1701 & 1705 RICHARDSON STREET

PROJECT NUMBER: 2407

REISSUED FOR DELEGATED DEVELOPMENT PERMIT & BUILDING PERMIT- 2 APRIL 2026

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DRAWING LIST

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LANDSCAPE

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1 **CONTEXT PLAN**

N/A

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
April 9, 2026

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SEAL

REGISTERED ARCHITECT COLIN HARPER BRITISH COLUMBIA

NORTH ARROW

NOTES

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NO.	REVISION	M/D/Y
04	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

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DRAWING TITLE:

COVER PAGE

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

DRAWING NO: A001

PROJECT INFORMATION TABLE - 1701 / 1705 RICHARDSON

PR. #: 2407
DATE: 26-Mar-26

PROPERTY INFORMATION

PROJECT ADDRESS	1701 & 1705 RICHARDSON STREET, VICTORIA BC
LEGAL DESCRIPTION	STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS469
CURRENT ZONING	R1-B, SINGLE FAMILY DWELLING DISTRICT
DEVELOPMENT PERMIT AREA	DPA 16 – GENERAL FORM AND CHARACTER
OCP DESIGNATION	TRADITIONAL RESIDENTIAL

BUILDING/SITE DATA

	PROPOSED		REQUIRED / ALLOWED		VARIANCE
SITE AREA (PRE-DEDICATION)	725.8 m^2	7,812 sq.ft			
SITE AREA (POST DEDICATION)	711.0 m^2	7,653 sq.ft			
TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)	723.0 m^2	7,782 sq.ft	1,161.3 m^2	12,500 sq.ft	
COMBINED FLOOR AREA (SCHEDULE P)	980.6 m^2	10,555 sq.ft	1,410.0 m^2	15,177 sq.ft	
GROSS FLOOR AREA	1,044.8 m^2	11,246 sq.ft			
FLOOR SPACE RATIO	1.00		1.6		
SITE COVERAGE %	44% ⚠		55%		
OPEN SITE SPACE %	53%		30%		
LANDSCAPE AREA	34.1 m^2	366.9 ft	47.2 m	508 ft	13.11 m^2
HEIGHT OF BUILDING	11.21 m ⚠	37 ft	14.0 m	46 ft	
LOT WIDTH	18.54 m	1,095 ft	18.0 m	59 ft	

BUILDING SETBACKS

	PROPOSED		REQUIRED / ALLOWED		VARIANCE
FRONT YARD (RICHMOND)	2.00 m	6.6 ft	2.0 m	7 ft	
EXTERIOR SIDE YARD (RICHARDSON)	3.69 m	12.1 ft	2.0 m	7 ft	
REAR YARD (EAST)	6.61 m	21.7 ft	5.0 m	16 ft	
INTERIOR SIDE YARD (SOUTH)	5.00 m	16.4 ft	5.0 m	16 ft	
INTERIOR SIDE YARD (SOUTH) TO BACKUP GEN.	0.97 m	3.2 ft	5.0 m	16 ft	4.03 m

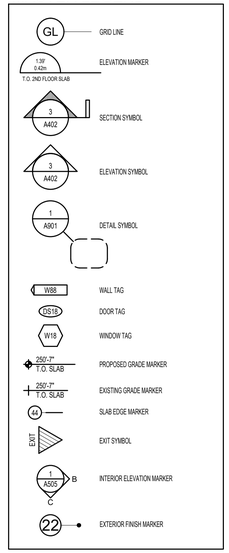
UNIT INFO (SALEABLE FLOOR AREA)

UNIT NAME	UNIT TYPE	AREA		COUNT	TOTAL AREA		
B1	1 BED	46.12 m^2	496 sq.ft	1	46 m^2	496.5	sq.ft
C1	2 BDR	80.53 m^2	867 sq.ft	5	403 m^2	4,334.0	sq.ft
C2	2 BDR	90.66 m^2	976 sq.ft	1	91 m^2	975.9	sq.ft
D1	3 BDR	89.58 m^2	964 sq.ft	5	448 m^2	4,821.0	sq.ft
TOTAL				12	987 m^2	10,627.4	sq.ft

PARKING DATA

	REQUIRED			PROPOSED	VARIANCE
REQUIRED VEHICLE PARKING	0.77	PER UNIT	9	0	N/A
TDM REDUCTION (RENTAL W TRANSIT PASS)	0.77	PER UNIT	-9	0	N/A
VAN ACCESSIBLE	1			1	N/A
BIKE PARKING (LONG TERM)	1	PER UNIT	12	26	N/A
BIKE PARKING (SHORT TERM)	6			6	N/A

MASTER LEGEND



GENERAL NOTES

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

SHOP DRAWINGS

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

MODIFICATIONS & FIELD REVIEW:

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

DIMENSIONS & SETTING OUT:

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

ASSURANCE / COMPLIANCE REQUIREMENTS

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

STRUCTURAL COORDINATION

- REFER TO STRUCTURAL DRAWINGS AND NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, SHEAR WALLS, LOAD BEARING WALLS, STAIRS, BEAMS, CONCRETE AND FOUNDATIONS.
- SIZING AND SPACING FOR STRUCTURAL ELEMENTS ON ARCHITECTURAL DRAWING ARE FOR ARCHITECTURAL INTENT. REFER ALSO TO STRUCTURAL DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
- SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPARATED BY A MOISTURE RESISTANT MATERIAL
- ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.
- ALL GLAZING REQUIRED TO ACT AS GUARDS ARE TO BE TEMPERED AND LAMINATED GLASS.
- CONFIRM WITH THE STRUCTURAL ENGINEER THE ANTICIPATED VERTICAL DEFLECTION AT ALL FLOOR AND ROOF ASSEMBLIES, BEAMS, ETC. ENSURE ADJACENT ASSEMBLIES ARE INSTALLED TO ACCOMMODATE THE DEFLECTION.
- GC TO INSTALL AND BUILD STAIRS, LANDINGS HANDRAILS AND GUARDS PER BCBC 2024 SECTION 9.8. STAIRS, RAMPS, HANDRAILS AND GUARDS.
- SUPPLIERS OF FABRICATED STAIRS AND GUARDS TO OBTAIN STRUCTURAL ENGINEERING AND PROVIDE SCHEDULE S FOR COMPLIANCE WITH BCBC 9.8.8.2.LOADS ON GUARDS

ROOF NOTES

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

BUILDING ENVELOPE NOTES

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

MECHANICAL AND PLUMBING

- PROVIDE 19MM PLYWOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT.
- ELECTRICAL AND MECHANICAL INSTALLATION SHALL CONFORM TO, AND IS GOVERNED BY THEIR RESPECTIVE CODES AND SUBJECT TO INSPECTION BY THE APPROPRIATE MUNICIPAL OR PROVINCIAL AUTHORITIES.
- FIRESTOPPED PER THE REQUIREMENTS OF THE BC BUILDING CODE.
- MECHANICAL EQUIPMENT AND, DUCTWORK SHALL BE INSTALLED ACCORDING TO THE CANADIAN HVAC CODE, CURRENT EDITION.
- ALL DUCT WORK TO BE SIZED TO MEET STANDARDS, AND TO MEET MANUFACTURES SPECIFICATIONS.
- PENETRATIONS IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES TO COMPLY WITH BCBC 3.1.9.
- OPENINGS FOR DUCTS ARE NOT PERMITTED IN FIRE RATED CEILING ASSEMBLIES WHERE THE FIRE-RESISTANCE RATING IS DETERMINED ON THE BASIS OF THE MEMBRANE ONLY.
- FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.
- GC TO PROVIDE ULC FIRESTOPPING AND SUBMIT SHOP DRAWINGS DOWNLOADED FROM THE ULC WEBSITE OF ALL FIRE-STOP SYSTEMS FOR CONSULTANT REVIEW.

FIRE SEPARATION CONTINUITY

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

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SEAL

NORTH ARROW

NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

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1839 Fairfield Road, Victoria, BC, V8S 1G9
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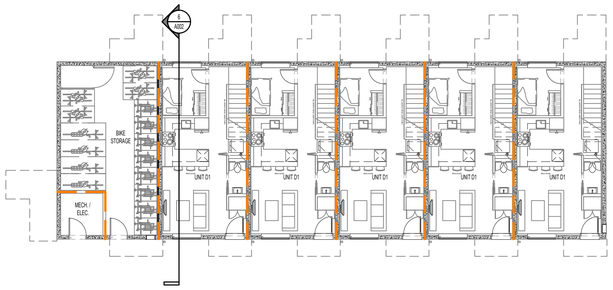
DRAWING TITLE:

PROJECT DATA AND NOTES

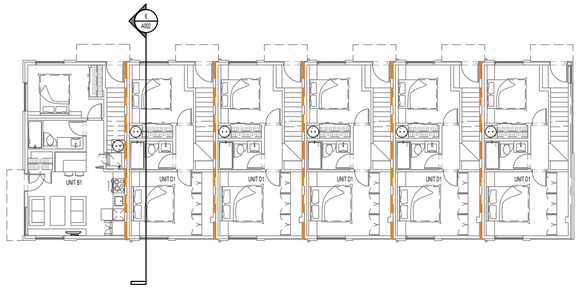
PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: A002



1 LEVEL 1 CODE PLAN

1:150



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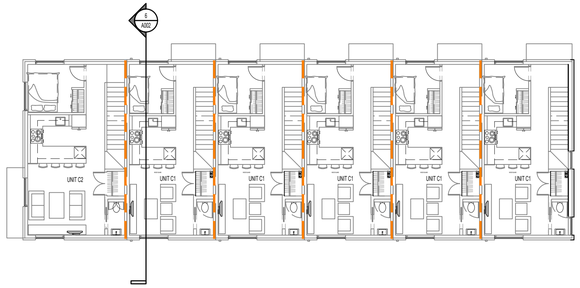
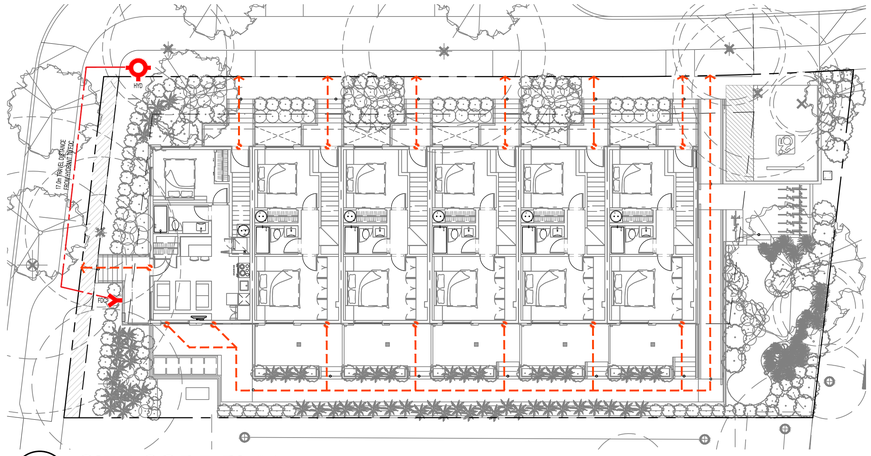


3 LEVEL 3 CODE PLAN

1:150

4 LEVEL 4 CODE PLAN

1:150



5 SITE CODE PLAN

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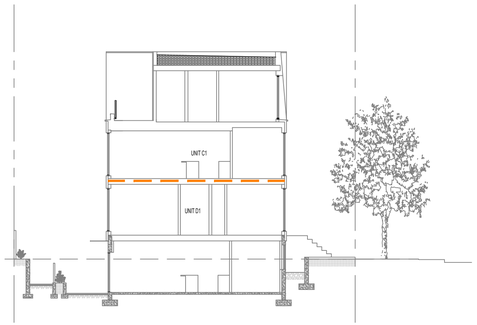

6 CODE SECTION A

1:150

FIRE SEPARATION LEGEND

1 HR FIRE SEPARATION

TRAVEL DISTANCE LEGEND

PATH OF TRAVEL

EXIT DISCHARGE

CODE ANALYSIS BC BUILDING CODE 2024

PR. #: 2407

DATE: 15-Apr-25

PROJECT DESCRIPTION

4-STOREY BUILDING WITH WOOD FRAME COMBUSTIBLE CONSTRUCTION

TYPE OF WORK	NEW CONSTRUCTION	
BASIS FOR CODE ANALYSIS	PART 3	PER 1.3.3.3.(1)(c)(i)

BUILDING SIZE AND CONSTRUCTION

GOVERNING ARTICLE	3.2.2.52	PER 3.2.2.52.(1)
MAJOR OCCUPANCIES	GROUP C (RESIDENTIAL)	
OCCUPANT LOAD	46	PER 3.1.17.1.(1)(b)
BUILDING AREA	275.0	m^2
BUILDING HEIGHT (STOREYS)	4	
SPRINKLERED	YES	NFPA 13 - PER 3.2.2.52.(1)(a) & 3.2.5.12.(1)
FIRE ALARM AND DETECTION SYSTEM	YES	PER 3.2.4.1.(1)
TYPE OF CONSTRUCTION PERMITTED	COMBUSTIBLE OR NONCOMBUSTIBLE	

OTHER SAFETY REQUIREMENTS

STANDPIPE & HOSE SYSTEM	NO	(REQUIRED PER 3.2.5.8.(1)(a), ALTERNATE SOLUTION PENDING)
LIMITING DISTANCE	UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A002	
FIREFIGHTING ACCESS ROUTES	17.0m TRAVEL DISTANCE FROM HYDRANT TO FDC (45M ALLOWED)	
STORAGE ROOM SPRINKLERS	YES	PER 3.3.4.3.(1)
LIGHTING AND EMERGENCY POWER SYSTEMS	YES	PER 3.2.7.

REQUIRED FIRE SEPARATION / FIRE-RESISTANCE RATINGS

FRR OF FLOOR ASSEMBLIES	1 HR	PER 3.2.2.52.(2)(a)
FRR OF ROOF ASSEMBLIES	1 HR	PER 3.2.2.13
FRR OF LOADBEARING WALLS, COLUMNS, AND ARCHES	1 HR	PER 3.2.2.52.(2)(c)
FRR BETWEEN SUITES	1 HR	PER 3.3.4.2.(1)
FRR BTW ELECTRICAL ROOM AND BIKE ROOM	1 HR	PER 3.6.2.1.(6)
FRR BTW BIKE ROOM AND RESIDENTIAL	1 HR	PER 3.3.4.2.(1)
FIRE SEPARATION OF FLOOR ENTIRELY CONTAINED WITHIN DWELLING UNITS HAVING MORE THAN ONE STOREY	N/A	PER 3.2.2.52.(3)

ACCESSIBILITY REQUIREMENTS

TOWNHOUSE DWELLING UNITS	N/A	PER 3.8.2.1.(1)(b)

ENERGY EFFICIENCY

STEP CODE 3	PER CITY OF VICTORIA REQUIREMENTS

REQUIRED ALTERNATE SOLUTIONS

ARTICLE	MITIGATING FEATURE
EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3)	TBC
EXIT EXPOSURE - PER 3.2.3.13.	TBC
STANDPIPE SYSTEM - PER 3.2.5.8.	TBC

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

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NORTH ARROW

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2. MAX. TRAVEL DISTANCE IS 45m. SEE BCBC 3.4.2.5.
3. THE MINIMUM DISTANCE BETWEEN EXITS SHOULD BE 9m. SEE BCBC 3.4.2.3.

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250-858 6940

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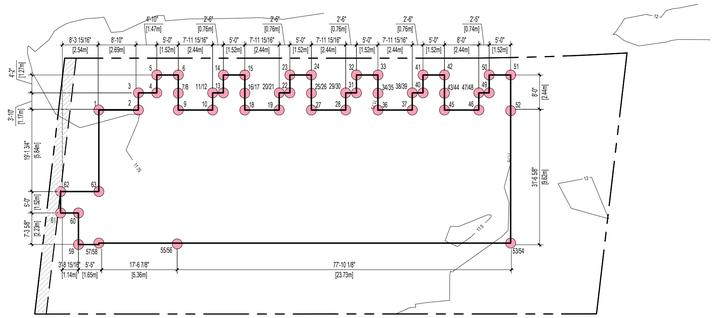
DRAWING TITLE:

CODE COMPLIANCE

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

DRAWING NO: A002



1 AVERAGE GRADE CALCULATION

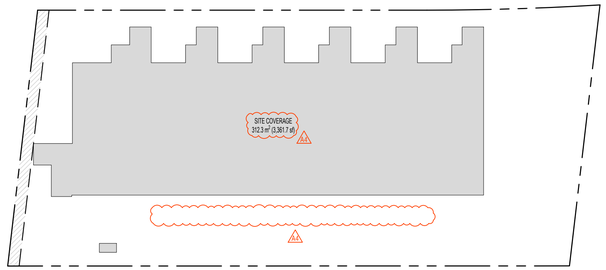
1:200

ZONING GRADE CALCULATION

GRADE POINTS (m)				LENGTH (m)	GRADE CALCS	
1	11.79	2	11.76	2.39	(11.79 + 11.76) ÷ 2 x 2.39m =	26.14
2	11.76	3	11.81	1.24	(11.76 + 11.81) ÷ 2 x 1.24m =	14.61
3	11.81	4	11.80	1.47	(11.81 + 11.8) ÷ 2 x 1.47m =	17.35
4	11.80	5	11.89	1.27	(11.8 + 11.89) ÷ 2 x 1.27m =	15.04
5	11.89	6	11.79	1.52	(11.89 + 11.79) ÷ 2 x 1.52m =	18.00
6	11.79	7	11.78	1.27	(11.79 + 11.78) ÷ 2 x 1.27m =	14.97
8	11.46	9	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
9	11.46	10	11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m =	27.05
10	11.46	11	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
12	11.78	13	11.77	0.84	(11.78 + 11.77) ÷ 2 x 0.84m =	9.89
13	11.77	14	11.77	1.27	(11.77 + 11.77) ÷ 2 x 1.27m =	14.95
14	11.77	15	11.76	1.52	(11.77 + 11.76) ÷ 2 x 1.52m =	17.88
15	11.76	16	11.75	1.27	(11.76 + 11.75) ÷ 2 x 1.27m =	14.93
17	11.46	18	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
18	11.46	19	11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m =	27.05
19	11.46	20	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
21	11.72	22	11.71	0.84	(11.72 + 11.71) ÷ 2 x 0.84m =	9.84
22	11.71	23	11.73	1.27	(11.71 + 11.73) ÷ 2 x 1.27m =	14.88
23	11.73	24	11.73	1.52	(11.73 + 11.73) ÷ 2 x 1.52m =	17.83
24	11.73	25	11.72	1.27	(11.73 + 11.72) ÷ 2 x 1.27m =	14.89
26	11.46	27	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
27	11.46	28	11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m =	27.05
28	11.46	29	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
30	11.72	31	11.72	0.84	(11.72 + 11.72) ÷ 2 x 0.84m =	9.84
31	11.72	32	11.73	1.27	(11.72 + 11.73) ÷ 2 x 1.27m =	14.89
32	11.73	33	11.74	1.52	(11.73 + 11.74) ÷ 2 x 1.52m =	17.84
33	11.74	34	11.74	1.27	(11.74 + 11.74) ÷ 2 x 1.27m =	14.91
35	11.46	36	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
36	11.46	37	11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m =	27.05
37	11.46	38	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
39	11.82	40	11.84	0.84	(11.82 + 11.84) ÷ 2 x 0.84m =	9.94
40	11.84	41	11.85	1.27	(11.84 + 11.85) ÷ 2 x 1.27m =	15.04
41	11.85	42	11.88	1.52	(11.85 + 11.88) ÷ 2 x 1.52m =	18.03
42	11.88	43	11.86	1.27	(11.88 + 11.86) ÷ 2 x 1.27m =	15.07
44	11.46	45	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
45	11.46	46	11.46	2.36	(11.46 + 11.46) ÷ 2 x 2.36m =	27.05
46	11.46	47	11.46	1.24	(11.46 + 11.46) ÷ 2 x 1.24m =	14.21
48	11.82	49	11.80	0.84	(11.82 + 11.8) ÷ 2 x 0.84m =	9.92
49	11.80	50	11.85	1.27	(11.8 + 11.85) ÷ 2 x 1.27m =	15.02
50	11.85	51	11.83	1.52	(11.85 + 11.83) ÷ 2 x 1.52m =	18.00
51	11.83	52	11.73	2.51	(11.83 + 11.73) ÷ 2 x 2.51m =	29.57
52	11.73	53	10.67	9.46	(11.73 + 10.67) ÷ 2 x 9.46m =	105.95
54	9.98	55	9.98	23.53	(9.98 + 9.98) ÷ 2 x 23.53m =	234.83
56	10.43	57	10.43	5.53	(10.43 + 10.43) ÷ 2 x 5.53m =	57.68
58	11.57	59	11.56	1.47	(11.57 + 11.56) ÷ 2 x 1.47m =	17.00
59	11.56	60	11.61	2.17	(11.56 + 11.61) ÷ 2 x 2.17m =	25.14
60	11.61	61	11.68	1.27	(11.61 + 11.68) ÷ 2 x 1.27m =	14.79
61	11.68	62	11.71	1.52	(11.68 + 11.71) ÷ 2 x 1.52m =	17.78
62	11.71	63	11.73	2.74	(11.71 + 11.73) ÷ 2 x 2.74m =	32.11
63	11.73	1	11.79	5.77	(11.73 + 11.79) ÷ 2 x 5.77m =	67.86
TOTALS				112.56		1261.75
AVERAGE GRADE						**11.21**

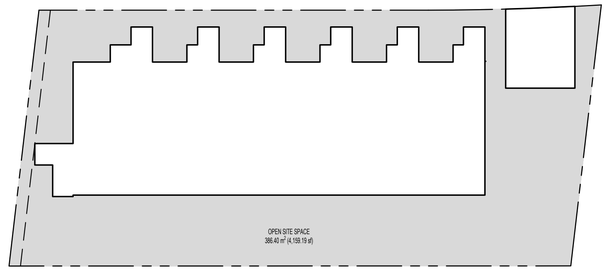
GRADES

Grade Points	Existing	Proposed	Grade
1	11.79	11.79	11.79
2	11.76	11.76	11.76
3	11.81	11.81	11.81
4	11.80	11.80	11.80
5	11.89	11.89	11.89
6	11.79	11.79	11.79
7	11.78	11.78	11.78
8	11.78	11.46	11.46
9	11.77	11.46	11.46
10	11.77	11.46	11.46
11	11.78	11.46	11.46
12	11.78	11.78	11.78
13	11.77	11.77	11.77
14	11.77	11.77	11.77
15	11.76	11.76	11.76
16	11.75	11.75	11.75
17	11.75	11.46	11.46
18	11.75	11.46	11.46
19	11.70	11.46	11.46
20	11.72	11.46	11.46
21	11.72	11.72	11.72
22	11.71	11.71	11.71
23	11.73	11.73	11.73
24	11.73	11.73	11.73
25	11.72	11.72	11.72
26	11.72	11.46	11.46
27	11.71	11.46	11.46
28	11.71	11.46	11.46
29	11.72	11.46	11.46
30	11.72	11.72	11.72
31	11.72	11.72	11.72
32	11.73	11.73	11.73
33	11.74	11.74	11.74
34	11.74	11.74	11.74
35	11.74	11.46	11.46
36	11.75	11.46	11.46
37	11.81	11.46	11.46
38	11.82	11.46	11.46
39	11.82	11.82	11.82
40	11.84	11.84	11.84
41	11.85	11.85	11.85
42	11.88	11.88	11.88
43	11.86	11.86	11.86
44	11.86	11.46	11.46
45	11.84	11.46	11.46
46	11.79	11.46	11.46
47	11.82	11.46	11.46
48	11.82	11.82	11.82
49	11.80	11.80	11.80
50	11.85	11.85	11.85
51	11.83	11.83	11.83
52	11.77	11.73	11.73
53	11.86	10.67	10.67
54	11.86	9.98	9.98
55	11.67	9.98	9.98
56	11.67	10.43	10.43
57	11.57	10.43	10.43
58	11.57	11.57	11.57
59	11.56	11.56	11.56
60	11.61	11.61	11.61
61	11.68	11.68	11.68
62	11.71	11.71	11.71
63	11.73	11.73	11.73



2 SITE COVERAGE

1:200



3 OPEN SITE SPACE

1:200

4 LEVEL 1 FLOOR AREA CALC

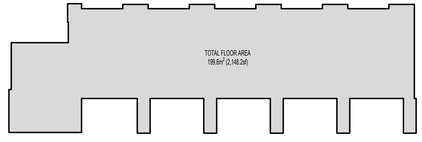
1:200

5 LEVEL 2 FLOOR AREA CALC

1:200

6 LEVEL 3 FLOOR AREA CALC

1:200



7 LEVEL 4 FLOOR AREA CALC

1:200

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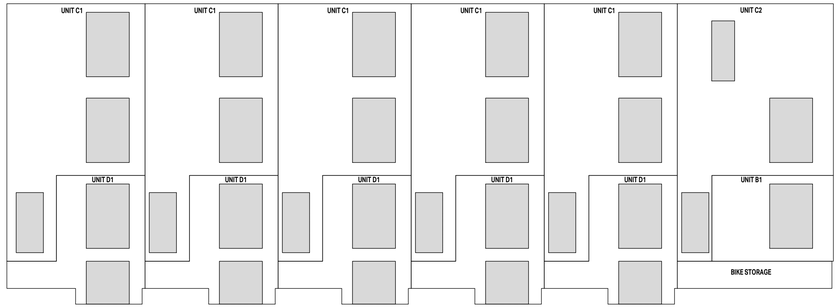
DRAWING TITLE:

AREA & AVERAGE GRADE CALCULATIONS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:200	REVIEW BY:	CH

DRAWING NO: A003



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

AREA OF EXPOSED BUILDING FACE:	12.60m² (136.63sq.ft)
LIMITING DISTANCE:	12.79m (41.94ft)
ALLOWABLE OPENINGS:	100% (12.60m² (135.63sq.ft))
PROPOSED OPENINGS:	27.6% (3.48m² (37.5sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	33.62m² (361.89sq.ft)
LIMITING DISTANCE:	12.79m (41.94ft)
ALLOWABLE OPENINGS:	100% (33.62m² (361.89sq.ft))
PROPOSED OPENINGS:	26.9% (9.03m² (97.17sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

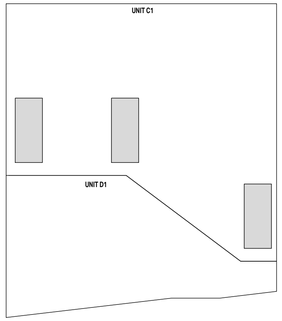
AREA OF EXPOSED BUILDING FACE:	36.41m² (391.89sq.ft)
LIMITING DISTANCE:	12.79m (41.94ft)
ALLOWABLE OPENINGS:	100% (36.41m² (391.89sq.ft))
PROPOSED OPENINGS:	20.0% (7.28m² (78.33sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	15.46m² (166.42sq.ft)
LIMITING DISTANCE:	12.79m (41.94ft)
ALLOWABLE OPENINGS:	100% (15.46m² (166.42sq.ft))
PROPOSED OPENINGS:	47.1% (7.28m² (78.33sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

1 NORTH ELEVATION

1:100



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

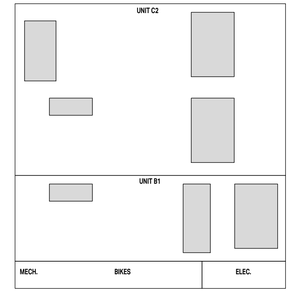
AREA OF EXPOSED BUILDING FACE:	68.07m² (732.74sq.ft)
LIMITING DISTANCE:	6.58m (21.6ft)
ALLOWABLE OPENINGS:	98.0% (66.7m² (717.8sq.ft))
PROPOSED OPENINGS:	9.7% (6.62m² (71.25sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	33.45m² (360.43sq.ft)
LIMITING DISTANCE:	6.58m (21.6ft)
ALLOWABLE OPENINGS:	100% (33.45m² (360.43sq.ft))
PROPOSED OPENINGS:	5.7% (1.91m² (20.58sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

2 EAST ELEVATION

1:100



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

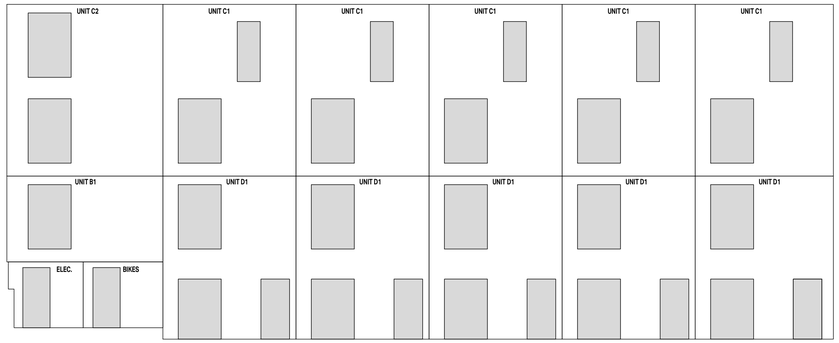
AREA OF EXPOSED BUILDING FACE:	28.99m² (312.08sq.ft)
LIMITING DISTANCE:	11.89m (39.0ft)
ALLOWABLE OPENINGS:	100% (29.99m² (312.08sq.ft))
PROPOSED OPENINGS:	23.3% (6.77m² (72.83sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	57.99m² (624.17sq.ft)
LIMITING DISTANCE:	11.97m (39.27ft)
ALLOWABLE OPENINGS:	100% (57.99m² (624.17sq.ft))
PROPOSED OPENINGS:	17.7% (10.28m² (110.67sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

3 WEST ELEVATION

1:100



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

AREA OF EXPOSED BUILDING FACE:	16.51m² (177.7sq.ft)
LIMITING DISTANCE:	4.99m (16.39ft)
ALLOWABLE OPENINGS:	100% (16.51m² (177.71sq.ft))
PROPOSED OPENINGS:	21.1% (3.48m² (37.5sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	33.02m² (355.42sq.ft)
LIMITING DISTANCE:	4.99m (16.39ft)
ALLOWABLE OPENINGS:	99.0% (32.4m² (348.54sq.ft))
PROPOSED OPENINGS:	21.1% (6.97m² (75.0sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

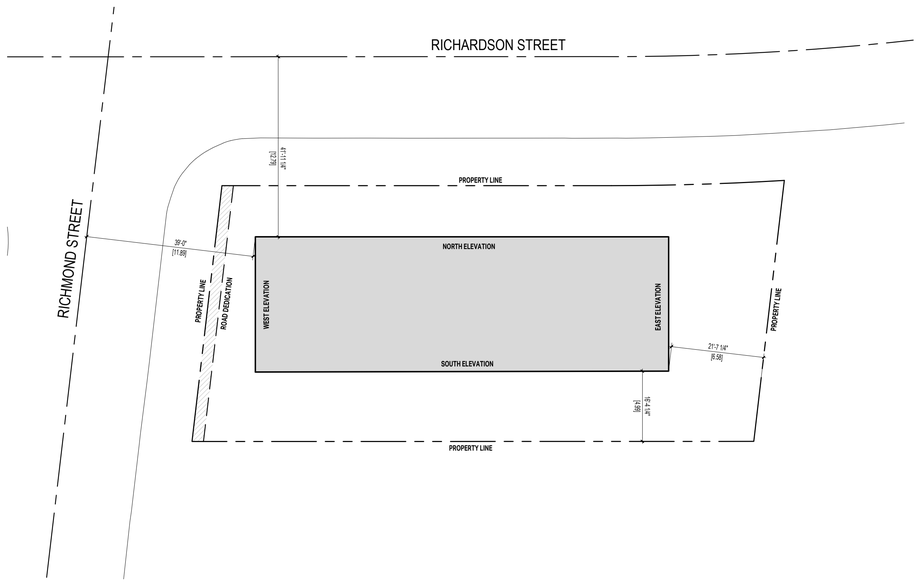
AREA OF EXPOSED BUILDING FACE:	27.36m² (294.50sq.ft)
LIMITING DISTANCE:	4.99m (16.39ft)
ALLOWABLE OPENINGS:	99.0% (27.2m² (293.1sq.ft))
PROPOSED OPENINGS:	24.3% (6.90m² (95.83sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

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

AREA OF EXPOSED BUILDING FACE:	28.80m² (310.0sq.ft)
LIMITING DISTANCE:	4.99m (16.39ft)
ALLOWABLE OPENINGS:	99.4% (28.6m² (308.2sq.ft))
PROPOSED OPENINGS:	18.1% (5.22m² (56.17sq.ft))
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN.
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NONCOMBUSTIBLE

4 SOUTH ELEVATION

1:100



5 LIMITING DISTANCE KEY PLAN

1:200

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SEAL

NORTH ARROW

NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
04	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
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DRAWING TITLE:

SPATIAL SEPARATION

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

DRAWING NO: A004

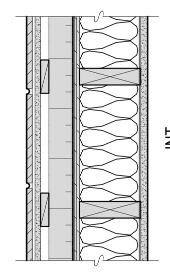
EXTERIOR WALL TYPES

E1 — THIN BRICK AT UNIT INTERIOR

EXTERIOR
- 1/2" THIN BRICK (SEE ELEVATIONS)
- PORTLAND CEMENT BROWN COAT
- PORTLAND CEMENT SCRATCH COAT
- 1/2" CEMENT BOARD, MECHANICALLY FASTENED
- VERTICAL 3/4" x 3" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND, W/ INSECT SCREEN T&B
- 2" EXTERIOR RIGID MINERAL WOOL INSULATION
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2x6 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) W/ 5 1/2" FIBREGLASS BATT INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- (1/2" OSB SHEATHING FOR SHEAR WHERE INDICATED, SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR

NOTE:
THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

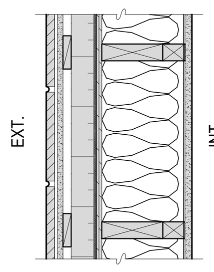
BASED ON BCBC APPPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

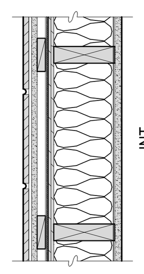
E1A

SAME AS W1 WITH 2" 2x FURRING AT EVERY STUD AND USE 8" FIBREGLASS BATTS



E1B

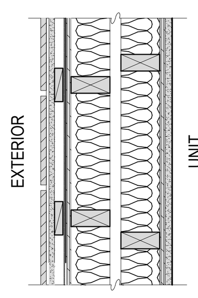
SAME AS W1 WITHOUT 2" EXTERIOR RIGID MINERAL WOOL INSULATION



E1C — PARTY WALL AT LEVEL 4 BY GRIDS 2A

EXTERIOR
- 1/2" THIN BRICK (SEE ELEVATIONS)
- PORTLAND CEMENT BROWN COAT
- PORTLAND CEMENT SCRATCH COAT
- 1/2" CEMENT BOARD, MECHANICALLY FASTENED
- VERTICAL 3/4" x 3" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND, W/ INSECT SCREEN T&B
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 4 WOOD STUDS @ 12" O.C W/ 3-1/2" FIBREGLASS INSULATION
- 1" AIR GAP
- 2 x 4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

UNIT



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON ULC DESIGN NO. W313, CONFIGURATION C

INSULATION:
N/A

SOUND TRANSMISSION CLASS:
REQUIRED: 50
PROPOSED: 57

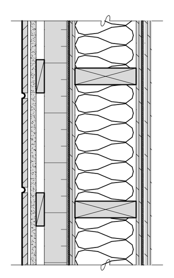
BASED ON BCBC TABLE 9.10.3.1.-A, ASSEMBLY W13a

E2 — THIN BRICK AT ROOF DECK STORAGE

EXTERIOR
- 1/2" THIN BRICK (SEE ELEVATIONS)
- PORTLAND CEMENT BROWN COAT
- PORTLAND CEMENT SCRATCH COAT
- 1/2" CEMENT BOARD, MECHANICALLY FASTENED
- VERTICAL 3/4" x 3" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND, W/ INSECT SCREEN T&B
- 2" EXTERIOR RIGID MINERAL WOOL INSULATION
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) W/ 5 1/2" FIBREGLASS BATT INSULATION FOR NO AIR SPACES
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 5/8" G.1.S. PLYWOOD, CLEAR LACQUERED

EXTERIOR / ROOF DECK STORAGE INTERIOR

NOTE:
THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

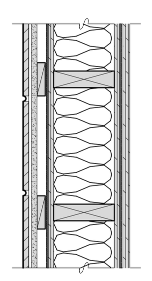
BASED ON BCBC APPPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E2A

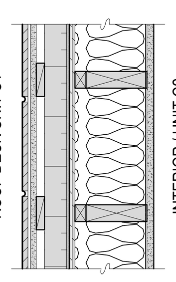
SAME AS E2 EXCEPT:
- WITHOUT 2" EXTERIOR RIGID MINERAL WOOL INSULATION



E4 — THIN BRICK AT UNIT C2 (ADJACENT TO UNIT C1 DECK)

EXTERIOR
- 1/2" THIN BRICK (SEE ELEVATIONS)
- PORTLAND CEMENT BROWN COAT
- PORTLAND CEMENT SCRATCH COAT
- 1/2" CEMENT BOARD, MECHANICALLY FASTENED
- VERTICAL 3/4" x 3" P.T. STRAPPING, ALIGNED WITH STUDS BEHIND, W/ INSECT SCREEN T&B
- 2" EXTERIOR RIGID MINERAL WOOL INSULATION
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 1" 2x FURRING ONTO EACH STUD
- 2 x 6 WOOD STUDS @ 12" O.C. (SEE STRUCTURAL) W/ 6 1/2" FIBREGLASS BATT INSULATION FOR NO AIR SPACES
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR / UNIT C2



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

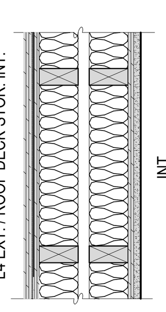
ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E5 — PARTY WALL AT LEVEL 4 AT UNIT C2 ROOF DECK STORAGE

UNIT C2 EXT. / ROOF DECK STORAGE INT.
- 5/8" G.1.S. PLYWOOD, CLEAR LACQUERED
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1" AIR GAP
- 2 x 4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

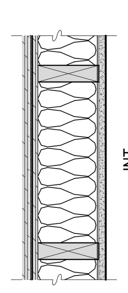
SOUND TRANSMISSION CLASS:
N/A

E6 — UNIT EXTERIOR WALL TO (EXT.) DECK STORAGE INT.

EXTERIOR / ROOF DECK STORAGE INTERIOR
- 5/8" G.1.S. PLYWOOD, CLEAR LACQUERED
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS (SEE STRUCTURAL FOR SPACING, ETC.) W/ 5 1/2" FIBREGLASS BATT INSULATION FOR NO AIR SPACES
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- (1/2" OSB SHEATHING FOR SHEAR WHERE INDICATED, SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR

NOTE:
THIN BRICK ASSEMBLY ATTACHMENT TO FOLLOW SPECIALTY ENGINEERING REQUIREMENTS



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

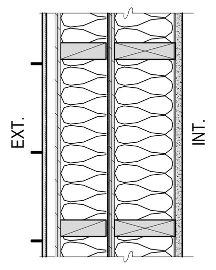
SOUND TRANSMISSION CLASS:
N/A

EXTERIOR WALL TYPES, CONTINUED

E7 — SLOPED STANDING SEAM METAL ROOF CLADDING

EXTERIOR
- STANDING SEAM METAL ROOFING, 22 GAUGE, SMP OR PVDR COATED, 1" HIGH SEAM
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 3/4" x 3" P.T. STRAPPING W/ INSECT SCREEN T&B, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL
- 1/2" P.T. PLYWOOD
- SLOPED 2 x 6 FRAMING, FILL CAVITIES WITH MINERAL WOOL BATT INSULATION FOR NO AIR SPACES
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 16" O.C. W/ 5 1/2" FIBREGLASS BATT INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

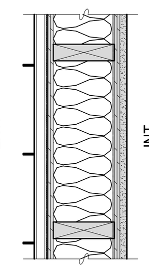
ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E8 — STANDING SEAM METAL ROOF CLADDING

EXTERIOR
- STANDING SEAM METAL ROOFING, 1" HIGH SEAM
- DIAGONAL 3/4" x 3" P.T. STRAPPING W/ INSECT SCREEN T&B, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING
- 2 x 6 WOOD STUDS @ 16" O.C. W/ 5 1/2" FIBREGLASS BATT INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 1/2" OSB SHEATHING FOR SHEAR (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

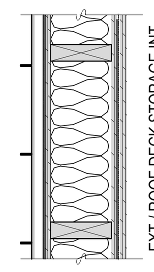
ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E9 — STANDING SEAM METAL ROOF CLADDING AT ROOF DECK STORAGE

EXTERIOR
- STANDING SEAM METAL ROOFING, 1" HIGH SEAM
- DIAGONAL 3/4" X 3" P.T. STRAPPING W/ INSECT SCREEN T&B, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 16" O.C. W/ 5 1/2" FIBREGLASS BATT INSULATION FOR NO AIR SPACES
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 5/8" G.1.S. PLYWOOD, CLEAR LACQUERED

EXTERIOR / ROOF DECK STORAGE INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: NONE
PROPOSED FRR: NONE

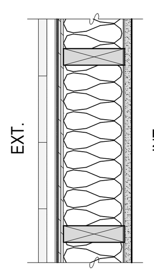
ENERGY PERFORMANCE
N/A

SOUND TRANSMISSION CLASS:
N/A

E10 — VERTICAL WOOD SIDING

EXTERIOR
- 3/4" WOOD BOARDS, ORIENTED VERTICAL
- DIAGONAL 3/4" X 3" P.T. STRAPPING W/ INSECT SCREEN T&B, STRAPPING TO BE ANGLED 60 DEGREES FROM HORIZONTAL
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 16" O.C. (SEE STRUCTURAL) W/ 5 1/2" FIBREGLASS BATT INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

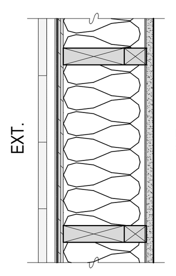
BASED ON BCBC APPPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E10A

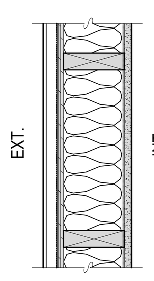
SAME AS E9 WITH 2" DEEP 2x FURRING AT EVERY STUD AND USE 8" FIBREGLASS BATTS



E11 — PANEL SYSTEM

EXTERIOR
- AL 13 ACM OR SIMILAR
- ACM FASTENING SYSTEM
- VERTICAL 3/4" x 3" P.T. STRAPPING W/ INSECT SCREEN T&B
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 16" O.C. (SEE STRUCTURAL) W/ 5 1/2" FIBREGLASS BATT INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER, SEALED AT FLOOR AND CEILING
- 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPPENDIX D-2.3.

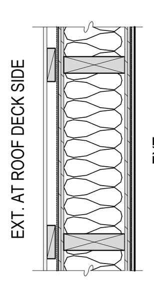
ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

E12 — LEVEL 4 ROOF DECK PARAPET

EXTERIOR AT ROOF DECK SIDE
- 5/16" HARDIEPANEL
- VERTICAL 3/4" x 3" P.T. STRAPPING W/ INSECT SCREEN T&B
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 1/2" PLYWOOD SHEATHING (SEE STRUCTURAL)
- 2 x 6 WOOD STUDS @ 16" O.C. (SEE STRUCTURAL) FILLED WITH MINERAL WOOL BATT INSULATION FOR NO AIR SPACES
- VP SELF-ADHERED SHEATHING MEMBRANE (WRB/AB)
- 20 GAUGE PREFINISHED METAL FLASHING

EXTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: N/A
PROPOSED FRR: N/A

ENERGY PERFORMANCE:
N/A

SOUND TRANSMISSION CLASS:
N/A

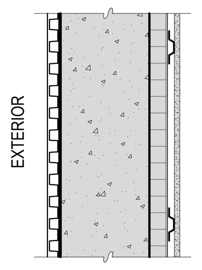
EXTERIOR CONCRETE WALL TYPES

EC1 — CONCRETE WALL AT SUITE LEVEL 1

EXTERIOR
- DRAINAGE MAT C/W FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE
- SOPREMA COLPHENE TORCH N STICK WATERPROOFING SBS MEMBRANE
- 8" CONCRETE WALL (SEE STRUCTURAL)
- 1.5" RIGID XPS INSULATION, TAPED & SEALED
- 6 MIL POLY VAPOUR BARRIER
- 1/2" METAL FURRING CHANNELS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

SUITE

NOTES:
1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1.5 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

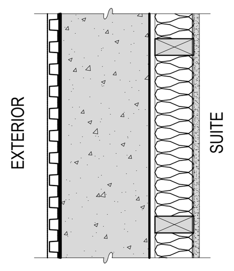
SOUND TRANSMISSION CLASS:
REQUIRED: 50

EC2 — CONCRETE WALL AT SUITE W/ 2x4 FURRING WALL

EXTERIOR
- DRAINAGE MAT C/W FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE
- SOPREMA COLPHENE TORCH N STICK WATERPROOFING SBS MEMBRANE
- CONCRETE WALL (SEE STRUCTURAL)
- 1 /2" AIR GAP
- 2x4 WOOD STUDS @ 16" O.C. W/ R12 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

SUITE

NOTES:
1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1.5 HR
PROPOSED FRR: 1.5 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

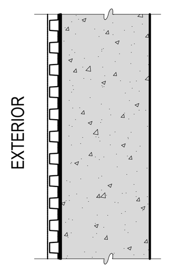
SOUND TRANSMISSION CLASS:
REQUIRED: 50

EC3 — CONCRETE WALL AT ELEC. RM., BIKE STORAGE, MECH. RM.

EXTERIOR
- DRAINAGE MAT C/W FILTER FABRIC AND TERMINATION BAR STARTED 2" BELOW FINISHED GRADE
- SOPREMA COLPHENE TORCH N STICK WATERPROOFING SBS MEMBRANE
- EXPOSED CONCRETE WALL (SEE STRUCTURAL)
- CONCRETE SEALER, CLEAR

ELEC. RM., BIKE STORAGE, MECH. RM.

NOTES:
1. PORTION OF CONCRETE WALL ABOVE FINISHED GRADE TO BE EXPOSED WITH CLEAR SEAL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1.5 HR
PROPOSED FRR: 1.5 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

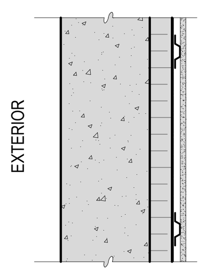
SOUND TRANSMISSION CLASS:
REQUIRED: 50

EC4 — CONCRETE WALL AT SUITE LEVEL 1 GRID B

EXTERIOR
- 8" CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED CLEAN & SMOOTH FACED CONCRETE ON EXPOSED EXTERIOR SIDE FROM PAPER FORM LINER
- 2" RIGID XPS INSULATION, TAPED & SEALED
- 6 MIL POLY VAPOUR BARRIER
- 1/2" METAL FURRING CHANNELS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

SUITE

NOTE:
1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1.5 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

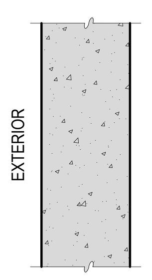
SOUND TRANSMISSION CLASS:
REQUIRED: 50

EC5 — CONCRETE WALL AT ELEC. RM./ BIKE STORAGE, LEVEL 1 GRID B

EXTERIOR
- 8" CONCRETE WALL (SEE STRUCTURAL), CLEAR SEALED CLEAN & SMOOTH FACED CONCRETE ON INTERIOR AND EXTERIOR SIDES FROM PAPER FORM LINER

ELEC. RM. / BIKE STORAGE

NOTE:
1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1.5 HR

BASED ON BCBC APPENDIX D-2.3.

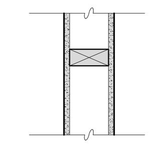
ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
REQUIRED: N/A

INTERIOR WALL TYPES

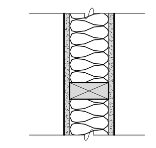
W1 — 2X4 PARTITION

- 1/2" GYPSUM WALLBOARD
- 2x4 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD



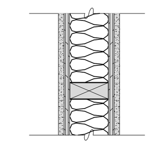
W1A

SAME AS W1 WITH
- ACOUSTIC BATT INSULATION



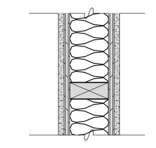
W1B

SAME AS W1 WITH
- SHEATHING FOR SHEAR (SEE STRUCTURAL)
- ACOUSTIC BATT INSULATION



W1C

SAME AS W1A WITH MILLWORK FINISH ON LIVING AREA SIDE



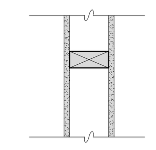
FIRE RESISTANCE RATING:
N/A

INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

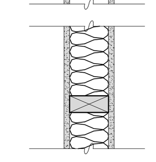
W2 — 2x4 PARTITION

- 5/8" TYPE X GYPSUM WALLBOARD
- 2x4 WOOD STUDS @ 16" O.C.
- 5/8" TYPE X GYPSUM WALLBOARD



W2A

SAME AS W3 WITH
- ACOUSTIC BATT INSULATION



FIRE RESISTANCE RATING:
1 HR

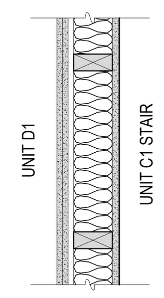
INSULATION:
VARIES

SOUND TRANSMISSION CLASS:
N/A

W3 — 1 HR, SOUND RATED 2x4 PARTITION BETWEEN UNIT D1 AND UNIT C1 STAIR

UNIT D1
- 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
- 1/2" RESILIENT CHANNELS @ 16" O.C.
- 2x4 WOOD STUDS @ 16" O.C. W/ 3.5" BATT INSULATION
- 5/8" TYPE X GYPSUM WALLBOARD

UNIT C1 STAIR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC TABLE 9.10.3.1.-A WALL TYPE W4a

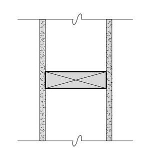
EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
50 REQUIRED
51 PROPOSED

BASED ON BCBC TABLE 9.10.3.1.-A WALL TYPE W4a

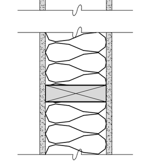
W4 — 2x6 PARTITION

- 1/2" GYPSUM WALLBOARD
- 2x6 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD



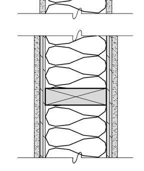
W4A

SAME AS W4 WITH
- ACOUSTIC BATT INSULATION



W4B

SAME AS W4A W/ SHEATHING FOR SHEAR (SEE STRUCTURAL)



FIRE RESISTANCE RATING:
N/A

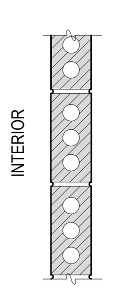
INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

W5 — BRICK FEATURE WALL

UNIT C1
- BRICK (PRODUCT TBC)
- GROUT (TBC)

NOTE:
REFER TO A703 – INTERIOR STAIR DETAILS FOR BRICK COURSING



FIRE RESISTANCE RATING:
N/A

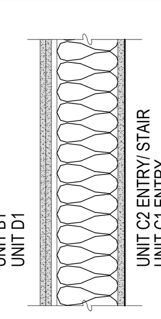
EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
N/A

W6 — 1 HR, SOUND RATED 2x6 PARTITION BETWEEN - UNIT B1 & UNIT C2 ENTRY/ STAIR - UNIT D1 & UNIT C1 ENTRY

UNIT B1, UNIT D1
- 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
- 1/2" RESILIENT CHANNELS @ 16" O.C.
- 2x6 WOOD STUDS @ 16" O.C. W/ 5.5" BATT INSULATION
- 5/8" TYPE X GYPSUM WALLBOARD

UNIT C2 ENTRY/ STAIR, UNIT C1 ENTRY



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC TABLE 9.10.3.1.-A WALL TYPE W4a (SIMILAR)

EFFECTIVE RSI:
N/A

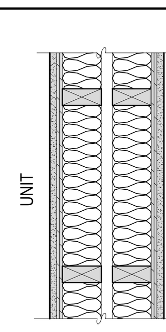
SOUND TRANSMISSION CLASS:
50 REQUIRED
51+ PROPOSED

BASED ON BCBC TABLE 9.10.3.1.-A WALL TYPE W4a (SIMILAR)

W7 — PARTY WALL AT LEVELS 2, 3, 4

UNIT
- 5/8" TYPE X GYPSUM WALLBOARD
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 2x4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1" AIR GAP
- 2x4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

UNIT



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON ULC DESIGN NO. W313, CONFIGURATION C

INSULATION:
N/A

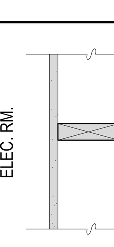
SOUND TRANSMISSION CLASS:
REQUIRED: 50
PROPOSED: 57

BASED ON BCBC TABLE 9.10.3.1.-A, ASSEMBLY W13a

W8 — 2x6 PARTITION AT ELEC RM.

ELEC. RM.
- EXTERIOR RATED 5/ 8" TYPE X GWB
- 2x6 WOOD STUDS @ 16" O.C.
- EXTERIOR RATED 5/ 8" TYPE X GWB

BIKE STORAGE



FIRE RESISTANCE RATING:
REQUIRED FRR: 1HR
PROPOSED FRR: 1HR

BASED ON BCBC APPPENDIX D-2.3.

INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

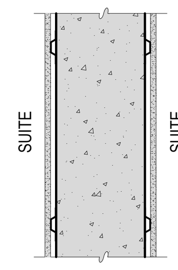
EXTERIOR WALL TYPES, CONTINUED

WC1 — PARTY WALL AT LEVEL 1

SUITE
- 1/2" GYPSUM WALLBOARD
- 1/2" METAL FURRING CHANNELS @ 16" O.C.
- 8" CONCRETE WALL (SEE STRUCTURAL)
- 1/2" METAL FURRING CHANNELS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

SUITE

NOTE:
1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 2 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

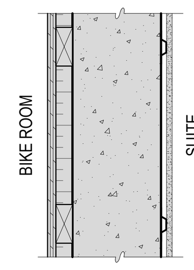
SOUND TRANSMISSION CLASS:
REQUIRED: 50

WC2 — BIKE ROOM WALL TO ADJACENT SUITE

BIKE ROOM
- 3/4" G.1.S. FIR PLYWOOD, PAINTED BM OC-65 W/ VERTICAL JOINTS ALIGNED WITH 2x4 FURRING CENTERS
- 1.5" XPS INSULATION BETWEEN 2x4 FURRING ON FLAT @ 24" O.C.
- 8" CONCRETE WALL (SEE STRUCTURAL)
- 1/2" METAL FURRING CHANNELS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

SUITE

NOTES:
1. REFER TO ELECTRICAL FOR ANY OUTLETS, SWITCHES, ETC. TO BE CAST INTO CONCRETE WITH WIRING IN METAL CONDUIT INSIDE CONCRETE WALL.
2. AT BIKE RACK FASTENING LOCATIONS INSTALL 2x SOLID BLOCKING IN PLACE OF RIGID INSULATION FOR A SECURE CONNECTION.



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 2 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
REQUIRED: 50

SHAFT WALL TYPES

SW1 — 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L3

NORTH SHAFT WALL:

CLOSET
- 1/2" GYPSUM BOARD
- 2x4 FRAMING @ 16" O.C.
- 2x BLOCKING AS REQUIRED
- 5/8" TYPE X GYPSUM BOARD

SHAFT INTERIOR

EAST SHAFT WALL (PARTY WALL):

SHAFT INTERIOR
- 5/8" TYPE X GYPSUM WALLBOARD
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 2X4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1" AIR GAP
- 2X4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

SOUTH SHAFT WALL:

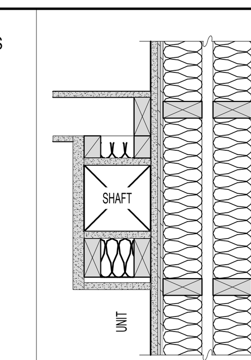
SHAFT INTERIOR
- 5/8" TYPE X GYPSUM BOARD
- 2X4 FRAMING W/ ACOUSTIC BATT INSULATION
- RESILIENT METAL CHANNELS
- 5/8" TYPE X GYPSUM BOARD

CLOSET

WEST SHAFT WALL:

CLOSET
- SHAFT LINER WITH UL-LISTING WITH 50 STC

SHAFT INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPENDIX D-2.3.

INSULATION:
N/A

SOUND TRANSMISSION CLASS:
REQUIRED: 50 STC
PROPOSED: 50 STC

SW2 — 1 HOUR RATED SHAFT WALLS ALONG PARTY WALL AT L4

NORTH SHAFT WALL:

CLOSET
- 1/2" GYPSUM BOARD
- 2x6 FRAMING @ 16" O.C.
- 5/8" TYPE X GYPSUM BOARD

SHAFT INTERIOR

EAST SHAFT WALL (PARTY WALL):

SHAFT INTERIOR
- 5/8" TYPE X GYPSUM WALLBOARD
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 2X4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1" AIR GAP
- 2X4 WOOD STUDS @ 16" O.C. W/ 3-1/2" FIBREGLASS INSULATION
- 1/2" OSB SHEATHING (SEE STRUCTURAL)
- 5/8" TYPE X GYPSUM WALLBOARD

SOUTH SHAFT WALL:

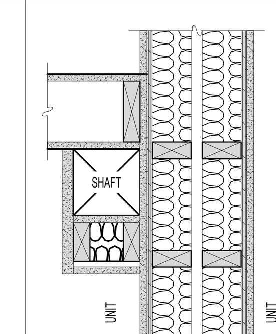
SHAFT INTERIOR
- 5/8" TYPE X GYPSUM BOARD
- 2X4 FRAMING W/ ACOUSTIC BATT INSULATION
- RESILIENT METAL CHANNELS
- 5/8" TYPE X GYPSUM BOARD

CLOSET

WEST SHAFT WALL:

CLOSET
- SHAFT LINER WITH UL-LISTING WITH 50 STC

SHAFT INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPENDIX D-2.3.

INSULATION:
N/A

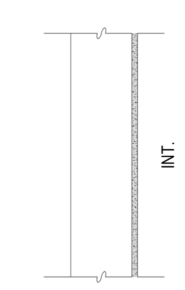
SOUND TRANSMISSION CLASS:
REQUIRED: 50 STC
PROPOSED: 50 STC

FURRING WALL TYPES

FW1 — FURRING WALL AT EXTERIOR WALL

- 1/2" AIR GAP
- 2 x 6 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

INTERIOR



FIRE RESISTANCE RATING:
REQUIRED FRR: N/A
PROPOSED FRR: N/A
BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3.

SOUND TRANSMISSION CLASS:
N/A

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SEAL

REGISTERED ARCHITECT COLIN HARPER BRITISH COLUMBIA 2026-04-02

NORTH ARROW

NOTES

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

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

DRAWING TITLE:

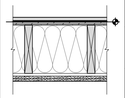
ASSEMBLIES

PROJECT NO: 2407		DRAWN BY: PS	
SCALE: AS NOTED		REVIEW BY: CH	
		DRAWING NO:	A006

FLOOR TYPES

F1 — 1 HR WOOD JOIST FLOOR

- ENGINEERED HARDWOOD FLOOR (NAILED OR GLUED)
- GREEN GLUE OR SIMILAR
- 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 WOOD JOISTS (SEE STRUCTURAL FOR SPACING, PLYS, ETC.) W/ ACOUSTIC BATT INSULATION, FILL CAVITY
- 12" RESILIENT CHANNELS @ 16" O.C.
- TWO LAYERS 1/2" TYPE X GYPSUM WALLBOARD



FIRE RESISTANCE RATING:
REQUIRED: 1 HR
PROPOSED: 1 HR

BASED ON BCBC D-2.3.

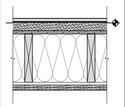
EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
50 REQUIRED
51 PROPOSED

BASED ON BCBC
TABLE 9.10.3.1.-B (Fl5g)

F1A — 1 HR WOOD JOIST FLOOR W/ 1.5" GYPCRETE TOPPING (LEVEL 3)

- ENGINEERED HARDWOOD FLOOR
- GLUE AS SUITABLE BETWEEN HARDWOOD AND GYPCRETE TOPPING
- 1.5" GYPCRETE TOPPING
- 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 WOOD JOISTS (SEE STRUCTURAL FOR SPACING, PLYS, ETC.) W/ ACOUSTIC BATT INSULATION, FILL CAVITY
- 12" RESILIENT CHANNELS @ 16" O.C.
- TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD



FIRE RESISTANCE RATING:
REQUIRED: 1 HR
PROPOSED: 1 HR

BASED ON
TABLE 9.10.3.1.-B (Fl5G)

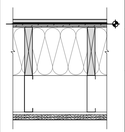
EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
50 REQUIRED
51 PROPOSED

BASED ON BCBC
TABLE 9.10.3.1.-B (Fl5g)

F2 — 1 HR WOOD JOIST FLOOR W/ METAL FURRING UNDER

- ENGINEERED HARDWOOD FLOOR (NAILED OR GLUED)
- GREEN GLUE OR SIMILAR
- 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 WOOD JOISTS (SEE STRUCTURAL FOR SPACING, PLYS, ETC.) W/ ACOUSTIC BATT INSULATION, FILL STRUCTURAL CAVITY
- 7" DEEP METAL FURRING (AS REQUIRED) TO MEET FINISHED CEILING LEVEL OF PORTION UNDER EXTERIOR ROOF HAVING DROPPED FLOOR FRAMING
- 12" RESILIENT CHANNELS @ 16" O.C.
- TWO LAYERS 1/2" TYPE X GYPSUM WALLBOARD



FIRE RESISTANCE RATING:
REQUIRED: 1 HR
PROPOSED: 1 HR

BASED ON BCBC D-2.3.

EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
50 REQUIRED
51 PROPOSED

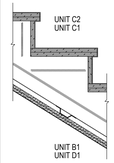
BASED ON BCBC
TABLE 9.10.3.1.-B (Fl5g)

F3 — 1 HR, SOUND RATED STAIR BETWEEN UNIT C2 & UNIT B1 BETWEEN UNIT C1 & UNIT D1

UNIT C2, C1

- FINISHED FLOOR TBC
- WOOD STAIR AS PER TYPICAL STAIR DETAILS
- ACOUSTIC BATT INSULATION, FILL CAVITY
- 1/2" RESILIENT METAL CHANNELS @ 16" O.C.
- TWO LAYERS 1/2" TYPE X GYPSUM WALLBOARD

UNIT B1, D1



FIRE RESISTANCE RATING:
REQUIRED: 1 HR
PROPOSED: 1 HR

BASED ON BCBC D-2.3.

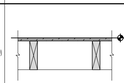
EFFECTIVE RSI:
N/A

SOUND TRANSMISSION CLASS:
50 REQUIRED
51 PROPOSED

BASED ON BCBC
TABLE 9.10.3.1.-B (Fl5g) (SIMILAR)

F4 — STAIR LANDING WITHIN UNIT

- FINISHED FLOOR TBC
- 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR (SCREWED AND GLUED) (SEE STRUCTURAL)
- 2x WOOD JOISTS @ 16" O.C. (2x6 MIN. DEPTH, SEE STRUCTURAL)
- (APPLICABLE FLOOR STRUCTURE)



FIRE RESISTANCE RATING:
N/A

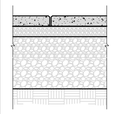
INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

F5 — PATIO PAVERS

- PERMEABLE PAVERS AS PER LANDSCAPE
- 2" THICK GRANULAR BEDDING LAYER (3/8" - 1/2" CRUSH)
- NON-WOVEN GEOTEXTILE
- 4" THICK GRANULAR BASE LAYER (1" CRUSH)
- 8" THICK SUBBASE LAYER (1.5" - 2.5" CRUSH)
- WOVEN GEOTEXTILE
- UNDISTURBED SOIL OR COMPACTED BACKFILL

NOTE: REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



FIRE RESISTANCE RATING:
N/A

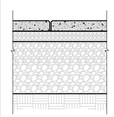
INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

F6 — PATIO PAVERS

- UNIT PAVERS AS PER LANDSCAPE
- 2" THICK GRANULAR BEDDING LAYER (1/2" CRUSH)
- 4" THICK GRANULAR BASE LAYER (1" CRUSH)
- COMPACTED SUBGRADE

NOTE: REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



FIRE RESISTANCE RATING:
N/A

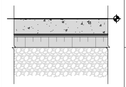
INSULATION:
N/A

SOUND TRANSMISSION CLASS:
N/A

CONCRETE FLOOR TYPES

FC1 — SLAB ON GRADE (HEATED SPACE)

- SEALED FINISHED CONCRETE FLOOR
- CONCRETE SLAB ON GRADE (SEE STRUCTURAL) (2% SLOPE TO DRAINS IN BIKE ROOM & MECH ELEC ROOM)
- 10 MIL POLY VAPOUR BARRIER
- 2" RIGID XPS INSULATION (R15) FOR 48" FROM PERIMETER
- 1.8m THICK GEOGRID REINFORCED FILL PAD (SEE GEOTECH)



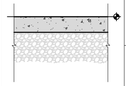
FIRE RESISTANCE RATING:
N/A

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3

SOUND TRANSMISSION CLASS:
N/A

FC2 — SLAB ON GRADE

- CONCRETE SLAB ON GRADE (SEE STRUCTURAL) (2% SLOPE TO DRAINS WHERE INDICATED)
- DRAINAGE GRAVEL (SEE GEOTECH)



FIRE RESISTANCE RATING:
N/A

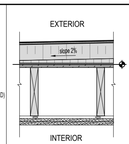
ENERGY PERFORMANCE:
N/A

SOUND TRANSMISSION CLASS:
N/A

ROOF TYPES

R1 — ROOFTOP

- 3-PLY SBS ROOF MEMBRANE
- 1/8" PROTECTION BOARD
- 3" POLYISO INSULATION BOARD
- TAPERED EPS INSULATION PACKAGE (SLOPED TO 2%), MINIMUM 12" AT DRAINS
- ADHERED AIR / VAPOUR BARRIER
- 5/8" TONGUE AND GROOVE PLYWOOD SHEATHING (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 FRAMING (SEE STRUCTURAL FOR SPACING, PLYS, ETC.)
- 12" RESILIENT CHANNELS @ MAX. 24" O.C.
- TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

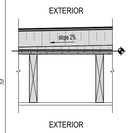
BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3

SOUND TRANSMISSION CLASS:
N/A

R2 — ROOFTOP OVER EXTERIOR STORAGE

- 2-PLY SBS ROOF MEMBRANE
- 1/8" PROTECTION BOARD
- 3" POLYISO INSULATION BOARD
- TAPERED EPS INSULATION PACKAGE (SLOPED TO 2%), MINIMUM 12" AT DRAINS
- ADHERED AIR / VAPOUR BARRIER
- 5/8" TONGUE AND GROOVE PLYWOOD SHEATHING (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 FRAMING (SEE STRUCTURAL FOR SPACING, PLYS, ETC.)
- ALUMINUM SOFFIT WITH VENT STRIPS



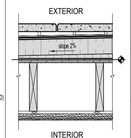
FIRE RESISTANCE RATING:
REQUIRED FRR: NONE
PROPOSED FRR: NONE

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3

SOUND TRANSMISSION CLASS:
N/A

R3 — ROOF DECK / FLOOR INSIDE EXTERIOR STOR.

- 1-1/2" PAVERS
- PLASTIC PEDESTALS (VARIABLE HEIGHT, 1/2" MIN.)
- 2-PLY SBS ROOF MEMBRANE
- 1/8" PROTECTION BOARD
- 3" POLYISO INSULATION
- TAPERED EPS INSULATION PACKAGE (SLOPED TO 2%), MINIMUM 12" AT DRAINS
- ADHERED AIR / VAPOUR BARRIER
- 3/4" TONGUE AND GROOVE PLYWOOD SHEATHING (GLUED AND SCREWED) (SEE STRUCTURAL)
- 2x10 FRAMING (SEE STRUCTURAL FOR SPACING, PLYS, ETC.)
- 12" RESILIENT CHANNELS @ MAX. 24" O.C.
- TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD



FIRE RESISTANCE RATING:
REQUIRED FRR: 1 HR
PROPOSED FRR: 1 HR

BASED ON BCBC APPENDIX D-2.3.

ENERGY PERFORMANCE MODELED TO BC ENERGY STEP CODE STEP 3

SOUND TRANSMISSION CLASS:
N/A

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SEAL

NORTH ARROW

NOTES

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2. CONSTRUCTION OF ALL ROOFING COMPONENTS TO MEET REQUIREMENTS OF R.C.A.B.C.
3. SELF ADHERED VP MOISTURE BARRIER TO PROVIDE PRIMARY AIR BARRIER. TAPE SEAL ALL PENETRATIONS, LAPS, AND TERMINATIONS AT OTHER MATERIALS.
4. 6 MIL POLY TO PROVIDE VAPOUR AND SECONDARY AIR BARRIER (AT WALLS ONLY). SEAL ALL PENETRATIONS, LAPS, AND TERMINATIONS AT OTHER MATERIALS.
5. INSTALL A CONT. METAL INSECT SCREEN AT THE TOP AND BOTTOM OF ALL P.T. STRAPPING IN VENTED CAVITIES.
6. ALL METAL FLASHINGS TO HAVE A MIN. SLOPE OF 5 DEG. CONSTRUCT WITH 1/4" TURNED UP END DAMS CONCEALED BEHIND CLADDING.
7. INSTALL A CONT. STRIP OF POLYETHYLENE AT FLOOR TOPPING TO PROTECT ALL BOTTOM PLATES FROM WET TOPPING DURING CONSTRUCTION.
8. ALL EXTERIOR SEALANT AND BACKER ROD JOINTS TO BE MIN. 3/8".
9. PROVIDE WOOD BACKING FOR ALL ACCESSORIES AT FRAMED WALLS.
10. GENERAL CONTRACTOR TO ENSURE 5/8" TPE X GWB ON ALL STRUCTURAL AND LOADBEARING WALLS. ALL PENETRATIONS WITHIN THESE WALLS ARE TO BE BOXED OUT SO AS TO MAINTAIN THE INTEGRITY OF ALL FIRE-RATED ASSEMBLIES, OR MEET THE REQUIREMENTS OF A UL LISTED FIRE STOP SYSTEM.

APPLICANT: GREG GILLESPIE
250-858 6940

NO:	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

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

DRAWING TITLE:

ASSEMBLIES

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

DRAWING NO: A007

DOOR SCHEDULE

DOOR NO.	DESCRIPTION	SIZE	DOOR: DOOR TYPE	DOOR: MATERIAL	DOOR: FINISH	DOOR: GLASS	FRAME: FRAME TYPE	FRAME: MATERIAL	FRAME: FINISH	FRR	HARDWARE: LOCK SET	HARDWARE: HIGH THRESHOLD	HARDWARE: LEVER HANDLE	HARDWARE: SELF CLOSING	HARDWARE: CARD READER	HARDWARE: PUSH BUTTON OPERATED	HARDWARE: SLIDING HARDWARE	HARDWARE: VIEWER	REMARKS
E001	UNIT ENTRY	3'-0" x 7'-0"	D-1	FG	PAINT		F-1	FG	PAINT		●	●	●					●	
E003	ROOF DECK	2'-6" x 7'-0"	D-3	FG	PAINT		F-1	FG	PAINT		●	●	●						
E004	ROOF DECK STORAGE	2'-8" x 7'-0"	D-1	HM	PAINT		F-1	ST	PAINT			●							
E005	ROOF DECK STORAGE	6'-0" x 7'-0"	D-2	HM	PAINT		F-2	ST	PAINT			●							
E006	ELECTRICAL ROOM / BIKE STORAGE	3'-0" x 7'-0"	D-2	HM	PAINT		F-2	ST	PAINT	45 MIN.	●	●	●		●				
S001	BEDROOM / BATHROOM	2'-6" x 6'-8"	D-1	HCW	PAINT		F-1	WOOD	PAINT				●						
S002	CLOSET / LAUNDRY	3'-0" x 6'-8"	D-2	HCW	PAINT		N/A	WOOD	PAINT										
S006	CLOSET	5'-0" x 6'-8"	D-6	HCW	PAINT		N/A	WOOD	PAINT										
S007	CLOSET	4'-0" x 6'-8"	D-6	HCW	PAINT		F-2	WOOD	PAINT										
S009	CLOSET	2'-0" x 6'-8"	D-4	HCW	PAINT		N/A	WOOD	PAINT										
S011	BATHROOM	2'-6" x 6'-8"	D-7	HCW	PAINT		F-2	WOOD	PAINT		●		●						PRIVACY LOCK
S012	CLOSET	10'-10" x 6'-8"	D-8	HCW	PAINT		N/A	WOOD	PAINT										
S013	CLOSET	9'-8" x 6'-8"	D-9	HCW	PAINT		N/A	WOOD	PAINT										
S014	LAUNDRY	2'-10" x 6'-8"	D-4	HCW	PAINT		N/A	WOOD	PAINT										
S015	CLOSET	4'-0" x 6'-8"	D-2	HCW	PAINT		N/A	WOOD	PAINT										
S016	CLOSET	5'-0" x 6'-8"	D-5	HCW	PAINT		N/A	WOOD	PAINT										
S017	CLOSET	2'-8" x 6'-8"	D-4	HCW	PAINT		N/A	WOOD	PAINT										

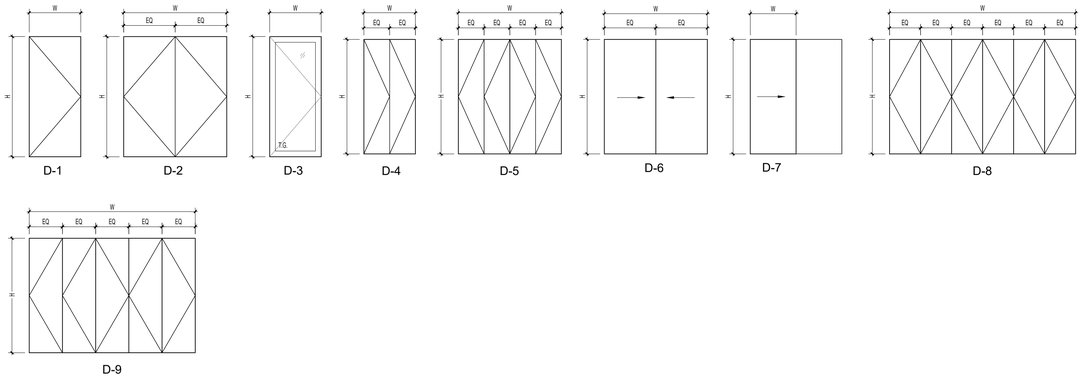
NOTES:

1. ALL DOOR OPENING SIZES TO BE VERIFIED ON SITE PRIOR TO DOOR AND FRAME FABRICATION.HOW
2. ALL DOOR DIMENSIONS SHOWN ARE ROUGH OPENING DIMENSIONS.
3. ALL EXTERIOR DOORS TO MEET N.A.F.S. REQUIREMENTS INCLUDING GLAZING.
4. ALL DOOR GLAZING TO BE TEMPERED.
5. PROVIDE EXIT HARDWARE AS PER SPECIFIED HARDWARE GROUP.
6. LEVER DOOR HANDLES MUST BE PROVIDED IN ALL COMMON AREAS.
7. PRIVACY LOCKS TO BE INSTALLED ON WASHROOM DOOR.
8. DOOR AND HARDWARE MUST HAVE THE SPECIFIED FIRE RATING AND BE IN COMPLIANCE WITH BCBC 3.1.8.13.
9. UNLESS OTHERWISE NOTED, REFER TO INTERIOR DESIGN DRAWINGS FOR SUITE DOOR TRIM, FINISH & HARDWARE.
10. ALL EXTERIOR DOORS TO HAVE FULL PERIMETER WEATHERSTRIPPING, BOTTOM SWEEPS AND THRESHOLDS WITH STOPS.
11. DOOR HARDWARE SHOWN IS NOT ALL INCLUSIVE AND SHALL BE PREPARED BY HARDWARE SUPPLIER FOR THE INTENDED USE.
12. EVERY DOOR IN A FIRE SEPARATION SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
13. ALL INTERIOR DOORS IN SUITES TO HAVE A MINIMUM 3/8" UNDERCUT.

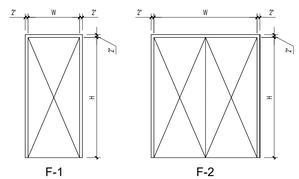
HCW: HOLLOW CORE WOOD
SCW: SOLID CORE WOOD
ICS: INSULATED CORE STEEL
HM: HOLLOW METAL DOOR
TSG: TEMPERED SAFETY GLASS
WD: HORIZONTAL ROUGH CUT CEDAR
CL: CLEAR SEAL
ST: STEEL
ALU: ALUMINUM
ACV: ALUMINUM CLAD VINYL
WG: WIRED SAFETY GLASS
FG: FIBREGLASS

DOOR TYPES

* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE



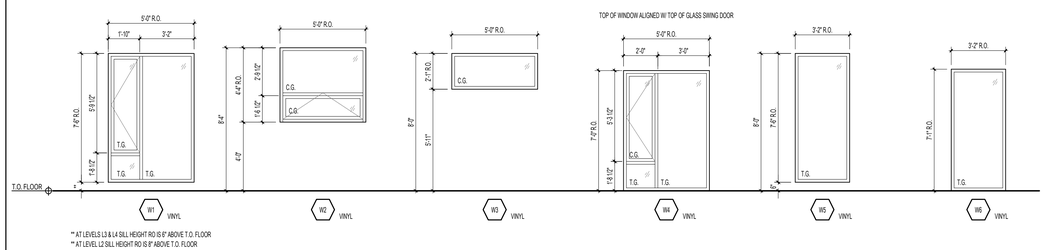
DOOR FRAMES



WINDOW SCHEDULE

* WINDOW SUPPLIER/MANUFACTURER TO PROVIDE CURRENT TESTING & CONFIRMATION OF COMPLIANCE OF TESTED GATEWAY SIZES WITH GLAZING SIZES INDICATED ON THIS SCHEDULE

C.G. : CLEAR GLAZING
T.G. : TEMPERED GLAZING



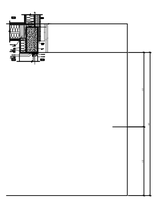
** AT LEVELS L3 & L4 SILL HEIGHT R/O IS 6" ABOVE T.O. FLOOR
** AT LEVEL L2 SILL HEIGHT R/O IS 8" ABOVE T.O. FLOOR

WINDOW NOTES:

1. SHOP DRAWINGS FOR ALL WINDOWS SIGNED AND SEALED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO THE ARCHITECT AND ENVELOPE ENGINEER FOR APPROVAL BEFORE WINDOW PURCHASE.
2. THE WINDOWS AND DOORS MUST MEET AAMA/WDMA/CSA 101/I.S.2/A440 - NAFS - NORTH AMERICAN FENESTRATION STANDARD / SPECIFICATION FOR WINDOWS, DOORS AND SKYLIGHTS. (HARMONIZED STANDARD) AND A440S1, CANADIAN SUPPLEMENT TO THE ABOVE STANDARD.
   - PERFORMANCE CLASS: LC
   - PERFORMANCE GRADE: 40
   - CANADIAN AIR INFL. /EXFL. LEVEL: A3
   - POSITIVE DESIGN PRESSURE: 1920 PA
   - NEGATIVE DESIGN PRESSURE: 1920 PA
   - WATER TEST PRESSURE (FINAL): 330 PA
3. WINDOWS TO BE DOUBLE PANE, USI-1.5I, SHGC-0.35
4. ALL WINDOWS AND DOORS INCLUDING ALUMINUM WINDOWS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER FOR ALL LOADS AND THE ATTACHMENT DETAILS OF THE WINDOWS AND DOORS TO THE BUILDING. STRUCTURAL ENGINEER SHALL PROVIDE AUTHENTICATED SHOP DRAWINGS AND SCHEDULES S-B AND S-C TO THE ARCHITECTURAL REGISTERED PROFESSIONAL OF RECORD.
5. ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING DIMS. FIELD MEASUREMENT OF WINDOW R.O. REQUIRED.
6. ALL OPERABLE WINDOWS ABOVE THE FIRST STOREY THAT ARE LESS THAN 42 ABOVE THE FINISHED FLOOR MUST BE RESTRICTED TO OPEN 4" OR LESS.
7. ALL EXTERIOR GLAZING TO BE LOW E.
8. ENSURE ALL GLAZING BELOW 1070mm AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.
9. STOREFRONT HARDWARE TO BE PREPARED BY THE SUPPLIER FOR THE ARCHITECTS REVIEW.

VINYL FLANGE WINDOW REQUIREMENTS

1. SYSTEM INTERNAL DRAINAGE: DRAIN WATER ENTERING JOINTS, CONDENSATION OCCURRING IN GLAZING CHANNELS, OR MIGRATING MOISTURE OCCURRING WITHIN SYSTEM, TO THE EXTERIOR BY A WEEP DRAINAGE NETWORK.
2. AIR AND VAPOUR SEAL: MAINTAIN CONTINUOUS AIR BARRIER AND VAPOUR RETARDER THROUGHOUT ASSEMBLY, PRIMARILY IN LINE WITH INSIDE PANE OF GLASS AND HEEL BEAD OF GLAZING COMPOUND.



