



1 9 0 8 F O U L B A Y R O A D
DEVELOPMENT PERMIT RESUBMISSION
2025-09-19 VICTORIA, B.C.

83 MULTI FAMILY UNITS
SITE ADDRESS: 1908 FOUL BAY ROAD
LEGAL: LOT 1, SECTION 76,VICTORIA DISTRICTPLAN 26773

Code Review Summary

	L1 to L6	Basement
Occupancy	Group C	Group F- Div 3
Bldg. Area (m²)	1,099 m²	2,234 m²
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m²)	1,500 m²	7,200 m²
Construction Type	Combustible	Non-combustible
Floor Fire Resistance Rating	1h	1h
Mezzanine Fire Resistance Rating	N/A	N/A
Roof Fire Resistance Rating	1h	1h

NOTES:
1. This project is designed to comply with the BC Building Code 2024 except for section 3.8.5 adaptable design and section 4.1.8 seismic which are to be designed to BCBC 2018 as directed in Ministerial Order BA 2024 04.

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CONSULTANT LIST

DEVELOPER
Ledcor Property Investments Ltd.
1500 - 1067 West Cordova Street,
Vancouver, BC, V6C 1C7

ARCHITECT
RLA Architects Inc.
1656 W8th St,
Vancouver BC, V6J 1V4

LANDSCAPE
LADR Landscape Architects
3-864 Queens Ave,
Victoria BC, V8T 1M5

CIVIL
McElhanney
Suite 500, 3960 Quadra St
Victoria BC, V8X 4A3

ARBORIST
Talbot Mackenzie & Associates
3575 Douglas St
Victoria BC, V8Z 7H6

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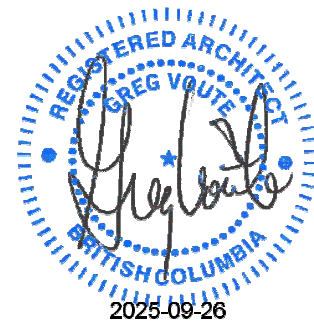
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Project

1908 FOUL BAY
Multi-Unit Residential

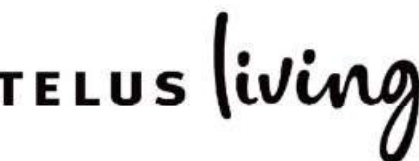
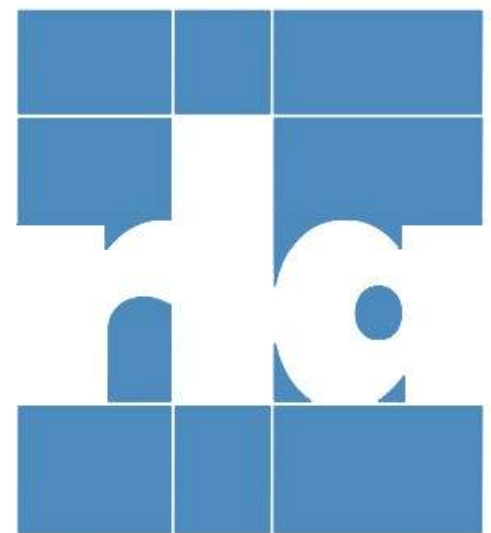
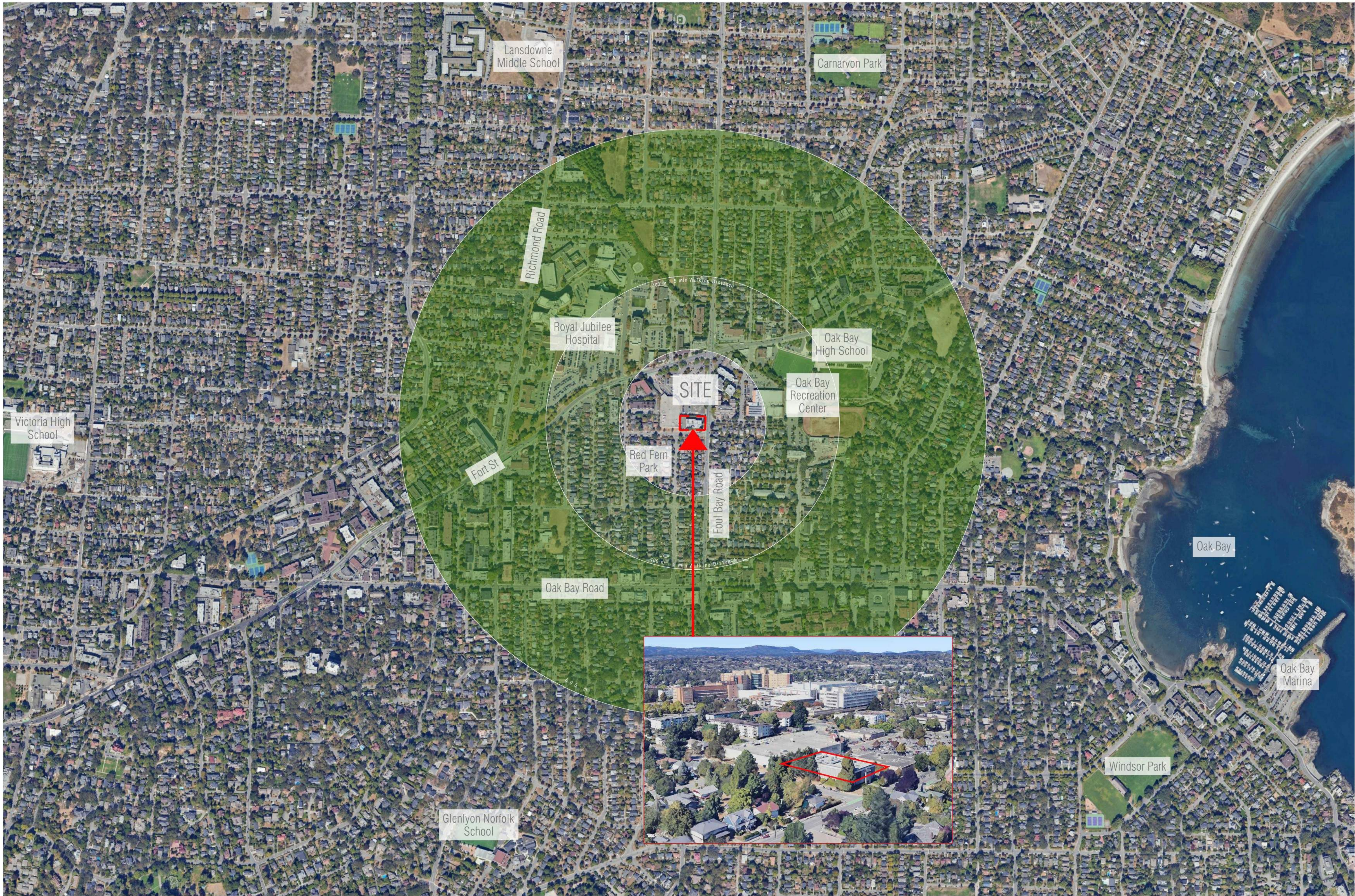


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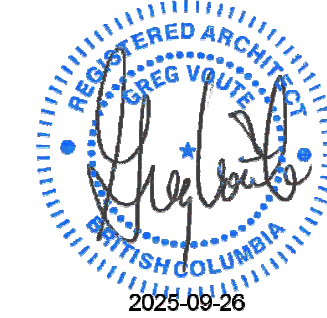
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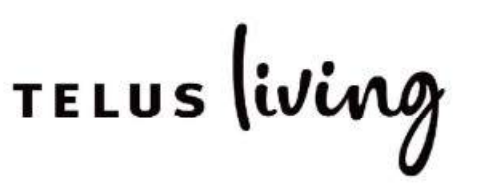
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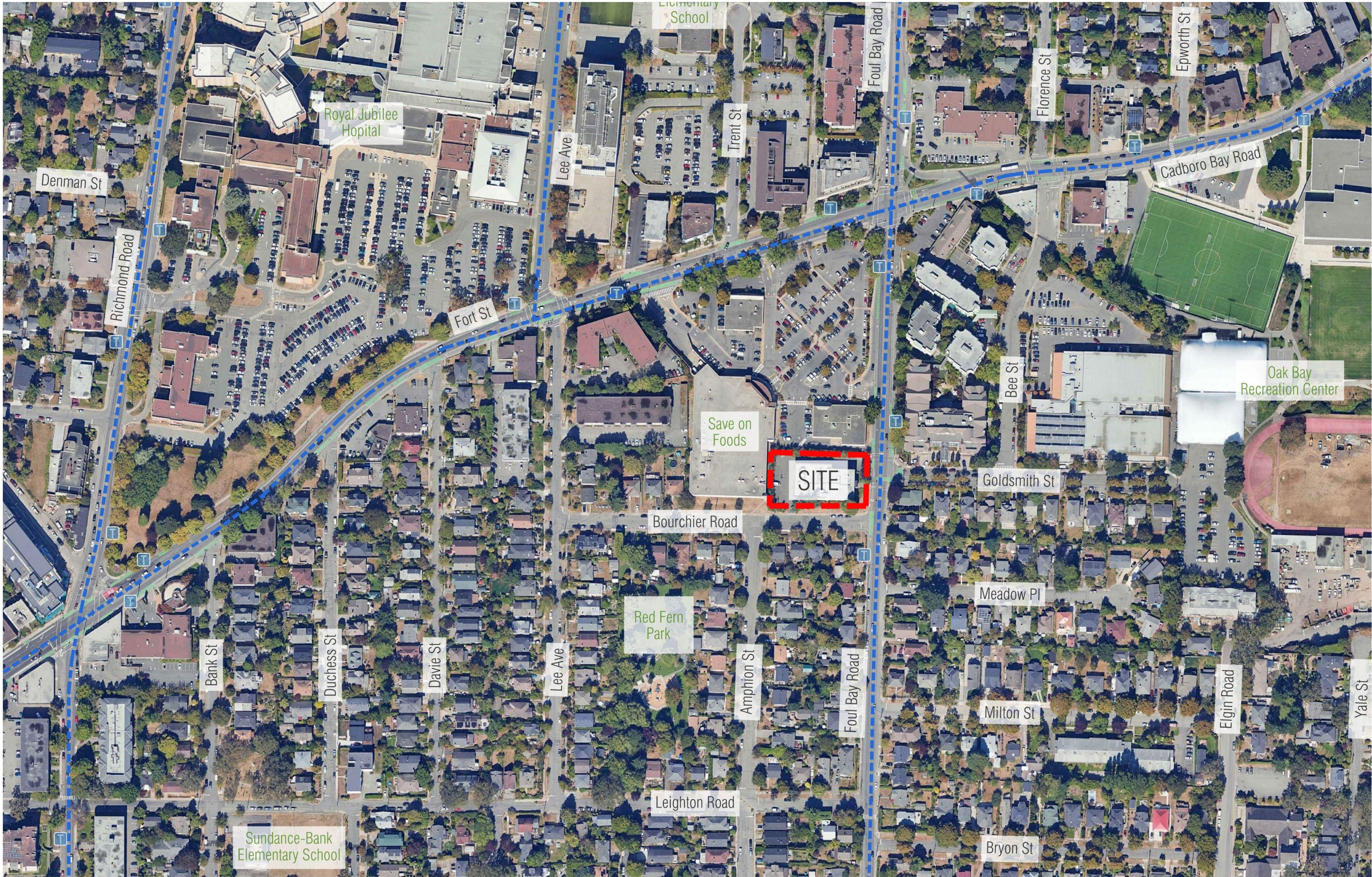


Project Location Map
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Project Location Map



A-0.02



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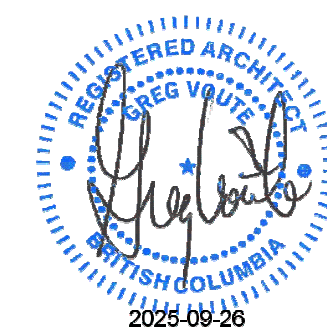
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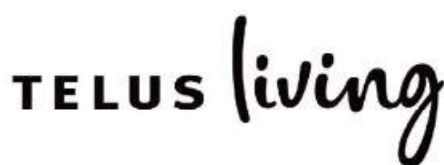
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Context Plan

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Context Plan



A-0.03



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2



3



4



5



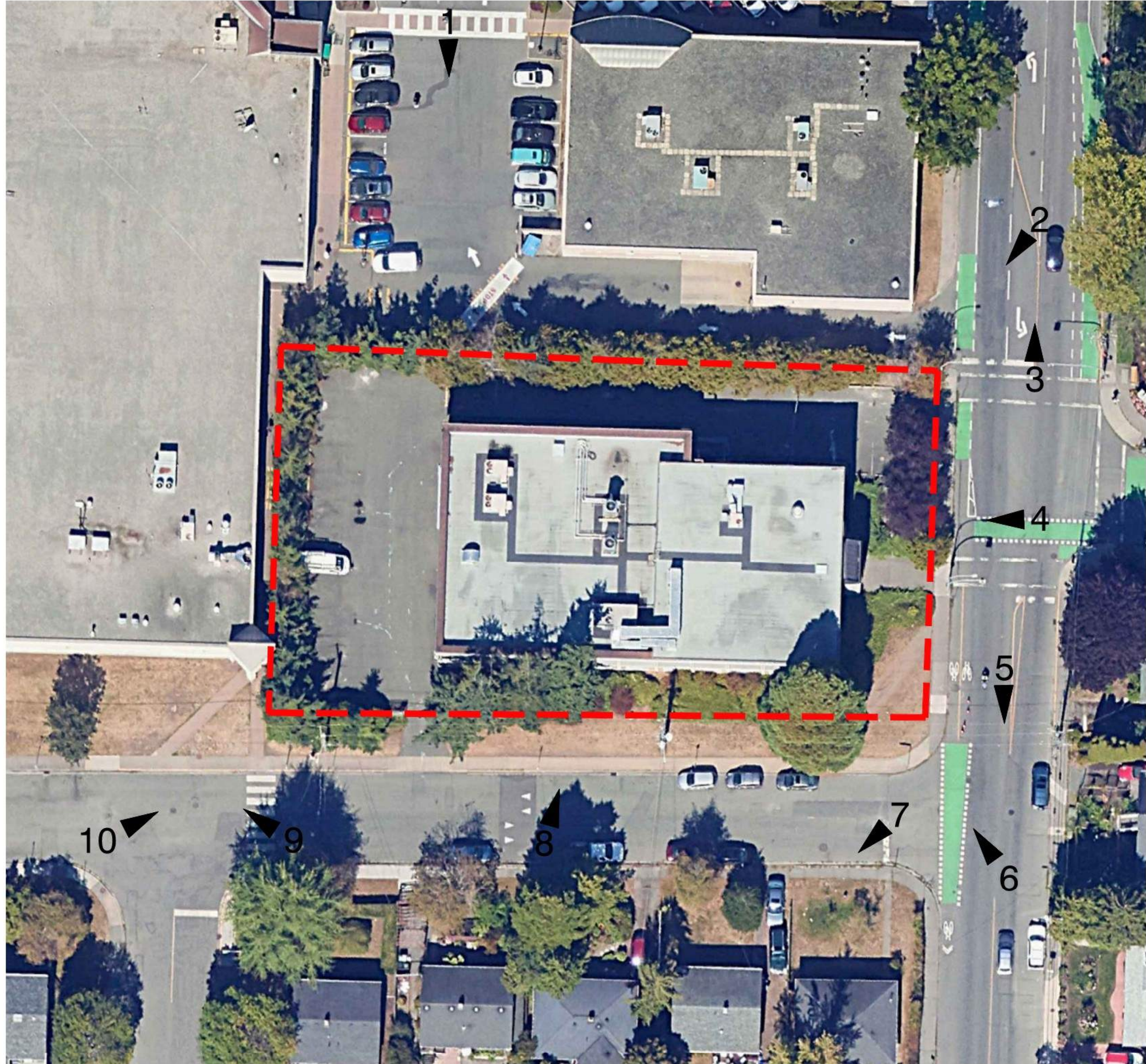
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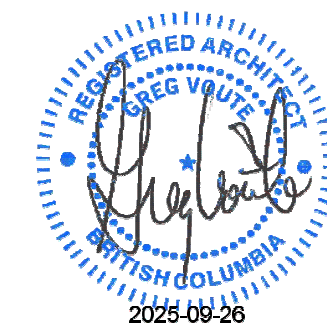
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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



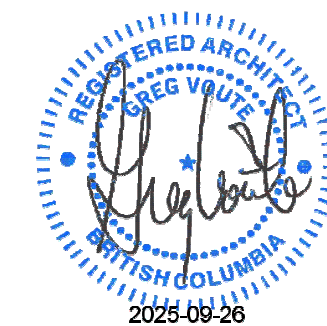
Photos of Existing
Site Conditions
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Photos of Existing Site Condition 

A-0.04



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Multi-Unit Residential

TELUS living



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Survey

A-0.05

Development Statistics

TELUS LIVING	Development Statistics:				updated	9/17/2025
<hr/>						
<u>Project Address:</u>		1908 Foul Bay, Vicotria, BC				
<hr/>						
<u>Zoning:</u>						
Current:		City of Victoria	R1.B Zoning	(Single Family Dwelling District)		
Proposed:			New Zone			
<hr/>						
<u>Site Stats</u>						
Site Area			28,105	sf		2,611 sm
Dedication Area			1,185	sf		110 sm
Post Dedication, Net Site Area			26,920	sf		2,501 sm
<hr/>						
		<u>Max Allowable</u>		<u>Proposed</u>		
Site Coverage		sf	42%	11,884	sf	
<hr/>						
Floor Space Ratio (FSR)		sf	2.57	69,186	sf (6 storeys)	6,428 sm

Units Mix						
Units		Mix Units Size	Units	Total		
S A1 A2 A2e A2ap B1 B2 C2 D1 D2	Studio	7%	434 sf	6	2,604 sf	Studio 7%
	1 Bedroom	30%	530 sf	26	13,780 sf	1 Bedroom 43%
	1 Bedroom + Flex	14%	656 sf	12	7,872 sf	
	1 Bedroom	6%	581 sf	5	2,905 sf	1 Bedroom + Flex 14%
	1 Bedroom (adaptable)	7%	581 sf	6	3,486 sf	
	2 Bedroom 2 Bath	5%	798 sf	4	3,192 sf	2 Bedroom 23%
	2 Bedroom 2 Bath	7%	852 sf	6	5,112 sf	
	2 Bedroom 2 Bath Corner	11%	797 sf	10	7,970 sf	
	3 Bedroom 2 Bath Corner	7%	991 sf	6	5,946 sf	3 Bedroom 14%
	3Bedroom 2 Bath Corner	7%	1090 sf	6	6,540 sf	
		100%				
	Average net Unit size	683 sf	87	59,407 sf		
Total GFA				69,186 sf		
		Efficiency		86%		100%

Parking							
Car Parking							
45 sm (484 sf)	Required Residential (Core Area)		Units	Required Stalls	Proposed		
	< 45 sm (484 sf)	0.50 /unit	6	3			
	< 70 sm (753 sf)	0.60 /unit	49	29			
	> 70 sm (753 sf)	1.00 /unit	32	32			
	87 Total			64	54		
	Required Accessible		2 cars / 51-75 spaces	2 incl'd above	2 incl'd above		
	Required Van Accessible		1 car / 51-75 spaces	1 incl'd above	1 incl'd above		
	Total Residential Cars			64	54		
	Required Visitor		0.10 /unit	87	9	7	
	Required Visitor Accessible		0 cars / 6-25 visitor spaces		0 incl'd above	0 incl'd above	
Required Visitor Van Accessible		1 car / 6-25 visitor spaces		1 incl'd above	1 incl'd above		
Total Visitors Parking			9	7			
Total			73	0.84	61	0.70	
Long Term Bike Parking							
	Required			Proposed			
	< 45 sm (484 sf)	1.00 /unit	6	6			
	> 45 sm (484 sf)	1.25 /unit	81	101			
			Total	107	108		
Short Bike Parking							
Greater of	Required						
	6 or	0.1 /unit	87	9	8		

RENTAL APARTMENT UNITS												
Room Type		Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
S	Studio		1	1	1	1	1	1	6	434 SF	2,604 SF	7%
A1	1 Bedroom		5	5	4	4	4	4	26	530 SF	13,780 SF	30%
A2	1 Bedroom + Flex		2	2	2	2	2	2	12	656 SF	7,872 SF	14%
A2e	1 Bedroom		0	1	1	1	1	1	5	581 SF	2,905 SF	6%
A2ap	1 Bedroom (adaptable)		1	1	1	1	1	1	6	581 SF	3,486 SF	7%
B1	2 Bedroom 2 Bath		0	0	1	1	1	1	4	798 SF	3,192 SF	5%
B2	2 Bedroom 2 Bath		1	1	1	1	1	1	6	852 SF	5,112 SF	7%
C2	2 Bedroom 2 Bath Corner		0	2	2	2	2	2	10	797 SF	7,970 SF	11%
D1	3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	991 SF	5,946 SF	7%
D2	3Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,090 SF	6,540 SF	7%
#UNIT / FLOOR			12	15	15	15	15	15	87	Avg Unit		
UNIT AREA/FLOOR			7,910 SF	10,085 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF		683 SF net	59,407 SF	100%
Common Area			1,403 SF	1,716 SF	1,448 SF	1,448 SF	1,448 SF	1,448 SF			8,911 SF	
Entry Lobby			275 SF								275 SF	
Amenity Room			593 SF								SF	
Bike Room			1,561 SF									
Elevator Shaft			143 SF	143 SF	143 SF	143 SF	143 SF	143 SF				
GROSS FLOOR AREA			10,181 SF	11,801 SF	11,801 SF	11,801 SF	11,801 SF	11,801 SF		SF	69,186 SF	
									gross			
NET EFFICIENCY			78 %	85 %	88 %	88 %	88 %	88 %			85.9 %	

RESIDENTIAL UNIT MIX SUMMARY		Mix %	Units
S	Studio	7%	6
A1 A2e A2ap	One Bedroom	49%	43
A2	One Bedroom Flex	7%	6
B1 B2 C2	Two Bedroom	23%	20
D1 D2	Three Bedroom	14%	12
		100%	87



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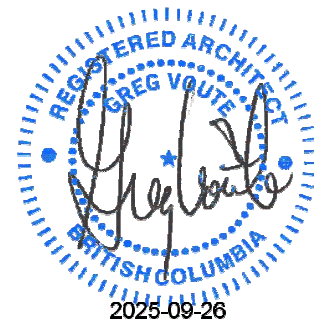
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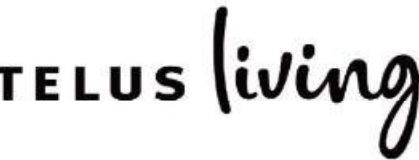
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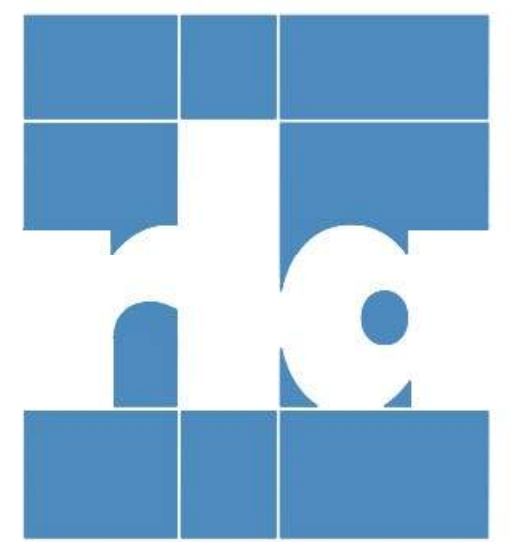
Project

1908 FOUL BAY
Multi-Unit Residential



Development Statistics

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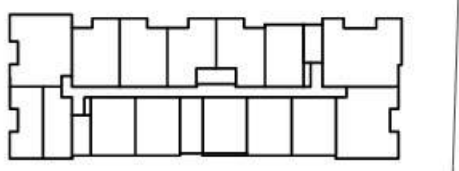
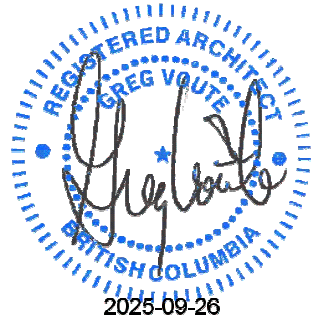
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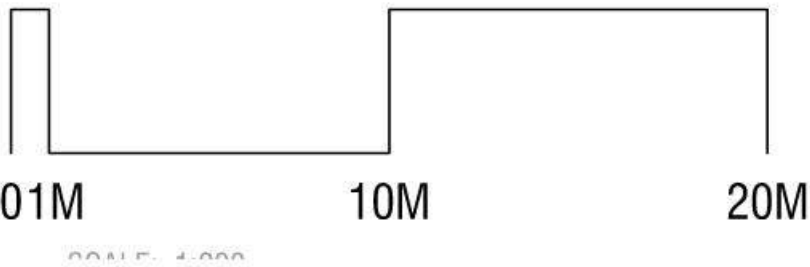
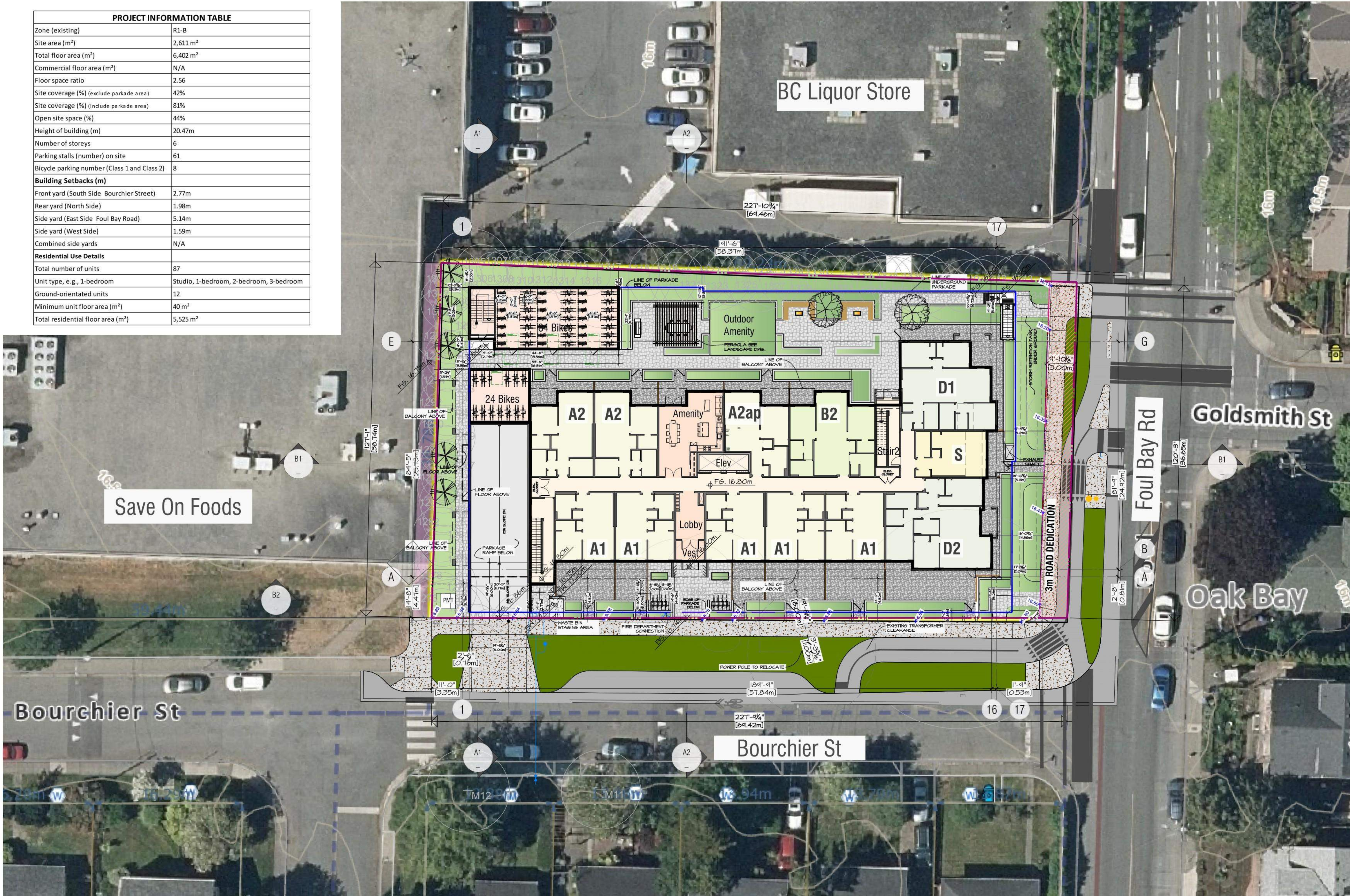
Context Aerial View

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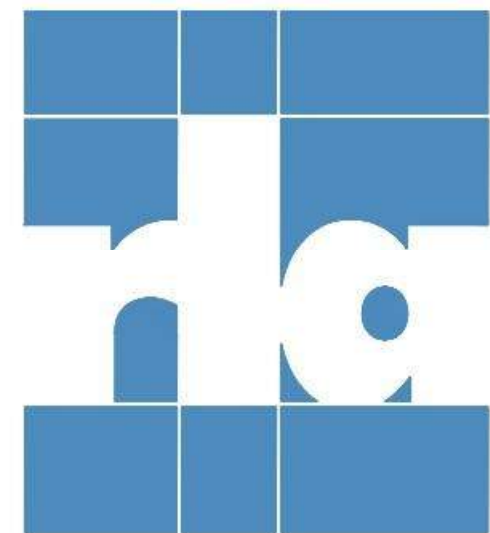
Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Site area (m²)	2,611 m²
Total floor area (m²)	6,402 m²
Commercial floor area (m²)	N/A
Floor space ratio	2.56
Site coverage (%) (exclude parkade area)	42%
Site coverage (%) (include parkade area)	81%
Open site space (%)	44%
Height of building (m)	20.47m
Number of storeys	6
Parking stalls (number) on site	61
Bicycle parking number (Class 1 and Class 2)	8
Building Setbacks (m)	
Front yard (South Side Bouchier Street)	2.77m
Rear yard (North Side)	1.98m
Side yard (East Side Foul Bay Road)	5.14m
Side yard (West Side)	1.59m
Combined side yards	N/A
Residential Use Details	
Total number of units	87
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom
Ground-orientated units	12
Minimum unit floor area (m²)	40 m²
Total residential floor area (m²)	5,525 m²



Site Plan & Project Information



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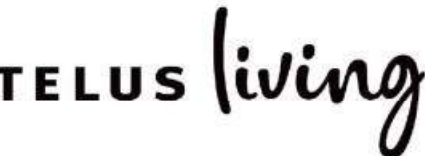
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Site Plan

