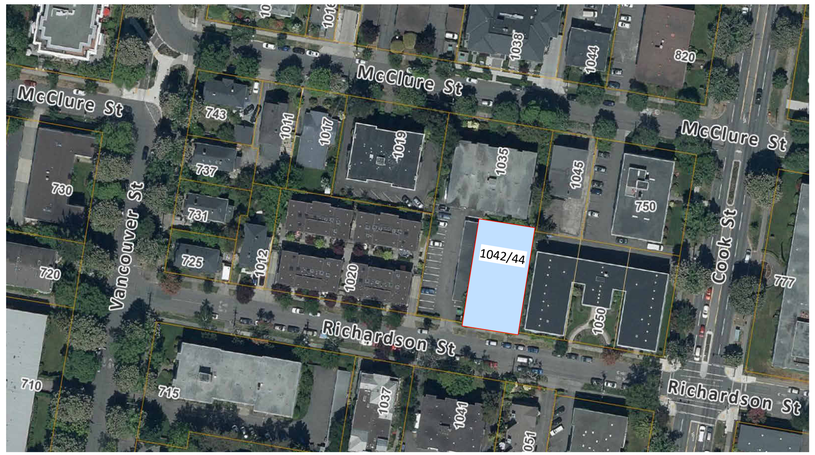
1042 / 1044 RICHARDSON STREET

ISSUE FOR BUILDING PERMIT - REV. 3 [BP-R3] 2025-06-12



1 Perspective View from Richardson Street
1 : 2000



2 Site Context Plan
1 : 2000

OWNER

1248330 BC Ltd.
8270 Thomson Place
Saanichton, BC V8M 1T6
250-893-9038

Contact: Bart Johnson

ARCHITECTURAL

Christine Lintott Architects Inc.
Unit 1 - 864 Queens Avenue
Victoria, BC V8T 1M5
250-384-1969

Contact: Christine Lintott

STRUCTURAL

Read Jones Christoffersen Ltd.
Suite 330 - 1515 Douglas Street
Victoria, BC V8W 2G4
778-746-1120

Contact: Aaron Post

MECHANICAL

Avalon Mechanical Consultants Ltd.
300 - 1245 Esquimalt Road
Victoria, BC V9A 3P2
250-940-2975

Contact: Jon Edgell

ELECTRICAL

Parallel Engineering Ltd.
5056 Cordova Bay Road
Victoria, BC V8Y 2K4
250-514-9259

Contact: Steve Cooke

INTERIOR DESIGN

Spot Design Co.
1464 Begbie Street
Victoria, BC V8R 1K7
250-686-4660

Contact: Britt Nijs

SURVEY

Powell & Associates
250 - 2950 Douglas Street
Victoria, BC V8T 4N4
250-382-8855

Contact: TBC

CIVIL

McElhanney
Suite 500 - 3960 quadra Street
Victoria, BC V8X 4A3
778-746-7417

Contact: Nathan Dunlop

GEOTECHNICAL

Ryzuk Geotechnical
6 - 40 Cadillac Avenue
Victoria, BC V8Z 1T2
250-475-3131

Contact: Scott Currie

ENERGY MODEL

Focal Engineering
467 John Street
Victoria, BC V8T 5H1
250-516-6088 ext. 2

Contact: Riley Beise

LANDSCAPE

LADR Landscape Architects Inc.
Unit 3 - Queens Avenue
Victoria, BC V8T 1M5
250-598-0105

Contact: Christopher Windjack

ARBORIST

Talmack Urban Forestry Consultants Ltd.
Box 48153 - 3575 Douglas Street
Victoria, B.C. V8Z 7H6
250-479-8733

Contact: Robert McRae

CITY OF VICTORIA

Final Approved Plans

Adopted Date: July 3, 2025

PROPERTY DATA

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	NEW 20-UNIT 5 STOREY INFILL RESIDENTIAL BUILDING W/ROOFTOP TERRACE
CIVIC ADDRESS	1042/1044 Richardson Street, Victoria BC
LEGAL DESCRIPTION	LOT 1663 VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-396-853
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024 EDITION, INCLUDING ALL AMENDMENTS
TERRITORIAL ACKNOWLEDGEMENT	AS AN ARCHITECTURE PRACTICE CONTRIBUTING TO THE BUILT ENVIRONMENT, WE RECOGNIZE THE FOLLOWING: - THAT OUR PERSONAL LIVES AND THE WORK WE PRODUCE AS AN ORGANIZATION ARE ENABLED BY LAND THEFT HAVING OCCURRED IN RECENT HISTORY FROM NATIONS WHO HAVE STEWARDED THESE LANDS SINCE TIME IMMEMORIAL. - AS A PRACTICE COMPOSED PRIMARILY OF SETTLERS, WE NEED TO EXPAND OUR UNDERSTANDING OF THE IMPLICIT BIAS WE HOLD AS AN ORGANIZATION. - TO REALIZE THE ECOLOGICAL DESIGN PRINCIPLES WE SHARE, WE MUST BUILD RELATIONSHIPS AND LEARN FROM THE ORIGINAL STEWARDS OF THE LANDS FOR WHOM WE PROVIDE OUR DESIGN SERVICES.

DRAWING LIST - ARCHITECTURAL

A0.00	COVER
A0.01	ASSEMBLIES
A0.02	CODE ANALYSIS
A0.03	CODE ANALYSIS - SPATIAL SEPARATIONS
A0.04	CODE ANALYSIS - FIRE SEPARATIONS
A0.05	FLOOR AREA PLANS
A1.00	SITE PLAN
A1.01	SURVEY PLAN
A1.02	EXISTING SITE PLAN + DEMOLITION PLAN
A2.00	P1 PARKADE + LEVEL 1 FLOOR PLAN
A2.01	LEVEL 2 + LEVEL 3 FLOOR PLAN
A2.02	LEVEL 4 + LEVEL 5 FLOOR PLAN
A2.03	LEVEL 6 - ROOF PLAN
A2.10	FOUNDATION PLAN - SLAB EDGE PLAN - P1 PARKADE + LEVEL 1
A3.00	BUILDING ELEVATIONS
A3.01	ELEVATIONS - EXTERIOR PASSAGEWAY
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS
A4.10	WALL SECTIONS
A5.00	ENLARGED UNIT PLANS
A5.01	ENLARGED UNIT PLANS - TYPE B ACCESSIBLE
A5.02	ENLARGED UNIT PLANS - TYPE B1 ADAPTABLE
A5.03	ENLARGED UNIT PLAN - TYPE C ACCESSIBLE
A5.20	STAIR 1 - ENLARGED PLANS + SECTIONS METAL PAN STAIRS
A5.21	STAIR 2 - ENLARGED PLANS + SECTIONS WOOD FRAME STAIRS
A5.22	ELEVATOR PLANS & SECTIONS
A6.00	REFLECTED CEILING PLANS - P1 PARKADE + LEVEL 1
A6.01	REFLECTED CEILING PLANS - LEVEL 2 + LEVEL
A6.02	REFLECTED CEILING PLANS - LEVEL 4 + LEVEL 5
A6.03	REFLECTED CEILING PLANS - LEVEL 6
A7.00	DETAILS - FOUNDATION
A7.01	DETAILS - WALL + BALCONIES
A7.02	DETAILS - SHAFTS
A7.03	DETAILS - DOORS + WINDOWS
A7.04	DETAILS - FIRE STOPPING
A7.05	DETAILS - EXPOSED FLOORS
A7.06	DETAILS - ROOF
A9.00	DOOR SCHEDULE
A9.01	WINDOW SCHEDULE

DRAWING LIST - STRUCTURAL

S1.00	COVER PAGE
S1.01	GENERAL NOTES AND TYPICAL DETAILS
S1.02	GENERAL NOTES AND TYPICAL DETAILS
S1.03	GENERAL NOTES AND TYPICAL DETAILS
S1.04	GENERAL NOTES AND TYPICAL DETAILS
S1.05	GENERAL NOTES AND TYPICAL DETAILS
S1.06	GENERAL NOTES AND TYPICAL DETAILS
S1.07	GENERAL NOTES AND TYPICAL DETAILS
S1.08	GENERAL NOTES AND TYPICAL DETAILS
S1.09	GENERAL NOTES AND TYPICAL DETAILS
S1.10	GENERAL NOTES AND TYPICAL DETAILS
S1.11	GENERAL NOTES AND TYPICAL DETAILS
S1.12	LOADING KEY PLAN
S1.13	WOODFRAME SHEARWALL SCHEDULE
S2.00	PARKADE / FOUNDATION PLAN
S2.01	LEVEL 1 - CONCRETE OUTLINE
S2.01R	LEVEL 1 - REINFORCING PLAN
S2.02	LEVEL 1 SHOWING LEVEL 2 FRAMING ABOVE
S2.03	LEVEL 2 SHOWING LEVEL 3 FRAMING ABOVE
S2.04	LEVEL 3 SHOWING LEVEL 4 FRAMING ABOVE
S2.05	LEVEL 4 SHOWING LEVEL 5 FRAMING ABOVE
S2.06	LEVEL 5 SHOWING LEVEL 6 ROOF FRAMING ABOVE
S3.01	SECTIONS AND DETAILS
S3.02	SECTIONS AND DETAILS
S3.03	SECTIONS AND DETAILS
S3.04	SECTIONS AND DETAILS
S3.05	SECTIONS AND DETAILS

DRAWING LIST - MECHANICAL

M-0.01	COVER PAGE
M-1.01	FIRE SUPPRESSION PARKADE FLOOR PLAN
M-1.02	FIRE SUPPRESSION LEVEL 1 FLOOR PLAN
M-1.03	FIRE SUPPRESSION LEVEL 2 FLOOR PLAN
M-1.04	FIRE SUPPRESSION LEVEL 3 FLOOR PLAN
M-1.05	FIRE SUPPRESSION LEVEL 4 FLOOR PLAN
M-1.06	FIRE SUPPRESSION LEVEL 5 FLOOR PLAN
M-1.07	FIRE SUPPRESSION LEVEL 6 FLOOR PLAN
M-2.01	PLUMBING PARKADE FLOOR PLAN
M-2.02	PLUMBING LEVEL 1 FLOOR PLAN
M-2.03	PLUMBING LEVEL 2 FLOOR PLAN
M-2.04	PLUMBING LEVEL 3 FLOOR PLAN
M-2.05	PLUMBING LEVEL 4 FLOOR PLAN
M-2.06	PLUMBING LEVEL 5 FLOOR PLAN
M-2.07	PLUMBING LEVEL 6 FLOOR PLAN
M-3.01	HVAC PARKADE FLOOR PLAN
M-3.02	HVAC LEVEL 1 FLOOR PLAN
M-3.03	HVAC LEVEL 2 FLOOR PLAN
M-3.04	HVAC LEVEL 3 FLOOR PLAN
M-3.05	HVAC LEVEL 4 FLOOR PLAN
M-3.06	HVAC LEVEL 5 FLOOR PLAN
M-3.07	HVAC LEVEL 6 FLOOR PLAN
M-3.08	HVAC LEVEL ROOF PLAN
M-4.01	MECHANICAL SCHEMATICS (1/2)
M-4.02	MECHANICAL SCHEMATICS (2/2)
M-5.01	MECHANICAL SCHEDULES
M-6.01	MECHANICAL DETAILS (1/3)
M-6.02	MECHANICAL DETAILS (2/3)
M-6.03	MECHANICAL DETAILS (3/3)

DRAWING LIST - ELECTRICAL

E1	SYMBOL LEGEND, SITE PLAN, CODE LOAD, SINGLE LINE DIAGRAM & DETAILS
E2	PARKADE & FIRST FLOOR LAYOUTS
E3	SECOND & THIRD FLOOR LAYOUTS
E4	FOURTH & FIFTH FLOOR LAYOUTS
E5	LEVEL 6 LAYOUT & PANEL SCHEDULES
E6	SUITE LAYOUTS
E7	FIRE ALARM, POWER AND COMMUNICATIONS RISER DIAGRAM

DRAWING LIST - CIVIL

C00	COVER SHEET
C02	RICHARDSON STREET PLAN AND PROFILE
C03	SITE SERVICING PLAN

DRAWING LIST - LANDSCAPE

L1	GROUND LEVEL LANDSCAPE MATERIALS PLAN
L2	GROUND LEVEL LANDSCAPE LAYOUT PLAN
L3	GROUND LEVEL LANDSCAPE PLANTING PLAN
L4	LEVELS 2, 3 & 4 LANDSCAPE MATERIALS PLAN
L5	LEVELS 2, 3 & 4 LANDSCAPE LAYOUT PLAN
L6	LEVELS 2, 3 & 4 LANDSCAPE PLANTING PLAN
L7	ROOFTOP LANDSCAPE LAYOUT PLAN
L8	ROOFTOP LANDSCAPE LAYOUT PLAN
L9	ROOFTOP LANDSCAPE PLANTING PLAN
L10	GROUND LEVEL LANDSCAPE LAYOUT PLAN

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2024 EDITION.
2. CONTRACTOR TO REVIEW CODE PLANS PROVIDED FOR PROJECT SPECIFIC CODE REQUIREMENTS INCLUDING LOCATIONS OF FIRE RATINGS.
3. ALL ASSEMBLIES TO BE CONSTRUCTED PER THE REFERENCED CAN/ULC LISTING OR THE FIRE AND SOUND RESISTANCE TABLES IN THE BCBC.
4. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT.
5. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
6. EXTERIOR WALL DIMENSIONING TO OUTSIDE FACE OF SHEATHING. INTERIOR PARTITION DIMENSIONING TO CENTER OF STUD, UNLESS NOTED OTHERWISE (UNO).
7. EAVE OVERHANG DIMENSIONING FROM OUTSIDE FACE OF SHEATHING TO END OF RAFTER.
8. ANY DIMENSIONS NOTED AS "CLEAR" IS TO BE MAINTAINED EXACTLY. NOTIFY ARCHITECT IF EXISTING CONDITIONS CONFLICT WITH THIS.
9. ALL NEW PARTITION WALL FRAMING TO BE SEISMICALLY BRACED PER REQUIREMENTS OF 2018 BC BUILDING CODE. FRAMING SUBCONTRACTOR TO PROVIDE SEALED SHOP DRAWINGS AND FIELD REPORT BY QUALIFIED ENGINEER CONFIRMING REQUIREMENTS ARE MET.
10. MINIMIZE DIMENSION OF ALL FURRING ENCLOSURES FOR MECHANICAL DUCTWORK AND RELATED SERVICES TO ENSURE MAXIMUM AREA OF ROOMS ARE RETAINED.
11. FLUSH GWB SURFACE WHERE AN ASSEMBLY IS DIRECTLY EXTENDING TO ANOTHER NOTED ASSEMBLY.
12. ALL INTERIOR PARTITIONS MUST HAVE CONTINUOUS BEAD OF NON-SETTING ACOUSTICAL SEALANT APPLIED AT BOTTOM AND TOP TRACKS, PRIOR TO PLACEMENT OF GWB.
13. FILL ALL STUD CAVITIES CARRYING SUPPLY OR WASTE PIPING WITH MINERAL FIBER BATT INSULATION.
14. DO NOT MOUNT ELECTRICAL BOXES BACK TO BACK IN WALL STUD CAVITIES.
15. ALL VERTICAL FIRE RATED ASSEMBLIES MUST EXTEND FULL HEIGHT BETWEEN RATED HORIZONTAL ASSEMBLIES AND TO UNDERSIDE OF ROOF DECKING.
16. ANY PENETRATION THROUGH A FIRE RATED ASSEMBLY IS TO BE FIRESTOPPED WITH A SUITABLE SYSTEM DESIGN TESTED TO CAN/ULC-S115 "FIRE TESTS OF FIRESTOP SYSTEMS", WITH AN FT RATING OF NOT LESS THAN THE LISTED RATING OF THE ASSEMBLY. REFER TO THE SPECIFICATION FOR SUITABLE PRODUCTS.
17. FIRE EXTINGUISHERS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND NFPA-10.
18. INTERIOR GLAZING TO CONFORM TO REQUIREMENTS OF BC BUILDING CODE SECTION 9.6. WHEREVER SILLS TO EXTEND TO LESS THAN 900mm ABOVE FLOOR FINISH GLAZING TO BE SAFETY GLASS CONFORMING TO CAN/CGSB-12.1-M "TEMPERED OR LAMINATED SAFETY GLASS" TESTING STANDARD.
19. ENSURE ALL GRADE SLOPES AWAY (2% MIN.) FROM BUILDING FACE IN ALL INSTANCES.

Christine Lintott Architects Inc.

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

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	**2024-01-22**
ISSUE FOR BUILDING PERMIT	**2024-10-08**
ISSUE FOR BUILDING PERMIT R1	**2024-12-12**
ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date
1	IFT - ADDENDUM #1	2025-02-10
2	ISSUE FOR BP-R2	2025-02-21
3	ISSUE FOR BP-R3	2025-06-12

Consultant Seal

REGISTERED ARCHITECT
CHRISTINE ANNE LINTOTT
BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

COVER

Date	2025-06-12 12:49:47 PM
Drawn by	MA, CR
Checked by	CC

A0.00

Project #	L1	Scale	As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECTS INC. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECTS INC AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.

WALLS - EXTERIOR

EXTERIOR CONCRETE WALL BELOW GRADE

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE YES
STC N/A

EW1



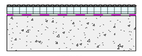
- COMPACTED FREE DRAINING FILL [REFER TO GEOTECHNICAL]
- DRAIN MAT w/ INTEGRAL FILTER FABRIC
- LIQUID APPLIED WATERPROOFING MEMBRANE, MIN. 60 MIL DRY FILM THICKNESS.[1]
- CONCRETE FOUNDATION WALL

[1] *CONTRACTOR TO CONFIRM IF HYDROSTATIC PRESSURE IS PRESENT ON SITE. IF SO, FULL WATERPROOFING MEMBRANE C/W HYDROSTATIC HEAD RATING REQUIRED.*

EXTERIOR CONCRETE WALL BELOW GRADE - AT SEMI-HEATED SPACES

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE YES
STC N/A

EW1a



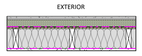
- COMPACTED FREE DRAINING FILL [REFER TO GEOTECHNICAL]
- DRAIN MAT w/ INTEGRAL FILTER FABRIC
- CONTINUOUS 50 mm RIGID XPS INSULATION [R-10]
- LIQUID APPLIED WATERPROOFING MEMBRANE, MIN. 60 MIL DRY FILM THICKNESS.[1]
- CONCRETE FOUNDATION WALL

[1] *CONTRACTOR TO CONFIRM IF HYDROSTATIC PRESSURE IS PRESENT ON SITE. IF SO, FULL WATERPROOFING MEMBRANE C/W HYDROSTATIC HEAD RATING REQUIRED.*

TYPICAL FRAMED EXTERIOR WALL

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

EW2



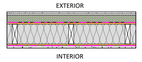
- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm SEMI-RIGID MINERAL WOOL INSULATION
- SELF-ADHERED MEMBRANE, VAPOR PERMEABLE AIR BARRIER
- **13 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38 mm X 140 mm WOOD STUDS[2] [REFER TO STRUCTURAL] w/ **R22** BATT INSULATION
- 6 MIL POLYETHYLENE VAPOUR BARRIER
- 16 mm TYPE-X GYPSUM WALLBOARD

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

TYPICAL FRAMED EXTERIOR SHEAR WALL - HABITABLE SPACE

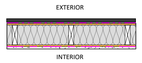
FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
EW3 STC N/A

EW3



EW3a STC N/A

EW3a



- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm GALVANIZED SUBGIRT ISO CLIP W/8mm THERMAL ISOLATOR @ STUD [TYP.][3] C/W 50mm SEMI-RIGID BATT INSULATION - EXCLUDE EXTERIOR INSULATION AT STAIR 2 [EW3a]
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER
- **13 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38mm X 140mm WOOD STUDS[2] w/ **R22** BATT INSULATION [REFER TO STRUCTURAL]
- 6 MIL POLYETHYLENE VAPOUR BARRIER[3]
- **13 mm PLYWOOD SHEATHING** AT SW LOCATIONS [REFER TO STRUCTURAL] OR FURRING TO MATCH AT NON-SW LOCATIONS
- 16mm TYPE-X GYPSUM WALLBOARD

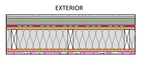
- EW3a W/ EXTERIOR INSULATION ASSEMBLY REMOVED [STAIR 2],
  - REPLACED W/ METAL CLADDING
  - S.A.M. W/ BLACK FINISH TO PROVIDE BACKING FOR PERFORATED CLADDING

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*

TYPICAL FRAMED EXTERIOR SHEAR WALL - HABITABLE SPACE

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

EW4



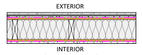
- SEE CLADDING TYPES [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm GALVANIZED SUBGIRT ISO CLIP W/8mm THERMAL ISOLATOR @ STUD [TYP.][3] C/W 50mm SEMI-RIGID BATT INSULATION
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- **19 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38mm X 140mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] C/W **R22** MINERAL WOOL BATT INSULATION
- **19 mm PLYWOOD SHEATHING** AT SW LOCATIONS [REFER TO STRUCTURAL] OR FURRING TO MATCH AT NON-SW LOCATIONS
- 6 MIL POLYETHYLENE VAPOUR BARRIER[3]
- 16 mm TYPE-X GYPSUM WALLBOARD

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*

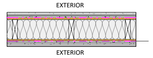
TYPICAL FRAMED EXTERIOR SHEAR WALL - ELEVATOR AND STAIR 1

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

EW5



EW5a



- SEE CLADDING TYPES [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 16 mm EXTERIOR GRADE TYPE-X GYPSUM WALLBOARD
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- **13 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38 mm X 140mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] C/W **R22** MINERAL WOOL BATT INSULATION[4]
- **13 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- 16 mm TYPE-X GYPSUM WALLBOARD

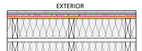
EW5a
- 16 mm EXTERIOR GRADE TYPE-X GYPSUM WALLBOARD
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- SEE CLADDING TYPES [REFER TO ELEVATIONS][3]

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*
[4] *TO MEET 1 HR FRR INSULATION MUST CONFORM TO CAN/ULC-S702.1 'STANDARD FOR MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS, PART 1: MATERIAL SPECIFICATION,' AND WITH A MASS PER UNIT AREA OF NOT LESS THAN 1.22 KG/M [2] OF WALL SURFACE*

TYPICAL FRAMED EXTERIOR DBLE SHEAR WALL - STAIR 1

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

EW6



- SEE CLADDING TYPES [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- 13 mm EXTERIOR GRADE TYPE X GYPSUM WALL SHEATHING
- **19 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38 mm X 140mm WOOD STUDS[2] [@ O.C. - REFER TO STRUCTURAL] C/W **R22** MINERAL WOOL BATT INSULATION
- 25mm AIR GAP
- 38 mm X 140mm WOOD STUDS[2] [@ O.C. - REFER TO STRUCTURAL] C/W **R22** MINERAL WOOL BATT INSULATION
- **19 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- 13 mm EXTERIOR GRADE TYPE X GYPSUM WALL SHEATHING
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]

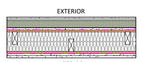
[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*

TYPICAL FRAMED EXTERIOR SHEAR WALL - HABITABLE SPACE

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
EW3 STC 52

STC PER BCBC 2024 WALL TYPE ***W8a*** *LISTED IN Table 9.10.3.1.-A*

EW7



- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm GALVANIZED SUBGIRT ISO CLIP W/8mm THERMAL ISOLATOR @ STUD [TYP.][3] C/W 50mm SEMI-RIGID BATT INSULATION - EXCLUDE EXTERIOR INSULATION AT STAIR 2 [EW7a]
- 16 mm EXTERIOR GRADE TYPE X GYPSUM WALL SHEATHING
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER
- **13 mm EXT. PLYWOOD SHEATHING U.N.O.** [REFER TO STRUCTURAL]
- 38mm X 89mm **STAGGERED** WOOD STUDS[2] w/ 2 LAYERS **R12** BATT INSULATION [REFER TO STRUCTURAL]
- 6 MIL POLYETHYLENE VAPOUR BARRIER[3]
- **13 mm PLYWOOD SHEATHING U.N.O.** AT SW LOCATIONS [REFER TO STRUCTURAL] OR FURRING TO MATCH AT NON-SW LOCATIONS
- x2 LAYERS 16mm TYPE-X GYPSUM WALLBOARD

EW7a



EW7a [STAIR 2],
- REMOVE EXTERIOR CLADDING AND INSULATION
- 16mm TYPE-X GYPSUM WALLBOARD W/ INTERIOR FINISH
- SEE EW7

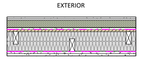
[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*

TYPICAL FRAMED EXTERIOR WALL

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC 52

STC PER BCBC 2024 WALL TYPE ***W8a*** *LISTED IN Table 9.10.3.1.-A*

EW8



- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm GALVANIZED SUBGIRT ISO CLIP W/8mm THERMAL ISOLATOR @ STUD [TYP.][3] C/W 50mm SEMI-RIGID BATT INSULATION
- 16 mm EXTERIOR GRADE TYPE X GYPSUM WALL SHEATHING
- SELF-ADHERED MEMBRANE, VAPOR PERMEABLE AIR BARRIER
- **13 mm EXT. PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38 mm X 89 mm **STAGGERED** WOOD STUDS[2] [REFER TO STRUCTURAL] w/ 2 LAYERS **R12** BATT INSULATION
- 6 MIL POLYETHYLENE VAPOUR BARRIER
- x2 LAYERS 16 mm TYPE-X GYPSUM WALLBOARD

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

WALLS - CLADDING

EXTERIOR WALL CLADDING

FRR N/A
FIRE SEPARATION N/A
NON-COMBUSTIBLE YES
STC N/A

CL-A

CLADDING A
- 8mm FIBRE CEMENT PANEL [EQUITONE TECTIVA TE90 - OFFWHITE][1]

CL-B

CLADDING B
- 8mm FIBRE CEMENT PANEL [EQUITONE TECTIVA TE20 - DARK GREY][1]

CL-C

CLADDING C
- 8mm FIBRE CEMENT PANEL [EQUITONE TECTIVA - TE85 - GRAPHITE][1]

CL-D

CLADDING D
- PERFORATED METAL PANEL
- MOUNTED TO SUPPORTS, COLOUR MATCH PERFORATED METAL PANELS, REFER TO STRUCTURAL [TBC][1]
- BLACK BACKING AT STAIR 2 ONLY

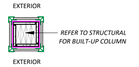
[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*

POSTS

STRUCTUAL WOOD POST - STAIR 1

FRR 1HR
BCBC 2024 TABLES D-2.3.4.-A, D-2.3.4.-E
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

PT1



- CLADDING C [CL-C - REFER TO ELEVATIONS]
- EASYTRIM OUTSIDE CORNERS - EZ13 - ANODIZED BLACK
- VAPOUR PERMEABLE AIR/MOISTURE BARRIER
- 16 mm EXTERIOR GRADE TYPE-X GYPSUM WALLBOARD
- 38 mm X 140mm BUILT-UP COLUMN[5] [REFER TO STRUCTURAL]
- 16 mm TYPE-X GYPSUM WALLBOARD
- VAPOUR PERMEABLE AIR/MOISTURE BARRIER
- EASYTRIM OUTSIDE CORNERS - EZ13 - ANODIZED BLACK
- CLADDING C [CL-C - REFER TO ELEVATIONS]

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*

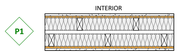
WALLS - INTERIOR

TYPICAL SUITE SEPARATION WALL

FRR 1.5 HR
BCBC 2024 TABLES 9.10.3.1.-A: CALCULATED FRR
FIRE SEPARATION YES
NON-COMBUSTIBLE NO
STC 66

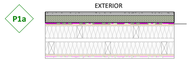
STC PER BCBC 2024 FLOOR TYPE ***W15o*** *LISTED IN Table 9.10.3.1.-A*

P1



- 16mm TYPE-X GYPSUM WALLBOARD
- **13 mm PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 38mm X 90mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] /w SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- 25mm AIR GAP
- 38mm X 90mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] /w SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- **13 mm PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 16mm TYPE-X GYPSUM WALLBOARD

P1a



LEVEL 1 EXTERIOR SIDE ONLY ADD:
- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS][3]
- 12mm GALVANIZED VERTICAL HAT CHANNEL [SPACING TBD][3]
- 50mm GALVANIZED SUBGIRT ISO CLIP W/8mm THERMAL ISOLATOR @ STUD [TYP.][3] C/W 50mm SEMI-RIGID BATT INSULATION
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER[3]
- **P1 ASSEMBLY** MINUS GWB AT EXTERIOR SIDE

[1] *PENDING ENGINEERED CLADDING SHOP DRAWINGS, TO CONFIRM CLIP TYPE AND LAYOUT.*
[2] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE.*
[3] *MOISTURE BARRIER BE APPLIED TO THE EXTERIOR BEFORE SHEATHING THE INBOARD SIDE. WALL CAVITY RECOMMENDED TO BE TESTED FOR MOISTURE BEFORE SHEATHING. MOISTURE CONTENT RECOMMENDED TO BE 15% OR LESS BEFORE SHEATHING.*

90mm WOOD STUD PARTITION WALL

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A (36)

STC PER BCBC 2024 FLOOR TYPE ***W1o*** *LISTED IN Table 9.10.3.1.-A*

P2



- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- 38mm X 90mm WOOD STUDS[2] @ 400mm O.C.
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

P2a



- P2 PLUMBING WALL C/W SOUND ATTENUATING MINERAL FIBRE BATT INSULATION

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

140mm WOOD STUD PARTITION WALL

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A (36)

STC PER BCBC 2024 FLOOR TYPE ***W1o*** *LISTED IN Table 9.10.3.1.-A*

P3

- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- 38mm X 140mm WOOD STUDS[2] @ 400mm O.C.
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

P3a



- P3a PLUMBING WALL C/W SOUND ATTENUATING MINERAL FIBRE BATT INSULATION

P3b



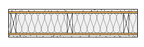
- P3 WALL W/ GYPSUM WALLBOARD ONE SIDE

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

140mm WOOD STUD SHEAR WALL

FRR 1HR
BCBC 2018 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION SEE PLANS
NON-COMBUSTIBLE NO
STC N/A

P4



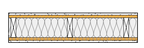
- 16mm TYPE-X GYPSUM WALLBOARD
- **13 mm PLYWOOD** SHEATHING [REFER TO STRUCTURAL]
- 38mm X 140mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] /w SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- **13 mm PLYWOOD** SHEATHING [REFER TO STRUCTURAL]
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

140mm WOOD STUD SHEAR WALL

FRR 1HR
BCBC 2018 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION SEE PLANS
NON-COMBUSTIBLE NO
STC N/A

P5



- 16mm TYPE-X GYPSUM WALLBOARD
- **19 mm PLYWOOD** SHEATHING [REFER TO STRUCTURAL]
- 38mm X 140mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] /w SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- **19 mm PLYWOOD** SHEATHING [REFER TO STRUCTURAL]
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

140mm WOOD STUD SERVICE ROOM WALL

FRR 1HR
BCBC 2018 TABLES D-2.3.4.-A, D-2.3.4.-E, D-2.3.4.-G
FIRE SEPARATION SEE PLANS
NON-COMBUSTIBLE NO
STC N/A

P6



- 16mm TYPE-X GYPSUM WALLBOARD
- **13 mm PLYWOOD** SHEATHING [REFER TO STRUCTURAL]
- 38mm X 140mm WOOD STUDS[2] @ O.C. [REFER TO STRUCTURAL] /w SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

[1] *4.8mm POLYETHYLENE FOAM SILL GASKET REQ'D UNDER BOTTOM SILL PLATE IN CONTACT WITH CONCRETE*

TYPICAL STEEL STUD SHAFT WALL

FRR 1HR
ASSEMBLY ULC #U417 SYSTEM "F"
FIRE SEPARATION YES
NON-COMBUSTIBLE YES
STC N/A

P7



- 25mm GYPSUM LINER PANEL
- MIN. 92mm STEEL C-H STUDS @ 610mm O.C.
- 1 LAYER 16mm TYPE-X GYPSUM WALLBOARD

P7a



ELEVATOR SHAFT
- 25mm GYPSUM LINER PANEL
- MIN. 92mm STEEL C-H STUDS @ 610mm O.C.
- 13 mm EXT. PLYWOOD SHEATHING [REFER TO STRUCTURAL]
- SELF-ADHERED VAPOUR PERMEABLE AIR/MOISTURE BARRIER
- 10mm AIR SPACE - VERTICAL RAIN SCREEN @ 400mm O.C.
- SEE CLADDING TYPES BELOW [REFER TO ELEVATIONS]

FLOORS

BASEMENT LEVEL FLOOR [PARKADE] - SLAB ON GRADE

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE YES
STC N/A

F1

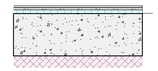


- 100 mm MIN. CONCRETE SLAB ON GRADE [REFER TO STRUCTURAL]
- 10 MIL POLYETHYLENE MOISTURE BARRIER, LAPPED MIN. 200 mm AND TAPED
- 150 mm MIN. COMPACT GRANULAR BASE [REFER TO GEOTECHNICAL; INCREASE THICKNESS TO 300 mm IF GREY CLAY SUBGRADE IS PRESENT.]

MAIN LEVEL FLOOR CONCRETE SLAB - INSULATED FROM BELOW

FRR UP TO 2HR
PER *BCBC 2024 TABLE D-2.2.1.-A*
FIRE SEPARATION YES
NON-COMBUSTIBLE YES
STC 58

F2



- 13 mm FLOOR FINISH [IN SUITE ONLY] TBC
- 16 mm T&G FLOOR SHEATHING [IN SUITE ONLY] TBC
- 25 mm DRICORE INSUL ARMOR - R4.1 [IN SUITE ONLY] TBC
- SUSPENDED CONCRETE SLAB (REFER TO STRUCTURAL)
- 130 mm SPRAY APPLIED MONOGLASS INSULATION [R20]

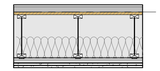
CALCULATED STC PER NRC ARTICLE "CONTROLLING THE TRANSMISSION OF AIRBORNE SOUND THROUGH FLOORS" BY DR. A.C.C. WARNOCK, 1999.

WOOD I-JOIST FLOORS - CAVITY INSULATION

FRR 1HR
PER *BCBC 2024 TABLES D-2.3.4.-B, F*
FIRE SEPARATION YES
NON-COMBUSTIBLE NO
STC 57

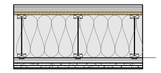
CALCULATED STC PER BCBC 2024 FLOOR TYPE ***F19c*** *LISTED IN Table 9.10.3.1.-B*

F3



- FLOOR FINISH
- 38 mm CONCRETE TOPPING [IN SUITE ONLY]
- **16 mm PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 305 mm I-JOISTS @ 400 O/C [REFER TO STRUCTURAL] w/ **150 mm** SOUND ATTENUATING MINERAL FIBRE BATT INSULATION
- 22 mm METAL FURRING CHANNEL @400 O/C SUSPENDED ON SOUND ISOLATORS
- 2 LAYERS 16 mm TYPE-X GYPSUM WALLBOARD[2]

F3a



- F3a WHERE FLOOR IS EXPOSED AT UNDERSIDE [LEVEL 2 ONLY]
- **R40** BATT INSULATION
- 2 LAYERS 16 mm TYPE X EXTERIOR GYPSUM WALL SHEATHING[2]
- ALUMINIM 6" PLANK / COLOUR: DARK FIR [FASTPLANK P46V]

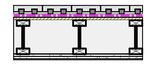
[1] *CONTRACTOR TO DEMONSTRATE <15% MOISTURE CONTENT OF FRAMING PRIOR TO ENCLOSING ASSEMBLY. JOISTS TO BE STORED IN DRY CONDITION.*

EXTERIOR PASSAGEWAY FLOORS

FRR 1HR
PER *BCBC 2024 TABLES D-2.3.4.-B, F*
FIRE SEPARATION YES
NON-COMBUSTIBLE NO
STC N/A (33)

CALCULATED STC PER BCBC 2024 FLOOR TYPE ***F4a*** *LISTED IN Table 9.10.3.1.-B*

F4



- 60 mm RECYCLED RUBBER PAVER ON DRAINAGE MAT
- 2 PLY SBS ROOFING MEMBRANE
- **16mm EXTERIOR RATED T&G PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 240 mm I-JOISTS @ 400 O/C [REFER TO STRUCTURAL - DIMENSIONAL LUMBER AT STAIR LANDINGS]
- 2 LAYERS 16 mm TYPE X EXTERIOR GYPSUM WALL SHEATHING[2]
- ALUMINIM 6" PLANK / COLOUR: DARK FIR [FASTPLANK P46V]

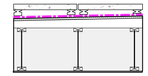
[2] *CONTRACTOR TO DEMONSTRATE <15% MOISTURE CONTENT OF FRAMING PRIOR TO ENCLOSING ASSEMBLY. JOISTS TO BE STORED IN DRY CONDITION.*

BALCONY FLOORS

FRR N/A
PER *BCBC INTERPRETATION FILE NO: 18-0120*
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

CALCULATED STC PER BCBC 2024 FLOOR TYPE ***F4a*** *LISTED IN Table 9.10.3.1.-B*

F5



- 40mm CONCRETE PAVERS [REFER TO LANDSCAPE]
- VARIABLE HEIGHT [25mm - 135mm] PAVER PEDESTALS
- 2 LAYERS SBS ROOFING MEMBRANE
- **16mm EXTERIOR RATED T&G PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 2% SLOPED PURLINS
- 305 mm I-JOISTS [REFER TO STRUCTURAL]
- ALUMINIM PERFORATED SOFFIT PLANK / COLOUR: DARK FIR [FASTPLANK P47V]

PATIOS AND LANDSCAPE FLOOR SLAB - PAVER FINISH LOCATIONS

FRR N/A
FIRE SEPARATION NO
NON-COMBUSTIBLE YES
STC N/A

F6



- 40mm CONCRETE PAVERS [REFER TO LANDSCAPE]
- 25mm - 135mm PAVER PEDESTAL

REFER TO R1

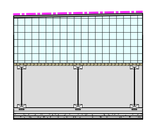
ROOFS

TYP. WOOD JOIST FLAT ROOF

FRR 1HR
PER *BCBC 2024 TABLES D-2.3.4.-B, F*
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC 52

CALCULATED STC PER BCBC 2024 FLOOR TYPE ***F9c*** *LISTED IN Table 9.10.3.1.-B*

R1



- 2 PLY SBS ROOFING MEMBRANE
- PROTECTION BOARD
- MIN. 203 mm CONTINUOUS POLYISO INSULATION C/W 2% SLOPE PACKAGE
- SELF-ADHERED VAPOUR BARRIER MEMBRANE
- **16mm EXTERIOR RATED T&G PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- 305 mm I-JOISTS @ 400 O/C [REFER TO STRUCTURAL]
- 22 mm METAL FURRING CHANNEL @400 O/C SUSPENDED ON SOUND ISOLATORS, OVER SUITES ONLY
- 2 LAYERS 16 mm TYPE-X GYPSUM WALLBOARD[2]
- METAL SOFFIT / FINISH [TBC]

[1] *CONTRACTOR TO DEMONSTRATE <15% MOISTURE CONTENT OF FRAMING PRIOR TO ENCLOSING ASSEMBLY. JOISTS TO BE STORED IN DRY CONDITION.*

UNINSULATED ROOF

R2 - FRR 1 HR
PER *BCBC 2024 TABLES D-2.3.4.-B, F*
R2a - FRR NO
FIRE SEPARATION NO
NON-COMBUSTIBLE NO
STC N/A

R2

STAIRS + ELEVATOR



- 2 PLY SBS ROOFING MEMBRANE
- **16mm EXTERIOR RATED T&G PLYWOOD SHEATHING** [REFER TO STRUCTURAL]
- TAPERED PURLINS
- 305 mm I-JOISTS @ 400 O/C [REFER TO STRUCTURAL]
- 2 LAYERS 16 mm TYPE X [STAIR 1 REQUIRES EXTERIOR FIBERGLASS MAT GYPSUM WALL SHEATHING][1

Building Code Analysis - Overview

1 - GENERAL INFORMATION

NO.	ITEM	DESCRIPTION	REFERENCE(S)
1-1	PROJECT TYPE	■ NEW CONSTRUCTION ☐ RENO. ☐ ADDITION ☐ TENANT IMPROVEMENT	-
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 ■ ■, B ■ —, C ■ ■	DIV A - 1.1.2.
1-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 B3 C ■ D E F1 F2 F3	3.1.2.
1-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	3.1.3.
1-6	HEAVY TIMBER CONSTRUCTION ALTERNATE	☐ PERMITTED ☐ PROPOSED ■ N/A	3.1.4.6.
1-7	FIREWALL(S)	☐ YES ■ NO	3.1.10.
1-8	OCCUPANT LOAD	**52** **TOTAL** [1] 2 PERSONS PER SLEEPING ROOM	**3.1.17.**

UNIT TYPE	*# UNITS*	*# SLEEPING ROOMS*	*OCCUPANTS[1]*
1-BDRM	7	7	14
1-BDRM ACC.	2	2	4
1-BDRM ADP.	4	4	8
1-BDRM JR.	2	2	4
3-BDRM	3	9	18
STUDIO	2	2	4
TOTALS	20	26	52

1-9	BUILDING AREA (m²)	**341.26m²**	1.4.1.2.
1-10	GRADE ELEVATION (m, GEODETIC)	**18.94**	1.4.1.2.
1-11	BUILDING HEIGHT (STOREYS)	**5** ABOVE GRADE **1** BELOW GRADE **6** **TOTAL**	3.2.1.1.
1-12	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.
1-13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.12.
1-14	MEZZANINE(S)	☐ YES ■ NO	3.2.8.
1-15	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
1-16	NUMBER OF STREETS FACING	**1** STREET FACING	1.4.1.2.
1-17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.4.-6.
1-18	HIGH BUILDING	☐ YES ■ NO	3.2.6.
1-19	ROOF ACCESS	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.3.
1-20	STANDPIPE SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.8.
1-21	PORTABLE FIRE EXTINGUISHERS	■ REQUIRED ■ PROVIDED SEE MECH. DRAWINGS	3.2.5.16.
1-22	LIGHTING AND EMERGENCY POWER	■ REQUIRED ■ PROVIDED ☐ N/A SEE ELEC. DRAWINGS	3.2.7.
1-23	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
1-24	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED ☐ N/A	3.8.2.
1-25	ALTERNATE SOLUTIONS REQUIRED	■ YES ☐ NO A - SPRINKLER PROTECTION ALTERNATE FOR EXIT PATH PROTECTION TO BCBC 3.2.3.13.	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STORIES, SPRINKLERED	3.2.2.**51.**
1-27	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED ☐ N/A	
1-28	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* **1** FLOOR **1** MEZZANINE[1,2] **1** ROOF	[1] 3.2.2.12 EXT. PASSAGEWAYS USED AS PART OF MEANS OF EGRESS TO CONFORM TO MEZZANINE REQUIREMENTS FOR 3.2.2.51. [2] 3.2.2.11. EXTERIOR BALCONIES ...SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPE OF CONSTRUCTION REQ'D BY ARTICLES 3.2.2.51
1-29	BUILDING HEIGHT (STOREYS)	**6** MAXIMUM **6** PROPOSED	
1-30	BUILDING AREA (m²)	**1,800** MAXIMUM **341.26** PROPOSED	

