

	THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING ITEMS: - ANY DWELLING BUILT FROM THIS DRAWING PACKAGE. - ANY ERRORS AND OMISSIONS. - ANY INFORMATION PROVIDED ON SITE. - ANY INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE. - CONFORMITY OF PLANS TO SITE. GENERAL NOTES: - THIS DRAWING PACKAGE CONFORMS TO THE BRITISH COLUMBIA BUILDING CODE AT THE TIME OF THEIR PREPARATION. - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. - ROOM SIZES INDICATED WITHIN THIS DRAWING PACKAGE ARE APPROXIMATE ONLY. - MILLWORK SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY. MILLWORK SPECIFICATIONS SHALL BE PROVIDED BY OTHERS. - SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EVERY FLOOR AND AS PER THE CURRENT BRITISH COLUMBIA BUILDING CODE. ENGINEERING - IN INSTANCES WHERE THESE NOTES CONFLICT WITH ENGINEERING DRAWINGS AND SPECIFICATIONS THE ENGINEERING INFORMATION SHALL TAKE PRECEDENCE. - TRUSSES, MANUFACTURED BEAMS, MANUFACTURED JOISTS, AND STRUCTURAL MEMBERS EXCEEDING THE LIMITATIONS SPECIFIED BY PARTS 3 OR 9 OF THE BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER. - ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER. - ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER - MASONRY AND CONCRETE WALLS AND STRUCTURES EXCEEDING THE LIMITATIONS SPECIFIED BY PARTS 3 OR 9 OF THE BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER. - UNSUPPORTED LATERAL FOUNDATION WALLS EXCEEDING THE LIMITS STATED IN THE BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING: - ENSURING THAT THE BUILDING CONSTRUCTED FROM THIS DRAWING PACKAGE COMPLIES WITH THE LOCAL BY-LAWS AND REGULATIONS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AT THE TIME OF ITS CONSTRUCTION. - TAKE CARE TO PROTECT PUBLIC SAFETY DURING CONSTRUCTION AS OUTLINED IN THE CURRENT BRITISH COLUMBIA BUILDING CODE AND BY ANY OTHER REGULATORY BODY HAVING JURISDICTION. - PROVIDE ADEQUATE TEMPORARY SUPPORT OF ALL BUILDING COMPONENTS DURING CONSTRUCTION AND SHALL NOT ALLOW MATERIAL STORAGE OR CONSTRUCTION PROCEDURES TO EXCEED THE DESIGN LOADS OF THE COMPONENTS SUPPORTING THEM. - ALL MEASUREMENTS, INFORMATION, AND SPECIFICATIONS SHOWN IN THIS DRAWING PACKAGE BEFORE CONSTRUCTION BEGINS. - THE REQUIREMENTS OF THE "HOMEOWNER PROTECTION ACT" REGULATIONS. - ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT AND INSTALLATIONS MEET THE REQUIREMENTS OF THE BC BUILDING CODE AND PURSUANT REGULATIONS; AND THAT ALL INSTALLATIONS ARE IN PROPER WORKING ORDER. - ALL STRUCTURAL MEMBERS AND INSTALLATIONS MEET THE REQUIREMENTS OF THE BC BUILDING CODE AND PURSUANT REGULATIONS. STRUCTURAL SPECIFICATIONS PROVIDED BY A BC REGISTERED PROFESSIONAL STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER STRUCTURAL INFORMATION PROVIDED ON THESE DRAWINGS. - CORRECT SITING OF THE BUILDING AS INDICATED ON THE DRAWINGS AS WELL AS ENSURING COMPLIANCE WITH ALL REGULATIONS GOVERNING IT. REGULATORY BY-LAWS SHALL TAKE PRECEDENCE. - MEASURE TO INDICATE AND PROTECT ANY EXISTING NATURAL OR MAN-MADE FEATURES AND VEGETATION THAT ARE NOT TO BE DISTURBED. ROOF & FLASHING - ROOFING MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE STANDARDS ESTABLISHED BY THE ROOFING CONTRACTORS' ASSOCIATION OF BRITISH COLUMBIA. - PARAPET FLASHING AND ROOF PENETRATIONS SHALL BE CONSTRUCTED ACCORDING TO THE GUIDELINES ESTABLISHED BY THE ROOFING CONTRACTORS' ASSOCIATION OF BRITISH COLUMBIA. - FLAT ROOFS AND ROOF DECKS TO HAVE A MINIMUM 1/4" IN 12" SLOPE DOWN TOWARD ROOF DRAIN. - ROOF DRAINS TO EMPTY INTO SEPARATE PERIMETER DRAINAGE SYSTEM. PERIMETER DRAINAGE SYSTEM TO BE LOCATED BELOW FROST PENETRATION. - FLASHING SHALL BE PRE-FINISHED AND OF A MATERIAL SUITABLE FOR ITS INTENDED USE IN ACCORDANCE WITH PARTS 3 OR 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE AS APPLICABLE. - MATERIAL OF FLASHING TO BE COMPATIBLE WITH ADJACENT MATERIALS OR TO BE TREATED SO AS TO PREVENT ADVERSE REACTIONS WITH ADJACENT MATERIALS. - SHEET METAL FLASHING TO BE INSTALLED TO PROTECT FROM MOISTURE PENETRATION ALL EXTERIOR HORIZONTAL OR OBLIQUE CHANGES OF PLANE OR MATERIAL. - OPENINGS TO THE EXTERIOR TO BE SEALED OVER AND AROUND OPENINGS WITH A NON-HARDENING CAULKING MATERIAL. - CAULKING TO BE A THERMO-PLASTIC TYPE SUCH AS "TREMCO DYMONIC" OR "SONNOBORN NPI." - FLASHINGS TO HAVE A MINIMUM 20% SLOPE AWAY FROM THE BUILDING. IF APPLICABLE WHERE FLASHING TERMINATES ONTO A SLOPED ROOF, TO MATCH SLOPE. - FLASHING TO HAVE A FORMED DRIP EDGE. FORMED DRIP EDGE NOT REQUIRED WHERE FLASHING TERMINATES ON A SLOPED ROOF. - FLASHING COVERING SELF-ADHERING MEMBRANES ARE TO BE DARK COLOURED. A HIGH TEMPERATURE RESISTANT TYPE OF SELF-ADHERING MEMBRANE TO BE APPLIED.
PROJECT ADDRESS LOT 18 1640 EARLE STREET VICTORIA V8S 1N5	
SHEET TITLE SURVEYOR SITE PLAN & DRAWING PACKAGE INFORMATION	
SCALE SEE DRAWINGS	
DATE June 04, 2026	
SHEET NUMBER A1 / A11	

EXCAVATION & GRADING:

- ALL ORGANIC MATTER SHALL BE STRIPPED FROM THE LOCATION OF THE PROPOSED STRUCTURE, INCLUDING BENEATH ITS DECKS, PATIOS, WALKWAYS, ETC. FILL AREAS SERVING AS BASES FOR CONCRETE SLABS OR MASONRY PAVERS WITH CLEAN GRANULAR MATERIAL FREE OF ORGANIC MATTER IN MAXIMUM 6" LIFTS COMPACTED BY VIBRATION TO 98% STANDARD DRY PROCTOR DENSITY.

- SLOPE FINISHED GRADES DOWN AWAY FROM THE BUILDINGS AT A MINIMUM OF 1% TO FACILITATE RUN OFF OF SURFACE WATER. DIRECT AND DRAIN RUN-OFF WATER IN A MANNER SATISFACTORY TO THE AUTHORITY HAVING JURISDICTION.

CONCRETE:

- FOUNDATION WALLS ARE DRAWN AT 8" UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS

- GARAGE/CARPORT CONCRETE SLABS AND EXTERIOR CONCRETE STAIRS SHALL BE CONSTRUCTED WITH CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 32 Mpa AT 28 DAYS.

- FOUNDATION CONCRETE SHALL BE CONSTRUCTED WITH CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa AT 28 DAYS.

- FOOTINGS SHALL EXTEND TO SUITABLE UNDISTURBED OR ADEQUATELY COMPACTED SOIL BELOW THE FROST PENETRATION DEPTH (EXCEPT IN THE CASE OF SOLID ROCK.)

- THE FOOTINGS (IF) INDICATED ON THESE DRAWINGS ASSUME A 100 Kpa SOIL BEARING CAPACITY. IF LESSER BEARING CAPACITY IS ENCOUNTERED, THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR ENGAGING QUALIFIED PROFESSIONAL ENGINEERING PERSONNEL TO ANALYZE EXISTING CONDITIONS AND TO RE-DESIGN AND CERTIFY THE FOOTINGS AS NECESSARY TO SUIT.

- OPENINGS AS REQUIRED FOR SERVICING IN FOUNDATION. BUILDER TO DETERMINE REQUIREMENTS PRIOR TO POURING CONCRETE.

- IRREGULARITIES IN/ON ALL FOUNDATION WALL SURFACES TO BE FILLED WITH GROUT OR OTHER SUITABLE MATERIAL TO ALLOW FOR A SMOOTH FINISH.

- CONCRETE SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CLEAN GRANULAR FILL FREE OF ORGANIC MATTER AND COMPACTED BY VIBRATION TO 98% STANDARD DRY PROCTOR DENSITY.

- DAMP PROOF FOUNDATION WALLS WITH TWO COATINGS OF ASPHALT EMULSION OR EQUIVALENT MATERIAL BELOW FINISHED GRADE.

CARPENTRY

- WOOD EXPOSED TO THE ENVIRONMENT TO BE PRESSURE TREATED USING ACQ PRESSURE TREATING. METAL FASTENERS TO BE STAINLESS STEEL.

- FRAMING LUMBER SHALL BE No. 1 & 2 SPF UNLESS INDICATED OTHERWISE.

- PROTECT ALL LUMBER IN CONTACT WITH CONCRETE BY INSTALLING A 45LB. FELT OR 6 MIL. POLYETHYLENE DAMP PROOFING LAYER OR OTHER APPROVED METHOD.

- SILL PLATES TO BE ANCHORED TO FOUNDATION WITH 5/8" DIAMETER x 8" LONG GALVANIZED STEEL ANCHOR BOLTS AT A MAXIMUM SPACING OF 6'-0"

- BACKING AND BLOCKING TO BE INSTALLED FOR DRYWALL AS REQUIRED. ELECTRIC AND PLUMBING FIXTURES, HANDRAILS, ETC. BACKING AND BLOCKING LOCATIONS AND SIZES NOT NECESSARILY NOTED ON DRAWINGS. REVIEW MANUFACTURER OR SUPPLIERS OF MATERIALS AND EQUIPMENT REQUIREMENTS.

- DOUBLE UP FLOOR JOISTS UNDER PARTITIONS PARALLEL TO THE JOIST SPAN DIRECTION OR INSTALL BLOCKING THE SAME DEPTH AS THE JOISTS @ 32"oc BETWEEN THE JOISTS FLANKING BOTH SIDES OF THE PARTITION.

- JOIST SPANS THAT EXCEED 7'-0" TO HAVE FULL DEPTH SOLID BLOCKING BETWEEN THE JOISTS IN ROWS OR 2x2 CROSS BRIDGING INSTALLED. HAVING A MAXIMUM SPACING OF 7'-0" UNLESS DIRECTED OTHERWISE BY A STRUCTURAL ENGINEER'S SPECIFICATIONS.

- FLUSH FRAMED WOOD MEMBERS TO BE SECURED IN 2,000 LB. GALVANIZED STEEL FRAMING ANCHORS UNLESS INDICATED OTHERWISE BY A STRUCTURAL ENGINEER'S SPECIFICATIONS.

- LINTELS SHALL BE 2-2x10 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

INTERIOR WALLS

- INTERIOR WALLS ARE DRAWN AT 3 1/2" UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS

- INTERIOR WALL FRAMING SHALL BE 2x4 STUDS @ 16"oc. UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.

EXTERIOR WALLS:

- EXTERIOR WALLS ARE DRAWN AT 5 1/2" UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS

- EXTERIOR WALL FRAMING SHALL BE 2x6 STUDS @ 16"oc UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.

DOORS

BUILDER TO CONFIRM ALL DOOR SIZES

INTERIOR DOORS:

- FRAME OPENING 2" WIDER THAN DOOR.
- FRAME HEIGHT 2 1/2" HIGHER
- UNDERCUT 1/2" TO AID VENTILATION.

EXTERIOR DOORS:

- FRAME OPENING 2" WIDER THAN DOOR.
- FRAME HEIGHT 3" HIGHER
- FITTED WITH DEADBOLT LOCKS HAVING A MINIMUM THROW OF 25 MM.
- DOORS ACCESSING INTERIOR, HEATED SPACE SHALL BE SUITABLY WEATHERSTRIPPED.
- ACCESS DOORS FROM THE EXTERIOR TO INTERIOR SPACES AND THEIR ASSOCIATED FRAMING SHALL CONFORM TO THE REQUIREMENTS TO RESIST FORCIBLE ENTRY AS OUT-LINED IN PART 9 OF THE BRITISH COLUMBIA BUILDING CODE.

GLAZING:

- BEDROOMS SHALL HAVE AT LEAST ONE WINDOW WITH AN OPENING SIZE SUITABLE FOR EMERGENCY EGRESS AS PER BRITISH COLUMBIA BUILDING CODE.

- WINDOWS LOCATED WITHIN 2 METERS OF THE ADJACENT GROUND LEVEL OR THE FLOOR LEVEL OF A DECK ACCESSIBLE FROM THE EXTERIOR SHALL BE DESIGNED TO RESIST FORCIBLE ENTRY AS OUTLINED IN PART 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE.

- GLAZING WEIGHTS SHALL CONFORM TO THE REQUIREMENTS OF PARTS 3 OR 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE AS APPLICABLE.

- GLAZING IN DOORS AND SIDELIGHTS SHALL BE LAMINATED SAFETY GLASS.

- GLAZING IN BATHROOMS SHALL BE TEMPERED OR LAMINATED SAFETY GLASS.

- FENESTRATION PERFORMANCE REQUIREMENTS:
CLASS R - PG 25 - DESIGN PRESSURE = +1200Pa/-1200Pa - WATER PENETRATION RESISTANCE = 220Pa CANADIAN AIR INFILTRATION / EXFILTRATION = A2

- WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

Site Plan of

The East 1/2 of Lot 18, Section 68, Victoria District, Plan 290

Address : 1640 Earle Street, Victoria
Subject to charges, legal notations, and interests shown on:
Title No. C40706519 (P.L.D. 009-208-015)

Scale 1:200
0 2 4 8 12 16 20
The intended plot size of this plan is 560mm in width by 432mm in height. C size, when plotted at a scale of 1:200.

Distances and elevations are in metres unless noted otherwise.

LEGEND

- --- Denotes Standard Iron Post Found
- △ --- Denotes Traverse Station Set
- Ⓢ --- Denotes Water Service
- BEE --- Denotes Bottom Eave Elevation
- GL --- Denotes Gutterline
- MC --- Denotes Mountable Curb
- MFE --- Denotes Main Floor Elevation
- NF --- Denotes Nothing Found
- NMC --- Denotes Non Mountable Curb
- OU --- Denotes Origin Unknown
- RP --- Denotes Roof Peak Elevation
- Dec. --- Denotes Deciduous Tree
- Con --- Denotes Coniferous Tree
- x 34.69 --- Denotes Typical Spot Elevation
- Denotes Property Line
- Denotes Wood Fence

There are no non-financial charges and interests which would affect the positioning of structures on this property.
Elevations are geodetic (CVD28) based on control monument 10-90.
Elevations are at grade unless noted otherwise.

This plan does not show underground servicing.

This sketch was prepared for planning and design purposes for the exclusive use of our client: Stonehill Land Corp.
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Boundary dimensions based on field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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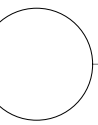
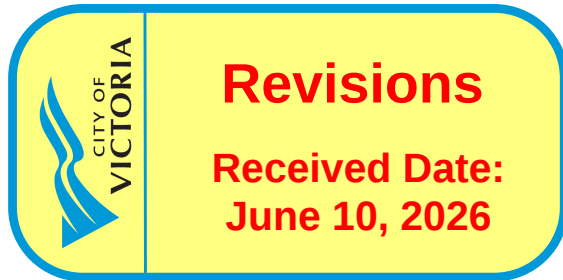
The field survey was completed on Wednesday September 24th, 2025.

Peter John Wittstock

Notary Public for the Province of British Columbia

This document is not valid unless digitally authenticated

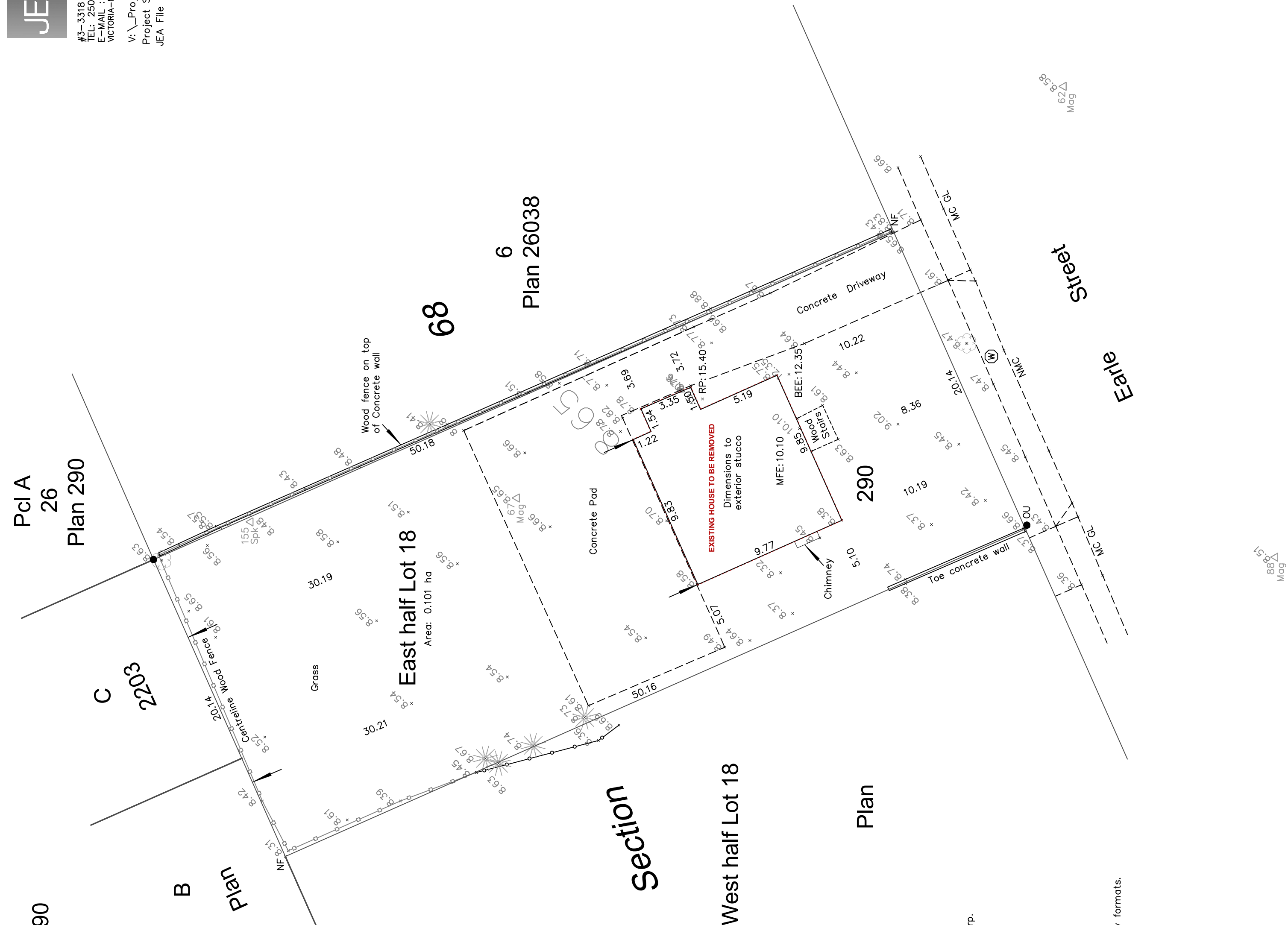
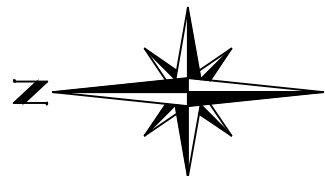
Certified correct this 2nd day of October, 2025.