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A-1.01



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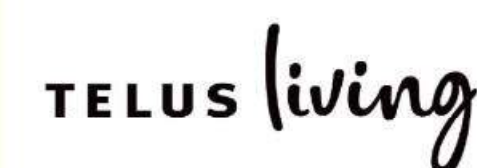
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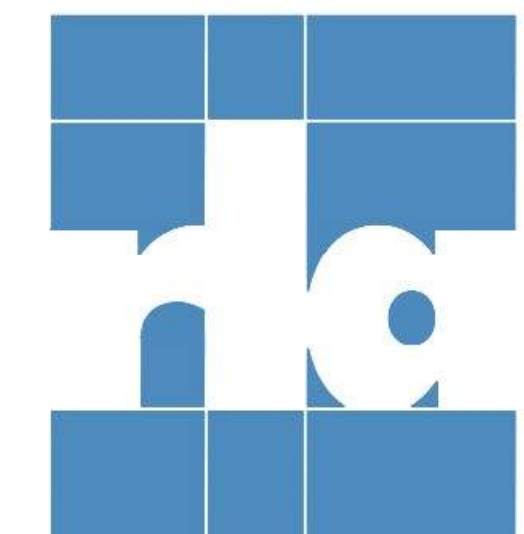
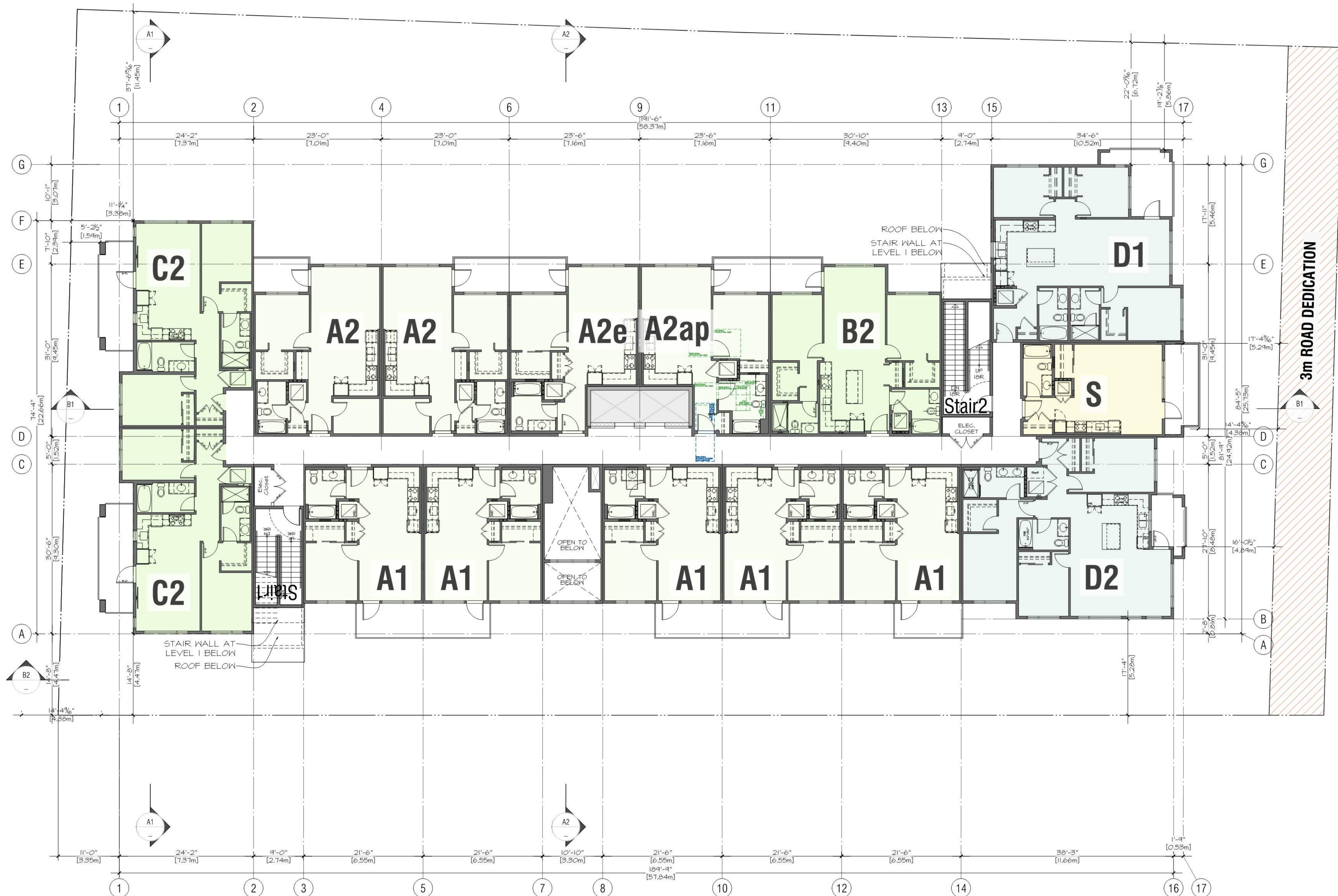


Main Floor Plan

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Main Floor Plan

A-2.02



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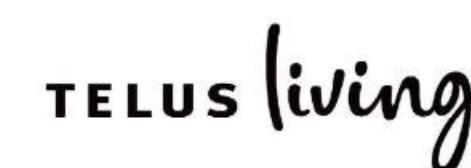
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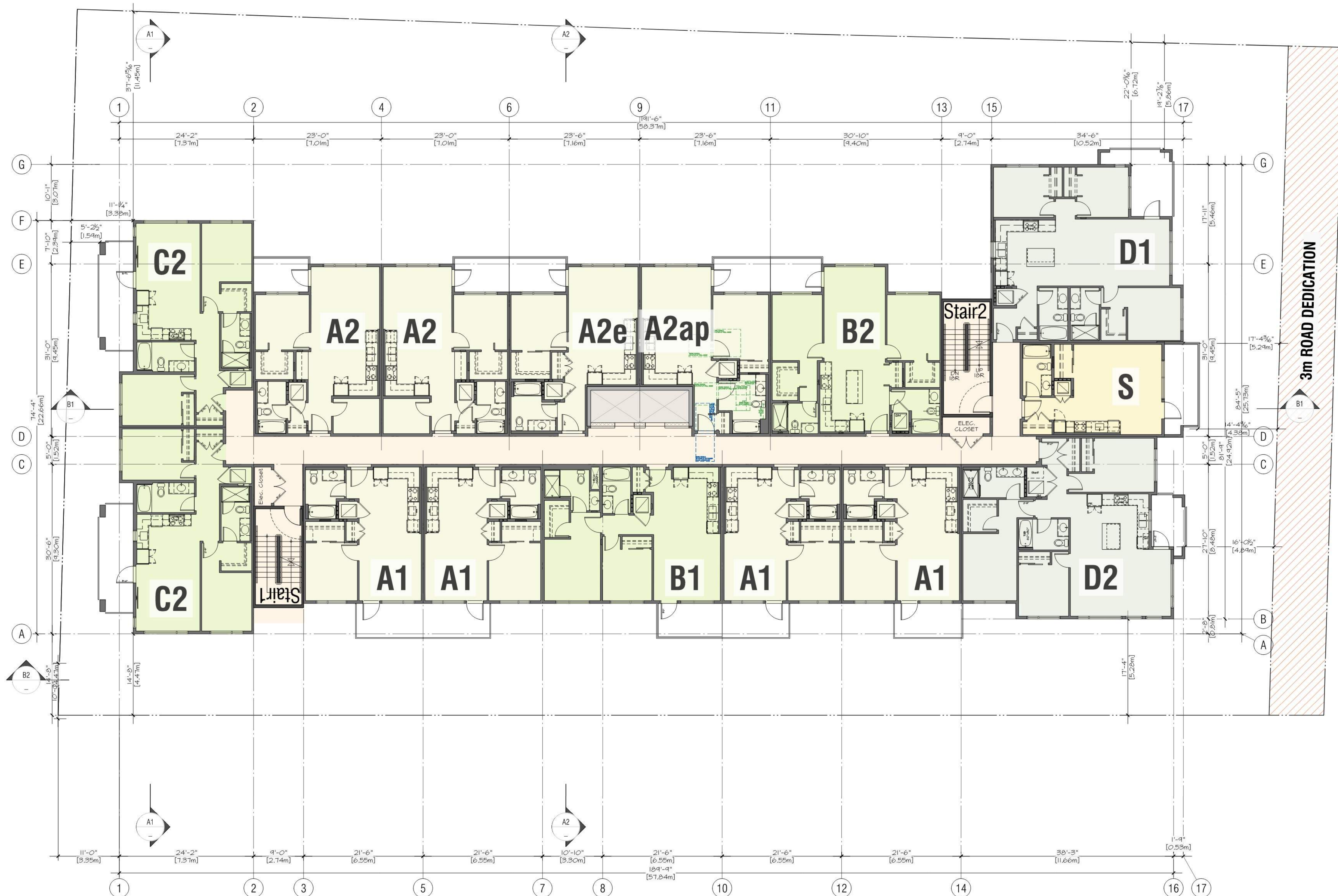
Typical Floor Plan

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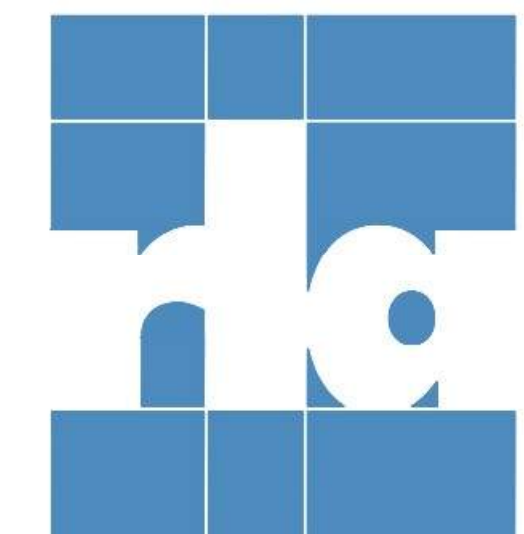
Level 2 Floor Plan



A-2.03



Typical Floor Plan



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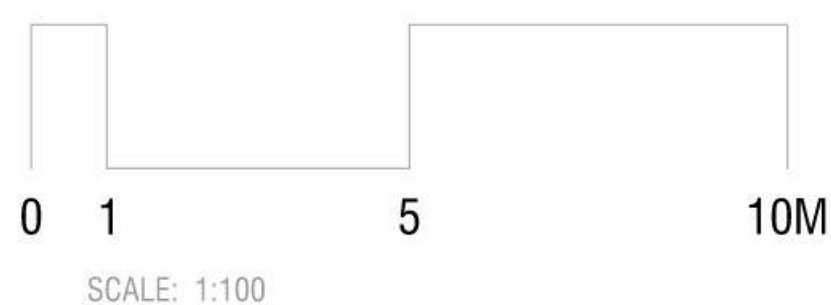
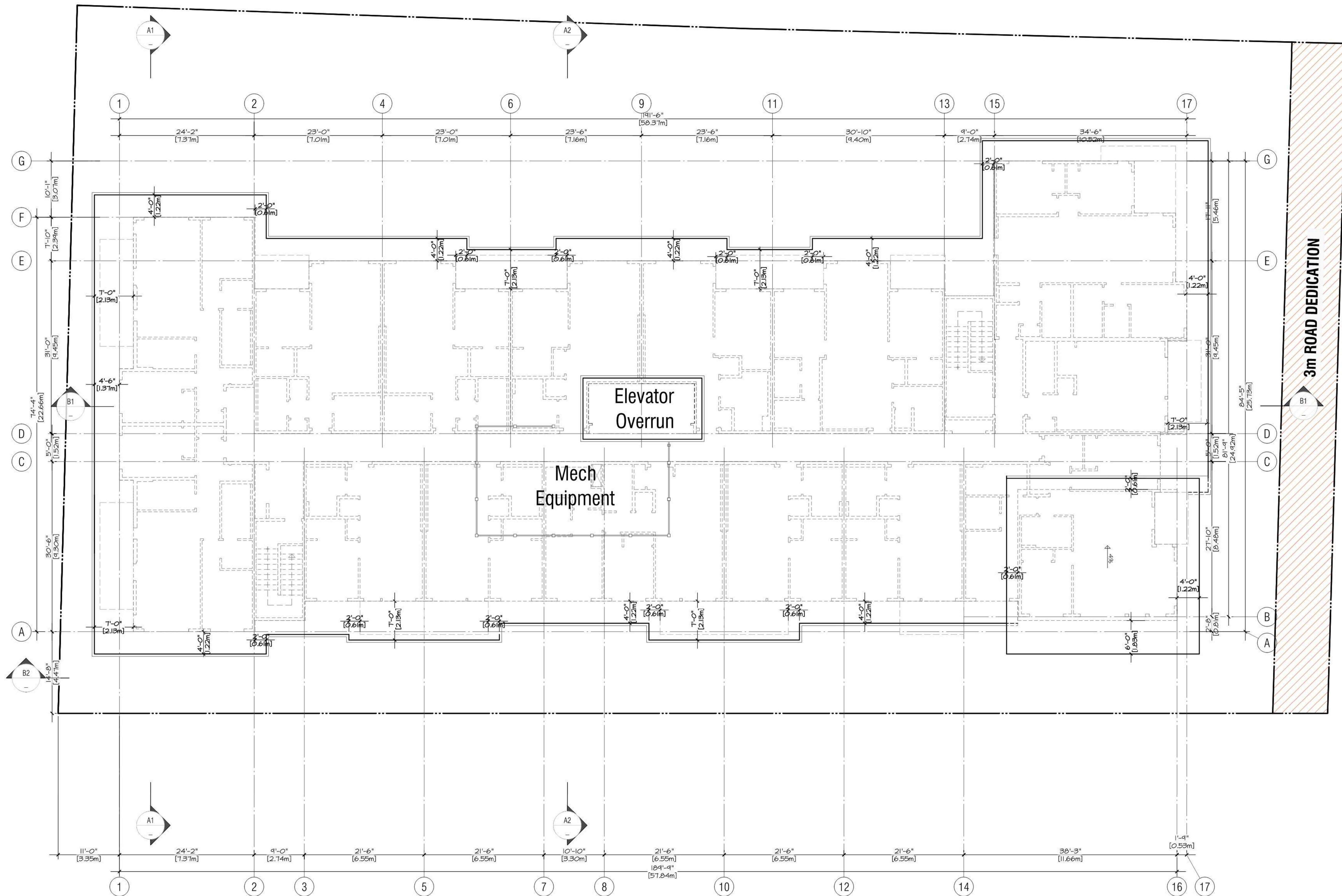


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Multi-Unit Residential

TELUS living



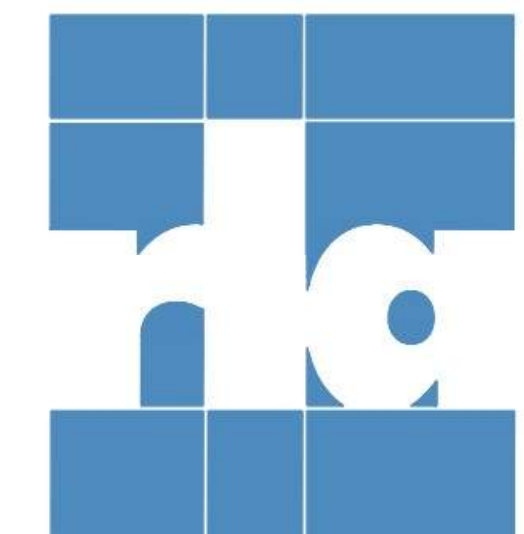
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Roof Plan



A-2.05



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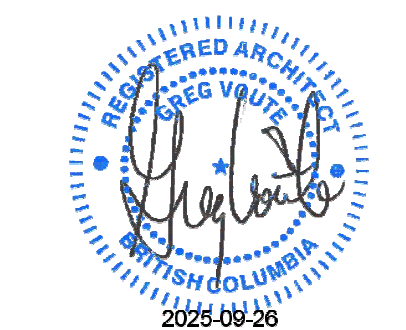
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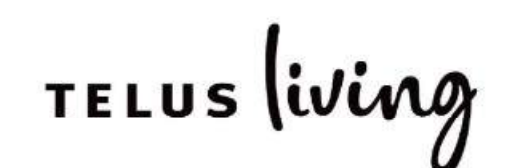
April 28, 2025
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For

Project:
1908 FOUL BAY
Multi-Unit Residential



Roof Plan

Scale: 1:100
September 19, 2025

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and
Privacy Screens, Charcoal Colour
- 14

Metal Fence-Charcoal Grey

Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

Exposed Concrete (Painted At Parts of the
Building Envelope)
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 18

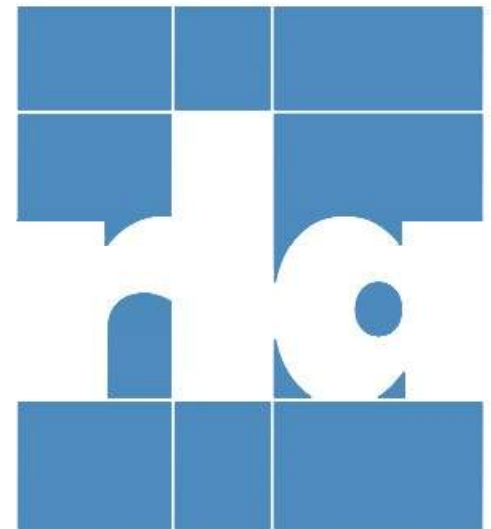
Trims:Dark Grey

B.M. HC-178 Charcoal Slate



South Elevation-Bouchier Street

Elevation - South



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Revisions

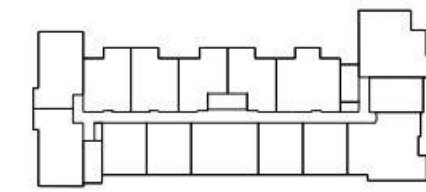
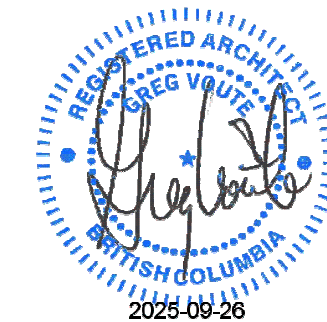
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For

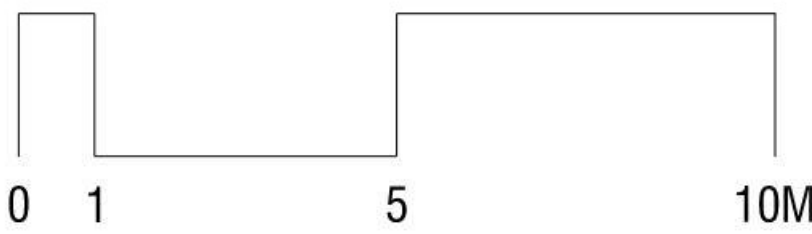
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
September 19, 2025



SCALE: 1:100

A-3.01

Provide samples of all exterior colours & materials for review & approval

- 

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Revision

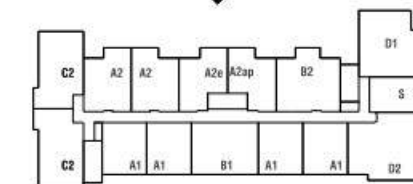
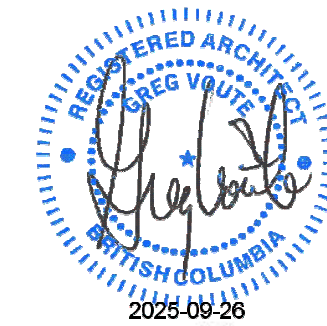
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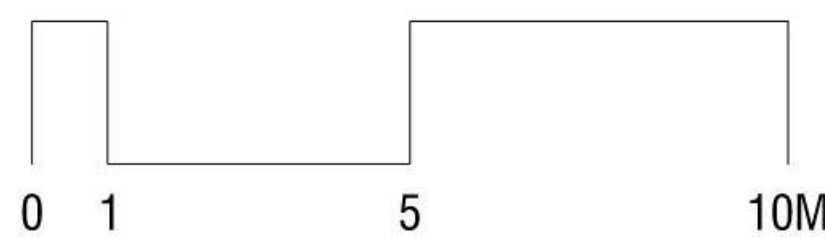
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS *living*



Elevations

Scale: 1:100
September 19, 2025



SCALE: 1:100

Elevation - North

A-3.02

Material Legend

Provide samples of all exterior colours & materials for review & approval.

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Conventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and
Privacy Screens, Charcoal Colour
- 14

Metal Fence-Charcoal Grey

Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

Exposed Concrete (Painted At Parts of the
Building Envelope)
- 17

Sunshades - Charcoal Grey

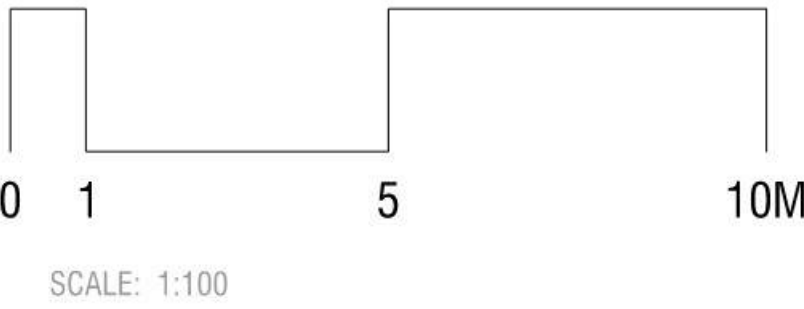
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



East Elevation-Foul Bay Road



Elevation - East



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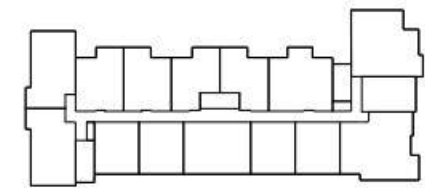
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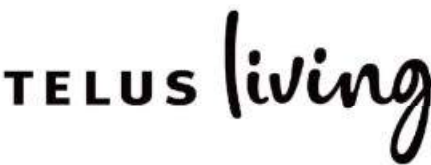
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
September 19, 2025

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Conventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour
- 14

Metal Fence-Charcoal Grey

Aluminum Fence, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

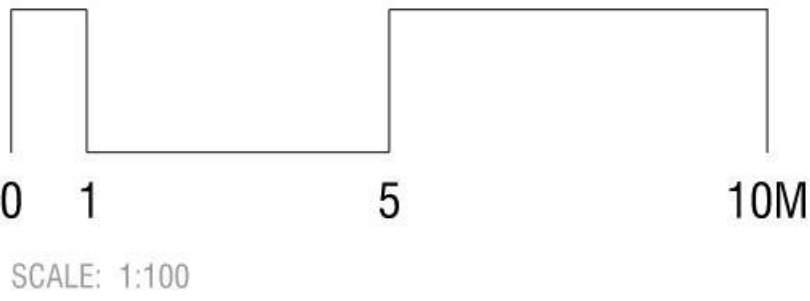
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

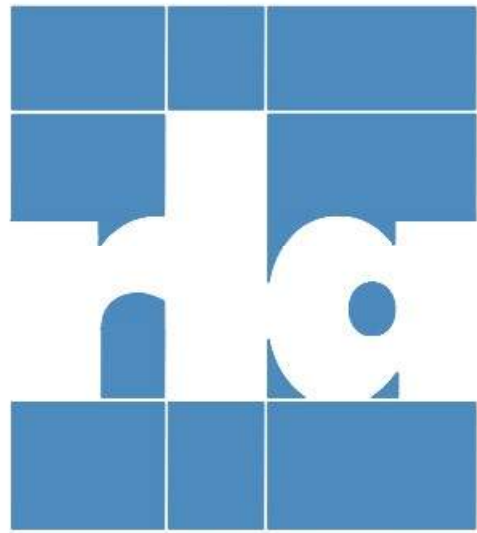
B.M. HC-178 Charcoal Slate



West Elevation



Elevation - West



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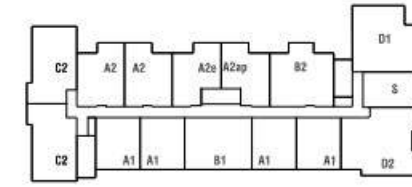
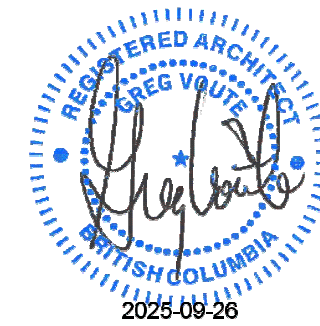
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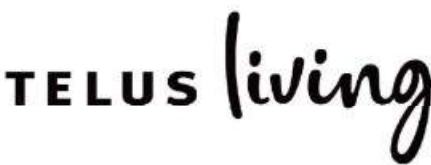
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

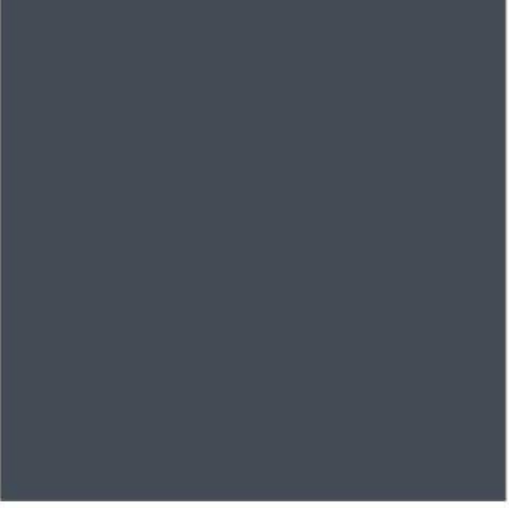
Scale: 1:100
September 19, 2025



- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- Fiber Cement Vertical Board & Batten - Off White
- Fiber Cement Wrapped Feature Beams
- Metal Guardrails
- Panels -Dark Grey
- Panels - Rust Red
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Trim - Dark
- Fiber Cement Panel-Wood Like
- Fiber Cement Vertical Board & Batten - Off White
- Windows: - Curtain Wall
- Architectural Concrete
- Providence Ledgestone



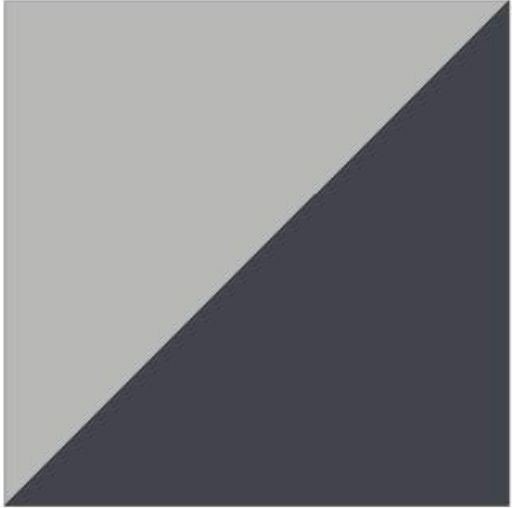
Roofing
2-Ply SBS Roofing
Coloured Light Gray



Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



Soffit: Feature Wood
Wood-like Fibre Cement Board
6" Exposure, Pacific Sands Fisher Coating
Colour matched fasteners



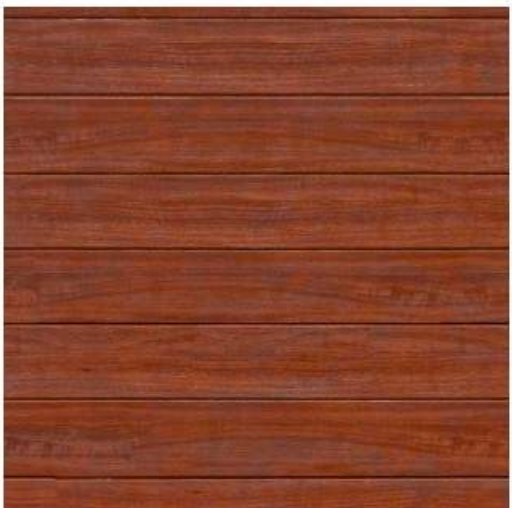
Soffit
Fibre Cement -Light Gray /Dark Gray
B.M. HC-169 - Coventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



Panels
Fibre Cement - Dark Gray
-B.M. 2128-20 - Abyss
Concealed Fasteners



Panels
Fibre Cement- Off White
Vertical Board & Batten
B.M. OC-17 - White Dove



Panels
Fibre Cement - Rust Red
Woodtone: Rosewood



Ledgestone
Providence Ledgestone

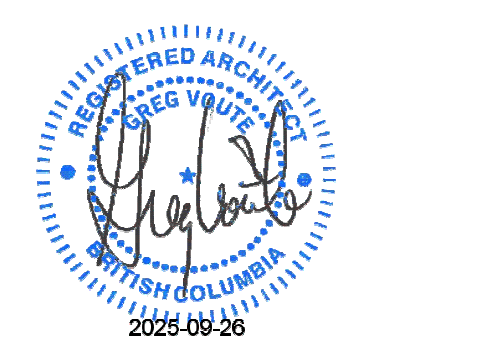


Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl



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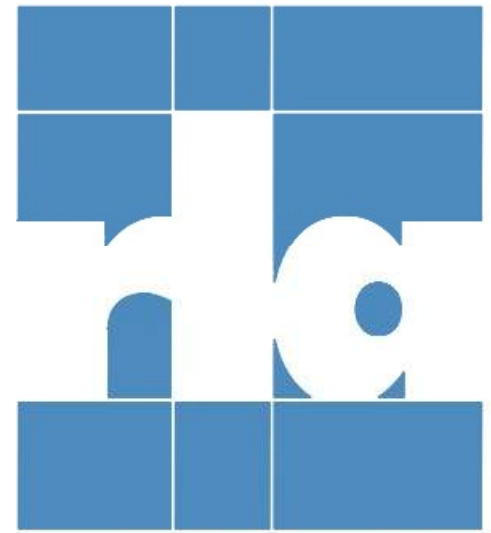
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For
Project
1908 FOUL BAY
Multi-Unit Residential



Colour Material Board
Scale: NTS
September 19, 2025



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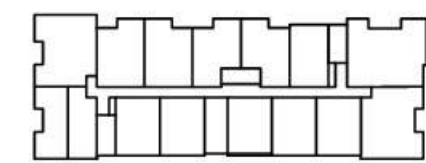
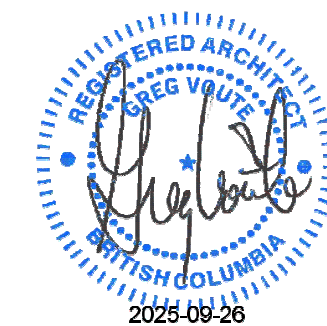
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For

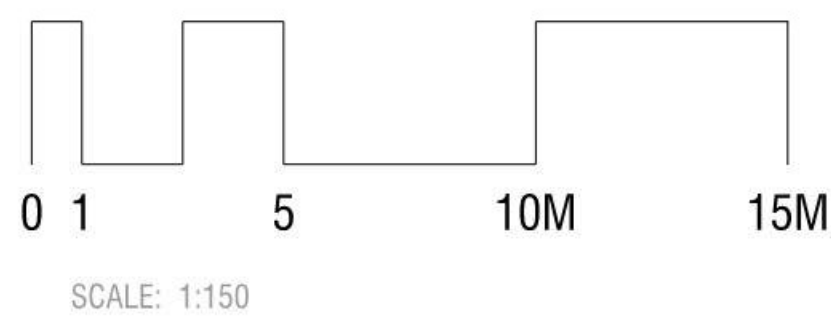
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



