

# 1551 & 1545 BAY | 1551 & 1545 BAY ST

PROJECT NUMBER: 2403

REISSUED FOR REZONING & DEVELOPMENT PERMIT - 29 AUGUST 2025

## CONTACTS

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VICTORIA, BC V8T 4E8  
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**GEOTECH**  
RYZUK ENGINEERING & MATERIAL TESTING  
6-40 CADILLAC AVENUE  
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## DRAWING LIST

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1 CONTEXT PLAN

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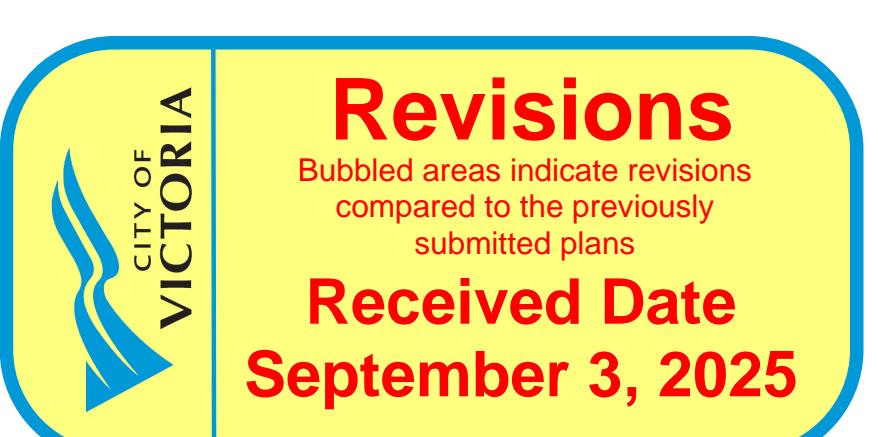
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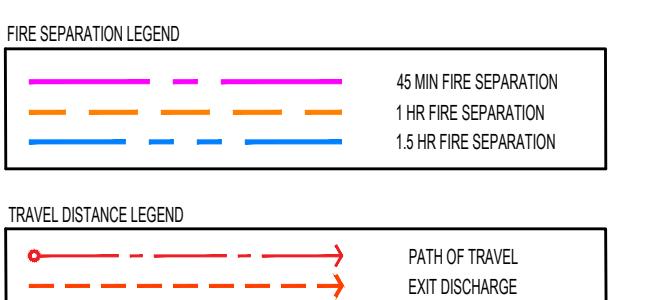
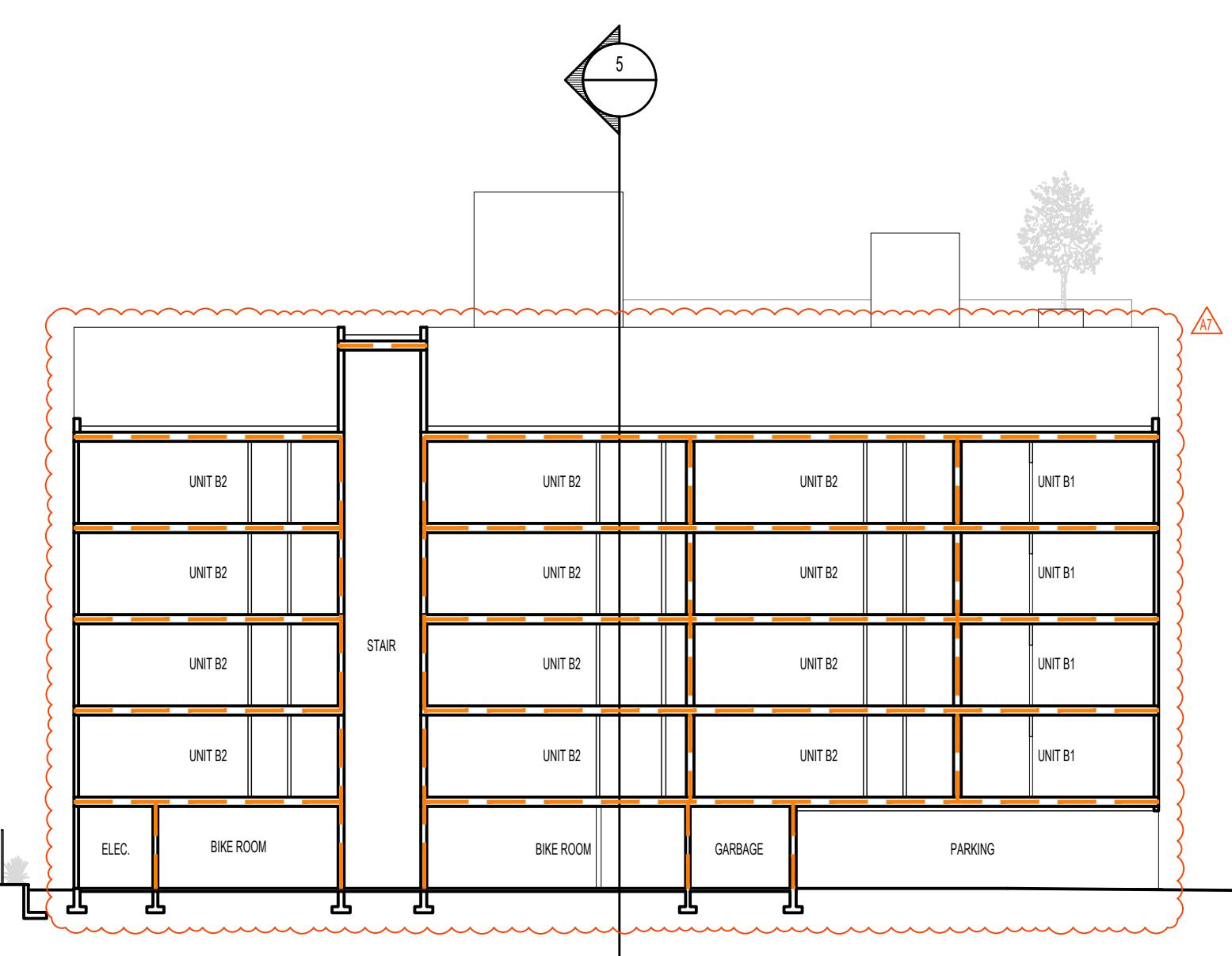
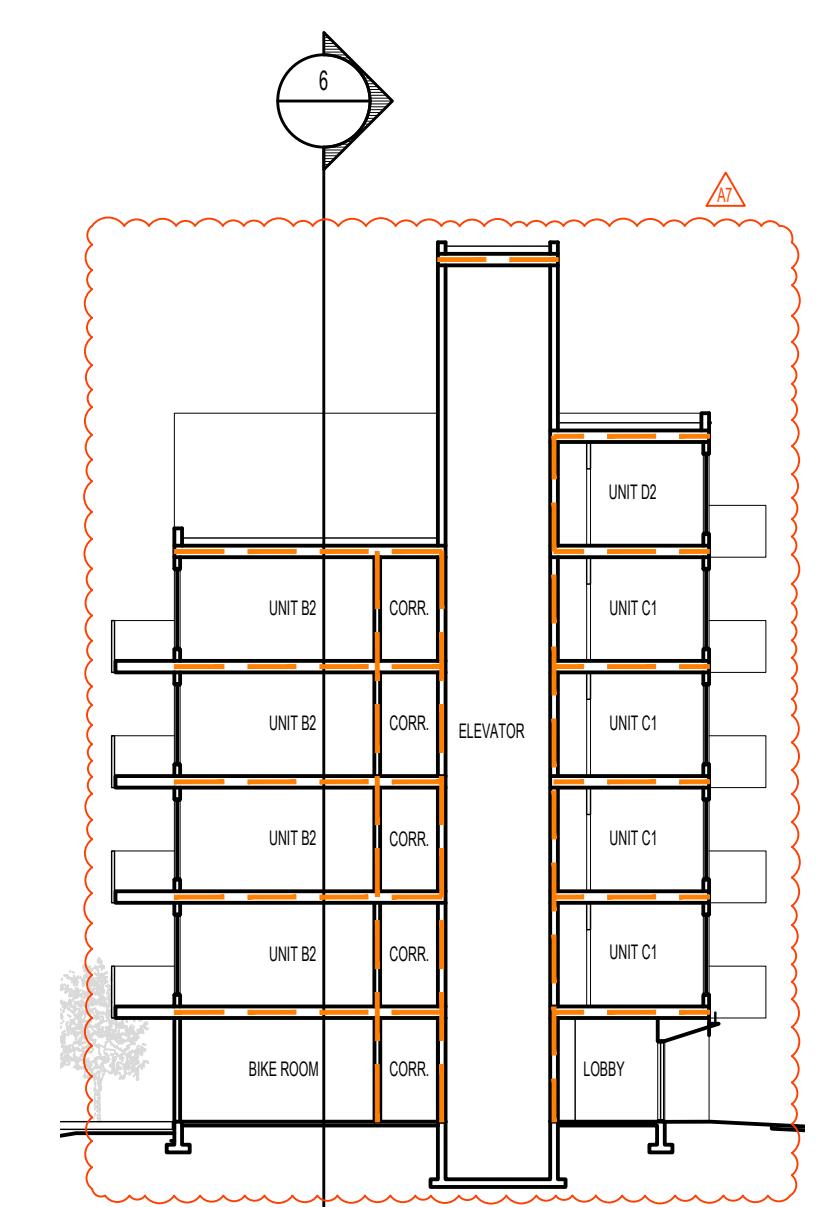
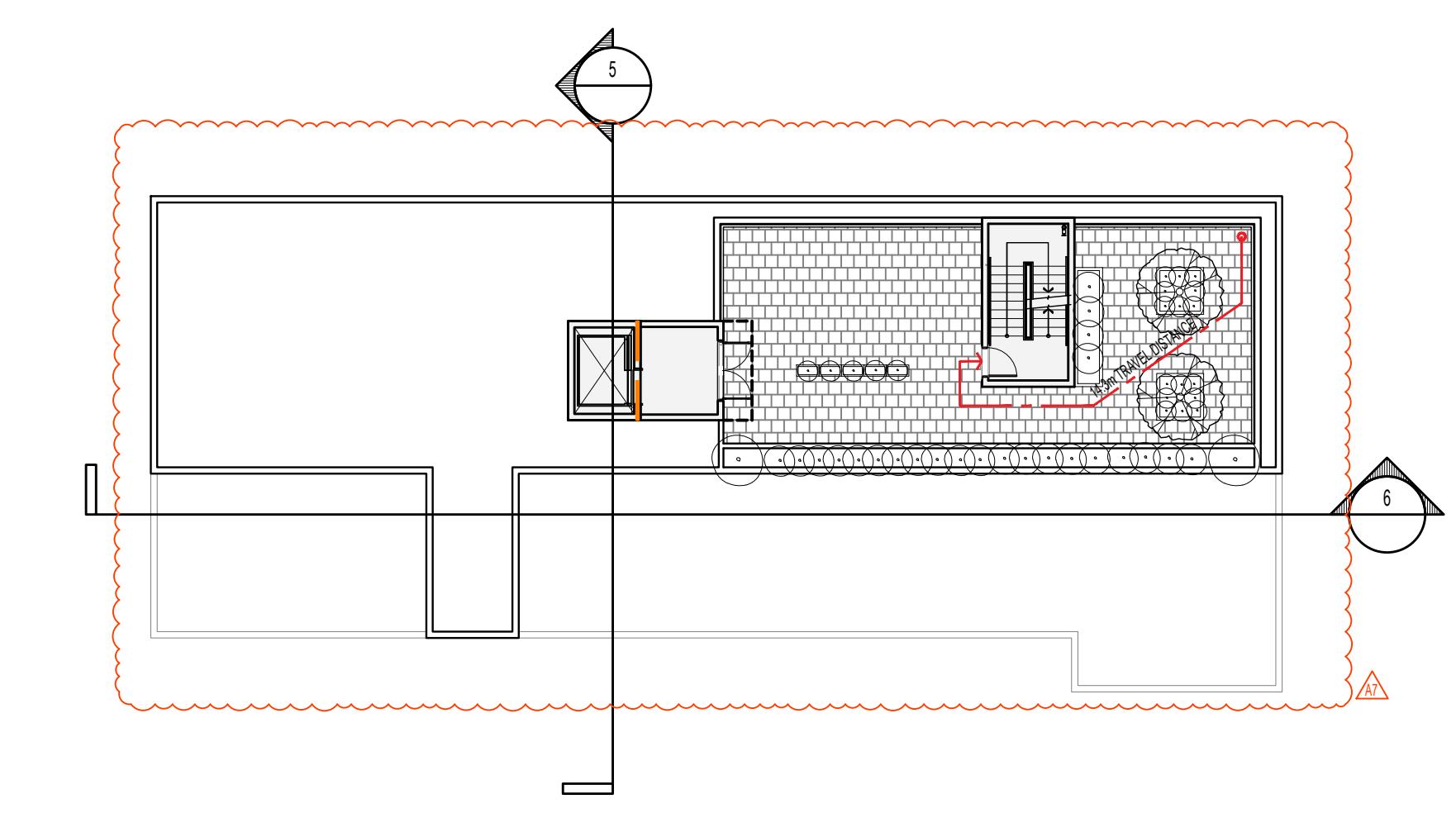
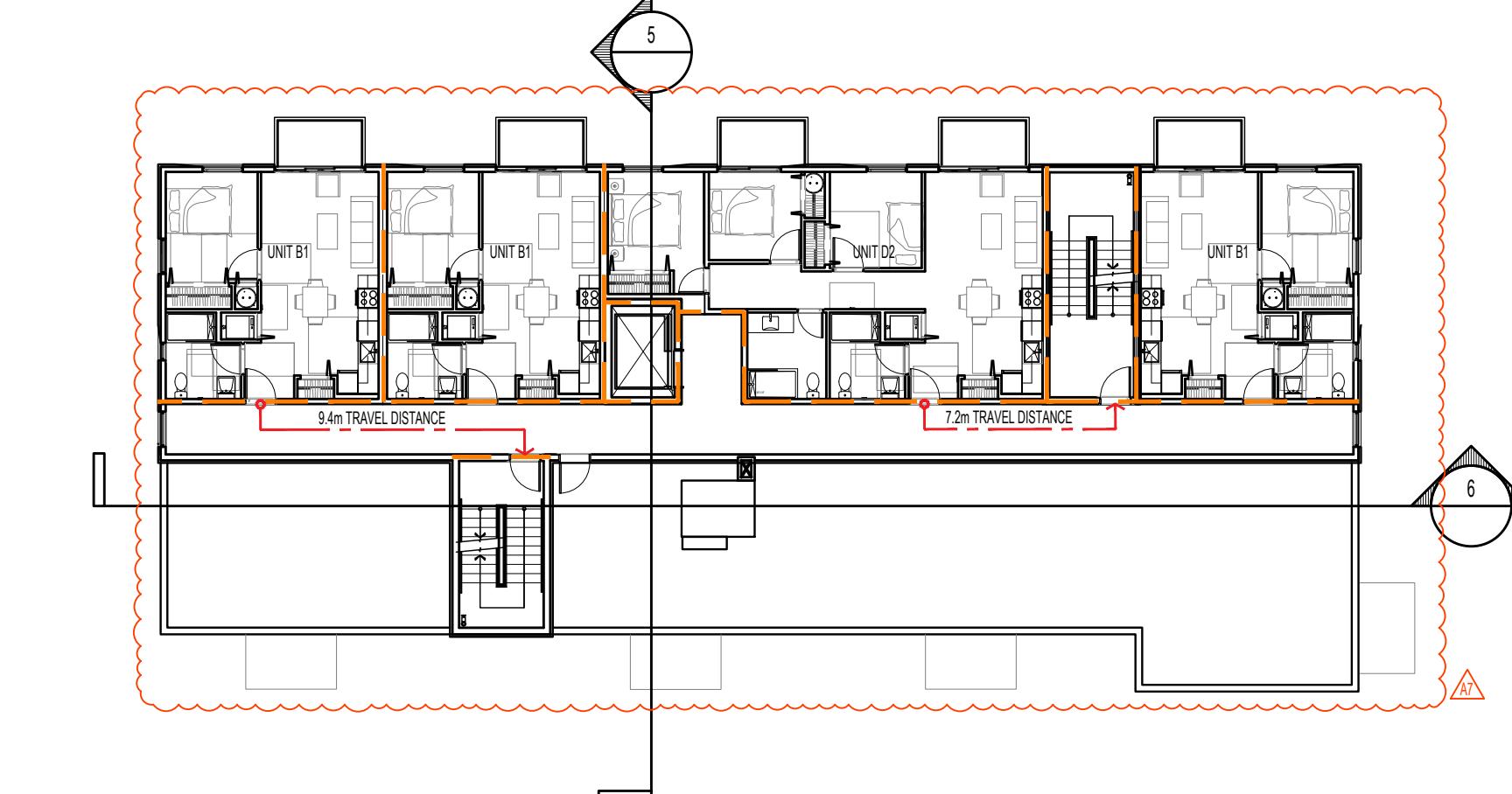
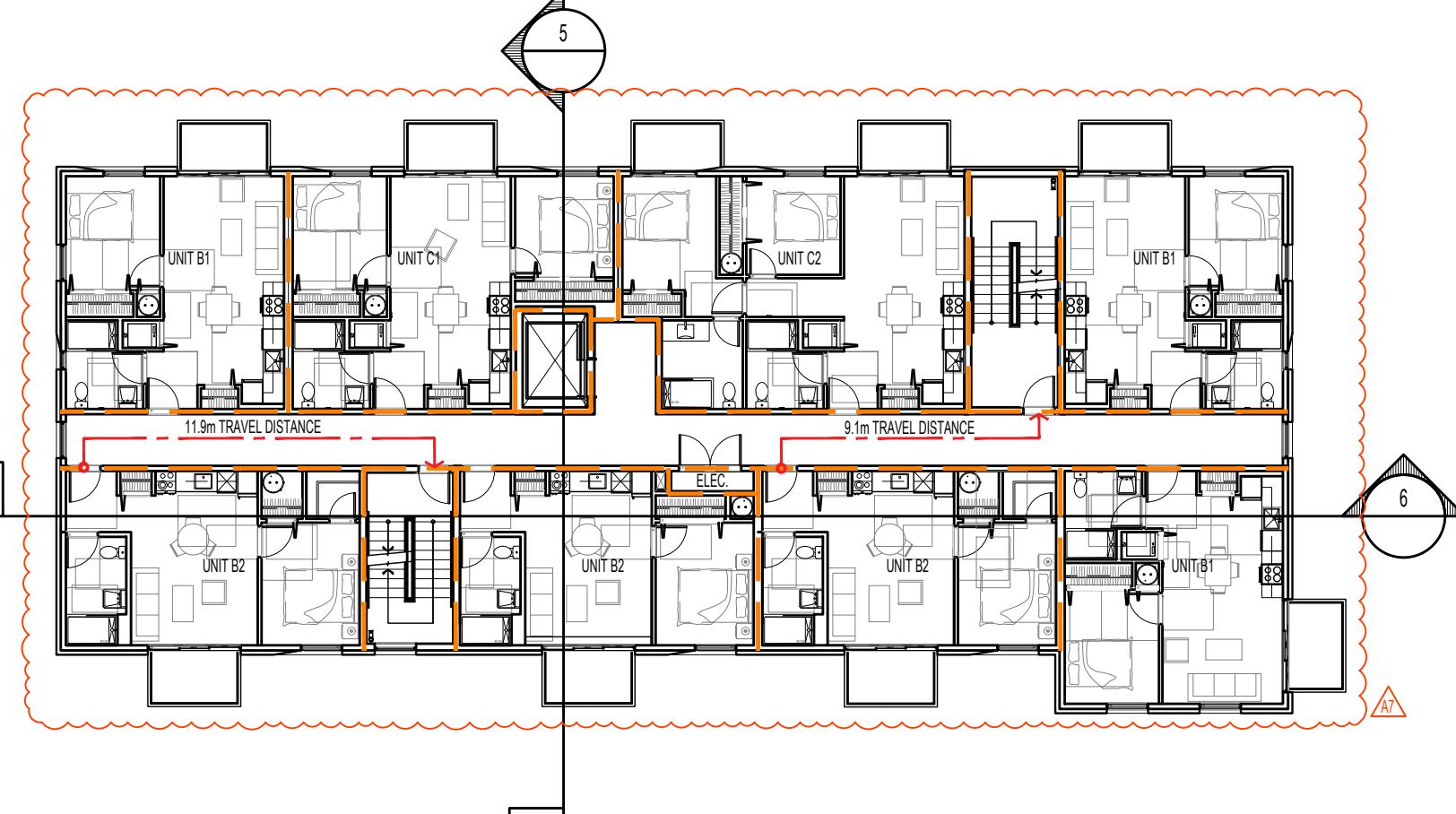
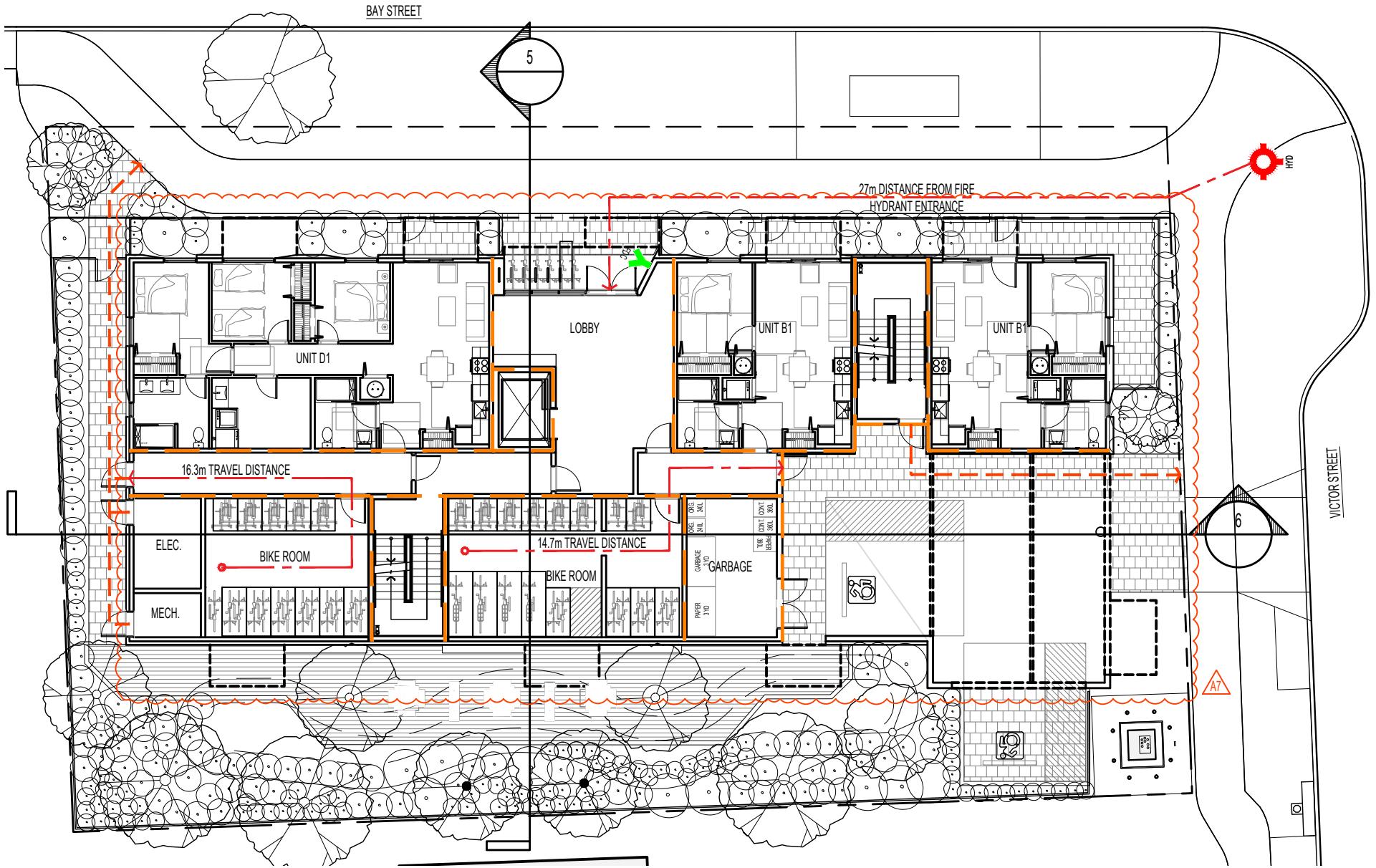
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COVER PAGE

PROJECT NO: 2403 DRAWN BY: KG  
SCALE: N/A REVIEW BY: CH  
DRAWING NO: A000



Revisions  
Bubbled areas indicate revisions  
compared to the previously  
submitted plans

Received Date  
September 3, 2025



CODE ANALYSIS BC BUILDING CODE 2024

PR #: 2304

DATE: 08-Jul-25

PROJECT DESCRIPTION

6-STORY BUILDING OF WOOD FRAME COMBUSTIBLE CONSTRUCTION  
TYPE OF WORK NEW CONSTRUCTION

BASIS FOR CODE ANALYSIS PART 3 PER 1.3.3.2.(1)(c)(i)

BUILDING SIZE AND CONSTRUCTION

GOVERNING ARTICLE 3.2.2.51 PER 3.2.2.51.(d)(vi)  
MAJOR OCCUPANCIES GROUP C  
OCCUPANT LOAD 102 PER 3.1.17.1.(1)(b)  
BUILDING AREA 524.1 m<sup>2</sup>  
BUILDING HEIGHT (STOREYS) 7  
SPRINKLERED YES NFPA 13 - PER 3.2.2.51.(1)(a) & 3.2.5.12.(1)  
FIRE ALARM YES PER 3.2.4.1.(1)  
PARKING STRUCTURES CONSIDERED AS SEPARATE BUILDINGS: NO  
TYPE OF CONSTRUCTION PERMITTED COMBUSTIBLE OR NONCOMBUSTIBLE

OTHER SAFETY REQUIREMENTS

STANDPIPE & HOSE SYSTEM YES (REQUIRED PER 3.2.5.8.(1)(a))  
LIMITING DISTANCE UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A004  
FIREFIGHTING ACCESS ROUTES COMPLIANT PER BCBC 3.2.5.5  
STORAGE ROOM SPRINKLERS YES PER 3.3.4.3.(1)

REQUIRED FIRE SEPARATION / FIRE-RESISTANCE RATINGS

FRR BETWEEN SUITES 1 HR PER 3.3.1.1.(1)  
FRR BETWEEN COMMERCIAL AND RESIDENTIAL NA PER 3.1.1.(1)  
FRR OF FLOOR ASSEMBLIES 1 HR PER 3.2.2.51.(2)(a)  
FRR OF ROOF ASSEMBLIES 1 HR PER 3.2.2.51.(2)(b)  
FRR BTW BIKE ROOM AND REMAINDER OF BUILDING 1 HR PER 3.3.4.3.(2)  
FRR BTW STORAGE ROOM AND RESIDENTIAL NA PER 3.3.4.3.(2)  
FRR BTW ELECTRICAL ROOM AND REMAINDER OF BUILDING 1 HR PER 3.6.2.1.(6)  
FRR BTW GARBAGE ROOM AND REMAINDER OF BUILDING 1 HR PER 3.6.2.5

ACCESSIBILITY REQUIREMENTS

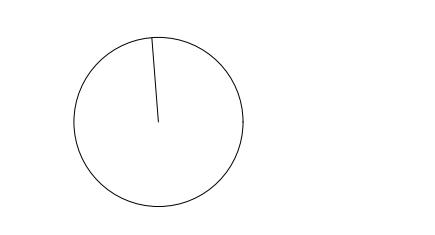
REQUIREMENTS FOR PERSON WITH DISABILITIES N/A PER 3.8.2.1.(1)(b) AND  
ACCESSIBLE DESIGN REQUIREMENTS N/A PER 3.8.3  
REQUIREMENTS FOR ADAPTABLE DWELLING UNITS YES PER 3.8.5.1  
ADAPTABLE DWELLING UNIT AND BUILDING ACCESS REQUIREMENTS YES PER 3.8.5

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2. MAX TRAVEL DISTANCE IS 40m. SEE BCBC 3.4.2.3.
3. THE MINIMUM DISTANCE BETWEEN EXITS SHOULD BE 9m. SEE BCBC 3.4.2.3.