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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

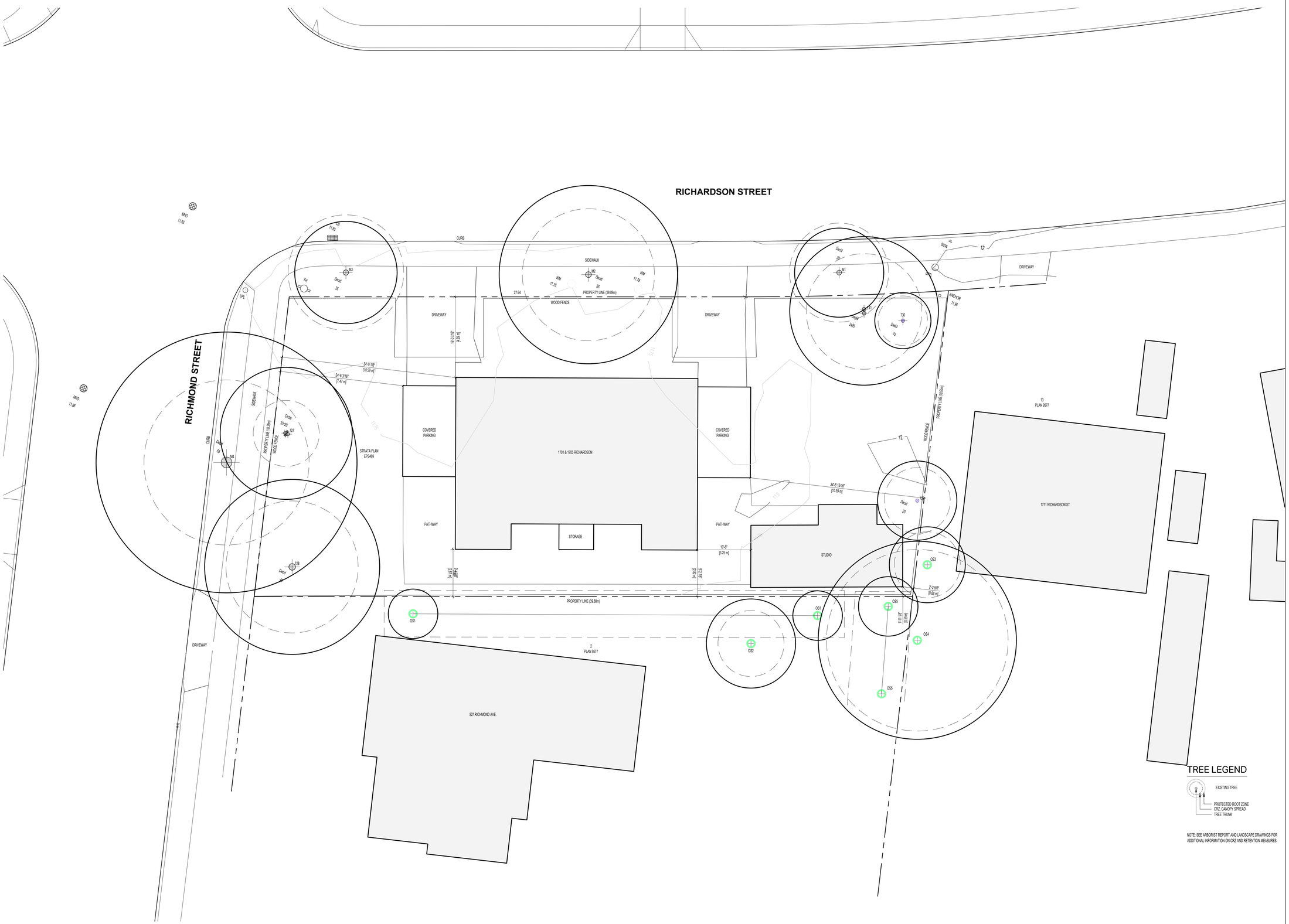
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

DOOR & WINDOW SCHEDULES

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

DRAWING NO: A008



TREE LEGEND

- EXISTING TREE
- PROTECTED ROOT ZONE, CRZ, CANOPY SPREAD
- TREE TRUNK

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

1 EXISTING SITE PLAN

1:100

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
04	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
03	ISSUED FOR BUILDING PERMIT	12/19/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

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VICTORIA, BC

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DRAWING TITLE:

EXISTING SITE PLAN

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

DRAWING NO: A101

1 **PROPOSED SITE PLAN**

1:100

TREE LEGEND

- EXISTING TREE TO BE RETAINED
  - PROTECTED ROOT ZONE
  - CRZ, CANOPY SPREAD
  - TREE TRUNK
- EXISTING TREE TO BE REMOVED
  - PROTECTED ROOT ZONE
  - CRZ, CANOPY SPREAD
  - TREE TRUNK
- PROPOSED TREE

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

GENERAL LEGEND

- 00.0m — PROPOSED GRADE
- 00.0m — EXISTING GRADE

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SEAL

REGISTERED ARCHITECT COLIN HARPER PROVINCE OF BRITISH COLUMBIA

NORTH ARROW

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APPLICANT: GREG GILLESPIE
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07	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
06	ISSUED FOR BUILDING PERMIT	12/19/2025
05	ISSUED FOR COORDINATION	12/07/2025
04	REISSUED FOR DEVELOPMENT PERMIT	11/10/2025
03	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
02	ISSUED FOR COORDINATION	07/21/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

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DRAWING TITLE:

PROPOSED SITE PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH
		DRAWING NO:	A102

1 LEVEL 1 PLAN

1:50

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APPLICANT: GREG GILLESPIE
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06	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
05	ISSUED FOR BUILDING PERMIT	12/19/2025
04	RE-ISSUED FOR DEVELOPMENT PERMIT	12/12/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

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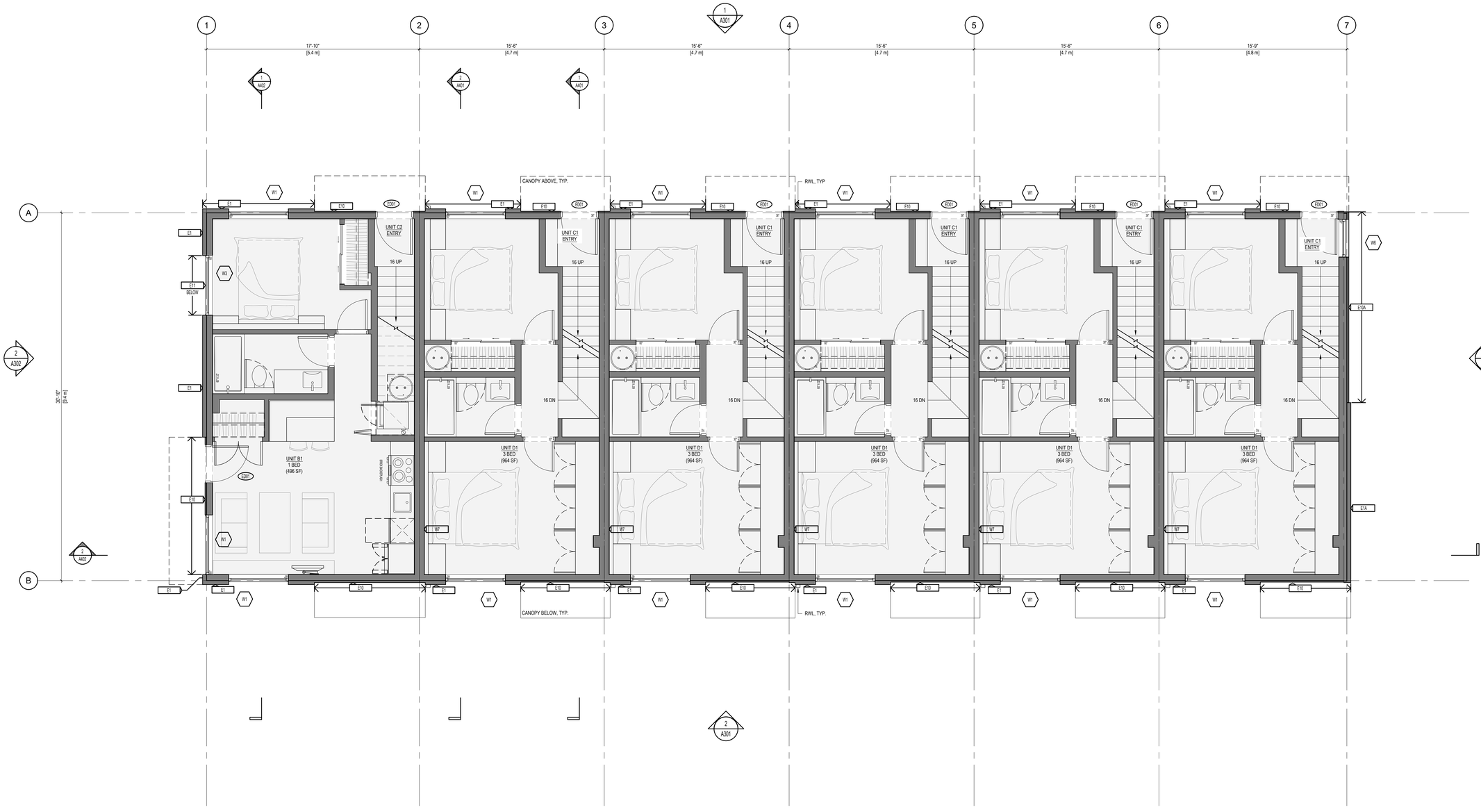
DRAWING TITLE:

LEVEL 1 PLAN

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

DRAWING NO: A201



1 LEVEL 2 PLAN

1:50

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APPLICANT: GREG GILLESPIE
250-858 6940

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05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

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VICTORIA, BC

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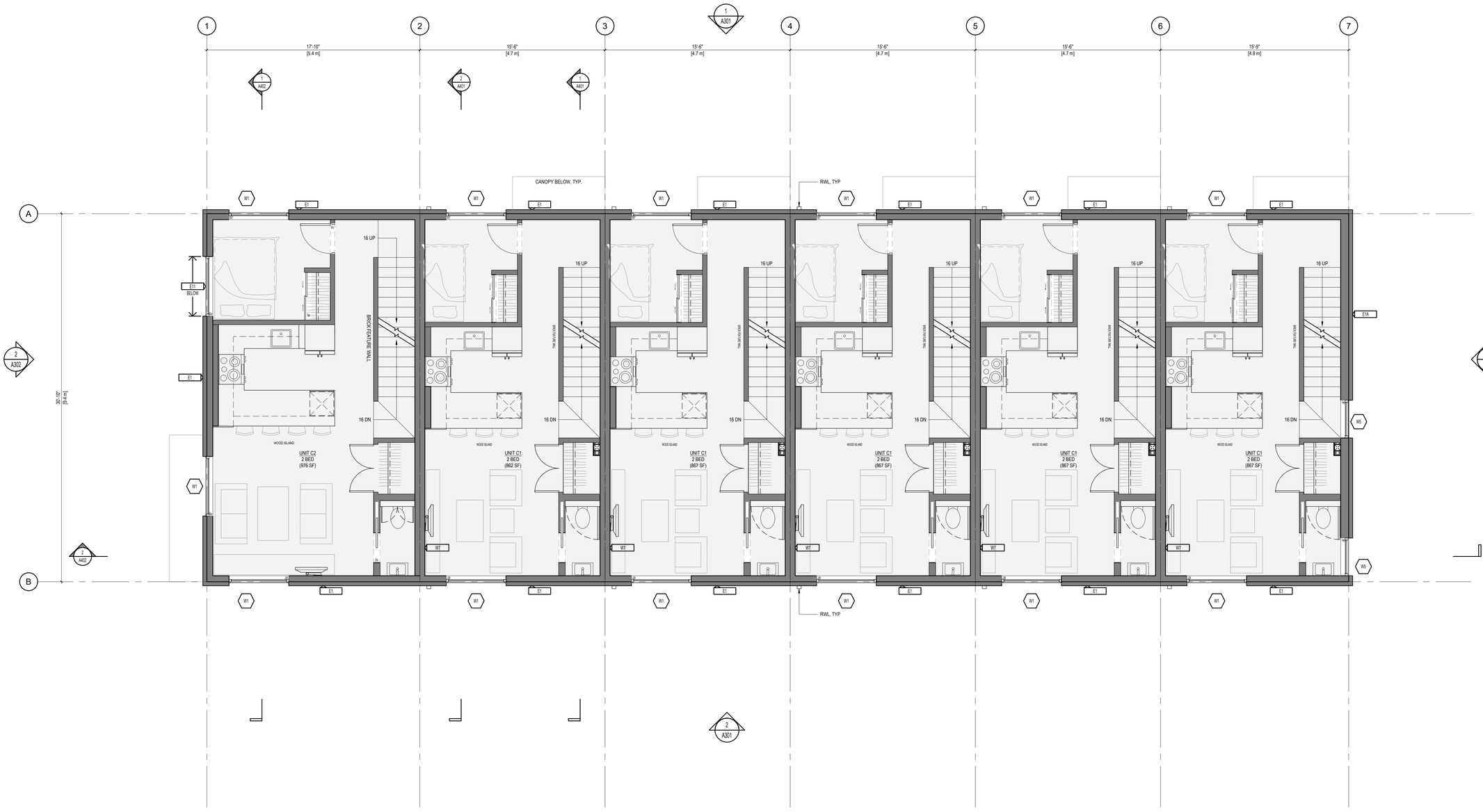
DRAWING TITLE:

LEVEL 2 PLAN

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

DRAWING NO: A202



1 LEVEL 3 PLAN

1:50

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APPLICANT: GREG GILLESPIE
250-858 6940

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04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

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DRAWING TITLE:

LEVEL 3 PLAN

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

DRAWING NO: A203

1 LEVEL 4 PLAN

1:50

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03	ISSUED FOR COORDINATION	12/07/2025
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01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

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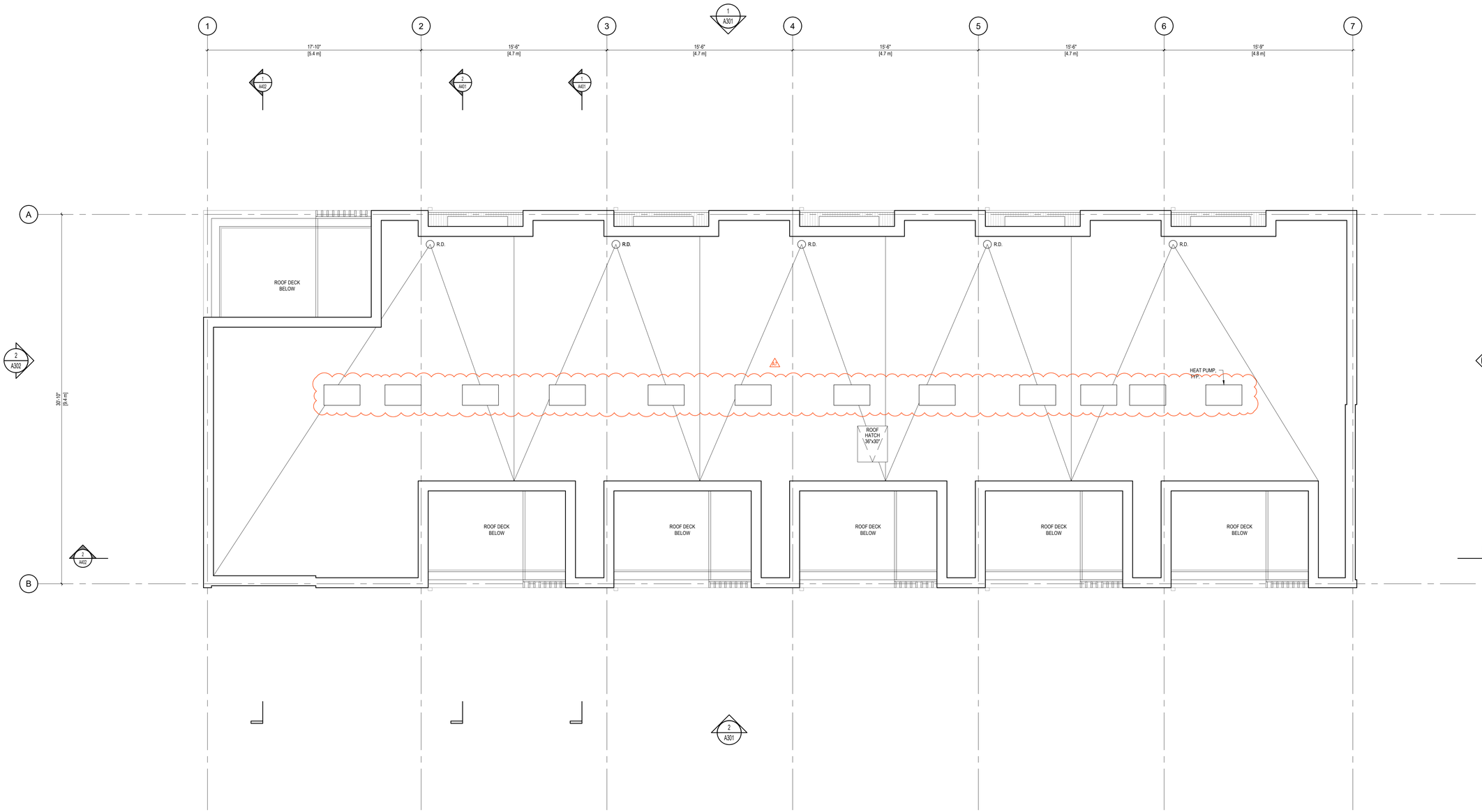
DRAWING TITLE:

LEVEL 4 PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH
		DRAWING NO:	A204



1 ROOF PLAN

1:50

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04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	ISSUED FOR COORDINATION	12/07/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

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VICTORIA, BC

PROJECT ADDRESS:
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VICTORIA, BC, V8S 8Y8

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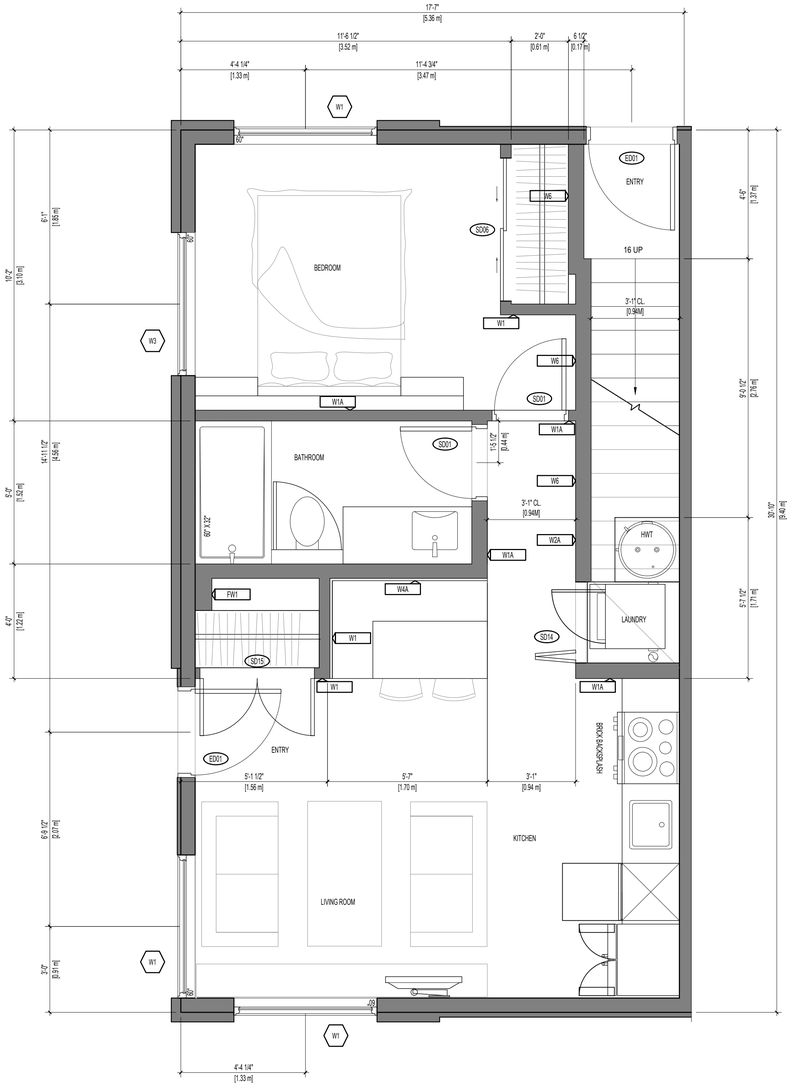
DRAWING TITLE:

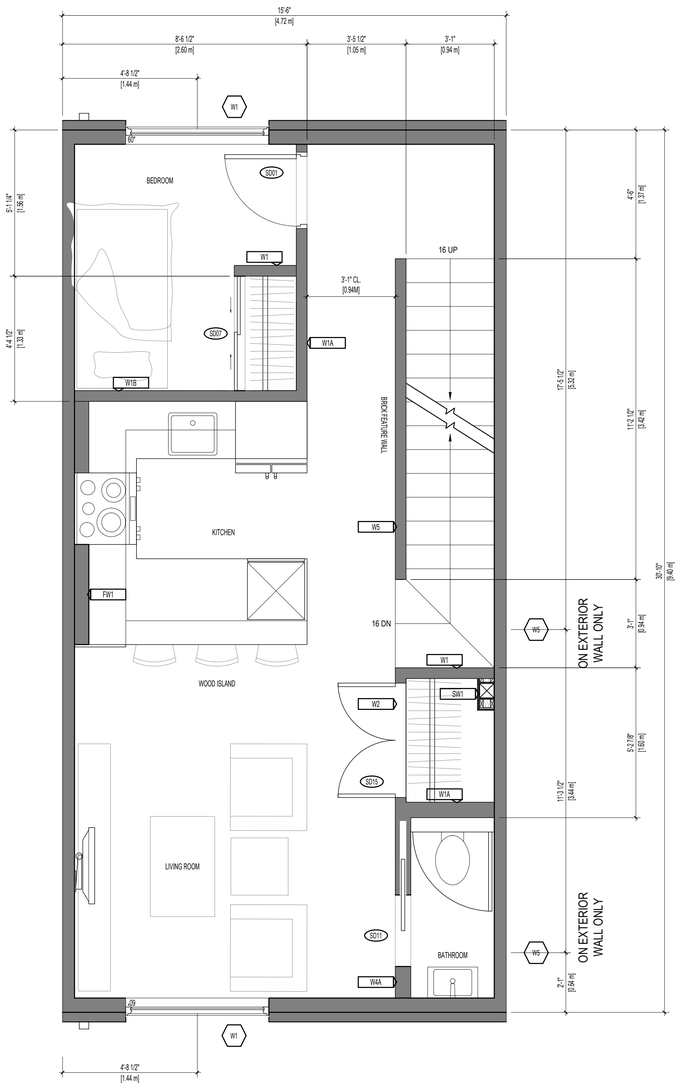
ROOF PLAN

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

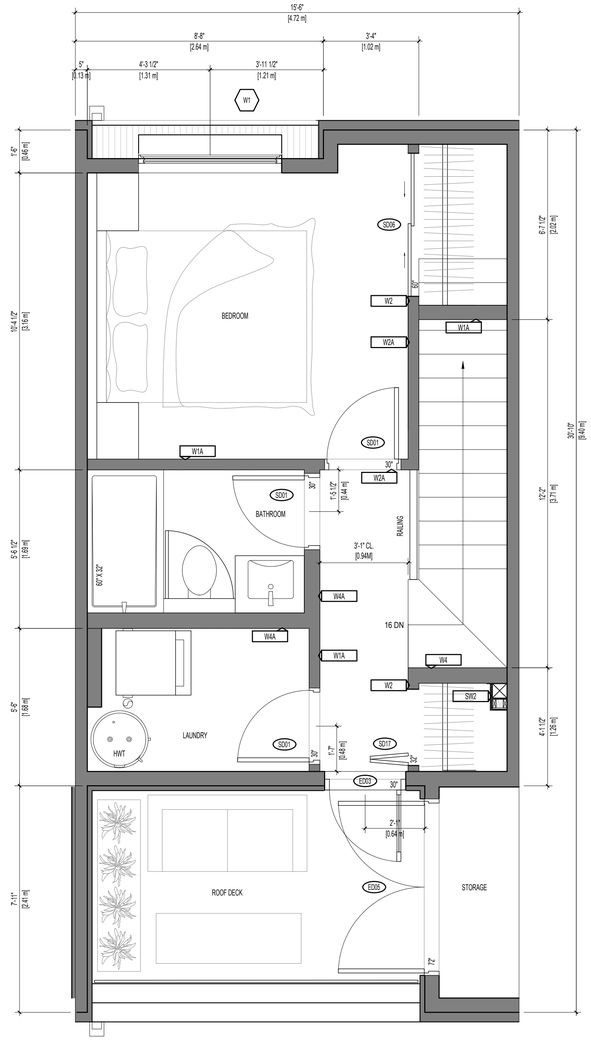
DRAWING NO: A205



1 UNIT B1
1 BEDROOM (496 sf / 46.08 m2)
1:30



2 UNIT C1 - LOWER LEVEL
2 BEDROOM (862 sf / 80.08 m2)
1:30



3 UNIT C1 - UPPER LEVEL
2 BEDROOM (862 sf / 80.08 m2)
1:30

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

LEGEND

DROPPED CEILING / BULKHEAD, 7'-8" A.F.F. U.N.O.

APPLICANT: GREG GILLESPIE
250-858 6940

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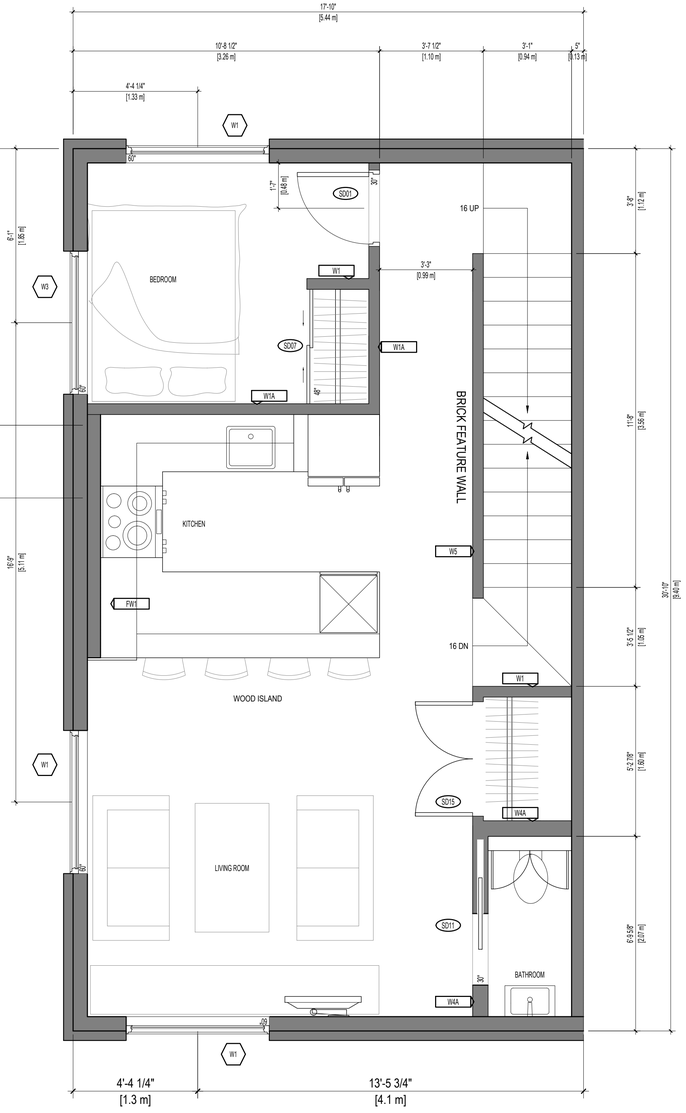
DRAWING TITLE:

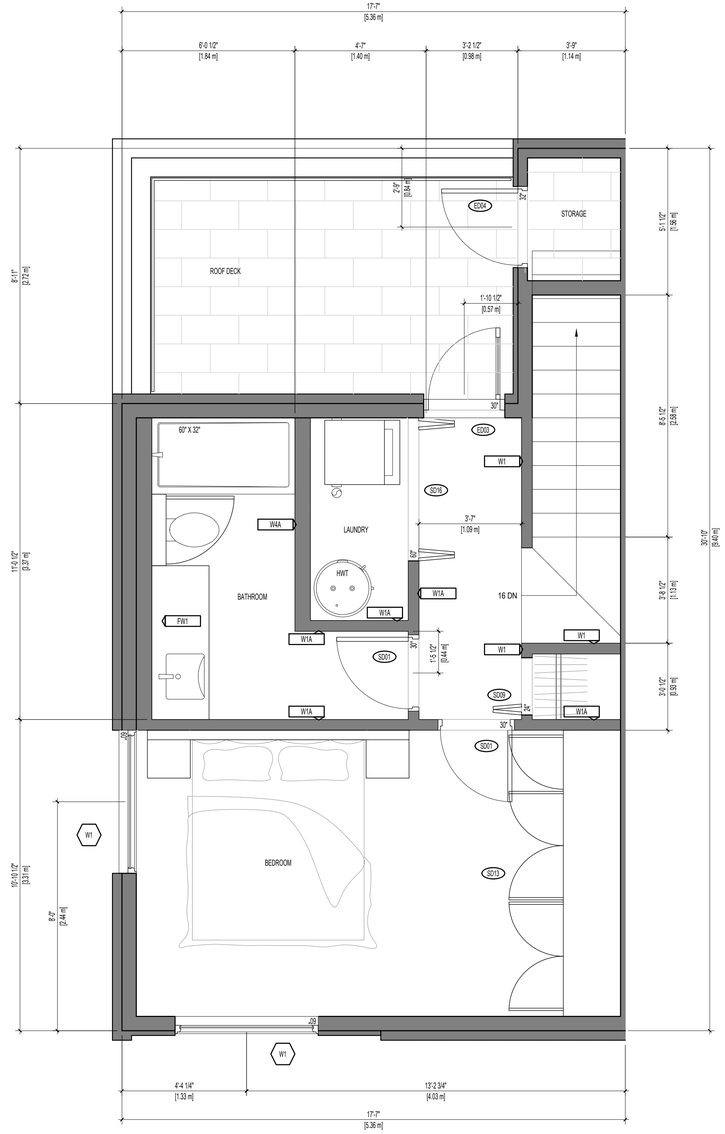
UNIT PLANS

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

DRAWING NO: A211



1 UNIT C2 - LOWER LEVEL
2 BEDROOM (976 sf / 90.67 m2)
1:30



2 UNIT C2 - UPPER LEVEL
2 BEDROOM (976 sf / 90.67 m2)
1:30

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

LEGEND

DROPPED CEILING / BULKHEAD, 7'-8" A.F.F. U.N.O.

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
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01	ISSUED FOR BUILDING PERMIT	12/19/2025

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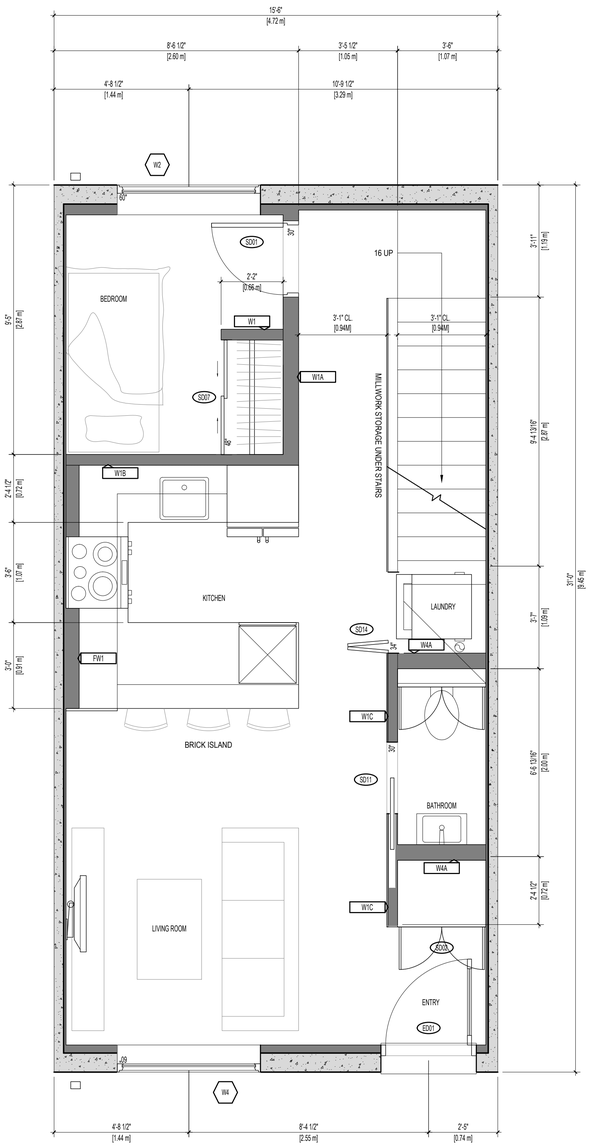
DRAWING TITLE:

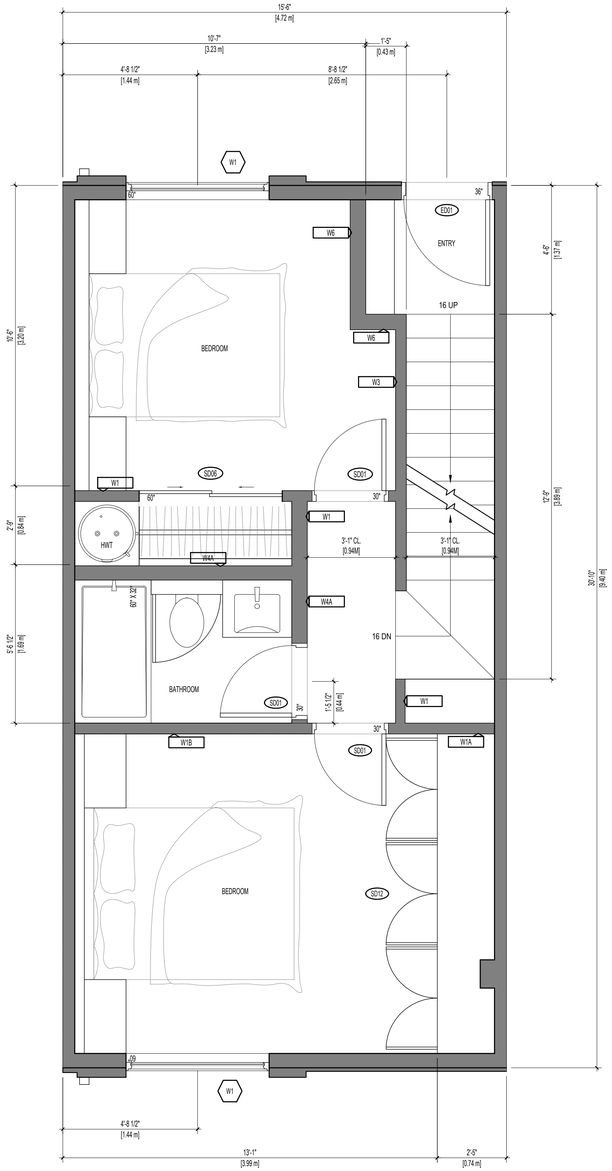
UNIT PLANS

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

DRAWING NO: A212



1 UNIT D1 - LOWER LEVEL
3 BEDROOM (964 sf / 89.56 m2)
1:30



2 UNIT D1 - UPPER LEVEL
3 BEDROOM (964 sf / 89.56 m2)
1:30

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NORTH ARROW

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

LEGEND

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

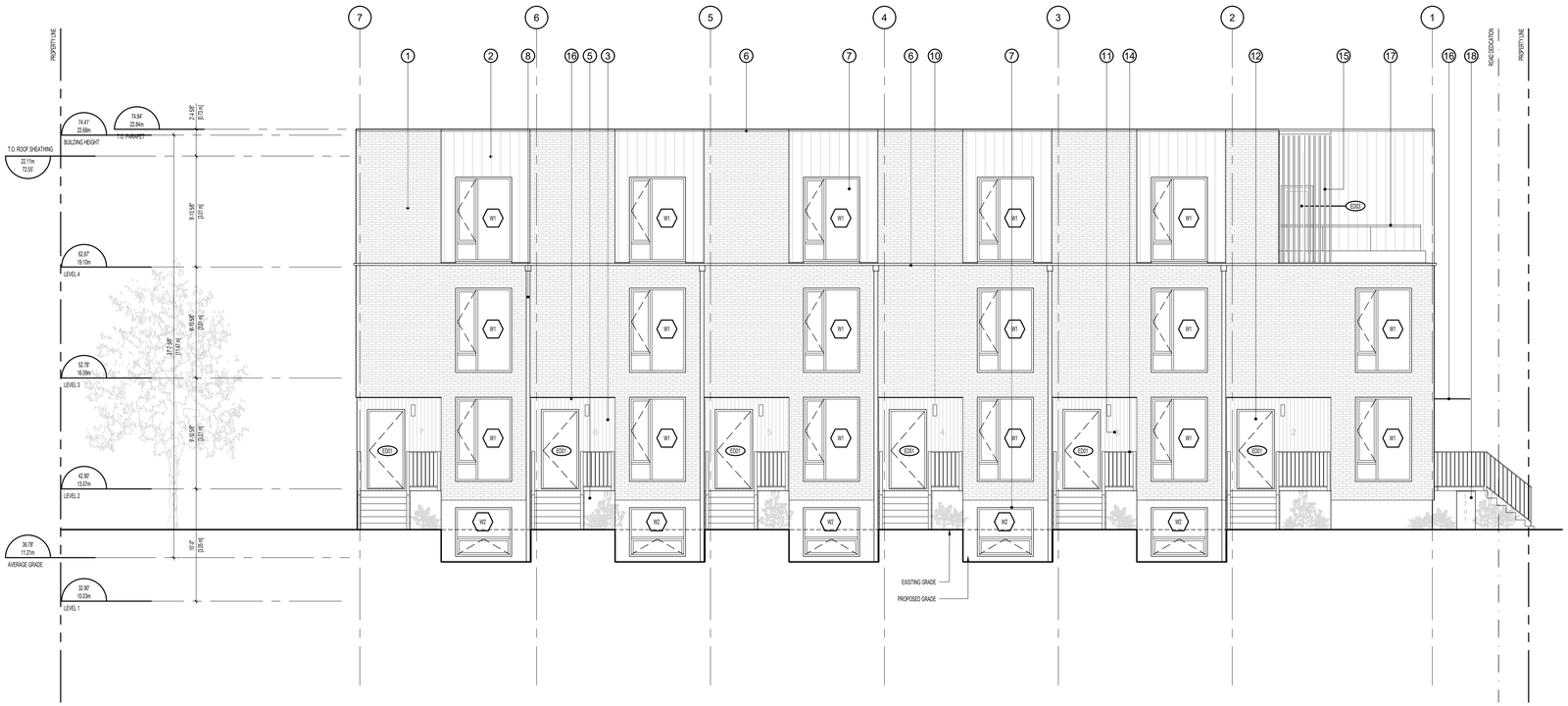
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

UNIT PLANS

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

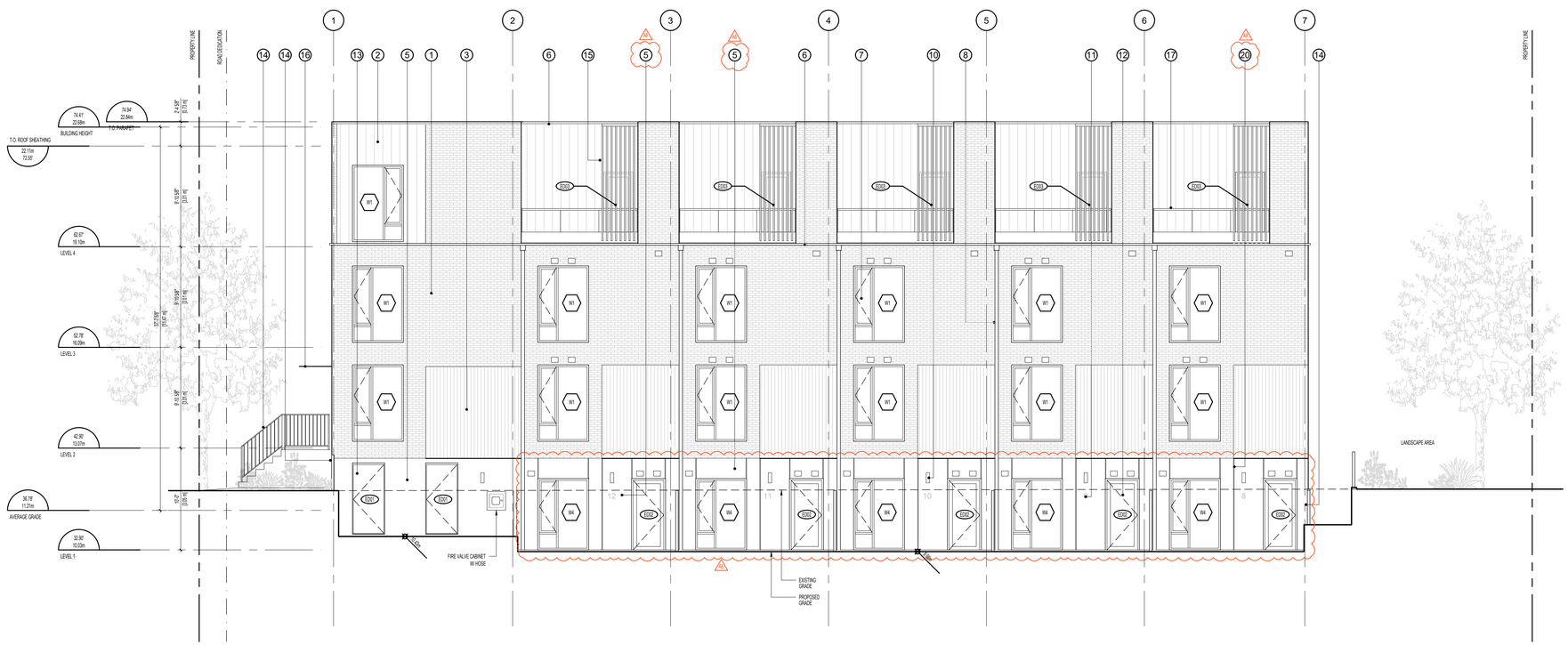
DRAWING NO: A213



1 NORTH ELEVATION

1/A201

1:75



2 SOUTH ELEVATION

1/A201

1:75

	MATERIAL	COLOUR / FINISH
1.	THIN BRICK	OFF WHITE
2.	STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3.	VERTICAL WOOD SIDING	CLEAR SEAL
4.	METAL PANEL	LIGHT GREY / FACTORY FINISH
5.	ARCHITECTURAL CONCRETE	CLEAR SEAL
6.	BRAKE METAL FLASHING	LIGHT GREY / FACTORY FINISH
7.	VINYL WINDOW / DOOR	LIGHT GREY / FACTORY FINISH
8.	METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9.	OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10.	SCONCE LIGHTING	LIGHT GREY / FACTORY FINISH
11.	METAL ADDRESSING	LIGHT GREY / FACTORY FINISH
12.	FIBREGLASS DOOR	LIGHT GREY / PRE-PAINTED
13.	STEEL UTILITY DOOR	LIGHT GREY / PRE-PAINTED
14.	CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PRE-PAINTED
15.	VERTICAL METAL LOUVERS	LIGHT GREY / PRE-PAINTED
16.	STEEL PLATE CANOPY	LIGHT GREY / POWDER COATED
17.	GLASS GUARDRAIL	CLEAR / N/A
18.	GROUND MOUNTED WAYFINDING SIGN	20"x42" METAL UNIT
19.	ALU.3 ACM PANEL	LIGHT GREY / PRE-PAINTED
20.	CONCRETE WALL CONTROL JOINTS	

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SEAL

NORTH ARROW

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

APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	REISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

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

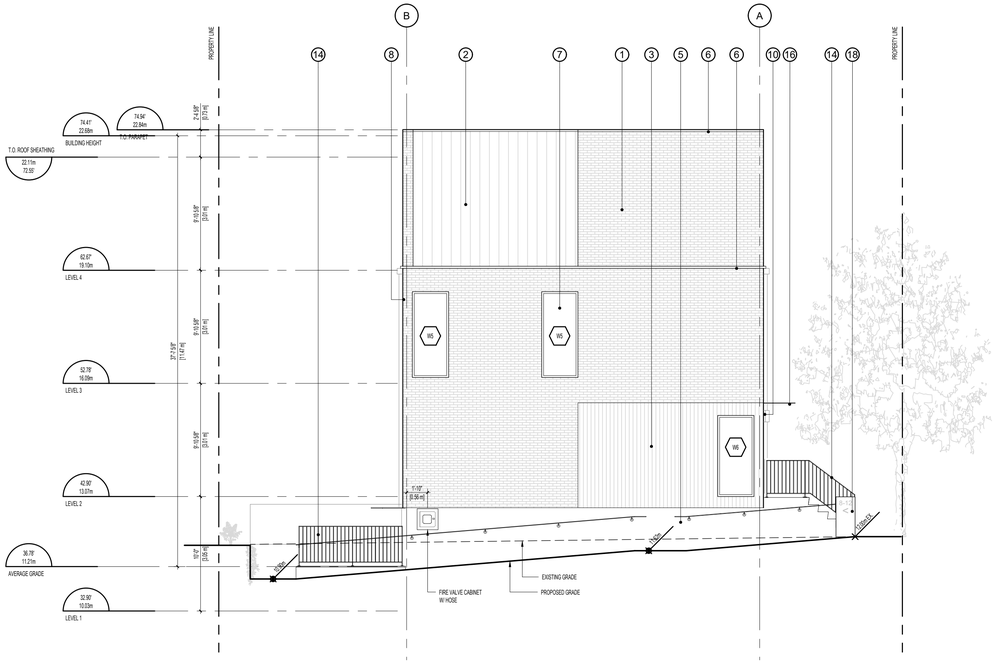
DRAWING TITLE:

ELEVATIONS

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

DRAWING NO: A301

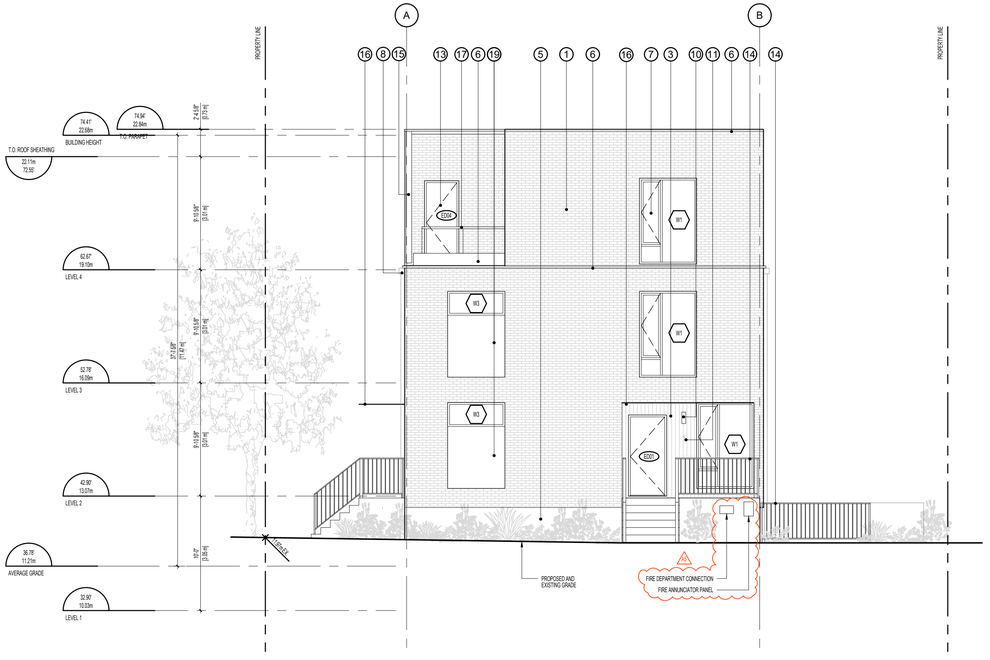
	MATERIAL	COLOUR / FINISH
1.	THIN BRICK	OFF WHITE
2.	STANDING SEAM METAL ROOFING	WARM GREY / FACTORY FINISH
3.	VERTICAL WOOD SIDING	CLEAR SEAL
4.	METAL PANEL	LIGHT GREY / FACTORY FINISH
5.	ARCHITECTURAL CONCRETE	CLEAR SEAL
6.	BRAKE METAL FLASHING	LIGHT GREY / FACTORY FINISH
7.	VINYL WINDOW / DOOR	LIGHT GREY / FACTORY FINISH
8.	METAL DOWNSPOUT AND GUTTER	LIGHT GREY / FACTORY FINISH
9.	OPAQUE GLASS PRIVACY SCREEN	LIGHT GREY / FACTORY FINISH
10.	SCONCE LIGHTING	LIGHT GREY / FACTORY FINISH
11.	METAL ADDRESSING	LIGHT GREY / FACTORY FINISH
12.	FIBREGLASS DOOR	LIGHT GREY / PRE-PAINTED
13.	STEEL UTILITY DOOR	LIGHT GREY / PRE-PAINTED
14.	CUSTOM METAL PICKET GUARDRAIL	LIGHT GREY / PRE-PAINTED
15.	VERTICAL METAL LOUVERS	LIGHT GREY / PRE-PAINTED
16.	STEEL PLATE CANOPY	LIGHT GREY / POWDER COATED
17.	GLASS GUARDRAIL	CLEAR / N/A
18.	GROUND MOUNTED WAYFINDING SIGN	20"x42" METAL UNIT
19.	ALUX ACM PANEL	LIGHT GREY / PRE-PAINTED
20.	CONCRETE WALL CONTROL JOINTS	



1 EAST ELEVATION

1/A201

1:75



2 WEST ELEVATION

1/A201

1:75

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	REISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

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

DRAWING TITLE:

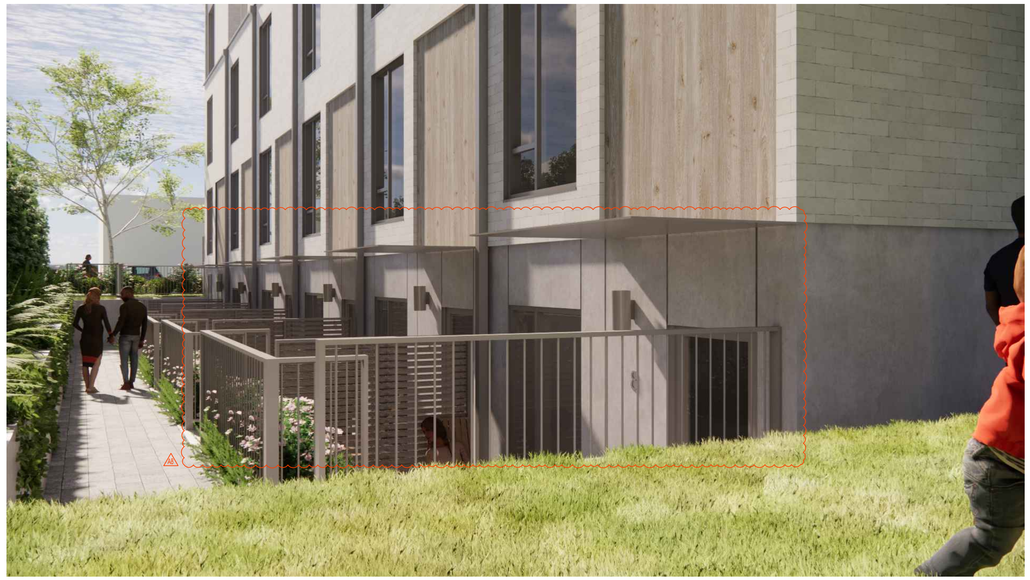
ELEVATIONS

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

DRAWING NO: A302

1 VIEW SOUTH FROM RICHARDSON

N/A



2 VIEW WEST FROM L1 WALKWAY

N/A

3 VIEW NORTHEAST FROM RICHMOND

N/A

4 VIEW SOUTHWEST FROM RICHARDSON

N/A

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	REISSUED FOR DEVELOPMENT PERMIT	11/24/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

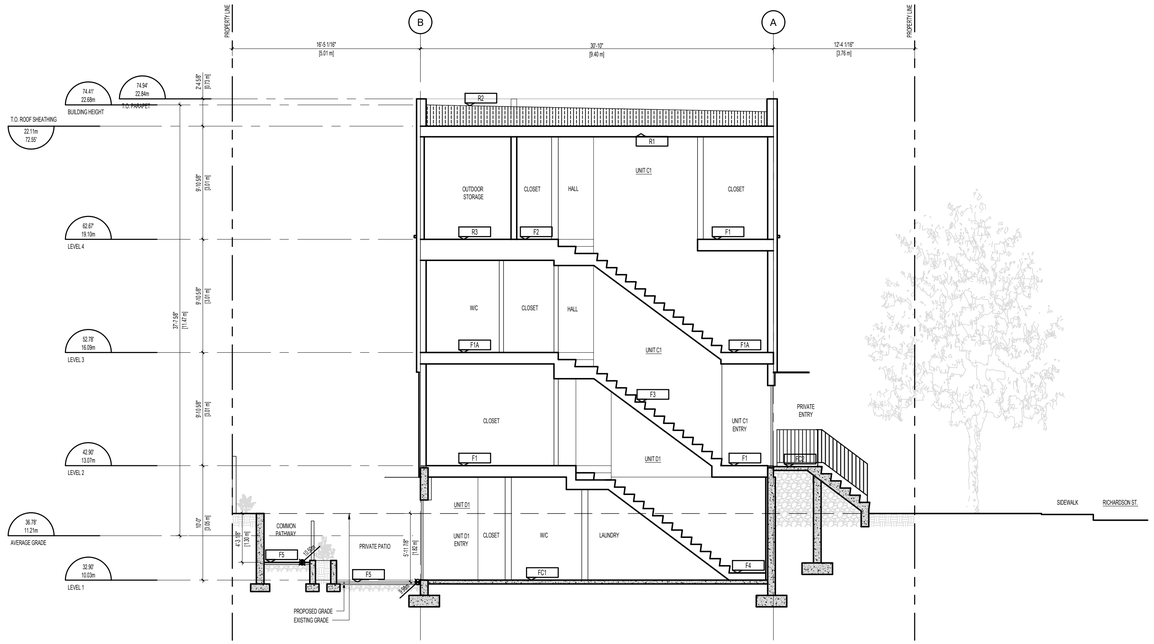
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

RENDERINGS

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

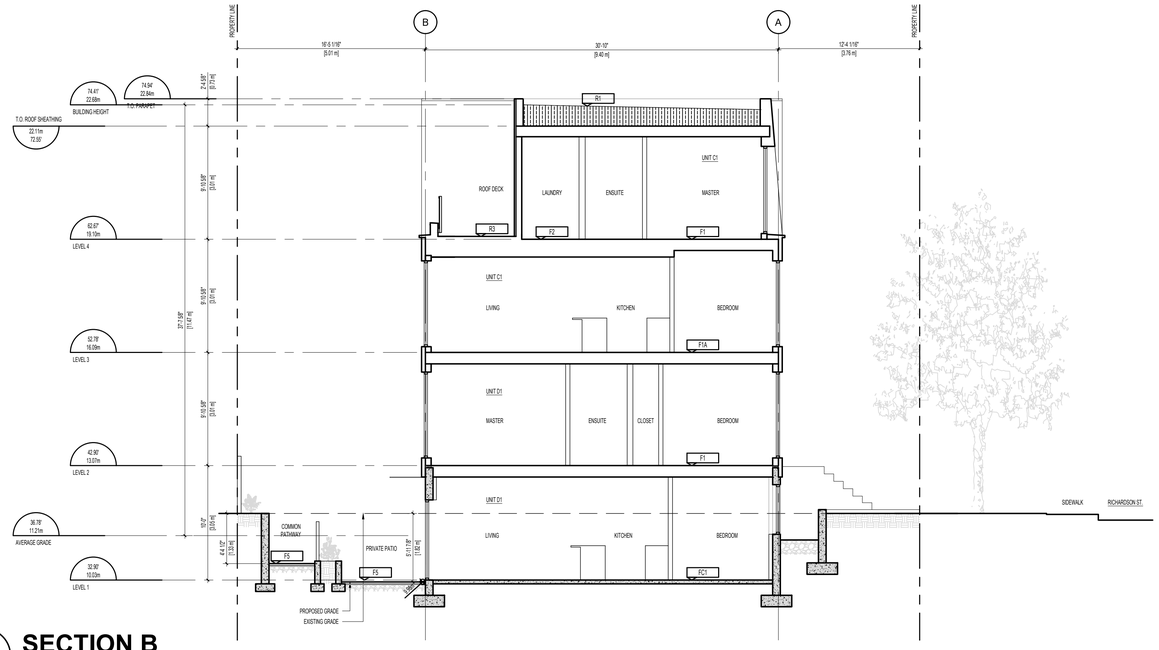
DRAWING NO: A303



1 / 1A201

SECTION A

1:75



2 / 1A201

SECTION B

1:75

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	REISSUED FOR DEVELOPMENT PERMIT 2	11/20/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

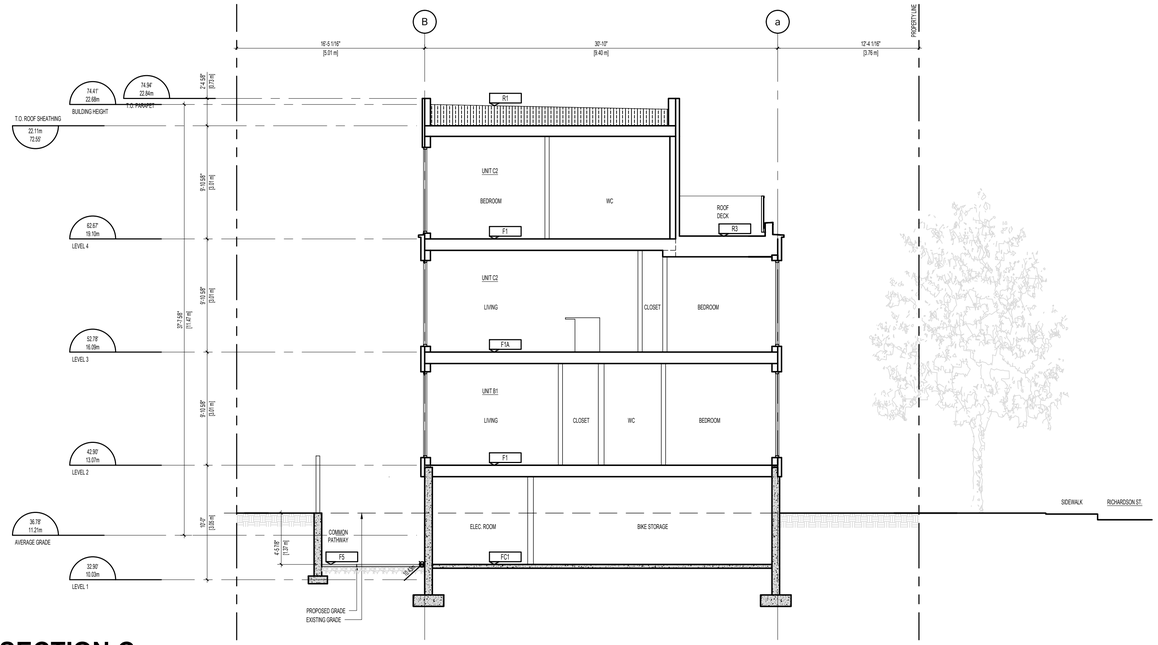
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

SECTIONS

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

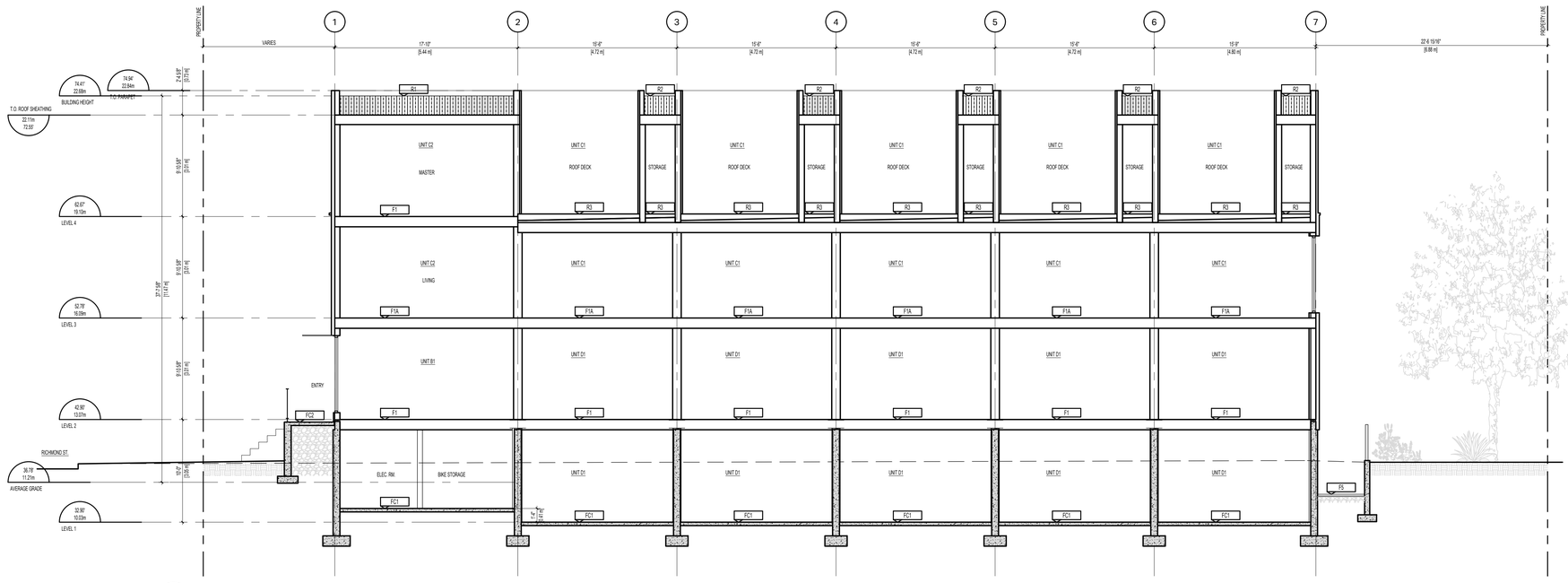
DRAWING NO: A401



1 SECTION C

1A201

1:75



2 SECTION D

1A201

1:75

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
05	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
04	ISSUED FOR BUILDING PERMIT	12/19/2025
03	REISSUED FOR DEVELOPMENT PERMIT 2	11/20/2025
02	REISSUED FOR DEVELOPMENT PERMIT	07/25/2025
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:

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

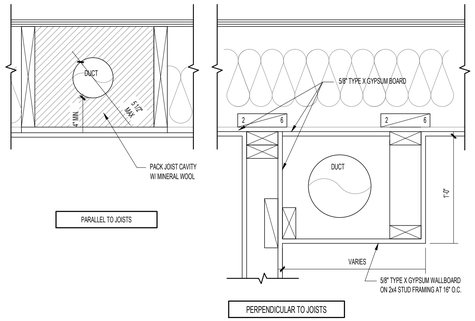
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

SECTIONS

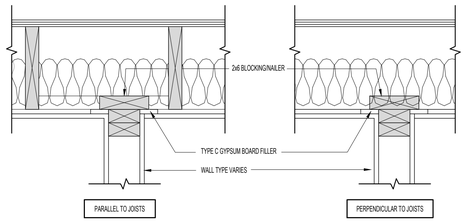
PROJECT NO:	2407	DRAWN BY:	KG/PS
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO: A402



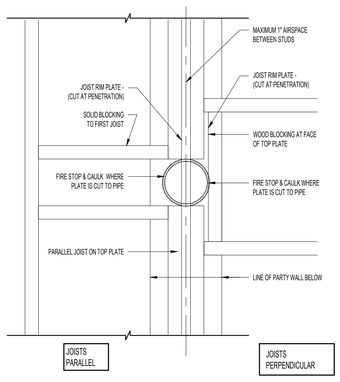
1 DUCT DETAIL

1-1/2" = 1'-0"



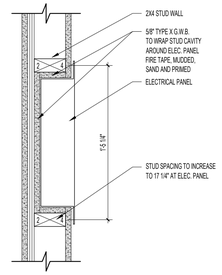
2 TYP. FLOOR-WALL SECTION

1-1/2" = 1'-0"



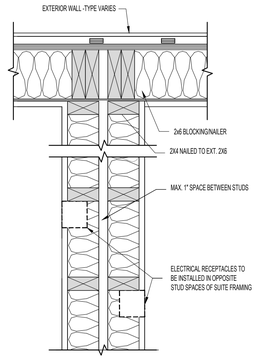
3 PLUMBING THRU FLOOR AT PARTY WALL

1-1/2" = 1'-0"



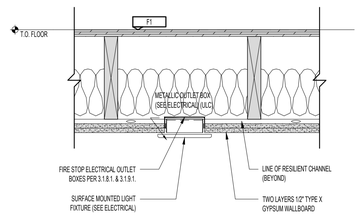
4 ELECTRICAL PANEL FIRESTOPPING

1-1/2" = 1'-0"



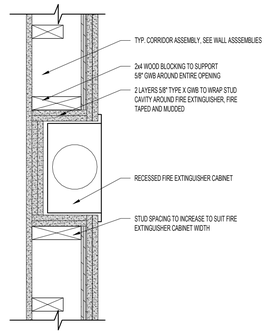
5 BACK-TO-BACK RECETACLE OFFSET AT PARTY WALL

1-1/2" = 1'-0"



6 ELECTRICAL OUTLET BOX FIRESTOPPING

1-1/2" = 1'-0"



7 RECESSED FIRE EXTINGUISHER CABINET

1-1/2" = 1'-0"

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SEAL

REGISTERED ARCHITECT COLIN HARPER BRITISH COLUMBIA

NORTH ARROW

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

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VICTORIA, BC

PROJECT ADDRESS:

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VICTORIA, BC, V8S 8Y8

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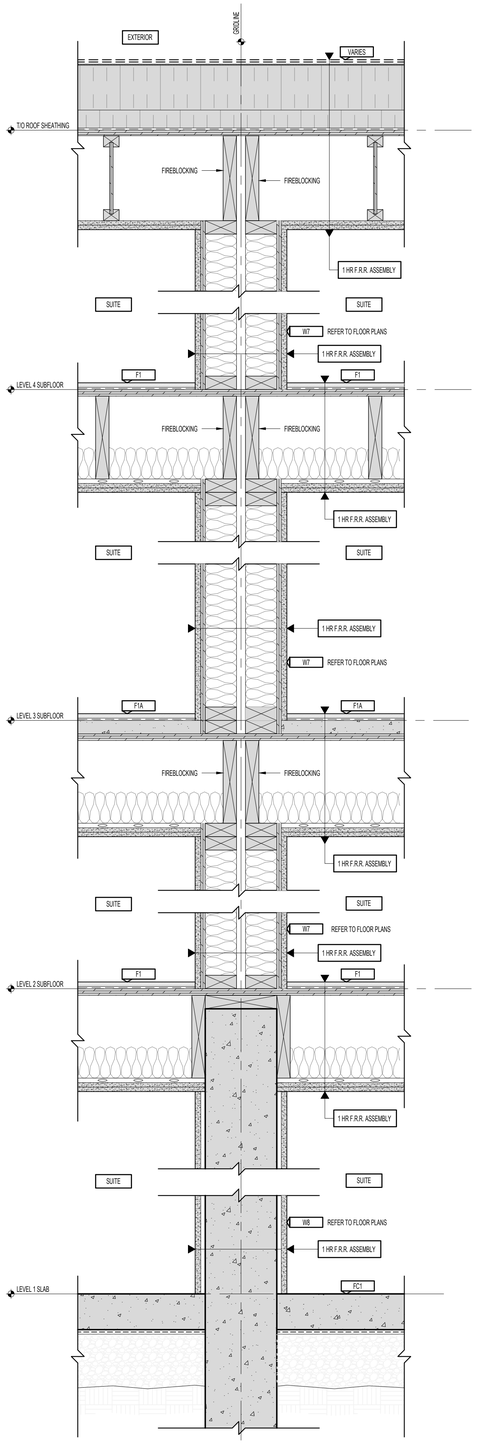
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

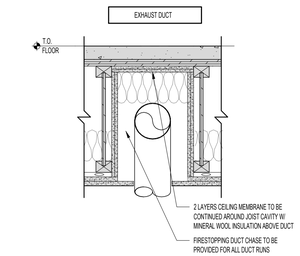
FIRESTOPPING DETAILS

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

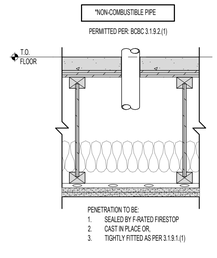
DRAWING NO: A611



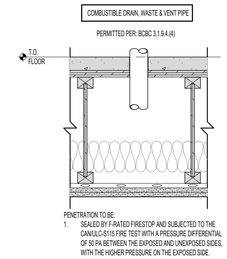
1 FIRESTOPPING SECTION DETAIL AT PARTY WALL
1-1/2" = 1'-0"



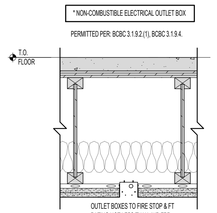
3 FIRESTOPPING SCT. DUCT CHASE
1-1/2" = 1'-0"



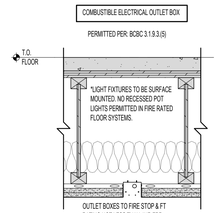
4 FIRESTOPPING SCT. NON-COMB. PIPE
1-1/2" = 1'-0"



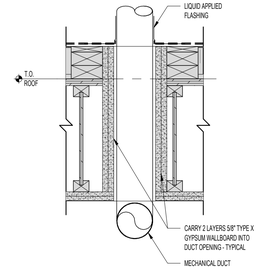
5 FIRESTOPPING SCT. COMB. PIPE
1-1/2" = 1'-0"



6 FIRESTOPPING SCT. NON-COMB. OUTLET
1-1/2" = 1'-0"



7 FIRESTOPPING SCT. COMB. OUTLET
1-1/2" = 1'-0"



8 FIRE RATED SECTION AT MECH. DUCT
1-1/2" = 1'-0"

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REGISTERED ARCHITECT COLIN HARPER BRITISH COLUMBIA
ARCH-60167

NORTH ARROW

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

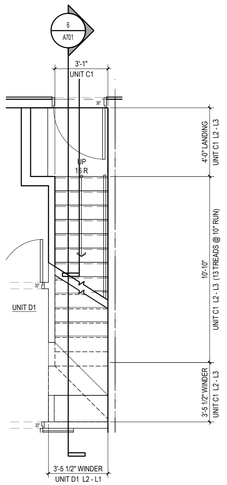
CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

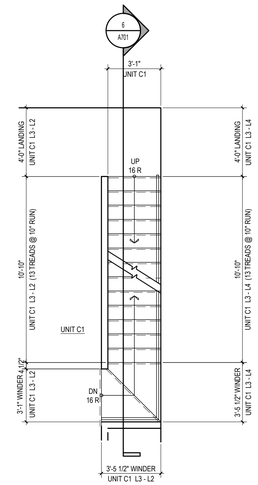
FIRESTOPPING DETAILS

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

DRAWING NO: A612



1 UNIT C1 STAIRS LEVEL 2
1:50



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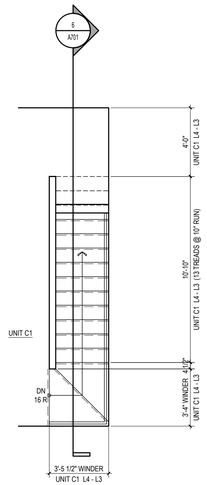

3 UNIT C1 STAIRS LEVEL 4
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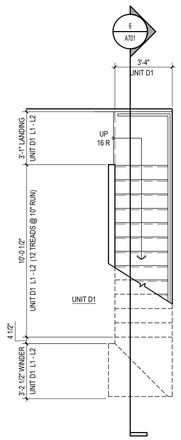

4 UNIT D1 STAIRS LEVEL 1
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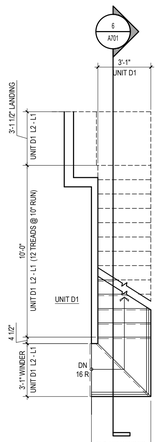
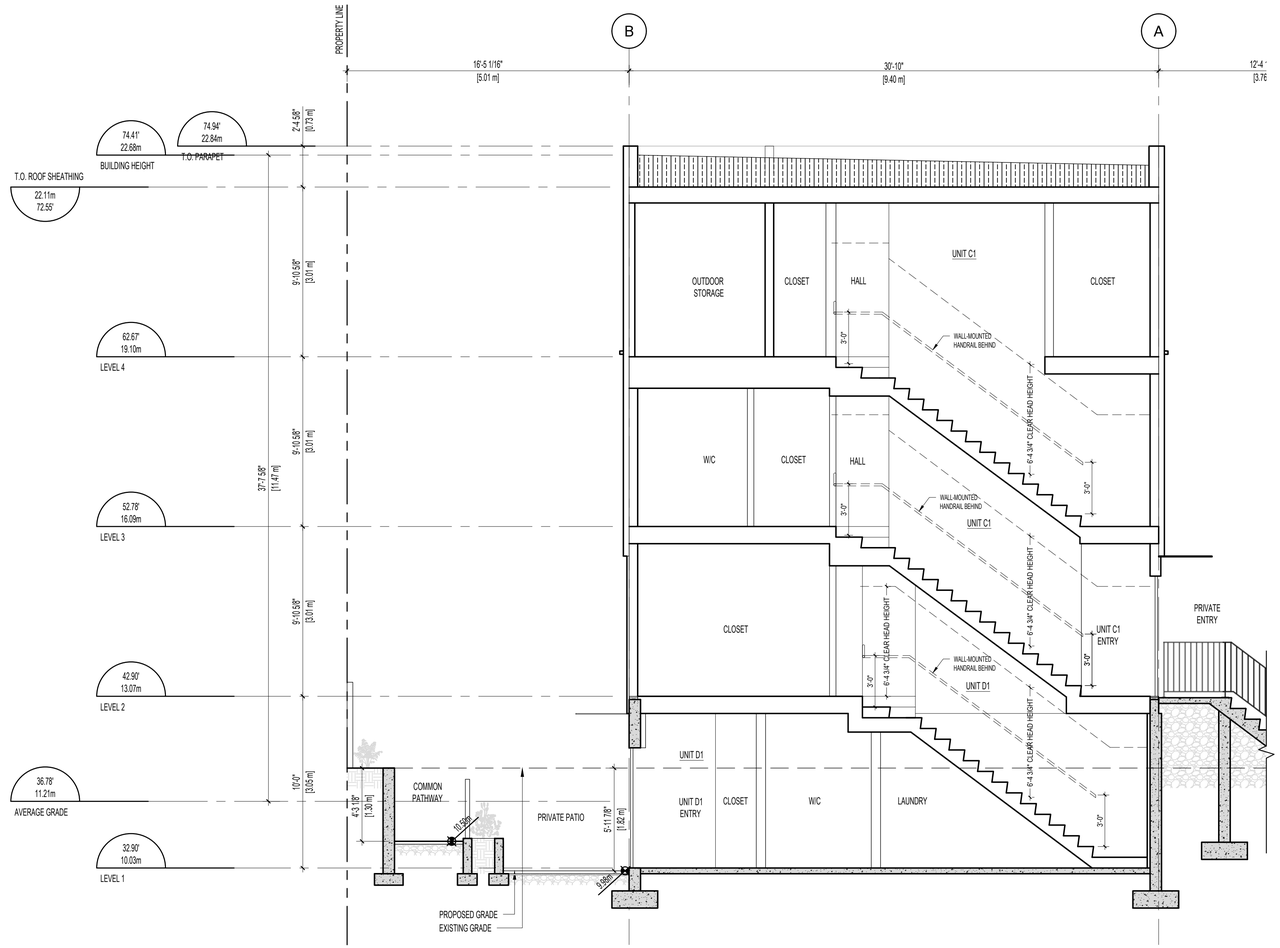


5 UNIT D1 STAIRS LEVEL 2
1:50



6 UNIT C1 & UNIT D1 STAIRS SECTION
1:50

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SEAL

REGISTERED ARCHITECT
COLIN HARPER
BRITISH COLUMBIA

NORTH ARROW

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
.02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
.01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

PROJECT ADDRESS:
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1839 Fairfield Road, Victoria, BC, V8S 1G9
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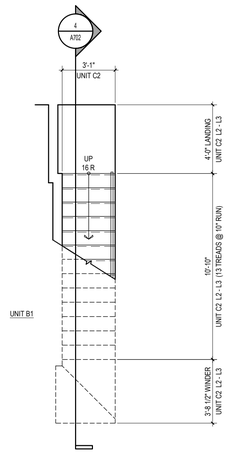
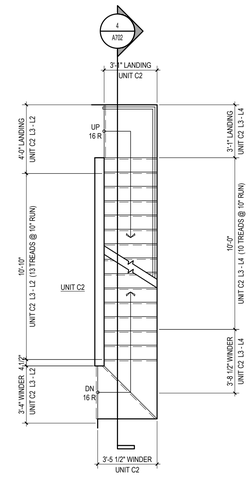
DRAWING TITLE:
STAIR PLANS & SECTIONS

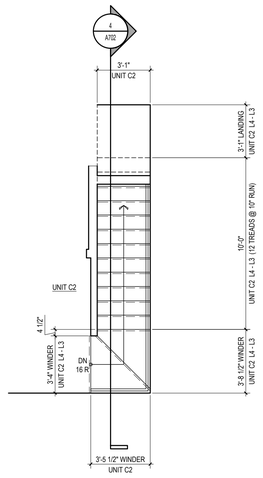
PROJECT NO:	2303	DRAWN BY:	PS
SCALE:	1:50	REVIEW BY:	CH
		DRAWING NO:	A701



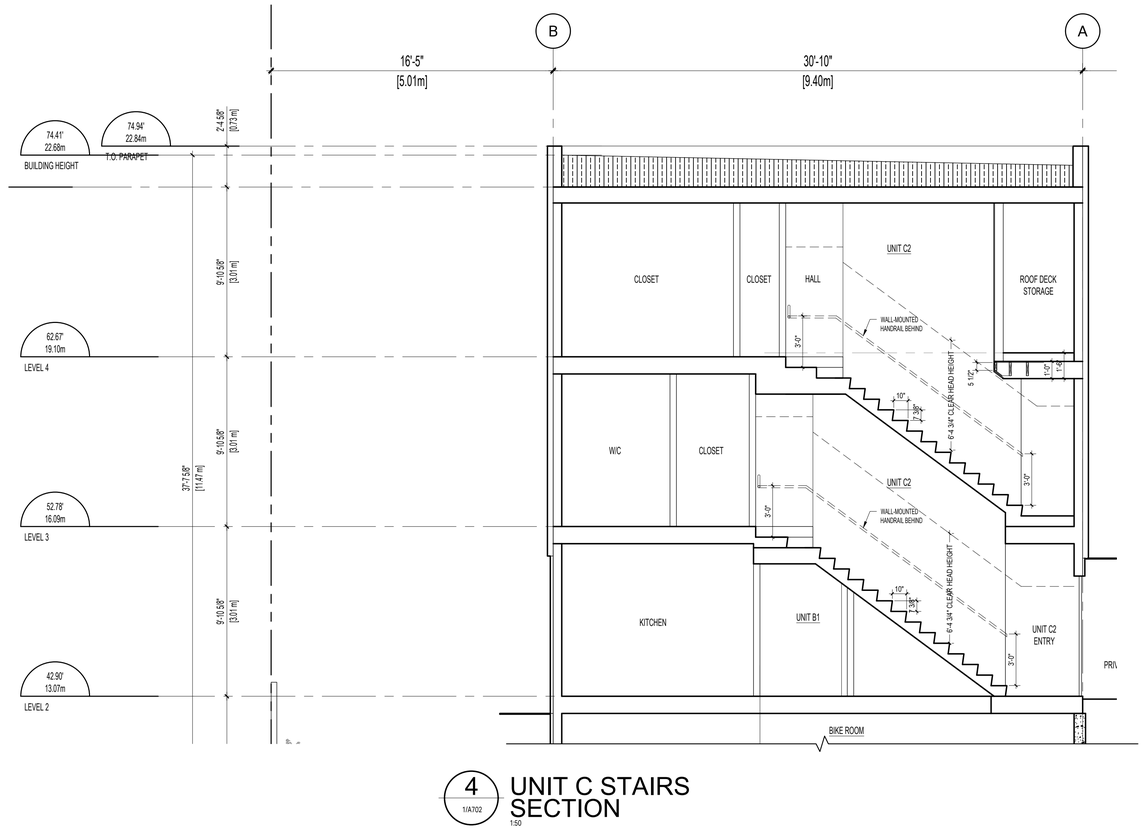
1 UNIT C2 STAIRS LEVEL 2
1:50



2 UNIT C2 STAIRS LEVEL 3
1:50



3 UNIT C2 STAIRS LEVEL 4
1:50



4 UNIT C STAIRS SECTION
1:50

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APPLICANT: GREG GILLESPIE
250-858 6940

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VICTORIA, BC

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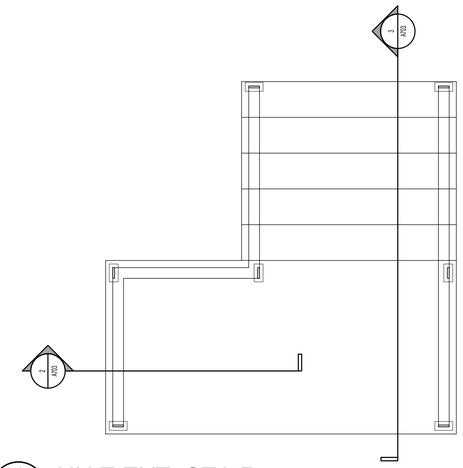
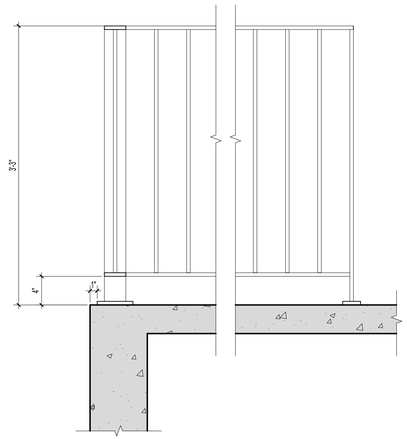
DRAWING TITLE:
STAIR PLANS & SECTIONS

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

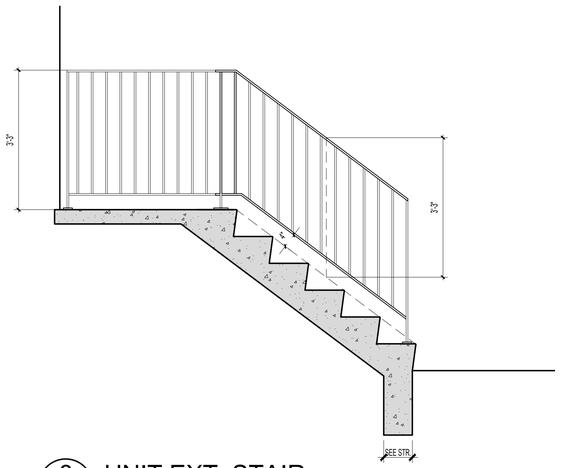
DRAWING NO: A702



1 UNIT EXT. STAIR & LANDING PLAN
1:20



2 UNIT EXT. STAIR LANDING SECTION / PART. ELEV.
1:10



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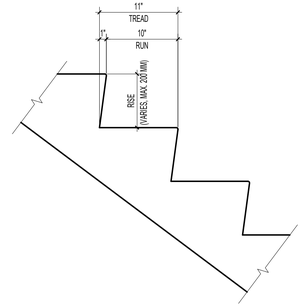

4 UNIT EXT. STAIR SECTION DETAIL
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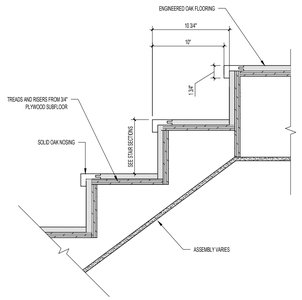
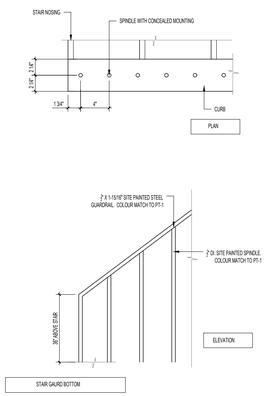
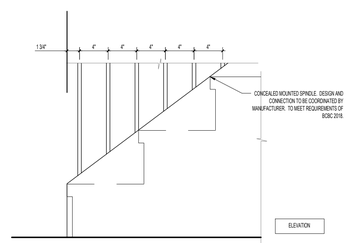
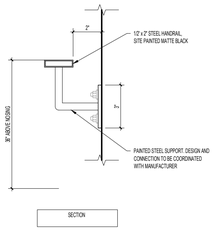


5 UNIT INT. STAIR SECTION DETAIL
1:10





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



7 UNIT INT. HANDRAIL SECTION DETAIL
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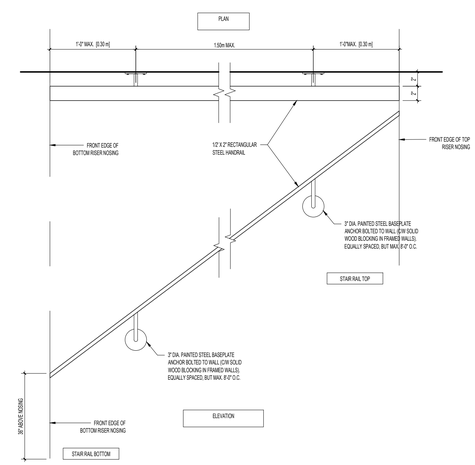
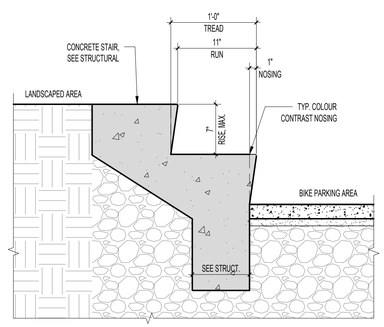
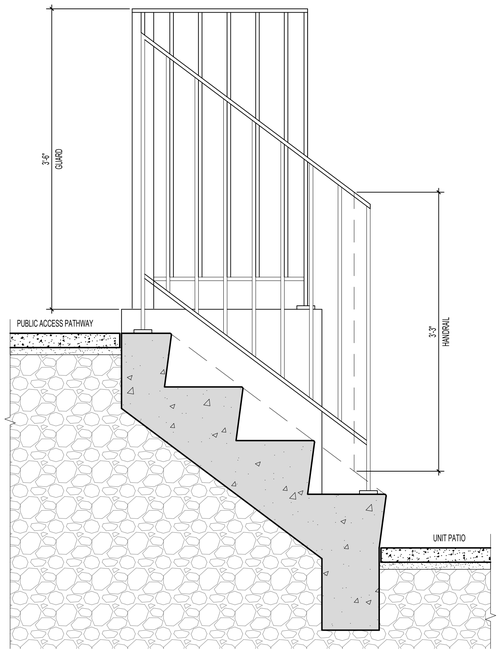


8 UNIT INT. HANDRAIL SECTION DETAIL
1:5



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



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

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REGISTERED ARCHITECT
COLIN HARPER
BRITISH COLUMBIA
CANADA

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APPLICANT: GREG GILLESPIE
250-858 6940

NO:	REVISION	M/D/Y
02	REISSUED FOR DDP & BUILDING PERMIT	04/02/2026
01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

1701 & 1705 RICHARDSON
VICTORIA, BC

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

CHA
1839 Fairfield Road, Victoria, BC, V8S 1G9
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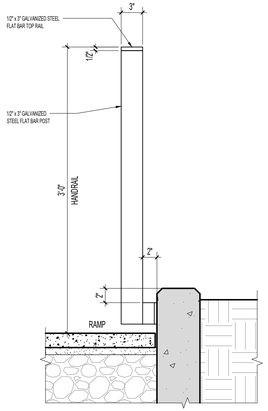
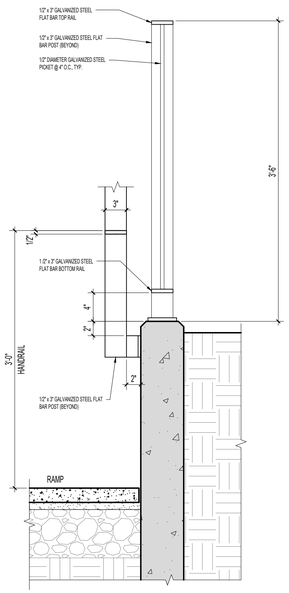
DRAWING TITLE:
STAIR PLANS & SECTIONS, TYP.