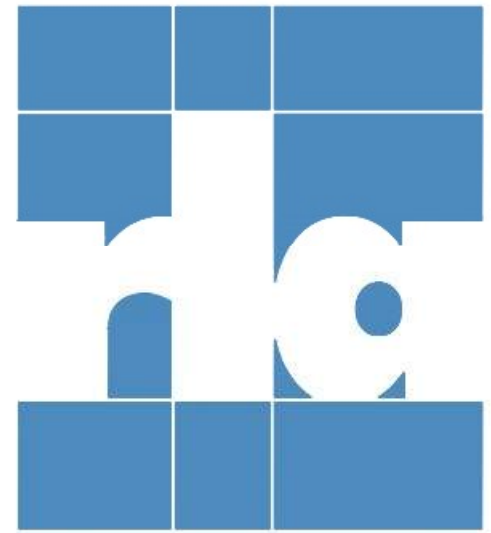
Streetscape Elevations
South

Scale: 1:150
September 19, 2025



Streetscape Elevation - South

A-3.06



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Revisions

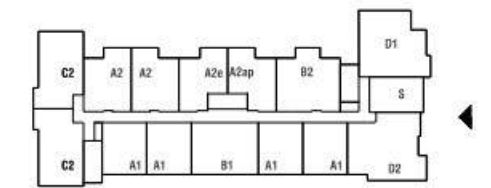
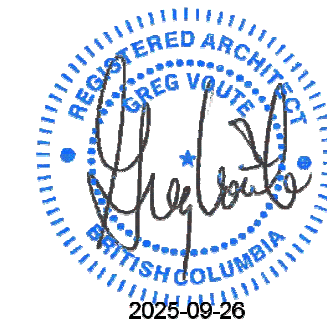
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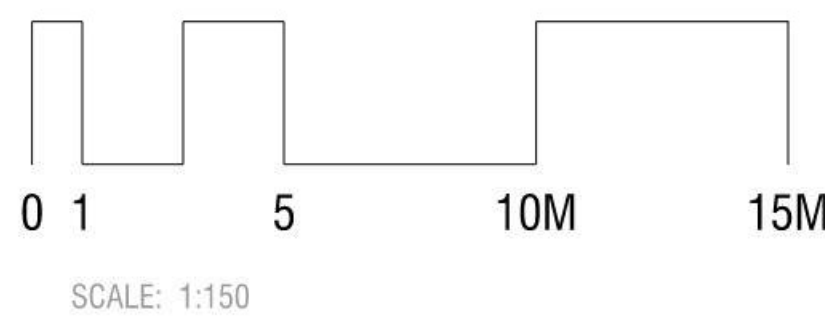
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
East

Scale: 1:150
September 19, 2025



Streetscape Elevation - East

A-3.07



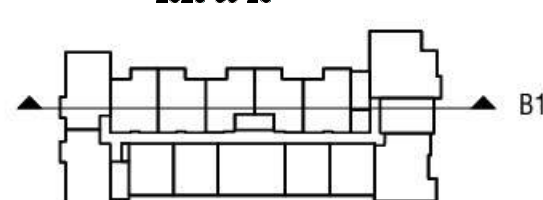
Revising

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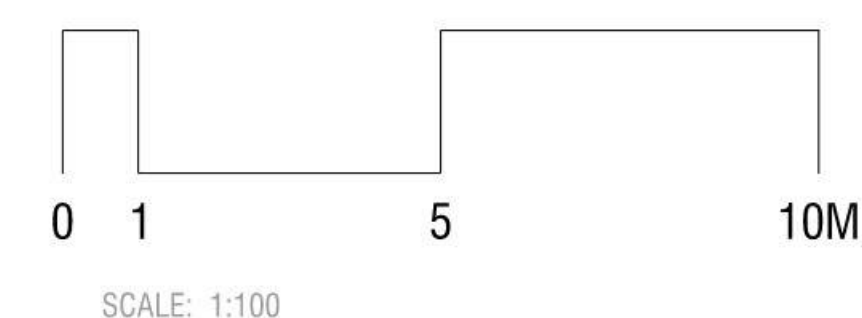
Project
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Multi-Unit Residential

TELUS *living*



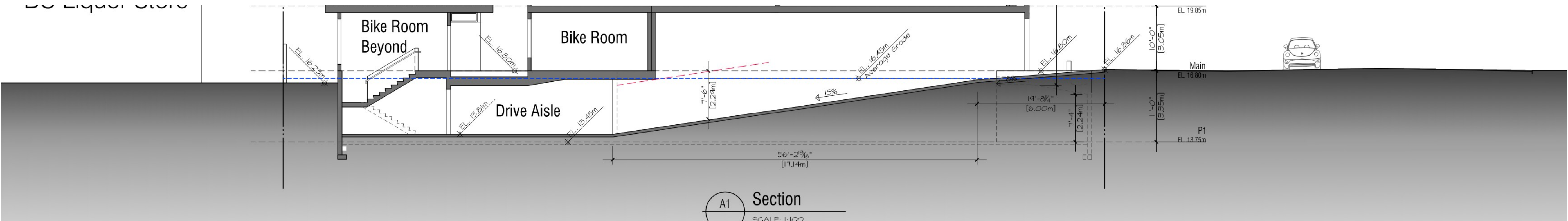
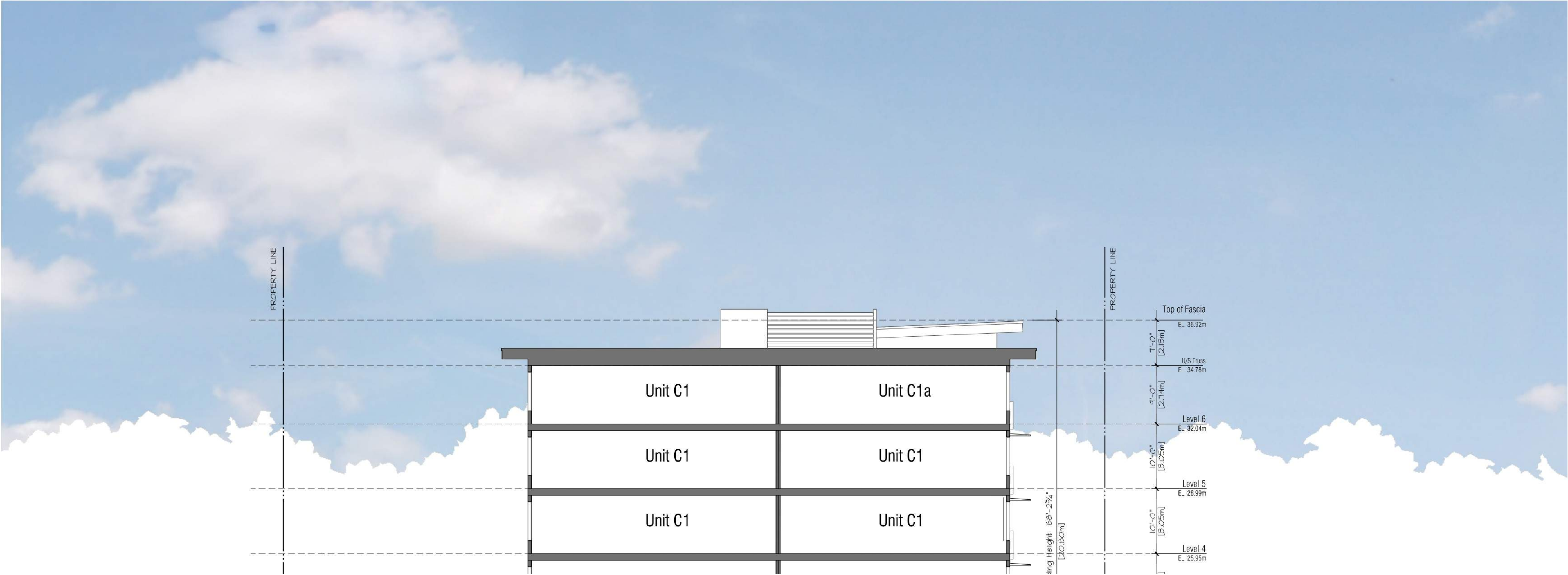
Sections

Scale: 1:100
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Section - B1

A-4.01



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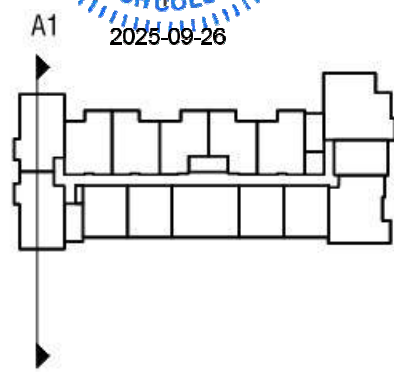
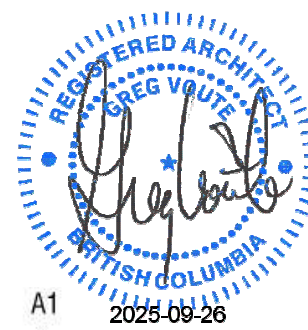
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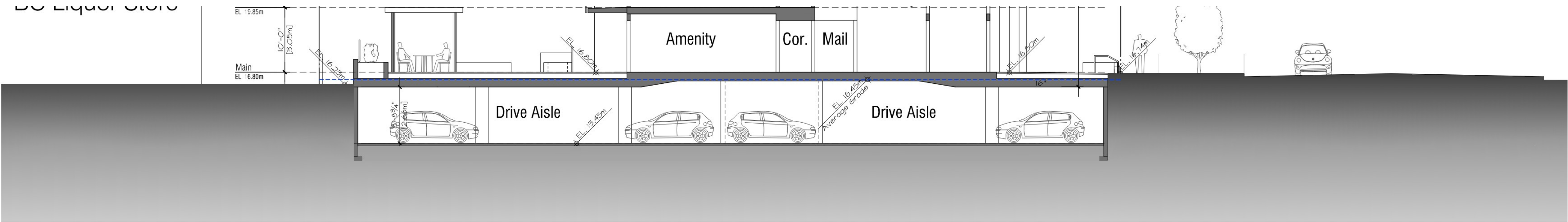
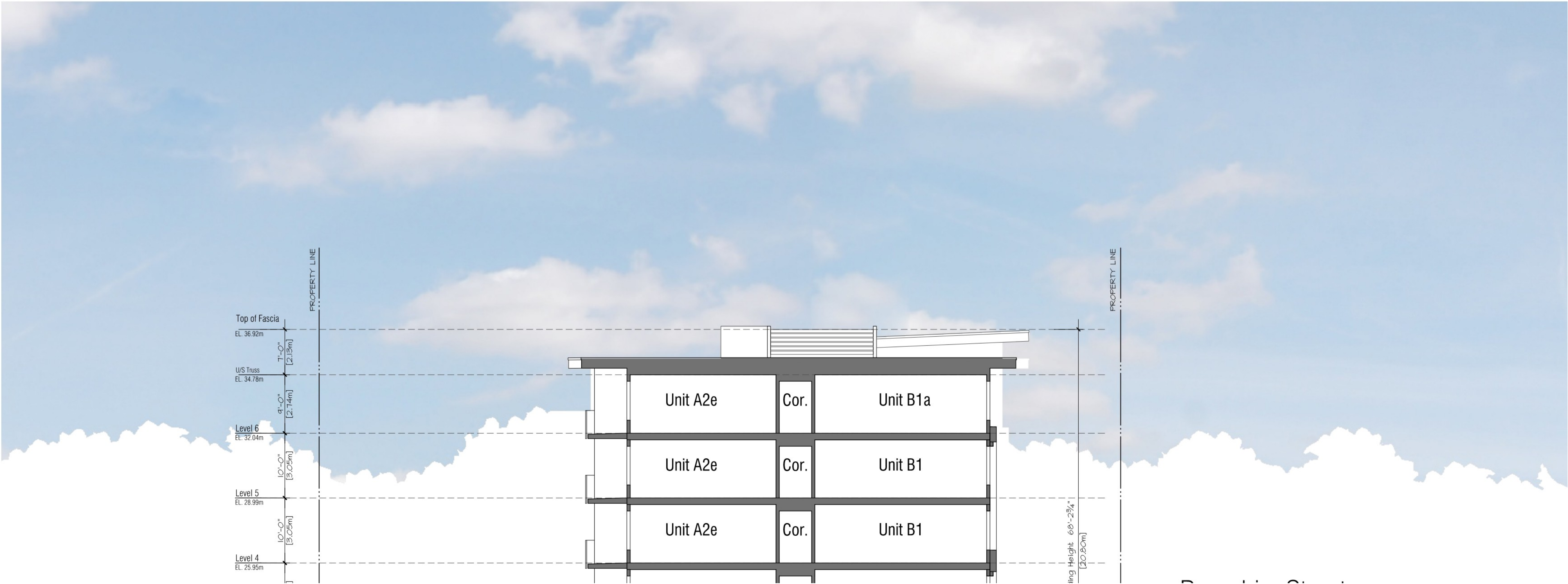


1908 FOUL BAY
Multi-Unit Residential

TELUS living



Sections



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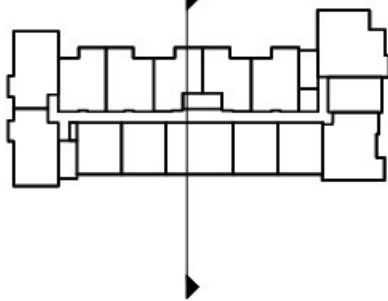
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1908 FOUL BAY
Multi-Unit Residential

TELUS living



Options



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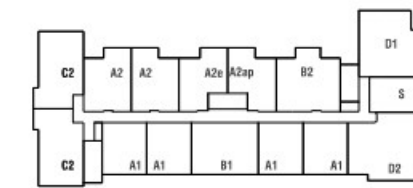
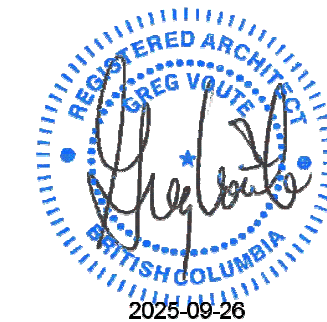
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For

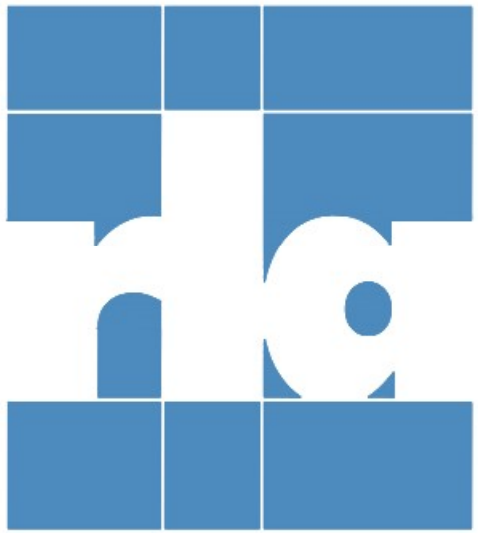
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Visual

A-5.01



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Revisions

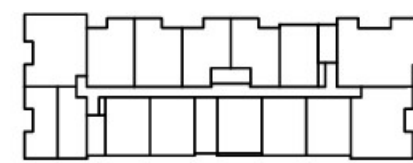
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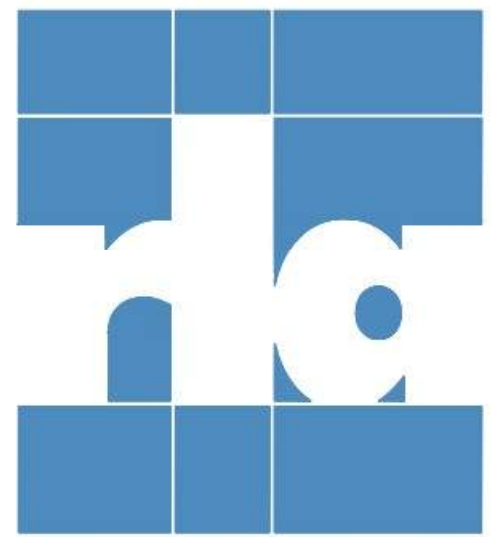
Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
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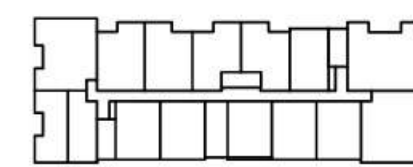
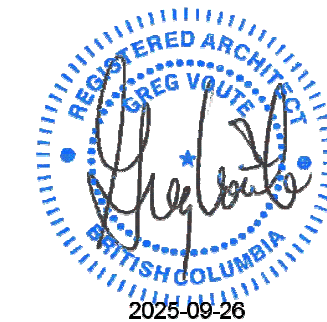
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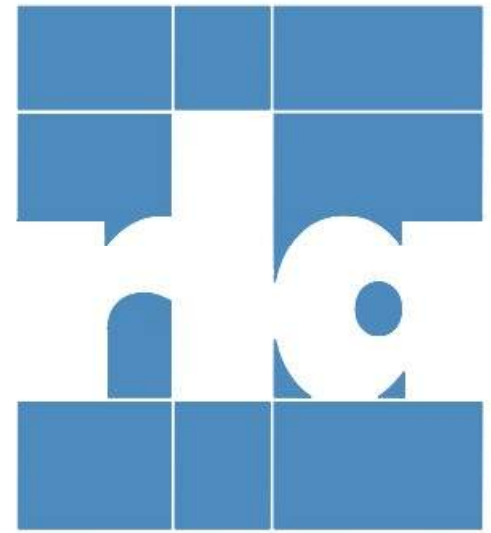


Views

Scale:
September 19, 2025

Concept Model View - NEcorner-Foul Bay

A-5.03



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Revisions:

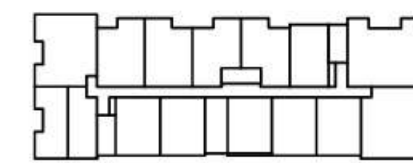
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For:

Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
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Concept Model View - NE-Foul Bay A-5.04



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Revisions:

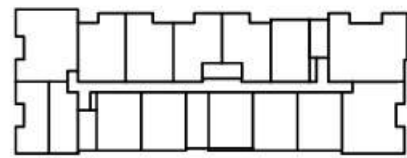
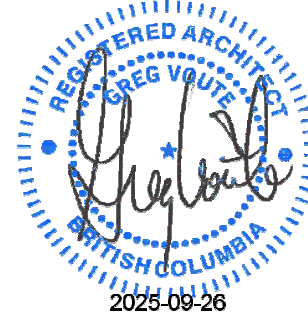
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Project:
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Multi-Unit Residential

TELUS living



Views

Scale:
September 19, 2025

Concept Model View - Entry A-5.05

SPRING EQUINOX



March 21st, 9:00 A.M.

SUMMER SOLSTICE



June 21st, 9:00 A.M.

FALL EQUINOX



September 21st, 9:00 A.M.

WINTER SOLSTICE



December 21st, 9:00 A.M.



March 21st, 12:00 P.M.



June 21st, 12:00 P.M.



September 21st, 12:00 P.M.



December 21st, 12:00 P.M.



March 21st, 3:00 P.M.



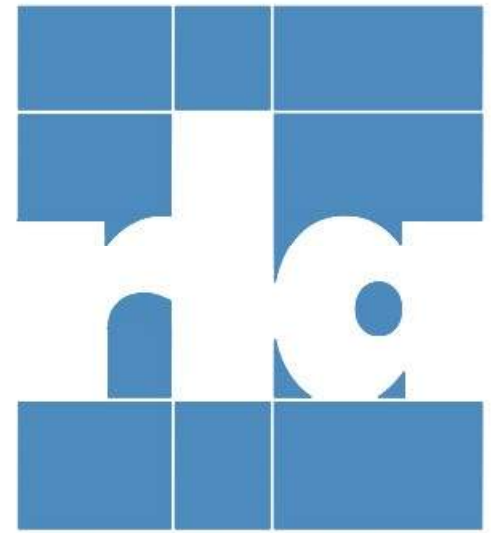
June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.



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Revisions:

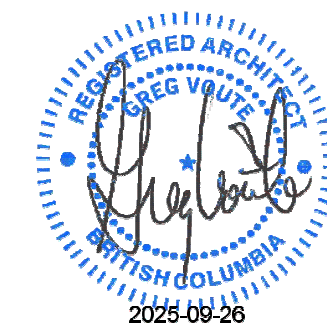
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For

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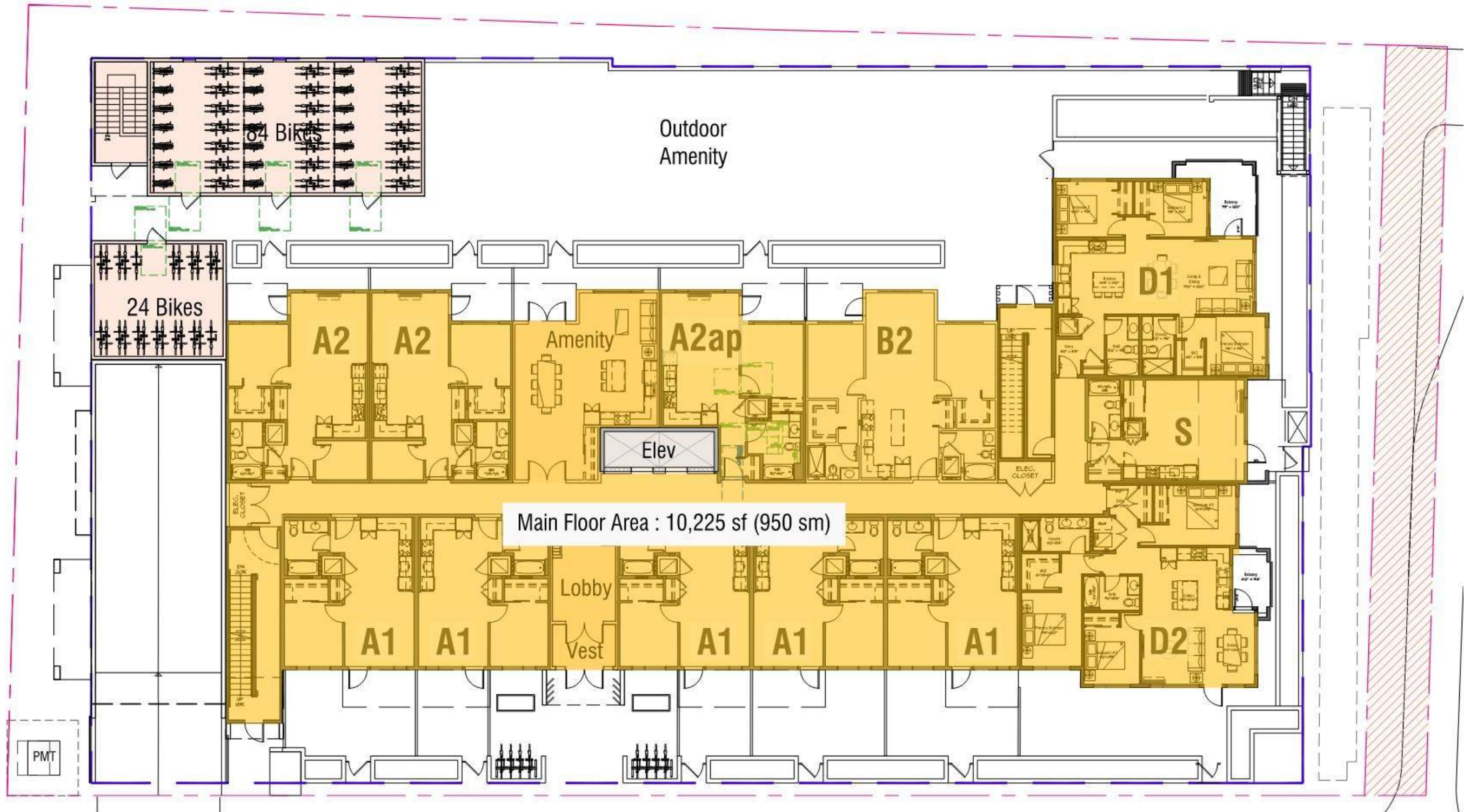
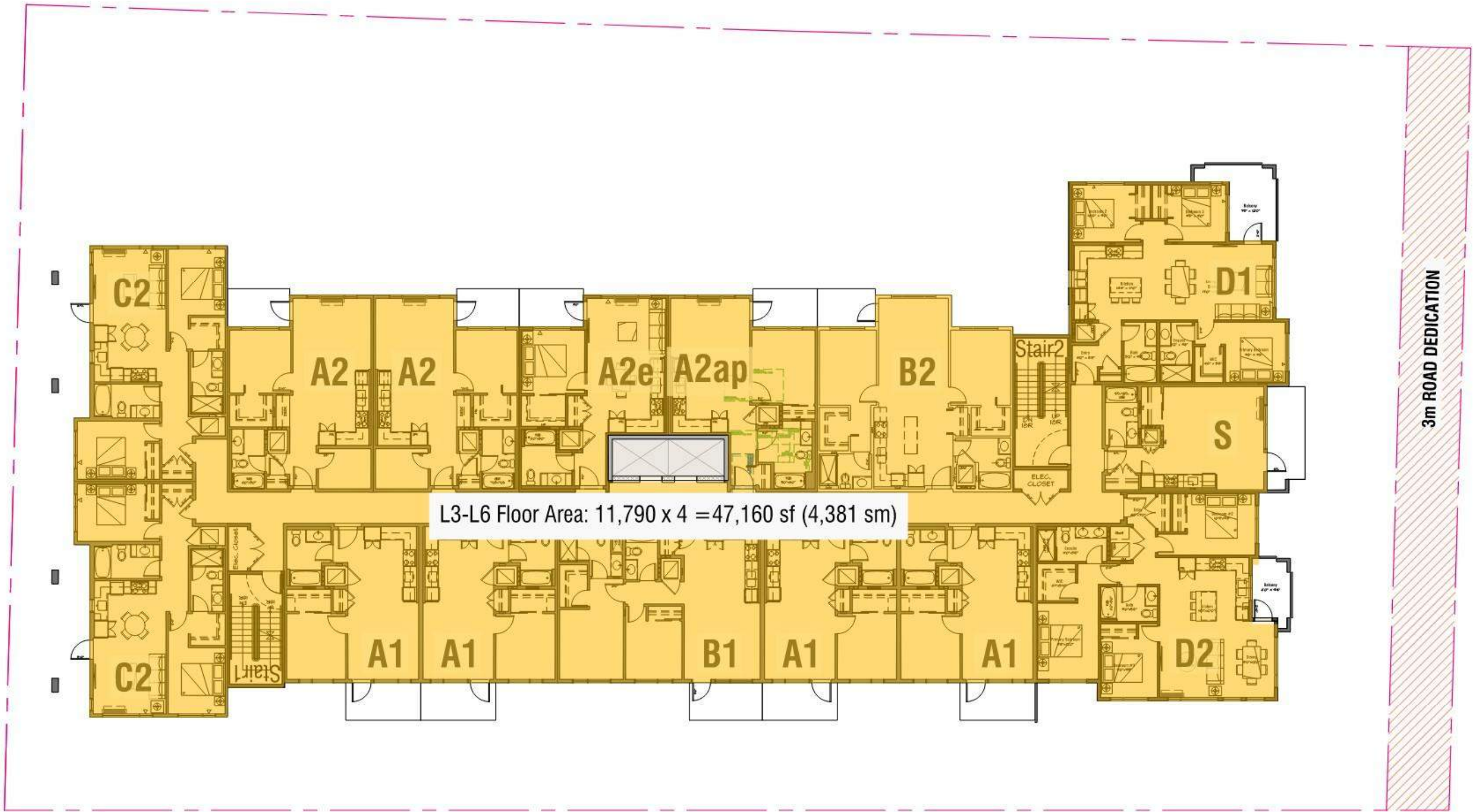
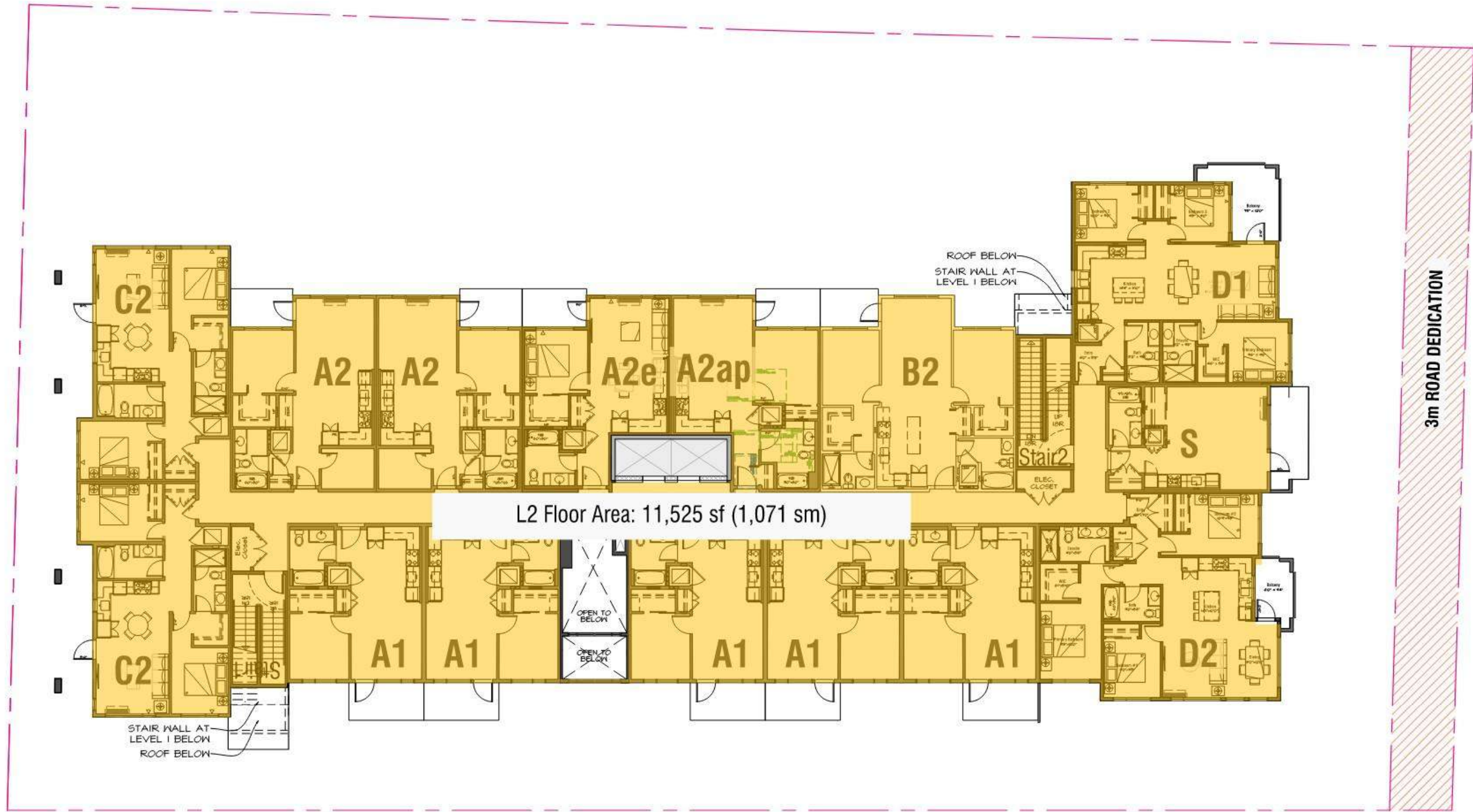
Shadow Study

Scale: N/A
September 19, 2025

Shadow Study



A-6.00



TOTAL FLOOR AREA CALCULATION

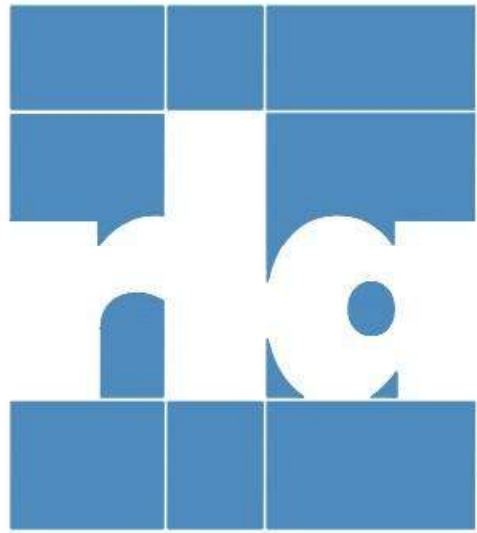
Main Floor	10,225 sf	950 sm
L2 Floor	11,525 sf	1,071 sm
L3-L6 Floor	47,160 sf	4,381 sm
Total	68,910 sf	6,402 sm

DEFINITIONS (from City of Victoria Zoning Bylaw)

"Area" when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:

- a) the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- b) the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- c) the area or areas of balconies, exposed decks, patios or roofs; and
- d) the area of elevator shafts.

