

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	REZONING PERMIT APPLICATION WITH VARIANCES FOR LOT CONSOLIDATION AND STRATA PLAN SUBDIVISION: • RETENTION OF AN EXISTING CHARACTER CONVERSION (1028; BPO58143) WITH MARKET APARTMENTS, AND REMOVAL OF GARAGE OUT BUILDING (1028) • RETENTION OF AN EXISTING HOUSEPLEX (1030), AND REMOVAL OF NON-CONFORMING REAR ADDITION • CONSTRUCTION OF A NEW EIGHT (8) UNIT ATTACHED DWELLING BUILDING (STRATA TOWNHOUSES) WITH TUCK-UNDER AND SURFACE PARKING AT LOT INTERIOR CONSOLIDATION AND SUBDIVISION OF TWO (2) LOTS INTO THREE (3)
CIVIC ADDRESS	1026/1028 AND 1030 EMPRESS AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOTS 6 & 7, BLOCK 8, SECTION 3, VICTORIA DISTRICT, PLAN 957
PROPERTY IDENTIFICATION NUMBERS (P.I.D.)	000-213-527 (1026/1028 EMPRESS) AND 000-848-492 (1030 EMPRESS)
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS

Municipal Zoning Compliance Summary

NO.	ITEM	DESCRIPTION	BYLAW REFERENCES
0-1	ZONING DISTRICT [REZONING]	R-2 (TWO-FAMILY) EXISTING NEW (REZONING) PROPOSED	80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16A (GENERAL) EXISTING	OCF
0-3	HERITAGE STATUS	DESIGNATED (1028) N/A	87-121-245
0-4	PRINCIPAL USE [REZONING]	TWO-FAMILY REQUIRED 'G' TRIPLEX 4-PLEX TOWN-HOUSES	80-159-2.1.1
0-5	SITE AREA & LOT WIDTH [REZONING]	SITE AREA (m <sup>2</sup> ): ≥ 555 REQUIRED 599.8 600.9 1,200.7 SITE AREA FOR EACH DWELLING UNIT (m <sup>2</sup> ): ≥ 277.5 REQUIRED 199.9 (3) 150.2 (2A) 85.8 LOT WIDTH, MINIMUM AVERAGE (m): ≥ 15 REQUIRED 15.205 15.205 30.41	80-159-2.1.2
0-6	FLOOR AREA OF PRINCIPAL BUILDING [REZONING]	FLOOR SPACE RATIO: ≤ 0.5 REQUIRED 0.274 0.304 0.902 FLOOR AREA PER DWELLING UNIT (m <sup>2</sup> ): ≥ 46 REQUIRED 85.5 68.3 90.4 FLOOR AREA - FIRST AND SECOND STOREYS COMBINED (m <sup>2</sup> ): ≤ 280 REQUIRED 164.3 182.9 735.7 TOTAL FLOOR AREA (m <sup>2</sup> ): ≤ 380 REQUIRED 256.5 273.2 1,082.9	80-159-2.1.3
0-7	HEIGHT, STOREYS, ROOF DECKS [REZONING]	BUILDING HEIGHT (STOREYS): ≤ 5.1 + BSMT REQUIRED 2 + BSMT 2 + BSMT 3 BUILDING HEIGHT, WHERE NO BASEMENT (m): ≤ 7.6 REQUIRED 7.03 8.64 10.34 NORTH BLDG.	80-159-2.1.4
0-8	SETBACKS & PROJECTIONS [REZONING]	FRONT YARD SETBACK (m): ≥ 7.5 OR ADJ. AVG. (4.26) REQUIRED 3.84 3.80 3.88 (0.345) DEDICATION BEFORE & AFTER 1.426 m; AVG. OF 4.34 m (1024 EMPRESS) & 4.18 m (1040 EMPRESS) 2. AFTER DEDICATION, 0.345 m MIN. SETBACK; 0.50 m TYPICAL. PROJECTIONS INTO FRONT YARD SETBACK - STEPS & PORCH (m): ≤ 3.5 PERMITTED 2.63 (EMP) 1.63 (EMP) PROJECTIONS INTO FRONT YARD SETBACK - BAY WINDOWS (m): ≤ 0.6 PERMITTED 0.51 REAR YARD SETBACK (m): ≥ 10.7 OR 35ND (13.99) 22.65 19.31 24.84 SIDE YARD SETBACK - WEST (m): ≥ 1.5 OR 10%W (3.04) 5.09 3.70 2.17 PROPOSED SIDE YARD SETBACK - EAST (m): ≥ 1.5 OR 10%W (3.04) 1.80 3.40 2.17 PROPOSED COMBINED SIDE YARD SETBACKS (m): ≥ 4.5 6.89 7.10 4.34 PROPOSED EAVE PROJECTIONS INTO SETBACKS (m): ≤ 0.75 PERMITTED EXISTING EXISTING ≤ 0.75	80-159-2.1.5
0-9	SITE COVERAGE & OPEN SITE SPACE [REZONING]	SITE COVERAGE (%): ≥ 40 REQUIRED 21.7 19.1 43.9 PROPOSED 526.89 m <sup>2</sup> COVERAGE OPEN SITE SPACE (%): ≥ 30 LOT; ≥ 33 REAR 78.3 80.9 39.7 PROPOSED	80-159-2.1.6
0-10	OUTDOOR FEATURES	SETBACKS APPLY TO OUTDOOR FEATURES AS THOUGH BUILDINGS: REQUIRED PROPOSED N/A OUTDOOR FEATURES ≥ 3.5 m FROM GRADE: REQUIRED PROPOSED N/A	80-159-2.1.7
0-11	OFF-STREET VEHICULAR PARKING [VARIANCE]	GEOGRAPHIC AREA: CORE VILLAGE/CENTRE OTHER ZONING BYLAW 2017 BLDG. USE: 1026 EX. SCHEDULE 'G' UNITS: 3 0 0 0 1030 EX. HOUSE CONVERSION 4 0 EX. 0 0 NEW CONDO >70m <sup>2</sup> 7 1.45 10.2-10 7 NEW VISITORS 7 0.1 0.7-1 0 [VARIANCE: 4 SPACE REDUCTION] TOTAL: 11 7 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES 0 2 PARKING AREAS OF ≥ 5 SPACES TO BE GROUND-ORIENTED ILLUMINATED: REQUIRED PROPOSED N/A A TOTAL OF SEVEN (7) PARKING SPACES PROPOSED, EACH WITH EV OUTLET, TO PROVIDE OFF-STREET PARKING AT A RATIO OF ONE PER PROPOSED NEW DWELLING UNIT. GIVEN SPACE CONSTRAINTS ON SITE AND TRANSIT/BIKE PROXIMITY, NO VISITOR PARKING PROPOSED, FOR A PARKING VARIANCE OF FOUR (4) SPACES. IN ORDER TO PROVIDE ONE (1) ACCESSIBLE PARKING SPACE FOR EACH ADAPTABLE DWELLING UNIT, A TOTAL OF TWO (2) ACCESSIBLE PARKING SPACES ARE PROPOSED, IN VARIANCE TO REQUIREMENT FOR JUST ONE (1) VAN ACCESSIBLE PARKING SPACE, WHOSE LARGER DIMENSIONS WOULD RESULT IN THE LOSS OF A PARKING SPACE. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES: 4. TARGET PARKING SPACE REDUCTION (VARIANCE FROM SCHEDULE C) TDM MEASURE ADAPTED FROM ROW (II) - STRATA SHARED VEHICLE: TOWNHOUSE STRATA TO BE REQUIRED TO MAINTAIN (THROUGH OWNERSHIP + MAINTENANCE OR LEASE) A VEHICLE FOR SHARED USE, STORED ON-SITE, AND AVAILABLE TO ALL DWELLING UNITS. RESIDENTS ARE THIS OFFERED READY ACCESS TO AN ON-SITE SHARED VEHICLE, SO AS TO DRAMATICALLY REDUCE DEMAND FOR PRIVATE VEHICLES AND ASSOCIATED PARKING. SCHED. P (II) TDM MEASURE: REQUIRED OFF-STREET PARKING: PARKING SPACE REDUCTION: SCHED. C STRATA VEHICLE 0.77 / UNIT 7 X 0.57 = 3.99 PROPOSED STRATA VEHICLE 1.55 / UNIT 7 X 1.15 = 8.05 PROPOSED STRATA VEHICLE 1.55 / UNIT 7 X 0.57 = 3.99 TABLE 1 FROM ZONING BYLAW SCHEDULE "P" REFERENCED FOR BASIS OF PROPOSED TDM MEASURES. SCHEDULE "P" ROW (II) TDM (0.57/0.77) ENABLES 74.0% REDUCTION; A REDUCTION PROPORTIONATE TO SCHEDULE "C" 1.55 SPACE/UNIT REQUIREMENT WOULD TRANSLATE TO (0.74 x 1.55) = 1.15 SPACE PER UNIT REDUCTION, MORE THAN TWICE THE PROPOSED REDUCTION IN REQUIRED VEHICLE PARKING SPACES. 3. REQUESTED FOUR (4) SPACE REDUCTION EQUIVALENCY CAN BE ACHIEVED ON BASIS OF PROPOSED 0.57 SPACE PER UNIT REDUCTION.	80-159- SCHEDULE C, TABLES 1, 3 & 5
0-12	OFF-STREET BICYCLE PARKING	LONG TERM BICYCLE PARKING SPACES: BLDG. USE: 1026/8 SCHEDULE 'G' UNITS: 3 1 3 3 1030 SIM. SCHEDULE 'G' 4 1 4 0 (EX.) NEW MULTI-DWELL. (45m <sup>2</sup> ) 7 1.25 8.75-9 13 TOTAL: 16 13+3 IN ADDITION TO LONG TERM SPACES NOTED ABOVE, TWO (2) AT-GRADE UNITS ALSO PROVIDED WITH DESIGNATED INDOOR CLOSET SPACE AND 120V PLUG FOR MOBILITY DEVICE/SCOOTER STORAGE AND CHARGING < 5 m FROM ENTRY DOORS. SHORT TERM BICYCLE PARKING SPACES: BLDG. USE: 1026/8 SCHEDULE 'G' UNITS: 3 1 3 3 1030 SIM. SCHEDULE 'G' 4 1 4 0 (EX.) NEW MULTI-DWELL. (45m <sup>2</sup> ) 7 0.1 0.1 8	80-159- SCHEDULE C, TABLES 2 & 4



Zoning Floor Area - Existing Buildings			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
1028 - BASEMENT	No	92.18 m <sup>2</sup>	992.23 ft <sup>2</sup>
1028 - LEVEL 1	Yes	92.93 m <sup>2</sup>	1,000.25 ft <sup>2</sup>
1028 - LEVEL 2	Yes	71.34 m <sup>2</sup>	767.85 ft <sup>2</sup>
1030 - BASEMENT	No	90.31 m <sup>2</sup>	972.11 ft <sup>2</sup>
1030 - LEVEL 1	Yes	92.57 m <sup>2</sup>	996.38 ft <sup>2</sup>
1030 - LEVEL 2	Yes	90.31 m <sup>2</sup>	972.13 ft <sup>2</sup>
		529.64 m <sup>2</sup>	5,700.96 ft <sup>2</sup>

Zoning Floor Area - New Townhouses			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
TOWNHOUSES - LEVEL 1	Yes	204.89 m <sup>2</sup>	2,205.47 ft <sup>2</sup>
TOWNHOUSES - LEVEL 2	Yes	265.45 m <sup>2</sup>	2,857.24 ft <sup>2</sup>
TOWNHOUSES - LEVEL 3	Yes	265.45 m <sup>2</sup>	2,857.24 ft <sup>2</sup>
		735.79 m <sup>2</sup>	7,919.95 ft <sup>2</sup>

ZONING FLOOR AREAS CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND DOES NOT INCLUDE PARKING AREAS FOR VEHICLES OR BICYCLES.

Drawing List	
NO.	TITLE
A0.00	ARCHITECTURAL COVER
A0.01	BUILDING CODE ANALYSIS
A0.02	BUILDING CODE ANALYSIS
A1.00	SITE SURVEY
A1.01	SITE PLAN - EXISTING & STRATA PHASING
A1.02	SITE PLAN - PROPOSED
A1.03	SITE PLAN - LANDSCAPE PLAN
A1.11	CONTEXT & 3D PERSPECTIVES
A2.01	FLOOR PLANS - LEVELS 1 & 2
A2.02	FLOOR PLANS - LEVELS 3 & ROOF
A3.01	BUILDING ELEVATIONS - NORTH (BAY) & WEST
A3.02	BUILDING ELEVATIONS - EAST & SOUTH
A4.01	BUILDING SECTIONS
A9.01	DOOR & WINDOW SCHEDULES
CIVIL	
1	SERVICES PLAN

# 1026/1028 & 1030 Empress Avenue

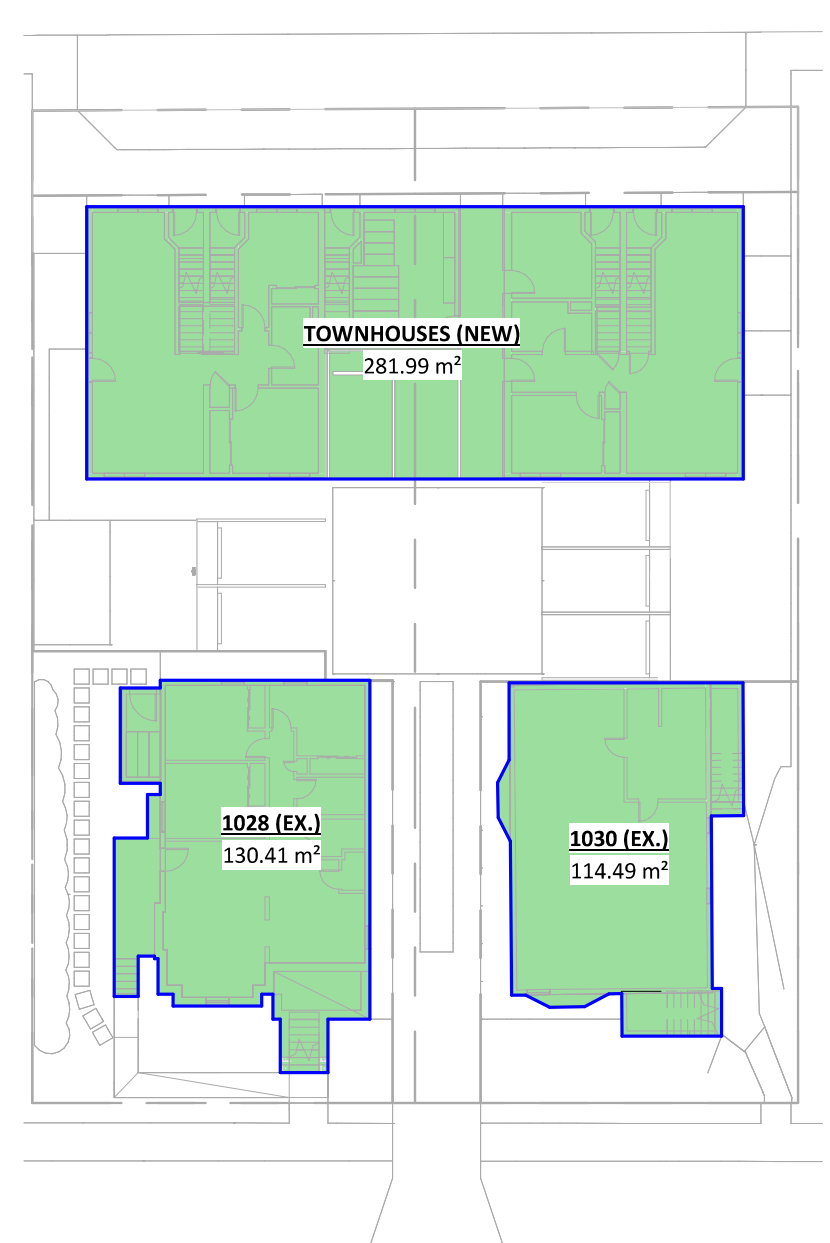
Rezoning & Development Permit w/Variance Revision - 26 July 2024