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

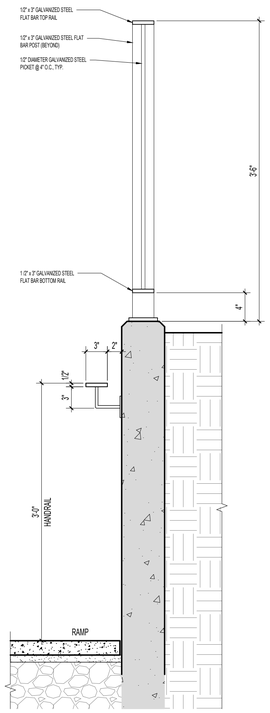
DRAWING NO: A703



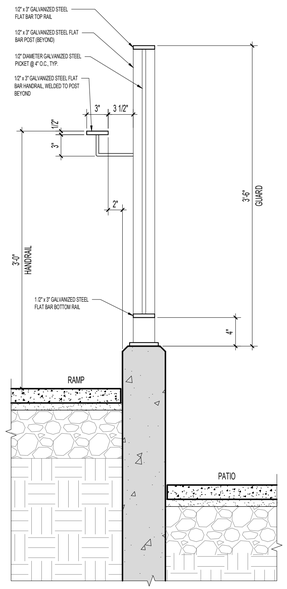
1 SECTION
1:10



2 SECTION
1:10



3 SECTION
1:10



4 SECTION
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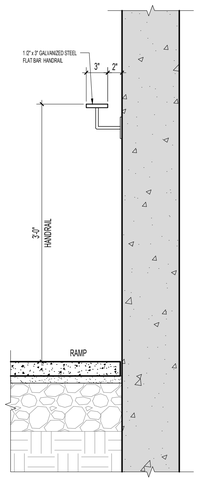
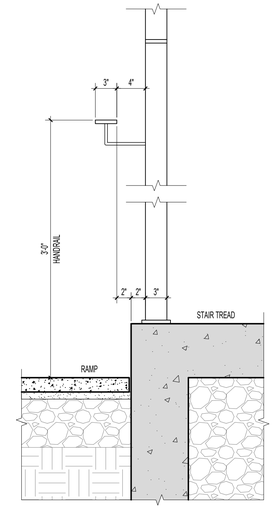
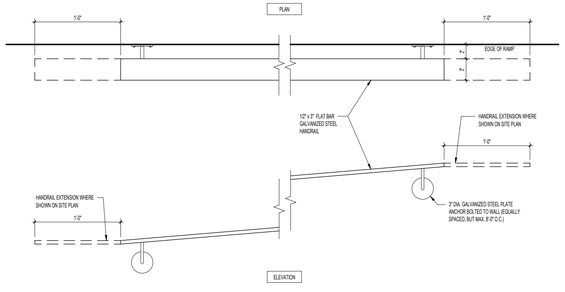


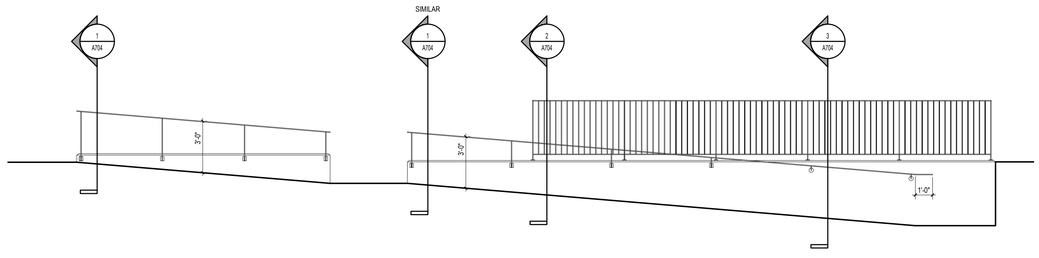
5 SECTION
1:10



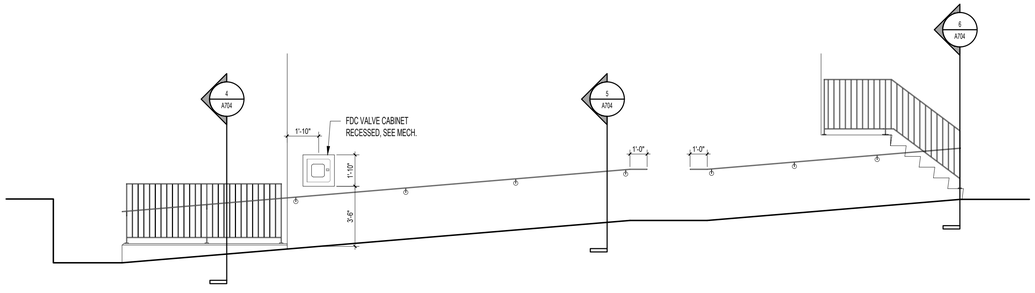
6 SECTION
1:10



7 EXT. PUBLIC RAMP HANDRAILS PLAN AND ELEVATION DETAIL
1:10



8 RAMP LOOKING EAST
1:50



9 RAMP LOOKING WEST
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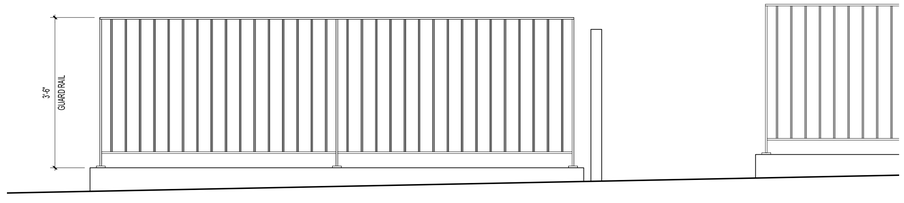

10 PART ELEVATION SOUTH PUBLIC ACCESS PATHWAY
1:20

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APPLICANT: GREG GILLESPIE
250-858 6940

NO.	REVISION	M/D/Y
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01	ISSUED FOR BUILDING PERMIT	12/19/2025

PROJECT NAME

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VICTORIA, BC

PROJECT ADDRESS:
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1839 Fairfield Road, Victoria, BC, V8S 1G9
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DRAWING TITLE:
RAMP & GUARD DETAILS, TYP.

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

DRAWING NO: A704

L0—1701-1705 RICHARDSON STREET, VICTORIA BC —COVER PAGE

SHEET LIST

L0—COVER PAGE

L1—TREE PLAN

L2—TREE PLANTING PLAN

L3—SITE MATERIALS PLAN

L4— SITE PLAN

L5— PLANTING PLAN

L6— IRRIGATION PLAN

L7— LANDSCAPE NOTES

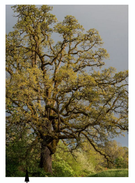
1701-1705 RICHARDSON STREET, BP DRAWING SET

Greenspace Designs
Sustainable Landscape Design

greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496

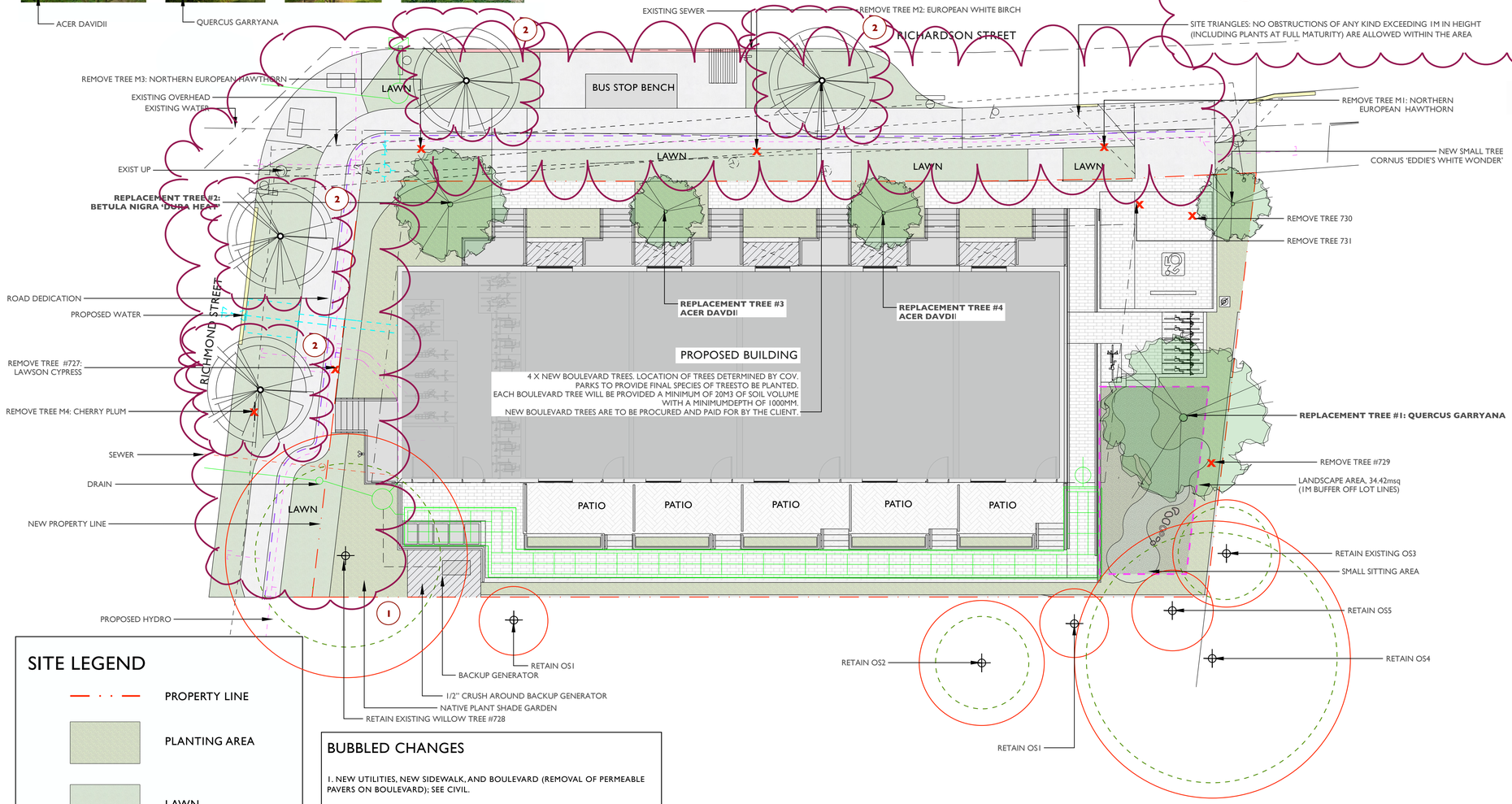
LI—1701-1705 RICHARDSON STREET - TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN

ACER DAVIDII


QUERCUS GARRYANA

BETULA NIGRA 'DURA HEAT'

CORNUS 'EDDIE'S WHITE WONDER'

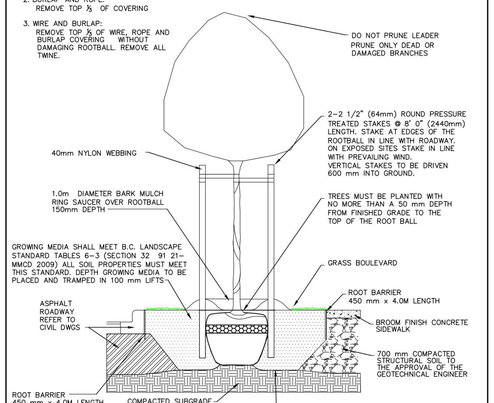


SUPPLEMENTARY STANDARD DETAIL DRAWINGS

CITY OF VICTORIA

PREPARATION NOTES:

1. CONTAINER GROWN: REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE: REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP: REMOVE TOP ⅓ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

2011

TREE PLANTING IN BOULEVARD	REVISIONS	DRAWING NUMBER: SD P4

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

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

BUBBLED CHANGES

1. NEW UTILITIES, NEW SIDEWALK, AND BOULEVARD (REMOVAL OF PERMEABLE PAVERS ON BOULEVARD); SEE CIVIL.

2. NEW PROPOSED BOULEVARD TREES AS DESIGNATED BY COV.

3. NOTE ON IRRIGATION PAGE TO ENSURE TREE #728 IS NOT DIRECTLY SPRAYED; SEE PAGE L6.

4. NEW SITE TRIANGLE NOTE ADDED TO PLAN

CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

CITY OF VICTORIA BOULEVARD TREE NOTES

. STREET TREES

. - Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

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

1:100 SCALE

0 1 2 3 4 5 10m

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

:: PAGE TITLE ::
TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN

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

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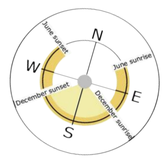

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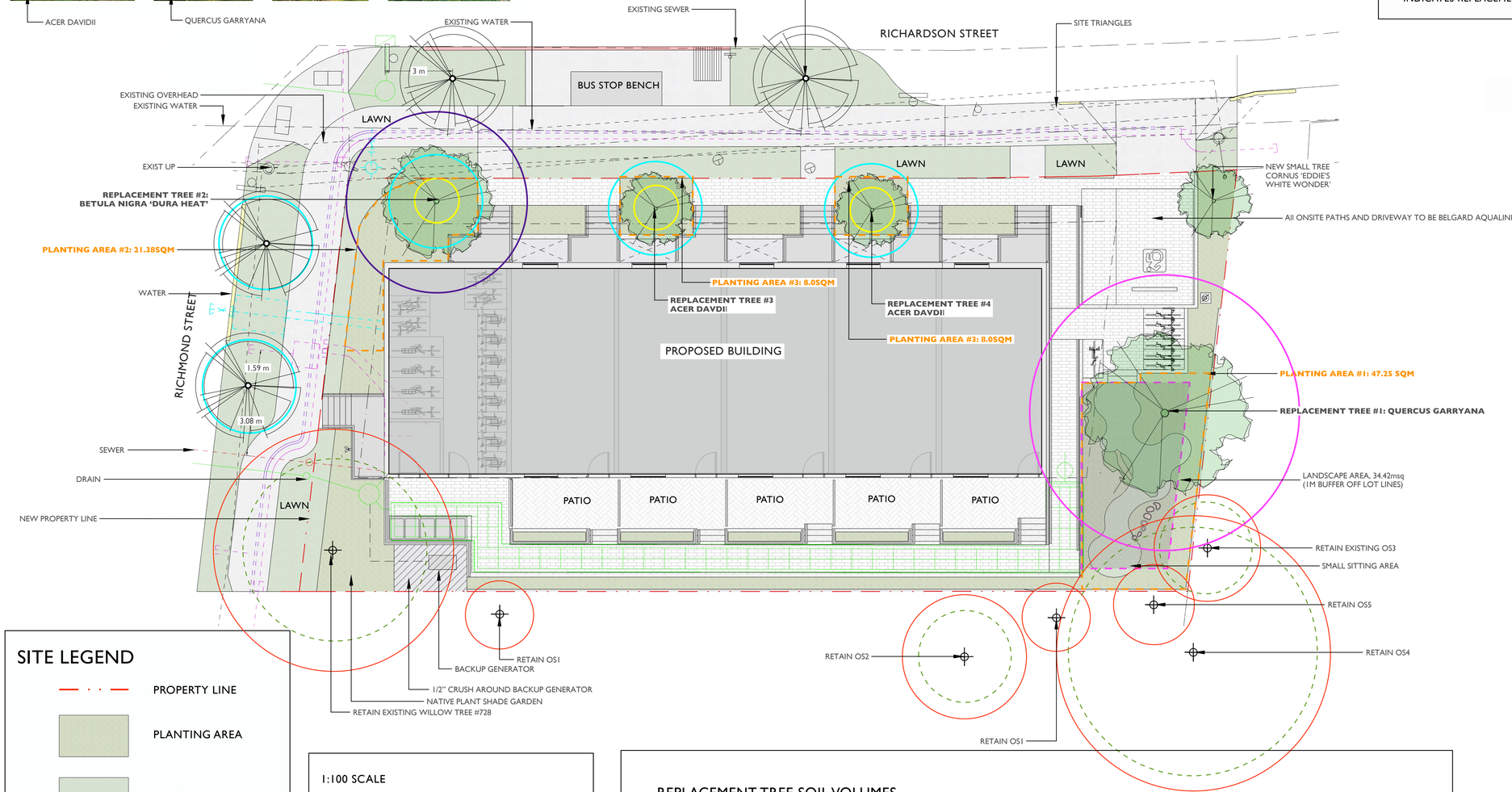
L2—1701-1705 RICHARDSON STREET - TREE PLANTING PLAN



ON-SITE TREE SCHEDULE

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

*INDICATES REPLACEMENT TREE

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE
- 1M RADIUS
- 2M RADIUS
- 4M RADIUS
- 6M RADIUS

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

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

1:100 SCALE

0 1 2 3 4 5 10m

CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

REPLACEMENT TREE SOIL VOLUMES

PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED B.#SMALL	C. #MEDIUM	D. #LARGE	SOIL VOLUME REQUIRED (m3) E.#SMALL	F. #MEDIUM	G. #LARGE	TOTAL
PLANTING AREA #1	47.25	1	47.25	0	0	1	0	0	35	35
PLANTING AREA #2	21.38	1	21.38	0	1	0	0	20	0	20
PLANTING AREA #3	8.0	1	8.0	1	0	0	8	0	0	8
PLANTING AREA #4	8.0	1	8.0	1	0	0	8	0	0	8

*ALL PLANTING AREAS TO BE IRRIGATED

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:: PROJECT TITLE ::
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1701-1705 RICHARDSON STREET, VICTORIA, BC

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TREE PLANTING PLAN

:: PAGE NUMBER ::
L2

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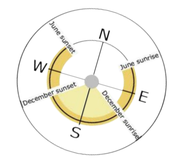

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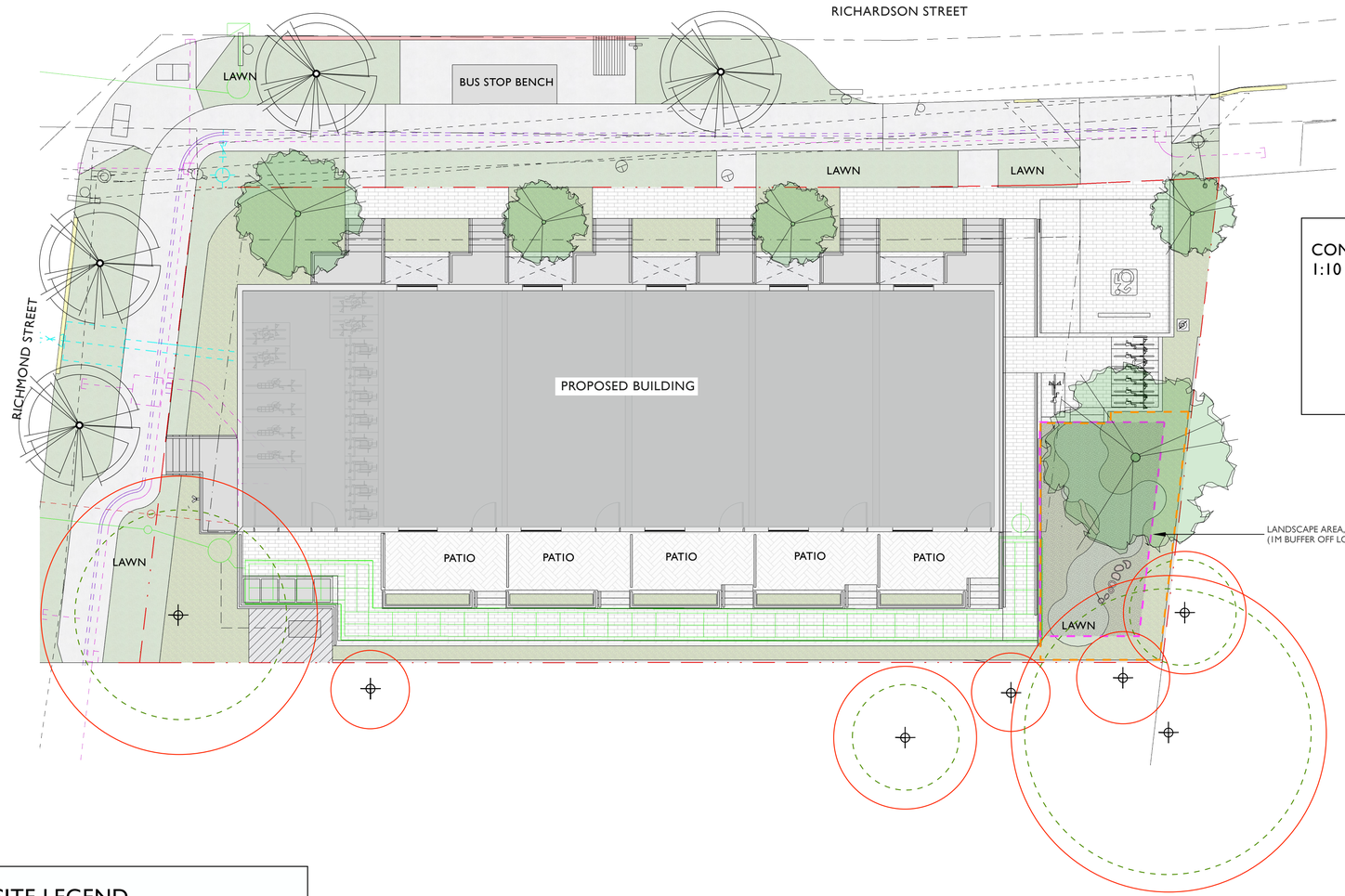
L3—1701-1705 RICHARDSON STREET - SITE MATERIALS



SEED DETAILS
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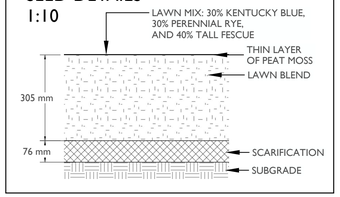

GRAVEL DETAILS
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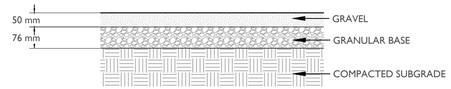

CONCRETE DETAILS
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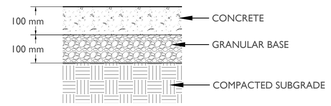

DRIVEWAY CONCRETE DETAILS
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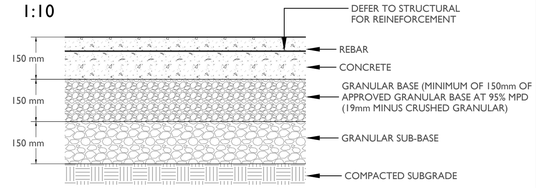

UNIT PAVER DETAILS
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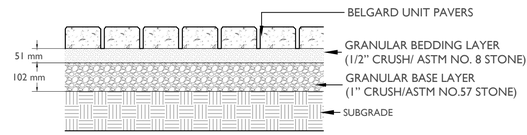

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

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

PLANTING BED DETAILS
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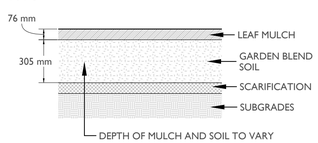
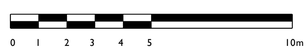


CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

1:100 SCALE



PERMEABLE PAVER DETAILS
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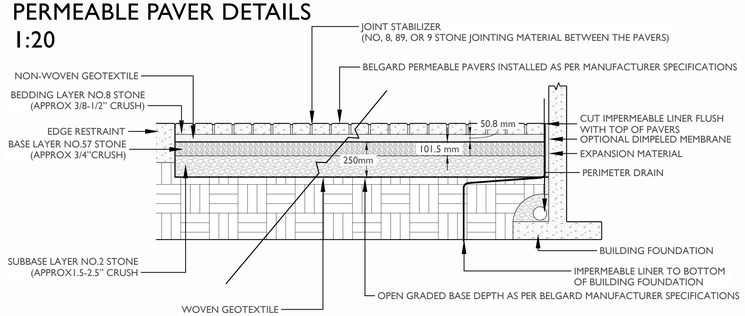

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1701-1705 RICHARDSON STREET, VICTORIA, BC

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SITE MATERIALS

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L3

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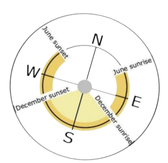

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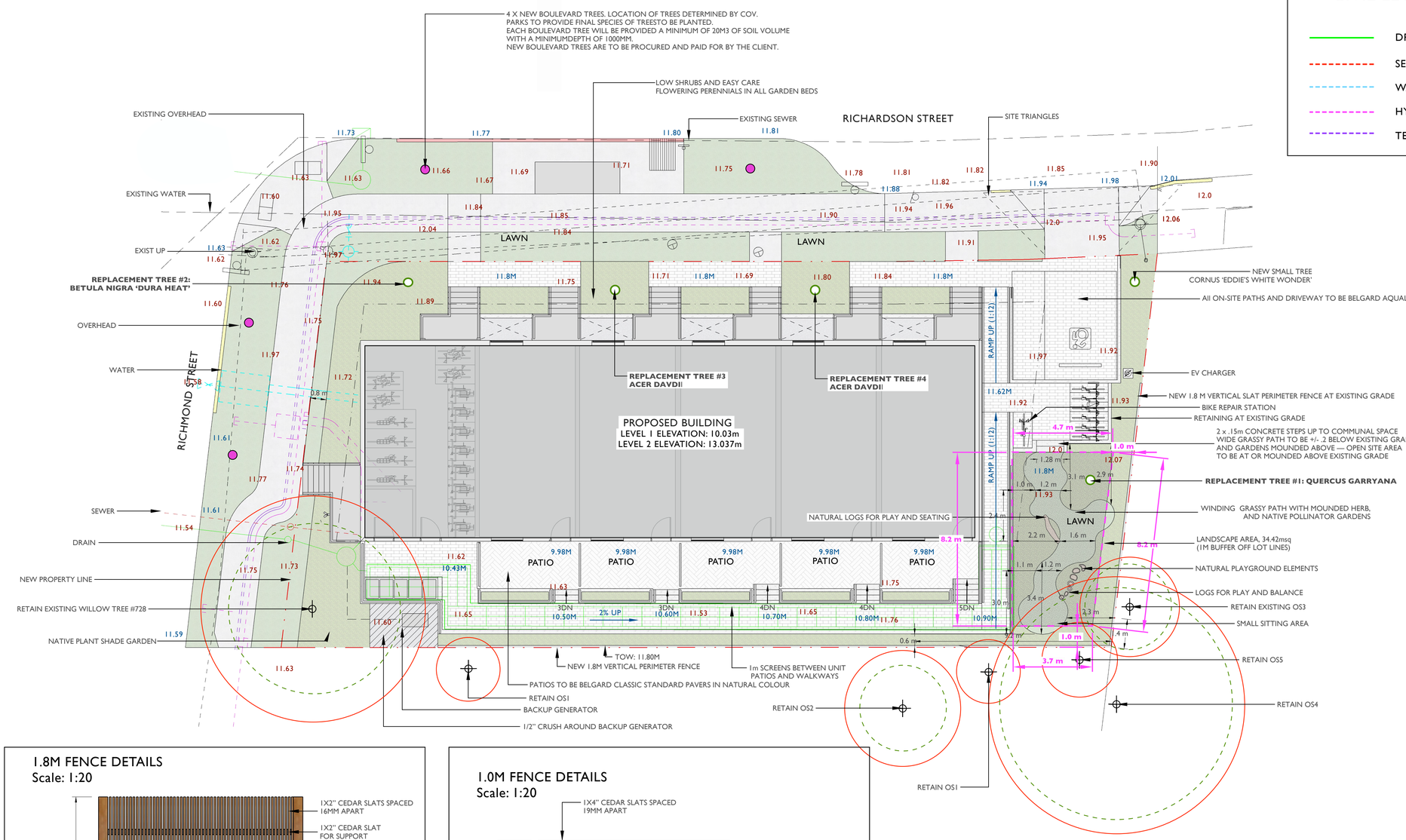
L4—1701-1705 RICHARDSON STREET - SITE PLAN



CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

SITE LEGEND

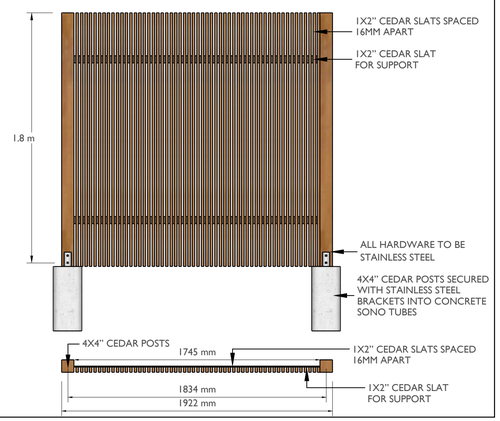
- PROPERTY LINE
- PLANTING AREA
- LAWN
- CIP CONCRETE
- PERMEABLE PAVERS BELGARD AQUALINE IN NATURAL
- UNIT PAVERS BELGARD CLASSIC STANDARD IN NATURAL
- CRUSHED GRAVEL

TREE LEGEND

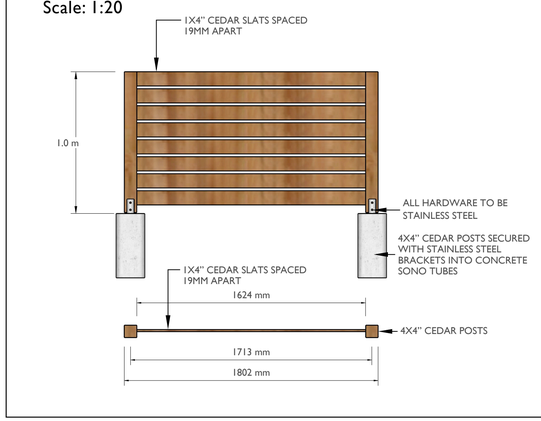
- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

1.8M FENCE DETAILS
Scale: 1:20



1.0M FENCE DETAILS
Scale: 1:20



1:100 SCALE

0 1 2 3 4 5 10m

NOTES:

EXISTING GRADES ARE IN RED
PROPOSED GRADES ARE IN BLUE

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1701-1705 RICHARDSON STREET, VICTORIA, BC

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SITE PLAN

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L4

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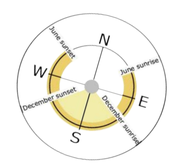

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L5—1701-1705 RICHARDSON STREET - PLANTING PLAN

ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
AD	2	6cm.	ACER DAVIDII	PERE DAVID'S MAPLE	YES
BND	1	6cm.	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	NO
CEW	1	6cm.	CORNUS 'EDDIE'S WHITE WONDER WONDER'	EDDIE'S WHITE WONDER	YES
QG	1	6cm.	TILIA CORDATA	LINDEN TREE	YES
SHRUBS					
BA	3	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BS	58	#1	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO
CT	3	#5	CHOISYA TERNATA	MOCK ORANGE	YES
DPP	4	#3	DAPHNE 'PERFUME PRINCESS'	PERFUME PRINCESS DAPHNE	YES
LI	6	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
OM	4	#5	OLEARIA MOSHATA	INCENSE PLANT	YES
RP	3	#5	RHODODENDRON 'POLARNACHT'	POLARNACHT RHODODENDRON	YES
RR	10	#2	RHDODENDRON 'RAMAPO'	RAMAPO RHODODENDRON	YES
RHS	11	#3	RHODODENDON 'SNOW LADY'	SNOW LADY RHODODENDRON	YES
RO	3	#5	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	YES
SO	3	#1	SALVIA OFFICINALIS	SAGE	YES
VC	3	#5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	YES
VO	3	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	7	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
ALS	3	4"	ALLIUM SCHOENOPRASUM	CHIVES	YES
AD	3	4"	ARTEMISIA DRACUNCULUS	TARRAGON	YES
AS	3	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
AA	16	#1	ASTILBE X ARENDSII 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	YES
BL	15	#1	BLECHNUM SPICANT	DEER FERN	YES
BV	5	#1	BROMUS VULGARIS	COLUMBIA BROME	YES
CA	6	#1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
FR	12	#1	FESTUCA ROMERI	ROEMER'S FESCUE	YES
HH	12	#1	HELLEBORUS X HYBRIDUS 'PINK SPOTTED LADY'	PINK SPOTTED LADY	YES
PM	35	#1	POLYSTICHUM MUNITUM	SWORD FERN	YES
SM	18	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	YES
TV	13	4"	THYMUS VULGARIS	THYME	YES
GROUNDCOVERS AND ANNUALS					
AU	70	4"	ARCTOSTPAHYLOS UVA-URSI	KINNIKINNICK	YES
CE	10	4"	CERASTIUM ARVENSE	FIELD CHICKWEED	YES
FOB	10	4"	FRAGARIA 'OZARK BEAUTY'	OZARK BEAUTY STRAWBERRY	YES
GS	34	#1	GAULTHERIA SHALLON	SALAL	YES

TREE LEGEND

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

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

- PROPERTY LINE

1:100 SCALE

0 1 2 3 4 5 10m

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:: PROJECT TITLE ::
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1701-1705 RICHARDSON STREET, VICTORIA, BC

:: PAGE TITLE ::
PLANTING PLAN

:: PAGE NUMBER ::
L5

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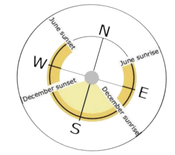

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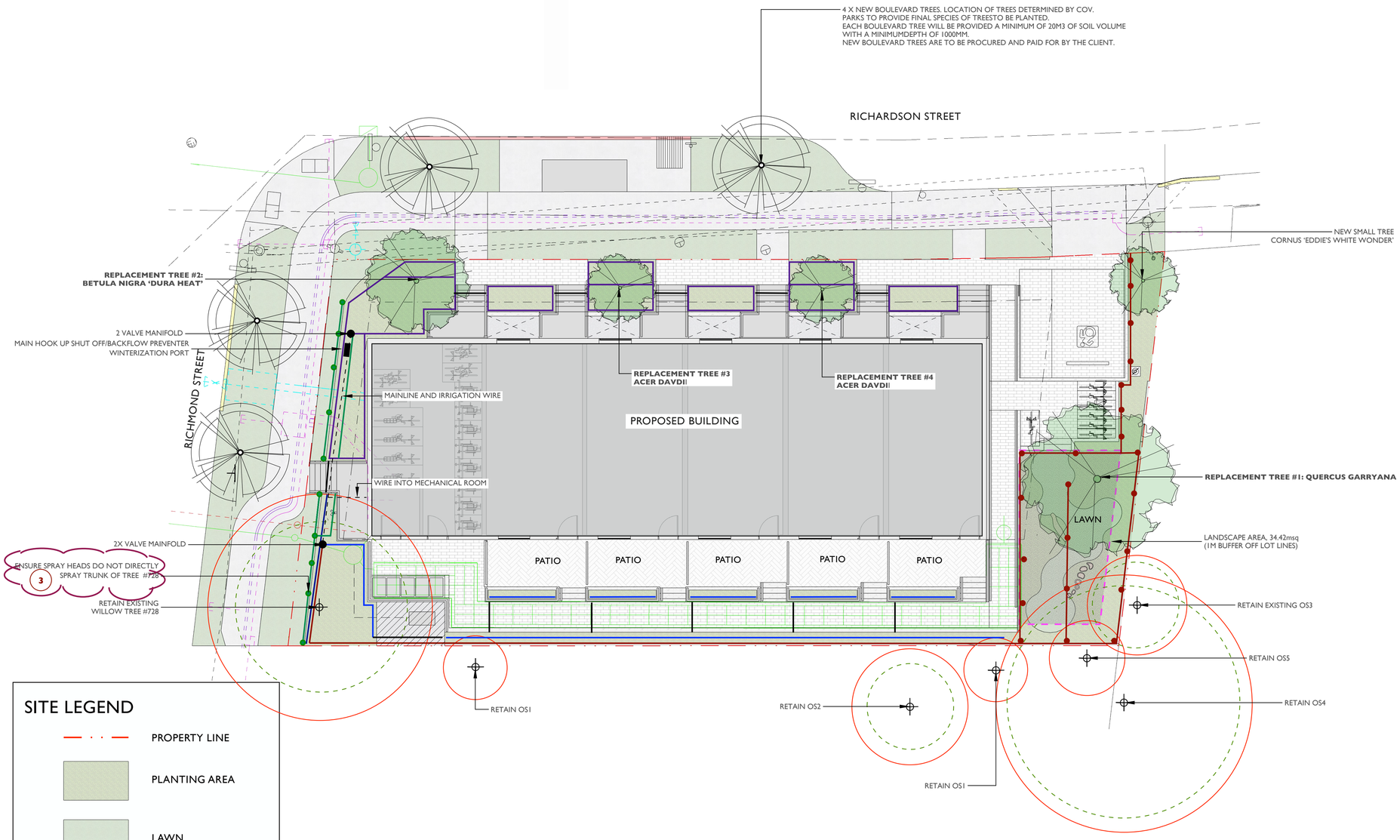
L6—1701-1705 RICHARDSON STREET -IRRIGATION PLAN



IRRIGATION LEGEND

- GRASS ZONE WITH 10 4" POP-UP SPRAYERS
- SOAKER ZONE
- SHRUB ZONE WITH 22 4" POP-UP SPRAYERS
- SOAKER ZONE
- CONDUCTOR WIRE
- CONDUIT

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

5 CONDUCTOR WIRES LINKING BOTH MANIFOLDS AND BACK TO ELECTRICAL ROOM

6 ZONE RAINBIRD CONTROLLER

1:100 SCALE

0 1 2 3 4 5 10m

TREE LEGEND

- EXISTING TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- PROPOSED ON-SITE TREE
- PROPOSED BOULEVARD TREE

*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

SITE LEGEND

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

CIVIL LEGEND

- DRAIN/STORM
- SEWER
- WATER
- HYDRO
- TEL AND CATV

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PROPOSED CONCEPT PLAN for
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IRRIGATION PLAN

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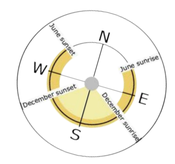

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L7—1701-1705 RICHARDSON STREET - LANDSCAPE NOTES

OVERALL NOTES

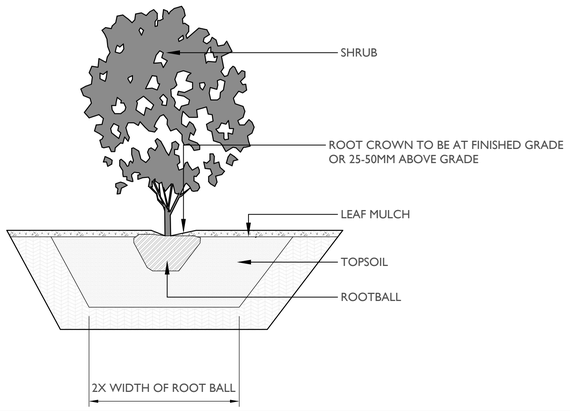
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground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

MATERIALS

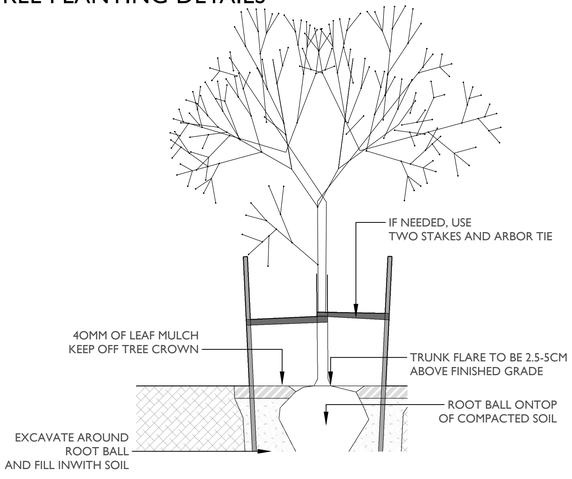
CAST-IN-PLACE CONCRETE

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

PLANTING DETAILS



TREE PLANTING DETAILS



STOCKPILES

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

TOPSOIL

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

4. MULCH

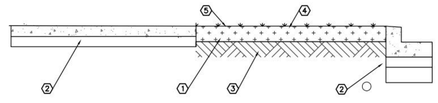
1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. 2.Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and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

PLANTING.

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

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS



NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
5. SOD NOT TO BE REINFORCED WITH MESH.

2011

SOD SEED DETAIL	REVISIONS	DRAWING NUMBER: SD P3

SEED

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

IRRIGATION

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

CITY OF VICTORIA IRRIGATION NOTES

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

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

WATERING

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

LANDSCAPE LIGHTING

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

Greenspace Designs
Sustainable Landscape Design

:: **PROJECT TITLE** ::

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

:: **PAGE TITLE** ::
LANDSCAPE NOTES

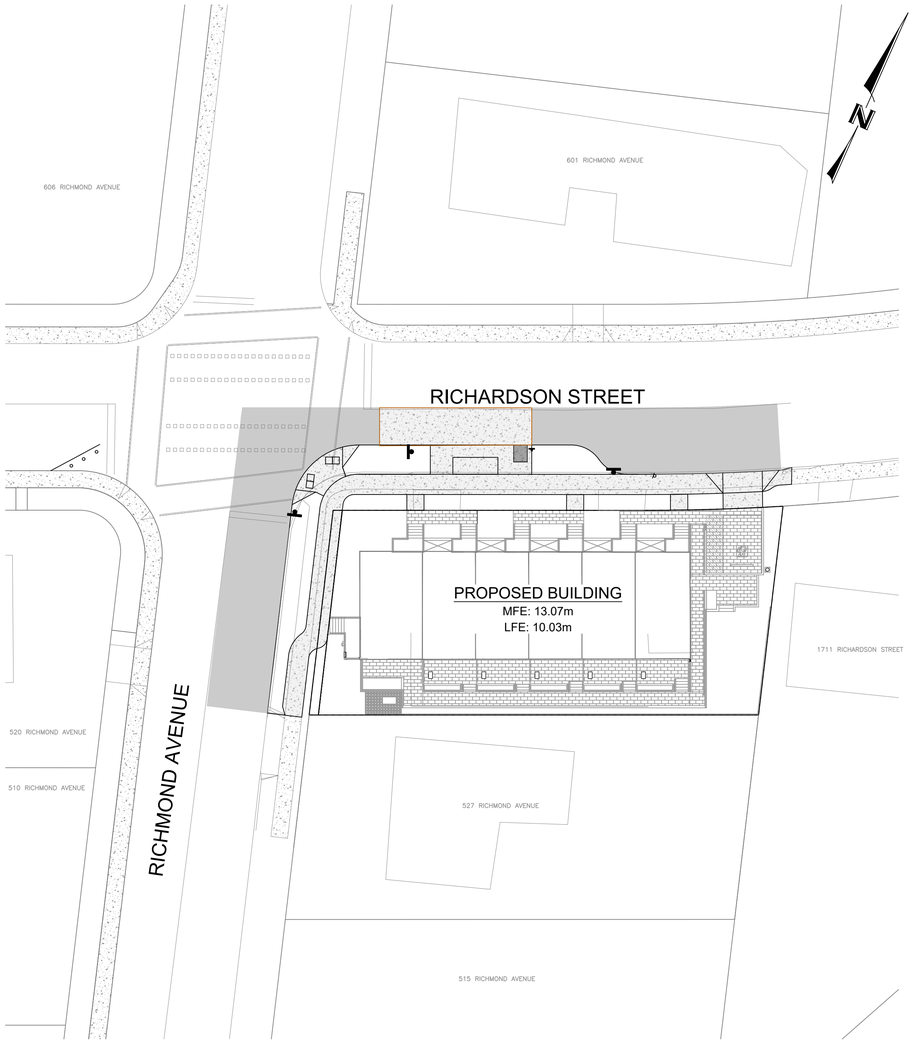
:: **PAGE NUMBER** ::
L7

:: **DATE** ::
DECEMBER 19, 2025
REVISED APRIL 2, 2026

greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496

1701-1705 RICHARDSON STREET

MISSING MIDDLE BUILDING DEVELOPMENT



SITE PLAN
SCALE 1:250

GENERAL NOTES

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

WATER

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

SANITARY SEWER & STORM DRAIN

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

TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS

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

HYDRO, TELEPHONE, STREETLIGHTING AND GAS

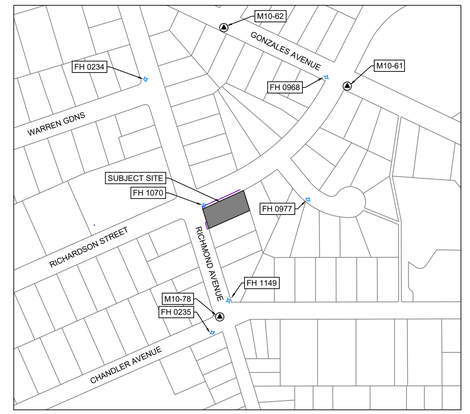
- CONTACT "BC 1 CALL" AT 1–800–474–6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, ROGERS CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, ROGERS CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY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

FRONTAGE IMPROVEMENT

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

LIST OF DRAWINGS

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



LOCATION PLAN
SCALE 1:2,500

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

B C 1 CALL
1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

1:250 0 5 15m

1:2500 0 50 150m

2026-04-06
ISSUED FOR BUILDING PERMIT

ISLANDER
ENGINEERING
2031 STORE STREET
VICTORIA, B.C. V8T5L9
PHONE 250.590.1200
www.islanderengineering.com

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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

LEGEND

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

REVISIONS

6	
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REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer				Design Engineer			Design Engineer		
Manager of Development				Manager of Development			Manager of Development		
Development Coordinator				Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

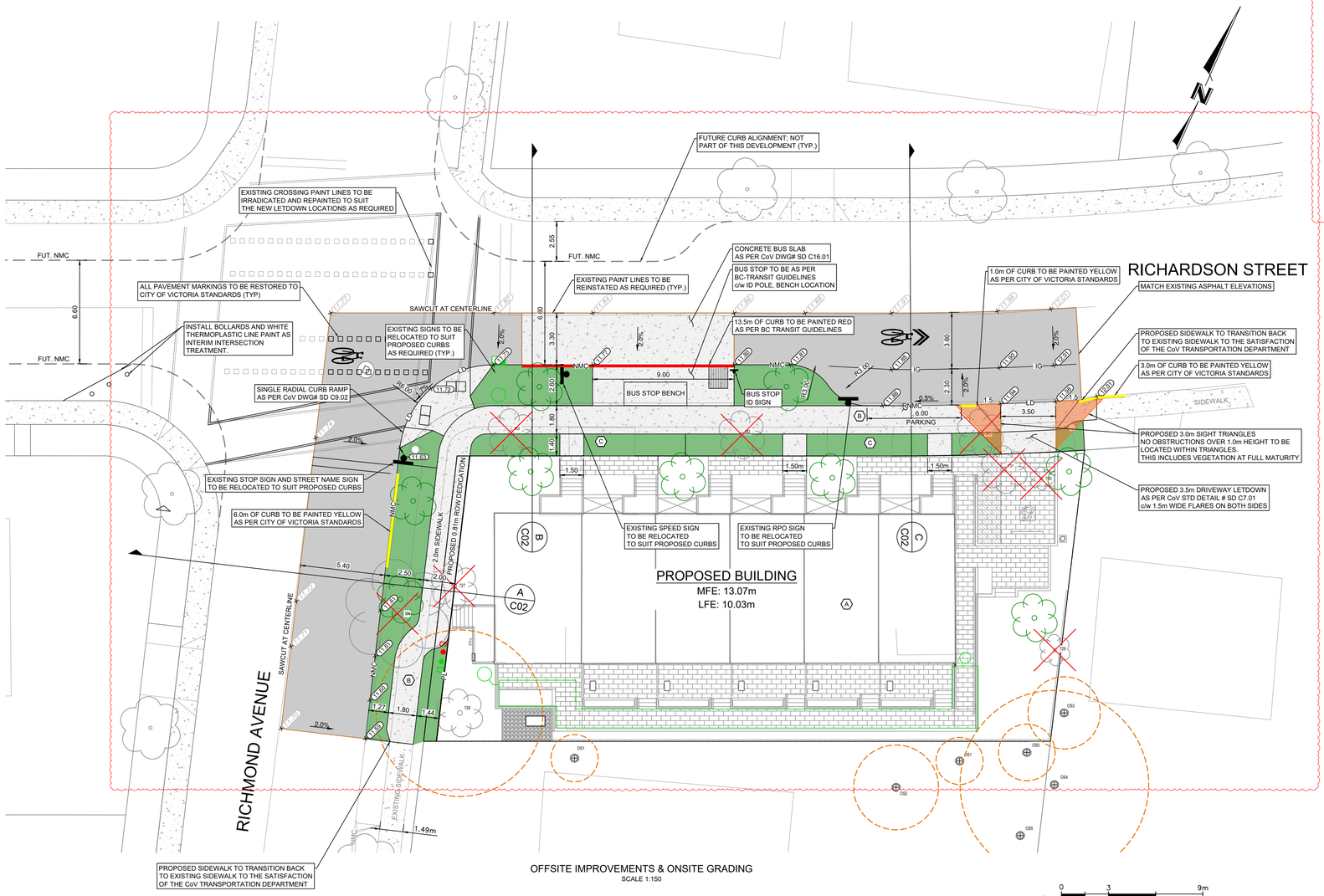
PERMIT #1003310
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
D. J. BRADLEY
41358
2026-04-06

CITY OF VICTORIA
1701–1705 RICHARDSON
LOCATION PLAN, SITE PLAN AND GENERAL NOTES

B.M. : M10–78 Elev: 11.067m
Design: JTA Drawn: DS Checked: JJB
Scale: Hor: 1:250 Vertical: – Date: 2026–04–06

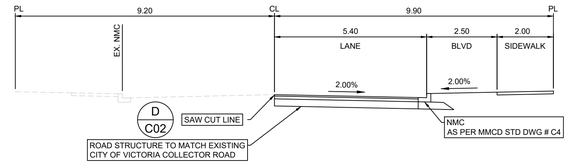
ISLANDER FILE #	2973
MUNICIPAL DESIGN #	DDP01036
REV. #	1
DRAWING #	C01
SHEET #	1 OF 4

ISLANDER ENGINEERING: April 2, 2026 / G:_shortcut-targets-by-id\0B9TdRKW5unTWkhedzk5bOILemc\Civil\Civil Projects\2973 – 1701-1705 Richardson Street\3 Drawings\2026-04-02 – 2973 – 1701 Richardson – Civil Base.dwg

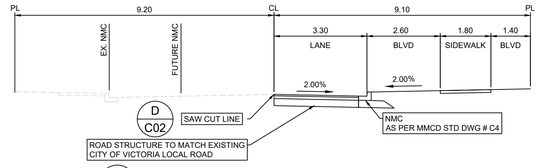


OFFSITE IMPROVEMENTS & ONSITE GRADING
SCALE 1:150

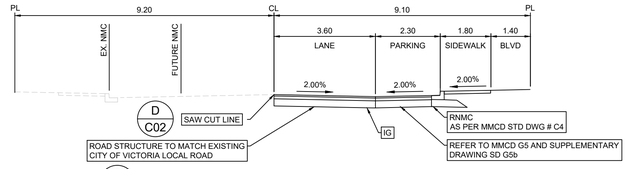
1:150 0 3 9m



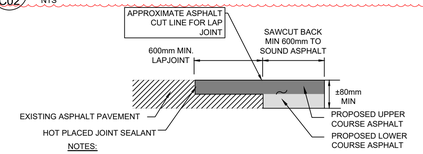
SECTION A C02 TYPICAL RICHMOND AVE. FRONTAGE IMPROVEMENTS
NTS



SECTION B C02 TYPICAL RICHARDSON AVE FRONTAGE IMPROVEMENTS
NTS



SECTION C C02 TYPICAL RICHARDSON AVE FRONTAGE IMPROVEMENTS c/w PARKING
NTS



NOTES:
1. NEW ASPHALT THICKNESS TO MATCH EXISTING
2. INSTALL BUTT JOINT ONLY IF EXISTING ASPHALT DEPTH IS NOT SUITABLE FOR LAP JOINT INSTALLATION

DETAIL D C02 LAP JOINT
NTS

SERVICING NOTES:
- (A) EXISTING ONSITE STRUCTURES TO BE REMOVED
- (B) EXISTING SIDEWALK TO BE REMOVED
- (C) EXISTING DRIVEWAY TO BE REMOVED

LEGEND

MFE XX.XXm	MAIN FLOOR ELEVATION		DITCH FILL
FC	FLAT CURB		ASPHALT SURFACE
IG	INVERTED GUTTER		CONCRETE SURFACE
NMC	NON MOUNTABLE CURB		PROPOSED BUILDING
RNMC	REVERSE NON MOUNTABLE CURB		PROPOSED REINSTATED BOULEVARD
MC	MOUNTABLE CURB		
LD	DRIVEWAY LETDOWN		
AWC	ASPHALT WATER CONTROL CURB		
26.74 / 26.16	PROPOSED GRADE (BLACK) EXISTING GRADE (GREY)		
	PROPOSED TREES		
	CRITICAL ROOT ZONE		
	EXISTING TREES TO BE REMOVED		
	EXISTING TREES		

BC 1 CALL
1-800-474-6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

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

LEGEND

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

REVISIONS	
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REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer									
Manager of Development									
Development Coordinator									

DESIGN APPROVED

	Approved By	Date	Signed
Design Engineer			
Manager of Development			
Development Coordinator			

PERMIT #1003310
PROFESSIONAL ENGINEER
41358
JOSHUA J. TAYLOR
PROVINCE OF BRITISH COLUMBIA
2026-04-06

2026-04-06
ISSUED FOR BUILDING PERMIT

ISLANDER ENGINEERING
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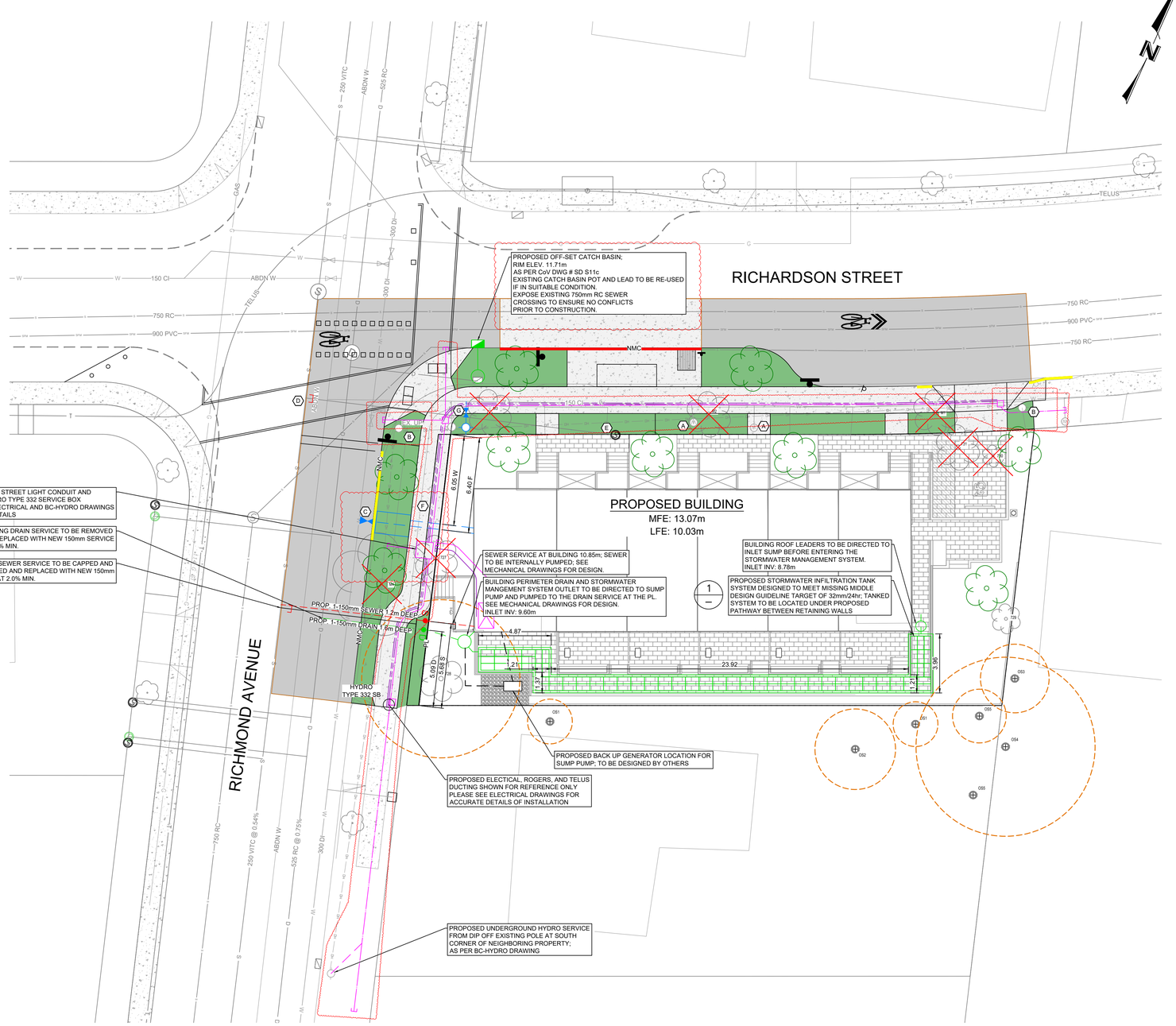
VICTORIA, B.C. V8T5L9
PHONE 250.590.1200
www.islanderengineering.com

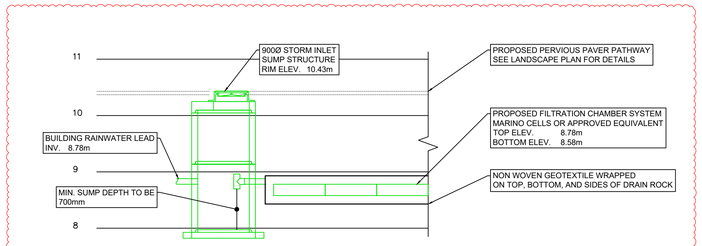
CITY OF VICTORIA	
1701–1705 RICHARDSON	
OFFSITE IMPROVEMENTS & ONSITE GRADING	
B.M. : M10–78	Elev: 11.067m
Design: JTA	Drawn: DS / Checked: JJB
Scale: Hor: 1:150 Vertical: –	Date: 2026-04-06

ISLANDER FILE #	2973
MUNICIPAL DESIGN #	DDP01036
REV. #	1
DRAWING #	C02
SHEET #	2 OF 4

ISLANDER ENGINEERING; April 2, 2026 / G:_shortcut-targets-by-id\0B9TdRYW5unTYkVkdzk5kGtLem-c\Civil\Civil Projects\2973 – 1701-1705 Richardson Street\3_Drawings\2026-04-02 – 2973 – 1701-1705 Richardson – Civil Base.dwg



SITE SERVICING PLAN
SCALE 1:150



STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE HOUSING DESIGN GUIDELINES:

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

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 56 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED: 32 / (24 x Ks + n x Dr)
Ks = HYDRAULIC CONDUCTIVITY
Dr = DEPTH OF OPEN CHAMBER SYSTEM
n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM))

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 13% (MAX Dr = 200mm WHEN Ks = 2mm/hr)
IMPERVIOUS AREA = 350m²
PERMEABLE BASE AREA = 350m² x 13% = 45.5m² REQUIRED
PERMEABLE AREA PROVIDED = **45.5m²**

DETAIL 1/– CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL

STORM DETENTION SUMMARY

RIM ELEVATION (INLET SUMP)	10.43m
TOP OF STORAGE (INLET INVERT)	8.78m
BOTTOM OF STORAGE	8.58m
ACTIVE STORAGE DEPTH	0.2m

DETAIL 2/C02 SEWER AND DRAIN SERVICE PROFILES
H 1:150, V 1:60

SERVICING NOTES:

(A) EXISTING 19mm WATER SERVICE TO BE DECOMMISSION AS PER CITY OF VICTORIA STANDARDS, BY CITY OF VICTORIA CREWS AT OWNERS EXPENSE.

(B) EXISTING HYDRO POLES TO BE MAINTAINED IN PLACE

(C) 100mm SS SADDLE F SADDLE, AND 100mm HxF GATE VALVE WORK WITHIN ROAD ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.

(D) CAP EXISTING SEWER SERVICE AT MAIN. WORK TO BE COMPLETED BY CONTRACTOR.

(E) REMOVE EXISTING SEWER INSPECTION CHAMBER. WORK TO BE COMPLETED BY CONTRACTOR.

(F) PROPOSED 100mm FIRE WATER SERVICE AND 50mm WATER SERVICE INSTALLED AS PER CITY OF VICTORIA STD DWG# SD W2g. WORK WITHIN ROAD ROW TO BE COMPLETED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. DCVA TO BE INSTALLED WITHIN MECHANICAL ROOM.

(G) EXISTING FIRE HYDRANT TO BE SHIFTED ± 1m EAST TO THE PROPOSED BOULEVARD AREA. WORK TO BE PERFORMED BY CITY OF VICTORIA FORCES AT DEVELOPERS EXPENSE.

LEGEND

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

1:150 0 3 9m

2026-04-06
ISSUED FOR BUILDING PERMIT

BC 1 CALL 1-800-474-6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

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

LEGEND

Existing Municipal Infrastructure		Drain —D—	Curb —C—	Concrete Box	Valve	6
Proposed Municipal Infrastructure		Ditch —D—	Sidewalk SZW	Wood Box	Flush Valve	5
Existing External U/G Utilities	—e—t—9—c—	Sewer —S—	Manhole	Catch Basin	Hydrant	4
Proposed External U/G Utilities		Water —W—	Cleanout	Culvert	Reducer	3
Street Lighting	Pole Mount / Standard Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve	2
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument	Traverse Hub	Gas Valve	Water Meter	1

REVISIONS

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer				Design Engineer			Design Engineer		
Manager of Development				Manager of Development			Manager of Development		
Development Coordinator				Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

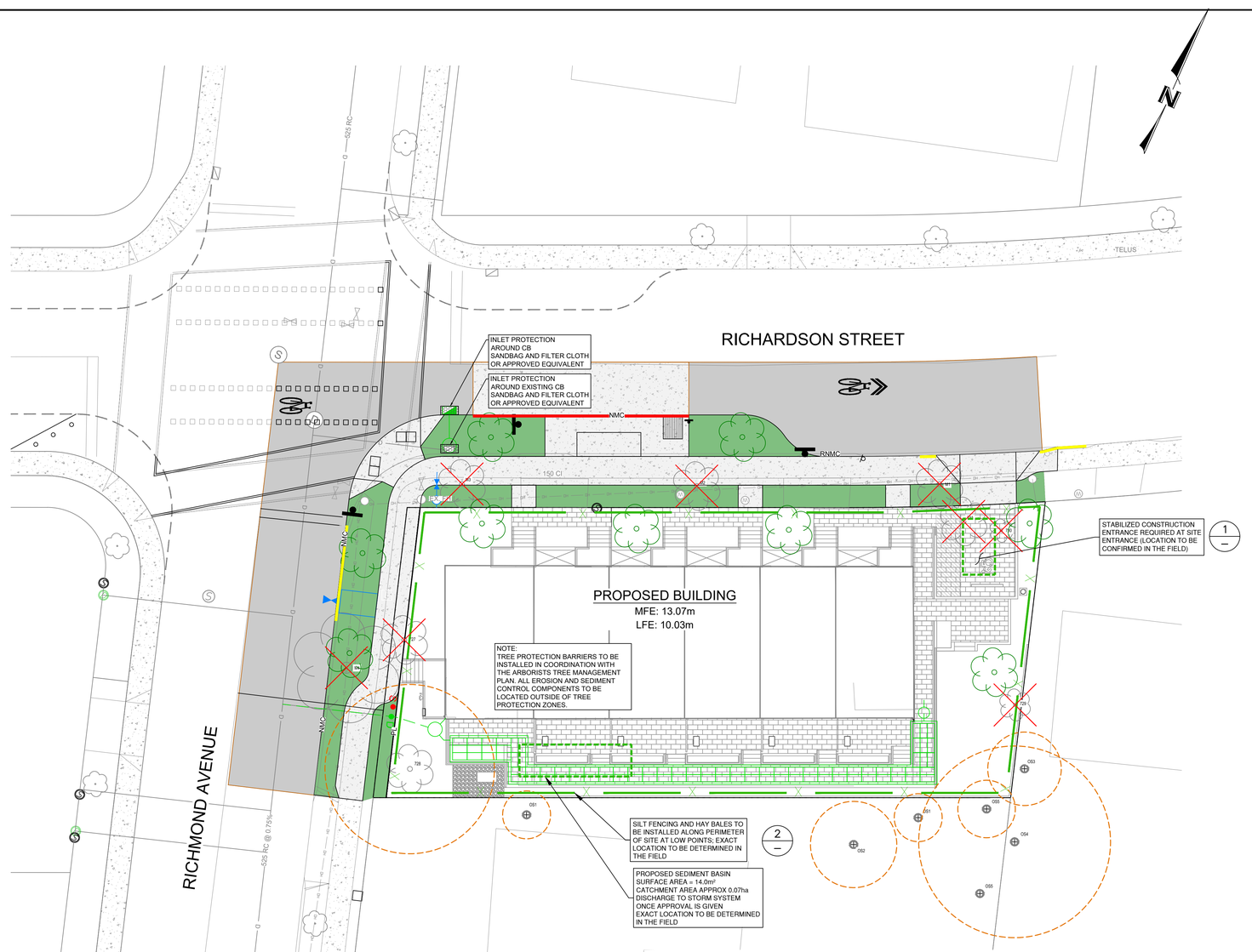
PERMIT #1003310
PROFESSIONAL ENGINEER JJ BINDLEY # 41308 PROVINCE OF BRITISH COLUMBIA
2026-04-06

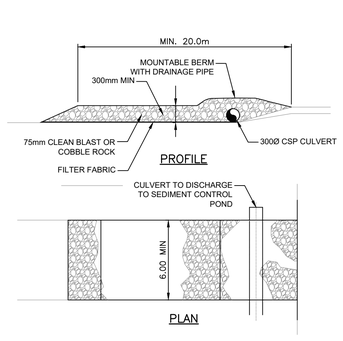
ISLANDER ENGINEERING
2031 STORE STREET
VICTORIA, B.C. V8T5L9
PHONE 250.590.1200
www.islanderengineering.com

CITY OF VICTORIA	
1701–1705 RICHARDSON	
SITE SERVICING PLAN	
ISLANDER FILE #	2973
MUNICIPAL DESIGN #	DDP01036
REV. #	1
DRAWING #	C03
SHEET #	3 OF 3

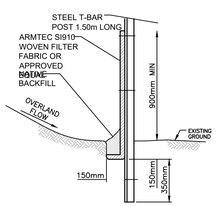
B.M. : M10–78 Elev: 11.067m
Design: JTA Drawn: DS Checked: JJB
Scale: Hor: 1:150 Vertical: – Date: 2026–04–06

ISLANDER ENGINEERING: April 2, 2026 / C:_shortcut-targets-by-id\0B9TdRYWSunTWkhdzk5kOULemc\Civil\Civil Projects\2973 – 1701–1705 Richardson Street\3 Drawings\2026-04-02 – 2973 – 02 – 2973 – 1701 Richardson – Civil Base.dwg





DETAIL 1 — STABILIZED CONSTRUCTION ENTRANCE
NTS



1. WOVEN FILTER FABRIC TO BE SECURED TO T-BAR AT TOP AND MIDPOINT WITH NYLON ZIP TIES.
2. FABRIC ROLL TO ROLL CONNECTIONS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.
3. TOP TENSION WIRE TO BE 3mm GALVANIZED WIRE SECURED TO POSTS. FABRIC TO BE SECURED TO TENSION WIRE AT MIDPOINT.
4. T-BAR POSTS TO BE SPACED NOT MORE THAN 2.40 APART, CENTRE TO CENTRE.
5. DRILL HOLES FOR POSTS IN AREAS WHERE ROCK IS ENCOUNTERED, MINIMUM 0.50 DEEP.

DETAIL 2 — TYPICAL SILT FENCE
NTS

1:150 (0, 3, 9m)

EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION AND SEDIMENT CONTROL PLAN IS AN ENDURING PROCESS. DETAILS SHOWN ON THESE PLANS ARE FOR EARTHWORKS AND GENERAL GUIDANCE ONLY. AS CONSTRUCTION PROCEEDS VARIOUS EROSION AND SEDIMENT CONTROL TECHNIQUES WILL BE REQUIRED TO AVOID THE TRANSPORT OF SEDIMENTS. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN, RATHER THAN WAITING FOR AN EROSION AND SEDIMENT PROBLEM THEN TRYING TO RESPOND.
2. EQUIPMENT AND WORKMANSHIP IS TO BE OF BEST QUALITY. THE ENGINEER RESERVES THE RIGHT TO DISMISS ANY EQUIPMENT FROM THE SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS ETC.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES FOR KEEPING SILT AND/OR OTHER DELETERIOUS MATERIAL FROM LEAVING THE SITE. TO ENSURE ADEQUATE CONTROL, EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN.
4. THE BEST WAY TO KEEP SEDIMENT OUT OF WATER IS TO AVOID IT BEING SUSPENDED IN THE FIRST PLACE. THE ONLY FEASIBLE WAY TO REMOVE SEDIMENT FROM WATER IS TO SLOW THE VELOCITY OF MOVING WATER AND ALLOW THE SEDIMENTS TO DROP OUT OF SUSPENSION. EROSION AND SEDIMENT WORKS ARE TO BE A PREVENTATIVE MEASURE TO AVOID SUSPENDED SEDIMENTS IN WATER.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION BEING ACHIEVED OR AFTER THE TEMPORARY BEST MANAGEMENT PRACTICE (BMP) IS NO LONGER NEEDED.
6. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHOULD BE PERMANENTLY STABILIZED.
7. THE ENGINEER OR QEP WILL PERFORM ROUTINE OBSERVATIONS AND MAKE RECOMMENDATIONS FOR EROSION AND SEDIMENT CONTROL METHODS.
8. EROSION AND SEDIMENT CONTROL FEATURES TO BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING RUNOFF-PRODUCING EVENTS. CONTRACTOR TO KEEP A RECORD ONSITE FOR REVIEW OF MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL RECORDS ARE TO INCLUDE DATE MAINTENANCE PERFORMED.
9. EXCAVATION WORK SHOULD BE TIMED TO OCCUR DURING THE SUMMER MONTHS (MAY TO SEPTEMBER) WHEN PRECIPITATION IS AT A MINIMUM.
10. CONTRACTOR TO INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCED EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN EFFECTIVENESS OF THE EROSION CONTROL FEATURES SHALL BE MADE IMMEDIATELY.
11. EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF ENVIRONMENT "DEVELOP WITH CARE: ENVIRONMENTAL GUIDELINES FOR URBAN AND RURAL DEVELOPMENT IN BRITISH COLUMBIA". IT IS INCUMBENT ON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREIN.
12. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE LOCATION AND EXTENT OF SEDIMENT CONTROL WORKS ARE TO BE REVIEWED REGULARLY WITH THE ENGINEER/QEP OR ENVIRONMENTAL MONITOR.
13. ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
14. RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
15. RESTRICT VEHICLE AND MACHINE ACCESS TO THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES:

1. LIMIT CLEARING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION. AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALE COVERING OR ALTERNATIVE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE
3. CONCRETE WASH AREA TO BE LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE DETERMINED BY THE ENGINEER.
4. SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN. WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MIN. 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND COMPACTION BY PULLING UP ON THE FABRIC WHILE KICKING AT THE TOE OF THE FABRIC - IF THE FENCE COMES OUT OF THE GROUND, INSTALLATION AS A SEDIMENT CONTROL FENCE WILL BE REJECTED. REMOVAL OF SEDIMENT SHALL OCCUR WHEN THE SEDIMENT BUILD-UP IS NO GREATER THAN (½) THE HEIGHT OF THE FENCE.
5. NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.

OFFSITE CONTROLS:

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

SPILL PREVENTION:

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

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

SPILL CONTROL PRACTICES:

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

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

PETROLEUM PRODUCTS:

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

FERTILIZERS:

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

PAINTS:

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

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ONSITE DURING CONSTRUCTION:

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

STORMWATER MANAGEMENT

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

1. PRIOR TO FIRST DISCHARGE (INITIAL SAMPLE)

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

2. TREATMENT ADJUSTED SAMPLE

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

3. SCHEDULED SAMPLING

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

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

4. PRIOR TO TREATMENT SYSTEM REMOVAL

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

PARAMETERS TO BE SAMPLED PRIOR TO FIRST DISCHARGE

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

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

2026-04-06
ISSUED FOR BUILDING PERMIT

BC 1 CALL
1-800-474-6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

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LEGEND

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

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer									
Manager of Development									
Development Coordinator									

DESIGN APPROVED

	Approved By	Date	Signed
Design Engineer			
Manager of Development			
Development Coordinator			

PERMIT #1003310
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
JOSEPH WESLEY # 47368
2026-04-06

CITY OF VICTORIA
1701–1705 RICHARDSON
E.S.C.P.
B.M. : M10–78 | Elev: 11.067m
Design: JTA | Drawn: DS | Checked: JJB
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ISLANDER FILE #	2973
MUNICIPAL DESIGN #	DDP01036
REV. #	1
DRAWING #	C04
SHEET #	4 OF 4

ISLANDER ENGINEERING
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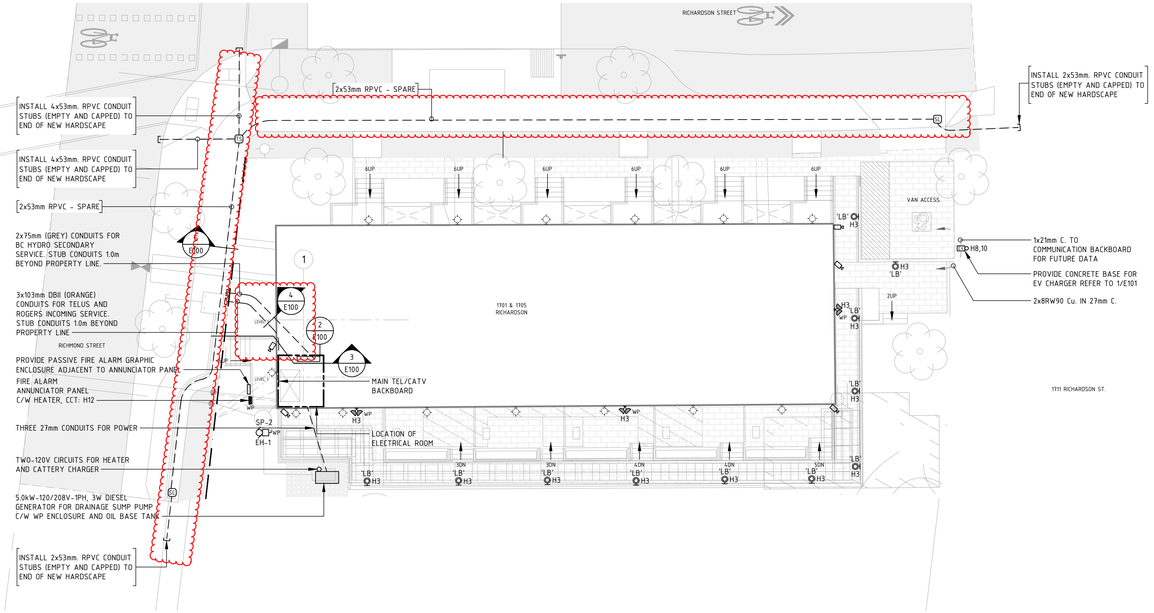
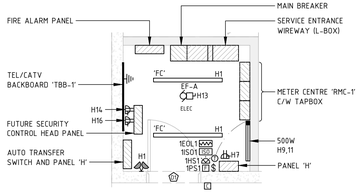
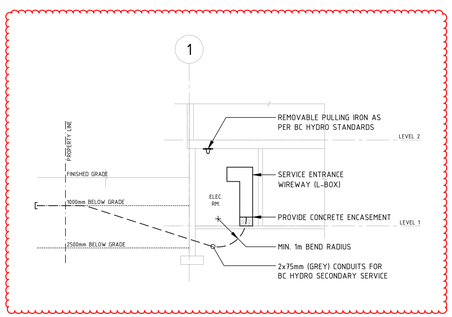
ISLANDER ENGINEERING: April 2, 2026 / c:_shortcut-targets-by-id\0B9TdRYW5unTWkhsdzk5kOLemc\Civil\Civil Projects\2973 – 1701-1705 Richardson Street\3 Drawings\2026-04-02 – 2973 – 1701 Richardson – Civil Base.dwg



1 / E100 SITE PLAN — 1:150



2 / E100 ELECTRICAL ROOM LAYOUT — 1:50



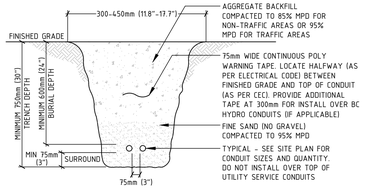
3 / E100 BC HYDRO DUCT PROFILE — 1:100

NOTES:

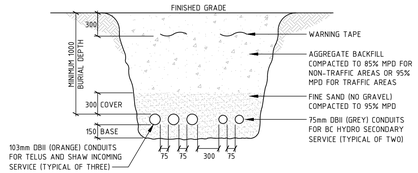
1. ENTER EXISTING CONDUIT INTO BOTTOM OF JUNCTION BOX. SIDE ENTRY IS ACCEPTABLE IF BOTTOM ENTRY IS NOT POSSIBLE
2. INSTALL BELL ENDS AT BOTH ENDS PRIOR TO PULLING CONDUCTORS. BELL ENDS INSTALLED AFTER PULLING CONDUCTORS WILL NOT BE ACCEPTED.
3. PROVIDE 2x53mm RPVC CONDUIT FROM JUNCTION BOX TO V-GROOVE SIDE OF CONCRETE BASE (WHERE INDICATED ON DRAWINGS). CONDUITS ENTERING POLE BASE ON ANY OTHER SIDE WILL NOT BE ACCEPTED.
4. INTERCEPT AND EXTEND ALL EXISTING CONDUITS (WHETHER INDICATED OR NOT) FOUND DURING CONSTRUCTION TO JUNCTION BOX. INFORM ENGINEER AND AUTHORITY HAVING JURISDICTION PRIOR TO ANY REVISION.
5. PROVIDE 5x53mm RPVC AND 1x27mm RPVC CONDUIT FROM TRAFFIC SIGNAL JUNCTION BOX TO CONTROLLER.