"Total Floor Area" means the sum of the areas of all floors of a building or buildings, excluding floor space under a ceiling which is less than 1.8m above grade.



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1908 FOUL BAY
Multi-Unit Residential



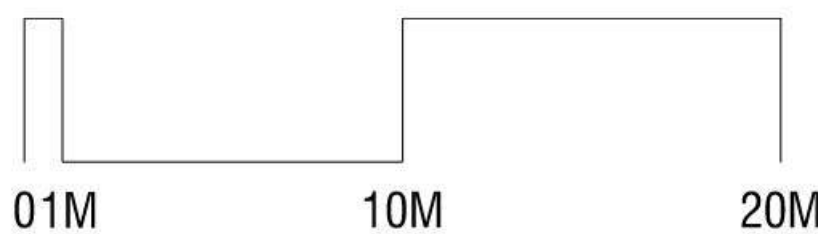
Key Plan - Area Calculations

Scale: 1:100
September 19, 2025

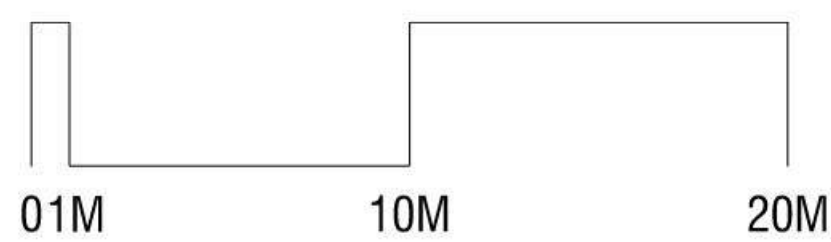
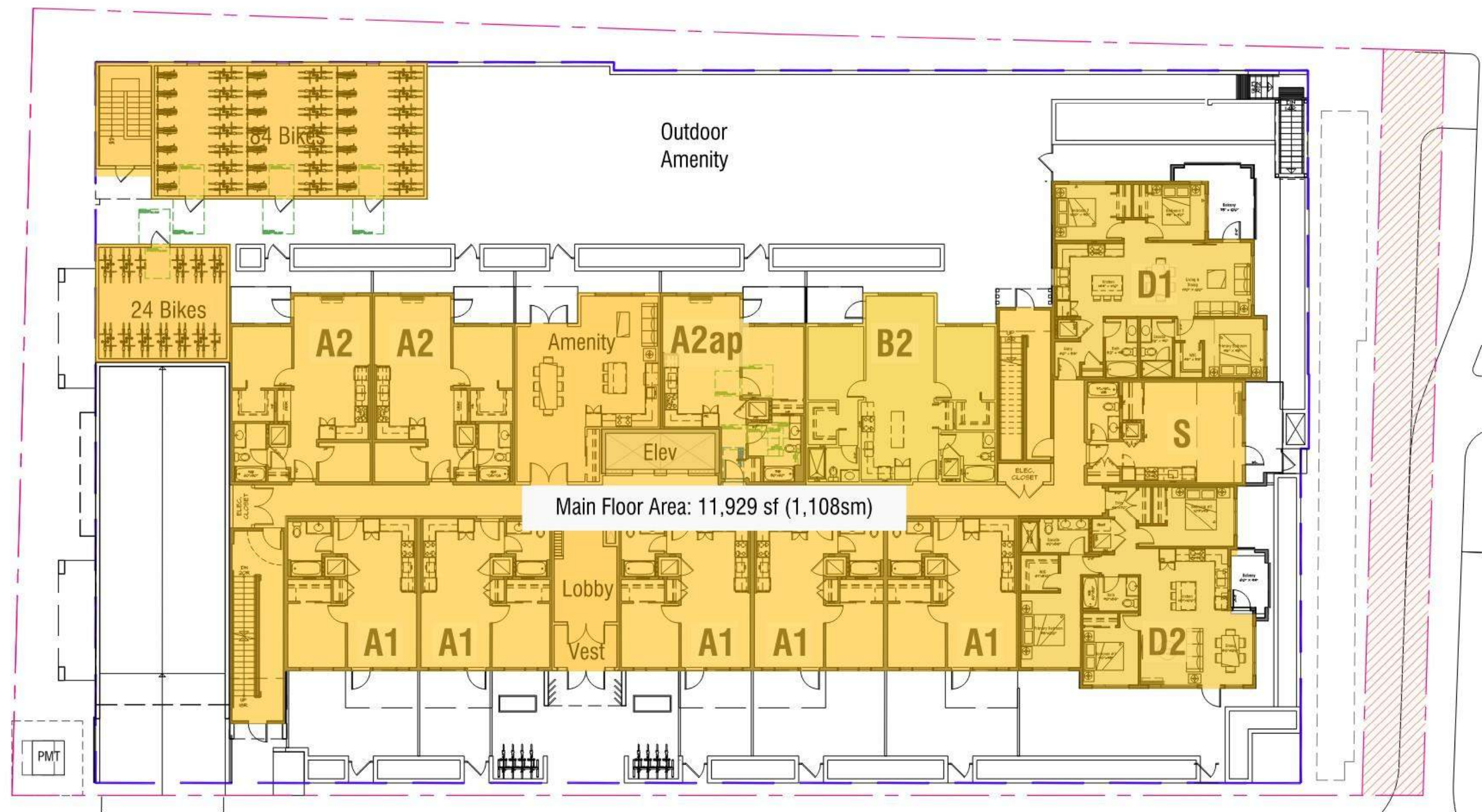
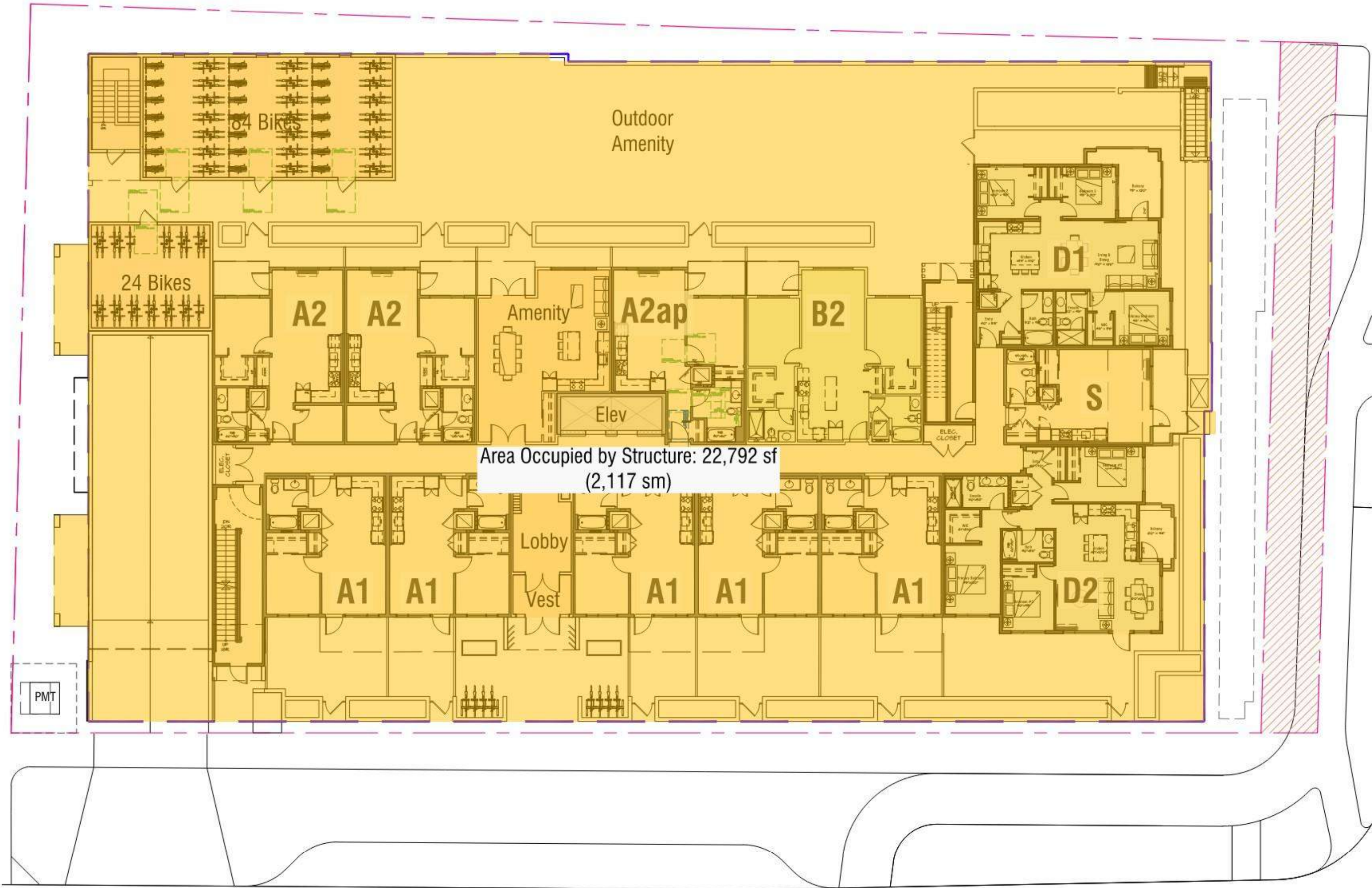
Key Plan - Area Calculations



A-7.01



SCALE: 1:200



SCALE: 1:200

SITE COVERAGE CALCULATION

	Structure Area	Structure Area (Excl. Parkade)	Lot Area
	22,792 sf 2,117 sm	11,929 sf 1,108 sm	28,105 sf 2,611 sm
Site Coverage	81%	42%	

DEFINITIONS (from City of Victoria Zoning Bylaw)

"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.



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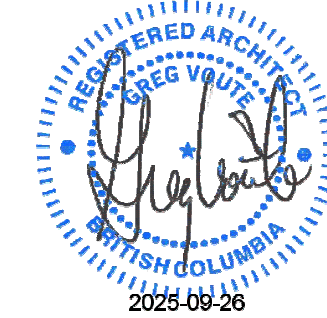
September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

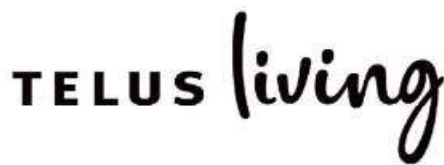
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1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:200
September 19, 2025

Key Plan - Site Coverage



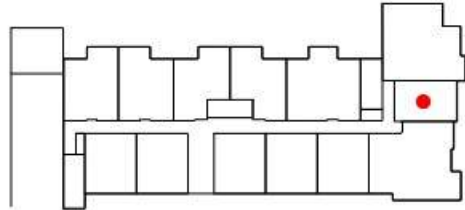
A-7.02

Unit S - Studio

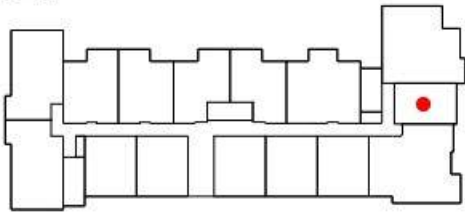
1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)

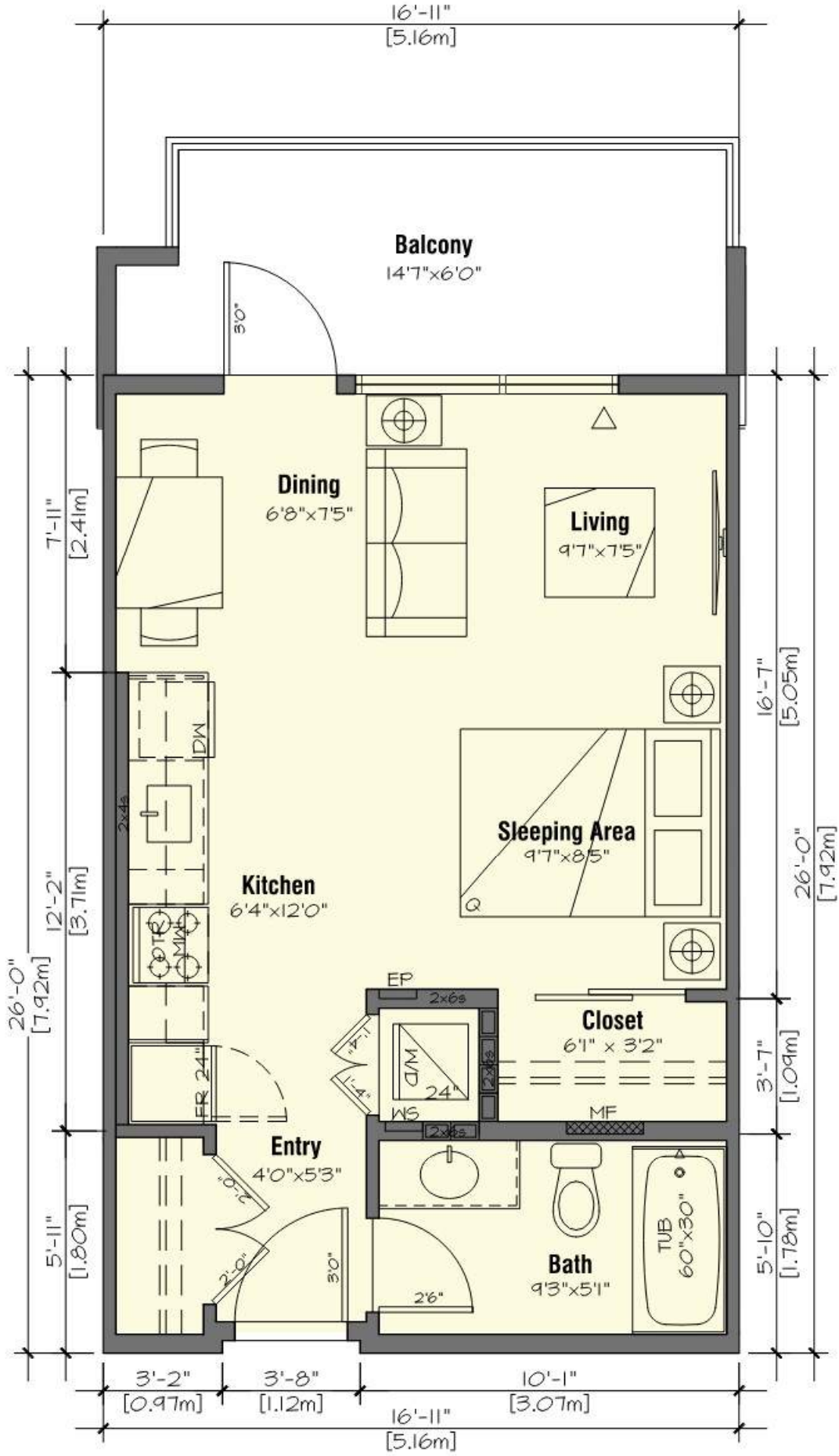
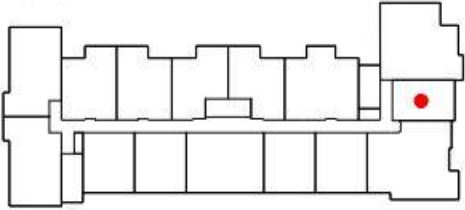
Level 1:



Level 2:



Level 3-6:

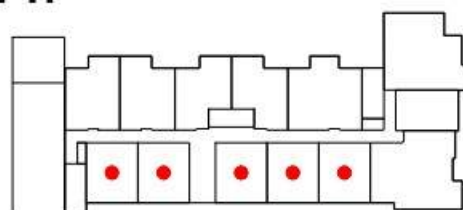


A1 - 1 Bedroom

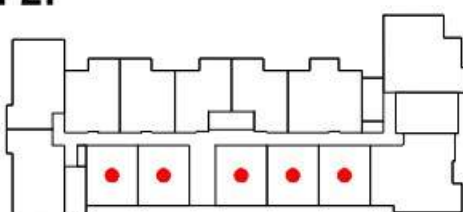
1 Bed + 1 Bath
530 sf

26 Units Total (26 of 87)

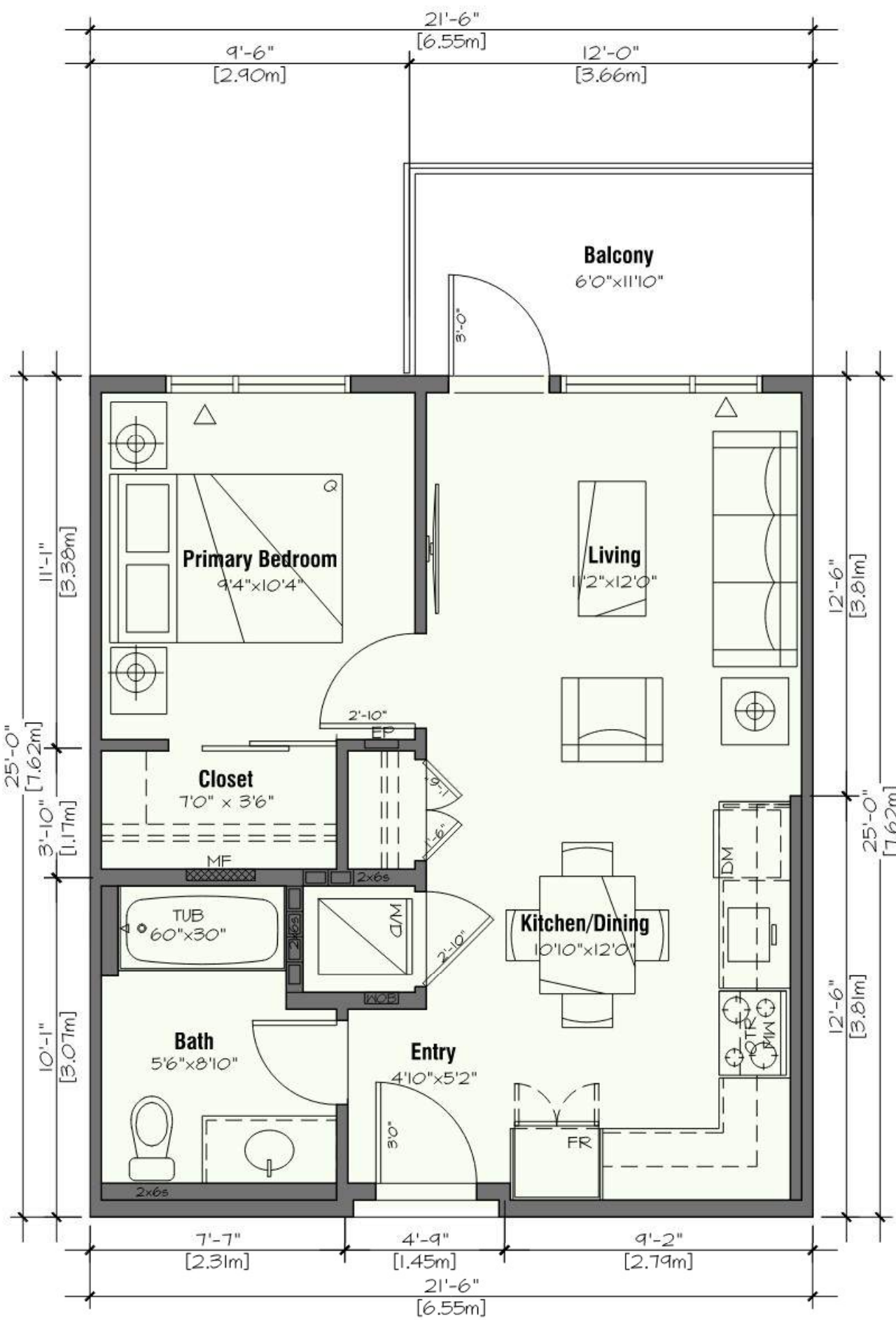
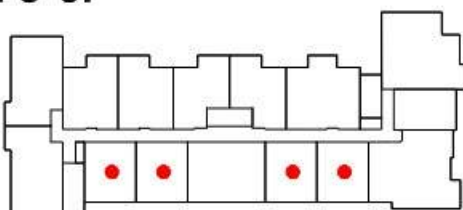
Level 1:



Level 2:



Level 3-6:

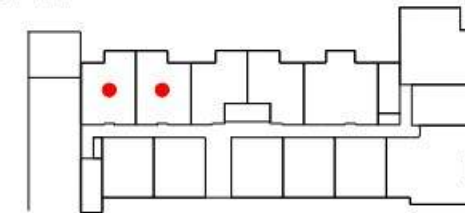


A2 - 1 Bedroom + Flex

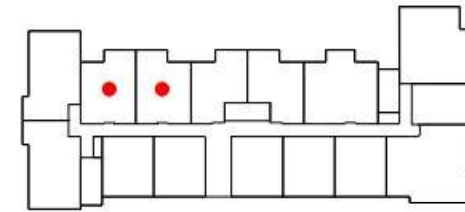
1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)

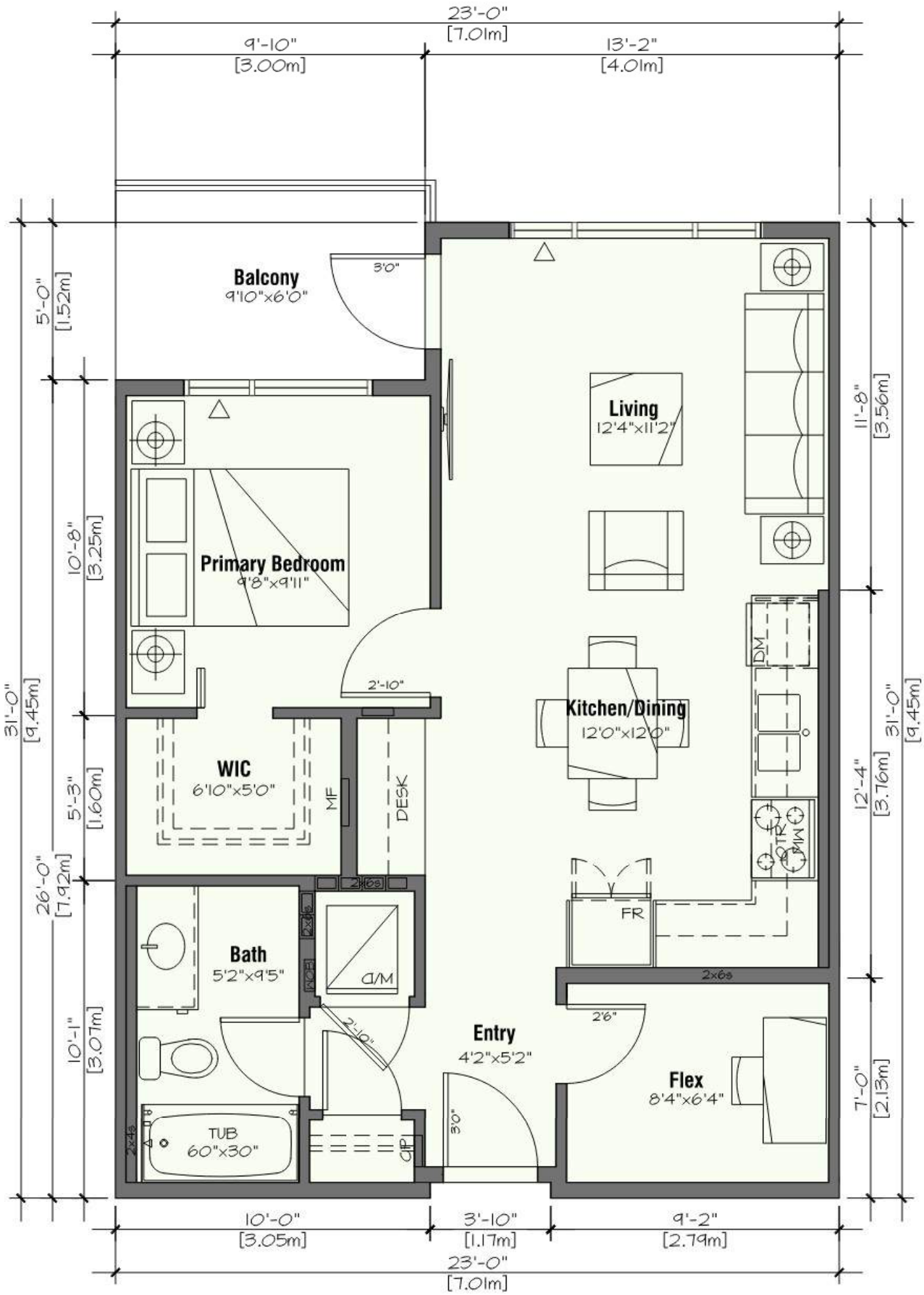
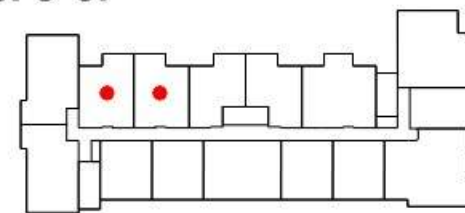
Level 1:



Level 2:



Level 3-6:



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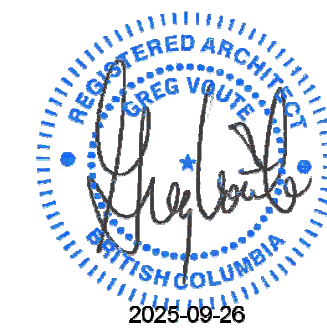
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For

Project:

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
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A-8.01



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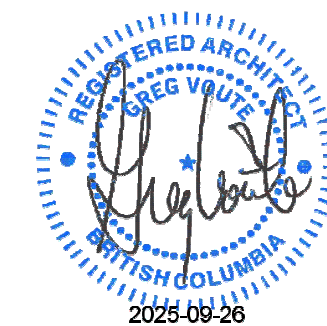
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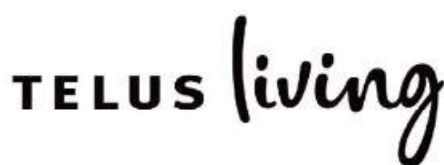
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Unit Plans

Scale: 1/4" = 1' - 0"
September 19, 2025

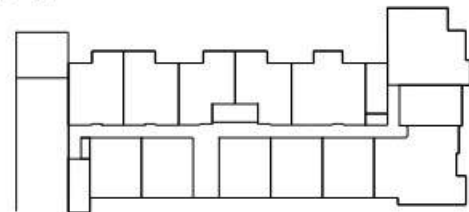
A-8.02

A2e - 1 Bedroom

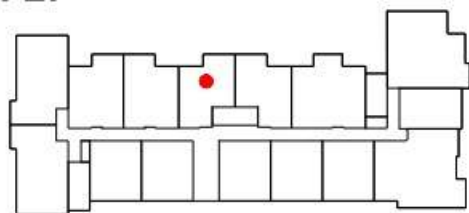
1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)

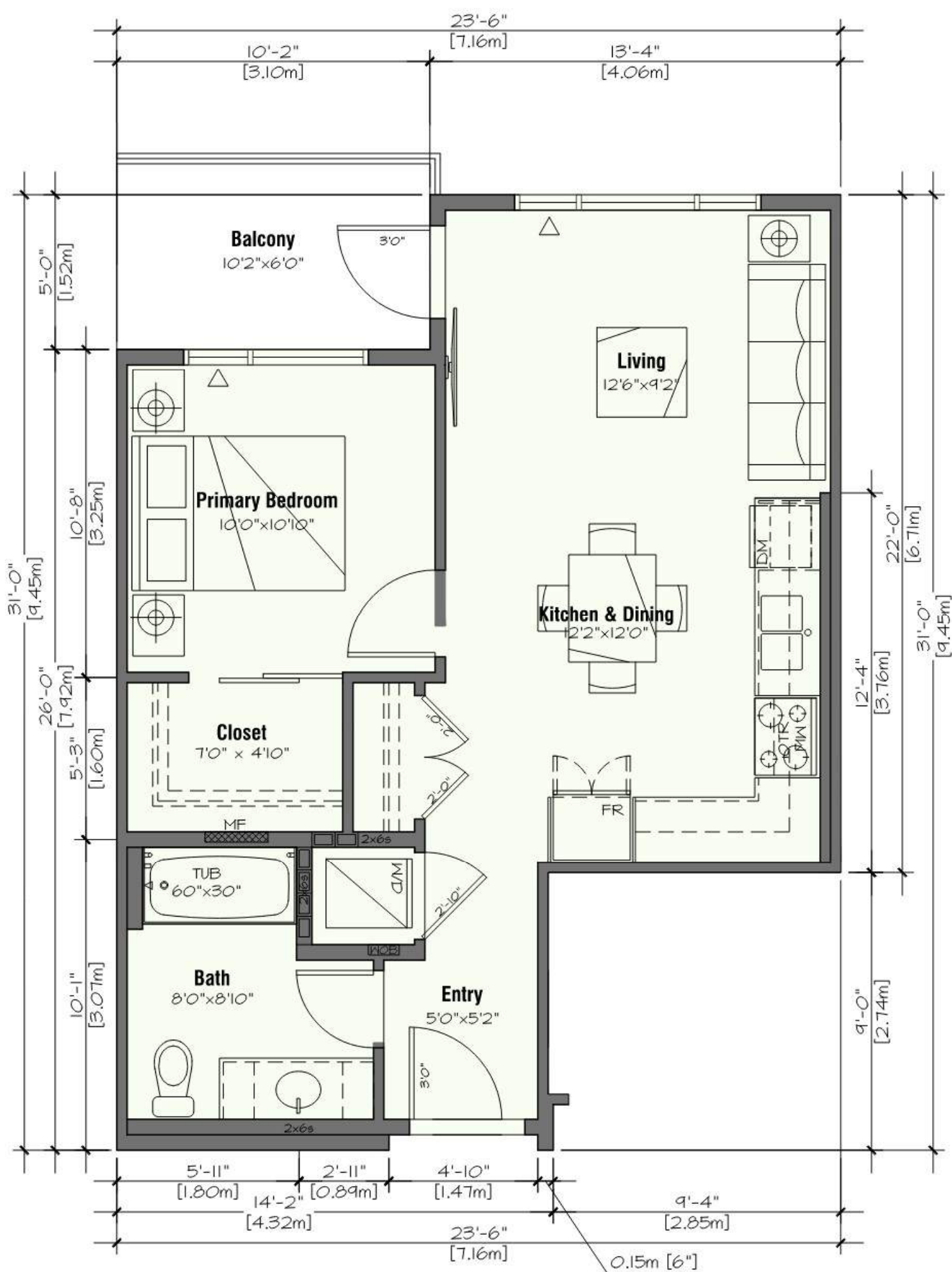
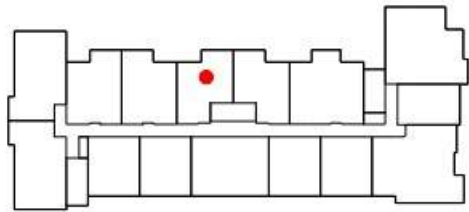
Level 1:



