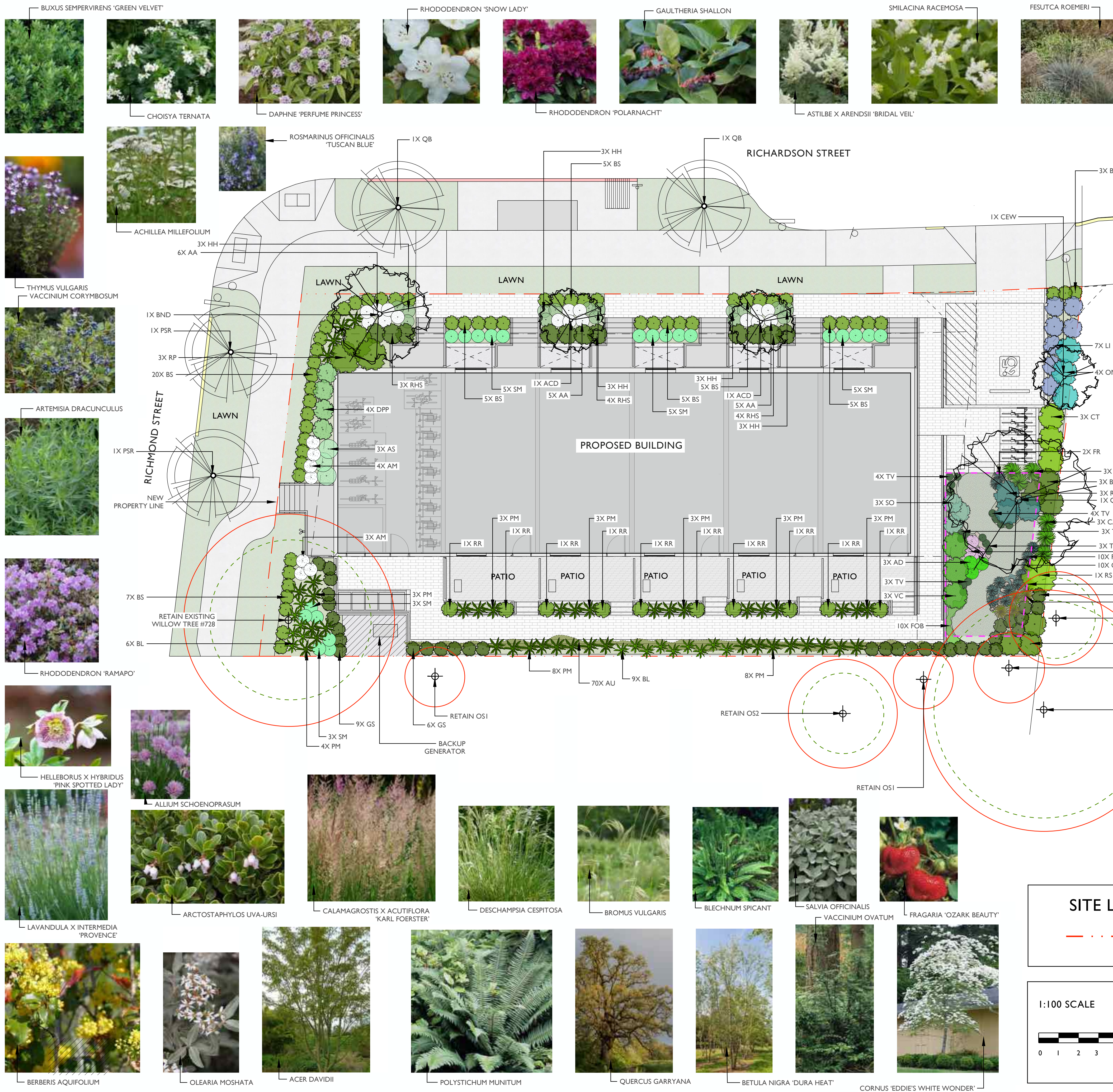
PAGE TITLE ::
SITE PLAN

PAGE NUMBER ::
L4

DATE ::
DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

SCALE ::
1:100

L5—1701-1705 RICHARDSON STREET - PLANTING PLAN



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
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'	EDDIE'S WHITE WONDER	YES
QG	1	6cm.	TILIA CORDATA	LINDEN TREE	YES
SHRUBS					
BA	3	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BS	55	#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	7	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
OM	3	#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	BLECHNUM 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	12	#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	13	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 BEARING
TREES					
QB	2	6cm.	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM OAK	NO
PSR	2	6cm.	PRUNUS SERRULATA 'ROYAL BURGANDY'	ROYAL BURGANDYFLOWERING CHERRY	YES

TREE LEGEND

EXISTING TREE TO BE RETAINED

CRITICAL ROOT ZONE

DRIP LINE RADIUS

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

PROPERTY LINE

I:100 SCALE

Greenspace Designs
Sustainable Landscape Design

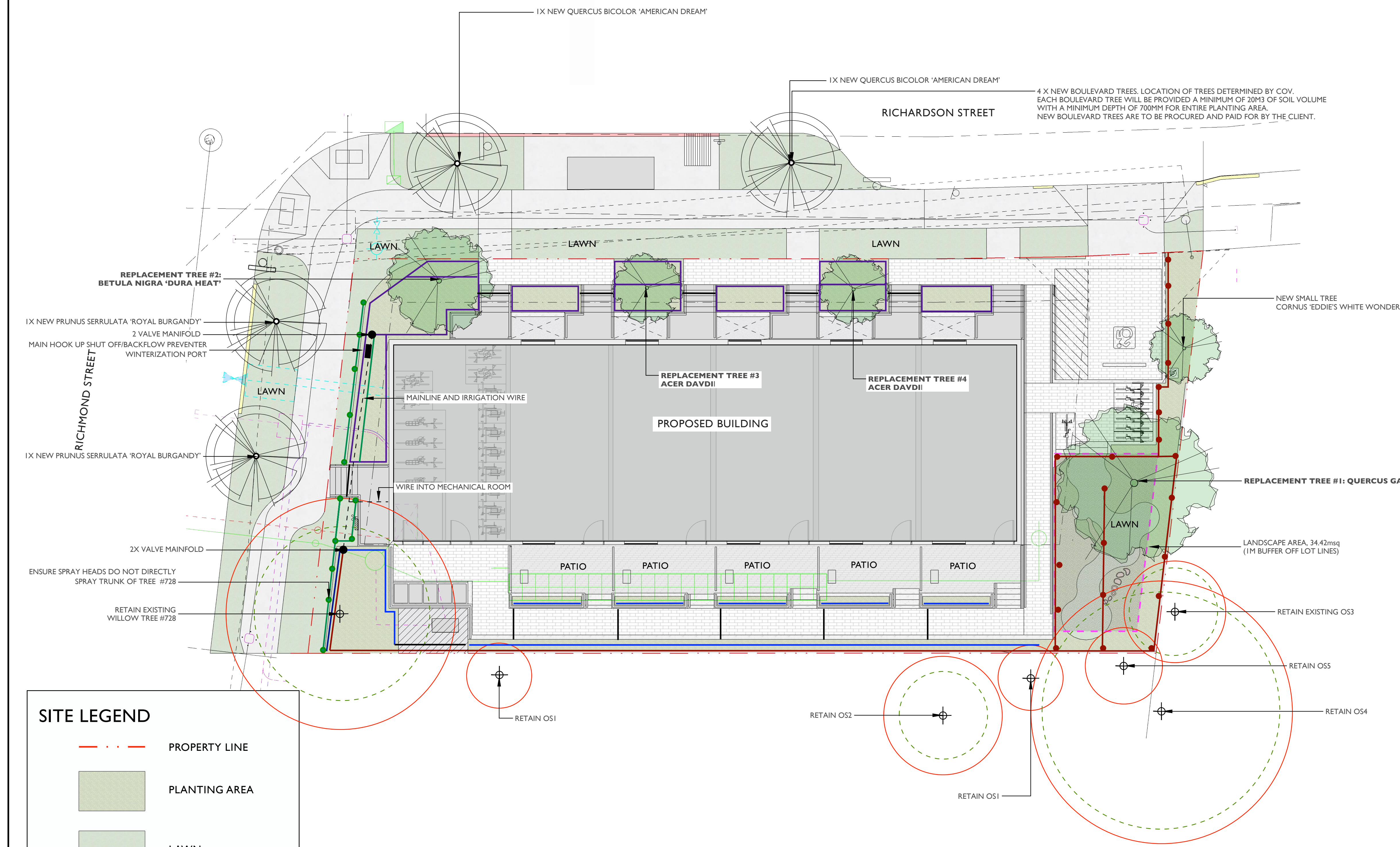
PROJECT TITLE :
PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

PAGE TITLE :
PLANTING PLAN

DATE :
DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

PAGE NUMBER :
L5

SCALE :
1:100



IRRIGATION LEGEND

- GRASS ZONE WITH 10 4" POP-UP SPRAYERS
- SOAKER ZONE
- SHRUB ZONE WITH 22 4" POP-UP SPRAYERS
- SOAKER ZONE
- CONDUCTOR WIRE
- CONDUIT

A 3/4" SHUT-OFF MAIN LINE WILL BE SUFFICIENT

5 CONDUCTOR WIRES LINKING BOTH MANIFOLDS AND BACK TO ELECTRICAL ROOM

6 ZONE RAINBIRD CONTROLLER



SITE LEGEND

- PROPERTY LINE
- PLANTING AREA
- LAWN
- CIP CONCRETE
- PERMEABLE PAVERS BELGARD AQUALINE IN NATURAL
- UNIT PAVERS BELGARD CLASSIC STANDARD IN NATURAL
- CRUSHED GRAVEL

CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

Greenspace Designs

Sustainable Landscape Design

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L6

SCALE ::
1:100

L7—1701-1705 RICHARDSON STREET - LANDSCAPE NOTES

OVERALL NOTES

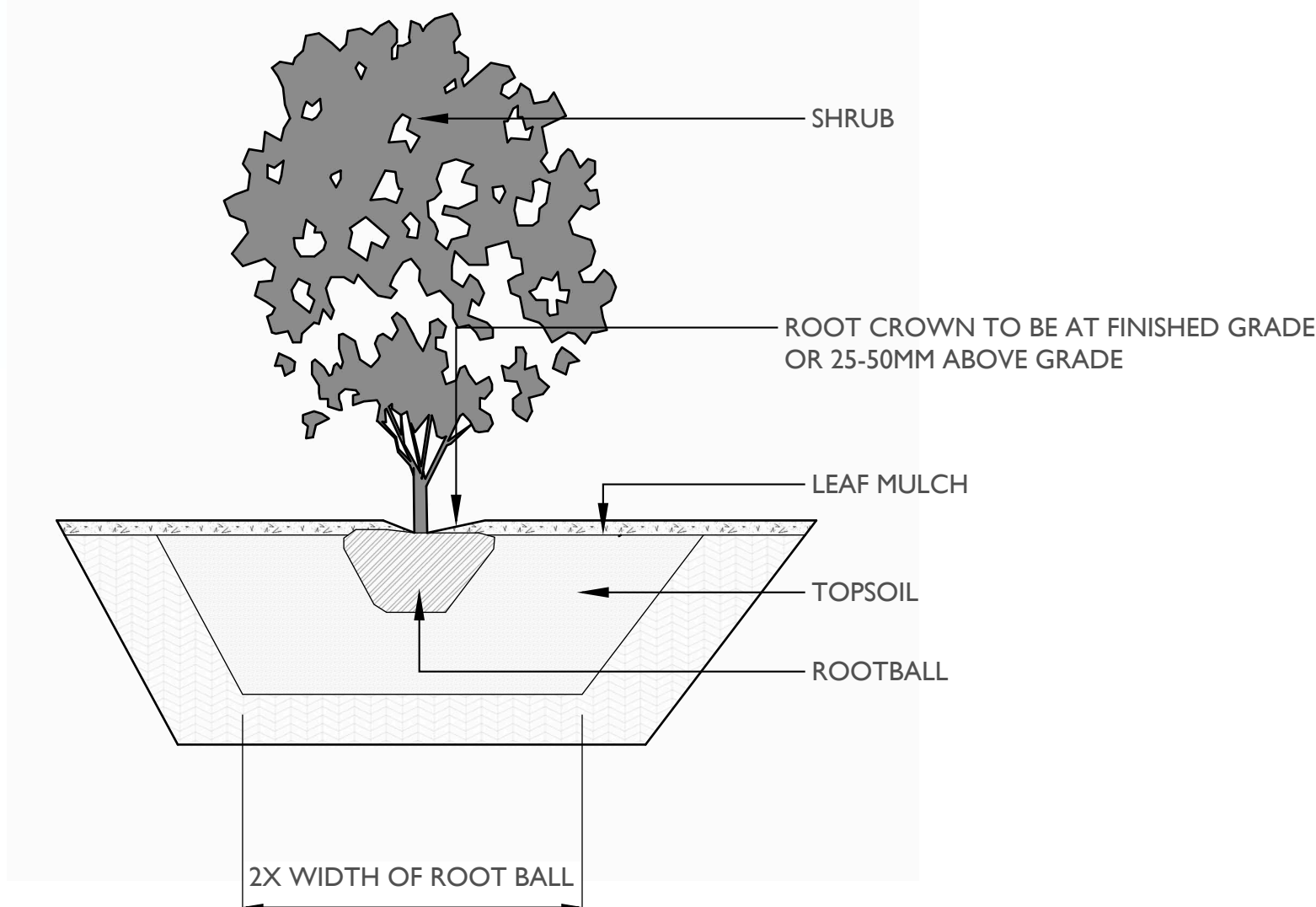
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground 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

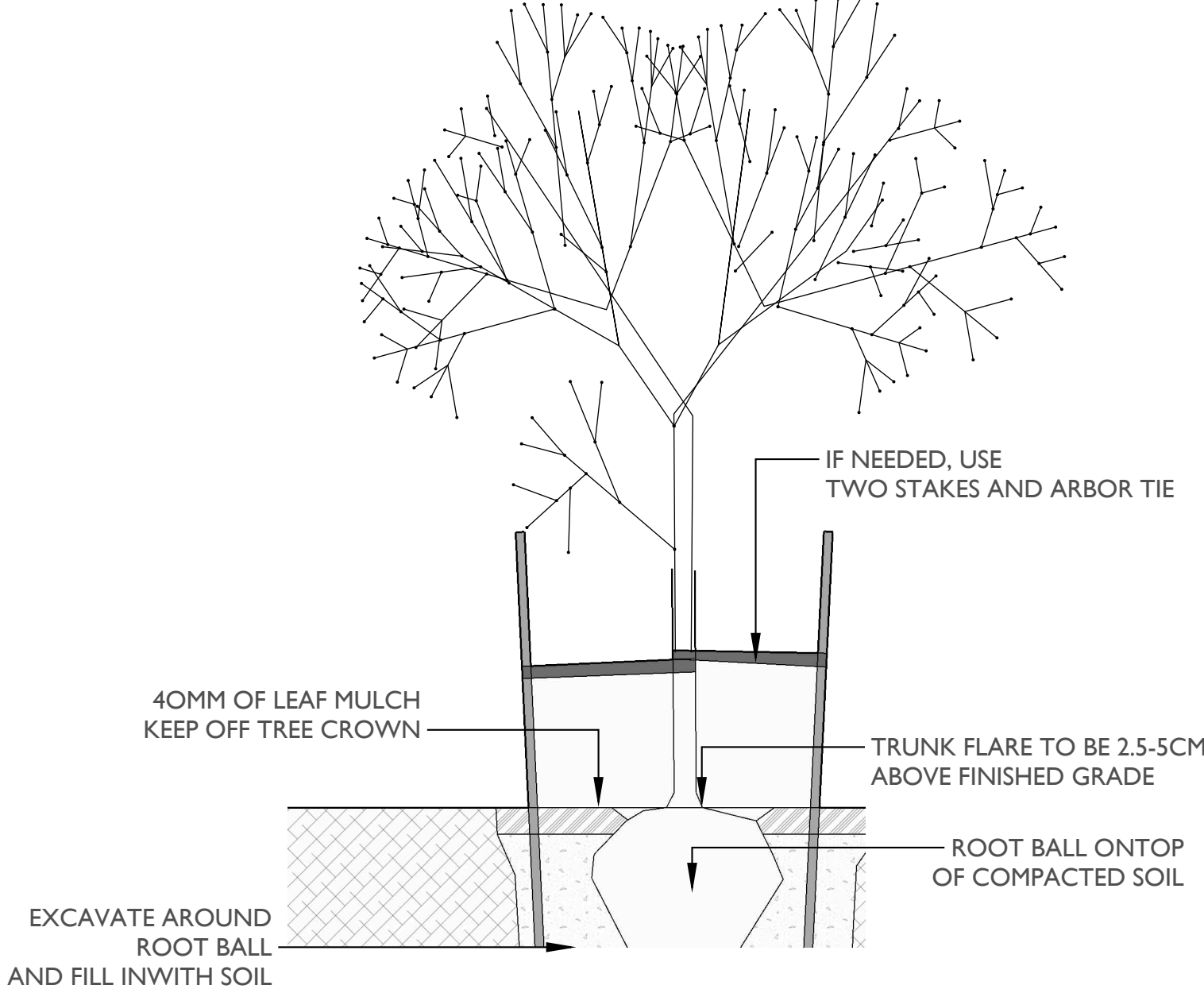
CAST-IN-PLACE CONCRETE

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.

PLANTING DETAILS



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

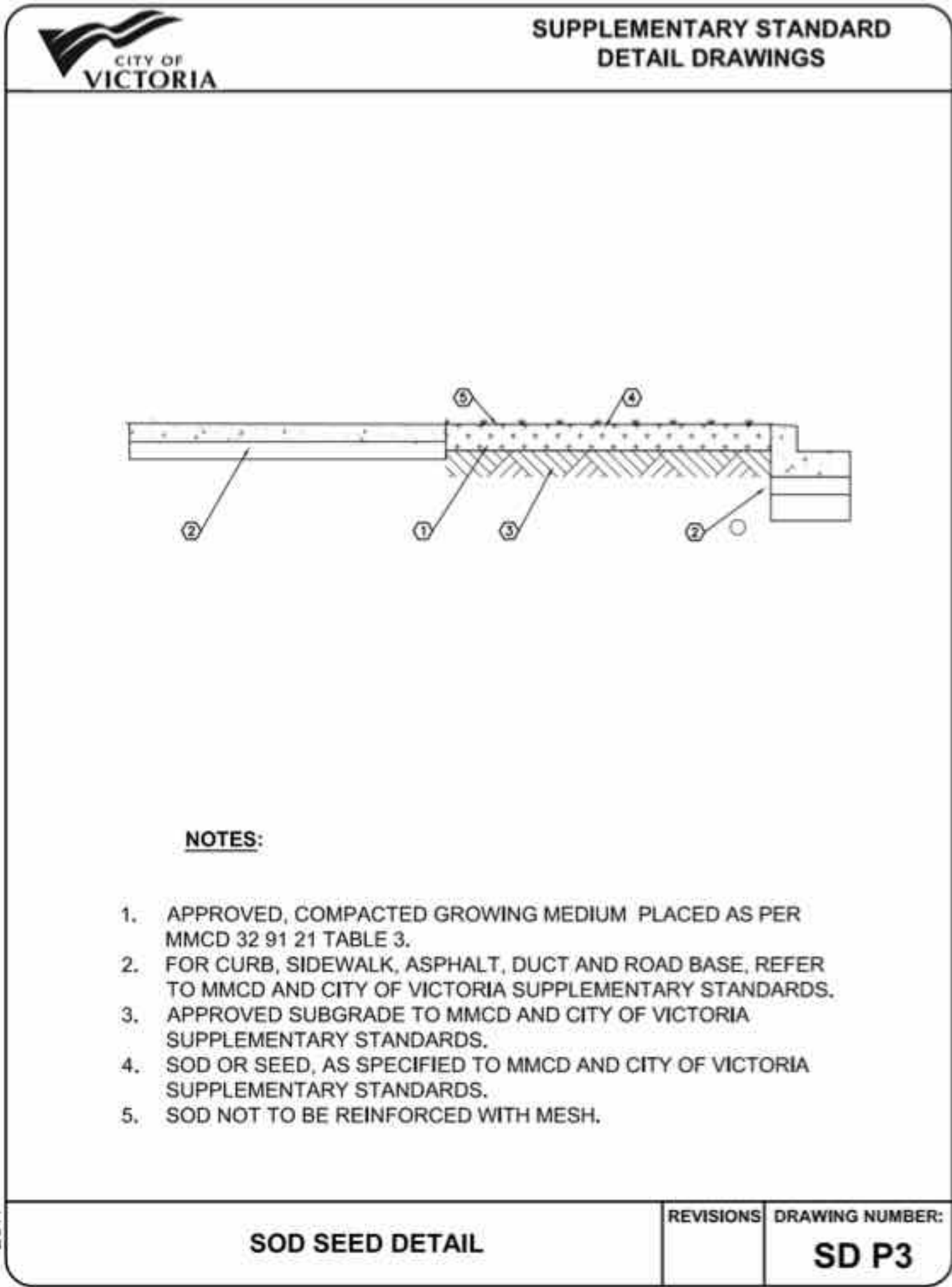
1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended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

MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. 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.



