

PROJECT NUMBER: 2407

REISSUED FOR DELEGATED DEVELOPMENT PERMIT & BUILDING PERMIT- 9 JULY 2026

DRAWING LIST

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LANDSCAPE

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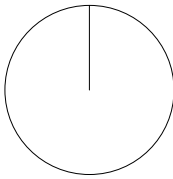


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SEA



NORTH ARROW



NOTES

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08	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
07	RE-ISSUED FOR TENDER	05/22/2026
06	RE-ISSUED FOR TENDER	04/22/2026
05	ISSUED FOR TENDER	04/07/2026
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MID/Y

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



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DRAWING TITLE

COVER PAGE

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SCALE:	N/A	REVIEW BY:	CH

DRAWING NO: A00

PROJECT INFORMATION TABLE - 1701 / 1705 RICHARDSON

PR # 2407
DATE: 17-Jun-26

PROPERTY INFORMATION

PROJECT ADDRESS
LEGAL DESCRIPTION
CURRENT ZONING
DEVELOPMENT PERMIT AREA
OCP DESIGNATION

1701 & 1705 RICHARDSON STREET, VICTORIA BC
STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EP5-469
R1-B, SINGLE FAMILY DWELLING DISTRICT
DPA 16 – GENERAL FORM AND CHARACTER
TRADITIONAL RESIDENTIAL

BUILDING/SITE DATA

	PROPOSED		REQUIRED / ALLOWED	VARIANCE
SITE AREA (PRE-DEDICATION)	725.8 m ²		7,812 sq.ft	
SITE AREA (POST DEDICATION)	711.0 m ²		7,653 sq.ft	
TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)	723.0 m ²		7,793 sq.ft	
COMBINED FLOOR AREA (SCHEDULE P)	960.6 m ²		10,555 sq.ft	
GROSS FLOOR AREA	1,044.8 m ²		11,246 sq.ft	
FLOOR SPACE RATIO	1.00		1.6	
SITE COVERAGE %	44%		55%	
OPEN SITE SPACE %	55%		30%	
LANDSCAPE AREA	34.1 m ²		366.9 ft	
HEIGHT OF BUILDING	11.47 m		38 ft	13.11 m ²
LOT WIDTH	18.54 m		1,056 ft	

BUILDING SETBACKS

	PROPOSED		REQUIRED / ALLOWED	VARIANCE
FRONT YARD (RICHMOND)	2.00 m		6.6 ft	
EXTERIOR SIDE YARD (RICHARDSON)	3.69 m		12.1 ft	
REAR YARD (EAST)	6.81 m		21.7 ft	
INTERIOR SIDE YARD (SOUTH)	5.00 m		16.4 ft	
INTERIOR SIDE YARD (SOUTH) TO BACKUP GEN.	0.97 m		3.2 ft	4.03 m

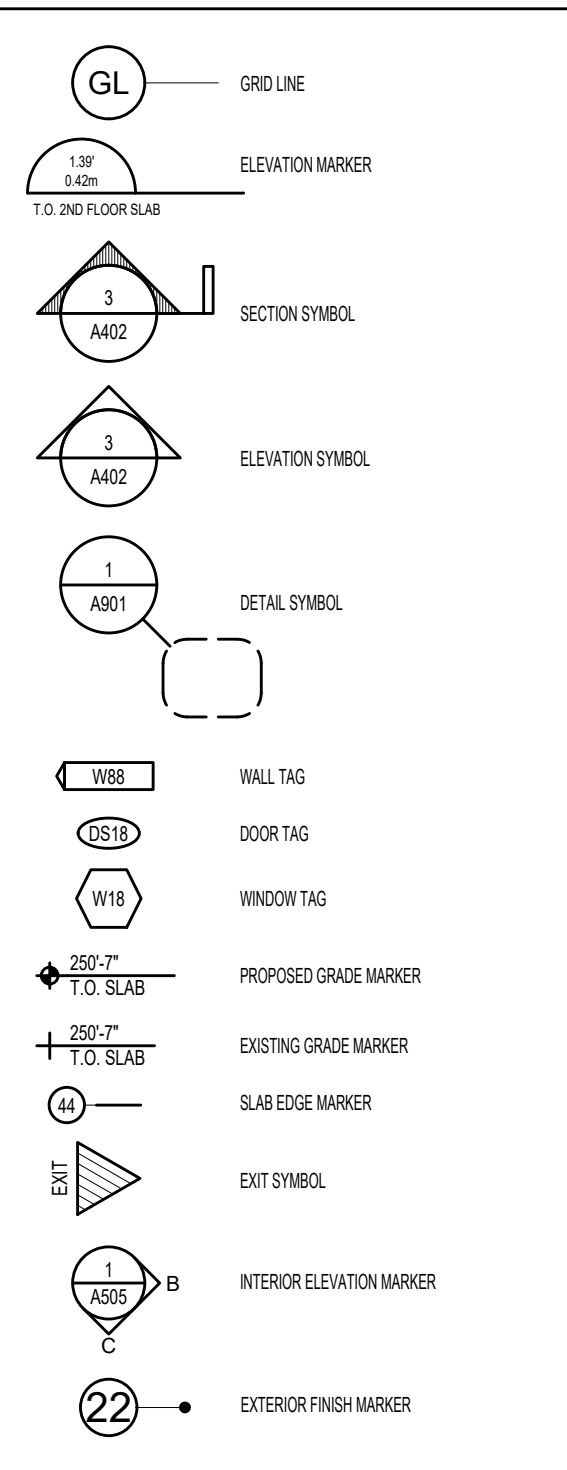
UNIT INFO (SALEABLE FLOOR AREA)

UNIT NAME	UNIT TYPE	AREA		COUNT	TOTAL AREA	
B1	1 BED	46.12 m ²	496 sq.ft	1	46 m ²	496.5 sq.ft
C1	2 BDR	80.53 m ²	867 sq.ft	5	403 m ²	4,334.0 sq.ft
C2	2 BDR	90.66 m ²	976 sq.ft	1	91 m ²	975.9 sq.ft
D1	3 BDR	88.58 m ²	954 sq.ft	5	448 m ²	4,821.0 sq.ft
TOTAL				12	987 m ²	10,627.4 sq.ft

PARKING DATA

	REQUIRED		PROPOSED	VARIANCE
REQUIRED VEHICLE PARKINGS	0.77 PER UNIT		9	N/A
TOT REDUCTION (RENTAL W TRANSIT PASS)	0.77 PER UNIT		-9	N/A
VAN ACCESSIBLE	1		1	N/A
BIKE PARKING (LONG TERM)	1 PER UNIT		12	N/A
BIKE PARKING (SHORT TERM)	6		6	N/A

MASTER LEGEND



GENERAL NOTES

- ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), AND ALL APPLICABLE BY-LAWS.
- ARCHITECTURAL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS INCLUDING, BUT NOT LIMITED TO: STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, GEOTECHNICAL, LANDSCAPE, BUILDING ENVELOPE AND INTERIOR CONSULTANTS.
- ANY DISCREPANCIES IDENTIFIED IN THESE PLANS, INCONSISTENCIES OR UNFORESEEN CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- REQUESTS FOR ALTERNATIVES MAY BE SUBMITTED FOR REVIEW. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- MAINTENANCE MANUALS: SUBMIT TO THE OWNER/CONSULTANT ONE HARD COPY AND TWO USB'S OF OPERATION AND MAINTENANCE MANUALS. MANUALS TO INCLUDE PERTINENT INFORMATION ON CLEANING AND LUBRICATION OF EQUIPMENT AND MATERIALS, FILTERS, OVERHAUL, REPLACEMENT, ADJUSTMENT AND EMERGENCY PROCEDURES AS APPLICABLE.
- DIGITAL FILES ARE AVAILABLE FROM COLIN HARPER ARCHITECT UPON RECEIPT OF AN EXECUTED DIGITAL RELEASE/WAIVER FORM FROM THE REQUESTING PARTY.

SHOP DRAWINGS

- A COMPLETE LIST OF REQUIRED SHOP DRAWINGS WILL BE PROVIDED TO THE GC AT THE CONSTRUCTION KICK-OFF MEETING.
- SHOP DRAWINGS WHERE TRADE COORDINATION IS REQUIRED TO BE SUBMITTED TOGETHER AS A COMPREHENSIVE COORDINATED SUBMITTAL.
- SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR CONSULTANT'S REVIEW PRIOR TO FABRICATION. A LIST OF REQUIRED SUBMITTALS WILL BE PROVIDED AT THE SITE START UP MEETING.
- GENERAL CONTRACTOR (G.C.) SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS AND SHALL INDICATE SUCH REVIEW ON THE SUBMITTAL. FAILURE BY THE G.C. TO REVIEW PRIOR TO SUBMITTAL WILL RESULT IN THE SHOP DRAWINGS BEING REJECTED WITHOUT REVIEW.
- CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECTS' / CONSULTANTS' REVIEW.

MODIFICATIONS & FIELD REVIEW:

- MODIFICATIONS TO THE WORK OTHER THAN THOSE SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO REQUIRED ARCHITECTURAL SITE REVIEWS. A LIST OF REQUIRED FIELD REVIEWS WILL BE PROVIDED AT THE SITE START-UP MEETING.

DIMENSIONS & SETTING OUT:

- GRID LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE MEASURED TO.
- GC SHALL CHECK ALL DIMENSIONS AND CORRELATE ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
- DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS ONLY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
 - TO FACE OF STUD
 - TO EXTERIOR FACE OF CONCRETE AND CMU
 - TO EXTERIOR FACE OF EXTERIOR SHEATHING
 - TO EXTERIOR FACE OF MULLION
- VERTICAL DIMENSIONS SHALL BE TO TOP OF CONCRETE TOPPING OR TOP OF CONCRETE SLAB, AS APPLICABLE.
- DIMENSIONS SHOWN FOR WINDOWS ARE TO CENTERLINE OF WINDOW U.O.D.
- ALL DOORS ARE TO BE LOCATED 4" AGAINST ADJACENT WALL UNLESS NOTED OTHERWISE
- ALL KITCHEN DIMENSIONS ARE APPROXIMATE AND SHOULD BE SITE MEASURED PRIOR TO CABINET MANUFACTURE
- ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT.
- ENSURE ALL EXIST. WIDTHS TO FINISHED SURFACE ARE CONSTRUCTED TO MEET BCBC. BRING ANY DISCREPANCIES TO ARCHITECT PRIOR TO FRAMING OR FINISHING.
- CONTRACTOR TO ENSURE FINISHED DIMENSIONS WILL ACCOMMODATE ALL REQUIRED CLEARANCES.
- ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
- THE GC IS RESPONSIBLE FOR REVIEWING ALL GYPSUM BOARD AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE DETAILS, REVEALS AND ALIGNMENTS INDICATED IN DRAWINGS ARE ACCOMPLISHED.
- FLOOR TRANSITIONS ARE NOT TO BE GREATER THAN 1/2" AT THRESHOLDS BETWEEN ADJACENT FLOOR MATERIALS.

ASSURANCE / COMPLIANCE REQUIREMENTS

- ONE FULL SET OF BUILDING PERMIT DOCUMENTS APPROVED BY THE AHJ TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK IS SUBJECT TO PERIODIC FIELD REVIEW BY THE ARCHITECT AND / OR OTHER REGISTERED PROFESSIONAL AND CONSULTING ENGINEERS NAMED ON THIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
- ALL WORK SHALL MEET THE STANDARDS OF THE B.C. TRADES ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
- MANUFACTURER'S SPECIFICATIONS MUST BE ADHERED TO AND MAY DIFFER FROM WHAT IS NOTED ON THE PLAN. CONTRACTOR TO CONFIRM ALL REQUIREMENTS PRIOR TO STARTING WORK.
- ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COSTS SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD REVIEW REQUIREMENTS.
- THE GC IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF THE WORKERS' COMPENSATION BOARD.
- THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS, AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

STRUCTURAL COORDINATION

- REFER TO STRUCTURAL DRAWINGS AND NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, SHEAR WALLS, LOAD BEARING WALLS, STAIRS, BEAMS, CONCRETE AND FOUNDATIONS.
- SIZING AND SPACING FOR STRUCTURAL ELEMENTS ON ARCHITECTURAL DRAWING ARE FOR ARCHITECTURAL INTENT. REFER ALSO TO STRUCTURAL DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
- SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPARATED BY A MOISTURE RESISTANT MATERIAL.
- ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.
- ALL GLAZING REQUIRED TO ACT AS GUARDS ARE TO BE TEMPERED AND LAMINATED GLASS.
- CONFIRM WITH THE STRUCTURAL ENGINEER THE ANTICIPATED VERTICAL DEFLECTION AT ALL FLOOR AND ROOF ASSEMBLIES, BEAMS, ETC. ENSURE ADJACENT ASSEMBLIES ARE INSTALLED TO ACCOMMODATE THE DEFLECTION.
- GC TO INSTALL AND BUILD STAIRS, LANDINGS, HANDRAILS AND GUARDS PER BCBC 2024 SECTION 9.8, STAIRS, RAMP, HANDRAILS AND GUARDS.
- SUPPLIES OF FABRICATED STAIRS AND GUARDS TO OBTAIN STRUCTURAL ENGINEERING AND PROVIDE SCHEDULE S FOR COMPLIANCE WITH BCBC 9.8.2 LOADS ON GUARDS.

ROOF NOTES

- ROOF INSTALLATION AND MATERIALS SHALL MEET RCABC STANDARDS, MATERIALS AND GUIDELINES AND BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- ALL ROOF: GUTTERS AND TROUGHS TO HAVE POSITIVE SLOPE TO DRAIN.
- ALL CAP FLASHING SLOPE INWARDS TOWARDS ROOF DECK.
- ALL DRP EDGES AND FLASHING PROFILE SHAPES, SIZES AND PROTRUSIONS ARE TO BE PER BUILDING ENVELOPE AND/OR ARCHITECTURAL DETAILS.
- CONTRACTOR TO PROVIDE ROOF WIND UPLIFT LOADS AND ROOF ASSEMBLY FASTENING INFORMATION IN ACCORDANCE WITH THE MEMBRANE MANUFACTURER'S TESTED ASSEMBLIES.
- ALL SBS APPLICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND RCABC STANDARDS.
- ENSURE THAT ADEQUATE AMOUNTS OF PRIMER ARE APPLIED TO A CLEAN, DRY SUBSTRATE PRIOR TO THE BASE SHEET APPLICATION.
- THE BASE AND CAP SHEETS MUST BE POSITIVELY LAPPED TOWARDS ALL DRAINAGE POINTS.
- THE MEMBRANE SHALL RUN UP AND OVER ALL ROOF PARAPET FRAMING TO THE OUTER EDGE.
- PROVIDE INCIDENTAL DRAINAGE TO EXTERIOR WEEPS, TYPICAL.

BUILDING ENVELOPE NOTES

- ALL FOUNDATION WALLS MUST HAVE THE HOLES, BUG HOLES AND ANY HONEY COMBING FILLED PRIOR TO THE APPLICATION OF WATERPROOFING/DAMP-PROOFING MEMBRANES.
- BOTTOM FRAMING PLATES IN CONTACT WITH THE CONCRETE FOUNDATION SHALL BE PRESSURE TREATED LUMBER.
- LAP ALL MEMBRANE INTERFACES POSITIVELY.
- APPROVED PRIMERS SHALL BE USED WITH ALL PEEL & STICK PRODUCTS AS NECESSARY.
- ALL WOOD CLADDING PRODUCTS MUST BE BACK PRIMED.
- ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED, EXCEPT WHEN USING ACO PRESSURE TREATED LUMBER. ACO REQUIRES STAINLESS STEEL FASTENERS.
- ALL WALL VENTS (DRYERS & FANS) SHALL BE SEALED TO A PIECE OF STARTER PAPER WITH PEEL AND STICK ON ALL 4 SIDES. PLACE THE FIELD PAPER OVER THE TOP AND SIDE VENT FLANGES ONLY. LAP THE BOTTOM OF THE 2'X2' FLASHING PAPER OVER THE FIELD PAPER (SHINGLE STYLE). PROVIDE A FLASHING ON END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING.
- ALL VENTS MUST BE APPROVED BEFORE INSTALLING.
- ALL EXTERIOR ELECTRICAL BOXES TO BE DETAILED WITH THE SHEATHING MEMBRANE TO SHED WATER TO THE EXTERIOR AND PREVENT AIR INGRESS. SELF-ADHERED MEMBRANE OR EPDM PATCHES SHALL BE USED. A MOCK-UP SHALL BE PROVIDED, REVIEWED, AND APPROVED BY THE ENVELOPE CONSULTANT FOR EACH ELECTRICAL BOX TYPE PRIOR TO CONTINUING WITH THE INSTALLATIONS THROUGHOUT.
- ALL EXTERIOR HOSE BIBS ARE TO BE PLACED THROUGH A 1/4" HOLE IN THE CENTER OF A 12" X 12" PIECE OF EPDM ROOFING LAPPED SHINGLE STYLE IN TO THE BUILDING PAPER. PEEL AND STICK MAY ALSO BE USED TO SEAL PENETRATIONS FROM PIPES AND ELECTRICAL.
- COORDINATION OF ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE INCLUDING SECURITY WIRING IS REQUIRED. ALL ROUGH IN WIRING SHOULD BE COMPLETED PRIOR TO THE ENVELOPE BEING COMPLETED. UNDER NO CIRCUMSTANCES ARE WINDOW FRAMES OR ENVELOPE MEMBRANES TO BE COMPROMISED TO INSTALL SECURITY, CABLE, TELEPHONE OR ANY OTHER TYPE OF WIRING.
- ANY LARGE MECHANICAL GRILLE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED AND FINISHED IN THE SAME MANNER AS THE WINDOW ASSEMBLIES.
- ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
- CONTRACTOR TO PROVIDE STRUCTURAL ATTACHMENT DETAILS DESIGNED AND ASSURED BY A STRUCTURAL ENGINEER FOR ALL OF THE WALL CLADDING (COMPLETE WITH SCHEDULES S-B AND S-C).

MECHANICAL AND PLUMBING

- PROVIDE 16MM PLP WOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT.
- ELECTRICAL AND MECHANICAL INSTALLATION SHALL CONFORM TO, AND IS GOVERNED BY THEIR RESPECTIVE CODES AND SUBJECT TO INSPECTION BY THE APPROPRIATE MUNICIPAL OR PROVINCIAL AUTHORITIES.
- FIRESTOPPED PER THE REQUIREMENTS OF THE BC BUILDING CODE.
- MECHANICAL EQUIPMENT AND DUCTWORK SHALL BE INSTALLED ACCORDING TO THE CANADIAN HVAC CODE, CURRENT EDITION.
- ALL DUCT WORK TO BE SIZED TO MEET STANDARDS, AND TO MEET MANUFACTURER'S SPECIFICATIONS.
- PENETRATIONS IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES TO COMPLY WITH BCBC 3.1.3.
- OPENINGS FOR DUCTS ARE NOT PERMITTED IN FIRE RATED CEILING ASSEMBLIES WHERE THE FIRE-RESISTANCE RATING IS DETERMINED ON THE BASIS OF THE MEMBRANE ONLY.
- FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.
- GC TO PROVIDE ULC FIRESTOPPING AND SUBMIT SHOP DRAWINGS DOWNLOADED FROM THE ULC WEBSITE OF ALL FIRE-STOP SYSTEMS FOR CONSULTANT REVIEW.

FIRE SEPARATION CONTINUITY

- THE CONTINUITY OF FIRE SEPARATIONS SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF, OR AN EXTERIOR WALL ASSEMBLY. REFER TO BCBC 3.1.8.3

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SEAL



NORTH ARROW

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05	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
04	RE-ISSUED FOR TENDER	05/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

NO.	REVISION	MDY
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PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

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1701 & 1705 RICHARDSON ST.
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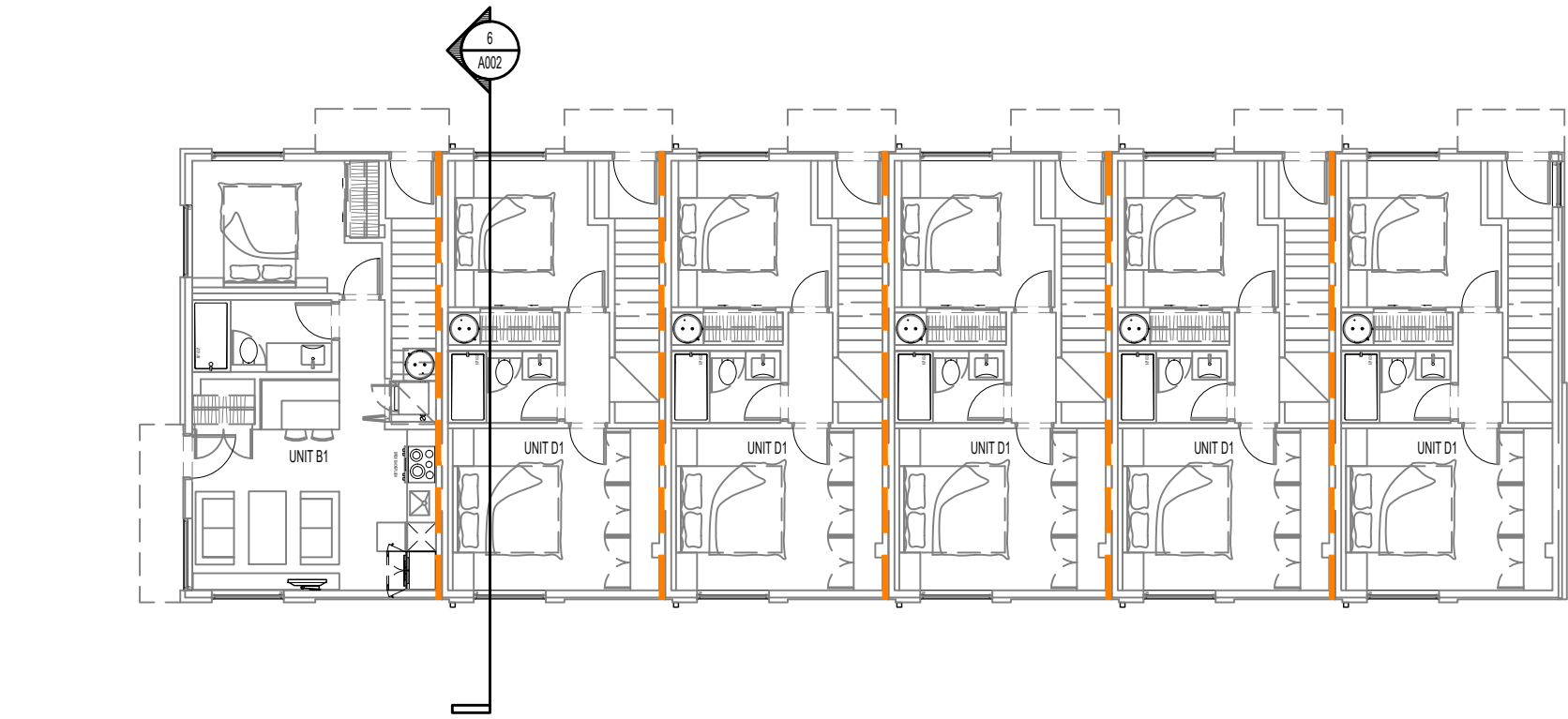
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PROJECT DATA
AND NOTES

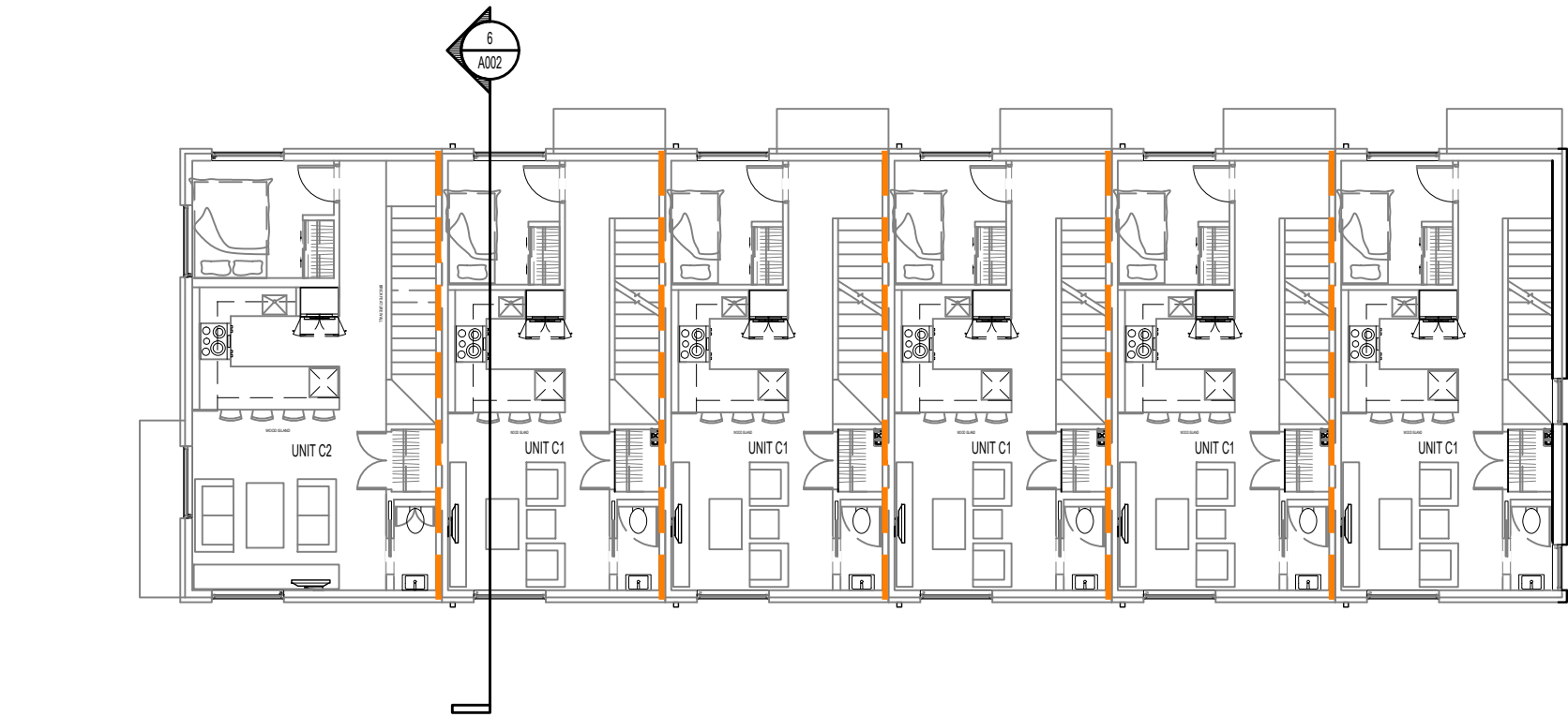
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SCALE:	AS NOTED	REVIEW BY:	CH

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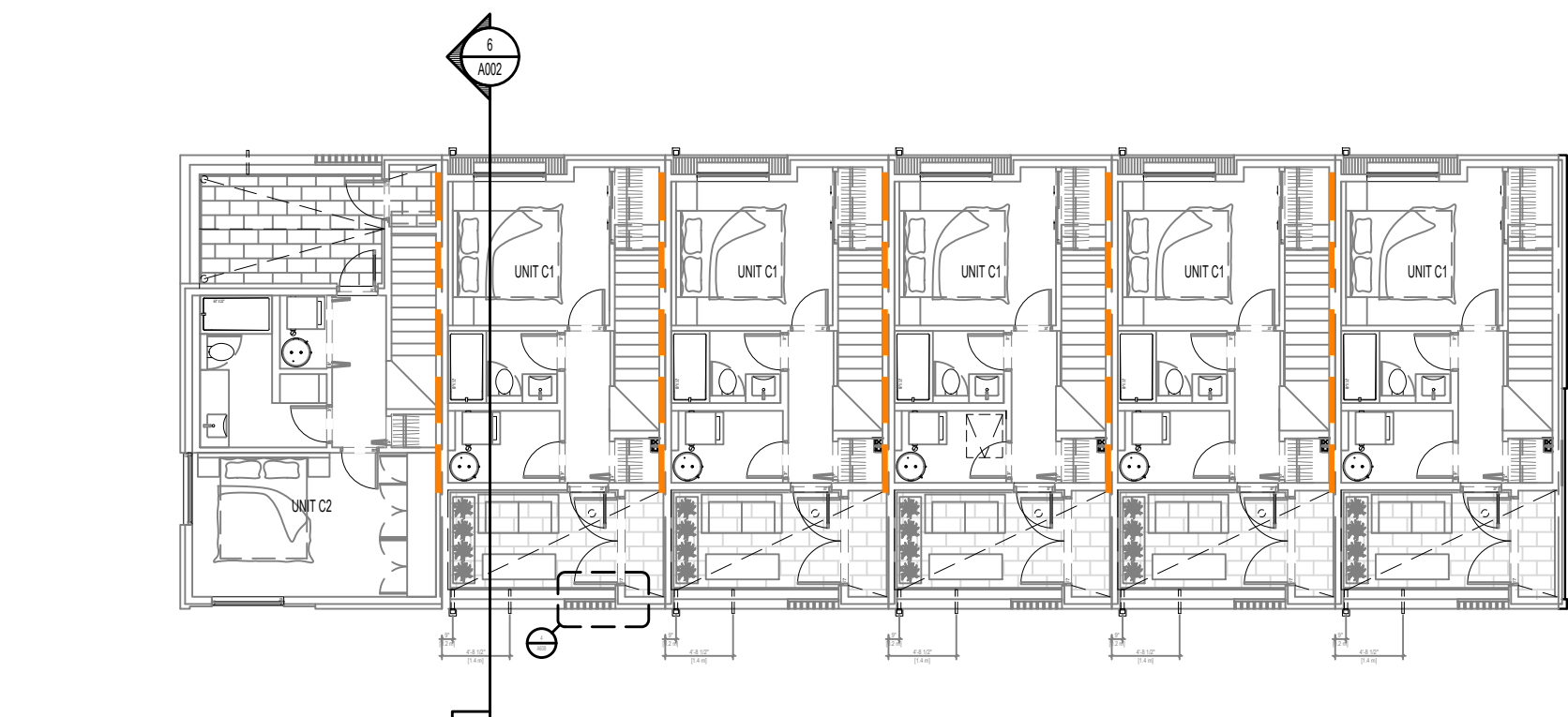
1 LEVEL 1 CODE PLAN



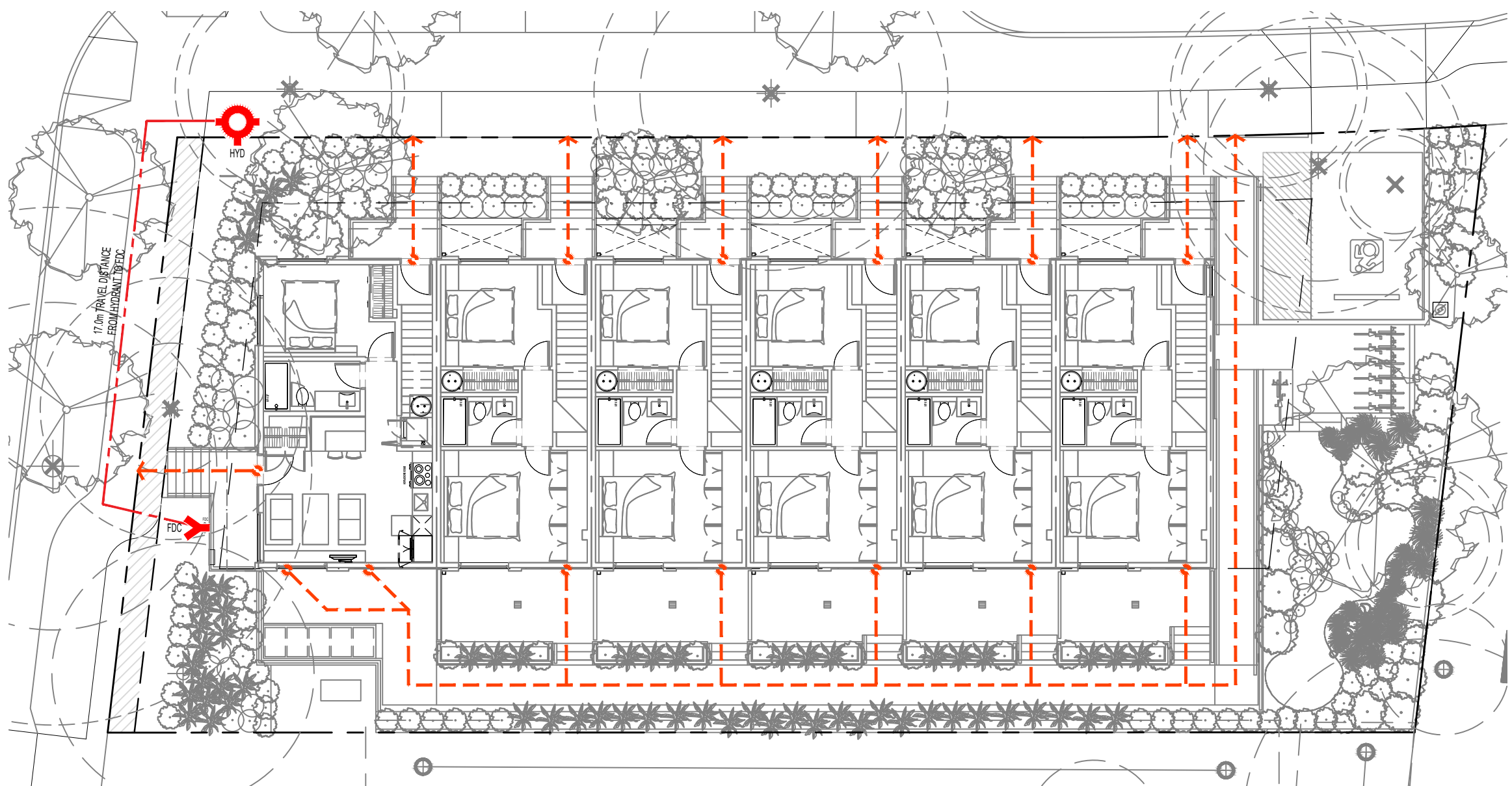
2 LEVEL 2 CODE PLAN



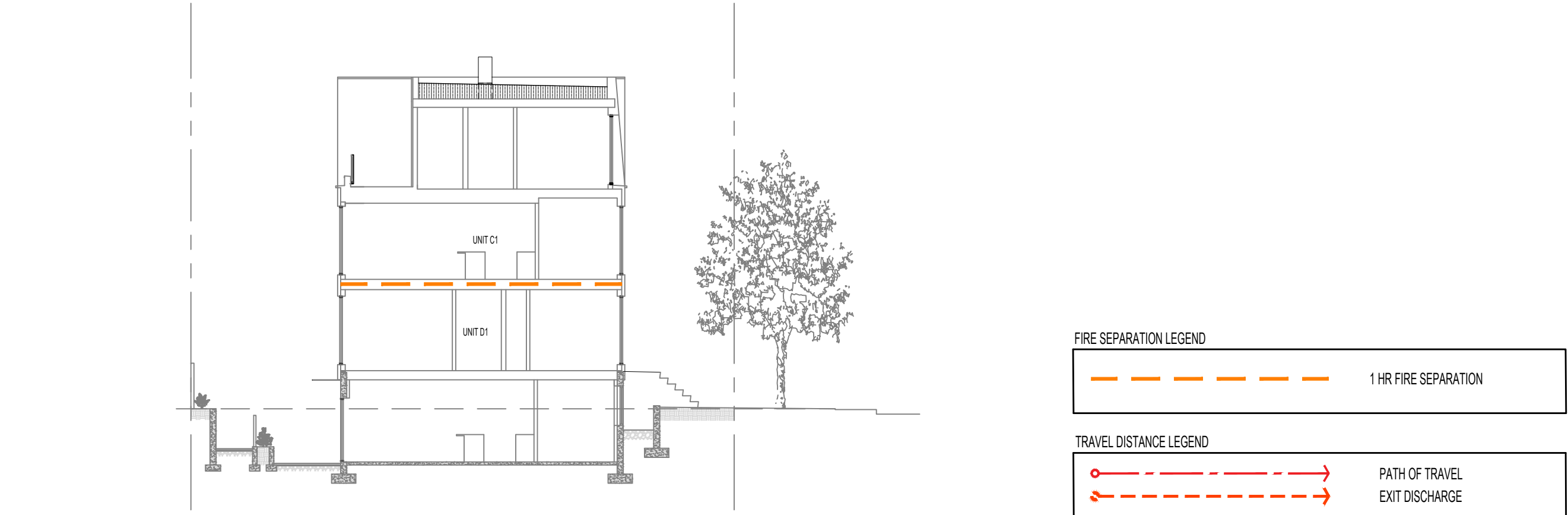
3 LEVEL 3 CODE PLAN



4 LEVEL 4 CODE PLAN



5 SITE CODE PLAN



6 CODE SECTION A

CODE ANALYSIS BC BUILDING CODE 2024 PR. #: 2407 DATE: 09-Jul-25		
PROJECT DESCRIPTION 4-STORY BUILDING WITH WOOD FRAME COMBUSTIBLE CONSTRUCTION		
TYPE OF WORK	NEW CONSTRUCTION	
BASIS FOR CODE ANALYSIS	PART 3	PER 1.3.3.3.(1)(c)(i)
BUILDING SIZE AND CONSTRUCTION		
GOVERNING ARTICLE	3.2.2.52	PER 3.2.2.52.(1)
MAJOR OCCUPANCIES	GROUP C (RESIDENTIAL)	
OCCUPANT LOAD	46	PER 3.1.17.1.(1)(b)
BUILDING AREA	276.2	m ²
BUILDING HEIGHT (STOREYS)	4	
SPRINKLERED	YES	NFPA 13 - PER 3.2.2.52.(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 NONCOMBUSTIBLE	
OTHER SAFETY REQUIREMENTS		
STANDPIPE & HOSE SYSTEM	NO	
LIMITING DISTANCE	UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A005	
FIREFIGHTING ACCESS ROUTES	17.0m 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 3.2.2.52.(2)(a)
FRR OF ROOF ASSEMBLIES	1 HR	PER 3.2.2.13
FRR OF LOADBEARING WALLS, COLUMNS, AND ARCHES	1 HR	PER 3.2.2.52.(2)(c)
FRR BETWEEN SUITES	1 HR	PER 3.3.4.2.(1)
FRR BTW ELECTRICAL ROOM AND BIKE ROOM	1 HR	PER 3.6.2.1.(6)
FRR BTW BIKE ROOM AND RESIDENTIAL	1 HR	PER 3.3.4.2.(1)
FIRE SEPARATION OF FLOOR ENTIRELY CONTAINED WITHIN DWELLING	N/A	PER 3.2.2.52.(3)
UNITS HAVING MORE THAN ONE STOREY		
ACCESSIBILITY REQUIREMENTS		
TOWNHOUSE DWELLING UNITS	N/A	PER 3.8.2.1.(1)(b)
ENERGY EFFICIENCY		
STEP CODE 3	PER CITY OF VICTORIA REQUIREMENTS	
REQUIRED ALTERNATE SOLUTIONS		
ARTICLE	MITIGATING FEATURE	
EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3)	SEE ALTERNATIVE SOLUTION REPORT	
EXIT EXPOSURE - PER 3.2.3.13.	SEE ALTERNATIVE SOLUTION REPORT	
STANDPIPE SYSTEM - PER 3.2.5.8.	SEE ALTERNATIVE SOLUTION REPORT	

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2. MAX. TRAVEL DISTANCE IS 4m. SEE BCBC 3.4.2.5.

3. THE MINIMUM DISTANCE BETWEEN EXITS SHOULD BE 9m. SEE BCBC 3.4.2.3.

APPLICANT: GREG GILLESPIE
250-858 6940

07	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
06	RE-ISSUED FOR TENDER	05/02/2026
05	ISSUED FOR TENDER	04/07/2026
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

PROJECT NAME

1701 & 1705 RICHARDSON VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA

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

DRAWING TITLE:

CODE COMPLIANCE

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: **A002**

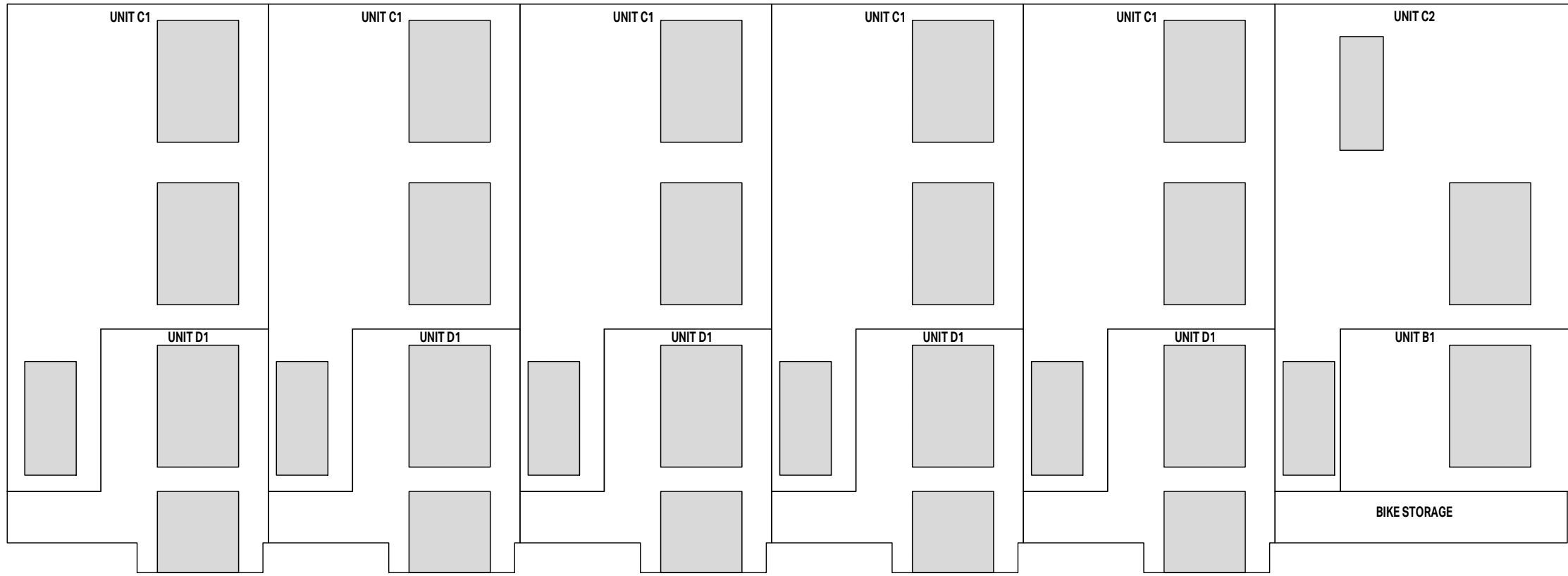


GRADE POINTS (in)	LENGTH (m)	GRADE CALC	
1 11.79	2 11.76	2.39	(11.79 + 11.76) ÷ 2 x 2.39m = 28.14
2 11.76	3 11.81	1.24	(11.76 + 11.81) ÷ 2 x 1.24m = 14.61
3 11.81	4 11.80	1.47	(11.81 + 11.80) ÷ 2 x 1.47m = 17.35
4 11.80	5 11.89	1.27	(11.80 + 11.89) ÷ 2 x 1.27m = 15.04
5 11.89	6 11.79	1.52	(11.89 + 11.79) ÷ 2 x 1.52m = 18.00
6 11.79	7 11.78	1.27	(11.79 + 11.78) ÷ 2 x 1.27m = 14.87
8 11.46	9 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
9 11.46	10 11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m = 27.05
10 11.46	11 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
12 11.78	13 11.77	0.84	(11.78 + 11.77) ÷ 2 x 0.84m = 9.89
13 11.77	14 11.77	1.27	(11.77 + 11.77) ÷ 2 x 1.27m = 14.95
14 11.77	15 11.76	1.52	(11.77 + 11.76) ÷ 2 x 1.52m = 17.88
15 11.76	16 11.75	1.27	(11.76 + 11.75) ÷ 2 x 1.27m = 14.93
17 11.46	18 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
18 11.46	19 11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m = 27.05
19 11.46	20 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
21 11.72	22 11.71	0.84	(11.72 + 11.71) ÷ 2 x 0.84m = 9.84
22 11.71	23 11.73	1.27	(11.71 + 11.73) ÷ 2 x 1.27m = 14.88
23 11.73	24 11.73	1.52	(11.73 + 11.73) ÷ 2 x 1.52m = 17.83
24 11.73	25 11.72	1.27	(11.73 + 11.72) ÷ 2 x 1.27m = 14.89
26 11.46	27 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
27 11.46	28 11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m = 27.05
28 11.46	29 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
30 11.72	31 11.72	0.84	(11.72 + 11.72) ÷ 2 x 0.84m = 9.84
31 11.72	32 11.73	1.27	(11.72 + 11.73) ÷ 2 x 1.27m = 14.89
32 11.73	33 11.74	1.52	(11.73 + 11.74) ÷ 2 x 1.52m = 17.84
33 11.74	34 11.74	1.27	(11.74 + 11.74) ÷ 2 x 1.27m = 14.81
35 11.46	36 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
36 11.46	37 11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m = 27.05
37 11.46	38 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
39 11.82	40 11.84	0.84	(11.82 + 11.84) ÷ 2 x 0.84m = 9.94
40 11.84	41 11.85	1.27	(11.84 + 11.85) ÷ 2 x 1.27m = 15.04
41 11.85	42 11.88	1.52	(11.85 + 11.88) ÷ 2 x 1.52m = 18.03
42 11.88	43 11.86	1.27	(11.88 + 11.86) ÷ 2 x 1.27m = 15.07
44 11.46	45 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
45 11.46	46 11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m = 27.05
46 11.46	47 11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m = 14.21
48 11.82	49 11.80	0.84	(11.82 + 11.80) ÷ 2 x 0.84m = 9.92
49 11.80	50 11.85	1.27	(11.80 + 11.85) ÷ 2 x 1.27m = 15.02
50 11.85	51 11.83	1.52	(11.85 + 11.83) ÷ 2 x 1.52m = 18.00
51 11.83	52 11.73	2.51	(11.83 + 11.73) ÷ 2 x 2.51m = 29.57
52 11.73	53 10.67	9.46	(11.73 + 10.67) ÷ 2 x 9.46m = 105.95
54 9.98	55 9.98	23.53	(9.98 + 9.98) ÷ 2 x 23.53m = 234.83
56 10.43	57 10.43	5.53	(10.43 + 10.43) ÷ 2 x 5.53m = 57.68
58 11.57	59 11.56	1.47	(11.57 + 11.56) ÷ 2 x 1.47m = 17.00
60 11.61	61 11.68	1.27	(11.56 + 11.61) ÷ 2 x 1.27m = 25.14
61 11.68	62 11.71	1.52	(11.61 + 11.68) ÷ 2 x 1.52m = 14.79
62 11.71	63 11.73	2.74	(11.68 + 11.71) ÷ 2 x 2.74m = 17.78
63 11.73	1 11.79	5.77	(11.71 + 11.73) ÷ 2 x 2.74m = 32.11
			(11.73 + 11.79) ÷ 2 x 5.77m = 67.86
TOTALS	112.56		
AVERAGE GRADE			121.75

Grade	Points	Existing	Proposed	Grade
1		11.79	11.79	11.79
2		11.76	11.76	11.76
3		11.81	11.81	11.81
4		11.80	11.80	11.80
5		11.89	11.89	11.89
6		11.79	11.79	11.79
7		11.76	11.76	11.76
8		11.78	11.46	11.46
9		11.77	11.46	11.46
10		11.77	11.46	11.46
11		11.78	11.46	11.46
12		11.78	11.78	11.78
13		11.77	11.77	11.77
14		11.77	11.77	11.77
15		11.76	11.76	11.76
16		11.75	11.75	11.75
17		11.75	11.46	11.46
18		11.75	11.46	11.46
19		11.70	11.46	11.46
20		11.72	11.46	11.46
21		11.72	11.72	11.72
22		11.71	11.71	11.71
23		11.73	11.73	11.73
24		11.73	11.73	11.73
25		11.72	11.72	11.72
26		11.72	11.46	11.46
27		11.71	11.46	11.46
28		11.71	11.46	11.46
29		11.72	11.46	11.46
30		11.72	11.72	11.72
31		11.72	11.72	11.72
32		11.73	11.73	11.73
33		11.73	11.74	11.74
34		11.74	11.74	11.74
35		11.74	11.46	11.46
36		11.75	11.46	11.46
37		11.81	11.46	11.46
38		11.82	11.46	11.46
39		11.82	11.82	11.82
40		11.84	11.84	11.84
41		11.85	11.85	11.85
42		11.86	11.86	11.86
43		11.86	11.86	11.86
44		11.86	11.46	11.46
45		11.84	11.46	11.46
46		11.79	11.46	11.46
47		11.82	11.46	11.46
48		11.82	11.82	11.82
49		11.80	11.80	11.80
50		11.85	11.85	11.85
51		11.83	11.83	11.83
52		11.77	11.73	11.73
53		11.86	10.67	10.67
54		11.86	9.98	9.98
55		11.67	9.98	9.98
56		11.67	10.43	10.43
57		11.57	10.43	10.43
58		11.57	11.57	11.57
59		11.56	11.56	11.56
60		11.61	11.61	11.61
61		11.68	11.68	11.68
62		11.71	11.71	11.71
63		11.73	11.73	11.73



CHA



NORTH ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 12.6m² (135.63sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (12.60m² (135.63sq ft))
PROPOSED OPENINGS: 27.6% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.62m² (361.88sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (33.62m² (361.88sq ft))
PROPOSED OPENINGS: 26.9% (9.03m² (97.11sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 36.41m² (391.88sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (36.41m² (391.88sq ft))
PROPOSED OPENINGS: 20.0% (7.28m² (78.33sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

NORTH ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 15.45m² (166.42sq ft)
LIMITING DISTANCE: 12.75m (41.84ft)
ALLOWABLE OPENINGS: 100% (15.45m² (166.42sq ft))
PROPOSED OPENINGS: 47.1% (7.28m² (78.33sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

EAST ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 68.07m² (732.74sq ft)
LIMITING DISTANCE: 6.59m (21.6ft)
ALLOWABLE OPENINGS: 90.0% (60.77m² (657.8sq ft))
PROPOSED OPENINGS: 5.7% (3.62m² (38.9sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

EAST ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.49m² (360.43sq ft)
LIMITING DISTANCE: 6.59m (21.6ft)
ALLOWABLE OPENINGS: 100% (33.49m² (360.43sq ft))
PROPOSED OPENINGS: 5.7% (1.91m² (20.58sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

WEST ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 28.96m² (310.06sq ft)
LIMITING DISTANCE: 11.89m (39.0ft)
ALLOWABLE OPENINGS: 100% (28.96m² (310.06sq ft))
PROPOSED OPENINGS: 23.3% (6.77m² (72.83sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

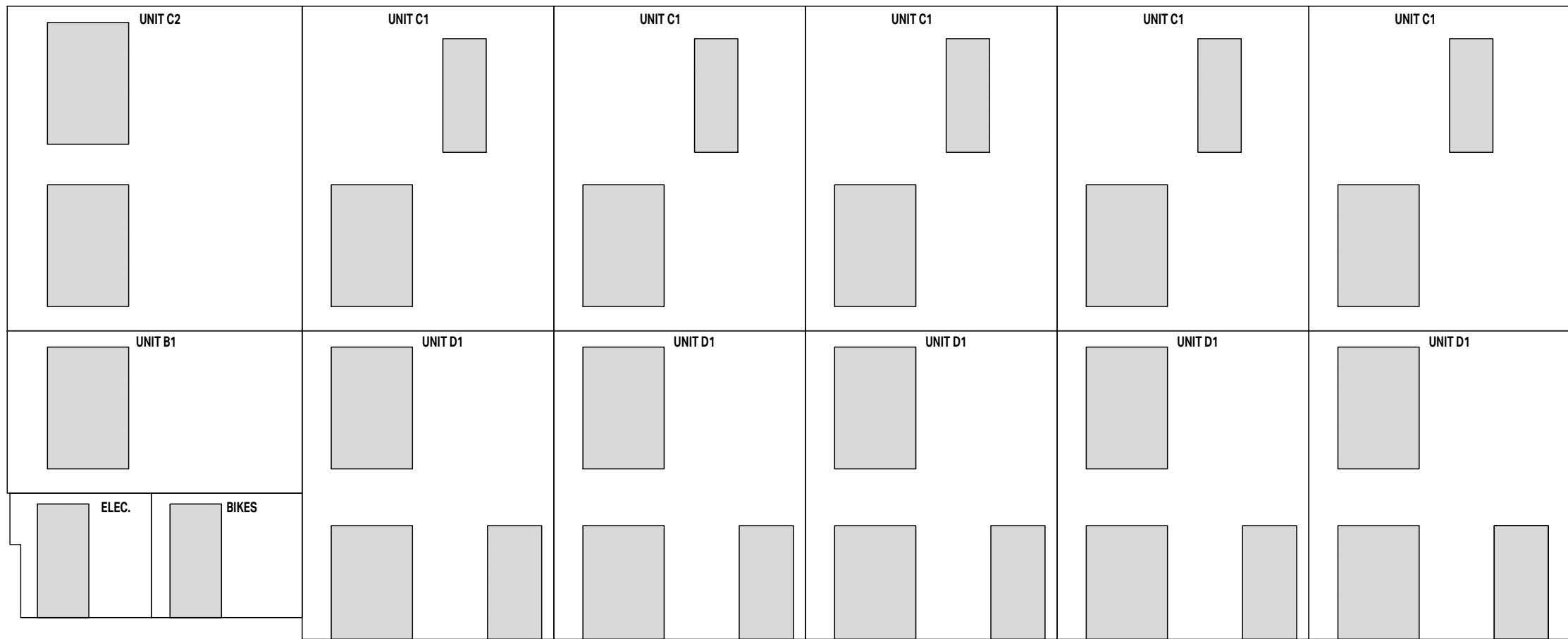
WEST ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 57.99m² (624.17sq ft)
LIMITING DISTANCE: 11.89m (39.0ft)
ALLOWABLE OPENINGS: 100% (57.99m² (624.17sq ft))
PROPOSED OPENINGS: 17.7% (10.26m² (110.67sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

1 NORTH ELEVATION

1:100



SOUTH ELEVATION - UNIT B1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 16.51m² (177.71sq ft)
LIMITING DISTANCE: 4.99m (16.39ft)
ALLOWABLE OPENINGS: 100% (16.51m² (177.71sq ft))
PROPOSED OPENINGS: 21.1% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT C2
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 33.02m² (355.42sq ft)
LIMITING DISTANCE: 4.99m (16.39ft)
ALLOWABLE OPENINGS: 99.5% (32.72m² (353.1sq ft))
PROPOSED OPENINGS: 21.1% (3.48m² (37.56sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT D1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 27.36m² (294.50sq ft)
LIMITING DISTANCE: 4.99m (16.39ft)
ALLOWABLE OPENINGS: 99.5% (27.27m² (293.1sq ft))
PROPOSED OPENINGS: 24.3% (6.59m² (70.83sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

SOUTH ELEVATION - UNIT C1
SPATIAL SEPARATION CALCULATION
BCBC 2024 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE: 28.89m² (310.0sq ft)
LIMITING DISTANCE: 4.99m (16.39ft)
ALLOWABLE OPENINGS: 99.5% (28.64m² (308.2sq ft))
PROPOSED OPENINGS: 18.1% (5.22m² (56.17sq ft))

FIRE RESISTANCE RATING PER 3.2.3.7: 45 MIN.
CLADDING PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7: COMBUSTIBLE OR NONCOMBUSTIBLE