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES

NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-1	PLUMBING FIXTURES	*WATER CLOSETS:* **1** REQUIRED[1] **23** PROVIDED ☐ N/A [1] AT LEAST ONE WC PER DWELLING UNIT	3.7.2.2.(9)
ACCESSIBILITY			***3.8.***
2-2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ APPLICATION (3.8.2.) ■ DESIGN (3.8.3.) ☐ ALTERATIONS (3.8.4.) ■ ADAPTABLE DWELLING UNITS (3.8.5.)	3.8.1.1., 3.8.2.1.
2-3	ENTRANCES & POWER DOOR OPERATORS	*ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:* **3** REQUIRED[1] **-** EXISTING **3** PROPOSED[1] ☐ N/A *POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:* **-** REQUIRED[2] **-** EXISTING **-** PROPOSED[2] ■ N/A *POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2., SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:* **-** REQUIRED[2] **-** EXISTING **-** PROPOSED[2] ■ N/A [1] STAIR 1 (MAIN ENTRANCE), BICYCLE STORAGE AND RECYCLING ENTRANCES REQUIRED TO BE ACCESSIBLE [2] POWER DOOR OPERATORS NOT REQUIRED FOR RESIDENTIAL OCCUPANCY	3.8.2.2., 3.8.2.7.
2-4	AREAS REQUIRING ACCESS	*ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:* ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO SERVICE, JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS:* ■ PERMITTED ☐ EXISTING ■ PROPOSED ☐ N/A *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:* ■ PERMITTED ☐ EXISTING ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR AHJ TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:* ■ PERMITTED ☐ EXISTING ■ PROPOSED ☐ N/A	3.8.2.3.
2-5	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 ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A	3.8.2.5.
2-6	CONTROLS AND OUTLETS [FOR OCCUPANT USE][1]	*CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:* [1] SEE ELEC. DRAWINGS ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A *LOCATED 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A *ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:* ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A *ONE HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE:* ■ REQUIRED ☐ EXISTING ■ PROPOSED ☐ N/A	3.8.2.6., 3.8.3.8.
2-7	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:* NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY ☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A	3.8.2.8. 3.8.3.4.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)

NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-8	SIGNS AND INDICATORS	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ 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.
2-9	COUNTERS [*FOR PUBLIC SERVICE*]	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A DWELLINGS ONLY	3.8.2.11.
2-10	SLEEPING ROOMS AND BED SPACES	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	*ACCESSIBLE APPLICATION:* / *BCBC PATH:* / *CSA B651 PATH:* ■ INT. ACCESSIBLE ROUTES — 3.8.3.2. — 4.3 & 5.1 ■ EXT. ACCESSIBLE ROUTES — 3.8.3.3. [& 8.2.1] — 8.2.1-8.2.5 & 8.2.7 ■ PASSENGER PICK-UP AREAS — 3.8.3.4. — 9.3 N/A RAMPS — - — 3.8.3.5. — - — 5.3 & 5.5 ■ DOORS AND DOORWAYS — 3.8.3.6. — 5.2 ■ 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 ■ BATHING FACILITIES — 3.8.3.17.-18. — 6.5 N/A 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.
2-12	ACCESSIBLE PATH OF TRAVEL	*WIDTH OF ACCESSIBLE PATH OF TRAVEL, ANY LENGTH (mm):* **≥ 1,500** REQUIRED **1,500** PROPOSED *WIDTH OF ACCESSIBLE PATH OF TRAVEL, < 12m (mm):* **≥ 1,000** REQUIRED **1,000** 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:* ■ PERMITTED ☐ PROPOSED ■ N/A *STABLE, FIRM, SLIP-RESISTANT SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER:* ■ REQUIRED ■ PROPOSED ☐ N/A *ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A *CROSS SLOPE MAXIMUM 1 IN 50 (2%):* ■ REQUIRED ■ PROPOSED ☐ N/A *BEVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm:* ☐ REQUIRED ☐ PROPOSED ☐ N/A *RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *SLOPING ≤ 1:20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:* ■ REQUIRED ■ PROPOSED ☐ N/A ALL SLOPES < 5% *PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7 m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):* ☐ REQUIRED ☐ PROPOSED ■ N/A *ILLUMINATED TO 3.2.7.1.:* ■ REQUIRED ■ PROPOSED ☐ N/A	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:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *WIDTH OF EXTERIOR WALK (mm):* **≥ 1,600** REQUIRED **1,600** PROPOSED *AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):* ■ REQUIRED ■ PROPOSED ☐ N/A *DESIGNED IN ACCORDANCE WITH CLAUSE 8.2.1 OF CSA B651 STANDARD:* ■ REQUIRED ■ PROPOSED[1] ☐ N/A [1]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:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE PROVIDED, CURB RAMP TO 8.3.3 OF CSA B651 STANDARD:* ☐ REQUIRED ☐ PROPOSED ■ N/A LEVEL AREA W/PAINT *WHERE PROVIDED, VERTICAL CLEARANCE MIN. 2.75m:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.3.4.
2-15	RAMPS	☐ REQUIRED ☐ PROPOSED ■ N/A ALL SLOPES < 5%	3.8.3.5.
2-16	DOORWAYS AND DOORS [*IN ACCESSIBLE PATHS OF TRAVEL*]	*DOOR CLEAR WIDTH (mm):* **≥ 850** REQUIRED **≥ 850** PROPOSED[1] *DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY:* **≥ 850** REQUIRED **≥ 850** PROPOSED[1] *GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACE(S):* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE LATCH SIDE CLEAR WIDTH (mm):* **≥ 600** REQUIRED **≥ 600** PROPOSED *PUSH LATCH SIDE CLEAR WIDTH (mm):* **≥ 300** REQUIRED **≥ 300** PROPOSED *VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:* ☐ REQUIRED ☐ PROPOSED ■ N/A *PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE x 1.5 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ 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:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:* ■ PERMITTED ■ PROPOSED ☐ N/A [1] 915 mm WIDE DOOR PANELS YIELD ~855	3.8.3.6.
ADAPTABLE DWELLING UNITS			***3.8.5.***
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. :* ☐ REQUIRED ■ PROPOSED ☐ N/A *COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE:* ■ REQUIRED ■ PROPOSED ☐ 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):* ■ REQUIRED ■ PROPOSED ☐ 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 PATHS OF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2. :* ■ REQUIRED ■ PROPOSED ☐ N/A BIKE ROOM & REFUSE *COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX:* ■ REQUIRED ■ PROPOSED ☐ 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:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	*PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):* **≥ 850** REQUIRED **≥ 850** PROPOSED[1] *WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):* **≥ 850** REQUIRED **≥ 850** PROPOSED[1] *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.(14)&(15):* ■ REQUIRED ■ PROPOSED ☐ N/A [1] 915 mm WIDE DOOR PANELS YIELD ~855	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 3.8.3.2.(1), (mm):* **≥ 1,000** REQUIRED **≥ 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):* **≥ 1.7 x 1.5** REQUIRED **1.7 x 1.5** PROPOSED *CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):* **≥ 850** REQUIRED **≥ 850** PROPOSED *CLEAR OPENING WIDTH, CLOSET (mm):* **≥ 900** REQUIRED **≥ 900** PROPOSED	3.8.5.6.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)

NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	*IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):* **≥ 1.5 x 0.9** REQUIRED **≥ 1.5 x 0.9** PROPOSED *IN ONE BATHROOM, 460 - 480 mm WALL TO WATER CLOSET CENTRE CLEARANCE:* ■ REQUIRED ■ PROPOSED ☐ 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:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF SHOWER DESCRIBED BY 3.8.3.17.(1) WITHOUT IMPEDING OTHER ITEMS:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF BATHTUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS:* ☐ REQUIRED ☐ PROPOSED ■ N/A *REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHTUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.12.(1)(F)&(G) AND 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	*COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *1.7 x ≥1.5 m CLEAR FLOOR SPACE IN KITCHEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)-(F):* ■ REQUIRED ■ PROPOSED ☐ 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:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.9.
2-25	ACCESSIBLE WASHROOMS	*UNIVERSAL WASHROOM(S):* **-** REQUIRED[1] **-** PROVIDED ■ N/A *ACCESSIBLE WATER CLOSET STALL(S):* **-** REQUIRED[2] **-** PROVIDED ■ N/A *ACCESSIBLE WATER CLOSET(S):* **0** REQUIRED[3] **2** PROVIDED ☐ N/A *ACCESSIBLE URINAL(S):* **-** REQUIRED[4] **-** PROVIDED ■ N/A *ACCESSIBLE LAVATORY(IES):* **0** REQUIRED[5] **2** PROVIDED ☐ N/A *ACCESSIBLE MIRROR(S):* **0** REQUIRED[6] **2** PROVIDED ☐ N/A *ACCESSIBLE DRINKING FOUNTAIN(S):* **-** REQUIRED[7] **-** PROVIDED ■ N/A *WATER BOTTLE FILLING STATION(S):* **0** REQUIRED[8] **1** PROVIDED ☐ N/A *ACCESSIBLE SHOWER(S):* **0** REQUIRED[9] **5** PROVIDED ☐ N/A *ACCESSIBLE BATHTUB(S):* **-** REQUIRED[10] **-** PROVIDED ■ N/A [1] PER 3.8.2.8.(4) & 3.8.3.13. [2] PER 3.8.2.8.(5) & 3.8.3.12. [3] PER 3.8.2.8.(5) & 3.8.3.14. [4] PER 3.8.2.8.(6) & 3.8.3.15. [5] PER 3.8.2.8.(8) & 3.8.3.16.(1) [6] PER 3.8.2.8.(9) & 3.8.3.16.(2) [7] PER 3.8.2.8.(10) & 3.8.3.10. [8] PER 3.8.2.8.(11) & 3.8.3.11. [9] PER 3.8.3.17. [10] PER 3.8.3.18.	3.8.3.12. - 3.8.3.18.

Building Code Analysis - Fire Ratings and Separations

3 - FIRE RATINGS AND SEPARATIONS — 3.1.7., 3.1.8.

NO.	ITEM	MIN. F.R.R. OF FIRE SEPARATIONS [HOURS]	REFERENCE(S)
3-1	BETWEEN MAJOR OCCUPANCIES	**-** REQUIRED **-** PROPOSED ■ N/A	3.1.3.1.
3-2	STORAGE GARAGE BASEMENT CONSIDERED AS A SEPARATE BUILDING (FOR PURPOSES OF SUBSECTION 3.2)	*FLOOR/ROOF ATOP BASEMENT, AND EXTERIOR WALLS OF BASEMENT ABOVE ADJOINING GROUND LEVEL:* **2HR** REQUIRED **2HR** PROPOSED ☐ N/A	3.2.1.2.
3-3	FIRE BLOCKS IN CONCEALED SPACES	■ REQUIRED ■ PROPOSED ☐ N/A	3.1.11.
3-4	SUITES	**1HR** REQUIRED **1HR** PROPOSED ☐ N/A	3.3.1.1., 3.3.4.2.
3-5	PUBLIC CORRIDORS	**1HR** REQUIRED **1HR** PROPOSED[1] ☐ N/A [1] CORRIDOR IN P1 PARKADE	3.3.1.4., 3.3.2.6., 3.3.3.3
3-6	JANITORS' ROOMS	**-** REQUIRED **-** PROPOSED ■ N/A	3.3.1.22.
3-7	COMMON LAUNDRY ROOMS	**-** REQUIRED **-** PROPOSED ■ N/A	3.3.1.23.
3-8	RESIDENTIAL STORAGE ROOMS	**1HR** REQUIRED **1HR** PROPOSED ☐ N/A	3.3.4.3.
3-9	STORAGE GARAGE USE SEPARATION	**1.5** REQUIRED **2HR** PROPOSED ☐ N/A SEE ALSO 3.2.1.2.	3.3.5.6.
3-10	EXIT ENCLOSURES	**.75** REQUIRED **1HR** PROPOSED ☐ N/A	3.4.4.1.
3-11	ELEVATOR HOISTWAYS & MACHINE ROOMS	**1HR** REQUIRED **1HR** PROPOSED ☐ N/A	3.5.3.1., 3.5.3.3., 3.2.6.5.
3-12	SERVICE ROOMS	**1HR** REQUIRED **1HR** PROPOSED ☐ N/A	3.6.2.1.
3-13	ELECTRICAL SERVICE ROOMS	**1HR** REQUIRED **1HR** PROPOSED ☐ N/A	3.6.2.1.(6)
3-14	ELECTRICAL EQUIPMENT VAULTS	**-** REQUIRED **-** PROPOSED ■ N/A	3.6.2.7.
3-15	VERTICAL SERVICE SPACES	**1HR** REQUIRED **1HR** PROPOSED ■ N/A	3.6.3.1.
3-16	HORIZONTAL SERVICE SPACES	**-** REQUIRED **-** PROPOSED ■ N/A	3.6.4.2.
3-17	ATTIC OR ROOF SPACE ACCESS	■ REQUIRED ■ PROPOSED ☐ N/A	3.6.4.4.

Building Code Analysis - Mezzanines and Interconnected Floor Spaces

4 - MEZZANINES AND INTERCONNECTED FLOOR SPACES

NO.	ITEM	DESCRIPTION	REFERENCE(S)
4-1	MEZZANINE	*VERTICAL FIRE SEPARATION:* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.8.2.
4-2	INTERCONNECTED FLOOR SPACES	☐ PERMITTED ☐ PROPOSED ■ N/A	3.2.8.2., 3.2.8.4.

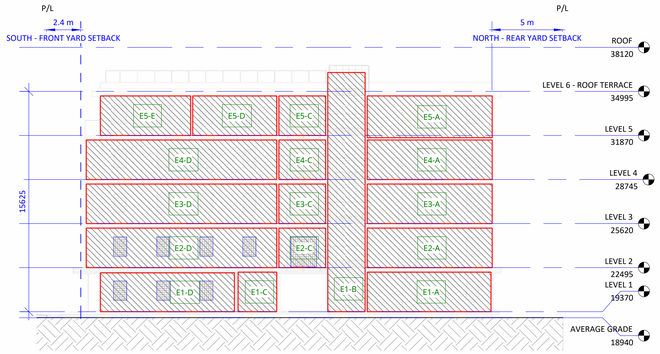
Building Code Analysis - Sound Transmission

NO.	ITEM	DESCRIPTION	REFERENCE(S)
5 - SOUND TRANSMISSION			**9.11.**
5-1	REQUIRED PROTECTION FROM AIRBORNE NOISE	*DWELLING UNIT SEPARATION FROM OTHER SPACES BY ASSEMBLIES AND ADJOINING CONSTRUCTION BY EITHER:* **ASTC ≥ 47** REQUIRED ☐ PROPOSED ■ N/A **STC ≥ 50** REQUIRED[1] ☐ PROPOSED ■ N/A *DWELLING UNIT SEPARATION FROM ELEVATOR SHAFT(S) AND REFUSE CHUTE(S):* **STC ≥ 55** REQUIRED ☐ PROPOSED ■ N/A [1] ADJOINING CONSTRUCTIONS TO CONFORM TO 9.11.1.4.	9.11.1.1.
5-2	DETERMINATION OF SOUND TRANSMISSION RATINGS	*STC RATINGS DEMONSTRATED BY EITHER:* **ASTM E-413** REQUIRED[1] ☐ PROPOSED ■ N/A **9.10.3.1.A-B** REQUIRED[2] ☐ PROPOSED ■ N/A *ASTC RATINGS DEMONSTRATED USING EITHER:* **ASTM E-413** REQUIRED[3] ☐ PROPOSED ■ N/A **5.8.1.4.-5.** REQUIRED[4] ☐ PROPOSED ■ N/A **9.10.3.1.A-B** REQUIRED[2] ☐ PROPOSED ■ N/A *ADJOINING CONSTRUCTIONS TO 9.11.1.4. :* ■ REQUIRED ☐ PROPOSED ☐ N/A [1] RATINGS OF ASTM E-413 TO USE MEASUREMENTS OF ASTM E-90 [2] SEE VALUES ASSIGNED TO CONSTRUCTION OF TABLES 9.10.3.1.-A AND 9.10.3.1.-B. [3] RATINGS OF ASTM E-413 TO USE MEASUREMENTS OF ASTM E-336 [4] SEE PART 5 DETAILED METHOD FOR CALCULATING ASTC	9.11.1.2., 9.11.1.3.
5-3	ADJOINING CONSTRUCTIONS	*WALLS CONNECTED TO SEPARATING FLOOR/CEILING EITHER:* 200kg/m³ CONCRETE ■ GYPSUM BOARD *WALLS/CEILINGS CONNECTED TO SEPARATING WALLS EITHER:* 300kg/m³ CONCRETE ■ GYPSUM BOARD *FLOORS CONNECTED TO SEPARATING WALLS EITHER:* 300kg/m³ CONCRETE ■ FLOORS-ON-GROUND 9.16. ■ TABLE 9.11.1.4.	9.11.1.4.

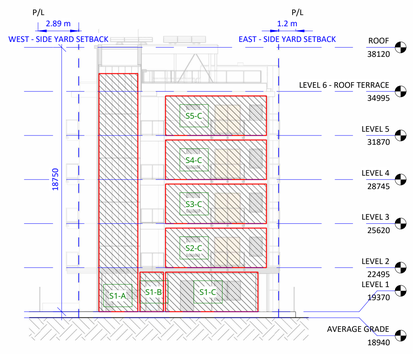
Building Code Analysis - Floor Safety, Exits and Stairs

5 - FLOOR SAFETY, EXITS AND STAIRS

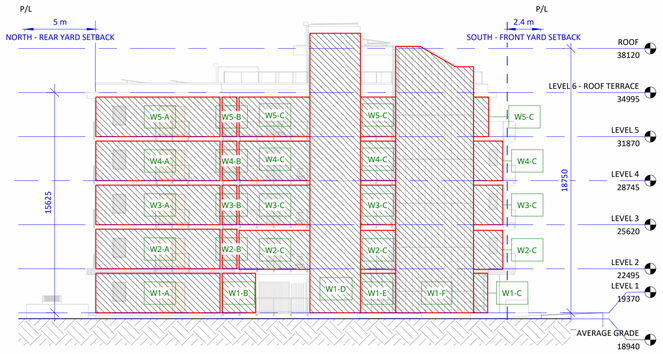
NO.	ITEM	DESCRIPTION	REFERENCE(S)
6-1	FLAME SPREAD RATING (MAX.)	**150** MAXIMUM[1] [1] PER CAN/ULC-S102 **75** CORRIDOR WALLS[1,2] [2] WHERE SUBJECT TO 3.1.13.6.(1), UNLESS CONFORMING TO UPPER/LOWER REQUIREMENTS OF 3.1.13.6.(2).	3.1.12., 3.1.13.
6-2	EXTERIOR BALCONIES	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. CLASSIFICATION:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.11.
6-3	OCCUPANCY ON ROOF	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. REQUIREMENTS FOR FLOORS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.13.
6-4	ROOF-TOP ENCLOSURES	*F.R.R. FOR ELEVATOR MACHINERY OR SERVICE RO



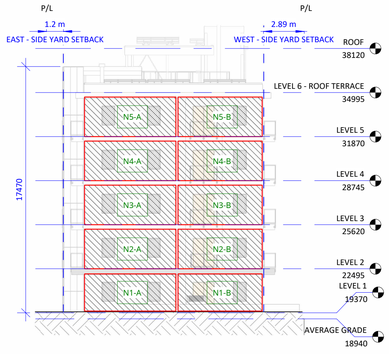
1 SPATIAL SEPARATIONS - EAST
1 : 200



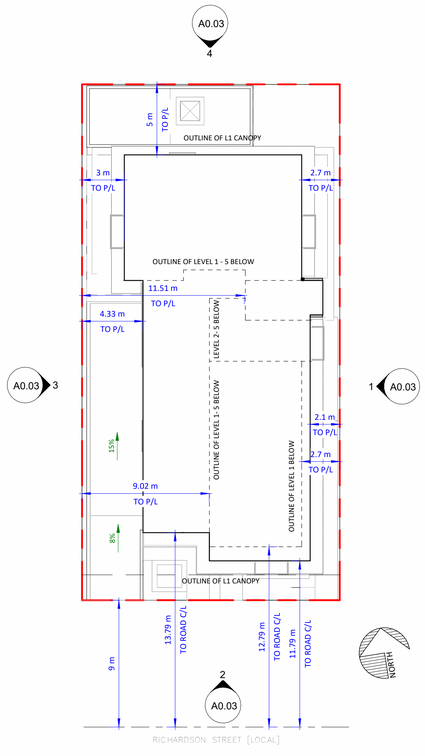
2 SPATIAL SEPARATIONS - SOUTH
1 : 200



3 SPATIAL SEPARATIONS - WEST
1 : 200



4 SPATIAL SEPARATIONS - NORTH
1 : 200



5 SITE PLAN - LIMITING DISTANCE
1 : 200

Building Code Analysis - Spatial Separations

9 - SPATIAL SEPARATIONS

EXPOSING BLDG. FACE OR FIRE COMPARTMENT	WALL AREA [m²]	U.P.O. AREA [m²]	LIMITING DISTANCE [m]	LIMITING DISTANCE MEASURED TO	MAX. % U.P.O PERMITTED [TABLE 3.2.3.1.D]	OPEN [%]	MIN. REQ'D F.R.R. [TABLE 3.2.3.7.]	REQ'D TYPE OF CONSTRUCTION [TABLE 3.2.3.7.]	REQ'D TYPE OF CLADDING [TABLE 3.2.3.7.]	BLDG. FACE - SAME CONDITION
EAST										
E1-A	24 m²	2 m²	2.70 m	to PL	52%	8%	-	[C]	[C] or [NC]	E2-A / E3-A / E4-A / E5-A
E1-B	45 m²	5 m²	1.20 m	to PL	14%	10%	1 HR	[C]	[NC]	-
E1-C	8 m²	0 m²	2.70 m	to PL	100%	0%	-	[C]	[C] or [NC]	-
E1-D	26 m²	6 m²	2.70 m	to PL	46%	22%	1 HR	[C]	[NC]	-
E2-C	9 m²	4 m²	2.10 m	to PL	66%	43%	-	[C]	[C] or [NC]	E3-C / E4-C / E5-C
E2-D	37 m²	8 m²	2.10 m	to PL	30%	21%	-	[C]	[C] or [NC]	E3-D / E4-D
E5-D	16 m²	4 m²	2.10 m	to PL	42%	24%	1 HR	[C]	[NC]	-
E5-E	18 m²	4 m²	2.10 m	to PL	42%	22%	1 HR	[C]	[NC]	E3-D / E4-D
NORTH										
N1-A	17 m²	4 m²	5.00 m	to PL	100%	23%	-	[C]	[C] or [NC]	N2-A / N3-A / N4-A / N5-A
N1-B	16 m²	6 m²	5.00 m	to PL	100%	37%	-	[C]	[C] or [NC]	N2-B / N3-B / N4-B / N5-B
SOUTH										
S1-A	46 m²	23 m²	13.79 m	to RD CL	100%	50%	-	[C]	[C] or [NC]	-
S1-B	5 m²	5 m²	13.79 m	to RD CL	100%	100%	-	[C]	[C] or [NC]	-
S1-C	18 m²	4 m²	12.79 m	to RD CL	100%	22%	-	[C]	[C] or [NC]	-
S2-C	20 m²	8 m²	11.79 m	to RD CL	100%	40%	-	[C]	[C] or [NC]	S3-C / S4-C
S5-C	20 m²	8 m²	12.79 m	to RD CL	100%	40%	-	[C]	[C] or [NC]	-
WEST										
W1-A	24 m²	6 m²	3.00 m	to PL	52%	24%	-	[C]	[C] or [NC]	W2-A / W3-A / W4-A / W5-A
W1-B	8 m²	0 m²	11.53 m	to PL	100%	0%	-	[C]	[C] or [NC]	-
W1-C	3 m²	0 m²	9.04 m	to PL	100%	0%	-	[C]	[C] or [NC]	-
W1-D	72 m²	0 m²	4.32 m	to PL	58%	0%	-	[C]	[C] or [NC]	-
W1-E	7 m²	7 m²	4.32 m	to PL	100%	100%	-	[C]	[C] or [NC]	-
W1-F	97 m²	45 m²	4.32 m	to PL	50%	46%	1 HR	[C]	[NC]	-
W2-B	3 m²	0 m²	11.53 m	to PL	100%	0%	-	[C]	[C] or [NC]	W3-B / W4-B / W5-B
W2-C	26 m²	2 m²	9.04 m	to PL	100%	7%	-	[C]	[C] or [NC]	W3-C / W4-C
W5-C	24 m²	0 m²	9.04 m	to PL	100%	0%	-	[C]	[C] or [NC]	-

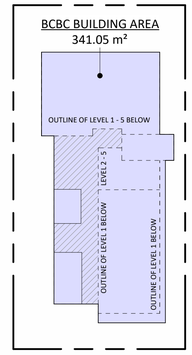
Separation Elevations - Annotations

- WALL OR FIRE COMPARTMENT AREA
- UNPROTECTED OPENINGS
- PROTECTED OPENINGS - 20 MIN. F.R.R.
- SPRINKLER PROTECTED OPENING [ALTERNATE SOLUTION]

Building Code Analysis - Alternative Solution - Sprinkler Protection of Exterior Exit Path

A - ALTERNATIVE SOLUTION

NO.	ITEM	DESCRIPTION	REFERENCE(S)
A-1	COMPLIANCE & APPLICATION	*ALTERNATIVE SOLUTION, SUBJECT TO ACCEPTANCE BY AUTHORITY HAVING JURISDICTION, TO ACHIEVE (AT LEAST) THE MINIMUM LEVEL OF PERFORMANCE REQUIRED BY DIVISION 'B' ATTRIBUTED OBJECTIVES & FUNCTIONAL STATEMENTS:* ■ PROPOSED **BCBC 3.2.3.13.** DIVISION B ACCEPTABLE SOLUTION *ACCEPTABLE SOLUTION MUST NOT EXPRESSLY REQUIRE CONFORMANCE TO A PROVINCIAL ENACTMENT OTHER THAN THE BCBC:* ■ REQUIRED ■ PROPOSED	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
A-2	SUBJECT LOCATION(S)	EAST WALL - SUITES: 103 (3 LITES), 203 (4 LITES) AND 204 (BALCONY DOOR)	2.3.1.2.(1)
	PROPOSED ALTERNATIVE SOLUTION	IN THE PROPOSED DESIGN, THE EXTERIOR *EXIT* PATH FROM NORTH EXIT STAIR (STAIR 2) THAT LEADS TO THE STREET IS EXPOSED TO WINDOW AND DOOR *OPENINGS* IN ADJOINING *FIRE COMPARTMENTS*. THIS IS A CONSEQUENCE OF THE CONSTRAINED SETBACKS, WHICH ARE NOT LARGE ENOUGH TO PROVIDE BOTH 1,110 mm OF *EXIT* WIDTH AND 3.0 m OF HORIZONTAL SEPARATION FROM PERPENDICULAR OPENINGS TO THAT *EXIT* PATH. FACING OPENINGS COMPRISE SEVEN (7) WINDOWS AND ONE (1) SLIDING DOOR UNIT, ALL OF WHICH ARE OPERABLE BASED ON LIVABILITY AND HEALTH (FOR THE WINDOWS AND DOOR) AND EXTERIOR ACCESS (FOR THE DOOR). THIS CONDITION IS CONSIDERED IN BCBC ARTICLE 3.2.3.13. FOR THE PROTECTION OF *EXIT FACILITIES*. BASED ON SENTENCES (2) & (3), THE ONLY ACCEPTABLE SOLUTION AVAILABLE WOULD BE THE PROVISION OF ACTIVE FIRE SHUTTER *CLOSURES* AT EACH LOCATION. AS THIS WOULD ENTAIL A FUSIBLE LINK WHOSE MELTING WOULD RAPIDLY CLOSE SHUTTERS, THIS PRESENTS A HAZARD TO OCCUPANTS IN OPERATION, A MAINTENANCE CHALLENGE OVER THE BUILDING'S LIFE, AND A COMPROMISED EXTERIOR APPEARANCE. WITHOUT THESE IN PLACE, NO OTHER ACCEPTABLE SOLUTION EXISTS OTHER THAN TO ELIMINATE ALL OPENINGS. FIRE RATED CERAMIC GLASS PRODUCTS COULD PROVIDE THE NECESSARY FIRE-RESISTANCE RATING OT THE OPENINGS, HOWEVER THESE PRODUCTS ARE UNFEASIBLY EXPENSIVE AND WOULD ALSO PRECLUDE OPERATION/VENTILATION TO COMPLY. **IN ORDER TO PRESERVE THE DESIGN INTENT, SUPPORT HEALTHFUL LIVING, AND MITIGATE THE RISKS OF THE FACING OPENING CONDITION, WE PROPOSE AN ALTERNATIVE SOLUTION CONSISTING OF WATER CURTAIN SPRINKLER PROTECTION AT THE CENTRE OF THE HEAD OF EACH OF THE EIGHT (8) OPENINGS, SUCH THAT THEY MAY BE CONSIDERD EQUIVALENT "PROTECTED OPENINGS" TO MEET THE REQUIREMENTS OF 3.2.3.13.** EACH GLAZED OPENING IS TO BE PROTECTED WITH A QUICK RESPONSE SPRINKLER HEAD WITH ADEQUATE WATER FLOW TO REDUCE THE GLASS TEMPERATURE AND HELP TO CONTAIN THE SPREAD OF FIRE THROUGH THE OPENINGS. THE ALTERNATIVE SOLUTION AIMS TO ACHIEVE A LEVEL OF PROTECTION AT LEAST EQUIVALENT TO A 1 HOUR *FIRE-PROTECTION RATING*, AS REQUIRED OF EXIT FACILITIES FOR THE BUILDING. IN THE EVENT OF A FIRE WHEN ONE OR MORE SUBJECT OPENINGS ARE NOT FULLY CLOSED, AND WHERE WINDOW SPRINKLER PROTECTION MAY NOT BE IMMEDIATE, ALL FLOOR AREAS ARE ADDITIONALLY PROTECTED BY BEING FULLY SPRINKLERED THROUGHOUT. A FACTOR NOT CONSIDERED IN THE REQUIREMENTS OF ARTICLE 3.2.3.13., THE FIRE SUPPRESSION SYSTEM EXISTS TO REDUCE THE RISKS AND SPREAD OF FIRE EVERYWHERE IN THE BUILDING. THE PROVISION OF A DEDICATED FAST RESPONSE HEAD AT EACH OPENING FACING THE EXTERIOR EXIT PATH PROVIDES SPECIFIC PROTECTION TO THAT PATH WHERE THE FIRE EVENT ORIGINATES NEAR TO THE OPENING. SPRINKLER DESIGN/PERFORMANCE CRITERIA : o *REFERENCE STANDARD*: NFPA-13 o *LOCATIONS*: EAST WALL - SUITES: 103 (3 LITES), 203 (4 LITES) & 204 (BALCONY DOOR) (8 HEADS TOTAL) o *HEAD TYPE*: FAST RESPONSE, CONCEALED (PREFERRED) OR PENDENT o *SPACING*: 1 HEAD CENTRED ON EACH OPENING (MAX. 1.8 m BETWEEN HEADS IF >1 REQUIRED) o *POSITION*: CEILING (HEADS 150 TO 300 mm FROM PLANE OF GLAZING) o *WATER FLOW RATE*: MINIMUM 15 UGSPM PER SPRINKLER HEAD o *WATER SUPPLY*: WET SYSTEM, CONNECTED TO AN ADEQUATELY SIZED DOMESTIC WATER SUPPLY, C/W CONTROL VALVES FOR INDEPENDENT SHUT-OFFS, PER BCBC 3.2.5.12.(4)&(5) o HYDRAULIC CALC'S: CALCULATED BASED ON WATER CURTAIN SPRINKLER DEMAND PER NFPA, SHOP DRAWINGS SEALED BY TRADE ENGAGED ENGINEER o *OBSTRUCTION*: NONE PERMITTED (DUCTS, DEVICES, ETC.) BETWEEN SPRINKLERS & GLAZING o *BAFFLE LOCATIONS*: NOT REQUIRED; ALL OPENINGS > 1.8 m APART o OTHER: WATER CURTAIN SPRINKLER SYSTEM TO COMPLY WITH BCBC 3.2.5.12.-15. & 3.2.5.17.	
A-3	RATIONALE & ANALYTICAL METHODS	FIRE TESTING (HTTPS://DOI.ORG/10.4224/40001377) HAS DEMONSTRATED THE EFFICACY OF SPRINKLER PROTECTION OF TEMPERED OR WIRED GLASS AND IS WIDELY CONSIDERED AN EFFECTIVE AND ROBUST MEANS OF LIMITING THE POTENTIAL SPREAD OF FIRE. THE FIRE SUPPRESSION HEADS ACTIVELY SUPPRESS FIRE, SMOKE AND HEAT. WHEN TRIGGERED, WATER FROM THESE HEADS CAN BE EXPECTED TO DRAMATICALLY REDUCE THE SEVERITY AND SPREAD OF FIRE NEAR AND THROUGH THE OPENINGS THEY ARE INTENDED TO PROTECT. NFPA-13 RECOGNIZES WATER CURTAINS AS EFFECTIVE IN PREVENTING THE PASSAGE OF HEAT AND FLAME, OWING TO WATER'S HIGH SPECIFIC HEAT AND LATENT HEAT OF VAPORIZATION. IN SUMMARY, BASED ON THE USE, CONFIGURATION AND THE REQUIREMENTS OF BCBC, THE OVERALL RISK TO LIFE SAFETY IN THE *BUILDING* IS VERY LOW. FOR THIS BUILDING, THE PROVISION OF A WATER CURTAIN ALTERNATIVE SOLUTION AT THE UNPROTECTED WINDOWS FACING THE EAST EXTERIOR EXIT PATH IS AN EFFECTIVE AND RELIABLE MEANS FOR LIMITING THE POTENTIAL SPREAD OF FIRE; A POTENTIAL ALREADY REDUCED BY THE PROVISION OF SPRINKLERS THROUGHOUT, THE BUILDING'S CONFIGURATION, AND THE REFUGE SPACES AT THE DOORWAY AND AROUND THE SITE'S NORTHEAST CORNER. ON THIS BASIS WE HAVE DETERMINED THAT THIS ALTERNATIVE SOLUTION OFFERS A LEVEL OF SAFETY AT LEAST EQUAL TO DIVISON B ACCEPTABLE SOLUTIONS.	DIV C - 2.3.1.2.(2)(A)
A-4	SPECIAL MAINTENANCE OR OPERATIONAL REQUIREMENTS	SPRINKLER SYSTEMS REQUIRE ANNUAL MAINTENANCE IN ACCORDANCE WITH NFPA GUIDELINES, AND THE LIMITED FIRE SUPPRESSION SYSTEM PROPOSED WOULD BE SUBJECT TO THESE REQUIREMENTS.	DIV C - 2.3.1.2.(2)(B)
A-5	ACCEPTABLE SOLUTIONS	AS A *BUILDING* SUBJECT TO SUBSECTION 3.2.3.13., THE ONLY ACCEPTABLE SOLUTIONS ARE THE PROVISION OF ACTIVE CLOSURE DEVICES AT EACH OPENING OR THE DELETION OF ALL SUBJECT OPENINGS. FIRE RATED WINDOWS EXIST BUT WERE NOT CONSIDERED DUE TO THEIR PROHIBITIVE COSTS AND PROHIBITION AGAINST OPERABILITY IN ANY OPENING.	3.2.3.13.
A-6	OBJECTIVES & FUNCTIONAL STATEMENTS [3.2.3.13.]	*FUNCTIONAL STATEMENT* / *FUNCTION* / *LINK* / *OBJECTIVE* / *OBJECTIVE STATEMENT* F05 — TO RETARD THE EFFECT OF FIRE ON EMERGENCY EGRESS FACILITIES — SO THAT — PERSONS IN OR ADJACENT TO BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJUDRY DUE TO FIRE DUE TO PERSONS BEING DELAYED IN OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY — OS1.5 F06 — TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE — SO THAT — PERSONS IN OR ADJACENT TO BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE DUE TO FIRE OR EXPLOSION IMPACTING BEYOND ITS POINT OF ORIGIN — OS1.2 F06 — TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE — SO THAT — THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF DAMAGE DUE TO FIRE CAUSED BY FIRE OR EXPLOSION IMPACTING AREAS BEYOND ITS POINT OF ORIGIN — OP1.2	DIV C - 2.3.1.2.(3) & (5), DIV B - 3.2.3.13., TABLE 3.10.1.1.
A-7	ALTERNATIVE SOLUTION DESIGNER QUALIFICATIONS	ALTERNATIVE SOLUTION DESIGNED BY TIMOTHY KINDRAT, ARCHITECT AIBC SINCE 2013 AND MEMBER OF THE ARCHITECTURAL FIRM OF RECORD (CHRISTINE LINTOTT ARCHITECTS INC.). TIM HAS EXTENSIVE AND DETAILED BUILDING CODE EXPERIENCE ON A RANGE OF COMPLEX BUILDING TYPOLOGIES, HAS AUTHORED MULTIPLE ALTERNATIVE SOLUTION REPORTS AND TECHNICAL MEMORANDA. TIM KINDRAT IS HEREBY IDENTIFIED AS THE INDIVIDUAL RESPONSIBLE FOR ALTERNATIVE SOLUTION DESIGN, ANALYSIS AND DOCUMENTATION, PER C-2.3.1.2.	DIV C - 2.3.1.2.(4) & (6)



Building Area Legend

- C - Residential Occupancy
- Exterior Passageway

6 BCBC BUILDING AREA PLAN
1 : 300

Christine Lintott Architects Inc.

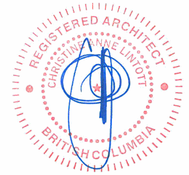
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

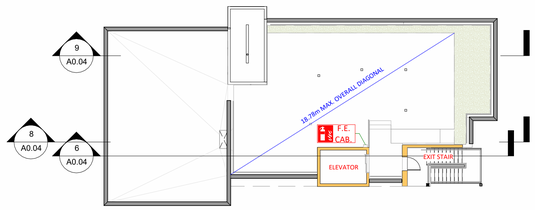
CODE ANALYSIS - SPATIAL SEPARATIONS

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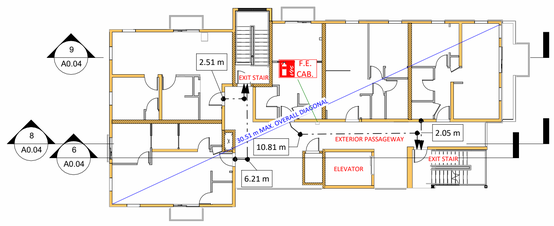
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Project #	L1	Scale	As indicated

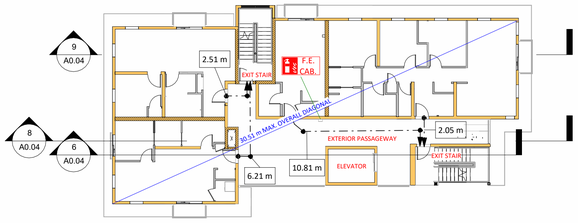
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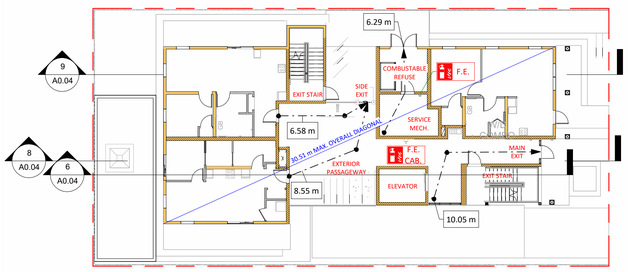
5 BUILDING CODE COMPLIANCE PLAN - LEVEL 6 [ROOF TERRACE]



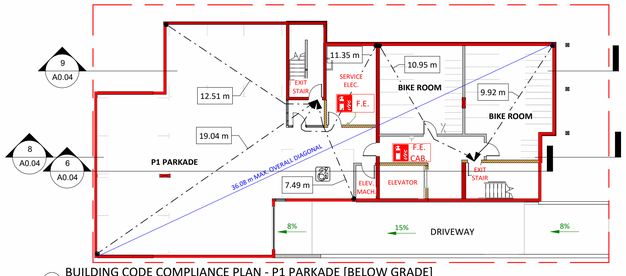
4 BUILDING CODE COMPLIANCE PLAN - LEVEL 5



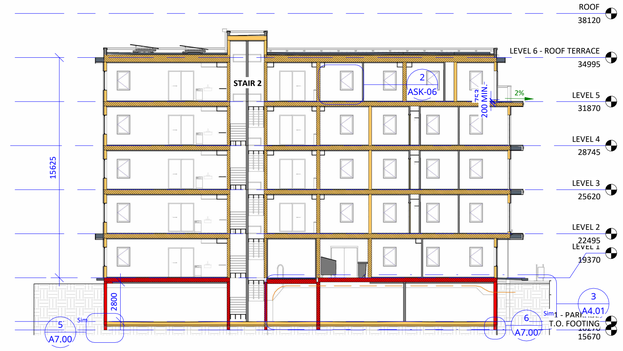
3 BUILDING CODE COMPLIANCE PLAN - LEVEL 2 TO LEVEL4



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 1 [GROUND FLOOR]



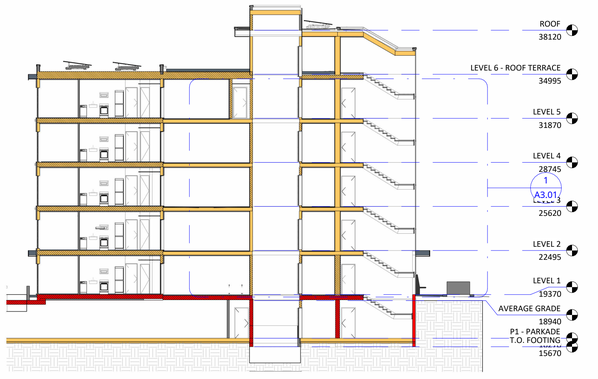
1 BUILDING CODE COMPLIANCE PLAN - P1 PARKADE [BELOW GRADE]



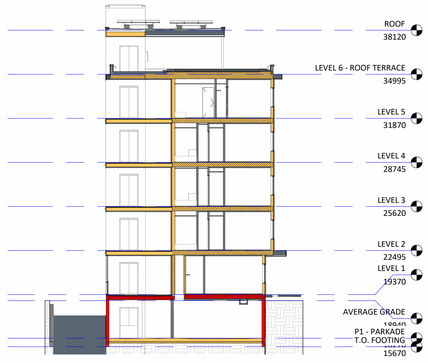
9 SECTION 2- BUILDING CODE COMPLIANCE



8 SECTION 1 - BUILDING CODE COMPLIANCE



6 SECTION - STAIR 1 - BUILDING CODE COMPLIANCE



7 CROSS SECTION - BUILDING CODE COMPLIANCE

Building Code Analysis - Sentence 3.4.4.3.(1) Interpretation & Application

8 - EXTERIOR PASSAGEWAY EXCEPTIONS

NO.	ITEM	DESCRIPTION	REFERENCE(S)
8-1	EXTERIOR EXIT PASSAGEWAY	AT LEVELS 2 THROUGH 5, EGRESS IS PROVIDED BY MEANS OF AN EXTERIOR EXIT PASSAGEWAY WITH AN EXIT STAIR AT EITHER END. AS THE EXTERIOR PASSAGEWAYS FORM PART OF THE ACCESS TO EXIT, THEY CONSTITUTE EXTERIOR EXIT PASSAGEWAYS AND MUST COMPLY WITH THE REQUIREMENTS OF SUBSECTION 3.4. SENTENCE 3.4.4.1.(1) REQUIRES EXITS TO BE FIRE SEPARATED FROM THE REMAINDER OF THE FLOOR AREA AND SENTENCE 3.2.3.13.(1) REQUIRES EXTERIOR OPENINGS IN EXITS TO BE PROTECTED FROM EXTERIOR OPENINGS IN THE ADJACENT FLOOR AREA UNDER CERTAIN EXPOSURE CONDITIONS. THE REQUIREMENTS OF BOTH SENTENCES DO NOT APPLY WHERE THE EXTERIOR EXIT PASSAGEWAY IS AT LEAST 50% OPEN ALONG ITS EXTERIOR SIDE AND IS SERVED BY AN EXIT STAIR AT EACH END. WHEREAS THE NORTHERN EXIT "STAIR 2" IS SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION WITH A 1-HOUR FIRE-RESISTANCE RATING, STREET FACING "STAIR 1" IS CONFIGURED AS UNCONDITIONED OUTDOOR SPACE, WITHOUT A FIRE SEPARATION FROM THE EXTERIOR PASSAGEWAY, AS PERMITTED BY SENTENCE 3.4.4.3.(1): "THE REQUIREMENTS OF SENTENCES 3.4.4.1.(1) AND 3.2.3.1.13.(1) AND (3) DO NOT APPLY TO AN EXTERIOR EXIT PASSAGEWAY PROVIDED (A) NOT LESS THAN 50% OF THE EXTERIOR SIDE IS OPEN TO THE OUTDOORS, AND (B) AN EXIT STAIR IS PROVIDED AT EACH END OF THE PASSAGEWAY." PER BCBC ARTICLE 3.1.13.10., ALL WALL, CEILING/SOFFIT, AND GUARD FINISH MATERIALS TO HAVE A FLAME-SPREAD RATING NOT MORE THAN 25, EXCEPT THAT UP TO 10% EACH OF WALL AND CEILING AREAS ARE PERMITTED TO HAVE A FLAME-SPREAD RATING NOT MORE THAN 150. AS REQUIRED BY ARTICLES 3.3.2.12. AND 3.2.2.50., FLOOR ASSEMBLIES TO EXTERIOR EXIT PASSAGEWAYS ARE TO HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1-HOUR, TO BE ACHIEVED BY EITHER A ULC-LISTED RATED ASSEMBLY OR BY THE ADDITIVE METHOD OF APPENDIX D.	3.4.4.1.(1), 3.2.3.13.(1), **3.4.4.3.(1)**
8-2	OBJECTIVES & FUNCTIONAL STATEMENTS	*FUNCTIONAL STATEMENT* / *FUNCTION*: F05 — TO RETARD THE EFFECT OF FIRE ON EMERGENCY EGRESS FACILITIES; F06 — TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION, AND EMERGENCY RESPONSE; F10 — TO FACILITATE THE TIMELY MOVEMENT OF PERSONS TO A SAFE PLACE IN AN EMERGENCY *LINK*: SO AS TO *OBJECTIVE*: LIMIT THE PROBABILITY THAT A PERSON IN OR ADJACENT TO THE BUILDING WILL BE EXPOSED TO AN UNACCEPTABLE LEVEL OF RISK OF INJURY DUE TO FIRE CAUSED BY PERSONS BEING DELAYED OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY *OBJECTIVE STATEMENT*: OP3.1	
8-3	APPLICATION OF SENTENCE 3.4.4.3.(1)	NEITHER THE BCBC NOR THE HISTORY OF BUILDING CODE APPEAL BOARD DECISIONS TO DATE PROVIDES A QUANTITATIVE METHODOLOGY OR DEFINITION OF WHAT CONSTITUTES "50% OF THE EXTERIOR SIDE OPEN TO THE OUTDOORS", HOWEVER THE FUNCTION AND GOAL OF AN OPEN EXTERIOR SIDE IS CLEARLY TO ENABLE THE RAPID DISSIPATION OF HEAT AND SMOKE GENERATED BY A FIRE, AND TOO NOT ACCUMULATE WITHIN EGRESS FACILITIES. WHERE EXTERIOR EXIT PASSAGEWAYS ARE CONVENTIONALLY USED, SUCH AS AT MOTELS, THE OPEN SIDE OF EXTERIOR EXIT PASSAGEWAYS ARE OFTEN LIMITED TO THAT AREA ABOVE THE 1.07M GUARD HEIGHT AND BELOW A DROPPED BEAM BENEATH THE CEILING OR SOFFIT. THUS THE ONE OPEN SIDE IS ITSELF OFTEN ONLY ABOUT 50% DIRECTLY OPEN TO AMBIENT AIR. IN SUCH A CONDITION, THE APERTURE FOR THE ESCAPE OF SMOKE AND HEAT IS LIMITED IN THE VERTICAL DIMENSION. AT UNENCLOSED "STAIR 1", NON-COMBUSTIBLE PERFORATED METAL SCREEN PANELS ARE PROPOSED ON THE WEST, SOUTH AND A PORTION OF THE EAST SIDE. THE PROPOSED PANELS EXTEND FROM FLOOR TO CEILING IN EACH INSTANCE, AND ARE TO BE INSTALLED AGAINST NON-COMBUSTIBLE METAL FRAMING ATTACHED TO AND HELD AWAY FROM THE FLOOR EDGES UP TO THE 100MM MAXIMUM PERMITTED FOR GUARD OPENINGS. IN ADDITION TO THE PERMEABILITY TO AIR THROUGHOUT THE FULL HEIGHT OF THE METAL SCREEN PANELING, THIS ARRANGEMENT OF SUPPORT FRAMING FURTHER ENHANCES AIR FLOW WITHIN THE DEPTH OF THE METAL FRAMING BY CREATING ADDITIONAL SPACES FOR AIR MOVEMENT, AS WELL AS ACCELERATING DISSIPATION OF HEAT AND SMOKE BY THE STACK EFFECT FROM THE FULL FLOOR-TO-FLOORDIMENSION. IT IS ALSO NOTEWORTHY THAT THE EXTERIOR EXIT PASSAGEWAYS, BEING COVERED BY FLOOR SYSTEMS EXTENDING MORE THAN 610MM FROM THE EXTERIOR BUILDING FACE, SHALL BE REQUIRED BY BCBC SENTENCE 3.2.5.12.(8) TO BE PROTECTED BY SPRINKLER HEADS. THROUGH THE ABOVE DESIGN STRATEGIES, HEAT AND SMOKE FROM A FIRE IN THE BUILDING CAN VENT FREELY TO THE EXTERIOR AND WILL NOT CONTAMINATE THE PASSAGEWAY OR "STAIR 1" TO MAKE IT IMPASSABLE TO PERSONS EXITING THE BUILDING, IN COMPLIANCE WITH SENTENCE 3.4.4.3.(1).	