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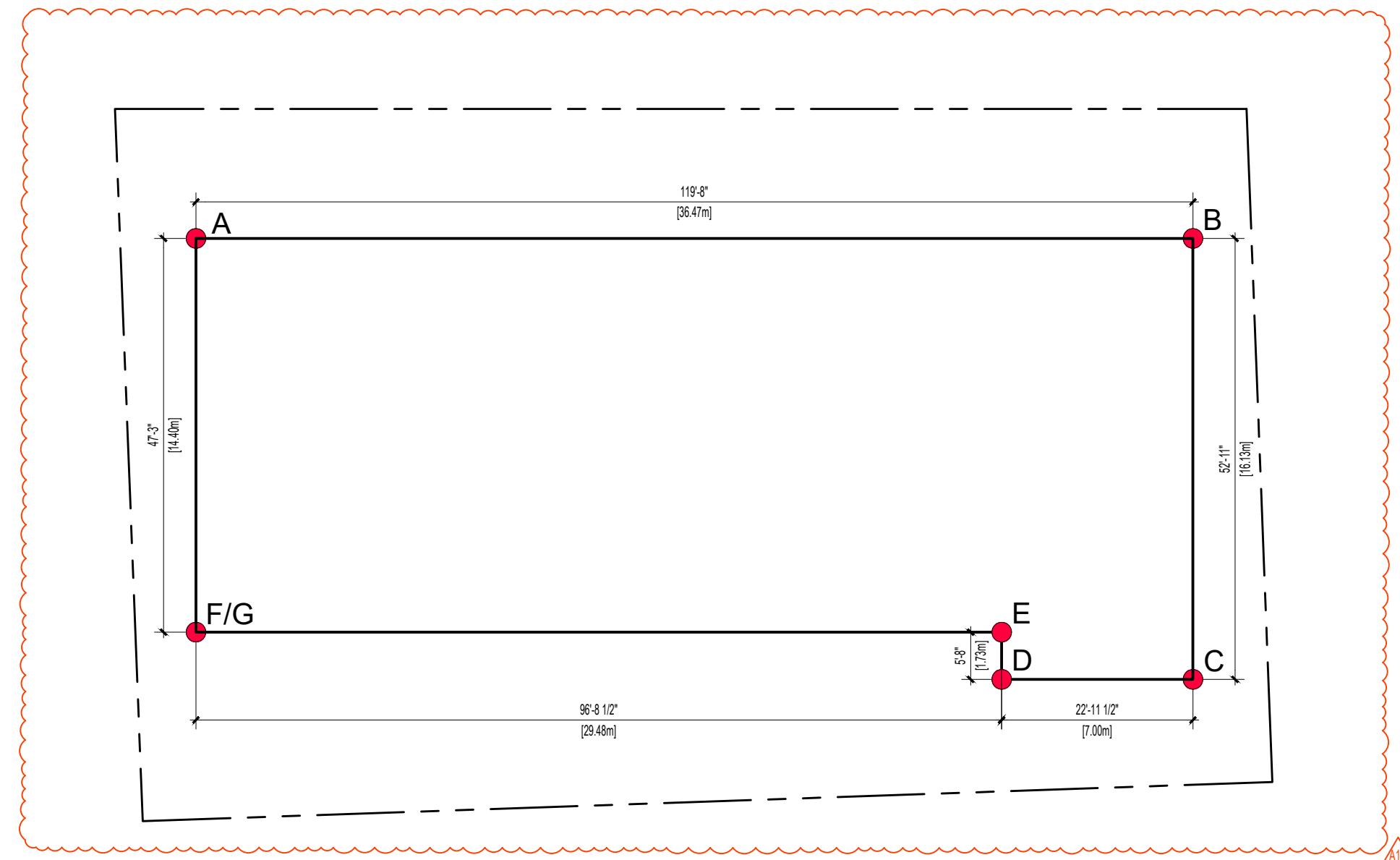
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CODE COMPLIANCE

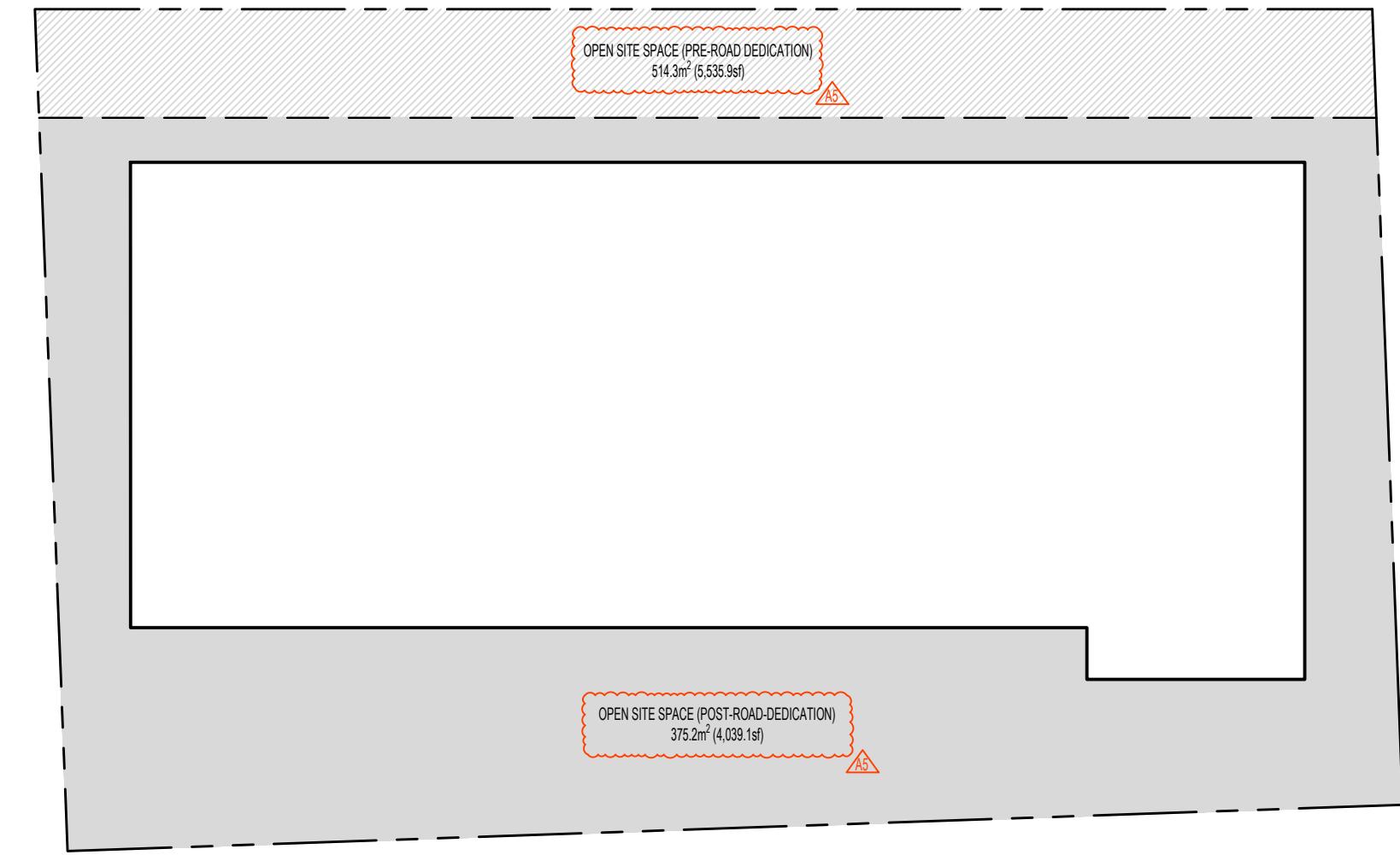
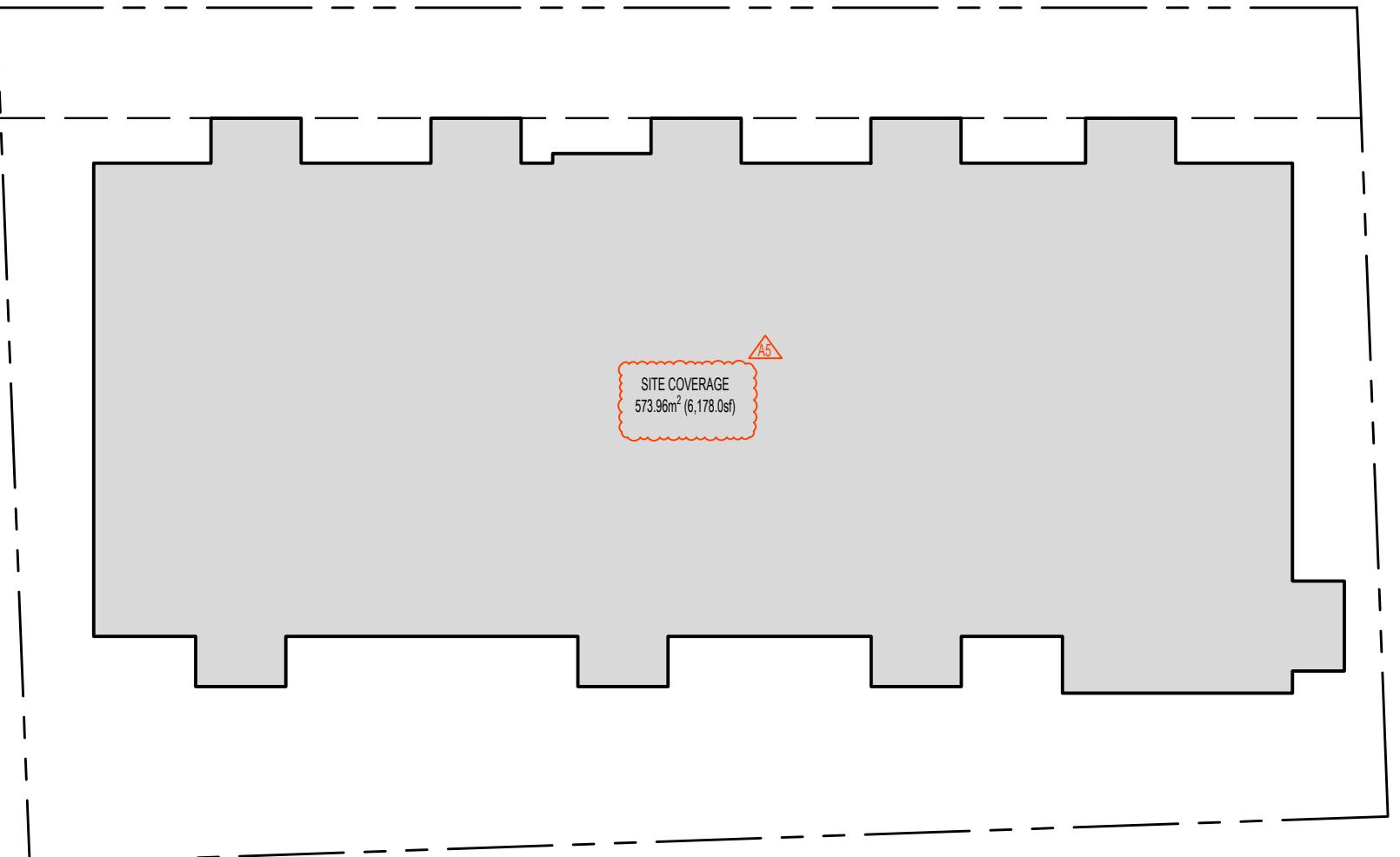
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SCALE: 1:200 REVIEW BY: CH  
DRAWING NO: A001



1 AVERAGE GRADE CALCULATION  
1:200

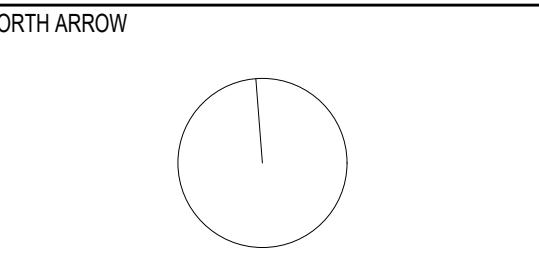
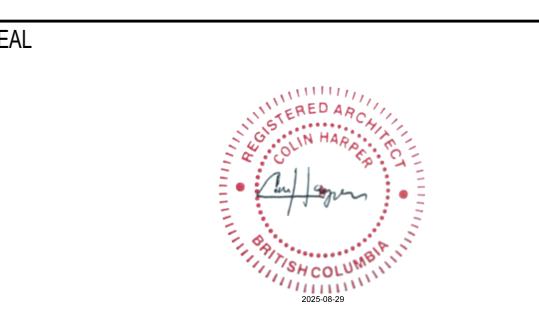
ZONING GRADE CALCULATION			
GRADE POINTS (m)	LENGTH (m)	GRADE CALCS	GRADES
A 20.00	B 20.03	36.47	$(20 + 20.03) + 2 \times 36.47 \text{ m} = 729.95$
B 20.03	C 20.36	16.13	$(20.03 + 20.36) + 2 \times 16.13 \text{ m} = 325.75$
C 20.36	D 20.45	7.00	$(20.36 + 20.45) + 2 \times 7 \text{ m} = 142.84$
D 20.45	E 20.32	1.73	$(20.45 + 20.32) + 2 \times 1.73 \text{ m} = 35.27$
E 20.32	F 20.09	29.48	$(20.32 + 20.09) + 2 \times 29.48 \text{ m} = 595.64$
G 20.30	A 20.00	14.40	$(20.3 + 20) + 2 \times 14.4 \text{ m} = 290.16$
TOTALS		105.21	2119.60
AVERAGE GRADE			20.15

2 SITE COVERAGE  
1:200



3 OPEN SITE SPACE  
1:200

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DRAWING TITLE:

AVERAGE GRADE &  
SITE COVERAGE

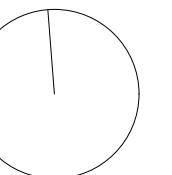
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DRAWING NO. A002

SEAL

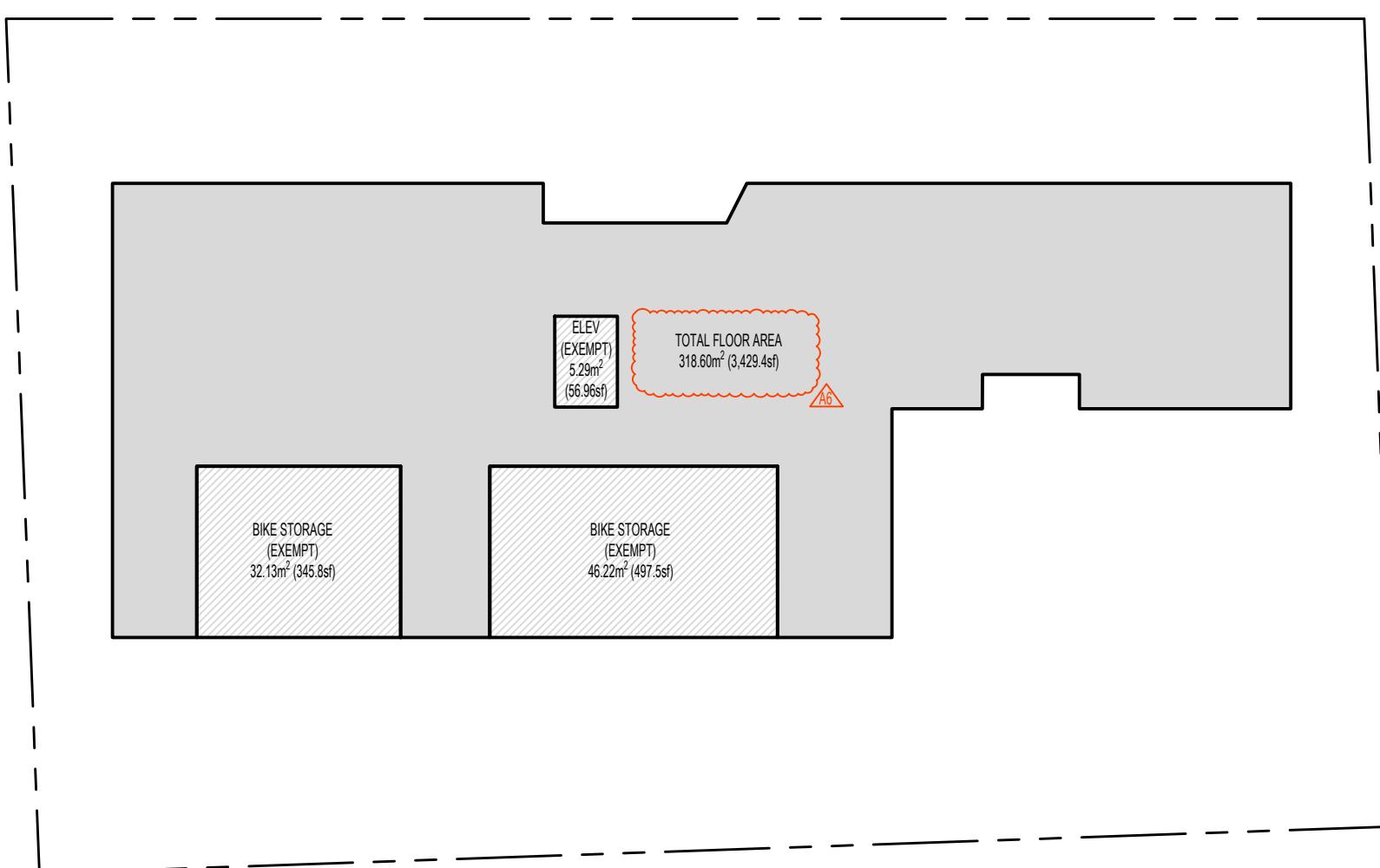


NORTH ARROW

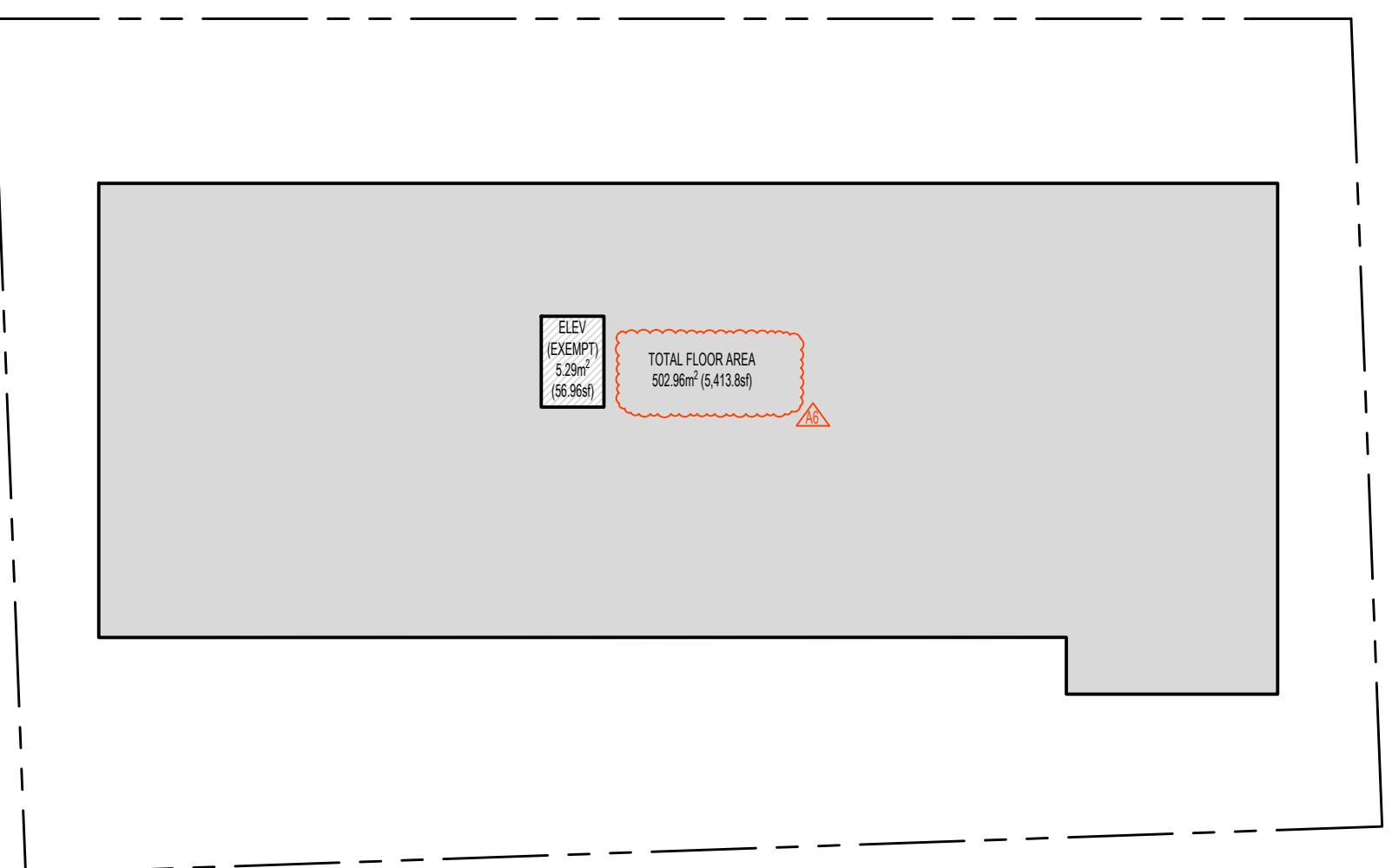


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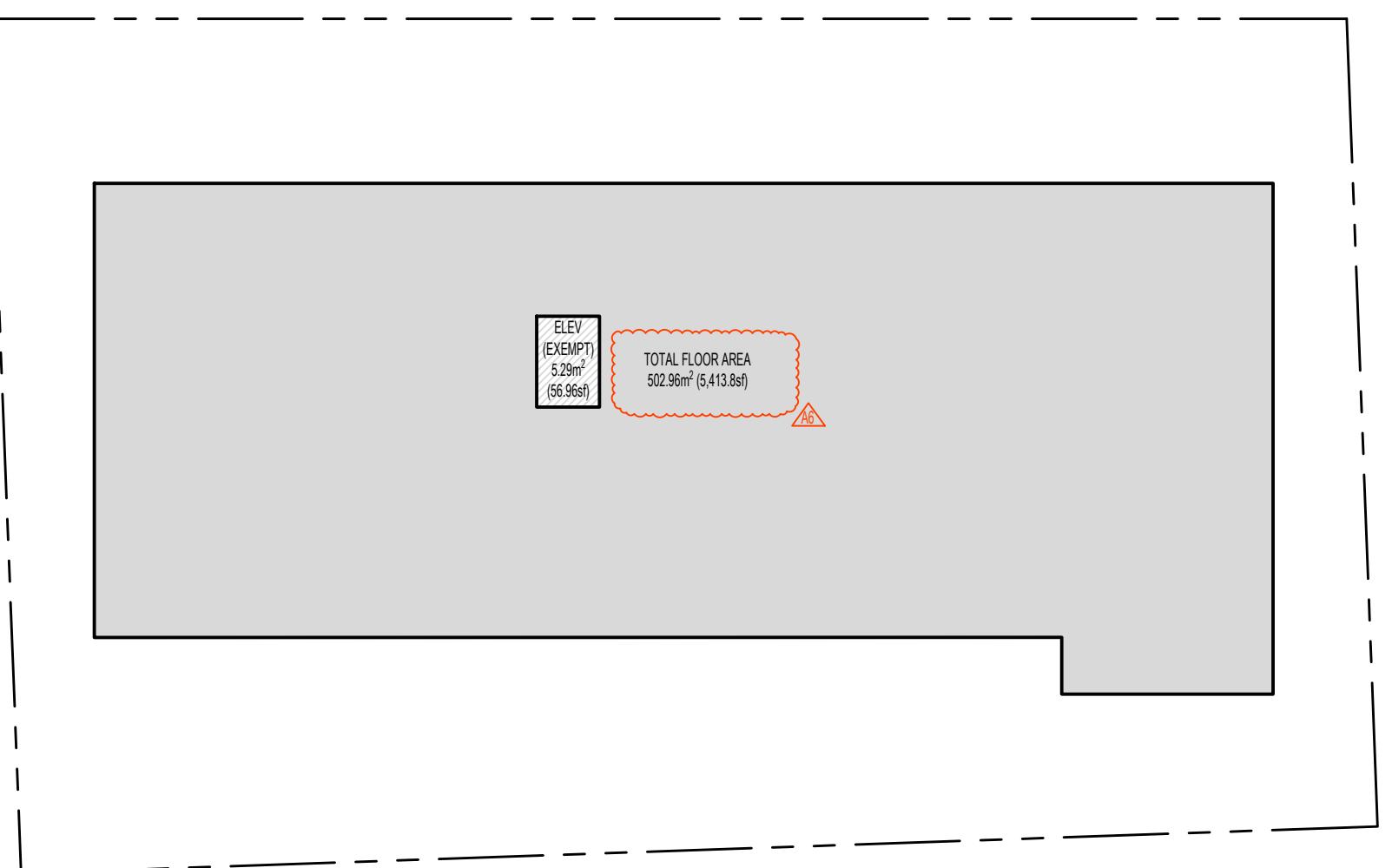
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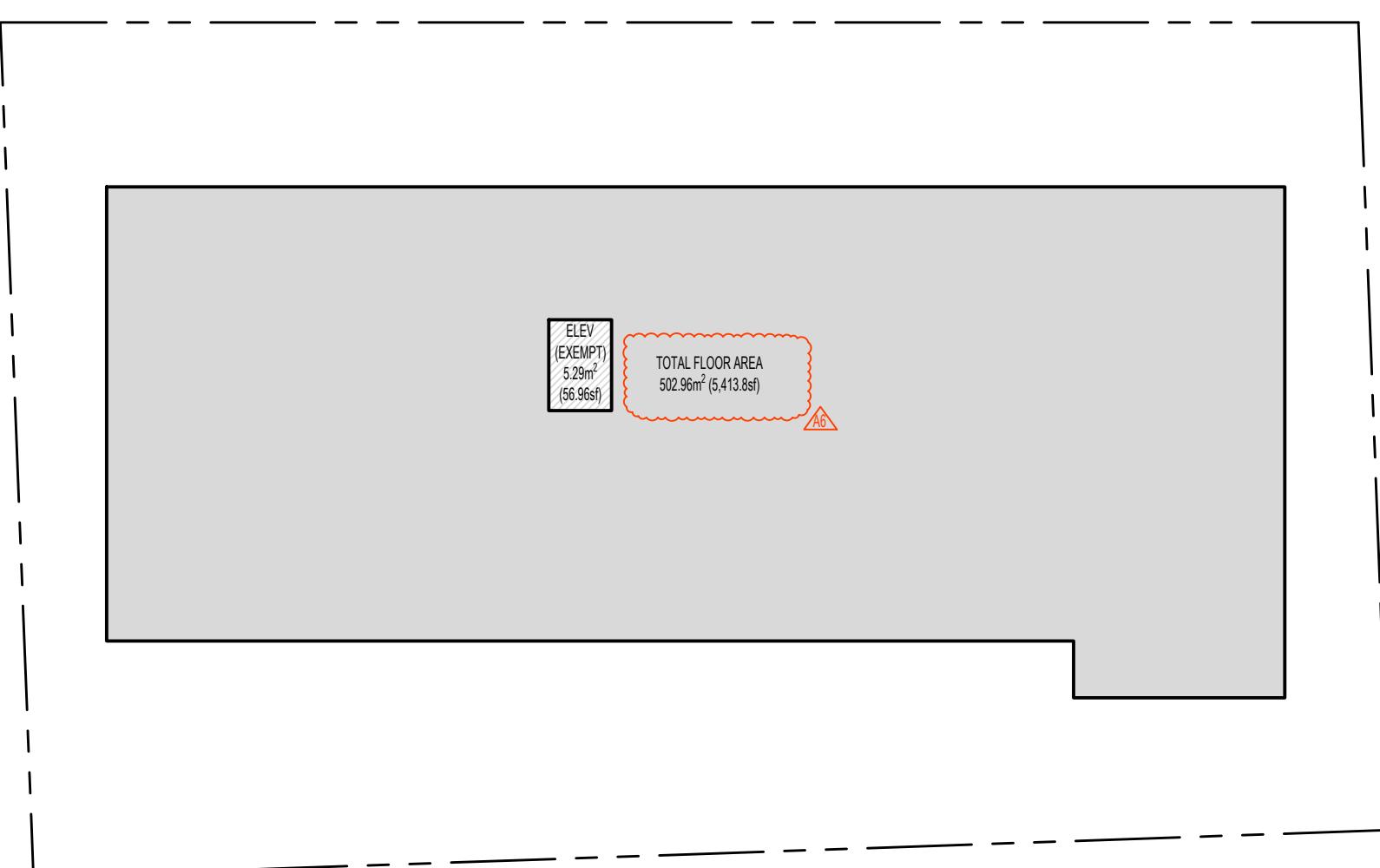
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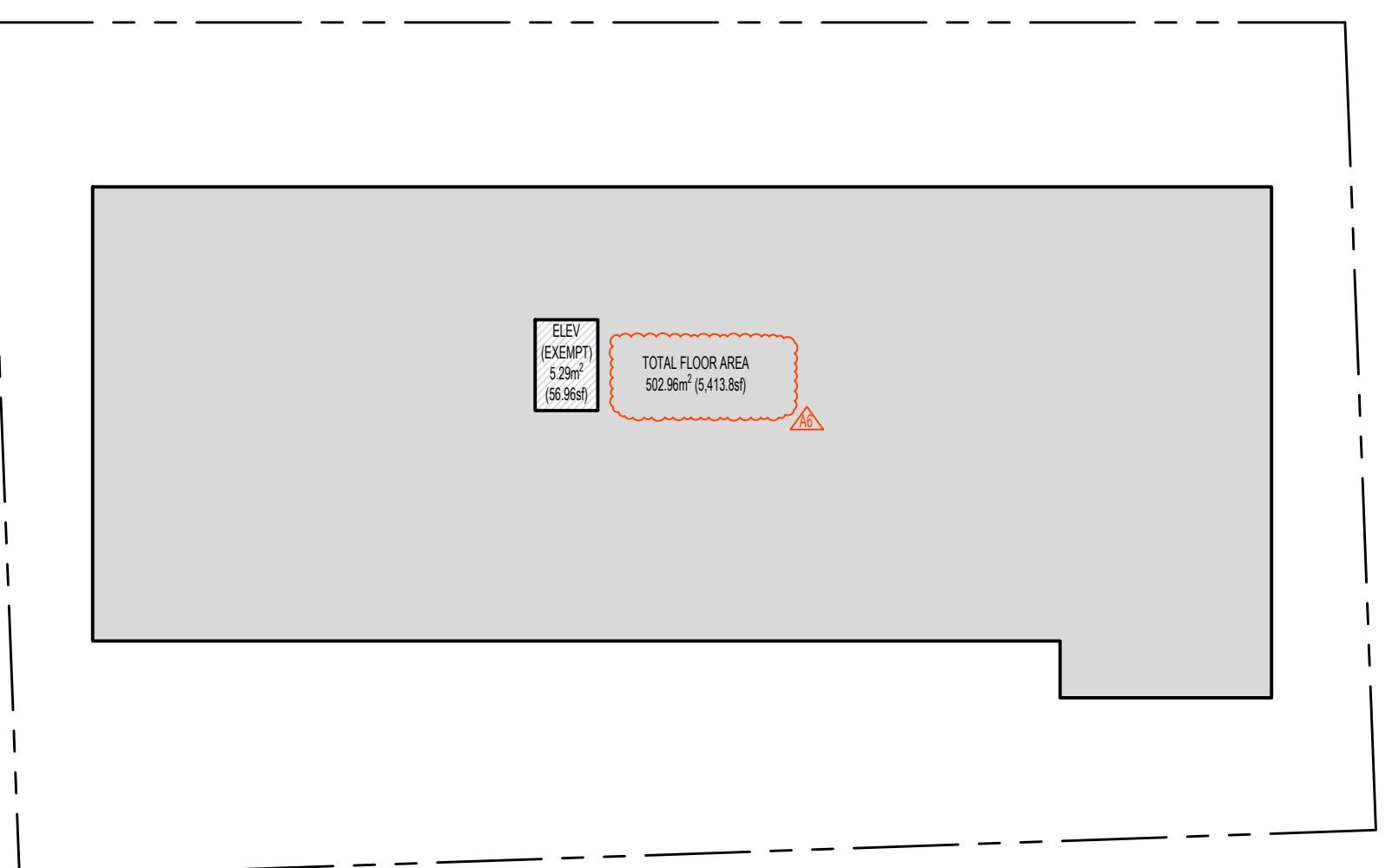
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1:200