4 SOUTH ELEVATION

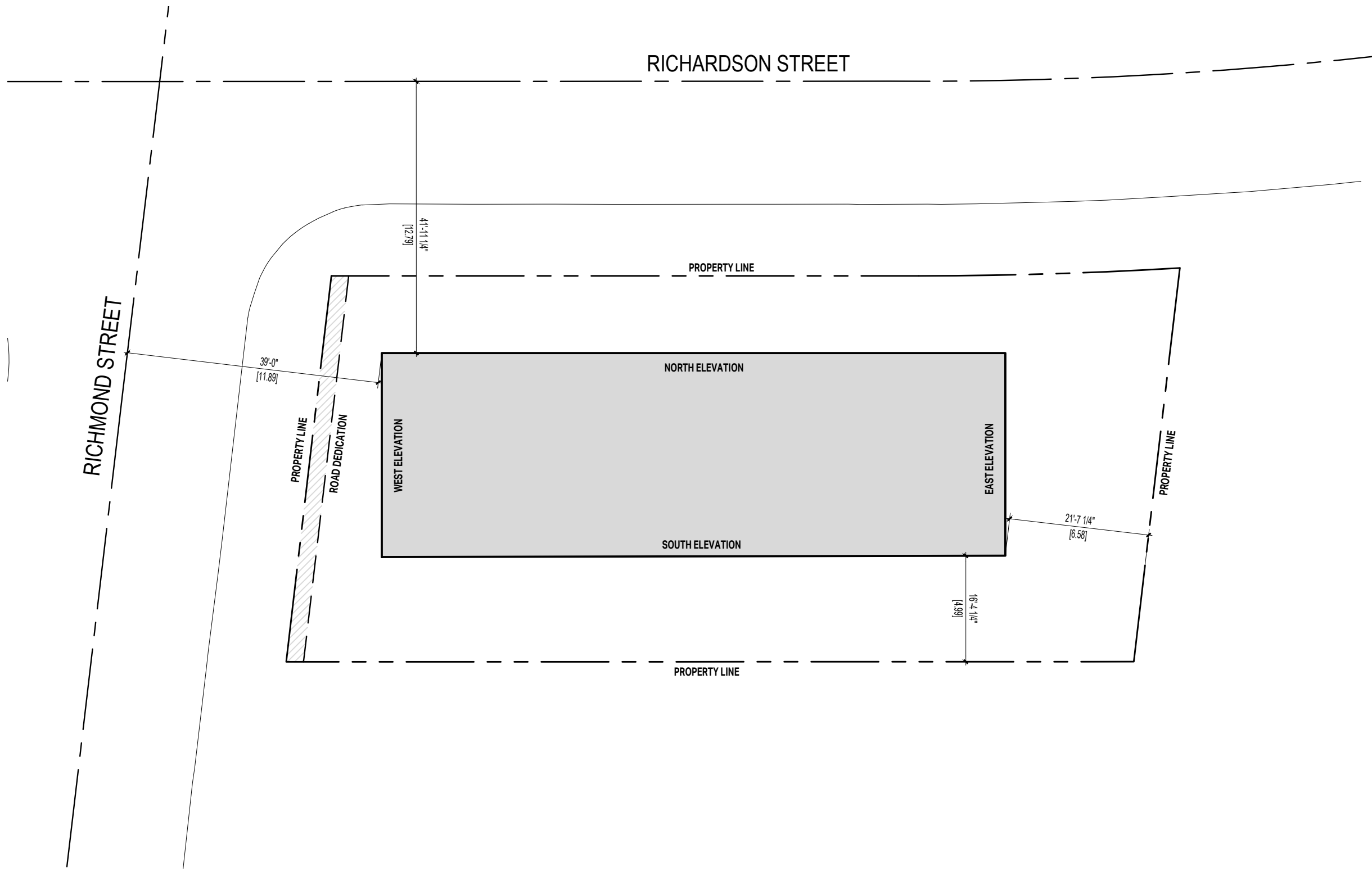
1:100

2 EAST ELEVATION

1:100

3 WEST ELEVATION

1:100



5 LIMITING DISTANCE KEY PLAN

1:200

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	DATE
07	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
06	RE-ISSUED FOR TENDER	05/22/2026
05	ISSUED FOR TENDER	04/07/2026
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

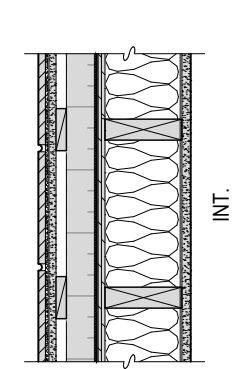
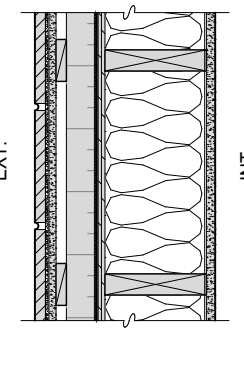
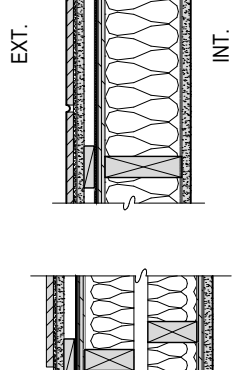
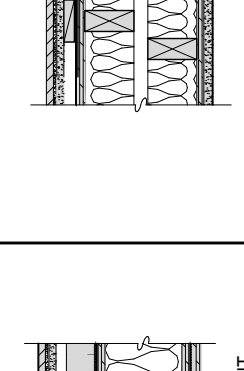
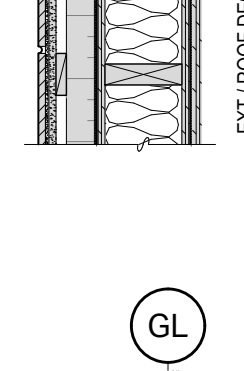
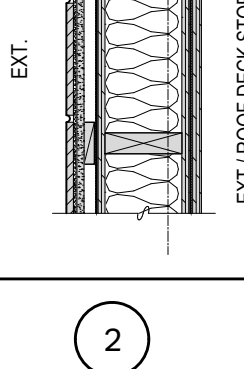
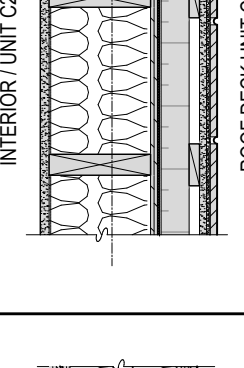
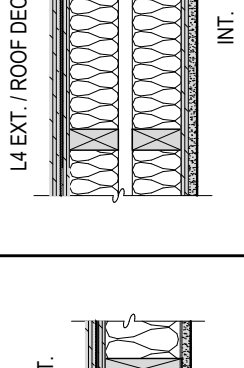
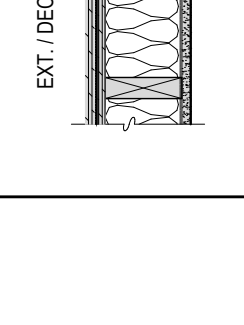
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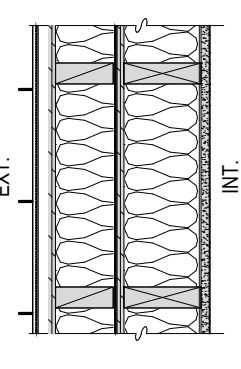
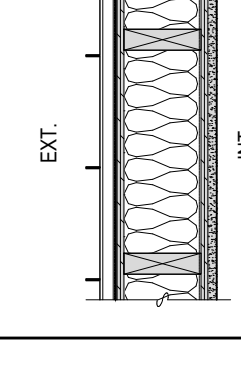
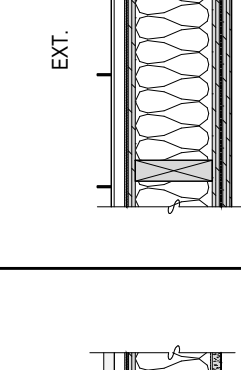
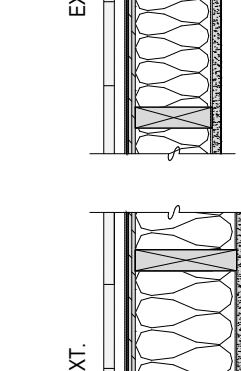
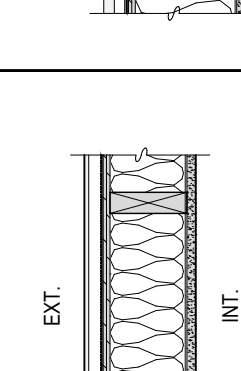
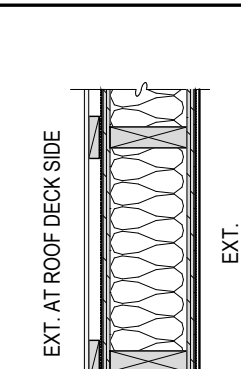
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

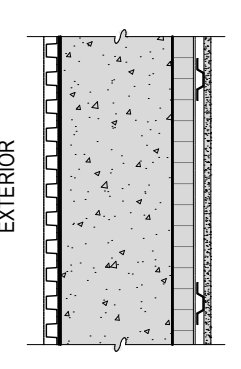
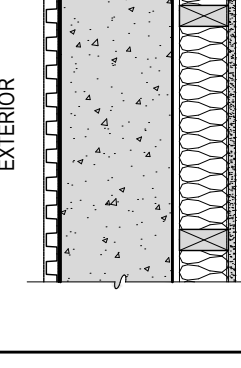
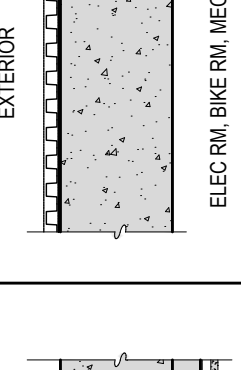
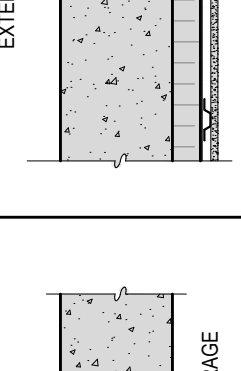
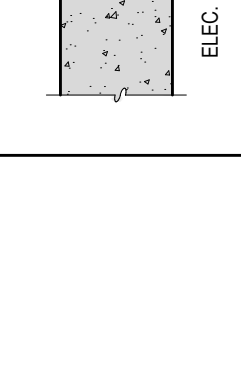
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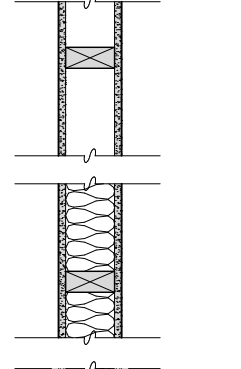
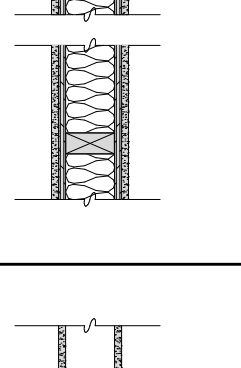
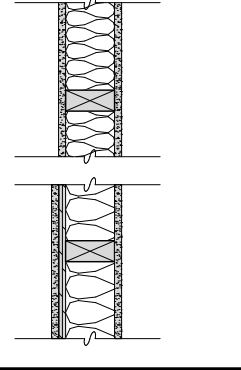
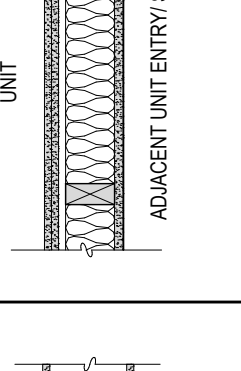
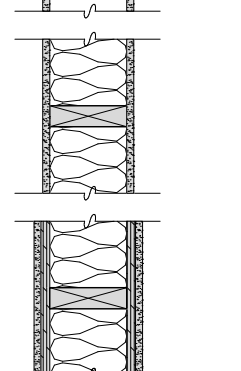
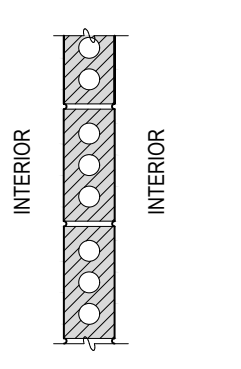
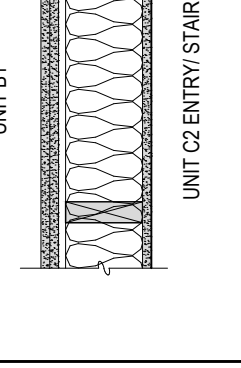
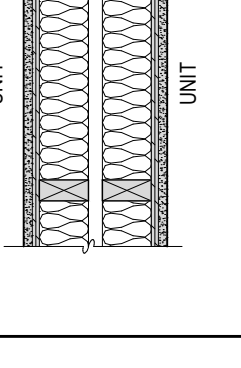
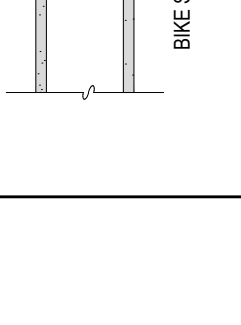
SPATIAL SEPARATION

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH
DRAWING NO:		A005	

EXTERIOR WALL TYPES		
E1 THIN BRICK AT UNIT INTERIOR EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 10" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E1A SAME AS E1 EXCEPT USE 2 X 4 WOOD STUDS AND USE FIBREGLASS BATTS TO FIT 2 X 4 FRAMING CAVITY		
E1B SAME AS E1 WITHOUT 7" EXTERIOR RIGID MINERAL WOOL INSULATION		
E1C PARTY WALL AT LEVEL 4 BY GRIDS 2A EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 10" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 1/2" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 5/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD UNIT		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON U.L.C. DESIGN NO. W513, CONFIGURATION C INSULATION: NA SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 57 BASED ON BCBC TABLE E 10.3.1-A ASSEMBLY W13a
E2 THIN BRICK AT ROOF DECK STORAGE EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 10" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) 1/2" OSB SHEATHING (SEE STRUCTURAL) 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 5/8" 1.5 PL WOOD CLEAR LACQUERED EXTERIOR / ROOF DECK STORAGE INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E2A SAME AS E2 EXCEPT: - WITHOUT 7" EXTERIOR RIGID MINERAL WOOL INSULATION		
E4 THIN BRICK AT UNIT C2 (ADJACENT TO UNIT C1 DECK) EXTERIOR 10" THIN BRICK (SEE ELEVATIONS) - PORTLAND CEMENT BROWN COAT 10" CEMENT BOARD MECHANICALLY FASTENED - VERTICAL 3/4" x 7" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND - W/ INSECT SCREEN TAB 7" EXTERIOR RIGID MINERAL WOOL INSULATION 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ FIBREGLASS BATT INSULATION TO FIT 2 X CAVITY (R4 MIN) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 5/8" TYPE X GYPSUM WALLBOARD INTERIOR / UNIT C2		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E5 PARTY WALL AT LEVEL 4 AT UNIT C2 ROOF DECK STORAGE UNIT C2 EXT. / ROOF DECK STORAGE INT. 5/8" 1.5 PL WOOD, CLEAR LACQUERED 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E6 UNIT EXTERIOR WALL TO EXT. / DECK STORAGE INT. EXTERIOR / ROOF DECK STORAGE INTERIOR 5/8" 1.5 PL WOOD, CLEAR LACQUERED 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS (SEE STRUCTURAL FOR SPACING, ETC.) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING FOR SHEAR WHERE INDICATED, (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR NOTE: THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA

EXTERIOR WALL TYPES, CONTINUED		
E7 SLOPED STANDING SEAM METAL ROOF CLADDING EXTERIOR - STANDING SEAM METAL ROOFING, 22 GAUGE, DMP OR PIONEER COATED, 1" HIGH SEAM 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 80 DEGREES FROM HORIZONTAL 1/2" P.T. PL WOOD - SLOPED 2x4 FRAMING, FIL CAVITIES WITH MINERAL WOOL BATT INSULATION FOR NO AIR SPACES 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION (R4) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING FOR SHEAR (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E8 STANDING SEAM METAL ROOF CLADDING EXTERIOR - STANDING SEAM METAL ROOFING, 1" HIGH SEAM - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 80 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION (R4) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING FOR SHEAR (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E9 STANDING SEAM METAL ROOF CLADDING AT ROOF DECK STORAGE EXTERIOR - STANDING SEAM METAL ROOFING, 1" HIGH SEAM - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 80 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION FOR NO AIR SPACES 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD EXTERIOR / ROOF DECK STORAGE INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: NONE PROPOSED FR: NONE ENERGY PERFORMANCE: NA SOUND TRANSMISSION CLASS: NA
E10 VERTICAL WOOD SIDING EXTERIOR 3/4" WOOD BOARDS, ORIENTED VERTICAL - DIAGONAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB, STRAPPING TO BE ANGLED 80 DEGREES FROM HORIZONTAL 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION (R4) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E10A SAME AS E10 EXCEPT USE 2 X 4 STUDS AND USE FIBREGLASS BATTS TO FIT 2 X CAVITY SPACE		
E11 PANEL SYSTEM EXTERIOR - ALU ALU ON SIMILAR - ADJUSTABLE STANDING SYSTEM - VERTICAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) - W/ 5/12 FIBREGLASS BATT INSULATION (R4) 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: NA
E12 LEVEL 4 ROOF DECK PARAPET EXTERIOR AT ROOF DECK SIDE 5/8" HARD PANEL - VERTICAL 3/4" x 7" P.T. STRAPPING W/ INSECT SCREEN TAB 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 1/2" PL WOOD SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) FILLED WITH MINERAL WOOL BATT INSULATION FOR NO AIR SPACES 1/2" SELF-ADHERED SHEATHING MEMBRANE (WRB/IB) 22 GAUGE PREFINISHED METAL FLASHING EXTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: NA PROPOSED FR: NA ENERGY PERFORMANCE: NA SOUND TRANSMISSION CLASS: NA

EXTERIOR CONCRETE WALL TYPES		
EC1 CONCRETE WALL AT SUITE LEVEL 1 EXTERIOR - DRAINAGE MAT ON FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE - CONCRETE WALL (SEE STRUCTURAL) 1" RIGID XPS INSULATION, TAPERED & SEALED 6 MIL POLY VAPOUR BARRIER 1/2" METAL FURRING CHANNELS @ 12" O.C. 1/2" GYPSUM WALLBOARD SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 51
EC2 CONCRETE WALL AT SUITE BEDROOM W/ 2x4 FURRING WALL EXTERIOR - DRAINAGE MAT ON FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE - CONCRETE WALL (SEE STRUCTURAL) - CONCRETE WALL (SEE STRUCTURAL) 1" RIGID XPS INSULATION, TAPERED & SEALED 6 MIL POLY VAPOUR BARRIER 1/2" METAL FURRING CHANNELS @ 12" O.C. 1/2" GYPSUM WALLBOARD SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1.5 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 51
EC3 CONCRETE WALL AT ELEC. RM, BIKE STORAGE, MECH. RM. EXTERIOR - DRAINAGE MAT ON FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE - CONCRETE WALL (SEE STRUCTURAL) - CONCRETE WALL (SEE STRUCTURAL) 1" RIGID XPS INSULATION, TAPERED & SEALED 6 MIL POLY VAPOUR BARRIER 1/2" METAL FURRING CHANNELS @ 12" O.C. 1/2" GYPSUM WALLBOARD SUITE NOTES: 1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL		FIRE RESISTANCE RATING: REQUIRED FR: 1.5 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 51
EC4 CONCRETE WALL AT SUITE LEVEL 1 GRID B EXTERIOR - CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED - CLEAR & SMOOTH FACED CONCRETE ON EXPOSED EXTERIOR SIDE FROM PAPER FORM LINER - CONCRETE SEALER, CLEAR - ELEC. RM, BIKE STORAGE, MECH. RM. SUITE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 51
EC5 CONCRETE WALL AT ELEC. RM/BIKE STORAGE, LEVEL 1 GRID B EXTERIOR - CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED - CLEAR & SMOOTH FACED CONCRETE ON INTERIOR AND EXTERIOR SIDES FROM PAPER FORM LINER - ELEC. RM, BIKE STORAGE NOTE: 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1.5 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS: REQUIRED: NA

INTERIOR WALL TYPES		
W1 2x4 PARTITION 1/2" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 1/2" GYPSUM WALLBOARD		FIRE RESISTANCE RATING: NA INSULATION: NA SOUND TRANSMISSION CLASS: NA
W1A SAME AS W1 WITH: • ACOUSTIC BATT INSULATION		
W1B SAME AS W1 WITH: • SHEATHING FOR SHEAR (SEE STRUCTURAL)		
W1C SAME AS W1A WITH MILLWORK FINISH ON LIVING AREA SIDE		
W2 2x4 PARTITION 5/8" TYPE X GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 5/8" TYPE X GYPSUM WALLBOARD		FIRE RESISTANCE RATING: 1 HR INSULATION: VARIES SOUND TRANSMISSION CLASS: NA
W2A SAME AS W2 WITH: • ACOUSTIC BATT INSULATION		
W2B SAME AS W2A WITH SHEATHING FOR SHEAR (SEE STRUCTURAL)		
W3 1 HR. SOUND RATED 2x4 PARTITION BETWEEN UNIT AND ADJACENT UNIT ENTRY STAIR UNIT 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD 1/2" RESILIENT CHANNELS @ 12" O.C. 2x4 WOOD STUDS @ 12" O.C. - W/ 5/8" BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD ADJACENT UNIT ENTRY STAIR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC TABLE E 10.3.1-A WALL TYPE W4 EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: 51 REQUIRED 51 PROPOSED BASED ON BCBC TABLE E 10.3.1-A WALL TYPE W4
W4 2x6 PARTITION 1/2" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 12" O.C. 1/2" GYPSUM WALLBOARD		FIRE RESISTANCE RATING: NA INSULATION: NA SOUND TRANSMISSION CLASS: NA
W4A SAME AS W4 WITH: • ACOUSTIC BATT INSULATION		
W4B SAME AS W4A WITH SHEATHING FOR SHEAR BOTH SIDES (SEE STRUCTURAL)		
W5 BRICK FEATURE WALL UNIT C1 - BRICK (PRODUCT TBC) 2x4 WOOD STUDS @ 12" O.C. 1/2" GYPSUM WALLBOARD NOTE: REFER TO 4703 - INTERIOR STAIR DETAILS FOR BRICK COURSING		FIRE RESISTANCE RATING: NA EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: NA
W6 1 HR. SOUND RATED 2x6 PARTITION BETWEEN UNIT B1 & UNIT C2 ENTRY STAIR UNIT B1 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD 1/2" RESILIENT CHANNELS @ 12" O.C. 2x4 WOOD STUDS @ 12" O.C. - W/ BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD UNIT C2 ENTRY STAIR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC TABLE E 10.3.1-A WALL TYPE W4a (SIMILAR) EFFECTIVE RSD: NA SOUND TRANSMISSION CLASS: 51 REQUIRED 51+ PROPOSED BASED ON BCBC TABLE E 10.3.1-A WALL TYPE W4a (SIMILAR)
W7 PARTY WALL AT LEVELS 2, 3, 4 UNIT 5/8" TYPE X GYPSUM WALLBOARD 1/2" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 7" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD UNIT		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON U.L.C. DESIGN NO. W513, CONFIGURATION C INSULATION: NA SOUND TRANSMISSION CLASS: REQUIRED: 51 PROPOSED: 57 BASED ON BCBC TABLE E 10.3.1-A ASSEMBLY W13b
W8 2x6 PARTITION AT ELEC. RM. ELEC. RM. - EXTERIOR RATED 5/8" TYPE X GIB 2x4 WOOD STUDS @ 12" O.C. - EXTERIOR RATED 5/8" TYPE X GIB - BIKE STORAGE		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: NA SOUND TRANSMISSION CLASS: NA

INTERIOR WALL TYPES, CONTINUED		
WC1 PARTY WALL AT LEVEL 1 SUITE 1/2" GYPSUM WALLBOARD 1/2" METAL FURRING CHANNELS @ 12" O.C. 2x4 FRAMING (SEE STRUCTURAL) 1/2" METAL FURRING CHANNELS @ 12" O.C. 1/2" GYPSUM WALLBOARD SUITE NOTE 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 2 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS REQUIRED: 51
WC2 BIKE ROOM WALL TO ADJACENT SUITE BIKE ROOM 3/4" 1.5 FR PLYWOOD, PAINTED BM QU-65 W/ VERTICAL JOINTS ALIGNED WITH 2x4 FURRING CENTERS 1/2" XPS INSULATION BETWEEN 2x4 FURRING ON FLAT @ 24" O.C. 2x4 FRAMING (SEE STRUCTURAL) 1/2" METAL FURRING CHANNELS @ 12" O.C. 1/2" GYPSUM WALLBOARD SUITE NOTE 1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL 2. 1/2" XPS INSULATION LOCATIONS INSTALLED IN SOLID BLOOMING IN PLACE OF ROOF INSULATION FOR A SECURE CONNECTION		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS REQUIRED: 51
SHAFT WALL TYPES		
SW1 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L3 NORTH SHAFT WALL: CLINET 1/2" GYPSUM BOARD 2x4 FRAMING @ 12" O.C. 2x4 BLOOMING AS REQUIRED 5/8" TYPE X GYPSUM BOARD SHAFT INTERIOR EAST SHAFT WALL (PARTY WALL) SHAFT INTERIOR 5/8" TYPE X GYPSUM WALLBOARD 1/2" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD SOUTH SHAFT WALL SHAFT INTERIOR 5/8" TYPE X GYPSUM BOARD 2x4 FRAMING W/ ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS 5/8" TYPE X GYPSUM BOARD CLINET WEST SHAFT WALL: CLINET SHAFT LINER WITH UL LISTING WITH 90 STC SHAFT INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: N/A SOUND TRANSMISSION CLASS REQUIRED: 51 STC PROPOSED: 51 STC
SW2 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L4 NORTH SHAFT WALL: CLINET 1/2" GYPSUM BOARD 2x4 FRAMING @ 12" O.C. 5/8" TYPE X GYPSUM BOARD SHAFT INTERIOR EAST SHAFT WALL (PARTY WALL) SHAFT INTERIOR 5/8" TYPE X GYPSUM WALLBOARD 1/2" OSB SHEATHING (SEE STRUCTURAL) 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1" AIR GAP 2x4 WOOD STUDS @ 12" O.C. W/ 3/12 FIBREGLASS INSULATION 1/2" OSB SHEATHING (SEE STRUCTURAL) 5/8" TYPE X GYPSUM WALLBOARD SOUTH SHAFT WALL SHAFT INTERIOR 5/8" TYPE X GYPSUM BOARD 2x4 FRAMING W/ ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS 5/8" TYPE X GYPSUM BOARD CLINET WEST SHAFT WALL: CLINET SHAFT LINER WITH UL LISTING WITH 90 STC SHAFT INTERIOR		FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 INSULATION: N/A SOUND TRANSMISSION CLASS REQUIRED: 51 STC PROPOSED: 51 STC
FURRING WALL TYPES		
FW1 FURRING WALL AT EXTERIOR WALL 1/2" AIR GAP 2x4 WOOD STUDS @ 12" O.C. 1/2" GYPSUM WALLBOARD INTERIOR INT		FIRE RESISTANCE RATING: FIRE RESISTANCE RATING: REQUIRED FR: 1 HR PROPOSED FR: 1 HR BASED ON BCBC APPENDIX D-2.3 ENERGY PERFORMANCE MODELLED TO BC ENERGY STEP CODE STEP 3 SOUND TRANSMISSION CLASS N/A

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APPLICANT: GREG GILLESPIE 250-858 6940

WINDOW SCHEDULE	* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CERTIFICATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE.	WINDOW NOTES:
C.G.: CLEAR GLAZING T.G.: TEMPERED GLAZING The diagram shows six window types labeled W1 through W6, each with its own set of dimensions and glazing specifications. All windows are shown relative to the T.O. FLOOR level. W1: A double-hung window with overall height 7'6" R.O., top pane height 3'10", bottom pane height 3'2", and sill height 1'8". It features clear glazing (C.G.) in the top pane and tempered glazing (T.G.) in the bottom pane. W2: A single-pane window with overall height 4'4", width 5'0" R.O., and sill height 1'8". It has clear glazing (C.G.). W3: A small rectangular window with overall height 2'4", width 5'0" R.O., and sill height 5'11". It has clear glazing (C.G.). W4: A double-hung window with overall height 7'6" R.O., top pane height 2'6", bottom pane height 3'0", and sill height 1'4". It features clear glazing (C.G.) in the top pane and tempered glazing (T.G.) in the bottom pane. W5: A single-pane window with overall height 4'2", width 3'2" R.O., and sill height 6". It has tempered glazing (T.G.). W6: A tall narrow window with overall height 7'6" R.O. and sill height 6". It has tempered glazing (T.G.). Additional notes at the bottom left: ** AT LEVELS L3 & L4 SILL HEIGHT RD IS 8" ABOVE T.O. FLOOR ** AT LEVEL L2 SILL HEIGHT RD IS 8" ABOVE T.O. FLOOR	* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CERTIFICATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE.	WINDOW NOTES: - SHOP DRAWINGS FOR ALL WINDOWS SHOWN AND SEALED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO THE ARCHITECT AND ENVELOPE ENGINEER FOR APPROVAL BEFORE WINDOW PURCHASE. - THE WINDOWS AND DOORS MUST MEET AMERICAN NATIONAL STANDARDS - NORTH AMERICAN PENETRATION STANDARD (SPECIFICATIONS FOR WINDOWS, DOORS AND SKYLIGHTS) (HARMONIZED STANDARD) AND AISI'S (CANADIAN SUPPLEMENT TO THE ABOVE STANDARD). • PERFORMANCE CLASS LC • PERFORMANCE GRADE 40 • CANADIAN AIR INTL. EXTL. LEVEL A3 • POSITIVE DESIGN PRESSURE: 100 PA • NEGATIVE DESIGN PRESSURE: 100 PA • WATER TEST PRESSURE (FPA/L): 30 PA - WINDOWS TO BE DOUBLE PANE UPR-LSI SHGZ 0.35 MAXIMUM - ALL WINDOWS AND DOORS INCLUDING ALUMINUM WINDOWS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER FOR ALL LOADS AND THE ATTACHMENT DETAILS OF THE WINDOWS AND DOORS TO THE BUILDING. STRUCTURAL ENGINEER SHALL PROVIDE AUTHENTICATED SHOP DRAWINGS AND SCHEDULES S-6 AND S-C TO THE ARCHITECTURAL REGISTERED PROFESSIONAL OF RECORD. - ALL WINDOW DIMENSIONS SHOWN ARE FINISH OPENING DIMS. FIELD MEASUREMENT OF WINDOW R.O. REQUIRED. - ALL OPERABLE WINDOWS ABOVE THE FIRST STOREY THAT ARE LESS THAN 42" ABOVE THE FINISHED FLOOR MUST BE RESTRICTED TO OPEN 4" OR LESS. - ALL EXTERIOR GLAZING TO BE LOW E - ENSURE ALL GLAZING BELOW 1070mm AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS - STOREFRONT HARDWARE TO BE PREPARED BY THE SUPPLIER FOR THE ARCHITECTS REVIEW. VINYL FLANGE WINDOW REQUIREMENTS - SYSTEM INTERNAL DRAINAGE: DRAIN WATER ENTERING JOINTS, CONDENSATION OCCURRING IN GLAZING CHANNELS, OR MIGRATING MOISTURE OCCURRING WITHIN SYSTEM TO THE EXTERIOR BY A SHEEP DRAINAGE NETWORK - AIR AND VAPOUR SEAL: MAINTAIN CONTINUOUS AIR BARRIER AND VAPOUR RETARDER THROUGHOUT ASSEMBLY, PRIMARILY IN LINE WITH INSIDE PANE OF GLASS AND REEL BEAD OF GLAZING COMPOND.

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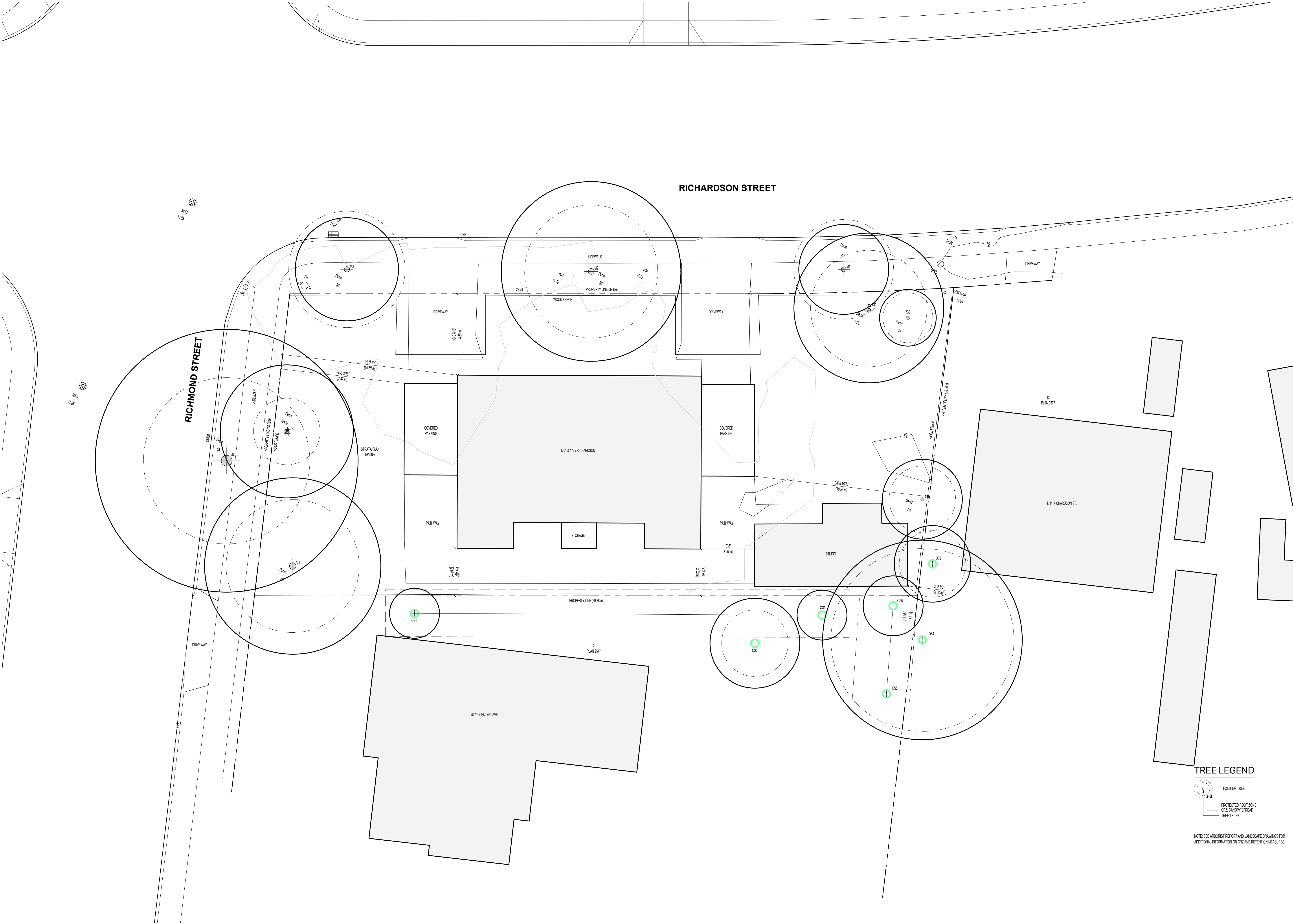
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05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025
NO.	REVISION	M/D/Y

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

	
1839 Fairfield Road, Victoria, BC, V8S 1G9 778-584-0582 info@charch.ca charch.ca	
DRAWING TITLE:	
DOOR & WINDOW SCHEDULES	
PROJECT NO: 2407	DRAWN BY: KGFS
SCALE: AS NOTED	REVIEW BY: CH
DRAWING NO:	
A008	



1 EXISTING SITE PLAN

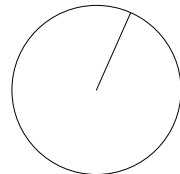
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APPLICANT: GREG GILLESPIE
250-858 6940

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07	RE-ISSUED FOR TENDER	05/22/2023
06	RE-ISSUED FOR TENDER	04/22/2023
05	ISSUED FOR TENDER	04/07/2023
04	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
03	ISSUED FOR BUILDING PERMIT	12/18/2023
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

NO.	REVISION	MDY
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PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

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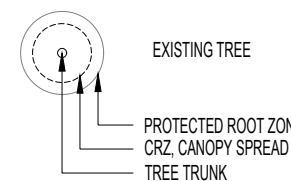
DRAWING TITLE:

EXISTING SITE PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO: A101

TREE LEGEND



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

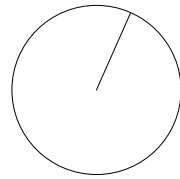


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APPLICANT: GREG GILLESPIE
250-858 6940

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10	RE-ISSUED FOR TENDER	05/22/2023
09	RE-ISSUED FOR TENDER	04/22/2023
08	ISSUED FOR TENDER	04/07/2023
07	REISSUED FOR DCP & BUILDING PERMIT	04/02/2023
06	ISSUED FOR BUILDING PERMIT	12/19/2023
05	ISSUED FOR COORDINATION	12/07/2023
04	REISSUED FOR DEVELOPMENT PERMIT	11/10/2023
03	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
02	ISSUED FOR COORDINATION	07/21/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

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PROJECT NAME

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DRAWING TITLE:

PROPOSED SITE PLAN

PROJECT NO: 2407 DRAWN BY: KG
SCALE: 1:100 REVIEW BY: CH

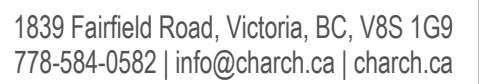
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10	RE-ISSUED FOR DDP & BUILDING PERMIT	07/09/2026
09	RE-ISSUED FOR TENDER	05/22/2026
08	RE-ISSUED FOR TENDER	04/22/2026
07	ISSUED FOR TENDER	04/07/2026
06	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
05	ISSUED FOR BUILDING PERMIT	12/19/2025
04	RE-ISSUED FOR DEVELOPMENT PERMIT	12/12/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

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LEVEL 1 PLAN

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PROJECT NAME	
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PROJECT ADDRESS:

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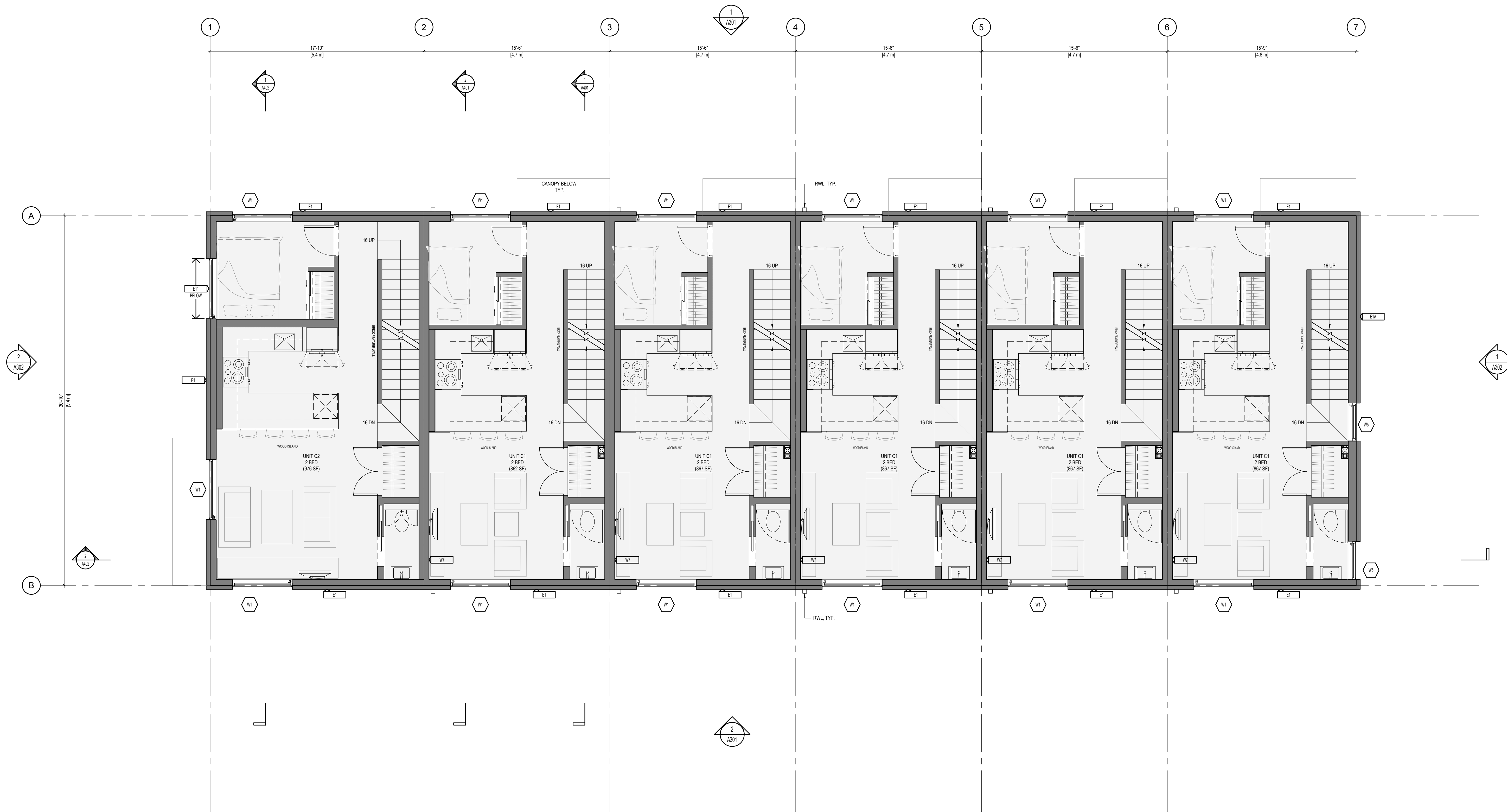
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DRAWING NO: A202





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APPLICANT: GREG GILLESPIE
250-858 6940

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06	ISSUED FOR TENDER	04/02/2026
05	REISSUED FOR ODP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

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PROJECT NAME

**1701 & 1705
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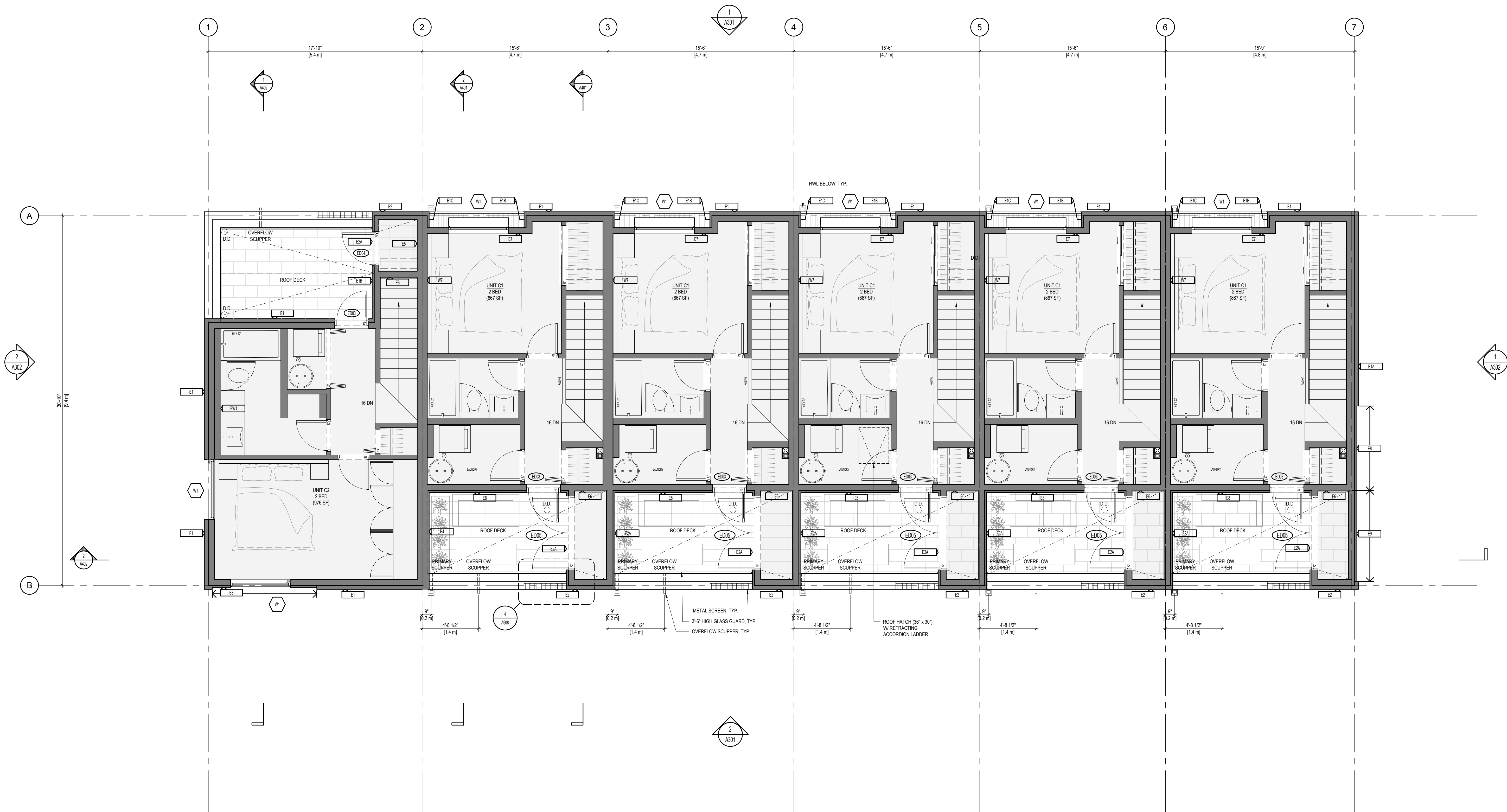
LEVEL 3 PLAN

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DRAWING NO. **A203**

1 LEVEL 4 PLAN

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250-858 6940

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04	ISSUED FOR BUILDING PERMIT	12/16/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
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PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

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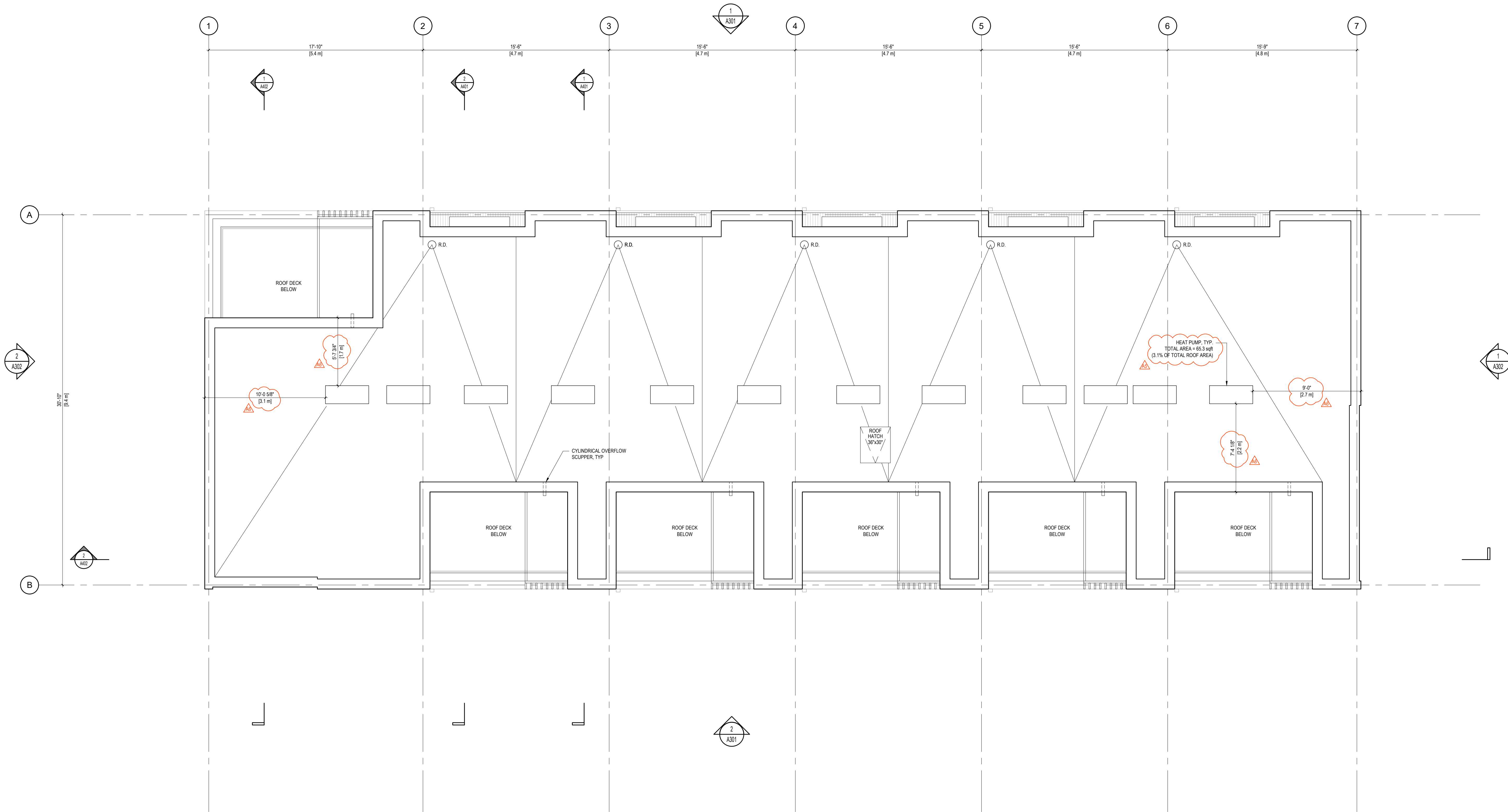
LEVEL 4 PLAN

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DRAWING NO: **A204**

1 ROOF PLAN

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07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/02/2026
05	REISSUED FOR ODP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2023
03	ISSUED FOR COORDINATION	12/07/2023
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

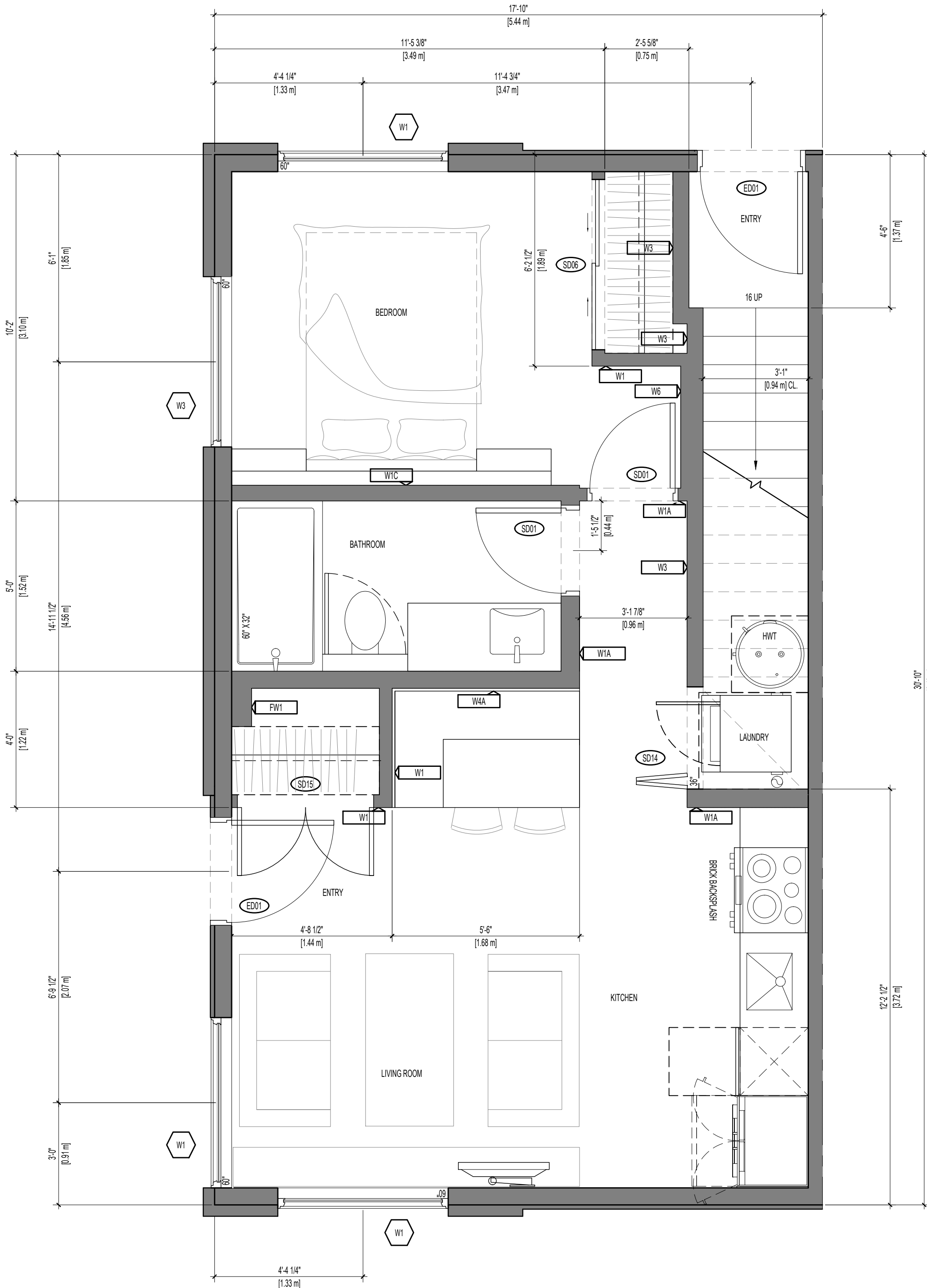
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

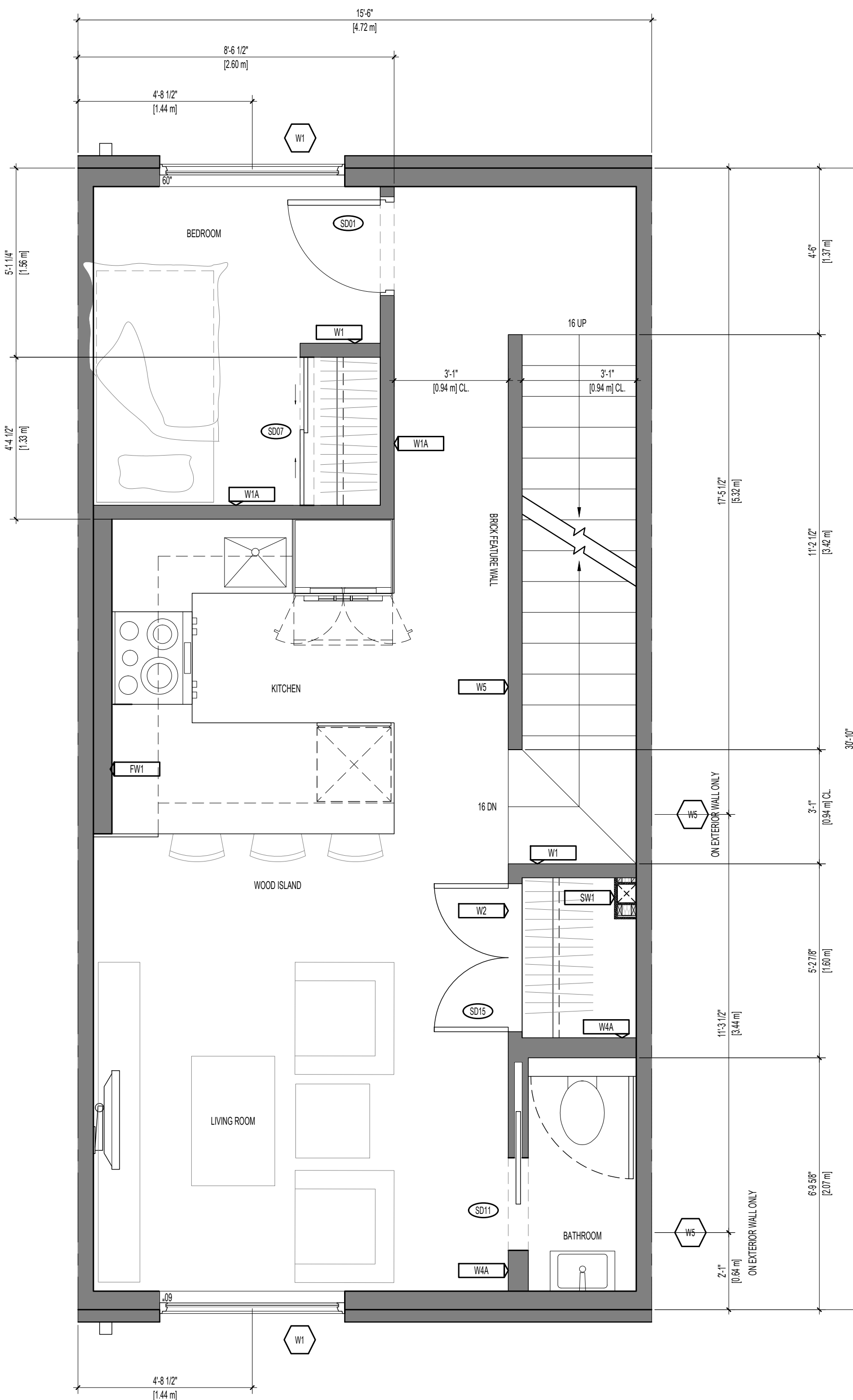
ROOF PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

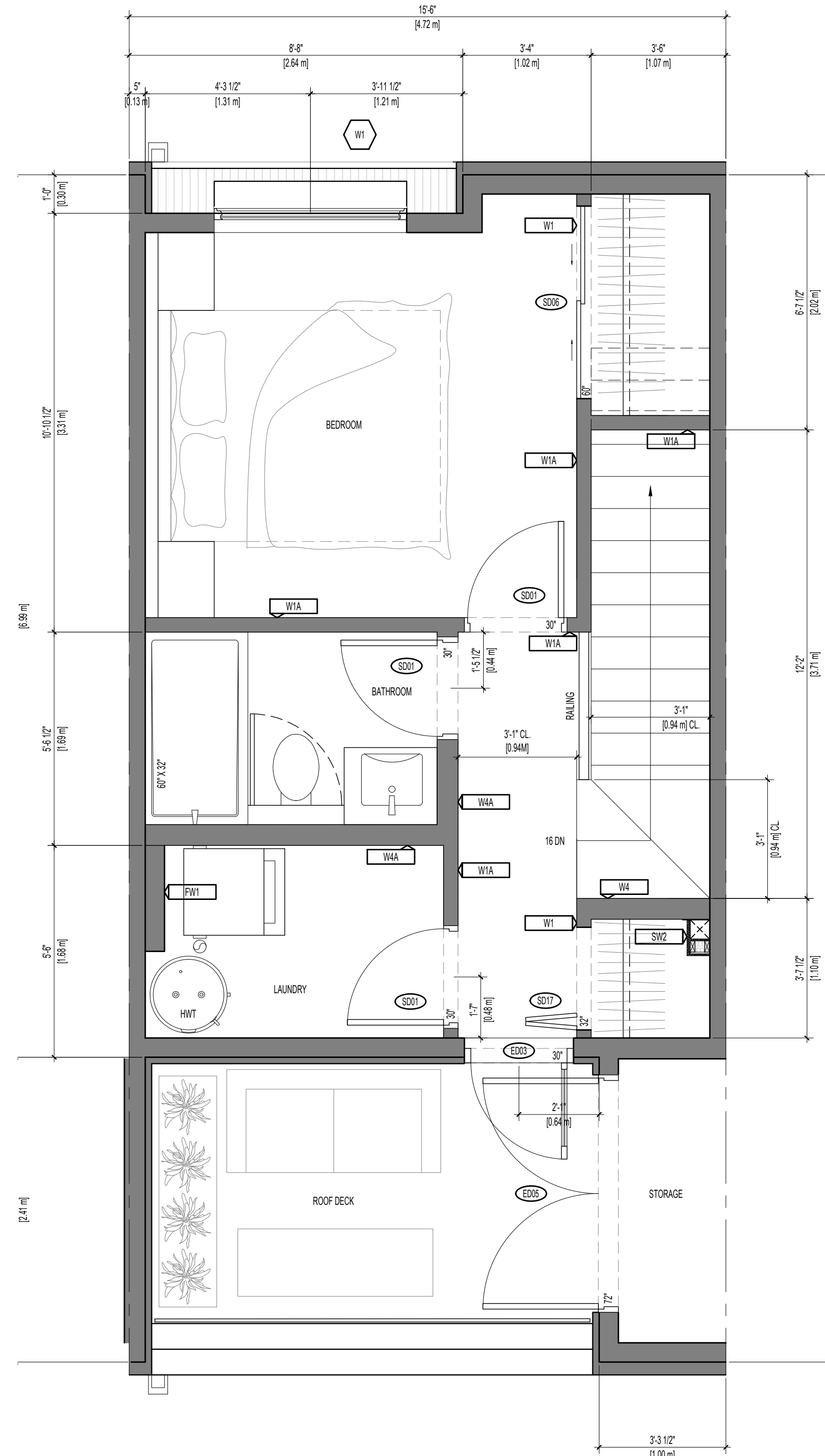
DRAWING NO: **A205**



1 UNIT B1
1 BEDROOM (496 sf / 46.08 m2)



2 UNIT C1 - LOWER LEVEL
2 BEDROOM (862 sf / 80.08 m2)



3 UNIT C1 - UPPER LEVEL
2 BEDROOM (862 sf / 80.08 m2)

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

LEGEND

DROPPED CEILING / BULKHEAD, 7'8" AFF. U.N.O.