CODE COMPLIANCE DRAWING LEGEND

3-10 BCBC ANALYSIS REFERENCE

EXITS
- TRAVEL DISTANCE (25 m)
- OCCUPANT LOAD AT EXIT (3.4.3.) (75)
- EXIT SIGN (3.4.5.) (≤2)

EQUIPMENT
- FIRE EXTINGUISHER

FIRE SEPARATION (3.1.8.)
- FIRE SEPARATION [F.S.]

FIRE-RESISTANCE RATING (3.1.7.)
- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS

EXTERIOR EXIT PATHS
- EXTERIOR EXIT PATH
- EXTERIOR EXIT PATH (PROTECTED)

SYMBOL LEGEND

- F.E. — FIRE EXTINGUISHER - WALL HUNG
- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

Christine Lintott Architects Inc.

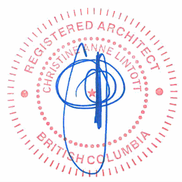
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
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www.lintottarchitect.ca

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

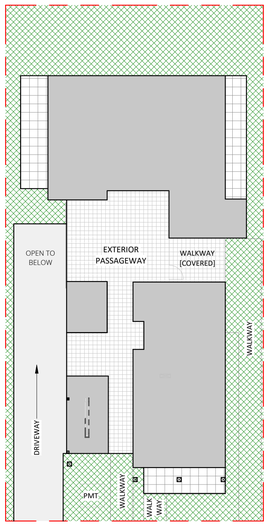
CODE ANALYSIS - FIRE SEPARATIONS

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Drawn by	MA
Checked by	CC, TK

A0.04

Project #	L1	Scale	As indicated

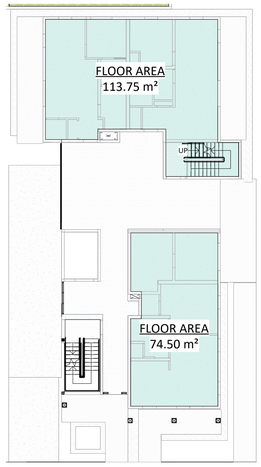
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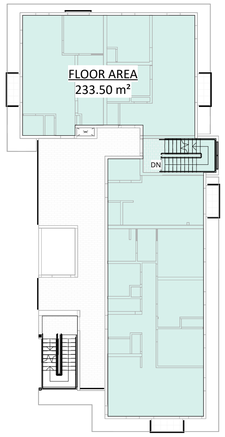
OPEN SITE SPACE LEGEND

- BUILDING
- DRIVEWAY
- EXTERIOR PASSAGEWAY
- OPEN SPACE - COMMON
- OPEN SITE SPACE - PRIVATE

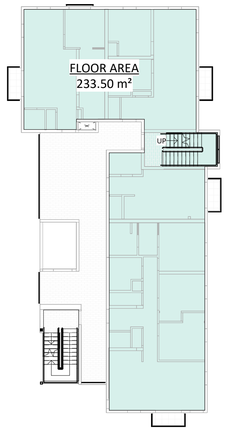
0 OPEN SITE SPACE PLAN
1 : 200



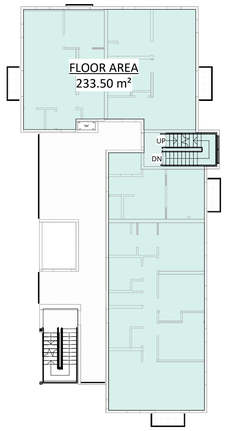
1 LEVEL 1 - FLOOR AREA
1 : 200



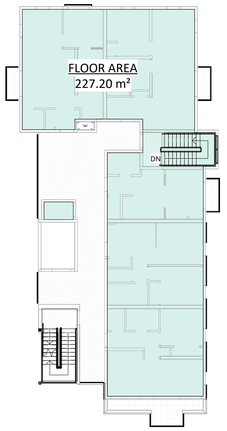
2 LEVEL 2 - FLOOR AREA
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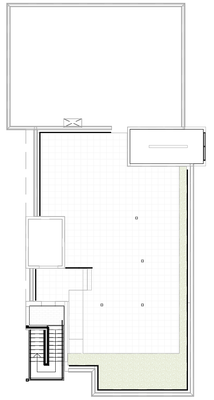
3 LEVEL 3 - FLOOR AREA
1 : 200



4 LEVEL 4 - FLOOR AREA
1 : 200



5 LEVEL 5 - FLOOR AREA
1 : 200



6 ROOF TERRACE - FLOOR AREA
1 : 200

OPEN SITE SPACE SCHEDULE

[MIN. 39.8]	CATEGORY	AREA	% COVERAGE
OPEN SITE SPACE	OPEN SPACE - COMMON	178.53 m²	26.69%
WALKWAY	OPEN SPACE - COMMON	49.22 m²	7.36%
PATIO	OPEN SPACE - PRIVATE	39.34 m²	5.88%
TOTAL OPEN SITE SPACE:		267.09 m²	39.93%

SITE COVERAGE - BUILDING

AREA TYPE	CATEGORY	AREA	% COVERAGE
BLDG. FOOTPRINT	BUILDING	234.26 m²	35.02%
COVERED OUTDOOR SPACE	EXTERIOR PASSAGEWAY	89.75 m²	13.42%
TOTAL SITE COVERAGE:		324.01 m²	48.44%

SITE COVERAGE - DRIVEWAY

AREA TYPE	CATEGORY	AREA	% COVERAGE
PARKADE DRIVEWAY	DRIVEWAY	77.77 m²	11.63%

FLOOR SPACE RATIO (FSR -ZONING)

LEVEL	AREA	FSR
LEVEL 1	188.25 m²	0.28
LEVEL 2	233.50 m²	0.35
LEVEL 3	233.50 m²	0.35
LEVEL 4	233.50 m²	0.35
LEVEL 5	229.80 m²	0.34
TOTAL FSR:	1118.54 m²	1.67

NOTE:
NET FLOOR AREA IS USED FOR ZONING PURPOSES ONLY AND ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

UNIT TYPE

UNIT TYPE	BEDROOMS	# OF UNITS	% OF UNITS
TYPE A	1-BDRM	5	25%
TYPE B	1-BDRM ACC.	1	5%
TYPE B1	1-BDRM ADP.	4	20%
TYPE C	1-BDRM ACC.	1	5%
TYPE D	3-BDRM	3	15%
TYPE E	STUDIO	2	10%
TYPE E1	1-BDRM JR.	2	10%
TYPE F	1-BDRM	1	5%
TYPE G	1-BDRM	1	5%
TOTAL UNITS		20	100%

UNIT COUNT

BEDROOMS	CATEGORY	# OF UNITS	% OF UNITS
1-BDRM	STANDARD	7	35%
1-BDRM ACC.	ACCESSIBLE	2	10%
1-BDRM ADP.	ADAPTABLE	4	20%
1-BDRM JR.	STANDARD	2	10%
3-BDRM	STANDARD	3	15%
STUDIO	AFFORDABLE	2	10%
TOTAL UNITS		20	100%

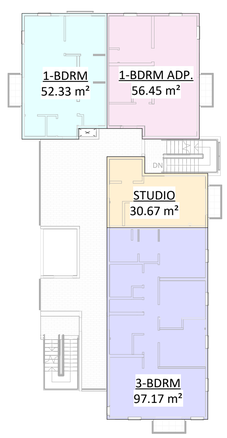




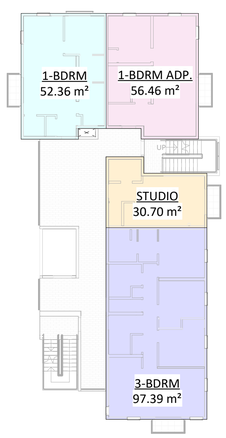
UNIT TYPE LEGEND

- 1-BDRM
- 1-BDRM ACC.

7 LEVEL 1 - UNIT GFA
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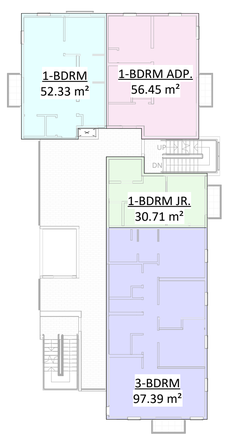
8 LEVEL 2 - UNIT GFA
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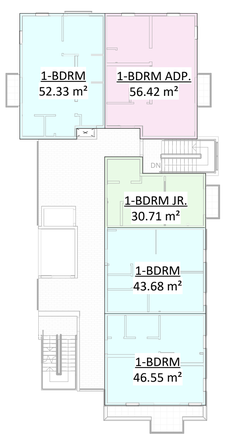
9 LEVEL 3 - UNIT GFA
1 : 200

UNIT TYPE LEGEND

- STUDIO
- 1-BDRM
- 1-BDRM ADP.
- 3-BDRM



10 LEVEL 4 - UNIT GFA
1 : 200



11 LEVEL 5 - UNIT GFA
1 : 200

UNIT TYPE LEGEND

- 1-BDRM
- 1-BDRM ADP.
- 1-BDRM JR.

NOTE:
GROSS FLOOR AREA [GFA] MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS & CENTERLINE OF SUITE SEPARATION WALLS.

UNIT GROSS FLOOR AREA SCHEDULE (GFA)

UNIT GFA IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO CENTERLINE OF SUITE SEPARATION WALLS.

UNIT #	UNIT TYPE	CATEGORY	AREA m²	AREA SF
LEVEL 1				
101	1-BDRM	STANDARD	52 m²	563 SF
102	1-BDRM ACC.	ACCESSIBLE	56 m²	608 SF
103	1-BDRM ACC.	ACCESSIBLE	56 m²	603 SF
			165 m²	1,774 SF
LEVEL 2				
201	1-BDRM	STANDARD	52 m²	563 SF
202	1-BDRM ADP.	ADAPTABLE	56 m²	608 SF
203	STUDIO	AFFORDABLE	31 m²	330 SF
204	3-BDRM	STANDARD	97 m²	1,046 SF
			237 m²	2,547 SF
LEVEL 3				
301	1-BDRM	STANDARD	52 m²	564 SF
302	1-BDRM ADP.	ADAPTABLE	56 m²	608 SF
303	STUDIO	AFFORDABLE	31 m²	330 SF
304	3-BDRM	STANDARD	97 m²	1,048 SF
			237 m²	2,550 SF
LEVEL 4				
401	1-BDRM	STANDARD	52 m²	563 SF
402	1-BDRM ADP.	ADAPTABLE	56 m²	608 SF
403	1-BDRM JR.	STANDARD	31 m²	331 SF
404	3-BDRM	STANDARD	97 m²	1,048 SF
			237 m²	2,550 SF
LEVEL 5				
501	1-BDRM	STANDARD	52 m²	563 SF
502	1-BDRM ADP.	ADAPTABLE	56 m²	607 SF
503	1-BDRM JR.	STANDARD	31 m²	331 SF
504	1-BDRM	STANDARD	44 m²	470 SF
505	1-BDRM	STANDARD	47 m²	501 SF
			230 m²	2,472 SF
TOTAL UNIT GFA			1,105 m²	11,894 SF

NOTE:
UNIT GROSS FLOOR AREA [GFA] USED FOR SCHEDULE C CALCULATION FOR PARKING REQUIREMENTS (1.1.4)

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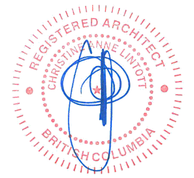
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Issue	Date
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ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

FLOOR AREA PLANS

Date	2025-06-12 12:50:45 PM
Drawn by	MA
Checked by	CC

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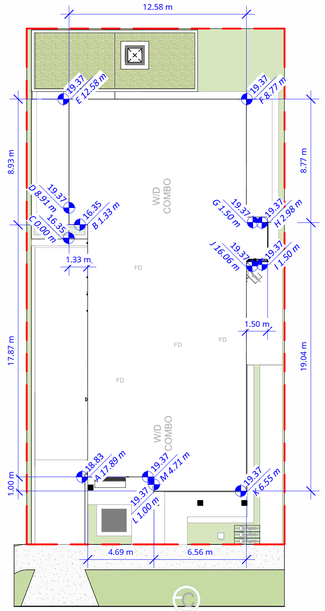
Project #	L1	Scale	As indicated

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City of Victoria - Project Information Table

PROJECT INFORMATION TABLE		CURRENT/PERMITTED:	REZONING No.00753	PROPOSED DESIGN
ZONING DISTRICT: 3.156 R-117 Multiple Dwelling District		R-117	SITE SPECIFIC	SITE SPECIFIC
LOT AREA (m²)		≥ 668 m²	668 m²	668
LOT WIDTH (minimum)		18.28 m	—	(EXISTING) 18.28 m
FLOOR SPACE RATIO		1.76:1 MAX.	—	1.67
HEIGHT OF BUILDING (maximum)		18.5 m	≤ 19.46	19.03
NUMBER OF STOREYS (maximum)		6	—	6
BUILDING SETBACKS:	FRONT YARD (minimum)	4.0 m	—	—
	TO THE BUILDING (m)	—	≥ 2.4	3.0
	TO BALCONIES (m)	—	≥ 1.50	2.09
	REAR YARD (m)	10.0 m	≥ 5.0	5.0
	SIDE YARD - WEST (m)	6.0 m	—	—
	TO THE BUILDING (m)	—	≥ 2.89	3.0
	TO BALCONIES (m)	—	≥ 2.09	2.10
	SIDE YARD - EAST (m)	6.0 m	≥ 1.20	1.20
	COMBINED SIDE YARDS (m)	N/A	≥ 4.09	4.20
	EAVE PROJECTION IN SETBACKS (m)	≤ 0.75	—	0.60
SITE COVERAGE (maximum)		40%	≤ 52.70%	48.48
OPEN SITE SPACE (minimum)		50%	≥ 39.8%	39.88
PARKING STALLS — MIN. AS PER SCHEDULE C		19 STALLS	8 STALLS	8 STALLS
BICYCLE PARKING — MIN. AS PER SCHEDULE C		24 STALLS	+ 23 STALLS	47 STALLS
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	—	—	20
	UNIT TYPE	MULTI-FAMILY	—	MULTI-FAMILY

Neighbourhood: Fairfiled
Urban Place Designation: Urban Residential

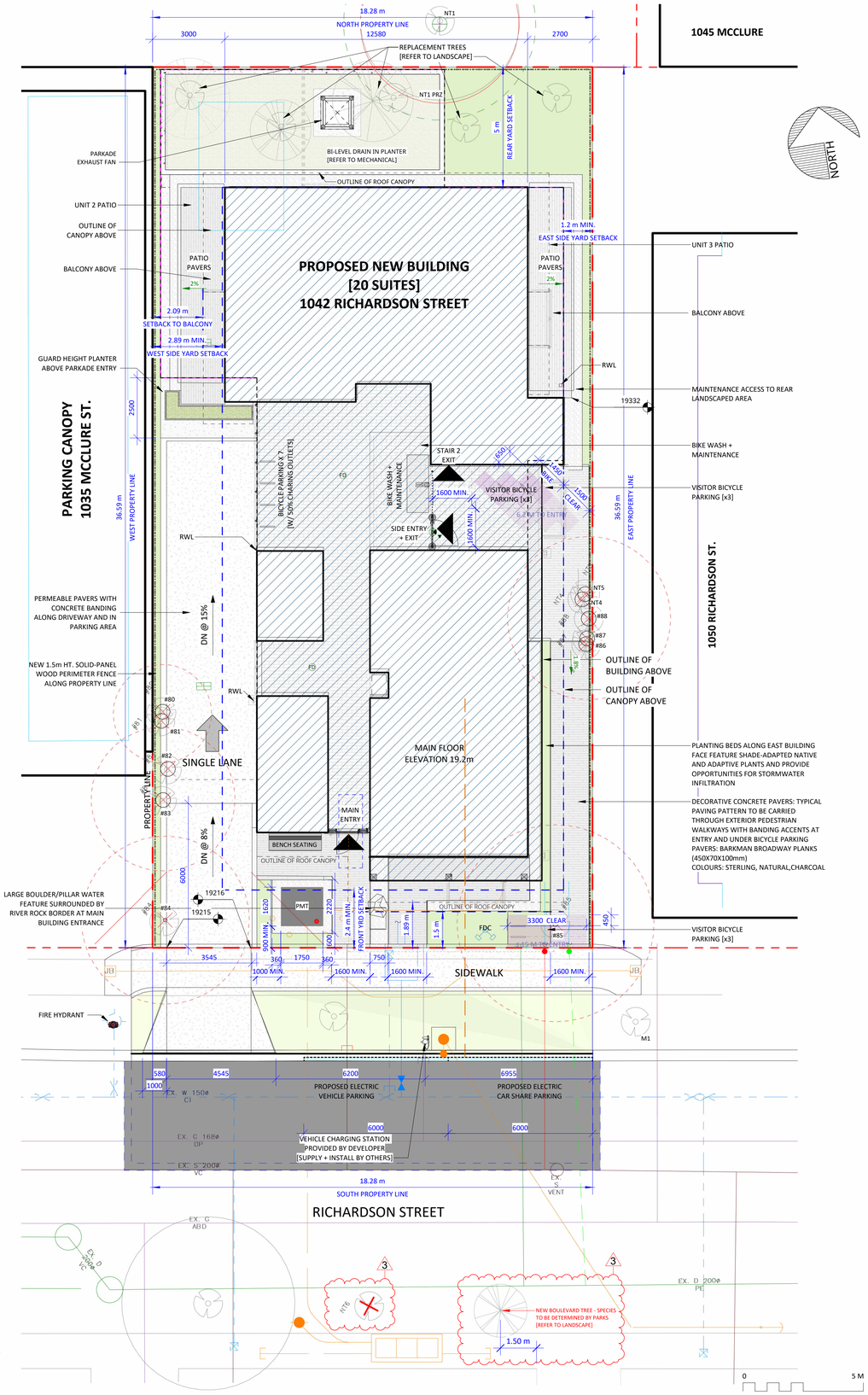


2 AVERAGE GRADE

AVERAGE GRADE CALCULATION

SEGMENT	START	END	AVERAGE	DISTANCE	AVG. x DIST.
A	18.83	16.35	17.59	17.89 m	314.69
B	16.35	16.35	16.35	1.33 m	21.66
C	16.35	19.37	17.86	0.00 m	0.00
D	19.37	19.37	19.37	8.91 m	172.59
E	19.37	19.37	19.37	12.58 m	243.67
F	19.37	19.37	19.37	8.77 m	169.78
G	19.37	19.37	19.37	1.50 m	29.06
H	19.37	19.37	19.37	2.98 m	57.72
I	19.37	19.37	19.37	1.50 m	29.06
J	19.37	19.37	19.37	16.06 m	311.08
K	19.37	19.37	19.37	6.55 m	126.78
L	19.37	19.37	19.37	1.00 m	19.37
M	19.37	19.37	19.37	4.71 m	91.23
BUILDING PERIMETER				83.77 m	1,586.68

AVERAGE GRADE CALCULATION: 1,586.68 /83.77m = **18.94m**



1 SITE PLAN
1 : 100

LONG TERM BICYCLE PARKING SCHEDULE

TYPE	SIZE	QTY.	TYPE %
P1 - PARKADE			
BICYCLE - FLOOR MOUNT	450 x 1800 mm	18	39%
BICYCLE - WALL MOUNT	450 X 1200 mm	16	35%
CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	12	26%
TOTAL PROVIDED (50% EV CHARGING):		46	100%

SHORT TERM BICYCLE PARKING SCHEDULE

TYPE	SIZE	QTY.
LEVEL 1		
BICYCLE - FLOOR MOUNT	450 x 1800 mm	3
BICYCLE - FLOOR MOUNT - ANGLE	650 x 1450 mm	3
TOTAL PROVIDED (50% EV CHARGING):		6

BICYCLE MAINTENENCE STATION

LOCATION	SIZE	QTY.
LEVEL 1	900 x 2400 mm	1

CONVENIENCE BIKE PARKING SCHEDULE

TYPE	SIZE	QTY.	TYPE %
LEVEL 1			
BICYCLE - FLOOR MOUNT	450 x 1800 mm	5	38%
CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	2	15%
LEVEL 2			
BICYCLE - FLOOR MOUNT	450 x 1800 mm	1	8%
CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	1	8%
LEVEL 3			
BICYCLE - FLOOR MOUNT	450 x 1800 mm	1	8%
CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	1	8%
LEVEL 4			
BICYCLE - FLOOR MOUNT	450 x 1800 mm	1	8%
CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	1	8%
TOTAL PROVIDED (50% EV CHARGING)		13	100%

SCOOTER PARKING SCHEDULE

LOCATION	SIZE	QTY.
LEVEL 2	900 x 2400 mm	1
LEVEL 3	900 x 2400 mm	1
LEVEL 4	900 x 2400 mm	1
LEVEL 5	900 x 2400 mm	1
TOTAL PROVIDED (100% EV CHARGING):		4

BICYCLE PARKING SUMMARY

Parking Category	TYPE	SIZE	QTY.	TYPE %
CONVENIENCE	BICYCLE - FLOOR MOUNT	450 x 1800 mm	8	12%
CONVENIENCE	CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	5	8%
LONG TERM	BICYCLE - FLOOR MOUNT	450 x 1800 mm	18	28%
LONG TERM	BICYCLE - WALL MOUNT	450 X 1200 mm	16	25%
LONG TERM	CARGO BIKE - FLOOR MOUNT	900 x 2400 mm	12	18%
SHORT TERM	BICYCLE - FLOOR MOUNT	450 x 1800 mm	3	5%
SHORT TERM	BICYCLE - FLOOR MOUNT - ANGLE	650 x 1450 mm	3	5%
TOTAL PROVIDED (50% EV CHARGING):			65	100%

VEHICLE PARKING SCHEDULE

STALL #	SIZE	TYPE
1	2700 x 5100 mm	CAR SHARE
2	2700 x 5100 mm	VISITOR
3	2700 x 5100 mm	STANDARD
4	2700 x 5100 mm	STANDARD
5	2700 x 5100 mm	STANDARD
6	2600 x 5100 mm	STANDARD
7	2700 x 5100 mm	STANDARD
8	3400 x 5100mm	VAN ACCESSIBLE

TOTAL PROVIDED (100% EV CHARGING): 8

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ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date
2	ISSUE FOR BP-R2	2025-02-21
3	ISSUE FOR BP-R3	2025-06-12

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT PROVINCE OF BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

SITE PLAN

Date	2025-06-12 12:50:57 PM
Drawn by	EB
Checked by	CC

A1.00

Project # L1 | Scale As indicated

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ISSUE FOR BUILDING PERMIT R1	**2024-12-12**
ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

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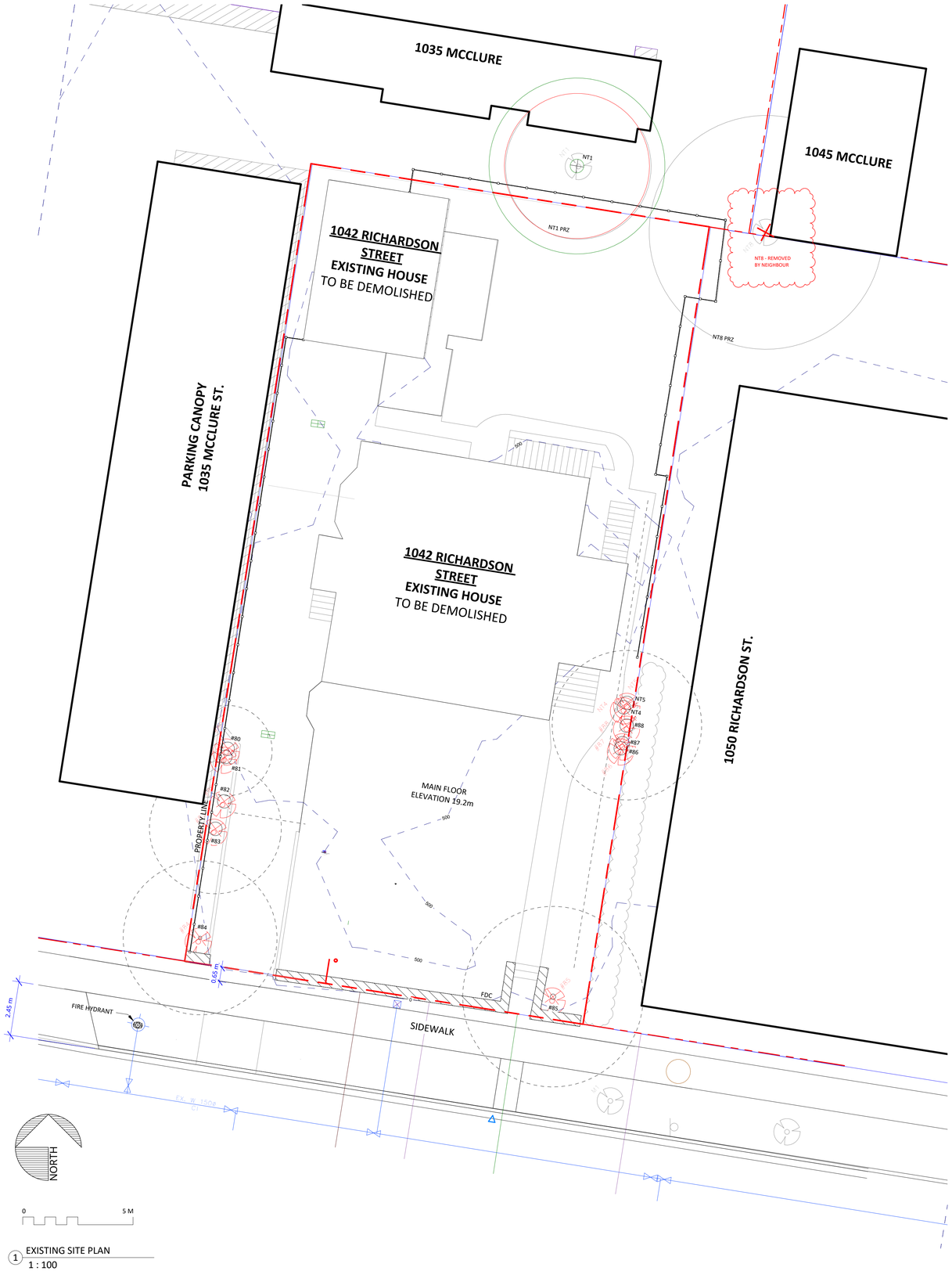
SURVEY PLAN

Date	2025-06-12 12:50:59 PM
Drawn by	BY OTHERS
Checked by	BY OTHERS

A1.01

Project #	Scale
L1	

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1 EXISTING SITE PLAN
1 : 100

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ISSUE FOR BUILDING PERMIT R1	**2024-12-12**
ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date
3	ISSUE FOR BP-R3	2025-06-12

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

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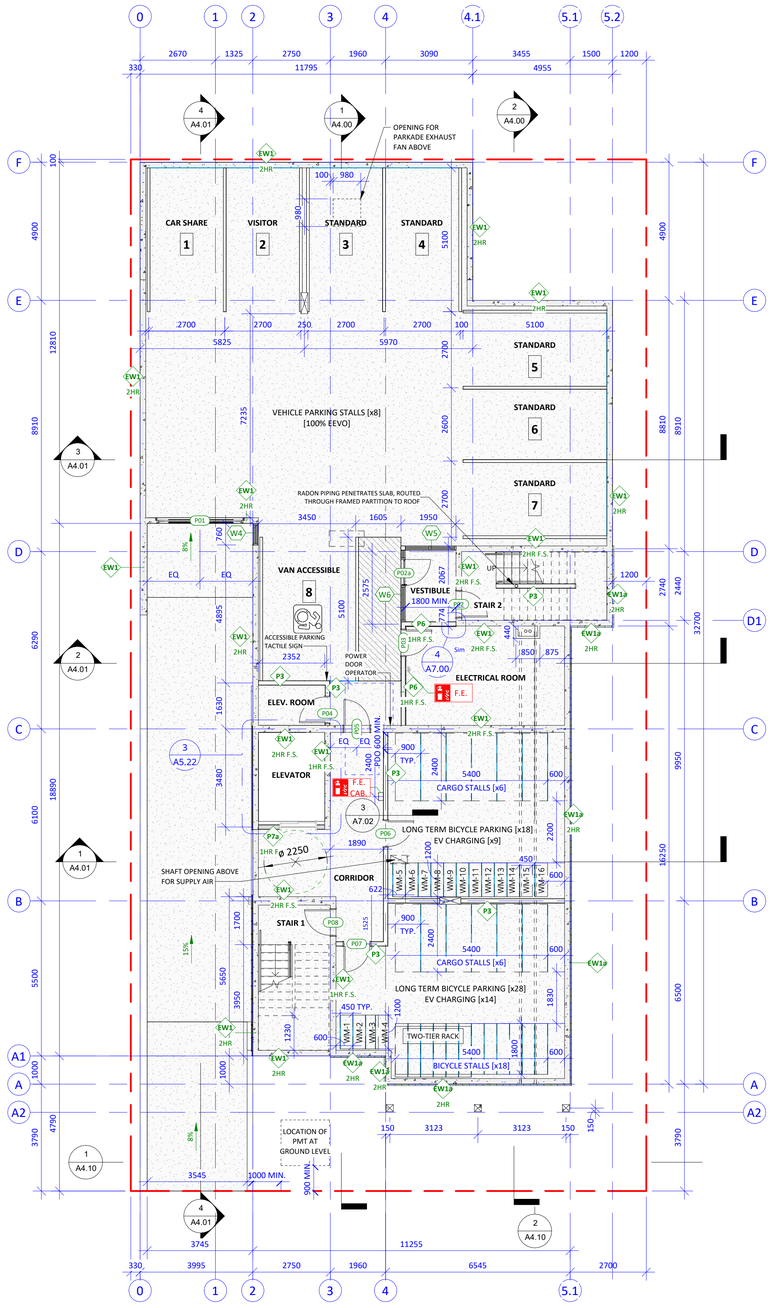
EXISTING SITE PLAN + DEMOLITION PLAN

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Drawn by	EB
Checked by	CC

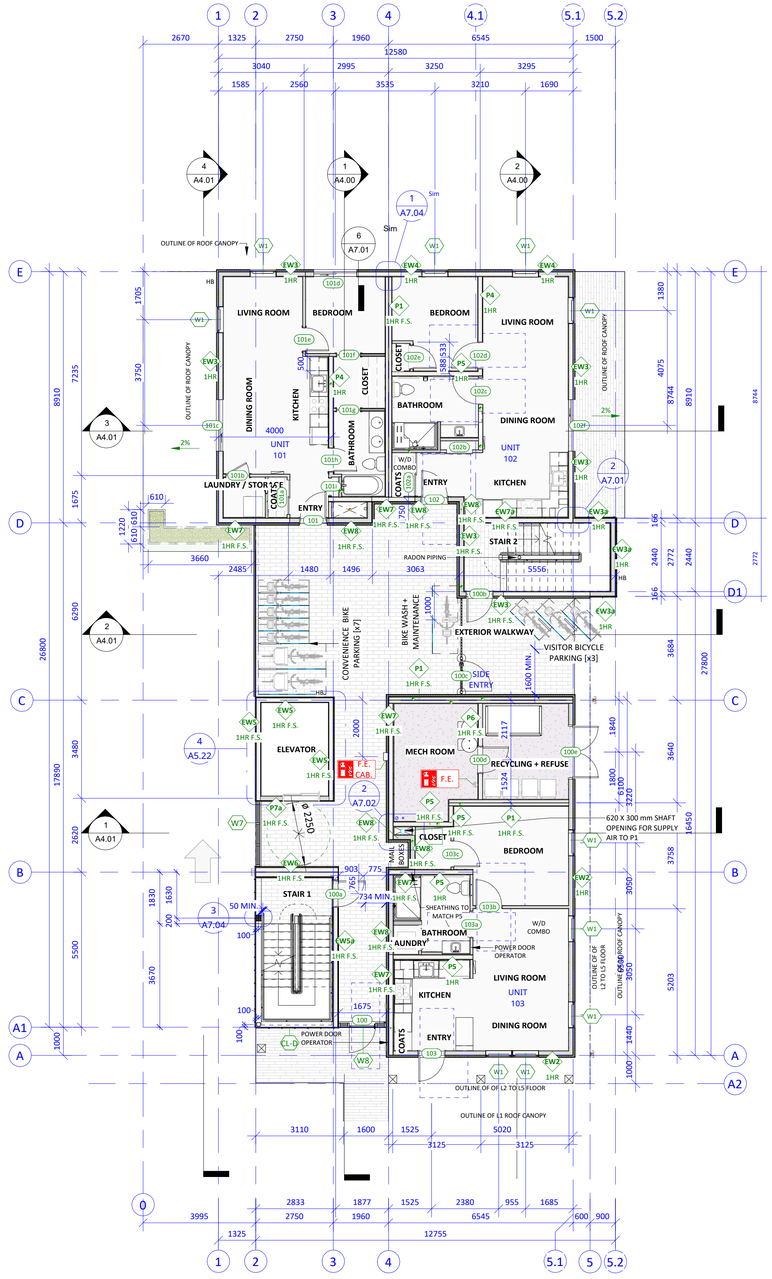
A1.02

Project #	L1	Scale	1 : 100

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1 P1 - PARKADE - FLOOR PLAN
1 : 100



2 LEVEL 1 - FLOOR PLAN
1 : 100

SYMBOL LEGEND

- F.E. — FIRE EXTINGUISHER - WALL HUNG
- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

EXTERIOR FINISH FLOOR LEGEND

- PATIO + WALKWAY PAVERS [GROUND LEVEL]
- RECYCLED RUBBER PAVERS [EXTERIOR PASSAGEWAY + STAIRS]
- CONCRETE PAVERS ON PEDASTALS [BALCONIES + ROOF TERRACE]

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ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

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CHRISTINE ANNE LINTOTT REGISTERED ARCHITECT BRITISH COLUMBIA

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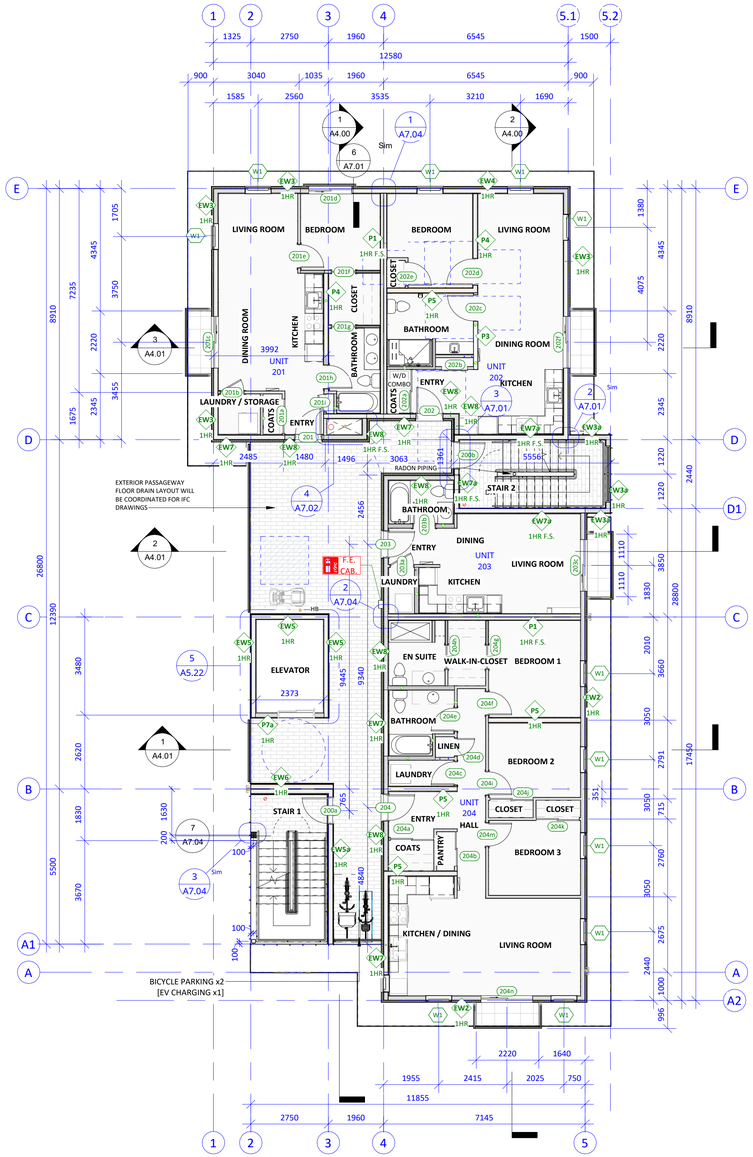
P1 PARKADE + LEVEL 1 FLOOR PLAN

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Drawn by	MA, CR
Checked by	CC

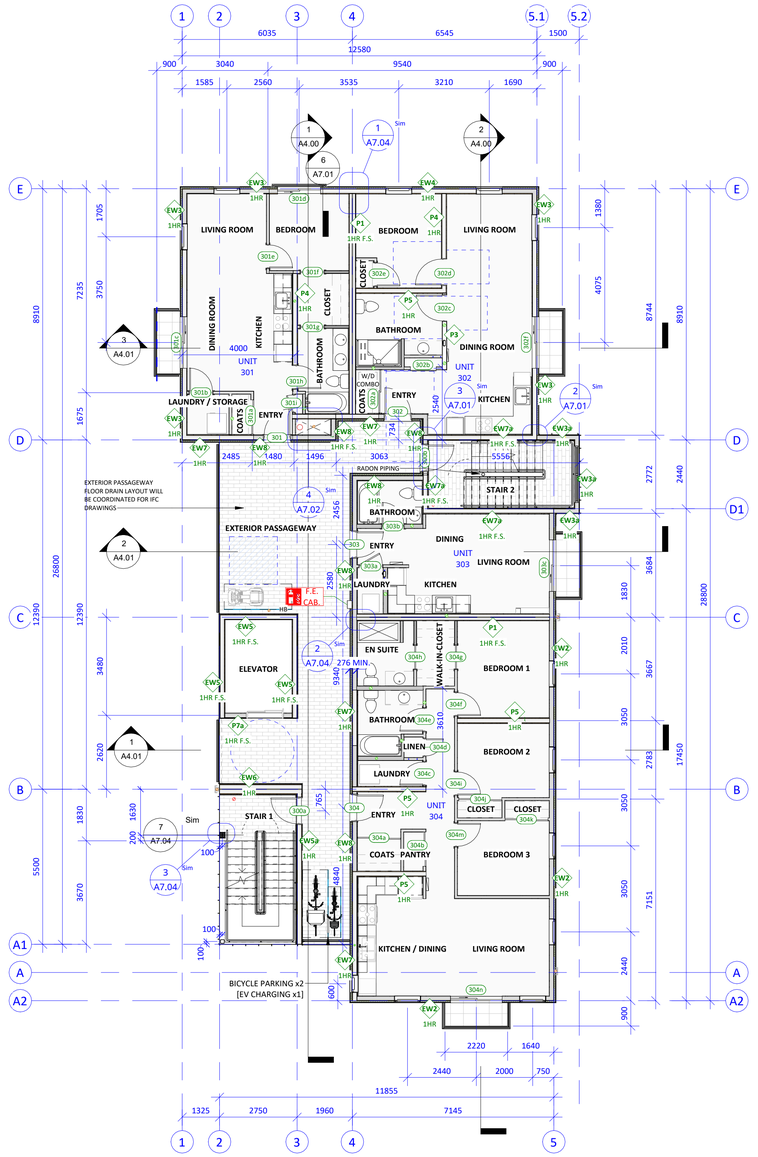
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Project #	L1	Scale	1 : 100