Level 2:



Level 3-6:



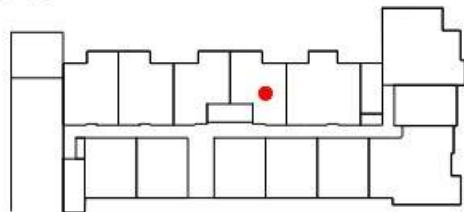
A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

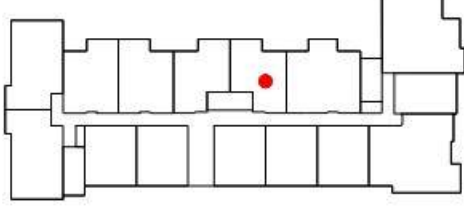
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

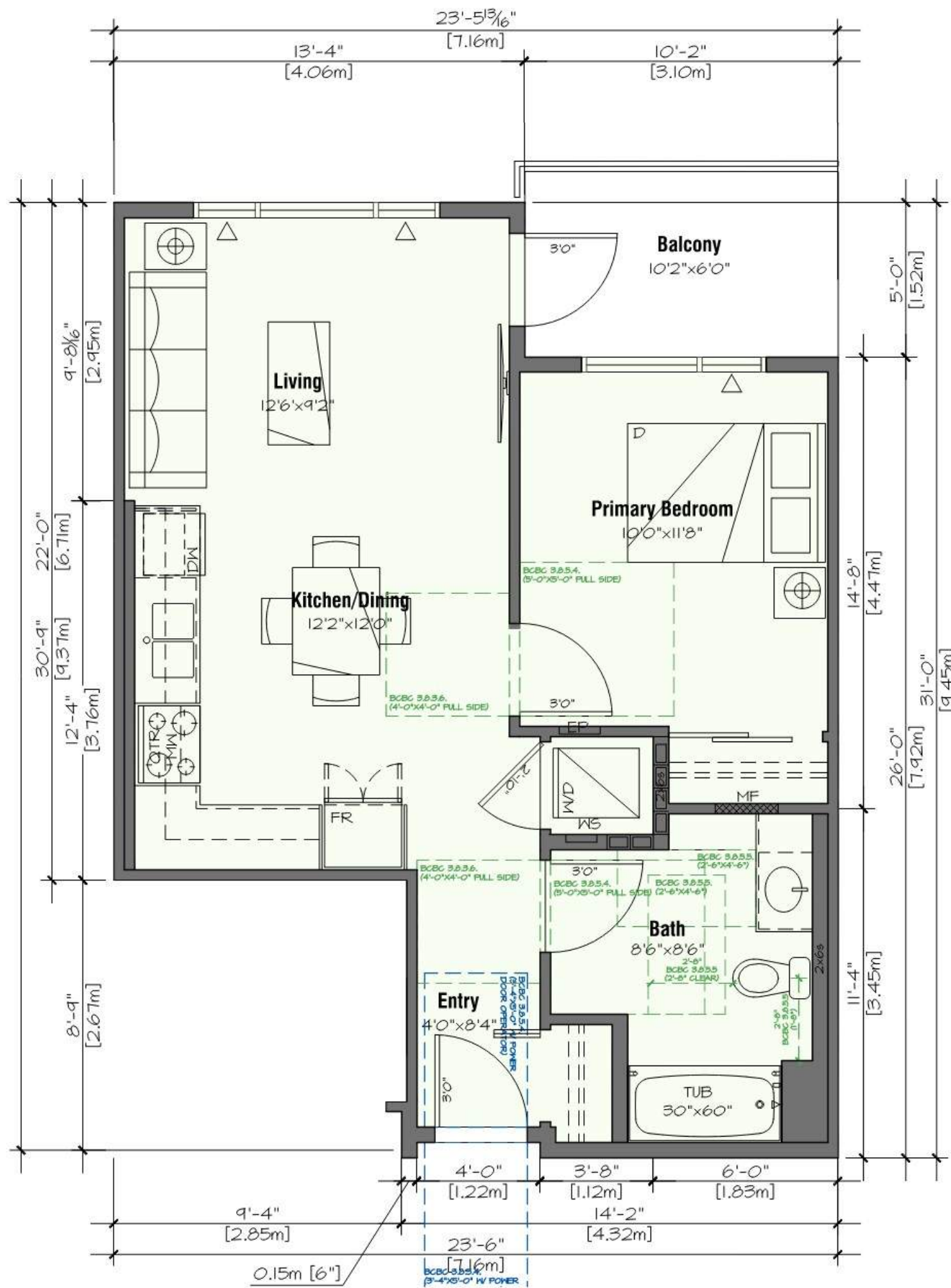
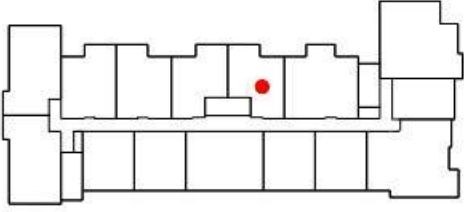
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Level 2:



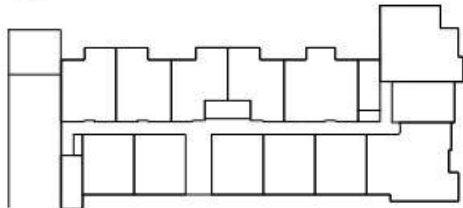
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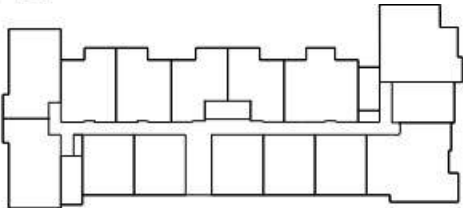
B1 - 2 Bedroom
2 Bed + 2 Bath
798 sf

4 Units Total (4 of 87)

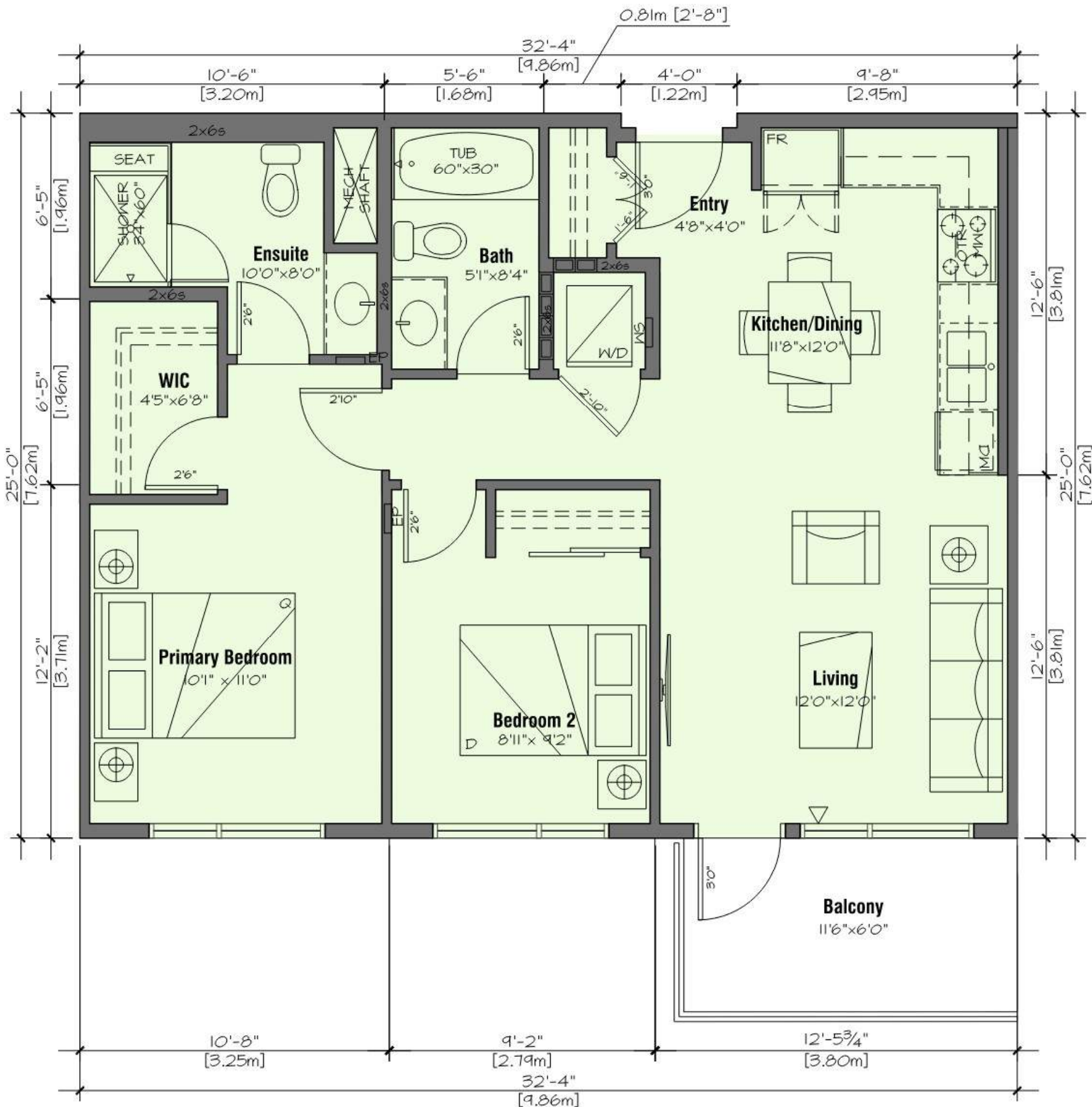
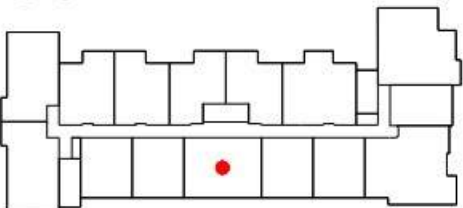
Level 1:



Level 2:



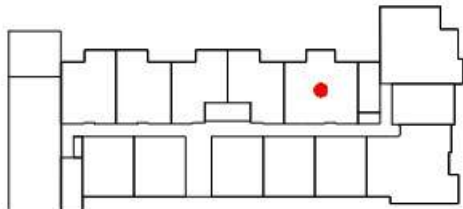
Level 3-6:



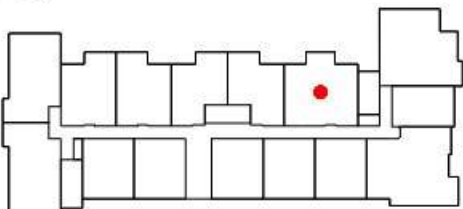
B2 - 2 Bedroom Unit
2 Bed + 2 Bath
852 sf

6 Units Total (6 of 87)

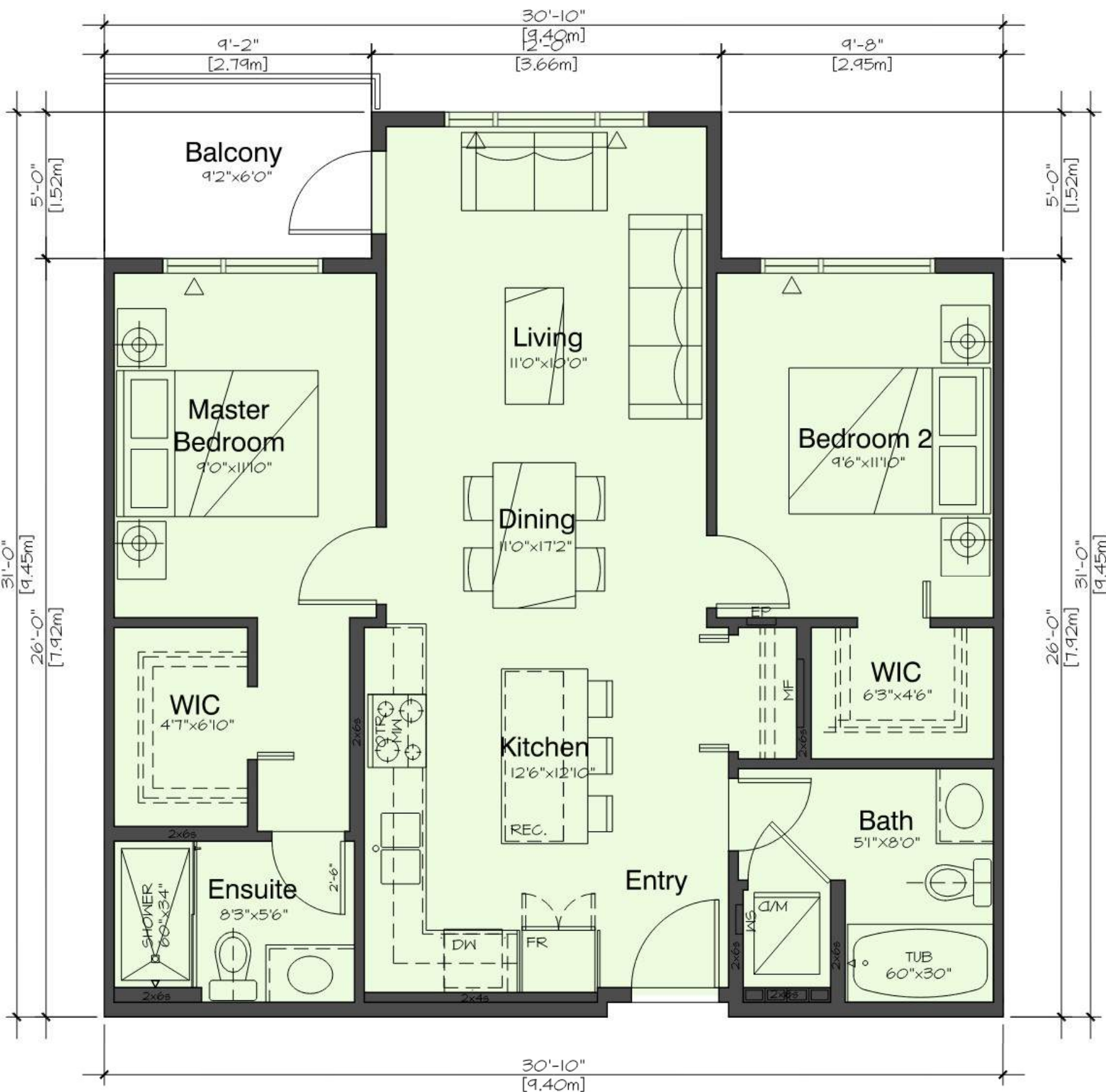
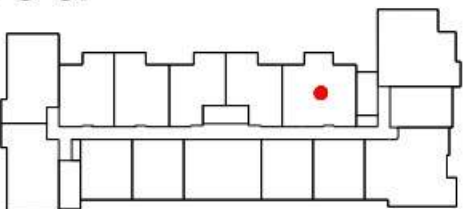
Level 1:



Level 2:



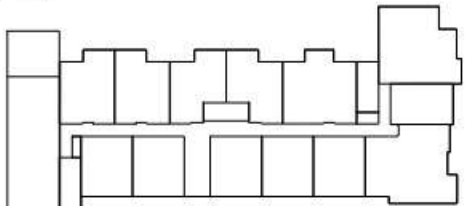
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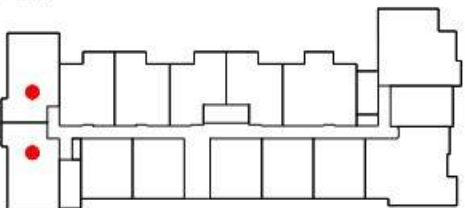
C2 - 2 Bedroom Corner Unit
2 Bed + 2 Bath
797 sf

6 Units Total (10 of 87)

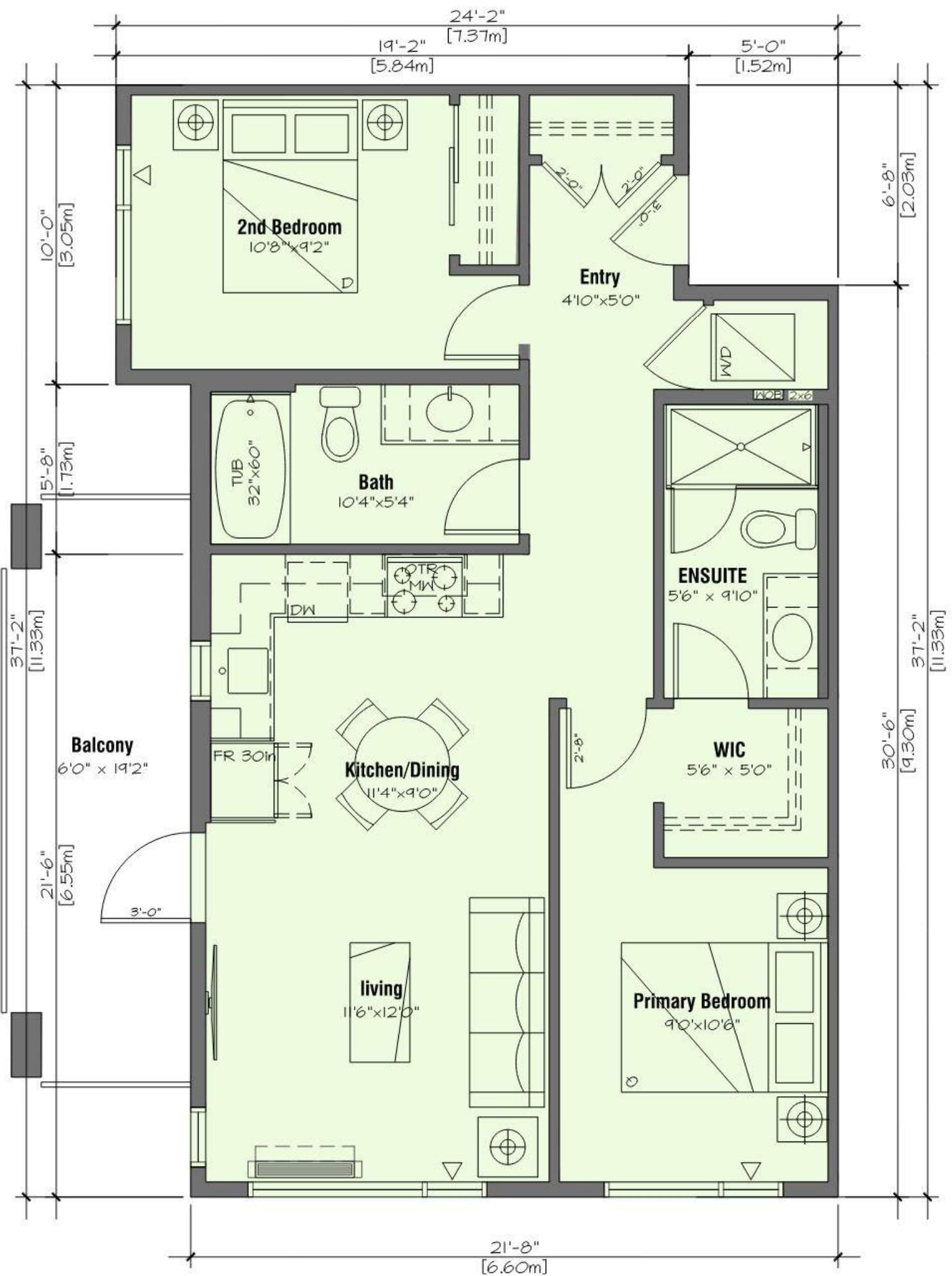
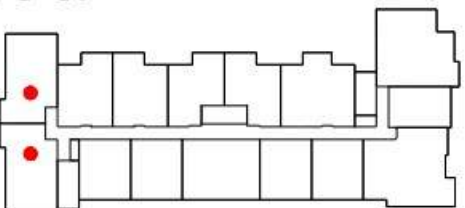
Level 1:



Level 2:



Level 3-6:



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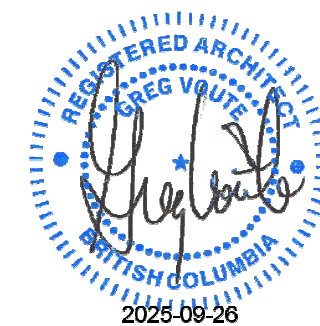
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For

Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

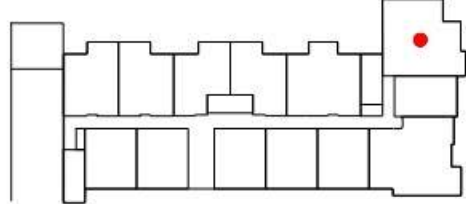
Scale: 1/4" = 1' - 0"
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D1 - 3 Bedroom Corner Unit

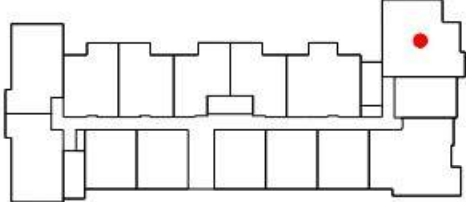
3 Bed + 2 Bath
991 sf

8 Units Total (6 of 87)

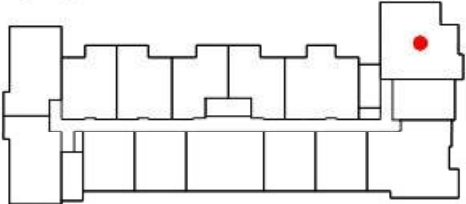
Level 1:



Level 2:



Level 3-6:

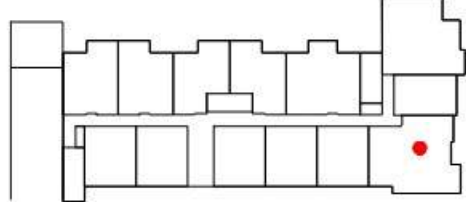


D2 - 3 Bedroom Corner Unit

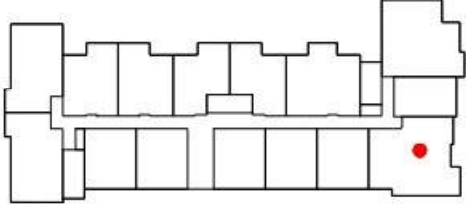
3 Bed + 2 Bath
1090 sf

8 Units Total (6 of 87)

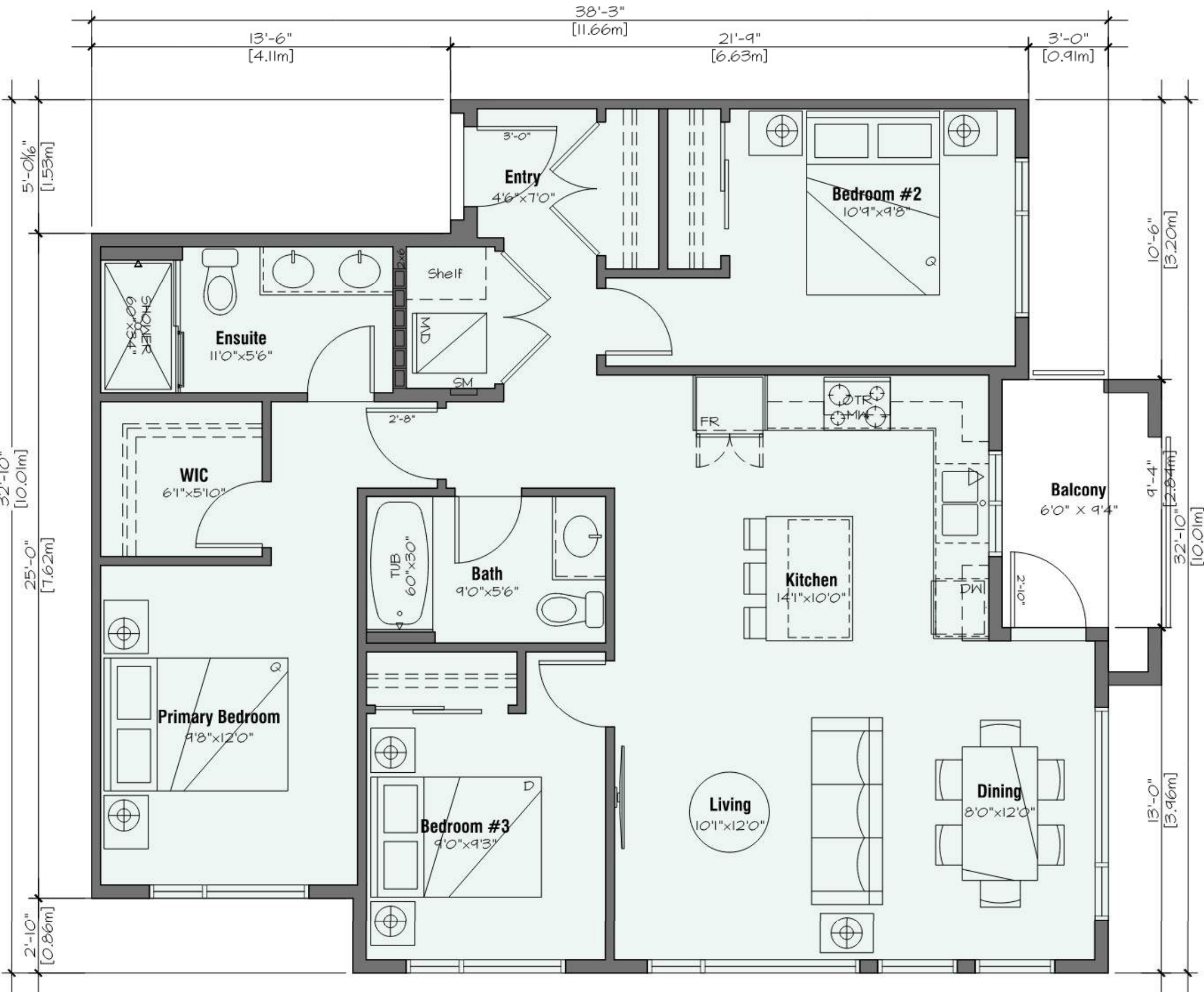
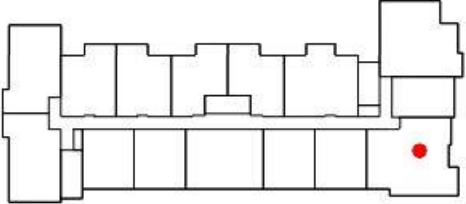
Level 1:



Level 2:



Level 3-6:



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Revisions:

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission



For

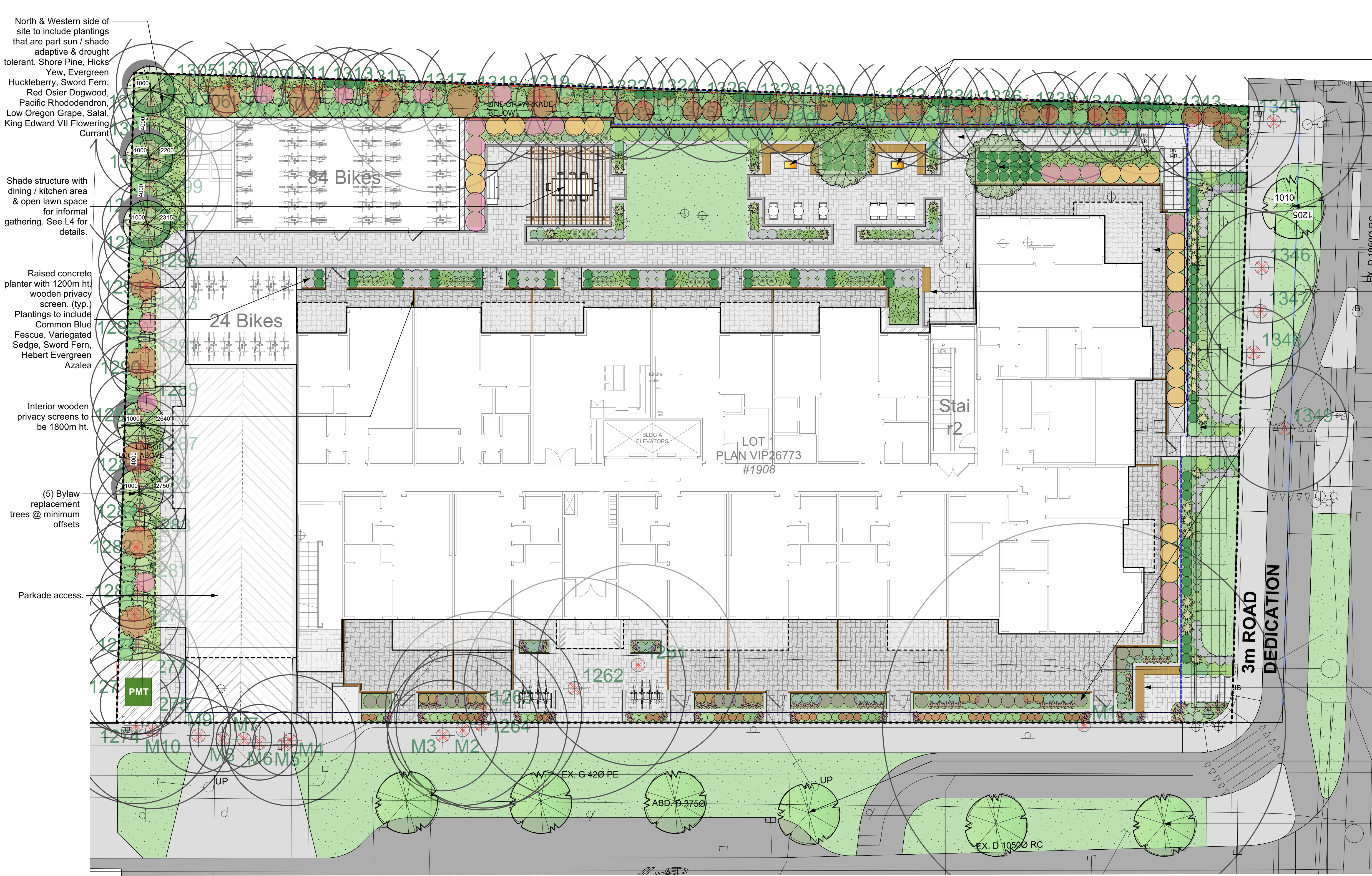
Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
September 19, 2025



Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	5cm cal.
Pinus contorta	Shore Pine	2m ht.
Street Trees - Species to be determined by the City of Victoria Parks Dept.		

