

VNFC VANCOUVER STREET

ISSUED FOR DEVELOPMENT PERMIT AND REZONING APPLICATION - RESUBMISSION



MAIN ENTRY AT KINGS ROAD + VANCOUVER STREET



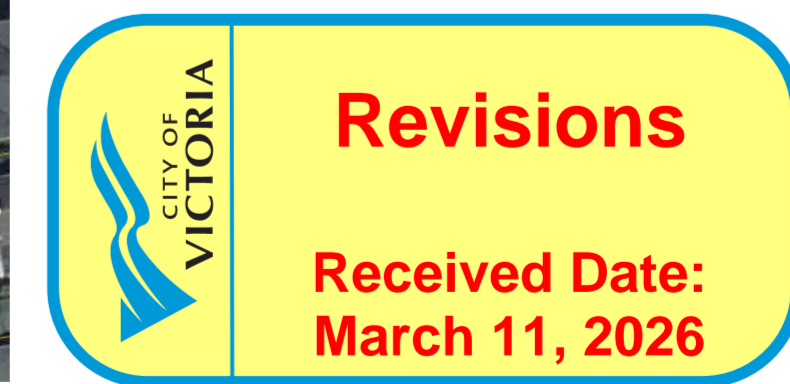
VIEW FROM KINGS ROAD + FIFTH STREET

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Drawing List	
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A0.02	CODE ANALYSIS
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Property Data	
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A PROPOSED REZONING FOR THE CONSTRUCTION OF A NEW SIX (6) STOREY RENTAL BUILDING, OWNED AND OPERATED BY THE VICTORIA NATIVE FRIENDSHIP CENTRE. THE BUILDING CONTAINS VNFC PROGRAMMING ON THE GROUND FLOOR AND 40 RESIDENTIAL UNITS.
CIVIC ADDRESS	2580 + 2582 VANCOUVER STREET, VICTORIA BC, V8T 4A7
LEGAL DESCRIPTION	LOT 1, SECTION 4, PLAN 964, VICTORIA LOT 2, SECTION 4, PLAN 964, VICTORIA
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	001-923-472 + 008-135-398
AUTHORITY HAVING JURISDICTION	THE 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: <ul style="list-style-type: none"> 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 AND WATERS SINCE TIME IMMEMORIAL. AS A PRACTICE COMPOSED PRIMARILY OF SETTLERS, WE NEED TO EXPAND OUR UNDERSTANDING OF THE IMPLICIT BIASES 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 WHICH WE PROVIDE OUR DESIGN SERVICES.



REVISIONS LIST					
Revision Number	Revision Date	Revision Description	Mark	Comments	Comments
1	2026.03.02	DP/REZ R1	1.0	Revisions list	A0.00
1	2026.03.02	DP/REZ R1	1.1	Clarification: Unit areas follow City of Victoria definition of floor area	A2.01
1	2026.03.02	DP/REZ R1	1.2	Updated definitions from Zoning Bylaw 2018: floor area, open lot space, and landscaped area	A0.04
1	2026.03.02	DP/REZ R1	1.3	Project Information Table has been updated	A1.00
1	2026.03.02	DP/REZ R1	1.4	Setback dimensions	A2.00
1	2026.03.02	DP/REZ R1	1.5	Parkade outline	A1.00
1	2026.03.02	DP/REZ R1	1.6	Projections into setbacks	A1.00
1	2026.03.02	DP/REZ R1	1.7	Projections into building height	A3.00, A3.01, A3.02, A4.00, A4.01, A4.02
1	2026.03.02	DP/REZ R1	1.8	Parkade ceiling height	A4.00, A4.01, A4.02
1	2026.03.02	DP/REZ R1	1.9	Accessible parking stall slope	A2.00
1	2026.03.02	DP/REZ R1	1.10	Bicycle parking dimensions	A2.00
1	2026.03.02	DP/REZ R1	1.11	Accessory Landscape Structure	A1.00, A3.00, A3.01, A3.02, A4.00, A4.01, A4.02
1	2026.03.02	DP/REZ R1	1.12	Van accessible parking signage	A2.00
1	2026.03.02	DP/REZ R1	1.13	Rain garden revisions and bench seating	A1.00
1	2026.03.02	DP/REZ R1	1.14	Overhangs and cladding updates	A0.00, A0.03, A0.07, A3.00, A3.01, A3.20
1	2026.03.02	DP/REZ R1	1.15	Updates to railings at landings	A0.07, A0.08, A3.01, A4.02
1	2026.03.02	DP/REZ R1	1.16	Further detail about art integration	A3.20
1	2026.03.02	DP/REZ R1	1.17	New Tree Replacement Plan	A0.00
1	2026.03.02	DP/REZ R1	1.18	Slope and elevations at driveway	A1.00
1	2026.03.02	DP/REZ R1	1.19	Frontage updates - see landscape	A1.00

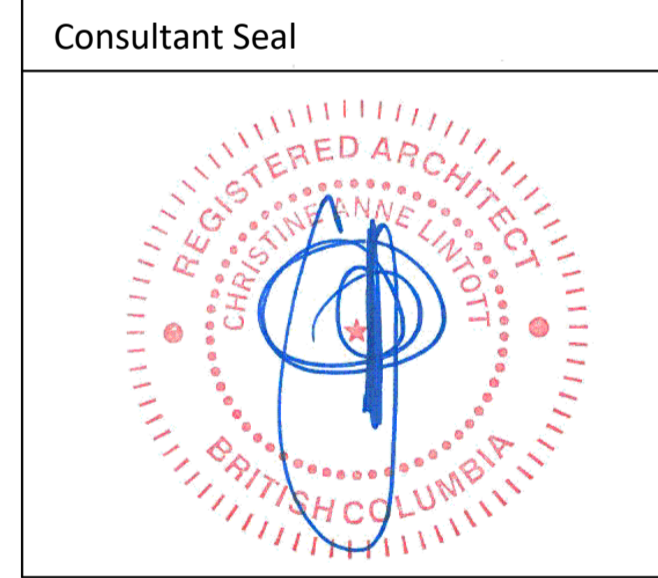
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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02



VNFC Vancouver Street
Vancouver Street

Date	2026-03-02 4:23:49 PM
Drawn by	HJ / CT / BR
Checked by	CC
A0.00	
Project #	24-30
Scale	1 : 1

Building Code Analysis - Overview

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Contains general information about the building project, including project type, governing building code, major occupancy, multiple major occupancies, firewalls, occupant load, building area, height, and fire department access routes.

Building Code Analysis - Fire Ratings and Separations

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Details fire ratings and separations for various building components like fire blocks, public corridors, staircases, and elevators.

Building Code Analysis - Mezzanines and Interconnected Floor Spaces

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Covers mezzanine and interconnected floor spaces, detailing fire separation requirements.

Building Code Analysis - Floor Safety, Exits and Stairs

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Addresses floor safety, exits, and stairs, including flame spread ratings, combustible cladding, exterior balconies, storage garages, and exit widths.

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Focuses on accessibility and design of areas and spaces, covering plumbing fixtures, accessibility for persons with disabilities, entrances, areas requiring access, paths of travel, controls, and design standards.

Table with 4 columns: NO., ITEM, DESCRIPTION, REFERENCES. Details accessibility and design of areas and spaces, specifically addressing doorways, adaptable dwelling units, building access requirements, and adaptable dwelling unit details.

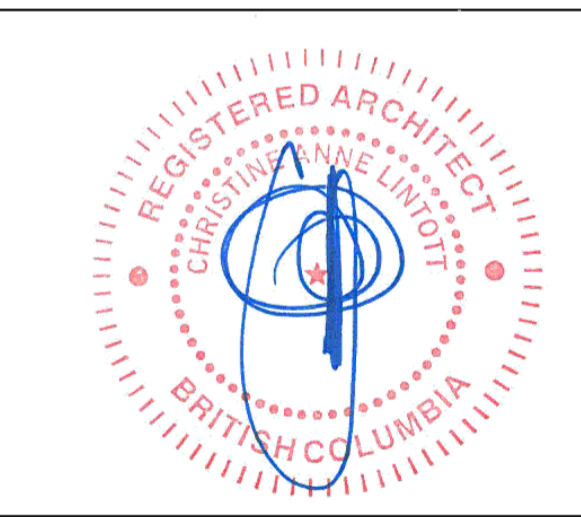
231 Regina Avenue
Victoria, BC V8Z 1J6
Telephone: 250.384.3211
www.vnfc.ca

Table with 2 columns: Issue, Date. Lists issued for development permit and rezoning dates.

Revision

Table with 3 columns: No., Description, Date. Revision table header.

Consultant Seal



VNFC Vancouver Street
Vancouver Street

CODE ANALYSIS

Table with 2 columns: Date, Drawn by, Checked by. Project metadata.

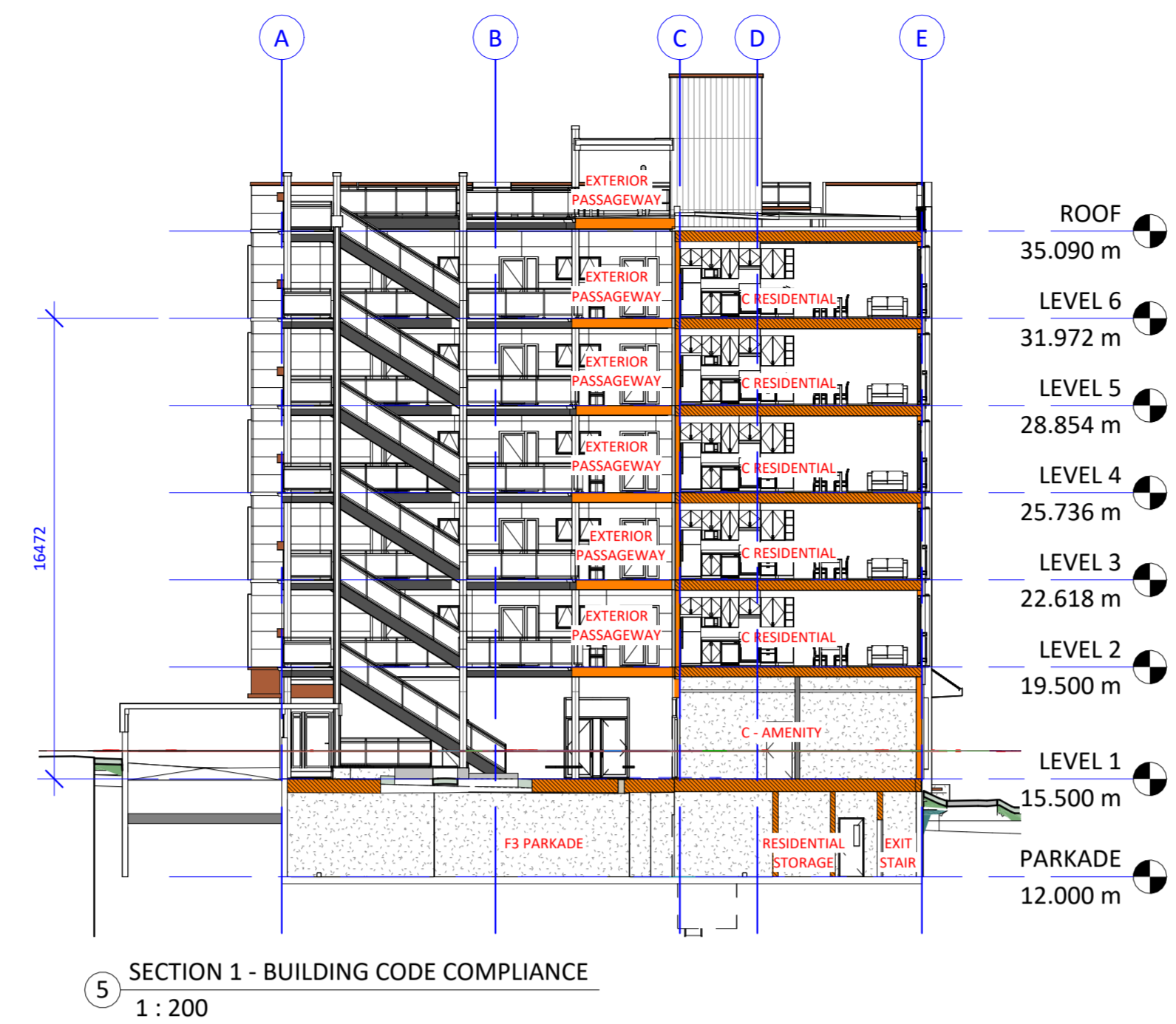
A0.01
Project # 24-30 Scale 1:1

Building Code Analysis - Alternative Solution

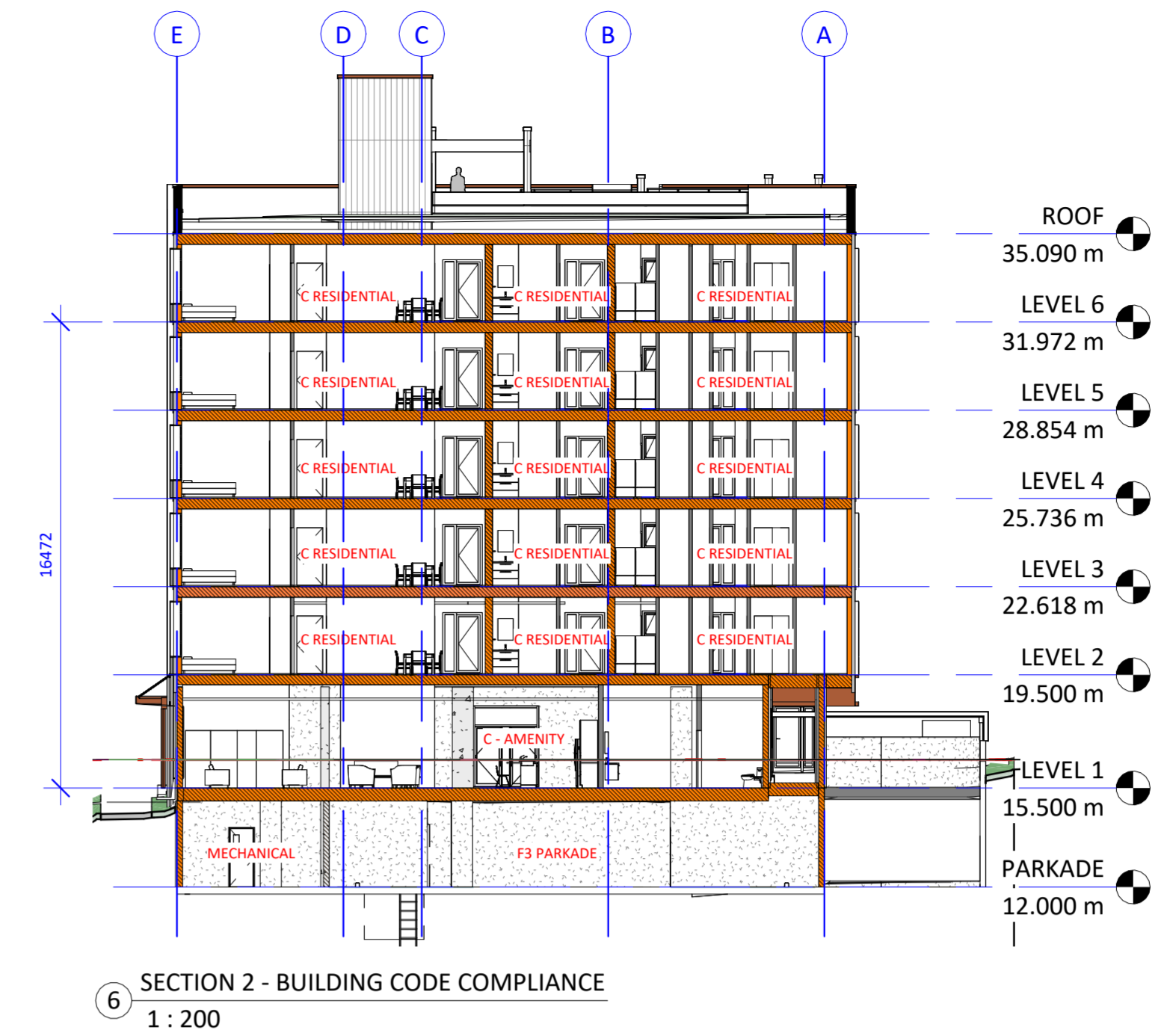
6- ALTERNATIVE SOLUTION [PART 3] / 14- ALTERNATIVE SOLUTION [PART 9]		BCBC																					
NO.	ITEM	DESCRIPTION	REFERENCES																				
6-1	COMPLIANCE & APPLICATION	<p>ALTERNATIVE SOLUTION, SUBJECT TO ACCEPTANCE BY AUTHORITY HAVING JURISDICTION, TO ACHIEVE (AT LEAST) THE MINIMUM LEVEL OF PERFORMANCE REQUIRED BY DIVISION 'B' ATTRIBUTED OBJECTIVES & FUNCTIONAL STATEMENTS:</p> <p>PROPOSED <input type="checkbox"/> BCBC 3.2.3.13. DIVISION B ACCEPTABLE SOLUTION</p> <p>ACCEPTABLE SOLUTION MUST NOT EXPRESSLY REQUIRE CONFORMANCE TO A PROVINCIAL ENACTMENT OTHER THAN THE BCBC:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/></p>	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.																				
6-2	SUBJECT LOCATION(S)	EAST + WEST COURTYARD WALLS FACING EXIT STAIRS	-																				
6-3	PROPOSED ALTERNATIVE SOLUTION	<p>2.3.1.2.(1)</p> <p>IN THE PROPOSED DESIGN, THE ACCESS TO EXIT AND EXIT STAIRS LEADING TO THE STREET IS EXPOSED TO WINDOW AND DOOR OPENINGS IN ADJOINING FIRE COMPARTMENTS. THIS IS A CONSEQUENCE OF THE EXTERIOR PASSAGEWAYS BEING TOO NARROW TO ACCOMMODATE BOTH 1,100mm OF EXIT WIDTH AND 3.0m OF HORIZONTAL SEPARATION FROM PERPENDICULAR OPENINGS TO THAT EXIT PATH. THIS IS ALSO A CONSEQUENCE OF THE STAIRS BEING LOCATED AT THE END OF THE EXTERIOR PASSAGEWAYS PROVIDING ACCESS TO DWELLING UNITS. FACING OPENINGS COMPRISE OF FIFTEEN (15) WINDOWS AND TWENTY-TWO (22) DOORS, ALL OF WHICH ARE OPERABLE BASED ON LIVABILITY AND HEALTH (FOR THE WINDOWS) AND EXTERIOR ACCESS (FOR THE DOOR).</p> <p>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 TO ALL OPENINGS, HOWEVER THESE PRODUCTS ARE UNFEASIBLY EXPENSIVE AND WOULD ALSO PRECLUDE OPERATION/VENTILATION TO COMPLY.</p> <p>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 THIRTY-SEVEN (37) OPENINGS, SUCH THAT THEY MAY BE CONSIDERED EQUIVALENT 'PROTECTED OPENINGS' TO MEET THE REQUIREMENTS OF 3.2.3.13.</p> <p>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.</p> <p>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 ON 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.</p> <p>SPRINKLER DESIGN / PERFORMANCE CRITERIA:</p> <ul style="list-style-type: none"> REFERENCE STANDARD: NFPA-13 LOCATIONS: UNITS 1,2,7 & 8 AT LEVELS 2-6, INTERIOR SIDE OF OPENINGS FACING EXTERIOR PASSAGEWAYS; LAUNDRY ROOM & AMENITY KITCHEN DOORS FACING COURTYARD HEAD TYPE: FAST RESPONSE, CONCEALED (PREFERRED) OR PENDENT SPACING: ONE HEAD CENTRED ON EACH OPENING (MAX. 1.8m BETWEEN HEADS IF >1 REQUIRED) POSITION: CEILING (HEADS 150 TO 300 mm FROM PLANE OF GLAZING) WATER FLOW RATE: MINIMUM 15 L/GSPM PER SPRINKLER HEAD 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) CALCULATED BASED ON WATER CURTAIN SPRINKLER DEMAND PER NFPA, SHOP DRAWINGS SEALED BY TRADE ENGAGED ENGINEER HYDRAULIC CALCS: NONE PERMITTED (DUCTS, DEVICES, ETC.) BETWEEN SPRINKLERS & GLAZING REQUIRED, OPENINGS <1.8 m APART OBSTRUCTION: PAINTED SHEET STEEL, AFFIXED TO WALL, ≥ 200mm WIDE, ≥ 150 mm TALL BAFFLE LOCATIONS: WATER CURTAIN SPRINKLER SYSTEM MEET BCBC 3.2.5.12-15, & 3.2.5.17. OTHER: 																					
6-4	RATIONALE & ANALYTICAL METHODS	<p>FIRE TESTING (HTTPS://DOI.DNS/10.4224/14001377) 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.</p> <p>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 CONVENTIONAL WATER CURTAIN ALTERNATIVE SOLUTION AT THE UNPROTECTED OPENINGS FACING EXTERIOR EXIT PATHS 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 DIVISION B ACCEPTABLE SOLUTIONS.</p>	DIV C - 2.3.1.2.(2)(A)																				
6-5	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)																				
6-6	ACCEPTABLE SOLUTIONS	AS A BUILDING SUBJECT TO SUBSECTION 3.2.3.13., THE ONLY ACCEPTABLE SOLUTIONS ARE THE PROVISION OF ACTIVE OPENING 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.																				
6-7	OBJECTIVES & FUNCTIONAL STATEMENTS [3.2.3.13.]	<table border="1"> <thead> <tr> <th>FUNCTIONAL STATEMENT</th> <th>FUNCTION</th> <th>LINK</th> <th>OBJECTIVE</th> <th>OBJECTIVE STATEMENT</th> </tr> </thead> <tbody> <tr> <td>F05</td> <td>TO RETARD THE EFFECT OF FIRE ON EMERGENCY EGRESS FACILITIES</td> <td>SO THAT</td> <td>PERSONS IN OR ADJACENT TO THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE DUE TO PERSONS BEING DELAYED IN OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY</td> <td>OS1.5</td> </tr> <tr> <td>F06</td> <td>TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE</td> <td>SO THAT</td> <td>PERSONS IN OR ADJACENT TO THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE OR EXPLOSION IMPACTING BEYOND ITS POINT OF ORIGIN</td> <td>OS1.2</td> </tr> <tr> <td>F06</td> <td>TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE</td> <td>SO THAT</td> <td>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</td> <td>OP1.2</td> </tr> </tbody> </table>	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 THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY 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 THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY 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.
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 THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE DUE TO PERSONS BEING DELAYED IN OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY	OS1.5																			
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6-8	ALTERNATIVE SOLUTION DESIGNER QUALIFICATIONS	ALTERNATIVE SOLUTION DESIGNED BY TIM 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, AND HAS REVIEWED THE INCLUDED BUILDING CODE ANALYSIS FOR THIS PROJECT. TIM KINDRAT IS HEREBY IDENTIFIED AS THE INDIVIDUAL RESPONSIBLE FOR ALTERNATIVE SOLUTION DESIGN, CODE ANALYSIS AND DOCUMENTATION, PER C-2.3.1.2.	DIV C - 2.3.1.2.(4) & (6)																				

CODE COMPLIANCE DRAWING LEGEND

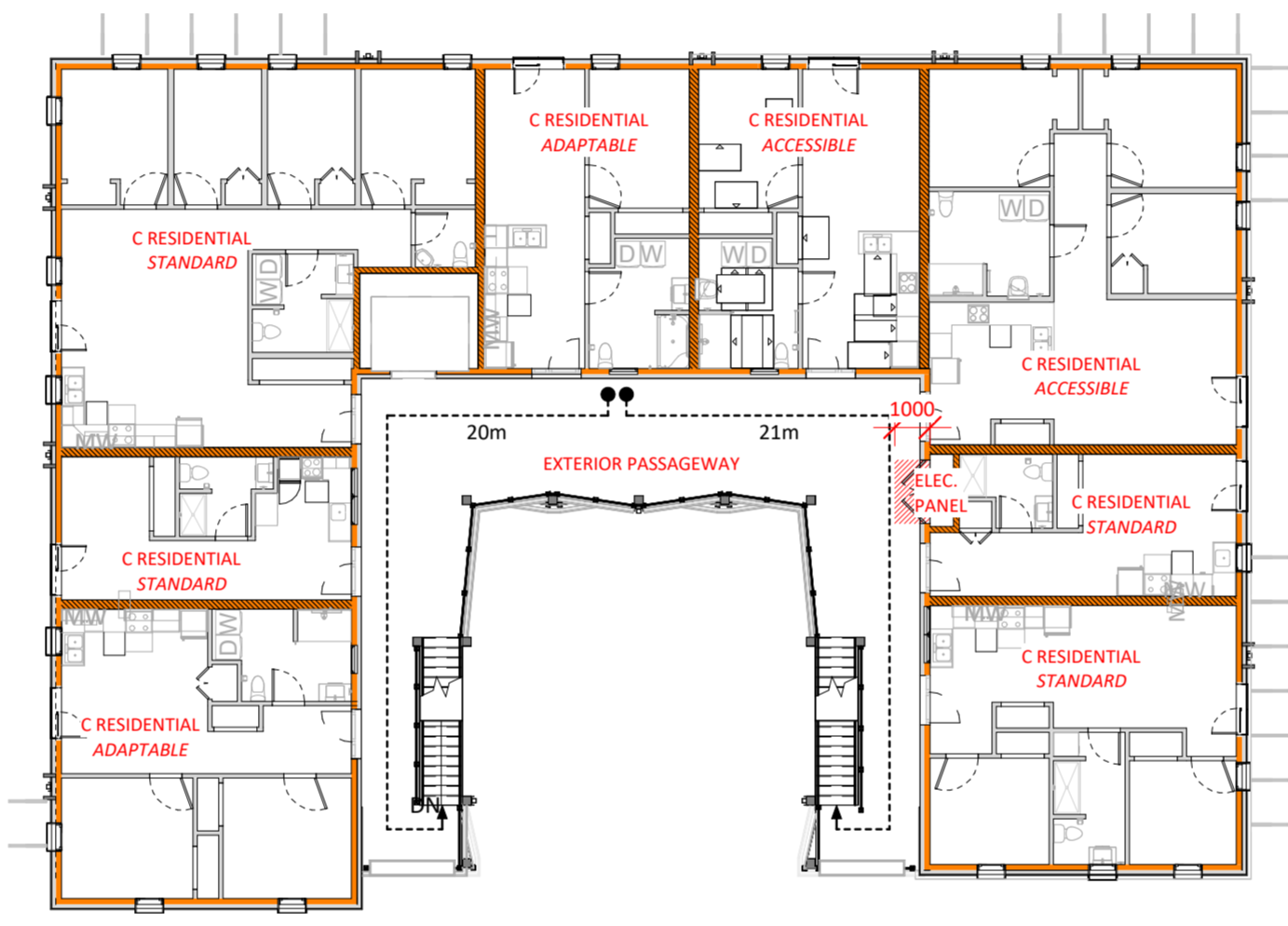
[3-10]	BCBC ANALYSIS REFERENCE	 	FIRE-RESISTANCE RATING (3.1.7.)
EXIT	TRAVEL DISTANCE	—	0 HOUR
25m	OCCUPANT LOAD AT EXIT (3.4.3.)	—	3/4 HOUR
EXIT SIGN (3.4.5.)	EXIT SIGN (3.4.5.)	—	1 HOUR
EQUIPMENT	EXIT SIGN (3.4.5.)	—	2 HOURS
■	FIRE EXTINGUISHER	 	EXTERIOR EXIT PATHS
 	FIRE SEPARATION (3.1.8.)	 	EXTERIOR EXIT PATH (PROTECTED)
 	FIRE SEPARATION		



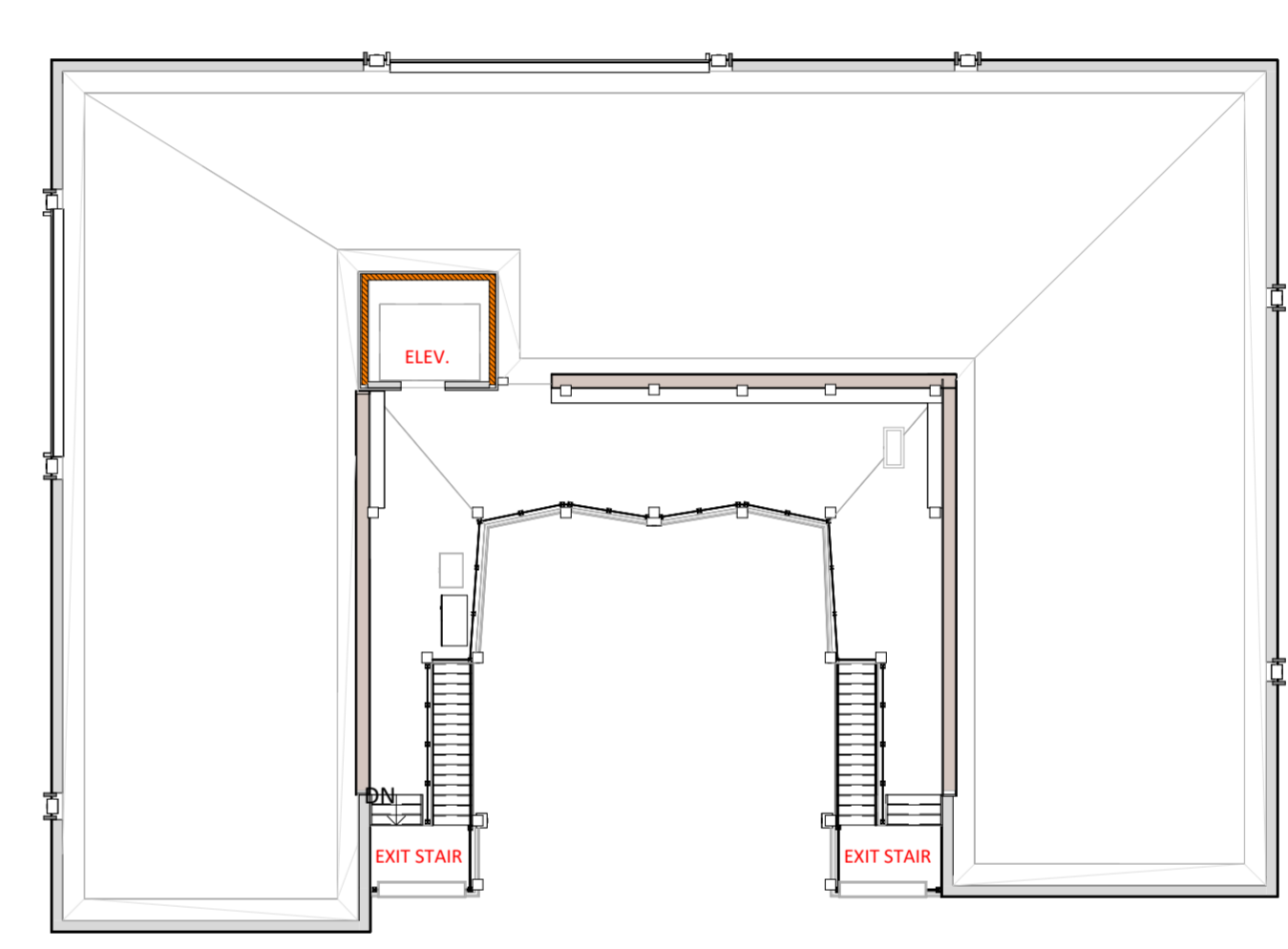
SECTION 1 - BUILDING CODE COMPLIANCE
1 : 200



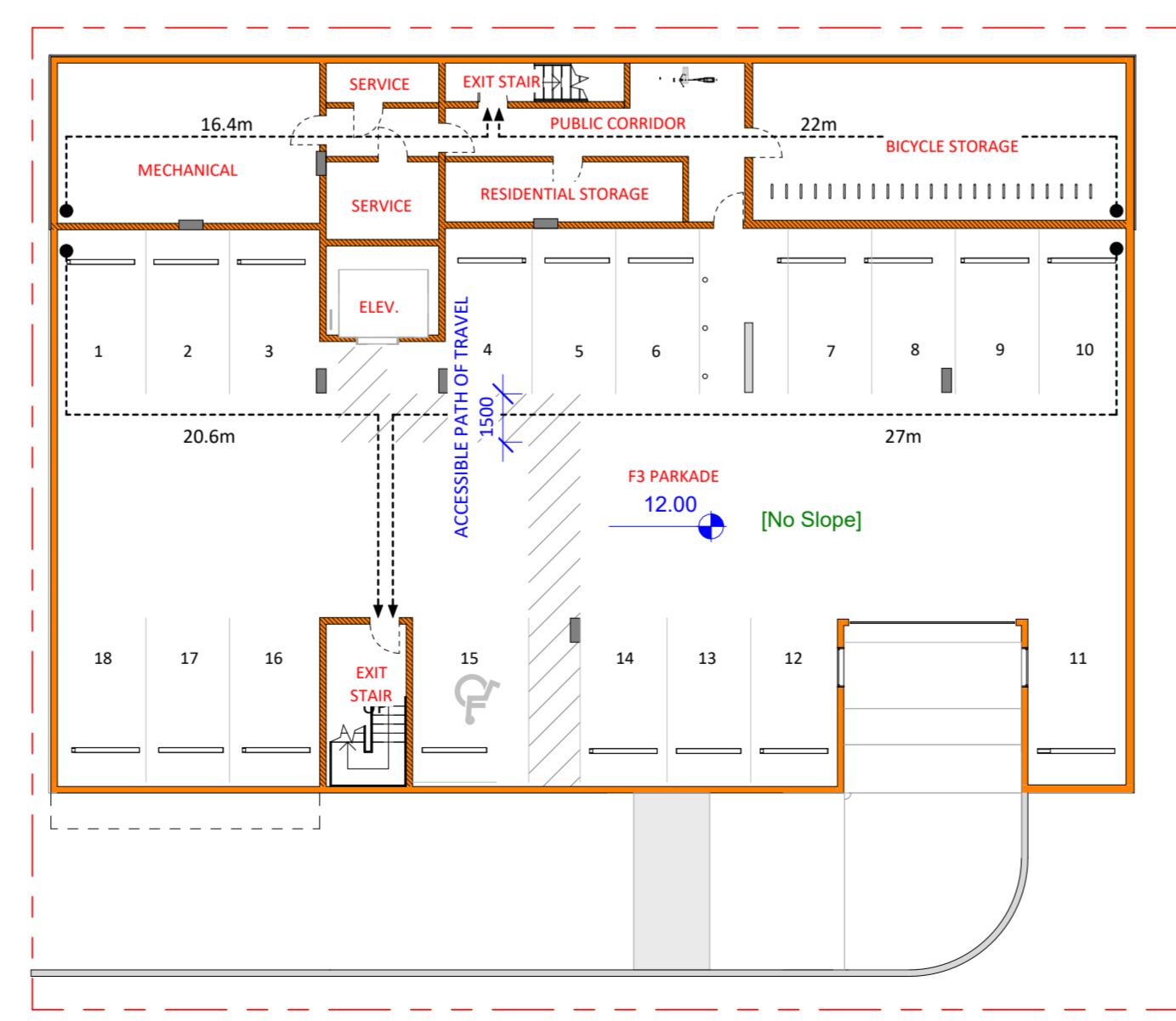
SECTION 2 - BUILDING CODE COMPLIANCE
1 : 200



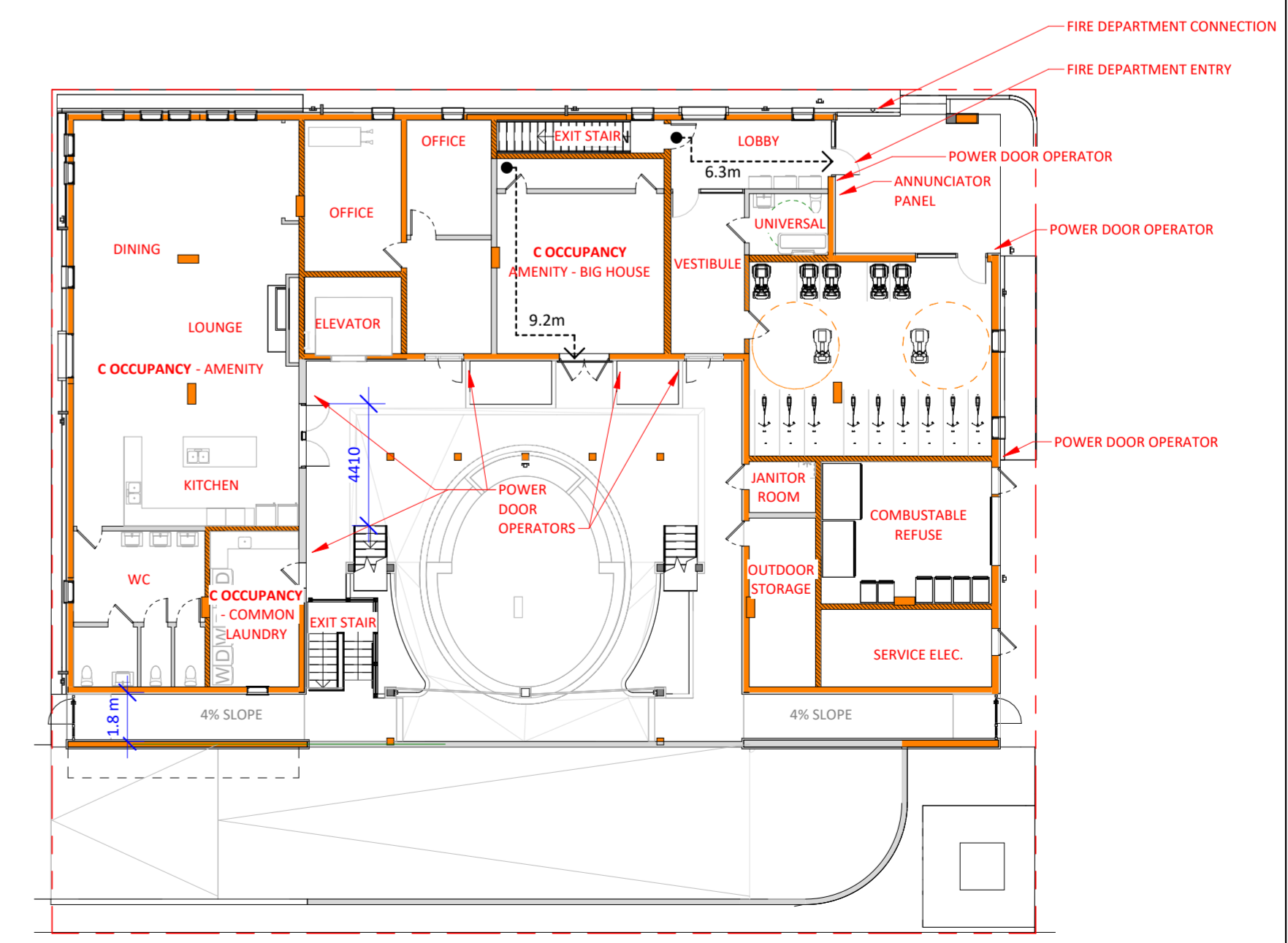
BUILDING CODE COMPLIANCE PLAN - TYPICAL FLOOR (L2 - L6)
1 : 200



BUILDING CODE COMPLIANCE PLAN - ROOF
1 : 200



BUILDING CODE COMPLIANCE PLAN - PARKADE
1 : 200



BUILDING CODE COMPLIANCE PLAN - GROUND FLOOR
1 : 200

231 Regina Avenue
Victoria, BC V8Z 1J6

Telephone:
250.384.3211
www.vnfc.ca

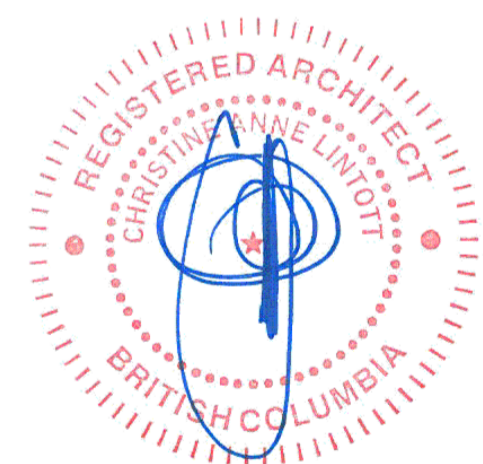
Suite 1 - 864 Queens Avenue,
Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
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Consultant Seal



VNFC Vancouver Street
Vancouver Street

CODE ANALYSIS

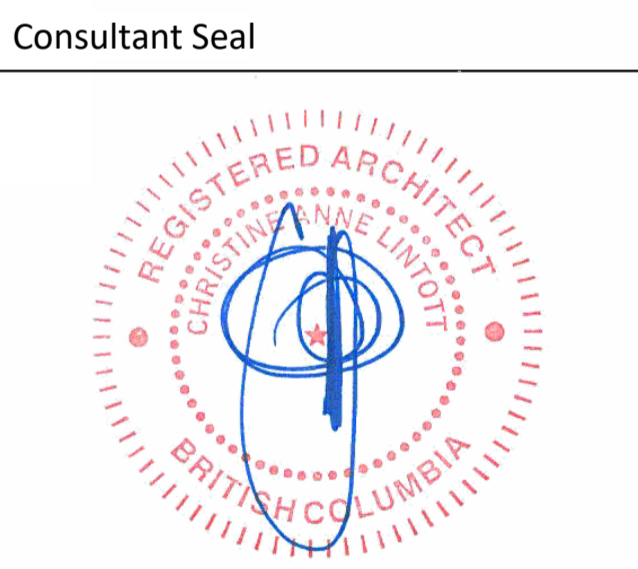
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Drawn by	HJ
Checked by	TK

A0.02

Project # 24-30 Scale As indicated

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02



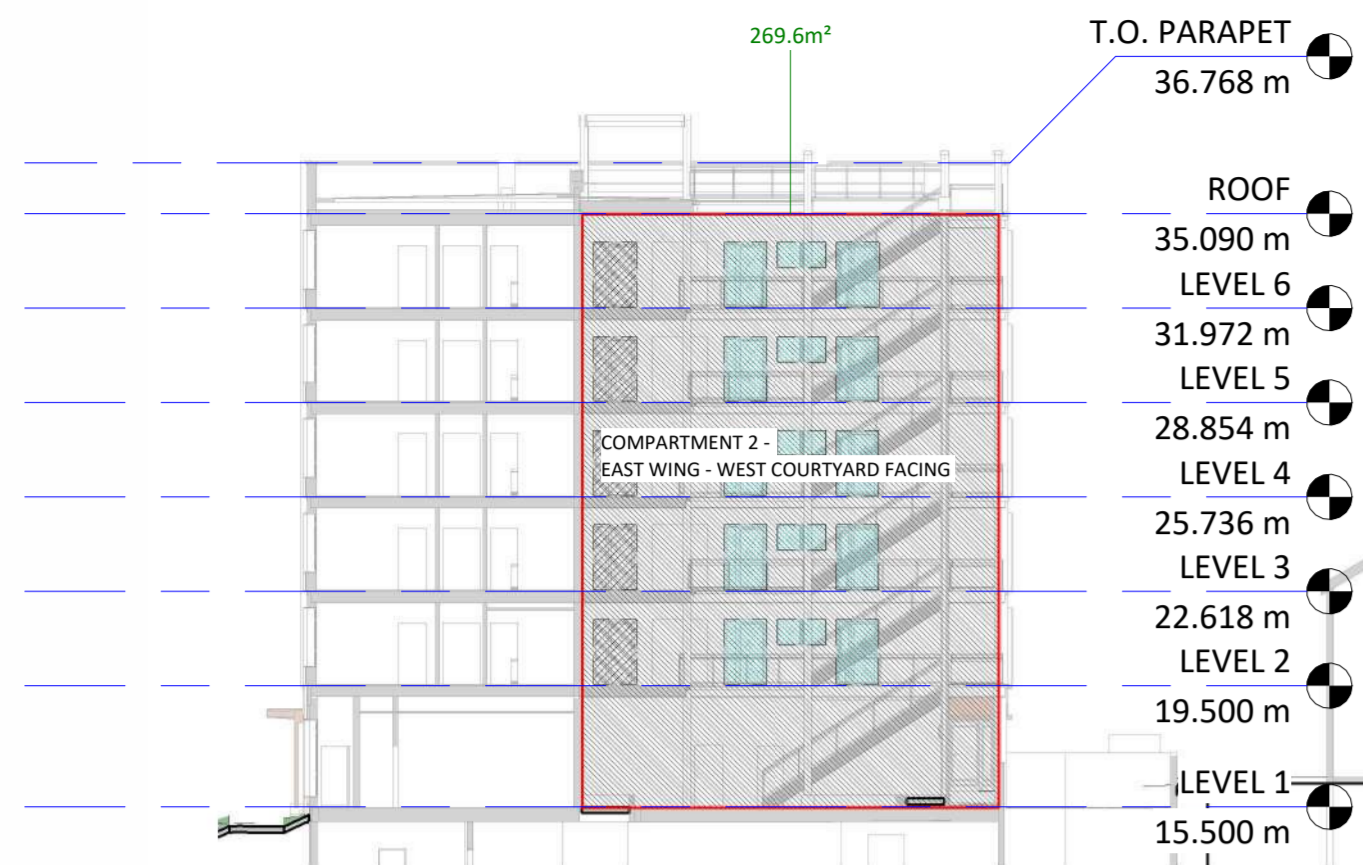
VNFC Vancouver Street
Vancouver Street

SPATIAL SEPARATIONS

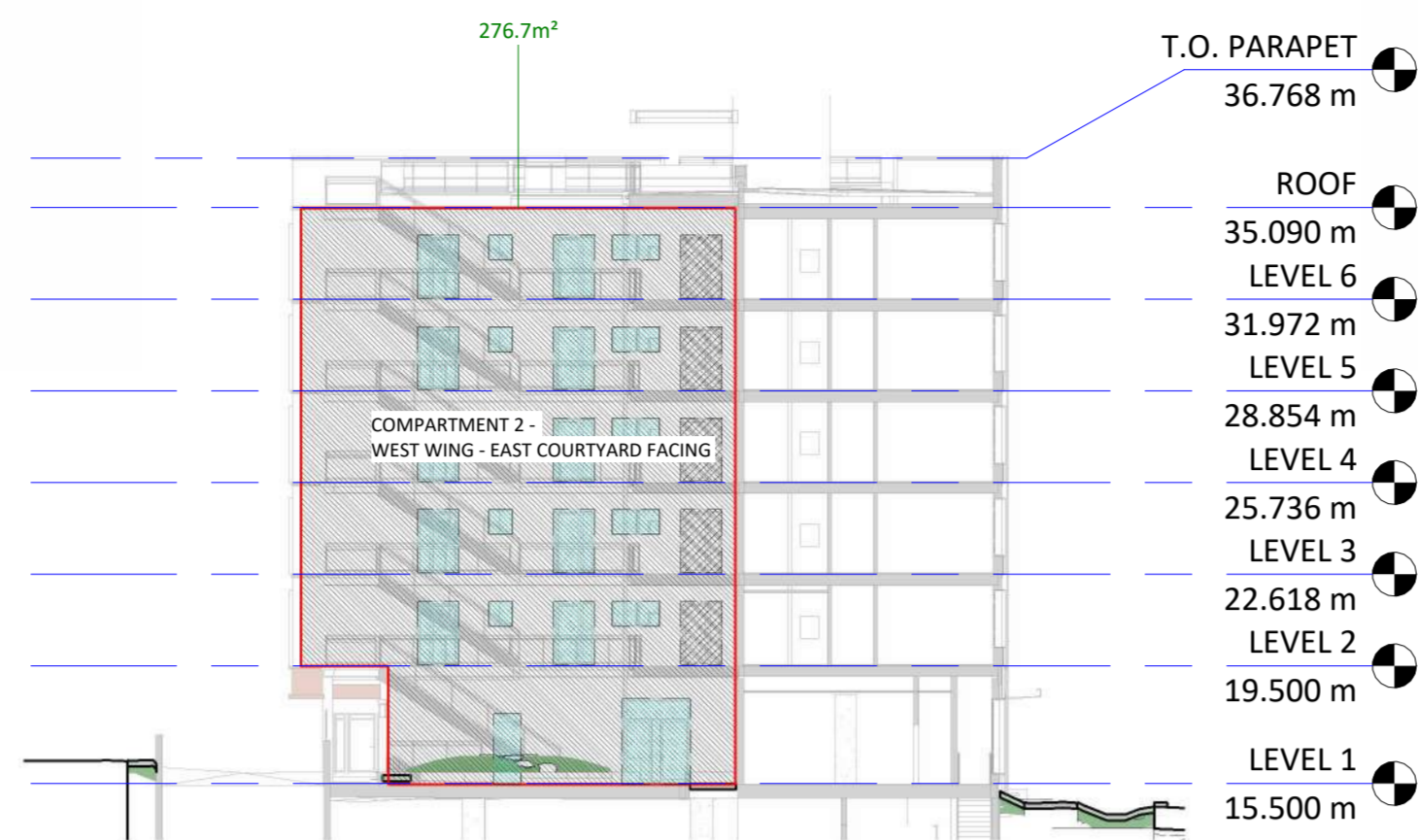
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Checked by TK

A0.03

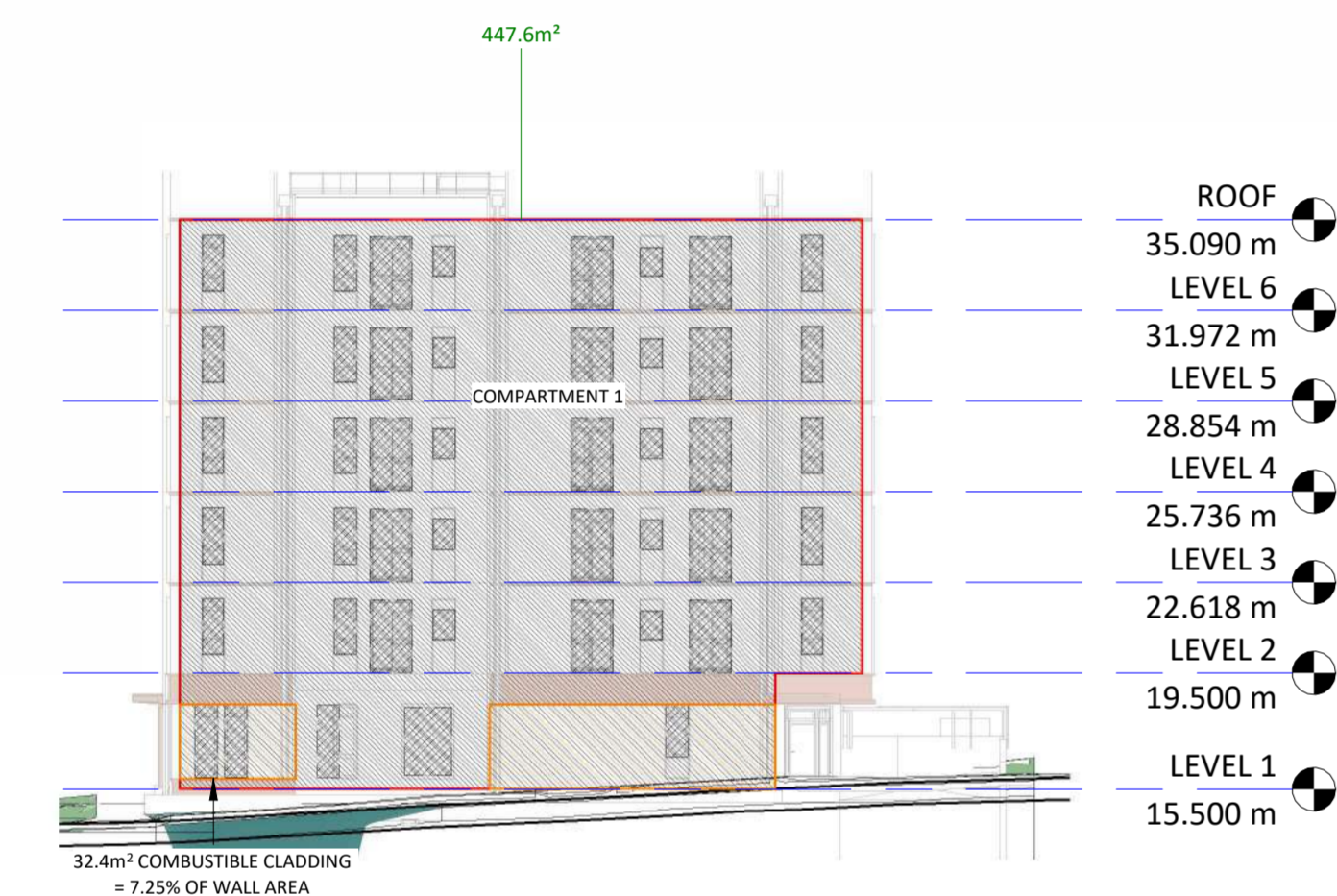
Project # 24-30 Scale As indicated



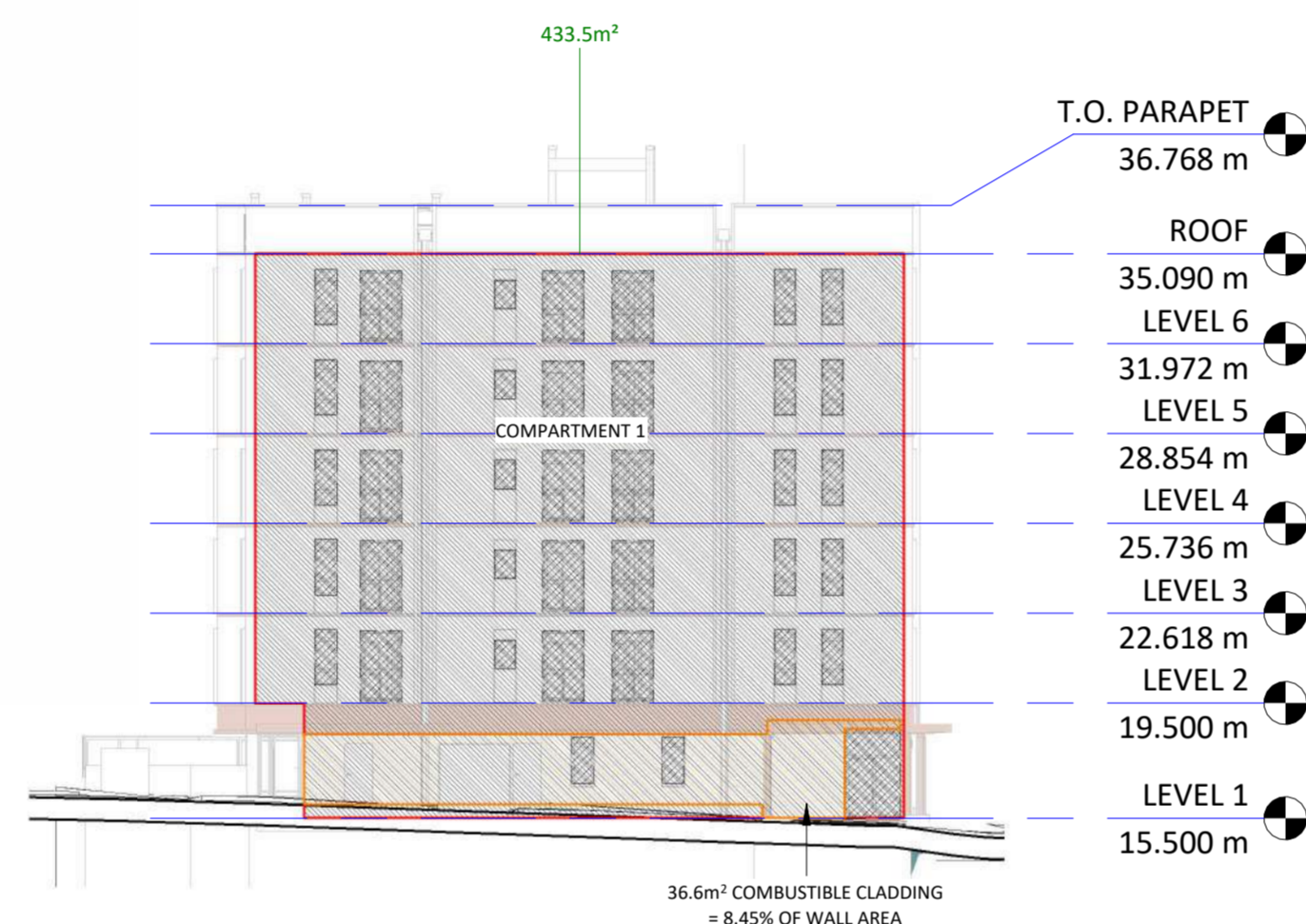
5 COURTYARD WEST - SPATIAL SEPARATION
1 : 250