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1 LEVEL 2 - FLOOR PLAN
1 : 100



2 LEVEL 3 - FLOOR PLAN
1 : 100

SYMBOL LEGEND

- F.E. — FIRE EXTINGUISHER - WALL HUNG
- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

EXTERIOR FINISH FLOOR LEGEND

- PATIO + WALKWAY PAVERS [GROUND LEVEL]
- RECYCLED RUBBER PAVERS [EXTERIOR PASSAGEWAY + STAIRS]
- CONCRETE PAVERS ON PEDASTALS [BALCONIES + ROOF TERRACE]

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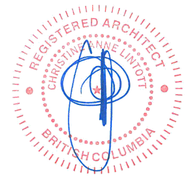
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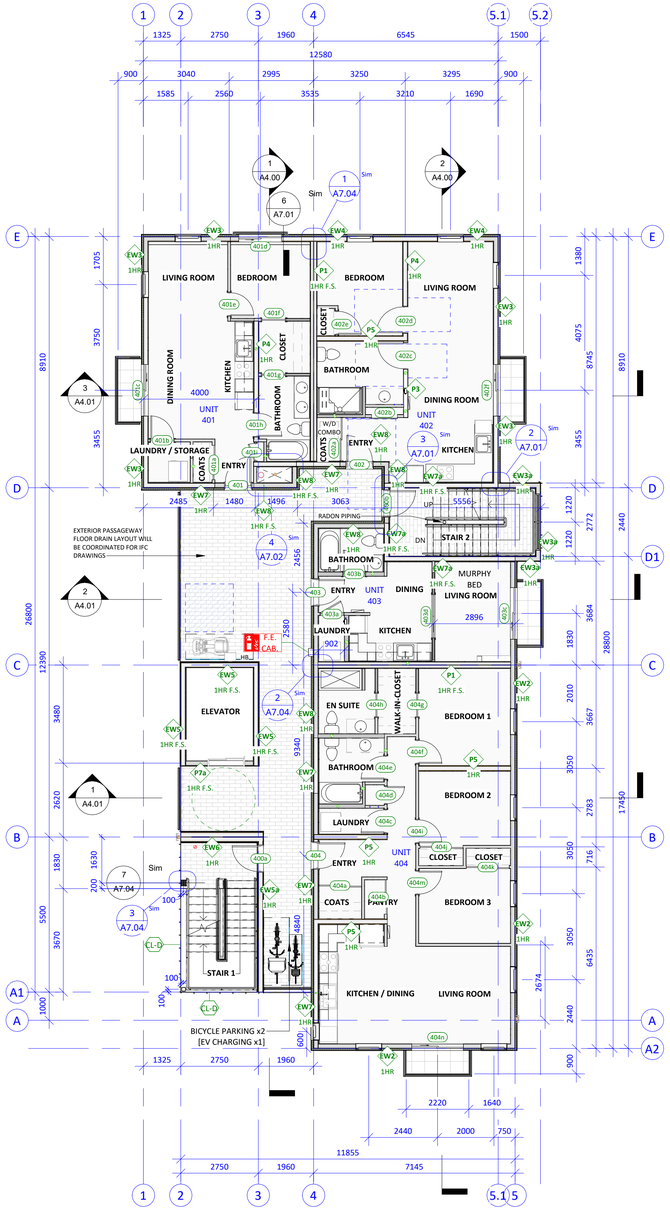
LEVEL 2 + LEVEL 3 FLOOR PLAN

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Drawn by	MA, CR
Checked by	CC

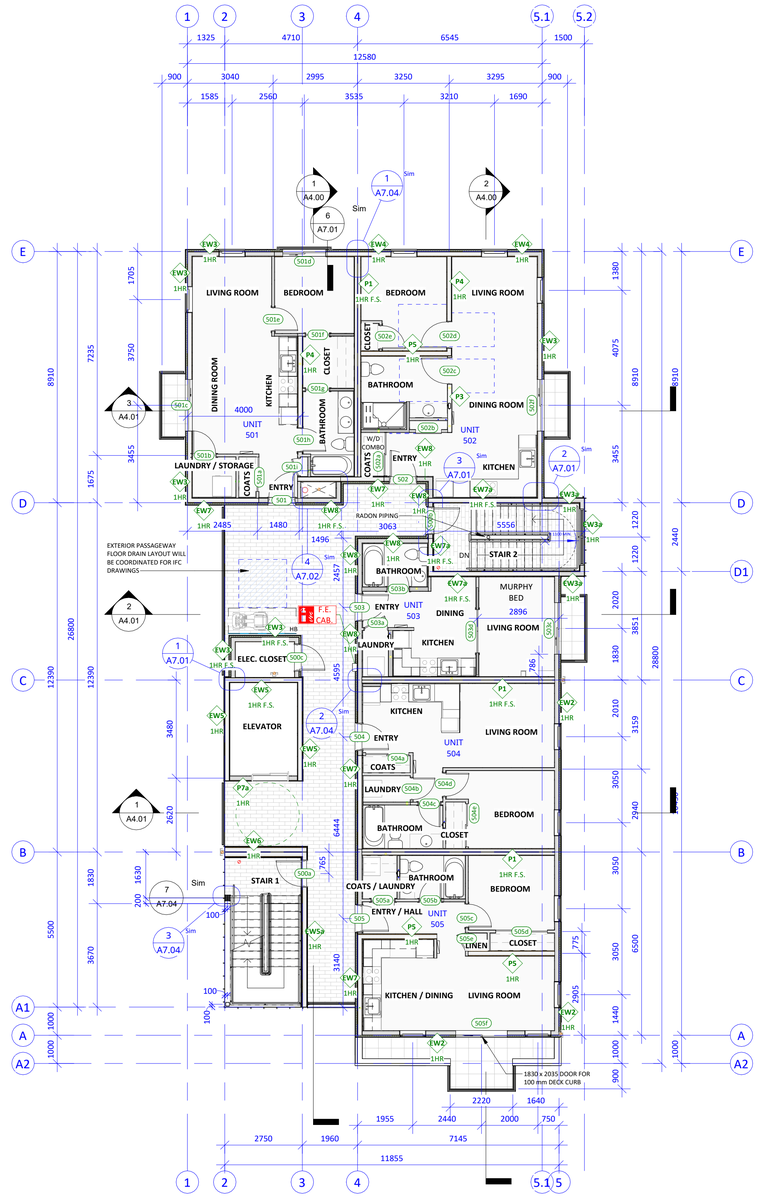
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Project #	L1	Scale	1 : 100

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1 LEVEL 4 - FLOOR PLAN
1 : 100



2 LEVEL 5 FLOOR PLAN
1 : 100

SYMBOL LEGEND

- F.E. — FIRE EXTINGUISHER - WALL HUNG
- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

EXTERIOR FINISH FLOOR LEGEND

- PATIO + WALKWAY PAVERS [GROUND LEVEL]
- RECYCLED RUBBER PAVERS [EXTERIOR PASSAGEWAY + STAIRS]
- CONCRETE PAVERS ON PEDASTALS [BALCONIES + ROOF TERRACE]

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REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT PROVINCE OF BRITISH COLUMBIA

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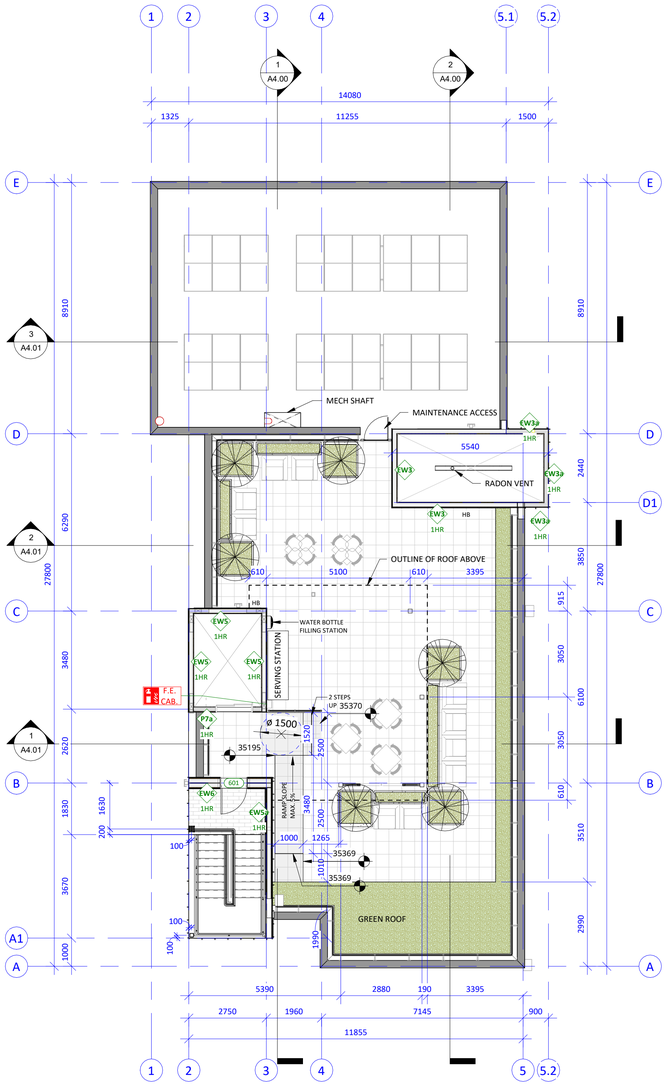
LEVEL 4 + LEVEL 5 FLOOR PLAN

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Drawn by	MA, CR
Checked by	CC

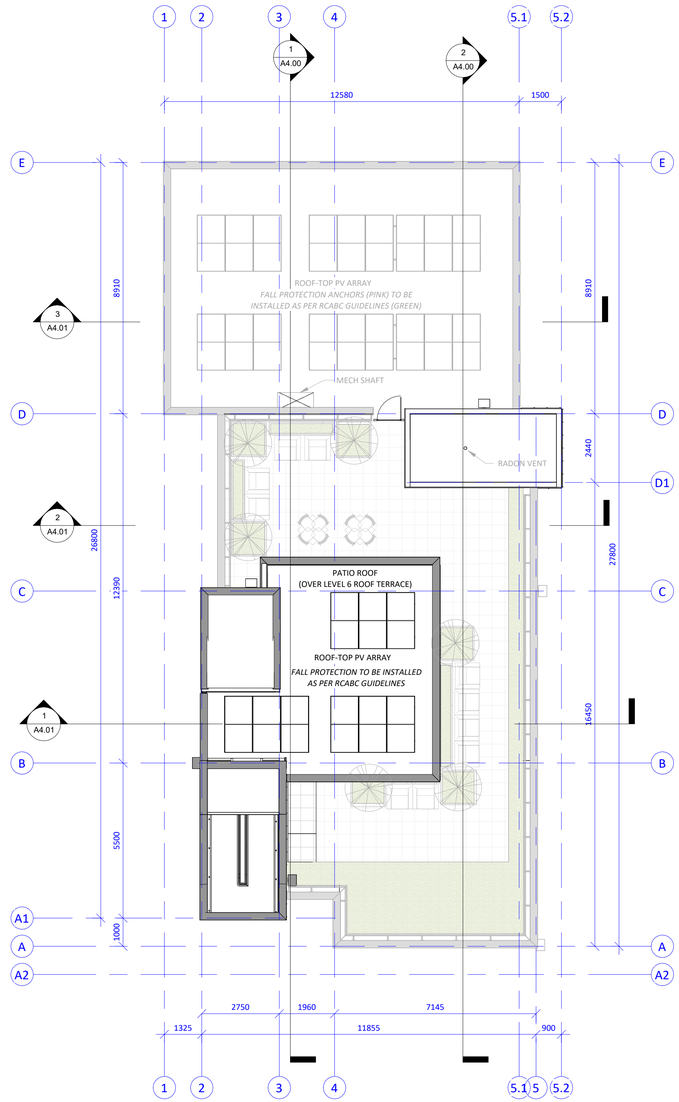
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1 LEVEL 6 - ROOF TERRACE



2 ROOF PLAN
1 : 100

SYMBOL LEGEND

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- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

EXTERIOR FINISH FLOOR LEGEND

- PATIO + WALKWAY PAVERS [GROUND LEVEL]
- RECYCLED RUBBER PAVERS [EXTERIOR PASSAGEWAY + STAIRS]
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ISSUE FOR TENDER	**2025-01-10**

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CHRISTINE ANNE LINTOTT — REGISTERED ARCHITECT — BRITISH COLUMBIA

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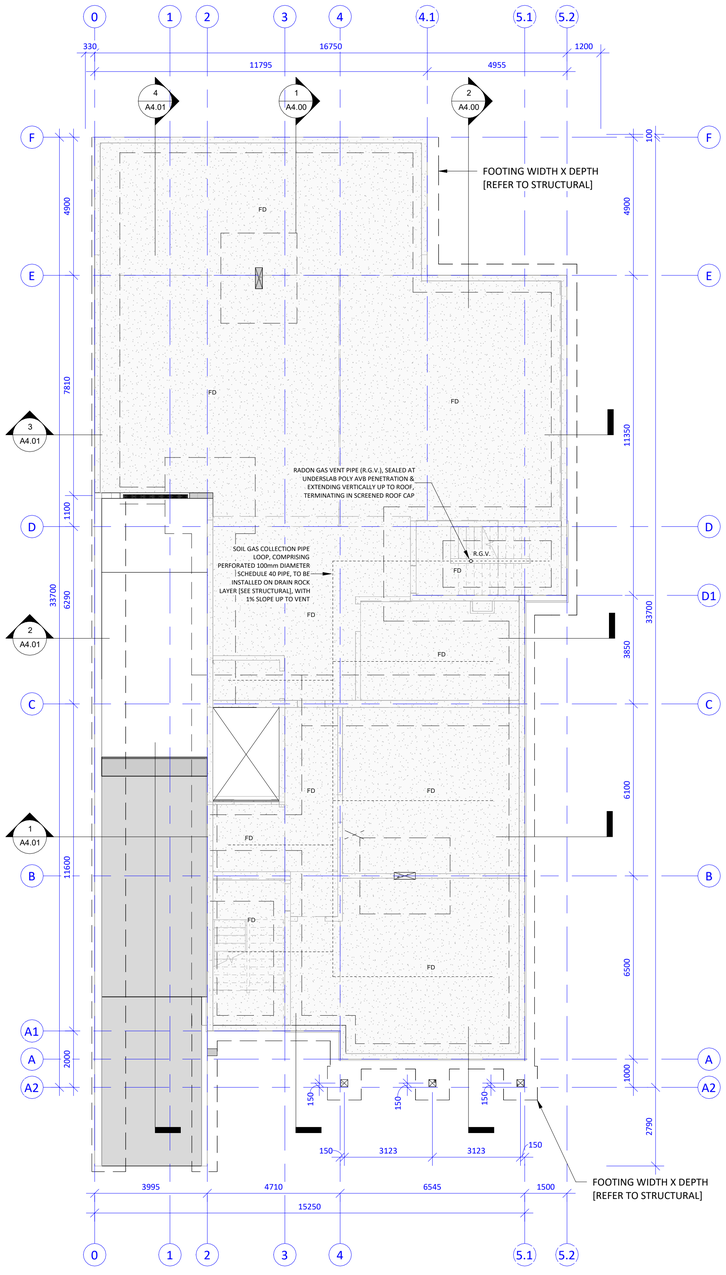
LEVEL 6 - ROOF PLAN

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Drawn by	MA, CR
Checked by	CC

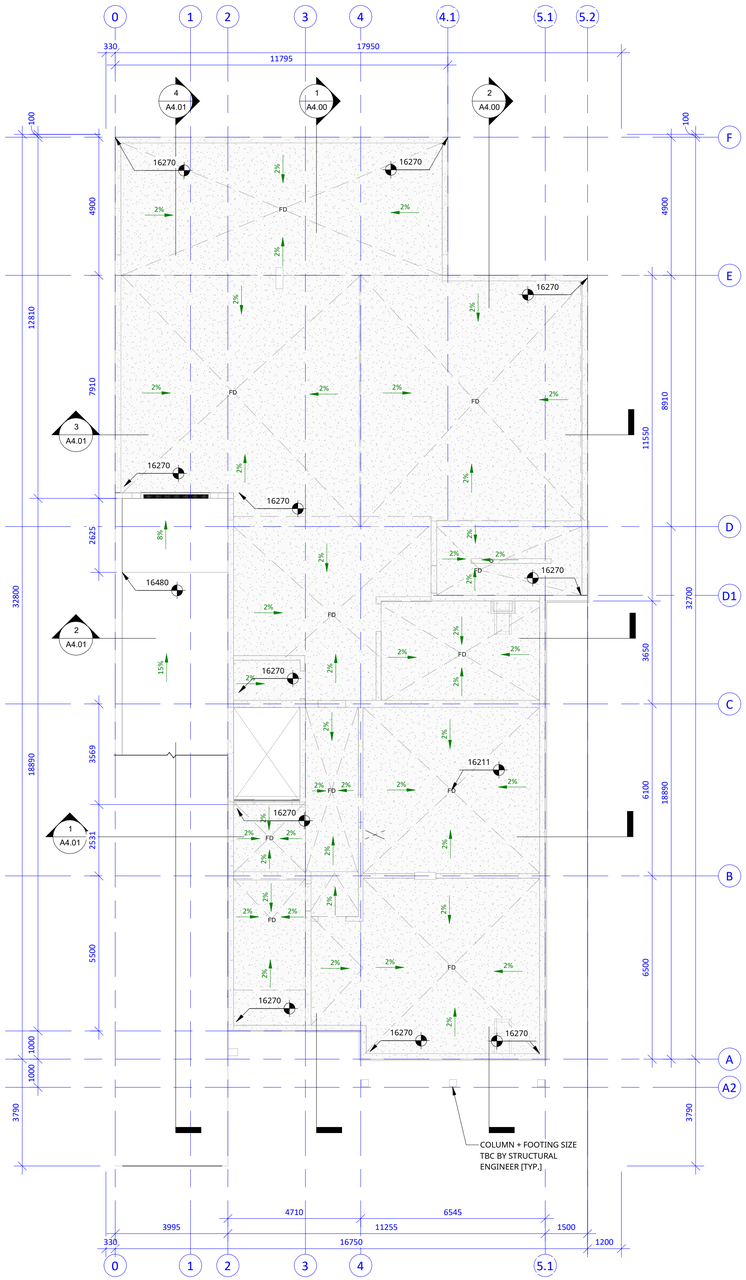
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Project #		Scale	1 : 100

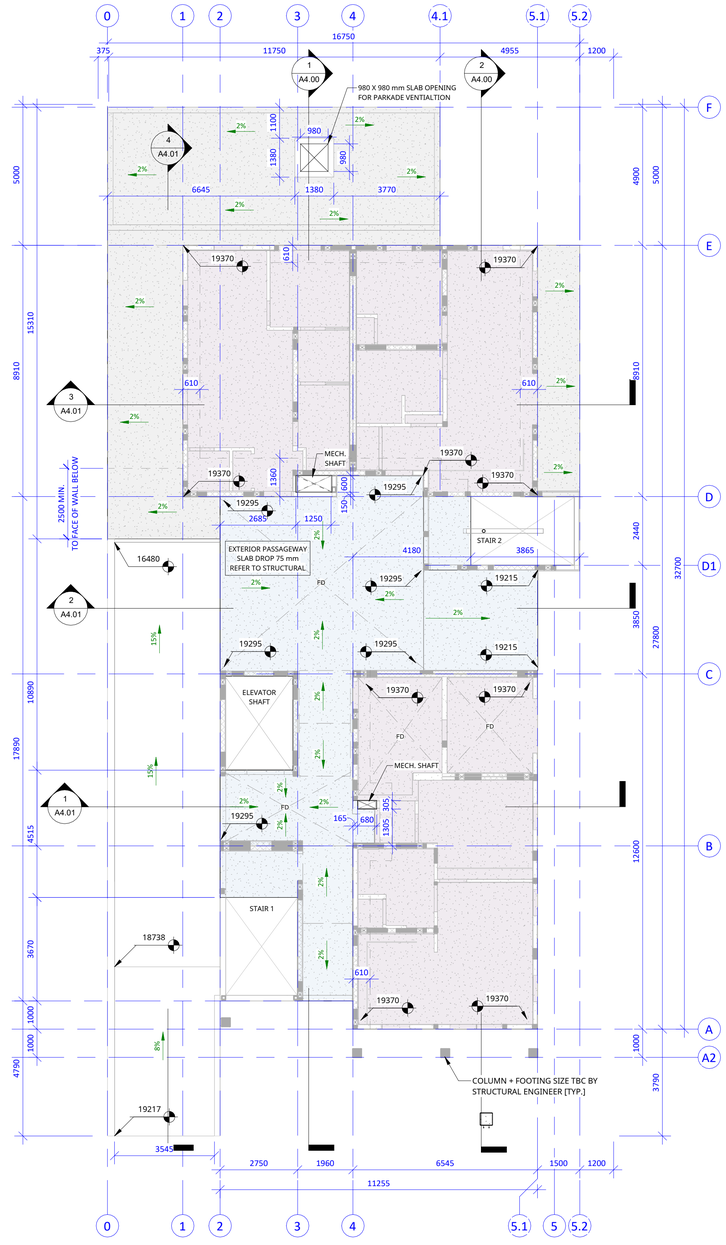
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3 FOUNDATION PLAN



2 P1 - PARKADE - SLAB EDGE PLAN
1 : 100



1 LEVEL 1 - SLAB EDGE PLAN
1 : 100

RADON CONTROL NOTES
- PER BCBC 9.13.4., RADON GAS ROUGH-IN INSTALLATION TO CONFORM TO CAN/CGSB-149.11-2024, WITH UNDERSLAB ROUGH-IN ONLY OF DEPRESSURIZATION SYSTEM
- UNDERSLAB POLY AIR/VAPOUR MEMBRANE TO BE CONTINUOUS AND SEALED AT ALL EDGES AND LAPPEN AND SEALED AT ALL JUNCTIONS
- CONTINUITY OF POLY BARRIER UNDERSLAB TO BE MAINTAINED THROUGHOUT; AT PLUMBING TRAPS FOR IN-SLAB PLUMBING FIXTURES, WITH POLY EXTENDING UNDER TRAP AND BEING FULLY SEALED AROUND PIPE PENETRATIONS
- VERTICAL RADON GAS VENT RISERS TO EXTEND NOT LESS THAN 0.3m ABOVE CONCRETE SLABS, AND CAN BE CAPPED FOR FUTURE INSTALLATION OF PASSIVE / ACTIVE SYSTEM

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ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

1042 Richardson

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FOUNDATION PLAN - SLAB EDGE PLAN - P1 PARKADE + LEVEL 1

Date	2025-06-12 12:51:42 PM
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Checked by	CC

A2.10

Project #	L1	Scale	1 : 100

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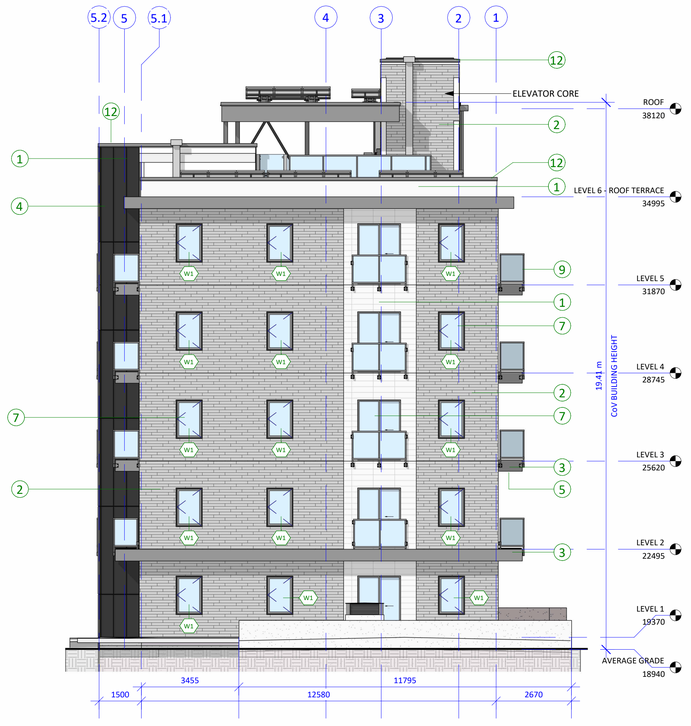
1 ELEVATION - SOUTH
1 : 100



2 ELEVATION - EAST
1 : 100



3 ELEVATION - WEST
1 : 100



4 ELEVATION - NORTH
1 : 100

LEGEND - EXTERIOR FINISHES

1	CL-A - FIBRE CEMENT PANEL, CLR: WHITE
2	CL-B - FIBRE CEMENT PANEL, CLR: GREY
3	CL-C - FIBRE CEMENT PANEL, CLR: GRAPHITE
4	CL-D - PERFORATED METAL PANEL, CLR: CHARCOAL
5	ALUMINUM SOFFIT, CLR: DARK FIR
6	RAIN WATER LEADER, CLR: BLACK
7	WINDOWS & PATIO DOORS, CLR: BLACK
8	INSULATED METAL DOOR, CLR: GRAPHITE GREY
9	BLACK ANODIZED ALUMINUM GUARDRAIL POSTS w/ FRAMELESS CLEAR TEMPERED GLASS PANELS
10	BLACK ANODIZED ALUMINUM EXTERIOR GLAZING SYSTEM
11	ALUMINUM INTAKE + EXHAUST LOUVERS - HVAC
12	PREFINISHED METAL FLASHING, CLR: CHARCOAL

GENERAL NOTE - EXTERIORS:

REFER TO INTERIOR DESIGN
FOR DOOR HARDWARE, DOOR NUMBERS + LIGHTING

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Issue	Date
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ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT CHRISTINE MARIE LINTOTT BRITISH COLUMBIA

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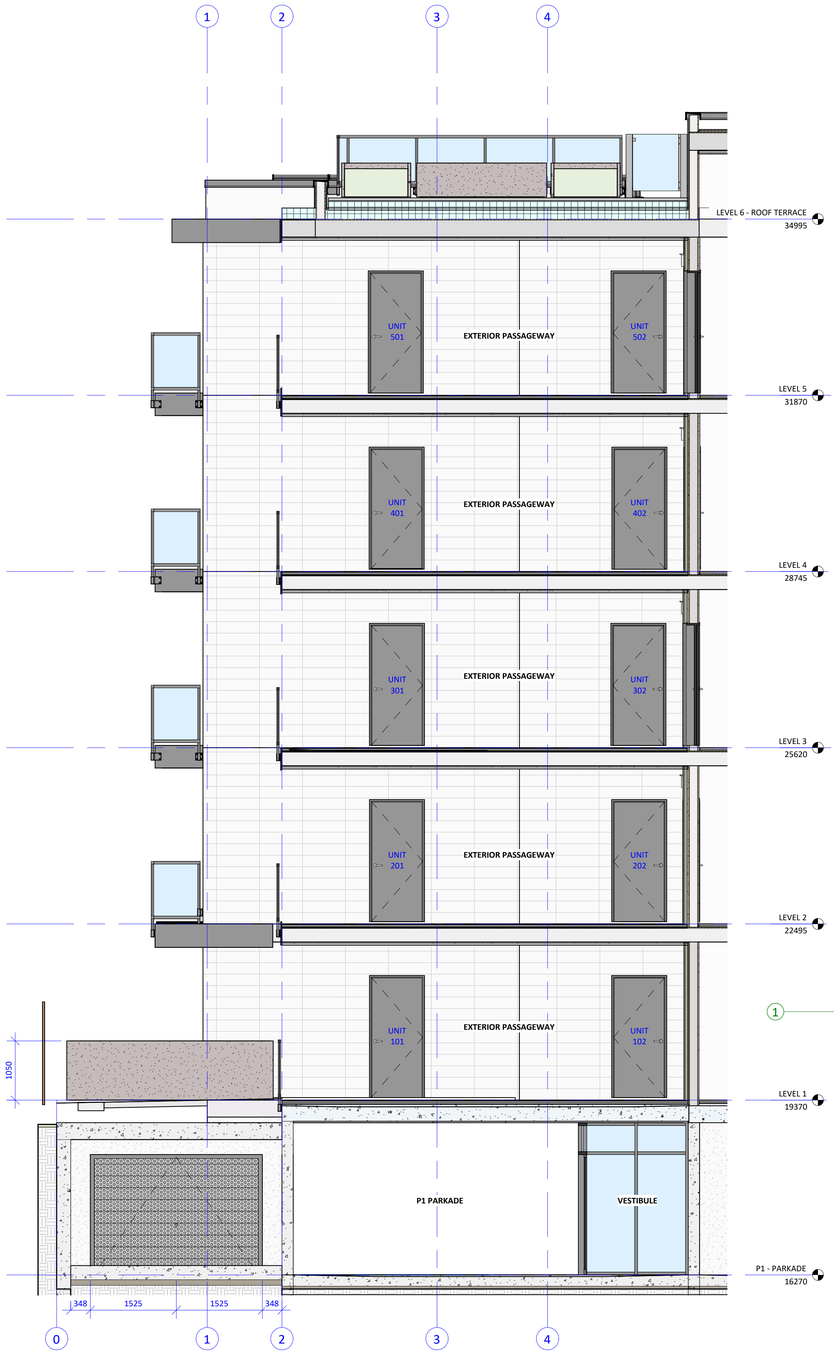
BUILDING ELEVATIONS

Date	2025-06-12 12:52:32 PM
Drawn by	MA
Checked by	CC

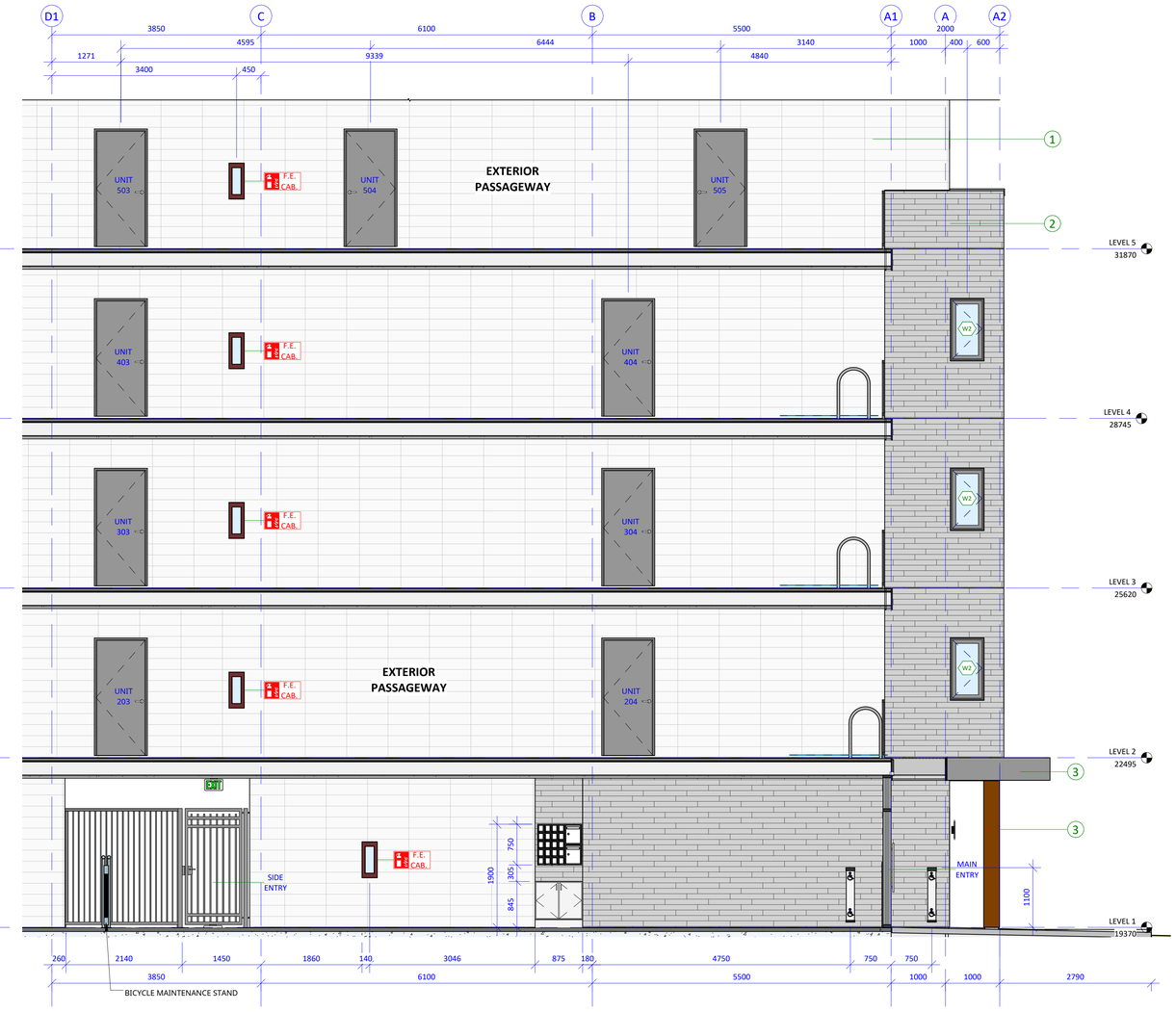
A3.00

Project #	L1	Scale	1 : 100

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2 ELEVATION - EXTERIOR PASSAGEWAY - SOUTH



1 ELEVATION - EXTERIOR PASSAGEWAY - WEST

SYMBOL LEGEND

- F.E. — FIRE EXTINGUISHER - WALL HUNG
- F.E. CAB. — FIRE EXTINGUISHER - WALL HUNG CABINET
- F.E. S.R.C. — FIRE EXTINGUISHER - SEMI-RECESSED CABINET

GENERAL NOTE - EXTERIORS:

REFER TO INTERIOR DESIGN FOR DOOR HARDWARE, DOOR NUMBERS + LIGHTING

Christine Lintott Architects Inc.

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www.lintottarchitect.ca

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

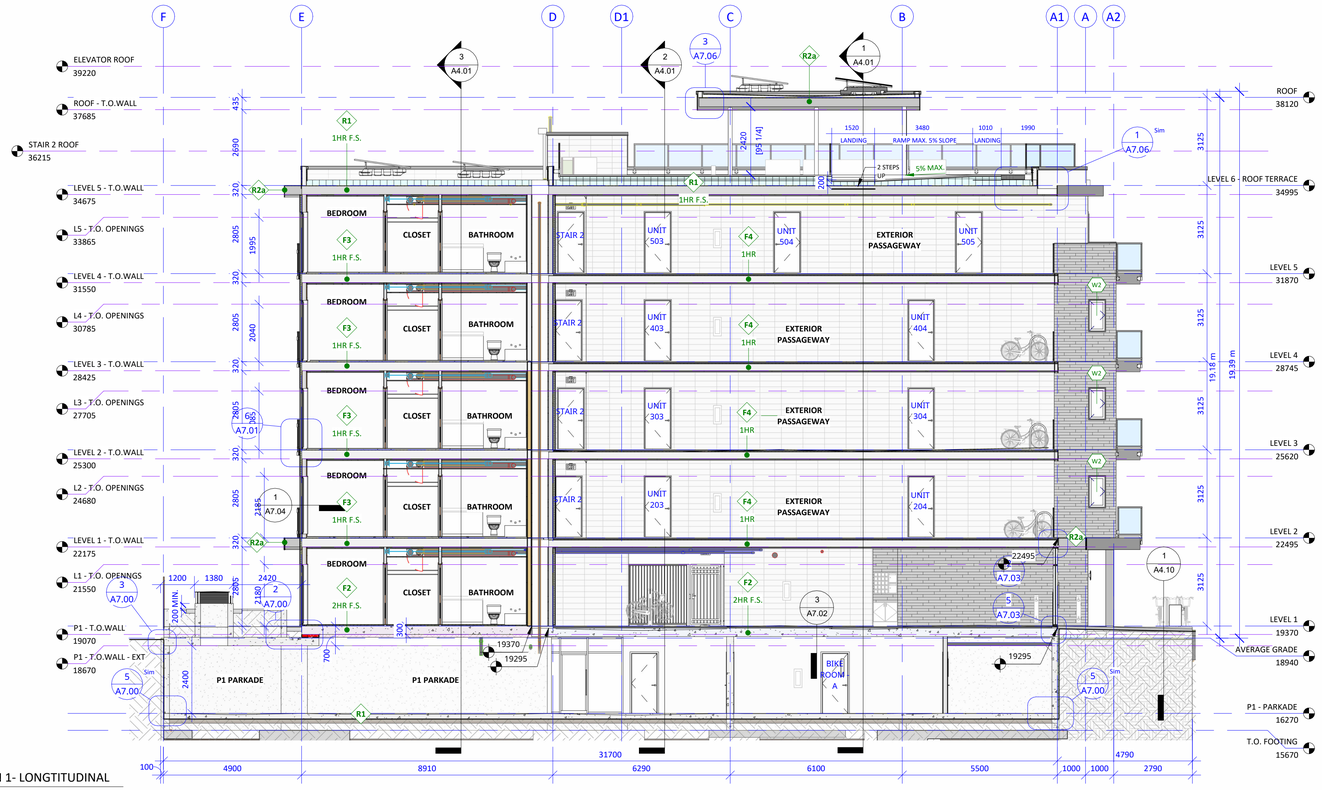
ELEVATIONS - EXTERIOR PASSAGEWAY

Date	2025-06-12 12:52:37 PM
Drawn by	Author
Checked by	CLA

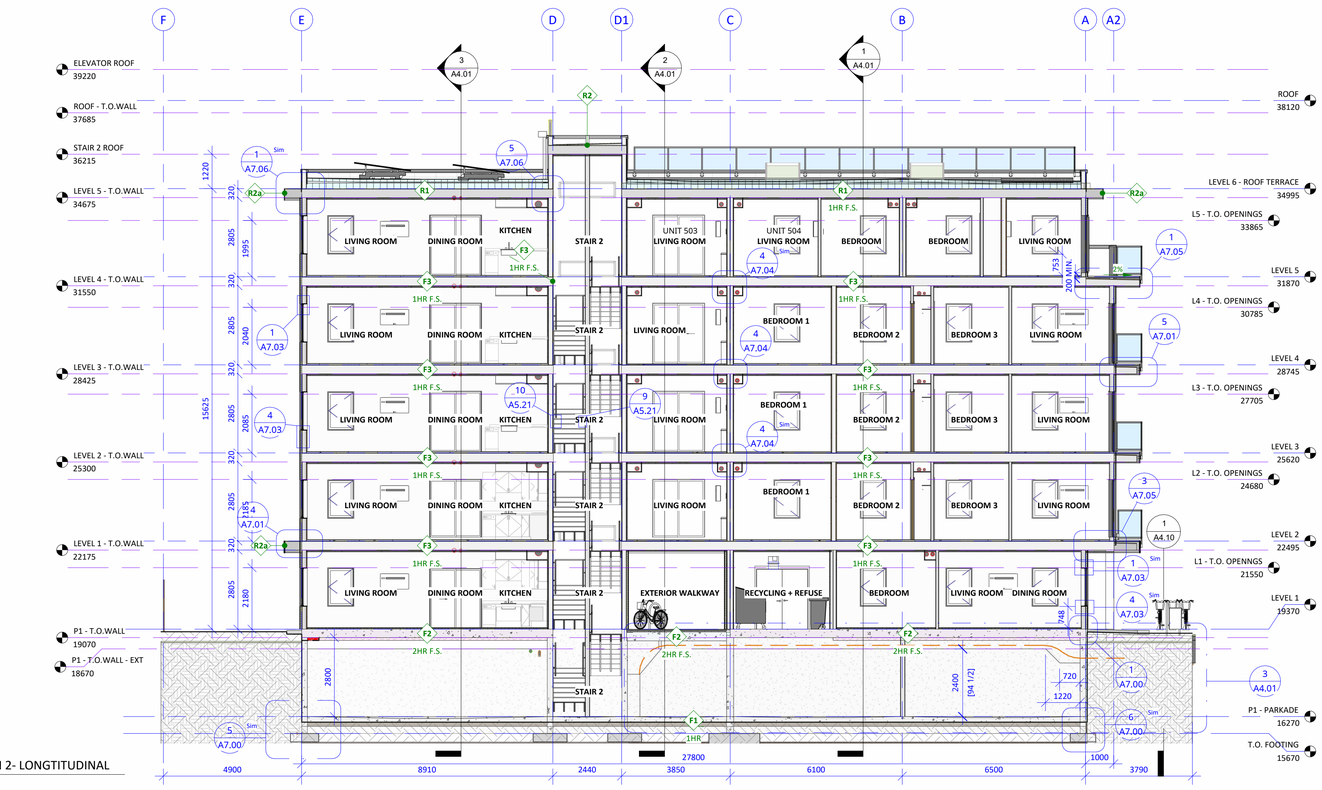
A3.01

Project #	L1	Scale	As indicated

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1 SECTION 1- LONGTITUDINAL
1 : 100



2 SECTION 2- LONGTITUDINAL
1 : 100

CITY OF VICTORIA DEFINITION

HEIGHT - WHEN USED IN REFERENCE TO A BUILDING, MEANS THE DISTANCE MEASURED IN A VERTICAL STRAIGHT LINE BETWEEN THE HIGHEST POINT OF THE BUILDING AND ANY POINT THAT IS AT GRADE DIRECTLY BELOW THAT HIGHEST POINT.

FOR BUILDINGS WITH FLAT ROOFS, THE HIGHEST POINT IS THE HIGHEST PART OF THE BUILDING. THE HIGHEST POINT EXCLUDES A MAST, ANTENNA, VENT, CHIMNEY, ELEVATOR SHAFT, SOLAR HEATING OR SIMILAR STRUCTURE THAT PROJECTS ABOVE THE ROOF.

THE HIGHEST POINT ALSO EXCLUDES A ROOFTOP CISTERN AND OTHER STORMWATER RETENTION AND WATER QUALITY FACILITIES WITH THEIR SUPPORTING STRUCTURES.

F.R.R. / FIRE SEPARATION LEGEND

FIRE-RESISTANCE RATING (3.1.7.)
- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS

FIRE SEPARATION (3.1.8.)
- FIRE SEPARATION [F.S.]