Large Shrubs

Botanical Name	Common Name	Size
Cornus stolonifera	Redtwig Dogwood	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 Pot

Medium Shrubs

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 Pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 Pot
Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Rhododendron Nancy Evans	Nancy Evans Rhododendron	#3 pot
Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot

Small Shrubs

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Polystichum munifolium	Sword Fern	#1 pot
Spiraea douglasii	Douglas Spiraea	#1 pot

Perennials, Annuals and Ferns

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Pot
Carex 'Ice Dance'	Variegated Sedge	#1 Pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Fetucca glauca	Common Blue Fescue	#1 pot
Polystichum munifolium	Sword Fern	#1 Pot

Groundcovers

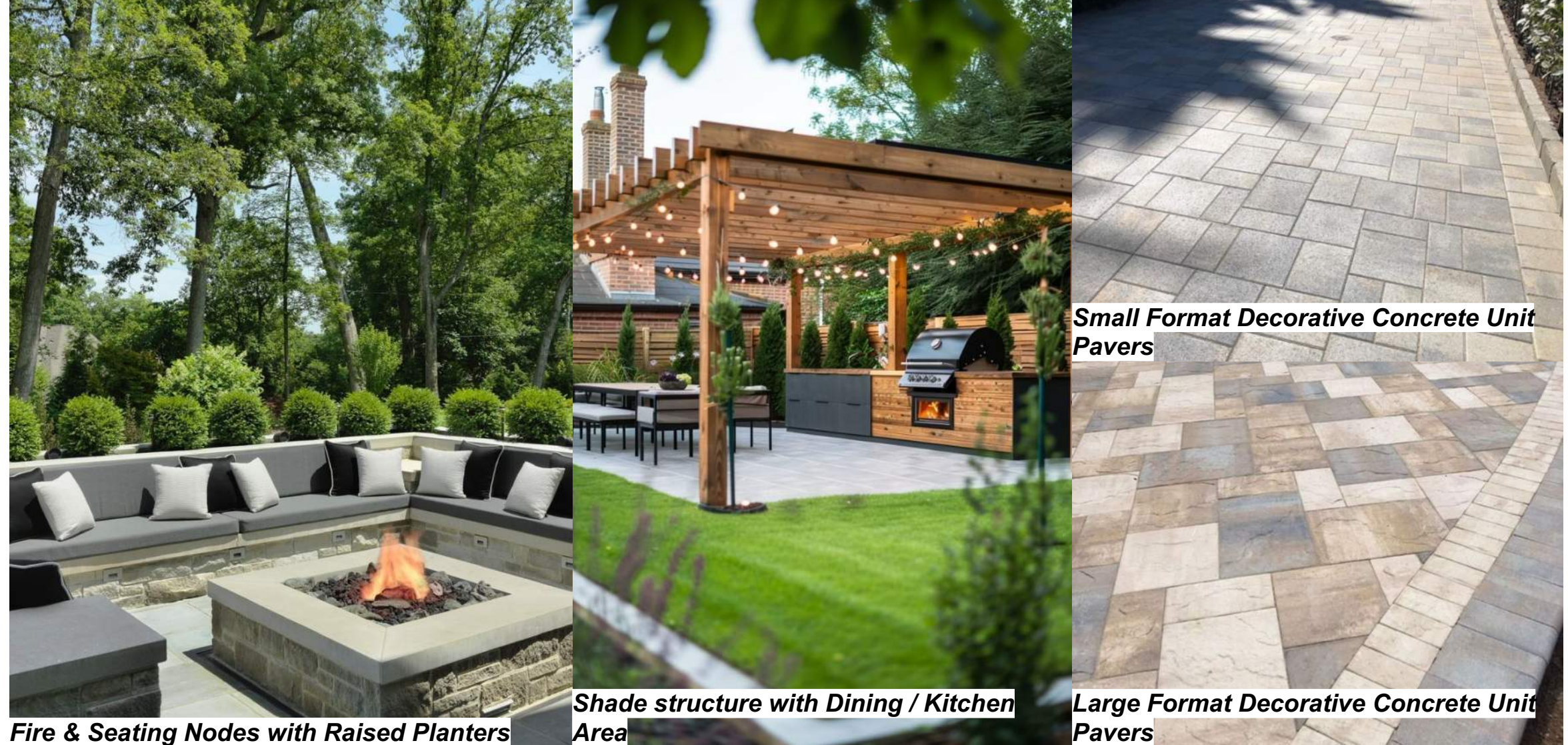
Botanical Name	Common Name	Size
Erica carnea 'December Red'	December Red Heather	#1 Pot
Erica carnea 'Springwood White'	Springwood White Heather	#1 Pot

Notes:

- All work to be completed to current CLSA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

PLANTING PALETTE

PRECEDENT IMAGES



MATERIALS LEGEND

- Planting Bed
- Large Format Decorative Concrete Unit Pavers
- Small Format Decorative Concrete Unit Pavers
- Raised Concrete Planter
- Municipal Sidewalk - See Civil
- Bike Lane - See Civil
- Grass Lawn

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

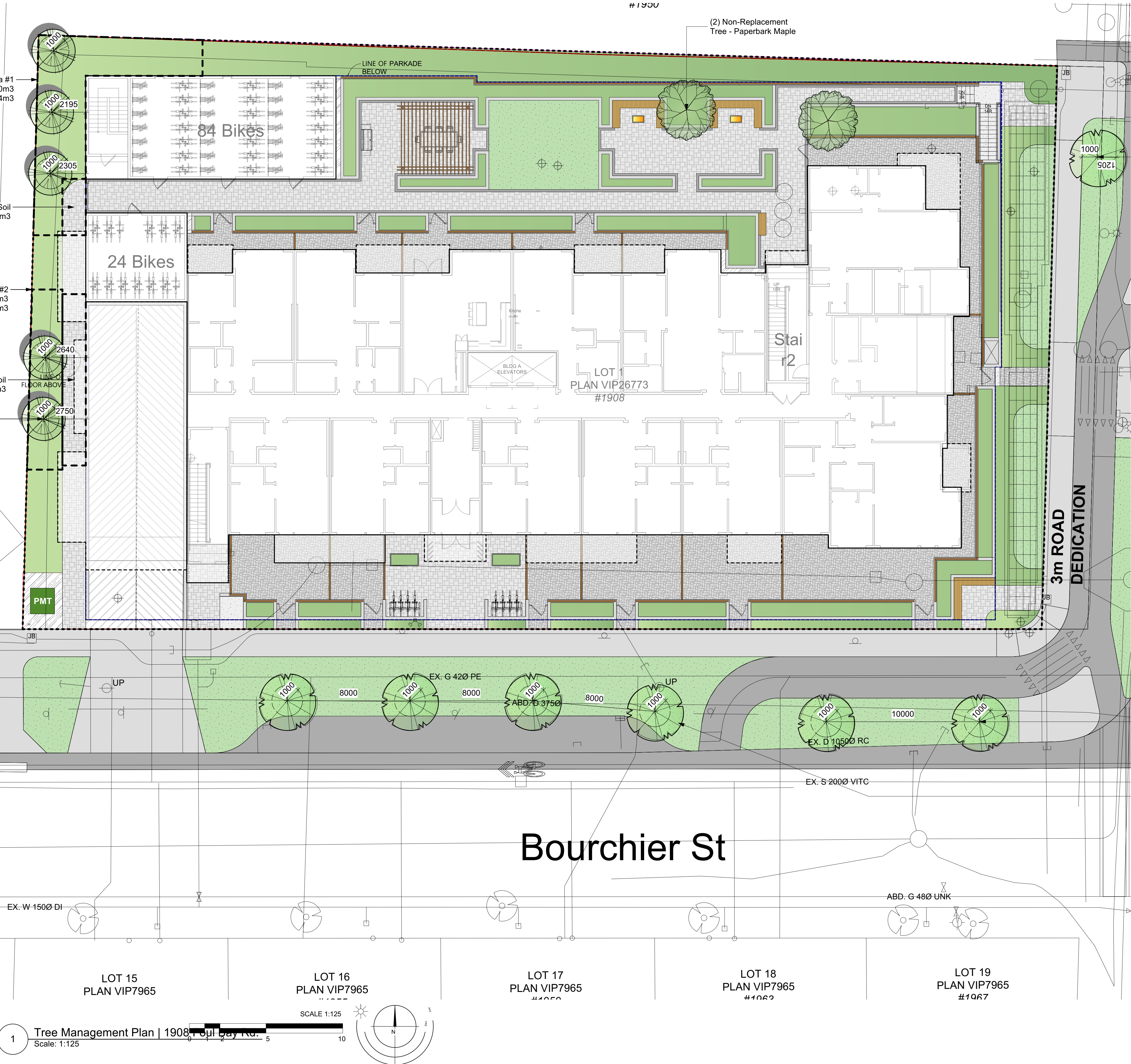
6 1.2m Ht. Wooden Privacy Screen on Raised Planter
Scale: 1:25

4 1200 - 1800mm ht. Wood Privacy Screen
Scale: 1:25

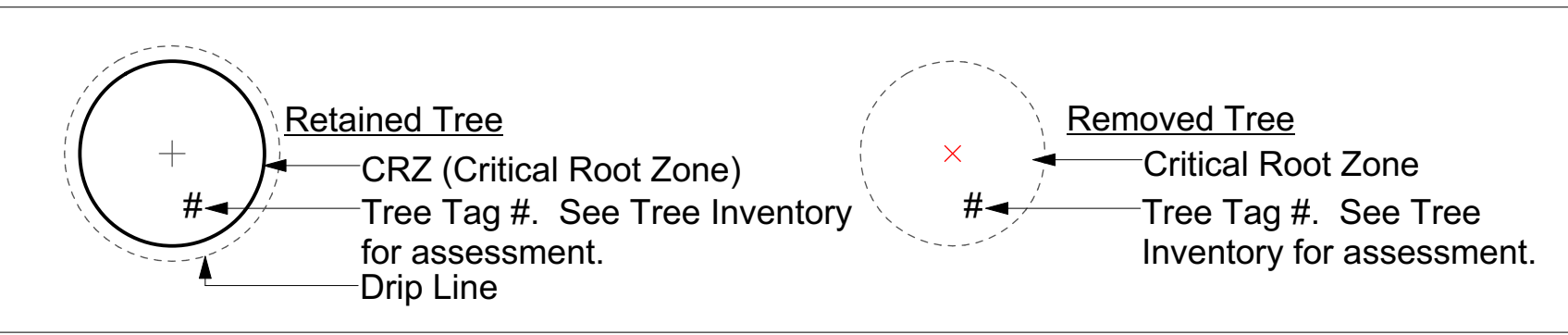
Notes:

- All wood to be western red cedar.
- All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA..

Landscape Concept Plan | 1908 Foul Bay Rd.



TREE PRESERVATION SUMMARY				Count	Multiplier	Total				
ONSITE Minimum replacement tree requirement										
A. Protected Trees Removed	12	x 1	A.	12						
B. Replacement Trees Proposed per Schedule "E", Part 1	5	x 1	B.	5						
C. Replacement Trees Proposed per Schedule "E", Part 2		x 0.5	C.	0						
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D.	0						
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	5						
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	7						
ONSITE Minimum trees per lot requirement (onsite trees)										
G. Tree minimum on lot			G.	13						
H. Protected trees retained (other than specimen trees)		x 1	H.	0						
I. Specimen trees retained	0	x 3	I.	0						
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J.	8						
OFFSITE Minimum replacement tree requirement (offsite trees)										
K. Protected trees Removed	10	x 1	K.	10						
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	0	x 1	L.	0						
M. Replacement trees proposed from Schedule "E" Part 2		x 0.5	M.	0						
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N.	0						
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O.	10						
Cash-in-lieu requirement										
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P.	8						
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q.	0						
R. Cash-in lieu proposed ((P+Q) x \$2000)			R.			\$16000				
				Replacement Trees Proposed						
				Soil Volume Required (m3)						
Planting	Area	Soil Volume	A	B	C	D	E	F	G	
Area ID	(M2)	multiplier*	soil Volume	# Small	# Medium	# Large	Small	Medium	Large	Total **
Onsite										
1	60.40	1.00	60.40		3.0			60.00		60.00
2	40.74	1.00	40.74		2.0			40.00		40.00
3			0.00		0.0			0.00		0.00
Offsite (Excluding City Property)										
Planting										
Area OSA X										
Offsite (Excluding City Property)							E	F	G	TOTAL
							Calculation: If B = If C = 1, C x 20 If D = 1, E + F + G If B > If C > 1, C x 15 If D > 1, D x 30			
* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2										
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.										

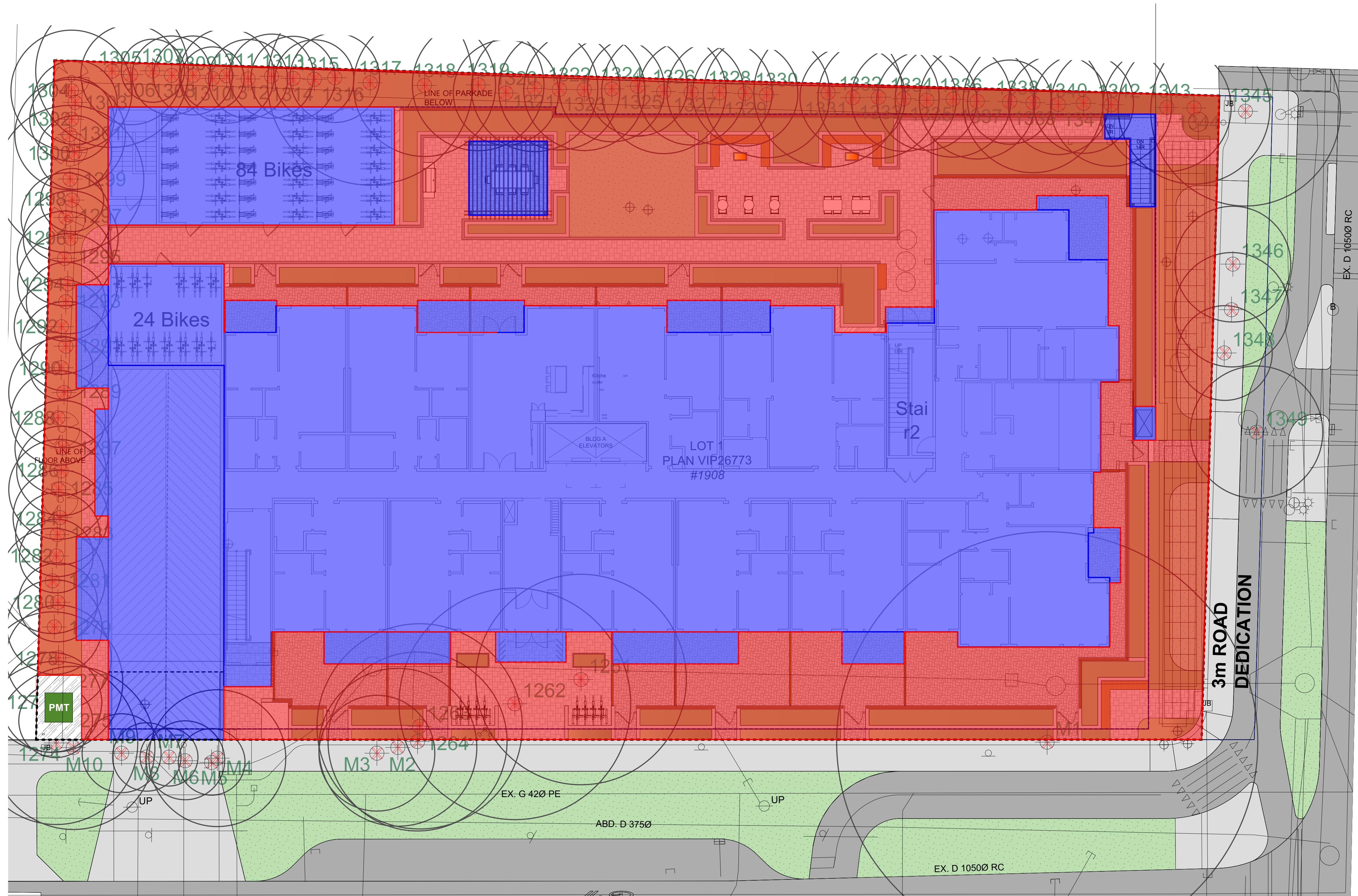


(2) Medium Class Street Trees, Species TBD by CoV Parks

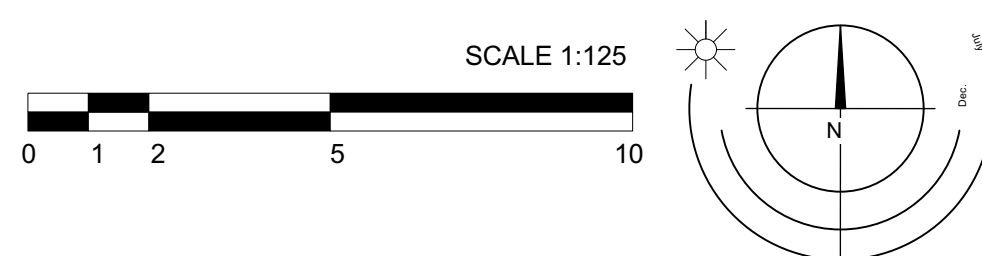
(4) Medium Class Street Trees, Species TBD by CoV Parks



Tree Management Plan | 1908 Foul Bay Rd.

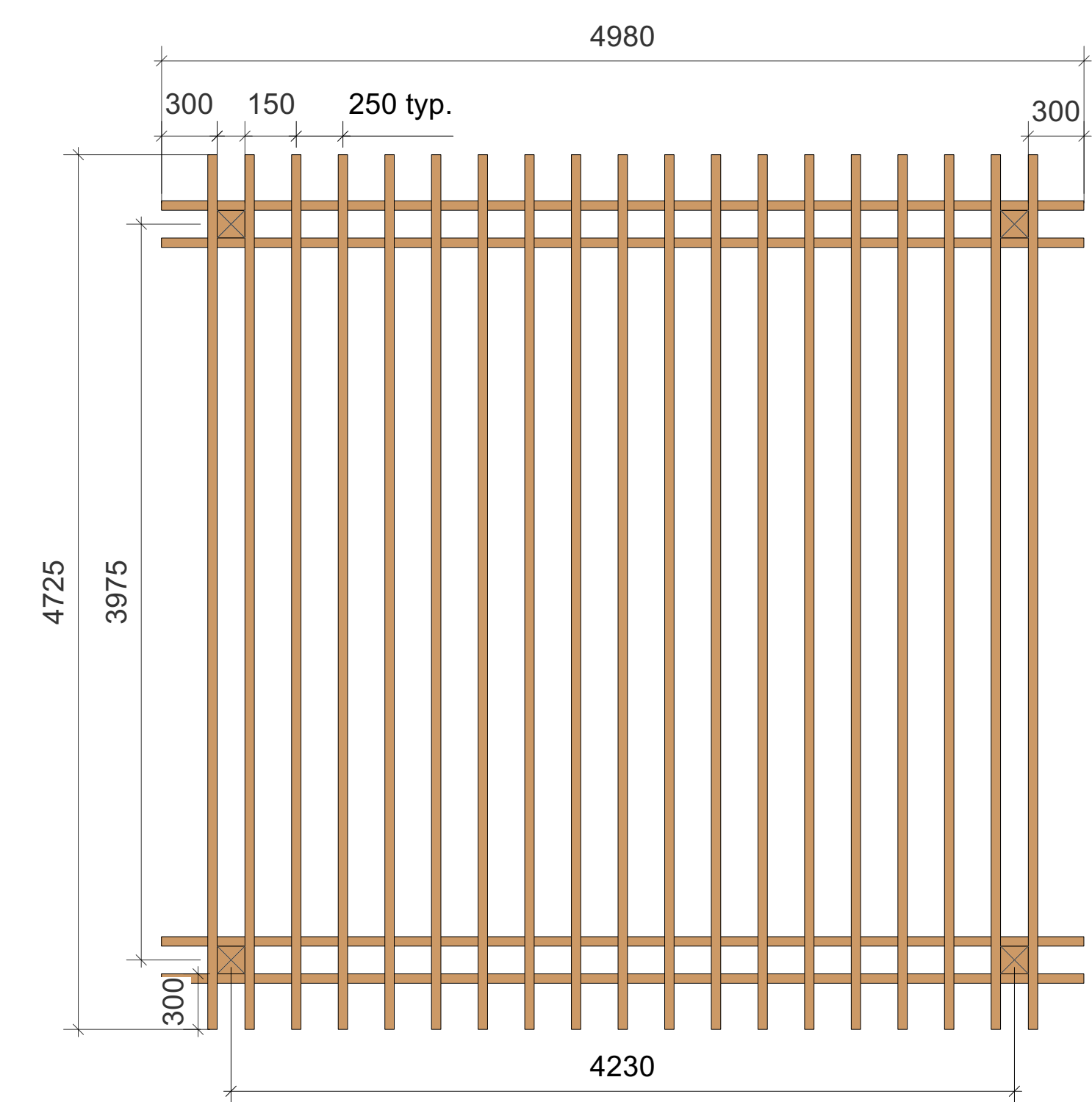


1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

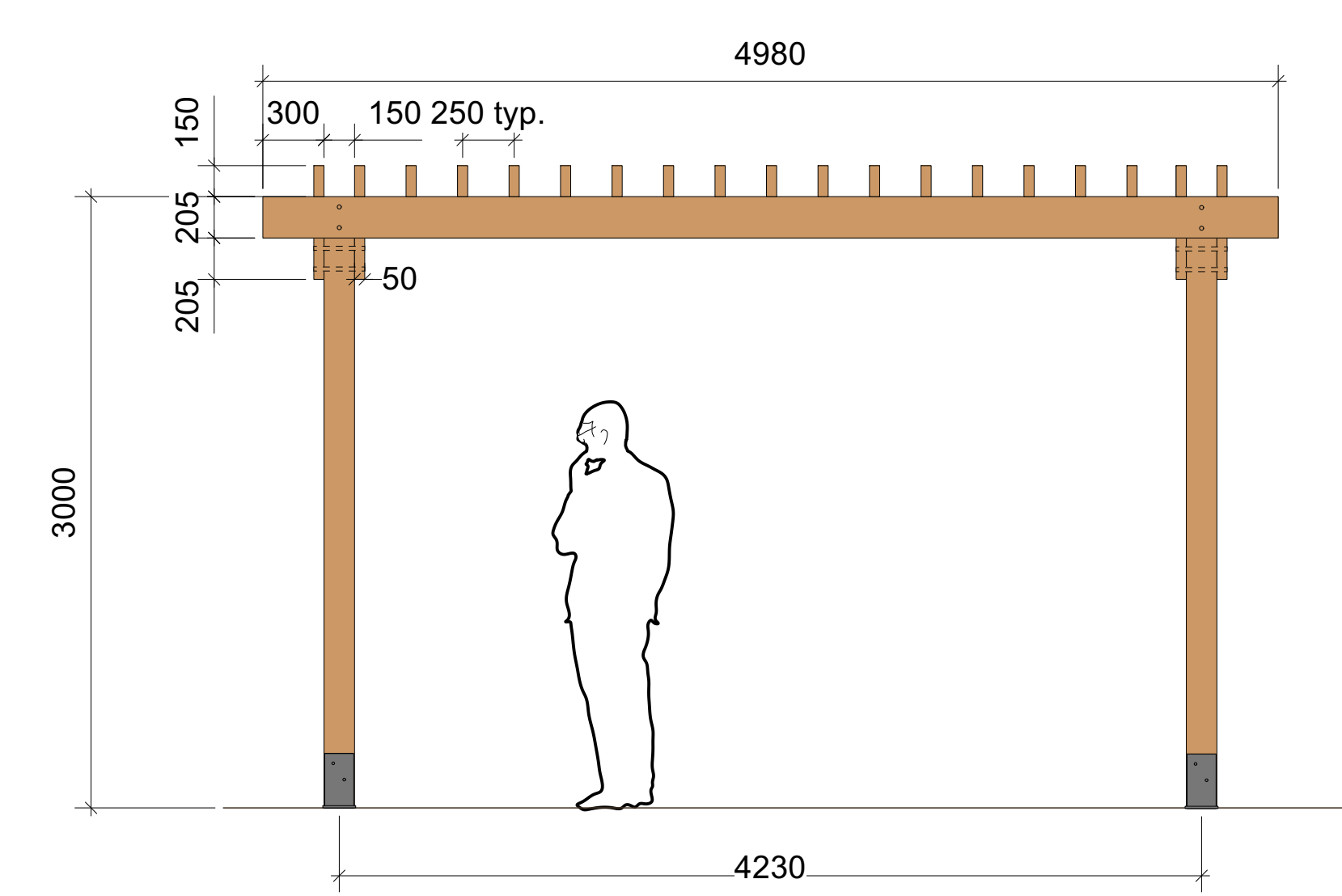


Open Site Space Takeoffs

 	Lot Area: 2506 SQM
 	Building, Parking, Accessory Buildings: 1396 SQM
 	Open Site Space: 1100 SQM
Open Site Space Coverage: 44%	



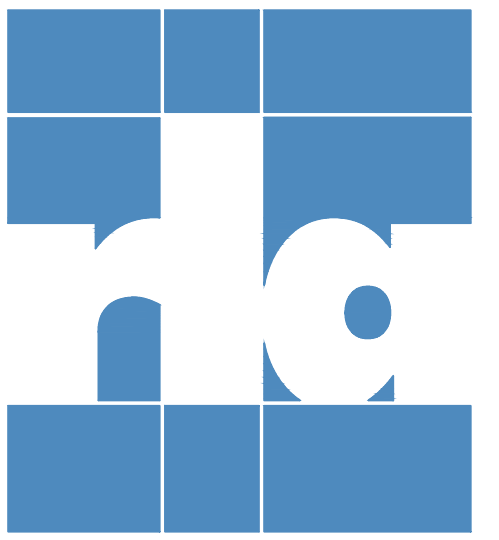
2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

Notes:
1. All wood to be western red cedar.
2. All wood to receive one (2) coat stain & two (1) coats clear sealer.
Color to be reviewed and approved by Client and LA..

Landscape Concept Plan | 1908 Foul Bay Rd.



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Revisions

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CONSULTING ENGINEERS
2009 WEST 4TH AVENUE, VANCOUVER, BC V6J1N3
TEL: (604) 736-6562 FAX: (604) 736-9805
214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3B6
TEL: (416) 253-0066 FAX: (416) 253-2065
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9
TEL: (403) 294-9027 FAX: (403) 294-9028
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PERMIT TO PRACTICE NUMBER: 1003450

For

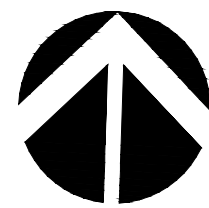
Project
1908 FOUL BAY
Multi-Unit
Residential

TELUS living

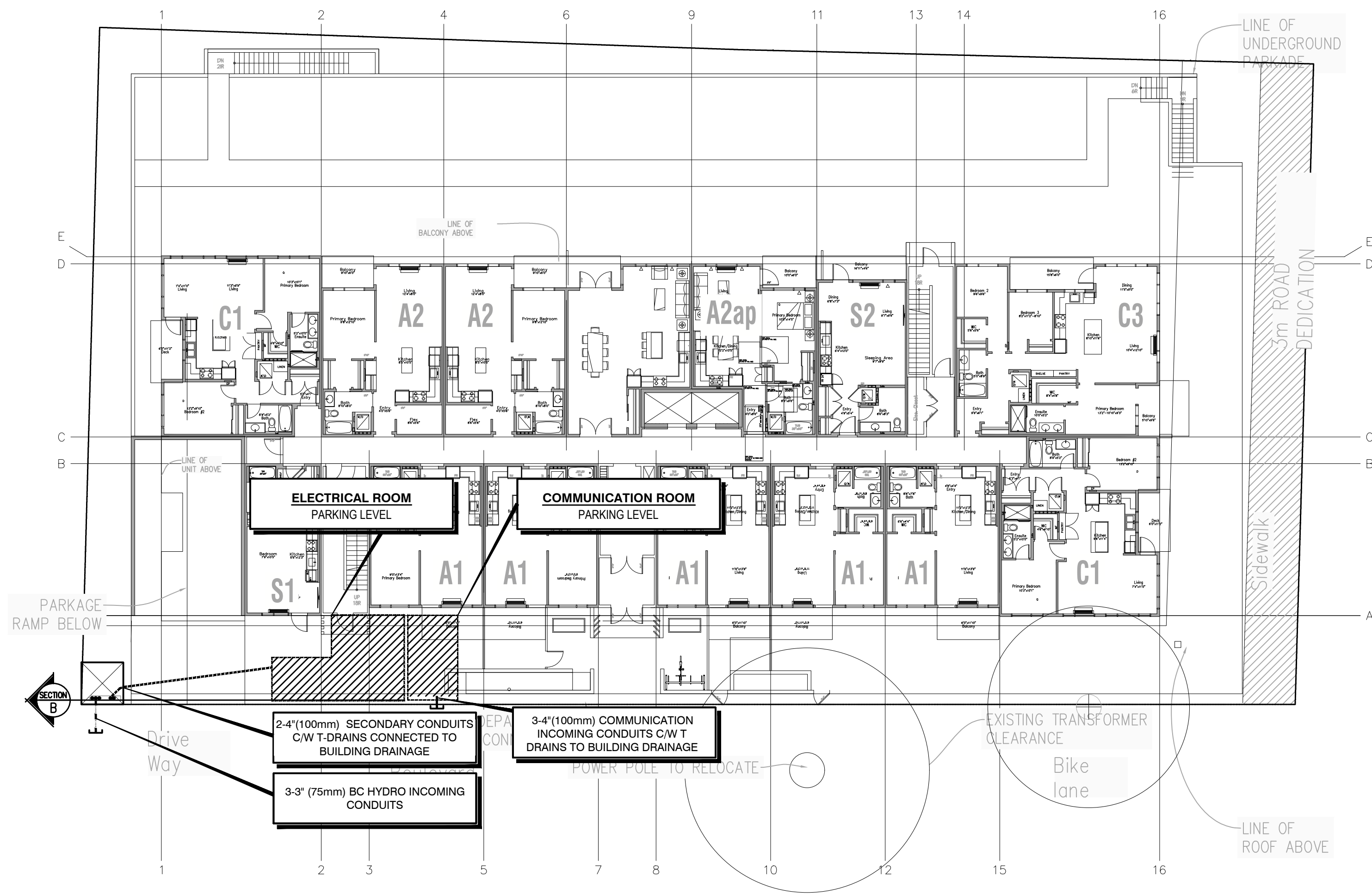


SITE PLAN

Scale: N.T.S.
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -



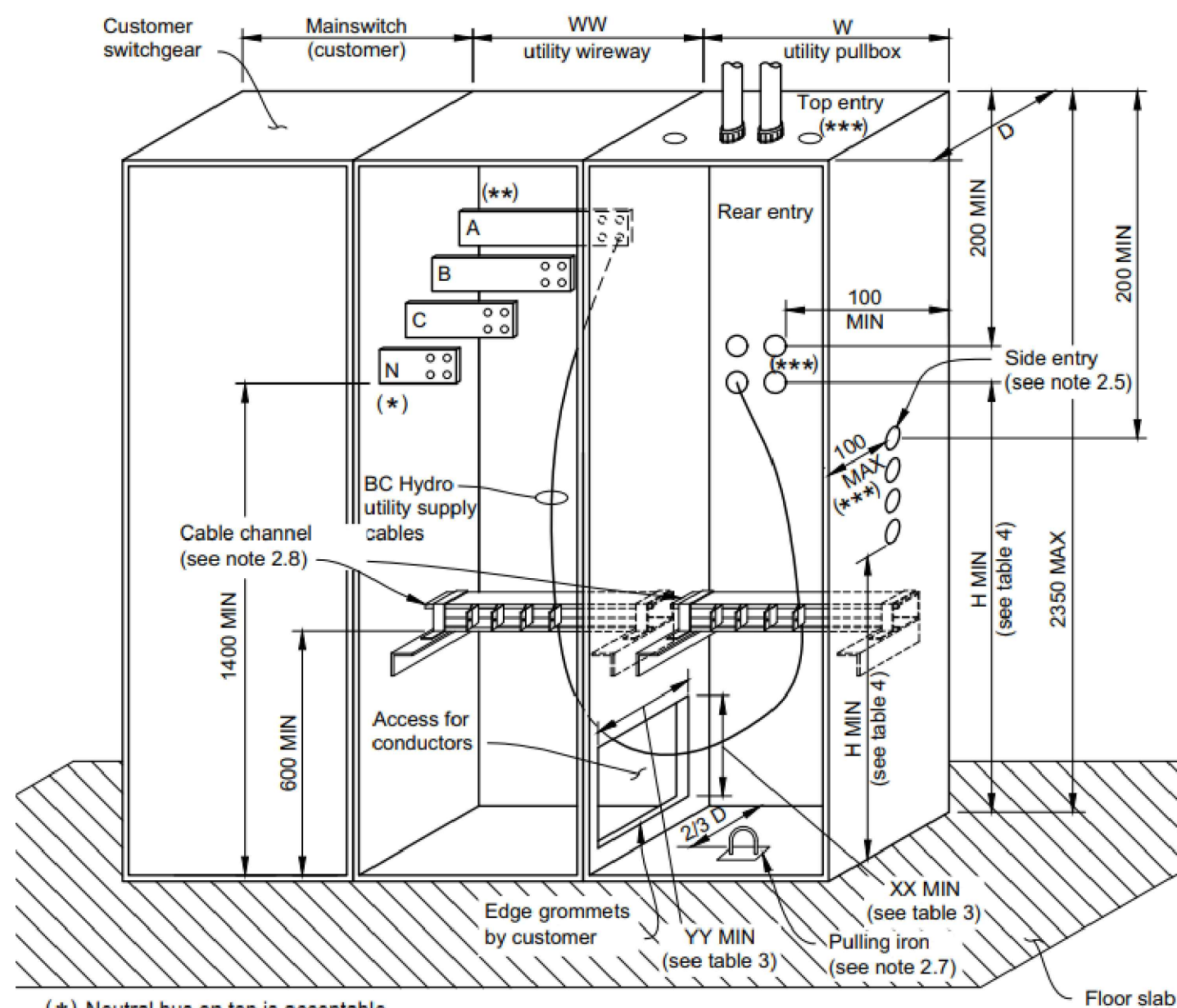
E-101



SITE PLAN

Secondary Three-Phase Services 120/208 V and 347/600 V
up to 1600 A Private Property Installation