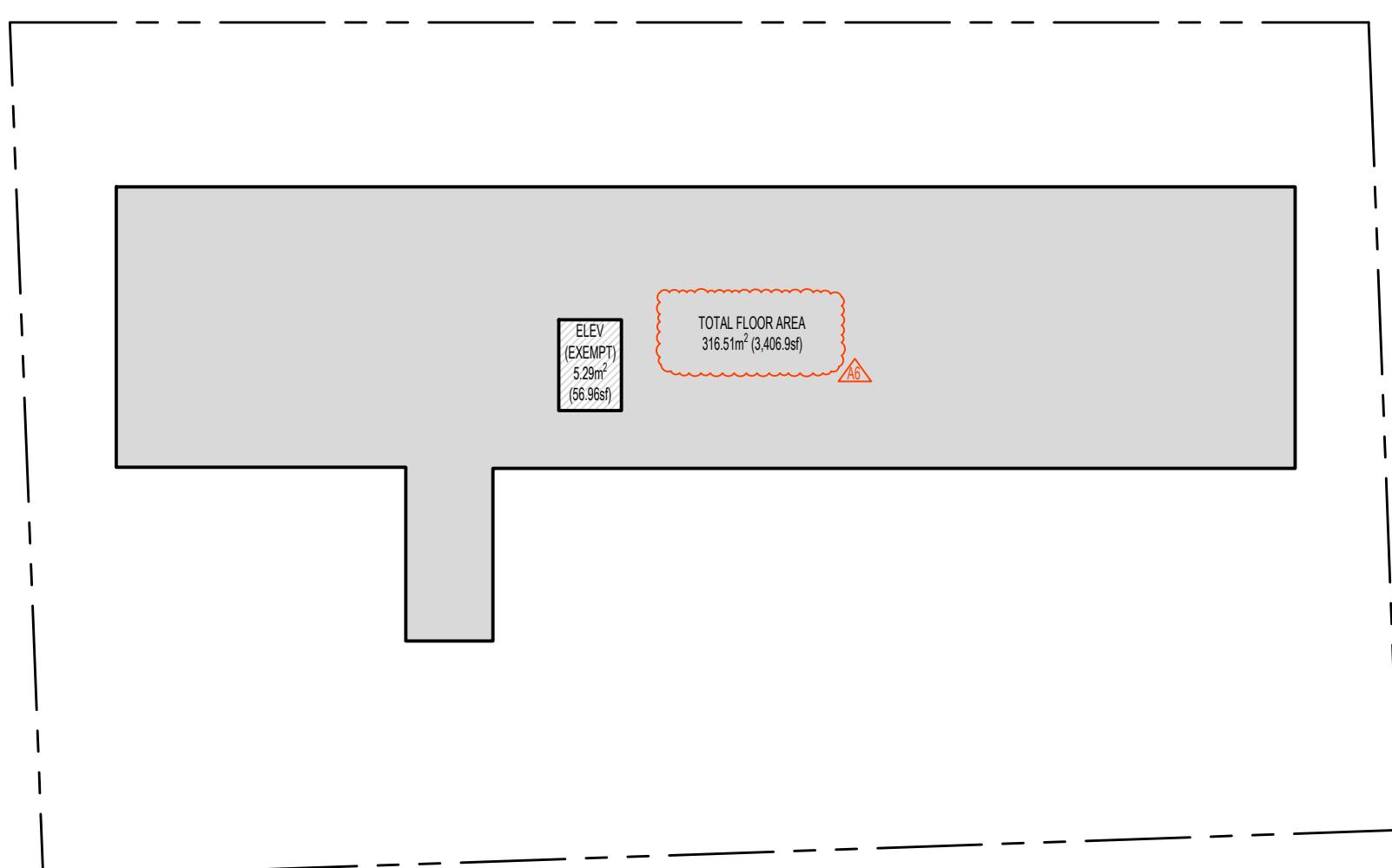
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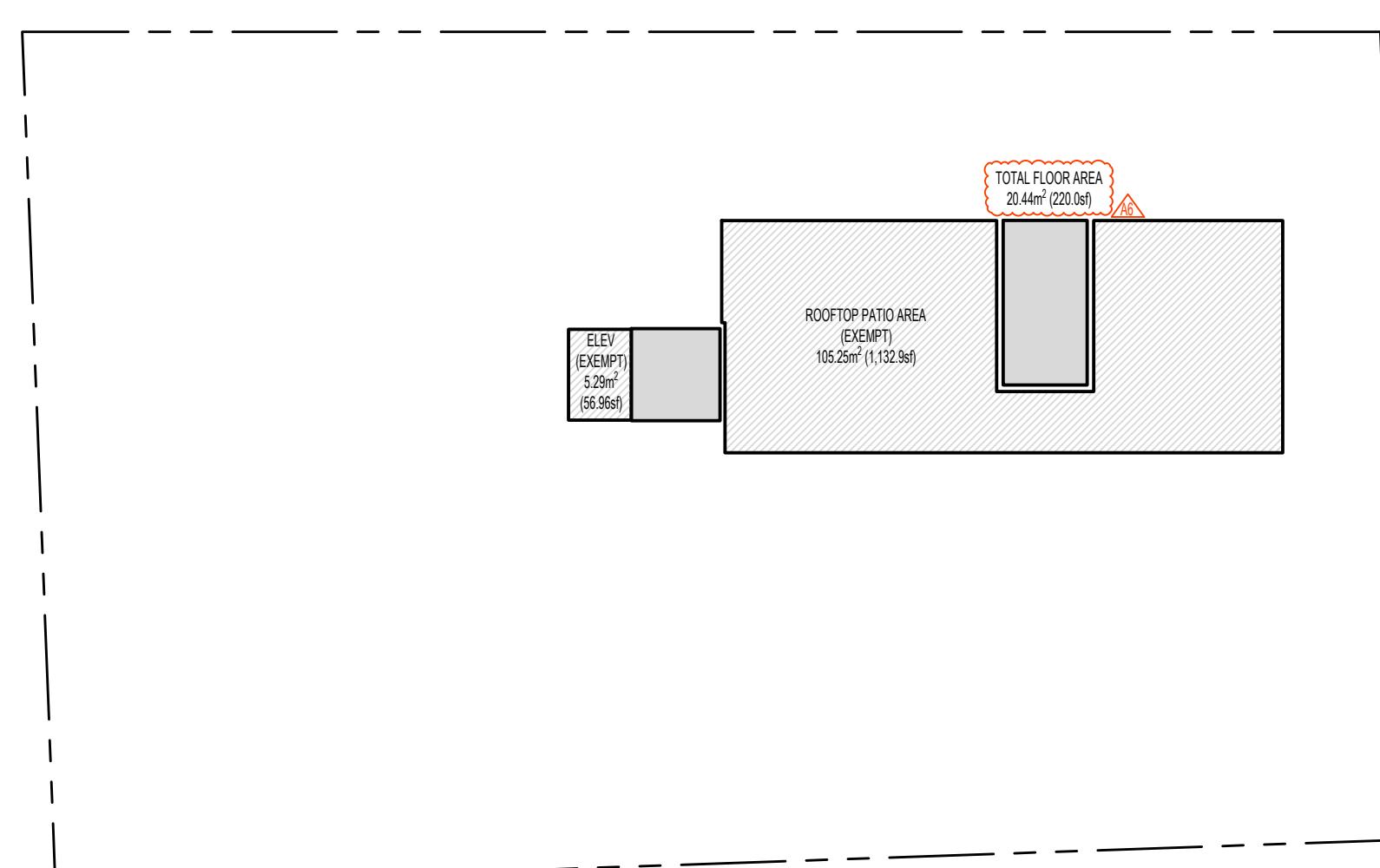
4 LEVEL 4 AREA CALCULATION  
1:200



5 LEVEL 5 AREA CALCULATION  
1:200



6 LEVEL 6 AREA CALCULATION  
1:200



7 ROOF LEVEL AREA CALCULATION  
1:200

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DRAWING TITLE:

AREA CALCULATIONS

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SCALE: 1:200 REVIEW BY: CH

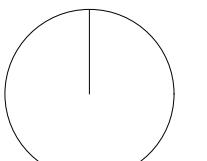
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SPATIAL SEPARATION

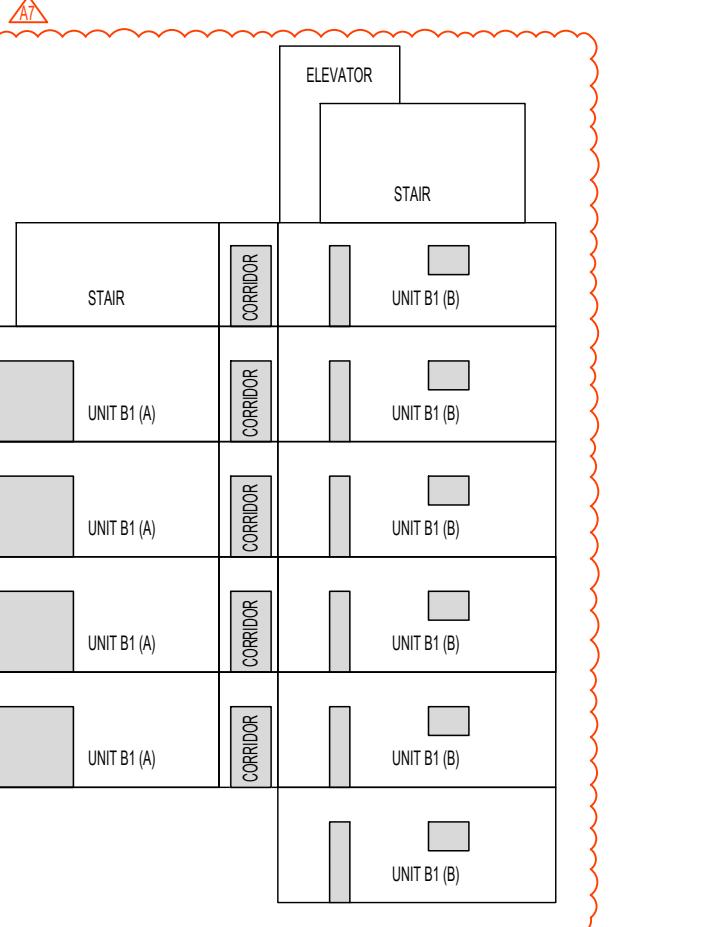
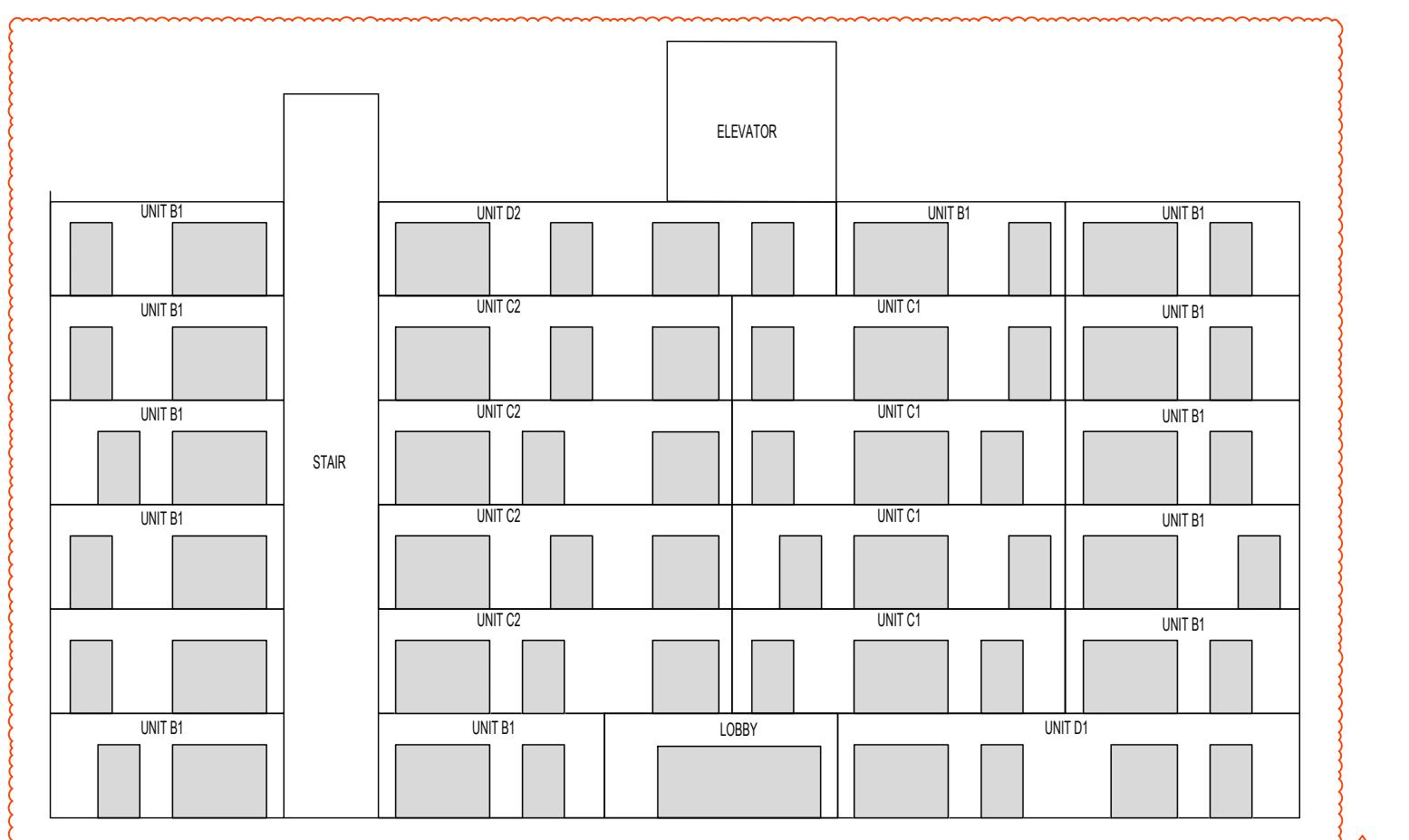
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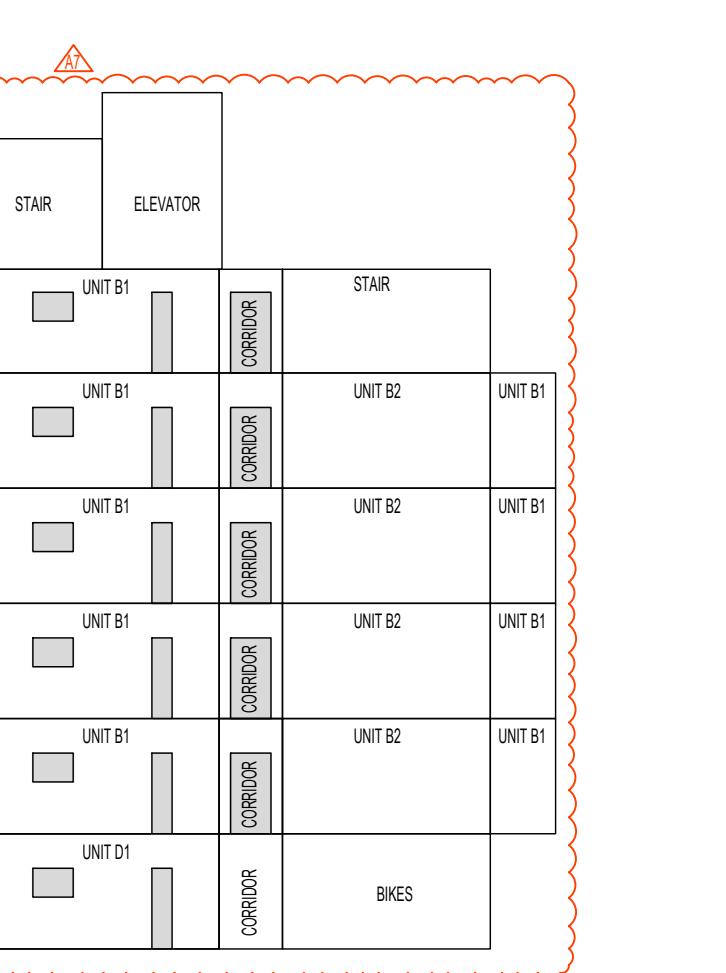
REVIEW BY: CH

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1 NORTH ELEVATION

1:200



3 SOUTH ELEVATION

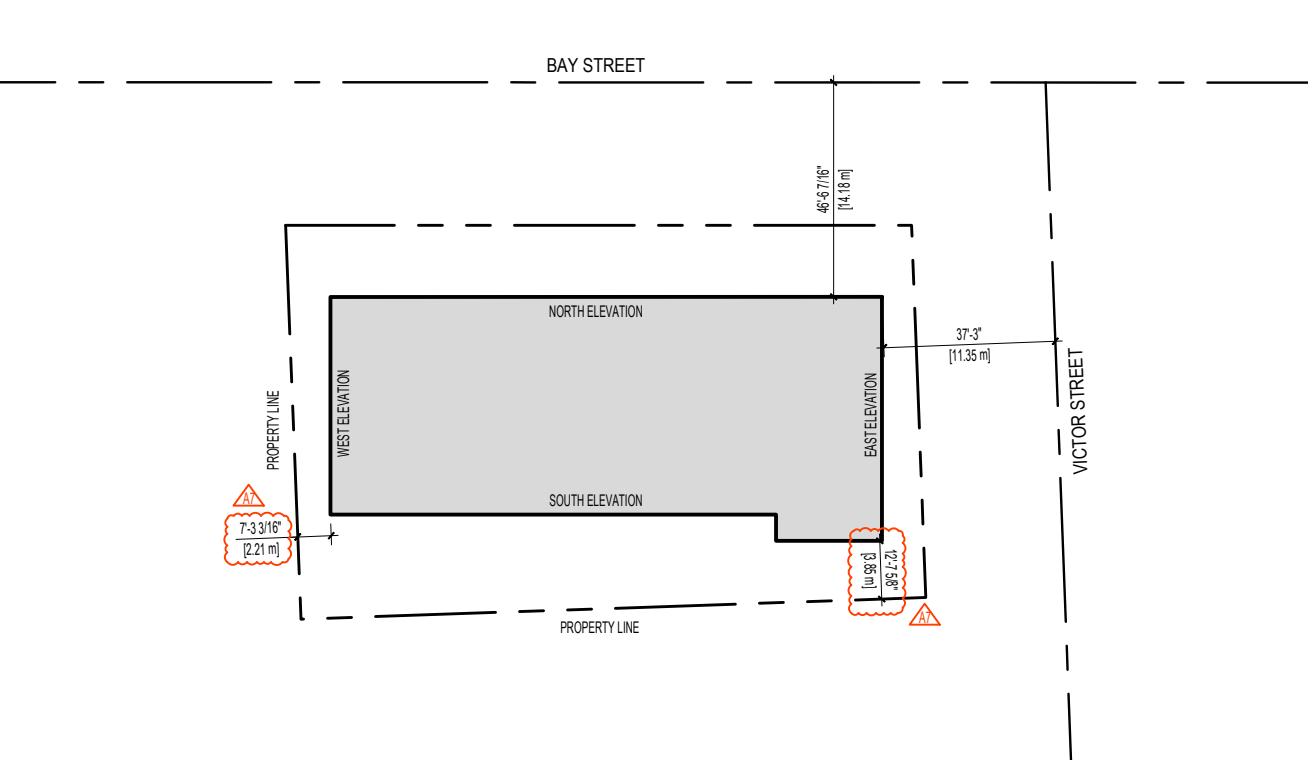
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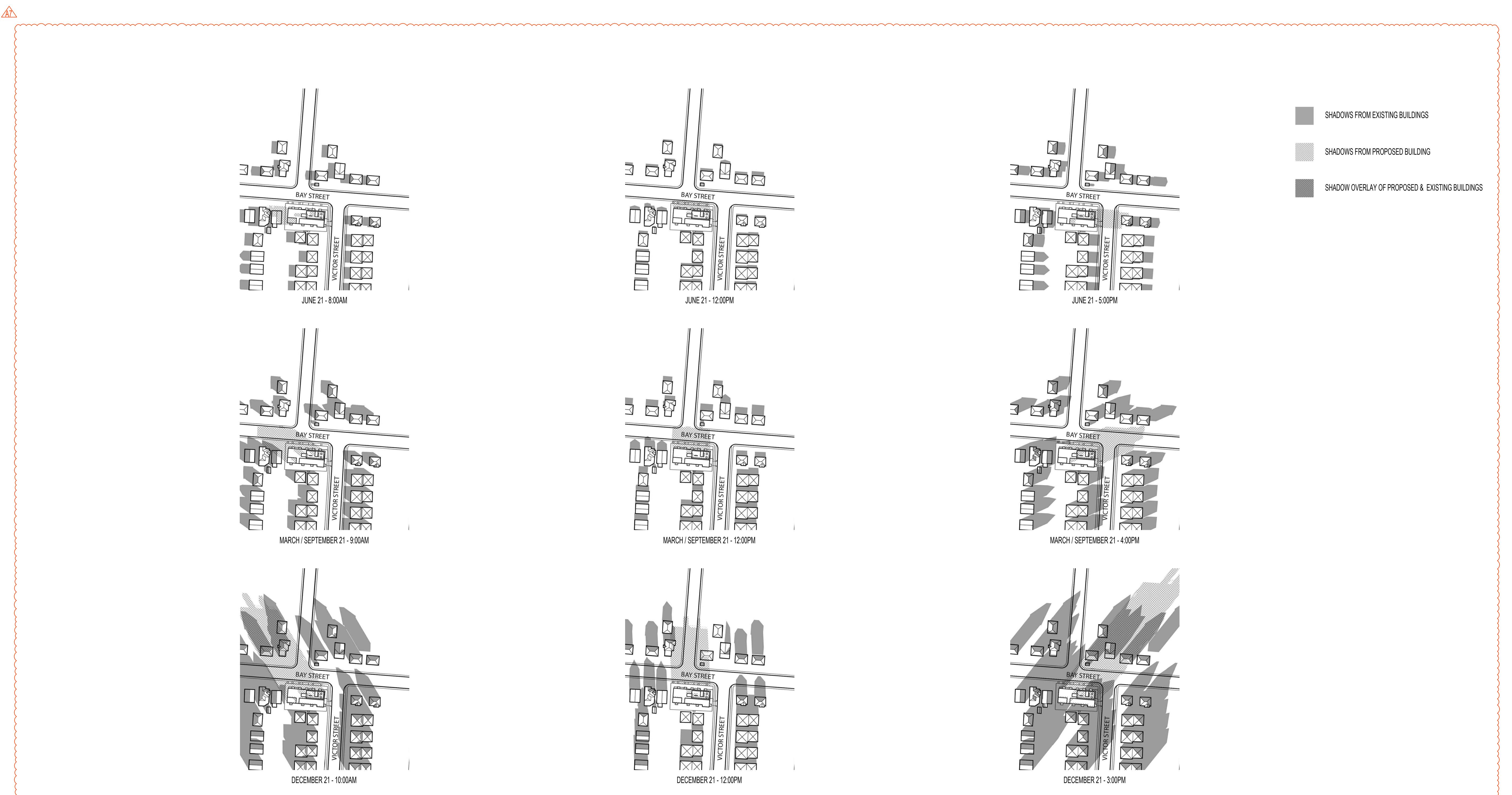
4 WEST ELEVATION