SITE PLAN
SCALE: 1 : 200

J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS
JEA

#3-318 OAK STREET, VICTORIA, B.C. V8K 1R1
TEL: (250) 383-7277 / 3395
E-MAIL: info@jeaanderson.com
V:_Projects\35301...\\35301.dwg (Site Plan)
Project Surveyor : P.JW Drawn by : PS
JEA File : 35301



PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

SITE PLAN & DATA BOX

SCALE

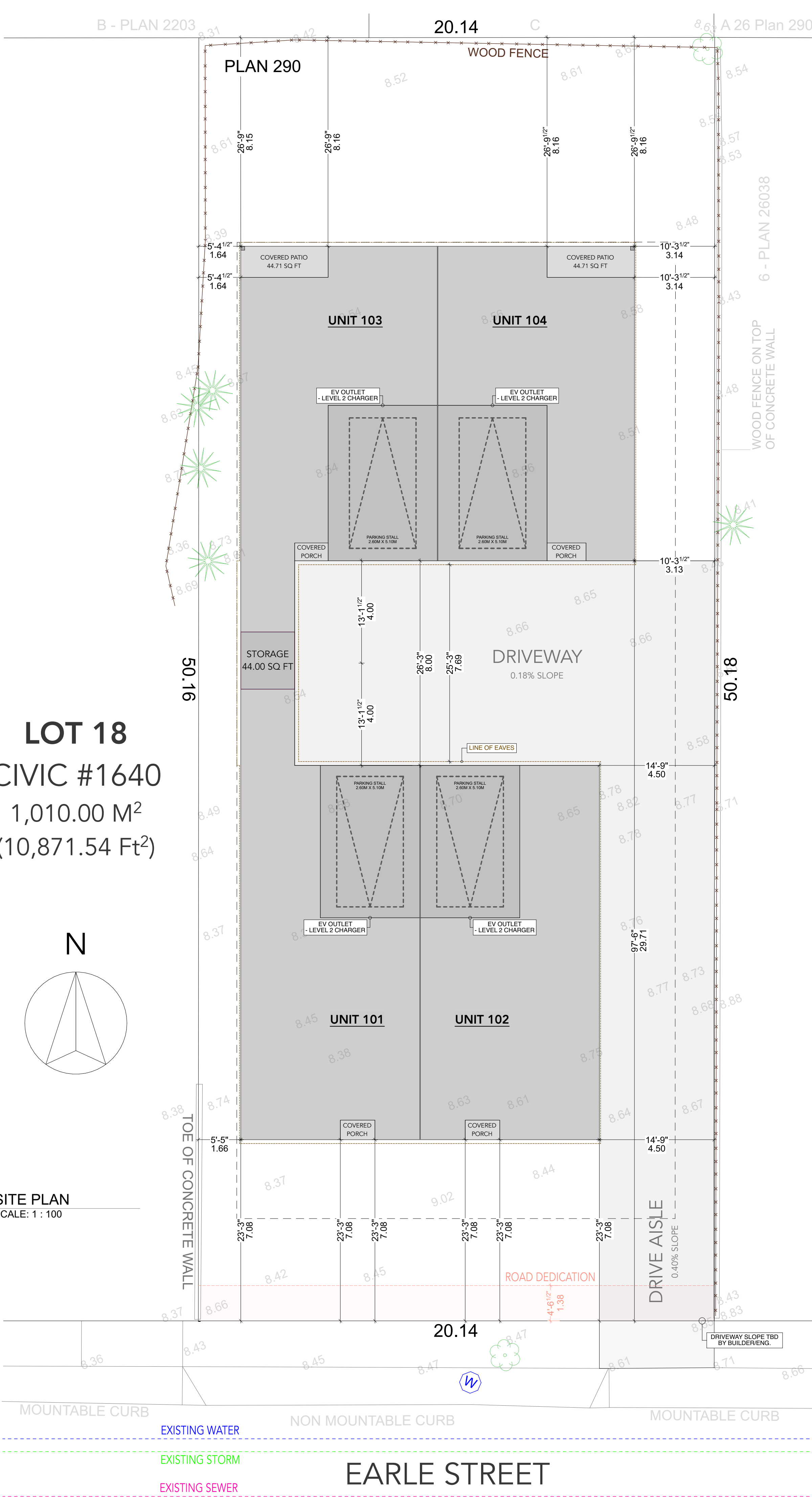
SEE DRAWINGS

DATE

June 04, 2026

SHEET NUMBER

A2 / A11



DATA TABLE				
ADDRESS:	LOT 18 1640 EARLE STREET			
MUNICIPALITY:	VICTORIA			
ZONE:	GRD-1			
LEGAL PLAN:	VIP290			
PID:	009-208-615			
SITE				
LOT SIZE:	10,871.54 SQ FT 1,010.00 SQ M			
ROAD DEDICATION:	299.64 SQ FT 27.83 SQ M			
LOT SIZE (ROAD DEDICATION):	10,571.98 SQ FT 982.17 SQ M			
SETBACKS				
	PROPOSED	PERMITTED:		
(SOUTH) FRONT LOT LINE SETACK:	23.22 FT 7.08 M	13.12 FT 4.00 M		
(NORTH) REAR LOT LINE SETBACK:	26.73 FT 8.15 M	26.24 FT 8.00 M		
(EAST) INTERIOR LOT LINE SETBACK:	10.26 FT 3.13 M	4.92 FT 1.50 M		
(WEST) INTERIOR LOT LINE SETBACK:	5.38 FT 1.64 M	4.92 FT 1.50 M		
LOT COVERAGE				
	PROPOSED	PERMITTED:		
LOT COVERAGE:	40.72% 4,427.01 SQ FT 411.28 SQ M	45.00% 4,892.19 SQ FT 454.49 SQ M		
	PROPOSED (POST ROAD DEDICATION)	REQUIRED: (POST ROAD DEDICATION)		
LOT COVERAGE:	41.87% 4,427.01 SQ FT 411.28 SQ M	45.00% 4,757.39 SQ FT 441.97 SQ M		
GROSS FLOOR AREA				
	UNIT 101	UNIT 102	UNIT 103	UNIT 104
GARAGE FLOOR AREA:	235.36 SQ FT 21.86 SQ M	235.36 SQ FT 21.86 SQ M	264.44 SQ FT 24.56 SQ M	264.44 SQ FT 24.56 SQ M
GARAGE STALL REDUCTION - MAX 3 UNITS (142.72 SQ FT / 13.26 SQ M PER UNIT)				
GARAGE AREA AFTER STALL REDUCED:	92.64 SQ FT 8.60 SQ M	92.64 SQ FT 8.60 SQ M	121.72 SQ FT 11.30 SQ M	
UPPER FLOOR AREA:	962.08 SQ FT 89.38 SQ M	962.08 SQ FT 89.38 SQ M	940.83 SQ FT 87.40 SQ M	940.83 SQ FT 87.40 SQ M
MAIN FLOOR AREA:	874.06 SQ FT 81.20 SQ M	812.60 SQ FT 75.49 SQ M	713.89 SQ FT 66.32 SQ M	654.77 SQ FT 60.83 SQ M
	UNIT 101	UNIT 102	UNIT 103	UNIT 104
TOTAL GROSS FLOOR AREA:	1,928.78 SQ FT 179.18 SQ M	1,867.32 SQ FT 173.47 SQ M	1,776.44 SQ FT 165.03 SQ M	1,860.04 SQ FT 172.80 SQ M
COMMON PROPERTY:	44.00 SQ FT 4.08 SQ M			
COMBINED GROSS FLOOR AREA:	7,476.58 SQ FT 694.59 SQ M			
	PROPOSED (POST ROAD DEDICATION)		REQUIRED: (POST ROAD DEDICATION)	
FLOOR SPACE RATIO:	0.71 7,476.58 SQ FT 694.59 SQ M		1.60 16,915.16 SQ FT 1,571.46 SQ M	
HEIGHT & GRADE				
MAIN FLOOR ELEVATION:	8.87 M			
FINISHED GRADE:	8.72 M			
AVERAGE GRADE:	8.56			
	PROPOSED		PERMITTED:	
BUILDING HEIGHT:	26.24 FT 8.00 M		39.37 FT 12.00 M	
SITE DATA				
	PROPOSED (POST ROAD DEDICATION)		REQUIRED: (POST ROAD DEDICATION)	
OPEN LOT SPACE:	35.06% 3,707.24 SQ FT 344.41 SQ M		30.00% 3,171.59 SQ FT 294.65 SQ M	
LANDSCAPE AREA:	10.14% 1,072.37 SQ FT 99.62 SQ M		10.00% 1,057.19 SQ FT 98.21 SQ M	
PARKING				
	PROPOSED		REQUIRED:	
BICYCLE PARKING STALLS:	6		6	
PARKING SPACES:	4		4	
ENERGIZED ELECTRIC VEHICLE OUTLETS:	4		4	

PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

A-1 CROSS SECTION,
CONSTRUCTION NOTES, &
FOUNDATION PLAN

SCALE

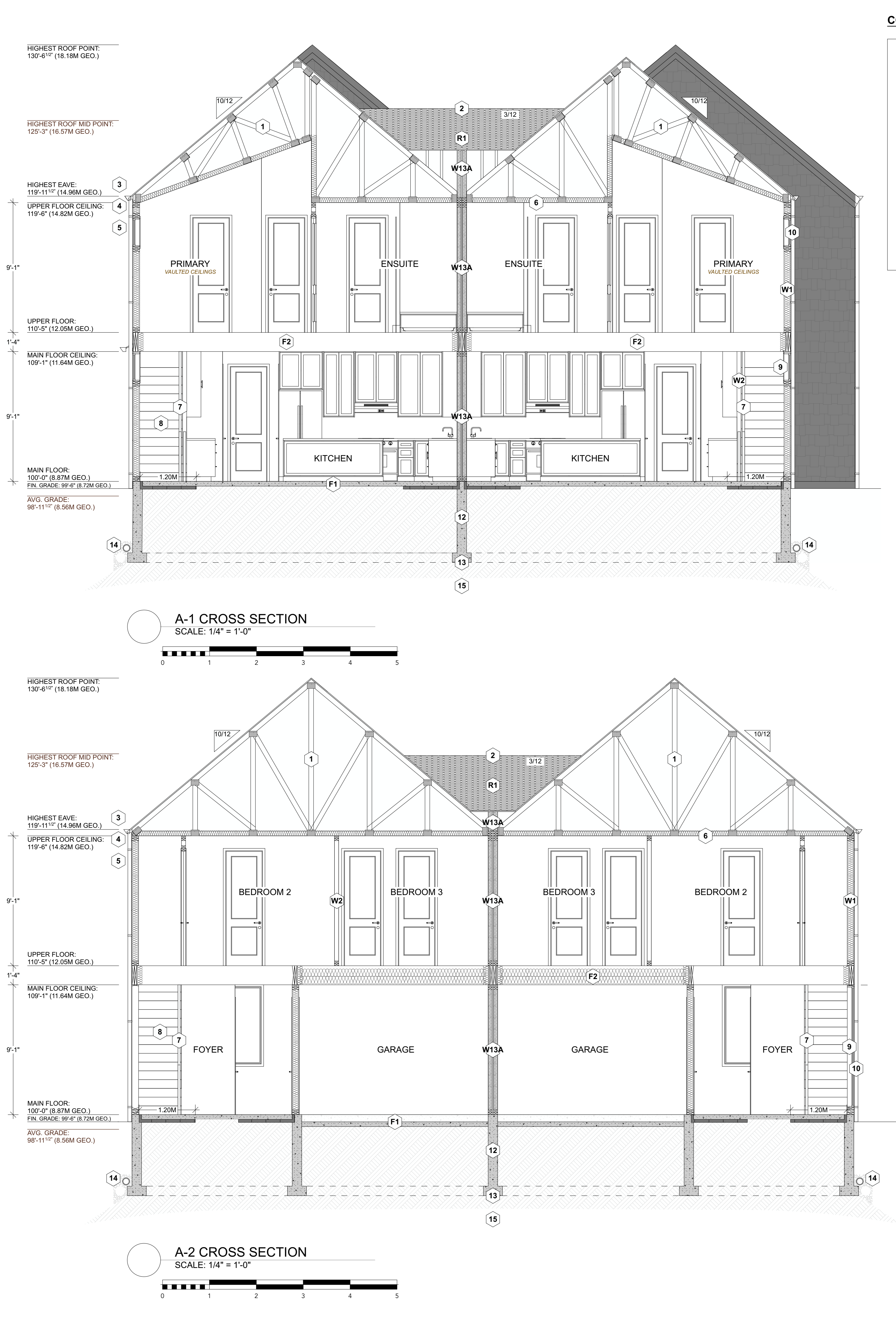
SEE DRAWINGS

DATE

June 04, 2026

SHEET NUMBER

A4 / A11



CONSTRUCTION NOTES:

- R1

ASPHALT SHINGLES
BUILDING PAPER
7/16" O.S.B. (OR 1/2" PLYWOOD)
ENGINEERED TRUSSES
DESIGNED BY SUPPLIER @ 24" O.C. TYP.
R40 BATT INSULATION
6 MIL U.V. POLY V.B.
5/8" GWB
- W1

EXTERIOR FINISH
3/4" AIR SPACE
PRESSURE TREATED STRAPPING
BUILDING WRAP
1/2" SHEATHING
2X6 STUDS AT 16" O.C.
R-20 BATT INSULATION
6 MIL POLY V.B.
1/2" GYPSUM WALL BOARD
- W2

2X4 STUDS 16" O.C.
1/2" GYPSUM WALL BOARDS ON BOTH SIDES
- W3

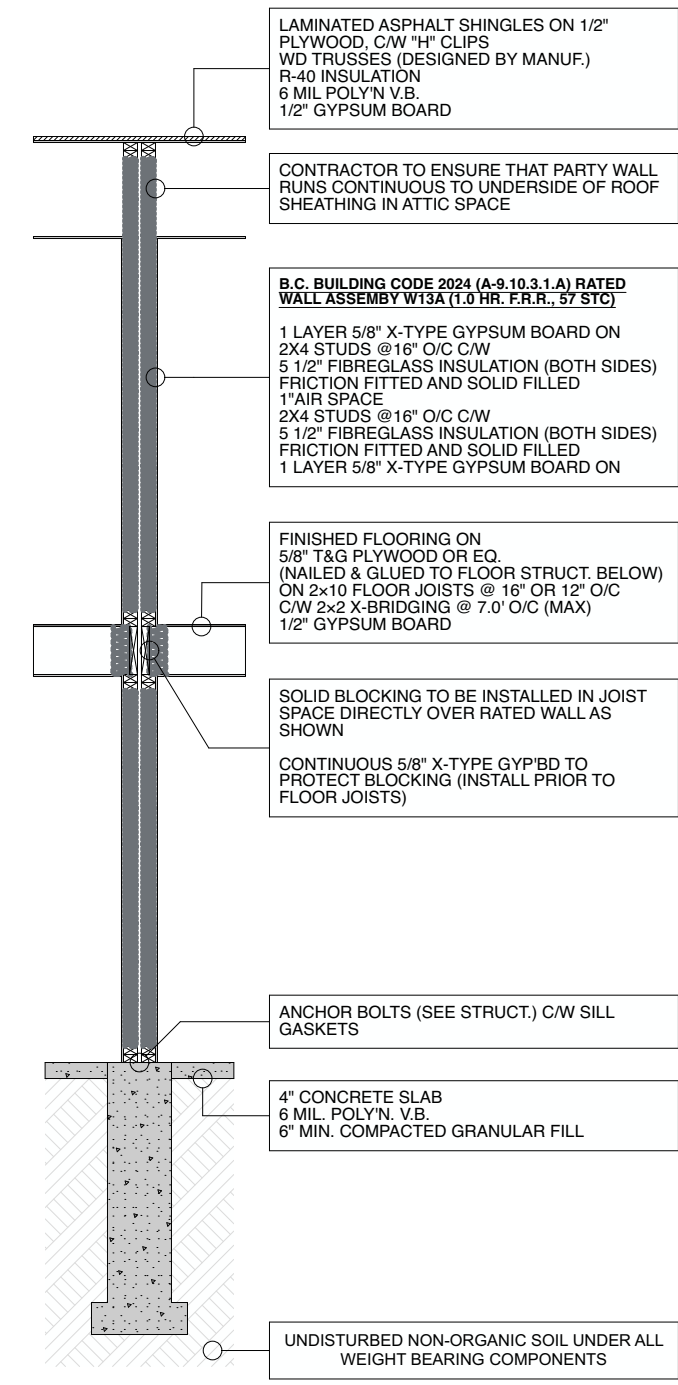
2X6 STUDS 16" O.C.
1/2" GYPSUM WALL BOARDS ON BOTH SIDES
- F1

4" CONCRETE FLOOR ON 6 MIL
POLY V.B. COMPACTED GRANULAR FILL
- F2

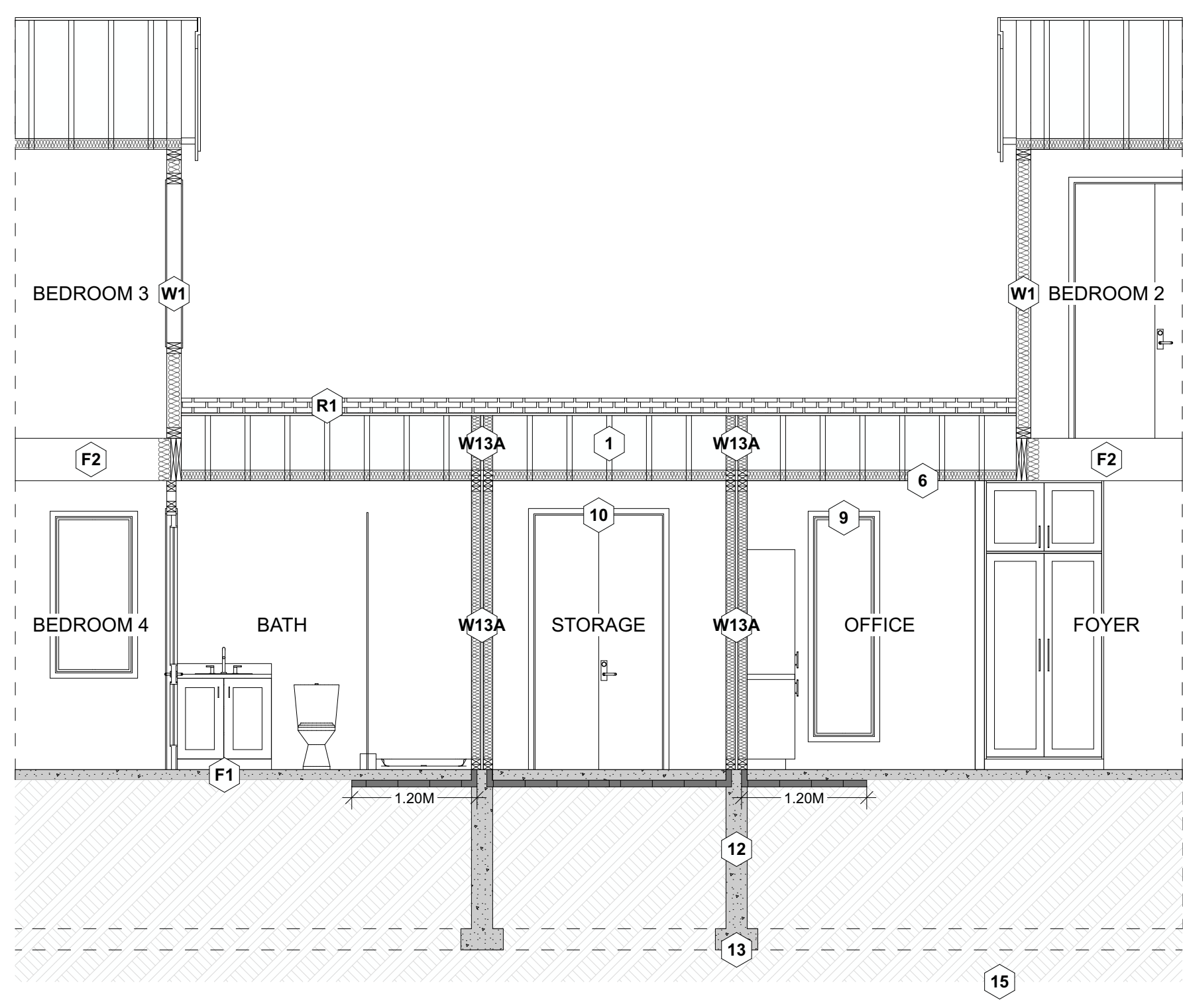
2X16 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE
3/4" T&G PLYWOOD
R28 BATT INSULATION
X BRIDGING @ 6' O.C. TYP.
- F3

