



ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



3106 BALFOUR AVE - ISSUED FOR BUILDING PERMIT

PROPERTY INFORMATION FOR 3106 BALFOUR AVE

PID: 008-187-533
Folio: 11755017 Legal Type: LAND
Lot Number: 22 Plan Number: VIP924
Legal Description: LOT 22, BLOCK 1, SECTION 10, VICTORIA, PLAN 924
BC Assessment Actual Use: 000 SINGLE FAMILY DWELLING
Extra PIDs on this parcel: None
Additional Addresses on this parcel: None

PLANNING INFORMATION

Neighbourhood: BURNSIDE
Planner: Matt Kuziak mkuziak@victoria.ca
Councillor Liaison: KRISTA LOUGHTON 250.361.0220
Development Permit Area: DPA 16 - GENERAL FORM AND CHARACTER
Heritage Status: None
Land Use Contract: None
Special Restrictions: None
Zoning: GRD-1: General Residential District - 1 Zone

PROJECT CONTACTS

Owner: 3106 Balfour Developments Ltd.
1626 Garnet Rd, Victoria, BC V8P 3C8
Attn: Noah Mullin
noahmullin2@gmail.com
250 588 469

Architect: Jesse Nygun Architect AIBC
107-1771 East 18th Avenue, Vancouver BC
jesse@jessenguyen.com
604 353-6650

Civil Eng: Kyle Engineering
2547 Stubbs Rd, Mill Bay, BC V8H 1H6
ekyle@ekeng.ca
250 475 6906

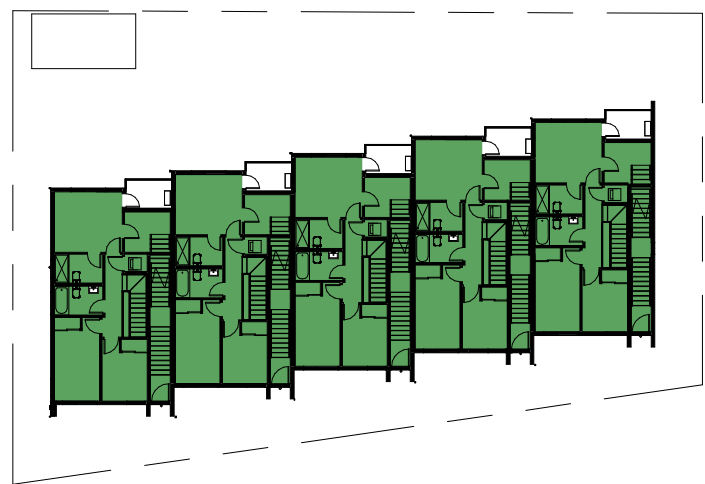
Arborist: Scotty Tree & Arborist Service Ltd.
#7 10075 5th St, Sidney, BC V8L 2X8
scottytreetree@icloud.com
250 220 9298

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A100
Sheet Name:	COVER PAGE
Scale:	
Notes:	

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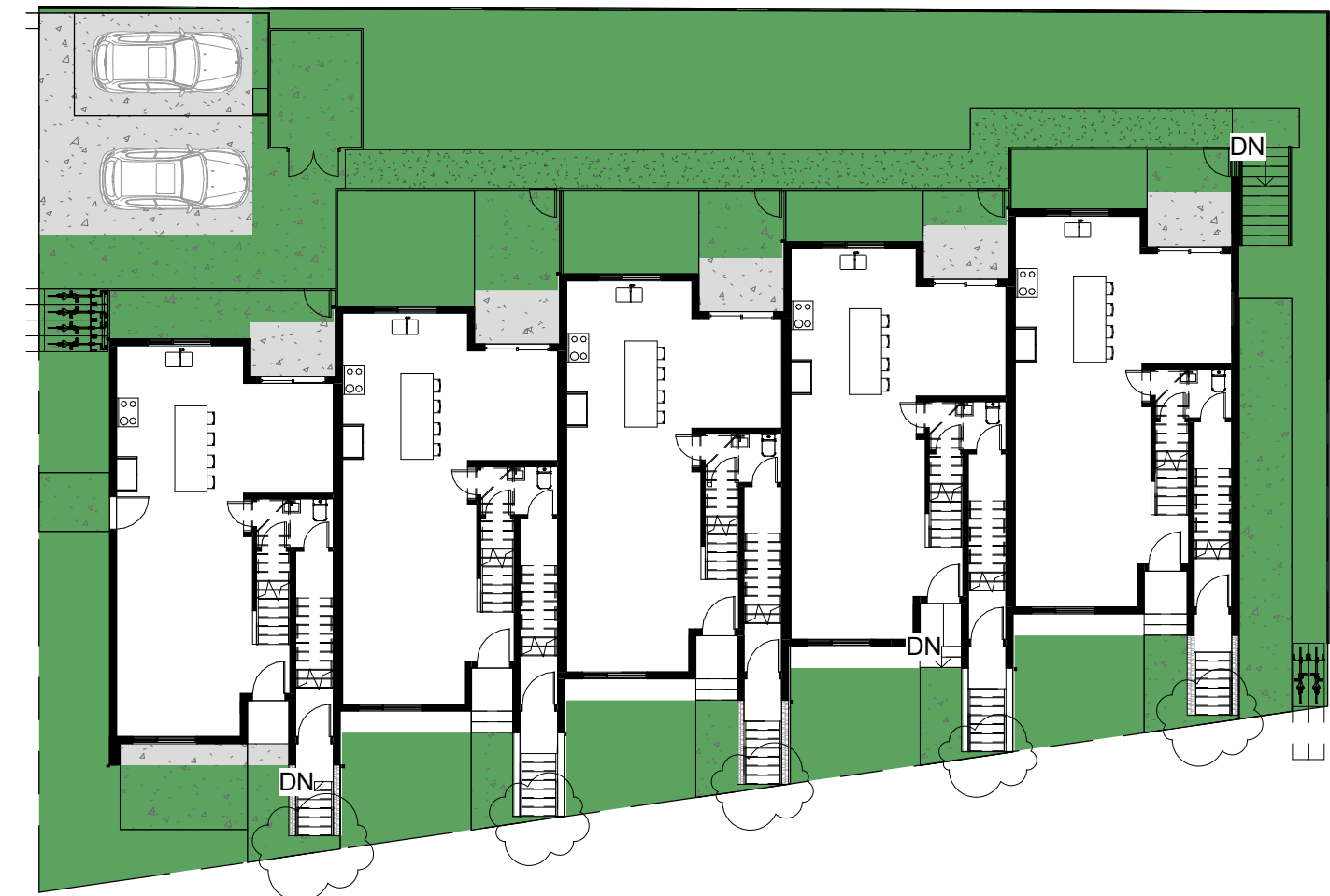
1 FLOOR AREA LEVEL 1
1 : 400
AREA = 324.79 m²



2 FLOOR AREA LEVEL 2
1 : 400
AREA = 334.69 m²



3 FLOOR AREA LEVEL 3
1 : 400
AREA = 354.18 m²



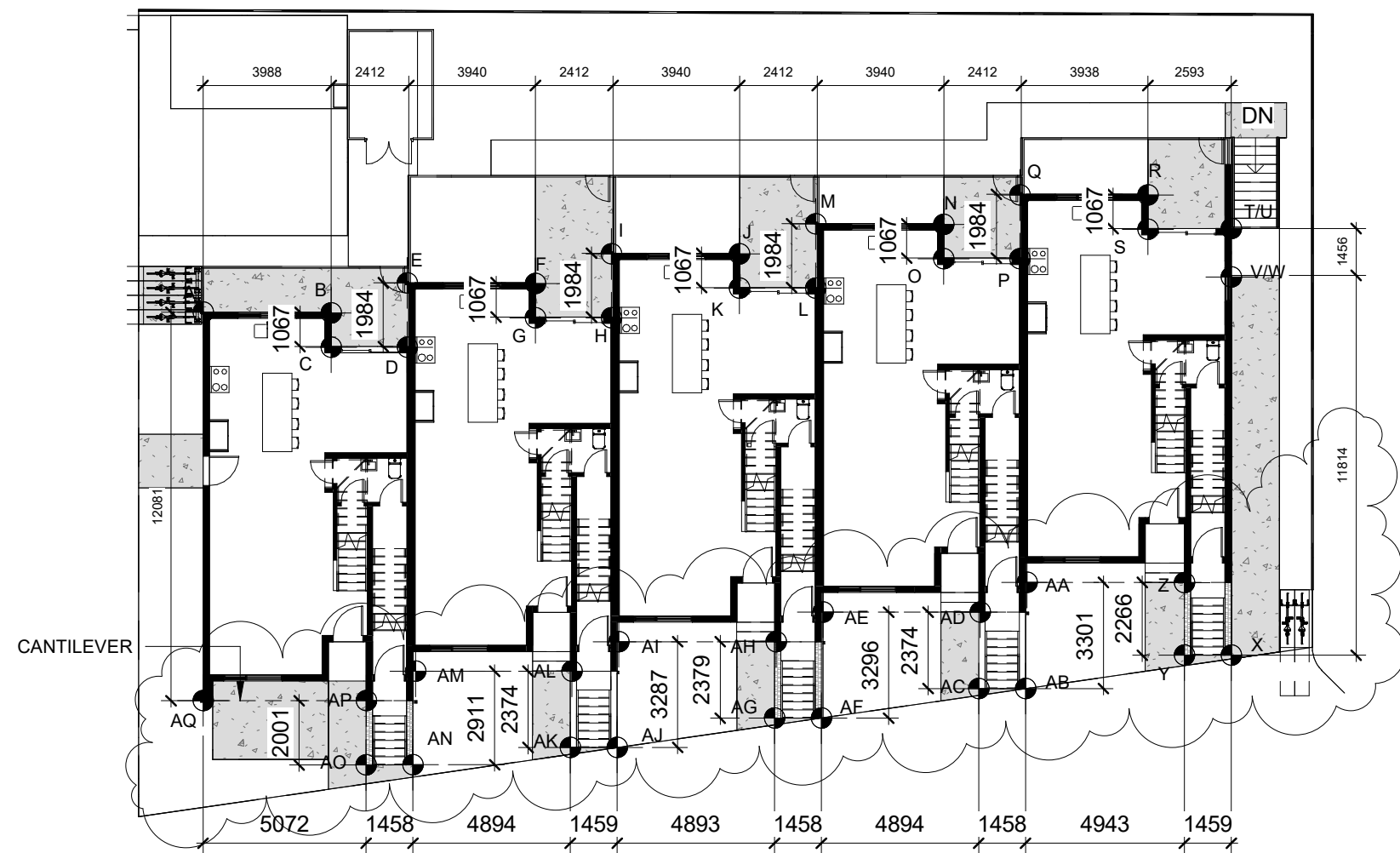
4 OPEN LOT SPACE
1 : 200
AREA = 45.22% 369.52 m²



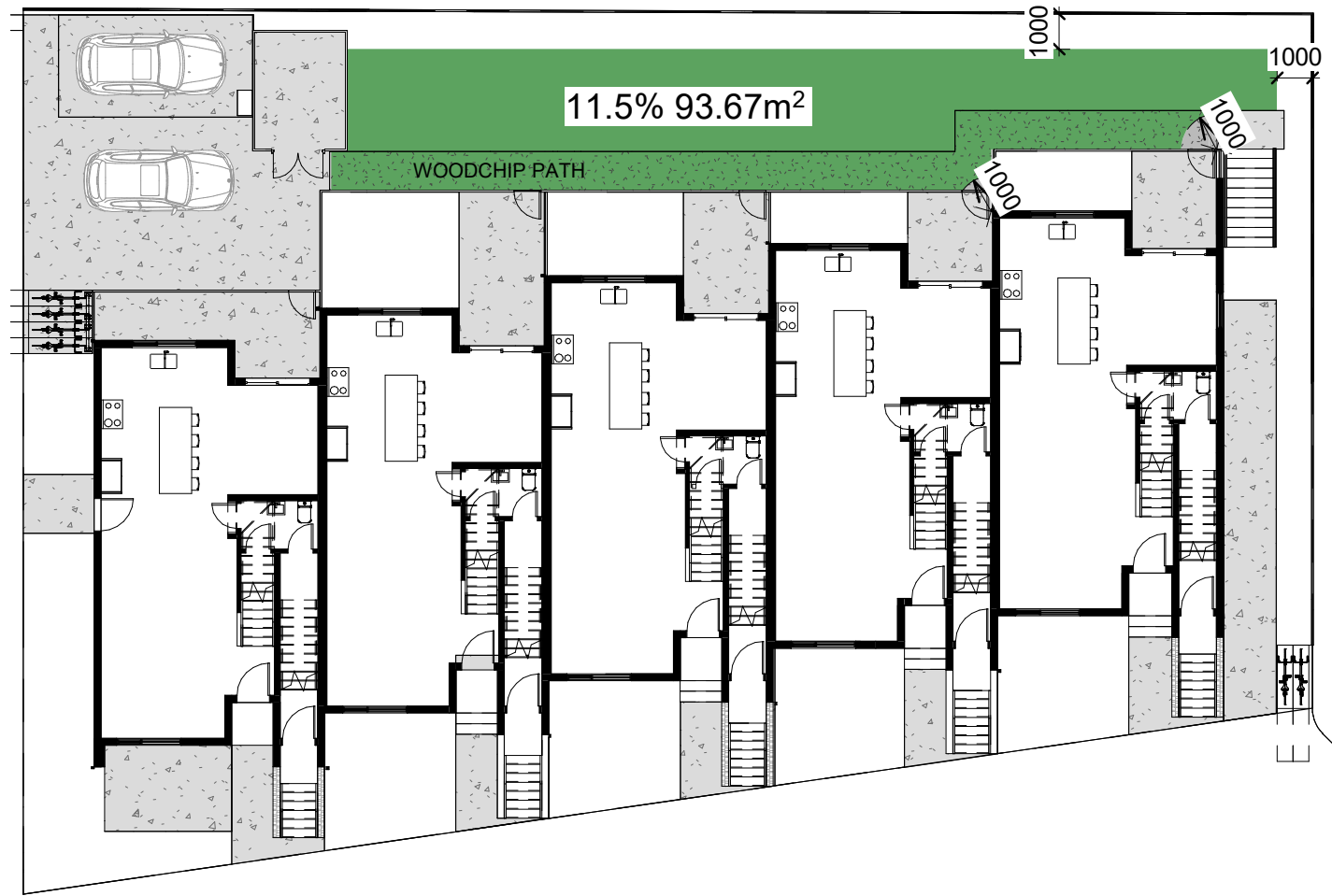
5 SOFT VS HARDSCAPE AREA
1 : 200
HARDSCAPED AREA = 29.6% 106.65 m²
SOFTSCAPED AREA = 70.4% 253.45 m²



6 LOT COVERAGE
1 : 200
AREA = 50.00% 409.2 m²



7 AVG GRADE CALC
1 : 200



8 LANDSCAPE AREA
1 : 200

GRADES		
POINT	EXISTING	PROPOSED GRADE
A	24.01	23.99
B	24.01	24.03
C	23.86	24.05
D	23.86	24.05
E	23.81	24.01
F	23.81	24.03
G	23.76	24.05
H	23.76	24.05
I	23.85	24.01
J	23.82	24.03
K	23.98	24.05
L	23.98	24.05
M	23.97	24.01
N	23.97	24.03
O	24.08	24.05
P	24.08	24.05
Q	24.08	24.01
R	24.22	24.03
S	24.22	24.05
T	24.22	24.05
U	24.22	21.76
V	24.22	21.76
W	24.40	23.69
X	24.03	23.69
Y	23.75	23.69
Z	23.75	23.73
AA	23.75	23.69
AB	23.75	23.67
AC	23.75	23.67
AD	23.75	23.71
AE	23.65	23.71
AF	23.65	23.65
AG	23.75	23.65
AH	23.75	23.69
AI	23.75	23.69
AJ	23.75	23.69
AK	23.60	23.69
AL	24.14	23.73
AM	24.24	23.73
AN	24.26	23.86
AO	24.26	23.86
AP	24.26	23.89
AQ	24.26	23.89

ZONING GRADE CALCULATIONS		
POINT	GRADE	POINT GRADE LENGTH (m)
A	23.99	B 24.01 3.68
B	24.01	C 23.86 1.07
C	23.86	D 23.86 2.67
D	23.86	E 23.81 1.98
E	23.81	F 23.81 3.68
F	23.81	G 23.76 1.07
G	23.76	H 23.76 2.67
H	23.76	I 23.85 1.98
I	23.85	J 23.82 3.68
J	23.82	K 23.98 1.07
K	23.98	L 23.98 2.67
L	23.98	M 23.97 1.98
M	23.97	N 23.97 3.68
N	23.97	O 24.05 1.07
O	24.05	P 24.05 2.67
P	24.05	Q 24.01 1.98
Q	24.01	R 24.03 3.68
R	24.03	S 24.05 1.07
S	24.05	T 24.05 2.90
U	21.76	V 21.76 1.51
W	23.69	X 23.69 11.18
X	23.69	Y 23.69 1.46
Y	23.69	Z 23.73 2.23
Z	23.73	AA 23.69 4.94
AA	23.69	AB 23.67 3.30
AB	23.67	AC 23.67 1.46
AC	23.67	AD 23.71 2.37
AD	23.71	AE 23.65 4.89
AE	23.65	AF 23.65 3.30
AF	23.65	AG 23.65 1.46
AG	23.65	AH 23.69 2.38
AH	23.69	AI 23.69 4.89
AI	23.69	AJ 23.69 3.28
AJ	23.69	AK 23.60 1.46
AK	23.60	AL 23.73 2.37
AL	23.73	AM 23.73 4.89
AM	23.73	AN 23.86 2.91
AN	23.86	AO 23.86 1.46
AO	23.86	AP 23.89 2.00
AP	23.89	AQ 23.89 5.07
AQ	23.89	A 23.99 12.08
Totals		126.16 3,001.46
Average Grade		107.979 / 2,552.86 23.791

PROJECT INFORMATION TABLE	
ZONE	GRD-1
SITE AREA	817 m ²
TOTAL FLOOR AREA	1,013.6 m ²
COMMERCIAL FLOOR AREA	0 m ²
DENSITY OF DEVELOPMENT	1.24 :1
LOT COVERAGE	409 m ² 50.00%
OPEN LOT SPACE	369.96 m ² 45.28%
LANDSCAPE AREA	94 m ² 11%
HEIGHT OF BUILDING	11.081 m
NUMBER OF STOREYS	3
PARKING STALLS	1 MODO + 1 VAN ACCESSIBLE
BICYCLE PARKING NUMBER	21 LONG TERM SECURED
VISITOR BICYCLE PARKING	6
BUILDING SETBACKS (m)	
SOUTH	2.004 m
WEST	5.587 m
NORTH	2.520 m
EAST	2.345 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	10
UNIT TYPES	FIVE 3 BED 2.5 BATH FIVE 2 BED 1 BATH
UNIT TYPE	STRATA UNITS
GROUND-ORIENTED UNITS	10 DIRECT ACCESS TO EXTERIOR

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A101
Sheet Name:	AREA CALCULATIONS
Scale:	As indicated
Notes:	

