

Property Data	
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	REZONING PERMIT APPLICATION WITH VARIANCES FOR LOT CONSOLIDATION AND STRATA PLAN SUBDIVISION: <ul style="list-style-type: none"> <li>RETENTION OF AN EXISTING CHARACTER CONVERSION (1028; BPO58143) WITH RENTAL APARTMENTS, AND REMOVAL OF GARAGE OUT-BUILDING (1028)</li> <li>RETENTION OF AN EXISTING HOUSEPLEX (1030), AND REMOVAL OF NON-CONFORMING REAR ADDITION</li> <li>CONSTRUCTION OF A NEW EIGHT (8) UNIT ATTACHED DWELLING BUILDING (STRATA TOWNHOUSES) WITH TUCK-UNDER AND SURFACE PARKING AT LOT INTERIOR</li> <li>CONSOLIDATION AND SUBDIVISION OF TWO (2) LOTS INTO THREE (3)</li> </ul>
CIVIC ADDRESS	1026/1028 AND 1030 EMPRESS AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOTS 6 & 7, BLOCK B, 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**

0 - ZONING 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
REQUIREMENT 1028 (EX.) 1030 (EX.) PROPOSED/COMBINED			
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): ≤ 1.5 + 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) 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 35% (13.99) 22.65 19.30 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 <sup>1</sup> OPEN SITE SPACE (%): ≥ 30 LOT; ≥ 33 REAR 78.3 80.9 39.7 PROPOSED <sup>1</sup> 526.89 m <sup>2</sup> COVERAGE	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: <input checked="" type="checkbox"/> CORE <input type="checkbox"/> VILLAGE/CENTRE <input type="checkbox"/> OTHER <input type="checkbox"/> ZONING BYLAW 2017 BLDG. USE: 1028 SCHEDULE 'G' 3 N/A 0 0 1030 EX. SIM. SCHEDULE 'G' 4 N/A 0 0 NEW MULTI-DWELL. (≥70m <sup>2</sup> ) 7 1.45 10.2+10 7 ALL VISITORS 7 0.1 0.7+1 0 TOTAL: 11 7 ACCESSIBLE SPACES: 0 2 VAN ACCESSIBLE SPACES: 1 0 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 ONE PER PROPOSED TOWNHOUSE UNIT. GIVEN SPACE CONSTRAINTS ON SITE AND TRANSIT/BIKE PROXIMITY, NO VISITOR PARKING PROPOSED. TO PROVIDE EACH AT-GRADE UNIT WITH ONE (1) ACCESSIBLE PARKING SPACE, TWO (2) ACCESSIBLE SPACES ARE PROPOSED, IN VARIANCE TO TABLE 5 REQUIREMENT FOR ONLY 1 VAN ACCESSIBLE PARKING SPACE.	80-159: SCHEDULE C, TABLES 1, 3 & 5
0-12	OFF-STREET BICYCLE PARKING	LONG TERM BICYCLE PARKING SPACES: BLDG. USE: 1028 SCHEDULE 'G' 4 1 4 3 (EX.) 1030 SCHEDULE 'G' 3 1 3 0 (EX.) NEW MULTI-DWELL. (≥70m <sup>2</sup> ) 7 1.25 8.75-9 13 TOTAL: 16 16 IN ADDITION TO LONG TERM SPACES NOTED ABOVE, AT-GRADE UNITS ALSO PROVIDED WITH DEDICATED CLOSET SPACE AND 120V PLUG FOR MOBILITY DEVICE/SCOOTER STORAGE AND CHARGING SHORT TERM BICYCLE PARKING SPACES: BLDG. USE: 1028 SCHEDULE 'G' 4 0.1 MIN. 6 6 1030 SCHEDULE 'G' 3 0.1 MIN. 6 6 NEW MULTI-DWELL. (≥70m <sup>2</sup> ) 7 0.1 MIN. 6 6	80-159: SCHEDULE C, TABLES 2 & 4



**Rezoning - Project Information Table**

ZONING DISTRICT	CURRENT ZONING	1028 - EXISTING CONVERSION (RETAIN)	1030 - EXISTING MULTIFAMILY (RETAIN)	PROPOSED NEW TOWNHOUSES	PROPOSED (COMBINED LOTS)
R-2	R-2 TWO-FAMILY	R-2 TWO-FAMILY	R-2 TWO-FAMILY	NEW (REZONING)	NEW (REZONING)
SITE AREA (m <sup>2</sup> )	≥ 555	599.8	600.9	1,200.7	1,200.7
TOTAL FLOOR AREA (m <sup>2</sup> ) INCL. EXEMPT	≥ 380	256.45	273.19	735.24	1,265.4
FLOOR AREA (EXCLUDING BSMT) (m <sup>2</sup> )	≤ 280	164.27	182.88	735.24	1,082.9
FLOOR SPACE RATIO	≤ 0.5	0.274	0.304	0.612	0.902
SITE COVERAGE (%)	≥ 40	26.28	18.87	23.5	43.9
OPEN SITE SPACE (%)	≥ 30	78.3	80.9	-	39.7
REAR YARD OPEN SITE SPACE (%)	≥ 3.3	-	-	N/A	N/A
HEIGHT OF BUILDING (m)	≤ 7.6	8.2	8.85	10.33	10.33
NUMBER OF STOREYS	2	2	2	3	UP TO 3
PARKING STALLS ON SITE	≥ 2	2	UNMARKED	7	7 TOTAL
BUILDING SETBACKS (m)	FRONT YARD: ≥ 7.5 OR AVG. ABUTTING	3.84	4.29	3.88 (0.345 AFTER DED.)	
FRONT STEP PROJECTION	≥ 3.5	2.63	1.63	-	
FRONT PORCH PROJECTION	≥ 3.5	0.51	1.63	-	
BAY WINDOW PROJECTION	≤ 0.6	-	0.51	-	
REAR YARD	10.7 OR 35% (12.01)	22.65	19.31	24.78	
SIDE YARD - WEST	1.5 OR 10% 1 SIDE ≥ 3.0	3.50	3.74	2.17	
SIDE YARD - EAST	1.5 OR 10% 1 SIDE ≥ 3.0	1.79	3.39	2.17	
COMBINED SIDE YARDS	≥ 4.5	5.29	7.13	4.34	
EAVE PROJECTION	≤ 0.75	≤ 0.92	≤ 0.92	≤ 0.6	
RESIDENTIAL USE DETAILS	TOTAL NUMBER OF UNITS: ≤ 2	3	4	7	14
UNIT TYPE	TWO-FAMILY	1@3BR, 2@2BR	1@0BR, 3@1BR	1@1BR, 5@2BR, 1@3BR	1@0BR, 4@1BR, 7@2BR, 2@3BR
MINIMUM UNIT AREA (m <sup>2</sup> )	≥ 46	85.5	68.3	105.03	90.35
TOTAL RESIDENTIAL AREA (m <sup>2</sup> )	≤ 380	256.5	273.2	735.2	1,244.0

**OFFICIAL COMMUNITY PLAN DESIGNATION:** NORTH PARK - URBAN RESIDENTIAL

"URBAN RESIDENTIAL CONSISTS PRIMARILY OF MULTI-UNIT RESIDENTIAL IN A WIDE RANGE OF DETACHED AND ATTACHED BUILDING FORMS, INCLUDING TOWNHOUSES AND ROW-HOUSES, LOW AND MID-RISE APARTMENTS, WITH A RESIDENTIAL CHARACTER PUBLIC REALM FEATURING LANDSCAPING AND STREET TREE PLANTING, AND MIXED-USES LOCATED ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS."

**BUILT FORM:** ATTACHED AND DETACHED BUILDINGS UP TO THREE STOREYS  
 • LOW-RISE AND MID-RISE MULTI-UNIT BUILDINGS UP TO APPROXIMATELY SIX STOREYS

**PLACE CHARACTER FEATURES:** VARIABLE YARD SETBACKS WITH PRIMARY DOORWAYS FACING THE STREET  
 • VARIABLE FRONT YARD LANDSCAPING, BOULEVARD AND STREET TREE PLANTING  
 • ON-STREET PARKING AND COLLECTIVE DRIVEWAY ACCESS TO REAR YARD OR UNDERGROUND PARKING

**USES:** GROUND-ORIENTED MULTI-UNIT RESIDENTIAL  
 • HOUSE CONVERSIONS  
 • LOW TO MID-RISE MULTI-UNIT RESIDENTIAL  
 • LOW TO MID-RISE MIXED-USE ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS  
 • HOME OCCUPATIONS

**DENSITY:** TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1.2:1  
 • INCREASED DENSITY UP TO A TOTAL OF APPROXIMATELY 2:1 MAY BE CONSIDERED IN STRATEGIC LOCATIONS FOR THE ADVANCEMENT OF PLAN OBJECTIVES (SEE POLICY 6.22)

**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>
TOTAL		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>
TOTAL		735.79 m <sup>2</sup>	7,919.95 ft <sup>2</sup>

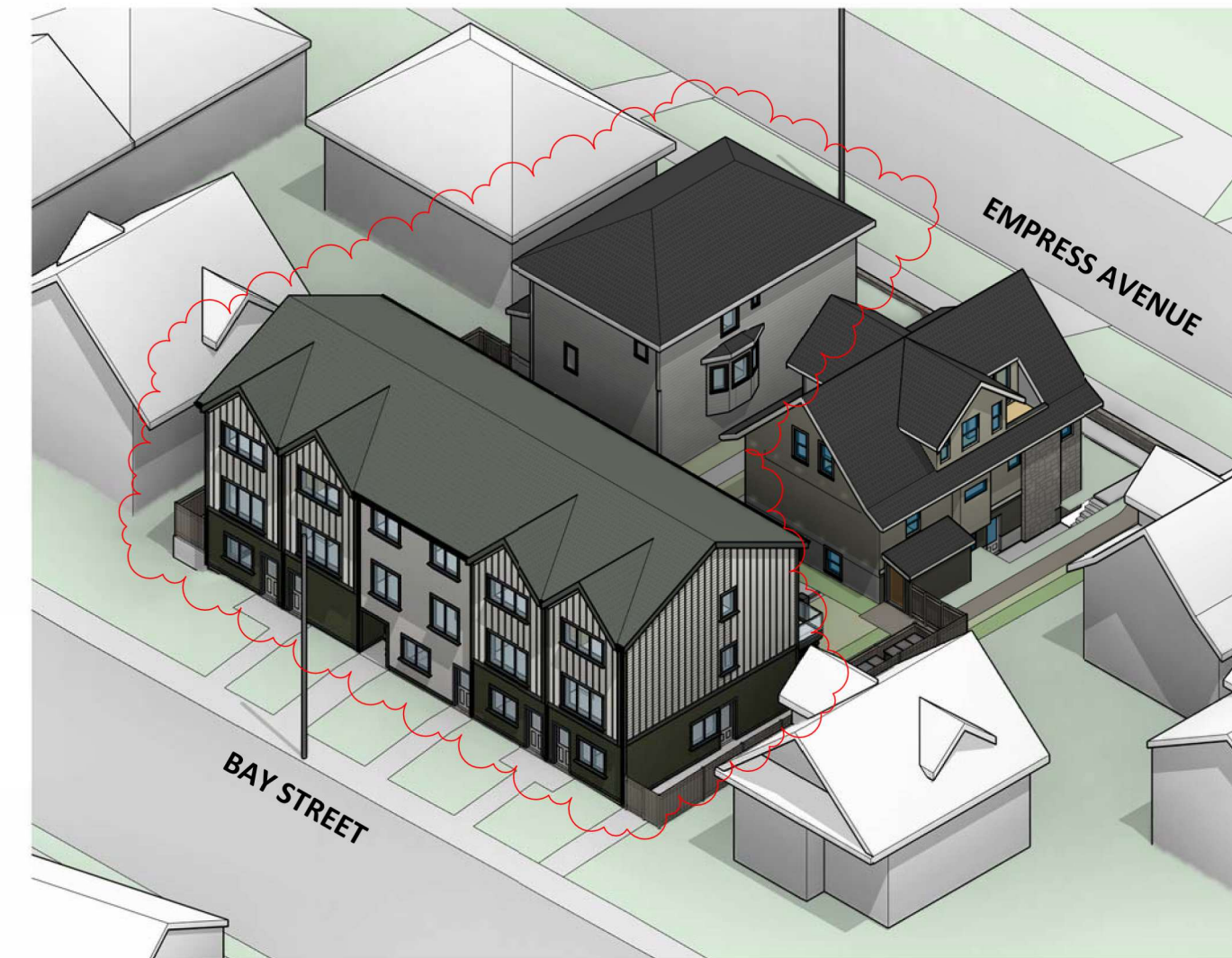
ZONING FLOOR AREAS CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND DOES NOT INCLUDE PARKING AREAS FOR VEHICLES OR BICYCLES.

**Drawing List (Dev. Permit & Rezoning)**

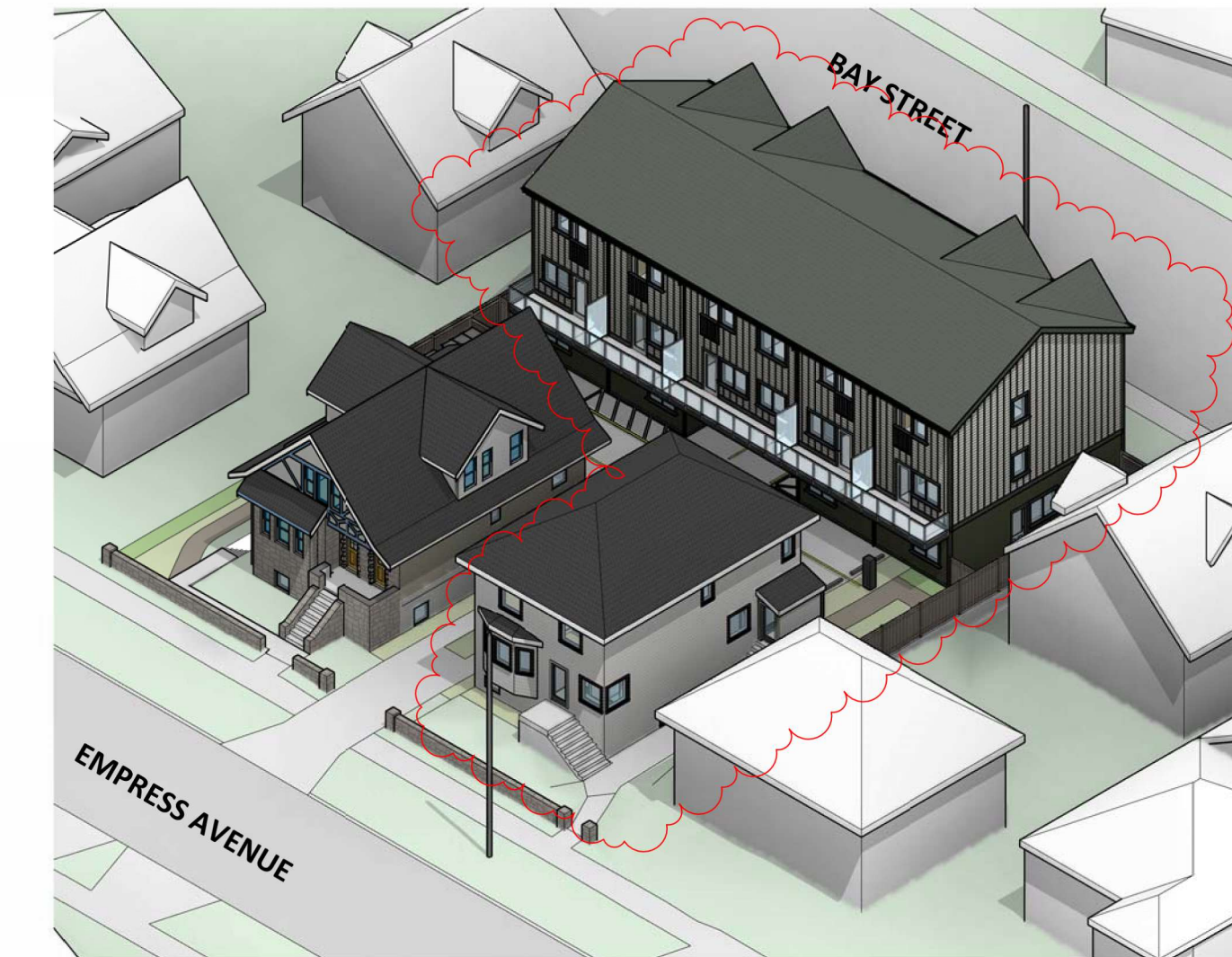
NO.	TITLE
A0.00	COVER
A0.01	BUILDING CODE ANALYSIS
A0.02	BUILDING CODE ANALYSIS
A1.00	SITE SURVEY
A1.01	SITE PLAN - EXISTING & STRATA PHASING
A1.02	SITE PLAN - PROPOSED
A1.03	SITE PLAN - LANDSCAPE PLAN
A1.11	CONTEXT & 3D PERSPECTIVES
A2.01	FLOOR PLANS - LEVELS 1 & 2
A2.02	FLOOR PLANS - LEVELS 3 & ROOF
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

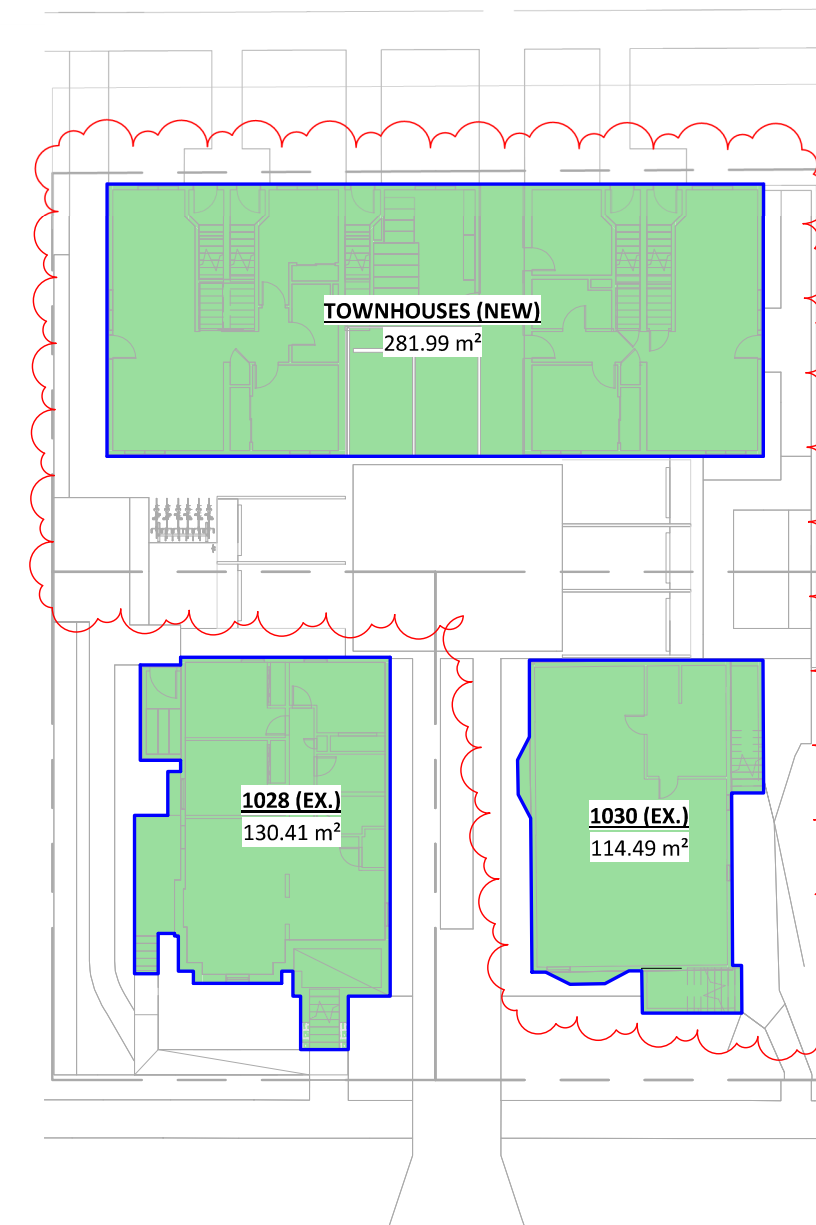
## Rezoning & Development Permit w/Variance Application - 19 March 2024