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ISSUE FOR TENDER	2025-01-10

Revision

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Consultant Seal

1042 Richardson

1042 Richardson Street,
Victoria, BC

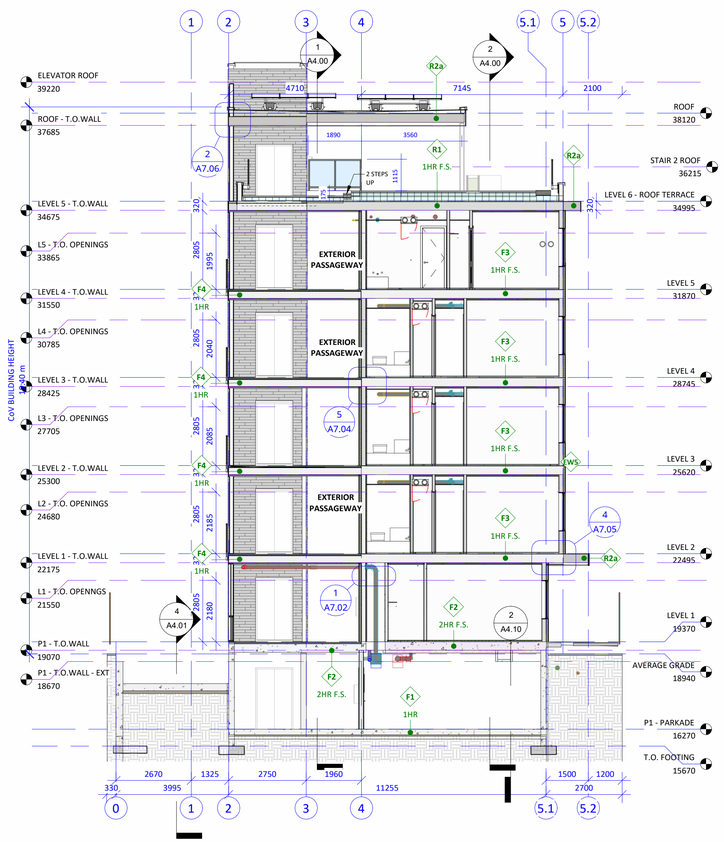
BUILDING SECTIONS

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Drawn by	MA, CR
Checked by	CC

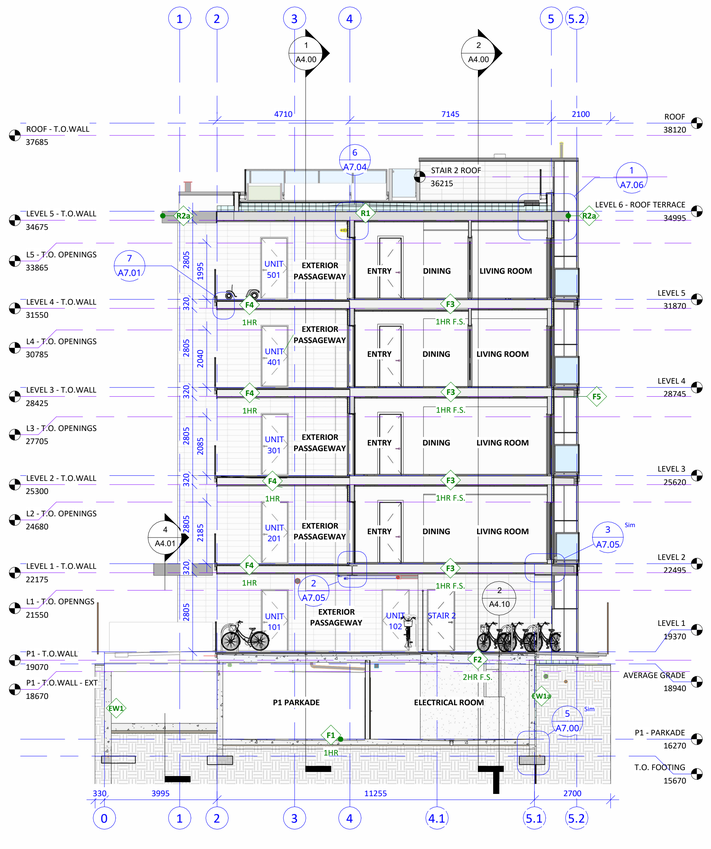
A4.00

Project #	L1	Scale	As indicated

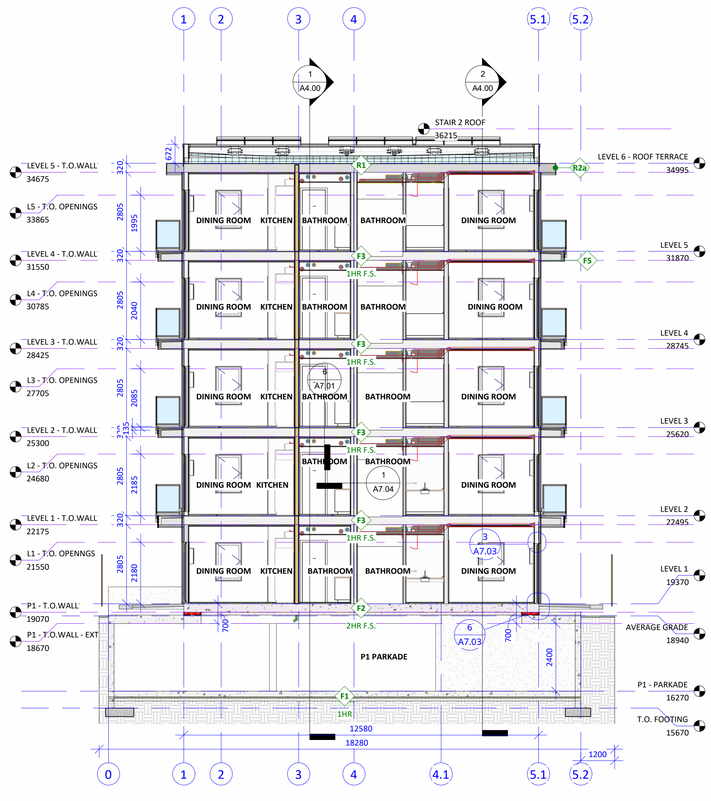
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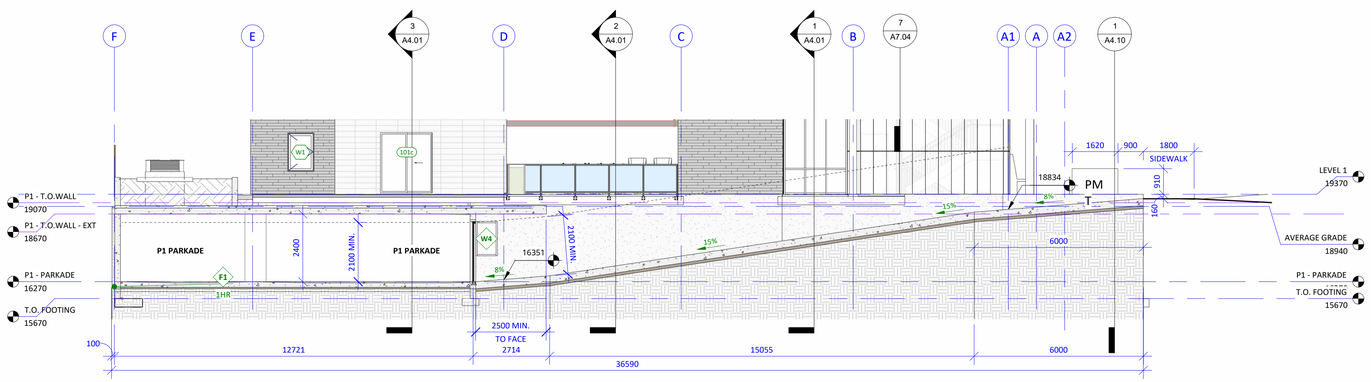
1 CROSS SECTION 1
1 : 100



2 CROSS SECTION 2
1 : 100



3 CROSS SECTION 3
1 : 100



4 SECTION - PARKADE ENTRY RAMP
1 : 100

CITY OF VICTORIA DEFINITION

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- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS

FIRE SEPARATION (3.1.8.)
- FIRE SEPARATION [F.S.]

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Consultant Seal

REGISTERED ARCHITECT CHRISTINE WEE LINOTT BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

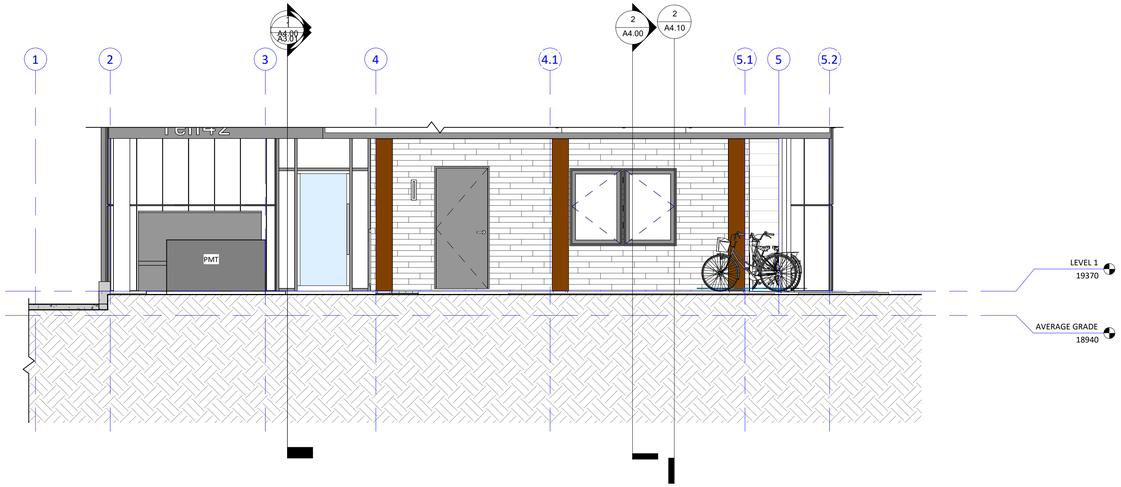
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Checked by	CC

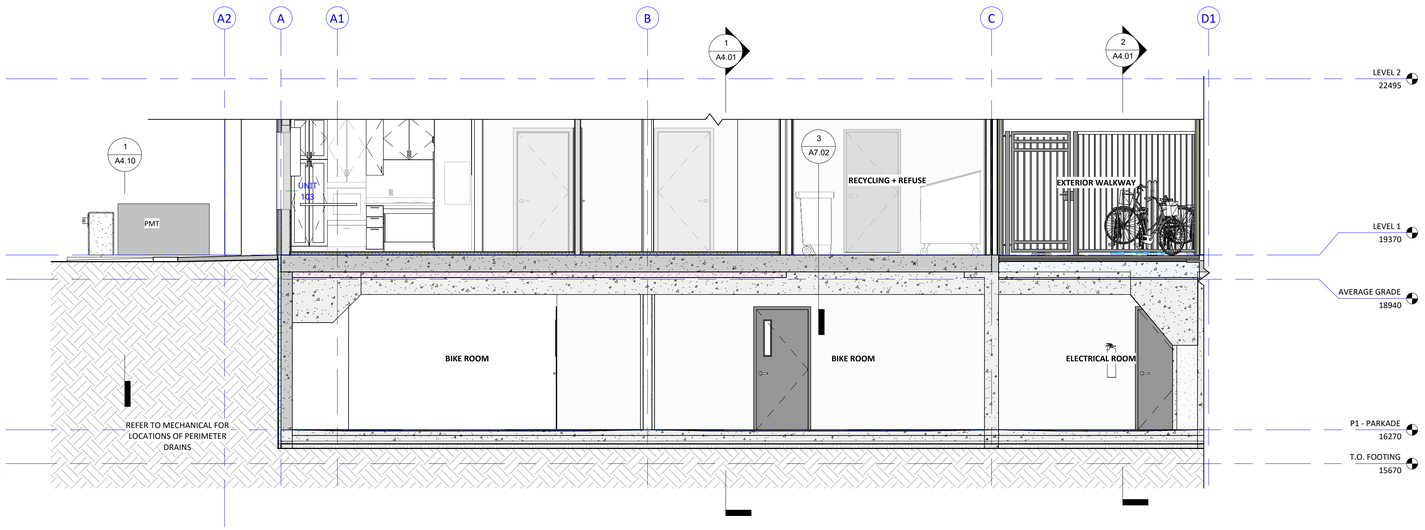
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Project #	L1	Scale	As indicated

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1 SECTION - BC HYDRO PMT
1 : 50



2 SECTION - BC HYDRO SERVICE ENTRY
1 : 50

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No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

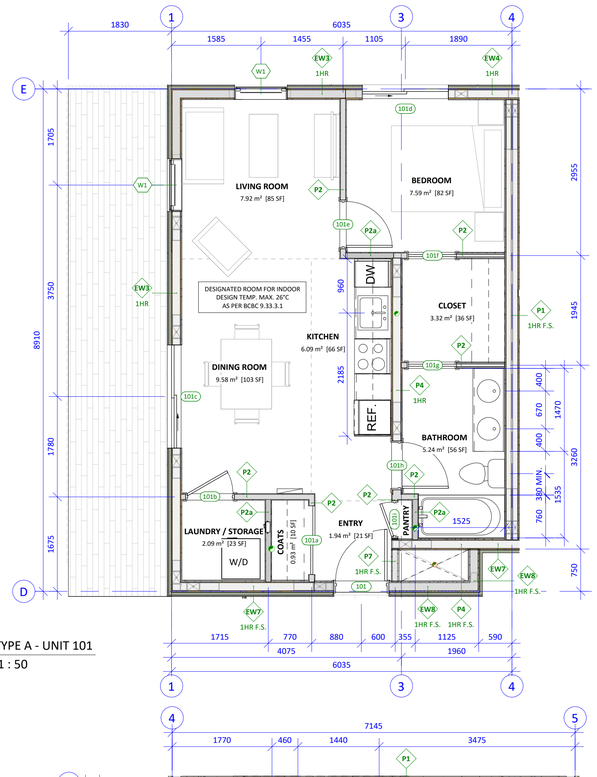
WALL SECTIONS

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Checked by	CC

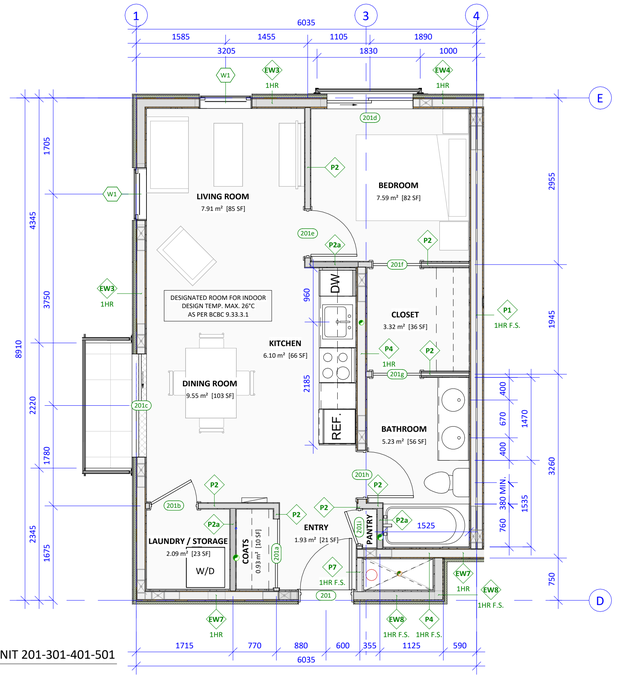
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Project #	L1	Scale	1 : 50

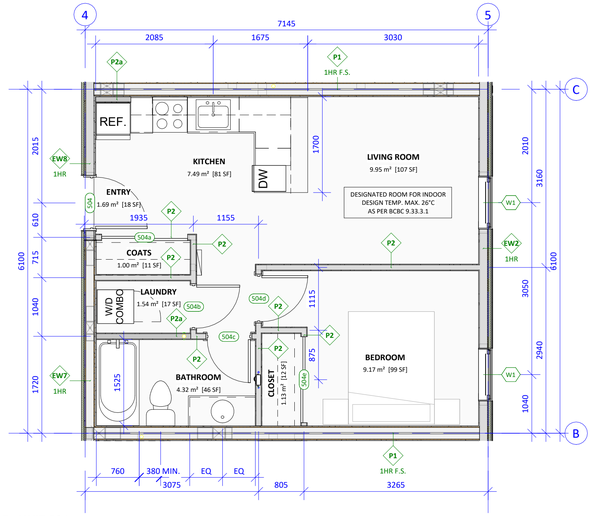
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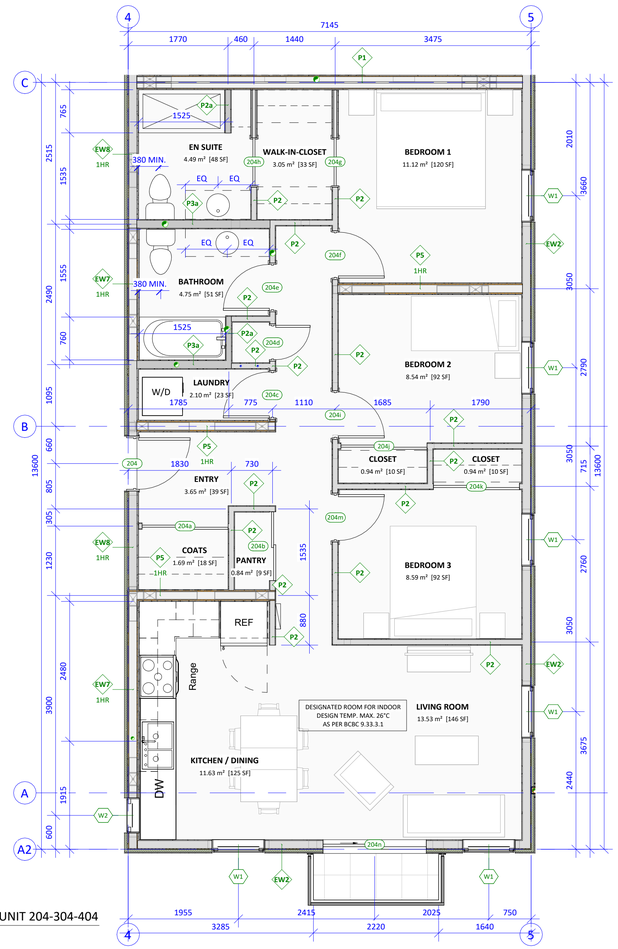
1 TYPE A - UNIT 101
1 : 50



2 TYPE A - UNIT 201-301-401-501
1 : 50

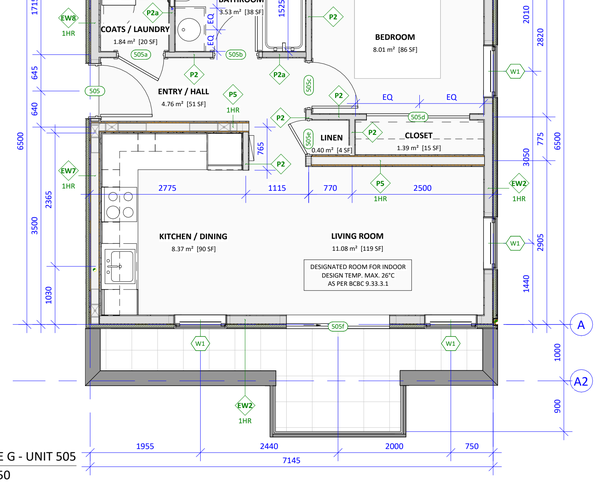


6 TYPE F - UNIT 504
1 : 50

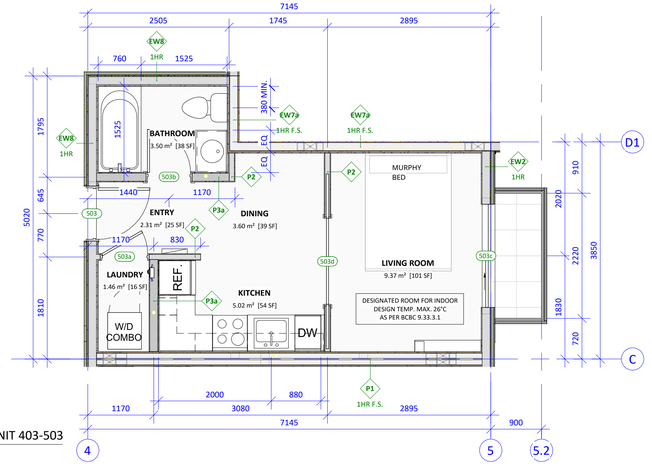


5 TYPE D - UNIT 204-304-404
1 : 50

3 TYPE E - UNIT 203-303
1 : 50



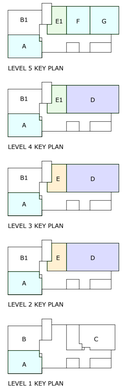
7 TYPE G - UNIT 505
1 : 50



4 TYPE E1 - UNIT 403-503
1 : 50

GENERAL NOTE - INTERIORS:

1. **REFER TO INTERIOR DESIGN** FOR MILLWORK, FIXTURES & EQUIPMENT.
2. PROVIDE 38x285mm SOLID BLOCKING AT ALL MILLWORK, FIXTURES AND ACCESSORIES FASTENED TO WALLS [TYP.] COORDINATE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. MILLWORK MANUFACTURER MUST CHECK THE SPECIFICATIONS OF ALL APPLIANCES AND PROVIDE DIMENSIONED SHOP DRAWINGS.
4. BOX IN HOOD FAN VENT IN UPPER CABINET AND FRONT T.O. CABINET TO CEILING [TYP.]



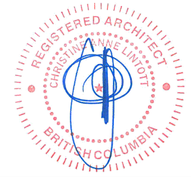
Christine Lintott Architects Inc.
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Issue	Date
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Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

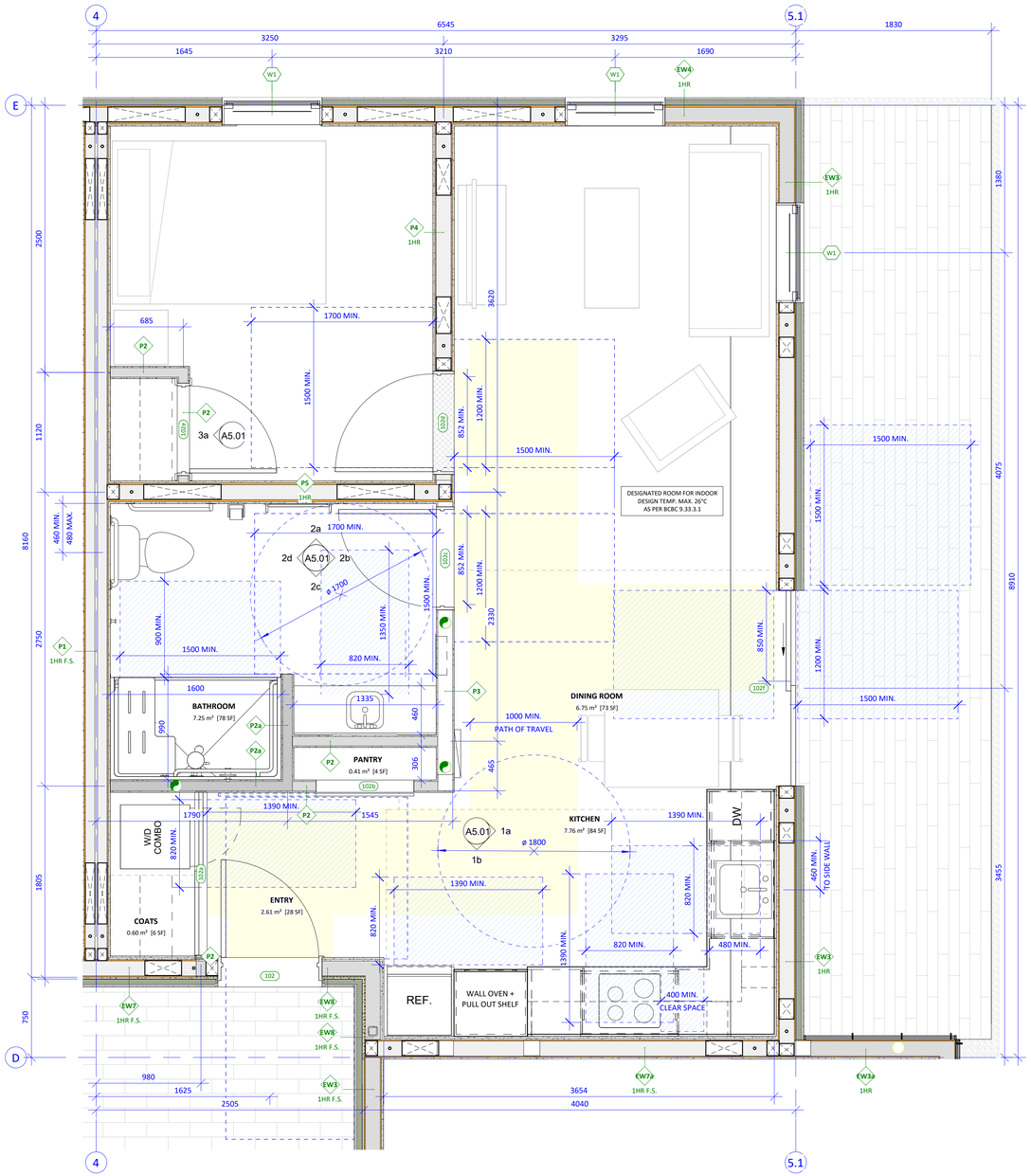
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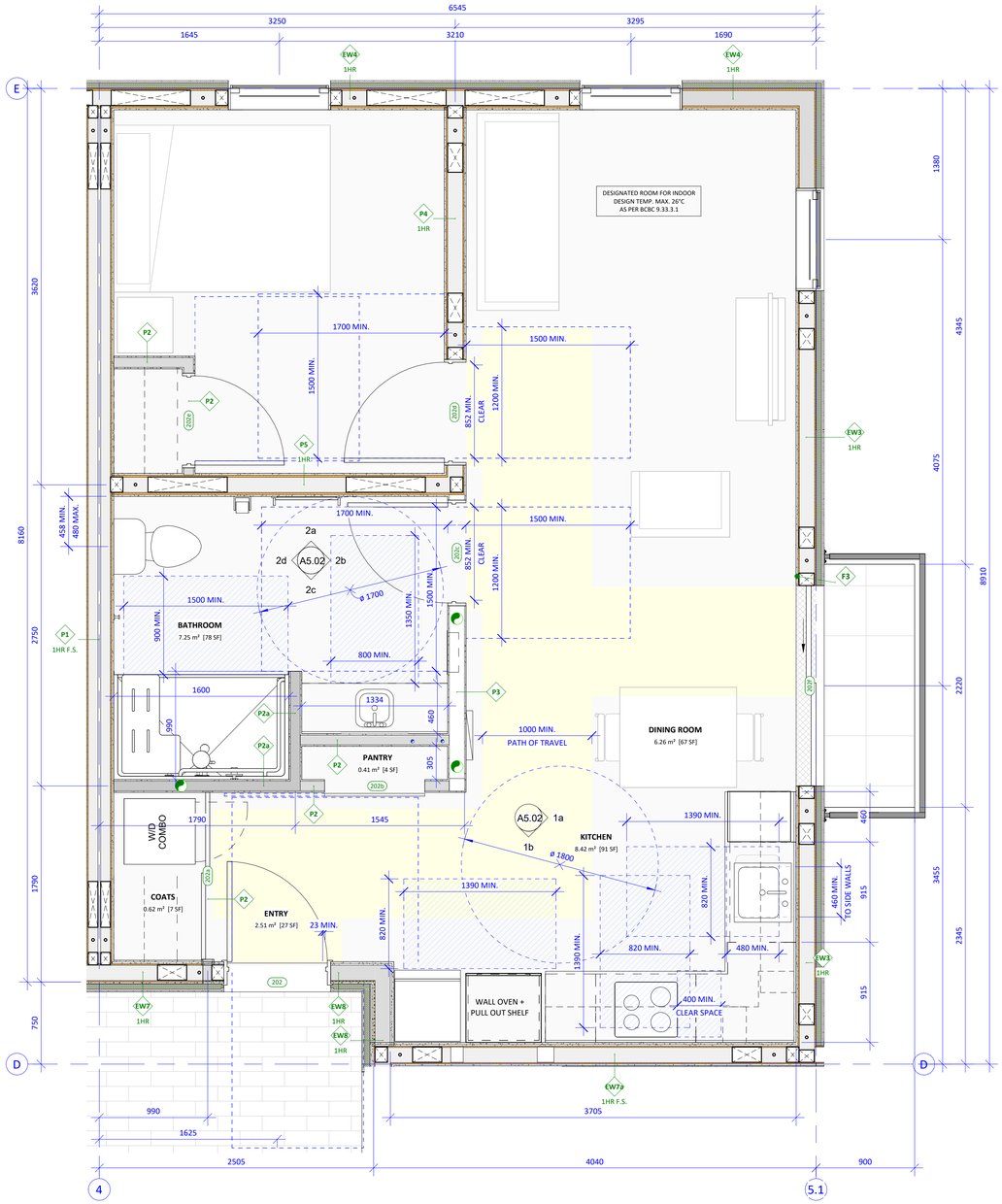
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Drawn by	EB
Checked by	CC

A5.00

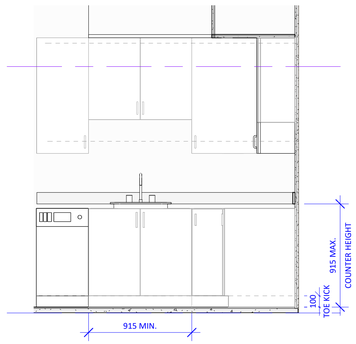
Project #	L1	Scale	1 : 50

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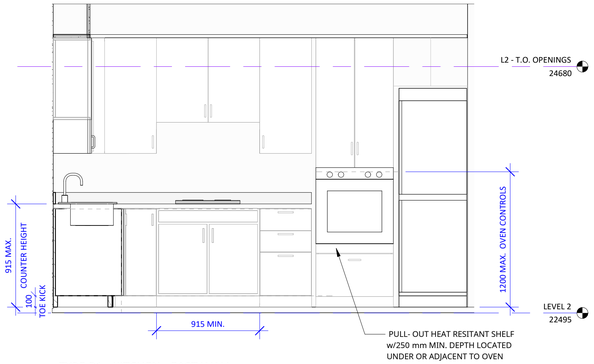

4
5.1
E
D
6545
1645
3250
3210
3295
1690
1830
2500
1120
2750
8160
1380
4075
8910
3620
1805
750
3455
W1
EW4
1HR
EW3
P4
P2
P5
P1
1HR F.S.
P3
P2a
A5.01
3a
2a
2b
2c
2d
1b
1a
ø 1700
ø 1800
685
1700 MIN.
1500 MIN.
1200 MIN.
852 MIN.
1500 MIN.
460 MIN.
480 MAX.
900 MIN.
1350 MIN.
820 MIN.
1600
1335
460
990
1000 MIN.
PATH OF TRAVEL
465
1390 MIN.
1790
1545
820 MIN.
2330
850 MIN.
1200 MIN.
1500 MIN.
1500 MIN.
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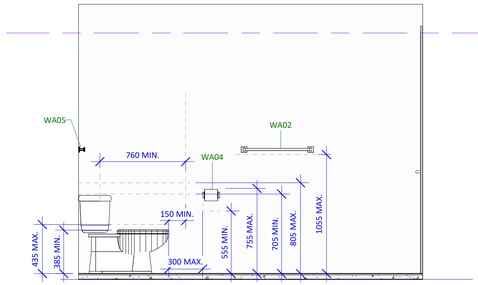
1 TYPE B1 - ADAPTABLE - UNIT 202-302-402-502
1 : 25



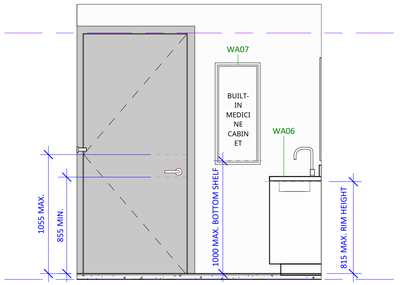
1a TYPE B1 - KITCHEN - SOUTH WALL
1 : 25



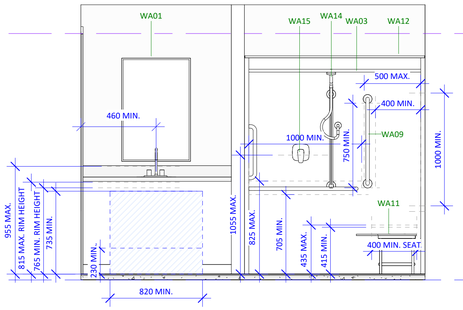
1b TYPE B1 - KITCHEN - EAST WALL
1 : 25



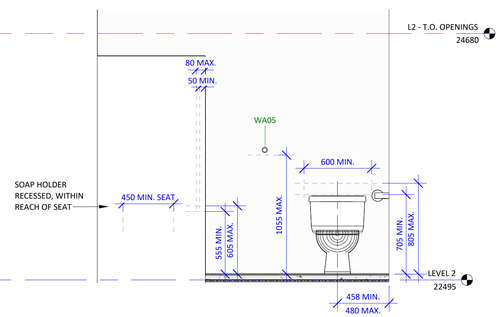
2a TYPE B1 - W/C - NORTH WALL
1 : 25



2b TYPE B1 - W/C - EAST WALL
1 : 25



2c TYPE B1 - W/C - SOUTH WALL
1 : 25



2d TYPE B1 - W/C - WEST WALL
1 : 25

KEYNOTE LEGEND - WASHROOM ACCESSORIES

KEY	KEYNOTE TEXT
WA01	915 mm X 1005 mm PLATE GLASS MIRROR
WA02	610 mm S/S TOWEL BAR
WA03	S/S SHOWER ROD WITH FLANGE + NYLON CURTAIN HOOKS
WA04	TOILET PAPER HOLDER
WA05	ROBE HOOK
WA06	ACCESSIBLE VANITY
WA07	ACCESSIBLE MEDICINE CABINET/MIRROR
WA08	600 mm S/S HORIZONTAL GRAB BAR
WA09	L-SHAPED 1000 mm S/S HORIZONTAL GRAB BAR w/ 750 mm VERTICAL COMPONENT
WA10	1000 mm S/S VERTICAL GRAB BAR
WA11	400 mm X 450 mm FOLDING HINGED NON-SLIP SHOWER SEAT
WA12	PRE-FABRICATED NON-SLIP GELCOAT ROLL-IN SHOWER
WA13	760 mm S/S HORIZONTAL GRAB BAR w/ 760 mm VERTICAL COMPONENT
WA14	HAND-HELD SHOWER HEAD MOUNTED ON WALL OPPOSITE SHOWER ENTRANCE
WA15	TYPICAL PRESSURE-EQUALIZING OR THERMOSTATIC-MIXING VALVE SHOWER HEAD + CONTROLS

ACCESSIBLE SUITE GENERAL NOTES:

1. EMERGENCY AND SECURITY ALARMS PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS.
2. WINDOWS WHERE INTENDED FOR VIEWS SILL POSITIONED A MAX 750 ABOVE FLOOR WITH ACCESSIBLE OPENING AND LOCKING MECHANISMS.
3. OPERATING CONTROLS LOCATED WITH 1350 BY 800 CLEAR SPACE CENTRED IN FRONT,
4. LOCATED 400 TO 1200 ABOVE FLOOR, OPERABLE WITH ONE CLOSED FIST WITH MAX 22N FORCE, PROVIDE TACTILE, VISUAL AND AUDITORY INFORMATION INDICATING FUNCTION AND POSITION OF CONTROL, COLOUR CONTRASTING WITH MOUNTING SURFACE, ILLUMINATE TO 100 LX MIN, 200 LX MIN WHERE READING REQUIRED, AND WHERE CONTROL HAS VISUAL DISPLAY, INFO SHOULD BE SUPPLEMENTED WITH TACTILE/AUDIO.
5. GENERAL STORAGE IS ACCESSED WITH AN OUTWARD SWINGING OR POCKET DOOR, CONTAINS AN ELECTRICAL OUTLET INSIDE CLOSE TO DOOR, AND IS CAPABLE OF BEING ILLUMINATED TO 50 LX MIN.
6. OUTDOOR LIVING SPACE WHERE APPLICABLE CAPABLE OF BEING ILLUMINATED TO 50 LX MIN. WITH NO STEP LEVEL THRESHOLD THROUGH.
7. ENTRANCE LANDING ILLUMINATED TO MIN 50 LX.
8. COUNTERTOPS ILLUMINATED TO MIN 300 LX.
9. OUTDOOR LIVING SPACE CAPABLE OF BEING ILLUMINATED TO 50 LX.
10. MEDICINE CABINET ILLUMINATED TO AT LEAST 200 LX.
11. NO STEPS WITH THRESHOLDS NO MORE THAN 13 MM, LEVEL THRESHOLD PREFERRED.
12. FLOOR AND WALL SURFACES, STABLE SURFACE, FIRM, SLIP RESISTANT, NOMINAL GLARE, NOT HEAVILY PATTERNED.
13. KITCHEN CABINETS AND DRAWERS ACCESSED WITH D-TYPE DOOR PULLS WITHIN 400 - 1200 REACH RANGE.
14. KITCHEN SINK AND LAVATORY OFFSET HOT WATER PIPES AND DRAINS AND INSULATED IF ADJACENT TO KNEE AND/OR TOE SPACE.
15. LAVATORY AND SHOWER WATER TEMPERATURE SUPPLY TO BE NO MORE THAN 49 DEGREES CELSIUS.
16. SHOWER STALL FLOORS MINIMALLY SLOPED TO PROVIDE POSITIVE DRAINAGE.
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4. BOX IN HOOD FAN VENT IN UPPER CABINET AND FRONT T.O. CABINET TO CEILING [TYP.]