BRITISH COLUMBIA BUILDING CODE SUMMARY											
PART 9 - HOUSING AND SMALL BUILDINGS											
BUILDING CODE VERSION		BCBC 2024 & CITY OF VICTORIA BYLAWS					BCBC REFERENCE				
PROJECT TYPE		NEW CONSTRUCTION					[A] 1.3.3.				
MAJOR OCCUPANCY CLASSIFICATION		GROUP / DIVISION:		DESCRIPTION:		USE:		9.10.2			
		C		ROW HOUSING		RESIDENTIAL					
SUPERIMPOSED MAJOR OCCUPANCIES		NO					9.10.2.3.				
BUILDING AREA (m²)		DESCRIPTION:				TOTAL (m²):		FOR THE LARGEST ROW HOME, THE ONE WITH THE BIKE ROOM BELOW.			
		NEW CONSTRUCTION				259.4					
GROSS AREA (m²)		FLOOR LEVEL:		DESCRIPTION:		TOTAL (m²):		[A] 1.4.1.2			
		BASEMENT		BIKE ROOM AND MECHANICAL		59.0					
		GROUND FLOOR		5 RESIDENTIAL UNITS		318.9					
		SECOND FLOOR		SAME 5 RESIDENTIAL UNITS AS GROUND FLOOR		329.0					
		THIRD FLOOR		5 RESIDENTIAL UNITS		354.2					
		TOTAL (m²):				1,061.1					
BUILDING HEIGHT		3 STOREYS		STOREYS ABOVE GRADE		11.1 m ABOVE AVERAGE GRADE		[A] 1.4.1.2. AND 9.10.4.			
NUMBER OF STREETS		2					9.10.20				
SPRINKLER SYSTEM		NOT SPRINKLERED		PROVIDED: N/A						9.10.8.2. TO 9.10.8.4.	
FIRE ALARM SYSTEM		NOT REQUIRED		TYPE PROVIDED: N/A			DIRECT ACCESS TO EXTERIOR EXITS			9.10.18	
WATER SUPPLY IS ADEQUATE		YES. PROPOSED 38mm DIA. REF TO CIVIL									
CONSTRUCTION TYPE		PERMITTED:		COMBUSTIBLE						9.10.6	
		PROPOSED:		COMBUSTIBLE							
POST-DISASTER BUILDING		NO								[A] 1.3.3.2.(1)	
OCCUPANT LOAD		FLOOR LEVEL:		UNIT #:		OCCUPANCY TYPE:		BASED ON:		OCCUPANT LOAD (PERSONS):	
		GROUND FLOOR		1, 2, 3, 4, 5		RESIDENTIAL		3.1.17.1.(1)(b)		30	
		SECOND FLOOR		1, 2, 3, 4, 5		RESIDENTIAL		3.1.17.1.(1)(b)		N/A PART OF SAME UNIT	
		THIRD FLOOR		6, 7, 8, 9, 10		RESIDENTIAL		3.1.17.1.(1)(b)		20	
TOTAL = 50 PERSONS											
BARRIER-FREE DESIGN		NOT APPLICABLE								9.5.2. AND 3.8.2.1.(1)(a)	
HAZARDOUS SUBSTANCES		NO								9.10.1.3.	
REQUIRED FIRE RESISTANCE RATINGS		ASSEMBLY:		RATING:		SUPPORTING ASSEMBLY:		NON-COMBUSTIBLE IN LIEU OF RATING:			
		FLOORS AND ROOFS (EXCEPT CRAWLSPACE):		1 HR		1 HR		N/A			
		LOADBEARING WALLS, COLUMNS AND ARCHES:		1 HR		1 HR		N/A			
PLUMBING FIXTURE REQUIREMENTS		A KITCHEN SINK, LAVATORY, WATER CLOSET, AND BATHTUB OR SHOWER SHALL BE PROVIDED FOR EVERY DWELLING UNIT								9.31.4(1) and 3.7.2.2.(11)	
NOTES		01 ALL REFERENCES ARE TO DIVISION B OF THE BRITISH COLUMBIA BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C.									

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PROPERTY INFORMATION FOR 3106 BALFOUR AVE

PID: 008-187-533
Folio: 11755017Legal Type: LAND
Lot Number: 22 Plan Number: VIP924
Legal Description:LOT 22, BLOCK 1, SECTION 10, VICTORIA, PLAN 924
BC Assessment Actual Use: 000 SINGLE FAMILY DWELLING
Extra PIDs on this parcel: None
Additional Addresses on this parcel: None

PLANNING INFORMATION

Neighbourhood: BURNSIDE
Planner: Matt Kuziak mkuziak@victoria.ca
Councillor Liaison: KRISTA LOUGHTON 250.361.0220
Development Permit Area: DPA 16 - GENERAL FORM AND CHARACTER
Heritage Status: None
Land Use Contract: None
Special Restrictions: None
Zoning: GRD-1: General Residential District - 1 Zone

PROJECT CONTACTS

Owner: 3106 Balfour Developments Ltd.
1626 Garnet Rd, Victoria, BC V8P 3C8
Attn: Noah Mullin
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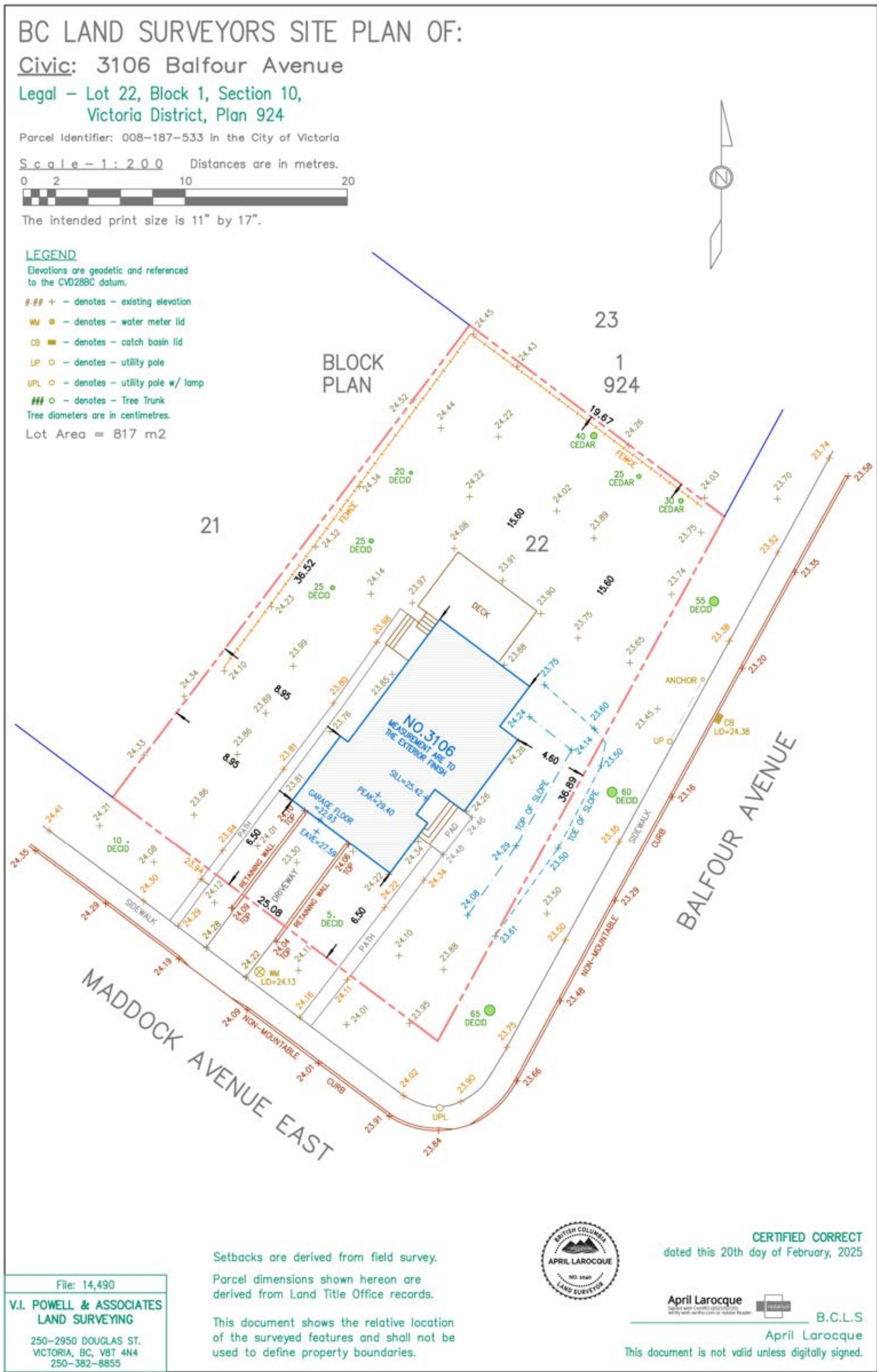
Architect: Jesse Nygun Architect AIBC
107-1771 East 18th Avenue, Vancouver BC
jesse@jessenguyen.com
604 353-6650

Civil Eng: Kyle Engineering
2547 Stubbs Rd, Mill Bay, BC V8H 1H6
ekyle@ekeng.ca
250 475 6906

Arborist: Scotty Tree & Arborist Service Ltd.
#7 10075 5th St, Sidney, BC V8L 2X8
scottytreetree@icloud.com
250 220 9298

Author:	JN	
Building Name:	BAL4	
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.	
Project Name:	BAL4	
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5	
Project Status:	BP APPLICATION	
Sheet Number:	A102	
Sheet Name:	CODE ANALYSIS	
Scale:		
Notes:		

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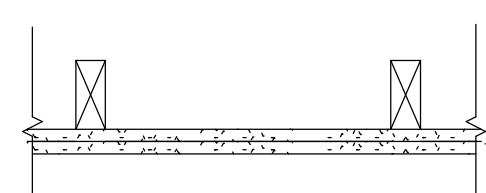


Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A103
Sheet Name:	SITE SURVEY
Scale:	
Notes:	

P - INTERIOR PARTITIONS AND FURRING ASSEMBLIES					
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE		
P1		2x4 INTERIOR PARTITION 1/2"/12.7mm GYPSUM WALL BOARD WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL GYPSUM WALL BOARD 1/2"/12.7mm	FRR	N/A	
			STC	N/A	
P2		2x4 INTERIOR PARTITION (ACOUSTIC) 1/2"/12.7mm GYPSUM WALL BOARD WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL 3 1/2" ACOUSTIC BATT INSULATION RESILIENT METAL CHANNEL @ MAX 24" C/C GYPSUM WALL BOARD C/W 1/2"/13mm 1/2"/12.7mm	FRR	N/A	
			STC	N/A	
P3		2x6 INTERIOR PARTITION (SERVICE WALL) 1/2"/12.7mm GYPSUM WALL BOARD WOOD STUD FRAMING @ 16" C/C REFER ALSO TO STRUCTURAL 5 1/2" ACOUSTIC BATT INSULATION GYPSUM WALL BOARD C/W 1/2"/12.7mm	FRR	N/A	
			STC	N/A	
P4		RATED ACOUSTIC SEPARATION 2 LAYERS, TYPE XGYPSUM WALL BOARD RESILIENT METAL CHANNEL @ MAX 24" C/C WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL GYPSUM WALL BOARD 5/8"/15.9mm 1/2"/13mm 2x4/38x89mm 5/8"/15.9mm	FRR	1HR	
			STC	51	
			ASSEMBLY W4a FROM CBC 9.10.3.1.-A		
P5		SUITE SEPARATION GYPSUM WALL BOARD VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN) WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL AIR SPACE REFER ALSO TO STRUCTURAL WOOD STUD FRAMING @ 16" O/C VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN) GYPSUM WALL BOARD 5/8"/15.9mm 3/4" /19mm 2x4/38x89mm 1"/25mm 2x4/38x89mm 3/4" /19mm 5/8"/15.9mm	FRR	1HR	
			STC	57	
			ASSEMBLY W13a SIM. FROM CBC 9.10.3.1.-A		

EW - EXTERIOR WALL ASSEMBLIES					
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE		
EW1		TYPICAL EXTERIOR WALL 5/16"/7.9mm FIBRE CEMENT SIDING; REFER TO ELEVATIONS FOR VARIATION IN FINISHES. VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN) HOUSE WRAP (AIR BARRIER & WRB) PLYWOOD OR OSB SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING, SPACING PER STRUCTURAL C/W R-22 FIBREGLASS BATT INSULATION 6 MIL POLYETHYLENE VAPOR BARRIER TYPE "X" GYPSUM WALL BOARD 3/4" /19mm 1/2"/12.7mm 2x6/38x140mm 5/8"/15.9mm	R _e EFFECTIVE	19.4	
			R _e EFFECTIVE	3.42	
			FRR	1HR PER APP D-2	
			ASSUMED INSULATION R-VALUES ARE LISTED IN CALCULATIONS ARE REQUIRED ACCORDANCE TO CBC SUBSECTION 9.35.5. FURTHER IF CONFORMING TO SUBSECTION 10.2.3.4		
EW2		EXTERIOR FURRING WALL 5/16"/7.9mm FIBRE CEMENT SIDING; REFER TO ELEVATIONS FOR VARIATION IN FINISHES. VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN) HOUSE WRAP (AIR BARRIER & WRB) PLYWOOD OR OSB SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING @ 16" OR 24" C/C REFER ALSO TO STRUCTURAL PLYWOOD OR OSB SHEATHING (REF ALSO STRUC) HOUSE WRAP (AIR BARRIER & WRB) VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN) FIBRE CEMENT SIDING; REFER TO ELEVATIONS FOR VARIATION IN FINISHES. 3/4" /19mm 1/2"/12.7mm 2x6/38x140mm 1/2"/12.7mm 3/4" /19mm 5/16"/7.9mm	R _e EFFECTIVE	N/A	
			R _e EFFECTIVE	N/A	
EW3		FOUNDATION WALL FOUNDATION DAMPPROOFING FROM FOOTINGS TO GRADE CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)	R _e EFFECTIVE	N/A	
			R _e EFFECTIVE	N/A	
EW4		FOUNDATION WALL FOUNDATION DAMPPROOFING FROM FOOTINGS TO GRADE CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL) EPS RIGID INSULATION (R-4). VERTICAL TREATED PLY STRAPPING @ 16" C/C TYPE "X" GYPSUM WALL BOARD 1"/25.4mm 3/4" /19mm 5/8"/15.9mm	R _e EFFECTIVE	6.78	
			R _e EFFECTIVE	1.19	

F - FLOOR ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
F1		FLOOR BETWEEN DWELLING UNITS FLOOR FINISH w/ UNDERLAY DESIGN THICKNESS OF FLOOR FINISH +/- 1 1/8" T&G SUBFLOOR PLYWOOD PANEL PER STRUCTURAL WOOD JOISTS @ 16" C/C REFER TO STRUCTURAL 11 1/4" UNFACED FIBERGLASS BATT INSULATION RESILIENT METAL CHANNEL @ MAX 24" C/C GYPSUM WALL BOARD, TYPE X GYPSUM WALL BOARD, TYPE X 3/4"/19mm 11 7/8"/302mm C/W 1/2"/13mm 5/8"/15.9mm 5/8"/15.9mm	FRR	1HR
			STC	54
			R EFFECTIVE	28
			ASSEMBLY F9d FROM CBC 9.10.3.1.-B	
F2		FLOOR BETWEEN SAME DWELLING UNIT FLOOR FINISH w/ UNDERLAY DESIGN THICKNESS OF FLOOR FINISH +/- 1 1/8" T&G SUBFLOOR PLYWOOD PANEL PER STRUCTURAL WOOD JOISTS @ 16" C/C REFER TO STRUCTURAL 5 1/2" UNFACED FIBERGLASS BATT INSULATION RESILIENT METAL CHANNEL @ MAX 24" C/C GYPSUM WALL BOARD 3/4"/19mm C/W 1/2"/13mm 1/2"/12.7mm	FRR	N/A
			STC	54
F3		SLAB ON GRADE INTERIOR FLOOR FINISH (SEE SCHEDULE) CAST-IN-PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUCTURAL 6 MIL POLYETHYLENE VAPOR BARRIER + SOIL GAS BARRIER - AIR TIGHT EPS RIGID INSULATION (R-12), REQUIRED WITHIN 600mm OF SLAB PERIMETER ONLY COMPACTED, FREE-DRAINING GRANULAR BASE. REFER TO STRUCTURAL UNDISTURBED SOIL VAR 4"/100mm 3"/76.2mm VAR	R _e EFFECTIVE	11.66
			R _e EFFECTIVE	2.05
			ASSUMED INSULATION R-VALUES ARE LISTED IN ACCORDANCE TO CBC SUBSECTION 9.35.5. FURTHER CALCULATIONS ARE REQUIRED IF CONFORMING TO SUBSECTION 10.2.3.4	

C - CEILING ASSEMBLIES					
TYPE	DIAGRAM	DESCRIPTION		PERFORMANCE	
C1	INTERIOR  INTERIOR	STAIR UNDERSIDES 2x4/38mm x 89mm WOOD STAIR FRAMING, MEMBERS SPACED MAX 610mm C/C 5/8"/16mm TYPE X GYPSUM WALL BOARD 5/8"/16mm TYPE X GYPSUM WALL BOARD		FRR	1HR
				STC	N/A
				ASSEMBLY #M2 FROM CBC 9.10.3.1.-B	

R - ROOF ASSEMBLIES				
R1		TYPICAL ROOF - SLOPED TRUSSES ASPHALT ROOF SHINGLES ROOF SHEATHING MEMBRANE TO CBC 9.26 PLYWOOD ROOF SHEATHING (REFER TO STRUCTURAL) ENGINEERED WOOD TRUSS SYSTEM @ 24" C/C (REFER TO STRUCTURAL) R-50 BLOWN IN INSULATION 6 MIL POLYETHYLENE AIR & VAPOR BARRIER GYPSUM WALL BOARD C/W 1/2"/12.7mm C/W 1/2"/12.7mm	R _e EFFECTIVE	49.23
			R _e EFFECTIVE	8.67
			ASSUMED INSULATION R-VALUES ARE LISTED IN ACCORDANCE TO CBC SUBSECTION 9.35.5. FURTHER CALCULATIONS ARE REQUIRED IF CONFORMING TO SUBSECTION 10.2.3.4	

ASSEMBLY GENERAL NOTES	
1.	THE DESCRIPTION OF THE ASSEMBLIES NOTED IN THE DRAWINGS ARE NOTED "AS BASIS OF DESIGN" AND MAY NOT REPRESENT THE FULL CRITERIA AS DEFINED BY THE TESTING AUTHORITIES.
2.	UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS FOLLOWS: A. TO CENTRE OF STUD WALL ASSEMBLIES B. TO EXTERIOR FACE OF CONCRETE AND CMU C. TO EXTERIOR FACE OF EXTERIOR SHEATHING D. TO EXTERIOR FACE OF GLASS.
3.	REFER TO STRUCTURAL DRAWINGS AND DOCUMENTATION FOR STRUCTURAL DESIGN PARAMETERS INCLUDING BRACE WALLS, STAIRS, CONCRETE ETC.
4.	UNLESS OTHERWISE NOTED, ALL PARTITION (INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION) AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUCTURAL DECK/SLAB TO U/S OF STRUCTURAL DECK/SLAB ABOVE.
5.	IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS. ENSURE THE CONTINUITY OF ALL FIRE SEPARATIONS AS REQUIRED AND PROVIDE ULC LISTED FIRESTOPPING SYSTEMS FOR ALL CONDITIONS.
6.	LOADBEARING WALLS AND OTHER ELEMENTS SHALL HAVE THE SAME FIRE RATING AS THE FLOOR ASSEMBLY IT IS SUPPORTING.
7.	ALL FIRE SEPARATIONS SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SHALL RETARD THE PASSAGE OF SMOKE PER 9.10.9.2.
8.	PROVIDE ULC-LISTED FIRESTOP SYSTEMS AS REQUIRED FOR ALL BUILDING SERVICE PENETRATIONS THROUGH RATED ASSEMBLIES AND TO ENSURE THE CONTINUITY OF RATED ASSEMBLIES. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACT DOCUMENTS.
9.	WHERE FIRE BLOCKS ARE PIERCED BY PIPES, DUCTS OR OTHER ELEMENTS, THE EFFECTIVENESS OF THE FIRE BLOCKS SHALL BE MAINTAINED AROUND SUCH ELEMENTS.
10.	THE EXPOSED SURFACE OF EVERY INTERIOR WALL AND CEILING, INCLUDING SKYLIGHTS AND GLAZING, SHALL HAVE A SURFACE FLAME-SPREAD RATING OF NOT MORE THAN 150. DOORS DO NOT NEED TO HAVE A FLAME-SPREAD RATING.
11.	REQUIRED FLAME-SPREAD RATINGS SHALL COMPLY WITH TESTING STANDARDS ACCORDING TO CODE. REFER TO 9.10.3.2.
12.	STEEL SUPPORTING A FIRE RATED ASSEMBLY SHALL BE PROTECTED TO MATCH THE RATING OF THE SUPPORTED ASSEMBLY.
13.	IF REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL P.ENG LICENSED WITHIN THE PROVINCE OF BRITISH COLUMBIA FOR ALL EXTERIOR CLADDING PANEL SYSTEMS, INCLUDING ALL ASSOCIATED SUPPORT FRAMING AND CONNECTIONS. REFER TO SPECIFICATION
14.	PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES. REFER TO FINISH PLANS. REFER TO SPECIFICATIONS. ENSURE TILE BACKER IS TYPE X GYPSUM AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES.
15.	IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
16.	PROVIDE ULC-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS.
17.	UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE
18.	PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, ADULT CHANGE TABLES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ROOF ACCESS LADDER ECT. DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED. FULLY COORDINATE ALL ADDITIONAL SUPPORT REQUIRED FOR ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES.
19.	GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN.
20.	PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.
21.	IF FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2%. REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/ OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
22.	COORDINATE MINIMUM STUD SPACE REQUIRED TO SUPPORT EQUIPMENT AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
23.	ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.
24.	MAINTAIN CONTINUITY OF BUILDING ENVELOPE AIR AND AIR/VAPOUR BARRIER AT TRANSITIONS AND PENETRATIONS.
25.	COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, MEZZANINE, ECT.). TO BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A ULC CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS.