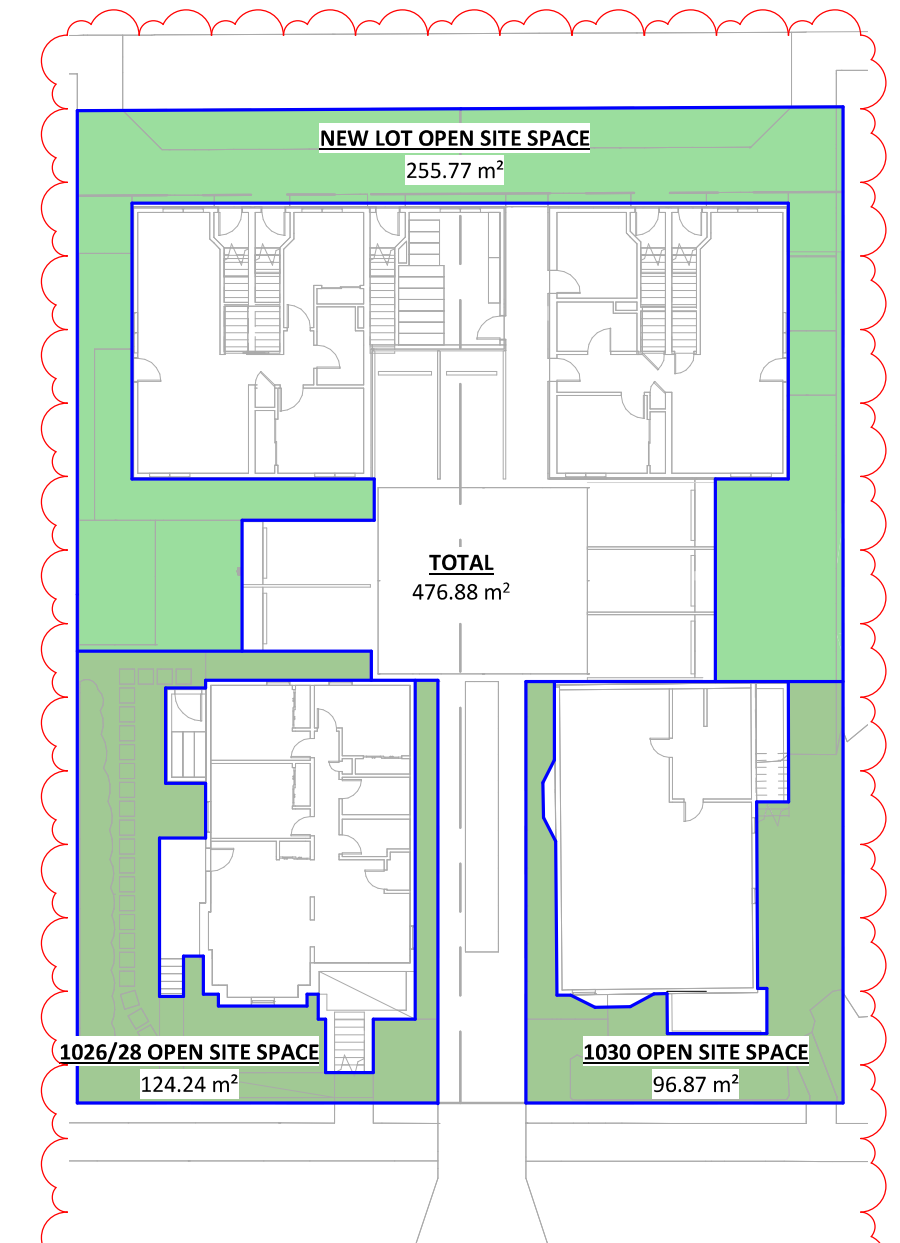
7 3D ISOMETRIC - FROM NORTHWEST



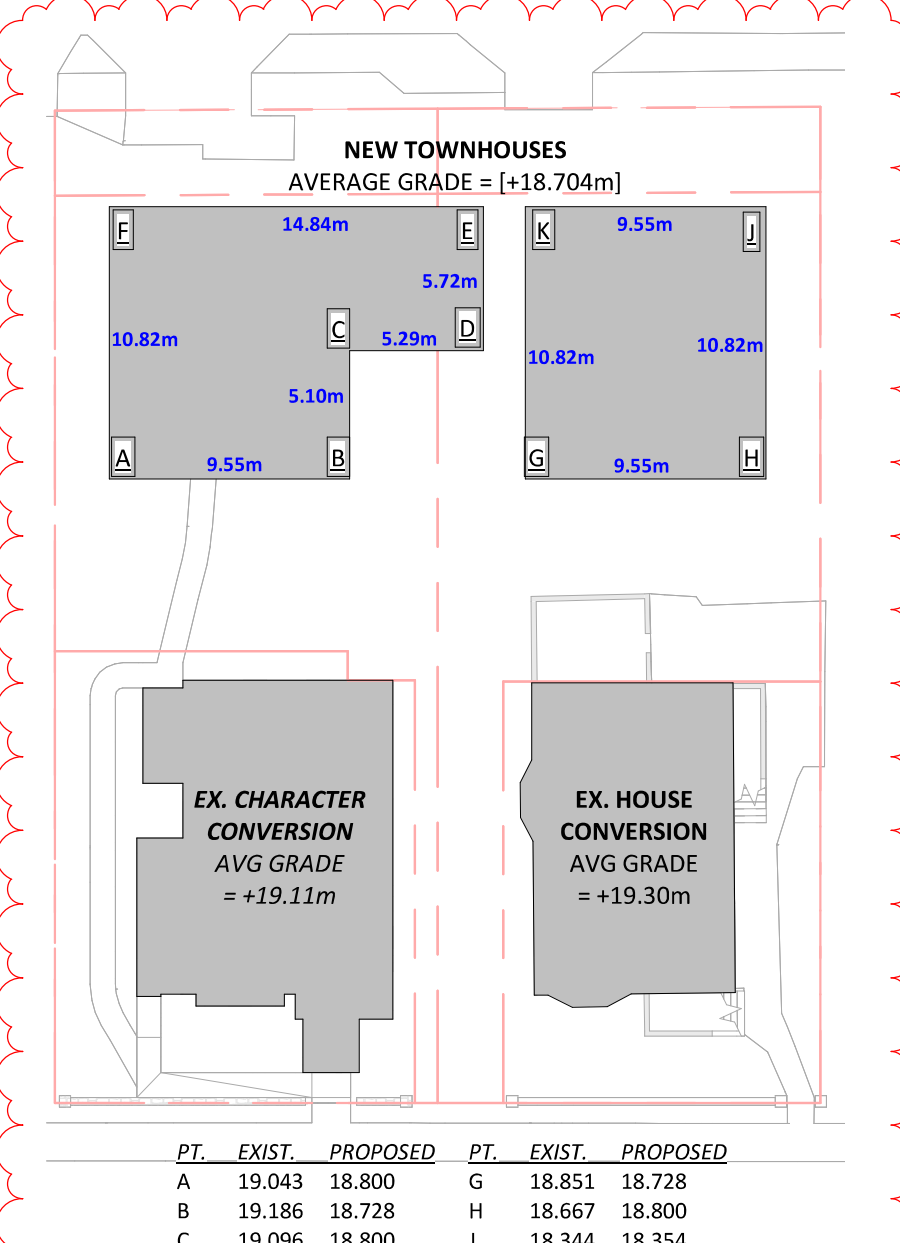
8 3D ISOMETRIC - FROM SOUTHEAST



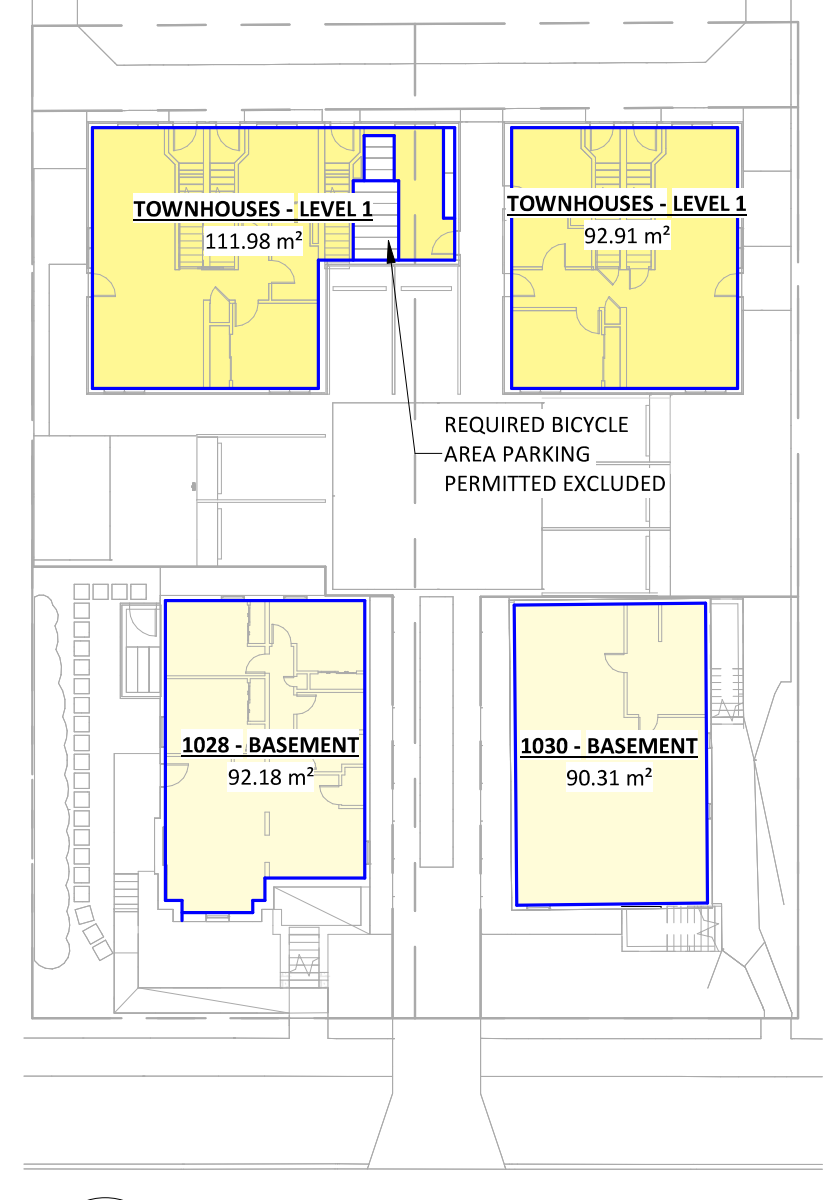
4 AREA - SITE COVERAGE  
A0.02 1:300



5 AREA - OPEN SITE SPACE  
A0.02 1:300



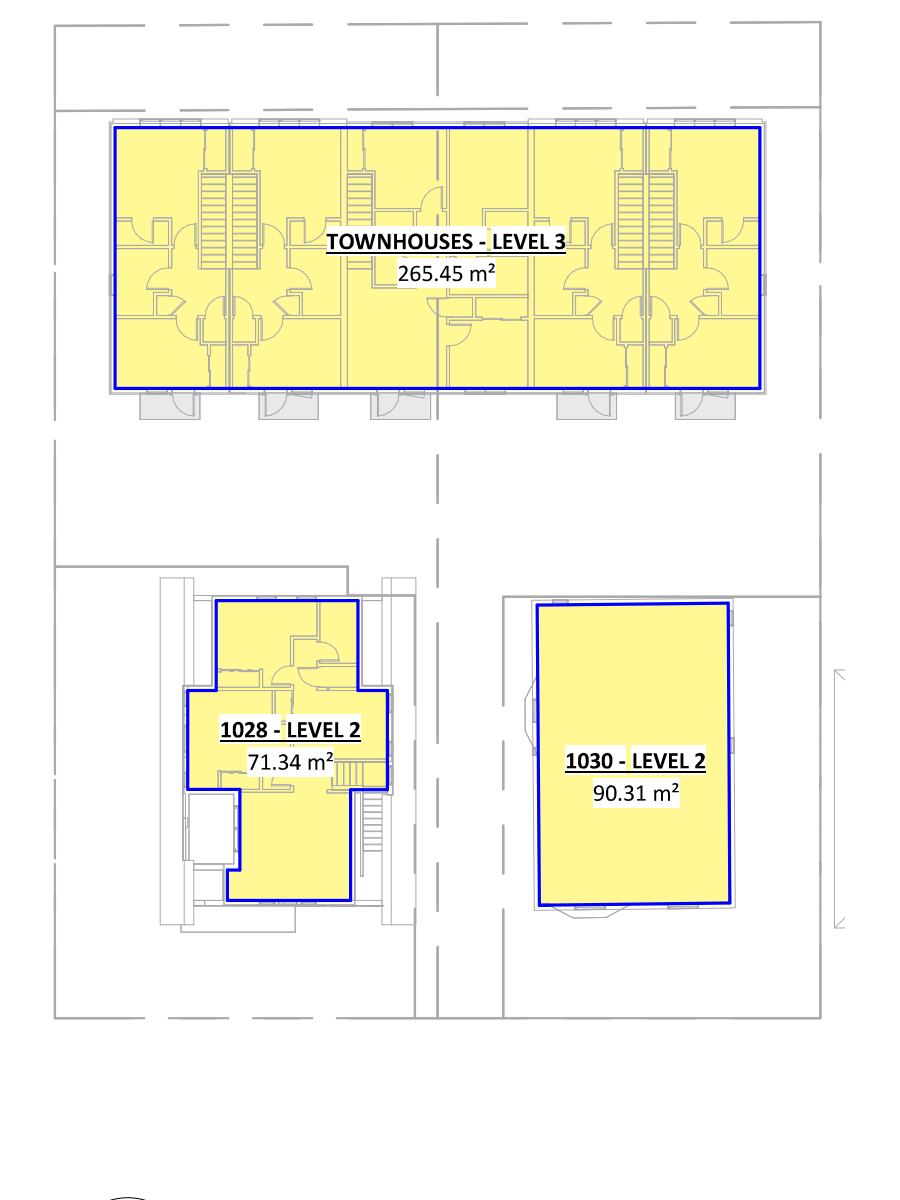
6 GRADE CALCULATION PLAN (BYLAW #80-159)  
A0.02 1:300



1 ZONING FLOOR AREA - LEVEL 1  
A0.02 1:300



2 ZONING FLOOR AREA - LEVEL 2  
A0.02 1:300



3 ZONING FLOOR AREA - LEVEL 3  
A0.02 1:300

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 Telephone: 250.384.1969  
 www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date**  
 July 31, 2024

Revision No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

REGISTERED ARCHITECT  
 TIMOTHY KINDRAT  
 BRITISH COLUMBIA  
 2024-07-26

**Empress Townhouses**  
 1026/1028 & 1030 Empress Avenue  
 Victoria, BC V8T 1P2

COVER  
 Date: 2024-07-26 6:14:39 PM  
 Drawn by: TK  
 Checked by: CLA  
**A0.00**  
 Project # 23-24 Scale As indicated

Building Code Analysis - General Information

1 - GENERAL INFORMATION		BCBC																																													
NO.	ITEM	DESCRIPTION	REFERENCES																																												
1-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENO. <input type="checkbox"/> TENANT IMPROVEMENT	3.8.2.3.																																												
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-																																												
1-3	BUILDING CODE PARTS APPLICABLE	<table border="1"> <tr> <td>PART:</td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> <tr> <td>A</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>B</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>C</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	PART:	1	2	3	4	5	6	7	8	9	10	A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIV. A - 1.3.2., 1.3.3., 1.3.4.
PART:	1	2	3	4	5	6	7	8	9	10																																					
A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																																					
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1-4	OCCUPANCY CLASSIFICATION	<input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	9.10.2.1.																																												
1-5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.2.5.																																												
1-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.11.																																												
1-7	OCCUPANT LOAD	<table border="1"> <thead> <tr> <th rowspan="2">BUILDING TYPE (NEW) PROPOSED</th> <th rowspan="2">OCCUPANCY</th> <th colspan="2">OCCUPANTS PER UNIT</th> </tr> <tr> <th>UNITS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td rowspan="4">TOWNHOUSE (2BR)</td> <td>DWELLING, ADU (1BR)</td> <td>1</td> <td>2</td> </tr> <tr> <td>DWELLING, ADU (2BR)</td> <td>1</td> <td>4</td> </tr> <tr> <td>TOWNHOUSE (2BR)</td> <td>4</td> <td>4</td> </tr> <tr> <td>TOWNHOUSE (3BR)</td> <td>4</td> <td>16</td> </tr> <tr> <td colspan="2"></td> <td>7</td> <td>28</td> </tr> <tr> <td>1030 EMPRESS (EXISTING)</td> <td>DWELLING (0-1BR)</td> <td>4</td> <td>2</td> </tr> <tr> <td>1028 EMPRESS (EXISTING)</td> <td>DWELLING (3BR)</td> <td>1</td> <td>6</td> </tr> <tr> <td></td> <td>DWELLING (2BR)</td> <td>2</td> <td>4</td> </tr> <tr> <td colspan="2"></td> <td>3</td> <td>14</td> </tr> </tbody> </table>	BUILDING TYPE (NEW) PROPOSED	OCCUPANCY	OCCUPANTS PER UNIT		UNITS	OCCUPANTS	TOWNHOUSE (2BR)	DWELLING, ADU (1BR)	1	2	DWELLING, ADU (2BR)	1	4	TOWNHOUSE (2BR)	4	4	TOWNHOUSE (3BR)	4	16			7	28	1030 EMPRESS (EXISTING)	DWELLING (0-1BR)	4	2	1028 EMPRESS (EXISTING)	DWELLING (3BR)	1	6		DWELLING (2BR)	2	4			3	14	9.9.1.3.					
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	DWELLING (2BR)	2	4																																												
		3	14																																												
1-8	BUILDING AREA (m <sup>2</sup> )	≤ 600 REQUIRED <b>108.68</b> (1028 EX.) <b>100.58</b> (1030 EX.) <b>281.99</b> NEW	DIV. A-1.3.3.3, 1.4.1.2.																																												
1-9	GRADE ELEVATION (m, GEODETIC)	+19.11 (1028 EX.) +19.04 (1030 EX.) +19.10 NEW	1.4.1.2.																																												
1-10	BUILDING HEIGHT (STOREYS)	≤ 3 REQUIRED <b>2</b> (1028 EX.) <b>2</b> (1030 EX.) <b>3</b> NEW	9.10.4.																																												
1-11	FIRE ALARM & DETECTION SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.18.2.																																												
1-12	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3. & 3.2.5.																																												
1-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																												
1-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.9.5.																																												
1-15	NUMBER OF STREETS FACING	<b>1</b> BAY STREET	1.4.1.2.																																												
1-16	FIRE DEPARTMENT ACCESS ROUTES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.20.3.																																												
1-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																												
1-18	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3.(9), 3.2.5.																																												
1-19	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.6.																																												
1-20	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	MINIMUM RATING (LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY): 3/4 FLOORS: <input type="checkbox"/> 3/4 MEZZANINE: <input type="checkbox"/> ROOF: <input type="checkbox"/> EXCEPT FLOORS OVER CRAWLSPACES	9.10.8.																																												
1-21	ALTERNATE SOLUTIONS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DIV. A - 1.2.1.1.(1)(B), & DIV. C - 2.3.																																												

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES		9.5.																																											
NO.	ITEM	DESCRIPTION	REFERENCES																																										
2-1	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	<p>APPLICATION (3.8.2.) FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; TOWNHOUSE UNITS EXEMPT; TWO (2) FIRST STOREY AT GRADE UNITS PROPOSED TO BE ADAPTABLE, BUT NOT REQUIRED BY CODE OR BYLAW</p> <p>DESIGN (3.8.3.)</p> <p>ALTERATIONS (3.8.4.)</p>	9.5.2.1-3., 3.8.1.1., 3.8.1.2.(1)(A)																																										
2-2	ENTRANCES & POWER DOOR OPERATORS	<p>ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. &amp; CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:</p> <p>POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED;</p> <p>POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC;</p>	3.8.2.2. & 3.8.2.7.																																										
2-3	AREAS REQUIRING ACCESS	<p>ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STOREYS AND NORMALLY OCCUPIED AREAS:</p> <p>ACCESS NOT REQUIRED TO SERVICE JANITORIAL, ELEVATOR MACHINES, CRAWL, ATTIC &amp; ROOF SPACES OR ROOMS.</p> <p>ACCESS NOT REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL, IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL.</p> <p>ACCESS NOT REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR BYLAW TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT.</p>	3.8.2.3.																																										
2-4	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE;	3.8.2.5.																																										
2-5	CONTROLS AND OUTLETS	<p>CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR &amp; WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:</p> <p>LOCATED 800 - 1,200 mm ABOVE FLOOR;</p> <p>ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm;</p> <p>ONE-HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE;</p>	3.8.2.6., 3.8.1.8., 3.8.3.8.																																										
2-6	PLUMBING FACILITIES	<p>AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL;</p> <p>NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY</p>	3.8.2.8.(3)																																										
2-7	SIGNS AND INDICATORS	<p>NOT REQUIRED GIVEN DWELLING USE &amp; DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS</p>	3.8.2.10., 3.8.3.9.																																										
2-8	COUNTERS (FOR PUBLIC SERVICE)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.11.																																										
2-9	TELEPHONES (FOR PUBLIC USE)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.12.																																										
2-10	SLEEPING ROOMS AND BED SPACES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.13.(1)(B)																																										
2-11	DESIGN STANDARDS	<p>ACCESSIBLE APPLICATION:</p> <table border="1"> <tr> <td>INT. ACCESSIBLE ROUTES</td> <td>3.8.3.2.</td> <td>4.3 &amp; 5.1</td> </tr> <tr> <td>EXT. ACCESSIBLE ROUTES</td> <td>3.8.3.3. (6 &amp; 8.2.1)</td> <td>8.2.1-8.2.5 &amp; 8.2.7</td> </tr> <tr> <td>PASSENGER PICK-UP AREAS</td> <td>3.8.3.4.</td> <td>9.3</td> </tr> <tr> <td>N/A RAMP(S)</td> <td>3.8.3.5.</td> <td>5.3 &amp; 5.5</td> </tr> <tr> <td>DOORS AND DOORWAYS</td> <td>3.8.3.6.</td> <td>5.2</td> </tr> <tr> <td>N/A ELEVATORS &amp; LIFTS</td> <td>3.8.3.7.</td> <td>5.6.2</td> </tr> <tr> <td>OPERATING CONTROLS</td> <td>3.8.3.8.</td> <td>4.2</td> </tr> <tr> <td>SIGNAGE</td> <td>3.8.3.9.</td> <td>4.5 &amp; 9.4</td> </tr> <tr> <td>N/A DRINKING FOUNTAINS</td> <td>3.8.3.10.</td> <td>6.1</td> </tr> <tr> <td>N/A WASHROOM FACILITIES</td> <td>3.8.3.12-16.</td> <td>6.2 &amp; 6.3</td> </tr> <tr> <td>N/A BATHING FACILITIES</td> <td>3.8.3.17-18.</td> <td>6.5</td> </tr> <tr> <td>COMMUNICATION</td> <td>3.8.3.19 &amp; 21.</td> <td>6.6</td> </tr> <tr> <td>N/A COUNTERS</td> <td>3.8.3.20-21.</td> <td>6.7.1</td> </tr> <tr> <td>N/A SPACES IN SEATING AREAS</td> <td>3.8.3.22.</td> <td>6.7.3</td> </tr> </table> <p>BCBC PATH: 3.8.3.2, 3.8.3.3, 3.8.3.4, 3.8.3.5, 3.8.3.6, 3.8.3.7, 3.8.3.8, 3.8.3.9, 3.8.3.10, 3.8.3.12-16, 3.8.3.17-18, 3.8.3.19 &amp; 21, 3.8.3.20-21, 3.8.3.22.</p> <p>CSA B651 PATH: 4.3 &amp; 5.1, 8.2.1-8.2.5 &amp; 8.2.7, 9.3, 5.3 &amp; 5.5, 5.2, 5.6.2, 4.2, 4.5 &amp; 9.4, 6.1, 6.2 &amp; 6.3, 6.5, 6.6, 6.7.1, 6.7.3.</p>	INT. ACCESSIBLE ROUTES	3.8.3.2.	4.3 & 5.1	EXT. ACCESSIBLE ROUTES	3.8.3.3. (6 & 8.2.1)	8.2.1-8.2.5 & 8.2.7	PASSENGER PICK-UP AREAS	3.8.3.4.	9.3	N/A RAMP(S)	3.8.3.5.	5.3 & 5.5	DOORS AND DOORWAYS	3.8.3.6.	5.2	N/A ELEVATORS & LIFTS	3.8.3.7.	5.6.2	OPERATING CONTROLS	3.8.3.8.	4.2	SIGNAGE	3.8.3.9.	4.5 & 9.4	N/A DRINKING FOUNTAINS	3.8.3.10.	6.1	N/A WASHROOM FACILITIES	3.8.3.12-16.	6.2 & 6.3	N/A BATHING FACILITIES	3.8.3.17-18.	6.5	COMMUNICATION	3.8.3.19 & 21.	6.6	N/A COUNTERS	3.8.3.20-21.	6.7.1	N/A SPACES IN SEATING AREAS	3.8.3.22.	6.7.3	TABLE, 3.8.3.1.
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2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-12	ACCESSIBLE PATH OF TRAVEL	<p>WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm):</p> <p>≥ 1,000 REQUIRED <b>1,600</b> PROPOSED</p> <p>REDUCTION TO ≥ 850 MM FOR LENGTHS ≤ 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:</p> <p>PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>B.F.E. FINISH, SLIP-RESISTANT SURFACE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BROOMED CONCRETE</p> <p>NO OPENING PERMITTING PASSAGE OF SPHERE ≥ 13 mm DIAMETER:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>CROSS SLOPE MAXIMUM 1 IN 50 (2%):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>REVELED MAX 1 IN 2 AT LEVEL CHANGES ≤ 13 mm:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>RAMP(S) OR SLOPED FLOORS AT LEVEL CHANGES ≥ 13 mm:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>SLOPING ≤ 1.25% (OR DESIGNED AS RAMP TO 3.8.3.5.):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ALL SLOPES ≤ 5%:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>PATHS OF TRAVEL &gt; 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WHERE PATHS OF TRAVEL ≥ 1.5 m WIDE FOR DISTANCE &gt; 12 m, PROVIDE 1.2m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ILLUMINATED TO 3.8.2.7.1:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS (FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL)	<p>SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BROOMED CONCRETE</p> <p>WIDTH OF EXTERIOR WALK (mm):</p> <p>≥ 1,600 REQUIRED <b>1,600</b> PROPOSED</p> <p>AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>DESIGNED IN ACCORDANCE WITH CLAUSE 8.2. OF CSA B651 STANDARD:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED</p>	3.8.3.3. & CSA B651: 8.2.1
2-14	PASSENGER LOADING ZONES	<p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WHERE PROVIDED, CURB RAMP TO 3.8.3 OF CSA B651 STANDARD:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>LEVEL AREA W/PAIN</p> <p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>COINCIDES WITH EXT. PASSAGEWAY</p>	3.8.3.4.
2-15	RAMP(S)	<p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ALL SLOPES ≤ 5%</p>	3.8.3.5.
2-16	DOORWAYS AND DOORS (IN ACCESSIBLE PATHS OF TRAVEL)	<p>DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED <b>2,850</b> PROPOSED</p> <p>DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCE:</p> <p>≥ 850 REQUIRED <b>2,850</b> PROPOSED</p> <p>GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>PULL SIDE LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 600 REQUIRED <b>2,600</b> PROPOSED</p> <p>PUSH LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 300 REQUIRED <b>2,300</b> PROPOSED</p> <p>VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,250 mm LONG BETWEEN DOOR SWINGS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>FULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE X 1.2 m DEEP:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.3.6.
2-17	APPLICATION (FOR ADAPTABLE DWELLING UNITS)	<p>ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>COMMON SPACES &amp; FACILITIES INTENDED FOR RESIDENT USE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BIKE ROOM &amp; REFUSE BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ALL NEW DWELLINGS</p>	3.8.5.1., 3.8.5.2.
2-18	BUILDING ACCESS REQUIREMENTS (FOR ADAPTABLE DWELLING UNITS)	<p>COMMON AREAS, SPACES &amp; FACILITIES AND ALL COMMON PATH SOF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BIKE ROOM &amp; REFUSE COMMON CORRIDORS, PASSAGEWAYS (DOORS ILLUMINATED TO ≥ 50 LUX):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN 20% OF OUTLETS OF STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	<p>PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED <b>2,850</b> PROPOSED</p> <p>WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED <b>2,850</b> PROPOSED</p> <p>UNLESS EQUIPPED WITH OR DESIGNED FOR INSTALLATION OF POWER OPERATOR, CLEAR FLOOR SPACE EITHER SIDE OF PRINCIPAL ENTRANCE AND DOORS FOR ADAPTABLE ACCESS TO HAVE CLEAR FLOOR AREAS MEETING 3.8.3.5.(1)(A)(1):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.4.
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	<p>CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1)(mm):</p> <p>≥ 1,000 REQUIRED <b>2,100</b> PROPOSED</p>	3.8.5.5.
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	<p>IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m):</p> <p>≥ 1.7 x 1.5 REQUIRED <b>1.7 x 1.5</b> PROPOSED</p> <p>CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):</p> <p>≥ 850 REQUIRED <b>2,850</b> PROPOSED</p> <p>CLEAR OPENING WIDTH, CLOSET (mm):</p> <p>≥ 900 REQUIRED <b>2,850</b> PROPOSED</p>	3.8.5.6.
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	<p>IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):</p> <p>≥ 1.5 x 0.9 REQUIRED <b>2.1 x 0.9</b> PROPOSED</p> <p>IN ONE BATHROOM, 400-480 mm WALL TO WATER CLOSET CENTRE CLEARANCE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF LAVATORY WITH 0.8 m WIDE X 1.35 m DEEP CLEAR SPACE TO 3.8.3.16.(1)(A)(F) WITHOUT IMPEDING OTHER ITEMS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.17.(1)(B)(G) OR 3.8.3.17.(1)(E) OR 3.8.3.18.(1)(F):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF BATHUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	<p>COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)(F):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.8.
2-24	CONTROLS, SWITCHES AND OUTLETS (FOR ADAPTABLE DWELLING UNITS)	<p>CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.9.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-25	CEILING HEIGHTS (mm)	<p>TYPICAL:</p> <p>≥ 2,100 REQUIRED <b>2,100</b> PROPOSED</p> <p>STORAGE GARAGES:</p> <p>≥ 2,000 REQUIRED <b>2,100</b> PROPOSED</p>	9.5.3.
2-26	HALLWAY WIDTHS (mm)	<p>≥ 860 REQUIRED <b>2,860</b> PROPOSED</p>	9.5.4.1.
2-27	DOORWAY SIZES (mm)	<p>HEIGHT:</p> <p>≥ 1,980 REQUIRED, TYPICAL</p> <p>WIDTH, (NON-ADAPTABLE ENTRY (NON-ADAPTABLE) BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS):</p> <p>≥ 810 REQUIRED</p> <p>WIDTH, EXTERIOR BALCONIES:</p> <p>≥ 760 REQUIRED IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS</p> <p>WIDTH, (NON-ADAPTABLE) BATHROOM / CLOSET / HALLWAY:</p> <p>≥ 610 REQUIRED</p>	9.5.5.

Building Code Analysis - Windows, Doors & Skylights

3 - WINDOWS, DOORS AND SKYLIGHTS		9.7.	
NO.	ITEM	DESCRIPTION	REFERENCES
3-1	DWELLING UNIT ENTRANCE DOORS	<p>DOOR VIEWER OR TRANSPARENT GLAZING:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	<p>COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.3.
3-3	DESIGN AND CONSTRUCTION (OF WINDOWS, DOORS AND SKYLIGHTS)	<p>CONFORM TO "AAMA/WDMA/CSA-101/5.2/A440-11" (NAPS STANDARD) AND "A44051-2017" (CANADIAN SUPPLEMENT):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING (DWELLING UNIT) DOORS	<p>WHERE WOOD, ≥ 45mm THICK, SOLID OR 19mm STILE-AND-RAIL TYPE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HINGE FASTENING CONFORMING TO 9.7.5.2.(G):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR (RESIDENTIAL) WINDOWS	<p>WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-101/5.2/A440-11" (NAPS STANDARD):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.5.3.