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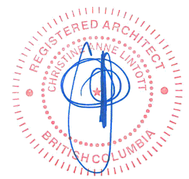
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Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

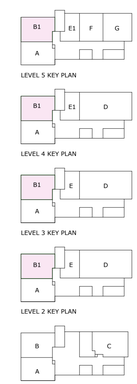
1042 Richardson Street,
Victoria, BC

ENLARGED UNIT PLANS - TYPE B1 ADAPTABLE

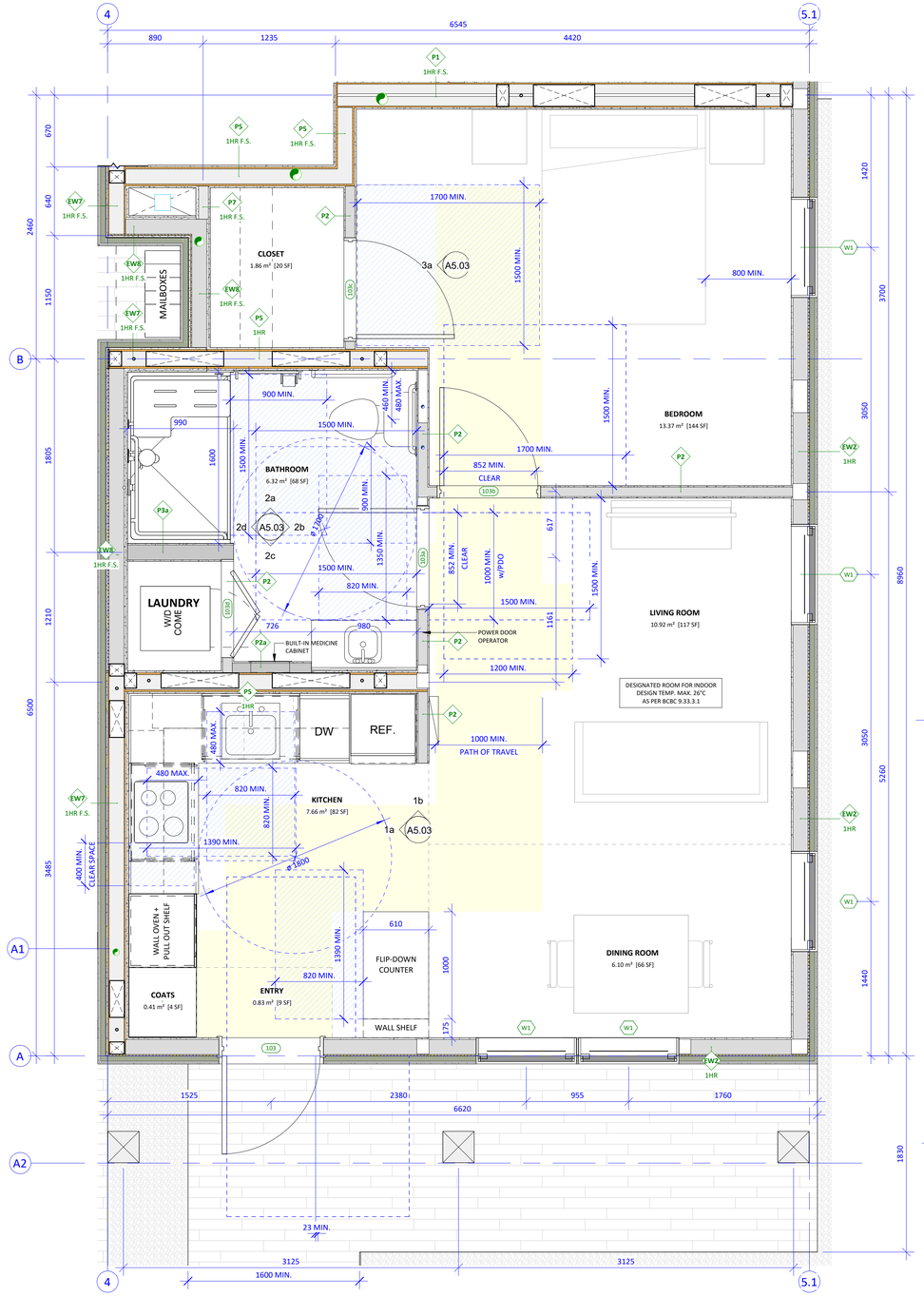
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Checked by	CC

A5.02

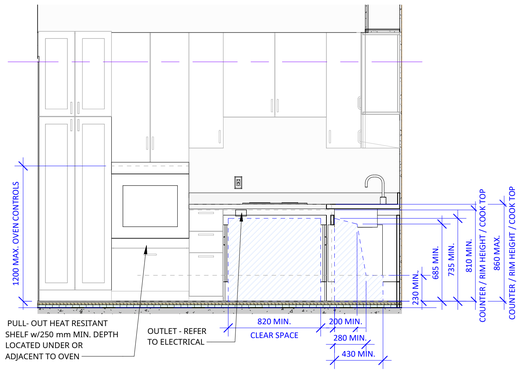
Project #	L1	Scale	1 : 25



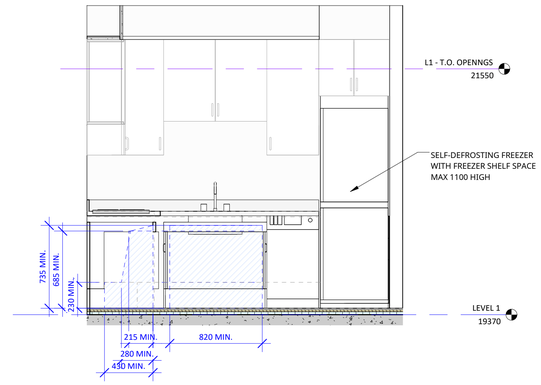
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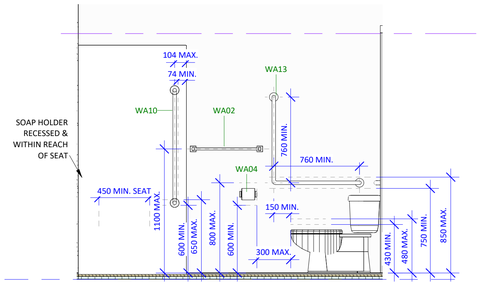
2 TYPE C - ACCESSIBLE - UNIT 103
1 : 25



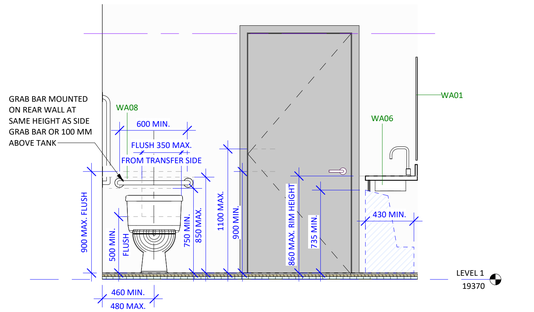
1a TYPE C - KITCHEN - WEST WALL
1 : 25



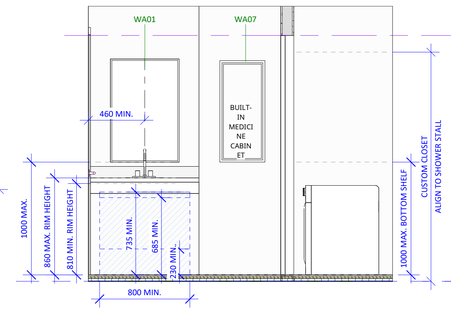
1b TYPE C - KITCHEN - NORTH WALL
1 : 25



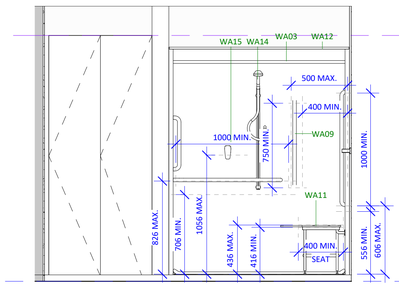
2a TYPE C - W/C - NORTH WALL
1 : 25



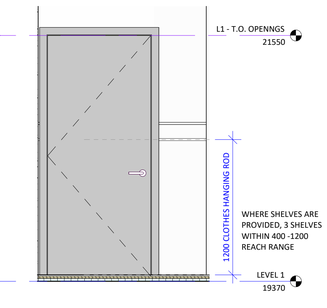
2b TYPE C - W/C - EAST WALL
1 : 25



2c TYPE C - W/C - SOUTH WALL
1 : 25



2d TYPE C - W/C - WEST WALL
1 : 25



3a TYPE C - CLOSET - WEST WALL

KEYNOTE LEGEND - WASHROOM ACCESSORIES	
KEY	KEYNOTE TEXT
WA01	915 mm X 1005 mm PLATE GLASS MIRROR
WA02	610 mm S/S TOWEL BAR
WA03	S/S SHOWER ROD WITH FLANGE + NYLON CURTAIN HOOKS
WA04	TOILET PAPER HOLDER
WA05	ROBE HOOK
WA06	ACCESSIBLE VANITY
WA07	ACCESSIBLE MEDICINE CABINET/MIRROR
WA08	600 mm S/S HORIZONTAL GRAB BAR
WA09	L-SHAPED 1000 mm S/S HORIZONTAL GRAB BAR w/ 750 mm VERTICAL COMPONENT
WA10	1000 mm S/S VERTICAL GRAB BAR
WA11	400 mm X 450 mm FOLDING HINGED NON-SLIP SHOWER SEAT
WA12	PRE-FABRICATED NON-SLIP GELCOAT ROLL-IN SHOWER
WA13	760 mm S/S HORIZONTAL GRAB BAR w/ 760 mm VERTICAL COMPONENT
WA14	HAND-HELD SHOWER HEAD MOUNTED ON WALL OPPOSITE SHOWER ENTRANCE
WA15	TYPICAL PRESSURE-EQUALIZING OR THERMOSTATIC-MIXING VALVE SHOWER HEAD + CONTROLS

ACCESSIBLE SUITE GENERAL NOTES:

1. EMERGENCY AND SECURITY ALARMS PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS.
2. WINDOWS WHERE INTENDED FOR VIEWS SILL POSITIONED A MAX 750 ABOVE FLOOR WITH ACCESSIBLE OPENING AND LOCKING MECHANISMS.
3. OPERATING CONTROLS LOCATED WITH 1350 BY 800 CLEAR SPACE CENTRED IN FRONT,
4. LOCATED 400 TO 1200 ABOVE FLOOR, OPERABLE WITH ONE CLOSED FIST WITH MAX 22N FORCE, PROVIDE TACTILE, VISUAL AND AUDITORY INFORMATION INDICATING FUNCTION AND POSITION OF CONTROL, COLOUR CONTRASTING WITH MOUNTING SURFACE, ILLUMINATE TO 100 LX MIN, 200 LX MIN WHERE READING REQUIRED, AND WHERE CONTROL HAS VISUAL DISPLAY, INFO SHOULD BE SUPPLEMENTED WITH TACTILE/AUDIO.
5. GENERAL STORAGE IS ACCESSED WITH AN OUTWARD SWINGING OR POCKET DOOR, CONTAINS AN ELECTRICAL OUTLET INSIDE CLOSE TO DOOR, AND IS CAPABLE OF BEING ILLUMINATED TO 50 LX MIN.
6. OUTDOOR LIVING SPACE WHERE APPLICABLE CAPABLE OF BEING ILLUMINATED TO 50 LX MIN. WITH NO STEP LEVEL THRESHOLD THROUGH.
7. ENTRANCE LANDING ILLUMINATED TO MIN 50 LX.
8. COUNTERTOPS ILLUMINATED TO MIN 300 LX.
9. OUTDOOR LIVING SPACE CAPABLE OF BEING ILLUMINATED TO 50 LX.
10. MEDICINE CABINET ILLUMINATED TO AT LEAST 200 LX.
11. NO STEPS WITH THRESHOLDS NO MORE THAN 13 MM, LEVEL THRESHOLD PREFERRED.
12. FLOOR AND WALL SURFACES, STABLE SURFACE, FIRM, SLIP RESISTANT, NOMINAL GLARE, NOT HEAVILY PATTERNED.
13. KITCHEN CABINETS AND DRAWERS ACCESSED WITH D-TYPE DOOR PULLS WITHIN 400 - 1200 REACH RANGE.
14. KITCHEN SINK AND LAVATORY OFFSET HOT WATER PIPES AND DRAINS AND INSULATED IF ADJACENT TO KNEE AND/OR TOE SPACE.
15. LAVATORY AND SHOWER WATER TEMPERATURE SUPPLY TO BE NO MORE THAN 49 DEGREES CELSIUS.
16. SHOWER STALL FLOORS MINIMALLY SLOPED TO PROVIDE POSITIVE DRAINAGE.
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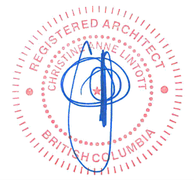
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LEVEL 5 KEY PLAN



LEVEL 4 KEY PLAN



LEVEL 3 KEY PLAN



LEVEL 2 KEY PLAN



LEVEL 1 KEY PLAN

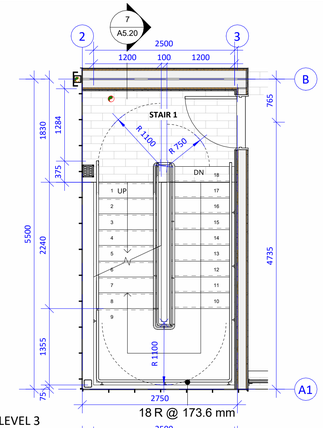
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A5.03

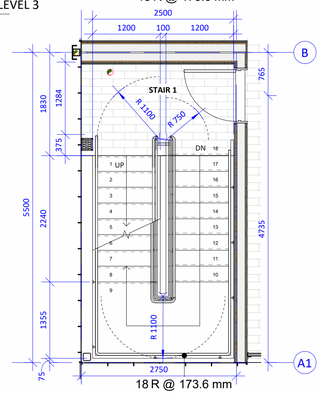
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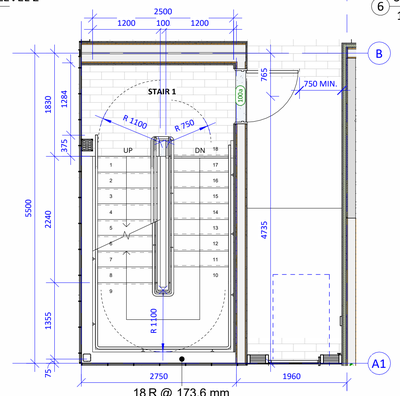
18 R @ 173.6 mm

3 STAIR 1 AT LEVEL 3
1 : 50



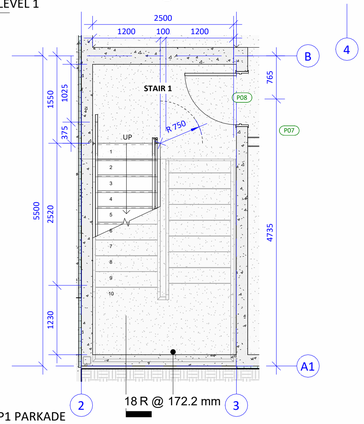
18 R @ 173.6 mm

2 STAIR 1 AT LEVEL 2
1 : 50



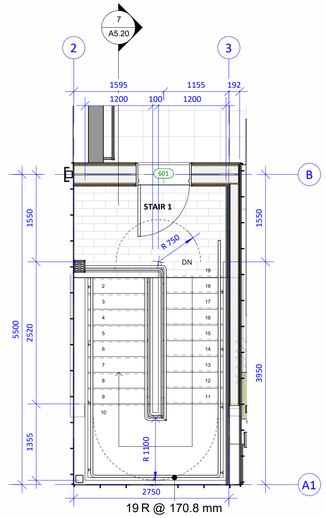
18 R @ 173.6 mm

1 STAIR 1 AT LEVEL 1
1 : 50



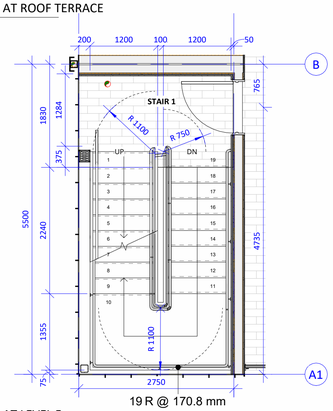
18 R @ 172.2 mm

0 STAIR 1 AT P1 PARKADE
1 : 50



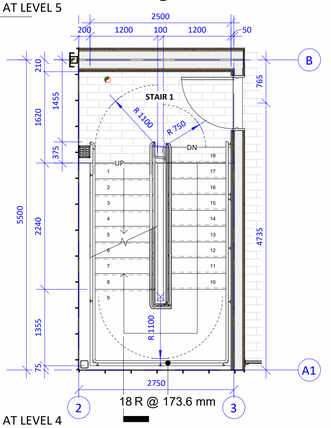
19 R @ 170.8 mm

6 STAIR 1 AT ROOF TERRACE
1 : 50



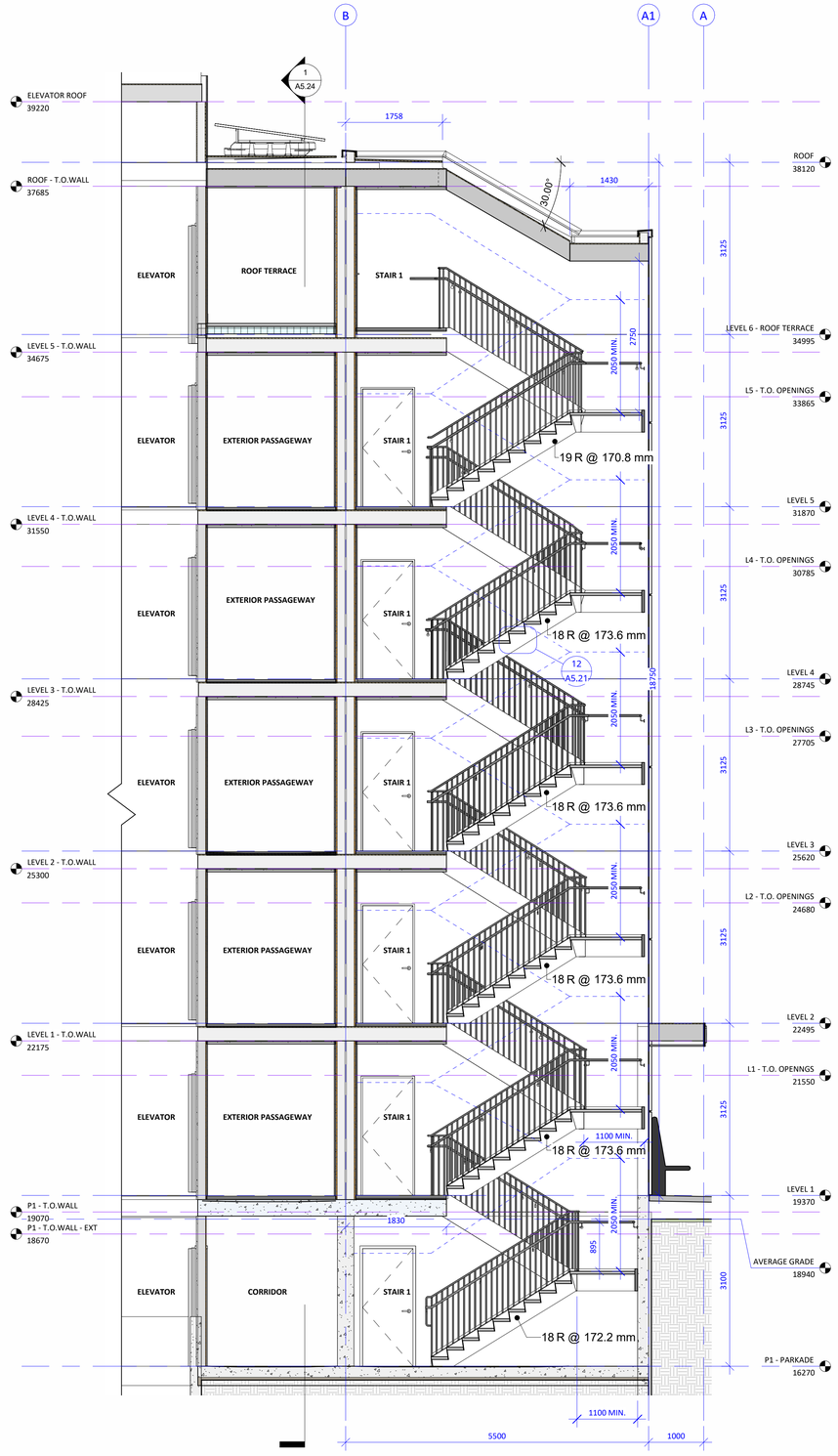
19 R @ 170.8 mm

5 STAIR 1 AT LEVEL 5
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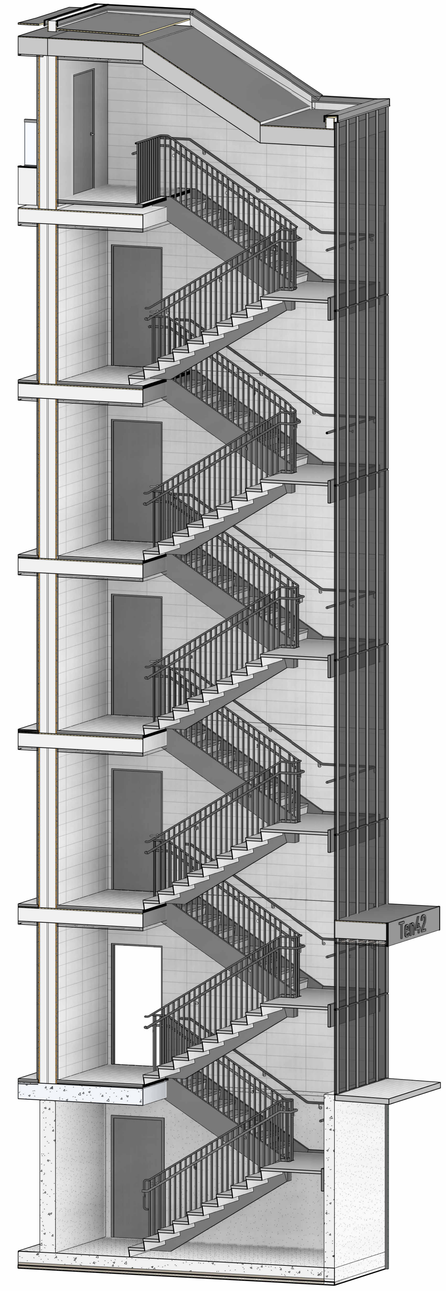


18 R @ 173.6 mm

4 STAIR 1 AT LEVEL 4
1 : 50



7 SECTION - STAIR 1
1 : 50



9 AXO VIEW - STAIR 1

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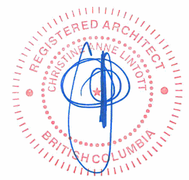
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Revision

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1042 Richardson

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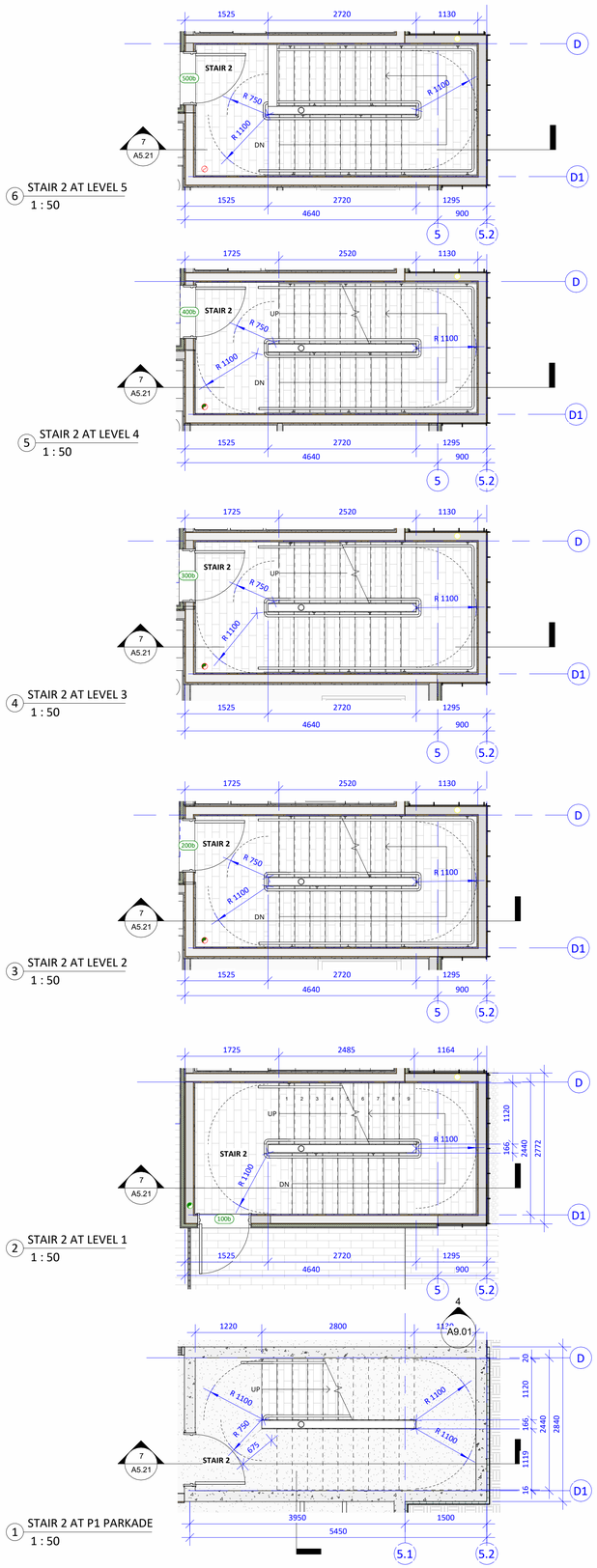
STAIR 1 - ENLARGED PLANS + SECTIONS METAL PAN STAIRS

Date	2025-06-12 12:54:07 PM
Drawn by	MA
Checked by	CC

A5.20

Project #	L1	Scale	1 : 50

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6 STAIR 2 AT LEVEL 5
1 : 50

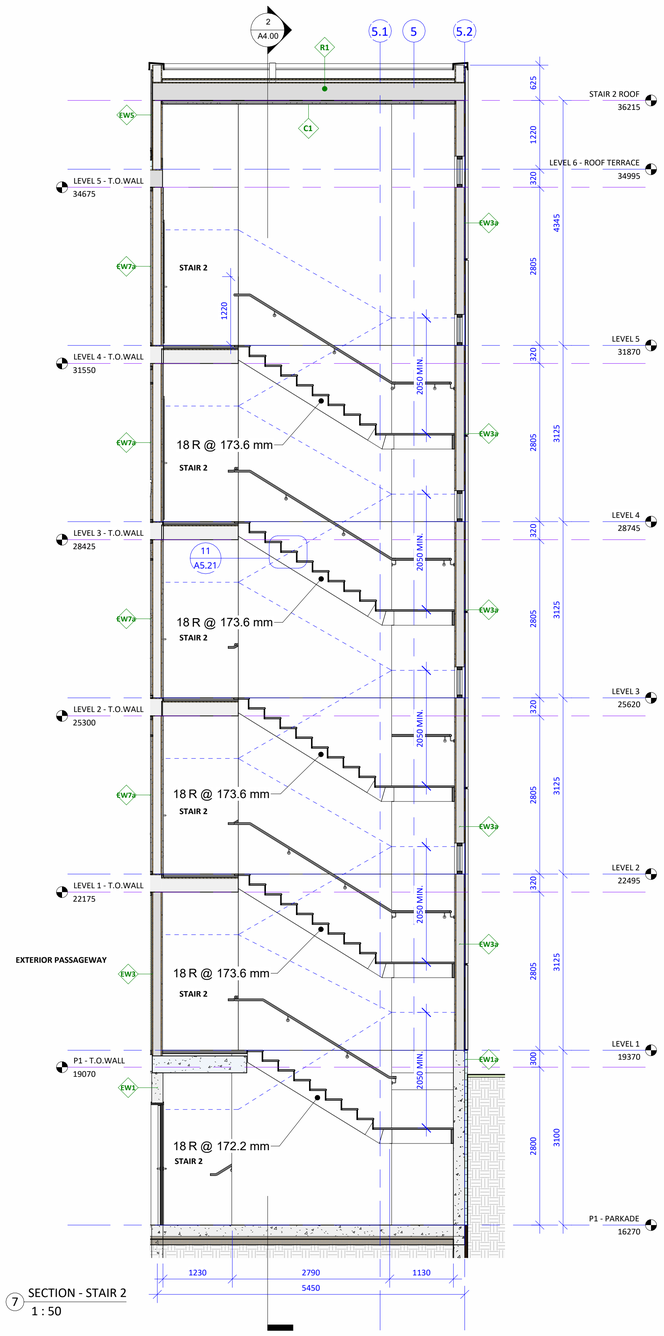
5 STAIR 2 AT LEVEL 4
1 : 50

4 STAIR 2 AT LEVEL 3
1 : 50

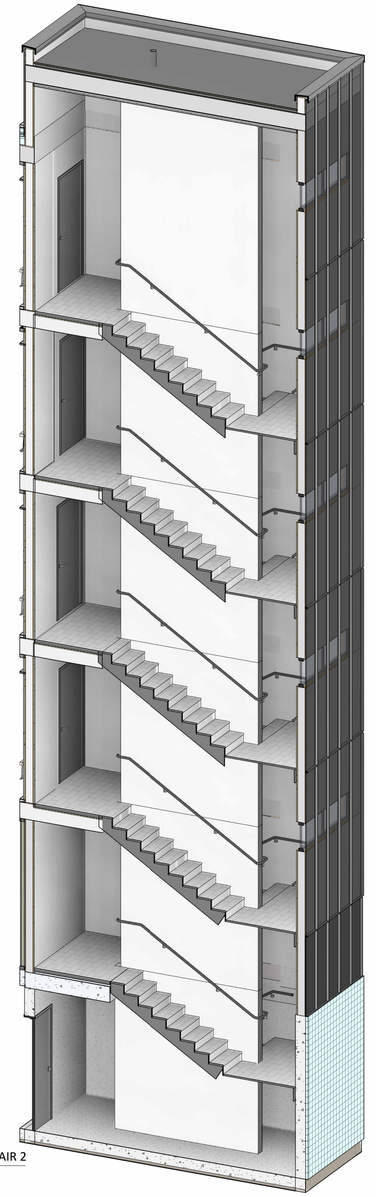
3 STAIR 2 AT LEVEL 2
1 : 50

2 STAIR 2 AT LEVEL 1
1 : 50

1 STAIR 2 AT P1 PARKADE
1 : 50



7 SECTION - STAIR 2
1 : 50

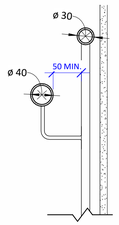


8 AXO VIEW - STAIR 2

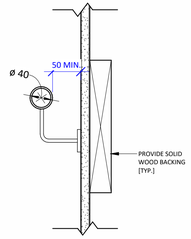
STAIR NOTES:

1. NUMERALS INDICATING FLOOR LEVEL ON STAIR SIDE OF DOORS IN EXIT STAIR SHAFTS REQUIRED.
2. ENSURE LANDING CLEARANCE OF 1100mm IS MAINTAINED AT VERTICAL STANDPIPE STACKS.
3. ALL STAIRS REQUIRE AT LEAST ONE **CONTINUOUS** HANDRAIL, TYPICALLY LOCATED DOWN THE CENTER OF THE STAIRWELL.

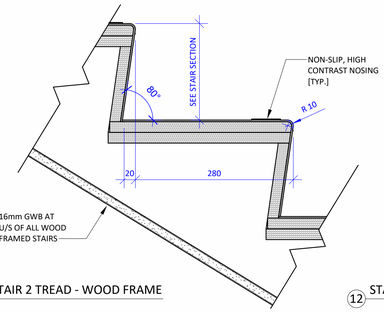
SECTION DETAILS:



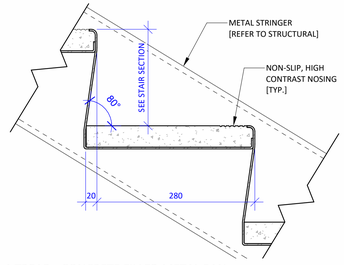
9 CONTINUOUS HANDRAIL



10 WALL-MOUNTED HANDRAIL



11 STAIR 2 TREAD - WOOD FRAME



12 STAIR 1 TREAD - CONCRETE FILLED METAL PAN

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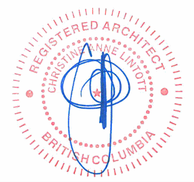
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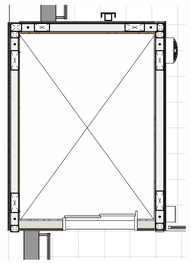
STAIR 2 - ENLARGED PLANS + SECTIONS WOOD FRAME STAIRS

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Drawn by	MA
Checked by	CC

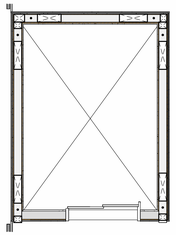
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Project #	L1	Scale	As indicated

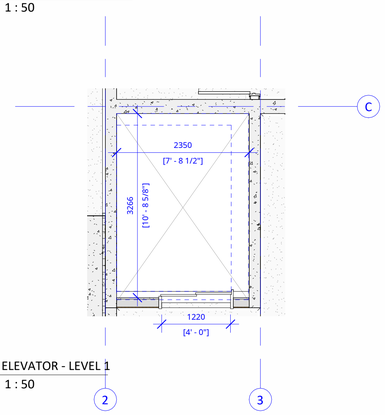
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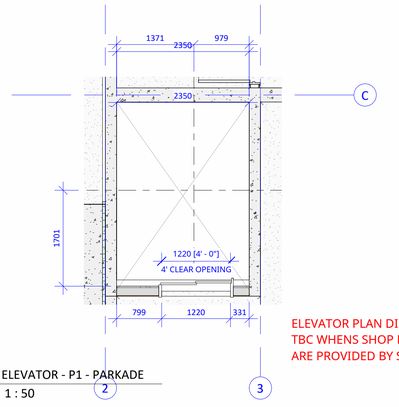
6 ELEVATOR - ROOF
1 : 50



5 ELEVATOR - LEVEL 2-5
1 : 50



4 ELEVATOR - LEVEL 1
1 : 50

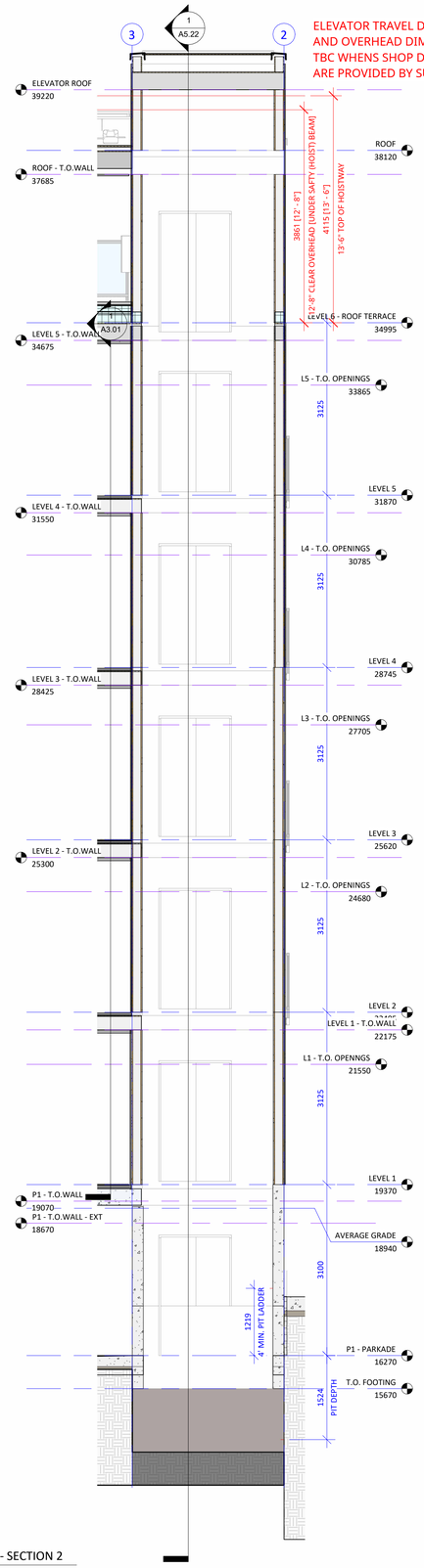


3 ELEVATOR - P1 - PARKADE
1 : 50

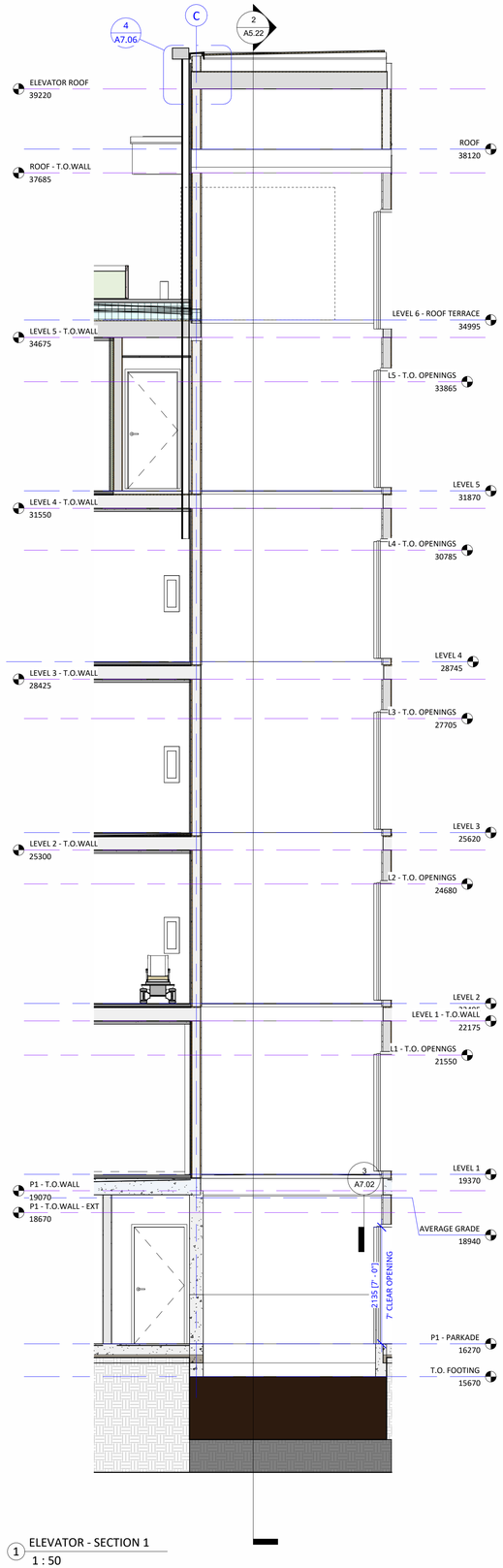
BUILDING ENVELOPE COMMENT TO INCORPORATE WHEN ELEVATOR IS CONFIRMED:
ELEVATOR CORE RECOMMENDED TO HAVE A PERIMETER DRAIN AND DAMPROOFING APPLIED IF POSSIBLE. OTHERWISE, IF CORE IS BELOW LEVEL OF PERIMETER DRAINS THEN FULL WATERPROOFING WITH WATERSTOPS AT COLD JOINTS IS RECOMMENDED.

ELEVATOR PLAN DIMENSIONS TBC WHENS SHOP DRAWINGS ARE PROVIDED BY SUPPLIER

ELEVATOR TRAVEL DISTANCE AND OVERHEAD DIMENSIONS TBC WHENS SHOP DRAWINGS ARE PROVIDED BY SUPPLIER



2 ELEVATOR - SECTION 2
1 : 50



1 ELEVATOR - SECTION 1
1 : 50

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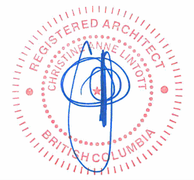
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

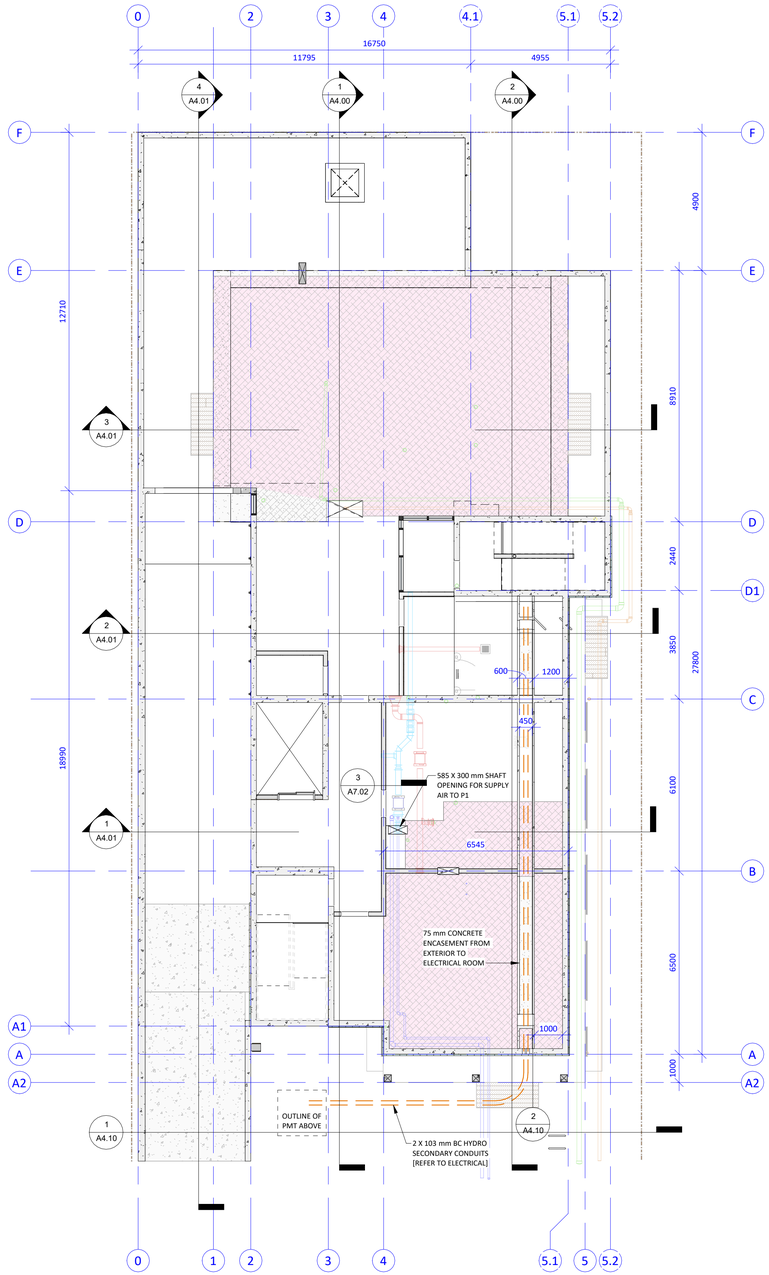
ELEVATOR PLANS & SECTIONS

Date	2025-06-12 12:54:33 PM
Drawn by	MA
Checked by	CC

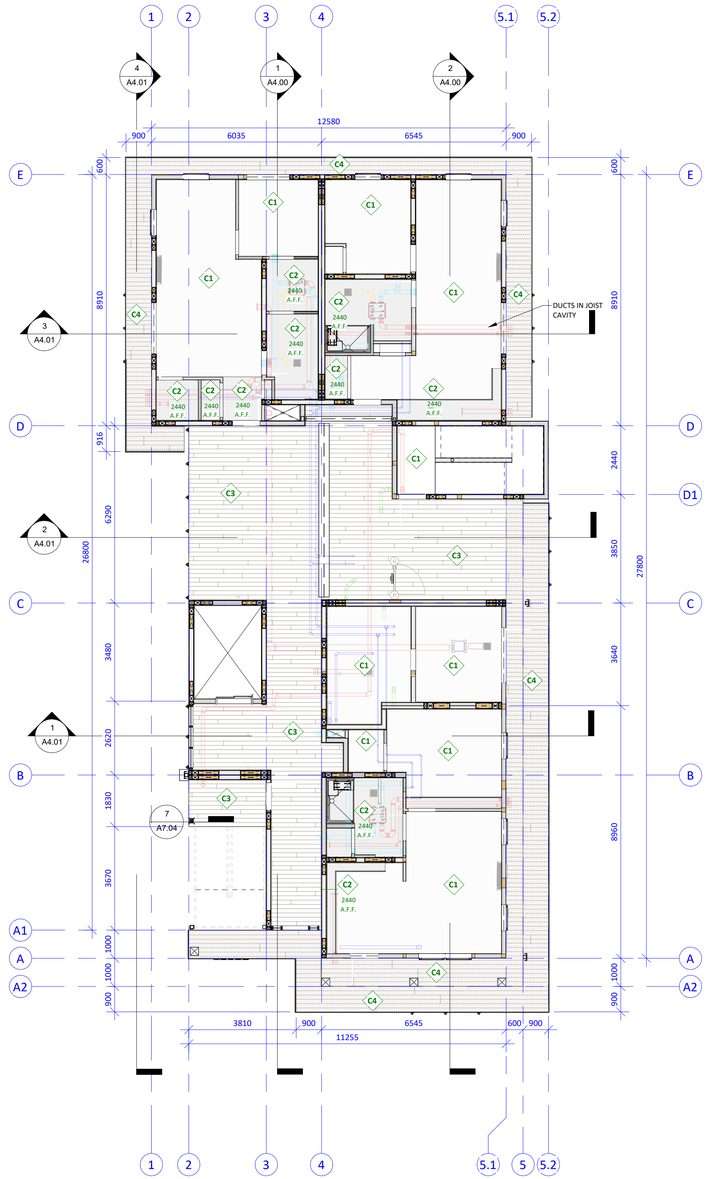
A5.22

Project #	L1	Scale	1 : 50

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1 P1 - PARKADE - RCP
1 : 100



2 LEVEL 1 - RCP
1 : 100

REFLECTED CEILING PLAN LEGEND

- C1 — GWB, PAINT FINISH [REFER TO ID] [CONTINUOUS - REFER TO F3 FLOOR ASSEMBLY]
- C2 — GWB, PAINT FINISH [REFER TO ID] [DROP CEILINGS + BULKHEADS]
- C3 — FIRE RATED SOFFIT, METAL FINISH [REFER TO F4 FLOOR ASSEMBLY]
- C4 — PERFORATED METAL SOFFIT [REFER TO F5 FLOOR ASSEMBLY]
- SPRAY FOAM AREA IN PARKADE [REFER TO F2 FLOOR ASSEMBLY]

NOTE: ALL BULKHEAD LOCATIONS ARE TO BE CONFIRMED AND COORDINATED FOR IFC.