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
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4	2025-12-17	DDP RESUBMISSION #2
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7	2026-08-29	ISSUED FOR BP & DDP RAI #1



Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A104
Sheet Name:	ASSEMBLIES
Scale:	
Notes:	



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SITE PLAN GENERAL NOTES

SITE DESIGN TO CONFORM TO FIREFIGHTING ACCESS REQUIREMENTS AS PER BCBC 9.10.20.3.

SITE GRADE TO BE SLOPED AWAY FROM BUILDING AS PER BCBC 9.14.6.1 (MINIMUM 2% UNLESS OTHERWISE NOTED).

WHERE UNCONNECTED DOWNSPOUTS ARE PROVIDED, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER CONFORMING TO BCBC 9.26.18.2.

ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS TO BE TAKEN OFF THE RESPECTIVE DISCIPLINE'S DOCUMENTS. NO STRUCTURAL, MECHANICAL AND/OR ELECTRICAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.

ALL UNDERGROUND SERVICES ARE TO BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK AND EXCAVATIONS.

THIS BUILDING IS NOT REQUIRED TO BE ACCESSIBLE PER 3.8.2.1, BUT THE TRANSPORTATION DEPARTMENT HAS REQUESTED A VAN ACCESSIBLE PARKING STALL. THIS STALL IS TO BE PROVIDED WITH AN EXTERIOR PASSENGER LOADING ZONE PER 3.8.3.4.



1 SITE PLAN
1 : 100

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A200
Sheet Name:	SITE PLAN
Scale:	1 : 100
Notes:	

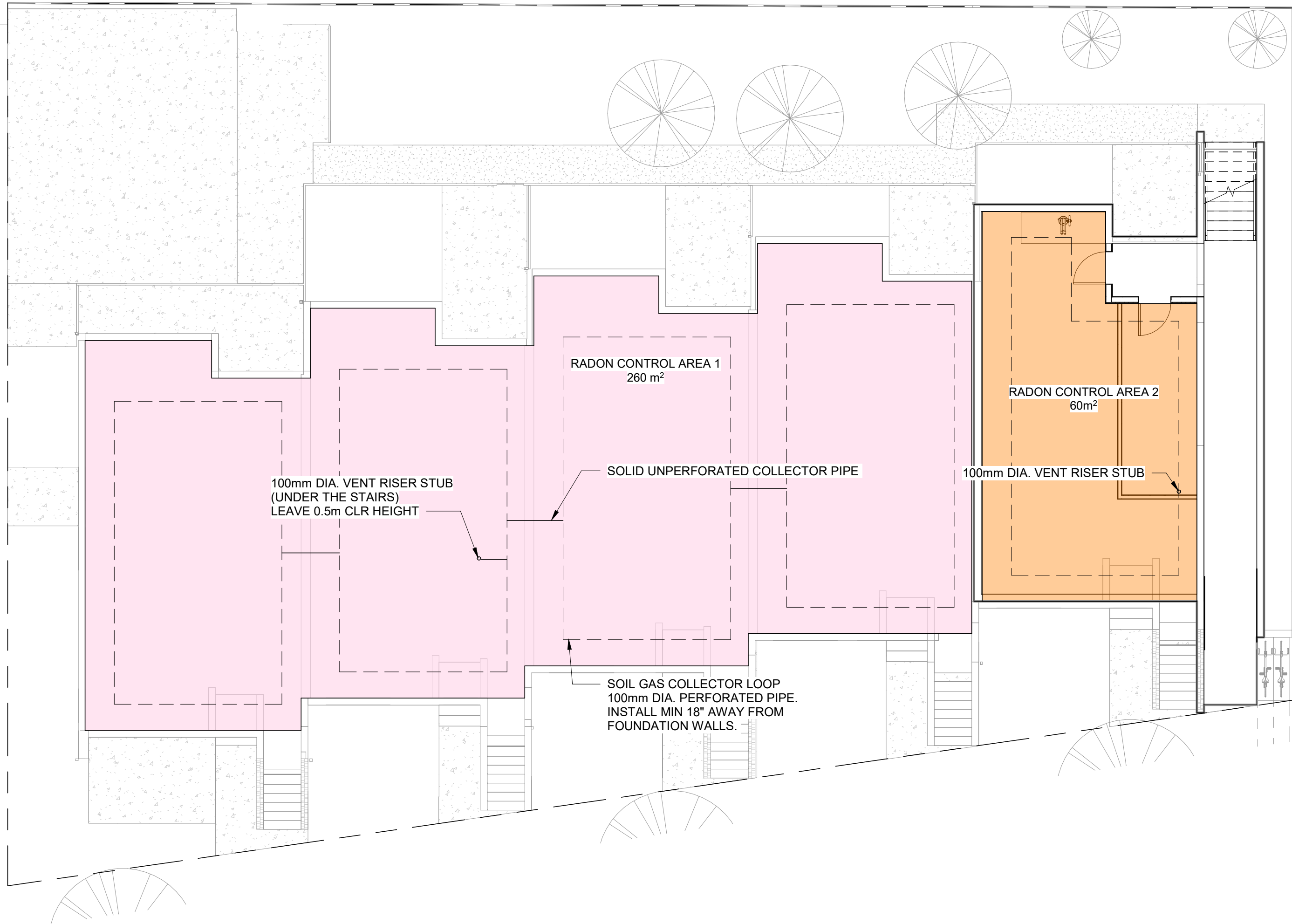
LEVEL 1a RADON ROUGH IN COMPLIANCE

System Specification: Per BCBC 9.13.4., radon gas rough-in installation to conform to 7.1 of CAN/CSG-B-149.11-2024, with under-slab rough-in only of depressurization system.

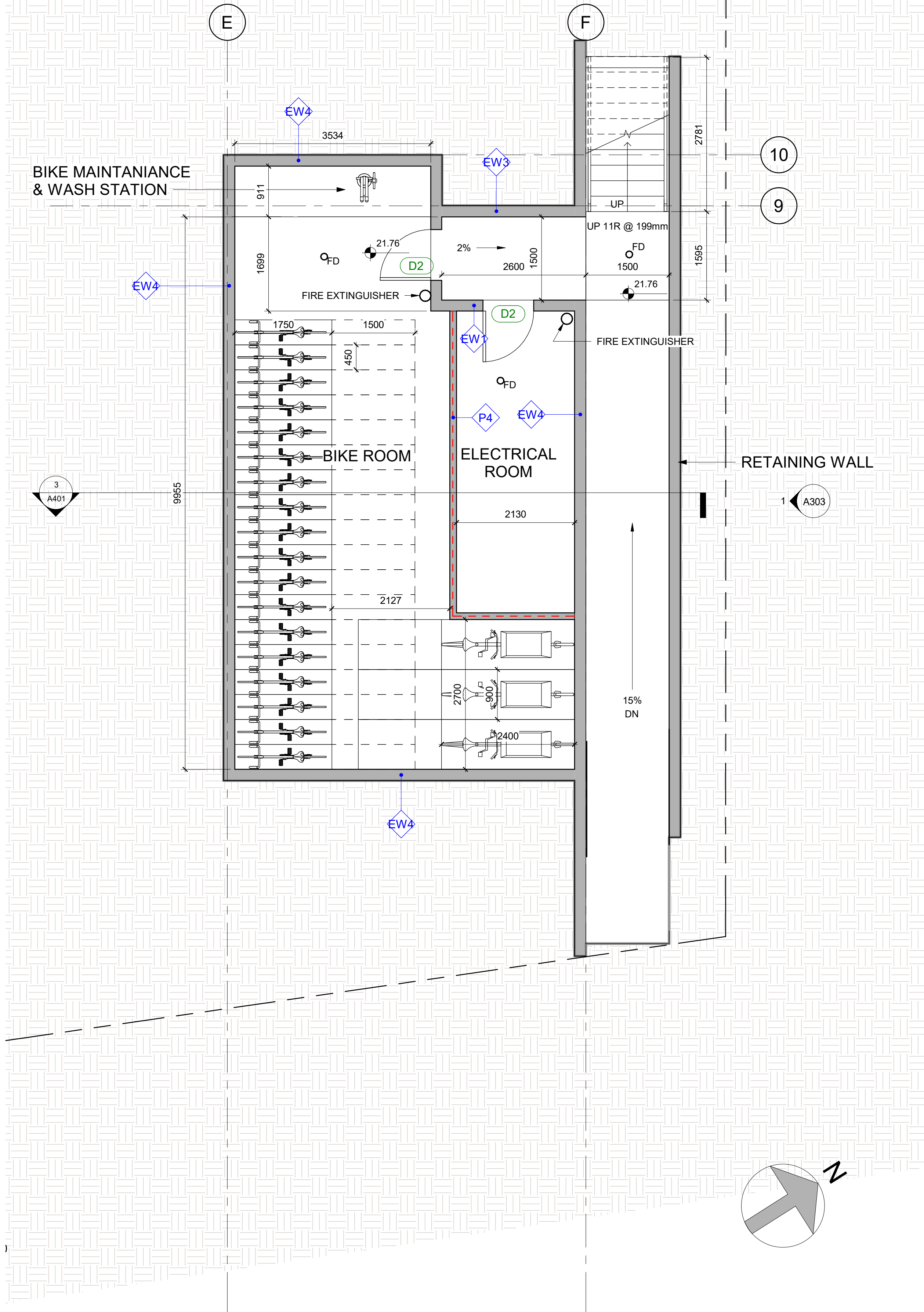
Membrane Integrity: Underslab poly air/vapour membrane to be continuous and sealed at all edges and lapped and sealed at all junctions.

Penetration Sealing: Continuity of poly barrier underslab to be maintained throughout; at plumbing traps for in-slab plumbing fixtures, with poly extending under trap and being fully sealed around pipe penetrations.

Vent Riser Stub: Vertical radon gas vent risers to extend not less than 0.3m above concrete slabs, and be capped for future installation of passive/active system.



2 RADON VENTING PLAN
1 : 100



1 BASEMENT FLOOR PLAN
1 : 50

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FLOOR PLAN GENERAL NOTES

ALL BEDROOMS INCLUDE ONE OPERABLE EGRESS WINDOW IN COMPLIANCE WITH BCBC 9.9.10.

ALL BALCONIES ON LEVELS 2 AND 3 TO ACT AS A SECONDARY MEANS OF EGRESS IN COMPLIANCE WITH BCBC 9.9.9.1. & 9.9.9.2.

PROVIDE BACKING FOR FUTURE INSTALLATION OF GRAB BARS PER 9.5.2.1 and 3.8.5.7 IN ONE BATHROOM FOR EACH DWELLING UNIT

ONE ROOM TO COMPLY WITH 9.33.3.1.(2) AND BE PROVIDED WITH COOLING FACILITIES CAPABLE OF ATTAINING AN INDOOR DESIGN TEMPERATURE OF 26°C DURING THE JULY 2.5% DRY TEMPERATURE FOR VICTORIA OF 24°C PER TABLE C-2

MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.

- MECHANICAL VENTILATION TO HAVE PRINCIPAL FAN FOR SUPPLY AIR PER 9.32.3.4 AND EXHAUST PER 9.32.3.5. TO RUN CONTINUOUSLY. AIR FLOW RATE TO BE SIZED PER TABLE 9.32.3.5. WITH A MINIMUM AIRFLOW RATE OF 35 L/S
- KITCHEN AND BATHROOM EXHAUST FANS TO COMPLY WITH 9.32.3.6
- FAN TO PROVIDE SUPPLY AIR WITH A CRV TO COMPLY WITH 9.32.3.4.(3)

WINDOWS AND DOORS THAT ARE NOT DIMENSIONED ARE ASSUMED TO BE EQUALLY SPACED. IF UNSURE CONTACT THE ARCHITECT AND THE OWNER FOR CLARIFICATION.

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A201
Sheet Name:	BASEMENT PLAN
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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FLOOR PLAN GENERAL NOTES

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- MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.
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 - KITCHEN AND BATHROOM EXHAUST FANS TO COMPLY WITH 9.32.3.6.
 - FAN TO PROVIDE SUPPLY AIR WITH A CRV TO COMPLY WITH 9.32.3.4.(3).
- WINDOWS AND DOORS THAT ARE NOT DIMENSIONED ARE ASSUMED TO BE EQUALLY SPACED. IF UNSURE CONTACT THE ARCHITECT AND THE OWNER FOR CLARIFICATION.

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A202
Sheet Name:	LEVEL 1 FLOOR PLAN
Scale:	1 : 50
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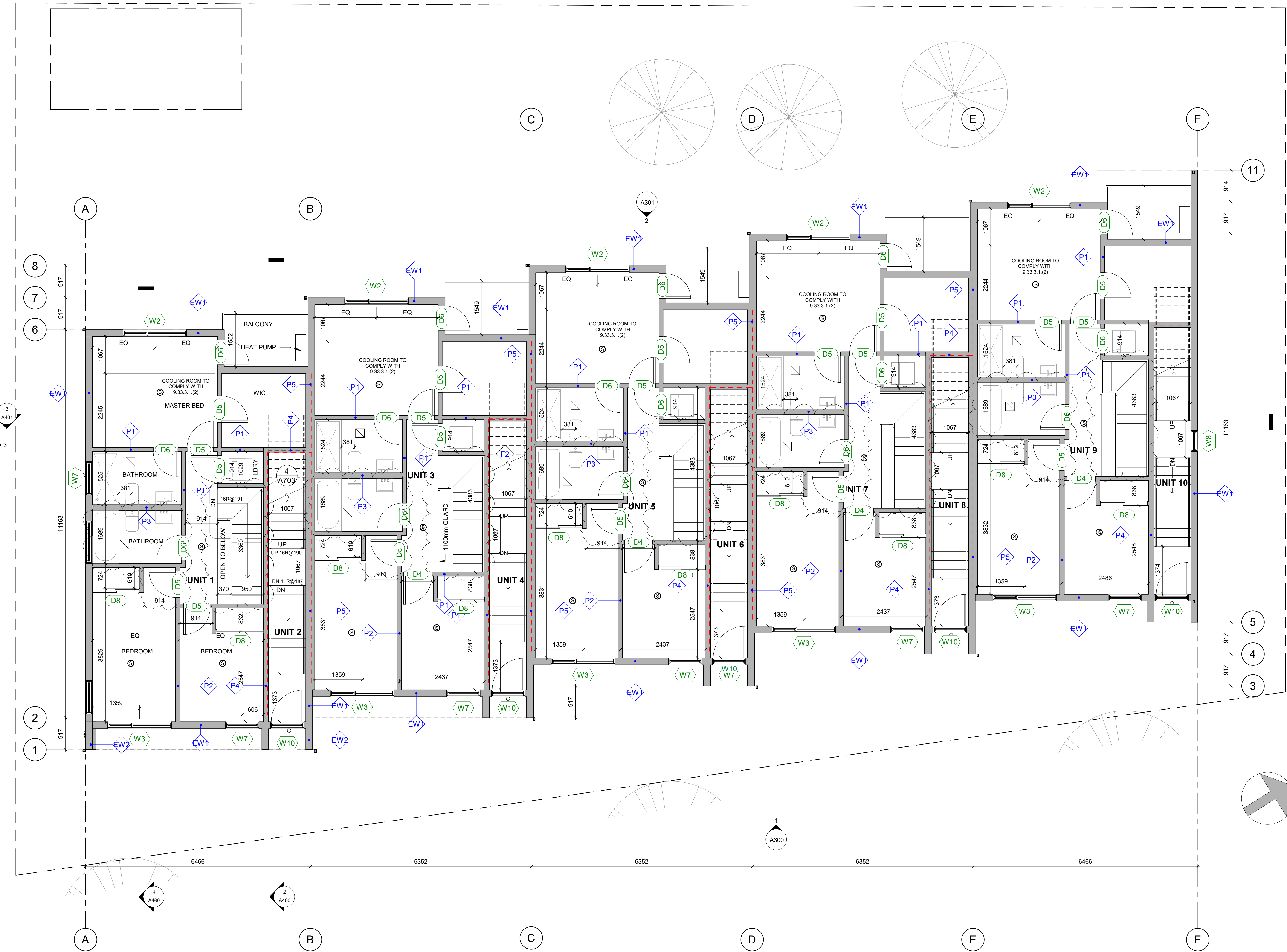
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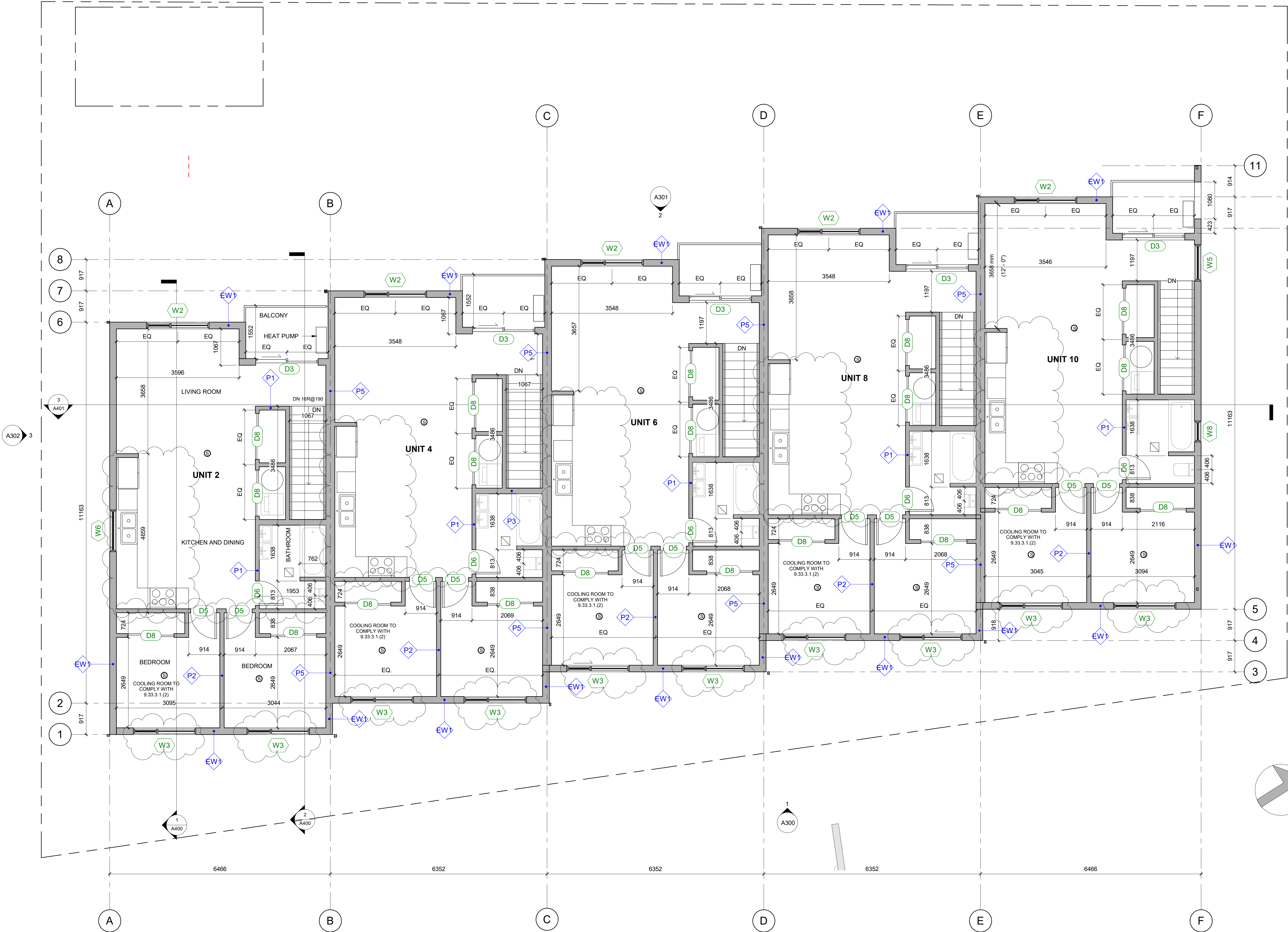
FLOOR PLAN GENERAL NOTES

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 - KITCHEN AND BATHROOM EXHAUST FANS TO COMPLY WITH 9.32.3.6
 - FAN TO PROVIDE SUPPLY AIR WITH A CRV TO COMPLY WITH 9.32.3.4.(3)
- WINDOWS AND DOORS THAT ARE NOT DIMENSIONED ARE ASSUMED TO BE EQUALLY SPACED IF UNSURE CONTACT THE ARCHITECT AND THE OWNER FOR CLARIFICATION.