JUNCTION BOX TYPES							
TAG	TYPE	MANUFACTURER SPECIFICATIONS	DIMENSIONS				ADDITIONAL NOTES:
			A	B	C	D	
SJ	STREETLIGHTING JUNCTION BOX	DFW PLASTICS DFW3TC4-18-40P BLANK C/W MANUFACTURER'S BOLT DOWN LID	533mm (21")	486mm (19-1/8")	375mm (14-3/4")	457mm (18")	USE JB FOR UP TO 8 CONDUITS MAXIMUM
TS	TRAFFIC SIGNALS JUNCTION BOX	DFW PLASTICS DFW1T3CL-18-40P C/W MANUFACTURER'S LID SUPPLIED DEVICE	864mm (34-1/8")	886mm (31-3/4")	546mm (21-1/4")	457mm (18")	USE JB FOR UP TO 16 CONDUITS MAXIMUM

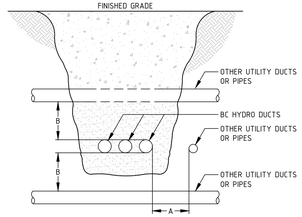
8 / E100 JUNCTION BOX DETAIL — NTS



5 / E100 STREETLIGHTING TRENCH DETAIL — NTS

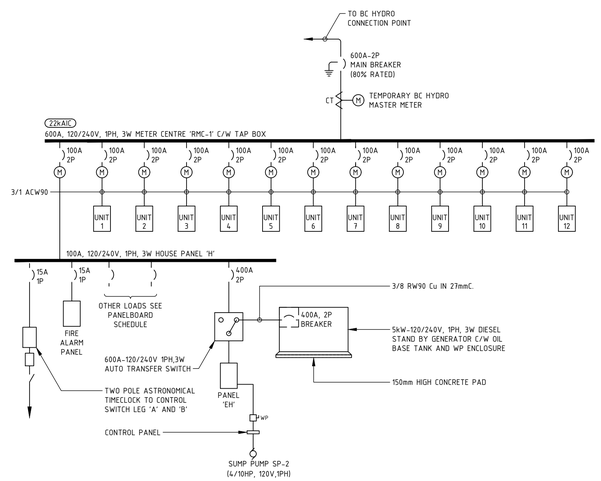


4 / E100 COMMUNICATION AND SECONDARY TRENCH DETAIL — NTS



TYPE OF PIPE OR DUCT	MINIMUM CLEARANCES			
	DIRECT-BURIED BC HYDRO DUCTS		CONCRETE-ENCASED BC HYDRO DUCTS	
	A	B	A	B
CLEARANCES (mm)				
TELEPHONE, CABLE TV OR STREET LIGHTS	300	150	75	150
GAS MAINS	300	300	300	300
OIL PIPELINES, JET FUEL LINES, WATER, SANITARY AND SEWER LINES	900	300	300	300

6 / E100 DUCT CLEARANCES DETAIL — NTS



NOTES:

1. ALL BREAKERS MUST BE SERIES RATED ACCORDING TO THE AVAILABLE FAULT CURRENT. PROVIDE COORDINATION STUDY AND ADJUST TRIP SETTINGS ACCORDINGLY.
2. SUBSTITUTION OF ALUMINUM FEEDERS OF EQUIVALENT AMPACITY IN LIEU OF COPPER FEEDERS IS ACCEPTABLE FOR FEEDERS RATED MORE THAN 100A, EXCEPT FOR ELEVATOR DISTRIBUTION FEEDERS WHERE COPPER FEEDERS MUST BE USED. UPSIZE CONDUITS ACCORDINGLY.
3. NMD90 ACCEPTABLE ONLY IN AREAS CLASSIFIED AS COMBUSTIBLE CONSTRUCTION. CAUTION: SOME AREAS MAY BE CLASSIFIED AS NON-COMBUSTIBLE DESPITE USE OF WOOD STUDS. REFER TO ARCHITECTURAL PLANS FOR CONFIRMATION.
4. PROVIDE FIRESTOP ASSEMBLY TO SEAL ALL ELECTRICAL PENETRATIONS THROUGH FIRE SEPARATIONS. FIRESTOP ASSEMBLY MUST SUFFICIENTLY PROVIDE THE FIRE (F) AND TEMPERATURE (T) RATING TO MATCH THE F AND T RATING OF THE FIREWALL AND FIRESEPERATION BETWEEN PARKING AREA AND REMINDER OF THE FLOOR AREA. REFER TO ARCHITECTURAL DRAWINGS.

7 / E100 600A, 120/240V, 1PH, 3W (80% RATED) SINGLE LINE DIAGRAM — NTS

LEGEND

GENERAL	
	DEVICES SHOWN WITH DOTTED LINE TYPE ARE EXISTING DEVICES
WP	WEATHERPROOF DEVICE
POWER	
	STREETLIGHTING JUNCTION BOX (REFER TO DETAIL)
	TRAFFIC LIGHT JUNCTION BOX (REFER TO DETAIL)
	DUPLEX 5-15R RECEPTACLE
	DUPLEX 5-20R RECEPTACLE
	DUPLEX 5-15R GFCI RECEPTACLE
	ABOVE COUNTER DUPLEX 5-20R RECEPTACLE
	ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
	ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
R	RANGE RECEPTACLE
D	DRYER RECEPTACLE
W	WASHER RECEPTACLE
DW	DISHWASHER RECEPTACLE
MW	MICROWAVE RECEPTACLE
MW	MICROWAVE RECEPTACLE
F	FRIDGE RECEPTACLE
RH/HT	RANGE HOOD RECEPTACLE
	DUPLEX 5-15R RECEPTACLE C/W 2 USB-C PORTS
	MOTOR CONNECTION
	DISCONNECT
	CHIME
	PUSH BUTTON
	MECHANICAL EQUIPMENT CONNECTION
	SUITE PANEL/LOADCENTRE
COMMUNICATIONS	
	COAX OUTLET
	COMBINATION TELEPHONE AND DATA OUTLET
	COMBINATION COAX AND DATA OUTLET
4S	SUITE SMART BOX
NON-FIRE ALARM (LOCAL)	
	120V SMOKE ALARM C/W BATTERY BACKUP
FIRE ALARM	
	MANUAL PULLSTATION
	MINI HORN
	HORN C/W STROBE
FS	SPRINKLER FLOW SWITCH
TS	TAMPER/SUPERVISORY SWITCH
	FIRE ALARM PANEL
EMERGENCY	
	LUMINAIRES ON EMERGENCY CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
	SELF CONTAINED EXIT SIGN C/W DUAL EMERGENCY HEADS
	WALL MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS
LIGHTING CONTROLS	
$ S	LINE VOLTAGE SWITCH; GANGED AS SHOWN
3 S	THREE-WAY LINE VOLTAGE SWITCH; GANGED AS SHOWN
	CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
	TIMECLOCK
LIGHTING	
	RECESSED ROUND DOWNLIGHT LUMINAIRE
	SURFACE MOUNTED LUMINAIRE
	WALL MOUNTED LUMINAIRE
	RECESSED STEP LUMINAIRE
	SURFACE MOUNTED LINEAR LUMINAIRE
	TAPE LIGHT C/W ALUMINUM CHANNEL
	TRACK HEAD LUMINAIRE C/W TRACK
SECURITY	
	CARD READER
	SECURITY CAMERA
HEATING	
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
0.4	FORCEFLOW HEATER. C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED
MISCELLANEOUS	
	DOOR DETAIL TAG, REFER TO DETAIL D?

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e2 Engineering Inc.
530 Herald Street, Victoria BC V8W 1S6
201-5180 Dublin Way, Nanaimo BC V9T 0H2
778-433-9301
EGBC P2P: 1001513

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

PROJECT

1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

TITLE

SITE PLAN, DETAILS AND LEGEND

PROJECT NO.	1-25-015	SHEET NO.	E100
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV.	5

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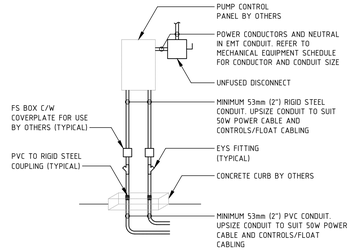
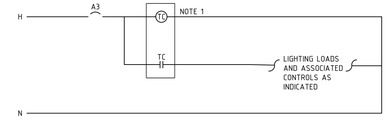


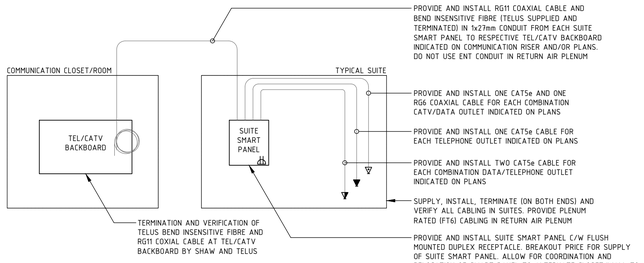
5 / E101 SUMP PUMP DETAIL
NTS



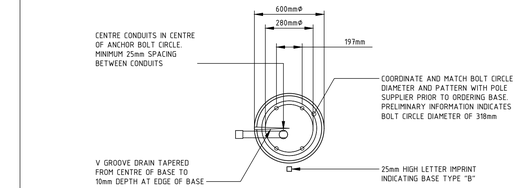
NOTES:

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

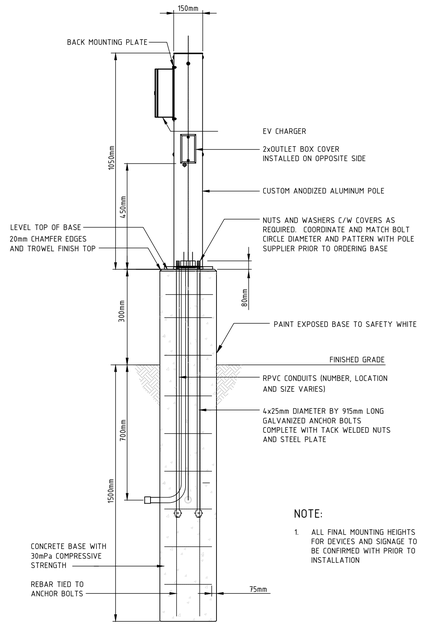
6 / E101 LIGHTING CONTROL SCHEMATIC
NTS



4 / E101 SUITE COMMUNICATIONS DIAGRAM
NTS



BASE TOP VIEW

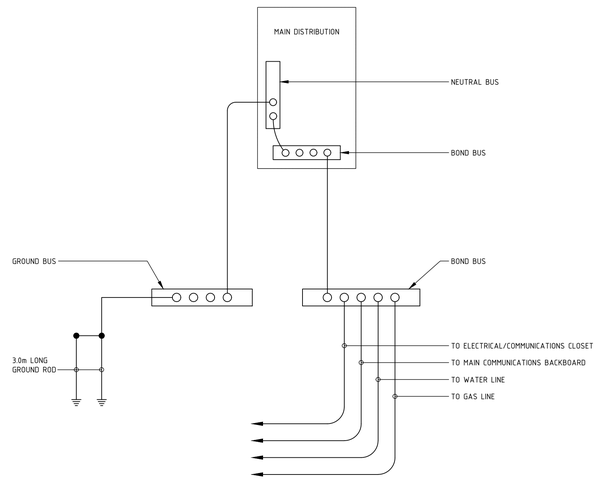


NOTE:

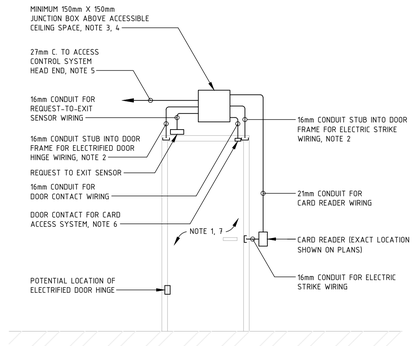
1. ALL FINAL MOUNTING HEIGHTS FOR DEVICES AND SIGNAGE TO BE CONFIRMED WITH PRIOR TO INSTALLATION

ELEVATION VIEW

1 / E101 EV CHARGER PEDESTAL DETAIL
NTS



3 / E100 GROUNDING DETAIL
NTS



ELECTRICAL CONTRACTOR NOTES:

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

2 / E101 D1 DOOR DETAIL
NTS

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
S. P. LOURDU
50227
2026-04-07

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

PROJECT

1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

TITLE

ELECTRICAL DETAILS

PROJECT NO.	1-25-015	SHEET NO.	E101
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

TYPICAL SUITE PANEL

PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET — # OF CIRCUITS: 36
TYPE: COMBINATION LOAD CENTER — MOUNTING: FLUSH
MAINS: 100A, 120/240V, 1PH, 3W
COMPLETE WITH 100A-2P MAIN BREAKER

LOAD	AMP	P	CCT	CCT	P	AMP	LOAD
RECEPTACLES Σ	20	1	01	02	1	15	LIGHTING
RECEPTACLES Σ	20	1	03	04	1	15	LIGHTING
DISHWASHER Δ	15	1	05	06	1	15	RECEPTACLES Δ
FRIDGE	15	1	07	08	1	15	RECEPTACLES Δ
RANGE	40	2	09	10	1	15	RECEPTACLES AND LIGHTING Σ
			11	12	1	20	WASHER Δ/Σ
MICROWAVE Δ/Σ	20	1	13	14	2	30	DRYER
CONDENSING UNITS- CU-X	30	2	15	16			
			17	18	2	20	HOT WATER TANK
FAN COILS	20	2	19	20			
			21	22	1	15	RECEPTACLE- WP Σ
BASEBOARD HEATERS	15	2	23	24	1	15	ENERGY RECOVERY VENT- ERV Δ
			25	26	1	15	SANITARY PUMP- SP-A
			27	28	1	15	RECEPTACLES Δ
			29	30			
			31	32			
			33	34			
			35	36			

Σ INDICATES GFCI (5mA) BREAKER — Δ INDICATES AFCI
Ω INDICATES DUAL GFCI/AFCI BREAKER

PANEL 'H'

PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET — # OF CIRCUITS: 30
TYPE: COMBINATION LOADCENTER — MOUNTING: SURFACE
MAINS: 100A, 120/240V, 1PH, 3W
COMPLETE WITH 100A-2P MAIN BREAKER

LOAD	AMP	P	CCT	CCT	P	AMP	LOAD
LIGHTING- ELEC ROOM	15	1	01	02	1	20	RECEPTACLE- ROOF
LIGHTING- EXTERIOR	15	1	03	04	1	20	RECEPTACLE- BIKE STORAGE
FORCE FLOW HEATER- BIKE	20	2	05	06	1	20	RECEPTACLE- BIKE STORAGE
			07	08	2	40	EV CHARGER
BASEBOARD HEATER	15	2	09	10			
			11	12	1	15	HEATER-FIRE ALARM ANNUCIATOR
EXHAUST FAN EF-A	15	1	13	14	1	20	RECEPTACLE- BACKBOARD
			15	16	1	20	RECEPTACLE- BACKBOARD
HEAT TRACE- BIKE STORAGE	15	1	17	18			
			19	20			
			21	22			
			23	24			
			25	26			
SPARE	20	1	27	28	1	15	SPARE
SPARE	20	1	29	30	1	15	SPARE

TYPICAL SUITE PANEL

PROJECT NO./NAME: 1-25-015 1701 RICHARDSON STREET — # OF CIRCUITS: 12
TYPE: COMBINATION LOAD CENTER — MOUNTING: FLUSH
MAINS: 60A, 120/240V, 1PH, 3W

LOAD	AMP	P	CCT	CCT	P	AMP	LOAD
SUMP PUMP SP-2	30	1	01	02			
			03	04			
			05	06			
			07	08			
SPARE	15	1	09	10	1	20	SPARE
SPARE	15	1	11	12	1	20	SPARE

MECHANICAL SCHEDULE - 1701 RICHARDSON ST

UNIT NUMBER	UNIT DESCRIPTION	UNIT LOCATION	ELECTRICAL LOAD MCA	FLA	KW	HP	VOLTAGE	PHASE	EQUIPMENT SUPPLY	INSTALL	CONNECT	STARTER SUPPLY	INSTALL	CONNECT	TYPE	DISCONNECT SUPPLY	INSTALL	CONNECT	CONTROL SUPPLY	INSTALL	CONNECT	TYPE	POWER EMERGENCY	STANDBY	ELECTRICAL PANEL NAME	LOCATION	BREAKER AMPS	POLES	CIRCUIT	FEED WIRE QTY	WIRE SIZE	CONDUIT	NOTES
	ENERGY RECOVERY VENTILATORS																																
ERV-A	ENERGY RECOVERY VENTILATOR	SUITES					120	1	M	M	E					E	E	E	M	M	M	TM			-	SEE SUITES	15	1	24	2	14	-	3
ERV-AR	ENERGY RECOVERY VENTILATOR	SUITES					120	1	M	M	E					E	E	E	M	M	M	TM			-	SEE SUITES	15	1	24	2	14	-	3
	HEAT PUMPS																																
FC-A1	FAN COIL - INDOOR UNIT	UNIT D1 LIVING RM/KITCHEN	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
FC-A2	FAN COIL - INDOOR UNIT	UNIT D1 BEDROOM	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
FC-A3	FAN COIL - INDOOR UNIT	UNIT D1 BEDROOM	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
CU-A	CONDENSING UNIT - OUTDOOR UNIT	UNIT D1	19.8				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	-			-	SEE SUITES	30	2	19,21	2	10	-	
FC-B1	FAN COIL - INDOOR UNIT	UNIT C1 LIVING RM/KITCHEN	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
FC-B2	FAN COIL - INDOOR UNIT	UNIT C1 BEDROOM	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
CU-B	CONDENSING UNIT - OUTDOOR UNIT	UNIT C1	19.8				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	-			-	SEE SUITES	30	2	19,21	2	10	-	
FC-C1	FAN COIL - INDOOR UNIT	UNIT B1 LIVING RM/KITCHEN	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
FC-C2	FAN COIL - INDOOR UNIT	UNIT B1 BEDROOM	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
CU-C	CONDENSING UNIT - OUTDOOR UNIT	UNIT B1	19.8				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	-			-	SEE SUITES	30	2	19,21	2	14	-	
FC-D1	FAN COIL - INDOOR UNIT	UNIT C2 LIVING RM/KITCHEN	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
FC-D2	FAN COIL - INDOOR UNIT	UNIT C2 BEDROOM	0.4				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	PT			-	SEE SUITES	15	2	23,25	2	14	-	
CU-D	CONDENSING UNIT - OUTDOOR UNIT	UNIT C2	19.8				240	1	M	M	E	E	E	E	-	E	E	E	M	M	M	-			-	SEE SUITES	30	2	19,21	2	10	-	
	FANS																																
EF-A	EXHAUST FAN	POWDER ROOM/ELEC ROOM				FR	120	1	M	M	E	E	E	E	-	E	E	E	M	E	E	TM			-	SEE SUITES/MAIN ELEC ROOM	15	1		2	14	21	3
EF-1	EXHAUST FAN	BIKE STORAGE ROOM				FR	120	1	M	M	E	E	E	E	-	E	E	E	M	E	E	C			H	MAIN ELEC ROOM	15	1		2	12	21	
EF-2	EXHAUST FAN	UTILITY ROOM				FR	120	1	M	M	E	E	E	E	-	E	E	E	M	E	E	C			-	SEE SUITES	15	1		2	14	21	
	SUMP PUMPS																																
SP-A	SANITARY PUMP	CRAWLSPACE		9.8		0.4	120	1	M	M	E	M	M	M	-	E	E	E	M	M	M	CP		Y	-	MAIN ELEC ROOM	30	1		2	12	21	1
	DOMESTIC HOT WATER HEATERS																																
HWT-A	DOMESTIC HOT WATER	SUITES			3.0		240	1	M	M	E	-	-	-	-	E	E	E	M	M	M	-			-	SEE SUITES	20	2		2	12	21	

M = BY MECHANICAL
E = BY ELECTRICAL
O = BY OTHERS

TM = PUSH BUTTON COUNTDOWN TIMER
PT = PROGRAMMABLE THERMOSTAT
C = CONTINUOUS
CP = CONTROL PANEL

GENERAL NOTE: ELECTRICAL FLOOR PLANS DO NOT INDICATE ALL CONTROL DEVICES AND ASSOCIATED WIRING FOR MECHANICAL EQUIPMENT. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR CONTROL REQUIREMENTS, AND PROVIDE ALL NECESSARY CONTROL DEVICES, WIRING, AND COMPONENTS TO ENSURE PROPER OPERATION OF THE MECHANICAL SYSTEMS AS SPECIFIED. COORDINATE THE LOCATION OF MECHANICAL EQUIPMENT CONTROLS ON SITE WITH THE MECHANICAL AND CONTROLS TRADE.

NOTES:

1. REFER TO SUMP PUMP DETAIL FOR WIRING AND CONDUIT SCOPE OF WORK.
2. WIRE AND CONNECT FAN TO OPERATE TOGETHER WITH DRYER UNIT.
3. PROVIDE RECEPTACLE IN CONCEALED SPACE IF EQUIPMENT IS CORD-CONNECTED. WHERE NO CONCEALED SPACE EXISTS, COORDINATE LOCATION OF RECEPTACLE WITH ENGINEER AND ARCHITECT.

Individual Suite Load (1 units) - 46 sqm to 70 sqm

Basic load	5000 W
Range (up to 12kW load)	6000 W
Dryer + HWT (25% of rated load)	1750 W
Heat Pump (100% of rated load)	3000 W
Electric Baseboard Heater (maximum) (100% of rated load)	1400 W
	17150 W

minimum 100A, 120/240V loadcenter with 100A-2P main breaker fed from 100A-2P breaker

Individual Suite Load (11 units) - 71 sqm to 90 sqm

Basic load	5000 W
Range (up to 12kW load)	6000 W
Dryer + HWT (25% of rated load)	1750 W
Heat Pump (100% of rated load)	3000 W
Electric Baseboard Heater (maximum) (100% of rated load)	1400 W
	17150 W

minimum 100A, 120/240V loadcenter with 100A-2P main breaker fed from 100A-2P breaker

Suite Loads (without space heating or cooling loads)

100% of largest suite at 12.75kW	12.8 kW
65% of next 2 largest suites at 12.75kW	16.6 kW
40% of next 2 largest suites at 12.75kW	10.2 kW
25% of next 7 largest suites at 12.75kW	22.3 kW
	61.8 kW

Suite Space Heating Loads (16.8kW total)

10kW @ 100% demand	10.0 kW
6.8kW of remaining loads @ 75% demand	5.1 kW
	15.1 kW

Suite Heat Pump Load

36.0kW @ 100% demand	36.0 kW
	36.0 kW

House Distribution Loads

Mechanical loads	4.0 kW
Basic load	1.0 kW
8 e-bike stalls (4 stalls per 120V 20A circuit)	1.9 kW
	6.9 kW

minimum 60A-2P, 240V (80% rated) breaker required for 46A load (1.25 x continuous load)

EV Charging Distribution Loads

EV chargers (32 FLA each) for 1 visitor stalls (4 chargers per circuit)	7.7 kW
	7.7 kW

minimum 60A-2P, 240V (80% rated) breaker required for 35A load (1.25 x continuous load)

Total Building Load

Suite Distribution Loads (without heating/cooling)	61.8 kW
Suite Electric Heating Distribution Loads	15.1 kW
Suite Heat Pump Distribution Loads	36.0 kW
House Distribution Loads (75% demand)	5.2 kW
Electric Vehicle Distribution Loads	7.7 kW
	125.8 kW

Code load calculation indicates 112.8W of non-continuous loads plus 12.9kW of continuous loads for a total of 125.7kW. Therefore, the 80% rated breaker size at 240V, 1 phase must be larger than 523.75A.

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778-433-9391
EGBC P2P: 1001513

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
S. P. LOURDU
50227
2026-04-07

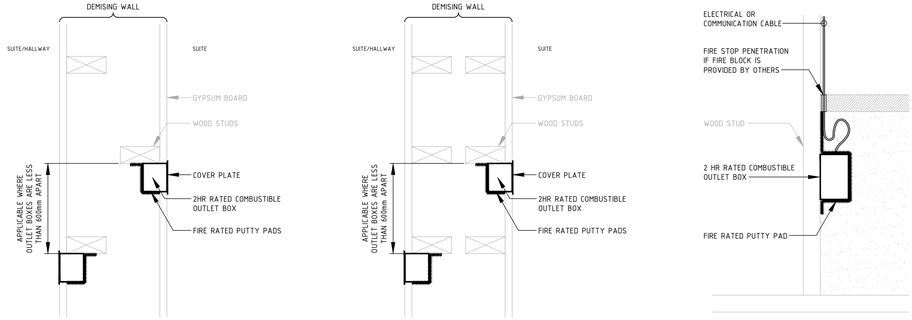
NO.	ISSUE	YY/MM/DD
6	RE-BUILDING PERMIT	26-04-06
5	BC HYDRO COORDINATION	26-03-20
4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30

PROJECT
1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

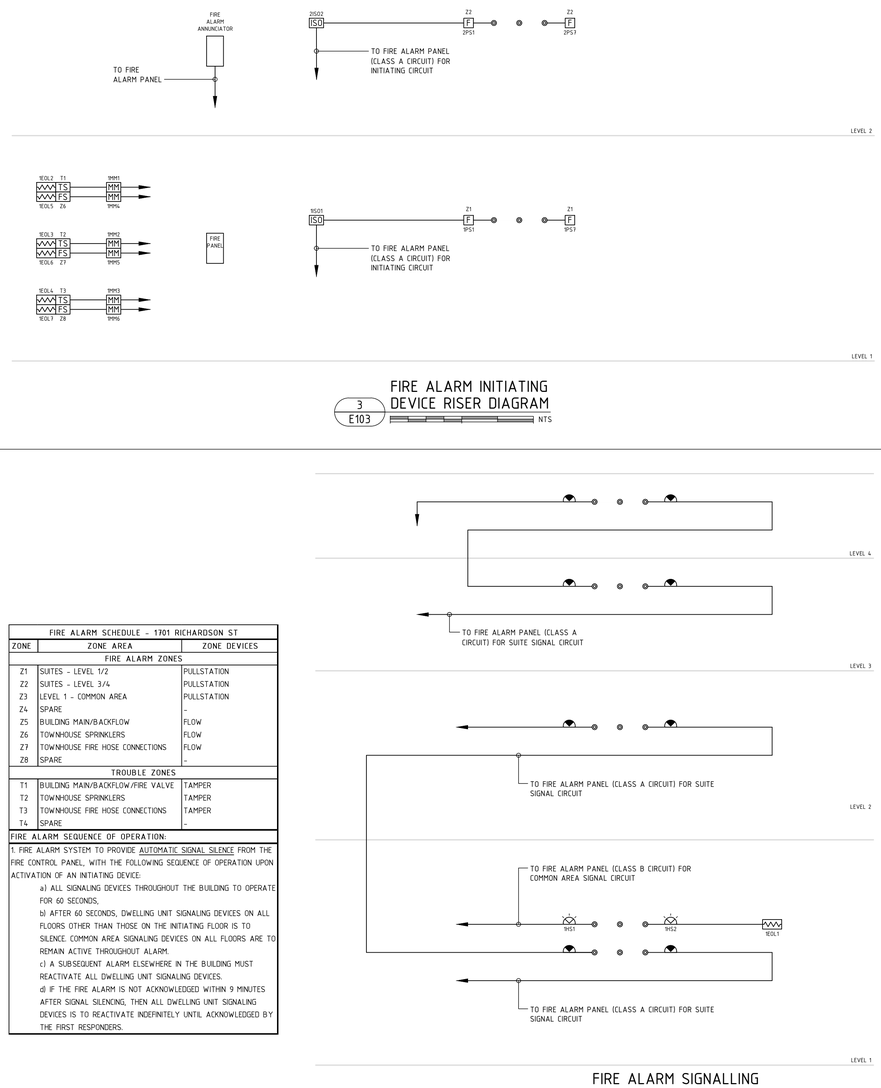
TITLE
ELECTRICAL SCHEDULES

PROJECT NO.	1-25-015	SHEET NO.	E102
DRAWN	MB		
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5



2 / E103 FIRESTOPPING DETAIL FOR OUTLET BOXES IN DEMISING WALLS

NTS



3 / E103 FIRE ALARM INITIATING DEVICE RISER DIAGRAM

NTS

4 / E103 FIRE ALARM SIGNALLING DEVICE RISER DIAGRAM

NTS

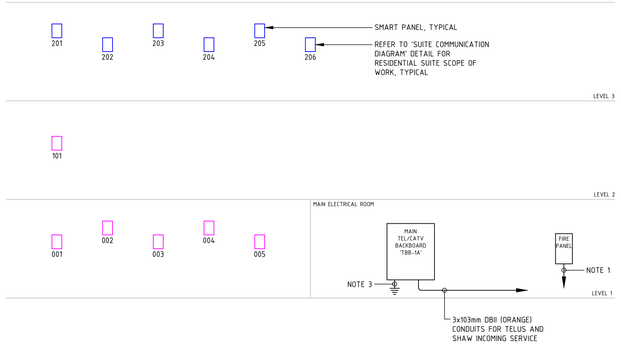
FIRE ALARM SCHEDULE - 1701 RICHARDSON ST		
ZONE	ZONE AREA	ZONE DEVICES
	FIRE ALARM ZONES	
Z1	SUITES - LEVEL 1/2	PULLSTATION
Z2	SUITES - LEVEL 3/4	PULLSTATION
Z3	LEVEL 1 - COMMON AREA	PULLSTATION
Z4	SPARE	-
Z5	BUILDING MAIN/BACKFLOW	FLOW
Z6	TOWNHOUSE SPRINKLERS	FLOW
Z7	TOWNHOUSE FIRE HOSE CONNECTIONS	FLOW
Z8	SPARE	-
	TROUBLE ZONES	
T1	BUILDING MAIN/BACKFLOW/FIRE VALVE	TAMPER
T2	TOWNHOUSE SPRINKLERS	TAMPER
T3	TOWNHOUSE FIRE HOSE CONNECTIONS	TAMPER
T4	SPARE	-

FIRE ALARM SEQUENCE OF OPERATION:

1. FIRE ALARM SYSTEM TO PROVIDE AUTOMATIC SIGNAL SILENCE FROM THE FIRE CONTROL PANEL, WITH THE FOLLOWING SEQUENCE OF OPERATION UPON ACTIVATION OF AN INITIATING DEVICE:
   a) ALL SIGNALING DEVICES THROUGHOUT THE BUILDING TO OPERATE FOR 60 SECONDS,
   b) AFTER 60 SECONDS, DWELLING UNIT SIGNALING DEVICES ON ALL FLOORS OTHER THAN THOSE ON THE INITIATING FLOOR IS TO SILENCE. COMMON AREA SIGNALING DEVICES ON ALL FLOORS ARE TO REMAIN ACTIVE THROUGHOUT ALARM.
   c) A SUBSEQUENT ALARM ELSEWHERE IN THE BUILDING MUST REACTIVATE ALL DWELLING UNIT SIGNALING DEVICES.
   d) IF THE FIRE ALARM IS NOT ACKNOWLEDGED WITHIN 9 MINUTES AFTER SIGNAL SILENCING, THEN ALL DWELLING UNIT SIGNALING DEVICES IS TO REACTIVATE INDEFINITELY UNTIL ACKNOWLEDGED BY THE FIRST RESPONDERS.

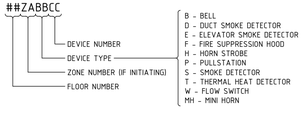
NOTES:

1. PROVIDE AND INSTALL 1xCAT5e IN 27mm C. FROM FIRE ALARM PANEL TO TEL/CATV BACKBOARD FOR DEDICATED FIRE ALARM MONITORING TELEPHONE LINE.
2. PROVIDE AND INSTALL GROUND BUS IN MAIN ELECTRICAL ROOM, AND ROOMS/CLOSETS WITH ROGERS/TELUS BACKBOARD. INTERCONNECT ALL GROUND BUSSES WITH #1 GREEN COOPER GROUND.



1 / E103 COMMUNICATIONS RISER

NTS



5 / E100 FIRE ALARM DEVICE ABBREVATIONS

NTS

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PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
S. P. LOURDU
50227
2026-04-07

NO.	ISSUE	YY/MM/DD
6	RE-BUILDING PERMIT	26-04-06
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4	DRAFT RE BUILDING PERMIT	26-03-04
3	BUILDING PERMIT	25-12-19
2	50% REVIEW	25-11-19
1	DEVELOPMENT PERMIT	25-04-30

PROJECT

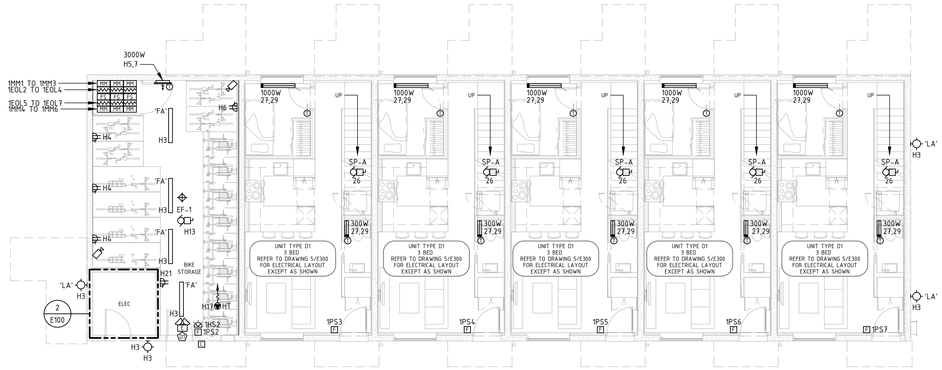
1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

TITLE

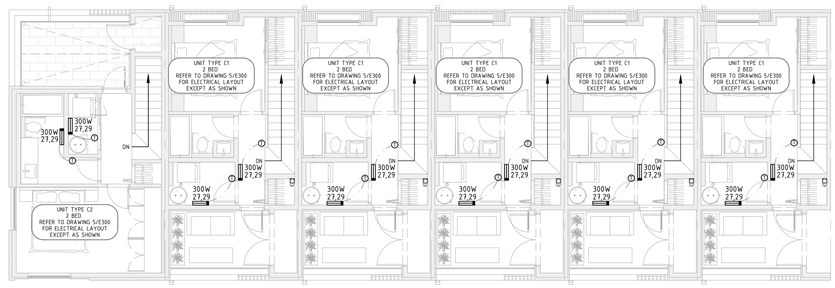
FIRE ALARM AND COMMUNICATIONS RISER DIAGRAM

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

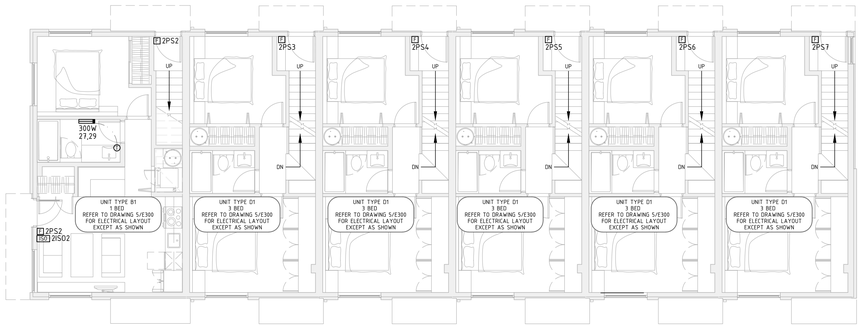


NOTES
1. PROVIDE AND INSTALL MIN 21mm CONDUIT FROM EACH CCTV CAMERA TO ELECTRICAL ROOM

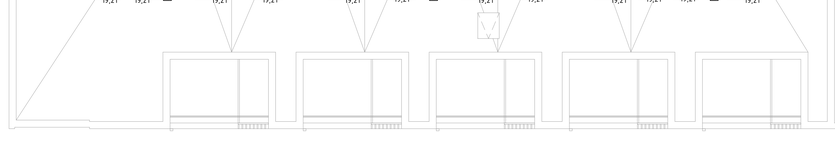
LEVEL 1
ELECTRICAL LAYOUT
1 / E200
1:100



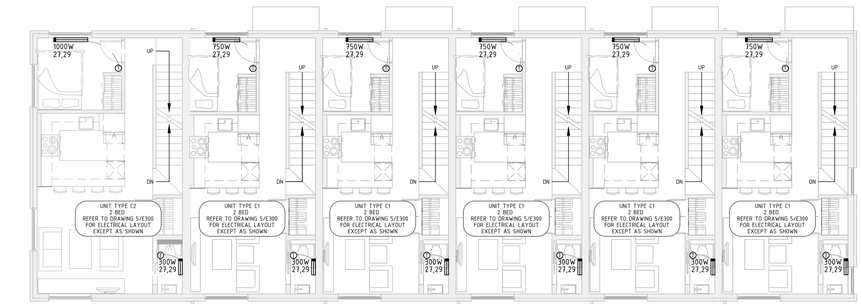
LEVEL 4
ELECTRICAL LAYOUT
4 / E200
1:100



LEVEL 2
ELECTRICAL LAYOUT
2 / E200
1:100



ROOF
ELECTRICAL LAYOUT
5 / E200
1:100



LEVEL 3
ELECTRICAL LAYOUT
3 / E200
1:100

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PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
S. P. LOURDU
50227
CIVIL
2026-04-07

NO.	ISSUE	YY/MM/DD
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PROJECT
1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

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

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

SHEET NO.
E200
REV 5

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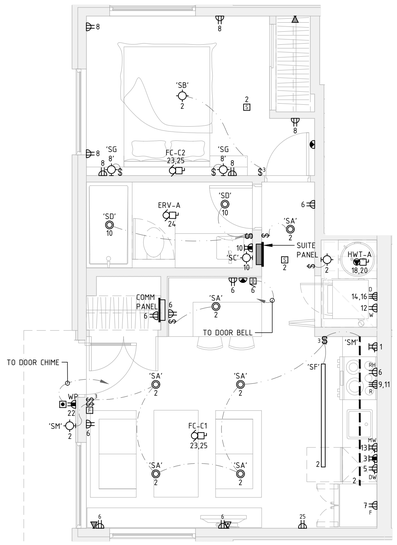
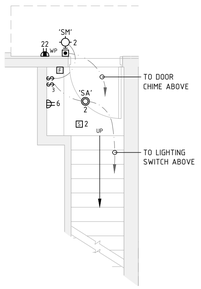
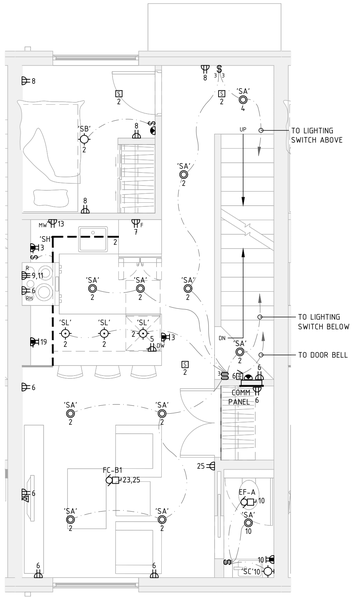


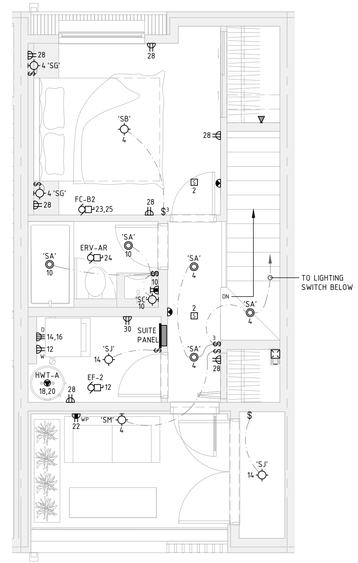
UNIT TYPE B1
ELECTRICAL LAYOUT
1 / E300
0 1000 2000 1:50



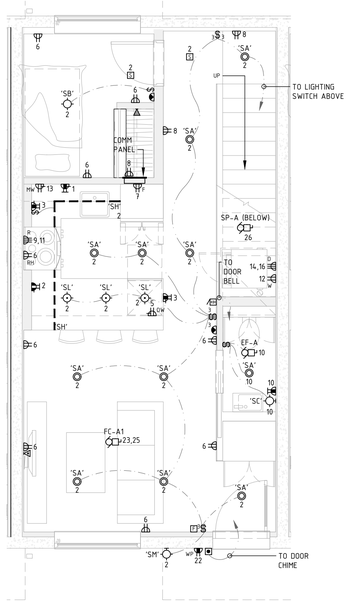
UNIT TYPE C1 - ENTRANCE
ELECTRICAL LAYOUT
2 / E300
0 1000 2000 1:50



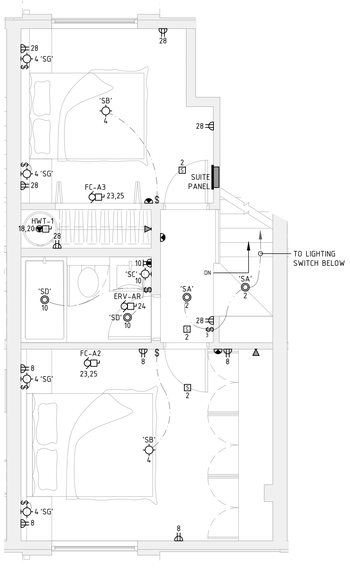
UNIT TYPE C1 - LEVEL 1
ELECTRICAL LAYOUT
3 / E300
0 1000 2000 1:50



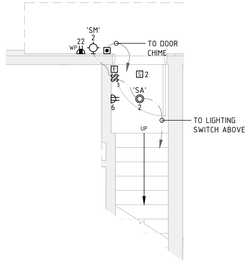
UNIT TYPE C1 - LEVEL 2
ELECTRICAL LAYOUT
4 / E300
0 1000 2000 1:50



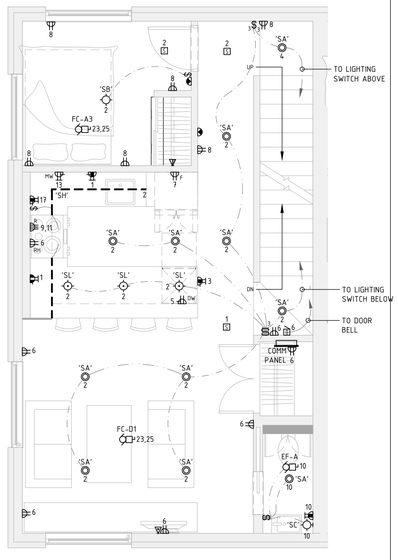
UNIT TYPE D1 - LEVEL 1
ELECTRICAL LAYOUT
5 / E300
0 1000 2000 1:50



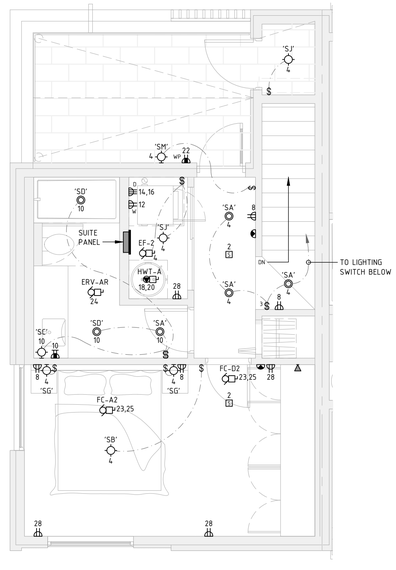
UNIT TYPE D1 - LEVEL 2
ELECTRICAL LAYOUT
6 / E300
0 1000 2000 1:50



UNIT TYPE C2 - ENTRANCE
ELECTRICAL LAYOUT
7 / E300
0 1000 2000 1:50



UNIT TYPE C2 - LEVEL 1
ELECTRICAL LAYOUT
8 / E300
0 1000 2000 1:50



UNIT TYPE C2 - LEVEL 2
ELECTRICAL LAYOUT
9 / E300
0 1000 2000 1:50

NO.	ISSUE	YY/MM/DD
6	RE-BUILDING PERMIT	26-04-06
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1	DEVELOPMENT PERMIT	25-04-30

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
S. P. LOURDU
50227
2026-04-07

PROJECT

1701 RICHARDSON ST RESIDENTIAL

1701 RICHARDSON
VICTORIA, BC

TITLE

TYPICAL SUITES ELECTRICAL LAYOUT

PROJECT NO.	1-25-015	SHEET NO.	
DRAWN	MB		E300
CHECKED	TD		
DATE	MAR 2026		
SCALE	AS NOTED	REV	5

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S8Y8

KEYED DRAWING NOTES

1. FOR CONTINUATION, REFER TO SITE PLAN BY CIVIL.

FIRE SUPPRESSION LEGEND

- FIRE PROTECTION WATER (UNDERGROUND)
- WET SYSTEM PIPE
- STANDPIPE
- DRY SYSTEM PIPE
- EXISTING PIPE/EQUIPMENT (TYPE AS INDICATED)
- DEMOLISHED PIPE/EQUIPMENT (TYPE AS INDICATED)
- SEISMIC RESTRAINTS
- (H) HIGH TEMPERATURE HEAD
- (IT) INTERMEDIATE TEMPERATURE HEAD
- FE FIRE EXTINGUISHER WALL MOUNTED
- FE FIRE EXTINGUISHER SEMI-RECESSED CABINET
- HEAT TRACE
- UPRIGHT HEAD (IN SECTION VIEW)
- PENDENT HEAD (IN SECTION VIEW)
- SPRINKLER HEAD TO BE REMOVED (PLAN VIEW)
- DELETED SPRINKLER HEAD (PLAN VIEW)

SEE SPRINKLER HEAD SCHEDULE FOR PLAN VIEW SPRINKLER HEADS

- PIPE CONTINUES
- PIPE CAP
- ISOLATION VALVE (BALL OR GATE AS SPECIFIED)
- CHECK VALVE
- DOUBLE CHECK VALVE (DCVA)
- PIPE RISER / PIPE ELBOW UP
- PIPE ELBOW DOWN
- PIPE TEE DOWN
- PIPE CONNECTION
- DN TO/FROM BELOW
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- UP TO/FROM ABOVE

FIRE SUPPRESSION PERFORMANCE SPECIFICATION

1. FIRE SUPPRESSION PERFORMANCE SPECIFICATION INDICATED ON DRAWINGS AND SPECIFICATIONS.
2. THE FIRE SUPPRESSION DRAWINGS AND ASSOCIATED SPECIFICATIONS HAVE BEEN PROVIDED TO OUTLINE THE PERFORMANCE BASED DESIGN INTENT. ANY SPRINKLER HEADS, PIPEWORK, AND OTHER FIRE SUPPRESSION SYSTEMS DESCRIBED ARE FOR COORDINATION PURPOSES ONLY AND TO ASSIST IN DETERMINATION OF SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO REVIEW ALL PROJECT DOCUMENTATION DURING THE TENDER PHASE TO CONFIRM THE COMPLETE SCOPE OF WORK.
3. THE SPRINKLER CONTRACTOR IS RESPONSIBLE TO ENGAGE THE SERVICES OF AN ENGINEER SPECIALIZING IN FIRE SUPPRESION DESIGN WHO WILL FULFILL THE ROLE OF FIRE PROTECTION ENGINEER OF RECORD AS DEFINED BY ENGINEERS AND GEOSCIENTISTS BRITISH COLUMBIA. IT IS THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR AND THE FIRE PROTECTION ENGINEER OF RECORD TO PROVIDE A FULLY FUNCTIONING FIRE SUPPRESSION SYSTEM THAT COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND CODE EQUIVALENCIES. THIS INCLUDES THE PROVISION OF FIRE SUPPRESSION DRAWINGS, SPECIFICATIONS, AND HYDRAULIC CALCULATIONS.

PLUMBING LEGEND

- DOMESTIC COLD WATER (DCW)
- DOMESTIC HOT WATER (DHW)
- RAD RADON PIPING
- D STORM DRAIN (ABOVE GROUND / FLOOR)
- D STORM DRAIN (UNDERGROUND / FLOOR)
- PD PERIMETER DRAIN
- S SANITARY SEWER (ABOVE GROUND / FLOOR)
- S SANITARY SEWER (UNDERGROUND / FLOOR)
- V SANITARY VENT
- PIPE CONTINUES
- PIPE CAP
- PIPE RISER / PIPE ELBOW UP
- PIPE ELBOW DOWN
- PIPE CONNECTION
- SIZE Ø/FU PIPE SIZE AND FIXTURE UNIT TAG
- INV DEPTH PIPE INVERT TAG
- M METER
- ISOLATION VALVE (BALL OR GATE AS SPECIFIED)
- CHECK VALVE
- PUMP
- STRAINER
- DOUBLE CHECK VALVE (DCVA)
- PRESSURE RELIEF VALVE
- PRESSURE REDUCING VALVE
- BACKWATER VALVE
- WATER MANIFOLD
- HOSE BIBB
- D FA DRAIN FIXTURE FROM ABOVE
- TRAP
- RWL RAIN WATER LEADER
- CO CLEAN-OUT (FLOOR)
- CO CLEAN-OUT (END OF LINE, OR IN WALL)
- DN TO/FROM BELOW
- FD FLOOR DRAIN
- FU FIXTURE UNIT
- HWT HOT WATER TANK
- INV INVERT
- LV LAVATORY
- SK SINK
- UP TO/FROM ABOVE
- VTR VENT THROUGH ROOF
- WC WATER CLOSET

PLUMBING GENERAL NOTES

1. SITE VERIFY EXISTING PIPING, EQUIPMENT, ETC.
2. ALL 4"Ø SEWER & STORM PIPES ARE AT A MINIMUM 1% SLOPE, AND ALL 3"Ø AND UNDER ARE AT A MINIMUM 2% SLOPE UNLESS OTHERWISE INDICATED.
3. WATER PIPE SIZES ARE BASED ON NUMBER OF FIXTURE UNITS USING THE AVERAGE PRESSURE LOSS METHOD (TABLE A-2.6.3.1(2)F).
   - 3.1. MATERIAL: REFER TO SPECIFICATION.
   - 3.2. WATER VELOCITY 8 FT/S (APPLIES TO PLASTIC OR STAINLESS PIPING).
   - 3.3. WATER VELOCITY 8 FT/S (APPLIES TO COPPER PIPING, COLD).
   - 3.4. WATER VELOCITY 5 FT/S (APPLIES TO COPPER PIPING, HOT).
4. INSTALL SHOCK ABSORBERS WHERE REQUIRED.
5. RAINFALL INTENSITY OF 13 MM/15 MINS USED FOR STORM WATER HYDRAULIC LOAD CALCULATIONS.
6. INSTALL TRAP PRIMERS WHERE REQUIRED.
7. ALL PEX WATER PIPES FROM MANIFOLD TO FIXTURES ARE 1/2"Ø.

FIRE SUPPRESSION SPECIFICATIONS

1. CIVIC ADDRESS:
   - 1701 RICHARDSON ST, VICTORIA, B.C.
2. WATER SUPPLY:
   - SUPPLIED BY: CITY OF VICTORIA
   - STATIC (PSI): 86
   - RESIDUAL (PSI):
   - FLOW (USGPM):
3. DESIGN:
   - NFPA 13-2019 EDITION;
   - 25416 ALTERNATIVE SOLUTIONS REPORT BY CELERITY ENGINEERING LTD.
4. FITTINGS:
   - LIGHT HAZARD OR RESIDENTIAL AREAS ONLY: PLASTIC (UP TO 3") CPVC PRESSURE PIPE (BLAZEMASTER) TO CSA B137.6-02
   - 1" - CAST IRON CLASS 125 TO ASME B16.4
   - 1.25" TO 6" - CAST IRON LISTED GROOVED
   - BELOW GROUND: PVC WATER PRESSURE (BLUE BRUTE) TO CSA B137.6
5. PIPE:
   - LIGHT HAZARD OR RESIDENTIAL AREAS ONLY: CPVC PRESSURE PIPE (BLAZEMASTER) TO CSA B137.6-02
   - 1": STEEL PIPE SCH 40 TO ASTM A53
   - 1.25" TO 6": STEEL PIPE LIGHT WALL TO ASTM A53
   - BELOW GROUND: PVC WATER PRESSURE (BLUE BRUTE) TO CSA B137.6
6. HANGERS:
   - WOOD BRACKET WITH REDI RODS AND RING HANGERS
   - SPACING AS PER PIPE LISTING AND NFPA 13
   - END OF LINE RESTRAINT: CABLE WIRE WITH FASTENERS
7. DOUBLE CHECK VALVE:
   - AMES C200 SERIES WITH GATE VALVES AND SUPERVISORY SWITCHES
8. GONGS:
   - POTTER MODEL PBA 6" ELECTRIC BELLS
9. FLOW SWITCHES:
   - NPS 1 TO NPS 1 1/2; POTTER VSR-SF
   - NPS 2 TO NPS 6: POTTER VSR
10. ELECTRIC ALARM BELLS:
    - BY DIV 16
11. CHECK VALVE:
    - GEM MODEL CV-300B WITH NPT 1/2 BALL DRIP
12. TEST VALVE:
    - G/J SURE TEST NPS 1
13. FIRE DEPARTMENT CONNECTION:
    - NATIONAL FIRE EQUIPMENT MODEL 229 FLUSH MOUNTED WITH BRASS PLATE, CAPS & CHAINS
14. INSTALLATION:
    - SPRINKLERS AND PIPING IN ACCORDANCE WITH NFPA 13

HVAC LEGEND

- ROUND DUCTWORK (SINGLE LINE)
- FLEXIBLE DUCTWORK
- T THERMOSTAT
- S MANUAL SWITCH
- TAG FLOW SIZE GRILLE/DIFFUSER/LOUVER TAG
- TAG EQUIPMENT TAG
- CONTROL WIRE
- DN TO/FROM BELOW
- E/A EXHAUST AIR
- WC WALL CAP
- UP TO/FROM ABOVE

HVAC GENERAL NOTES

1. **ELECTRIC BASEBOARD HEATERS AND BASEBOARD HEATER CONTROLS ARE SHOWN FOR REFERENCE ONLY. THESE ARE TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. GENERAL CONTRACTOR TO CONFIRM THAT THIS ITEM IS INCLUDED IN THE SCOPE OF ELECTRICAL TENDERS.**
2. ALL EQUIPMENT TO BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS. MAINTAIN ALL OPERATION AND SERVICES CLEARANCES AS RECOMMENDED BY MANUFACTURER.
3. PROVIDE SEISMIC RESTRAINT AS REQUIRED FOR ALL MECHANICAL EQUIPMENT.
4. INSTALL AND SUPPORT DUCTWORK, GRILLES, DIFFUSERS, ETC. PER SMACNA GUIDELINES AND AS INDICATED IN THE SPECIFICATIONS.
5. SIZE OF DUCTS CONNECTING TO DIFFUSERS TO BE THE SAME AS THE DIFFUSER NECK SIZE, UNLESS OTHERWISE INDICATED.
6. HEAT LOSS / HEAT GAIN CALCULATIONS ARE BASED ON MINIMUM INSULATION REQUIREMENTS OF ASHRAE 90.1 SECTION 5.5 (ZONE 5) AND ARE BASED ON THE FOLLOWING TEMPERATURES:
   - 6.1. OUTDOOR AIR DESIGN TEMPERATURE (VICTORIA):
     - 6.1.1. BCBC 1% WINTER DESIGN DAY: 17.6°F [-8°C]
     - 6.1.2. BCBC 2.5% SUMMER DRY BULB: 75.0°F [24°C]
   - 6.2. INDOOR AIR TEMPERATURE:
     - 6.2.1. GENERAL SPACES: 70°F [21.1°C]
7. ALL HVAC EQUIPMENT EFFICIENCIES SHALL COMPLY WITH ASHRAE 90.1 SECTION 6.8. (REFER TO SPECIFICATION OR CONTACT ENGINEER).
8. PROVIDE VIBRATION ISOLATION BETWEEN DUCTWORK AND ALL MOTORIZED EQUIPMENT.
9. REFER TO SPECIFICATION FOR USE OF FLEX DUCT TO HVAC TERMINALS. FLEX DUCT SHALL NOT BE USED FOR DUCT ELBOWS.
10. PROVIDE EXTERNAL THERMAL INSULATION AND INTERNAL ACOUSTIC INSULATION WHERE INDICATED AND AS REQUIRED IN THE SPECIFICATION.
11. ALL EXHAUST AIR TERMINATIONS SHALL BE COMPLETE WITH BIRD-SCREEN UNLESS OTHERWISE INDICATED.
12. ACCESS DOORS TO BE PROVIDED FOR CONCEALED BALANCING DAMPERS, DUCT HEATERS, HEATING/COOLING COILS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, AND MAINTENANCE OF MECHANICAL EQUIPMENT AS REQUIRED. WHERE ACCESS DOORS OCCUR IN FIRE SEPARATIONS, MAINTAIN REQUIRED FIRE RATING.

ELECTRICAL EQUIPMENT LEGEND (BY ELECTRICAL)

- ELECTRICAL EQUIPMENT TAG (SUPPLIED AND INSTALLED BY ELEC.) SEE BELOW FOR TAG DEFINITIONS, LOAD IN KW
- EBB ELECTRIC BASE BOARD HEATER (EXAMPLE: OUELLET RBH)
- EUH ELECTRIC UNIT HEATER (EXAMPLE: OUELLET OAE/OAS)

BUILDING CODES & STANDARDS

GOVERNING CODE

- BC BUILDING CODE 2024 (BCBC 2024)
- 25416 ALTERNATIVE SOLUTIONS REPORT BY CELERITY ENGINEERING LTD.

ENERGY CODE

- PART 9 BUILDING; BC ENERGY STEP CODE 3
- ZERO CARBON STEP CODE EMISSIONS LEVEL EL-4

FIELD REVIEWS BY ENGINEER

1. ALL WORK MUST BE REVIEWED BY THE ENGINEER BEFORE BEING COVERED. CONTACT THE ENGINEER TO ARRANGE FOR FIELD REVIEWS AT STAGES DESCRIBED BELOW.
2. PROVIDE NOTICE OF WHICH AREA IS COMPLETE AND READY FOR REVIEW:
   - 2.1. 48 HOURS OF WRITTEN NOTICE FOR FIELD REVIEWS
3. FOUNDATION DRAINAGE SYSTEMS: DRAIN ROCK AND FILTER CLOTH INSTALLATION TO BE IN PROGRESS. CLEANOUTS TO BE EXTENDED UP TO GRADE AND READY FOR BACKFILL.
4. BELOWGROUND WORK: PIPING TO BE BEDDED AND UNDER TEST - DO NOT BACKFILL. THRUST BLOCKS MUST BE COMPLETE. DO NOT COVER UNTIL BOTH THE ENGINEER AND THE LOCAL AUTHORITY OR PLUMBING INSPECTOR, IF APPLICABLE, HAVE REVIEWED.
5. PIPING, ABOVEGROUND: PIPING SYSTEMS TO BE UNDER TEST AND FIRESTOPPING IS TO BE COMPLETE.
6. FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.

PROJECT START AND CLOSE OUT DOCUMENTS

CONSTRUCTION START-UP	PROJECT CLOSE-OUT	SUBMITTAL
		FIRE SUPPRESSION
X		SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS & SMOKE SEALANTS
X		SHOP DRAWINGS OF ALL FIRE SUPPRESSION ITEMS INDICATED IN SPEC'S
X		SCHEDULE **B**: FIRE SUPPRESSION
	X	SCHEDULE **C-B**: FIRE SUPPRESSION
	X	BACKFLOW PREVENTION ASSEMBLY FORWARD FLOW TEST REPORT
	X	BACKFLOW PREVENTER TEST REPORTS
		PLUMBING
X		SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS & SMOKE SEALANTS
X		SHOP DRAWINGS OF ALL PLUMBING ITEMS INDICATED IN SPEC'S
	X	WATER DISTRIBUTION FLUSHING DECLARATION
	X	BACKFLOW PREVENTER TEST REPORTS
	X	PIPE PRESSURE TEST REPORTS FOR UNWITNESSED TESTS
	X	HOT WATER HEATER START-UP REPORTS
		HVAC
X		SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS & SMOKE SEALANTS
X		SHOP DRAWINGS OF ALL HVAC ITEMS INDICATED IN SPEC'S
	X	EQUIPMENT EXTENDED WARRANTIES CERTIFICATE(S)
	X	DEMONSTRATION TO OPERATING STAFF SIGN-OFF
	X	EQUIPMENT COMMISSIONING REPORTS AND CHECKLISTS
		GENERAL
X		SUPPLEMENTAL SCHEDULE **S-B**: MECHANICAL SEISMIC RESTRAINT
	X	SUPPLEMENTAL SCHEDULE **S-C**: MECHANICAL SEISMIC RESTRAINT
	X	AS-BUILT DRAWING(S)
	X	O&M MANUAL(S)

MECHANICAL DESIGN BRIEF

SERVICE CONNECTIONS

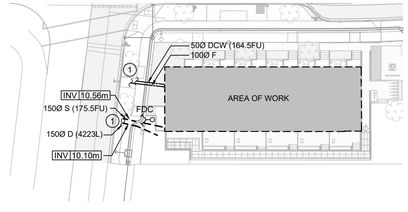
NEW UTILITY SERVICES SHALL CONNECT TO MUNICIPAL SERVICES AT THE WEST PROPERTY LINE ALONG RICHMOND STREET, INCLUDING A 2"Ø DOMESTIC WATER SERVICE, 4"Ø FIRE WATER SERVICE, A COMMON 6"Ø SANITARY SERVICE, AND A COMMON 6"Ø STORM SERVICE.

PLUMBING

PLUMBING WORK FOR THE PROJECT INCLUDES THE INSTALLATION OF ALL PLUMBING FIXTURES IN THE KITCHEN AND BATHROOMS. DRAINAGE, WASTE AND VENT FOR L2-L4 FIXTURES SHALL DRAIN BY GRAVITY; L1 (BASEMENT) FIXTURES WILL DRAIN TO SUMP PUMPS AND BE PUMPED TO THE GRAVITY DRAINAGE ON L1. A CONVENTIONAL FOUNDATION DRAINAGE SYSTEM PROTECTS THE BELOWGRADE SLAB.

HVAC

HEATING FOR SUITES WILL BE ELECTRIC BASEBOARD HEATERS AND HEATPUMPS FOR THE LIVING ROOMS/KITCHENS AND UPPER BEDROOMS. BATHROOM, ERV, AND RANGEHOOD EXHAUST WILL DISCHARGE THROUGH DEDICATED DUCTWORK TO THE OUTDOORS.



SITE PLAN

NTS

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

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Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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AVALON MECHANICAL WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK, COSTS, OR COORDINATION REQUIRED FOR DRAWINGS USED FOR OTHER PURPOSES THAN INDICATED.

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1000753
ENGINEERS AND GEOSCIENTISTS BRITISH COLUMBIA
PERMIT TO PRACTICE
AVALON MECHANICAL CONSULTANTS LTD.
PROFESSIONAL ENGINEER
"2026-03-27"

PROJECT NORTH

True North / Grid North
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

MECHANICAL COVER SHEET

DESIGNED	APPROVED
NK/AE/NS	KJ

AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

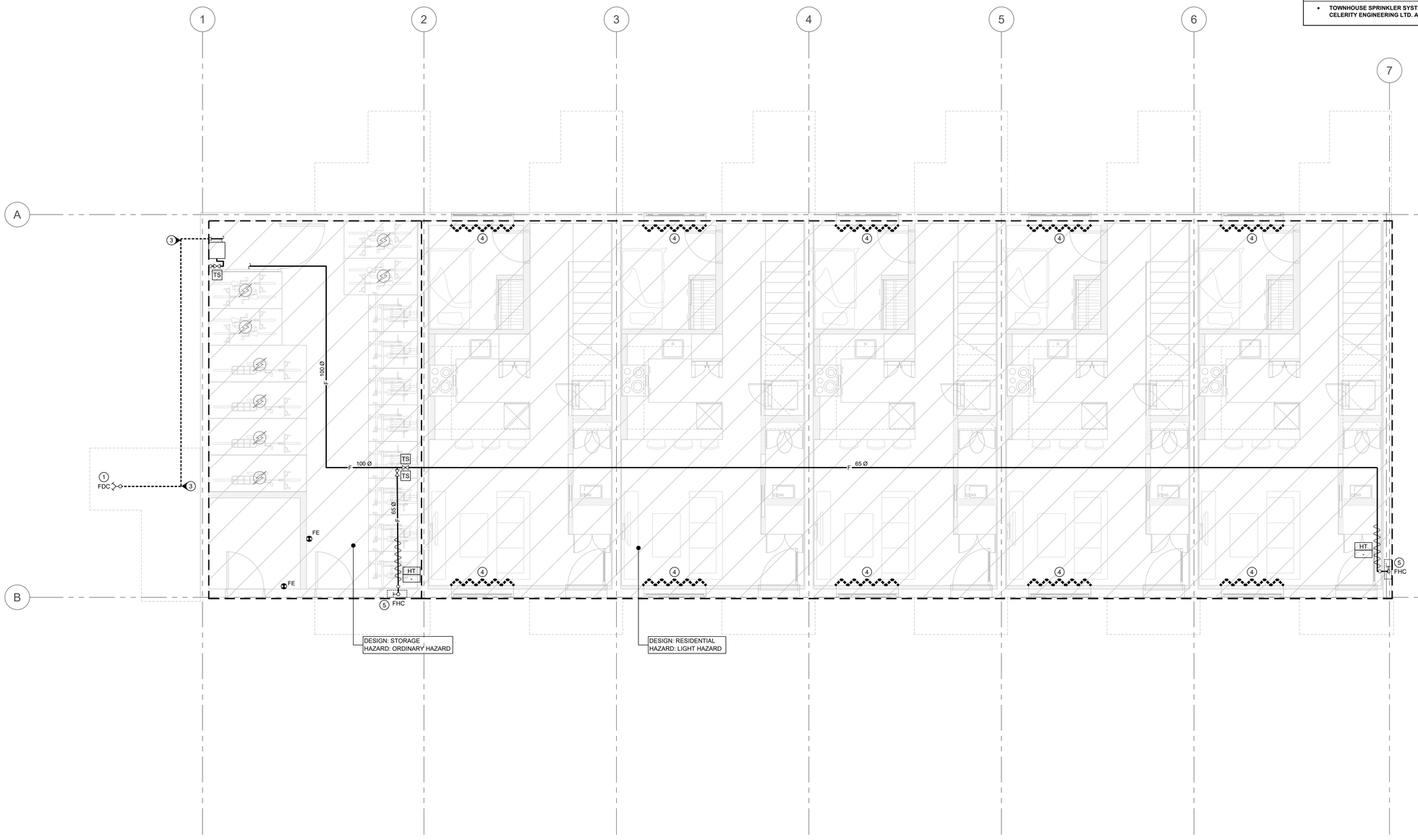
M-0.01

KEYED DRAWING NOTES

1. FDC LOCATION IS TO BE COORDINATED ONSITE TO ENSURE LOCATION IS WITHIN 150' OF A FIRE HYDRANT. FDC IS TO BE FREESTANDING. REFER TO DETAIL. THRUST BLOCKS NOT SHOWN FOR CLARITY, PROVIDE THRUST BLOCKS AS REQUIRED - REFER TO THRUST BLOCK DETAIL.
2. A REMOTE FIRE ALARM ANNUNCIATOR PANEL SHALL BE PROVIDED BY THE ELECTRICAL/FIRE ALARM CONTRACTOR AND INSTALLED AT THE BUILDING EXTERIOR NEAR THE FIRE DEPARTMENT CONNECTION (FDC).
3. PROVIDE THRUST BLOCKS AS REQUIRED. REFER TO THRUST BLOCK DETAIL.
4. WINDOW OPENING TO BE PROTECTED WITH SPRINKLER WATER CURTAIN, REFER TO ALTERNATIVE SOLUTION, IN REPORT 25416 BY CELERITY ENGINEERING LTD. WATER CURTAIN SPRINKLER DEMAND SHALL BE. CALCULATED SIMULTANEOUSLY WITH FLOOR AREA DEMAND.
5. PROVIDE RECESSED FIRE HOSE CABINET WITH FIRE HOSE CONNECTION. HEAT TRACE FIRE WATER PIPING A MINIMUM OF 1.5 M UPSTREAM OF THE FHC VALVE TO PREVENT FREEZING.

GENERAL NOTES

- **TOWNHOUSE SPRINKLER SYSTEM TO BE DESIGNED TO NFPA 13 AS PER CELERITY ENGINEERING LTD. ALTERNATIVE SOLUTIONS REPORT 25416.**



FIRE - 1ST FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

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103-5220 Dublin Way
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NO. DATE DESCRIPTION

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2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1053
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
NATHAN SIMPSON
ENGINEER
2026-03-27

PROJECT NORTH

TRUE NORTH
N
W
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

FIRE PERFORMANCE 1ST FLOOR

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-1.01

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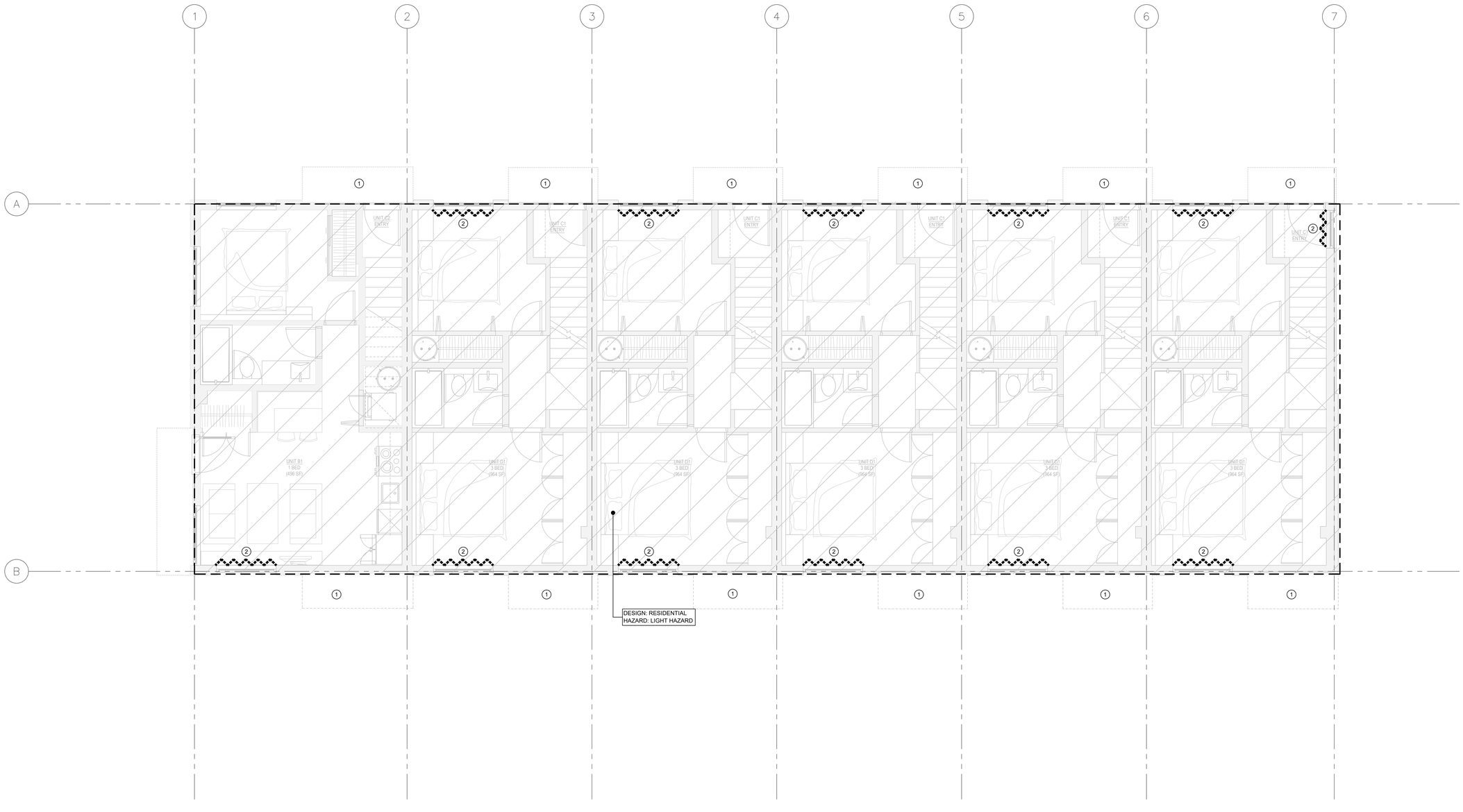
KEYED DRAWING NOTES

1. NON-COMBUSTIBLE OVERHANG AT ENTRY.
2. WINDOW OPENING TO BE PROTECTED WITH SPRINKLER WATER CURTAIN, REFER TO ALTERNATIVE SOLUTION. IN REPORT 25416 BY CELERITY ENGINEERING LTD. WATER CURTAIN SPRINKLER DEMAND SHALL BE CALCULATED SIMULTANEOUSLY WITH FLOOR AREA DEMAND.

GENERAL NOTES

- **TOWNHOUSE SPRINKLER SYSTEM TO BE DESIGNED TO NFPA 13 AS PER CELERITY ENGINEERING LTD. ALTERNATIVE SOLUTIONS REPORT 25416.**



FIRE - 2ND FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
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250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
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info@avalonmechanical.com

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NO. DATE DESCRIPTION

REVISIONS

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1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1053

PROJECT NORTH

PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

FIRE PERFORMANCE 2ND FLOOR

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-1.02

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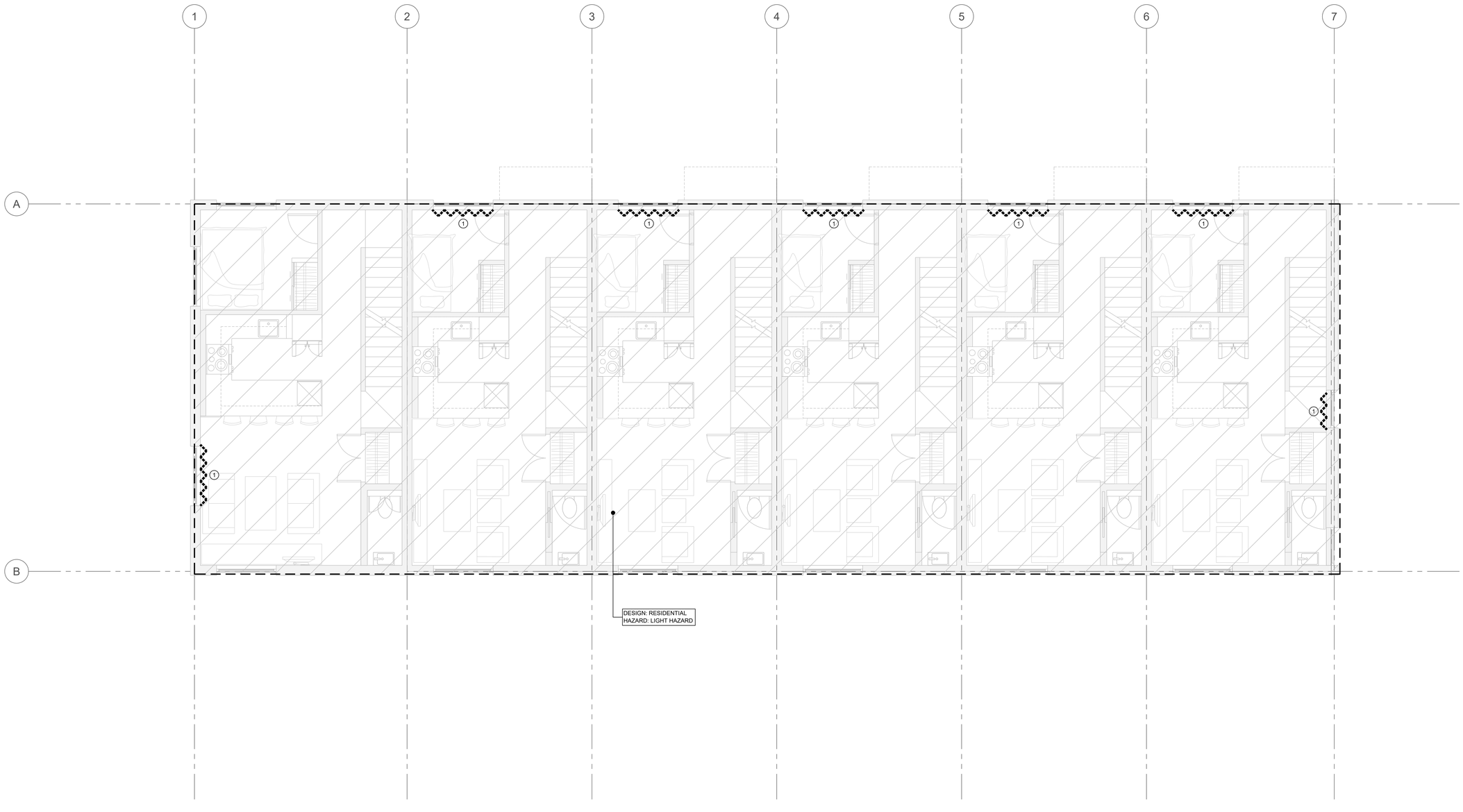
KEYED DRAWING NOTES

1. WINDOW OPENING TO BE PROTECTED WITH SPRINKLER WATER CURTAIN, REFER TO ALTERNATIVE SOLUTION, IN REPORT 25416 BY CELERITY ENGINEERING LTD. WATER CURTAIN SPRINKLER DEMAND SHALL BE CALCULATED SIMULTANEOUSLY WITH FLOOR AREA DEMAND.

GENERAL NOTES

- **TOWNHOUSE SPRINKLER SYSTEM TO BE DESIGNED TO NFPA 13 AS PER CELERITY ENGINEERING LTD. ALTERNATIVE SOLUTIONS REPORT 25416.**



FIRE - 3RD FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
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1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1001053

PROJECT NORTH

PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

FIRE PERFORMANCE
3RD FLOOR

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-1.03

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GENERAL NOTES

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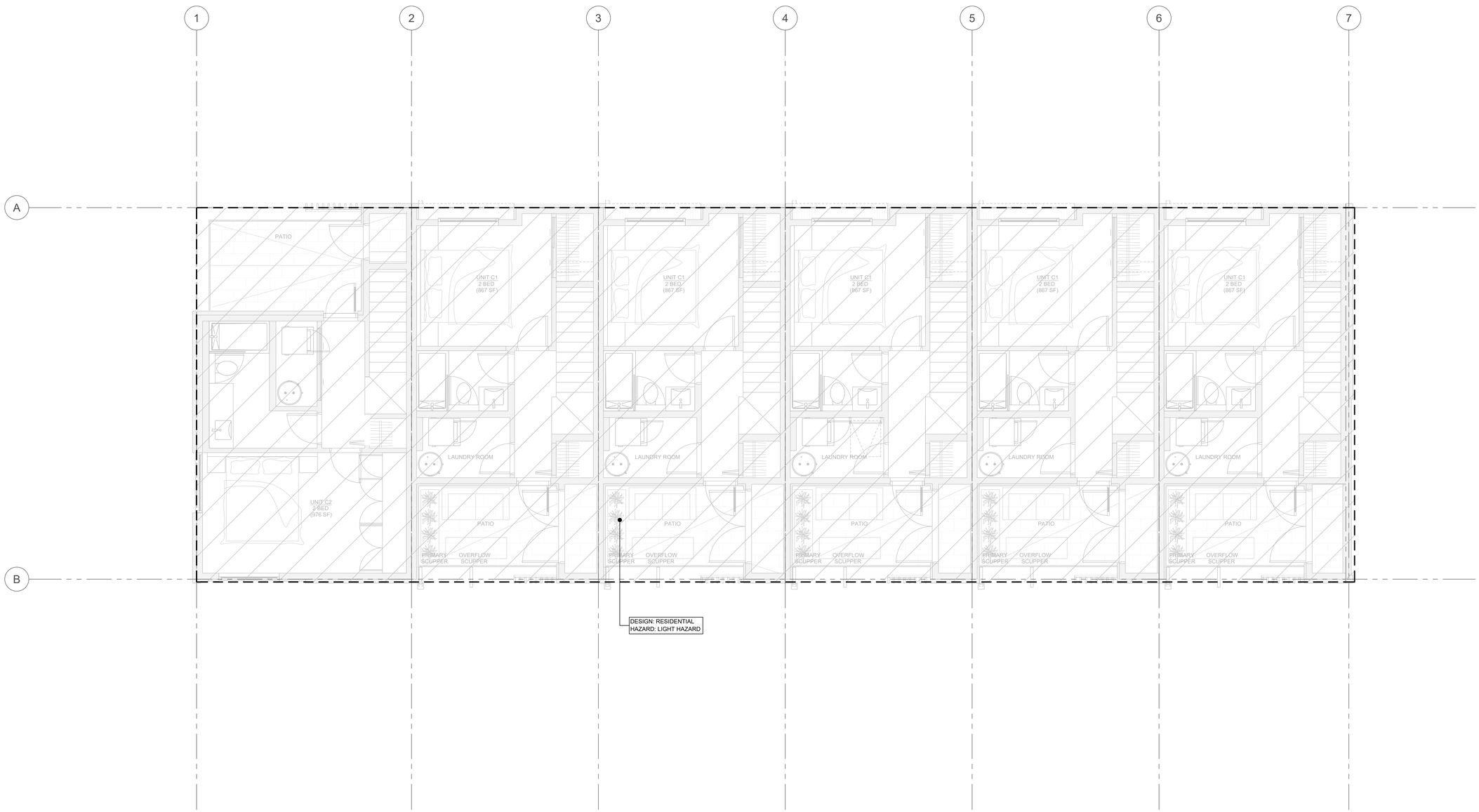

FIRE - 4TH FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

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NO. DATE DESCRIPTION

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NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1001953
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
NATHAN SCOTT LUMB
ENGINEER
2026-03-27

PROJECT NORTH

True North
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

FIRE PERFORMANCE 4TH FLOOR

DESIGNED	APPROVED
NK/AE/NS	KJ

AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-1.04

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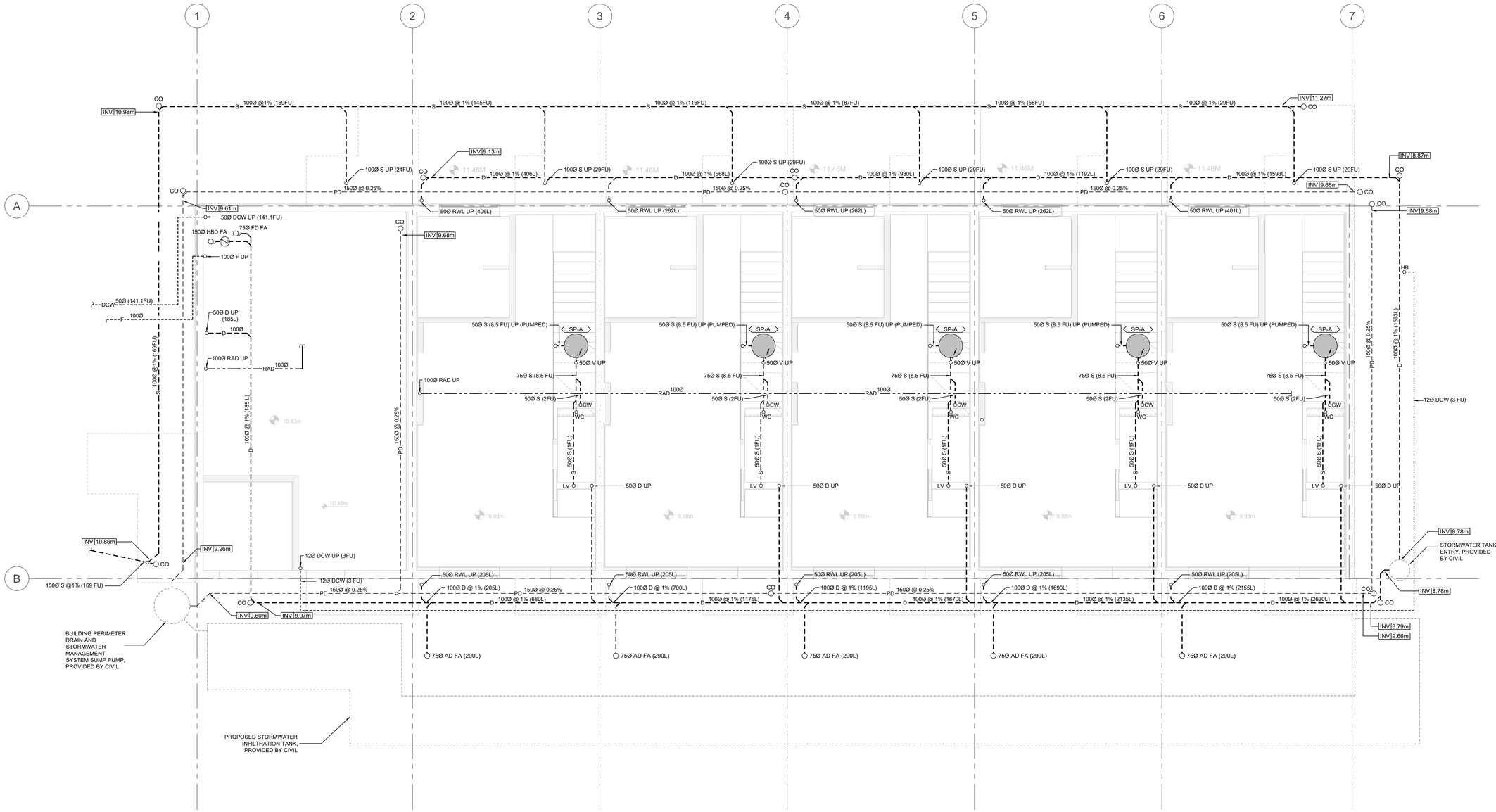

PLUMBING - FOUNDATION PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1003553

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
KYLE JOHNSON
#31238
DECEMBER 4, 2025
CANADA
24-0525-21

PROJECT NORTH

PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

PLUMBING FOUNDATION PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

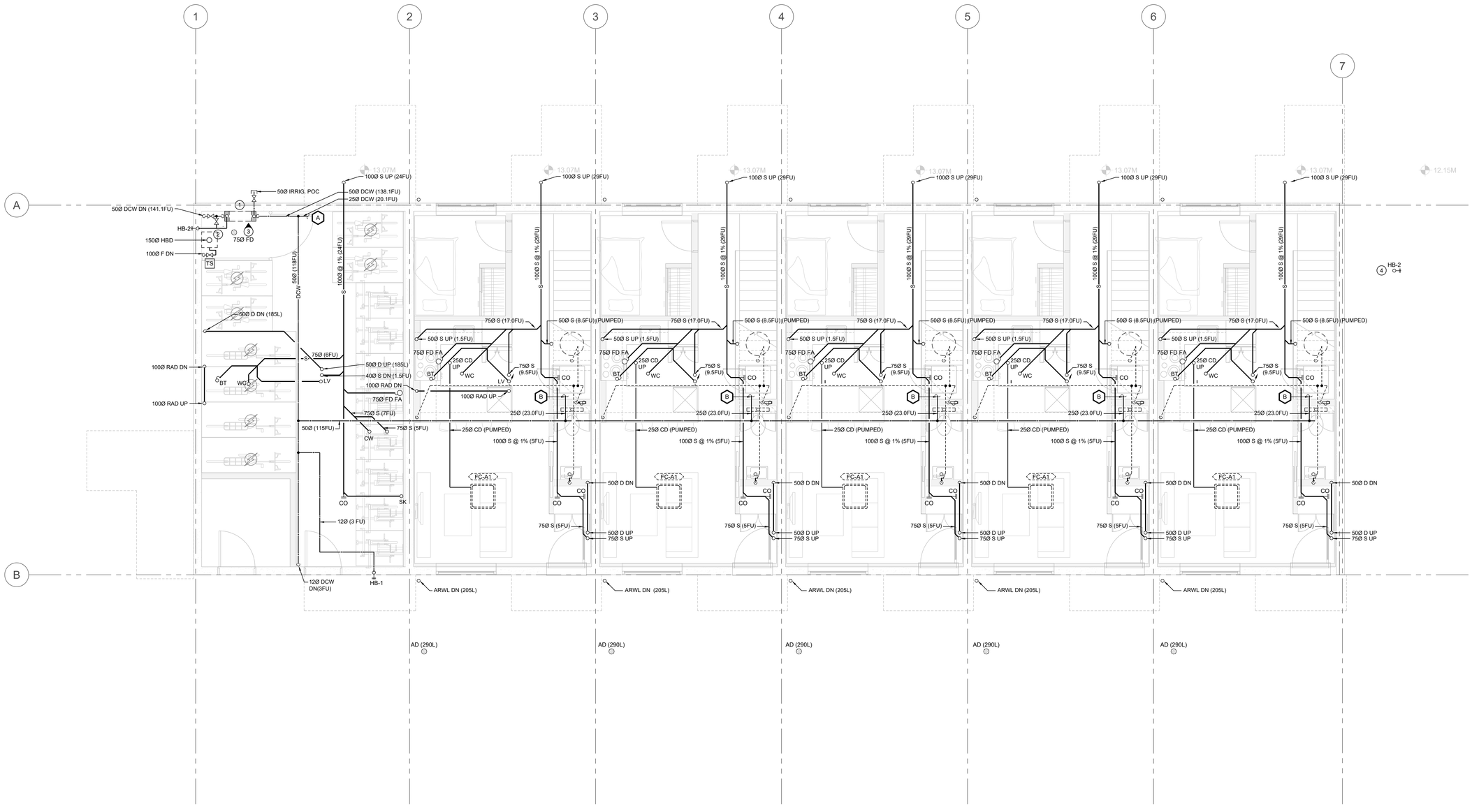
SHEET NUMBER

M-2.00

File: S:\2_Projects\1_Current\CAD\25\25200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

KEYED DRAWING NOTES

1. DOMESTIC WATER ENTRY STATION.
2. VERTICALLY MOUNTED FIRE WATER DCVA.
3. IRRIGATION DCVA AND EQUIPMENT (EQUIPMENT BY OTHERS)
4. REMOTE HOSE BIBB TO BE LOCATED IN CLOSE PROXIMITY TO PARKING STALL. HOSE BIBB TO BE MOUNTED ON PIPE PEDESTAL.



