

1252 GLADSTONE AVENUE

PROJECT NUMBER: 2301

ISSUED FOR DEVELOPMENT PERMIT - AUGUST 14, 2026

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DRAWING LIST

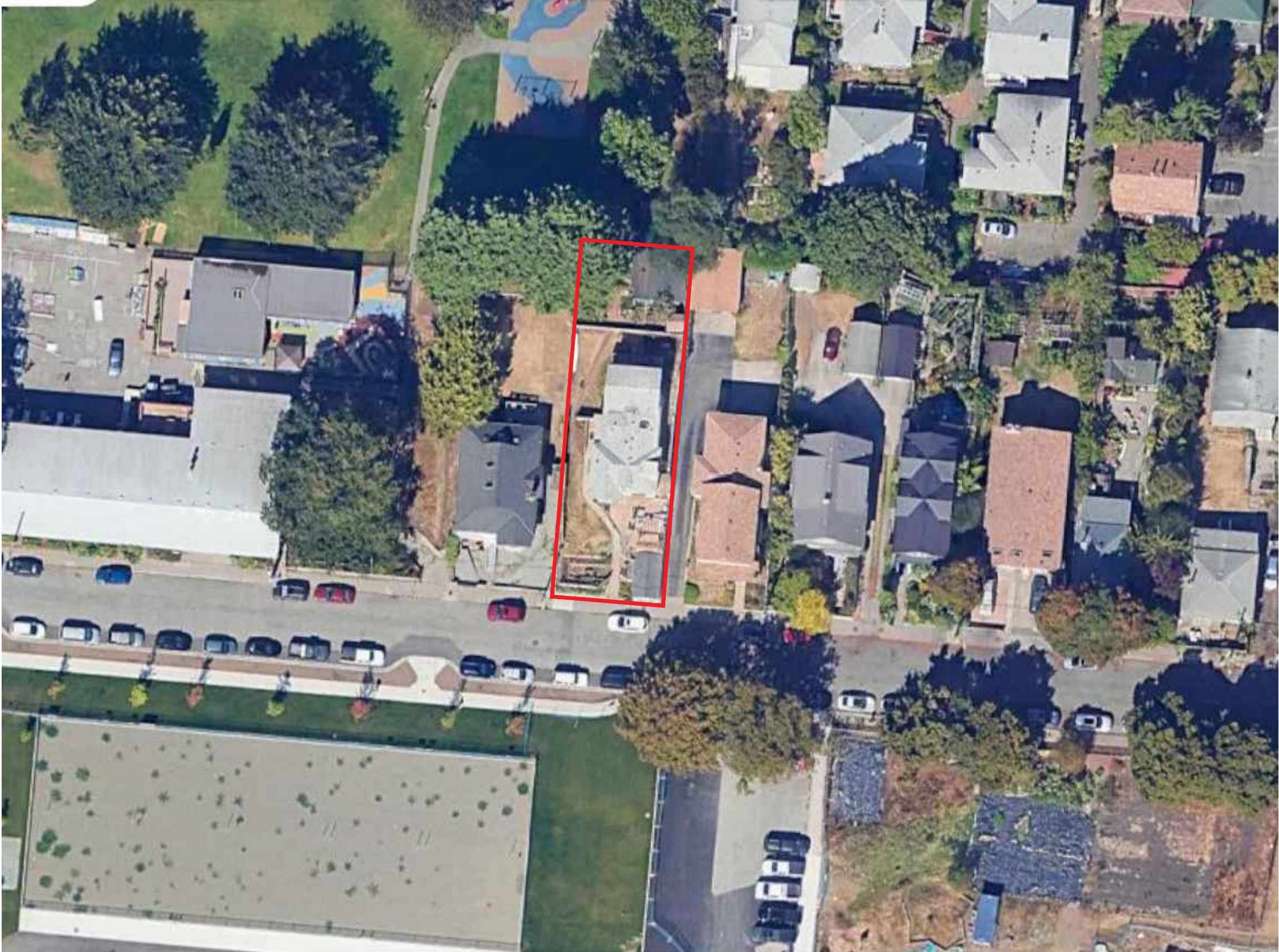
ARCHITECTURAL

A000	COVER
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LANDSCAPE

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1 CONTEXT PLAN

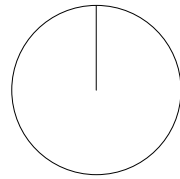


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02	ISSUED FOR DEVELOPMENT PERMIT	08/14/2006
01	ISSUED FOR COORDINATION	08/04/2006
NO.	REVISION	M/D/Y

PROJECT NAME

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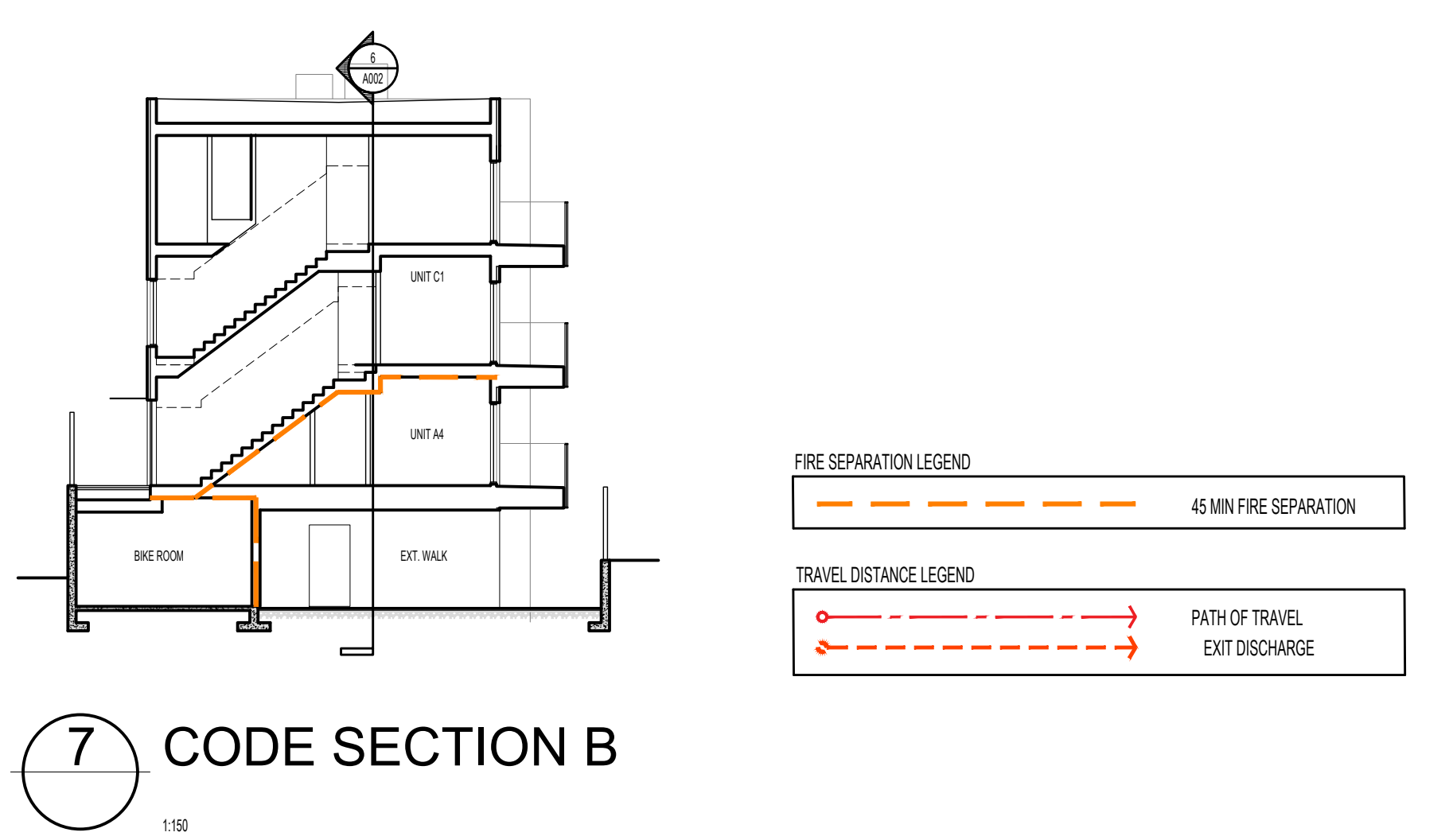
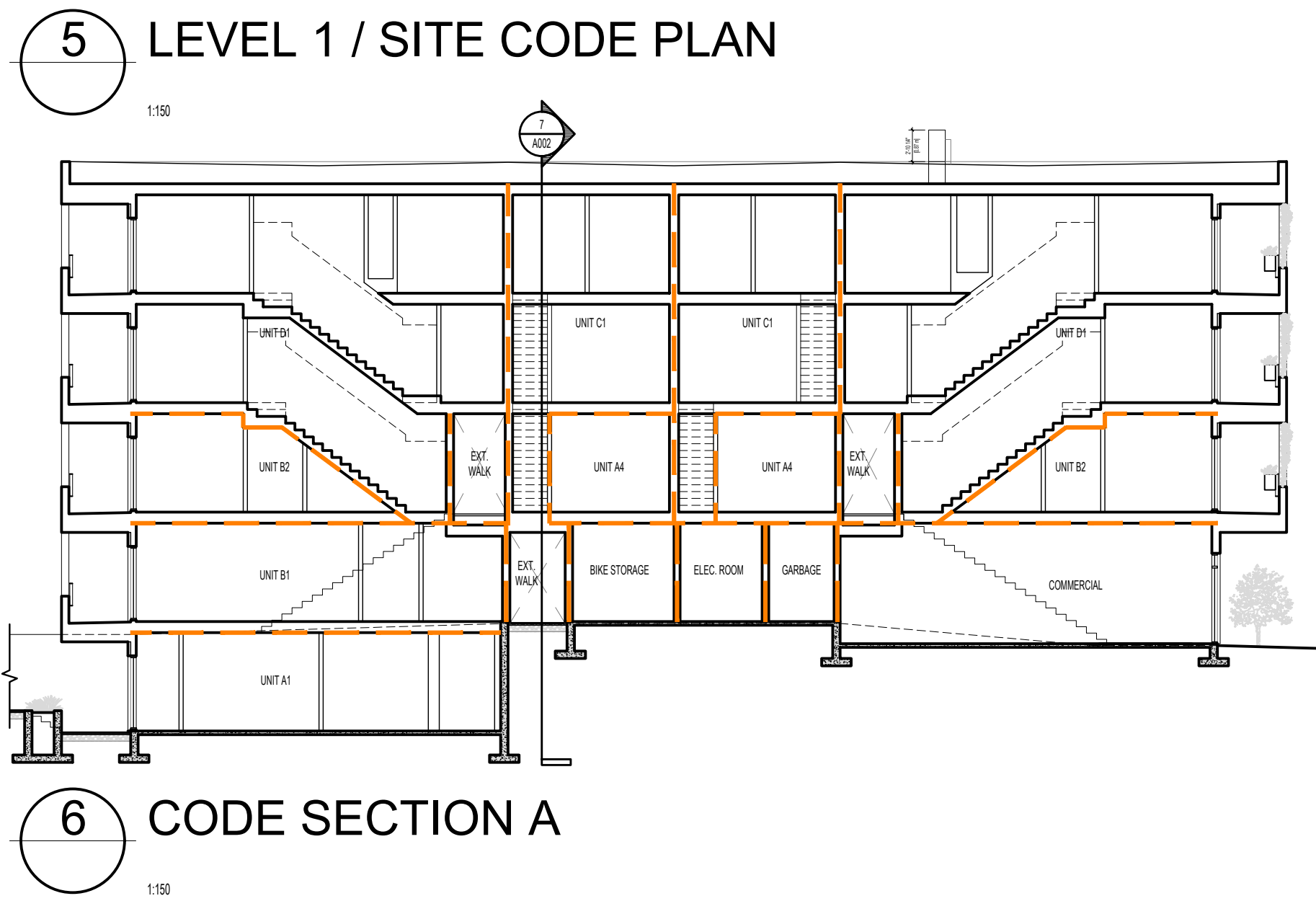
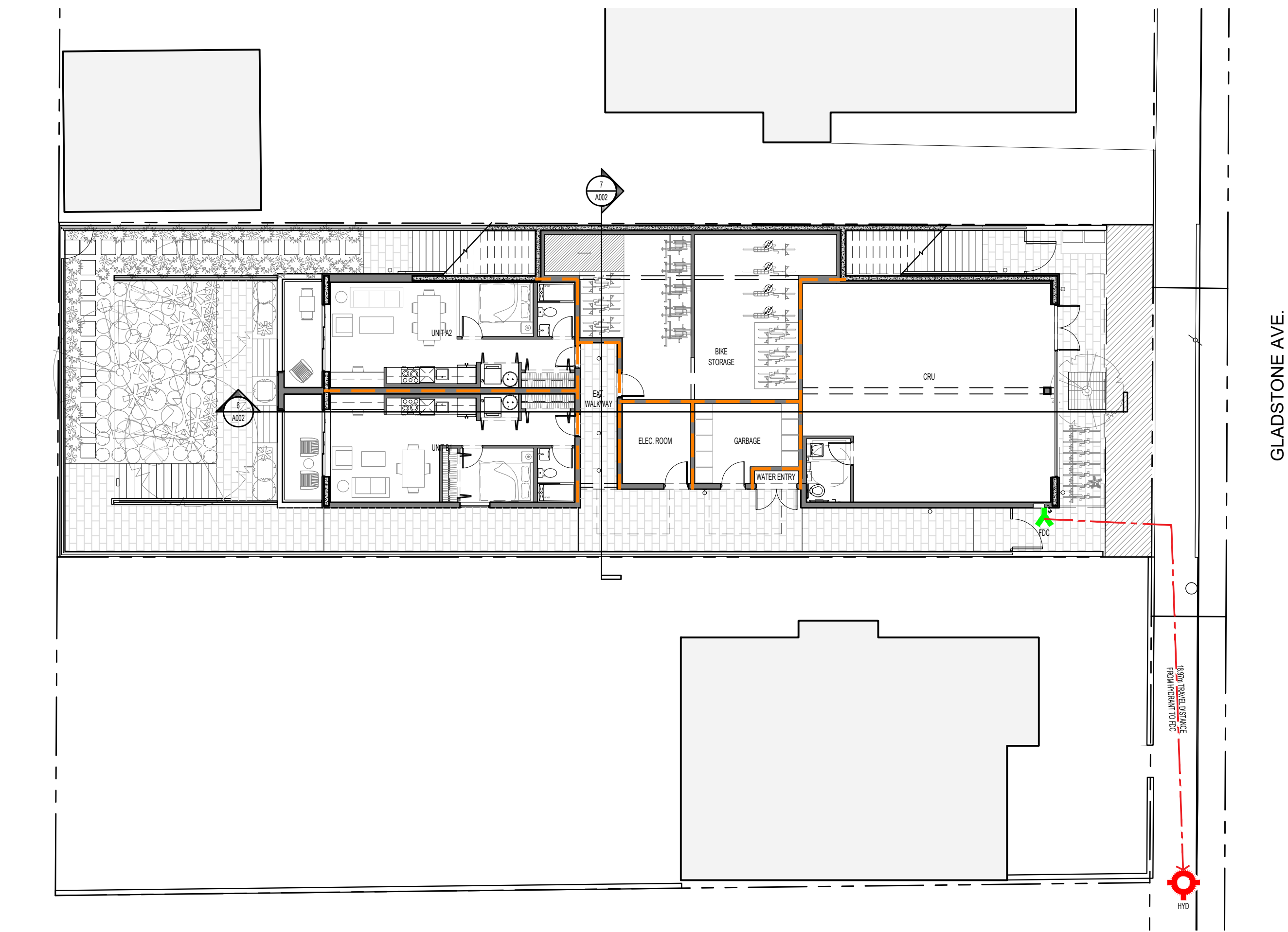
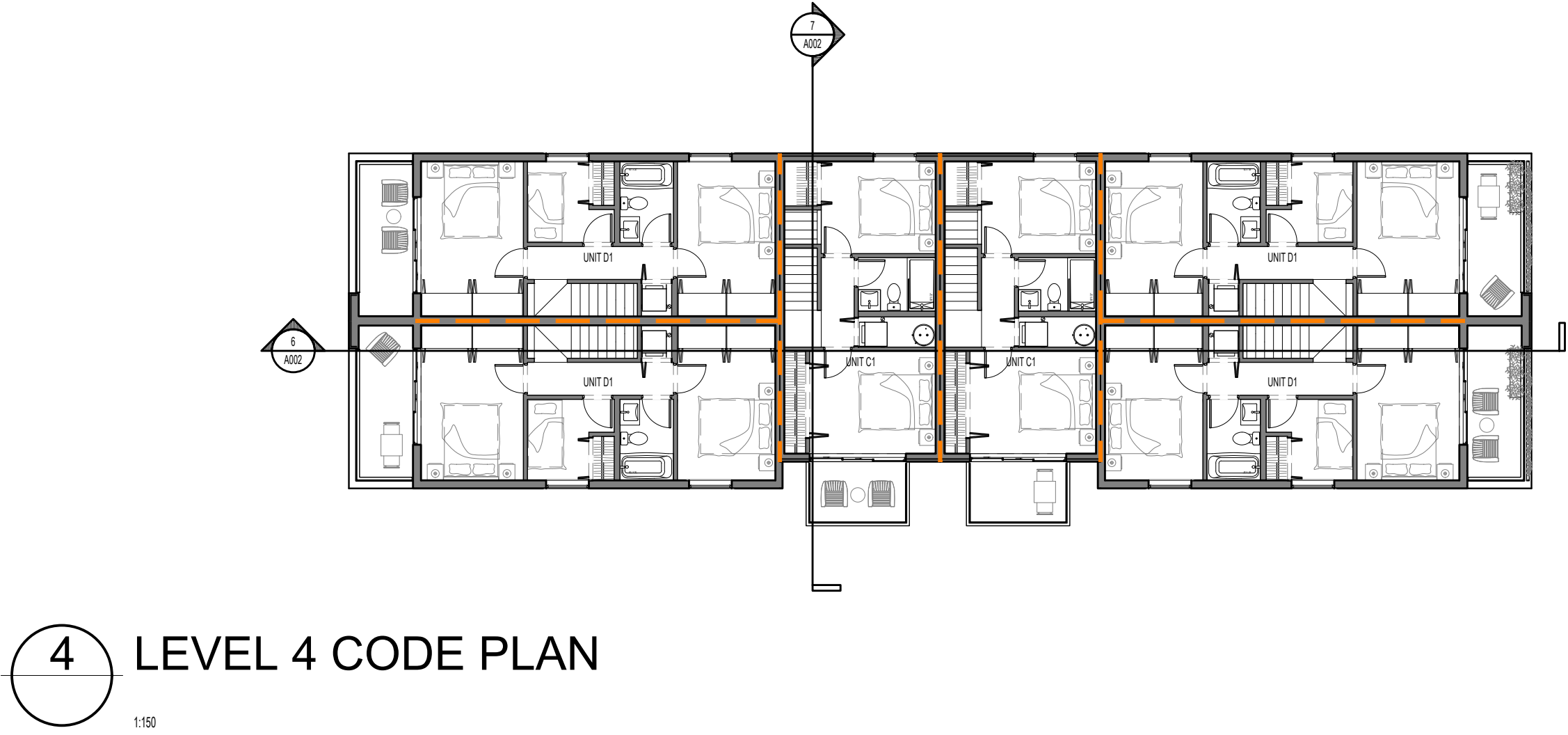
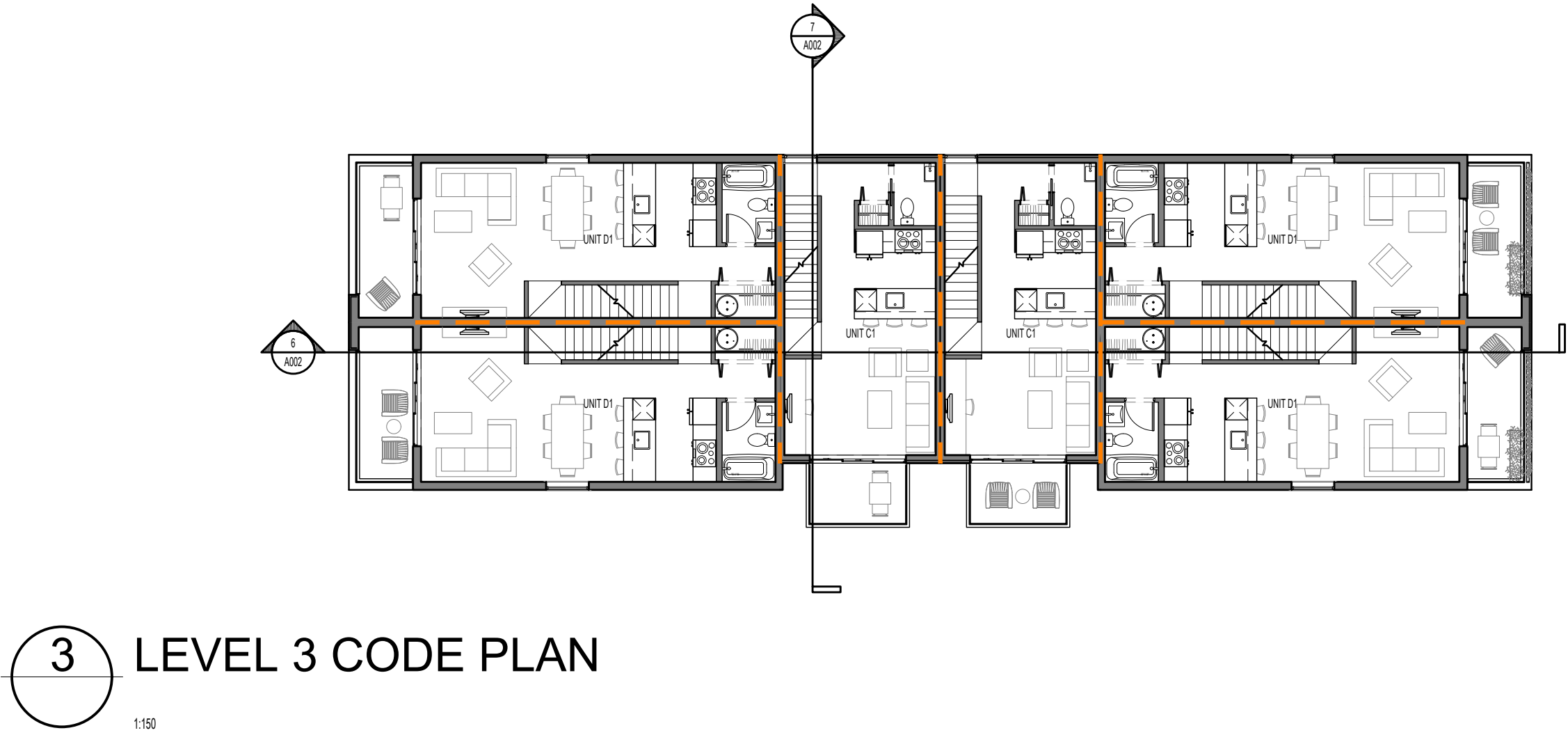
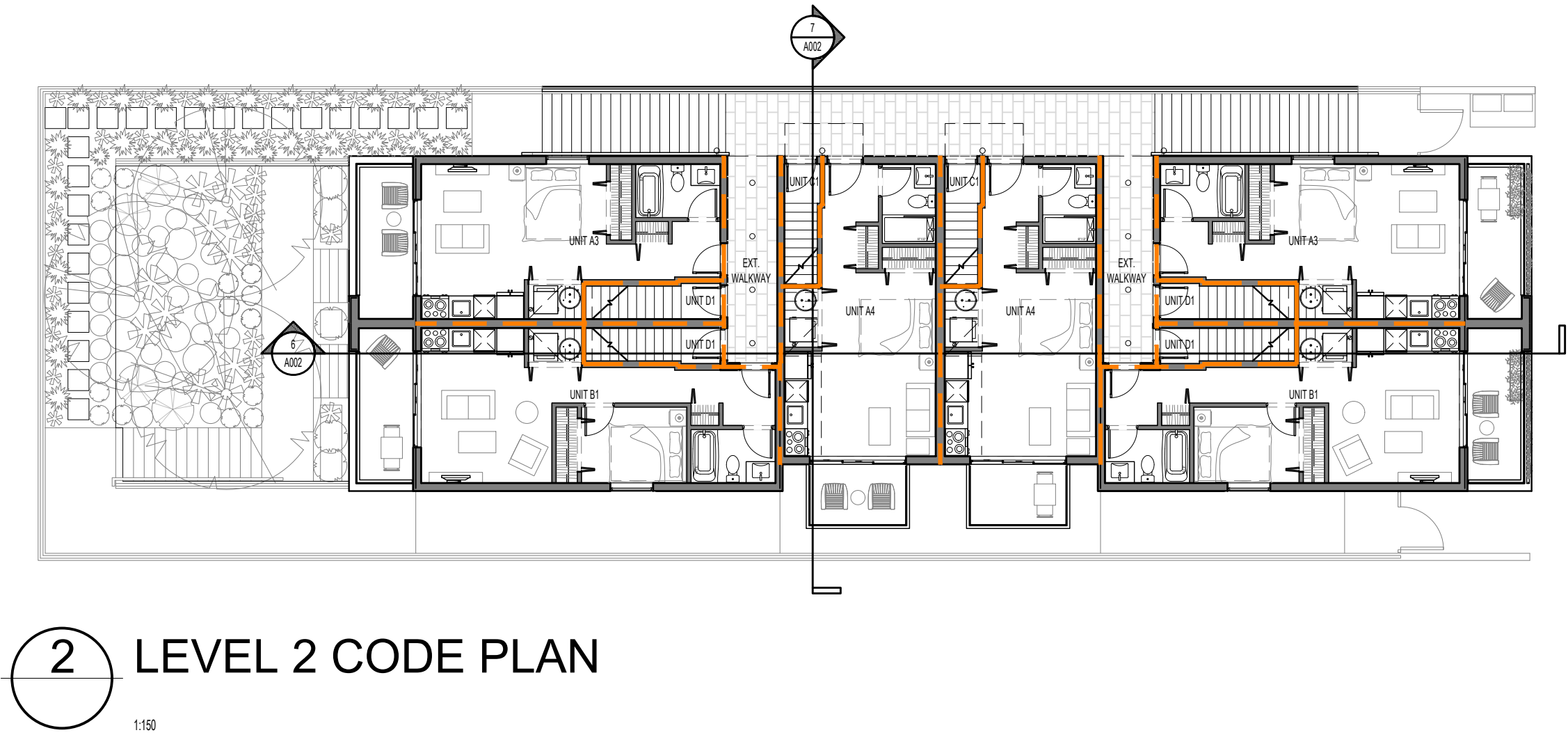
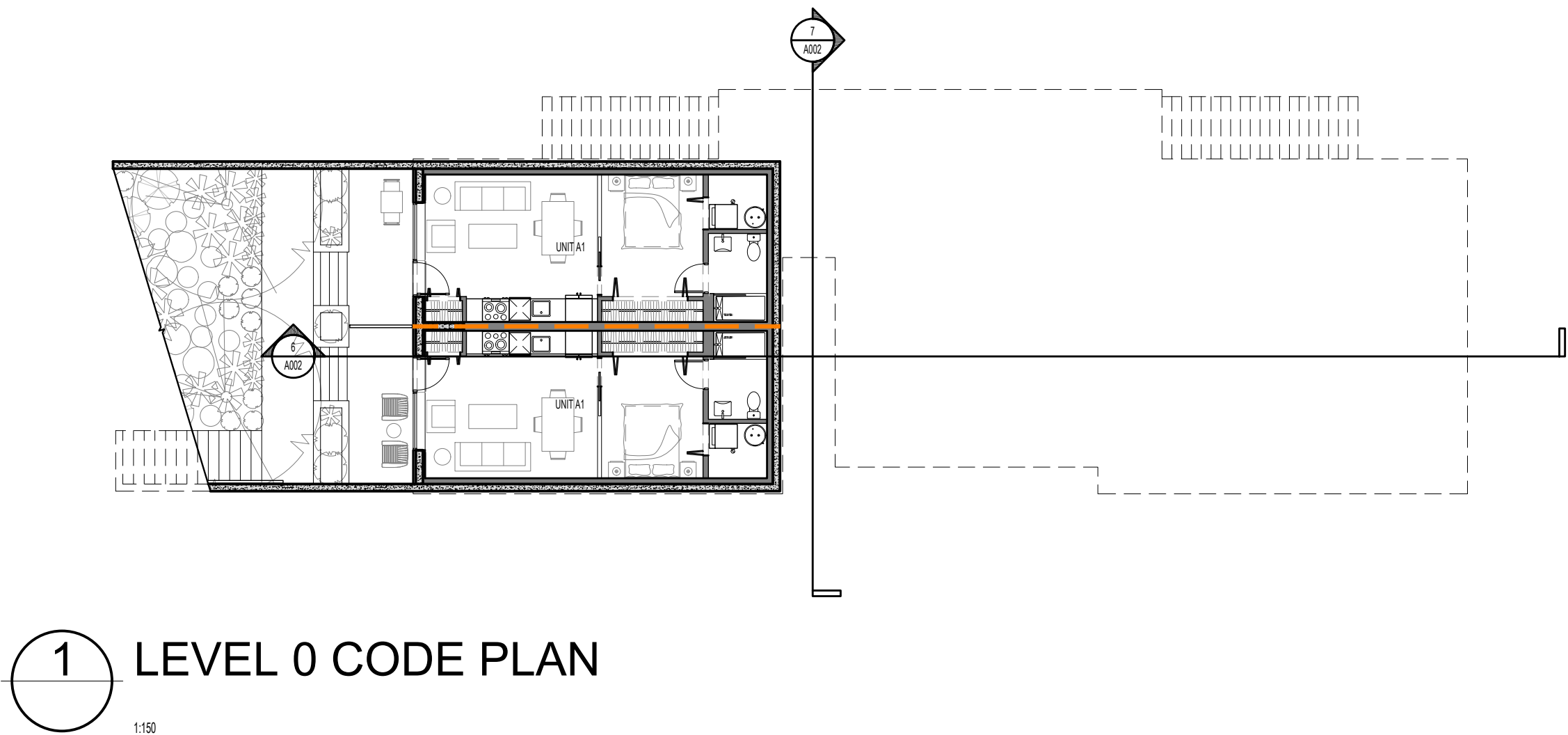
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COVER PAGE