Building Code Analysis - Stairs, Ramps, Handrails and Guards

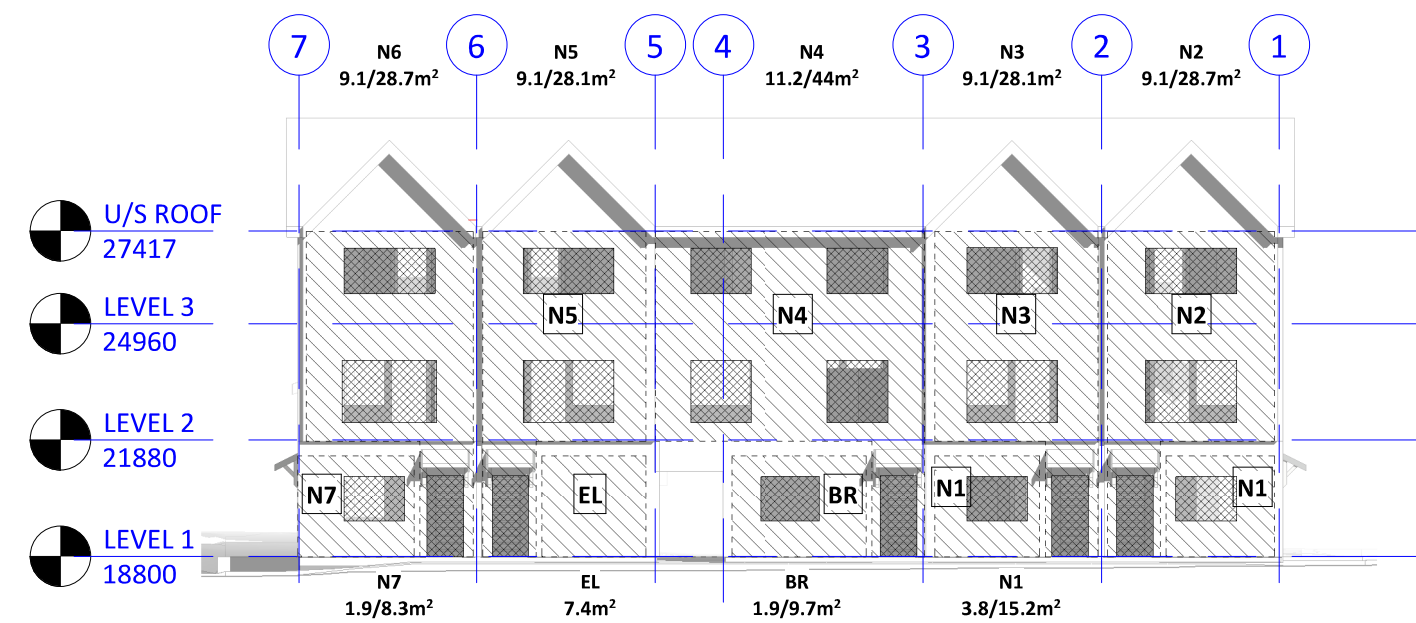
4 - STAIRS, RAMPS, HANDRAILS AND GUARDS		9.8.	
NO.	ITEM	DESCRIPTION	REFERENCES
4-1	STAIR WIDTH (mm)	<p>EXIT STAIRS SERVING A SINGLE DWELLING UNIT:</p> <p>≥ 860 REQUIRED</p>	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	<p>TYPICAL:</p> <p>≥ 2,050 REQUIRED</p>	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	<p>RISE, PRIVATE STAIR:</p> <p>RISE, PRIVATE STAIR: 255 - 355 REQUIRED</p>	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	<p>TYPICAL RADIUS:</p> <p>6 - 14 REQUIRED</p> <p>RESILIENT TREAD RADIUS:</p> <p>≥ 3 PERMITTED</p>	9.8.4.8.
4-5	TACTILE WARNING STRIPS	<p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>PRIVATE DWELLING STAIRS EXEMPT</p>	9.8.6.5., 3.8.3.9.(3)
4-6	RAMP(S)	<p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.8.5.
4-7	LANDINGS (mm)	<p>WIDTH, PRIVATE STAIR:</p> <p>LENGTH, PRIVATE STAIR:</p> <p>≥ 860 REQUIRED <b>2,860</b> REQUIRED</p>	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	<p>NO SIDES, INT. STAIRS:</p> <p>NO SIDES, EXT. STAIRS:</p> <p>≥ 1 REQUIRED <b>2</b> REQUIRED</p> <p>CONTINUITY ON ONE SIDE, THROUGH LANDINGS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HEIGHT (mm):</p> <p>865 - 1,070 REQUIRED <b>865 - 1,070</b> PROPOSED</p> <p>CLEARANCE TO WALL BEHIND (mm):</p> <p>≥ 50 TYPICAL <b>260</b> ROUGH SURFACE</p> <p>PROTECTION INTO REQUIRED WIDTH (mm):</p> <p>≥ 100 REQUIRED</p>	9.8.7.
4-9	GUARDS	<p>AT ELEVATION CHANGES ≥ 600 mm, OR ADJACENT SURFACE WITHIN 1.2m, SLOPES ≥ 1 IN 2:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>RESISTANCE TO LOADING PER TABLE 9.8.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HEIGHT, WITHIN OR SERVING ONLY ONE DWELLING UNIT (mm):</p> <p>≥ 900 REQUIRED</p> <p>MAXIMUM OPENING (mm):</p> <p>≤ 100 Ø REQUIRED</p> <p>NON-CUMULABLE FROM 140-900mm, WHERE FALL ≥ 4.2 m:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.8.8.

Building Code Analysis - Means of Egress

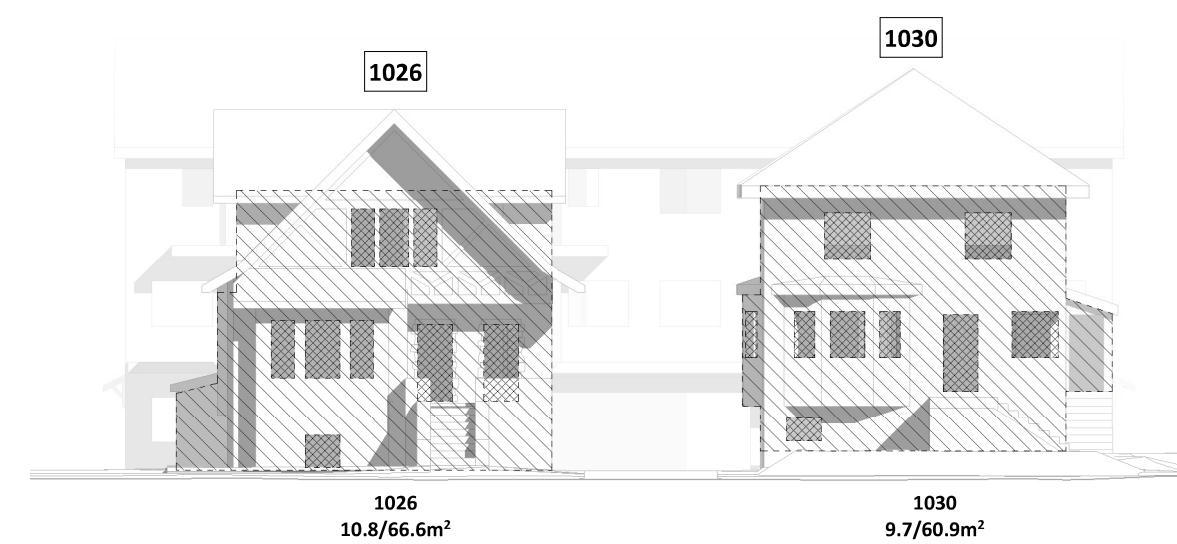
</

Building Code Analysis - Spatial Separations

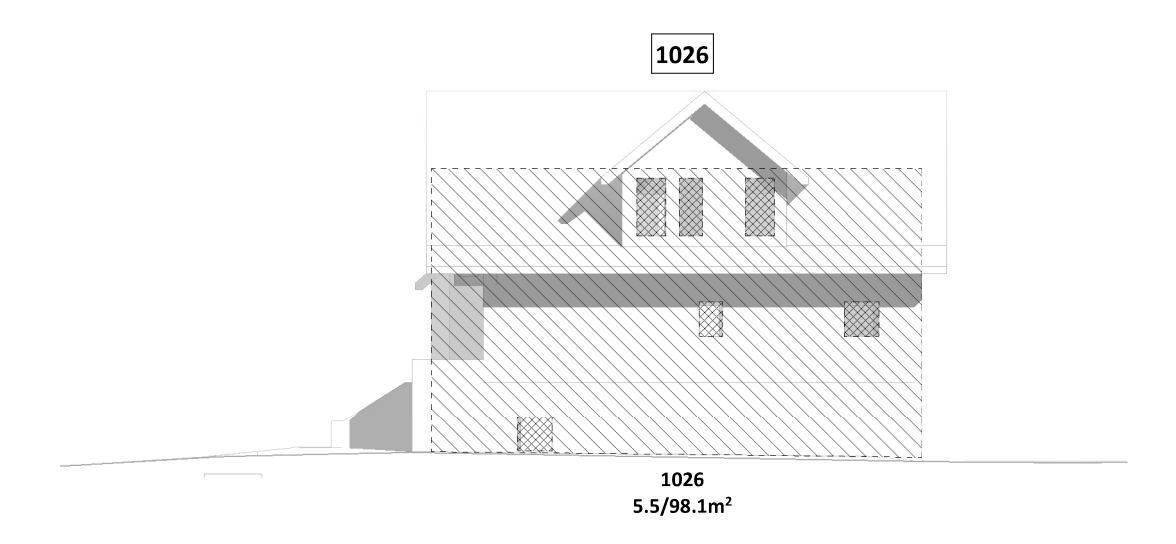
6 - SPATIAL SEPARATIONS									
NO.	ANALYSIS BY FIRE COMPARTMENT	WALL AREA (m <sup>2</sup> )	LIMITING DIST. (m)	MAX. OPEN (%)	PROPOSED OPEN (%)	F.R.B. (HR.)	WALL NON-COMBUST.	CLADDING NON-COMB.	REFERENCE
PROPOSED TOWNHOUSE (2 DWELLING UNITS) 9.10.14.4.									
6-1 NORTH - BAY STREET (6/A0.02)									
N1	15.2	12.92	100	25	-	N	N		
N2	28.7	12.94	100	31.7	-	N	N		
N3	28.1	12.95	100	32.4	-	N	N		
N4	44.0	12.97	100	25.5	-	N	N		
N5	28.1	13.02	100	31.7	-	N	N		
N6	28.7	13.03	100	31.7	-	N	N		
N7	8.3	13.04	100	22.9	-	N	N		
BIKE ROOM	9.7	12.98	100	19.6	-	N	N		
ELECTRICAL	7.4	13.01	100	0	-	N	N		
WEST - 1025 BAY STREET (6/A0.04)									
N1	27.9	2.17	14.3	14.3	1	N	Y		
N2	57.4	2.17	9.8	3.3	1	Y	Y		
SOUTH - TO LOT INTERIOR (8/A0.04)									
N1	24.2	5.61	78.5	15.7	3/4	N	N		
N2	24.4	5.61	78.5	27.0	3/4	N	N		
N3	23.8	5.61	78.5	27.7	3/4	N	N		
N4	39.7	5.61	61.8	26.2	3/4	N	N		
N5	23.8	5.61	78.5	27.7	3/4	N	N		
N6	24.1	5.61	78.5	27.0	3/4	N	N		
N7	24.2	5.61	78.5	15.7	3/4	N	N		
BIKE ROOM	13.7	10.71	100	0	-	N	N		
EAST - TO 1039 BAY STREET (7/A0.04)									
N6	57.4	2.17	9.8	3.3	1	Y	Y		
N7	27.9	2.17	14.3	14.3	1	N	Y		
1030 EMPRESS - EXISTING HOUSE CONVERSION (4 DWELLING UNITS) *NORTH & WEST U.P.O.S. m <sup>2</sup> - I.D.P. 9.10.14.4 (1)(C)									
6-2 SOUTH - TO EMPRESS (5/A0.04)									
N1	60.9	14.29	100	15.9	EX	(EXISTING)	(EXISTING)		
WEST - TO LOT LINE (11/A0.04)									
N1	96.7	2.317*	10.4%	4.2	EX	(EXISTING)	(EXISTING)		
NORTH - TO N. BLDG. (9/A0.04)									
N1	69.2	2.251*	10.3%	4.6	EX	(EXISTING)	(EXISTING)		
EAST - TO E. BLDG. (7/A0.04)									
N1	91.6	3.39	15.3	5.9	EX	(EXISTING)	(EXISTING)		
1026 EMPRESS - EXISTING CHARACTER CONVERSION (3 DWELLING UNITS) *NORTH & WEST U.P.O.S. m <sup>2</sup> - I.D.P. 9.10.14.4 (1)(C)									
6-3 SOUTH - TO EMPRESS (5/A0.04)									
N1	66.6	12.8	100	16.2	EX	(HERITAGE)	(HERITAGE)		
WEST - TO LOT LINE (6/A0.04)									
N1	96.8	3.59	15.8	11.6	EX	(HERITAGE)	(HERITAGE)		
NORTH - TO N. BLDG. (9/A0.04)									
N1	67.2	2.238*	8.4%	6.8	EX	(HERITAGE)	(HERITAGE)		
EAST - TO E. BLDG. (10/A0.04)									
N1	98.1	2.236*	5.7%	5.6	EX	(HERITAGE)	(HERITAGE)		



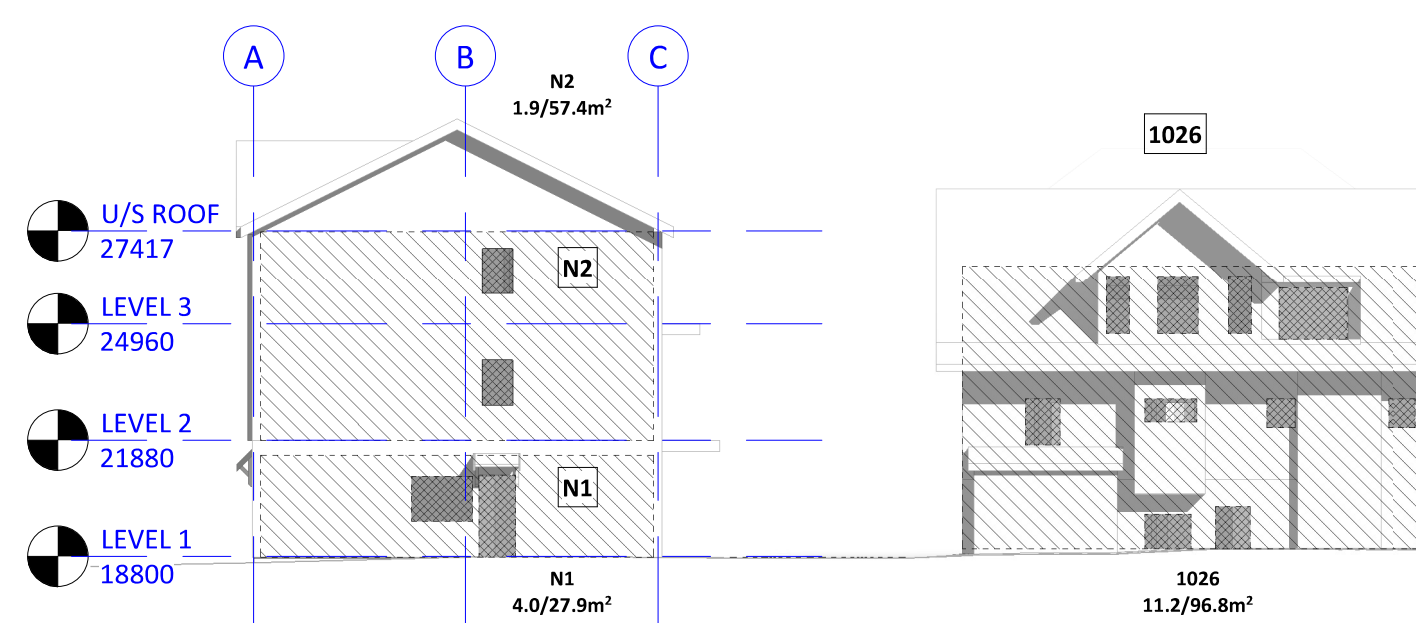
4 SPATIAL SEPARATIONS - NORTH ELEVATION (BAY STREET) 1 : 200



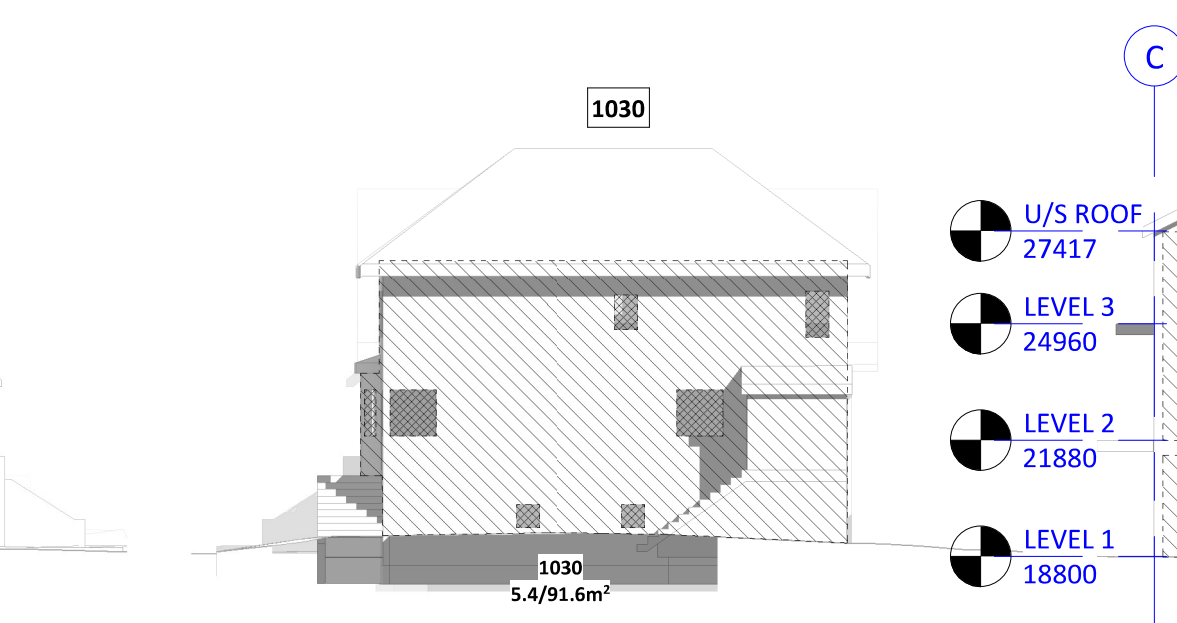
5 SPATIAL SEPARATIONS - SOUTH ELEVATION (EMPRESS AVE) 1 : 200



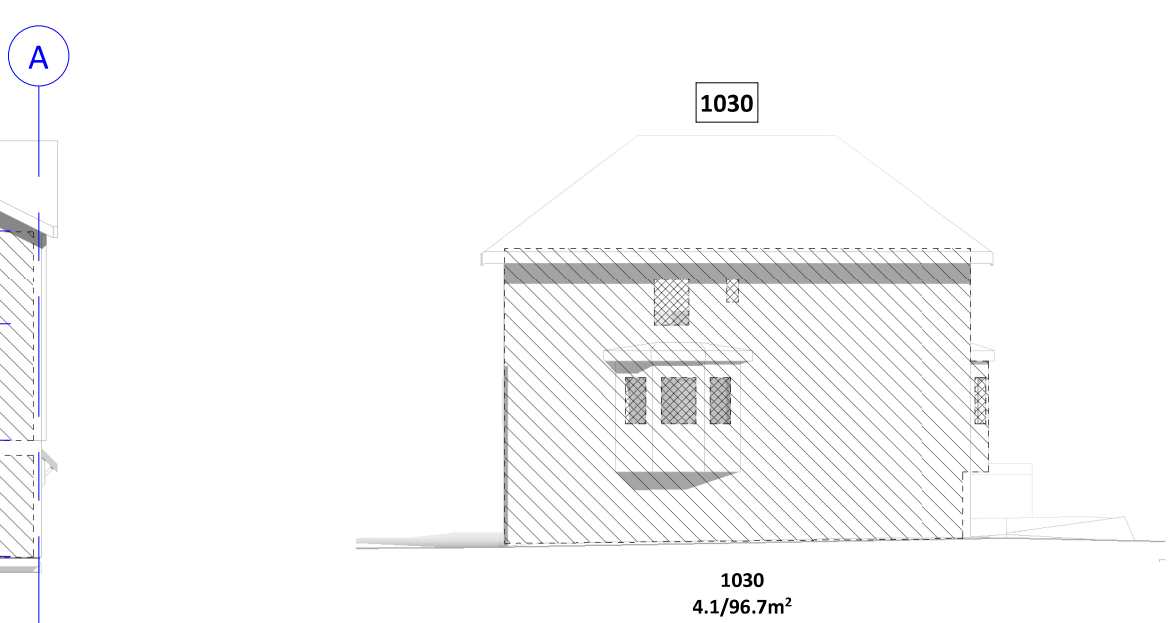
10 SPATIAL SEPARATIONS - EAST ELEVATION OF EX. HERITAGE BLDG. (1026) 1 : 200



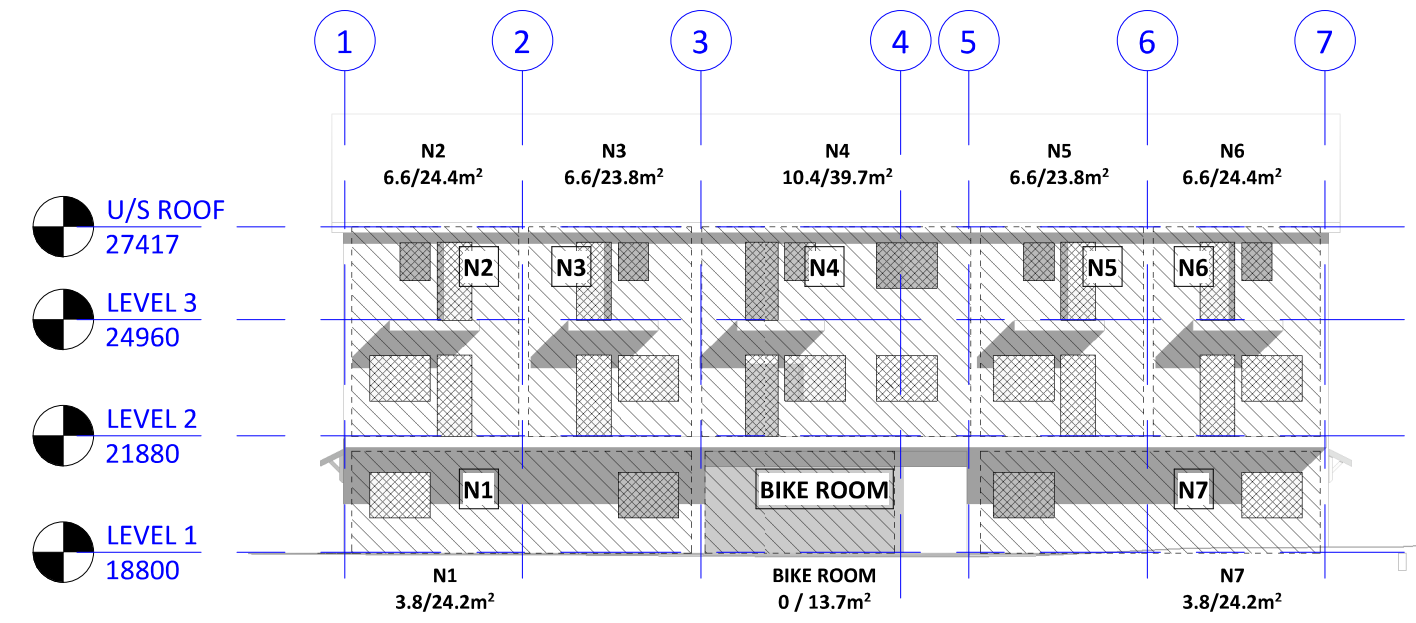
6 SPATIAL SEPARATIONS - WEST ELEVATION 1 : 200



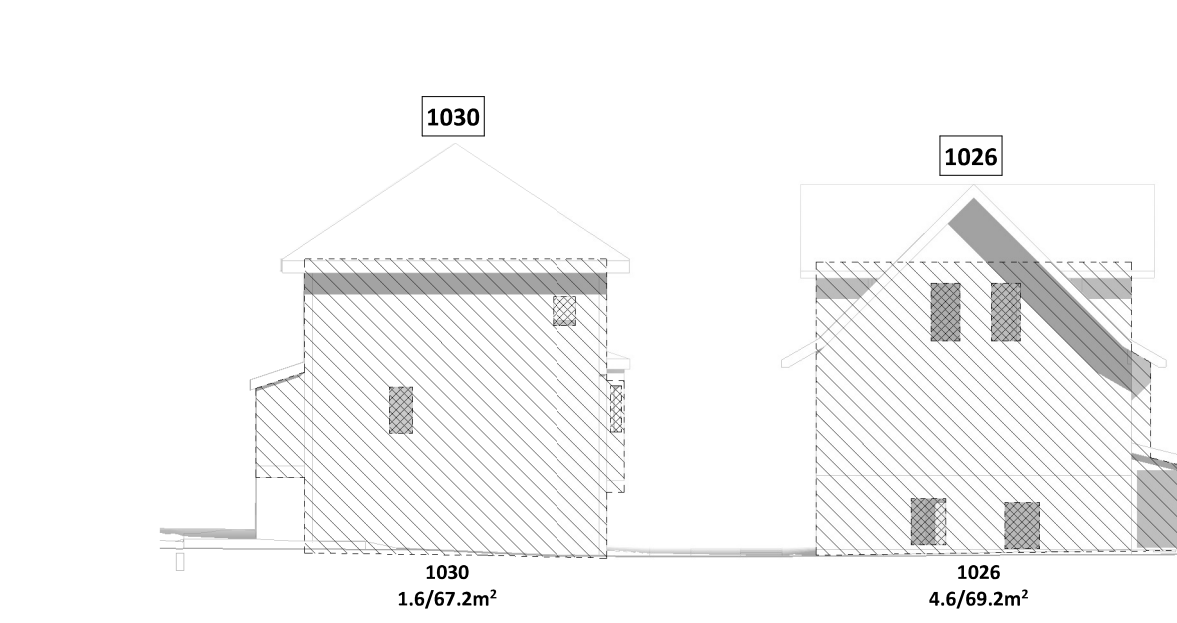
7 SPATIAL SEPARATIONS - EAST ELEVATION 1 : 200