PLUMBING - 1ST FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

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info@avalonmechanical.com

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING ISSUE

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1053
PROFESSIONAL ENGINEER
KEVIN JON
PROVINCE OF BRITISH COLUMBIA
2026-03-27

PROJECT NORTH

TRUE NORTH
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

PLUMBING
1ST FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

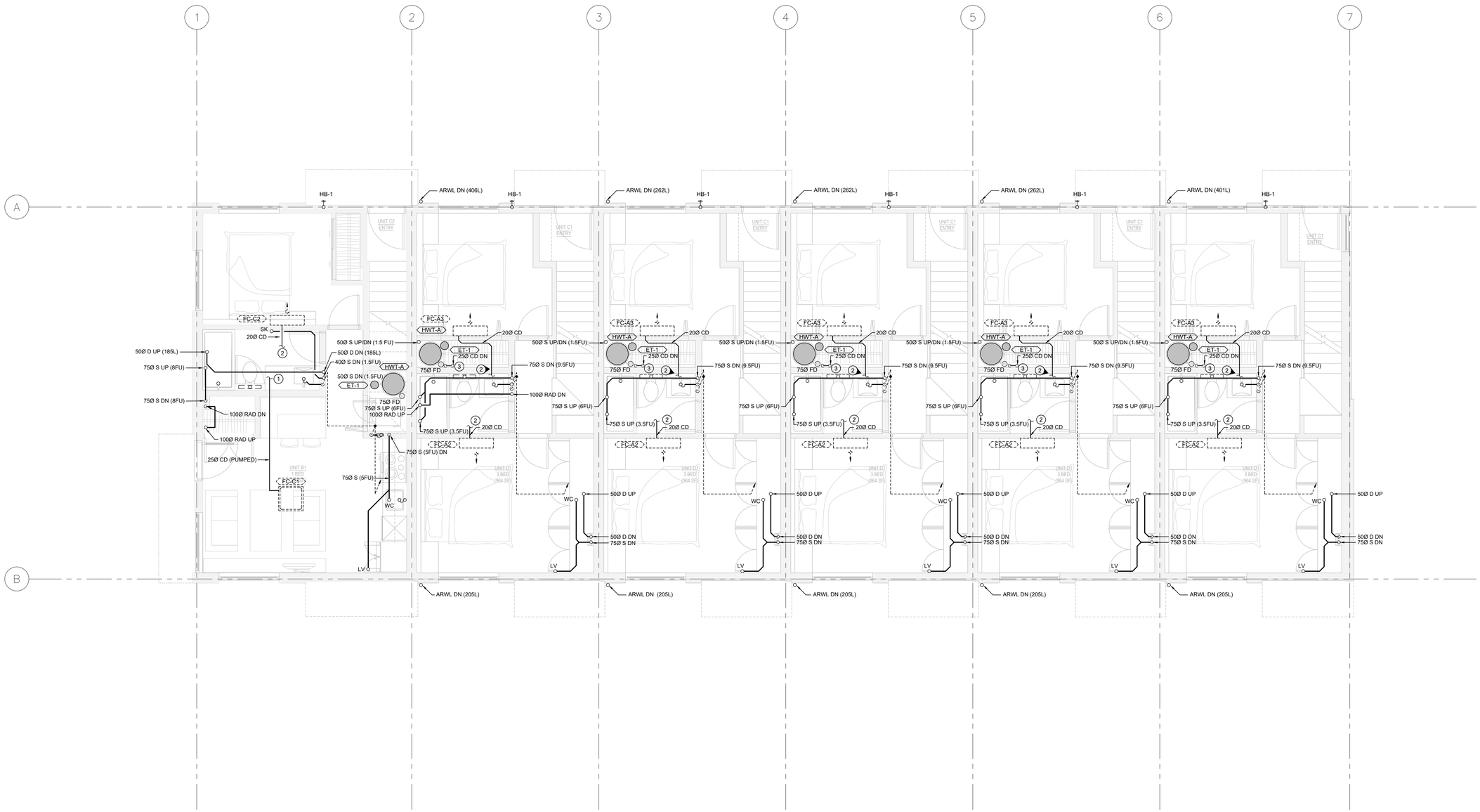
SHEET NUMBER

M-2.01

File: S:\2_Projects\1_Current\CAD\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

KEYED DRAWING NOTES

1. CASSETTE FAN COIL 1"Ø CONDENSATE PIPING (VIA CASSETTE INTEGRAL PUMP) TO CONNECT UPSTREAM OF LAVATORY PIPE TRAP. SEE DETAIL FOR MORE INFORMATION.
2. DUCTLESS FAN COIL 3/4"Ø CONDENSATE PIPING TO CONNECT UPSTREAM OF LAVATORY PIPE TRAP. SEE DETAIL FOR MORE INFORMATION.
3. CONDENSATE FROM CASSETTE FAN COIL BELOW DISCHARGES TO FLOOR DRAIN.



PLUMBING - 2ND FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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REVISIONS

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

DRAWING ISSUE

NO.	DATE	DESCRIPTION

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice: 1000753
PROFESSIONAL ENGINEER
NATHAN SUM
2026-03-27

PROJECT NORTH

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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

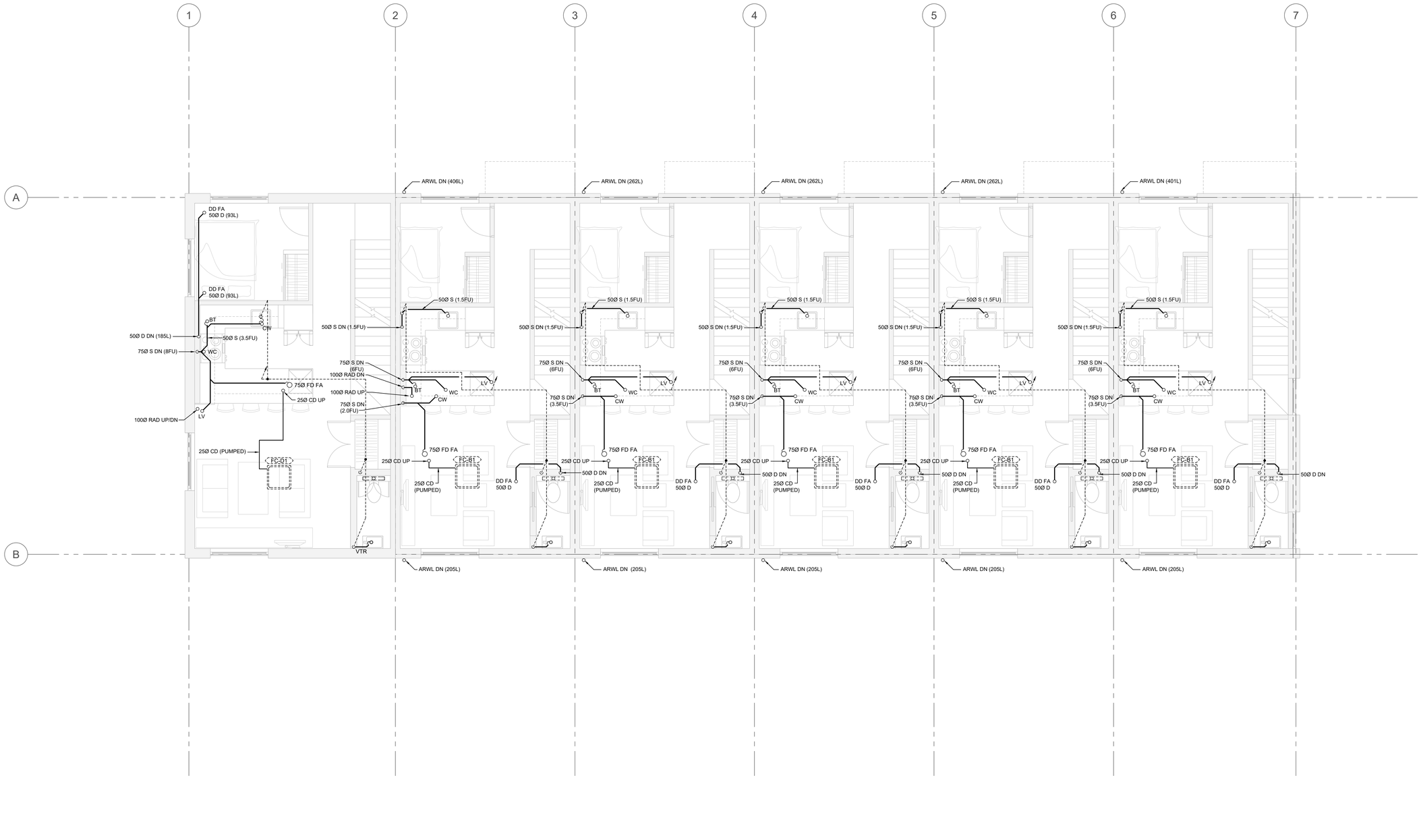
PLUMBING
2ND FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-2.02

File: S:\2_Projects\1_Current\CAD\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21 , 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.



PLUMBING - 3RD FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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NO. DATE DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
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3	19/12/2025	ISSUED FOR BUILDING PERMIT
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1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1003553
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
NATHAN SIMPSON
2026-03-27

PROJECT NORTH

TRUE NORTH
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PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

PLUMBING
3RD FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

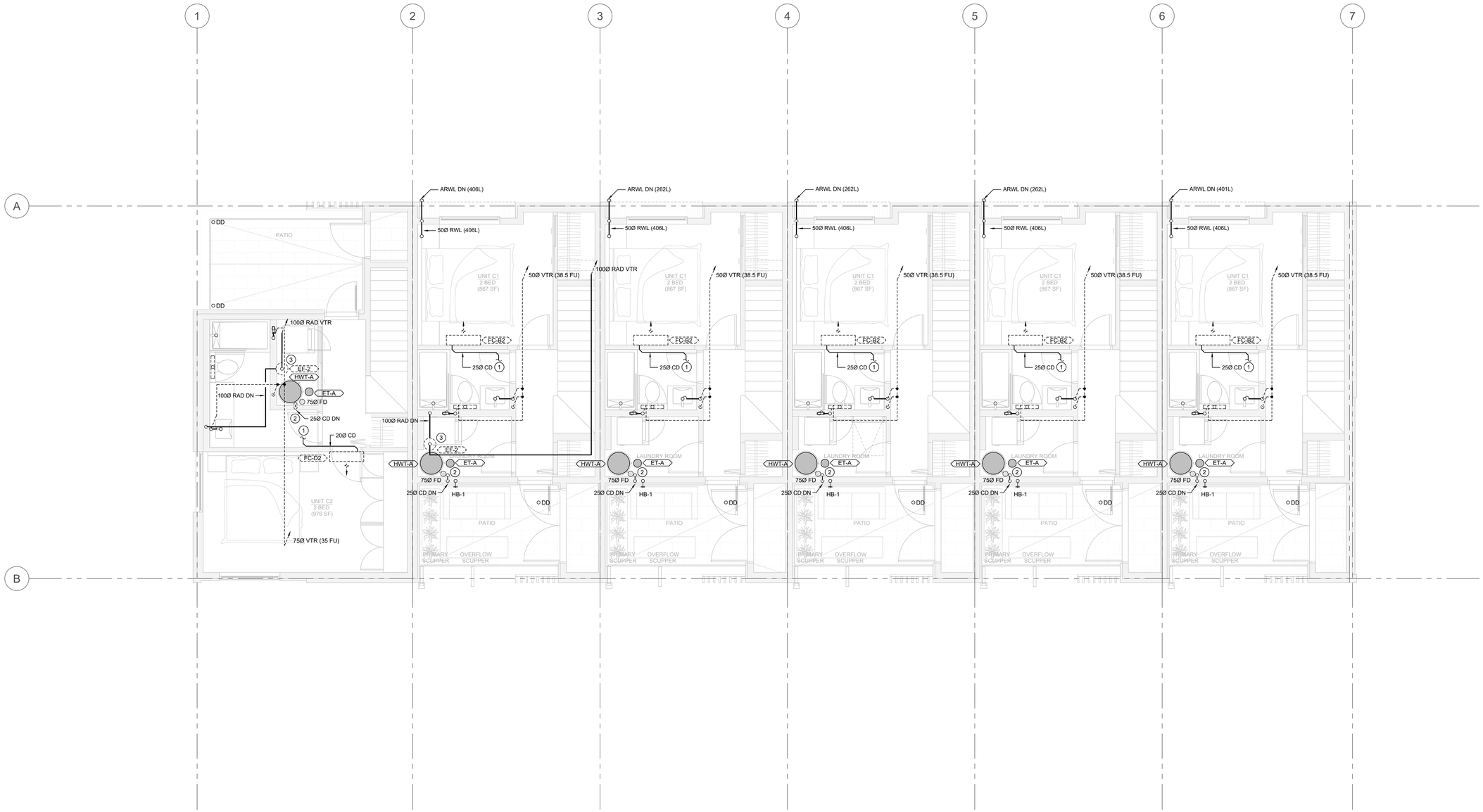
SHEET NUMBER

M-2.03

File: S:\2_Projects\1_Current\CAD\250\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

KEYED DRAWING NOTES

1. DUCTLESS FAN COIL 3/4"Ø CONDENSATE PIPING (PUMPED VIA ASPEN MINI ORANGE CD PUMP) TO CONNECT UPSTREAM OF LAVATORY PIPE TRAP. SEE DETAIL FOR MORE INFORMATION.
2. CONDENSATE FROM CASSETTE FAN COIL BELOW DISCHARGES TO FLOOR DRAIN.
3. COORDINATE WITH ELECTRICAL FOR DEDICATED RECEPTACLE TO POWER RADON MITIGATION FAN.



PLUMBING - 4TH FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING ISSUE

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3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice: 1001953
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
2026.03.27

PROJECT NORTH

True North
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PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

PLUMBING
4TH FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ

AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-2.04

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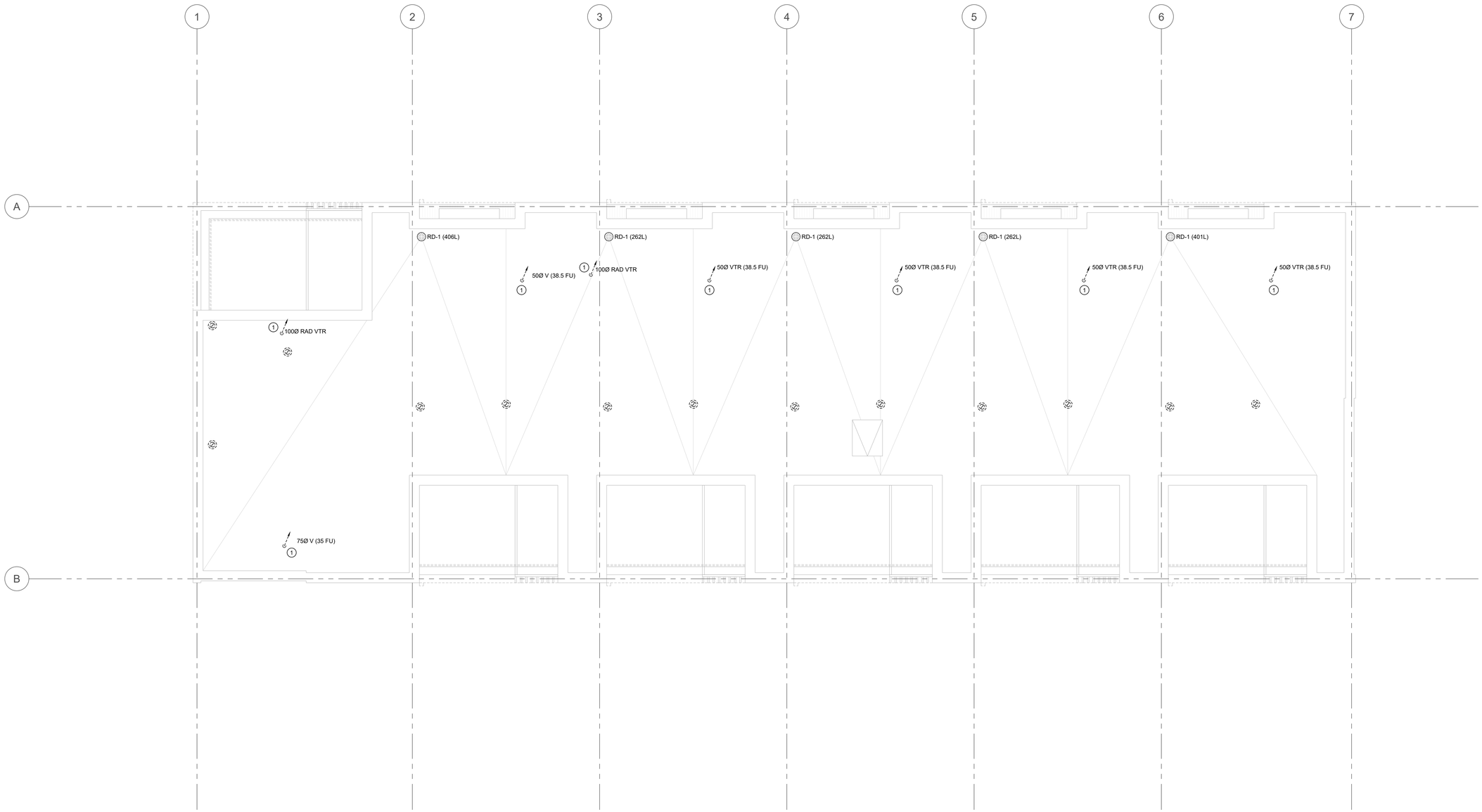
KEYED DRAWING NOTES

1. MAINTAIN 10FT OF SEPARATION FROM PLUMBING/RADON VENTS TO ERV INTAKE.



PLUMBING - ROOF PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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REVISIONS

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DRAWING ISSUE

NO.	DATE	DESCRIPTION
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3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice: 1001953
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
KEVIN JOHN LEE
2026-03-27

PROJECT NORTH

True North
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

PLUMBING ROOF PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-2.05

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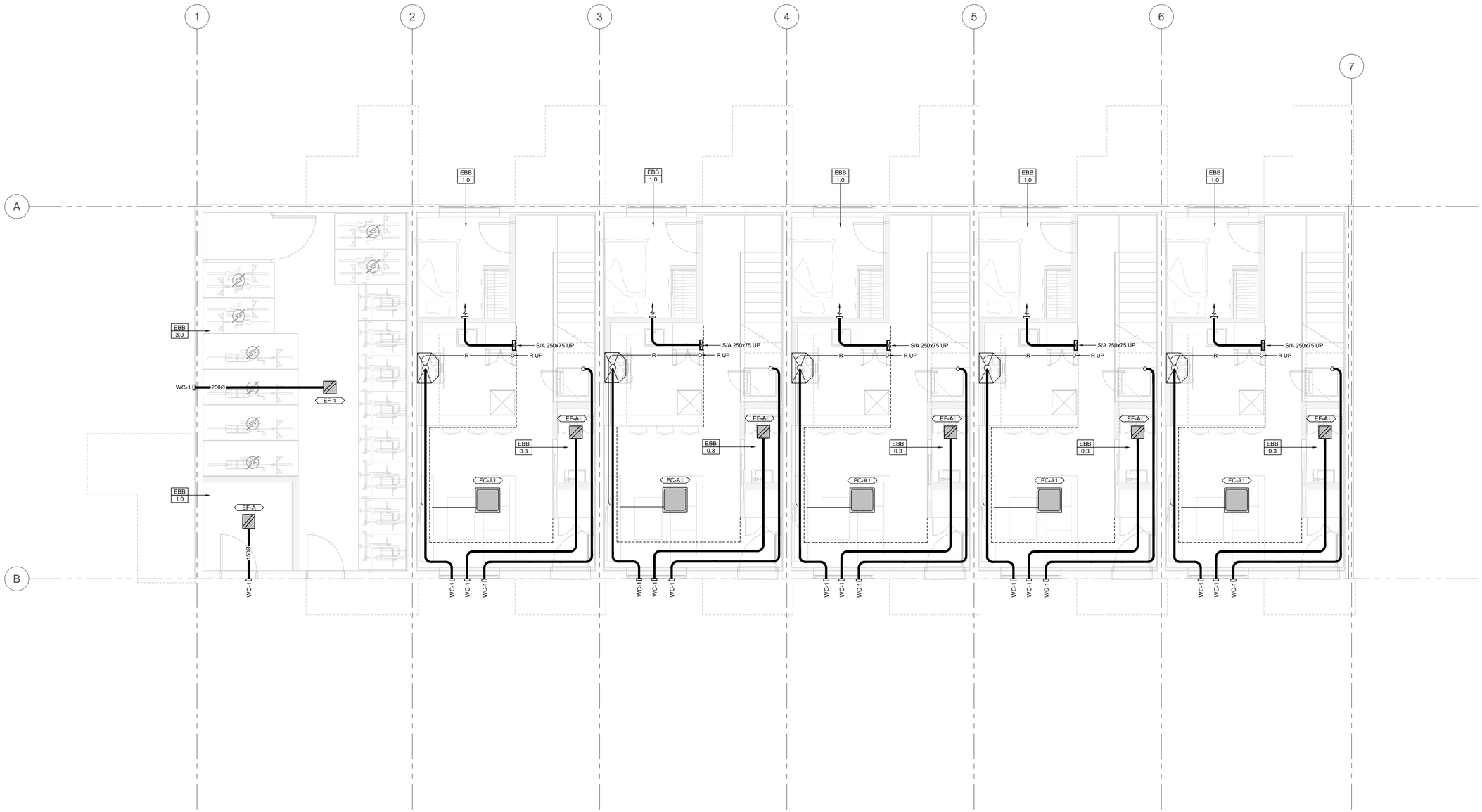

DUCT SIZING CHART (TYP. IN SUITES)		
TAG	SERVICE	SIZE
ERV-A/AR	S/A, O/A, E/A, AND R/A MAINS	150Ø
ERV-A/AR	S/A BRANCHES	100Ø
EF-A	BATHROOM EXHAUST	125Ø
-	DRYER EXHAUST	100Ø
-	KITCHEN EXHAUST	150Ø

NOTES:
1. BIRD SCREEN ON ALL INLETS/OUTLETS

HVAC - 1ST FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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NO. DATE DESCRIPTION

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3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice: 1000753
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
2026-03-27

PROJECT NORTH

True North
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

HVAC
1ST FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ

AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-3.01

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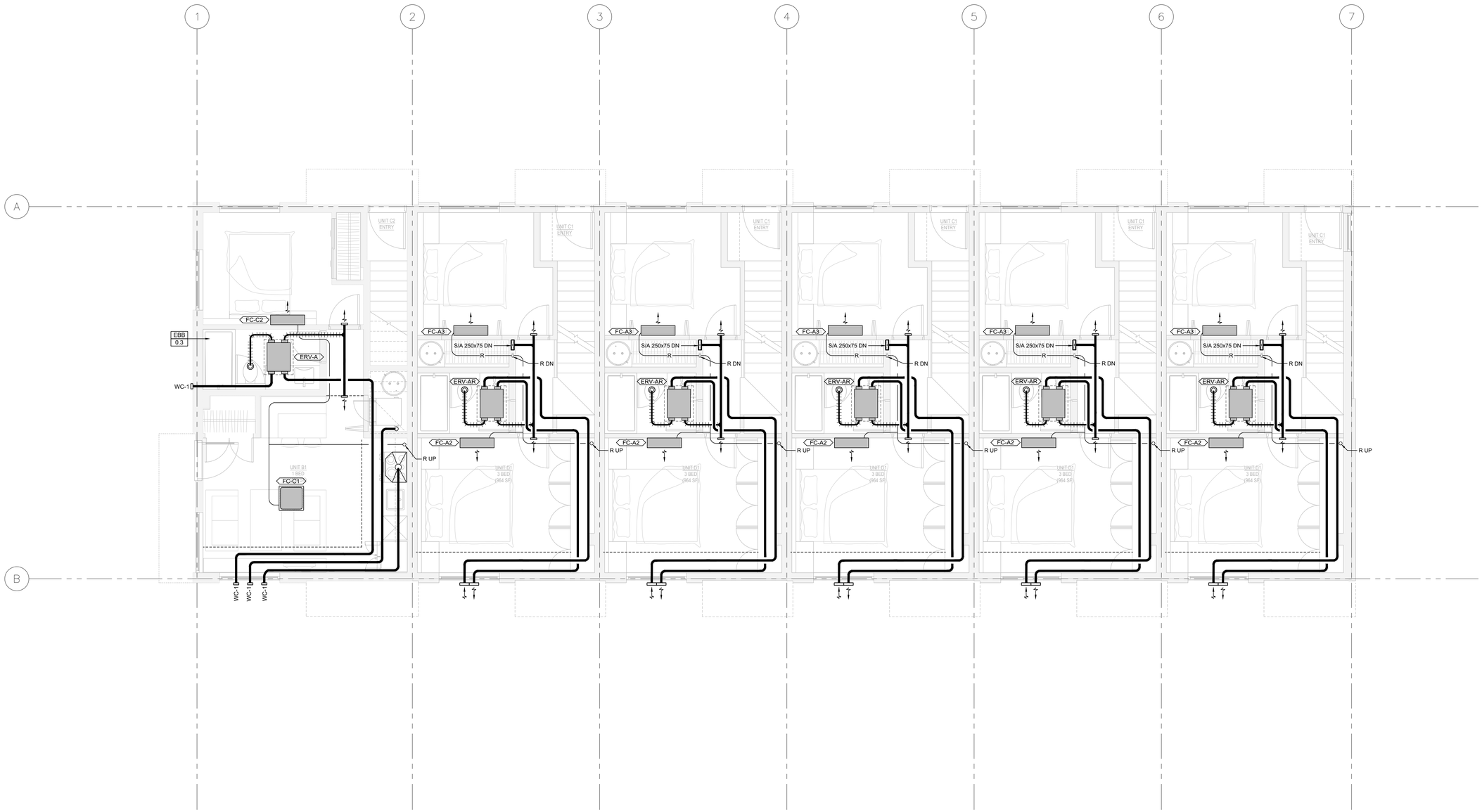

DUCT SIZING CHART (TYP. IN SUITES)		
TAG	SERVICE	SIZE
ERV-A/AR	S/A, O/A, E/A, AND R/A MAINS	150Ø
ERV-A/AR	S/A BRANCHES	100Ø
EF-A	BATHROOM EXHAUST	125Ø
-	DRYER EXHAUST	100Ø
-	KITCHEN EXHAUST	150Ø

NOTES:
1. BIRD SCREEN ON ALL INLETS/OUTLETS

HVAC - 2ND FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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NO. DATE DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
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1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice: APEGBC # 1001553

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
NICHOLAS KOSTIUK
2026-03-27

PROJECT NORTH

TRUE NORTH
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PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

HVAC
2ND FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

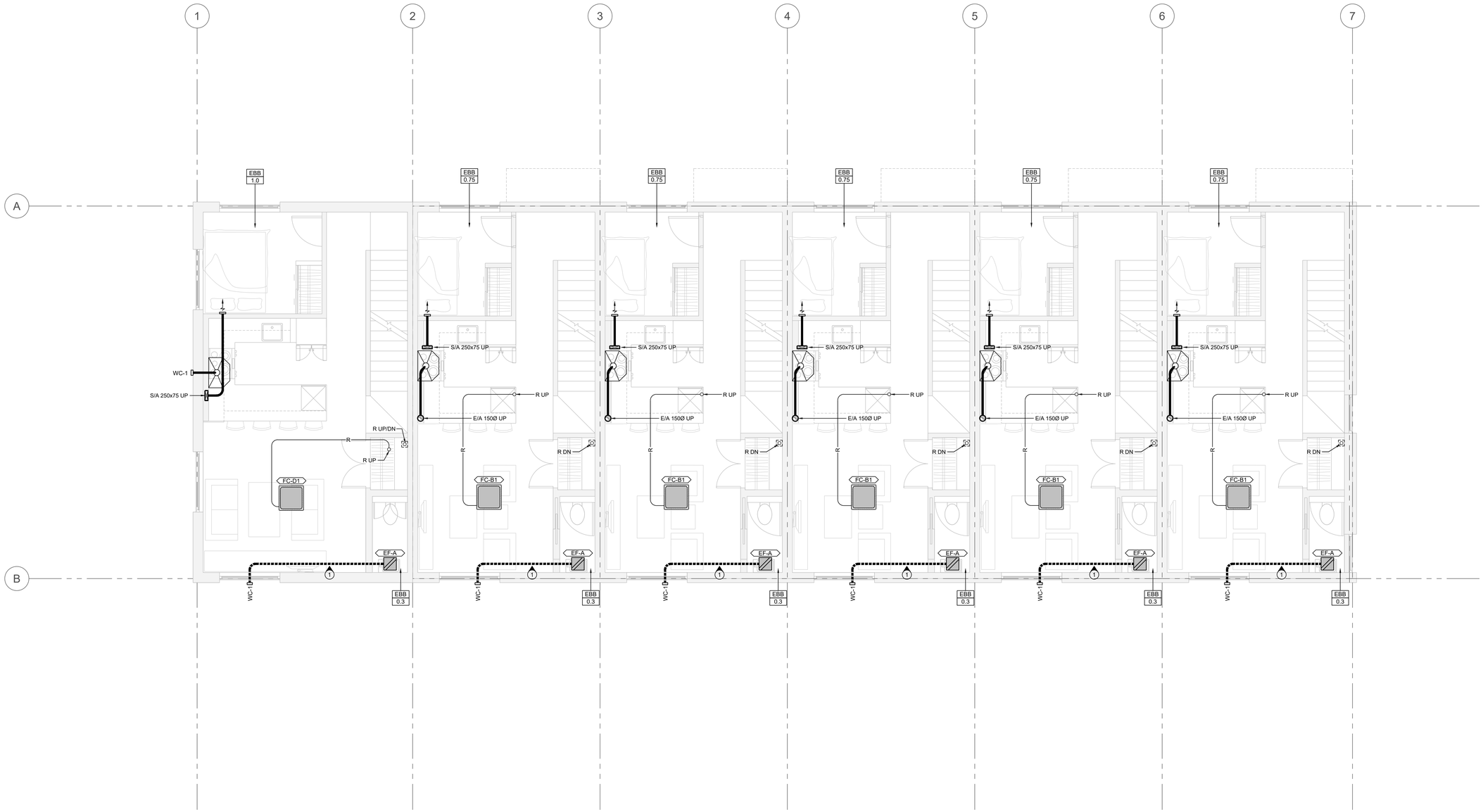
SHEET NUMBER

M-3.02

File: S:\2_Projects\1_Current\CAD\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

KEYED DRAWING NOTES

1. 150Ø BATHROOM FAN EXHAUST DUCT TO BE ROUTED THROUGH JOIST SPACE.



DUCT SIZING CHART (TYP. IN SUITES)		
TAG	SERVICE	SIZE
ERV-A/AR	S/A, O/A, E/A, AND R/A MAINS	150Ø
ERV-A/AR	S/A BRANCHES	100Ø
EF-A	BATHROOM EXHAUST	125Ø
-	DRYER EXHAUST	100Ø
-	KITCHEN EXHAUST	150Ø

NOTES:
1. BIRD SCREEN ON ALL INLETS/OUTLETS

HVAC - 3RD FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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NO. DATE DESCRIPTION

REVISIONS

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5	27/03/2026	ISSUED FOR RE-BP/TENDER
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3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1001953
PROFESSIONAL ENGINEER
KEVIN JAMES SIMPSON
BRITISH COLUMBIA
CANADA
2026-03-27

PROJECT NORTH

True North
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PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

HVAC
3RD FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

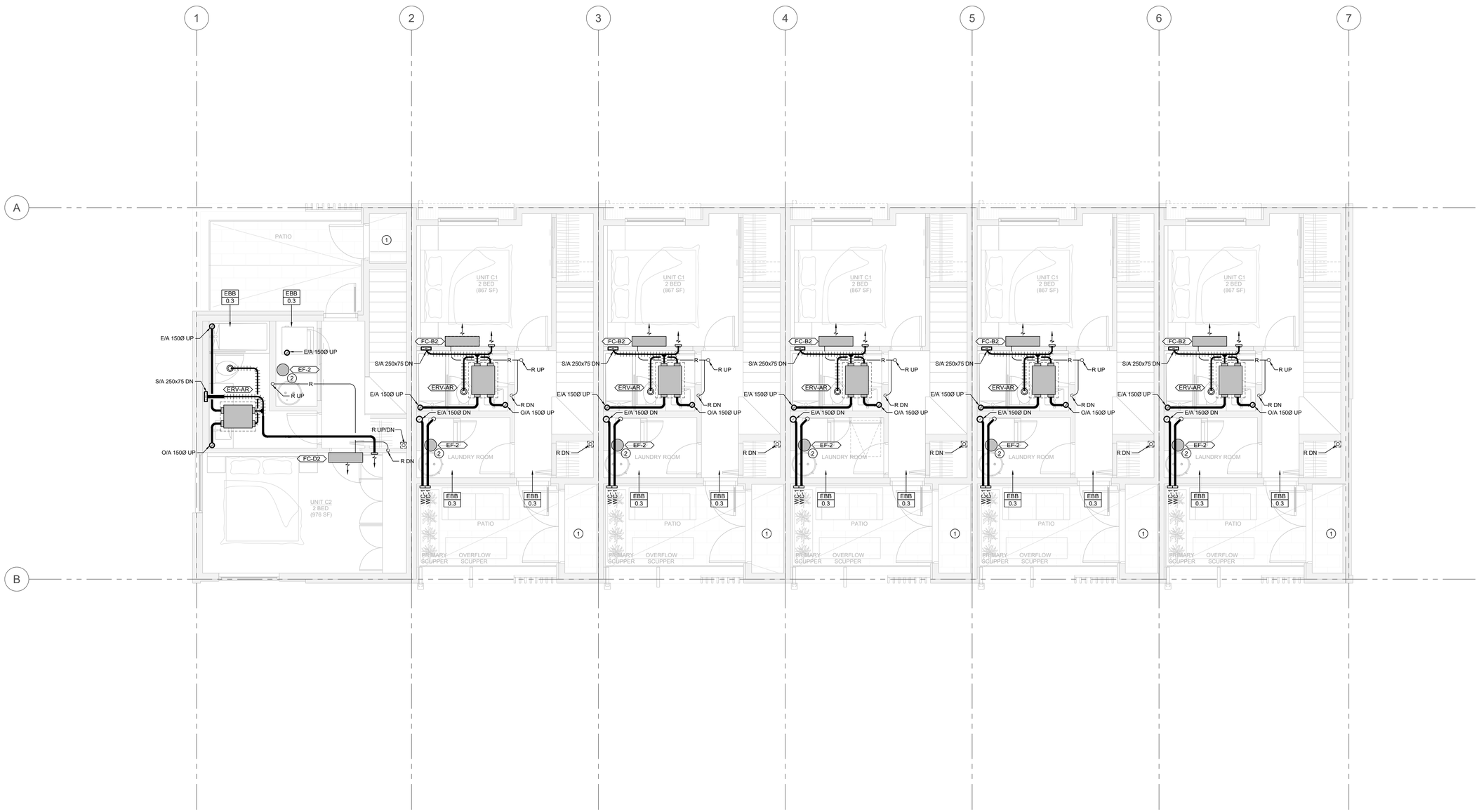
SHEET NUMBER

M-3.03

File: S:\2_Projects\1_Current\CAD\25\25200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

KEYED DRAWING NOTES

1. PATIO CLOSET IS UNHEATED.
2. COORDINATE WITH ELECTRICAL FOR DEDICATED RECEPTACLE TO POWER RADON MITIGATION FAN.



DUCT SIZING CHART (TYP. IN SUITES)

TAG	SERVICE	SIZE
ERV-A/AR	S/A, O/A, E/A, AND R/A MAINS	150Ø
ERV-A/AR	S/A BRANCHES	100Ø
EF-A	BATHROOM EXHAUST	125Ø
-	DRYER EXHAUST	100Ø
-	KITCHEN EXHAUST	150Ø

NOTES:
1. BIRD SCREEN ON ALL INLETS/OUTLETS

HVAC - 4TH FLOOR PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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REVISIONS

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NO.	DATE	DESCRIPTION
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3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice APEGBC 1001953
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
KEVIN JOHN
JOHNSON
ENGINEER
2026-03-27

PROJECT NORTH

True North
N
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PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

HVAC
4TH FLOOR PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-3.04

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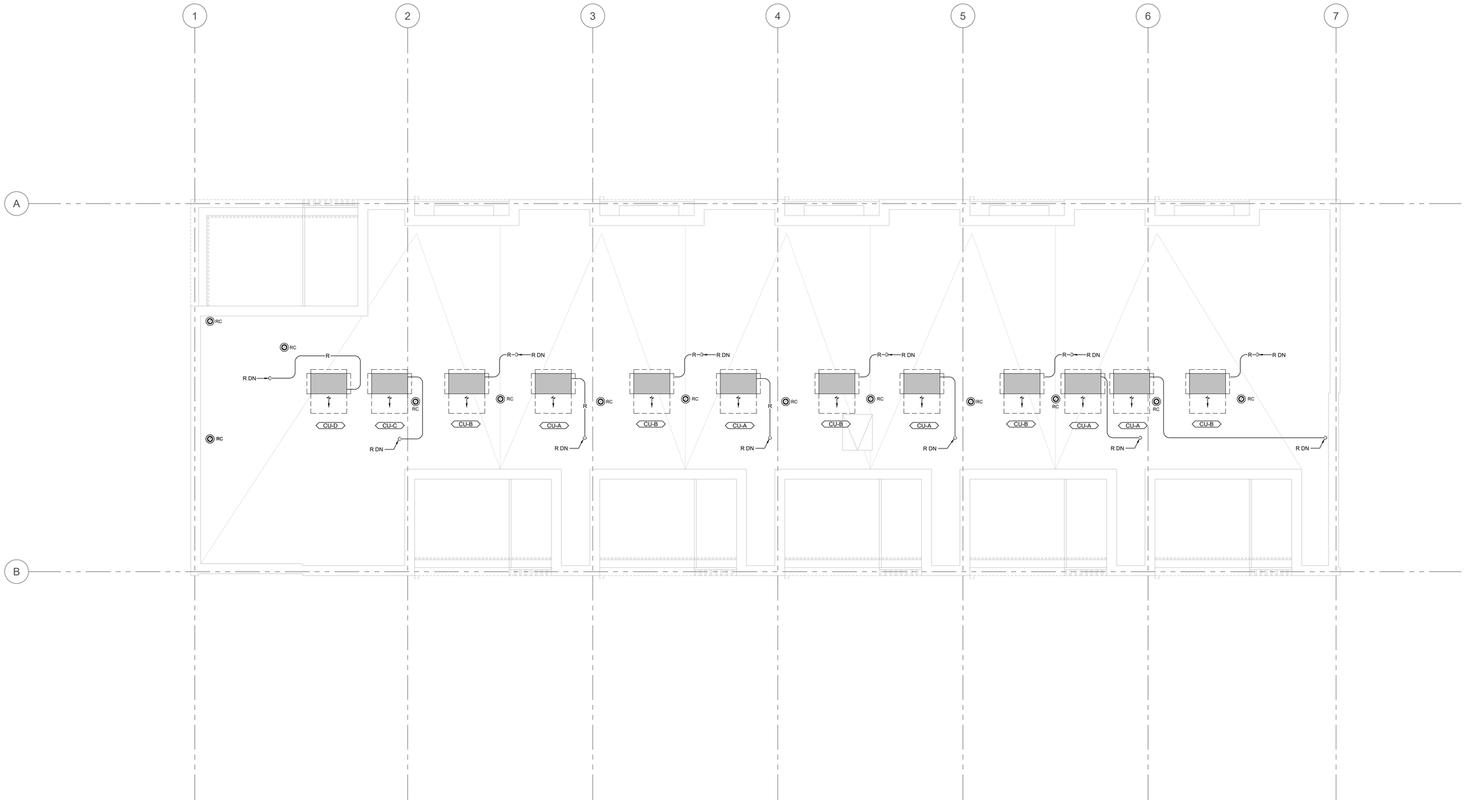

HVAC- ROOF PLAN

SCALE: 1:50

AVALON MECHANICAL

300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180

info@avalonmechanical.com

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1	28/11/2025	ISSUED FOR 75% COORDINATION

NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1001553

PROFESSIONAL ENGINEER
KEVIN JOHN JAMES
JOHNSON
LICENCE
#39450
BRITISH COLUMBIA
CANADA
29/03/2026

PROJECT NORTH

TRUE NORTH

N
W
E
S

PROJECT

1701 & 1705
RICHARDSON
TOWNHOMES

RICHARDSON
STREET, VICTORIA,
B.C. V8S 8Y8

SHEET TITLE

HVAC
ROOF PLAN

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-3.05

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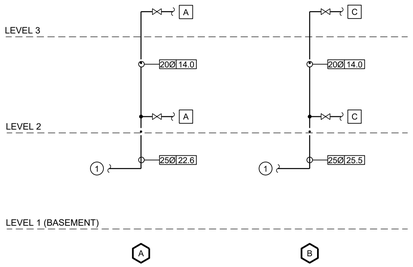
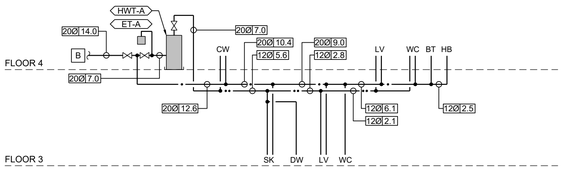
KEYED DRAWING NOTES

1. REFER TO PLUMBING PLANS FOR CONTINUATION.



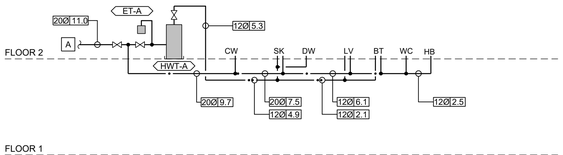
DOMESTIC WATER SCHEMATIC

NTS



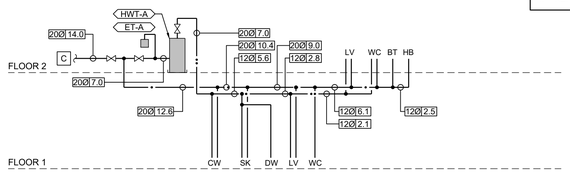
UNITS C1, C2 - DOMESTIC WATER SCHEMATIC

NTS



UNIT B1 - DOMESTIC WATER SCHEMATIC

NTS



UNITS D1 - DOMESTIC WATER SCHEMATIC

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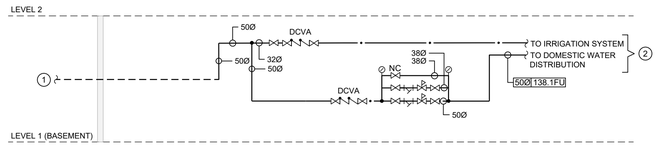
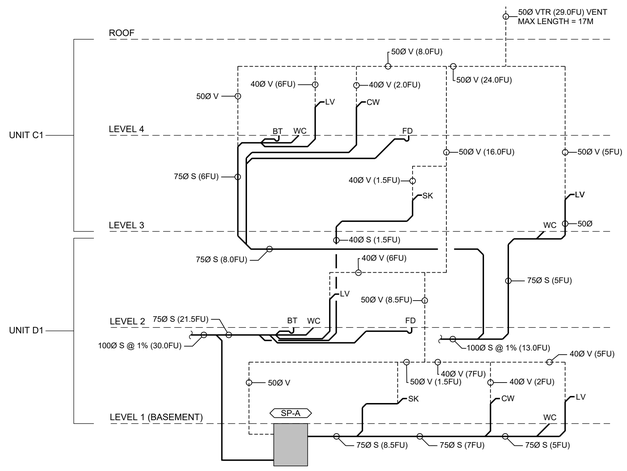


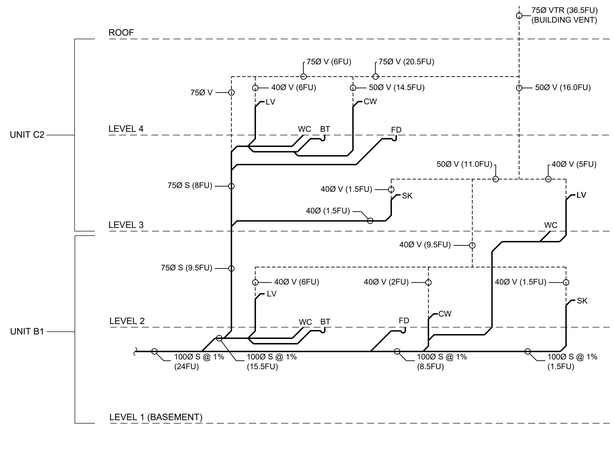
WATER ENTRY SYSTEM SCHEMATIC

SCALE: NTS



UNITS D1 AND C1 - SANITARY SCHEMATIC

NTS



UNITS B1 AND C2 - SANITARY SCHEMATIC

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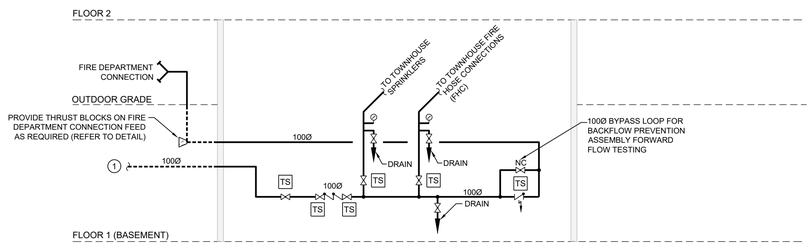

FIRE ENTRY SCHEMATIC

NTS

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NO.	DATE	DESCRIPTION

REVISIONS

5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

NO.	DATE	DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1353
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
KEVIN JOHN
CAMPBELL
26/03/27

PROJECT NORTH

PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

SCHEMATICS

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-4.01

File: S:\2_Projects\1_Current\CAD\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

ENERGY RECOVERY VENTILATOR SCHEDULE

TAG	SERVICE	S/A PERFORMANCE (CONTINUOUS)		S/A PERFORMANCE (HIGH SPEED)		EFFICIENCY	E/A PERFORMANCE (CONTINUOUS)		E/A PERFORMANCE (HIGH SPEED)		MAKE	MODEL	WEIGHT	POWER/LOAD	CONTROLS				ACCESS DOOR	NOTES
		AIRFLOW	ESP	AIRFLOW	ESP		AIRFLOW	ESP	AIRFLOW	ESP					SUPP.	INST.	CONN.	TYPE		
ERV-A	RESIDENTIAL SUITES	45 CFM	1.35" W.C.	80 CFM	1.20" W.C.	89%	45 CFM	0.75" W.C.	80 CFM	0.6" W.C.	PANASONIC	FV-12ESC1	53 LB	120/1	M	M	M	TM	30"x30"	1-4
ERV-AR	RESIDENTIAL SUITES	45 CFM	1.35" W.C.	80 CFM	1.20" W.C.	89%	45 CFM	0.75" W.C.	80 CFM	0.6" W.C.	PANASONIC	FV-12ESC1	53 LB	120/1	M	M	M	TM	30"x30"	1-4

NOTES:
1. 120/1 RECEPTACLE IN CEILING SPACE REQUIRED.
2. PUSHBUTTON TIMER TO CONTROL SWITCH FROM CONTINUOUS SPEED TO HIGH SPEED. PUSHBUTTON TIMER TO BE LOCATED ADJACENT TO LIGHT SWITCH IN BATHROOM.
3. STANDARD CONFIGURATION, ERV-AR TAG INDICATES REVERSED/MIRRORED DUCT CONFIGURATION.
4. MERV-8 FILTERS.

CONTROL TYPE:
WS - WALL SWITCH
CO - CO GAS SENSOR
CONT - CONTINUOUS OPERATION
DDC - DIRECT DIGITAL CONTROL
TC - 24/7 PROGRAMMABLE TIME CLOCK
TM - 0-60 MIN. PUSHBUTTON COUNTDOWN TIMER
OS - OCCUPANCY SENSOR
T - THERMOSTAT (LINE VOLTAGE)

GRILLE / DIFFUSER / LOUVER SCHEDULE

TAG	MAKE	MODEL	FINISH	MOUNTING	NOTES
RG-1	PRIMEX	WGX	WHITE	CEILING	1
SG-1	PRIMEX	WGX	WHITE	WALL	1

NOTES:
1. REFER TO ARCH FOR COLOR.

HEAT PUMP SCHEDULE

TAG	SERVICE	PERFORMANCE		NOMINAL CAPACITY	HSPF2	EER2	SEER2	MAKE	MODEL	REFRIGERANT	WEIGHT	POWER/LOAD	CONTROLS				NOTES
		AIRFLOW	ESP										SUPP.	INST.	CON N.	TYPE	
FC-A1	UNIT D1 LIVING RM/KITCHEN	353	0.4	12 MBH	-	-	-	DAIKIN	FXZA12AAVJU	R-32	36.4 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1,3
FC-A2	UNIT D1 BEDROOM	406	-	12 MBH	-	-	-	DAIKIN	FXAA12AAVJU	R-32	26.5 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
FC-A3	UNIT D1 BEDROOM	406	-	12 MBH	-	-	-	DAIKIN	FXAA12AAVJU	R-32	26.5 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
CU-A	UNIT D1	-	-	36 MBH	9.6	14.0	23.0	DAIKIN	RXTA36AAVJU	R-32	234 LB	240/1, 19.8MCA, 20MOP	M	M	M	-	1,5
FC-B1	UNIT C1 LIVING RM/KITCHEN	353	0.4	12 MBH	-	-	-	DAIKIN	FXZA12AAVJU	R-32	36.4 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
FC-B2	UNIT C1 BEDROOM	406	-	12 MBH	-	-	-	DAIKIN	FXAA12AAVJU	R-32	26.5 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
CU-B	UNIT C1	-	-	24 MBH	9.6	14.8	23.3	DAIKIN	RXTA24AAVJU	R-32	234 LB	240/1, 19.8MCA, 20MOP	M	M	M	-	1, 6
FC-C1	UNIT B1 LIVING RM/KITCHEN	353	0.4	12 MBH	-	-	-	DAIKIN	FXZA12AAVJU	R-32	36.4 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1,3
FC-C2	UNIT B1 BEDROOM	406	-	12 MBH	-	-	-	DAIKIN	FXAA12AAVJU	R-32	26.5 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
CU-C	UNIT B1	-	-	24 MBH	9.6	14.8	23.3	DAIKIN	RXTA24AAVJU	R-32	234 LB	240/1, 19.8MCA, 20MOP	M	M	M	-	1, 5
FC-D1	UNIT C2 LIVING RM/KITCHEN	353	0.4	12 MBH	-	-	-	DAIKIN	FXZA12AAVJU	R-32	36.4 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1,3
FC-D2	UNIT C2 BEDROOM	406	-	12 MBH	-	-	-	DAIKIN	FXAA12AAVJU	R-32	26.5 LB	240/1, 0.4MCA, 15MOP	M	M	M	PT	1
CU-D	UNIT C2	-	-	24 MBH	9.6	14.8	23.3	DAIKIN	RXTA24AAVJU	R-32	234 LB	240/1, 19.8MCA, 20MOP	M	M	M	-	1,6

* AT NOTED AMBIENT CONDITIONS, INDOOR CONDITIONS ARE AS FOLLOWS - COOLING: 80°F, HEATING: 70°F

NOTES:
1. INDOOR FAN COILS AND OUTDOOR VRF CONDENSERS SHALL BE PROVIDED WITH SEPARATE, DEDICATED ELECTRICAL CONNECTIONS.
2. 24/7 PROGRAMMABLE TOUCH SCREEN THERMOSTAT
3. INTEGRAL CONDENSATE PUMP
4. UNIT MOUNTED ON VIBRATION REDUCTION PADS AND SEISMICALLY RESTRAINED
5. PROVIDE LEVEL CONCRETE OR ENGINEERED CONDENSER PAD AT GRADE. CONDENSER TO BE ANCHORED/SEISMICALLY RESTRAINED.
6. PROVIDE MANUFACTURER-APPROVED ROOF CURB/ENGINEERED SUPPORT FOR ROOF-MOUNTED CONDENSER. EQUIPMENT TO BE FULLY SEISMICALLY RESTRAINED.

CONTROL TYPE:
DDC - DIRECT DIGITAL CONTROL

PT - 7-DAY PROGRAMMABLE THERMOSTAT (LOW VOLTAGE)
RC - WIRELESS REMOTE CONTROL WITH WALL HOLSTER

FAN SCHEDULE

TAG	SERVICE	TYPE	SPEED DRIVE	SIZE	MAKE	MODEL	SOUND	WEIGHT	POWER/LOAD	CONTROLS				NOTES
										SUPP.	INST.	CONN.	TYPE	
EF-A	POWDER ROOM	CEILING FAN	DIRECT	50 CFM @ 0.25"W.C.	PANASONIC	FV-0511VF1	0.4 SONES	10LB	120/1 FRAC	M	E	E	TM	1
EF-1	BIKE STORAGE ROOM	CEILING FAN	DIRECT	110 CFM @ 0.25"W.C.	PANASONIC	FV-0511VF1	0.4 SONES	10LB	120/1 FRAC	M	E	E	CONT	1
EF-2	RADON MITIGATION FAN	INLINE	DIRECT	180 CFM @ 0.20"W.C.	FANTECH	RN4EC-4	-	8LB	120/1 FRAC	M	E	E	CONT	2

NOTES:
1. GRAVITY BACKDRAFT DAMPER
2. ELECTRICAL TO PROVIDE DEDICATED RECEPTACLE TO POWER RADON MITIGATION FAN. FAN TO RUN CONTINUOUSLY.

CONTROL TYPE:
CONT - CONTINUOUS OPERATION
TM - 0-60 MIN. PUSHBUTTON COUNTDOWN TIMER

SUMP PUMP SCHEDULE

TAG	SERVICE	SIZE	PUMP MAKE	PUMP MODEL	POWER/LOAD	PUMP WEIGHT	PUMP ARRANGEMENT	SUMP DIA.	SUMP DEPTH	SUMP MATERIAL	NOTES
SP-A	SANITARY PUMP	20 GPM @ 15'	LIBERTY	PRO372LE41	115/1 4/10HP	40LBS	SIMPLEX	0.6M	0.75M	POLYETHYLENE	ALL

NOTES:
1. FLOATS, CHECK VALVE, GATE VALVE, AND CONTROL PANEL WITH ALARM.
2. NIGHTEYE WIRELESS BACKUP ALARM

DOMESTIC HOT WATER HEATER SCHEDULE

TAG	SERVICE	SIZE	MAKE	MODEL	NUMBER OF ELEMENTS	POWER/LOAD	HEIGHT	WEIGHT	NOTES
HWT-A	DOMESTIC HOT WATER	50 USG	AO SMITH	EPSX 50	2 X 3.0KW	240/1	48.75"	125 LB	ALL

NOTES:
1. TEMPERATURE AND PRESSURE RELIEF VALVE
2. SHIPPING WEIGHT INDICATED
3. NON-SIMULTANEOUS OPERATION.

EXPANSION TANK SCHEDULE

TAG	SERVICE	SIZE	ACCEPT VOL.	PRE-CHARGE	MAKE	MODEL	WEIGHT	NOTES
ET-A	HEATING WATER SYSTEM	2.0 GAL	0.9 GAL	50 PSI	AMTROL	ST-5	5 LB	1-3

NOTES:
1. DRY WEIGHT INDICATED
2. 50 PSI PRECHARGE
3. 150 PSI MAXIMUM WORKING PRESSURE

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NO. DATE DESCRIPTION

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NO. DATE DESCRIPTION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
Permit to Practice #1001553
ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF BRITISH COLUMBIA
KEVIN JAMES JOHNSON
2026-03-27

PROJECT NORTH

PROJECT
1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE
SCHEDULES

DESIGNED NK/AE/NS
APPROVED KJ
AVALON PROJECT NO. 250200
SCALE AS NOTED

SHEET NUMBER
M-5.01

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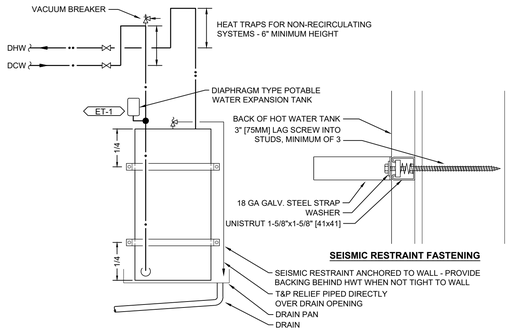
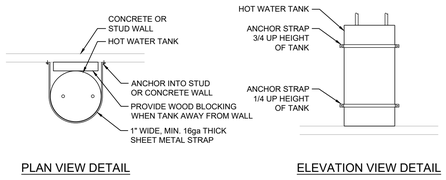


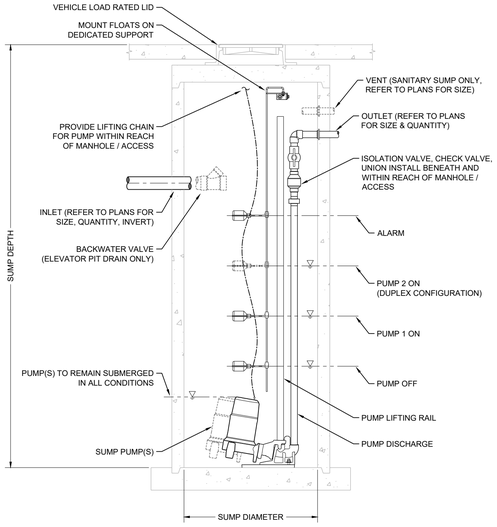
HOT WATER HEATER DETAIL
NTS



PLAN VIEW DETAIL

ELEVATION VIEW DETAIL

HWT SEISMIC RESTRAINT DETAIL
NTS



SUMP DETAIL
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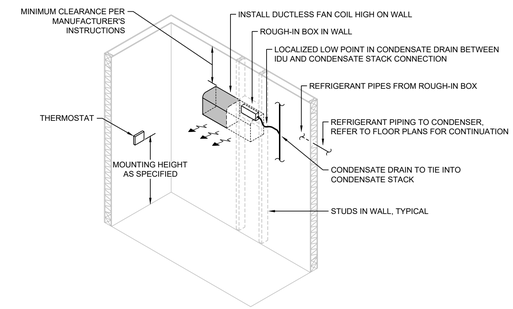

TYPICAL DUCTLESS FAN COIL UNIT DETAIL
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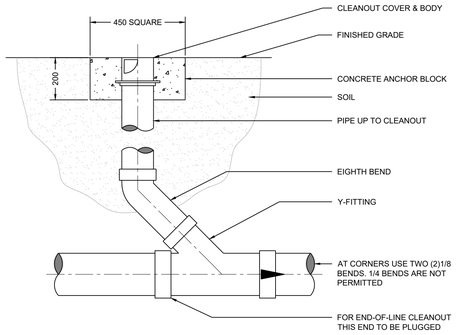

CLEANOUT TO GRADE DETAIL
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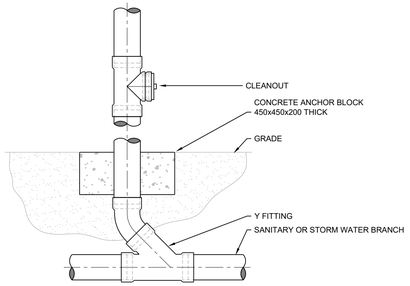

CLEANOUT ABOVE GRADE DETAIL
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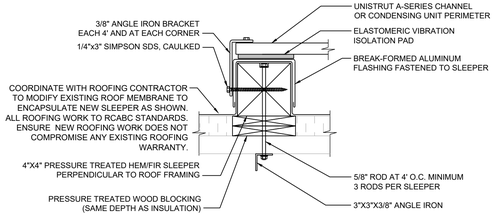

MINIMUM SLEEPER HEIGHT = 4" ABOVE FINISHED ROOF SURFACE

SPLIT - CONDENSING UNIT SLEEPER DETAIL
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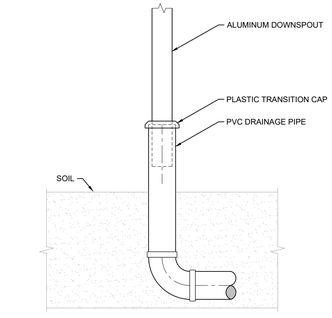

RAINWATER LEADER DETAIL
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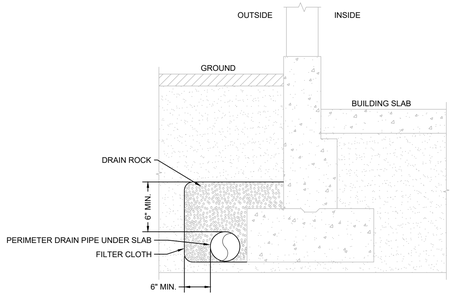
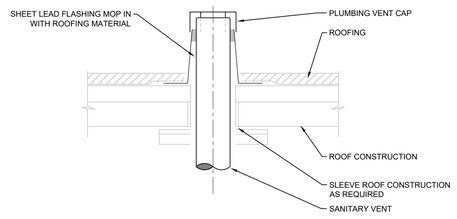


PERIMETER DRAINAGE DETAIL
NTS



PLUMBING VENT DETAIL
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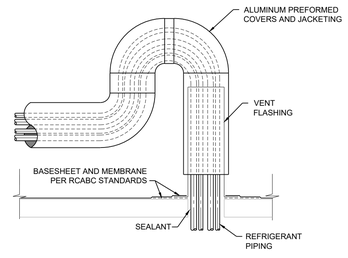
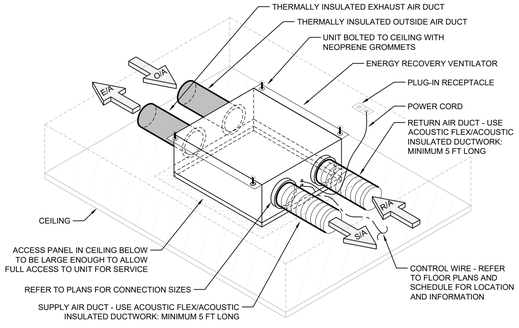
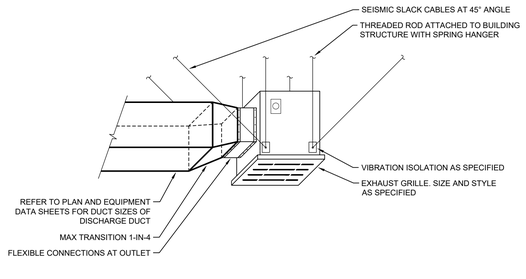


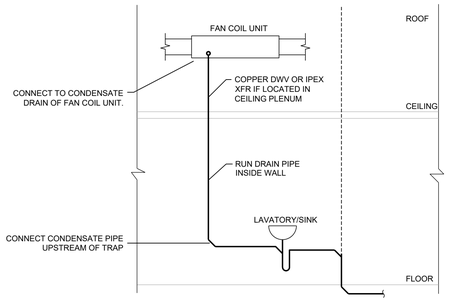
REFRIGERANT LINESET ROOF PENETRATION DETAIL
NTS



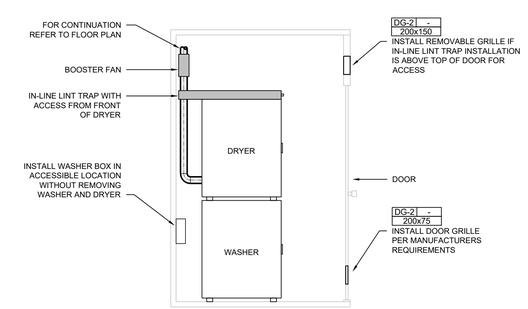
TYPICAL CEILING ERV DETAIL
NTS



TYPICAL SMALL FAN DETAIL
NTS



FAN COIL CONDENSATE DRAIN DETAIL
NTS



STACKING WASHER/DRYER DETAIL
NTS

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DRAWING ISSUE

SEAL

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Permit to Practice # 1001553
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
2026-03-27

PROJECT NORTH

PROJECT
1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE
DETAILS

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER
M-6.01

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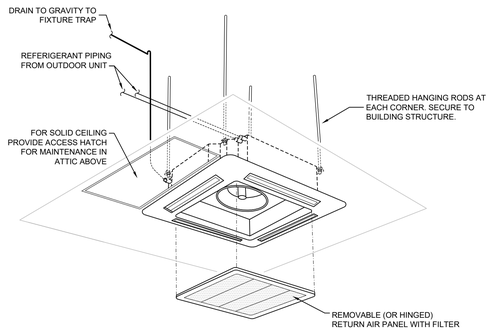
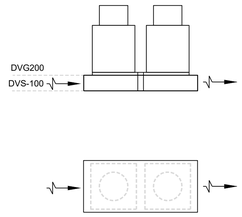


TYPICAL CEILING CASSETTE FAN COIL INSTALLATION

NTS



ERV EXHAUST/INTAKE DETAIL (REVERSOMATIC)

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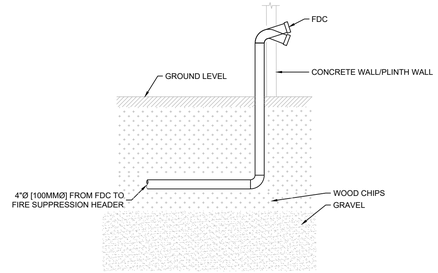

FDC MANHOLE DETAIL

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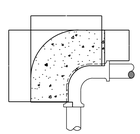
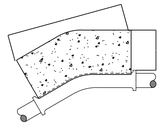
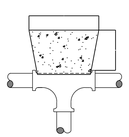


90° BEND



22-1/2° - 45° BEND



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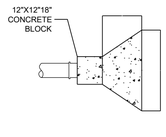
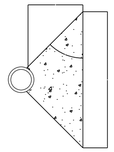


CAPPED END



TYPICAL SIDE VIEW

THRUST BLOCK DETAILS

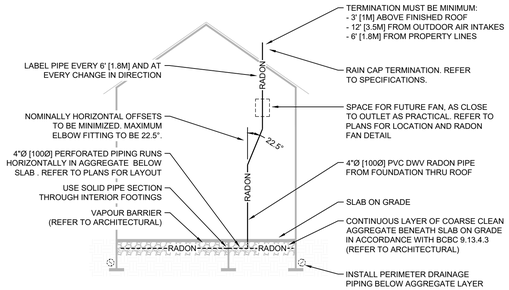
NTS

THRUST BLOCK SIZING

NOMINAL PIPE Ø		90° BEND			45° BEND			22-1/2° BEND			11-1/4° BEND			TEE / CAPPED END		
IN.	MM	BEARING AREA	LENGTH (L)	HEIGHT (H)	BEARING AREA	LENGTH (L)	HEIGHT (H)	BEARING AREA	LENGTH (L)	HEIGHT (H)	BEARING AREA	LENGTH (L)	HEIGHT (H)	BEARING AREA	LENGTH (L)	HEIGHT (H)
4	100	3.8 SQFT	33"	17"	2.1 SQFT	24"	12"	1.1 SQFT	17"	9"	0.5 SQFT	12"	6"	2.7 SQFT	28"	14"
6	150	7.9 SQFT	48"	24"	4.3 SQFT	35"	18"	2.2 SQFT	25"	13"	1.1 SQFT	18"	9"	5.6 SQFT	40"	20"
8	200	13.6 SQFT	63"	31"	7.4 SQFT	46"	23"	3.8 SQFT	33"	16"	1.9 SQFT	23"	12"	9.6 SQFT	53"	26"
10	250	20.5 SQFT	77"	38"	11.1 SQFT	57"	28"	5.7 SQFT	40"	20"	2.8 SQFT	29"	14"	14.5 SQFT	65"	32"
12	300	29.0 SQFT	91"	46"	15.7 SQFT	67"	34"	8.0 SQFT	48"	24"	4.0 SQFT	34"	17"	20.5 SQFT	77"	38"

NOTES:

1. DIMENSION 'W' TO BE 12" [305MM] MINIMUM.
2. BLOCK HEIGHT (H) SHOULD BE EQUAL TO OR LESS THAN 1/2 THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, BUT NOT LESS THAN THE PIPE DIAMETER (Ø).
3. BLOCK HEIGHT (H) MAY BE MODIFIED SUCH THAT THE BLOCK LENGTH (L) VARIES BETWEEN 1X AND 2X THE BLOCK HEIGHT (H). AVALON TO REVIEW AND APPROVE ALL MODIFICATIONS TO LISTED DIMENSIONS.
4. THRUST BLOCK DIMENSIONS ARE BASED ON INTERNAL PRESSURE OF 100 PSI, SOIL HORIZONTAL BEARING STRENGTH OF 1000 PSF AND SAFETY FACTOR OF 1.5.
5. THE BEARING SURFACE SHALL BE PLACED AGAINST UNDISTURBED SOIL. WHERE IT IS NOT POSSIBLE, THE FILL BETWEEN BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO MIN. 90% STANDARD PROCTOR DENSITY.
6. THRUST BLOCK MATERIAL, SIZING AND INSTALLATION TO BE IN ACCORDANCE WITH NFPA 13.



RADON ROUGH-IN (PERFORATED PIPING) DETAIL

NTS

AVALON MECHANICAL
300-1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128
103-5220 Dublin Way
Nanaimo, BC V9T 2K8
250-585-2180
info@avalonmechanical.com

DRAWINGS ARE NOT TO BE USED FOR COSTING, PRICING, TENDER, OR CONSTRUCTION UNLESS THEY HAVE BEEN ISSUED AS SUCH.

AVALON MECHANICAL WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK, COSTS, OR COORDINATION REQUIRED FOR DRAWINGS USED FOR OTHER PURPOSES THAN INDICATED.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING ISSUE

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

SEAL

PROJECT NORTH

PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

DETAILS

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	SCALE
250200	AS NOTED

SHEET NUMBER

M-6.01

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GENERAL

1.1 GENERAL CONDITIONS

.1 CLAUSES OF THE CONTRACT AGREEMENT, GENERAL CONDITIONS, AND REQUIREMENTS SHALL APPLY TO THE WORK IN THIS DIVISION.

.2 CONTRACTOR TO VISIT SITE PRIOR TO TENDERING TO VERIFY ELEVATIONS, MEASUREMENTS, AND CLEARANCES, ETC.

1.2 REFERENCES

.1 ENSURE ALL WORK AND MATERIALS COMPLY WITH NATIONAL, PROVINCIAL AND LOCAL CODES.

.2 ALL ELECTRICAL EQUIPMENT SHALL BE CSA APPROVED AND INSTALLED IN ACCORDANCE WITH CSA-C22-1.

.3 ALL PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE BC PLUMBING CODE.

.4 ALL HVAC SYSTEMS SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE, LOCAL CODES AND SMACNA STANDARDS.

.5 ALL REFRIGERATION PIPING SHALL BE INSTALLED IN ACCORDANCE WITH CSA B52 AND THE BC REFRIGERATION CODE.

.6 ALL SPRINKLER SYSTEMS SHALL BE INSTALLED TO NFPA 13 CODE, AS MODIFIED BY BC BUILDING CODE.

.7 ALL STANDPIPE SYSTEMS SHALL BE INSTALLED TO NFPA 14 CODE, AS MODIFIED BY BC BUILDING CODE.

.8 ALL MATERIALS AND SYSTEMS SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE, CSA, ASME AND ASTM STANDARDS. REFERENCED STANDARD EDITIONS ARE TO BE THE OF THE EFFECTIVE YEAR INDICATED BY CODES AND STANDARDS. IN THE ABSENCE OF A CODE REFERENCE, THE LATEST PUBLISHED VERSION IS TO BE REFERENCED.

1.3 WORKMANSHIP

.1 CARRY OUT ALL WORK IN A NEAT AND PROFESSIONAL MANNER TO THE SATISFACTION OF THE ENGINEER.

.2 MAKE GOOD ANY DAMAGES TO EXISTING EQUIPMENT AND BUILDING COMPONENTS CAUSED BY WORK UNDER THIS CONTRACT AT NO EXTRA COST TO OWNER.

.3 ALL ELECTRICAL INSTALLATION WORK MUST BE DONE BY A REGISTERED ELECTRICAL CONTRACTOR.

1.4 PERMITS

.1 OBTAIN AND PAY FOR ALL PERMITS AND GIVE ALL NOTICES.

.2 ENTIRE FIRE SUPPRESSION, PLUMBING, SHEET METAL, CONTROLS, AND ELECTRICAL INSTALLATION TO CONFORM TO THE LATEST EDITIONS OF NATIONAL BUILDING AND FIRE CODES OF CANADA (AS AMENDED BY B.C.), B.C. ELECTRICAL CODE, FIRE MARSHAL, SMACNA STANDARDS, NFPA STANDARDS, AND EQUIPMENT MANUFACTURERS' SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS NECESSARY TO MEET LOCAL REQUIREMENTS.

1.5 EQUIPMENT AND MATERIALS

.1 ACCEPTABLE PRODUCTS ARE THOSE WHICH MEET THE DESIGN INTENT OF THE DRAWINGS AND SPECIFICATIONS. ALTERNATE EQUIPMENT, OTHER THAN THAT WHICH HAS BEEN SPECIFIED, MUST BE APPROVED IN WRITING DURING THE TENDER/PRICING STAGE.

a) FOR MAJOR EQUIPMENT, PROVIDE A COMPLETE LIST OF THE FOLLOWING FOR EVALUATION OF EQUIPMENT EQUIVALENCY. SHOW THAT THE PROPOSED EQUIPMENT IS EQUAL TO OR BETTER THAN THE SPECIFIED EQUIPMENT. COMPARE THE FOLLOWING, AT A MINIMUM:

1. PERFORMANCE, CAPACITY
2. SIZE AND WEIGHT, SERVICE CLEARANCES
3. ELECTRICAL REQUIREMENTS
4. ACOUSTIC PERFORMANCE
5. MAINTENANCE REQUIREMENTS

.2 THE USE OF A TRADE NAME FOR MATERIALS DOES NOT PRECLUDE THE USE OF APPROVED ALTERNATE MATERIALS OF EQUAL PERFORMANCE AND QUALITY.

.3 ALL PRODUCTS AND MATERIALS INDICATED TO BE NEW SHALL BE PURCHASED NEW FROM A PRODUCT SUPPLIER, COMPLETE WITH ALL ASSOCIATED WARRANTIES AND MANUFACTURER'S SUPPORT. THE CONTRACTOR SHALL MAKE A FORMAL REQUEST FOR ANY PROPOSALS TO USE EXISTING OR USED PRODUCTS OR MATERIALS.

.4 ADDITIONAL COSTS WHICH ARE REQUIRED TO PROVIDE EQUAL PERFORMANCE TO THE ORIGINAL DESIGN INTENT (INCLUDING, BUT NOT LIMITED TO, REDESIGN, ELECTRICAL UPGRADE, EXTRA CONTROLS, RELOCATIONS, STRUCTURAL, ETC.) AND WHICH RESULT FROM THE USE OF APPROVED ALTERNATES, SHALL BE BORNE BY THE CONTRACTOR.

a) VRF: THE CONTRACTOR SHALL ACCOMMODATE DESIGN CHANGES COMPLETED BY THE CONSULTANT IF ALTERNATE BRANDS ARE ACCEPTED. THE CONTRACTOR SHALL INCLUDE ANY DESIGN CHANGE COSTS TO USE THE ALTERNATE EQUIPMENT.

1.6 SHOP DRAWINGS

.1 SUBMIT AN ELECTRONIC PDF COPY OF SHOP DRAWINGS TO THE ENGINEER FOR THE FOLLOWING:

a) FIRE SUPPRESSION:
1. FIRE SUPPRESSION DESIGN AND HYDRAULIC CALCULATIONS
2. SPRINKLER HEADS
3. SPRINKLER VALVES

b) PLUMBING:
1. PLUMBING FIXTURES
2. DRAINAGE PRODUCTS
3. PLUMBING VALVES
4. PLUMBING PUMPS
5. HOT WATER HEATERS
6. EXPANSION TANKS
7. GREASE INTERCEPTOR
8. OIL INTERCEPTOR
9. PIPE/EQUIPMENT INSULATION

c) HVAC:
1. LOUVERS, GRILLES, DIFFUSERS, AND REGISTERS
2. FANS
3. VRF SYSTEM
4. ENERGY/HEAT RECOVERY VENTILATORS
5. FAN COILS
6. DUCT/EQUIPMENT INSULATION

d) CONTROLS:
1. CONTROLS DESIGN
2. CONTROLS COMPONENTS AND EQUIPMENT

e) FIRESTOP LISTINGS

.2 EQUIPMENT SHOP DRAWINGS ARE TO BE SUBMITTED AT THE BEGINNING OF THE PROJECT BEFORE EQUIPMENT HAS BEEN ORDERED.

.3 EQUIPMENT SHOP DRAWINGS SHALL CLEARLY INDICATE WHICH OPTIONS ARE BEING PROVIDED WHEN MULTIPLE OPTIONS ARE AVAILABLE. CLEARLY CROSS OUT NON-APPLICABLE OPTIONS.

.4 FIRESTOP LISTING SHOP DRAWINGS ARE TO BE SUBMITTED AT THE BEGINNING OF THE PROJECT BEFORE ANY FIRESTOP SYSTEMS HAVE BEEN INSTALLED. FIRESTOP SUBMITTALS TO INCLUDE FIRESTOP SYSTEM LISTINGS (WITH CERTIFICATIONS AND SECTION OF INSTALLATION) AND FIRESTOP PRODUCTS (FIRE CAULKING, DONUTS, INSERTS, DAMPERS, ETC).