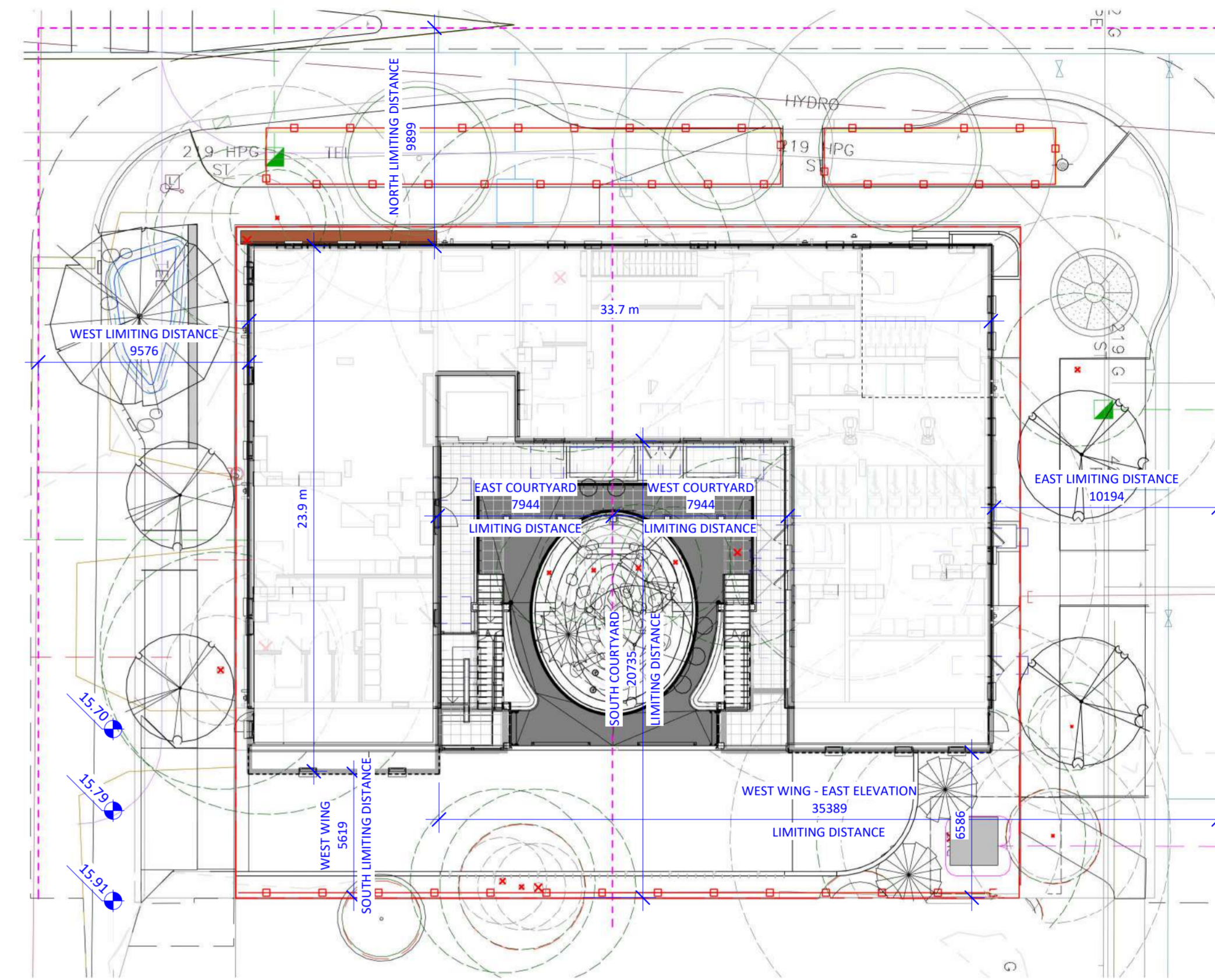
6 COURTYARD EAST - SPATIAL SEPARATION
1 : 250



2 WEST ELEVATION - SPATIAL SEPARATION
1 : 250



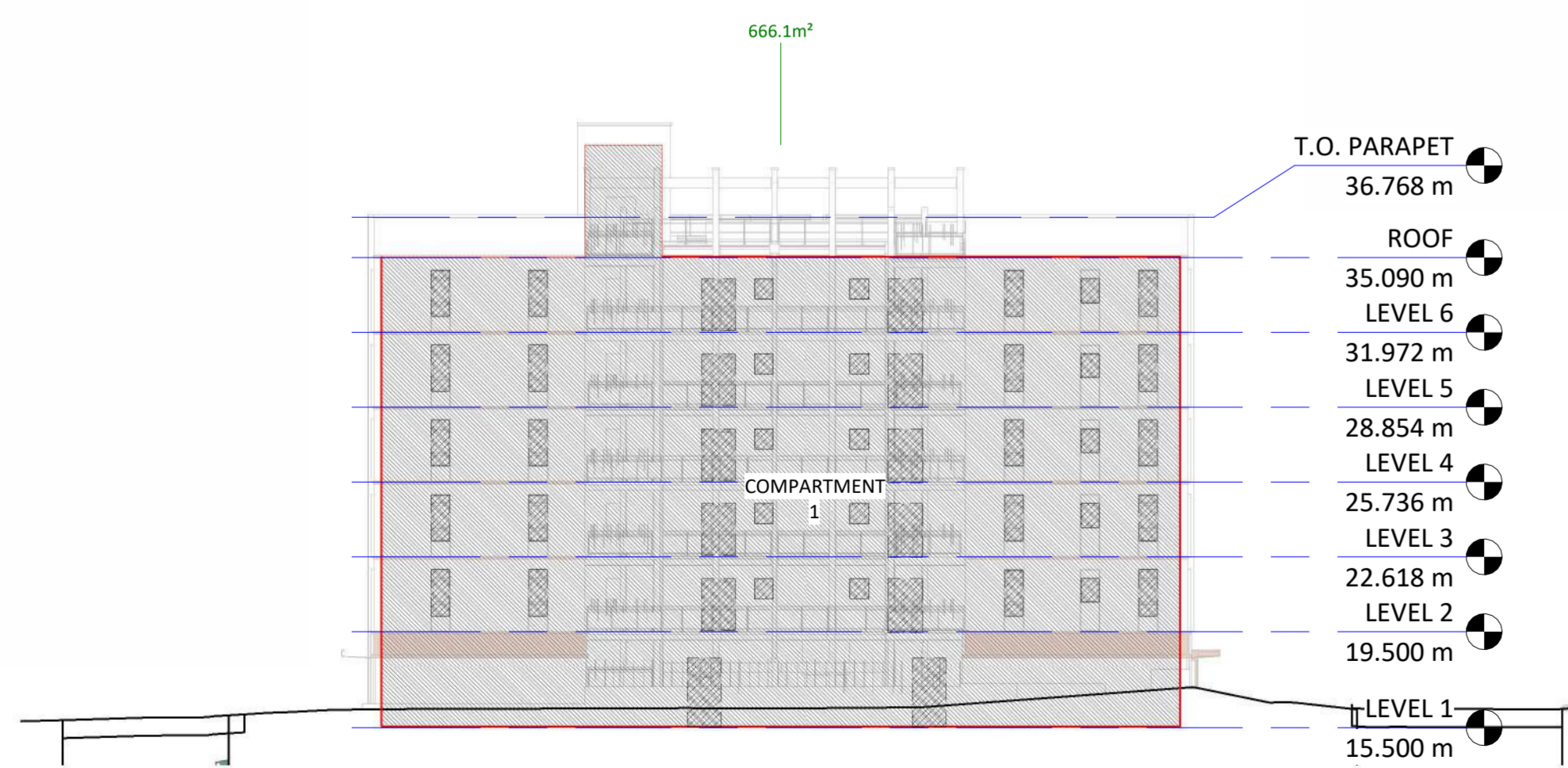
4 EAST ELEVATION - SPATIAL SEPARATION
1 : 250



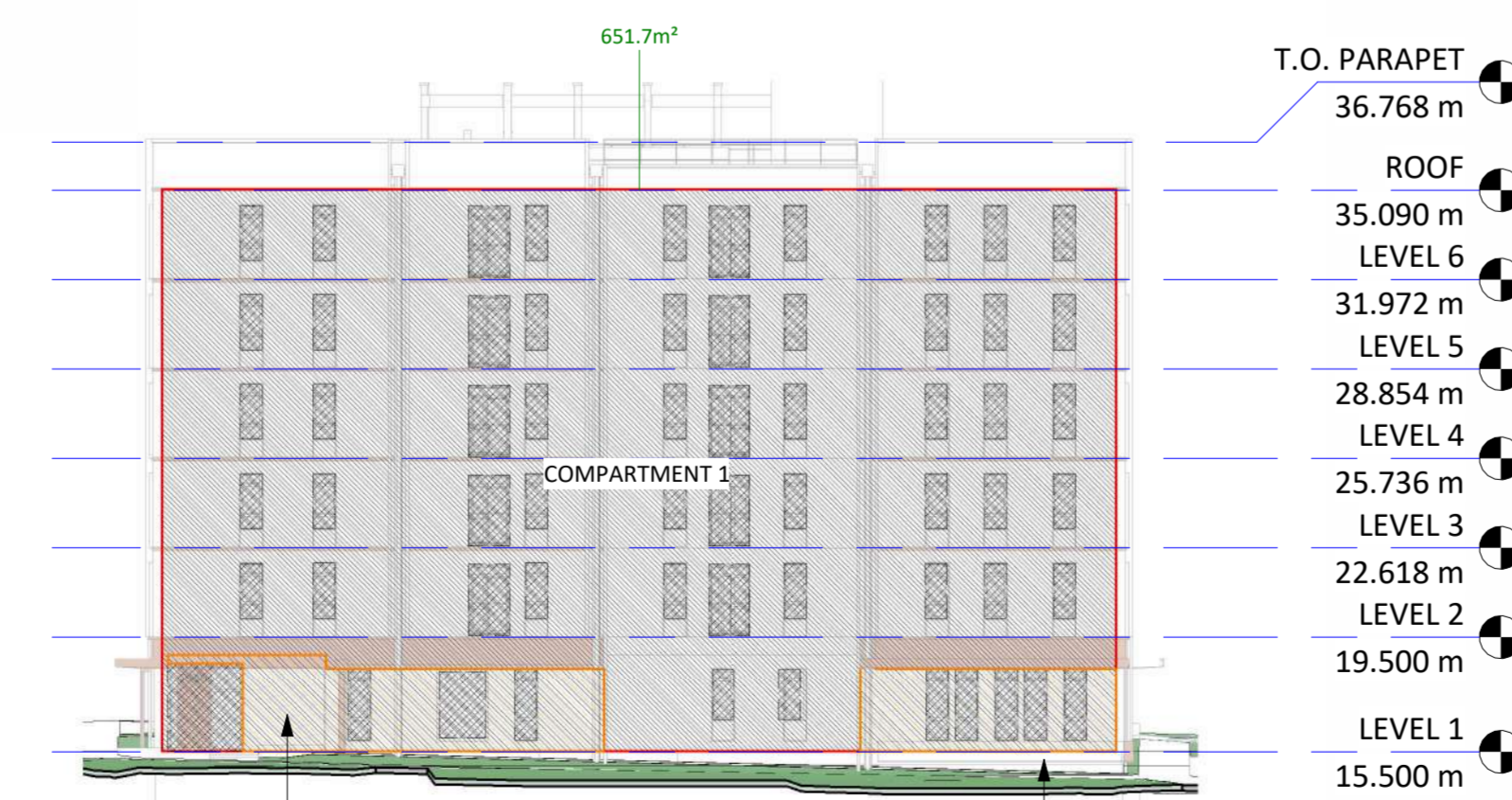
7 SPATIAL SEPARATION - SITE
1 : 200

Separation Elevations - Annotations

- WALL OR FIRE COMPARTMENT AREA
- UNPROTECTED OPENINGS
- EXIT EXPOSURE PROTECTION BY WATER CURTAIN ALTERNATE SOLUTION
- COMBUSTIBLE CLADDING



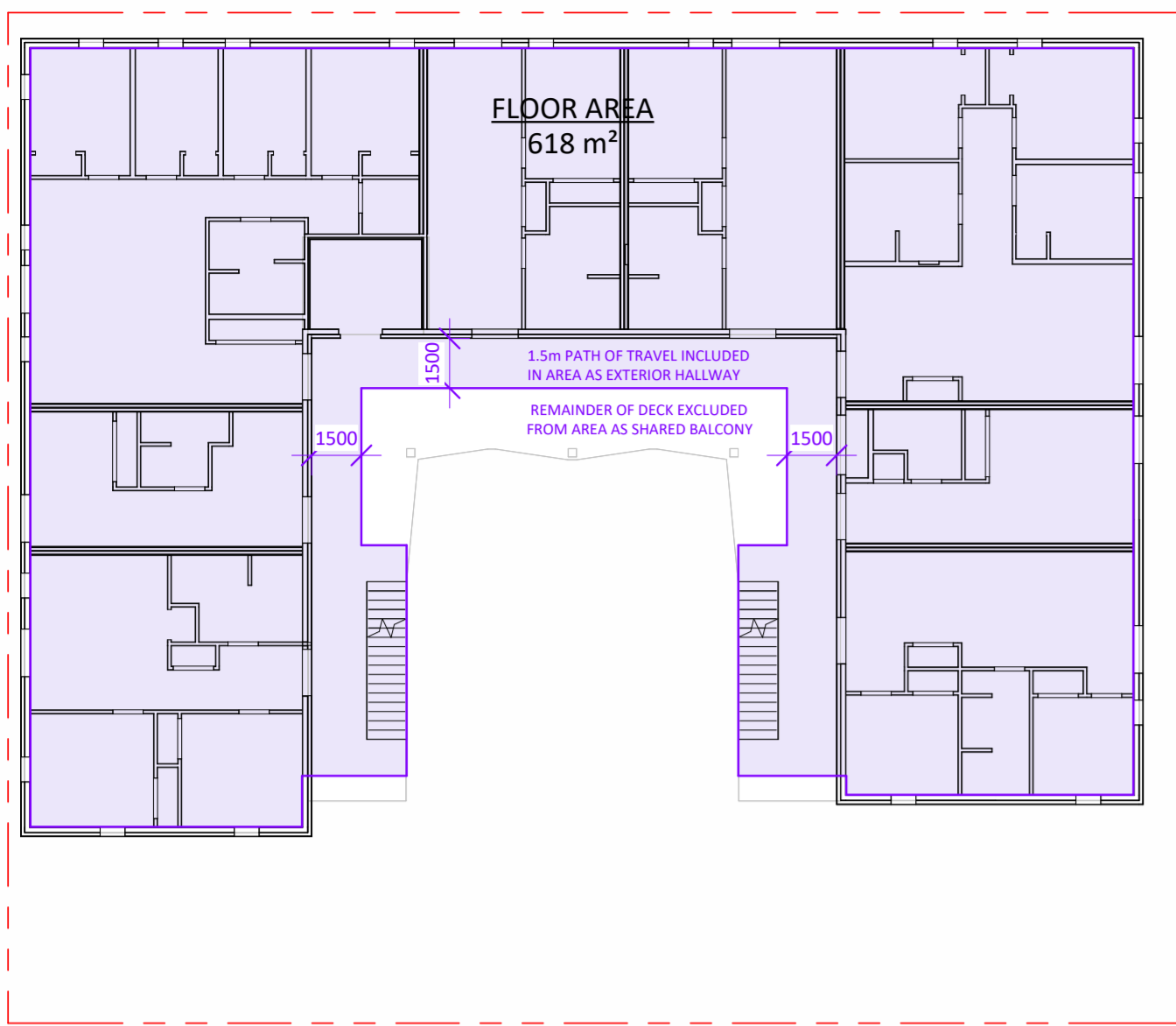
1 SOUTH ELEVATION - SPATIAL SEPARATION
1 : 250



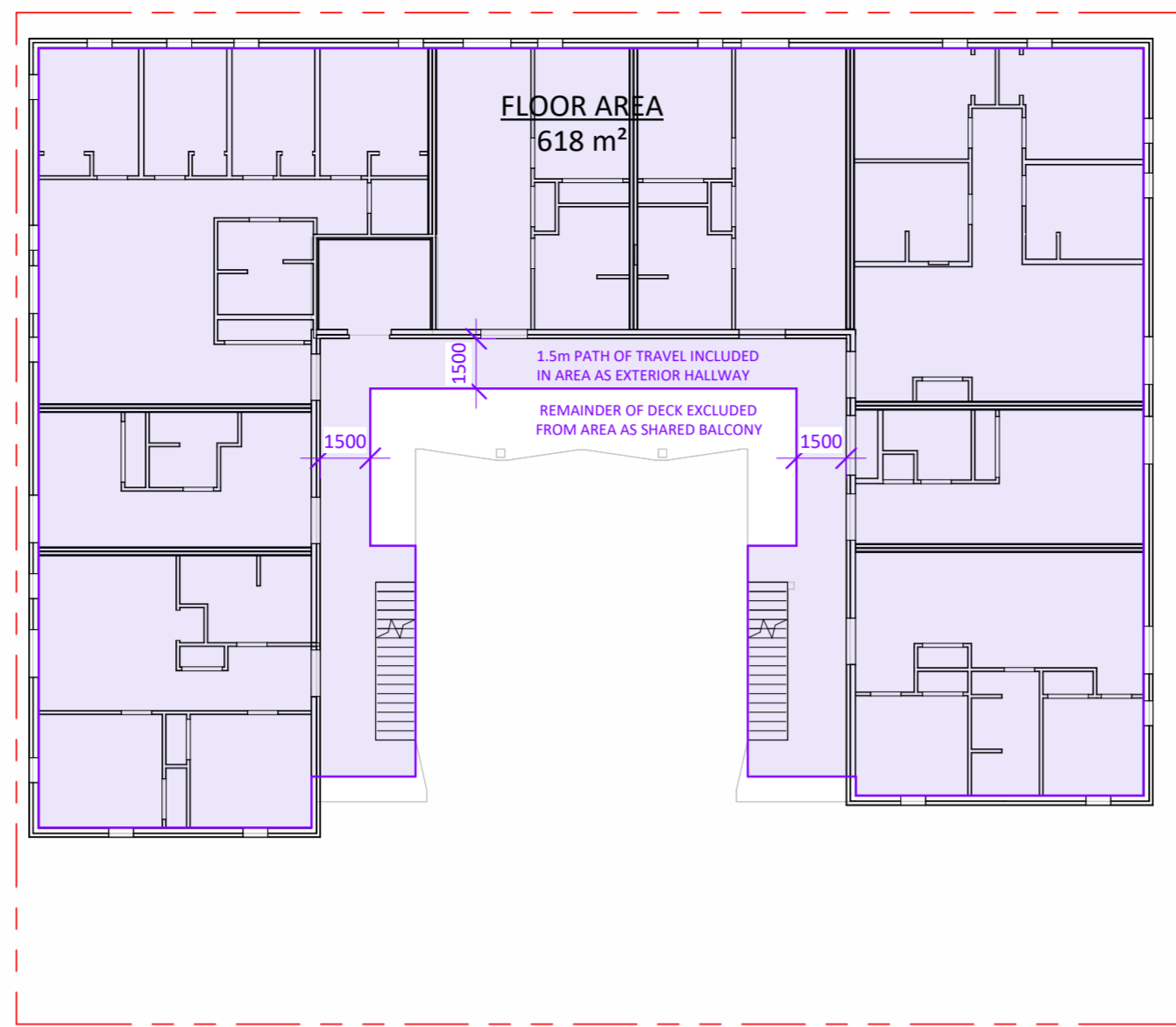
3 NORTH ELEVATION - SPATIAL SEPARATION
1 : 250

Building Code Analysis - Spatial Separations

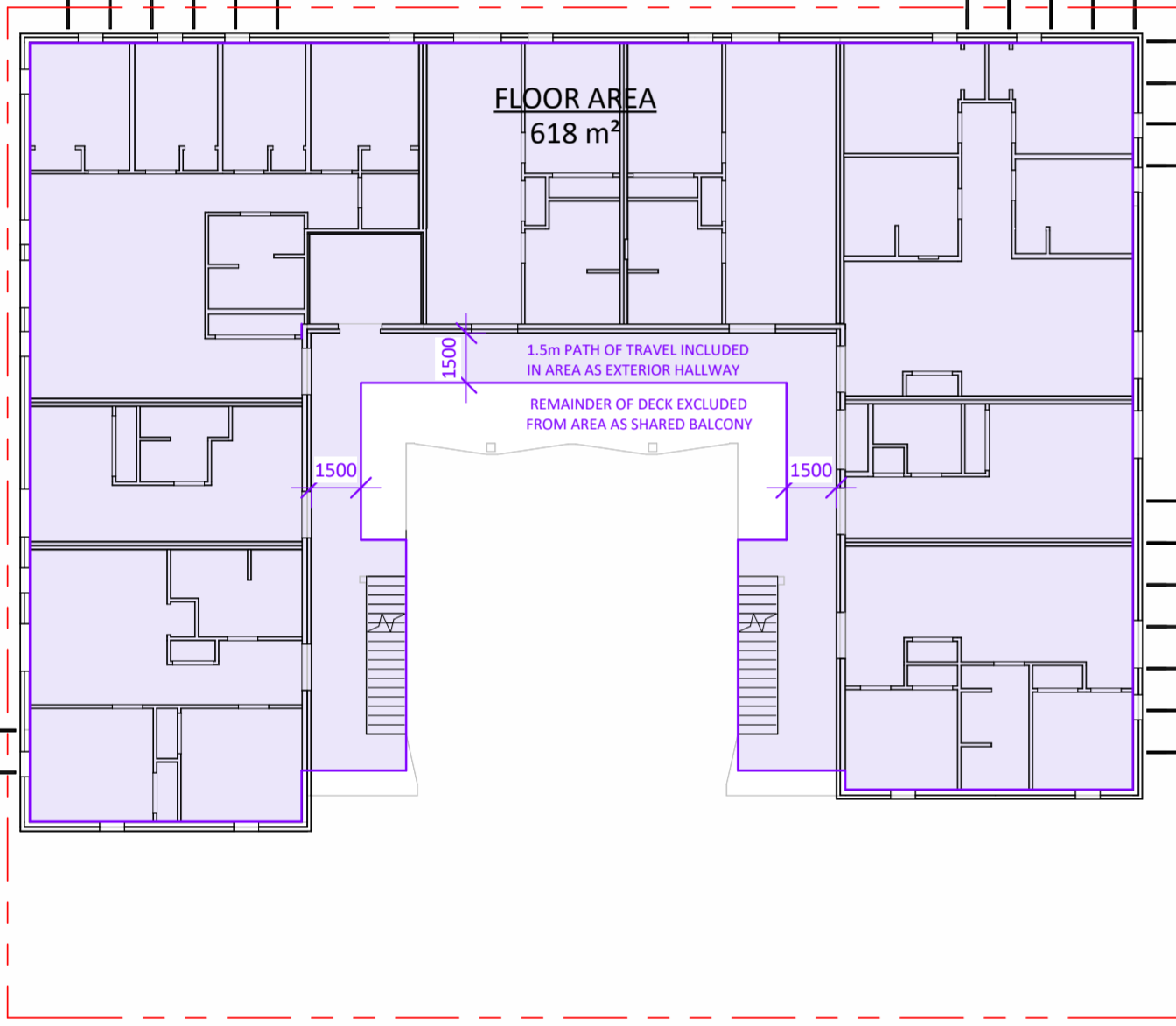
9 - SPATIAL SEPARATIONS											3.2.3.
NO.	ANALYSIS	OCCUPANCY	WALL AREA (m²)	U.P.O. AREA (m²)	LIMITING DISTANCE (m)	MAX. OPEN (%)	F.B.R. (HR.)	N.C. WALL (Y/N)	N.C. CLAD (Y/N)	REFERENCE	
9-1	SUITE									3.2.3.1.-D, 3.2.3.7.	
	NORTH	COMPARTMENT 1	651.7	120.63	9.899	100	18.51	-	N	N	
	EAST	COMPARTMENT 1	433.5	87.05	10.194	100	20.08	-	N	N	
		COMPARTMENT 2	276.7	15.05	7.944	81.10	5.44	3/4	N	Y	
	SOUTH	COMPARTMENT 1	666.1	78.23	5.619	47.43	11.74	3/4	N	Y	
		COMPARTMENT 1	447.6	93.38	9.576	100	20.86	-	N	N	
		COMPARTMENT 2	269.6	15.05	7.944	81.10	5.58	3/4	N	N	



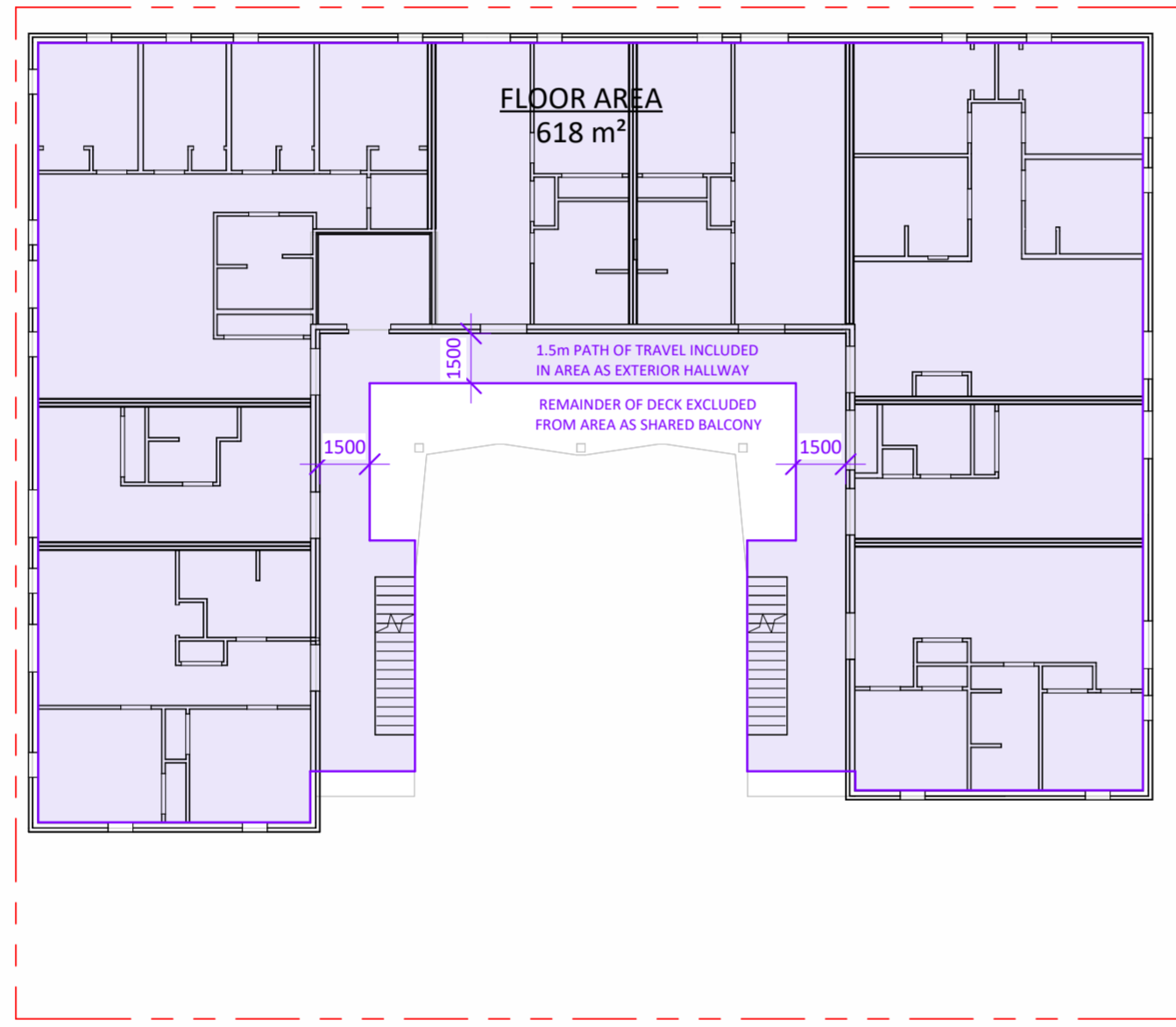
3 LEVEL 3 PLAN - FLOOR AREA
1 : 200



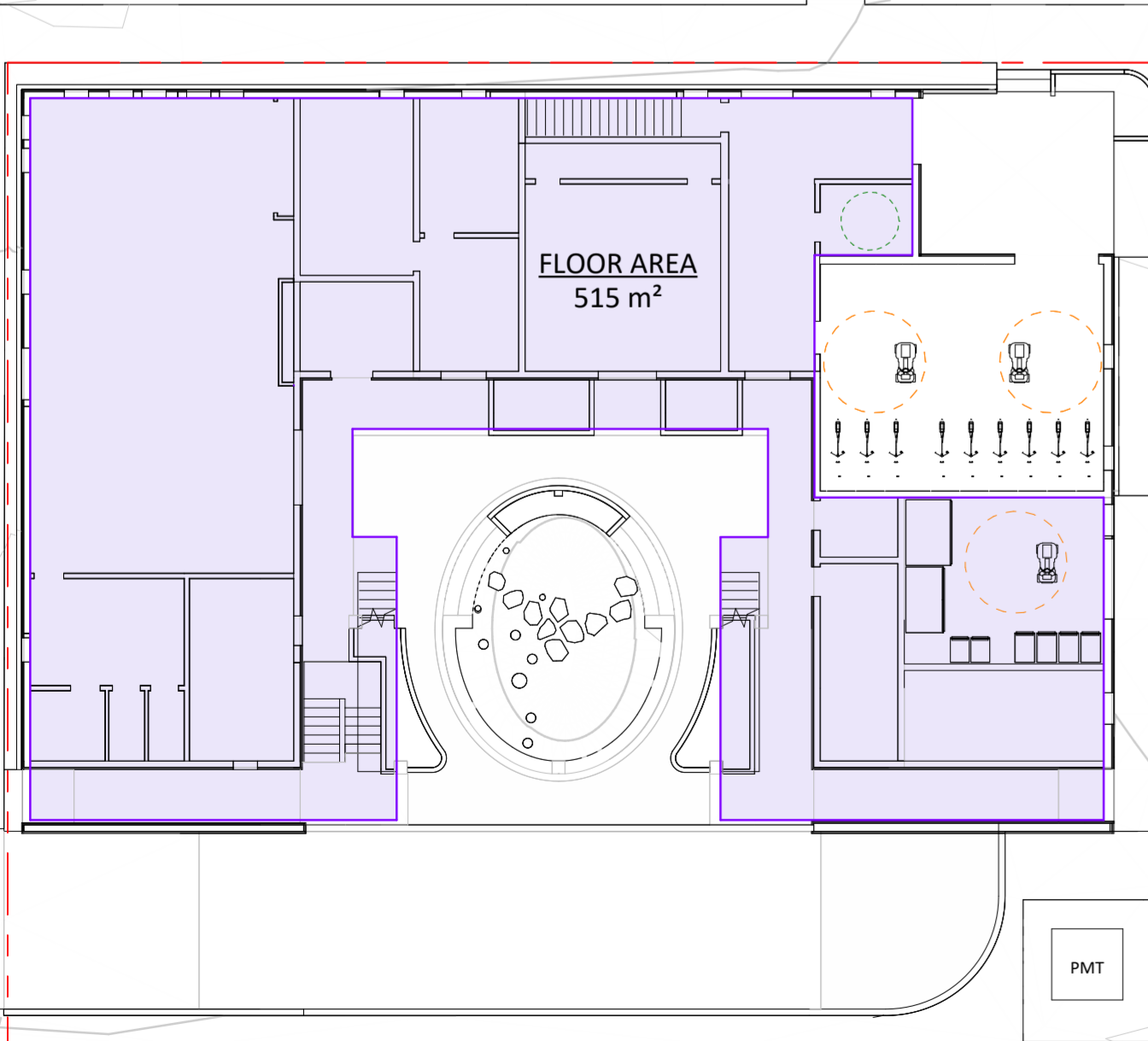
6 LEVEL 6 PLAN - FLOOR AREA
1 : 200



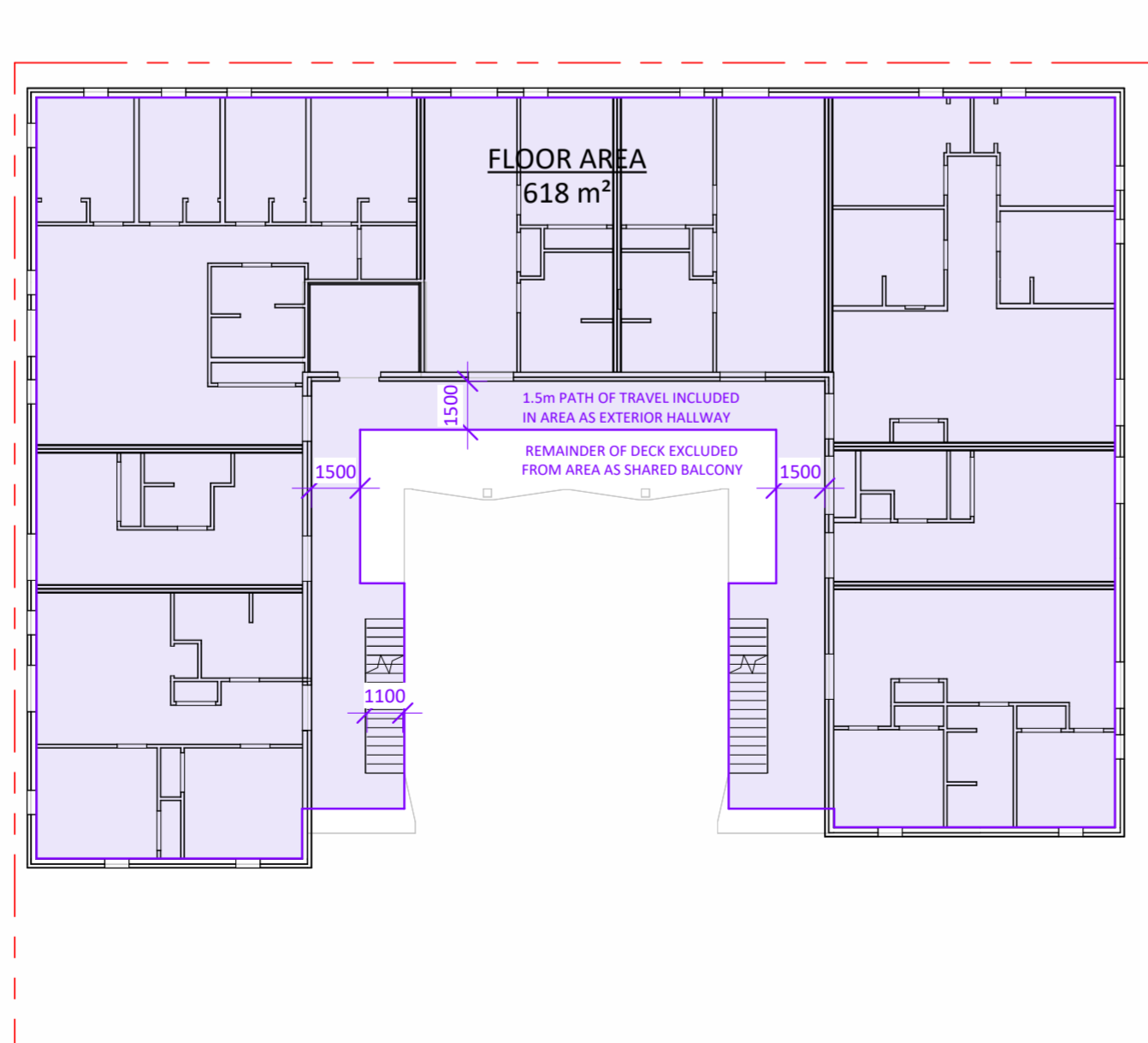
2 LEVEL 2 PLAN - FLOOR AREA
1 : 200



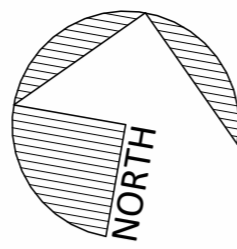
5 LEVEL 5 PLAN - FLOOR AREA
1 : 200



1 LEVEL 1 PLAN - FLOOR AREA
1 : 200

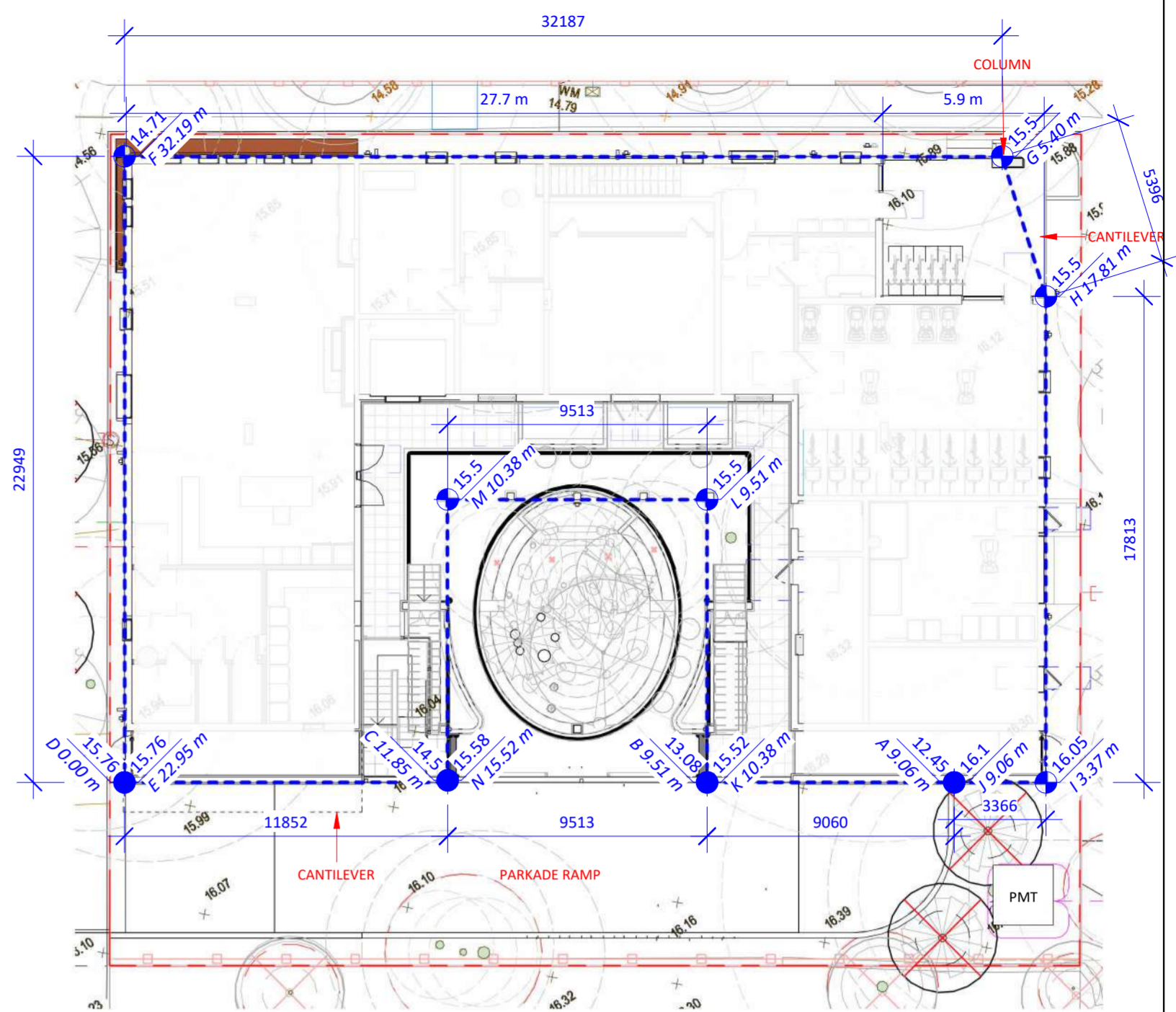


4 LEVEL 4 PLAN - FLOOR AREA
1 : 200



AVERAGE GRADE CALCULATION						
SEGMENT	END	START	END	AVERAGE	DISTANCE	AVG. x DIST.
A to B	12.45	12.84	12.645	9.06 m	114.56	
B to C	13.08	14.26	13.67	9.51 m	130.04	
C to D	14.5	15.77	15.135	11.85 m	179.38	
E to F	15.76	14.71	15.235	22.95 m	349.63	
F to G	14.71	15.5	15.105	32.19 m	486.18	
G to H	15.5	15.5	15.5	5.40 m	83.64	
H to I	15.5	16.05	15.775	17.81 m	281.00	
I to J	16.05	16.1	16.075	3.37 m	54.11	
J to K	16.1	15.58	15.84	9.06 m	143.51	
K to L	15.52	15.5	15.51	10.38 m	160.92	
L to M	15.5	15.48	15.49	9.51 m	147.36	
M to N	15.5	15.58	15.54	10.38 m	161.23	
BUILDING PERIMETER				151.46 m	2,291.56	

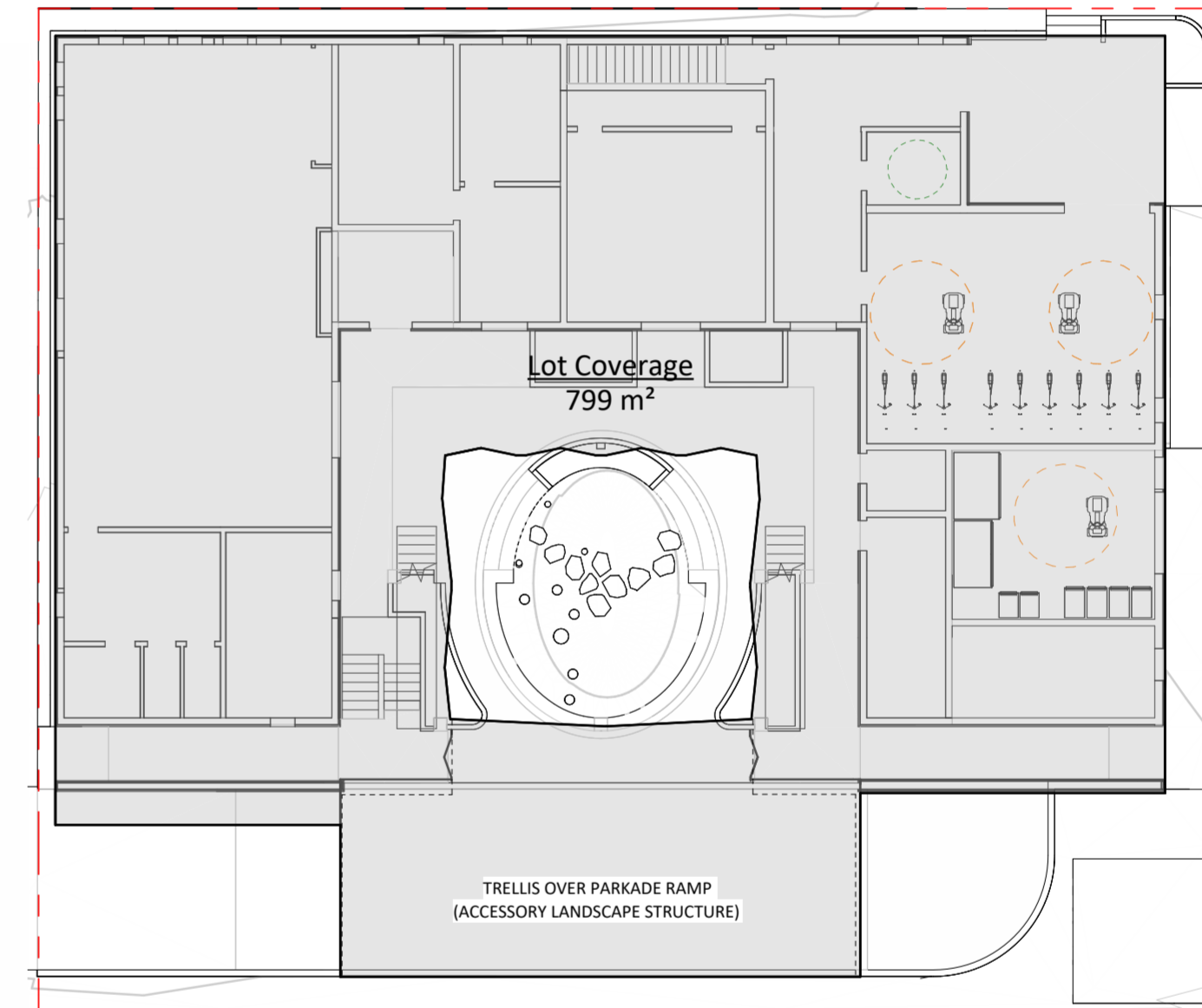
AVERAGE GRADE CALCULATION: 151.46 / 2,286.65 = 15.12 m



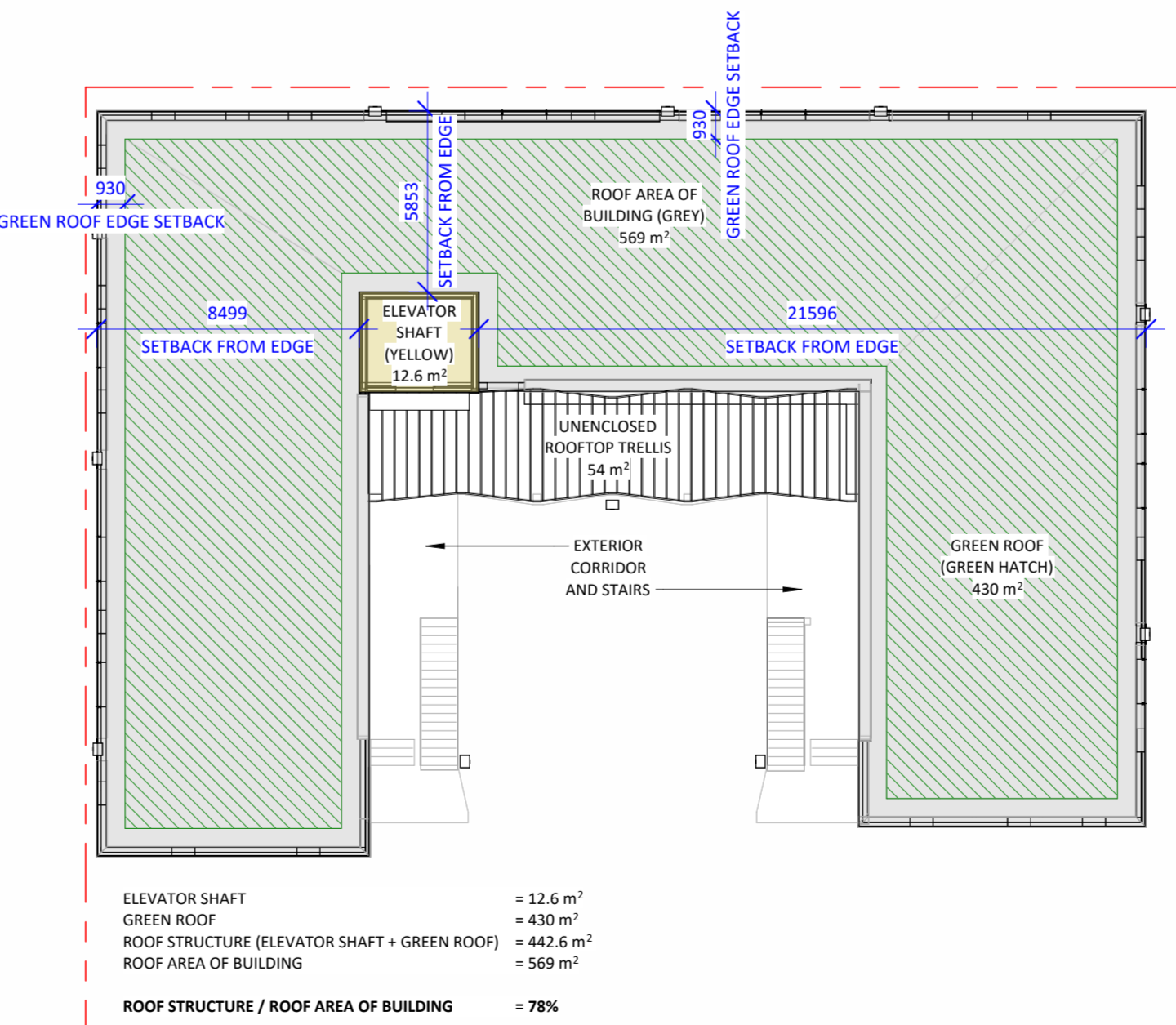
9 AVERAGE GRADE
1 : 200

Area Schedule - FSA - FSR BCH		
Level	Area	FSR
LEVEL 1	515 m ²	0.48
LEVEL 2	618 m ²	0.57
LEVEL 3	618 m ²	0.57
LEVEL 4	618 m ²	0.57
LEVEL 5	618 m ²	0.57
LEVEL 6	618 m ²	0.57
Total		3.33