2X16 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE
3/4" T&G PLYWOOD
X BRIDGING @ 6' O.C. TYP. EXTERIOR METAL SOFFITS
60 MIL VINYL DECK OVER
- W13A

DEMISING WALL: (1H AS PER W13A - TABLE A-9 10.3.1.A)
TWO ROWS 38 MM X 140 MM STUDS EACH SPACED 400 MM OR 600 MM
O.C. ON SEPARATE 38 MM X 89 MM PLATES SET 25 MM APART
89 MM THICK ABSORPTIVE MATERIAL ON EACH SIDE
1 LAYER OF 15.9 MM TYPE X GYPSUM BOARD ON EACH SIDE



DETAIL - W13A PARTY WALL
SCALE: 1/4" = 1'-0"



A-3 CROSS SECTION
SCALE: 1/4" = 1'-0"

NOTES:

- 1

TRUSS DESIGN:
TO BE DESIGNED BY TRUSS DESIGNER
- 2

ROOF VENTS:
VENT 1/150 USING SHINGLE VENT II RIDGE VENT
- 3

EAVE PROTECTION:
CONSTRUCTION TO BE DETERMINED BY BUILDER
- 4

GUTTERS & DOWNSPOUTS:
ALUMINUM GUTTERS & DOWNSPOUTS
- 5

SOFFITS:
ALUMINUM VENTED SOFFITS (NON VENTED IF SOFFIT PROJECTS LESS THAN 1.20M FROM PROPERTY LINE)
- 6

CEILING BOARD:
R40 INSULATION, 6 MIL POLY V.B. 1/2"
- 7

HANDRAILS:
42" NON-CLIMBABLE
- 8

STAIRS:
7 1/2" RISE, 10.05" TREAD, 1" NOSING, AND CONTINUOUS HANDRAIL
- 9

WINDOWS:
- VINYL
- RAIN PAN UNDER TO BE SUPPLIED
- RAIN SCREEN AS PER BCBC
- WINDOWS IN DOORS TO BE SAFETY GLASS
- 10

EXTERIOR OPENINGS:
TO BE CAULKED OVER AND AROUND
- 11

POSTS:
10"X10" POST, 8" POST SADDLE, ON 30"X30" CONCRETE FOOTING
8" CONCRETE WALL
- 12

CONCRETE WALL:
8" CONCRETE WALL ON 8"X16"
- 13

CONCRETE FOOTINGS:
2#4 BAR CONTINUOUS - R12 RIDGID INSULATION - 2 COATS DAMP PROOFING
- 14

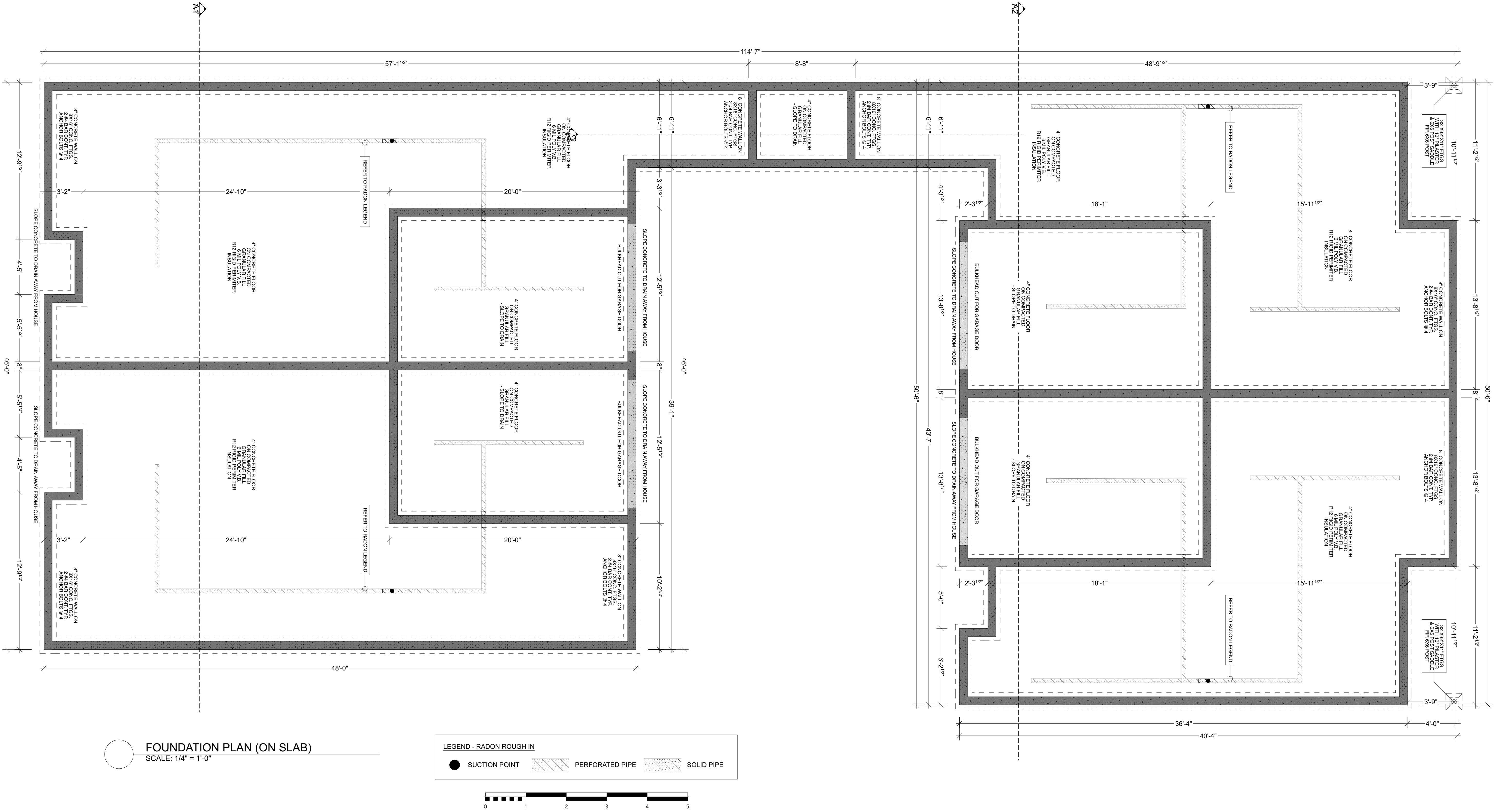
GROUND WORK:
- DRAINS TO PERIMETER SYSTEM
- 4" DRAIN TILE WITH 6" ROCK OVER
- 15

SOIL:
NON-ORGANIC SOIL (UNDISTURBED)

DETAILS:

- PLUMBING STACKS:**
PLUMBING VENT STACK PIPES MUST BE MADE AIRTIGHT BY SEALING THE AIR BARRIER TO VENT STACK WITH COMPATIBLE MATERIAL, SHEATHING TAPE, OR A RUBBER GASKET AT THE CEILING
- ATTIC HATCH:**
APPLY INSULATION TO BACK OF ATTIC HATCH AND PROVIDE A CLOSED CELL FOAM GASKET TO ENSURE PROPER AIR SEALING.
- LIGHTING:**
RECESSED POT LIGHT HOUSINGS TO BE SEALED TO POLY V.B.
- WALL TO CEILING:**
ALL JOINTS AT TRANSITION BETWEEN EXTERIOR WALLS AND CEILING MUST BE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS OR COVERING WITH AN AIR BARRIER MATERIAL
- WINDOWS / DOORS / SKYLIGHTS:**
INTERFACE BETWEEN WINDOW AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTION BETWEEN POLY V.B. AND THE WINDOW
- INTERIOR & EXTERIOR WALL INTERFACE:**
ALL INTERIOR WALLS THAT MEET EXTERIOR WALLS OR ATTIC CEILING TO BE MADE AIRTIGHT BY SEALING JUNCTION OR CONTINUING THE POLY V.B. OF THE EXTERIOR WALLS
- RIM JOISTS / SILL PLATES:**
ALL JOISTS AT CAVITIES TO BE AIRTIGHT BY SEALING ALL JUNCTIONS AND JOINTS, OR COVER WITH AIR BARRIER MATERIAL
- SLAB FOUNDATION WALLS:**
SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR TO FOUNDATION WALL
- RIGID INSULATION:**
(2.5") R12 RIGID INSULATION TO BE 1.2M IN LENGTH ENSURE CONTINUITY OF INSULATION AS PER BCBC 9.36.2.5(2)
- ENERGY EFFICIENCY:**
ALL COMPONENTS RELATING TO ENERGY EFFICIENCY (IE. COOLING, HEATING, VENTILATION, WINDOWS, BUILDING ENVELOPE) ARE REQUIRED TO COMPLY WITH STEP 3 OF THE BC ENERGY STEP CODE
- RADON:**
LEVEL 2 FULL PASSIVE VERTICAL RADON STACK SYSTEM REQUIRED TO CONFORM TO THE "RADON CONTROL OPTIONS FOR NEW CONSTRUCTION IN LOW-RISE RESIDENTIAL BUILDINGS" DOCUMENT FROM THE GOVERNMENT OF CANADA. CAN/CGSB-149. 11-2019
- SEE RADON DETAIL PAGE AND GOVERNMENT OF CANADA CAN/ CGSB-149. 11- 2019 DOCUMENT FOR SPECIFICATIONS
- HOUSE PRINCIPAL EXHAUST FAN:**
PRINCIPAL EXHAUST FAN CAPACITY @50 PASCAL AND MIN. VENTILATION RATE OF 35 AS PER 9.32.3.5 MUST BE WIRED TO RUN CONTINUOUSLY, CONTROLLED BY DEDICATED SWITCH, SOUND RATING NOT TO EXCEED 1.0 SONE(SEE TABLE 9.32.3.3.A)
- DEMISING NOTES:**
ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min AS PER 9.37.2.15.(b)
- ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL
- HEAT SOURCE:**
DUCTED HEAT PUMP FOR HEATING & COOLING WITH CEILING DIFFUSERS (INTERNAL HVAC UNITS TO BE RECESSED INTO THE TRUSSES. LOCATED TO BE DETERMINED BY BUILDER)

PROJECT ADDRESS	
LOT 18 1640 EARLE STREET VICTORIA V8S 1N5	
SHEET TITLE	
FOUNDATION PLAN	
SCALE	
SEE DRAWINGS	
DATE	
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SHEET NUMBER	
A5 / A11	



PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

MAIN FLOOR PLAN

SCALE

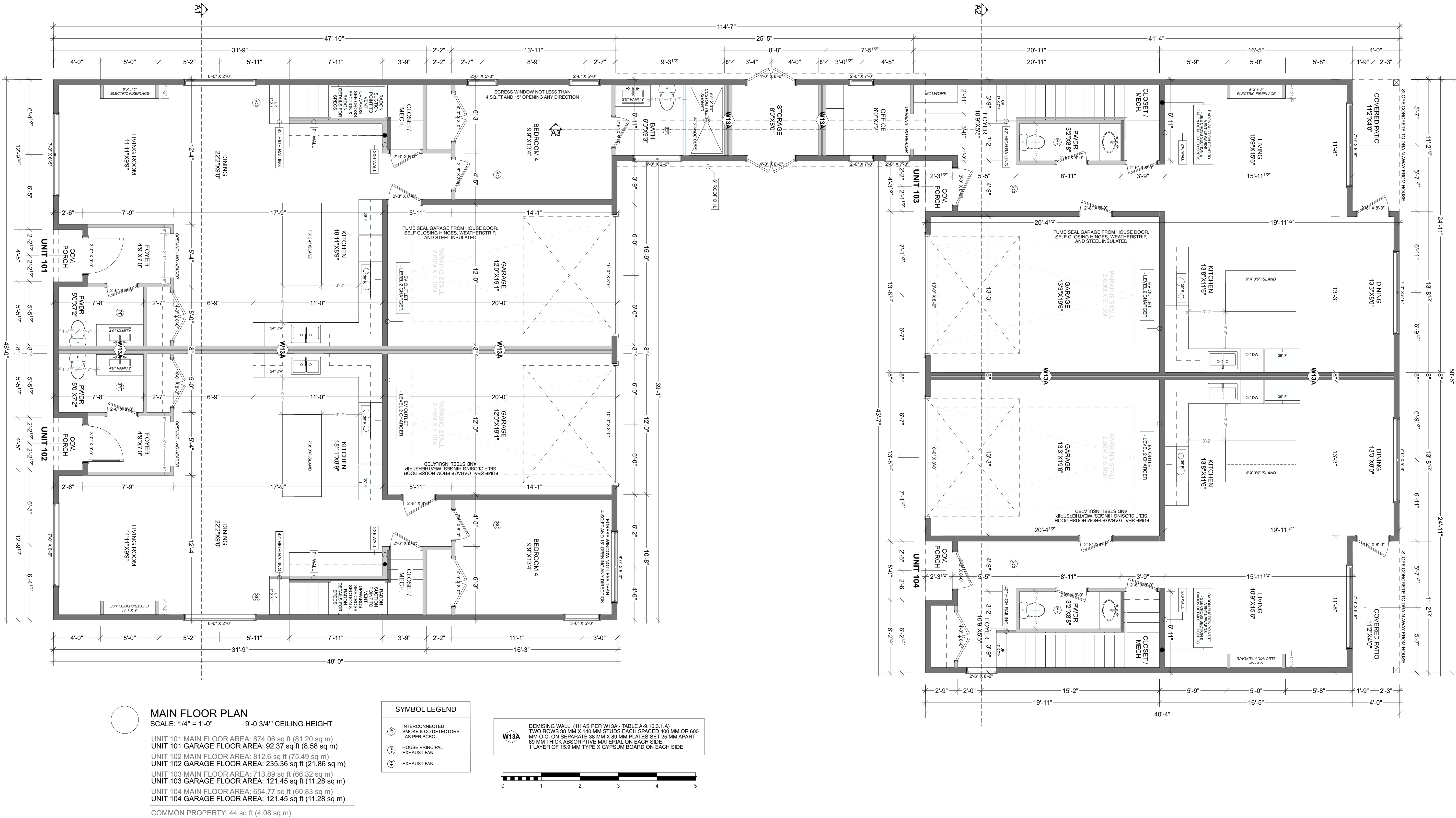
SEE DRAWINGS

DATE

June 04, 2026

SHEET NUMBER

A6 / A11



PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

UPPER FLOOR PLAN

SCALE

SEE DRAWINGS

DATE _____

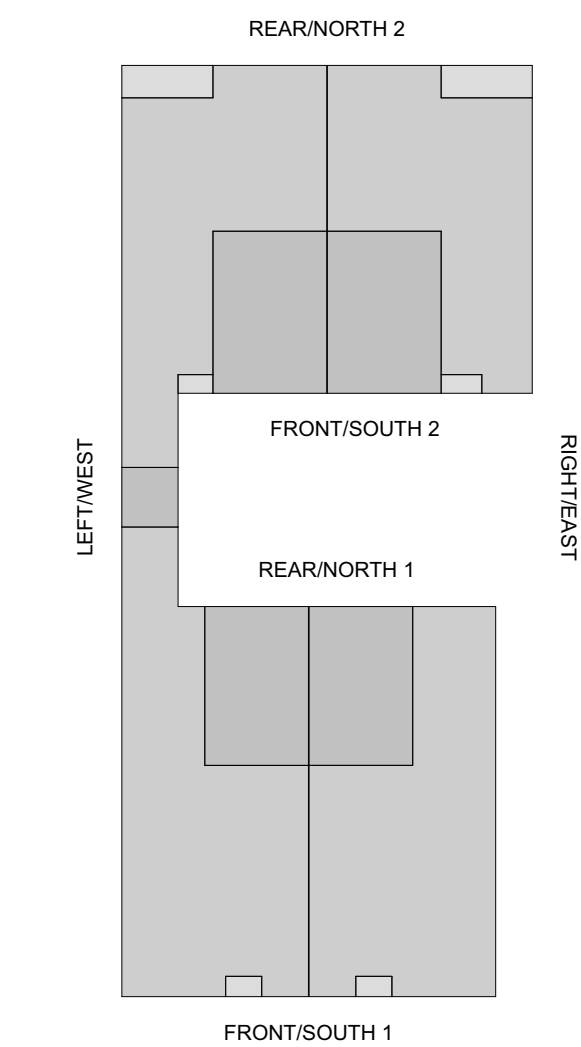
June 04, 2026

SHEET NUMBER

A7 / A11

FINISH SCHEDULE:

A	ROOF: ASPHALT ROOFING - RAISED RIDGE & HIP CAPS	
B	GUTTERS / SOFFITS: ALUMINUM GUTTERS AND SOFFITS - SOFFIT TO BE NON VENTED - FINISHCOLOUR AS PER BUILDERS SPECS	
C	DOWNSPOUTS: ALUMINUM DOWNSPOUTS - FINISHCOLOUR AS PER BUILDERS SPECS	
D	BARGE BOARD: 2X10 WITH 1X4 DOUBLE BARGE BOARD - FINISHCOLOUR AS PER BUILDERS SPECS	
E	CORNER TRIM: 1X2 CORNER BOARDS - FINISHCOLOUR AS PER BUILDERS SPECS	
F	FRONT DOOR / GARAGE DOOR & TRIM: 1X2 TRIM BOARDS - FINISHCOLOUR AS PER BUILDERS SPECS	
G	EXTERIOR WINDOW TRIM: 1X2 TRIM BOARDS - FINISHCOLOUR AS PER BUILDERS SPECS	
H	EXTERIOR CLADDING: HARDIE SHINGLE SIDING - FINISHCOLOUR AS PER BUILDERS SPECS	
I	EXTERIOR CLADDING: HARDIE BOARD SIDING - 1X2 BATTENS - FINISHCOLOUR AS PER BUILDERS SPECS	
J	EXTERIOR CLADDING: METAL PANEL SIDING - FINISHCOLOUR AS PER BUILDERS SPECS	
K	EXTERIOR CLADDING: WOOD LOOK HARDIE BOARD SIDING - FINISHCOLOUR AS PER BUILDERS SPECS	
L	SCUPPER DECK DRAIN: - FINISHCOLOUR AS PER BUILDERS SPECS	
M	RAILINGS: ALUMINUM RAILINGS 42" HIGH NON CLIMBABLE	



PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

ELEVATIONS & FINISH SCHEDULE

SCALE

SEE DRAWINGS

DATE

June 04, 2026

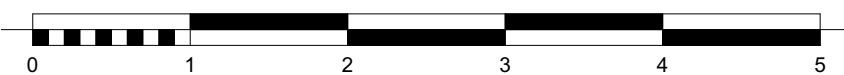
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A8 / A11



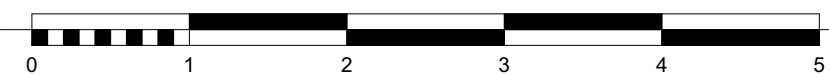
FRONT/SOUTH 1 ELEVATION

SCALE: 1/4" = 1'-0"



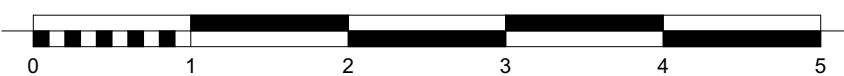
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SCALE: 1/4" = 1'-0"