SEED

1. All on-site 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.



PROJECT TITLE

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

PAGE TITLE

LANDSCAPE NOTES

PAGE NUMBER

L7

DATE

DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

1701-1705 RICHARDSON STREET

MISSING MIDDLE BUILDING DEVELOPMENT

GENERAL NOTES

- ALL WATER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3-7 - WATERWORKS, OR MMCD STANDARD DETAIL DRAWINGS AS INDICATED IN SERVICING BYLAW, AS WELL AS THE LATEST VERSION OF THE BC PLUMBING CODE FOR ANY ONSITE WORKS
- IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
- DRIVEWAY DESIGN TO COMPLY WITH THE CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
- CONTRACTOR TO BE RESPONSIBLE TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS AT THE FRONTAGE DURING THE PROJECT. PROVIDE BARRICADES AND SIGNAGE AT THE OFFSITE WORK AREAS TO THE SATISFACTION OF THE CITY OF VICTORIA. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORKSAFE BC REGULATIONS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SWEEP PUBLIC ROADS AT THE END OF EACH WORKING DAY, AND PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
- RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS, ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
- CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED ARBORIST, AND COORDINATE WORK WITH THE CITY OF VICTORIA PARKS DEPARTMENT REGARDING ANY WORK AROUND EXISTING TREES.
- CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
- FOR BOULEVARD TREES, GRASS, AND IRRIGATION, CONFIRM TO CITY OF VICTORIA SCHEDULE B3-4 SUPPLEMENTARY DRAWINGS - PARKS, AND SCHEDULE C - SUPPLEMENTARY SPECIFICATIONS OF STREET TREES AND IRRIGATION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL TRAFFIC

WATER

- THE PROPOSED WATER SERVICE SHALL BE INSTALLED AND GENERALLY CONFIGURED AS PER CITY OF VICTORIA STANDARD DRAWING NO. SD W2f AND SHALL BE CONFIRMED BY CoV ENGINEERING DEPARTMENT
- OFF-SITE SERVICE AND METER CHAMBER TO BE INSTALLED BY CoV FORCES AT DEVELOPERS EXPENSE
- ON-SITE WORKS SHALL BE CONSTRUCTED AS PER THE LATEST EDITION OF THE BC PLUMBING CODE

SANITARY SEWER & STORM DRAIN

- SEWER & DRAIN UP TO AND INCLUDING 150MM DIAMETER TO BE PVC DR28 AND DR35 FOR 200MM AND OVER. PIPE TO BE C.S.A. APPROVED PVC UNLESS OTHERWISE SPECIFIED AND APPROVED.
- ALL SEWER SERVICES CONSTRUCTED WITHIN THE MUNICIPAL BOULEVARD TO BE INSTALLED @ 2% MIN. GRADE FROM OVBERT OF MAIN TO PROPERTY LINE; SERVICE SHALL TERMINATE A DISTANCE INSIDE THE PROPERTY EQUAL TO THE DEPTH OF THE SERVICE AT PROPERTY LINE.
- ALL ONSITE SEWER AND STORM DRAIN SERVICES TO BE CONSTRUCTED AS PER BC PLUMBING CODE.
- ALL SEWER MAINS TO BE LOW PRESSURE AIR TESTED IN ACCORDANCE WITH MMCD SECTION 33 30 01 3.14
- COMPACTION QUALITY CONTROL REQUIREMENT IN ACCORDANCE WITH MMCD REQUIREMENTS.
- ALL SANITARY SEWER MAINS TO BE FLUSHED AND CCTV INSPECTED IN ACCORDANCE WITH MMCD REQUIREMENTS.

TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS

- CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL GRADES.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
- CONSTRUCT ALL ROADWAYS AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL DRAWINGS.
- ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3-1 SUPPLEMENTARY DRAWINGS - CONCRETE AND MMCD SECTION 03 30 20.
- ALL MOUNTABLE CURB (MC) AND NON-MOUNTABLE CURB (NMC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
- ALL GRANULAR BASE AND GRANULAR SUB-BASE TO BE IN ACCORDANCE WITH MMCD SECTION 31 05 17.
- ASPHALT THICKNESS SHALL BE 50mm FOR PARKING AREAS AND 75mm FOR FIRE ACCESS ROUTES WITH 150mm SUB-BASE COURSE GRAVEL & 100mm BASE COURSE GRAVEL WITH THE FOLLOWING COMPACTION REQUIREMENT:
 - ROLL ASPHALT PAVEMENT TO AVERAGE DENSITY OF NOT LESS THAN 97% OF 75 BLOW MARSHALL DENSITY WITH NO INDIVIDUAL TEST BEING LESS THAN 95%.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
 - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
 - GRANULAR BASE (CURBS) - ONCE PER 50 LINEAL METRES
 - CONCRETE MIX DESIGN AND TESTING
 - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
 - CURB AND GUTTER - ONE SET PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
 - ASPHALT MIX DESIGN AND TESTING
 - ASPHALT TESTS FOR THE FOLLOWING:
 - CURRENT AGGREGATE GRADATION CURVE
 - COMPACTION - ONE CORE FOR EVERY 500sq.m PLACED, MAXIMUM THREE.

HYDRO, TELEPHONE, STREETLIGHTING AND GAS

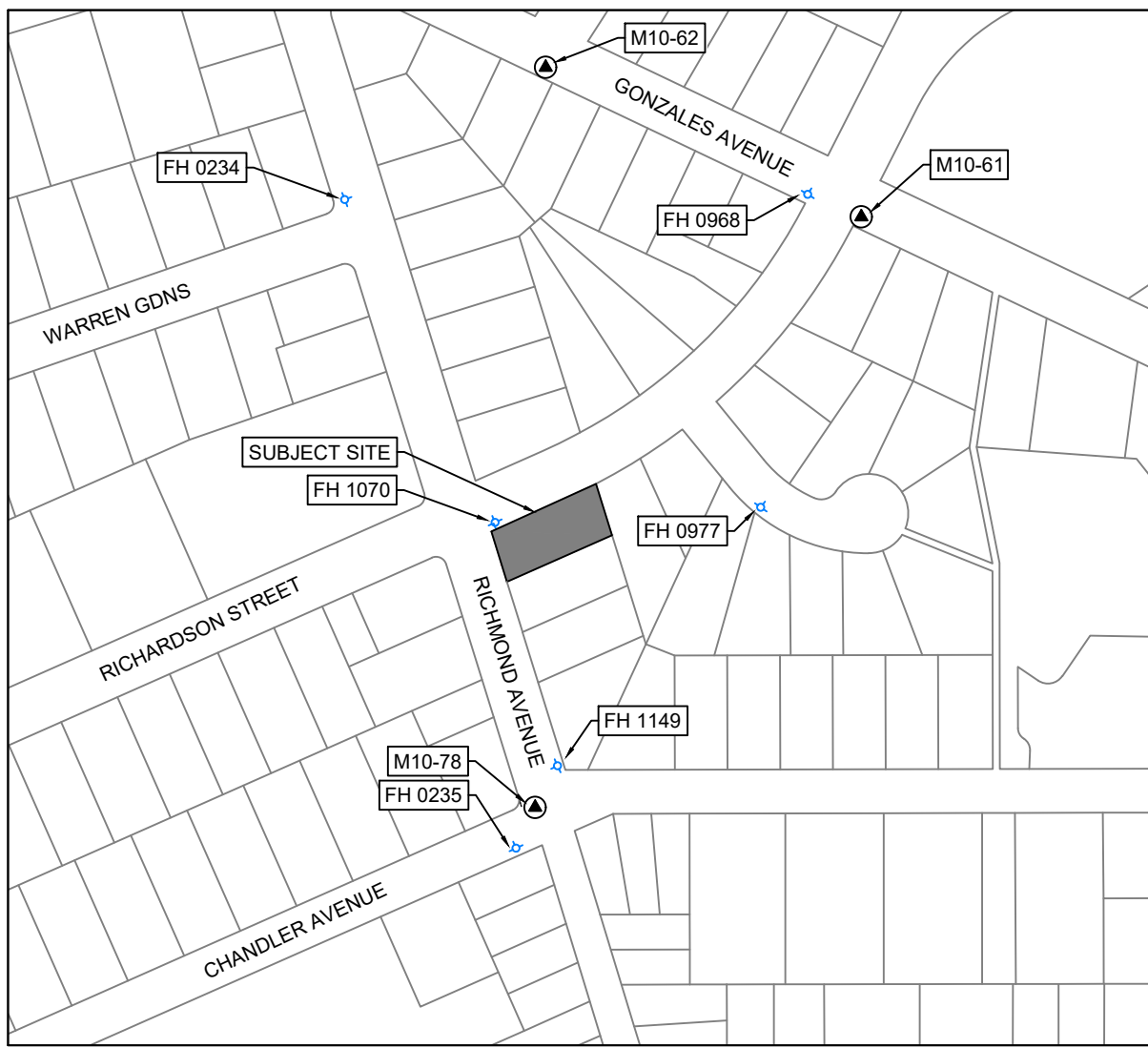
- CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, ROGERS CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, ROGERS CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- ANY BC HYDRO, TELUS, ROGERS CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND ROGERS CABLE STANDARD SPECIFICATIONS AND DRAWINGS.

FRONTAGE IMPROVEMENT

- TREE PROTECTION REQUIRED AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DRAWINGS SD-P1 AND SD-P2
- TREE PLANTING IN SIDEWALK, IF REQUIRED, TO USE DOBNEY SP 48 TREE GRATES AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRW. NO. SDP5.
- PLANTING AND MAINTENANCE TO BE COMPLETED BY THE CITY OF VICTORIA AT DEVELOPERS EXPENSE.
- ROOT BARRIER TO BE INSTALLED ADJACENT TO REAR OF CURB, FOR FULL LENGTH OF STRUCTURAL SOIL CELL
- TOTAL SOIL VOLUME TO BE A MINIMUM OF 12m³ PER TREE WITH A MINIMUM DEPTH OF 0.70m
- NO LANDSCAPING WITHIN 0.45m TO THE STREET BOUNDARY AND 3m FROM ANY DRIVEWAY BOUNDARY AS PER CITY OF VICTORIA STANDARD DRAWING TA-70

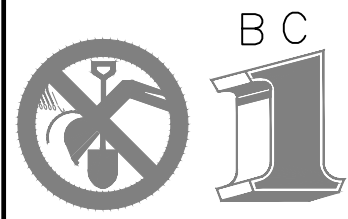
LIST OF DRAWINGS

- DRAWING C01 LOCATION PLAN, SITE PLAN AND GENERAL NOTES
- DRAWING C02 OFFSITE IMPROVEMENTS & ONSITE GRADING
- DRAWING C03 SITE SERVICING PLAN
- DRAWING C04 E.S.C.P.



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



CALL

1-800-474-6886

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

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	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	6
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S—	Wood Box	⊗	Flush Valve	⊗	5
Existing External U/G Utilities	Sewer	—S—	Manhole	⊗	Catch Basin	☒	Hydrant	⊗	4
Proposed External U/G Utilities	Water	—W—	Cleanout	⊗	Culvert	—C—	Reducer	⊗	3
Street Lighting	Pole Mount	⊗	Silt Trap	☒	Cap / Plug	→	Air Valve	⊗	2
Post Top	Pedestrian Signal	⊗	Gas Valve	⊗	Water Meter	⊗			1

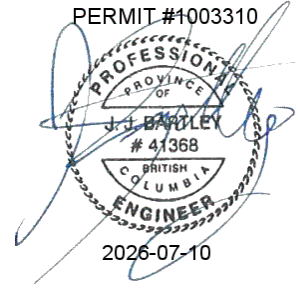
REVISIONS

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

LOCATION PLAN, SITE PLAN AND GENERAL NOTES

B.M.: : M10-78 Elev: 11.067m

Design: JTA Drawn: DS Checked: JUB

Scale: Hor: 1:250 Vertical: - Date: 2026-07-10

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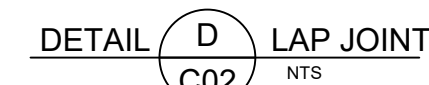
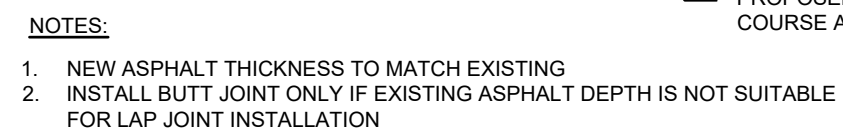
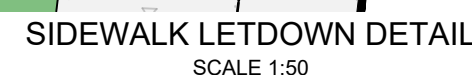
3

DRAWING #

C01

SHEET #

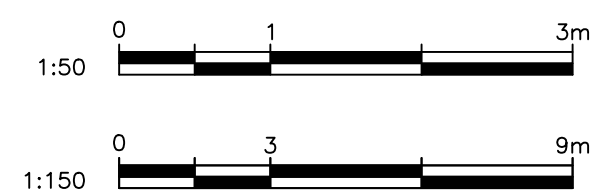
1 OF 4



- (A)** EXISTING ONSITE STRUCTURES TO BE REMOVED
- (B)** EXISTING SIDEWALK TO BE REMOVED
- (C)** EXISTING DRIVEWAY TO BE REMOVED

MFE XX.XXm	MAIN FLOOR ELEVATION
FC	FLAT CURB
IG	INVERTED GUTTER
NMC	NON MOUNTABLE CURB
RNMC	REVERSE NON MOUNTABLE CURB
MC	MOUNTABLE CURB
LD	DRIVEWAY LETDOWN
AWC	ASPHALT WATER CONTROL
 26.74 26.16	PROPOSED GRADE (BLACK) EXISTING GRADE (GREY)

 DITCH FILL
 ASPHALT SURFACE
 CONCRETE SURFACE
 PROPOSED BUILDING
 PROPOSED REINSTITATED BOULEVARD



2026-07-10

**BUILDING PERMIT
SUBMISSION**



CITY OF VICTORIA		ISLANDER FILE #	2973
1701-1705 RICHARDSON		MUNICIPAL DESIGN #	DDP01036
OFFSITE IMPROVEMENTS & ONSITE GRADING		REV.	3
B.M. : M10-78	Elev: 11.067m	DRAWING #	C02
Design: JTA	Drawn: DS	Checked: JUB	
Scale: Hor: 1:150	Vertical: -	Date: 2026-07-10	
		SHEET #	2 OF 4

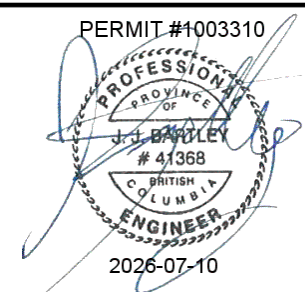
OFFSITE IMPROVEMENTS & ONSITE GRADING
SCALE 1:150

LEGEND									
Existing Municipal Infrastructure		Drain		Curb		Concrete Box		Valve	
Proposed Municipal Infrastructure		Ditch		Sidewalk		Wood Box		Flush Valve	
Existing External U/G Utilities		Sewer		Manhole		Catch Basin		Hydrant	
Proposed External U/G Utilities		Water		Cleanout		Valve		Reducer	
Street Lighting		Pole Mount		Traffic Signal		Cap / Plug		Air Valve	
Standard Mount		Traffic Signal		Ctrl Monument		Gas Valve		Water Meter	
Post Top		Pedestrian Signal		Slit Trap		Grass Valve		Water Meter	
		Traffic Signal		Traverse Hub					

REVISIONS

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		

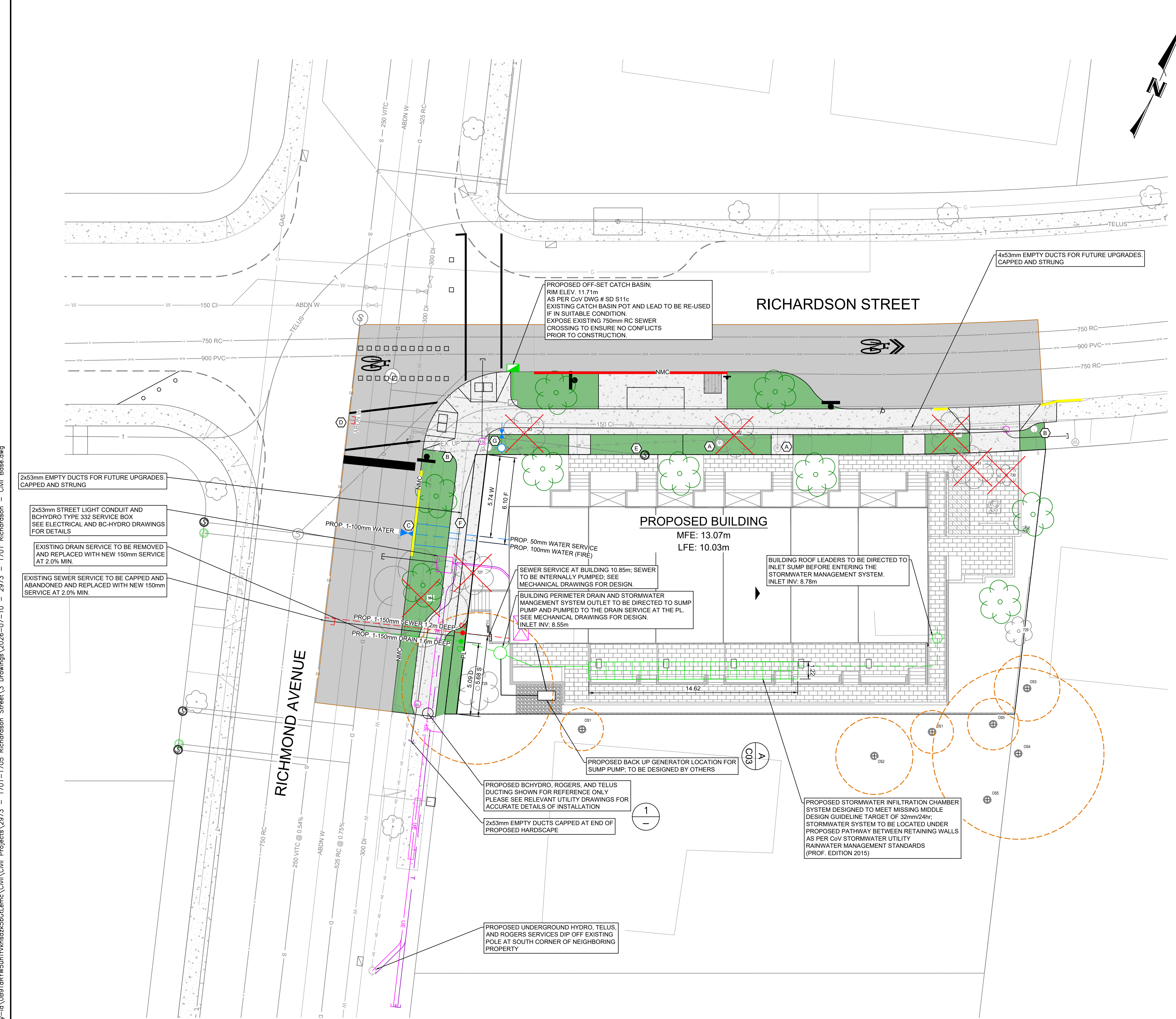


CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

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.