.5 FIRE SUPPRESSION (PERFORMANCE SPECIFICATION)

a) SUBMIT AN ELECTRONIC PDF COPY OF SHOP DRAWINGS FOR FIRE PROTECTION IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION FOR APPROVAL BEFORE COMMENCING WORK. SHOP DRAWINGS SHALL CLEARLY INDICATE:
1. LOCATION, INCLUDING STREET ADDRESS.
2. POINT OF COMPASS.
3. GRAPHIC REPRESENTATION OF THE DRAWINGS SCALE.
4. CEILING CONSTRUCTION.
5. FULL HEIGHT CROSS SECTION.
6. LOCATION OF FIRE WALLS.
7. ANY AREAS IN WHICH NO SPRINKLERS ARE TO BE INSTALLED.
8. SIZE OF CITY MAIN IN STREET AND WATER PRESSURE.
9. MAKE, TYPE AND ORIFICE SIZE OF SPRINKLERS.
10. TEMPERATURE RATING AND LOCATION OF HIGH TEMPERATURE SPRINKLERS.
11. NUMBER OF SPRINKLERS ON EACH RISER AND ON EACH ZONE BY FLOORS, AND TOTAL AREA PROTECTED BY EACH ZONE ON EACH FLOOR.
12. MAKE, TYPE, MODEL AND SIZE OF ALARM VALVE.
13. KIND AND LOCATION OF ALARM BELLS.
14. CUTTING LENGTHS OF PIPE OR CENTER TO CENTER DIMENSIONS.
15. CROSSES, RISER NIPPLES AND SIZE.
16. TYPE OF HANGERS, INSERTS AND SLEEVES.
17. ALL CONTROL VALVES, CHECKS, DRAIN PIPES AND TEST PIPES.
18. PROVISION FOR FLUSHING.
19. PIPE TYPES AND SIZES.
20. INFO TO BE INCLUDED ON THE HYDRAULIC DATA NAMEPLATE.
21. NAME AND ADDRESS OF CONTRACTOR.

b) IN ADDITION TO THE ABOVE, SHOW THE FOLLOWING:
1. HYDRAULIC REFERENCE POINTS TO BE DESIGNATED BY LETTER OR NUMBER AND TO CORRESPOND TO THE COMPARABLE REFERENCE POINTS SHOWN IN THE HYDRAULIC CALCULATION SHEETS.
2. DESCRIPTION OF SPRINKLERS USED.
3. SYSTEM DESIGN CRITERIA: MINIMUM RATE OF WATER APPLICATION (DENSITY), AND DESIGN AREA OF WATER APPLICATION.
4. ACTUAL CALCULATED REQUIREMENTS: TOTAL QUANTITY OF WATER AND PRESSURE REQUIRED AT A COMMON REFERENCE POINT FOR EACH SYSTEM.
5. ELEVATION DATA INCLUDING RELATIVE ELEVATION OF SPRINKLER JUNCTION POINTS AND SUPPLY OF REFERENCE POINTS.
6. SUBMIT CALCULATIONS OF HYDRAULICALLY DESIGNED SYSTEMS ON FORM SHEETS, INCLUDING SUMMARY SHEET, DETAILED WORK SHEETS AND GRAPH SHEET.

c) ON SUMMARY SHEET, CLEARLY INDICATE:
1. DATE.
2. LOCATION.
3. BUILDING NUMBER OR OTHER IDENTIFICATION.
4. DESCRIPTION OF HAZARD.
5. NAME AND ADDRESS OF CONTRACTOR OR DESIGNER.
6. SYSTEM DESIGN REQUIREMENTS, INCLUDING DESIGN AREA OF WATER APPLICATION, MINIMUM RATE OF WATER APPLICATION (DENSITY) AND AREA PER SPRINKLER.
7. TOTAL WATER REQUIREMENTS AS CALCULATED.
8. WATER SUPPLY INFORMATION.

d) ON DETAILED WORK SHEETS OR COMPUTER PRINTOUT SHEETS, CLEARLY INDICATE:
1. SHEET NUMBER.
2. SPRINKLER DESCRIPTION AND DISCHARGE CONSTANT K.
3. HYDRAULIC REFERENCE POINTS.
4. FLOW IN GPM.
5. PIPE SIZE.
6. PIPE LENGTHS, CENTRE TO CENTRE OF FITTINGS.
7. EQUIVALENT PIPE LENGTHS FOR FITTING AND DEVICES.
8. FRICTION LOSS IN PSI PER FT. OF PIPE.
9. TOTAL FRICTION LOSS BETWEEN REFERENCE POINTS.
10. ELEVATION HEAD IN PSI BETWEEN REFERENCE POINTS.
11. REQUIRED PRESSURE IN PSI AT EACH REFERENCE POINT.
12. VELOCITY PRESSURE AND NORMAL PRESSURE IF INCLUDED IN CALCULATIONS.
13. NOTES TO INDICATE STARTING POINTS, REFERENCE TO OTHER SHEETS OR TO CLARIFY DATA SHOWN.
14. GRAPH PAPER OF SEMI LOGARITHMIC TYPE TO CONTAIN WATER SUPPLY CURVES AND SYSTEMS REQUIREMENTS SO AS TO PRESENT A GRAPHIC SUMMARY OF COMPLETE HYDRAULIC CALCULATION.

1.7 TESTING AND BALANCING

.1 TEST ALL PIPEWORK AND DUCTWORK AND REPAIR LEAKS AND EQUIPMENT MALFUNCTIONS.

a) TEST SPRINKLER SYSTEMS TO NFPA 13.
b) TEST STANDPIPE SYSTEM TO NFPA 14.
c) TEST PLUMBING SYSTEMS TO BC PLUMBING CODE.
d) TEST BACKFLOW PREVENTERS AND PROVIDE CERTIFICATES.
e) TEST THE OPERATION OF ALL MECHANICAL EQUIPMENT AND ENSURE SYSTEMS ARE OPERATING ACCORDING TO MANUFACTURER'S AND SPECIFIED PARAMETERS.
f) TEST REFRIGERATION SYSTEM TO MECHANICAL REFRIGERATION CODE.

.2 BALANCE ALL PIPEWORK AND DUCTWORK TO THE VALUES INDICATED IN THE DRAWINGS.

a) TEST, ADJUST AND BALANCE THE AIR VOLUMES IN ACCORDANCE WITH FIGURES NOTED ON DRAWINGS (WITHIN 10%). ADJUST AND REPLACE PULLEYS AND SHEAVES ON BELT DRIVEN EQUIPMENT AND SPEED CONTROLLERS ON DIRECT DRIVEN EQUIPMENT AS REQUIRED. INCLUDE AN ELECTRONIC PDF COPY OF THE BALANCING REPORT.

.3 CARRY OUT TESTS OF INSTALLATION AS IT PROGRESSES; REPAIR ANY FAULTY INSTALLATION AT OWN EXPENSE.

1.8 EXISTING BUILDINGS AND SERVICES

.1 ENSURE THAT EXISTING SERVICES OF ANY KIND ARE NOT UNDULY DISTURBED AND/OR INTERRUPTED BY THIS INSTALLATION. COORDINATE SERVICE INTERRUPTIONS WITH OWNER. WORK SCHEDULE TO BE APPROVED BY OWNER.

.2 X-RAY ALL CORE HOLES AND PENETRATIONS THROUGH EXISTING CONCRETE STRUCTURES TO AVOID CONFLICTS WITH STRUCTURAL REINFORCEMENT, CONDUITS, CRITICAL STRUCTURAL FEATURES, ETC. REVIEW RESULTS WITH STRUCTURAL ENGINEER FOR ACCEPTABILITY.

.3 VERIFY THAT ANY EXISTING SERVICES OR EQUIPMENT BEING UTILIZED OR CONNECTED TO ARE COMPLETELY OPERATIONAL BEFORE BRINGING SYSTEMS INTO OPERATION.

1.9 CLEANING

.1 ENSURE ALL NEW MECHANICAL SYSTEMS ARE CLEAN BEFORE HANDOVER.

1.10 SEISMIC

.1 POWER-ACTUATED FASTENERS AND DROP-IN ANCHORS SHALL NOT BE USED FOR TENSION LOADS (HANGING PIPING, EQUIPMENT, ETC).

.2 ALL DUCT WORK SHALL BE PROVIDED WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH SEISMIC HAZARD LEVEL (SHL) A OF THE SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS, LATEST EDITION, AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, AND TO THE SATISFACTION OF THE LOCAL BUILDING INSPECTOR.

.3 CONTRACTOR IS TO ENLIST THE SERVICES OF AN ENGINEER SPECIALIZING IN THE FIELD OF STRUCTURAL SUPPORT AND SEISMIC RESTRAINT FOR THE REVIEW OF THE MECHANICAL EQUIPMENT INSTALLATIONS, INCLUDING PLUMBING SYSTEMS AND EQUIPMENT. THE ENGINEER IS TO PROVIDE SUPPLEMENTAL SCHEDULES S-B: ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW BY SUPPORTING REGISTERED PROFESSIONAL AND S-C: ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE BY SUPPORTING REGISTERED PROFESSIONAL TO AVALON MECHANICAL CONSULTANTS.

1.11 GUARANTEES

.1 PROVIDE A COMPREHENSIVE GUARANTEE ON ALL WORKMANSHIP, MATERIALS, AND SATISFACTORY OPERATION OF THE SYSTEMS. GUARANTEE SHALL RUN FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE TENDER PACKAGE.

1.12 AS-BUILTS

.1 MARK-UP PRINTS ON SITE TO "AS-BUILT" STATUS.

1.13 OPERATIONS AND MAINTENANCE MANUALS

.1 PROVIDE COMPREHENSIVE O+M MANUALS FOR ALL EQUIPMENT AND FOR REVIEW: AN ELECTRONIC PDF COPY.

.2 COMPREHENSIVE MAINTENANCE MANUAL TO INCLUDE THE FOLLOWING PROJECT APPLICABLE INFORMATION:

a) COVER PAGE:
1. INCLUDE CONTACT INFORMATION FOR: OWNER; ARCHITECT, MECHANICAL CONSULTANT, GENERAL CONTRACTOR, MECHANICAL CONTRACTOR

b) TABLE OF CONTENTS

c) LIST OF EQUIPMENT SUPPLIERS AND SUBCONTRACTORS

d) TABLE OF EQUIPMENT MAINTENANCE SCHEDULES AND EQUIPMENT AND SETTINGS
1. FIRE SUPPRESSION SYSTEM (I.E. BACKFLOW PREVENTER VERIFICATION, CYCLING OF VALVES AND LOW-POINT DRAINS, ETC)
2. PLUMBING SYSTEM (I.E. BACKFLOW PREVENTER VERIFICATION, CLEANING OF STRAINERS, EXPANSION TANK SETTING, ETC)
3. HVAC SYSTEM (I.E. FILTER REPLACEMENT, FAN BELT REPLACEMENT, HEAT PUMP SERVICING, HEAT EXCHANGER SERVICING/REPLACEMENT, HYDRONIC SYSTEM COMPONENTS AND CHECKS, THERMOSTAT AND TIMECLOCK SETTINGS, ETC)
4. ANY ADDITIONAL BUILDING SYSTEM SPECIFIC REQUIREMENTS

e) REVIEWED EQUIPMENT SHOP DRAWINGS

f) CONTROLS SCHEMATICS / SHOP DRAWINGS

g) EQUIPMENT MAINTENANCE MANUALS

h) START-UP / COMMISSIONING REPORTS:
1. TEST CERTIFICATES, ETC.
2. AHJ INSPECTION CERTIFICATES
3. BELOW GROUND / ABOVE GROUND MATERIAL TEST CERTIFICATES
4. BACKFLOW PREVENTER TEST CERTIFICATES
5. PRESSURE TEST RESULTS (I.E. PIPE PRESSURE TESTS FOR FIRE SUPPRESSION, PLUMBING, HYDRONICS, GAS, REFRIGERANT)

i) ADDITIONAL ITEMS INCLUDED IN CLOSE-OUT DOCUMENTS LIST.
1. CONTRACTOR'S WARRANTY INFORMATION / CERTIFICATE OF GUARANTEE
2. EQUIPMENT WARRANTY CERTIFICATES AND INFORMATION
3. AS-BUILT DRAWINGS

1.14 OWNER TRAINING

.1 ALLOW FOR 2 OWNER TRAINING SESSIONS OF 4 HOURS EACH.

1.15 ENERGY

.1 ALL MECHANICAL FIXTURES, EQUIPMENT, AND INSTALLATIONS SHALL BE COMPLIANT WITH THE PROJECT APPLICABLE ENERGY STANDARDS, NECB, AND THE BC BUILDING CODE.

2 SCOPE OF WORK

2.1 GENERAL

.1 SUPPLY ALL MATERIALS AND LABOUR NECESSARY TO ENSURE COMPLETE AND EFFICIENT SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES OR UNCLEAR DIRECTIONS ADVISE THE ENGINEER BEFORE ANY WORK IS COMMENCED. CONTACT AVALON MECHANICAL CONSULTANTS LTD. (TEL. 250-384-4128) ON ANY URGENT ITEMS IN THIS DIVISION.

2.2 SCOPE OF WORK

.1 FIRE SUPPRESSION SYSTEMS, AS INDICATED.

.2 FIRE SUPPRESSION SPRINKLER AND STANDPIPE SYSTEMS, AS DESCRIBED (INCLUDING PROVISION OF COMPLETE SEALED DRAWINGS AND HYDRAULIC CALCULATIONS ACCOMPANIED BY LETTERS OF ASSURANCE).

a) IMPLEMENTATION OF ALTERNATIVE SOLUTIONS INVOLVING SPRINKLER SYSTEMS. REFER TO DRAWINGS AND CODE REPORT BY CODE CONSULTANT.

.3 PLUMBING SYSTEMS, AS INDICATED.

.4 HVAC SYSTEMS, AS INDICATED.

3 MATERIALS - FIRE PROTECTION

3.1 GENERAL

.1 REFER TO SPECIFICATIONS ON DRAWINGS.

3.2 FIRE EXTINGUISHERS

.1 FIRE EXTINGUISHER 'FE-1' WITH SURFACE MOUNTED CABINET:

a) EXTINGUISHER: 5 LB STORED PRESSURE RECHARGEABLE FIRE EXTINGUISHER WITH 3A10BC RATING.
1. ACCEPTABLE PRODUCTS: NATIONAL FIRE EQUIPMENT ABC-050WWD

3.3 PIPES, FITTINGS AND ACCESSORIES

.1 PIPE (1"):

a) STEEL PIPE, SCH 40, THREADED FITTINGS OR COUPLINGS.
b) CPVC BLAZEMASTER - ONLY FOR USE IN CONCEALED, LIGHT HAZARD LOCATIONS.

.2 PIPE (1-1/4" AND LARGER): STEEL PIPE SCH 10 (LISTED COUPLINGS).

.3 FITTINGS:

a) ALL: 175 PSI WORKING PRESSURE.
b) CAST IRON:
1. SCREWED TO ASME B16.4-2016.
2. CAST IRON FLANGED TO ASME B16.1.
c) MALLEABLE IRON: SCREWED TO ASME B16.3-2016.
d) MECHANICAL GROOVE COUPLING TO ASME B31.3.
e) PVC BLAZEMASTER, GLUED - FOR USE IN CONCEALED LOCATIONS ONLY.

.4 FLANGE BOLTS: SQUARE OR HEX HEAD BOLTS WITH HEAVY HEX NUTS TO ASTM A307.

.5 FLANGE GASKETS: PLAIN OR CLOTH INSERTED RED RUBBER TO ASME B16.20 AND ASME B16.21.

.6 PIPE HANGERS: LISTED ADJUSTABLE FLAT IRON TYPE WITH SIDE BEAM BRACKET OR U-TYPE CONSTRUCTED OF MILD STEEL, TO NFPA 13.

.7 SWAY BRACING: ALL SWAY BRACE AND RESTRAINT ASSEMBLIES, AND INSTALLATION SHALL BE COMPLAINT WITH NFPA 13. IN ADDITION, WHERE PIPING IS SUPPORTED BY HANGER RODS EXCEEDING 6" IN LENGTH, LATERAL SWAY BRACES SPACED UP TO 40' ON CENTER SHALL BE INSTALLED. FOR FEED AND CROSS MAINS, LONGITUDINAL SWAY BRACES SPACED UP TO 80' ON CENTER SHALL BE INSTALLED. END OF LINE BRANCH RESTRAINTS ARE TO BE PROVIDED AS REQUIRED. MAXIMUM ALLOWABLE POINT LOADS TO BE CONFIRMED WITH STRUCTURAL ENGINEER.

3.4 VALVES

.1 OF ONE MANUFACTURER FOR FIRE PROTECTION; ULC LISTED; BEARING MANUFACTURER'S NAME TRADEMARK AND FM IDENTIFICATION FIGURE NUMBER AND PRESSURE RATING. MALLEABLE IRON HANDWHEELS. UNLESS OTHERWISE SPECIFIED OR INDICATED DESIGN FOR 175 PSI WORKING WATER PRESSURE.

.2 OVER NPS 2: RISING STEMS, REPLACEABLE UNDER PRESSURE. UNDER NPS 2: RISING OR NON-RISING STEMS.

.3 EQUIP WITH CONTACTS AND DEVICES NECESSARY FOR OPERATION OF SUPERVISORY SYSTEM AS REQUIRED.

.4 GATE VALVES: NPS 2 AND UNDER: BRONZE TO ASTM B61 DOUBLE DISC AND SCREWED ENDS; NPS 2 ½ AND OVER: UL PATTERN, IRON BODY, BRONZE MOUNTED, WITH OS&Y DOUBLE DISC OR WEDGE, FLANGED ENDS.

.5 CHECK VALVES: UL PATTERN, IRON BODY, BRONZE MOUNTED, REGRIND-RENEW BRONZE DISC AND SEAT RING, BOLTED CAP FLANGED ENDS. DESIGN FOR EITHER HORIZONTAL OR VERTICAL MOUNTING.

.6 DOUBLE CHECK VALVE: TWO INDEPENDENTLY OPERATED SPRING-LOADED CAM-CHECK VALVES, WITH TEST COCKS, INSIDE 300 SERIES STAINLESS STEEL BODY.

.7 DRAIN VALVES (STANDPIPES): NPS 1, COMPLETE WITH HOSE END, CAP AND CHAIN.

.8 INSPECTOR TEST CONNECTORS (STANDPIPES): NPS 1 GATE VALVE.

3.5 WET PIPE SYSTEM

.1 COMPLETE WITH FOLLOWING: FLOW SWITCH, PIPING AND FITTINGS, VALVES, HANGERS, SPRINKLERS, ZONE VALVES.

.2 FLOW SWITCHES: ULC LISTED, VANE TYPE.

3.6 STANDPIPES AND ACCESSORIES

.1 HOSE VALVES: 2-1/2" DIA., ULC LISTED FOR FIRE SERVICE.

.2 HOSE VALVE CABINET FOR EXTERIOR USE: DESIGNED FOR 2-1/2" FIRE HOSE VALVES. 14"X14"X8". STAINLESS STEEL CONSTRUCTION, WITH TEMPERED GLASS DOOR. NATIONAL FIRE MODEL C-975.

3.7 SPRINKLERS

.1 TYPES: QUICK RESPONSE TYPE.

.2 FINISHES: CHROME IN STORAGE AREAS, WHITE IN RESIDENTIAL.

.3 TEMPERATURE RATINGS: TO NFPA STANDARDS.

3.8 FIRE DEPARTMENT CONNECTION

.1 DOUBLE INLET FIRE DEPARTMENT CONNECTION, TWO NPS 2-1/2 FEMALE HOSE CONNECTIONS, ULC LISTED, FITTED WITH CAPS AND CHAINS.

.2 STRAIGHTWAY CHECK VALVES AND AUTOMATIC DRIP DISCHARGING TO NEAREST FLOOR DRAIN.

.3 DESIGNATE WITH SIGN "SPRINKLER/STANDPIPE CONNECTION" HAVING RAISED LETTERS AT LEAST 1" IN SIZE CAST ON PLATE OR CAST ON FITTING.

.4 EXPOSED STYLE FIRE DEPARTMENT CONNECTION.

.5 FLUSH-MOUNTED, RECESSED BODY FIRE DEPARTMENT CONNECTION.

3.9 HEAT TRACING FOR FIRE SUPPRESSION

.1 PROVIDE INSULATION AND ELECTRIC HEAT TRACING WHERE INDICATED ON PLANS.

.2 HEAT TRACING SYSTEM SHALL BE LISTED TO UL515A AND C-UL-US LISTED TO VGNJ, VGNJ7.

.3 MINIMUM WATTAGE: 5 W/FT UNLESS OTHERWISE NOTED.

.4 CONNECT SUPERVISORY RELAY TO FIRE ALARM SYSTEM. CONTROLLER SHALL MONITOR THE FOLLOWING:

a) GROUND FAULT
b) LOW OR HIGH SYSTEM TEMPERATURE
c) TEMPERATURE SYSTEM FAILURE
d) INTERNAL ERROR AND LOSS OF CONTINUITY
e) LOSS OF POWER

.5 TO TEST THE CONNECTION TO THE FIRE ALARM PANEL:

a) DISCONNECT THE POWER CIRCUIT ON THE ELECTRICAL PANEL, CAUSING A LOSS OF POWER.
b) DISCONNECT THE TEMPERATURE SENSOR FROM THE HEAT TRACING CONTROLLER, CREATING A FAILURE ALARM.

.6 CONTROL:

a) AMBIENT AIR TEMPERATURE SENSING. SET TO 4 °C.

.7 ACCEPTABLE PRODUCT:

a) CONTROLLER: RAYCHEM 465 ELECTRONIC CONTROLLER FOR HEAT TRACING OF FIRE PROTECTION PIPING.
b) CABLE: RAYCHEM XL-TRACE EDGE HEATING CABLE FOR METAL SPRINKLER PIPING ONLY.

4 MATERIALS - PLUMBING

4.1 PLUMBING FIXTURES

.1 SPECIFIED BY INTERIOR DESIGNER.

.2 WATER DISTRIBUTION HAS BEEN SIZED FOR TANK-TYPE WATER CLOSETS AND METERING VALVE URINALS. IF FLUSH VALVES ARE USED, WATER DISTRIBUTION PIPE SIZING MUST BE INCREASED ACCORDINGLY.

.3 ENSURE ALL ACCESSIBLE PLUMBING FIXTURES ARE COMPLIANT AND HAVE ADEQUATE CLEARANCES AND FEATURES AS REQUIRED BY THE BC BUILDING CODE.

a) ALL ACCESSIBLE TOILETS SHALL HAVE A SEAT WHICH IS LOCATED 430 MM [17"] TO 480 MM [18.9"] ABOVE THE FLOOR.
b) FOR WALL MOUNTED PLUMBING FIXTURES, CONFIRM MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS, OR WITH MECHANICAL ENGINEER.

.4 PROVIDE FIXTURES TO BE CSA APPROVED AND SATISFY THE BC BUILDING CODE WATER EFFICIENCY (PARTS 7 AND 10) REQUIREMENTS.

.5 FIXTURES ARE TO BE APPROVED BY OWNER.

.6 PROVIDE FIXTURES TO BE CSA APPROVED, SATISFY THE BC BUILDING CODE WATER EFFICIENCY (PARTS 7 AND 10) REQUIREMENTS, AND MEET THE FOLLOWING CRITERIA:

.7 **WC** - RESIDENTIAL WATER CLOSET

a) DESCRIPTION: ELONGATED BOWL, IN-WALL TANK-TYPE TOILET.
b) TRIM: -
c) ACCESSORIES: CLOSED FRONT SEAT WITH COVER
d) NOTES: 1.28 GPF MAX SINGLE-FLUSH OR 1.6/1.1 GPF MAX DUAL-FLUSH, VITREOUS CHINA, WHITE COLOUR.

.8 **BT/SH** - BATHTUB/SHOWER

a) DESCRIPTION: 5 FT. TUB/SHOWER INSERT
b) TRIM: SINGLE LEVER WALL MOUNTED TEMPERATURE CONTROL, WALL MOUNTED SHOWERHEAD WITH ADJUSTABLE SPRAY PATTERN
c) ACCESSORIES: POP-UP DRAIN STOPPER.
d) NOTES: 2.0 GPM MAX, ADJUSTABLE HIGH TEMPERATURE LIMIT STOP OR THERMOSTATIC MIXING VALVE.

.9 **LV** - RESIDENTIAL LAVATORY

a) DESCRIPTION: SELF-RIMMING LAVATORY BASIN
b) TRIM: SINGLE LEVER SINK MOUNTED MANUAL FAUCET
c) ACCESSORIES: POP-UP DRAIN
d) NOTES: 1.5 GPM MAX.

.10 **SK** - RESIDENTIAL KITCHEN SINK

a) DESCRIPTION: SINGLE SS BOWL
b) TRIM: SINGLE HANDLE SINK MOUNTED MANUAL FAUCET, AERATOR WITH ADJUSTABLE SPRAY PATTERN
c) ACCESSORIES: BASKET STRAINER, DISHWASHER WASTE FITTING
d) NOTES: 2.2 GPM MAX

4.2 HOT WATER HEATER

.1 HWT-A: AS INDICATED ON DRAWINGS.

4.3 EXPANSION TANK

.1 ET-A: AS INDICATED ON DRAWINGS.

4.4 SUMP PUMPS

.1 SANITARY PUMP

a) SP-A: AS INDICATED ON DRAWINGS.

.2 STORM PUMP: BY OTHERS/CIVIL

4.5 PLUMBING SPECIALTIES AND ACCESSORIES

.1 BALL VALVES: CLASS 250, BRONZE BODY.

.2 GATE VALVES: CLASS 125, BRONZE BODY, SOLID WEDGE DISC.

.3 GLOBE VALVES: CLASS 125, BRONZE BODY.

.4 CHECK VALVES: CLASS 125, BRONZE BODY, REPLACEABLE COMPOSITION DISC, SCREWED CAP AND ENDS.

.5 PRESSURE/TEMPERATURE RELIEF VALVE: AS RECOMMENDED BY WATER HEATER'S MANUFACTURER, ASME RATED.

.6 HOT WATER TANK PAN: GALVANIZED SHEET METAL, WATERTIGHT, OUTLET TO BC PLUMBING CODE.

.7 STORAGE TANK PAN: GALVANIZED SHEET METAL, WATERTIGHT, OUTLET TO BC PLUMBING CODE.

.8 WASHER BOXES:

a) BOXES TO BE FIRE RATED WHEN INSTALLED IN A FIRE RATED ASSEMBLY.
b) APPROVED PRODUCT: SIOUX CHIEF 696R.

.9 FRIDGE/ICE MAKER CONNECTION BOXES:

a) BOXES TO BE FIRE RATED WHEN INSTALLED IN A FIRE RATED ASSEMBLY.
b) APPROVED PRODUCT: SIOUX CHIEF 696R.

.10 TRAP PRIMER: AUTOMATIC, BRONZE BODY C/W SEDIMENT STRAINER, UNION, AIR GAP, AND ACCESS DOOR FOR CONCEALED INSTALLATIONS.

.11 AIR ADMITTANCE VALVE '**AAV**': SIOUX CHEF AIR ADMITTANCE VALVE WITH VALVE BOX, 696 SERIES, ABS VALVE AND ACCESS BOX CONSTRUCTION, ASTM D2661/D2665

.12 UNIONS: THREADED, ALL BRONZE CONSTRUCTION, CLASS 150.

.13 VACUUM BREAKERS: BRASS BODY, STAINLESS STEEL BALL AND SPRING.

.14 SHOCK ABSORBERS: WATER HAMMER ARRESTOR.

a) SIZES TO PDI WH-201.
b) ACCEPTABLE PRODUCT: WATTS LF15M2-DR SERIES WATER HAMMER ARRESTOR.

.15 CLEANOUTS: WATTS CO-100 SERIES.

.16 STACK CLEANOUTS: WATTS CO-460.

.17 FLOOR DRAINS '**FD-1**': EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE MEMBRANE CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, AND ¼" THICK ADJUSTABLE 5" NICKEL BRONZE STRAINER.

a) ACCEPTABLE PRODUCT: WATTS FD-100-C-A5-1
b) SIZES AS INDICATED ON DRAWINGS.

.18 HUB DRAINS '**HBD-1**': EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE MEMBRANE CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, AND ADJUSTABLE NICKEL BRONZE HUB FUNNEL.

a) ACCEPTABLE PRODUCT: WATTS FD-100-C-DD
b) SIZES AS INDICATED ON DRAWINGS.

.19 ROOF DRAINS '**RD-1**': COPPER SPUN TYPE C/W ALUMINUM DOME STRAINER WITH STAINLESS STEEL BOLT, DRAIN RECEIVER, TAIL PIPE AND O-RING CONNECTION. INCLUDES ALUMINUM MOUNTING RING, ALUMINUM CLAMPING RING, AND STAINLESS STEEL CLAMPING RING BOLTS.

a) SIZES: AS INDICATED ON DRAWINGS.

.20 DECK DRAINS '**DD**': ALUMINUM SPUN TYPE C/W FLAT ALUMINUM STRAINER, DRAIN RECEIVER, TAIL PIPE AND O-RING CONNECTION.

a) SIZES: AS INDICATED ON DRAWINGS.

.21 AREA DRAINS '**AD**': EPOXY COATED FABRICATED CAST IRON AREA DRAIN WITH ANCHOR FLANGE, WEEPHOLES, AND 7" ADJUSTABLE TOP WITH ROUND DUCTILE IRON TRACTOR GRATE.

a) ACCEPTABLE PRODUCT: WATTS FD-300

.22 WALL HYDRANTS '**HB**' (EXTERIOR): FROST-PROOF, ½" INLET HOSE BIB, ¾ HOSE THREAD, AUTOMATIC SELF-DRAINING WALL HYDRANT. INTEGRAL BRASS VACUUM BREAKER. LENGTHS AS REQUIRED FOR PROPER INSTALLATION.

a) ACCEPTABLE PRODUCT: WATTS FHB

.23 BACKFLOW PREVENTERS:

a) DOUBLE CHECK VALVE ASSEMBLIES 'DCVA': WATTS 007 TO 2", WATTS 757 GREATER THAN 2".
b) SIZES: AS INDICATED ON DRAWINGS.

.24 BACKWATER VALVES:

a) UNDERGROUND, PROVIDE ACCESS SLEEVE TO GRADE AND LID, WHERE REQUIRED:
1. CANPLAS BACKWATER VALVE, PVC. SIZES 1 ½" TO 6".

.25 PRESSURE REDUCING VALVES:

a) ZURN ZW209BP PRESSURE REDUCING VALVE WITH LOW FLOW BY-PASS, FULL PORT GLOBE, ½" PRXL BY-PASS VALVE, DIAPHRAGM ACTIVATED AND PILOT CONTROLLED VALVE, ALL INTERNAL AND EXTERNAL FERROUS COMPONENTS COATED WITH A HIGH QUALITY FUSION EPOXY COATING.
b) SIZES: AS INDICATED ON DRAWINGS.

.26 EXPANSION JOINTS:

a) CAST IRON AND PVC STACK EXPANSION JOINTS: FERNCO XJ-#, CSA CERTIFIED.

.27 ACCESS DOORS: PRIME COATED STEEL ACCESS DOOR WITH CONCEALED HINGES, FLUSH LOCKS AND ANCHOR STRAPS. RECESSED TYPE FOR DRYWALL INSERTS FOR CEILING INSTALLATIONS. FIRE RATED FOR INSTALLATION IN RATED WALLS.

4.6 PIPE MATERIALS

.1 GENERAL:

a) IF COPPER PIPING IS TO BE USED FOR HOT WATER DISTRIBUTION PIPING, PIPE SIZING IS TO BE INCREASED TO ACCOMMODATE THE LOWER VELOCITY RESTRICTION. CONTACT AVALON MECHANICAL CONSULTANTS LTD FOR DETAILS.

.2 DOMESTIC WATER PIPES - PVC

a) APPLICATION:
1. WATER SERVICE UNDERGROUND - UNDER 4"
b) PIPE: PVC SCH 80 PRESSURE PIPE TO CSA B137.3.
c) FITTINGS: PVC SCH 80 TO ASTM D 2467
d) JOINTS: GLUED WITH PVC SOLVENT.

.3 DOMESTIC WATER PIPES - PVC

a) APPLICATION:
1. WATER SERVICE UNDERGROUND - 4" AND LARGER
b) PIPE: TYPE PVC BLUE BRUTE PRESSURE PIPE TO CSA B137.3.
c) FITTINGS: CAST IRON.
d) NOTE: ALL RODS, BOLTS, TO BE WRAPPED WITH DENSO WB TAPE TO CSA Z245.30.

.4 DOMESTIC WATER PIPES - COPPER

a) APPLICATION:
1. FIRST 12" OF CONNECTION TO HOT WATER HEATER
b) PIPE: TYPE L COPPER TUBE TO ASTM B88.
c) FITTINGS: WROUGHT COPPER PRESSURE FITTINGS TO ASME B16.22.
1. "SHARK-BITE" OR SIMILAR FITTINGS ARE NOT ACCEPTABLE AS JOINTS IN WATER PIPE SYSTEMS UNLESS EXPRESSLY REVIEWED AND APPROVED BY ENGINEER.
d) SOLDER: SOLDER FOR SOLDER JOINT FITTINGS TO ASTM B32, LEAD CONTENT IN EXCESS OF 0.2% SHALL NOT BE USED.

.5 DOMESTIC WATER PIPES - PEX-A ('UPONOR PROPEX')

a) APPLICATION:
1. DOMESTIC HOT, COLD SYSTEMS, WITHIN BUILDING.
b) PIPE: POLYETHYLENE PEX-A TUBING TO ASTM F876 AND F877 AND CSA B137.5.
c) FITTINGS:
1. FITTINGS SHALL BE SUPPLIED BY THE PEX TUBING MANUFACTURER.
2. PEX-A COLD EXPANSION TYPE FITTINGS, ENGINEERED POLYMER (EP) TYPE, TO ASTM F1960.
3. TRANSITION FITTINGS MAY BE LEAD FREE BRASS.
d) ADDITIONAL INSULATION REQUIREMENTS: TUBING 1-1/4" DIAMETER AND LARGER SHALL BE COVERED WITH MINIMUM ½" FIBERGLASS INSULATION TO MEET SMOKE DEVELOPMENT RATINGS IN AIR PLENUMS.
e) SLEEVING: ALL PEX TUBING THAT IS INCASED IN CONCRETE SHALL BE PRE-SLEEVED IN CORRUGATED POLYETHYLENE TUBING.

.6 DRAIN, WASTE, AND VENT - PVC

a) APPLICATION:
1. ALL DRAINAGE AND VENT PIPING
b) PIPE:
1. PVC DWV TO CSA B181.2 WITH A MAXIMUM FLAME SPREAD RATING OF 25.
c) FITTINGS: TYPE PVC DWV TO CSA B181.2.
d) JOINTS: GLUED WITH PVC SOLVENT.

.7 DRAIN, WASTE, AND VENT - PVC

a) APPLICATION:
1. UNDERGROUND
b) PIPE:
1. SOLID CORE PVC DWV TO CSA B181.2.
c) FITTINGS:
1. PVC DWV TO CSA B181.2.
d) JOINTS: GLUED WITH PVC SOLVENT.
e) NOTE: 18" COVER REQUIRED IN TRAFFIC AREAS UNLESS REINFORCED CONCRETE SLAB OF AT LEAST 4" USED.

.8 DRAINAGE - PVC

a) APPLICATION:
1. SUMP PUMP DISCHARGE, UNDERGROUND
2. SUMP PUMP DISCHARGE, ABOVEGROUND
b) PIPE: PVC PRESSURE PIPE SCH 80 TO CSA B137.3 WITH A MAXIMUM FLAME SPREAD RATING OF 25.
c) FITTINGS: PVC SCH 80 TO CSA B137.3.
d) SOLVENT: CEMENT FOR PVC TO CSA B137.3.

.9 DRAINAGE - PVC

a) APPLICATION:
1. PERIMETER DRAINAGE
b) PIPE:
1. PERFORATED RIGID PVC TO CSA B182.1.
c) FITTINGS:
1. PVC DWV TO CSA B182.2.
d) JOINTS: GLUED WITH PVC SOLVENT.

.10 RADON - PVC

a) APPLICATION:
1. UNDERGROUND
b) PIPE:
1. IPEX RADON-X TO CSA B181.2.
2. PERFORATED RIGID PVC TO CSA B182.1.
c) FITTINGS:
1. IPEX RADON-X TO CSA B181.2.
2. PVC DWV TO CSA B182.2.
d) JOINTS: GLUED WITH PVC SOLVENT.
e) IDENTIFICATION: PIPING TO BE MARKED WITH RADON WARNING LABELS AT EVERY CHANGE OF DIRECTION, A MAXIMUM OF EVERY 1.8M, AND IN ACCORDANCE WTH CAN/CGSB 149.11 AND CAN/CGSB 149.12 GUIDELINES.

.11 RADON - PVC

a) APPLICATION:
1. ABOVE GROUND
b) PIPE:
1. IPEX RADON-X TO CSA B181.2.
2. PVC DWV TO CSA B181.2 WITH A MAXIMUM FLAME SPREAD RATING OF 25.
c) FITTINGS:
1. IPEX RADON-X TO CSA B181.2
2. PVC DWV TO CSA B181.2.
d) JOINTS: GLUED WITH PVC SOLVENT.
e) ROOF TERMINATION: IPEX SGV RAIN CAP.
f) IDENTIFICATION: PIPING TO BE MARKED WITH RADON WARNING LABELS AT EVERY CHANGE OF DIRECTION, A MAXIMUM OF EVERY 1.8M, AND IN ACCORDANCE WTH CAN/CGSB 149.11 AND CAN/CGSB 149.12 GUIDELINES.

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NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

DRAWING ISSUE

SEAL

Avalon Mechanical Consultants Ltd.
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PROFESSIONAL
PROVINCE OF
K.S. JACKSON
42358
BRITISH COLUMBIA
ENGINEER
2026-03-27

PROJECT NORTH

PROJECT
1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE
SPECIFICATION

DESIGNED	APPROVED
NK/AE/NS	KJ
AVALON PROJECT NO.	**SCALE**
250200	AS NOTED

SHEET NUMBER
M-7.01

File: S:\2_Projects\1_Current\CAD25\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

5 MATERIALS - HVAC

5.1 FANS

.1 AS INDICATED ON DRAWINGS.

5.2 ENERGY/HEAT RECOVERY VENTILATORS

.1 AS INDICATED ON DRAWINGS.

5.3 DUCT HEATERS

.1 AS INDICATED ON DRAWINGS.

5.4 VARIABLE REFRIGERANT FLOW SYSTEMS

.1 WALL MOUNTED FAN COILS:

a) WALL MOUNTED FAN COIL.

b) CAPACITIES AS INDICATED ON DRAWING.

c) ACCEPTABLE PRODUCT: AS INDICATED ON DRAWINGS.

.2 CEILING CASSETTE FAN COILS:

a) 4-WAY CASSETTE TYPE. WITH INTEGRATED DRAIN PUMP.

b) CAPACITIES AS INDICATED ON DRAWING.

c) ACCEPTABLE PRODUCT: AS INDICATED ON DRAWINGS.

.3 THERMOSTATS:

a) ALL THERMOSTATS SHALL BE WIRED REMOTE THERMOSTATS.

.4 CONDENSING UNITS - OUTDOOR UNITS

a) VARIABLE REFRIGERANT FLOW CONDENSING UNIT/HEAT PUMP. INVERTER DRIVEN COMPRESSORS.

b) CAPACITIES: AS INDICATED ON DRAWINGS.

c) ACCEPTABLE PRODUCT: AS INDICATED ON DRAWINGS.

5.5 DUCTWORK AND ACCESSORIES

.1 SOLID DUCTWORK:

a) FITTINGS: TO SMACNA.

1. 1” W.G. FOR PRESSURES UP TO 1” W.G..
2. 2” W.G. FOR PRESSURES FROM 1” W.G. TO 2” W.G..

.2 FLEXIBLE DUCTWORK, ACOUSTIC INSULATED TYPE:

a) APPLICATION:

1. WHERE INDICATED ON PLANS.
2. AT HRV/ERV SUPPLY AND RETURN CONNECTIONS.

b) CLASS 1 FLEXIBLE DUCT CONNECTOR TO ULC-S110, MEETING 25/50 FLAME AND SMOKE SPREAD RATINGS FOR USE IN AIR PLENUMS.

c) ACCEPTABLE PRODUCT: FLEXMASTER FAB 8M.

.3 DUCT SEAL:

a) ALL DUCTWORK AND PLENUMS WITH PRESSURE RATINGS TO SEAL CLASS A.

b) SPIRAL LOCK SEAMS NEED NOT BE SEALED.

c) PRESSURE-SENSITIVE TAPE TO COMPLY WITH UL-181A OR UL-181B.

.4 RESIDENTIAL KITCHEN HOODS: SUPPLIED BY OTHERS.

.5 FLEXIBLE CONNECTORS: 0.26 LB./SQ.INCH DENSITY NEOPRENE COATED GLASS FABRIC

.6 WALL MOUNT DUCTLESS HEAT PUMP ROUGH-IN BOX:

a) ROUGH-IN BOX AT ALL WALL MOUNTED DUCTLESS HEAT PUMP INSTALLATION LOCATIONS. CONDENSATE, REFRIGERATION, AND POWER ROUGH-INS FOR THE HEAT PUMP INSTALLATION VIA BOX.

b) PRODUCT IS NOT FIRE-RATED, REQUIRES FIRE RATED ENCLOSURE CONSTRUCTED AROUND BOX WHEN USED IN FIRE RATED ASSEMBLIES.

c) ACCEPTABLE PRODUCT: MARKETAIR ROUGHINBOX, RBX3-MD-NC, UNIVERSAL DRAIN, DIRECT DRAIN CONNECTION.

.7 ACCESS DOORS: PRIME COATED STEEL ACCESS DOOR WITH CONCEALED HINGES, FLUSH LOCKS AND ANCHOR STRAPS. RECESSED TYPE FOR DRYWALL INSERTS FOR CEILING INSTALLATIONS. FIRE RATED FOR INSTALLATION IN RATED WALLS.

5.6 GRILLES, DIFFUSERS, LOUVERS

.1 GRILLES: AS INDICATED ON DRAWINGS.

.2 DIFFUSERS: AS INDICATED ON DRAWINGS.

.3 LOUVERS: AS INDICATED ON DRAWINGS.

5.7 AIR FILTRATION

.1 AIR FILTERS 'AF': AS INDICATED ON DRAWINGS.

5.8 EXTERIOR VENT TERMINALS

.1 WALL CAP 'WC': RAVEN METAL PRODUCTS MACH 4 VENT WITH DAMPER (AS REQUIRED), COMPLETE WITH INTEGRAL WELDED FLANGE FOR INTEGRATION IN RAIN SCREEN ASSEMBLY.

.2 ROOF CAPS 'RC': ECCO RAIN CAPS.

.3 BACKDRAFT DAMPERS '**BDD**':

a) DAMPER: EXTRUDED ALUMINUM BLADES, SYNTHETIC TYPE CORROSION RESISTANT BEARINGS, STAINLESS STEEL PIVOT PINS.

b) PROVIDE TRANSITIONS FROM ROUND DUCTWORK TO DAMPER AS NECESSARY TO FACILITATE INSTALLATION.

c) SIZES: AS INDICATED.

d) ACCEPTABLE PRODUCTS: RUSKIN BD2/A1 (UP TO 1000 FPM), RUSKIN BD2/A2 (UP TO 1500 FPM)

.4 BALANCE DAMPERS 'BD':

a) ROUND DUCT:

1. SINGLE BLADE DAMPER, GALVANIZED STEEL BLADE, MANUAL QUADRANT FOR BLADE ADJUSTMENT EXTERNALLY ACCESSIBLE FROM DUCT.
2. ACCEPTABLE PRODUCTS: GREENHECK MBDR-50

b) RECTANGULAR DUCT:

1. MULTI-BLADE DAMPER, GALVANIZED STEEL BLADES, PARALLEL BLADES, MANUAL QUADRANT FOR BLADE ADJUSTMENT EXTERNALLY ACCESSIBLE FROM DUCT.
2. ACCEPTABLE PRODUCTS: GREENHECK MBD-15

5.9 REFRIGERANT PRODUCTS

.1 PIPING:

a) ACR/NITROGENIZED STRAIGHT-LENGTH OR LINE SET COPPER TUBE FOR USE IN REFRIGERATION APPLICATIONS TO ASTM B75 AND ASTM B280. PIPING SHALL BE CLEANED AND CAPPED AND COLOUR CODED.

b) PRESSURE RATING: 700 PSI AT 200 °F ANNEALED RATING, OR UL RECOGNIZED TO 700 PSI.

c) FITTINGS: PROPRIETARY DISTRIBUTION JOINTS AND BRANCH FITTINGS, REFER TO INSTALLATION INSTRUCTIONS. OTHER FITTINGS WROUGHT COPPER TO ANSI B16.22-2018 OR CAST BRONZE TO MIL-F-1183E. ALL FITTINGS TO BE REFRIGERATION GRADE, AND ALL ELBOWS TO BE LONG RADIUS.

d) JOINTS: BRAZING.

e) ACCEPTABLE PRODUCT: MUELLER STREAMLINE REFRIGERATION SERVICE COILS, LINE SETS, AND ACR - TYPE K HARD LENGTHS.

.2 ACCESS FITTINGS:

a) PROVIDE SCHRAEDER ACCESS FITTINGS IN THE SUCTION CONNECTION FROM THE EVAPORATOR.

b) FITTINGS TO BE USED FOR CHECKING THE SUPERHEAT OF THE SUCTION GAS.

c) ACCESS FITTING SHALL BE SOLDERED INTO A TEE, AND SHALL BE COMPLETE WITH A QUICK-SEAL CAP.

6 MATERIALS - INSULATION

6.1 GENERAL

.1 ALL INSULATION MUST HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED CLASSIFICATION OF 50 OR LESS.

6.2 DOMESTIC WATER PIPE INSULATION

.1 MATERIAL:

a) FORMED FIBERGLASS, 0.23 BTU·IN/HR·FT2·°F AT 75°F MEAN TEMPERATURE.

.2 FINISHING:

a) ASJ VAPOUR RETARDER FACING.

b) PVC JACKETING FOR ALL FITTINGS WHERE EXPOSED.

.3 COLD WATER:

a) METALLIC PIPES (ALL): ½” THICK INSULATION MINIMUM.

b) PLASTIC PIPES: ½” THICK INSULATION MINIMUM.

c) PLASTIC PIPING DOWNSTREAM OF SUITE ISOLATION VALVES: UNINSULATED.

d) PLASTIC PIPING TO INDIVIDUAL FIXTURES: UNINSULATED.

.4 HOT WATER (NON-RECIRCULATING): FIRST 8 FEET OF PIPE UPSTREAM AND DOWNSTREAM FROM HOT WATER TANKS.

a) PIPE SIZES UP TO 1 ¼”: 1” THICK INSULATION MINIMUM.

b) PIPE SIZES 1 ½” AND LARGER: 1 ½” THICK INSULATION MINIMUM.

.5 HEAT TRACED PIPING:

a) ALL PIPE MATERIALS AND SIZES: 1” THICK INSULATION MINIMUM.

6.3 DRAIN, WASTE, VENT PIPE INSULATION

.1 MATERIAL:

a) FORMED FIBERGLASS, 0.23 BTU·IN/HR·FT2·°F AT 75°F MEAN TEMPERATURE.

.2 FINISHING:

a) ASJ VAPOUR RETARDER FACING.

b) PVC JACKETING FOR ALL FITTINGS WHERE EXPOSED.

.3 RAINWATER LEADERS (INTERNAL):

a) ALL SIZES AND MATERIALS: ½” THICK INSULATION MINIMUM.

.4 SANITARY VENT PIPING WHERE PENETRATING THE BUILDING ENVELOPE TO THE OUTDOORS:

a) ALL SIZES AND MATERIALS, 3 FEET FROM WALLS AND ROOFS: ½” THICK INSULATION MINIMUM.

.5 RADON PIPING WHERE PENETRATING THE BUILDING ENVELOPE TO THE OUTDOORS:

a) ALL SIZES AND MATERIALS, 3 FEET FROM ROOFS: ½” THICK INSULATION MINIMUM.

b) ALL SIZES AND MATERIALS, WHERE PASSING THROUGH UNCONDITIONED SPACES: ½” THICK INSULATION MINIMUM.

.6 HEAT TRACED PIPING:

a) ALL PIPE MATERIALS AND SIZES: 1” THICK INSULATION MINIMUM.

6.4 ROOF DRAIN INSULATION

.1 ROOF DRAIN BODIES:

a) ALL SIZES: 1” THICK INSULATION MINIMUM. INSULATE UNDERSIDE OF ROOF DRAIN BODY.

6.5 CONDENSATE PIPE INSULATION

.1 AIR-CONDITIONING CONDENSATE DRAINS CONCEALED IN WALL ASSEMBLIES:

a) NOT REQUIRED TO BE INSULATED.

6.6 REFRIGERANT PIPE INSULATION

.1 MATERIAL:

a) ELASTOMERIC FOAM CLOSED-CELL INSULATION (ARMAFLEX OR EQUAL).

.2 FINISHING:

a) ALUMINUM JACKET FOR EXPOSED PIPING, 0.88 MM MINIMUM THICKNESS.

.3 APPLICATION:

a) COPPER PIPES: ½” THICK INSULATION MINIMUM.

6.7 DUCTWORK INSULATION

.1 THERMAL INSULATION: 1.5" X 1 LB./CU.FT., R-4.5 INSTALLED, FLEXIBLE MINERAL FIBROUS GLASS BLANKET WITH VAPOUR BARRIER.

a) JACKETING:

1. PROVIDE CANVAS JACKET OVER INSULATION WHERE INSTALLED IN EXPOSED AREAS.

b) APPLICATION:

1. OUTSIDE AIR DUCTS AND DUCTS CONVEYING UNCONDITIONED AIR THROUGH CONDITIONED SPACES (I.E. GARBAGE ROOM EXHAUST).
2. EXHAUST DUCTS: FIRST 5 FT. FROM BUILDING INSULATION BARRIER (CEILING/WALL/ROOF), ALL DUCTWORK IN SOFFITS, ALL DUCTWORK THROUGH UNCONDITIONED SPACE AND OUTDOORS (WHERE NOT EXPOSED TO THE ELEMENTS).
3. INDOOR HRV/ERVS: OUTDOOR AIR FROM WALL/ROOF TO HRV/ERV, EXHAUST AIR FROM HRV/ERV TO WALL/ROOF.

.2 FLEXIBLE ACOUSTIC DUCT LINER

a) YELLOW INTERNAL FLEXIBLE GLASS FIBRE ACOUSTICAL INSULATION WITH ONE SIDE FACED WITH NON-WOVEN FIBREGLASS MAT.

b) MINIMUM SOUND ABSORPTION OF 0.70 AS TESTED BY ASTM C423 USING TYPE A WEIGHTING.

c) THERMAL CONDUCTIVITY OF 0.036 W/M/DEGC.

d) MINIMUM DENSITY: 1.5 LBS/FT^3.

e) THICKNESS:

1. 1” IN INDOOR DUCTWORK, UNLESS NOTED OTHERWISE.

f) APPLICATION:

1. AS INDICATED ON DRAWINGS.

7 MATERIALS - FIRESTOPPING

7.1 GENERAL

.1 FIRESTOPPING PRODUCT SELECTION TO BE COMPLETED BY THE FIRE SUPPRESSION, PLUMBING, AND HVAC (SHEET METAL, REFRIGERATION, CONTROLS) CONTRACTORS FOR THEIR RESPECTIVE SCOPE OF WORK AND SPECIFICALLY FOR EACH INSTALLATION ARRANGEMENT.

.2 FIRESTOPPING APPLICATIONS TO BE ULC LISTED, CERTIFICATION TO BE INDICATED ON FIRESTOPPING DOCUMENTATION. SUBMIT SHOP DRAWINGS BEFORE APPLICATION OF PRODUCT.

.3 FIRESTOPPING DOCUMENTATION TO INDICATE THE ASSEMBLY HAS BEEN TESTED TO 50 PA FOR COMBUSTIBLE WATER DISTRIBUTION, DRAIN, WASTE, AND VENT PIPING ON BUILDINGS WITH MORE THAN 3 STOREYS.

.4 TIGHT-FITTING DRYWALL, DRYWALL TAPE, AND DRYWALL MUD ARE NOT ACCEPTABLE FIRESTOPPING PRODUCTS.

.5 ONLY ONE NON-METALLIC PIPE ALLOWED PER CORED HOLE.

.6 ELECTRICAL AND MECHANICAL PENETRATIONS MUST NOT SHARE A PENETRATION, UNLESS A FIRESTOPPING SUBMITTAL SPECIFICALLY SHOWS THIS ARRANGEMENT.

8 MATERIALS - CONTROLS

8.1 GENERAL

.1 ALL CONTROLS WIRING TO BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CURRENT EDITION).

.2 PROVIDE SHOP DRAWINGS.

8.2 WIRING

.1 ALL INPUT/OUTPUT DEVICE WIRING WILL USE #18-2 SOLID CORE CABLE WITH INDIVIDUALLY JACKETED CONDUCTORS AND JACKETED SHEATH OVER THE PAIR.

.2 USE PLENUM CABLE WHERE PERMITTED BY CODES, BUT RUN WIRE IN RIGID CONDUIT IN THE FOLLOWING AREAS:

(1) MECHANICAL OR ELECTRICAL ROOMS

(2) WHERE EXPOSED IN FINISHED AREAS

(3) OUTDOORS

(4) WHERE SUBJECT TO PHYSICAL DAMAGE

.3 WIRING RUN IN CONCEALED LOCATIONS, SUCH AS BEHIND A BASEBOARD, SHALL BE PROTECTED FROM DRIVEN NAILS BY A METAL PLATE.

9 EXECUTION

9.1 GENERAL

.1 INSTALL EQUIPMENT TO MANUFACTURERS' INSTRUCTIONS.

.2 PROVIDE SEISMIC RESTRAINTS FOR FAN COILS, HEAT PUMPS, FANS, ERV/HRVS, HOT WATER HEATERS, DIFFUSERS, AND OTHER EQUIPMENT AS REQUIRED.

.3 DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATICAL ONLY.

.4 PROVIDE STARTUP REPORTS FOR ALL EQUIPMENT. STARTUP REPORTS SHALL INCLUDE PHYSICAL INSPECTION AND OPERATIONAL CHECKS, AND SHALL PROVIDE AN ACCURATE REPRESENTATION THAT INSTALLED EQUIPMENT IS FUNCTIONING PROPERLY OR IMPROPERLY. AT A MINIMUM, STARTUP CHECKLISTS SHALL BE SUBMITTED FOR THE FOLLOWING EQUIPMENT:

a) HVAC EQUIPMENT:

1. FANS, ERVS, FAN COILS, HEAT PUMPS.

b) PLUMBING EQUIPMENT:

1. SUMP PUMPS, WATER HEATERS, HEAT TRACING SYSTEMS.

c) FIRE SUPPRESSION EQUIPMENT:

1. HEAT TRACING SYSTEMS.

.5 THE FOLLOWING STARTUP REPORTS SHALL BE PROVIDED BY THE ENGINEER TO THE CONTRACTOR AND ARE MANDATORY TO COMPLETE. THE CONTRACTOR IS ENTITLED TO USE THEIR OWN REPORTS, PROVIDED THEY ADDRESS THE SAME INSPECTION AND CHECKS.

a) CEILING-MOUNT ERVS TO MCXF-ERV01.

b) HEAT TRACING STARTUP REPORTS TO MCXF-HT01.

c) HOT WATER TANKS TO MCXF-HWT01.

d) SUMP PUMP STARTUP REPORTS TO MCXF-SP01.

9.2 FIELD REVIEWS

.1 ALL WORK MUST BE REVIEWED BY THE ENGINEER BEFORE BEING COVERED. CONTACT THE ENGINEER TO ARRANGE FOR FIELD REVIEWS AT STAGES DESCRIBED BELOW.

.2 PROVIDE NOTICE OF WHICH AREA IS COMPLETE AND READY FOR REVIEW:

a) PROVIDE 48 HOURS OF WRITTEN NOTICE FOR FIELD REVIEWS.

.3 FOUNDATION DRAINAGE SYSTEMS: DRAIN ROCK AND FILTER CLOTH INSTALLATION TO BE IN PROGRESS. CLEANOUTS TO BE EXTENDED UP TO GRADE AND READY FOR BACKFILL.

.4 BELOWGROUND WORK: PIPING TO BE BEDDED AND UNDER TEST - DO NOT BACKFILL. THRUST BLOCKS MUST BE COMPLETE. DO NOT COVER UNTIL BOTH THE ENGINEER AND THE LOCAL AUTHORITY OR PLUMBING INSPECTOR, IF APPLICABLE, HAVE REVIEWED.

.5 PIPING, ABOVEGROUND: PIPING SYSTEMS TO BE UNDER TEST AND FIRESTOPPING IS TO BE COMPLETE. PIPING JOINTS SHALL NOT BE INSULATED.

.6 FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.

.7 ROOF MOUNTED EQUIPMENT: CURBS OR SLEEPERS TO BE INSTALLED AND EXPOSED. REVIEW TO BE BEFORE ROOF MEMBRANE OR INSULATION INSTALLED.

9.3 FIRE PROTECTION

.1 GENERAL

a) DO NOT RECESS, PAINT OR CONCEAL SPRINKLER PIPING, ACCESSORIES OR WORK PRIOR TO INSPECTION AND APPROVAL BY AUTHORITIES HAVING JURISDICTION.

b) INSTALL DRAIN PIPES AND VALVES TO DRAIN ALL PARTS OF STANDPIPE SYSTEM AND SO ARRANGED THAT ANY ONE STANDPIPE RISER CAN BE DRAINED WITHOUT SHUTTING DOWN ANY OTHER PARTS OF SYSTEMS.

c) UPON COMPLETE INSTALLATION OF PIPING AND APPARATUS FOR SPRINKLER SYSTEMS, TEST JOINTS FOR TIGHTNESS AND GOOD CONDITION OF PIPING INSPECTED IN PRESENCE OF AUTHORITIES HAVING JURISDICTION. WHEN TESTING WITH WATER, INSTALL PRESSURE GAUGE AT HIGHEST POINT OF INSTALLATION. IF IMPOSSIBLE TO TEST WHOLE INSTALLATION IN SINGLE OPERATION, SUBDIVIDE INTO SEVERAL ZONES AND TEST EACH ZONE IN MANNER DESCRIBED.

d) HYDROSTATICALLY TEST SPRINKLER AND STANDPIPE SYSTEMS, INCLUDING WATER SUPPLY CONNECTIONS AND FIRE DEPARTMENT CONNECTIONS AT 50 PSI IN EXCESS OF NORMAL WORKING PRESSURE BUT NOT LESS THAN 200 PSI FOR 2 H WITHOUT LOSS OF PRESSURE.

1. DURING TESTS, STOP ANY LEAKS AND REMOVE AND REPAIR ANY DEFECTIVE PARTS. PERFORM TEST OVER AGAIN UNTIL SATISFACTORY RESULTS ARE OBTAINED.
2. PROVIDE HYDRAULIC PUMP, TEMPORARY CONNECTIONS AND LABOUR REQUIRED FOR TESTS.

e) ADJUST EQUIPMENT TO SATISFACTION OF AUTHORITIES HAVING JURISDICTION.

f) PROVIDE LOCKABLE METAL CABINET CONTAINING SPARE SPRINKLERS OF EACH TYPE AND MELTING POINT TEMPERATURE. NUMBER OF SPARE SPRINKLERS IS GOVERNED BY NFPA 13. INSTALL CABINET IN MECHANICAL ROOM. INCLUDE SPRINKLER WRENCHES FOR EMERGENCY REPAIR WORK.

g) INSTALL HORIZONTAL VALVES WITH STEMS UPRIGHT WHERE SPACE ALLOWS.

h) INSTALL RED WIRE GUARDS FOR SPRINKLER HEADS IN MECHANICAL AND ELECTRICAL ROOMS, AROUND VENTILATION EQUIPMENT, AND IN AREAS SUBJECTED TO DAMAGE.

i) SLOPE SYSTEMS TO NFPA 13. LOW POINT DRAINS SHALL BE PROVIDED AS REQUIRED.

j) INSTALL SIGNS REQUIRED BY LOCAL FIRE PROTECTION DEPARTMENT.

k) ENSURE THAT FIRE DEPARTMENT CONNECTION IS LOCATED MAXIMUM 45 METERS AWAY FROM THE FIRE HYDRANT.

.2 DRAINAGE

a) DISCHARGE DRAINS FROM SPRINKLER SYSTEM TO SAFE LOCATION OUTSIDE BUILDING, ALLOWING AT LEAST 4 FT. PAST DRAIN VALVE BEFORE EXITING THE BUILDING; OR INSIDE BUILDING TO VISIBLE POINT OF FREE DISCHARGE AT CATCH DRAIN, OPEN BUILDING DRAIN, OR SUMP.

b) PROVIDE ALL DRAINAGE CONNECTIONS REQUIRED BY CODE.

.3 FLOW SWITCHES

a) ADJUST FLOW SWITCH TIMING AS FOLLOWS:

1. 30-40 SECONDS FOR ZONE VALVES SERVING FLOOR AREAS.
2. 41-50 SECONDS FOR STANDPIPE FLOW.

b) THE PURPOSE OF THESE ADJUSTMENTS IS TO ENSURE THAT THE FIRE ALARM PANEL SHOWS WHICH ZONE IS EXPERIENCING AN ALARM PROMINENTLY.

9.4 PIPEWORK

.1 CLEARANCES

a) PROVIDE CLEARANCE AROUND SYSTEMS, EQUIPMENT AND COMPONENTS FOR OBSERVATION OF OPERATION, INSPECTION, SERVICING, MAINTENANCE AND AS RECOMMENDED BY MANUFACTURER.

b) PROVIDE SPACE FOR DISASSEMBLY, REMOVAL OF EQUIPMENT AND COMPONENTS AS RECOMMENDED BY MANUFACTURER OR AS INDICATED (WHICHEVER IS GREATER) WITHOUT INTERRUPTING OPERATION OF OTHER SYSTEM, EQUIPMENT, COMPONENTS.

.2 PIPEWORK INSTALLATION

a) INSTALL TO ISOLATE EQUIPMENT AND ALLOW REMOVAL WITHOUT INTERRUPTING OPERATION OF OTHER EQUIPMENT OR SYSTEMS.

b) ASSEMBLE PIPING USING FITTINGS MANUFACTURED TO ANSI STANDARDS.

c) INSTALL, EXCEPT WHERE INDICATED, TO PERMIT SEPARATE THERMAL INSULATION OF EACH PIPE.

d) DESIGN, FABRICATE AND INSTALL SUPPORTS AND HANGERS TO SUPPORT THE SYSTEMS AND EQUIPMENT UNDER ALL MODES OF OPERATION.

.3 EXPANSION OF PIPING

a) PROVIDE ALL REQUIRED COMPENSATORS, LOOPS AND SWING CONNECTIONS.

b) ONLY MAJOR EXPANSION CONFIGURATION AND FITTINGS HAVE BEEN SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED ADDITIONAL COMPENSATORS, LOOPS AND SWING CONNECTIONS.

9.5 PLUMBING

.1 CONNECT PIPEWORK TO PLUMBING FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

.2 PROPERLY SUPPORT PIPING AND MAKE ADEQUATE PROVISIONS FOR EXPANSION AND CONTRACTION, SLOPE AND ANCHORAGE.

a) PROVIDE EXPANSION JOINTS FOR VERTICAL STACKS BELOW THE BRANCH DRAIN CONNECTIONS ON A FLOOR WHERE A RISER CLAMP IS LOCATED. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

.3 INSTALL ALL PIPING INSIDE WALLS AND CEILINGS ON THE WARM SIDE OF THE INSULATION. PROVIDE ADDITIONAL INSULATION BEHIND PIPING AS REQUIRED TO MAXIMIZE INSULATION BETWEEN PIPE AND OUTDOOR TEMPERATURES. PROVIDE RIGID INSULATION IN TIGHT SPACES.

.4 PIPING IS NOT TO BE EMBEDDED IN CONCRETE SLABS OR FLOORS UNLESS APPROVED BY THE MECHANICAL ENGINEER OR INDICATED AS SUCH EXPLICITLY ON DRAWINGS.

.5 MAKE CONNECTIONS OF DISSIMILAR METALS WITH DIELECTRIC COUPLINGS.

.6 INSTALL PIPEWORK ON SITE TO AVOID INTERFERENCE WITH STRUCTURAL ELEMENTS, ETC.

.7 PROVIDE PANS, EQUIPPED WITH P-TRAPS, FOR:

a) HOT WATER TANKS

.8 SEAL GAPS AT FLOOR AROUND:

a) WATER CLOSETS

b) SHOWERS

c) BATHTUBS

.9 INSTALL COPPER STUB-OUTS WITH PEX CONNECTIONS FOR FIXTURE STOP INSTALLATION AND FASTEN FLANGE TO BACKING.

.10 PROVIDE ADDITIONAL DRYWALL ENCLOSURE BEHIND AND AROUND SHOWER VALVES WHERE SHOWER VALVES ARE INSTALLED IN A FIRE RATED ASSEMBLY. FIRESTOP PIPING PENETRATIONS OF SHOWER VALVE ENCLOSURE.

.11 INSTALL CLEANOUTS WHERE INDICATED, AND WHERE REQUIRED BY THE CODE.

.12 INSTALL SHUT-OFF VALVES WHERE INDICATED, AND WHERE REQUIRED BY THE CODE.

a) INSTALL SHUT-OFF VALVES IN SUITES IN EASILY ACCESSIBLE LOCATIONS.

.13 PROVIDE ACCESS DOORS AS REQUIRED. WHERE ACCESS DOORS OCCUR IN FIRE SEPARATIONS, MAINTAIN REQUIRED FIRE RATING.

.14 PROVIDE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS IN FINISHED AREAS.

.15 INSTALL SHOCK ABSORBERS TO BC PLUMBING CODE AND TO PDI WH-201.

.16 INSTALL 3/4" DIAMETER CONDENSATE PIPES FROM FAN COILS. RUN PIPES CONCEALED IN WALLS AND CEILINGS. PROVIDE TRAPS AND TERMINATE PIPES IN SAFE LOCATIONS.

.17 PROVIDE PLASTIC BOXES FOR WASHER CONNECTIONS. BOXES TO BE FIRE RATED WHEN INSTALLED IN A FIRE RATED ASSEMBLY.

.18 PROVIDE PLASTIC BOXES FOR FRIDGE/ICE MAKER CONNECTIONS. BOXES TO BE FIRE RATED WHEN INSTALLED IN A FIRE RATED ASSEMBLY.

.19 BACKFLOW PREVENTERS TO BE INSTALLED BETWEEN 2'-6” AND 5' ABOVE THE FLOOR, OR PER MANUFACTURER'S RECOMMENDATIONS. GREATER HEIGHTS MAY BE USED IF PROVIDED WITH A FIXED PLATFORM.

.20 MAKE ROOF PENETRATIONS TO RCABC STANDARDS. PROVIDE FLASHINGS (CSA APPROVED) FOR PLUMBING VENT PENETRATIONS AND PROVIDE TO THE ROOFING CONTRACTOR FOR INSTALLATION.

.21 PROVIDE HEAT TRACING FOR PIPING EXPOSED TO OUTDOOR TEMPERATURES:

a) WATER PIPING

b) PIPE TRAPS

.22 PROVIDE AIR ADMITTANCE VALVES ON THE SANITARY VENT SYSTEM WHERE INDICATED.

.23 PROVIDE ALL ACCESSORIES NECESSARY TO FINISH GREASE INTERCEPTOR LIDS FLUSH WITH FINISHED FLOOR.

.24 PROVIDE ALL NECESSARY FRAMES, GRATES, AND EXTENSIONS TO FINISH OIL INTERCEPTOR AND SUMP LIDS WITH FINISHED FLOORS.

.25 INSTALL METALLIC PIPING TO ALL HOT WATER HEATERS FOR FIRST 12” FROM EQUIPMENT BEFORE TRANSITIONING TO NON-METALLIC PIPING.

.26 WHERE HYDRANTS, WHICH ARE NOT FROST-PROOF, ARE INSTALLED ON THE EXTERIOR OR IN UNHEATED SPACES, PROVIDE SHUT-OFF VALVES INSIDE THE BUILDING AND CLOSE TO THE WALL.

.27 RADON PIPING:

a) PIPING TO BE INSTALLED IN A GAS PERMEABLE LAYER UNDERGROUND. NOTIFY AVALON AND GENERAL CONTRACTOR IF GAS PERMEABLE MATERIALS HAVE NOT BEEN INSTALLED AROUND PIPING (TYPICALLY COARSE GRANULAR MATERIAL, MIN 4” DEEP).

b) SOIL GAS BARRIER TO BE INSTALLED, BY OTHERS, PRIOR TO SLAB-ON-GRADE CONSTRUCTION. NOTIFY AVALON AND GENERAL CONTRACTOR IF BARRIER HAS NOT BEEN INSTALLED.

1. ALL PENETRATIONS THROUGH THE SOIL GAS BARRIER ARE TO BE SEALED IN ACCORDANCE WITH CAN-CGSB 149.11 AND CAN-CGSB 149.12.

.28 FLUSHING AND CLEANING:

a) ALL PIPING TO BE THOROUGHLY FLUSHED.

b) PROVIDE LAB TEST OF WATER SAMPLE TO CONFIRM NO CONTAMINANTS ARE PRESENT.

1. LAB TO TEST FOR TOTAL COLIFORM AND E.COLI CONTAMINANTS.
2. TEST WATER SUPPLY AT THE FURTHEST POINT OF THE WATER DISTRIBUTION SYSTEM, MINIMUM TWO SAMPLES FROM TWO DIFFERENT WATER RISERS OR BRANCHES.

9.6 HVAC

.1 GENERAL:

a) DUCTS SHALL BE STRAIGHT AND SMOOTH INSIDE WITH JOINTS NEATLY FINISHED. SUPPORT DUCTWORK IN ACCORDANCE WITH SMACNA.

b) ALL DUCTWORK TO BE SEALED WITH PROTECTION FILM. MAINTAIN SEAL OVER OPENINGS AND GRILLES/DIFFUSERS UNTIL INSTALLATION. REAPPLY SEAL OVER OPEN-ENDED DUCTWORK ON-SITE DURING CONSTRUCTION TO MAINTAIN CLEANLINESS.

c) MAKE SOLID DUCTS AIRTIGHT WITH MASTIC TYPE DUCT SEALER AND TAPE.

1. TAPE EDGES OF DUCT SEALANT APPLICATION WHERE DUCTS ARE EXPOSED AND NOT PAINTED TO PROVIDE CLEAN LINES.

d) INSTALL GRILLES AND DIFFUSERS STRAIGHT AND TRUE TO FINISHED SURFACES.

e) INSTALL DUCTWORK ON SITE TO AVOID INTERFERENCE WITH PIPES, STRUCTURAL ELEMENTS ETC.

f) ALL DUCTING AND WIRING TO BE CONCEALED IN FINISHED AREAS, UNLESS INDICATED OTHERWISE.

g) ROUND DUCTWORK IS TO BE SPIRAL SEAM WHERE EXPOSED, SNAP-LOCK IS NOT PERMITTED.

h) WHERE DUCTWORK CONTAINS A FIRE DAMPER, CONSTRUCT THE DUCT SO THAT THE FREE AREA OF THE DUCT IS MAINTAINED THROUGH THE FIRE DAMPER. PROVIDE ACCESS DOORS ON DUCTWORK FOR SERVICING DAMPER.

i) PROVIDE ACCESS DOORS AS REQUIRED. ACCESS DOORS TO BE PROVIDED FOR CONCEALED BALANCING DAMPERS, DUCT HEATERS, HEATING/COOLING COILS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, AND MAINTENANCE OF MECHANICAL EQUIPMENT AS REQUIRED. WHERE ACCESS DOORS OCCUR IN FIRE SEPARATIONS, MAINTAIN REQUIRED FIRE RATING.

j) INSTALL FLEXIBLE CONNECTIONS AT CONNECTIONS TO MAKE-UP AIR UNIT AND FAN COILS.

k) PITCH EXHAUST DUCTWORK TOWARDS EXTERIOR DISCHARGE.

l) PROVIDE TRANSITIONS TO ALL EQUIPMENT WITH DIFFERENT OPENING SIZES THAN THE DUCT, E.G. LOUVERS, FILTER BOXES, ETC. TRANSITIONS FROM DUCT TO EQUIPMENT OPENING TO BE AT 1:4. DO NOT DUCT STRAIGHT TO EQUIPMENT AND BLANK OFF REMAINDER OF OPENING.

.2 SCREENS AND GUARDS

a) PROVIDE EXPANDED METAL SCREENS AT ALL OPEN-ENDED DUCTWORK OR FANS IN PARKADE OR SERVICE AREAS.

b) ALL EXPOSED MOTORS, PULLEYS, BELTS SHALL BE COVERED WITH MOTOR/BELT GUARDS. FABRICATE ADDITIONAL GUARDS TO THE SATISFACTION OF THE ENGINEER IN AREAS WHICH ARE PUBLICLY ACCESSIBLE AND LESS THAN 2M ABOVE THE FLOOR.

c) GUARDS FOR PROPELLER FANS SHALL BE OSHA TYPE.

.3 HEAT OR ENERGY RECOVERY VENTILATORS (HRV/ERV):

a) PROVIDE ACCESS DOORS FOR HRV/ERVS. ACCESS DOORS SHALL PROVIDE FULL ACCESS TO ALLOW UNIT REPLACEMENT AND FILTER CHANGES. DEMONSTRATE OPERATION OF DOORS AND FILTER REPLACEMENT.

b) 5' OF ACOUSTICALLY INSULATED FLEXIBLE DUCTWORK OR ACOUSTICALLY INSULATED DUCTWORK SHALL BE USED AT SUPPLY AND RETURN CONNECTIONS. PROVIDE AT LEAST ONE CHANGE OF DIRECTION BEFORE CONNECTING TO A GRILLE.

.4 DRYERS:

a) INSTALL DRYER EXHAUST VENT CONNECTIONS AT WALLS BEHIND DRYERS. CONNECTIONS TO BE TRULY ALIGNED WITH DRYERS' OUTLETS.

b) DRYER VENTING TO BE INSTALLED IN WALL UTILIZING DRYER ROUGH-IN BOX. PROVIDE FLEX DUCT FROM ROUGH-IN BOX TO DRYER CONNECTION. INSTALL RIGID DUCTWORK FROM ROUGH-IN BOX TO TERMINATION.

c) INSTALL EXTERNAL DRYER LINT TRAPS SO THAT ACCESS DOORS ARE EASILY ACCESSIBLE. IN-WALL AND IN-CEILING LINT TRAPS DOORS TO BE ACCESSIBLE FROM THE FLOOR OR WITH A STEP STOOL WITHOUT REQUIRING APPLIANCE RELOCATION.

d) DO NOT USE SCREWS IN DRYER EXHAUST VENTING. ALL JOINTS TO BE CONNECTED AND SEALED WITH ALTERNATIVE METHODS (TAPING, MASTIC SEALER, ETC).

.5 TAB:

a) AIR BALANCING IS TO BE PERFORMED AFTER ALL BLOWER-DOOR TESTING IS COMPLETED.

9.7 REFRIGERATION

.1 ALWAYS KEEP PIPING SETS CLEAN AND DRY THROUGHOUT INSTALLATION.

.2 REMOVE CAPS/PLUGS FROM END OF PIPING SET PRIOR TO FLARING.

.3 FITTINGS SHALL BE “SIL-FOS" BRAZED. PREVENT THE OVERHEATING OF COPPER TUBE. MAKE JOINTS WHILE FLOWING PRESSURIZED NITROGEN THROUGH THE JOINT.

.4 CONCEAL PIPING BEHIND DUCTS, PIPES OR OTHER ITEMS WHERE POSSIBLE. RUN EXPOSED PIPING PARALLEL TO WALLS. GROUP PIPING WHEREVER PRACTICAL.

.5 TUBING SHALL BE SIZED AND INSTALLED AS PER HEAT PUMP MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE CUT SQUARE AND HAVE ALL BURRS REMOVED. USE VIBRACLAMPS FOR SUPPORT OF ALL DISCHARGE PIPING WITHIN 50 FEET OF COMPRESSOR.

.6 PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS FOR MAINTENANCE OF EQUIPMENT, VALVES AND FITTINGS.

.7 SUPPORT PIPEWORK IN ACCORDANCE WITH APPLICABLE CODES AND RECOMMENDED PRACTICE OF THE TRADE. PROVIDE ALL NECESSARY SUPPORT FOR PROPER AND FIRM INSTALLATION, ALLOWING FOR PROPER ANCHORING AND PIPE EXPANSION/CONTRACTION.

.8 TEST REFRIGERANT PIPING 600 PSI FOR 24 HOURS, UNLESS RECOMMENDED OTHERWISE BY THE EQUIPMENT MANUFACTURER. EVACUATE PIPING TO 500 MICRONS FOR MINIMUM 1 HOUR.

.9 CONTRACTOR SHALL DESIGN THE REFRIGERATION PIPING SYSTEMS AND CONTROL WIRING ROUTING ACCORDING TO THE HEAT PUMP MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES, AND TO BEST TRADE PRACTICES. MAXIMUM RECOMMENDED LENGTHS BETWEEN OUTDOOR UNITS AND INDOOR UNITS SHALL NOT BE EXCEEDED, AND OIL RETURN FOR PROPER COMPRESSOR PROTECTION SHALL BE ENSURED. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM HAVING FULL WARRANTY.

9.8 HEAT TRACING

.1 HEAT TRACING CABLE LONGER THAN 2' SHALL BE MEGGER TESTED PRIOR TO INSTALLING THERMAL INSULATION.

.2 A START-UP FORM SHALL BE SUBMITTED FOR ALL HEAT TRACING CABLE LONGER THAN 2', AND SHALL INCLUDE CIRCUIT LENGTH, VOLTAGE, PIPE TEMPERATURE, AND AMPS AT 2-5 MINUTES AND 15 MINUTES.

9.9 INSULATION

.1 APPLY INSULATION WITH JOINTS TIGHTLY BUTTING. ADHERE TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

.2 MAINTAIN UNINTERRUPTED CONTINUITY AND INTEGRITY OF INSULATION AND VAPOUR RETARDER JACKET AND FINISHES.

.3 ALL MECHANICAL INSULATION TO BE INSTALLED BY COMPANIES WHICH HAVE AT LEAST 3 YEARS EXPERIENCE AND JOURNEYMEN WITH RED SEAL CERTIFICATION TO TQ DESIGNATION IN THE HEAT AND FROST TRADE.

a) THESE COMPANIES ARE REQUIRED TO BE REGISTERED AS A SPONSOR TO THE HEAT AND FROST APPRENTICESHIP PROGRAM PROVIDED BY THE GOVERNMENT AND SO QUALIFY TO TRAIN APPRENTICES TO BECOME CERTIFIED JOURNEYMAN.

9.10 IDENTIFICATION

.1 LABEL ALL PIPING WHICH HAS HEAT TRACING SYSTEMS APPLIED. LABEL TO BE APPLIED TO THE EXTERIOR OF THE INSULATION JACKET AND BE CLEARLY VISIBLE. APPLY AT REGULAR INTERVALS.

.2 IDENTIFY RADON PIPING WITH WARNING AND IDENTIFICATION LABELS IN ACCORDANCE WTH CAN/CGSB 149.11 AND CAN/CGSB 149.12 GUIDELINES.

.3 PROVIDE VALVE TAGS AND A VALVE TAG SCHEDULE. HANG THE VALVE TAG SCHEDULE IN THE WATER ENTRY ROOM OR MECHANICAL ROOM. VALVE TAG SCHEDULES SHALL BE FRAMED AND PROTECTED WITH GLASS. PROVIDE COPIES FOR INSERTION IN THE O&M MANUAL. VALVE TAG SCHEDULES SHALL INCLUDE FLOW DIAGRAMS FOR EACH SYSTEM.

a) VALVE TAGS ARE NOT REQUIRED ON BRANCH PIPING IF THE VALVE IS WITHIN VIEW OF THE SERVED EQUIPMENT.

9.11 FIRESTOPPING AND SMOKE SEALING

.1 FIRESTOPPING TO BE COMPLETED BY THE FIRE SUPPRESSION, PLUMBING, AND HVAC (SHEET METAL, REFRIGERATION, CONTROLS) CONTRACTORS FOR THEIR RESPECTIVE SCOPE OF WORK. COORDINATE ALL ARRANGEMENTS AND PENETRATIONS, WHERE THEY INTERFACE WITH FIRE SEPARATIONS, IF FIRESTOPPING IS INSTALLED BY A THIRD-PARTY FIRESTOPPING CONTRACTOR. ORIENTATION OF MATERIALS THROUGH PENETRATIONS, ANNULUS SPACES AROUND MATERIALS, ETC ARE TO BE INSTALLED TO ALLOW FOR INSTALLATION OF FIRESTOPPING TO STANDARD ULC LISTED ARRANGEMENTS.

.2 FIRESTOPPING INSTALLATIONS TO BE COMPLETED BY TRAINED PERSONNEL FAMILIAR WITH FIRESTOPPING INSTALLATION INSTRUCTIONS AND REQUIREMENTS.

.3 FIRESTOP ALL PIPE PENETRATIONS AND PROVIDE FIRE DAMPERS THROUGH ALL RATED ASSEMBLIES. PROVIDE F AND FT RATINGS OF PENETRATIONS AT LEAST EQUAL TO FIRE AND TEMPERATURE RATINGS OF SEPARATIONS.

.4 APPLY FIRESTOPPING TO ALL PENETRATIONS (PIPES, DUCTS, ETC) THROUGH 0-HR RATED FLOORS AND WALLS, AND WITHIN 0-HR RATED FLOOR AND WALL ASSEMBLIES, ALSO KNOWN AS SMOKE SEPARATIONS.

a) FOR PENETRATIONS WHICH OCCUR IN A RATED FLOOR OR WALL ASSEMBLY, THE SMOKE SEAL SHALL BE PROVIDED USING THE FIRESTOPPING MATERIAL.

b) SEALANTS USED AGAINST CPVC PIPING MUST BE CHEMICALLY COMPATIBLE WITH CPVC. ONLY USE SEALANTS WHICH HAVE BEEN SPECIFICALLY LISTED AS ACCEPTABLE BY THE PIPING MANUFACTURER.

c) ACCEPTABLE SEALANTS FOR CPVC PIPING: HILTI FS-ONE-MAX, 3M 3000 FT, 3M IC 15WB+.

d) NOTE: MANY SMOKE SEAL PRODUCTS ARE SPECIFICALLY LISTED AS NOT BEING ACCEPTABLE FOR USE WITH CPVC PIPING.

9.12 CONTROLS

.1 GENERAL

a) ALL LOW VOLTAGE (24 VOLTS AND LESS) WIRING RELATED TO THE MECHANICAL EQUIPMENT AND SCOPE TO BE BY THE MECHANICAL CONTROLS CONTRACTOR.

b) PROVIDE POWER WIRING AND TRANSFORMERS AND GROUNDING TO EACH CONTROLLER AND COMPONENT AS PER THE MANUFACTURER'S SPECIFICATION.

1. POWER WIRING SHALL NOT BE MIXED WITH I/O WIRING IN A CONDUIT.

.2 MOUNTING HEIGHTS

a) UNLESS OTHERWISE NOTED, MOUNT CONTROLS AT 1.2 METERS (48”) ABOVE THE FINISHED FLOOR. ALIGN CONTROLS WITH NEARBY ELECTRICAL SWITCHES WHERE POSSIBLE.

b) FOR DEVICES REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, COMPLY WITH PROJECT-SPECIFIC ACCESSIBILITY REQUIREMENTS. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, MOUNT AT 1.0 METERS (40”) ABOVE THE FINISHED FLOOR.

9.13 SEQUENCE OF OPERATIONS

.1 HOT WATER TANKS

a) SET DOMESTIC HOT WATER HEATING TEMPERATURE TO 140°F.

.2 SUMP PUMPS

a) TO BE CONTROLLED BY CONTROL PANEL - SUPPLIED BY MECHANICAL, WIRING BY ELECTRICAL.