1:200

5 LIMITING DISTANCE KEY PLAN

1:500

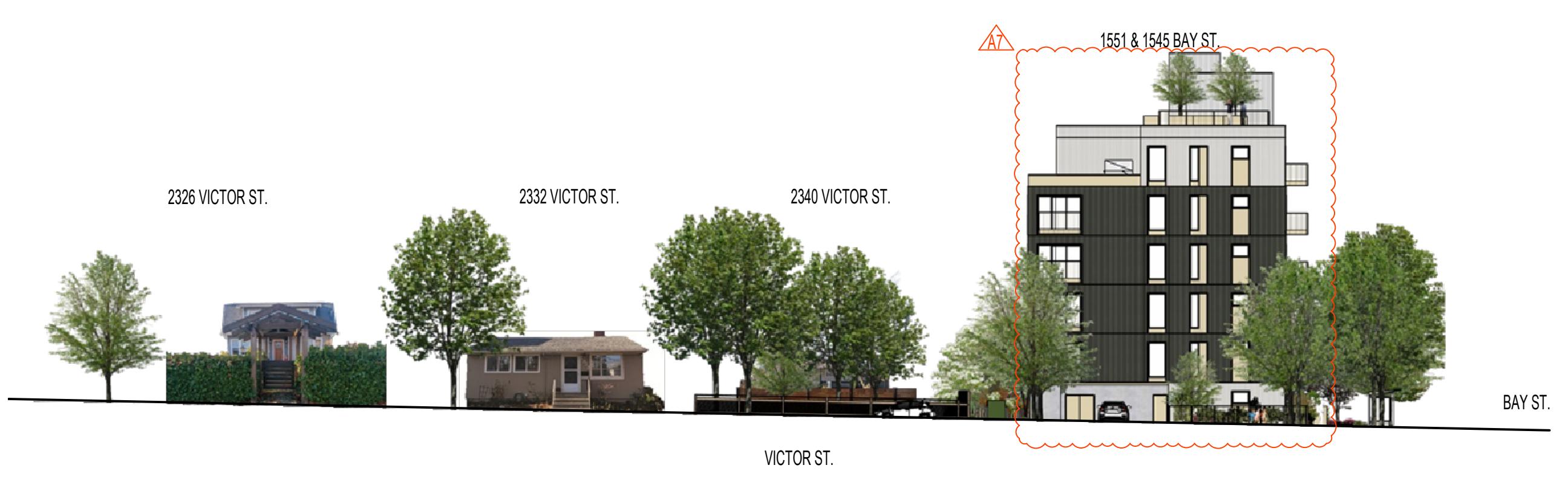




## 1 SHADOW STUDY



## 2 STREETSCAPE

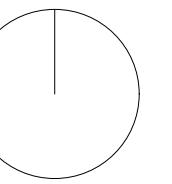


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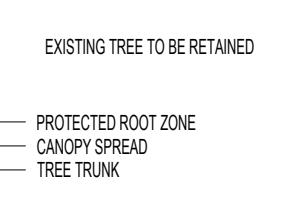
SHADOW STUDY  
& STREETSCAPE

PROJECT NO.: 2403 DRAWN BY: KG  
SCALE: N/A REVIEW BY: CH

DRAWING NO.: A005



## THE LEGEND



## ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR INFORMATION ON CRZ AND RETENTION MEASURES.

ES

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VICTORIA, BC, V8Y 1T

REISSUED FOR REZONING & DEV  
ISSUED FOR REZONING & DEVELOPMENT  
REVISION

JECT ADDRESS:

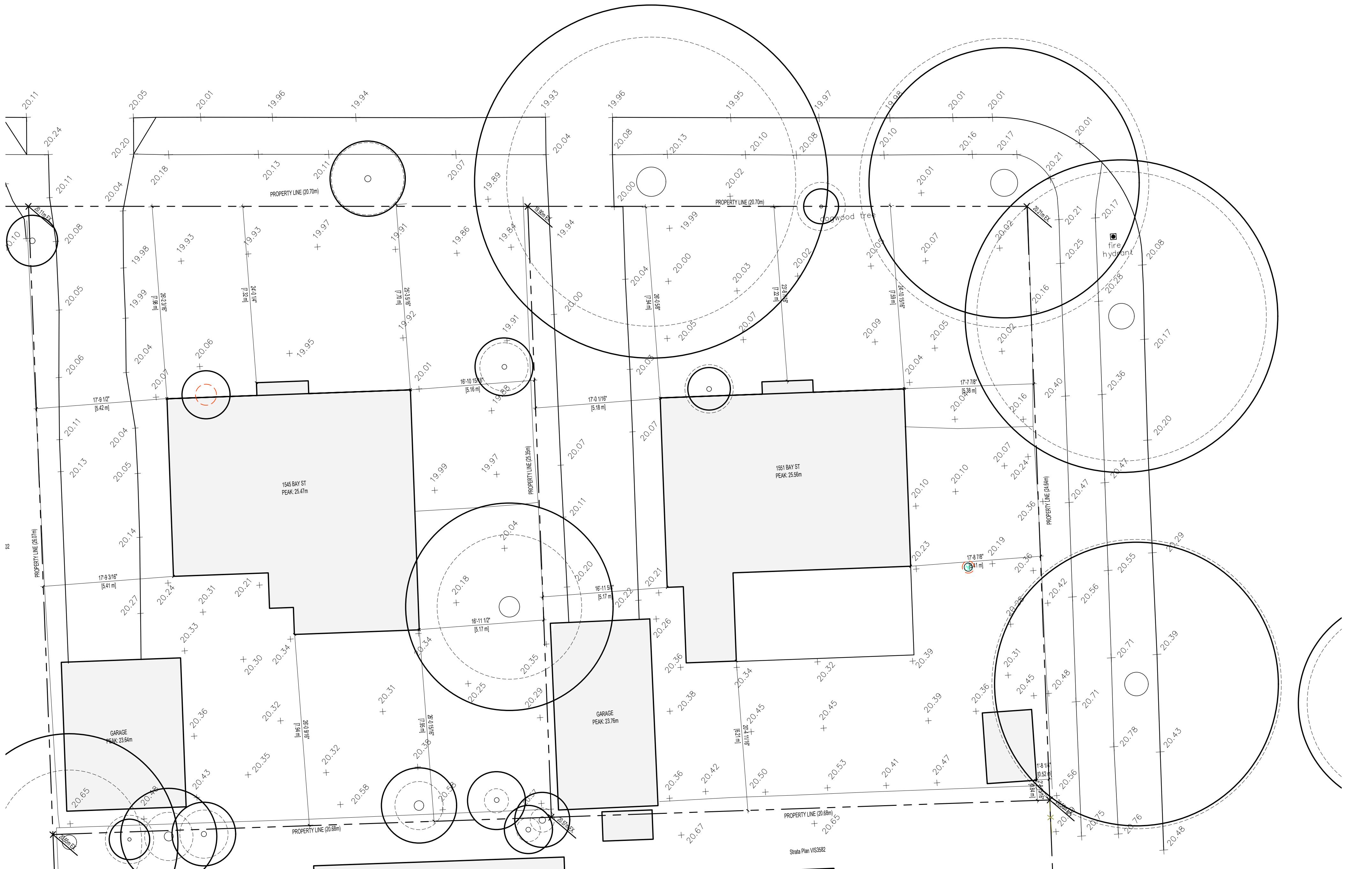


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78-584-0582 | [info@charch.ca](mailto:info@charch.ca) | [charch.ca](http://charch.ca)

## EXISTING SITE PLAN

ECT NO:	2403	DRAWN BY:	KG
E:	1:100	REVIEW BY:	CH

DRAWING NO: A101



# 1 EXISTING SITE PLAN

1:100

## PROJECT INFORMATION TABLE - 1551 &amp; 1545 BAY STREET

PR. #: 2403  
DATE: 29-Aug-25PROPERTY INFORMATION  
PROJECT ADDRESS  
LEGAL DESCRIPTION1551 & 1545 BAY STREET  
LOT 5, SECTION 75, VICTORIA DISTRICT, PLAN 7812  
LOT 4, SECTION 75, VICTORIA DISTRICT, PLAN 7812  
R-2 TWO SINGLE FAMILY DWELLINGS DISTRICT  
DPA 6A-GENERAL URBAN RESIDENTIAL  
HOUSING OPPORTUNITY URBAN PLACE

## BUILDING/SITE DATA

PROPOSED  
1,048.60 m<sup>2</sup> 11,287 sq.ft  
909.43 m<sup>2</sup> 9,789 sq.ft  
2,667.40 m<sup>2</sup> 28,713 sq.ft  
2,965.57 m<sup>2</sup> 31,814 sq.ft  
2,170.11 m<sup>2</sup> 23,359 sq.ftGROSS FLOOR AREA  
EFFICIENCY (% SALEABLE/GFA)  
FSR (PRE-ROAD DEDICATION)  
SITE COVERAGE % (PRE-ROAD DEDICATION)  
OPEN SITE SPACE % (PRE-ROAD DEDICATION)  
OPEN SITE SPACE % (POST-ROAD DEDICATION)  
HEIGHT OF BUILDING  
NUMBER OF STOREYS75%  
2.5  
2.9  
55%  
63%  
49%  
41%  
22.18 m 72.8 ft  
6

## TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)

2,667.40 m<sup>2</sup> 28,713 sq.ft

## GROSS RENTABLE FLOOR AREA

2,965.57 m<sup>2</sup> 31,814 sq.ft

## EFFICIENCY (% SALEABLE/GFA)

75%  
2.5

## FSR (PRE-ROAD DEDICATION)

2.5  
2.9

## SITE COVERAGE % (PRE-ROAD DEDICATION)

55%  
63%

## OPEN SITE SPACE % (PRE-ROAD DEDICATION)

49%  
41%

## OPEN SITE SPACE % (POST-ROAD DEDICATION)

41%  
33%  
22.18 m 72.8 ft  
6

## HEIGHT OF BUILDING

22.18 m 72.8 ft  
6

## NUMBER OF STOREYS

## BUILDING SETBACKS

FRONT YARD (BAY ST)  
EXTERIOR SIDE YARD (VICTOR ST)  
REAR YARD (WEST)  
INTERIOR SIDE YARD (SOUTH)1.50 m 4.9 ft  
2.27 m 7.4 ft  
2.35 m 7.7 ft  
3.98 m 13.1 ft

## PROPOSED

1.50 m 4.9 ft  
2.27 m 7.4 ft  
2.35 m 7.7 ft  
3.98 m 13.1 ft

## FRONT YARD (BAY ST)

1.50 m 4.9 ft

## EXTERIOR SIDE YARD (VICTOR ST)

2.27 m 7.4 ft

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2.35 m 7.7 ft

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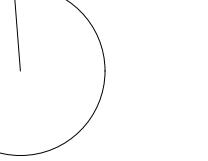
## PROPOSED

1.50 m 4.9 ft  
2.27 m 7.4 ft  
2.35 m 7.7 ft  
3.98 m 13.1 ft

## FRONT



## NORTH ARROW



## OTES

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PPICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

2	REISSUED FOR REZONING & DEVELOPMENT PERMIT	08/29/2018
1	ISSUED FOR REZONING & DEVELOPMENT PERMIT	01/27/2018
O.	REVISION	M/D/Y
PROJECT NAME		

PROJECT ADDRESS:  
551 & 1545 BAY ST.  
VICTORIA, BC V8B 2B2

# —CHA

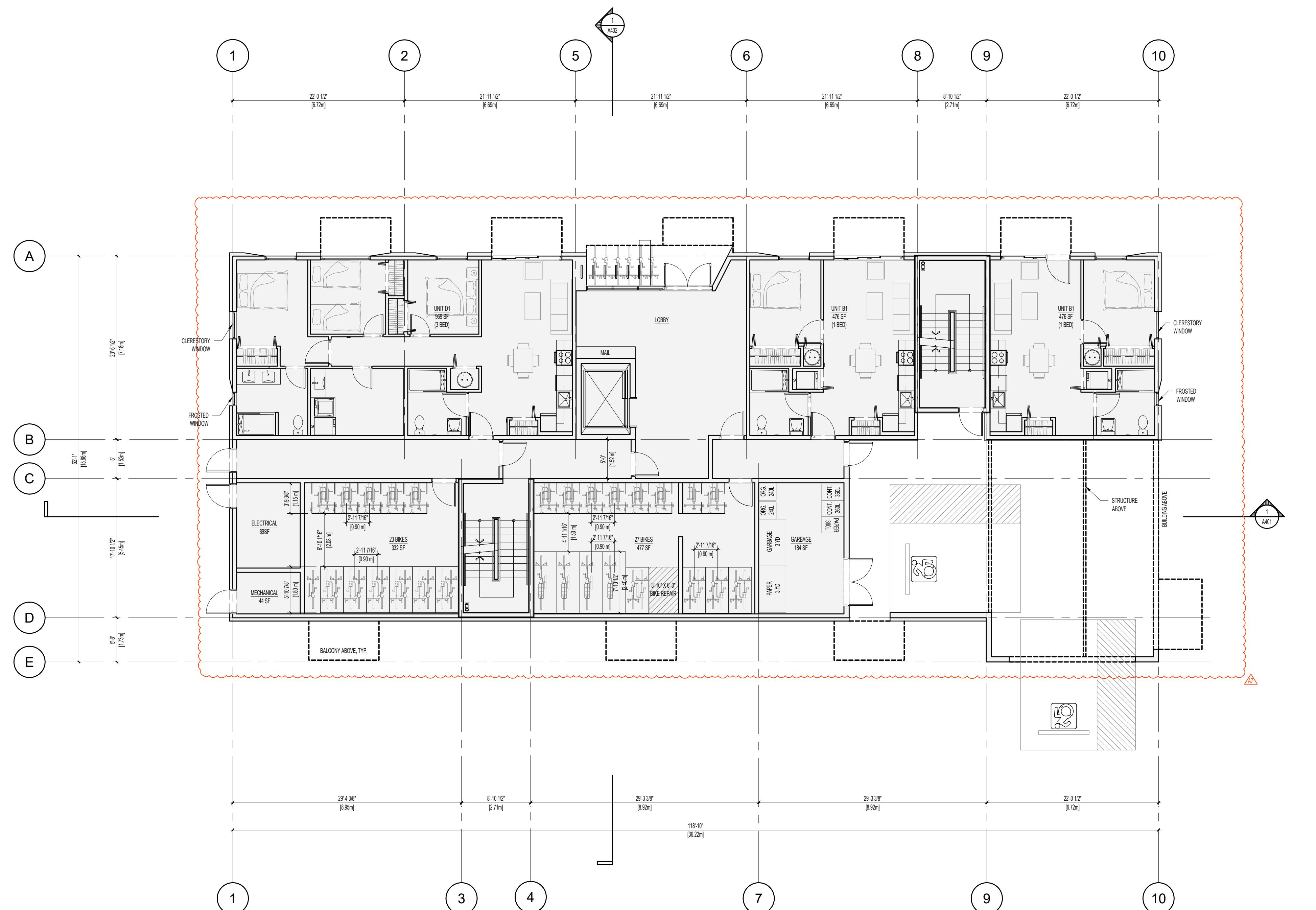
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3-584-0582 | [info@church.ca](mailto:info@church.ca) | [church.ca](http://church.ca)

DRAWING TITLE:

# LEVEL 1 PLAN

PROJECT NO:	2403	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO. 7-123



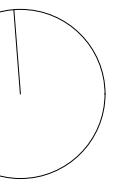


# LEVEL 1 PLAN

1:100



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APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

2	REISSUED FOR REZONING & DEVELOPMENT PERMIT	08/29/2018
1	ISSUED FOR REZONING & DEVELOPMENT PERMIT	01/27/2018
0	REVISION	M/D/2018

# VICTORIA, BC

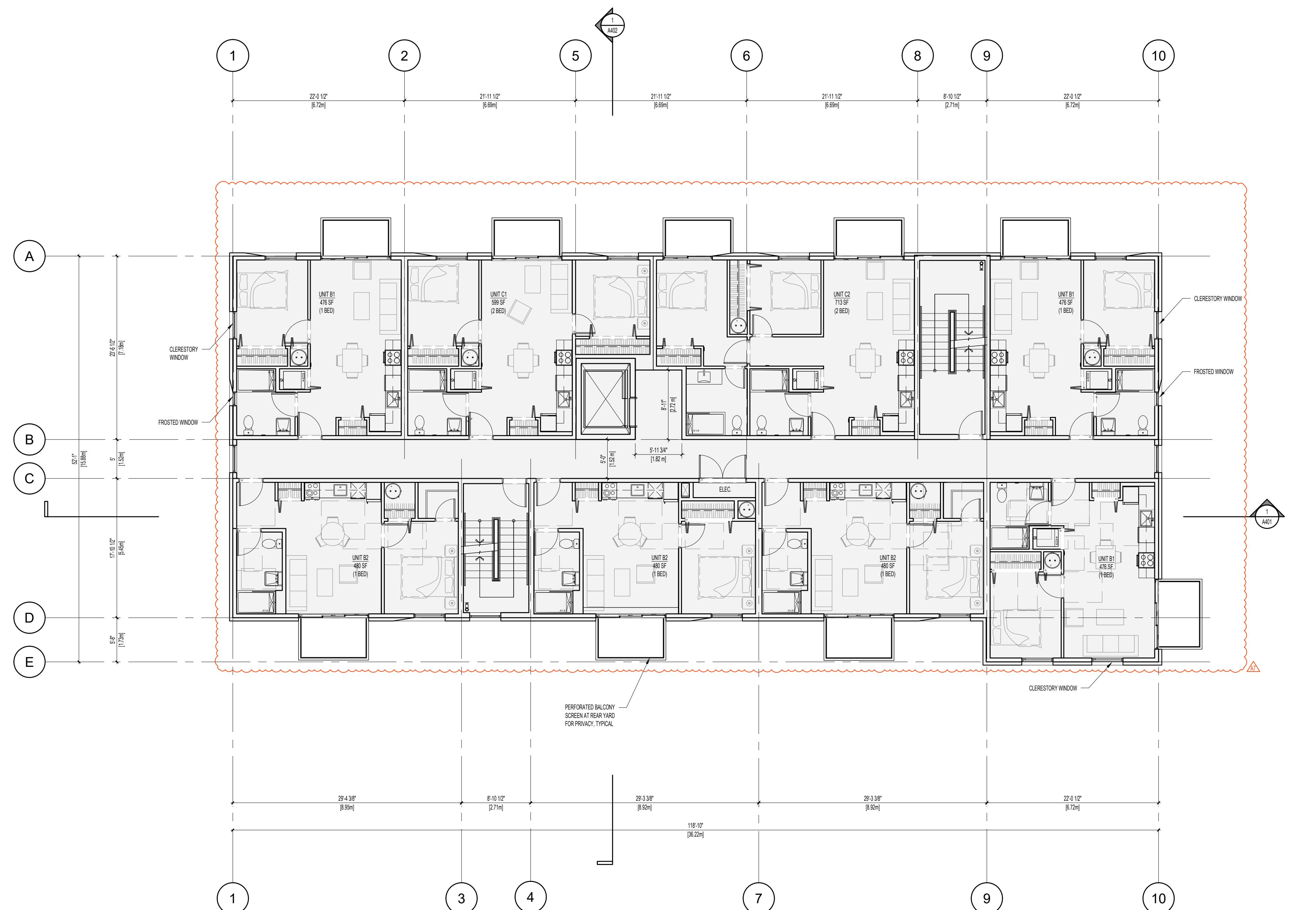


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## LEVEL 2-5 PLAN

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DRAWING NO: A20





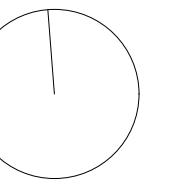
# LEVEL 2-5 PLAN

1:100

SEAL



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APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

02 REISSUED FOR REZONING & DEVELOPMENT PERMIT 08/29/2025  
01 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/27/2025  
NO. REVISION M/D/Y

PROJECT NAME

1551 & 1545 BAY ST.  
VICTORIA, BC

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3

**CHA**

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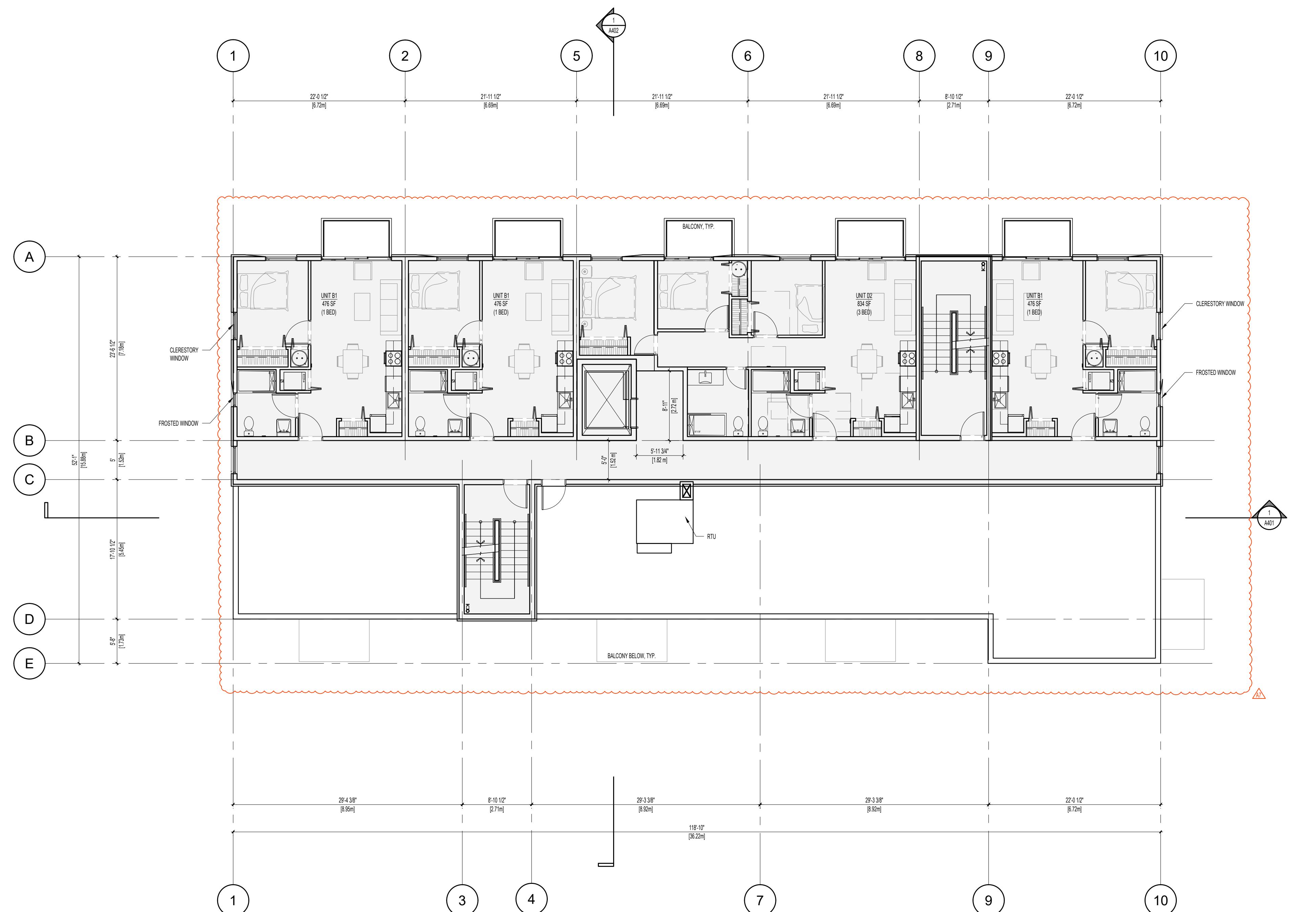
DRAWING TITLE:

LEVEL 6 PLAN

PROJECT NO. 2403 DRAWN BY: KG

SCALE: 1:100 REVIEW BY: CH

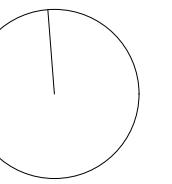
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APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

02 REISSUED FOR REZONING & DEVELOPMENT PERMIT 08/29/2025  
01 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/27/2025  
NO. REVISION M/D/Y

PROJECT NAME

**1551 & 1545 BAY ST.  
VICTORIA, BC**

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3



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778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

**ROOF PLAN**

PROJECT NO. 2403 DRAWN BY: KG

SCALE: 1:100 REVIEW BY: CH

DRAWING NO.

A204

SEAL



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

LEGEND

DROPPED CEILING / BULKHEAD, 7'8" A.F.F. U.O.

APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

02 REISSUED FOR REZONING & DEVELOPMENT PERMIT 08/29/2025  
01 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/27/2025  
NO. REVISION M/D/Y  
PROJECT NAME

1551 & 1545 BAY ST.  
VICTORIA, BC

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3

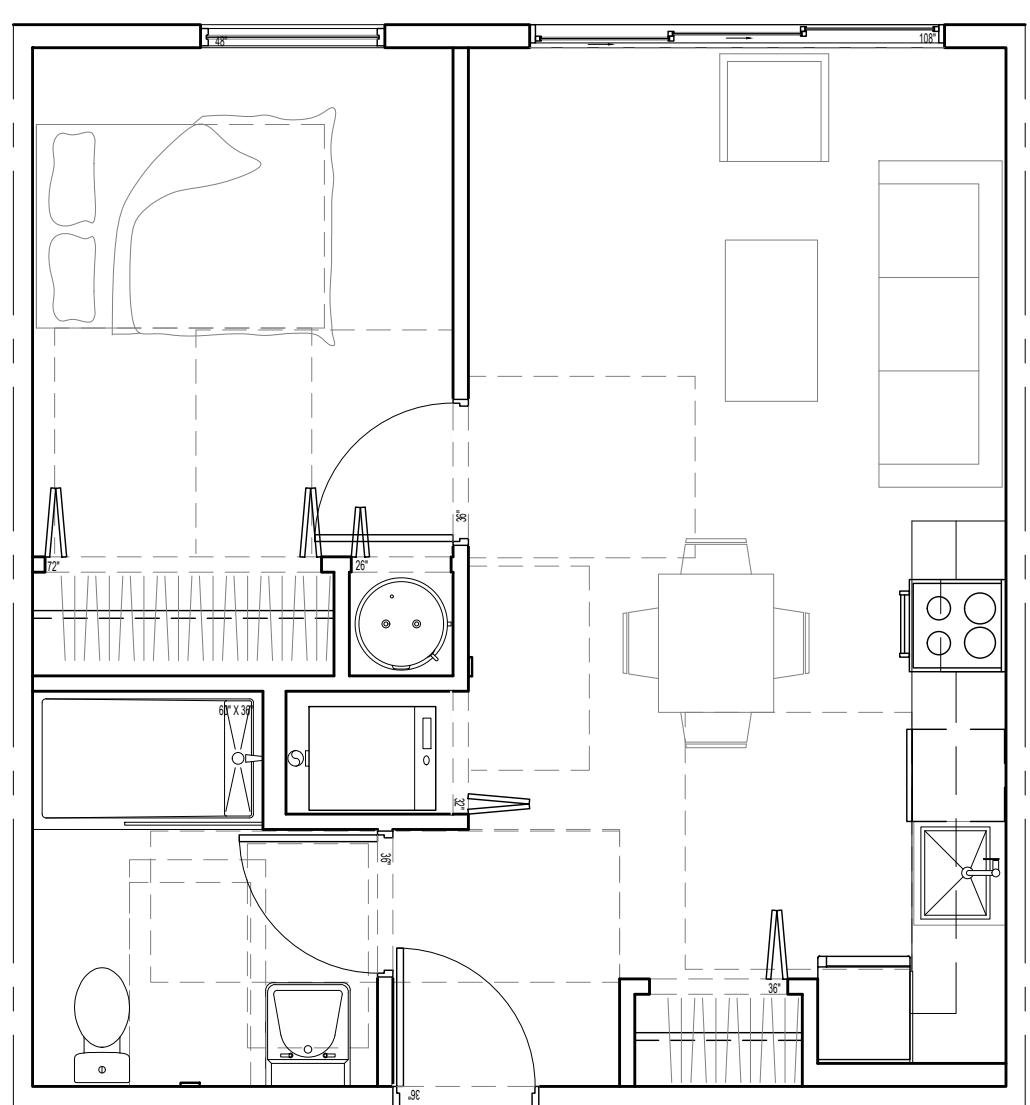
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778-584-0582 | info@charch.ca | charch.ca