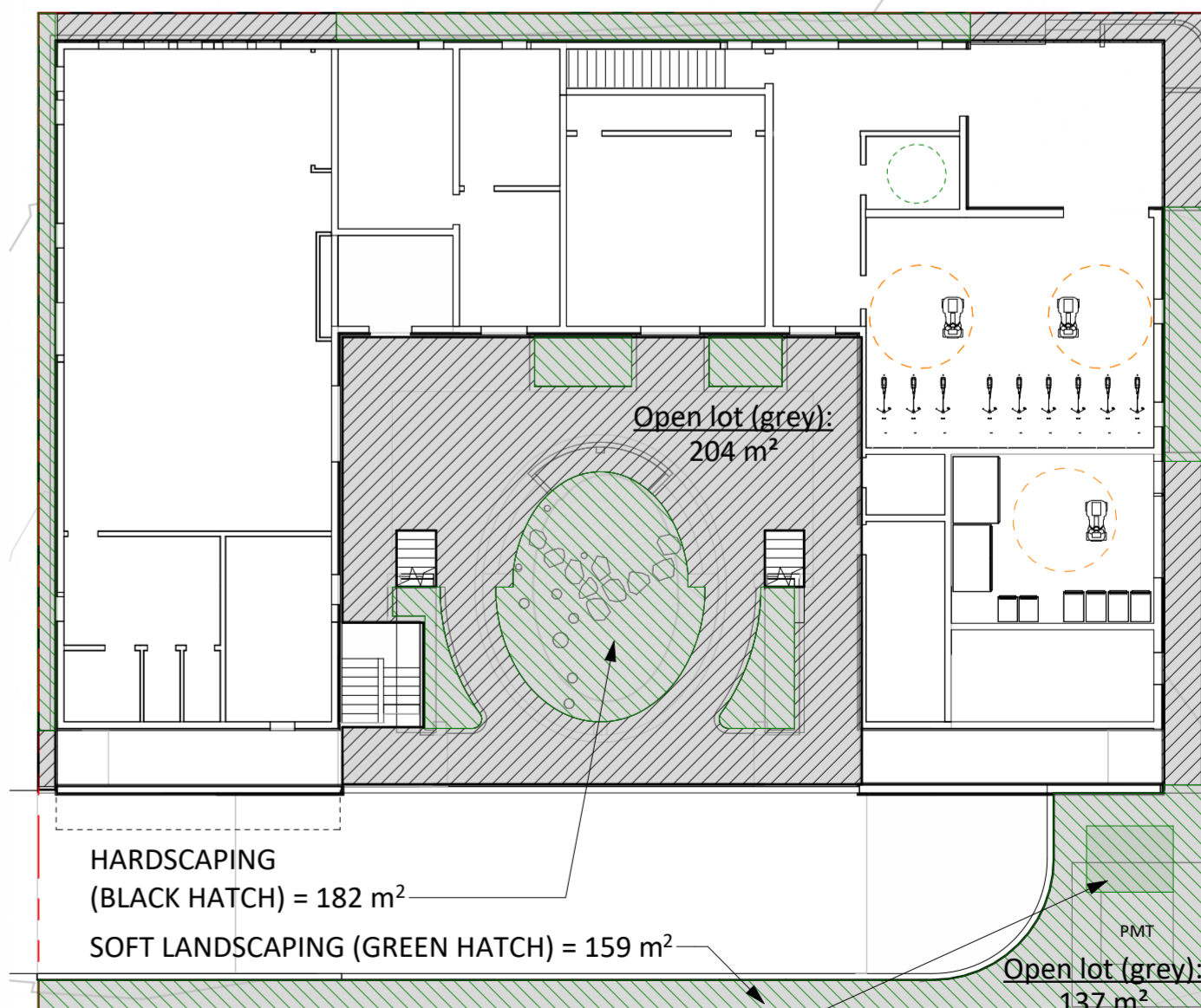
OPEN LOT SPACE = 341 m²
SOFT LANDSCAPING = 159 m² = 47%
HARD LANDSCAPING = 182 m² = 53%



8 LOT COVERAGE
1 : 200



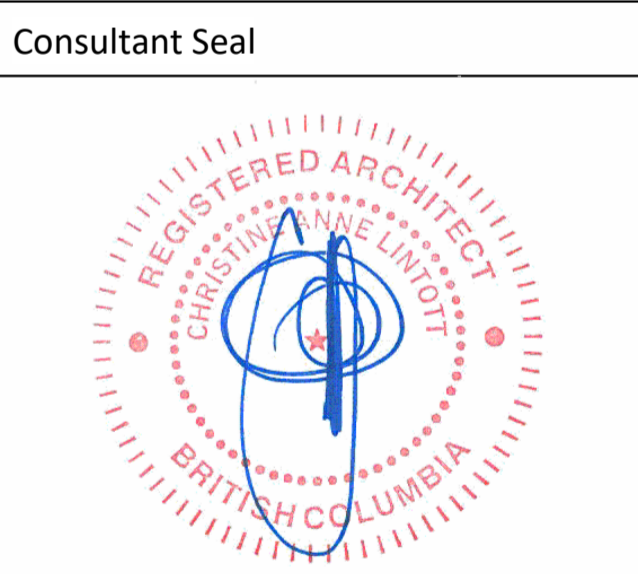
10 ROOF - AREA OF ROOFTOP STRUCTURE
1 : 200



7 OPEN LOT SPACE
1 : 200

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision		
No.	Description	Date
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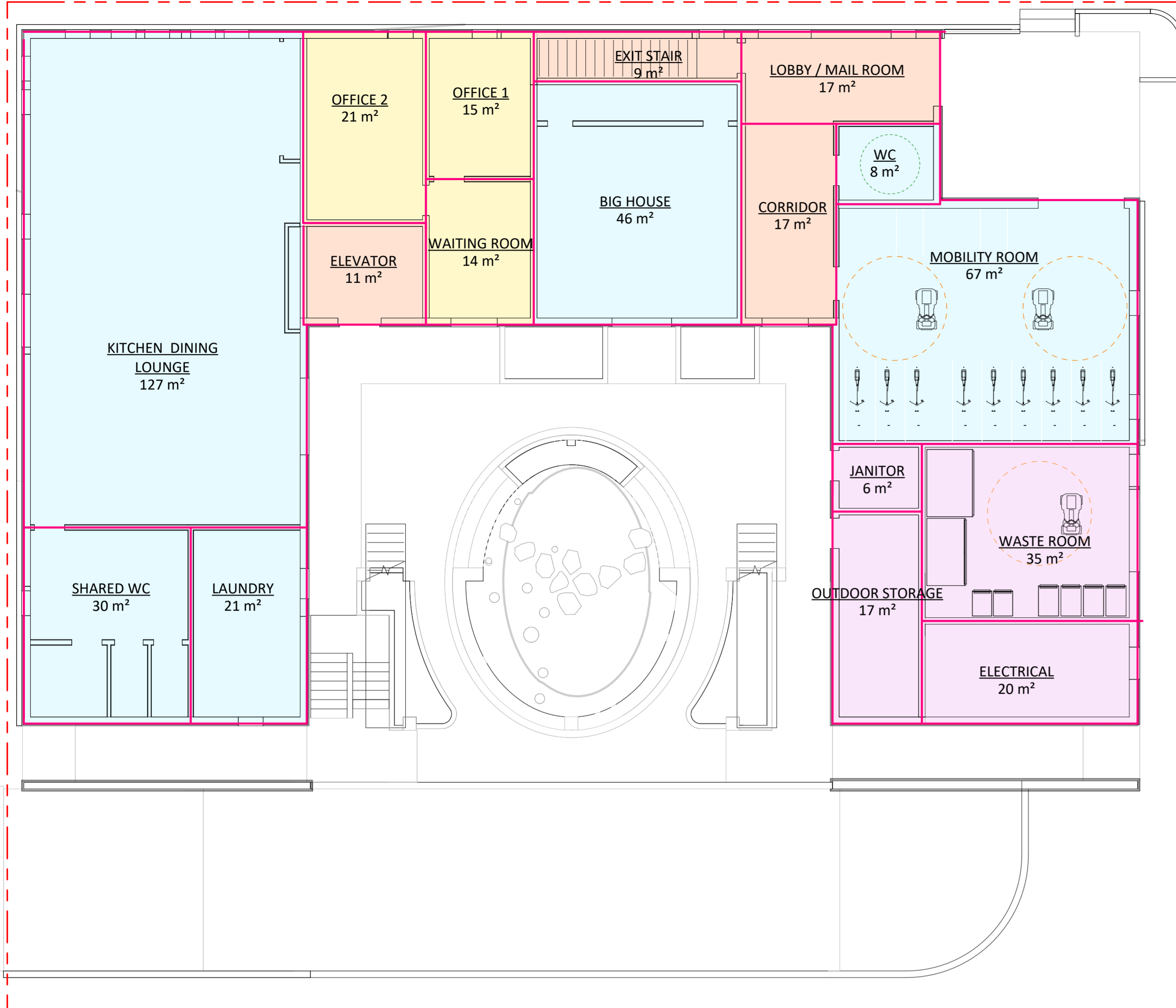
VNFC Vancouver Street
Vancouver Street

AREA CALCULATION
PLANS COV

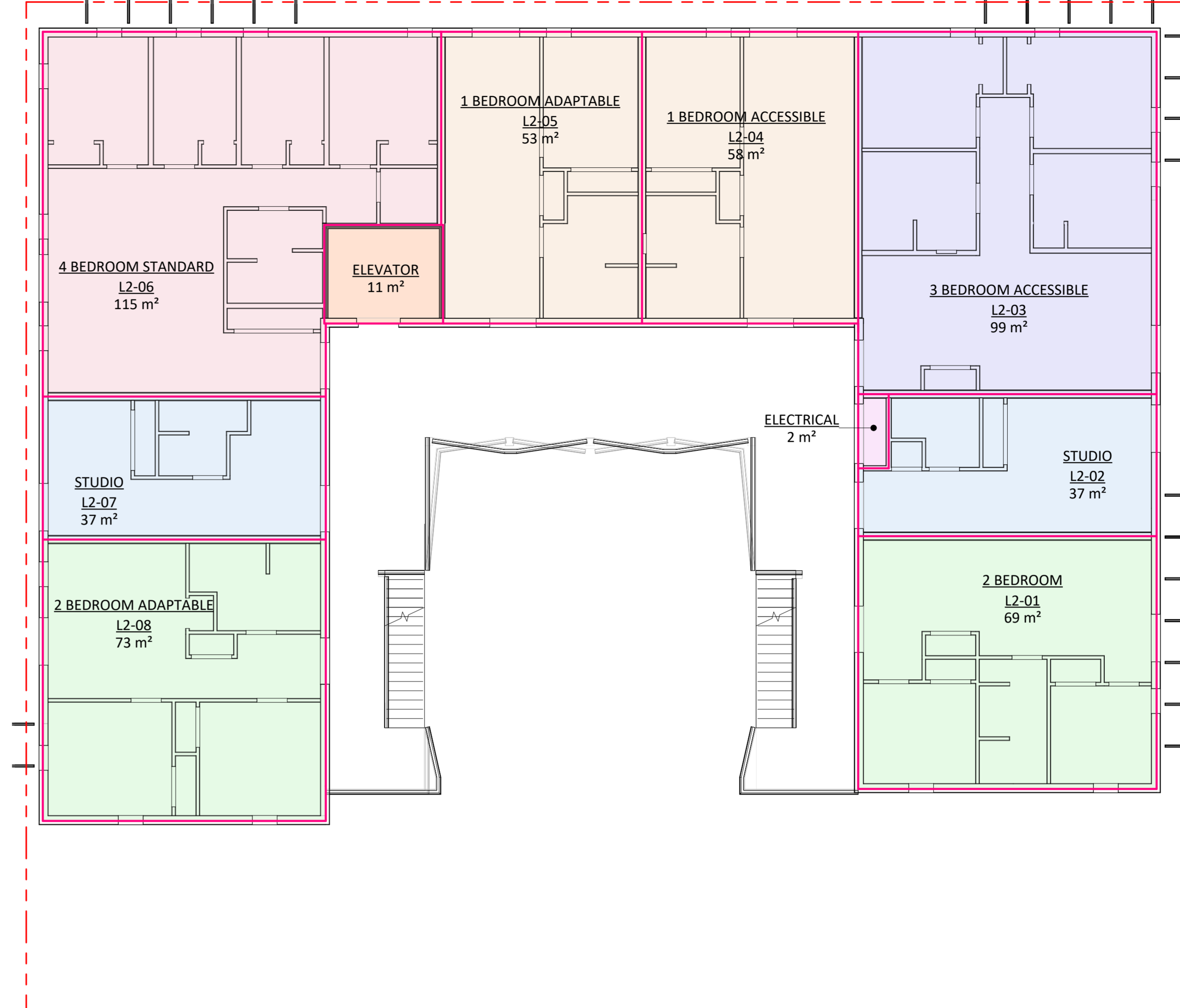
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Drawn by	HJ / CT / BR
Checked by	CC

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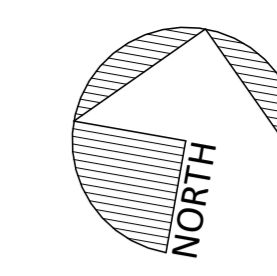
Project # 24-30 Scale 1 : 200



1 LEVEL 1
1 : 100



2 TYPICAL FLOOR PLAN (L2 - L6)
1 : 100



Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision No.	Description	Date

Area Schedule - Proposed Net Unit Areas BCH				
Level	Name	Type	Area	Area (sf)
LEVEL 2	L2-04	1 BED ACCESSIBLE	57.59 m ²	619.90 ft ²
LEVEL 3	L3-04	1 BED ACCESSIBLE	57.59 m ²	619.90 ft ²
LEVEL 4	L4-04	1 BED ACCESSIBLE	57.59 m ²	619.90 ft ²
LEVEL 5	L5-04	1 BED ACCESSIBLE	57.59 m ²	619.90 ft ²
LEVEL 6	L6-04	1 BED ACCESSIBLE	57.59 m ²	619.90 ft ²
			287.95 m ²	3099.51 ft ²
LEVEL 2	L2-05	1 BED ADAPTABLE	53.34 m ²	574.10 ft ²
LEVEL 3	L3-05	1 BED ADAPTABLE	53.34 m ²	574.10 ft ²
LEVEL 4	L4-05	1 BED ADAPTABLE	53.34 m ²	574.10 ft ²
LEVEL 5	L5-05	1 BED ADAPTABLE	53.34 m ²	574.10 ft ²
LEVEL 6	L6-05	1 BED ADAPTABLE	53.34 m ²	574.10 ft ²
			266.68 m ²	2870.52 ft ²
LEVEL 2	L2-08	2 BED ADAPTABLE	72.72 m ²	782.79 ft ²
LEVEL 3	L3-08	2 BED ADAPTABLE	72.72 m ²	782.79 ft ²
LEVEL 4	L4-08	2 BED ADAPTABLE	72.72 m ²	782.79 ft ²
LEVEL 5	L5-08	2 BED ADAPTABLE	72.72 m ²	782.79 ft ²
LEVEL 6	L6-08	2 BED ADAPTABLE	72.72 m ²	782.79 ft ²
			363.62 m ²	3913.96 ft ²
LEVEL 2	L2-01	2 BEDROOM	68.90 m ²	741.60 ft ²
LEVEL 3	L3-01	2 BEDROOM	68.90 m ²	741.60 ft ²
LEVEL 4	L4-01	2 BEDROOM	68.90 m ²	741.60 ft ²
LEVEL 5	L5-01	2 BEDROOM	68.90 m ²	741.60 ft ²
LEVEL 6	L6-01	2 BEDROOM	68.90 m ²	741.60 ft ²
			344.49 m ²	3708.02 ft ²
LEVEL 2	L2-03	3 BED ACCESSIBLE	98.77 m ²	1063.17 ft ²
LEVEL 3	L3-03	3 BED ACCESSIBLE	98.77 m ²	1063.17 ft ²
LEVEL 4	L4-03	3 BED ACCESSIBLE	98.77 m ²	1063.17 ft ²
LEVEL 5	L5-03	3 BED ACCESSIBLE	98.77 m ²	1063.17 ft ²
LEVEL 6	L6-03	3 BED ACCESSIBLE	98.77 m ²	1063.17 ft ²
			493.86 m ²	5315.84 ft ²
LEVEL 2	L2-06	4 BEDROOM	114.51 m ²	1232.57 ft ²
LEVEL 3	L3-06	4 BEDROOM	114.51 m ²	1232.57 ft ²
LEVEL 4	L4-06	4 BEDROOM	114.51 m ²	1232.57 ft ²

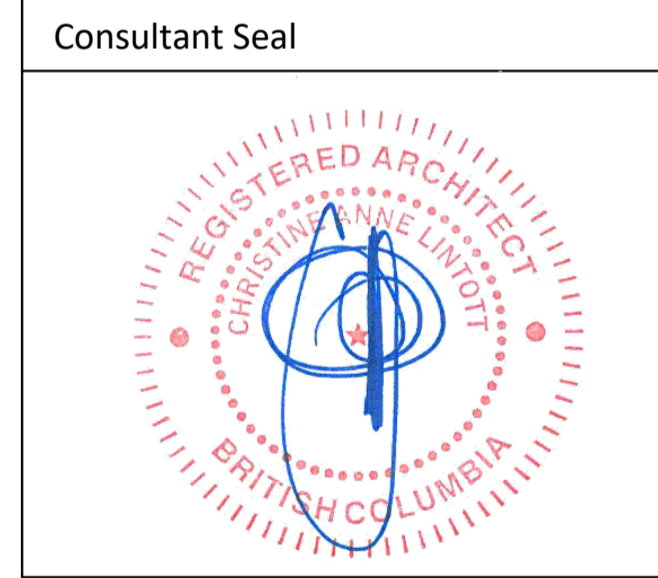
Area Schedule - Proposed Net Unit Areas BCH				
Level	Name	Type	Area	Area (sf)
LEVEL 5	L5-06	4 BEDROOM	114.51 m ²	1232.57 ft ²
LEVEL 6	L6-06	4 BEDROOM	114.51 m ²	1232.57 ft ²
			572.55 m ²	6162.87 ft ²
LEVEL 1	OFFICE 1	ADMIN	14.51 m ²	156.14 ft ²
LEVEL 1	OFFICE 2	ADMIN	21.44 m ²	230.76 ft ²
LEVEL 1	WAITING ROOM	ADMIN	14.34 m ²	154.32 ft ²
			50.28 m ²	541.22 ft ²
LEVEL 1	BIG HOUSE	AMENITY	46.12 m ²	496.47 ft ²
LEVEL 1	KITCHEN DINING LOUNGE	AMENITY	127.18 m ²	1368.94 ft ²
LEVEL 1	LAUNDRY	AMENITY	20.79 m ²	223.78 ft ²
LEVEL 1	MOBILITY ROOM	AMENITY	67.12 m ²	722.50 ft ²
LEVEL 1	SHARED WC	AMENITY	29.89 m ²	321.77 ft ²
LEVEL 1	WC	AMENITY	7.62 m ²	82.05 ft ²
			298.73 m ²	3215.51 ft ²
LEVEL 1	CORRIDOR	CIRCULATION	17.42 m ²	187.55 ft ²
LEVEL 1	ELEVATOR	CIRCULATION	11.37 m ²	122.37 ft ²
LEVEL 6	ELEVATOR	CIRCULATION	10.69 m ²	115.10 ft ²
LEVEL 3	ELEVATOR	CIRCULATION	10.69 m ²	115.10 ft ²
LEVEL 2	ELEVATOR	CIRCULATION	10.69 m ²	115.10 ft ²
LEVEL 5	ELEVATOR	CIRCULATION	10.69 m ²	115.10 ft ²
LEVEL 4	ELEVATOR	CIRCULATION	10.69 m ²	115.10 ft ²
LEVEL 1	EXIT STAIR	CIRCULATION	9.41 m ²	101.29 ft ²
LEVEL 1	LOBBY / MAIL ROOM	CIRCULATION	16.70 m ²	179.80 ft ²
			108.37 m ²	1166.54 ft ²
LEVEL 1	ELECTRICAL	SERVICE	20.22 m ²	217.68 ft ²
LEVEL 3	ELECTRICAL	SERVICE	2.07 m ²	22.30 ft ²
LEVEL 6	ELECTRICAL	SERVICE	2.07 m ²	22.30 ft ²
LEVEL 2	ELECTRICAL	SERVICE	2.07 m ²	22.27 ft ²
LEVEL 5	ELECTRICAL	SERVICE	2.07 m ²	22.30 ft ²
LEVEL 4	ELECTRICAL	SERVICE	2.07 m ²	22.30 ft ²
LEVEL 1	JANITOR	SERVICE	5.52 m ²	59.42 ft ²

Area Schedule - Proposed Net Unit Areas BCH				
Level	Name	Type	Area	Area (sf)
LEVEL 1	OUTDOOR STORAGE	SERVICE	17.30 m ²	186.21 ft ²
LEVEL 1	WASTE ROOM	SERVICE	34.87 m ²	375.39 ft ²
			88.28 m ²	950.20 ft ²
LEVEL 2	L2-02	STUDIO	36.64 m ²	394.44 ft ²
LEVEL 2	L2-07	STUDIO	36.95 m ²	397.76 ft ²
LEVEL 3	L3-02	STUDIO	36.64 m ²	394.41 ft ²
LEVEL 3	L3-07	STUDIO	36.95 m ²	397.76 ft ²
LEVEL 4	L4-02	STUDIO	36.64 m ²	394.41 ft ²
LEVEL 4	L4-07	STUDIO	36.95 m ²	397.76 ft ²
LEVEL 5	L5-02	STUDIO	36.64 m ²	394.41 ft ²
LEVEL 5	L5-07	STUDIO	36.95 m ²	397.76 ft ²
LEVEL 6	L6-02	STUDIO	36.64 m ²	394.41 ft ²
LEVEL 6	L6-07	STUDIO	36.95 m ²	397.76 ft ²
			367.98 m ²	3960.90 ft ²
Grand total			3242.79 m ²	34905.09 ft ²

Functional Program - BC Housing Standards				
Project Name:	VNFC Vancouver Street			
Address:	2580 + 2582 Vancouver Street, Victoria BC,			
Building Type:	5 stories wood frame on a main level concrete podium.			
Parking Type:	Underground			
Function	Description of units/spaces	Floor area/ unit or room (ft ²)	# units	Total ft ²
a - Residential units	Studio	394.4 - 397.8	10	3,961
	One Bedroom	574.1 - 619.9	10	5,970
	Two Bedroom	741.6 - 782.8	10	7,622
	Three Bedroom	1,063.2	5	5,316
	Four Bedroom	1,232.5	5	6,163
Total # of units				
b - Resident's Amenity	Big House	496.5	1	496
	Kitchen Dining Lounge	1368.9	1	1,369
	Shared Laundry	223.8	1	224
	Mobility Room	722.5	1	723
	Shared Washroom	321.8	1	322
	Lobby Washroom	82.0	1	82
c - Administration / Program Support	Office 1	154.1	1	154
	Office 2	230.8	1	231
	Waiting Room	154.3	1	154
d - Circulation	Elevator - all floors	697.9	6	698
	Exit Stair	101.3	1	101
	Lobby / Mail Room	179.8	1	180
	Corridor	187.6	1	188
e - Services Rooms	Electrical Rooms/ Closets	329.2	1	329
	Janitor Room	59.4	1	59
	Outdoor Storage	186.2	1	186
	Waste Room	375.4	1	375
Summary				Total ft ²
a - Total Residential Units				29,031
b - Total Resident's Amenity				3,216
c - Total Administration / Program Support				541
d - Total Service Rooms (above grade)				950
e - Total Circulation				1,167
f - GROSS LIVABLE AREA (a+b+c+d+e)				35,108
Overall Building Efficiency = Total Residential area (a) / Gross Livable Area (f)				83.17%

BC HOUSING NET UNIT AREAS			
	STANDARD UNITS	ADAPTABLE UNITS (+5%)	ACCESSIBLE UNITS (+12%)
STUDIO	33m ²	35m ²	37m ²
1 BED	49m ²	51m ²	55m ²
2 BED	67m ²	70m ²	75m ²
3 BED	86m ²	90m ²	96m ²
4 BED	112m ²	118m ²	125m ²

*The following approximate are the overall building efficiency targets for Family Housing and independent Seniors Housing - 82%
NOTE: AREAS MEASURED TO THE EXTERIOR FACE OF SHEATHING AND CENTERLINE OF PARTITION WALLS.



VNFC Vancouver Street
Vancouver Street

AREA CALCULATION PLANS BCH

Date 2026-03-02 4:24:08 PM
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Checked by CC

A0.05

Project # 24-30 Scale As indicated



AERIAL VIEW - LOOKING SOUTHWEST



AERIAL VIEW - LOOKING NORTHEAST



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250.384.3211
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www.lintottarchitect.ca

Issue **Date**

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
2	Revision 2	Date 2

Consultant Seal



VNFC Vancouver Street

Vancouver Street

AERIAL RENDERS

Date 2026-03-02 4:24:08 PM

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A0.06

Project # 24-30 Scale



MAIN ENTRY AT INTERSECTION OF KINGS ROAD AND VANCOUVER STREET



STREET VIEW LOOKING SOUTHEAST AT INTERSECTION OF KINGS ROAD AND FIFTH STREET



STREET VIEW LOOKING WEST ALONG KINGS ROAD



STREET VIEW LOOKING NORTH ALONG FIFTH STREET

Issue Date

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VNFC Vancouver Street
 Vancouver Street

RENDERS

Date	2026-03-02 4:24:09 PM
Drawn by	HJ / CT / BR
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A0.07

Project #	24-30	Scale
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COURTYARD LOOKING NORTH



COURTYARD LOOKING EAST FROM LEVEL 2



ROOF DECK



COURTYARD LOOKING WEST

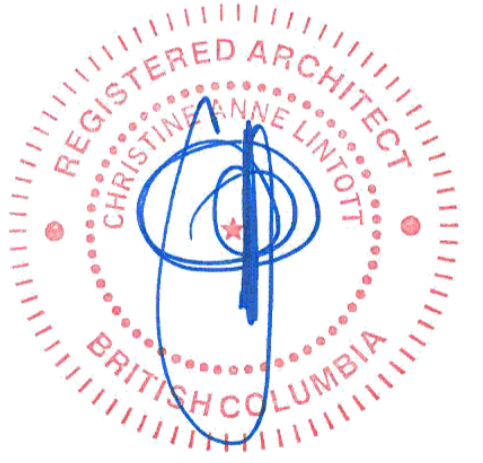
Issue Date

ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02

Consultant Seal



VNFC Vancouver Street
Vancouver Street

COURTYARD RENDERS

Date	2026-03-02 4:24:09 PM
Drawn by	HJ / CT / BR
Checked by	CC

A0.08

Project #	24-30	Scale
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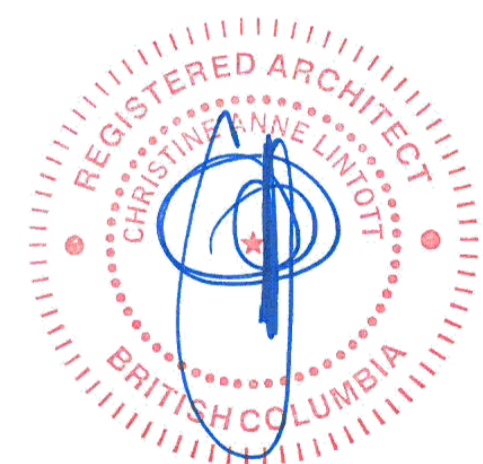
Issue Date

ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02

Consultant Seal



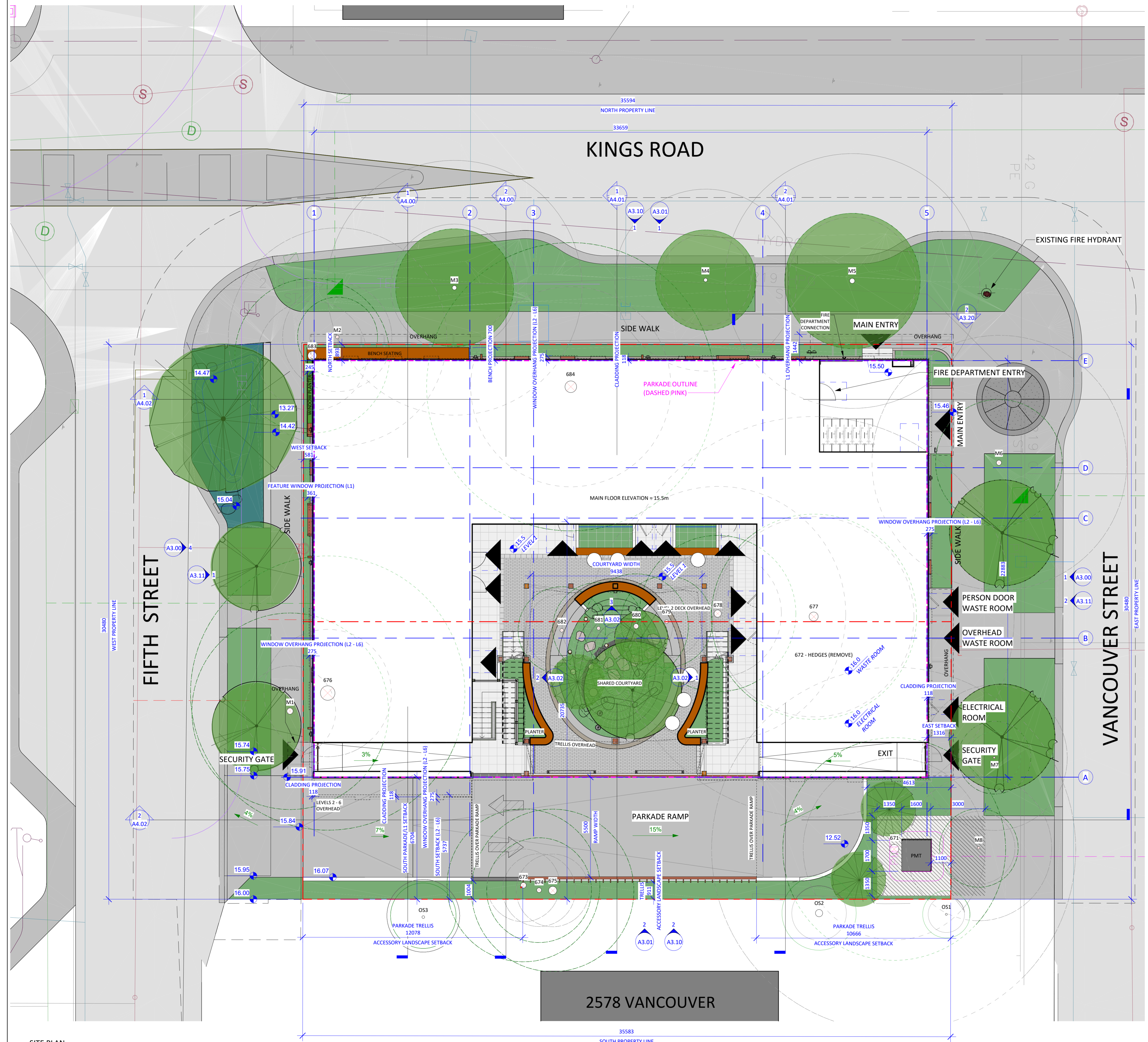
VNFC Vancouver Street
Vancouver Street

SITE PLAN

Date 2026-03-02 4:24:13 PM
Drawn by HJ / CT / BR
Checked by CC

A1.00

Project # 24-30 Scale As indicated



City of Victoria - Project Information Table

PROJECT INFORMATION TABLE	CURRENT/PERMITTED	PROPOSED DESIGN	MODERNIZED ZONING BYLAW 2018
ZONING DISTRICT	R-2 (TWO FAMILY)	SITE SPECIFIC	GRD-1
SITE AREA (m ²)	≥ 555	1084 (EXISTING)	540 MINIMUM
TOTAL FLOOR AREA (m ²) PARKING GARAGE EXEMPT	≤ 380	3034	N/A
FLOOR AREA (m ²)	≤ 280	618	N/A
FLOOR SPACE RATIO ¹	≤ 0.5	3.3	2.75
LOT COVERAGE (%)	≤ 40	74%	55%
OPEN LOT SPACE (%)	≥ 30	31%	30%
SOFT LANDSCAPING (%)	N/A	47%	50% [MINIMUM]
HARDSCAPING (%)	N/A	53%	50% [MAXIMUM]
LANDSCAPE AREA (m ²)	N/A	5.3	108.4 [10% OF LOT]
HEIGHT OF BUILDING (m)	≤ 7.6 (NO BASEMENT)	22	20.5
HEIGHT OF ACCESSORY LANDSCAPE STRUCTURE (PARKADE TRELLIS) (m)	N/A	3.1	20.5
PROJECTIONS INTO HEIGHT OF BUILDING (m)	N/A	3.6	3
AREA OF ROOFTOP STRUCTURES AS A PERCENTAGE OF THE ROOF AREA OF THE BUILDING	N/A	2.2%	20% [MAXIMUM]
SETBACK OF ROOFTOP STRUCTURES FROM OUTER EDGE OF THE ROOF (m)	N/A	5.9 - 21.6	3 [MINIMUM]
NUMBER OF STOREYS	2 (NO BASEMENT)	6	6
STREET FRONTAGE - BUILDINGS OVER 5 STOREYS (m)	N/A	35.6	36
BUILDING SETBACKS:			
FRONT LOT - NORTH / KINGS (m)	≥ 7.5 OR AVG ABUTTING	0.89	4.0
REAR LOT - SOUTH (m)	10.7 OR 35% (12.01)	5.74	8.0
REAR LOT ACCESSORY LANDSCAPE STRUCTURE (PARKADE TRELLIS) - SOUTH (m)	N/A	0.911	8.0
FLANKING STREET - WEST/FIFTH (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	0.58	4.0
FLANKING ST - EAST/VANCOUVER (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.32	4.0
COMBINED SIDE LOT (m)	≥ 4.5	1.9	N/A
PROJECTIONS INTO SETBACKS:			
CLADDING (m)	N/A	0.118	N/A
WINDOW OVERHANGS (L2 - 6) (m)	N/A	0.275	2.0
L1 OVERHANGS (m)	N/A	1.2	2.0
BENCH (m)	N/A	0.7	2.0
RAIN WATER LEADERS (RWL) (m)	N/A	0.35	2.0
L1 FEATURE WINDOW OVERHANGS (m)	N/A	0.36	2.0
STEPS (m)	N/A	0.7	4.0
ACCESSORY LANDSCAPE STRUCTURE SETBACKS:			
SOUTH (m)	N/A	0.91	-
WEST (m)	N/A	12.08	-
EAST (m)	N/A	10.67	-
RESIDENTIAL USE DETAILS:			
TOTAL NUMBER OF UNITS	≤ 2	40	N/A
UNIT TYPES	TWO FAMILY	STUDIO - 4 BED	MULTI-UNIT
STUDIOS	N/A	10 (25%)	N/A
ONE BEDROOM UNITS	N/A	10 (25%)	N/A
TWO BEDROOM UNITS	N/A	10 (25%)	8 (20%)
THREE BEDROOM UNITS ²	N/A	5 (12.5%)	4 (10%)
FOUR BEDROOM UNITS	N/A	5 (12.5%)	N/A
GROUND-ORIENTATED UNITS	≤ 2	0	N/A
MINIMUM UNIT FLOOR AREA (m ²)	≥ 46	33	33
TOTAL RESIDENTIAL UNIT AREA (m ²)	≤ 380	2500	N/A

SCHEDULE C PARKING REQUIREMENTS BASED ON 40 UNITS

SCHEDULE C REQUIRED	PROPOSED	MODERNIZED ZONING BYLAW 2018 PART 5
ON-SITE VEHICLE PARKING	21	15
ON-SITE VEHICLE PARKING VISITOR	N/A	18
ON-SITE VEHICLE PARKING ACCESSIBLE	4	3
ON-SITE VEHICLE PARKING VAN ACCESSIBLE	0	0
ON-SITE VEHICLE PARKING VISITOR ACCESSIBLE	0	0
ON-SITE VEHICLE PARKING VISITOR VAN ACCESSIBLE	0	0
LONG TERM BICYCLE PARKING	48	55
STANDARD	N/A	46
OVERSIZED	N/A	9
SHORT TERM BICYCLE PARKING	6	6
MAINTENANCE BICYCLE SPACE	N/A	1

CONVENIENCE PARKING (NOT BYLAW REQ.)
SCOOTER PARKING: 5

¹SCHEDULE C OF THE MODERNIZED ZONING BYLAW 2018 PERMITS ADDITIONAL DENSITY FOR LOTS PROVIDING A MINIMUM OF 15% OF THE TOTAL DWELLING UNITS WITH AT LEAST THREE BEDROOMS. IT IS WORTH NOTING THIS LOT PROPOSES 25% OF DWELLING UNITS TO HAVE AT LEAST THREE BEDROOMS, WITH 5 THREE BEDROOM UNITS, AND 5 FOUR BEDROOM DWELLING UNITS PROPOSED.
²UNITS CAN BE LARGER THAN 3 BEDROOMS FOR REQUIREMENT, THIS TABLE HAS BEEN BROKEN DOWN TO REFLECT THE PROPOSED UNIT MIX
³UNIT AREAS (m²) FOLLOWING THE CITY OF VICTORIA'S DEFINITION, MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS, ARE DIMENSIONED ON THE TYPICAL FLOOR PLAN ON SHEET A2.01.

UNIT TYPES AND QUANTITIES

	STANDARD UNITS	ADAPTABLE UNITS	ACCESSIBLE UNITS
STUDIO	10	-	-
1 BED	-	5	5
2 BED	5	5	-
3 BED	-	-	5
4 BED	5	-	-



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Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.intottarchitect.ca

BC LAND SURVEYORS SITE PLAN OF:

Civic: 2582 & 2580 Vancouver Street

Legal - Lots 1 & 2, Section 4, Victoria District, Plan 964

Parcel Identifiers: 001-723-472 & 008-135-398
in the City of Victoria

Scale - 1:200 Distances are in metres.

The intended print size is 17" by 22" (ANSI C).

LEGEND

- Elevations are geodetic and referenced to the CVD288C datum.
- # - denotes - existing elevation
- WM - denotes - water meter lid
- MHS - denotes - sewer manhole lid
- CB - denotes - catch basin lid
- UP - denotes - utility pole
- UPT - denotes - utility pole w/ transformer
- FH - denotes - fire hydrant
- ## - denotes - Tree Tag Number

Total Site Area = 1084 m2

File: 14.403
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855

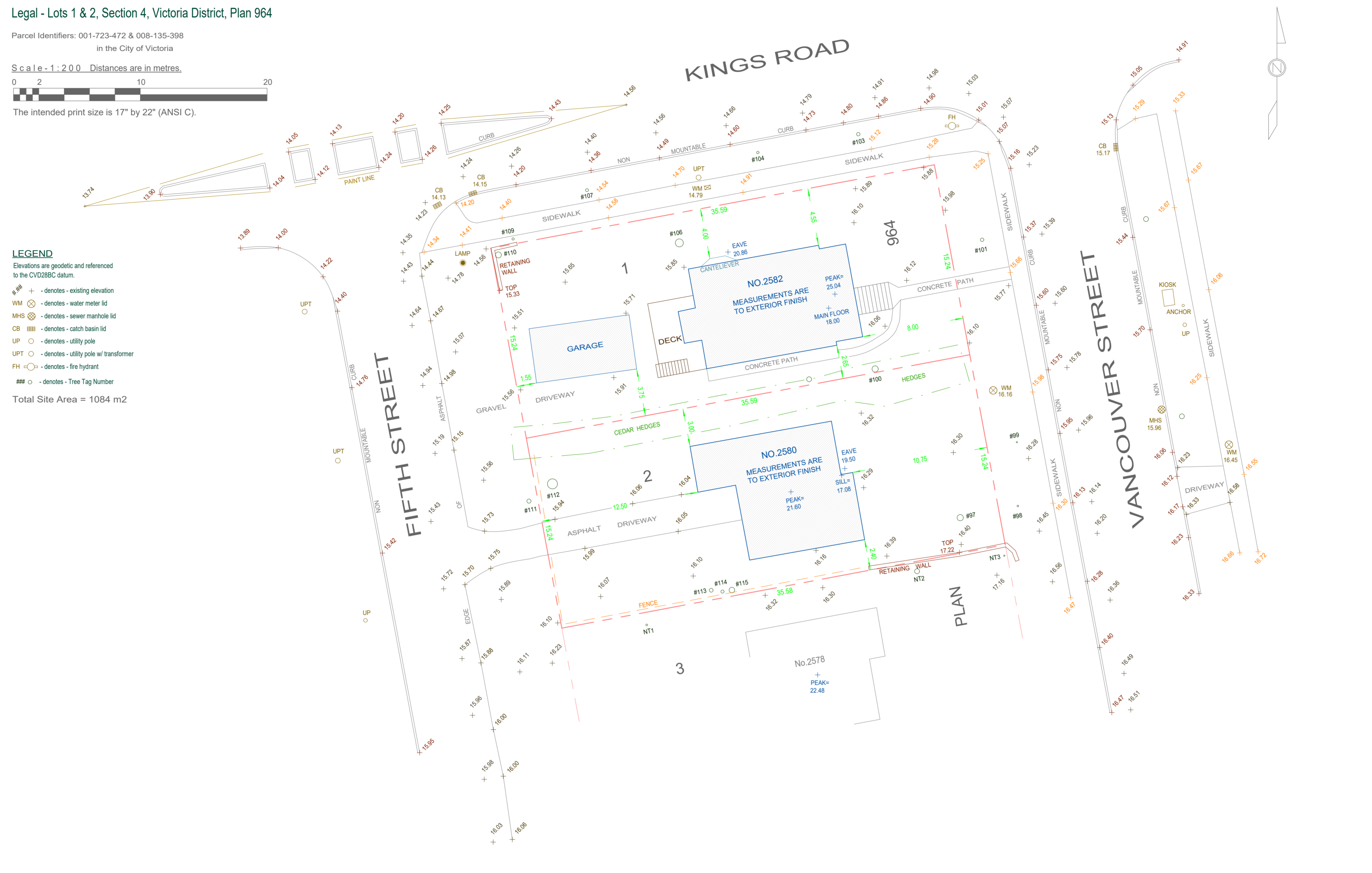
Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

The following non-financial charges are shown on
the current title and may affect the property.
Statutory Right of Way - CA8988101

CERTIFIED CORRECT
dated this 16th day of October, 2024

B.C.L.S.
April Laroque
This document is not valid unless digitally signed.



1 SITE - SURVEY
1 : 200

Issue

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
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Revision

No.	Description	Date
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Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

VNFC Vancouver
Street

Vancouver Street

SURVEY PLAN

Date	2026-03-02 4:24:13 PM
Drawn by	N/A
Checked by	N/A

A1.01

Project # 24-30 Scale 1 : 200



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Revision		
No.	Description	Date

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Consultant Seal



VNFC Vancouver Street

Vancouver Street

SHADOW STUDY

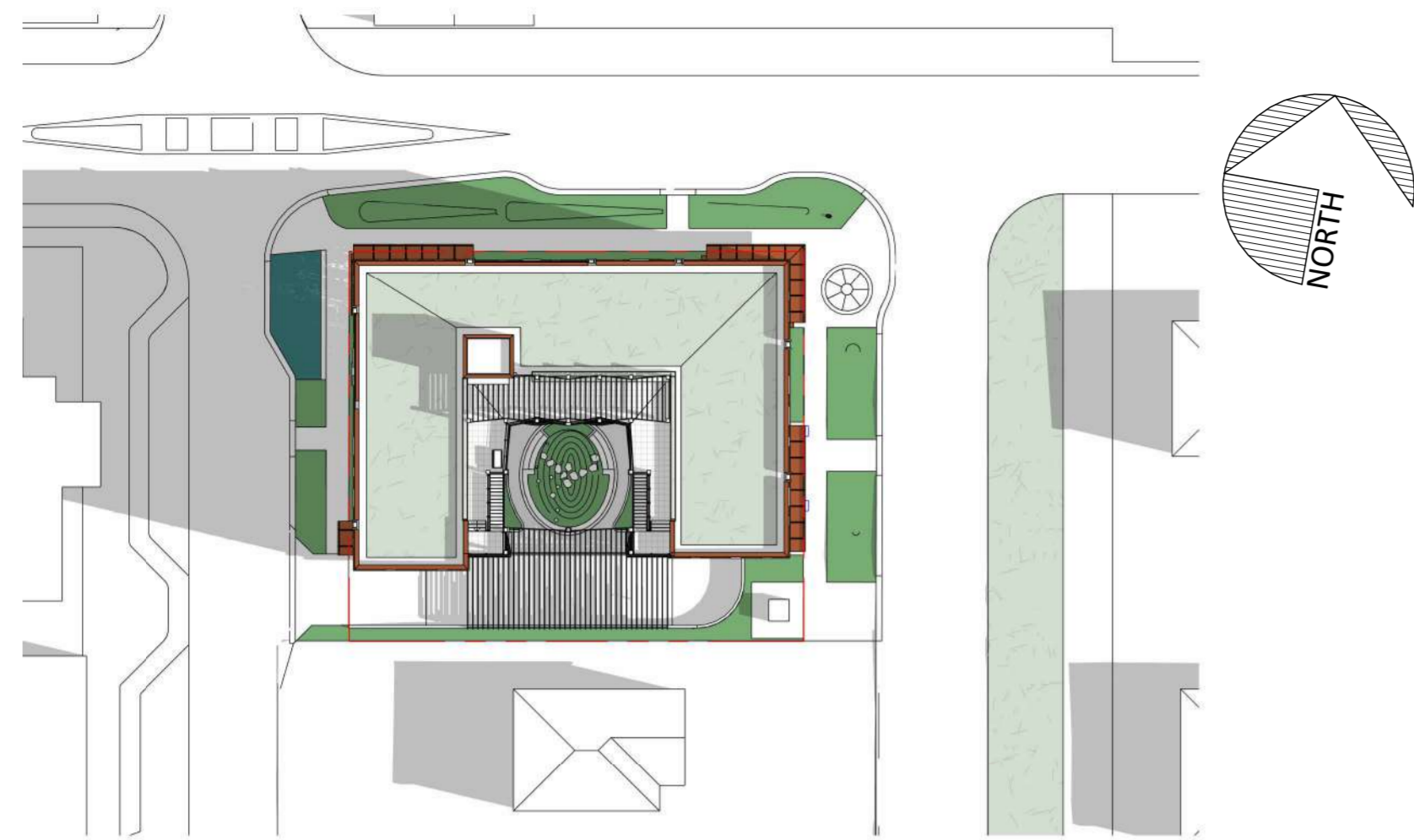
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Drawn by	HJ / CT
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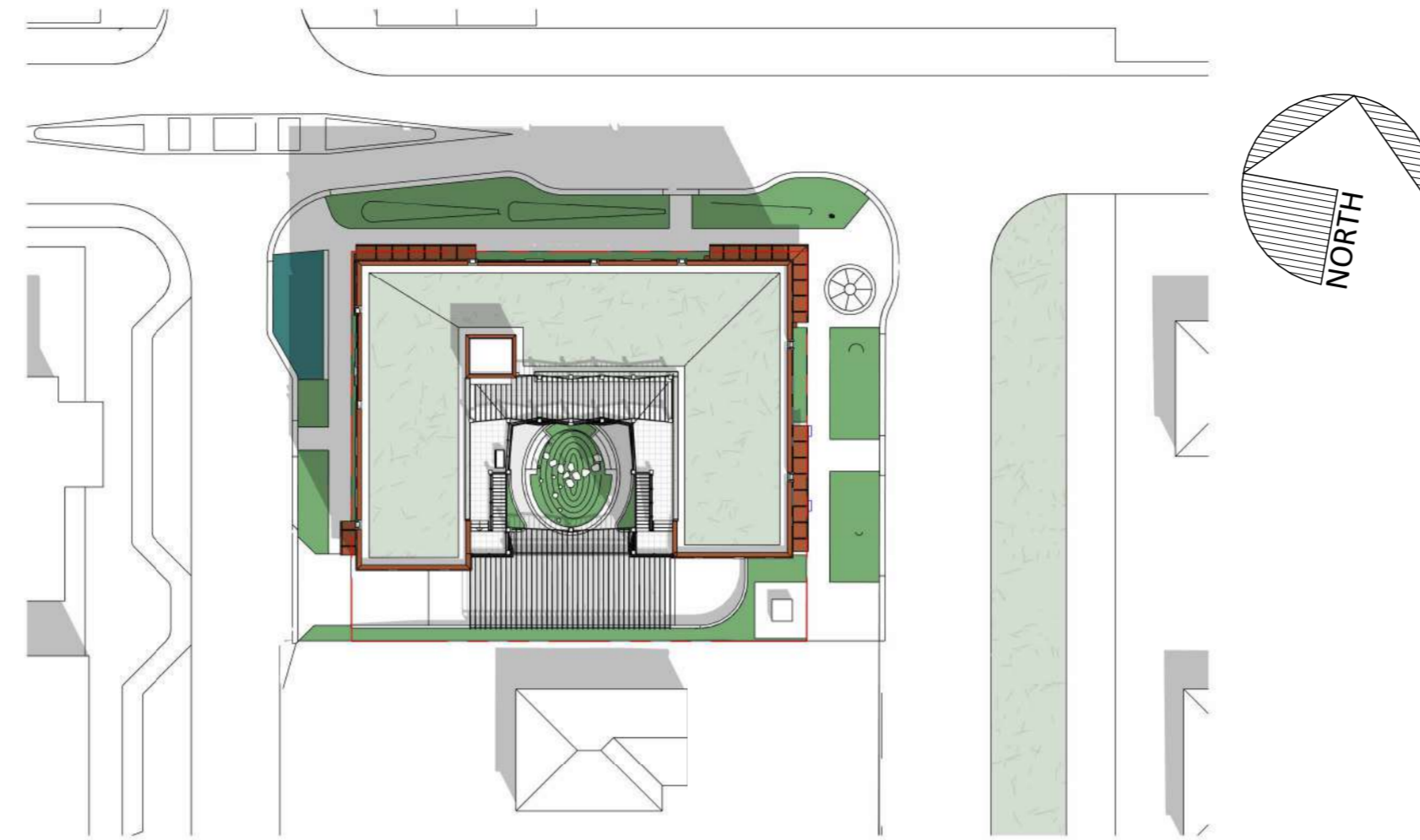
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A1.02

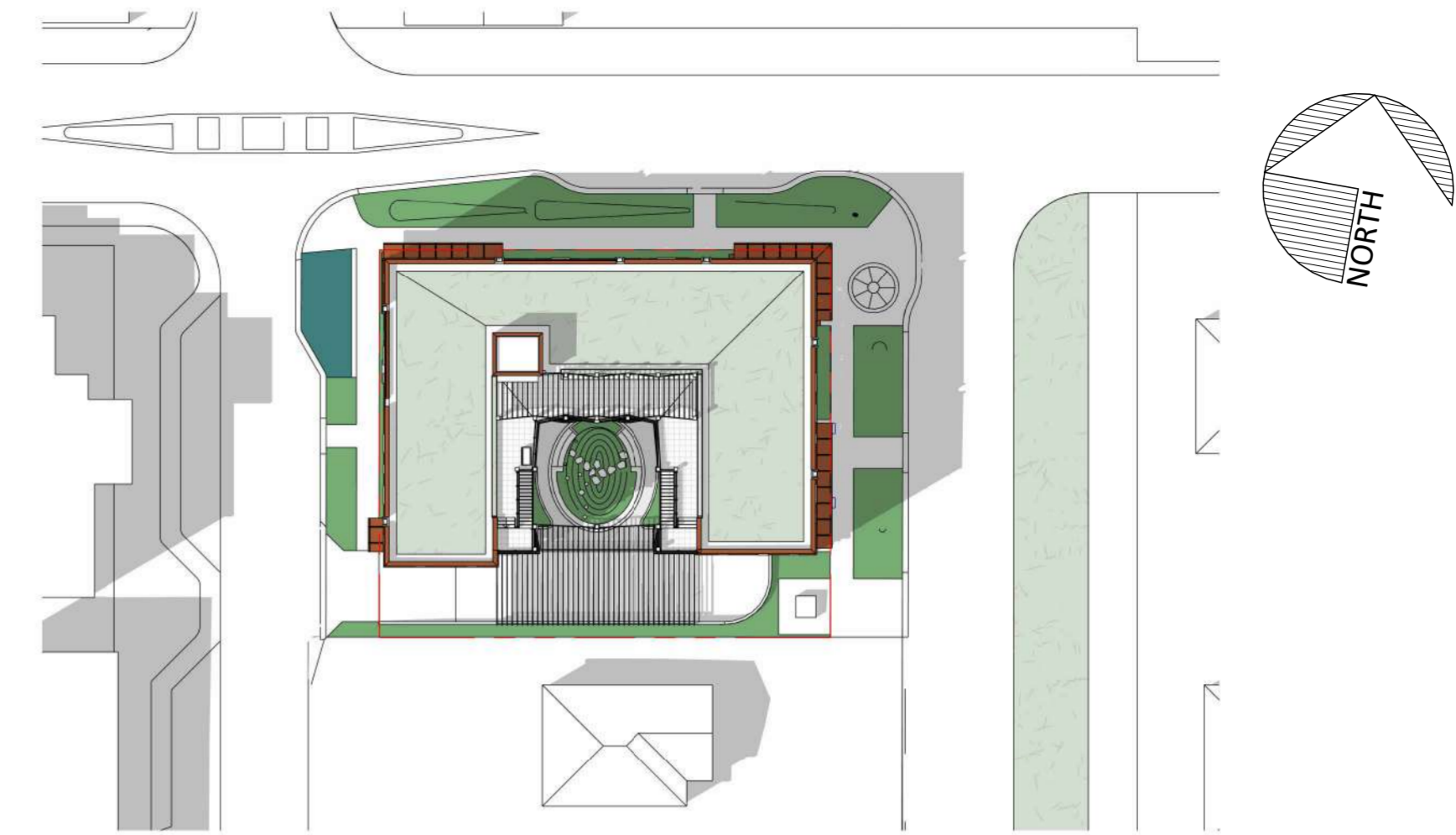
Project #	24-30	Scale	1 : 500
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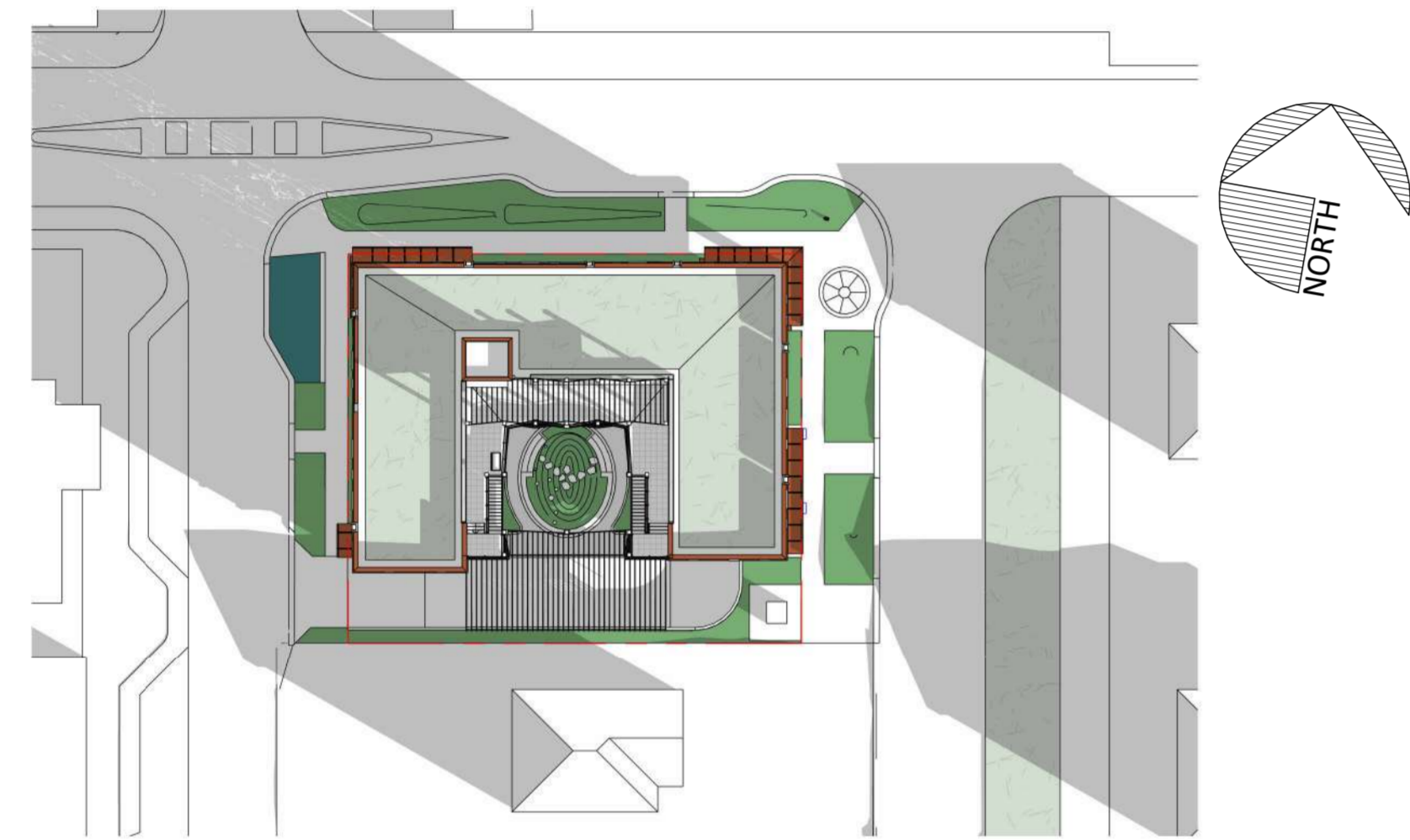
2 Shadow Study - Summer Solstice 9am
1 : 500