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	RE-ISSUED FOR COP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/02/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR COP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

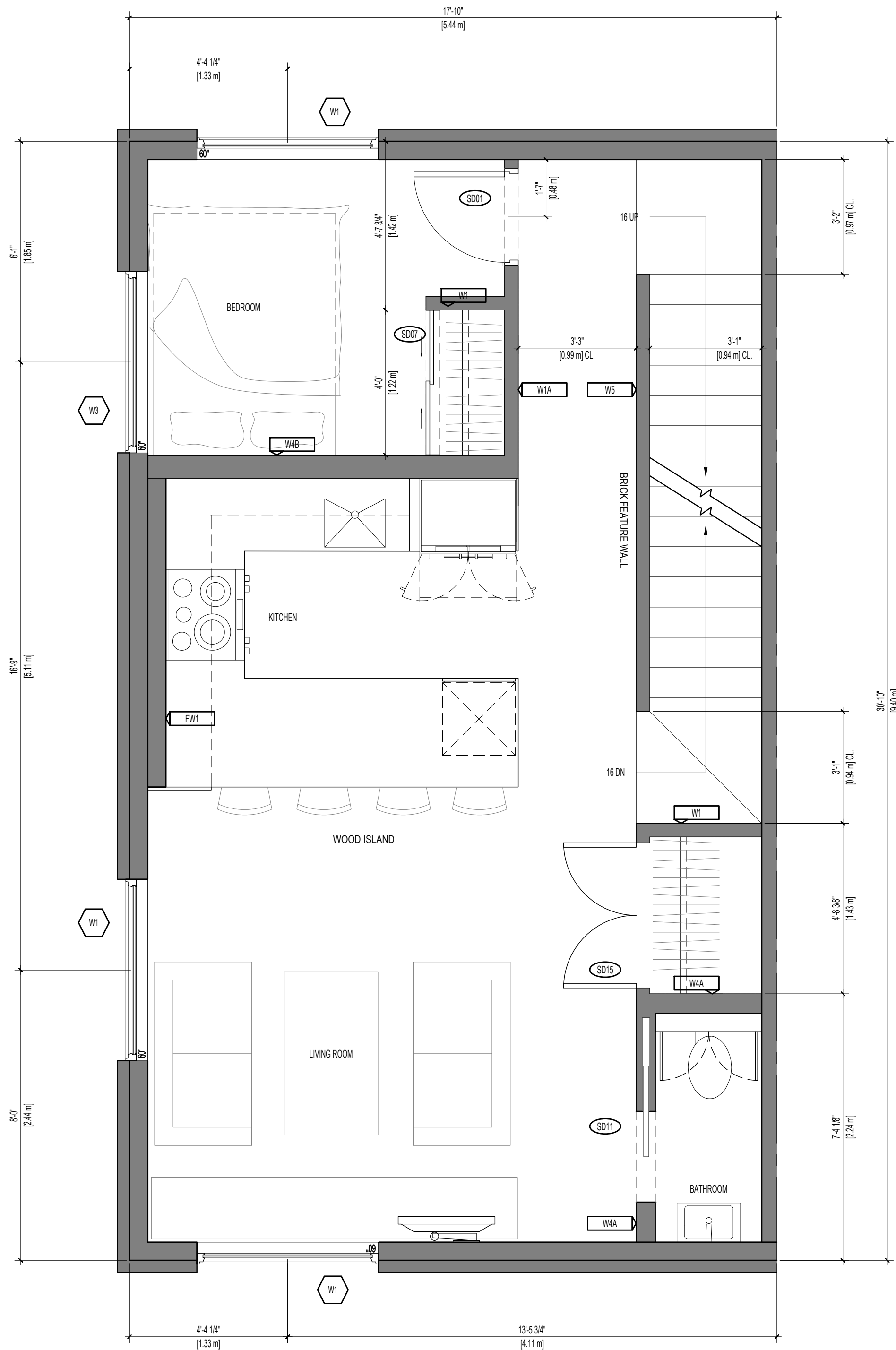
CHA

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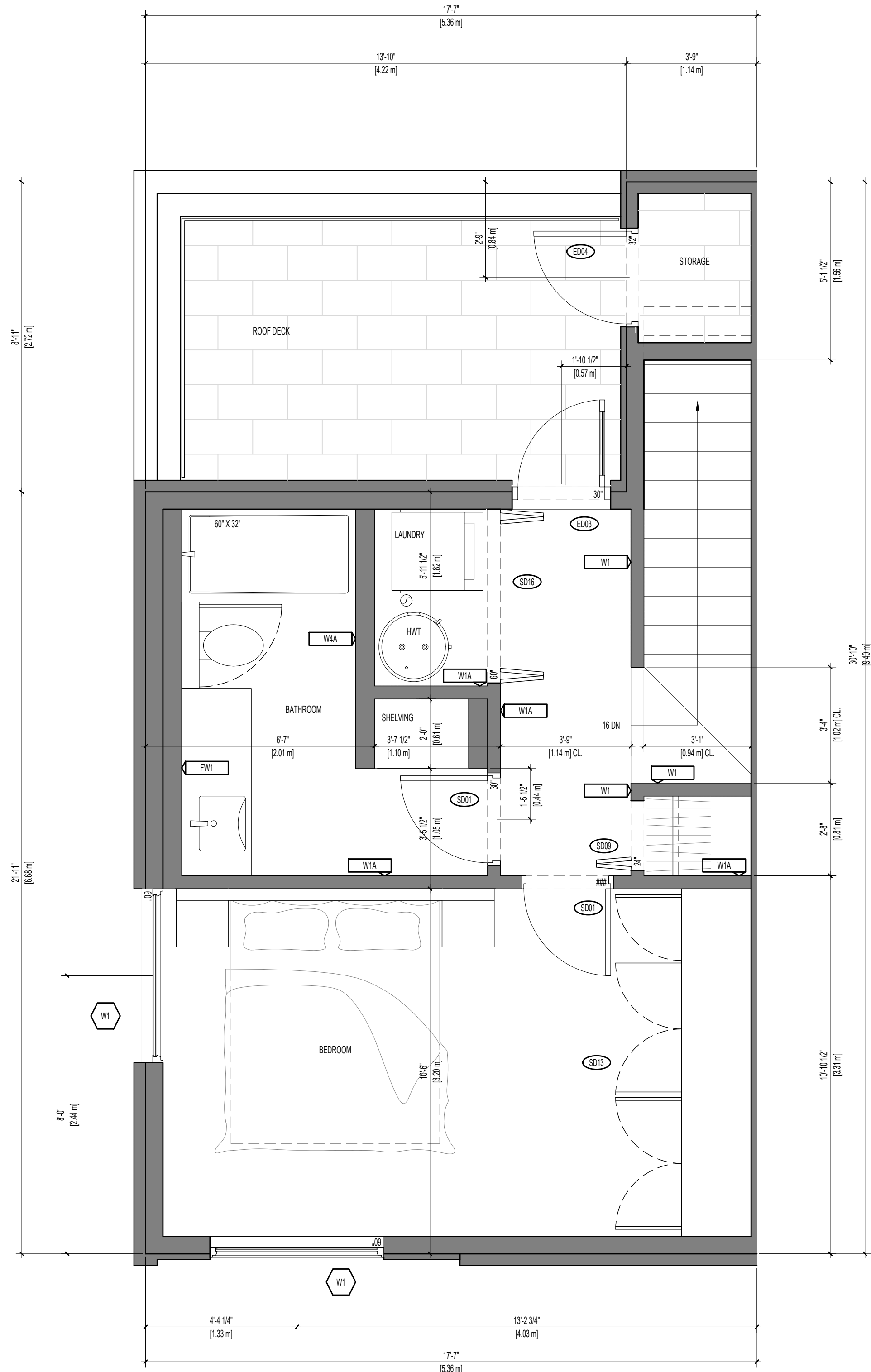
DRAWING TITLE:

UNIT PLANS

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	1:30	REVIEW BY:	CH
DRAWING NO.		A211	



1 UNIT C2 - LOWER LEVEL
2 BEDROOM (976 sf / 90.67 m2)



2 UNIT C2 - UPPER LEVEL
2 BEDROOM (976 sf / 90.67 m2)

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

LEGEND

DROPPED CEILING / BULKHEAD, 7'8" AFF. U.N.O.

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/02/2026
04	RE-ISSUED FOR TENDER	04/02/2026
03	ISSUED FOR TENDER	04/07/2026
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA

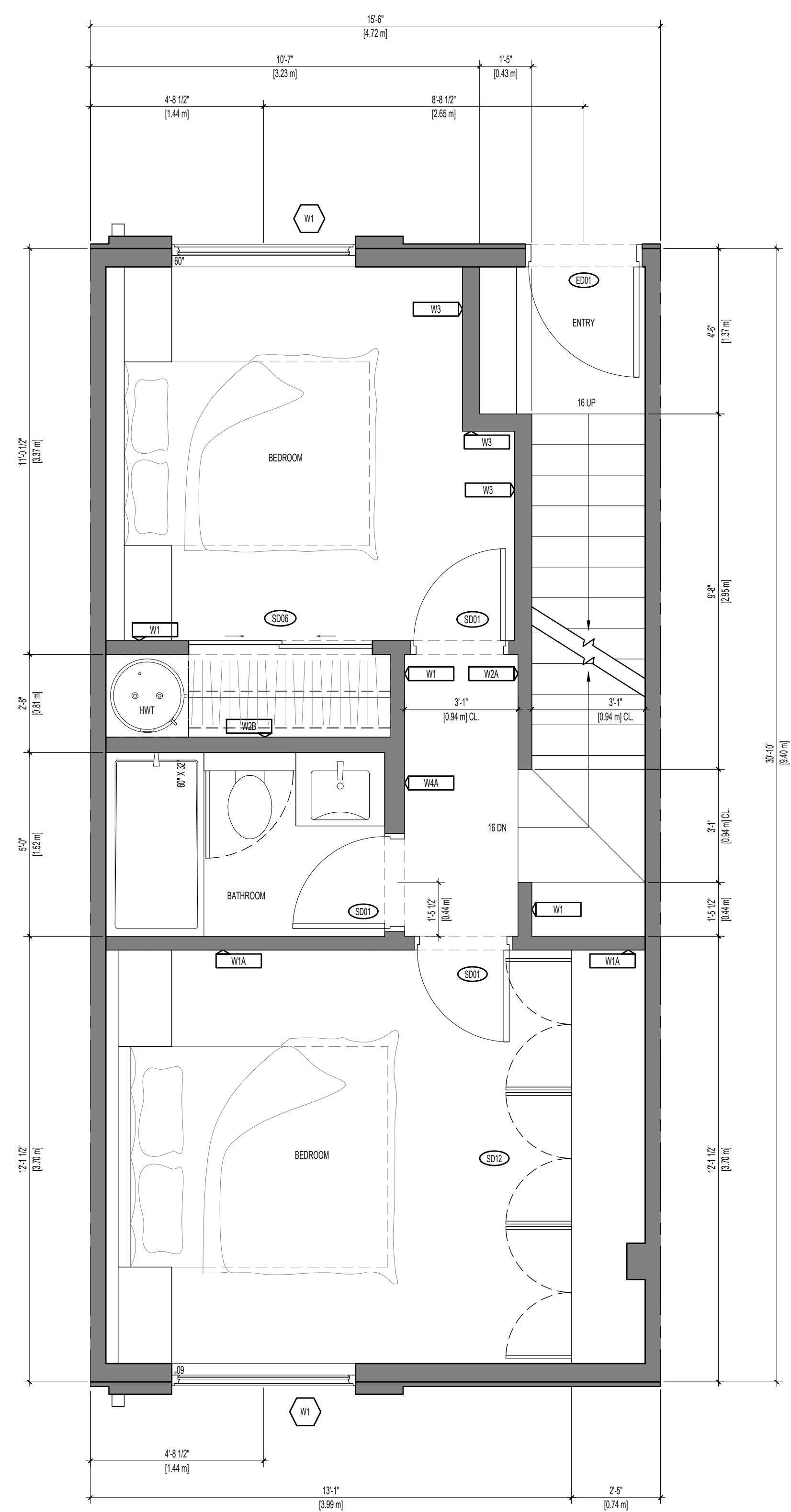
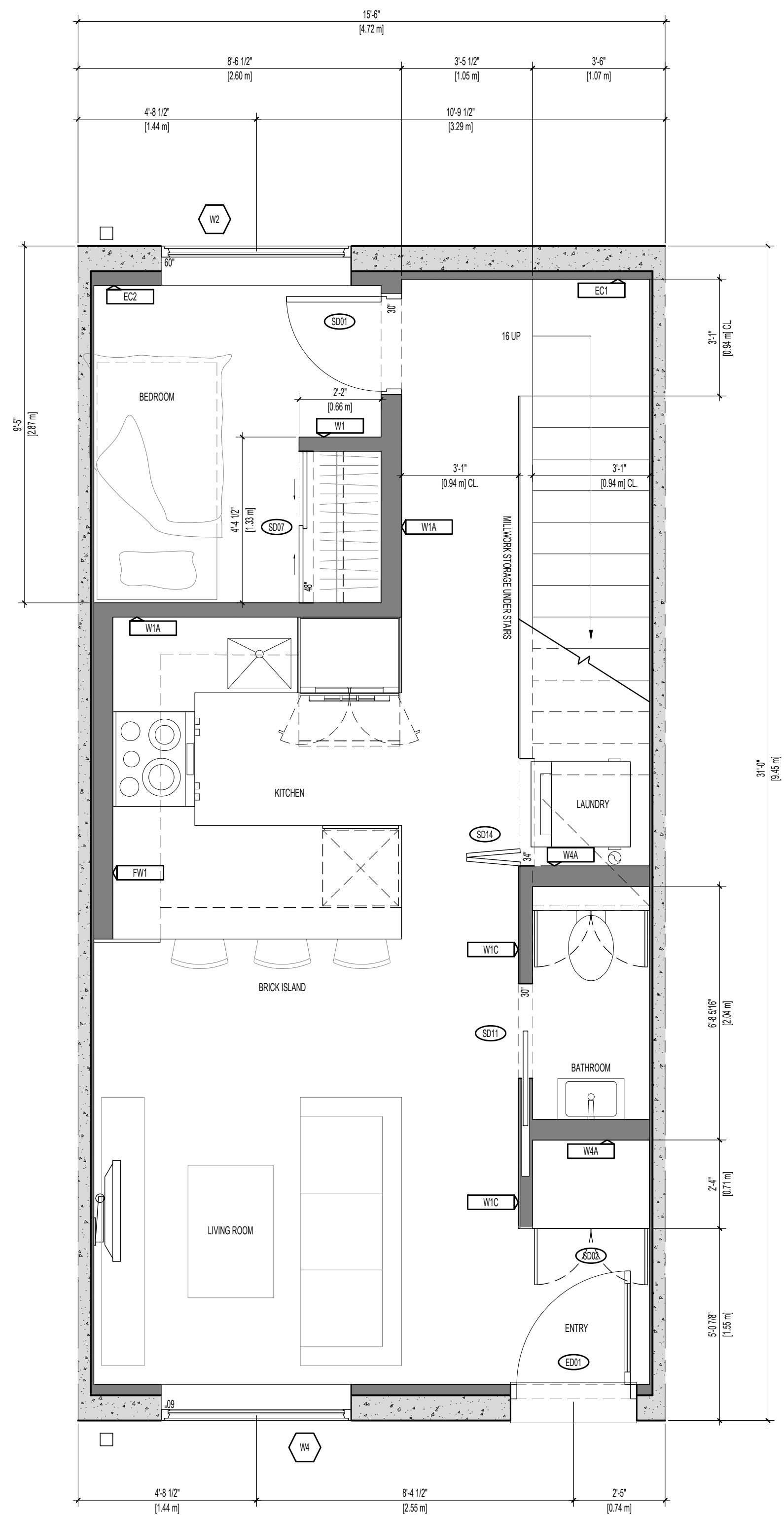
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DRAWING TITLE:

UNIT PLANS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:30	REVIEW BY:	CH

DRAWING NO: A212

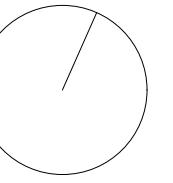


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CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY-CERTIFIED ELECTRONIC
FILE PROVIDED BY THE ARCHITECT.
BULKHEADS TO BE SIZED AT MINIMUM WIDTH REQUIRED TO ACCOMMODATE
DUCTWORK.

LEGEND

APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025
NO	REVISION	MIDV

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



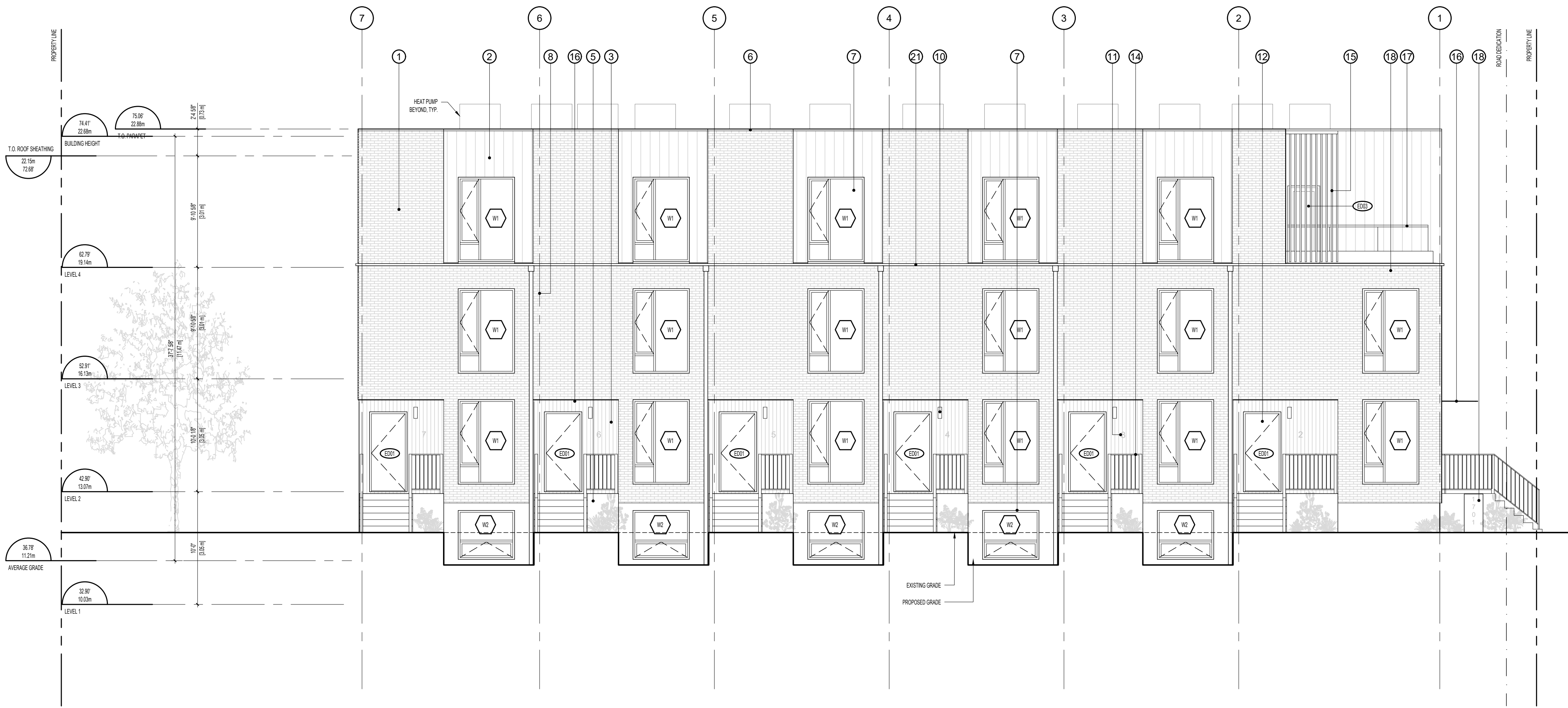
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DRAWING TITLE:

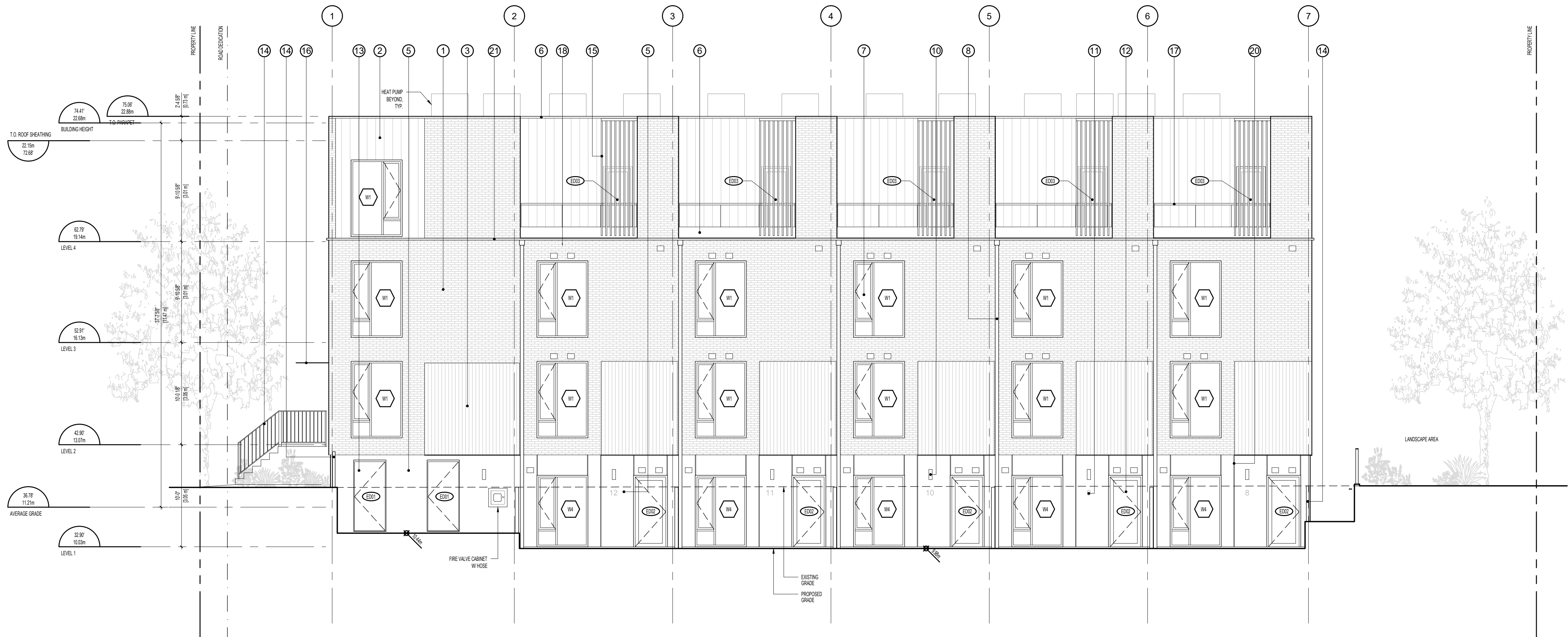
UNIT PLANS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:30	REVIEW BY:	CH

DRAWING NO: A213



1 NORTH ELEVATION



2 SOUTH ELEVATION

MATERIAL	COLOR / FINISH
1. VENEER BRICK	TBC
2. STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3. VERTICAL CEDAR SIDING	CLEAR SEAL
4. METAL PANEL	LIGHT GREY / FACTORY FINISH
5. ARCHITECTURAL CONCRETE	CLEAR SEAL
6. BRASS METAL FLASHING	LIGHT GREY / FACTORY FINISH
7. VINYL WINDOW / DOOR	LIGHT GREY / FACTORY FINISH
8. METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9. OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10. SCIENCE LIGHTING	STAINLESS STEEL / FACTORY FINISH
11. METAL ADDRESSING	STAINLESS STEEL / FACTORY FINISH
12. FIBREGLASS DOOR	LIGHT GREY / PRE-PAINTED
13. STEEL UTILITY DOOR	LIGHT GREY / PRE-PAINTED
14. CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PRE-PAINTED
15. VERTICAL METAL LOUVERS	LIGHT GREY / PRE-PAINTED
16. STEEL PLATE CANOPY	LIGHT GREY / POWDER COATED
17. GLASS GUARDRAIL	CLEAR / INA
18. GROUND-MOUNTED WAYFINDING SIGN	20"x42" METAL UNIT STAINLESS STEEL / BRUSHED
19. AL 13 ACM PANEL	LIGHT GREY / PRE-PAINTED
20. CONCRETE WALL CONTROL JOINTS	GREY
21. CULTURED STONE BAND	

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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.

APPLICANT: GREG GILLESPIE
250-858 6940

09	RE-ISSUED FOR DCP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DCP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2023
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2023
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2023
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023
NO.	REVISION	MDY

PROJECT NAME

1701 & 1705 RICHARDSON VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

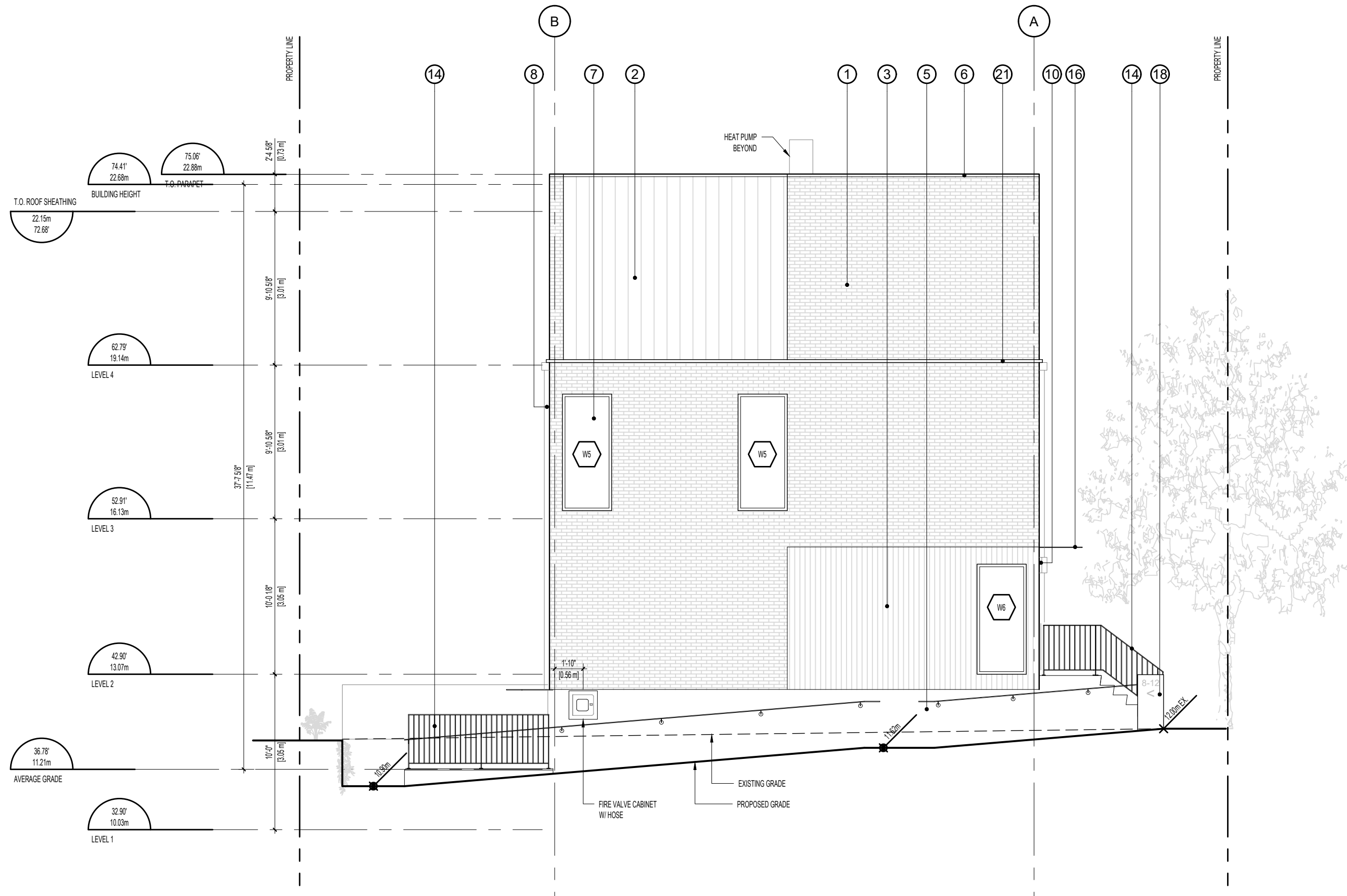
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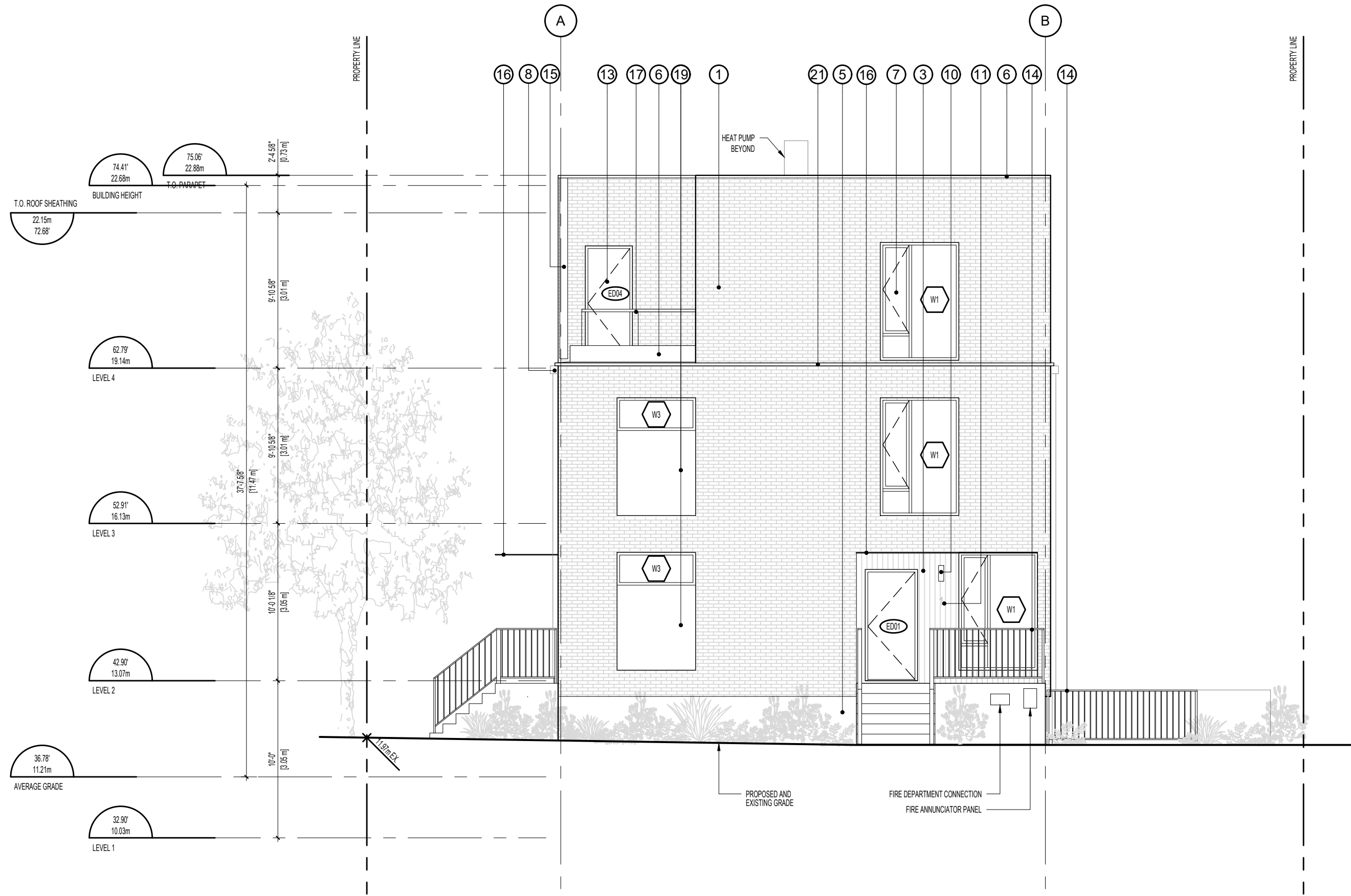
DRAWING TITLE:

ELEVATIONS

PROJECT NO:	2407	DRAWN BY:	KGPS
SCALE:	1:75	REVIEW BY:	CH
DRAWING NO:		A301	



1 EAST ELEVATION



2 WEST ELEVATION

MATERIAL	COLOR/ FINISH
1. VENEER BRICK	TBC
2. STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3. VERTICAL CEDAR SIDING	CLEAR SEAL
4. METAL PANEL	LIGHT GREY / FACTORY FINISH
5. ARCHITECTURAL CONCRETE	CLEAR SEAL
6. BRASS METAL FLASHING	LIGHT GREY / FACTORY FINISH
7. VINYL WINDOW / DOOR	LIGHT GREY / FACTORY FINISH
8. METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9. OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10. SCIENCE LIGHTING	STAINLESS STEEL / FACTORY FINISH
11. METAL ADDRESSING	STAINLESS STEEL / FACTORY FINISH
12. FIBREGLASS DOOR	LIGHT GREY / PRE-PAINTED
13. STEEL UTILITY DOOR	LIGHT GREY / PRE-PAINTED
14. CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PRE-PAINTED
15. VERTICAL METAL LOUVERS	LIGHT GREY / PRE-PAINTED
16. STEEL PLATE CANOPY	LIGHT GREY / PRE-PAINTED
17. GLASS GUARDRAIL	LIGHT GREY / POWDER COATED
18. GROUND-MOUNTED WAYFINDING SIGN	CLEAR / W/ A
19. AL 13 ACM PANEL	20"x42" METAL UNIT STAINLESS STEEL / BRUSHED
20. CONCRETE WALL CONTROL JOINTS	LIGHT GREY / PRE-PAINTED
21. CULTURED STONE BAND	GREY

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

APPLICANT: GREG GILLESPIE
250-858 6940

09	RE-ISSUED FOR DCP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DCP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/16/2025
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

NO.	REVISION	MDY
-----	----------	-----

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8



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DRAWING TITLE:

ELEVATIONS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1/75	REVIEW BY:	CH

DRAWING NO: A302



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[illegible]

09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2020
08	RE-ISSUED FOR TENDER	05/22/2020
07	RE-ISSUED FOR TENDER	04/22/2020
06	ISSUED FOR TENDER	04/07/2020
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2020
04	ISSUED FOR BUILDING PERMIT	12/19/2020
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2020
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2020
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2020
	REVISION	MDY

NO.	
PROJECT NAME	

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA

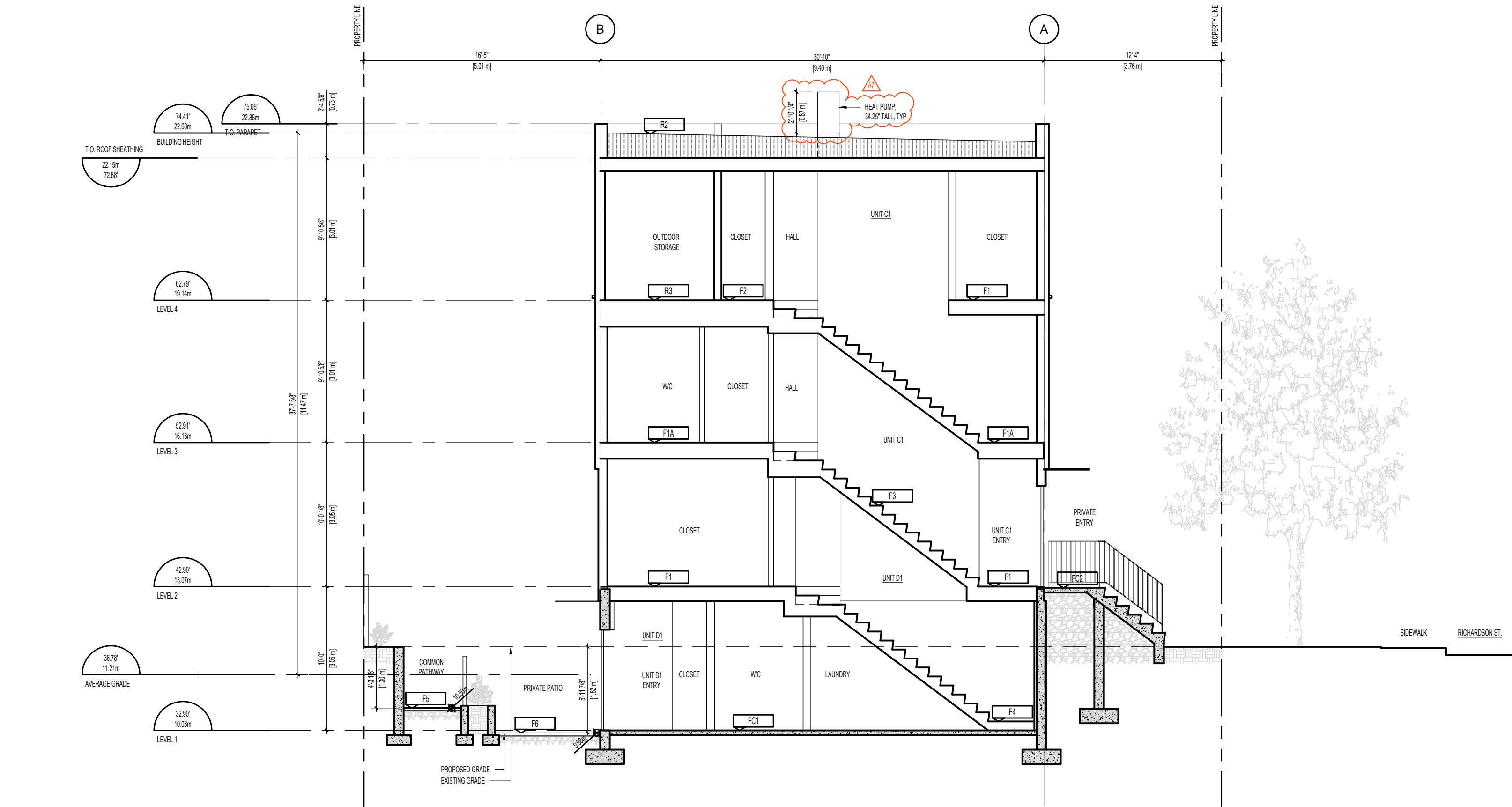
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

RENDERINGS

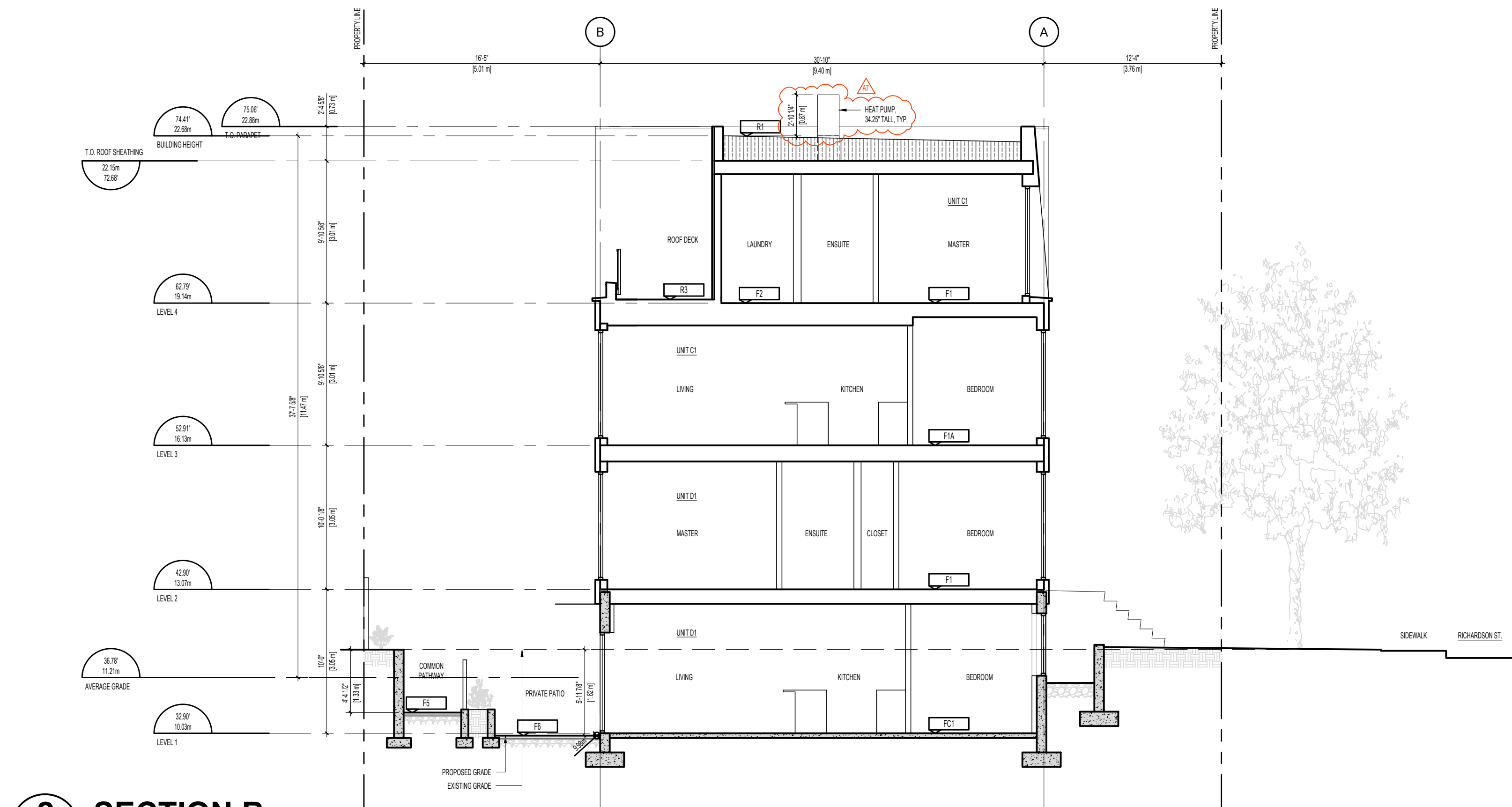
PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH

DRAWING NO: A30



1 SECTION A

1/25



2 SECTION B

1/25

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8


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DRAWING TITLE:

SECTIONS

PROJECT NO.	2407	DRAWN BY:	KGFS
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO. **A401**

NOTES

- APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

09	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2026
08	RE-ISSUED FOR TENDER	05/22/2026
07	RE-ISSUED FOR TENDER	04/22/2026
06	ISSUED FOR TENDER	04/07/2026
05	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	RE-ISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	RE-ISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2023