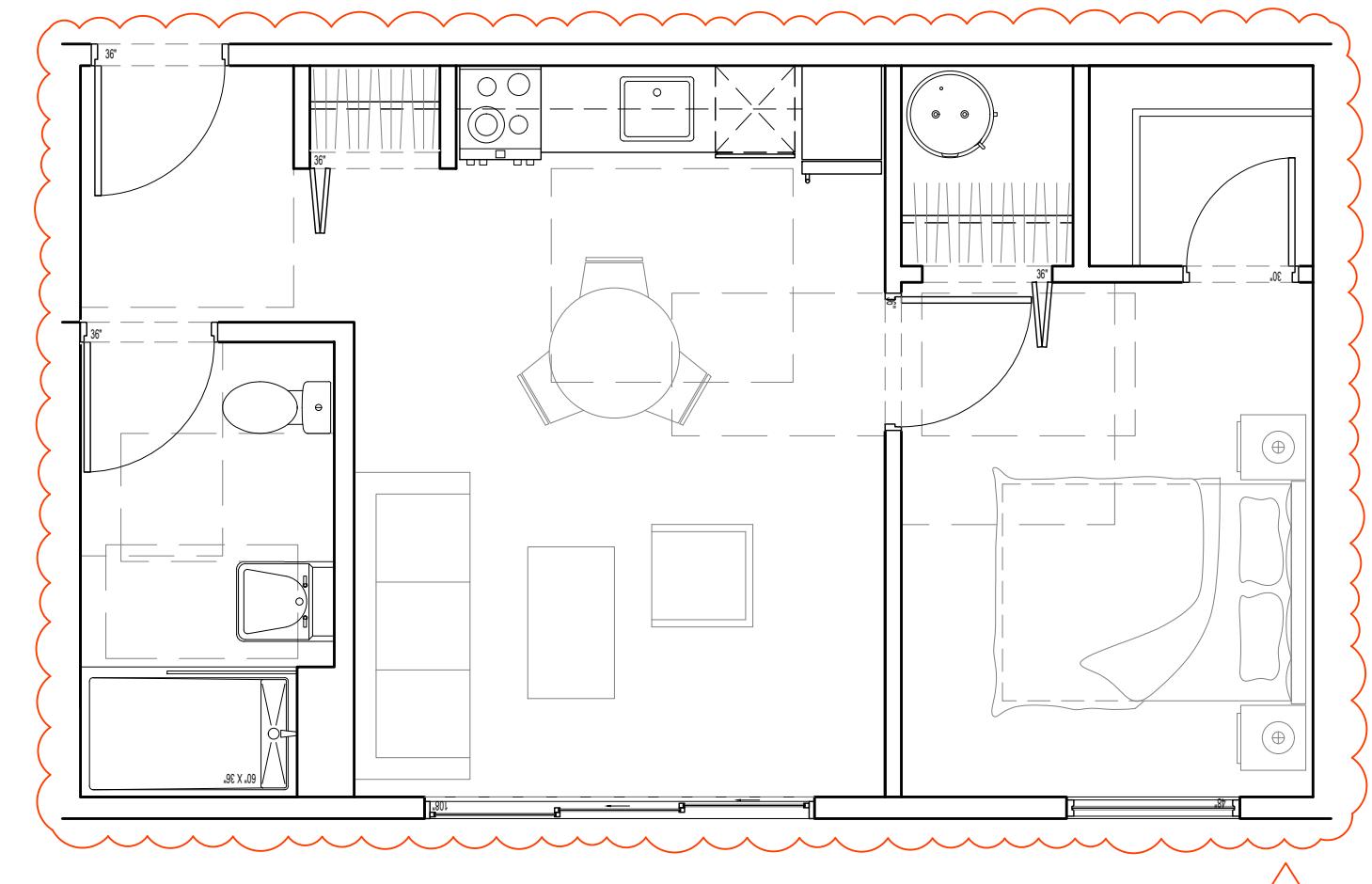
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UNIT PLANS

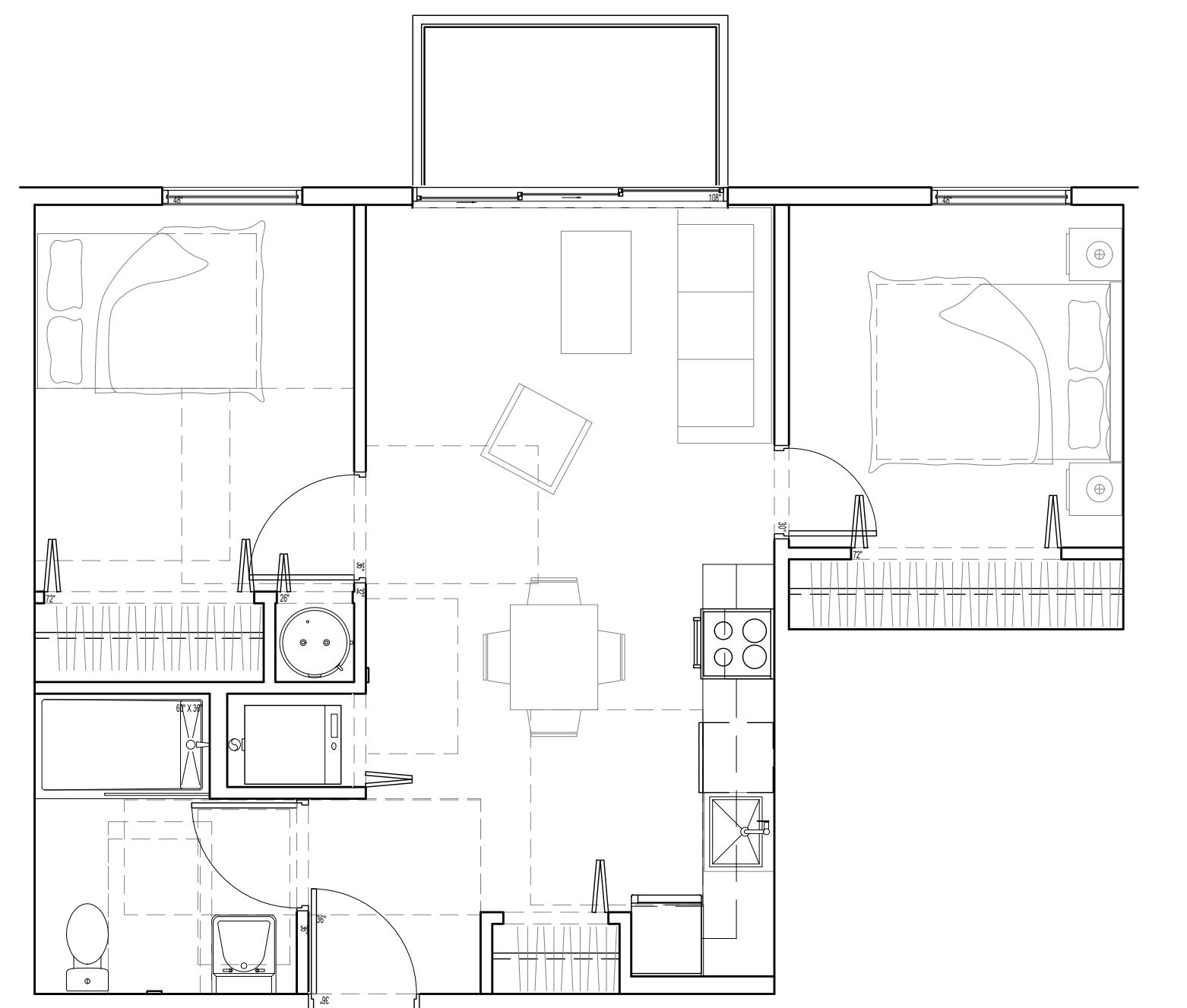
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SCALE:	1:50	REVIEW BY:	CH
DRAWING NO. A211			



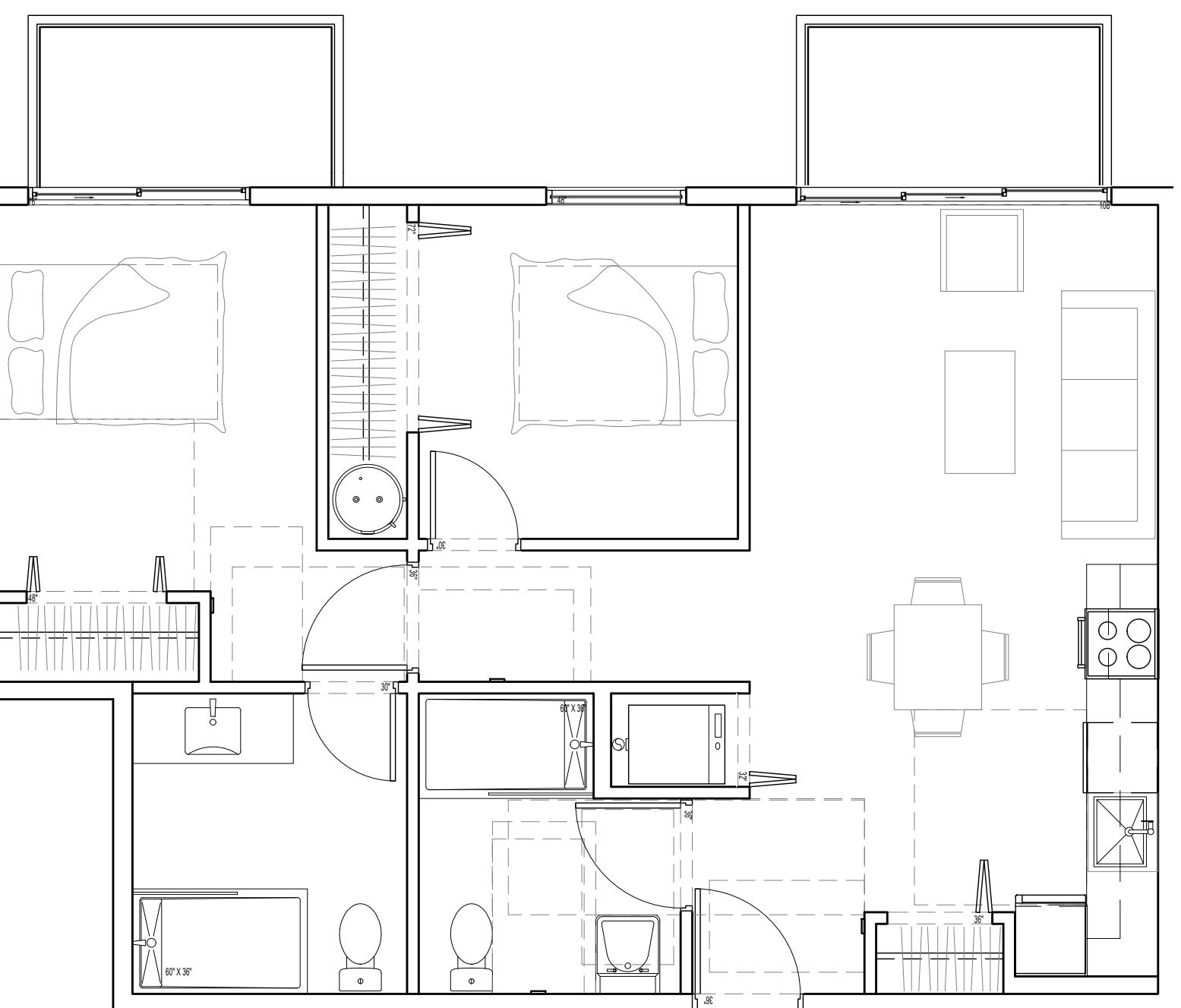
1 UNIT B1  
1 BED (476 sf / 44.22 m2)



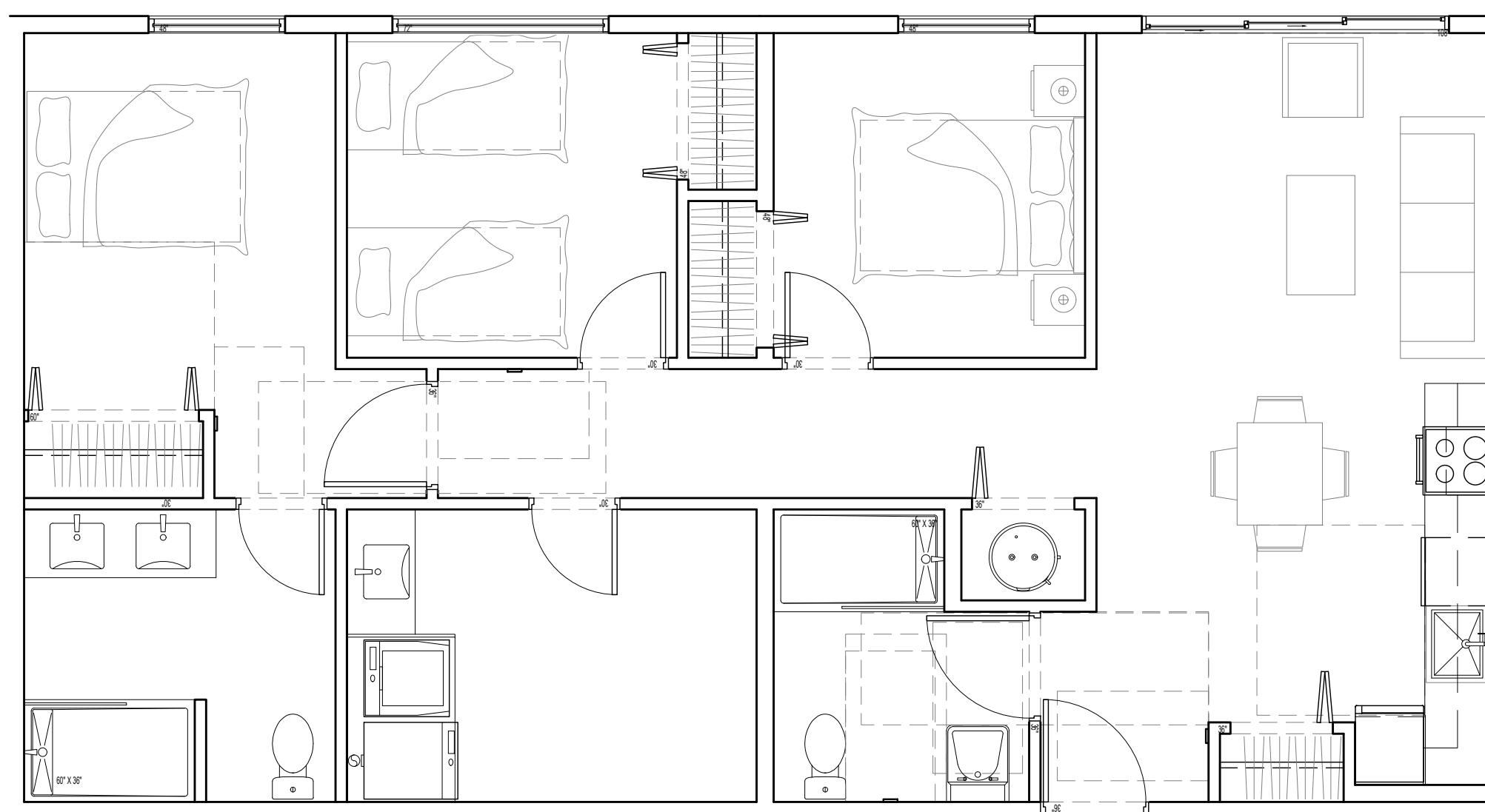
2 UNIT B2  
1 BED (480 sf / 44.59 m2)



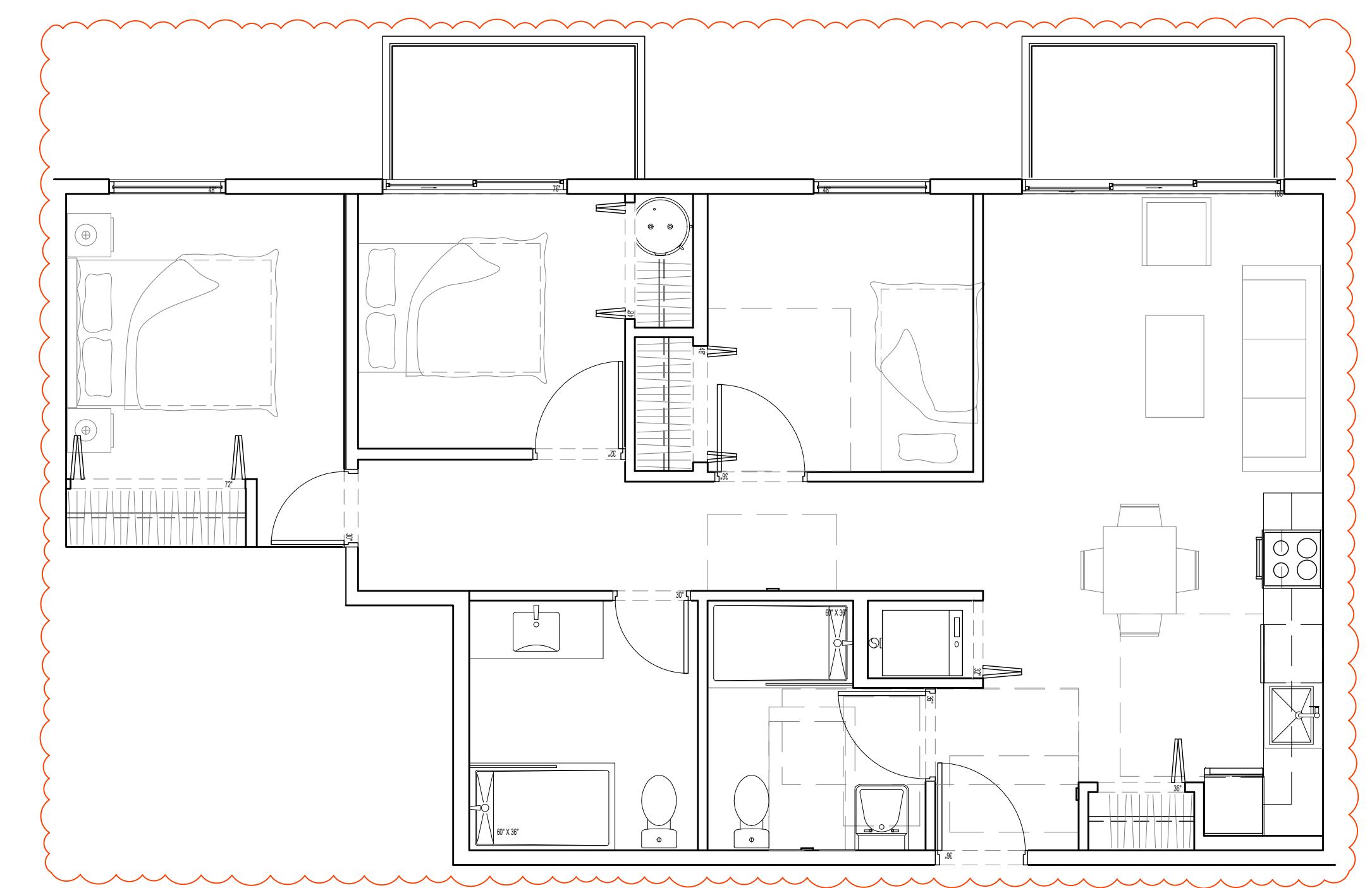
3 UNIT C1  
2 BED (599 sf / 55.65 m2)



4 UNIT C2  
2 BED (713 sf / 66.24 m2)



5 UNIT D1  
3 BED (969 sf / 90.02 m2)



6 UNIT D2  
3 BED (834 sf / 77.48 m2)



**EAST ELEVATION**

1

A302

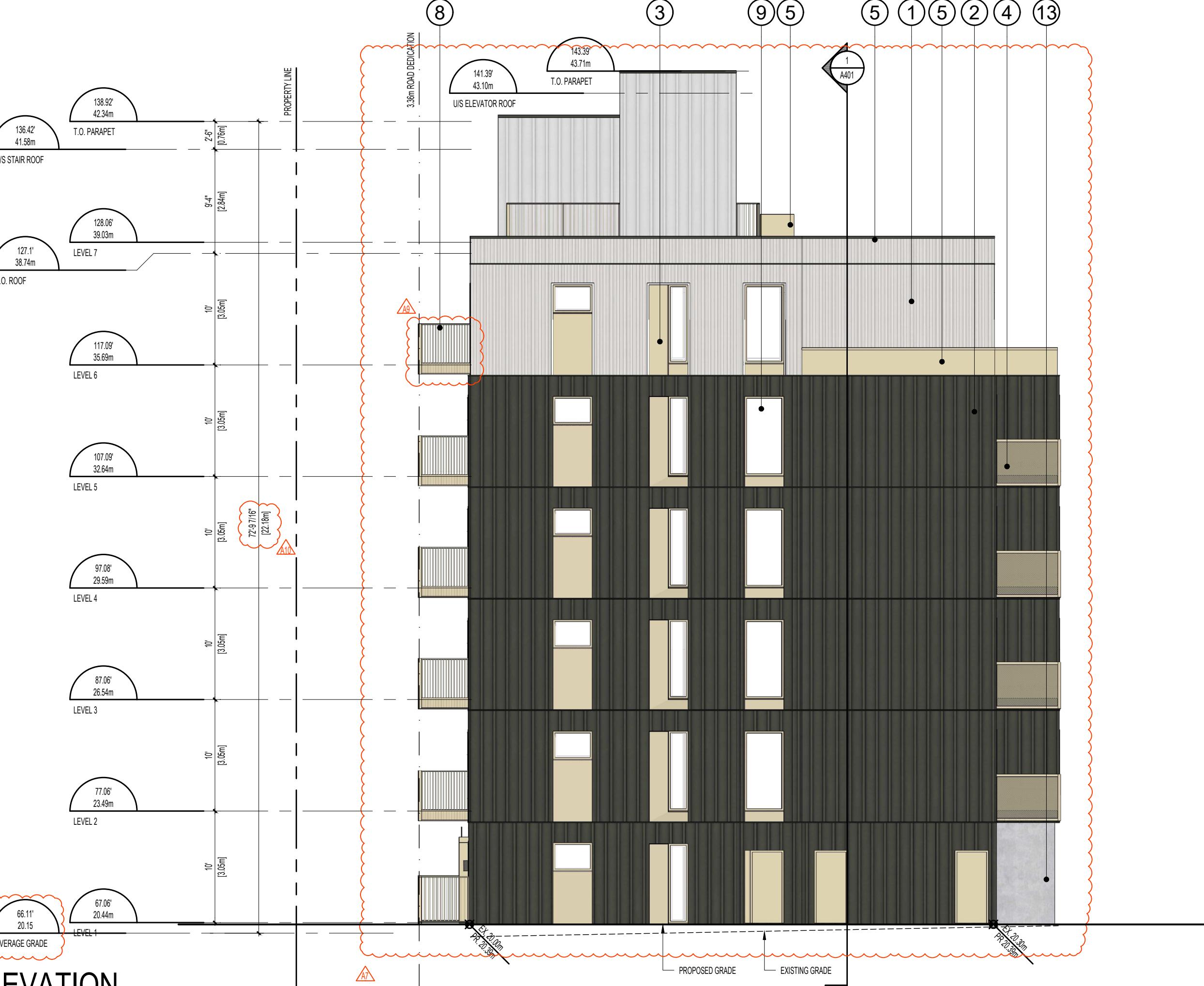
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**WEST ELEVATION**

2

A302

1:100



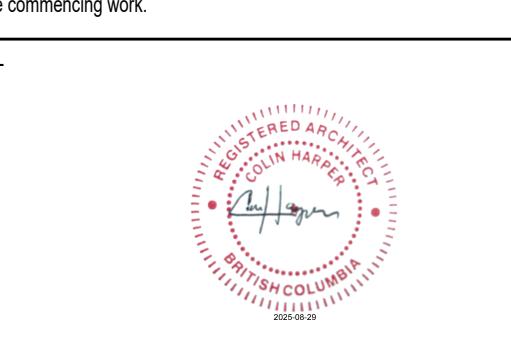
LEGEND

MATERIAL  
1. CERACLO 8' REVEAL  
2. 12' BOX ROOF METAL PANEL (W/ 2' EXT INSULATION)  
3. 4 GA. FACE MOUNTED METAL PANEL  
4. FIBERGLASS METAL GURD  
5. BRAKE METAL FLASHING  
6. SOLID WOOD DOOR  
7. SOURCE LIGHT  
8. CUSTOM METAL POCKET GUARDRAIL  
9. VINYL WINDOW/DOOR  
10. METAL SIGNAGE  
11. METAL CANOPY  
12. STOREFRONT GLAZING  
13. ARCHITECTURAL CONCRETE

FINISH  
OFF-WHITE / FACTORY FINISH  
IRON ORE / FACTORY FINISH  
BEIGE / PRE-PAINTED  
BEIGE / PAINTED  
BEIGE / CLEAR  
BEIGE OR GREY / FACTORY FINISH  
BEIGE / FACTORY FINISH  
BEIGE / PRE-PAINTED  
BEIGE / FACTORY FINISH  
BEIGE / PRE-PAINTED  
BEIGE / FACTORY FINISH  
CLEAR SEAL

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SEAL



NORTH ARROW

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APPLICANT: LIDA HOMES INC.