PROJECT NO: 2301	DRAWN BY: KG
SCALE: N/A	REVIEW BY: CH

DRAWING NO: A000



CODE ANALYSIS BC BUILDING CODE 2024

PR. #: 2301
DATE: 22-JUL-26

PROJECT DESCRIPTION

4-STORY BUILDING WITH WOOD FRAME COMBUSTIBLE CONSTRUCTION		
TYPE OF WORK	NEW CONSTRUCTION	
BASIS FOR CODE ANALYSIS	PART 3	PER 1.3.3.2.(1)(c)(ii)

BUILDING SIZE AND CONSTRUCTION

GOVERNING ARTICLE	3.2.2.51. 3.2.2.60.	PER 3.2.2.51.(1) PER 3.2.2.60.(1)
MAJOR OCCUPANCIES	GROUP C GROUP D	PER 3.1.2.7.(1) (GROUP A-2, LOW OCC. LOAD) PER 3.1.17.1.(1)(b) AND 3.1.17.1.(1)(c)
OCCUPANT LOAD	82	
BUILDING AREA	280.4	m ²
BUILDING HEIGHT (STOREYS)	5	
SPRINKLERED	YES	NFPA 13 - PER 3.2.2.51.(1)(a) & 3.2.5.12.(1)
FIRE ALARM AND DETECTION SYSTEM	YES	PER 3.2.4.1.(1)
TYPE OF CONSTRUCTION PERMITTED	COMBUSTIBLE OR NON-COMB.	PER 3.2.2.51.(2)

OTHER SAFETY REQUIREMENTS

STANDPIPE & HOSE SYSTEM	NO	(REQ. PER 3.2.5.8.(1)(a). ALT. SOLUTION PENDING)
LIMITING DISTANCE	UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A004	
FIREFIGHTING ACCESS ROUTES	18.97m TRAVEL DISTANCE FROM HYDRANT TO FDC (45M ALLOWED)	
STORAGE ROOM SPRINKLERS	YES	PER 3.3.4.3.(1)
LIGHTING AND EMERGENCY POWER SYSTEMS	YES	PER 3.2.7.

REQUIRED FIRE SEPARATION / FIRE-RESISTANCE RATINGS

FRR OF FLOOR ASSEMBLIES	1 HR	PER 3.2.2.51.(2)(a)
FRR OF ROOF ASSEMBLIES	1 HR	PER 3.2.2.51.(2)(b)
FRR OF LOADBEARING WALLS, COLUMNS, AND ARCHES	1 HR	PER 3.2.2.51.(2)(c)
FRR BETWEEN SUITES	1 HR	PER 3.3.1.1.(1)
FRR BETWEEN COMMERCIAL AND RESIDENTIAL	1 HR	PER 3.1.3.1.(1)
FRR BTW ELECTRICAL ROOM AND BIKE ROOM / GARBAGE	1 HR	PER 3.6.2.1.(6)
FRR BTW BIKE ROOM AND RESIDENTIAL / COMMERCIAL	1 HR	PER 3.3.4.3.(2)
FRR BTW GARBAGE ROOM AND REST OF BUILDING	1 HR	PER 3.3.4.3.(2)
FIRE SEPARATION OF FLOOR ENTIRELY CONTAINED WITHIN DWELLING UNITS HAVING MORE THAN ONE STOREY	N/A	PER 3.2.2.51.(3)

ACCESSIBILITY REQUIREMENTS

APARTMENT DWELLING UNITS	N/A	PER 3.8.2.1.(1)(a)
COMMERCIAL ACCESSIBILITY REQUIREMENTS		PER 3.8.

ENERGY EFFICIENCY

STEP CODE 3	PER CITY OF VICTORIA REQUIREMENTS
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REQUIRED ALTERNATE SOLUTIONS*

ARTICLE	MITIGATING FEATURE
EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3)	INCREASED SPRINKLER DENSITY AND WATER CURTAIN AT KITCHEN, TBC
EXIT EXPOSURE - PER 3.3.2.13.	WATER CURTAINS ABOVE ALL UNPROTECTED OPENINGS WITHIN 5m OF EXIT PATH
STANDPIPE SYSTEM - PER 3.2.5.8.	64mm HOSE CONNECTION(S) AT ENTRIES

*ALTERNATE SOLUTION REPORT TO BE PROVIDED BY BUILDING CODE CONSULTANTS AT BUILDING PERMIT SUBMISSION

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2. MAX. TRAVEL DISTANCE IS 6m. SEE BCBC 3.4.2.5.

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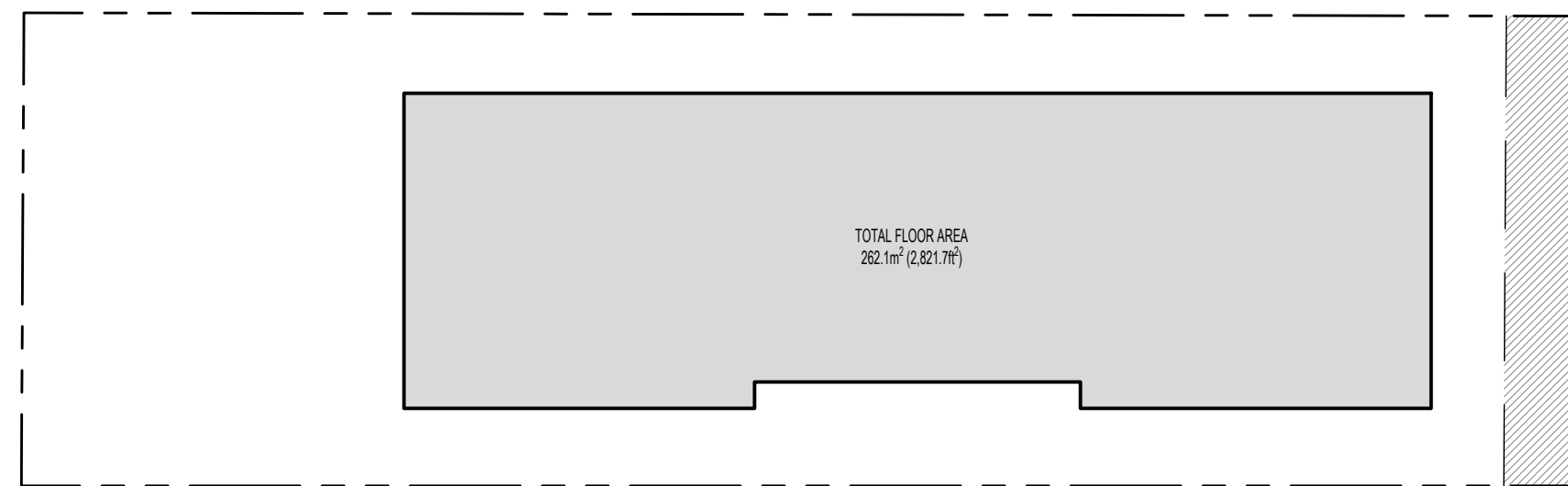
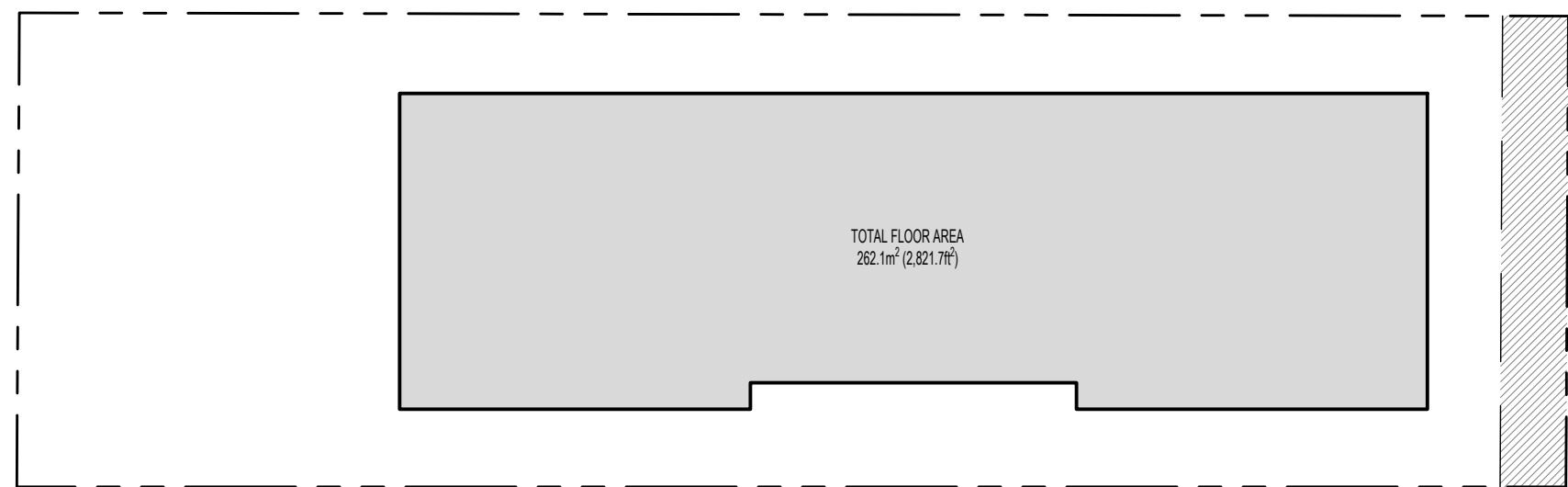
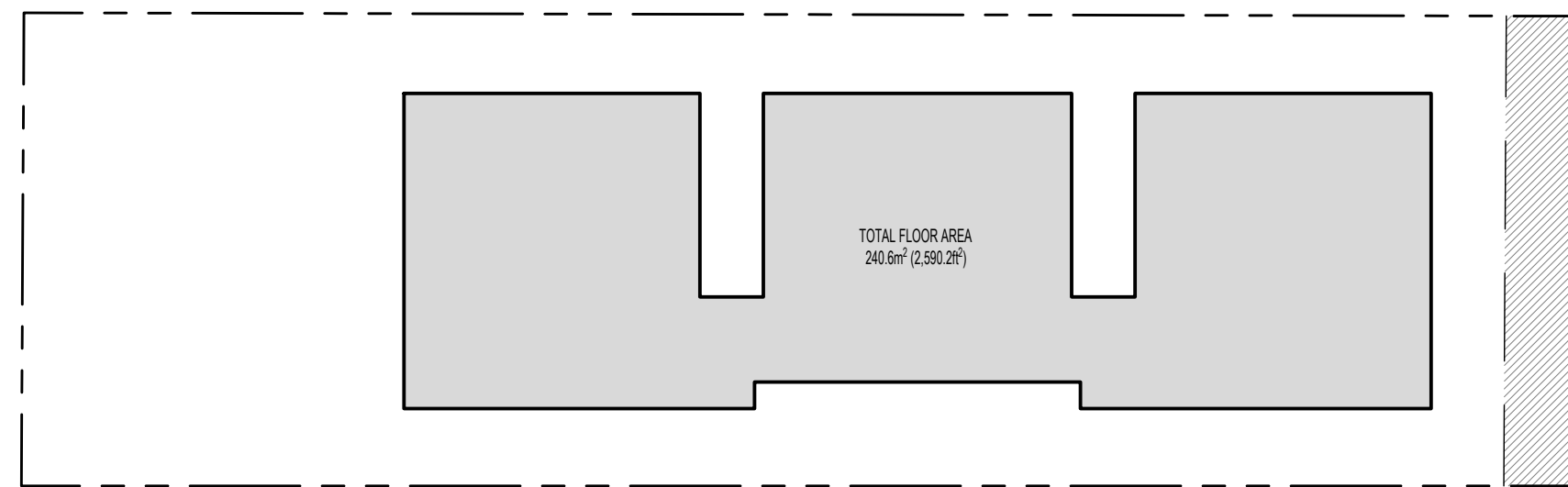
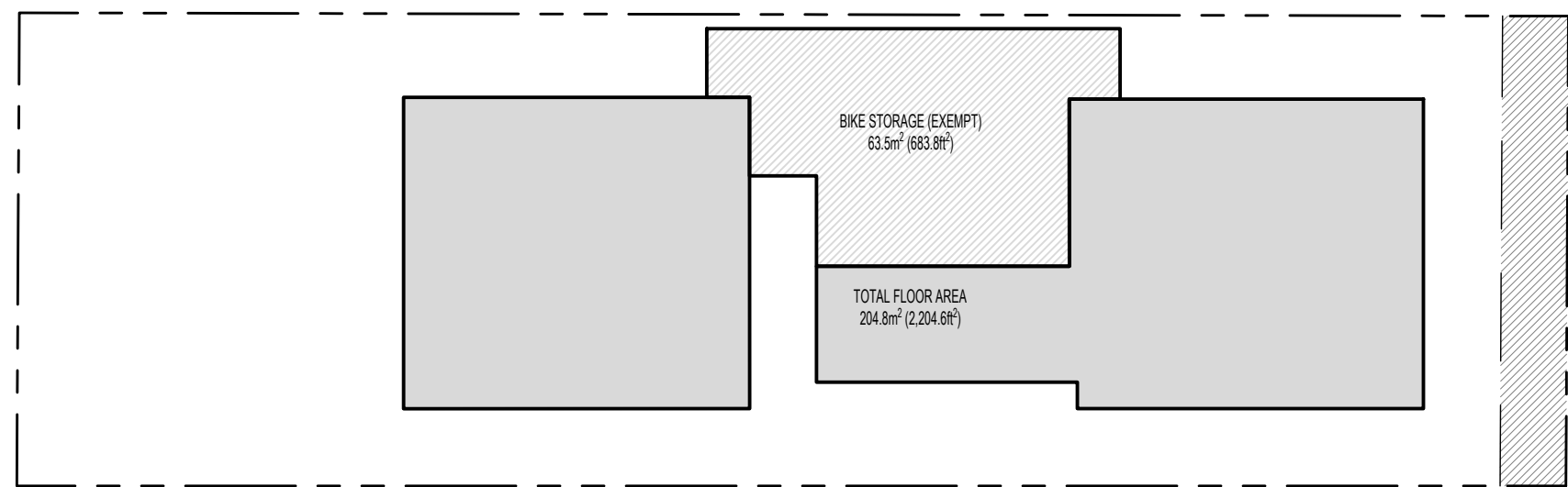
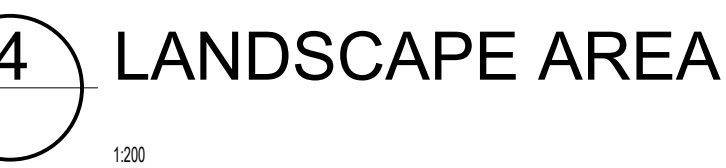
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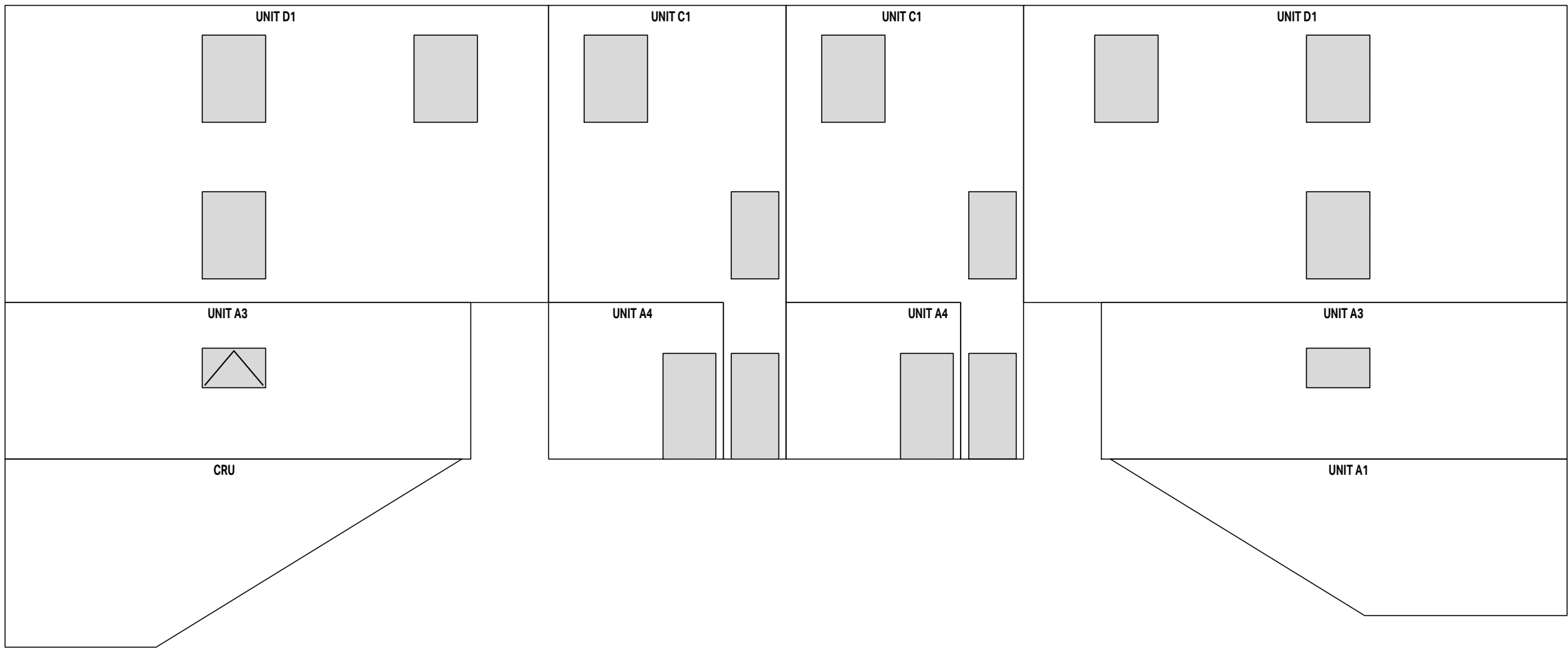
PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO. A002



2 LOT COVERAGE





UNIT A3 - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 27.0m² (290.8sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 25.2% (6.8m² / 73.2sq ft)
PROPOSED OPENINGS: 3.4% (0.9m² / 10.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 45MIN
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT A4 - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 10.1m² (109.0sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 41.8% (4.2m² / 45.5sq ft)
PROPOSED OPENINGS: 20.4% (2.1m² / 22.2sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 45MIN
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT C1 - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 29.8m² (320.8sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 24.1% (7.2m² / 77.2sq ft)
PROPOSED OPENINGS: 18.2% (5.4m² / 58.5sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 1HR
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT D1 - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 59.9m² (644.5sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 20.0% (12.0m² / 129.0sq ft)
PROPOSED OPENINGS: 10.2% (6.1m² / 66.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 1HR
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

CRU - SOUTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 34.6m² (372.4sq ft)
LIMITING DISTANCE: 10.55m (34.6ft)
ALLOWABLE OPENINGS: 100% (34.6m² / 372.4sq ft)
PROPOSED OPENINGS: 50.8% (17.6m² / 189.2sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT A2 & B2 - SOUTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 14.4m² (154.9sq ft)
LIMITING DISTANCE: 10.55m (34.6ft)
ALLOWABLE OPENINGS: 100% (14.4m² / 154.9sq ft)
PROPOSED OPENINGS: 38.7% (5.6m² / 60.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT D1 - SOUTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 27.3m² (294.1sq ft)
LIMITING DISTANCE: 10.55m (34.6ft)
ALLOWABLE OPENINGS: 100% (27.3m² / 294.1sq ft)
PROPOSED OPENINGS: 40.8% (11.1m² / 120.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT A2 & A3 & B1 & B2 - NORTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 14.4m² (154.9sq ft)
LIMITING DISTANCE: 10.74m (35.24ft)
ALLOWABLE OPENINGS: 100% (14.4m² / 154.9sq ft)
PROPOSED OPENINGS: 38.7% (5.6m² / 60.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT A1 - NORTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 13.5m² (145.8sq ft)
LIMITING DISTANCE: 10.74m (35.24ft)
ALLOWABLE OPENINGS: 100% (13.5m² / 145.8sq ft)
PROPOSED OPENINGS: 41.2% (5.6m² / 60.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