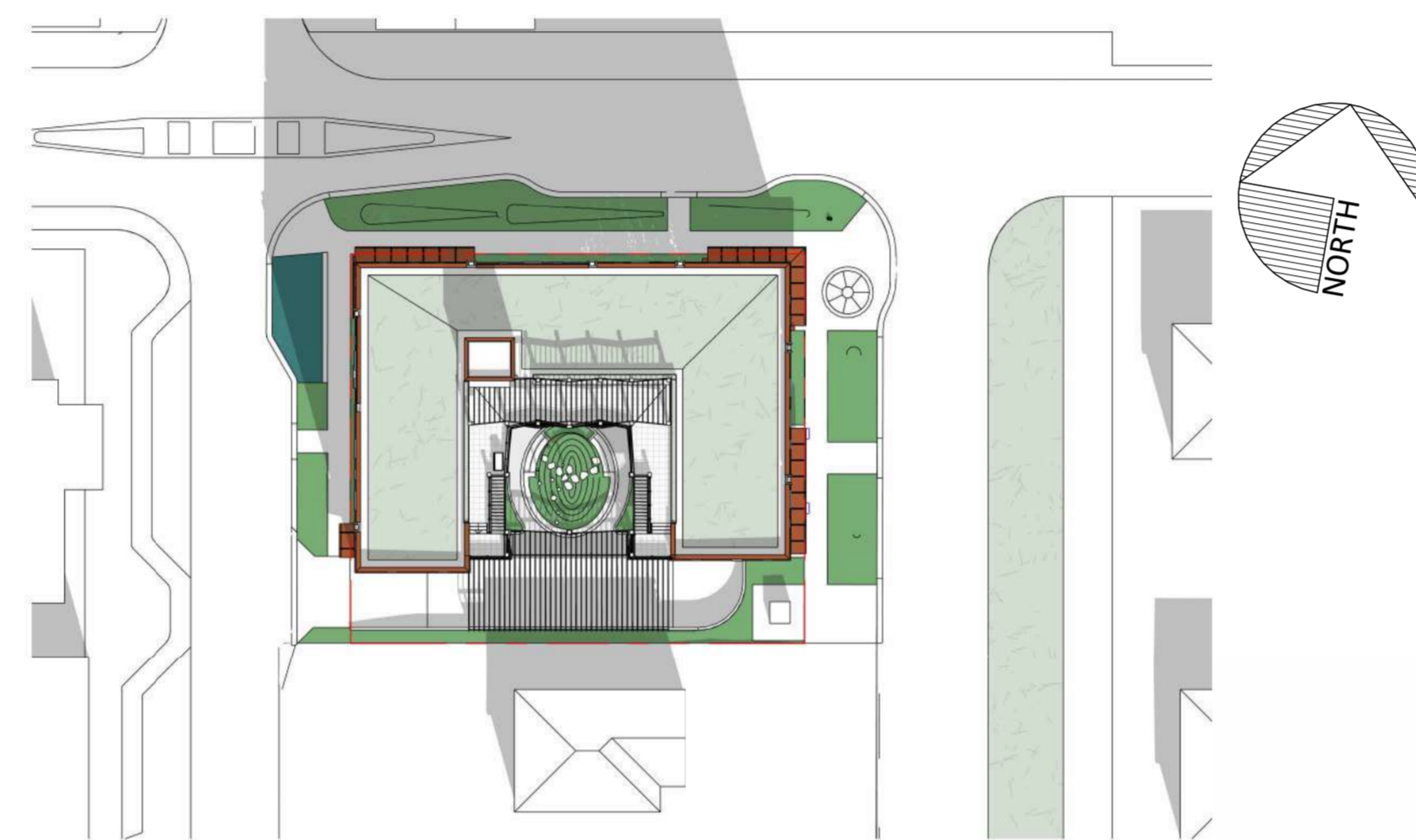
3 Shadow Study - Summer Solstice Noon
1 : 500



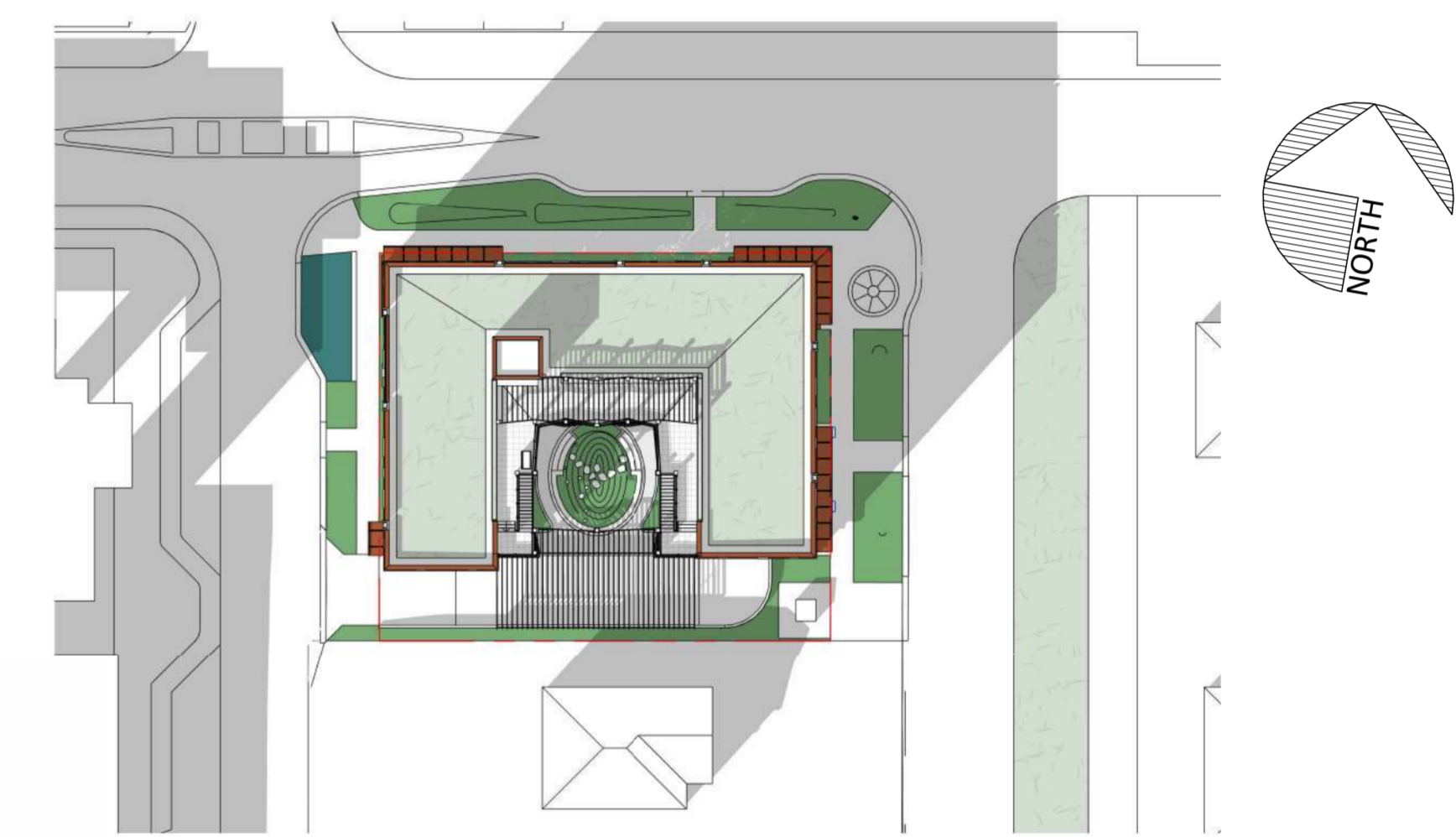
1.02 Shadow Study - Summer Solstice 3pm
1 : 500



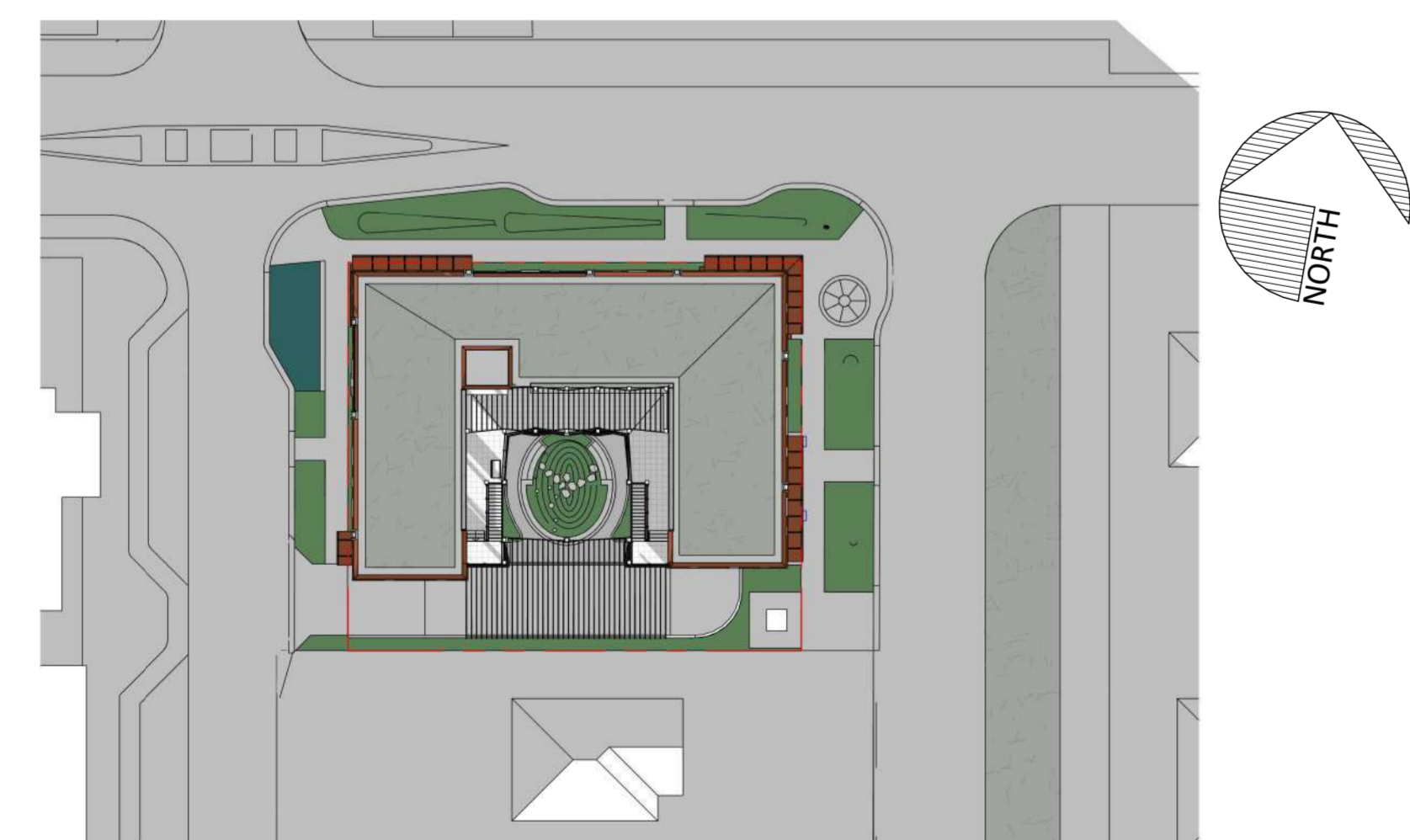
5 Shadow Study - Equinox 9am
1 : 500



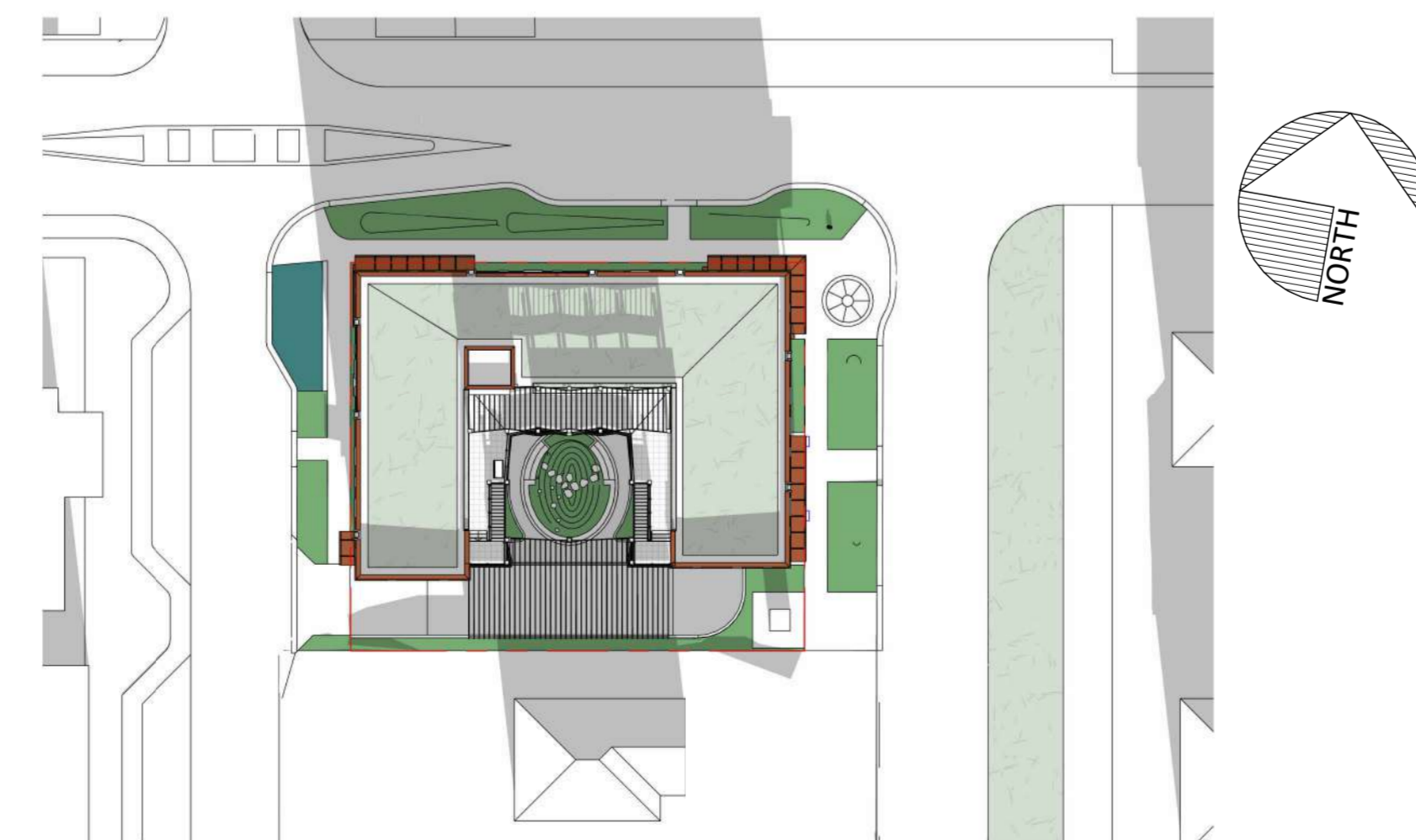
6 Shadow Study - Equinox Noon
1 : 500



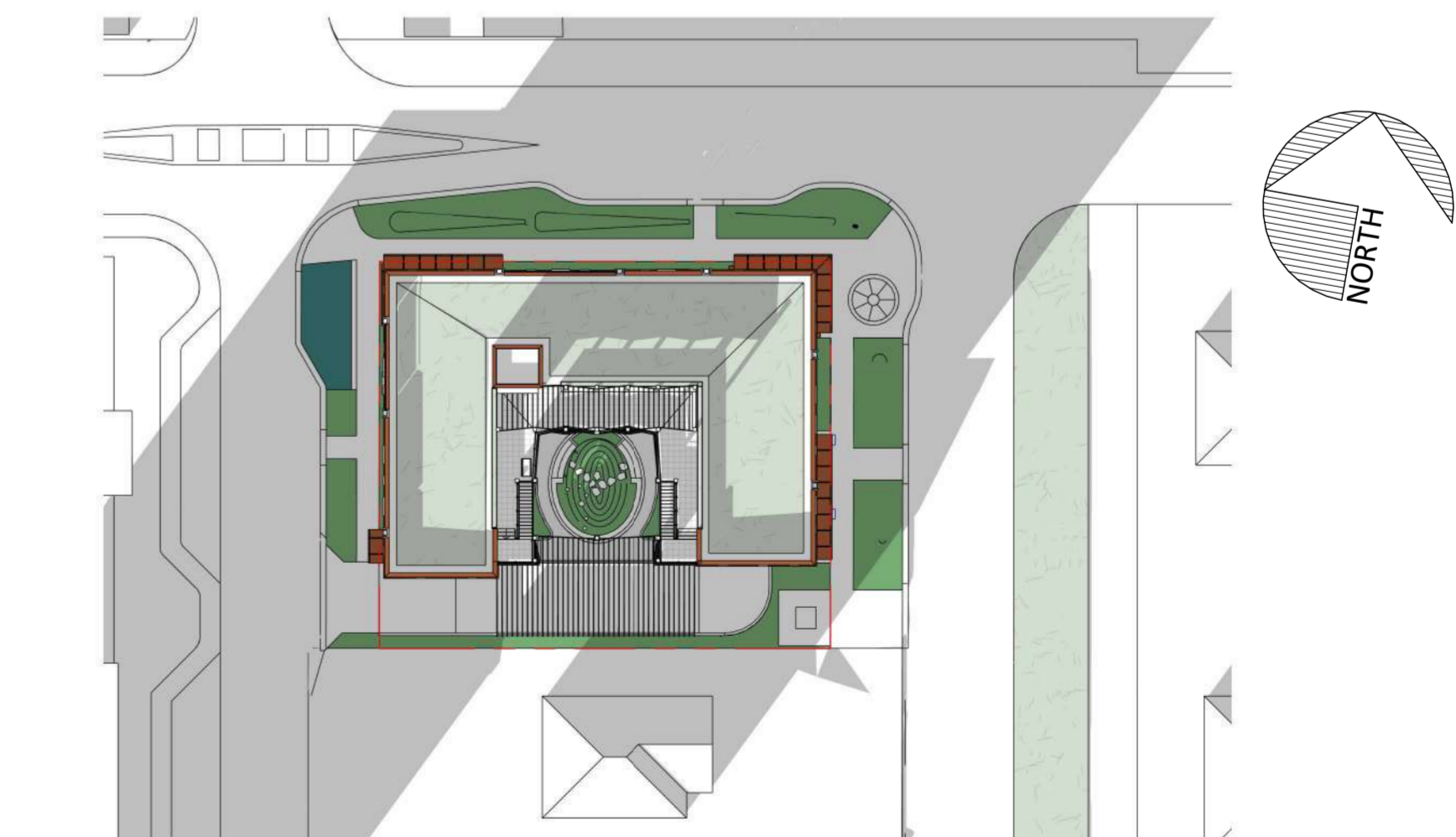
4 Shadow Study - Equinox 3pm
1 : 500



8 Shadow Study - Winter Solstice 9am
1 : 500



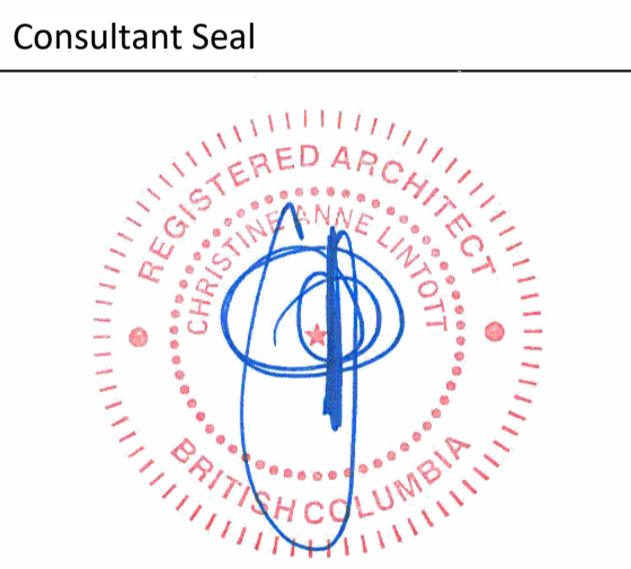
9 Shadow Study - Winter Solstice Noon
1 : 500



7 Shadow Study - Winter Solstice 3pm
1 : 500

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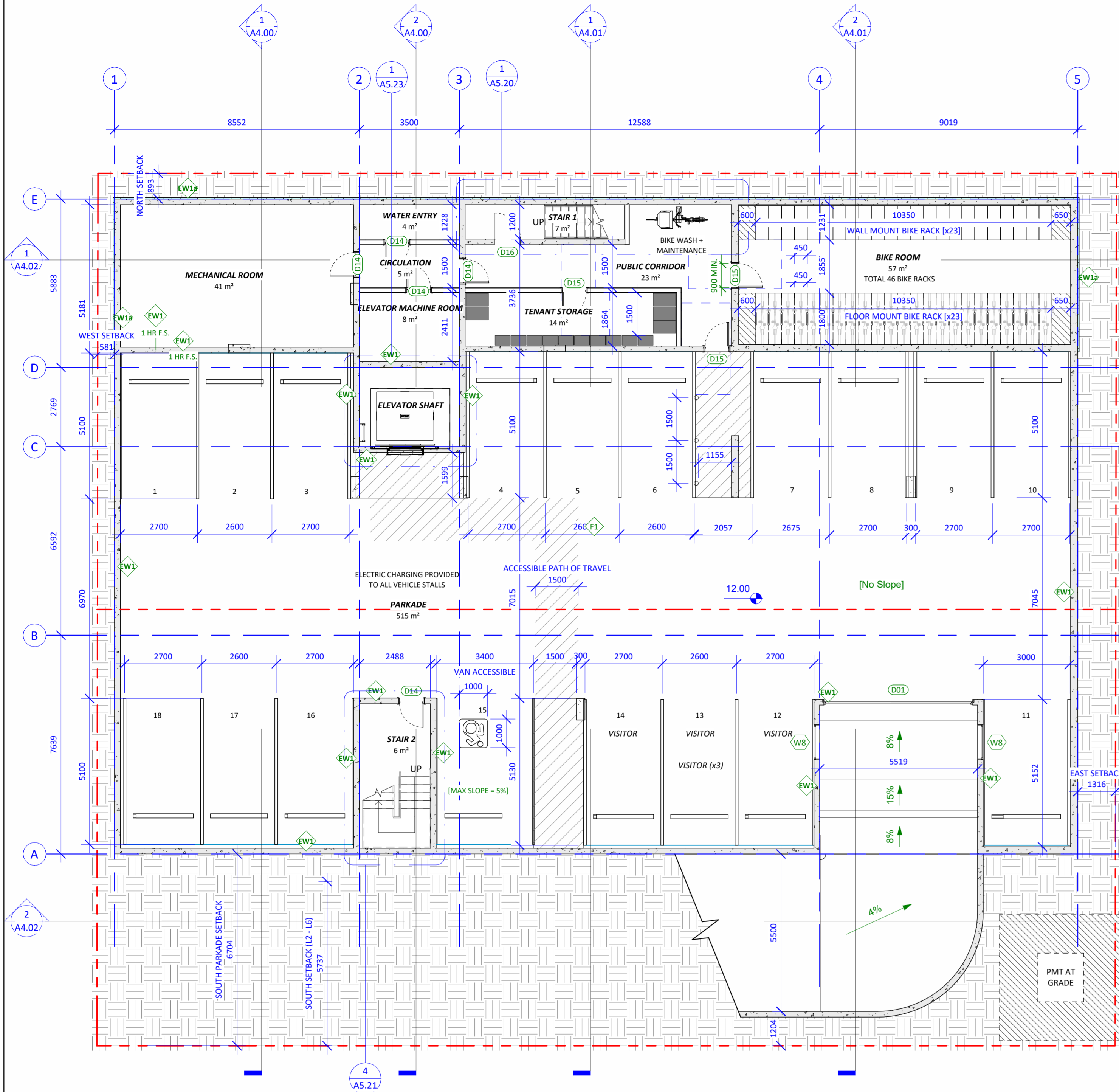
VNFC Vancouver Street
Vancouver Street

PARKADE - LEVEL 1 FLOOR PLAN

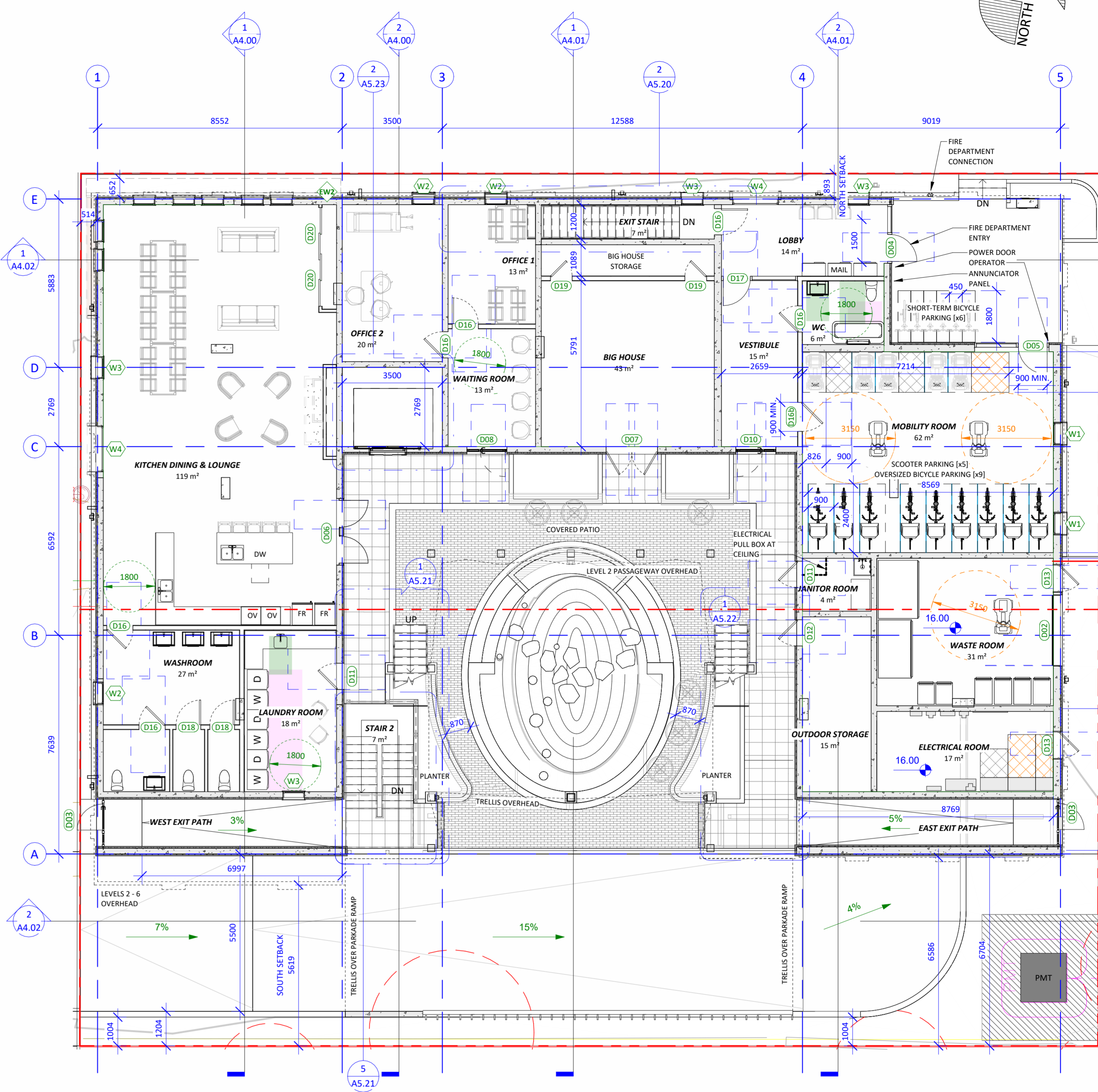
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Drawn by: HJ / CT / BR
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A2.00

Project # 24-30 Scale 1:100



2 PARKADE PLAN
1:100



1 GROUND FLOOR PLAN
1:100

LONG TERM BICYCLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BICYCLE - FLOOR MOUNT	PARKADE	Standard Bike Space	23	42%
BICYCLE - WALL MOUNT	PARKADE	450 x 1200 mm	23	42%
OVERSIZED BIKE - FLOOR MOUNT	LEVEL 1	900 x 2400 mm	9	16%
TOTAL PROVIDED (50% EV CHARGING):			55	100%

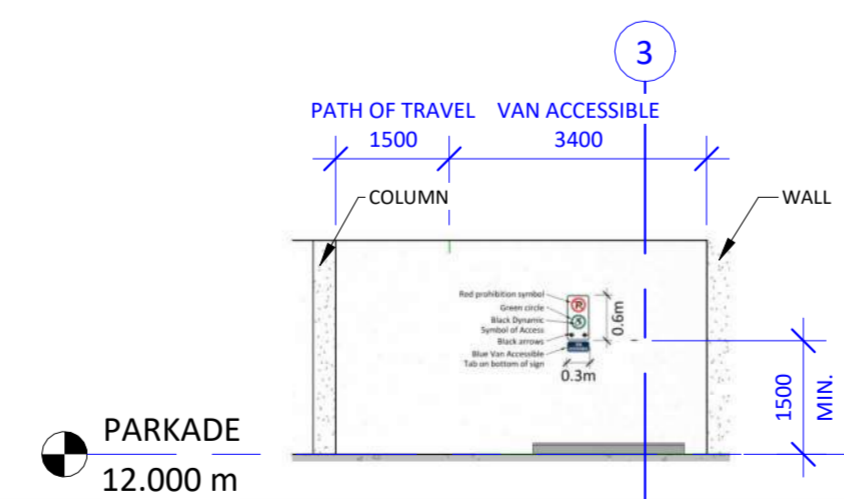
SHORT TERM BICYCLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BICYCLE - FLOOR MOUNT	LEVEL 1	450 x 1800 mm	6	100%
TOTAL PROVIDED:			6	100%

BICYCLE MAINTENANCE SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BIKE MAINTENANCE	PARKADE	900 x 2400 mm	1	100%
TOTAL PROVIDED:			1	100%

CONVENIENCE SCOOTER PARKING SCHEDULE				
LOCATION	SIZE	QTY.	TYPE %	
LEVEL 1	820 x 1390 mm	5	100%	
TOTAL PROVIDED (100% EV CHARGING):		5	100%	

VEHICLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
PARKADE			14	78%
STANDARD	PARKADE		1	6%
VAN ACCESSIBLE	PARKADE	3.4m x 5.1m - 90 deg	1	6%
VISITOR	PARKADE		3	17%
TOTAL PROVIDED (100% EV CHARGING):			18	100%

ACCESSIBLE VAN STALL SIZE REQUIREMENTS NOTE:
CITY OF VICTORIA SCHEDULE C: 5.1m x 3.4m. ACCESS AISLE 5.1m x 1.5m



3 VAN ACCESSIBLE SIGNAGE ELEVATION
1:100

ACCESSIBLE + ADAPTABLE CLEAR SPACE LEGEND

<p>BC HOUSING [BCH] DESIGN GUIDELINES</p> <ul style="list-style-type: none"> BC MINIMUM TURNING AREA: $\phi 1500$ BC HOUSING CLEAR SPACE: 750 mm MIN. x 1200 mm MIN. [TYP UNO] PROVIDE: <ul style="list-style-type: none"> DIRECTLY IN FRONT OF FIXTURES AND APPLIANCES AND ON ONE SIDE OF OPEN DRAWERS AND CABINETS INSIDE BEDROOM ON TWO SIDES OF BED AND AT CLOTHING CLOSET 	<p>CANADIAN STANDARDS ASSOCIATION [CSA]</p> <ul style="list-style-type: none"> CSA SCOOTER TURNING AREA: $\phi 3150$ CSA TURNING AREA: $\phi 1800$ CSA CLEARANCE: 1390 x 820 	<p>BC BUILDING CODE 2024 [BCBC]</p> <ul style="list-style-type: none"> BCBC MINIMUM TURNING AREA: $\phi 1700$ BCBC PATH OF TRAVEL: 1000 MIN. BCBC CLEAR SPACE: REFER TO DIMENSIONS ON PLAN BCBC CLEAR SPACE AT SWINGING DOORS: 1500 MIN. x 1700 MIN. BCBC CLEAR SPACE AT SWINGING DOORS: 1500 MIN. x 1200 MIN. 	<p>8.3 BC HOUSING ADAPTABLE UNIT DESIGN AS PER BCBC 2024 SECTION 3.8.5.8.</p> <ul style="list-style-type: none"> 3.8.5.4. DOORWAYS: 850 mm clear width when the door is in the open position. 3.8.5.5. HALLWAY: 1000 mm minimum width accessible path of travel (3.8.3.2) 3.8.5.6. BEDROOM: 1700 mm minimum turning area, 850 mm wide pathway unobstructed by bed, closet with 900 mm clear opening and 1700 mm x 1500 mm clear space 3.8.5.7. BATHROOM: Clear space requirements same as shown in the Accessible Bathroom. Wall backing to be provided for future installation of grab bars at toilet and shower 3.8.5.8. KITCHENS: Sink and cooktop are adjacent or w/continuous counter; 1700 mm diameter or 1700 mm x 1500 mm clear space; clear space accommodation for future installation of lavatory (as per 3.8.3.16) 3.8.5.9. CONTROLS, SWITCHES AND OUTLETS: Minimum 400 mm from the floor or maximum 1200 mm above the floor (does not apply to controls, switches and dedicated outlets for equipment or appliances)
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NOTE: WHERE BCBC CLEAR SPACE MINIMUM EXCEED BC HOUSING DIMENSIONS - ONLY THE GRATER IS SHOWN.

Issue **Date**

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

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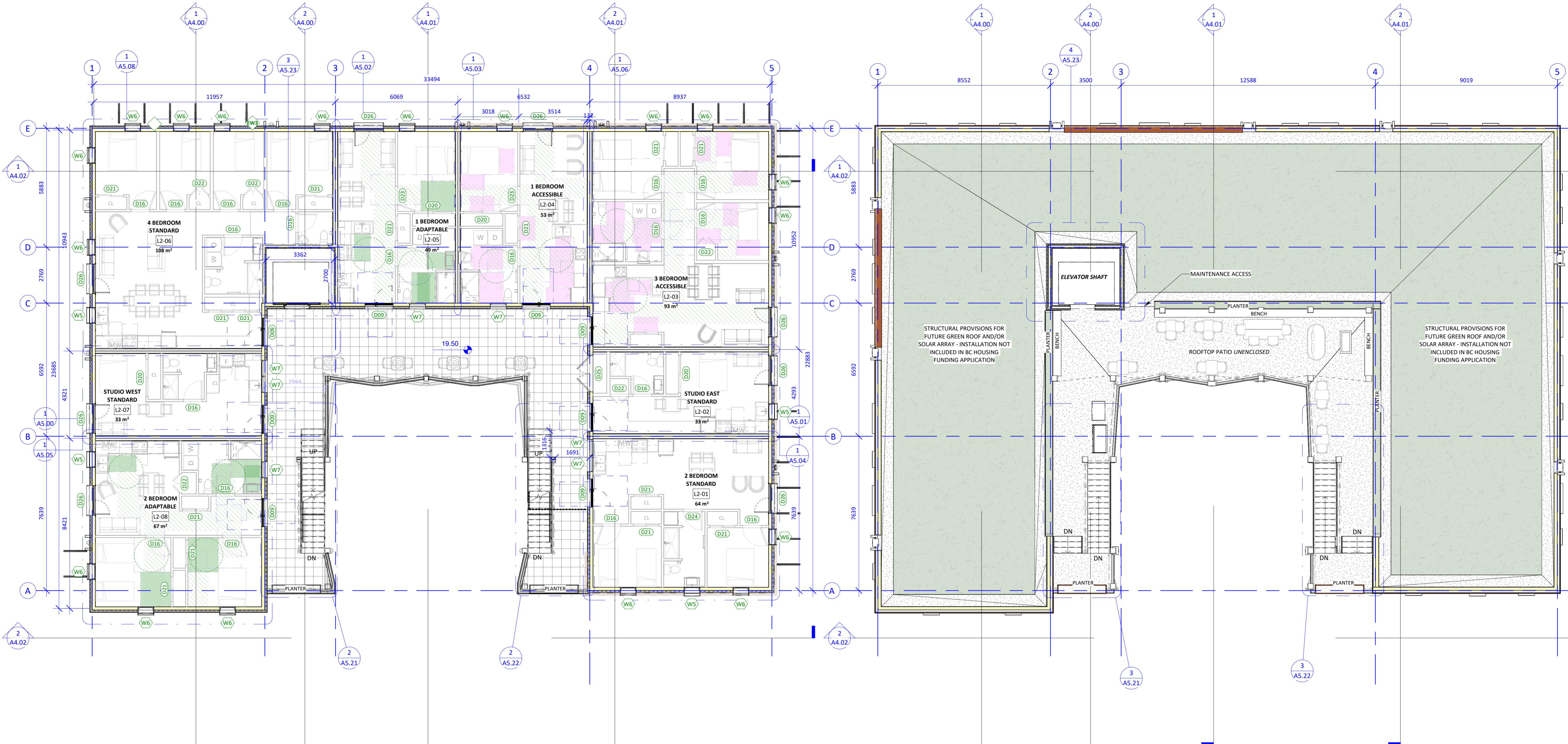
VNFC Vancouver Street
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LEVEL 2 - ROOF PLAN

Date: 2026-03-02 4:24:32 PM
Drawn by: HJ / CT / BR
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A2.01

Project # 24-30 Scale As indicated



1 TYPICAL FLOOR PLAN (L2 - L6)
1 : 100

2 ROOF PLAN
1 : 100

Unit Area Schedule (City of Victoria Floor Area)	
Name	Area
1 BEDROOM ACCESSIBLE	53 m ²
1 BEDROOM ADAPTABLE	49 m ²
2 BEDROOM ADAPTABLE	67 m ²
2 BEDROOM STANDARD	64 m ²
3 BEDROOM ACCESSIBLE	93 m ²
4 BEDROOM STANDARD	108 m ²
STUDIO STANDARD EAST	33 m ²
STUDIO STANDARD WEST	33 m ²
TOTAL RESIDENTIAL AREA PER FLOOR	500 m ²
TOTAL RESIDENTIAL AREA IN BUILDING	2500 m ²

NOTE: UNIT AREAS ARE MEASURED TO INTERIOR FACE OF EXTERIOR AND PARTI WALLS FOLLOWING THE CITY OF VICTORIA'S DEFINITION OF FLOOR AREA.

UNIT MIX	STUDIOS	1 BED	2 BED	3 BED	4 BED	
LEVEL 1						
LEVEL 2 - 6	2	2	2	1	1	
TOTAL	10	10	10	5	5	40
%	25%	25%	25%	12.5%	12.5%	

NOTE: ONE OF THE UNITS WILL BE USED AS A GUEST SUITE.

Standard	REQUIRED		PROPOSED	
	%	Number of Unit	%	Number of Unit
Adaptable BCBC	20	8	25	10
Accessible BCH requirement	5	2	25	10

ACCESSIBLE + ADAPTABLE CLEAR SPACE LEGEND

BC HOUSING [BCH] DESIGN GUIDELINES

- BCH MINIMUM TURNING AREA: $\phi 1500$
- BC HOUSING CLEAR SPACE: 750 mm MIN. x 1200 mm MIN. [TYP UNO] PROVIDE:
 - DIRECTLY IN FRONT OF FIXTURES AND APPLIANCES AND ON ONE SIDE OF OPEN DRAWERS AND CABINETS
 - INSIDE BEDROOM ON TWO SIDES OF BED AND AT CLOTHING CLOSET

CANADIAN STANDARDS ASSOCIATION [CSA]

- CSA SCOOTER TURNING AREA: $\phi 3150$
- CSA TURNING AREA: $\phi 1800$
- CSA CLEARANCE: 1390

BC BUILDING CODE 2024 [BCBC]

- BCBC MINIMUM TURNING AREA: $\phi 1700$
- BCBC PATH OF TRAVEL: 1000 MIN.
- BCBC CLEAR SPACE: REFER TO DIMENSIONS ON PLAN
- BCBC CLEAR SPACE AT SWINGING DOORS: 1500 MIN. x 1500 MIN.

8.3 BC HOUSING ADAPTABLE UNIT DESIGN AS PER BCBC 2024 SECTION 3.8.5.8.

- 8.3.5.4. DOORWAYS: 850 mm clear width when the door is in the open position.
- 8.3.5.5. HALLWAY: 1000 mm minimum width accessible path of travel (3.8.3.2)
- 8.3.5.6. BEDROOM: 1700 mm minimum turning area, 850 mm wide pathway unobstructed by bed; closet with 900 mm clear opening and 1700 mm x 1500 mm clear space
- 8.3.5.7. BATHROOM: Clear space requirements same as shown in the Accessible Bathroom. Wall backing to be provided for future installation of grab bars at toilet and shower
- 8.3.5.8. KITCHENS: Sink and cooktop are adjacent or w/continuous counter; 1700 mm diameter or 1700 mm x 1500 mm clear space; clear space accommodation for future installation of lavatory (as per 3.8.3.16)
- 8.3.5.9. CONTROLS, SWITCHES AND OUTLETS: Minimum 400 mm from the floor or maximum 1200 mm above the floor (does not apply to controls, switches and dedicated outlets for equipment or appliances)

NOTE: WHERE BCBC CLEAR SPACE MINIMUM EXCEED BC HOUSING DIMENSIONS - ONLY THE GRATER IS SHOWN.



- LEGEND - EXTERIOR FINISHES**
- 1a FLAT LOCK METAL PANELS; COLOUR: RED
 - 1b FLAT LOCK METAL PANELS; COLOUR: WHITE
 - 2 PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
 - 3 WINDOWS & PATIO DOORS, COLOUR: WHITE
 - 4 INSULATED METAL DOOR, CLR: WHITE
 - 5a PREFINISHED METAL FLASHING, COLOUR: RED
 - 5b PREFINISHED METAL FLASHING, COLOUR: CHARCOAL
 - 6 GUTTERS & RAINWATER LEADERS, COLOUR: RED
 - 7 ANODIZED ALUMINUM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
 - 8 WOOD CLADDING
 - 9 ALUMINIUM TRIM STRUCTURE, COLOUR: RED
 - 10 STAINLESS STEEL ELEVATOR DOOR
 - 11 CHALKBOARD FINISH

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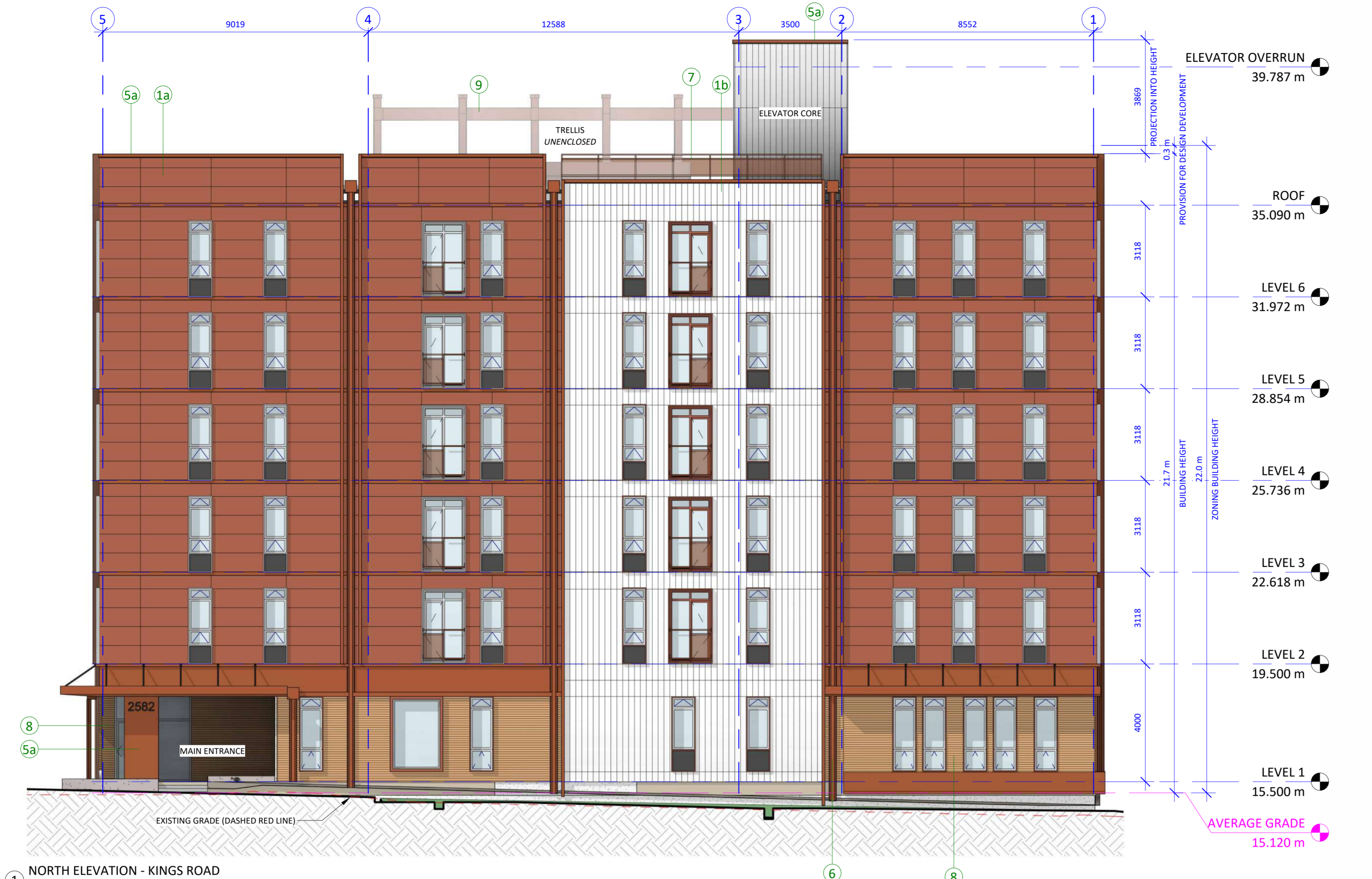
Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02

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VNFC Vancouver Street
Vancouver Street

BUILDING ELEVATIONS

Date	2026-03-02 4:24:55 PM
Drawn by	HJ / BR
Checked by	CC
A3.00	
Project #	24-30 Scale 1 : 100



- LEGEND - EXTERIOR FINISHES**
- 1a FLAT LOCK METAL PANELS; COLOUR: RED
 - 1b FLAT LOCK METAL PANELS; COLOUR: WHITE
 - 2 PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
 - 3 WINDOWS & PATIO DOORS, COLOUR: WHITE
 - 4 INSULATED METAL DOOR, CLR: WHITE
 - 5a PREFINISHED METAL FLASHING, COLOUR: RED
 - 5b PREFINISHED METAL FLASHING, COLOUR: CHARCOAL
 - 6 GUTTERS & RAINWATER LEADERS, COLOUR: RED
 - 7 ANODIZED ALUMINUM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
 - 8 WOOD CLADDING
 - 9 ALUMINIUM TRIM STRUCTURE, COLOUR: RED
 - 10 STAINLESS STEEL ELEVATOR DOOR
 - 11 CHALKBOARD FINISH