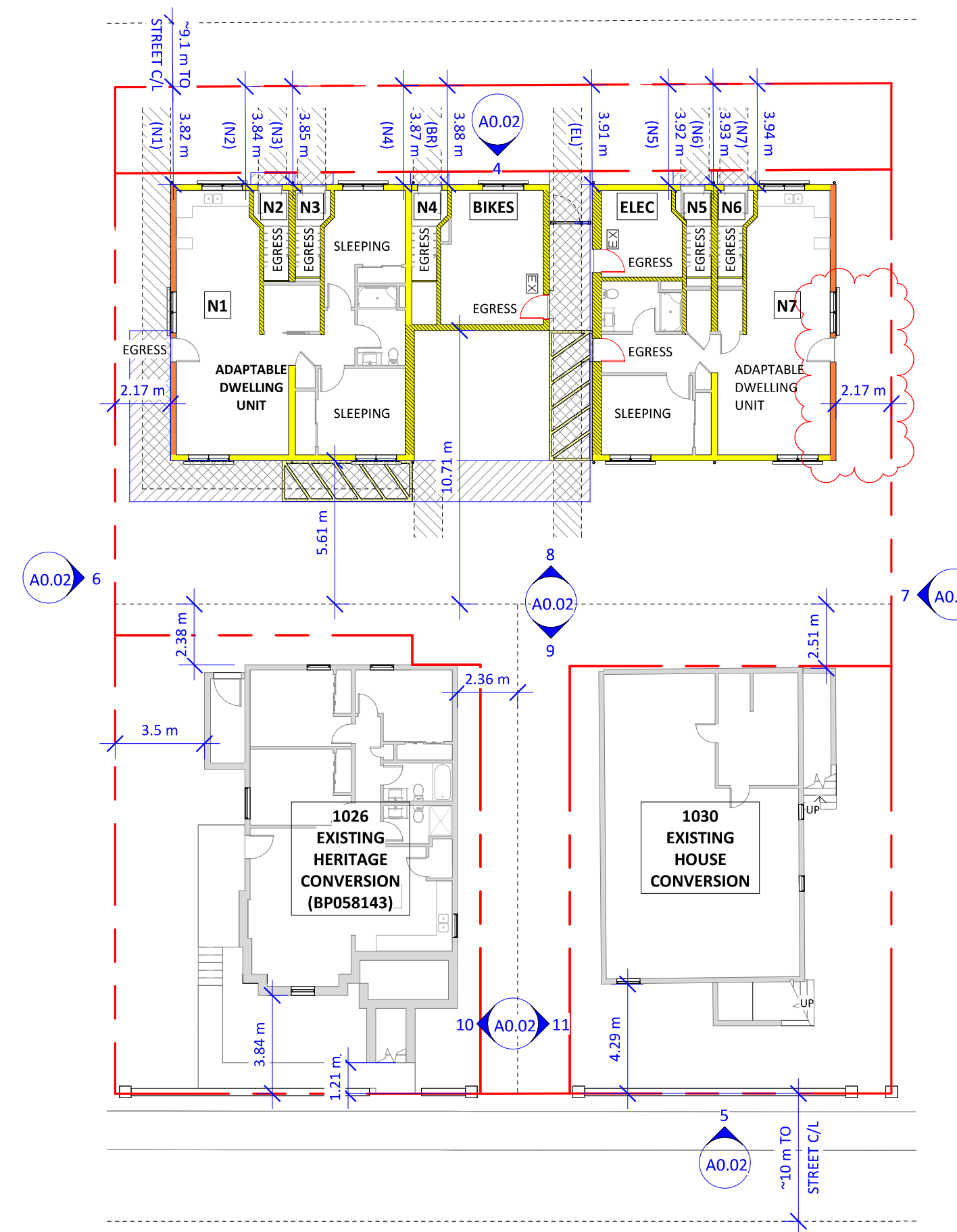
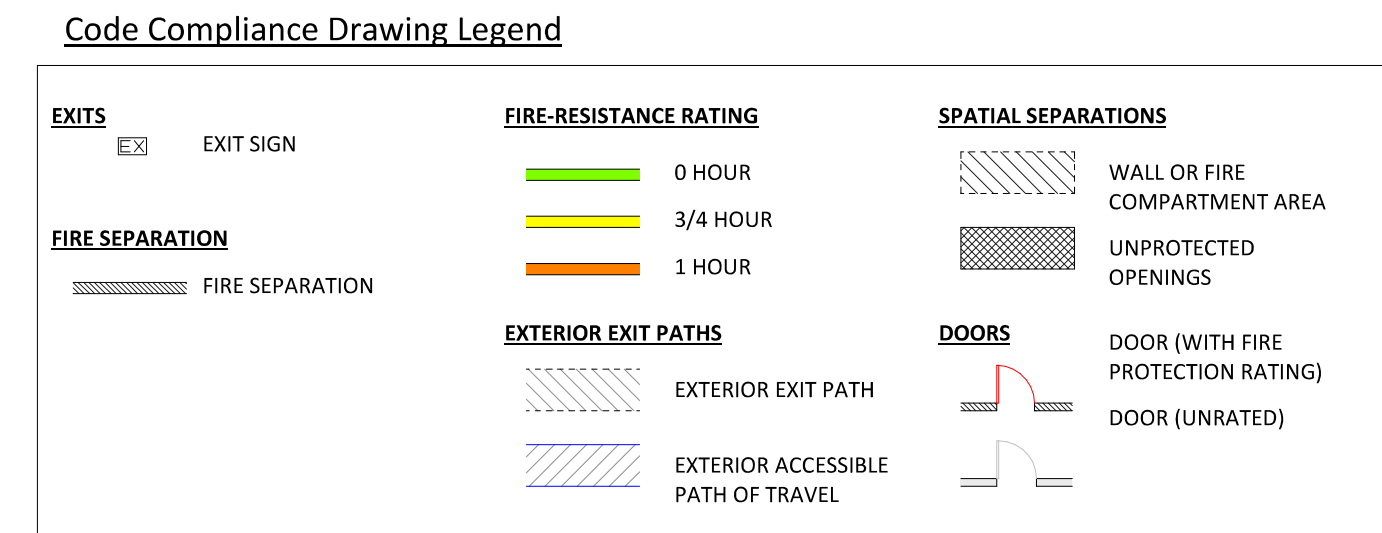
11 SPATIAL SEPARATIONS - WEST ELEVATION OF EX. HC BLDG. (1030) 1 : 200



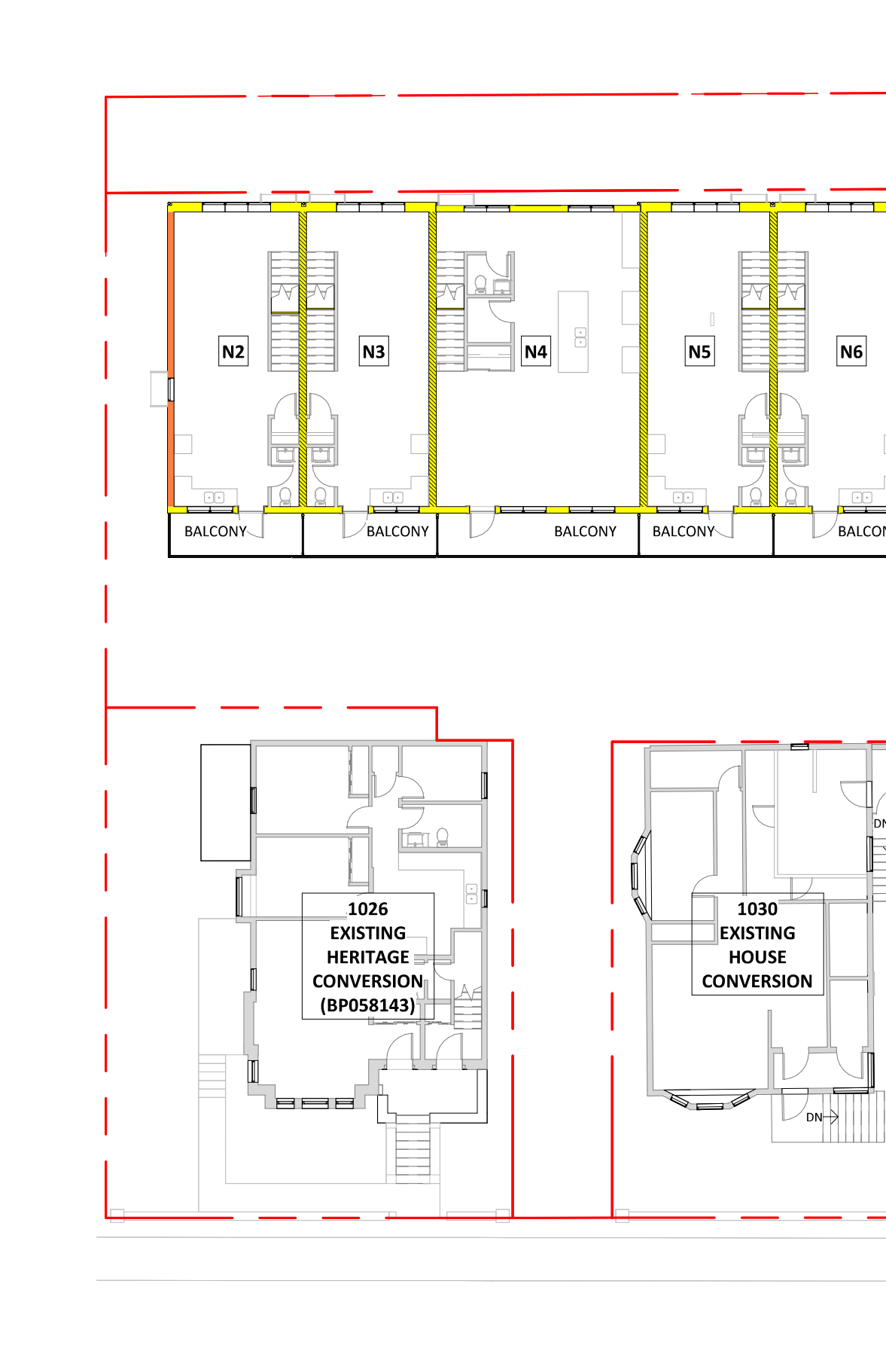
8 SPATIAL SEPARATIONS - SOUTH ELEVATION OF NORTH BLDG. 1 : 200



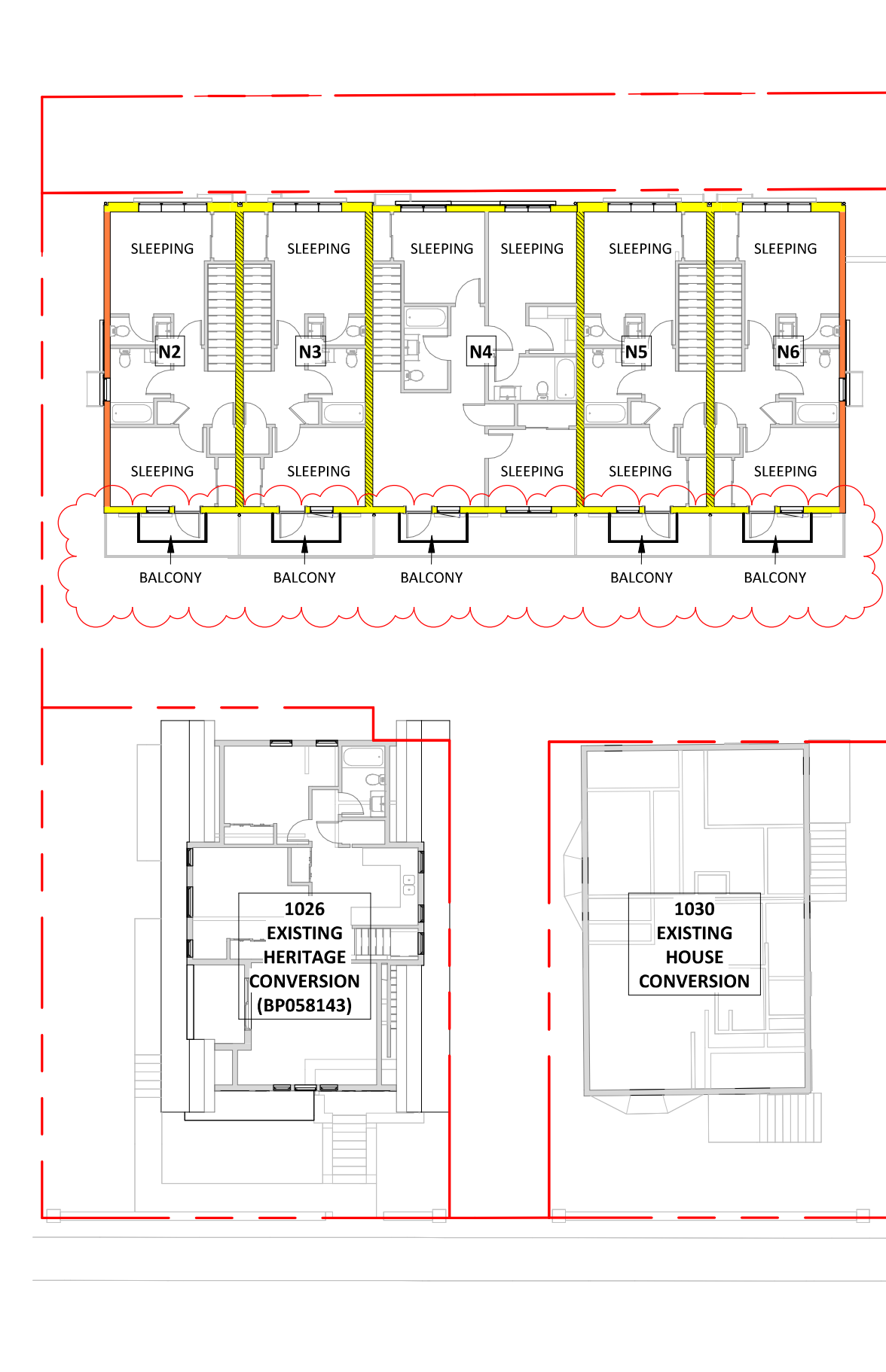
9 SPATIAL SEPARATIONS - NORTH ELEVATIONS OF EX. BLDGS. (1026 & 1030) 1 : 200



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1 1 : 200



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2 1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3 1 : 200

Christine Lintott Architects Inc.  
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
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Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision	No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19	
2	REZ/DPV REVISION	2024-07-26	

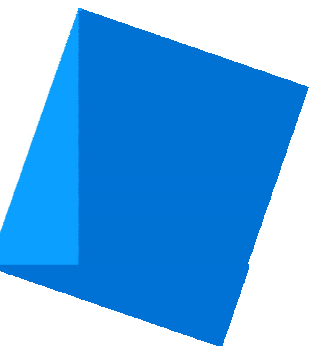


Empress Townhouses  
1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

BUILDING CODE ANALYSIS

Date: 2024-07-26 6:14:47 PM  
Drawn by: TK  
Checked by: CLA

**A0.02**  
Project # 23-24 Scale As indicated



BC Land Surveyors Site Plan of  
1026 and 1030 Empress Avenue

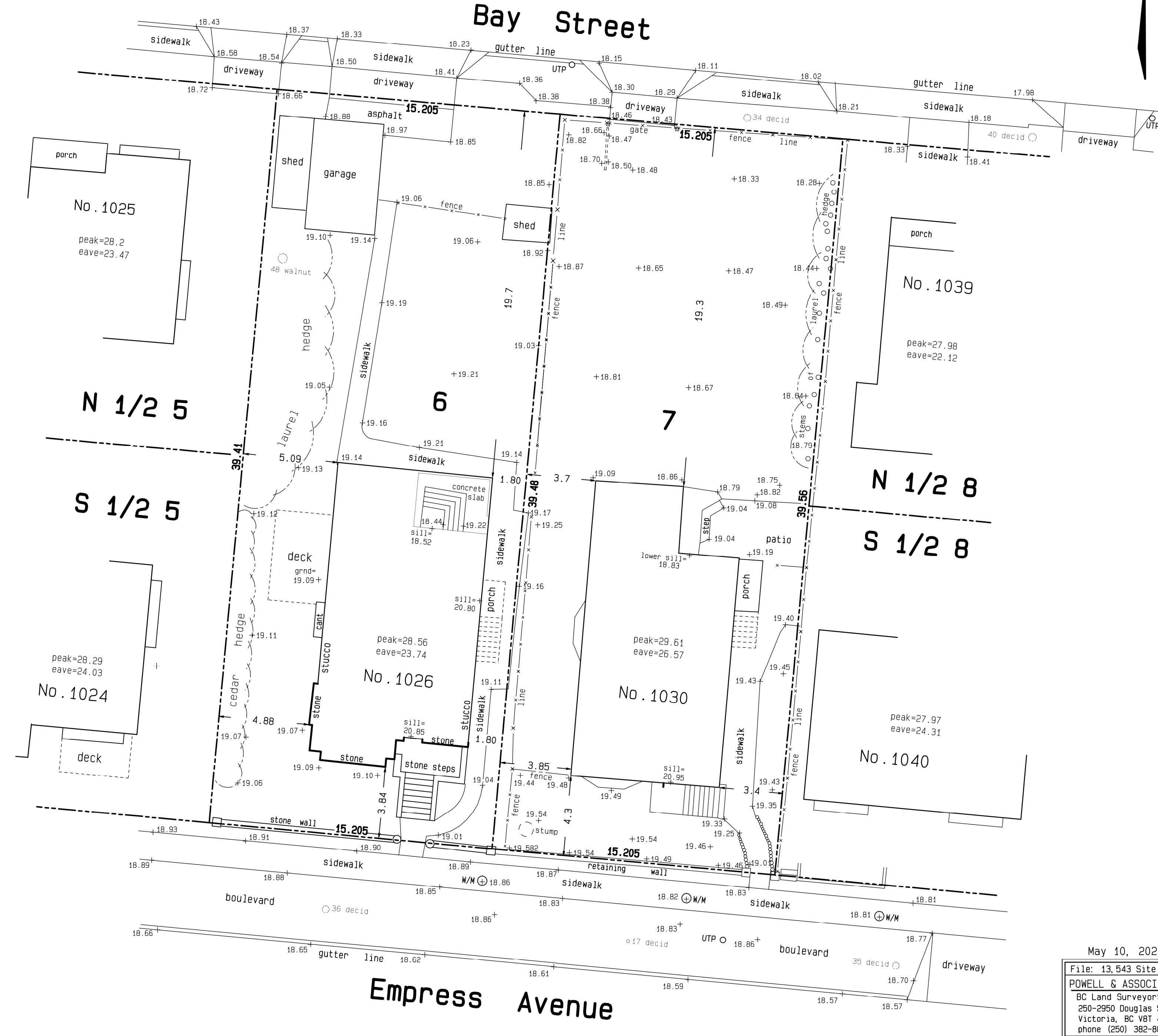
Legal - Lots 6 & 7, Block B, Section 3, Victoria District, Plan 957  
Parcel Identifiers: 000-213-527 and 000-848-492

The following non-financial charges are shown on the current titles which may affect the properties - RC 2054186 and RC 563786

Scale - 1 : 150  
Distances are in metres

Geodetic elevations shown + (in METRES)  
UTP denotes utility pole  
W/M denotes water meter

Site Areas = 599.8 m<sup>2</sup> and 600.9 m<sup>2</sup>



May 10, 2022  
File: 13\_543 Site (26)  
POWELL & ASSOCIATES  
BC Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Issue Date

CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT	19-MAR-2024
PERMIT W/VARIANCE	
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision

No.	Description	Date
-----	-------------	------

Consultant Seal

SURVEY DRAWING  
ARCHITECTURAL SEAL NOT REQUIRED

Empress Townhouses

1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

SITE SURVEY

Date 2024-07-26 6:14:48 PM

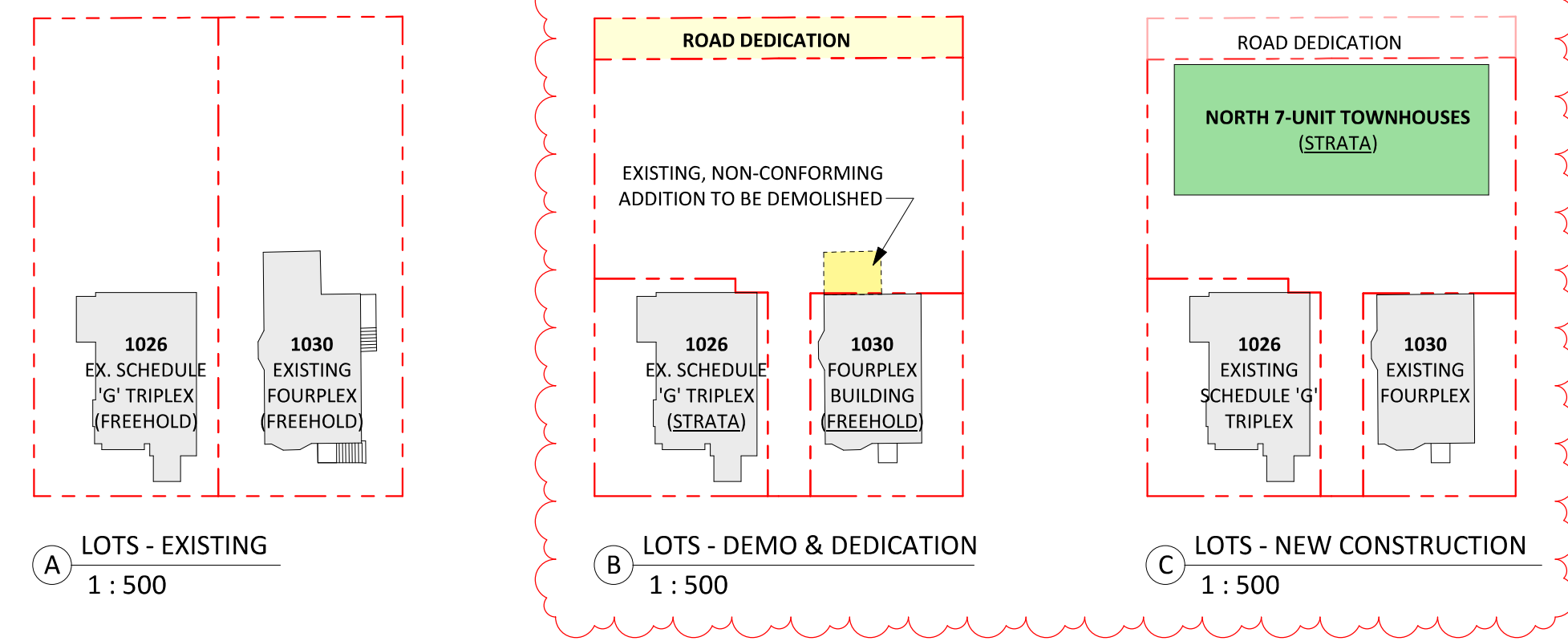
Drawn by SURVEYOR

Checked by -

A1.00

Project # 23-24 Scale

Strata Phasing Development Plan

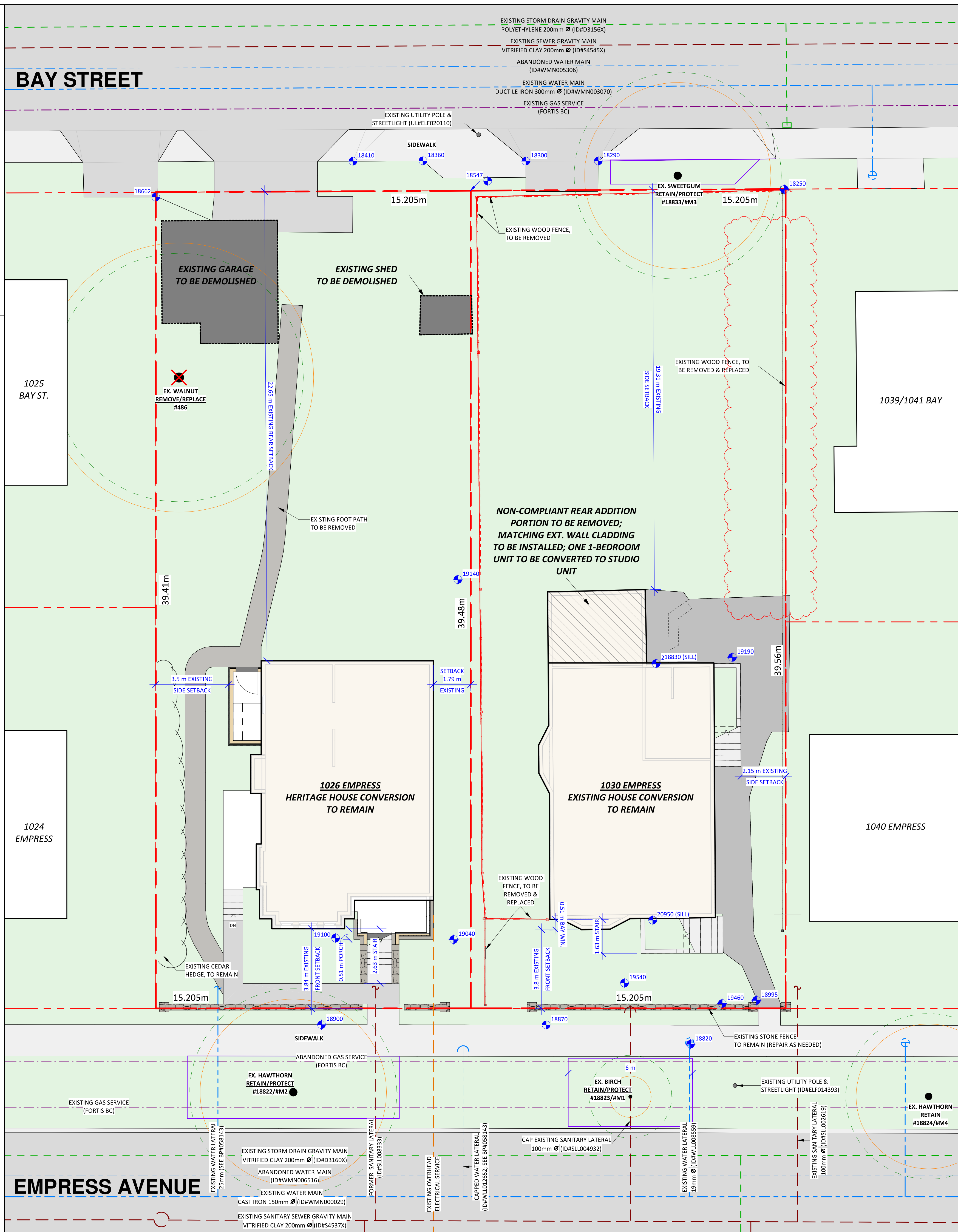


1030 Empress - Existing & Proposed Floor Plan Layouts



1 SITE PLAN - EXISTING  
A0.02 1:100

BAY STREET



EMPRESS AVENUE

**Christine Lintott Architects Inc.**

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Issue	Date
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1	CHANGES SINCE CALUC	2024-03-19	
2	REZ/DPV REVISION	2024-07-26	