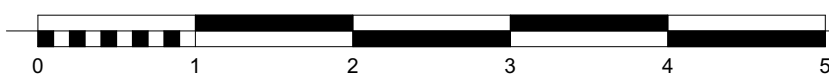
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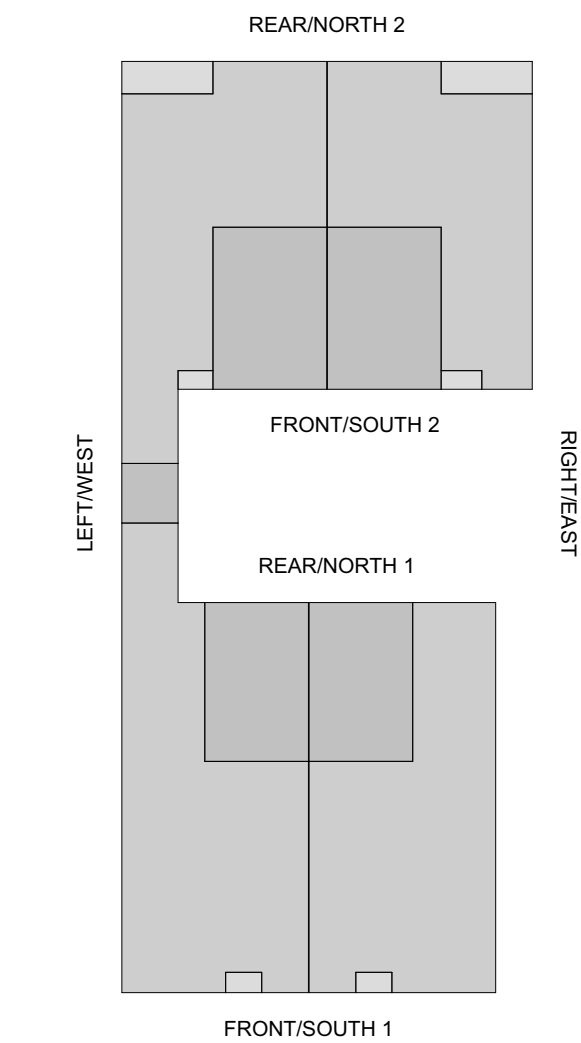
FRONT/SOUTH 2 ELEVATION

SCALE: 1/4" = 1'-0"



FINISH SCHEDULE:

A	ROOF: ASPHALT ROOFING - RAISED RIDGE & HIP CAPS	
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L	SCUPPER DECK DRAIN: - FINISH COLOUR AS PER BUILDERS SPECS	
M	RAILINGS: ALUMINUM RAILINGS 42" HIGH NON CLIMBABLE	



PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

ELEVATIONS & FINISH SCHEDULE

SCALE

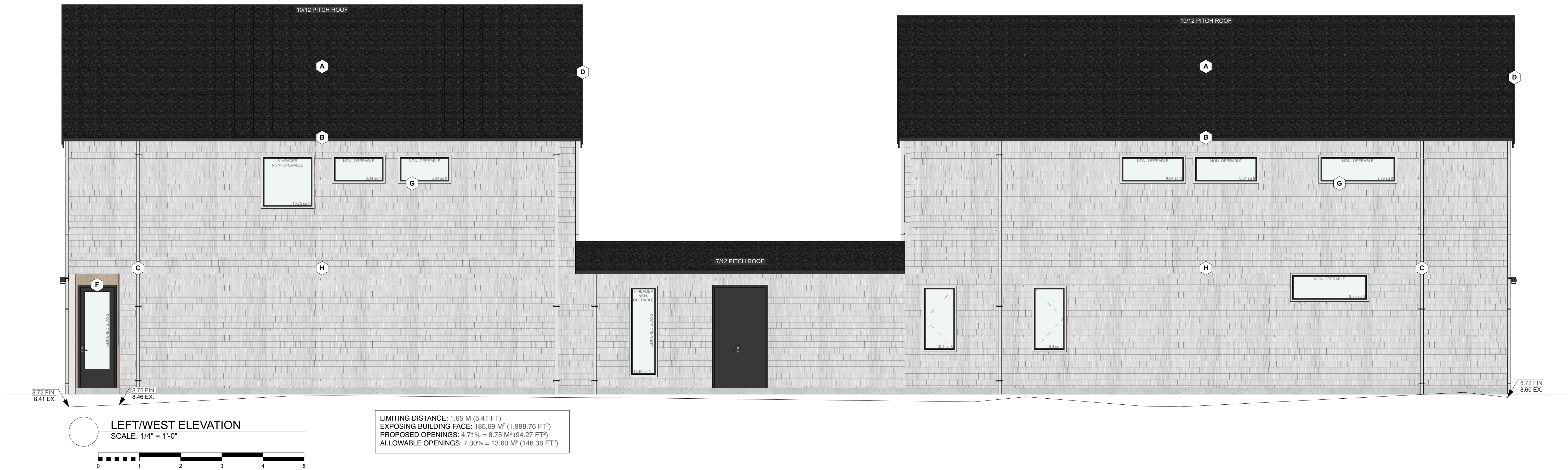
SEE DRAWINGS

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June 04, 2026

SHEET NUMBER

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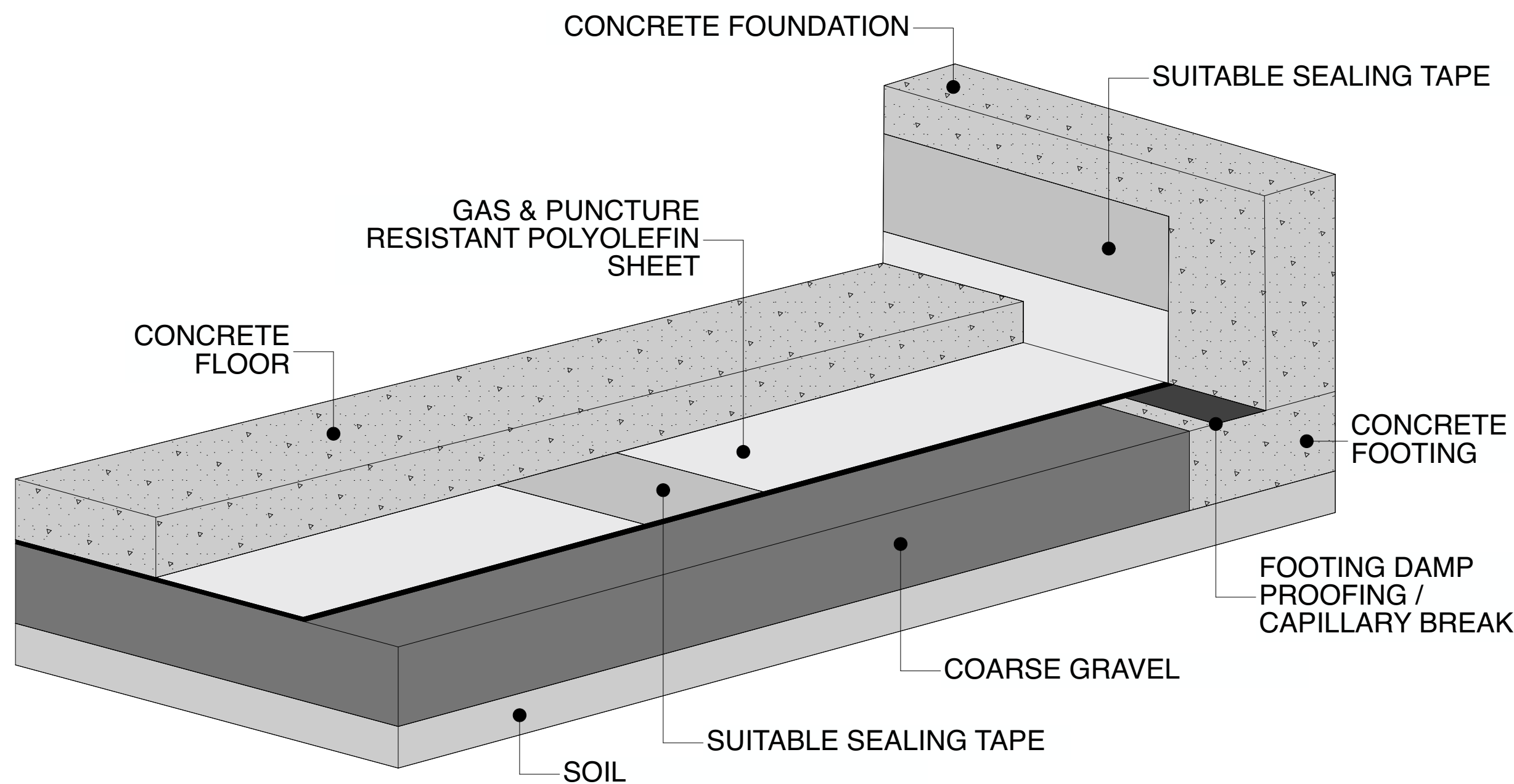


FIGURE 7.1.4.5.5 - SEALING SUB-SLAB MEMBRANE VERTICALLY TO CONCRETE FOUNDATION WALL

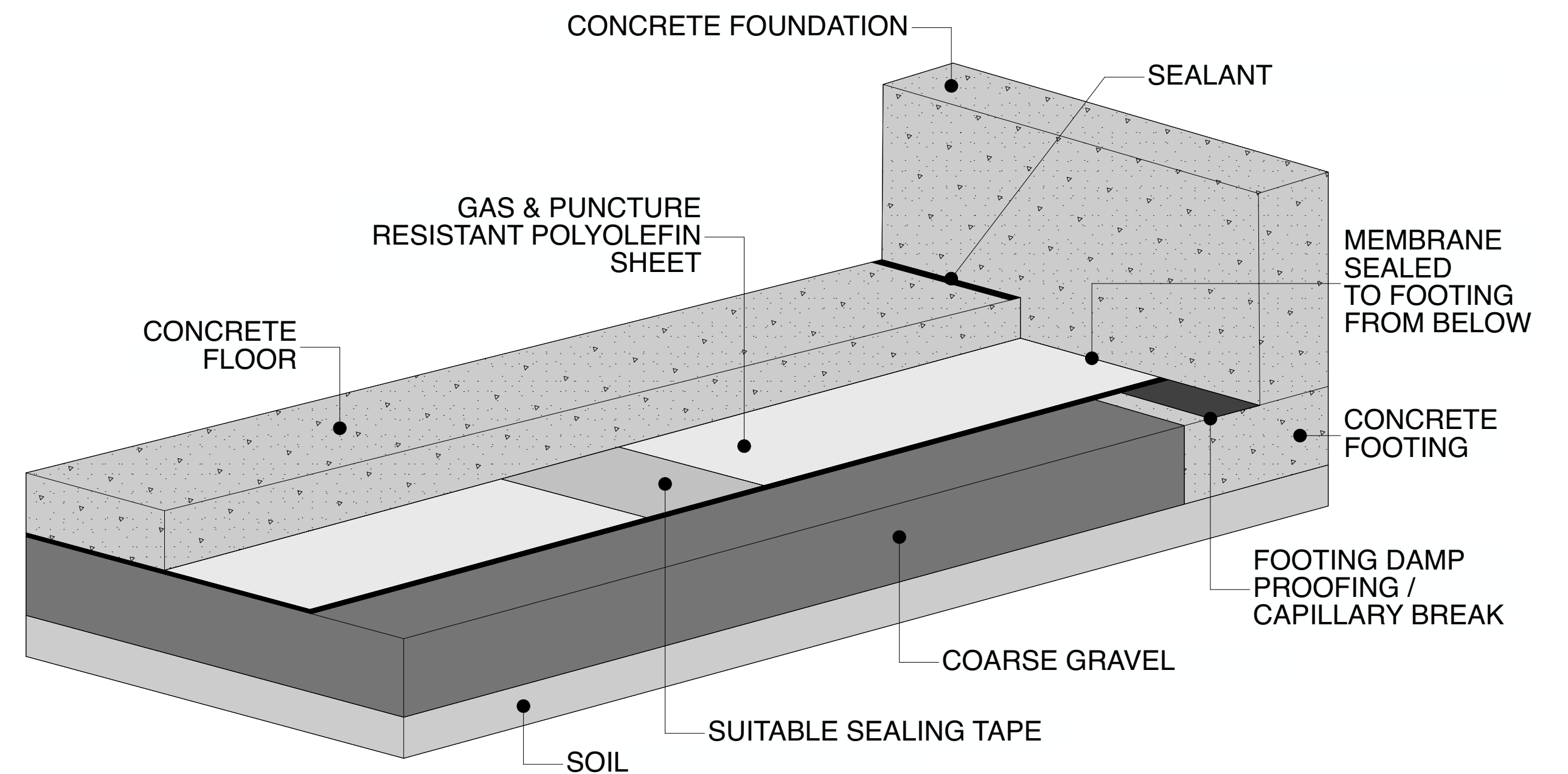


FIGURE 7.1.4.5.6 - SEALING SUB-SLAB MEMBRANE HORIZONTALLY TO CONCRETE FOOTING PRIOR TO SLAB POUR AND OF THE SLAB/WALL EXPANSION JOINT AFTER THE SLAB POUR

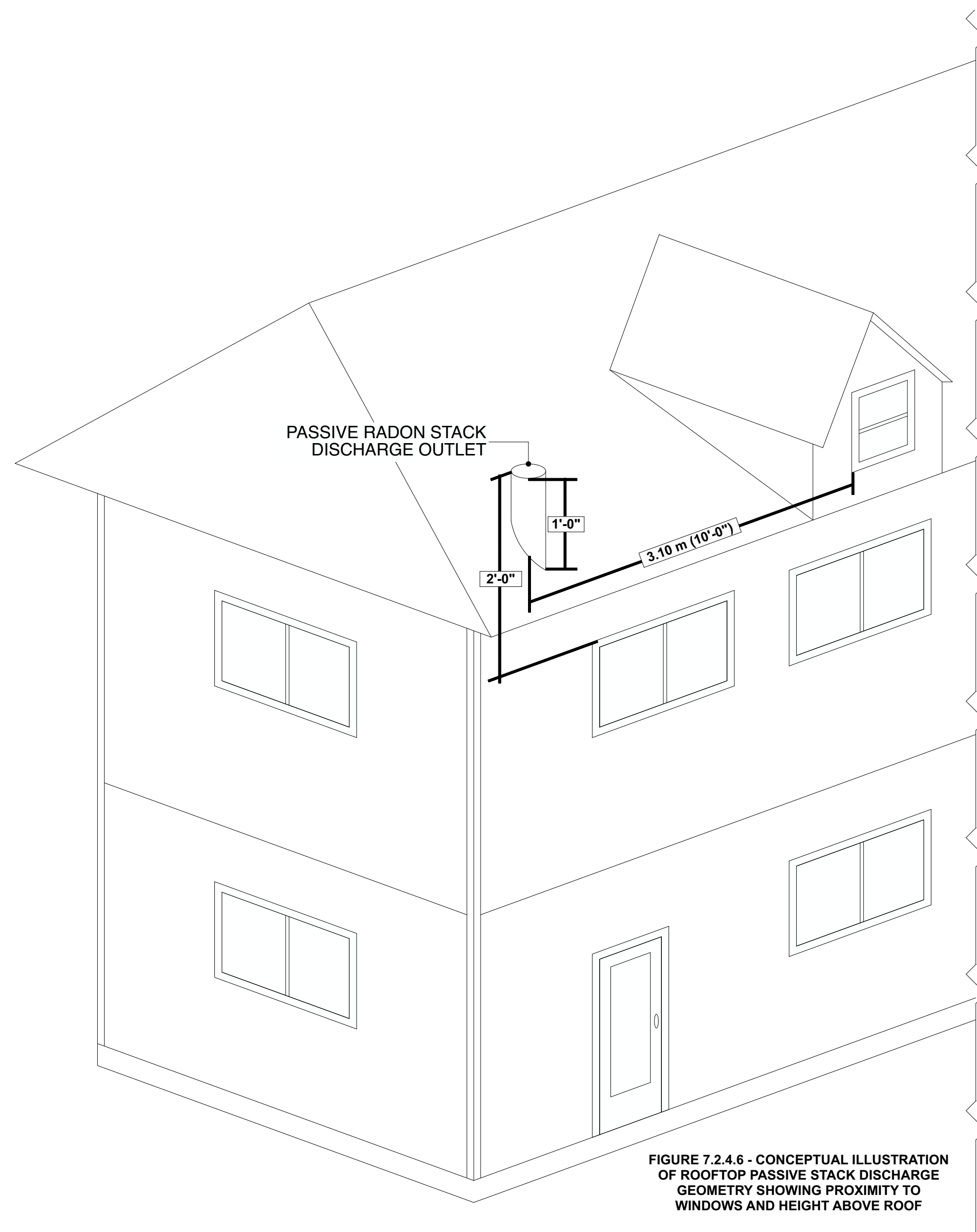


FIGURE 7.2.4.6 - CONCEPTUAL ILLUSTRATION OF ROOFTOP PASSIVE STACK DISCHARGE GEOMETRY SHOWING PROXIMITY TO WINDOWS AND HEIGHT ABOVE ROOF

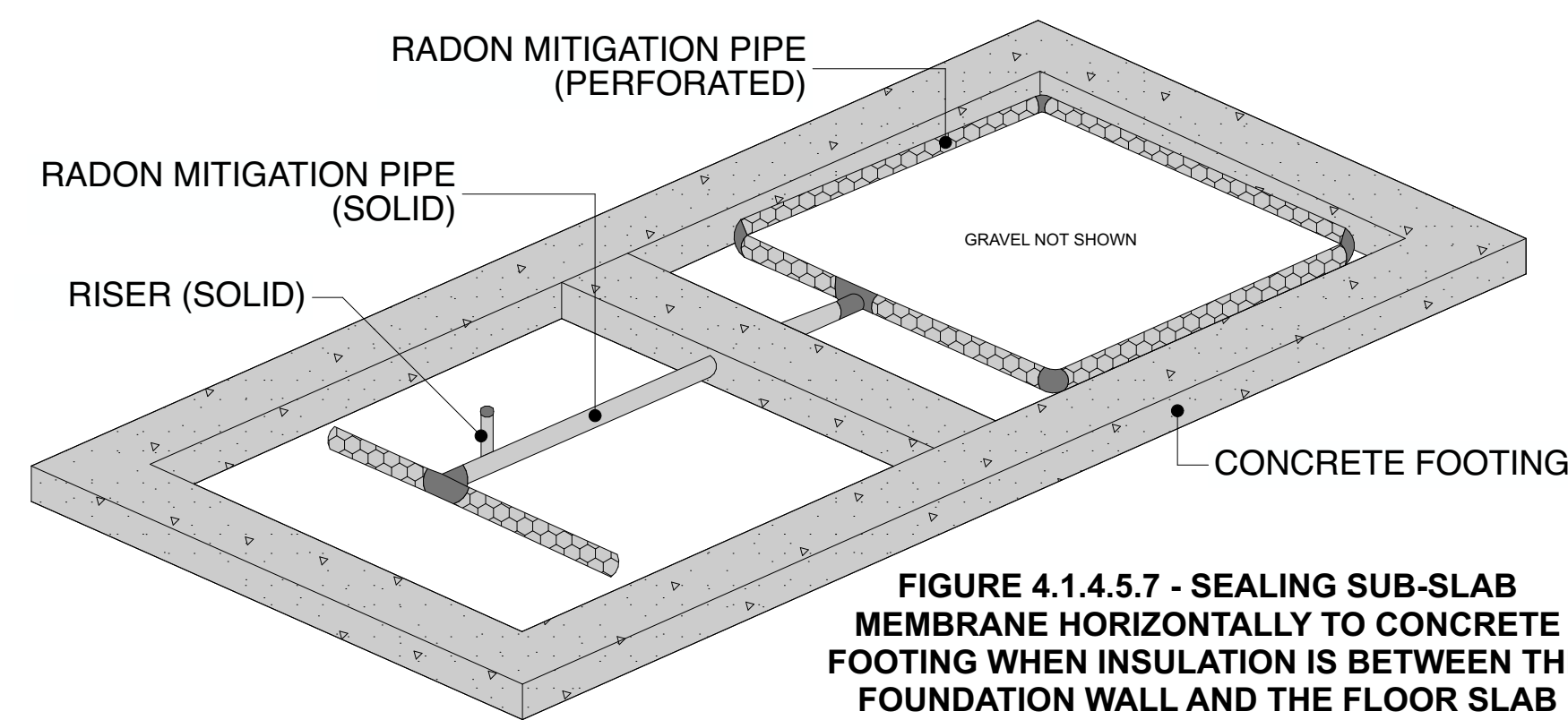


FIGURE 4.1.4.5.7 - SEALING SUB-SLAB MEMBRANE HORIZONTALLY TO CONCRETE FOOTING WHEN INSULATION IS BETWEEN THE FOUNDATION WALL AND THE FLOOR SLAB