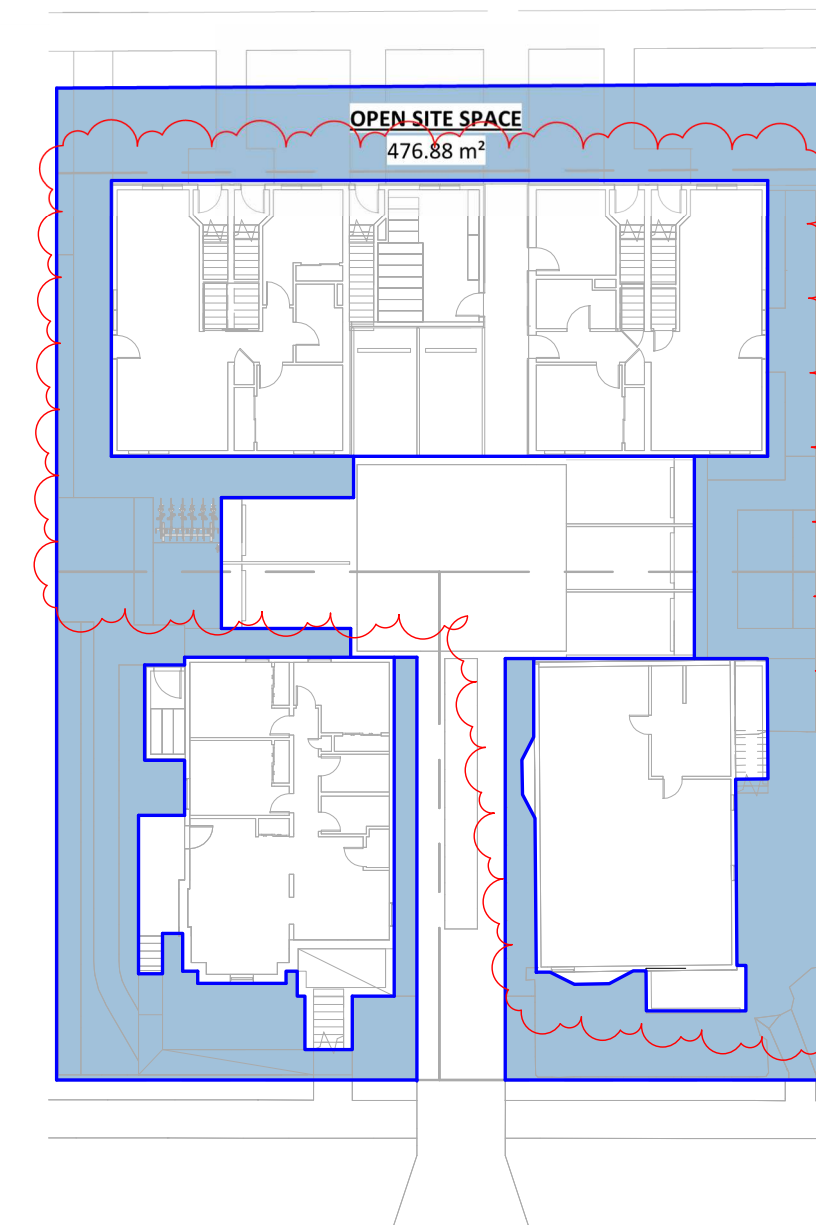
7 3D ISOMETRIC - FROM NORTHWEST



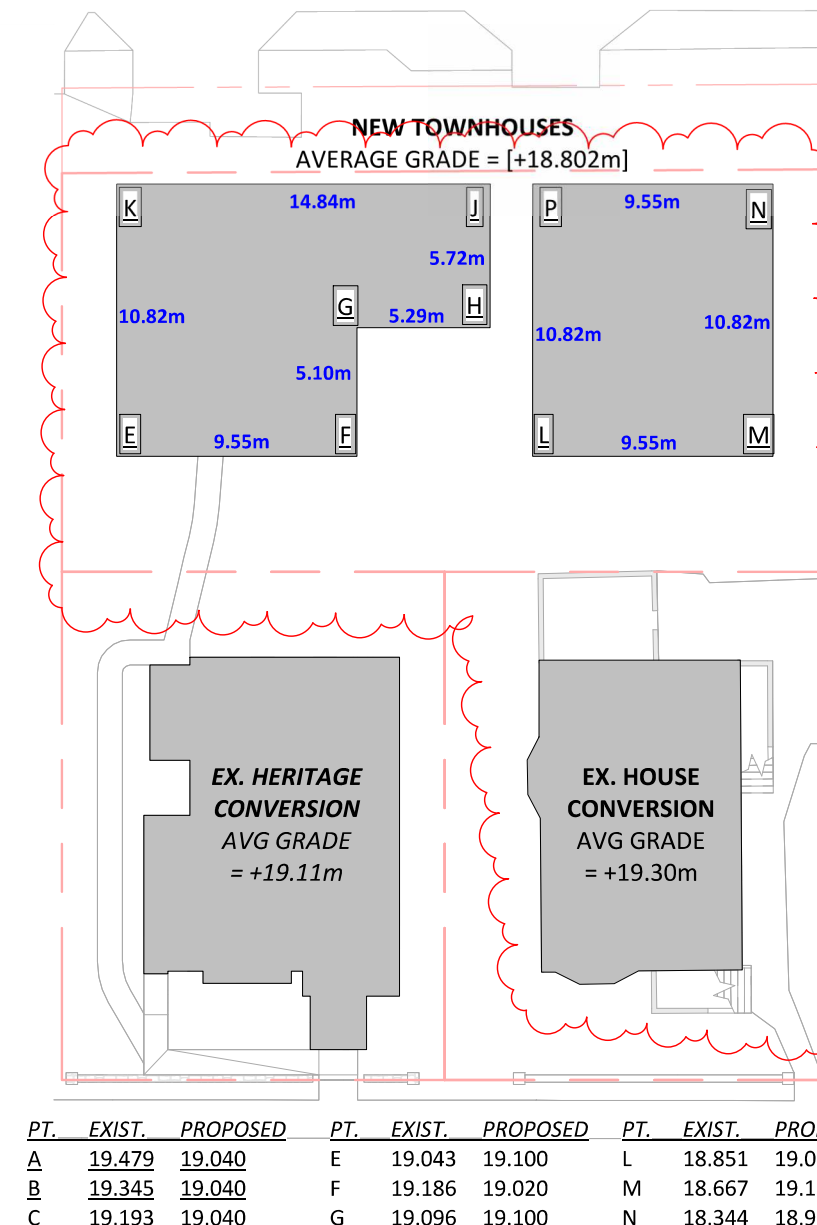
8 3D ISOMETRIC - FROM SOUTHEAST



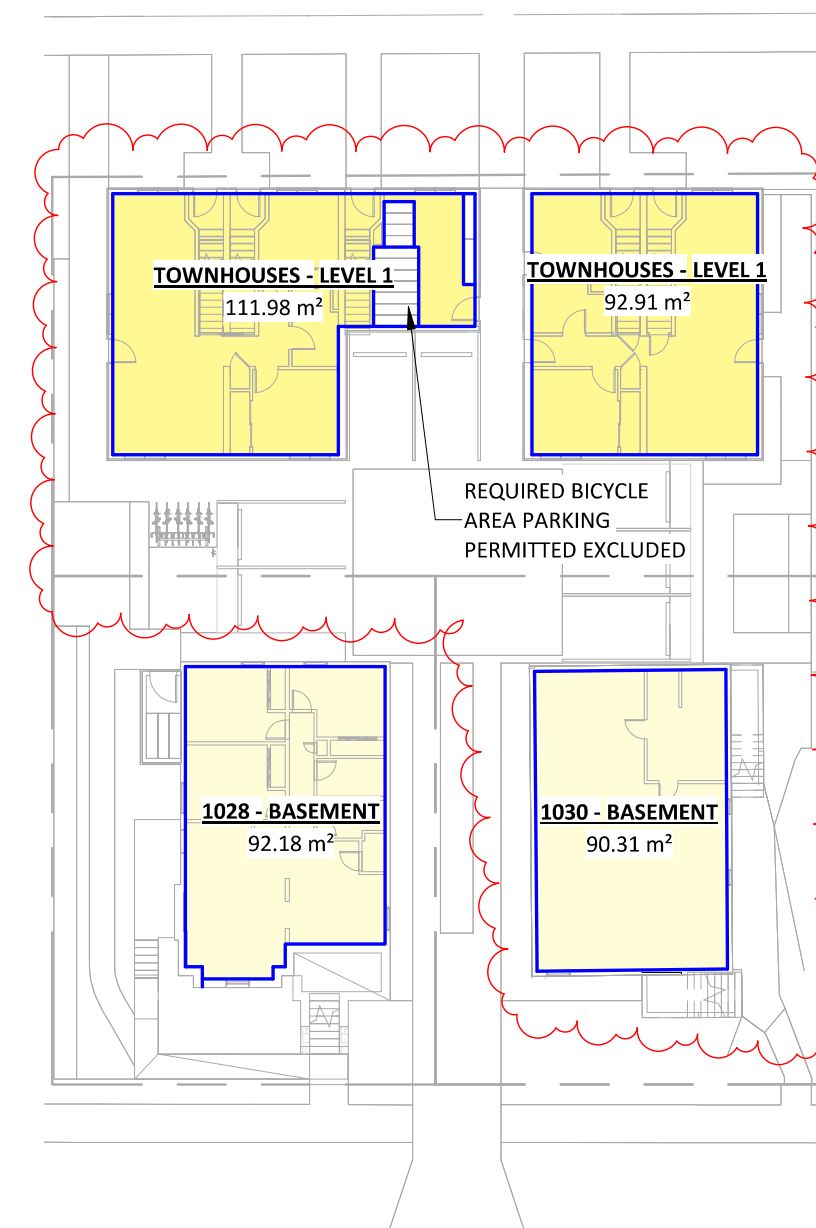
4 AREA - SITE COVERAGE  
A0.02 1:300



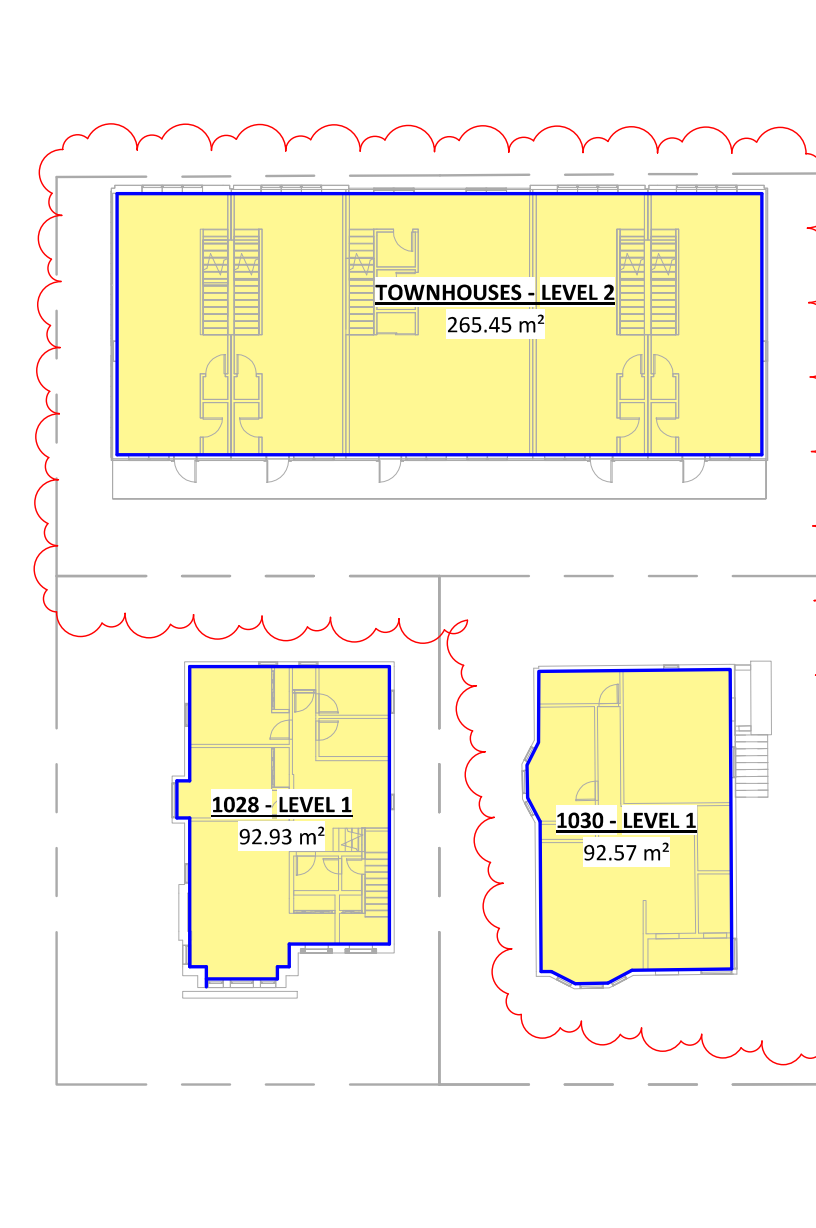
5 AREA - OPEN SITE SPACE  
1:300



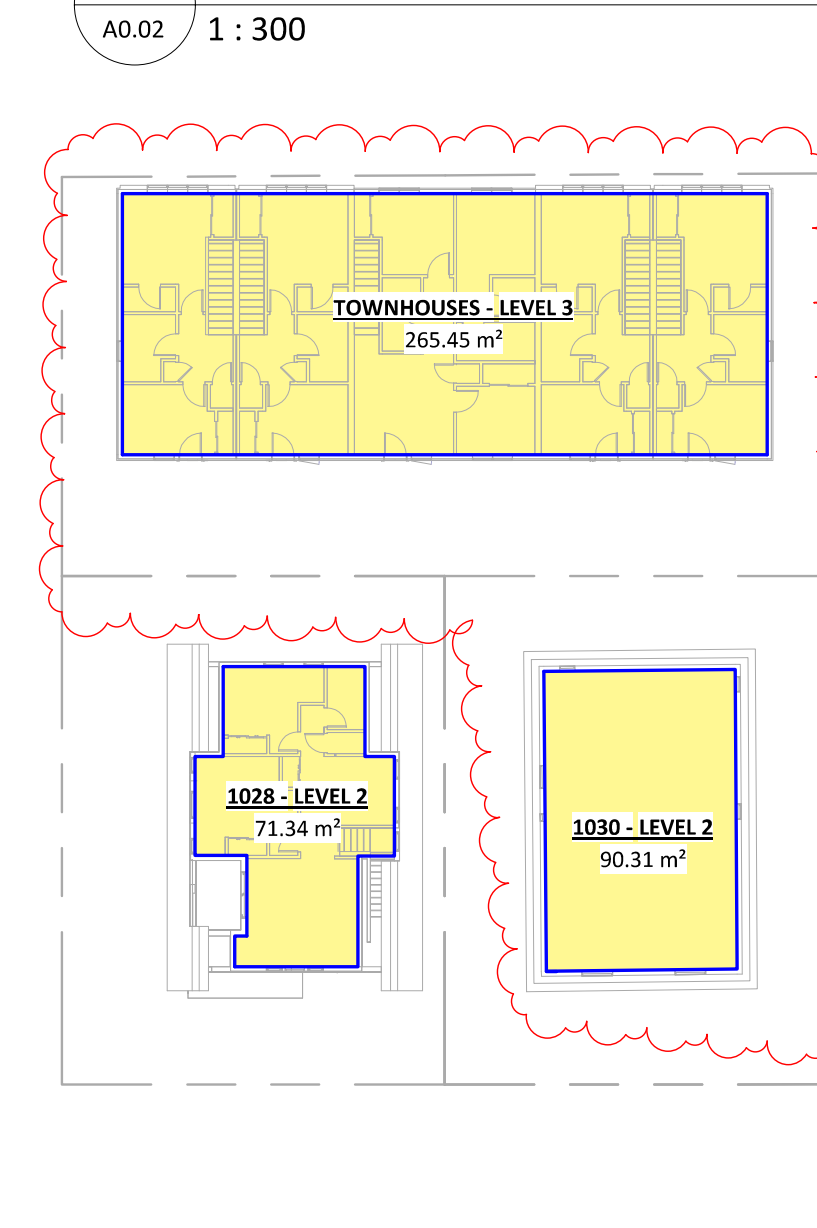
6 GRADE CALCULATION PLAN (BYLAW #80-159)  
A0.02 1:300



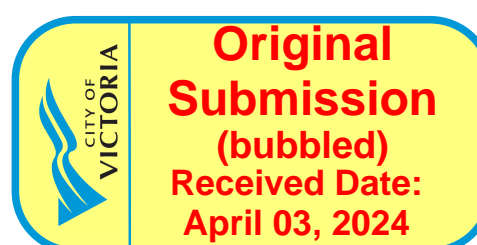
1 ZONING FLOOR AREA - LEVEL 1  
A0.02 1:300



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



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



**OWNER** BOWCEY CONSTRUCTION LTD. INFO@BOWCEY.CA 250-588-0094 CONTACT: CHRIS LACEY

**ARCHITECTURAL** CHRISTINE LINTOTT ARCHITECTS INC. #250 - 2590 DOUGLAS AVE VICTORIA, BC V8T 1M5 250-384-1969 CONTACT: TIM KINDRAT

**SURVEY** POWELL & ASSOCIATES #250 - 2590 DOUGLAS ST VICTORIA, BC V8T 4N4

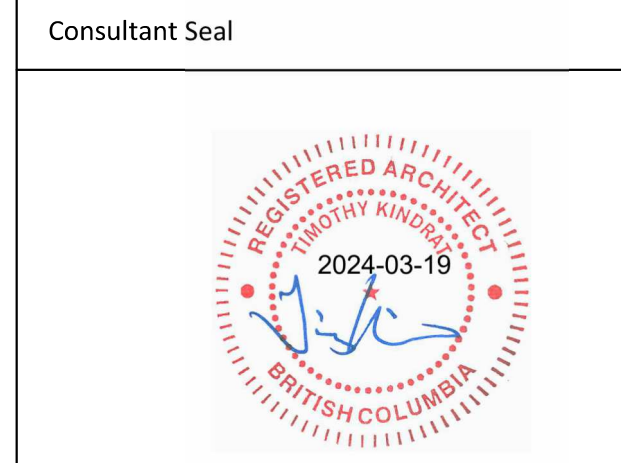
**ARBORIST** D CLARK ARBORICULTURE 2741 THE RISE VICTORIA, BC V8T 3T4 250-208-1568 CONTACT: MICHE HACEY

**CIVIL** KYLE ENGINEERING SUITE 1 - 40 CADILLAC AVE VICTORIA, BC V8Z 1T2 250-475-6906 CONTACT: EDWARD KYLE

Christine Lintott Architects Inc.  
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
 Telephone: 250.384.1969  
 www.lintottarchitect.ca