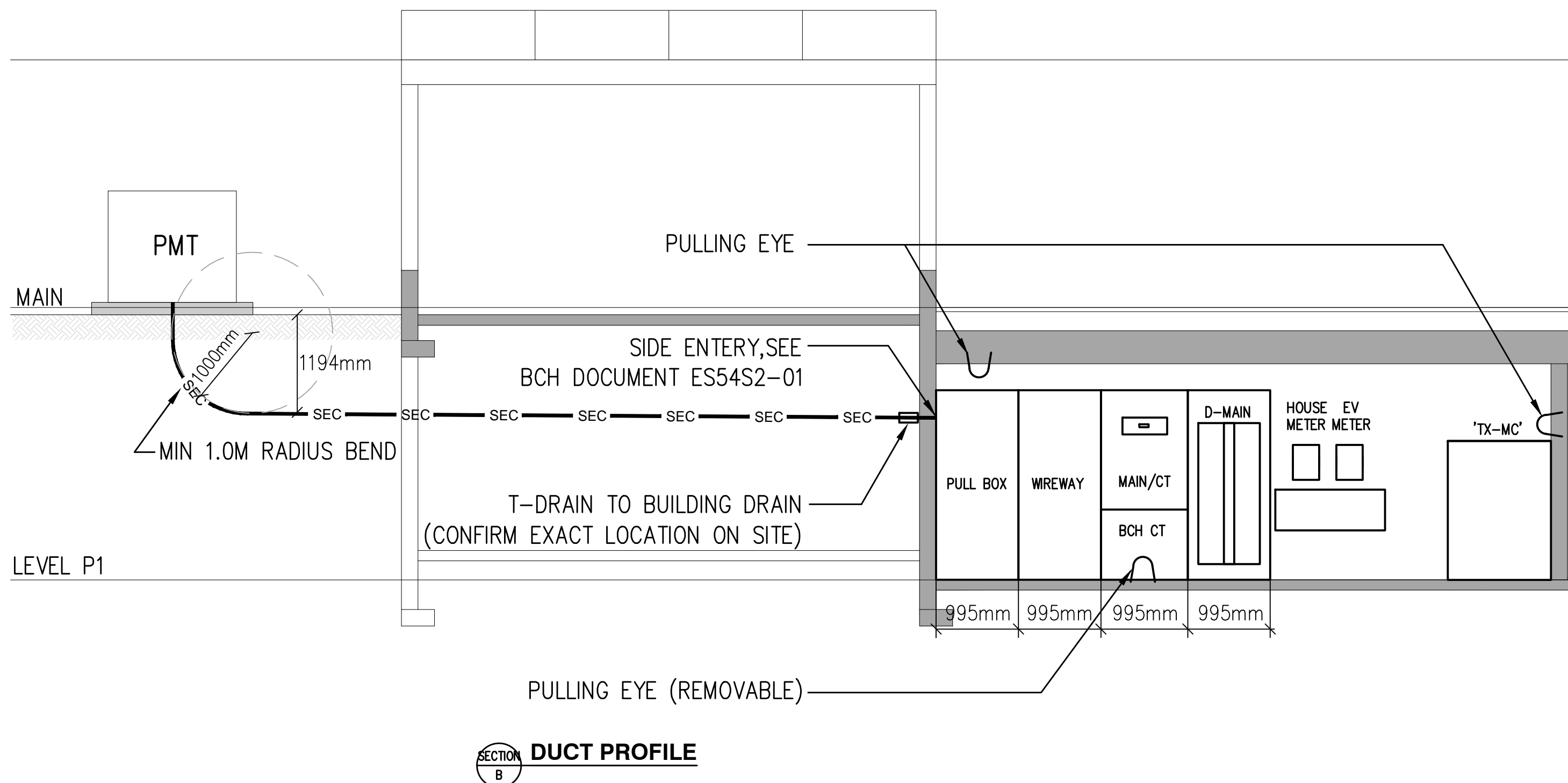
ES54 S2-01



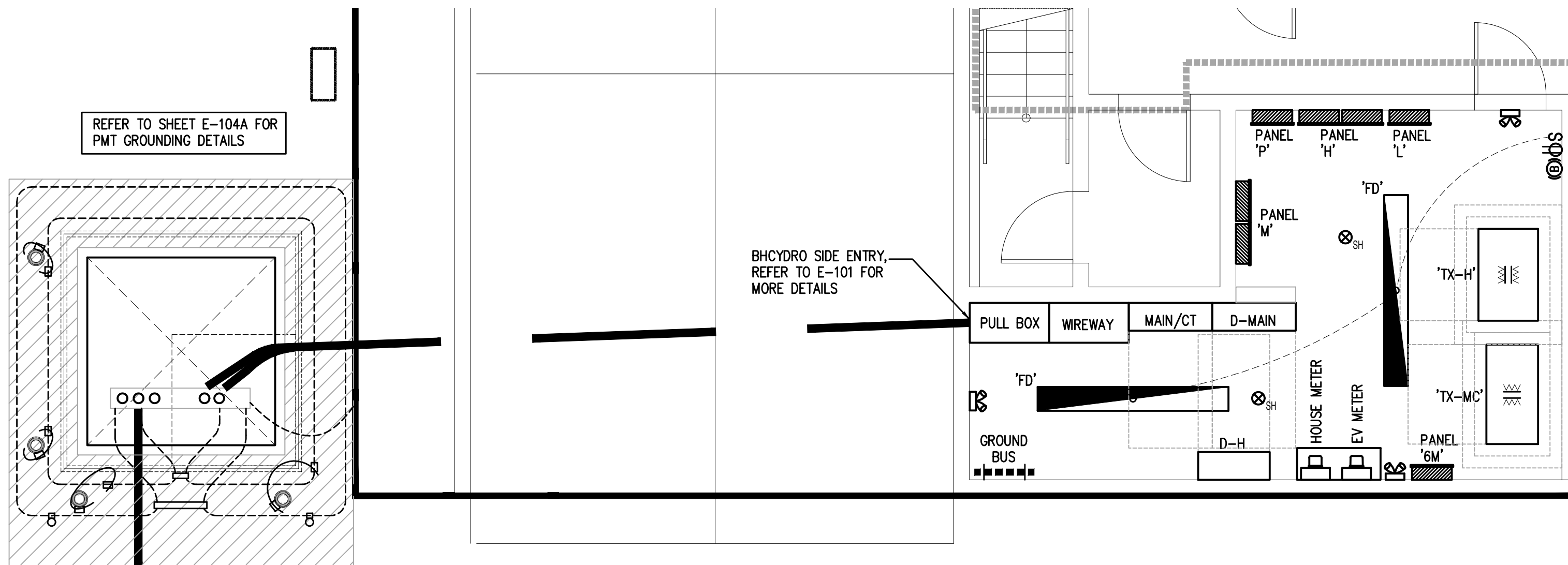
(*) Neutral bus on top is acceptable.
(**) See Figures 10, 11, and 12 for bus bar configuration.
(***) See Figures 7 detail 1 and 2 for duct configuration.

Table 4

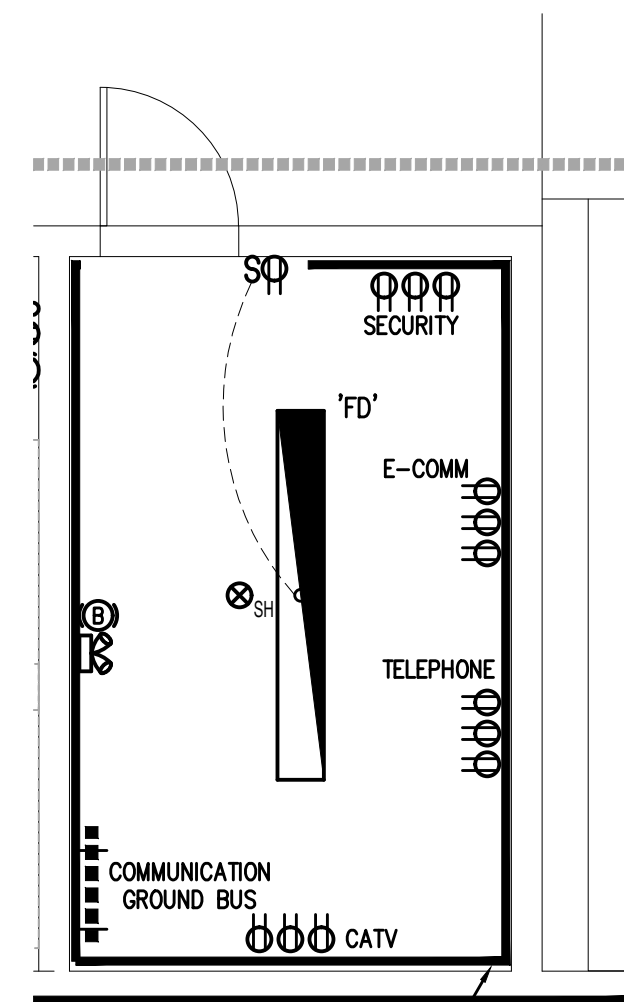
Conductor size	H (mm)
#1-350 kcm	1000
500 kcm	1400



DUCT PROFILE



MAIN ELECTRICAL ROOM
AT LEVEL P1
1:50



MAIN COMMUNICATION ROOM
AT LEVEL P1
1:50



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TEL: (416) 253-0086 FAX: (416) 253-2085
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9
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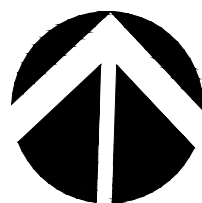
For

Project
1908 FOUL BAY
Multi-Unit
Residential



SERVICE ROOMS

Scale: 1:50
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -



E-104



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For

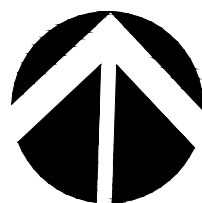
Project

1908 FOUL BAY
Multi-Unit
Residential

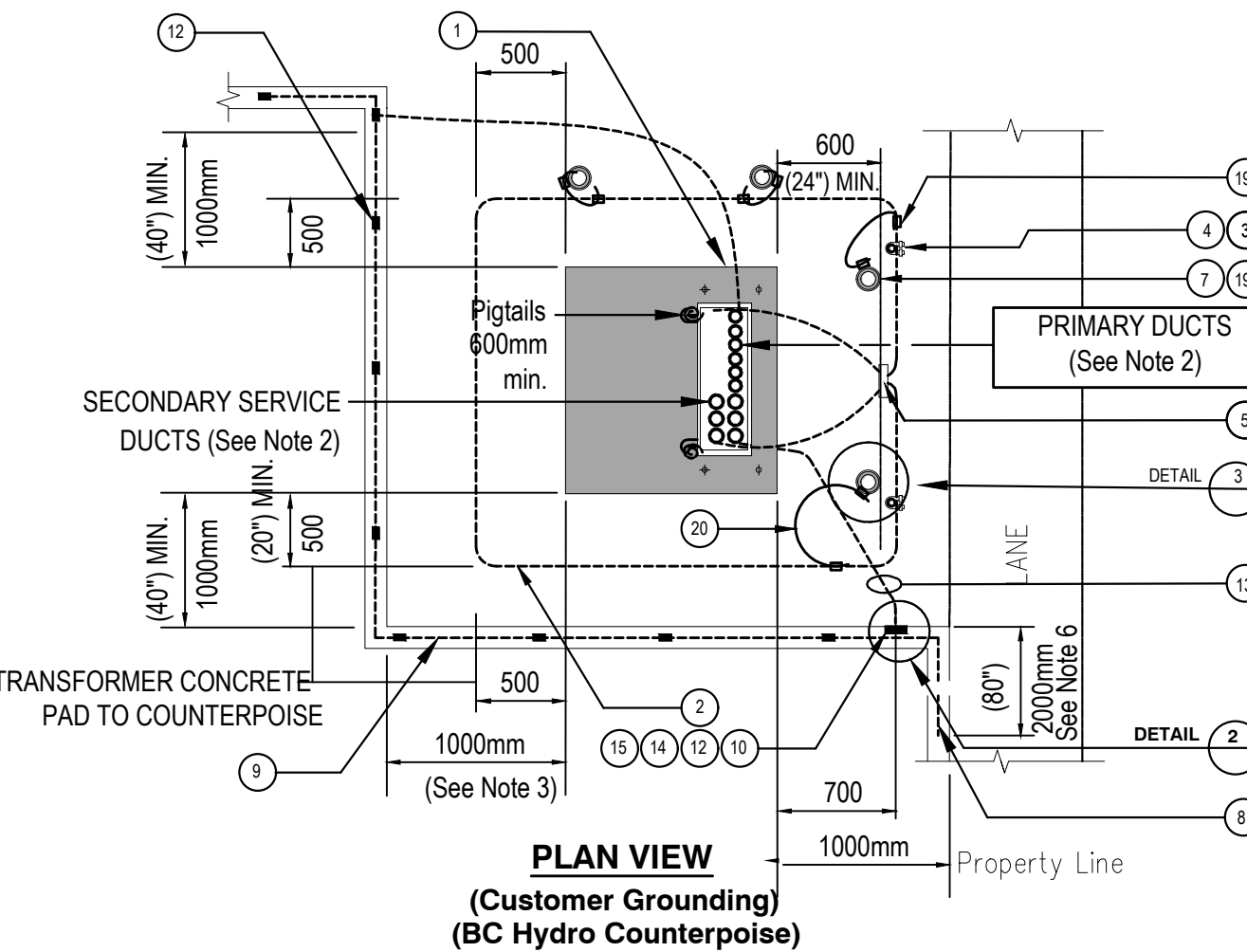


SERVICE ROOMS NOTES

Scale: 1:50
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -

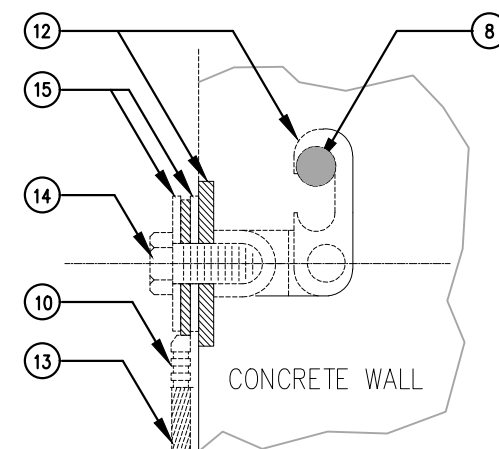


E-104A

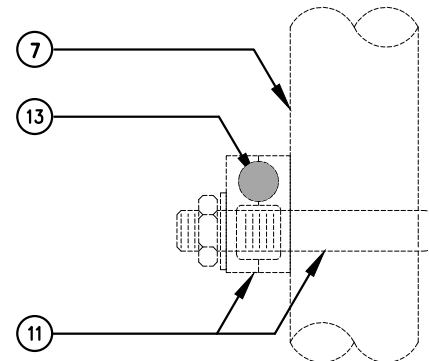


CAUTION:

All customer owned grounding components shall be CSA certified and marked for direct burial installation.



DETAIL 2
Rebar Ground Connection



DETAIL 3
Bollard Grounding Clamp

LEGEND:

ITEM	DESCRIPTION	CATALOGUE ID	QUANTITY	SUPPLIED BY
1.	TRANSFORMER CONCRETE PAD			
		SPECIFIED BY BCH DESIGNER	1	BC HYDRO
2.	COUNTERPOISE, Ø 3/4", GALVANIZED STEEL	106-2510	AS REQUIRED	BC HYDRO
3.	GROUND ROD, Ø 3/4" x 8", GALVANIZED STEEL	420-1093	2	BC HYDRO
4.	CONNECTOR, COUNTERPOISE TO GROUND ROD, GALVANIZED STEEL	420-1157	2	BC HYDRO
5.	ROPE CLAMP, Ø 3/4", GALVANIZED STEEL	420-0965	2	BC HYDRO
6.	CAP, HEAT SHRINK, 1.2" x 3"	394-0605	2	BC HYDRO
7.	PROTECTIVE BOLLARD, Ø 4" PIPE, GALVANIZED STEEL	97002788	AS REQUIRED	BC HYDRO
8.	2/0 AWG Cu BARE STRANDED	N/A	AS REQUIRED	CONTRACTOR
9.	GROUND CONNECTOR 3/4" REBAR TO 3/0 Cu BARE DIRECT BURIAL, ILSCO GPL-6, TAP OR EQUIVALENT.	N/A	AS REQUIRED	CONTRACTOR
10.	COMPRESSION LUG 2/0 Cu BURNDY YGHA26 OR EQUIVALENT.	N/A	AS REQUIRED	CONTRACTOR
11.	PIPE GROUNDING CLAMP, Ø 4" PIPE TO 2/0 Cu BARE BURNDY GD2226 OR EQUIVALENT.	N/A	AS REQUIRED	CONTRACTOR
12.	GROUND PLUG DIRECT BURIAL BURNDY YGF29-2N	N/A		
13.	2/0 AWG Cu INSULATED 1KV GREEN, STRANDED	N/A	2	CONTRACTOR
14.	BOLT S/S 1/2" DIA. x 1" LONG	N/A	AS REQUIRED	CONTRACTOR
15.	WASHER S/S 1/2" DIA.	N/A	4	CONTRACTOR
16.	PIPE SLEEVE FOR PROTECTIVE BOLLARD	N/A	8	CONTRACTOR
17.	REMOVABLE PIPE BOLLARD	N/A	1	CONTRACTOR
18.	PROTECTIVE BOLLARD, 4" DIA PIPE GALVANIZED STEEL	400-0059	OPTIONAL FOR	CONTRACTOR
19.	CONNECTOR, ERICO WIRE TO COUNTERPOISE OR PRECAST GROUNDED BOLLARD STUD	420-1158	FIELD-CAST	CONTRACTOR
20.	THEFT DETERENT WIRE, ERICO	96006428	2 PER BOLLARD 12M	BC HYDRO

REFERENCE: BC HYDRO PAD-MOUNTED TRANSFORMER INSTALLATION ON PRIVATE PROPERTY

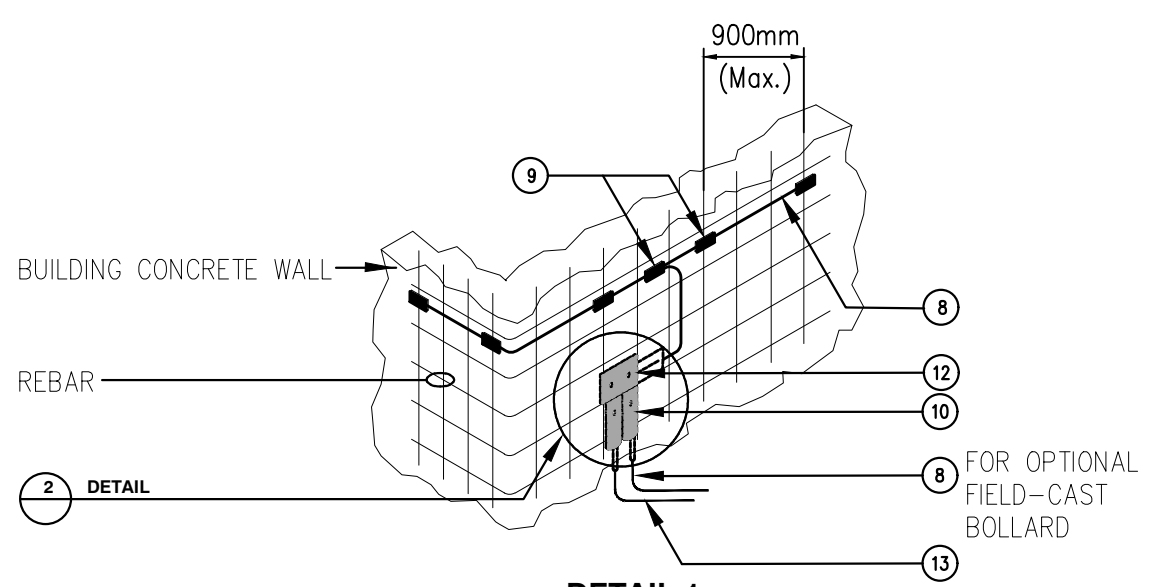
BC HYDRO PMT GROUNDING DETAIL IN BUILDING ALCOVE

NOTES:

- THIS ALCOVE DESIGN INSIDE A CUSTOMER BUILDING, ON TOP OF A REINFORCED CONCRETE SLAB, SHALL BE USED UNDER SPECIAL CIRCUMSTANCES. IT IS NOT THE INTENTION TO HIDE THE PMT OR LPT; RATHER, THIS TYPE OF DESIGN IS USED WHERE THE BUILDING IS BUILT TO THE PROPERTY LINE. THE CUSTOMER SHALL OBTAIN APPROVAL FROM THE LOCAL BC HYDRO DESIGNER FOR EACH ALCOVE INSTALLATION, INCLUDING THE LOCATION OF THE TRANSFORMER PAD, AND INSTALLATION DETAILS OF ALL PRIMARY AND SECONDARY DUCTS.

ALL ALCOVE CIVIL WORK ON PRIVATE PROPERTY, INCLUDING HV GROUNDING, IS UTILITY WORK AND THEREFORE EXEMPT FROM BC SATS/BSBC AND LOCAL ELECTRICAL INSPECTIONS. CONSEQUENTLY, ALL CIVIL WORK AND HV GROUNDING SHALL BE INSTALLED ACCORDING TO BC HYDRO CONSTRUCTION STANDARDS.

- THE BC HYDRO DESIGNER SHALL ADVISE THE CUSTOMER ON DUCT SIZE, THE NUMBER OF PRIMARY AND SECONDARY DUCTS, ACCEPTABLE DUCT RUNS AND THE DUCT DRAIN CONNECTION - SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE CUSTOMER SHALL SUPPLY AND INSTALL ALL DUCTING ON PRIVATE PROPERTY, CSA TYPE DB2. ALL SECONDARY SERVICE DUCTS LOCATED INSIDE THE BUILDING SHALL BE CONCRETE ENCASED. THE CUSTOMER SHALL PROVIDE ENGINEERED STRUCTURAL SUPPORTS TO HOLD THE WEIGHT OF THE SERVICE CABLES AND DUCTS, AND TO WITHSTAND THE REQUIRED CABLE PULLING DURING INSTALLATION AND REMOVAL OF SERVICE CONDUCTOR.



DETAIL 1
REBAR GROUNDING

- * THE ELECTRICAL CONTRACTOR SHALL PROVIDE A CERTIFIED STEP-AND-TOUCH VOLTAGE TEST REPORT, AS PER CEC PART 1 SECTION 36, FOR REVIEW BY THE BC HYDRO ENGINEER.

NOTES: (continuation)

- BC HYDRO WILL REQUIRE A SPECIFIC RIGHT OF WAY (ROW) FOR THE "ALCOVE TOWER" AREA OR AN INSTALLATION WITHIN THE FOOTPRINT OF THE BUILDING, IN THE EVENT OF FUTURE DEMOLITION. THE CUSTOMER SHALL PREPARE THE ROW DRAWINGS, INCLUDING PERMANENT CONCRETE EMBEDDED DEMOLITION MARKERS, AND FORWARD THEM TO THE BC HYDRO DESIGNER FOR ACCEPTANCE. IT IS THE CUSTOMER'S RESPONSIBILITY TO PROVIDE AN AS-CONSTRUCTED SURVEY PLAN TO CONFIRM THE SPECIFIC LOCATION OF THE ROW AREA. FOR MAINTENANCE AND OPERATING ACCESS, BC HYDRO REQUIRES AN OBSTRUCTED OPERATING AREA OF 3.0 METERS IN FRONT OF THE TRANSFORMER AND 1.0 METER MAINTENANCE ACCESS ON THE SIDES.
- CUSTOMER DEVELOPMENT PERMIT DRAWINGS MUST SHOW THE LOCATION OF THE BC HYDRO PAD-MOUNTED TRANSFORMER INSTALLATION ON PRIVATE PROPERTY. MOREOVER, ALL PAD-MOUNTED TRANSFORMERS LOCATED INSIDE THE BUILDING FOOTPRINT ARE SUBJECT TO THE REQUIREMENTS OF THE BC BUILDING CODE AND THE APPLICABLE LOCAL REGULATIONS AND BYLAWS. ACCORDINGLY, THE CUSTOMER SHALL PROVIDE A CERTIFIED STRUCTURAL DESIGN, COMPACTED FILL AND BUILDING STRUCTURE TO SUPPORT THE WEIGHT OF THE BC HYDRO CONCRETE PAD, TRANSFORMER AND CABLES ABOVE. IN ADDITION, THE CUSTOMER SHALL PROVIDE AN OIL-RESISTANT COATING IN THE SURROUNDING BUILDING AND FOUNDATION WALLS. BC HYDRO SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE CUSTOMER BUILDING RESULTING FROM TRANSFORMER OIL LEAKAGE.
- FOR THE MECHANICAL PROTECTION OF PAD-MOUNTED EQUIPMENT IN TRAFFIC AREAS, BC HYDRO REQUIRES THE INSTALLATION OF BC HYDRO STANDARD PRECAST PROTECTIVE BOLLARDS. FIELD-CAST PROTECTIVE BOLLARDS, AS PER ESS4 U2-02.04, ARE ALSO ACCEPTABLE. THE BC HYDRO DESIGNER WILL DETERMINE THE EXACT NUMBER AND LAYOUT OF THE PROTECTIVE BOLLARDS AROUND THE TRANSFORMER PAD. A CHAIN-LINK FENCE OR CUSTOM-BUILT GATES MAY BE ACCEPTABLE IN SOME AREAS, IN AGREEMENT WITH THE BC HYDRO DESIGNER, FOR THE IMPROVED SAFETY AND CLEANLINESS OF A PARTICULAR ALCOVE INSTALLATION, SUBJECT TO THE APPROVAL OF THE AHJ.
- HV SAFETY GROUNDING INSIDE THE BUILDING "ALCOVE TOWER" SHALL BE CONSTRUCTED ACCORDING TO THE ATTACHED BY HYDRO STANDARDS, COMPRISING A CONCRETE ENCASED ELECTRODE ("UFER" GROUND) ENSURING EQUIPOTENTIAL GROUNDING. ALL GROUNDING COMPONENTS AND MATERIALS SHALL BE CSA (OR EQUIVALENT) CERTIFIED.
- ALL CONCEALED DUCTING AND GROUNDING INSTALLATIONS SHALL BE INSPECTED BY THE BC HYDRO CIVIL INSPECTOR BEFORE POURING CONCRETE AND PLACING BACKFILL. AFTER INSPECTION, THE CONTRACTOR SHALL FILL-OUT AND SUBMIT THE SIGNED INSTALLER'S DECLARATION ON PAGE 12 TO THE BC HYDRO DESIGNER, INCLUDING DIMENSIONS INDICATED IN THE ISOMETRIC SITE PLAN, CONFIRMING THAT THE GROUNDING AND DUCTING INSTALLATIONS ARE COMPLIANCE WITH THE BC HYDRO CONSTRUCTION STANDARDS.
- THE ESS4 F3-08 STANDARDS SHOW THE MINIMUM BC HYDRO GROUNDING REQUIREMENTS FOR EQUIPOTENTIAL GROUNDING. THE CUSTOMER SHALL PROVIDE A SIGNED COPY OF THE "FALL OF POTENTIAL" AND THE "SOIL RESISTIVITY" REPORTS SHOWN ON PAGE 10 AND 11, CARRIED OUT BY A REGISTERED TEST TECHNICIAN, AND SUBMIT THEM TO THE BC HYDRO DESIGNER. THE BC HYDRO ENGINEER SHALL THEN CARRY OUT A GROUNDING ANALYSIS, CONSISTENT WITH THE IEEE80 STANDARDS, AS WELL AS AN APPLICABLE RISK ANALYSIS, TO ENSURE THE SAFETY OF THE HV GROUNDING INSTALLATION.

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1456 West 8th Avenue Vancouver, BC V6H1V4
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Revisions

NEMETZ (S/A) & ASSOCIATES LTD.
2009 WEST 4TH AVENUE, VANCOUVER, BC V6J1N3
TEL: (604) 736-6562 FAX: (604) 736-9805
214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3S6
TEL: (416) 253-0066 FAX: (416) 253-2065
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9
TEL: (403) 294-9027 FAX: (403) 294-9028
E-MAIL: ENGINEERS@NEMETZ.COM

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PERMIT TO PRACTICE NUMBER: 1003450

For

Project
1908 FOUL BAY
Multi-Unit
Residential



ONE-LINE DIAGRAM

Scale: N.T.S.
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -

E-201

NOTE OLN-001:

GROUNDING TO BE PROVIDED AS REQUIRED BY CEC SECTIONS 10 AND 36.

GENERAL NOTES

1. CONFIRM METERING ARRANGEMENT WITH THE POWER SUPPLY AUTHORITY. REFER TO ELECTRICAL SPECIFICATIONS AND ALL POWER AUTHORITY METERING GUIDELINES.
2. WIRE SIZED FOR RW90 COPPER.
3. CHQS BOARD OR CUTTER AND SWITCHES ACCEPTABLE AS SPACE AND/OR BUS BRACING ALLOWED.
4. ✓ DENOTES THAT CIRCUIT BREAKER TO HOLD LOCKED ROTOR CURRENT FOR INDEFINITE.
5. * DENOTES TIME DELAY BUSSES FOR FUSE FOR INDIVIDUAL DISTRIBUTIONS AND BUSSES FOR FUSE FOR 250V DISTRIBUTIONS.
6. IF BREAKER TO BE SPECIFICALLY APPROVED AND DESIGNED FOR FIRE PUMP SERVICE AND BE LABELED SPECIFICALLY AS FIRE PUMP SERVICE AS PER CEC SECTION 32.