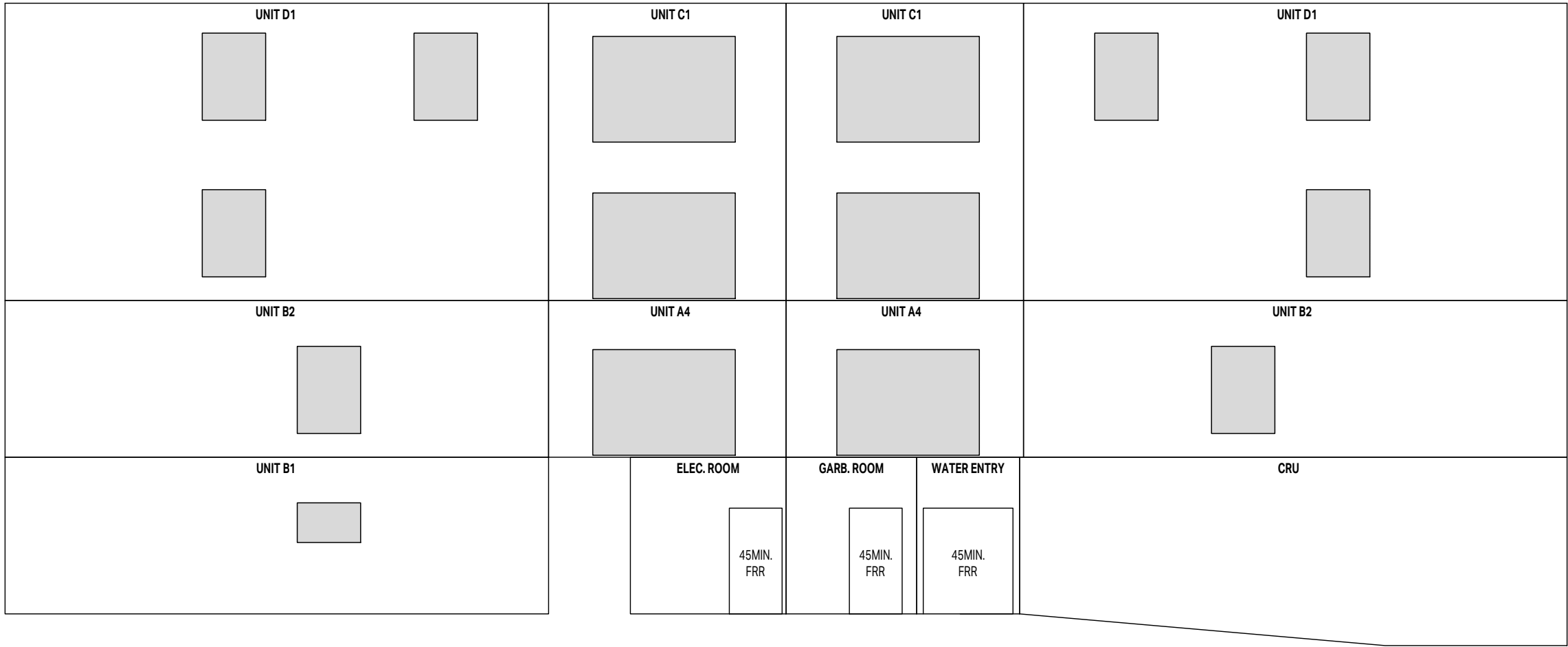
UNIT D1 - NORTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 27.3m² (294.1sq ft)
LIMITING DISTANCE: 10.74m (35.24ft)
ALLOWABLE OPENINGS: 100% (27.3m² / 294.1sq ft)
PROPOSED OPENINGS: 40.8% (11.1m² / 120.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. N/A
CLADDING PER 3.2.3.7. COMB. OR NONCOMB.
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

1 EAST ELEVATION

1:100



UNIT A4 - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 13.8m² (148.3sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 68.1% (9.4m² / 101.2sq ft)
PROPOSED OPENINGS: 40.9% (5.6m² / 60.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 45MIN
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT B1 - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 31.5m² (339.4sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 23.7% (7.5m² / 80.4sq ft)
PROPOSED OPENINGS: 2.9% (0.9m² / 10.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 1HR
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT B2 - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 31.5m² (339.4sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 23.7% (7.5m² / 80.4sq ft)
PROPOSED OPENINGS: 6.9% (2.0m² / 22.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 1HR
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT C1 - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 26.2m² (281.6sq ft)
LIMITING DISTANCE: 2.77m (9.09ft)
ALLOWABLE OPENINGS: 44.3% (11.6m² / 125.0sq ft)
PROPOSED OPENINGS: 42.9% (11.1m² / 120.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 45MIN
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

UNIT D1 - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCSC 2024 PART 3 TABLE 3.2.3.1.0

AREA OF EXPOSED BUILDING FACE: 59.9m² (644.5sq ft)
LIMITING DISTANCE: 2.00m (6.56ft)
ALLOWABLE OPENINGS: 20.0% (12.0m² / 129.0sq ft)
PROPOSED OPENINGS: 10.2% (6.1m² / 66.0sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. 1HR
CLADDING PER 3.2.3.7. NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMB. OR NONCOMB.

4 WEST ELEVATION

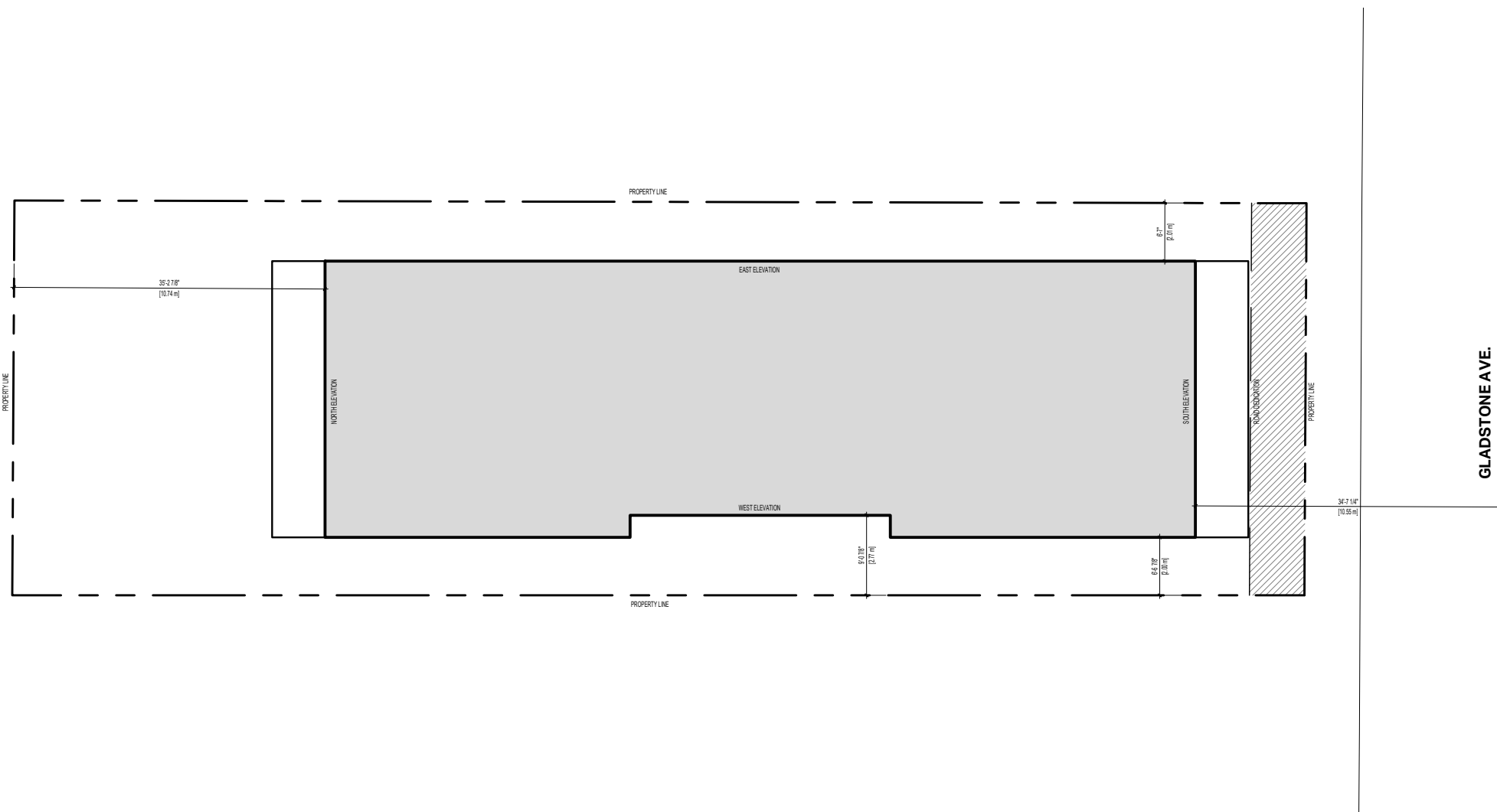
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2 SOUTH ELEVATION

1:100

3 NORTH ELEVATION

1:100



5 LIMITING DISTANCE KEY PLAN

1:200

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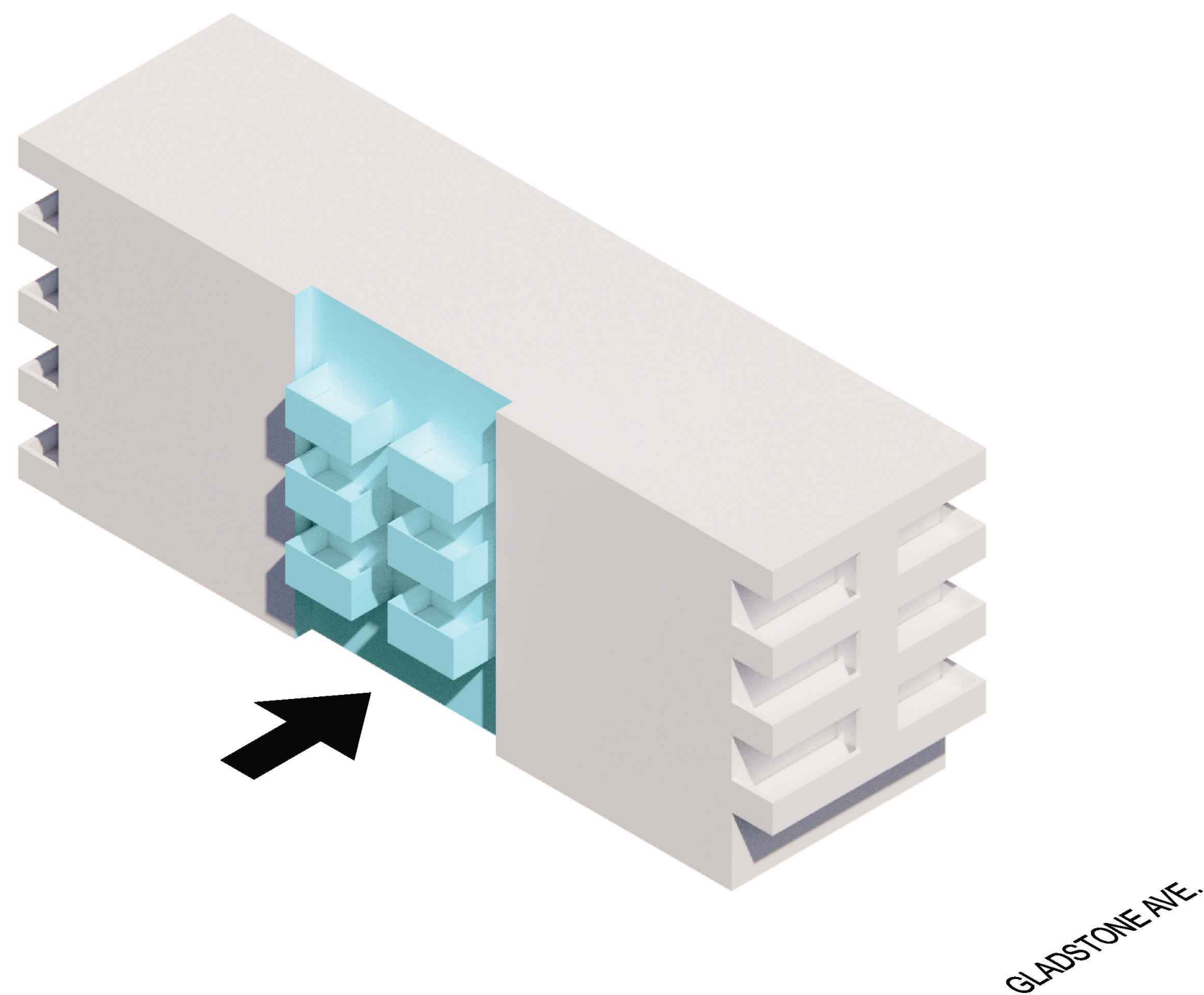
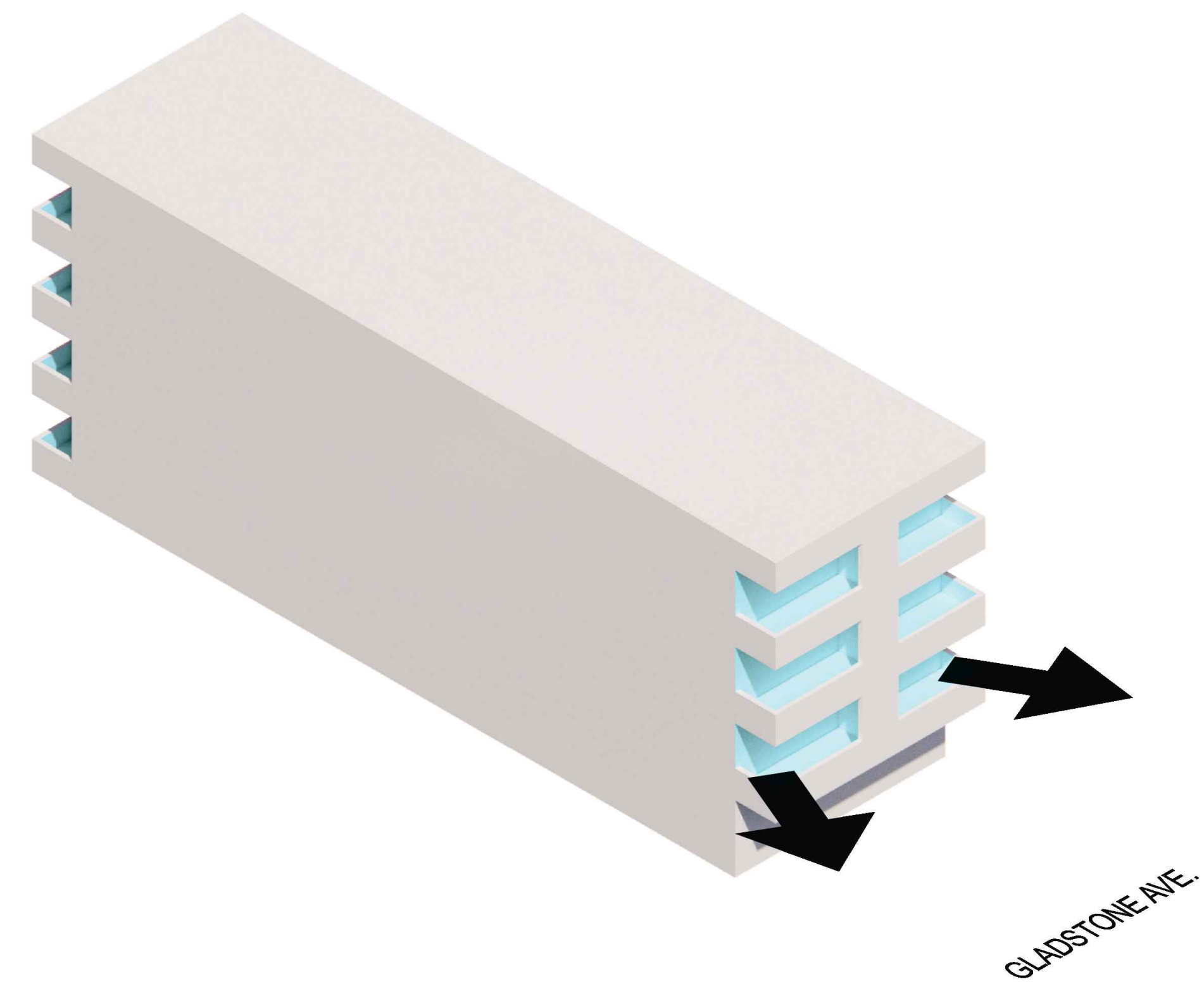
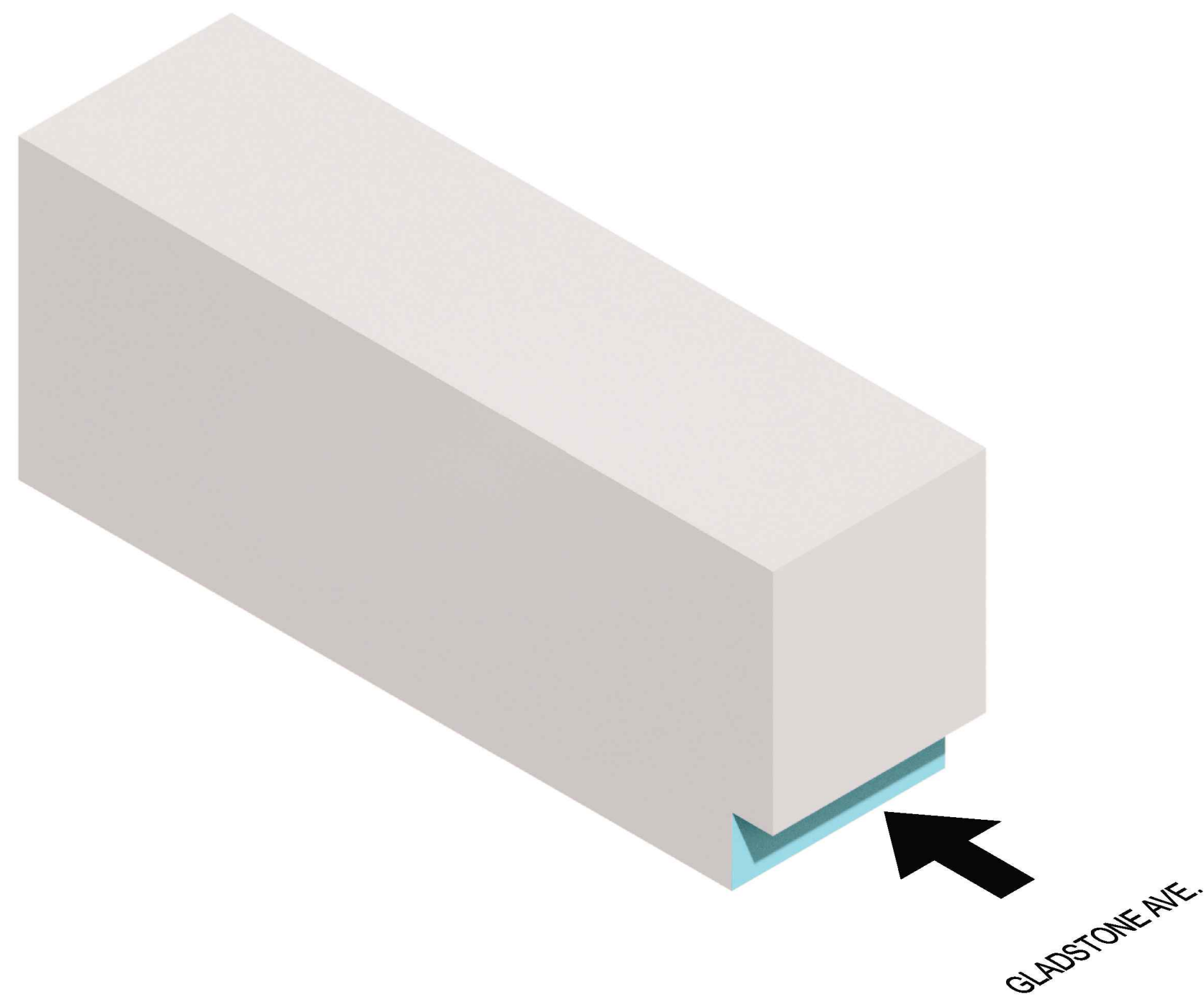
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1252 GLADSTONE AVE.
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DRAWING TITLE:

SPATIAL SEPARATION

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH
DRAWING NO.		A004	



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[illegible]

02	ISSUED FOR DEVELOPMENT PERMIT	06/14/2026
01	ISSUED FOR COORDINATION	06/04/2026
NO.	REVISION	M/D/Y

PROJECT NAME

1252 GLADSTONE
VICTORIA, BC

PROJECT ADDRESS:
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VICTORIA, BC, V8T 4G6



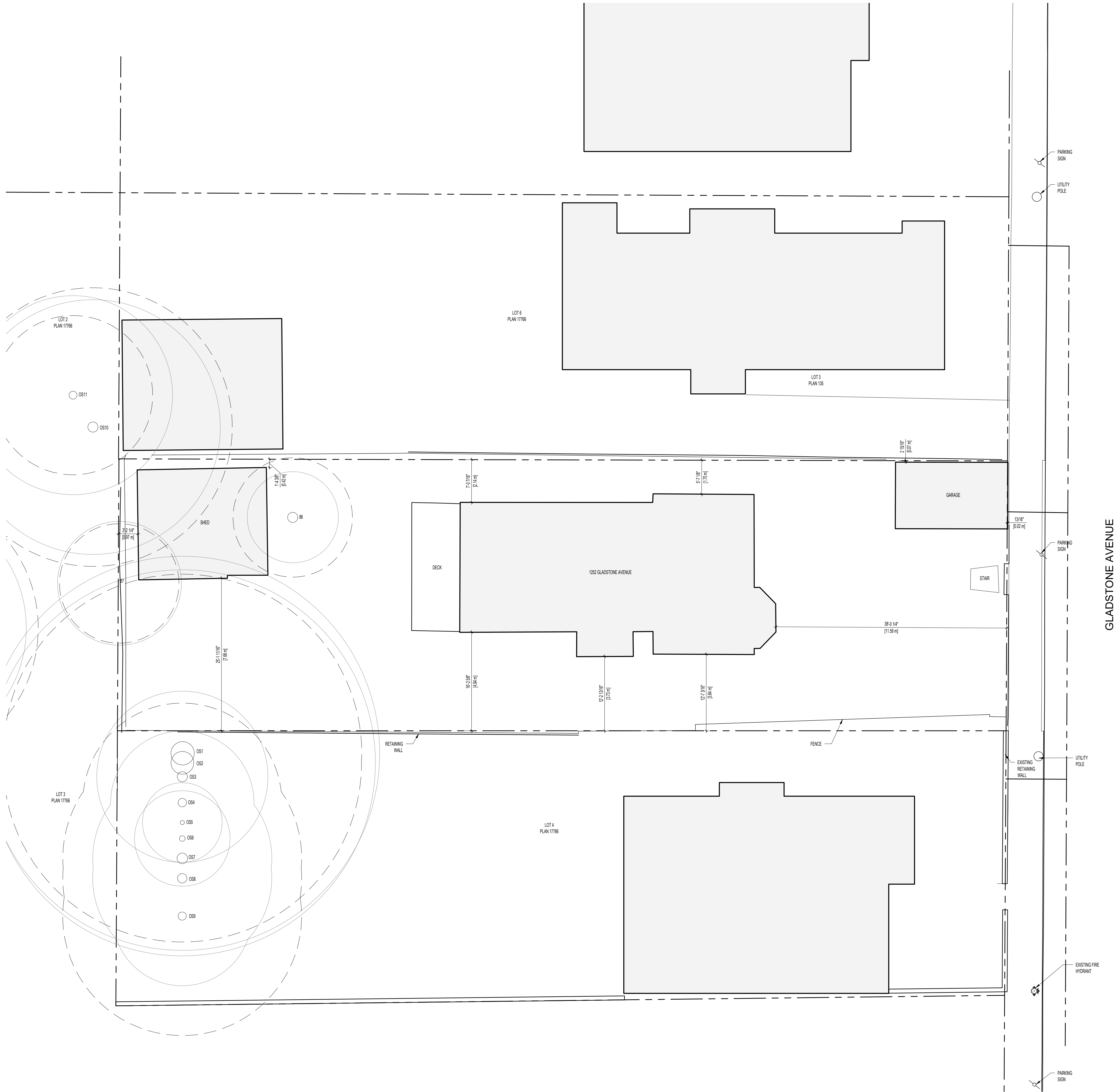
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DRAWING TITLE:

MASSING DIAGRAMS

PROJECT NO:	2301	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH

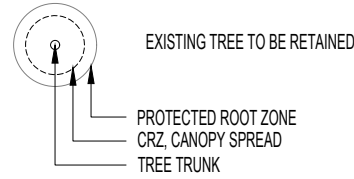
DRAWING NO: A006



1 EXISTING SITE PLAN

1:100

TREE LEGEND



NOTE: SEE ARBORIST REPORT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON CRZ AND RETENTION MEASURES.