Issue Date  
 CALUC PRELIM. COMMENT 15-SEP-2023  
 REZONING & DEVELOPMENT PERMIT W/VARIANCE 19-MAR-2024

Revision No. Description Date  
 1 CHANGES SINCE CALUC 2024-03-19



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

COVER

Date 2024-03-20 10:33:51 AM  
 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	3.8.3.2.																																																		
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-																																																		
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	DIV. A - 1.3.2., 1.3.3., 1.3.4.																																																		
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 (TBC) BAY ST (NEW) PROPOSED</th> <th colspan="2">OCCUPANCY</th> <th colspan="2">OCCUPANTS</th> </tr> <tr> <th>UNITS</th> <th>PER UNIT</th> <th>UNITS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>DWELLING, ADU (18R)</td> <td>1</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>DWELLING, ADU (28R)</td> <td>1</td> <td>4</td> <td>4</td> <td>16</td> </tr> <tr> <td>TOWNHOUSE (28R)</td> <td>4</td> <td>4</td> <td>16</td> <td>64</td> </tr> <tr> <td>TOWNHOUSE (38R)</td> <td>1</td> <td>6</td> <td>6</td> <td>36</td> </tr> <tr> <td></td> <td>7</td> <td></td> <td>28</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>1030 EMPRESS (EXISTING)</th> <th>DWELLING (0-18R)</th> <th>UNITS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td></td> <td>4</td> <td>2</td> <td>8</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>1028 EMPRESS (EXISTING)</th> <th>DWELLING (38R)</th> <th>UNITS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td></td> <td>2</td> <td>4</td> <td>8</td> </tr> </tbody> </table>	BUILDING (TBC) BAY ST (NEW) PROPOSED	OCCUPANCY		OCCUPANTS		UNITS	PER UNIT	UNITS	OCCUPANTS	DWELLING, ADU (18R)	1	2	2	4	DWELLING, ADU (28R)	1	4	4	16	TOWNHOUSE (28R)	4	4	16	64	TOWNHOUSE (38R)	1	6	6	36		7		28		1030 EMPRESS (EXISTING)	DWELLING (0-18R)	UNITS	OCCUPANTS		4	2	8	1028 EMPRESS (EXISTING)	DWELLING (38R)	UNITS	OCCUPANTS		2	4	8	9.9.1.3.
BUILDING (TBC) BAY ST (NEW) PROPOSED	OCCUPANCY			OCCUPANTS																																																	
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DWELLING, ADU (18R)	1	2	2	4																																																	
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1028 EMPRESS (EXISTING)	DWELLING (38R)	UNITS	OCCUPANTS																																																		
	2	4	8																																																		
1-8	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> ≤ 600 REQUIRED <input checked="" type="checkbox"/> 108.68 1028 (EX.) <input checked="" type="checkbox"/> 100.58 1030 (EX.) <input checked="" type="checkbox"/> 281.95 NEW	DIV. 1.3.3.3., 1.4.1.2.																																																		
1-9	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> +19.11 1028 (EX.) <input checked="" type="checkbox"/> +19.04 1030 (EX.) <input checked="" type="checkbox"/> +19.10 NEW	1.4.1.2.																																																		
1-10	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> ≤ 3 REQUIRED <input checked="" type="checkbox"/> 2 1028 (EX.) <input checked="" type="checkbox"/> 2 1030 (EX.) <input checked="" type="checkbox"/> 3 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	<input checked="" type="checkbox"/> 1 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): <input checked="" type="checkbox"/> 3/4 FLOORS <input checked="" 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. 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	<input checked="" type="checkbox"/> APPLICATION (3.8.2.) FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; <input checked="" type="checkbox"/> DESIGN (3.8.3.) TOWNHOUSE UNITS EXEMPT; TWO (2) FIRST STOREY AT GRADE UNITS PROPOSED TO BE ADAPTABLE, BUT NOT REQUIRED BY CODE OR BYLAW <input type="checkbox"/> ALTERATIONS (3.8.4.) <input type="checkbox"/> ADAPTABLE DWELLING UNITS (3.8.5.)	9.5.2.1.-3., 3.8.1.1., 3.8.2.1.(1)(A)
2-2	ENTRANCES & POWER DOOR OPERATORS	ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.2. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A FIRST STOREY COMMON BIKE ROOM AND ADAPTABLE DWELLING UNIT ENTRANCES TO BE ACCESSIBLE <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.2. & 3.8.2.7.
2-3	AREAS REQUIRING ACCESS	ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ACCESS NOT REQUIRED TO SERVICE JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS. <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ELEC. ROOM EXEMPT 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. <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A TOWNHOUSE UPPER FLOORS EXEMPT ACCESS NOT REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR PLAN TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT. <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A FIRST STOREY A.D.U.S. NOT REQUIRED BUT COMPLIANT	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. PATH OF TRAVEL FROM BAY TO PARKING, RECYCLING AREA, AND ADAPTABLE ENTRIES	3.8.2.5.
2-5	CONTROLS AND OUTLETS	CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A LOCATED 800 - 1,200 mm ABOVE FLOOR. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ONE-HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.6., 3.8.3.8.
2-6	PLUMBING FACILITIES	AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.8.(3)
2-7	SIGNS AND INDICATORS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NOT REQUIRED GIVEN DWELLING USE & DESIGN, ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS	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 DWELLINGS ONLY	3.8.2.11.
2-9	TELEPHONES (FOR PUBLIC USE)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A DWELLINGS ONLY	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 CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	ACCESSIBLE APPLICATION: INT. ACCESSIBLE ROUTES 3.8.3.2. EXT. ACCESSIBLE ROUTES 3.8.3.3. (6.8.2.1) PASSENGER PICK-UP AREAS 3.8.3.4. N/A RAMP(S) 3.8.3.5. N/A DOORS AND DOORWAYS 3.8.3.6. N/A ELEVATORS & LIFTS 3.8.3.7. N/A OPERATING CONTROLS 3.8.3.8. N/A SIGNAGE 3.8.3.9. N/A DRINKING FOUNTAINS 3.8.3.10. N/A WASHROOM FACILITIES 3.8.3.12.-16. N/A BATHING FACILITIES 3.8.3.17.-18. N/A COMMUNICATION 3.8.3.19. & -21. N/A COUNTERS 3.8.3.20.-21. N/A SPACES IN SEATING AREAS 3.8.3.22.	TABLE. 3.8.3.1.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-12	ACCESSIBLE PATH OF TRAVEL	WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm): <input checked="" type="checkbox"/> ≥ 1,000 REQUIRED <input type="checkbox"/> 1,600 PROPOSED REDUCTION TO ≥ 850 MM FOR LENGTH ≤ 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END. <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A BIE. FIRM, SLIP-RESISTANT SURFACE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A BROOMED CONCRETE NO OPENING PERMITTING PASSAGE OF SPHERE ≥ 13 mm DIAMETER. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A CROSS SLOPE MAXIMUM 1 IN 50 (2%). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A REVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A RAMPS OR SLOPED FLOORS AT LEVEL CHANGES ≥ 13 mm: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A SLOPING ≥ 1/20 (5%) ON DESIGNATED RAMP TO 3.8.3.5. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ALL SLOPES < 5% PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A (UNLIMITED TO 3.8.2.7.)	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS (FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL)	SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A BROOMED CONCRETE WIDTH OF EXTERIOR WALK (mm): <input type="checkbox"/> ≥ 1,600 REQUIRED <input type="checkbox"/> 1,600 PROPOSED AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A DESIGNED IN ACCORDANCE WITH CLAUSE 8.2. OF CSA B651 STANDARD. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED	3.8.3.3. & CSA-B651: 8.2.1
2-14	PASSENGER-LOADING ZONES	WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A WHERE PROVIDED, CURB RAMP TO 3.8.3. OF CSA B651 STANDARD. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A LEVEL AREA W/PAIN WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A COINCIDES WITH EXT. PASSAGEWAY	3.8.3.4.
2-15	RAMP(S)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ALL SLOPES < 5%	3.8.3.5.
2-16	DOORWAYS AND DOORS (IN ACCESSIBLE PATHS OF TRAVEL)	DOOR CLEAR WIDTH (mm): <input type="checkbox"/> ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCE: <input type="checkbox"/> ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A PULL SIDE LATCH SIDE CLEAR WIDTH (mm): <input type="checkbox"/> ≥ 600 REQUIRED <input type="checkbox"/> 600 PROPOSED PUSH LATCH SIDE CLEAR WIDTH (mm): <input type="checkbox"/> ≥ 300 REQUIRED <input type="checkbox"/> 300 PROPOSED VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A FULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 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. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m. <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.3.6.
2-17	APPLICATION (FOR ADAPTABLE DWELLING UNITS)	ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A BIKE ROOM & 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). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ALL NEW DWELLINGS	3.8.5.1., 3.8.5.2.
2-18	BUILDING ACCESS REQUIREMENTS (FOR ADAPTABLE DWELLING UNITS)	COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATH SOF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A BIKE ROOM & REFUSE COMMON CORRIDORS/FLOORS ILLUMINATED TO ≥ 50 LUX. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 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. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm): <input type="checkbox"/> ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN DOOR CLEAR WIDTH (mm): <input type="checkbox"/> ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> 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 3.8.3.6.(A)(1)(S). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.5.4.
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.2.1.(1)(m): <input type="checkbox"/> ≥ 1,000 REQUIRED <input type="checkbox"/> 1,000 PROPOSED	3.8.5.5.
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m): <input type="checkbox"/> ≥ 1.7 x 1.5 REQUIRED <input type="checkbox"/> 1.7 x 1.5 PROPOSED CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm): <input type="checkbox"/> ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED CLEAR OPENING WIDTH, CLOSET (mm): <input type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> 850 PROPOSED	3.8.5.6.
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m): <input type="checkbox"/> ≥ 1.5 x 0.9 REQUIRED <input type="checkbox"/> 1.5 x 0.9 PROPOSED IN ONE BATHROOM, 600-800 mm WALL TO WATER CLOSET CENTRE CLEARANCE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 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: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 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)(F) OR 3.8.3.18.(1)(F). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF BATHUB DESCRIBED BY 3.8.3.18.(1), WITHOUT IMPEDING OTHER ITEMS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(A)(F). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.5.8.
2-24	CONTROLS, SWITCHES AND OUTLETS (FOR ADAPTABLE DWELLING UNITS)	CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.5.9.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-25	CEILING HEIGHTS (mm)	TYPICAL: <input type="checkbox"/> ≥ 2,100 REQUIRED <input type="checkbox"/> ≥ 2,100 PROPOSED STORAGE GARAGES: <input type="checkbox"/> ≥ 2,000 REQUIRED <input type="checkbox"/> ≥ 2,100 PROPOSED	9.5.3.
2-26	HALLWAY WIDTHS (mm)	<input type="checkbox"/> ≥ 860 REQUIRED <input type="checkbox"/> ≥ 860 PROPOSED	9.5.4.1.
2-27	DOORWAY SIZES (mm)	HEIGHT: <input type="checkbox"/> ≥ 1,980 REQUIRED, TYPICAL WIDTH, (NON-ADAPTABLE ENTRY / NON-ADAPTABLE BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS): <input type="checkbox"/> ≥ 810 REQUIRED WIDTH, EXTERIOR BALCONIES: <input type="checkbox"/> ≥ 760 REQUIRED IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS WIDTH, (NON-ADAPTABLE BEDROOM / CLOSET / HALLWAY): <input type="checkbox"/> ≥ 610 REQUIRED	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	DOOR VIEWER OR TRANSPARENT GLAZING: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3.: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.7.3.
3-3	DESIGN AND CONSTRUCTION (OF WINDOWS, DOORS AND SKYLIGHTS)	CONFORM TO "AAMA/WDMA/CSA-1017.5.2/A440-11" (NACS STANDARD) AND "A4493-2017" (CANADIAN SUPPLEMENT). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING (DWELLING UNIT) DOORS	WHERE WOOD, ≥ 45mm THICK, SOLID OR 19mm STILE-AND-RAIL TYPE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A 5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.(2). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A HINGE FASTENING CONFORMING TO 9.7.5.2.(6). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR (RESIDENTIAL) WINDOWS	WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-1017.5.2/A440-11" (NACS STANDARD). <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.7.5.3.

Building Code Analysis - Stairs, Ramps, Handrails and Guards

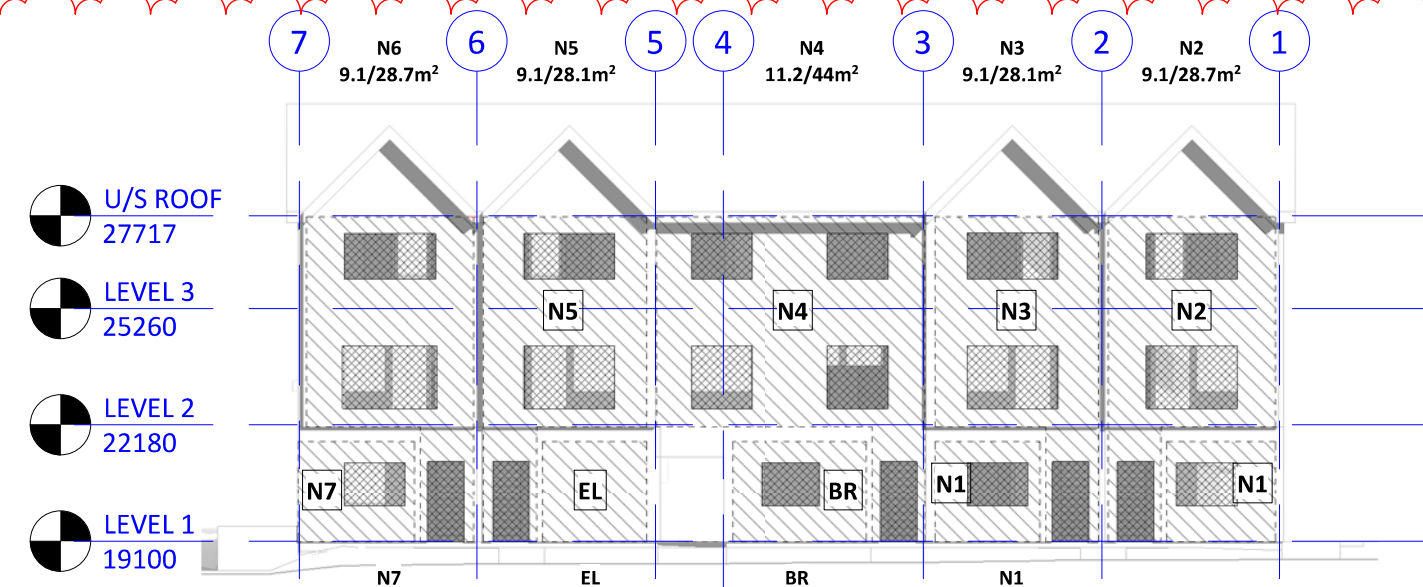
4 - STAIRS, RAMPS, HANDRAILS AND GUARDS		9.8.	
NO.	ITEM	DESCRIPTION	REFERENCES
4-1	STAIR WIDTH (mm)	EXIT STAIRS SERVING A SINGLE DWELLING UNIT: <input type="checkbox"/> ≥ 860 REQUIRED	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	TYPICAL: <input type="checkbox"/> ≥ 2050 REQUIRED	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	RISE, PRIVATE STAIR: <input type="checkbox"/> 125 - 200 REQUIRED <input type="checkbox"/> 255 - 355 REQUIRED RUN, PRIVATE STAIR: <input type="checkbox"/> 6 - 14 REQUIRED <input type="checkbox"/> ≥ 3 PERMITTED	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	TYPICAL RADIUS: <input type="checkbox"/> 6 - 14 REQUIRED <input type="checkbox"/> ≥ 3 PERMITTED	9.8.4.8.
4-5	TACTILE WARNING STRIPS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A PRIVATE DWELLING STAIRS EXEMPT	9.8.6.5., 3.8.3.9.(3)
4-6	RAMPS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.8.5.
4-7	LANDINGS (mm)	WIDTH, PRIVATE STAIR: <input type="checkbox"/> ≥ 860 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED LENGTH, PRIVATE STAIR: <input type="checkbox"/> ≥ 860 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	NO. SIDES, INT. STAIRS: <input type="checkbox"/> ≥ 1 REQUIRED <input type="checkbox"/> ≥ 1 REQUIRED NO. SIDES, EXT. STAIRS: <input type="checkbox"/> ≥ 1 REQUIRED <input type="checkbox"/> ≥ 1 REQUIRED CONTINUITY ON ONE SIDE, THROUGH LANDINGS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A HEIGHT (mm): <input type="checkbox"/> 865 - 1,070 REQUIRED <input type="checkbox"/> 865 - 1,070 PROPOSED CLEARANCE TO WALL BEHIND (mm): <input type="checkbox"/> ≥ 50 TYPICAL <input type="checkbox"/> ≥ 60 ROUGH SURFACE PROJECTION INTO REQUIRED WIDTH (mm): <input type="checkbox"/> ≤ 100 REQUIRED	9.8.7.
4-9	GUARDS	AT ELEVATION CHANGES ≥ 600 mm, OR ADJACENT SURFACE WITHIN 1.2m, SLOPES ≥ 1 IN 2: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A RESISTANCE TO LOADING PER TABLE 9.8.8.2.: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A HEIGHT, WITHIN OR SERVING ONLY ONE DWELLING UNIT (mm): <input type="checkbox"/> ≥ 900 REQUIRED MAXIMUM OPENING (mm): <input type="checkbox"/> ≤ 100 REQUIRED NON-CUMULATIVE FROM 140-900mm, WHERE FALL ≥ 4.2 m: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.8.8.