ISLANDER ENGINEERING: July 10, 2026 / G:\shortcut-targets-by-id\089TdrYw5UnTV\hskdzk5bGlemc\Civil\Civil Projects\2973 - 1701-1705 Richardson Street\3 Drawings\2026-07-10 - 2973 - 1701 Richardson - Civil Base.dwg

ISLANDER ENGINEERING: July 10, 2026 / G:\shortcut-targets-by-sta\085\DRW\50m\Tfwk\std\456\Lenec\Civil\Projects\2973 - 1701-1705 Richardson Street\3 Drawings\2026-07-10 - 2973 - 1701 Richardson - Civil Base.dwg



BC

1

CALL

1-800-474-6886

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

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	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	6
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S—	Wood Box	⊗	Flush Valve	⊗	5
Existing External U/G Utilities	Sewer	—S—	Manhole	⊗	Catch Basin	☒	Hydrant	⊗	4
Proposed External U/G Utilities	Water	—W—	Culvert	—C—	Reducer	—R—	3		
Street Lighting	Pole Mount	⊗	Standard Mount	⊗	Traffic Sign	⊗	Silt Trap	⊗	2
Post Top	Pedestrian Signal	⊗	Traffic Signal	⊗	Ctrl Monument	⊗	Traverse Hub	⊗	1

REVISIONS									
6	Valve	⊗	Concrete Box	☒	Curb	—C—	Drain	—D—	Existing Municipal Infrastructure
5	Flush Valve	⊗	Wood Box	⊗	Sidewalk	—S—	Ditch	—D—	Proposed Municipal Infrastructure
4	Hydrant	⊗	Catch Basin	☒	Manhole	⊗	Sewer	—S—	Existing External U/G Utilities
3	Reducer	—R—	3		Culvert	—C—	Water	—W—	Proposed External U/G Utilities
2	Air Valve	⊗	Cap / Plug	→	Silt Trap	⊗	Traffic Sign	⊗	Street Lighting
1	Water Meter	⊗	Gas Valve	⊗	Traverse Hub	⊗	Ctrl Monument	⊗	Post Top

REVISIONS APPROVED									
REVISION # 1	REVISION # 2	REVISION # 3	REVISION # 4	REVISION # 5	REVISION # 6	REVISION # 7	REVISION # 8	REVISION # 9	REVISION # 10
Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved
Date	Date	Date	Date	Date	Date	Date	Date	Date	Date
Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed
Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer
Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development
Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator

DESIGN APPROVED									
Approved By	Approved By	Approved By	Approved By	Approved By	Approved By	Approved By	Approved By	Approved By	Approved By
Date	Date	Date	Date	Date	Date	Date	Date	Date	Date
Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed	Signed
Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer
Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development
Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator

CITY OF VICTORIA

1701-1705 RICHARDSON

SITE SERVICING PLAN

B.M. : M10-78

Design: JTA

Scale: Hor: 1:150 Vertical: —

Elev: 11.067m

Drawn: DS

Checked: JUB

Date: 2026-07-10

ISLANDER ENGINEERING

2031 STORE STREET VICTORIA, B.C. V8T6L8

PHONE 250.590.1200

www.islanderenvironmental.com

ISLANDER FILE #

2973

MUNICIPAL DESIGN #

DDP01036

DRAWING #

C03

SHEET #

3 OF 4

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE HOUSING 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 52 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR
WHERE THE SIZING FACTOR IS 2% MINIMUM AND CALCULATED: $32 / (24 \times K_s + n \times D)$
 K_s = HYDRAULIC CONDUCTIVITY
 D = 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)
SIZING FACTOR = 5%
IMPERVIOUS AREA = 350m²
PERMEABLE BASE AREA = 350m² x 5% = 17.5m² REQUIRED
PERMEABLE AREA PROVIDED = 17.8m²
MARINO CELL COUNT = 88 CELLS

DETAIL 1 CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL

STORM DETENTION SUMMARY

RIM ELEVATION (INLET SUMP)	10.43m
TOP OF STORAGE (INLET INVERT)	8.78m
BOTTOM OF STORAGE	8.43m
ACTIVE STORAGE DEPTH	0.35m

DETAIL 2 SEWER AND DRAIN SERVICE PROFILES

LEGEND

MFE XXXXm	MAIN FLOOR ELEVATION	☒	DITCH FILL
FC	FLAT CURB	☒	ASPHALT SURFACE
IG	INVERTED GUTTER	☒	CONCRETE SURFACE
NMC	NON MOUNTABLE CURB	☒	PROPOSED BUILDING
RNMC	REVERSE NON MOUNTABLE CURB	☒	PROPOSED REINSTATED BOULEVARD
MC	MOUNTABLE CURB		
LD	DRIVEWAY LETDOWN		
AWC	ASPHALT WATER CONTROL CURB		
⊕ 28.74	PROPOSED GRADE (BLACK)		
⊕ 28.15	EXISTING GRADE (GREY)		
☒	PROPOSED TREES		
☒	CRITICAL ROOT ZONE		
☒	EXISTING TREES TO BE REMOVED		
☒	EXISTING TREES		

SERVICING NOTES:

- A EXISTING 19mm WATER SERVICE TO BE DECOMMISSION AS PER CITY OF VICTORIA STANDARDS, BY CITY OF VICTORIA CREWS AT OWNERS EXPENSE.
- B EXISTING HYDRO POLES TO BE MAINTAINED IN PLACE
- C 100mm SS SADDLE F SADDLE, AND 100mm Hx F GATE VALVE WORK WITHIN ROAD ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
- D CAP EXISTING SEWER SERVICE AT MAIN. WORK TO BE COMPLETED BY CONTRACTOR.
- E REMOVE EXISTING SEWER INSPECTION CHAMBER. WORK TO BE COMPLETED BY CONTRACTOR.
- F PROPOSED 100mm FIRE WATER SERVICE AND 50mm WATER SERVICE INSTALLED AS PER CITY OF VICTORIA STD DWG# SD W2g. WORK WITHIN ROAD ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. DOVA TO BE INSTALLED WITHIN MECHANICAL ROOM.
- G EXISTING FIRE HYDRANT TO BE SHIFTED ± 1m EAST TO THE PROPOSED BOULEVARD AREA. WORK TO BE PERFORMED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.

BUILDING PERMIT SUBMISSION

ISLANDER ENGINEERING

2031 STORE STREET VICTORIA, B.C. V8T6L8

PHONE 250.590.1200

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ISLANDER FILE #

2973

MUNICIPAL DESIGN #

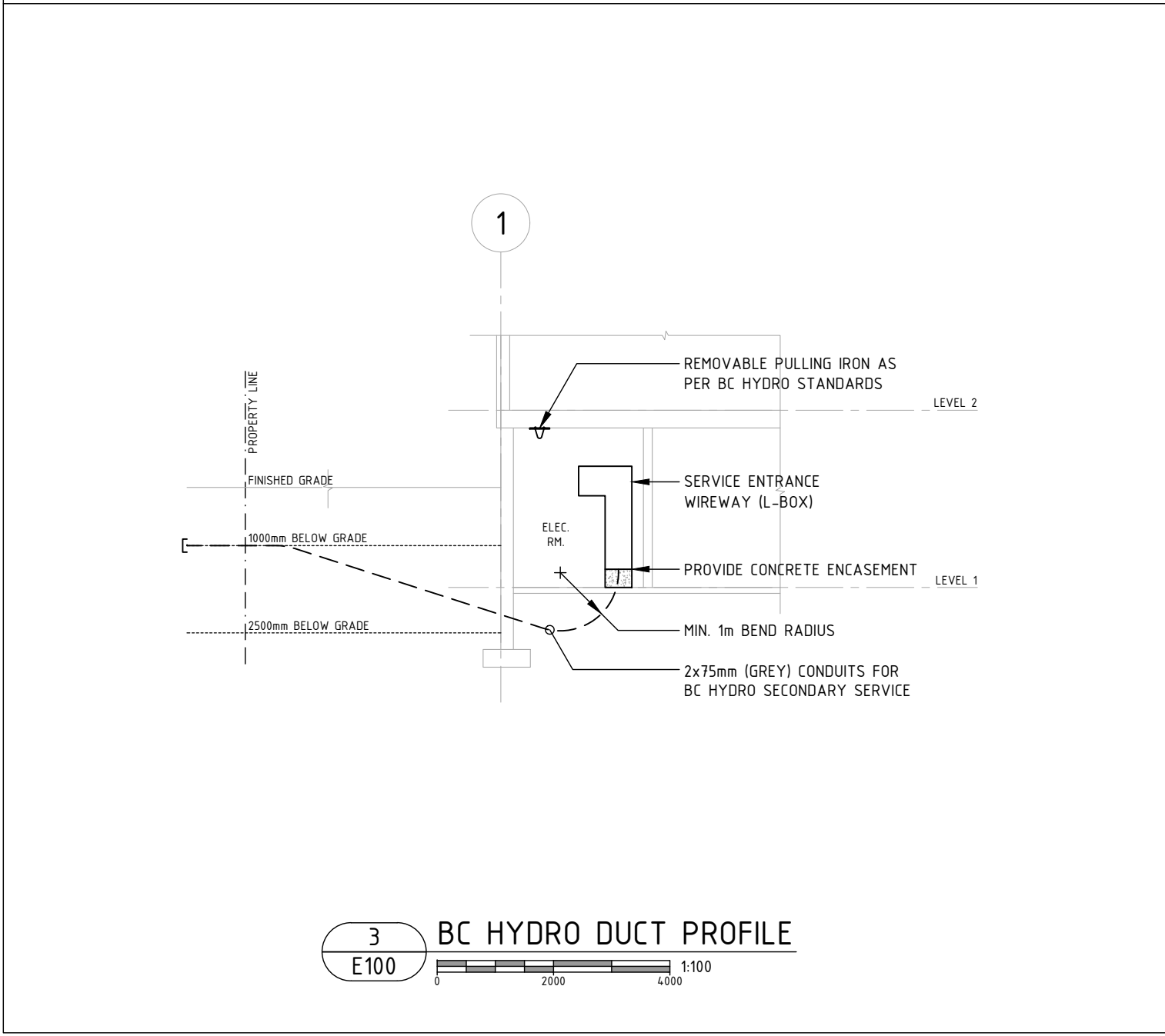
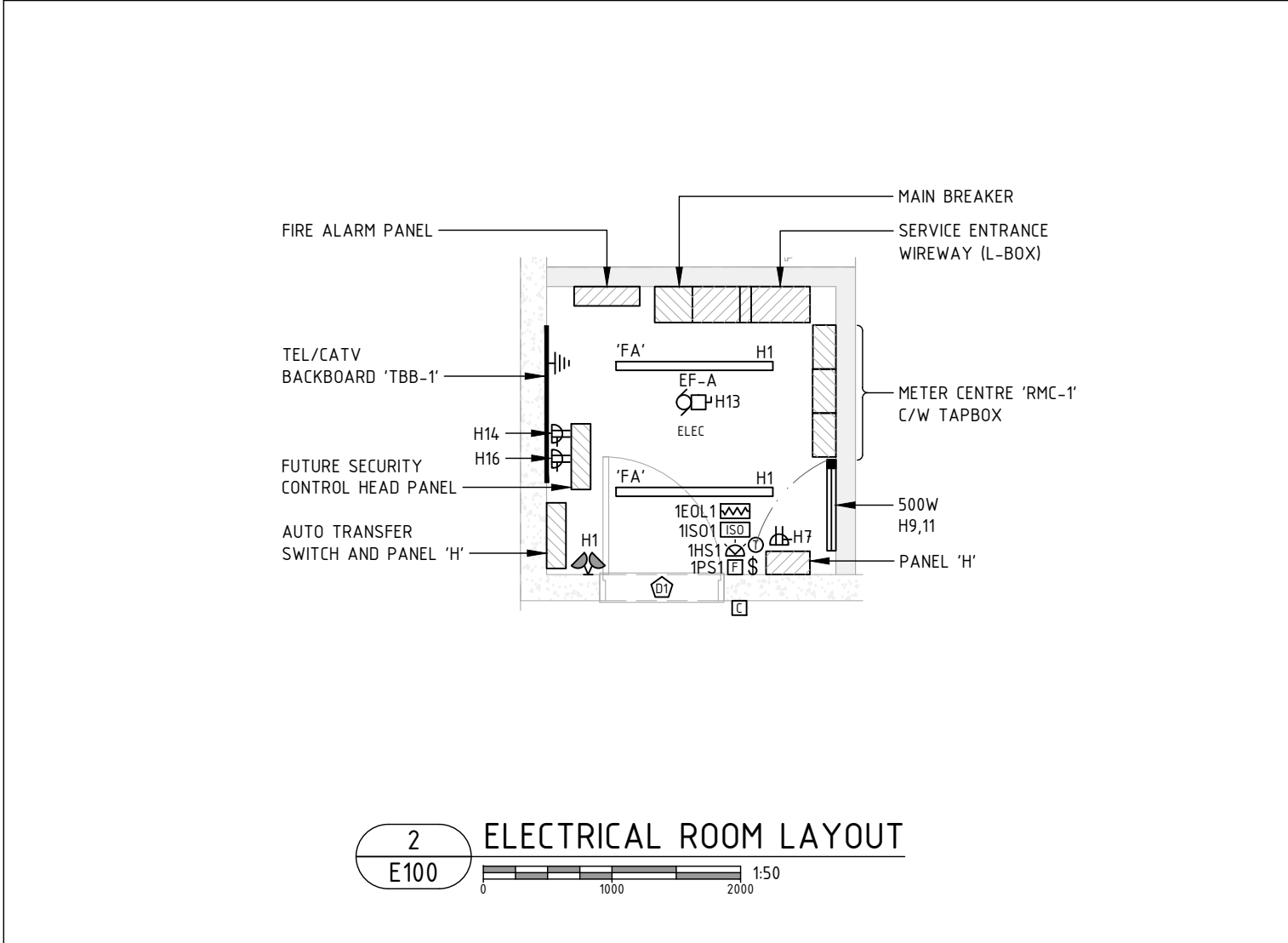
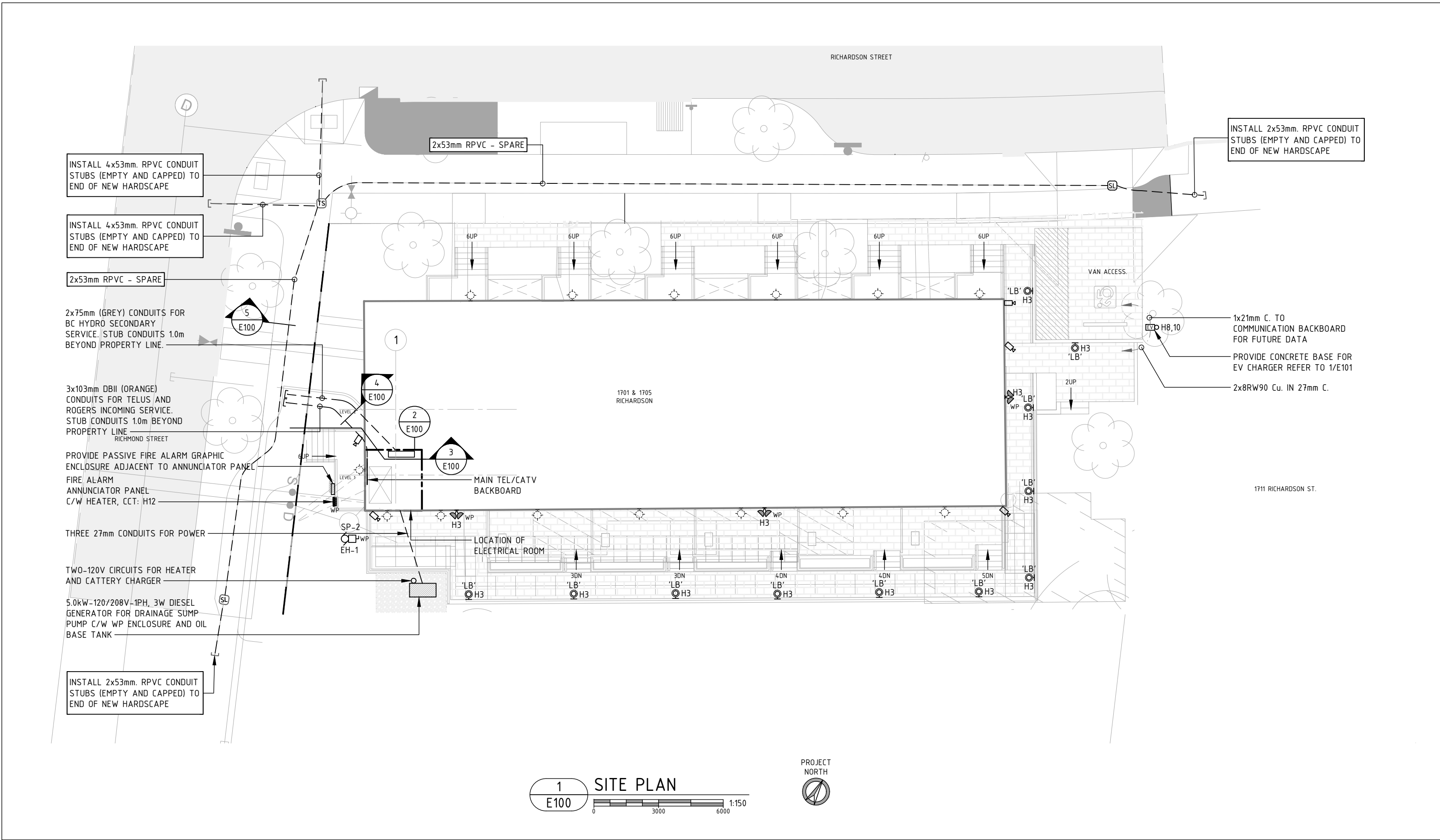
DDP01036

DRAWING #

C03

SHEET #

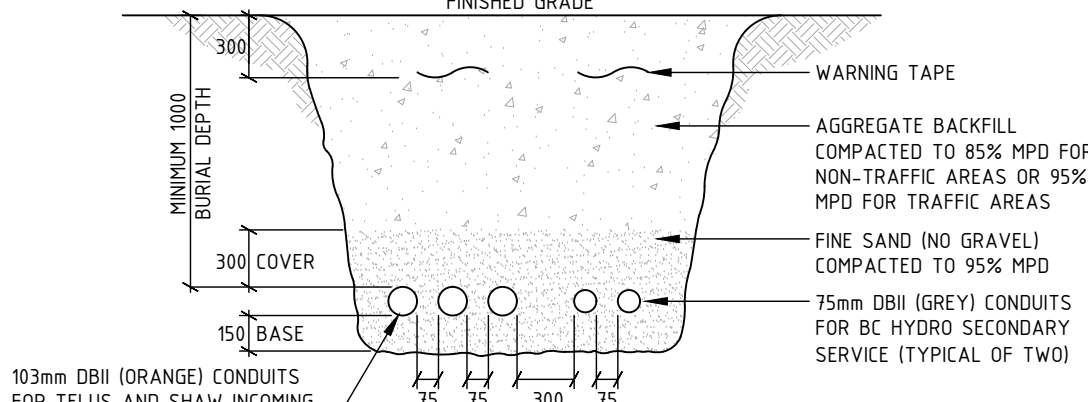
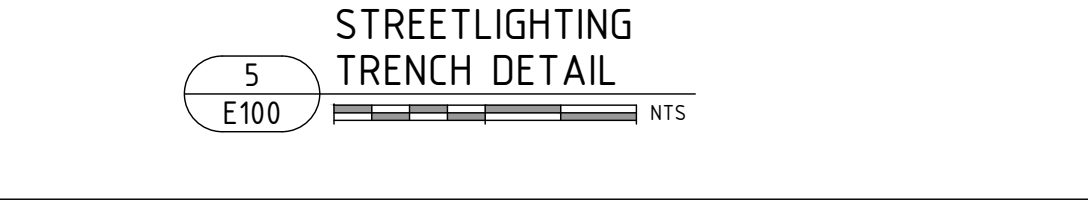
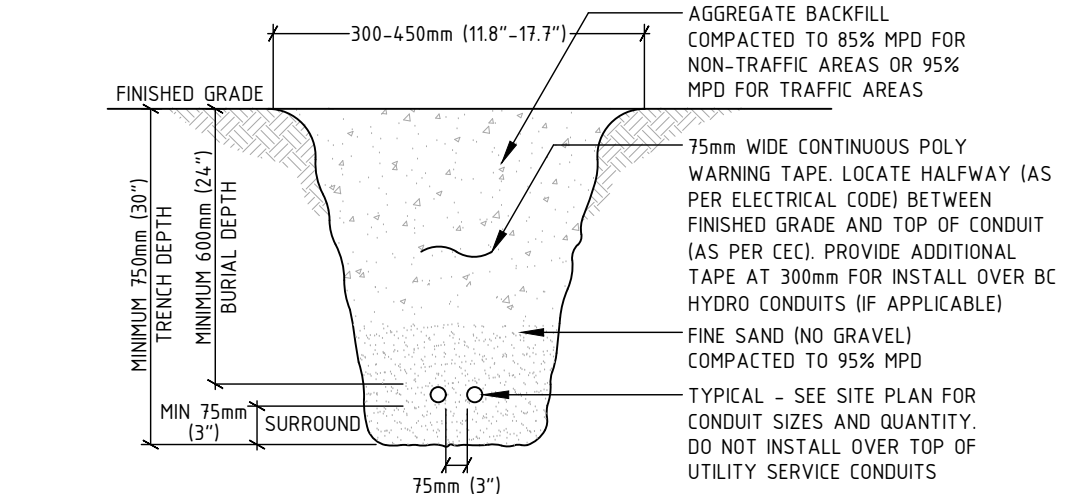
3 OF 4