**Empress Townhouses**

1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

SITE PLAN - EXISTING & STRATA PHASING

Date	2024-07-26 6:14:49 PM
Drawn by	KKD, TK
Checked by	CLA

**A1.01**

Project # 23-24 Scale As indicated



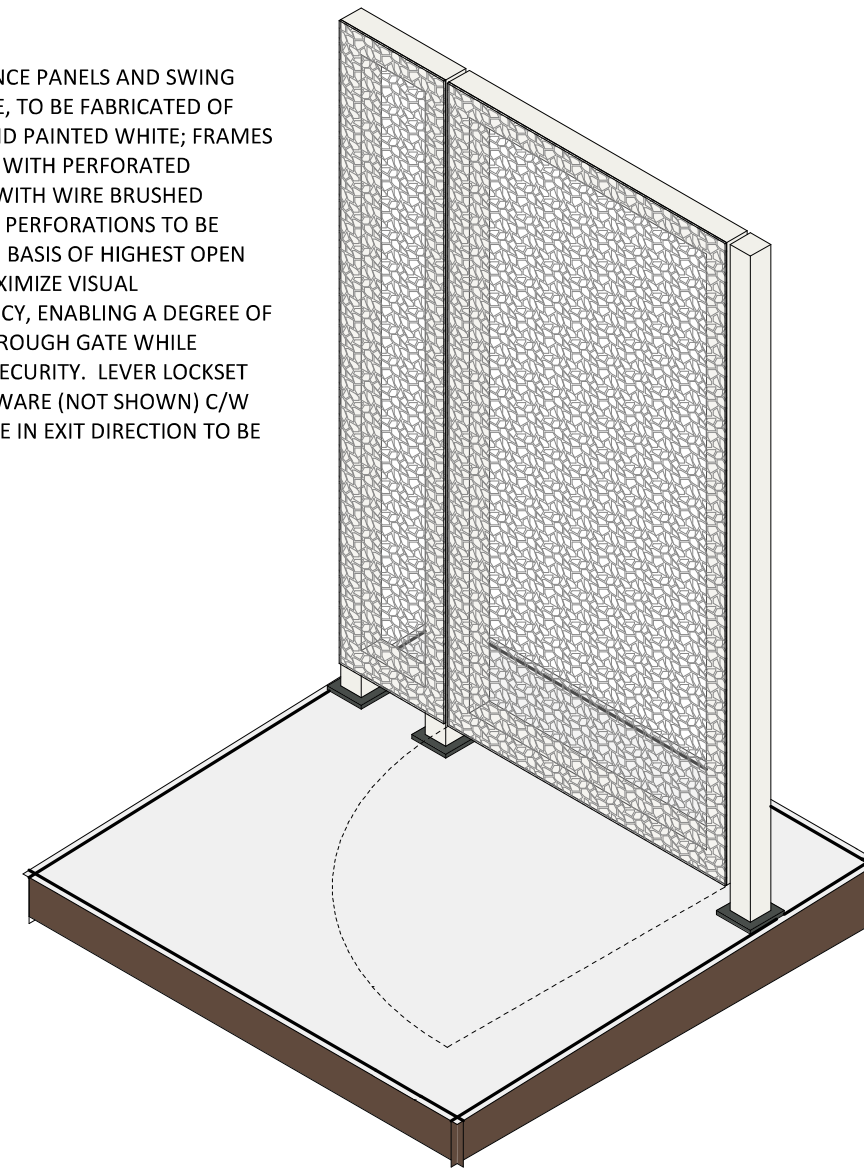
Tree Inventory (All measurements in mm)									
NO.	COMMON NAME	LATIN NAME	D.B.H.	CANOPY SPREAD	C.R.Z.	PROTECT ED	RETAINED	COMMENTS	
486	ENGLISH WALNUT	JUNGLINS REGIA	470	13000	6000	Yes	No	TO BE REMOVED	
18822/M2	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	390	9000	5000	Yes	Yes	BOULEVARD AT 1026 EMPRESS	
18823/M1	PAPER BIRCH	BETULA PAPIRYFERA	170	2000	2000	Yes	Yes	BOULEVARD AT 1030 EMPRESS	
18824/M4	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	340	7000	4000	Yes	Yes	BOULEVARD AT 1040 EMPRESS	
18833/M3	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	380	9000	5000	Yes	Yes	BOULEVARD AT 1030 BAY	
A (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	
B (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	
C (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	

SITE LEGEND	
	SITE - Easement
	SITE - Gas Services
	SITE - Hydro/Tel/Cable
	SITE - Property Line
	SITE - Sanitary Sewer
	SITE - Storm Service
	SITE - Travel Distance
	SITE - Water Service

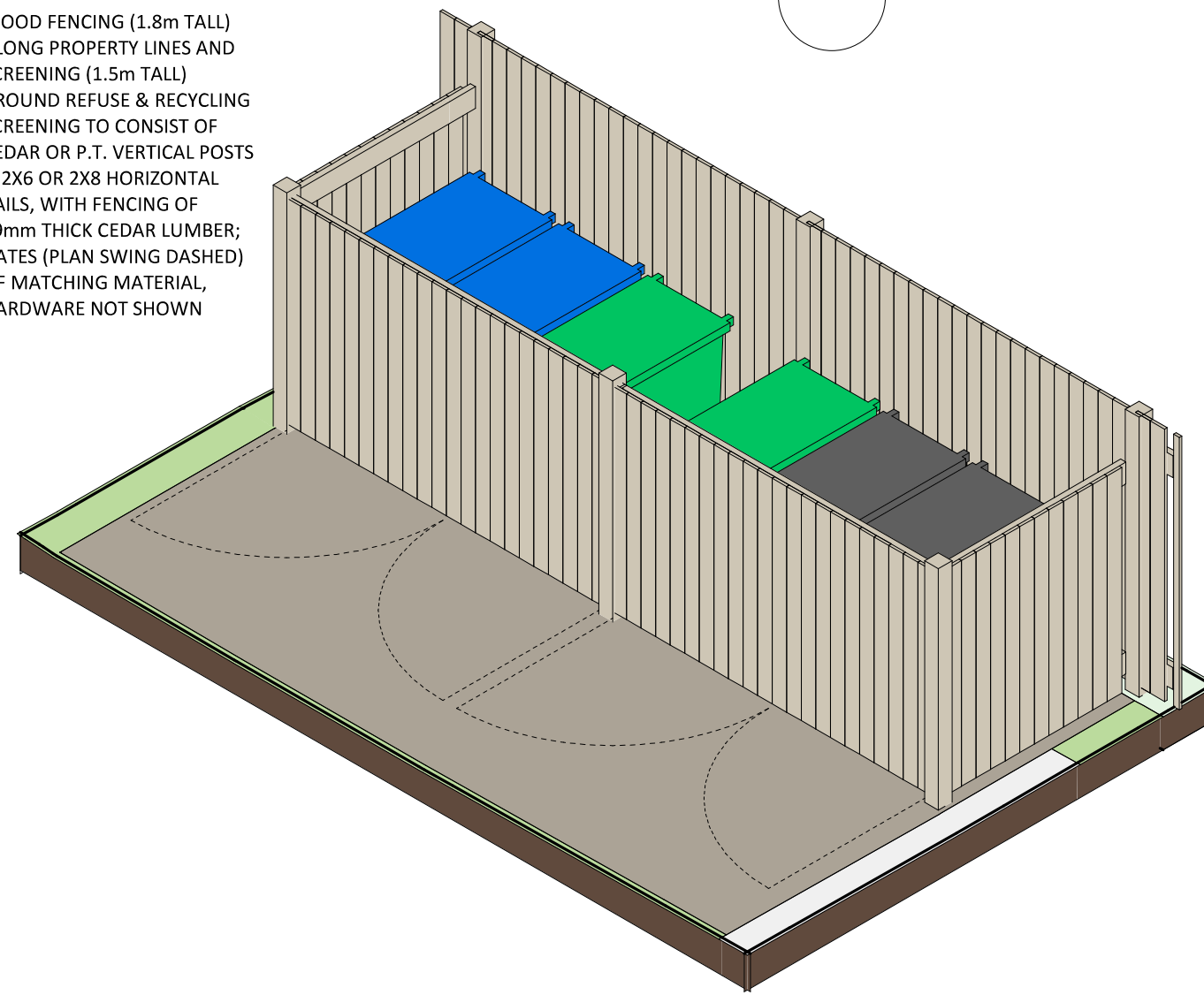
LANDSCAPE LEGEND	
	8 GRASS LAWN
	9 GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)
	10 CONCRETE SLABS ON GRADE
	11 PERMEABLE UNIT PAVERS
	12 PLANTING - SHRUBS
	13 PLANTING - HERBACEOUS AND GROUNDCOVER

SECURITY FENCE PANELS AND SWING DOOR FRAME, TO BE FABRICATED OF STEEL HSS AND PAINTED WHITE; FRAMES TO BE FACED WITH PERFORATED ALUMINUM WITH WIRE BRUSHED FINISH, WITH PERFORATIONS TO BE SELECTED ON BASIS OF HIGHEST OPEN AREA TO MAXIMIZE VISUAL TRANSPARENCY, ENABLING A DEGREE OF VISIBILITY THROUGH GATE WHILE PROVIDING SECURITY. LEVER LOCKSET DOOR HARDWARE (NOT SHOWN) C/W FREE PASSAGE IN EXIT DIRECTION TO BE PROVIDED



2 3D - Security Gate Axo

WOOD FENCING (1.8m TALL) ALONG PROPERTY LINES AND SCREENING (1.5m TALL) AROUND REFUSE & RECYCLING SCREENING TO CONSIST OF CEDAR OR P.T. VERTICAL POSTS & 2X6 OR 2X8 HORIZONTAL RAILS, WITH FENCING OF 19mm THICK CEDAR LUMBER; GATES (PLAN SWING DASHED) OF MATCHING MATERIAL, HARDWARE NOT SHOWN



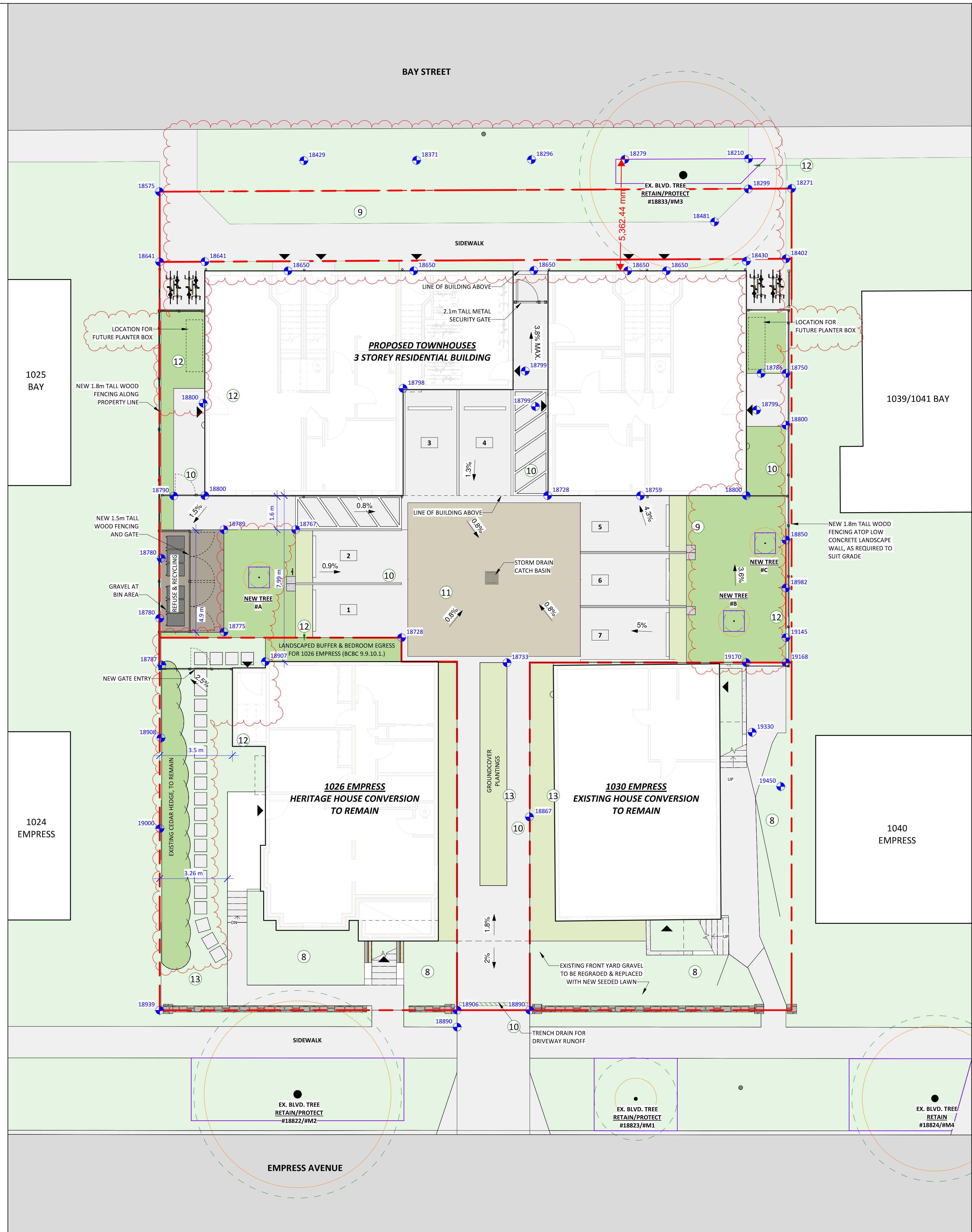
3 3D - Garbage Enclosure Axo

**Exterior Finishes Legend**

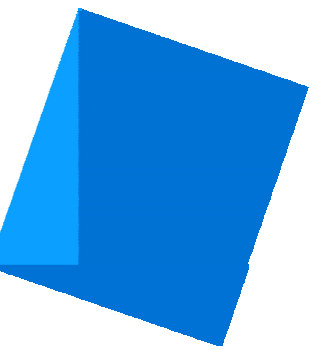
1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER

Botanical Name	Common Name	Size	Count
<b>Trees</b>			
Quercus garryana	Garry Oak	6cm cal.	3
<b>Shrubs - Average spacing 1 plant / sq.m.</b>			
Symphoricarpos albus	Snowberry	#2 pot	
Cornus sericea 'Arctic Fire'	'Arctic Fire' Red-osier dogwood...	#2 pot	
Polystichum munitum	Sword Fern	#1 pot	
Dryopteris erythrosora	Autumn Fern	#1 pot	
Vaccinium ovatum	Evergren huckleberry	#2 pot	
<b>Herbaceous and Groundcover - Average spacing 3 plants / sq.m.</b>			
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 pot	
Koeleria macantha	Junegrass	#1 pot	
Plectritis congesta	Sea Blush	Seed	
Sedum ssp.	Stonecrop	Cutting	
Camassia leichtlinii ssp. Suksdorfii	Great Camas	Bulb	
Thymus serpyllum	Creeping Thyme	#1 pot	
Cerastium arvense	Fiel Chickweed	#1 pot	
Achillea millefolium	Yarrow	#1 pot	
Eriophyllum lanatum	Woolly Sunflower	#1 pot	
Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	

1 SITE PLAN - LANDSCAPE PLAN  
A0.02 1 : 100



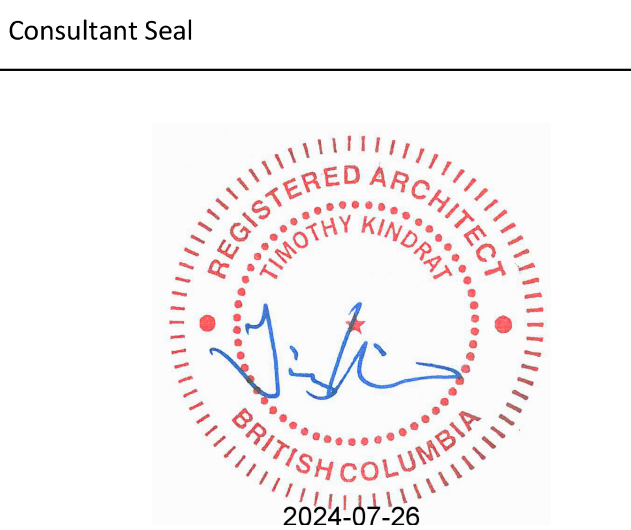
Christine Lintott Architects Inc.



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Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
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Revision		
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1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



**Empress Townhouses**

1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

**SITE PLAN - LANDSCAPE PLAN**

Date	2024-07-26 6:14:59 PM
Drawn by	KKD, TK
Checked by	CLA

**A1.03**

Project # 23-24 Scale As indicated



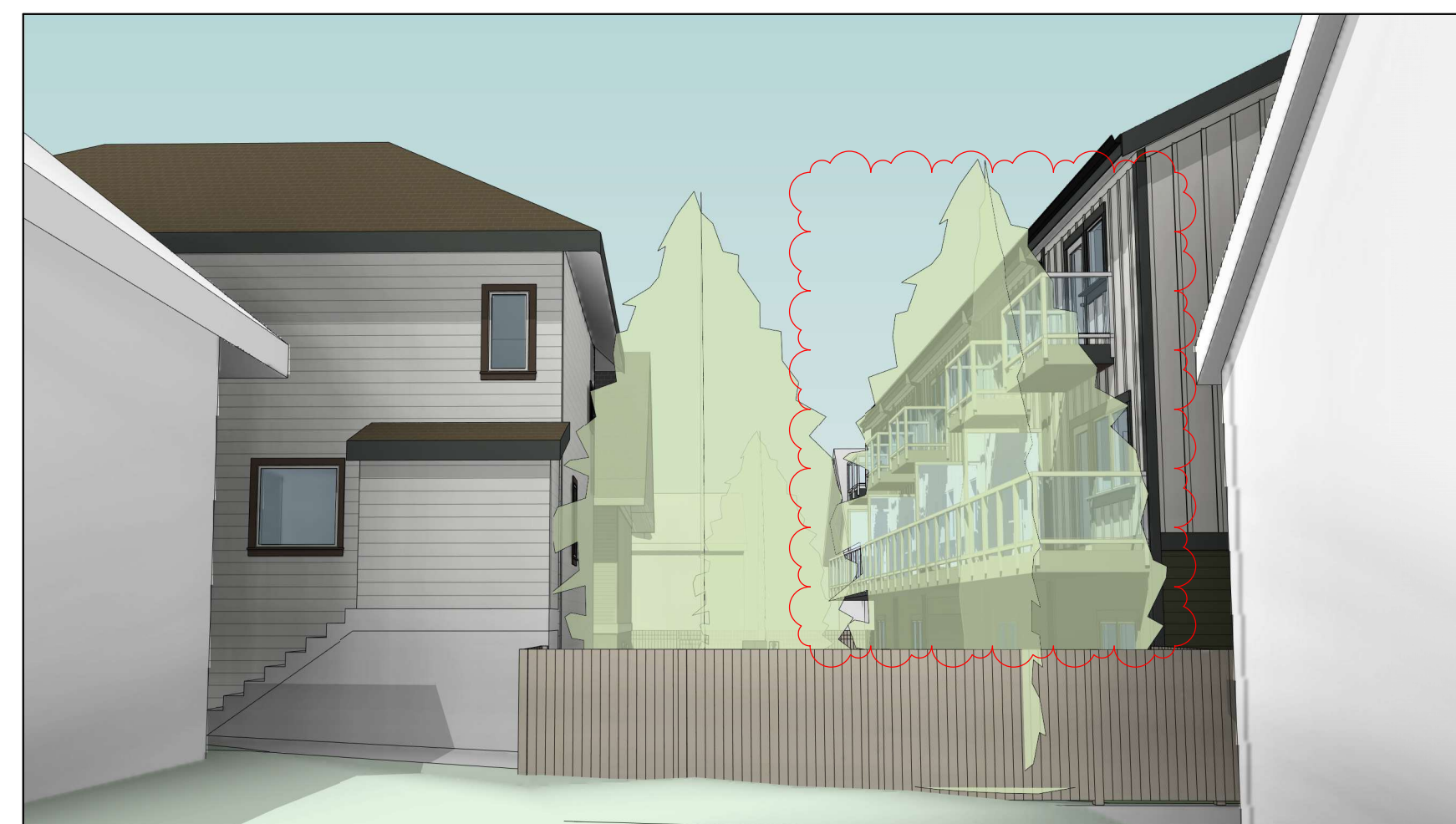
2 STREET ELEVATION - NORTH  
1 : 200



1 STREET ELEVATION - SOUTH  
1 : 200



VIEW FROM REAR YARD OF 1024 EMPRESS/1025 BAY



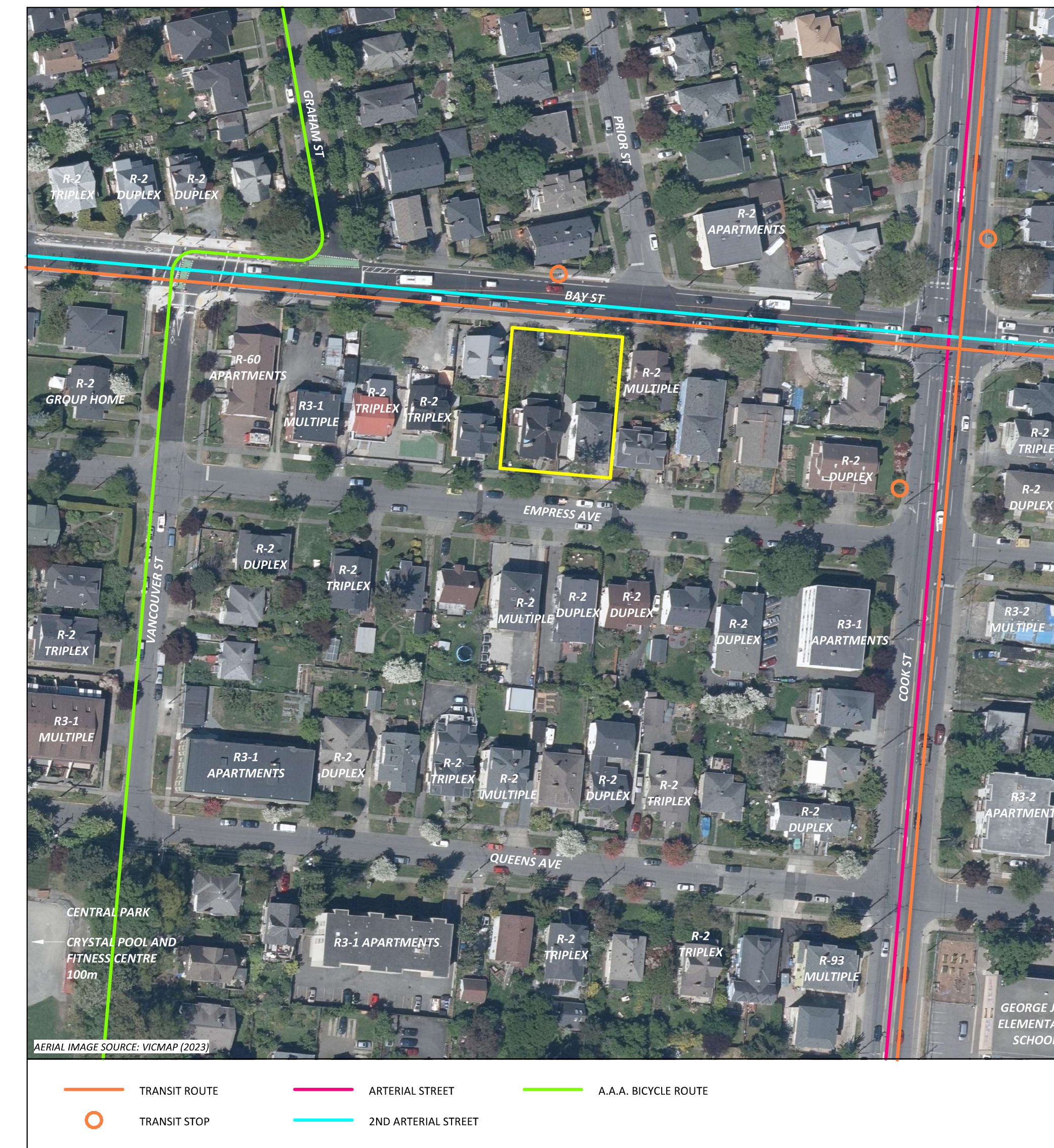
VIEW FROM REAR YARD OF 1039/1041 BAY AND 1040 EMPRESS