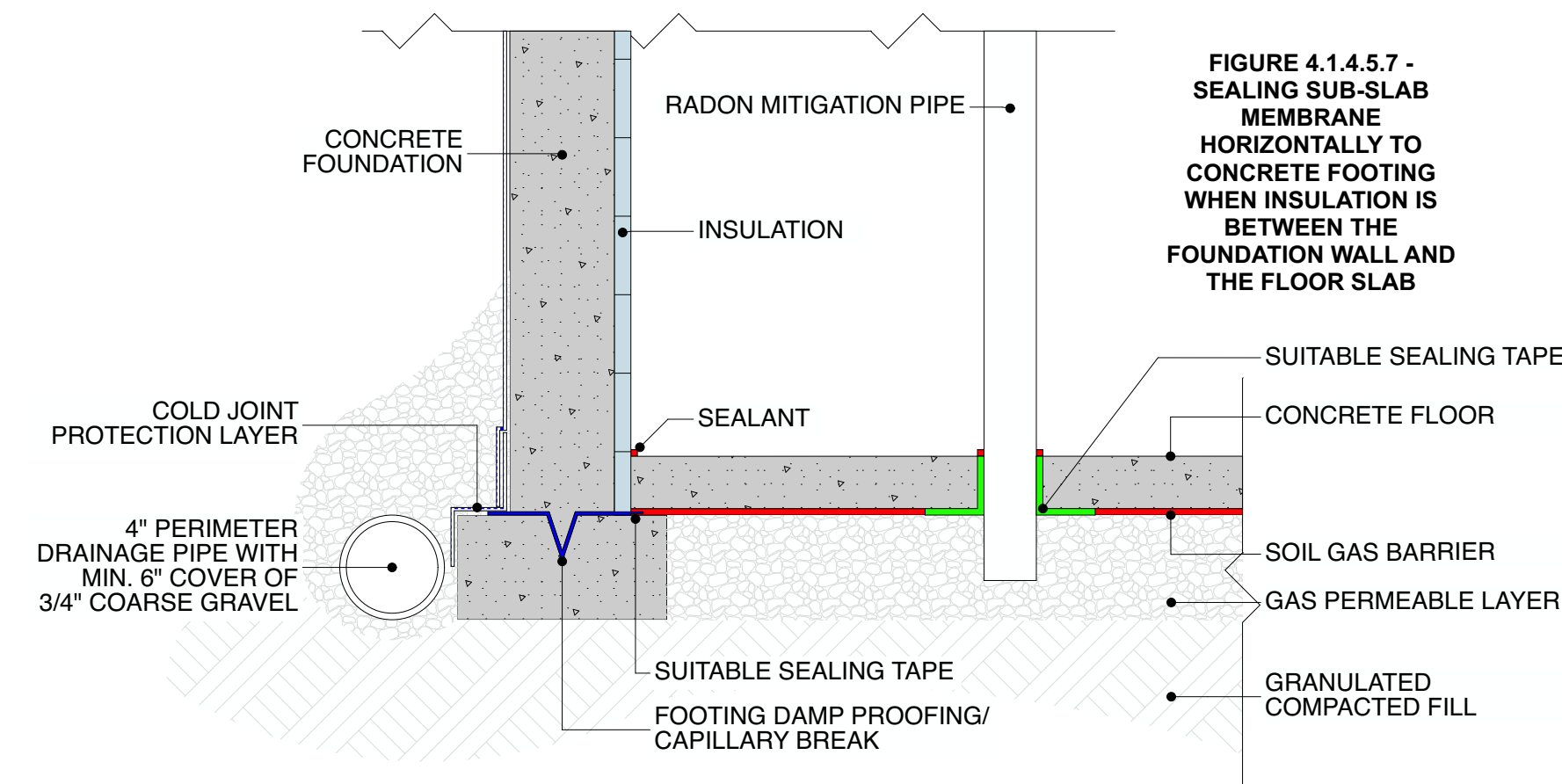


FIGURE 4.1.4.5.7 - SEALING SUB-SLAB MEMBRANE HORIZONTALLY TO CONCRETE FOOTING WHEN INSULATION IS BETWEEN THE FOUNDATION WALL AND THE FLOOR SLAB

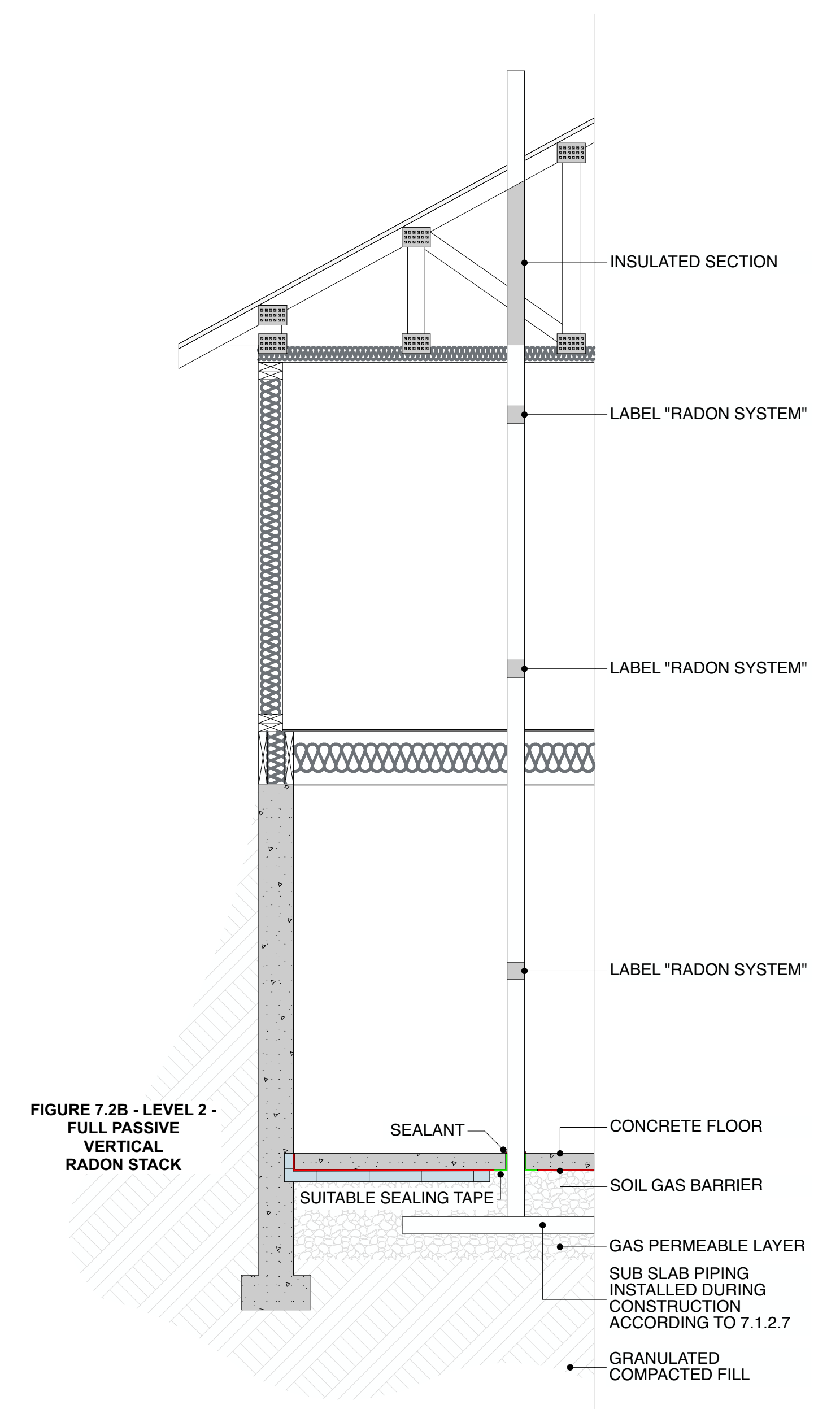


FIGURE 7.2B - LEVEL 2 - FULL PASSIVE VERTICAL RADON STACK

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LOT 18
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SHEET TITLE