0m 1m 2m 3m 4m 5m 10m

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02	ISSUED FOR DEVELOPMENT PERMIT	08/14/2026
01	ISSUED FOR COORDINATION	08/04/2026
NO.	REVISION	MDY

PROJECT NAME

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VICTORIA, BC

PROJECT ADDRESS:
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CHA

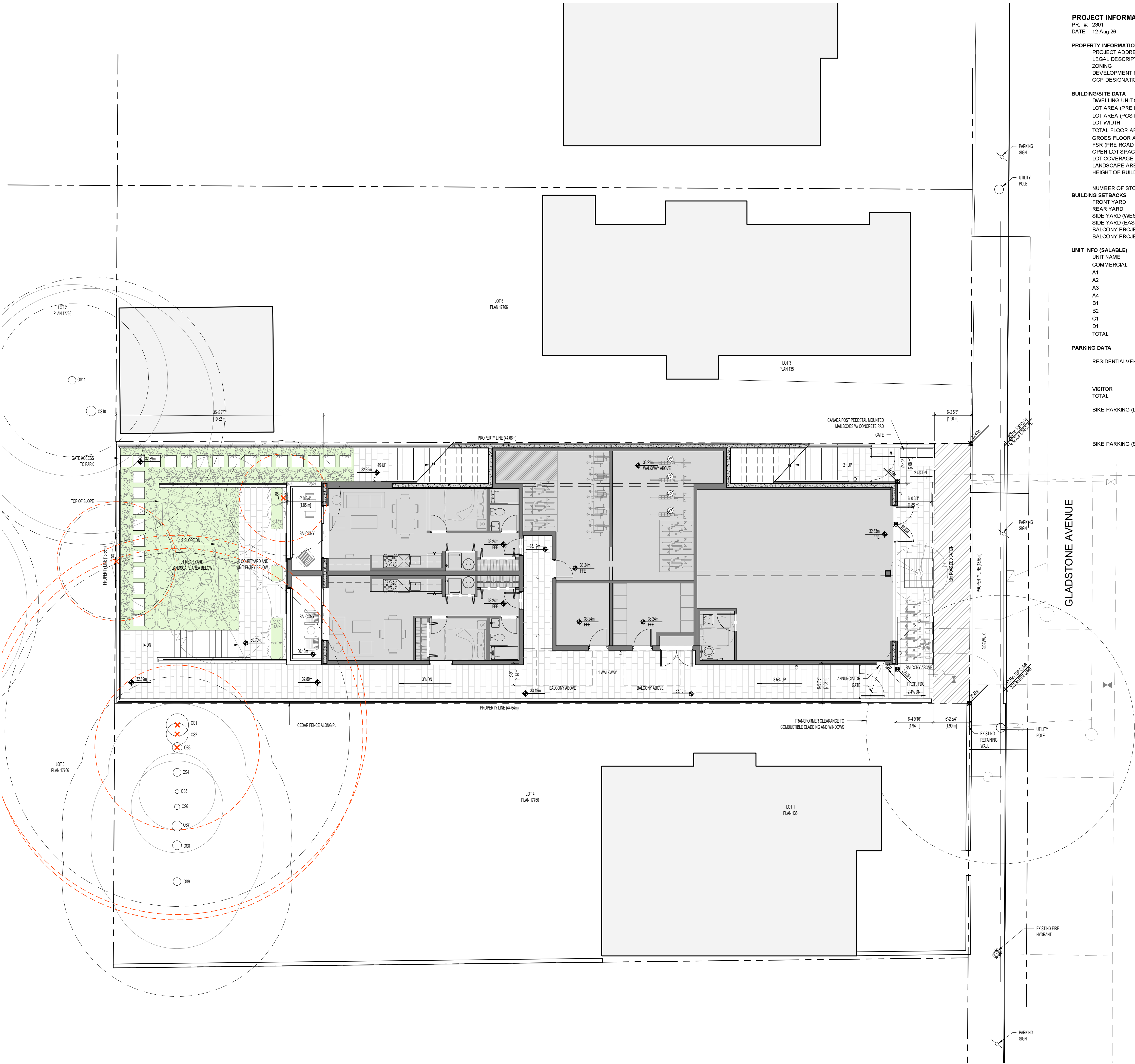
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DRAWING TITLE:

EXISTING SITE PLAN

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO. A101



PROJECT INFORMATION TABLE - 1252 GLADSTONE

PR. # 2301
DATE: 12-Aug-26

PROPERTY INFORMATION

PROJECT ADDRESS 1252 GLADSTONE AVE, VICTORIA BC
LEGAL DESCRIPTION LOT 5 PLAN 17766
ZONING LVD-1 LOCAL VILLAGE DISTRICT
DEVELOPMENT PERMIT AREA DPA 1 GENERAL URBAN DESIGN & TOPA 1 TENANT PROTECTION
OCP DESIGNATION RESIDENTIAL INFILL

BUILDING/SITE DATA

REQUIRED / ALLOWED	PROPOSED	VARIANCE
NO	YES	YES
LOT AREA (PRE ROAD DED.)	607.1 m ²	6,535 sq.ft
LOT AREA (POST ROAD DED.)	581.4 m ²	6,258 sq.ft
LOT WIDTH	13.65 m	44.8 ft
TOTAL FLOOR AREA	969.7 m ²	10,438 sq.ft
GROSS FLOOR AREA	1,219.1 m ²	13,122 sq.ft
FSR (PRE ROAD DED.)	1.597	
OPEN LOT SPACE (PRE ROAD DED.)	54%	
LOT COVERAGE % (POST ROAD DED.)	56%	
LANDSCAPE AREA % (POST ROAD DED.)	9.3%	
HEIGHT OF BUILDING	12.98 m	42.6 ft

NUMBER OF STOREYS (PER OCP)

REQUIRED / ALLOWED	PROPOSED
FRONT YARD	1.84 m
REAR YARD	10.82 m
SIDE YARD (WEST)	2.08 m
SIDE YARD (EAST)	2.08 m
BALCONY PROJECTIONS (FRONT AND REAR YARD)	1.85 m
BALCONY PROJECTIONS (WEST SIDE YARD)	1.14 m

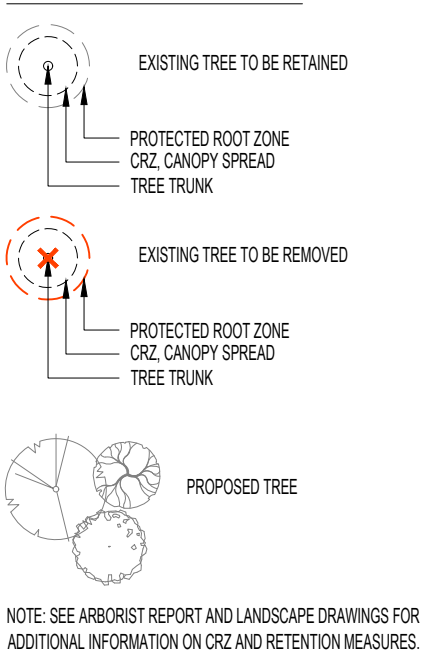
UNIT INFO (SALABLE)

UNIT NAME	UNIT TYPE	AREA	COUNT	TOTAL AREA
COMMERCIAL	CRU	100.1 m ²	1	1,077.5 sq.ft
A1	STUDIO	46.1 m ²	2	92.3 m ²
A2	STUDIO	49.7 m ²	1	49.7 m ²
A3	STUDIO	38.0 m ²	2	75.9 m ²
A4	STUDIO	36.4 m ²	2	72.7 m ²
B1	1 BED	50.3 m ²	1	50.3 m ²
B2	1 BED	43.5 m ²	2	87.0 m ²
C1	2 BDR	84.8 m ²	2	169.3 m ²
D1	3 BDR	104.8 m ²	4	419.1 m ²
TOTAL			17	1,116.5 m ²

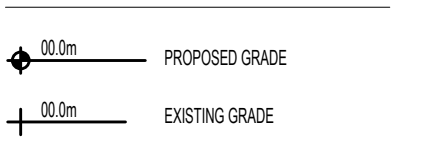
PARKING DATA

REQUIRED	PROPOSED	VARIANCE
RESIDENTIAL/VEHICLE PARKING		
1.1 PER UNIT > 70m2	7	
0.7 PER UNIT > 45m2	0	
0.6 PER UNIT < 45m2	6	
1 PER 25m2 COMM.	4	
0.1 PER UNIT	2	
TOTAL	19	
BIKE PARKING (LONG TERM)		
1 PER UNIT < 45m2	8	
1.25 PER UNIT > 45m2	8	
1 PER 400m2 COMM.	1	
TOTAL	17	
BIKE PARKING (SHORT TERM)		
6 PER BUILDING	6	
1 PER 100 m2 COMM.	1	
TOTAL	7	

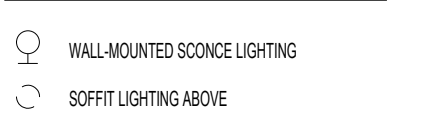
TREE LEGEND



GENERAL LEGEND



LIGHTING LEGEND

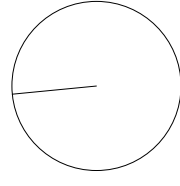


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01	ISSUED FOR DEVELOPMENT PERMIT	08/14/2026
02	ISSUED FOR COORDINATION	08/04/2026
NO.	REVISION	MDY

PROJECT NAME

1252 GLADSTONE
VICTORIA, BC

PROJECT ADDRESS:

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VICTORIA, BC, V8T 4G6



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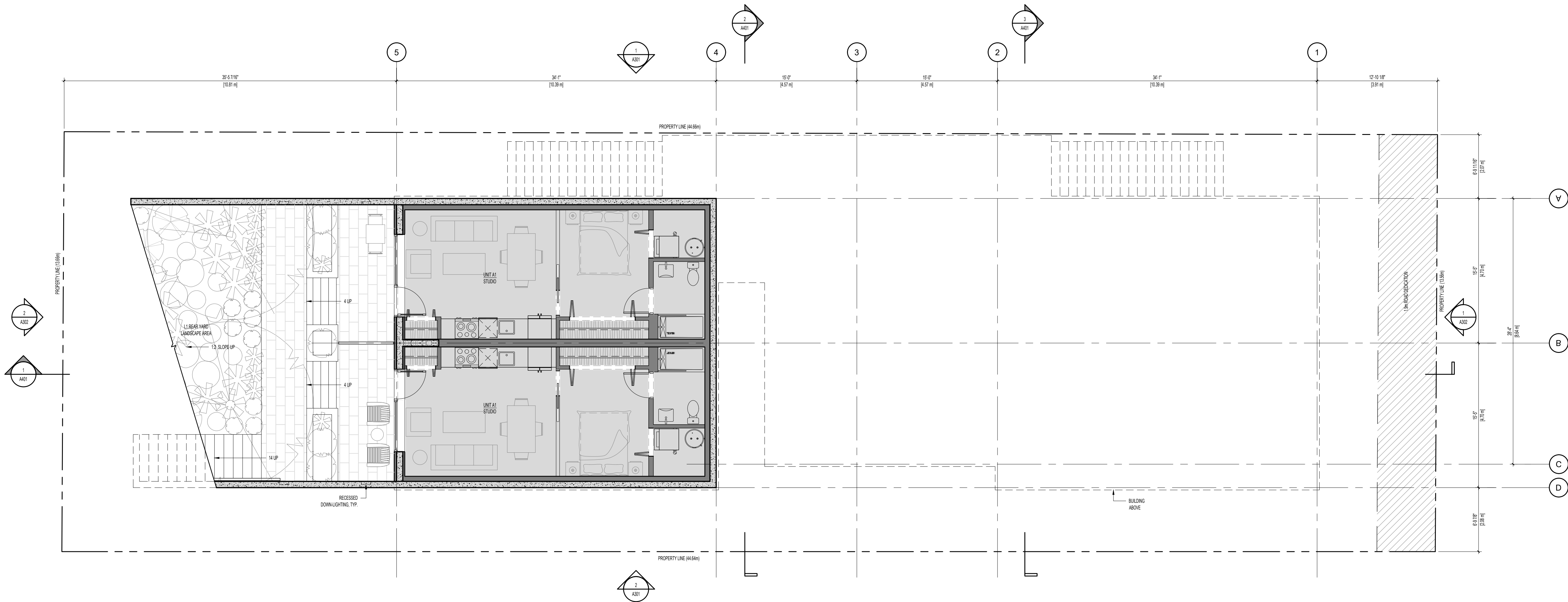
PROPOSED SITE PLAN

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO: A102

1 LEVEL 0 PLAN

175



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01	ISSUED FOR COORDINATION	08/04/2026

PROJECT NAME

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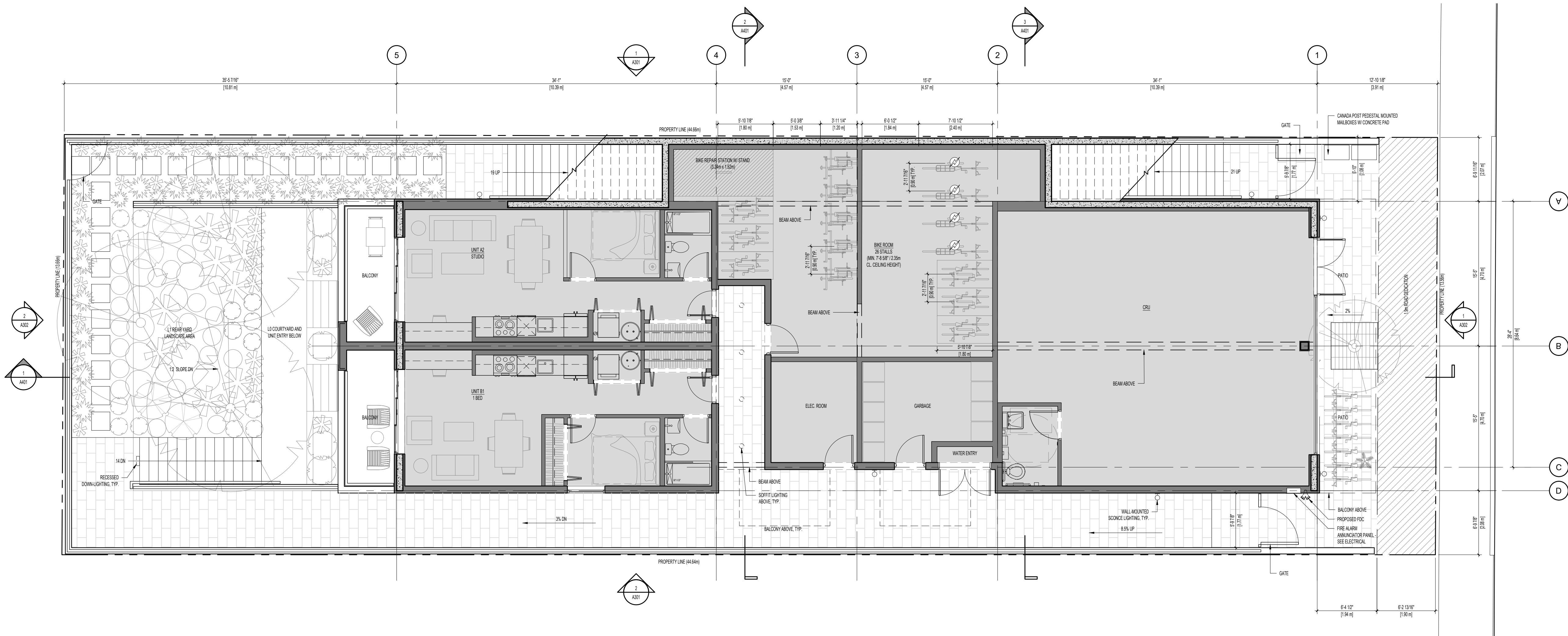
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DRAWING TITLE:

LEVEL 0 PLAN

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH
DRAWING NO.		A201	



LIGHTING LEGEND

- WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- RECESSED DOWN-LIGHTING

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PROJECT NAME

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DRAWING TITLE:

LEVEL 1 PLAN

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH
DRAWING NO.	A202		

1 LEVEL 2 PLAN

175



LIGHTING LEGEND

- WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- RECESSED DOWN-LIGHTING

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01	ISSUED FOR COORDINATION	08/04/2026

PROJECT NAME

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DRAWING TITLE:

LEVEL 2 PLAN

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1/75	REVIEW BY:	CH
DRAWING NO.	A203		

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[illegible]PROJECT NAME

CHA

DRAWING TITLE:

DRAWING NO: A204

- WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- RECESSED DOWN-LIGHTING



LIGHTING LEGEND

- WALL-MOUNTED SCONCE LIGHTING
- SOFFIT LIGHTING ABOVE
- RECESSED DOWN-LIGHTING

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02	ISSUED FOR DEVELOPMENT PERMIT	08/14/2026
01	ISSUED FOR COORDINATION	08/04/2026

PROJECT NAME

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LEVEL 4 PLAN

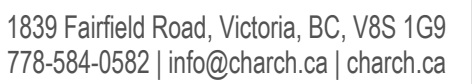
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SCALE:	1/75	REVIEW BY:	CH
DRAWING NO.		A205	

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HIGH-ALBEDO ROOF FINISH.

[illegible]PROJECT NAME

PROJECT ADDRESS:
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ROOF PLAN

DRAWING NO: A206

-  WALL-MOUNTED SCONCE LIGHTING
-  SOFFIT LIGHTING ABOVE
-  RECESSED DOWN-LIGHTING



1 EAST ELEVATION



2 WEST ELEVATION

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2. ALL BEDROOMS TO INCLUDE AT LEAST ONE OPERABLE WINDOW TO THE OUTSIDE, PROVIDING OCCUPANT CONTROLLED ACCESS TO DAYLIGHT AND AIR. SEE ELEVATIONS.

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NO.	REVISION	MDY

PROJECT NAME

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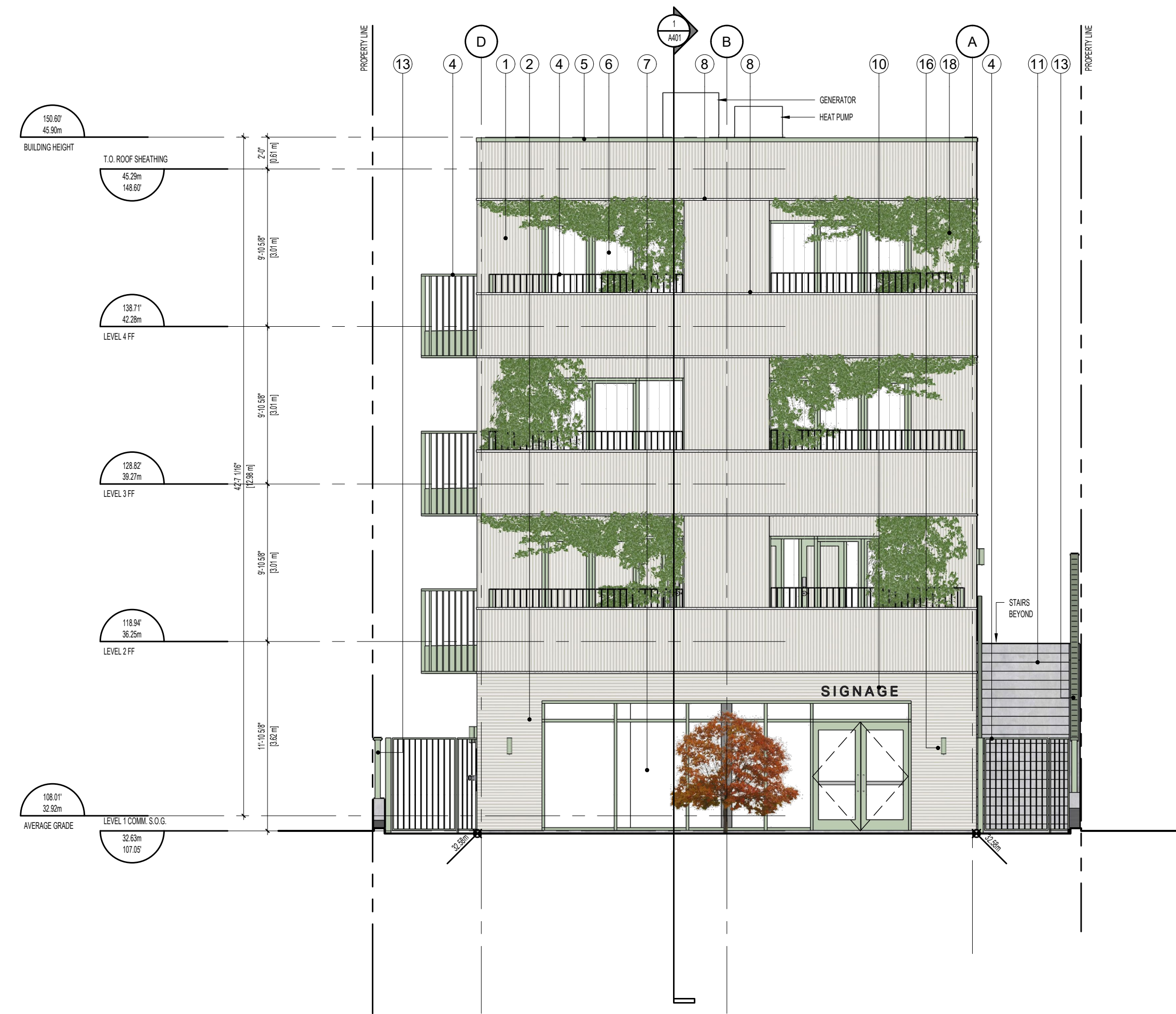
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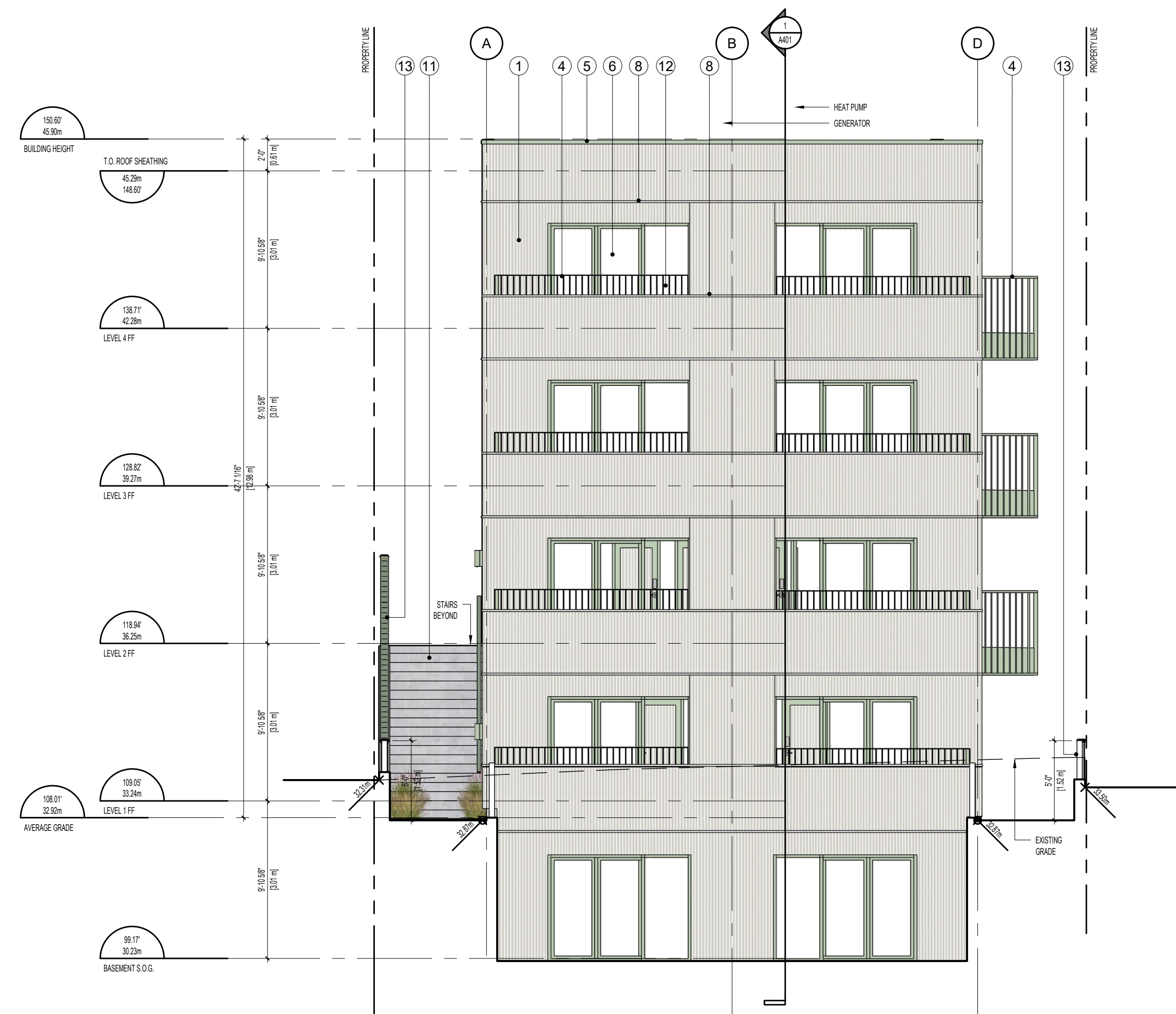
ELEVATIONS

PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO. A301



1 SOUTH ELEVATION
1/75



2 NORTH ELEVATION
1/75

MATERIAL	COLOR / FINISH
1. VERTICAL CORRUGATED METAL SIDING	SMP WHITE WHITE / FACTORY FINISH
2. HORIZONTAL CORRUGATED METAL SIDING	SMP WHITE WHITE / FACTORY FINISH
3. CORRUGATED METAL SOFFIT	SMP WHITE WHITE / FACTORY FINISH
4. STEEL BALCONY / GATE	CUSTOM COLOUR / PRE-PAINTED
5. BRASS METAL FLASHING	SMP MUST GREEN / FACTORY FINISH
6. VINYL WINDOW / SLIDING DOOR	CUSTOM COLOUR / FACTORY FINISH
7. STOREFRONT GLAZING	CUSTOM COLOUR / FACTORY FINISH
8. BRASS METAL FLASHING	SMP WHITE WHITE / FACTORY FINISH
9. CEDAR SOFFIT	CLEAR SEAL
10. METAL SIGNAGE	SMP MUST GREEN / FACTORY FINISH
11. ARCHITECTURAL CONCRETE	CLEAR SEAL
12. CUSTOM METAL PLANTER	SMP MUST GREEN / POWDER COAT
13. CEDAR FENCE	GREEN STAIN
14. SOLID WOOD DOOR	CUSTOM COLOUR / PRE-PAINTED
15. STEEL UTILITY DOOR	CUSTOM COLOUR / PRE-PAINTED
16. SCIENCE LIGHTING	SMP MUST GREEN / FACTORY FINISH
17. 1" DIME RADIOS	SMP MUST GREEN / POWDER COAT
18. CABLE TRELLIS	GALVANIZED METAL
19. STEEL PLATE CANOPY	SMP MUST GREEN / POWDER COAT

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2. ALL BEDROOMS TO INCLUDE AT LEAST ONE OPERABLE WINDOW TO THE OUTSIDE, PROVIDING OCCUPANT CONTROLLED ACCESS TO DAYLIGHT AND AIR. SEE ELEVATIONS.