**1701 & 1705
RICHARDSON
VICTORIA, BC**

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

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SECTIONS

PROJECT NO: 2407	DRAWN BY: KG/PS
SCALE: 1:75	REVIEW BY: CH

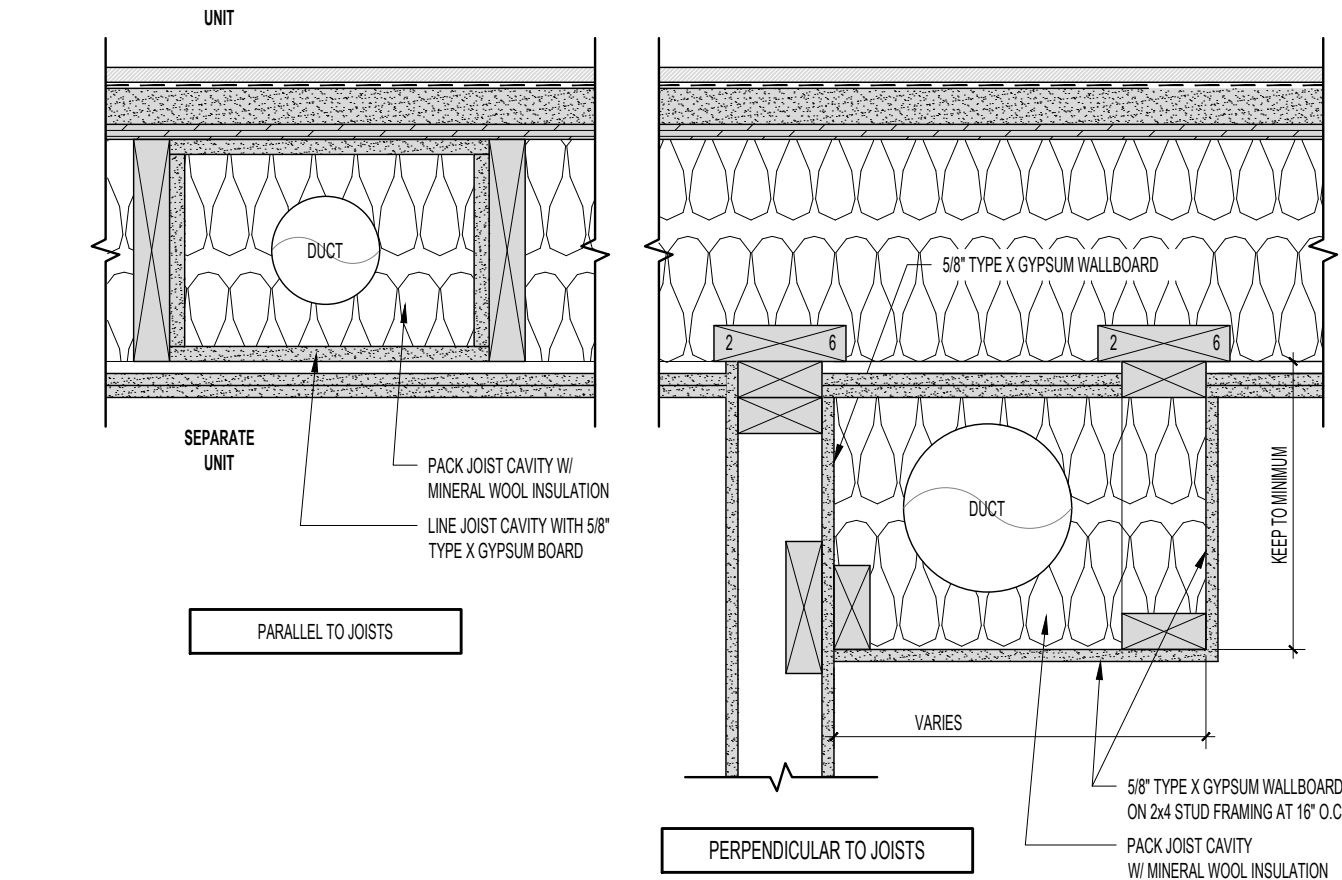
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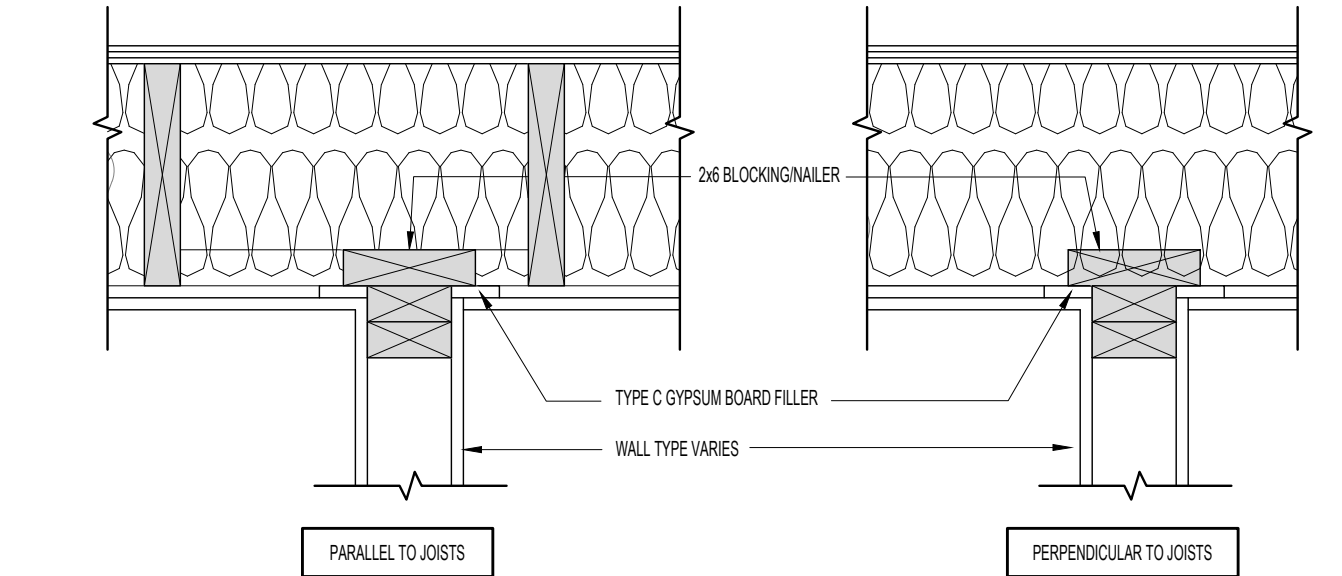
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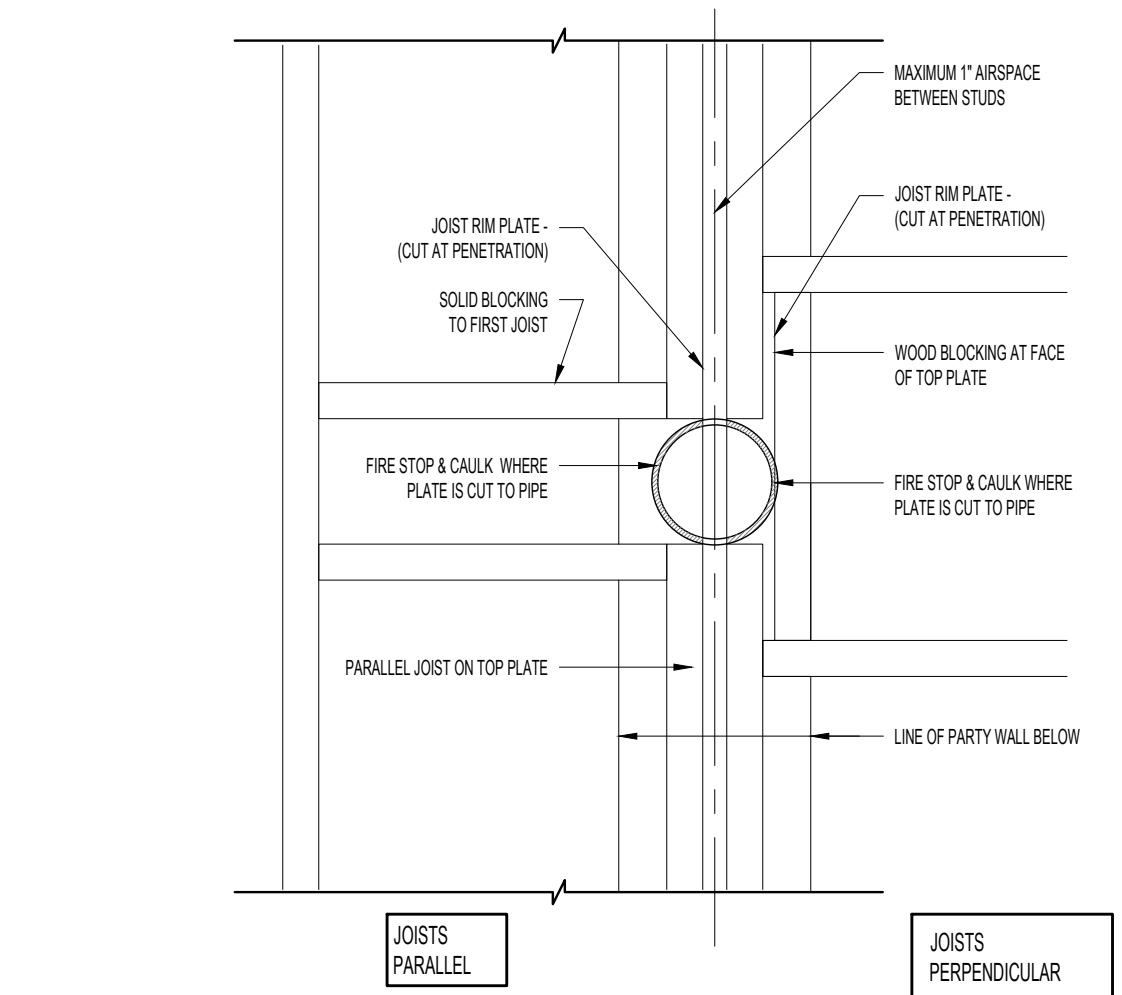
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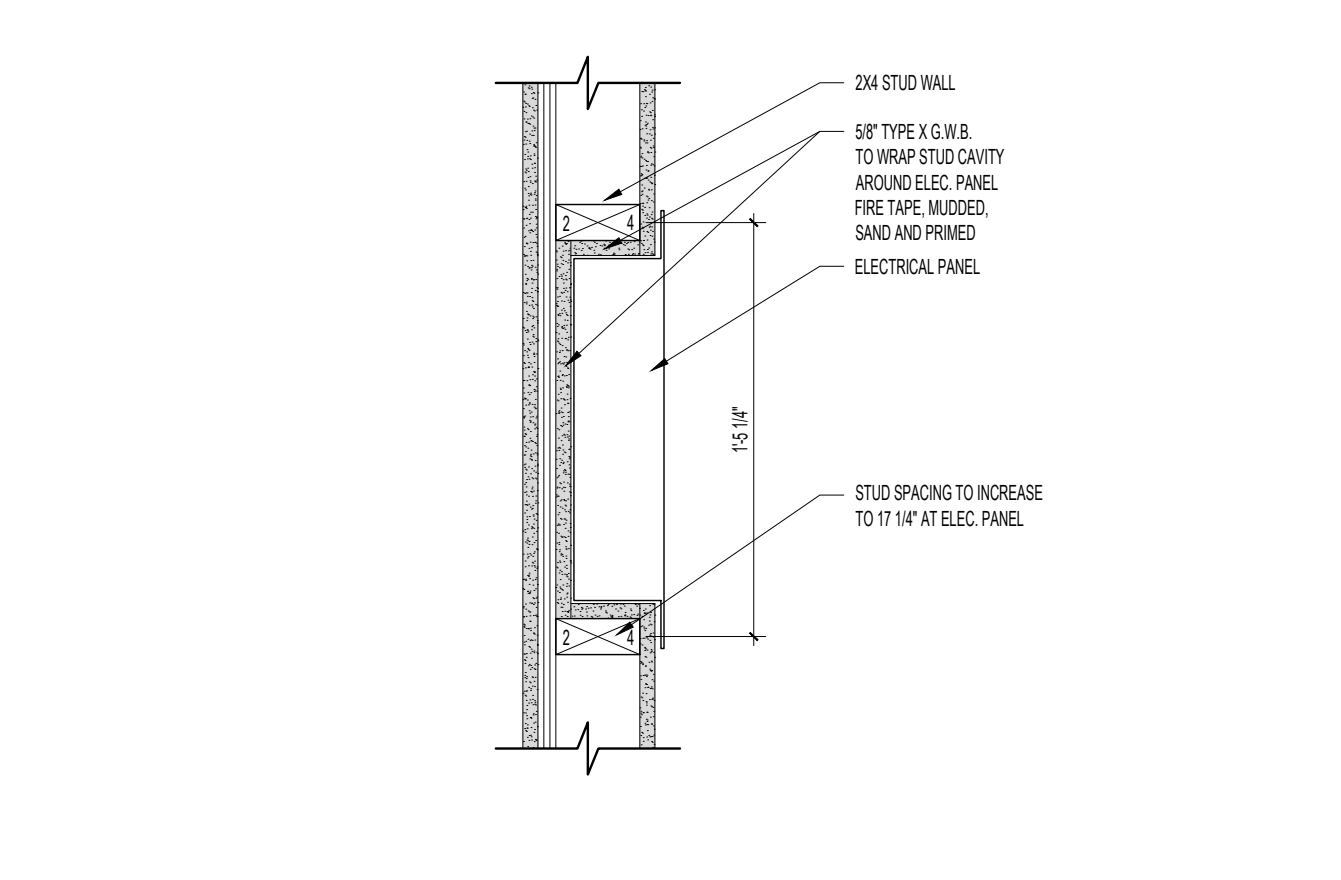
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1-1/2\"/>



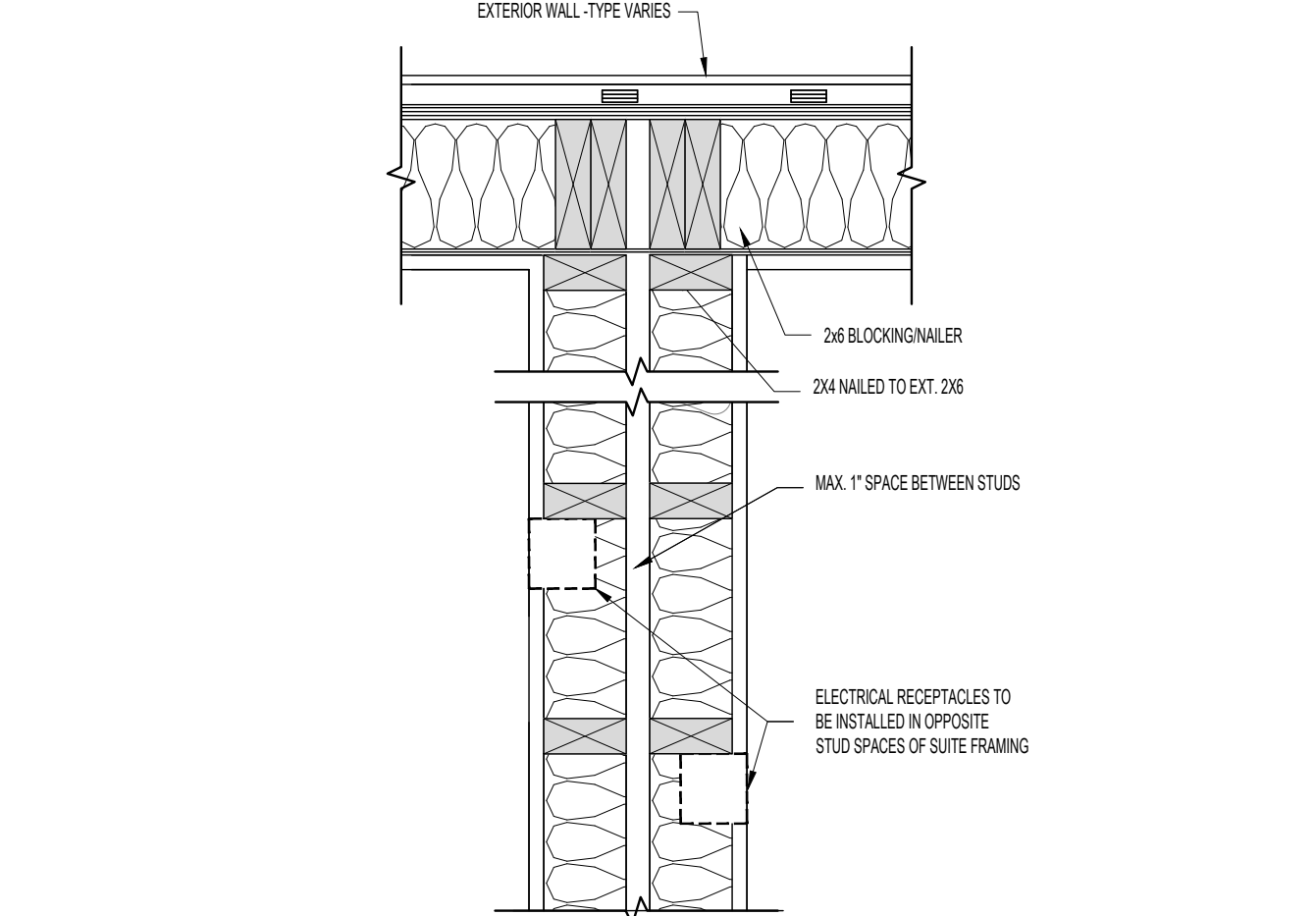
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1-1/2\"/>



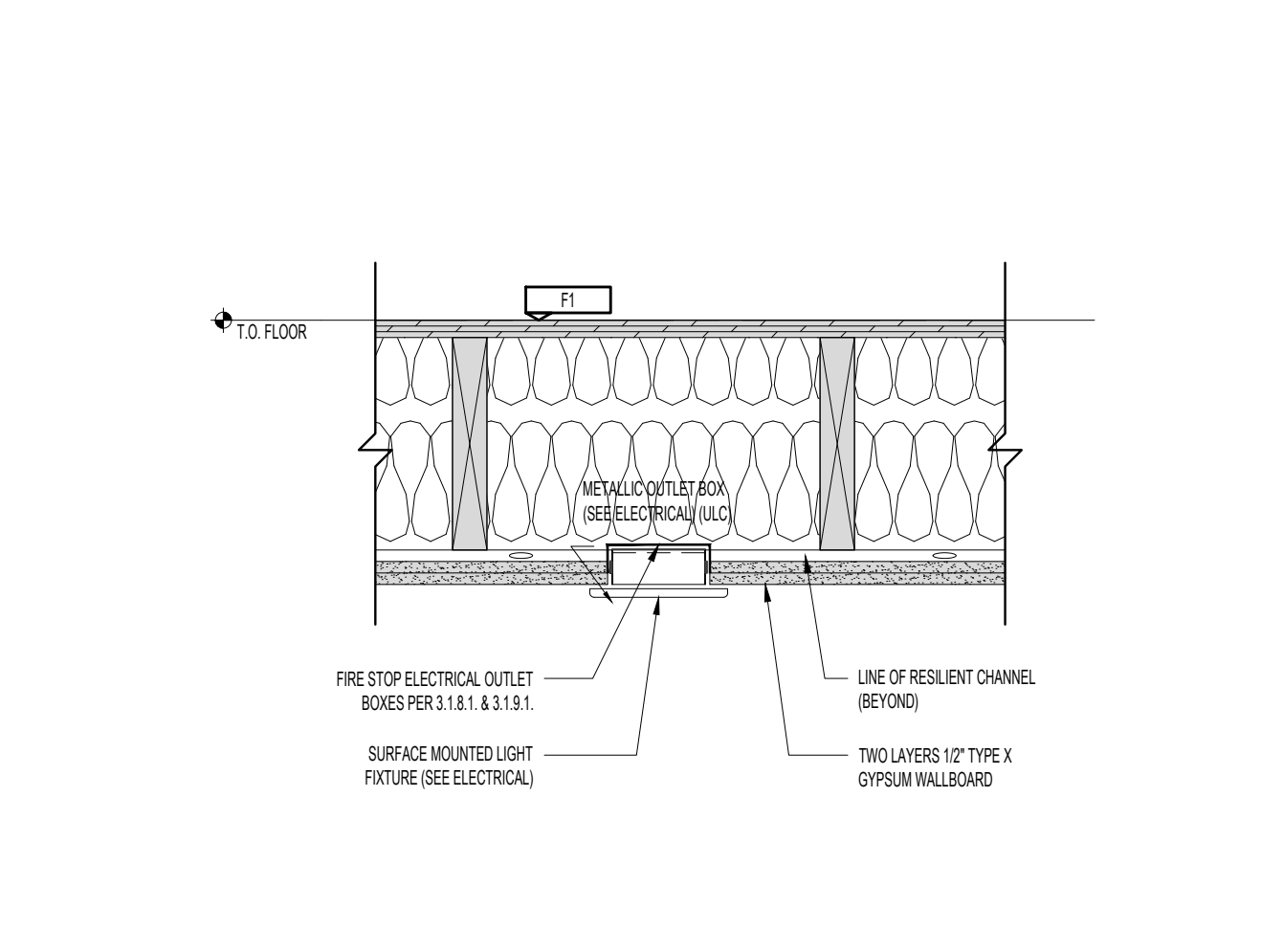
3 PLUMBING THRU FLOOR AT PARTY WALL
1-1/2\"/>



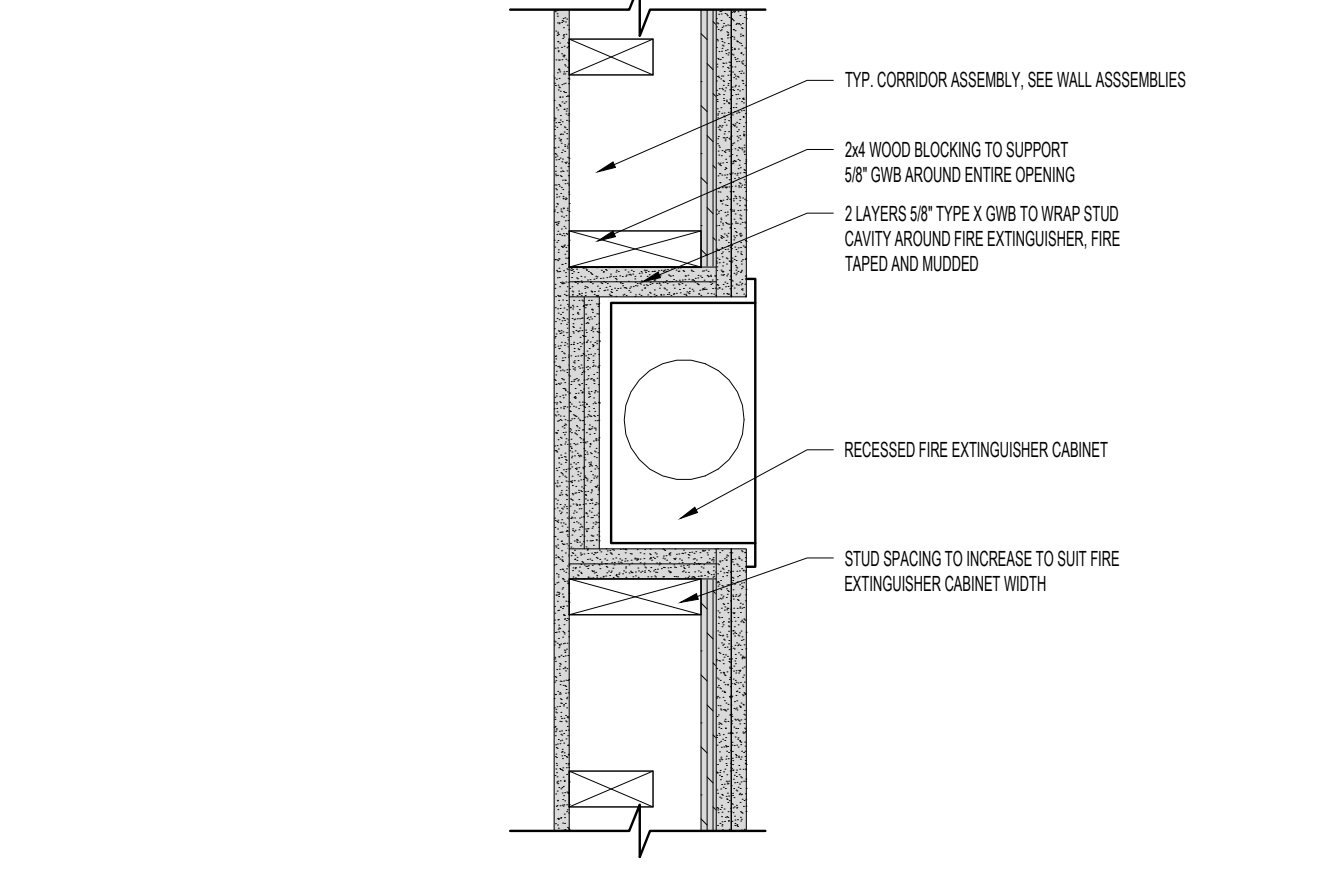
4 ELECTRICAL PANEL FIRESTOPPING
1-1/2\"/>



5 BACK-TO-BACK RECETACLE OFFSET AT PARTY WALL
1-1/2\"/>



6 ELECTRICAL OUTLET BOX FIRESTOPPING
1-1/2\"/>



7 RECESSED FIRE EXTINGUISHER CABINET
1-1/2\"/>

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	REISSUED FOR DOP & BUILDING PERMIT	07/09/2026
05	RE-ISSUED FOR TENDER	05/22/2026
04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON VICTORIA, BC

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

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

DRAWING TITLE:

FIRESTOPPING DETAILS

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: **A611**



APPLICANT: GREG GILLESPIE
250-858 6940

06	REISSUED FOR DOP & BUILDING PERMIT	07/09/2026
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04	RE-ISSUED FOR TENDER	04/22/2026
03	ISSUED FOR TENDER	04/07/2026
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025
NO.	REVISION	M/D/Y

**1701 & 1705
RICHARDSON
VICTORIA, BC**

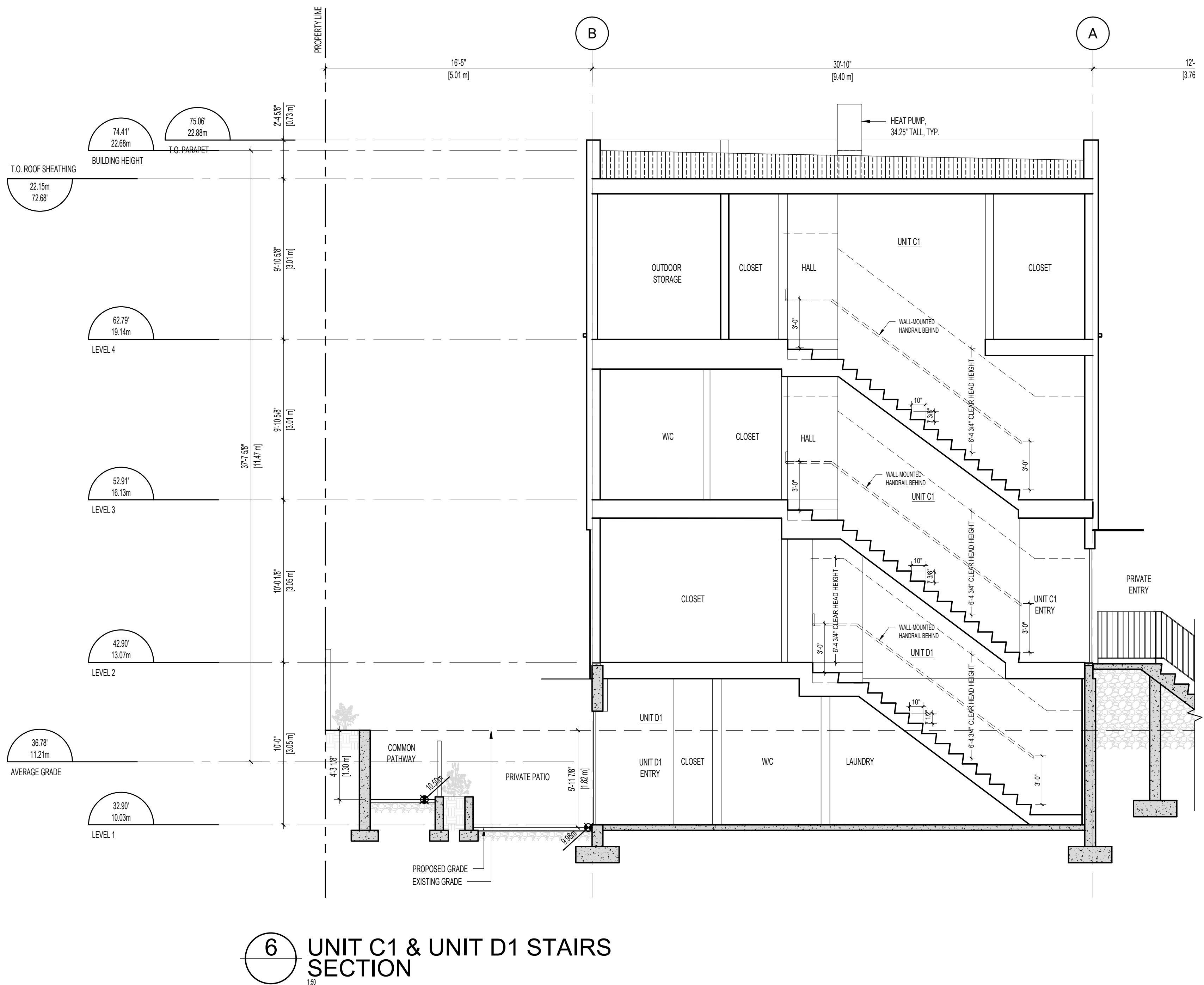
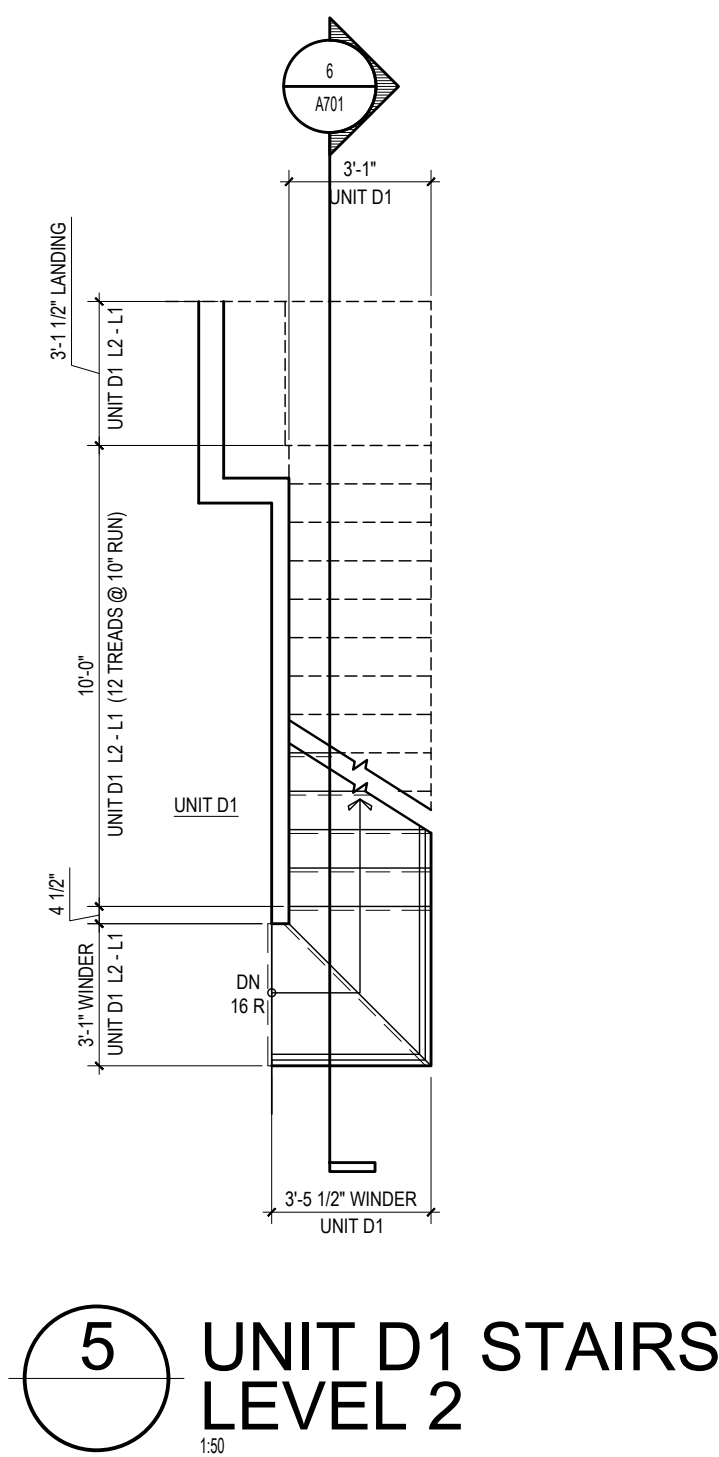
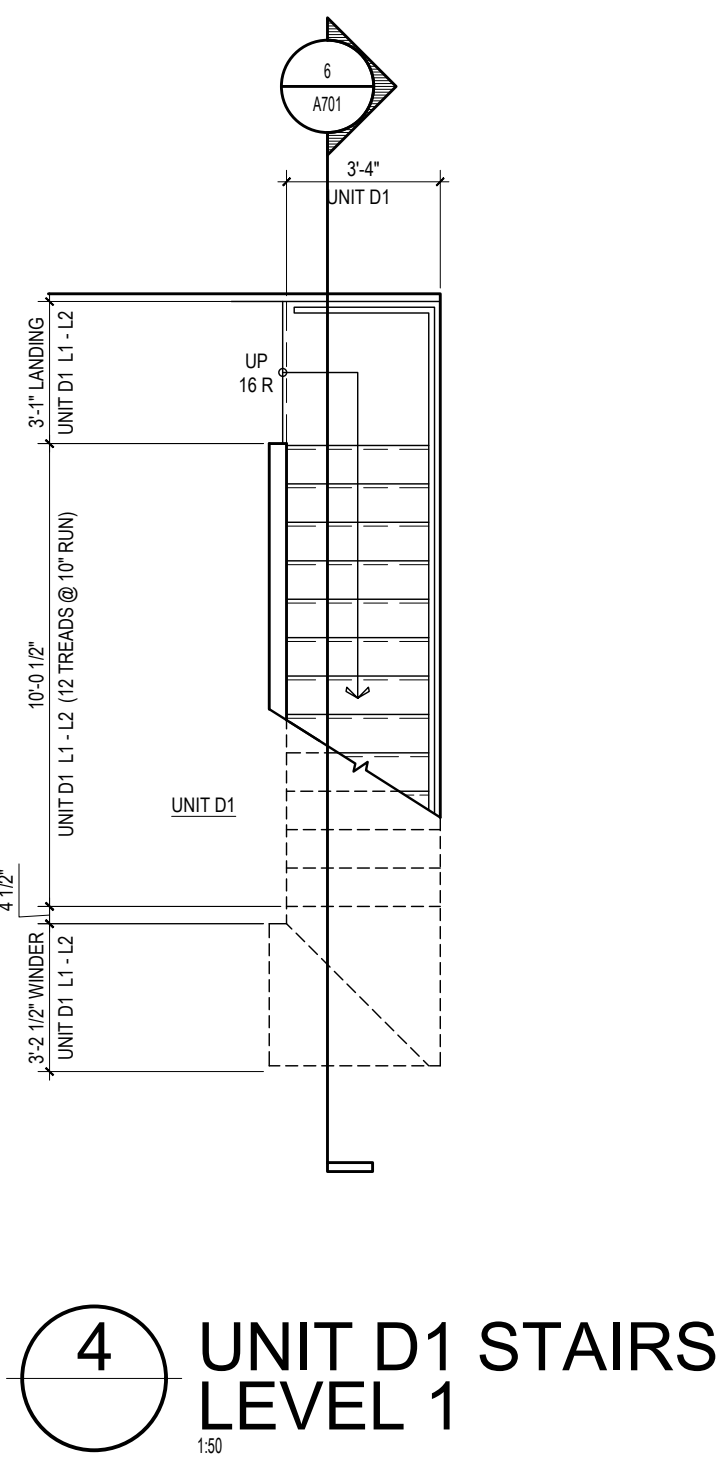
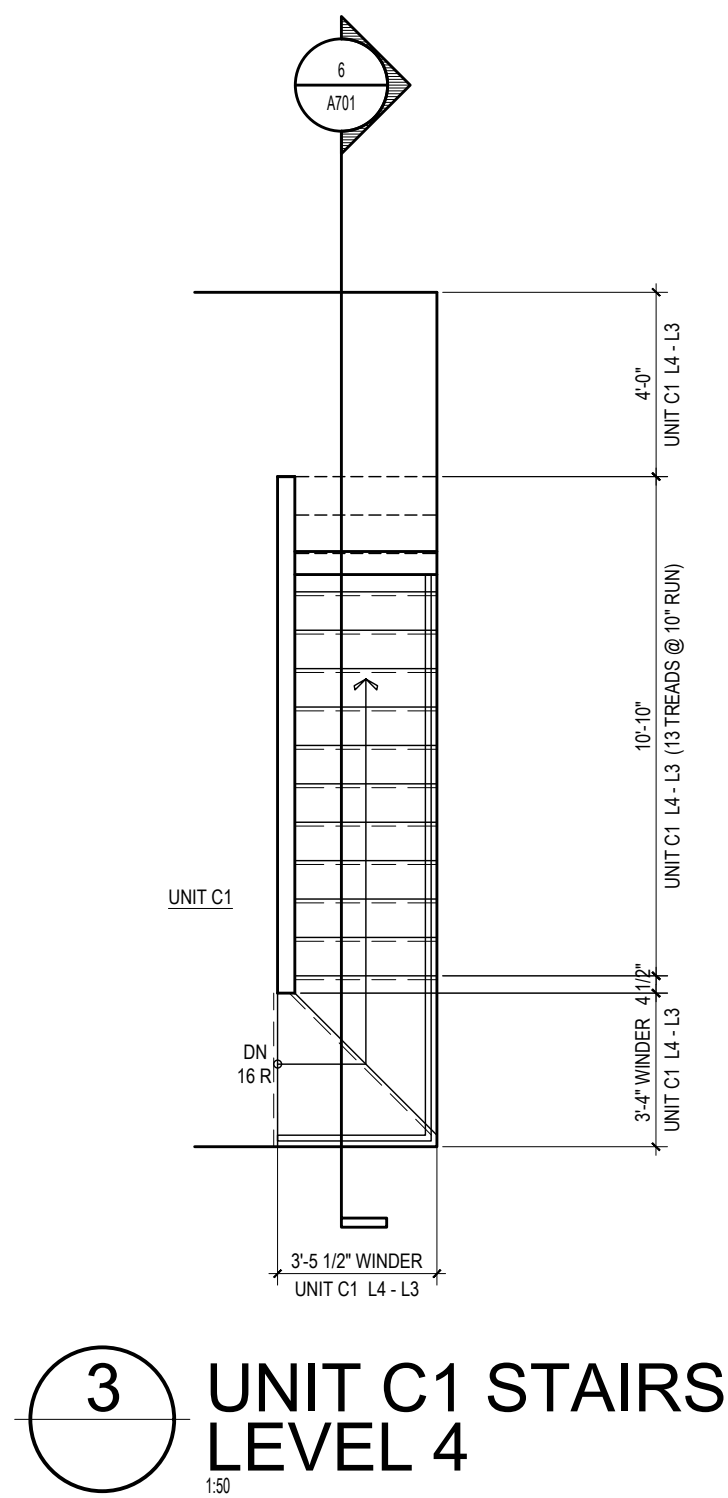
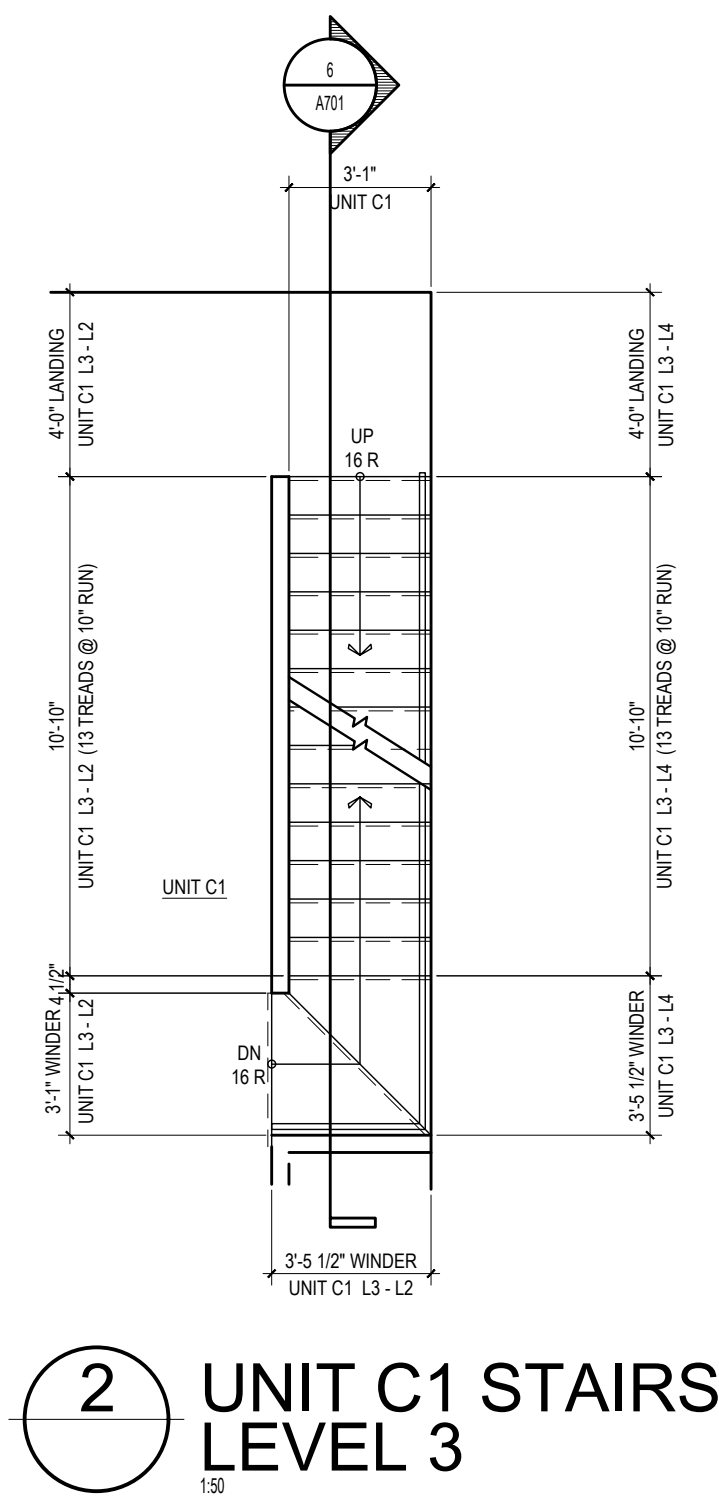
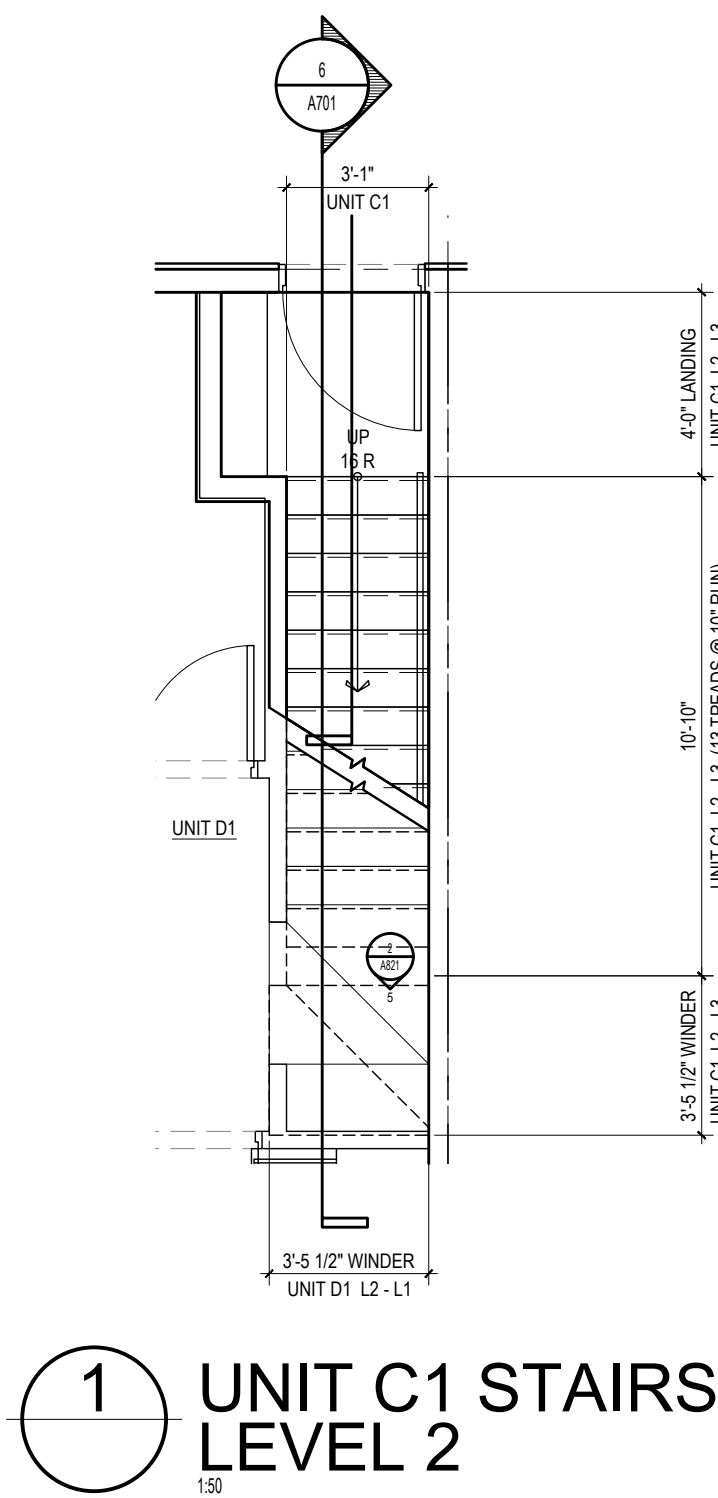
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FIRESTOPPING DETAILS

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APPLICANT: GREG GILLESPIE
250-858 6940

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05	RE-ISSUED FOR TENDER	05/02/2023
04	RE-ISSUED FOR TENDER	04/02/2023
03	ISSUED FOR TENDER	04/07/2023
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
01	ISSUED FOR BUILDING PERMIT	12/19/2023

PROJECT NAME

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:
1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA

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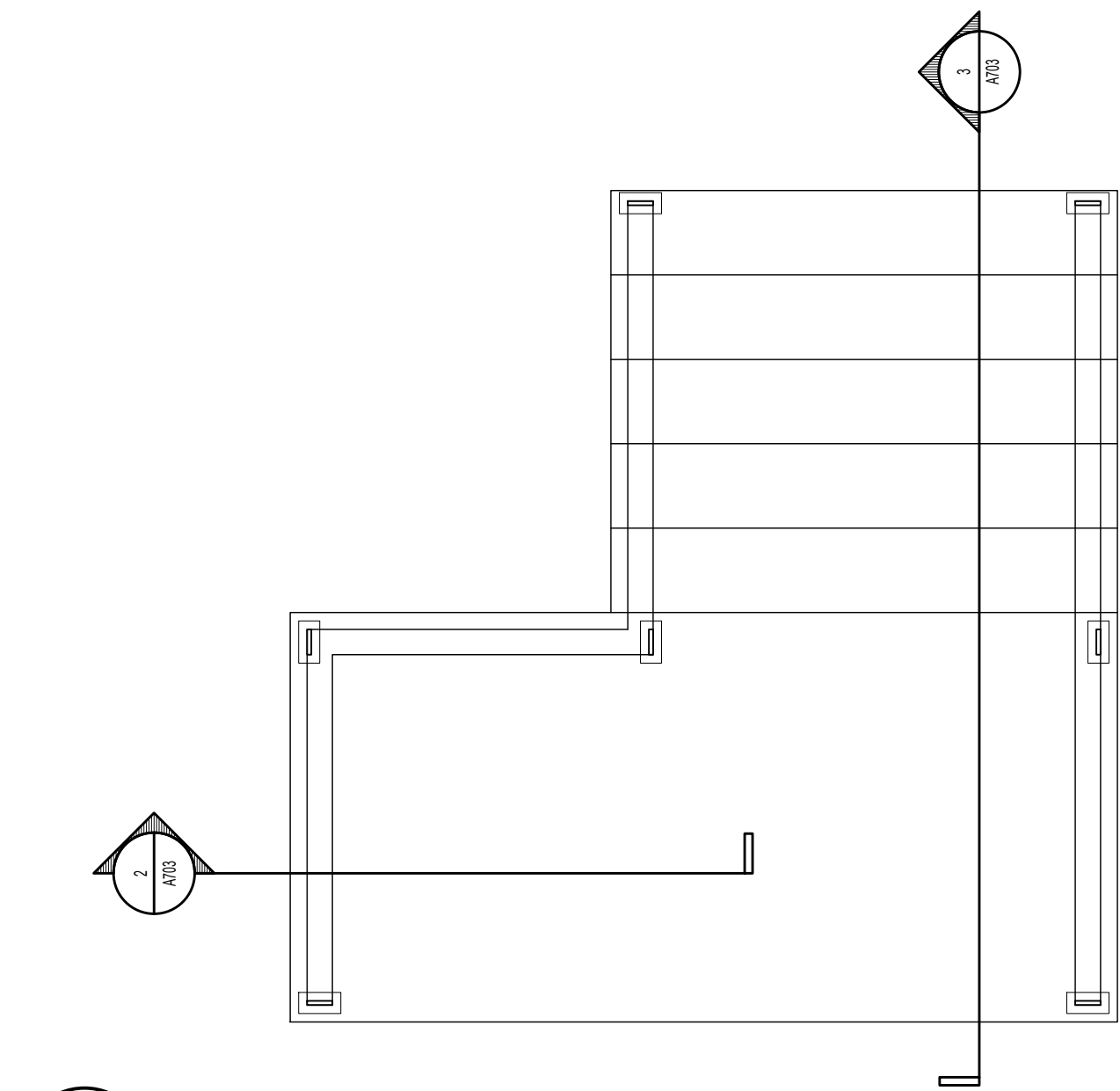
**STAIR PLANS
& SECTIONS**

PROJECT NO.	2303	DRAWN BY:	PS
SCALE:	1/80	REVIEW BY:	CH

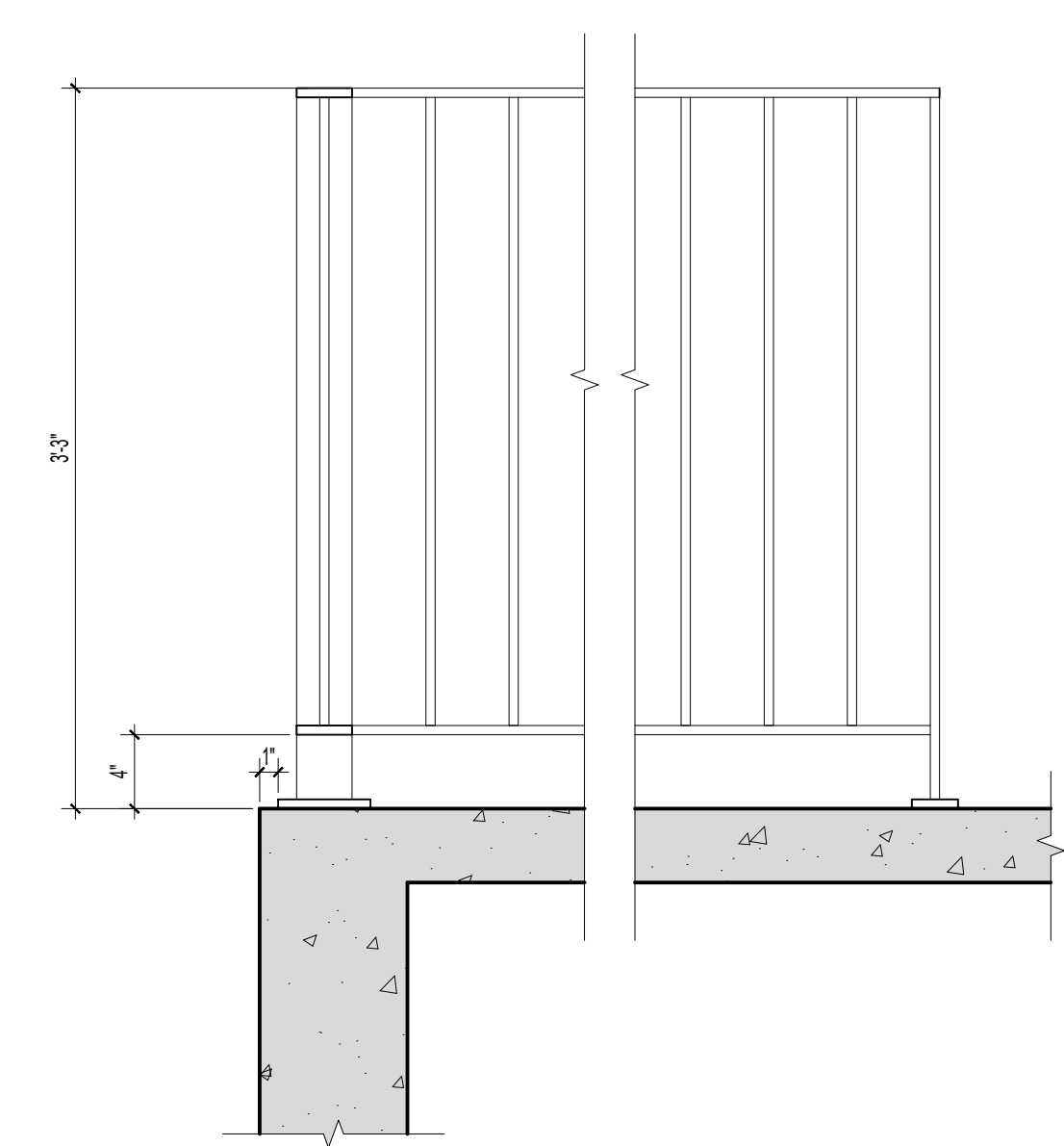
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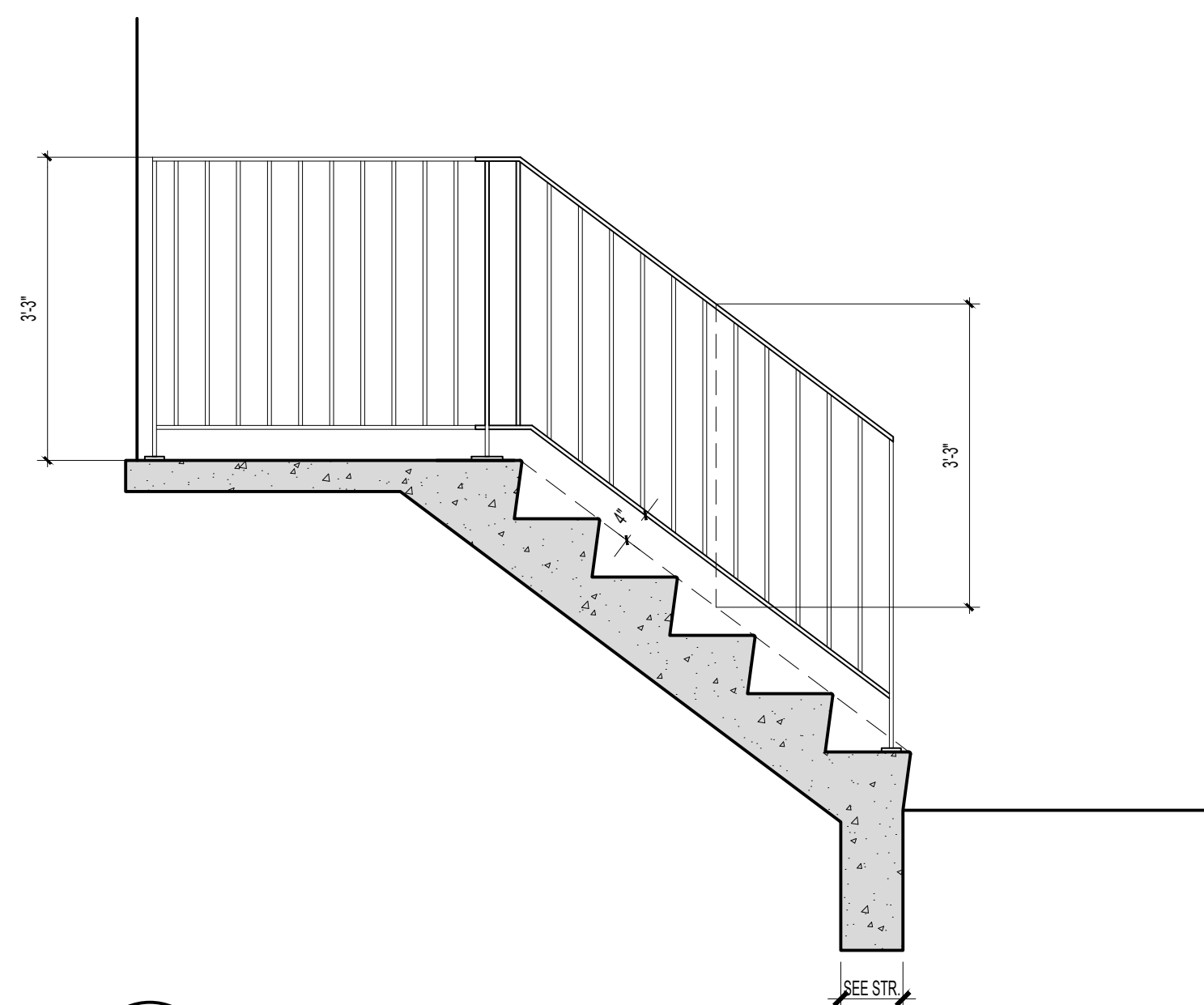
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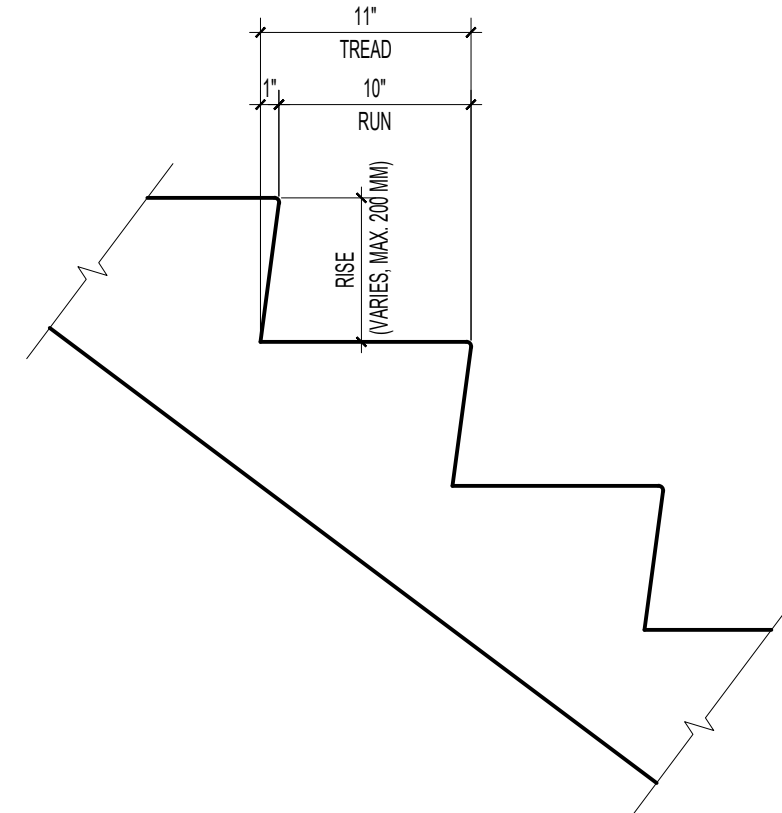
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1:20



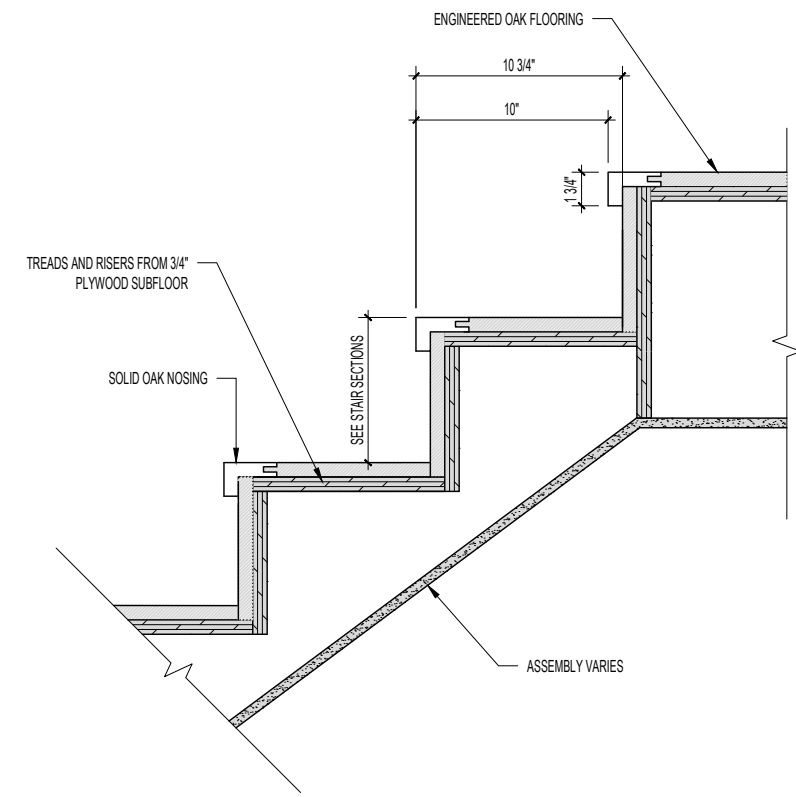
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1:10