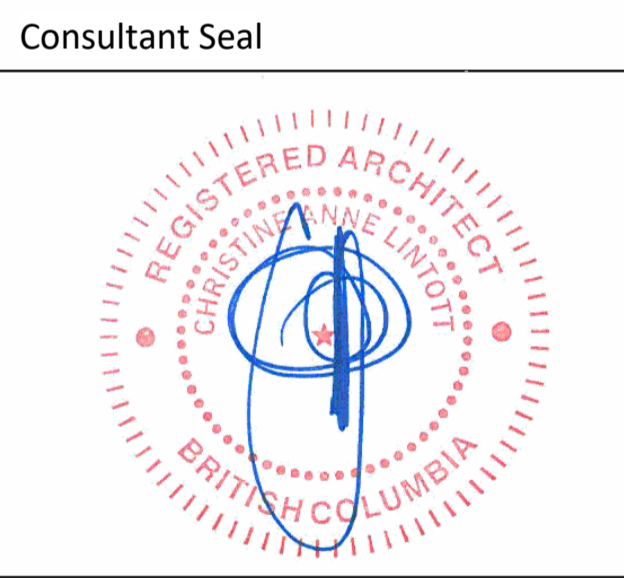
231 Regina Avenue
Victoria, BC V8Z 1J6

Telephone:
250.384.3211
www.vnfc.ca

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

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02



VNFC Vancouver Street
Vancouver Street

BUILDING ELEVATIONS

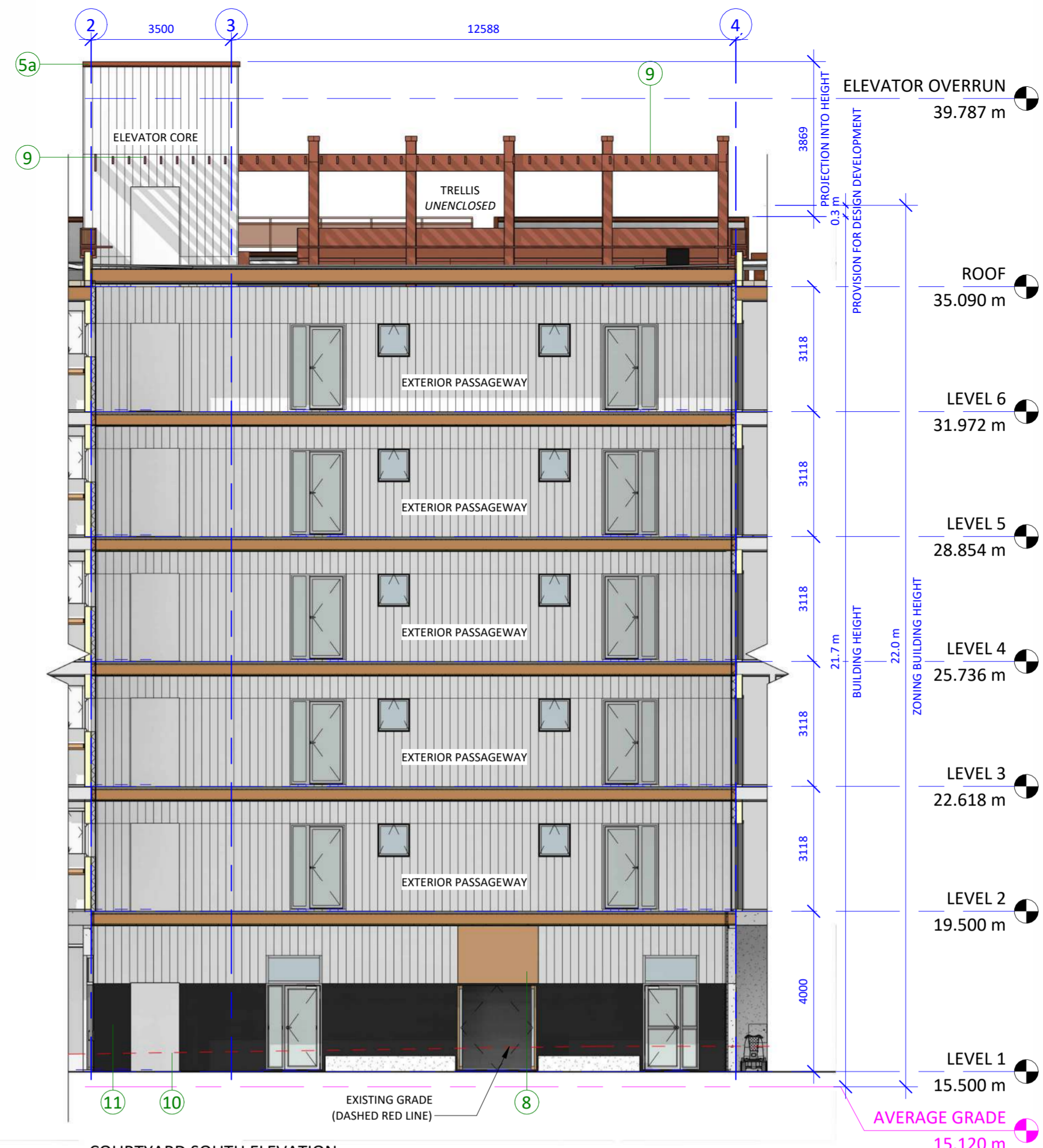
Date	2026-03-02 4:25:16 PM
Drawn by	HJ / BR
Checked by	CC

A3.01

Project #	24-30	Scale	1 : 100
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1 COURTYARD EAST ELEVATION
1 : 100



3 COURTYARD SOUTH ELEVATION
1 : 100

- LEGEND - EXTERIOR FINISHES**
- 1a FLAT LOCK METAL PANELS; COLOUR: RED
 - 1b FLAT LOCK METAL PANELS; COLOUR: WHITE
 - 2 PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
 - 3 WINDOWS & PATIO DOORS, COLOUR: WHITE
 - 4 INSULATED METAL DOOR, CLR: WHITE
 - 5a PREFINISHED METAL FLASHING, COLOUR: RED
 - 5b PREFINISHED METAL FLASHING, COLOUR: CHARCOAL
 - 6 GUTTERS & RAINWATER LEADERS, COLOUR: RED
 - 7 ANODIZED ALUMINUM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
 - 8 WOOD CLADDING
 - 9 ALUMINIUM TRIM STRUCTURE, COLOUR: RED
 - 10 STAINLESS STEEL ELEVATOR DOOR
 - 11 CHALKBOARD FINISH

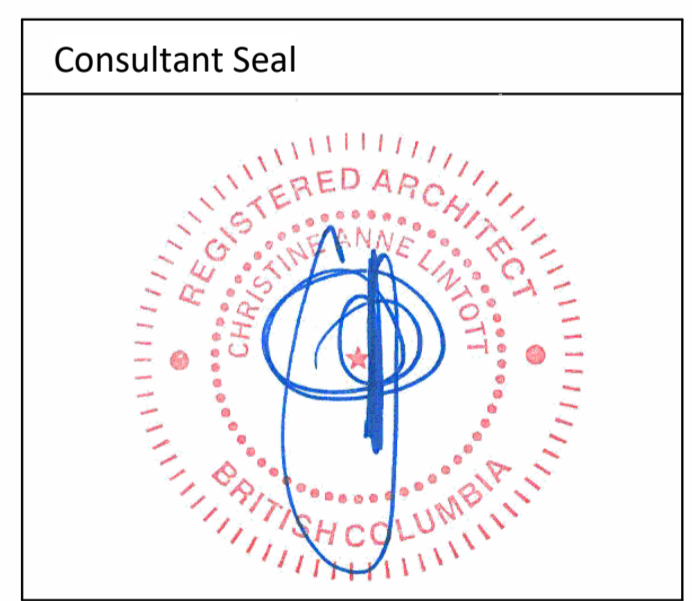
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Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02



VNFC Vancouver Street
Vancouver Street

BUILDING ELEVATIONS

Date 2026-03-02 4:25:28 PM
Drawn by HJ / BR
Checked by CC

A3.02

Project # 24-30 Scale 1 : 100



2 COURTYARD WEST ELEVATION
1 : 100



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Victoria, BC V8Z 1J6

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www.lintottarchitect.ca



① NORTH ELEVATION CONTEXT
1 : 200



② SOUTH ELEVATION CONTEXT
1 : 200

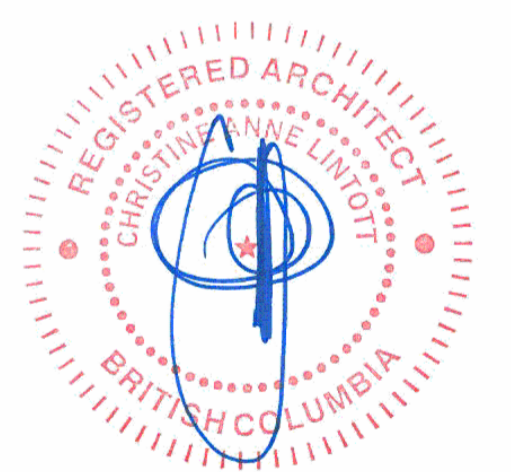
Issue **Date**

ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
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Consultant Seal



VNFC Vancouver Street

Vancouver Street

CONTEXT ELEVATIONS

Date 2026-03-02 4:25:52 PM

Drawn by HJ / CT / BR

Checked by CC

A3.10

Project # 24-30 Scale 1 : 200



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Issue **Date**

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision

No.	Description	Date
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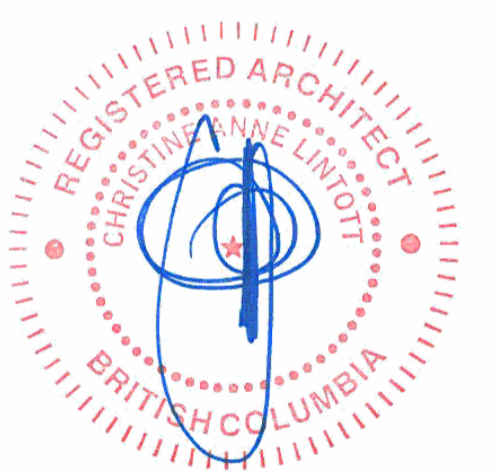


① WEST ELEVATION - FIFTH STREET CONTEXT
1 : 200



② EAST ELEVATION - VANCOUVER STREET CONTEXT
1 : 200

Consultant Seal



VNFC Vancouver Street

Vancouver Street

CONTEXT ELEVATIONS

Date	2026-03-02 4:26:14 PM
Drawn by	HJ / CT / BR
Checked by	CC

A3.11

Project #	24-30	Scale	1 : 200
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250.384.3211
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Suite 1 - 864 Queens Avenue,
Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.intottarchitect.ca

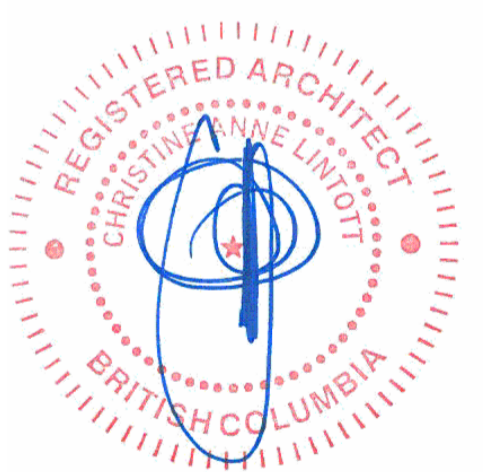
Issue Date

ISSUED FOR DEVELOPMENT PERMIT AND REZONING 2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1 2026.03.02

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02

Consultant Seal



VNFC Vancouver Street

Vancouver Street

MATERIALS PALETTE

Date 2026-03-02 4:26:24 PM
Drawn by HJ / CT
Checked by CC

A3.20

Project # 24-30 Scale 1 : 50



ART INTEGRATION

THE VNFC WILL WORK WITH AN ARTIST TO INTEGRATE ART IN THE BUILDING DESIGN. THIS RENDER DEMONSTRATES THE POTENTIAL TO INTEGRATE ART, BUT DOES NOT REFLECT A DESIGN CREATED FOR THE SPACE. AN ARTIST WILL BE ON-BOARDED AS THE DESIGN DEVELOPS TO CREATE ART UNIQUE TO THE ARCHITECTURE.

POTENTIAL LOCATIONS FOR ART INTEGRATION INCLUDE AND ARE NOT LIMITED TO:

- FACADE MURALS
- LIGHT FEATURES
- ART PANELS INTEGRATED WITH GUARD RAILS
- ART INTEGRATED INTO TRELLISES



LEGEND - EXTERIOR FINISHES

- 1a FLAT LOCK METAL PANELS; COLOUR: RED
- 1b FLAT LOCK METAL PANELS; COLOUR: WHITE
- 2 PRINTED FLAT LOCK METAL PANELS; COLOUR: CHARCOAL
- 3 WINDOWS & PATIO DOORS; COLOUR: WHITE
- 4 INSULATED METAL DOOR, CLR: WHITE
- 5a PREFINISHED METAL FLASHING; COLOUR: RED
- 5b PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
- 6 GUTTERS & RAINWATER LEADERS; COLOUR: RED
- 7 ANODIZED ALUMINUM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
- 8 WOOD CLADDING
- 9 ALUMINIUM TRIM STRUCTURE; COLOUR: RED
- 10 STAINLESS STEEL ELEVATOR DOOR
- 11 CHALKBOARD FINISH



1 MATERIAL MATERIALS - SOUTH E
1 : 50



2 MATERIALS ELEVATION - NORTH
1 : 50

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

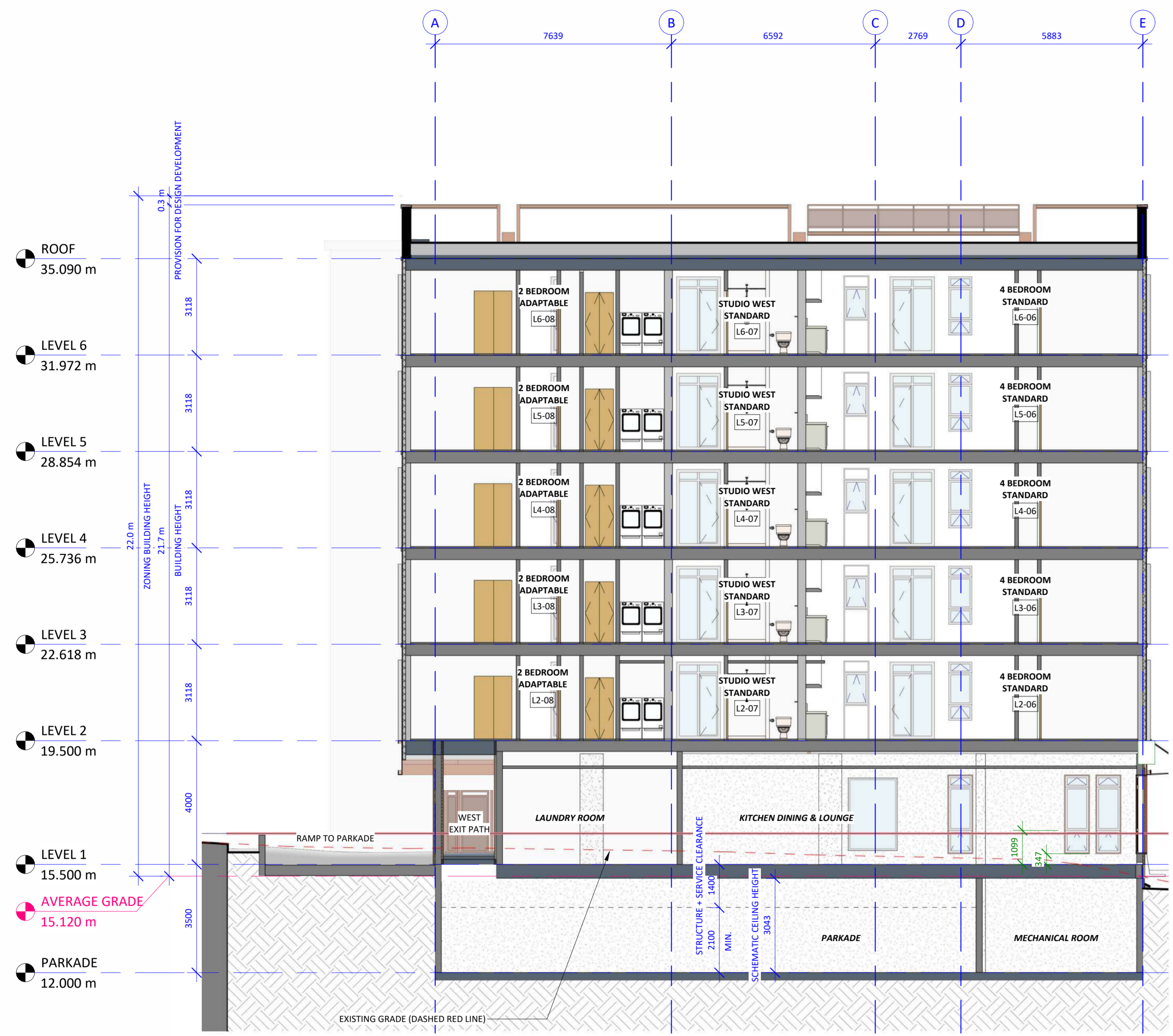
Revision	No.	Description	Date
1	DP/REZ R1		2026.03.02

Consultant Seal


VNFC Vancouver Street
Vancouver Street

BUILDING SECTIONS

Date	2026-03-02 4:26:28 PM
Drawn by	HJ / BR
Checked by	CC
A4.00	
Project #	24-30 Scale 1 : 100



① NORTH - SOUTH SECTION THROUGH WEST WING OF BUILDING
1 : 100



② NORTH-SOUTH SECTION THROUGH ELEVATOR
1 : 100

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

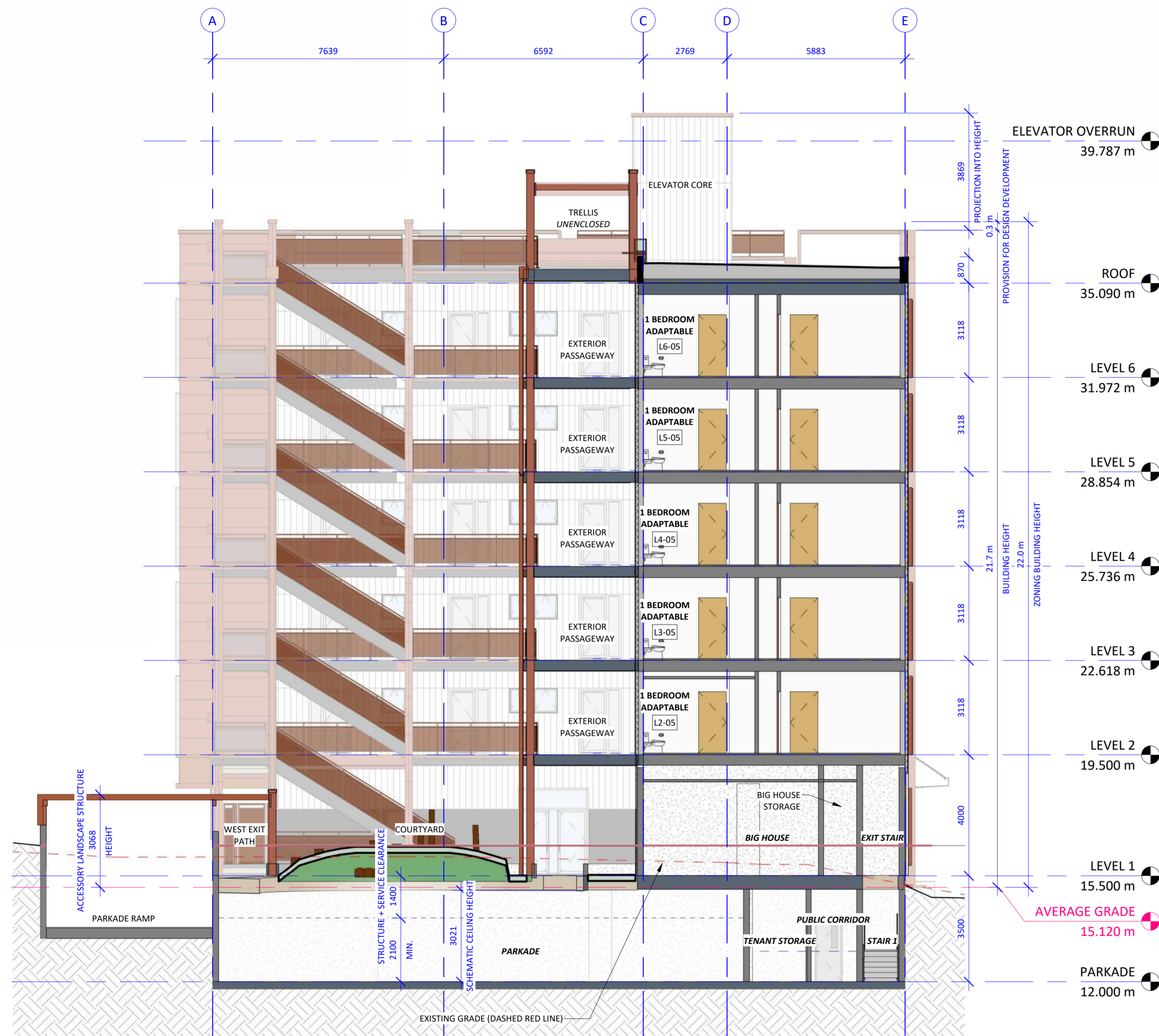
Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02

Consultant Seal		
		

VNFC Vancouver Street
Vancouver Street

BUILDING SECTIONS

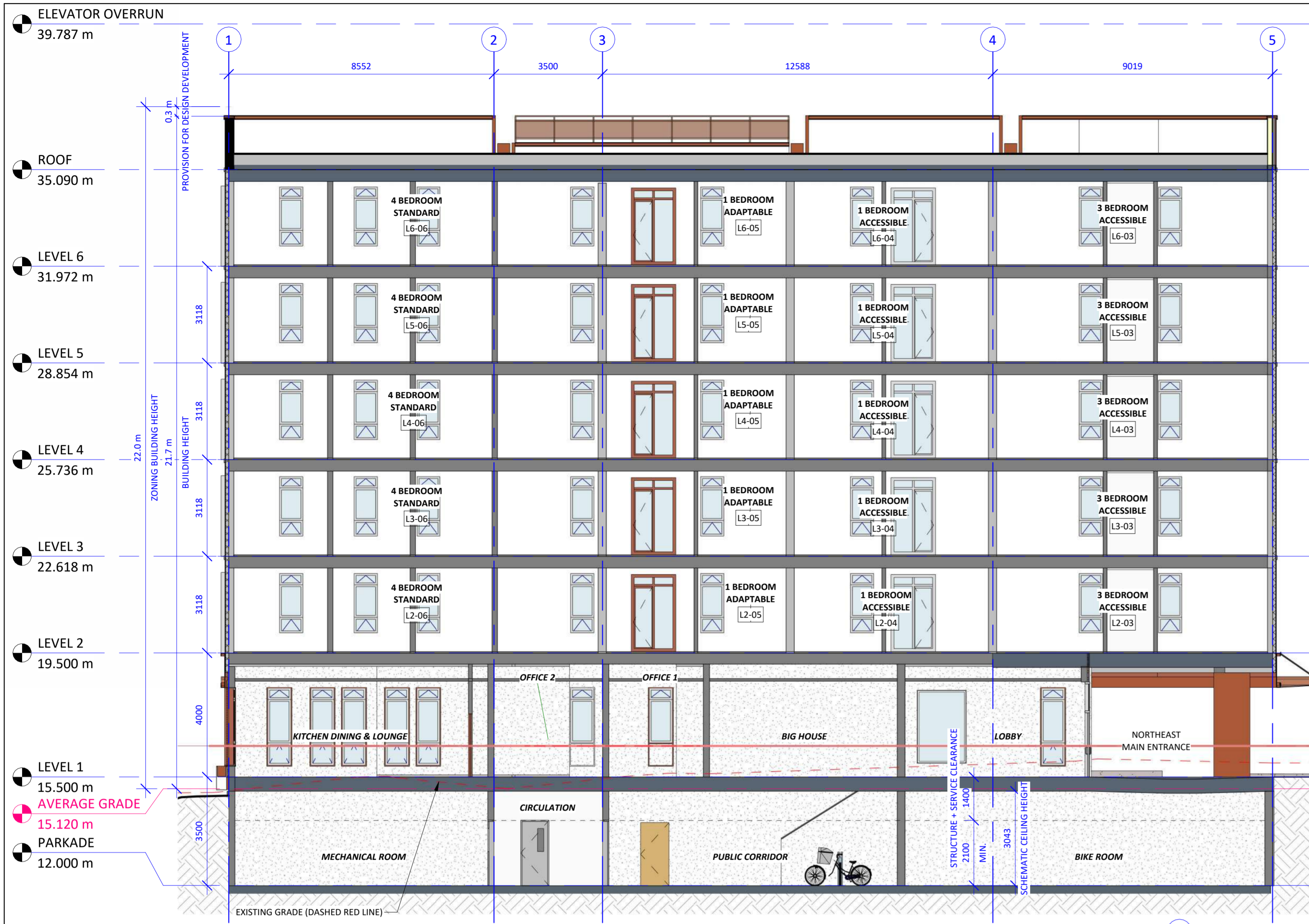
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Drawn by	HJ / BR
Checked by	CC
A4.01	
Project #	24-30 Scale 1 : 100



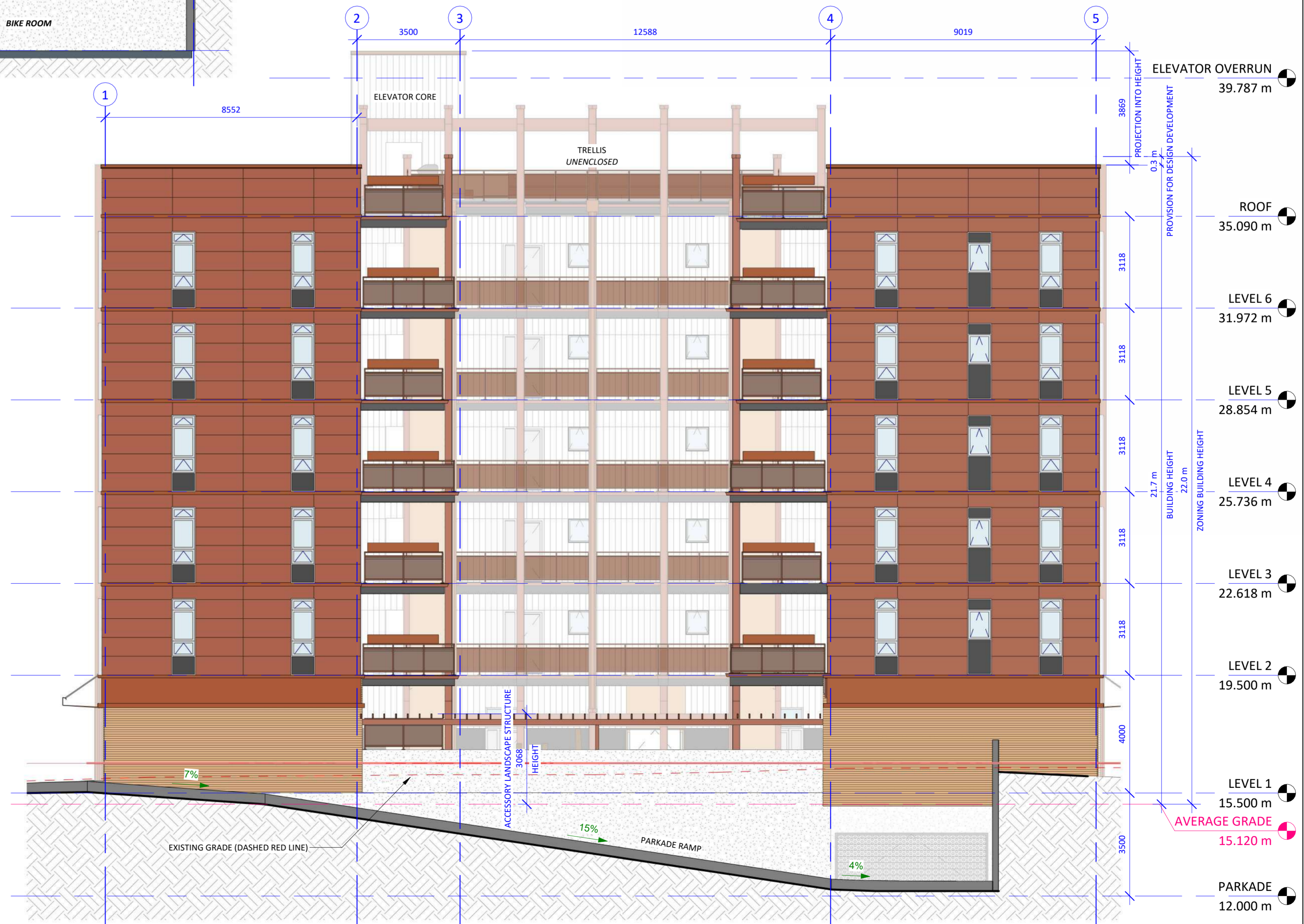
① NORTH - SOUTH SECTION THROUGH COURTYARD
1 : 100



② NORTH - SOUTH SECTION THROUGH EAST WING OF BUILDING
1 : 100



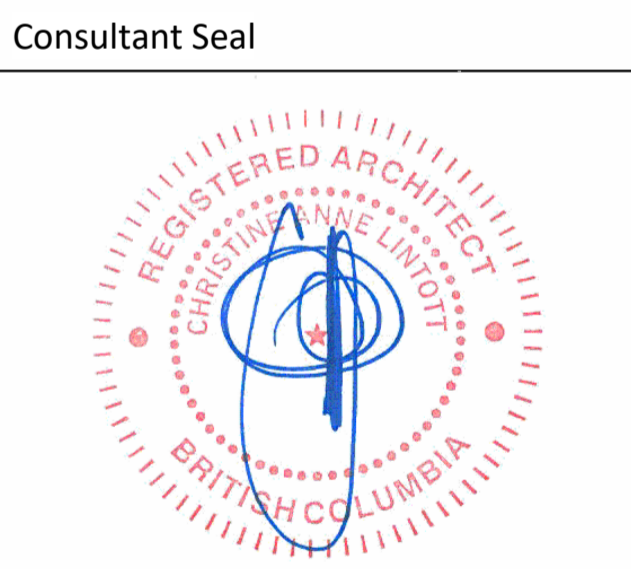
1 EAST - WEST SECTION THROUGH BUILDING
1 : 100



2 EAST - WEST SECTION THROUGH PARKADE RAMP
1 : 100

Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02



VNFC Vancouver Street
Vancouver Street

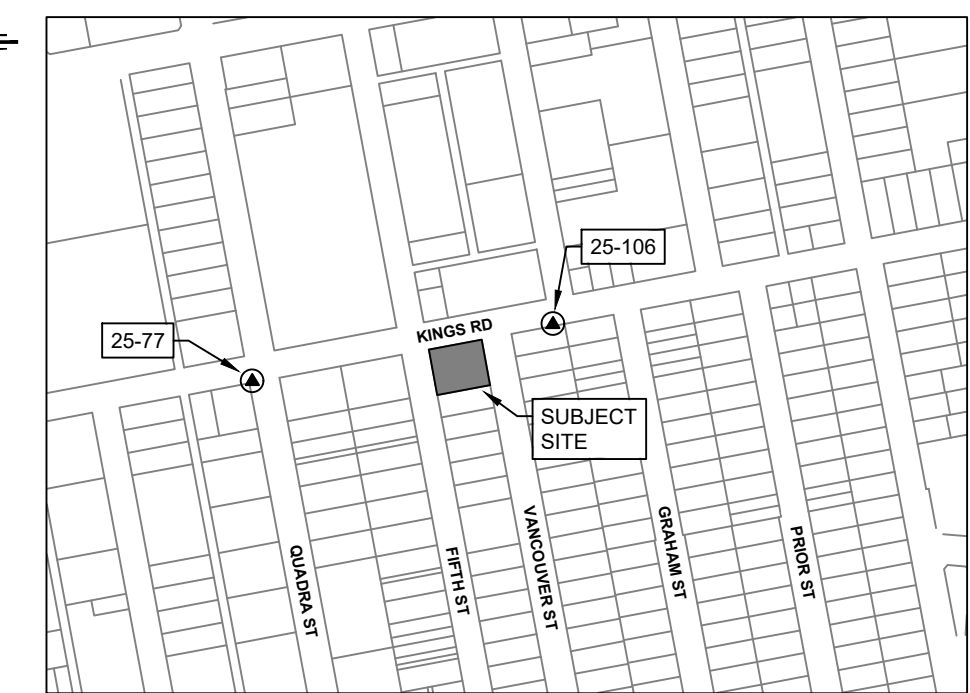
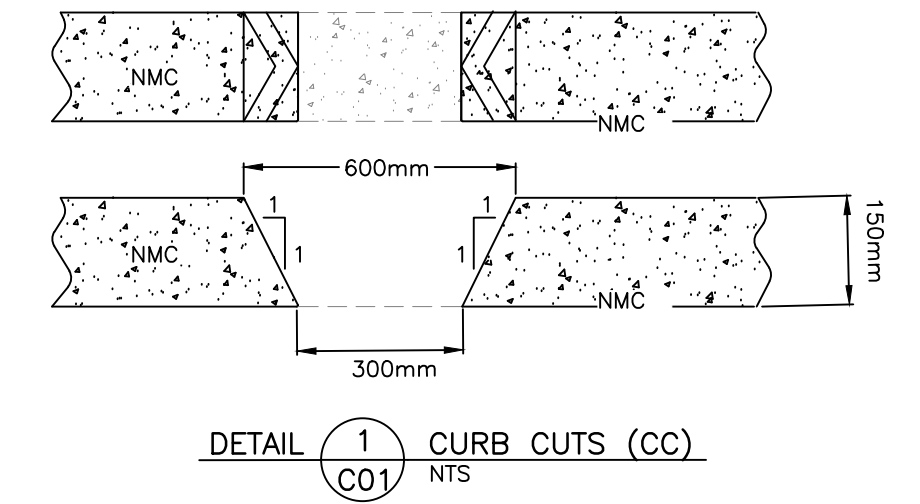
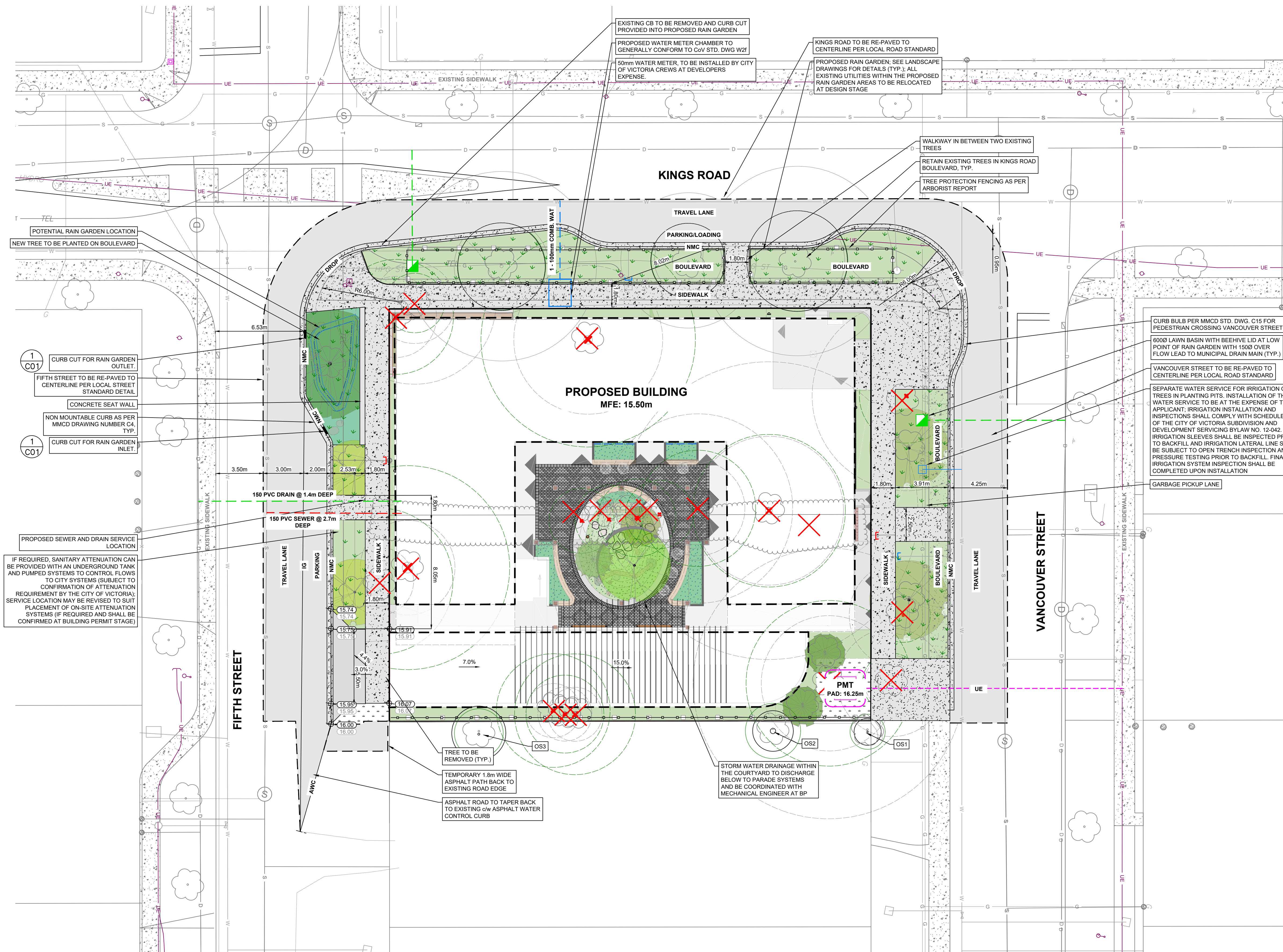
BUILDING SECTIONS

Date 2026-03-02 4:26:36 PM
Drawn by HJ / BR
Checked by CC

A4.02

Project # 24-30 Scale 1 : 100

VNFC VANCOUVER STREET 6-STOREY MULTI-FAMILY BUILDING



SITE SERVICING PLAN
SCALE 1:150

2026-03-09

ISSUED FOR
REZONING/DEVELOPMENT
PERMIT

CITY OF VICTORIA
SCALE 1:5,000
LEGAL DESCRIPTION: LOTS 1 & 2, SECTION 4, VICTORIA DISTRICT, PLAN 964

GWAI ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.580.1200
www.gwaieng.com

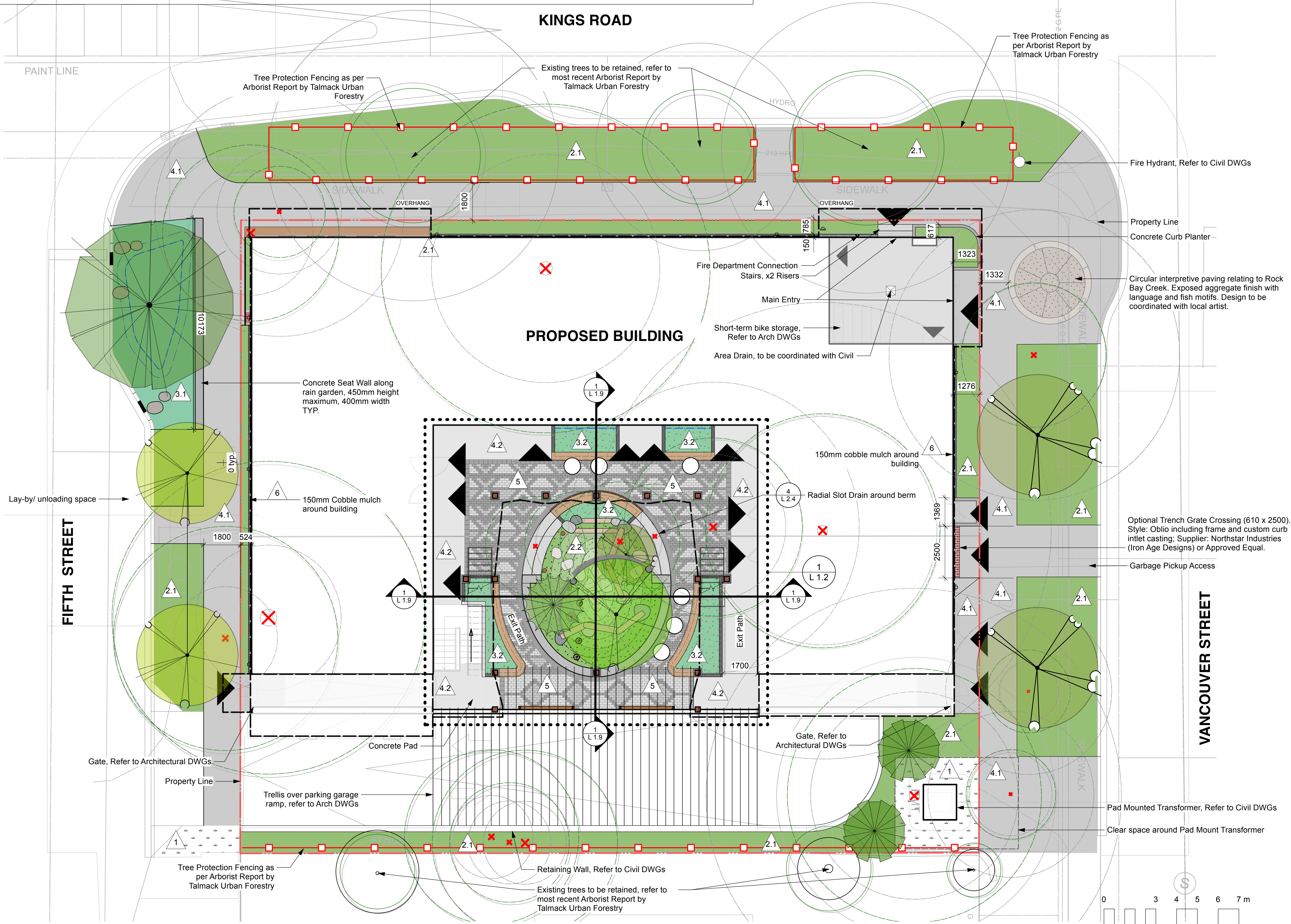
BC 1 CALL
1-800-474-6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		GWAI ENGINEERING	
Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed	2580-2582 VANCOUVER STREET	FILE #	2964G	
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Approved	Approved	Design Engineer			CONCEPTUAL SERVICING PLAN	MUNICIPAL DESIGN #	-	
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Date	Date	Date	Manager of Development			Design: GW/JRCE	Rev. #	-	
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer	3	Signed	Signed	Signed	Manager of Development			Drawn: GW/JRCE	DRAWING #	C01	
Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Silt Trap	2	Development Coordinator	Development Coordinator	Development Coordinator	Manager of Development			Checked: CBB	SHEET #	1 OF 1	
Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1				Development Coordinator			Date: 2026-03-09			

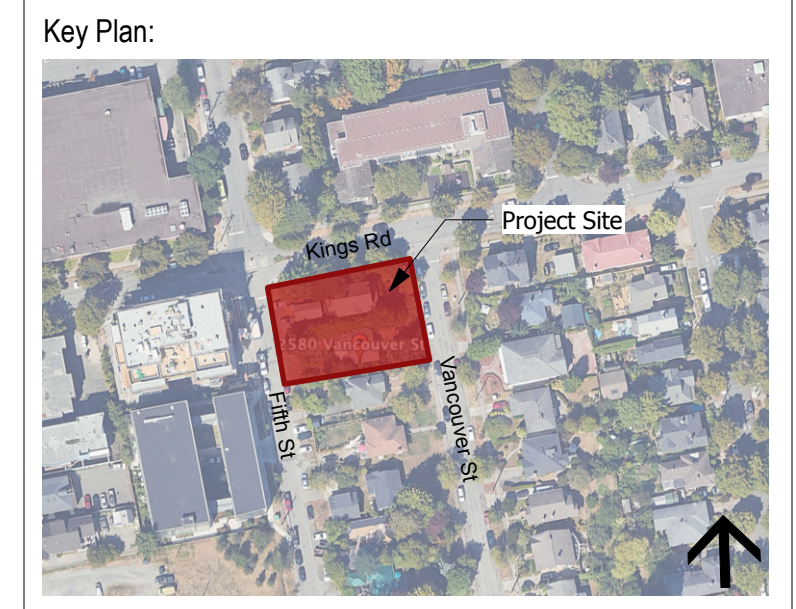
GWAI ENGINEERING: March 4, 2026 / H:\Shared drives\Civil Projects - latest to 2099\2964G - Victoria Native Friendship Center (VNFC)\3 Drawings\2026-03-04 - 2964_VNFC - Design Base - CW.dwg

GENERAL DRAWING NOTES

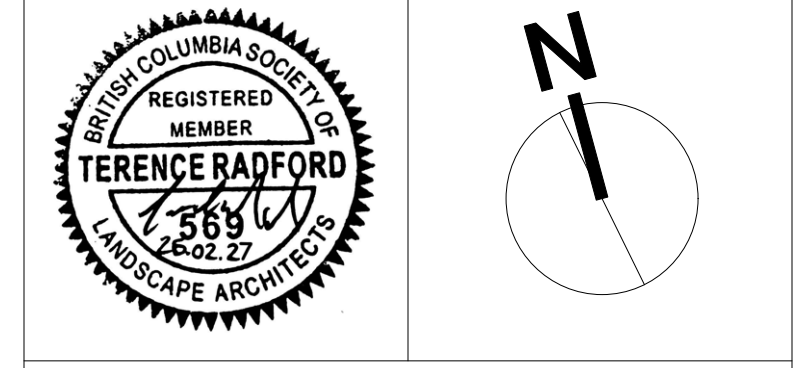
- Drawing is in metric scale. All dimensions are in millimeters. Do not scale drawings.
- Plus/Minus (+/-) dimensions are for general verification purposes only and are NOT to be used to establish layout of any feature(s), ever.
- The Contractor shall verify all field dimensions onsite during the quotation period. No extras will be allowed for discrepancies between the drawings and the actual site conditions unless reported in writing during the quotation period.
- It is the Contractor's responsibility to locate and have staked the exact utility location with all companies involved before starting any work. Hand dig within two (2) meters of all electrical lines.
- Keep the area outside the immediate construction zone clean, safe and usable by the public at all times. Contractor to coordinate all deliveries of materials to ensure minimal construction delays to the approval of the Landscape Architect and/or Owner's representative.
- Obtain approval of layout from the Landscape Architect and/or Owner's representative prior to commencement.
- All work to be guaranteed for a period of One (1) Year from the documented date of substantial performance. The Contractor shall notify the Landscape Architect in writing upon completion of work.
- Make good all damage resulting from work carried out under the contract, at no extra cost. This includes restoration of any/all construction access routes - to as new condition, to the satisfaction of the Landscape Architect and/or Owner's representative.
- The Landscape Architect is not responsible for the accuracy of survey, engineering or architectural drawings. Contractor to verify existing grading/topographic information prior to installing granular bases.
- Construction must conform to all applicable codes and regulations of all authorities having jurisdiction.
- Ensure positive drainage for finished surfaces leaving no pockets or low points for standing water.
- Wherever any material is specified by name and/or number thereof, such specifications shall be deemed to be used for the purpose of facilitating a description of the materials and establishing quality, and shall be deemed and construed to be followed by the words 'or approved equal'.
- No substitutions will be permitted which have not been submitted for prior approval by the Landscape Architect or Owner's representative. All materials shall be new and without flaws or defects and shall be the best of their class and kind. Sufficient descriptive literature and/or samples must be submitted as 'Equal' substitutes.
- All materials and other debris resulting from work shall be removed and disposed of off-site. Efforts shall be made to re-use and recycle excess materials where possible.
- These notes apply to all parts of this contract.



LANDSCAPE MATERIALS	
	Maintained Lawn Area Sod as per CLS, min 100mm depth growing media, to meet the CLS nutrient levels identified in Section 5.2.7 and properties for Level 4 Open Space.
	Planting Area on Grade Min 450mm depth imported growing medium, unless noted otherwise.
	Planting Area on Slab Depth Varies (see L1.6 for Grading), imported growing medium, unless noted otherwise.
	Rain Garden Area on Grade Clear and grub of existing vegetation. Scarify top 450mm (18") and rake in 100 mm organic compost. Pool depth to be 150mm.
	Rain Garden Area on Slab Depth Varies (see L1.6 for Grading), and rake in 100 mm organic compost. Pool depth to be 150mm.
	Cast In Place Concrete on Grade CIP Concrete Paving with light broom finish and tooled control joints.
	Cast In Place Concrete on Slab CIP Concrete Paving with light broom finish and tooled control joints.
	Unit Pavers on Slab Standard Series, 60 mm thickness, colour as noted, running bond pattern, unless otherwise noted. All paving areas to be finished with polymeric sand. Supplier: BC Brick Supplies LTD.
	Cobble Maintenance Edge 150mm (6") cobble maintenance edge around building.
LANDSCAPE STRUCTURES/FURNISHINGS	
	Log Stepping Stumps Flush log stepping stumps; 305/457mm dia., 3/4 buried in soil.
	Vertical Play Posts
	Wall Mounted Activity Panel (2 total) Custom wall mounted chalk board.
	Seating Logs 300-400mm ø peeled Logs.
	Flagstone Stepping Stones Shape: Irregular Flagstone. Contractor to supply stone samples for approval. Sitting flush with soil.
	Sensory Garden Boulders 300-600mm ø Large Round Irregular Field Stone Boulders. Buried 2/3 in soil.
	Concrete Steps on Slab
	Concrete Seat Wall on Slab 450mm height maximum, 400mm width TYP.
	Rain Garden Planter Wood Seat Top 400mm depth wood seat top, design/style to be confirmed.
	Bistro Table Shown for Illustrative Purposes Only. All outdoor furniture is to be durable, low maintenance, and universally designed.
PLANT MATERIALS/PRZ FENCING	
	Proposed Deciduous Trees- See plant list for additional details
	Proposed Coniferous Trees- See plant list for additional details
	Proposed Shrub/Perennial/Vine- See plant list for additional details
	Existing Tree to be Removed Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.
	Existing Tree to be Retained PRZ - Protected Root Zone. Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.
OTHER	
	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.



No.	Description	Date	By
8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR



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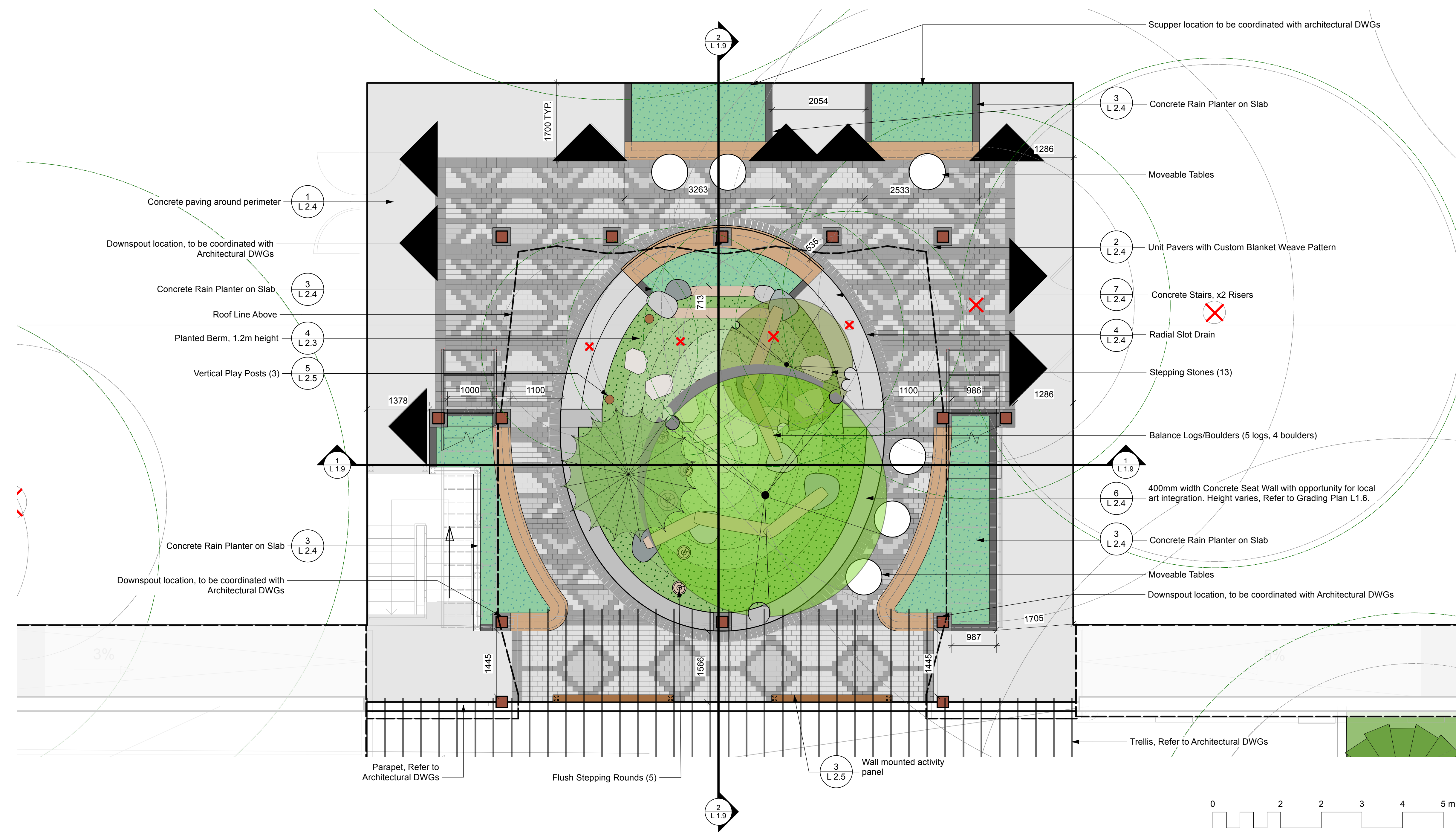
Client: **Victoria Native Friendship Centre**

Project: **VNFC Vancouver Street**
Victoria, BC

Drawing Title: **Layout and Materials Plan**

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.1
Approved By: TR	
Date: 25/04/25	

1 Layout and Materials Plan
Scale: 1:100

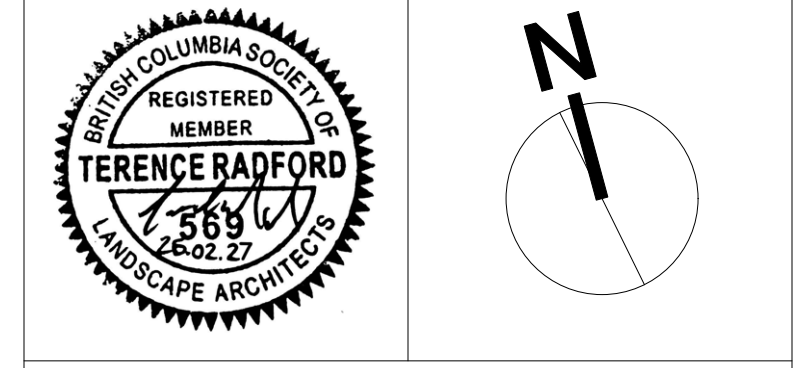


1 Courtyard Landscape Plan
Scale: 1:50

LANDSCAPE MATERIALS	
	Maintained Lawn Area Sod as per CLS, min 100mm depth growing media, to meet the CLS nutrient levels identified in Section 5.2.7 and properties for Level 4 Open Space.
	Planting Area on Grade Min 450mm depth imported growing medium, unless noted otherwise.
	Planting Area on Slab Depth Varies (see L1.6 Grading), imported growing medium, unless noted otherwise.
	Rain Garden Area on Grade Clear and grub of existing vegetation. Scarify top 450mm (18") and rake in 100 mm organic compost. Pool depth to be 150mm.
	Rain Garden Area on Slab Depth Varies (see L1.6 for Grading), and rake in 100 mm organic compost. Pool depth to be 150mm.
	Cast In Place Concrete on Grade CIP Concrete Paving with light broom finish and tooled control joints.
	Cast In Place Concrete on Slab CIP Concrete Paving with light broom finish and tooled control joints.
	Unit Pavers on Slab Standard Series, 60 mm thickness, colour as noted, running bond pattern, unless otherwise noted. All paving areas to be finished with polymeric sand. Supplier: BC Brick Supplies LTD.
	Cobble Maintenance Edge 150mm (6") cobble maintenance edge around building.
LANDSCAPE STRUCTURES/FURNISHINGS	
	Log Stepping Stumps Flush log stepping stumps; 305/457mm dia., 3/4 buried in soil.
	Vertical Play Posts
	Wall Mounted Activity Panel (2 total) Custom wall mounted chalk board.
	Seating Logs 300-400mm ø peeled Logs.
	Flagstone Stepping Stones Shape: Irregular Flagstone. Contractor to supply stone samples for approval. Sitting flush with soil.
	Sensory Garden Boulders 300-600mm ø Large Round Irregular Field Stone Boulders. Buried 2/3 in soil.
	Concrete Steps on Slab
	Concrete Seat Wall on Slab 450mm height maximum, 400mm width TYP.
	Rain Garden Planter Wood Seat Top 400mm depth wood seat top, design/style to be confirmed.
	Bistro Table Shown for Illustrative Purposes Only. All outdoor furniture is to be durable, low maintenance, and universally designed.
PLANT MATERIALS/PRZ FENCING	
	Proposed Deciduous Trees- See plant list for additional details
	Proposed Coniferous Trees- See plant list for additional details
	Proposed Shrub/Perennial/Vine- See plant list for additional details
	Existing Tree to be Removed Refer to most recent Tree Conservation Report by TailMack Urban Forestry Consultants Ltd.
	Existing Tree to be Retained PRZ - Protected Root Zone Refer to most recent Tree Conservation Report by TailMack Urban Forestry Consultants Ltd.
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TailMack Urban Forestry Consultants Ltd.
OTHER	
	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.