RADON DETAILS

SCALE

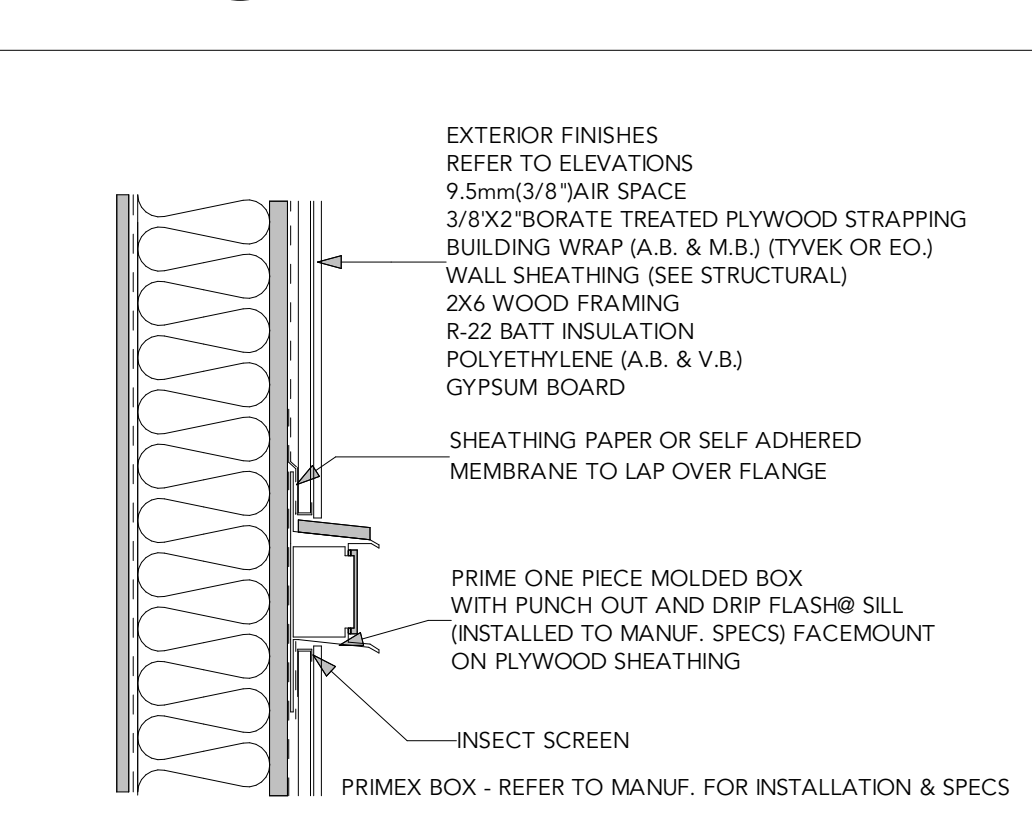
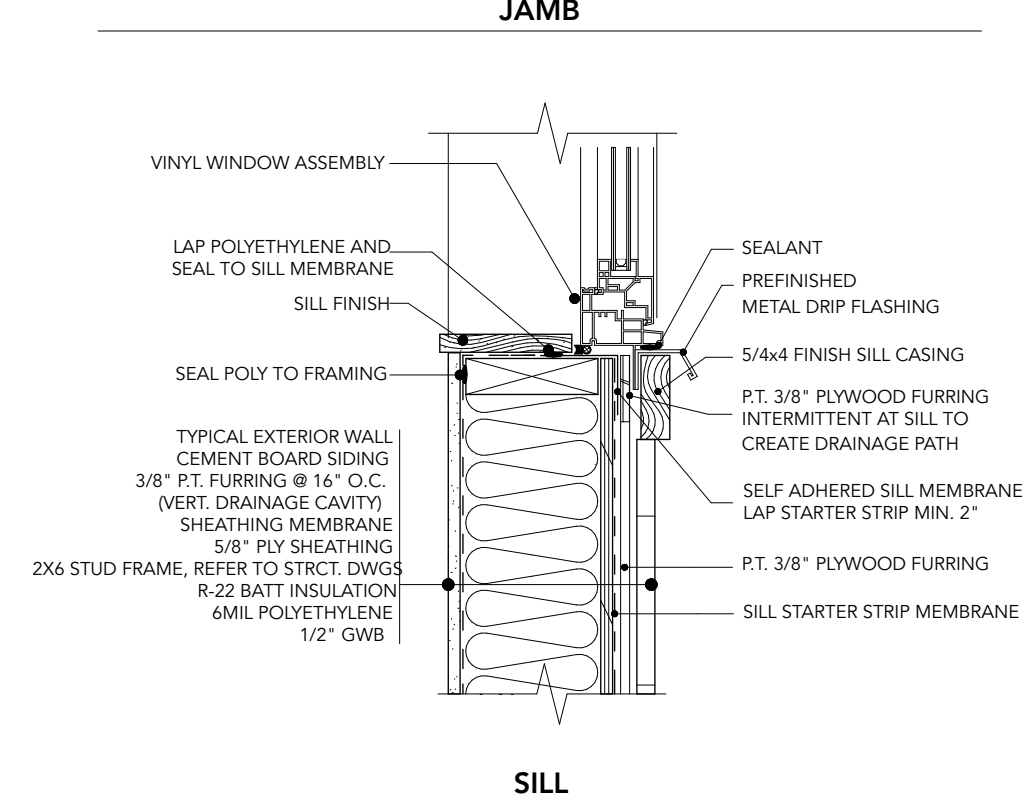
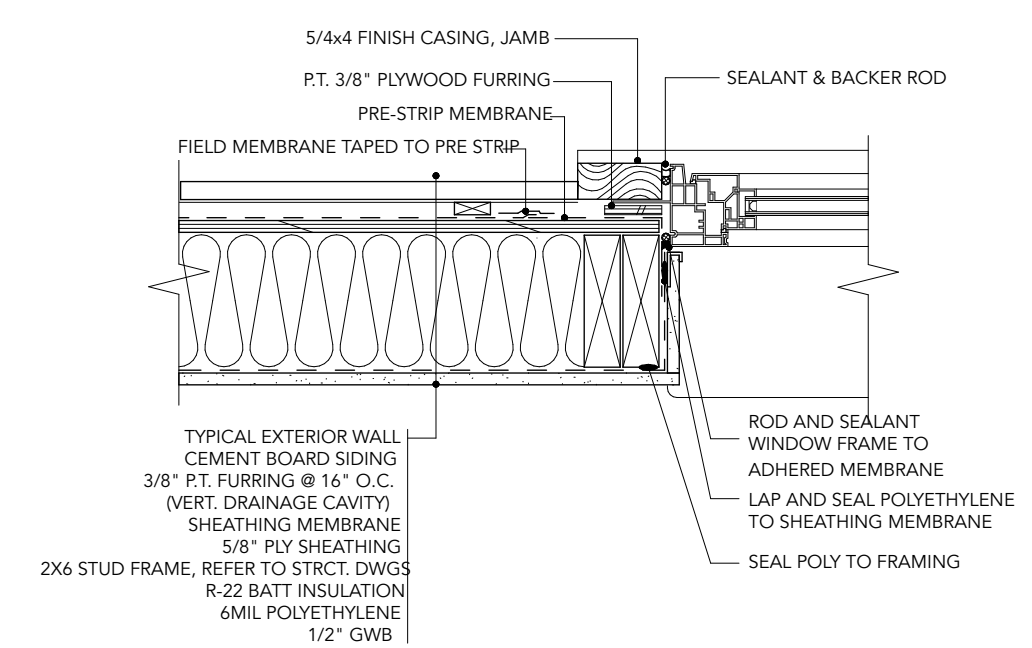
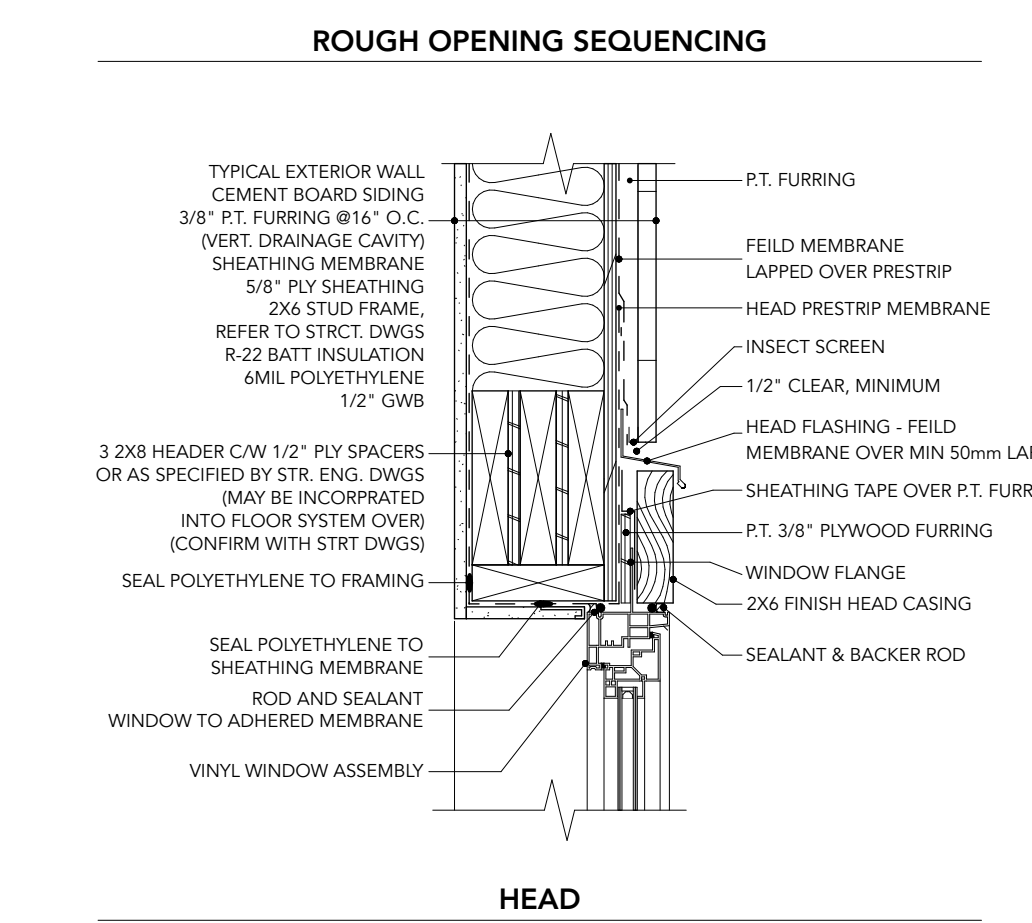
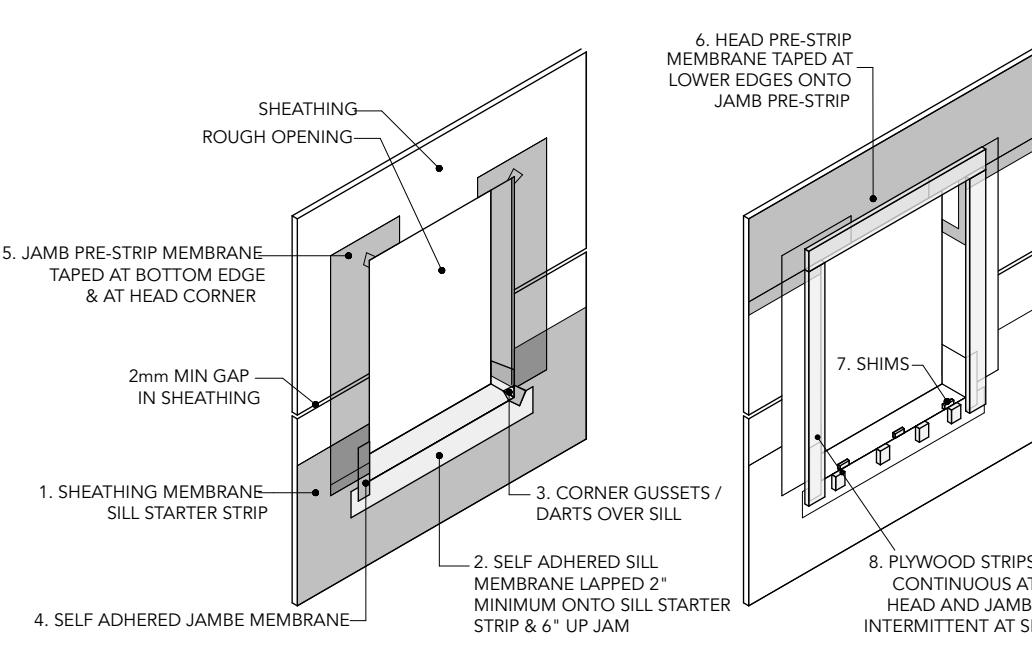
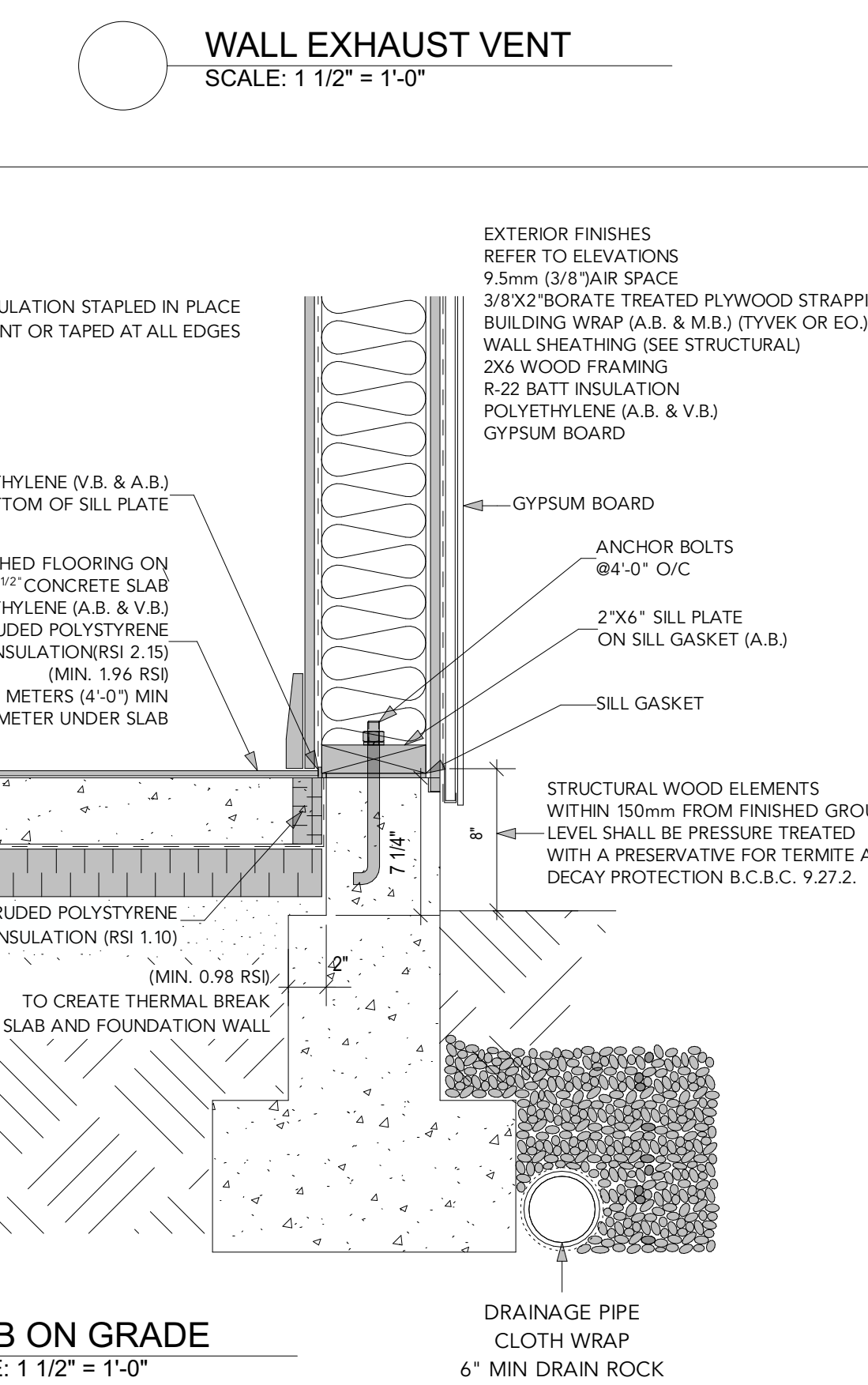
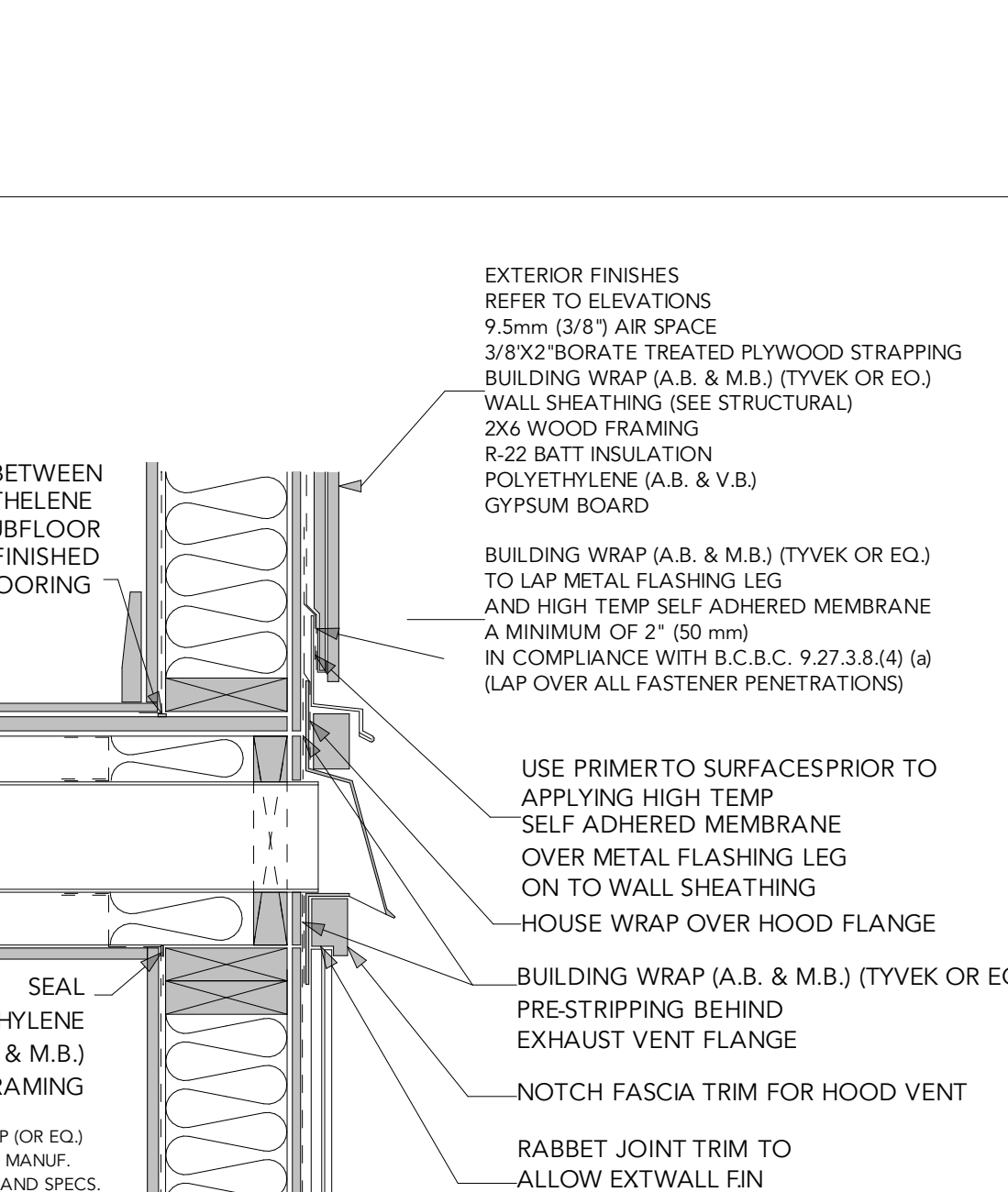
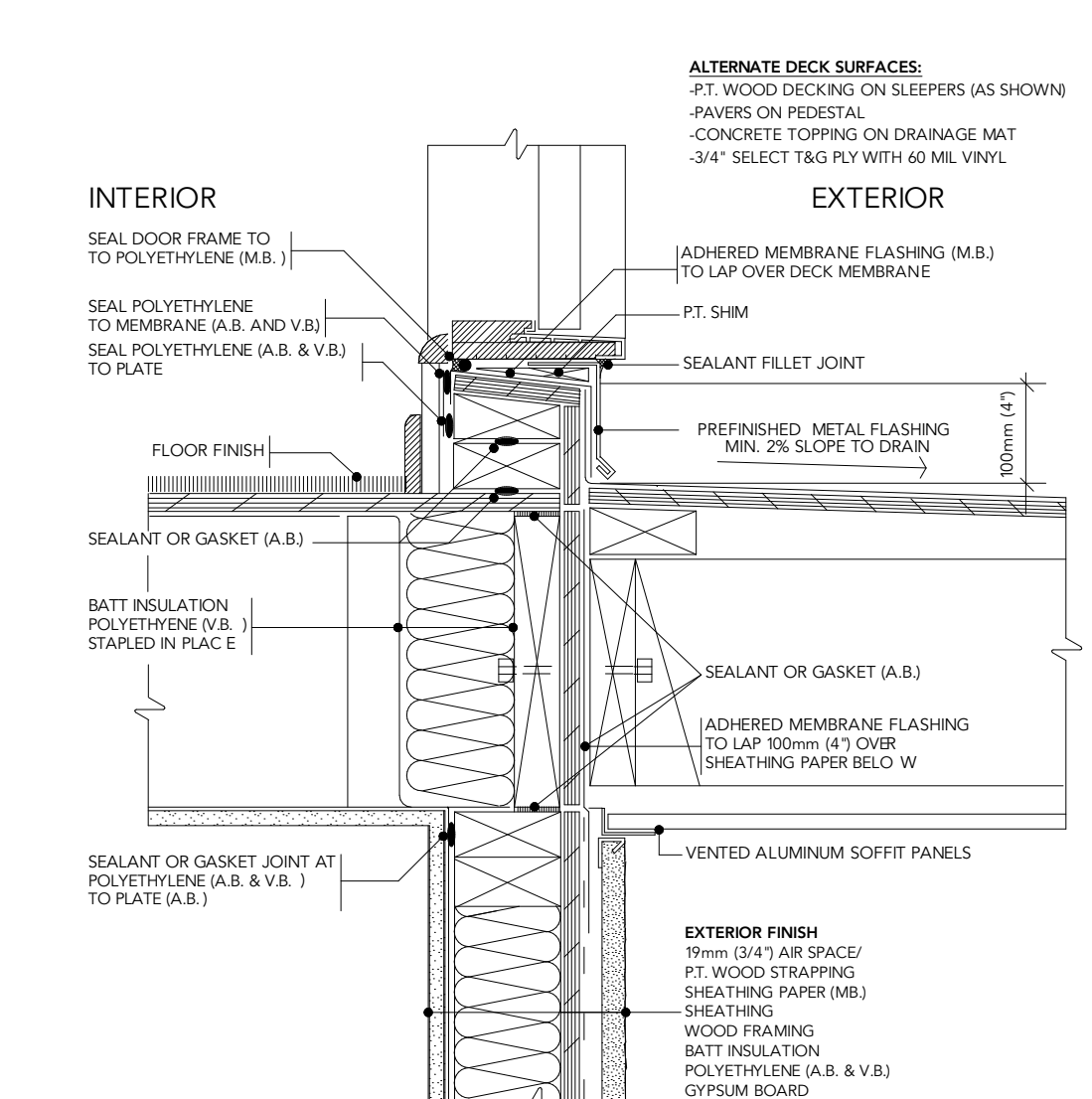
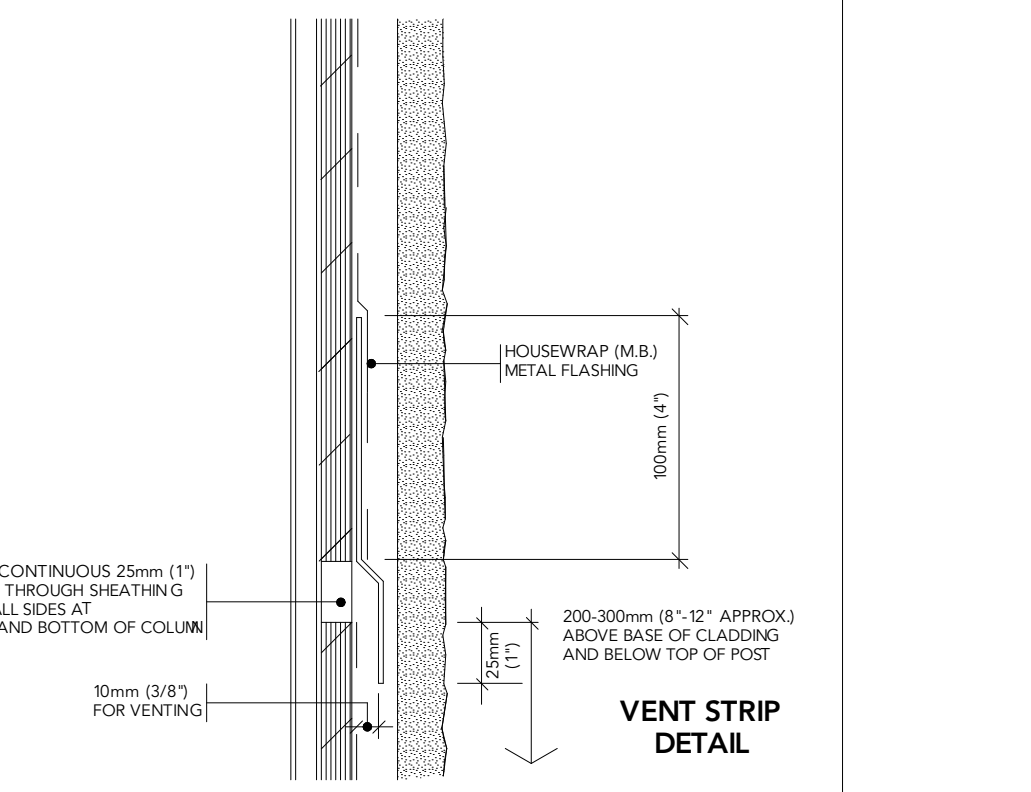
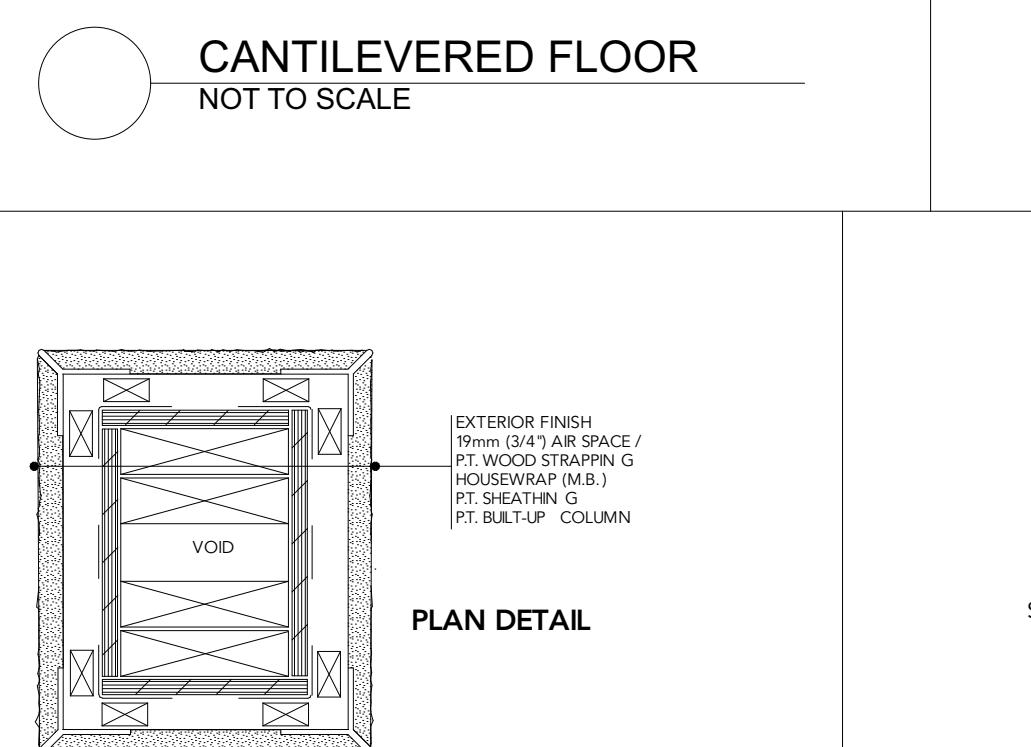