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Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A203
Sheet Name:	LEVEL 2 FLOOR PLAN
Scale:	1 : 50
Notes:	

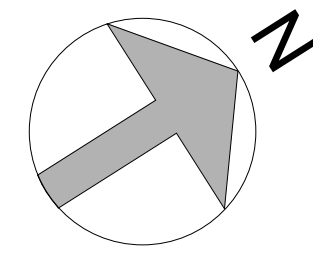


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1	2025-04-28	PRE APP MEETING
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3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



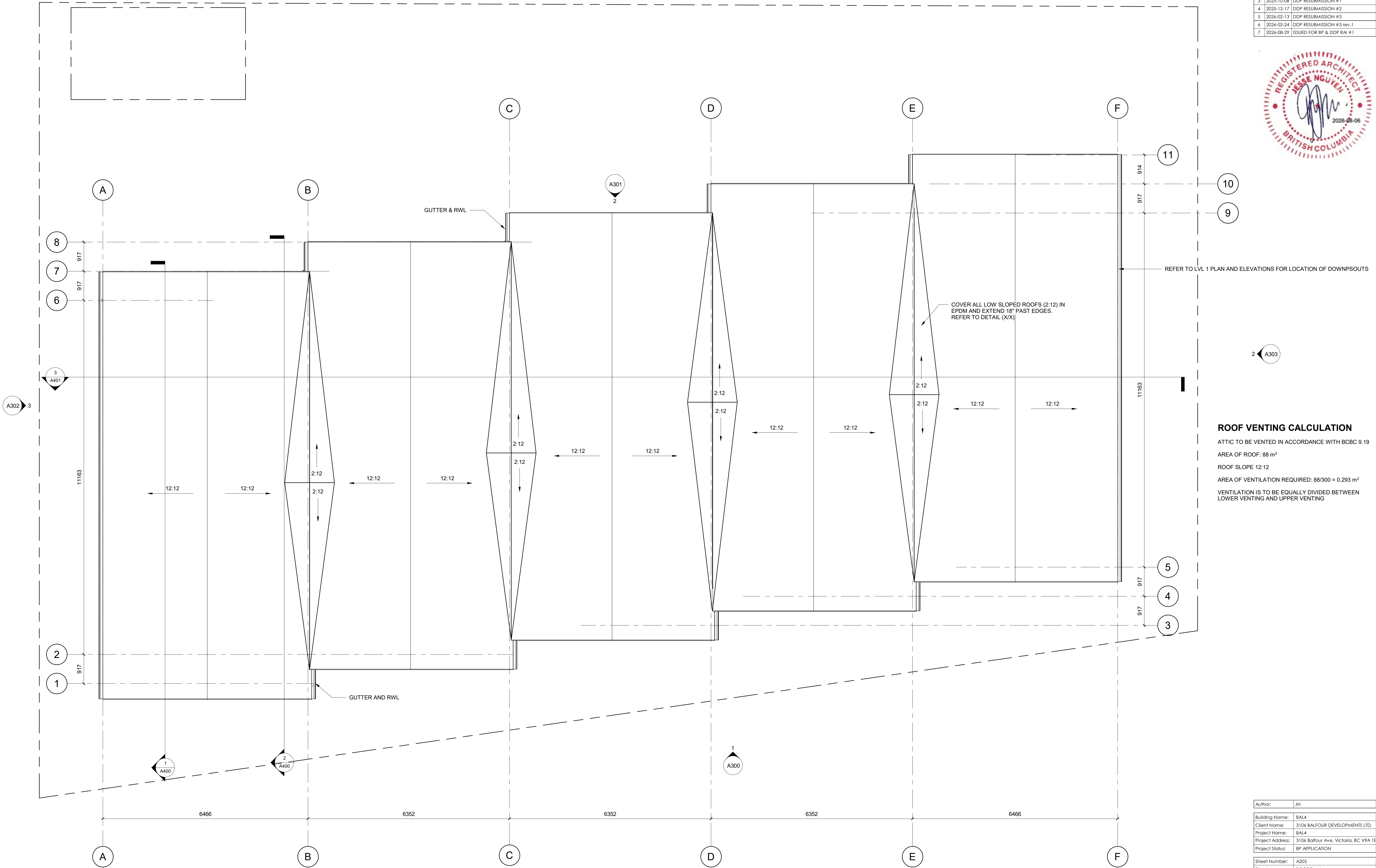
FLOOR PLAN GENERAL NOTES

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- WINDOWS AND DOORS THAT ARE NOT DIMENSIONED ARE ASSUMED TO BE EQUALLY SPACED. IF UNSURE CONTACT THE ARCHITECT AND THE OWNER FOR CLARIFICATION.



Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
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Sheet Number:	A204
Sheet Name:	LEVEL 3 FLOOR PLAN
Scale:	1 : 50
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ISSUE SCHEDULE		
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1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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ROOF VENTING CALCULATION

ATTIC TO BE VENTED IN ACCORDANCE WITH BCBC 9.19

AREA OF ROOF: 88 m²

ROOF SLOPE 12:12

AREA OF VENTILATION REQUIRED: 88/300 = 0.293 m²

VENTILATION IS TO BE EQUALLY DIVIDED BETWEEN LOWER VENTING AND UPPER VENTING

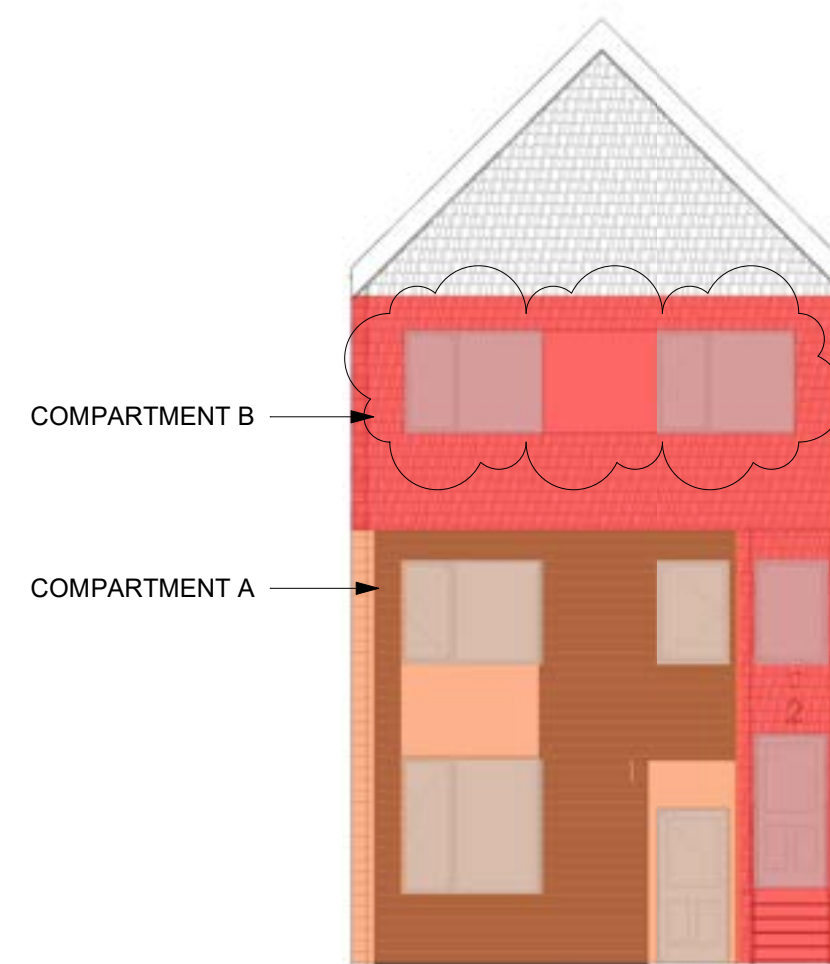
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A205
Sheet Name:	ROOF PLAN
Scale:	1 : 50
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ISSUE SCHEDULE		
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1	2025-04-28	PRE APP MEETING
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1 EAST ELEVATION
1 : 50



2 SPATIAL SEPERATION CALCS
1 : 100

PER BCBC 2024 TABLE 9.10.14.

EAST

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 1)

AREA OF EXPOSED BUILDING FACE:

LIMITING DISTANCE:

ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

FIRE RESISTANCE RATING PER 3.2.3.7.

CLADDING PER 3.2.3.7.

CONSTRUCTION PER 3.2.3.7.

29.3m2

10.4m

100% (29.3m2)

31.1% (9.1m2)

N/A

COMBUSTIBLE OR NON COMBUSTIBLE

COMBUSTIBLE OR NON COMBUSTIBLE

COMPARTMENT B (UNIT 2)

AREA OF EXPOSED BUILDING FACE:

LIMITING DISTANCE:

ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

FIRE RESISTANCE RATING PER 3.2.3.7.

CLADDING PER 3.2.3.7.

CONSTRUCTION PER 3.2.3.7.

27.9m2

10.4m

100% (27.9m2)

30.0% (8.38m2)

N/A

COMBUSTIBLE OR NON COMBUSTIBLE

COMBUSTIBLE OR NON COMBUSTIBLE

MATERIALS LEGEND

- 1 HORIZONTAL HARDIE CLAPBOARD: IRON GRAY
- 2 VINYL WINDOW: BLACK WITH CLEAR GLAZING
- 3 VERTICAL CEAR SIDING: NATURAL STAIN
- 4 HARDIE SHINGLE: MONTEREY TAUPE (DARK BEIGE)
- 5 FRONT DOOR: BLACK
- 6 EXTERIOR VINYL COMPOSITE DECKING: OFF BLACK
- 7 GUTTERS & DOWNSPOUTS: BLACK
- 8 WOOD FASCIA: IRON GRAY
- 9 ALUMINUM GUARDRAIL & RAILING: BLACK
- 10 CONCRETE: CLEAR SEALED
- 11 VINLY SLIDING DOOR: BLACK WITH CLEAR GLAZING
- 12 HARDIE PANEL: BLACK
- 13 WOOD FENCE: REF LANDSCAPING PLAN
- 14 DUROID ROOF SHINGLES: BLACK
- 15 STEEL DOOR: MATTE
- 16 ADDRESS AND UNIT NUMBERS: STAINLESS STEEL
- 17 HARDIE PANEL: GRAY
- 18 EXTERIOR SCONCE LIGHT: BLACK

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A300
Sheet Name:	ELEVATIONS
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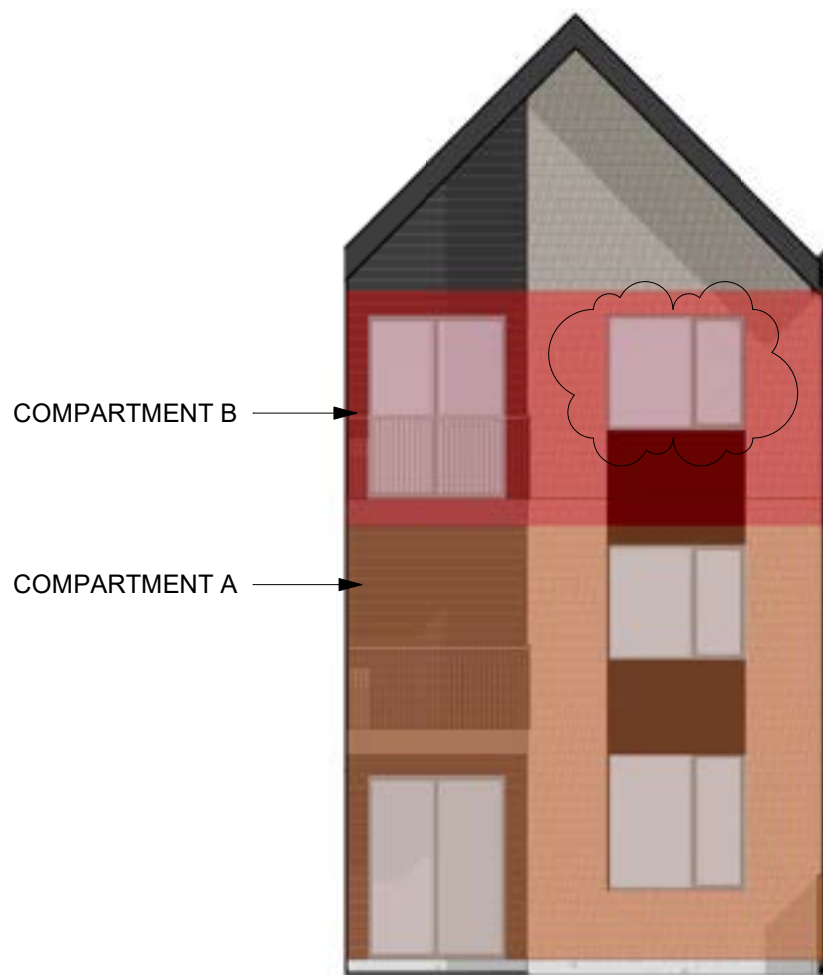


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2 WEST ELEVATION

1 : 50



1 SPATIAL SEPERATION CALCS

1 : 100

PER BCBC 2024 TABLE 9.10.14.

WEST

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 9)

AREA OF EXPOSED BUILDING FACE:

LIMITING DISTANCE:

ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

FIRE RESISTANCE RATING PER 3.2.3.7.

CLADDING PER 3.2.3.7.

CONSTRUCTION PER 3.2.3.7.

38.1m²

5.6m

68.1% (24.6m²)

29.1% (10.5m²)

45 MIN

COMBUSTIBLE OR NON COMBUSTIBLE

COMBUSTIBLE OR NON COMBUSTIBLE

COMPARTMENT B (UNIT 10)

AREA OF EXPOSED BUILDING FACE:

LIMITING DISTANCE:

ALLOWABLE OPENINGS:

PROPOSED OPENINGS:

FIRE RESISTANCE RATING PER 3.2.3.7.

CLADDING PER 3.2.3.7.

CONSTRUCTION PER 3.2.3.7.

19.7m²

5.6m

78.2% (15.4m²)

37.0% (7.28m²)

45 MIN

COMBUSTIBLE OR NON COMBUSTIBLE

COMBUSTIBLE OR NON COMBUSTIBLE

MATERIALS LEGEND

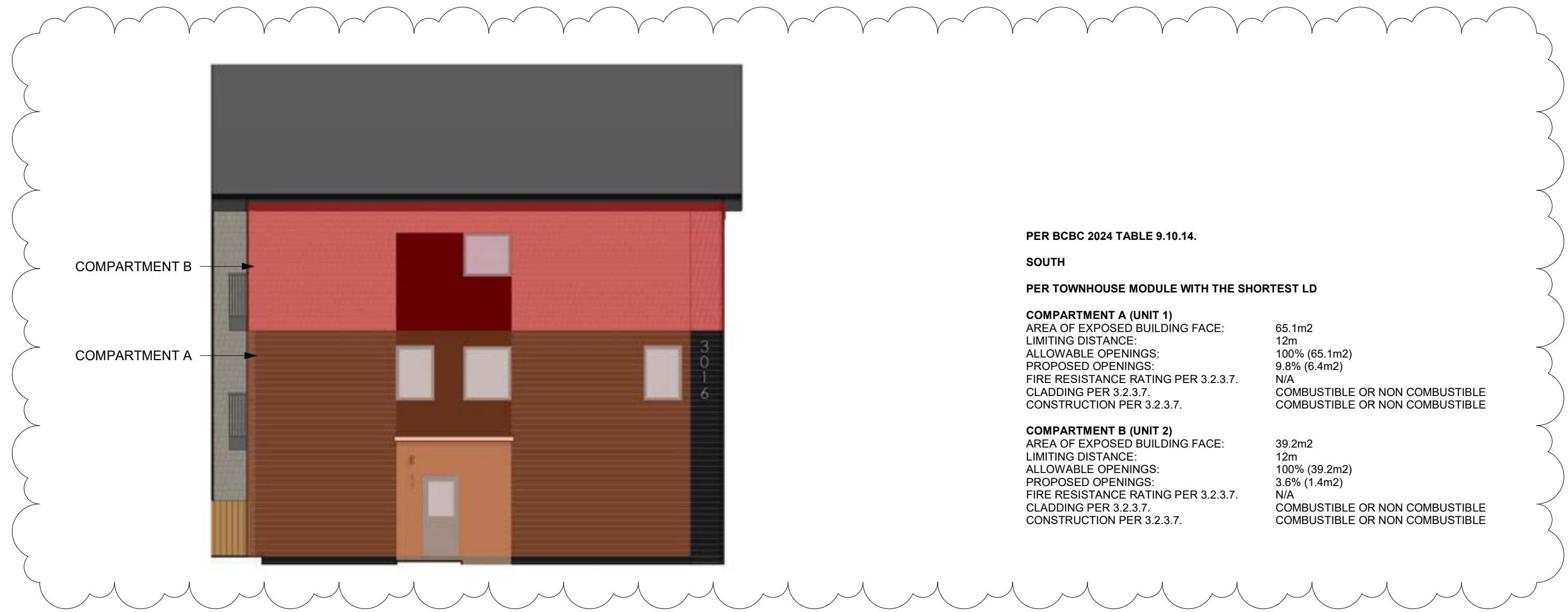
- 1 HORIZONTAL HARDIE CLAPBOARD: IRON GRAY
- 2 VINYL WINDOW: BLACK WITH CLEAR GLAZING
- 3 VERTICAL CEAR SIDING: NATURAL STAIN
- 4 HARDIE SHINGLE: MONTEREY TAUPE (DARK BEIGE)
- 5 FRONT DOOR: BLACK
- 6 EXTERIOR VINYL COMPOSITE DECKING: OFF BLACK
- 7 GUTTERS & DOWNSPOUTS: BLACK
- 8 WOOD FASCIA: IRON GRAY
- 9 ALUMINUM GUARDRAIL & RAILING: BLACK
- 10 CONCRETE: CLEAR SEALED
- 11 VINYL SLIDING DOOR: BLACK WITH CLEAR GLAZING
- 12 HARDIE PANEL: BLACK
- 13 WOOD FENCE: REF LANDSCAPING PLAN
- 14 DUROID ROOF SHINGLES: BLACK
- 15 STEEL DOOR: MATTE
- 16 ADDRESS AND UNIT NUMBERS: STAINLESS STEEL
- 17 HARDIE PANEL: GRAY
- 18 EXTERIOR SCONCE LIGHT: BLACK