JUNCTION BOX TYPES							
TAG	TYPE	MANUFACTURER SPECIFICATIONS	DIMENSIONS				ADDITIONAL NOTES:
			A	B	C	D	
SL	STREETLIGHTING JUNCTION BOX	DFW PLASTICS DFW37C4-18-40P BLANK C/W MANUFACTURER'S BOLT DOWN LID	533mm (21")	486mm (19-1/8")	375mm (14-3/4")	457mm (18")	USE JB FOR UP TO 8 CONDUITS MAXIMUM
TS	TRAFFIC SIGNALS JUNCTION BOX	DFW PLASTICS DFW730C4-18-40P C/W MANUFACTURER'S LID SUPPLIED DEVICE	864mm (34-1/8")	886mm (35-1/8")	540mm (21-1/4")	457mm (18")	USE JB FOR UP TO 16 CONDUITS MAXIMUM

8 JUNCTION BOX DETAIL

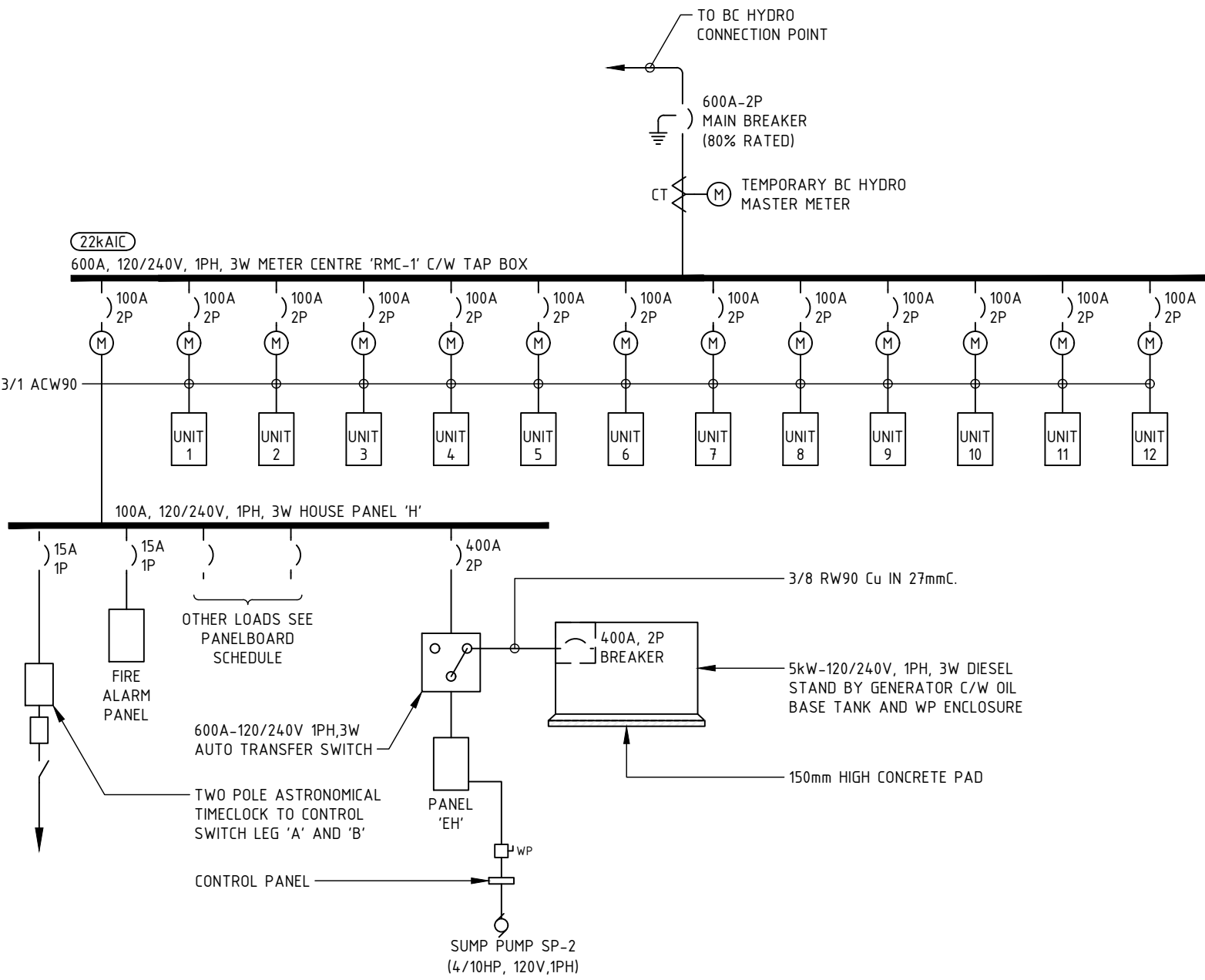
E100 0 2000 4000 1:100



TYPE OF PIPE OR DUCT	MINIMUM CLEARANCES			
	DIRECT-BURIED BC HYDRO DUCTS		CONCRETE-ENCASED BC HYDRO DUCTS	
CLEARANCES (mm)	A	B	A	B
TELEPHONE, CABLE TV OR STREET LIGHTS	300	150	75	150
GAS MAINS	300	300	300	300
OIL PIPELINES, JET FUEL LINES, WATER, SANITARY AND SEWER LINES	900	300	300	300

6 DUCT CLEARANCES DETAIL

E100 0 2000 4000 1:100



LEGEND	
GENERAL	
WP	WEATHERPROOF DEVICE
POWER	
⊞	STREETLIGHTING JUNCTION BOX (REFER TO DETAIL)
⊞	TRAFFIC LIGHT JUNCTION BOX (REFER TO DETAIL)
⊞	DUPLEX 5-15R RECEPTACLE
⊞	DUPLEX 5-15R GFCI RECEPTACLE
⊞	ABOVE COUNTER DUPLEX 5-20R RECEPTACLE
⊞	ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
⊞	ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
⊞	RANGE RECEPTACLE
⊞	DRYER RECEPTACLE
⊞	WASHER RECEPTACLE
⊞	DISHWASHER RECEPTACLE
⊞	MICROWAVE RECEPTACLE
⊞	MICROWAVE RECEPTACLE
⊞	FRIDGE RECEPTACLE
⊞	RANGE HOOD RECEPTACLE
⊞	DUPLEX 5-15R RECEPTACLE C/W 2 USB-C PORTS
⊞	MOTOR CONNECTION
⊞	DISCONNECT
⊞	CHIME
⊞	PUSH BUTTON
⊞	MECHANICAL EQUIPMENT CONNECTION
⊞	SUITE PANEL/LOADCENTRE
COMMUNICATIONS	
▽	COAX OUTLET
▽	COMBINATION TELEPHONE AND DATA OUTLET
▽	COMBINATION COAX AND DATA OUTLET
⊞	SUITE SMART BOX
NON-FIRE ALARM (LOCAL)	
⊞	120V SMOKE ALARM C/W BATTERY BACKUP
FIRE ALARM	
⊞	MANUAL PULLSTATION
⊞	MINI HORN
⊞	HORN C/W STROBE
⊞	SPRINKLER FLOW SWITCH
⊞	TAMPER/SUPERVISORY SWITCH
⊞	FIRE ALARM PANEL
EMERGENCY	
⊞	LUMINAIRES ON EMERGENCY CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
⊞	SELF CONTAINED EXIT SIGN C/W DUAL EMERGENCY HEADS
⊞	WALL MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS
LIGHTING CONTROLS	
⊞	LINE VOLTAGE SWITCH, GANGED AS SHOWN
⊞	THREE-WAY LINE VOLTAGE SWITCH, GANGED AS SHOWN
⊞	CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
⊞	TIMECLOCK
LIGHTING	
⊞	RECESSED ROUND DOWNLIGHT LUMINAIRE
⊞	SURFACE MOUNTED LUMINAIRE
⊞	WALL MOUNTED LUMINAIRE
⊞	RECESSED STEP LUMINAIRE
⊞	SURFACE MOUNTED LINEAR LUMINAIRE
⊞	TAPE LIGHT C/W ALUMINUM CHANNEL
⊞	TRACK HEAD LUMINAIRE C/W TRACK
SECURITY	
⊞	CARD READER
⊞	SECURITY CAMERA
HEATING	
⊞	THERMOSTAT
⊞	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
⊞	FORCEFLOW HEATER C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED
MISCELLANEOUS	
⊞	DOOR DETAIL TAG, REFER TO DETAIL D7

NOTES:

- ALL BREAKERS MUST BE SERIES RATED ACCORDING TO THE AVAILABLE FAULT CURRENT. PROVIDE COORDINATION STUDY AND ADJUST TRIP SETTINGS ACCORDINGLY.
- SUBSTITUTION OF EQUIVALENT AMPACITY IN LIEU OF COPPER FEEDERS IS ACCEPTABLE FOR FEEDERS RATED MORE THAN 100A, EXCEPT FOR ELEVATOR DISTRIBUTION FEEDERS WHERE COPPER FEEDERS MUST BE USED. UPSIZE CONDUITS ACCORDINGLY.
- NMD90 ACCEPTABLE ONLY IN AREAS CLASSIFIED AS COMBUSTIBLE CONSTRUCTION. CAUTION: SOME AREAS MAY BE CLASSIFIED AS NON-COMBUSTIBLE DESPITE USE OF WOOD STUDS. REFER TO ARCHITECTURAL PLANS FOR CONFIRMATION.
- PROVIDE FIRESTOP ASSEMBLY TO SEAL ALL ELECTRICAL PENETRATIONS THROUGH FIRE SEPARATIONS. FIRESTOP ASSEMBLY MUST SUFFICIENTLY PROVIDE THE FIRE (F) AND TEMPERATURE (T) RATING TO MATCH THE F AND T RATING OF THE FIREWALL AND FIRESEPERATION BETWEEN PARKING AREA AND REMINDER OF THE FLOOR AREA. REFER TO ARCHITECTURAL DRAWINGS.

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e2 Engineering Inc.
530 Herald Street, Victoria BC V8W 1S6
201-5180 Dublin Way, Nanaimo BC V9T 0H2
778-433-9391
EGBIC P2P: 1001513

10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT
1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON VICTORIA, BC

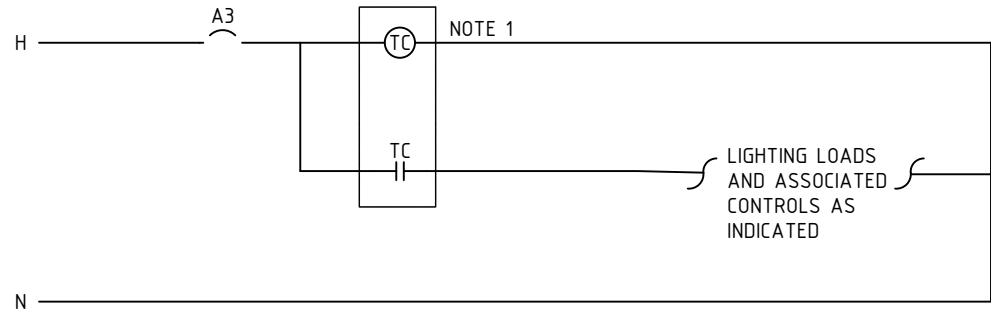
TITLE
SITE PLAN, DETAILS AND LEGEND

PROJECT NO.	1-25-015	SHEET NO.	E100
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

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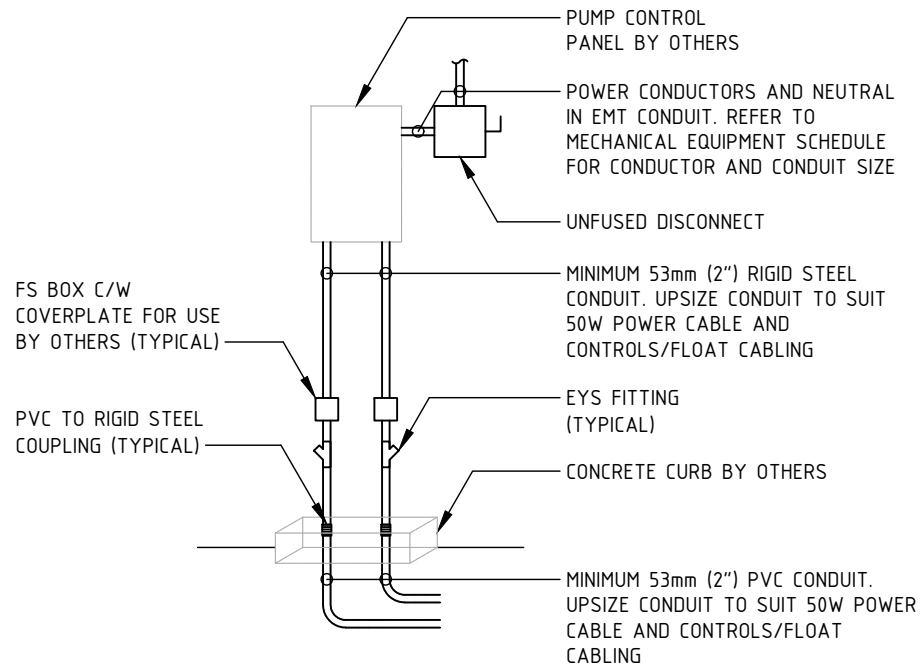
e2

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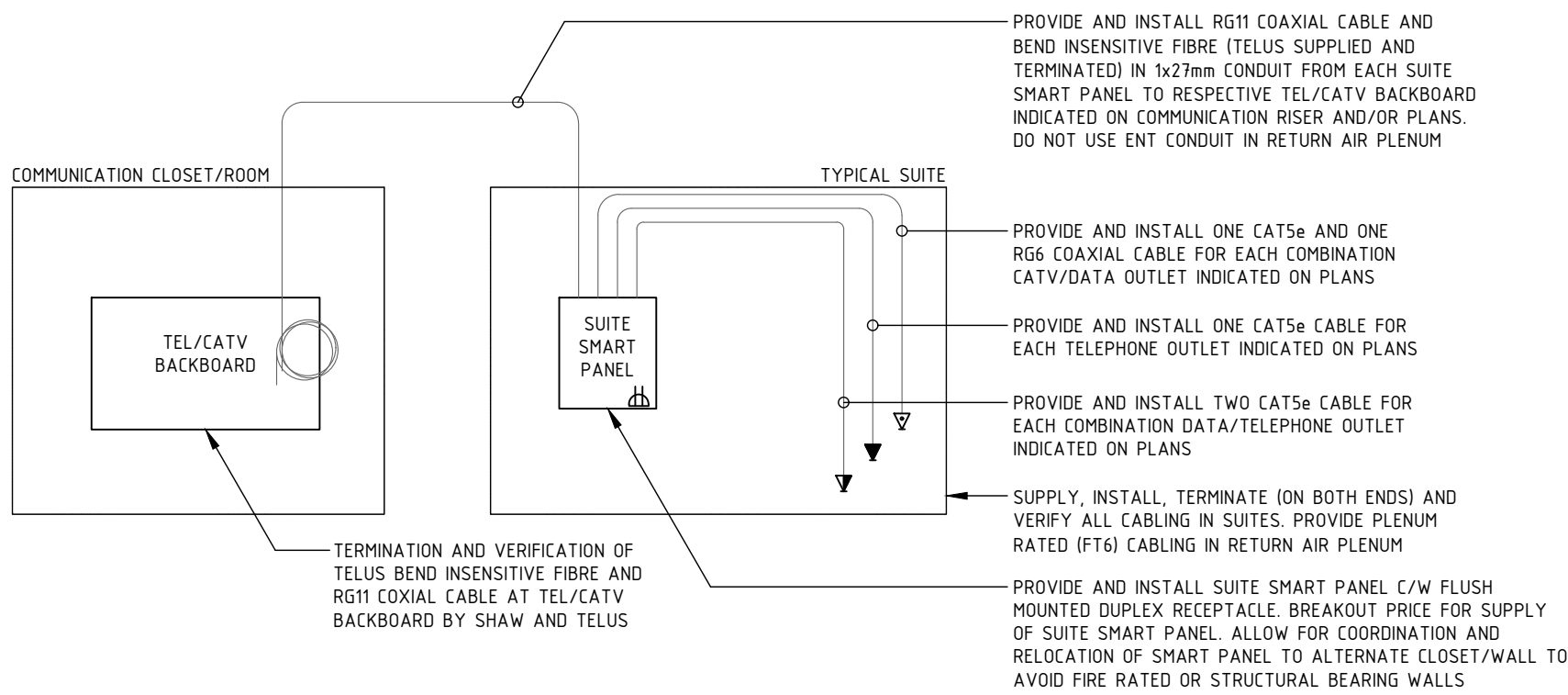


- NOTES:
- SINGLE CIRCUIT TIMECLOCK TO CONTROL LIGHTING CIRCUIT INDICATED ADJACENT TO TIMECLOCK ON PLANS. PROGRAM TO OWNER'S SATISFACTION.