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02	ISSUED FOR DEVELOPMENT PERMIT	08/14/2026
01	ISSUED FOR COORDINATION	08/04/2026
NO.	REVISION	MDY

PROJECT NAME

1252 GLADSTONE
VICTORIA, BC

PROJECT ADDRESS:

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DRAWING TITLE:

ELEVATIONS

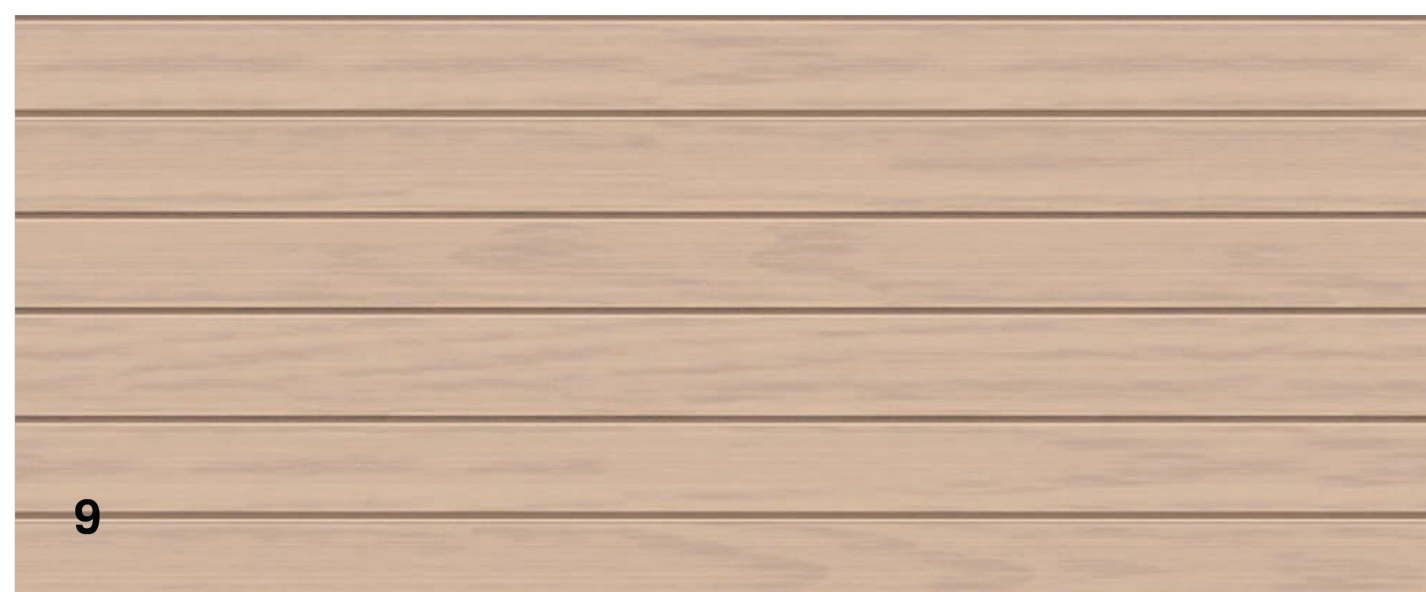
PROJECT NO.	2301	DRAWN BY:	KG
SCALE:	1/75	REVIEW BY:	CH
DRAWING NO.		A302	



1 MATERIAL KEY (FRONT ELEVATION)



MATERIAL	CLOUR / FINISH
1. VERTICAL CORRUGATED METAL SHEET	SMP WHITE / WHITE / FACTORY FINISH
2. HORIZONTAL CORRUGATED METAL SING	SMP WHITE / WHITE / FACTORY FINISH
3. CORRUGATED METAL SING	SMP WHITE / WHITE / FACTORY FINISH
4. STEEL BALCONY / GATE	CUSTOM COLOUR / PRE-PAINTED
5. BRAKE METAL FLASHING	SMP MIST GREEN / FACTORY FINISH
6. ANTI RUST / ANTI CORROSION COATING	CUSTOM COLOUR / FACTORY FINISH
7. STOPPERING GAZING	CUSTOM COLOUR / FACTORY FINISH
8. BRAKE METAL FLASHING	SMP WHITE / WHITE / FACTORY FINISH
9. CEAD ROOFIT	CEAD SEAL
10. CEAD ROOFIT	SMP MIST GREEN / FACTORY FINISH
11. ARCHITECTURAL CONCRETE	CEAD SEAL
12. CUSTOM METAL PLASTER	CUSTOM COLOUR / POWDER COAT
13. CEAD FENCE	GREEN STAIN
14. CEAD WOODWORK	CUSTOM COLOUR / PRE-PAINTED
15. STEEL UTILITY DOOR	CUSTOM COLOUR / PRE-PAINTED
16. SCIENCE LIGHTING	SMP MIST GREEN / FACTORY FINISH
17. 6" BRACKES	SMP MIST GREEN / POWDER COAT
18. 6" BRACKES	RAL UNPAINTED METAL
19. STEEL PLATE CLAMPY	SMP MIST GREEN / POWDER COAT



2 MATERIAL BOARD

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NORTH ARROW

NOTES

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OWNER/CLIENT: TONNY KIPTOO
1252 GLADSTONE AVE.
VICTORIA, BC, V8T 4G6

[illegible]

PROJECT NAME

1252 GLADSTONE
VICTORIA, BC

PROJECT ADDRESS:

1252 GLADSTONE AVE.
VICTORIA, BC, V8T 4G6

CHA

1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE

MATERIAL BOARD

PROJECT NO:	2301	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH

DRAWING NO: **A303**

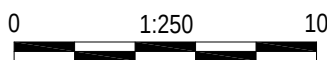




ING NO: A401

LOT 5, SPRING RIDGE, VICTORIA CITY, PLAN 17766

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)

003-808-971

SITE AREA

607.1m²

CIVIC ADDRESS

1252 GLADSTONE AVENUE
VICTORIA, BC

MUNICIPALITY

City of Victoria

ZONING

LVD-1 Local Village District

LEGEND

Elevations are geodetic based on Integrated survey monument 16-41 in the City of Victoria at elevation 29.584m.

Note: Only trees with Trunk greater than 0.20m are identified.

Consult Arborist to verify tree species

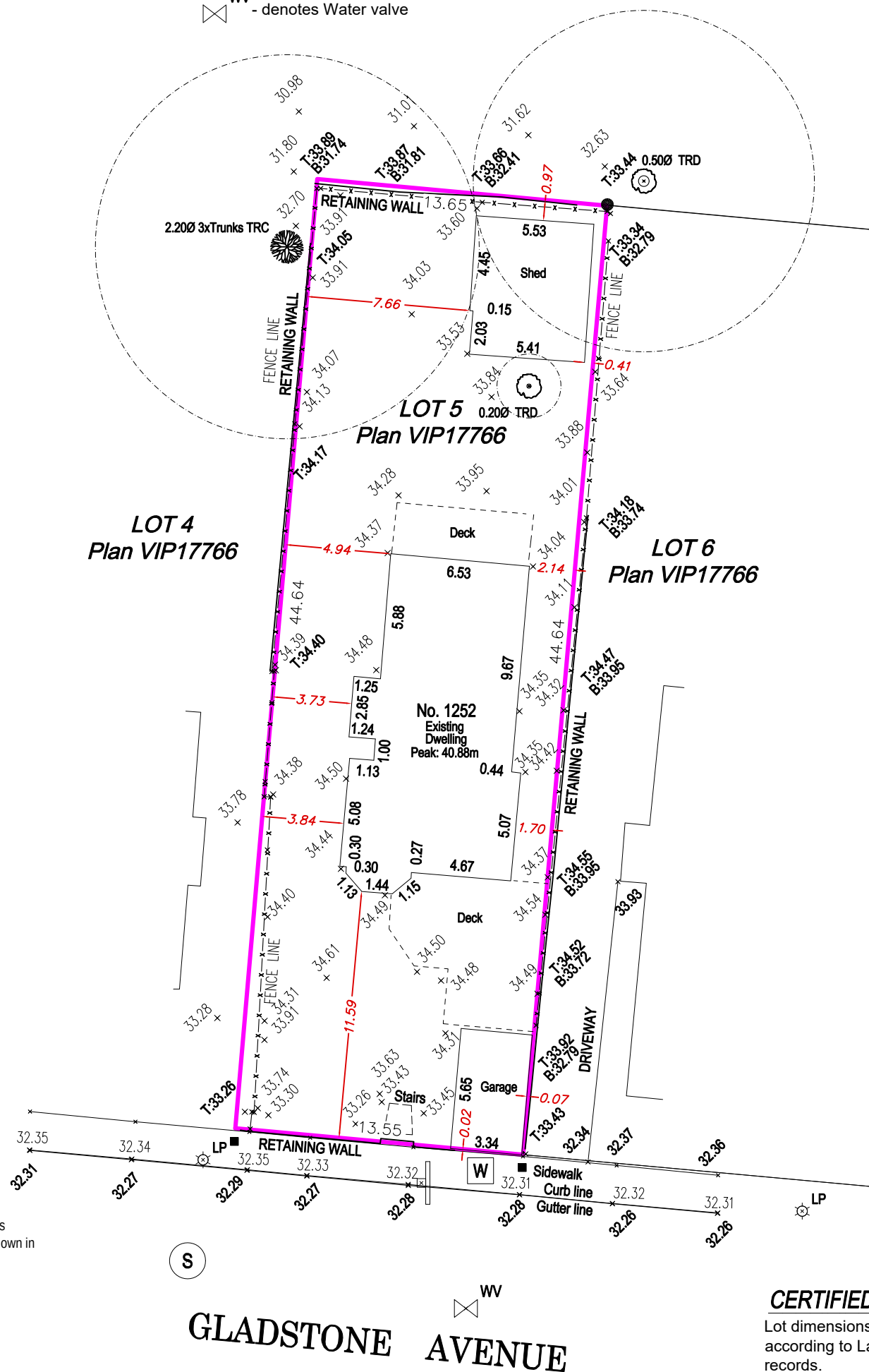
Grade shots are taken at the point marked X

- - denotes Iron Post found
 - - denotes Lead Plug found
 - TRD - denotes Deciduous Tree type
 - TRC - denotes Coniferous Tree type
 - LP - denotes Power pole w lamp
 - W - denotes Water meter
 - S - denotes Sanitary Manhole
 - Sign - denotes Sign
 - WV - denotes Water valve

- Retaining Wall Elevation Labels
(T=Top, B=Bottom)

Lot is relatively flat within the retaining wall, therefore contour is not generated

Lot is relatively flat within the retaining wall, therefore contour is not generated



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This document was prepared for the exclusive use of our client, Tonny Kiptoo

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this survey unless such documents are provided and it can be shown in two dimensional view.

Explorer Land Surveying INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

CERTIFIED CORRECT

Lot dimensions are correct according to Land Title Office records.

Kenneth Ng
JQHMGU

Kenneth KC Ng, BCLS
Field Survey - 28 April, 2026
Dated this 14th of May, 2026.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

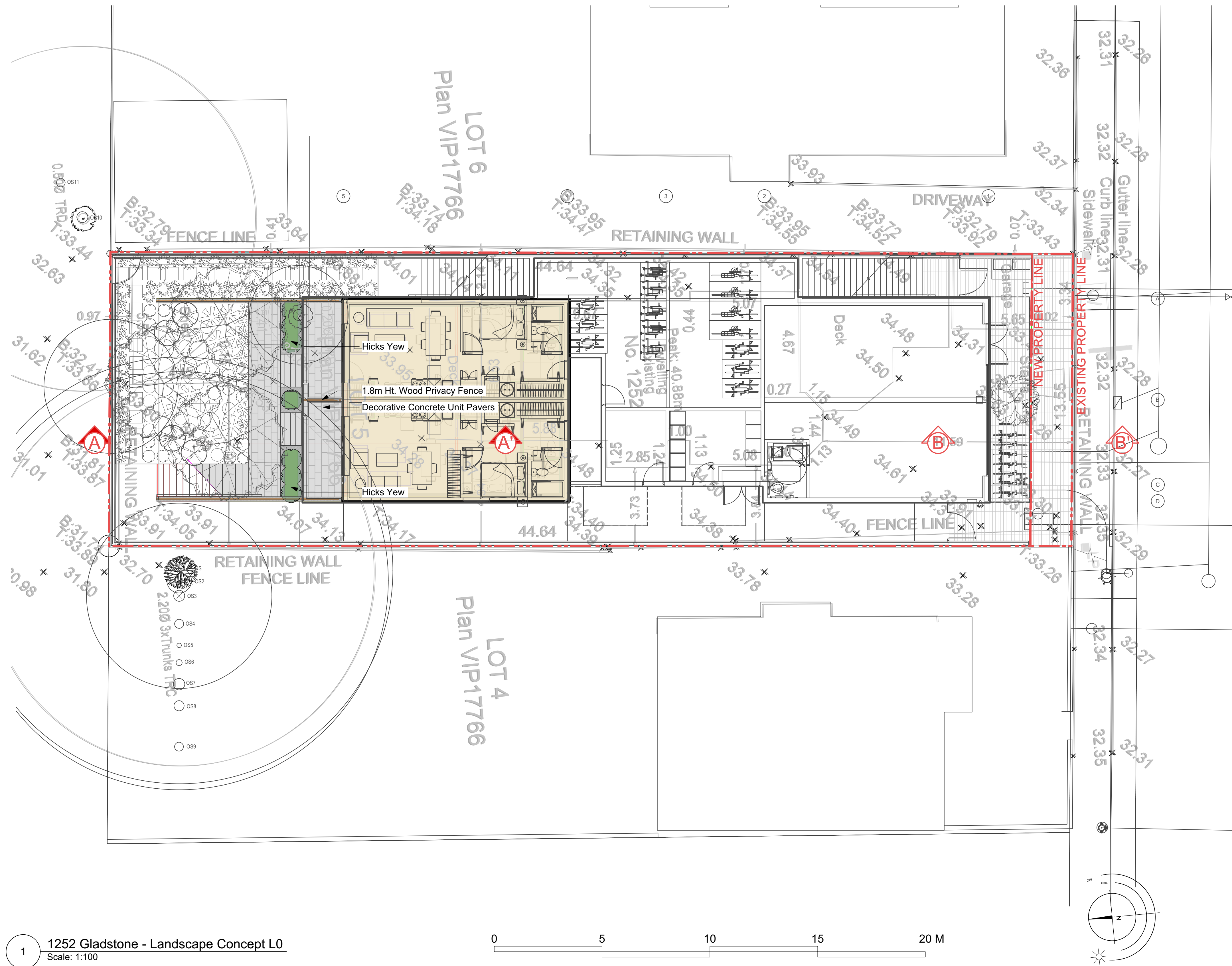
FILE: 12008

DWG/DATE: 12008-1252 Gladstone/2026-05-14

Explorer
Land Surveying Inc

PO Box 28168, WESTSHORE PO
Victoria, B. C. V9B 6K8
Tel: (250) 381-2257
email: kenneth@explorersurvey.com

Digitally signed by Kenneth Ng
JQHMGU
DN: c=CA, cn=Kenneth Ng
JQHMGU, o=BC Land Surveyor,
ou=Verify ID at www.juricert.co
LKUP.cfm?id=JQHMGU
Date: 2026.05.18 13:26:37 -0700



1 1252 Gladstone - Landscape Concept L0
Scale: 1:100

TREES



Shademaster Honey Locust

MATERIALS



Decorative Concrete Unit Pavers

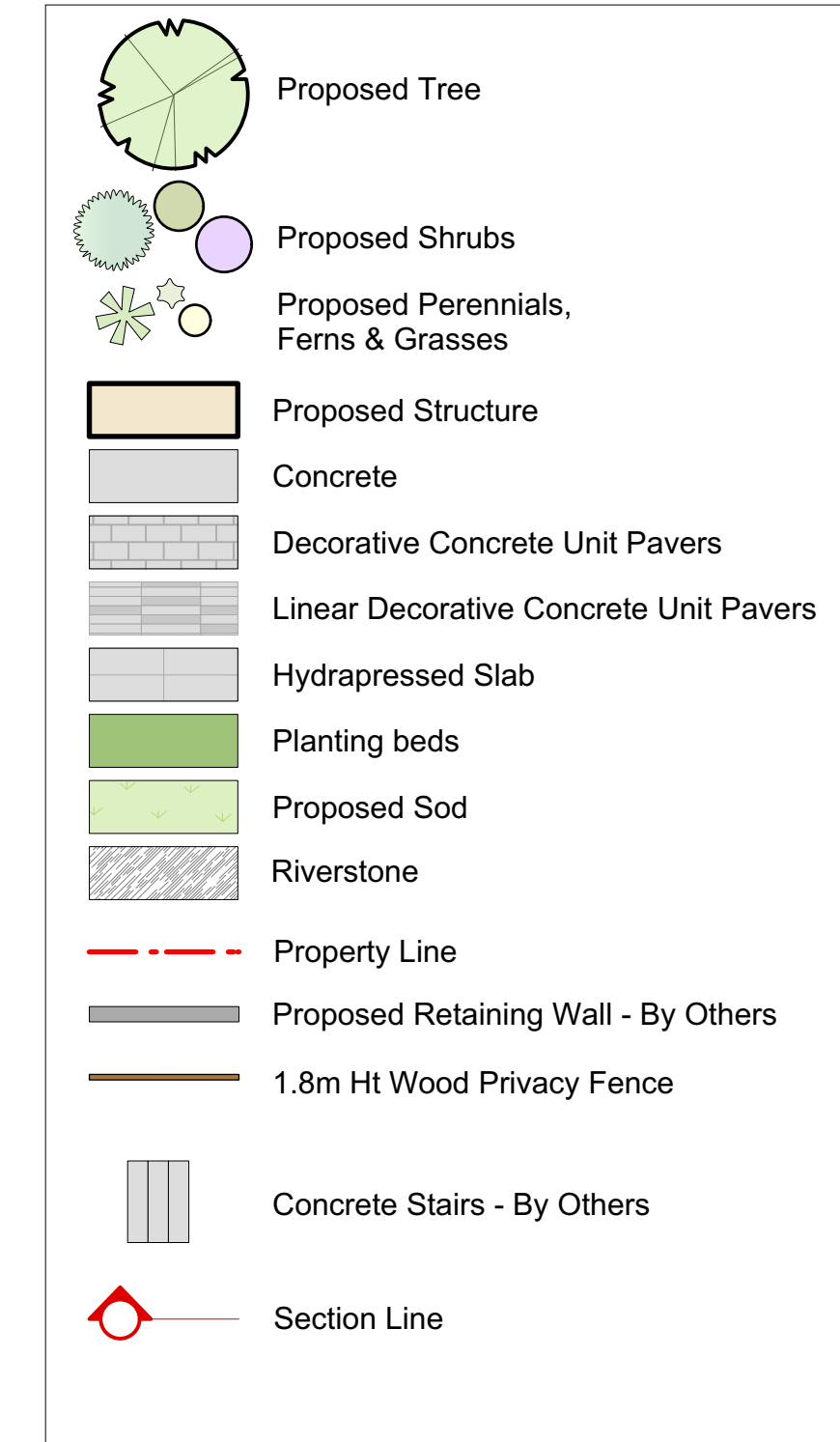


Linear Decorative Concrete Unit Pavers

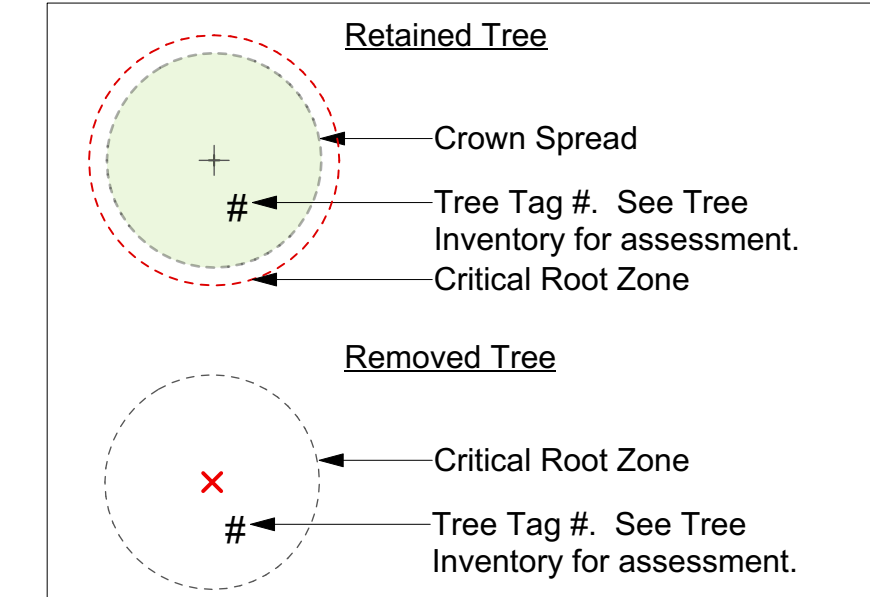


River Rock

MATERIALS LEGEND



TREE MANAGEMENT LEGEND



Recommended Nursery Stock

Trees

TOTAL : 4

Botanical Name	Common Name	Size
Acer palmatum 'Orange Dream'	Orange Dream Japanese Maple	#5 Pot.
Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6cm cal.

Large Shrubs

TOTAL : 11

Botanical Name	Common Name	Size
Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.