Building Code Analysis - Means of Egress

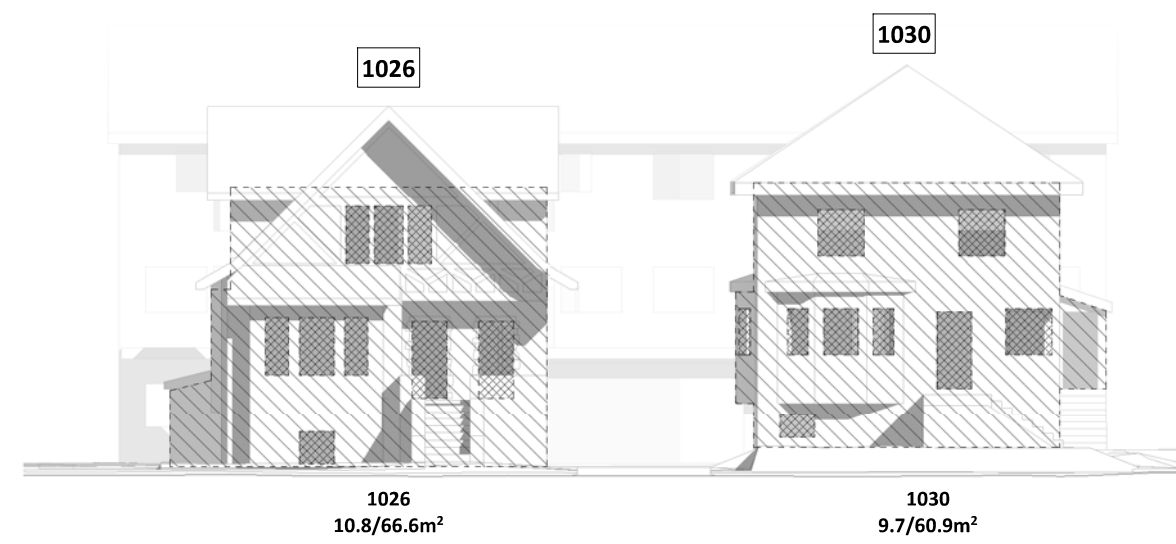
5 - MEANS OF EGRESS		9.9.	
NO.	ITEM	DESCRIPTION	REFERENCES
5-1	EXIT WIDTH (mm)	<input type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A EXCEPT DOORS & CORRIDORS	9.9.3.2.
5-2	WIDTH OF CORRIDORS (mm)	<input type="checkbox"/> ≥ 1100 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.3.3.
5-3			

Building Code Analysis - Spatial Separations

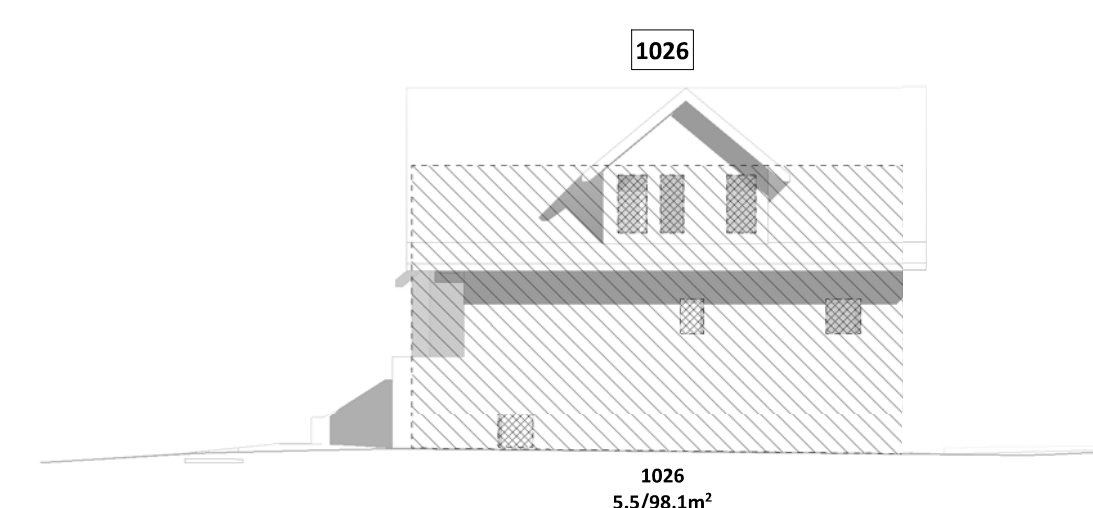
6 - SPATIAL SEPARATIONS									
NO.	ANALYSIS BY FIRE COMPARTMENT	WALL AREA (m <sup>2</sup> )	LIMITING DIST. (m)	MAX. OPEN (%)	PROPOSED OPEN (%)	F.R. (HR.)	WALL NON-COMBUST.	CLADDING NON-COMB.	REFERENCE
PROPOSED TOWNHOUSE (2 DWELLING UNITS)									
9.10.14.4.									
6-1	NORTH - BAY STREET (6/A0.02)								
N1	15.3	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 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	Y	Y		
1030 EMPRESS - EXISTING HOUSE CONVERSION (4 DWELLING UNITS)									
*NORTH & WEST U.P.O.S. m <sup>2</sup> = 1107									
9.10.14.4 (1)(C)									
6-2	SOUTH - TO EMPRESS (5/A0.04)	60.9	14.29	100	15.9	EX	(EXISTING)	(EXISTING)	
WEST - TO LOT LINE (11/A0.04)	96.7	2.317*	10.4%	4.2	EX	(EXISTING)	(EXISTING)	(EXISTING)	
NORTH - TO N. BLDG. (9/A0.04)	61.3	2.251*	10.3%	4.6	EX	(EXISTING)	(EXISTING)	(EXISTING)	
EAST - TO E. BLDG. (7/A0.04)	91.6	3.39	15.3	5.9	EX	(EXISTING)	(EXISTING)	(EXISTING)	
1026 EMPRESS - EXISTING HERITAGE CONVERSION (3 DWELLING UNITS; BPO58143)									
*NORTH & EAST U.P.O.S. m <sup>2</sup> = 1107									
9.10.14.4 (1)(C)									
6-3	SOUTH - TO EMPRESS (5/A0.04)	66.6	12.8	100	16.2	EX	(HERITAGE)	(HERITAGE)	
WEST - TO LOT LINE (6/A0.04)	96.8	3.59	15.8	11.6	EX	(HERITAGE)	(HERITAGE)	(HERITAGE)	
NORTH - TO N. BLDG. (9/A0.04)	67.2	2.238*	8.4%	6.8	EX	(HERITAGE)	(HERITAGE)	(HERITAGE)	
EAST - TO E. BLDG. (10/A0.04)	98.1	2.236*	5.7%	5.6	EX	(HERITAGE)	(HERITAGE)	(HERITAGE)	



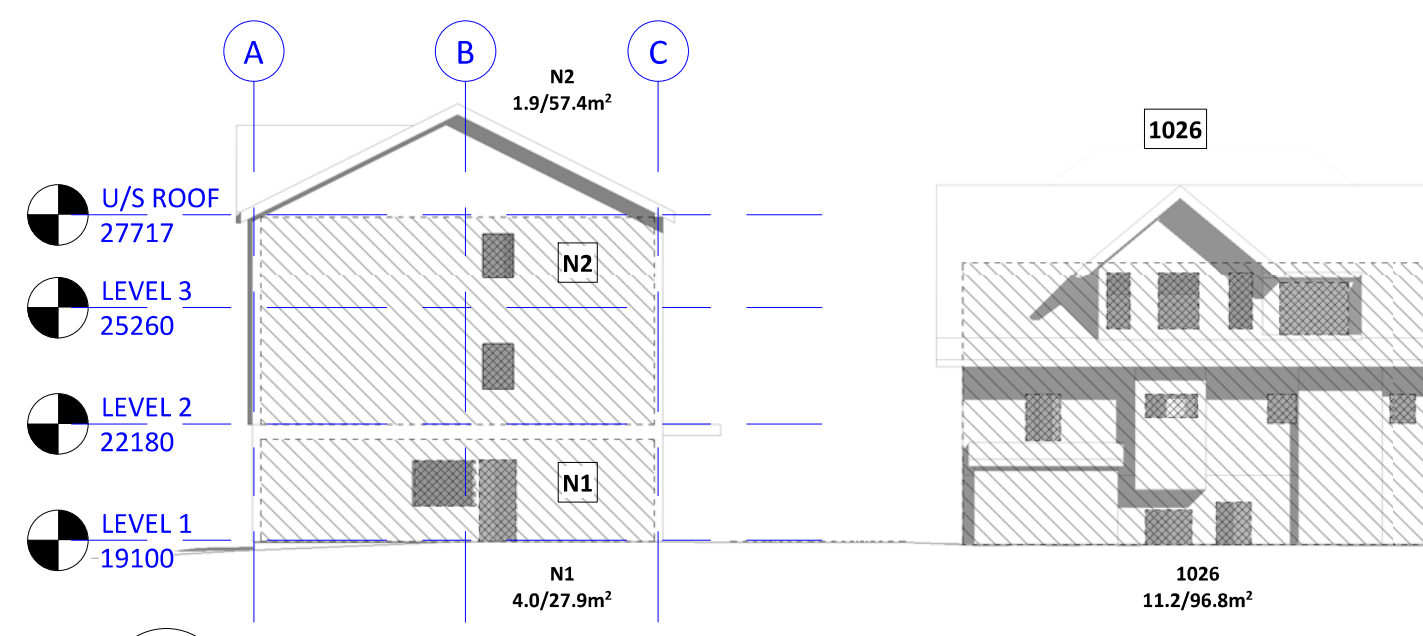
4 SPATIAL SEPARATIONS - NORTH ELEVATION (BAY STREET)  
A0.02 1 : 200



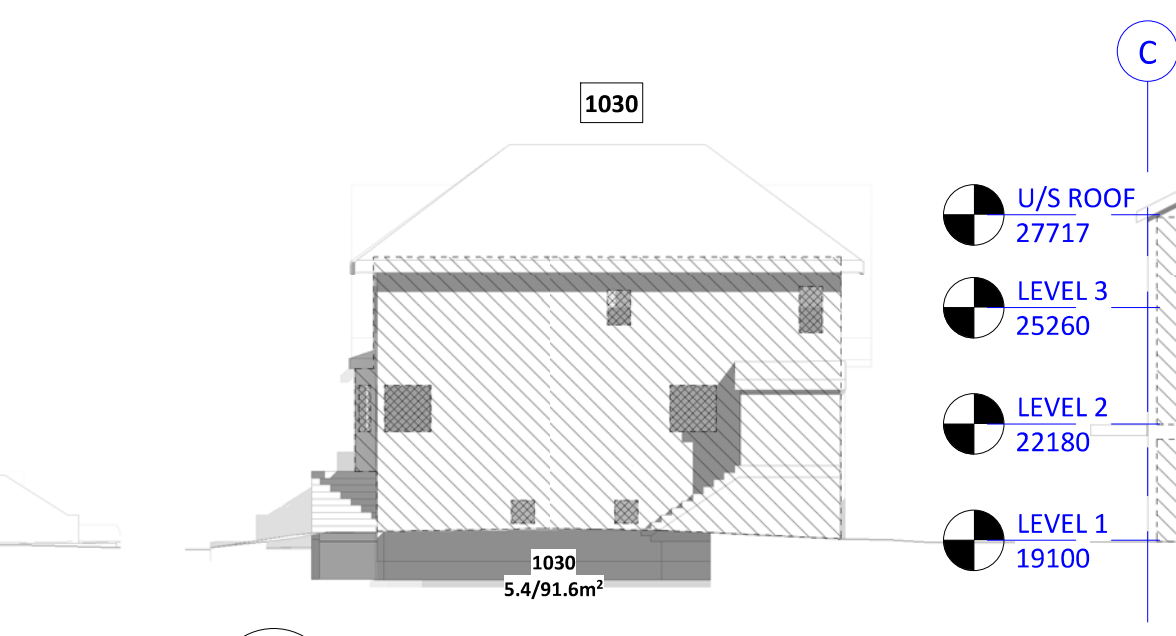
5 SPATIAL SEPARATIONS - SOUTH ELEVATION (EMPRESS AVE)  
A0.02 1 : 200



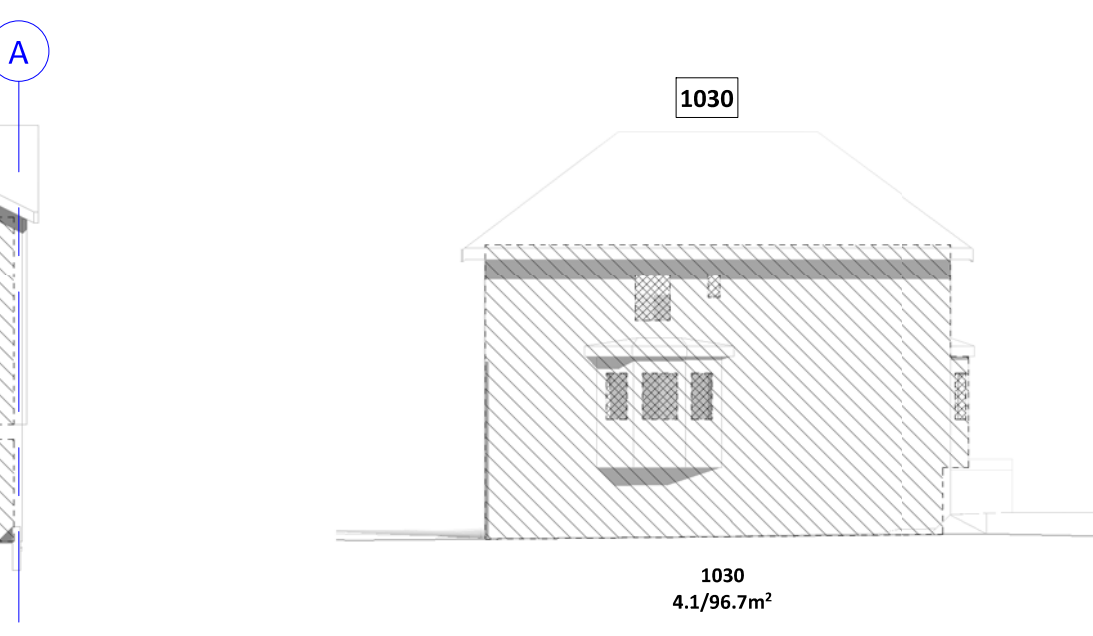
10 SPATIAL SEPARATIONS - EAST ELEVATION OF EX. HERITAGE BLDG. (1026)  
A0.02 1 : 200



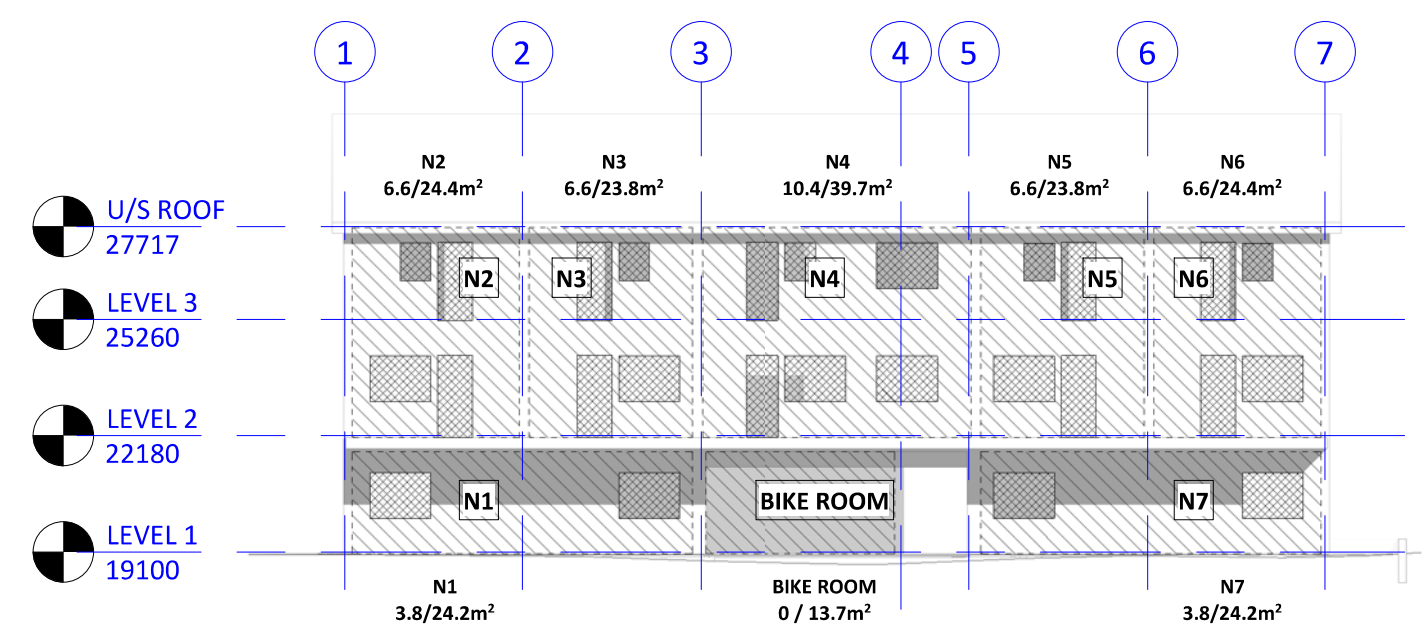
6 SPATIAL SEPARATIONS - WEST ELEVATION  
A0.02 1 : 200



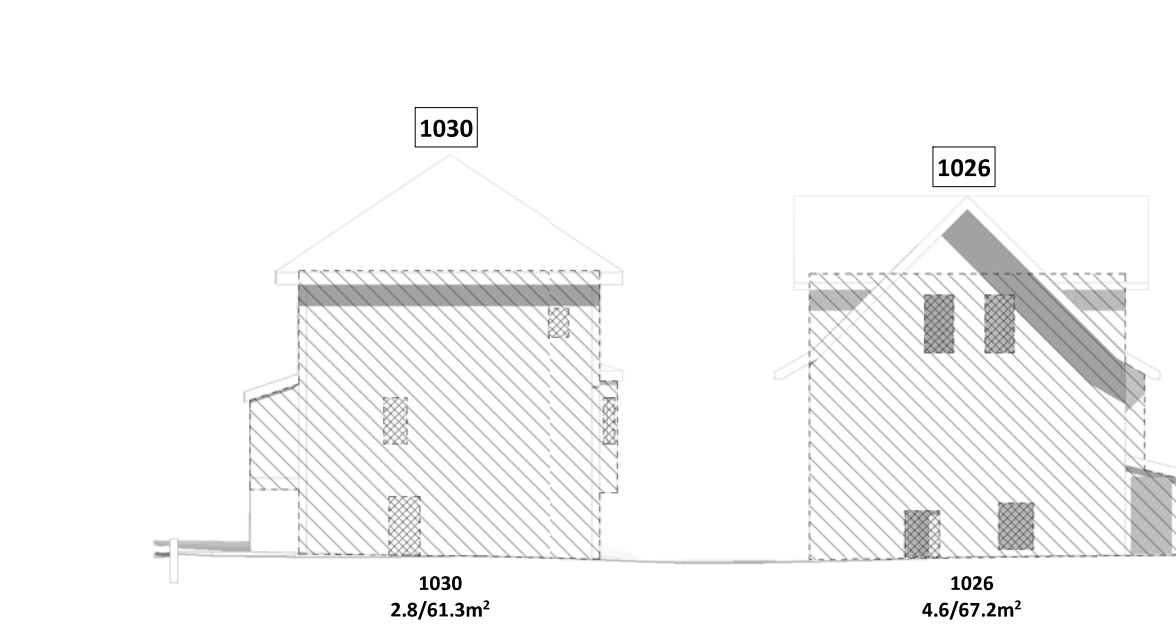
7 SPATIAL SEPARATIONS - EAST ELEVATION  
A0.02 1 : 200