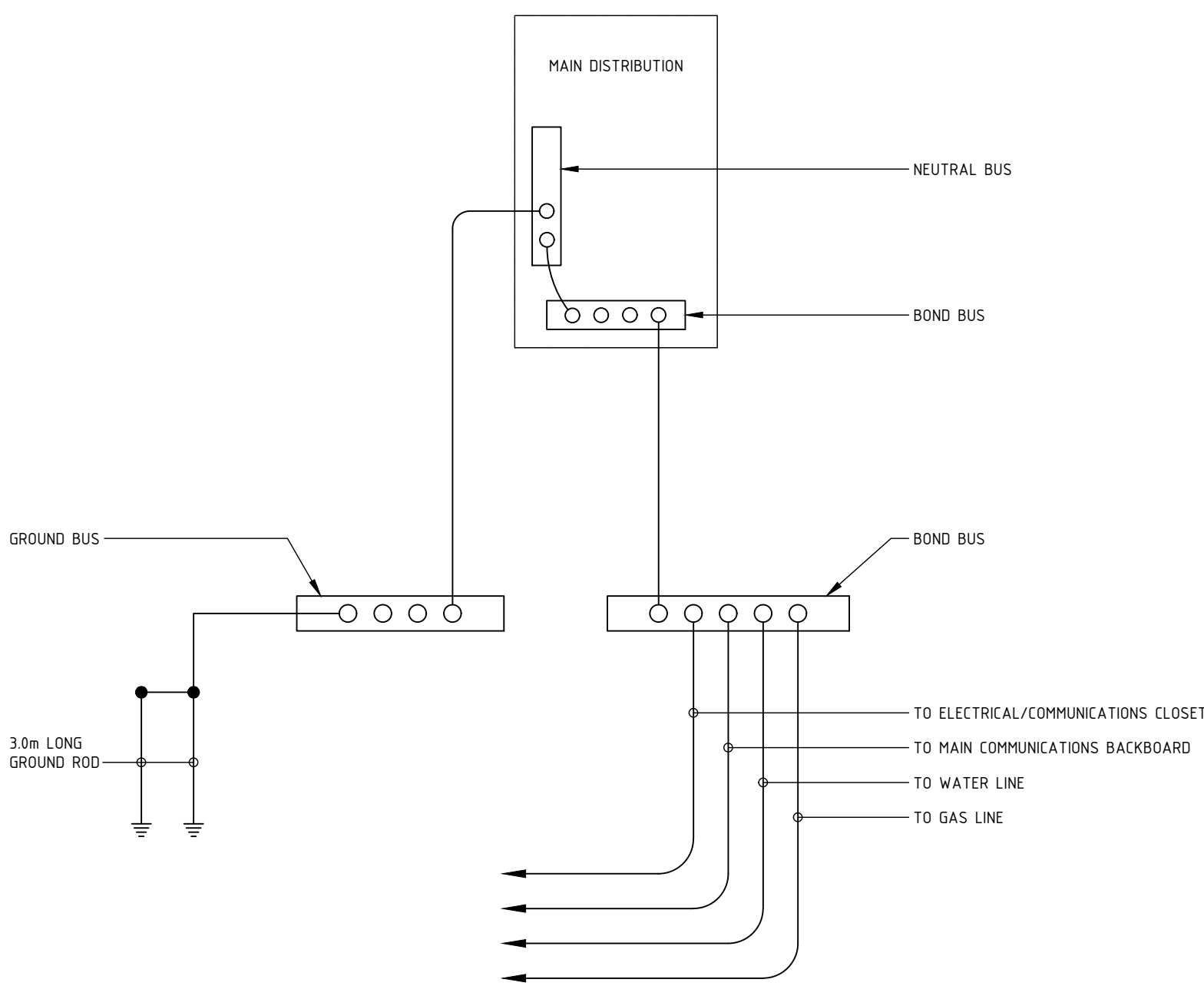
6 LIGHTING CONTROL SCHEMATIC
E101 NTS



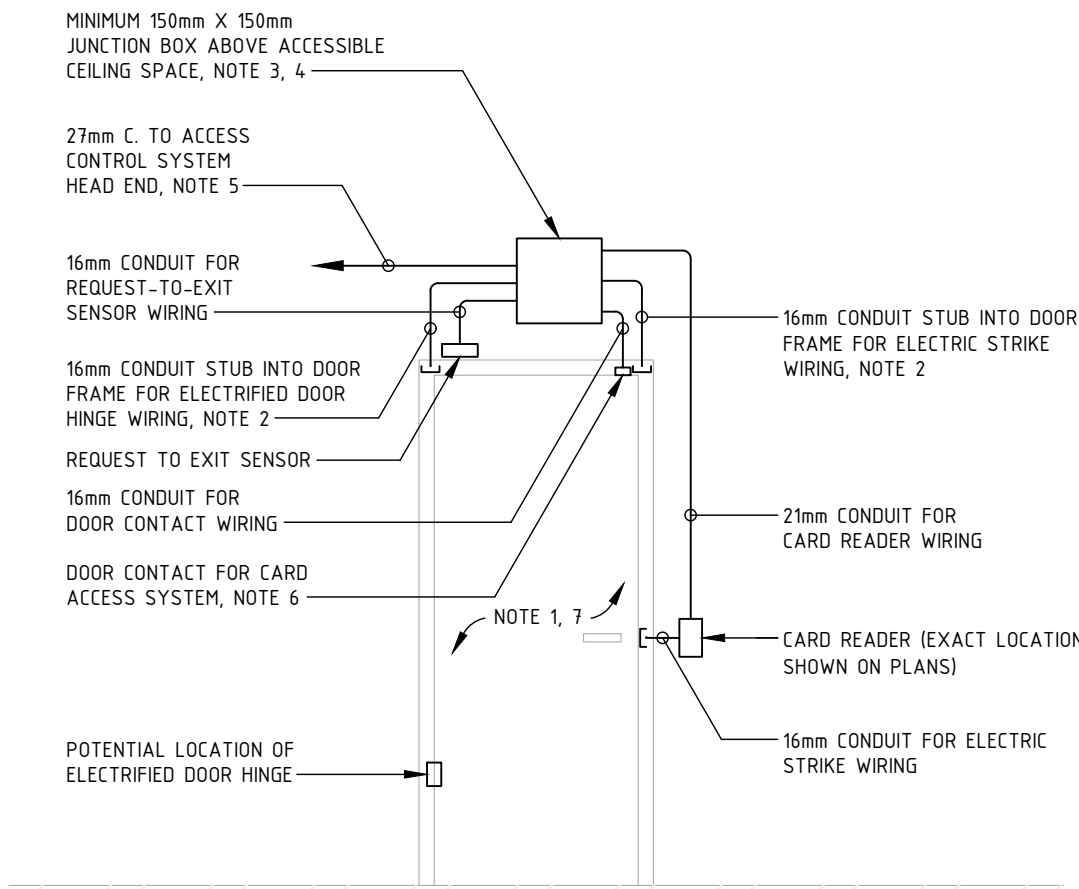
5 SUMP PUMP DETAIL
E101 NTS



4 SUITE COMMUNICATIONS DIAGRAM
E101 NTS

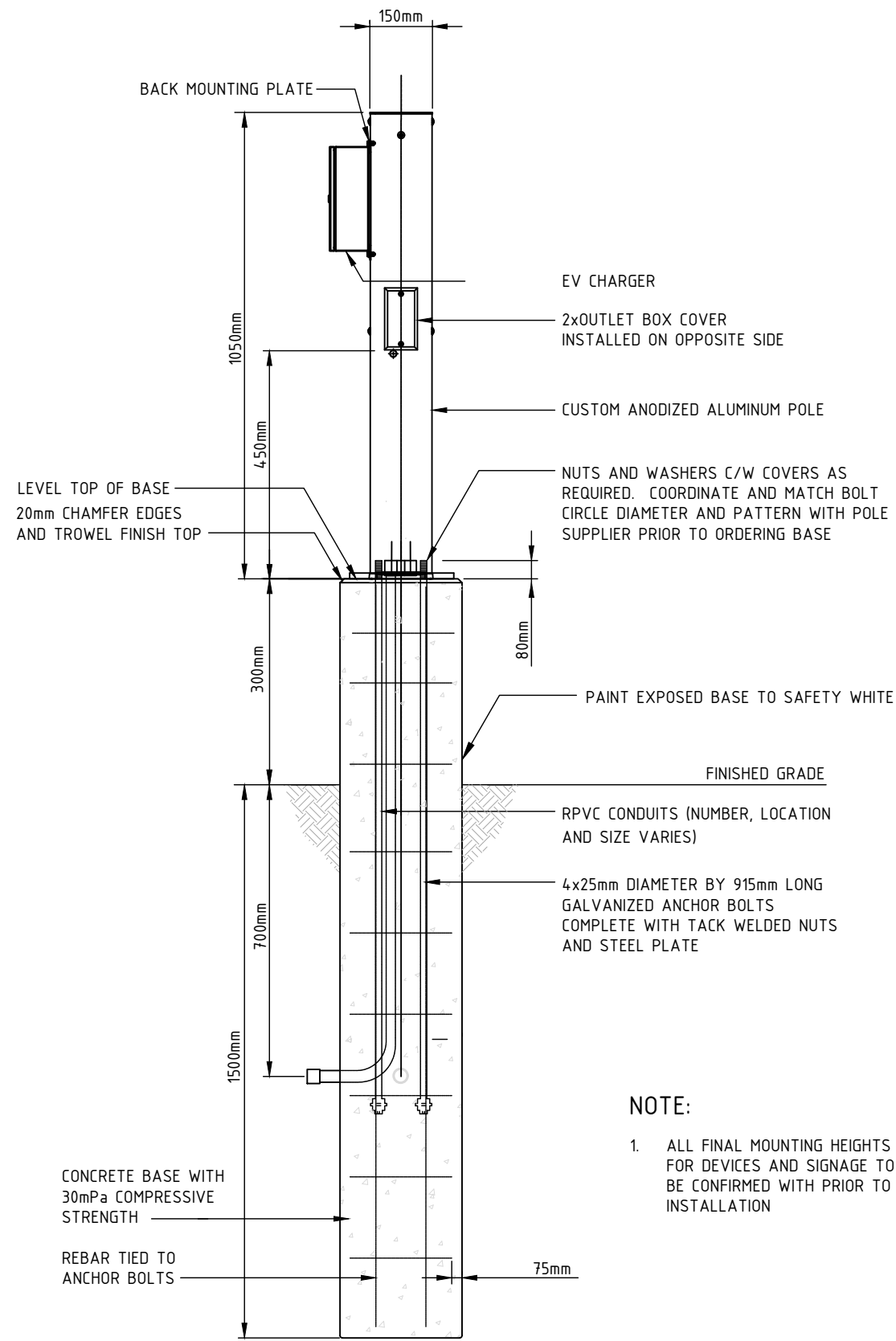
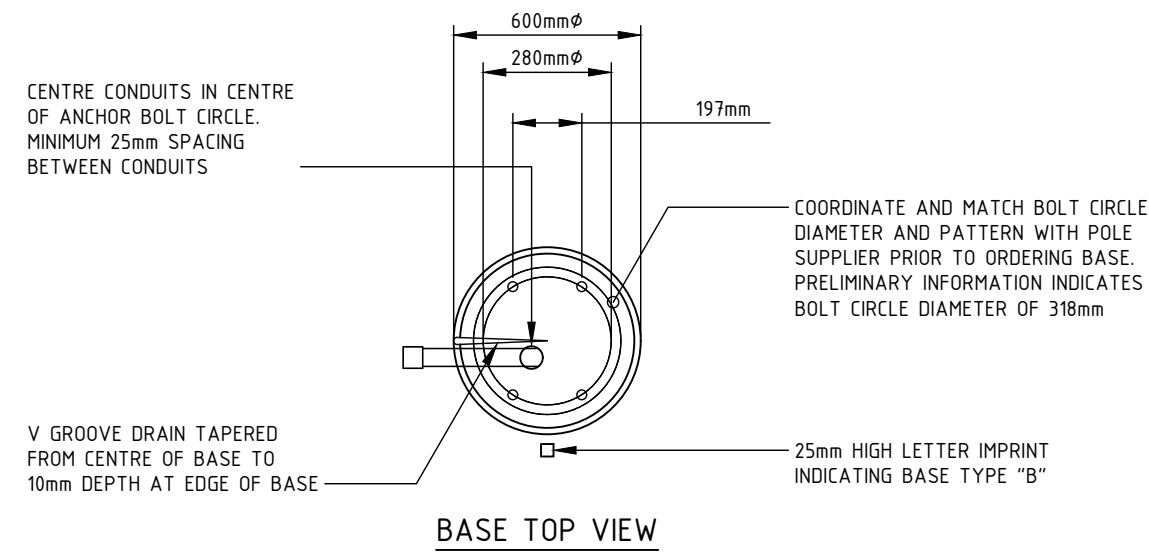


3 GROUNDING DETAIL
E100 NTS



- ELECTRICAL CONTRACTOR NOTES:
- COORDINATE WITH ACCESS CONTROL SYSTEM AND DOOR HARDWARE SUPPLIER AND PROVIDE ROUGH-IN FOR ALL DEVICES SHOWN IN DETAIL. COMPLETE WITH CONDUITS, PULLSTRING, OUTLET BOXES, COVERPLATES AND OTHER REQUIRED MATERIALS AND COMPONENTS TO FACILITATE FUTURE INSTALLATION OF SECURITY SYSTEM DEVICES.
 - PROVIDE CONDUITS FOR ELECTRIC STRIKE AND ELECTRIFIED DOOR HINGE IF DOOR HARDWARE SYSTEM IS UNKNOWN AT TIME OF ROUGH-IN.
 - WHERE ACCESSIBLE CEILING SPACE IS NOT AVAILABLE ABOVE DOOR, MOUNT JUNCTION BOX IN NEAREST AVAILABLE ACCESSIBLE CEILING SPACE.
 - REFER TO PLANS AND SPECIFICATIONS FOR LOCATION OF ACCESS CONTROL SYSTEM PANEL WHERE LOCATION IS NOT INDICATED ON PLANS, ASSUME LOCATION IN NEAREST COMMUNICATION ROOM/CLOSET.

2 D1 DOOR DETAIL
E101 NTS



- NOTE:
- ALL FINAL MOUNTING HEIGHTS FOR DEVICES AND SIGNAGE TO BE CONFIRMED WITH PRIOR TO INSTALLATION.

1 EV CHARGER PEDESTAL DETAIL
E101 NTS



10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT

1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON VICTORIA, BC

TITLE

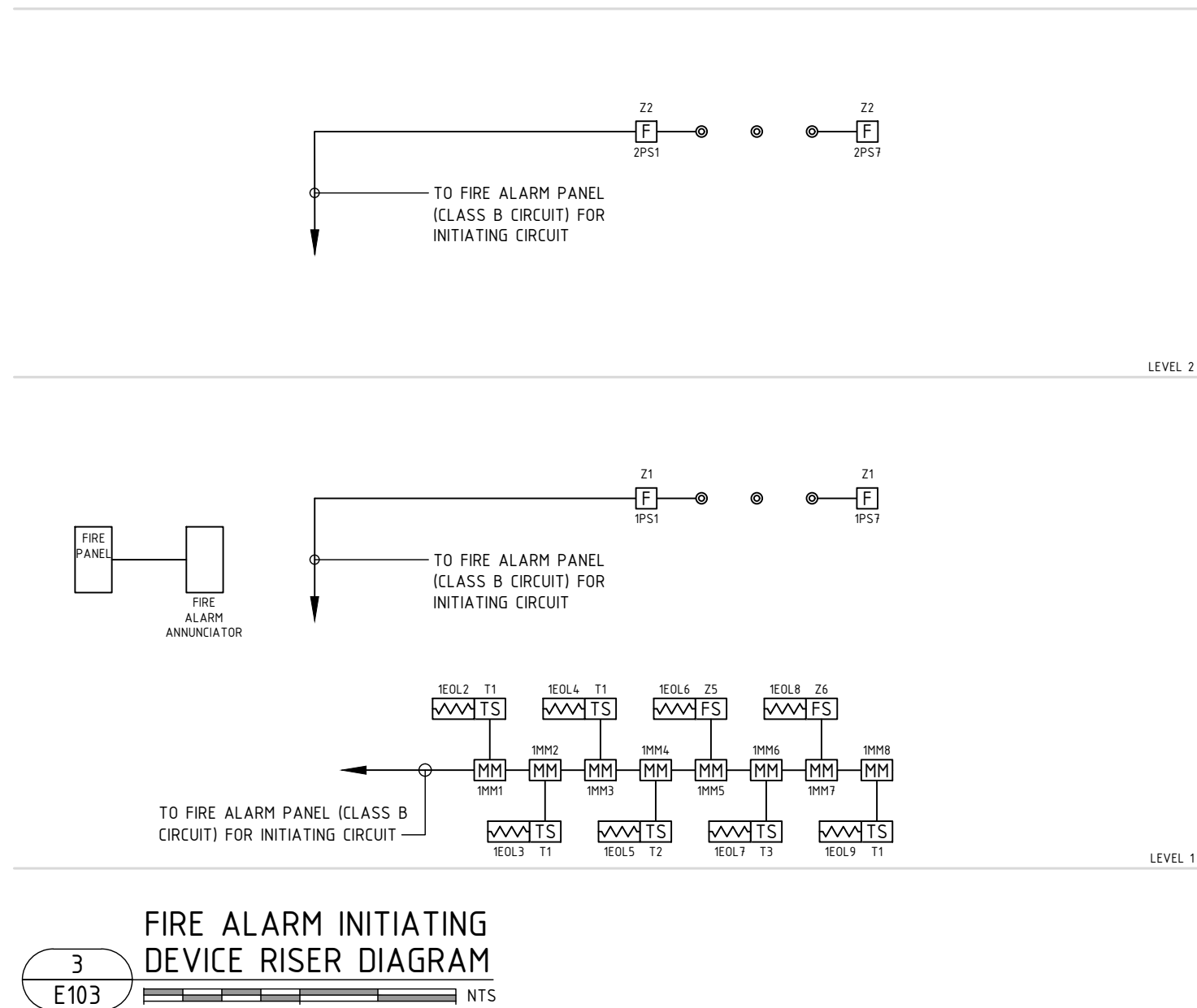
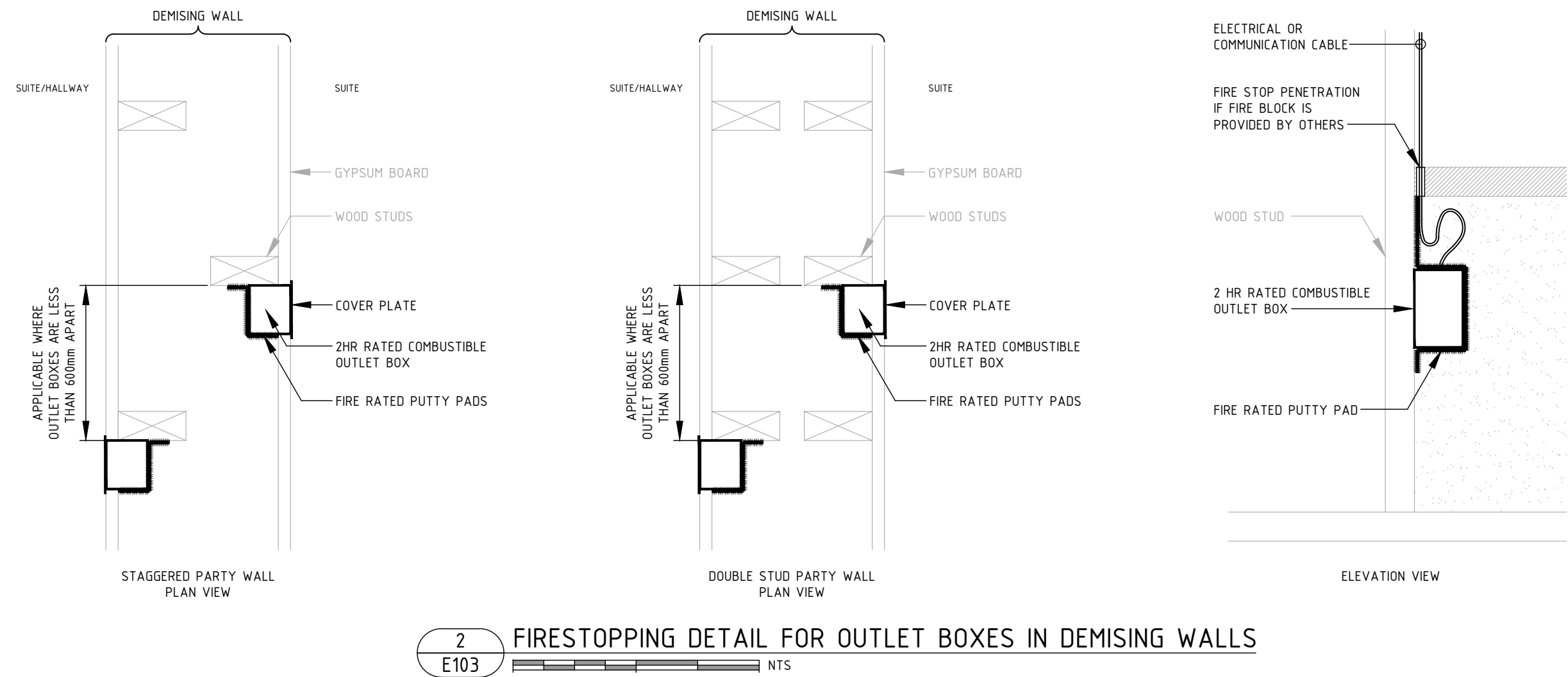
ELECTRICAL DETAILS

PROJECT NO.	1-25-015	SHEET NO.	E101
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