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A301
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



3 SOUTH ELEVATION 1 : 50



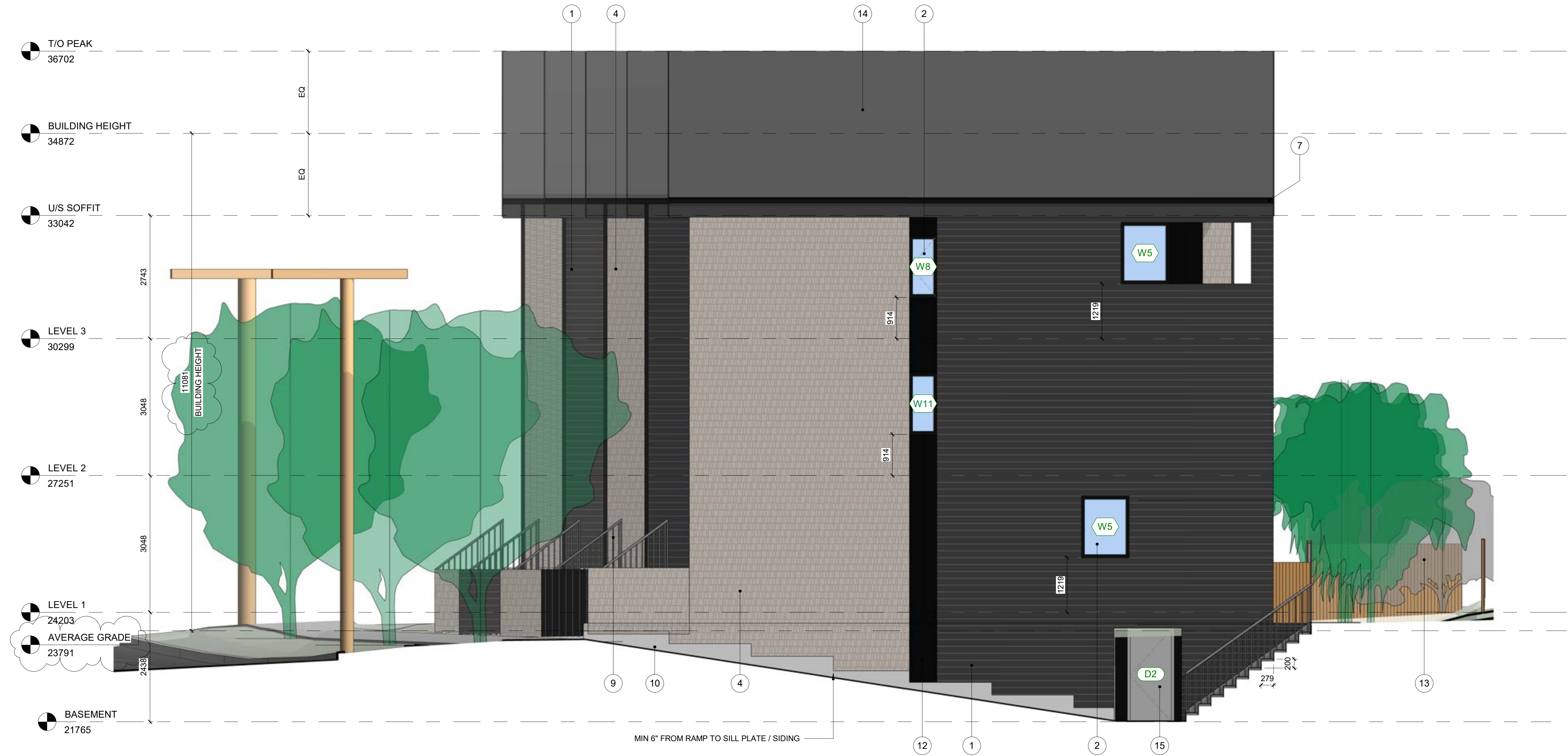
1 SPATIAL SEPERATION CALCS 1 : 100

MATERIALS LEGEND

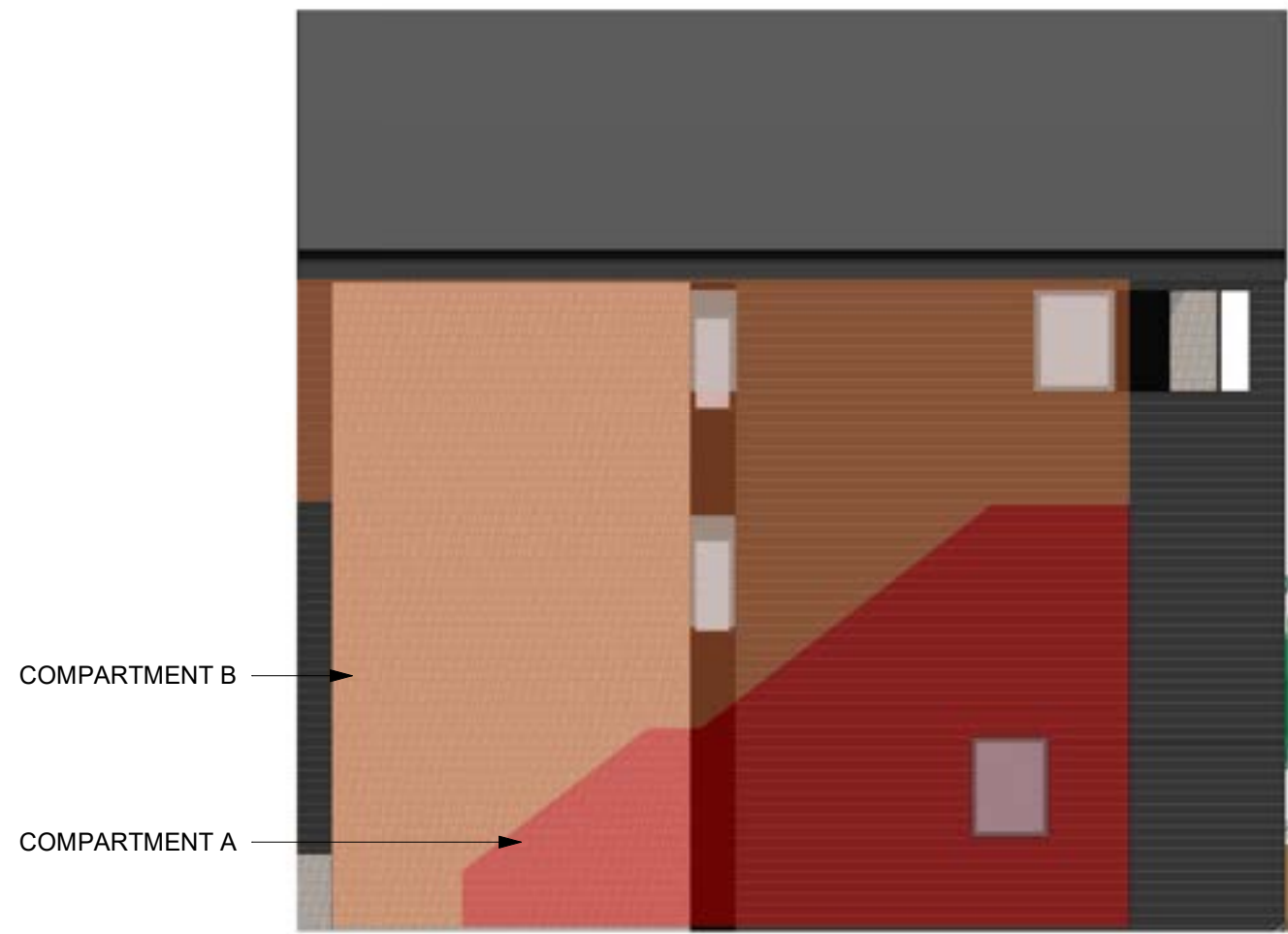
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- VINYL WINDOW: BLACK WITH CLEAR GLAZING
- VERTICAL CEAR SIDING: NATURAL STAIN
- HARDIE SHINGLE: MONTEREY TAUPE (DARK BEIGE)
- FRONT DOOR: BLACK
- EXTERIOR VINYL COMPOSITE DECKING: OFF BLACK
- GUTTERS & DOWNSPOUTS: BLACK
- WOOD FASCIA: IRON GRAY
- ALUMINUM GUARDRAIL & RAILING: BLACK
- CONCRETE: CLEAR SEAILED
- VINLY SLIDING DOOR: BLACK WITH CLEAR GLAZING
- HARDIE PANEL: BLACK
- WOOD FENCE: REF LANDSCAPING PLAN
- DUROID ROOF SHINGLES: BLACK
- STEEL DOOR: MATTE
- ADDRESS AND UNIT NUMBERS: STAINLESS STEEL
- HARDIE PANEL: GRAY
- EXTERIOR SCONCE LIGHT: BLACK

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A302
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



1 NORTH ELEVATION
1 : 50



2 SPATIAL SEPERATION CALC
1 : 100

PER BCBC 2024 TABLE 9.10.14.

NORTH

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 9)
AREA OF EXPOSED BUILDING FACE: 33.95m²
LIMITING DISTANCE: 2.52m
ALLOWABLE OPENINGS: 18% (6.1m²)
PROPOSED OPENINGS: 4.3% (1.46m²)
FIRE RESISTANCE RATING PER 3.2.3.7. 1 HR
CLADDING PER 3.2.3.7. NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMBUSTIBLE OR NON COMBUSTIBLE

COMPARTMENT B (UNIT 10)
AREA OF EXPOSED BUILDING FACE: 63.83m²
LIMITING DISTANCE: 2.52m
ALLOWABLE OPENINGS: 13.8% (8.8m²)
PROPOSED OPENINGS: 5.2% (3.34m²)
FIRE RESISTANCE RATING PER 3.2.3.7. 1 HR
CLADDING PER 3.2.3.7. NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7. COMBUSTIBLE OR NON COMBUSTIBLE

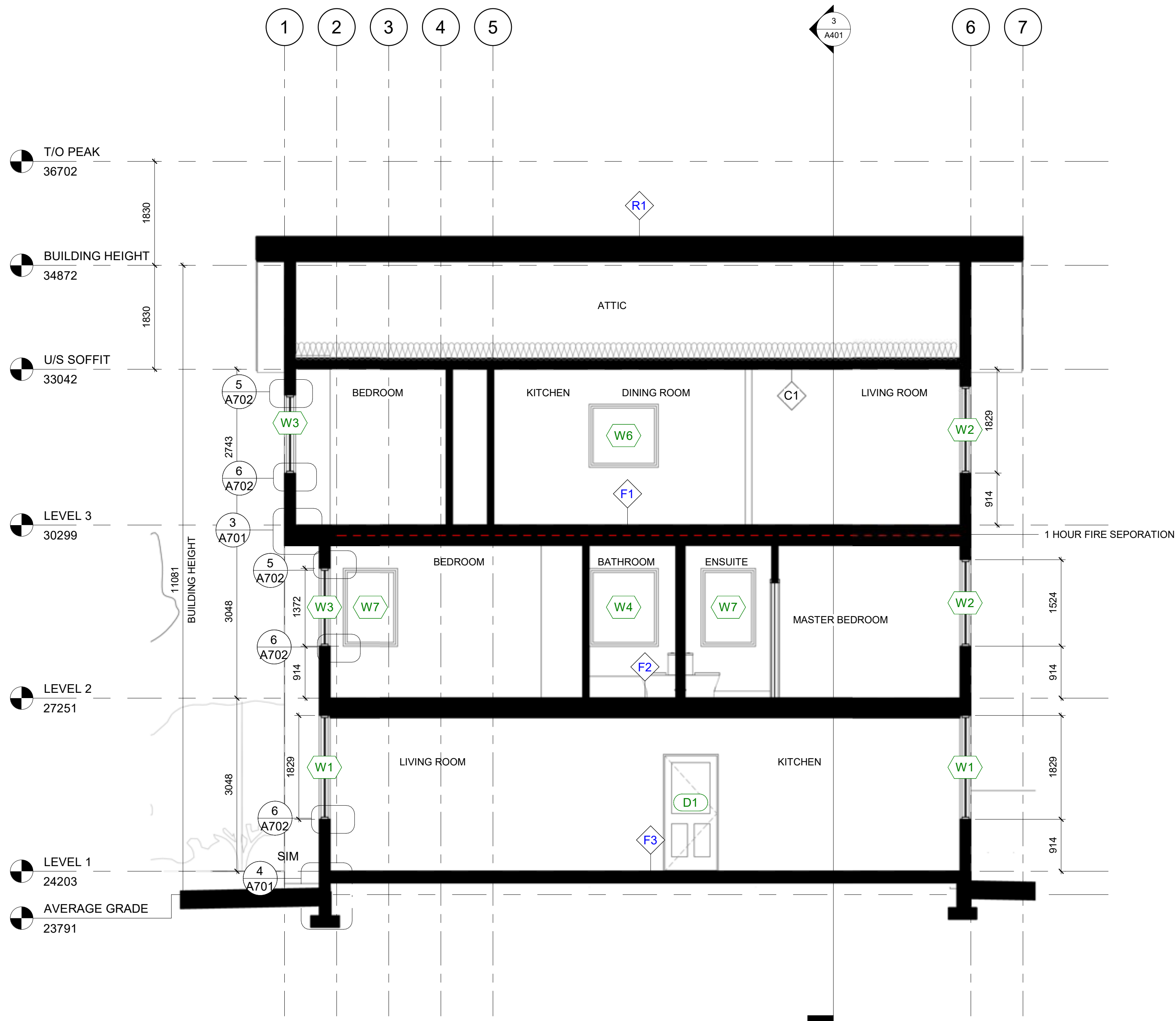
MATERIALS LEGEND

- 1 HORIZONTAL HARDIE CLAPBOARD: IRON GRAY
- 2 VINYL WINDOW: BLACK WITH CLEAR GLAZING
- 3 VERTICAL CEAR SIDING: NATURAL STAIN
- 4 HARDIE SHINGLE: MONTEREY TAUPE (DARK BEIGE)
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- 10 CONCRETE: CLEAR SEAILED
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- 12 HARDIE PANEL: BLACK
- 13 WOOD FENCE: REF LANDSCAPING PLAN
- 14 DUROID ROOF SHINGLES: BLACK
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- 16 ADDRESS AND UNIT NUMBERS: STAINLESS STEEL
- 17 HARDIE PANEL: GRAY
- 18 EXTERIOR SCODCE LIGHT: BLACK

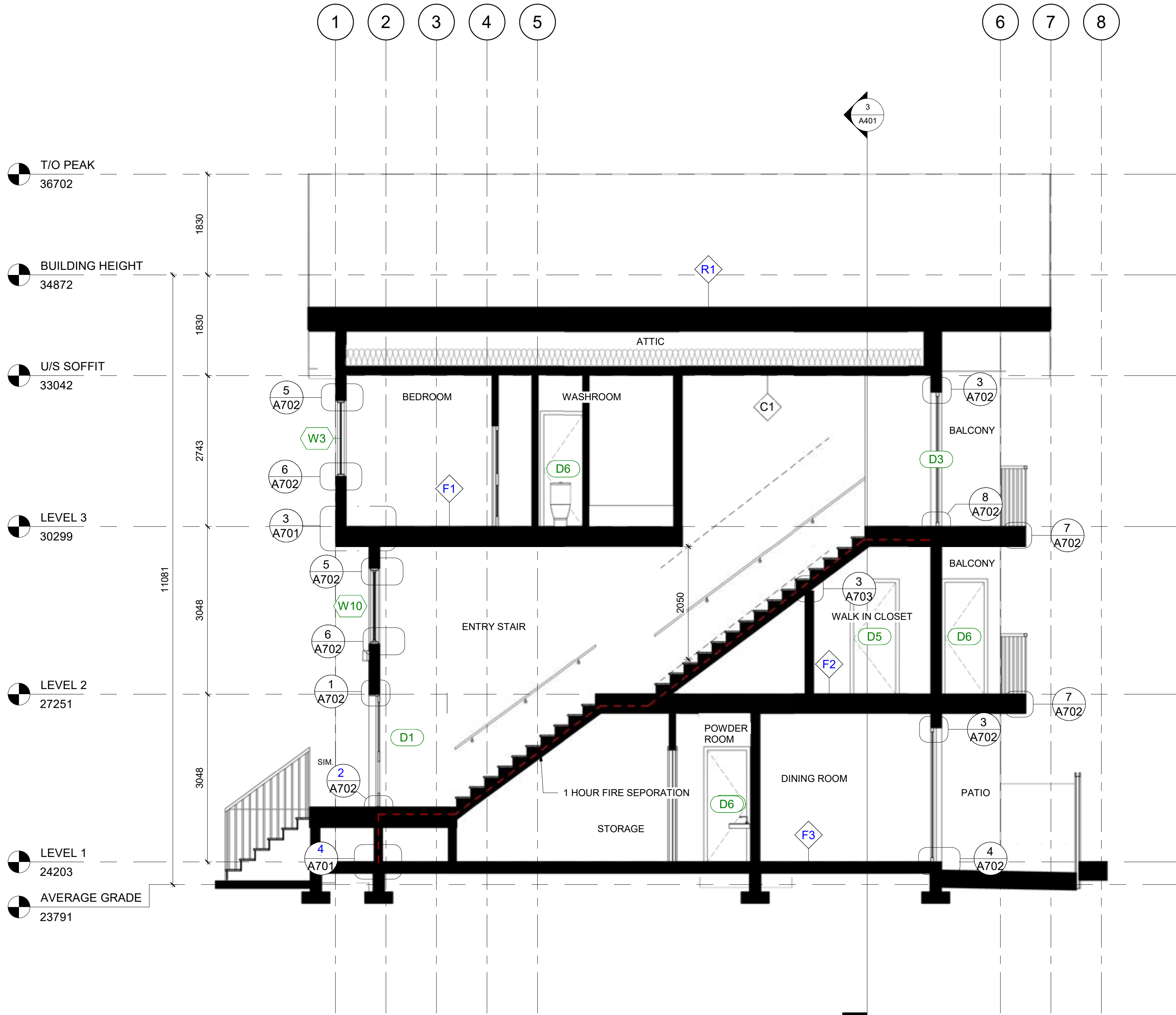
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A303
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	



ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



1 SECTION E-W
1 : 50



2 STAIR SECTION E-W
1 : 50

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A400
Sheet Name:	SECTIONS
Scale:	1 : 50
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



3 SECTION N-S
1 : 50

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A401
Sheet Name:	SECTIONS
Scale:	1 : 50
Notes:	

LANDSCAPING LEGEND

1

GRASS LAWN

2

PLANTING: SHRUBS AND TALLGRASS

3

PLANTING: HERBACEOUS AND GROUNDCOVER

4

CONCRETE: BROOM FINISH

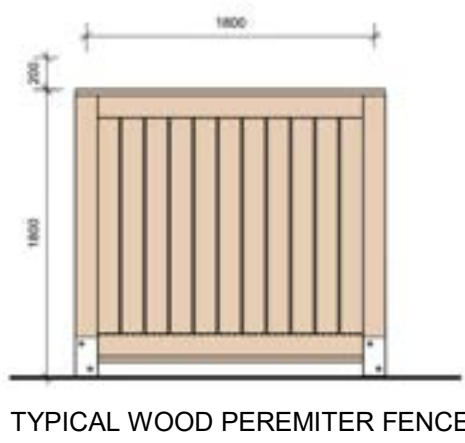
5

GRAVEL: NON DUSTY EXPOXY SPRAY TREATED

6

WOODCHIPS

TREE: REFER TO ARBORISTS REPORT



STREET TREE INSPECTION 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 Ross Wilkinson, rwilkinson@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

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

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7	2026-08-29	ISSUED FOR BP & DDP RAJ #1

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
REMOVE TOP 1/3 OF COVERING
3. WIRE AND BURLAP:
REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8' 0" (2440mm) LENGTH. STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY. ON EXPOSED SITES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

TREES MUST BE PLANTED WITH NO MORE THAN A 50 mm DEPTH FROM FINISHED GRADE TO THE TOP OF THE ROOT BALL.