11 SPATIAL SEPARATIONS - WEST ELEVATION OF EX. HC BLDG. (1030)  
A0.02 1 : 200

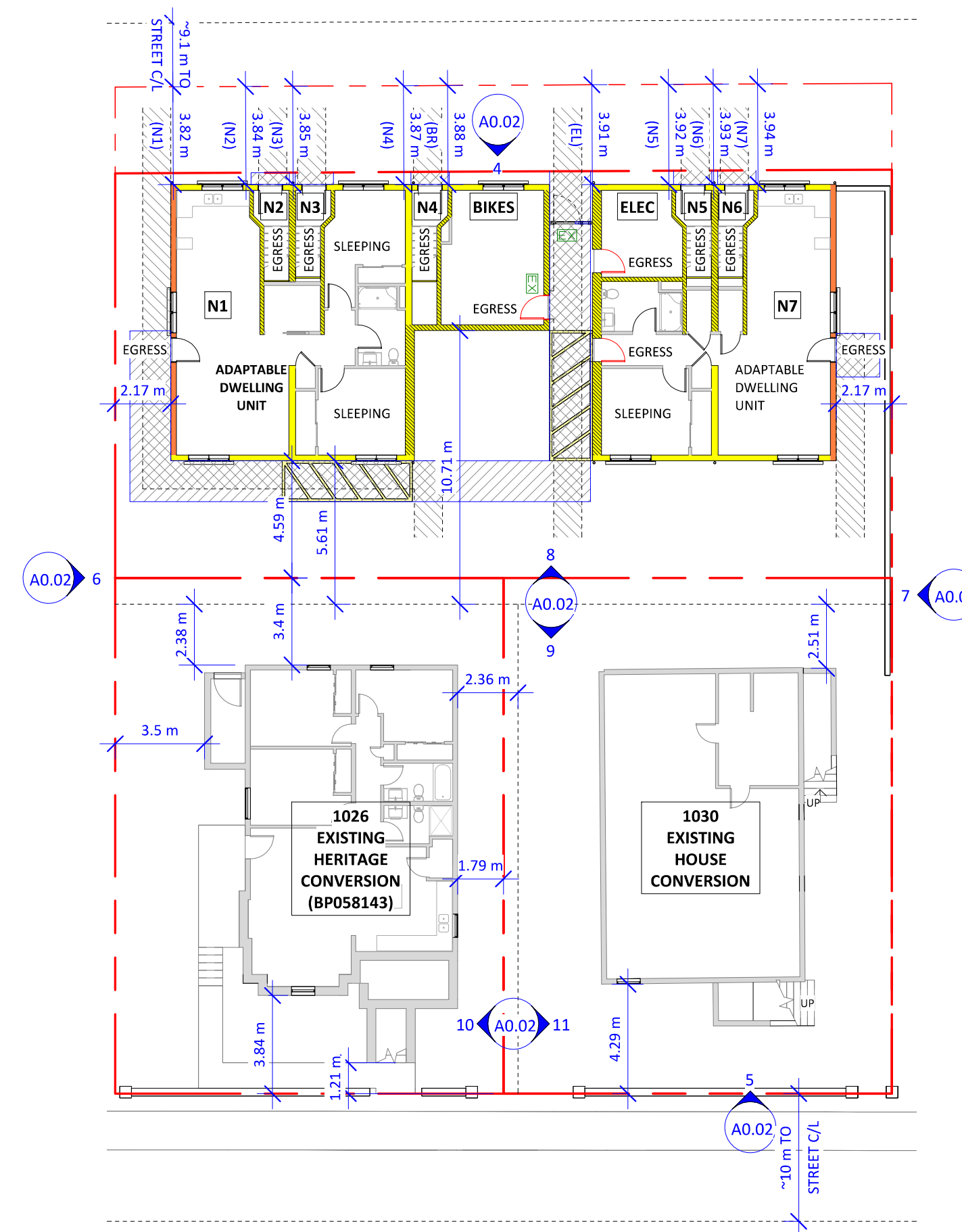
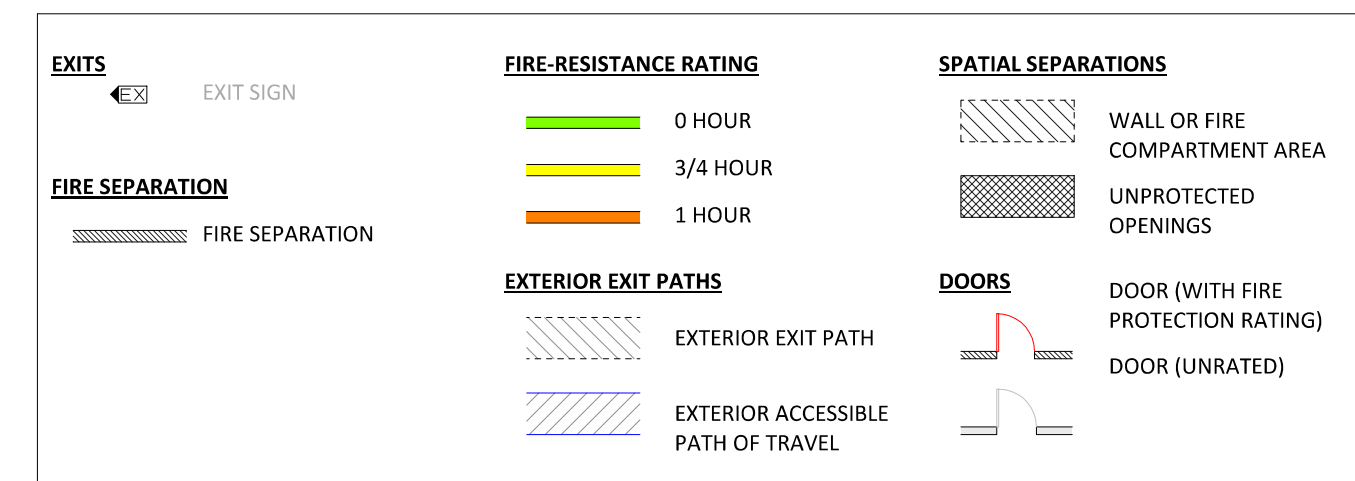


8 SPATIAL SEPARATIONS - SOUTH ELEVATION OF NORTH BLDG.  
A0.02 1 : 200

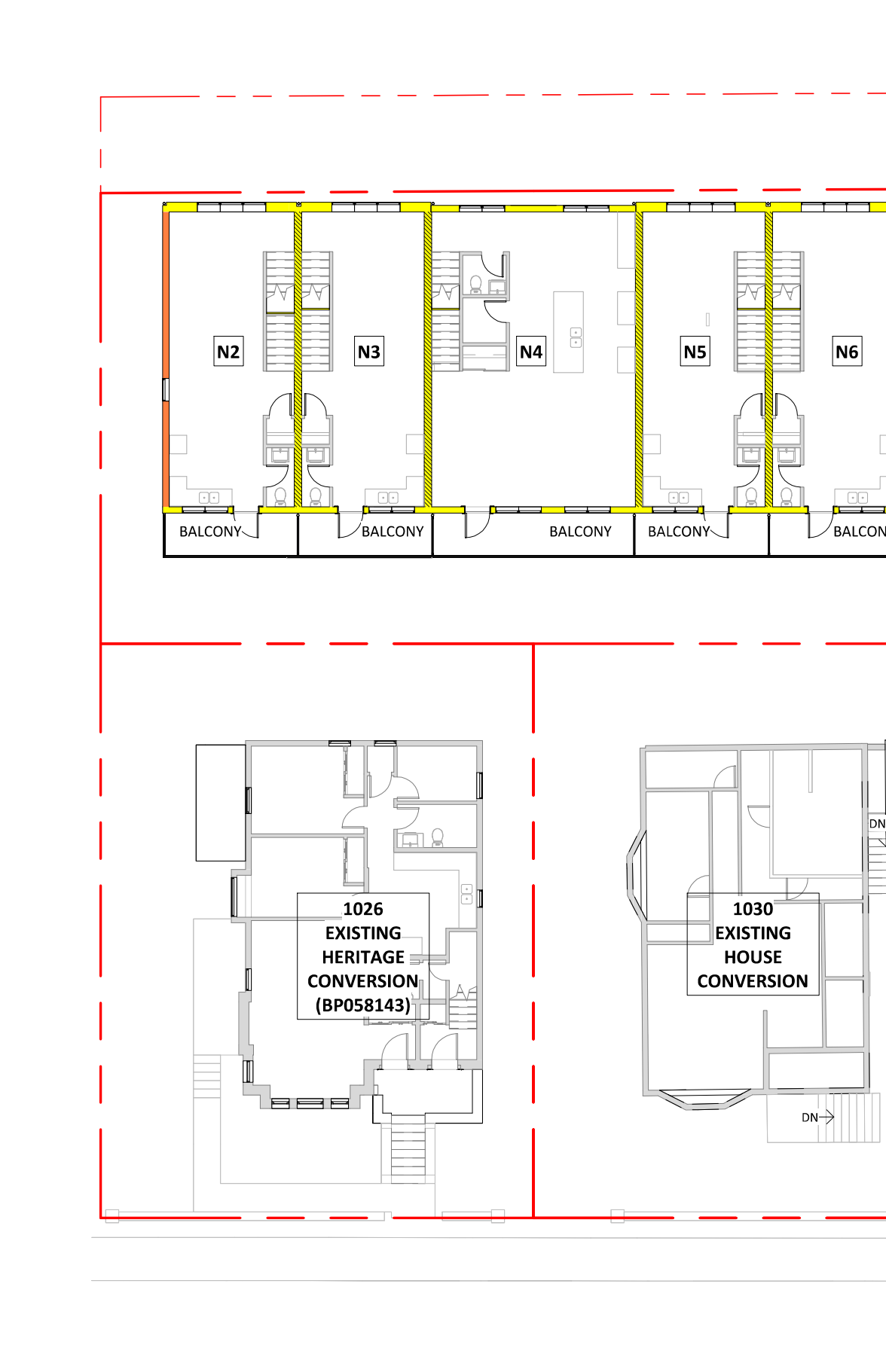


9 SPATIAL SEPARATIONS - NORTH ELEVATIONS OF EX. BLDGS. (1026 & 1030)  
A0.02 1 : 200

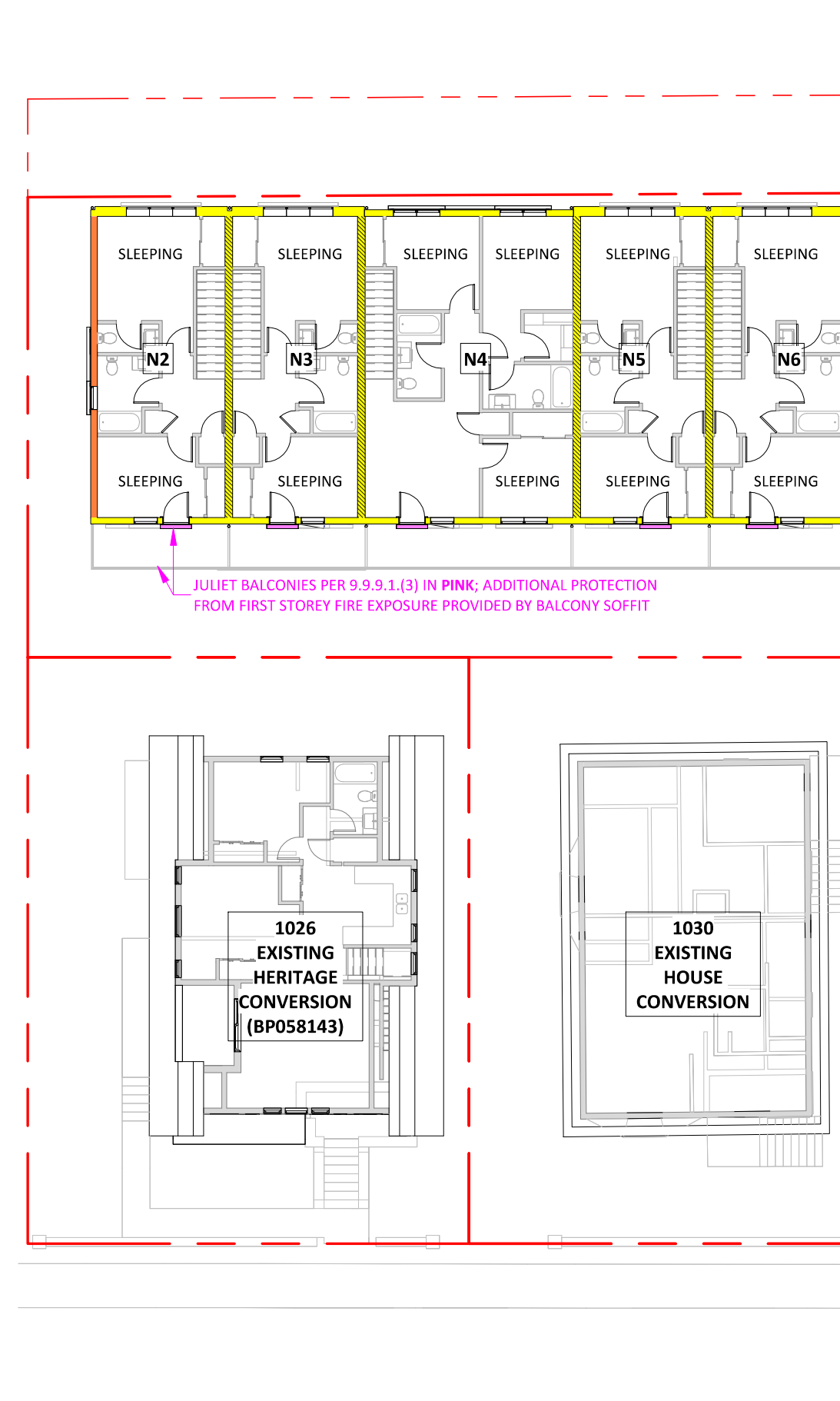
Code Compliance Drawing Legend



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1  
A0.02 1 : 200

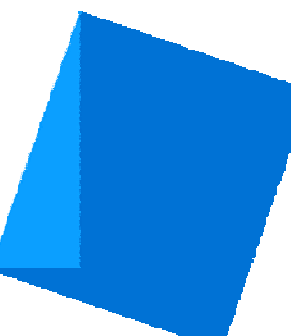


2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2  
A0.02 1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3  
A0.02 1 : 200

Christine Lintott Architects Inc.



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Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023  
REZONING & DEVELOPMENT 19-MAR-2024  
PERMIT W/VARIANCE

Revision

No. Description Date  
1 CHANGES SINCE CALUC 2024-03-19

Consultant Seal



Empress Townhouses

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

BUILDING CODE ANALYSIS

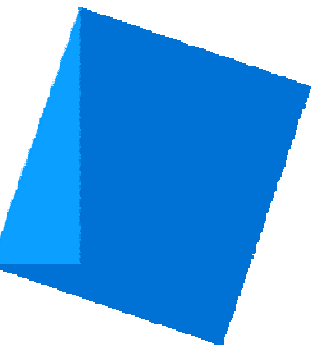
Date 2024-03-20 10:34:11 AM

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

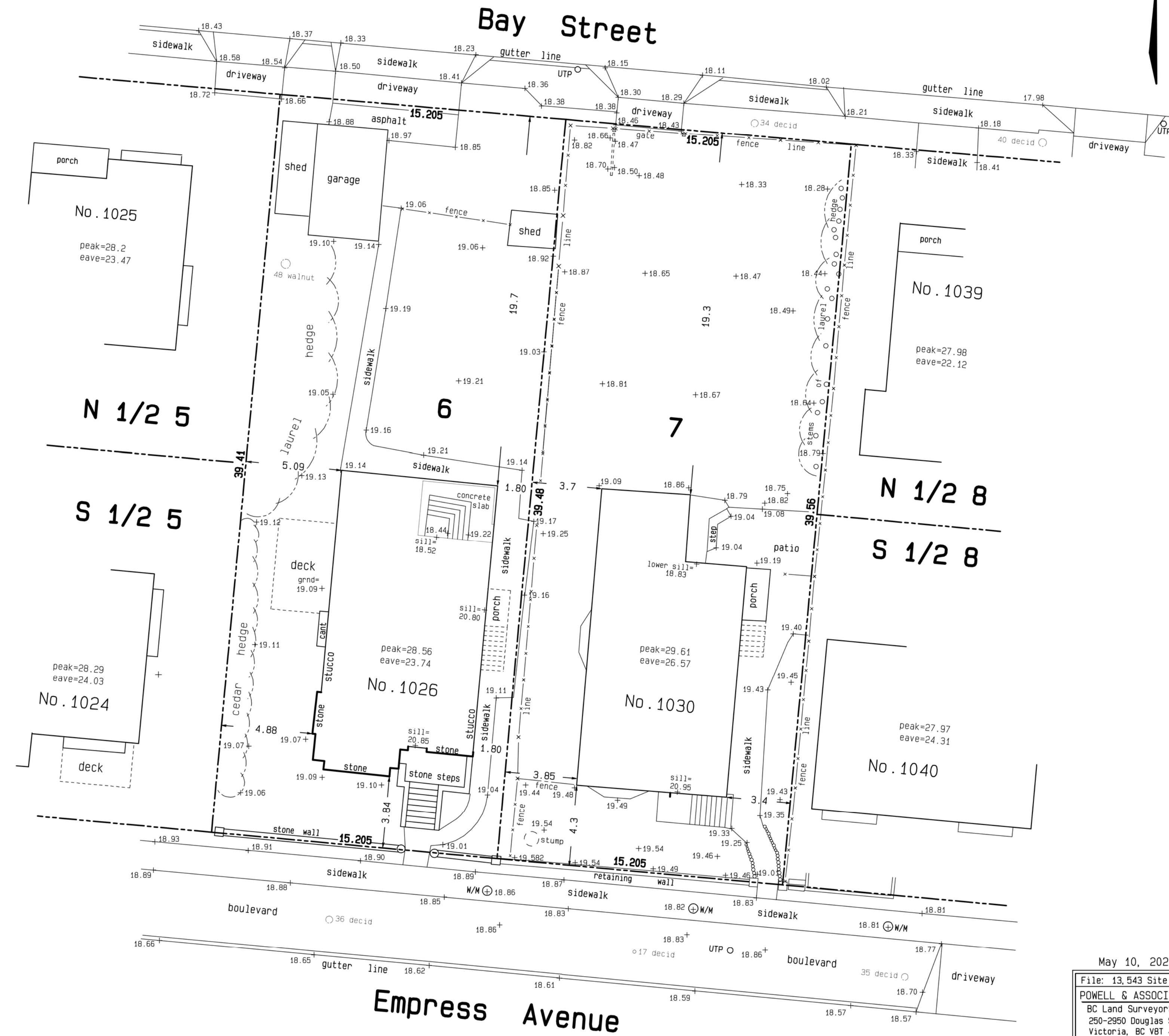
The following non-financial charges are shown on the current titles which may affect the properties - RC 2054186 and RC 563786

Scale - 1 : 150  
Distances are in metres

Geodetic elevations shown + (in METRES)

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

UTP denotes utility pole  
W/M denotes water meter



May 10, 2022  
File: 13\_543 Site (26)  
PONELL & 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

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 2024-03-20 10:34:19 AM

Drawn by SURVEYOR

Checked by -

A1.00

Project # 23-24 Scale



Rezoning - Project Information Table

ZONING DISTRICT	CURRENT ZONING	1028 - EXISTING CONVERSION (RETAIN)	1030 - EXISTING MULTIFAMILY (RETAIN)	PROPOSED NEW TOWNHOUSES	PROPOSED (COMBINED LOTS)
	R-2 TWO-FAMILY	R-2 TWO-FAMILY	R-2 TWO-FAMILY	NEW (REZONING)	NEW (REZONING)
SITE AREA (m <sup>2</sup> )	≥ 555	599.8	600.9	1,200.7	1,200.7
TOTAL FLOOR AREA (m <sup>2</sup> ) INCL. EXEMPT	≤ 380	256.45	273.19	735.24	1,265.4
FLOOR AREA (EXCLUDING BSMT) (m <sup>2</sup> )	≤ 280	164.27	182.88	735.24	1,082.9
FLOOR SPACE RATIO	≤ 0.5	0.274	0.304	0.612	0.902
SITE COVERAGE (%)	≤ 40	26.28	18.87	23.5	43.9
OPEN SITE SPACE (%)	≥ 30	78.3	80.9	-	39.7
REAR YARD OPEN SITE SPACE (%)	≥ 33	-	-	N/A	N/A
HEIGHT OF BUILDING (m)	≤ 7.6	8.2	8.85	10.33	10.33
NUMBER OF STOREYS	2	2	2	3	UP TO 3
PARKING STALLS ON SITE	≥ 2	2	UNMARKED	7	7 TOTAL
BUILDING SETBACKS (m)	≥ 7.5 OR AVG ABUTTING	3.84	4.29	3.88 (0.345 AFTER DED.)	-
FRONT STEP PROJECTION	≥ 3.5	2.63	1.63	-	-
FRONT PORCH PROJECTION	≥ 3.5	0.51	1.63	-	-
BAY WINDOW PROJECTION	≥ 0.6	-	0.51	-	-
REAR YARD	10.7 OR 35% (12.01)	22.65	19.31	24.78	-
SIDE YARD - WEST	1.5 OR 10% 1 SIDE ± 3.0	3.50	3.74	2.17	-
SIDE YARD - EAST	1.5 OR 10% 1 SIDE ± 3.0	1.79	3.39	2.17	-
COMBINED SIDE YARDS	≥ 4.5	5.29	7.13	4.34	-
EAVE PROJECTION	≤ 0.75	≤ 0.92	≤ 0.92	≤ 0.6	-
RESIDENTIAL USE DETAILS	TOTAL NUMBER OF UNITS	3	4	7	14
UNIT TYPE	TWO-FAMILY	1@2BR, 2@2BR	1@0BR, 3@1BR	1@0BR, 5@2BR, 1@3BR	1@0BR, 4@1BR, 7@2BR, 2@3BR
MINIMUM UNIT AREA (m <sup>2</sup> )	≥ 46	85.5	68.3	105.03	90.35
TOTAL RESIDENTIAL AREA (m <sup>2</sup> )	≤ 380	256.5	273.2	735.2	1,244.0