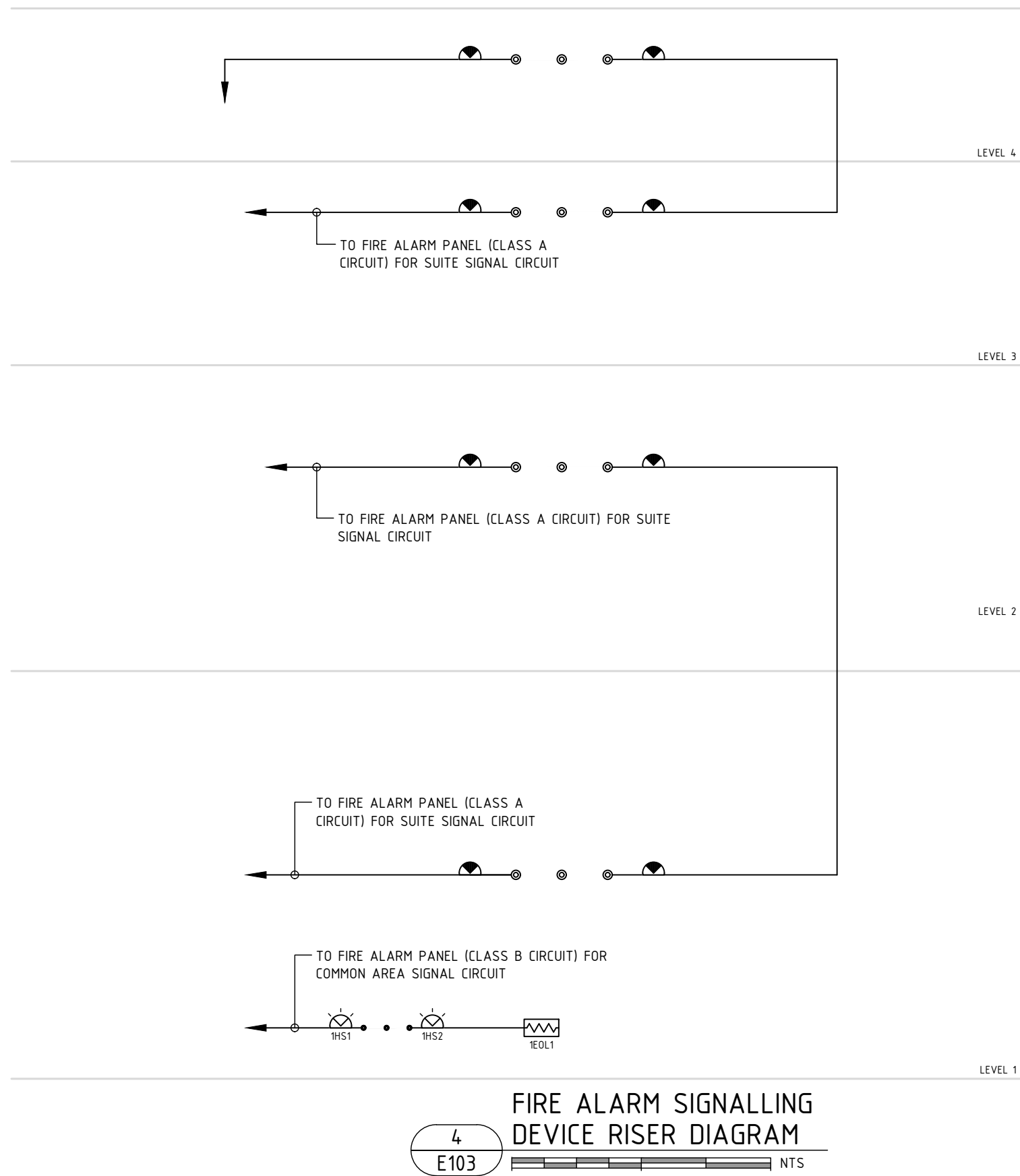
TYPICAL SUITE PANEL													
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET										# OF CIRCUITS: 36			
TYPE: COMBINATION LOAD CENTER										MOUNTING: FLUSH			
MAINS: 100A, 120/240V, 1PH, 3W													
COMPLETE WITH 100A-2P MAIN BREAKER													
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD					
RECEPTACLES	Σ	20	1	01	02	1	15	LIGHTING					
RECEPTACLES	Σ	20	1	03	04	1	15	LIGHTING					
DISHWASHER	Δ	15	1	05	06	1	15	RECEPTACLES Δ					
FRIDGE		15	1	07	08	1	15	RECEPTACLES Δ					
RANGE		40	2	09	10	1	15	RECEPTACLES AND LIGHTING Σ					
				11	12	1	20	WASHER Δ/Σ					
MICROWAVE	Σ	20	1	13	14	2	30	DRYER					
CONDENSING UNITS- CU-X		30	2	15	16								
				17	18	2	20	HOT WATER TANK					
FAN COILS		20	2	19	20								
				21	22	1	15	RECEPTACLE- WP Σ					
				23	24	1	15	ENERGY RECOVERY VENT- ERV Δ					
				25	26	1	15	SANITARY PUMP- SP-A					
				27	28	1	15	RECEPTACLES Δ					
				29	30								
				31	32								
				33	34								
				35	36								
Σ INDICATES GFCI (5mA) BREAKER Δ INDICATES AFCI													
R INDICATES DUAL GFCI/AFCI BREAKER													

PANEL 'H'													
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET										# OF CIRCUITS: 30			
TYPE: COMBINATION LOADCENTER										MOUNTING: SURFACE			
MAINS: 100A, 120/240V, 1PH, 3W													
COMPLETE WITH 100A-2P MAIN BREAKER													
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD					
LIGHTING- ELEC ROOM	Σ	15	1	01	02	1	20	RECEPTACLE- ROOF					
LIGHTING- EXTERIOR	Σ	15	1	03	04	1	20	RECEPTACLE- BIKE STORAGE					
FORCE FLOW HEATER- BIKE	Σ	20	2	05	06	1	20	RECEPTACLE- BIKE STORAGE					
				07	08	2	40	EV CHARGER					
BASEBOARD HEATER	Σ	15	2	09	10								
				11	12	1	15	HEATER-FIRE ALARM ANNUNCIATOR					
EXHAUST FAN EF-A	Σ	15	1	13	14	1	20	RECEPTACLE- BACKBOARD					
				15	16	1	20	RECEPTACLE- BACKBOARD					
HEAT TRACE- BIKE STORAGE	Σ	15	1	17	18	1	15	RECEPTACLE- IRRIGATION					
				19	20								
				21	22								
				23	24								
				25	26								
SPARE	Σ	20	1	27	28	1	15	SPARE					
SPARE	Σ	20	1	29	30	1	15	SPARE					
Σ INDICATES GFCI (5mA) BREAKER													

TYPICAL SUITE PANEL													
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET										# OF CIRCUITS: 12			
TYPE: COMBINATION LOAD CENTER										MOUNTING: FLUSH			
MAINS: 60A, 120/240V, 1PH, 3W													
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD					
SUMP PUMP SP-2		30	1	01	02								
				03	04								
				05	06								
				07	08								
SPARE		15	1	09	10	1	20	SPARE					
SPARE		15	1	11	12	1	20	SPARE					



FIRE ALARM SCHEDULE - 1701 RICHARDSON ST		
ZONE	ZONE AREA	ZONE DEVICES
FIRE ALARM ZONES		
Z1	SUITES - LEVEL 1/2	PULLSTATION
Z2	SUITES - LEVEL 3/4	PULLSTATION
Z3	LEVEL 1 - COMMON AREA	PULLSTATION
Z4	SPARE	SPARE
Z5	TOWNHOUSE SPRINKLERS	FLOW
Z6	TOWNHOUSE FIRE HOSE CONNECTIONS	FLOW
Z7	SPARE	SPARE
Z8	SPARE	SPARE
TROUBLE ZONES		
T1	BUILDING MAIN/BACKFLOW/FIRE VALVE	TAMPER
T2	TOWNHOUSE SPRINKLERS	TAMPER
T3	TOWNHOUSE FIRE HOSE CONNECTIONS	TAMPER
T4	SPARE	SPARE
FIRE ALARM SEQUENCE OF OPERATION:		
1. FIRE ALARM SYSTEM TO PROVIDE AUTOMATIC SIGNAL SILENCE FROM THE FIRE CONTROL PANEL, WITH THE FOLLOWING SEQUENCE OF OPERATION UPON ACTIVATION OF AN INITIATING DEVICE:		
a) ALL SIGNALING DEVICES THROUGHOUT THE BUILDING TO OPERATE FOR 60 SECONDS,		
b) AFTER 60 SECONDS, DWELLING UNIT SIGNALING DEVICES ON ALL FLOORS OTHER THAN THOSE ON THE INITIATING FLOOR IS TO SILENCE. COMMON AREA SIGNALING DEVICES ON ALL FLOORS ARE TO REMAIN ACTIVE THROUGHOUT ALARM.		
c) A SUBSEQUENT ALARM ELSEWHERE IN THE BUILDING MUST REACTIVATE ALL DWELLING UNIT SIGNALING DEVICES.		
d) IF THE FIRE ALARM IS NOT ACKNOWLEDGED WITHIN 9 MINUTES AFTER SIGNAL SILENCING, THEN ALL DWELLING UNIT SIGNALING DEVICES IS TO REACTIVATE INDEFINITELY UNTIL ACKNOWLEDGED BY THE FIRST RESPONDERS.		



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EGBC P2P: 1001513



10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT
1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON VICTORIA, BC

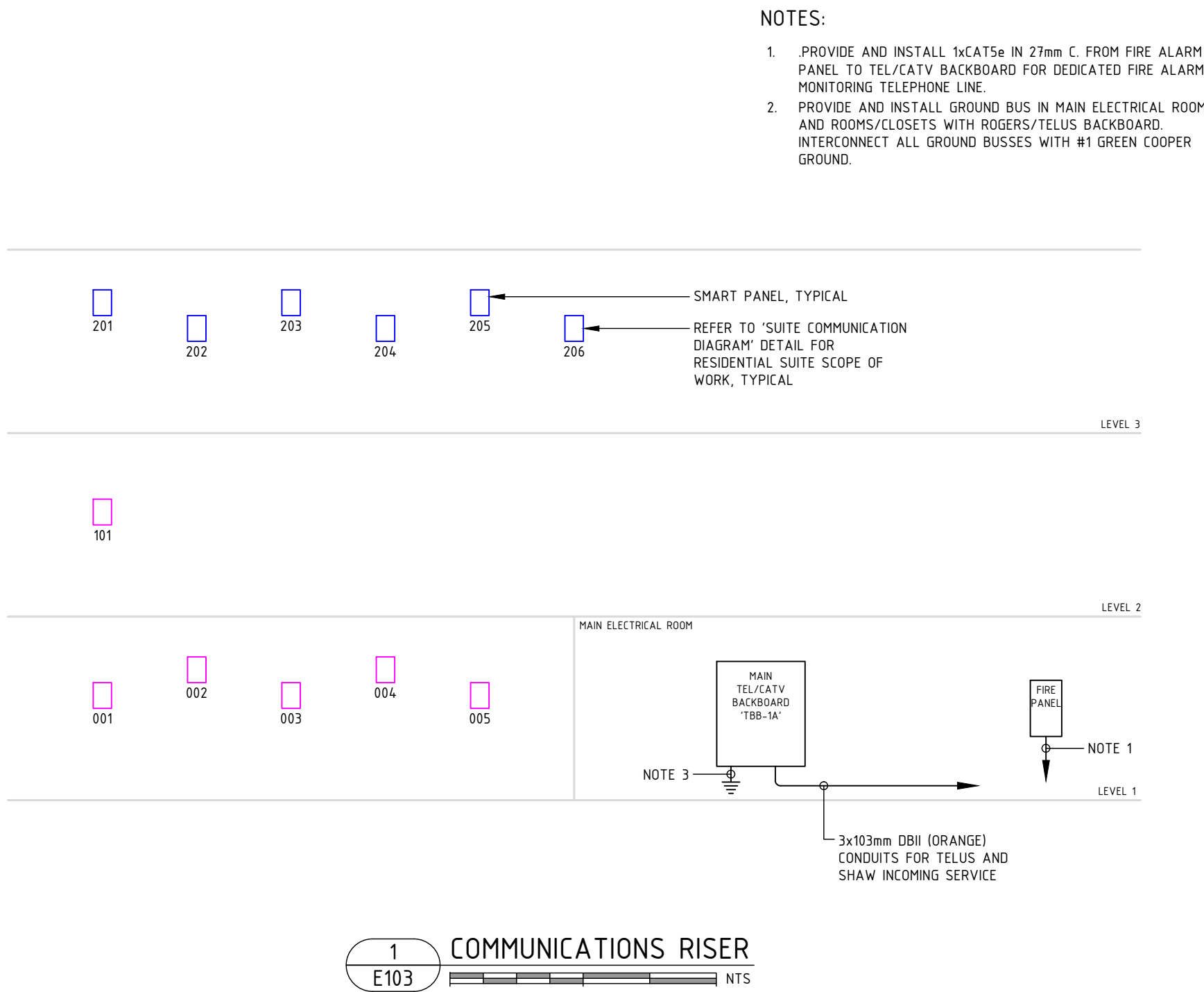
TITLE
FIRE ALARM AND COMMUNICATIONS RISER DIAGRAM

PROJECT NO.	1-25-015	SHEET NO.	E103
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

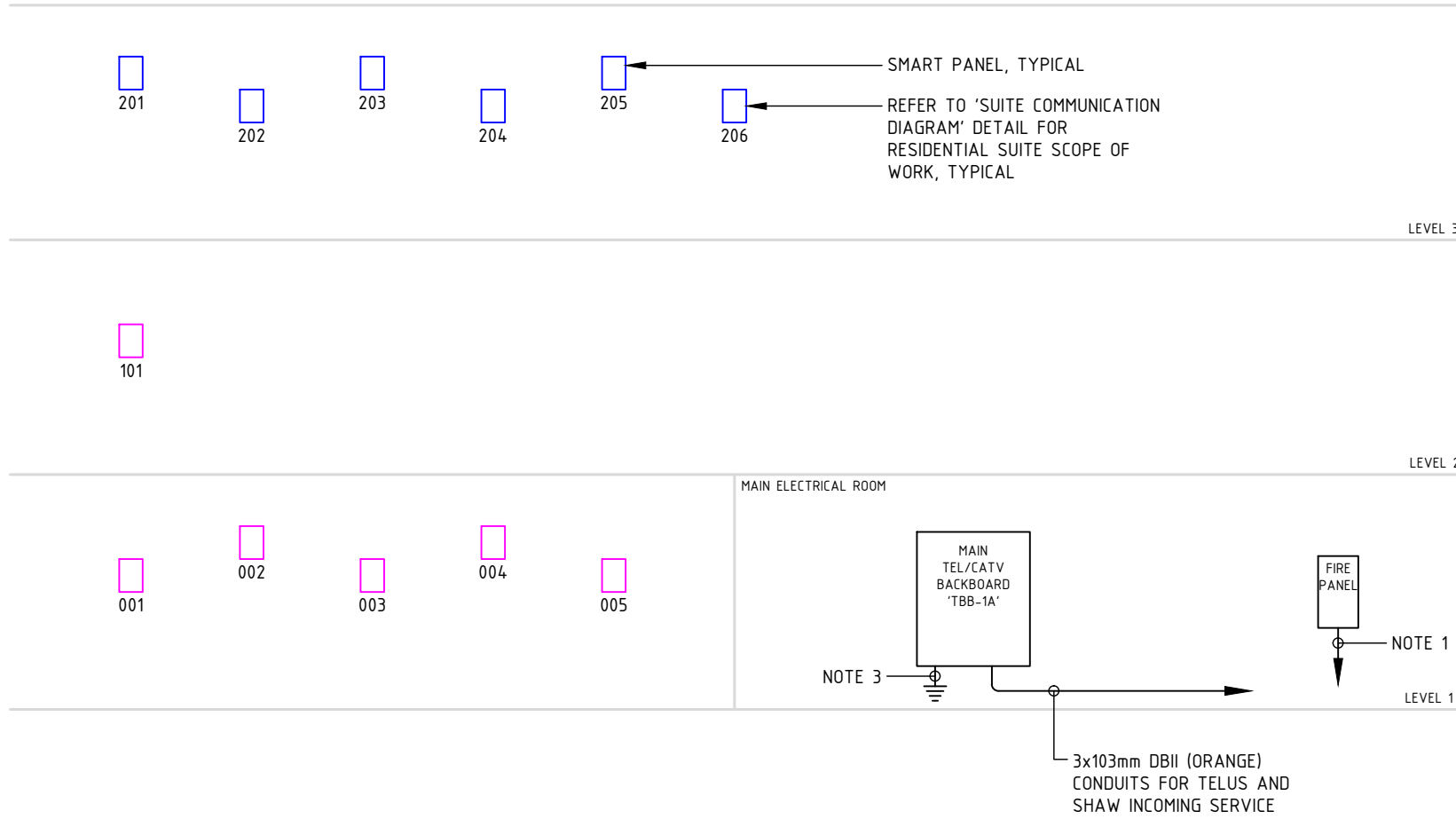
##ZABBCC
DEVICE NUMBER
DEVICE TYPE
ZONE NUMBER (IF INITIATING)
FLOOR NUMBER

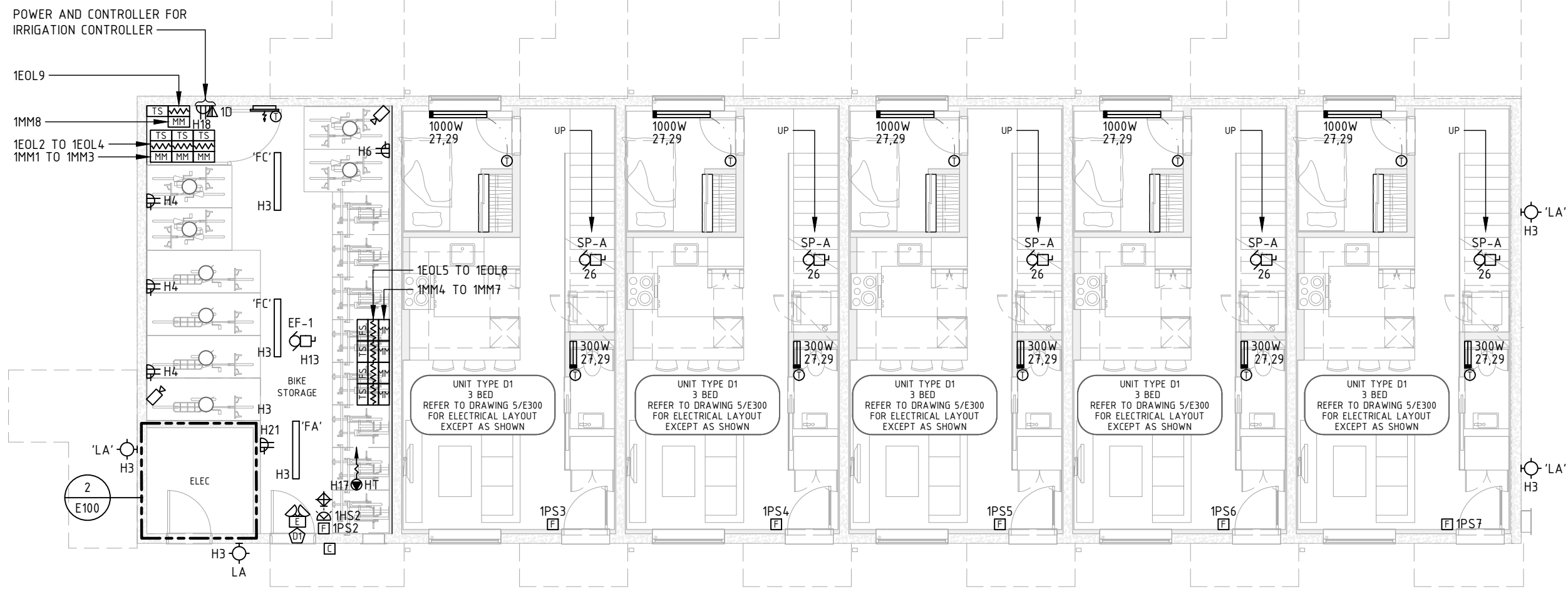
B - BELL
D - DUCT SMOKE DETECTOR
E - ELEVATOR SMOKE DETECTOR
F - FIRE SUPPRESSION HOOD
H - HORN STROBE
P - PULLSTATION
S - SMOKE DETECTOR
T - THERMAL HEAT DETECTOR
W - FLOW SWITCH
MH - MINI HORN