250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

02 REISSUED FOR REZONING & DEVELOPMENT PERMIT 08/29/2025  
01 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/27/2025  
NO. REVISION M/D/Y

PROJECT NAME

**1551 & 1545 BAY ST.  
VICTORIA, BC**

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3



1639 Fairfield Road, Victoria, BC, V8S 1G9  
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

**ELEVATIONS**

PROJECT NO. 2403

DRAWN BY: KG

SCALE: 1:100

REVIEW BY: CH

DRAWING NO. A302

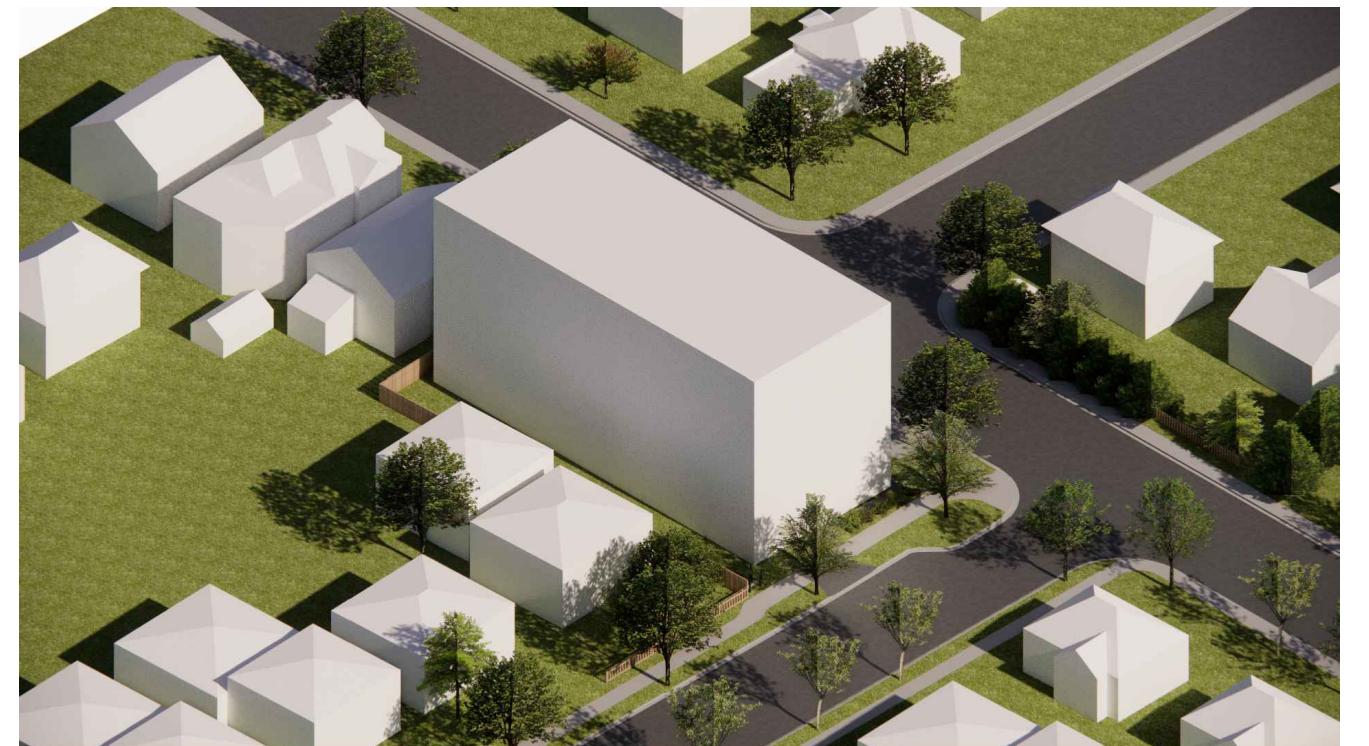
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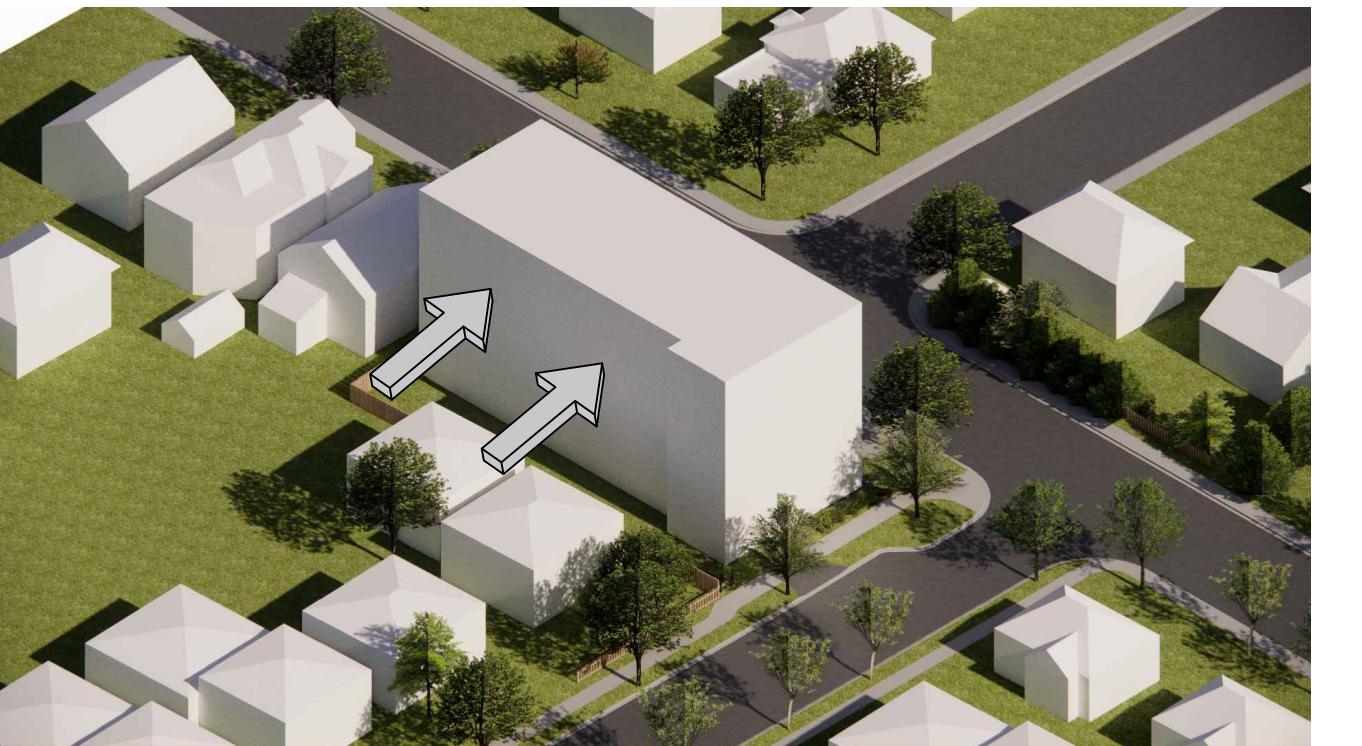
NORTH ARROW

NOTES

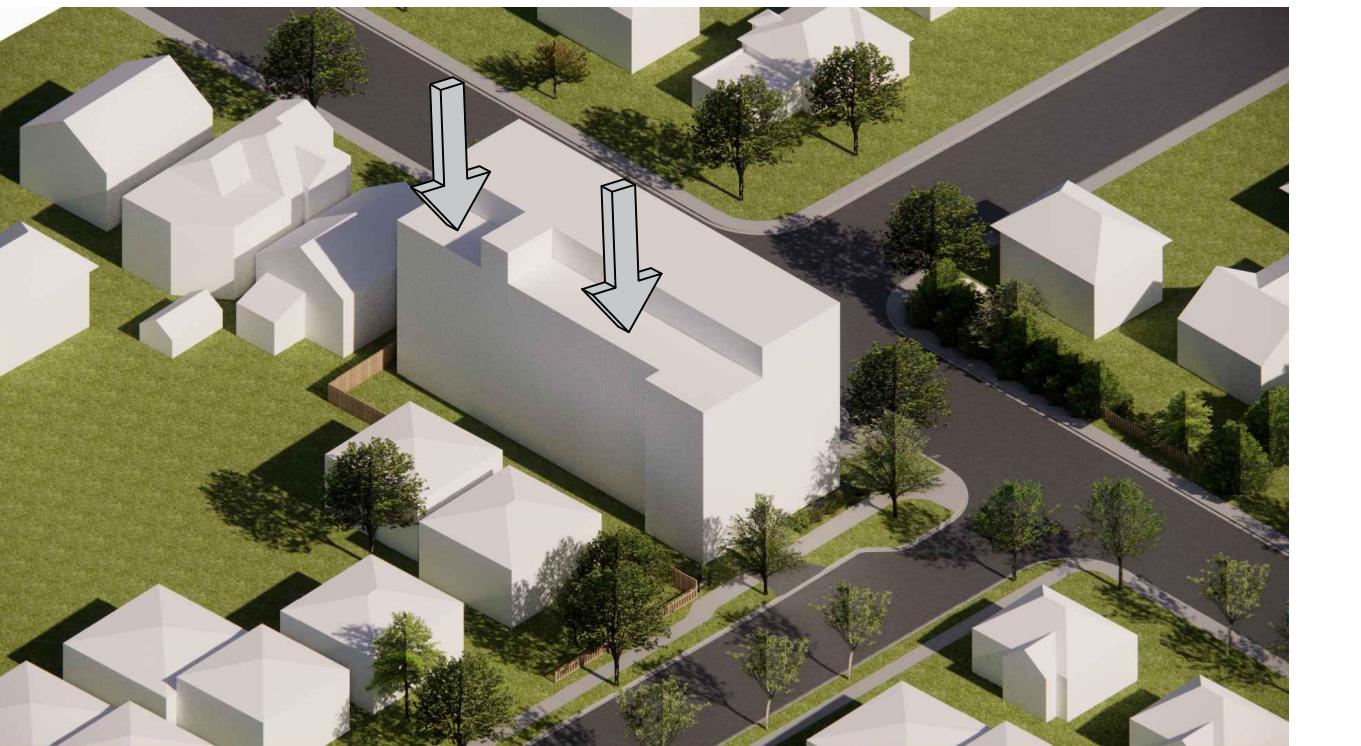
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SIMPLE FORM



L-SHAPE TO PROVIDE INCREASED SETBACKS AT REAR YARD

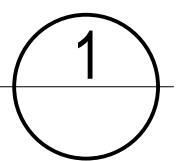


STEPBACK AT LEVEL 6 TO ADDRESS TRANSITION IN SCALE TO ADJACENT PROPERTIES

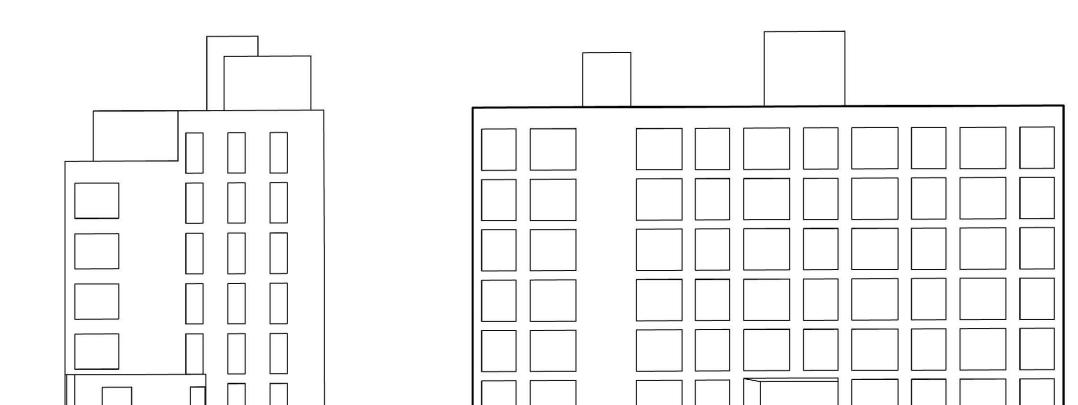


RICH AND SUBTLE FAÇADE  
(IMPLEMENTING A SIMPLE FORM ALLOWS US TO ALLOCATE CONSTRUCTION BUDGET TO A MORE SOPHISTICATED FAÇADE WITH HIGHER QUALITY MATERIALS AND DETAILING.)

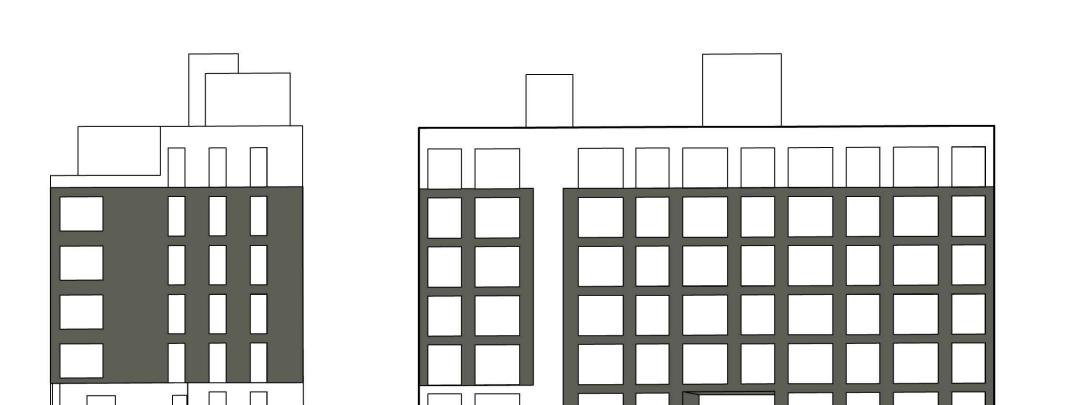
## 1 DESIGN RATIONALE



### 1.1 DESIGN RATIONALE



CLADDING GRID



BREAK UP FAÇADE TO EMPHASIZE CORNER AND REINFORCE STEPBACK AT UPPER FLOORS



PANEL PATTERN

## 2 FACADE TREATMENT



### 2.1 FACADE TREATMENT

APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

02 REISSUED FOR REZONING & DEVELOPMENT PERMIT 08/29/2025  
01 ISSUED FOR REZONING & DEVELOPMENT PERMIT 01/27/2025  
NO. REVISION M/D/Y

PROJECT NAME  
1551 & 1545 BAY ST.  
VICTORIA, BC

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3

**CHA**

1639 Fairfield Road, Victoria, BC, V8S 1G9  
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:  
DESIGN RATIONALE

PROJECT NO. 2403 DRAWN BY: KG  
SCALE: N/A REVIEW BY: CH

DRAWING NO. A303

SEAL



NORTH ARROW

NOTES

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APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5



1 FRONT ELEVATION  
N/A



2 NORTHEAST CORNER  
N/A



3 SOUTHEAST CORNER  
N/A



4 MAIN ENTRANCE  
N/A

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VICTORIA, BC**

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1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3

**CHA**

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DRAWING TITLE:  
**RENDERS**

PROJECT NO. 2403 DRAWN BY: KG  
SCALE: N/A REVIEW BY: CH

DRAWING NO. A304

SEAL



NORTH ARROW

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250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

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PROJECT NAME

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VICTORIA, BC**

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3



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778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

**MATERIAL BOARD**

PROJECT NO. 2403 DRAWN BY: KG

SCALE: N/A REVIEW BY: CH

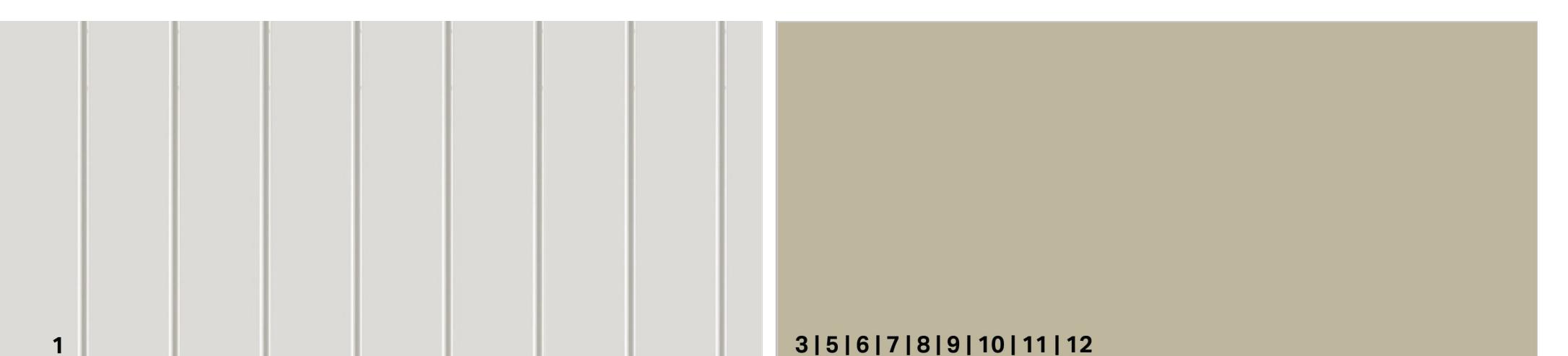
DRAWING NO.

A305



**1 MATERIAL KEY**

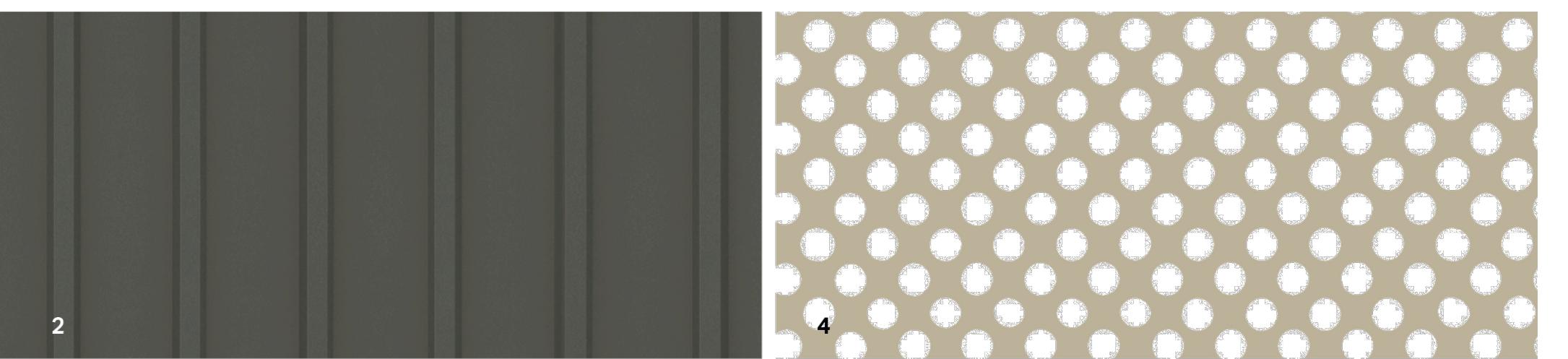
N/A



LEGEND

MATERIAL	FINISH
1. 24GA 8'x8' SHEET	OFFWHITE FACTORY FINISH
2. 12.5MM RIB METAL PANEL (W/ 2" EXT INSULATION)	IRON ORE / FACTORY FINISH
3. 4 GA FACE MOUNTED METAL PANEL	BEIGE / PRE-PAINTED
4. PERFORATED METAL GUARD	BEIGE / PRE-PAINTED
5. BRAKE METAL FLASHER	BEIGE OR GREY / FACTORY FINISH
6. DOOR & DOOR	BEIGE / PRE-PAINTED
7. SCONCE LIGHTING	BEIGE / FACTORY FINISH
8. CUSTOM METAL PICKET GUARDRAIL	BEIGE / PRE-PAINTED
9. VINYL WINDOW/DOOR	BEIGE / FACTORY FINISH
10. METAL DOOR	BEIGE / FACTORY FINISH
11. METAL CANOPY	BEIGE / PRE-PAINTED
12. STOREFRONT GLAZING	BEIGE / FACTORY FINISH
13. ARCHITECTURAL CONCRETE	CLEAR SEAL

3|5|6|7|8|9|10|11|12



MATERIAL	FINISH
1. 24GA 8'x8' SHEET	OFFWHITE FACTORY FINISH
2. 12.5MM RIB METAL PANEL (W/ 2" EXT INSULATION)	IRON ORE / FACTORY FINISH
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9. VINYL WINDOW/DOOR	BEIGE / FACTORY FINISH
10. METAL DOOR	BEIGE / FACTORY FINISH
11. METAL CANOPY	BEIGE / PRE-PAINTED
12. STOREFRONT GLAZING	BEIGE / FACTORY FINISH
13. ARCHITECTURAL CONCRETE	CLEAR SEAL

3|5|6|7|8|9|10|11|12

**2 MATERIAL BOARD**

N/A

SEAL



NORTH ARROW

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APPLICANT: LIDA HOMES INC.  
250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

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NO. REVISION M/D/Y

PROJECT NAME

1551 & 1545 BAY ST.  
VICTORIA, BC

PROJECT ADDRESS:  
1551 & 1545 BAY ST.  
VICTORIA, BC, V8R 2B3



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778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

SECTIONS

PROJECT NO. 2403

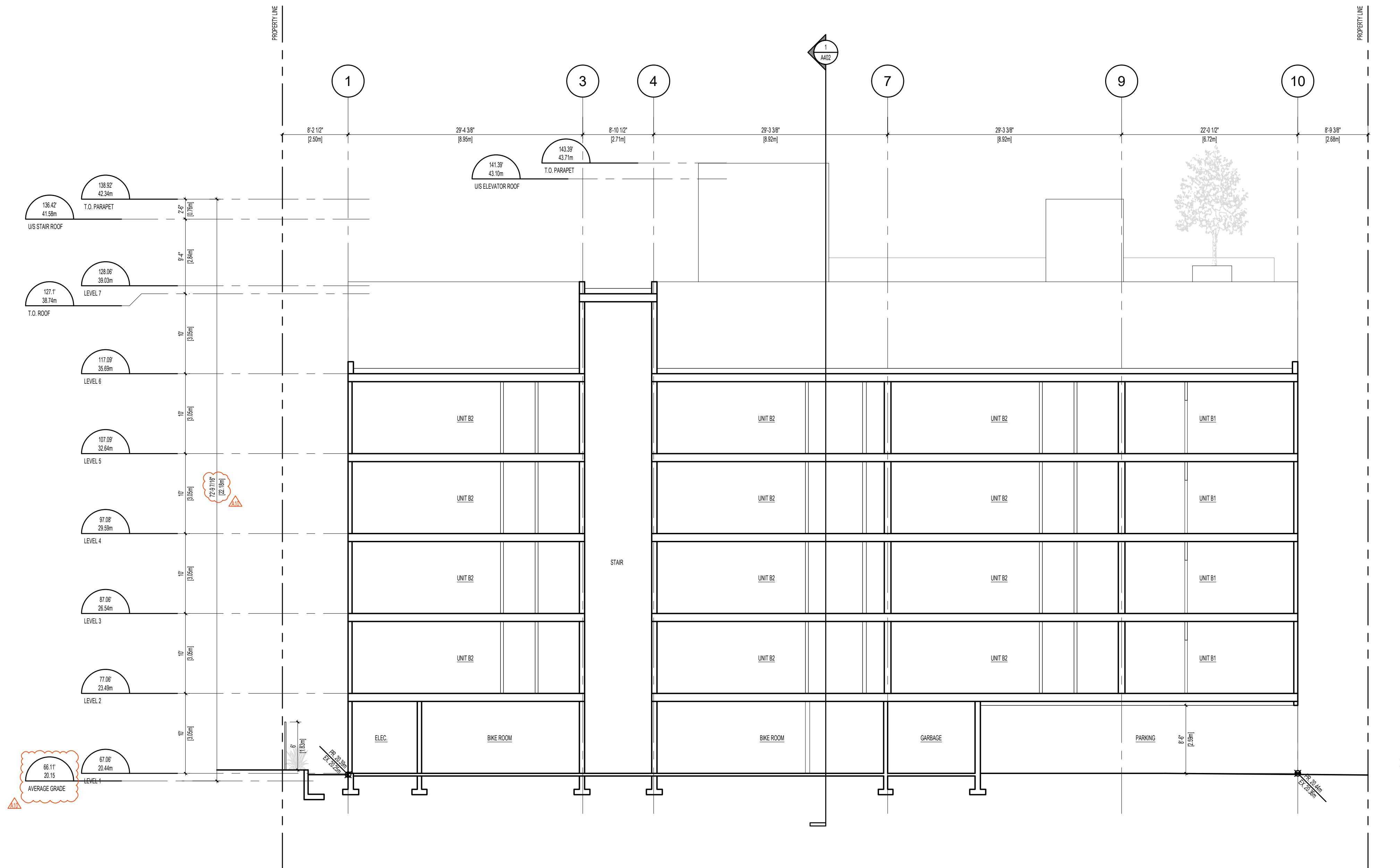
DRAWN BY: KG

SCALE: 1:100

REVIEW BY: CH

DRAWING NO.

A401



SEAL



NORTH ARROW

NOTES

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250-440-5432  
6105 PATRICIA BAY HWY  
VICTORIA, BC, V8Y 1T5

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PROJECT NAME

1551 & 1545 BAY ST.  
VICTORIA, BC

PROJECT ADDRESS:  
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VICTORIA, BC, V8R 2B3

**CHA**

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DRAWING TITLE:

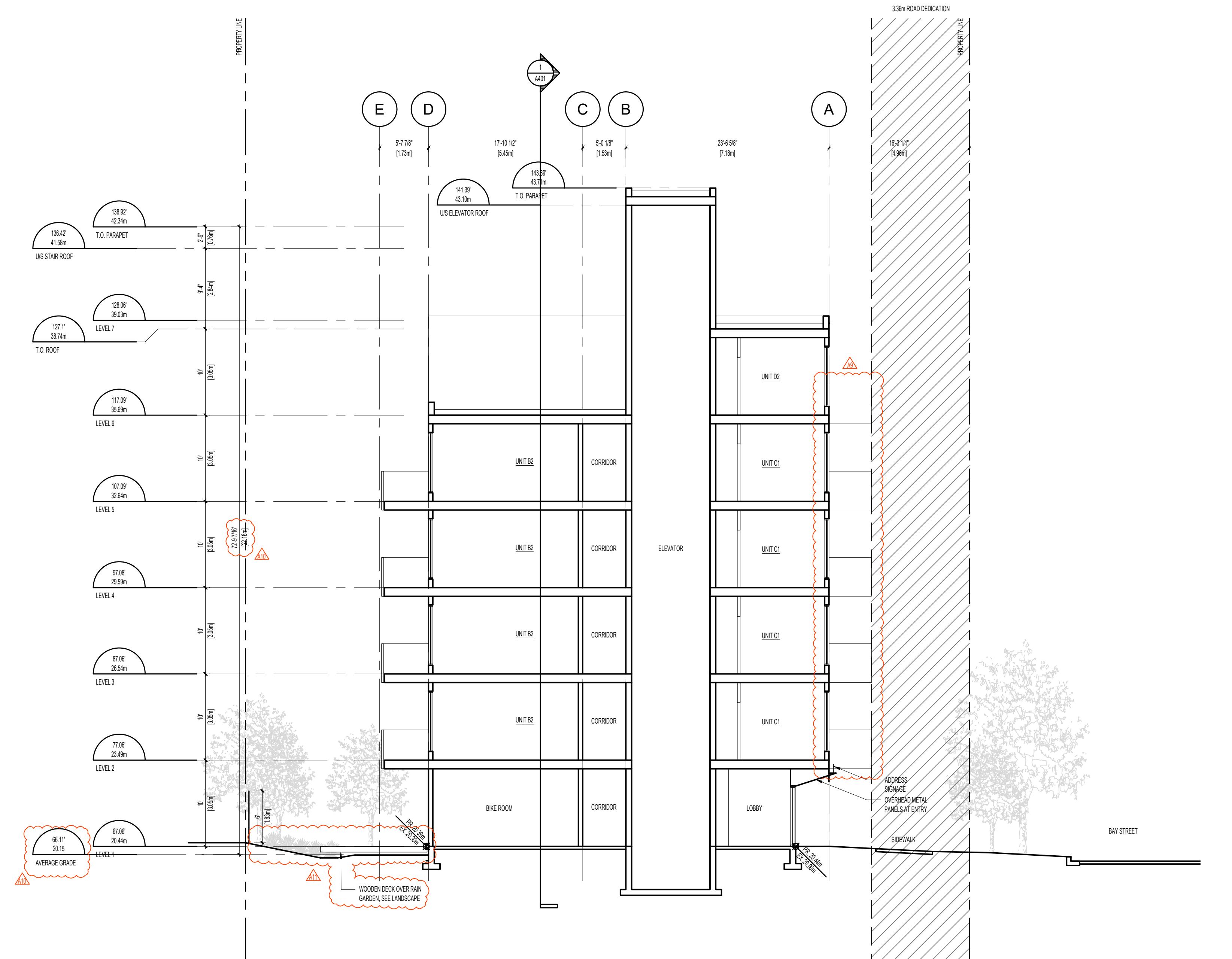
SECTIONS

PROJECT NO. 2403 DRAWN BY: KG

SCALE: 1:100 REVIEW BY: CH

DRAWING NO.

A402

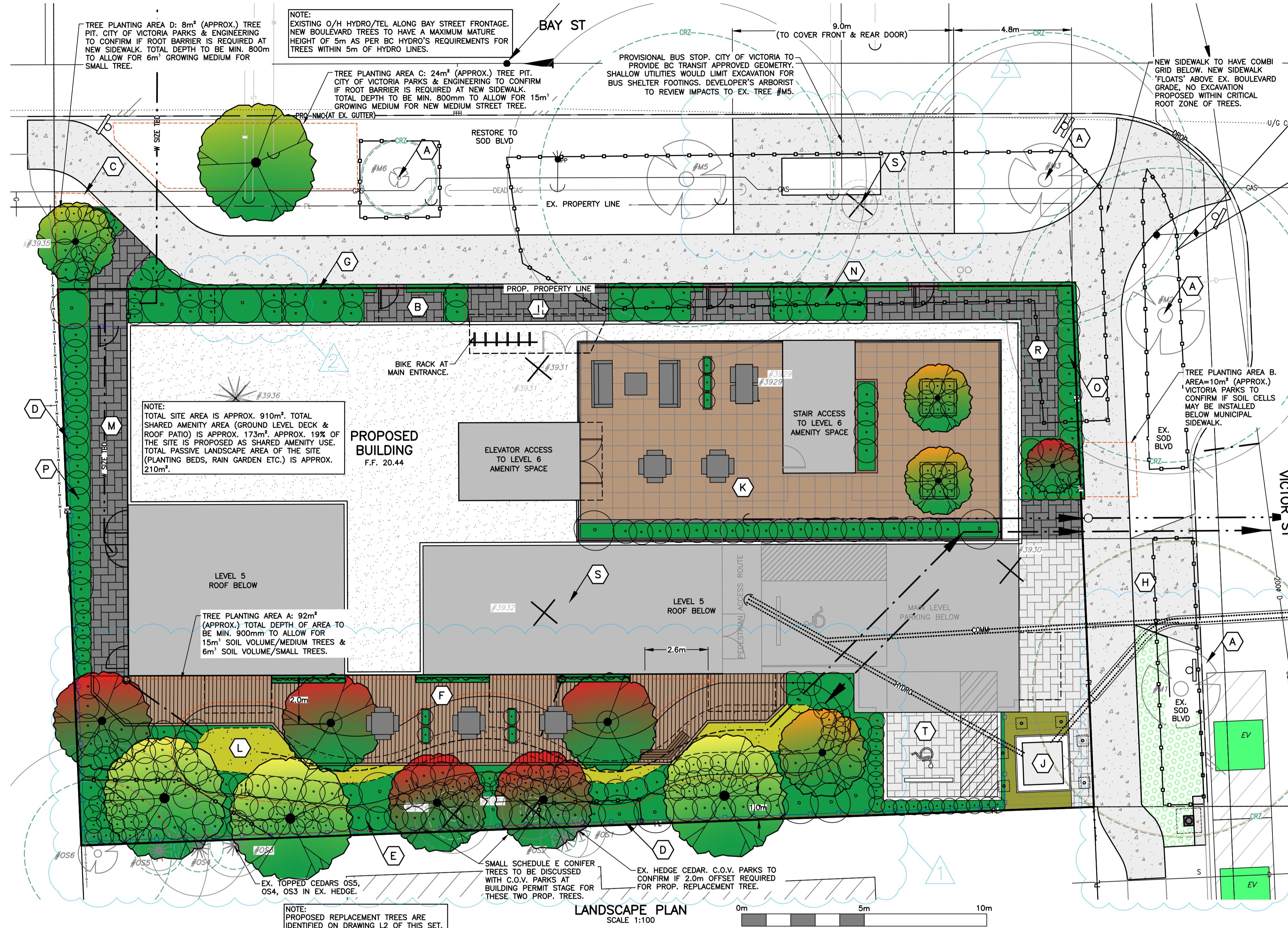


PROJECT NO. 2403 DRAWN BY: KG

SCALE: 1:100 REVIEW BY: CH

DRAWING NO.