PERSPECTIVE VIEW FROM BAY STREET

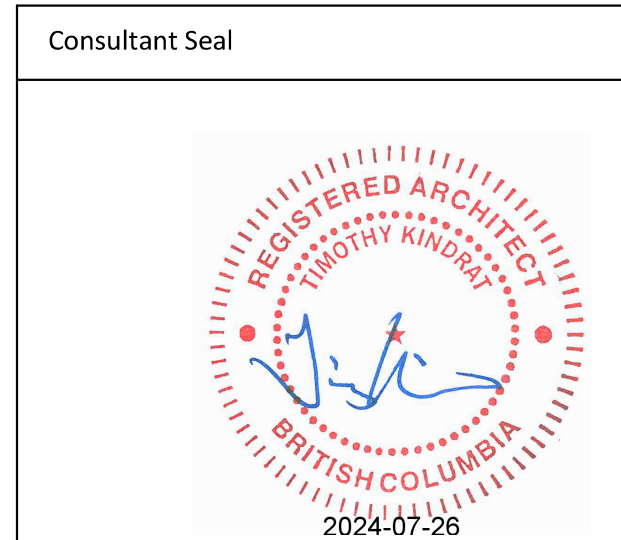


PERSPECTIVE VIEW FROM EMPRESS AVE



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



### Empress Townhouses

1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

### CONTEXT & 3D PERSPECTIVES

Date	2024-07-26 6:15:07 PM
Drawn by	-
Checked by	CLA

**A1.11**

Project #	23-24	Scale	As indicated
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Issue	Date
CALC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT	19-MAR-2024
PERMIT W/VARIANCE	
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

2 TOWNHOUSE FLOOR PLAN - LEVEL 2  
 1 : 50



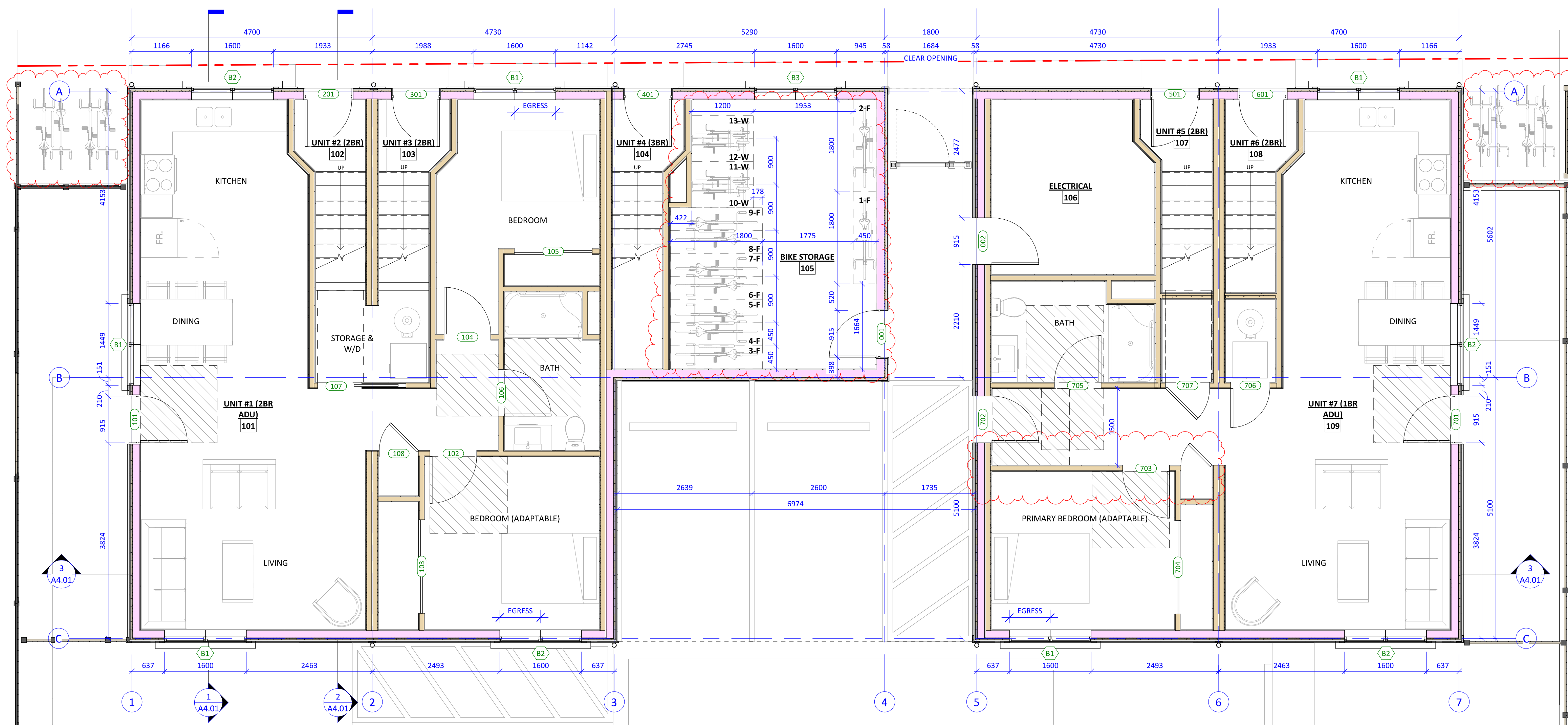
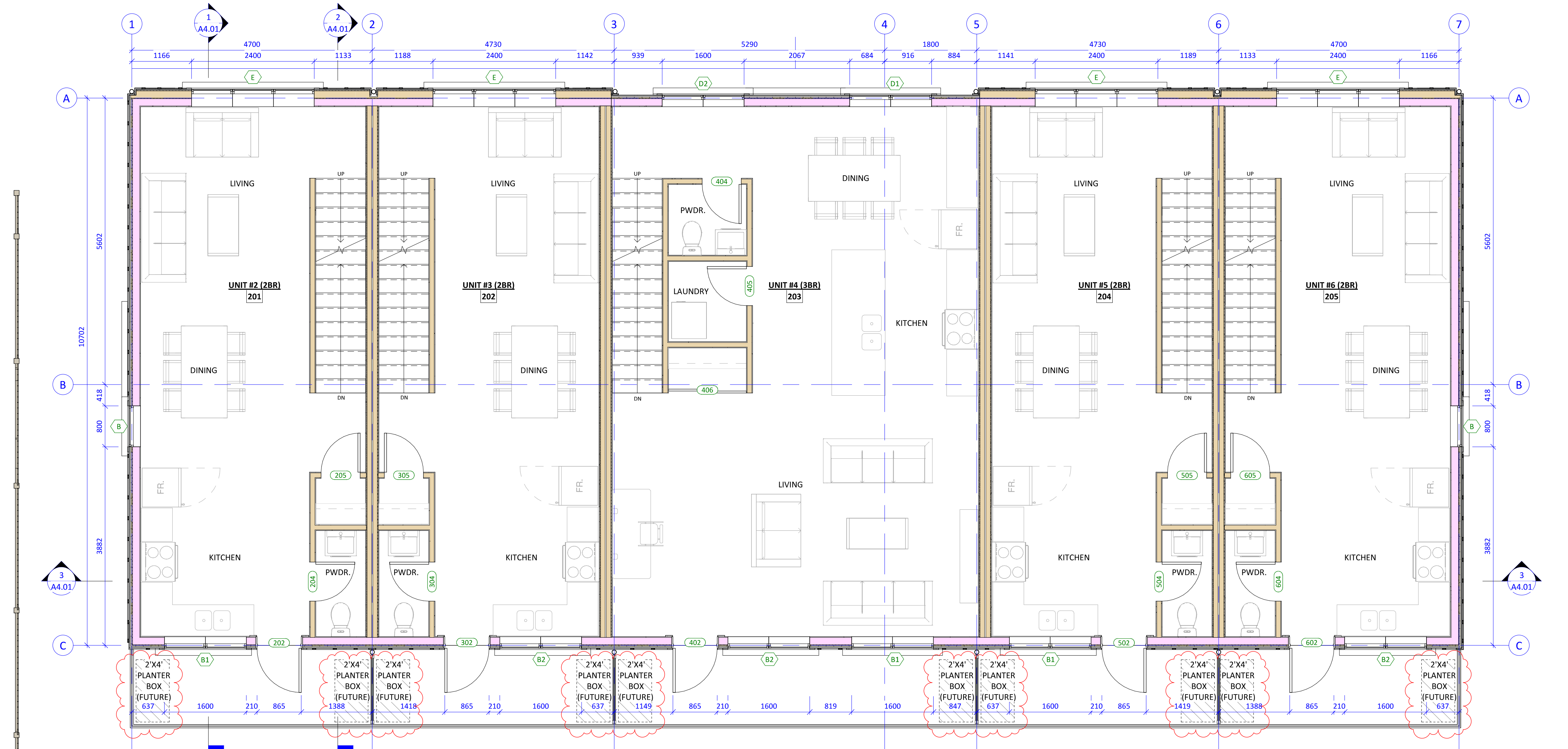
**Empress Townhouses**  
 1026/1028 & 1030  
 Empress Avenue  
 Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 1 & 2

Date	2024-07-26 6:15:13 PM
Drawn by	KKD
Checked by	CLA

**A2.01**

Project # 23-24 Scale 1 : 50

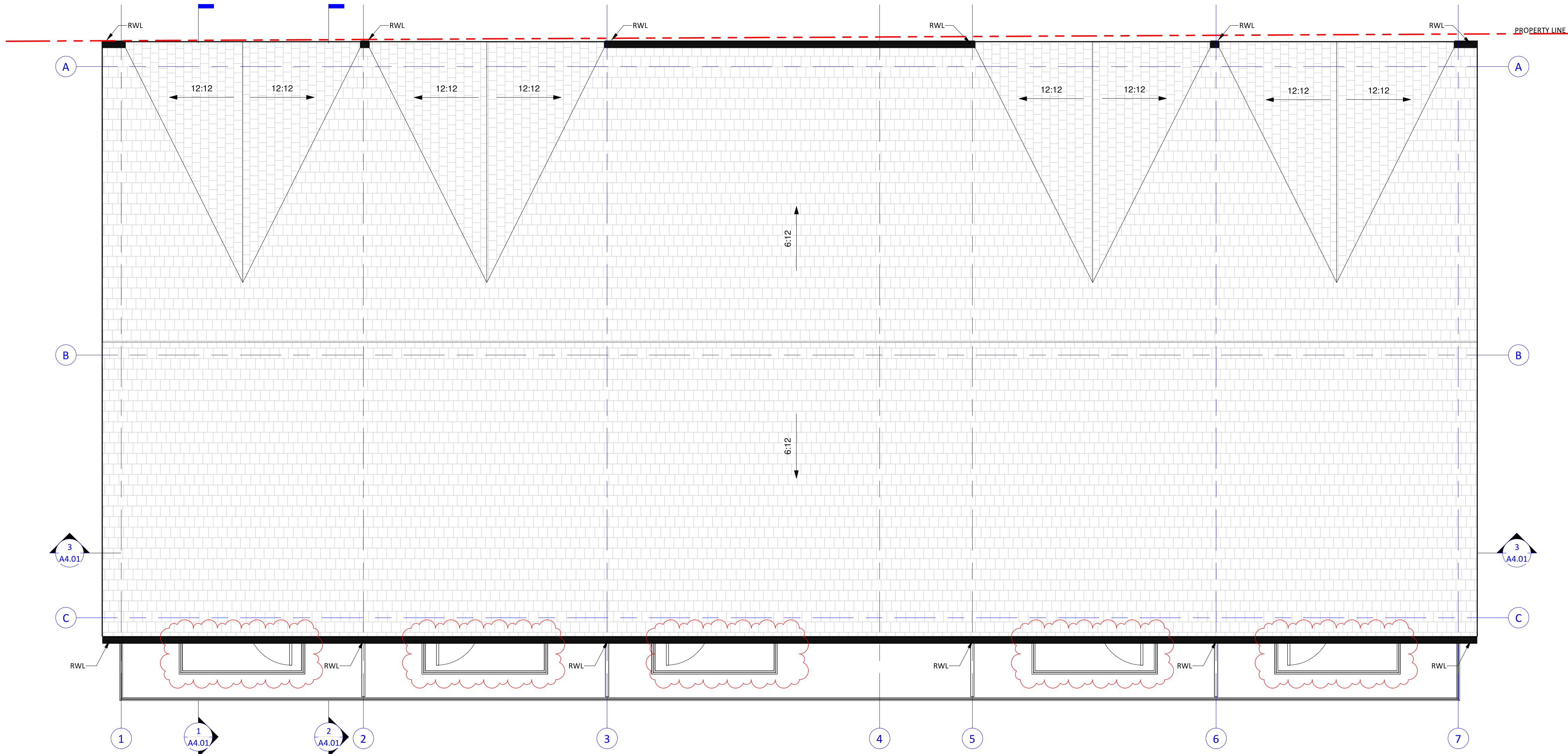
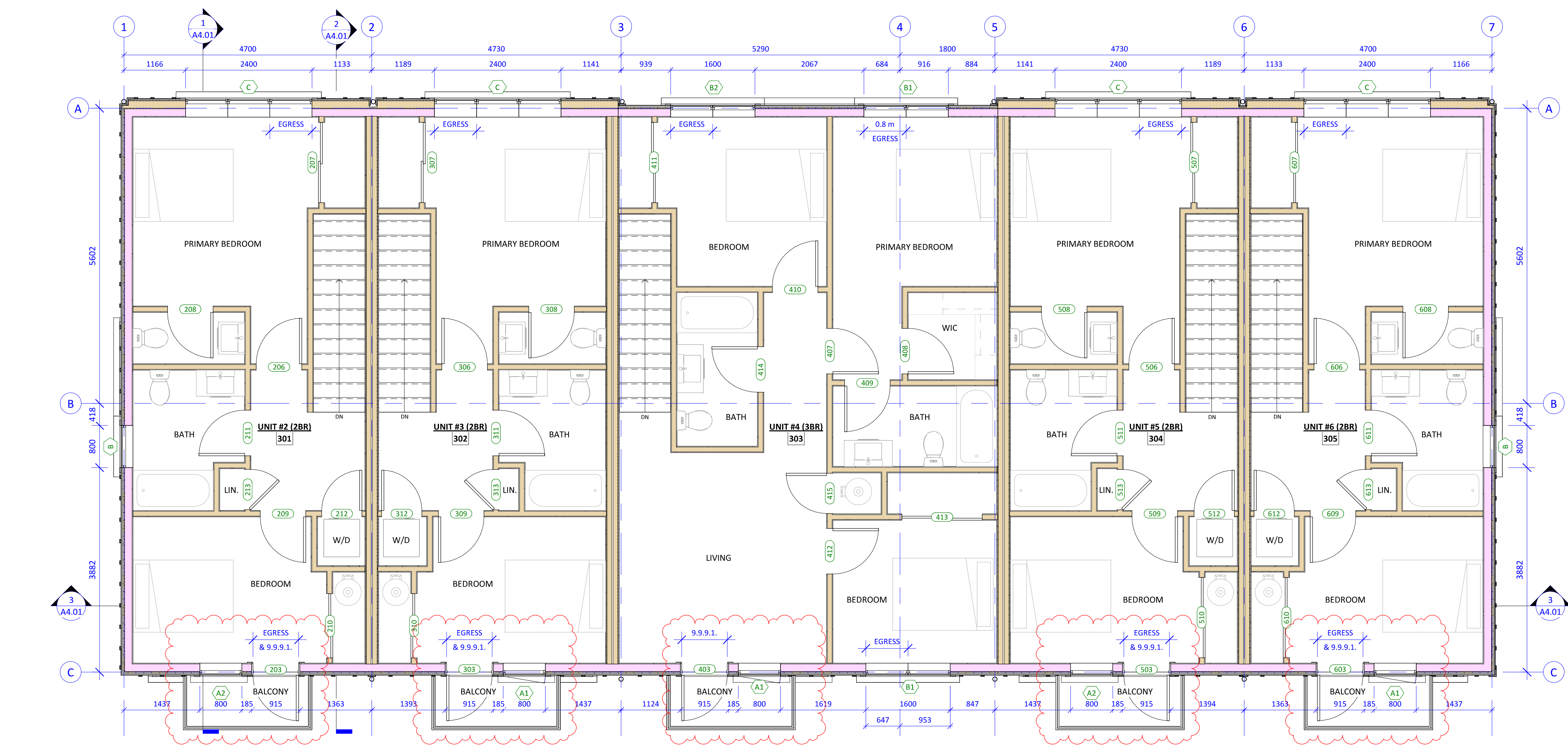


1 TOWNHOUSE FLOOR PLAN - LEVEL 1  
 1 : 50

Issue	Date
CALCULATED PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALCULATED	2024-03-19
2	REZ/DPV REVISION	2024-07-26

3 TOWNHOUSE FLOOR PLAN - LEVEL 3  
 A0.02 1:50



4 TOWNHOUSE ROOF PLAN  
 A0.02 1:50



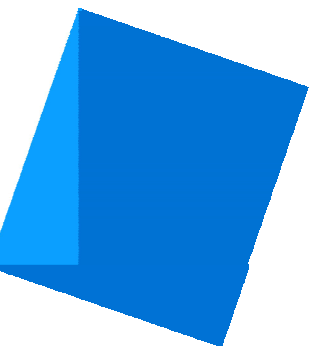
**Empress Townhouses**  
 1026/1028 & 1030  
 Empress Avenue  
 Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 3 & ROOF

Date: 2024-07-26 6:15:15 PM  
 Drawn by: KKD  
 Checked by: CLA

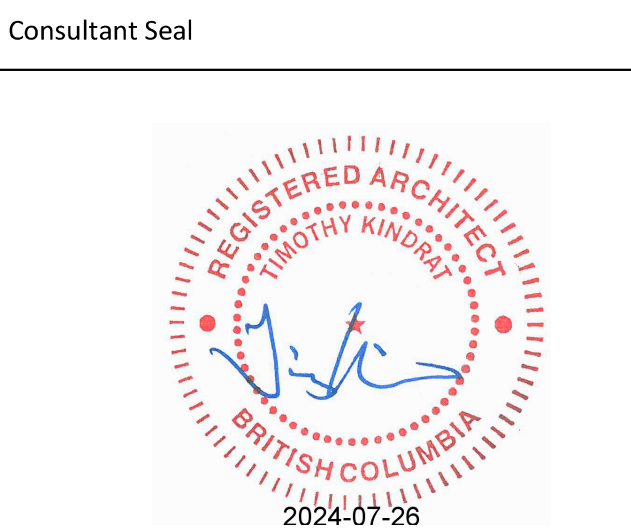
**A2.02**

Project # 23-24 Scale 1:50



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



### Empress Townhouses

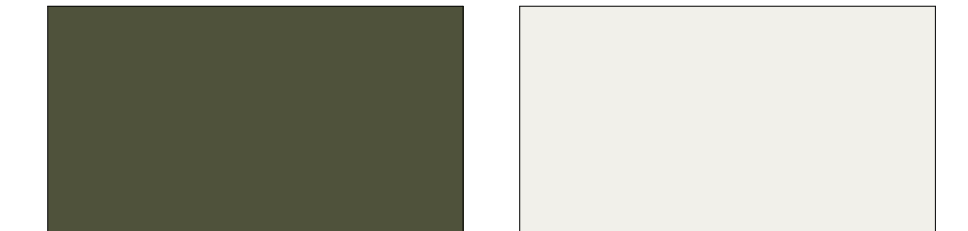
1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

### BUILDING ELEVATIONS - NORTH (BAY) & WEST

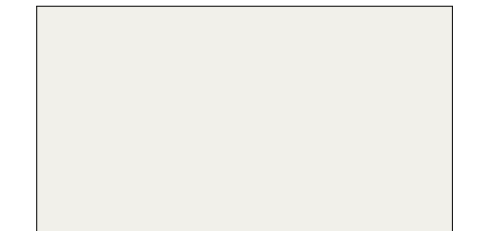
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Drawn by	KKD
Checked by	CLA

# A3.01

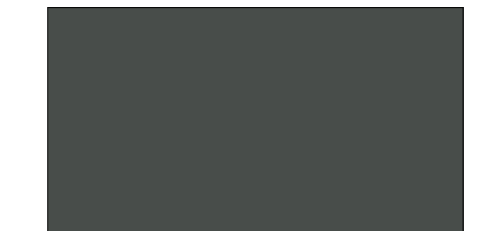
Project # 23-24 Scale As indicated



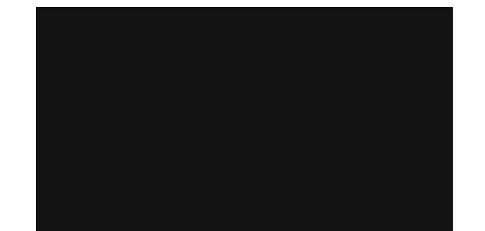
**"MOUNTAIN SAGE"**  
(HARDIEPLANK)  
• CEMENTITIOUS LAP SIDING



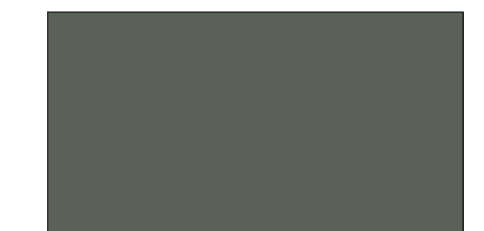
**"CHANTILLY LACE"**  
(BENJAMIN MOORE #OC-65)  
• CEMENTITIOUS PANEL BOARD & BATTEN SIDING  
• CEMENTITIOUS SHINGLE SIDING  
• JULIET WOOD GUARD PICKETS