Medium Shrubs

TOTAL : 9

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot

Small Shrubs

TOTAL : 23

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	#1 pot

Perennials, Annuals and Ferns

TOTAL : 93

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Polystichum munitum	Sword Fern	#1 Pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#1 pot

Notes:

- All work to be completed to current (CLS) Canadian Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

Rev 05:Aug-12-26
Rev 04: Jul-31-26
Rev 03: Jun-26-26
Rev 02: Jun-16-26
Rev 01: Jun-15-26

L1/8

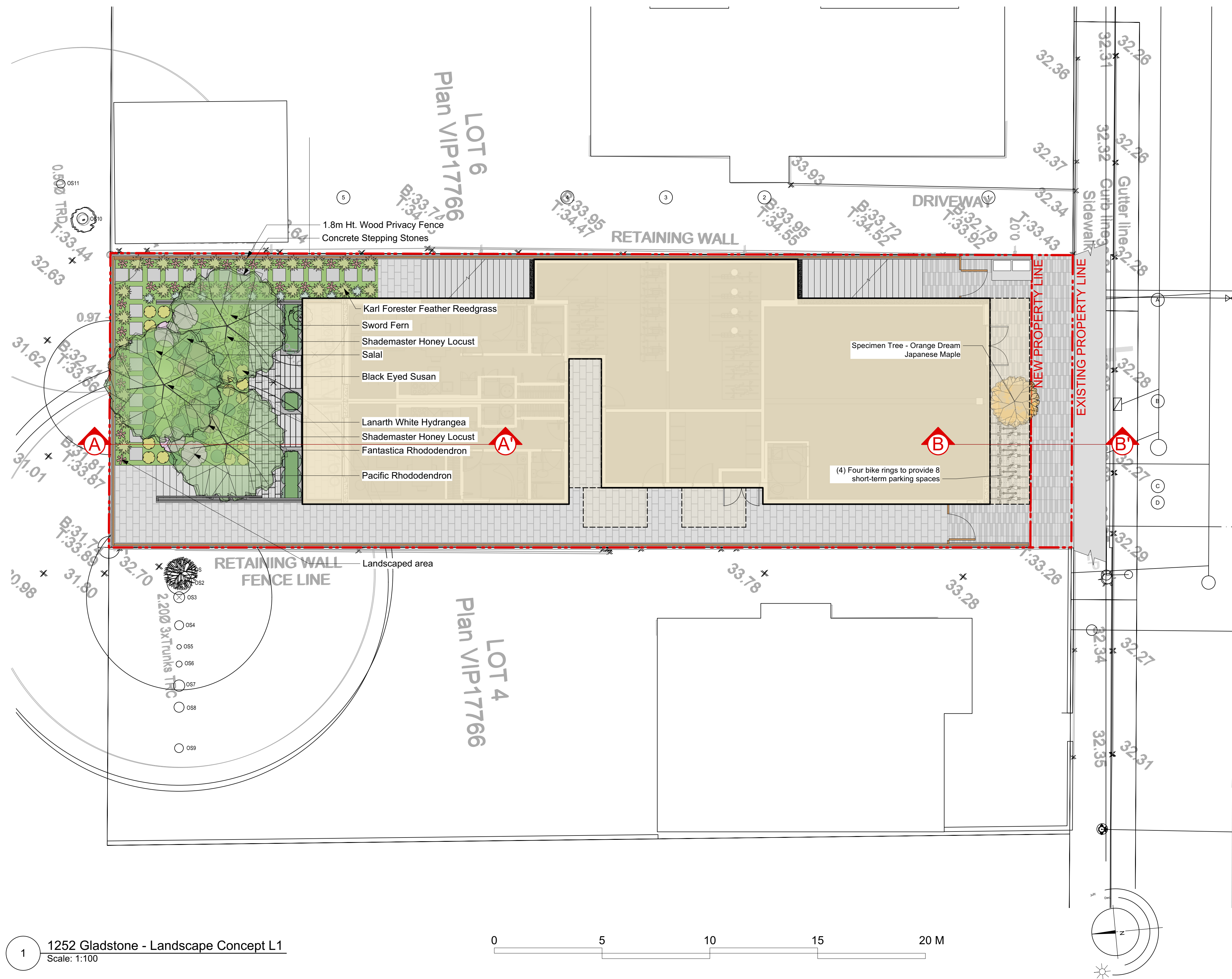
1252 Gladstone | Landscape Concept Plan L0

1252 Gladstone Avenue, Victoria, BC



Project No: 0000 MMM-DD-YY

2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696



1 1252 Gladstone - Landscape Concept L1
Scale: 1:100

TREES



Shademaister Honey Locust

MATERIALS

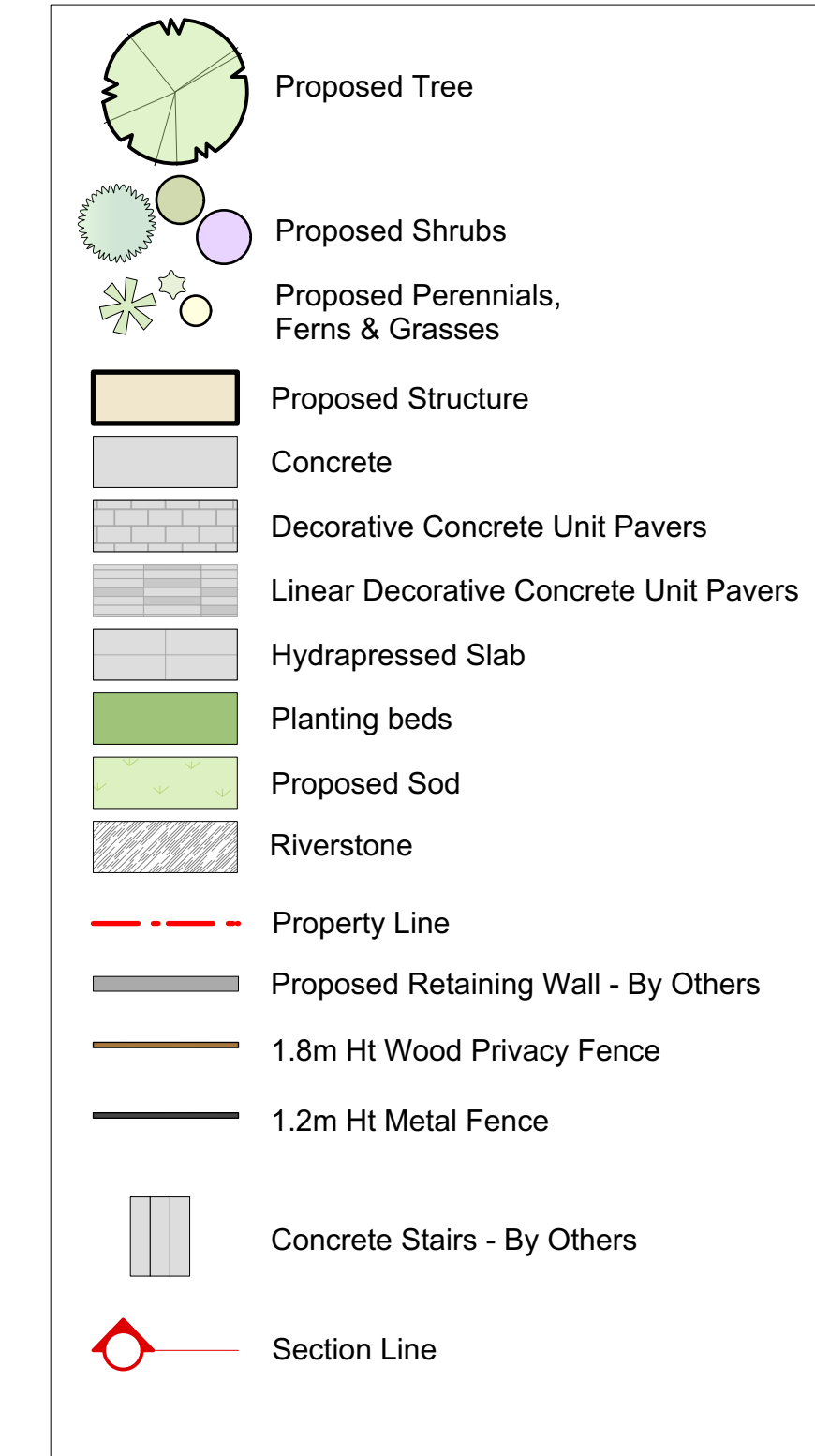


Decorative Concrete Unit Pavers

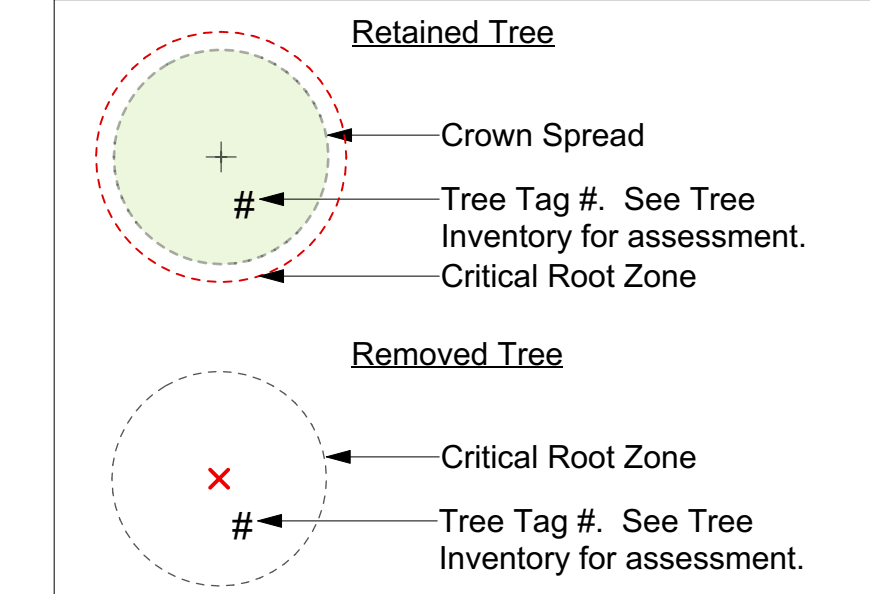


Linear Decorative Concrete Unit Pavers

MATERIALS LEGEND



TREE MANAGEMENT LEGEND



Recommended Nursery Stock

Trees

TOTAL : 4

Botanical Name	Common Name	Size
Acer palmatum 'Orange Dream'	Orange Dream Japanese Maple	#5 Pot.
Gleditsia triacanthos 'Shademaister'	Shademaister Honeylocust	6cm cal.

Large Shrubs

TOTAL : 11

Botanical Name	Common Name	Size
Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.

Medium Shrubs

TOTAL : 9

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot

Small Shrubs

TOTAL : 23

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	#1 pot

Perennials, Annuals and Ferns

TOTAL : 93

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Polystichum munitum	Sword Fern	#1 Pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#1 pot

Notes:

- All work to be completed to current (CLS) Canadian Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

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Rev 02: Jun-16-26
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L2/8

1252 Gladstone | Landscape Concept Plan L1

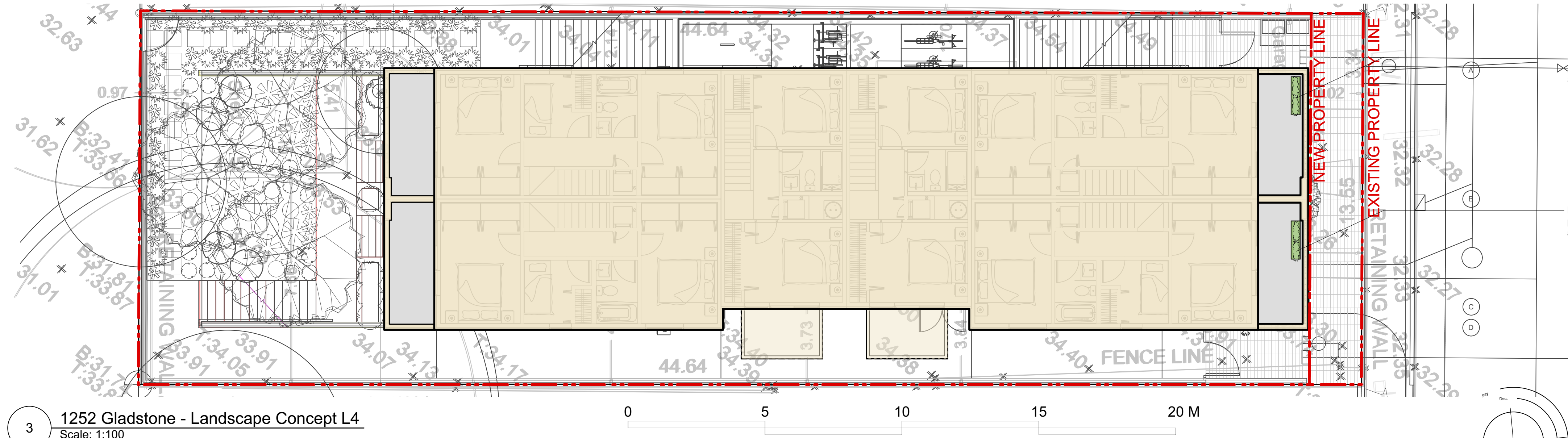
1252 Gladstone Avenue, Victoria, BC



LADR LANDSCAPE ARCHITECTS

Project No: 0000 MMM-DD-YY

2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696



3 1252 Gladstone - Landscape Concept L4
Scale: 1:100

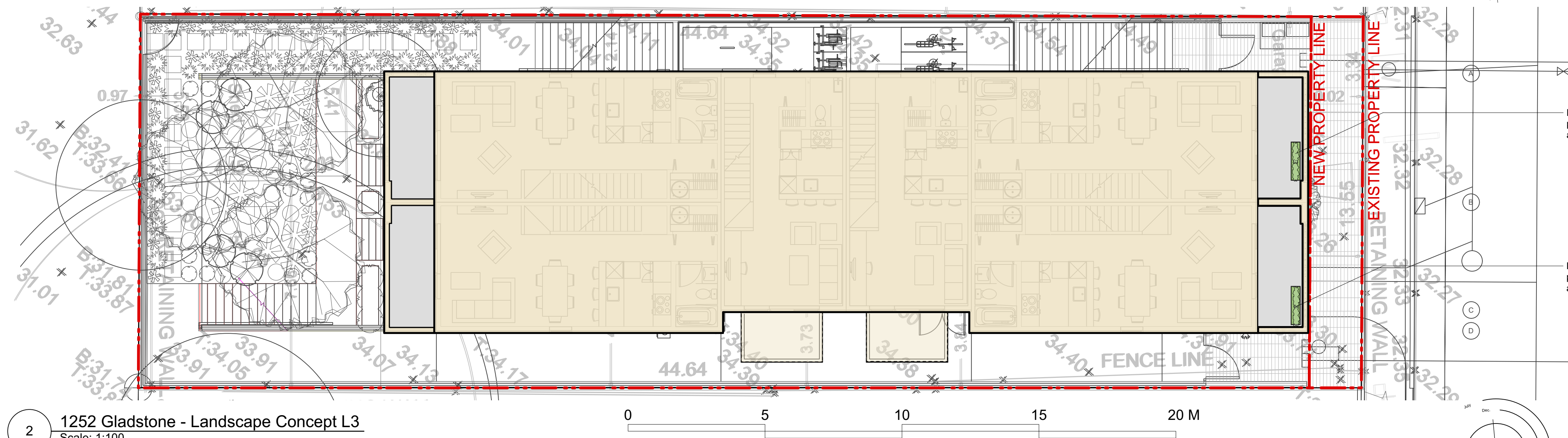
MATERIALS LEGEND

	Proposed Vines
	Proposed Structure
	Concrete
	Planting beds
	Property Line

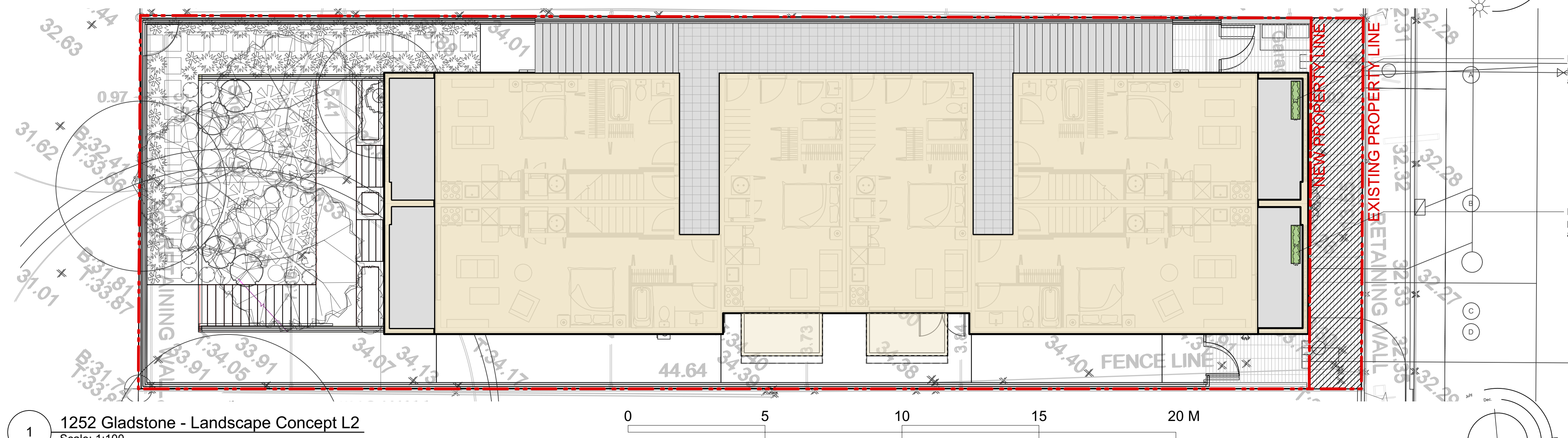
Recommended Nursery Stock

Vines	Botanical Name	Common Name	Size
TOTAL : 12	Clematis armandii	Evergreen Clematis	#2 pot

- Notes:**
1. All work to be completed to current (CLS) Canadian Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



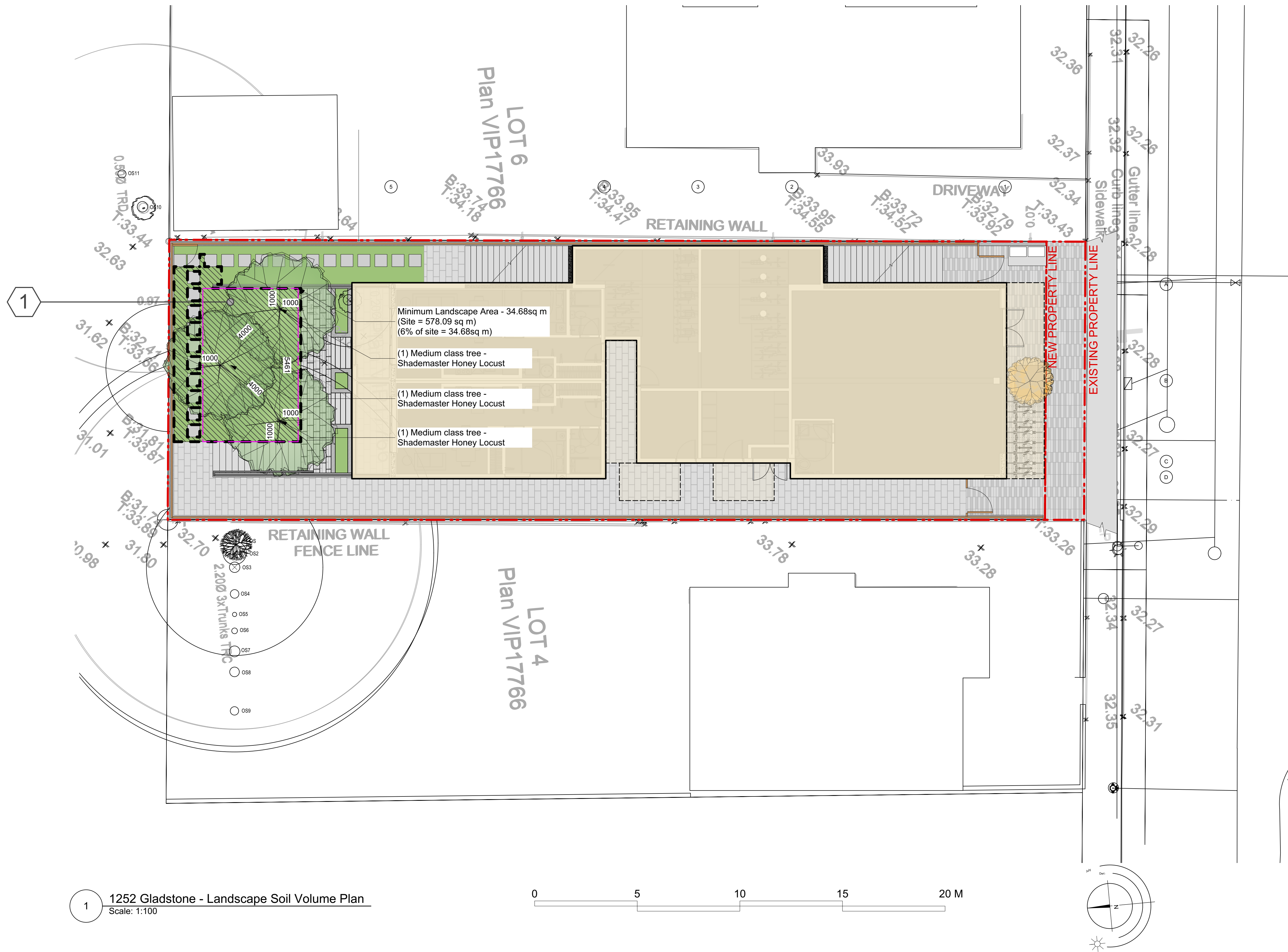
2 1252 Gladstone - Landscape Concept L3
Scale: 1:100



1 1252 Gladstone - Landscape Concept L2
Scale: 1:100

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Rev 04: Jul-31-26
Rev 03: Jun-26-26
Rev 02: Jun-16-26
Rev 01: Jun-15-26

L3/8



MATERIALS LEGEND

- Proposed Tree
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
- Planting beds
- Proposed Sod
- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Metal Fence
- Concrete Stairs - By Others
- Soil Volume Area Tag
- Soil Volume area
- Minimum Landscape Area 6% Of Site

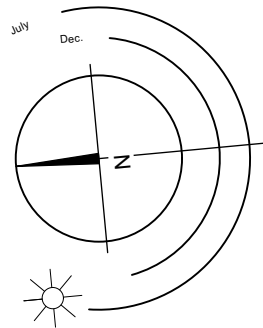
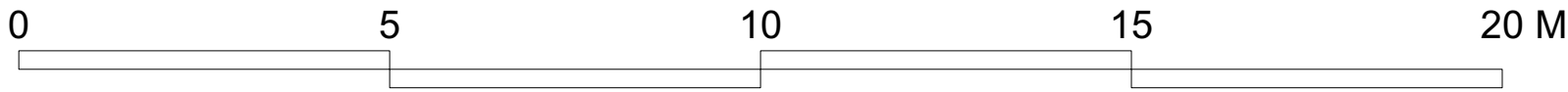
SOIL VOLUME CHART

Soil Table			Replacement Tree Proposed			Soil Volume Required (M3)					
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	B #Small	C #Medium	D #Large	E Small	F Medium	G Large	Total	
Onsite											
1	45.08	1	45.08		3		0	45	0	45	
Offsite (Excluding City Property)											
Planting AreaOSA X											
(Excluding City Property)											
Calculation							IF B =1,BX8 IF B >1,BX6	IF C =1,CX20 IF C >1,CX15	IF B =1,BX35 IF B >1,BX30	E+F+G	

Recommended Nursery Stock

Trees TOTAL : 4	Botanical Name Acer palmatum 'Orange Dream' Gleditsia triacanthos 'Shademaster'	Common Name Orange Dream Japanese Maple Shademaster Honeylocust	Size #5 Pot. 6cm cal.
Large Shrubs TOTAL : 11	Botanical Name	Common Name	Size

1 1252 Gladstone - Landscape Soil Volume Plan
Scale: 1:100



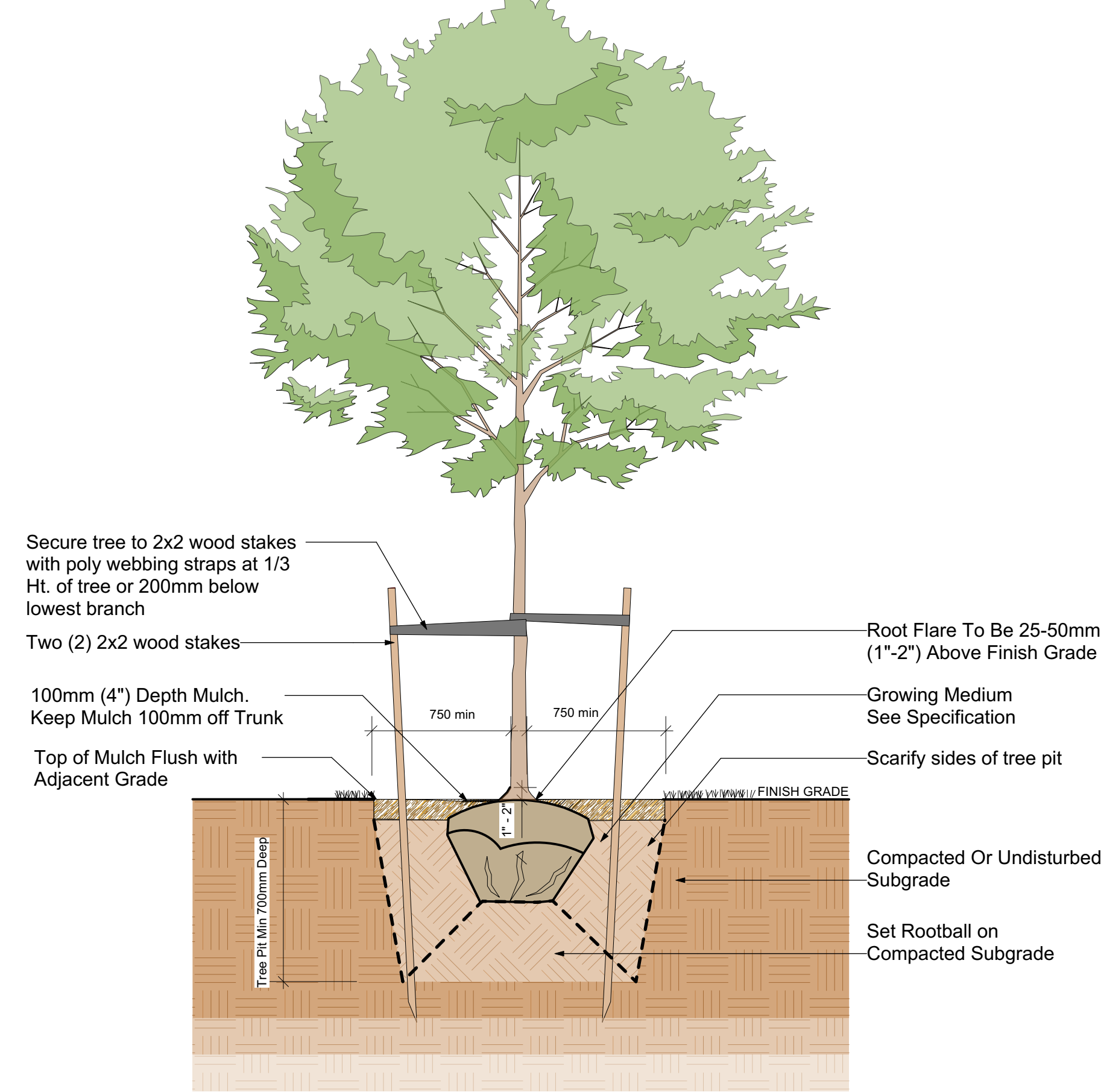
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Rev 03: Jun-26-26
Rev 02: Jun-16-26
Rev 01: Jun-15-26