A402



## KEY NOTES

- A** EXISTING TREE TO BE PROTECTED & RETAINED. TREE PROTECTION FENCING TO CITY OF VICTORIA STANDARDS TO BE ERECTED PRIOR TO ANY SITE WORK.
- B** PROPOSED PRIVATE ENTRANCE C/W PERMEABLE PAVERS. GATE REQUIRED.
- C** PLANTING BED C/W SCHEDULE E STREET TREE. SHRUBS TO INCLUDE DROUGHT TOLERANT SHRUBS, PERENNIALS & ORNAMENTAL GRASSES. PLANTING BED ON MUNICIPAL PROPERTY TO BE IRRIGATED & MAINTAINED BY PRIVATE OWNER/STRATA IN PERPETUITY.
- D** PROP. 1.8m Ht. PERIMETER WOOD FENCE AT PROPERTY LINE.
- E** PERIMETER PLANTING BED C/W NATIVE SHRUBS & SPECIMEN TREES. PROPOSED REPLACEMENT TREES ARE IDENTIFIED ON THE PLANTING PLAN. REFER TO DWG L2 THIS SET FOR ADDITIONAL INFORMATION.
- F** PROP. RESIDENT AMENITY DECK OVER RAIN GARDEN C/W TIMBER SEATING BENCHES, PATIO TABLES, RAISED RESIDENT HERB GARDENS AND WALL MOUNTED CABLE TRELLISES C/W CLIMBING VINES.
- G** 1.2m Ht. PICKET STYLE METAL FENCE AT FRONTAGES. GATES REQUIRED AT PRIVATE ENTRANCES. TYPICAL.
- H** DRIVEWAY ACCESS C/W PERMEABLE PAVERS. REFER TO CALID SERVICES LTD. CIVIL DRAWING SET FOR INFORMATION.
- I** MAIN BUILDING ENTRANCE C/W PERMEABLE UNIT PAVERS. BIKE RACK TO BE MOUNTED TO CONCRETE PAD WITH TAMPER-PROOF HARDWARE. BIKE RACK SIZE TO ALLOW FOR UTILITY BIKES AND E-BIKES.
- J** SCHEMATIC PMT LOCATION. NO PLANTING TO BE WITHIN 1.2m OF PMT AS PER BY HYDRO REQUIREMENTS. GRASS GRID PAVER
- K** ROOF TOP RESIDENT AMENITY PATIO C/W OUTDOOR COUCHES & DINING TABLES. AREA TO INCLUDE RESIDENT HERB GARDEN C/W TIMBER PLANTERS, SMALL FRUIT TREES IN PRE-FABRICATED PLANTERS AND A 1.0m Ht. PLANTER WITH SCREEN HEDGE. IRRIGATION SYSTEM REQUIRED FOR ALL PLANTERS.
- L** PROP. PLANTED RAIN GARDEN STORM WATER MANAGEMENT FEATURE C/W NATIVE SHRUBS & TREES.
- M** PROP. PERMEABLE UNIT PAVER WALKWAY TO BAY ST. SIDEWALK. GATE C/W LOCKING MECHANISM REQUIRED.
- N** PROP. PLANTING BED AT PATIO C/W SHADE TOLERANT FLOWERING SHRUBS.
- O** VICTOR ST. FRONTAGE PLANTING BED C/W FLOWERING PERENNIAL BORDER AT BACK OF SIDEWALK, COLUMNAR SPECIMEN TREE & SHRUBS. PLANTING WITHIN MUNICIPAL BOULEVARD TO BE IRRIGATED & MAINTAINED BY PRIVATE OWNER/STRATA IN PERPETUITY.
- P** PERIMETER PLANTING BED C/W NATIVE SHRUBS & GROUNDCOVERS.
- Q** EX. SOD BOULEVARD TO BE RESTORED WITH 150mm TOPSOIL & SOD AT NEW SIDEWALK/DISTURBED AREAS. REFER TO CALID SERVICES CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- R** PRIVATE PATIO C/W PERMEABLE UNIT PAVERS. EDGE RESTRAINT REQUIRED AT LANDSCAPE AREAS.
- S** EX. TREE TO BE REMOVED. TYPICAL.
- T** PROP. PARKING STALL C/W PERMEABLE UNIT PAVERS.

## GENERAL NOTES

ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SPECIFICATIONS & BY-LAWS AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.

ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF LANDSCAPE AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%. FINISHED GRADE OF ALL PLANTING BEDS TO BE MIN. 50mm BELOW ARCHITECTURAL FINISHES ON BUILDING.

CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.

CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.

EXISTING & PROPOSED UNDERGROUND SERVICES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.

## PAVER SCHEDULE

- > **PRIVATE PATIOS & WALKWAY:**
  - TYPE: BELGARD AQUALINE PERMEABLE PAVERS FIELD COLOUR: 100% SHADED GREY
  - FIELD PATTERN: RUNNING BOND
  - BORDER COLOUR: NATURAL
  - BORDER PATTERN: SOLDIER COURSE
- > **DRIVEWAY & PARKING STALLS:**
  - TYPE: BELGARD AQUALINE PERMEABLE PAVERS
  - FIELD COLOUR: 50% SHADED GREY, 50% NATURAL
  - FIELD PATTERN: 90° HERRING BONE
  - BORDER COLOUR: NATURAL
  - BORDER PATTERN: SOLDIER COURSE
- > **UPPER LEVEL AMENITY SPACE:**
  - TYPE: BELGARD TEXADA 610mmX610mmX50mm HYDRAPRESSED SLABS
  - FIELD COLOUR: NATURAL
  - BORDER COLOUR: CHARCOAL

# DEVELOPMENT PERMIT ONLY

Not for Construction

THIS DESIGN IS VALID ONLY  
REVIEWED DURING  
CONSTRUCTION BY CALID  
SERVICES LTD.

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

**BENCHMARK**  
CITY OF VICTORIA SURVEY MONUMENT 15-1  
ELEVATION: 19.562m UTM X: 475047.283 UTM Y: 5364614.863

**LEGAL DESCRIPTION**  
LOTS 4 AND 5, SECTION 75, VICTORIA DISTRICT, PLAN 7812  
PID 005-679-826 AND PID 05-679-834 RESPECTFULLY

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.

**KEY PLAN**  
NOT TO SCALE

**SITE**

**BAY STREET**

**VICTOR ST**

**SHAKESPEARE ST**

**URBES ST**

**SHAKESPEARE ST**

2527  
2526  
2521  
2522  
2517  
2512  
2511  
1504  
1512  
2506  
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1600  
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2338  
2381  
2381  
2357  
1-2  
2326  
2332  
2331  
2333  
2328  
2326  
2324  
101-306  
1595  
1595  
1559  
1571  
2337  
2339  
2331  
2333  
2328  
2326  
2324



1545/51 BAY ST. DEVELOPMENT  
Landscape Plan & Notes  
Client: LIDA Construction Inc.

# CALID

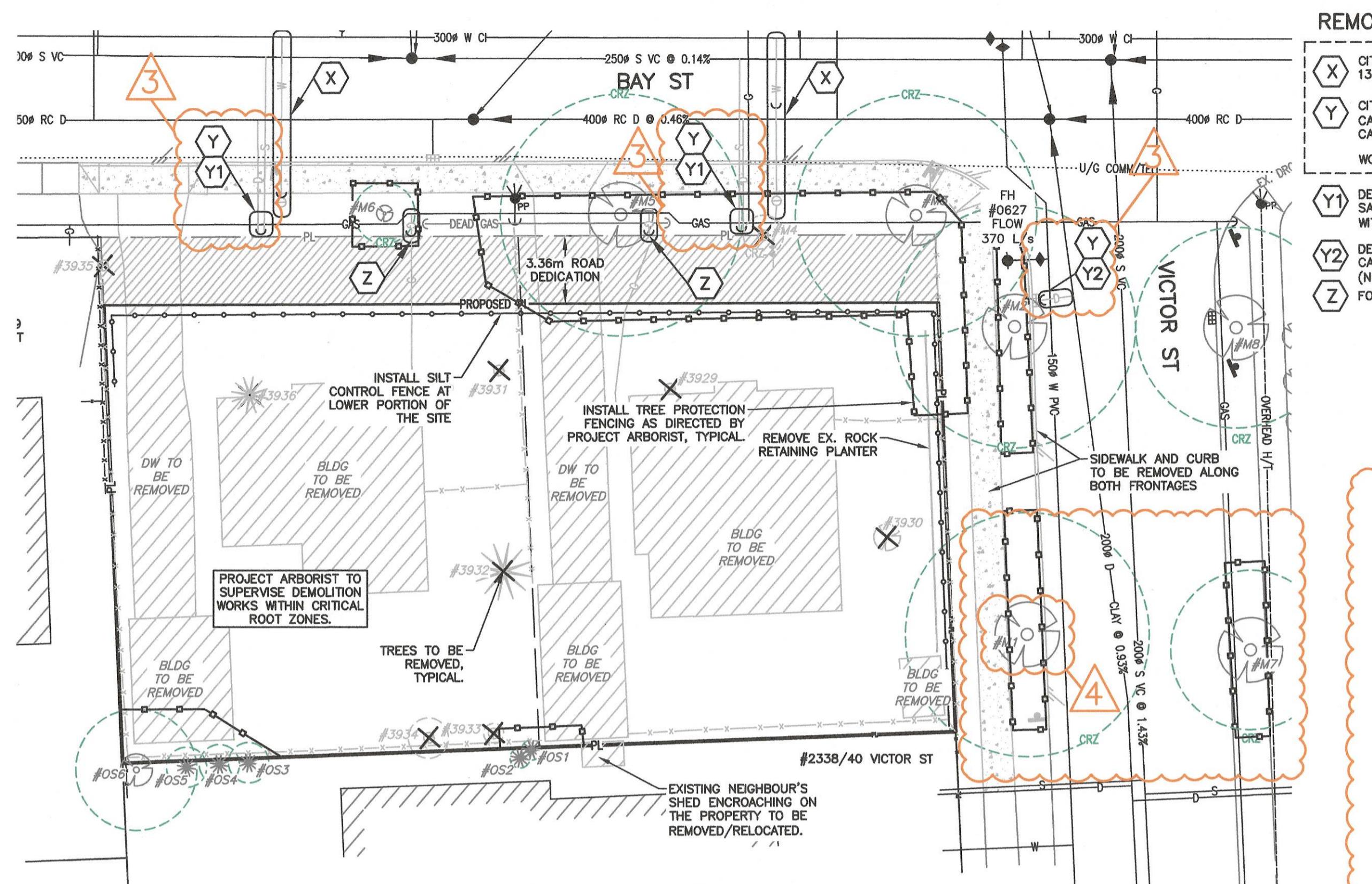
207-2750 QUADRA ST.  
VICTORIA, B.C. V8T-4E8  
PHONE: (250) 388-6919  
FAX: (250) 381-6919

976-101

370 EST 2

CANCEL PRINTS BEARING EARLIER LETTER 





**REMOVALS KEY NOTES**

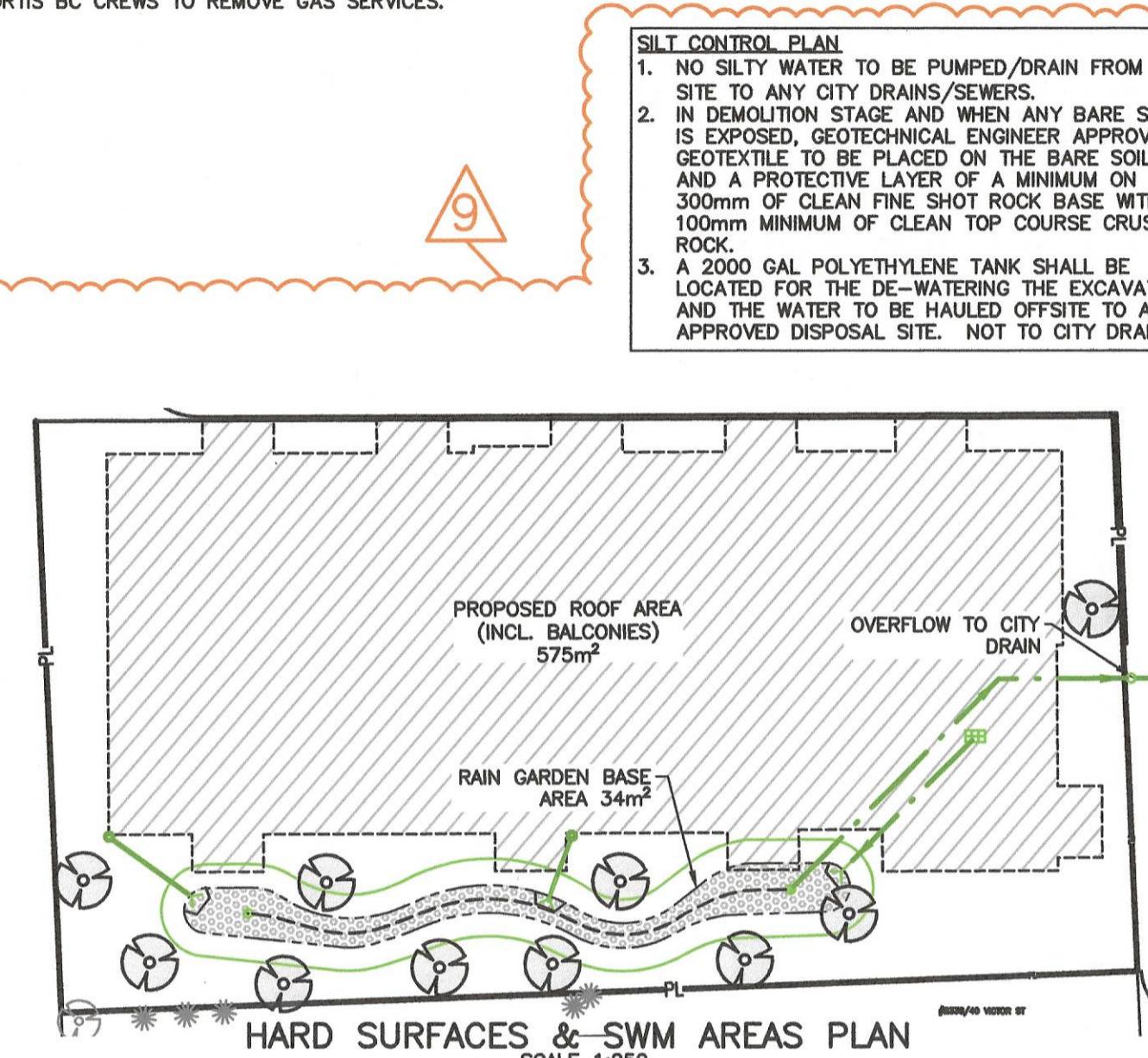
1. CITY OF VICTORIA CREWS TO DECOMMISSION EXISTING 130mm WATER SERVICE AND REMOVE METER.  
2. CITY OF VICTORIA PLUMBING INSPECTOR TO WITNESS CAPPING OF EX. SANITARY/DRAIN SERVICES AND CATCHBASIN LEAD BY PRIVATE CONTRACTOR.  
3. WORK BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE

AMOCO #4545 NON-WOVEN FILTER CLOTH SUPPORTED WITH STAKES AT 1.0m SPACING.  
50x50 ANGLE IRON (OR TIMBER) STAKES MIN.1200 LONG, 500 SPACING  
NOTE: SILT FENCE TO BE INSTALLED AT ALL LOW SIDES OF DEVELOPMENT THAT RECEIVE UPLAND DRAINAGE.

**TYPICAL SILT FENCE DETAIL**  
SCALE 1:25

**GENERAL NOTES**

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS, THE CITY OF VICTORIA SPECS AND STANDARDS, AND LATEST VERSION OF THE BC PLUMBING CODE (FOR ONSITE WORKS).
- ALL WATER, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
- WORK TO BE INSPECTED BY CONSULTING ENGINEER AND CITY PUBLIC WORKS INSPECTOR.
- A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE CITY OF VICTORIA PRIOR TO ANY ONSITE WORK.
- DRIVeway TO CONFORM TO CITY OF VICTORIA HIGHWAY ACCESS BY-LAW.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR (OTHER THAN S.D.W TRENCHES - THESE ARE TO BE RESTORED BY THE CITY). ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTIONS AND CROSSING POINTS PRIOR TO ANY CONSTRUCTION. WORK AT DEVELOPER'S EXPENSE.
- CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- ALL DIMENSIONS ARE IN MILLIMETERS (mm) AND ALL ELEVATIONS ARE IN m UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE PROFESSIONAL QUALITY AS-BUILT SURVEY AND SKETCHES OF INSTALLED SERVICES (OFFSITE AND ONSITE) TO ENGINEER FOR PREPARATION OF AS-CONSTRUCTED DRAWINGS.
- DEVELOPER TO RETAIN QUALIFIED ELECTRICIAN TO INSTALL & CERTIFY U/G HYDRO/TEL/CABLE.
- EXISTING BUILDINGS ON THE PROPERTY MUST BE REMOVED PRIOR TO ANY OTHER WORK ONSITE.
- NY WORK IN CRITICAL ROOT ZONES OF EXISTING TREES TO BE UNDER ARBORIST'S SUPERVISION.
- MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF ENGINEER. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL COVER.
- ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND CITY OF VICTORIA IMMEDIATELY.
- CONTRACTOR TO PROVIDE SMOOTH ROAD, SIDEWALK, CURB TRANSITIONS AT THE LIMIT OF WORK. FINAL CURB AND SIDEWALK LIMITS TO BE DETERMINED IN THE FIELD WITH THE CITY INSPECTOR AND MAY BE LONGER THAN SHOWN.
- ANY TREE REPLACEMENT SELECTION TO BE APPROVED BY CITY OF VICTORIA PARKS.
- OWNER TO RETAIN GEOTECHNICAL ENGINEER TO ASSESS THE SITE GROUND WATER AND SOIL AND PROVIDE COMMENTS/APPROVAL FOR THE CONSTRUCTION OF THESE CIVIL WORKS.
- AN UNDERGROUND UTILITIES CONSTRUCTION PERMIT TO BE OBTAINED FOR ANY WORK TO BE DONE OFFSITE.
- EACH PARKING SPACE IS TO HAVE 2.1m LONG PRECAST PARKING STOPS. SECURE WITH 750mm LONG 20M REBAR.
- CAUTION - GAS MAINS IN AREA. CONTACT FORTIS BC FOR LOCATION. IF REQUIRED, NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC DRAWINGS. DEVELOPER TO CONTACT FORTIS BC TO INITIATE GAS INSTALL. ALLOW MIN. 90 DAYS FOR CONSTRUCTION SCHEDULE.
- MAINTAIN VEHICLE ACCESS TO EXISTING DWELLINGS, BUSINESSES AND FACILITIES.
- CONTRACTOR TO PROVIDE FOR SAFE AND ADEQUATE FLAG PERSON(S) AND TRAFFIC SIGNAGE WHEN WORKING IN THE PUBLIC ROAD ALLOWANCE. PROVIDE TRAFFIC PLAN TO AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL DEEP EXCAVATIONS AND TRENCHES TO HAVE SHORING TO WORKSAFE BC REGULATIONS. TRENCH SHORING TO BE USED WHEN OVER WORKSAFE BC REGULATION DEPTH.
- ALL EXCAVATIONS ARE TO BE FENCED WITH HIGH VISIBILITY MATERIALS. ROADS ARE TO BE SIGNED ALERTING PEDESTRIANS OF CONSTRUCTION IN PUBLIC ROAD.
- STREET(S) AT JOB SITE ARE TO BE SWEEP OF GRAVEL, DIRT AND OTHER MATERIALS AT THE END OF EACH WORK DAY AT A MINIMUM.
- ENGINEER TO REVIEW INSTALLED PIPE PRIOR TO BACKFILL IN THE FIELD. PHOTOS WILL NOT BE ACCEPTED. MIN. 4 STICKS OF PIPE ARE TO BE REVIEWED PRIOR TO BACKFILL.
- ALL LAYOUT IS BY THE CONTRACTOR. IF LAYOUT MARKS ARE DISTURBED, CONTRACTOR IS RESPONSIBLE FOR RE-LAYOUT.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER, UTILITY DESIGNERS, AND CITY OF VICTORIA TECHNICIAN PRIOR TO ANY CONSTRUCTION.



**SEWER AND DRAIN NOTES**

- CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
- OFFSITE CATCHBASINS TO HAVE 150ø SDR 28 PVC LEADS (UNLESS NOTED OTHERWISE) AT MIN 2% AND TO BE TO SAANICH STANDARD SD10. DCB TO HAVE TWO SEPERATE LEADS AND A 150ø CONNECTION PIPE. ONSITE CATCHBASINS TO BE TO SAANICH STD DWG. S215.
- 100ø AND 150ø SANITARY & DRAIN PIPE TO BE SDR 28 PVC PIPE. 200ø AND 250ø D PIPE TO BE SDR35 PVC PIPE. CONTRACTOR TO AIR TEST THE SEWER AND DRAINS IN ACCORDANCE WITH SAANICH BUILDING DEPT. AND PLUMBING CODE.
- SAN AND DRAIN MAINS TO BE PROFESSIONALLY FLUSHED AND VIDEO TAPE REPORT PROVIDED BY CONTRACTOR.
- VIDEOTAPE OF SEWER AND DRAIN LINES TO BE PROVIDED TO ENGINEER A MIN. OF ONE WEEK PRIOR TO PAVING.

**WATER NOTES**

- CONTRACTOR TO PRESSURE TEST AND DISINFECT WATERMAIN. WORK TO ANWWA/BUILDING CODE WATER STANDARDS.
- ALL WATERMAIN FITTINGS TO HAVE CONCRETE THRUST BLOCKING AND JOINT RESTRAINTS TO DISTRICT OF SAANICH STANDARDS.
- THE PROJECT WATER SUPPLY MAIN TO BE 150ø C900 CL150 PVC PIPE.
4. EACH UNIT TO BE EQUIPPED WITH 19ø SERIES 160 WATER SERVICES C/W APPROVED SERVICE SADDLE AND MAIN STOP AND APPROVED CAST IRON VALVE BOX (MIN. DIAMETER 0.2m) WITH SHUTOFF VALVE.
- EACH UNIT TO BE EQUIPPED WITH PRESSURE REDUCING VALVES.

ATTENTION: PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO SUBMITTING BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

ATTENTION: CLIENT/CONTRACTOR TO VERBALLY ADVISE ENGINEER ON RECORD MIN. ONE WEEK BEFORE THEY INTEND TO START WORK. EMAIL/TEXT NOT ACCEPTABLE.

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



1-800-474-6886

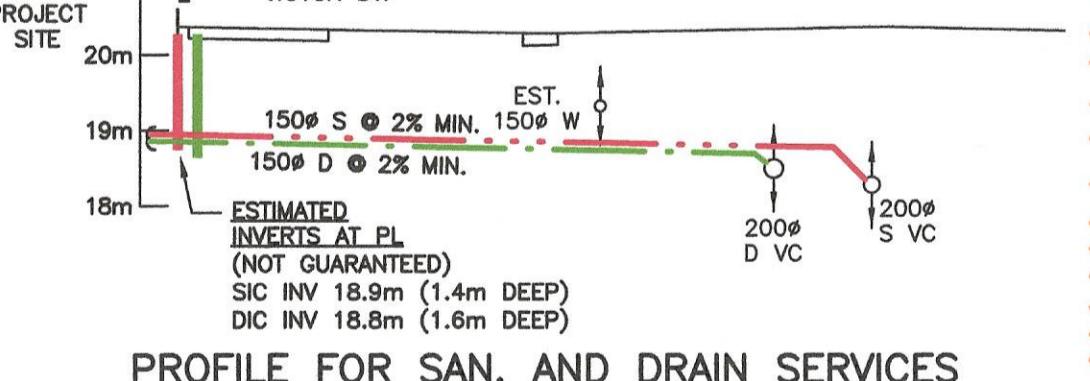
CELLULAR \*6886

**PRELIMINARY**  
Not for Construction

**BENCHMARK**  
CITY OF VICTORIA SURVEY MONUMENT 15-1  
ELEVATION: 19.562m UTM X: 475047.283 UTM Y: 5354614.863

**LEGAL DESCRIPTION**  
LOTS 4 AND 5, SECTION 75, VICTORIA DISTRICT, PLAN 7812  
PID 05-679-826 AND PID 05-679-834 RESPECTIVELY

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.