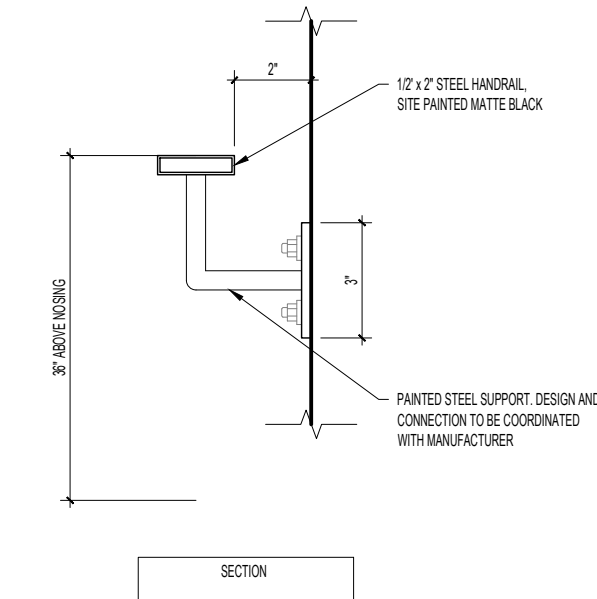
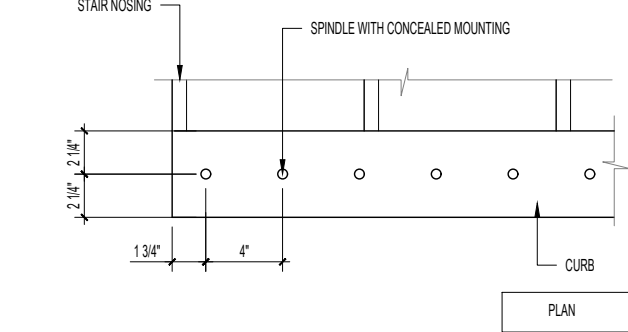
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1:20



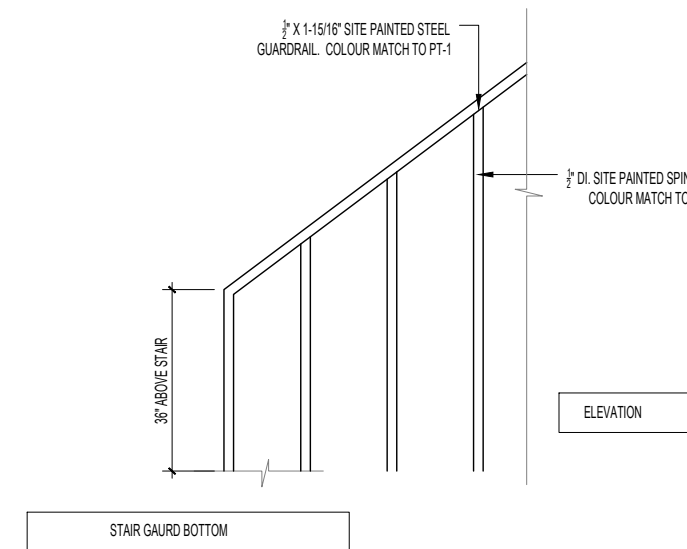
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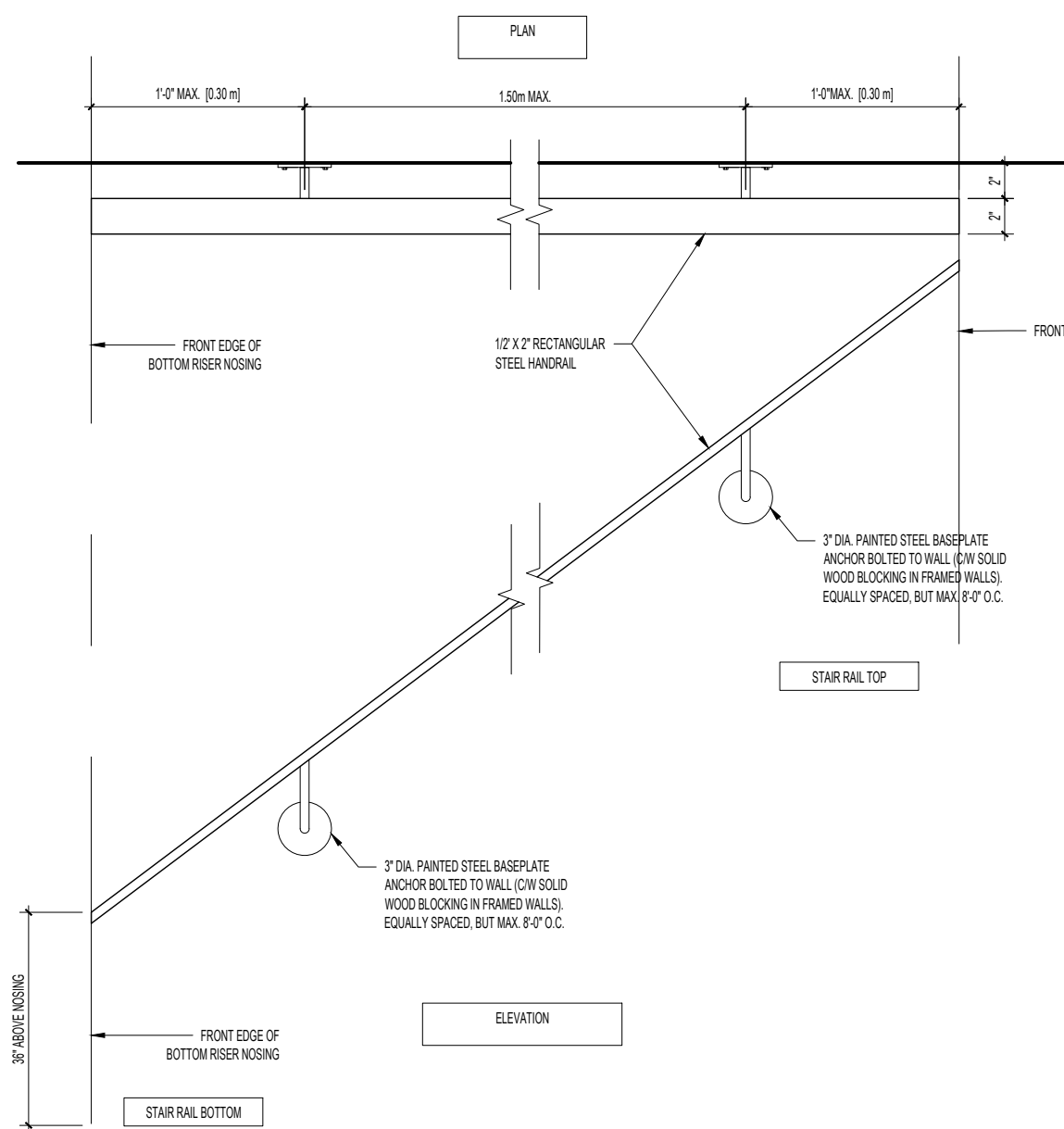
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1:10



7 UNIT INT. HANDRAIL SECTION DETAIL
1:5

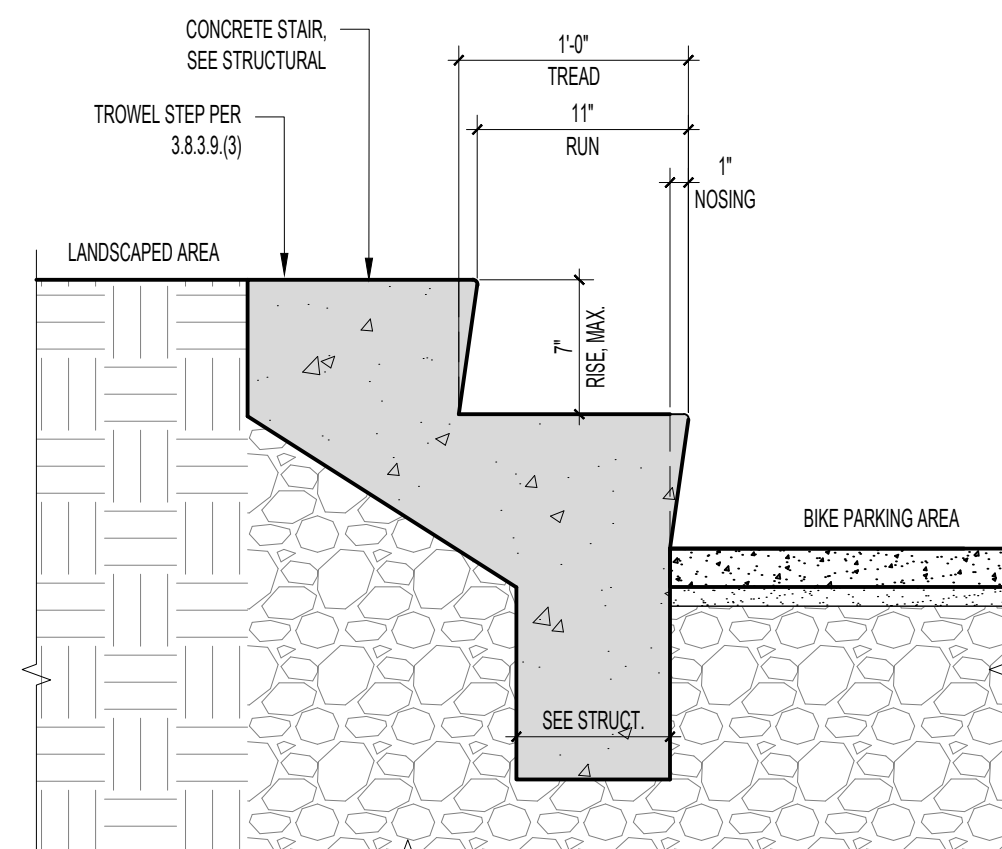
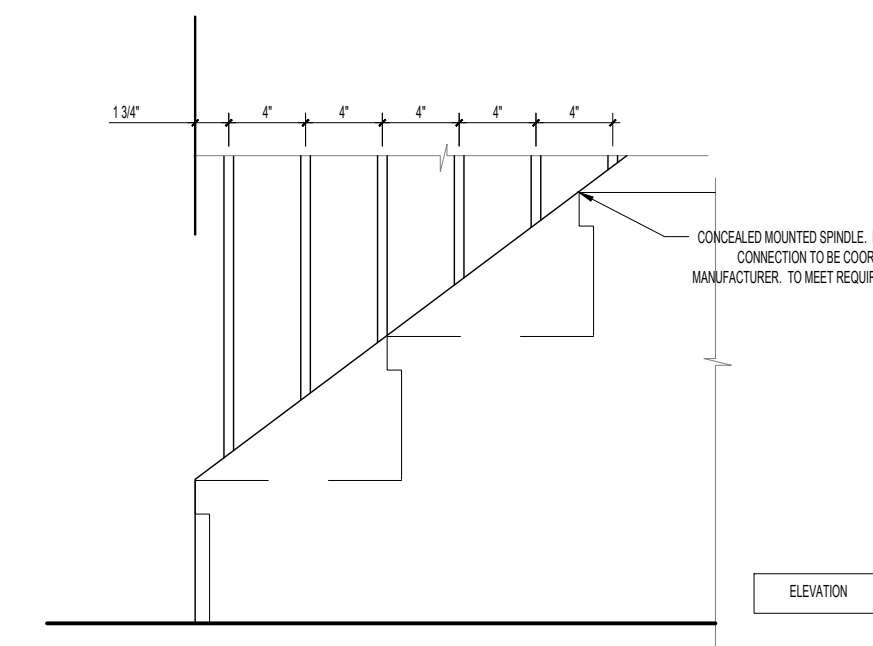


7 UNIT INT. HANDRAIL SECTION DETAIL
1:5

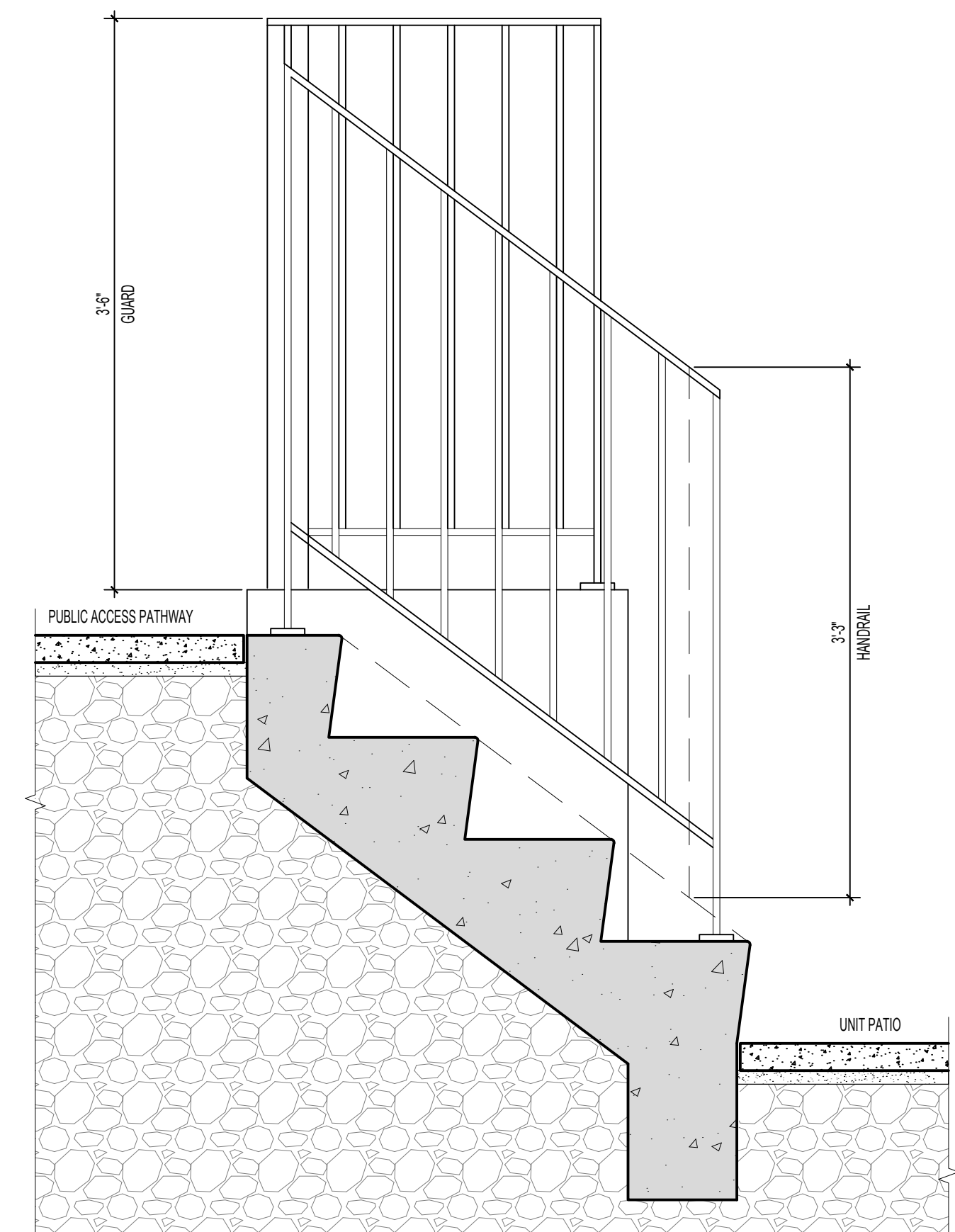


8 UNIT INT. HANDRAIL SECTION DETAIL
1:5

6 UNIT D - LEVEL 1 INT. GUARD PLAN AND ELEVATION DETAILS
1:10



9 SECTION, PUBLIC STEPS TO EAST LANDSCAPED AREA
1:10



10 SECTION, UNIT STEPS TO SOUTH PATIOS AT LEVEL L1
1:10

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	MDY
06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2023
05	RE-ISSUED FOR TENDER	05/22/2023
04	RE-ISSUED FOR TENDER	04/22/2023
03	ISSUED FOR TENDER	04/07/2023
02	RE-ISSUED FOR DOP & BUILDING PERMIT	04/02/2023
01	ISSUED FOR BUILDING PERMIT	12/18/2023

PROJECT NAME

1701 & 1705
RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.
VICTORIA, BC, V8S 8Y8

CHA

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

DRAWING TITLE:

STAIR PLANS & SECTIONS, TYP.

PROJECT NO.	2303	DRAWN BY:	PS
SCALE:	1:50	REVIEW BY:	CH
DRAWING NO:		A703	



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APPLICANT: GREG GILLESPIE
250-858 6940

[illegible]

06	RE-ISSUED FOR DOP & BUILDING PERMIT	07/09/2002
05	RE-ISSUED FOR TENDER	05/22/2002
04	RE-ISSUED FOR TENDER	04/22/2002
03	ISSUED FOR TENDER	04/07/2002
02	REISSUED FOR DOP & BUILDING PERMIT	04/02/2002
01	ISSUED FOR BUILDING PERMIT	12/19/2001
NO.	REVISION	M/D/Y

PROJECT NAME	
--------------	--

**1701 & 1705
RICHARDSON
VICTORIA, BC**

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

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	DRAWING TITLE
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RAMP & GUARD
DETAILS, TYP.

PROJECT NO:	2303	DRAWN BY:	PS
SCALE:	1:50	REVIEW BY:	CH

DRAWING NO: A704



SHEET LIST

L0—COVER PAGE

L1—TREE PLAN

L2—TREE PLANTING PLAN

L3—SITE MATERIALS PLAN

L4— SITE PLAN

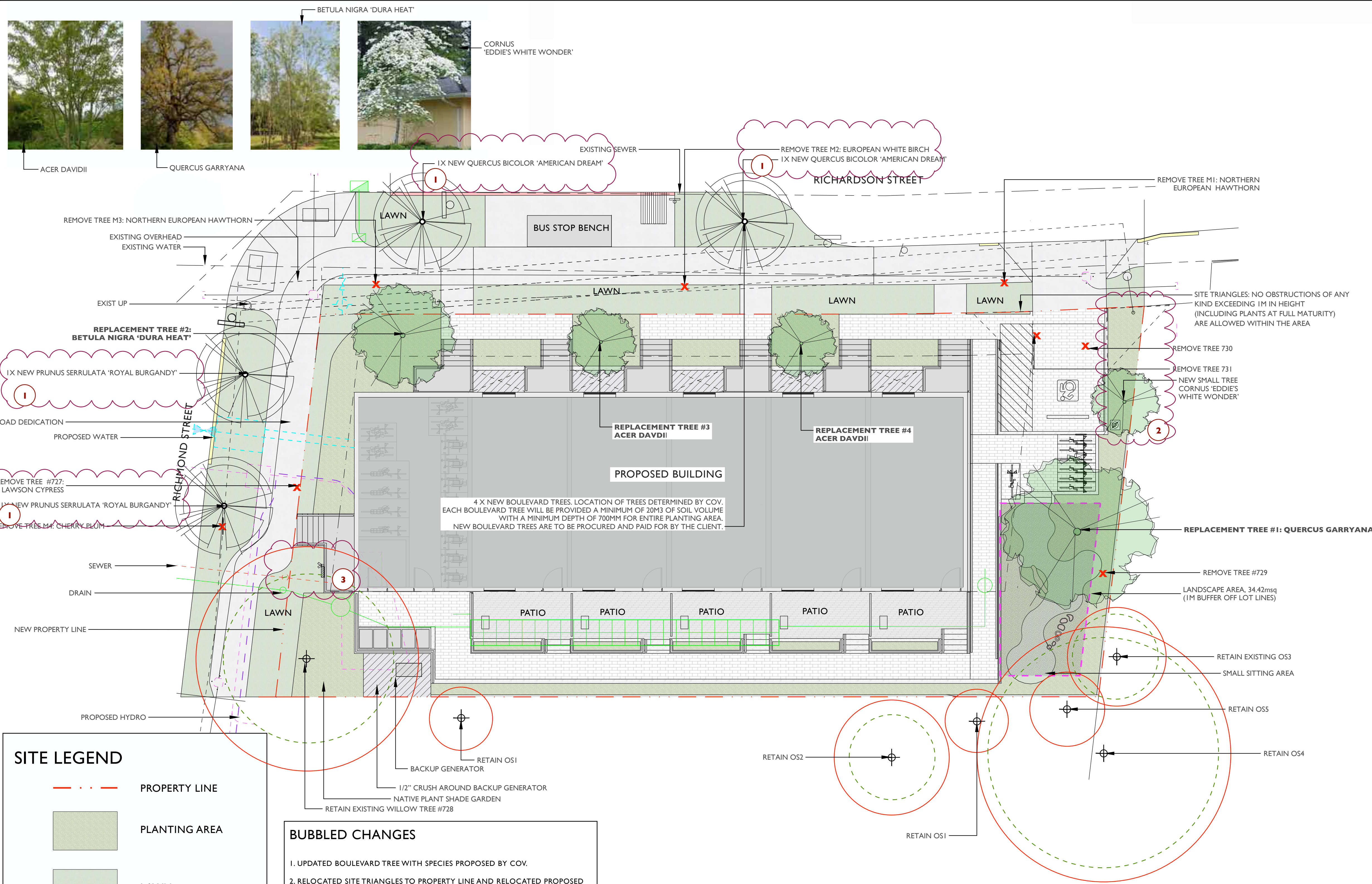
L5— PLANTING PLAN

L6— IRRIGATION PLAN

L7— LANDSCAPE NOTES



LI—1701-1705 RICHARDSON STREET - TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN



SITE LEGEND

- | | |
|---|---|
|  | PROPERTY LINE |
|  | PLANTING AREA |
|  | LAWN |
|  | CIP CONCRETE |
|  | PERMEABLE PAVERS
BELGARD AQUALINE
IN NATURAL |
|  | UNIT PAVERS
BELGARD CLASSIC
STANDARD IN NATURAL |
|  | CRUSHED GRAVEL |

BUBBLED CHANGES

1. UPDATED BOULEVARD TREE WITH SPECIES PROPOSED BY COV.
2. RELOCATED SITE TRIANGLES TO PROPERTY LINE AND RELOCATED PROPOSED TREE OUTSIDE OF SITE TRIANGLE AREA.
3. REMOVED PLANTINGS IN FRONT OF FDC AND FIRE ANNUNCIATOR PANEL.
4. UPDATED CIVIL AS PER NEW PLAN.

CIVIL LEGEND

-
- Legend for the schematic diagram:
- DRAIN/STORM
 - - - SEWER
 - ~ WATER
 - - - HYDRO
 - - - TEL AND CATV

CITY OF VICTORIA BOULEVARD TREE NOTES

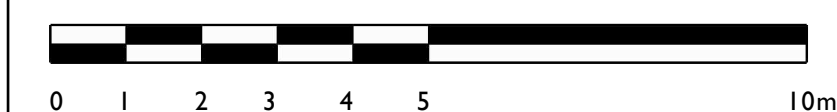
STREET TREES

- 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 Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

TREE PLANTING INSPECTIONS

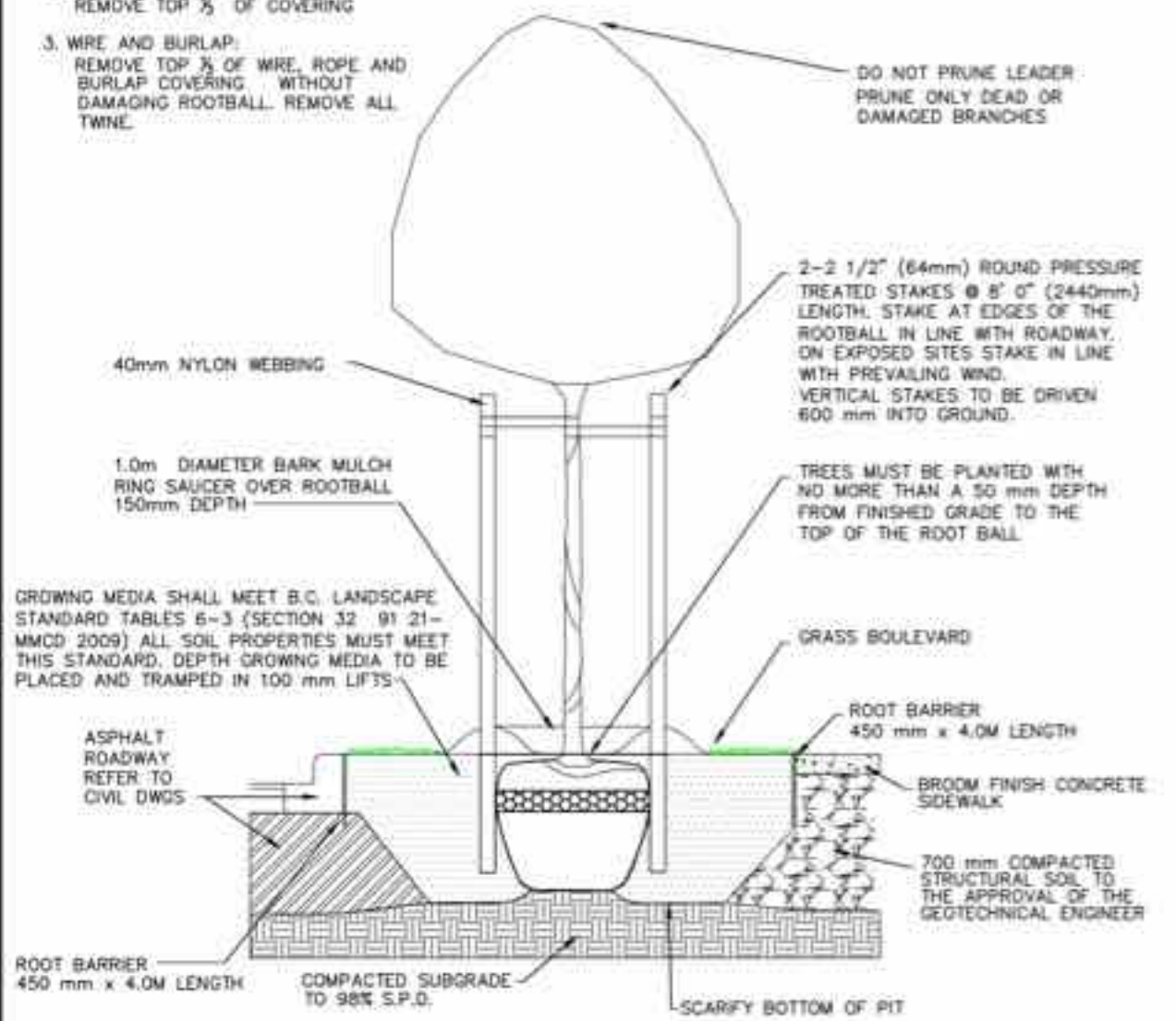
1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-land and mainland nurseries. Tree must meet the spec upon delivery.
3. Completed planting—tree planting, grate/guard, stakes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

1:100 SCALE



**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

- PREPARATION NOTES:
1. CONTAINER GROWN:
REMOVE COMPLETELY FROM CONTAINER
 2. BURLAP AND ROPE:
REMOVE TOP $\frac{1}{2}$ OF COVERING
 3. WIRE AND BURLAP:
REMOVE TOP $\frac{1}{2}$ OF WIRE, ROPE AND
BURLAP COVERING WITHOUT
DAMAGING ROOTBALL. REMOVE ALL
TWINE.

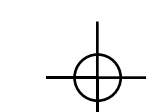


NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF
VICTORIA TREE SPECIFICATIONS
ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS
WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
ROOT BARRIER REQUIRED PENDING TREE SPECIES
AND/OR BLVD WIDTH.

TREE PLANTING IN BOULEVARD

SD P4

TREE LEGEND



EXISTING TREE TO BE RETAINED



TREE TO BE REMOVED



CRITICAL ROOT ZONE



DRIP LINE RADIUS



PROPOSED ON-SITE TREE



PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING



 **Greenspace Designs**
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

⌘ PAGE TITLE ⌘
 TREE RETENTION,
 AND REPLACEMENT

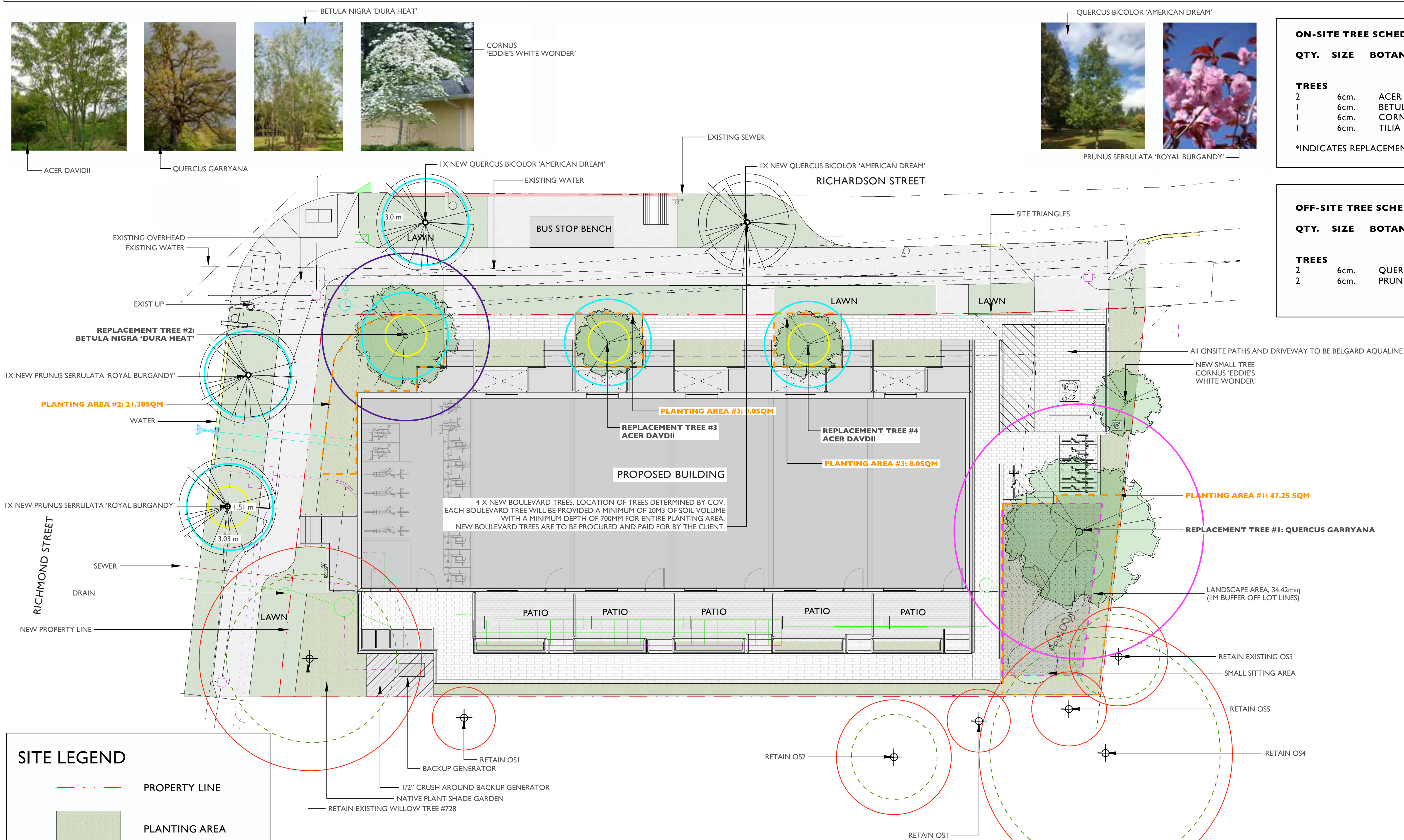
DATE
 DECEMBER 19, 2025
 REVISED APRIL 2, 2025
 REVISED JULY 9, 2026

LI

∴ SCALE ∴
1:100



L2—1701-1705 RICHARDSON STREET - TREE PLANTING PLAN



SITE LEGEND

PROPERTY LINE

PLANTING AREA

LAWN

CIP CONCRETE

PERMEABLE PAVERS
BELGARD AQUALINE
IN NATURAL

UNIT PAVERS
BELGARD CLASSIC
STANDARD IN NATURAL

CRUSHED GRAVEL

1:100 SCALE

0

1

2

3

4

5

10m

CIVIL LEGEND

DRAIN/STORM

SEWER

WATER

HYDRO

TEL AND CATV

REPLACEMENT TREE SOIL VOLUMES				REPLACEMENT TREES 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			
PLANTING AREA #1	47.25	1	47.25	0	0	1	0	0	35	35			
PLANTING AREA #2	21.38	1	21.38	0	1	0	0	20	0	20			
PLANTING AREA #3	8.0	1	8.0	1	0	0	8	0	0	8			
PLANTING AREA #4	8.0	1	8.0	1	0	0	8	0	0	8			

*ALL PLANTING AREAS TO BE IRRIGATED

ON-SITE TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES				
2	6cm.	ACER DAVIDII	PERE DAVID'S MAPLE	YES
1	6cm.	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	NO
1	6cm.	CORNUS 'EDDIE'S WHITE WONDER WONDER'	EDDIE'S WHITE WONDER	YES
1	6cm.	TILIA CORDATA	LINDEN TREE	YES

*INDICATES REPLACEMENT TREE

OFF-SITE TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES				
2	6cm.	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM OAK	NO
2	6cm.	PRUNUS SERRULATA 'ROYAL BURGANDY'	ROYAL BURGANDYFLOWERING CHERRY	YES

TREE LEGEND

EXISTING TREE TO BE RETAINED

CRITICAL ROOT ZONE

DRIP LINE RADIUS

PROPOSED ON-SITE TREE

PROPOSED BOULEVARD TREE

1M RADIUS

2M RADIUS

4M RADIUS

6M RADIUS

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

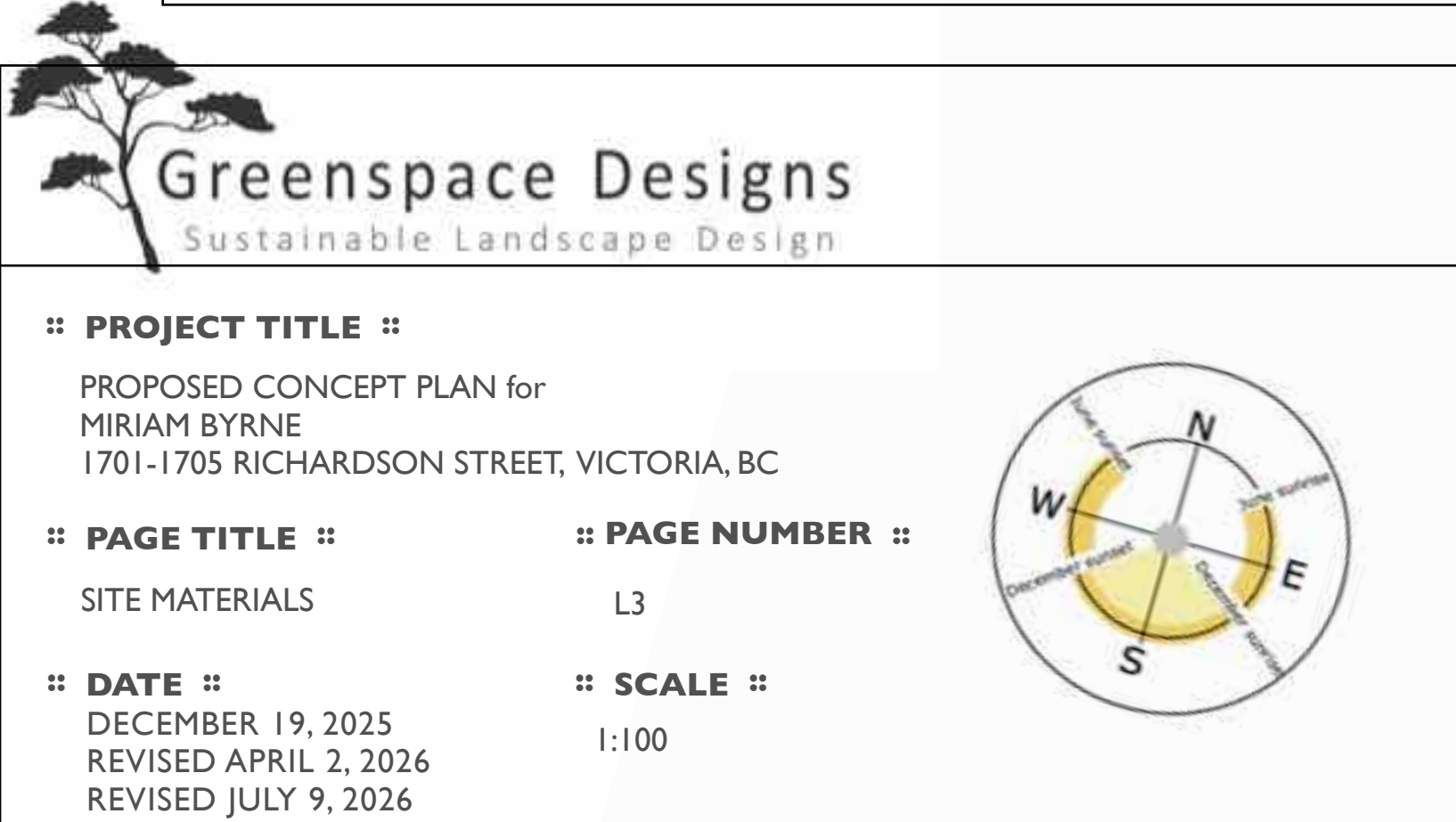
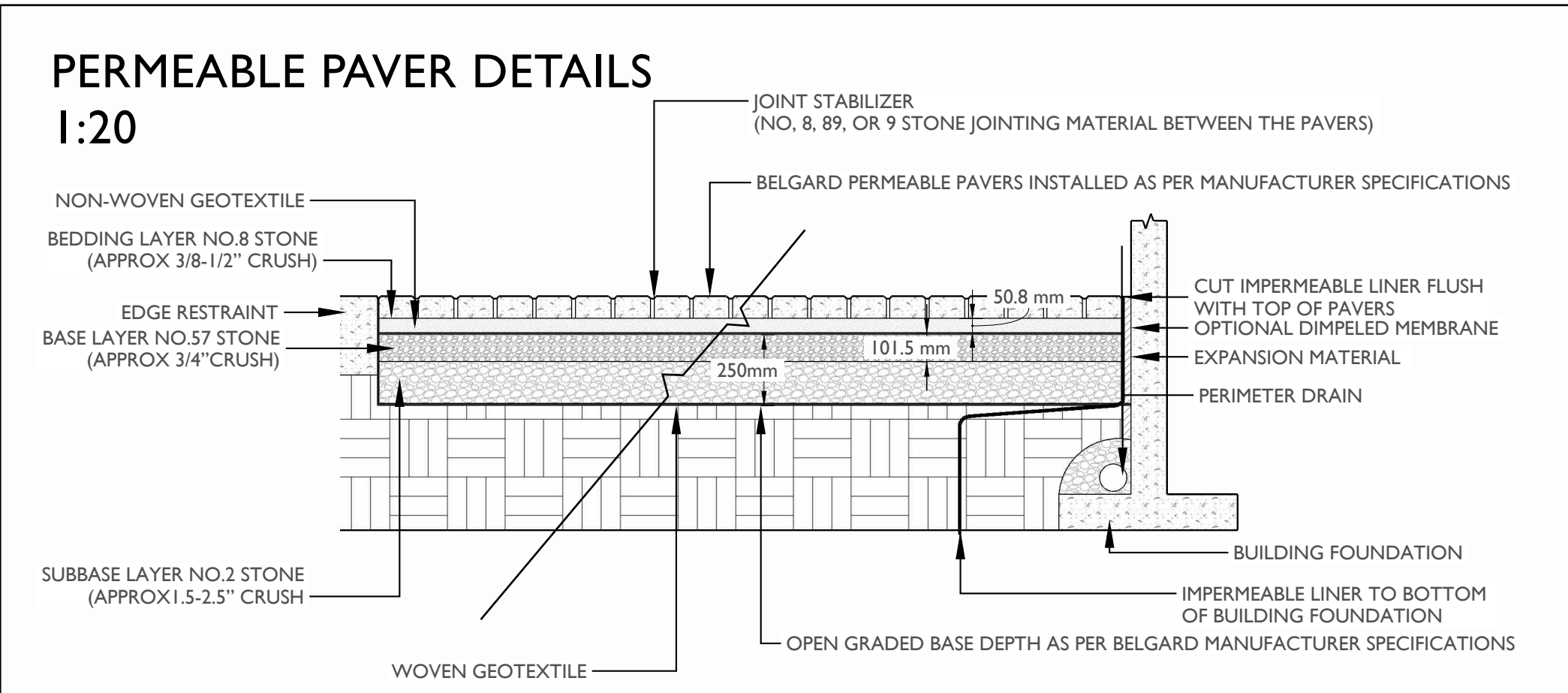
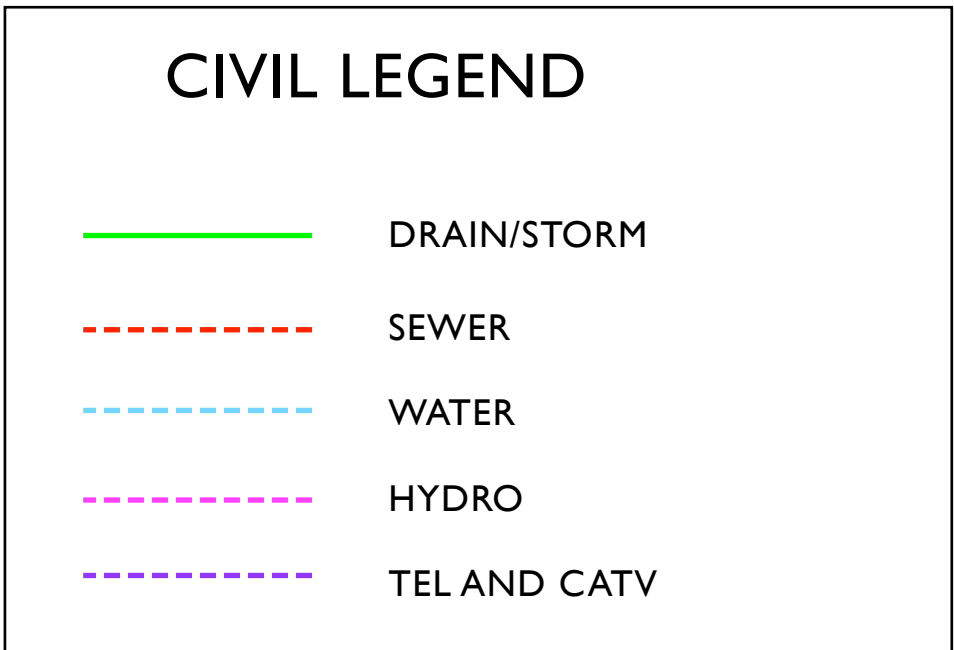
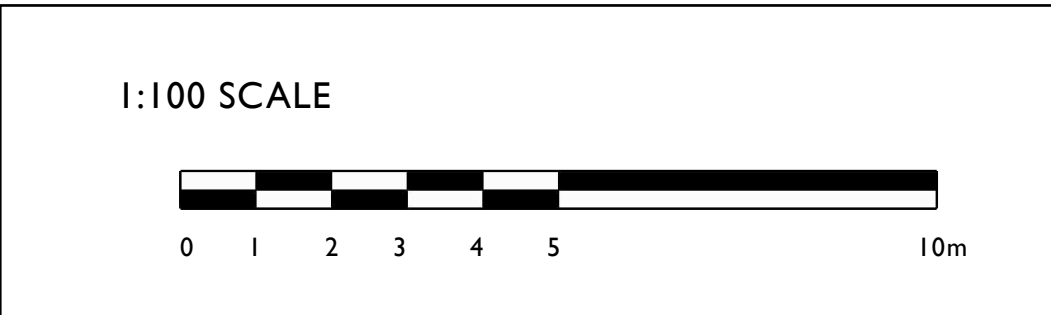
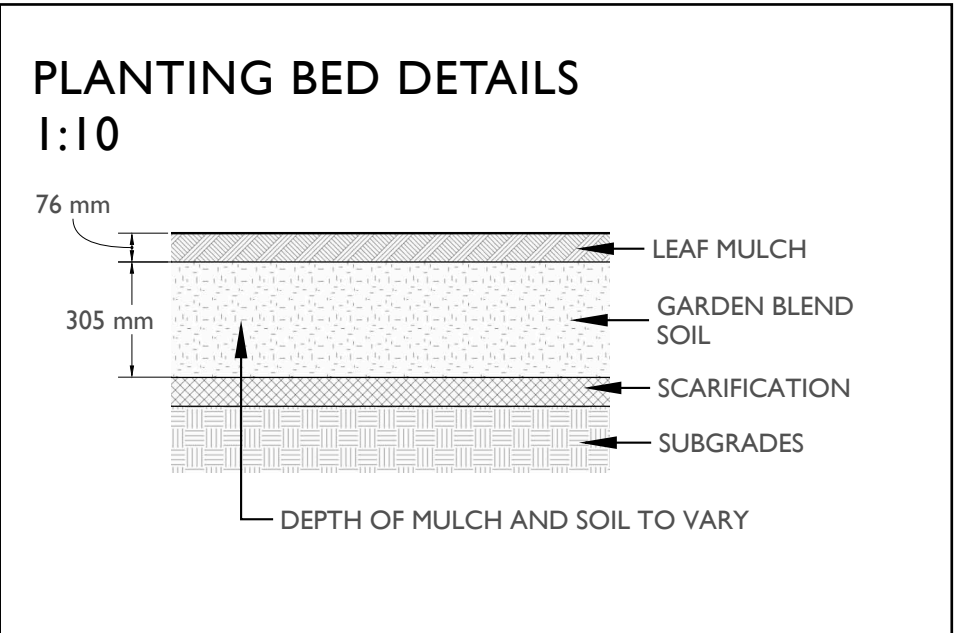
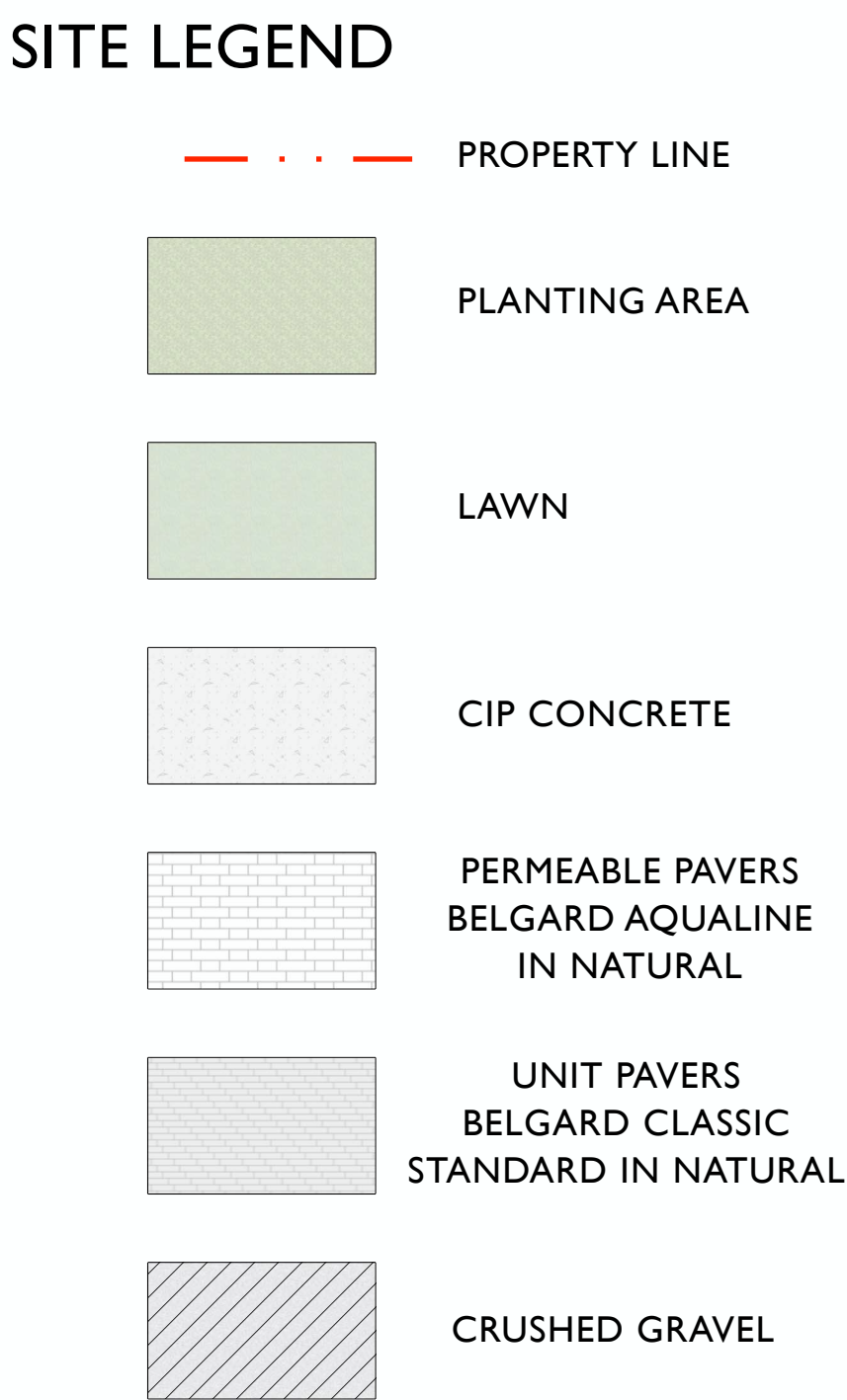
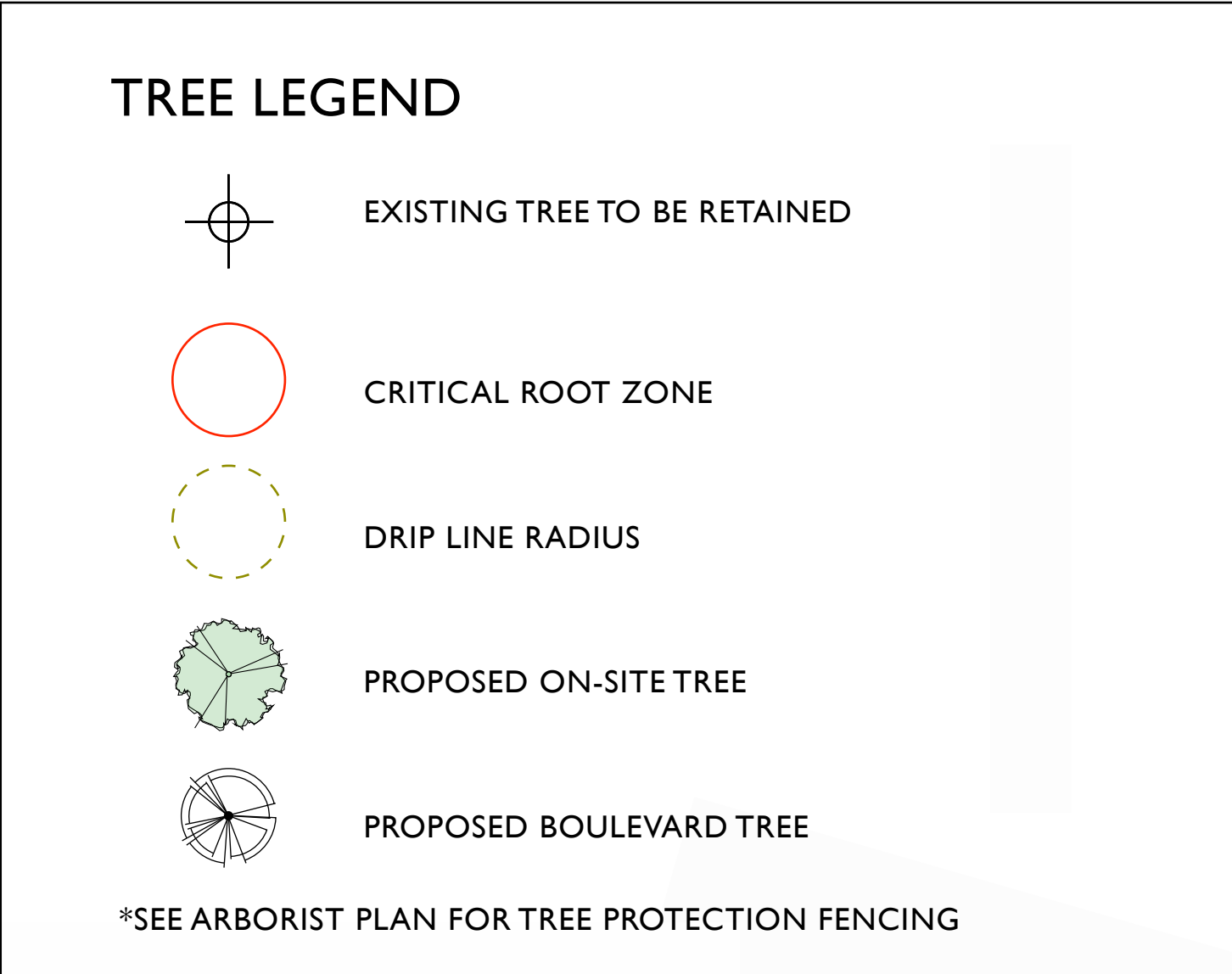
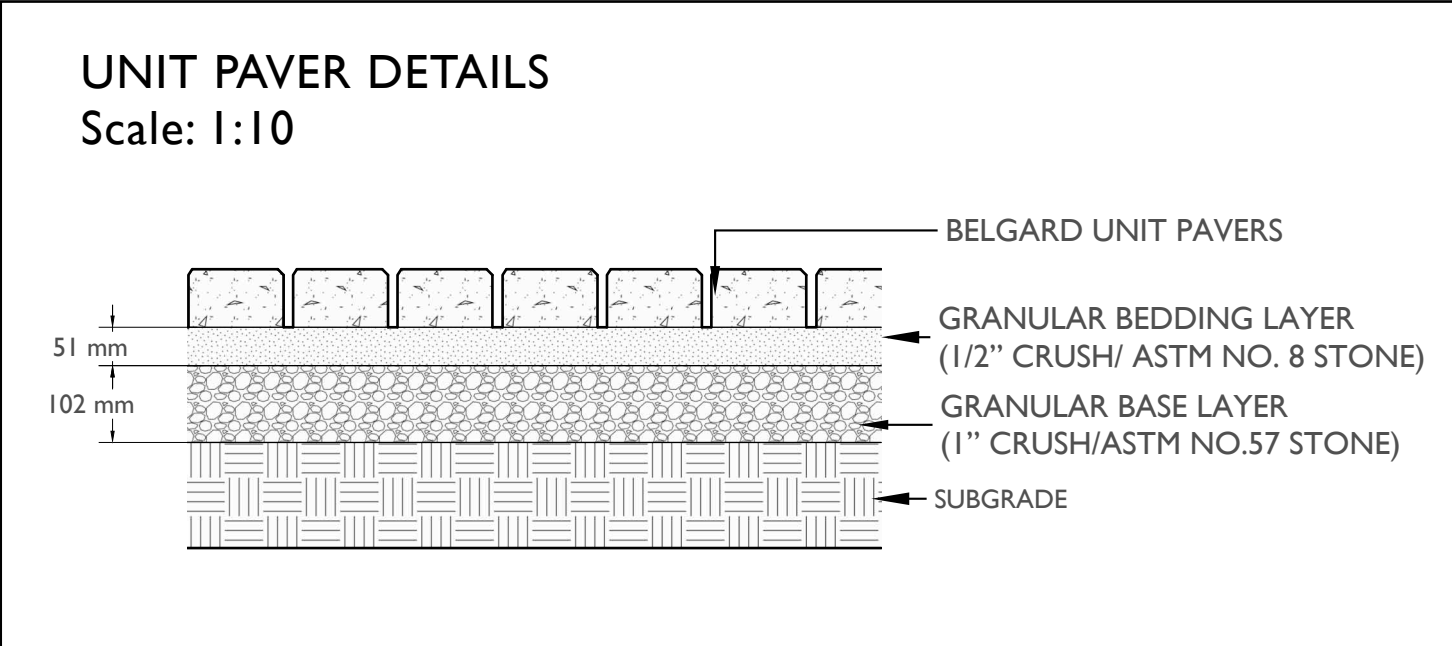
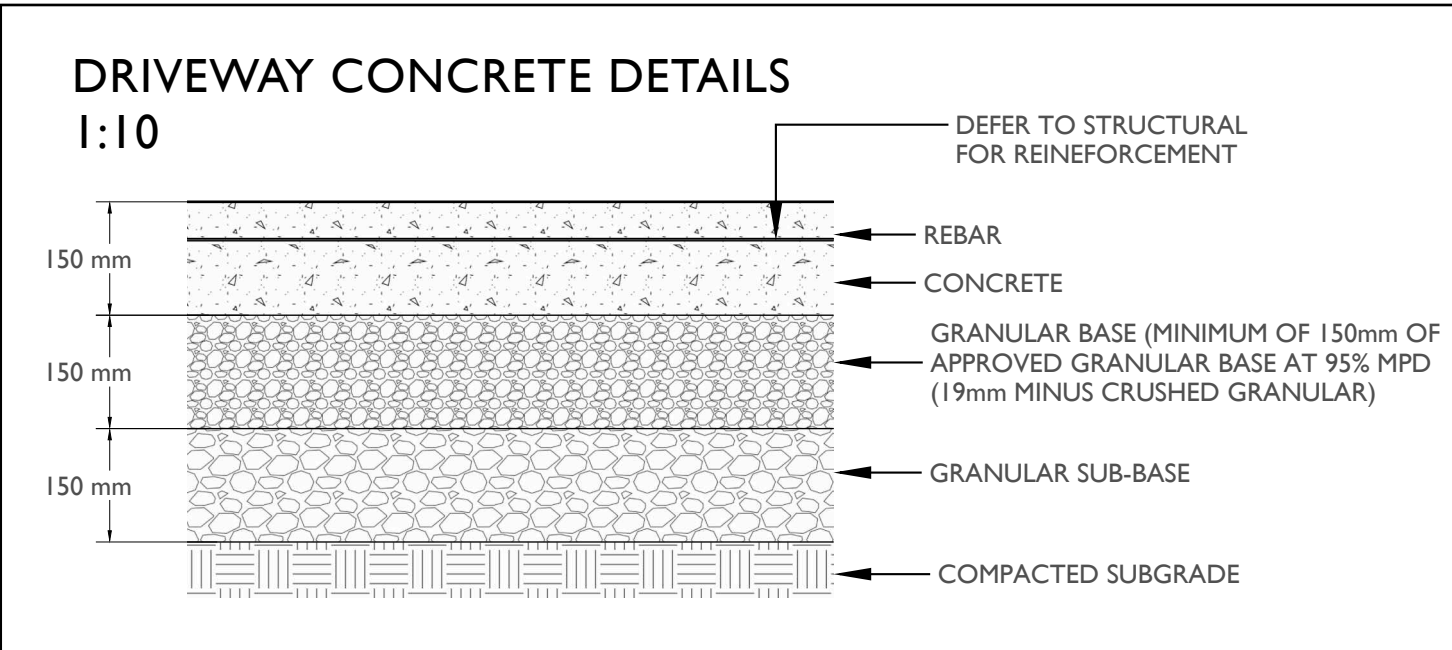
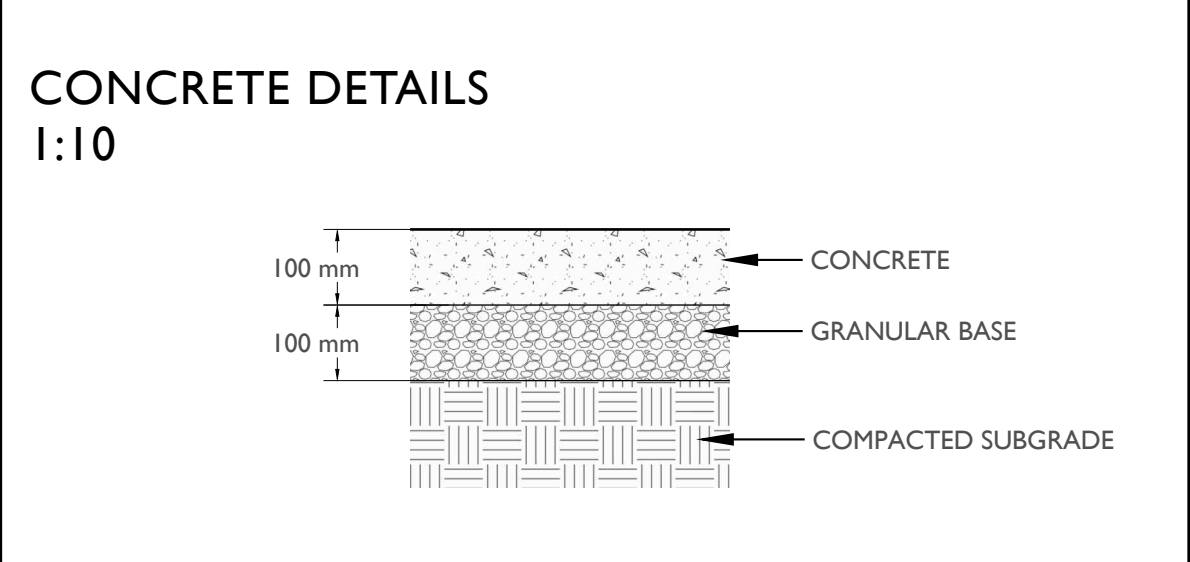
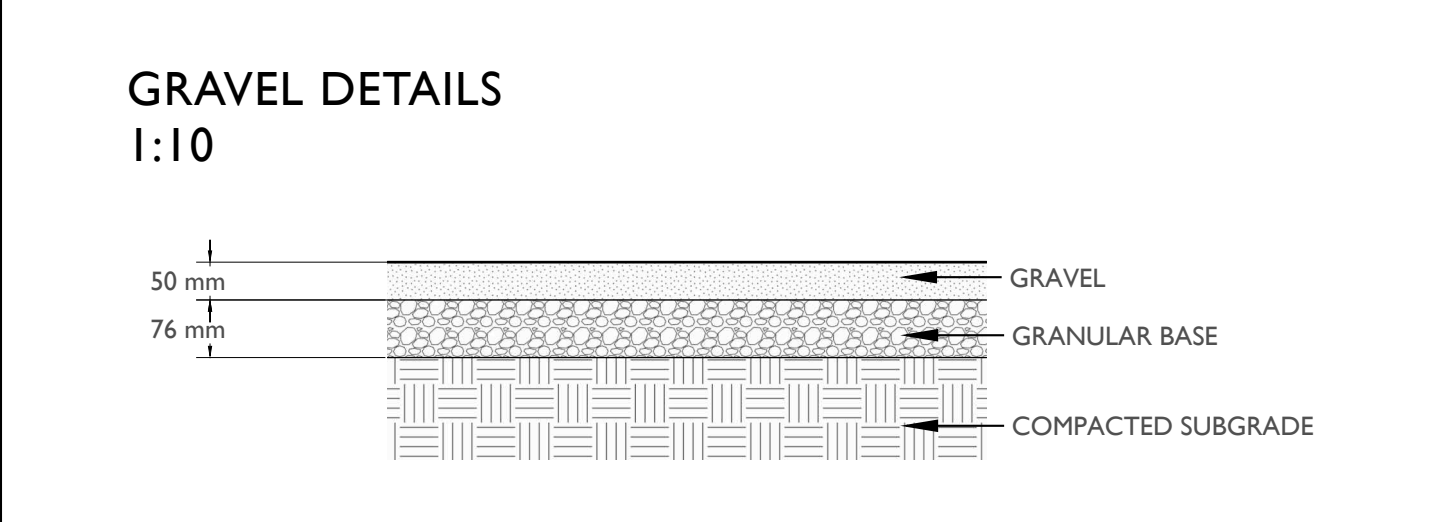
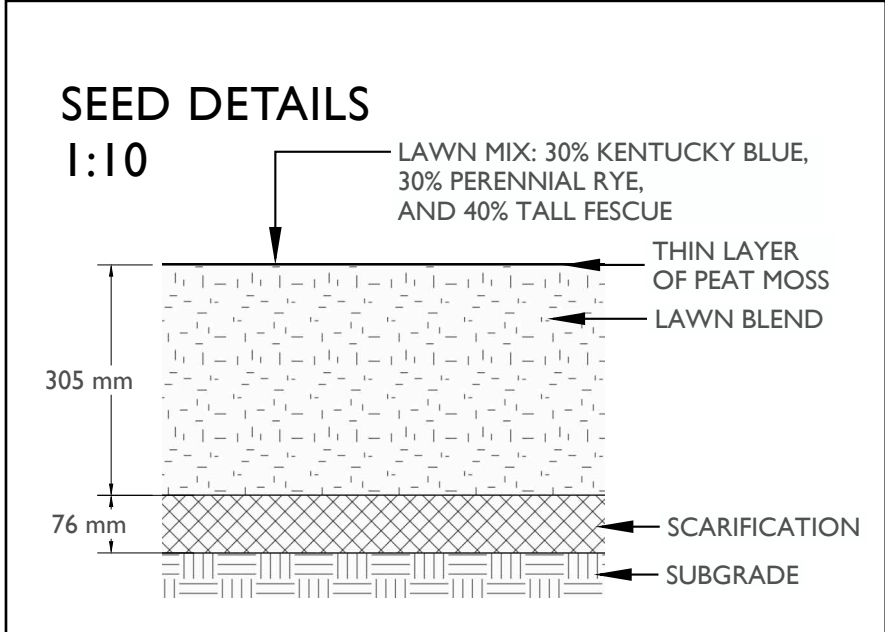
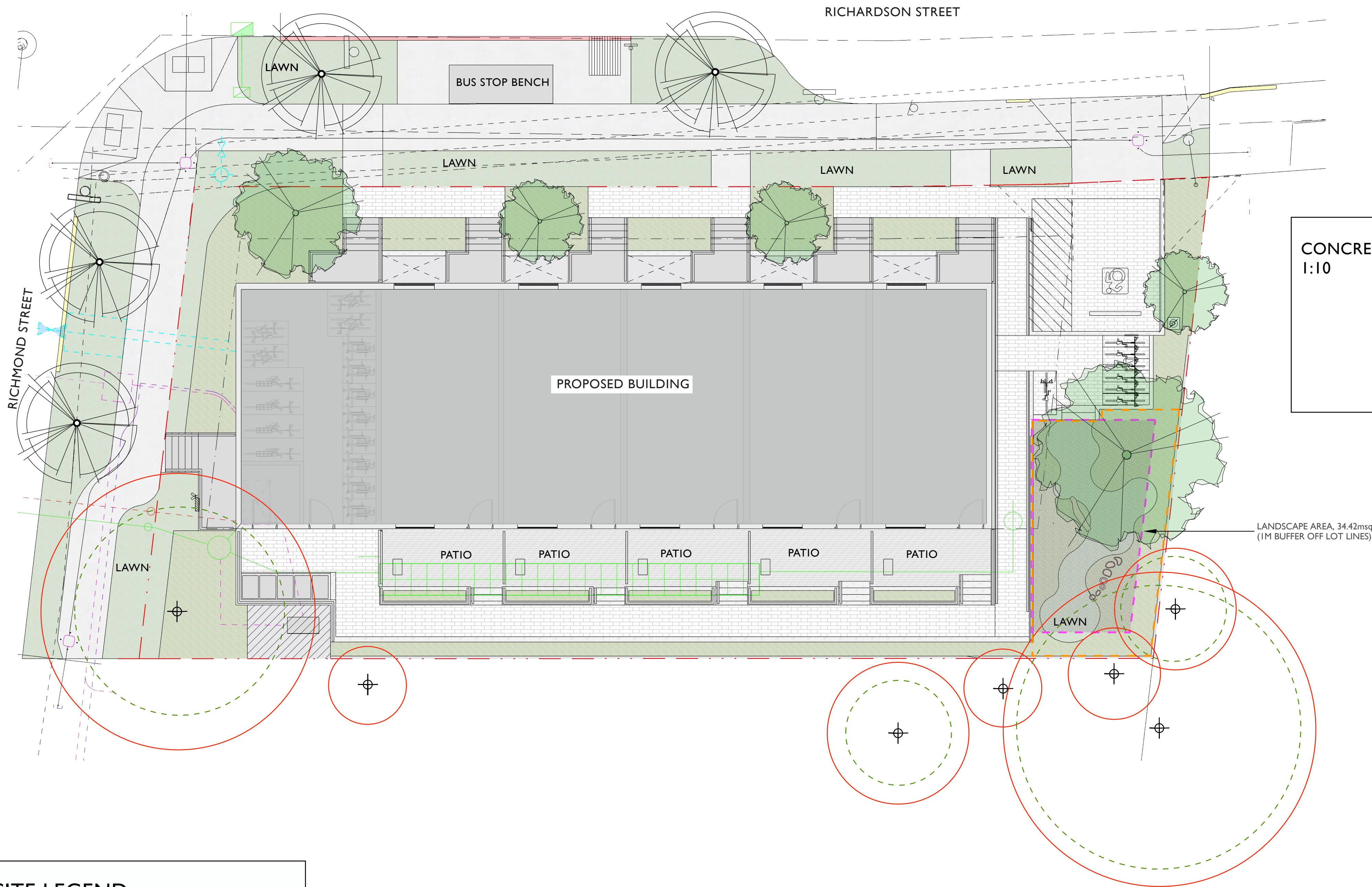
PROJECT TITLE :
PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