.3 HEAT PUMPS & FAN COILS

a) INSTALL THERMOSTATS WHERE INDICATED, FANS TO RUN CONTINUOUSLY FOR SPACE VENTILATION.

.4 FANS

a) AS INDICATED ON DRAWINGS.

.5 ENERGY/HEAT RECOVERY UNITS

a) AS INDICATED ON DRAWINGS.

END OF SECTION

File: S:\2_Projects\1_Current\CAD25\250200 1701 Richardson Townhomes\MECH\4_DWG\250200 1701 Richardson Townhomes.dwg Plot Time: 14:21, 27-Mar-2026 - Copyright 2025, Avalon Mechanical Consultants Ltd.

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DRAWINGS ARE NOT TO BE USED FOR COSTING, PRICING, TENDER, OR CONSTRUCTION UNLESS THEY HAVE BEEN ISSUED AS SUCH.

AVALON MECHANICAL WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK, COSTS, OR COORDINATION REQUIRED FOR DRAWINGS USED FOR OTHER PURPOSES THAN INDICATED.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING ISSUE

NO.	DATE	DESCRIPTION
5	27/03/2026	ISSUED FOR RE-BP/TENDER
4	20/03/2026	ISSUED FOR RE-BP
3	19/12/2025	ISSUED FOR BUILDING PERMIT
2	10/12/2025	ISSUED FOR BP DRAFT
1	28/11/2025	ISSUED FOR 75% COORDINATION

SEAL

PROJECT NORTH

PROJECT

1701 & 1705 RICHARDSON TOWNHOMES

RICHARDSON STREET, VICTORIA, B.C. V8S 8Y8

SHEET TITLE

SPECIFICATION

DESIGNED: NK/AE/NS

APPROVED: KJ

AVALON PROJECT NO.: 250200

SCALE: AS NOTED

SHEET NUMBER

M-7.02

NON-STRUCTURAL ELEMENTS

1. "NON-STRUCTURAL" OR "SECONDARY STRUCTURAL" ELEMENTS ARE NOT PART OF THE STRUCTURAL DESIGN SHOWN ON THESE DRAWINGS. SUCH ELEMENTS ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. THEY APPEAR ON DRAWINGS OTHER THAN THESE DRAWINGS OF READ JONES CHRISTOFFERSEN LTD. WHERE STRUCTURAL ENGINEERING RESPONSIBILITY IS REQUIRED FOR THESE ELEMENTS, THIS SHALL BE PROVIDED BY SPECIALTY STRUCTURAL ENGINEERS, WHO SHALL PREPARE ALL SUBMITTALS UNDER THEIR SEAL AND SIGNATURE AND ALSO PROVIDE ANY LETTERS REQUIRED BY BUILDING PERMIT AUTHORITIES.

2. EXAMPLES OF NON-STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:

   A. ARCHITECTURAL COMPONENTS SUCH AS GUARDRAILS, HANDRAILS, FLAG POSTS, CANOPIES, CEILINGS, MILLWORK, ETC.
   B. LANDSCAPE ELEMENTS SUCH AS BENCHES, LIGHT POSTS, PLANTERS, PAVERS, SUPPORT PEDESTALS, ETC.
   C. CLADDING, GLAZING, WINDOW MULLIONS, INTERIOR STUD WALLS AND EXTERIOR STUD WALLS.
   D. ARCHITECTURAL PRECAST, PRECAST CLADDING.
   E. SKYLIGHTS.
   F. MECHANICAL AND ELECTRICAL EQUIPMENT, COMPONENTS, AND THEIR ATTACHMENT DETAILS.
   G. WINDOW WASHING EQUIPMENT AND ITS ATTACHMENTS.
   H. FALL PROTECTION AND FALL ARREST SYSTEMS AND THEIR ATTACHMENTS.
   I. ESCALATORS, ELEVATORS, AND CONVEYING SYSTEMS.
   J. GLASS BLOCK AND ITS ATTACHMENTS.
   K. BRICK OR BLOCK VENEERS AND THEIR ATTACHMENTS.
   L. DESIGN AND FIELD REVIEW OF SEISMIC RESTRAINT FOR SECONDARY STRUCTURAL ELEMENTS AND OPERATIONAL AND FUNCTIONAL COMPONENTS INCLUDING MECHANICAL AND ELECTRICAL EQUIPMENT.
   M. NON-STRUCTURAL CONCRETE TOPPINGS.
   N. DESIGN AND FIELD REVIEW OF NON-LOAD BEARING MASONRY.

3. DESIGNS PRODUCED BY THE SPECIALTY ENGINEER SHALL CONSIDER STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY REQUIREMENTS UNDER GRAVITY AND SEISMIC LOADING IN ACCORDANCE WITH THE CURRENT EDITION OF APPLICABLE DESIGN CODES AND ALL OTHER DESIGN REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.

4. CONTRACTOR SHALL COORDINATE THE DESIGN OF ALL NON-STRUCTURAL ELEMENTS DESIGNED BY ONE OR MORE SPECIALTY ENGINEERS AND CONNECTING TO ELEMENTS DESIGNED BY OTHER SPECIALTY ENGINEERS TO ENSURE THE STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY OF THE FINAL CONSTRUCTION.

5. SHOP DRAWINGS FOR NON-STRUCTURAL ELEMENTS WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM SHALL BE SUBMITTED TO READ JONES CHRISTOFFERSEN LTD. INDICATE CLEARLY THE METHOD OF ATTACHMENT AND MAGNITUDE OF ALL FORCES (SPECIFIED AND FACTORED) THAT THE STRUCTURE MUST WITHSTAND. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY STRUCTURAL SYSTEM.

STRUCTURAL MOVEMENTS

THIS STRUCTURE WILL UNDERGO NORMAL TYPES OF MOVEMENT AND DEFLECTION, AND THE FOLLOWING ARE ESTIMATES FOR THIS STRUCTURE. NON-STRUCTURAL COMPONENTS MUST BE DETAILED TO ACCOMMODATE THIS. DESIGN, DETAILING, AND FIELD REVIEW OF THESE NON-STRUCTURAL ELEMENTS IS BY OTHERS, AND NOT READ JONES CHRISTOFFERSEN LTD.

1. DIFFERENTIAL VERTICAL MOVEMENTS BETWEEN ADJACENT COLUMNS AND BETWEEN ADJACENT COLUMNS AND WALLS = APPROXIMATELY 3/4".
2. VERTICAL DEFLECTION OF COLUMNS AND WALLS DUE TO SHRINKAGE AND CREEP = APROXIMATELY 0.15" PER 12'-0" OF HEIGHT.
3. VERTICAL DEFLECTIONS OF EDGE BEAMS AND EDGES OF SLABS = APPROXIMATELY 1".
   DIFFERENTIAL DEFLECTIONS OF EDGE BEAMS AND EDGES OF SLABS = ± 5/8".
4. VERTICAL DEFLECTIONS AT INTERIOR OF FLOORS = APPROXIMATELY 1".
   DIFFERENTIAL DEFLECTIONS AT INTERIOR OF FLOORS = ± 5/8".
5. HORIZONTAL DRIFT DURING WIND AND EARTHQUAKE BETWEEN FLOORS:

   A. ± 1/2" DRIFT WITHOUT DAMAGE TO NON-STRUCTURAL COMPONENTS.
   B. ± 2" DRIFT WITHOUT COLLAPSE OF NON-STRUCTURAL COMPONENTS.

ALL STRUCTURES ARE ALSO SUBJECT TO CONSTRUCTION TOLERANCES. THIS SHOULD BE ALLOWED FOR IN DETAILING NON-STRUCTURAL COMPONENTS IN ADDITION TO THE ABOVE MOVEMENTS.

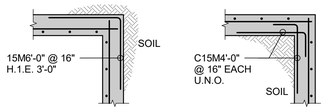
EXCAVATIONS & SHORING

1. DESIGN AND FIELD REVIEW OF EXCAVATION, SHORING, AND BACKFILL IS NOT WITHIN THE SCOPE OF READ JONES CHRISTOFFERSEN'S WORK.

RETAINING WALLS

1. RETAINING WALLS ARE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
   REPORT BY: RYZUK GEOTECHNICAL
   DATED: DECEMBER 2, 2025
2. RETAINING WALLS ARE DESIGNED FOR A FREE DRAINING AND WELL DRAINED BACKFILL. SEE ARCHITECTURAL AND PLUMBING SPECIFICATIONS AND DRAWINGS FOR DRAINAGE REQUIREMENTS.
3. DO NOT BACKFILL WALL UNTIL WALL IS LATERALLY SUPPORTED BY COMPLETED FLOOR AND/OR ROOF STRUCTURE.
4. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DAMPROOFING OR WATERPROOFING REQUIREMENTS.
5. BACKFILL MATERIALS AND METHODS TO BE REVIEWED BY SOILS CONSULTANT TO BE ENSURE COMPLIANCE TO THE RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL REPORT.
6. DESIGN AND FIELD REVIEW OF BACKFILL IS BY SOILS CONSULTANT AND NOT BY READ JONES CHRISTOFFERSEN.

RETAINING WALLS - TYP. CORNER BARS



DESIGN LOADS

1. SPECIFIED UNIFORM LOADS - PSF (SEE ALSO PLANS)

	LIVE LOAD	SUPERIMPOSED DEAD LOAD (S.D.L.)
A. ROOF - BASED ON A GROUND SNOW LOAD OF		31.3
PLUS A RAIN LOAD OF		6.3
AND AN IMPORTANCE FACTOR OF Is = 1.0 ULS, 0.9 SLS		SEE PLAN
B. RESIDENTIAL FLOORS	40	SEE PLAN

CONTRACTORS CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS. DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.

SUPERIMPOSED DEAD LOADS (S.D.L.) ARE NON-STRUCTURE DEAD LOADS DUE TO ARCHITECTURAL TOPPINGS, FINISHES, PARTITIONS, ROOFING MATERIALS, PAVERS, SOIL, ETC.

STRUCTURAL DEAD LOADS (D.L.) ARE DUE TO THE WEIGHT OF THE STRUCTURE ITSELF. THEY VARY WITH THE STRUCTURAL SYSTEM AND INCLUDE CONCRETE TOPPINGS ON STEEL DECK.

2. UNLESS NOTED OTHERWISE, SPECIFIED CONCENTRATED LOADS ARE:

   A. ROOFS ---------- 0.3 KIPS

3. WIND UPLIFT LOADS ON STEEL OR WOOD ROOFS SHALL BE 20 PSF NET FACTORED UNLESS NOTED OTHERWISE.
4. THIS PROJECT IS CLASSIFIED AS A NORMAL STRUCTURE.
5. SEISMIC AND WIND DESIGN:

   THE LATERAL SYSTEM FOR THIS PROJECT CONSISTS OF SHEAR WALLS AND IS DESIGNED FOR THE FOLLOWING EARTHQUAKE FACTORS:

   Sa (0.2) = 1.88 — V_S30 = 228 m/s
   Sa (0.5) = 1.98 — Ie = 1.0
   Sa (1.0) = 1.43 — Rd = 1.5 (CONCRETE) 3.0 (WOOD)
   Sa (2.0) = 0.925 — Ro = 1.3 (CONCRETE) 1.7 (WOOD)
   PGA = 0.814

   AND THE FOLLOWING CLIMATIC DATA:
   HOURLY WIND PRESSURE, (1/50) = 11.9 PSF
   Iw = 1.0 ULS, 0.75 SLS.

DELEGATED DESIGN OF PRIMARY STRUCTURE COMPONENTS

1. THE CONTRACTOR SHALL ENGAGE A SPECIALTY ENGINEER FOR THE DESIGN OF REQUIRED STRUCTURAL ELEMENTS AND REQUIRED STRUCTURAL CONNECTIONS NOT INDICATED IN THE DRAWINGS.
2. STRUCTURAL COMPONENTS REQUIRING DESIGN COMPLETED BY THE CONTRACTOR'S SPECIALTY ENGINEER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

   A. COLD FORMED LIGHTWEIGHT STEEL FRAMING
   B. MISCELLANEOUS STEEL
   C. MORTAR, GROUT AND CONCRETE MIX DESIGNS
   D. PRE-FABRICATED WOOD I-JOISTS
   E. ENGINEERED WOOD TRUSSES

3. DESIGNS PRODUCED BY THE SPECIALTY ENGINEER SHALL CONSIDER STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY REQUIREMENTS UNDER GRAVITY AND SEISMIC LOADING AND THE DURABILITY FOR PREVAILING ENVIRONMENTAL AND EXPOSURE CONDITIONS. ALL DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF APPLICABLE DESIGN CODES AND ALL OTHER DESIGN REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECIFICATIONS. DESIGNS SHALL INCLUDE SUITABLE LETTERS OF ASSURANCE.
4. DESIGN OF COMPONENTS AND CONNECTIONS THAT RELY ON SUPPORT BY THE PRIMARY STRUCTURE DESIGNED BY RJC OR COMPONENTS DESIGNED BY OTHER SPECIALTY ENGINEERS MUST CLEARLY INDICATE THE MEANS AND METHOD OF ATTACHMENT AND THE MAGNITUDE OF ALL FORCES (SPECIFIED AND FACTORED) THAT THE PRIMARY STRUCTURE MUST WITHSTAND. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD MAY REQUIRE REVISION TO THE METHOD OF CONNECTION WITH REDESIGN BY THE SPECIALTY ENGINEER.
5. SPECIALTY ENGINEERS ENGAGED BY THE CONTRACTOR SHALL BE REGISTERED AS PROFESSIONAL ENGINEERS IN THE PROVINCE OF BRITISH COLUMBIA AND ALL SUBMITTALS OR SHOP DRAWINGS PREPARED BY OR UNDER THE SUPERVISION OF THIS ENGINEER SHALL BE SIGNED. UNSEALED PROGRESS DOCUMENTS WILL BE REJECTED BY RJC WITHOUT REVIEW UNLESS PRIOR AGREEMENT IS OBTAINED.
6. WHERE STRUCTURAL COMPONENTS OR CONNECTIONS DESIGNED BY THE SPECIALTY ENGINEER ARE TO BE FABRICATED IN A DIFFERENT JURISDICTION, THE SPECIALTY ENGINEER SHALL SUBMIT A SEALED LETTER CONFIRMING PROOF OF PROFESSIONAL REGISTRATION IN THE JURISDICTION OF FABRICATION.
7. THE SPECIALTY ENGINEER RESPONSIBLE FOR THE DESIGN IS ALSO RESPONSIBLE FOR REVIEW OF FABRICATION, INSTALLATION AND APPLICABLE TESTING REPORTS. UPON COMPLETION OF THE WORK, SUBMIT SCHEDULE S-B's AND S-C's TO THE ENGINEER OF RECORD.
8. REFER TO THE DRAWINGS AND SPECIFICATIONS FOR OTHER REQUIREMENTS.

SHOP DRAWINGS

1. AS PART OF OUR CONSTRUCTION PHASE SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS.
2. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS AND FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES FOR CONSTRUCTION AND INSTALLATION, AND FOR CO-ORDINATION OF THE WORK OF ALL SUB-TRADES.
3. FOR SPECIFIC SHOP DRAWING SUBMITTAL REQUIREMENTS, SEE APPROPRIATE MATERIAL SECTIONS AND THE SPECIFICATIONS.
4. SHOP DRAWINGS SHALL BE COMPLETE AND INCLUDE ANY REQUIRED SEALS FROM A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED PRIOR TO SUBMISSION.
5. ALL SHOP DRAWINGS COMPRISING A REVISED SUBMISSION SHALL INDICATE THE REVISED CONTENT BY MEANS OF CLOUDING OR OTHER SUITABLE MARKINGS.

ABBREVIATIONS

ACCOM. -- ACCOMMODATE
AESS ------ ARCHITECTURALY EXPOSED STRUCTURAL STEEL
Af ---------- FACTORED AXIAL FORCE
ALT. ------ ALTERNATE
ALUM. ----- ALUMINUM
A.R. ------- ANCHOR ROD
ARCH. ----- ARCHITECTURAL
B.C.E. ----- BOTTOM CHORD EXTENSION
B.E.W. ---- BOTTOM EACH WAY
B.L.L. ------ BOTTOM LOWER LAYER
B.L.W. ----- BOTTOM LONG WAY
BM. ------- BEAM
BOT. -------- BOTTOM
B.P.T. ------ BUCKLING PREVENTION TIE
B.S.W. ---- BOTTOM SHORT WAY
B.U.L. ----- BOTTOM UPPER LAYER
B.W. ------- BOTH WAYS
C.A. -------- COLUMN ABOVE
CANT. ------ CANTILEVER
C.B. -------- COLUMN BELOW
CBM -------- COUPLING BEAM
C.CPL ------ COMPRESSION COUPLER
Cf ---------- FACTORED AXIAL COMPRESSION FORCE
C.I.P. ------ CAST IN PLACE
C.J. -------- CONTROL JOINT
CL. -------- CENTER LINE
CLR. ------- CLEAR
COL. ------- COLUMN
COMP. ----- COMPRESSION
CONC. ----- CONCRETE
CONT. ----- CONTINUOUS
C.P. -------- COMPLETE PENETRATION
C.S. -------- COMPRESSION SPLICE
CTRS. ------ CENTERS
C/W --------- COMPLETE WITH
DBM -------- DIVIDER BEAM
DET. ------- DETAIL
D.L. -------- DEAD LOAD
D.O. -------- DO OVER - (DITTO)
DP. --------- DEEP (E.G. DEPTH OF BEAM)
D.T.S. ------ DEPTH TO SUIT
DWG. ------ DRAWING
DWLS. ----- DOWELS
EA. --------- EACH
E.E. -------- EACH END
E.F. -------- EACH FACE
EL. --------- ELEVATION
ELEV. ------ ELEVATOR
ELEC. ------ ELECTRICAL
EQ. --------- EQUAL
E.S. -------- EACH SIDE
E.W. ------- EACH WAY
EXIST. ----- EXISTING
EXP. JT. --- EXPANSION JOINT
EXT. -------- EXTERIOR
F.D. -------- FLOOR DRAIN
F.F. -------- FAR FACE
F.S. -------- FAR SIDE
FTG. -------- FOOTING
GA. --------- GAUGE
GALV. ------ GALVANIZED
G.L. -------- GRID LINE
GR. BM ---- GRADE BEAM
G.W.B. ----- GYPSUM WALL BOARD
H., HORIZ.- HORIZONTAL
H.1.E. ------ HOOK ONE END
H.2.E. ------ HOOK TWO ENDS
H&V -------- HORIZONTAL AND VERTICAL
H.D.G. ----- HOT-DIP GALVANIZED
Hf ---------- FACTORED HORIZONTAL FORCE
H.P. -------- HIGH POINT
H.S.C. ------ HORIZONTALLY SLOTTED CONNECTION
HT. --------- HEIGHT
I.F. --------- INSIDE FACE
INT. -------- INTERIOR
JT. --------- JOINT
LG. --------- LONG
L.L. --------- LIVE LOAD
L.L.B.B. ---- LONG LEGS BACK TO BACK
L.L.H. ------ LONG LEG HORIZONTAL
L.L.V. ------ LONG LEG VERTICAL
L.P. --------- LOW POINT
L.S.H. ------ LONG SIDE HORIZONTAL
L.S.V. ------ LONG SIDE VERTICAL
L.T.S. ------ LENGTH TO SUIT
L.V. -------- LENGTH VARIES
L.W. ------- LONG WAY
MANUF. --- MANUFACTURED
MAX. ------ MAXIMUM
MECH. ----- MECHANICAL
Mf ---------- FACTORED MOMENT
Mfx --------- STRONG AXIS BENDING MOMENT
Mfy --------- WEAK AXIS BENDING MOMENT
MIN. ------- MINIMUM
Mtf --------- FACTORED TORSION
N.F. -------- NEAR FACE
N.I.C. ------ NOT IN CONTRACT
N.S. -------- NEAR SIDE
N.T.S. ------ NOT TO SCALE
O.C. -------- ON CENTER
O/C -------- ON CENTER
O.F. -------- OUTSIDE FACE
OPP. -------OPPOSITE
O.W.S.J. ---OPEN WEB STEEL JOIST
Pf ---------- FACTORED POINT LOAD
P.P. -------- PARTIAL PENETRATION
P/T --------- POST-TENSIONING
R.D. -------ROOF DRAIN
REQ'D ------ REQUIRED
R.O. -------- ROUGH OPENING
RTN. -------RETURN
R/W --------REINFORCED WITH
R.W.L. -----RAIN WATER LEADER
S.A.M. -----SELF-ADHERED MEMBRANE
S.D.F. ------ STEP DOWN FOOTING
S.D.L. ------ SUPERIMPOSED DEAD LOAD
SIM. --------SIMILAR
S.L. ---------SNOW LOAD
S.L.B.B. ---- SHORT LEGS BACK TO BACK
SLS ---------SERVICEABILITY LIMIT STATE
S.O.G. -----SLAB ON GRADE
SPEC. ------SPECIFICATIONS
SR ---------- HEADED STUD ASSEMBLY
S.S. -------- STAINLESS STEEL
S.S.T. ------ SIMPSON STRONG-TIE
ST. ---------- STAGGER
STAG. ------STAGGER
STIR. ------- STIRRUP
STL. --------STEEL
S.W. ------- SHORT WAY
SYM. ------- SYMMETRICAL
T&B --------- TOP AND BOTTOM
T&C --------- TENSION AND COMPRESSION
T&G --------- TONGUE AND GROOVE
T.D.C. ------ TRAFFIC DECK COATING
TENS. ------ TENSION
T.CPL ------- TENSION COUPLER
T.E.W. ----- TOP EACH WAY
Tf ---------- FACTORED AXIAL TENSION FORCE
THK. -------- THICK
THRU ------ THROUGH
T.J. --------- TIE JOIST
T.L.L. ------ TOP LOWER LAYER
T.O. -------- TOP OF
T.O.C. ------ TOP OF CONCRETE
T.O.F. ------ TOP OF FOUNDATION
T.O.S. ------ TOP OF SLAB
T.O.S.S. --- TOP OF STRUCTURAL STEEL
T.O.W. ----- TOP OF WALL
TR. ---------- TRANSFER
T.S. --------- TENSION SPLICE
T.U.L. ------ TOP UPPER LAYER
TYP. -------- TYPICAL
ULS --------- ULTIMATE LIMIT STATE
U.N.O. ------UNLESS NOTED OTHERWISE
U/S ---------UNDERSIDE
V., VERT. - VERTICAL
Vf ---------- FACTORED SHEAR FORCE
V.S.C. ------ VERTICALLY SLOTTED CONNECTION
W/ ---------- WITH
W.A. -------- WALL ABOVE
W.B. -------- WALL BELOW
W.P. -------- WORK POINT
WT. --------- WEIGHT
VXB --------- VERTICAL BRACING, VERTICAL CROSS BRACING

DESIGN CODE

1. THE COMPLETED BASE BUILDING STRUCTURE SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2024 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2020.

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

LIST OF STRUCTURAL DRAWINGS

S101 GENERAL NOTES AND TYPICAL DETAILS
S102 GENERAL NOTES AND TYPICAL DETAILS
S103 GENERAL NOTES AND TYPICAL DETAILS
S104 GENERAL NOTES AND TYPICAL DETAILS
S105 GENERAL NOTES AND TYPICAL DETAILS
S106 GENERAL NOTES AND TYPICAL DETAILS
S107 GENERAL NOTES AND TYPICAL DETAILS
S108 GENERAL NOTES AND TYPICAL DETAILS
S109 GENERAL NOTES AND TYPICAL DETAILS
S110 WOOD FRAME SHEAR WALL SCHEDULE
S201 LEVEL 1 FOUNDATION PLAN
S202 LEVEL 1 SHOWING LEVEL 2 FRAMING ABOVE
S203 LEVEL 2 SHOWING LEVEL 3 FRAMING ABOVE
S204 LEVEL 3 SHOWING LEVEL 4 FRAMING ABOVE
S205 LEVEL 4 SHOWING ROOF FRAMING ABOVE
S301 SECTIONS AND DETAILS
S302 SECTIONS AND DETAILS

DRAWINGS

1. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.
2. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS.
3. THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.
4. GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE TYPICAL DETAILS AND PROJECT SPECIFICATIONS.

GENERAL

1. SECTION MARK SHOWN THUS (4 / S-3) MEANS SECTION #4 ON DRAWING S-3.
2. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, NAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.
3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.
4. THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.
5. CONCRETE WORK
   SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3 AND REFERENCED DOCUMENTS.
6. STRUCTURAL STEEL WORK
   SHALL CONFORM TO CSA S16 AND REFERENCED DOCUMENTS.
7. FIRE RESISTANCE RATINGS
   SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PRECISE LOCATION OF REQUIRED FIRE RESISTANCE RATINGS.
8. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS FOR LOCATIONS, CONFIGURATIONS, EXTENT, AND SIZES OF ALL CURBS, UPSTANDS, DOWNTURNS; AND FOR OPENINGS THROUGH FLOORS AND WALLS FOR DUCTS, CONDUIT AND PIPING. PROVIDE FOR SAME.
10. DEFINITIONS:

    A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.

    B. SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:

    - STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS OPEN WEB STEEL JOISTS, PRECAST DOUBLE TEES, PRECAST PLANKS, STRUCTURAL STEEL CONNECTIONS, LIGHT WOOD FRAME ROOF TRUSSES, ETC.
    - SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS. SEE ALSO "NON-STRUCTURAL ELEMENTS" GENERAL NOTES.

    C. CONTINUOUS: FULL TENSION SPLICE AND TENSION DEVELOPMENT LENGTH.

    D. EMBEDMENT: UNLESS NOTED OTHERWISE COMPRESSION EMBEDMENT MEANS A COMPRESSION DEVELOPMENT LENGTH AND TENSION EMBEDMENT MEANS A TENSION DEVELOPMENT LENGTH AS PER CAN/CSA-A23.3 AND AS SHOWN ON THESE GENERAL NOTES DRAWINGS.

    E. GENERAL CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR A CONSTRUCTION MANAGER.

rjc Creative Thinking Practical Results

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No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number			**VIC.140847.0001**

Sheet Number **S101** Revision **3**

2026-03-05 1:11:10 PM

CONCRETE COLD WEATHER REQUIREMENTS (CAST-IN-PLACE AND SHOTCRETE)

(SEE ALSO CSA A23.1, EXCEPT THE FOLLOWING MINIMUM REQUIREMENTS MUST ALSO BE MET)

1. FORECASTED AIR TEMPERATURE AT OR BELOW 5°C

   A. THE AGGREGATE OR MIXING WATER SHALL BE HEATED TO MAINTAIN A MINIMUM CONCRETE TEMPERATURE OF 10°C AT POINT OF POUR.

   B. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE WHICH IS AT A TEMPERATURE LESS THAN 5°C.

   C. CONTRACTOR SHALL BE PREPARED TO COVER SLABS IF UNEXPECTED DROP IN AIR TEMPERATURE SHOULD OCCUR.

   D. CONCRETE EXPOSURE CLASSES REQUIRING CURING TYPE 1 (BASIC) IN ACCORDANCE WITH CSA A23.1 SHALL HAVE THE CONCRETE TEMPERATURE MAINTAINED ABOVE 10°C FOR AT LEAST 7 DAYS OR UNTIL THE CONCRETE REACHES 70% OF SPECIFIED STRENGTH.

   E. CONCRETE EXPOSURE CLASSES REQUIRING CURING TYPE 2 (ADDITIONAL CURING) OR CURING TYPE 3 (EXTENDED WET CURING) IN ACCORDANCE WITH CSA A23.1 SHALL HAVE THE THE CONCRETE TEMPERATURE MAINTAINED ABOVE 10°C FOR AT LEAST THE DURATION INDICATED IN THE STANDARD.

2. FORECASTED AIR TEMPERATURE BELOW 2°C BUT NOT BELOW -4°C

   (NOTE - FOR THESE CONDITIONS STRUCTURAL CONCRETE TOPPINGS ON METAL DECK SHALL SATISFY THE REQUIREMENTS OF NOTE 3).

   FOLLOW REQUIREMENTS OF NOTES 1A, 1B, 1D, 1E, AND:

   A. FORMS AND STEEL SHALL BE FREE FROM ICE AND SNOW.

   B. SLABS SHALL BE COVERED WITH CANVAS OR SIMILAR, KEPT A FEW INCHES CLEAR OF SURFACE.

   C. IN WINDY WEATHER, STOREY BELOW SLAB SHALL BE ENCLOSED.

   D. PROTECTION SHALL BE MAINTAINED FOR AT LEAST THE SPECIFIED CURING PERIOD.

3. FORECASTED AIR TEMPERATURE BELOW -4°C

   FOLLOW REQUIREMENTS OF NOTES 1A, 1B, 2A, 2B. AND:

   A. STOREY BELOW SHALL BE ENCLOSED AND ARTIFICIAL HEAT PROVIDED. HEATING TO BE STARTED AT LEAST ONE HOUR AHEAD OF POURING AND MAINTAINED FOR A MINIMUM OF THE SPECIFIED CURING PERIOD.

   B. TEMPERATURE OF THE CONCRETE AT ALL SURFACES SHALL BE KEPT AT A MINIMUM OF 20°C FOR 3 DAYS, OR 10°C FOR 7 DAYS. CONCRETE SHALL BE KEPT ABOVE FREEZING TEMPERATURES UNTIL IT REACHES 70% OF ITS SPECIFIED STRENGTH.

   C. ENCLOSURE MUST BE CONSTRUCTED SO THAT AIR CAN CIRCULATE OUTSIDE THE OUTER EDGES AND MEMBERS.

   D. REINFORCING TO BE COVERED AND WARMED TO MAINTAIN ITS TEMPERATURE AT 0°C OR HIGHER AT THE TIME OF CONCRETE PLACEMENT.

CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE - GENERAL

EXCEPT WHEN APPROVED BY RJC, PIPES, CONDUITS, AND SLEEVES EMBEDDED IN CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH CSA A23.1 CLAUSE 6.7.5 AND THE FOLLOWING GUIDELINES:

1. GENERAL:

   A. **SLEEVING DRAWINGS FOR THE FOLLOWING ELEMENTS AND THOSE NOTED ON PLANS AND SECTIONS SHALL BE SUBMITTED TO RJC FOR REVIEW PRIOR TO CONSTRUCTION:**

      i. ALL ELEMENTS

   B. NOT WITHSTANDING THE SATISFYING OF THESE GUIDELINES, THE CONDUITS, SLEEVES, PIPES, ETC. SHALL MEET THE RJC SPACING REQUIREMENTS NOTED AND SHALL NOT REDUCE THE STRUCTURAL CAPACITY.

   C. CONTRACTOR SHALL MINIMIZE QUANTITY AND SIZE OF IN-SLAB CONDUITS AND EMBEDDED BOXES TO LEAST AMOUNT POSSIBLE, INCLUDING COMBINING DATA AND TELECOM CABLES IN COMMON CONDUITS WHERE PERMITTED BY CODES AND APPROVED BY THE ELECTRICAL ENGINEER.

   D. SLEEVES, PIPES OR CONDUITS OF UNCOATED ALUMINUM SHALL NOT BE USED.

CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE - WALLS

REFER TO CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE - GENERAL FOR ADDITIONAL REQUIREMENTS

1. WALLS AND SHEAR WALLS:

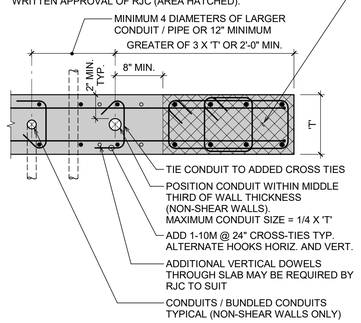
   A. BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF RJC.

   B. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SHOWING PROPOSED DETAILS OF ALL EMBEDMENTS (CONDUIT, BOXES, ETC.) AND OPENINGS IN SHEAR WALLS AND NON-SHEAR WALLS FOR REVIEW A MINIMUM OF 21 DAYS BEFORE START OF WALL CONSTRUCTION AT ANY LEVEL. SHOP DRAWINGS TO INCLUDE PROPOSED CONDUIT O.D., QUANTITY, LOCATION AND REQUIRED BOX-OUTS, STRAIN RELIEF LOOPS, ETC. FOR PRICING AND TENDER PURPOSES, THE CONTRACTOR SHALL NOT ASSUME THAT VERTICAL WALL RUNS WILL BE PERMITTED OR THAT ANY STRUCTURAL PROVISIONS TO ACCOMMODATE VERTICAL WALL RUNS HAVE BEEN MADE.

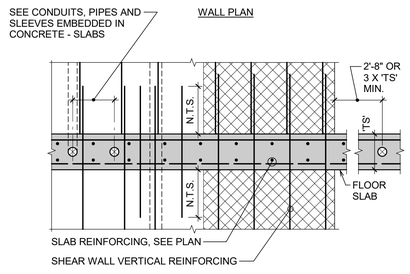
   C. GUIDELINES FOR CONDUIT, SLEEVES, OR EMBEDDED PIPES IN NON-SHEAR WALLS:

      i. MAXIMUM DIAMETER = 1/4 WALL THICKNESS.
      ii. NO HORIZONTAL RUNS PERMITTED UNLESS NOTED OTHERWISE ON WALL ELEVATIONS OR DETAILS.
      iii. VERTICAL RUNS TO HAVE MINIMUM 2" CONCRETE COVER.
      iv. VERTICAL RUNS SHALL HAVE MINIMUM SPACING IN PLANE OF WALL OR PERPENDICULAR TO PLANE OF WALL OF 4 DIAMETERS (12" MINIMUM).

NO CONDUITS, SLEEVES, OR PIPES THROUGH ZONE AREAS OF SHEAR WALLS AND NON-SHEAR WALLS WITHOUT PRIOR WRITTEN APPROVAL OF RJC (AREA HATCHED).



WALL PLAN



WALL ELEVATION

CONCRETE - STRENGTH AND EXPOSURE

GENERAL (AREAS NOT INCLUDING PARKING)

ELEMENT	COMPRESSIVE STRENGTH (MPa) 28 DAY U.N.O.	EXPOSURE CLASS	COMMENTS
FOOTINGS	30 MPa	N	.
SLAB ON GRADE (INTERIOR)	25 MPa	N	.
SLAB ON GRADE (EXTERIOR)	32 MPa	C-2	.
RETAINING WALLS / FOUNDATION WALLS	25 MPa	F-2	19mm AGGREGATE
OTHER WALLS	25 MPa	N/F-2	.
SHEAR WALLS	35 MPa	N/F-2	.

NOTES:

1. WHERE EXPOSURE CLASS LISTED AS N/F-1/F-2:

   A. USE N EXPOSURE FOR INTERIOR CONCRETE LOCATED WITHIN AN INSULATED BUILDING ENVELOPE (E.G. DRY AND NOT SUBJECTED TO FREEZING AND THAWING).

   B. USE F-1 EXPOSURE FOR HORIZONTAL AND SLOPED CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION AND NOT PROTECTED BY A MEMBRANE AND DRIP EDGE (E.G. WET AND SUBJECT TO FREEZING AND THAWING).

   C. USE F-2 EXPOSURE FOR HORIZONTAL AND SLOPED CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION AND PROTECTED BY A MEMBRANE AND DRIP EDGE (E.G. DRY AND SUBJECT TO FREEZING AND THAWING).

   D. USE F-2 FOR VERTICAL CONCRETE MEMBERS EXTERIOR TO THE BUILDING INSULATION.

2. CONCRETE STRENGTH AND EXPOSURE CLASS OF STAIRS AND RAMPS SHALL MEET THE MOST STRINGENT CRITERIA OF THE ADJOINING SLABS AND BEAMS UNLESS NOTED OTHERWISE.

CONCRETE - SUPPLY, TESTING AND SUBMITTALS

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE" ALTERNATE AS OUTLINED IN CSA A23.1.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS' SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF CSA A23.1.

3. THE SUPPLIER SHALL MEET ALL CERTIFICATION AND DOCUMENTATION REQUIREMENTS AS OUTLINED UNDER THE "PERFORMANCE" ALTERNATIVE OF CSA A23.1.

4. AT THE REQUEST OF THE OWNER, THE SUPPLIER WILL FURNISH TEST DATA RESULTS (LESS THAN 3 MONTHS OLD) FOR EACH PROPOSED MIX DESIGN DEMONSTRATING THAT THEY MEET THE STRENGTH, DURABILITY, AND SHRINKAGE REQUIREMENTS SPECIFIED.

CONCRETE - FINISHING AND ADMIXTURES

1. CURING OF CONCRETE TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1. CURING COMPOUNDS ARE NOT PERMITTED FOR SUSPENDED PARKING SLABS OR EXPOSURE CLASS C-XL CONCRETE. PARKING SLABS AND REINFORCED SLAB ON GRADES IN PARKING AREAS ARE TO BE CURED FOR MINIMUM 7 DAYS.

2. CORROSION INHIBITORS ARE TO BE USED IN CONCRETE IN AREAS NOTED ON THE STRUCTURAL DRAWINGS, AS WELL AS IN STAIRS AND STAIR LANDINGS WITHIN PARKADES. USE 10 L/m³ OF "DCI S" BY GRACE CONSTRUCTION PRODUCTS OR "MASTERLIFE CI 30" BY BASF CONSTRUCTION CHEMICALS. ALTERNATIVELY, USE C-XL CONCRETE WITH CURING TYPE 3 (EXTENDED) PER CSA A23.1.

3. ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AS WELL AS EDGES OF WALLS AND COLUMNS, TO BE CHAMFERED 3/4" X 3/4". ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS TO BE TOOLED UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER FINISH REQUIREMENTS.

4. NO CALCIUM CHLORIDE IS PERMITTED, IN ANY FORM, IN ANY CONCRETE MIX WITHOUT THE EXPRESS WRITTEN CONSENT OF READ JONES CHRISTOFFERSEN LTD.

5. CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER IS TO BE AS PER CSA A23.1 AS A MINIMUM. SEE ALSO "CONCRETE COLD WEATHER REQUIREMENTS" IN THE STRUCTURAL DRAWINGS.

CONCRETE FORMWORK STRIPPING AND SHORING

1. THE DESIGN AND FIELD REVIEW OF FORMWORK, SHORING AND RESHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. RESHORING DRAWINGS SHALL BE SUBMITTED TO RJC FOR THE EFFECT ON THE BASE BUILDING STRUCTURE ONLY.

2. NO COLUMN OR WALL FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 10 MPa FOR ARCHITECTURAL CONCRETE OR 8 MPa FOR OTHER COLUMNS OR WALLS.

3. NO SLABFORMS OR BEAMFORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 75% OF THE 28 DAY STRENGTH BEFORE STRIPPING AND RESHORING.

4. STRENGTH OF CONCRETE FOR STRIPPING TO BE DETERMINED USING CYLINDERS STORED ON SITE IN A PROTECTED ENCLOSURE THAT MAINTAINS A SIMILAR TEMPERATURE AND HUMIDITY AS THE STRUCTURAL ELEMENTS REPRESENTED. ALTERNATE METHODS, IF ACCEPTABLE TO RJC, MAY BE USED.

5. NO CONCRETE MAY BE REMOVED WITH PERCUSSIVE METHODS SUCH AS CHIPPING OR JACK-HAMMERING WITHOUT PRIOR APPROVAL BY RJC.

FOUNDATIONS

1. FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING BEARING RESISTANCE IN ACCORDANCE WITH THE SOILS REPORT.

   PREPARED BY: RYZUK GEOTECHNICAL
   DATED: DECEMBER 2, 2025

	STRIP FOOTINGS		PAD FOOTINGS	
	ULS	SLS	ULS	SLS
VICTORIA CLAY	4600 PSF	3000 PSF	5300 PSF	3550 PSF

2. BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDIATELY BEFORE FOOTING CONCRETE IS PLACED. RJC IS NOT RESPONSIBLE FOR CONFIRMING BEARING CAPACITIES OF SOILS.

3. REFER TO SOILS REPORT FOR OTHER SPECIFIC DESIGN REQUIREMENTS FOR FOOTINGS, SOIL SLOPES, FROST PROTECTION, MINIMUM COVER, ETC.

4. UNLESS OTHERWISE SHOWN, CENTER FOOTINGS UNDER COLUMNS AND WALLS.

5. DOWELS SHALL BE PLACED BEFORE CONCRETE IS PLACED. TEMPLATES SHALL BE USED TO ENSURE CORRECT PLACEMENT OF DOWELS.

6. PROVIDE 2" GROUND SEAL/SKIM COAT OR MUD SLAB UNDER FOOTINGS AS REQUIRED BY SOIL CONDITIONS.

7. FOR GROUND ELEVATIONS AND DRAINAGE SLOPES, SEE ARCHITECT'S DRAWINGS.

8. VARY FOOTING ELEVATIONS WHERE REQUIRED IN ACCORDANCE WITH DETAIL FOR "TYPICAL STEPPED FOOTING", SHOWN ON STRUCTURAL DRAWINGS.

9. FOOTINGS MAY HAVE TO BE LOWERED TO ACCOMMODATE MECHANICAL OR ELECTRICAL SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATIONS FOR SERVICES, PITS, ETC.

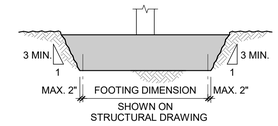
10. FOOTING ELEVATIONS, IF SHOWN, ARE FOR BIDDING PURPOSES ONLY, ARE NOT FINAL, AND MAY VARY ACCORDING TO SITE CONDITIONS OR AS REQUIRED BY SERVICES. ALL FOOTINGS MUST BE TAKEN TO A BEARING LAYER APPROVED BY THE SOILS ENGINEER.

11. BEARING SURFACES MUST BE PROTECTED FROM FREEZING BEFORE AND AFTER FOOTINGS ARE POURED.

12. SUB-BASE DESIGN OF SOIL UNDER THE SLAB ON GRADE SHALL BE IN ACCORDANCE WITH THE SOIL REPORT.

13. CONCRETE PLACED UNDER WATER SHALL CONFORM TO CSA A23.1.

14. FOOTINGS CAST DIRECTLY INTO EXCAVATIONS (WITHOUT SIDE FORMS) SHALL NOT BE LARGER THAN SHOWN BELOW:



CONCRETE - GENERAL

1. UNLESS NOTED OTHERWISE, ALL CONCRETE IS TO BE CAST-IN-PLACE.

2. THE USE OF SHOTCRETE REQUIRES APPROVAL BY THE STRUCTURAL ENGINEER. ANY COSTS ASSOCIATED WITH REDESIGN, CHANGES TO THE CONTRACT DOCUMENTS AND ANY ADDITIONAL TESTING AND CONTRACT ADMINISTRATION COSTS TO ACCOMMODATE SHOTCRETE IS TO BE PAID FOR BY THE CONTRACTOR.

3. PORTLAND CEMENT SHALL BE TYPE GU OR GUL UNLESS NOTED OTHERWISE. ALL CONCRETE MIX SUBMITTALS MUST CLEARLY INDICATE THE SPECIFIC CEMENT TYPE TO BE UTILIZED, OR THE PROPORTIONS WHEN MULTIPLE CEMENT TYPES ARE UTILIZED IN THE SAME MIX.

4. CEMENT TYPE AND SUPPLEMENTARY CEMENTING MATERIALS FOR EXPOSURE CLASSES S-1, S-2, AND S-3 SHALL BE AS OUTLINED IN CSA A23.1.

5. CONCRETE SHALL HAVE A UNIT WEIGHT OF 23±1 kN/m³ (145±5 PCF) UNLESS NOTED OTHERWISE.

6. THE CONCRETE PROPERTIES USED IN DESIGN ARE BASED ON A NOMINAL COARSE AGGREGATE SIZE OF 20 mm (3/4") ACCORDING TO TABLE 11 OF CSA A23.1, UNLESS NOTED OTHERWISE. ALL LOCATIONS PROPOSED BY THE CONTRACTOR FOR USE OF CONCRETE MIX DESIGNS WITH A NOMINAL COARSE AGGREGATE SIZE DIFFERENT THAN 20 mm (3/4") SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. ANY INCREASE IN REQUIRED CONCRETE STRENGTH OR INCREASE IN QUANTITY OF REINFORCEMENT DUE TO PROPOSED USE OF CONCRETE MIX WITH DIFFERENT NOMINAL COARSE AGGREGATE SIZE TO BE PAID FOR BY THE CONTRACTOR.

7. RECYCLED AGGREGATE IS NOT TO BE USED WITHOUT WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.

8. SLUMP AND AGGREGATE SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT, AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.

9. MAXIMUM WATER/CEMENT RATIO AND AIR CONTENT TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CSA A23.1. REQUIRED AIR CONTENT FOR EXPOSURE CLASSES F-1, F-2, C-1, C-2, AND C-XL SHALL BE BASED ON CONCRETE EXPOSED TO FREEZE-THAW CYCLES UNLESS NOTED OTHERWISE.

10. CHLORIDE ION PENETRABILITY FOR EXPOSURE CLASS C-1 AND C-XL SHALL MEET THE REQUIREMENTS OF CSA A23.1.

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No.	Revision	Date	By
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Seal

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1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number			**VIC.140847.0001**

Sheet Number **S102**
Revision **3**

2026-03-05 1:11:11 PM

DEVELOPMENT OF STANDARD HOOKS IN TENSION

BASED ON CSA A23.3.

DEVELOPMENT LENGTH

CONCRETE STRENGTH	REBAR DESIGNATION (GRADE 400 LENGTHS)					
	10M	15M	20M	25M	30M	35M
20 MPa	9"	14"	18"	23"	27"	31"
25 MPa	8"	12"	16"	20"	24"	28"
30 MPa	8"	11"	15"	18"	22"	26"
35 MPa & GREATER	7"	10"	14"	17"	20"	24"

NOTES:

1. TABLE SHOWS DEVELOPMENT LENGTHS FOR GRADE 400 REINFORCEMENT. INCREASE TABLE LENGTHS BY 1.25 FOR GRADE 500 REINFORCEMENT.
2. INCREASE TABLE LENGTHS BY 1.2 FOR EPOXY COATED REINFORCEMENT.

WALLS

1. THESE NOTES APPLY SPECIFICALLY TO CONCRETE WALLS NOT CLASSIFIED AS SHEAR WALLS. SEE ALSO CONCRETE SHEAR WALL NOTES.

   UNLESS NOTED OTHERWISE, WALLS SHALL BE REINFORCED AS FOLLOWS:

WALL THICKNESS	FIRE EXPOSURE	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	1 SIDE	10M @ 18" CENTERED	10M @ 13" CENTERED
8"	1 SIDE	10M @ 13" CENTERED	10M @ 10" OR 15M @ 20" CENTERED
	2 SIDES	10M @ 20" E.F. STAG.	10M @ 20" E.F. STAG.
10"	1 OR 2 SIDES	10M @ 20" E.F. STAG.	10M @ 16" E.F STAG.

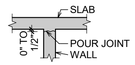
   FOR OTHER THICKNESSES, REINFORCEMENT TO BE PROPORTIONAL TO ABOVE.

   15M @ 20" MAY BE SUBSTITUTED FOR 10M @ 13" ONLY WITH THE APPROVAL OF RJC. FOR WALLS WITH A SINGLE LAYER OF STEEL, THE WALL REINFORCING SHALL BE PLACED IN THE CENTER OF THE WALL U.N.O.

   REFER TO THE "CONCRETE REINFORCEMENT" NOTE AND THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FIRE EXPOSURE REQUIREMENTS. ALL WALLS DESIGNED FOR FIRE EXPOSURE ONE SIDE U.N.O. ON STRUCTURAL DRAWINGS.

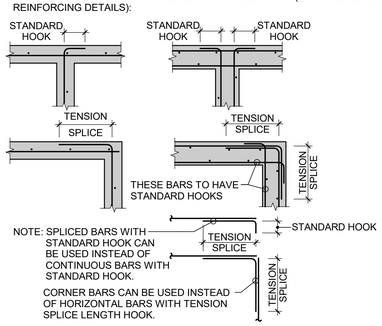
2. PLACE VERTICAL REINFORCEMENT IN OUTER LAYERS OF THE CURTAINS AND HORIZONTAL REINFORCEMENT IN INNER LAYERS (BEHIND VERTICALS), UNLESS NOTED OTHERWISE.
3. ALL WALL REINFORCING SHALL BE CONTINUOUS, WITH HOOKS OR CORNER BARS USED AT ALL WALL JUNCTIONS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS TO BE LOCATED ON OUTSIDE FACE OR CENTER OF WALL.
4. HORIZONTAL AND VERTICAL SPLICES SHALL BE CASE 1 TENSION SPLICES. U.N.O. HORIZONTAL BARS NEED NOT BE CONSIDERED TOP BARS.
5. ENDS OF ALL WALLS AND ALL WALL INTERSECTIONS SHALL HAVE 2-15M VERTICAL MINIMUM UNLESS NOTED OTHERWISE ON DRAWINGS.
6. ADD 2-15M PARALLEL TO ALL EDGES AND EXTENDING 25" BEYOND CORNERS AT OPENINGS IN WALLS.
7. UNLESS NOTED OTHERWISE, PROVIDE DOWELS AT BOTTOM OF WALLS (E.G. AT FOOTINGS OR WHEREVER WALL BEGINS) AS SHOWN BELOW. DOWELS TO MATCH VERTICAL REINFORCEMENT.

8. UNLESS NOTED OTHERWISE, ALL RETAINING WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE SHALL HAVE CONTROL JOINTS. SEE CONTROL JOINT DETAIL. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT WHERE REQUIRED. THE LOCATION OF CONTROL JOINTS IN EXPOSED CONCRETE WALLS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
9. UNLESS NOTED OTHERWISE, PLACE TOP OF WALLS 0" TO 1/2" BELOW SOFFIT OF SUPPORTED CONCRETE STRUCTURE. IF TOP OF WALL PLACED ABOVE SOFFIT, CAREFULLY CHIP DOWN MINIMUM 3 DAYS AFTER ELEMENT POURED AND AS REQUIRED BY RJC.



WALLS - CORNER DETAILS

1. DETAILS OF HORIZONTAL REINFORCEMENT AT CORNERS (SEE ALSO ZONE REINFORCING DETAILS):



...EMBEDMENT / DEVELOPMENT LENGTHS AND SPLICE LENGTHS NOTE CONTINUED FROM RIGHT

CONCRETE STRENGTH	FUNCTION	REBAR DESIGNATION (GRADE 400 LENGTHS)					
		10M	15M	20M	25M	30M	35M
20 MPa	EMBEDMENT	9"	13"	17"	22"	26"	30"
	(SPLICE)	(12")	(18")	(23")	(29")	(35")	(41")
25 MPa	EMBEDMENT	8"	12"	16"	19"	23"	27"
	(SPLICE)	(12")	(18")	(23")	(29")	(35")	(41")
30 MPa & GREATER	EMBEDMENT	8"	11"	14"	18"	21"	25"
	(SPLICE)	(12")	(18")	(23")	(29")	(35")	(41")

NOTES:
1. TABLE SHOWS LENGTHS FOR GRADE 400 REINFORCEMENT. MULTIPLY VALUES BY 1.46 FOR GRADE 500 REINFORCEMENT.
2. WHERE A COMPRESSION SPLICE IS SPECIFIED BETWEEN TWO BARS OF DIFFERENT DIAMETERS, THE MINIMUM SPLICE LENGTH SHALL BE THE GREATER OF THE SPLICE LENGTH FOR THE SMALLER DIAMETER BAR AND THE EMBEDMENT LENGTH OF THE LARGER DIAMETER BAR.

TENSION EMBEDMENT AND SPLICE LENGTHS

12. TENSION EMBEDMENT REFERS TO THE LENGTH REQUIRED TO PROVIDE A "TENSION DEVELOPMENT LENGTH" AS DEFINED IN CAN/CSA-A23.3 CLAUSE 12.2.
13. SPLICE LENGTH REFERS TO THE MINIMUM LAP LENGTH REQUIRED FOR A CLASS 'B' TENSION SPLICE (1.3ℓ_d) AS PER CAN/CSA-A23.3 CLAUSE 12.15.

CASE 1 TENSION EMBEDMENT AND SPLICE CONDITIONS

TENSION EMBEDMENT AND SPLICE LENGTHS CONFORMING TO CSA A23.3 TABLE 12.1 ($0.45\,k_1k_2k_3k_4f_yd_b / \sqrt{f'_c}$) ARE TO BE AS PER THE FOLLOWING TABLE FOR:

A. COLUMNS VERTS REQUIRING TENSION SPLICES.
B. BEAM AND GIRDER TOP AND BOTTOM BARS.
C. SLAB BAND TOP BARS.
D. TWO WAY SLAB TOP AND BOTTOM BARS.
E. ONE WAY SLAB BOTTOM BARS.
F. FOUNDATION RAFT SLABS, TOP AND BOTTOM BARS.
G. WALL HORIZONTAL AND VERTICAL DISTRIBUTED REINFORCING.
H. SEE ALSO NOTES ON TOP BARS AND EPOXY COATED REINFORCEMENT.
I. MEMBERS WHICH DO NOT SATISFY THE ABOVE CONDITIONS SHALL HAVE TENSION EMBEDMENTS AND SPLICES AS PER CASE 2 TABLE BELOW.

CONCRETE STRENGTH	FUNCTION	REBAR DESIGNATION (GRADE 400 LENGTHS)					
		10M	15M	20M	25M	30M	35M
20 MPa	EMBEDMENT	13"	20"	26"	40"	48"	56"
	(SPLICE)	(17")	(25")	(33")	(52")	(62")	(73")
25 MPa	EMBEDMENT	12"	18"	23"	36"	43"	50"
	(SPLICE)	(16")	(23")	(30")	(47")	(56")	(65")
30 MPa	EMBEDMENT	12"	16"	21"	33"	39"	46"
	(SPLICE)	(16")	(21")	(27")	(43")	(51")	(59")
35 MPa & GREATER	EMBEDMENT	12"	15"	20"	30"	36"	42"
	(SPLICE)	(16")	(19")	(25")	(39")	(47")	(55")

NOTES:
1. "TOP BAR" VALUES ARE 1.3 TIMES THE ABOVE LENGTHS. "TOP BAR" APPLIES TO HORIZONTAL REINFORCEMENT CAST WITH 12" OR MORE OF CONCRETE BELOW THE BAR.
2. "TOP BAR" FACTOR DOES NOT APPLY TO HORIZONTAL WALL REINFORCEMENT IN WALLS THAT ARE NOT VIBRATED.
3. WHERE A TENSION SPLICE IS SPECIFIED BETWEEN TWO BARS OF DIFFERENT DIAMETERS, THE MINIMUM SPLICE LENGTH SHALL BE THE GREATER OF THE SPLICE LENGTH FOR THE SMALLER DIAMETER BAR AND THE EMBEDMENT LENGTH OF THE LARGER DIAMETER BAR.

CASE 2 TENSION EMBEDMENT AND SPLICE CONDITIONS

TENSION EMBEDMENT AND SPLICE LENGTHS CONFORMING TO CSA A23.3 TABLE 12.1 ($0.6k_1k_2k_3k_4f_yd_b / \sqrt{f'_c}$) ARE TO BE AS PER THE FOLLOWING TABLE FOR MEMBERS NOT SATISFYING CASE 1 CONDITIONS AS SET OUT ABOVE. FOR EXAMPLE:

A. ONE WAY SLAB TOP BARS (SEE TOP BAR NOTE).
B. SLAB BAND BOTTOM BARS.
C. BARS (EXCLUDING THE SPLICE) SPACED CLOSER TOGETHER THAN 2 BAR DIAMETERS IN SAME LAYER AND BETWEEN LAYERS.
D. STIRRUPS IN BEAMS AND GIRDERS.
E. SEE ALSO NOTES ON TOP BARS AND EPOXY COATED REINFORCEMENT.

CONCRETE STRENGTH	FUNCTION	REBAR DESIGNATION (GRADE 400 LENGTHS)					
		10M	15M	20M	25M	30M	35M
20 MPa	EMBEDMENT	17"	26"	34"	53"	64"	74"
	(SPLICE)	(22")	(33")	(44")	(69")	(83")	(97")
25 MPa	EMBEDMENT	16"	23"	31"	48"	57"	67"
	(SPLICE)	(20")	(30")	(40")	(62")	(74")	(86")
30 MPa	EMBEDMENT	14"	21"	28"	44"	52"	61"
	(SPLICE)	(18")	(27")	(36")	(57")	(68")	(79")
35 MPa & GREATER	EMBEDMENT	13"	20"	26"	40"	48"	56"
	(SPLICE)	(17")	(25")	(34")	(52")	(63")	(73")

NOTES:
1. "TOP BAR" VALUES ARE 1.3 TIMES THE ABOVE LENGTHS. "TOP BAR" APPLIES TO HORIZONTAL REINFORCEMENT CAST WITH 12" OR MORE OF CONCRETE BELOW THE BAR.
2. INCREASE THESE TABLE LENGTHS BY 1.15 TIMES WHEN SPACING BETWEEN LAYERS OF REBAR IS $1.0d_b$.
3. WHERE A TENSION SPLICE IS SPECIFIED BETWEEN TWO BARS OF DIFFERENT DIAMETERS, THE MINIMUM SPLICE LENGTH SHALL BE THE GREATER OF THE SPLICE LENGTH FOR THE SMALLER DIAMETER BAR AND THE EMBEDMENT LENGTH OF THE LARGER DIAMETER BAR.

CONCRETE COVER

1. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, PROVIDE 2 HOUR FIRE RATING FOR ALL REINFORCED CONCRETE.
2. **UNLESS OTHERWISE NOTED CONCRETE COVER TO REINFORCEMENT SHALL BE THE LARGEST OF A THROUGH H:**

   A. FOR FIRE RATINGS:

GENERAL				
ELEMENT		FIRE RATINGS		
		0-2 HOURS	3 HOURS	4 HOURS
WALLS - NON-RETAINING AND EXPOSED TO FIRE ON 2 SIDES AND IDENTIFIED ON PLAN		1 5/8" MIN., 2" MIN. TO VERTS.		
WALLS - NON-RETAINING AND EXPOSED TO FIRE ON 1 SIDE		GREATER OF 3/4" AND $1.0d_b$ TO ZONE TIES / OUTER CURTAIN LAYER		
STRUCTURAL SLAB ON GRADE	TOP COVER	GREATER OF 1" AND $1.0d_b$	N/A	N/A
	BOT. COVER	1 1/4"	N/A	N/A
RETAINING / FOUNDATION WALLS (F-2 EXPOSURE)	INSIDE FACE	GREATER OF 1 5/8" AND $1.5d_b$	N/A	N/A
	GROUND OR EARTH SIDE	GREATER OF 1 5/8" AND $1.5d_b$	N/A	N/A

   B. UNLESS NOTED OTHERWISE IN NOTES C ---------- $1.0d_b$ THROUGH H MINIMUM CONCRETE COVER

   C. CONCRETE CAST AGAINST EARTH OR GROUND --------- 3"

   D. CONCRETE WITH NO MEMBRANE (NON-PARKING) ------ 2 3/8" OR $2.0d_b$ AND EXPOSED TO CHLORIDES - EXPOSURE CLASS C-XL, C1, AND C3. (WHICHEVER IS GREATER)

   E. FORMED FINISHED CONCRETE EXPOSED TO ---------- 1 5/8" OR $1.5d_b$ WEATHER - EXPOSURE CLASS F1, F2, S1, S2, OR EARTH (WHICHEVER IS GREATER)

   NOTES:

   SEE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR AREAS WHICH MAY REQUIRE 3 OR 4 HOUR RATINGS.

   SEE STRUCTURAL DRAWINGS FOR AREAS CLASSIFIED AS (D) or (E) ABOVE FOR WEATHER EXPOSURE.

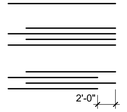
DESIGNATION OF REINFORCING BARS

1. BARS SHOWN THUS ——— ——— ——— IN BOTTOM OF BEAMS OR SLABS OR IN FAR FACE OF WALL
2. BARS SHOWN THUS ——————— IN TOP OF BEAMS OR SLABS OR IN NEAR FACE OF WALL
3. STRAIGHT BARS:

   6-10M13'9 MEANS 6-10M BARS 13'-9" LONG.

   15M12'6 + 15M9'10 ALT. @ 8" MEANS 1-15M 12'-6" LONG BAR THEN 1-15M 9'-10" LONG BAR SPACED 8" O/C AWAY.

   20M13'1 @ 12" STAG. 2'-0" MEANS 2'-0" OFFSET FOR EACH 20M 13'-1" BAR SPACED AT 12" O/C. IF STAGGER NOT SPECIFIED SEE GENERAL NOTES AND TYPICAL DETAILS FOR DIMENSION



4. BENT BARS:

   6-C15M04'11 @ 12" MEANS 6-15M BARS 4'-11" LONG (LENGTH INCLUDES HOOK LENGTH) HOOKED ONE END WITH 90° STANDARD HOOK AND SPACED AT 12" O/C.

   8-A15M09'10 @ 12" MEANS 8-15M BARS 9'-10" LONG (LENGTH INCLUDES HOOK LENGTH) HOOKED ONE END WITH 180° STANDARD HOOK AND SPACED AT 12" O/C.

   15M @ 12" H.2.E. MEANS 15M BARS HOOKED BOTH ENDS WITH 90° STANDARD HOOK AND SPACED AT 12" O/C.

EMBEDMENT / DEVELOPMENT LENGTHS AND SPLICE LENGTHS

1. BASED ON CSA A23.3
2. WHERE EMBEDMENT OR SPLICES ARE DIMENSIONED ON THE DRAWINGS, SUCH DIMENSION SHALL APPLY.
3. WHERE THE DRAWINGS INDICATE A COMPRESSION EMBEDMENT, IT IS A COMPRESSION EMBEDMENT LENGTH AND IT SHALL BE AS NOTED BELOW.
4. WHERE THE DRAWINGS INDICATE A TENSION EMBEDMENT, IT IS A TENSION EMBEDMENT LENGTH AND SHALL BE AS NOTED BELOW.
5. WHERE NO EMBEDMENT OR EMBEDMENT TYPE IS CALLED FOR ON THESE DRAWINGS, IT SHALL BE A TENSION EMBEDMENT, EXCEPT FOR COLUMNS WHICH SHALL BE A COMPRESSION EMBEDMENT.
6. WHERE NO SPLICE OR SPLICE TYPE IS CALLED FOR ON THESE DRAWINGS, IT SHALL BE A TENSION SPLICE, EXCEPT FOR COLUMNS WHICH SHALL BE A COMPRESSION SPLICE.
7. IN TABLES BELOW, EMBEDMENT LENGTHS ARE SHOWN WITHOUT BRACKETS, AND SPLICE LENGTHS ARE SHOWN IN BRACKETS.
8. ALL TENSION SPLICE LENGTHS ARE CLASS "B" (1.3 ℓd).
9. WHERE MORE THAN ONE FACTOR APPLIES FOR INCREASING THE LENGTHS IN THESE TABLES, MULTIPLY ALL FACTORS TOGETHER.

COMPRESSION EMBEDMENT AND SPLICE LENGTHS

10. COMPRESSION EMBEDMENT REFERS TO THE LENGTH REQUIRED TO PROVIDE THE "COMPRESSION DEVELOPMENT LENGTH" AS DEFINED IN CSA A23.3 CLAUSE 12.3.2.
11. SPLICE LENGTH REFERS TO THE MINIMUM LAP LENGTH REQUIRED FOR A COMPRESSION SPLICE AS DEFINED IN CSA A23.3 CLAUSE 12.16.1.

EMBEDMENT / DEVELOPMENT LENGTHS AND SPLICE LENGTHS NOTE CONTINUES TO LEFT...

CONCRETE CONSTRUCTION TOLERANCES

(TOLERANCES AS PER CSA A23.1, EXCEPT AS NOTED BELOW)

CLOSER TOLERANCES SHALL BE MAINTAINED WHERE ARCHITECTURAL DETAILS OR OTHERS REQUIRE.

WHERE ANY DEVIATION OCCURS, AND IT IS ACCEPTABLE TO THE ENGINEER AND ARCHITECT, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF OTHER BUILDING ELEMENTS TO ACCOMMODATE SUCH DEVIATION. COSTS FOR REMEDIAL WORK FOR DEVIATIONS NOT ACCEPTED SHALL BE BORNE BY THE CONTRACTOR.

1. VARIATION FROM THE PLUMB.

   A. IN THE LINES AND SURFACES OF COLUMNS, PIERS, WALLS AND IN ARRISES: 0.25% OF HEIGHT (1 IN 400), MAXIMUM 1 1/2" OVER THE ENTIRE HEIGHT OF THE STRUCTURE.

   ONLY ONE CURVATURE ALLOWED PER 10'-0".

   THE TOLERANCE GIVEN IS THE MAXIMUM VARIATION FROM A PLUMB LINE.

   ALL MEASUREMENTS SHALL BE TO THE SAME SIDE OF THE PLUMB LINE.

   B. UNLESS SPECIFIED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS - THE TOLERANCES FOR EXPOSED CORNER COLUMNS, CONTROL JOINT GROOVES, AND OTHER CONSPICUOUS LINES SHALL BE: (SEE ALSO ELEVATOR SHOP DRAWINGS, ETC.)

   0.125% OF HEIGHT (1 IN 800), MAXIMUM 3/4".

   ONLY ONE CURVATURE ALLOWED PER 20'-0".

   MAXIMUM VARIATION IN WINDOW BAYS 0.2% OF OPENING.

2. UNLESS SPECIFIED ELSEWHERE, FLOOR FINISHES SHALL BE CLASS A "CONVENTIONAL SLAB ON GRADE AND ELEVATED FLOORS" WITH AN OVERALL F-NUMBER OF F_F=20 & F_L=15.

   CLOSER TOLERANCES MAY BE REQUIRED TO GIVE THE QUALITY OF FINISH FLOOR SURFACES CALLED FOR ELSEWHERE IN THE CONTRACT DOCUMENTS.

3. VARIATIONS OF STRUCTURAL CONCRETE ELEMENTS RELATED TO EACH OTHER AND RELATIVE TO A REFERENCED GRID SYSTEM FOR PLAN DIMENSIONS TO MEET CSA A23.1.
4. VARIATION IN CROSS-SECTIONAL DIMENSIONS OF COLUMNS AND BEAMS AND IN THE THICKNESS OF SLABS AND WALLS: AS IN CSA A23.1.

   ONLY ONE CURVATURE ALLOWED PER 10'-0".

5. FOOTINGS:

   A. VARIATION IN DIMENSIONS IN PLAN:

   MINUS ---------- 3/8"
   PLUS ---------- 2"

   B. MISPLACEMENT OR ECCENTRICITY:

   TWO (2) PERCENT OF THE FOOTING WIDTH IN THE DIRECTION OF MISPLACEMENT BUT NOT MORE THAN ---------- 2"

   C. REDUCTION IN THICKNESS:

   MINUS ---------- 5% OF SPECIFIED THICKNESS

6. THE ABOVE REQUIREMENTS DO NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY OF MEETING MORE RIGID REQUIREMENTS SPECIFIED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS OR AS REQUIRED BY EQUIPMENT SHOP DRAWINGS OR SPECIFICATIONS SUCH AS THOSE FOR ELEVATORS, ETC.

CONCRETE REINFORCEMENT

1. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

   A. 10M AND LARGER (U.N.O.) - CSA G30.18 GRADE 400R
   B. WELDED WIRE REINFORCEMENT - ASTM A1064
   C. ALL REINFORCING THAT WILL BE WELDED - CSA G30.18 GRADE 400W

   (NOTE: CSA G30.18 W GRADES MAY BE SUBSTITUTED FOR CSA G30.18 R GRADES)

2. DO NOT SUBSTITUTE DEFORMED WIRE FOR REINFORCING BARS WITHOUT PRIOR APPROVAL OF THE RJC.
3. SUPPORT REINFORCING WITH CHAIRS, ACCESSORIES, OR REINFORCING BARS AS REQUIRED. BARS USED AS SUPPORT BARS SHALL BE CONSIDERED AS ACCESSORIES.
4. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN CONCRETE COVER AS SPECIFIED. ALL SUPPORTS AND BARS MUST BE TIED TOGETHER TO MAINTAIN REINFORCING STEEL SECURELY IN PLACE DURING CONCRETE PLACEMENT.

rjc Creative Thinking Practical Results

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No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted.The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S103**

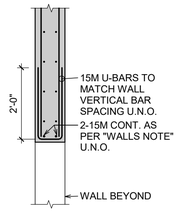
Revision **3**

2026-03-05 1:11:11 PM

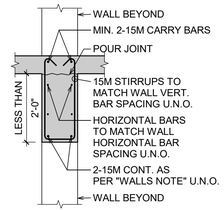
WALLS - MISC. DETAILS

1. NOMINAL U-BARS / STIRRUPS ABOVE WALL OPENINGS UP TO 4'-0" WIDE UNLESS NOTED OTHERWISE:

CASE A - DEEP HEADER:



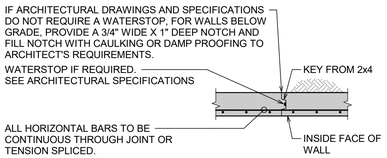
CASE B - SHALLOW HEADER:



WALL CONSTRUCTION JOINT

(CONSTRUCTION JOINT CAN REPLACE CONTROL JOINT)

IF ARCHITECTURAL DRAWINGS AND SPECIFICATIONS DO NOT REQUIRE A WATERSTOP, FOR WALLS BELOW GRADE, PROVIDE A 3/4" WIDE X 1" DEEP NOTCH AND FILL NOTCH WITH CAULKING OR DAMP PROOFING TO ARCHITECT'S REQUIREMENTS.

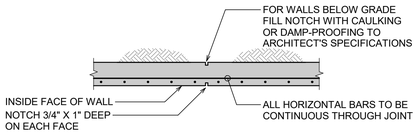


PLAN

WALL CONTROL JOINT

UNLESS NOTED OTHERWISE FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE.

SPACE AT 20'-0" CENTERS MAXIMUM UNLESS OTHERWISE NOTED ON PLAN.



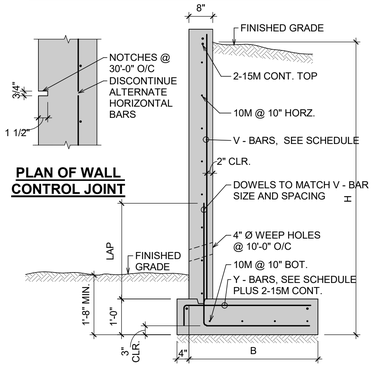
PLAN

SHEAR WALL REINFORCEMENT EMBEDMENT LENGTHS FOR HOOK DEVELOPMENT - Lh (SW)

CONCRETE STRENGTH	REBAR SIZE					
	10M	15M	20M	25M	30M	35M
25 MPa	6"	9"	12"	14"	17"	20"
30 MPa	6"	8"	11"	13"	16"	18"
35 MPa	6"	7"	10"	12"	14"	17"

TYPICAL LANDSCAPE RETAINING WALL

RETAINING WALL SCHEDULE				
H	B	V - BARS	Y - BARS	LAP
UP TO 4'-0"	1'-0"	10M @ 16"	———	1'-6"
4'-0" TO 6'-0"	2'-0"	15M @ 16"	C15M @ 16"	2'-4"



PLAN OF WALL CONTROL JOINT

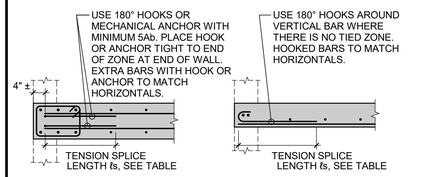
TYPICAL CANTILEVERED RETAINING WALL

SHEAR WALL AND ZONE SPLICE LENGTHS

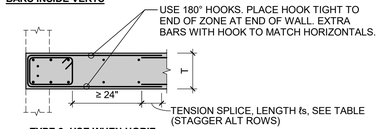
ZONE BAR AND DISTRIBUTED VERTICAL SHEAR WALL REINFORCING SPLICE LENGTHS						
CONCRETE STRENGTH	REBAR SIZE					
	10M	15M	20M	25M	30M	35M
25 MPa	18"	26"	35"	54"	64"	75"
30 MPa	18"	24"	32"	49"	59"	68"
35 MPa	18"	22"	29"	45"	54"	63"

SHEAR WALL HORIZONTAL SPLICE LENGTHS - ℓs						
CONCRETE STRENGTH	REBAR SIZE					
	10M	15M	20M	25M	30M	35M
25 MPa	23"	34"	45"	70"	83"	97"
30 MPa	21"	31"	41"	64"	76"	89"
35 MPa	19"	29"	38"	59"	71"	82"

TYPICAL HOOK OR HEADED BAR DETAILS



TYPE 3: USE WHEN HORIZ BARS INSIDE VERTS



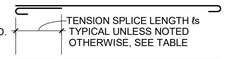
TYPE 2: USE WHEN HORIZ BARS OUTSIDE VERTS

NOTES:

1. SEE "TYPICAL HORIZONTAL BAR EMBEDMENT AT ZONES" NOTE FOR SPECIAL CONDITIONS WHERE HOOKS OR MECHANICAL ANCHORS ARE NOT REQUIRED.

TYPICAL HORIZONTAL HOOK BAR DETAILS

OPTION 1: HOOK HORIZONTAL BAR 180° ONE END + TENSION SPLICED 180° HOOKED SHORT BAR OTHER END.



OPTION 2: STRAIGHT HORIZONTAL BAR + TENSION SPLICED 180° HOOKED SHORT BARS BOTH ENDS.

OPTION 3: HOOK HORIZONTAL BAR 180° BOTH ENDS.

NOTE: MECHANICAL ANCHOR WITH MINIMUM 5Ab CAN BE SUBSTITUTED FOR 180° HOOK.

SHEAR WALL HORIZONTAL REINFORCEMENT EMBEDMENT LENGTHS FOR DEVELOPMENT - Ld (SW)

CONCRETE STRENGTH	REBAR SIZE					
	10M	15M	20M	25M	30M	35M
25 MPa	15"	23"	30"	47"	56"	65"
30 MPa	14"	21"	27"	43"	51"	59"
35 MPa	13"	19"	25"	39"	47"	55"

CONCRETE SHEAR WALLS - GENERAL

1. THESE NOTES APPLY TO WALLS SHOWN ON THE SHEAR WALL SCHEDULE OR OTHERWISE INDICATED AS "SHEAR WALLS" ON THE DRAWINGS.
2. UNLESS OTHERWISE NOTED ON THESE DRAWINGS, ALL EMBEDMENTS ARE TENSION EMBEDMENTS, AS DETAILED ON "GENERAL NOTES AND TYPICAL DETAILS" AND ON THESE DRAWINGS. THIS INCLUDES HORIZONTAL AND VERTICAL STEEL, TENSION ZONES, HEADER BARS, ETC.
3. ALL VERTICAL AND HORIZONTAL SPLICES ARE TO BE AS PER THE "ZONE BAR AND DISTRIBUTED VERTICAL SHEAR WALL REINFORCING SPLICE LENGTHS" AND "SHEAR WALL HORIZONTAL SPLICE LENGTHS" TABLES.

CONCRETE SHEAR WALLS - DISTRIBUTED REINFORCEMENT

1. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, SHEAR WALLS SHALL BE REINFORCED AS FOLLOWS:

   200 WALL --------- 10M @ 300 HORIZ. AND VERT. EACH FACE
   250 WALL --------- 10M @ 250 HORIZ. AND VERT. EACH FACE
   300 WALL --------- 10M @ 200 HORIZ. AND VERT. EACH FACE
2. VERTICAL SPLICES SHALL TYPICALLY OCCUR AT FLOOR LEVELS. OTHER SPLICES OF HORIZONTAL AND VERTICAL REINFORCEMENT ARE NOT ALLOWED EXCEPT WHERE NECESSARY. THESE CASES MUST BE REVIEWED AND APPROVED BY RJC BEFORE USE AND, IF APPROVED, THE SPLICES MUST BE STAGGERED WITHIN EACH CURTAIN. DO NOT CRANK VERTICAL BARS ANYWHERE.
3. FOOTING DOWELS TO MATCH VERTICAL REINFORCEMENT. PROVIDE HOOKS OR HEADED ANCHORS BELOW LOWEST LAYER OF BOTTOM REINFORCEMENT SIMILAR TO "ZONE DOWEL ANCHOR DETAILS AT FOUNDATION" NOTE UNLESS NOTED OTHERWISE.
4. EXTEND HORIZONTAL REINFORCEMENT TO THE END OF THE WALL AND EMBED IN ZONES AS SHOWN IN "TYPICAL HORIZONTAL BAR EMBEDMENT AT ZONES" NOTE UNLESS NOTED OTHERWISE.
5. ALL HORIZONTAL REINFORCEMENT SHALL BE INSIDE THE ZONE VERTICALS. WHERE THERE ARE TWO CURTAINS OF REINFORCEMENT SHOWN, THE VERTICAL BARS SHALL BE ON THE OUTSIDE OF THE HORIZONTAL BARS.

CONCRETE SHEAR WALLS - ZONE REINFORCEMENT

1. ZONE DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS IN ZONE, UNLESS NOTED OTHERWISE.
2. ALL DOWELS TO EXTEND TO THE BOTTOM OF THE FOOTING AND BE PROVIDED WITH MECHANICAL ANCHOR HEADS OR BE HOOKED. REFER TO "ZONE DOWEL ANCHORAGE DETAILS AT FOUNDATION" NOTE.
   A. WHERE ZONES START AT THE FOOTING, DOWELS TO EXTEND A TENSION SPLICE ABOVE THE FOOTING. (SHORT DOWELS)
   B. WHERE MECHANICAL SPLICES ARE USED, PROVIDE ALTERNATING SHORT AND LONG DOWELS TO ACHIEVE MINIMUM STAGGER OF TYPE 2 COUPLERS OF AT LEAST 40 TIMES BAR DIAMETER.
3. DO NOT CRANK ZONE BARS. AT SPLICES THE ZONES SHALL BE OFFSET FROM THE BARS BELOW AND ALL BARS AT THE SPLICE SHALL BE CONTAINED WITHIN TIES.
4. UNLESS NOTED OTHERWISE, WHERE ZONES START ABOVE THE FOOTING OR WHERE ZONES CHANGE SIZE AT THE SPLICE BECAUSE OF WALL STEPS, THEN PROVIDE DOWELS FOR A TENSION SPLICE ABOVE AND BELOW. U.N.O. PROVIDE BUCKLING PREVENTION ZONE TIES AROUND THE FULL LENGTH OF THE SPLICE.
5. SEE ALSO OTHER NOTES AND DETAILS THESE DRAWINGS.

TIES FOR ZONE REINFORCEMENT

6. PROVIDE TIES FOR WALL ZONE REINFORCING AS PER "ZONE TIE SPACING" TABLES UNLESS NOTED OTHERWISE ON WALL ELEVATIONS OR SHEAR WALL SCHEDULE.
7. EXTEND ZONE TIES INTO FOUNDATION AT LOCATIONS WHERE HORIZONTAL DISTANCE FROM ANY PART OF ZONE TO EDGE OF FOUNDATION, DEPRESSION, SUMP, ETC. IS LESS THAN ONE-HALF DEPTH MEASURED FROM TOP OF FOUNDATION AS PER "ZONE DOWEL ANCHOR DETAILS AT FOUNDATION" NOTE.

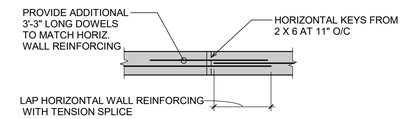
CONCRETE SHEAR WALLS - CONSTRUCTION JOINTS

HORIZONTAL CONSTRUCTION JOINTS

40. THE TOP OF THE WALL SHALL BE LEFT ROUGH (OR SHALL BE ROUGHENED) AND SHALL BE CLEANED OF LAITANCE AND LOOSE MATERIAL BY SUITABLE METHODS BEFORE THE SLAB OR WALL OVER IS PLACED.
41. SLABS WHERE WALLS ARE TO BE PLACED SHALL BE LEFT ROUGH AND CLEAN AND FREE OF LAITANCE. WHERE THIS IS NOT THE CASE, THE SLAB SURFACE SHALL BE CLEANED TO SOUND, ROUGH CONCRETE BY SUITABLE METHODS.
42. SUITABLE METHODS OF CLEANING SHALL BE HIGH PRESSURE WATER BLAST, SAND BLASTING, ETC.

VERTICAL CONSTRUCTION JOINTS

45. LOCATION OF VERTICAL CONSTRUCTION JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER. USE THE FOLLOWING DETAIL UNLESS NOTED OTHERWISE.



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No.	Revision	Date	By
2	REISSUED FOR BP	05/03/2026	TD
1	ISSUED FOR BP	18/12/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	RCK	Scale	As indicated
Designed By	GRN	Date	05/03/2026
RJC Project Number			VIC.140847.0001

Sheet Number **S104**

Revision **2**

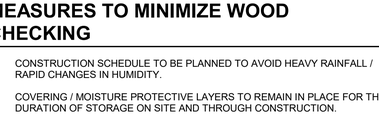
2026-03-05 1:11:12 PM

MEASURES TO MINIMIZE WOOD CHECKING

1. CONSTRUCTION SCHEDULE TO BE PLANNED TO AVOID HEAVY RAINFALL / RAPID CHANGES IN HUMIDITY.
2. COVERING / MOISTURE PROTECTIVE LAYERS TO REMAIN IN PLACE FOR THE DURATION OF STORAGE ON SITE AND THROUGH CONSTRUCTION.
3. MOISTURE PROTECTIVE LAYERS ONLY TO BE REMOVED ONCE BUILDING ENVELOPE IS ENCLOSED AND STABILIZATION OF HUMIDITY HAS COMMENCED.
4. IF HEATING / DRYING METHODS ARE REQUIRED TO STABILIZE THE MOISTURE OF THE ENCLOSED STRUCTURE, AVOID NEAR CONTACT WITH THE WOOD ELEMENTS.