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ISSUE FOR TENDER	2025-01-10

Revision

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Consultant Seal

REGISTERED ARCHITECT CHRISTINE LINDE LINTOTT BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

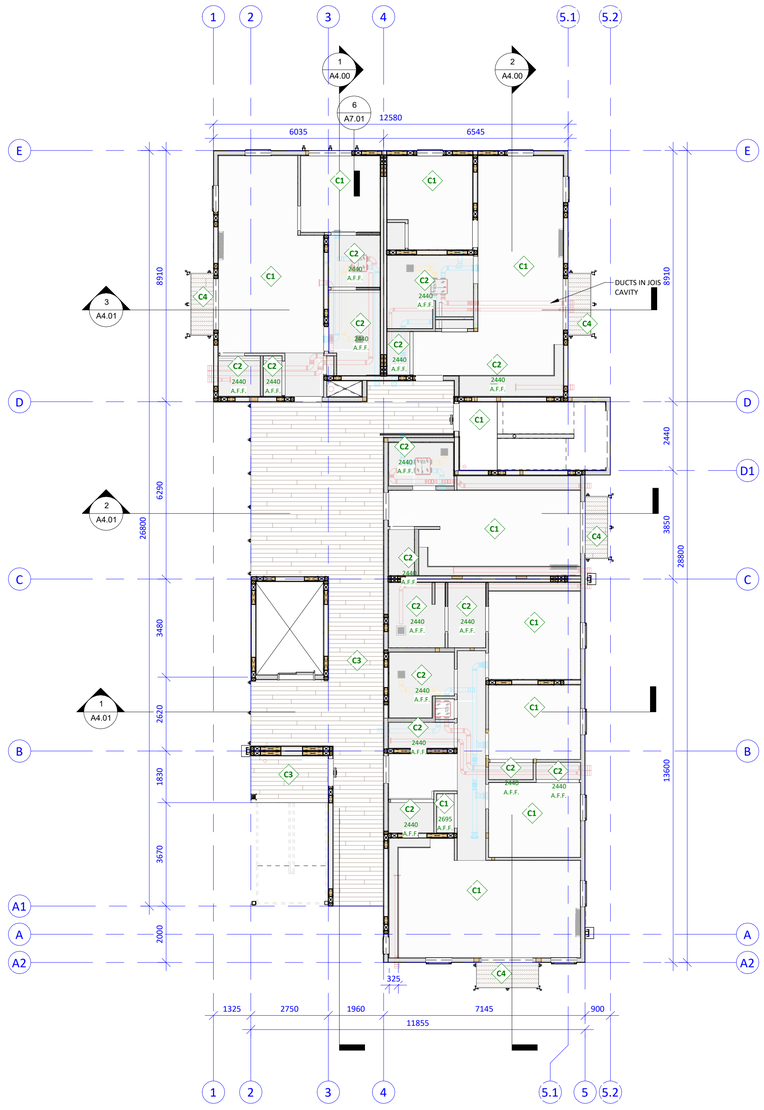
REFLECTED CEILING PLANS - P1 PARKADE + LEVEL 1

Date	2025-06-12 12:54:37 PM
Drawn by	MA
Checked by	CC

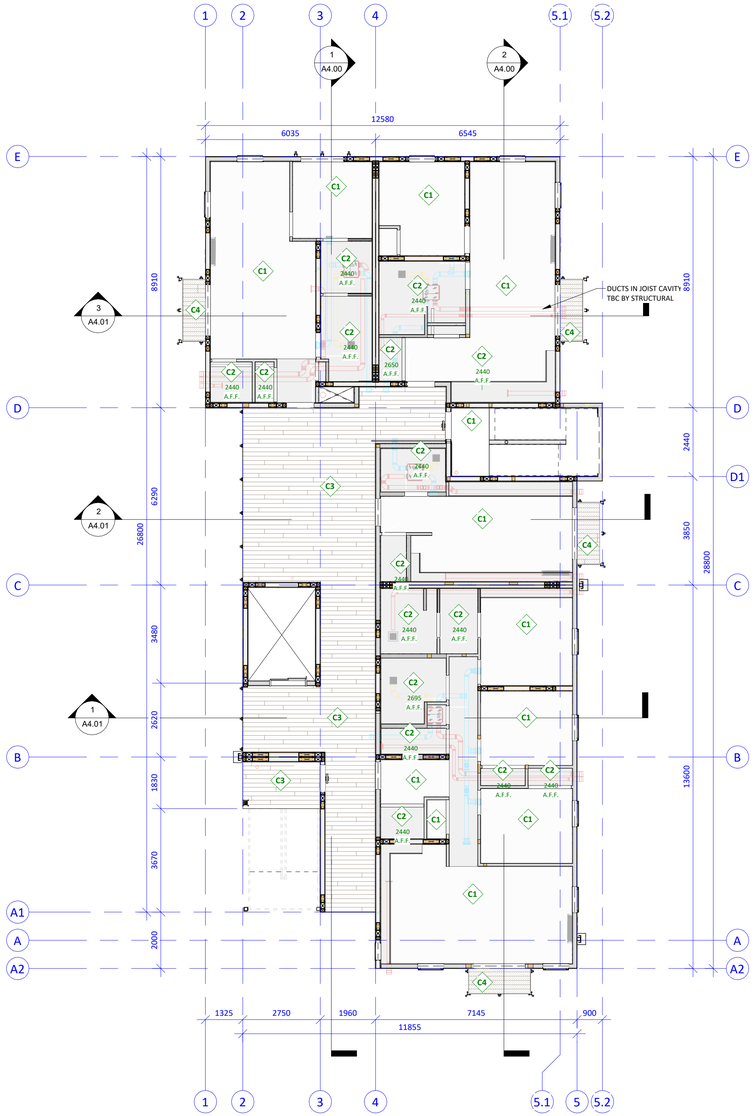
A6.00

Project #	L1	Scale	1 : 100

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1 LEVEL 2 - RCP
1 : 100



2 LEVEL 3 - RCP
1 : 100

REFLECTED CEILING PLAN LEGEND

- C1 — GWB, PAINT FINISH [REFER TO ID] [CONTINUOUS - REFER TO F3 FLOOR ASSEMBLY]
- C2 — GWB, PAINT FINISH [REFER TO ID] [DROP CEILINGS + BULKHEADS]
- C3 — FIRE RATED SOFFIT, METAL FINISH [REFER TO F4 FLOOR ASSEMBLY]
- C4 — PERFORATED METAL SOFFIT [REFER TO F5 FLOOR ASSEMBLY]
- SPRAY FOAM AREA IN PARKADE [REFER TO F2 FLOOR ASSEMBLY]

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Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

1042 Richardson

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REFLECTED CEILING PLANS - LEVEL 2 + LEVEL

Date	2025-06-12 12:54:43 PM
Drawn by	MA
Checked by	CC

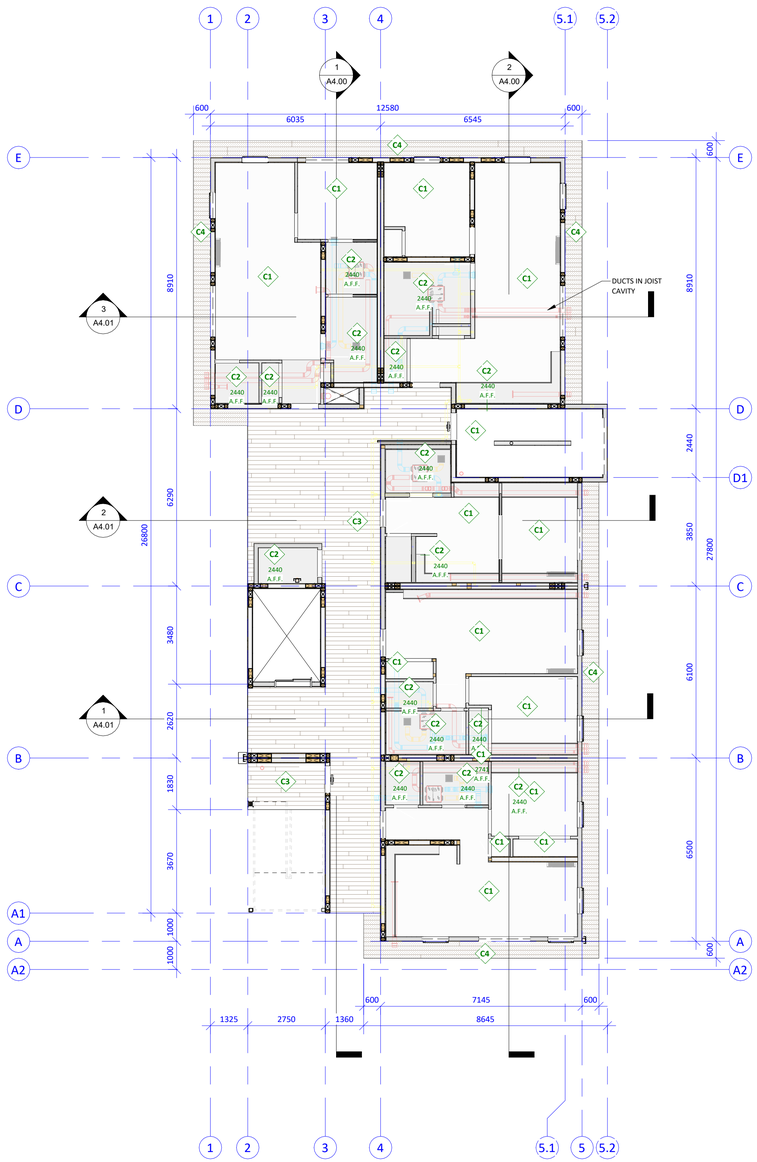
A6.01

Project #	L1	Scale	1 : 100

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1 LEVEL 4 - RCP
1 : 100



2 LEVEL 5 - RCP
1 : 100

REFLECTED CEILING PLAN LEGEND

- C1 — GWB, PAINT FINISH [REFER TO ID] [CONTINUOUS - REFER TO F3 FLOOR ASSEMBLY]
- C2 — GWB, PAINT FINISH [REFER TO ID] [DROP CEILINGS + BULKHEADS]
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- SPRAY FOAM AREA IN PARKADE [REFER TO F2 FLOOR ASSEMBLY]

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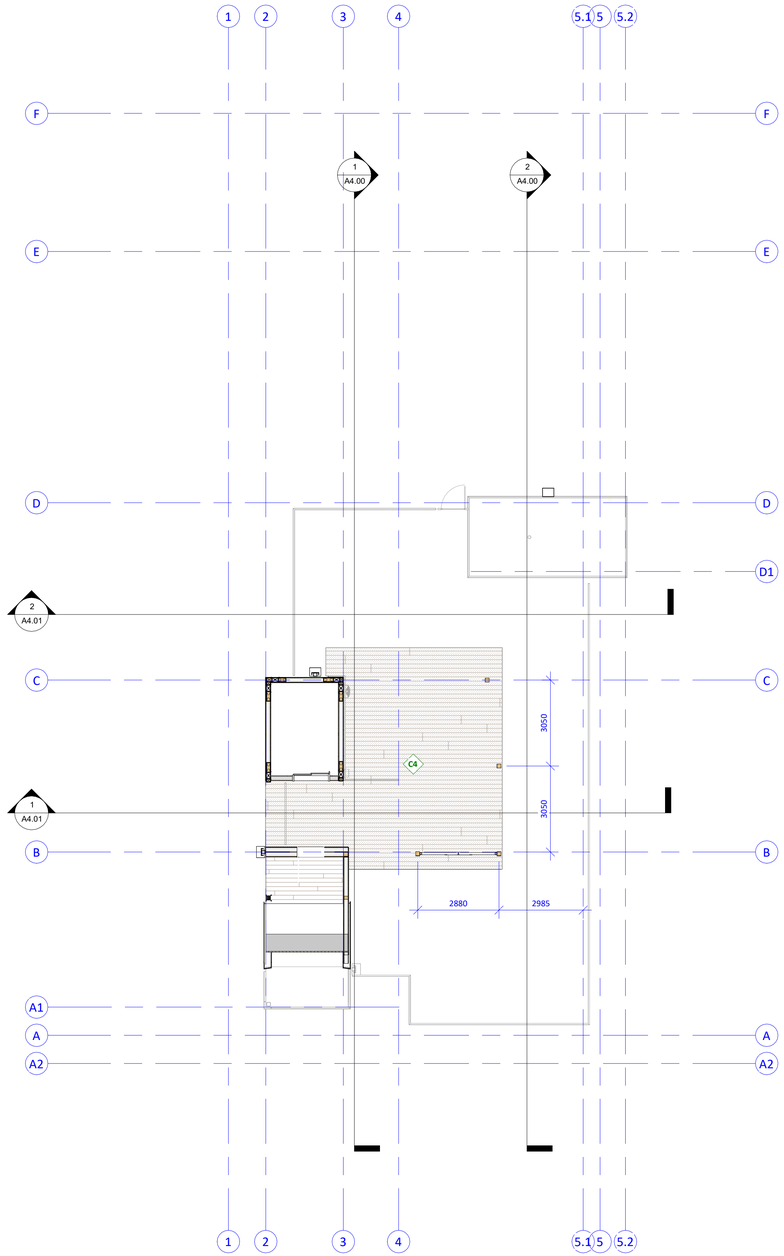
REFLECTED CEILING PLANS - LEVEL 4 + LEVEL 5

Date	2025-06-12 12:54:48 PM
Drawn by	MA
Checked by	CC

A6.02

Project #	L1	Scale	1 : 100

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1 LEVEL 6 - ROOF TERRACE - RCP
1 : 100

REFLECTED CEILING PLAN LEGEND

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- C2 — GWB, PAINT FINISH [REFER TO ID] [DROP CEILINGS + BULKHEADS]
- C3 — FIRE RATED SOFFIT, METAL FINISH [REFER TO F4 FLOOR ASSEMBLY]
- C4 — PERFORATED METAL SOFFIT [REFER TO F5 FLOOR ASSEMBLY]
- SPRAY FOAM AREA IN PARKADE [REFER TO F2 FLOOR ASSEMBLY]

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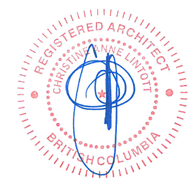
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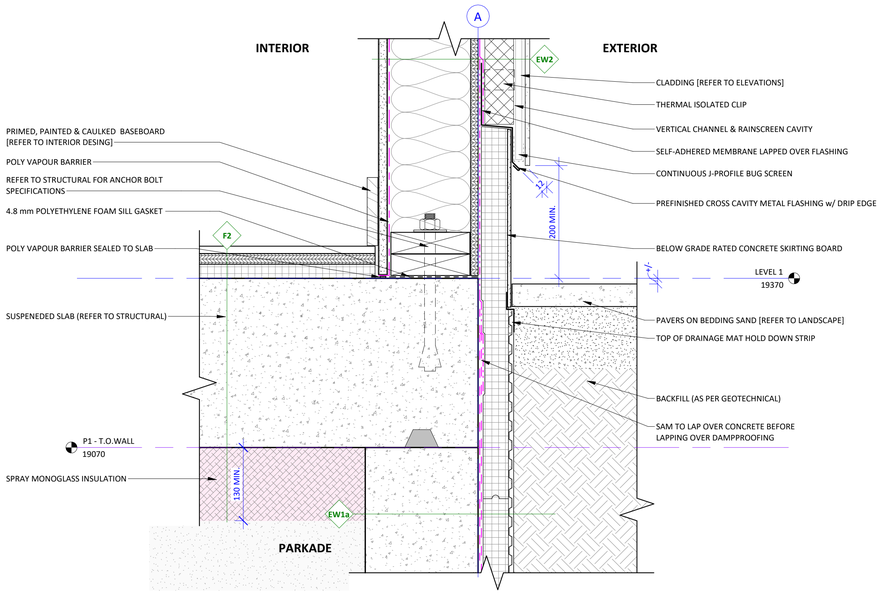
REFLECTED CEILING PLANS - LEVEL 6

Date	2025-06-12 12:54:50 PM
Drawn by	MA
Checked by	CC

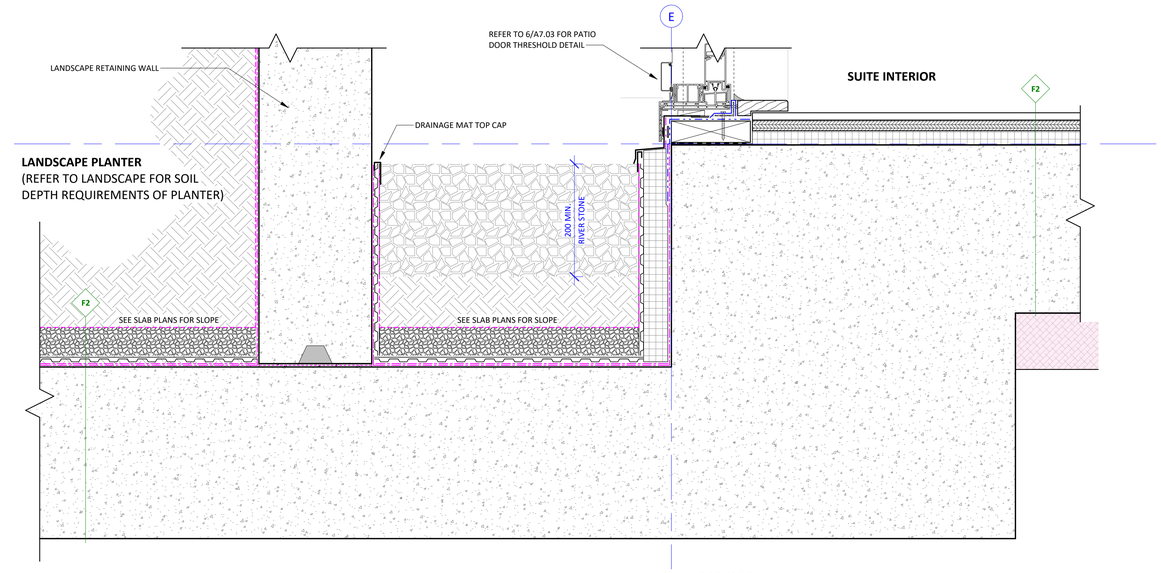
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Project #	L1	Scale	1 : 100

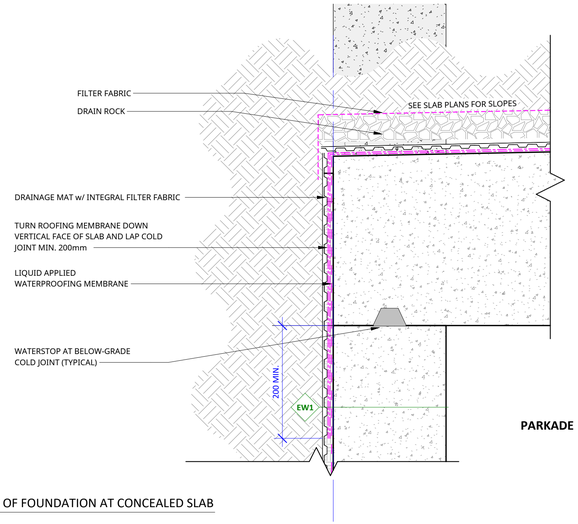
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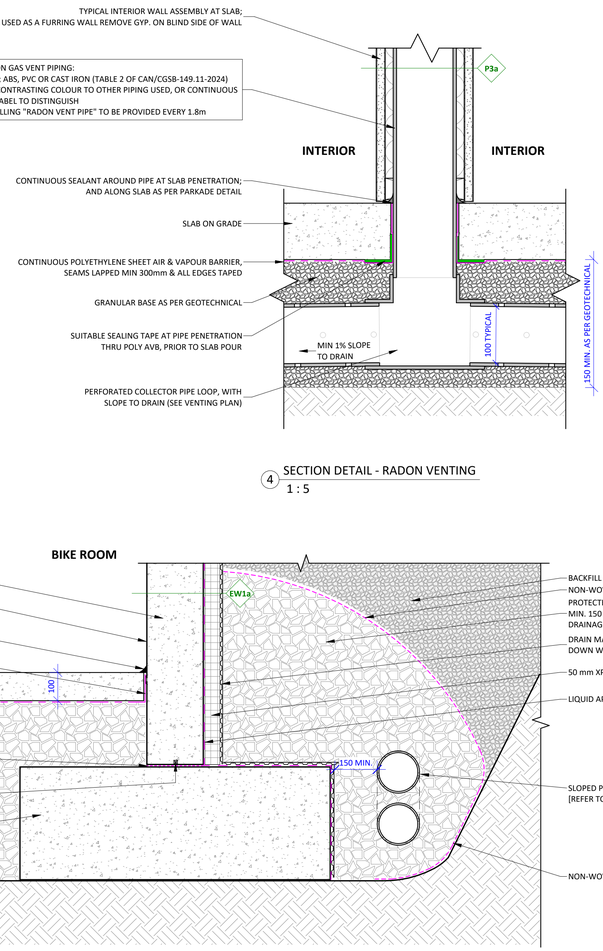
1 SECTION DETAIL - EXTERIOR WALL AT SUSPENDED SLAB
1 : 5



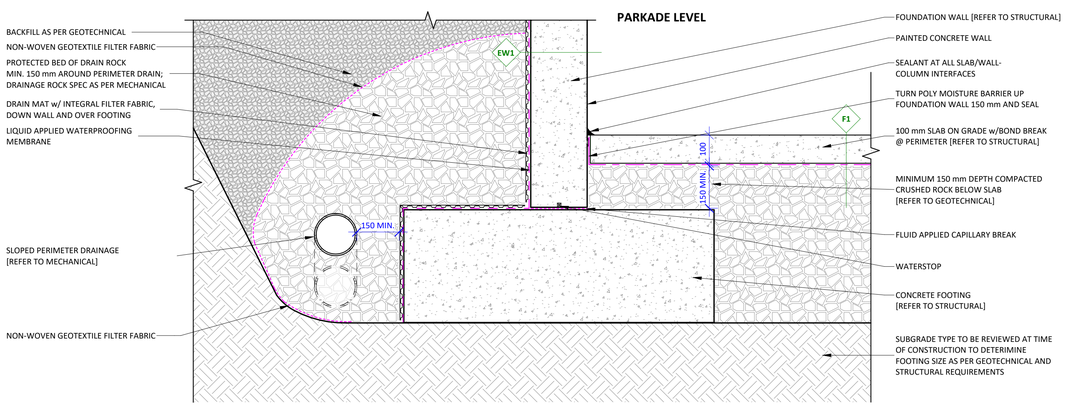
2 SECTION DETAIL - TOP OF FOUNDATION AT PLANTER TRANSITION
1 : 5



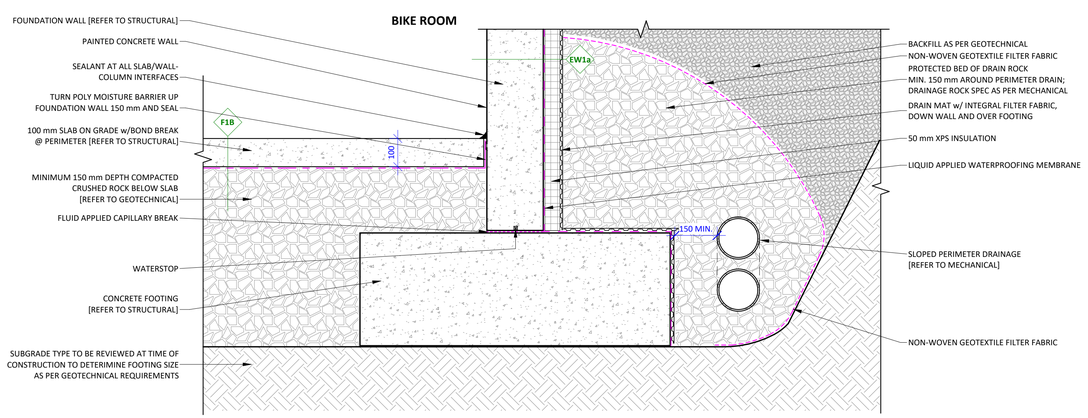
3 SECTION DETAIL - TOP OF FOUNDATION AT CONCEALED SLAB
1 : 5



4 SECTION DETAIL - RADON VENTING
1 : 5



5 SECTION DETAIL - PARKADE FOUNDATION WALL & FOOTING (TYPICAL)
1 : 10



6 SECTION DETAIL - PARKADE FOUNDATION WALL & FOOTING (TYPICAL)
1 : 10

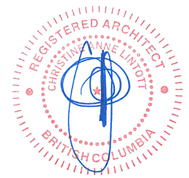
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ISSUE FOR TENDER	2025-01-10

Revision

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Consultant Seal



1042 Richardson

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Victoria, BC

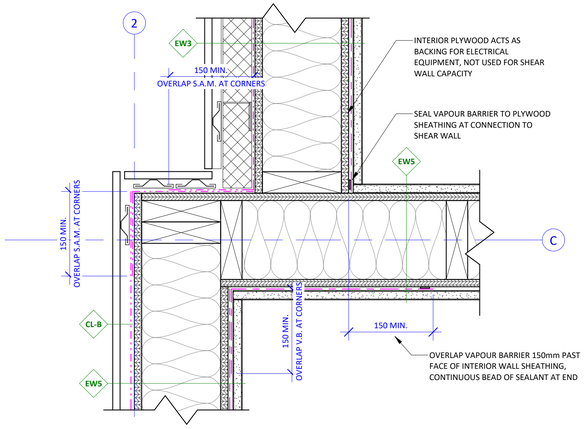
DETAILS - FOUNDATION

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Drawn by	CR
Checked by	CC

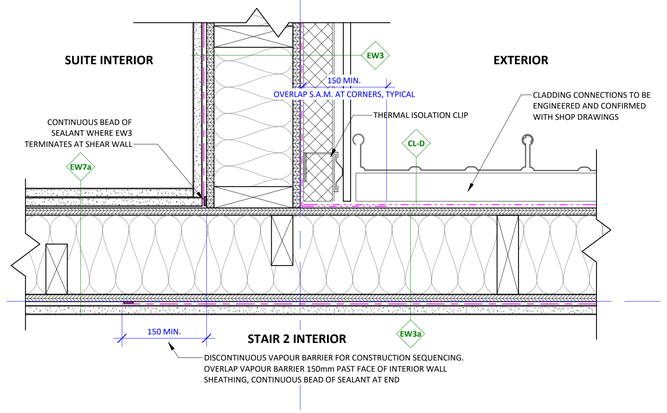
A7.00

Project #	L1	Scale	As indicated

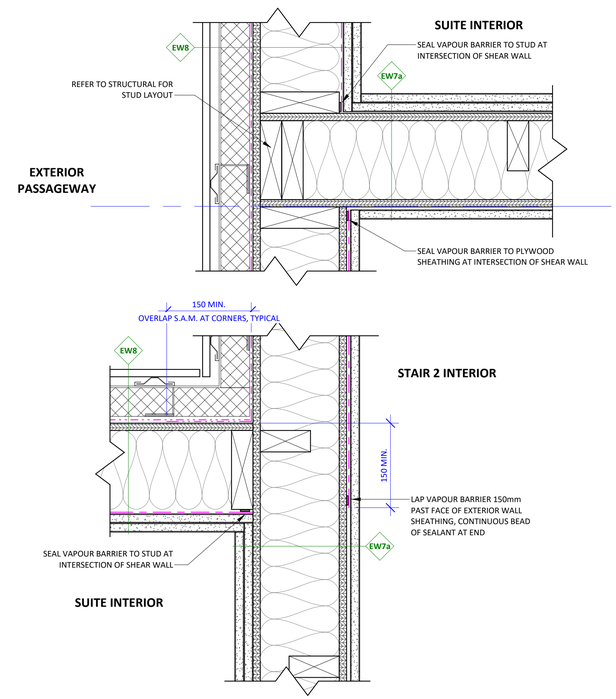
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1 PLAN DETAIL - L5 ELECTRICAL CLOSET JOINING ELEVATOR SHAFT
1 : 5



2 PLAN DETAIL - EXTERIOR SUITE WALL INTERSECTING STAIR 2 WALL
1 : 5



3 PLAN DETAIL - EXTERIOR SUITE WALL INTERSECTING STAIR 2 WALL AT EXTERIOR PASSAGEWAY
1 : 5

4 SECTION DETAIL - LEVEL 1 OVERHANG
1 : 5

DETAIL REFERENCE:
RCABC SBS LOW DOOR OPENING
[ARTICLE 10.3.4.5.]

5 SECTION DETAIL - DOOR SILL AT BALCONY AND BALCONY RAILING
1 : 5

6 SECTION DETAIL - JULIET BALCONY RAILING
1 : 5

7 SECTION DETAIL - EXTERIOR PASSAGEWAY EDGE
1 : 5

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1042 Richardson Street,
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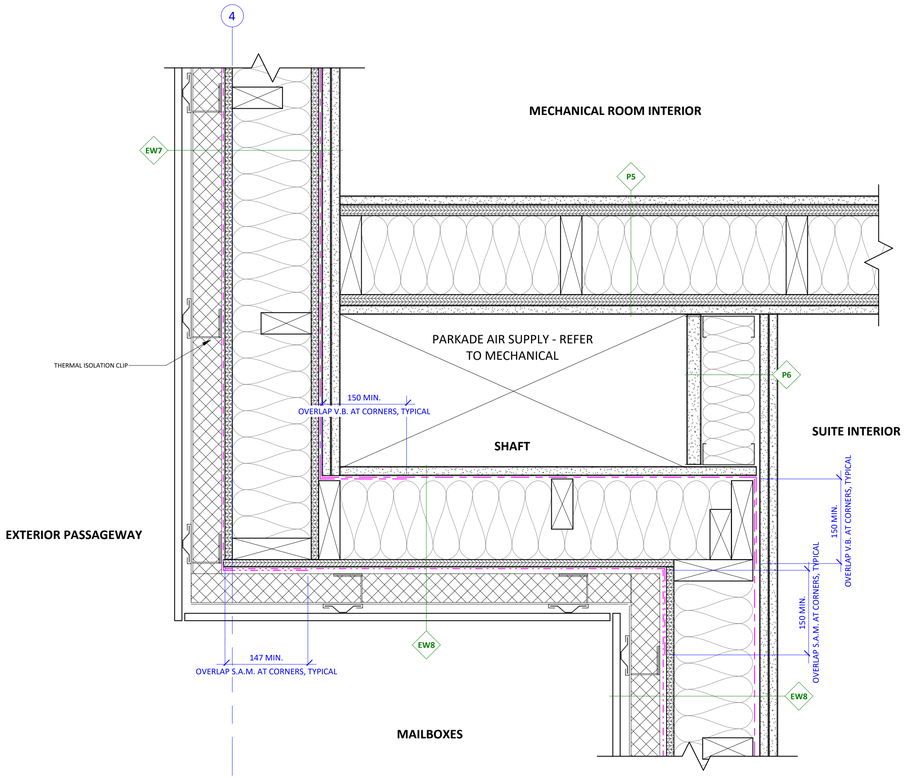
DETAILS - WALL + BALCONIES

Date	2025-06-12 12:54:55 PM
Drawn by	HJ
Checked by	CC

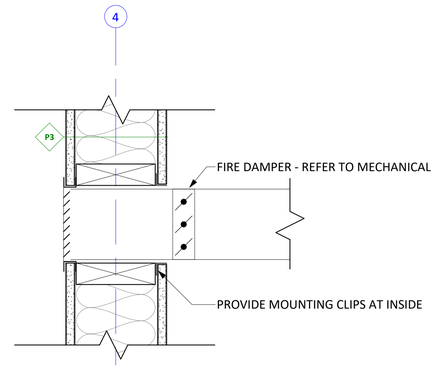
A7.01

Project #	L1	Scale	1 : 5

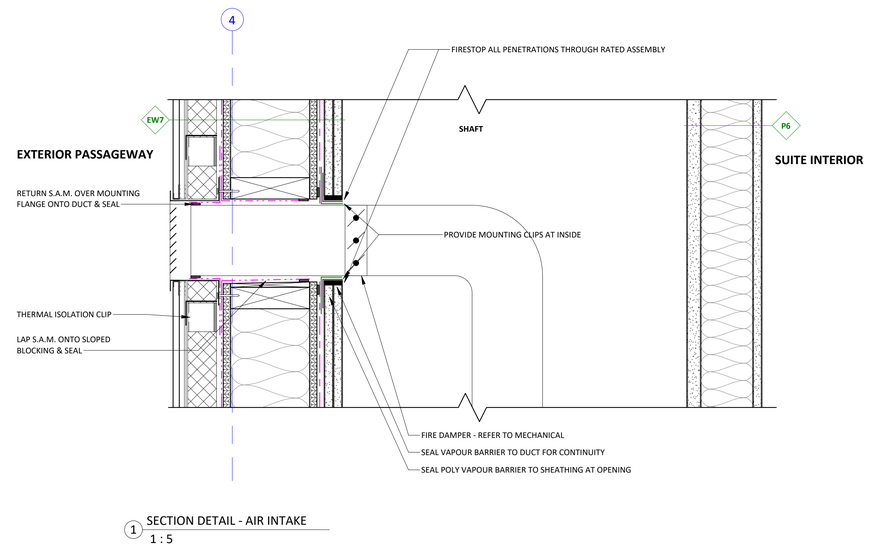
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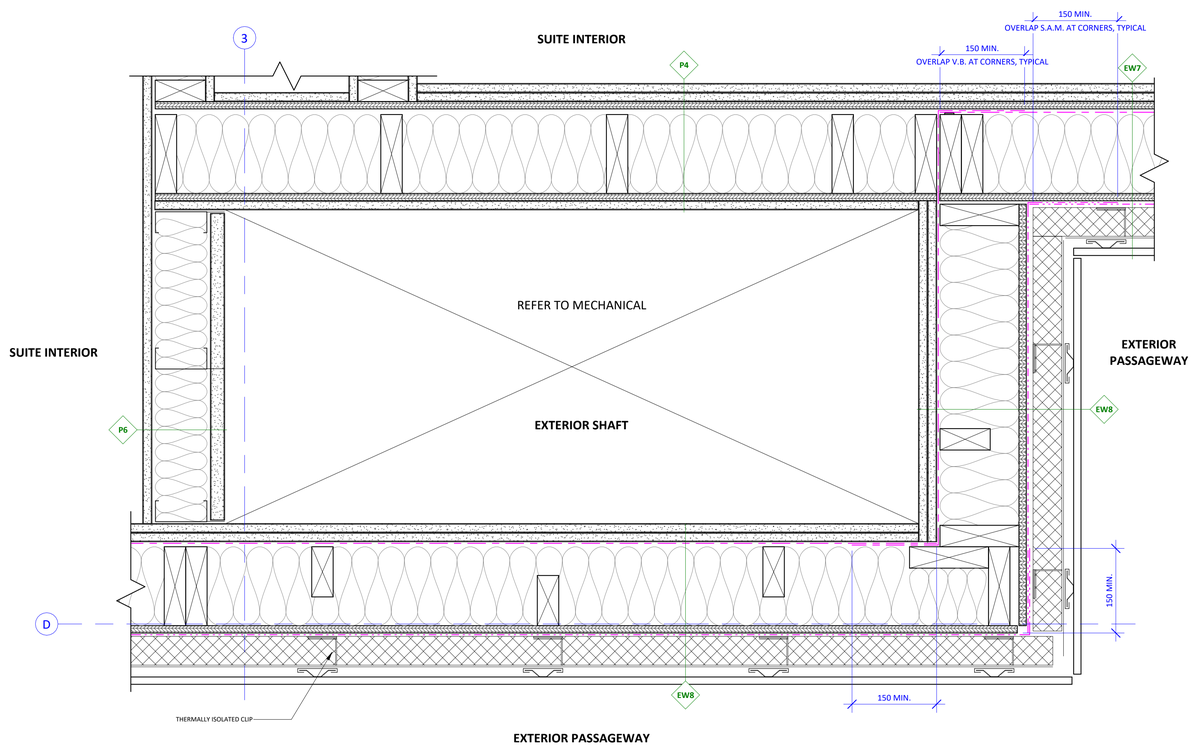
2 PLAN DETAIL - AIR INTAKE SHAFT
1 : 5



3 SECTION DETAIL - PARKADE AIR SUPPLY
1 : 5



1 SECTION DETAIL - AIR INTAKE
1 : 5



4 PLAN DETAIL - ROOF SHAFT
1 : 5

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No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

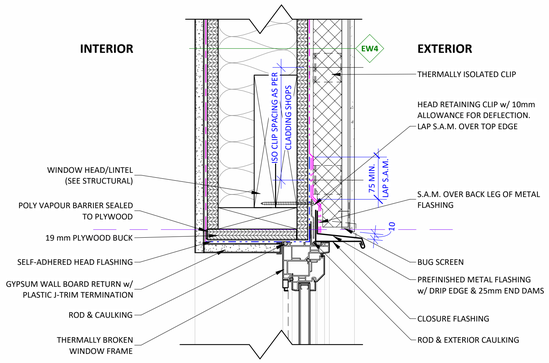
DETAILS - SHAFTS

Date	2025-06-12 12:54:57 PM
Drawn by	HJ
Checked by	CC

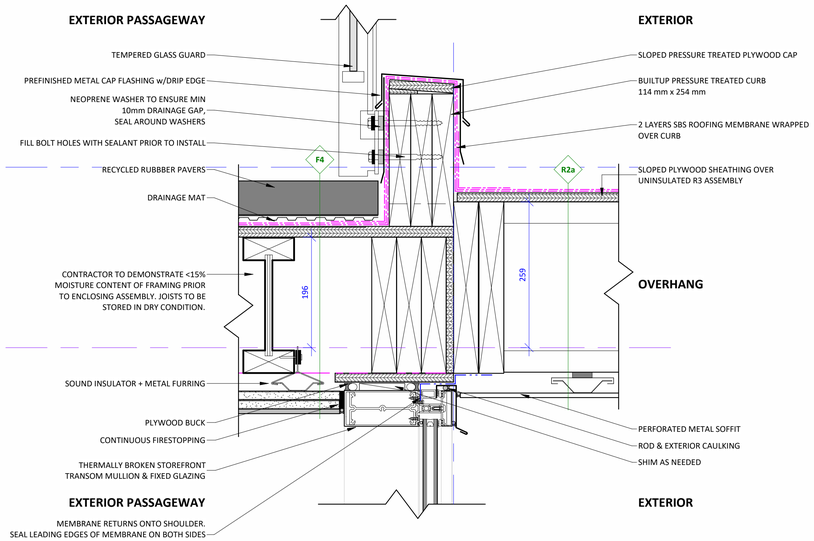
A7.02

Project #	L1	Scale	1 : 5

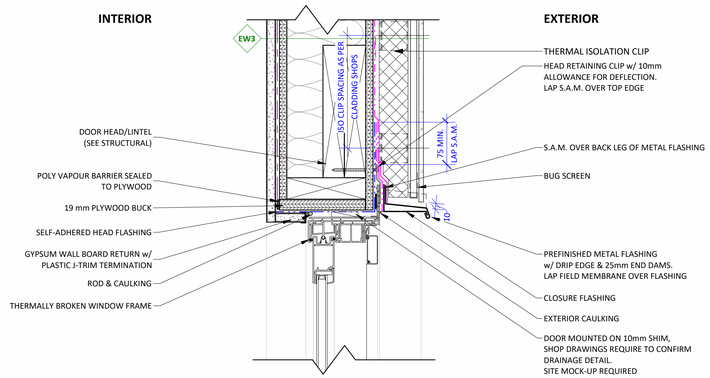
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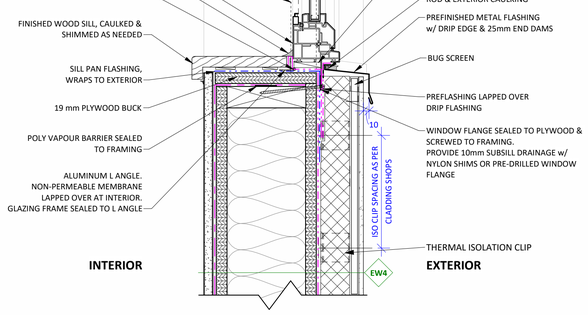
1 SECTION DETAIL - WINDOW HEAD AT WOOD STUD WALL
1 : 5



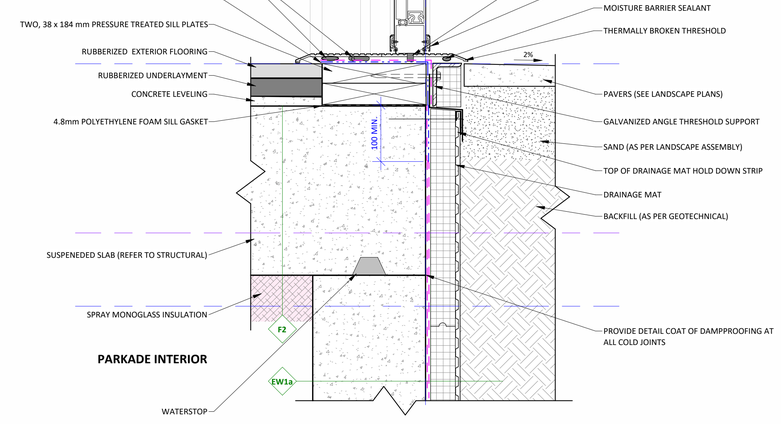
2 SECTION DETAIL - DOOR HEAD AT STOREFRONT GLAZING
1 : 5



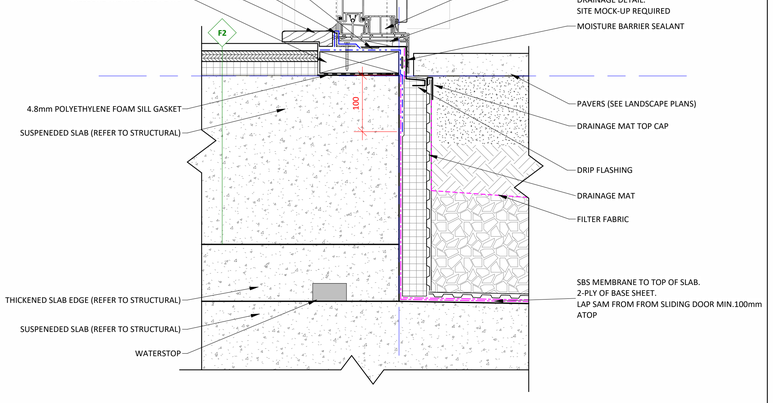
3 SECTION DETAIL - DOOR HEAD AT PATIOS
1 : 5



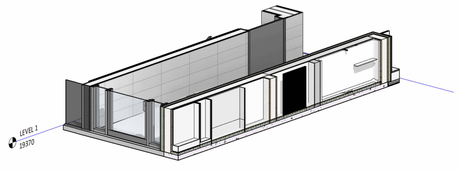
4 SECTION DETAIL - WINDOW SILL AT WOOD STUD WALL
1 : 5



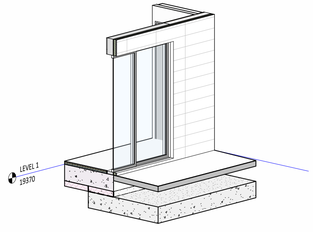
5 SECTION DETAIL - DOOR SILL AT STOREFRONT GLAZING
1 : 5



6 SECTION DETAIL - DOOR SILL AT PATIOS
1 : 5



7 ENTRY AXO FRAGMENT



8 PATIO DOOR AXO FRAGMENT

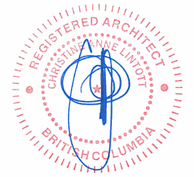
Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	**2024-01-22**
ISSUE FOR BUILDING PERMIT	**2024-10-08**
ISSUE FOR BUILDING PERMIT R1	**2024-12-12**
ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

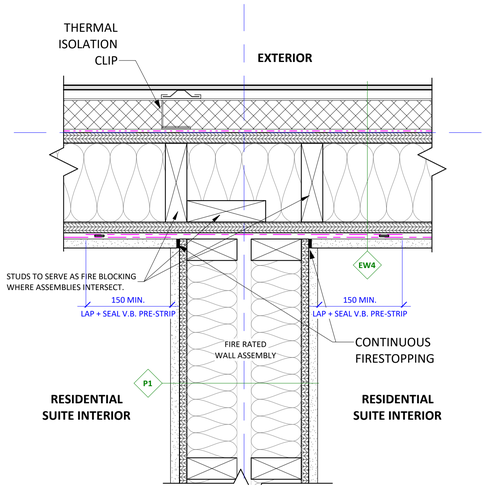
DETAILS - DOORS + WINDOWS

Date	2025-06-12 12:55:07 PM
Drawn by	CR, HJ
Checked by	CC

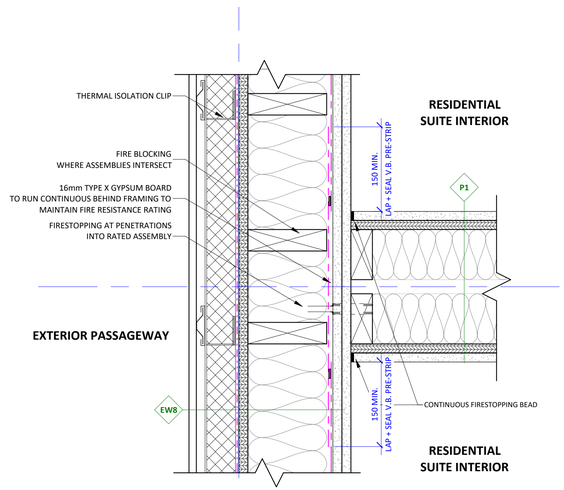
A7.03

Project #	L1	Scale	1 : 5

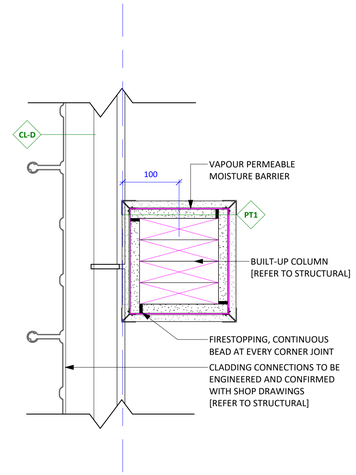
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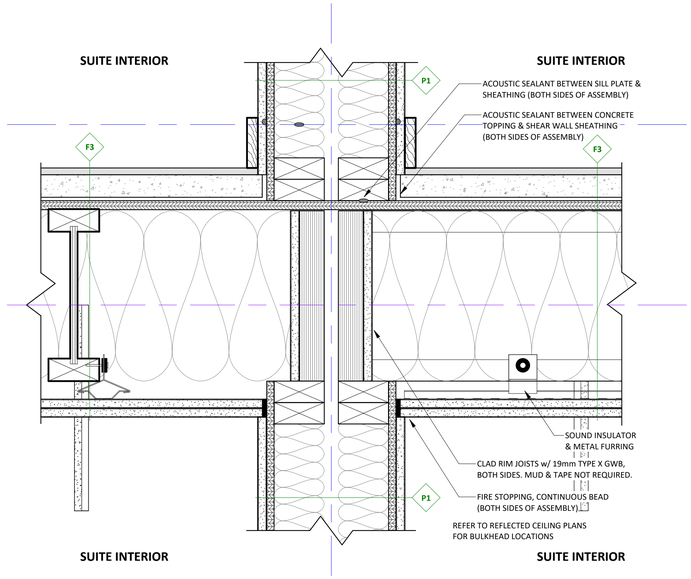
1 PLAN DETAIL - FIRE BLOCKING AT EXTERIOR WALL
1 : 5



2 PLAN DETAIL - CONTINUITY OF FIRE SEPARATION AT CORRIDOR
1 : 5

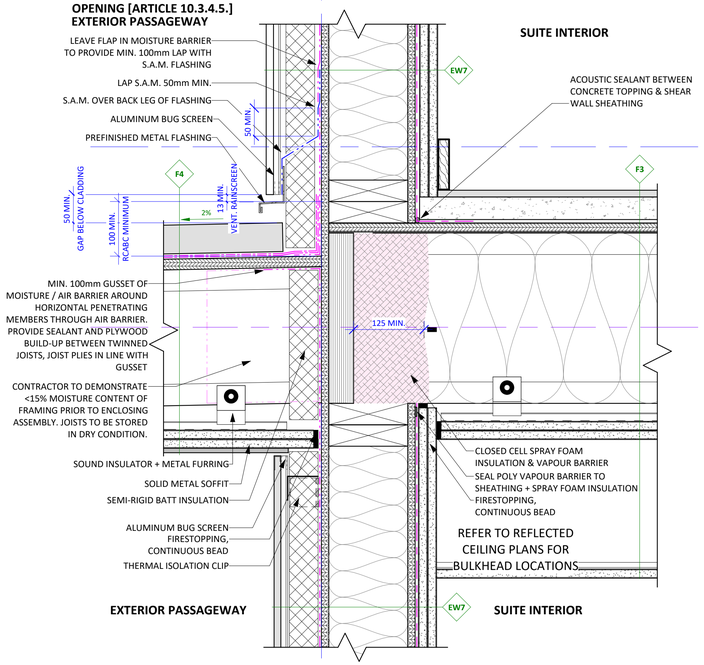


3 PLAN DETAIL - FIRE RATED WOOD POST
1 : 5

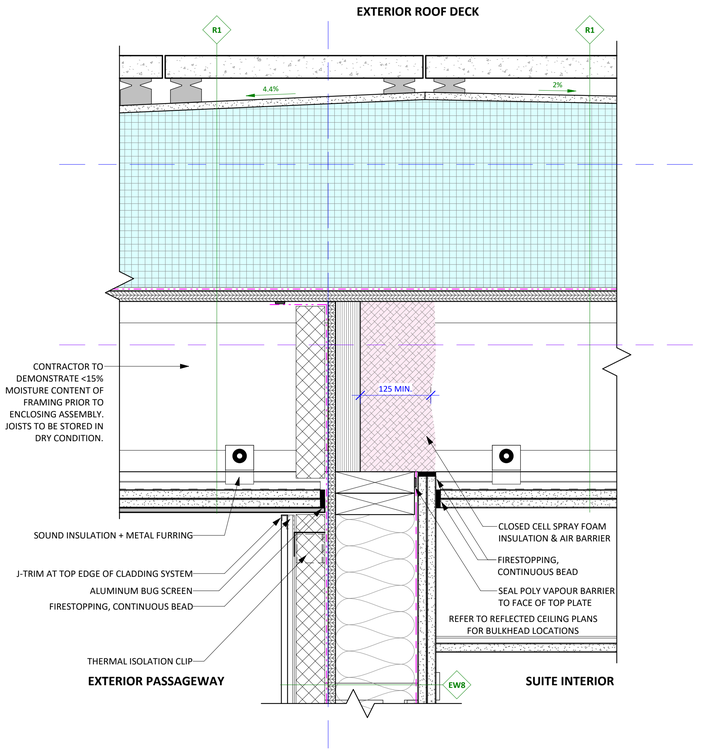


4 SECTION DETAIL - FIRE SEPARATION BETWEEN SUITES

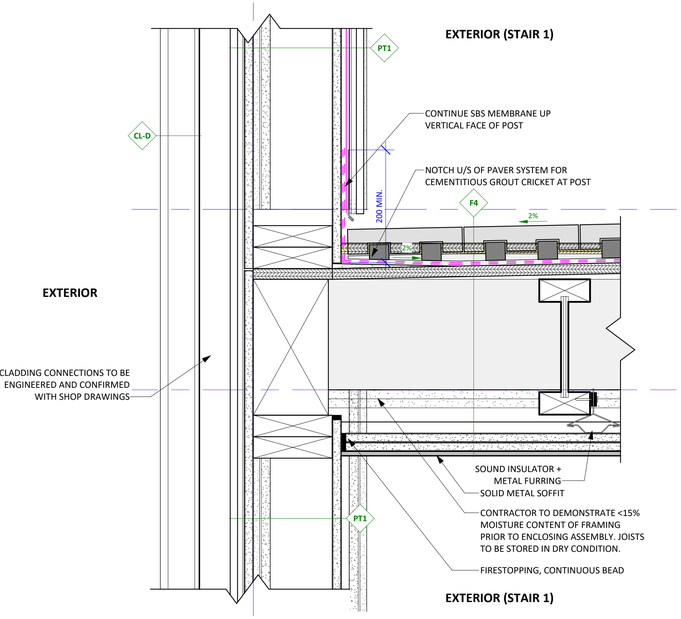
DETAIL REFERENCE:
RCABC SBS LOW DOOR OPENING [ARTICLE 10.3.4.5.]
EXTERIOR PASSAGEWAY



5 SECTION DETAIL - EXTERIOR PASSAGEWAY WALL AT FLOORS
1 : 5



6 SECTION DETAIL - EXTERIOR PASSAGEWAY WALL AT ROOF
1 : 5



7 SECTION DETAIL - FIRE RATED POST
1 : 5

Christine Lintott Architects Inc.