PAGE TITLE :
TREE PLANTING PLAN

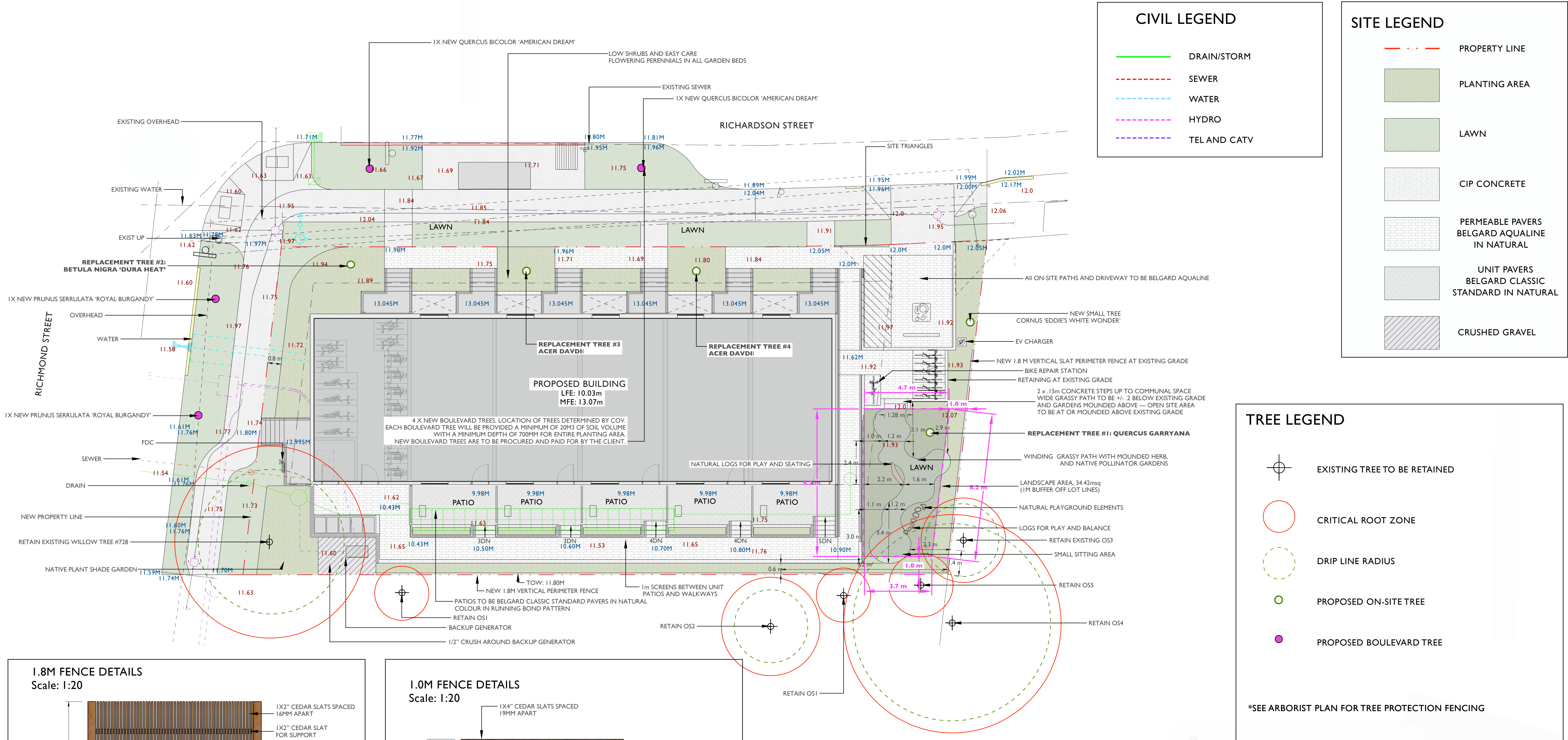
PAGE NUMBER :
L2

DATE :
DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

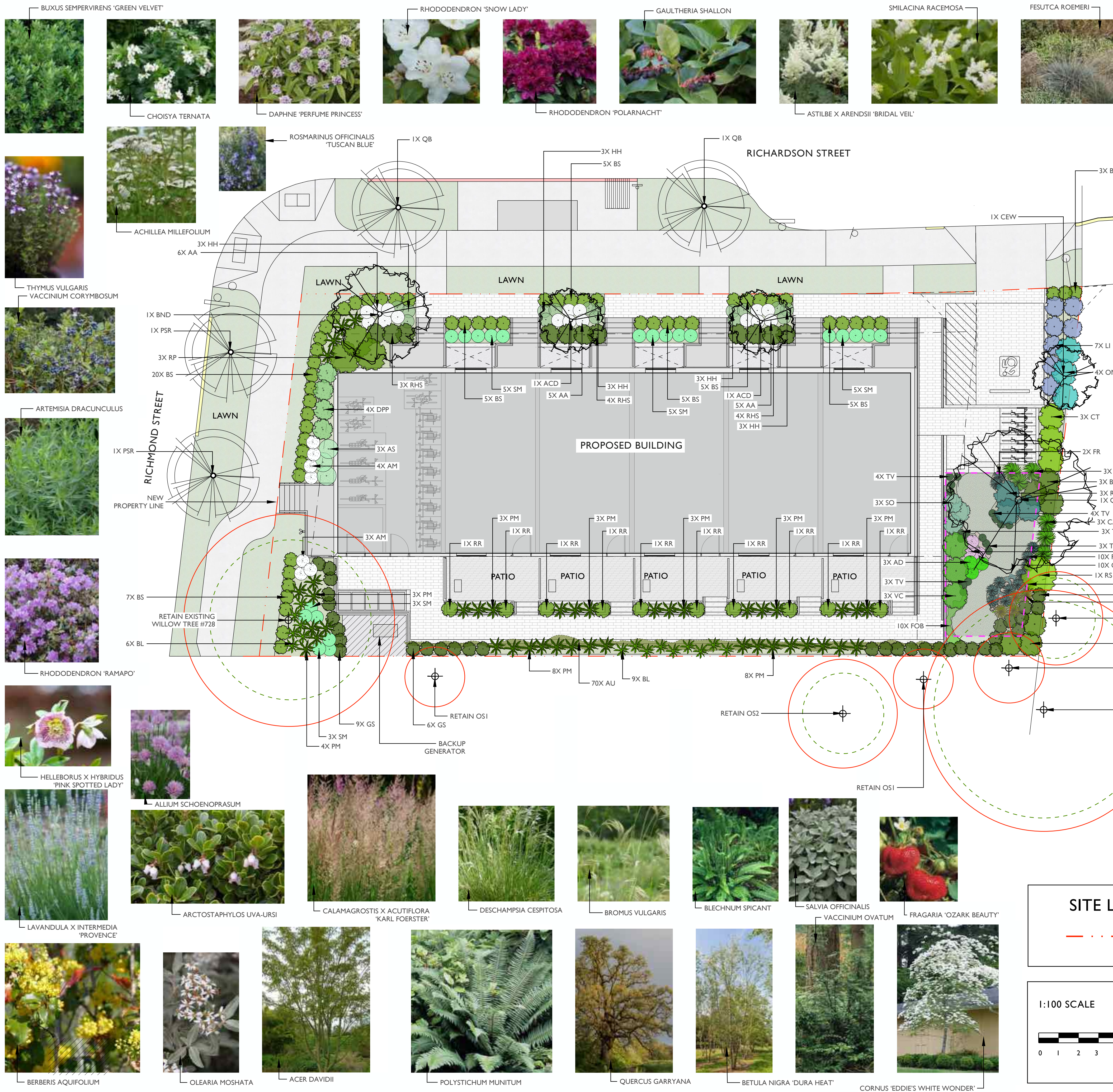
SCALE :
1:100



L4—1701-1705 RICHARDSON STREET - SITE PLAN



L5—1701-1705 RICHARDSON STREET - PLANTING PLAN



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
AD	2	6cm.	ACER DAVIDII	PERE DAVID'S MAPLE	YES
BND	1	6cm.	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	NO
CEW	1	6cm.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER	YES
QG	1	6cm.	TILIA CORDATA	LINDEN TREE	YES
SHRUBS					
BA	3	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BS	55	#1	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO
CT	3	#5	CHOISYA TERNATA	MOCK ORANGE	YES
DPP	4	#3	DAPHNE 'PERFUME PRINCESS'	PERFUME PRINCESS DAPHNE	YES
LI	7	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
OM	3	#5	OLEARIA MOSHATA	INCENSE PLANT	YES
RP	3	#5	RHODODENDRON 'POLARNACHT'	POLARNACHT RHODODENDRON	YES
RR	10	#2	RHODODENDRON 'RAMAPO'	RAMAPO RHODODENDRON	YES
RHS	11	#3	RHODODENDRON 'SNOW LADY'	SNOW LADY RHODODENDRON	YES
RO	3	#5	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	YES
SO	3	#1	SALVIA OFFICINALIS	SAGE	YES
VC	3	#5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	YES
VO	3	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	7	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
ALS	3	4"	ALLIUM SCHOENOPRASUM	CHIVES	YES
AD	3	4"	ARTEMISIA DRACUNCULUS	TARRAGON	YES
AS	3	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
AA	16	#1	ASTILBE X ARENDsii 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	YES
BL	15	#1	BLECHNUM SPICANT	DEER FERN	YES
BV	5	#1	BROMUS VULGARIS	COLUMBIA BROME	YES
CA	6	#1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
FR	12	#1	FESUTCA ROMERI	ROEMER'S FESCUE	YES
HH	12	#1	HELLEBORUS X HYBRIDUS 'PINK SPOTTED LADY'	PINK SPOTTED LADY	YES
PM	35	#1	POLYSTICHUM MUNITUM	SWORD FERN	YES
SM	18	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	YES
TV	13	4"	THYMUS VULGARIS	THYME	YES
GROUNDCOVERS AND ANNUALS					
AU	70	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES
CE	10	4"	CERASTIUM ARVENSE	FIELD CHICKWEED	YES
FB	10	4"	FRAGARIA 'OZARK BEAUTY'	OZARK BEAUTY STRAWBERRY	YES
GS	34	#1	GAULTHERIA SHALLON	SALAL	YES

OFF-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
QB	2	6cm.	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM OAK	NO
PSR	2	6cm.	PRUNUS SERRULATA 'ROYAL BURGANDY'	ROYAL BURGANDYFLOWERING CHERRY	YES

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

- PROPERTY LINE

1:100 SCALE

0 1 2 3 4 5 10m

Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE :
PROPOSED CONCEPT PLAN for MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

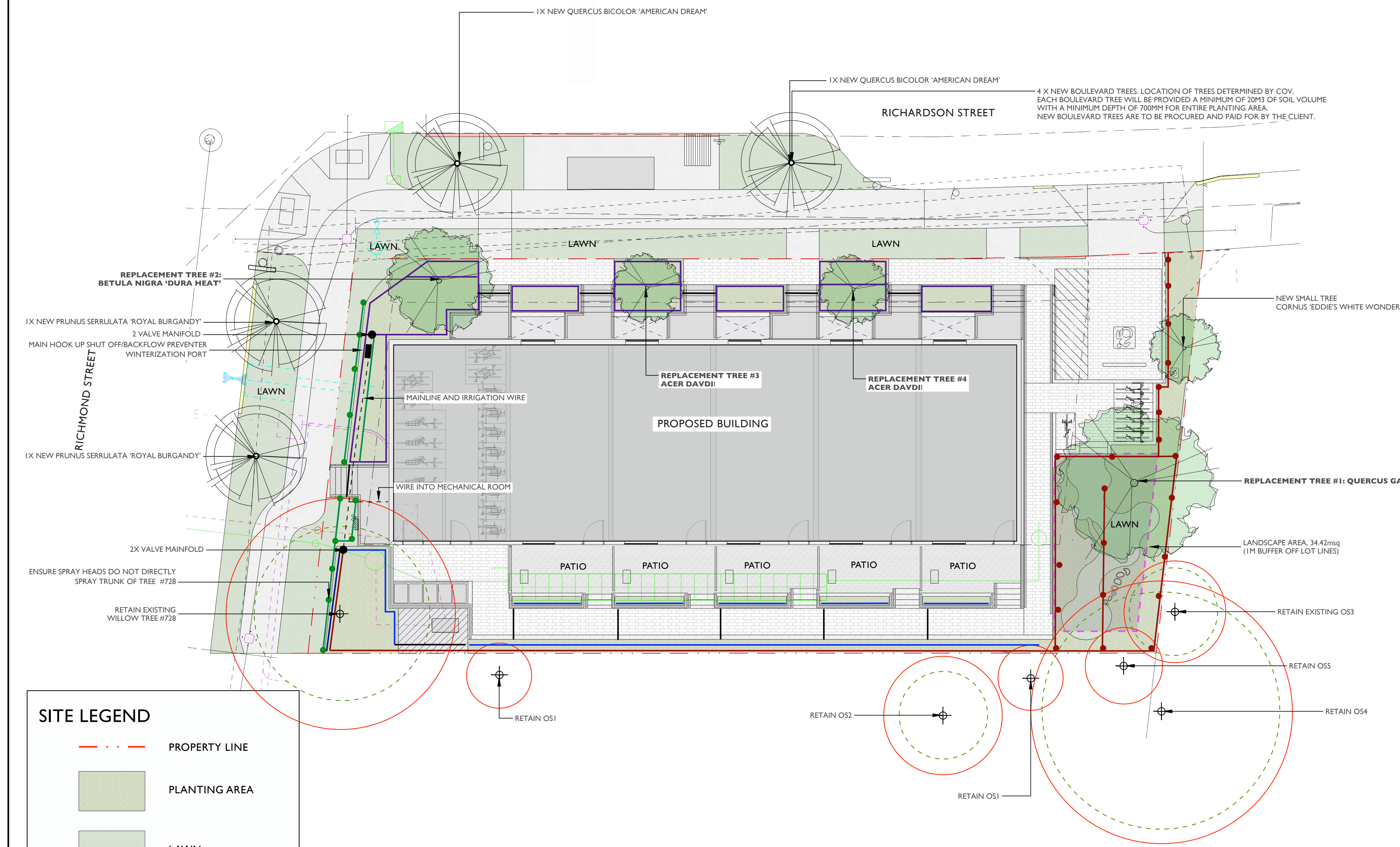
PAGE TITLE :
PLANTING PLAN

PAGE NUMBER :
L5

DATE :
DECEMBER 19, 2025
REVISED APRIL 2, 2026
REVISED JULY 9, 2026

SCALE :
1:100

North Arrow



IRRIGATION LEGEND

GRASS ZONE WITH 10 4" POP-UP SPRAYERS

SOAKER ZONE

SHRUB ZONE WITH 22 4" POP-UP SPRAYERS

SOAKER ZONE

CONDUCTOR WIRE

CONDUIT

A 3/4" SHUT-OFF MAIN LINE WILL BE SUFFICIENT

5 CONDUCTOR WIRES LINKING BOTH MANIFOLDS AND BACK TO ELECTRICAL ROOM

6 ZONE RAINBIRD CONTROLLER



TREE LEGEND

EXISTING TREE TO BE RETAINED

CRITICAL ROOT ZONE

DRIP LINE RADIUS

PROPOSED ON-SITE TREE

PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

PROPERTY LINE

PLANTING AREA

LAWN

CIP CONCRETE

PERMEABLE PAVERS
BELGARD AQUALINE
IN NATURAL

UNIT PAVERS
BELGARD CLASSIC
STANDARD IN NATURAL

CRUSHED GRAVEL

CIVIL LEGEND

DRAIN/STORM

SEWER

WATER

HYDRO

TEL AND CATV

Greenspace Designs

Sustainable Landscape Design

PROJECT TITLE ::
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PAGE NUMBER ::
L6

SCALE ::
1:100

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L7—1701-1705 RICHARDSON STREET - LANDSCAPE NOTES

OVERALL NOTES

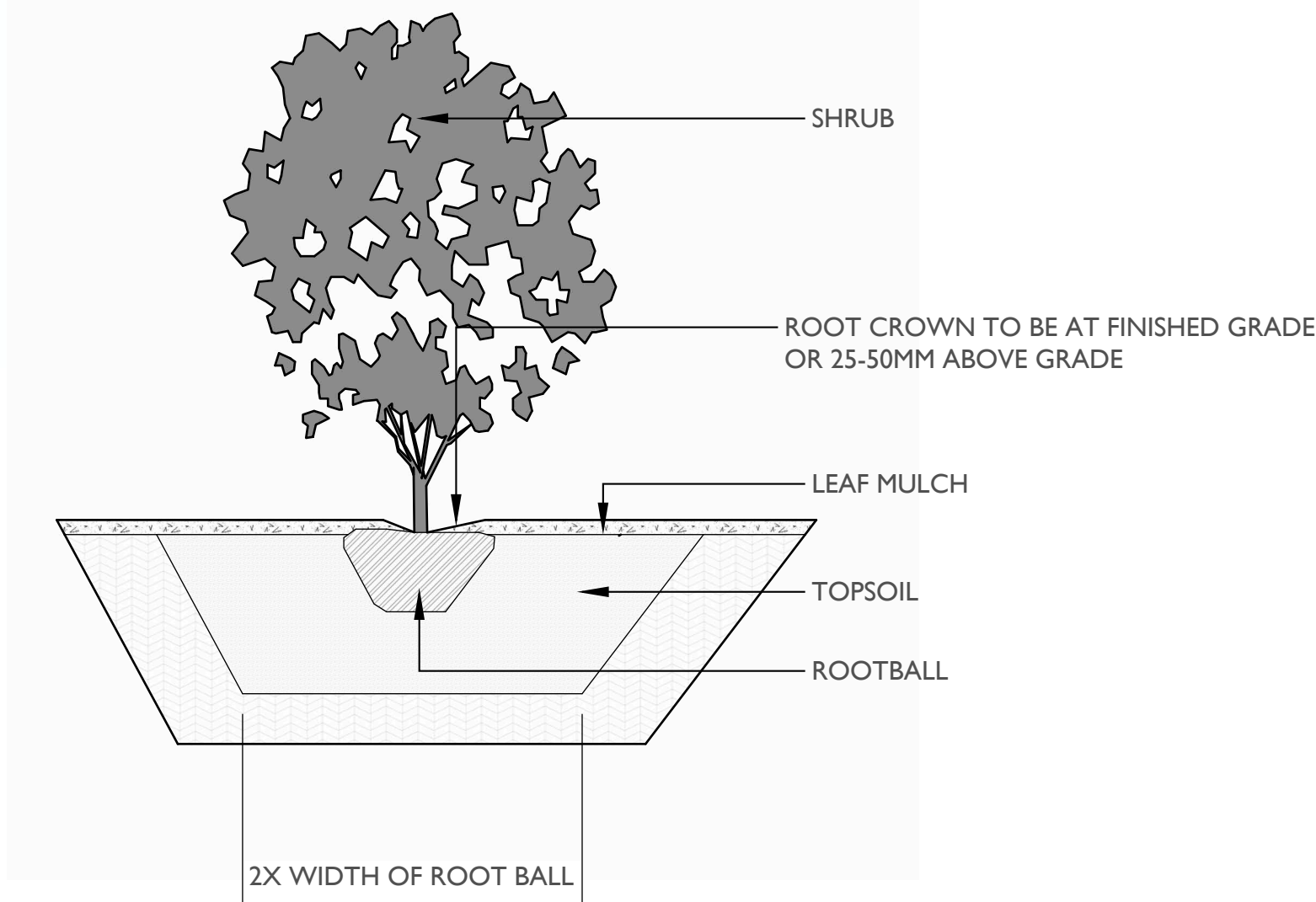
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

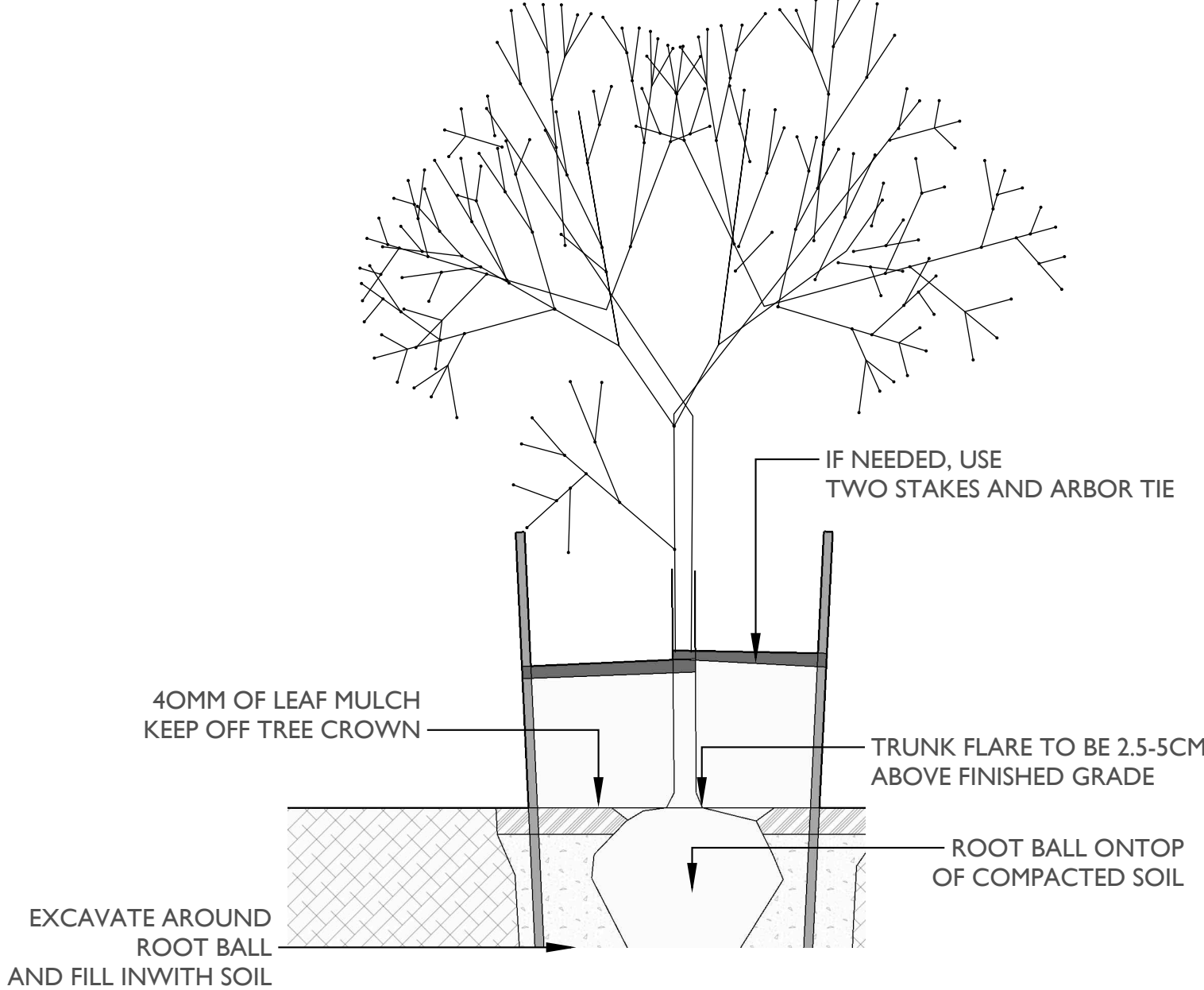
CAST-IN-PLACE CONCRETE

1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
- 2.

PLANTING DETAILS



TREE PLANTING DETAILS



STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

TOPSOIL

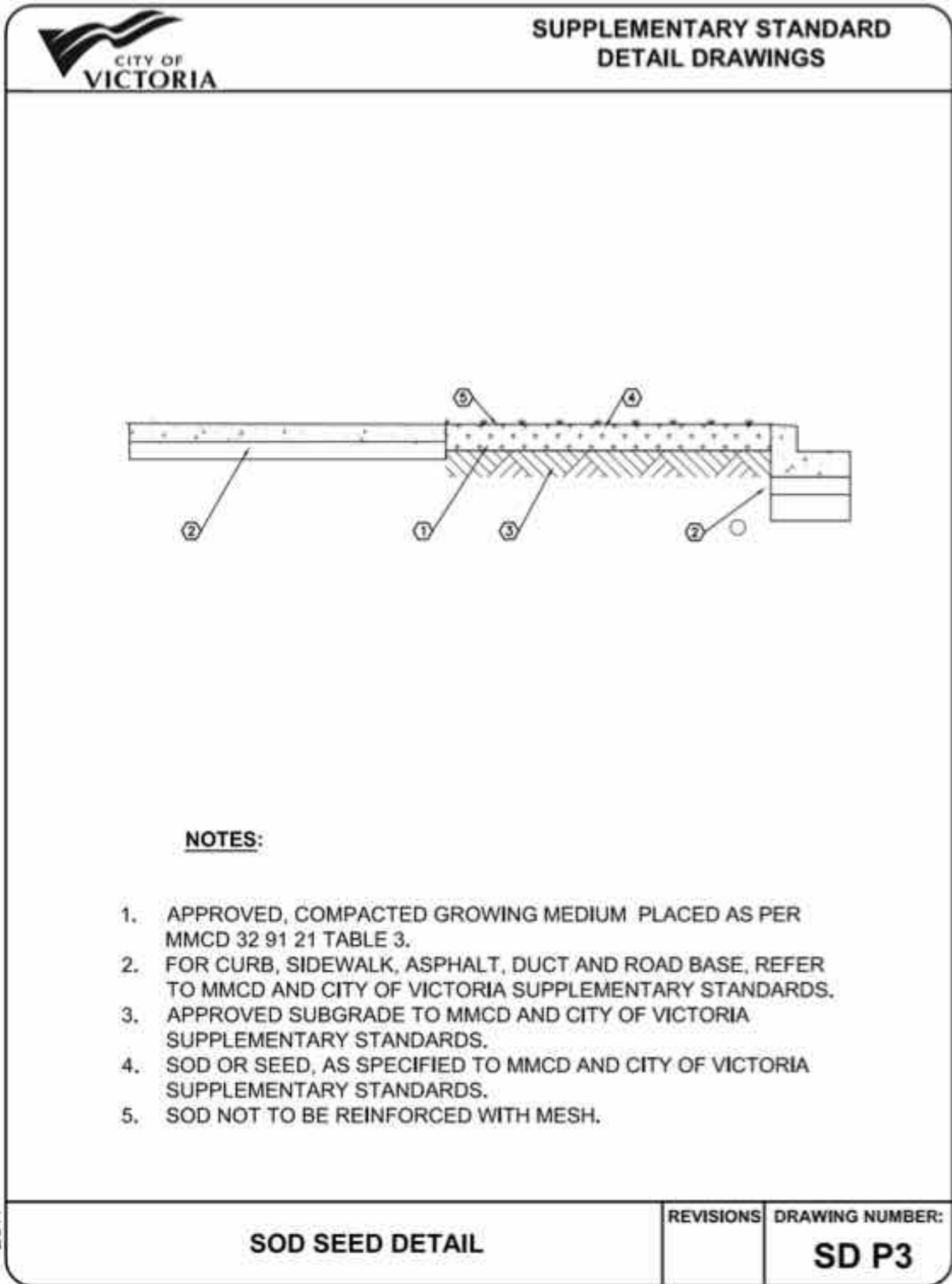
1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. 2.Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.



SEED

1. All on-site grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IIABC standards.
5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.

LANDSCAPE LIGHTING

1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.



PROJECT TITLE

PROPOSED CONCEPT PLAN for
MIRIAM BYRNE
1701-1705 RICHARDSON STREET, VICTORIA, BC

PAGE TITLE

LANDSCAPE NOTES

PAGE NUMBER

L7

DATE

DECEMBER 19, 2025
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1701-1705 RICHARDSON STREET

MISSING MIDDLE BUILDING DEVELOPMENT

GENERAL NOTES

- ALL WATER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3-7 - WATERWORKS, OR MMCD STANDARD DETAIL DRAWINGS AS INDICATED IN SERVICING BYLAW, AS WELL AS THE LATEST VERSION OF THE BC PLUMBING CODE FOR ANY ONSITE WORKS
- IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
- DRIVEWAY DESIGN TO COMPLY WITH THE CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
- CONTRACTOR TO BE RESPONSIBLE TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS AT THE FRONTAGE DURING THE PROJECT. PROVIDE BARRICADES AND SIGNAGE AT THE OFFSITE WORK AREAS TO THE SATISFACTION OF THE CITY OF VICTORIA. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORKSAFE BC REGULATIONS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SWEEP PUBLIC ROADS AT THE END OF EACH WORKING DAY, AND PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
- RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS, ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
- CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED ARBORIST, AND COORDINATE WORK WITH THE CITY OF VICTORIA PARKS DEPARTMENT REGARDING ANY WORK AROUND EXISTING TREES.
- CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
- FOR BOULEVARD TREES, GRASS, AND IRRIGATION, CONFIRM TO CITY OF VICTORIA SCHEDULE B3-4 SUPPLEMENTARY DRAWINGS - PARKS, AND SCHEDULE C - SUPPLEMENTARY SPECIFICATIONS OF STREET TREES AND IRRIGATION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL TRAFFIC

WATER

- THE PROPOSED WATER SERVICE SHALL BE INSTALLED AND GENERALLY CONFIGURED AS PER CITY OF VICTORIA STANDARD DRAWING NO. SD W2f AND SHALL BE CONFIRMED BY CoV ENGINEERING DEPARTMENT
- OFF-SITE SERVICE AND METER CHAMBER TO BE INSTALLED BY CoV FORCES AT DEVELOPERS EXPENSE
- ON-SITE WORKS SHALL BE CONSTRUCTED AS PER THE LATEST EDITION OF THE BC PLUMBING CODE

SANITARY SEWER & STORM DRAIN

- SEWER & DRAIN UP TO AND INCLUDING 150MM DIAMETER TO BE PVC DR28 AND DR35 FOR 200MM AND OVER. PIPE TO BE C.S.A. APPROVED PVC UNLESS OTHERWISE SPECIFIED AND APPROVED.
- ALL SEWER SERVICES CONSTRUCTED WITHIN THE MUNICIPAL BOULEVARD TO BE INSTALLED @ 2% MIN. GRADE FROM OBVERT OF MAIN TO PROPERTY LINE; SERVICE SHALL TERMINATE A DISTANCE INSIDE THE PROPERTY EQUAL TO THE DEPTH OF THE SERVICE AT PROPERTY LINE.
- ALL ONSITE SEWER AND STORM DRAIN SERVICES TO BE CONSTRUCTED AS PER BC PLUMBING CODE.
- ALL SEWER MAINS TO BE LOW PRESSURE AIR TESTED IN ACCORDANCE WITH MMCD SECTION 33 30 01 3.14
- COMPACTION QUALITY CONTROL REQUIREMENT IN ACCORDANCE WITH MMCD REQUIREMENTS.
- ALL SANITARY SEWER MAINS TO BE FLUSHED AND CCTV INSPECTED IN ACCORDANCE WITH MMCD REQUIREMENTS.

TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS

- CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL GRADES.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
- CONSTRUCT ALL ROADWAYS AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL DRAWINGS.
- ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3-1 SUPPLEMENTARY DRAWINGS - CONCRETE AND MMCD SECTION 03 30 20.
- ALL MOUNTABLE CURB (MC) AND NON-MOUNTABLE CURB (NMC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
- ALL GRANULAR BASE AND GRANULAR SUB-BASE TO BE IN ACCORDANCE WITH MMCD SECTION 31 05 17.
- ASPHALT THICKNESS SHALL BE 50mm FOR PARKING AREAS AND 75mm FOR FIRE ACCESS ROUTES WITH 150mm SUB-BASE COURSE GRAVEL & 100mm BASE COURSE GRAVEL WITH THE FOLLOWING COMPACTION REQUIREMENT:
 - ROLL ASPHALT PAVEMENT TO AVERAGE DENSITY OF NOT LESS THAN 97% OF 75 BLOW MARSHALL DENSITY WITH NO INDIVIDUAL TEST BEING LESS THAN 95%.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
 - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
 - GRANULAR BASE (CURBS) - ONCE PER 50 LINEAL METRES
 - CONCRETE MIX DESIGN AND TESTING
 - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
 - CURB AND GUTTER - ONE SET PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
 - ASPHALT MIX DESIGN AND TESTING
 - ASPHALT TESTS FOR THE FOLLOWING:
 - CURRENT AGGREGATE GRADATION CURVE
 - COMPACTION - ONE CORE FOR EVERY 500sq.m PLACED, MAXIMUM THREE.

HYDRO, TELEPHONE, STREETLIGHTING AND GAS

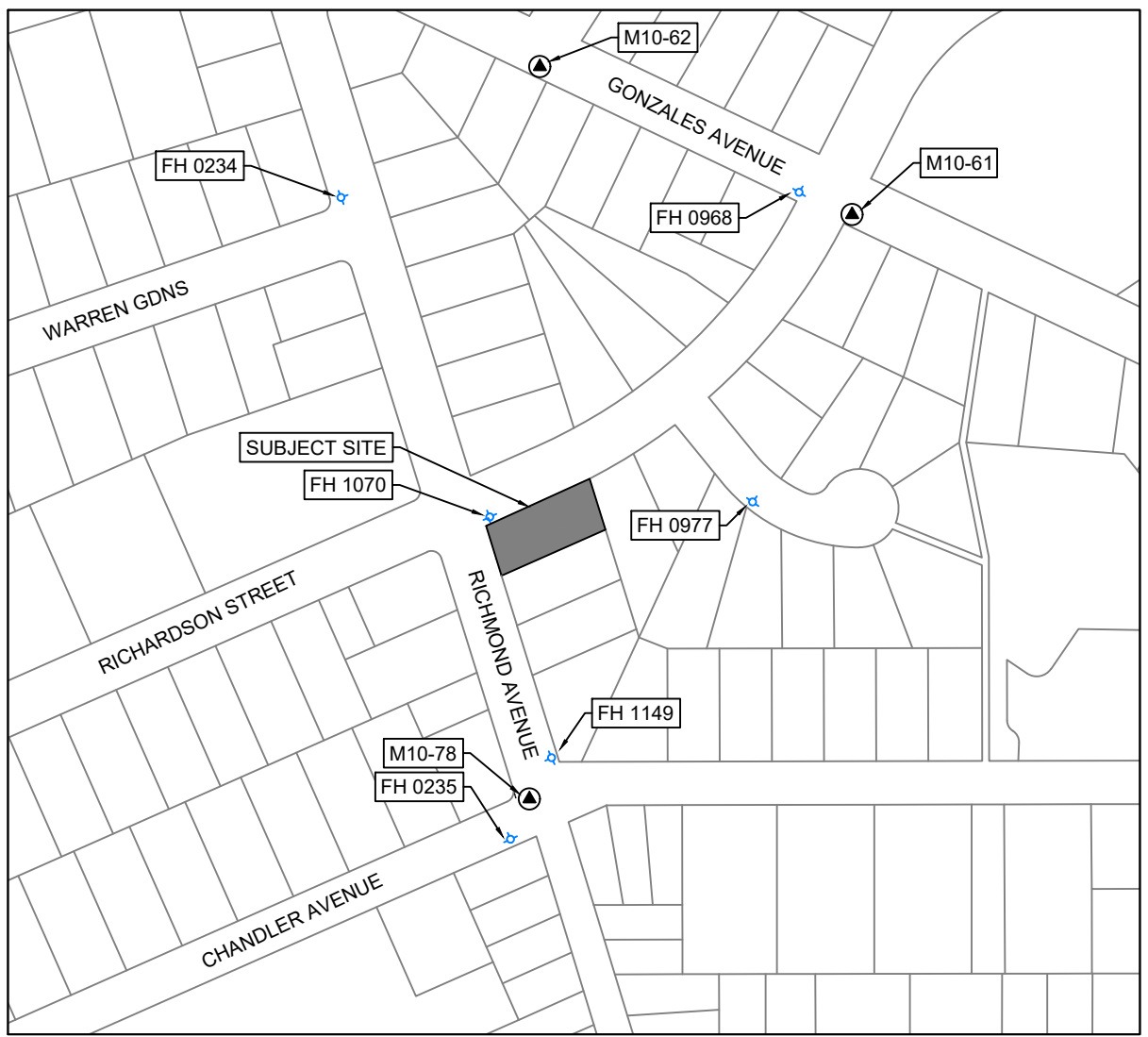
- CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, ROGERS CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, ROGERS CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- ANY BC HYDRO, TELUS, ROGERS CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND ROGERS CABLE STANDARD SPECIFICATIONS AND DRAWINGS.

FRONTAGE IMPROVEMENT

- TREE PROTECTION REQUIRED AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DRAWINGS SD-P1 AND SD-P2
- TREE PLANTING IN SIDEWALK, IF REQUIRED, TO USE DOBNEY SP 48 TREE GRATES AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRW. NO. SDP5.
- PLANTING AND MAINTENANCE TO BE COMPLETED BY THE CITY OF VICTORIA AT DEVELOPERS EXPENSE.
- ROOT BARRIER TO BE INSTALLED ADJACENT TO REAR OF CURB, FOR FULL LENGTH OF STRUCTURAL SOIL CELL
- TOTAL SOIL VOLUME TO BE A MINIMUM OF 12m³ PER TREE WITH A MINIMUM DEPTH OF 0.70m
- NO LANDSCAPING WITHIN 0.45m TO THE STREET BOUNDARY AND 3m FROM ANY DRIVEWAY BOUNDARY AS PER CITY OF VICTORIA STANDARD DRAWING TA-70

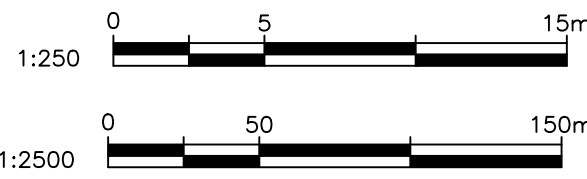
LIST OF DRAWINGS

- DRAWING C01 LOCATION PLAN, SITE PLAN AND GENERAL NOTES
- DRAWING C02 OFFSITE IMPROVEMENTS & ONSITE GRADING
- DRAWING C03 SITE SERVICING PLAN
- DRAWING C04 E.S.C.P.