**REVISION NOTES:**

- SCHEMATIC BUS STOP ADDED.
- NOTE ADDED REGARDING DRIVEWAY STYLE CROSSWALK ON VICTOR AND PEDESTRIAN/BIKE CROSSING AT BAY & SHAKESPEARE.
- ADDITIONAL NOTATIONS ADDED FOR EX. DOUBLE CB ON BAY ST. & EX. CB ON VICTOR ST. REMOVAL/REPLACEMENT.
- EX. STREET TREE M1 TO BE PROTECTED & RETAINED.
- TEL. BOX TO BE IN S.W.
- PROP. STORM WATER MANAGEMENT ADDED TO PLAN.
- PROP. S&D IC'S MOVED OUT OF WHEEL PATH OF DRIVEWAY & OUTSIDE CRITICAL ROOT ZONE OF EX. TREE M1
- S&D PROFILE ADDED TO DRAWING
- HARD SURFACES/STORMWATER MAN. AREAS PLAN ADDED.
- S & D SIZES NOTED ON PLAN, TYPICAL

PERMIT TO PRACTICE  
CALID SERVICES LTD.  
PERMIT NUMBER: 1001820  
ENGINEERS & GEOSCIENTISTS  
BRITISH COLUMBIA



**1545/51 BAY ST. DEVELOPMENT**  
Concept Site Servicing Plan and Notes  
Client: LIDA Construction Inc.

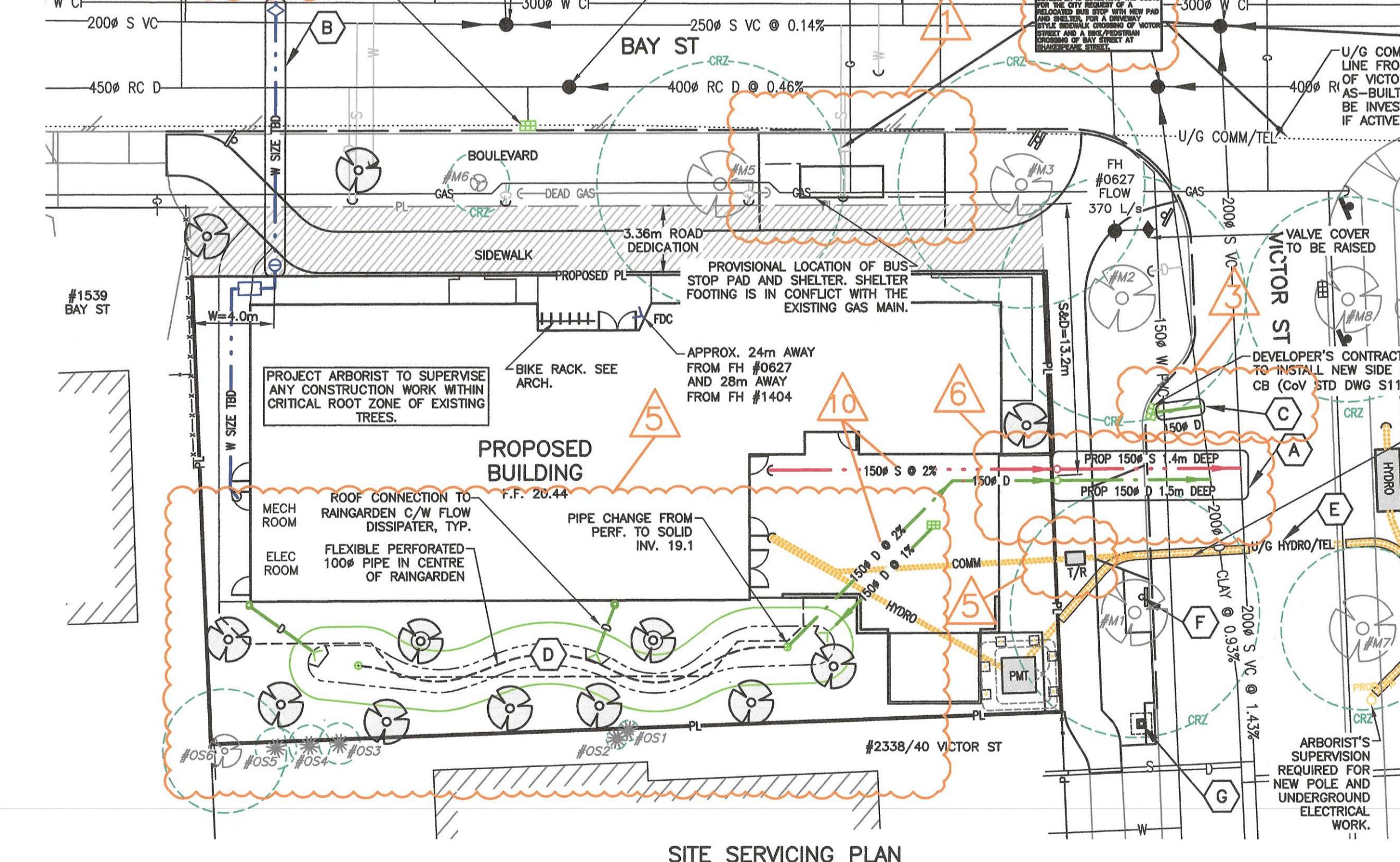
Drawn gkc/sp Date January 27, 2025  
Checked Project # 976  
Approved Scale As Noted  
Designed gkc



207-2750 QUADRA ST.  
VICTORIA, B.C. V8T-4E8  
PHONE: (250) 388-6919  
FAX: (250) 381-6919  
engineer@calid.ca

976-01 Rev. 1

CANCEL PRINTS BEARING EARLIER LETTER



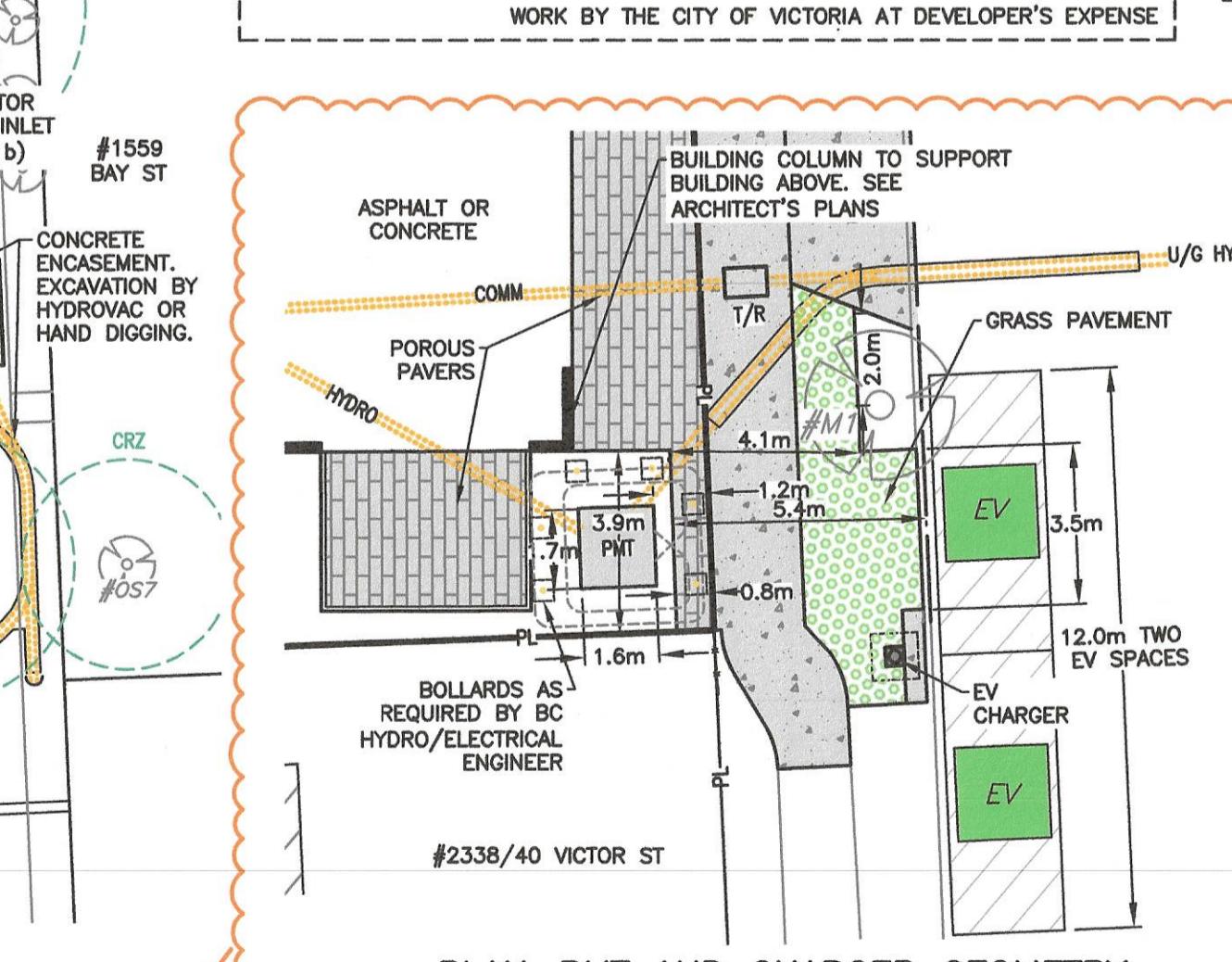
**SERVICING KEY NOTES**

A CITY OF VICTORIA TO INSTALL NEW 150mm SANITARY AND 150mm DRAIN SERVICES FOR THE DEVELOPMENT C/W IC's AT THE PROPERTY LINE. TRENCH RESTORATION BY THE CITY. PROJECT ARBORIST RECOMMENDS LOW IMPACT EXCAVATION METHODS AND SUPERVISION OF CONSTRUCTION WORK FOR INSTALLATION OF THESE SERVICES.

B CITY OF VICTORIA CREWS TO INSTALL NEW WATER SERVICE (SIZE TO BE CONFIRMED), METER AND BACKFLOW VALVE. RESTORATIONS BY THE CITY.

C CITY OF VICTORIA CREWS TO INSTALL CATCHBASIN LEAD.

WORK BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE

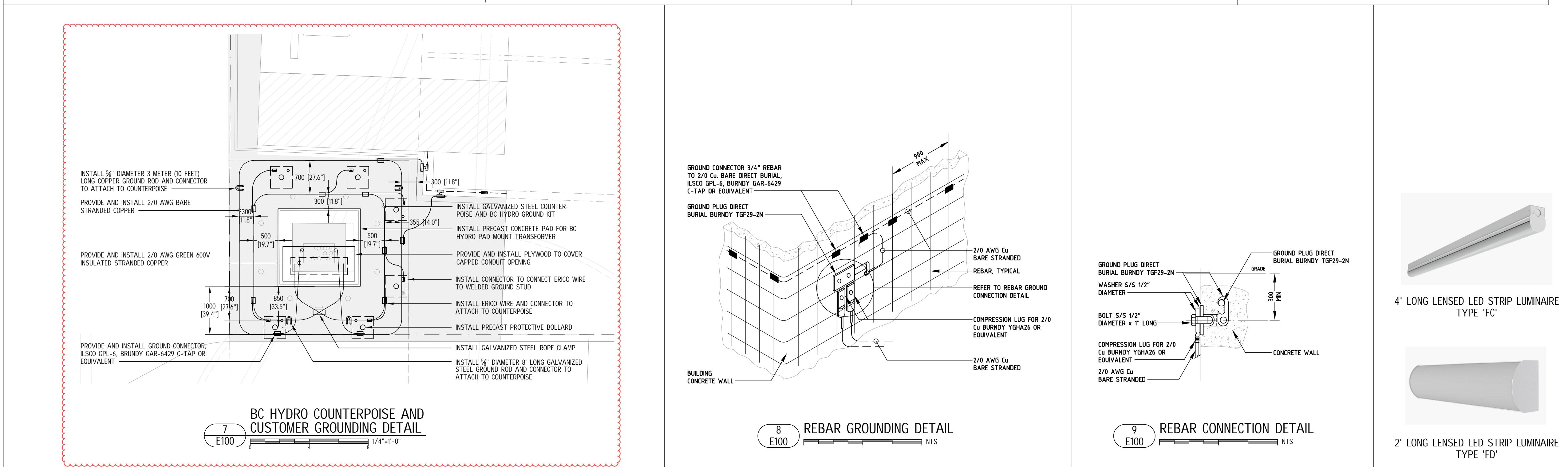
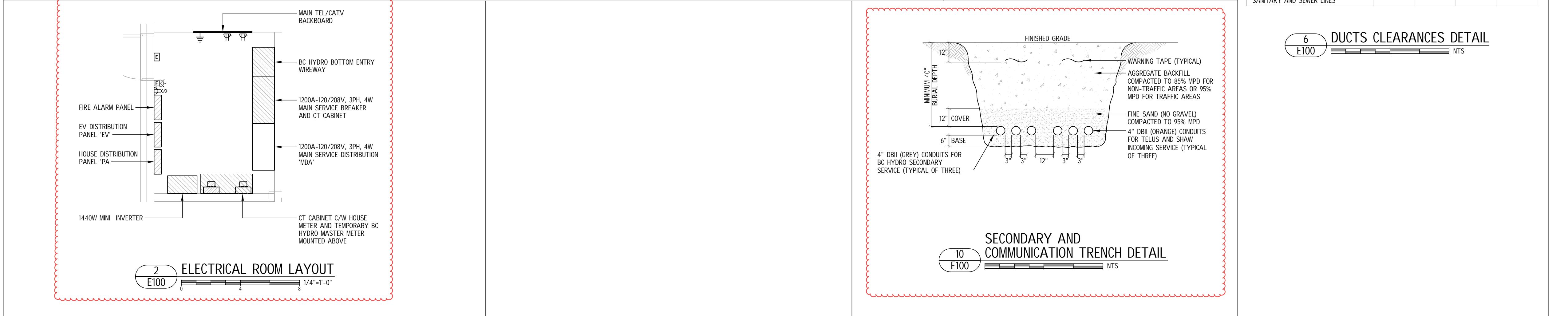
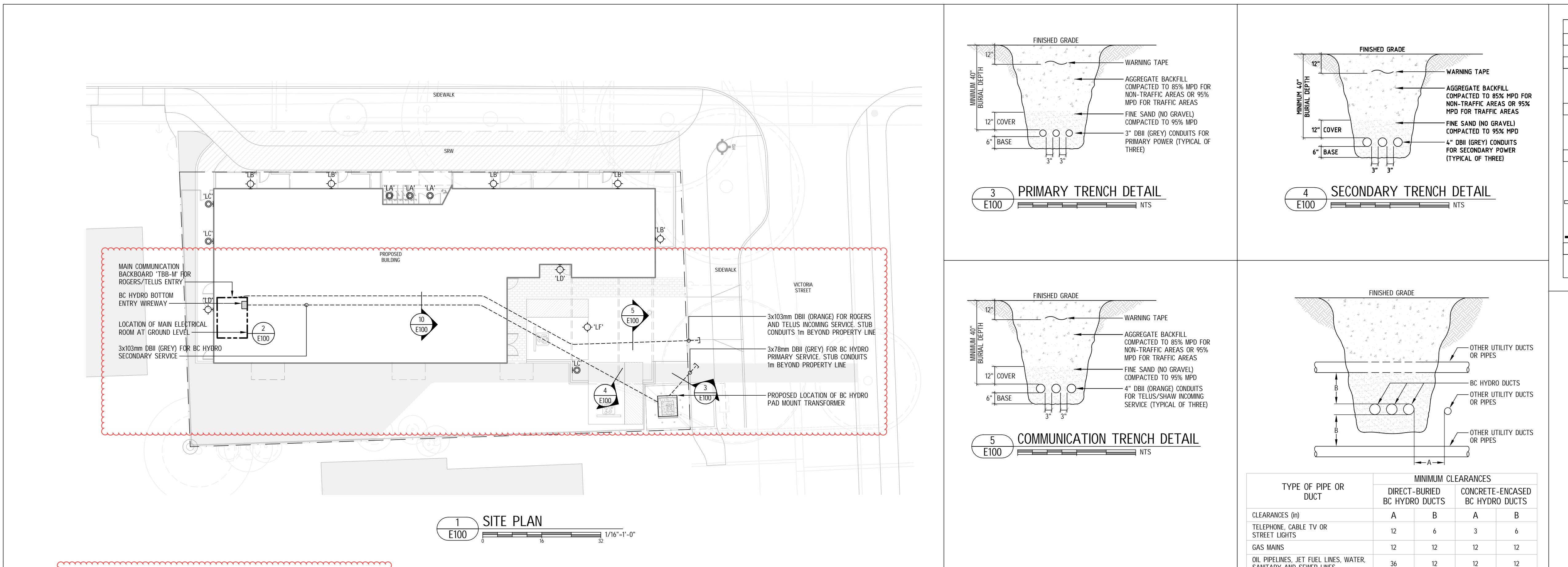


LEGEND		EXISTING		PROPOSED		EXIST. PROPS.		PROPS.		EXIST. PROPS.		PROPS.	
		W	WATER	S	SEWER	D	DRAIN	G	GAS	H/T	H/T	EOP	H/T
		W	WATER	S	SEWER	D	DRAIN	G	GAS	H/T	H/T	EOP	H/T
		—	—	—	—	—	—	—	—	—	—	—	—
		—	—	—	—	—	—	—	—	—	—	—	—
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Dwg. No.	REFERENCE DRAWINGS	DATE											

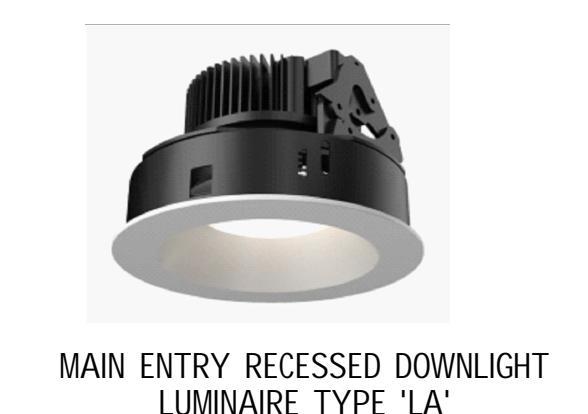
1	AUG 25/25	TO CITY OF VICTORIA COMMENTS	GKC/SP	
REV.	DATE	REVISIONS	BY	APPROVED







LEGEND	
GENERAL	
WP	WEATHERPROOF DEVICE
POWER	
db	DUPLEX 5-20R RECEPTACLE
db	DUPLEX 5-15R GFCI RECEPTACLE
db	DUPLEX 5-20R GFCI RECEPTACLE
SMOKE DETECTOR	FIRE ALARM
MANUAL PULLSTATION	
HORN C/W STROBE	
LIGHTING	
RECESSED ROUND DOWNLIGHT LUMINAIRE	
SURFACE MOUNTED LUMINAIRE	
WALL MOUNTED LUMINAIRE	
SURFACE MOUNTED LINEAR LUMINAIRE	
RECESSED STEP LUMINAIRE	
SPOT LIGHT	
TAPE LIGHT C/W ALUMINUM CHANNEL	
LIGHTING CONTROLS	
LINE VOLTAGE SWITCH: GANGED AS SHOWN	
THREE-WAY LINE VOLTAGE SWITCH: GANGED AS SHOWN	



MAIN ENTRY RECESSED DOWNLIGHT LUMINAIRE TYPE 'LA'



WALL SCONCE LUMINAIRE TYPE 'LB'



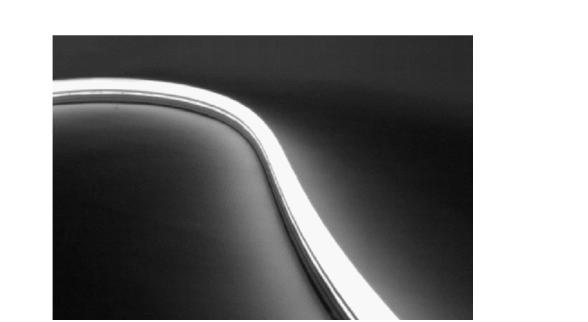
STEP LUMINAIRE TYPE 'LC'



WALL SCONCE LUMINAIRE TYPE 'LD'



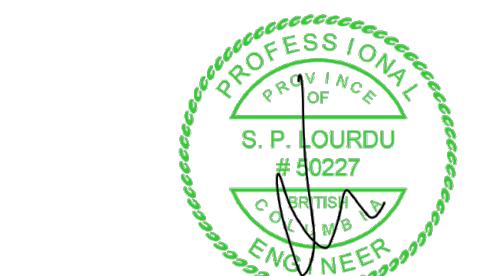
SUFACE MOUNTED LUMINAIRE TYPE 'LF'



EXTERIOR TAPE LUMINAIRE TYPE 'LH'



SUFACE MOUNTED LUMINAIRE TYPE 'FD'



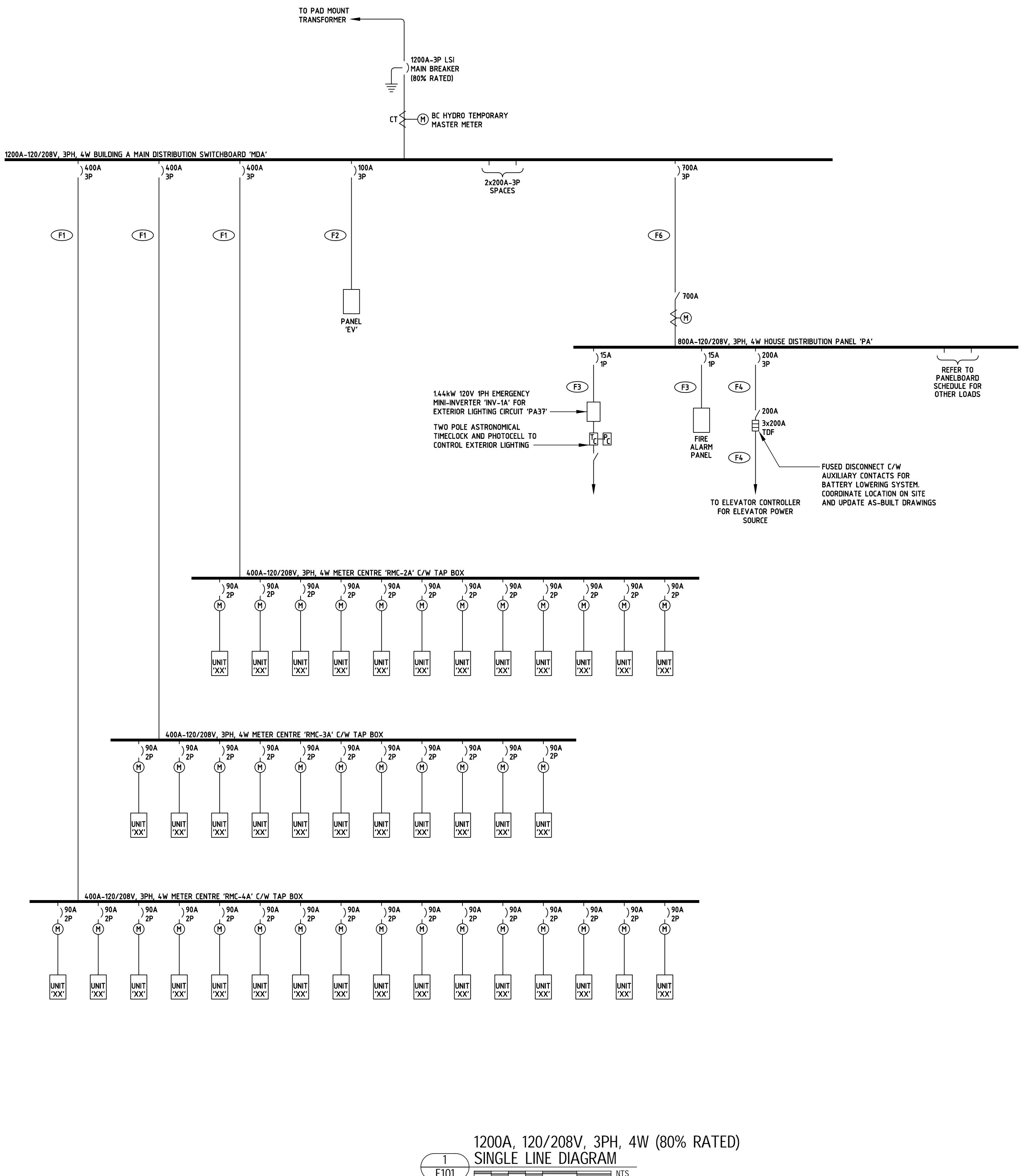
7	DEVELOPMENT PERMIT	29/08/25
6	DP DRAFT	26/08/25
5	DEVELOPMENT PERMIT	12/08/25
4	REVIEW	28/07/25
3	REVIEW	11/07/25
2	DEVELOPMENT PERMIT	24/01/25
1	REVIEW	12/12/24
NO.	ISSUE	DATE

PROJECT  
**1551 AND 1554  
BAY STREET**

**1554 BAY STREET  
VICTORIA, BC**

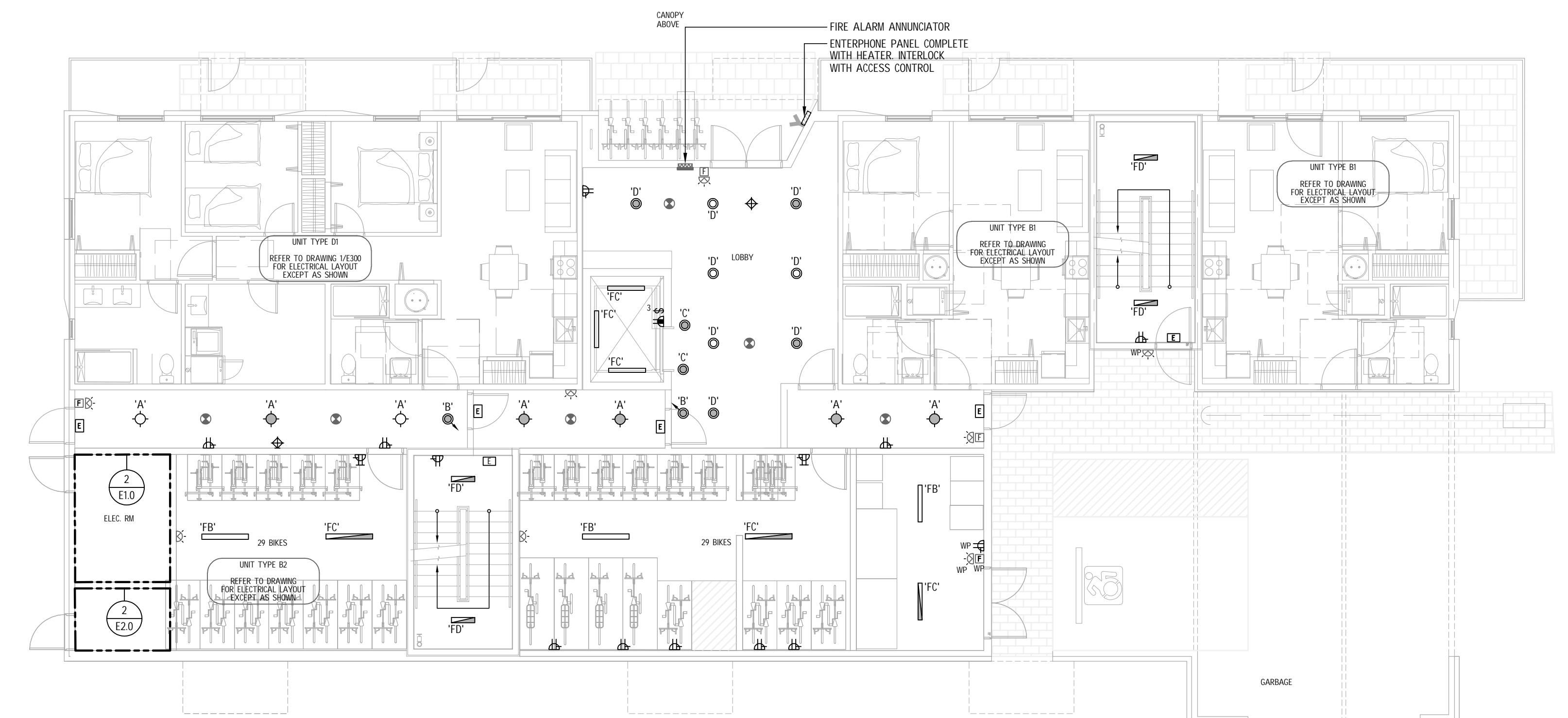
TITLE  
**SITE PLAN, DETAILS AND  
LEGEND**

PROJECT NO.	1-24-093	SHEET NO.
DRAWN	MT	
CHECKED	PL	
DATE	JANUARY 2025	
SCALE	AS NOTED	REV 2

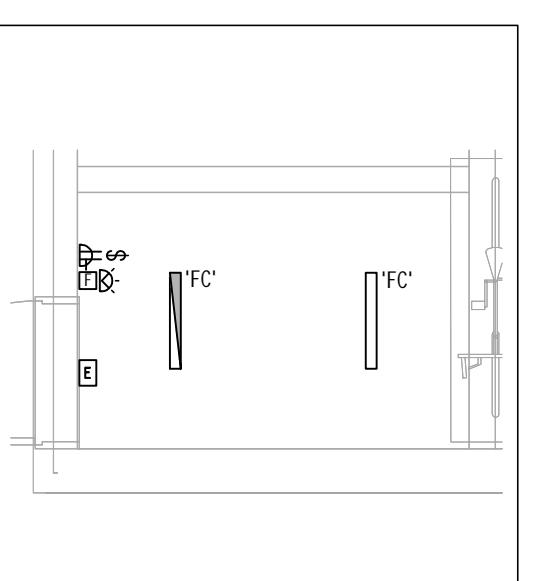


7	DEVELOPMENT PERMIT	29/08/25
6	DP DRAFT	26/08/25
5	DEVELOPMENT PERMIT	12/08/25
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NO.	ISSUE	DATE

PROJECT NO.	1-24-093	SHEET NO.
DRAWN	MT	
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DATE	JANUARY 2025	
SCALE	AS NOTED	REV 2



LEVEL 1  
ELECTRICAL LAYOUT  
E200 1/8"=1'-0"



2 MECHANICAL ROOM LAYOUT  
E2.0 1/4"=1'-0"

7	DEVELOPMENT PERMIT	29/08/25
6	DP DRAFT	26/08/25
5	DEVELOPMENT PERMIT	12/08/25
4	REVIEW	28/07/25
3	REVIEW	11/07/25
2	DEVELOPMENT PERMIT	24/01/25
1	REVIEW	12/12/24
NO.	ISSUE	DATE

PROJECT

1551 AND 1554  
BAY STREET

1554 BAY STREET  
VICTORIA, BC

TITLE	LEVEL 1 ELECTRICAL LAYOUT
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PROJECT NO.	1-24-093	SHEET NO.
DRAWN	MT	
CHECKED	PL	
DATE	JANUARY 2025	
SCALE	AS NOTED	REV 2