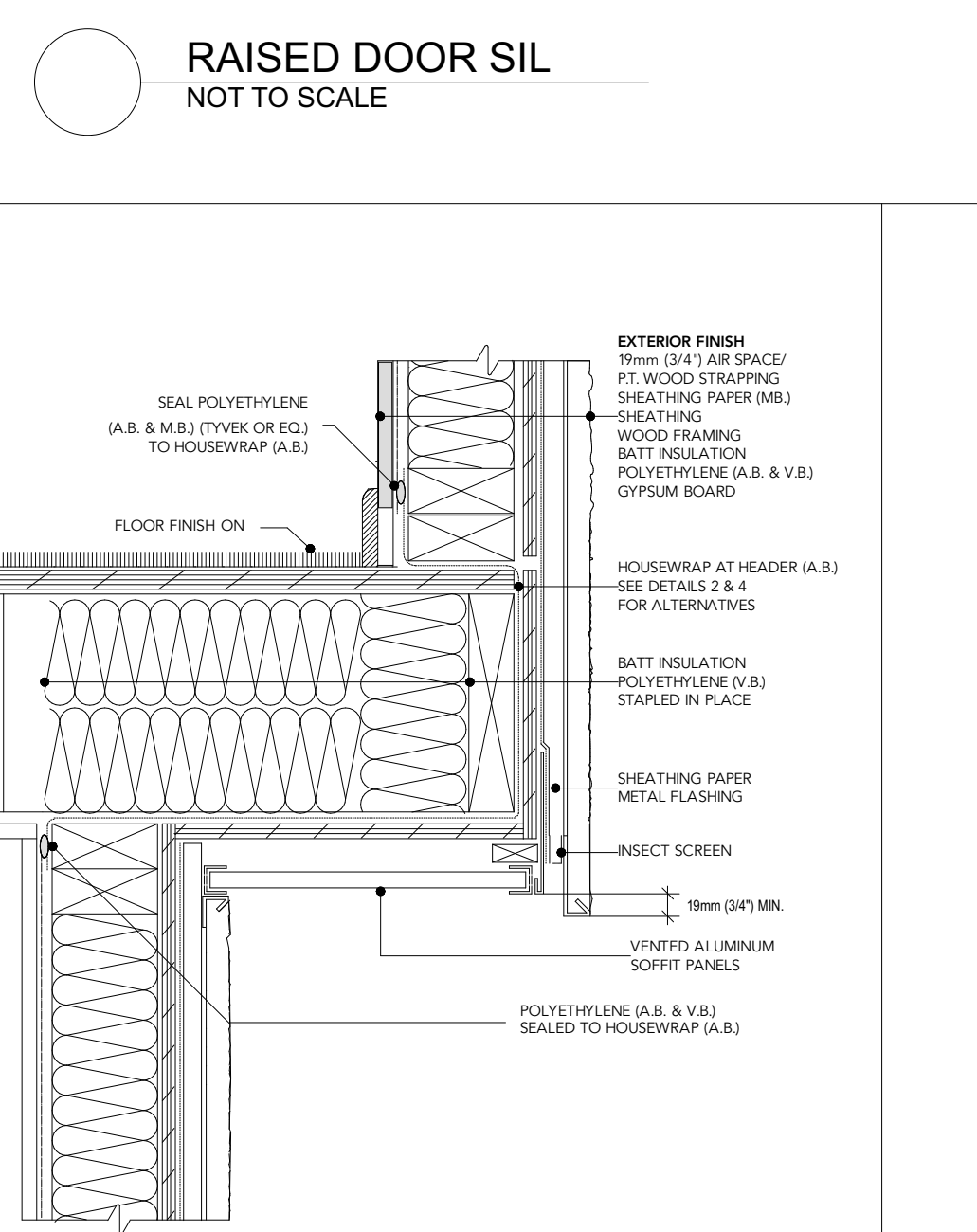
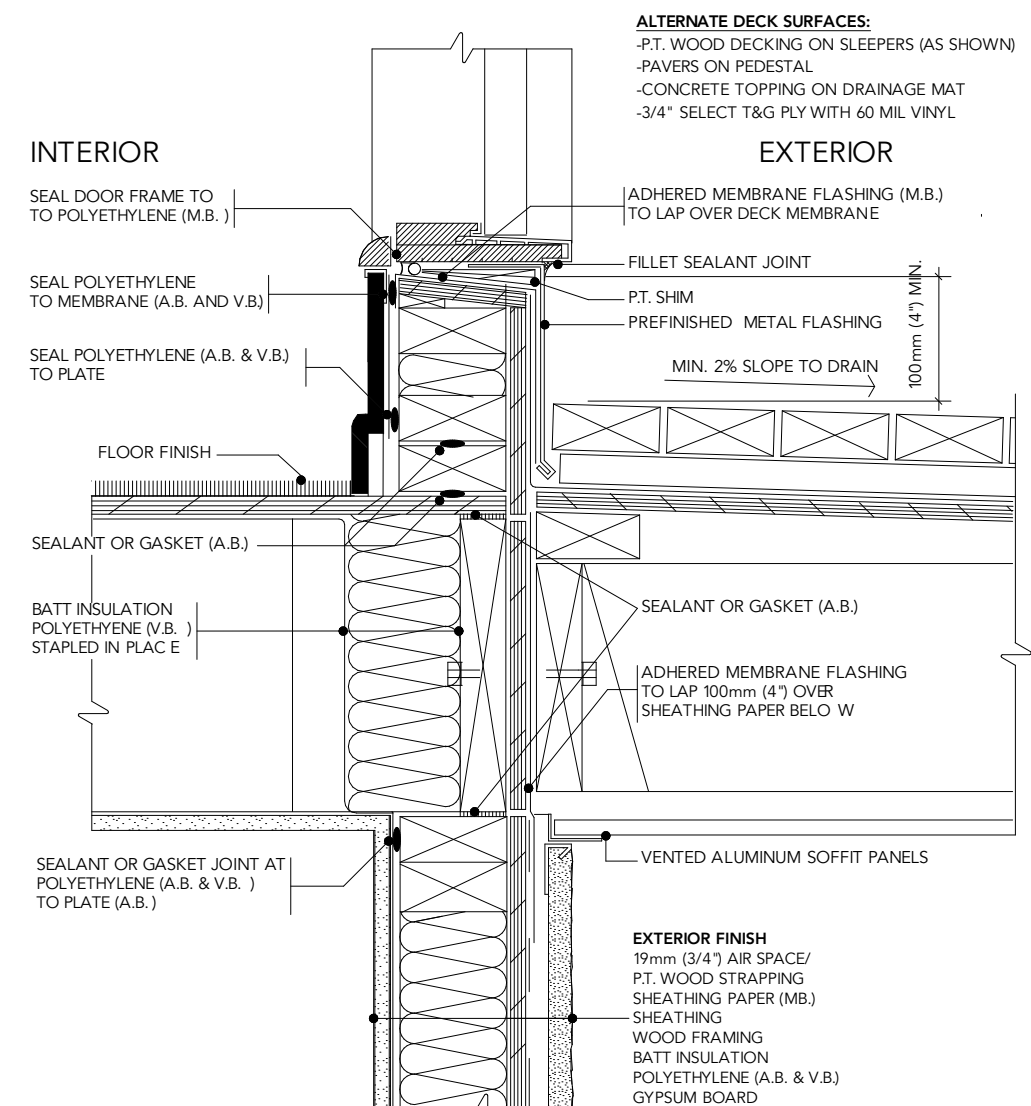
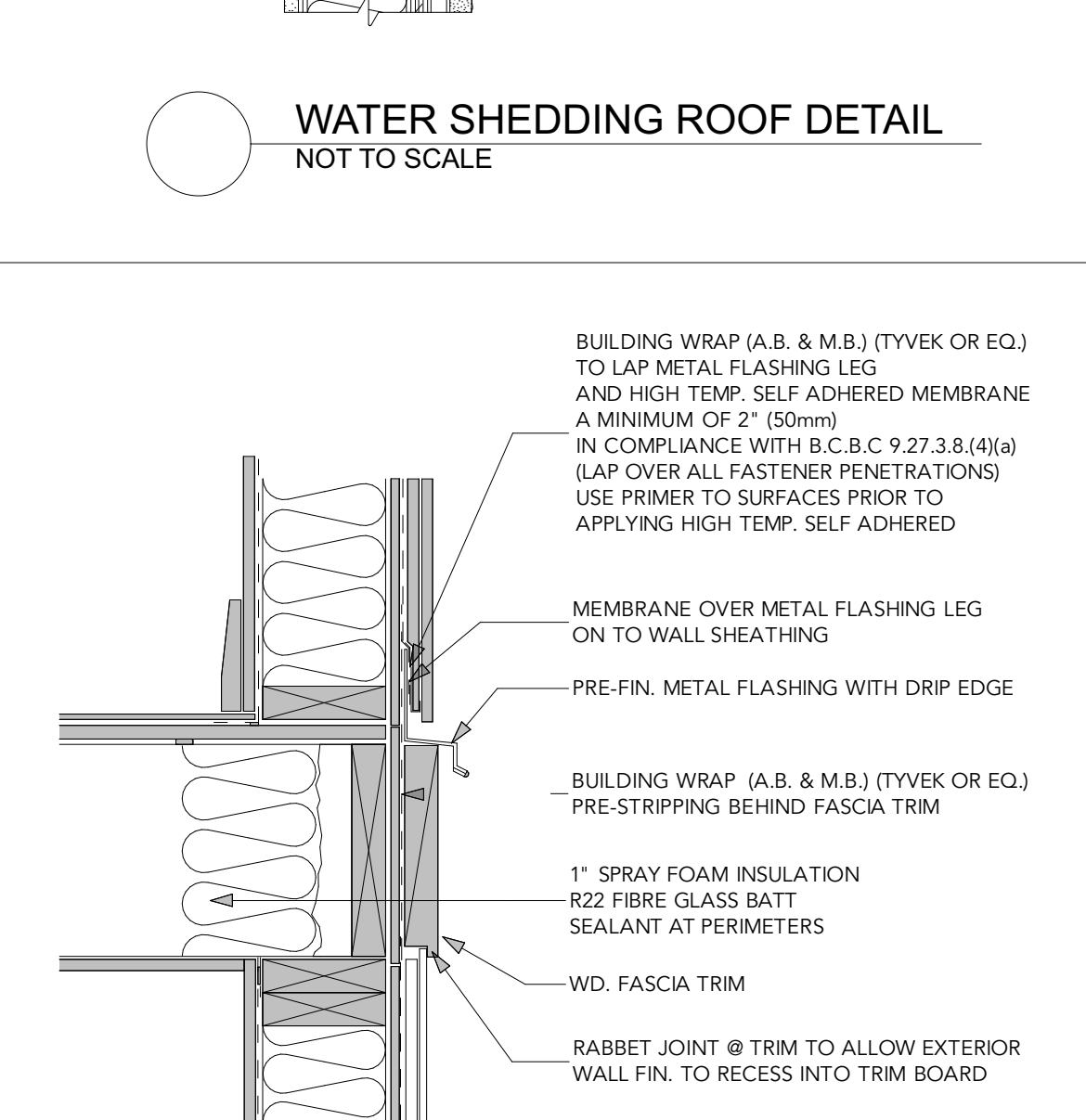
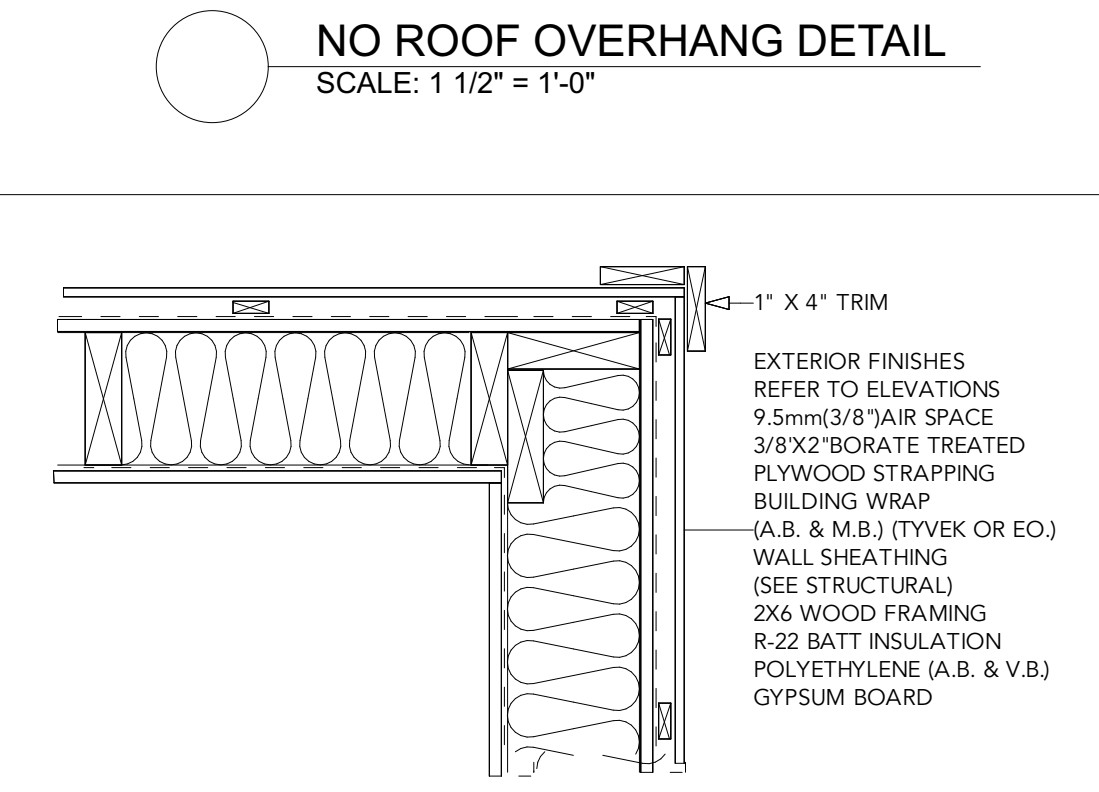
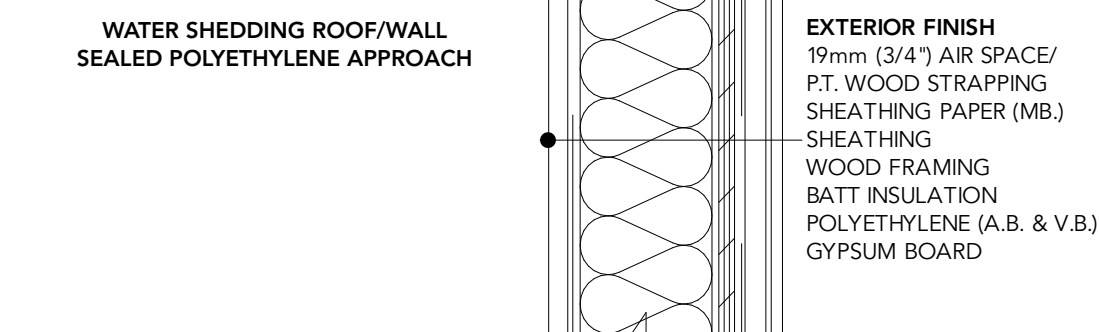
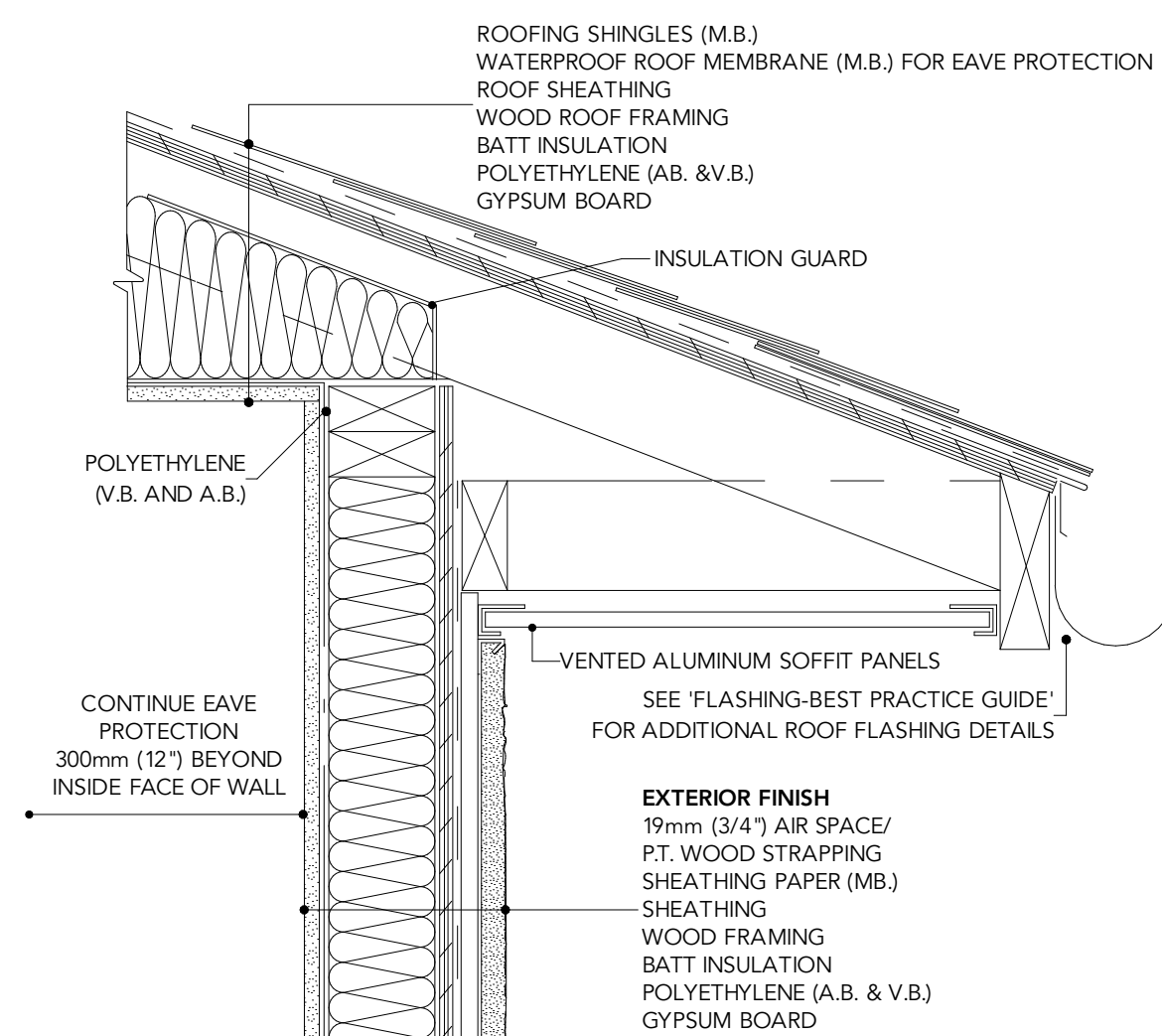
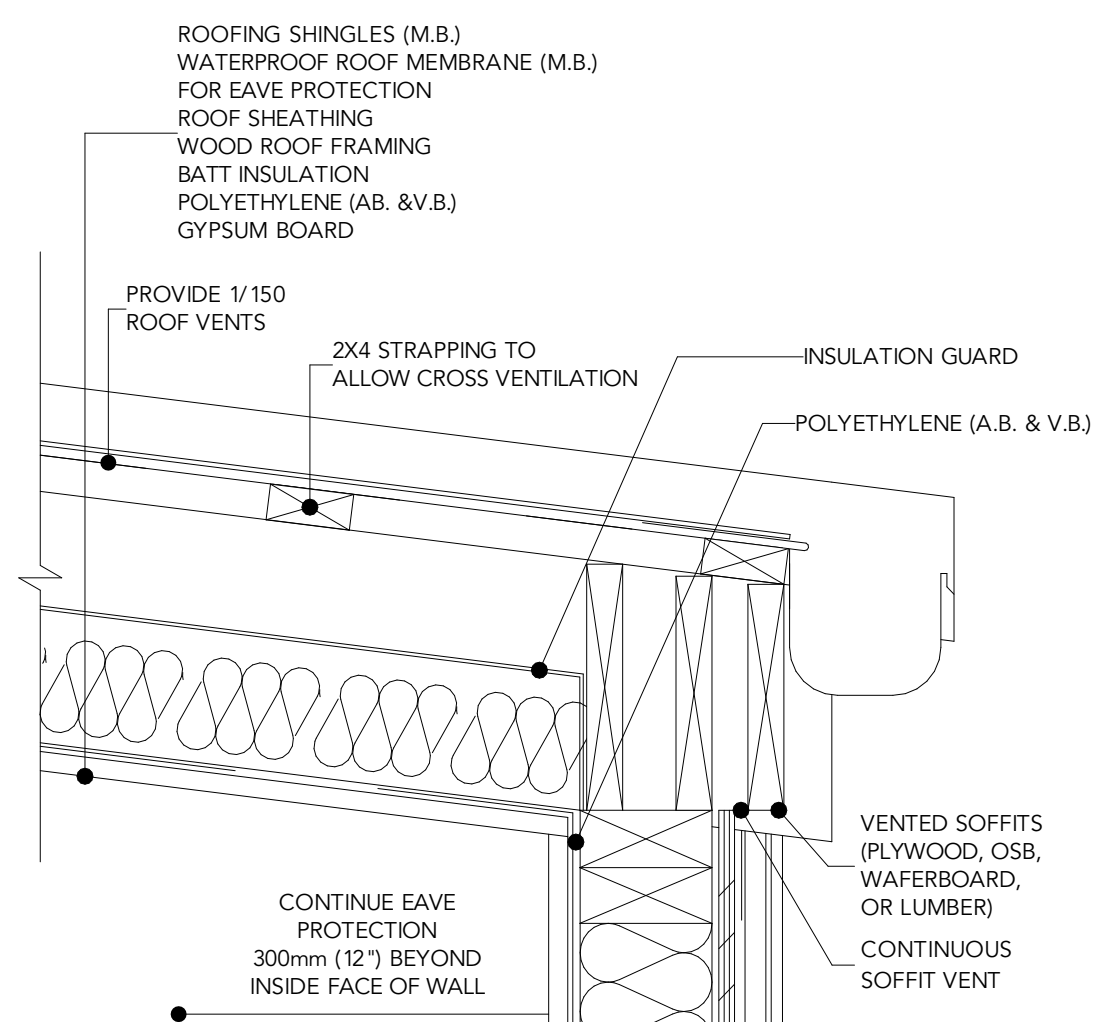
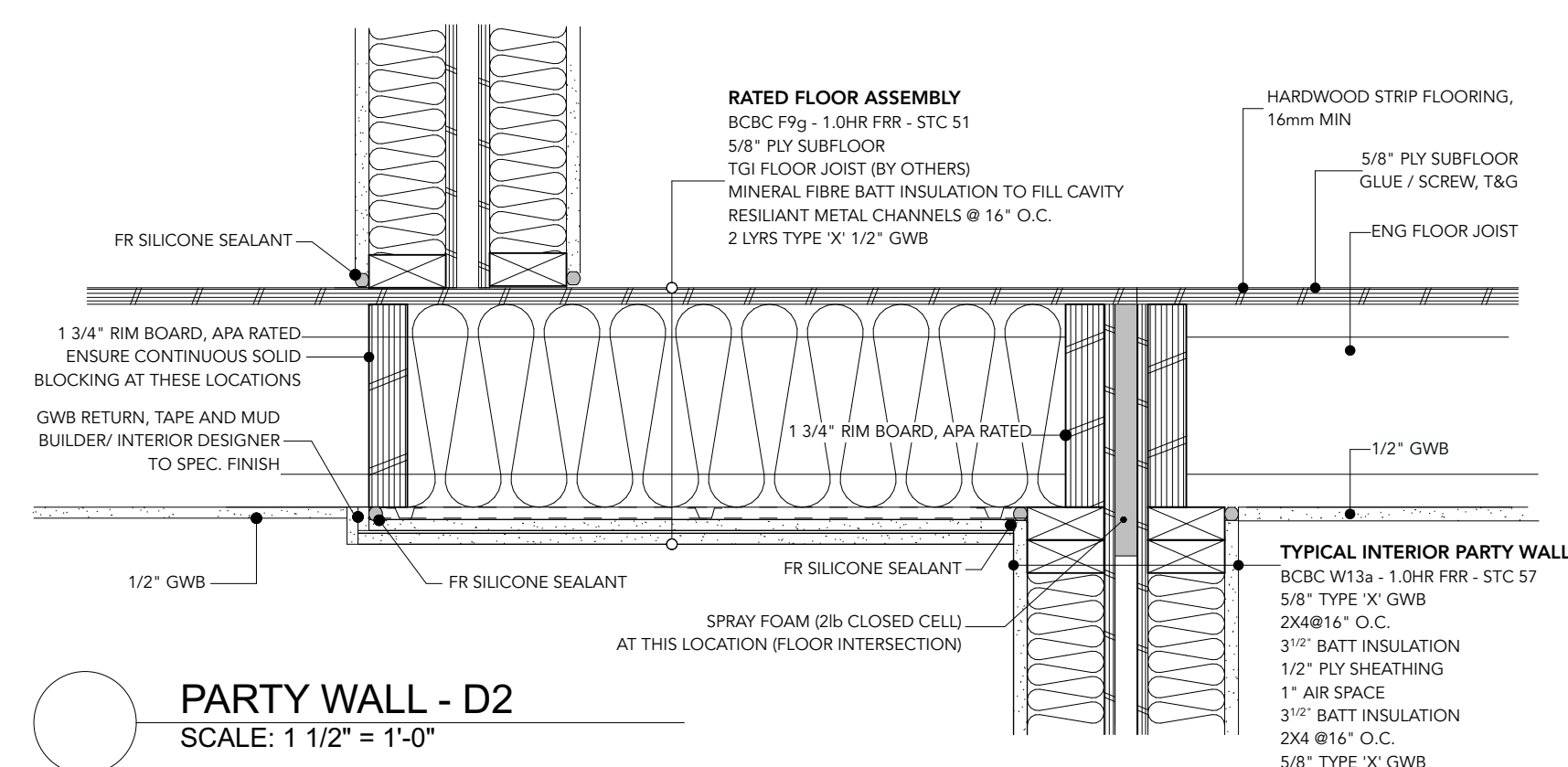
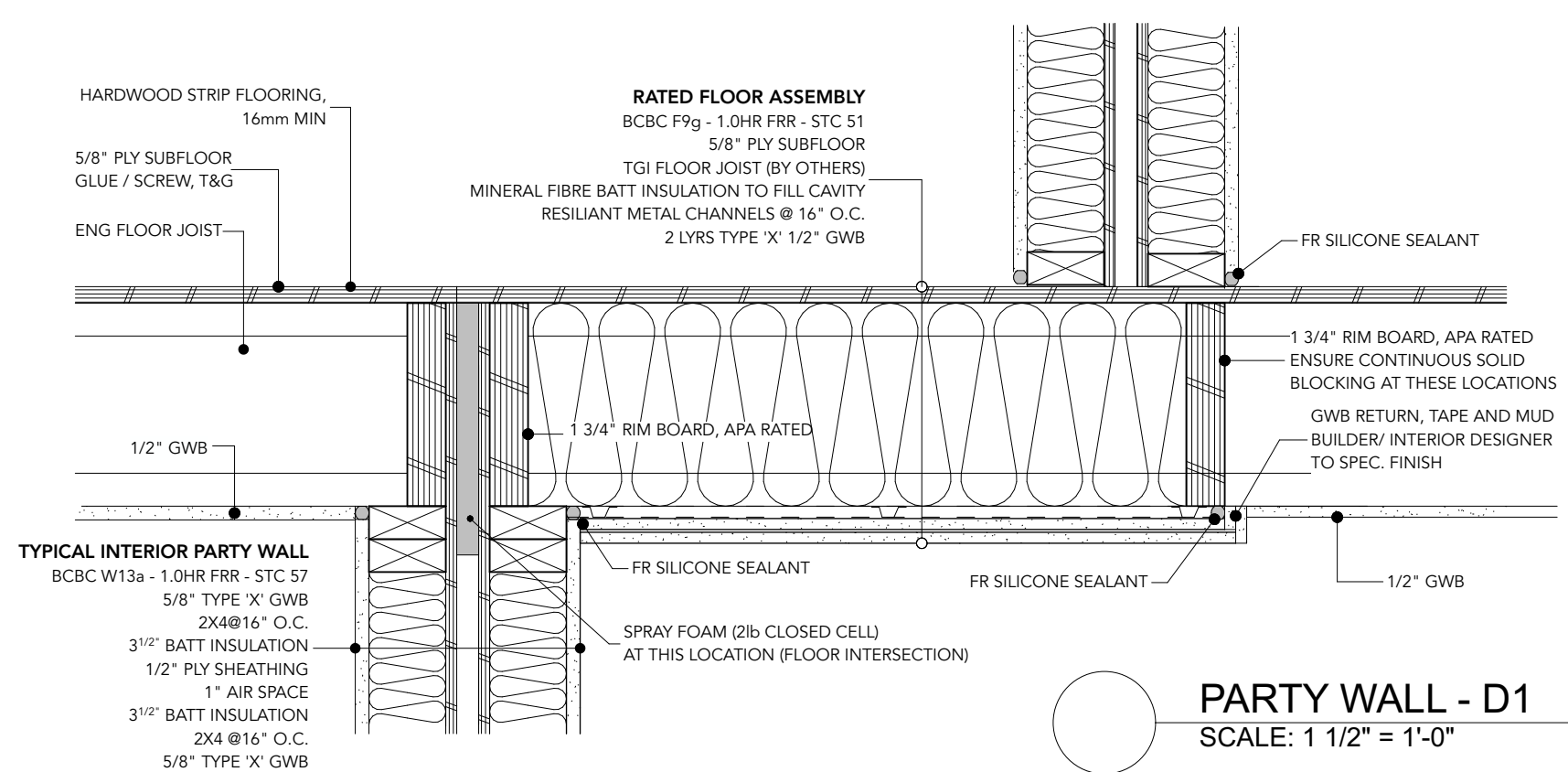
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DATE