L4/8

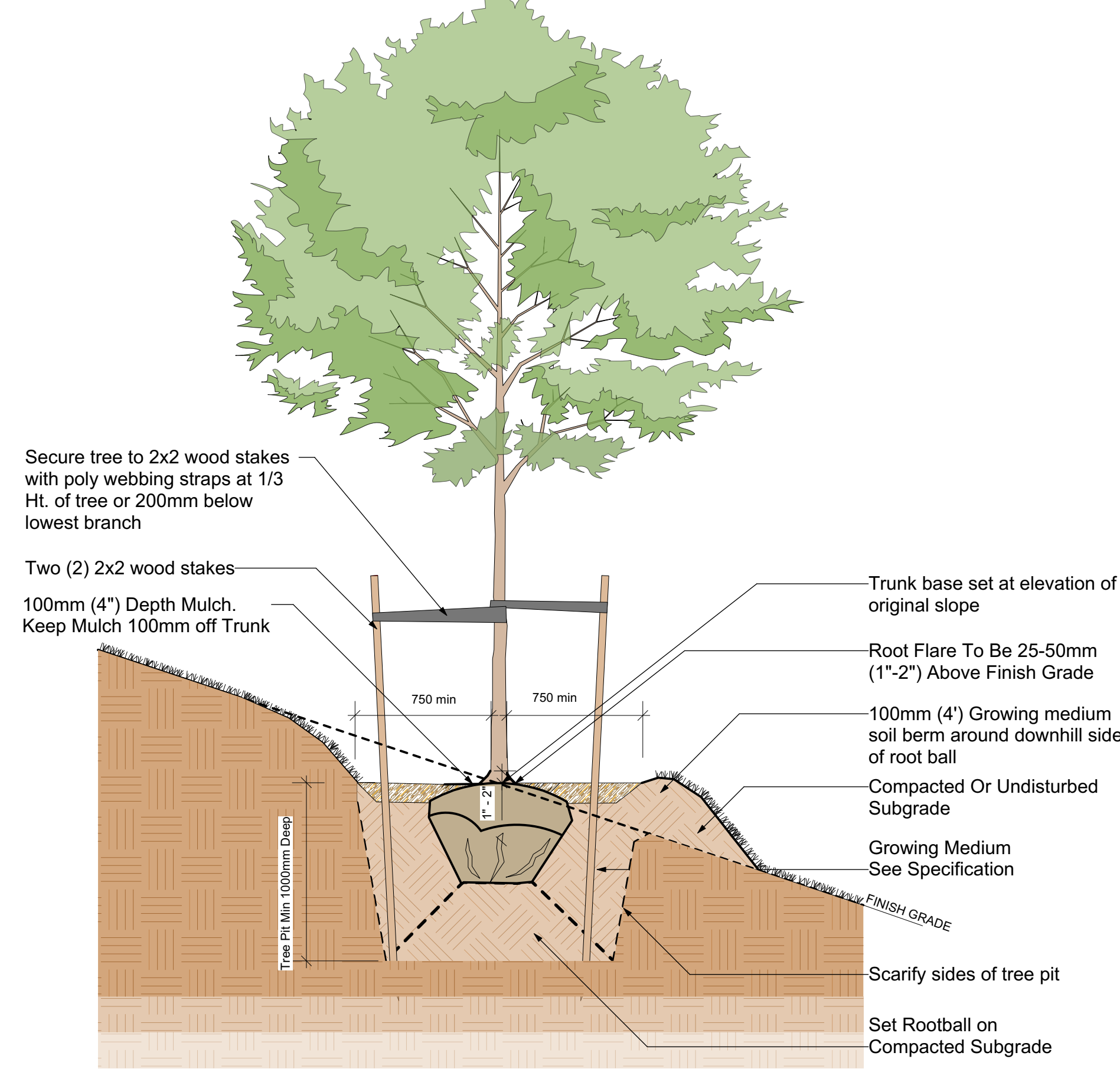
1252 Gladstone | Landscape Soil Volume Plan

1252 Gladstone Avenue, Victoria, BC

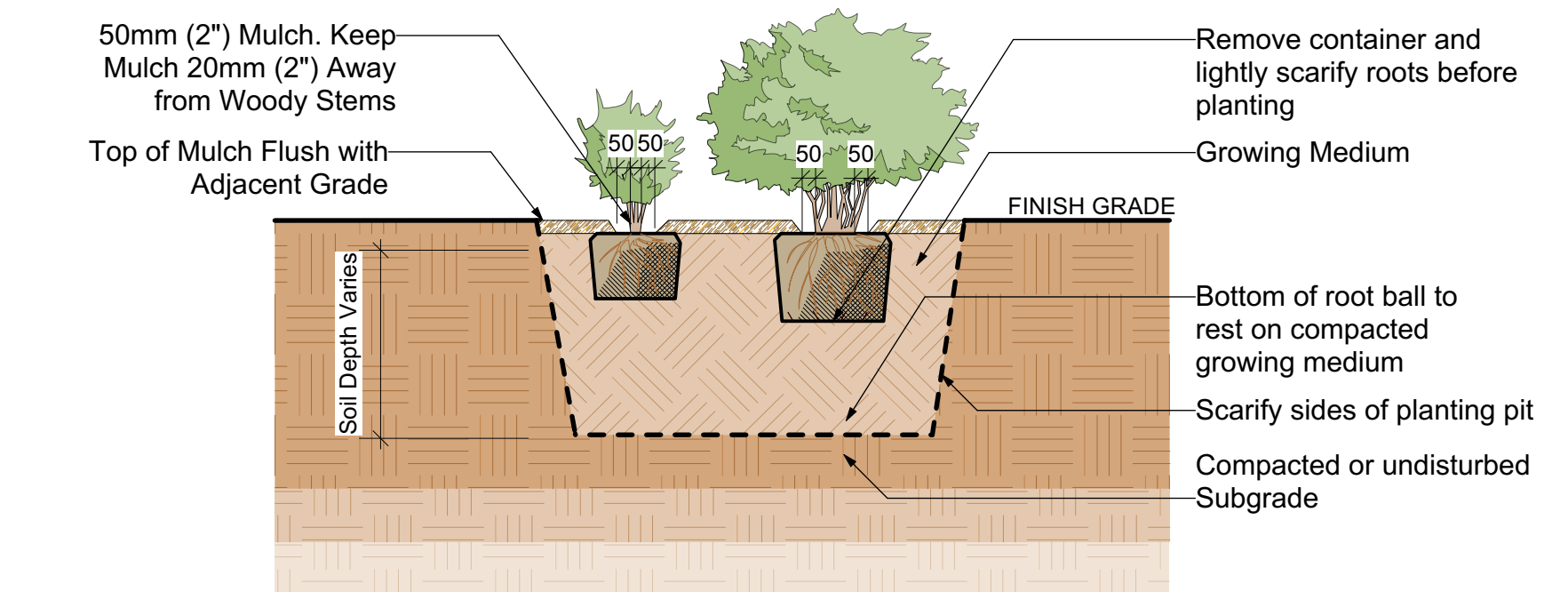




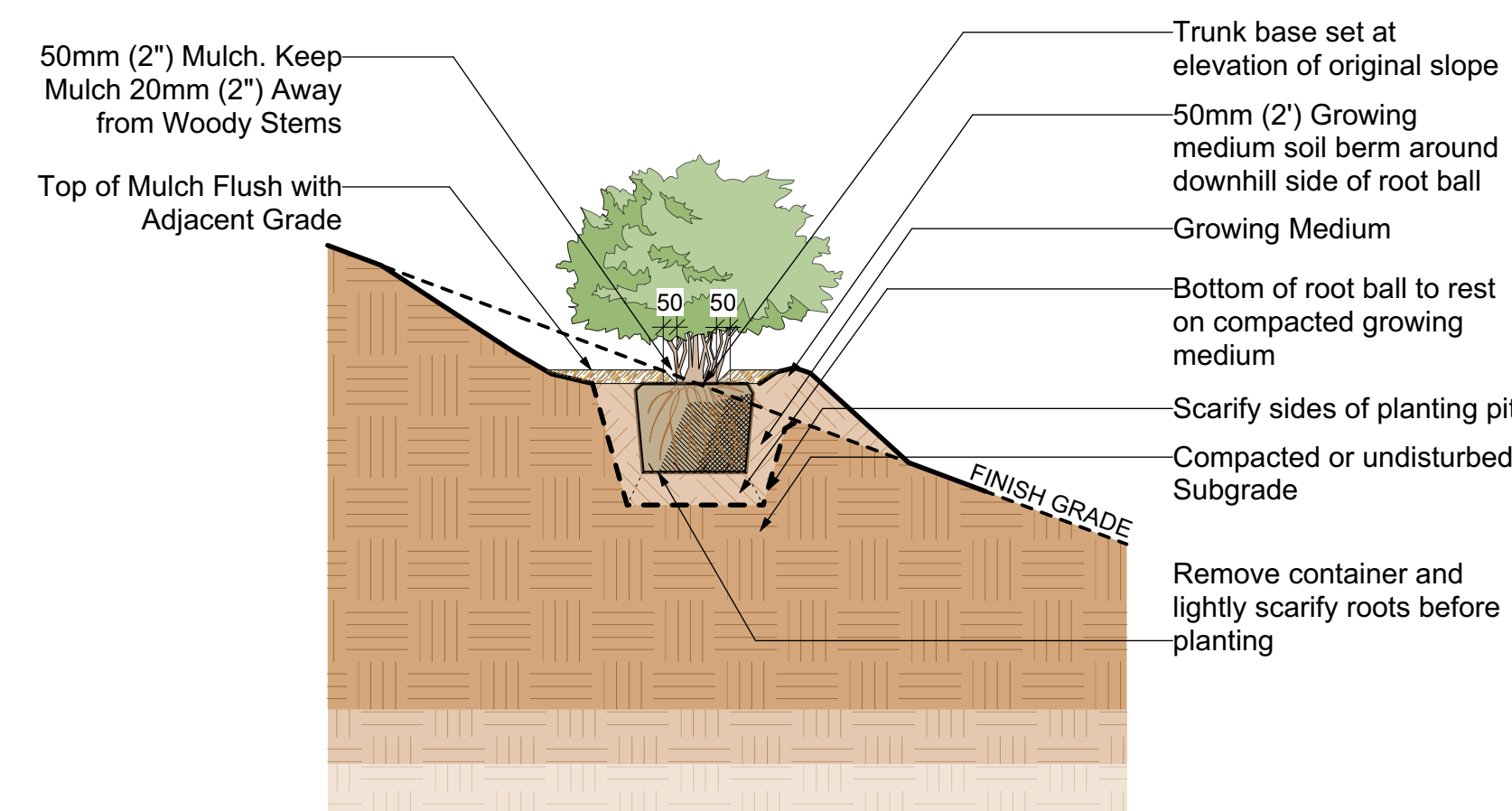
1
D1 Typical Deciduous Tree Planting Detail
Scale: 1:25



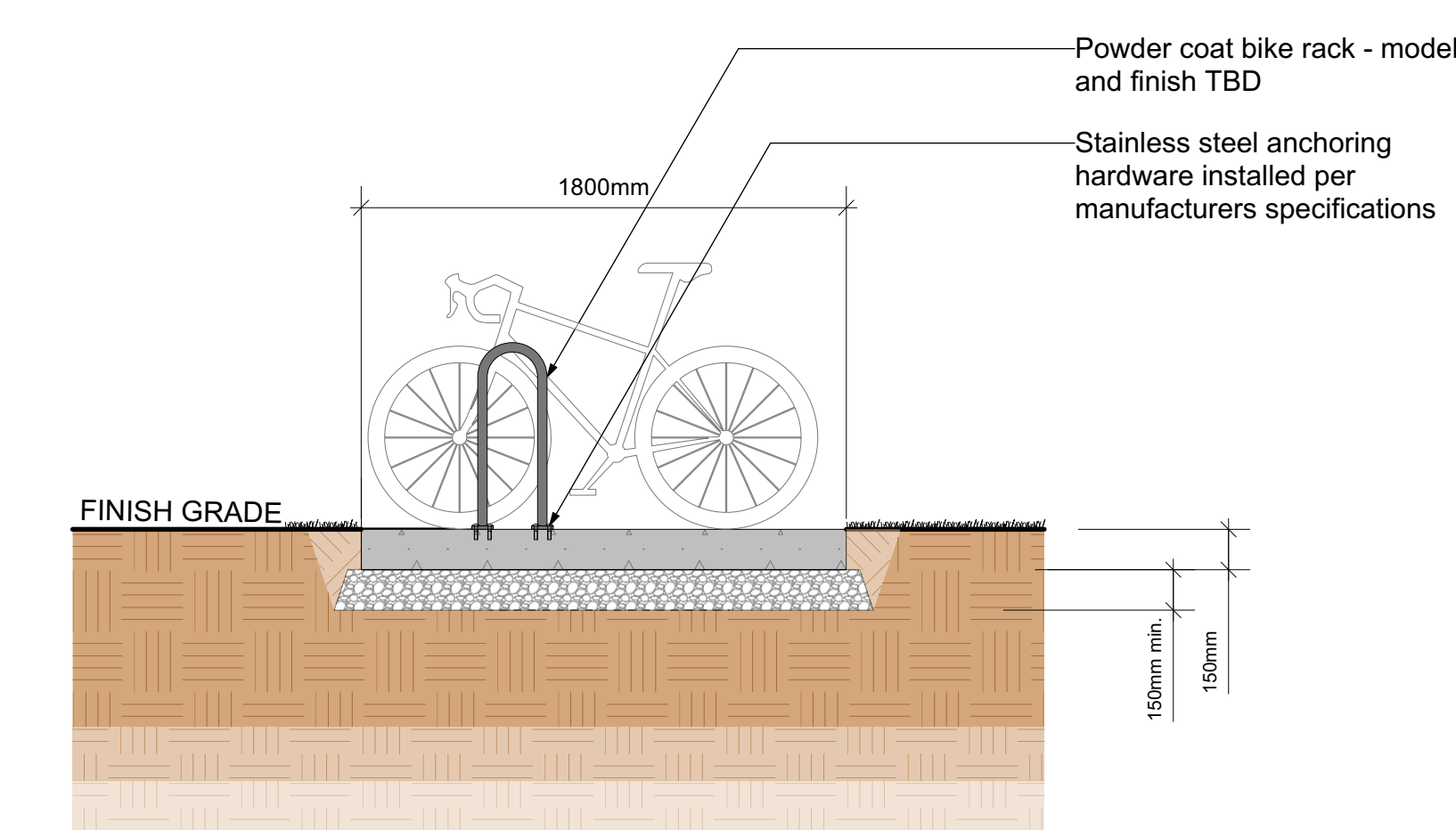
2
D1 Typical Deciduous Tree Planting On Slope Detail
Scale: 1:25



3
D1 Typical Shrub Planting Detail
Scale: 1:25



4
D1 Typical Shrub Planting On Slope Detail
Scale: 1:25



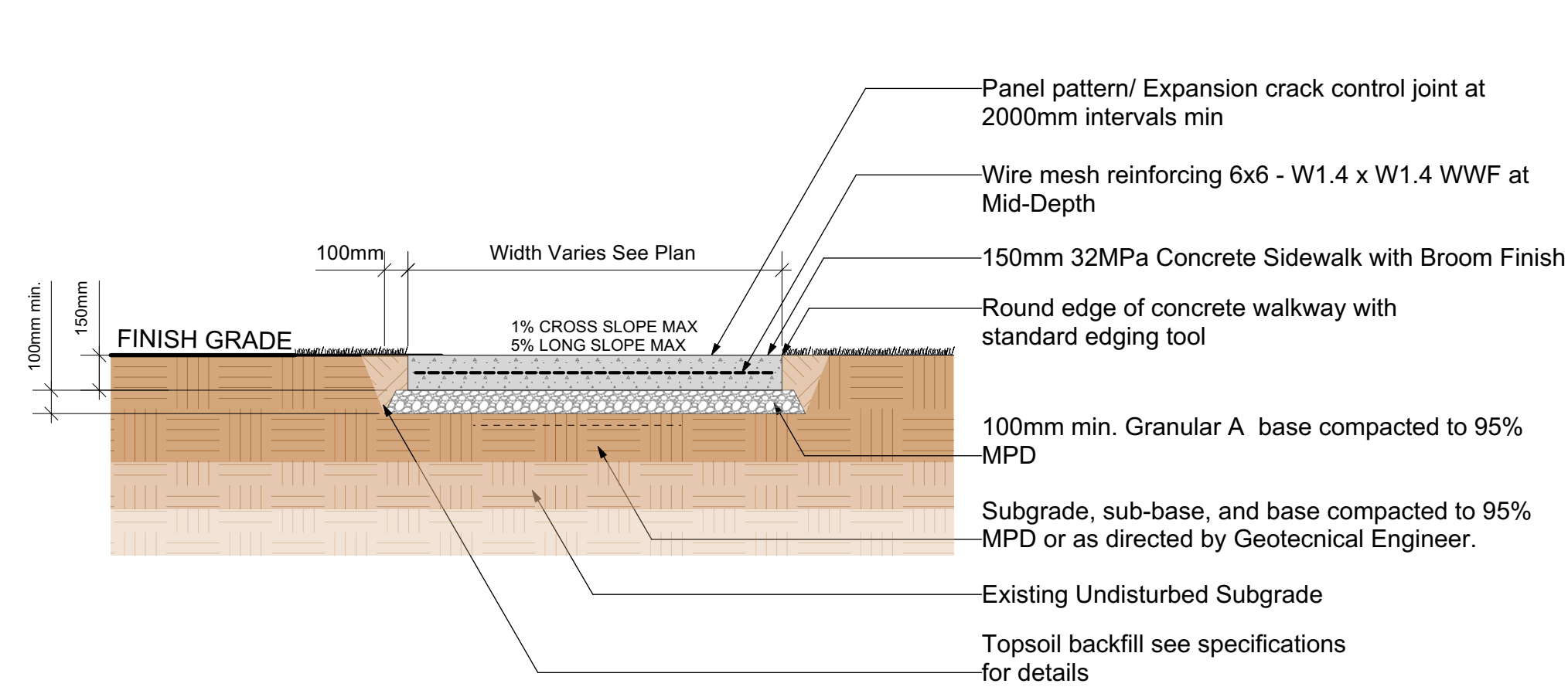
5
D1 Bike Rack
Scale: 1:25

1252 Gladstone | Landscape Details 1

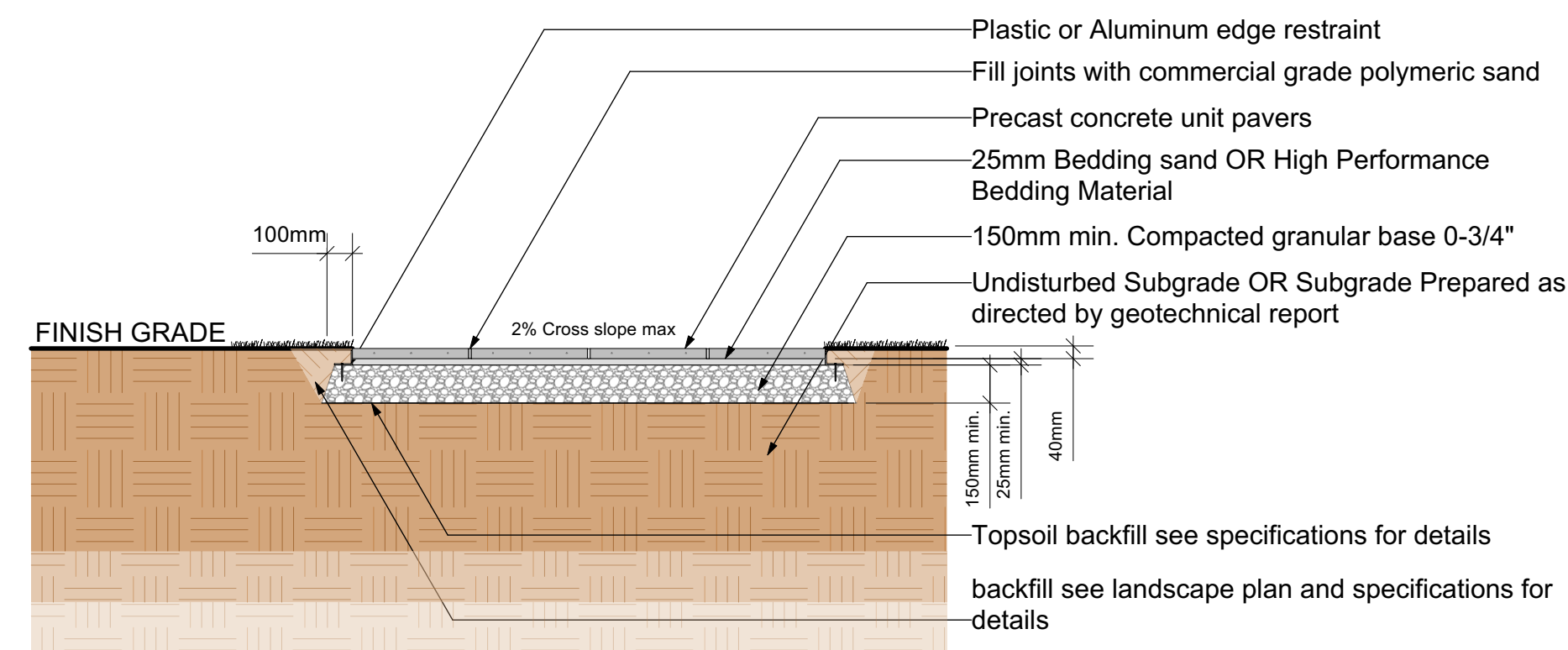
1252 Gladstone Avenue, Victoria, BC

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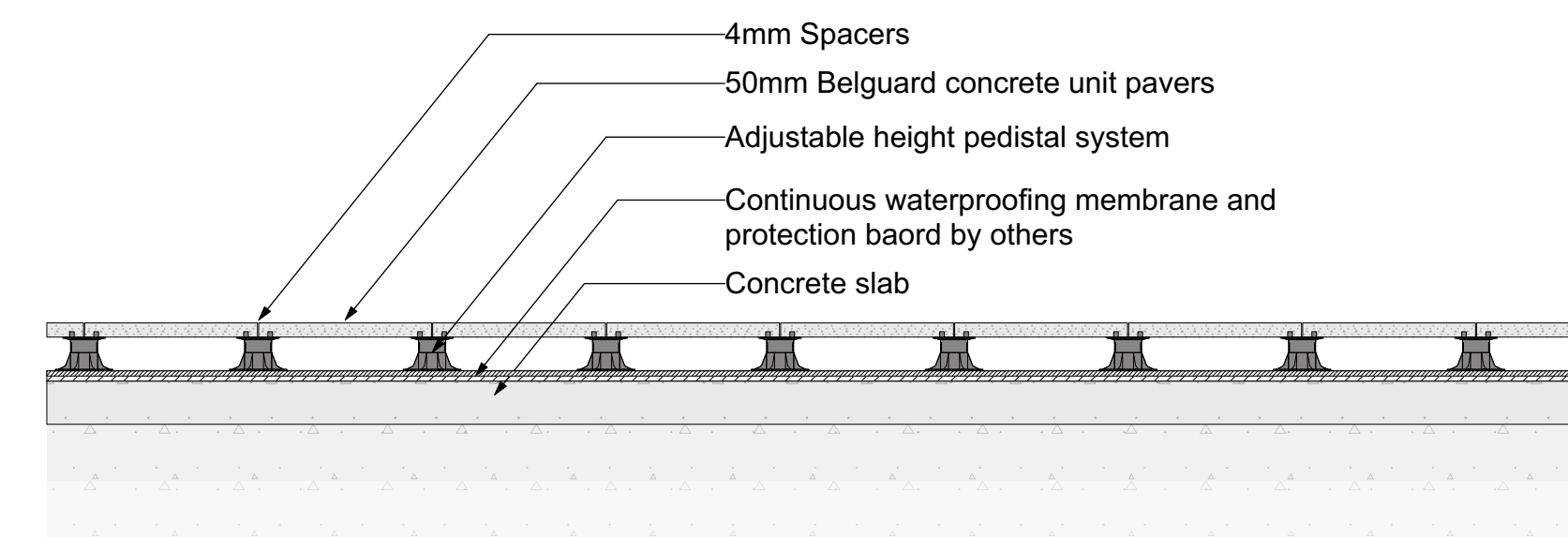
L5/8