5 E100 FIRE ALARM DEVICE ABBREVIATIONS NTS



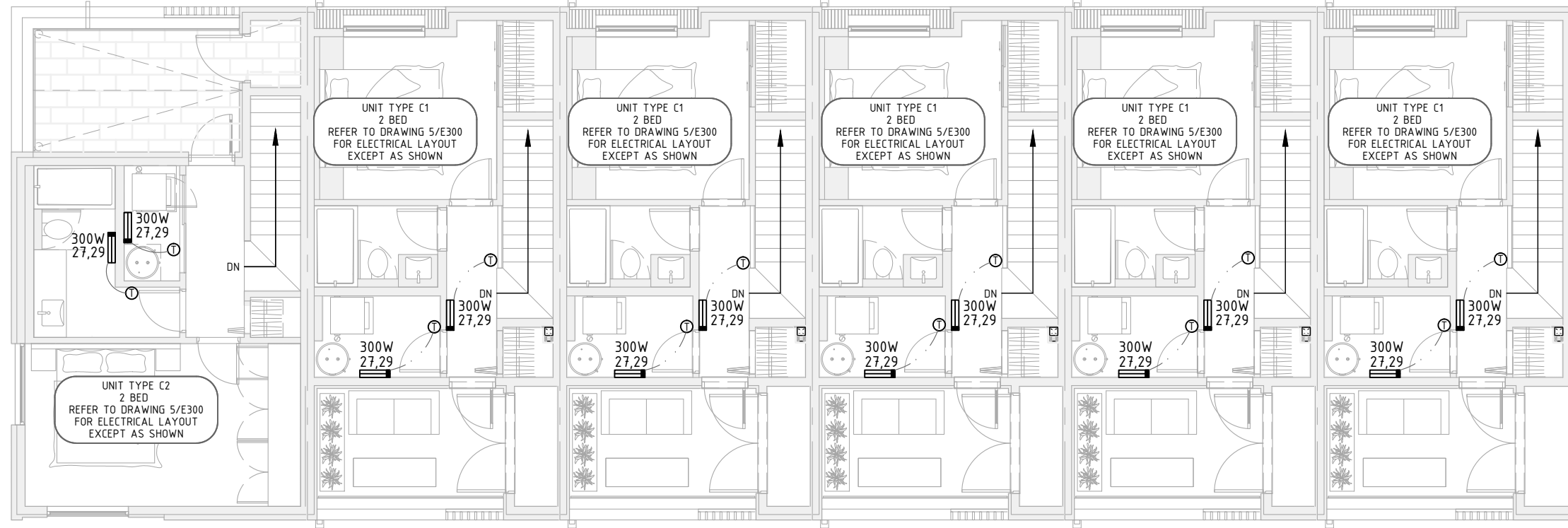
NOTES:
1. PROVIDE AND INSTALL 1/4CAT5e IN 27mm C. FROM FIRE ALARM PANEL TO TEL/CATV BACKBOARD FOR DEDICATED FIRE ALARM MONITORING TELEPHONE LINE.
2. PROVIDE AND INSTALL GROUND BUS IN MAIN ELECTRICAL ROOM, AND ROOMS/CLOSES WITH ROGERS/TELUS BACKBOARD. INTERCONNECT ALL GROUND BUSES WITH #1 GREEN COPPER GROUND.



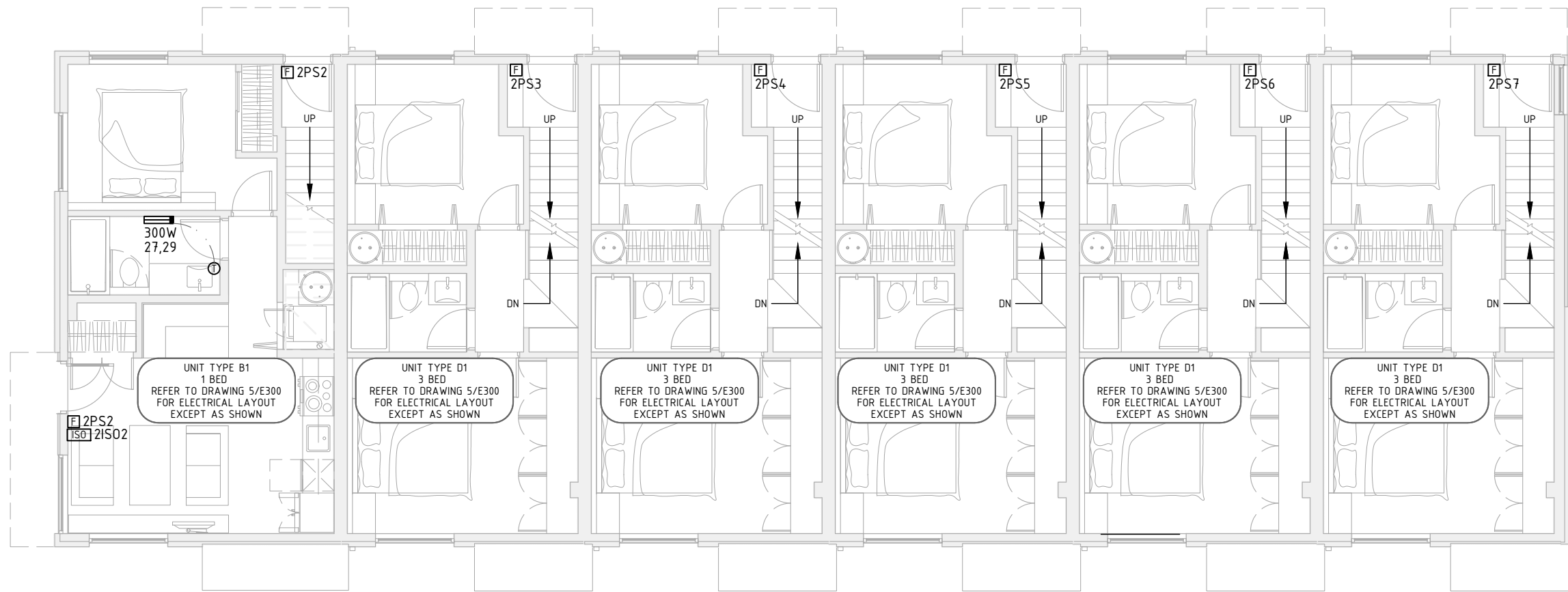


NOTES
1. PROVIDE AND INSTALL MIN 25mm CONDUIT FROM EACH CCTV CAMERA TO ELECTRICAL ROOM

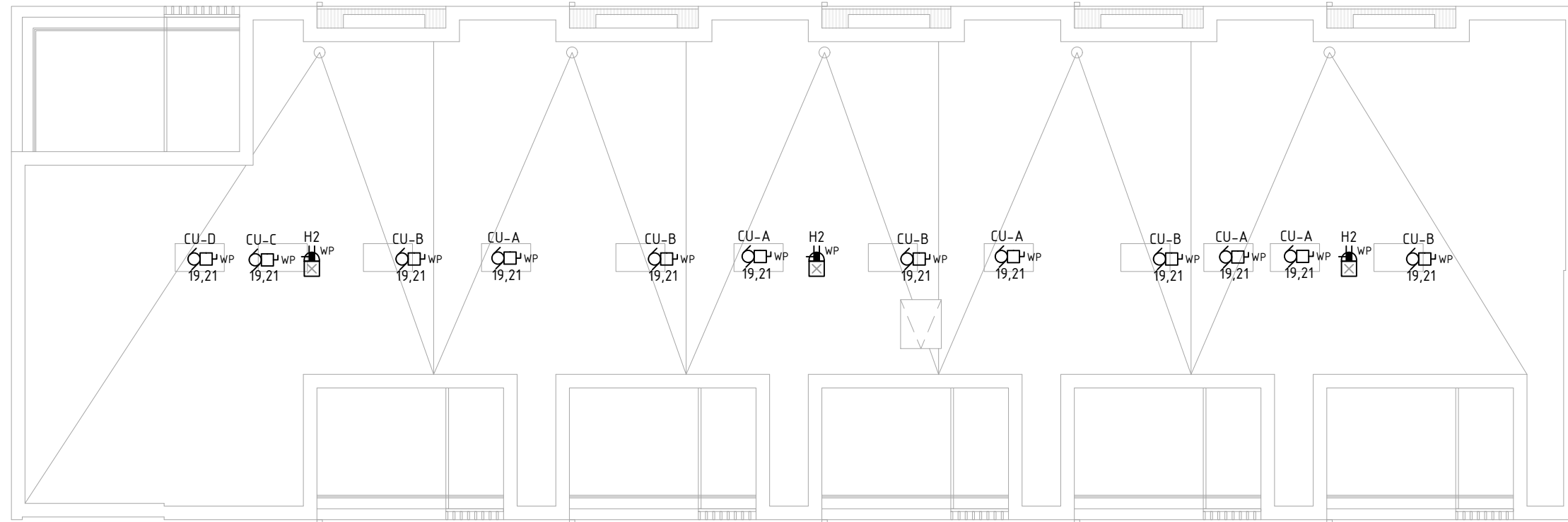
LEVEL 1
ELECTRICAL LAYOUT
1
E200



LEVEL 4
ELECTRICAL LAYOUT
4
E200



LEVEL 2
ELECTRICAL LAYOUT
2
E200



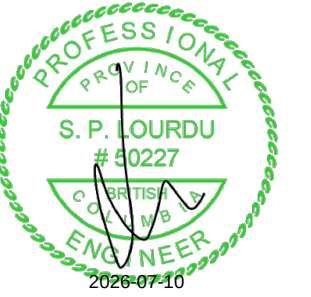
ROOF
ELECTRICAL LAYOUT
5
E200



LEVEL 3
ELECTRICAL LAYOUT
3
E200

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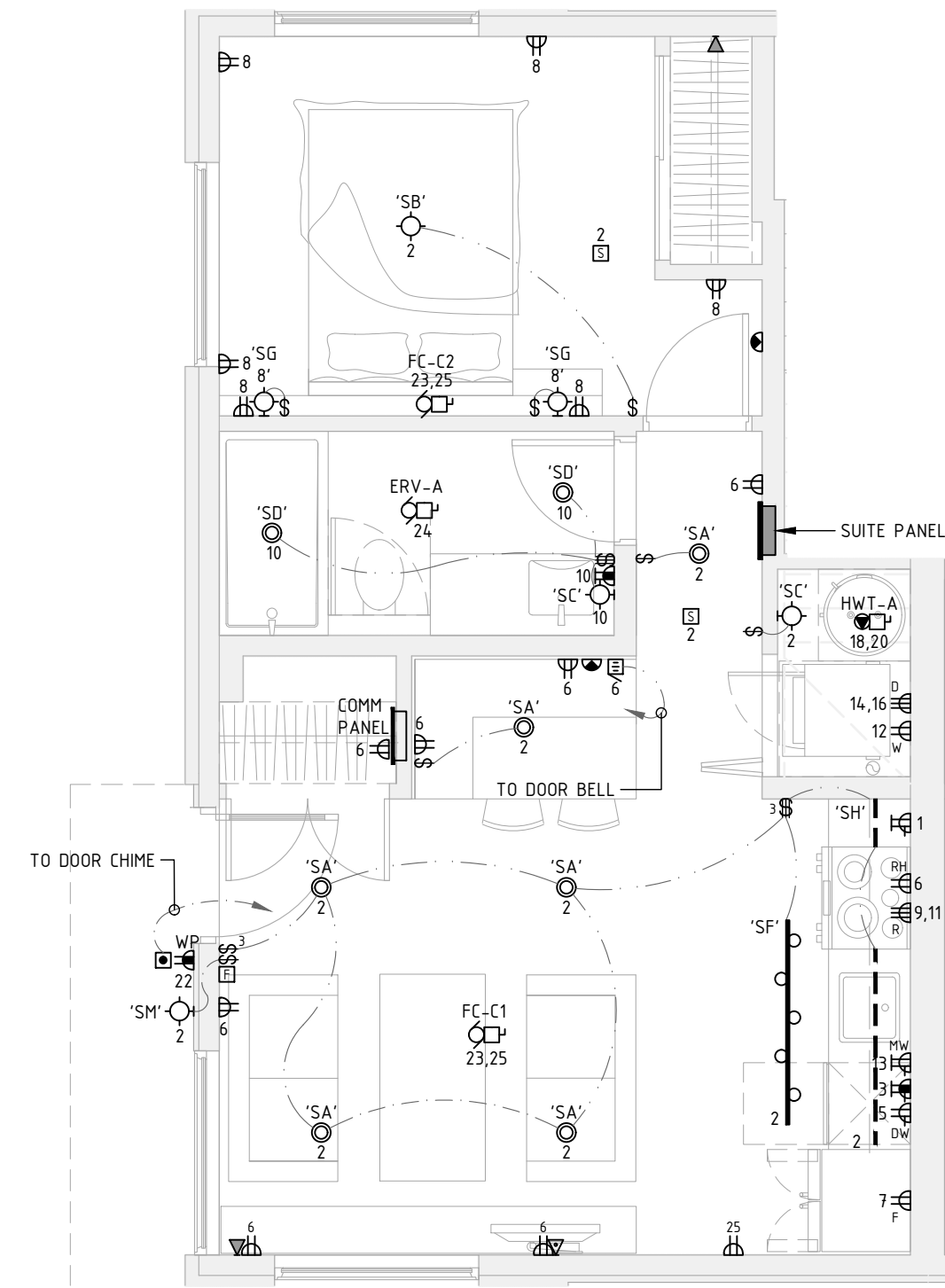
10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT
**1701 RICHARDSON
ST RESIDENTIAL**

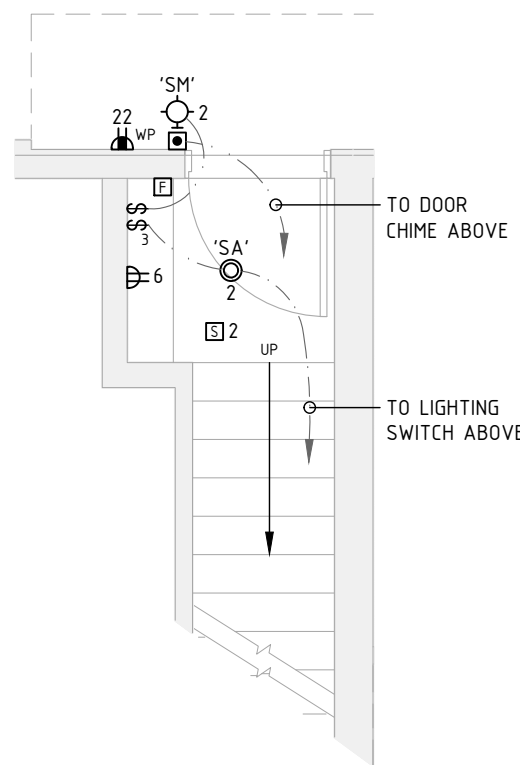
1701 RICHARDSON
VICTORIA, BC

TITLE
**LEVEL 1, LEVEL 2, LEVEL 3,
LEVEL 4, AND ROOF
ELECTRICAL LAYOUT**

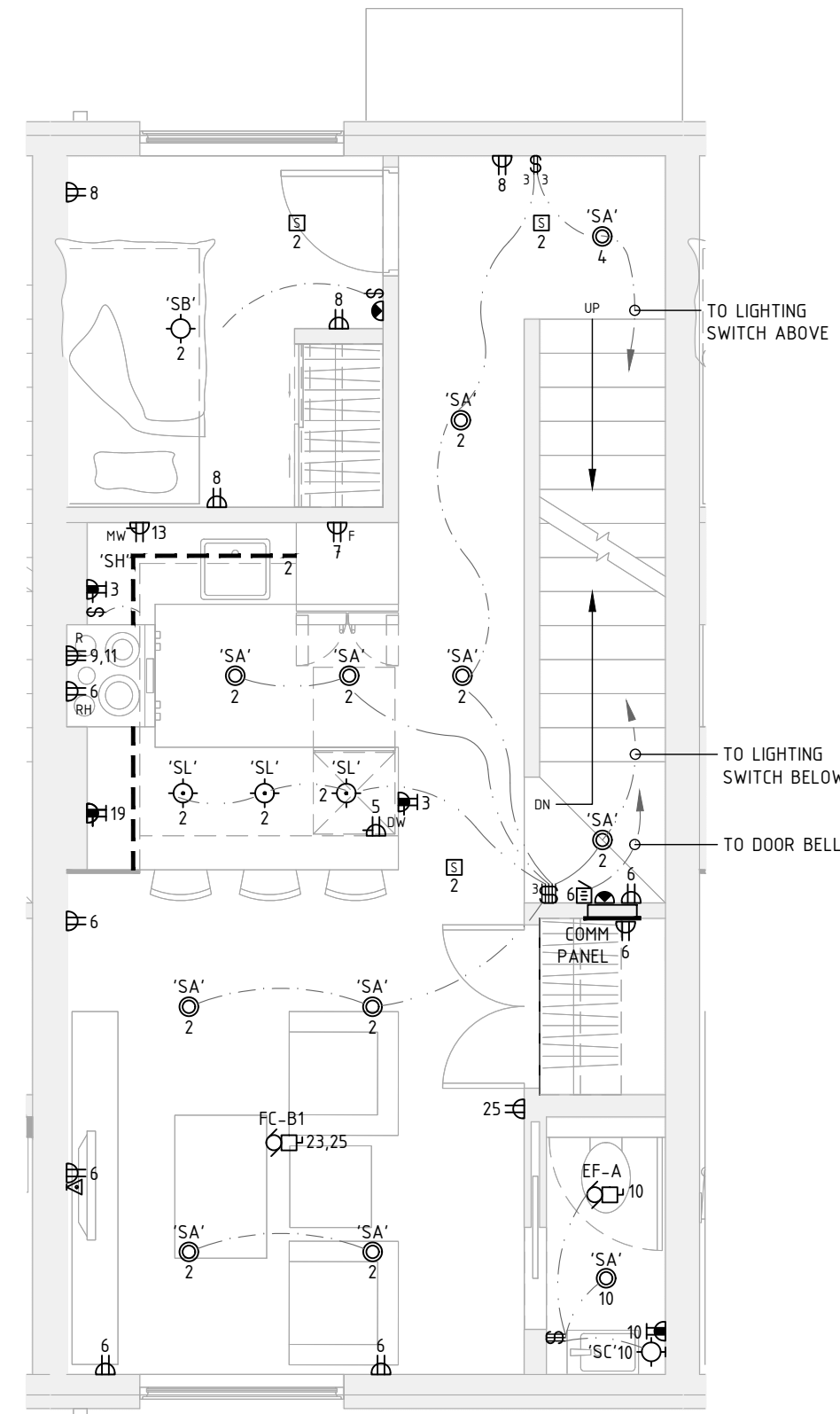
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DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	
		5	