6A. FUSE SPECIFICATION 208/120 240/120 VOLTS

I. MAINS AND FEEDERS

- a) SERVICE ENTRANCE MAINS AND FEEDER FUSES OVER 600 AMPERES SHALL BE BUSSMANN HRC-L TYPE KRP-C WITH 'O' RING SEAL BETWEEN THE END BELLS AND THE GLASS MELAMINE FUSE BARREL. TERMINALS OF FUSE TO BE GLASS FUSED.
- b) ALL MAINS AND FEEDERS, TO THROUGH 400 AMPERES, PROTECTING CIRCUIT BREAKERS, SHALL BE BUSSMANN HRC-L TYPE LP. THE FUSES AND BREAKERS SHALL BE A CSA APPROVED SERIES TESTED COMBINATION LABELING OF THE EQUIPMENT MUST BE APPLIED PER CEC SECTION 14.
- c) ALL OTHER MAINS AND FEEDERS, 15 AMPS THROUGH 600 AMPS, OTHER THAN THOSE PROTECTING CIRCUIT BREAKERS, SHALL BE HRC-J TIME-DELAY TYPE LP AMPS SP.
- d) ALL FUSE SHALL BE OF THE SAME MANUFACTURER TO FACILITATE SELECTIVE COORDINATION OF THE SYSTEM.

II. MOTORS

ALL MOTORS SHALL BE PROTECTED BY BUSSMANN HRC-J TIME-DELAY TYPE LP AMPS SP HRC-J FUSES. THESE FUSES SHALL BE SIZED AT 150% OF MOTOR FULL LOAD AMPERES FOR STANDARD DUTY, AND 175% FOR HEAVY DUTY. FUSES SHALL PROVIDE "NO DAMAGE" PROTECTION TO THE MOTOR STARTER FOR ALL SHORT CIRCUIT CURRENTS UP TO 100,000 AMPERES RMS.

ALLOW FOR DISCONNECT AND TYPE J FUSE FOR MOTORS RATED OVER 600P FOR FAULT CURRENT PROTECTION.

6B. FUSE SPECIFICATION 600/347 VOLTS

I. MAINS AND FEEDERS

- a) SERVICE ENTRANCE MAINS AND FEEDER FUSES OVER 600 AMPERES SHALL BE BUSSMANN HRC-L TYPE KRP-C WITH 'O' RING SEAL BETWEEN THE END BELLS AND THE GLASS MELAMINE FUSE BARREL. TERMINALS OF FUSE TO BE GLASS FUSED.
- b) ALL MAINS AND FEEDERS, 15 THROUGH 400 AMPERES, PROTECTING CIRCUIT BREAKERS, SHALL BE BUSSMANN HRC-L TYPE LP. THE FUSES AND BREAKERS SHALL BE A CSA APPROVED SERIES TESTED COMBINATION LABELING OF THE EQUIPMENT MUST BE APPLIED PER CEC SECTION 14.
- c) ALL OTHER MAINS AND FEEDERS, 15 AMPS THROUGH 600 AMPS, OTHER THAN THOSE PROTECTING CIRCUIT BREAKERS, SHALL BE HRC-J TIME-DELAY TYPE LP AMPS SP.

II. MOTORS

ALL MOTORS SHALL BE PROTECTED BY BUSSMANN HRC-J TIME-DELAY TYPE LP AMPS SP HRC-J FUSES. THESE FUSES SHALL BE SIZED AT 150% OF MOTOR FULL LOAD AMPERES FOR STANDARD DUTY, AND 175% FOR HEAVY DUTY. FUSES SHALL PROVIDE "NO DAMAGE" PROTECTION TO THE MOTOR STARTER FOR ALL SHORT CIRCUIT CURRENTS UP TO 100,000 AMPERES RMS.

THE PRIMARY FUSES PROTECTING 600 TO 28810 VOLT, OR 600 TO 34710 VOLT TRANSFORMERS, SHALL BE BUSSMANN TYPE HRC-R DUAL ELEMENT TIME DELAY TYPE FRS FUSES. THE FUSES SHALL BE SIZED AT 125% OF THE TRANSFORMER FULL LOAD CURRENT IN ACCORDANCE WITH THE CEC SECTION 36. THE FUSE SHALL BE CAPABLE OF HANDLING 20 TIMES THE TRANSFORMER FULL LOAD CURRENT FOR 1 SECOND.

ALLOW FOR A DISCONNECT AND TYPE J FUSE FOR MOTORS RATED OVER 600P FOR FAULT CURRENT PROTECTION.

6C. GROUND FAULT RELAYS

GROUND FAULT RELAYS (One level)

THE MAIN GROUND FAULT RELAY SHALL BE VERY INVERSE TIME BAND SET AT 1200 AMPERES ONE SECOND INVERSE TIME. ALL FEEDERS RATED 1000 AMPERES & GREATER AT 600 VOLTS AND 2000 AMPERES & GREATER AT 240 VOLTS SHALL BE EQUIPPED WITH GROUND FAULT RELAYS SET AT 1200 AMPERES 0.1 SECOND INVERSE TIME BAND. ALL FEEDER SWITCHES 600 AMP AND SMALLER SHALL BE EQUIPPED WITH BUSSMANN FUSES TYPE LP WHICH MEET THE GROUND FAULT REQUIREMENTS OF THE CEC SECTION 14. GROUND FAULT RELAYS THAT ARE AN INTEGRAL PART OF OVER CURRENT RELAYS WILL NOT BE ACCEPTABLE BECAUSE OF THEIR INABILITY TO SELECTIVELY COORDINATE WITH DOWN STREAM PROTECTIVE DEVICES.

PROVIDE ZERO SEQUENCE CURRENT TRANSFORMERS ENCODING ALL PHASES AND NEUTRAL CONDUCTORS. GROUND STRAP CURRENT TRANSFORMERS ARE NOT ACCEPTABLE AS UNDER CODE THEY RESTRICT THE MAXIMUM RELAY SETTING TO 1000 AMPERES.

(VERY INVERSE TIME) GROUND FAULT RELAY OR APPROX. EQUAL RELAY MUST BE OF A VERY INVERSE CHARACTERISTIC AND BE CAPABLE OF BEING SET AT 1200 AMPS PICKUP AT 1 SECOND. SETTING CLEAR THE FAULT AT 1000 AMPS.

7. ONLY 'APPROVED' SERIES RATED COMBINATION TO BE USED.

- 7A. THE DISTRIBUTION SHOP DRAWINGS SUBMISSION MUST INCLUDE THE ENGINEERS SIGNED LETTER 'APPENDIX E' FROM THE ELECTRICAL SPECIFICATION, ASSURING THAT THE FAULT LIMITATION COMPLIANCE AND COORDINATION IS PROVIDED.
- 7B. THE DISTRIBUTION SHOP DRAWINGS SUBMISSION MUST INCLUDE THE ENGINEERS SIGNED LETTER 'APPENDIX E' FROM THE ELECTRICAL SPECIFICATION, ASSURING THAT THE FAULT LIMITATION COMPLIANCE AND COORDINATION IS PROVIDED.
- 7C. ANY REQUEST FOR USE OF ALTERNATE PROTECTION DEVICES SHALL BE ACCOMPANIED BY A FULL COORDINATION STUDY AND FAULT CURRENT CALCULATION ONE FULL CALENDAR WEEK PRIOR TO CLOSURE OF TENDER FOR REVIEW BY THE ENGINEER.
- 7D. DENOTES MANUFACTURER'S SUGGESTED BREAKER SIZES. CONTRACTOR TO COORDINATE BREAKER SIZES WITH MANUFACTURER'S OVERCURRENT PROTECTION SPECIFICATIONS AND CONFIRM WITH LOCAL AUTHORITIES AND MECHANICAL SHOP DRAWINGS PRIOR TO INSTALLATION.
- 7E. DENOTES MANUFACTURER'S SUGGESTED BREAKER SIZES. CONTRACTOR TO COORDINATE BREAKER SIZES WITH MANUFACTURER'S OVERCURRENT PROTECTION AND CONFIRM WITH THE LOCAL AUTHORITIES AND MECHANICAL SHOP DRAWINGS PRIOR TO INSTALLATION.
- 7F. MINIMUM TRANSFORMER IMPEDANCE TO BE 6%.
- 7G. PROVIDE CABINET C/W REMOVABLE SIDE FOR FUTURE METERING AND LAMPOOD LABEL TO READ "CHECK METER PROVIDED".
- 7H. - GROUND FAULT RELAY SYSTEM
- 7I. - POWER AUTHORITY CONSUMPTION METER
- 7J. PROVIDE SPARE FUSE CABINET AND THREE SPARE FOR EACH TYPE AND SIZE.
- 7K. THE FAULT LIMITATIONS FOR SERIES RATED COMBINATIONS MUST COMPLY WITH CEC SECTION 14.
- 7L. ALL COMPONENTS CONNECTED TO THE ELECTRICAL DISTRIBUTION SYSTEM SHALL MEET OR EXCEED THE AVAILABLE FAULT LEVELS. THIS INCLUDES ALL TRANSFER SWITCHES, TRANSFORMERS, MECHANICAL EQUIPMENT, ETC.
- 7M. - DENOTES CURRENT TRANSFORMERS
- 7N. - DENOTES INFORMATION METER
- 7O. - DENOTES MEASUREMENTS CANADA CERTIFIED REVENUE GRADE ELECTRONIC METER
- 7P. ELECTRICAL CONTRACTOR TO ALLOW FOR CONNECTIONS TO ELEVATOR CONTROLLER AND TRANSFORMER AS PER SELECTED ELEVATOR SUPPLIER.
- 7Q. **ONE LINE POSTING**
THE ELECTRICAL CONTRACTOR IS TO PROVIDE AN "AS BUILT" ONE LINE, FULL SIZE PRINTS IN AN ACRYLIC FRAME OR PLASTIC ENVELOPE, PERMANENTLY MOUNTED ON THE WALL OF THE MAIN ELECTRICAL ROOM PRIOR TO OCCUPANCY INSPECTION CALL. THIS ONE LINE MUST DETAIL THE FUSE SIZES AND TYPES AS WELL AS BREAKER SIZES AND TYPES, ALL AS PER THE ONE LINE PROVIDED BY THE DISTRIBUTION EQUIPMENT SUPPLIER AND AS PER APPENDIX E.

BASE FEEDER SCHEDULE

1. EXCEPT AS NOTED ON THE ONE-LINE THE FOLLOWING BASE FEEDERS SHOULD BE PROVIDED:
2. ALL CONDUCTORS ARE TO BE DERATED AS PER CEC SECTION 4 AND APPENDIX B.

FUSE/BREAKER SIZE: CONDUIT & WIRE SIZE:

KVA	MINIMUM LOW VOLTAGE, V	2-KV CLASS, % EFFICIENCY AT 35 PER UNIT NAME-PLATE LOAD	BL 20-100KV, % EFFICIENCY AT 5 PER UNIT NAME-PLATE LOAD
15	240/120V	97.70	98.10
25	240/120V	98.30	98.30
37.5	240/120V	98.20	98.49
50	240/120V	98.30	98.60
75	240/120V	98.50	98.73
100	240/120V	98.60	98.82
150	240/120V	98.70	98.96
250	240/120V	98.80	99.07
333	240/120V	98.90	99.14
500	480	-	99.22
667	480	-	99.27
833	480	-	99.31

FEEDERS AND DISTANCES

DISTANCE	FEEDER
0.0-28m (0-75 FT)	BASE
28-46m (75-150 FT)	INCREASE ONE SIZE FROM BASE
46-60m (150-200 FT)	INCREASE TWO SIZES FROM BASE

FEEDERS LONGER THAN 200 FEET LONG APPLY VOLTAGE DROP AS PER CEC

* SUITE LOADS AND COPPER FEEDERS

HEATING IN KW	BASE FEEDER	BREAKER
0.5-5.5 KW	35mm ² (1-1/2") 3P1 R90	100A 2P
5.6-10.5 KW	41mm ² (1-3/4") 3P1 R90	125A 2P
10.6-18.0 KW	41mm ² (1-3/4") 4P3 R90	100A 3P

* THE NUMBERS IN THIS TABLE ARE BASED ON A BASIC SUITE LOAD OF 12.5KW. ANY VARIATION TO THIS BASIC LOAD WILL ALTER THE "KW" PARAMETERS ACCORDINGLY.

** 75 AMP SUITE BREAKERS ARE NOT PERMITTED UNLESS WRITTEN CONSENT IS GRANTED.

KVA	MINIMUM LOW VOLTAGE, V	2-KV CLASS, % EFFICIENCY AT 35 PER UNIT NAME-PLATE LOAD	BL 20-100KV, % EFFICIENCY AT 5 PER UNIT NAME-PLATE LOAD
15	240/120V	97.70	98.10
25	240/120V	98.30	98.30
37.5	240/120V	98.20	98.49
50	240/120V	98.30	98.60
75	240/120V	98.50	98.73
100	240/120V	98.60	98.82
150	240/120V	98.70	98.96
250	240/120V	98.80	99.07
333	240/120V	98.90	99.14
500	480	-	99.22
667	480	-	99.27
833	480	-	99.31

KVA	MINIMUM LOW VOLTAGE, V	2-KV CLASS, % EFFICIENCY AT 35 PER UNIT NAME-PLATE LOAD	BL 20-100KV, % EFFICIENCY AT 5 PER UNIT NAME-PLATE LOAD
15	208/120V	97.89	97.50
25	208/120V	98.23	97.90
37.5	208/120V	98.40	98.10
50	208/120V	98.60	98.31
75	208/120V	98.74	98.52
100	208/120V	98.83	98.65
150	208/120V	98.94	98.82
225	208/120V	99.02	98.93
300	208/120V	99.05	99.09
500	208/120V	99.14	99.28
1000	480/277V	-	99.37
2000	480/277V	-	99.43
2500	480/277V	-	99.47
3000	600/347V	-	99.47
3750	4160/240V	-	99.47
5000	4160/240V	-	99.47
7500	4160/240V	-	99.48

NOTE:

* ALL DRY TYPE TRANSFORMERS MUST MEET THE CAN/ULC/C-002 (LATEST EDITION) STANDARDS

NOTE: SINGLE WOUND DUAL VOLTAGE SECONDARY TRANSFORMERS ARE NOT ACCEPTABLE

ASHRAE STANDARD 90.1-2016 (PARTIAL)

8.4.9 ELECTRICAL ENERGY MONITORING

8.4.9.1 MONITORING

MEASUREMENT DEVICES SHALL BE INSTALLED IN NEW BUILDINGS TO MONITOR ELECTRICAL ENERGY USE FOR EACH OF THE FOLLOWING SEPARATELY:

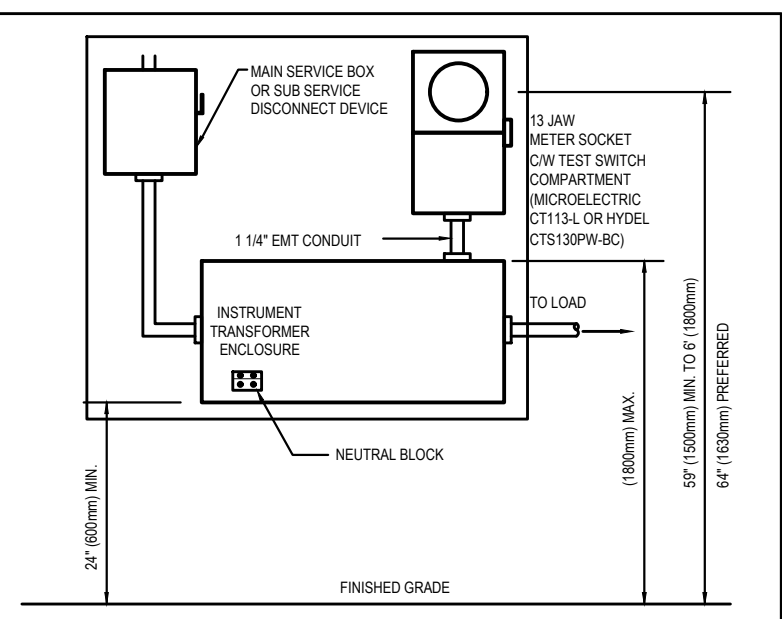
- A. TOTAL ELECTRICAL ENERGY
- B. HVAC SYSTEMS
- C. INTERIOR LIGHTING
- D. EXTERIOR LIGHTING
- E. RECEPTACLE CIRCUITS

FOR BUILDINGS WITH TENANTS, THESE SYSTEMS SHALL BE SEPARATELY MONITORED FOR THE TOTAL BUILDING AND (EXCLUDING SHARED SYSTEMS) FOR EACH INDIVIDUAL TENANT. * UP TO 10% OF THE LOAD FOR EACH CATEGORY (B) THROUGH (E) SHALL BE ALLOWED FROM OTHER ELECTRICAL LOADS.

8.4.9.2 RECORDING AND REPORTING

THE ELECTRICAL ENERGY USE FOR ALL LOADS SPECIFIED IN SECTION 8.4.9.1 SHALL BE RECORDED A MINIMUM OF EVERY 15 MINUTES AND REPORTED AT LEAST HOURLY, DAILY, MONTHLY AND ANNUALLY. THE DATA FOR EACH TENANT SPACE SHALL BE MADE AVAILABLE TO THE TENANT. IN BUILDINGS WITH A DIGITAL CONTROL SYSTEM INSTALLED TO COMPLY WITH SECTION 8.4.9.1, THE ENERGY USE DATA SHALL BE TRANSMITTED TO THE DIGITAL CONTROL SYSTEM AND GRAPHICALLY DISPLAYED. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING ALL DATA COLLECTED FOR MINIMUM OF 36 MONTHS.

- PROVIDE AN INTEGRATED SYSTEM FOR MONITORING AND LOGGING ENERGY USAGE AS PER ASHRAE (90.1-2016)
- PROVIDE SUITABLE APPROVED CABINETS FOR INSTALLATION OF CURRENT TRANSFORMERS AT ALL PANELS AS REQUIRED.
- PROVIDE METERING TO MAIN FEEDER WHEN PANEL LOADS ARE ALL IN ONE LOAD GROUP.
- IF METERING IS ON BRANCH CIRCUITS, PROVIDE ADEQUATE NUMBERS OF CURRENT TRANSFORMERS AT EACH LOCATION TO MONITOR INDIVIDUAL LOAD GROUPS.
- PROVIDE POWER SUPPLY AND A CAT 6 DATA DROP TO THE INFORMATION METER.

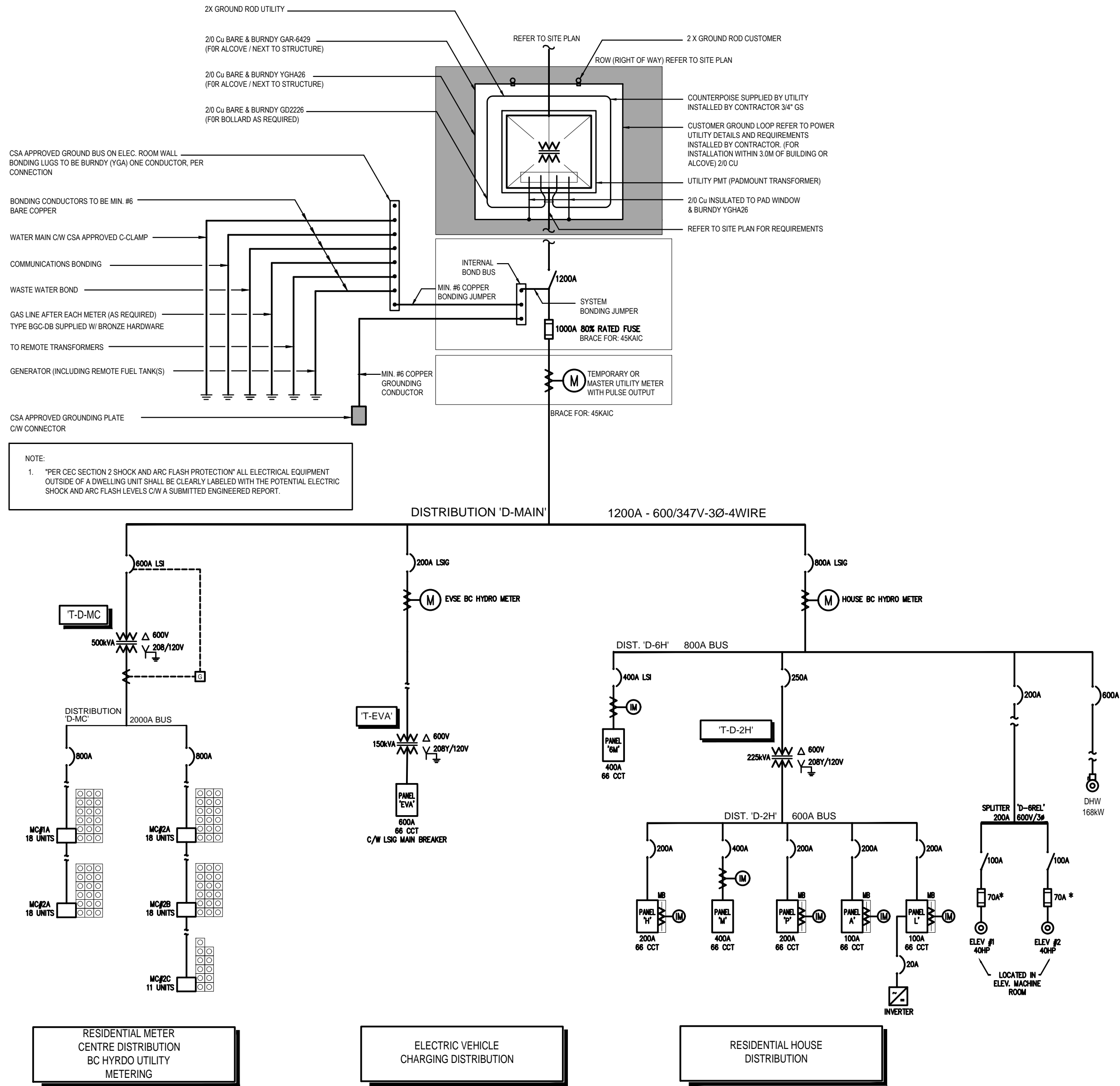


NOTE: METER BASE & INSTRUMENT ENCLOSURE SUPPLIED AND INSTALLED BY DIV. 14/26

ELEVATION

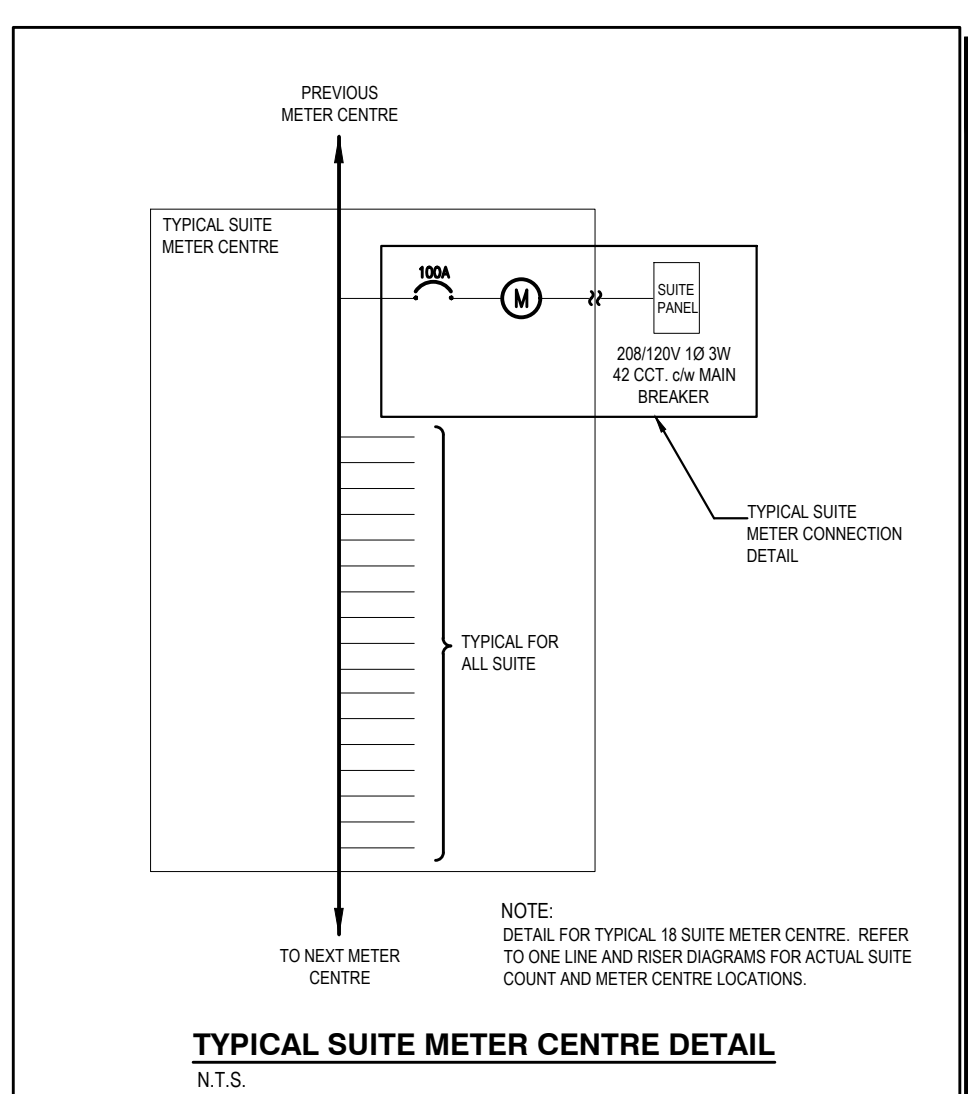
AMPACITY	VOLTAGE	ENCLOSURE SIZE (W x H x D)
400A to 600A	AI	1050mm x 450mm x 450mm (42" x 18" x 18")
601A to 1000A	AI	1050mm x 915mm x 610mm (42" x 36" x 24")
Over 1000A	AI	USE SWITCHGEAR INSTRUMENT TRANSFORMER COMPARTMENT OR AN APPROVED ENGINEERED ASSEMBLY

BC HYDRO 13 JAW METERING REQUIREMENT (FOR 30 SERVICES 400A AND LARGER)



600/347V-208/120V 3Ø 4-WIRE ONE-LINE DIAGRAM

SCALE: NTS



TYPICAL SUITE METER CENTRE DETAIL

N.T.S.

NOTE: DETAIL FOR TYPICAL 18 SUITE METER CENTRE. REFER TO ONE LINE AND RISER DIAGRAMS FOR ACTUAL SUITE COUNT AND METER CENTRE LOCATIONS.



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NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS
2009 WEST 4TH AVENUE, VANCOUVER, BC V6J1N3
TEL: (604) 736-6562 FAX: (604) 736-9805
214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3S6
TEL: (647) 253-0086 FAX: (647) 253-2085
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0G9
TEL: (403) 294-9027 FAX: (403) 294-9028
E-MAIL: ENGINEERS@NEMETZ.COM

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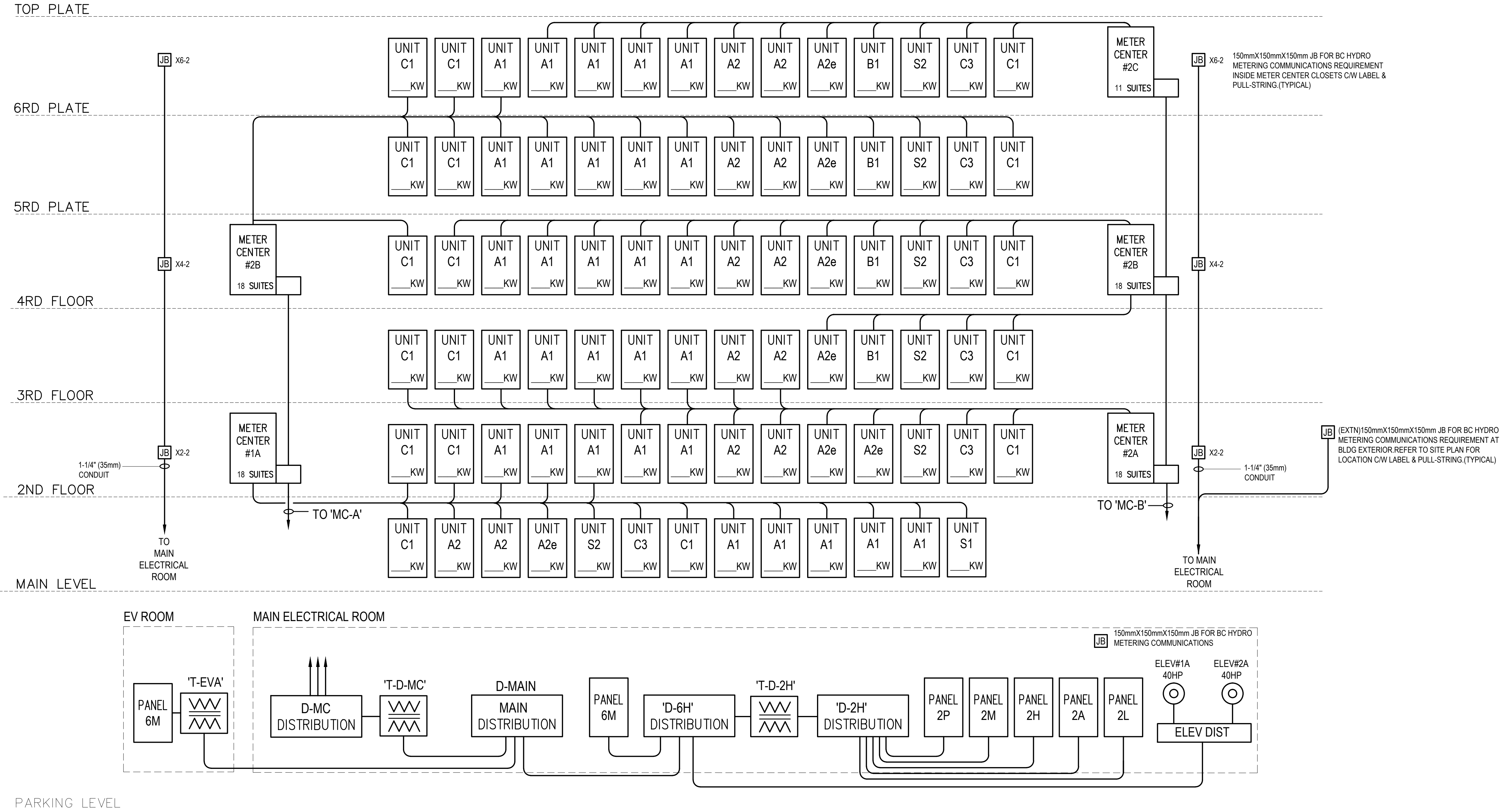
Project
1908 FOUL BAY
Multi-Unit
Residential



POWER RISER DIAGRAM

Scale: N.T.S.
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -

E-301



POWER RISER DIAGRAM

N.T.S.



Revisions



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For

Project
1908 FOUL BAY
Multi-Unit
Residential



Scale: 1:200/0.5%
March 31, 2025
Project No.: 15571
Checked by: MR
Drawn by: -