June 04, 2026

SHEET NUMBER

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PROJECT ADDRESS

LOT 18
1640 EARLE STREET
VICTORIA V8S 1N5

SHEET TITLE

CONSTRUCTION DETAILS

SCALE

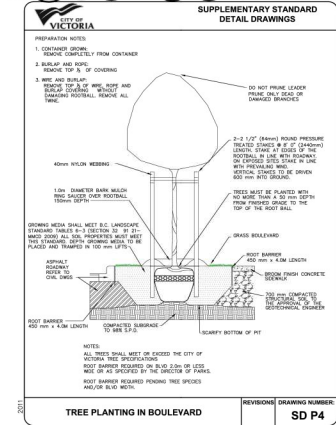
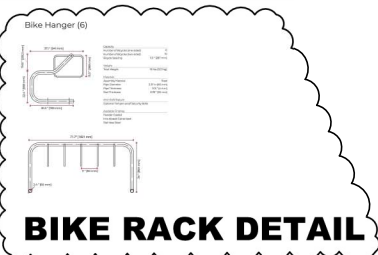
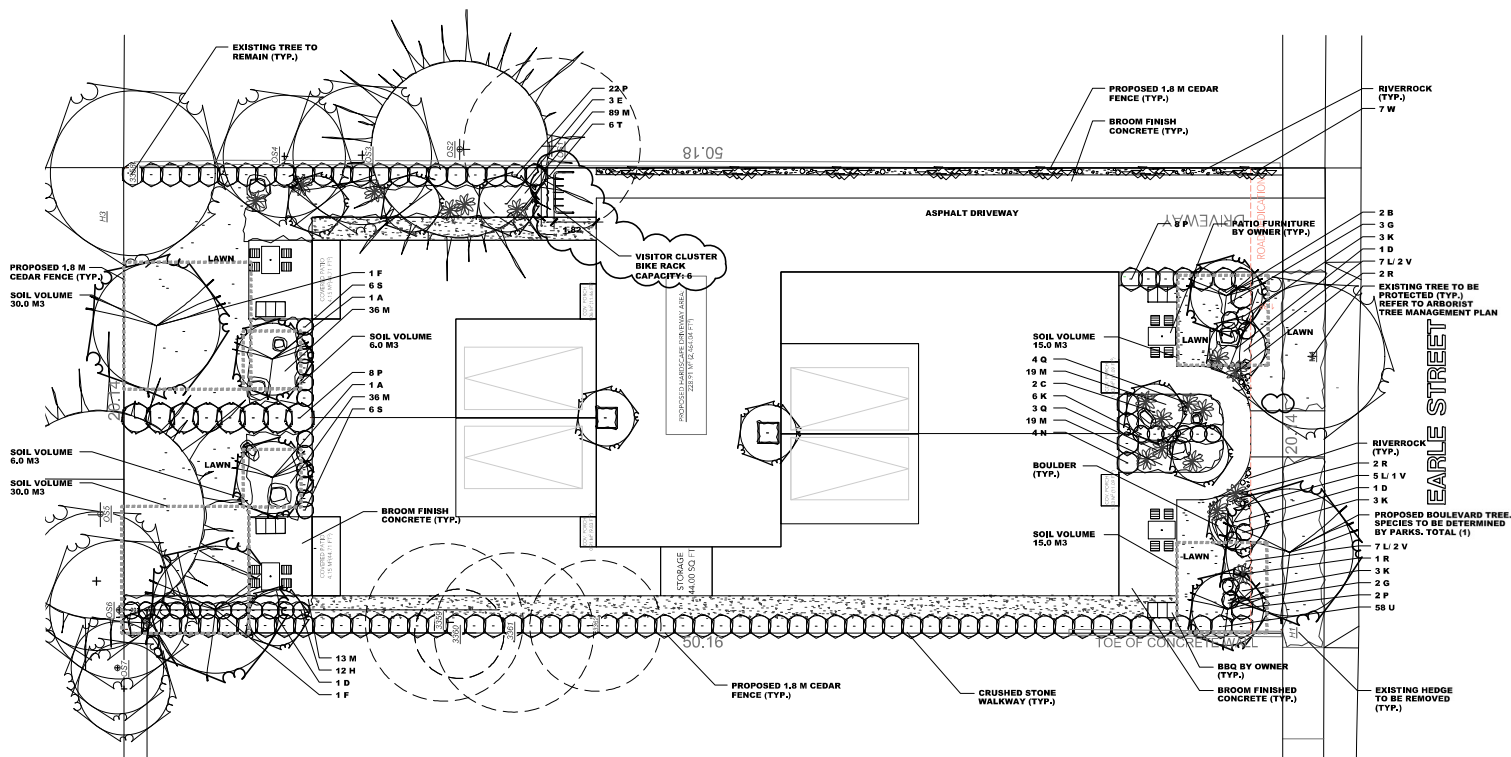
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June 04, 2026

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	2	ACER SHIRASAWANUM 'AUREUM'	GOLDEN FULL MOON MAPLE	1.5 M HT.	B & B	MULTI-STEM, FULL
B	2	ARBITUS 'MARINA'	MARINA STRAWBERRY TREE	2.5 M HT.	50 CM POT	FULL, STANDARD
C	2	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	1.0 M HT.	B & B	FULL, STANDARD, SPECIMEN
D	3	ELAEAGNUS ANGUSTIFOLIA 'QUICKSILVER'	SILVER RUSSIAN OLIVE	1.2 - 1.5 M HT.	B & B	MULTI-STEM, FULL
E	3	RIBES SANGUINEUM 'WHITE JOCKEY'	WHITE JOCKEY FLOWERING CURRANT	1.0 - 1.2 M HT.	B & B	MULTI-STEM, FULL
F	2	ROBINIA PSEUDOCACIA 'FRISA'	FRISA BLACK LOCUST	6.0 CM CAL., 4.5 - 5.5 M HT.	B & B	1.8 M HT. STANDARD, FULL
G	5	ACHILLEA 'TERRACOTTA'	TERRACOTTA YARROW	30 CM HT.	15 CM POT	FULL
H	12	CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	60 CM HT.	21 CM POT	FULL
K	15	BRACHYGLOTTIS 'SUNSHINE'	SENECIO X 'SUNSHINE'	30 CM HT.	15 CM POT	FULL
L	19	HELIOTROPICHON KEMPERVIRENS	BLUE OAT GRASS	30 CM HT.	15 CM POT	FULL, PLANT 40 CM O.C.
M	210	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.	10 CM POT	FULL, PLANT 40 CM O.C.
N	4	MISCANTHUS SINENSIS 'SILBERFEDER'	SILVER FEATHER GRASS	60 CM HT.	21 CM POT	FULL, PLANT 40 CM O.C.
P	32	MORELIA CALIFORNICA	PACIFIC WAX MYRTLE	60 CM HT.	21 CM POT	FULL, PLANT 60 CM O.C.
Q	7	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	30 CM HT.	21 CM POT	FULL
R	5	PHORMIUM	NEW ZEALAND FLAX	60 CM HT.	27 CM POT	FULL
S	12	PHYSCARPUS OULIFOLIOS 'LUTEUS'	GOLDEN MINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
T	6	POLYSTICHUM MUNIMUT	SWOONER	50 CM SPR.	21 CM POT	FULL, PLANT 60 CM O.C.
U	58	PRUNUS LUSITANICA 'MYRTIFOLIA'	SMALL LEAF PORTUGAL LAUREL	1.0 - 1.2 M HT.	B & B	FULL
V	5	EUPHORBIA MYRSINITES	MYRTLE SPURGE	30 CM SPR.	10 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
W	7	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	1.0 M HT.	27 CM POT	MIN. 3 LEADERS, STAKED

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCMA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH.
- WHERE PLANTING BEDS ABOUT LAWN AREA INSTALL MAINTENANCE STRIP: 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.2 M. O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SOODED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF VICTORIA STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

CITY OF VICTORIA NOTES

- BOULEVARD TREE TO BE PROCURED AND PLANTED BY THE CITY OF VICTORIA PARKS DEPARTMENT.
- THE PROPOSED BOULEVARD 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 STANDARDS.
- THE TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6.0 - 8.0 CM DIAMETER, CALIPER MEASURED 15 CM ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.0 - 2.5 M ABOVE GROUND, AND BE PLANTED AS PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) AND THE CANADIAN LANDSCAPE STANDARD.
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING AS REQUIRED BY SCHEDULE C: 1) INSPECTION OF SOIL AND PLANTING AREA 2) INSPECTION OF STOCK UPON DELIVERY 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING.
- PLEASE CONTACT TOM SHERBO, (T.SHERBO@VICTORIA.CA AND COPY TREESPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME TO SCHEDULE AN INSPECTION.
- REQUIRED PARKS INSPECTIONS FOR SEED AND SOIL BOULEVARD: 1) INSPECTION OF EXCAVATED AND SCAFFOLD SUBGRADE PRIOR TO BACKFILL, 2) INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SOODING, 3) INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBSITE.
- A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS DEPARTMENT@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS OF EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

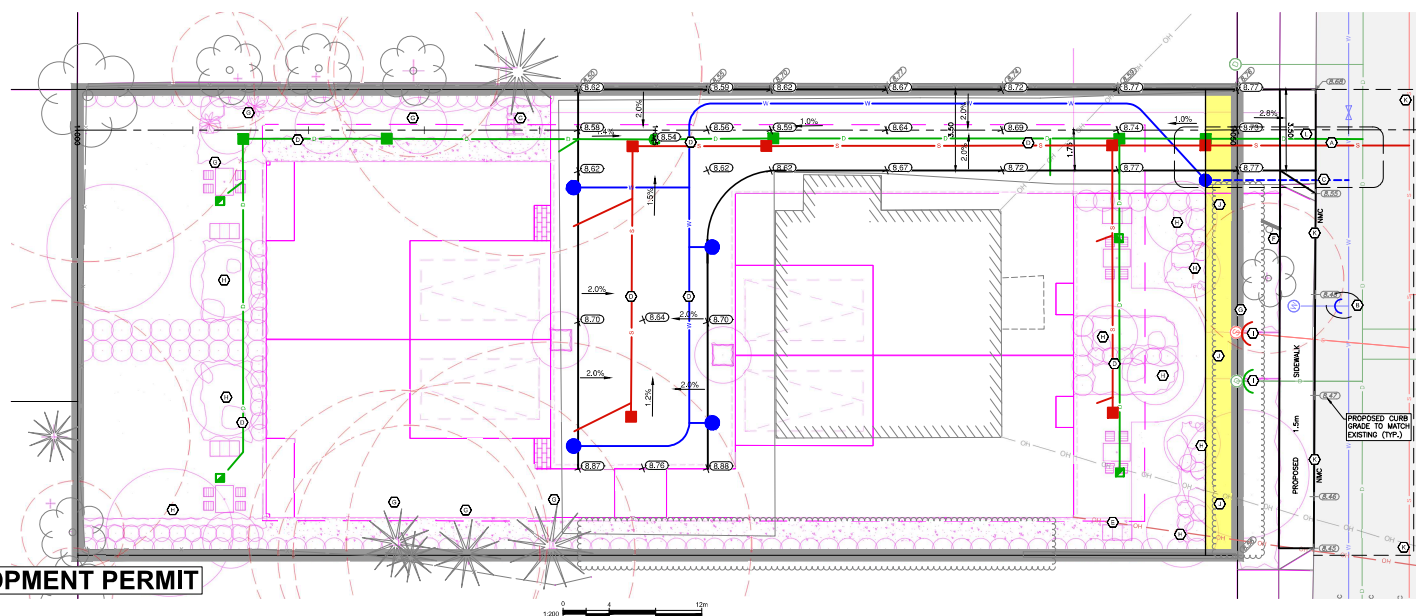
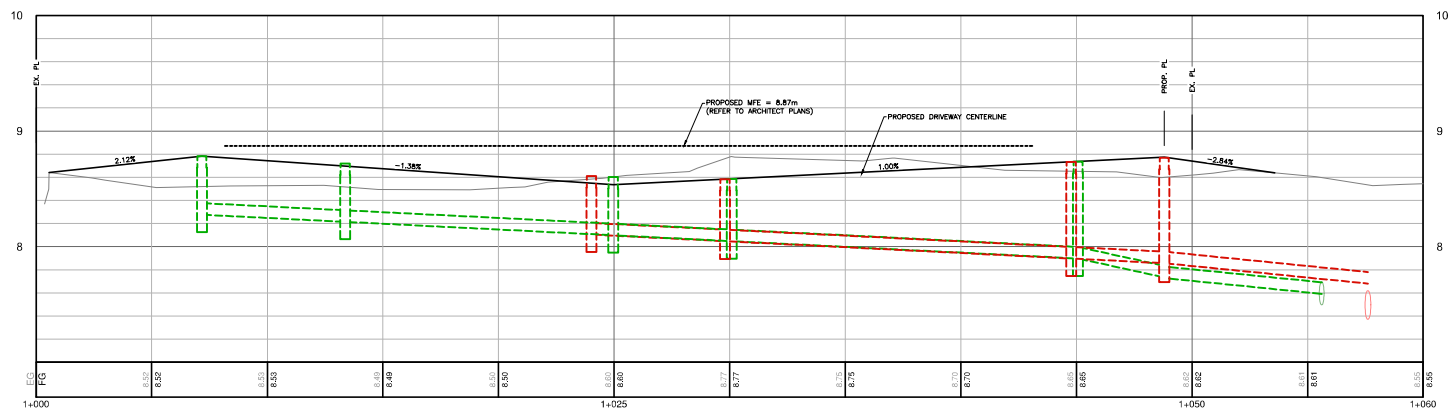
ISSUED FOR BUILDING PERMIT MAY 01, 2026
ISSUED FOR DEVELOPMENT PERMIT DECEMBER 22, 2025

REV	DATE	BY	DESCRIPTION
1	02/03/26	S.P.	GENERAL
2	04/10/26	S.P.	CITY COMMENTS
3	05/21/26	S.P.	CITY COMMENTS
4	06/04/26	S.P.	CITY COMMENTS
5	06/04/26	S.P.	BIKE RACK



1640 EARLE STREET
VICTORIA, B.C.





ISSUED FOR DELEGATED DEVELOPMENT PERMIT

[illegible]