LOCATION PLAN
SCALE 1:2,500

CIVIC ADDRESS: 1701 & 1705 RICHARDSON STREET
LEGAL DESCRIPTION: STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS469

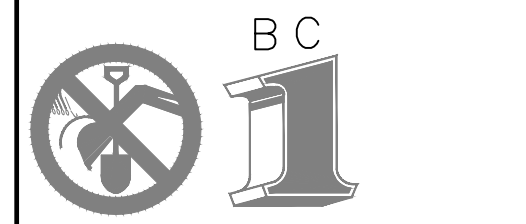


2026-07-10

BUILDING PERMIT
SUBMISSION



ISLANDER ENGINEERING: July 10, 2026 / G:\shortcut-targets-by-id\08BrdRW5unTfwktsd45b6LennC\Civil\Projects\2873 - 1701-1705 Richardson Street\3 Drawings\2026-07-10 - 2873 - 1701 Richardson - Civil Base.dwg



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 THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS				REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA			ISLANDER FILE #	2973																
															REVISION # 1			REVISION # 2			REVISION # 3			Approved By			Date	Signed	1701-1705 RICHARDSON			MUNICIPAL DESIGN #	DDP01036														
															Approved			Date	Signed	Approved			Date	Signed	Design Engineer			LOCATION PLAN, SITE PLAN AND GENERAL NOTES			REV. #	3															
															Design Engineer			Design Engineer			Design Engineer			Manager of Development			Manager of Development			B.M. : M10-78			Elev: 11.067m	DRAWING #	C01												
															Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Development Coordinator			Design: JTA			Drawn: DS	Checked: JUB	SHEET #			1 OF 4									
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ISLANDER ENGINEERING: July 10, 2026 / G:\shortcut-targets-by-id\B05\DR\W5\unT\k\std\456\Lenec\Civil\Civil Projects\2673 - 1701-1705 Richardson Street\3 Drawings\2026-07-10 - 2973 - 1701 Richardson - Civil Base.dwg

BC

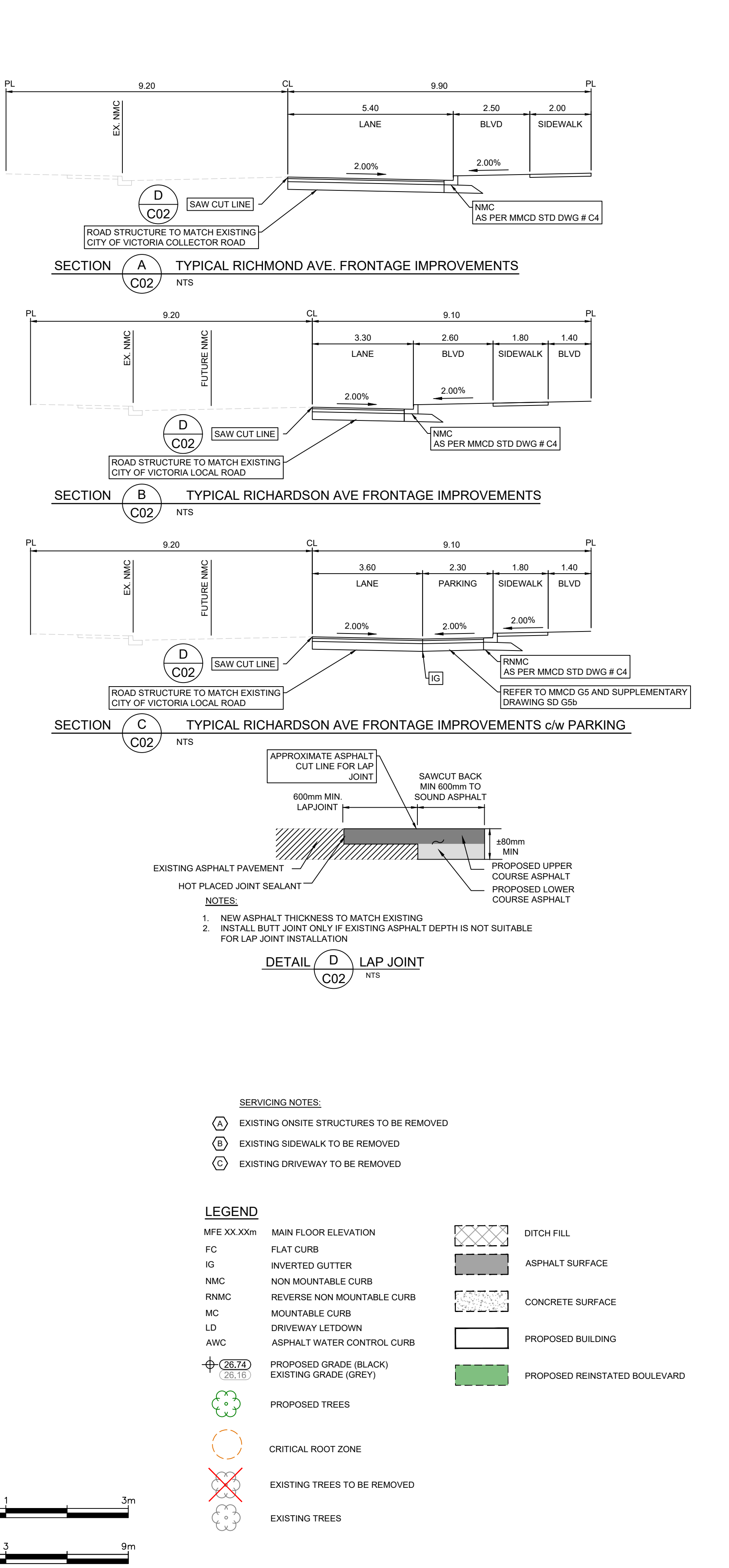
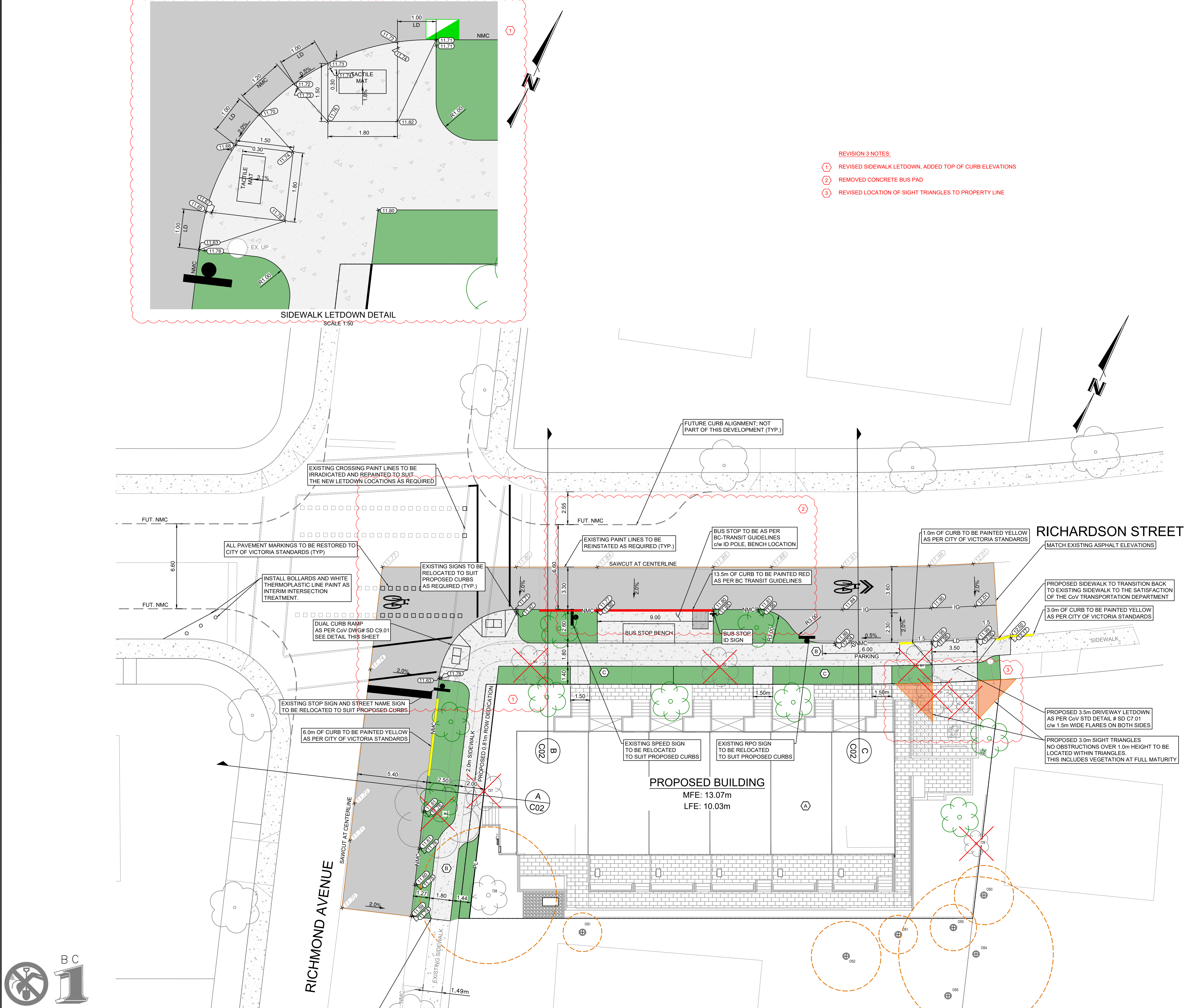
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CALL

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 THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND				REVISIONS		REVISIONS APPROVED						DESIGN APPROVED			CITY OF VICTORIA		ISLANDER FILE #	2973					
							REVISION # 1			REVISION # 2			REVISION # 3			Approved By		Date	Signed	1701-1705 RICHARDSON		MUNICIPAL DESIGN #	DDP01036	
	Existing Municipal Infrastructure				6		Approved			Approved			Approved			Design Engineer				OFFSITE IMPROVEMENTS & ONSITE GRADING		REV. #	3	
	Proposed Municipal Infrastructure				5		Date			Date			Date			Manager of Development				B.M. : M10-78		Drawn: JTB	DRAWING #	C02
	Existing External U/G Utilities				4		Signed			Signed			Signed			Development Coordinator				Scale: Hor: 1:150 Vertical: -		Date: 2026-07-10	SHEET #	2 OF 4
	Proposed External U/G Utilities				3		Design Engineer			Design Engineer			Design Engineer											
	Street Lighting				2		Development Coordinator			Development Coordinator			Development Coordinator											
	Pole Mount				1		Development Coordinator			Development Coordinator			Development Coordinator											
	Standard Mount																							
	Traffic Signal																							

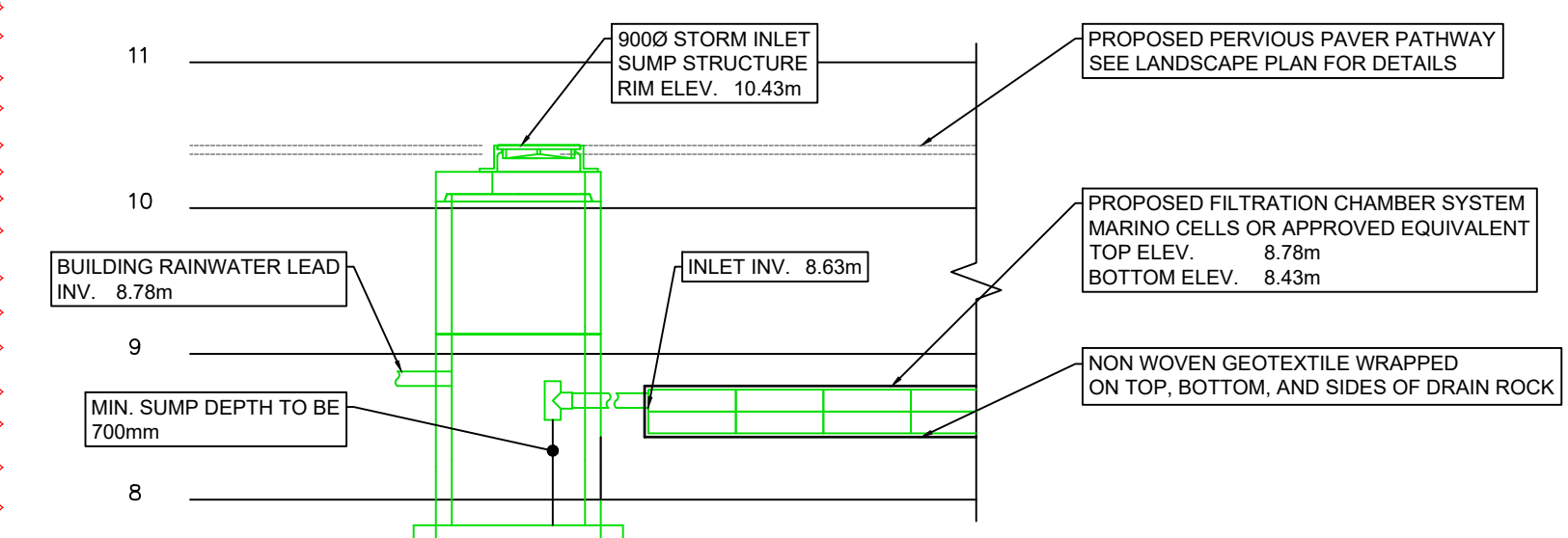
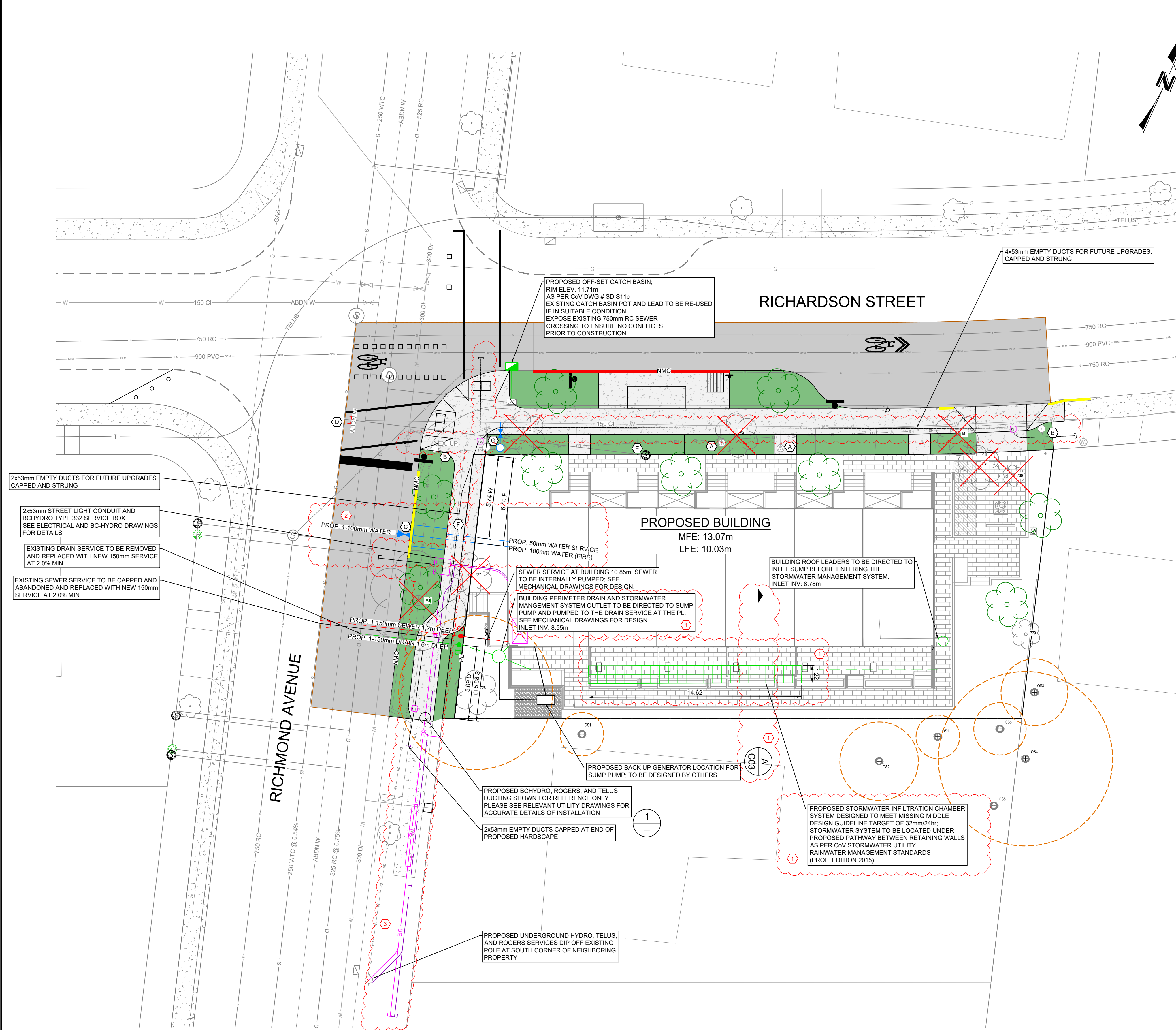


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ISLANDER ENGINEERING

2031 STORE STREET
VICTORIA, B.C. V8T5L8
PHONE 250-690-1200
www.islanderengineering.com



STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE HOUSING DESIGN GUIDELINES:

THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

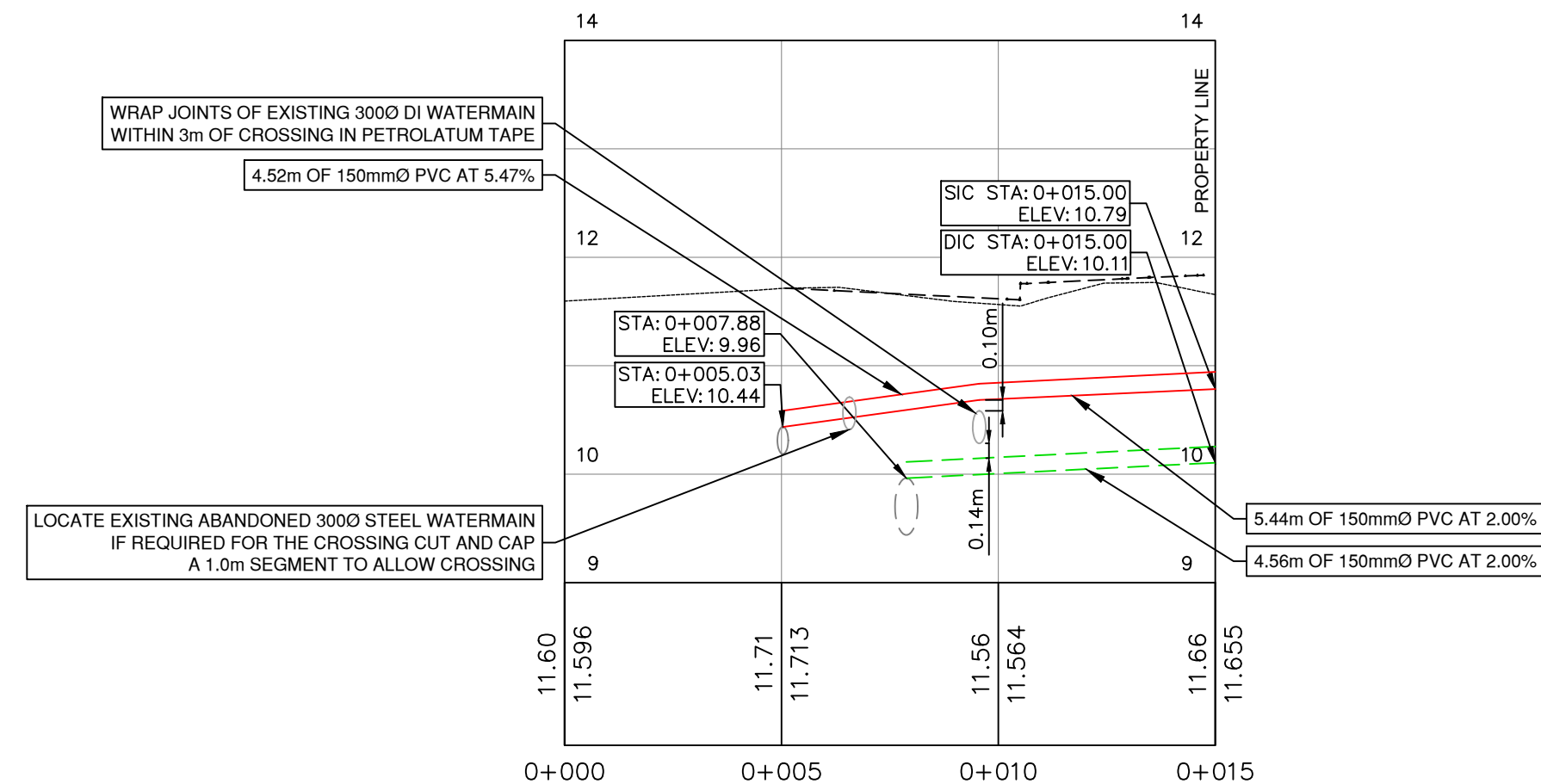
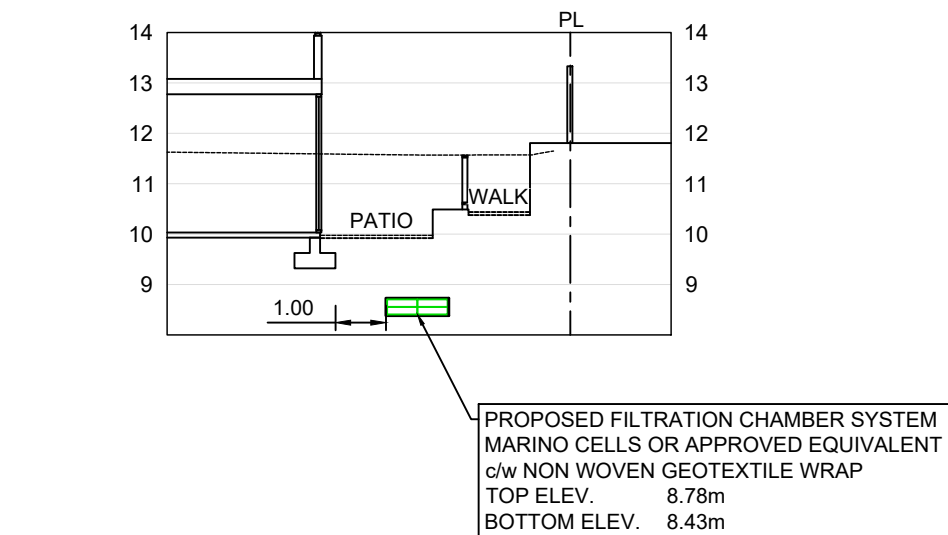
CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 52 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**
WHERE THE SIZING FACTOR IS 2% MINIMUM AND CALCULATED: $32 / (24 \times K_s + n \times Dr)$
 K_s = HYDRAULIC CONDUCTIVITY
 Dr = DEPTH OF OPEN CHAMBER SYSTEM
 n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM))

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 5%
IMPERVIOUS AREA = 350m²
PERMEABLE BASE AREA = 350m² x 5% = 17.5m² REQUIRED
PERMEABLE AREA PROVIDED = 17.8m²
MARINO CELL COUNT = 88 CELLS

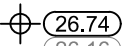
DETAIL 1 CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL

RIM ELEVATION (INLET SUMP)	10.43m
TOP OF STORAGE (INLET INVERT)	8.78m
BOTTOM OF STORAGE	8.43m
ACTIVE STORAGE DEPTH	0.35m



DETAIL 2 SEWER AND DRAIN SERVICE PROFILES

LEGEND

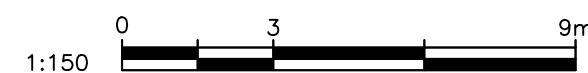
MFE XX.XXm	MAIN FLOOR ELEVATION		DITCH FILL
FC	FLAT CURB		ASPHALT SURFACE
IG	INVERTED GUTTER		
NMC	NON MOUNTABLE CURB		
RNMC	REVERSE NON MOUNTABLE CURB		CONCRETE SURFACE
MC	MOUNTABLE CURB		
LD	DRIVEWAY LETDOWN		
AWC	ASPHALT WATER CONTROL CURB		PROPOSED BUILDING
	PROPOSED GRADE (BLACK)		
	EXISTING GRADE (GREY)		PROPOSED REINSTATED BOULEVARD
	PROPOSED TREES		
	CRITICAL ROOT ZONE		
	EXISTING TREES TO BE REMOVED		
	EXISTING TREES		

SERVICING NOTES:

- (A) EXISTING 19mm WATER SERVICE TO BE DECOMMISSION AS PER CITY OF VICTORIA STANDARDS, BY CITY OF VICTORIA CREWS AT OWNERS EXPENSE.
- (B) EXISTING HYDRO POLES TO BE MAINTAINED IN PLACE
- (C) 100mm SS SADDLE F SADDLE, AND 100mm HwF GATE VALVE
WITHIN WATER ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
- (D) CAP EXISTING SEWER SERVICE AT MAIN. WORK TO BE COMPLETED BY CONTRACTOR.
- (E) REMOVE EXISTING SEWER INSPECTION CHAMBER. WORK TO BE COMPLETED BY CONTRACTOR.
- (F) PROPOSED 100mm FIRE WATER SERVICE AND 50mm WATER SERVICE INSTALLED
AS PER CITY OF VICTORIA STD DWG# SD W2g. WORK WITHIN WATER ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. DCVA TO BE INSTALLED WITHIN MECHANICAL ROOM.
- (G) EXISTING FIRE HYDRANT TO BE SHIFTED ± 1 M TO THE PROPOSED BOULEVARD AREA.
WORK TO BE PERFORMED BY CITY OF VICTORIA FORCES AT DEVELOPERS EXPENSE.

REVISION 3 NOTES:

- | | |
|---|---|
| 1 | REVISED STORM DETENTION SYSTEM TO BETTER SUIT AVAILABLE SPACE AND TO AVOID RETAINING WALLS. |
| 2 | REVISED WATER SERVICE NOTATION. |
| 3 | REVISED UNDERGROUND DUCTING FOR HYDRO, STREET LIGHTS, AND COMMUNICATION SERVICING |



2026-07-10

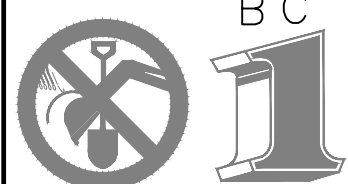
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CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS					REVISIONS APPROVED										DESIGN APPROVED			CITY OF VICTORIA			ISLANDER FILE #	2973		
																REVISION # 1			REVISION # 2			REVISION # 3				Approved By		Date	Signed	1701-1705 RICHARDSON			MUNICIPAL DESIGN #	DDP01036	
	Existing Municipal Infrastructure										Drain —D—					Concrete Box Valve					5										SITE SERVICING PLAN			REV. #	3
	Proposed Municipal Infrastructure										Ditch —D— S/W					Wood Box Flush Valve					6										B.M. : M10-78 Elev: 11.067m			DRAWING #	C03
	Existing External U/G Utilities —e— t— g— c—										Sewer —S— Manhole □ Catch Basin Hydrant					4										Scale: JTA Drawn: DS Checked: JUB			SHEET #	3 OF 4					
	Proposed External U/G Utilities										Water —W— Cleanout □ Culvert > Reducer <					3										Design: Hor: 1:150 Vertical: — Date: 2026-07-10									
Street Lighting Pole Mount Standard Mount										Traffic Sign Slip Trap					Cap / Plug Air Valve					2															
Post Top Pedestrian Signal Traffic Signal										Ctrl Monument Traverse Hub					Gas Valve Water Meter					1															

ISLANDER ENGINEERING: July 10, 2026 / G:\shortcut-targets-by-id\085d\RW5\unT\ktsd\456\Lenec\City\Civil\Projects\2973 - 1701-1705 Richardson Street\3 Drawings\2026-07-10 - 2973 - 1701 Richardson - Civil Base.dwg



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

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

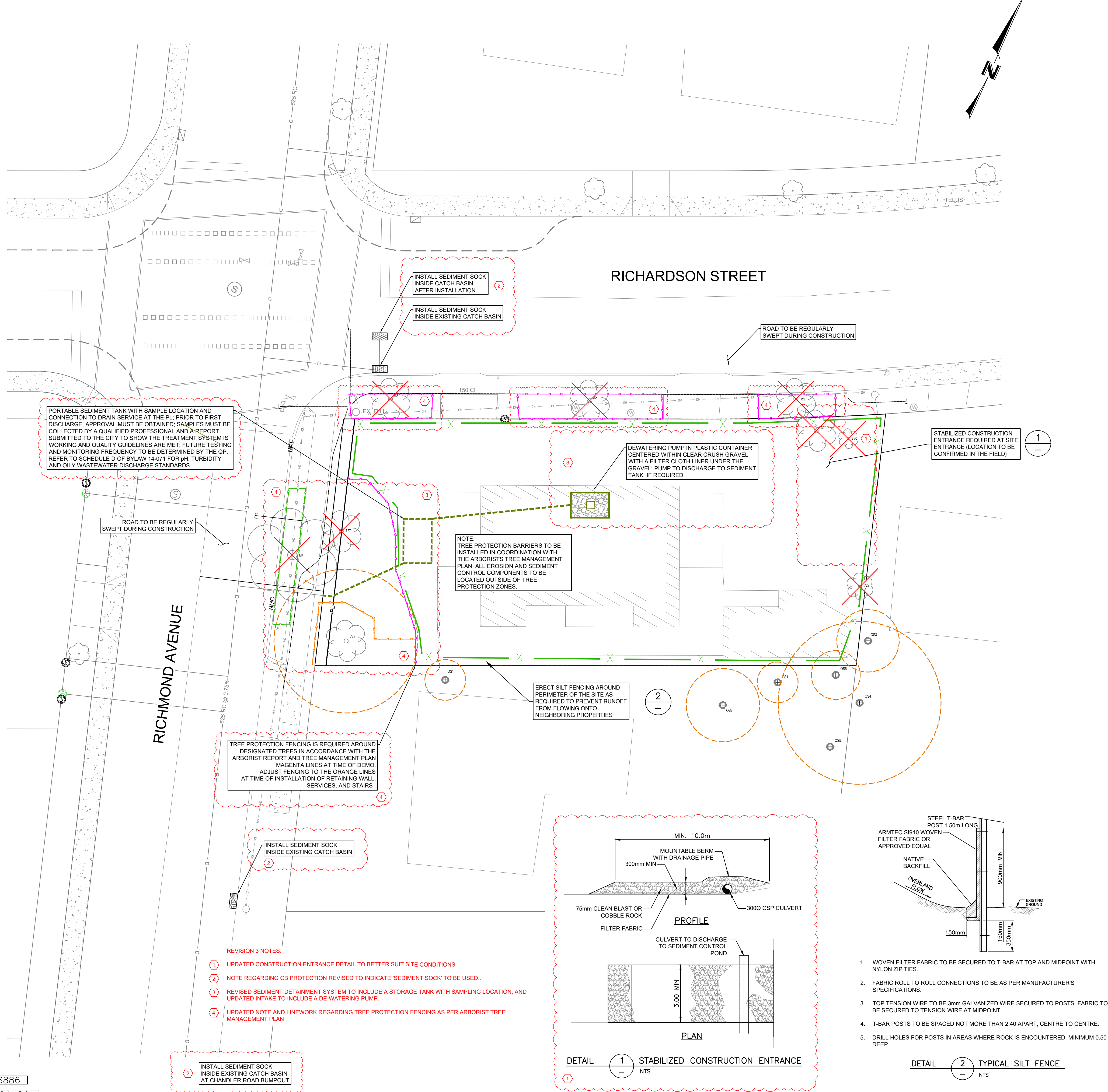
LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting	Pole Mount —P—
Post Top	Pedestrian Signal
	Traffic Signal
	Ctrl Monument
	Traverse Hub
	Curb —C—
	Sidewalk —S/W—
	Manhole
	Cleanout
	Silt Trap
	Cop / Plug
	Gas Valve
	Concrete Box
	Wood Box
	Catch Basin
	Culvert
	Cap / Plug
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve
	Water Meter

REVISIONS	
6	Valve
5	Flush Valve
4	Hydrant
3	Reducer
2	Air Valve
1	Water Meter

REVISIONS	
REVISION # 1	REVISION # 2
Approved	Approved
Date	Date
Signed	Signed
Design Engineer	Design Engineer
Manager of Development	Manager of Development
Development Coordinator	Development Coordinator

DESIGN APPROVED	
Approved By	Date
Design Engineer	Date
Manager of Development	Date
Development Coordinator	Date

CITY OF VICTORIA	
1701-1705 RICHARDSON	2973
E.S.C.P.	DDP01036
B.M. : M10-78	Elev: 11.067m
Design: JTA	Drawn: DS
Scale: Hor: 1:150	Vertical: —
Date: 2026-07-10	Checked: JUB
	Rev: #
	3
	C04
	SHEET #
	4 OF 4



EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION AND SEDIMENT CONTROL PLAN IS AN ENDURING PROCESS. DETAILS SHOWN ON THESE PLANS ARE FOR EARTHWORKS AND GENERAL GUIDANCE ONLY. AS CONSTRUCTION PROCEEDS VARIOUS EROSION AND SEDIMENT CONTROL TECHNIQUES WILL BE REQUIRED TO AVOID THE TRANSPORT OF SEDIMENTS. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN, RATHER THAN WAITING FOR AN EROSION AND SEDIMENT PROBLEM THEN TRYING TO RESPOND.
2. EQUIPMENT AND WORKMANSHIP IS TO BE OF BEST QUALITY. THE ENGINEER RESERVES THE RIGHT TO DISMISS ANY EQUIPMENT FROM THE SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS ETC.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES FOR KEEPING SILT AND/OR OTHER DELETERIOUS MATERIAL FROM LEAVING THE SITE. TO ENSURE ADEQUATE CONTROL, EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN.
4. THE BEST WAY TO KEEP SEDIMENT OUT OF WATER IS TO AVOID IT BEING SUSPENDED IN THE FIRST PLACE. THE ONLY FEASIBLE WAY TO REMOVE SEDIMENT FROM WATER IS TO SLOW THE VELOCITY OF MOVING WATER AND ALLOW THE SEDIMENTS TO DROP OUT OF SUSPENSION. EROSION AND SEDIMENT WORKS ARE TO BE A PREVENTATIVE MEASURE TO AVOID SUSPENDED SEDIMENTS IN WATER.
5. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED OR AFTER THE TEMPORARY BEST MANAGEMENT PRACTICE (BMP) IS NO LONGER NEEDED, CONTRACTOR/DEVELOPER MUST SUBMIT WRITTEN NOTICE TO THE CITY TO REQUEST WATER TREATMENT SYSTEM REMOVAL AS PER PART D, SECTION 4.5.21 OF THE ENGINEERING STANDARDS AND PRACTICE MANUAL.
6. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHOULD BE PERMANENTLY STABILIZED.
7. THE ENGINEER OR QEP WILL PERFORM ROUTINE OBSERVATIONS AND MAKE RECOMMENDATIONS FOR EROSION AND SEDIMENT CONTROL METHODS.
8. EROSION AND SEDIMENT CONTROL FEATURES TO BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING RUNOFF-PRODUCING EVENTS. CONTRACTOR TO KEEP A RECORD ONSITE FOR REVIEW OF MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL RECORDS ARE TO INCLUDE DATE MAINTENANCE PERFORMED.
9. EXCAVATION WORK SHOULD BE TIMED TO OCCUR DURING THE SUMMER MONTHS (MAY TO SEPTEMBER) WHEN PRECIPITATION IS AT A MINIMUM.
10. CONTRACTOR TO INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCED EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN EFFECTIVENESS OF THE EROSION CONTROL FEATURES SHALL BE MADE IMMEDIATELY.
11. EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF ENVIRONMENT "DEVELOP WITH CARE: ENVIRONMENTAL GUIDELINES FOR URBAN AND RURAL DEVELOPMENT IN BRITISH COLUMBIA". IT IS INCUMBENT ON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREIN.
12. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE LOCATION AND EXTENT OF SEDIMENT CONTROL WORKS ARE TO BE REVIEWED REGULARLY WITH THE ENGINEER/QEP OR ENVIRONMENTAL MONITOR.
13. ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
14. RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
15. RESTRICT VEHICLE AND MACHINE ACCESS TO THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES:

1. LIMIT CLEARING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION. AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALE COVERING OR ALTERNATIVE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE.
3. CONCRETE WASH AREA TO BE LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE DETERMINED BY THE ENGINEER.
4. SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN. WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MIN. 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND COMPACTION BY PULLING UP ON THE FABRIC WHILE KICKING AT THE TOE OF THE FABRIC AND PERSONNEL ARE TO WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.

OFFSITE CONTROLS:

1. WHERE APPLICABLE, FILTER FABRIC TO BE INSTALLED ON ROADWAY CATCH BASINS ADJACENT TO WORK SITE.
2. ALL SOILS TO BE REMOVED FROM SITE WHERE REASONABLE.
3. ADJACENT ROADWAYS AFFECTED BY CONSTRUCTION PRACTICES AREA TO BE SWEEPED DAILY TO REMOVE DIRT/DOUST. DO NOT SWEEP DIRT/MUD INTO CATCHBASINS OR WATER COURSES.

SPILL PREVENTION:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIAL PRODUCTS THAT WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.

1. ORIGINAL LABELS AND MATERIAL SAFETY DATA INFORMATION WILL BE RETAINED.
2. IF SURPLUS PRODUCTS MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND PROVINCIAL RECOMMENDED METHODS FOR PROPER DISPOSAL SHALL BE FOLLOWED.
3. CONTRACTOR TO PROVIDE SPILL PREVENTION PLAN TO THE SATISFACTION OF THE QEP PRIOR TO CONSTRUCTION.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES ARE TO BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP ARE TO BE CLEARLY POSTED AND SITE PERSONNEL ARE TO BE MADE AWARE OF PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP MATERIALS.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP ARE TO BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS ARE TO BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA IS TO BE KEPT WELL VENTILATED AND PERSONNEL ARE TO WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF HAZARDOUS OR TOXIC MATERIAL ARE TO BE REPORTED TO THE APPROPRIATE PROVINCIAL OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
6. THE SPILL PREVENTION PLAN IS TO BE ADJUSTED TO INCLUDE MEASURES TO PREVENT ANY TYPE OF SPILL FROM REOCCURRING AND CLEANUP PROCEDURES NOTED TO ASSIST IN CASE OF A RECURRENCE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN ARE ALSO TO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THIS PERSON WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OR PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL ARE TO BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PETROLEUM PRODUCTS:

1. ALL ONSITE VEHICLES TO BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
2. PETROLEUM PRODUCTS ARE TO BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELLED.
3. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

1. FERTILIZERS USED ARE TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS ARE TO BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORM WATER.
2. STORAGE WILL BE IN A COVERED SHED.
3. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZERS ARE TO BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

1. ALL CONTAINERS ARE TO BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT IS NOT TO BE DISCHARGED TO THE STORM WATER SYSTEM, BUT PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OF PROVINCIAL AND LOCAL REGULATIONS.
2. CONCRETE TRUCKS, CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS TO A DESIGNATED LOCATION SEPARATE FROM THE STORM WATER SEDIMENT BASIN.

GOOD HOUSEKEEPING:

1. THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ONSITE DURING CONSTRUCTION:
 - 1. AN EFFORT IS MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB.
 - 2. ALL MATERIALS STORED ONSITE ARE TO BE STORED IN A NEAT, ORDERLY MANNER IN THE APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - 3. PRODUCTS ARE TO BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES ARE NOT TO BE MIXED UNLESS RECOMMENDED BY THE MANUFACTURER.
 - 4. WHENEVER POSSIBLE, ALL OF A PRODUCT TO BE USED BEFORE DISPOSING OF THE CONTAINER.
 - 5. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL ARE TO BE FOLLOWED.
 - 6. CONTRACTOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

STORMWATER MANAGEMENT

APPROVAL FROM THE CITY'S STORMWATER TEAM IS REQUIRED PRIOR TO DISCHARGING TO THE CITY'S MUNICIPAL STORMWATER SYSTEM. WE REQUIRE A FULL SUITE OF SAMPLING PARAMETERS TO BE SAMPLED FOR AND ANALYSED AT AN ACCREDITED LAB PRIOR TO FIRST DISCHARGE. ONCE APPROVAL IS GIVEN TO DISCHARGE, ON-GOING WATER QUALITY MONITORING WILL FOCUS ON PH AND TURBIDITY AND ANY OTHER POTENTIAL CONTAMINANTS OF CONCERN PLEASE SEE BELOW FOR STORMWATER SAMPLING DETAILS.

1. PRIOR TO FIRST DISCHARGE (INITIAL SAMPLE)

- 1.1. AT MINIMUM, PARAMETERS IN THE TABLE BELOW ARE TO BE SAMPLED FOR PRIOR TO DISCHARGE TO ESTABLISH BASELINE WATER QUALITY CONDITIONS. IF APPLICABLE, ANY POTENTIAL CONTAMINANTS OF CONCERN SHOULD ALSO BE SAMPLED FOR.
- 1.2. SAMPLE TO BE COLLECTED BY QUALIFIED PERSONNEL AND ANALYZED AT AN ACCREDITED LAB
- 1.3. PROVIDE A REPORT OF ANALYSIS RESULTS THAT DEMONSTRATES WATER QUALITY STANDARDS COMPLY WITH LIMITS OUTLINED IN SCHEDULE D OF THE SANITARY SEWER AND STORMWATER UTILITIES BYLAW AND THE MOST STRINGENT REQUIREMENTS APPLICABLE TO THE RECEIVING ENVIRONMENT
- 1.4. APPROVAL FROM THE CITY IS REQUIRED PRIOR TO FIRST DISCHARGE

2. TREATMENT ADJUSTED SAMPLE

- 2.1. IF EXCEEDANCES ARE IDENTIFIED IN THE INITIAL SAMPLING ROUND, THE TREATMENT SYSTEM WILL NEED TO BE ADJUSTED AND THE WATER RE-SAMPLED AND ANALYZED
- 2.2. APPROVAL IS REQUIRED PRIOR TO DISCHARGE

3. SCHEDULED SAMPLING

- 3.1. DRY WEATHER MONTHS (MAY-SEPTEMBER)
 - 3.1.1. BI-WEEKLY SAMPLING OF TURBIDITY AND PH
 - 3.1.2. BI-MONTHLY SAMPLING OF POTENTIAL CONTAMINANTS OF CONCERN (IF APPLICABLE)
 - 3.1.3. MONTHLY REPORTING TO CITY
- 3.2. WET WEATHER MONTHS (OCTOBER-APRIL)
 - 3.1.1. WEEKLY SAMPLING OF TURBIDITY AND PH
 - 3.1.2. MONTHLY SAMPLING OF POTENTIAL CONTAMINANTS OF CONCERN (IF APPLICABLE)
 - 3.1.3. BI-WEEKLY REPORTING TO CITY

4. PRIOR TO TREATMENT SYSTEM REMOVAL

- 4.1. APPROVAL IS REQUIRED PRIOR TO DISMANTLING TREATMENT WORKS
- 4.2. MUST COLLECT SAMPLE WITHIN ONE WEEK OF SYSTEM REMOVAL TO ENSURE NO RESIDUAL IMPACT ON WATER QUALITY

PARAMETERS TO BE SAMPLED PRIOR TO FIRST DISCHARGE

PH
TURBIDITY (NTU)
TOTAL OIL AND GREASE
E. COLI
PHOSPHORUS
CHLORIDE
BTEX
PAH
TOTAL METALS

ONCE THE ABOVE IS COLLECTED, IT IS TO BE EMAILED TO STORMWATER@VICTORIA.CA

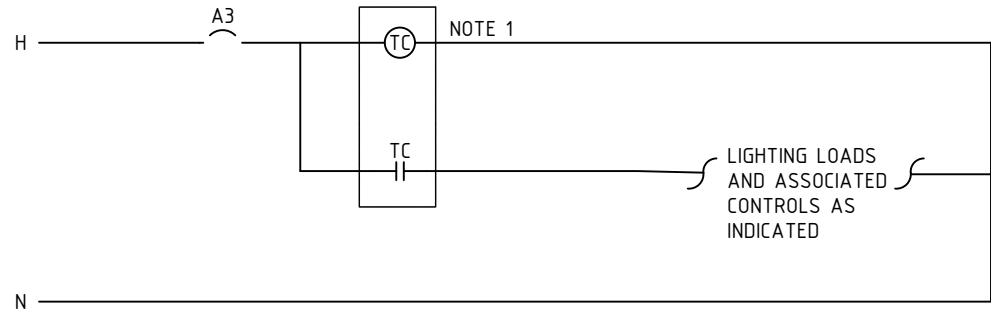
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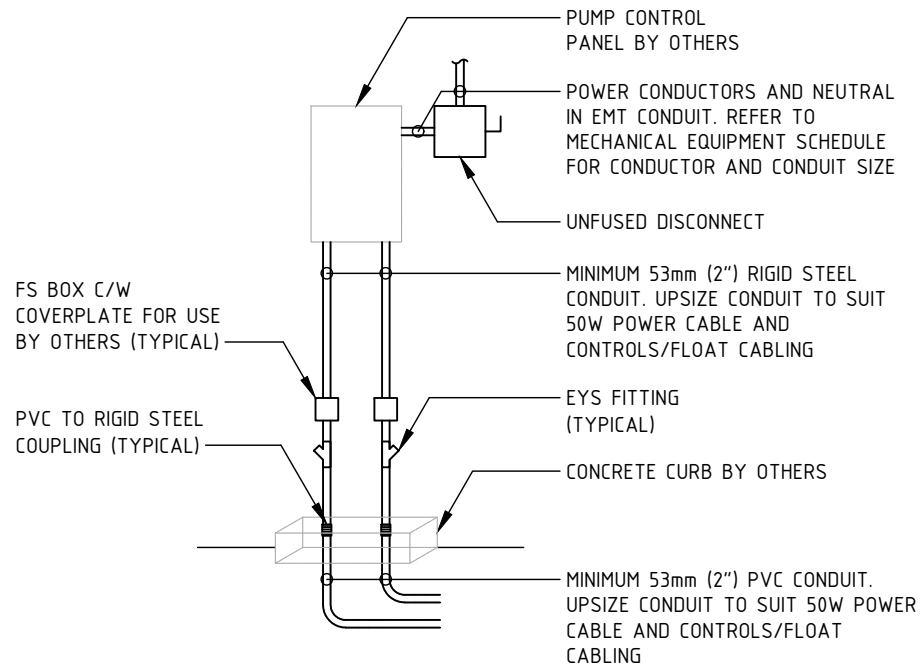
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778-433-9391
EIBC P2P: 1001513

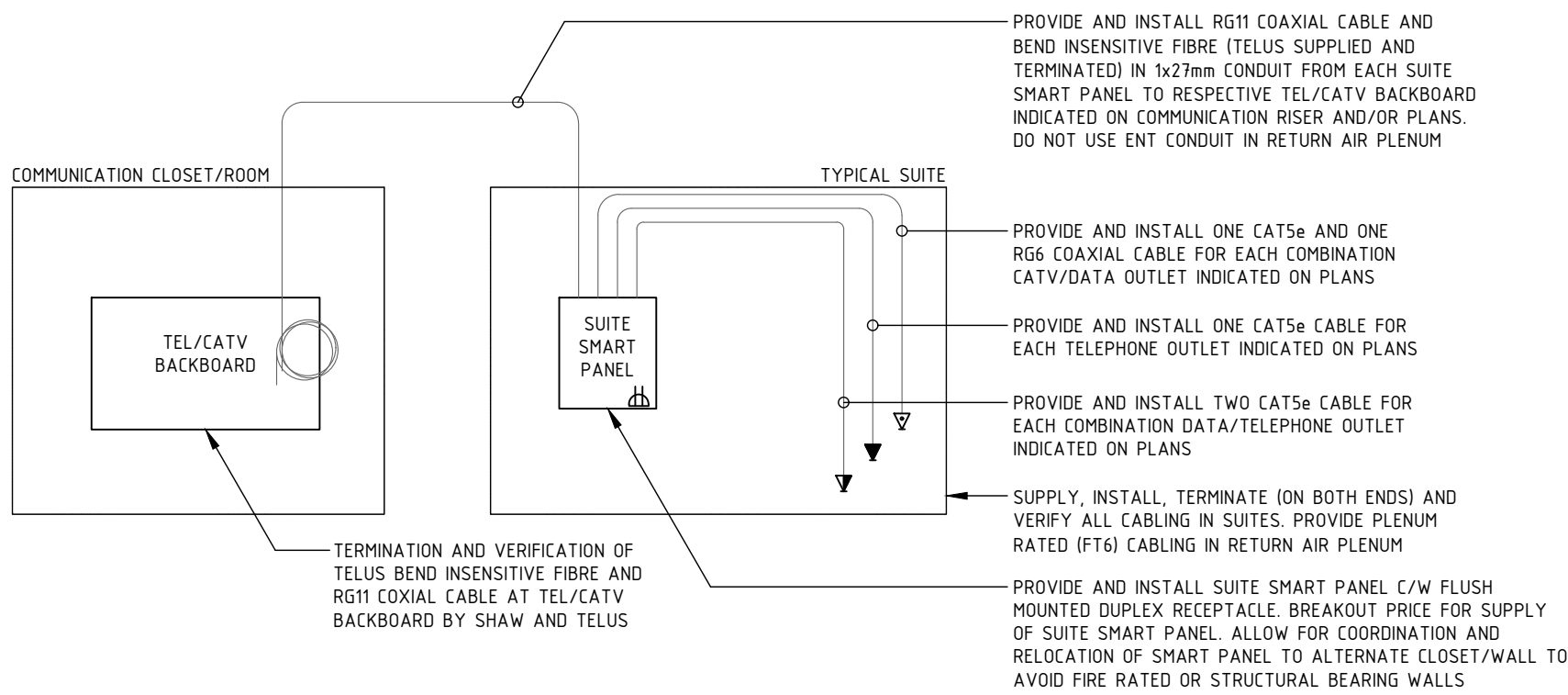


- NOTES:
1. SINGLE CIRCUIT TIMECLOCK TO CONTROL LIGHTING CIRCUIT INDICATED ADJACENT TO TIMECLOCK ON PLANS. PROGRAM TO OWNER'S SATISFACTION.

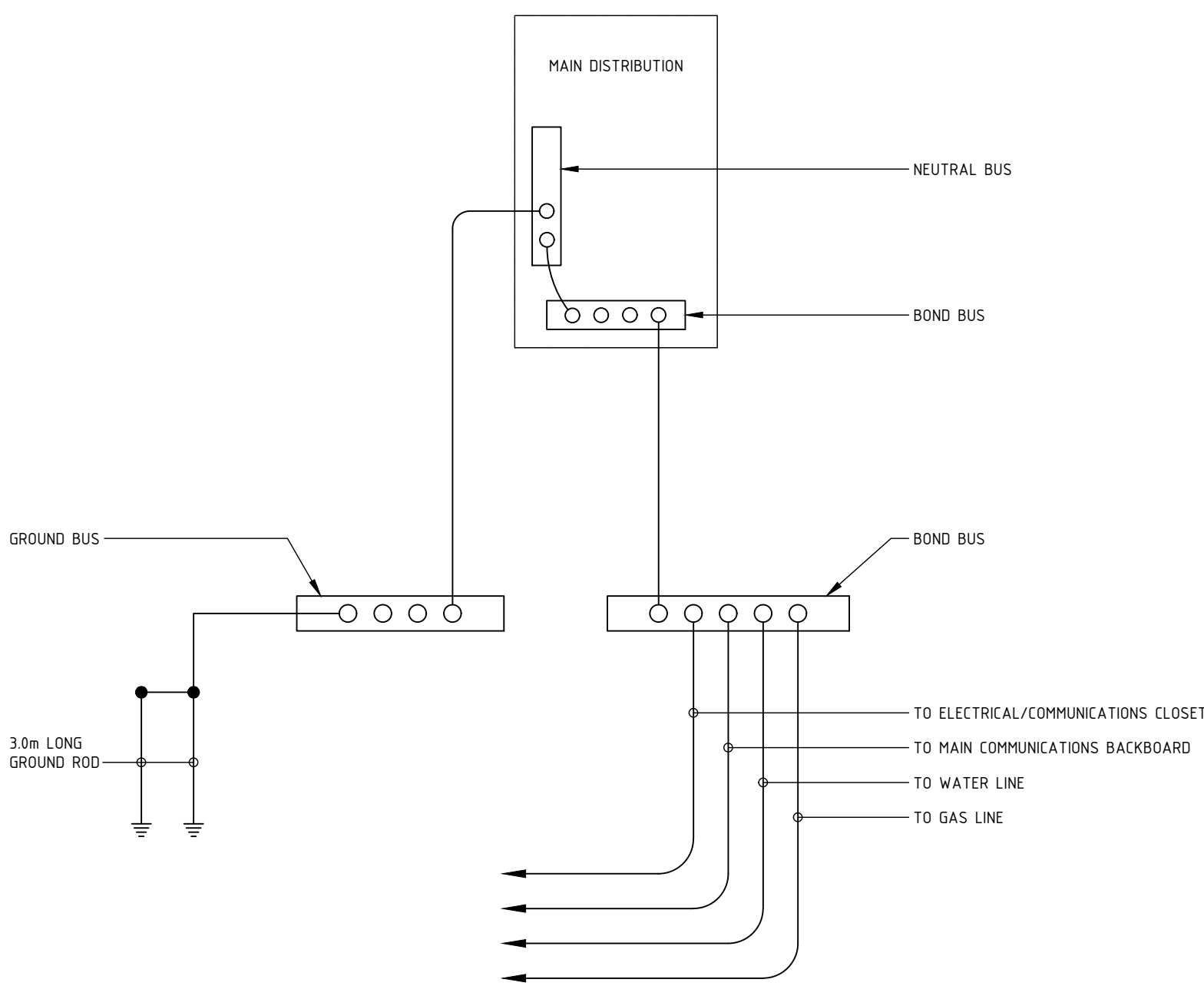
6 LIGHTING CONTROL SCHEMATIC
E101 NTS



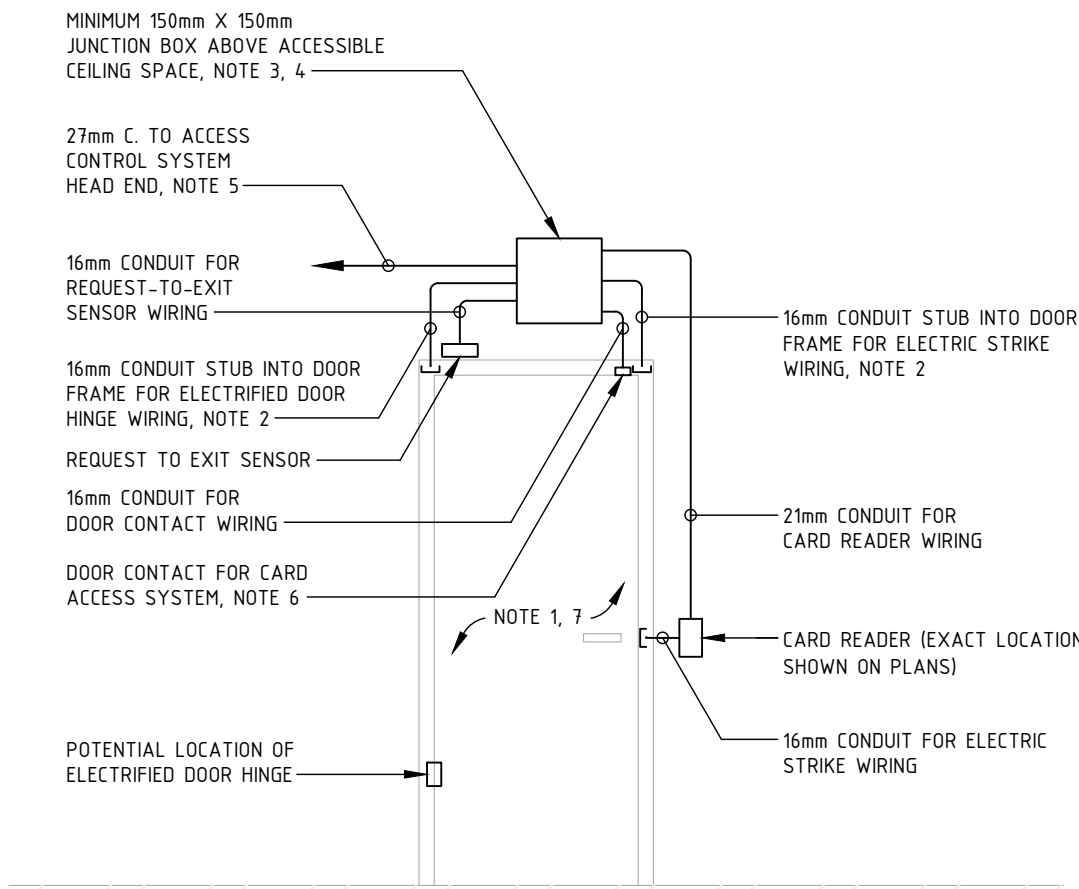
5 SUMP PUMP DETAIL
E101 NTS



4 SUITE COMMUNICATIONS DIAGRAM
E101 NTS

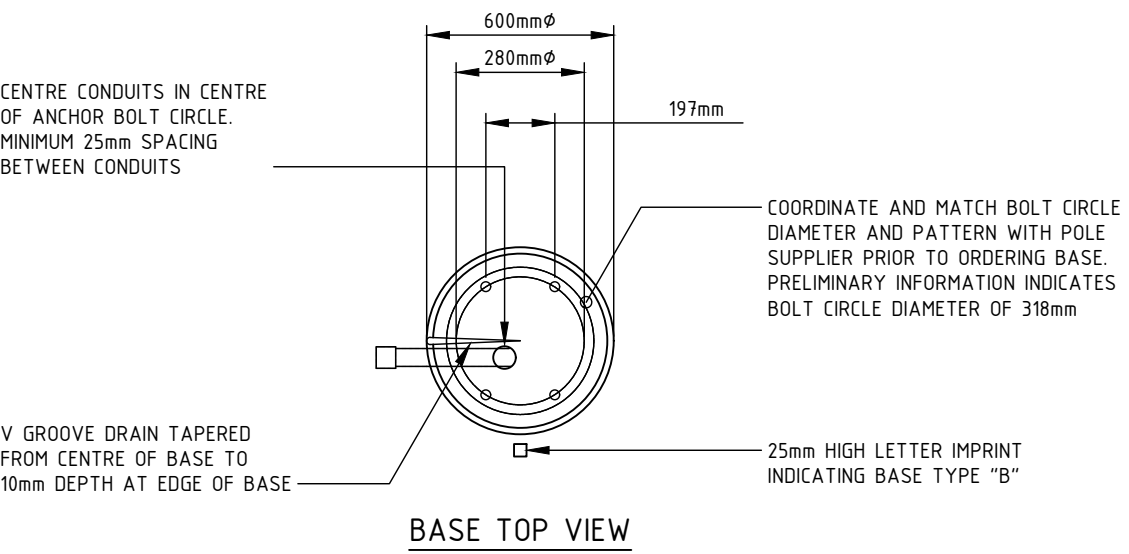


3 GROUNDING DETAIL
E100 NTS

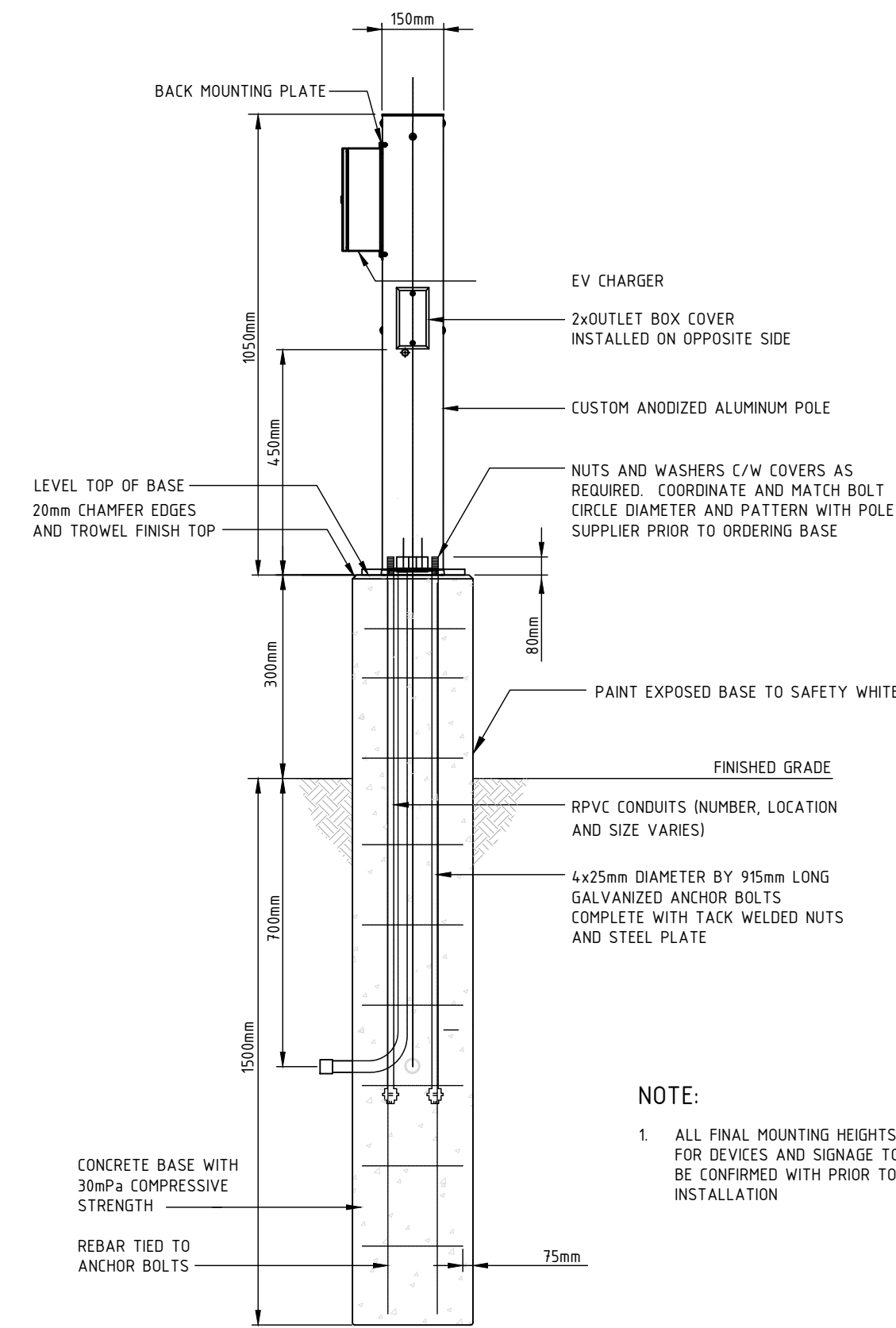


- ELECTRICAL CONTRACTOR NOTES:
1. COORDINATE WITH ACCESS CONTROL SYSTEM AND DOOR HARDWARE SUPPLIER AND PROVIDE ROUGH-IN FOR ALL DEVICES SHOWN IN DETAIL. COMPLETE WITH CONDUITS, PULLSTRING, OUTLET BOXES, COVERPLATES AND OTHER REQUIRED MATERIALS AND COMPONENTS TO FACILITATE FUTURE INSTALLATION OF SECURITY SYSTEM DEVICES.
 2. PROVIDE CONDUITS FOR ELECTRIC STRIKE AND ELECTRIFIED DOOR HINGE IF DOOR HARDWARE SYSTEM IS UNKNOWN AT TIME OF ROUGH-IN.
 3. WHERE ACCESSIBLE CEILING SPACE IS NOT AVAILABLE ABOVE DOOR, MOUNT JUNCTION BOX IN NEAREST AVAILABLE ACCESSIBLE CEILING SPACE.
 4. REFER TO PLANS AND SPECIFICATIONS FOR LOCATION OF ACCESS CONTROL SYSTEM PANEL WHERE LOCATION IS NOT INDICATED ON PLANS, ASSUME LOCATION IN NEAREST COMMUNICATION ROOM/CLOSET.