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0M LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

SCARIFY BOTTOM OF PIT

COMPACTED SUBGRADE TO 98% S.P.D.

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.

2011

TREE PLANTING IN BOULEVARD

REVISIONS

DRAWING NUMBER:
SD P4

Soil Volume Calculation Table: Schedule "E"

Planting Area ID	Area (m²)	Soil Volume Multiplier	Replacement Trees Proposed				Soil Volume Required (m³)			
			A. Estimated Soil Volume (m³)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total**
Onsite										
Planting Area 1	70±	1	70±	0	4	0	0	60	0	60

Table 3: Soil Volume Calculation

**Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

LANDSCAPING COST ESTIMATE

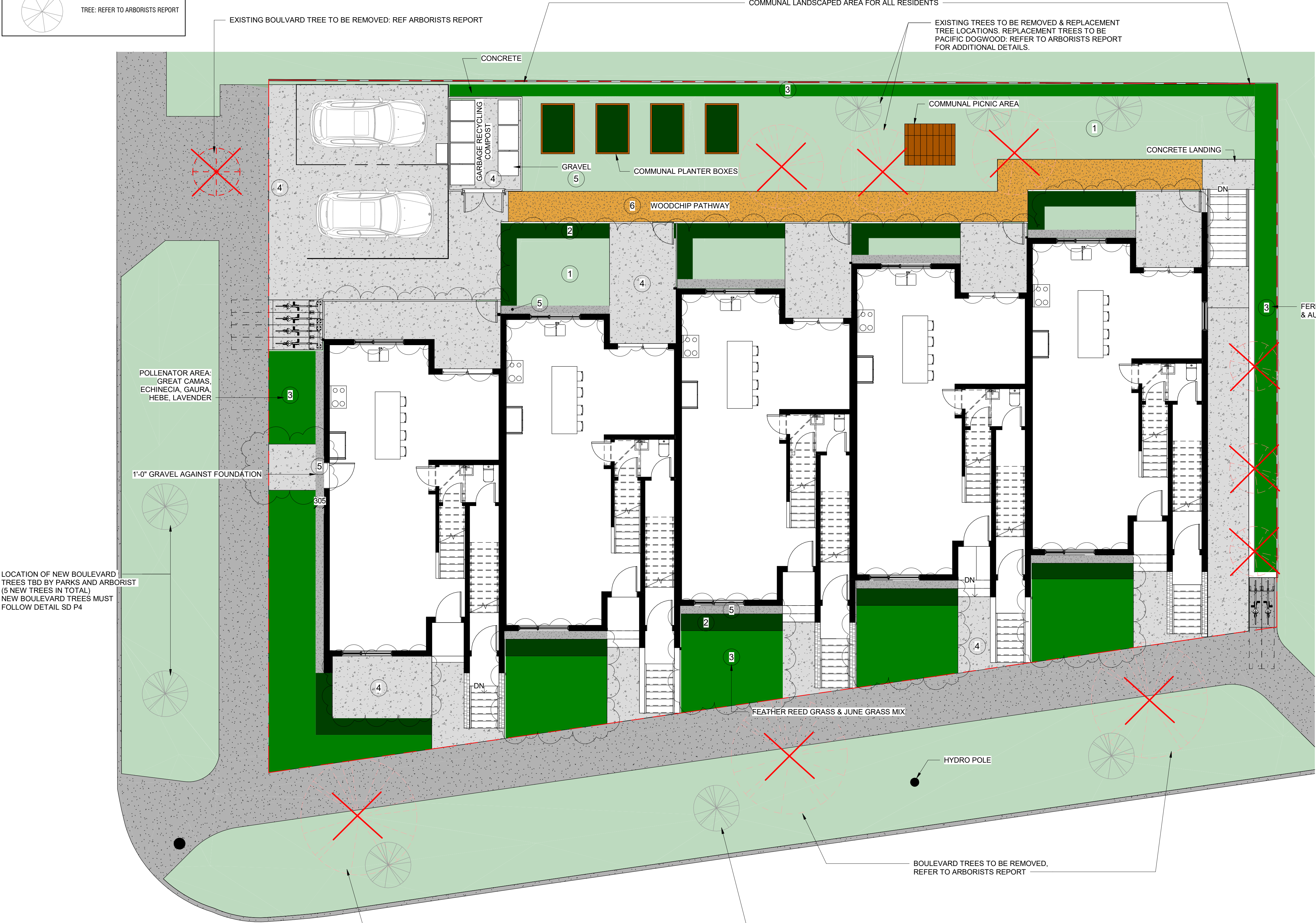
Category	Item	Quantity	Unit Cost	Cost	
PLANTS & IRRIGATION	Grass Lawn	130.435 m2	\$18 m2	\$2,347.83	
	Planting - Shrubs	21.6 m2	\$25 m2	\$540.00	
	Planting - Herbaceous & Groundcover	72.7 m2	\$10 m2	\$2,181.00	
	Irrigation	1 allowance		\$2,000.00	
	Soil - Trees - (20m3 per new medium tree)	40 m3	\$32 m3	\$1,280.00	
	Soil Shrubs - 450mm	0.45m*21.6m2	m3	\$32 m3	\$311.04
	Soil Lawn base - 100mm	0.1m*130.435m2	m3	\$32 m3	\$417.39
	Mulch - All planted areas 100mm	0.1m*66.96m2	m3	\$40 m3	\$267.84
SUBTOTAL (PLANTS & IRRIGATION)				\$9,345.10	
SURFACING	Crushed Gravel - 150mm	0.15m*35.81m2	\$46 m3	\$321.54	
	Concrete Slabs on Grade 150mm	0.15m*283.78m2	\$750 m3	\$31,925.25	
SUBTOTAL (SURFACING)				\$32,246.79	
SITE FURNISHINGS	Wood fencing - 2.1m height	21.725 m	\$275 m	\$5,974.38	
	Wood fencing - 1.8m height	81.439 m	\$250 m	\$20,359.75	
	Bicycle Rack for 3 visitor bikes	2 Allowance		\$1,000.00	
	Wood planter boxes	4 Allowance		\$800.00	
	Wood picnic bench	1 Allowance		\$400.00	
SUBTOTAL (SITE FURNISHINGS)				\$28,534.13	
SUBTOTAL (ALL ITEMS)				\$70,126.02	
12% TAX				\$8,415.12	
TOTAL				\$78,541.14	



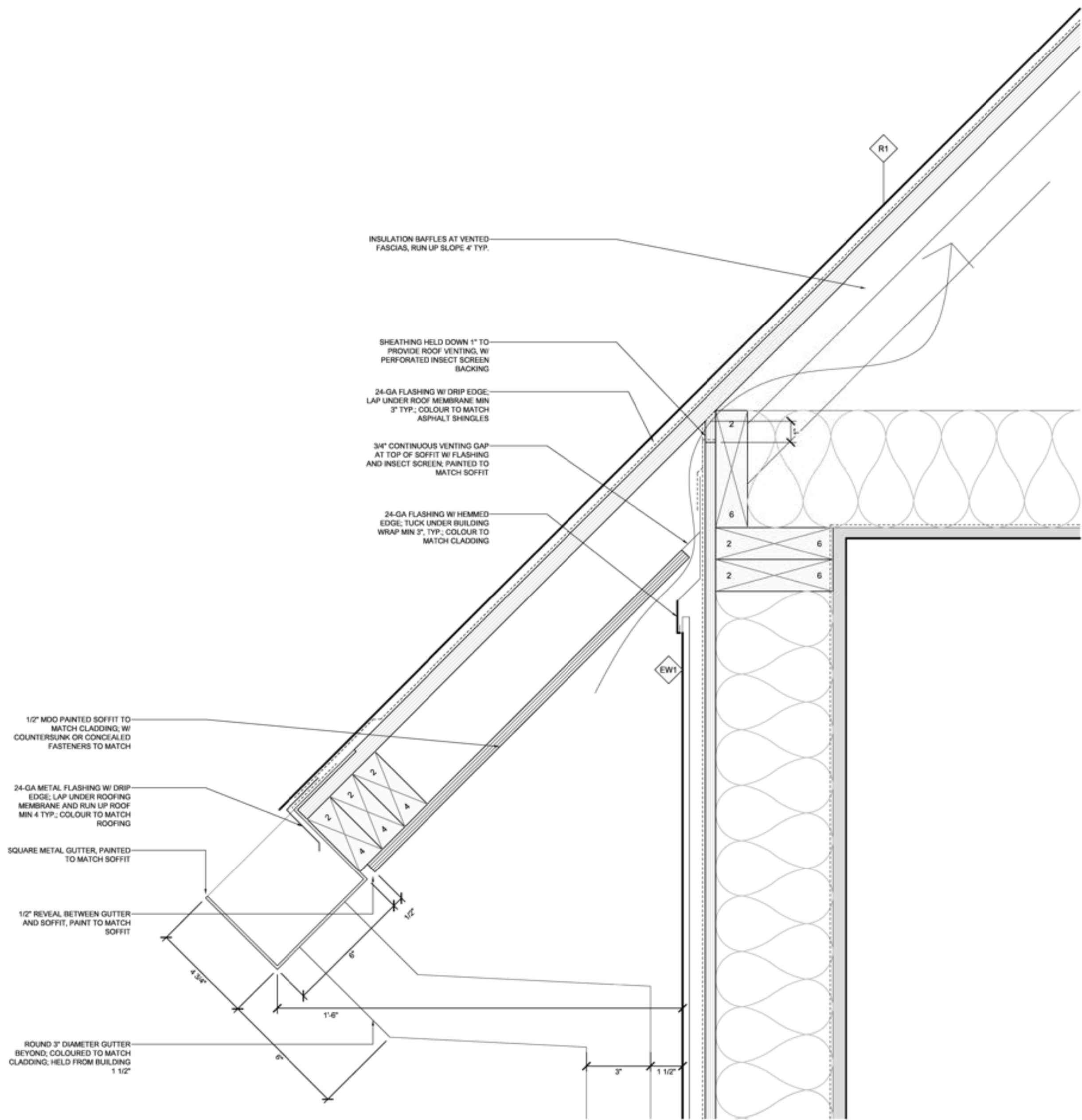
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A501
Sheet Name:	LANDSCAPE PLAN
Scale:	As indicated
Notes:	

1 LANDSCAPE & TREE REPLACEMENT PLAN

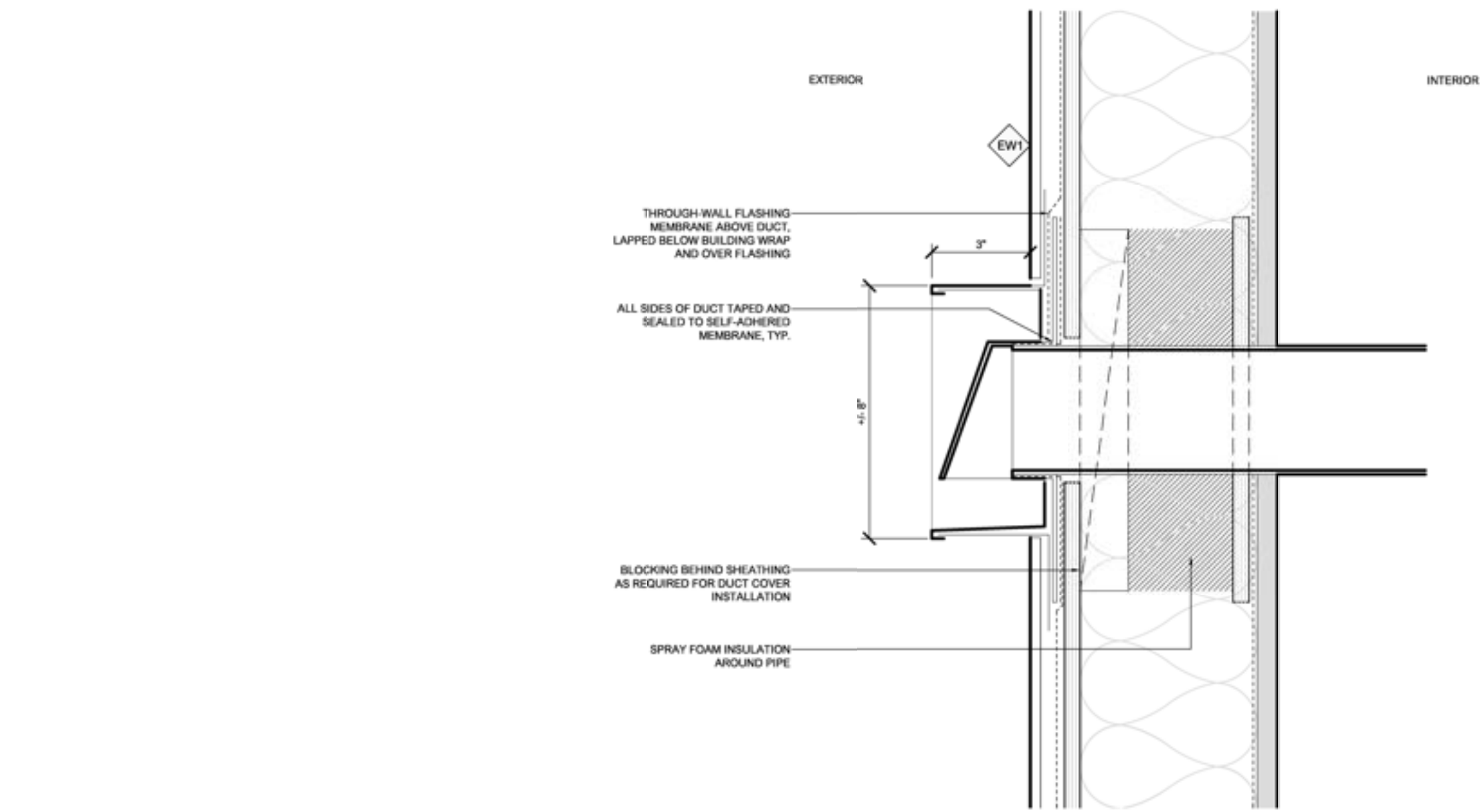
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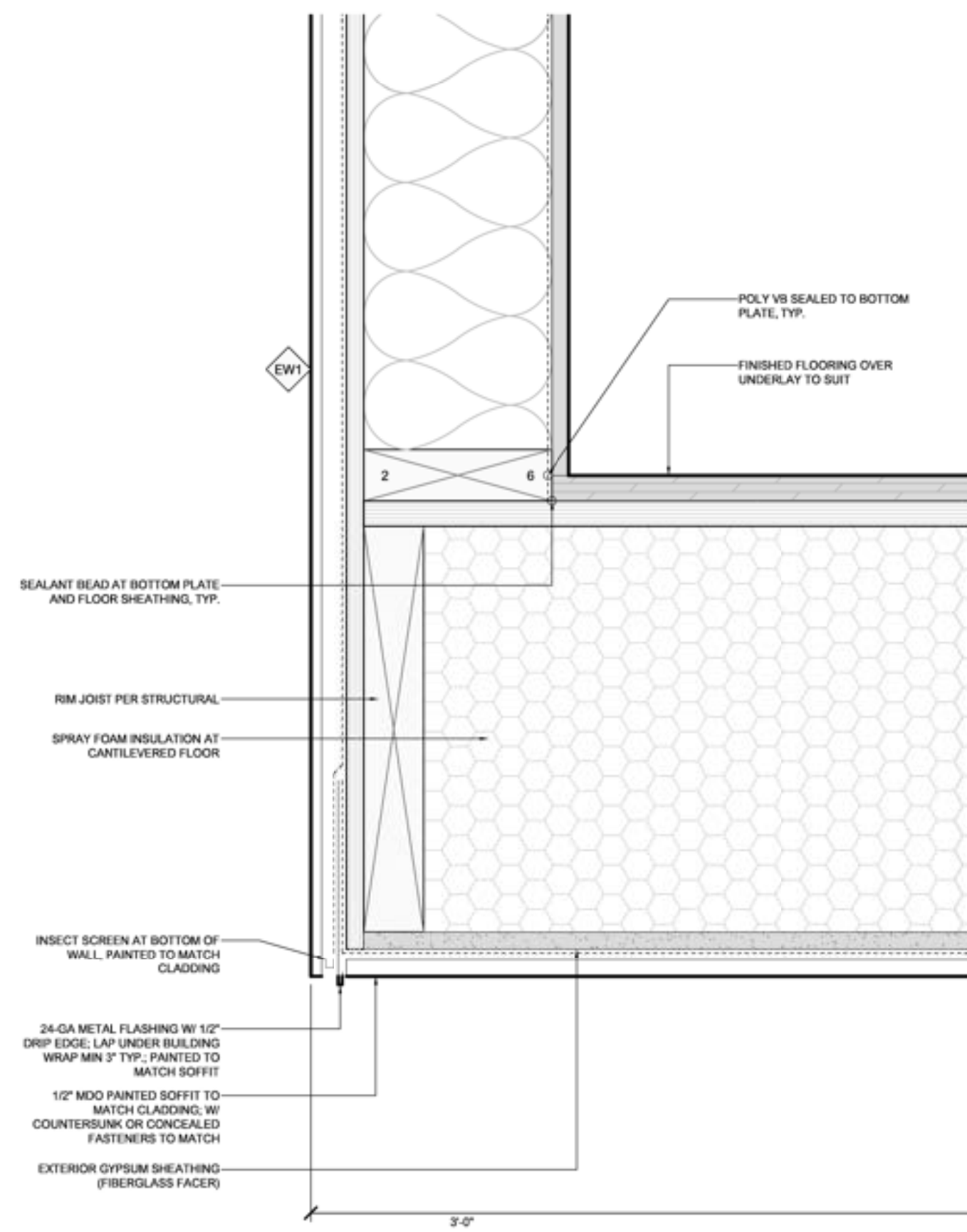
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