No.	Description	Date	By
8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR



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NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Courtyard Layout Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.2
Approved By: TR	
Date: 25/04/25	

TREE IMPACT SUMMARY

(Existing tree information from Talmack Urban Forestry, Draft Demolition and Construction Impact Assessment & Tree Management Plan)

Onsite Trees removed	8	
Onsite Replacement Trees Required	8	
Onsite Replacement Trees Proposed	2	Surplus/non-replacement trees 3
Municipal Trees Removed	5	
Replacement Trees Required	CoV to Determine	
Offsite Replacement Trees Proposed	5	

TREE REPLACEMENT TABLE

Planting Area ID	Area (m ²)	Estimated soil volume (cu. m.)	Replacement Trees Proposed			Soil Volume Required (cu. m.)		
			Small	Medium	Large	Small	Medium	Large
ONSITE								
Planting Area A	61.15	61.15	0	0	2	0	0	60
OFFSITE								
Planting Area B	33.49	33.49	0	1	0	0	20	20
Planting Area C	34.06	34.06	0	1	0	0	20	20
Planting Area D	20	20	0	1	0	0	20	20
Planting Area E	54.78	44.12	0	2	0	0	30	30

ON SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
ONSITE TREES				
Ab	2	Abies balsamea	Balsam Fir	200cm ht B+B
Ame	1	Arbutus menziesii	Arbutus	60mmCT/WB
Fpu	1	Frangula purshiana ssp. purshiana	Cascara	200cm ht potted WB
Jsc	1	Juniperus scopulorum	Rocky Mountain Juniper	200cm ht potted B+B

OFF SITE PLANT LIST

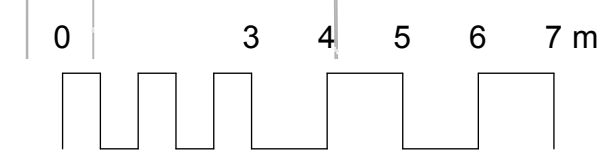
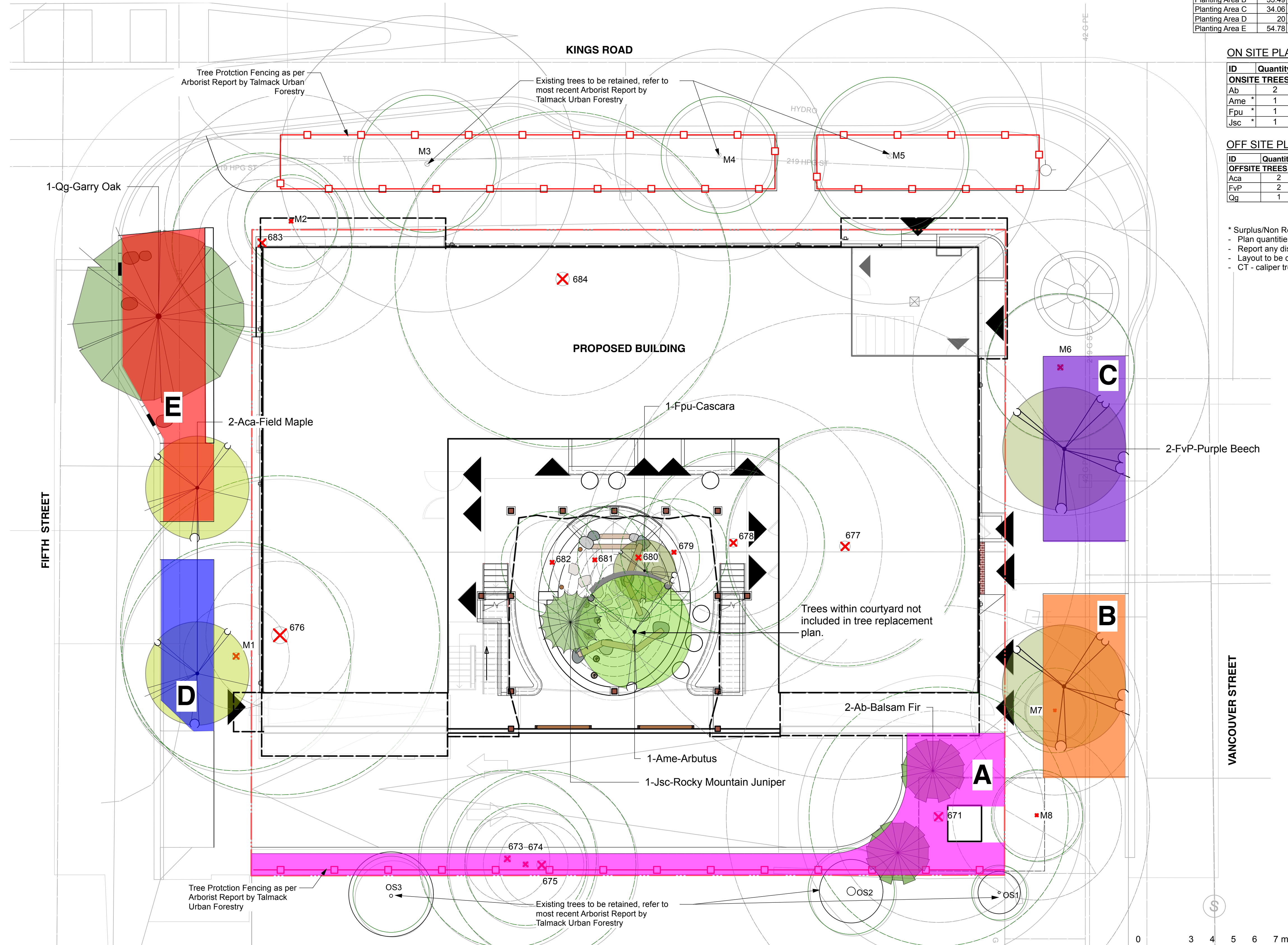
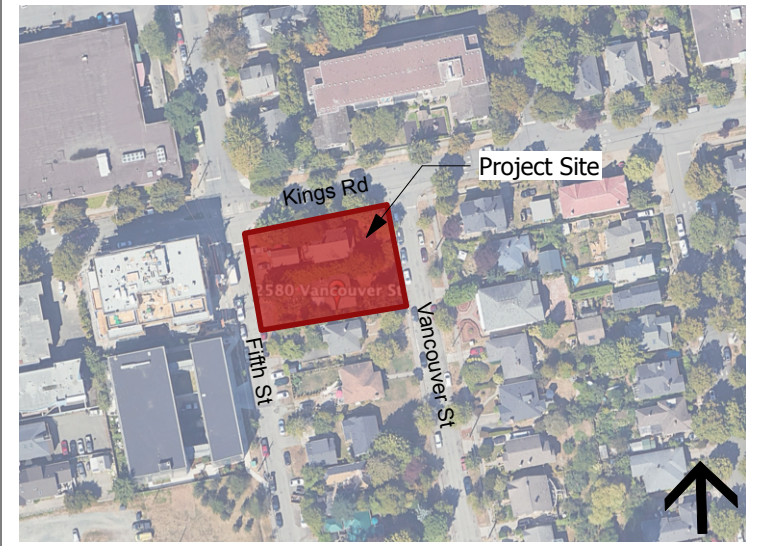
ID	Quantity	Botanical Name	Common Name	Scheduled Size
OFFSITE TREES				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB

- * Surplus/Non Replacement species within courtyard.
- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root; B+B - balled and burlapped

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 L2.1 1 L2.3 SD PA L2.1
	Proposed Coniferous Trees- See plant list for additional details	2 L2.1 2 L2.5
ID	Proposed Shrub/Perennial/Vine- See plant list for additional details	3 L2.1 3 L2.3
	Existing Tree to be Removed Refer to most recent Tree Conservation Report by Talmack Urban Forestry Consultants Ltd.	
PRZ	Existing Tree to be Retained PRZ - Protected Root Zone Refer to most recent Tree Conservation Report by Talmack Urban Forestry Consultants Ltd.	
	Tree Protection Zone Fencing As per most recent Tree Conservation Report Talmack Urban Forestry Consultants Ltd.	
OTHER	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.	

Key Plan:



1 Tree Replacement Plan
Scale: 1:100

No.	Description	Date	By
8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR

Issue / Revision Schedule



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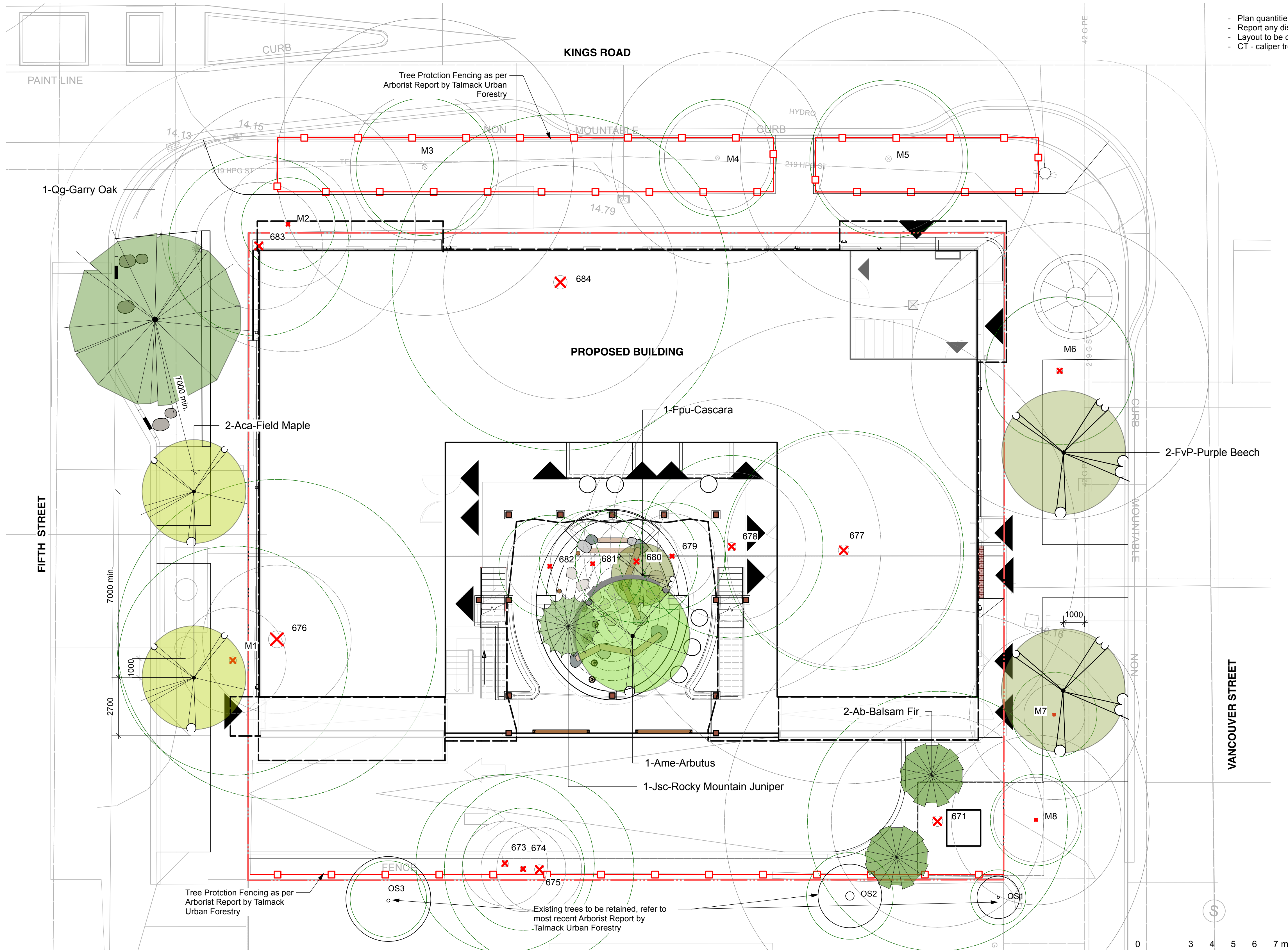
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Tree Replacement Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.3
Approved By: TR	
Date: 25/04/25	



ON SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
ONSITE TREES				
Ab	2	Abies balsamea	Balsam Fir	200cm ht B+B
Ame	1	Arbutus menziesii	Arbutus	60mmCT/WB
Fpu	1	Franqula purshiana ssp. purshiana	Cascara	200cm ht potted WB
Jsc	1	Juniperus scopulorum	Rocky Mountain Juniper	200cm ht potted B+B

OFF SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
OFFSITE TREES				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB

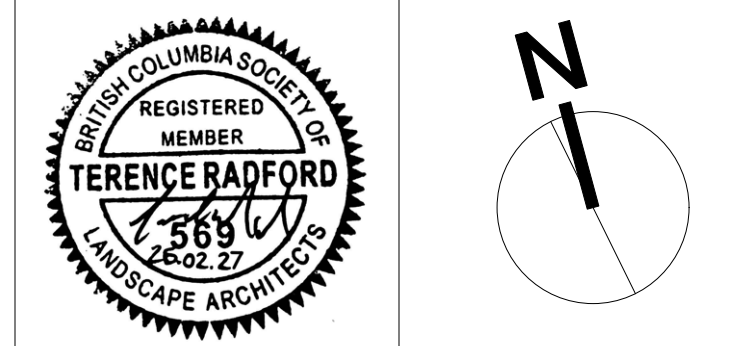
- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root; B+B - balled and burlapped

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 (L2.1)
	Proposed Coniferous Trees- See plant list for additional details	1 (L2.3)
	Proposed Shrub/Perennial/Vine- See plant list for additional details	3 (L2.1)
	Existing Tree to be Removed Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.	3 (L2.3)
	Existing Tree to be Retained PRZ - Protected Root Zone Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.	3 (L2.3)
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.	
	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.	



No.	Description	Date	By
8			
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4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR



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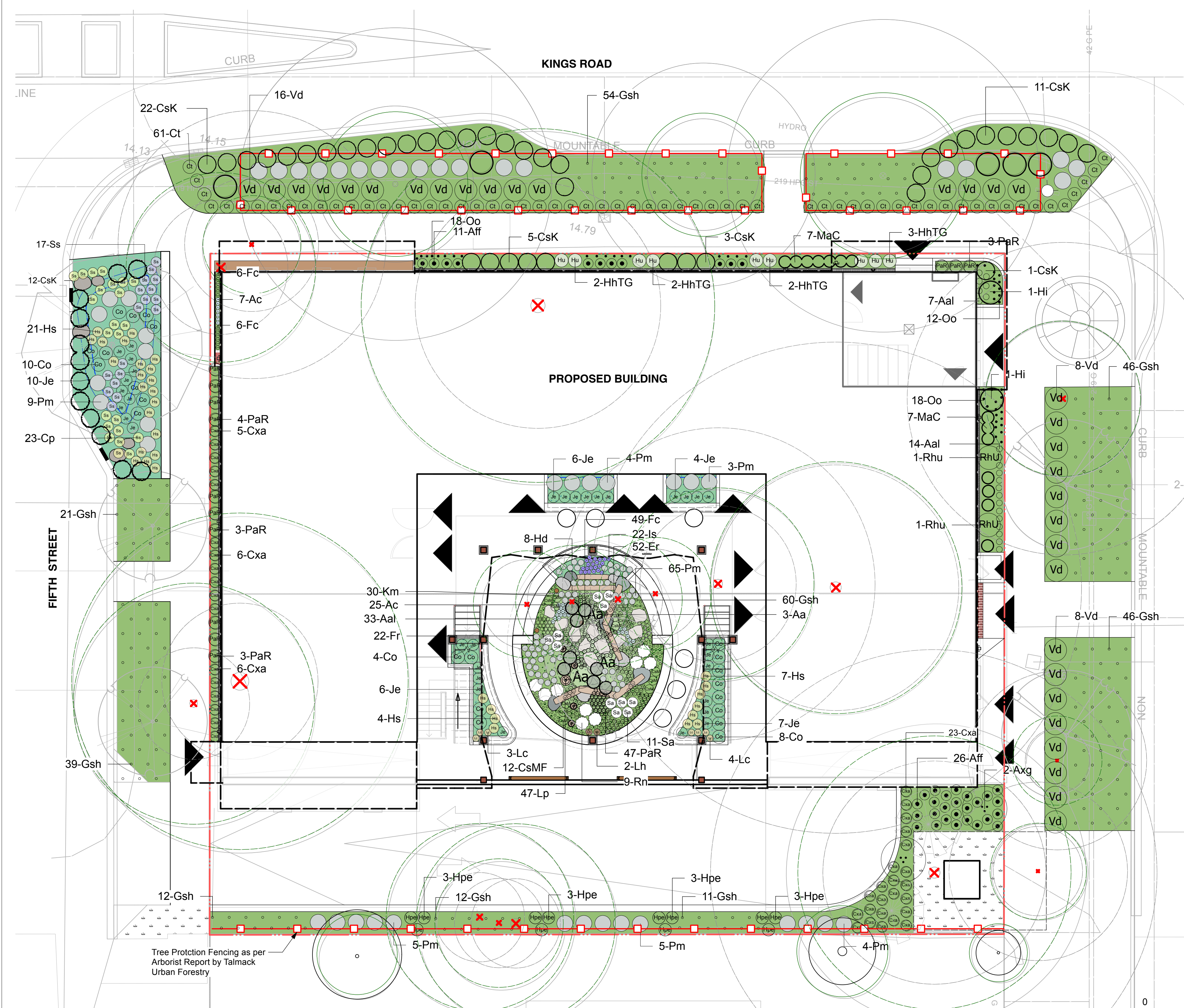
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Tree Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.4
Approved By: TR	
Date: 25/04/25	



1 Planting Plan
Scale: 1:100

OFF SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
TREES- Refer to L1.4				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB
SHRUBS AND PERENNIALS				
CsK	33	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	1 gal. pot
Ct	61	Carex tumulicola	Foothill Sedge	1 gal. pot
Gsh	206	Gaultheria shallon	Salal	1 gal. pot, 40cm o.c.
Hi	5	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	60cm ht potted
Pm	18	Polystichum munitum	Sword Fern	1 gal. pot
Vd	32	Viburnum davidii	David Viburnum	60cm ht potted
RAIN GARDEN				
Co	10	Carex obnupta	Slough Sedge Grass	1 gal. pot
Cp	23	Caltha palustris	Marsh Marigold	1 gal. pot
CsK	12	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	1 gal. pot
Hs	21	Hypericum scouleri	Western St. John's-wort	1 gal. pot
Je	10	Juncus effusus	Soft Common Rush	1 gal. pot
Pm	9	Polystichum munitum	Sword Fern	1 gal. pot
Ss	17	Symphoricarpos subspicatum	Douglas Aster	1 gal. pot

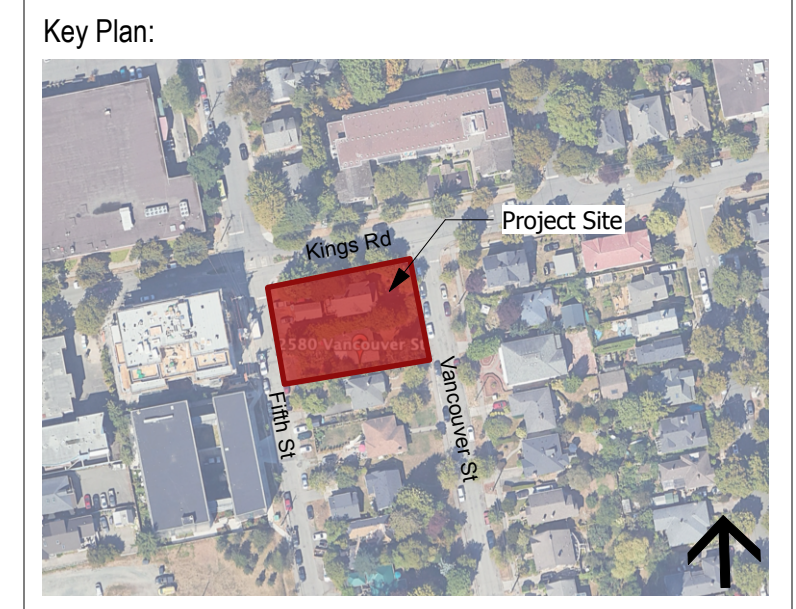
ON SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
TREES- Refer to L1.4				
Ab	2	Abies balsamea	Balsam Fir	200cm ht B+B
Ame	1	Arbutus menziesii	Arbutus	60mmCT/WB
Fpu	1	Frangula purshiana ssp. purshiana	Cascara	200cm ht potted WB
Jsc	1	Juniperus scopulorum	Rocky Mountain Juniper	200cm ht potted B+B
SHRUBS AND PERENNIALS				
Aa	3	Amelanchier alnifolia	Saskatoon berry	60cm ht potted
Aal	54	Adiantum aleuticum	Western Maidenhair Fern	1 gal. pot
Ac	32	Allium cernuum	Nodding wild onion	11cm PT
Aff	37	Athyrium filix-femina ssp. cyclosorum	Northwestern Lady Fern	1 gal. pot
Axg	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance® Apple Serviceberry	200cm ht potted, Multi-Stem
CsK	9	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	60cm ht potted
CsMF	12	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	1 gal. pot
Cxa	40	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 gal. pot
Er	52	Eriophyllum	Woolly Sunflower	1 gal. pot
Fc	61	Fragaria chiloensis	Coastal Strawberry	1 gal. pot
Fr	22	Festuca rubra	Red Fescue	1 gal. pot
Gsh	95	Gaultheria shallon	Salal	1 gal. pot, 40cm o.c.
Hd	8	Holodiscus discolor	Oceanspray	60cm ht potted
HhTG	9	Hosta (Tardiana Group) 'Halcyon'	Halcyon Hosta	1 gal. pot
Hi	2	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	5 gal. pot
Km	30	Koeleria macrantha	Junegrass	Sp4
Lh	2	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot
Lp	47	Lupinus polyphyllus	Large-Leaved Lupine	1 gal. pot
MaC	14	Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape	1 gal. pot
Oo	18	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
PaR	60	Pennisetum alopecuroides 'Redhead'	Redhead Fountain Grass	1 gal. pot
Pm	79	Polystichum munitum	Sword Fern	1 gal. pot
Rhu	2	Rhododendron x 'Unique'	Unique Rhododendron	50cm ht potted
Rn	9	Rosa nutkana	Nootka Rose	1 gal. pot
Sa	11	Symphoricarpos albus	Snowberry	50cm ht potted
GROUND COVER AND VINES				
Hpe	12	Hydrangea petiolaris	Climbing Hydrangea	1 gal. pot
Lc	7	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Oo	30	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
RAIN GARDEN				
Co	12	Carex obnupta	Slough Sedge Grass	1 gal. pot
Hs	11	Hypericum scouleri	Western St. John's-wort	1 gal. pot
Is	22	Iris sibirica	Siberian Iris	1 gal. pot
Je	23	Juncus effusus	Soft Common Rush	Sp3
Pm	7	Polystichum munitum	Sword Fern	1 gal. pot

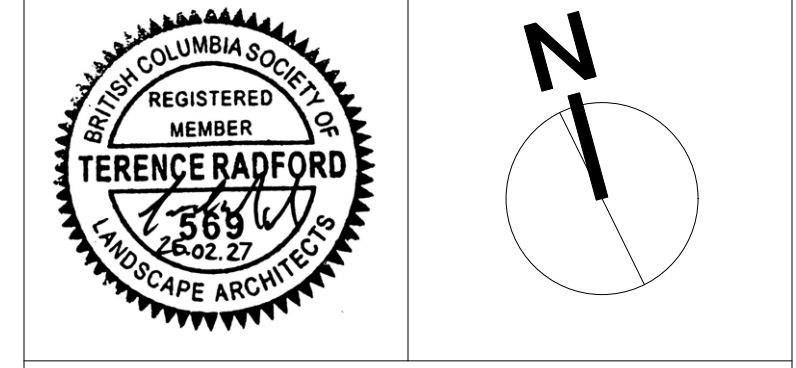
- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root.

PLANT MATERIALS/PRZ FENCING

- Proposed Deciduous Trees- See plant list for additional details
- Proposed Coniferous Trees- See plant list for additional details
- Proposed Shrub/Perennial/Vine- See plant list for additional details
- Existing Tree to be Removed
Refer to most recent Tree Conservation Report by TallMack Urban Forestry Consultants Ltd.
- Existing Tree to be Retained
PRZ -Protected Root Zone
Refer to most recent Tree Conservation Report by TallMack Urban Forestry Consultants Ltd.
- Tree Protection Zone Fencing
As per most recent Tree Conservation Report TallMack Urban Forestry Consultants Ltd.
- OTHER**
- Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.



No.	Description	Date	By
8			
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3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR



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NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Planting Plan

Designed By: TR
Drawn By: HC
Approved By: TR
Date: 25/04/25

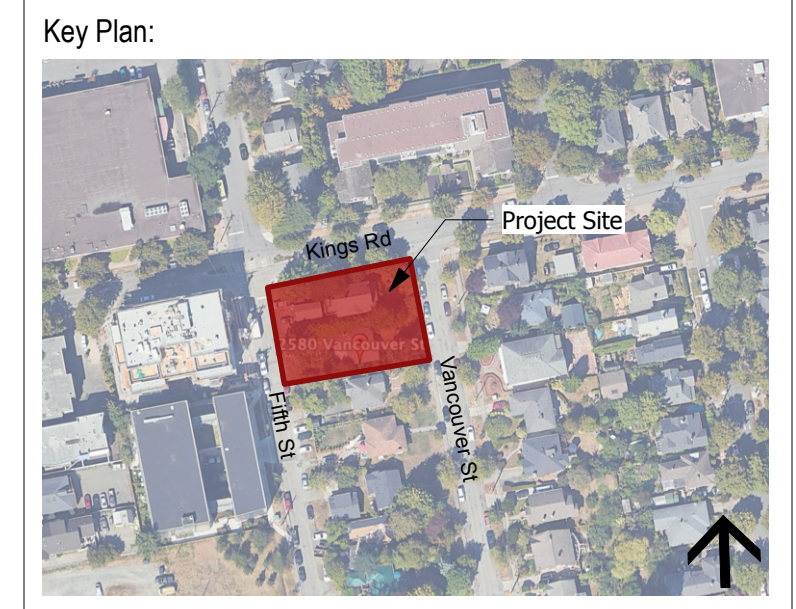
Project #: 24.37
Drawing #: L 1.5

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS					
Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Stormwater Treatment Capacity per sq. m. of Rain Garden	Preliminary Rain Garden Area Required	Actual Rain Garden Area Provided
	(sq. m.)	(cu. m./day)	(cu. m./day)	(sq.m.)	(sq.m.)
A	557	0.0	0.0	0.0	0.0
B	204	5.9	0.8	7.1	39.0
C	30	0.0	0.0	0.0	0.0
D	160	0.0	0.0	0.0	0.0
E (ROOF)	625	18.0	0.8	21.7	31.0
total	1576			28.8	70.0

Assumptions
The design storm is a two-year, 24 hour rain event. In the City of Victoria, this equals about 32 mm of rain.

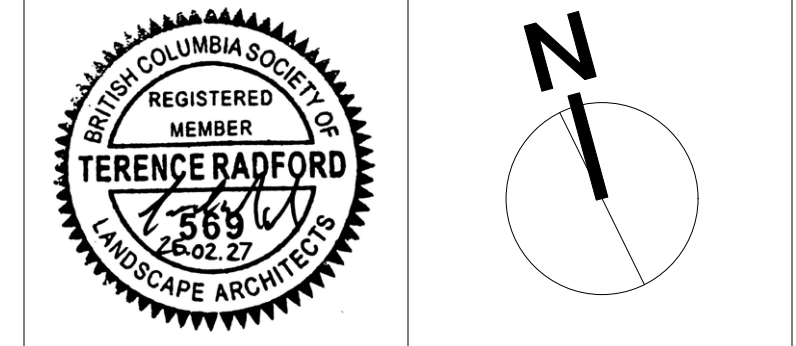
The rain garden calculations are based on 150 mm live ponding, plus 20% of the sand/ compost growing medium volume at 400 mm depth (assuming growing medium has 20% void space) with a minimum infiltration rate of 2.5 cm/hour (or 48 cm per day), via perforated underdrain.

Notes
 - Rows A, B are catchment areas within ROW.
 - Rows C, D, E are catchment areas on private property.
 - Select at grade hardscape areas within courtyard (Row D) may be directed into rain gardens, subject to detailed design grading design and confirmation of finished elevations and final contributing impervious roof area (Area E).



- Rain Garden on Grade
- Rain Garden on Slab
- Lawn Area
- Property Line
- Direction of Flow

No.	Description	Date	By
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
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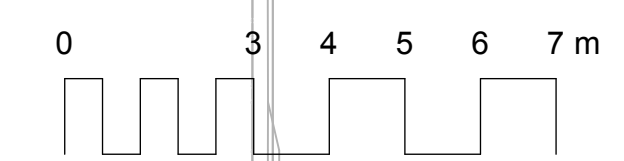
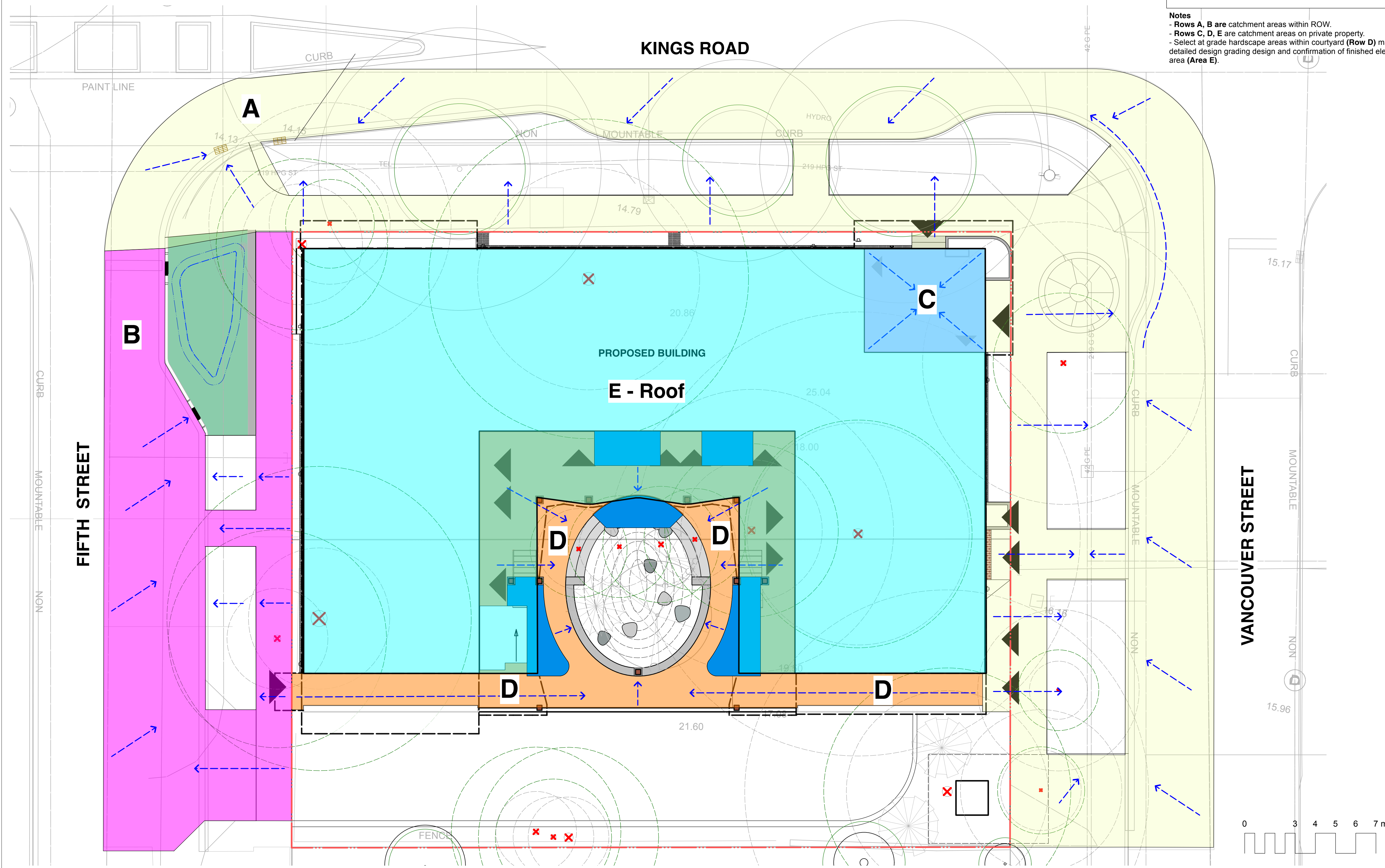
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
 Victoria, BC**

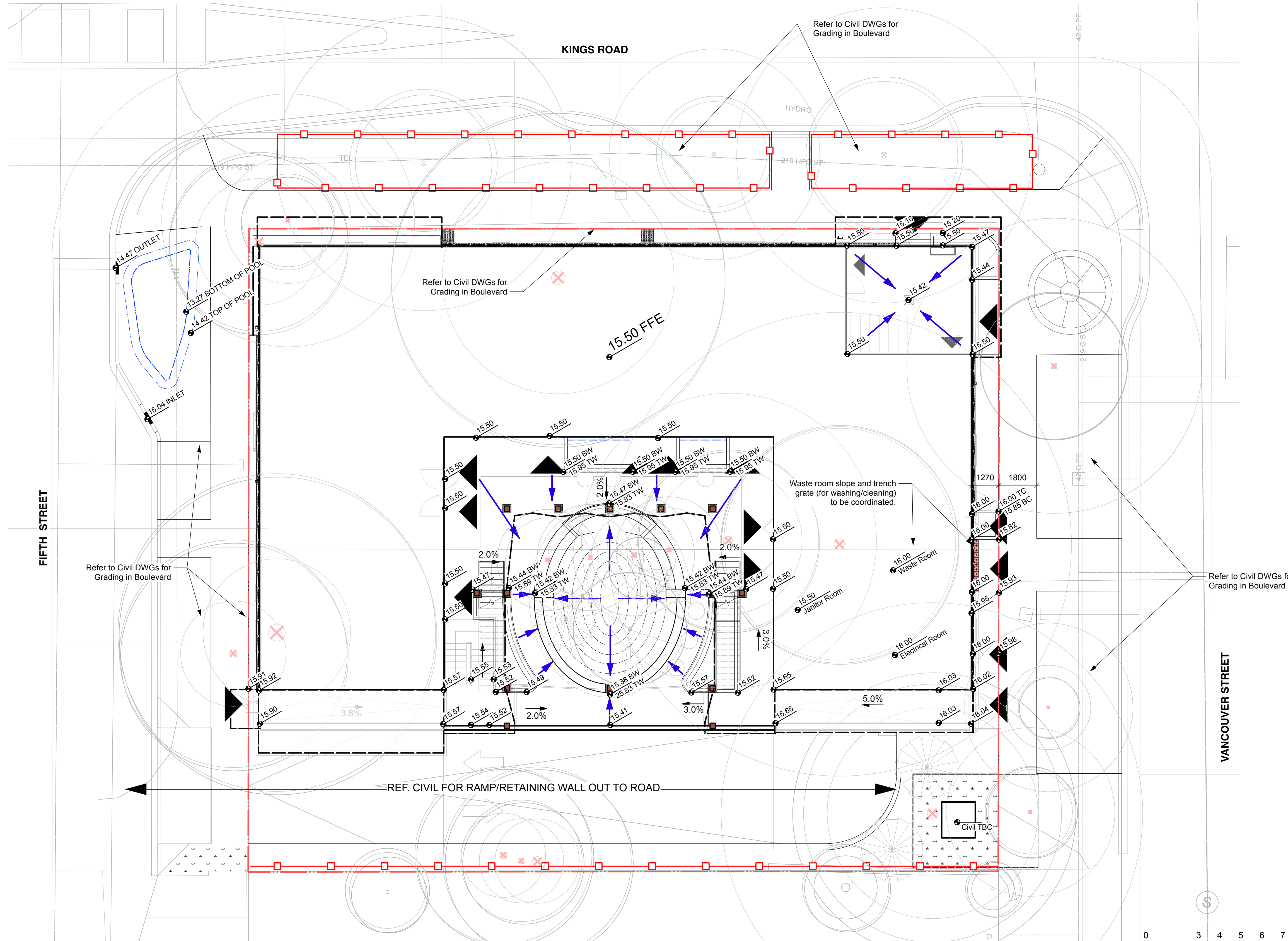
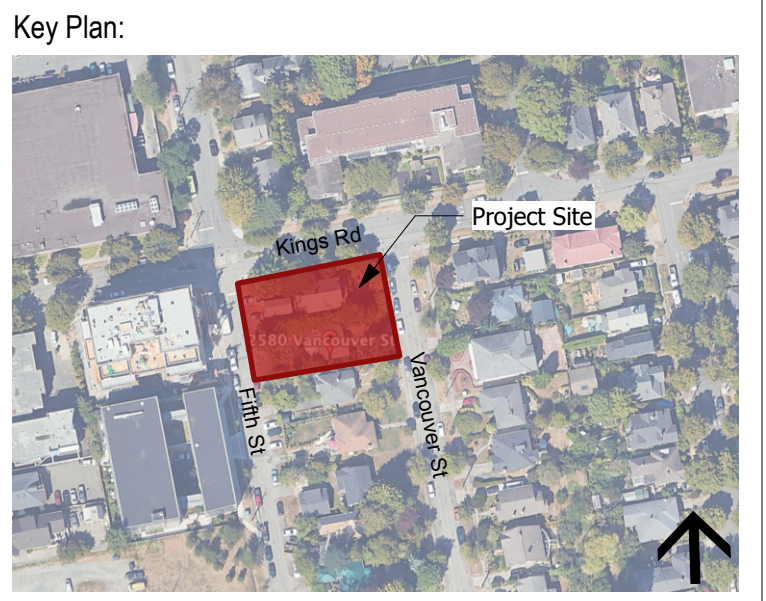
Drawing Title:
Stormwater Management Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.6
Approved By: TR	
Date: 25/04/25	



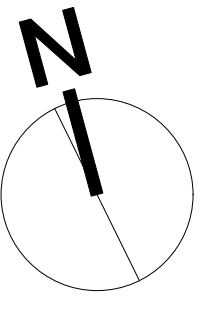
GRADING NOTES

- All cut and fill volumes are in cubic meters unless otherwise noted.
- Cut and fill is based on preliminary grading information and available survey data.
- Cut and fill calculations do not include mulch, subbase preparation for retaining elements, hardscape surface treatments, below grade structures, or portions of retaining elements below grade.
- Calculations are for rough grading only and express bulk quantities of existing top soil and subgrade material intended for excavation and/or relocation.
- Contractor to separate and keep all salvaged top soils/ subgrade materials onsite that are clean and free of debris.
- Landscape Architect to work with Contractor during rough grading to balance cut/fill quantities.



xx.xx	Existing Grade	xx.xx BW	Bottom of Wall
xx.xx	Proposed Grade	xx.xx TW	Top of Wall
xx.xx BC	Bottom of Curb	xx.xx BS	Bottom of Step
xx.xx TC	Top of Curb	xx.xx TS	Top of Step
xx.xx	Civil Grade- Refer to Civil DWGs		
xx.xx	Rain Garden-Top of Pool		
xx.xx	Rain Garden-Bottom of Pool		
xx.xx	Proposed Slope/Hydrology Direction		

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3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR
No.	Description	Date	By
Issue / Revision Schedule			



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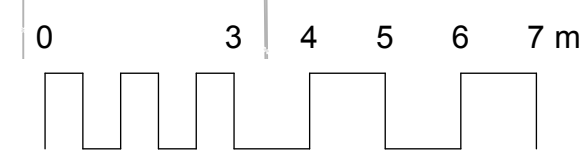
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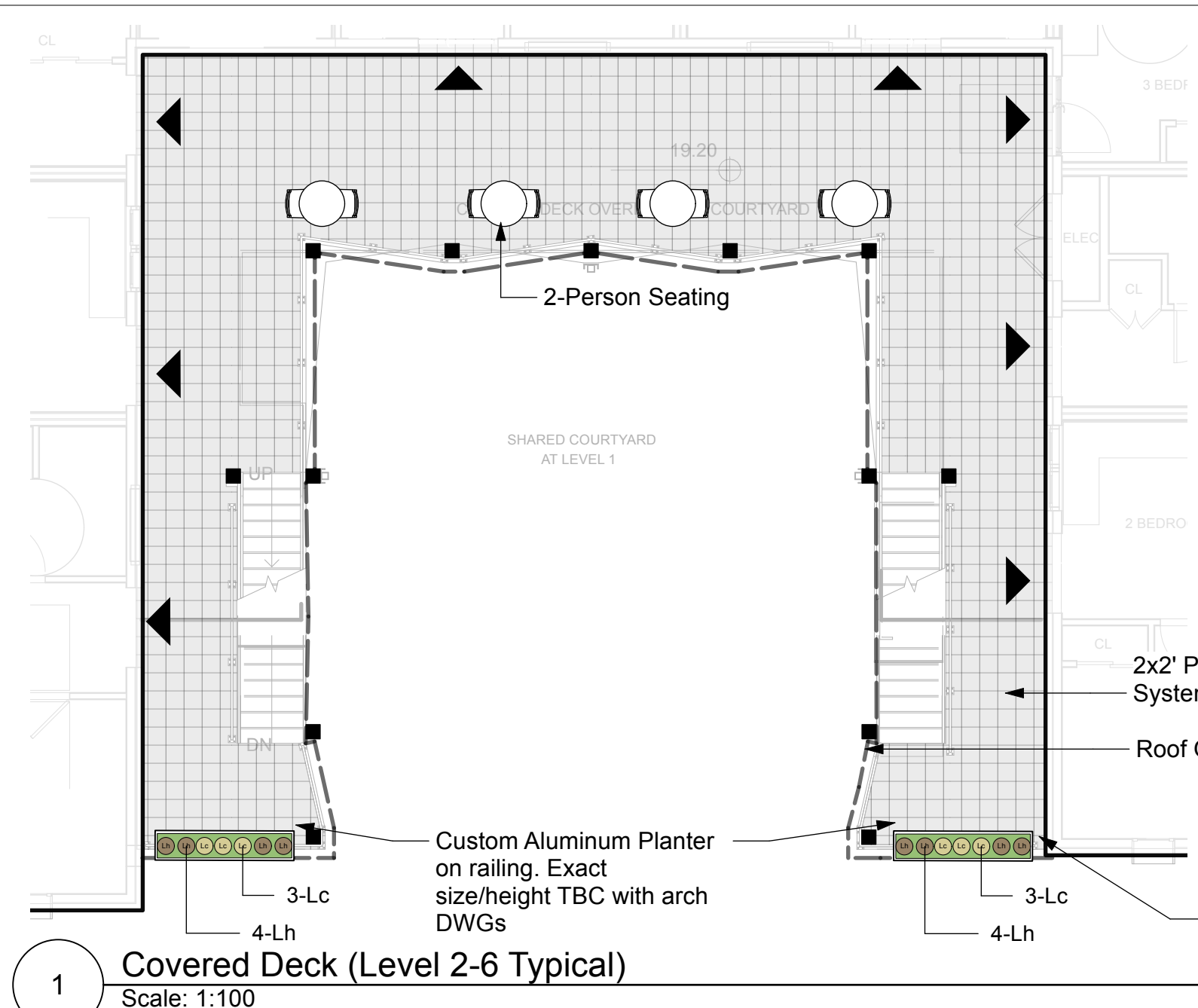
Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
 Victoria, BC**

Drawing Title:
Grading and Drainage Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.7
Approved By: TR	
Date: 25/04/25	





COVERED DECK PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
SHRUBS AND VINES				
Lc	32	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Lh	24	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot

- Plan quantities supersede plant quantities.
 - Report any discrepancies to the Landscape Architect.
 - Layout to be confirmed on site with Landscape Architect.
 - CT - caliper tree; WB - wire basket; BR - bare root.

NOTE: All furnishings to be durable, low maintenance and universally designed.

1 Covered Deck (Level 2-6 Typical)
Scale: 1:100

GREEN ROOF MATERIALS

GREEN ROOF MATERIALS	DETAIL REF
1 Extensive Green Roof Exact product to be coordinated in detailed design.	
2 Pea Gravel (Maintenance Strip) 100mm depth.	4 L 1.8
3 Unit Pavers 606x606mm (2'4x2'4") unit pavers supplied by BC Brick Supplies LTD, to be confirmed.	2 L 1.2

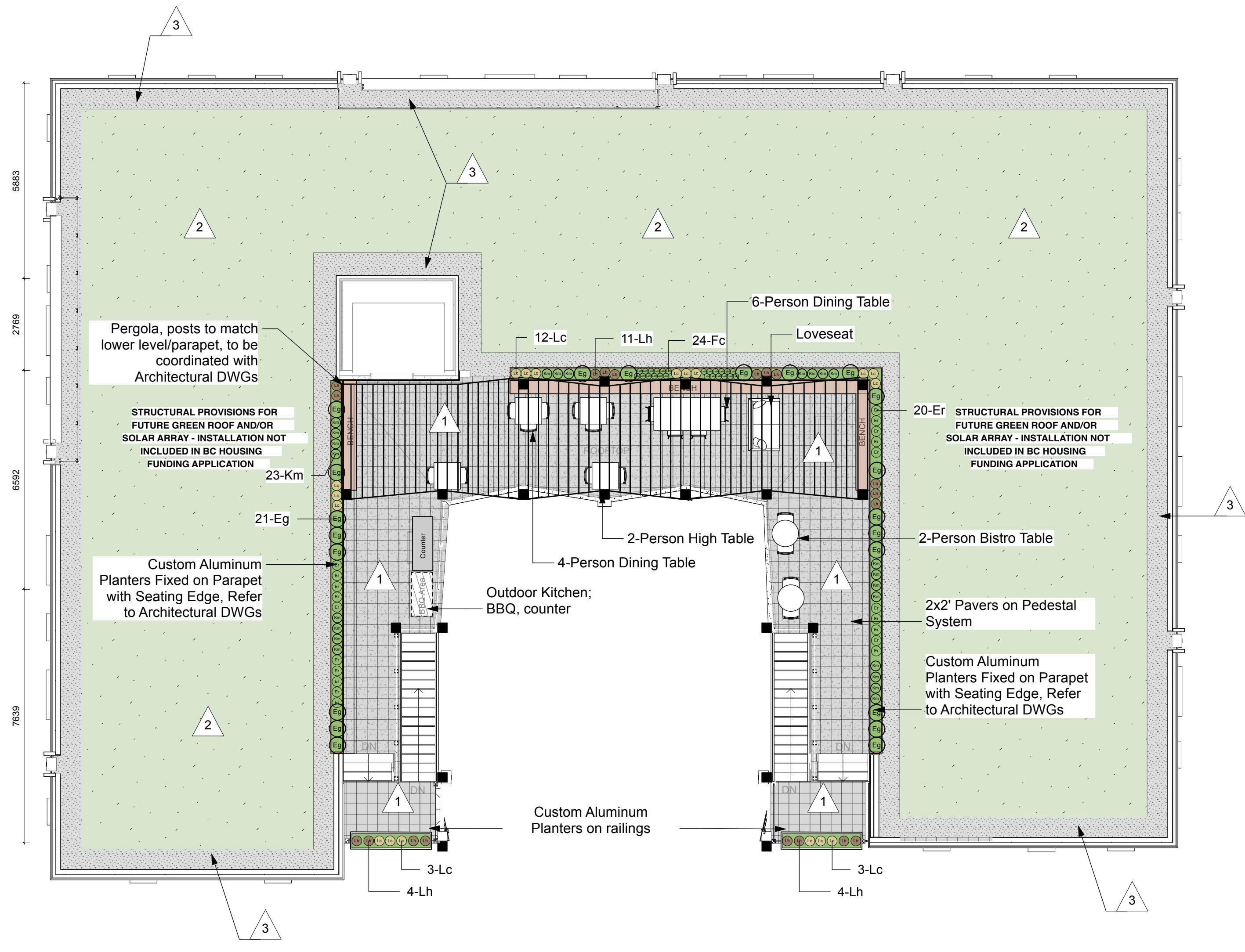
GREEN ROOF STRUCTURES/FURNISHINGS

Table and Chairs For illustrative purposes only.	
Custom Aluminum Planter 36" (914) height typical, width and depth as noted, Dove Grey Finish, Supplier Object Outdoors or approved equivalent. Type 2 growing medium, 450 mm depth. Planters to be voided with high density foam as needed.	
Custom Aluminum Planter on Parapet Refer to Architectural DWGs	
Shade Structure Layout and final design to be coordinated with Architectural DWGs	
Outdoor Stainless Steel Counter Brand: New Age Products. (1) 32" 2 - door cabinet (1) 32" 3 - drawer cabinet (1) 64" Stainless Steel counter top	
Propane Barbeque Grill Brand: Weber, Model Spirit S-315 LP gas grill, or Client approved model!	

ROOFTOP PLANT LIST

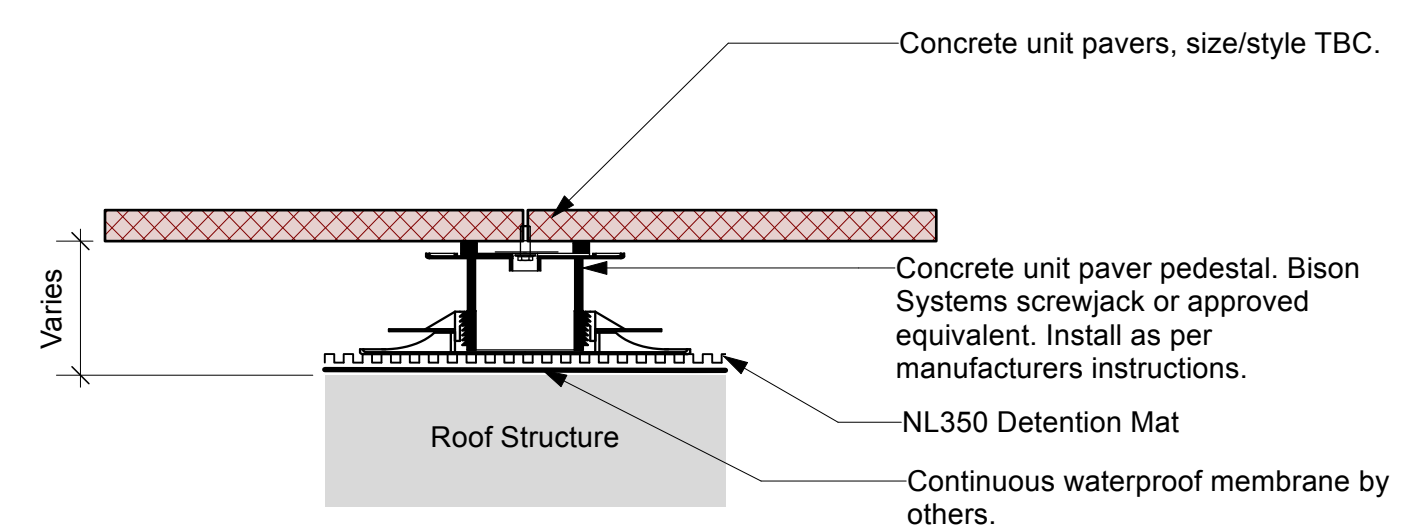
ID	Quantity	Botanical Name	Common Name	Scheduled Size
SHRUBS AND VINES				
Eg	21	Elymus glaucus	Blue Wildrye	1 gal. pot
Er	20	Eriophyllum	Woolly Sunflower	1 gal. pot
Fc	24	Fragaria chiloensis	Coastal Strawberry	1 gal. pot
Lc	18	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Lh	19	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot

- Plan quantities supersede plant quantities.
 - Report any discrepancies to the Landscape Architect.
 - Layout to be confirmed on site with Landscape Architect.
 - CT - caliper tree; WB - wire basket; BR - bare root.