**OFFICIAL COMMUNITY PLAN DESIGNATION:** NORTH PARK - URBAN RESIDENTIAL

\*URBAN RESIDENTIAL CONSISTS PRIMARILY OF MULTI-UNIT RESIDENTIAL IN A WIDE RANGE OF DETACHED AND ATTACHED BUILDING FORMS, INCLUDING TOWNHOUSES AND ROW-HOUSES, LOW AND MID-RISE APARTMENTS, WITH A RESIDENTIAL CHARACTER PUBLIC REALM FEATURING LANDSCAPING AND STREET TREE PLANTING, AND MIXED-USES LOCATED ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS.\*

**BUILT FORM:**

- ATTACHED AND DETACHED BUILDINGS UP TO THREE STOREYS
- LOW-RISE AND MID-RISE MULTI-UNIT BUILDINGS UP TO APPROXIMATELY SIX STOREYS

**PLACE CHARACTER FEATURES:**

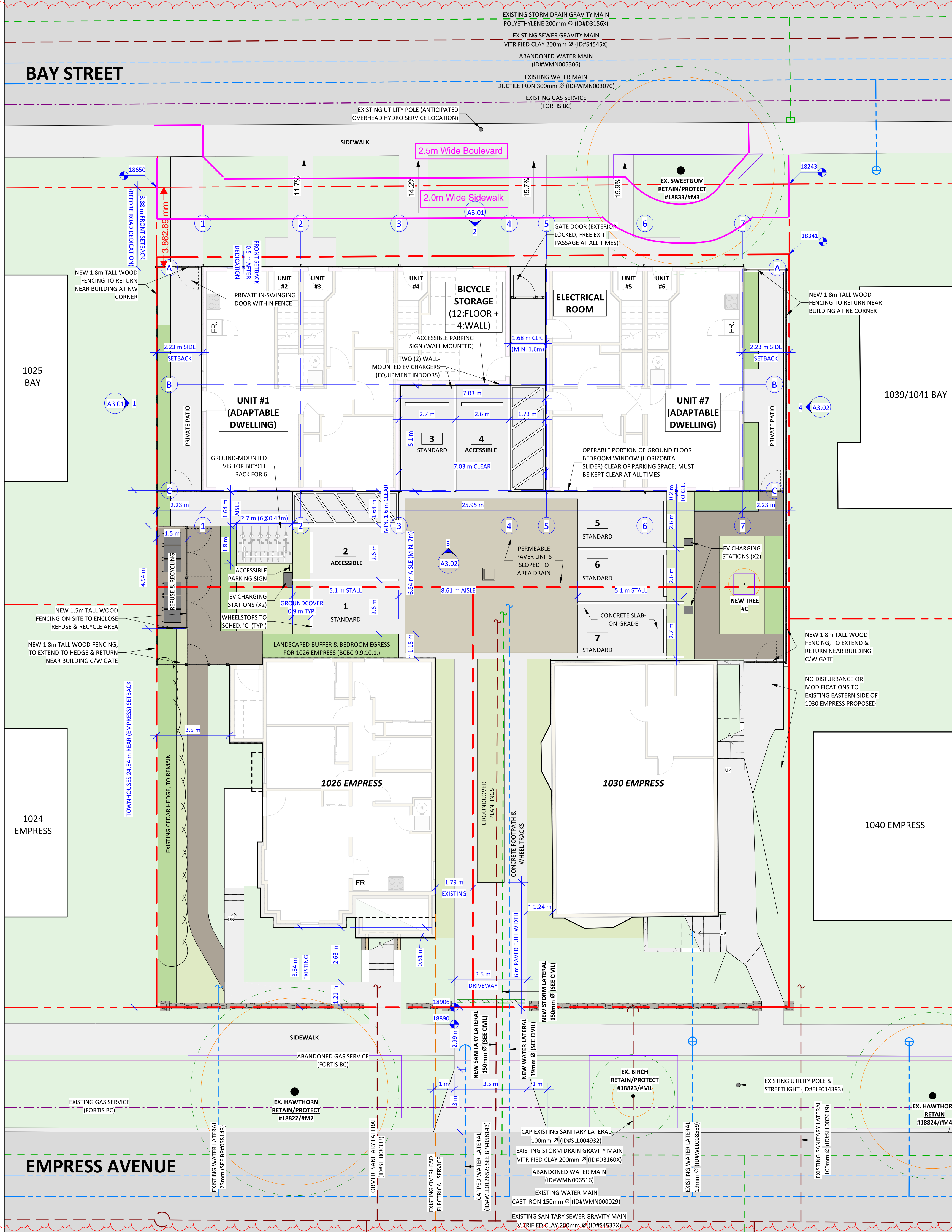
- VARIABLE YARD SETBACKS WITH PRIMARY DOORWAYS FACING THE STREET
- VARIABLE FRONT YARD LANDSCAPING, BOULEVARD AND STREET TREE PLANTING
- ON-STREET PARKING AND COLLECTIVE DRIVEWAY ACCESS TO REAR YARD OR UNDERGROUND PARKING

**USES:**

- GROUND-ORIENTED MULTI-UNIT RESIDENTIAL
- HOUSE CONVERSIONS
- LOW TO MID-RISE MULTI-UNIT RESIDENTIAL
- LOW TO MID-RISE MIXED-USE ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS
- HOME OCCUPATIONS

**DENSITY:**

- TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1:2.1
- INCREASED DENSITY UP TO A TOTAL OF APPROXIMATELY 2:1 MAY BE CONSIDERED IN STRATEGIC LOCATIONS FOR THE ADVANCEMENT OF PLAN OBJECTIVES (SEE POLICY 6.22)



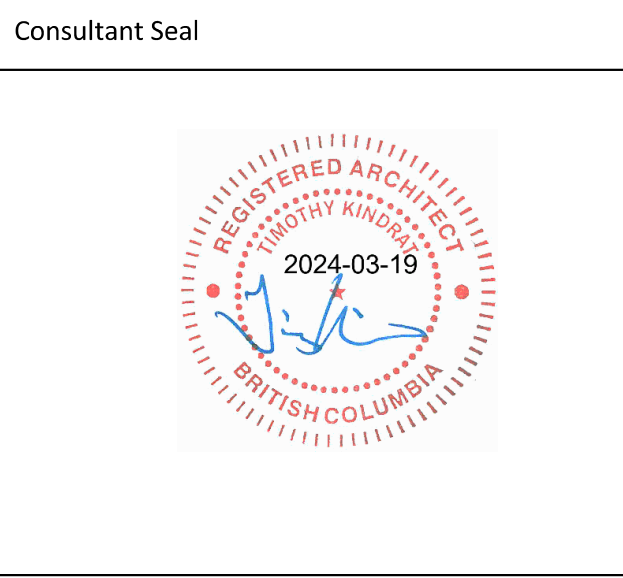
1 SITE PLAN - PROPOSED  
A0.02 1:100

**Christine Lintott Architects Inc.**

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Telephone: 250.384.1969  
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Issue	Date
CALUC PRELIM. COMMENT REZONING & DEVELOPMENT PERMIT W/VARIANCE	15-SEP-2023 19-MAR-2024

Revision No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19



**Empress Townhouses**

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

SITE PLAN - PROPOSED

Date	2024-03-20 10:34:27 AM
Drawn by	KKD, TK
Checked by	CLA
Project #	23-24 Scale As indicated

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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	
487	ENGLISH LAUREL	PRUNUS IAUCERASUS	300	4000	4000	Yes	No	TO BE REMOVED	
488	ENGLISH LAUREL	PRUNUS IAUCERASUS	400	4000	5000	Yes	No	TO BE REMOVED	
489	ENGLISH LAUREL	PRUNUS IAUCERASUS	360	5000	4000	Yes	No	TO BE REMOVED	
490	ENGLISH LAUREL	PRUNUS IAUCERASUS	310	4000	4000	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 POPYRIFERA	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	
D (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	0	No	Yes	MEDIUM REPLACEMENT	

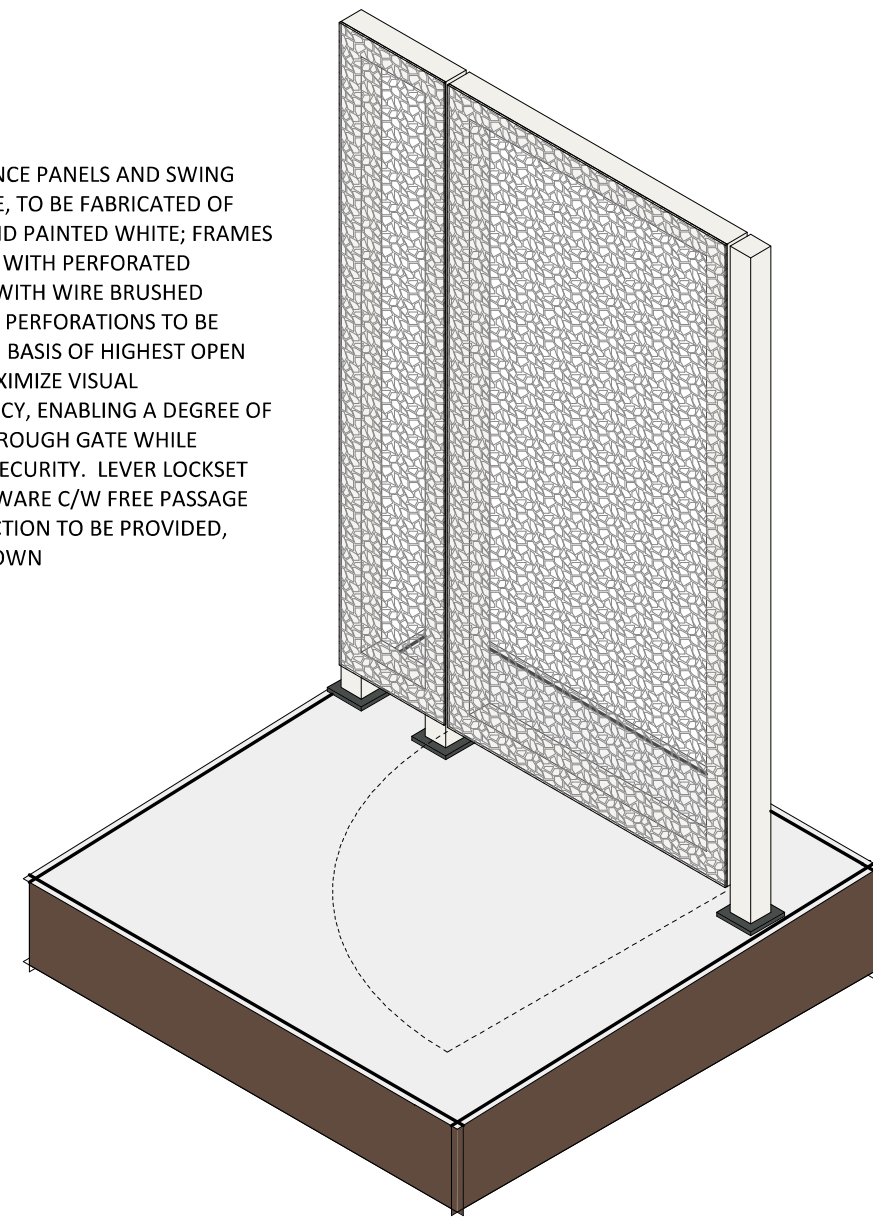
**SITE LEGEND**

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

**LANDSCAPE LEGEND**

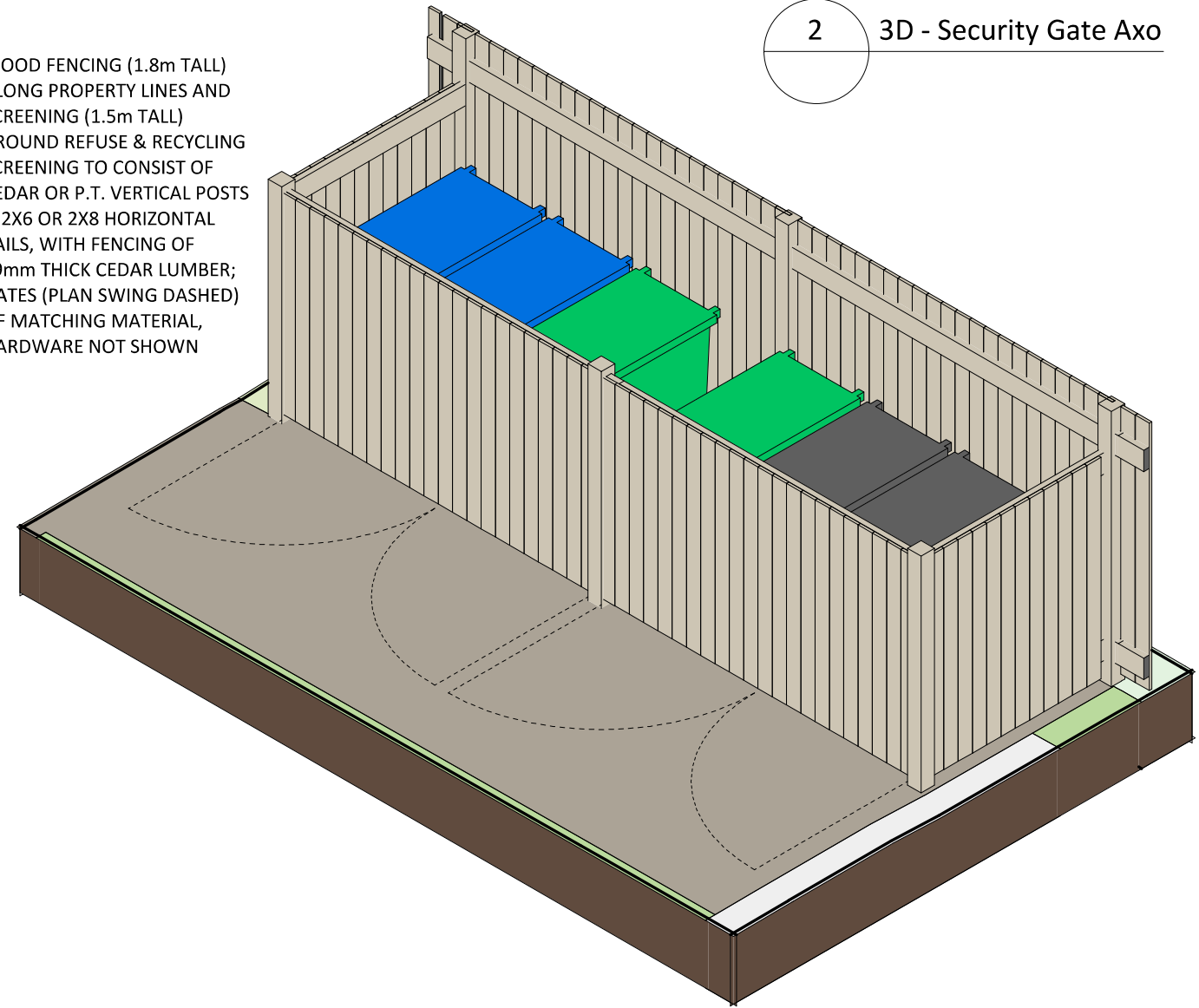
- 9 GRASS LAWN
- 10 GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)
- 11 CONCRETE SLABS ON GRADE
- 12 PERMEABLE UNIT PAVERS
- 13 PLANTING - SHRUBS
- PLANTING - HERBACEOUS AND GROUNDCOVER

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 C/W FREE PASSAGE IN EXIT DIRECTION TO BE PROVIDED, BUT NOT SHOWN



2 3D - Security Gate Axo

WOOD FENCING (1.8m TALL) ALONG PROPERTY LINES AND SCREENING (1.5m TALL) AROUND REUSE & 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

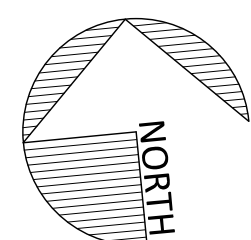


3 3D - Garbage Enclosure Axo

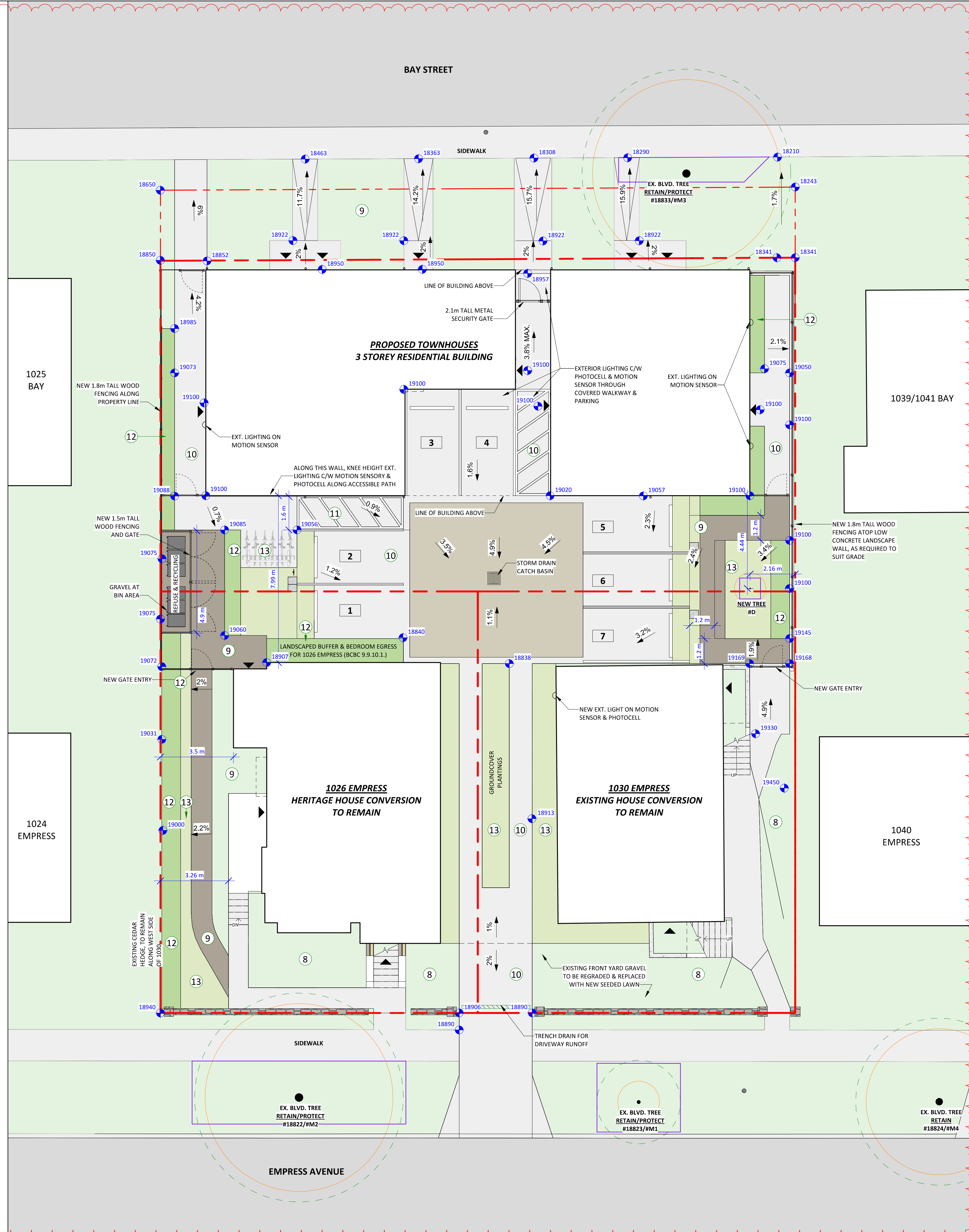
**Exterior Finishes Legend**

- 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>			
Cornus nutallii	Pacific Dogwood	6cm cal.	2
Quercus garryana	Garry Oak	6cm cal.	2
<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.	Stoncrop	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