2 D1 DOOR DETAIL
E101 NTS



BASE TOP VIEW



- NOTE:
1. ALL FINAL MOUNTING HEIGHTS FOR DEVICES AND SIGNAGE TO BE CONFIRMED WITH PRIOR TO INSTALLATION.

ELEVATION VIEW

1 EV CHARGER PEDESTAL DETAIL
E101 NTS



10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT

1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON VICTORIA, BC

TITLE

ELECTRICAL DETAILS

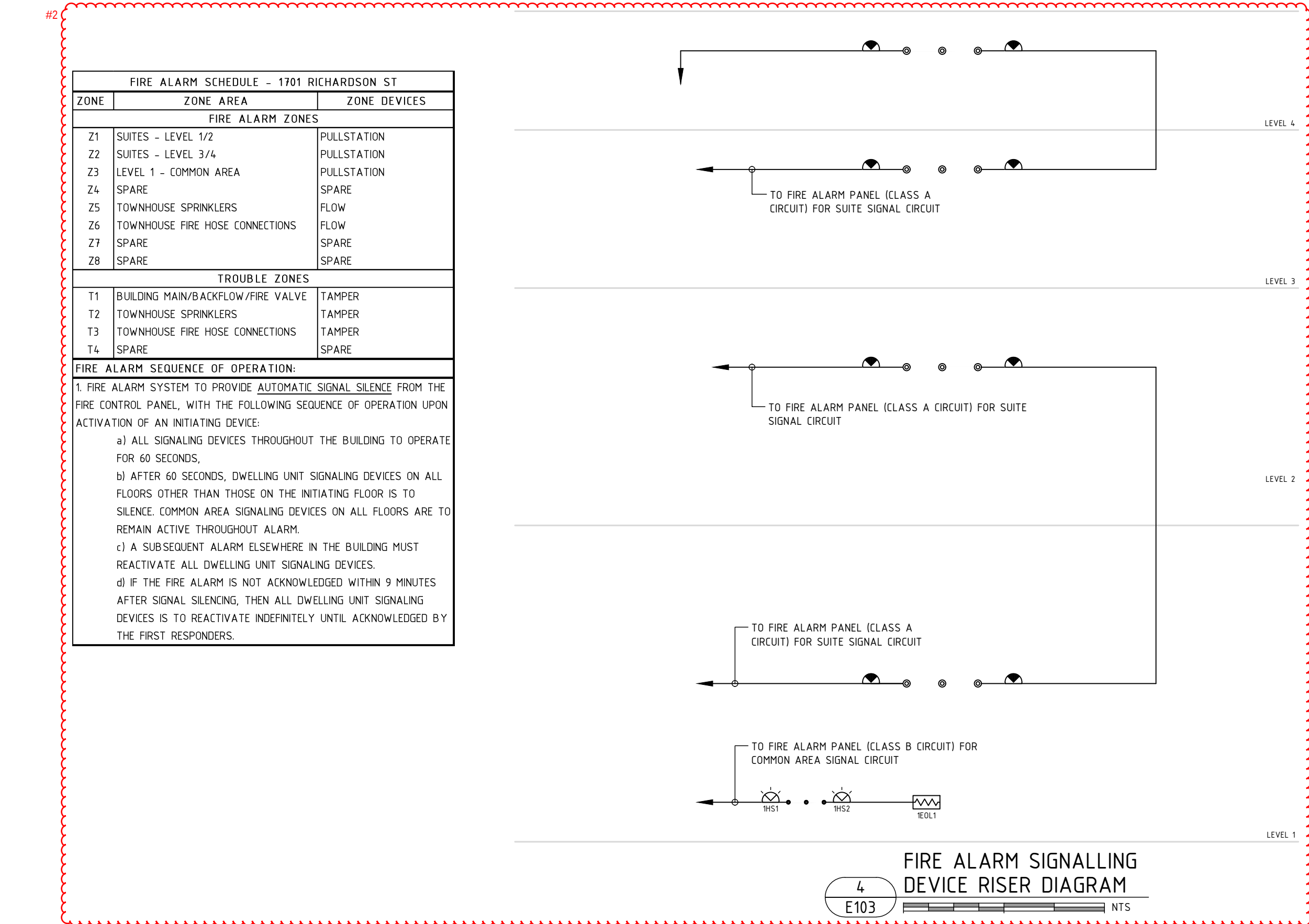
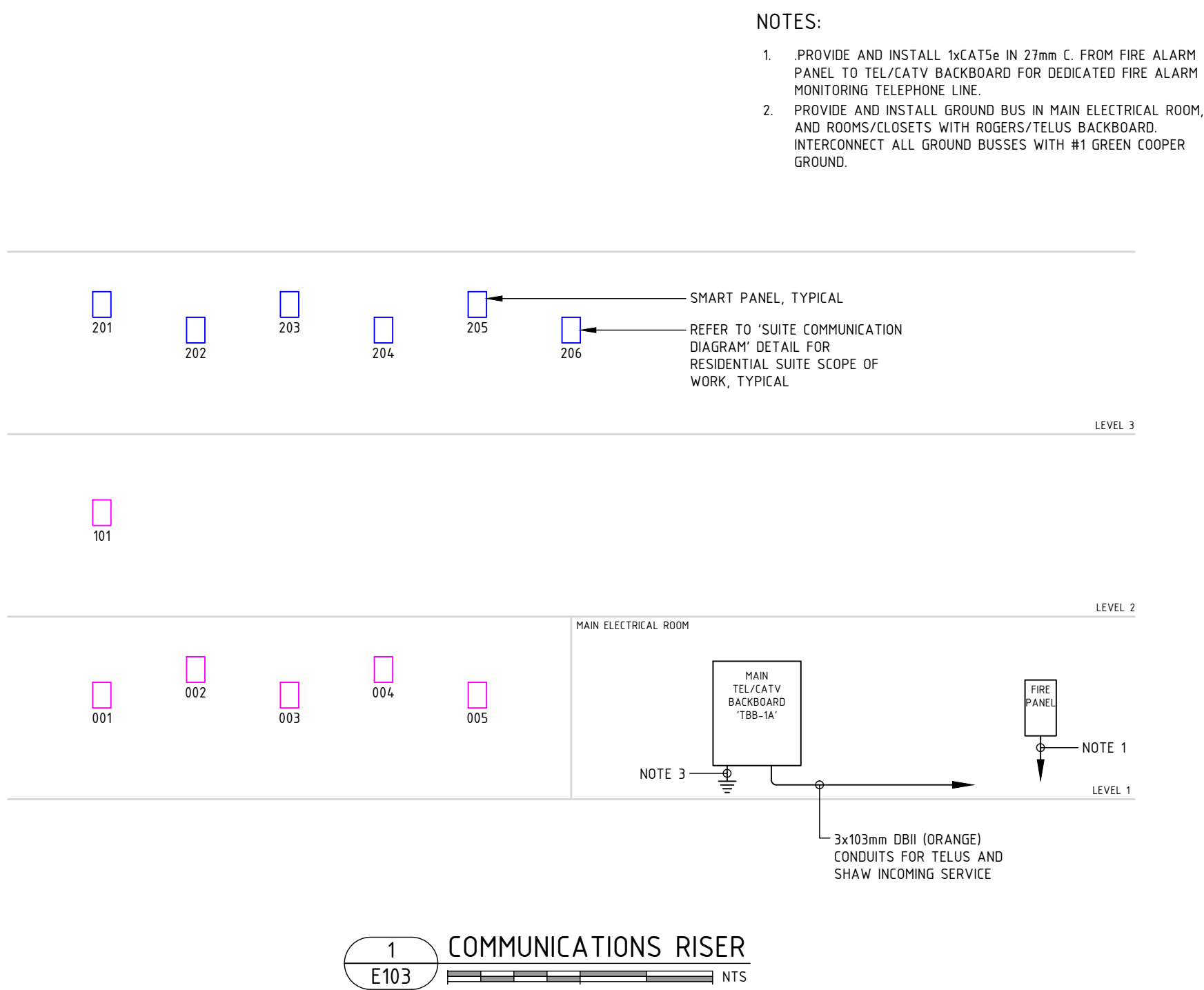
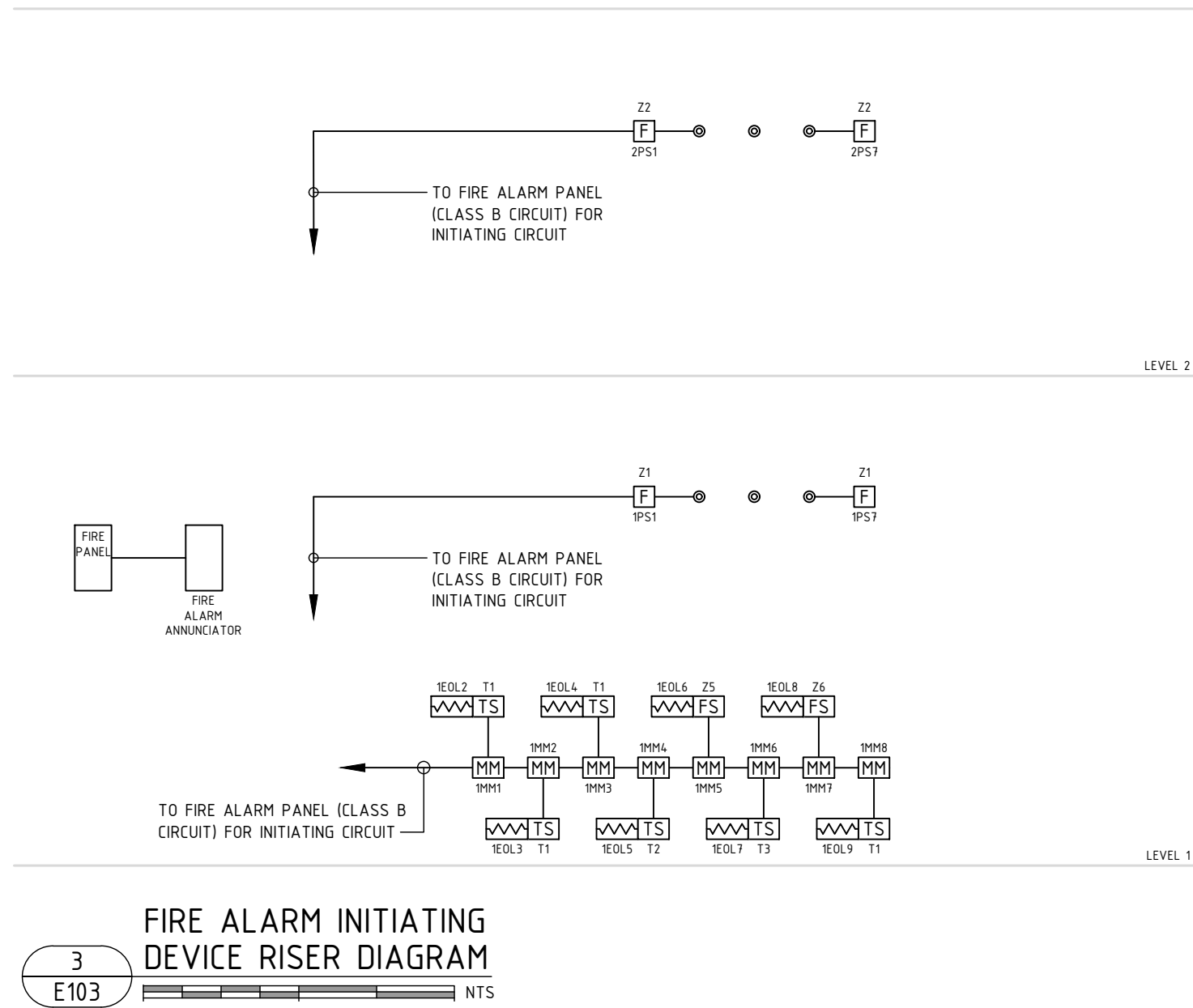
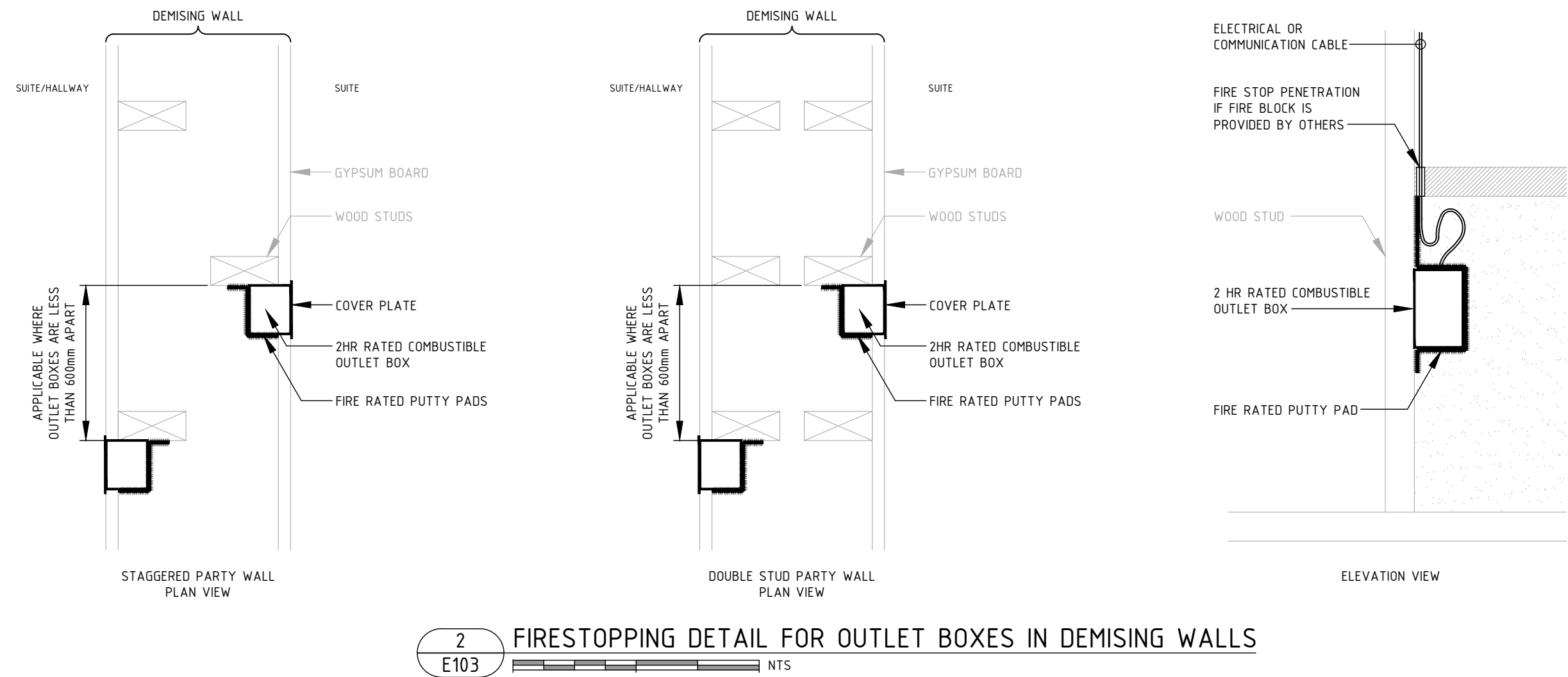
PROJECT NO.	1-25-015	SHEET NO.	
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

E101

TYPICAL SUITE PANEL									
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET								# OF CIRCUITS: 36	
TYPE: COMBINATION LOAD CENTER								MOUNTING: FLUSH	
MAINS: 100A, 120/240V, 1PH, 3W									
COMPLETE WITH 100A-2P MAIN BREAKER									
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD	
RECEPTACLES	Σ	20	1	01	02	1	15	LIGHTING	
RECEPTACLES	Σ	20	1	03	04	1	15	LIGHTING	
DISHWASHER	Δ	15	1	05	06	1	15	RECEPTACLES Δ	
FRIDGE		15	1	07	08	1	15	RECEPTACLES Δ/Σ	
RANGE		40	2	09	10	1	15	RECEPTACLES AND LIGHTING Σ	
MICROWAVE		11	12	11	1	20		WASHER Δ/Σ	
CONDENSING UNITS- CU-X	Σ	20	1	13	14	2	30	DRYER	
FAN COILS		20	2	15	16	2	20	HOT WATER TANK	
BASEBOARD HEATERS	Σ	15	2	21	22	1	15	RECEPTACLE- WP Σ	
		25	23	24	1	15		ENERGY RECOVERY VENT- ERV Δ	
		25	26	1	15			SANITARY PUMP- SP-A Σ	
		27	28	1	15			RECEPTACLES Δ	
		29	30						
		31	32						
		33	34						
		35	36						
Σ INDICATES GFCI (5mA) BREAKER								Δ INDICATES AFCI	
R INDICATES DUAL GFCI/AFCI BREAKER									

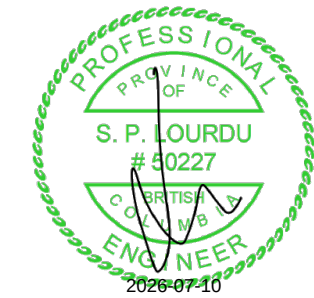
PANEL 'H'													
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET											# OF CIRCUITS: 30		
TYPE: COMBINATION LOADCENTER											MOUNTING: SURFACE		
MAINS: 100A, 120/240V, 1PH, 3W													
COMPLETE WITH 100A-2P MAIN BREAKER													
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD					
LIGHTING- ELEC ROOM	Σ	15	1	01	02	1	20	RECEPTACLE- ROOF					
LIGHTING- EXTERIOR		15	1	03	04	1	20	RECEPTACLE- BIKE STORAGE					
FORCE FLOW HEATER- BIKE	Σ	20	2	05	06	1	20	RECEPTACLE- BIKE STORAGE					
		07	08	2	40	EV CHARGER							
BASEBOARD HEATER	Σ	15	2	09	10			HEATER-FIRE ALARM ANNUNCIATOR					
		11	12	1	15	HEATER-FIRE ALARM ANNUNCIATOR							
EXHAUST FAN EF-A	Σ	15	1	13	14	1	20	RECEPTACLE- BACKBOARD					
		15	1	16	1	20	RECEPTACLE- BACKBOARD						
HEAT TRACE- BIKE STORAGE	Σ	15	1	17	18	1	15	RECEPTACLE- IRRIGATION					
		19	20										
		21	22										
		23	24										
		25	26										
SPARE	Σ	20	1	27	28	1	15	SPARE					
SPARE		20	1	29	30	1	15	SPARE					
Σ INDICATES GFCI (5mA) BREAKER													

TYPICAL SUITE PANEL													
PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET										# OF CIRCUITS: 12			
TYPE: COMBINATION LOAD CENTER										MOUNTING: FLUSH			
MAINS: 60A, 120/240V, 1PH, 3W													
LOAD		AMP	P	CCT	CCT	P	AMP	LOAD					
SUMP PUMP SP-2		30	1	01	02								
				03	04								
				05	06								
				07	08								
SPARE		15	1	09	10	1	20	SPARE					
SPARE		15	1	11	12	1	20	SPARE					



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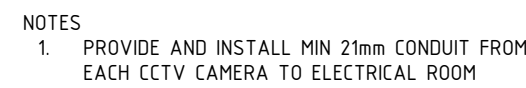
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9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT
1701 RICHARDSON ST RESIDENTIAL

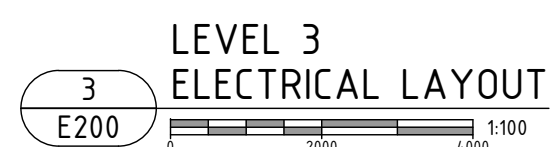
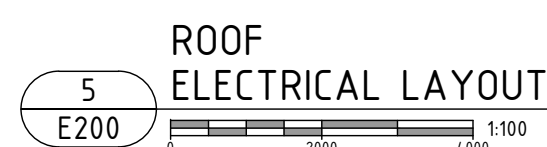
1701 RICHARDSON VICTORIA, BC

TITLE
FIRE ALARM AND COMMUNICATIONS RISER DIAGRAM

PROJECT NO.	1-25-015	SHEET NO.	E103
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5



LEVEL 1
ELECTRICAL LAYOUT



10	RE-BP	26-07-10
9	DRAFT RE-BP	26-06-19
8	RE-IFT	26-05-22
7	IFT	26-04-07
6	RE-BUILDING PERMIT	26-04-06
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1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT

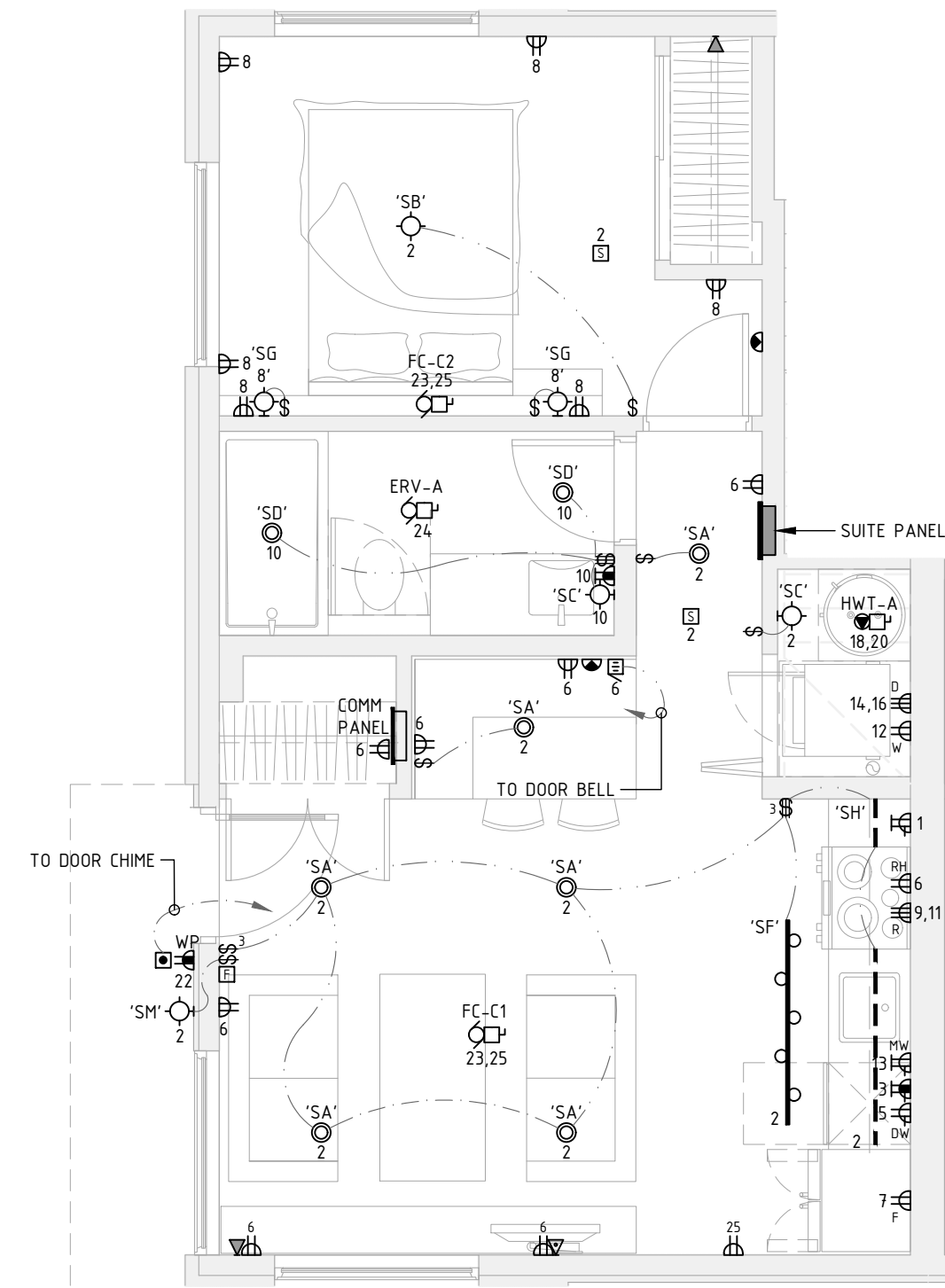
1701 RICHARDSON
ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

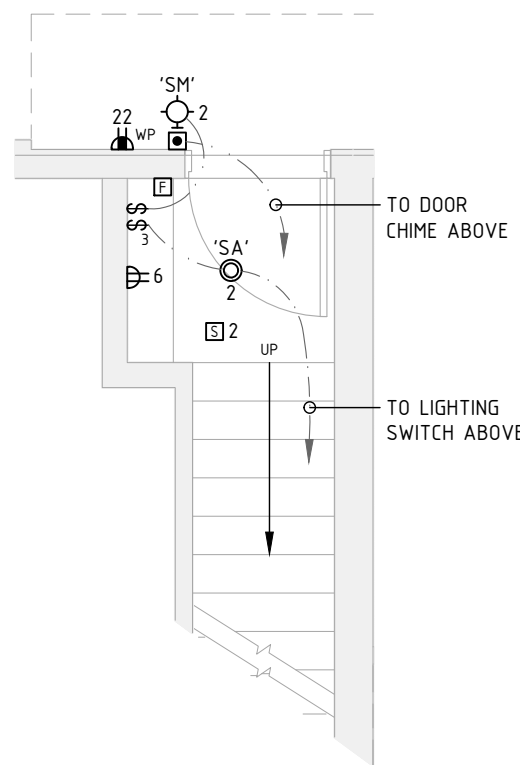
TITLE

LEVEL 1, LEVEL 2, LEVEL 3, LEVEL 4, AND ROOF ELECTRICAL LAYOUT

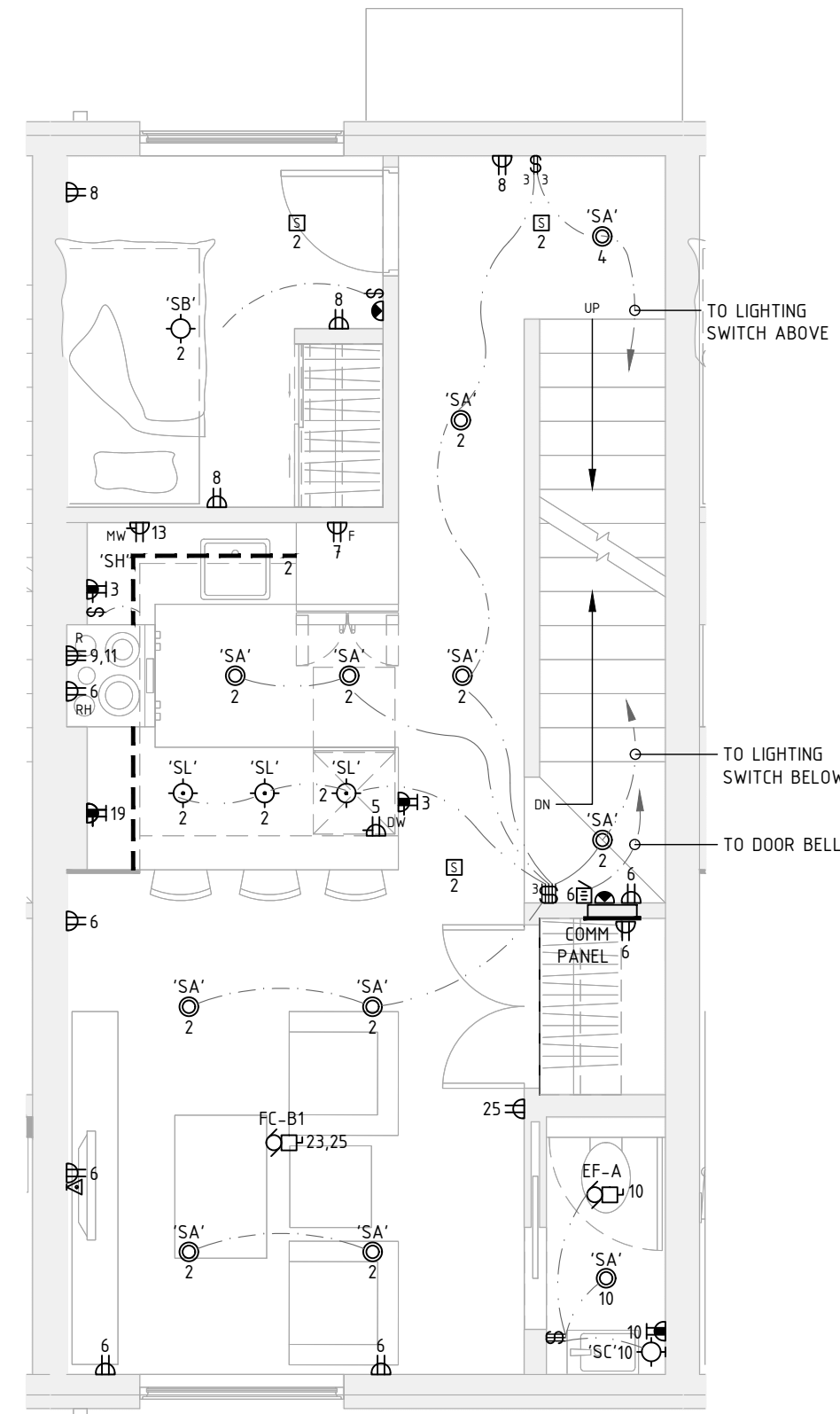
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DRAWN	MB	
CHECKED	TD	
DATE	MAR 2026	
SCALE	AS NOTED	
		REV 5



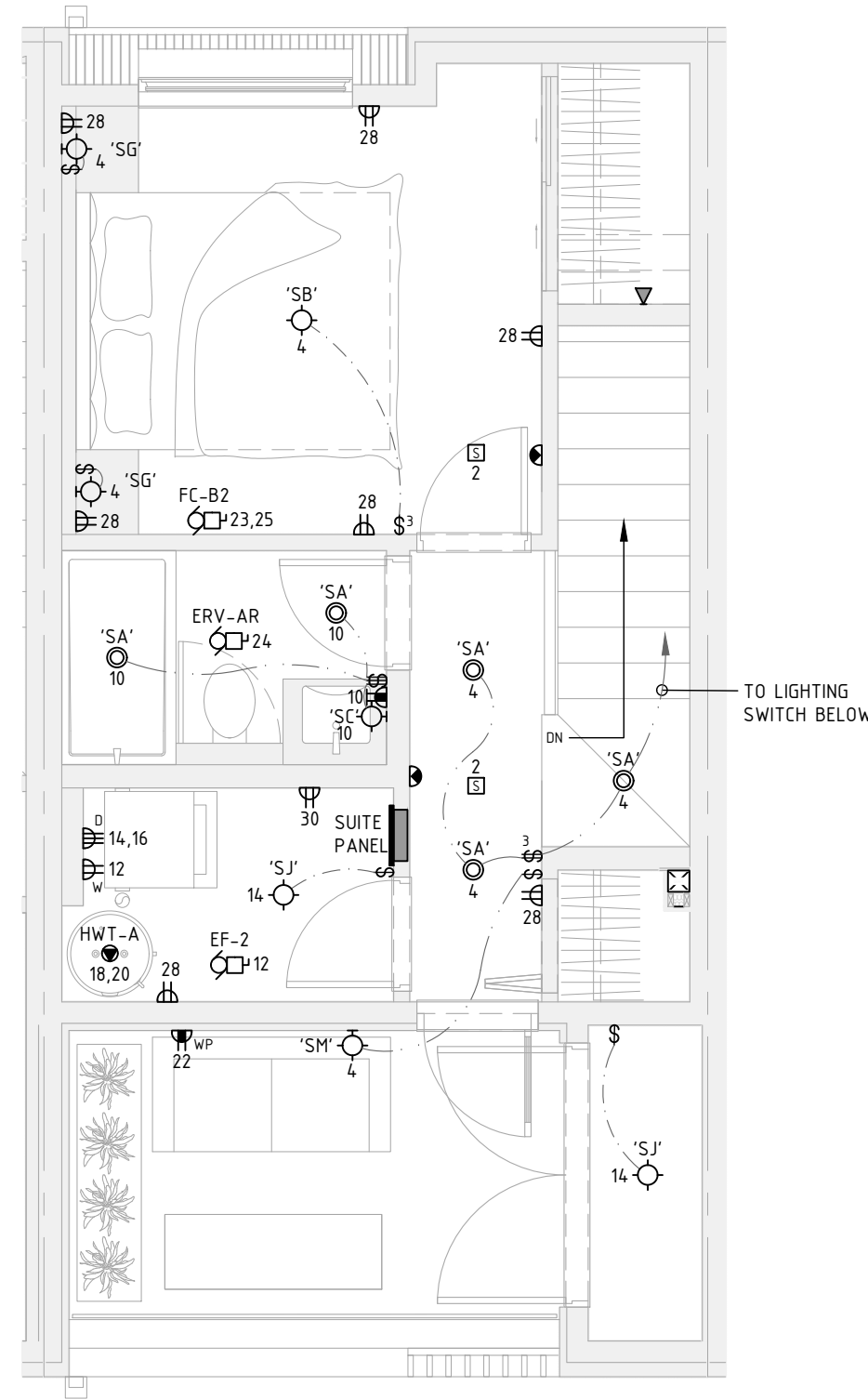
1
E300
UNIT TYPE B1
ELECTRICAL LAYOUT



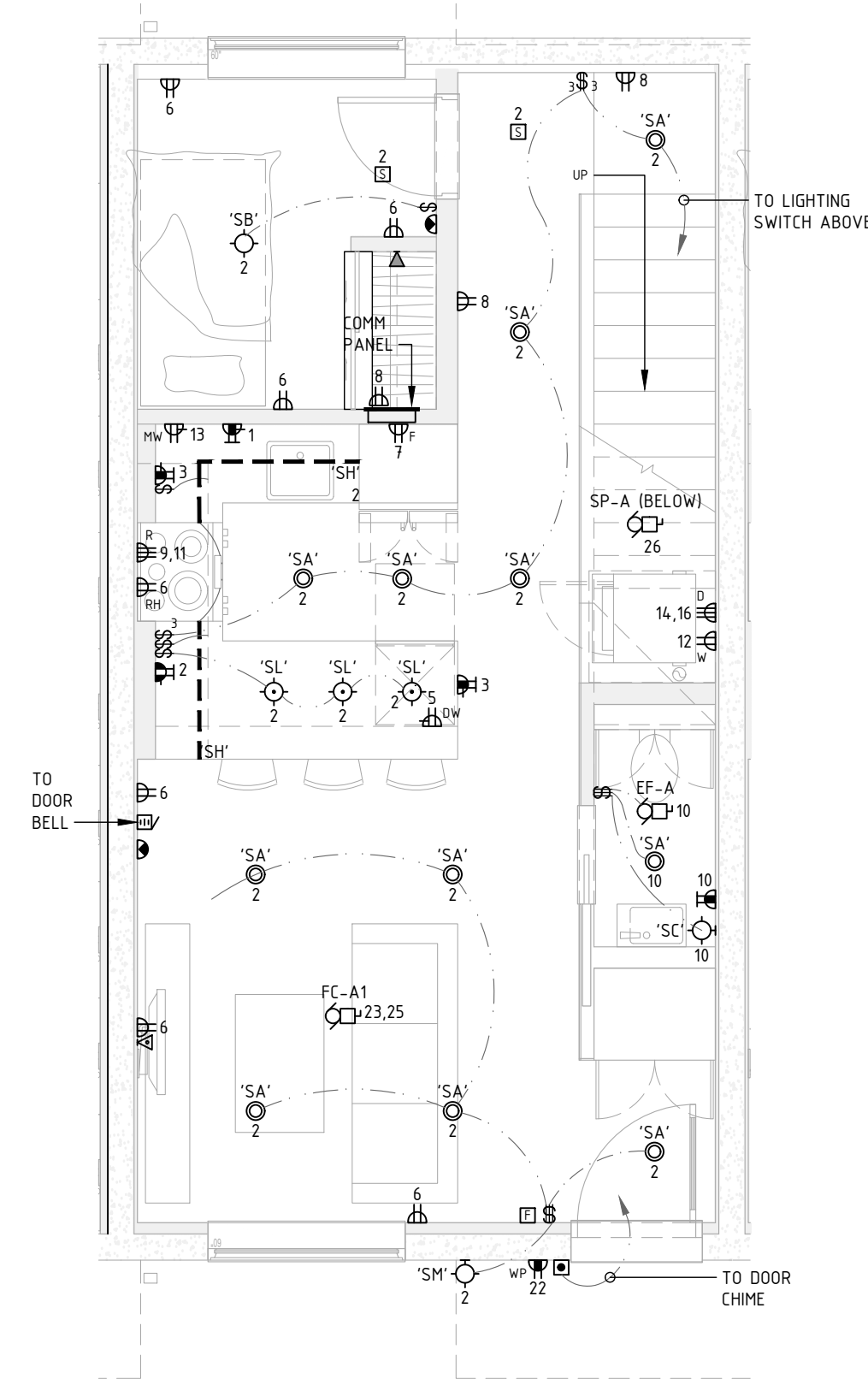
2
E300
UNIT TYPE C1 - ENTRANCE
ELECTRICAL LAYOUT



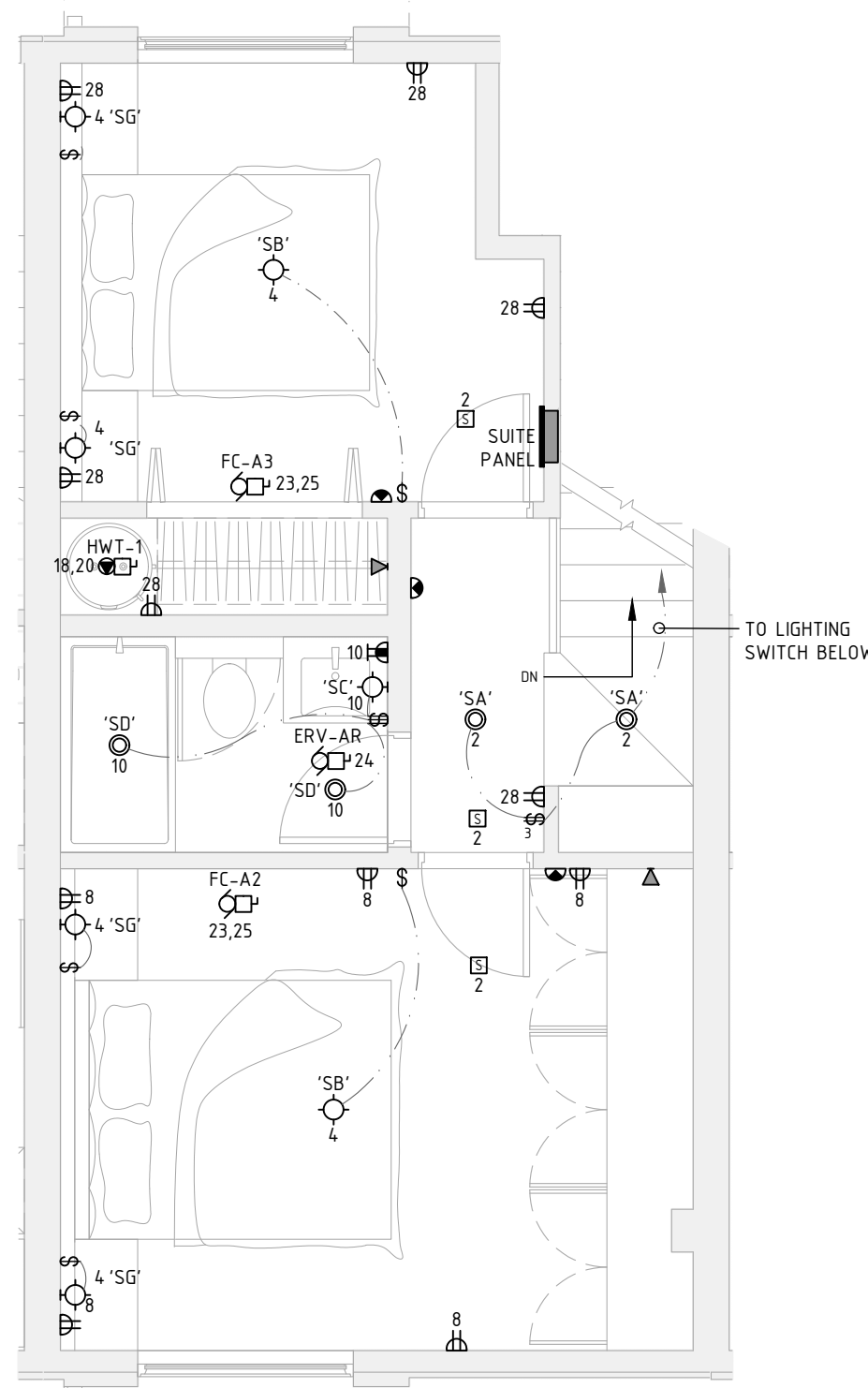
3
E300
UNIT TYPE C1 - LEVEL 1
ELECTRICAL LAYOUT



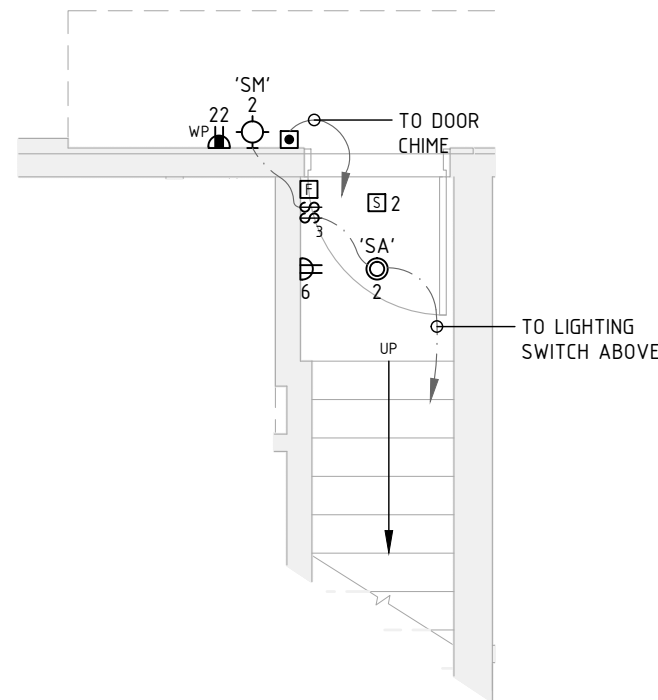
4
E300
UNIT TYPE C1 - LEVEL 2
ELECTRICAL LAYOUT



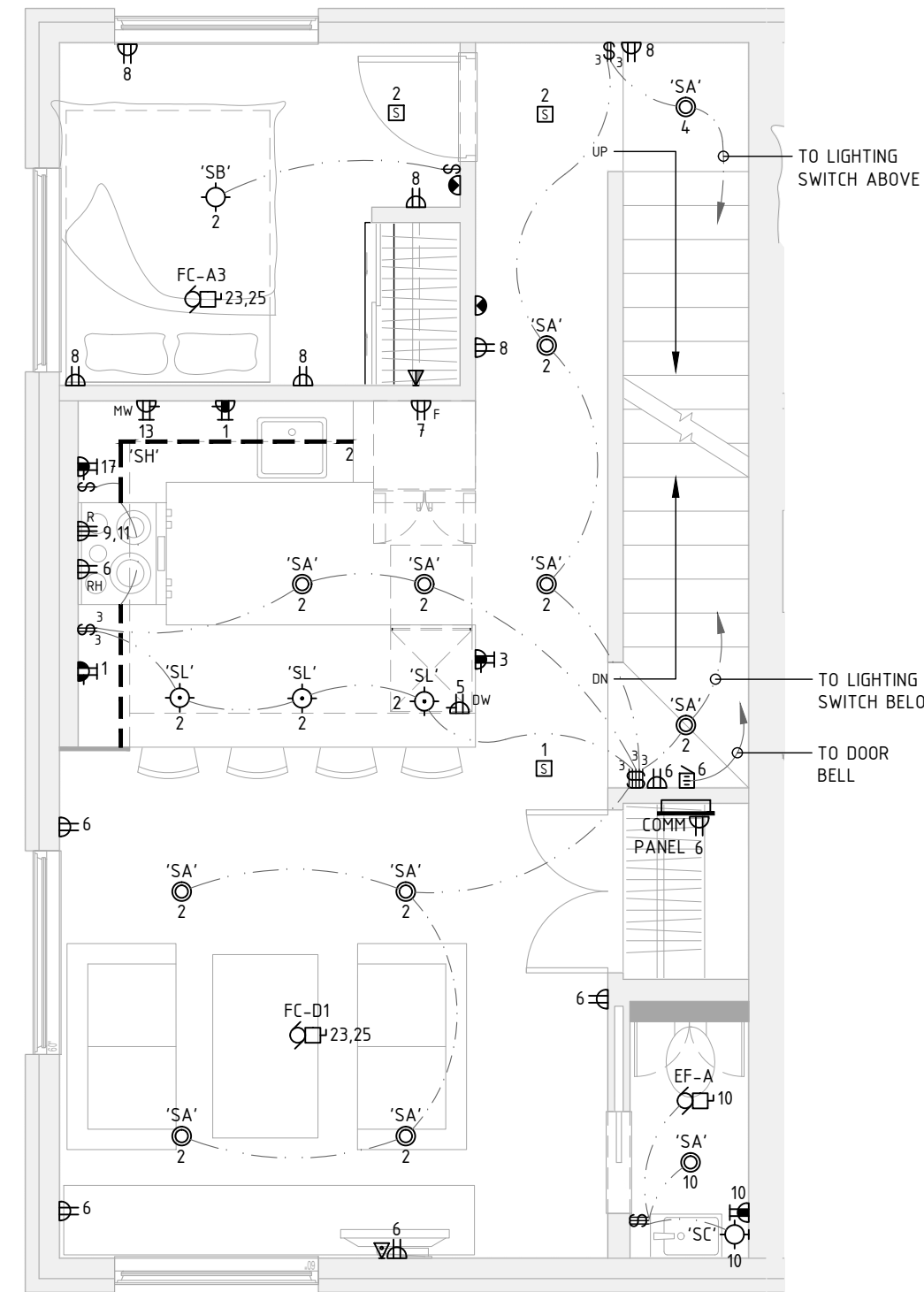
5
E300
UNIT TYPE D1 - LEVEL 1
ELECTRICAL LAYOUT



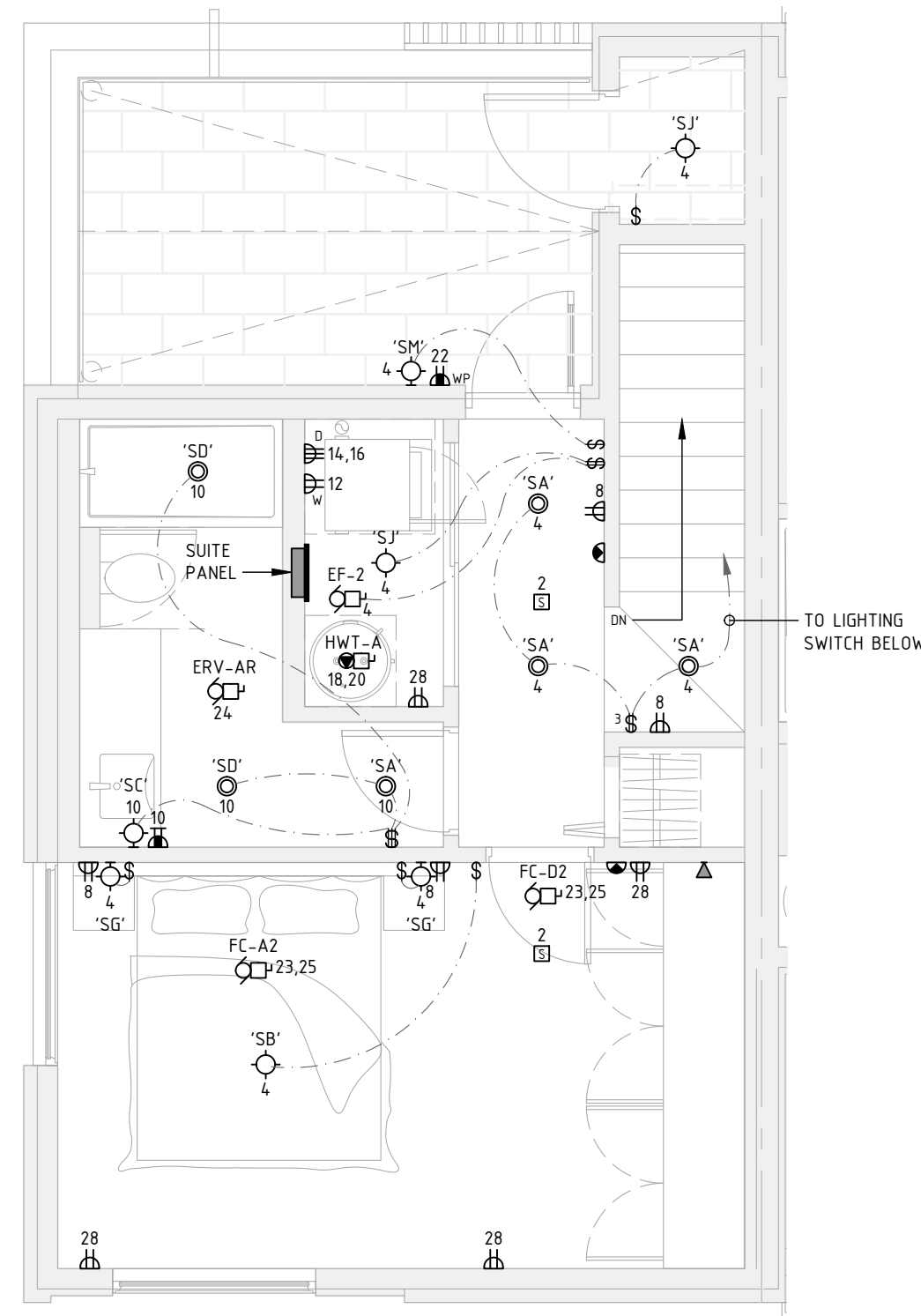
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E300
UNIT TYPE D1 - LEVEL 2
ELECTRICAL LAYOUT



7
E300
UNIT TYPE C2 - ENTRANCE
ELECTRICAL LAYOUT



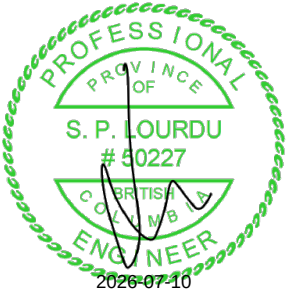
8
E300
UNIT TYPE C2 - LEVEL 1
ELECTRICAL LAYOUT



9
E300
UNIT TYPE C2 - LEVEL 2
ELECTRICAL LAYOUT

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2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30
NO.	ISSUE	YY/MM/DD

PROJECT
**1701 RICHARDSON
ST RESIDENTIAL**

1701 RICHARDSON
VICTORIA, BC

TITLE
**TYPICAL SUITES
ELECTRICAL LAYOUT**

PROJECT NO.	1-25-015	SHEET NO.	E300
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	