2 Landscape Roof Plan (Level 7)
Scale: 1:100

NOTE: All furnishings to be durable, low maintenance and universally designed.

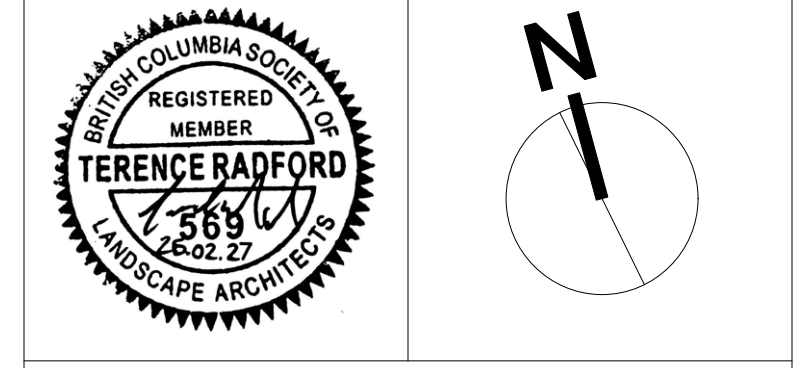


3 Unit Paver on Pedestal Detail- to be confirmed
Scale: 1:10



No.	Description	Date	By
8			
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Issue / Revision Schedule



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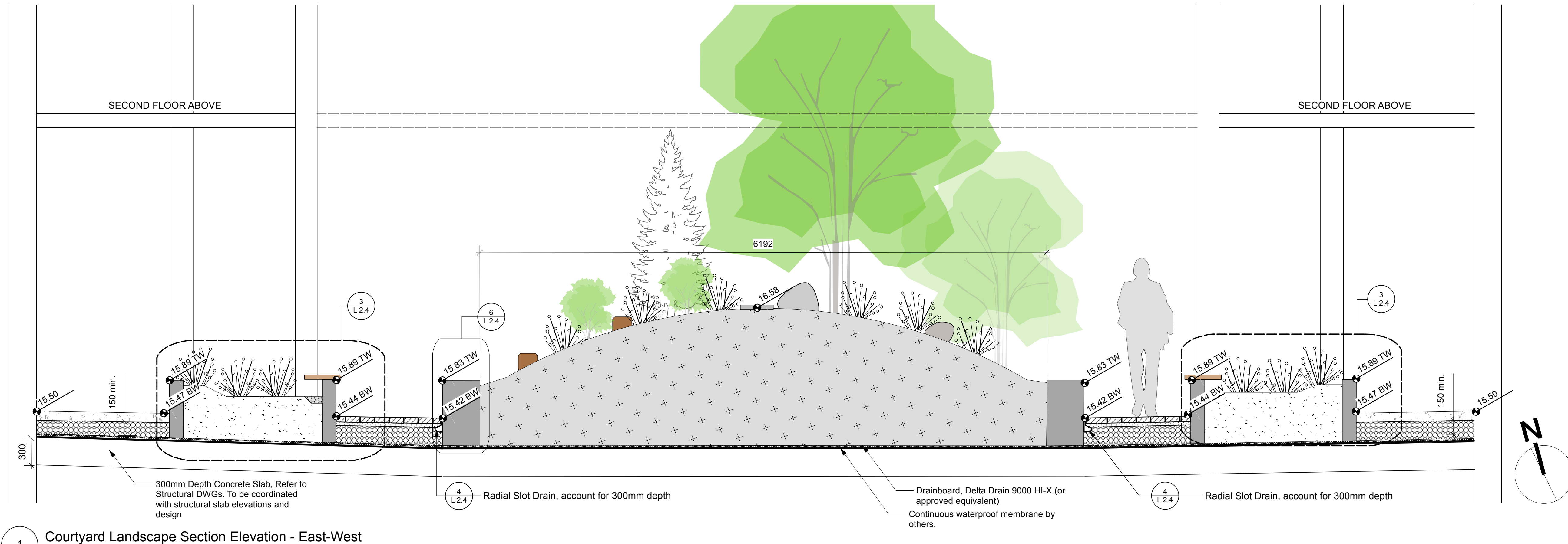
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

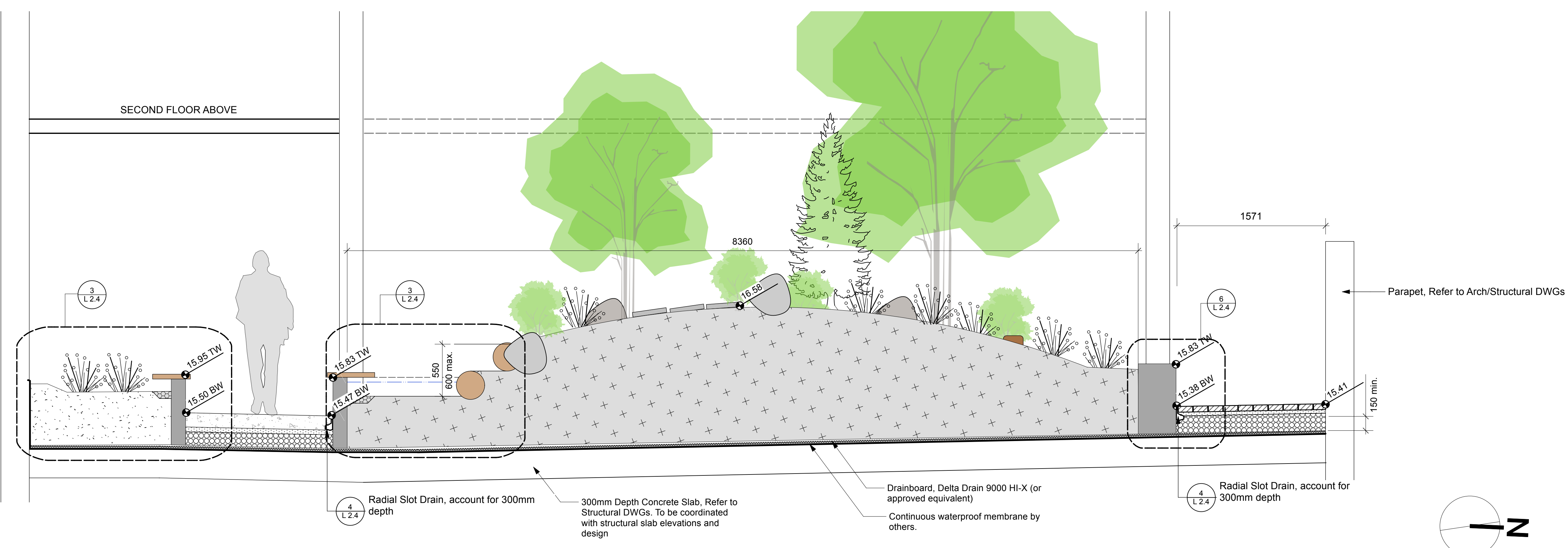
Project:
**VNFC Vancouver Street
 Victoria, BC**

Drawing Title:
Landscape Roof Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.8
Approved By: TR	
Date: 25/04/25	



1 Courtyard Landscape Section Elevation - East-West
Scale: 1:25



2 Courtyard Landscape Section Elevation - North-South
Scale: 1:25

Key Plan:

8			
7			
6			
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4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR
No.	Description	Date	By
Issue / Revision Schedule			

REGISTERED MEMBER
BRITISH COLUMBIA SOCIETY OF ARCHITECTS
TERENCE RADFORD
26.02.27
LANDSCAPE ARCHITECT



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NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Landscape Sections

Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	L 1.9
Approved By:	TR		
Date:	25/04/25		

GENERAL LANDSCAPE NOTES

- All planting and associated landscape work shall comply with the *Canadian Society of Landscape Architects - Canadian Landscape Standard*, latest edition.
- All nursery stock shall comply with the Canadian Nursery Landscape Association — *Canadian Nursery Landscape Association - Canadian Nursery Standard*, latest edition.
- Landscape work shall be carried out by experienced professionals with a minimum 5 years proven experience.
- The Contractor shall notify the Landscape Architect for review and approval of layout. Work that has been installed without layout approval that requires adjustment will be corrected at the Contractor's expense. The Landscape Architect reserves the right to adjust layout based on site conditions. Layout shall adhere to all authority clearances and setbacks. Trees shall not be directly over or under utilities.
- The Landscape Architect may reject any work, whether installed or not, that does not conform to specifications.
- The Contractor shall notify the Landscape Architect upon completion of work to arrange for substantial performance inspection and approval. Inspection shall be carried out during the leaf-on growing season.
- Plant material shall have nursery labels intact and trunk wrap and ties removed for substantial performance review. The Contractor shall remove all labels, tags and ties following substantial performance review.
- Corrective pruning shall be completed by the Contractor in accordance with *ISA Best Management Practice Pruning Standard* prior to inspection and include the removal of dead or broken branches, suckers and co-dominant leaders.
- Any leaning plant material shall be corrected by the Contractor prior to inspections.
- The Contractor shall carry out maintenance of all work immediately following installation until the end of the warranty period. Maintenance shall include all measures necessary to establish and maintain all plants and associated landscape work in an acceptable, vigorous and healthy condition including rodent protection, cultivating, weeding, watering, pruning and maintenance of all accessories.
- The Contractor shall notify the Landscape Architect at the end of the warranty period to arrange for final completion inspection. Inspection shall be carried out during the leaf-on growing season. The Contractor shall remove all staking prior to inspection for final completion if plant material is stable. Staking shall be left in place for removal by the Owner if plant material is not stable. At the time of final inspection all planting beds and tree pits shall be freshly cultivated, free of weeds, leaves, broken branches or debris.
- Any work that is not in satisfactory condition or does not meet the specifications shall be replaced within two (2) weeks of notification at the Contractor's expense. Replacement work shall include warranty equal to the original installation.

GROWING MEDIA

- All subsoil shall be scarified to be the specified depth prior to the installation of growing media. Growing media shall be mixed in to the scarified subsoil interface.
- On-site (preserved) soil to be used as growing media should be tested by the Owner's consultant for recommendations to be included in the Contractor's scope of work.
- The Contractor shall provide origin documentation for approval for all imported growing media. Imported growing media shall be tested by a reputable laboratory at the expense of the Contractor or Owner. The results of the soil test and recommendations are to be provided to the Landscape Architect for approval one week prior to work commencing. If necessary, recommendations from the laboratory are to be implemented at the Contractor's expense.
- Growing media shall not contain any extraneous physical or chemical properties that may detract from supporting plant growth, no subsoil contamination, roots or stones over 50mm diameter.
- Growing media depths shall be noted on the drawings and details. Growing media shall be installed in lifts and compacted to be firm under foot.
- Growing media shall meet Canadian Landscape Standard nutrient levels identified in Section 5.2.7 and properties for Level 4 Open Space/Play
- Growing media properties shall be adjusted to meet requirements for L - low traffic lawn areas, trees and large shrubs; H - high traffic lawn areas; and P - planting areas.

PLANT MATERIAL

- Contractor shall verify all plant material on drawing(s) and plant material list(s) and report any discrepancies during the bidding process.
- All plants shall be healthy, vigorous, and free of disease, insect pests, and invasive or noxious plant species. All plant parts shall be free from defects, decay, disfigurements and injury.
- There shall be no substitutions of plants without prior written approval from the Landscape Architect.
- The Landscape Architect reserves the right to reject plant material after installation and throughout the warranty period.

PLANTING

- Planting shall only be carried out during periods that are normal for such work as determined by local weather conditions, when seasonal conditions are likely to provide successful adaptation of plants in their new environment.
- Plants shall be well watered prior to being planted.
- Where poor drainage or percolation is suspected or observed, the Contractor shall report it to the Landscape Architect and rectify the condition prior to planting.
- Plants shall be stabilized using methods such that the crown of each tree is permitted free movement but normal forces will not shift the rootball in the growing medium. All tree stabilization methods shall be such that they do not damage the plants.

MULCH

- Mulch shall be commercially prepared four-season aged pine bark. The Contractor shall submit a sample of mulch and source for approval prior to delivery.
- Mulch shall be free of debris, construction waste and hardwood chips.
- Mulch shall not be placed against trunks or on top of branches and foliage.

WATERING

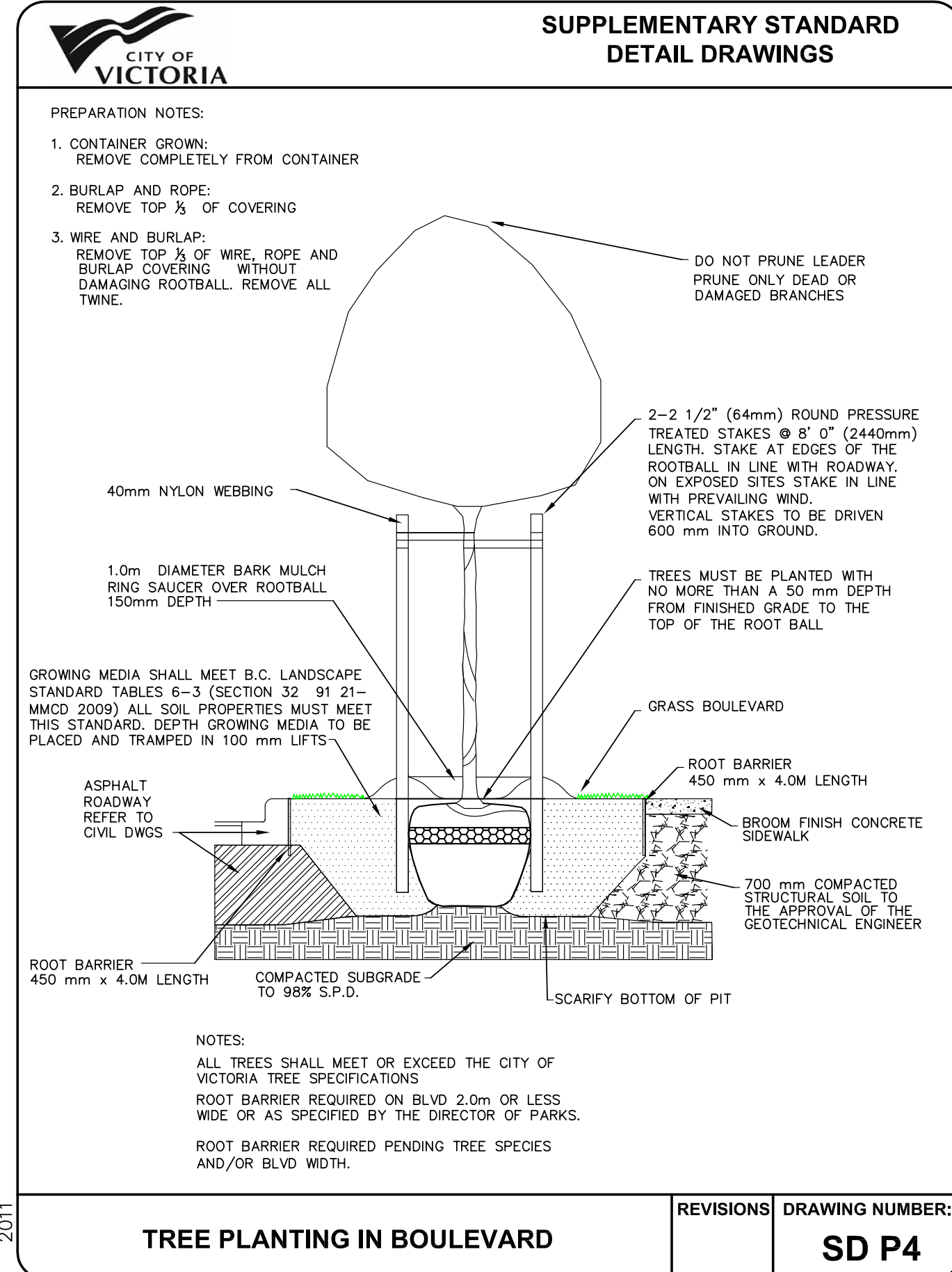
- The Contractor shall water all plants and turf areas immediately after planting to the depth of their root systems.
- The Contractor shall carry out supplemental watering of all new plants for the first full growing season under warranty.
- Watering shall supplement natural precipitation to ensure soil moisture content is maintained at 50 percent to 100 percent field capacity.
- A minimum frequency of once per month throughout the growing season is required. Apply water to the root area, around the trunk/stem and within the dripline to saturate the soil to a minimum of 500mm.
- The Contractor shall water all coniferous trees in late fall, prior to freeze-up.
- Watering bags may be used for trees. 20 gallon drip watering bags shall be installed at the base of each tree with no mulch between the bag and the trunk. The Contractor shall monitor bags and tree trunks for damage and repair/replace as required. Watering bags shall be removed during winter and at the end of the warranty period.
- If no automated irrigation system or on-site hose bib has been provided for watering operations, the Contractor shall provide water to the site.
- Watering operations shall not disturb or wash away mulch, soil or turf.
- The Contractor shall monitor new plantings for signs of drought.

TREE INSPECTION NOTES

Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Ross Wilkinson, rwilkinson@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

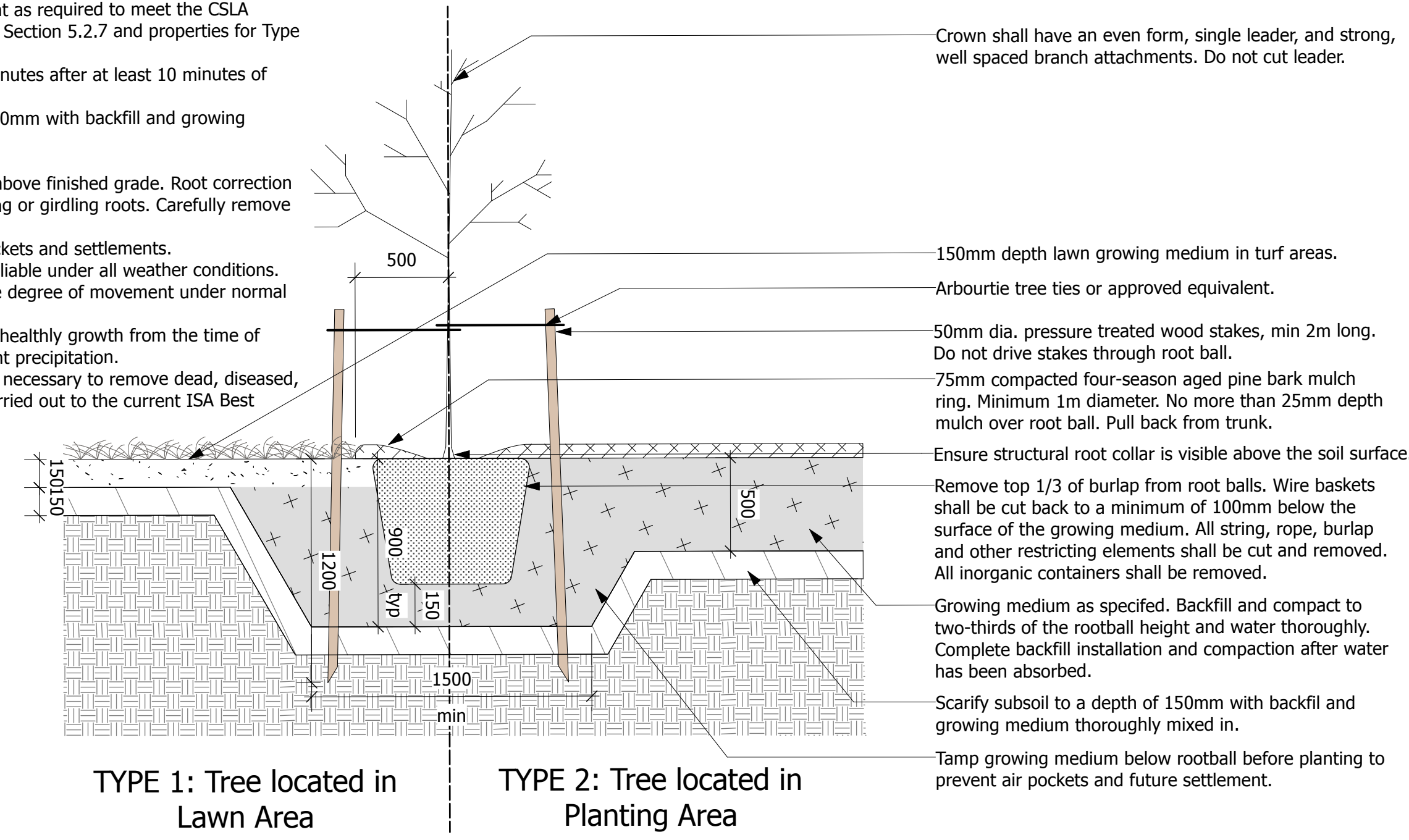
Tree Planting Inspections

- Excavated tree pits, soil cells, root barriers
- Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
- Completed planting – tree planting, grate/guard, stakes etc.



General Notes

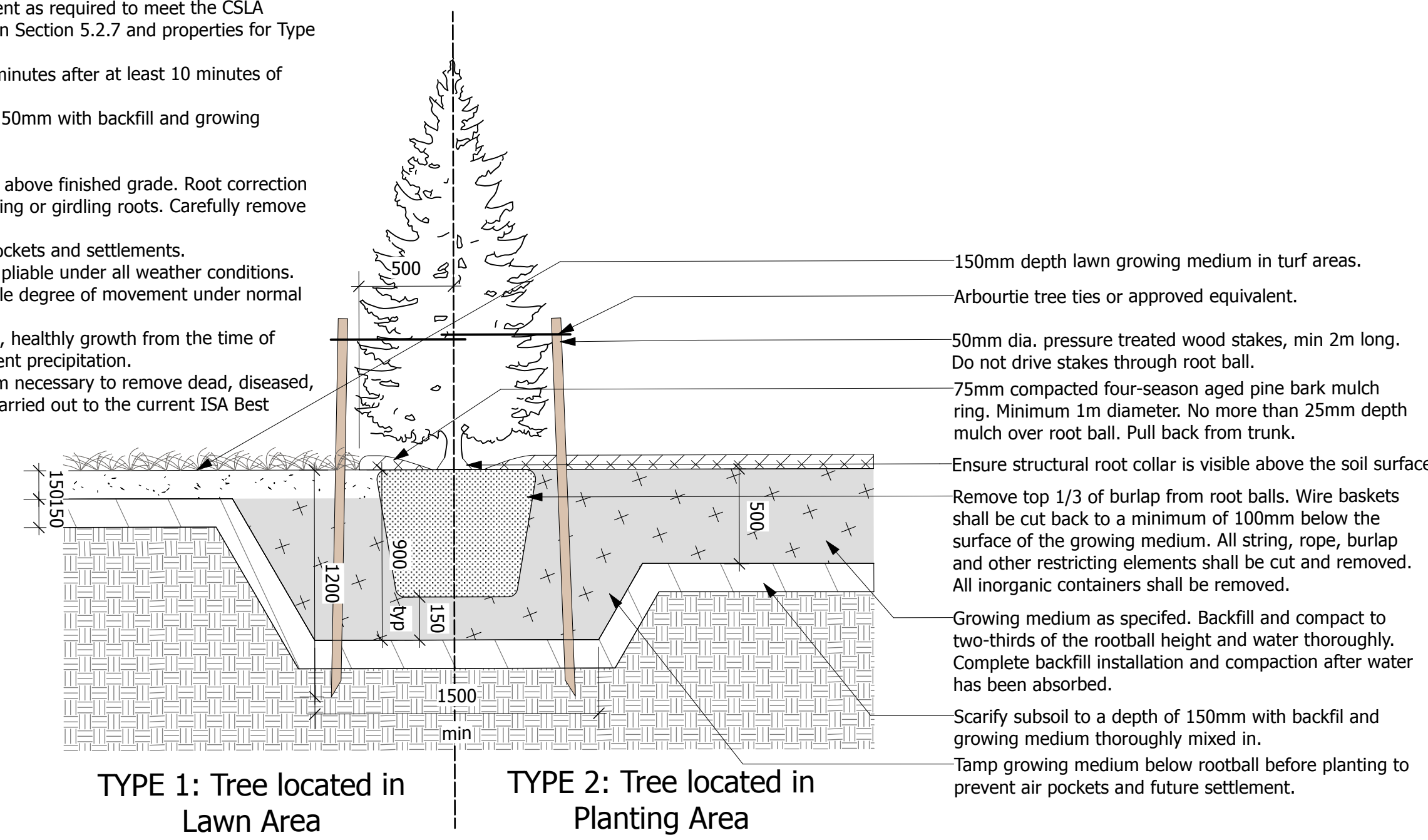
- All proposed tree planting areas shall be tested for percolation, soil quality and pH that is capable of supporting healthy tree growth.
- Native backfill shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 3L in table T-5.3.5.1.
- Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate irrigation.
- Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
- Trees shall be set plumb in the centre of planting pits.
- Trees shall be planted with the structural root collar 25-50mm above finished grade. Root correction may be required to remove excess soil or defects such as circling or girdling roots. Carefully remove any excess soil around trunk.
- Backfill, compact and water growing medium to prevent air pockets and settlements.
- Tree ties shall not damage the bark and shall remain soft and pliable under all weather conditions. Ties shall be installed so that the tree is permitted a reasonable degree of movement under normal forces.
- Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warranty period to supplement precipitation.
- Pruning at the time of planting shall be limited to the minimum necessary to remove dead, diseased, damaged, crossing and defective branches. Pruning shall be carried out to the current ISA Best Management Practices Pruning Standard.
- All removed and excess material shall be disposed off site.



1 Deciduous Tree Planting
Scale: 1:25

General Notes

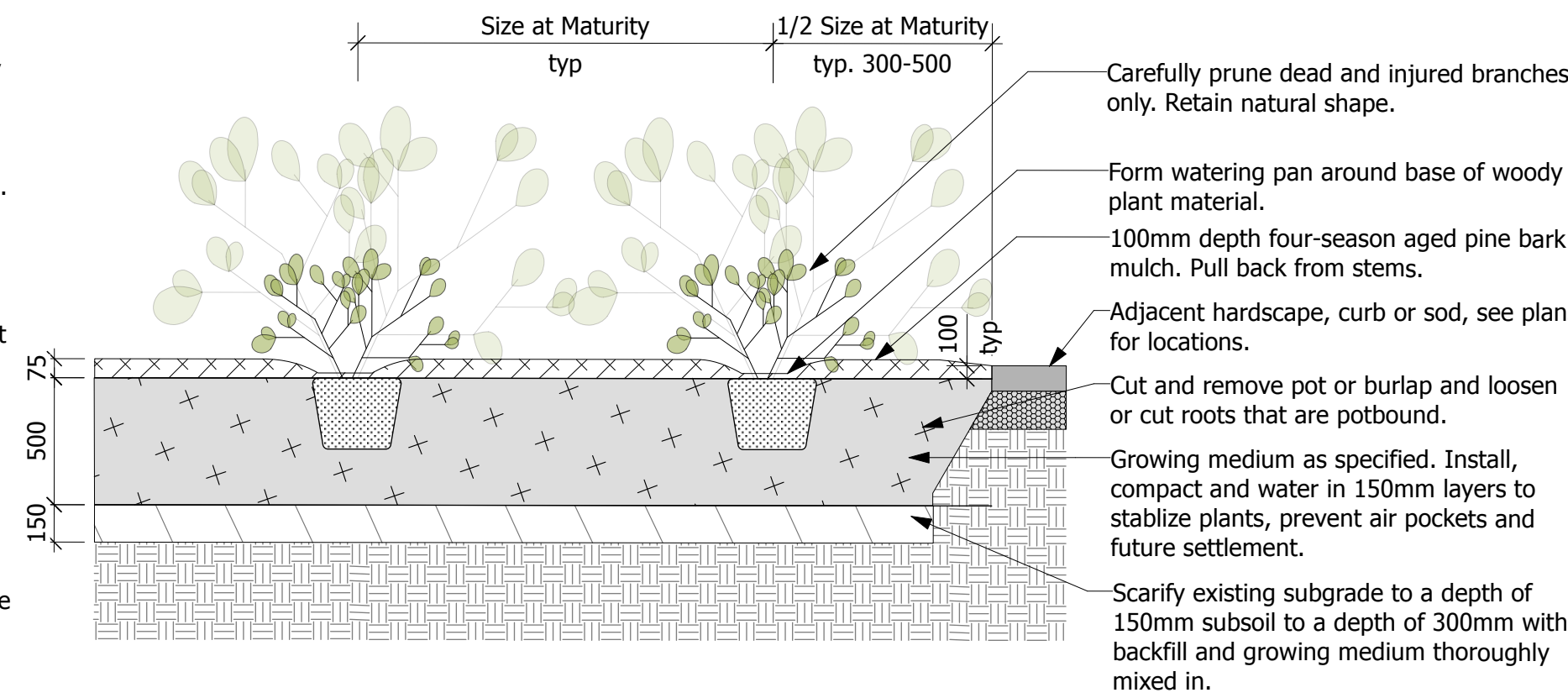
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2 Coniferous Tree Detail
Scale: 1:25

General Notes

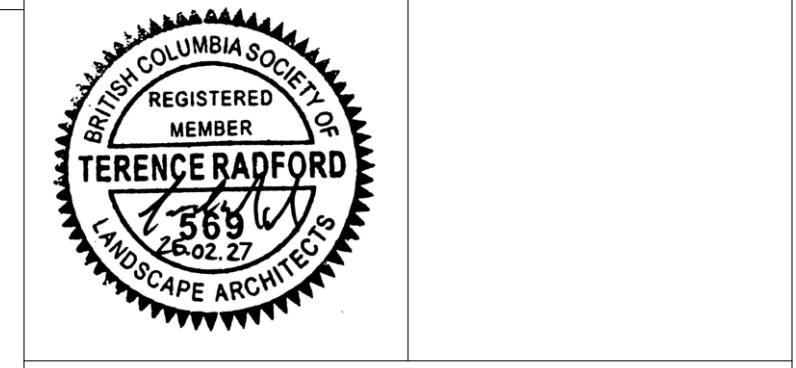
- Excavate continuous planting bed where woody shrubs and perennials are mass planted as shown on plans.
- All perennials and shrubs are to be planted in continuous planting beds unless otherwise noted.
- Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
- Native backfill shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 2P in table T-5.3.5.3.
- Plants shall be set plumb in the planting beds.
- Continuously mulch planting beds with 100mm compacted depth four-season aged pine bark mulch.
- Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warranty period to supplement precipitation.



3 Shrub Planting
Scale: 1:25

Key Plan:

8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR
No.	Description	Date	By
Issue / Revision Schedule			



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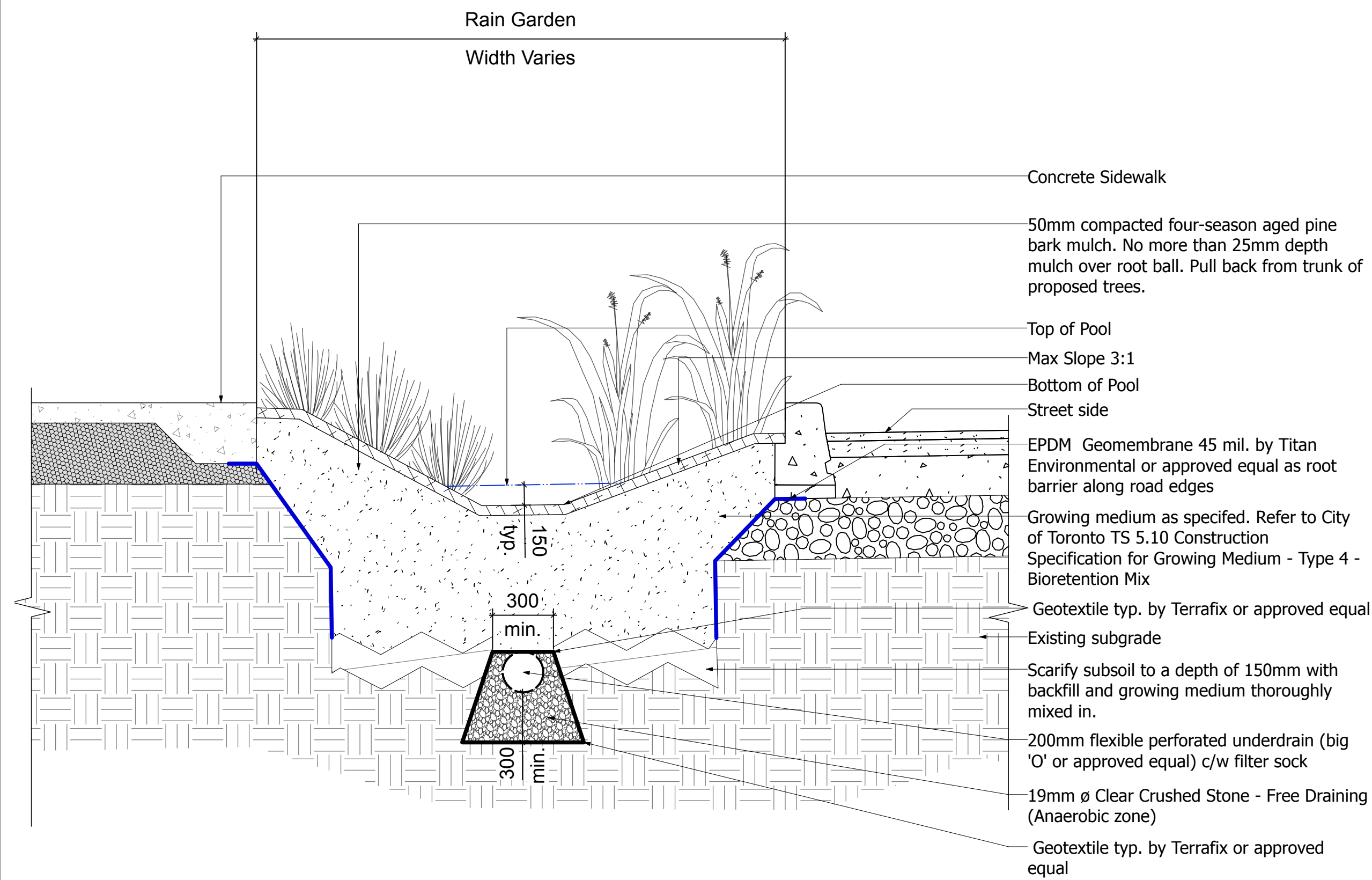
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

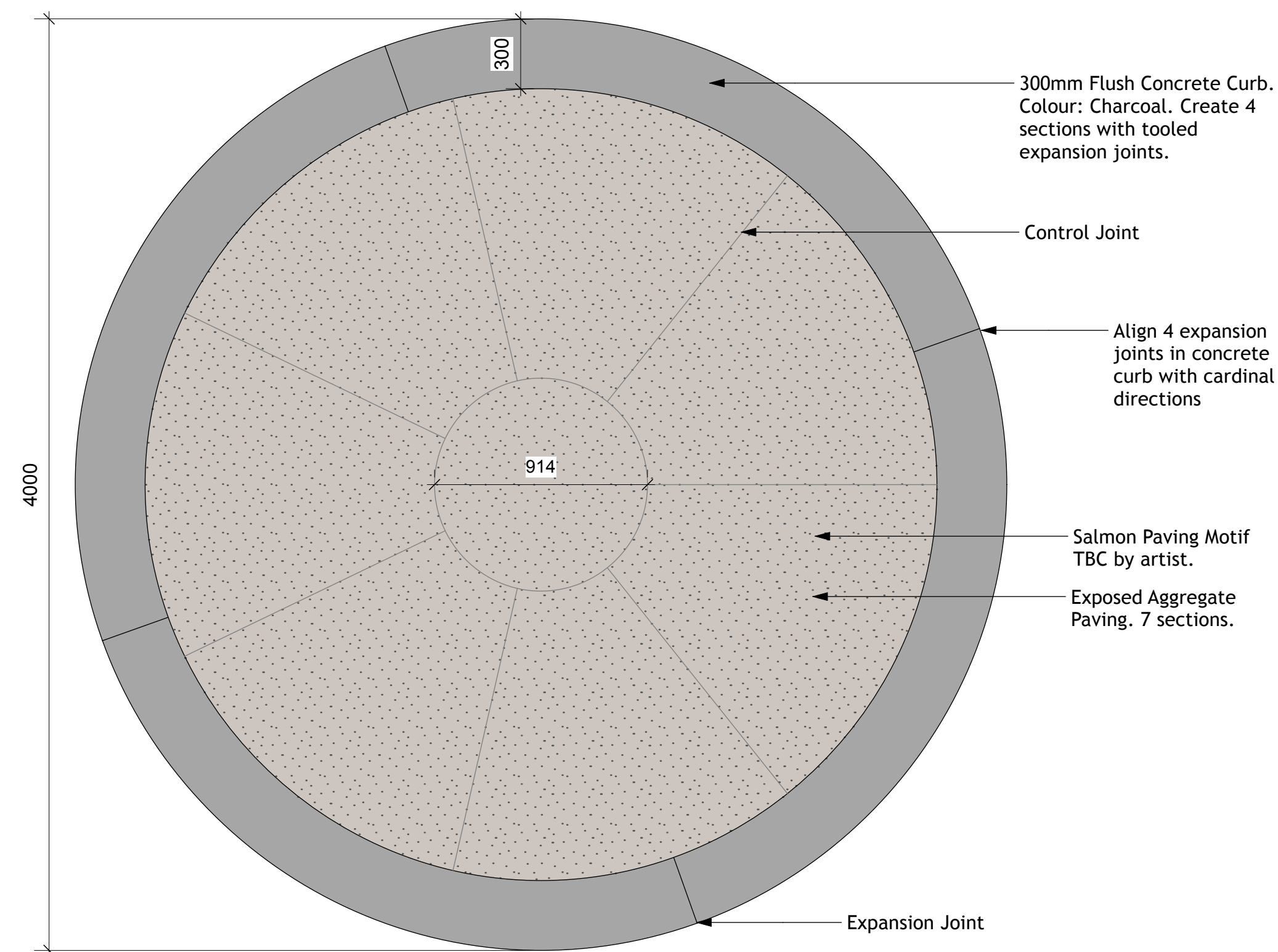
Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Landscape Details

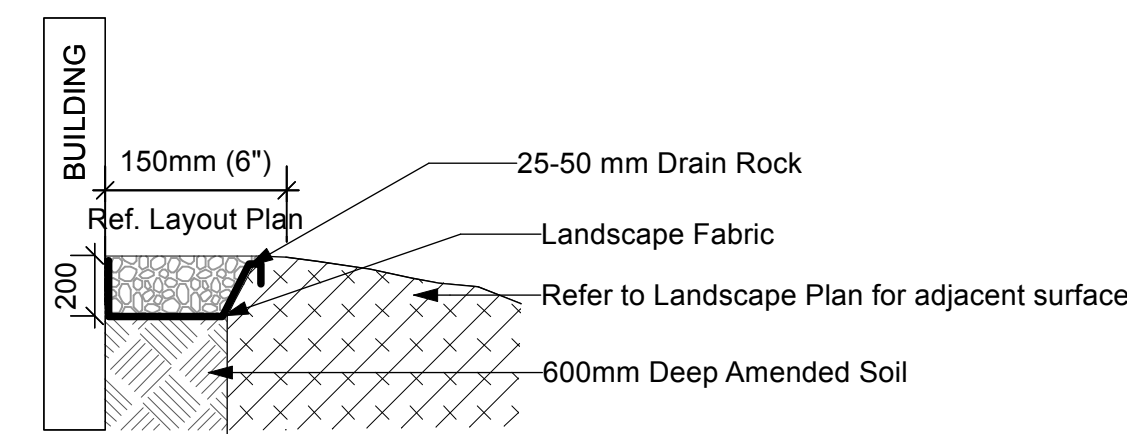
Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	L 2.1
Approved By:	TR		
Date:	25/04/25		



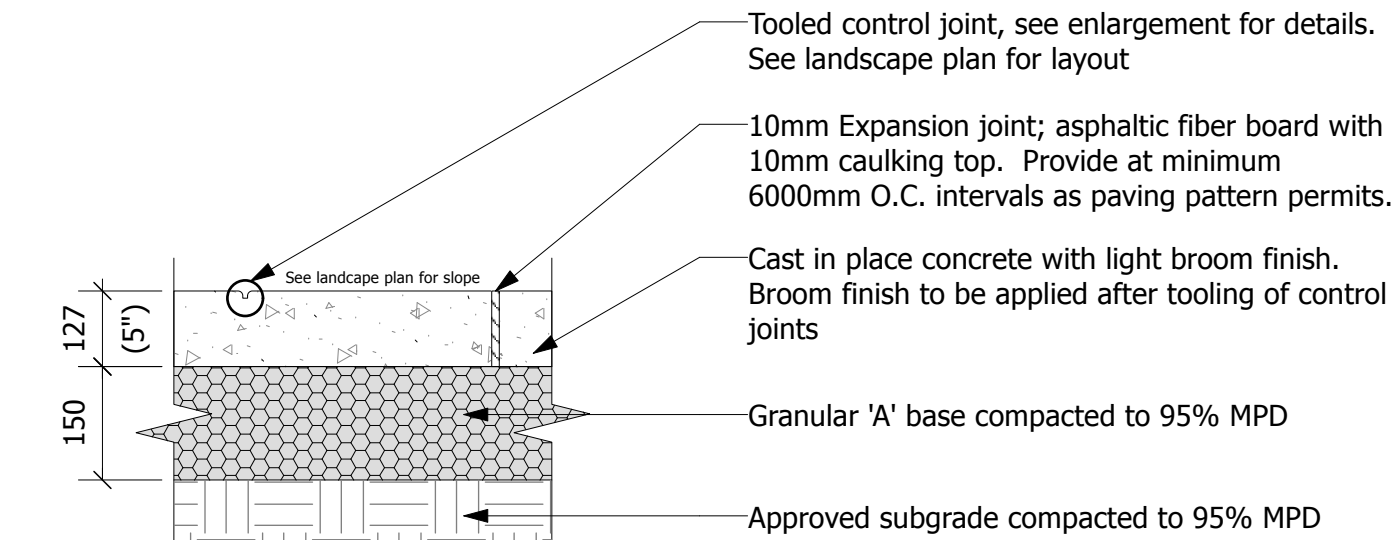
1 Rain Garden (Typical)
Scale: 1:20



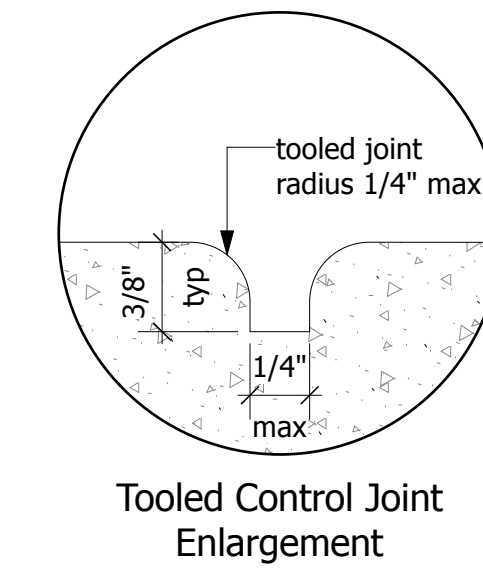
4 Paving Enlargement
Scale: 1:20



2 Cobble Maintenance Edge
Scale: 1:25



3 CIP Concrete Paving
Scale: 1:10



Key Plan:

8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
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NOT FOR CONSTRUCTION

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Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

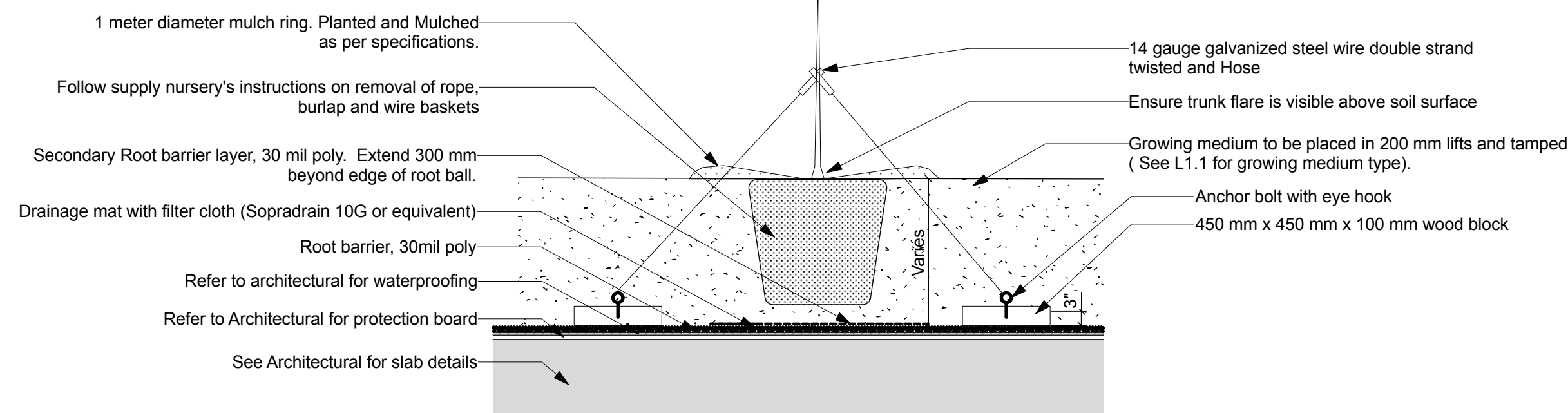
Drawing Title:
Landscape Details

Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	
Approved By:	TR		
Date:	25/04/25		

L 2.2

General Notes

- All proposed tree planting areas shall be tested for percolation, soil quality and pH that is capable of supporting healthy tree growth.
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- Trees shall be set plumb in the centre of planting pits.
- Trees shall be planted with the structural root collar 25-50mm above finished grade. Root correction may be required to remove excess soil or defects such as circling or girdling roots. Carefully remove any excess soil around trunk.
- Place guy wires parallel to prevailing wind direction.
- Backfill, compact and water growing medium to prevent air pockets and settlements.
- Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warranty period to supplement precipitation.
- Pruning at the time of planting shall be limited to the minimum necessary to remove dead, diseased, damaged, crossing and defective branches. Pruning shall be carried out to the current ISA Best Management Practices Pruning Standard.
- All removed and excess material shall be disposed off site.

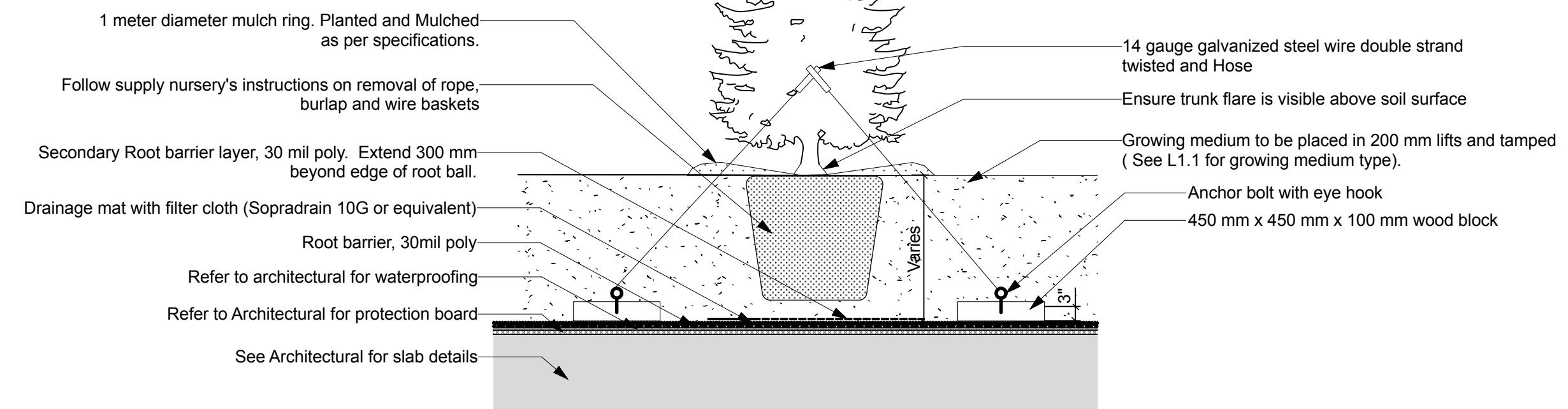


Detail to be confirmed/coordinated with structural engineer.

1 Deciduous Tree Planting on Slab
Scale: 1:25

General Notes

- All proposed tree planting areas shall be tested for percolation, soil quality and pH that is capable of supporting healthy tree growth.
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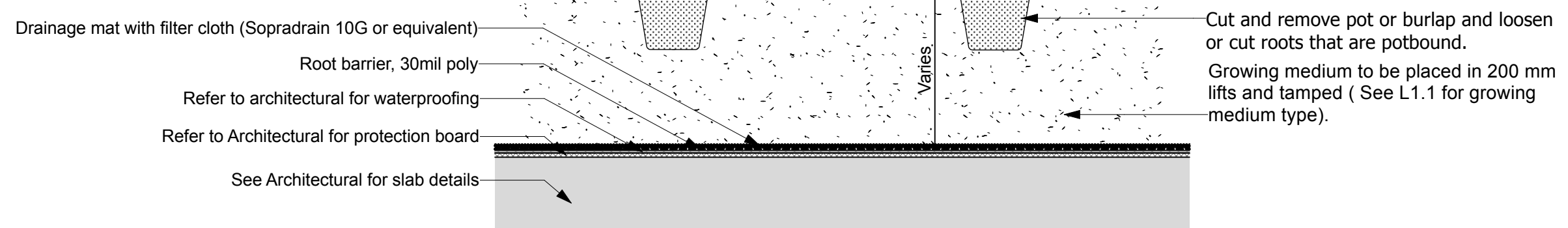


Detail to be confirmed/coordinated with structural engineer.

2 Coniferous Tree Detail on Slab
Scale: 1:25

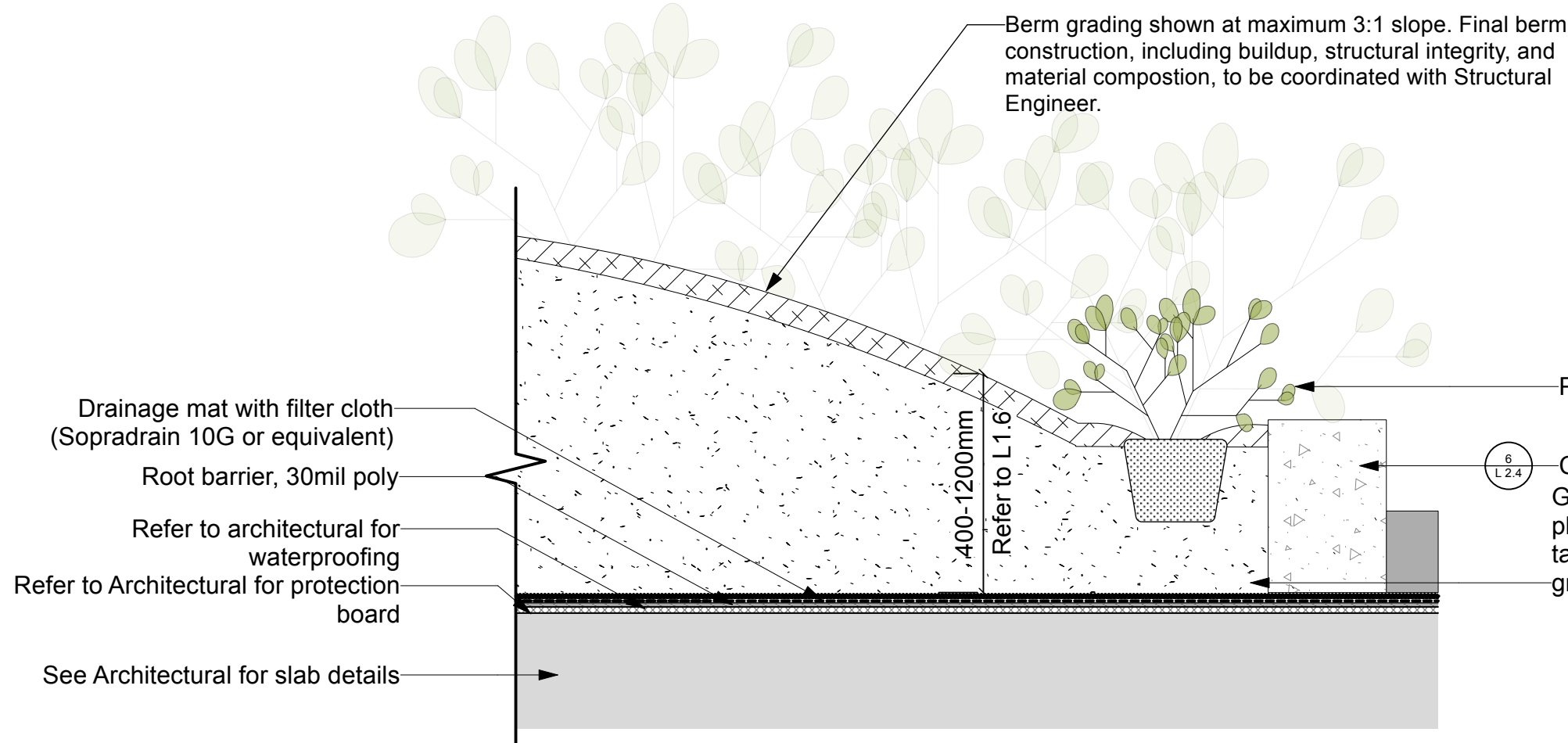
General Notes

- Excavate continuous planting bed where woody shrubs and perennials are mass planted as shown on plans.
- All perennials and shrubs are to be planted in continuous planting beds unless otherwise noted.
- Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
- Native backfill shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 2P in table T-5.3.5.3.
- Plants shall be set plumb in the planting beds.
- Continuously mulch planting beds with 100mm compacted depth four-season aged pine bark mulch.
- Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warranty period to supplement precipitation.