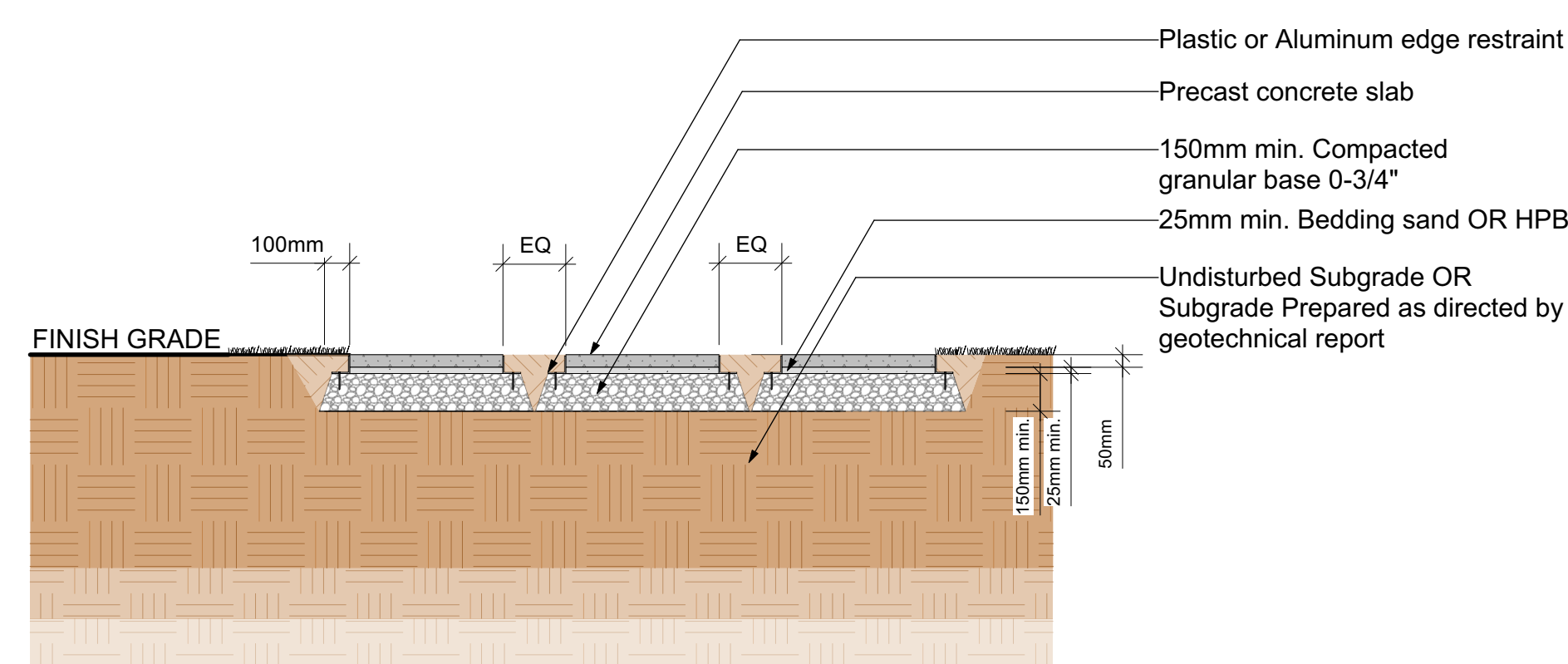
6 Typical Residential Concrete sidewalk detail
Scale: 1:25



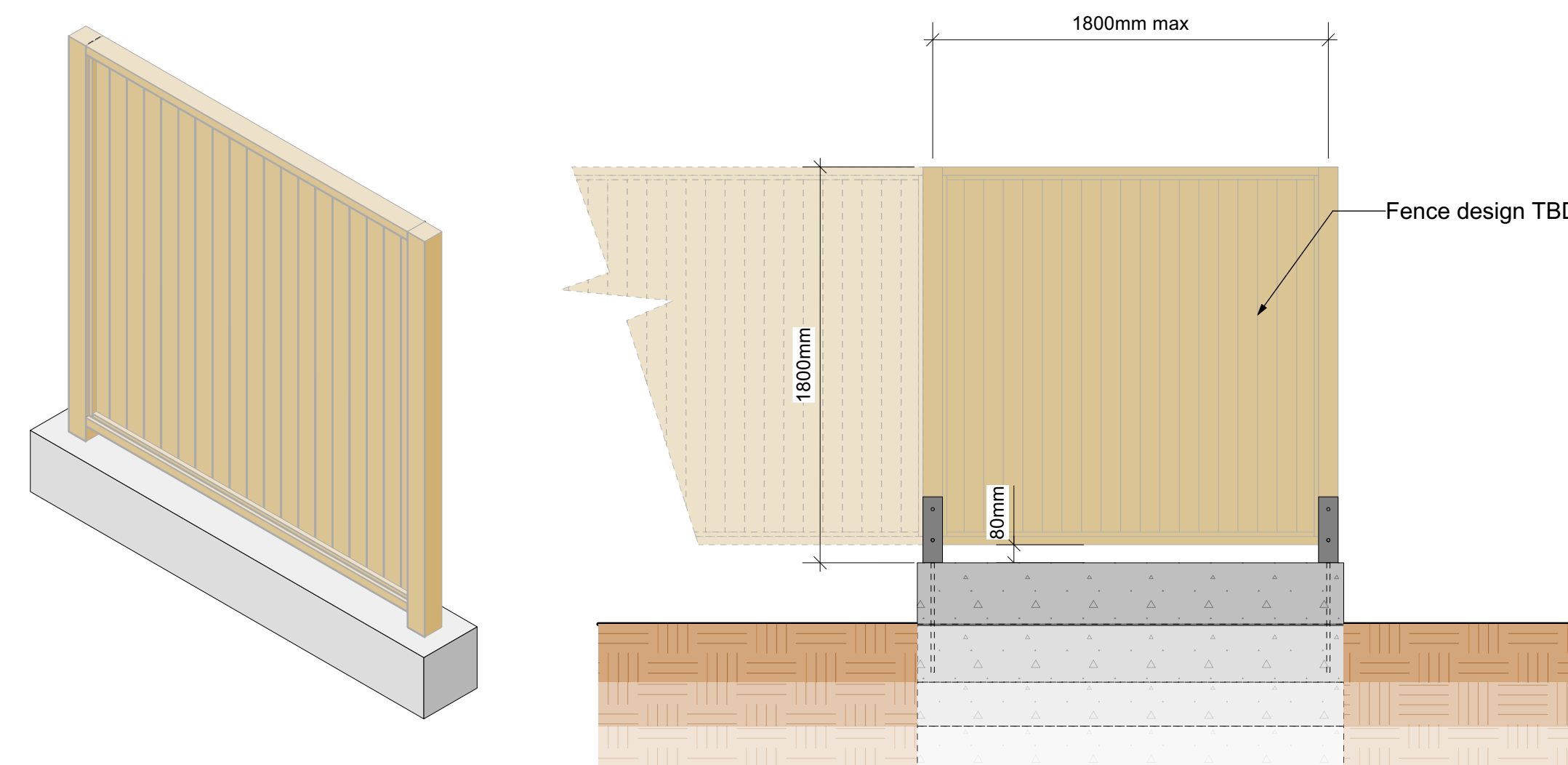
7 Precast concrete unit pavers on compacted subgrade
Scale: 1:25



8 Concrete unit pavers on pedestal standard detail
Scale: 1:25



9 Precast concrete slab stepping stones
Scale: 1:25



10 1.8m Ht. Wood Privacy Fence on retaining wall
Scale: 1:25



1252 Gladstone | Landscape Sections

1252 Gladstone Avenue, Victoria, BC

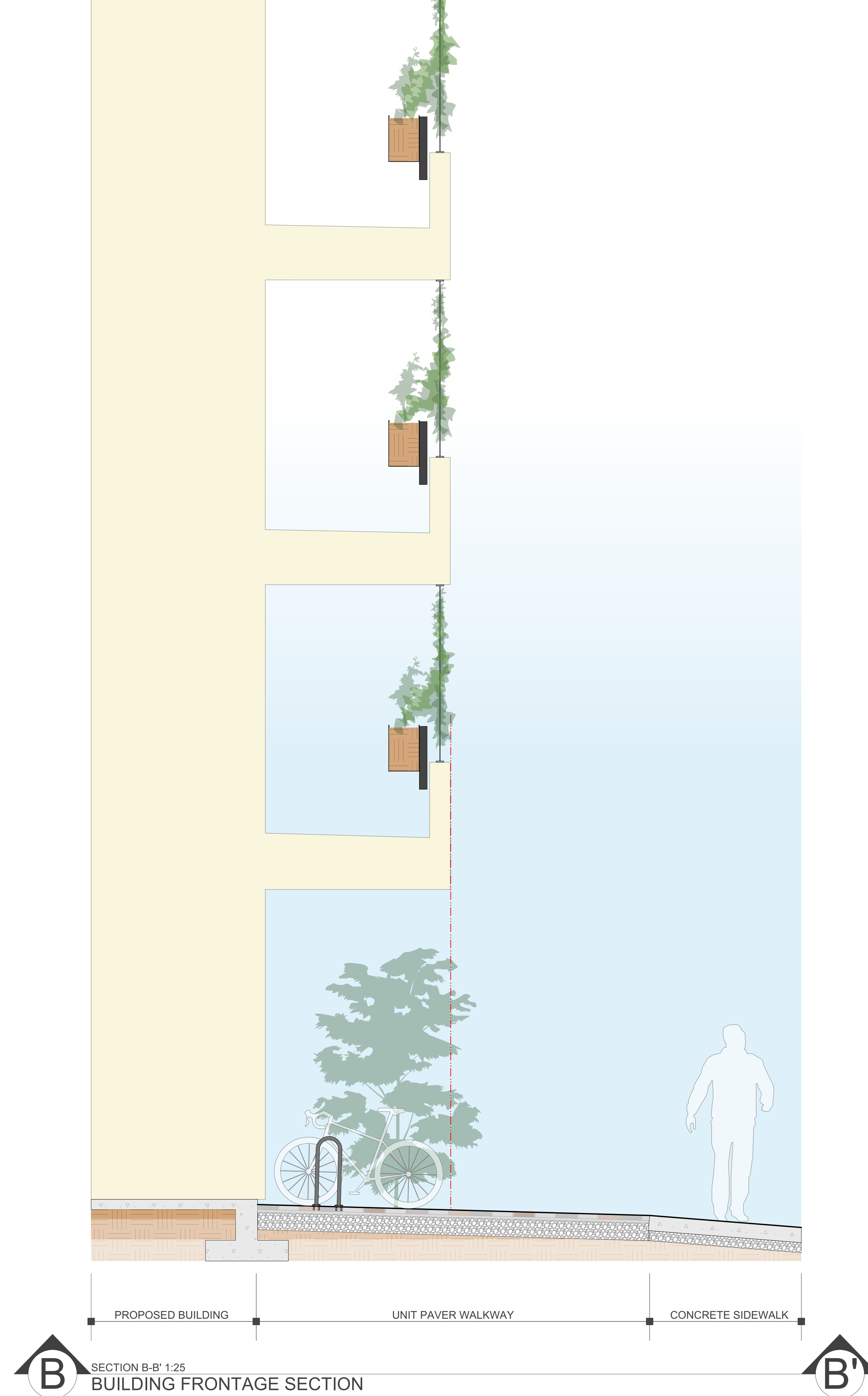


LADR LANDSCAPE ARCHITECTS

Project No: 0000 MMM-DD-YY

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Phone: (250) 598-0105 Fax: (250) 412-0696

L7/8



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Rev 01: Jun-15-26

L8/8

1252 Gladstone | Landscape Sections

1252 Gladstone Avenue, Victoria, BC



LADR LANDSCAPE ARCHITECTS

Project No: 0000 MMM-DD-YY

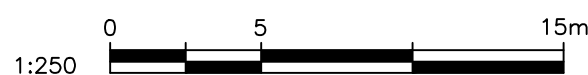
2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696



SHEET C01	SITE PLAN
SHEET C02	GLADSTONE AVE PLAN PROFILE



PROPOSED DEVELOPMENT OF LOT 5, SPRING RIDGE, PLAN 17766, VICTORIA CITY
1252 GLADSTONE AVENUE



1. ALL OFF-SITE WORKS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MMCD SPECIFICATIONS AS WELL AS THE CITY'S SUBDIVISION AND DEVELOPMENT SERVING BYLAW NO. 12-042 SCHEDULE B SUPPLEMENTARY SPECIFICATIONS. DISCREPANCIES BETWEEN THE TWO DOCUMENTS, THE CITY SHALL TAKE PRECEDENCE, OTHERWISE DIRECTED.
2. THE APPLICANT SHALL CONTACT THE CITY'S REPRESENTATIVE WITH THE CITY'S ENGINEERING DEPARTMENT (LAND DEVELOPMENT SECTION (DECELAER@VICTORIA.CA)) TO ARRANGE FOR A PRE-CONSTRUCTION MEETING FOR THE FRONTAGE WORKS, ONE (1) WEEK (5 WORKING DAYS) ADVANCE NOTICE FOR THE MEETING IS REQUIRED.
3. FOLLOWING THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR WILL BE REQUIRED TO COMPLETE AND SUBMIT A CONTRACTOR'S PERMIT TO THE CITY'S ENGINEERING REPRESENTATIVE.
4. THE APPLICANT SHALL SUBMIT TO THE CITY'S ENGINEERING DEPARTMENT (ENG@VICTORIA.CA) TO DISCUSS THE PROPOSED WORKS AND STREET OCCUPANCY PERMIT REQUIREMENTS, ONE WEEK (5 WORKING DAYS) IN ADVANCE OF STARTING CONSTRUCTION.
5. OBTAIN A RECORD DRAWING TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
6. ALL REQUIRED MATERIAL AND EQUIPMENT TESTING FOR CONCRETE AND REINFORCING WORKS, AS SPECIFIED IN THE MMCD, SHALL BE SUBMITTED TO THE CITY'S ENGINEERING REPRESENTATIVE AS SOON AS TESTING IS COMPLETED.
7. RECORD DRAWINGS, AS PER THE CITY'S BYLAW NO. 12-042, SHALL BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT (RECORDS@VICTORIA.CA) FOR REVIEW.
8. PRIOR TO COMMENCEMENT OF EXCAVATION, SOIL RELOCATION OR DEWATERING OF THE CONSTRUCTION SITE, CONTRACTORS SHALL BE REQUIRED TO USE THE CITY'S ENGINEERING DEPARTMENT'S CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES. CONTACT ADAM STEELE, STORM WATER MANAGEMENT SPECIALIST AT 250-366-1160 OR REPLEN@VICTORIA.CA TO REGISTER, THE CONTRACTOR SHALL BE REQUIRED TO ENSURE THAT THE CONTRACTOR ENSURE NO SILT LAIDEN WATER OR DEBRIS FROM EXCAVATION WORKS ENTER INTO THE ADJACENT CATCH BASIN(S) AND THE CITY'S DRAINAGE SYSTEM.
9. ALL DISCHARGES FROM CONSTRUCTION SITES TO THE CITY STORM SYSTEM MUST BE REGISTERED AND COMPLIANT WITH THE CITY'S CODE OF PRACTICE PROGRAM. THE PROPERTY MUST BE REGISTERED TO THE CITY'S STORM SYSTEM TO ENSURE THAT ANY DISCHARGE IS COMPLIANT (SCHEDULES D AND H), THIS INCLUDES EROSION AND SEDIMENT CONTROL PLAN, SPILL RESPONSE, SETTTLING/FLOTATION WORKS IN PLACE WITH INSPECTIONS AND MAINTAINING SAMPLING LOCATIONS, AND SAMPLE COLLECTION AND ANALYSIS.
10. NO PROHIBITED WATER (SCHEDULE D) CAN DRAIN TO THE STORM SYSTEM. IF THIS IS NOT POSSIBLE THEN THE APPLICANT MUST BE REGISTERED TO THE CITY'S STORM SYSTEM.
11. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
12. THE CITY'S DESIGN ENGINEER SHALL BE REQUIRED TO SETTING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
13. BED ROCK SHALL BE USED FOR SETTING.
14. WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUNN GRVEL BACKFILL FROM THE TOP OF THE PIPE TO THE TOP OF THE ROAD, PAVING OR DRIVEWAY SUBGRADE.
15. DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
16. ALL EXISTING UTILITIES, RETAINING WALLS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
17. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GLADSTONE STREET.
18. COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
19. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE CITY'S DESIGN STANDARDS.
20. CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC ELECTRICAL CODE. QUALITY OF ALL WORK SHALL BE MONITORED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

21. CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
22. VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

23. THE CITY OF VICTORIA SHALL INSTALL THE WATER SERVICE c/w
WATER METER TO THE PROPERTY LINE AT THE DEVELOPER'S
EXPENSE.

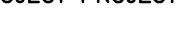
24. WATER SERVICE SIZE SHALL BE 38mm MUNICIPEX PIPE.

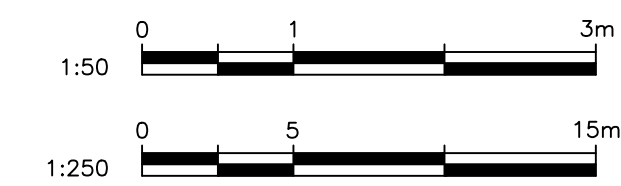
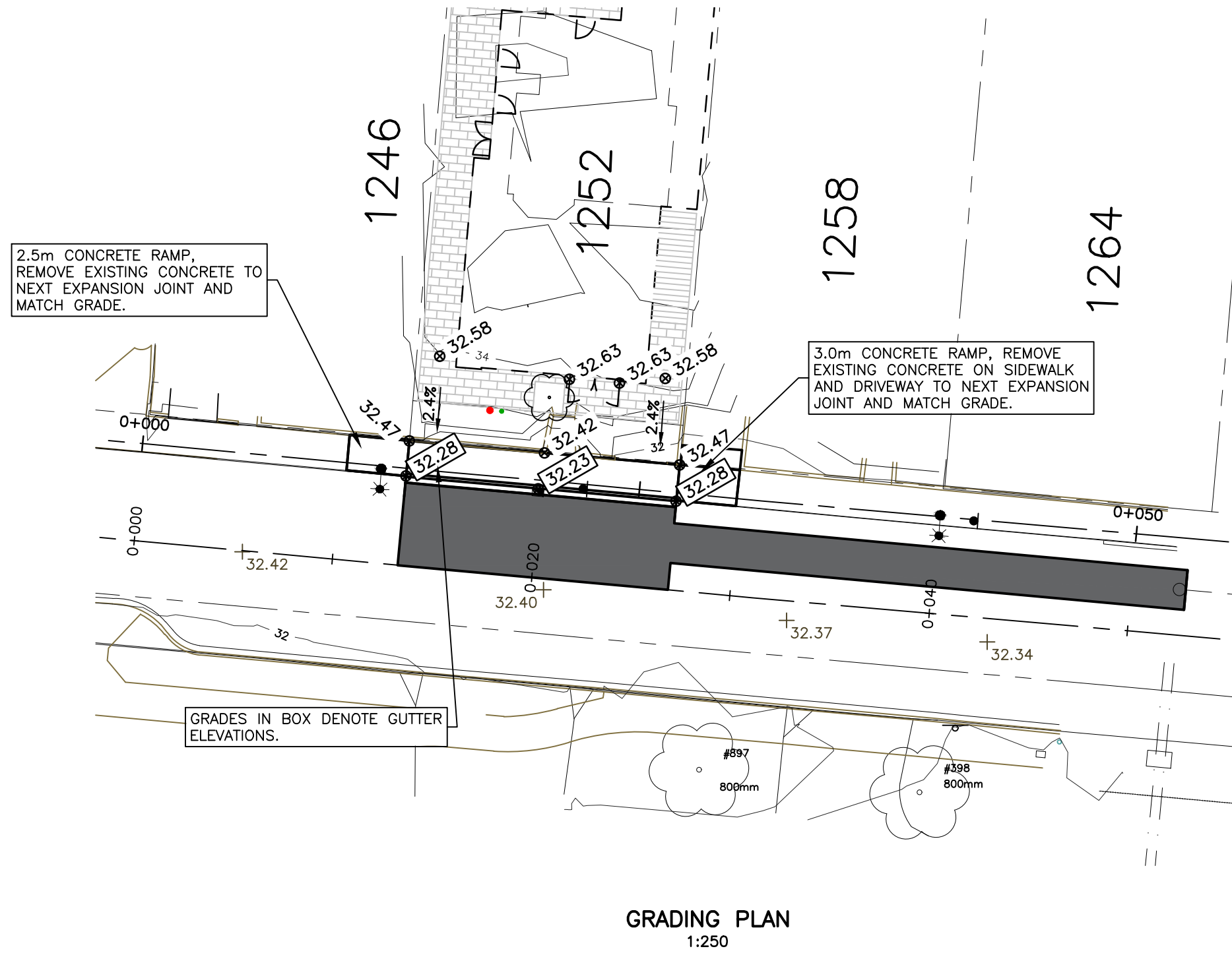
25. CONSTRUCT ALL ROADWAYS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.

26. OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
27. PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGED AREAS.
28. HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
29. OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE PROPERTY.
30. PREPARE A TREE REMOVAL PLAN AND PRESENT IT TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
31. THE ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
32. THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND INSTRUCT THE SUPERVISOR TO SUPERVISE TRENCHING AND CONSTRUCTION.

32. CONTACT "B. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
33. BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
34. IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.

ISSUED FOR REVIEW

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION. REQUEST LOCATE TICKETS AT  CALL	LEGEND – Proposed services shown in bold or colour <table><tr><td>WATER</td><td></td><td>SEWER MANHOLE</td><td></td><td>HYDRANT</td><td></td><td>ASPHALT</td><td></td><td>GAS</td><td></td><td>NON-METAL CURB</td><td>NMC</td></tr><tr><td>SEWER</td><td></td><td>DRAIN MANHOLE</td><td></td><td>VALVE</td><td></td><td>CONCRETE</td><td></td><td>UNDERGROUND HYDRO/TELE/SHAW</td><td></td><td>MOUNTABLE CURB</td><td>MC</td></tr><tr><td>DRAIN</td><td></td><td>SEWER CLEANOUT</td><td></td><td>METER</td><td></td><td>GRAVEL</td><td></td><td>CORBA/DWAT LIGHT</td><td></td><td>FLAT CURB</td><td>FC</td></tr><tr><td>DITCH/SWALE</td><td></td><td>DRAIN CLEANOUT</td><td></td><td>REDUCER</td><td></td><td>BRICK</td><td></td><td>OF ANY EXCAVATION</td><td></td><td>BARBER CURB</td><td>BC</td></tr><tr><td>WALL</td><td></td><td>MONUMENT</td><td></td><td>FLUSH</td><td></td><td>ORNAMENTAL STREETLIGHT</td><td></td><td>INVERT GUTTER</td><td></td><td>INVERT GUTTER</td><td>IG</td></tr><tr><td>HEADWALL</td><td></td><td>LOT PIN</td><td></td><td>TREE</td><td></td><td>EDGE OF PAVEMENT</td><td></td><td>POWER POLE</td><td></td><td></td><td></td></tr><tr><td>CATCHBASIN</td><td></td><td>LEAD PLUG</td><td></td><td>BUSHLINE</td><td></td><td>ROAD SIGN</td><td></td><td>ANCHOR</td><td></td><td></td><td></td></tr></table>										WATER		SEWER MANHOLE		HYDRANT		ASPHALT		GAS		NON-METAL CURB	NMC	SEWER		DRAIN MANHOLE		VALVE		CONCRETE		UNDERGROUND HYDRO/TELE/SHAW		MOUNTABLE CURB	MC	DRAIN		SEWER CLEANOUT		METER		GRAVEL		CORBA/DWAT LIGHT		FLAT CURB	FC	DITCH/SWALE		DRAIN CLEANOUT		REDUCER		BRICK		OF ANY EXCAVATION		BARBER CURB	BC	WALL		MONUMENT		FLUSH		ORNAMENTAL STREETLIGHT		INVERT GUTTER		INVERT GUTTER	IG	HEADWALL		LOT PIN		TREE		EDGE OF PAVEMENT		POWER POLE				CATCHBASIN		LEAD PLUG		BUSHLINE		ROAD SIGN		ANCHOR				REVISIONS <table><tr><th>No.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	DESCRIPTION	DATE				SEAL  2026-08-14 EGBC Permit 1003327	PACIFIC VISTA CONSULTING Pacific Vista Consulting Ltd. 3111 Woodpark Drive, Victoria, BC V9C 1P2 Telephone: 250-516-4143	DESIGNER J.S. MAY 2026	PROJECT PROJECT 1252 GLADSTONE AVE 1252 GLADSTONE APARTMENTS INC. SITE PLAN	PVC PROJECT NUMBER 26-204 GOVERNING AUTHORITY FILE NO.	SHEET 1 of 2 DRAWING NO. REV.
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