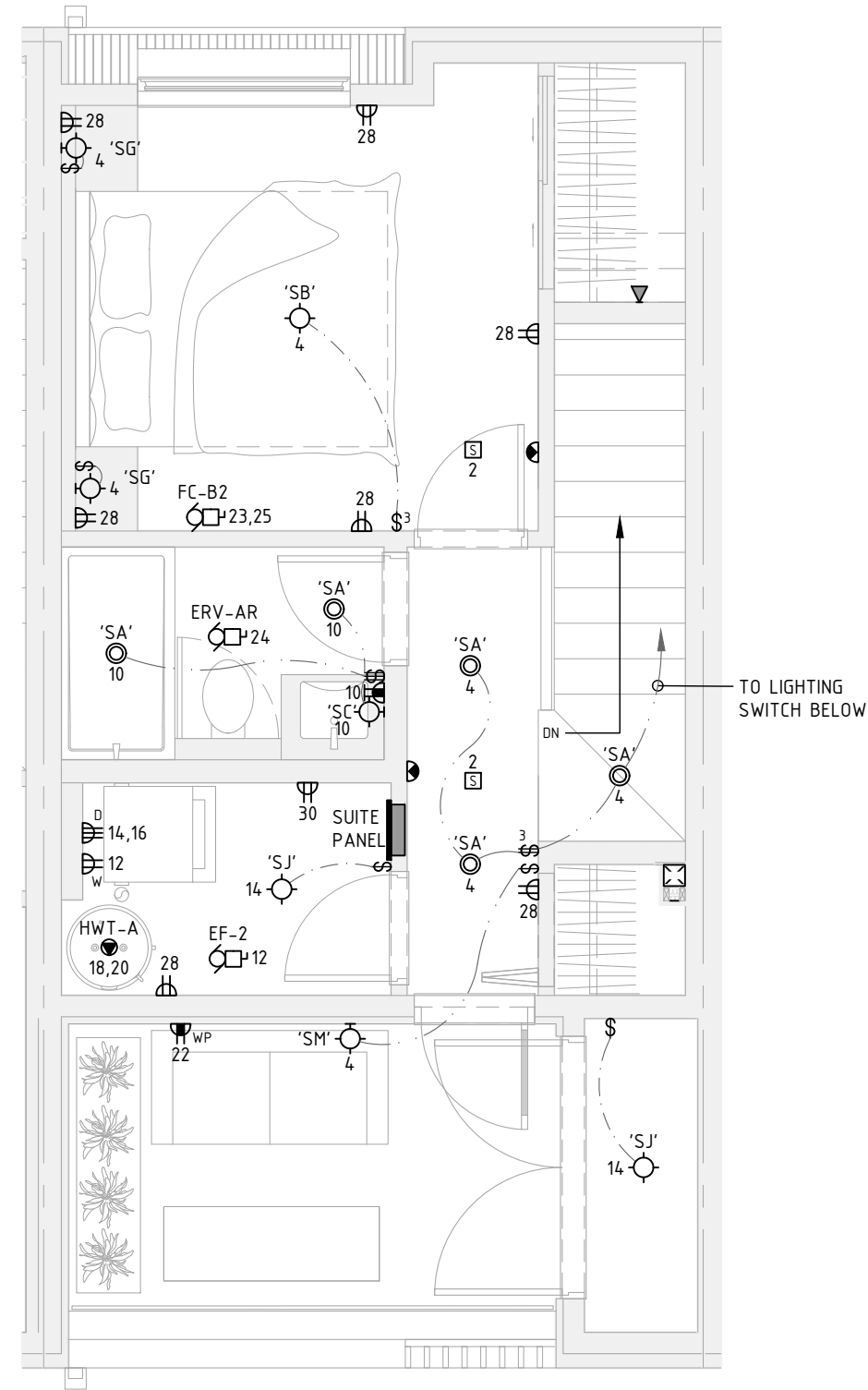
1
E300
UNIT TYPE B1
ELECTRICAL LAYOUT



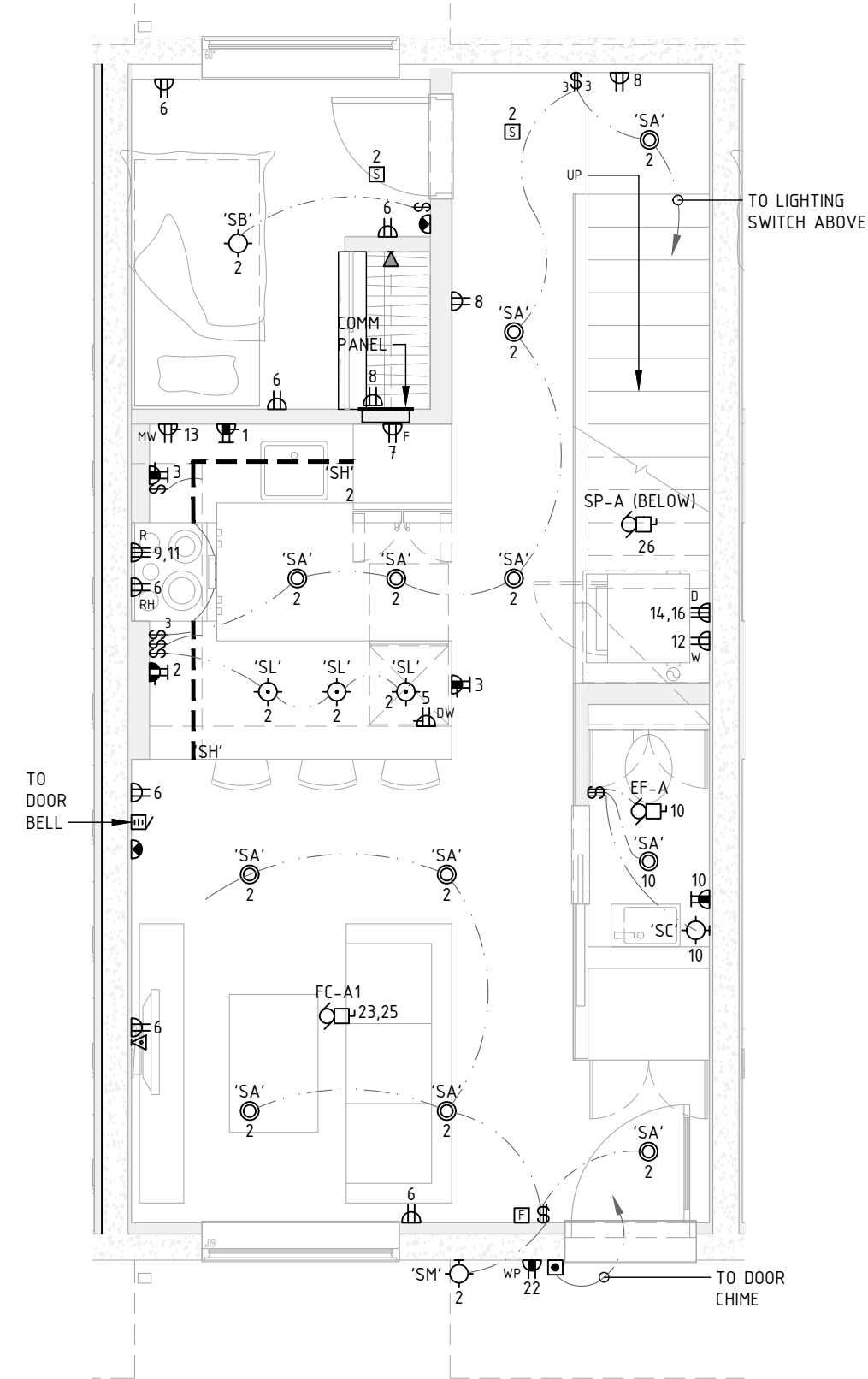
2
E300
UNIT TYPE C1 - ENTRANCE
ELECTRICAL LAYOUT



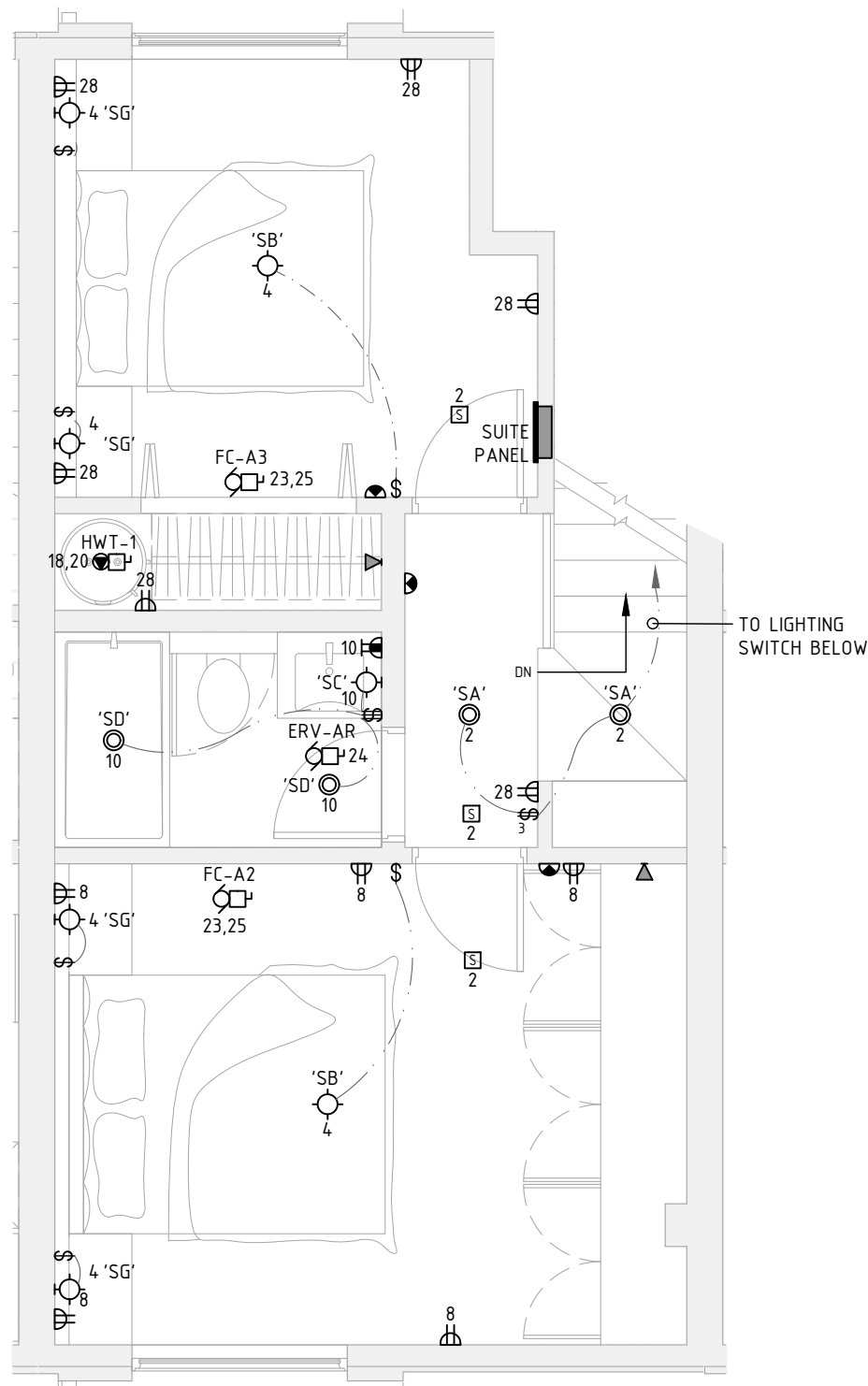
3
E300
UNIT TYPE C1 - LEVEL 1
ELECTRICAL LAYOUT



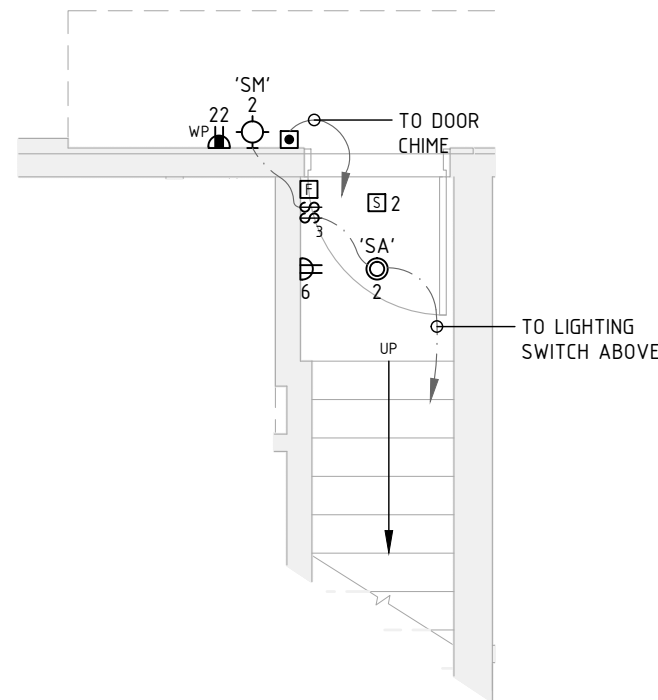
4
E300
UNIT TYPE C1 - LEVEL 2
ELECTRICAL LAYOUT



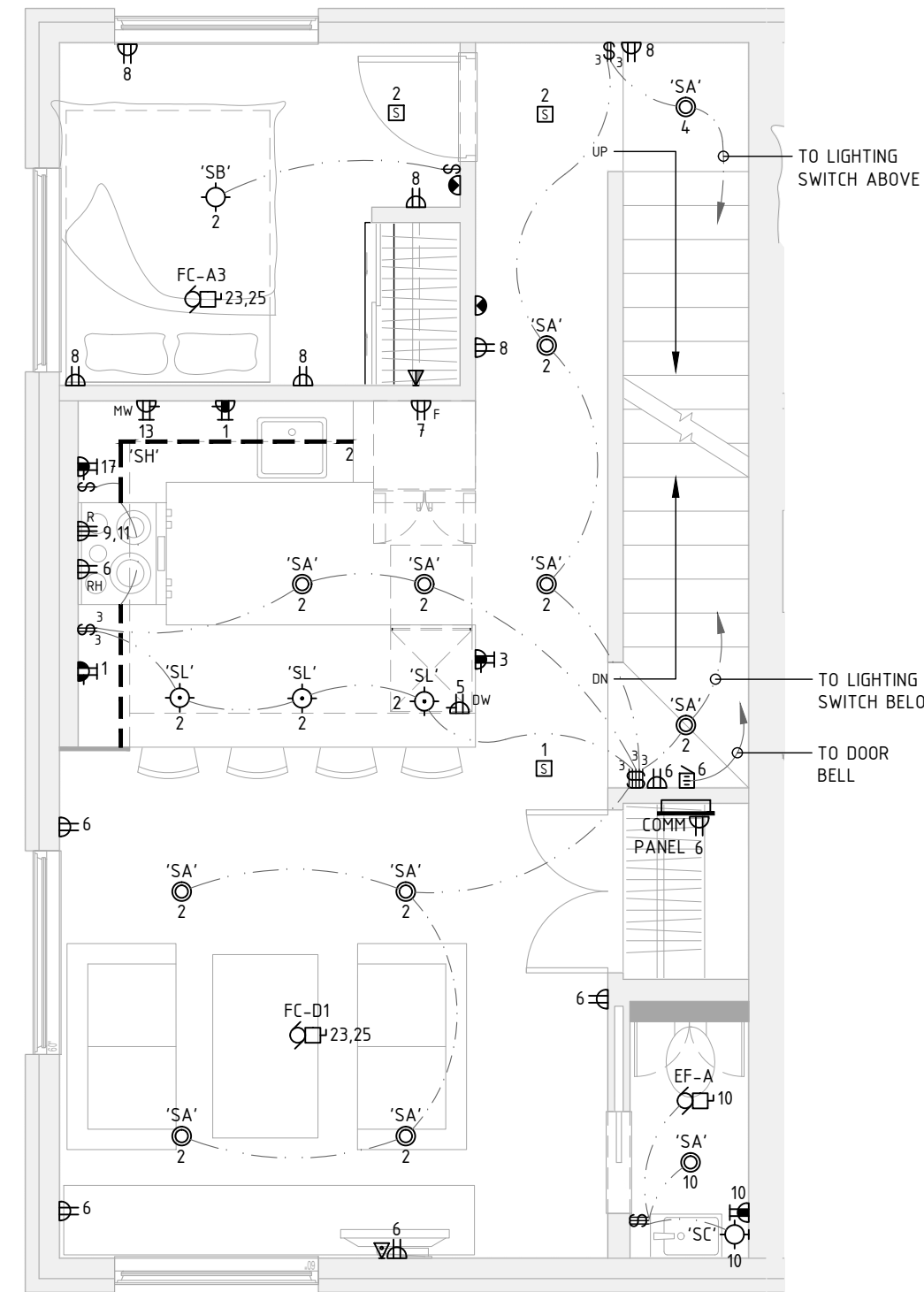
5
E300
UNIT TYPE D1 - LEVEL 1
ELECTRICAL LAYOUT



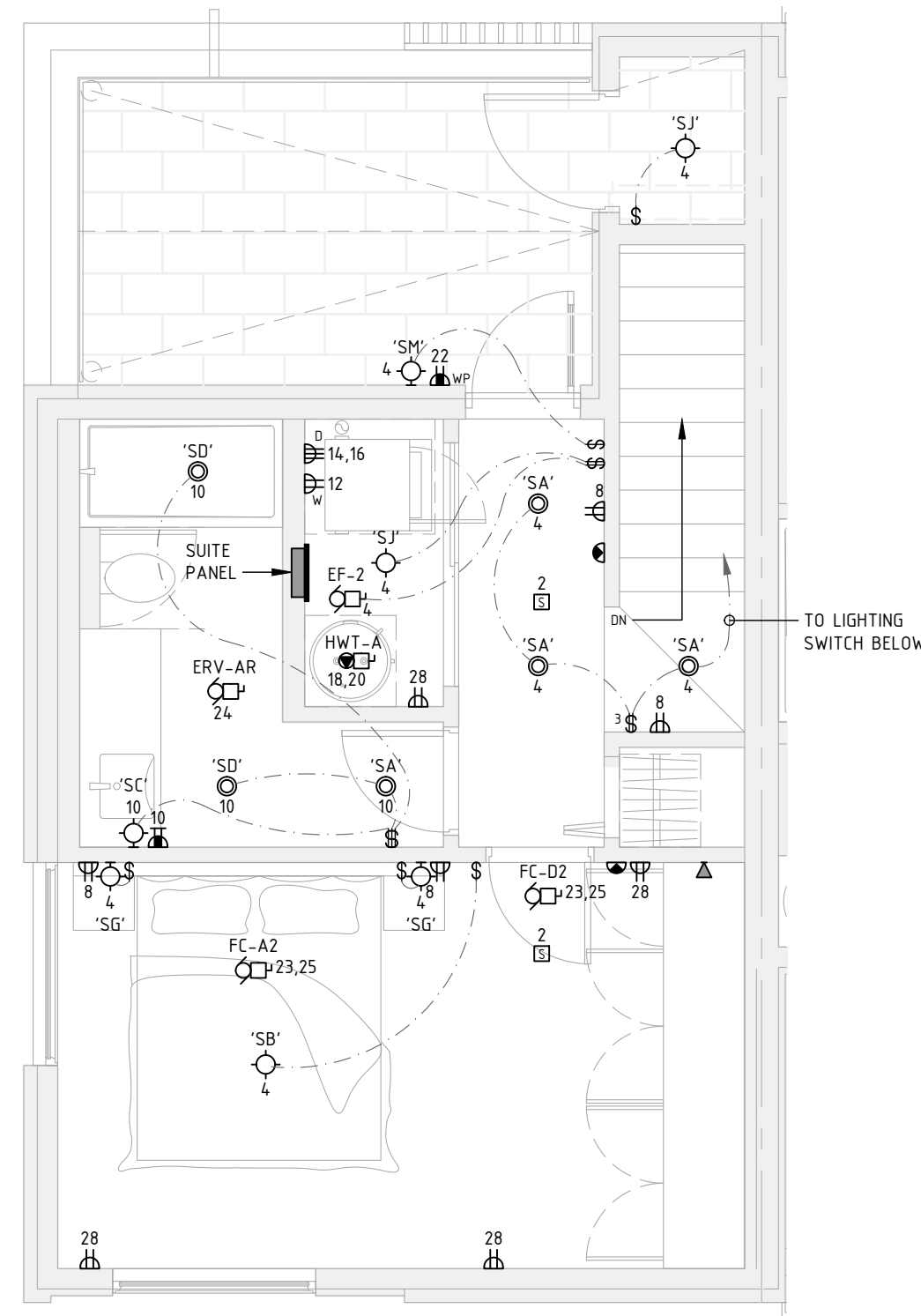
6
E300
UNIT TYPE D1 - LEVEL 2
ELECTRICAL LAYOUT



7
E300
UNIT TYPE C2 - ENTRANCE
ELECTRICAL LAYOUT



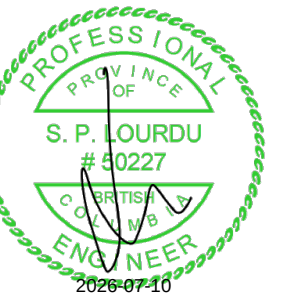
8
E300
UNIT TYPE C2 - LEVEL 1
ELECTRICAL LAYOUT



9
E300
UNIT TYPE C2 - LEVEL 2
ELECTRICAL LAYOUT

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PROJECT
**1701 RICHARDSON
ST RESIDENTIAL**

1701 RICHARDSON
VICTORIA, BC

TITLE
**TYPICAL SUITES
ELECTRICAL LAYOUT**

PROJECT NO.	1-25-015	SHEET NO.	E300
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	