**"IRON GREY"**  
(MATCH TO JAMES HARDIE)  
• HORIZONTAL & CORNER TRIMS  
• WINDOW TRIMS  
• ROOF FASCIAS



**BLACK**  
(PREFINISHED; COLOUR APPROXIMATE)  
• RAIN WATER LEADERS  
• GUTTERS



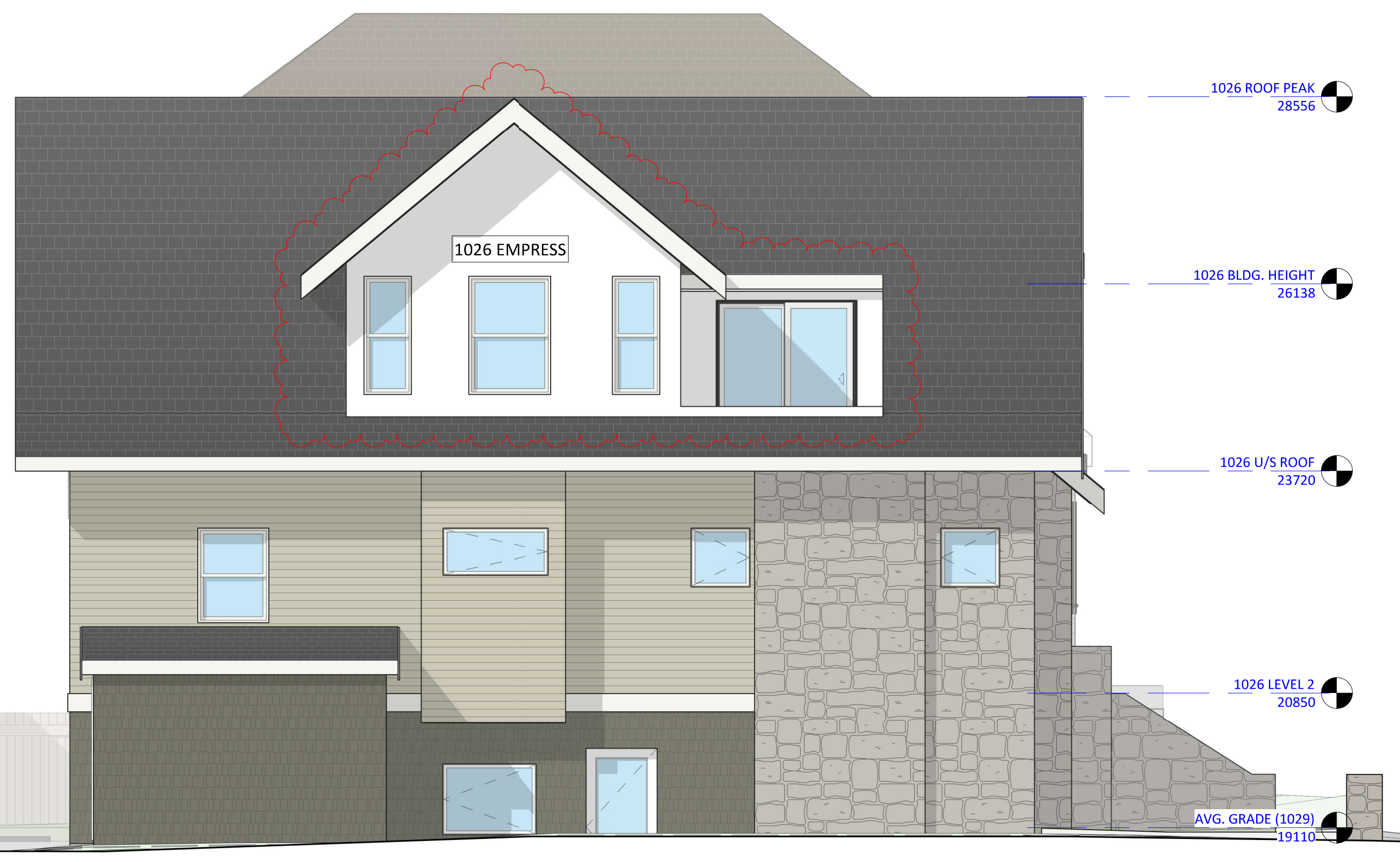
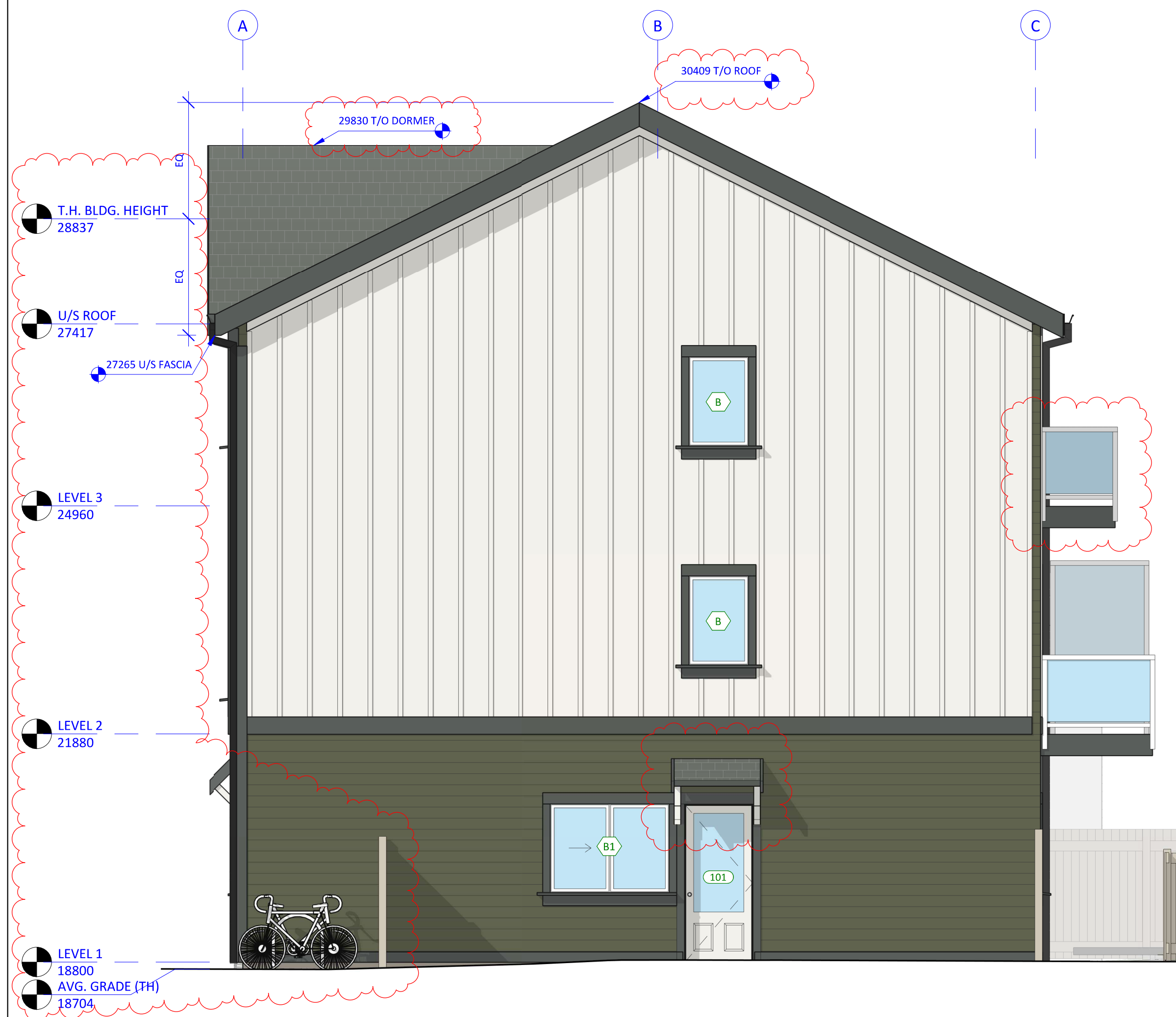
**DARK GRAY**  
(COLOUR APPROXIMATE)  
• ASPHALT ROOFING SHINGLES



**WHITE**  
(PREFINISHED; COLOUR APPROXIMATE)  
• WINDOWS & DOORS  
• METAL BALCONY RAILINGS & SCREENS

#### Exterior Finishes Legend

1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER

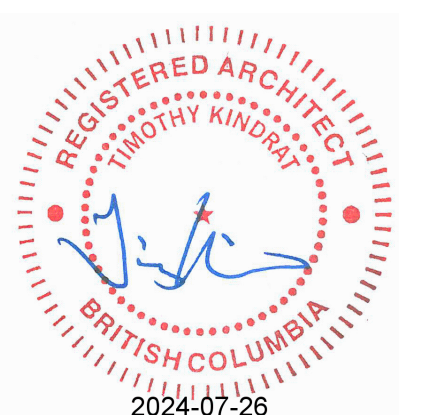


1 ELEVATION - WEST  
A1.02 1 : 50



CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



### Empress Townhouses

1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

### BUILDING ELEVATIONS - EAST & SOUTH

Date 2024-07-26 6:15:30 PM

Drawn by KKD

Checked by CLA

# A3.02

Project # 23-24 Scale 1 : 50

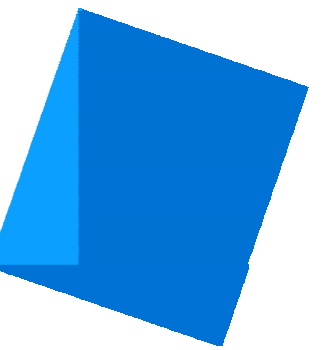


4 EAST ELEVATION  
A1.02 1 : 50

Exterior Finishes Legend	
1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER



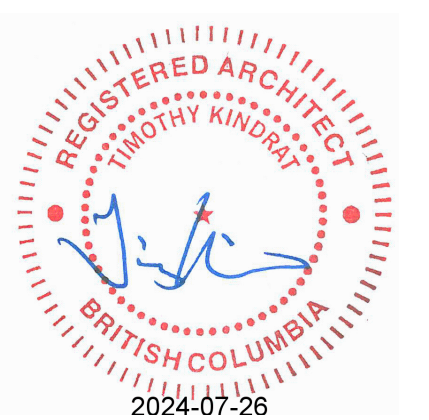
5 ELEVATION - SOUTH - NORTH BUILDING (LOT INTERIOR)  
A1.02 1 : 50



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

Consultant Seal



### Empress Townhouses

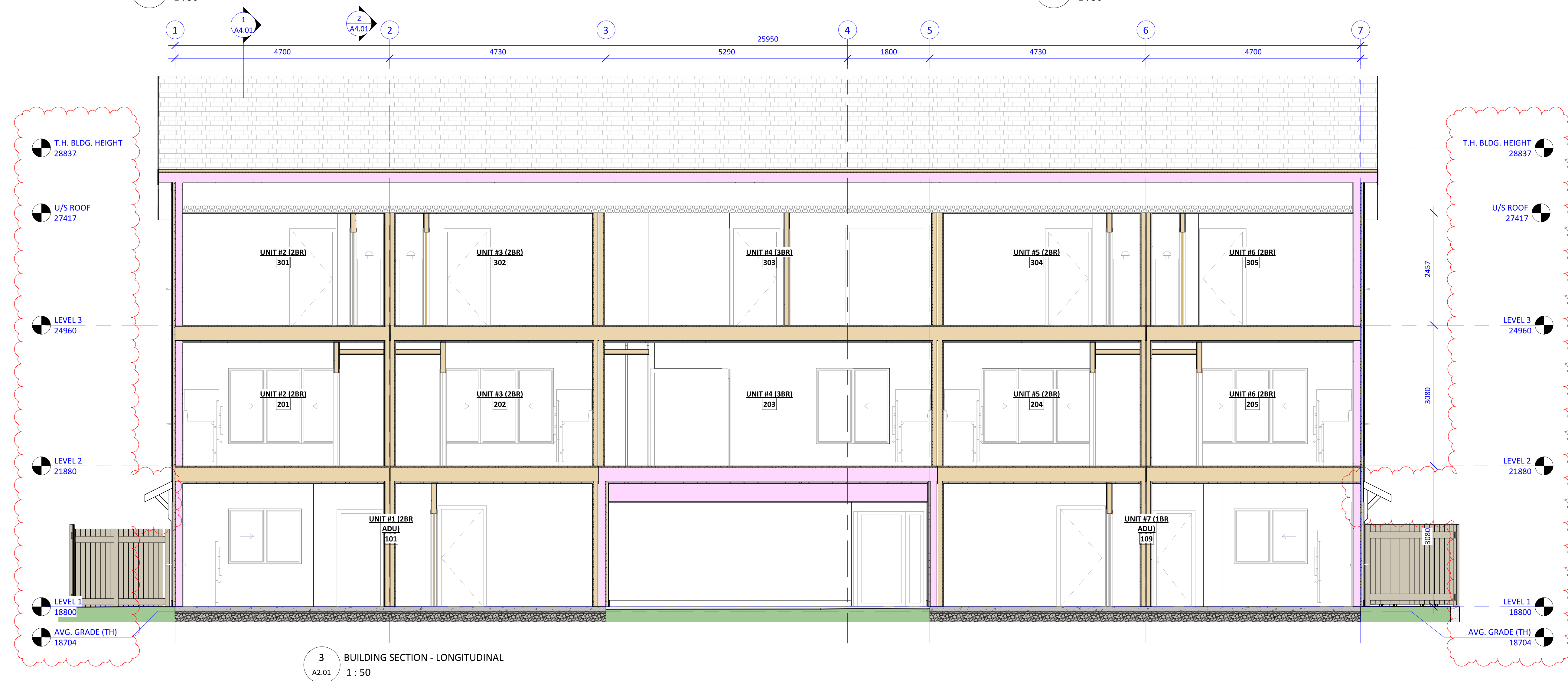
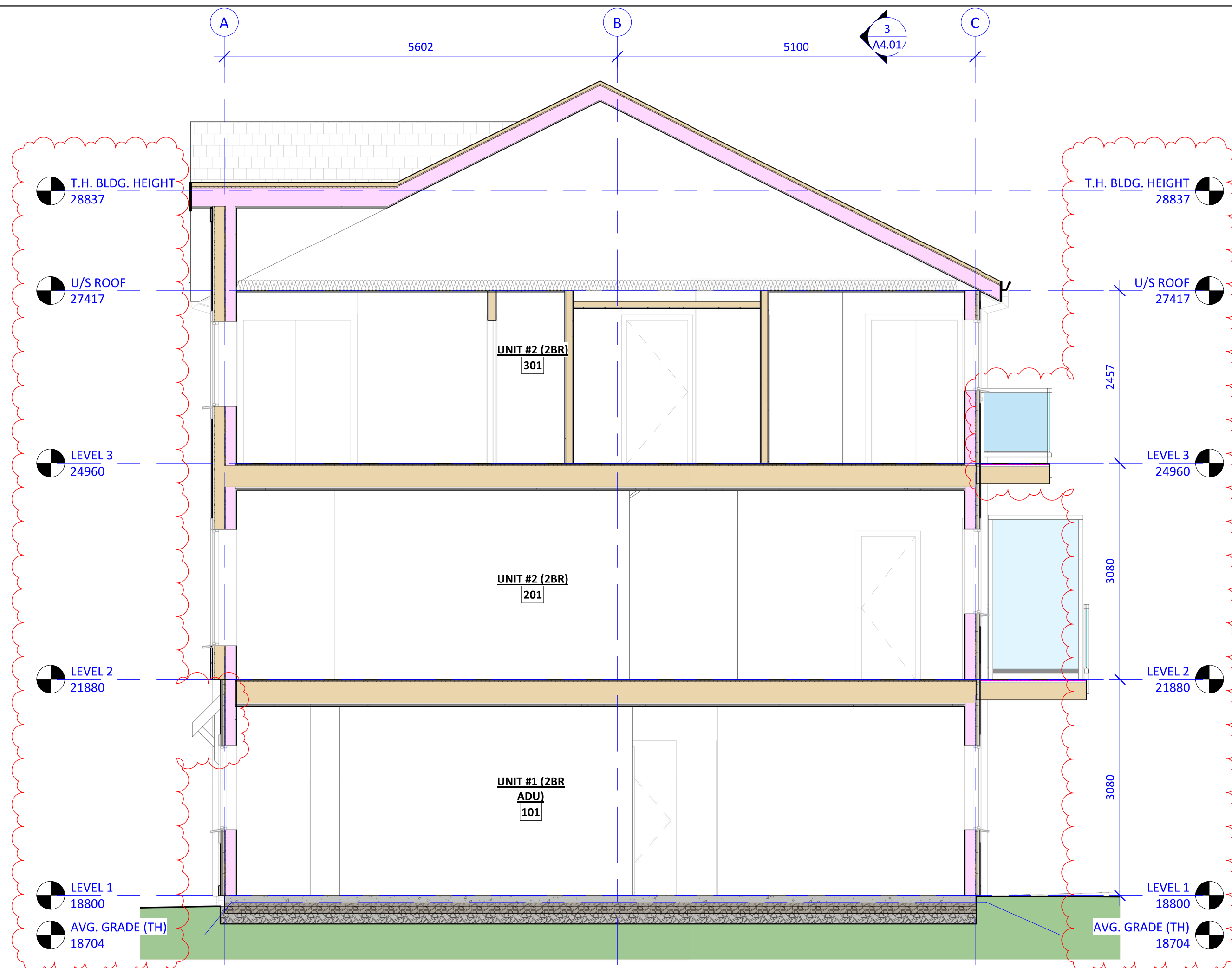
1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

### BUILDING SECTIONS

Date	2024-07-26 6:15:33 PM
Drawn by	KKD
Checked by	CLA

# A4.01

Project # 23-24 Scale 1 : 50



Door Schedule																		
NO.	TYPE	WIDTH (mm)	WIDTH (in.)	HEIGHT (mm)	HEIGHT (in.)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARATION	F.P.R.	F.R.R.
614	D7	610	24	2035	80	WOOD	WOOD	SOLID/HOLLOW	-									
BICYCLE ROOM																		
001	D3	915	36	2135	84	METAL	METAL	INSULATED	CERAMIC	CARD READER	THERMALLY BROKEN	Yes	Yes	Yes	Yes	Yes	20 MIN	0.75hr
ELECTRICAL																		
002	D5	915	36	2135	84	METAL	METAL	INSULATED	-	STOREROOM	THERMALLY BROKEN	No	No	Yes	Yes	Yes	20 MIN	0.75hr
UNIT #1																		
101	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No		
102	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
103	D8	1830	72	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
104	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
105	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
106	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
107	F	864	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
108	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #2																		
201	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
202	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
203	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
204	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
205	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
206	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
207	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
208	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
209	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
210	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
211	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
212	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
213	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #3																		
301	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
302	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
303	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
304	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
305	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
306	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
307	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
308	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
309	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
310	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
311	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
312	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
313	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #4																		
401	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
402	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
403	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
404	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
405	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
406	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
407	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
408	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
409	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
410	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
411	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
412	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
413	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
414	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
415	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #5																		
501	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
502	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
503	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
504	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
505	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
506	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
507	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
508	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
509	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
510	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
511	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
512	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
513	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #6																		
601	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
602	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
603	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
604	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
605	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
606	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
607	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
608	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
609	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
610	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
611	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
612	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
613	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #7																		
701	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No		
702	D4	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	ENTRANCE	ACCESSIBLE	No	No	No	Yes	Yes	20 MIN	0.75hr
703	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
704	D8	1830	72	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
705	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		

**ENVIRONMENTAL NOTES:**

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM.
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  - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
  - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
  - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
  - PLACE DRAIN ROCK AND FILET FABRIC AT THE INLET OF CULVERT.
  - SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
  - INSTALL SILT FENCING AS REQUIRED.

**GENERAL CONSTRUCTION NOTES:**

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

**GENERAL NOTES:**

**DRAWING INFORMATION**  
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT, AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY, ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

**GENERAL REQUIREMENTS**  
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

**USE OF INFORMATION**  
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**COORDINATION REQUIREMENTS**  
**COMMUNICATION AND REPORTING**  
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.

**PERMITS**  
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.

A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.

A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0996

**NOTIFICATION**  
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

**CHANGE REQUESTS**  
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.

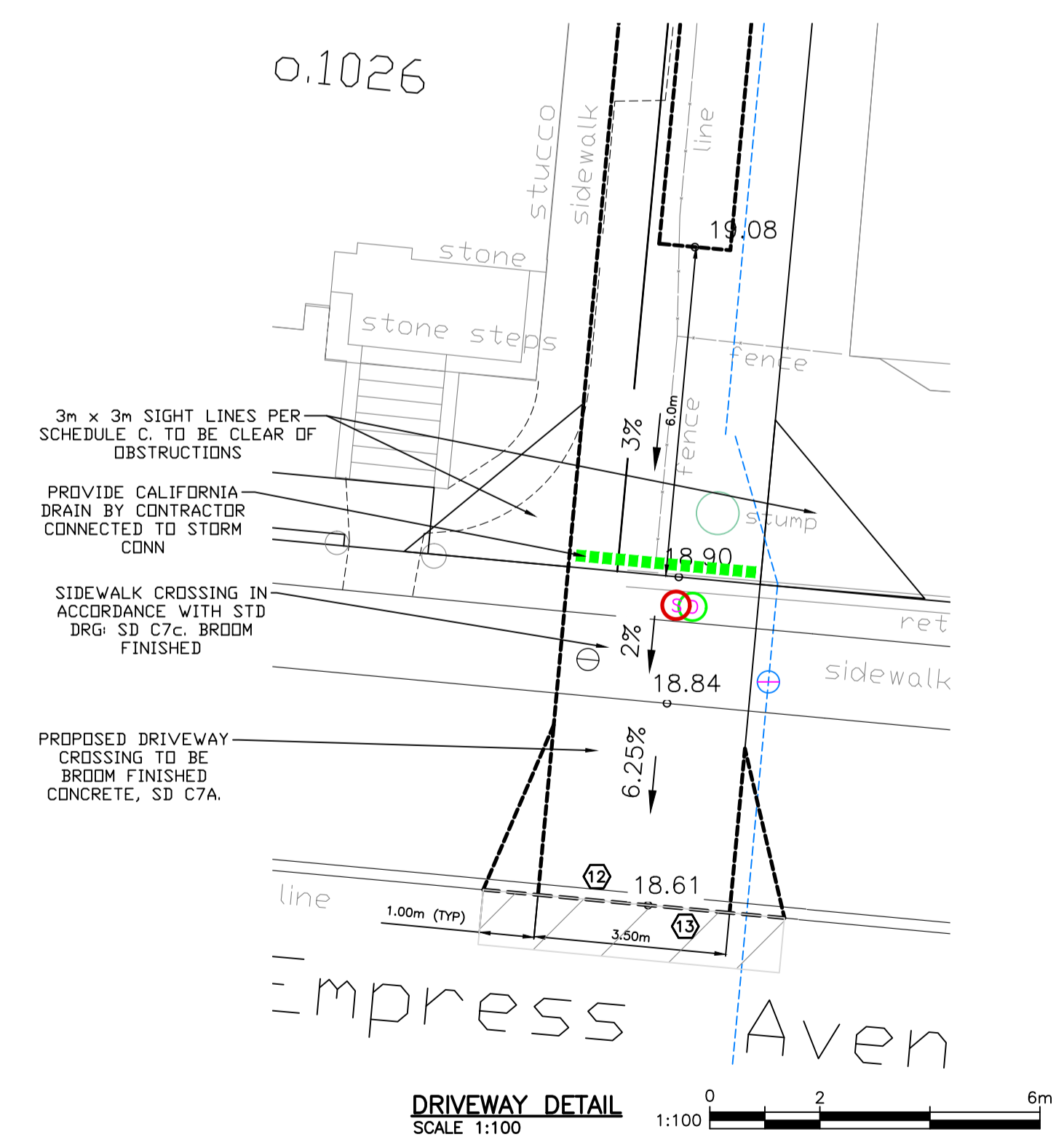
**TESTING REQUIREMENTS**  
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

**MISCELLANEOUS**  
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

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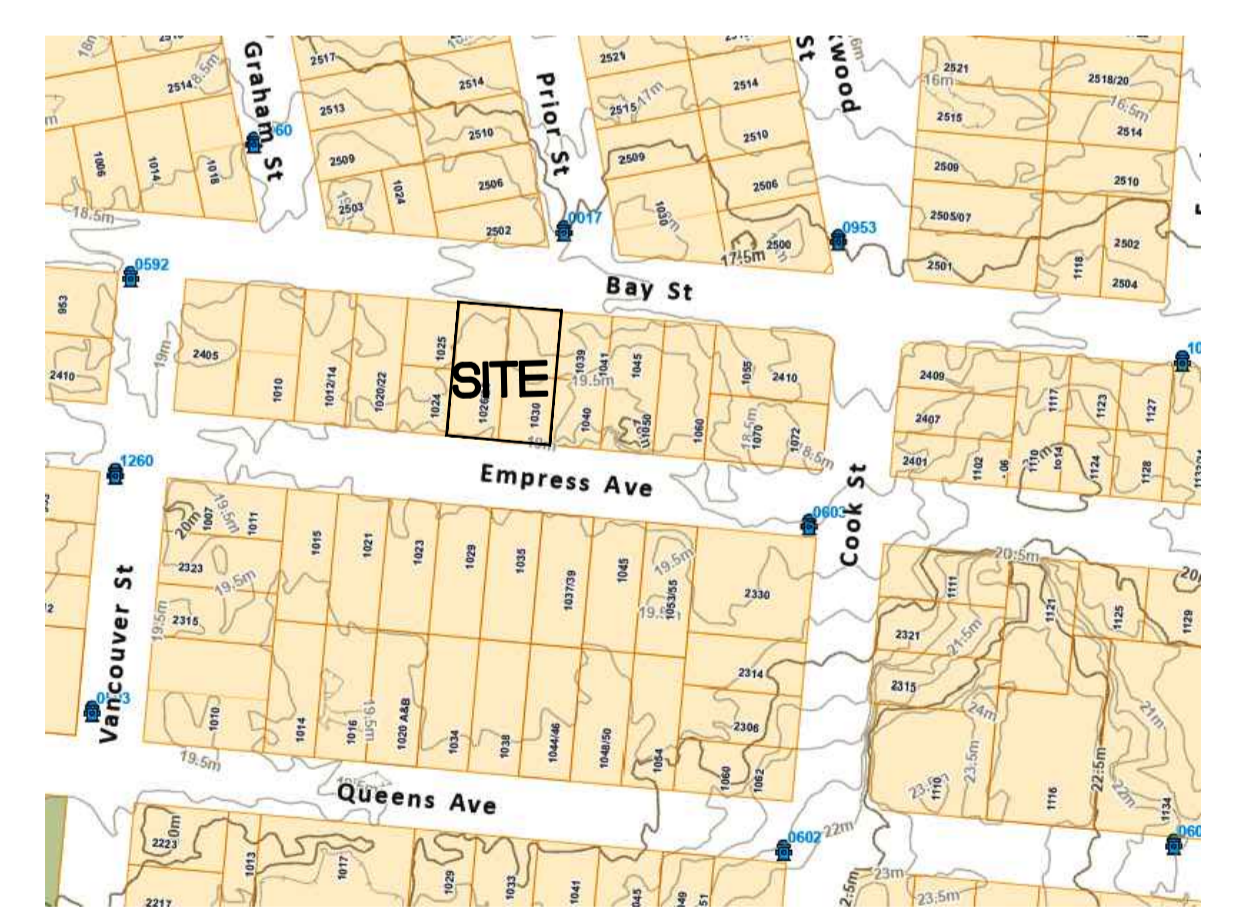
PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER COV STD DWGS



**DETAILED CONSTRUCTION NOTES:**

1. NEW 150mm PVC SEWER CONNECTION AT 2% AND IC BY CITY AT APPLICANTS EXPENSE.
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3. RETAIN EXISTING WATER SERVICE.
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5. CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
6. SAW CUT AND REMOVE MIN 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
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14. NEW 38mm WATER SERVICE AND METER BY CITY AT APPLICANTS EXPENSE.