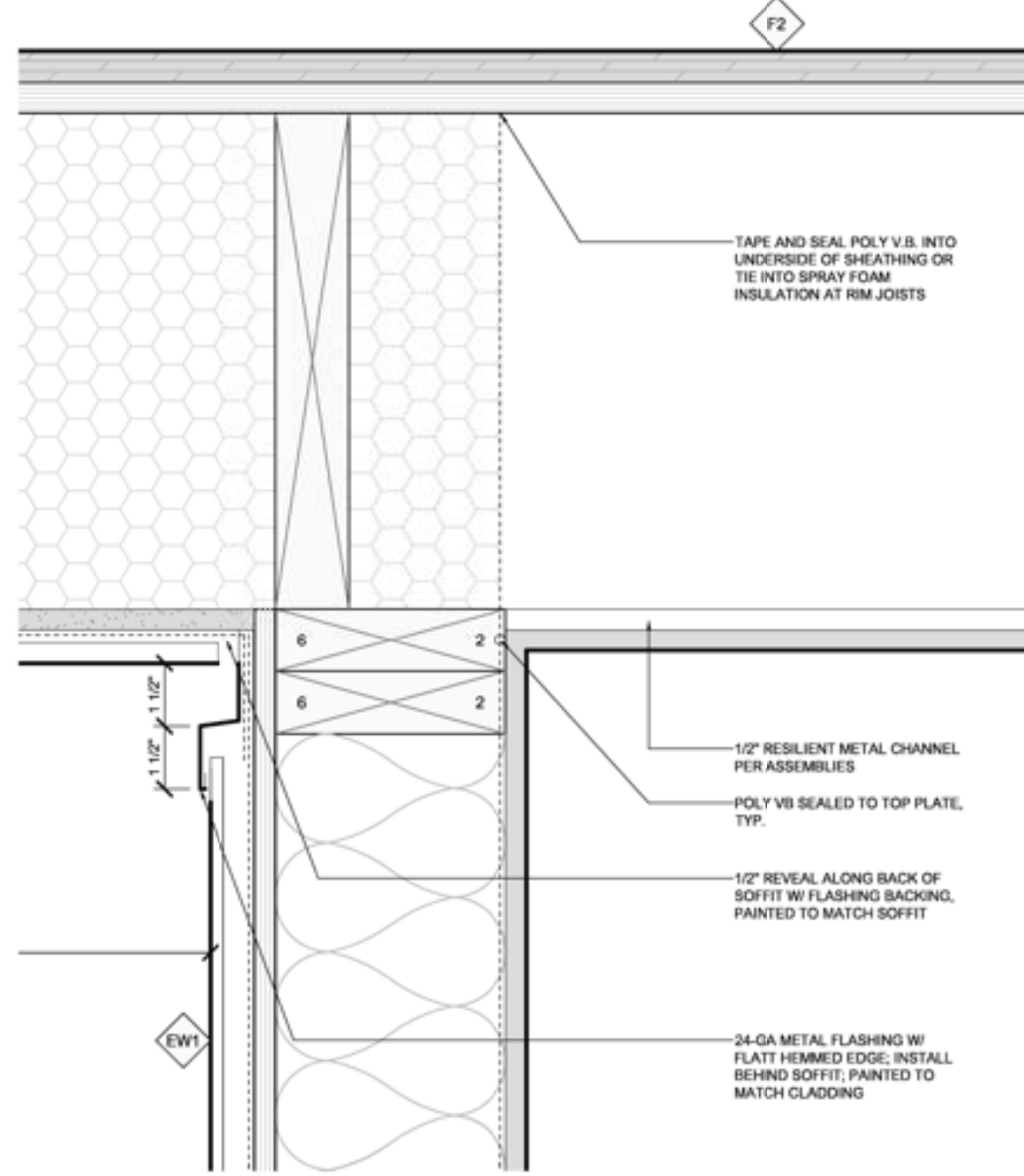
1 GUTTER & EAVE DETAIL
SCALE: 3" = 1'-0"



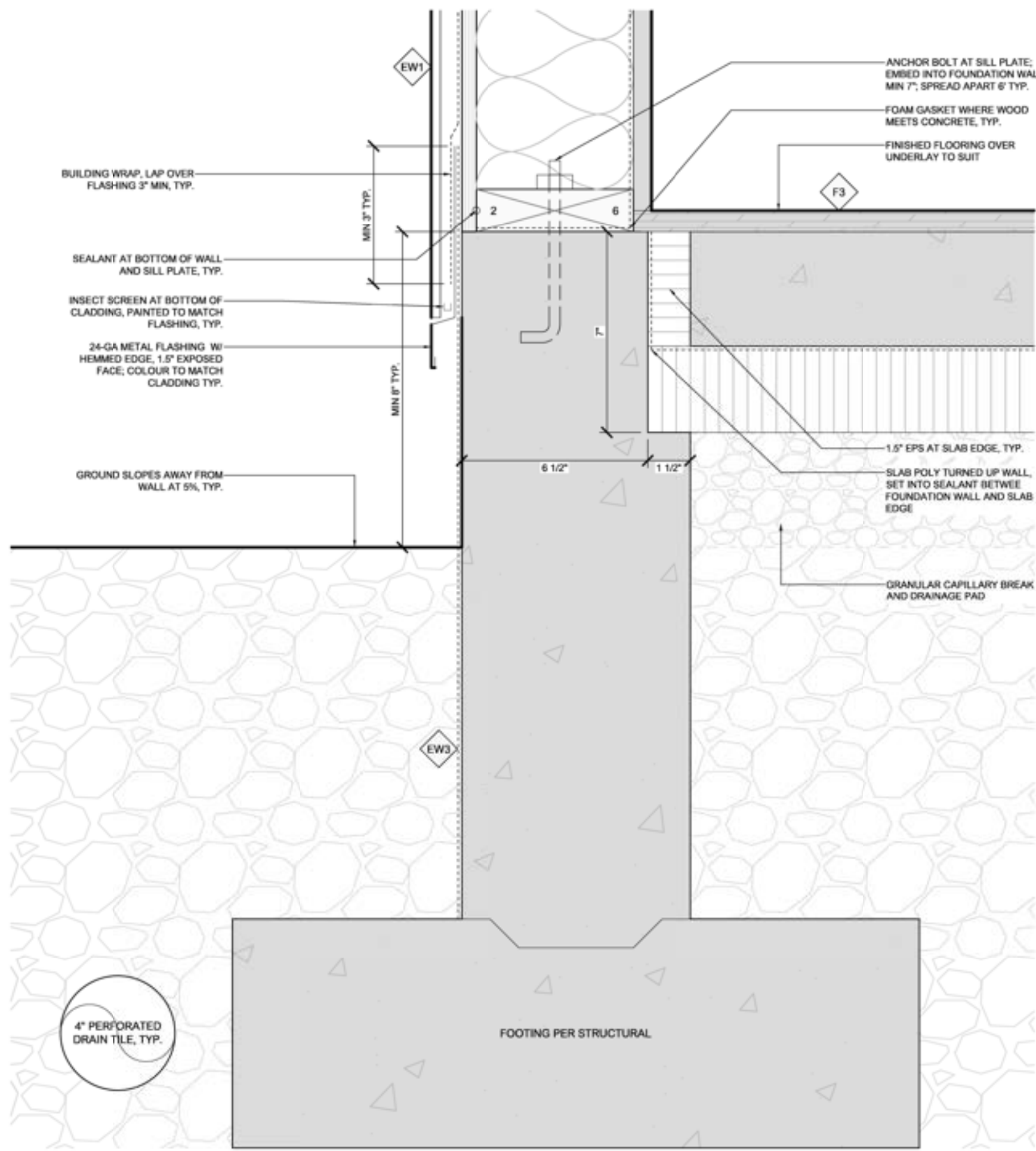
2 TYP. WALL PENETRATION
SCALE: 3" = 1'-0"



3 WALL @ CANTILEVERED FLOOR
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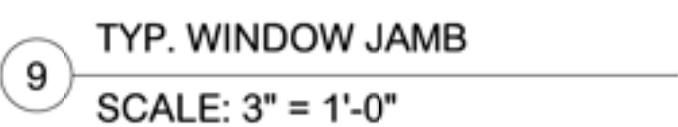
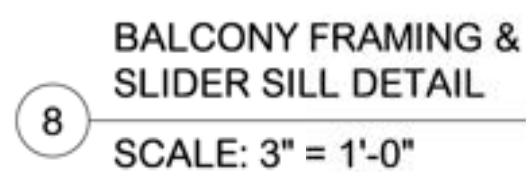
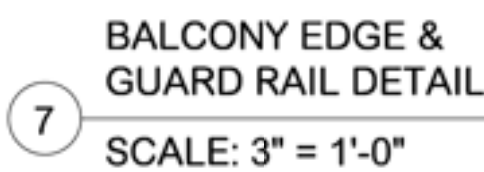
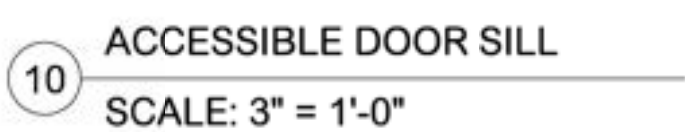
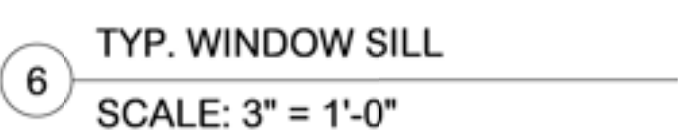
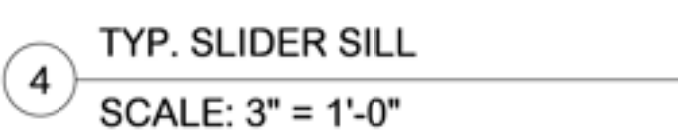
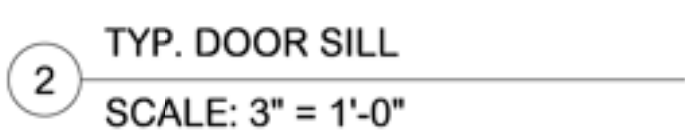
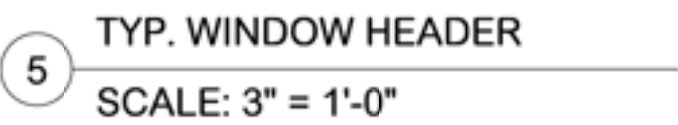
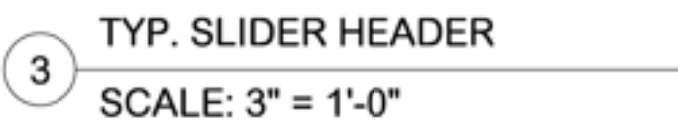
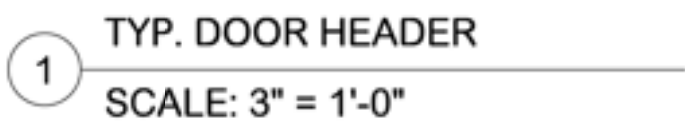


5 TYP. FLOOR TO FLOOR
SCALE: 3" = 1'-0"



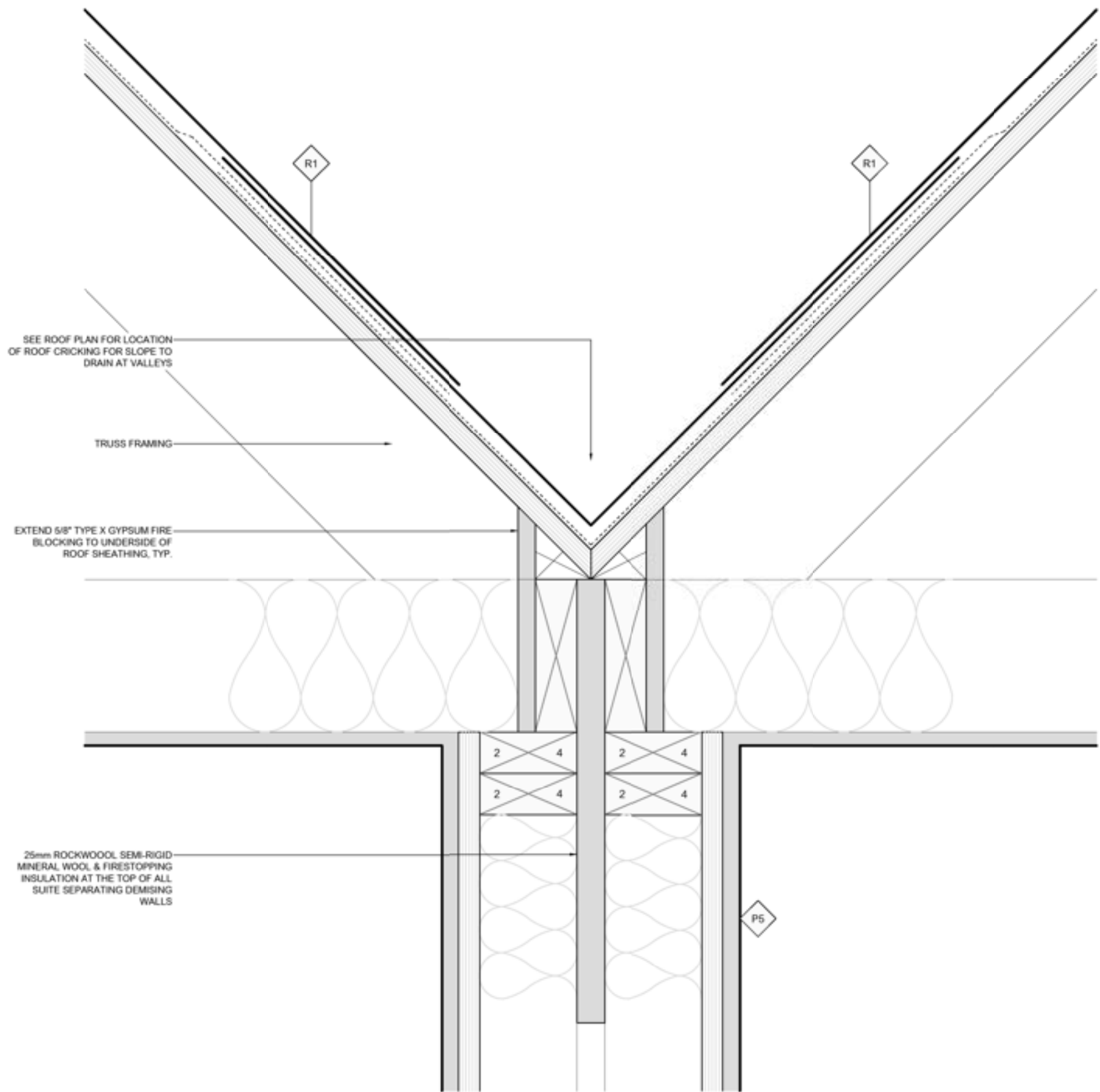
4 TOP OF FOUNDATION WALL
SCALE: 3" = 1'-0"

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A701
Sheet Name:	DETAILS
Scale:	1 : 50
Notes:	

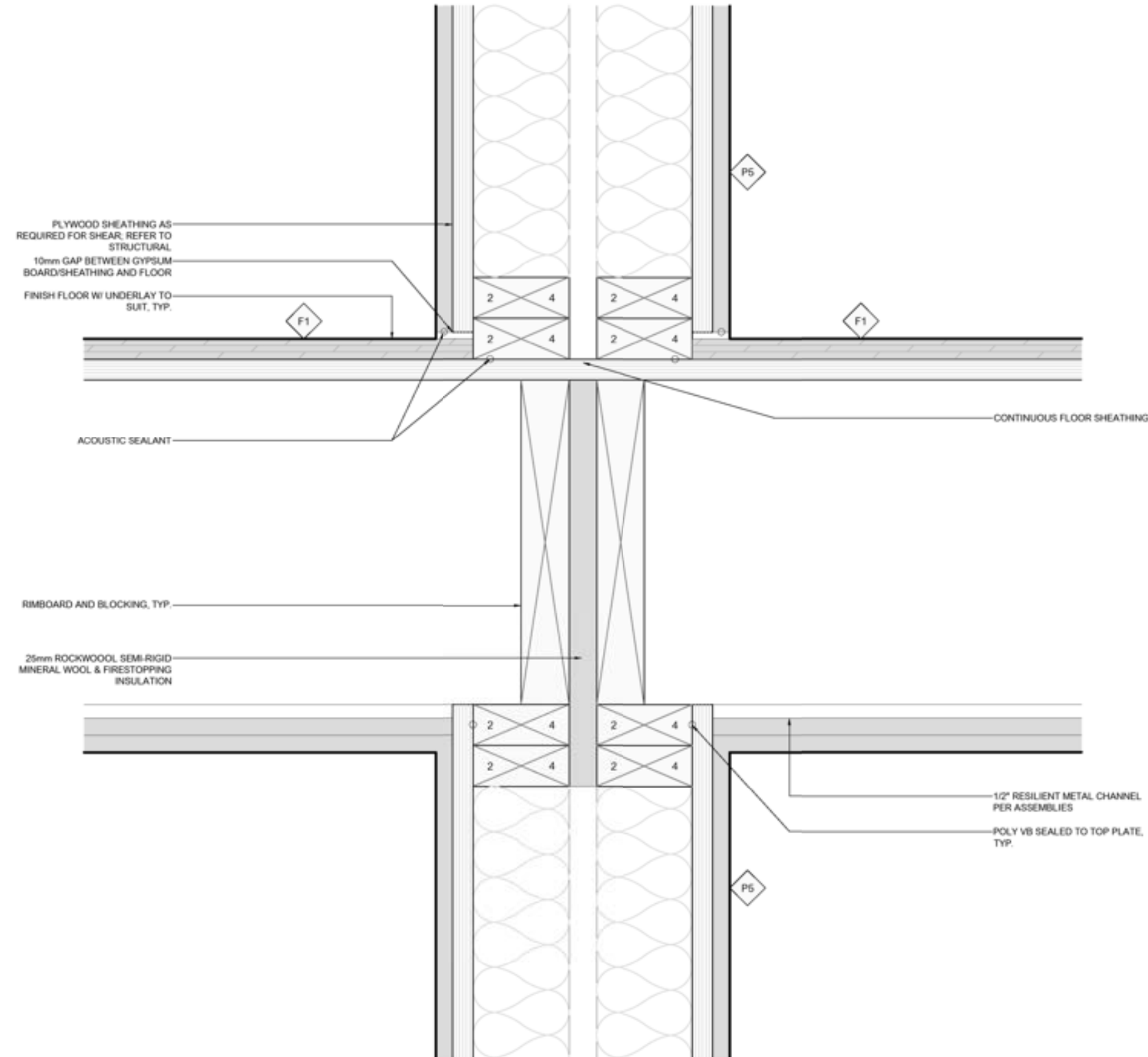


Sheet Number:	A702
Sheet Name:	DETAILS
Scale:	As indicated
Notes:	