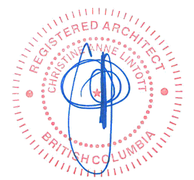
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Telephone: 250.384.1969
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ISSUE FOR DEVELOPMENT PERMIT	**2024-01-22**
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ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date
1	IFT - ADDENDUM #1	2025-02-10

Consultant Seal



1042 Richardson

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Victoria, BC

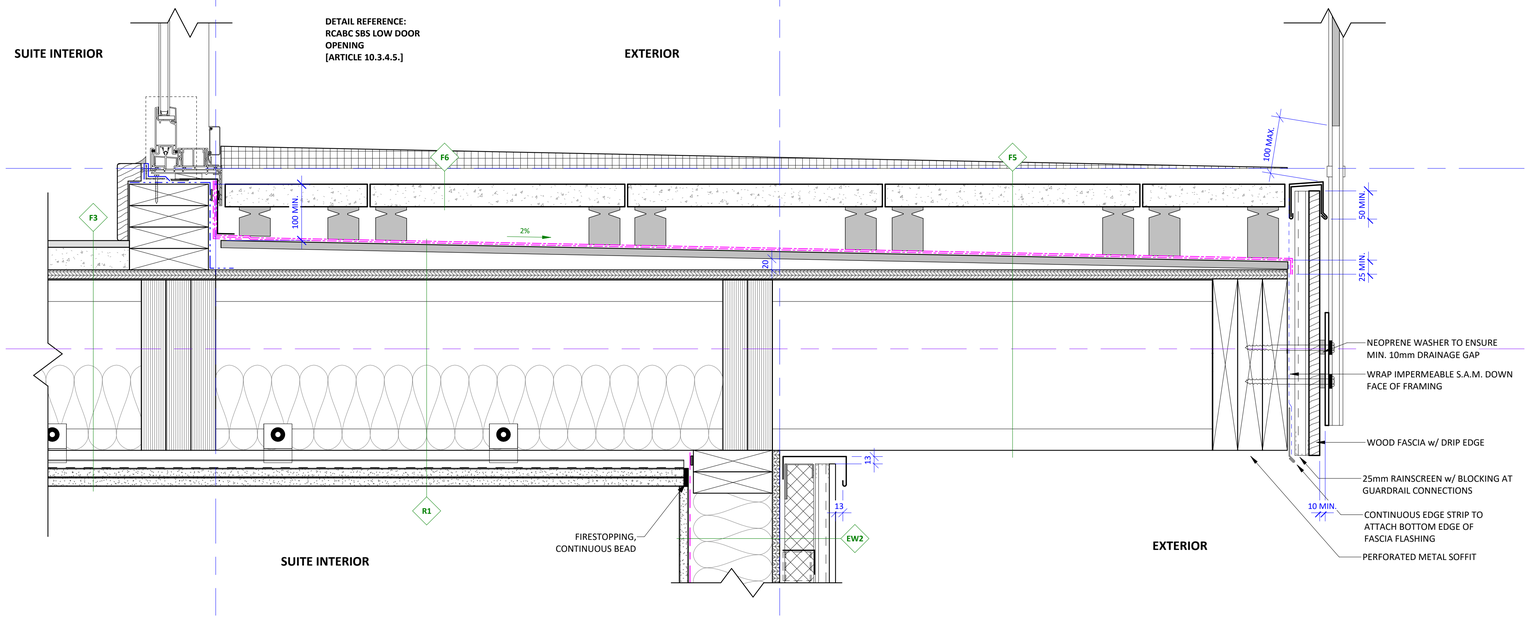
DETAILS - FIRE STOPPING

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Drawn by	HJ
Checked by	CC

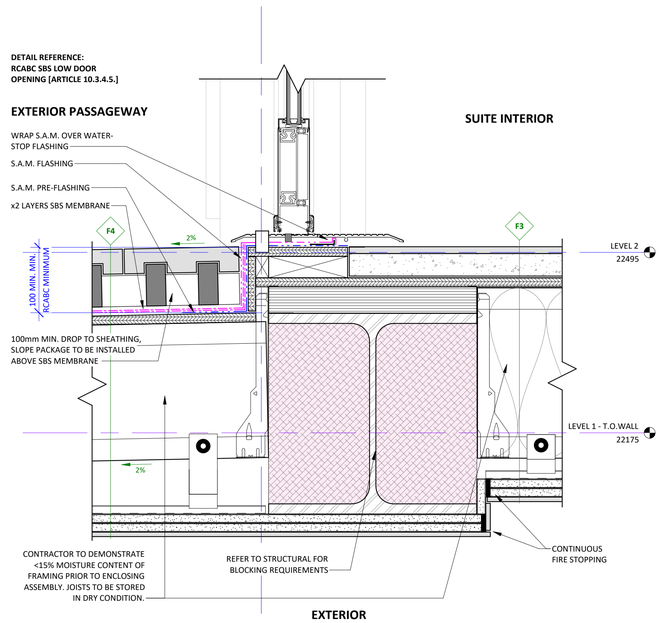
A7.04

Project #	L1	Scale	1 : 5

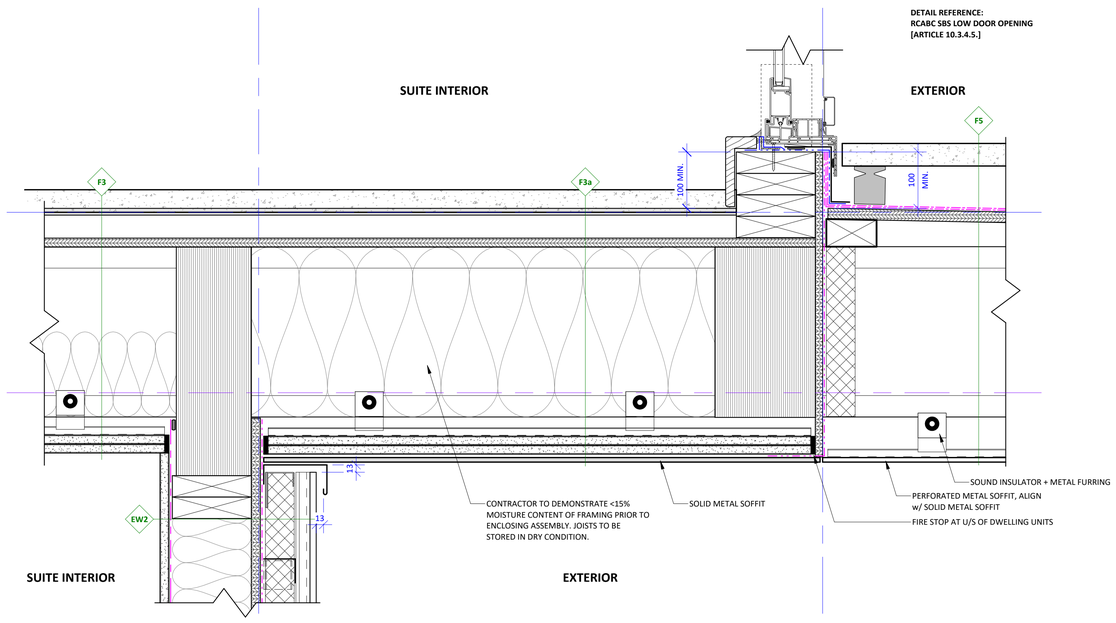
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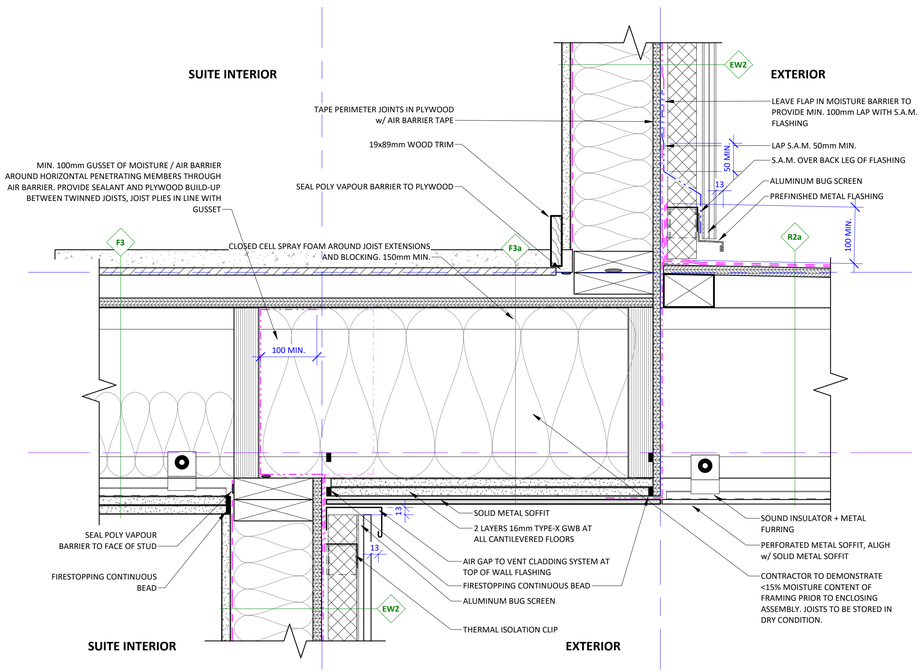
1 SECTION DETAIL - ROOF PATIO OVER LIVING UNIT



2 SECTION DETAIL - EXTERIOR PASSAGEWAY WALL AT EXPOSED FLOOR



3 SECTION DETAIL - EXPOSED FLOOR ASSEMBLY



4 SECTION DETAIL - EXPOSED FLOOR ASSEMBLY DETAIL
1 : 5

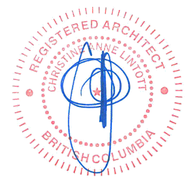
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Consultant Seal



1042 Richardson

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Victoria, BC

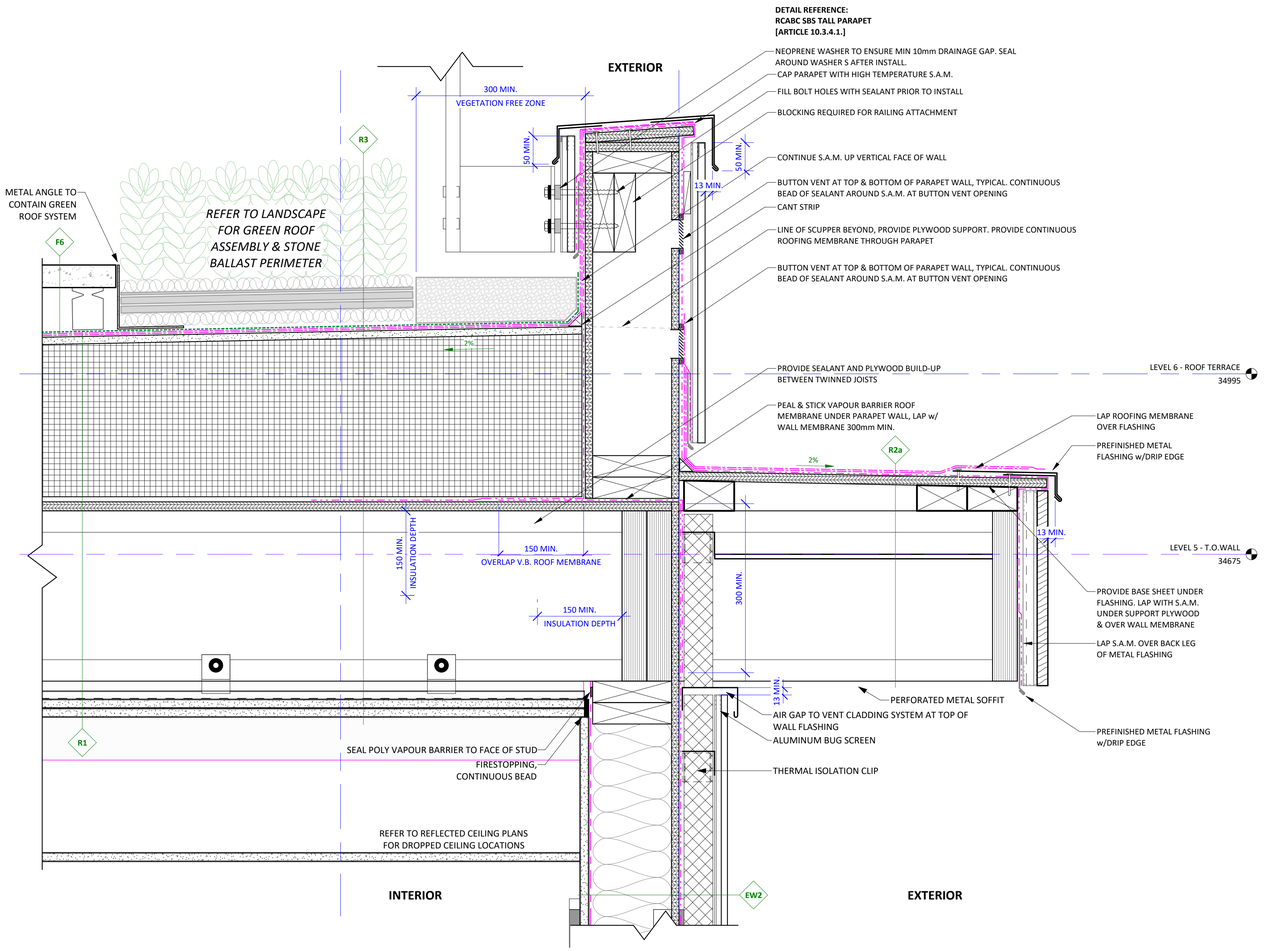
DETAILS - EXPOSED FLOORS

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Drawn by	HJ
Checked by	Checker

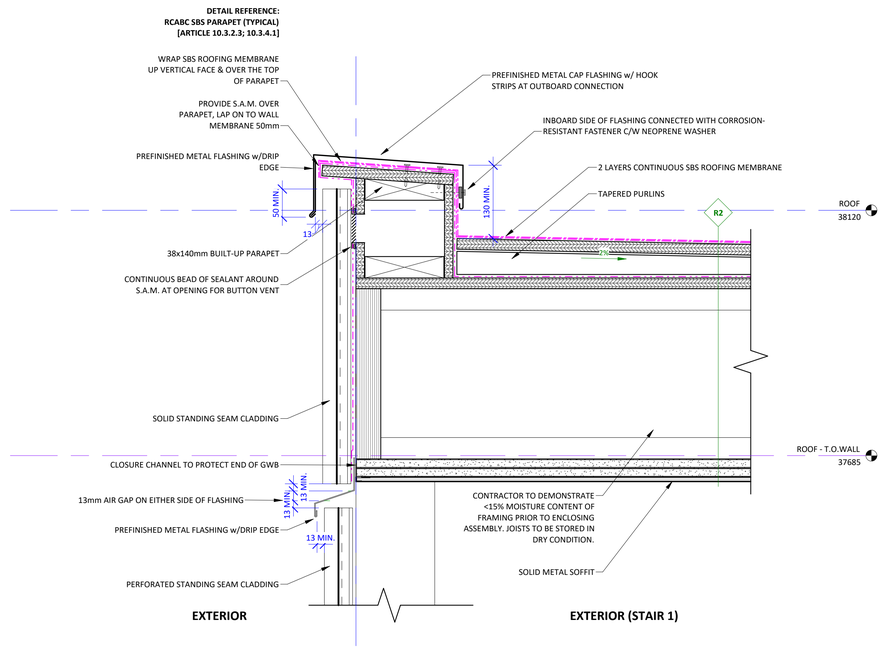
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Project #	L1	Scale	1 : 5

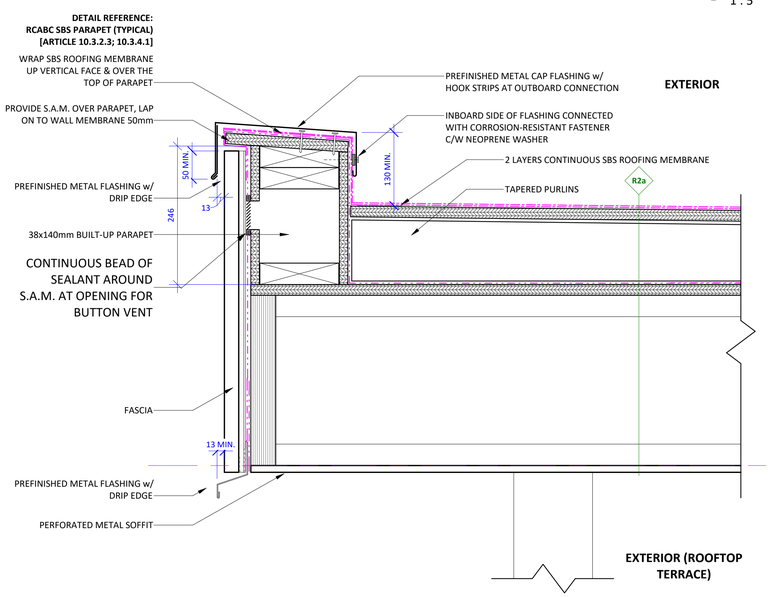
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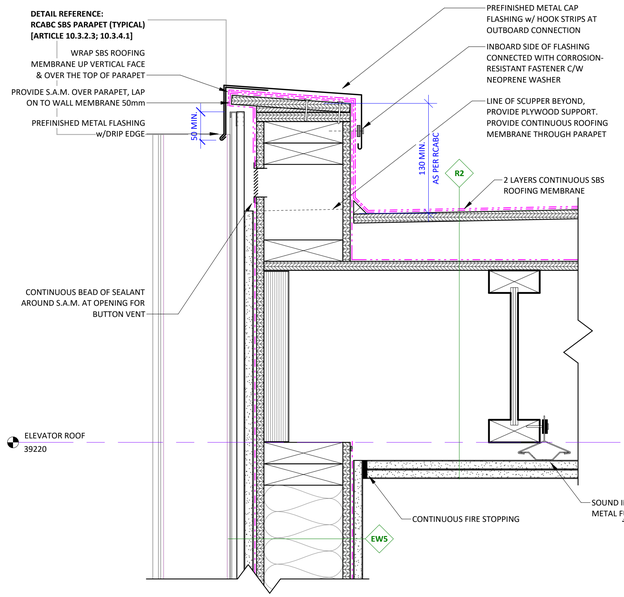
1 SECTION DETAIL - ROOF PARAPET AT PATIO PAVERS
1 : 5



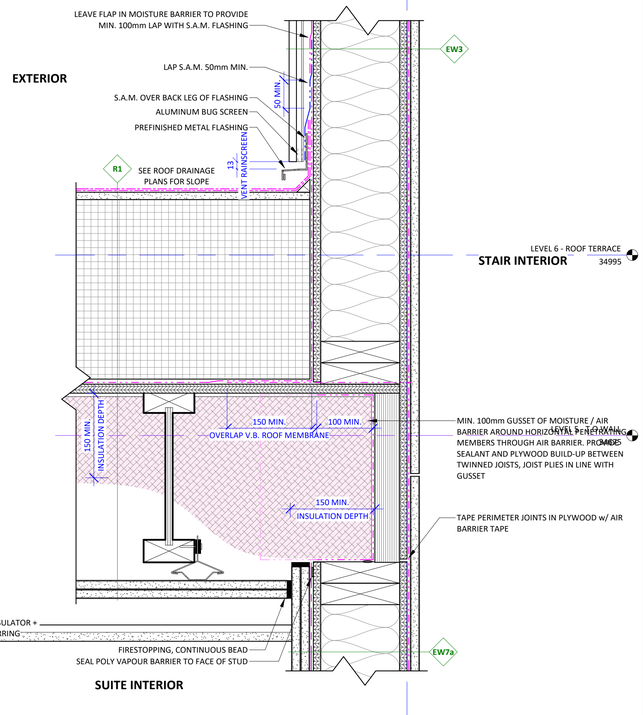
2 SECTION DETAIL - STAIR ROOF PARAPET
1 : 5



3 SECTION DETAIL - ROOF OVER LEVEL 6 ROOFTOP TERRACE
1 : 5



4 SECTION DETAIL - SCUPPER AT ELEVATOR ROOF



5 SECTION DETAIL - ROOF TRANSITION AT STAIR
1 : 5

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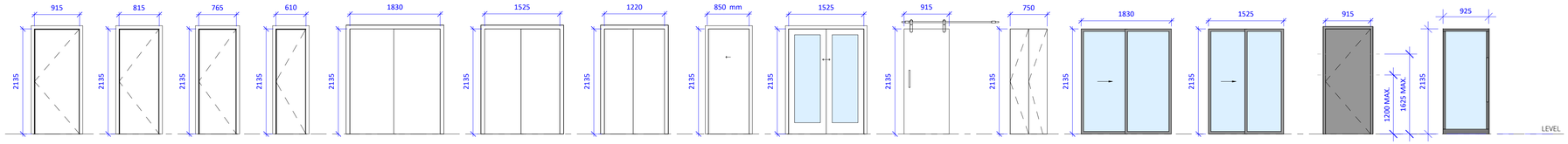
DETAILS - ROOF

Date	2025-06-12 12:55:16 PM
Drawn by	HJ, CR
Checked by	CC

A7.06

Project #	L1	Scale	1 : 5

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DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	HARDWARE	ELECTRIC LATCH	PDO	DOOR CLOSER	KICK PLATE	DOOR STOP	F.R.R.	THRESHOLD	WEATHER STRIP / SMOKE SEAL	LOCATION
P1 - PARKADE													
P01	D20	3050	2135	FOB	YES	YES	YES	—	—	—	—	—	PARKADE RAMP
P02	D16	915	2135	EXIT HARDWARE	—	—	YES	YES	WALL	90 MIN.	METAL	YES	STAIR 2
P02a	D15	925	2135	EXIT HARDWARE	—	—	YES	—	FLOOR	—	METAL	YES	VESTIBULE
P03	D16	915	2135	PASSAGE/DEADBOLT	—	—	YES	YES	WALL	45 MIN.	METAL	YES	ELECTRICAL ROOM
P04	D16	915	2135	PASSAGE/DEADBOLT	—	—	YES	YES	WALL	20 MIN.	METAL	YES	ELEVATOR ROOM
P05	D17	915	2135	PASSAGE LATCH	YES	YES	YES	YES	WALL	90 MIN.	METAL	YES	CORRIDOR TO PARKADE
P06	D17	915	2135	PASSAGE/DEADBOLT	—	—	YES	YES	WALL	—	METAL	YES	BIKE ROOM - A
P07	D17	915	2135	PASSAGE/DEADBOLT	—	—	YES	YES	WALL	—	METAL	YES	BIKE ROOM - B
P08	D16	915	2135	EXIT HARDWARE	—	—	YES	YES	WALL	20 MIN.	METAL	YES	STAIR 1
P1 - PARKADE: 9													
LEVEL 1													
100	D15	925	2135	MAIN ENTRANCE / MAIN EXIT	YES	YES	YES	—	FLOOR	—	METAL	YES	MAIN ENTRY
100a	D16	915	2135	EXIT HARDWARE	—	—	YES	YES	WALL	45 MIN.	METAL	YES	STAIR 1
100b	D16	915	2135	EXIT HARDWARE	—	—	YES	YES	WALL	45 MIN.	METAL	YES	STAIR 2
100c	D19	1283	2239	EXIT HARDWARE	YES	—	YES	—	WALL	—	—	—	SIDE ENTRY / EXIT
100d	D16	915	2135	PASSAGE/DEADBOLT	—	—	YES	—	WALL	45 MIN.	METAL	YES	MECH. ROOM
100e	D18	1830	2135	PASSAGE/DEADBOLT	—	—	YES	YES	WALL	45 MIN.	METAL	YES	RECYCLING + REFUSE
101	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
101a	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
101b	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY / STORAGE
101c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
101d	D13	1525	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	JULIET BALCONY
101e	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
101f	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
101g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
101h	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
101i	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	PANTRY
102	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
102a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
102b	D10	915	2135	FLUSH PULL	—	—	—	—	—	—	—	—	PANTRY
102c	D1	915	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
102d	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
102e	D2	815	2135	PULL	—	—	—	—	—	—	—	—	CLOSET
102f	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
103	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
103a	D1	915	2135	PRIVACY	YES	YES	—	—	—	—	—	—	BATHROOM
103b	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
103c	D1	915	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	CLOSET
103d	D11	915	2135	PULL	—	—	—	—	—	—	—	—	LAUNDRY
LEVEL 1: 28													
LEVEL 2													
200a	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 1
200b	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 2
201	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
201a	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
201b	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY / STORAGE
201c	D12a	1830	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
201d	D13a	1525	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	JULIET BALCONY
201e	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
201f	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
201g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
201h	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
201i	D4	610	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
202	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	—	YES	SUITE ENTRY
202a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
202b	D10	915	2135	FLUSH PULL	—	—	—	—	—	—	—	—	PANTRY
202c	D1	915	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
202d	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
202e	D2	815	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	CLOSET
202f	D12a	1830	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
203	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
203a	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
203b	D3	765	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
203c	D12a	1830	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
204	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
204a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
204b	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	PANTRY
204c	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
204d	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	LINEN
204e	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
204f	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
204g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	WALK-IN-CLOSET
204h	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	EN SUITE
204i	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
204j	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
204k	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
204m	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
204n	D12a	1830	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
LEVEL 2: 37													

NOTE: NONE REQUIRED DENOTED BY "—"

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	HARDWARE	ELECTRIC LATCH	PDO	DOOR CLOSER	KICK PLATE	DOOR STOP	F.R.R.	THRESHOLD	WEATHER STRIP / SMOKE SEAL	LOCATION
LEVEL 3													
300a	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 1
300b	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 2
301	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
301a	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
301b	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY / STORAGE
301c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
301d	D13	1525	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	JULIET BALCONY
301e	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
301f	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
301g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
301h	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
301i	D4	610	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
302	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
302a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
302b	D10	915	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
302c	D1	915	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
302d	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
302e	D2	815	2135	PULL	—	—	—	—	—	—	—	—	CLOSET
302f	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
303	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
303a	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
303b	D3	765	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
303c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
304	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
304a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
304b	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	PANTRY
304c	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
304d	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	LINEN
304e	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BEDROOM
304f	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
304g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	WALK-IN-CLOSET
304h	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	EN SUITE
304i	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
304j	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
304k	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
304m	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
304n	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
LEVEL 3: 37													
LEVEL 4													
400a	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 1
400b	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 2
401	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
401a	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
401b	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY / STORAGE
401c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
401d	D13	1525	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	JULIET BALCONY
401e	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
401f	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
401g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
401h	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
401i	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	PANTRY
402	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
402a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
402b	D10	915	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
402c	D1	915	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
402d	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
402e	D2	815	2135	PULL	—	—	—	—	—	—	—	—	CLOSET
402f	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
403	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
403a	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
403b	D3	765	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
403c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
403d	D9	1525	2135	PULL	—	—	—	—	—	—	—	—	LIVING ROOM
404	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
404a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
404b	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	PANTRY
404c	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
404d	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	LINEN
404e	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
404f	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
404g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	WALK-IN-CLOSET
404h	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	EN SUITE
404i	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
404j	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
404k	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
404m	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
404n	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
LEVEL 4: 38													

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	HARDWARE	ELECTRIC LATCH	PDO	DOOR CLOSER	KICK PLATE	DOOR STOP	F.R.R.	THRESHOLD	WEATHER STRIP / SMOKE SEAL	LOCATION
LEVEL 5													
500a	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 1
500b	D16	915	2135	EXIT HARDWARE	—	—	YES	—	WALL	45 MIN.	METAL	YES	STAIR 2
500c	D16	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	45 MIN.	METAL	YES	ELECTRICAL CLOSET
501	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
501a	D7	1220	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
501b	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY / STORAGE
501c	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
501d	D13	1525	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	JULIET BALCONY
501e	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
501f	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
501g	D8	850	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
501h	D2	815	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
501i	D4	610	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
502	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
502a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
502b	D10	915	2135	PULL	—	—	—	—	—	—	—	—	PANTRY
502c	D1	915	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
502d	D1	915	2135	PASSAGE LATCH	—	—	—	—	WALL	—	—	—	BEDROOM
502e	D2	815	2135	PULL	—	—	—	—	—	—	—	—	CLOSET
502f	D12	1830	2135	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
503	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
503a	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
503b	D3	765	2135	PRIVACY	—	—	—	—	—	—	—	—	BATHROOM
503c	D12	1830	2135	PRIVACY	—	—	—	—	—	—	METAL	YES	BALCONY
503d	D9	1525	2135	PULL	—	—	—	—	—	—	—	—	LIVING ROOM
504	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	UNIT ENTRY
504a	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	ENTRY CLOSET
504b	D3	765	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	LAUNDRY
504c	D3	765	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
504d	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
504e	D6	1525	2135	FLUSH PULL	—	—	—	—	—	—	—	—	CLOSET
505	D14	915	2135	ENTRANCE/DEADBOLT	—	—	YES	—	WALL	20 MIN.	METAL	YES	SUITE ENTRY
505a	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	ENTRY CLOSET / LAUNDRY
505b	D3	765	2135	PRIVACY	—	—	—	—	WALL	—	—	—	BATHROOM
505c	D2	815	2135	PASSAGE LATCH	—	—	—	—	—	—	—	—	BEDROOM
505d	D5	1830	2135	PULL	—	—	—	—	—	—	—	—	CLOSET
505e	D4	610	2135	FIXED LEVER / BALL LATCH	—	—	—	—	—	—	—	—	LINEN
505f	D12a	1830	2035	PATIO DOOR PULL / LOCK	—	—	—	—	—	—	METAL	YES	BALCONY
LEVEL 5: 38													
LEVEL 6 - ROOF TERRACE													
601	D16	915	2135	EXIT HARDWARE	—	—	YES	YES	FLOOR	45 MIN.	METAL	YES	STAIR 1
LEVEL 6 - ROOF TERRACE: 1													
TOTAL DOOR COUNT: 188													

DOOR TYPE SCHEDULE

DOOR TYPE	FUNCTION	WIDTH	HEIGHT	THICKNESS	CONSTRUCTION TYPE	FRAME	QTY	FINISH
D1	Interior	915	2135	38	W0OD	WOOD	13	A
D2	Interior	815	2135	38	WOOD	WOOD	42	A
D3	Interior	765	2135	38	W0OD	WOOD	7	A
D4	Interior	610	2135	38	W0OD	WOOD	9	A
D5	Interior	1830	2135	38	W0OD	WOOD	1	A
D6	Interior	1525	2135	38	W0OD	WOOD	16	A
D7	Interior	1220	2135	38	W0OD	WOOD	8	A
D8	Interior	850	2135	38	W0OD	WOOD	16	A
D9	Interior	1525	2135	38	W0OD	WOOD	2	A
D10	Interior	915	2135	38	W0OD	WOOD	5	A
D11	Interior	915	2135	38	W0OD	WOOD	1	A
D12	Exterior	1830	2135	45	SLIDING GLASS	ALUMINUM	13	B
D12a	Exterior	1830	2035	45	SLIDING GLASS	ALUMINUM	5	B
D13	Exterior	1525	2135	45	SLIDING GLASS	ALUMINUM	4	B
D13a	Exterior	1525	2035	45	SLIDING GLASS	ALUMINUM	1	B
D14	Exterior	915	2135	45	FIBREGLASS	FIBREGLASS	20	C
D15	Exterior	925	2135	45	STOREFRONT	ALUMINUM	2	D
D16	Exterior	915	2135	45	STEEL	STEEL	17	C
D17	Exterior	915	2135	45	STEEL	STEEL	3	C
D18	Exterior	1830	2135	45	STEEL	STEEL	1	C
D19	Exterior	1283	2239	50	METAL GATE	METAL	1	C
D20	Exterior	3050	2135	50	OVERHEAD GATE	METAL	1	E
TOTAL DOOR COUNT							188	

DOOR FINISH SCHEDULE

FINISH	Comments
A	REFER TO INTERIOR DESIGN DRAWINGS
B	CHARCOAL
C	CHARCOAL ON EXTERIOR - REFER TO ID FOR INTERIOR
D	ANODIZED BLACK
E	ANODIZED BLACK

Christine Lintott Architects Inc.

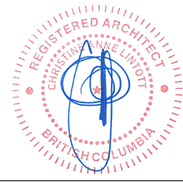
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Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	**2024-01-22**
ISSUE FOR BUILDING PERMIT	**2024-10-08**
ISSUE FOR BUILDING PERMIT R1	**2024-12-12**
ISSUE FOR TENDER	**2025-01-10**

Revision

No.	Description	Date
1	IFT - ADDENDUM #1	2025-02-10

Consultant Seal



1042 Richardson

1042 Richardson Street,
Victoria, BC

DOOR SCHEDULE

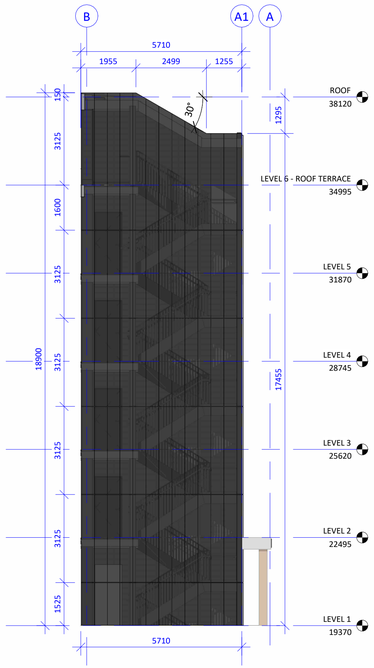
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Checked by	CC

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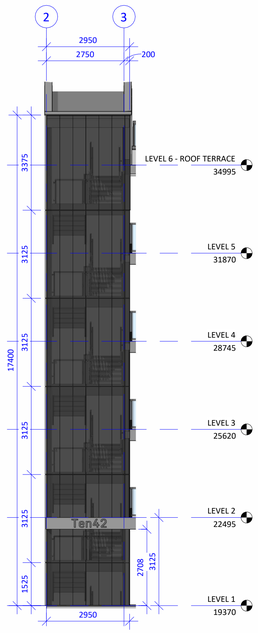
Project #	L1	Scale	1 : 50

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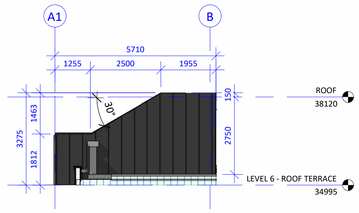
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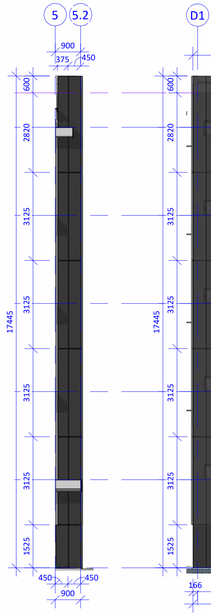
1 STAIR 1 - WEST WALL



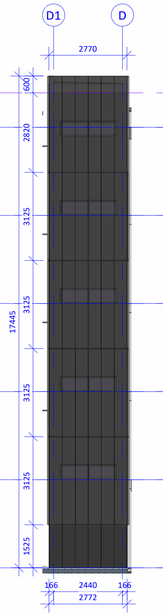
2 STAIR 1 - SOUTH WALL



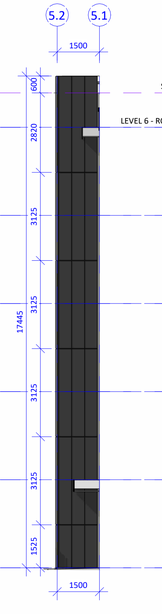
3 STAIR 1 - EAST WALL



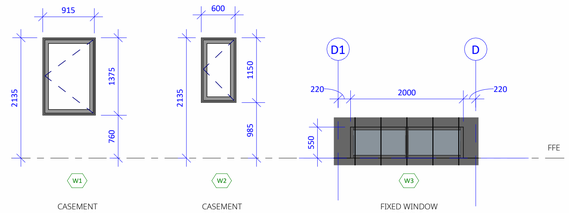
4 STAIR 2 - SOUTH WALL

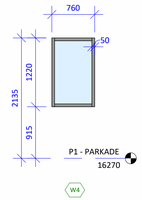


5 STAIR 2 - EAST WALL



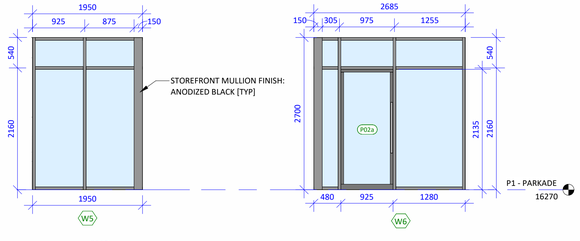
6 STAIR 2 - NORTH WALL

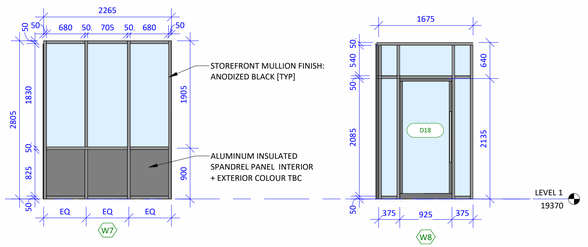




WINDOW SCHEDULE

TYPE MARK	WIDTH	HEIGHT	QTY.	DESCRIPTION
W1	915	1375	54	VINYL / CASEMENT / DBLE-GLAZED / U-VALUE 1.25 MAX.
W2	765	1150	3	VINYL / FIXED / DBLE-GLAZED / U-VALUE 1.25 MAX.
W3	2000	550	5	VINYL / FIXED / DBLE-GLAZED / U-VALUE 1.25 MAX.
W4	760	1220	1	VINYL / FIXED / DBLE-GLAZED / U-VALUE 1.25 MAX.





STOREFRONT SCHEDULE

MARK	AREA	LEVEL
W5	5.27 m²	P1 - PARKADE
W6	6.84 m²	P1 - PARKADE
W7	6.35 m²	LEVEL 1
W8	4.70 m²	LEVEL 1

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Issue	Date
ISSUE FOR DEVELOPMENT PERMIT	2024-01-22
ISSUE FOR BUILDING PERMIT	2024-10-08
ISSUE FOR BUILDING PERMIT R1	2024-12-12
ISSUE FOR TENDER	2025-01-10

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

1042 Richardson

1042 Richardson Street,
Victoria, BC

WINDOW SCHEDULE

Date	2025-06-12 12:55:40 PM
Drawn by	MA
Checked by	CC

A9.01

Project #	L1	Scale	As indicated

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