Detail to be confirmed/coordinated with structural engineer.

3 Shrub Planting on Slab
Scale: 1:25



Detail to be confirmed/coordinated with structural engineer.

4 Berm on Slab
Scale: 1:20

Key Plan:

8			
7			
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3	Reissued for Rezoning/Development Permit	26.02.27	TR
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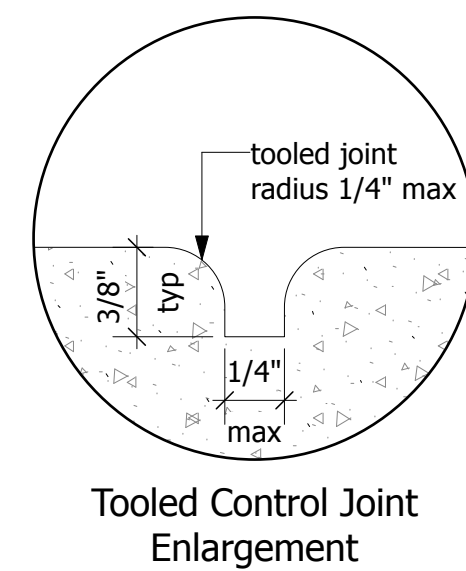
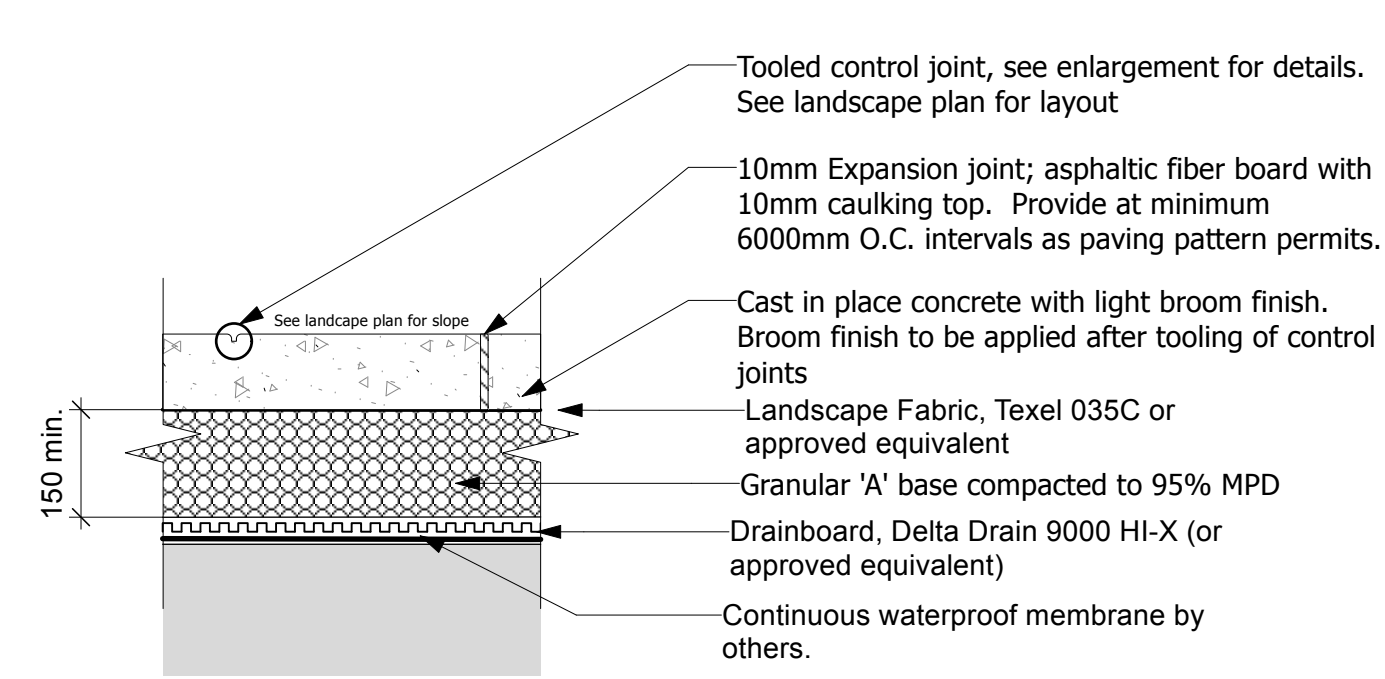
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

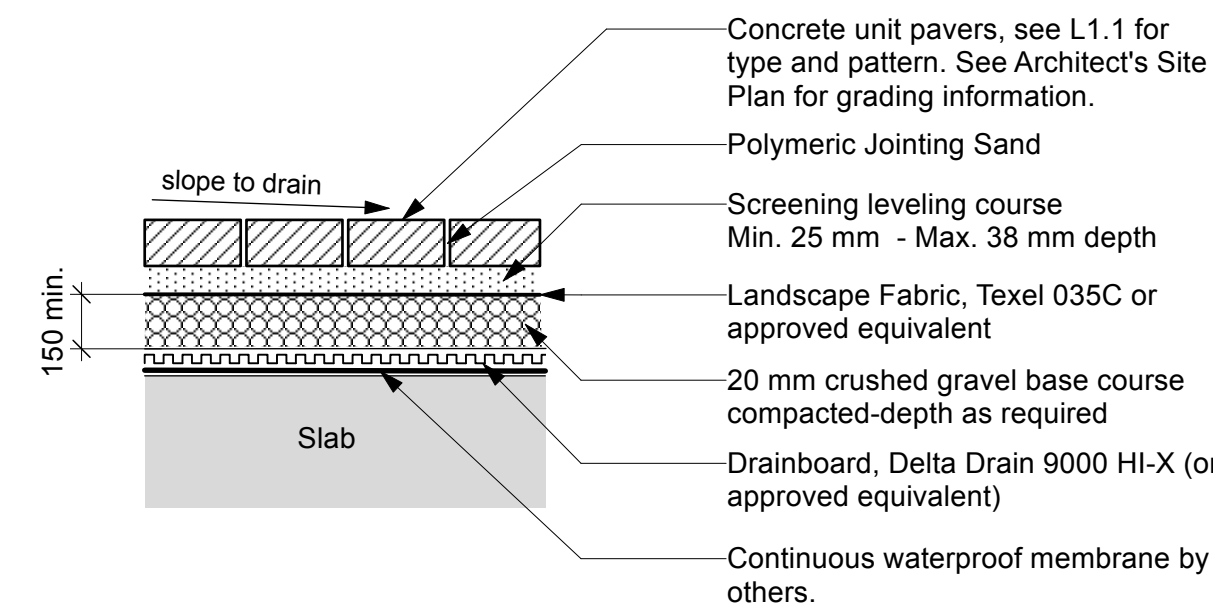
Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Landscape Details on Slab

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 2.3
Approved By: TR	
Date: 25/04/25	

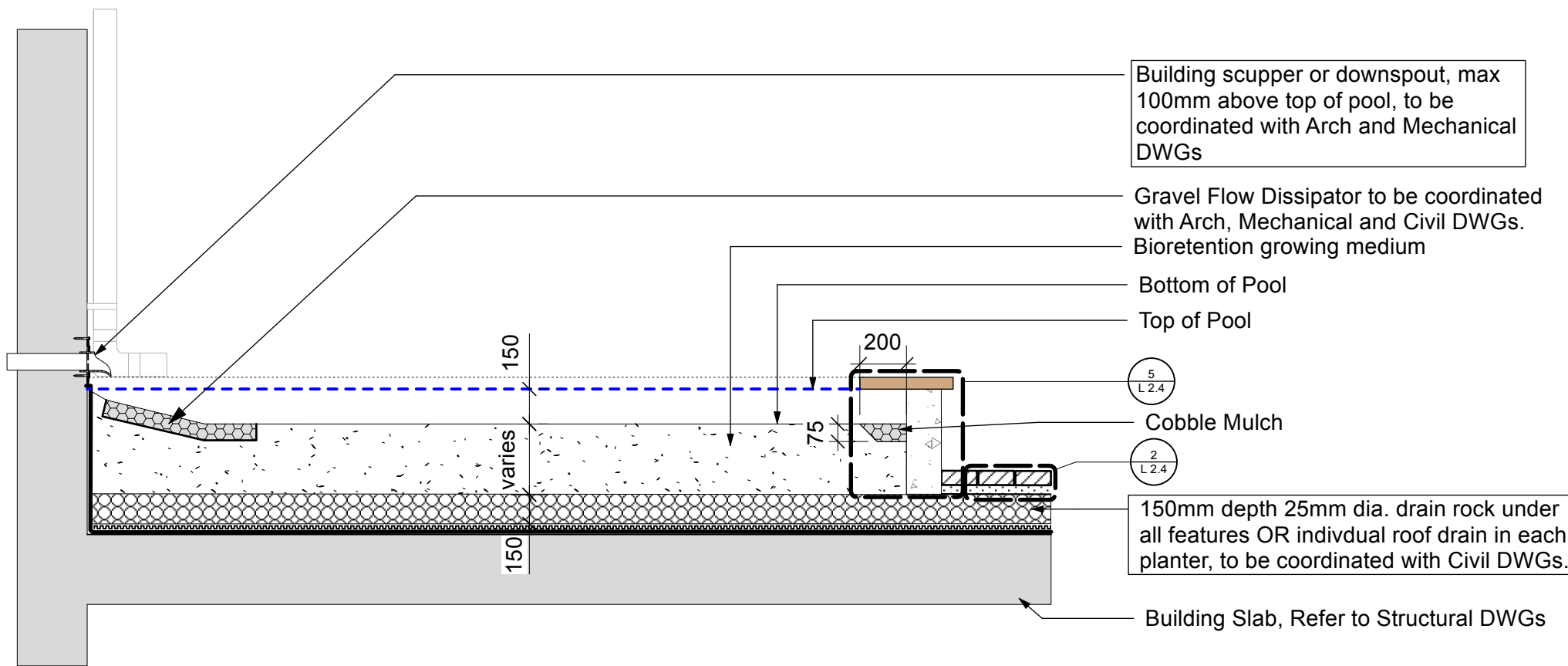


1 CIP Concrete Paving on Structure
Scale: 1:10

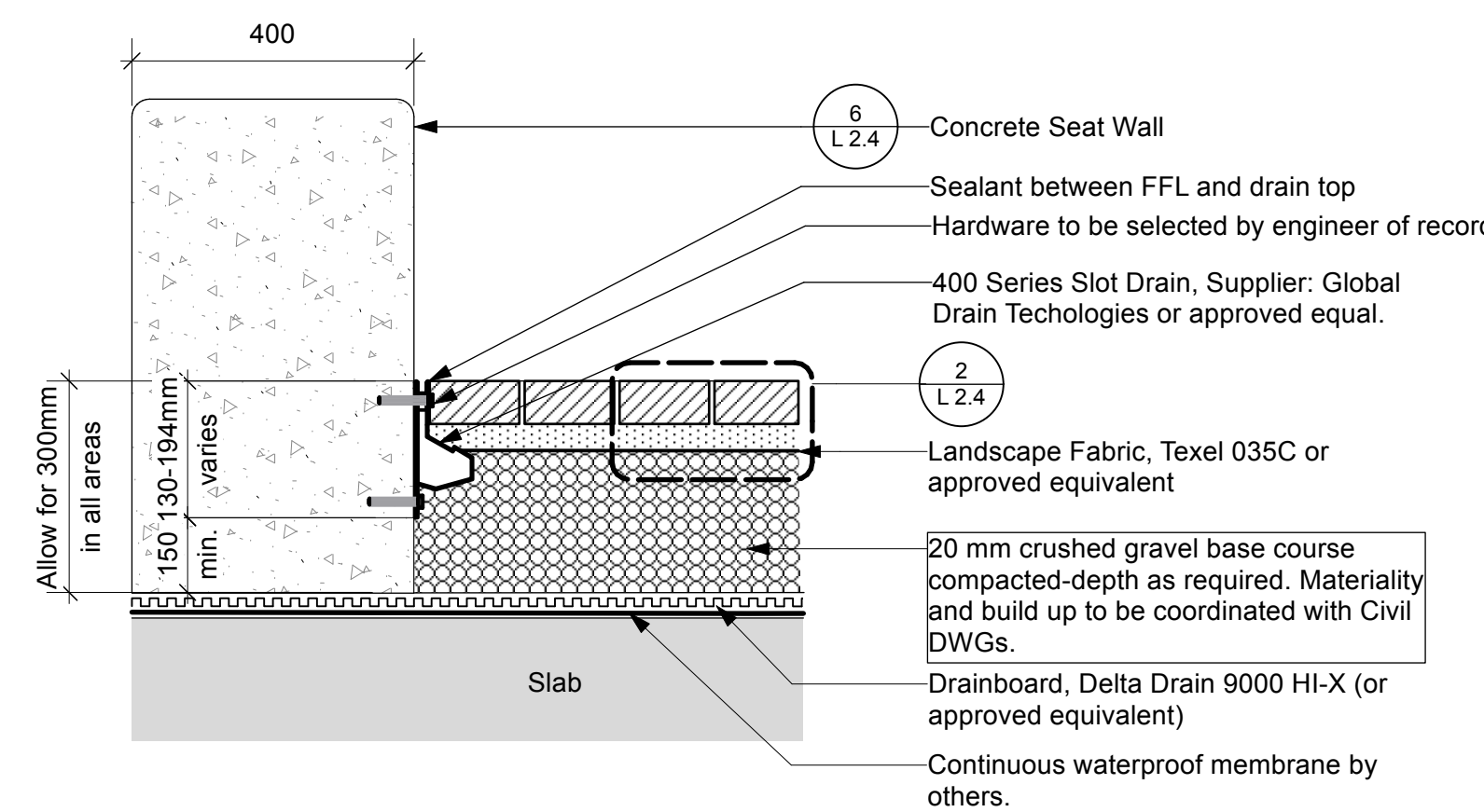


Notes:
1. See Structural Engineer's drawings for slab and drainage.

2 Unit Paving on Slab
Scale: 1:10



3 Rain Garden Planter on Slab
Scale: 1:25



4 Radial Slot Drain on Slab
Scale: 1:10

LANDSCAPE DRAINS
A Division of Global Drain Technologies

4000 SERIES SLOT DRAIN® SPECIFICATION SHEET

DESIGN OPTIONS:
ADA Compliant
Material (S): S3304(F), S3316(G)
Slot Openings (R): 1/2", 3/4", 1", 1 1/2"
End (T): Open (O), End Cap (L), Flush Nipple (S)
Section Lengths: Full (9'0"), Half (4'10")
(Custom Lengths Available)
Left and Right Versions available for wall install.

LOAD CLASS:
Load Class C

ACCESSORIES:
Cleaning paddle, Flush Flo

INSTALLATION:
The 4000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

MATERIALS:
T304 Stainless Steel, T316 Stainless Steel

FLOW RATE:
1/2" 11 gpm (per foot of drain)
1" 18 gpm (per foot of drain)

GENERAL:
The surface drainage system shall be 4000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

DESIGNATION:
SLOPE: 0.5% Standard

SLURRY:
1/2" 11 gpm (per foot of drain)
1" 18 gpm (per foot of drain)

DRAIN CHANNELS

DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT DEEP INCHES
4000 SERIES SS SLOT 102 HALF	SD45*#-102H	4 1/2	5 1/8
4000 SERIES SS SLOT 102	SD45*#-102	4 1/2	5 1/8
4000 SERIES SS SLOT 203	SD45*#-203	5 1/4	6 1/8
4000 SERIES SS SLOT 304	SD45*#-304	5 1/4	6 1/8
4000 SERIES SS SLOT 405	SD45*#-405	6 1/4	7
4000 SERIES SS SLOT 506	SD45*#-506	7	7 3/4
4000 SERIES SS SLOT 607	SD45*#-607	7 3/4	8 1/4
4000 SERIES SS SLOT 708	SD45*#-708	8 1/4	8 3/4
4000 SERIES SS SLOT 809	SD45*#-809	8 3/4	9 1/4

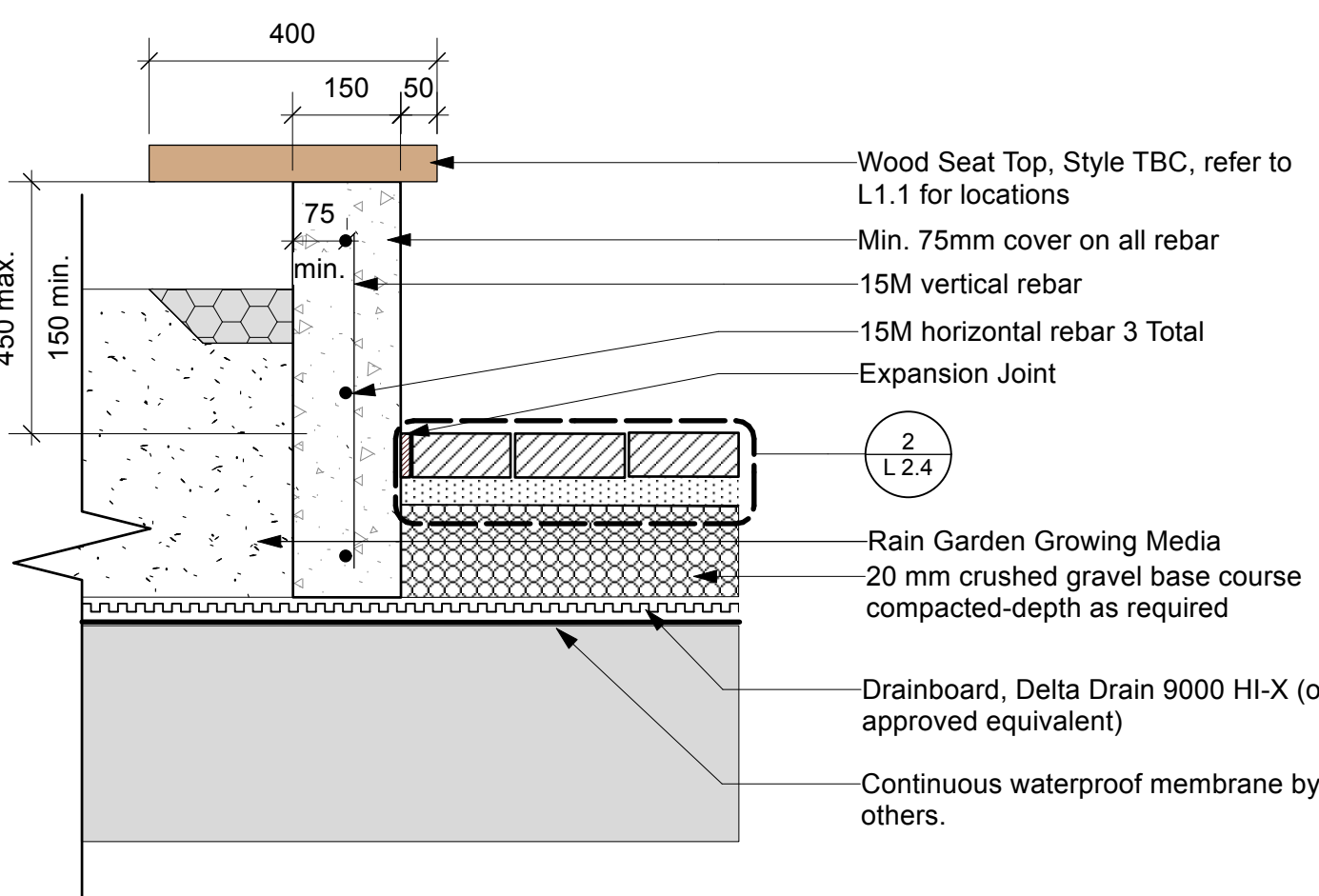
CATCH BASIN LID: STANDARD AND PAN-LID OPTIONS ARE AVAILABLE AND STRAINER IS PART OF THE CATCH BASIN

DESCRIPTION	TOP WIDTH INCHES	TOP LENGTH INCHES	BOTTOM WIDTH INCHES	BOTTOM LENGTH INCHES	HEIGHT INCHES	OUTLET SIZE INCHES
4000 SS CB SMALL	6	6	6	6	12	4
4000 SS CB MEDIUM	6	12	6	12	12	4

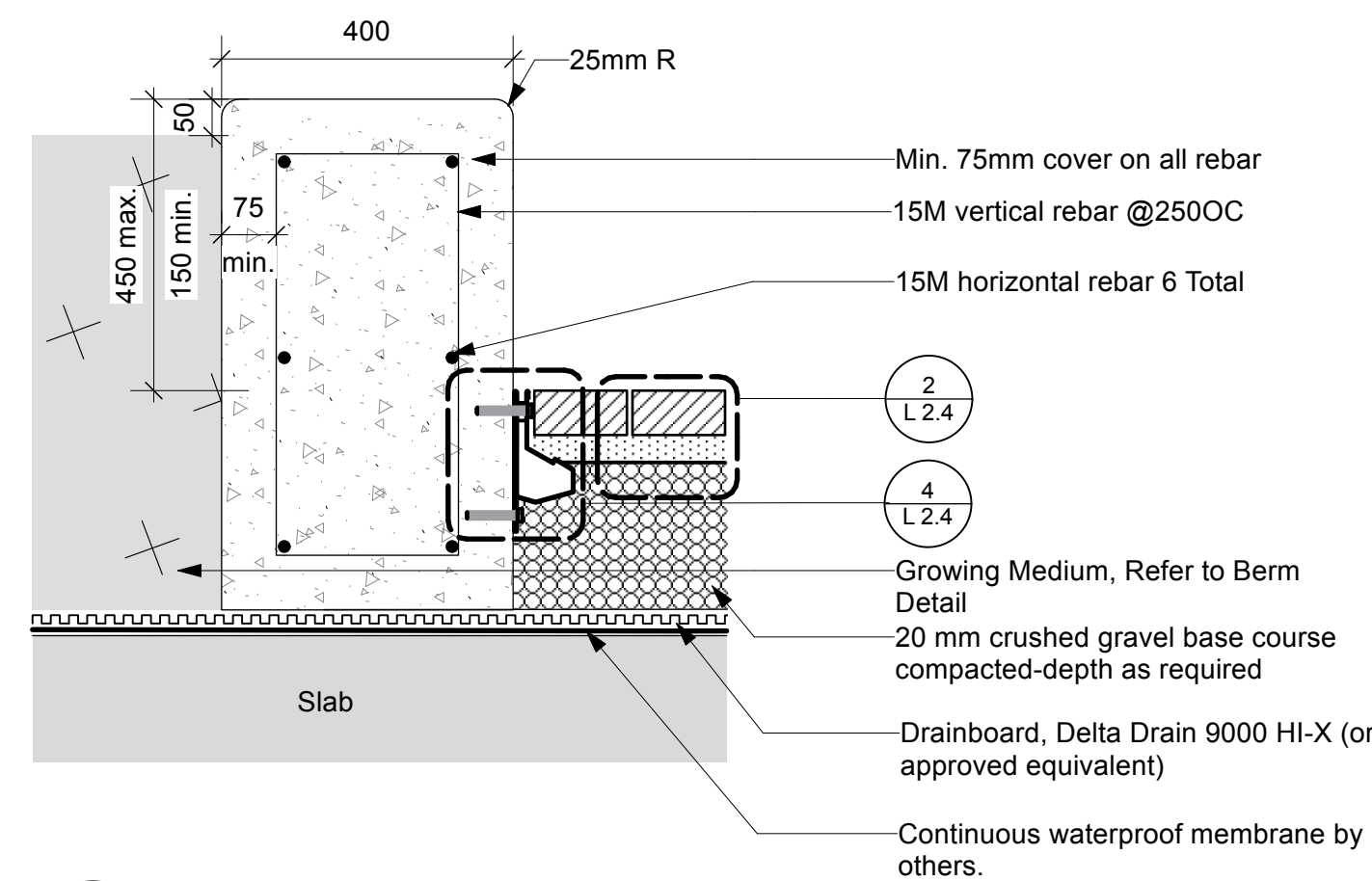
REGISTERED PROFESSIONAL ENGINEER IS RESPONSIBLE FOR CONCRETE FINISHING AND REINFORCING BASES UPON APPLICATION AND LOCAL CODES. SEE DRAWING NOTES REGARDING THE SLAB AND FINISH. THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE.

TF 855.497.7508 F 204.775.2324 E info@landscapedrains.com W landscapedrains.com 2023

- Notes**
- All dimensions are in millimeters. Do not scale drawing.
 - Specified depths of mulch, topsoil and planting mix are depths after settlement. Specified depth of granular bases is compacted depth.
 - Where more than one planter is installed in a linear configuration, use a string line to layout and align (line up) planters.
 - Planting mix- Refer to the Canadian Landscape Standard, or as specified by the landscape architect and/or clients representative. Add 0.75 kg superphosphate per cu m of soil.
 - Mulch: Shredded bark mulch (cedar/pine)
 - Finish: All horizontal faces to be stamped with natural Sugar Maple Leaf found in area. Contractor to place flattened leaves onto uncured concrete and use trowel to press leaves into concrete. Remove leaves after approximately 45 minutes.
 - Sawcut control joints to be centered between expansion joints.
 - Provide expansion joints at 6000 OC and where planter is directly adjacent to building. Each expansion joint to have a minimum three (3) 300 long smooth stainless steel dowel ties with compressible plugs fastened to each end through joint (plugs to be SM Blue Rigid Insulation or Asphalt-Impregnated Fibre-Board).
 - Planter construction to be to the satisfaction of the Landscape Architect and/or Owners representative.

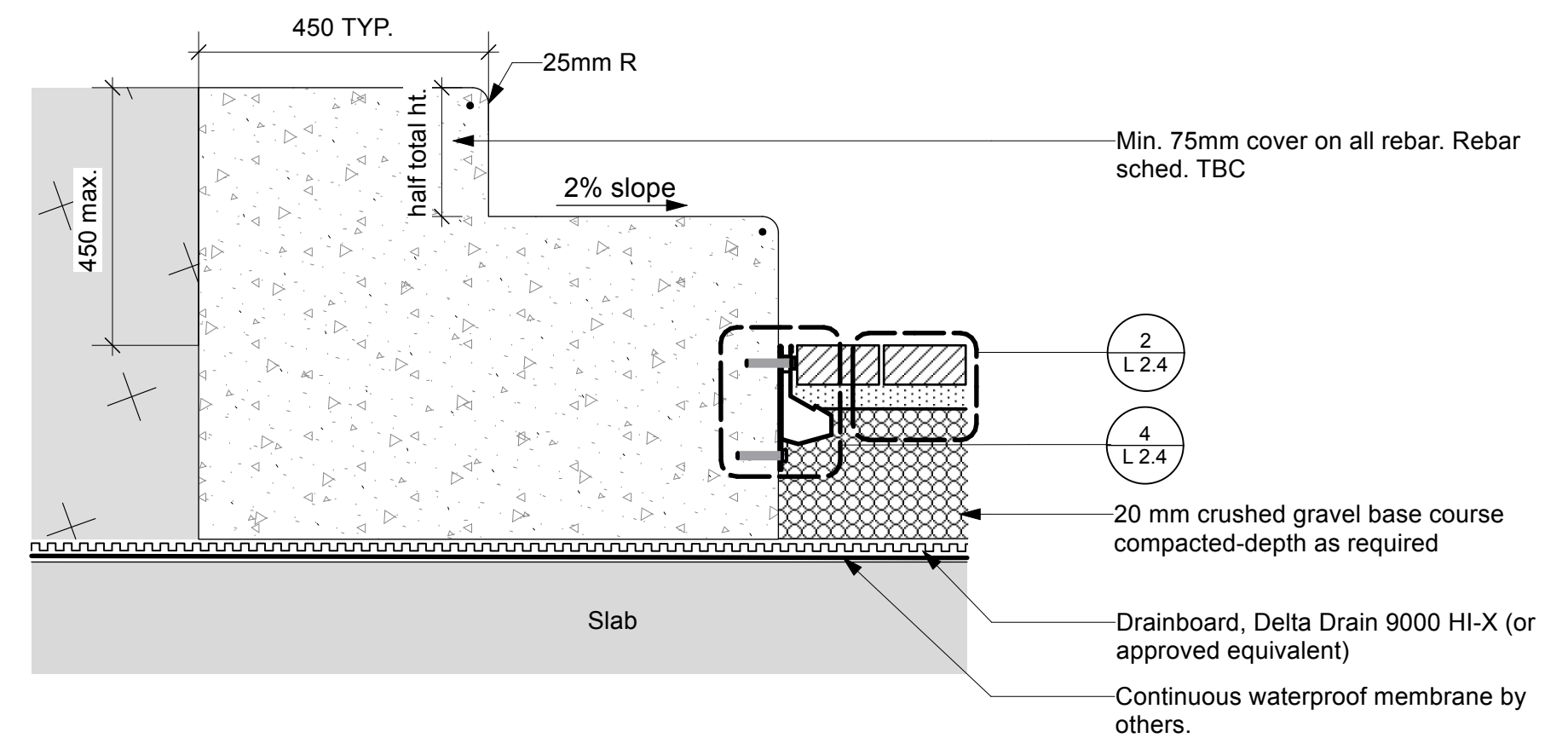


5 Rain Garden Planter Seat Wall on Slab
Scale: 1:10



6 Concrete Seat Wall on Slab
Scale: 1:10

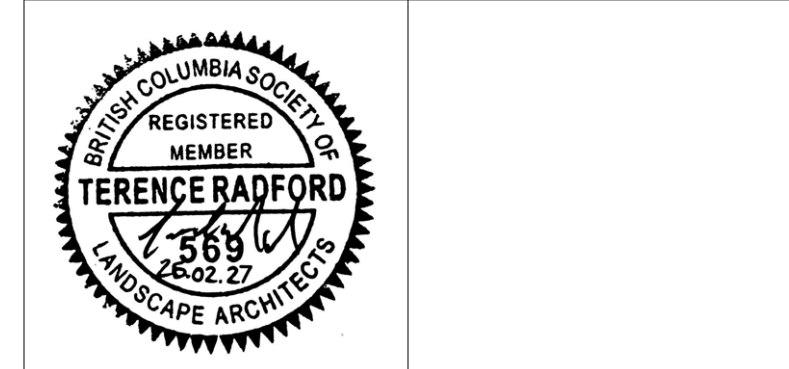
- Notes**
- All dimensions are in millimeters. Do not scale drawing.
 - Specified depths of mulch, topsoil and planting mix are depths after settlement. Specified depth of granular bases is compacted depth.
 - Where more than one planter is installed in a linear configuration, use a string line to layout and align (line up) planters.
 - Planting mix- Refer to the Canadian Landscape Standard, or as specified by the landscape architect and/or clients representative. Add 0.75 kg superphosphate per cu m of soil.
 - Mulch: Shredded bark mulch (cedar/pine)
 - Finish: All horizontal faces to be stamped with natural Sugar Maple Leaf found in area. Contractor to place flattened leaves onto uncured concrete and use trowel to press leaves into concrete. Remove leaves after approximately 45 minutes.
 - Sawcut control joints to be centered between expansion joints.
 - Provide expansion joints at 6000 OC and where planter is directly adjacent to building. Each expansion joint to have a minimum three (3) 300 long smooth stainless steel dowel ties with compressible plugs fastened to each end through joint (plugs to be SM Blue Rigid Insulation or Asphalt-Impregnated Fibre-Board).
 - Planter construction to be to the satisfaction of the Landscape Architect and/or Owners representative.



7 Concrete Steps on Slab
Scale: 1:10

Key Plan:

No.	Description	Date	By
8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR



Disclaimer:
All drawing information shall be checked and verified and any discrepancies reported in writing to the Designer before commencing any affected work. This drawing shall be used only for the project named on this drawing and for reference purposes only. This drawing shall not be scaled. This drawing is not for construction unless signed by the Designer. This drawing and all aspects of its content are the copyright property of Tropic Design. Reproduction in whole or in part, by any means whatsoever, without the express written permission of Tropic Design, is prohibited.

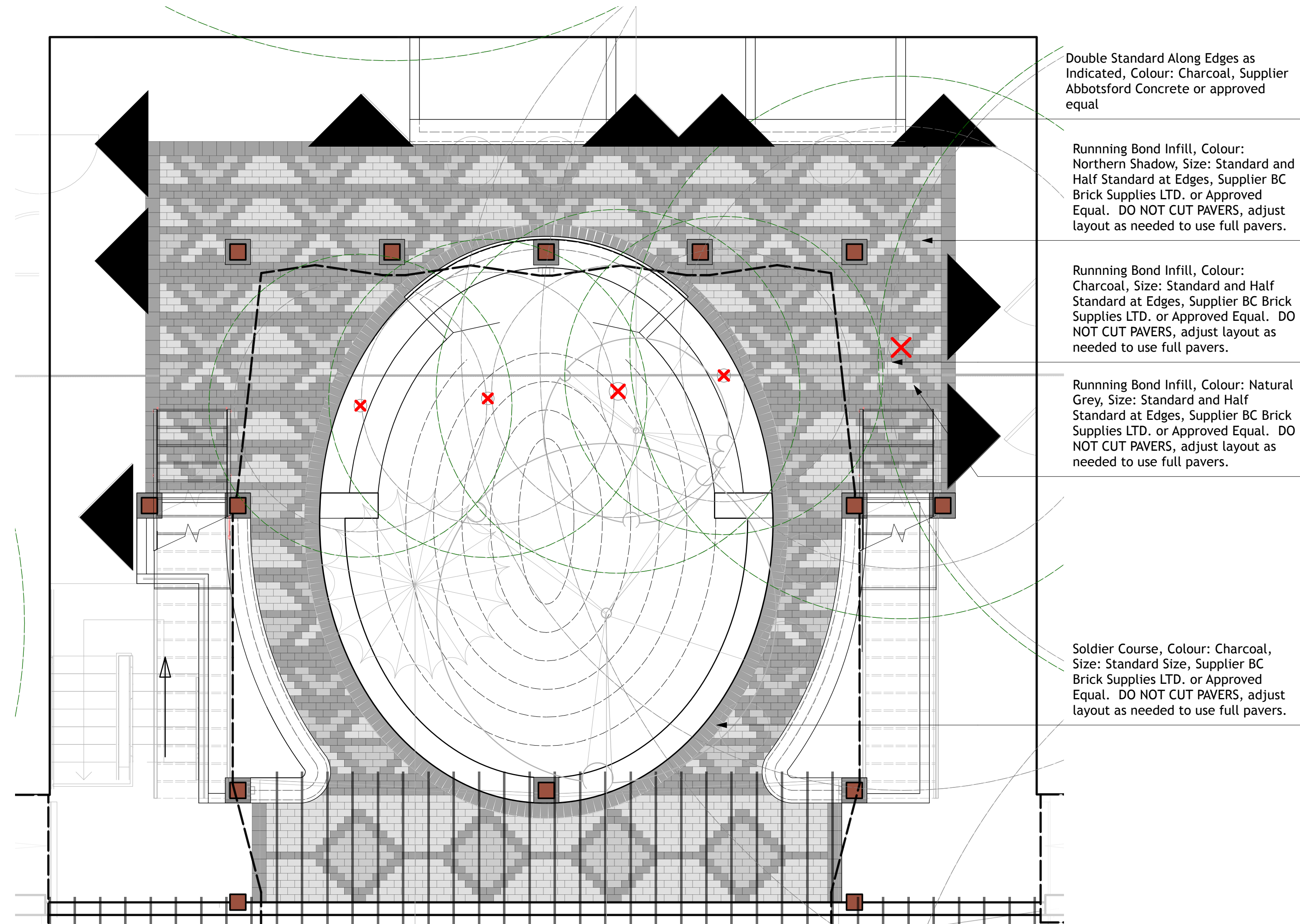
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
**VNFC Vancouver Street
Victoria, BC**

Drawing Title:
Landscape Details on Slab

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 2.4
Approved By: TR	
Date: 25/04/25	



1 Courtyard Paving Pattern
Scale: 1:50

Double Standard Along Edges as Indicated, Colour: Charcoal, Supplier Abbotsford Concrete or approved equal

Running Bond Infill, Colour: Northern Shadow, Size: Standard and Half Standard at Edges, Supplier BC Brick Supplies LTD. or Approved Equal. DO NOT CUT PAVERS, adjust layout as needed to use full pavers.

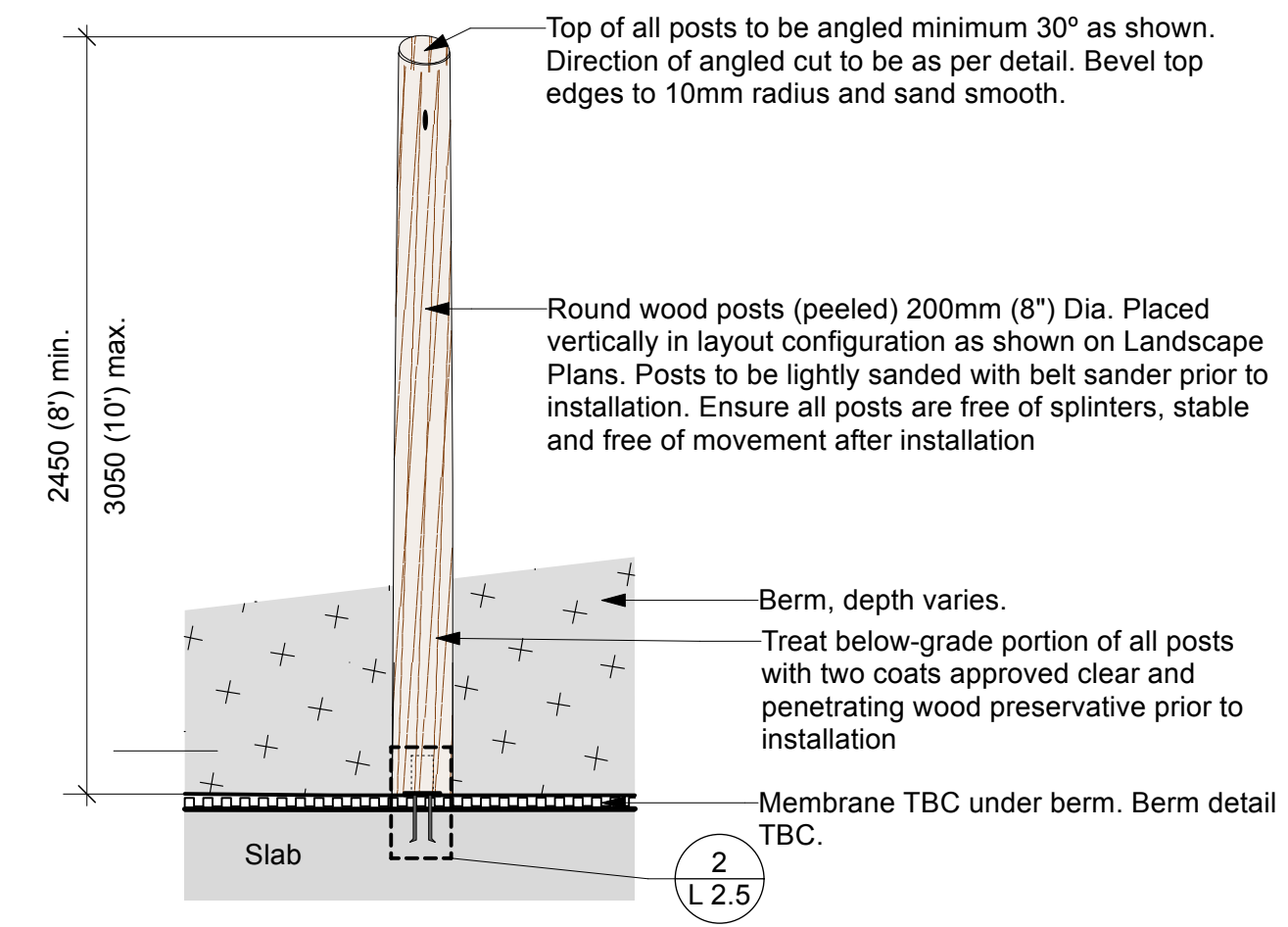
Running Bond Infill, Colour: Charcoal, Size: Standard and Half Standard at Edges, Supplier BC Brick Supplies LTD. or Approved Equal. DO NOT CUT PAVERS, adjust layout as needed to use full pavers.

Running Bond Infill, Colour: Natural Grey, Size: Standard and Half Standard at Edges, Supplier BC Brick Supplies LTD. or Approved Equal. DO NOT CUT PAVERS, adjust layout as needed to use full pavers.

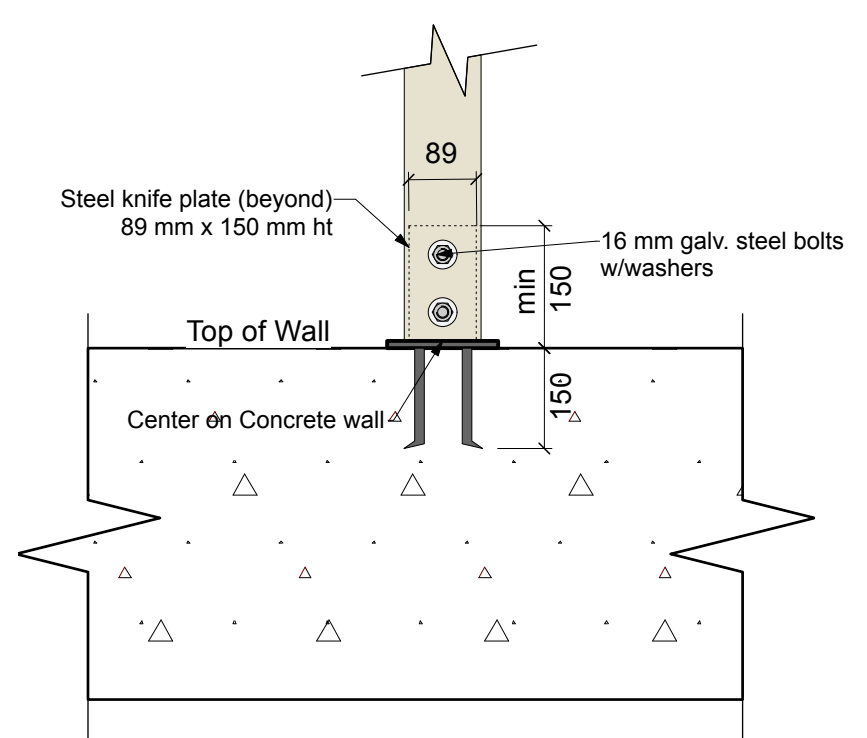
Soldier Course, Colour: Charcoal, Size: Standard Size, Supplier BC Brick Supplies LTD. or Approved Equal. DO NOT CUT PAVERS, adjust layout as needed to use full pavers.

Notes

- All dimensions are in millimeters. Do not scale drawings.
- All wood to be round posts. bark removed and skinned/turned to remove irregularities such as branch stubs, free from warps, checks and cracks.
- All spikes, nails and other fasteners to be galvanized.
- All posts to be installed vertical and with tops cut horizontal. Vary heights as indicated on plans.
- Installation to comply with CAN/CSA-Z614, or latest edition.
- Installation to be to the satisfaction of the Landscape Architect and/or owner's representative.



5 Play Post
Scale: 1:25



2 Knife Plate on Slab
Scale: 1:10

Key Plan:

8			
7			
6			
5			
4			
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR
No.	Description	Date	By
Issue / Revision Schedule			



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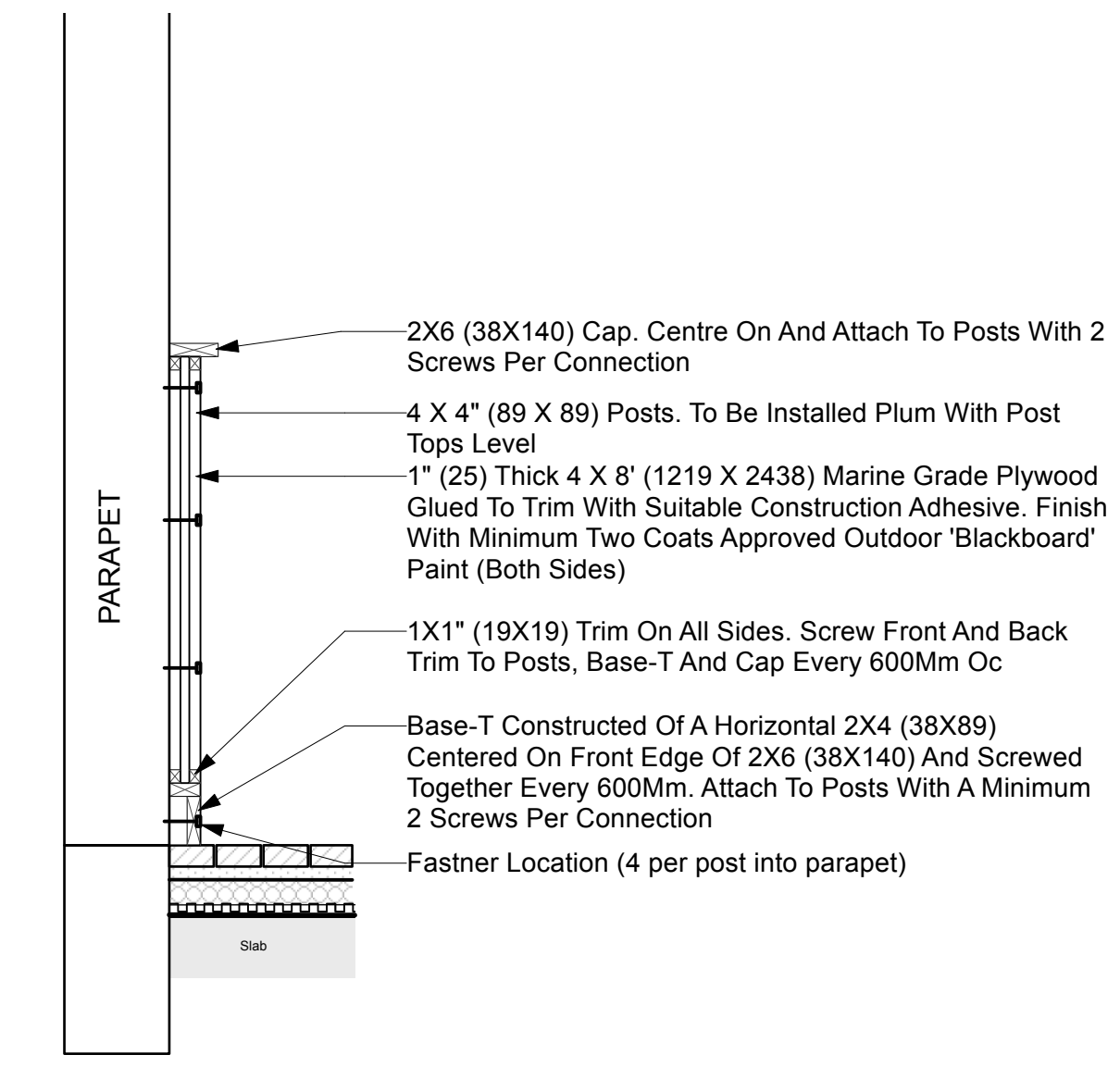
Client:
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Project:
**VNFC Vancouver Street
Victoria, BC**

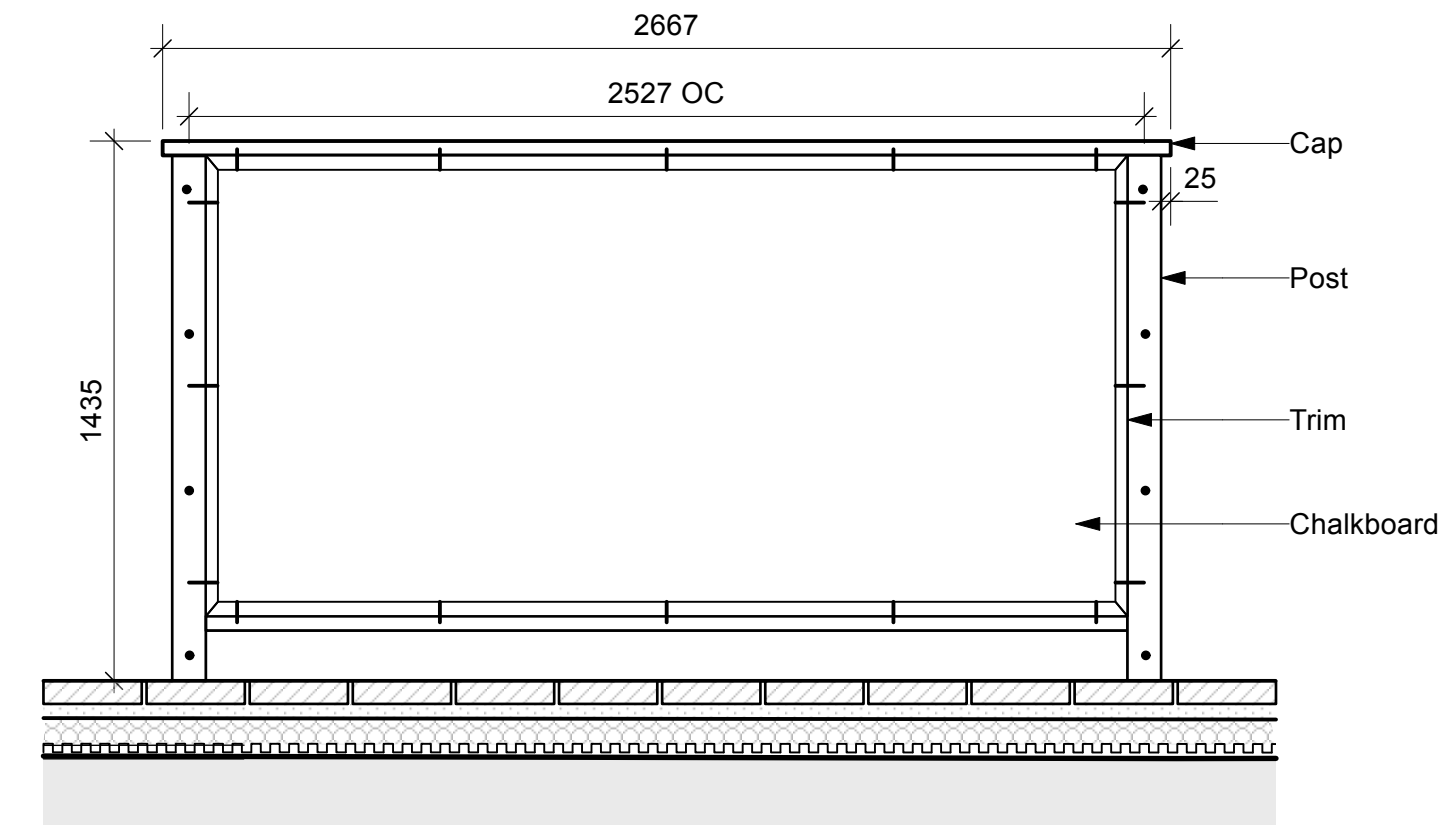
Drawing Title:
Landscape Details on Slab

Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	
Approved By:	TR		
Date:	25/04/25		

L 2.5



3 Wall Mounted Activity Panel
Scale: 1:20



Sectional Elevation

Notes:

- All Dimensions Are In Millimeters. Do Not Scale Drawing.
- All Bolts, Nails, Screws And Other Fasteners To Be Galvanized. Size Appropriately And Countersink At Surface. Fill All Screw Holes With Exterior Grade Wood Filler
- All Wood To Be Eastern White Cedar Or Hemlock, Unless Specified Otherwise Free From Warps, Checks, Cracks And Splinters
- All Exposed Wood Surfaces To Be Finished With Two Coats Clear Protective Wood Stain Or Sealer.
- All Cut Edges And Exposed Corners To Be Sanded Smooth To Eliminate Splinters And Sharp Points
- Chalk Panel To Be Installed Level And Square. Adjust Dimensions As Needed Based On Layout Plans To Provide Minimum Clearances
- Front face Of Plywood To Be Finished With A Minimum Two Coats Outdoor Blackboard Paint Per Side. Chalkboard To Be Usable On Both Sides Unless Noted Otherwise.
- Chalk Panel Construction To Be To The Satisfaction Of The Landscape Architect And/Or Owners Representative.