PERMIT TO PRACTICE NUM: 1000348



KEY PLAN - 1:2000

FOR PROPOSED SERVICES OF  
LOTS 6 & 7, BLOCK B, SECTION 3, VICTORIA DISTRICT, PLAN 957  
PID 000-213-527 & 000-848-492  
1026 & 1030 EMPRESS AVE  
KYLE ENGINEERING LTD DBA  
KYLE ENGINEERING  
SUITE 1, 40 CADILLAC  
AVE, VICTORIA, BC, V8Z 1T2  
250 475 6906

THE CITY OF VICTORIA - July 23, 2024 / U:\CS1400 Customer Files\2023\CV Civil\2023-17 240229 Civil Services Plan.dwg - Bowey\03 EN-CN\040 Internal Drawings\00 Current\2023-17 240229 Civil Services Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.		
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.		Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1			Approved By	Date	Signed	1026 & 1030 EMPRESS AVE		-
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Date	Signed	REVISION # 2	Approved	Date	Signed	SERVICES PLAN		DESIGN No.	
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Design Engineer			REVISION # 3	Approved	Date	Signed	B.M.: 92B.044		-	
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer	3	Manager of Development			Approved	Date	Signed	Design Engineer	Elev: 18.386m		DRAWING No.	
Street Lighting	Pole Mount	Standard Mount	Air Valve	2	2	Development Coordinator			Manager of Development			Manager of Development	Checked: ESK		1 OF 1	
Post Top	Pedestrian Signal	Traffic Signal	Cap / Plug	1	1	Development Coordinator			Development Coordinator			Development Coordinator	Scale: Hor: 1:200 Vertical: 1:40			
	Ctrl Monument	Traverse Hub	Gas Valve	Water Meter	1								Date: JULY 2023			

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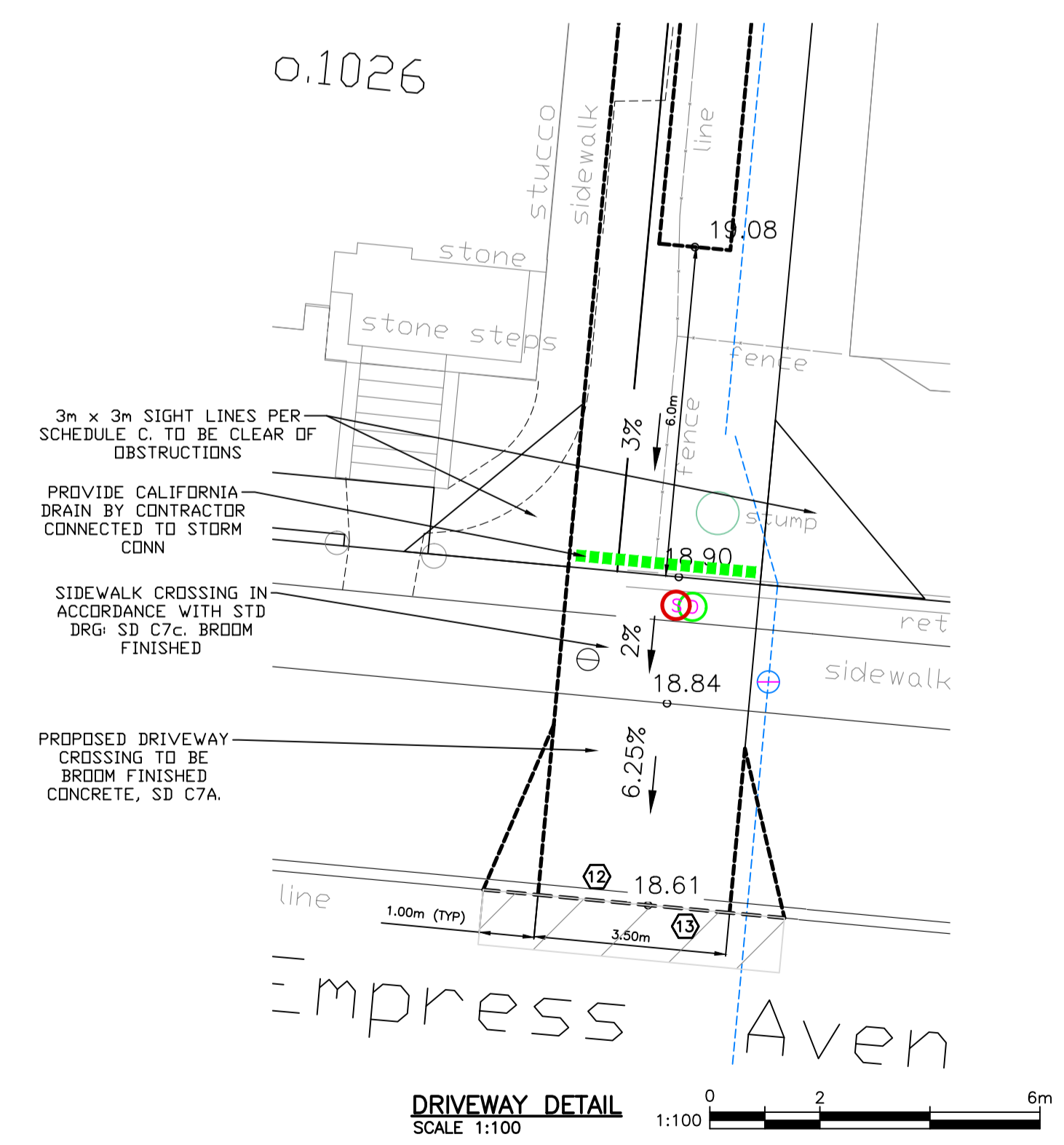
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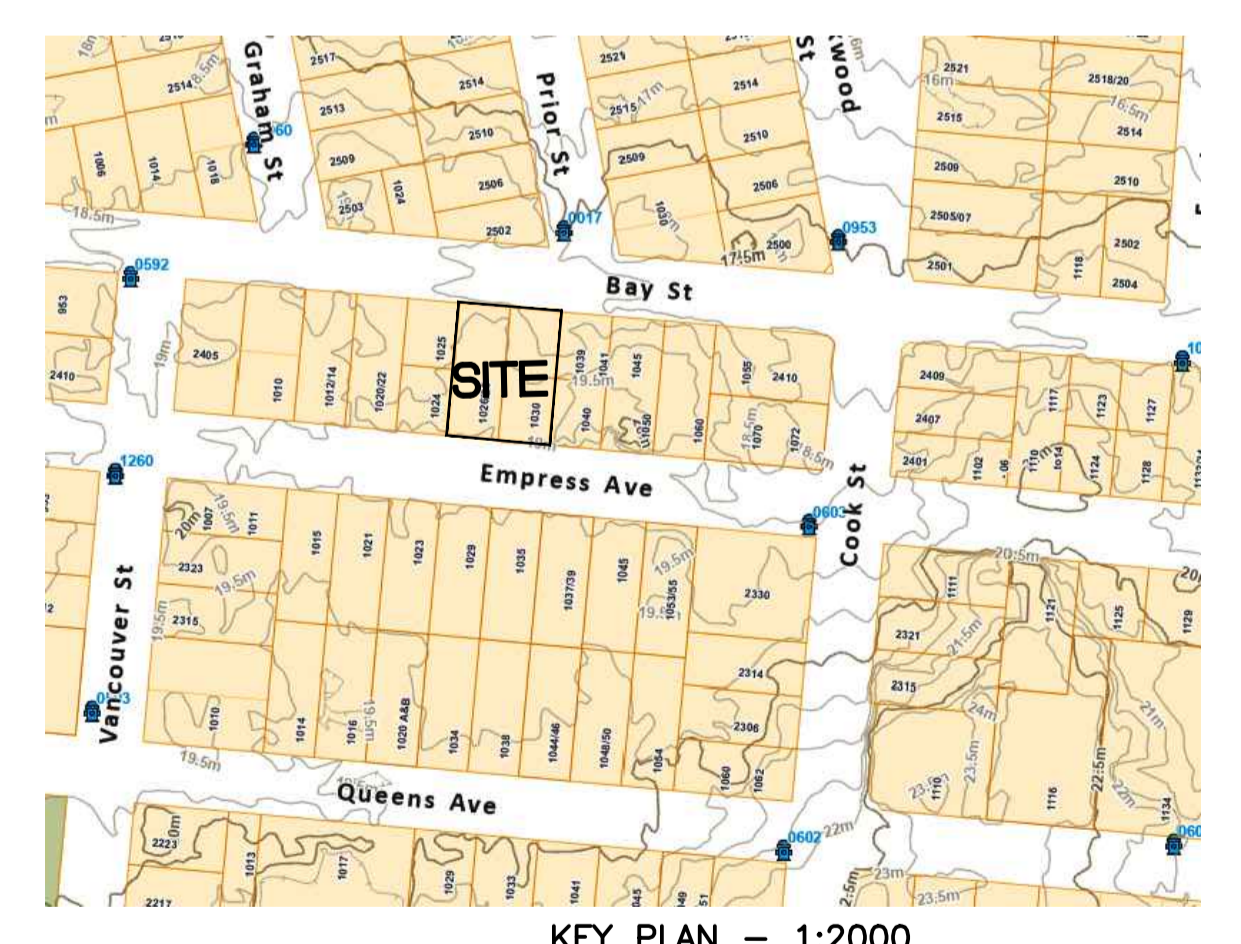
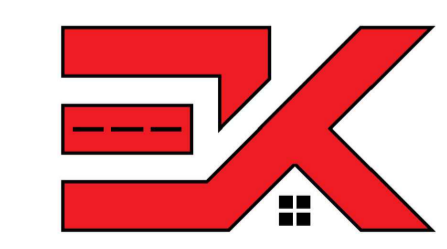
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PERMIT TO PRACTICE NUM: 1000348



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CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.			
Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1			REVISION # 2			REVISION # 3		Approved By	Date	Signed	1026 & 1030 EMPRESS AVE
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Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Silt Trap	2	Development Coordinator			Development Coordinator			Development Coordinator			Development Coordinator	Development Coordinator	Date: JULY 2023
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7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

**GENERAL NOTES:**

**DRAWING INFORMATION**  
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT. AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY. ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

**GENERAL REQUIREMENTS**  
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES' SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

**USE OF INFORMATION**  
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

**COORDINATION REQUIREMENTS**  
**COMMUNICATION AND REPORTING**  
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.

**PERMITS**  
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.

A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.

A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0986

**NOTIFICATION**  
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

**CHANGE REQUESTS**  
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.

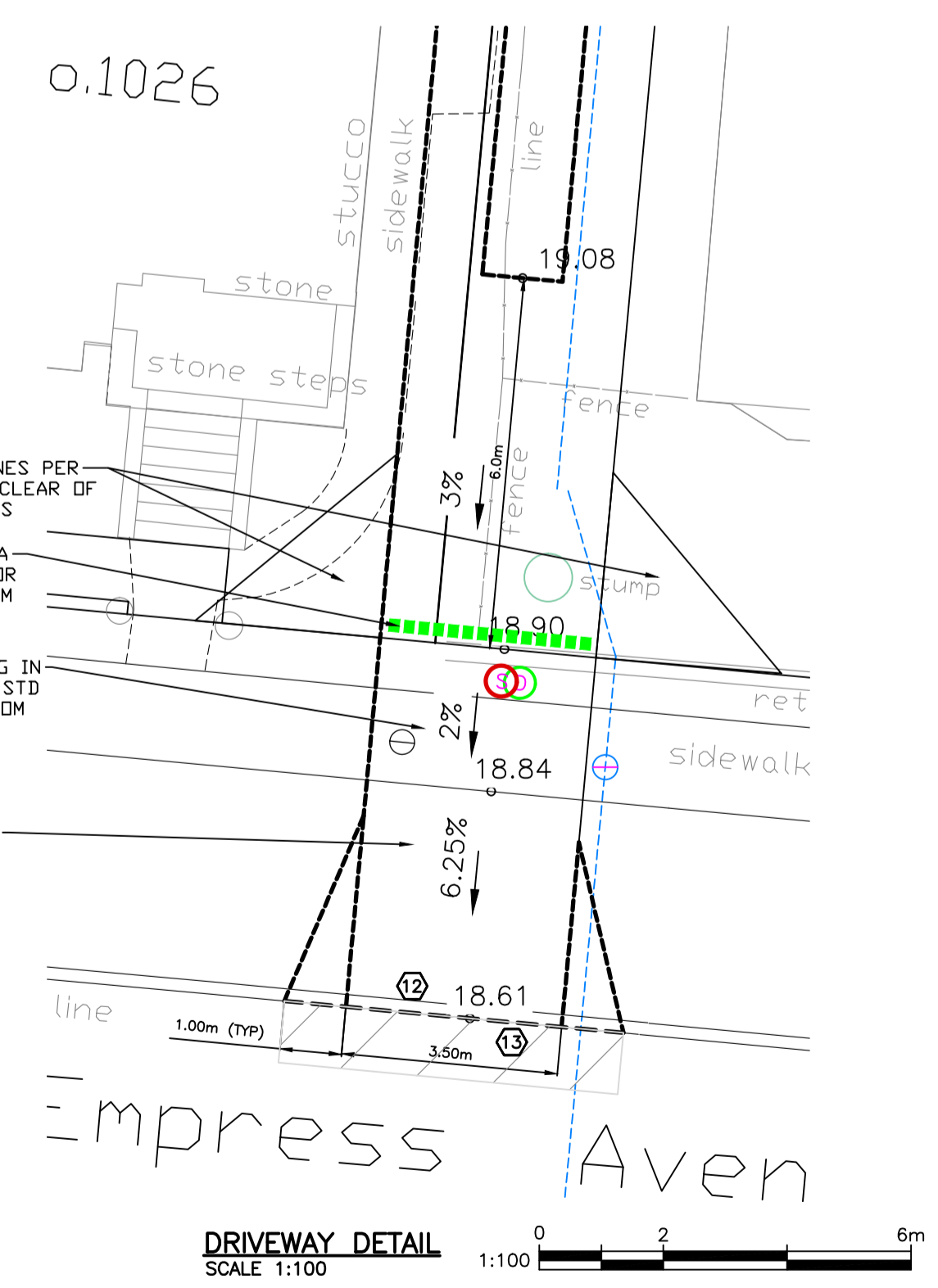
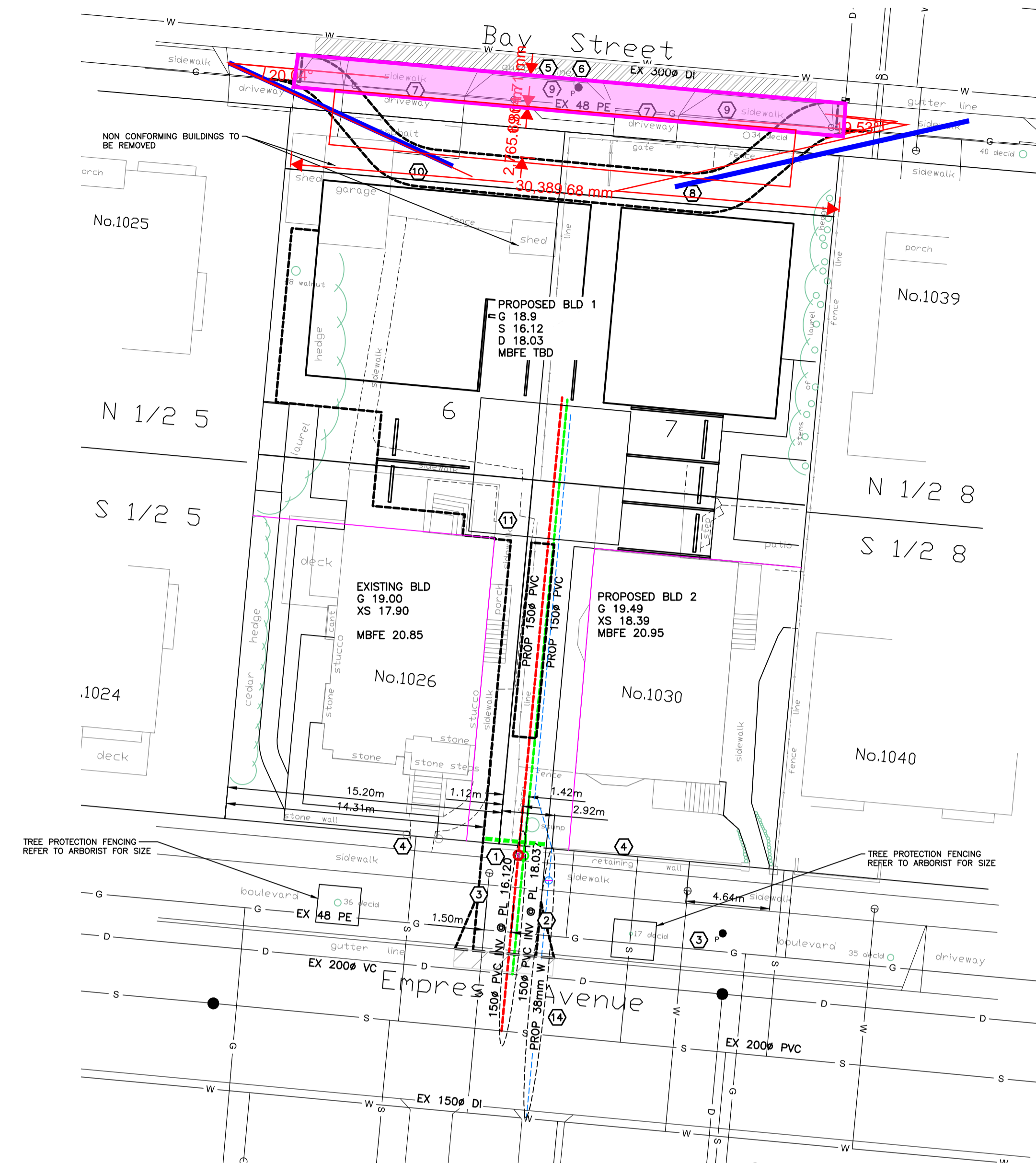
**TESTING REQUIREMENTS**  
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

**MISCELLANEOUS**  
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.

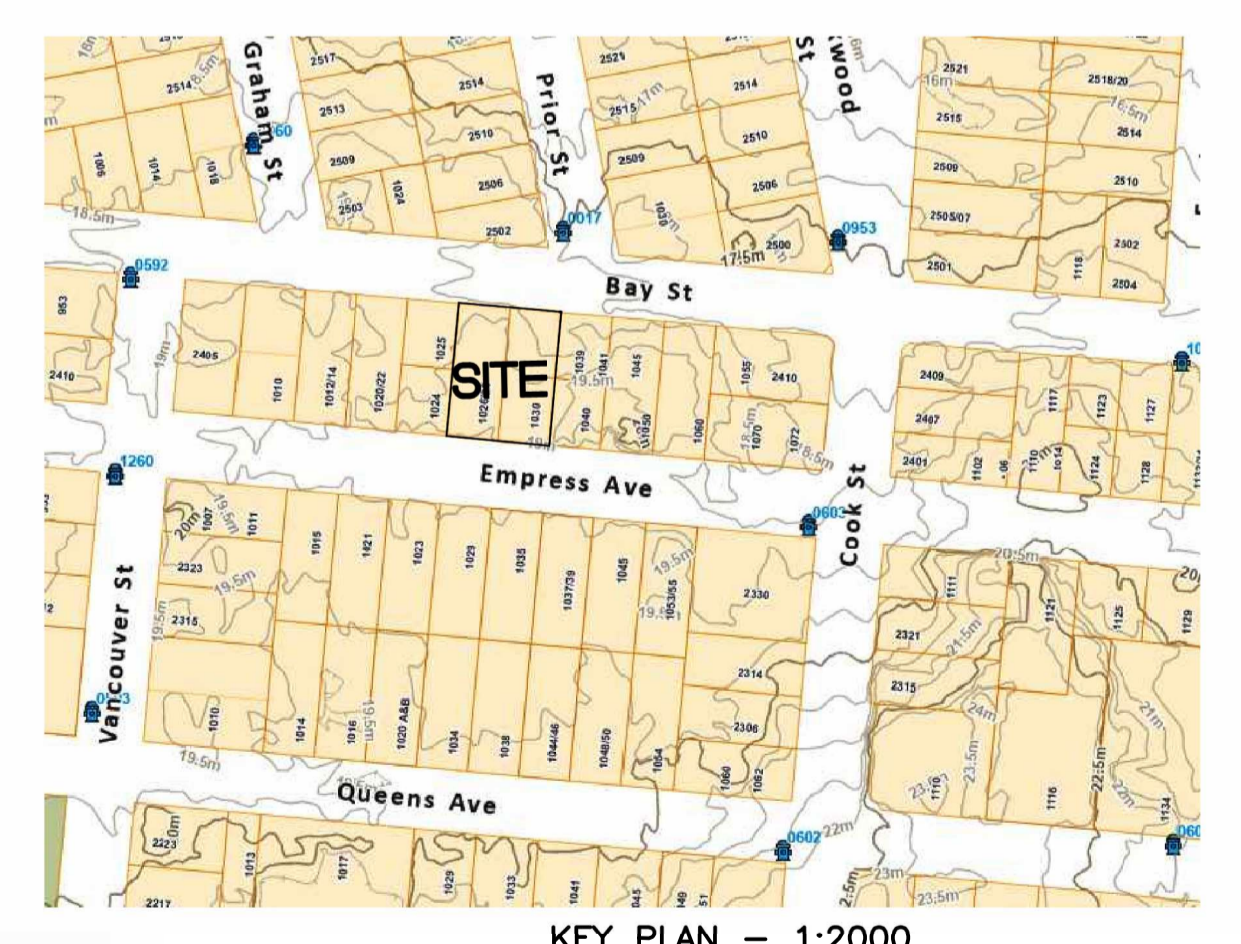
PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER COV STD DWGS



**DETAILED CONSTRUCTION NOTES:**

1. NEW 150mm PVC SEWER CONNECTION AT 2% AND IC BY CITY AT APPLICANTS EXPENSE.
2. NEW 150mm PVC STORM CONNECTION AT 2% AND IC BY CITY AT APPLICANTS EXPENSE.
3. RETAIN EXISTING WATER SERVICE.
4. EXISTING SEWER CONNECTIONS TO BE RETAINED.
5. CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
6. SAW CUT AND REMOVE MIN 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
7. EXISTING DRIVEWAY TO BE REMOVED BY CONTRACTOR
8. NEW 2.1m PROPOSED SIDEWALK IN ACCORDANCE WITH STD DRG/ SD C7c. BRDDM FINISHED
9. EXISTING SIDEWALK TO BE REMOVED BY CONTRACTOR.
10. PROPOSED 3.36m WIDE ROAD DEDICATION TO BE ACQUIRED.
11. PROPOSED ACCESS, STORM, SEWER AND WATER EASEMENT AS SHOWN.
12. CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
13. SAW CUT AND REMOVE 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
14. NEW 38mm WATER SERVICE AND METER BY CITY AT APPLICANTS EXPENSE.

PERMIT TO PRACTICE NUM: 1000348



KEY PLAN - 1:2000

FOR PROPOSED SERVICES OF  
LOTS 6 & 7, BLOCK B, SECTION 3, VICTORIA DISTRICT, PLAN 957  
PID 000-213-527 & 000-848-492  
1026 & 1030 EMPRESS AVE

KYLE ENGINEERING LTD DBA  
KYLE ENGINEERING  
SUITE 1, 40 CADILLAC  
AVE, VICTORIA, BC, V8Z 1T2  
250 475 6906

THE CITY OF VICTORIA July 23, 2024 / U:\CS\1400 Customer Files\2023\CV Civil\2023-17 240229 Civil Services Plan.dwg - Bowley\03 EN-CN\040 Internal Drawings\00 Current\2023-17 240229 Civil Services Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.	
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.		Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1			Approved By	Date	Signed	1026 & 1030 EMPRESS AVE	-
		Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Date	Signed	Approved	Date	Signed	Services Plan	-
		Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Design Engineer			Design Engineer				
		Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer	3	Manager of Development			Manager of Development				
		Street Lighting	Pole Mount	Standard Mount	Cap / Plug	Air Valve	2	Development Coordinator			Development Coordinator				
		Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1								