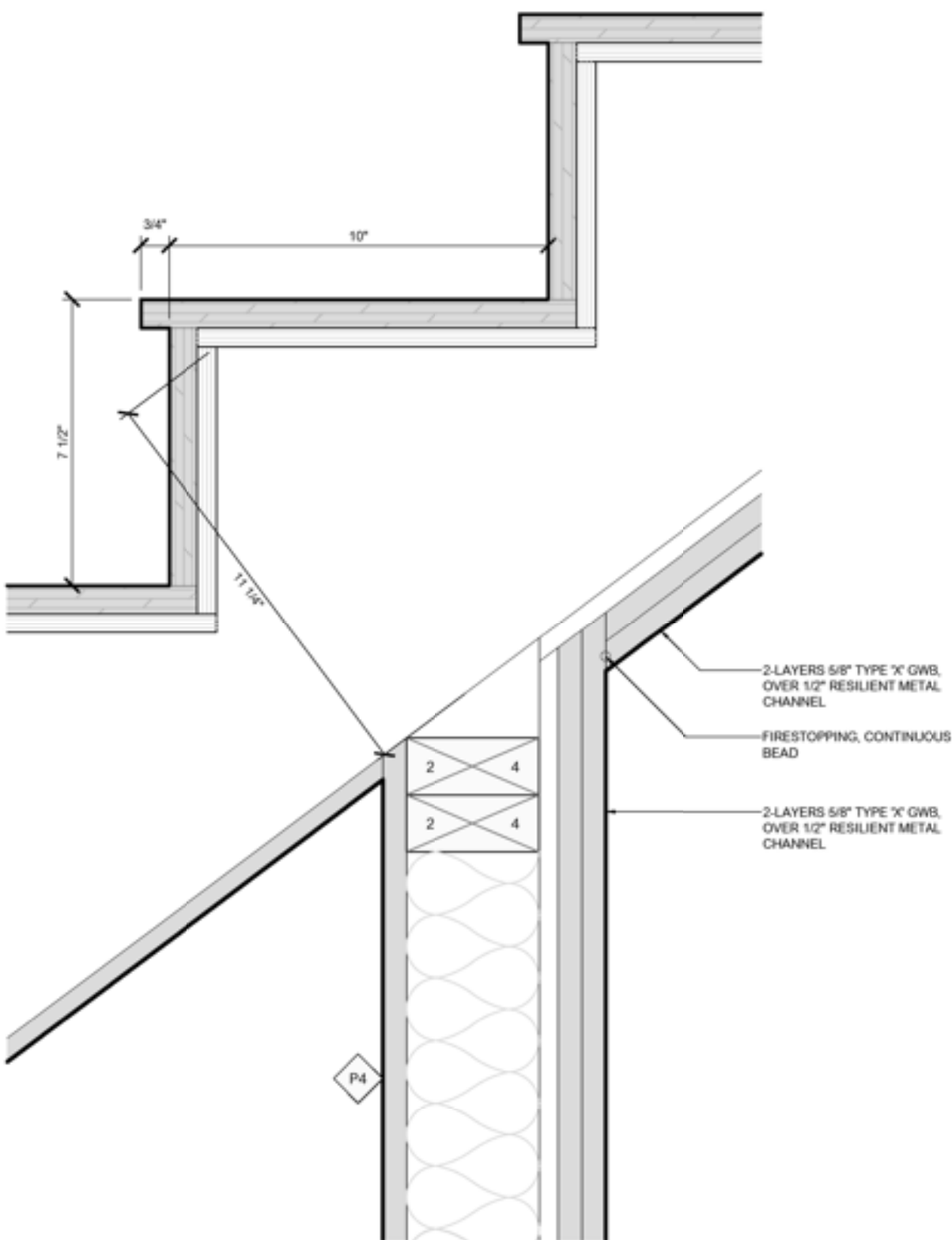
ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
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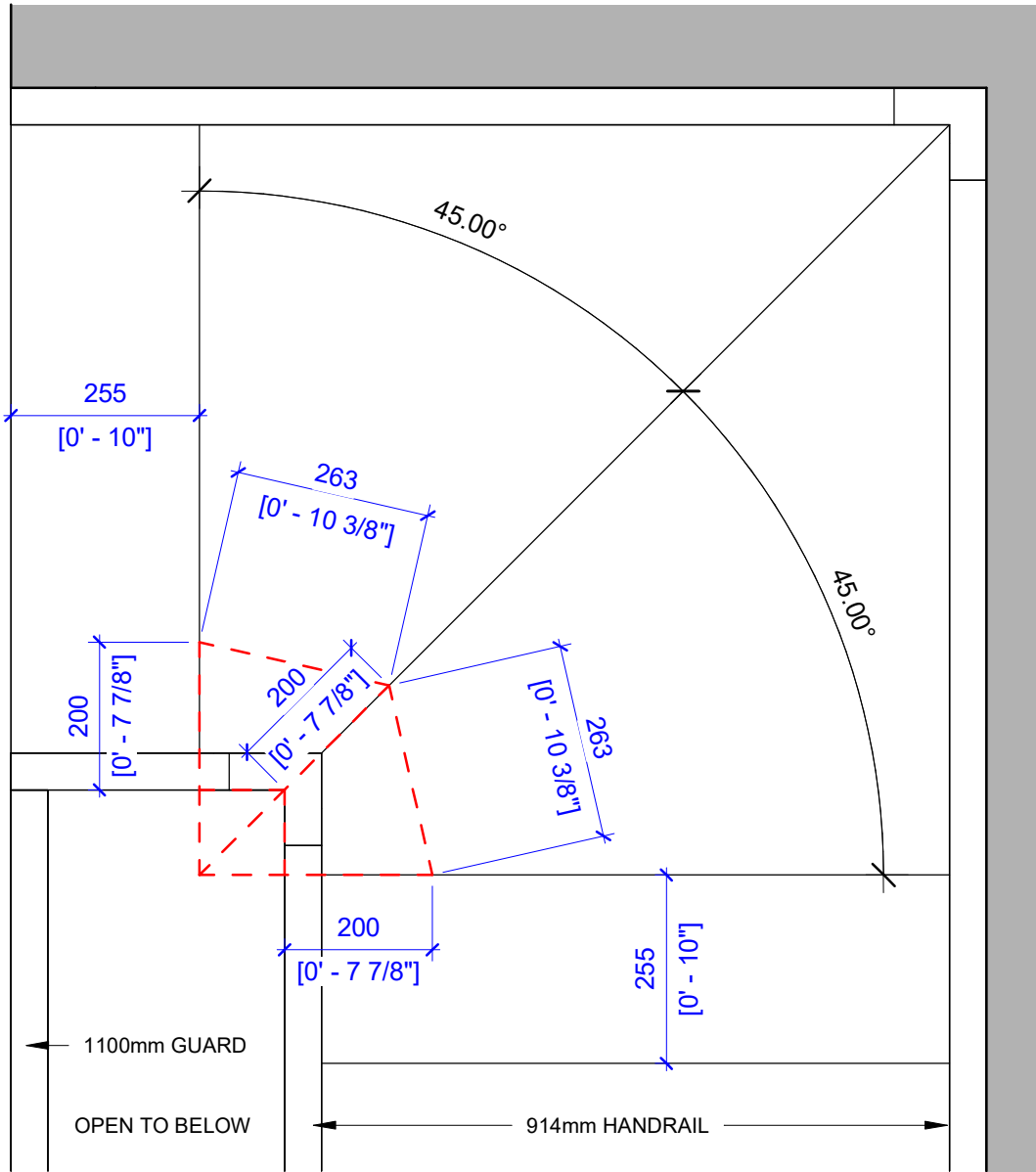
1 FIRE STOPPING AT ROOF
SCALE: 3" = 1'-0"



2 FIRE STOPPING AT FLOORS
SCALE: 3" = 1'-0"



3 FIRE STOPPING AT UNDERSIDE OF STAIRS
SCALE: 3" = 1'-0"



4 WINDER STAIR PLAN DETAIL
1 : 10

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A703
Sheet Name:	DETAILS
Scale:	As indicated
Notes:	

DOOR SCHEDULE: LOWER LEVEL UNITS

DOOR SCHEDULE - LOWER LEVEL UNITS																
TYPE	WIDTH (mm)	HEIGHT (mm)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRES-HOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARA TION	FIRE PROTECT RATING	F.R.R.	COUNT
UNIT #1																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			2
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D7	711	1689	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			2
UNIT #3																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D4	813	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			6
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			6
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			2
UNIT #5																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D4	813	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			4
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			6
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			2
UNIT #7																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D4	813	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			2
UNIT #9																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D4	813	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			5
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			2
Grand total: 82																

DOOR SCHEDULE: UPPER LEVEL UNITS

DOOR SCHEDULE - UPPER LEVEL UNITS																
TYPE	WIDTH (mm)	HEIGHT (mm)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRES-HOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARA TION	FIRE PROTECT RATING	F.R.R.	COUNT
UNIT #2																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			2
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			4
UNIT #4																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			2
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			4
UNIT #6																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			2
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			4
UNIT #8																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			2
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			4
UNIT #10																
D1	914	2032	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D3	1829	2438	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			1
D5	762	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			2
D6	711	2032	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No			1
D8	1346	1829	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No			4
Grand total: 45																

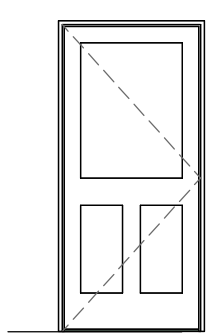


#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1

DOOR TYPES SCHEDULE

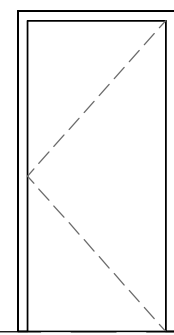
TYPE	WIDTH	HEIGHT	COUNT
D1	914	2032	11
D2	914	2057	2
D3	1829	2438	10
D4	813	2032	4
D5	762	2032	35
D6	711	2032	32
D7	711	1689	5
D8	1346	1829	30
D9	1510	2110	1
Grand total: 130			130

LEGEND TO DOOR SCHEDULE



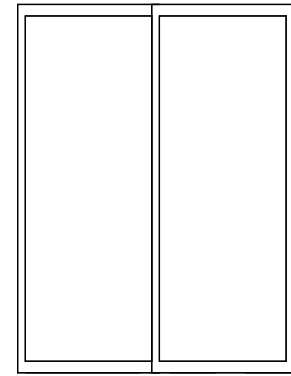
D1

ENTRY
EXTERIOR (INSULATED)
SAFETY GLASS



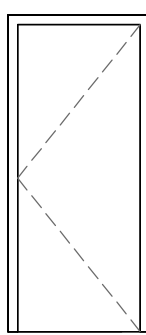
D2

BICYCLE/UTILITIES
RATED (20 MIN F.P.R.)
EXTERIOR (INSULATED)



D3

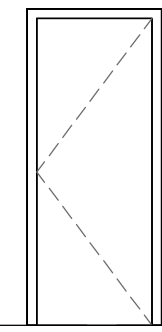
TERRACE
EXTERIOR (INSULATED)
C/W SAFETY GLASS



D4

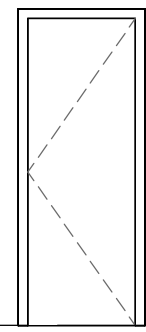
TYPICAL
INTERIOR
SOLID OR HOLLOW CORE

LEVEL



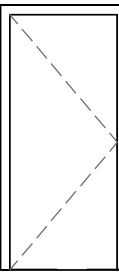
D5

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



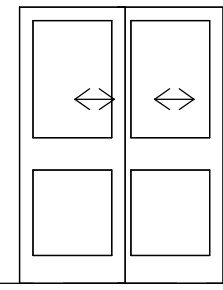
D6

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



D7

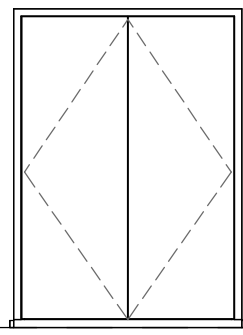
TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



D8

BYPASS
INTERIOR
SOLID OR HOLLOW CORE

LEVEL



D9

GARBAGE AND RECYCLING
EXTERIOR (INSULATED)

LEVEL

DOOR AND WINDOW GENERAL NOTES

WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF BCBC 9.7.3 AND 9.7.4

MAXIMUM U-VALUE FOR WINDOWS TO CONFORM TO BCBC TABLE 9.36.2.7 AND EESR PART 3. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.

ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER BCBC 9.8.8.1.

ALL ENTRY DOORS AND ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIALIZED KNOWLEDGE.

ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.

ALL WINDOWS AND GLAZED DOORS WITHIN 2M OF GRADE TO MEET BCBC 9.7.5.3

SIDELIGHTS NEEDING TO CONFROM TO BCBC 9.6.1.4 SHALL HAVE SAFETY GLAZING OR OTHER ACCEPTABLE SOLUTION.

PROVIDE DOOR STOPS AT ALL LOCATIONS WHERE THE DOOR MAY DAMAGE THE INTEGRITY OF A FIRE-RATED WALL.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL HAVE DOOR VIEWER, TRANSPARENT GLAZING, OR A SIDELIGHT PER BCBC 9.7.2.1.(2)

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A801
Sheet Name:	DOOR SCHEDULE - LOWER LEVEL UNITS
Scale:	1 : 50
Notes:	

DOOR SCHEDULE: BIKE ROOM/GARBAGE AND RECYCLING

DOOR SCHEDULE - BIKE ROOM/GARBAGE AND RECYCLING																
TYPE	WIDTH (mm)	HEIGHT (mm)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRES-HOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARA TION	FIRE PROTECT RATING	F.R.R.	COUNT
BIKE ROOM																
D2	914	2057	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	No	No	20 MIN	0.75h	2
GARBAGE AND RECYCLING																
D9	1510	2110	FIBREGLASS	FIBREGLASS	INSULATED	-	STOREROOM	THERMALLY BROKEN	No	No	No	Yes	Yes	20 MIN	0.75h	1
Grand total: 3																

DOOR AND WINDOW GENERAL NOTES

WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF CBC 9.7.3 AND 9.7.4

MAXIMUM U-VALUE FOR WINDOWS TO CONFORM TO CBC TABLE 9.36.2.7 AND EESR PART 3. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.

ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER CBC 9.8.8.1.

ALL ENTRY DOORS AND ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIALIZED KNOWLEDGE.

ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.

ALL WINDOWS AND GLAZED DOORS WITHIN 2M OF GRADE TO MEET CBC 9.7.5.3

SIDELIGHTS NEEDING TO CONFROM TO CBC 9.6.1.4 SHALL HAVE SAFETY GLAZING OR OTHER ACCEPTABLE SOLUTION.

PROVIDE DOOR STOPS AT ALL LOCATIONS WHERE THE DOOR MAY DAMAGE THE INTEGRITY OF A FIRE-RATED WALL.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL HAVE DOOR VIEWER, TRANSPARENT GLAZING, OR A SIDELIGHT PER CBC 9.7.2.1.(2)

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1

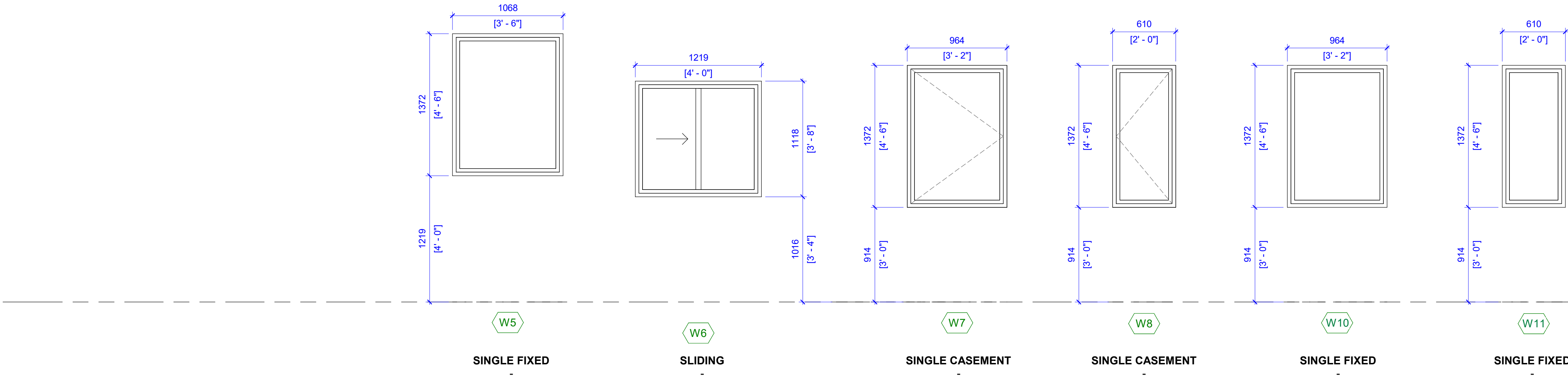
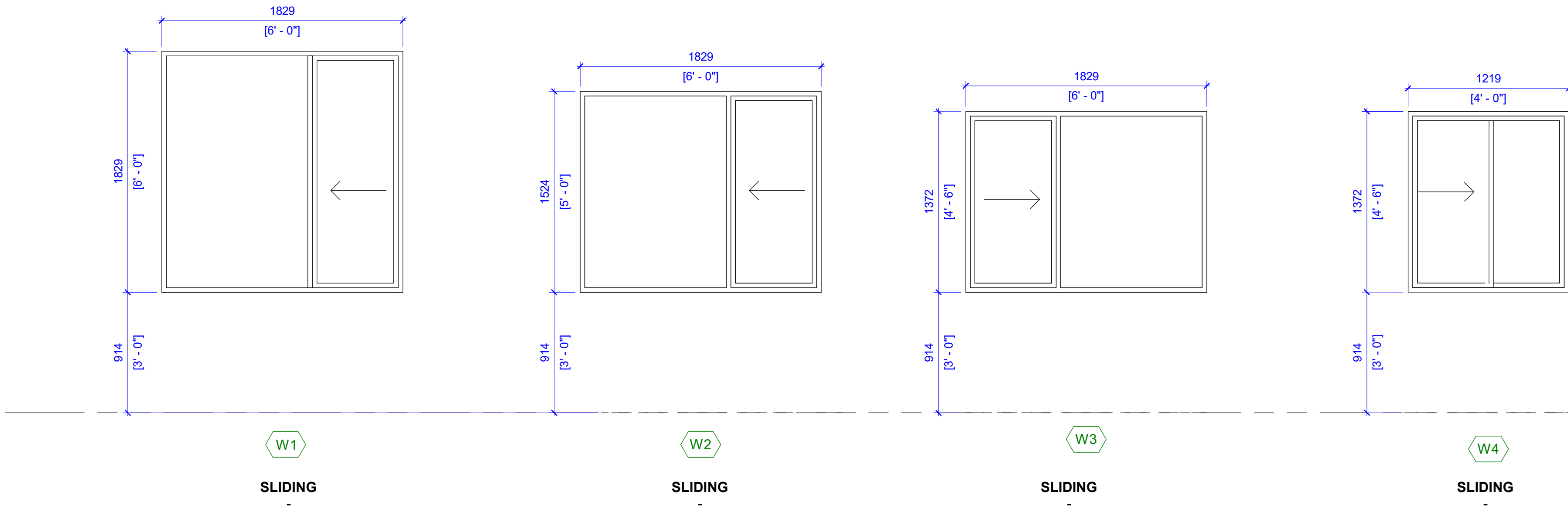


Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A802
Sheet Name:	DOOR SCHEDULE - DOOR SCHEDULE -
Scale:	BIKE ROOM/GARBAGE AND RECYCLING
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1



LEVEL



LEVEL

DOOR AND WINDOW GENERAL NOTES

WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF CBC 9.7.3 AND 9.7.4

MAXIMUM U-VALUE FOR WINDOWS TO CONFORM TO CBC TABLE 9.36.2.7 AND EESR PART 3. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.

ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER CBC 9.8.8.1.

ALL ENTRY DOORS AND ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIALIZED KNOWLEDGE.

ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.

ALL WINDOWS AND GLAZED DOORS WITHIN 2M OF GRADE TO MEET CBC 9.7.5.3

SIDELIGHTS NEEDING TO CONFORM TO CBC 9.6.1.4 SHALL HAVE SAFETY GLAZING OR OTHER ACCEPTABLE SOLUTION.

PROVIDE DOOR STOPS AT ALL LOCATIONS WHERE THE DOOR MAY DAMAGE THE INTEGRITY OF A FIRE-RATED WALL.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL HAVE DOOR VIEWER, TRANSPARENT GLAZING, OR A SIDELIGHT PER CBC 9.7.2.1.(2)

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave., Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A804
Sheet Name:	WINDOW SCHEDULE
Scale:	1 : 25
Notes:	