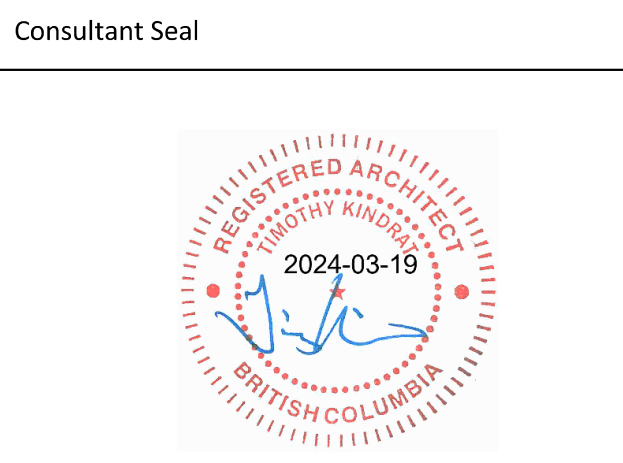


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Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024

Revision	No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19	



**Empress Townhouses**

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

**SITE PLAN - LANDSCAPE PLAN**

Date	2024-03-20 10:34:36 AM
Drawn by	KKD, TK
Checked by	CLA

**A1.03**

Project #	23-24	Scale	As indicated
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2 STREET ELEVATION - NORTH  
1 : 200



1 STREET ELEVATION - SOUTH  
1 : 200



VIEW FROM REAR YARD OF 1024 EMPRESS/1025 BAY



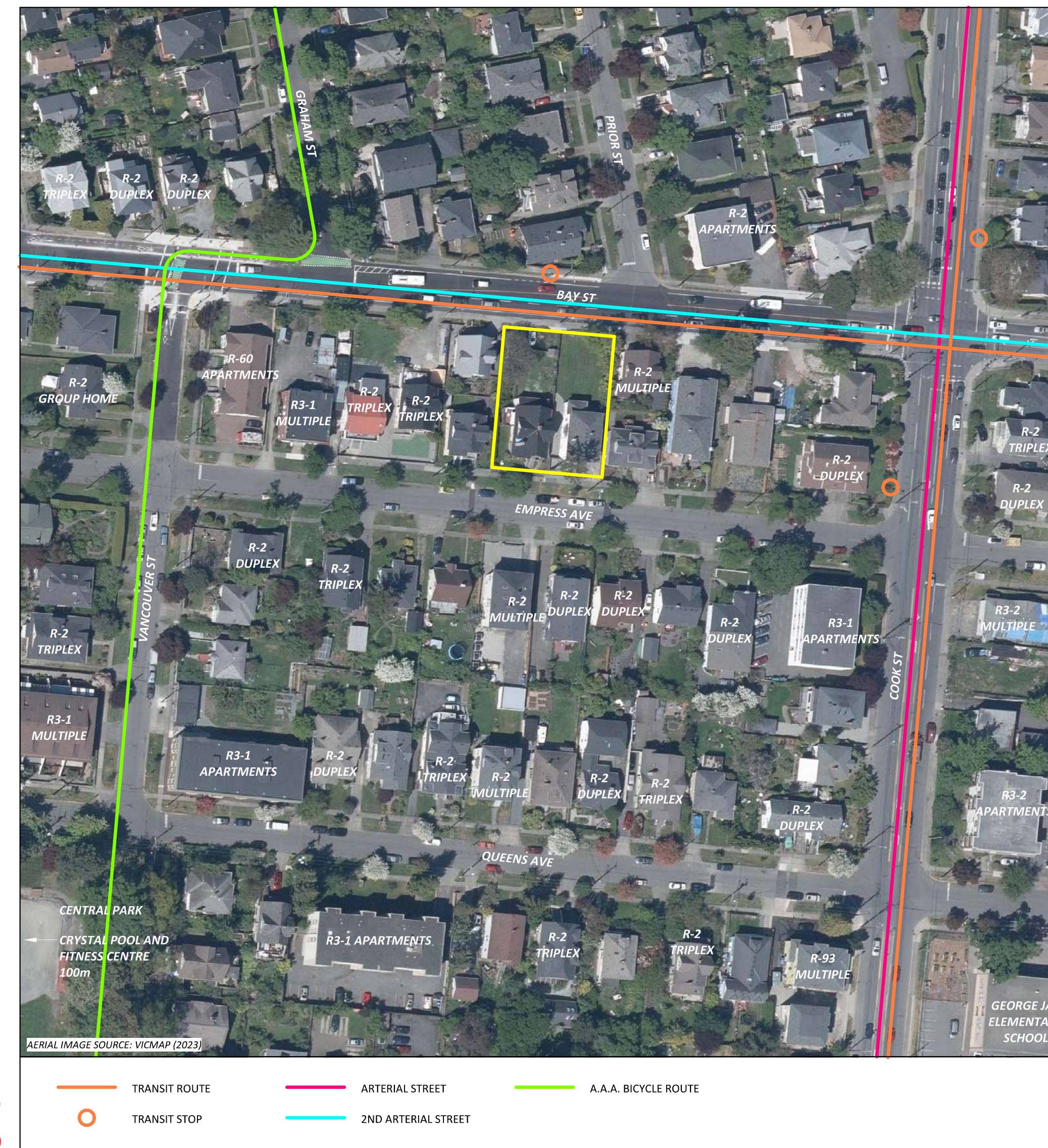
VIEW FROM REAR YARD OF 1039/1041 BAY AND 1040 EMPRESS



PERSPECTIVE VIEW FROM BAY STREET



PERSPECTIVE VIEW FROM EMPRESS AVE



Issue	Date
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CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024

Revision		
No.	Description	Date

1	CHANGES SINCE CALUC	2024-03-19
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Consultant Seal



## Empress Townhouses

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

### CONTEXT & 3D PERSPECTIVES

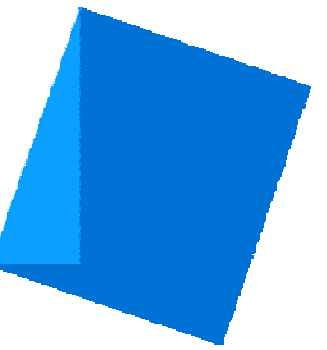
Date 2024-03-20 10:35:06 AM

Drawn by -

Checked by CLA

**A1.11**

Project # 23-24 Scale As indicated



Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023  
REZONING & DEVELOPMENT 19-MAR-2024  
PERMIT W/VARIANCE

Revision

No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19

2 TOWNHOUSE FLOOR PLAN - LEVEL 2  
A0.02 1:50

Consultant Seal



### Empress Townhouses

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

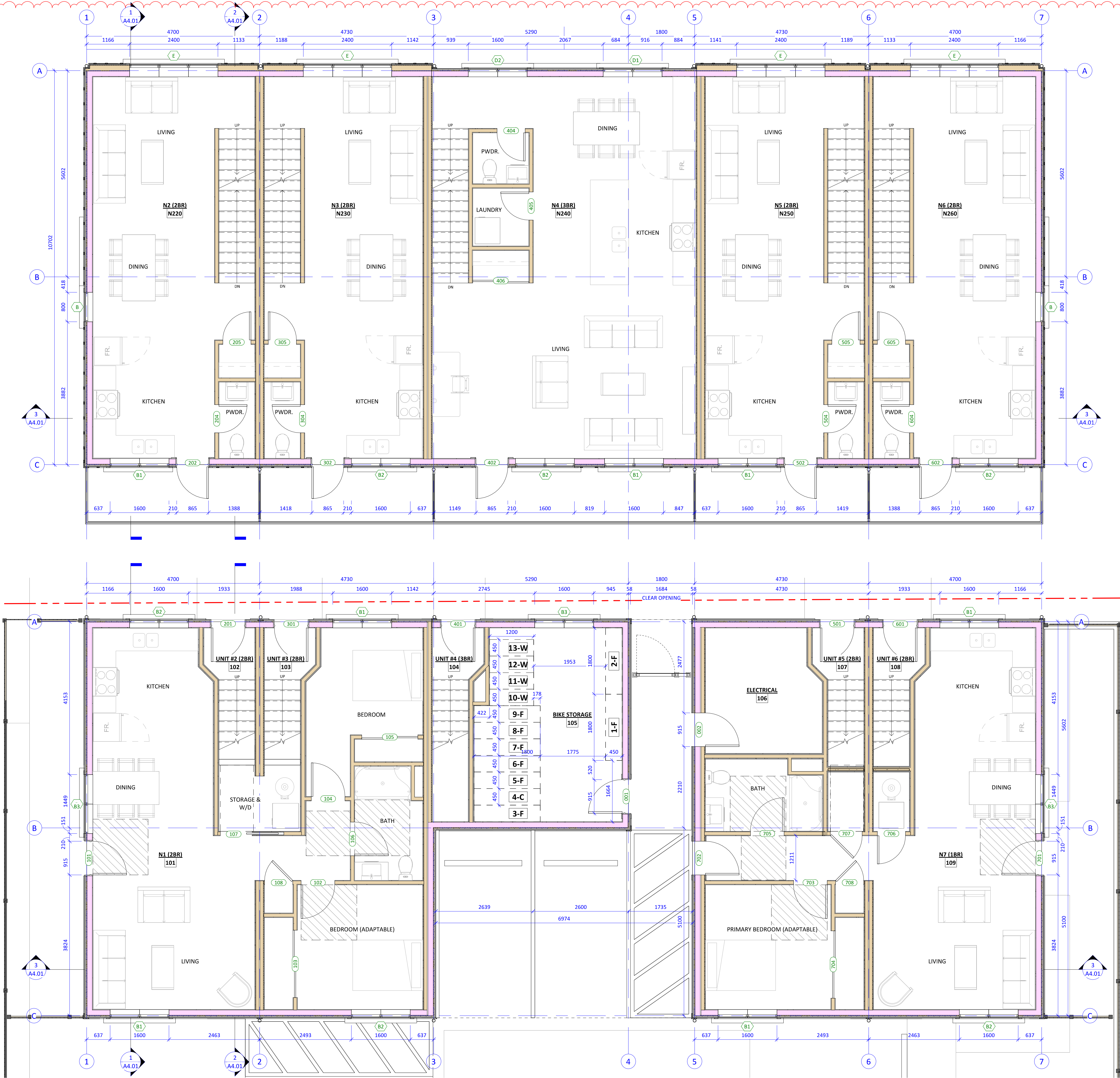
### FLOOR PLANS - LEVELS 1 & 2

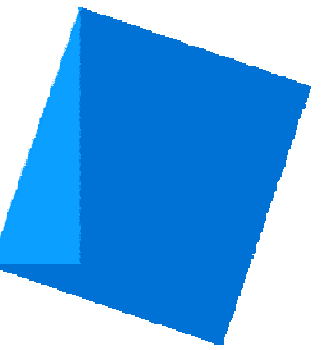
Date 2024-03-20 10:35:11 AM  
Drawn by KKD  
Checked by CLA

## A2.01

Project # 23-24 Scale 1:50

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





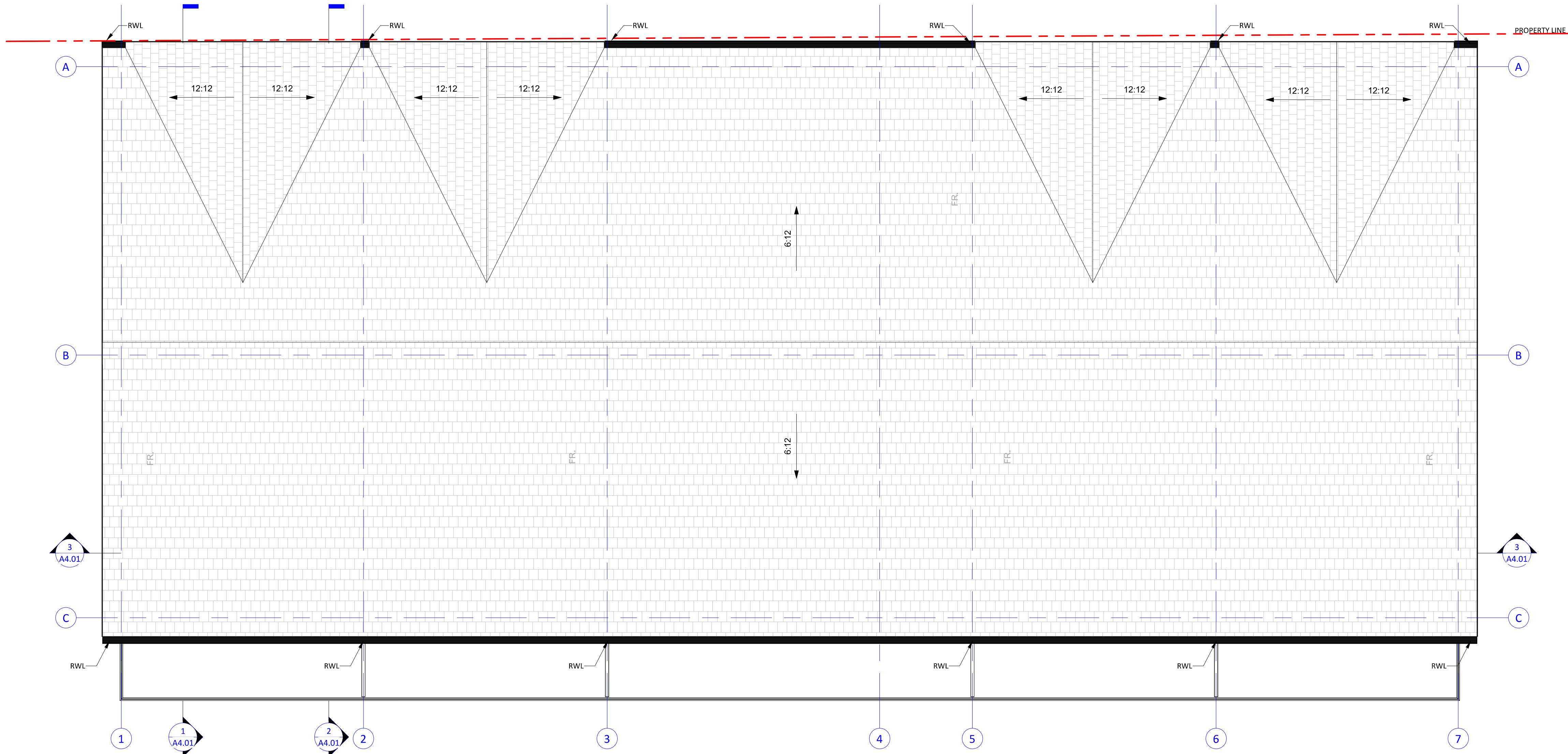
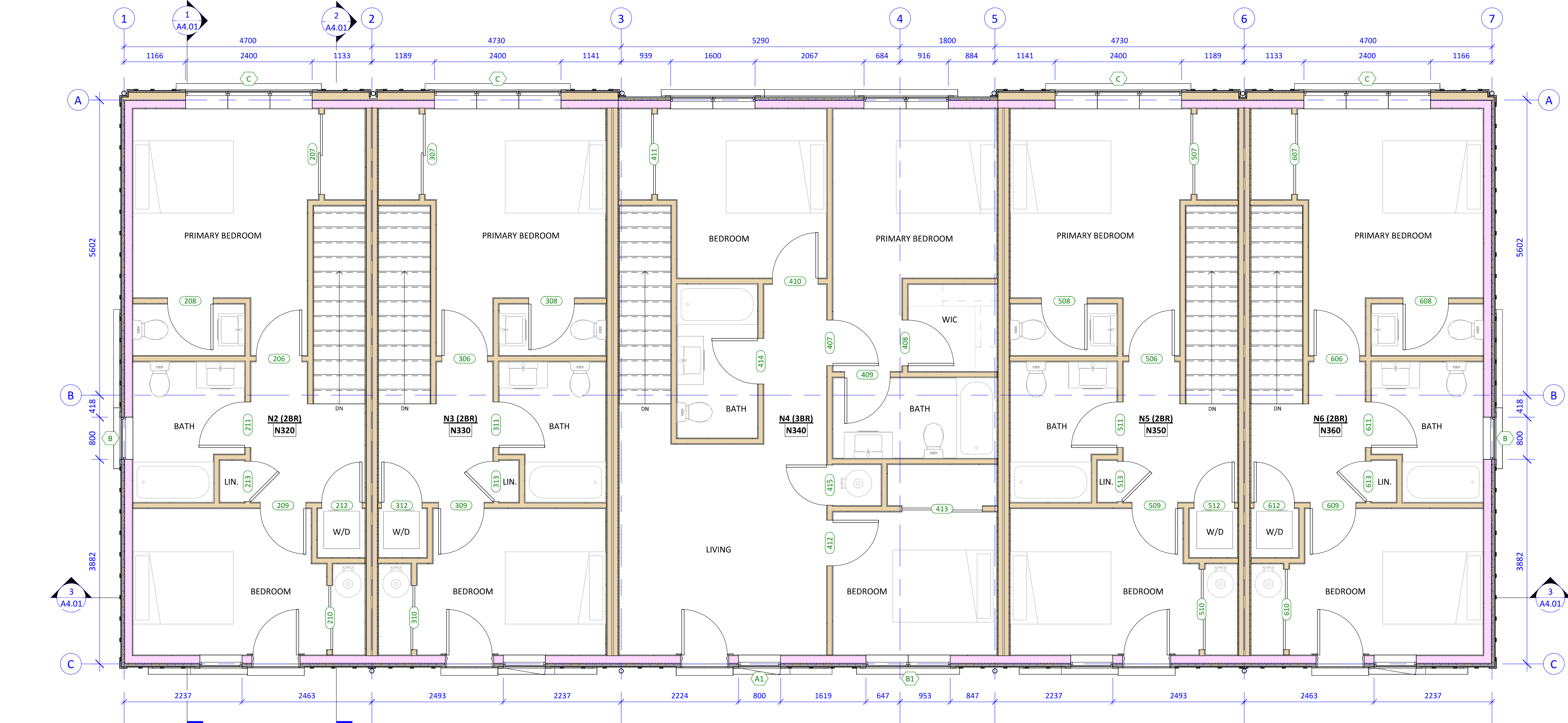
Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023  
REZONING & DEVELOPMENT 19-MAR-2024  
PERMIT W/VARIANCE

Revision

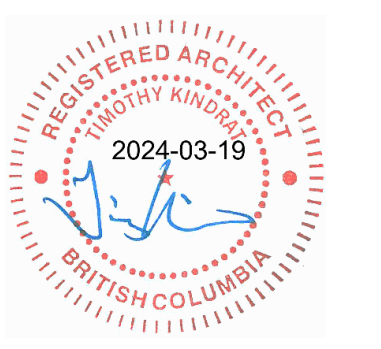
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19

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



4 TOWNHOUSE ROOF PLAN  
A0.02 1:50

Consultant Seal



### Empress Townhouses

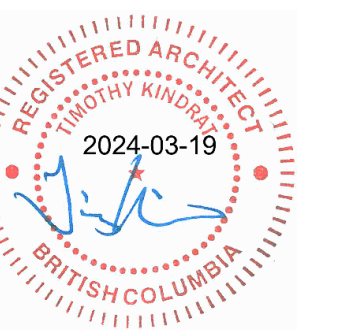
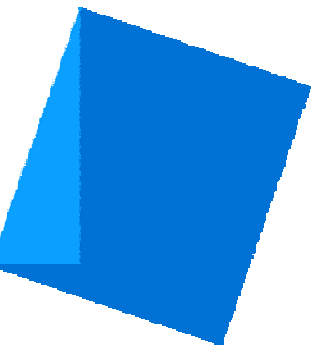
1026/1028 & 1030  
Empress Avenue  
Victoria, BC V8T 1P2

### FLOOR PLANS - LEVELS 3 & ROOF

Date 2024-03-20 10:35:15 AM  
Drawn by KKD  
Checked by CLA

# A2.02

Project # 23-24 Scale 1:50



### Empress Townhouses

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

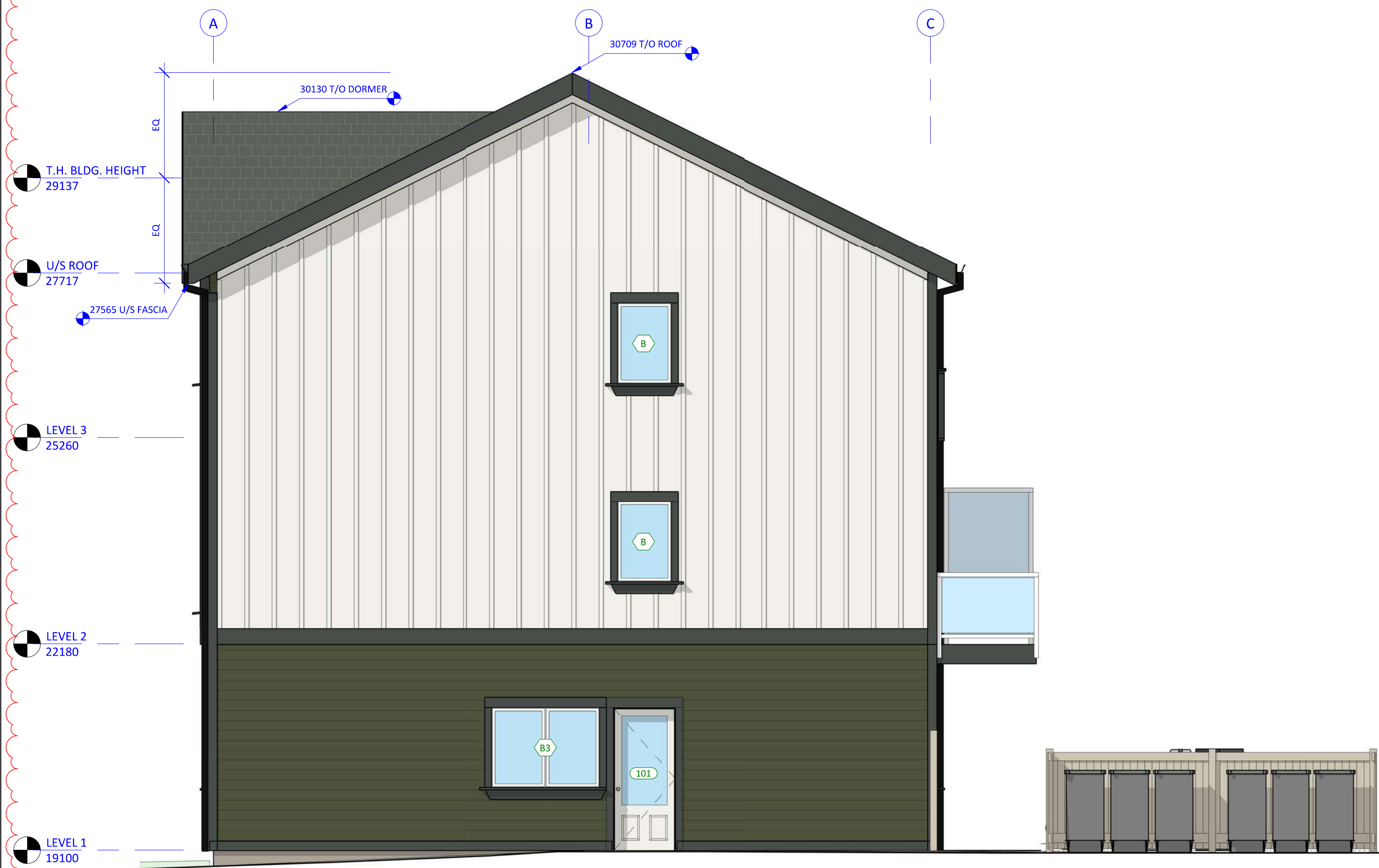
### BUILDING ELEVATIONS - NORTH (BAY) & WEST

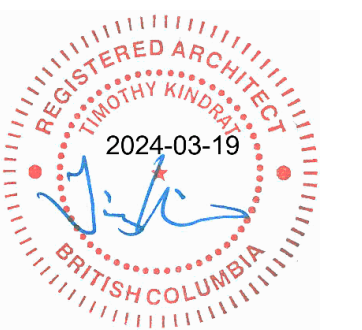
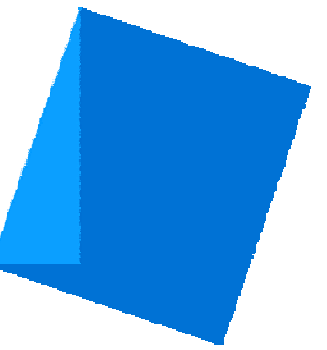
# A3.01



<p><b>"MOUNTAIN SAGE"</b> (HARDIEPLANK)</p> <ul style="list-style-type: none"> <li>CEMENTITIOUS LAP SIDING</li> </ul>	<p><b>"CHANTILLY LACE"</b> (BENJAMIN MOORE #OC-65)</p> <ul style="list-style-type: none"> <li>CEMENTITIOUS PANEL BOARD &amp; BATTEN SIDING</li> <li>CEMENTITIOUS SHINGLE SIDING</li> <li>CEMENTITIOUS SHINGLE SIDING</li> <li>JUILET WOOD GUARD PICKETS</li> </ul>
<p><b>"IRON GREY"</b> (MATCH TO JAMES HARDIE)</p> <ul style="list-style-type: none"> <li>HORIZONTAL &amp; CORNER TRIMS</li> <li>WINDOW TRIMS</li> <li>ROOF FASCIAS</li> </ul>	<p><b>BLACK</b> (PREFINISHED; COLOUR APPROXIMATE)</p> <ul style="list-style-type: none"> <li>RAIN WATER LEADERS</li> <li>GUTTERS</li> </ul>
<p><b>DARK GRAY</b> (COLOUR APPROXIMATE)</p> <ul style="list-style-type: none"> <li>ASPHALT ROOFING SHINGLES</li> </ul>	<p><b>WHITE</b> (PREFINISHED; COLOUR APPROXIMATE)</p> <ul style="list-style-type: none"> <li>WINDOWS &amp; DOORS</li> <li>METAL BALCONY RAILINGS &amp; SCREENS</li> </ul>

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



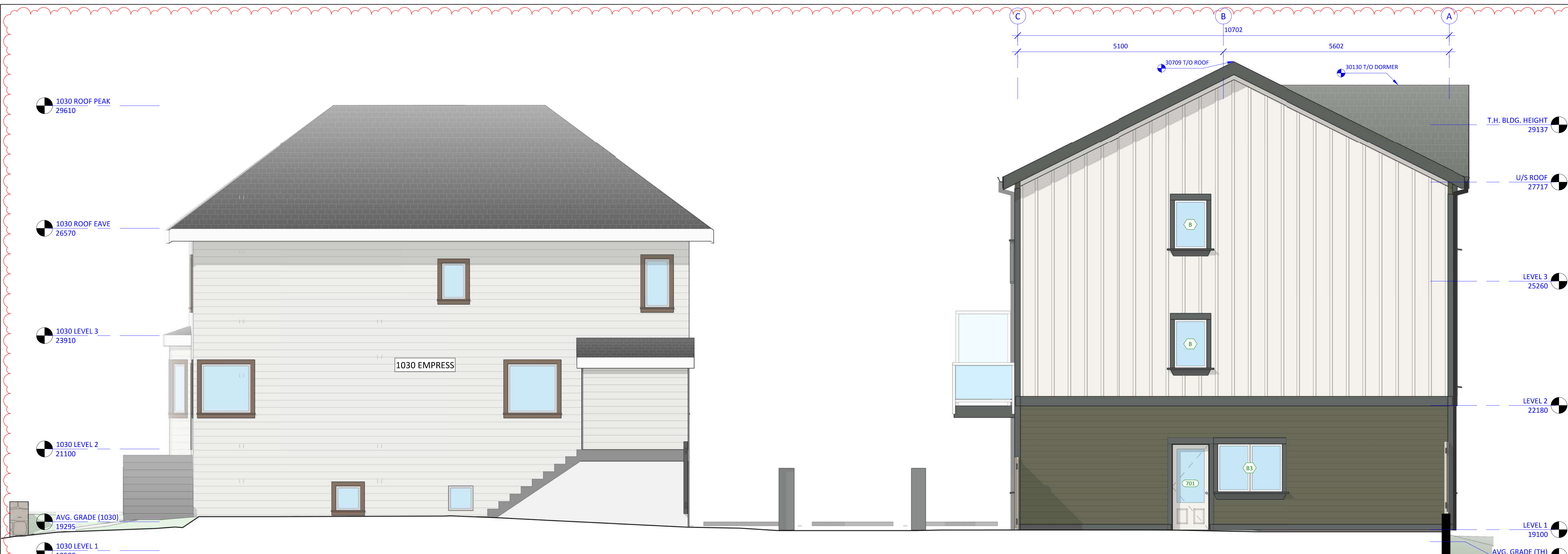


### Empress Townhouses

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

### BUILDING ELEVATIONS - EAST & SOUTH

## A3.02



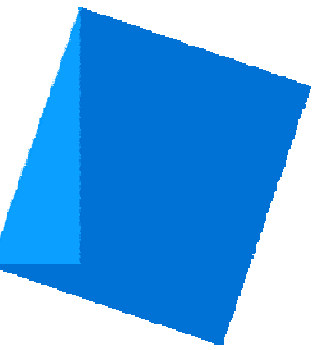
4 EAST ELEVATION  
A1.02 1 : 50

#### 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



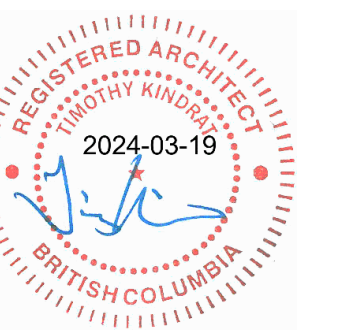
Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023  
REZONING & DEVELOPMENT 19-MAR-2024  
PERMIT W/VARIANCE

Revision

No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19

Consultant Seal



## Empress Townhouses

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

### BUILDING SECTIONS

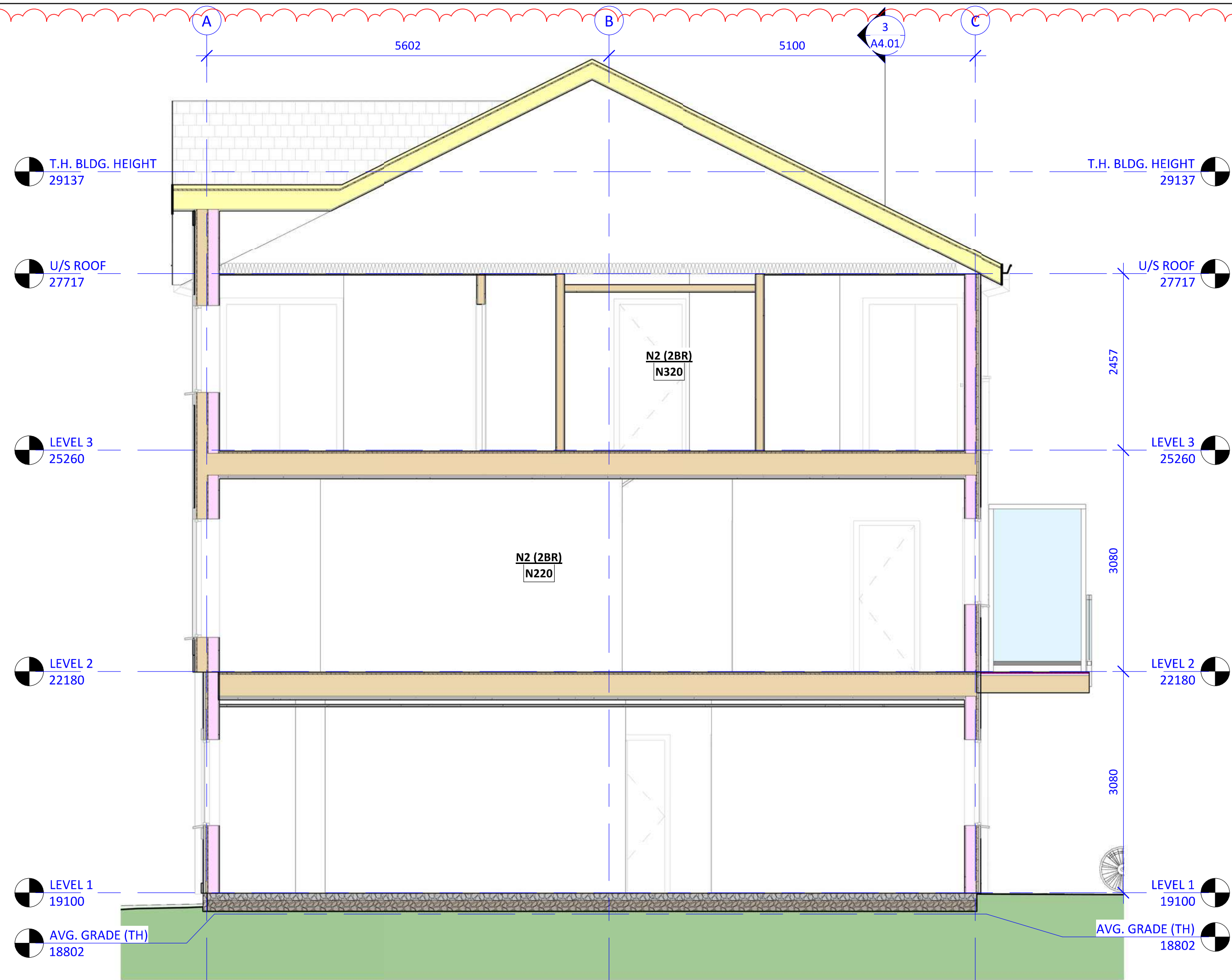
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Drawn by KKD

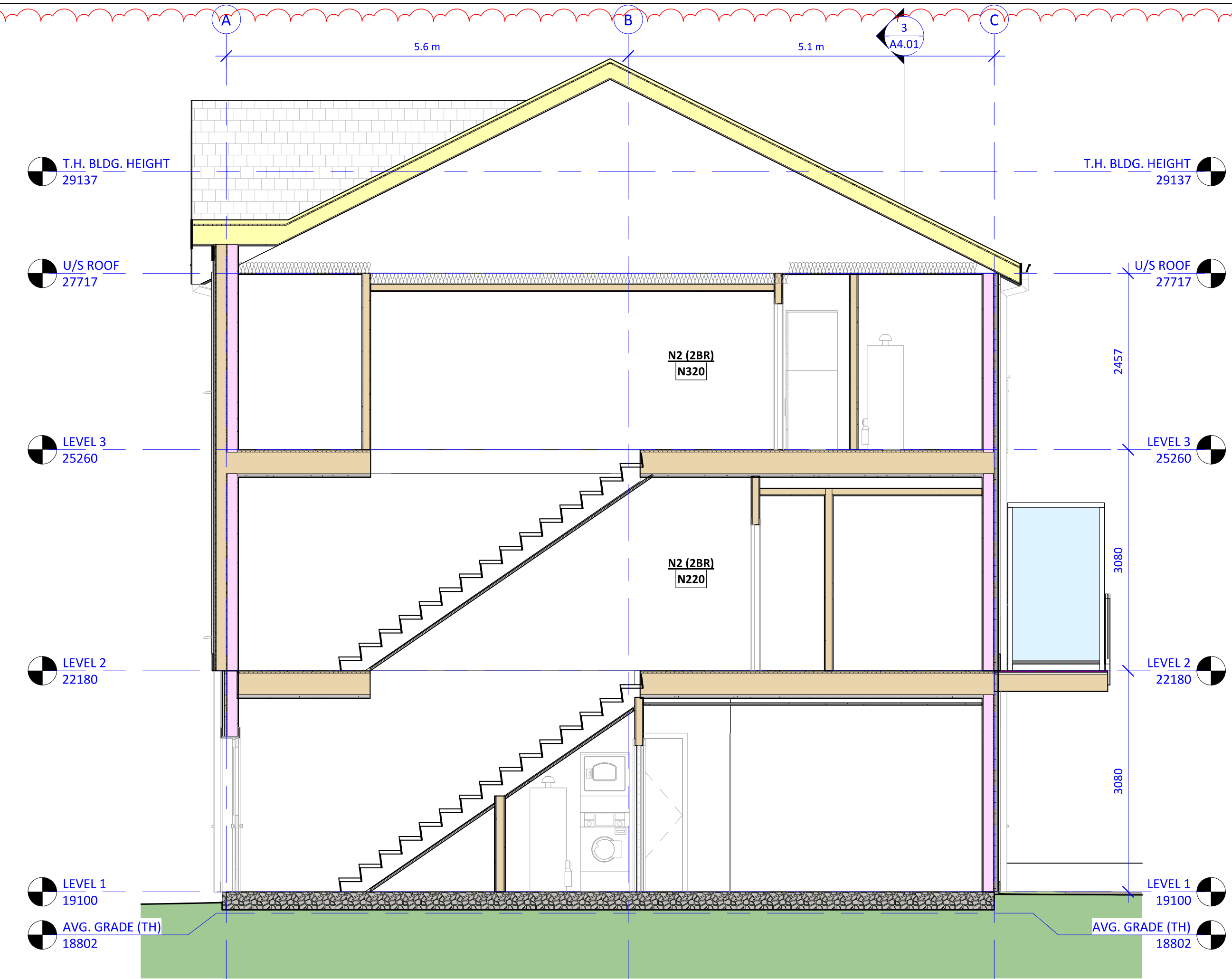
Checked by CLA

# A4.01

Project # 23-24 Scale 1 : 50



1 BUILDING SECTION - LIVING  
A2.01 1 : 50



2 BUILDING SECTION - STAIRS  
A2.01 1 : 50



3 BUILDING SECTION - LONGITUDINAL  
A2.01 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.
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	-	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					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	-	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
202	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
203	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	-	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	-	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
302	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
303	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	-	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	-	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
402	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
403	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	-	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		
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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	-	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
502	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
503	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	-	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	-	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
602	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
603	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	-	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	-	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		
706	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
707	D7	865	34															