WOOD FRAMING - SHRINKAGE

1. THE WOOD FRAME STRUCTURE WILL UNDERGO MOVEMENT DUE TO SHRINKAGE. SHRINKAGE OCCURS AS THE MOISTURE CONTENT IN WOOD DECREASES AS IT DRIES.
2. KILN DRIED WOOD IS INITIALLY DRIED TO A MOISTURE CONTENT OF 19%. WOOD MAY TAKE ON MOISTURE DURING CONSTRUCTION DUE TO WEATHER.
3. THE CONTRACTOR IS TO TAKE ALL REASONABLE MEASURES TO PROTECT WOOD FROM MOISTURE WHILE IT IS STORED ON SITE. THIS INCLUDES KEEPING WOOD STORED IN A DRY AREA OR PROTECTED WITH A MOISTURE RESISTANT COVER. THE CONTRACTOR SHOULD ALSO TAKE REASONABLE MEASURES TO CLOSE IN THE STRUCTURE AS QUICKLY AS POSSIBLE TO REDUCE THE EXPOSURE OF WOOD TO MOISTURE DURING CONSTRUCTION. BEAMS IN BALCONIES SHOULD ALSO BE COVERED AS LONG AS POSSIBLE.
4. THE BUILDING WILL SEE TWO STAGES OF CHANGE IN MOISTURE CONTENT IN THE WOOD. THE FIRST BEING THE CHANGE IN MOISTURE CONTENT UNTIL WHICH TIME THE STRUCTURE IS DRIED TO 19%. IT IS ASSUMED INITIALLY THE WOOD MAY BE AT 30% MOISTURE CONTENT. THE SECOND BEING THE CHANGE FROM 19% MOISTURE CONTENT TO THE EQUILIBRIUM MOISTURE CONTENT OF 8% WHICH IS THE ANTICIPATED FINAL MOISTURE CONTENT EXPECTED DURING THE SERVICE OF THE BUILDING.
5. THE TOTAL PER FLOOR SHRINKAGE TO BE TAKEN AS 1/2" BASED ON SHRINKAGE FROM 30% TO 8%.
6. THE TOTAL PER FLOOR SHRINKAGE TO BE TAKEN AS 1/4" BASED ON SHRINKAGE FROM 19% TO 8%.
7. FOR SYSTEMS OR COMPONENTS THAT ARE INSTALLED EARLY ON BEFORE THE BUILDING HAS BEEN DRIED TO 19%, ALLOW FOR THE FULL SHRINKAGE FROM 30% TO 8%. FOR SYSTEMS OR COMPONENTS THAT ARE ADDED AFTER THE BUILDING HAS BEEN DRIED TO 19%, ALLOW FOR THE SHRINKAGE BETWEEN 19% AND 8%.
8. MOST OF THE SHRINKAGE OCCURS PERPENDICULAR TO THE GRAIN OF THE LUMBER OR CROSS GRAIN. THUS MOST OF THE SHRINKAGE OCCURS IN THE WALL PLATES AND FLOOR SYSTEM ITSELF WHERE THE WOOD IS STACKED IN PERPENDICULAR TO GRAIN LOADING. THE STRUCTURE SHRINKS VERY LITTLE OVER THE HEIGHT OF THE STUDS.
9. FRAMING DETAILS SHALL ENSURE UNIFORM VERTICAL SHRINKAGE. ADJACENT PORTIONS OF STRUCTURE SHALL BE SUPPORTED ON ROUGHLY EQUIVALENT AMOUNTS OF HORIZONTAL TIMBER (JOISTS AND SILL PLATES). DO NOT MIX KILN-DRIED AND NON-KILN DRIED JOISTS IN ANY GIVEN FLOOR.
10. FRAMING DETAILS AROUND NON-SHRINKING STRUCTURAL ELEMENTS (CONCRETE, STEEL, PARALLAMS, GLULAMS, MICROLLAMS, PLYWOOD ETC.) SHALL TAKE INTO ACCOUNT THE SHRINKAGE OF THE TIMBER. EXAMPLES:



11. THE TOTAL BUILDING SHORTENING DUE TO SHRINKAGE TO BE TAKEN AS FOLLOWS:

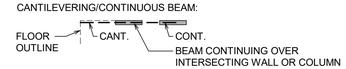
FLOOR LEVEL (i) ABOVE CONC. BASE STRUCTURE	ESTIMATED SHRINKAGE AT FLOOR LEVEL (i)	
	19% MOISTURE CONTENT TO 8% MOISTURE CONTENT	30% MOISTURE CONTENT TO 8% MOISTURE CONTENT
3	3/4"	1 1/2"
2	1/2"	1"
1	1/4"	1/2"

WOODFRAME SYMBOLS

1. FRAMING AND CONNECTIONS:

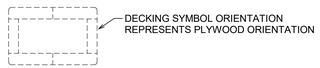
WOOD BEAM:		FLOOR OUTLINE:	
WOOD JOIST:		STRAPS:	
WOOD TRUSS:		BLOCKING:	
WOOD POST:		HANGER:	
OVERHEAD WOOD POST:		BLOCKING AND NAILING:	
WOOD STUD WALL:			
WOOD SHEAR WALL:			
OVERHEAD WOOD WALL:			

2. CANTILEVERING/CONTINUOUS BEAM:



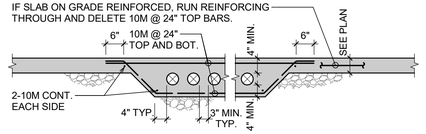
3. HANGERS:

4. FLOOR DECKING:



TYPICAL CONCRETE ENCASEMENT OF ELECTRICAL MAINFEEDERS

IF SLAB ON GRADE REINFORCED, RUN REINFORCING THROUGH AND DELETE 10M @ 24" TOP BARS.



FEEDERS UNDER SLAB ON GRADE, U.N.O.

NOTES:

1. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR LOCATION, EXTENT AND NUMBER OF ELECTRICAL DUCTS.
2. ENCASEMENT FOR ELECTRICAL DUCTS TO BE CAST IN RED CONCRETE OR PAINTED RED.

WOOD FRAMING - GENERAL

1. ALL LOADS AND DESIGN SHALL CONFORM TO PART 4 OF BRITISH COLUMBIA BUILDING CODE. SEE "DESIGN LOADS" NOTE. ALL DETAILS, MATERIALS, NAILING, AND CONSTRUCTION PROCEDURES SHALL CONFORM TO PART 9 AS A MININUM.
2. ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION PROCEDURES SHALL ALSO CONFORM TO CURRENT EDITIONS OF THE FOLLOWING AS A MINIMUM:

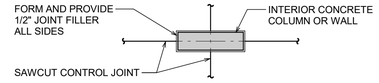
   -CSA O86 - ENGINEERING DESIGN IN WOOD
   -CSA O121 - DOUGLAS FIR PLYWOOD
   -CSA O151 - CANADIAN SOFTWOOD PLYWOOD
   -CAN/CSA-O122 - STRUCTURAL GLUED-LAMINATED TIMBER
   -CSA O177 - QUALIFICATION CODE FOR MANUFACTURERS OF STRUCTURAL GLUED-LAMINATED TIMBER
   -CSA O437 SERIES - STANDARDS FOR OSB AND WAFERBOARD
   -CSA B111 - WIRE NAILS, SPIKES AND STAPLES
   -ASTM D5456 - STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS
   -CANADIAN WOOD-FRAME HOUSE CONSTRUCTION-CMHC
   -"WOOD DESIGN MANUAL" - CANADIAN WOOD COUNCIL
   -"WOOD BUILDING TECHNOLOGY" - CANADIAN WOOD COUNCIL
3. ANY CHANGES TO THE FRAMING SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF RJC. FRAMING CHANGES WHICH HAVE NOT BEEN SO APPROVED WILL BE REJECTED.
4. CONFIRM ALL DIMENSIONS AND OUTLINES WITH THE ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, ELEVATIONS AND DETAILS.
5. ANY TIMBER NOT GRADE MARKED WILL BE REJECTED.
6. FINISHES SHALL BE DETAILED TO ACCOMMODATE SHRINKAGE OF THE TIMBER OVER TIME.
7. DO NOT COVER WOOD FRAMING WITH FINISHES UNTIL RJC'S FRAMING REVIEW IS COMPLETE. PROVIDE 24 HOURS ADVANCE NOTIFICATION WHEN FRAMING REVIEWS ARE REQUIRED.
8. NOTCHING AND DRILLING OF STRUCTURAL ELEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH IN THE BUILDING CODE PART 9, UNLESS OTHERWISE APPROVED IN WRITING BY RJC.
9. ALL TIMBER ELEMENTS ARE DESIGNED FOR DRY-SERVICE CONDITIONS UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND VENTILATION DETAILS.
10. ALL WOOD FRAME CONSTRUCTION SHALL SATISFY THE FOLLOWING CONSTRUCTION TOLERANCES AS A MINIMUM. REFER TO ARCHITECTURAL AND WARRANTY REQUIREMENTS FOR ADDITIONAL TOLERANCE SPECIFICATIONS.
    A. FLOORS - NOT MORE THAN 1/4" IN 10'-0" OUT OF LEVEL.
    B. WALLS - NOT MORE THAN 1/4" IN 8'-0" OUT OF PLUMB.
       - NOT MORE THAN 1/4" IN 10'-0" FOR ANY BOWING.
    C. OVERALL - BUILDING WALLS AND FLOORS SHALL NOT BE MORE THAN 3/8" DIFFERENCE IN MEASUREMENT FROM DIMENSIONS SHOWN ON CONTRACT DOCUMENTS.

WOOD FRAMING - MATERIALS

1. STUDS AND BUILT-UP POSTS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.
2. JOISTS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.
3. BUILT-UP BEAMS AND HEADERS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.
4. WALL PLATES TO BE S-P-F NO.1/NO.2 GRADE OR BETTER. REFER TO WOOD SHEAR WALL NOTES FOR ADDITIONAL REQUIREMENTS. WALL PLATES SHALL BE KILN-DRIED.
5. POSTS AND BEAMS TO BE S-P-F NO.2 GRADE OR BETTER.
6. ALL DIMENSION LUMBER TO BE SURFACED FOUR SIDES ("S4S").
7. PLYWOOD TO BE DOUGLAS FIR PLYWOOD (DFP): REGULAR GRADES OF UNSANDED.
8. TIMBER CONNECTION HARDWARE TO BE SIMPSON STRONG-TIE, OR EQUIVALENT APPROVED BY RJC. COMPLETE WITH NAILS SUPPLIED BY MANUFACTURER. DO NOT USE P NAILS.
9. NAILS - SEE "WOOD FRAMING - NAILING".
10. MISCELLANEOUS STEEL TO BE CSA G40.21 OR APPROVED EQUIVALENT.
11. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 OR APPROVED EQUIVALENT. ANCHOR RODS SHALL BE DEFORMED, THREADED ALONG THEIR FULL LENGTH OR HOOKED 1 1/2" AT THE BOTTOM.
12. BOLTS SHALL BE ASTM A307 OR APPROVED EQUIVALENT, USED WITH STANDARD CUT STEEL WASHERS UNLESS NOTED OTHERWISE ON DRAWINGS.
13. MOISTURE CONTENT OF ALL TIMBER ELEMENTS SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION OR FABRICATION.
14. ALL FASTENERS AND CONNECTION HARDWARE THROUGH PRESERVATIVE TREATED MATERIALS OR OUTSIDE OF THE MOISTURE BARRIER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL STEEL AS SPECIFIED.

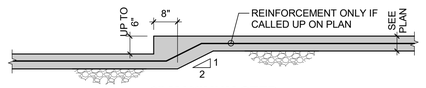
SLAB ON GRADE REINFORCING AND CONTROL JOINTS

1. SLAB ON GRADE SHALL BE PLACED ON SOIL CAPABLE OF SUSTAINING 520 PSF MINIMUM WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE SLAB ON GRADE AND ANY SPECIAL SUBBASE PREPARATIONS REQUIRED TO SUPPORT TEMPORARY SHORING OR ANY OTHER TEMPORARY CONSTRUCTION LOADS.
3. SEE GEOTECHNICAL REPORT FOR SUBBASE DESIGN AND COMPACTION.
4. REINFORCE SLAB ON GRADE AS PER PLAN. PROPERLY CHAIR REINFORCING SO THAT IT IS LOCATED 1 1/2" CLEAR FROM TOP OF SLAB.
5. REINFORCEMENT AS SPECIFIED IN NOTE 4 ABOVE TO CROSS AND LAP MINIMUM TENSION SPLICE LENGTH AT COLD JOINTS. FOR UNREINFORCED SLAB ON GRADE PROVIDE 1 1/2" X 1 1/2" DEEP CONTINUOUS SHEAR KEY IN SLAB ON GRADE FACE.
6. UNLESS NOTED ELSEWHERE ON THE STRUCTURAL AND / OR ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, SPACE CONTROL JOINTS AT 15'-0" O/C MAXIMUM.
7. SAWCUT JOINTS 5/32" WIDE AND 1 1/4" DEEP AS SOON AS PRACTICAL, BUT NO LATER THAN 12 HOURS AFTER PLACEMENT OF SLAB. USE EQUIPMENT THAT DOES NOT "RAVEL" THE EDGES OF THE CUT, SEAL AS REQUIRED. EXERCISE CAUTION TO AVOID EMBEDDED MECHANICAL AND ELECTRICAL SERVICES.
8. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, RUN ANY SLAB ON GRADE REINFORCEMENT THROUGH THE JOINTS.
9. ALTERNATE DETAIL FOR USE AT CONCRETE WALLS AND AT COLUMNS WHERE DIAMOND SHAPED JOINTS NOT ARCHITECTURALLY ACCEPTABLE:

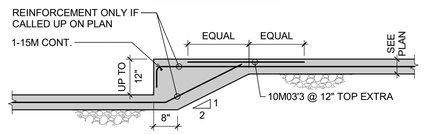


10. APPROVAL OF ARCHITECT IS REQUIRED TO SUBSTITUTE "ZIP STRIPS" FOR SAWCUTS.

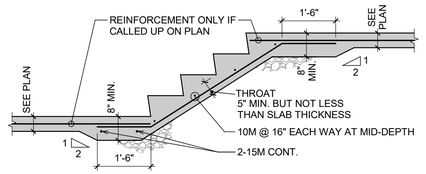
TYPICAL SLAB ON GRADE STEP DETAILS



6" MAXIMUM STEP



12" MAXIMUM STEP



STAIRS (MAXIMUM 12 RISERS)

rjc Creative Thinking Practical Results

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No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number		**VIC.140847.0001**	

Sheet Number **S105**

Revision **3**

2026-03-05 1:11:12 PM

WOOD FRAMING - WALLS

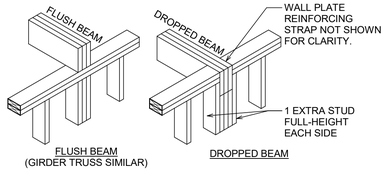
1. LOAD BEARING WALLS: ——— DENOTED ON PLAN THUS.

   ALL EXTERIOR WALLS ARE LOAD BEARING.

   SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS WHERE WIDER STUDS ARE USED (E.G. BATHROOM PLUMBING WALLS).

2. SEE TYPICAL DETAILS FOR LOAD BEARING WALL CONNECTIONS BETWEEN FLOORS UNLESS NOTED OTHERWISE.

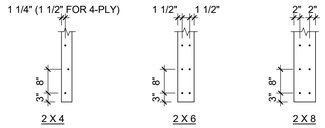
3. UNLESS NOTED OTHERWISE, PROVIDE A BUILT-UP STUD POST AT THE ENDS OF ALL BEAMS AND GIRDER TRUSSES FRAMING INTO A WALL. THE BUILT-UP STUD POST SHALL MATCH THE WIDTH OF THE BEAM, AND THE STUD SIZE SHALL MATCH THOSE IN THE WALL U.N.O. ON PLAN.



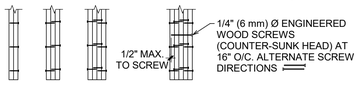
4. NAILING OF BUILT-UP STUD POSTS SHALL CONFORM TO THE FOLLOWING SCHEDULE. EACH STUD OF BUILT-UP POST SHALL BE NAILED.

STUD	NAILING
2 X 4	3" NAILS @ 8" O/C STAGGERED
2 X 6	2 ROWS OF 3" NAILS @ 8" O/C
2 X 8	2 ROWS OF 3" NAILS @ 8" O/C

BUILT-UP STUD POST NAILING PATTERNS (BY STUD SIZE):

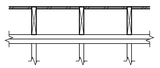


BUILT-UP STUD POST NAILING PATTERNS (BY NUMBER OF PLYS):

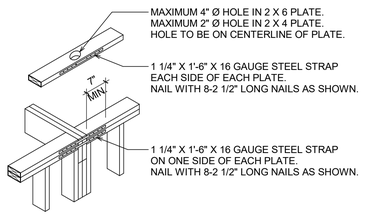


5. ALL POSTS AND BUILT-UP STUD POSTS SHOWN ON ANY LEVEL SHALL BE CARRIED DOWN TO THE CONCRETE UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL POSTS AND BUILT-UP POSTS .

6. WHERE THE SPACING OF JOISTS OR ROOF TRUSSES MATCHES THE SPACING OF THE STUDS IN THE SUPPORTING WALL (OR A MULTIPLE THEREOF), EACH JOIST OR TRUSS SHALL BEAR DIRECTLY OVER A STUD.



7. ALL LOAD BEARING WALLS SHALL HAVE 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE. BEAMS OR HEADERS OVER OPENINGS IN WALLS SHALL BE DROPPED TO ALLOW THE TOP PLATES TO BE CONTINUOUS. WHERE 1 1/2" CONCRETE TOPPING IS USED ON THE FLOORS, PROVIDE 2 CONTINUOUS BOTTOM PLATES. DOUBLE PLATES SHALL BE SPLICED WITH A MINIMUM 2'-0" STAGGER AND LAPPED AT CORNERS. TOP AND BOTTOM PLATES WHICH HAVE BEEN CORED OR WHICH ARE DISCONTINUOUS SHALL BE REINFORCED AS FOLLOWS:



8. WHERE PERMANENT SHEATHING IS NOT APPLIED TO STUDS PROVIDE BLOCKING AT 3'-4" O/C FOR 2 X 4 WALLS AND 2'-0" O/C FOR 2 X 6 WALLS.

9. ALL BEARING WALLS WITHOUT PLYWOOD SHEATHING BUT CLAD IN GYPSUM WALL BOARD TO HAVE BLOCKING AT 4'-0" O/C.

STUD HEIGHT	BLOCKING REQUIREMENT
LESS THAN 4'-0"	NONE
4'-0" TO 8'-10"	1-ROW (MID HEIGHT)
8'-10" TO 11'-10"	2-ROWS (THIRD POINTS)

10. EXTERIOR WALL OPENINGS LESS THAN 1200 mm WIDE TO HAVE AT LEAST ONE SILL PLATE, AT TOP OF DOOR OPENINGS, AND AT TOP AND BOTTOM OF WINDOW OPENINGS. EXTERIOR WALL OPENINGS GREATER THAN 1200 mm WIDE TO HAVE AT LEAST TWO SILL PLATES, AT TOP OF DOOR OPENINGS, AND AT TOP AND BOTTOM OF WINDOW OPENINGS.

11. NON-LOAD BEARING WALLS SHALL BE DETAILED TO ALLOW FOR DEFLECTION OF THE STRUCTURE TO PREVENT LOAD TRANSFER TO UNINTENDED ELEMENTS.

WOOD FRAMING - ENGINEERED WOOD TRUSSES

1. THE STRUCTURAL DRAWINGS SHOW CONCEPTUAL WOOD TRUSS FRAMING ONLY. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOF SLOPES, ROOF OVERHANGS, ELEVATIONS, OPENINGS, ETC.

2. WOOD TRUSSES ARE BOTTOM CHORD BEARING UNLESS NOTED OTHERWISE.

3. THE DESIGN, PREPARATION OF SHOP DRAWINGS, REVIEW OF FABRICATION, AND FIELD REVIEW OF INSTALLATION SHALL BE CARRIED OUT BY A SPECIALTY STRUCTURAL ENGINEER. THE TRUSS SUPPLIER SHALL PROVIDE A SCHEDULE S-B AND SCHEDULE S-C SIGNED AND SEALED BY A SPECIALTY STRUCTURAL ENGINEER.

4. THE WOOD TRUSSES SHALL BE DESIGNED FOR THE LOADS SPECIFIED IN THE GENERAL NOTES, OR AS SHOWN ON PLAN. SNOW LOADS SHALL BE BASED ON PART 4 OF THE BUILDING CODE, INCLUDING THE EFFECT OF SLIDING OR DRIFTING SNOW, PLUS ANY ADDITIONAL REQUIREMENTS SET OUT IN THE LOCAL BUILDING BY-LAW. THEY SHOULD ALSO BE DESIGNED FOR A VERTICAL POINT LOAD OF 200 LBS (UNFACTORED) APPLIED ANYWHERE ON BOTTOM CHORD (ONE POINT LOAD PER TRUSS).

5. TRUSS SUPPLIER MUST DESIGN AND SUPPLY THE ENTIRE TRUSS SYSTEM WHICH INCLUDES THE FOLLOWING ELEMENTS:

   A. LATERAL BRACING AND BRIDGING.
   B. CONNECTING HARDWARE.
   C. BEARING PLATES, HOLD DOWNS, AND TENSION TIES SHOWN ON TRUSS SHOP DRAWINGS.

6. THE SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING ELEMENTS:

   A. FRAMING LAYOUT, SECTIONS, CONNECTION DETAILS, DESIGN LOADS, WOOD SPECIES AND WOOD GRADE.

   B. COMPLETE DIMENSIONS.

   C. ALL BRACING AND BRIDGING NECESSARY FOR THE STABILITY OF THE TRUSSES DURING ERECTION AND IN THE COMPLETED STRUCTURE.

   D. HOLD DOWN ANCHORS TO RESIST WIND UPLIFT, CONNECTING ROOF TRUSSES TO THE SUPPORTING STRUCTURE.

   E. END REACTIONS OF GIRDER TRUSSES ON THE SUPPORTING STRUCTURE IN KIPS (UNFACTORED). NOTE THAT IT IS THE TRUSS ENGINEER'S RESPONSIBILITY TO CHECK BEARING CONDITIONS AT THE SUPPORT POINTS OF ALL TRUSSES BUT ESPECIALLY GIRDERS AND PROVIDE STEEL HARDWARE AS REQUIRED TO PREVENT OVER STRESS IN BOTH THE TOP PLATES AND THE GIRDERS.

7. THE WOOD TRUSS LAYOUT SHOWN ON THESE DRAWINGS HAS BEEN COORDINATED WITH THE SUPPORTING STRUCTURE BELOW. THE WOOD TRUSS LAYOUT SHALL NOT BE CHANGED WITHOUT PRIOR WRITTEN APPROVAL OF RJC. THE COST OF REDESIGNING THE SUPPORTING STRUCTURE TO SUIT CHANGES TO THE TRUSS LAYOUT WILL BE CHARGED TO THE CONTRACTOR.

8. TRUSS SUPPLIER'S SPECIALTY STRUCTURAL ENGINEER SHALL SUBMIT A SEALED AND SIGNED LETTER ATTESTING TO THE SUCCESSFUL COMPLETION AND INSTALLATION OF ALL ELEMENTS IN COMPLIANCE WITH THE ENGINEERED TRUSS SHOP DRAWINGS TO RJC.

9. WOOD TRUSS DEFLECTIONS SHALL BE LIMITED TO SPAN/360 FOR LIVE LOAD AND SPAN/240 FOR TOTAL LOAD.

10. —·—·— INDICATES PRE-ENGINEERED WOOD TRUSSES AT 24" O/C UNLESS NOTED OTHERWISE ON PLAN. SEE ARCHITECTURAL DRAWINGS FOR ROOF GEOMETRY.

11. TRUSS DESIGNATIONS:

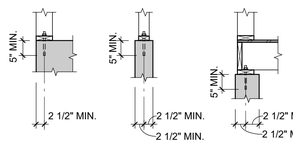
    A. G.T. INDICATES GIRDER TRUSS.
    B. H.T. INDICATES HIP TRUSS.
    C. D.T. INDICATES DRAG TRUSS (SEE DRAG TRUSS SCHEDULE FOR ADDITIONAL REQUIREMENTS)

12. THE WOOD TRUSSES SHALL BE KEPT DRY AND PROTECTED FROM THE ENVIRONMENT DURING STORAGE ON OR OFF THE PROJECT SITE AS PER THE MANUFACTURES REQUIREMENTS.

WOOD FRAMING - WALL ANCHORAGE

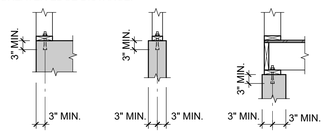
1. FASTEN LOAD BEARING WALLS AT BASE BY BOLTING THE BOTTOM PLATE (SILL PLATE) TO THE CONCRETE WITH 1/2" Ø ANCHORS AT 4'-0" O/C UNLESS NOTED OTHERWISE. ANCHORING OPTIONS ARE AS FOLLOWS:

   A. ANCHOR RODS CAST IN PLACE OR EPOXIED INTO PRE-DRILLED HOLES WITH THE HILTI HIT-RE 500-V3 ADHESIVE ANCHORING SYSTEM. ANCHOR RODS SHALL HAVE A MINIMUM 5" EMBEDMENT, MINIMUM 3" PROJECTION ABOVE THE CONCRETE, AND 2 1/2" OR GREATER EDGE DISTANCE.



   NOTE: ANCHOR RODS MUST BE HOOKED 1 1/2" AT THE BOTTOM IF THEY ARE NOT DEFORMED OR THREADED ALONG THEIR ENTIRE LENGTH. 1 1/2"

   B. HILTI KWIK BOLT TZ2 MECHANICAL ANCHORS WITH A MINIMUM 3" EMBEDMENT, MINIMUM 3" PROJECTION ABOVE THE CONCRETE, AND 3" OR GREATER EDGE DISTANCE.



   C. SEE SHEAR WALL SCHEDULE AND TYPICAL DETAILS FOR ALL ANCHORING REQUIREMENTS OF SHEAR WALLS.

2. NON-LOAD BEARING WALLS MAY BE FASTENED WITH 1/8" Ø POWER DRIVEN FASTENERS AT 16" O/C (MINIMUM 3/4" PENETRATION INTO CONCRETE).

3. SILL PLATES SHALL BEAR ON A LEVEL SURFACE; PROVIDE A LEVELLING BED OF MORTAR IF REQUIRED. PROVIDE A SILL GASKET UNDER SILL PLATES BEARING ON CONCRETE. SEE NOTES ON "MOISTURE BARRIERS" FOR SILL GASKET REQUIREMENTS.

ENGINEERED WOOD PRODUCTS (E.W.P.) GENERAL

1. ENGINEERED WOOD PRODUCTS INCLUDE ALL PRE-MANUFACTURED BEAMS, COLUMNS, AND I-JOISTS AS SHOWN ON PLAN.

2. BEAMS EXPOSED TO VIEW IN FINISHED BUILDING SHALL BE SANDED APPEARANCE GRADE WITH STAMPS IN COVERED LOCATIONS.

3. ALL MANUFACTURED BEAMS, COLUMNS, AND I-JOISTS SHALL HAVE A MOISTURE CONTENT OF LESS THAN 12%. ALL WOOD SHALL BE WRAPPED AND PROTECTED FROM MOISTURE UNTIL IT IS INSTALLED.

4. SIZES OF BEAMS AND POSTS SHALL BE AS SPECIFIED ON PLAN.

5. BEAMS: MINIMUM STRENGTHS OF BEAMS AS SPECIFIED ON PLAN.

MATERIAL DESIGNATION	MODULUS OF ELASTICITY	SHEAR RESISTANCE (f_v)	BENDING RESISTANCE (f_b)	BEARING RESISTANCE (f_{cp})
LSL	1.55E (1550 KSI)	575 PSI	4295 PSI	1455 PSI
LVL	2.0E (2000 KSI)	530 PSI	4805 PSI	1365 PSI
PSL	2.2E (2200 KSI)	540 PSI	5360 PSI	1135 PSI

   BEAM DEFLECTIONS ARE TO BE LIMITED TO LIVE LOAD SPAN/360 AND TOTAL LOAD SPAN/240.

   LSL - LAMINATED STRAND LUMBER
   LVL - LAMINATED VENEER LUMBER
   PSL - PARALLEL STRAND LUMBER

6. COLUMNS: COLUMNS SHALL BE PSL 1.8E GRADE, MINIMUM.

7. UNLESS NOTED OTHERWISE ON PLAN STEEL CONNECTING HARDWARE FOR LSL, LVL, AND PSL BEAMS SHALL BE CAPABLE OF DEVELOPING 100% OF THE BEAM SHEAR CAPACITY.

8. PRODUCT SUBSTITUTIONS MUST BE PRE-APPROVED.

9. DO NOT SUBSTITUTE BUILT-UP MEMBERS OF SAWN TIMBER FOR ENGINEERED WOOD PRODUCTS.

10. PSL USED IN EXTERIOR APPLICATION SHALL MEET THE EXPOSURE REQUIREMENTS SPECIFIED BY THE MANUFACTURER. DO NOT USE LSL OR LVL FOR EXTERIOR APPLICATIONS.

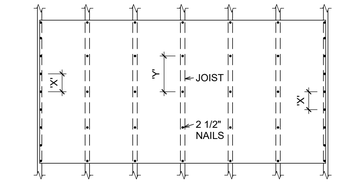
11. ALL ENGINEERED WOOD PRODUCTS SHALL BE KEPT DRY AND PROTECTED FROM THE ENVIRONMENT DURING STORAGE ON OR OFF THE PROJECT SITE AS PER THE MANUFACTURER'S REQUIREMENTS. STORE MATERIAL ELEVATED FROM GROUND AND WRAPPED TO SHED MOISTURE.

12. ALL STEEL CONNECTIONS/HARDWARE USED FOR CONNECTING BEAMS SHALL BE CAPABLE OF CARRYING THE SHEAR STRENGTH OF THE MEMBER.

WOOD FRAMING - NAILING

1. NAILING SHALL CONFORM TO THE BUILDING CODE PART 9, AND "WOOD BUILDING TECHNOLOGY" PUBLISHED BY THE CANADIAN WOOD COUNCIL. NAILING CALLED UP ON THESE DRAWINGS (E.G. FOR SHEATHING) IS BASED ON COMMON NAILS. SEE NOTE 10 UNDER MATERIALS FOR COMMON NAIL SIZES.

2. UNLESS NOTED OTHERWISE NAIL ALL WALL, FLOOR, AND ROOF SHEATHING TO FRAMING MEMBERS WITH 2 1/2" NAILS. SPACE NAILS AT 6" O/C AT ALL SUPPORTED EDGES OF SHEATHING SHEETS AND AT 12" O/C AT ALL INTERMEDIATE SUPPORTS. FLOOR SHEATHING SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILING. SEE SHEAR WALL SCHEDULE OR DIAPHRAGM NAILING SCHEDULE FOR ADDITIONAL REQUIREMENTS.



   'X' = 6" O/C (WALLS, FLOORS, AND ROOF)
   'Y' = 12" O/C (WALLS, FLOORS, AND ROOF)

SHEATHING NAILING PATTERN

3. DO NOT OVERDRIVE NAILS. NAILS OVERDRIVEN BY MORE THAN 10% OF PANEL THICKNESS MAY BE REJECTED.

4. ALL PNEUMATICALLY DRIVEN NAILS ARE TO HAVE FULL ROUND HEADS. PNEUMATIC NAILS THAT HAVE CLIPPED OR MOON SHAPED HEADS ARE NOT PERMITTED. MOST STRIP STYLE NAILERS USE CLIPPED OR MOON SHAPED HEADS. THEREFORE, ONLY COIL STYLE NAILERS THAT USE NAILS WITH FULL ROUND HEADS SHALL BE USED.

PERMITTED NOT PERMITTED

5. DO NOT USE PNEUMATICALLY DRIVEN NAILS WITH JOIST HANGERS OR CONNECTING HARDWARE. NAILS FOR HARDWARE SHOULD BE AS SPECIFIED OR SUPPLIED BY MANUFACTURER.

6. NAILS SHALL BE COMMON ROUND STEEL WIRE NAILS OR PNEUMATIC NAILS (P NAILS) WITH MINIMUM DIAMETERS PER THE FOLLOWING TABLE. NAILS ARE CALLED UP BY LENGTH AND SHALL CONFORM TO THE FOLLOWING TABLE:

LENGTH	COMMON NAIL DIAMETER	P NAIL DIAMETER
2"	0.112"	0.113"
2 1/2"	0.128"	0.131"
3"	0.144"	0.148"
3 1/4"	0.144"	0.148"
3 1/2"	0.160"	0.162"
4"	0.192"	NOT APPLICABLE
4 1/2"	0.212"	NOT APPLICABLE
5"	0.232"	NOT APPLICABLE

NOTE: 3" P NAILS WITH A 0.131" DIAMETER MAY BE SUBSTITUTED FOR 3" COMMON NAILS PROVIDED ADDITIONAL NAILS ARE USED OR THE SPECIFIED NAIL SPACING IS REDUCED PER THE FOLLOWING TABLE:

3" X 0.144" COMMON NAIL SPACING SPECIFIED ON DRAWINGS	3" X 0.131" P NAIL SPACING (20% MORE NAILS REQUIRED)
12"	10"
10"	8"
8"	6"
6"	5"
4"	3"
3"	2 1/2"
2"	NOT APPLICABLE

WOOD FRAMING - SHEATHING

1. A. ROOF SHEATHING — SLOPED ROOF (SLOPE GREATER THAN 15%)
   1/2" PLYWOOD WITH H-CLIPS AT UNSUPPORTED JOINTS.
   FLAT ROOF (SLOPE 15% MAXIMUM)
   5/8" TONGUE AND GROOVE PLYWOOD.

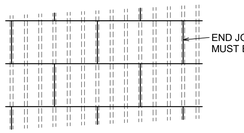
   B. FLOOR SHEATHING — 3/4" TONGUE AND GROOVE PLYWOOD IF NO CONCRETE TOPPING IS USED.
   (ANY JOINT WITHOUT A TONGUE AND GROOVE CONNECTION SHALL BE BLOCKED WITH A 2x4).

   5/8" BUTT JOINT PLYWOOD IF 1/2" CONCRETE TOPPING IS USED.

   C. EXTERIOR WALL SHEATHING — 3/8" PLYWOOD ON EXTERIOR SIDE TYPICAL.
   1/2" PLYWOOD SHEATHING IF WALLS CLAD WITH VERTICAL STRAPPING OR BRICK VENEER. SEE ALSO ARCHITECTURAL FOR ADDITIONAL SHEATHING REQUIREMENTS.

   D. SHEAR WALL SHEATHING — SEE SHEAR WALL SCHEDULE FOR SHEATHING REQUIREMENTS AT SHEAR WALL LOCATIONS.

2. LAY FLOOR AND ROOF SHEATHING WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS. STAGGER THE JOINTS PARALLEL TO THE JOISTS.



3. DRYWALL OR SHEATHING ON LOAD BEARING WALLS OR SHEAR WALLS SHALL BE FASTENED DIRECTLY TO THE STUDS, WITHOUT THE USE OF RESILIENT METAL CHANNELS.

rjc Creative Thinking Practical Results

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No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted.The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number			VIC.140847.0001

Sheet Number **S106** Revision **3**

2026-03-05 1:11:13 PM

WOOD FRAMING - STAIR CONSTRUCTION

1. TREADS: STAIR TREADS SHALL CONFORM TO BUILDING CODE SECTION 9.8.9.5 AND SHALL BE CLOSED RISERS.

2. STRINGERS: STAIR STRINGERS SHALL BE SELECT STRUCTURAL D.FIR U.N.O.

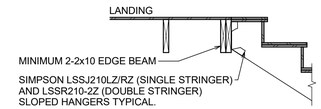
   A. EXIT STAIRS WITH HALF HEIGHT LANDINGS:
   MAXIMUM 3000 mm FLOOR TO FLOOR, MAXIMUM 3'-7" WIDE.

   - STAIR STRINGERS SHALL BE SPACED AT MAXIMUM 2'-0" APART.
   - INTERIOR STRINGERS SHALL BE MINIMUM 2-2X12 NOTCHED
   - EDGE STRINGERS SHALL BE MINIMUM 1-2X12 NOTCHED
   - NO OVER CUTTING OF STRINGERS ALLOWED, MINIMUM 5 1/2" THROAT REQUIRED.

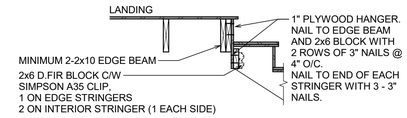
   B. EXIT STAIRS WITHOUT HALF HEIGHT LANDINGS:
   MAXIMUM 10'-0" FLOOR TO FLOOR, MAXIMUM 3'-7" WIDE.

   - STAIR STRINGERS SHALL HAVE MIN. 2-2x12EACH SIDE OF STAIRS, NO CENTER STRINGER.
   - NO NOTCHING OF STRINGERS ALLOWED.
   - TREADS SHALL BE MINIMUM 1 1/2" THICK AND SUPPORTED AT TOE AND HEEL OF TREAD BETWEEN STRINGERS.

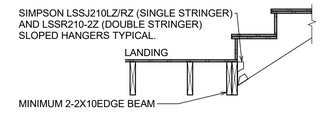
3. TYPICAL LANDING - DOWN FLIGHT **OPTION 1:**



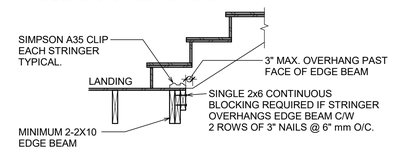
4. TYPICAL LANDING - DOWN FLIGHT **OPTION 2**
(FOR STAIRS WITH HALF HEIGHT LANDING ONLY):



5. TYPICAL LANDING - UP FLIGHT OPTION 1:

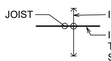


6. TYPICAL LANDING - UP FLIGHT OPTION 2:

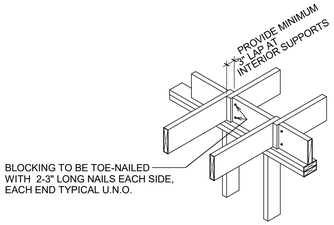


WOOD FRAMING - JOISTS

1. REFER TO PLAN AND JOIST SCHEDULE FOR JOIST TYPE, SIZE, AND SPACING.

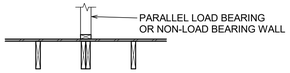


2. DIMENSIONAL LUMBER JOISTS SHALL HAVE CROSS-BRIDGING OR FULL-DEPTH BLOCKING AT 6'-0" O/C ALONG THE SPAN FOR ALL SPANS GREATER THAN 12'-0". CROSS BRIDGING SHALL CONSIST OF 2 X 2 TIMBER OR APPROVED STEEL BRIDGING. TJI JOISTS SHALL BE BLOCKED AS PER MANUFACTURERS REQUIREMENTS. JOISTS SHALL HAVE FULL-DEPTH BLOCKING OVER LOAD BEARING WALLS, DROPPED BEAMS OR HEADERS. SEE TYPICAL LOAD BEARING WALL AND SHEAR WALL CONNECTIONS BETWEEN FLOORS FOR ADDITIONAL BLOCKING REQUIREMENTS.

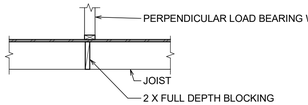


3. TRIM OPENINGS IN FLOORS AND ROOFS (E.G. STAIRS, FIREPLACES, SKYLIGHTS, ETC.) WITH DOUBLE JOISTS UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE JOISTS UNDER PARALLEL FRAME WALLS UNLESS NOTED OTHERWISE.



5. PROVIDE 2 X FULL DEPTH BLOCKING BETWEEN JOISTS UNDER PERPENDICULAR FRAME WALLS UNLESS NOTED OTHERWISE.



6. STAIRS AND STRINGERS SHALL BE FRAMED IN ACCORDANCE WITH THE BUILDING CODE PART 9, UNLESS NOTED OTHERWISE.

7. JOISTS ARE TO BE FLUSH UNLESS NOTED OTHERWISE. USE JOIST HANGERS OR FRAMING ANCHORS TO CONNECT JOISTS.

8. UNLESS NOTED OTHERWISE JOIST HANGERS OR FRAMING ANCHORS SHALL BE CAPABLE OF DEVELOPING THE SHEAR STRENGTH OF THE SUPPORTED MEMBER. FOR DIMENSIONAL LUMBER JOISTS, THE FOLLOWING CAPACITIES ARE REQUIRED:

JOIST SIZE	REQUIRED SHEAR RESISTANCE (LBS)	
	WORKING LOAD	FACTORED LOAD
2 X 4	1200	1600
2 X 6	1600	2100
2 X 8	1850	2350
2 X 10	2150	2750
2 X 12	2350	3050

FOR I-JOISTS, HANGERS SHALL BE SPECIFIED ON ENGINEERED SHOP DRAWINGS PROVIDED BY THE JOIST SUPPLIER.

WOOD FRAMING - BEAMS

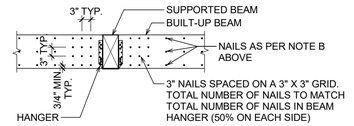
1. BUILT-UP SAWN LUMBER BEAMS (E.G. 3-2 X 10) SHALL HAVE EACH PLY NAILED TOGETHER WITH COMMON NAILS AS FOLLOWS:

   A. FOR TOP LOADED BEAMS: 2 ROWS OF 3" NAILS AT 12" O/C.

   B. FOR BEAMS SIDE LOADED WITH UNIFORM JOISTS:

   - BEAM DEPTH < 9 1/4": 2 ROWS OF 3" NAILS AT 6" O/C.
   - BEAM DEPTH ≥ 9 1/4": 3 ROWS OF 3" NAILS AT 6" O/C.

   C. FOR BEAMS SIDE LOADED WITH A BEAM (POINT LOAD):



   INDIVIDUAL MEMBERS MAY NOT BE SPLICED BETWEEN SUPPORTS.

2. FOR ENGINEERED PRODUCTS, NAILING REQUIREMENTS OF LAMINATES SHALL BE SPECIFIED ON ENGINEERED SHOP DRAWINGS PROVIDED BY BEAM SUPPLIER.

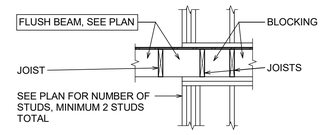
3. FLUSH BEAMS:

4. DROPPED BEAMS:

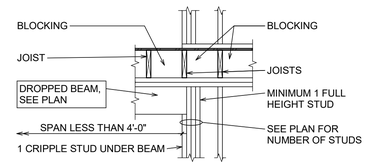
5. UNLESS NOTED OTHERWISE ALL EXTERIOR WALL BEAMS, INTERIOR WALL BEAMS, AND DOOR HEADER BEAMS ARE DROPPED. UNLESS NOTED OTHERWISE ALL OTHER INTERIOR BEAMS ARE FLUSH.

6. USE 2-2 X 10 BEAMS OVER ALL OPENINGS IN BEARING WALLS UNLESS NOTED OTHERWISE. BEAMS SHALL BE SUPPORTED AT EACH END AS SHOWN BELOW UNLESS NOTED OTHERWISE.

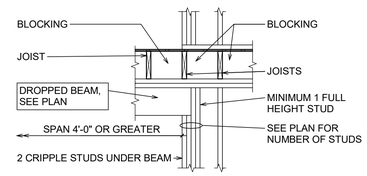
   A. CASE 1 - FLUSH BEAM:



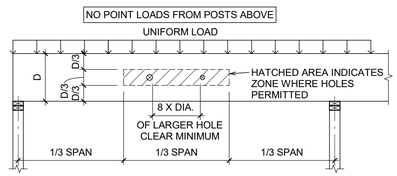
   B. CASE 2 - DROPPED BEAM - OPENING LESS THAN 4'-0":



   C. CASE 2 - DROPPED BEAM - OPENING 4'-0" OR GREATER:



7. HOLES IN BEAMS:



NOTES:

1. MAXIMUM 3 HOLES PER SPAN.
2. CONTACT RJC FOR OTHER CONDITONS.

BEAM DEPTH	MAXIMUM HOLE DIAMETER
3 1/2"	3/4"
5 1/2"	1 1/8"
7 1/4"	1 1/2"
> 7 1/4"	2"

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tel 250-386-7794
fax 250-381-7900

No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number			**VIC.140847.0001**

Sheet Number **S107**

Revision **3**

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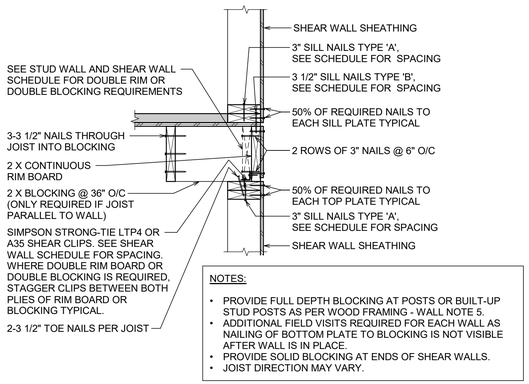
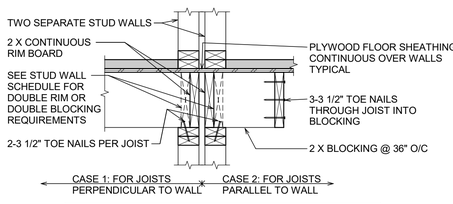


NOTES:

- PROVIDE FULL DEPTH BLOCKING AT POSTS OR BUILT-UP STUD POSTS AS PER WOOD FRAMING - WALL NOTE 5.
- ADDITIONAL FIELD VISITS REQUIRED FOR EACH WALL AS NAILING OF BOTTOM PLATE TO BLOCKING IS NOT VISIBLE AFTER WALL IS IN PLACE.
- PROVIDE SOLID BLOCKING AT ENDS OF SHEAR WALLS.
- JOIST DIRECTION MAY VARY.

TYPICAL SHEAR WALL SHEATHED ON ONE SIDE CONNECTION TO SAWN LUMBER FLOOR JOISTS AT EXTERIOR WALL

4 / S108 — 1" = 1'-0"



NOTE:

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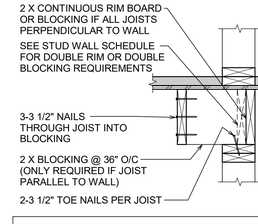
TYPICAL LOAD-BEARING WALL CONNECTION BETWEEN FLOORS AT PARTY WALL SAWN LUMBER FLOOR JOISTS

3 / S108 — 1" = 1'-0"



NOTES:

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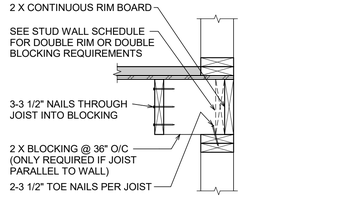
TYPICAL INTERIOR LOAD-BEARING WALL CONNECTION BETWEEN FLOORS SAWN LUMBER FLOOR JOISTS

2 / S108 — 1" = 1'-0"



NOTES:

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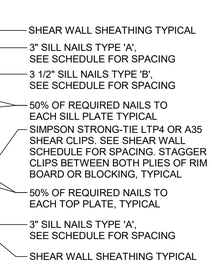
TYPICAL EXTERIOR LOAD-BEARING WALL CONNECTION BETWEEN FLOORS SAWN LUMBER FLOOR JOISTS

1 / S108 — 1" = 1'-0"



NOTES:

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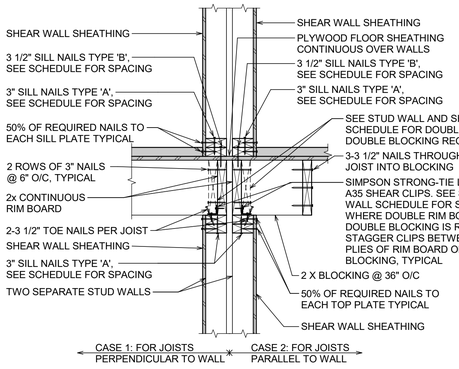
TYPICAL SHEAR WALL SHEATHED ON BOTH SIDES CONNECTION TO SAWN LUMBER FLOOR JOISTS AT EXTERIOR WALL

7 / S108 — 1" = 1'-0"



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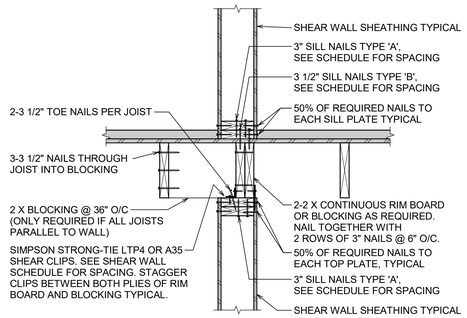
TYPICAL SHEAR WALL SHEATHED ON ONE SIDE CONNECTION TO SAWN LUMBER FLOOR JOISTS AT PARTY WALL

6 / S108 — 1" = 1'-0"



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TYPICAL SHEAR WALL SHEATHED ON ONE SIDE CONNECTION TO SAWN LUMBER FLOOR JOISTS AT INTERIOR WALL

5 / S108 — 1" = 1'-0"

TYPICAL SHEAR WALL SHEATHED ON BOTH SIDES CONNECTION TO SAWN LUMBER FLOOR JOISTS AT INTERIOR WALL

8 / S108 — 1" = 1'-0"

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	AV	Scale	1" = 1'-0"
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S108**

Revision **3**

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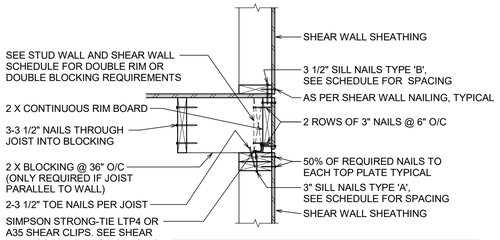

NOTES:

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- PROVIDE SOLID BLOCKING AT ENDS OF SHEAR WALLS.
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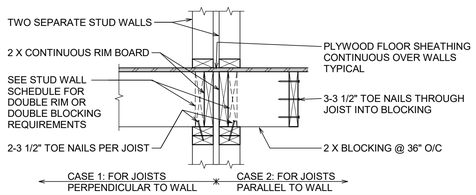
4 S109 TYPICAL SHEAR WALL SHEATHED ON ONE SIDE CONNECTION TO SAWN LUMBER FLOOR JOISTS AT EXTERIOR WALL

1" = 1'-0"



NOTE:

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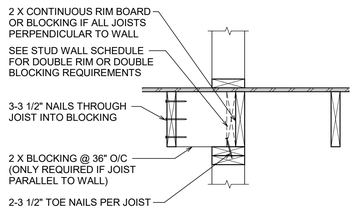
3 S109 TYPICAL LOAD-BEARING WALL CONNECTION BETWEEN FLOORS AT PARTY WALL - SAWN LUMBER FLOOR JOISTS

1" = 1'-0"



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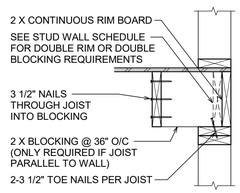
2 S109 TYPICAL INTERIOR LOAD-BEARING WALL CONNECTION BETWEEN FLOORS - SAWN LUMBER FLOOR JOISTS

1" = 1'-0"



NOTES:

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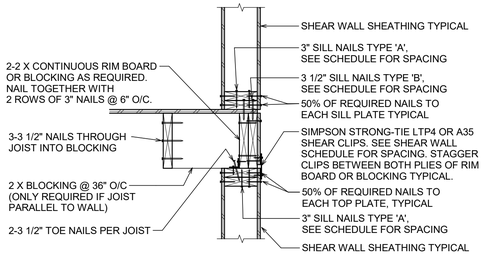
1 S109 TYPICAL EXTERIOR LOAD-BEARING WALL CONNECTION BETWEEN FLOORS - SAWN LUMBER FLOOR JOISTS

1" = 1'-0"



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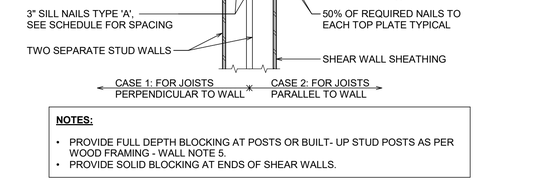
7 S109 TYPICAL SHEAR WALL SHEATHED ON BOTH SIDES CONNECTION TO SAWN LUMBER FLOOR JOISTS AT EXTERIOR WALL

1" = 1'-0"

SDS SCREW ALTERNATE TABLE	
A35 SPEC	**SDS EQUIV.**
16"	1 ROW @ 9" O/C
12"	1 ROW @ 6" O/C
10"	2 ROWS @ 10" O/C
8"	2 ROWS @ 8" O/C
12" B.S.	2 ROWS @ 6" O/C
10" B.S.	2 ROWS @ 5.5" O/C
8" B.S.	NO SUBSTITUTION
SILL NAIL B SPEC	**SDS EQUIV.**
1 ROW @ 3" O/C	1 ROW @ 7" O/C
2 ROWS @ 6" O/C	1 ROW @ 7" O/C
2 ROWS @ 5" O/C	1 ROW @ 6" O/C
2 ROWS @ 4" O/C	2 ROWS @ 10" O/C
2 ROWS @ 3" O/C	2 ROWS @ 7" O/C
2 ROWS @ 2" O/C	2 ROWS @ 5" O/C



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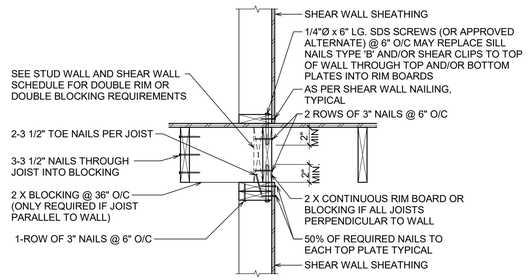
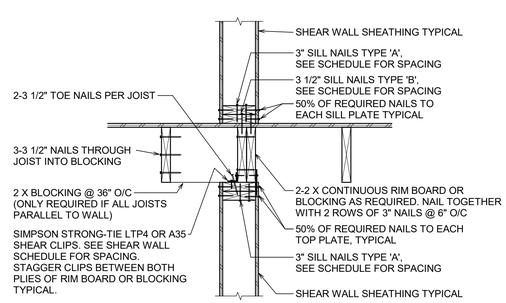


NOTES:

- REFER TO TYPICAL SHEAR WALL DETAILS FOR ADDITIONAL REQUIREMENTS

9 S109 SHEAR WALL ALTERNATE SDS SCREWS TO REPLACE SILL NAILS OR SHEAR CLIPS

1" = 1'-0"



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5 S109 TYPICAL SHEAR WALL SHEATHED ON ONE SIDE CONNECTION TO SAWN LUMBER FLOOR JOISTS AT INTERIOR WALL

1" = 1'-0"

8 S109 TYPICAL SHEAR WALL SHEATHED ON BOTH SIDES CONNECTION TO SAWN LUMBER FLOOR JOISTS AT INTERIOR WALL

1" = 1'-0"

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

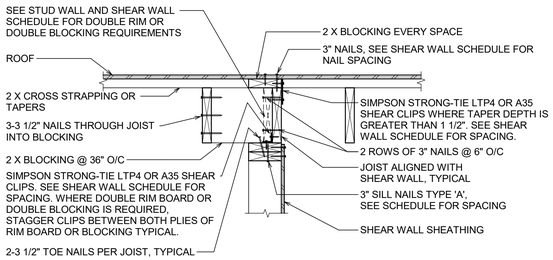
Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	**AV**	Scale	**1" = 1'-0"**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number		**VIC.140847.0001**	

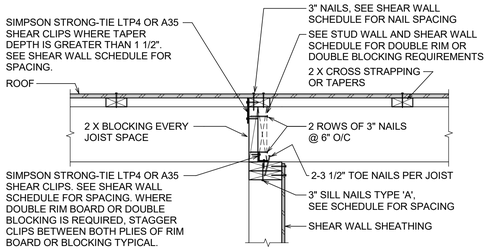
Sheet Number **S109** Revision **3**

2026-03-05 1:11:14 PM



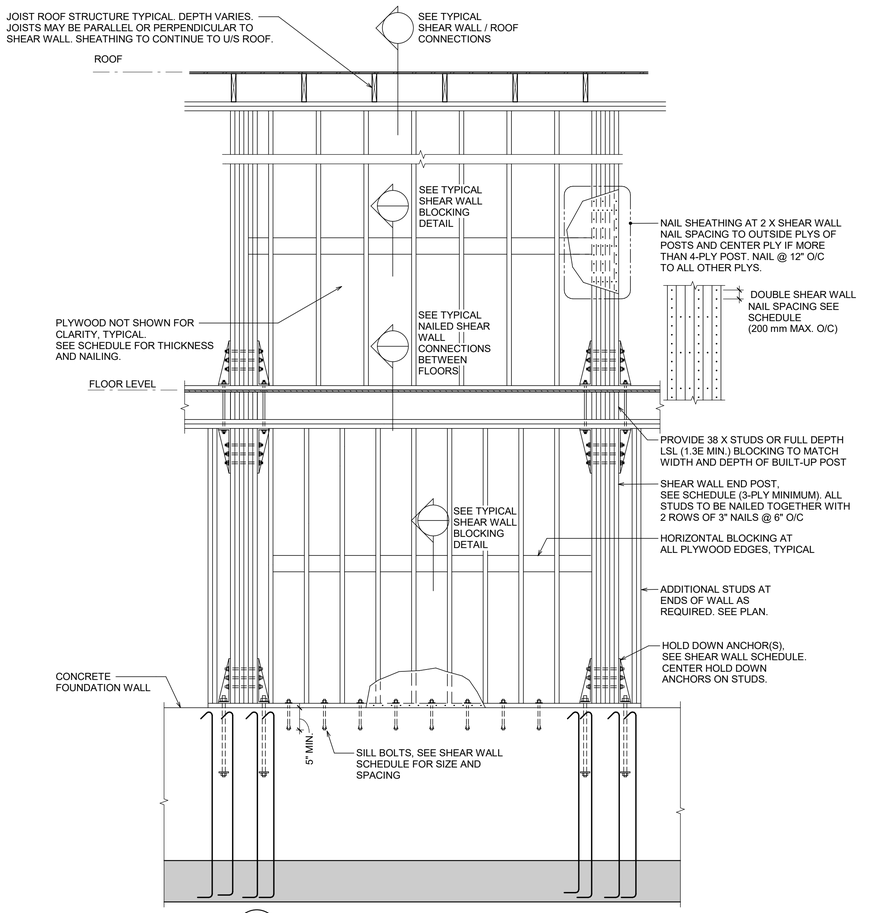
TYPICAL SHEAR WALL TO SAWN LUMBER ROOF JOIST CONNECTION WHERE JOISTS RUN PARALLEL TO WALL

3 / S110 — 1" = 1'-0"



TYPICAL SHEAR WALL TO SAWN LUMBER ROOF JOIST CONNECTION WHERE JOISTS RUN PERPENDICULAR TO WALL

2 / S110 — 1" = 1'-0"



WOODFRAME SHEARWALL ELEVATION

1 / S110 — 1/2" = 1'-0"

WOOD FRAME SHEAR WALL SCHEDULE

SW5	SW4	SW3	SW2	SW1	LEGEND	LEVEL
	1 ROW @ 3" O/C	2 ROWS @ 4" O/C#	2 ROWS @ 4" O/C#	1 ROW @ 5" O/C	NAILING TO BLOCKING / TRUSS	ROOF
	12" O/C O.S. 1/2" DFP O.S. 2 1/2" @ 2" O/C 3-2x6 1-HDU8 1 ROW @ 3" O/C 2 ROWS @ 2" O/C #	8" O/C O.S. 1/2" DFP B.S. 2 1/2" @ 4" O/C 5-2x6 1-HDU11 2 ROWS @ 4" O/C 2 ROWS @ 3" O/C #	12" O/C O.S. 1/2" DFP O.S. 2 1/2" @ 2" O/C † 4-2x6 1-HDU8 2 ROWS @ 4" O/C 2 ROWS @ 4" O/C #	16" O/C O.S. 1/2" DFP O.S. 2 1/2" @ 5" O/C 3-2x4 1-HDU4 1 ROW @ 5" O/C 1 ROW @ 5" O/C	SHEAR CLIPS T.O.W. SHEATHING NAILING END POSTS HOLD-DOWN E.E. SILL NAILS A SILL NAILS B	FOURTH FLOOR
	12" O/C B.S. 1/2" DFP B.S. 2 1/2" @ 3" O/C B.S. 5-2x6 1-HDU14+MSTC66 2 ROWS SDS SCREWS @ 4" O/C #	8" O/C B.S. 1/2" DFP B.S. 2 1/2" @ 2" O/C † 6-2x6 2-HDU14 2 ROWS @ 2" O/C 2 ROWS SDS SCREWS @ 5" O/C #	8" O/C O.S. 1/2" DFP B.S. 2 1/2" @ 3" O/C 6-2x6 2-HDU8 2 ROWS @ 4" O/C 2 ROWS @ 3" O/C #	16" O/C O.S. 1/2" DFP O.S. 2 1/2" @ 3" O/C 4-2x4 1-HDU8 1 ROW @ 3" O/C 1 ROW @ 3" O/C	SHEAR CLIPS T.O.W. SHEATHING NAILING END POSTS HOLD-DOWN E.E. SILL NAILS A SILL NAILS B	THIRD FLOOR
16" O/C O.S. 1/2" DPF O.S. 2 1/2" @ 5" O/C 4-2x6 OR 2x4 1-HDU5 1 ROW @ 3" 1 ROW @ 3"	8" O/C B.S. 5/8" DPF B.S. 3" @ 2" O/C † 5-2x6 2-HDU14 3/4" Ø @ 12" O/C	8" O/C B.S. 1/2" DPF B.S. 2 1/2" @ 2" O/C † 6-2x6 + 6-2x6 3-HDU14 3/4" Ø @ 12" O/C	12" O/C B.S. 1/2" DPF B.S. 2 1/2" @ 3" O/C B.S. 6-2x6 2-HDU14 3/4" Ø @ 20" O/C	12" O/C O.S. 1/2" DPF O.S. 2 1/2" @ 2" O/C † 5-2x4 1-HDU14 5/8" Ø @ 24" O/C	SHEAR CLIPS T.O.W. SHEATHING NAILING END POSTS HOLD-DOWN E.E. SILL BOLTS	SECOND FLOOR

SYMBOL LEGEND

#	DOUBLE RIM BOARD / DOUBLE BLOCKING (SEE NOTE 6)	§	SILL NAILS OR SHEAR CLIPS REPLACED WITH ENGINEERED WOOD SCREWS (SEE DETAIL 9/S109)	†	DOUBLE STUDS / DOUBLE BLOCKING (SEE NOTE 5)

NOTES

1. SHEAR WALLS SHOWN ON PLAN AS THUS: SW1
   SW TAG SHOWN ON PREFERRED SIDE OF WALL TO ATTACH SHEATHING
   SHEAR WALL END POST WITH HDU HOLD DOWN:
   SHEAR WALL END POST WITH STRAP HOLD DOWN:
2. DO NOT USE P-NAILS OR SPIRAL NAILS IN SHEAR WALLS. NAILS SHALL BE COMMON WIRE NAILS OR POWER DRIVEN NAILS THAT ARE EQUIVALENT TO THE COMMON NAIL SIZES BELOW:

LENGTH	DIAMETER	PENNY WEIGHT
2 1/2"	0.131"	8d
3"	0.148"	10d
3 1/2"	0.162"	16d

3. ABBREVIATIONS USED IN THE SCHEDULE:
   B.S. --------- BOTH SIDES OF WALL
   E.F.S. ------ EACH FACE STAGGERED
   H.S. --------- HIGH STRENGTH
   S.S.T. ------ SIMPSON STRONG-TIE
   T.O.W. ----- TOP OF WALL
4. NAILING SHOWN IN SCHEDULE APPLIES TO ALL FREE EDGES OF SHEATHING PANELS. PROVIDE NAILS AT 12" O/C ALONG INTERMEDIATE SUPPORTS.
5. BLOCK ALL UNSUPPORTED EDGES WITH 2x BLOCKING, SEE GENERAL NOTES AND TYPICAL SHEAR WALL BLOCKING DETAIL. DOUBLE STUDS AND DOUBLE BLOCKING ARE REQUIRED AT PANEL EDGES WHERE SHEAR WALL NAIL SPACING IS LESS THAN 3" O/C OR NAIL LENGTH IS GREATER THAN 2 1/2". NAIL DOUBLE STUDS / BLOCKING TOGETHER WITH TWO ROWS OF 3" NAILS AT 6" O/C.
6. DOUBLE RIM BOARD OR DOUBLE BLOCKING IS REQUIRED WHERE TWO ROWS OF SILL NAILS 'B' ARE NOTED IN THE SHEAR WALL SCHEDULE. REFER TO TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE DOUBLE BOTTOM SILL PLATES FOR SHEAR WALLS SHEATHED BOTH SIDES OR FOR FLOORS WITH CONCRETE TOPPING. ALL STUDS AND SILL PLATES IN SHEAR WALLS SHALL BE KILN DRIED D.FIR NO.1/ NO.2 GRADE OR BETTER.
8. EXTRA STUDS AT HOLD DOWN LOCATIONS OF SHEAR WALLS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 3 1/2" NAILS AT 6" O/C TYPICAL.
9. DO NOT LOCATE VERTICAL BUTT JOINTS IN SHEAR WALL SHEATHING WITHIN 24" OF END POST.
10. REQUIREMENTS OF WOOD FRAME LOAD BEARING WALLS APPLY TO ALL SHEAR WALLS.
11. PROVIDE HOLD-DOWN ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE ONLY, UNLESS ALTERNATES ARE PRE-APPROVED BY RJC IN WRITING.
12. ENSURE THAT MINIMUM BOLT END DISTANCE OF 7 X BOLT DIAMETER IS PROVIDED TO FIRST BOLT IN STUDS, TYPICAL.
13. STUDS WITH OVERSIZED HOLES WILL BE REJECTED AND ARE TO BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
14. SEE WOOD FRAMING NOTES FOR ADDITIONAL INFORMATION.
15. NO OPENINGS ALLOWED THROUGH SHEAR WALL SHEATHING UNLESS PRE-AUTHORIZED BY ENGINEER OF RECORD.
16. IF EXTERIOR AND CORRIDOR WALLS ARE NOT CALLED UP AS SHEAR WALLS, NAIL AS PER GENERAL NOTES.
17. FOR SILL NAIL TYPE 'A' AND 'B' ARRANGEMENTS, SEE TYPICAL WOOD FRAME DETAILS IN GENERAL NOTES.
18. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O/C ON EITHER SIDE, PANEL JOINTS MUST BE OFFSET TO FALL ON DIFFERENT MEMBERS.
19. WHERE SILL NAILS ARE CALLED UP IN THE SHEAR WALL SCHEDULE TO BE TWO ROWS, EACH ROW TO BE LOCATED IN LINE WITH THE RIM BOARD BELOW. SILL ROWS TO BE STAGGERED. REFER TO SHEAR WALL DETAILS.
20. FOR SHEAR WALLS, BLOCKING OF EXTERIOR WALLS MAY INTERFERE WITH VENTILATION. REFER TO TYPICAL SHEAR WALL BLOCKING DETAIL FOR ALTERNATES.

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No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

WOOD FRAME SHEAR WALL SCHEDULE

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S110** Revision **3**

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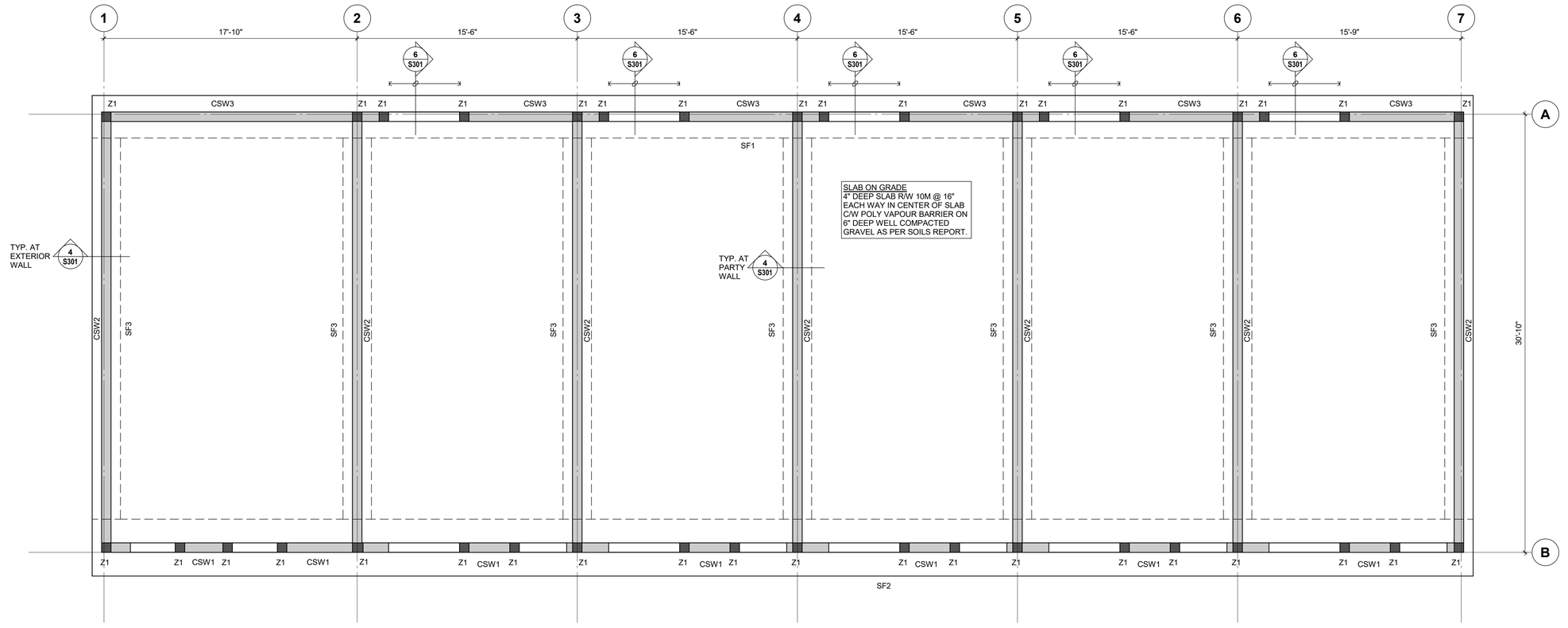

LEVEL 1 FOUNDATION PLAN

1/4" = 1'-0"

CONCRETE SHEAR WALL SCHEDULE

MARK	SIZE	VERTICAL REINFORCING	HORIZONTAL REINFORCING
CSW1	8"	15M @ 12" E.F.	15M @ 12" E.F.
CSW2	8"	10M @ 10" CENTRED	10M @ 10" CENTRED
CSW3	8"	15M @ 12" CENTRED	15M @ 12" CENTRED

ZONE SCHEDULE

MARK	REINFORCING	DIMENSIONS
Z1	4-15M VERT. 10M TIES @ 8"	6"

NOTES:

1. ALL ZONE REINFORCING TO BE TENSION SPLICE.
2. PROVIDE HOOKED DOWELS FOR ALL ZONE REINFORCEMENT.

STRIP FOOTING SCHEDULE

MARK	SIZE	REINFORCING
SF1	3'-0" x 24" DEEP x CONT.	4-20M L.W. TOP & BOT. + 15M @ 12" S.W. TOP & BOT.
SF2	4'-0" x 24" DEEP x CONT.	5-20M L.W. TOP & BOT. + 15M @ 12" S.W. TOP & BOT.
SF3	2'-0" x 16" DEEP x CONT.	3-15M L.W. BOT.

Creative Thinking
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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

LEVEL 1 FOUNDATION PLAN

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number		**VIC.140847.0001**	

Sheet Number **S201**

Revision **3**

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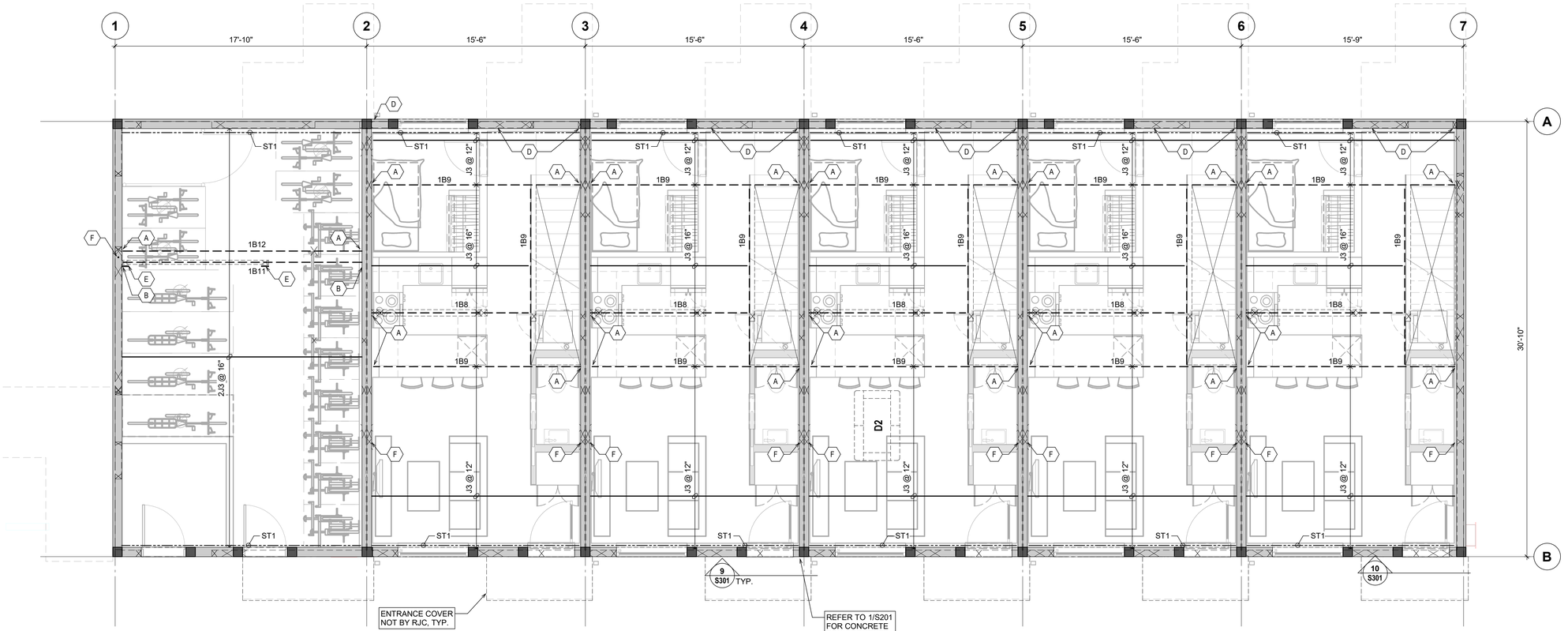

LEVEL 1 SHOWING LEVEL 2 FRAMING ABOVE

1/4" = 1'-0"

CONNECTION SCHEDULE

A	SIMPSON HGUM7.00 SDS HANGER TO BEAR DIRECTLY AGAINST CONCRETE	E	2-SIMPSON MSTC48B3 STRAPS
B	SIMPSON HGUM5.25 SDS (ONE FLANGE CONCEALED) HANGER TO BEAR DIRECTLY AGAINST CONCRETE	F	1-HDU8 SIMPSON HOLD-DOWN
C	2-HDU8 SIMPSON HOLD-DOWNS	G	SIMPSON HGU7.25SDS HANGER
D	2-HDU14 SIMPSON HOLD-DOWNS		

WOOD FRAME LOADING

DESIGN LOADS

- ROOF---------- DL = 25 PSF
  SL = 31 PSF (SEE PLAN FOR DRIFT LOADING)
- FLOOR---------- (WITHOUT GYPCRETE TOPPING) DL = 25 PSF, LL = 40 PSF
- FLOOR---------- (WITH GYPCRETE TOPPING) DL = 47 PSF, LL = 40 PSF
- BALCONIES--------- AND PATIOS DL = 47 PSF (1 1/2" CONCRETE PAVERS), LL = 100 PSF

NOTES:

1. REFER TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
2. DL = TOTAL DEAD LOAD (SELF WEIGHT + SDL)

KEYNOTE SCHEDULE

1. INDICATES 1 1/4" WIDE x FULL DEPTH LSL 1.3E BLOCKING UNDER BEARING WALL ABOVE.
2. CONNECT BEAM TOGETHER WITH 6-1/4" Ø x 12" LONG ENGINEERED WOOD SCREWS
3. BEAM TO BE BEARING ON FULL WIDTH OF WALL (DISCONTINUE RIM BOARD)

WOOD DECKING SCHEDULE

MARK	TYPE
D1	1 1/2" GYPCRETE TOPPING ON 5/8" BUTT JOINT PLYWOOD SHEATHING
D2	5/8" T&G PLYWOOD SHEATHING

NOTES:

1. GYPCRETE TOPPING DENSITY NOT TO EXCEED 18 kN/m^3
2. HATCH INDICATES ADDITIONAL PLYWOOD BLOCKING AND NAILING REQUIRED. REFER TO PLAN FOR NAIL SIZE AND SPACING.

WOOD WALL SCHEDULE

FLOOR	EXTERIOR WALLS (2 x 6)	INTERIOR WALLS (2 x 6)	DOUBLE PARTY WALLS
LEVEL 4 TO ROOF	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 16" (TWO WALLS)
LEVEL 3 TO LEVEL 4	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 16" (TWO WALLS)
LEVEL 2 TO LEVEL 3	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 12" (TWO WALLS)

NOTES:

1. REFER TO "WOOD FRAMING" GENERAL NOTES AND WOOD SHEAR WALL SCHEDULE FOR ADDTIONAL REQUIREMENTS.
2. ALL STUDS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.

WOOD FRAME SCHEDULE

WOOD JOIST SCHEDULE

DIMENSIONAL LUMBER JOISTS

MARK	SIZE	TYPE	SPACING
J1	2 x 6	SL	SEE PLAN
J2	2 x 8	SL	SEE PLAN
J3	2 x 10	SL	SEE PLAN
J4	2 x 12	SL	SEE PLAN

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
B1	2 x 6	SL	B8	5 1/4"x9 1/4"	PSL 2.2E
B2	2 x 8	SL	B9	7"x9 1/4"	PSL 2.2E
B3	2 x 10	SL	B10	7"x11 7/8"	PSL 2.2E
B4	2 x 12	SL	B11	3 1/2"x11 7/8"	PSL 2.2E
B5	1 3/4"x9 1/4"	LVL 2.0E	B12	7"x16"	PSL 2.2E
B6	1 3/4"x9 1/4"	LSL 1.55E	B13	5 1/4"x11 7/8"	PSL 2.2E
B7	3 1/2"x9 1/4"	PSL 2.2E			

WOOD POST SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
P1	2 x 4	SL			
P2	2 x 6	SL			
P3	4 x 4	SL			
P4	6 x 6	SL			

NOTES:

1. FLOOR AND ROOF FRAMING SHOWN ON THIS PLAN IS FOR THE LEVEL ABOVE. DOOR AND WINDOW HEADERS SHOWN ARE OVER THE DOOR AND WINDOW AT THIS LEVEL.
2. SEE PLAN FOR NUMBER OF LAMINATIONS REQUIRED. EXAMPLE: 3B1 = 3 - 2x6 MEMBERS
3. PROVIDE NUMBER OF JACK STUDS PER THE GENERAL NOTES UNLESS NOTED OTHERWISE ON PLAN. WHERE ADDITIONAL JACK STUDS ARE REQUIRED THE FOLLOWING CONVENTION WILL BE USED: 4P1-3J DENOTES 4 STUDS TOTAL, 3 OF WHICH ARE JACK STUDS.
4. ABBREVIATIONS:
   SL ----------SAWN LUMBER
   PSL ---------PARALLEL STRAND LUMBER
   LSL ------- LAMINATED STRAND LUMBER
   LVL ------ LAMINATED VENEER LUMBER
5. I-JOIST HANGERS TO HAVE A MINIMUM CAPACITY OF Vf = 7.5 kN U.N.O. ON PLAN.
6. UNLESS NOTED OTHERWISE, BEAM HANGERS TO BE AS FOLLOWS. ALTERNATE HANGERS TO BE PRE-APPROVED BY RJC AND MUST PROVIDE EQUIVALENT OR GREATER CAPACITY.
   1 3/4" WIDE MEMBER - SIMPSON STRONG TIE HU9 Vf = 25 kN (5,685 Lbs)
   3 1/2" WIDE MEMBER - SIMPSON STRONG TIE HGUS410 Vf = 62 kN (14,015 Lbs)
   5 1/4" WIDE MEMBER - SIMPSON STRONG TIE HGUS5.50/10 Vf = 65 kN (14,645 Lbs)
   7" WIDE MEMBER - SIMPSON STRONG TIE HGUS7.25/10 Vf = 70 kN (15,760 Lbs)

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Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

LEVEL 1 SHOWING LEVEL 2 FRAMING ABOVE

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number		**VIC.140847.0001**	

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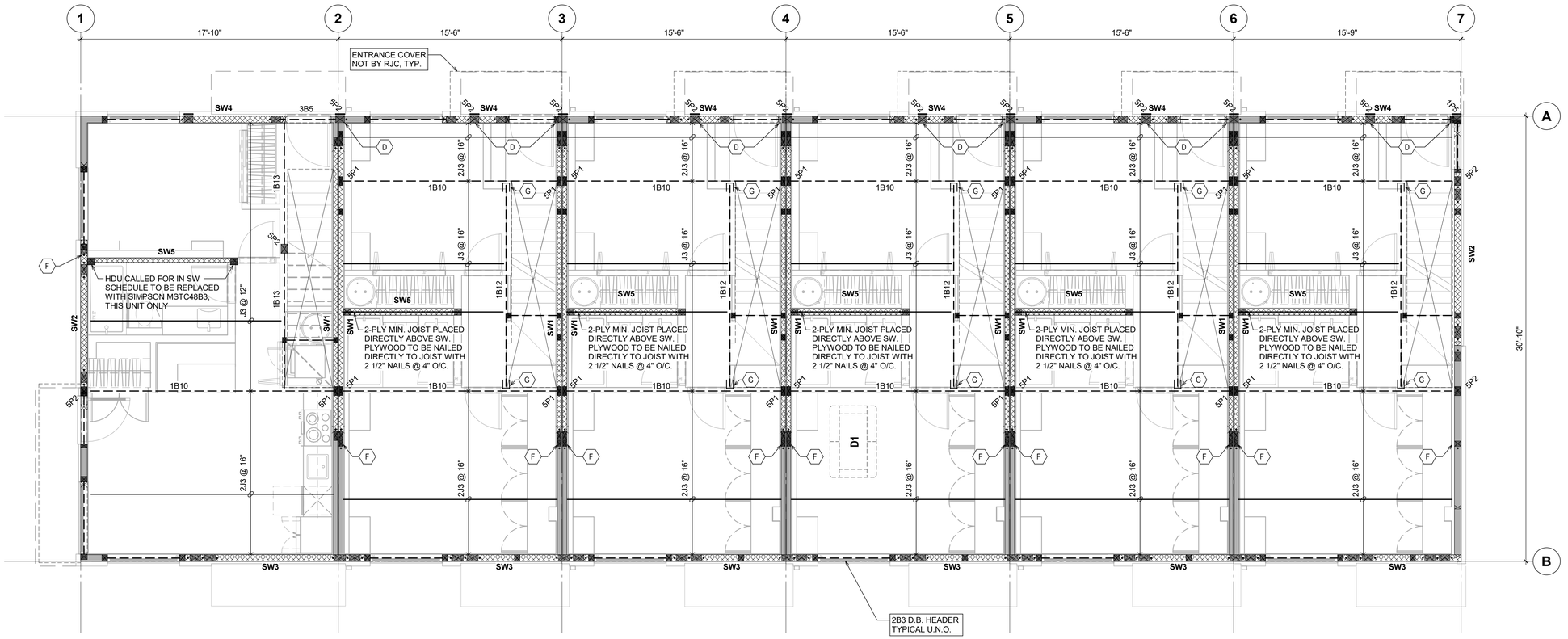

LEVEL 2 SHOWING LEVEL 3 FRAMING ABOVE

1/4" = 1'-0"

CONNECTION SCHEDULE

A	SIMPSON HGUM7.00 SDS HANGER TO BEAR DIRECTLY AGAINST CONCRETE	E	2-SIMPSON MSTC48B3 STRAPS
B	SIMPSON HGUM5.25 SDS (ONE FLANGE CONCEALED) HANGER TO BEAR DIRECTLY AGAINST CONCRETE	F	1-HDU8 SIMPSON HOLD-DOWN
C	2-HDU8 SIMPSON HOLD-DOWNS	G	SIMPSON HGU7.25SDS HANGER
D	2-HDU14 SIMPSON HOLD-DOWNS		

WOOD FRAME LOADING

DESIGN LOADS

- ROOF---------- DL = 25 PSF
  SL = 31 PSF (SEE PLAN FOR DRIFT LOADING)
- FLOOR---------- (WITHOUT GYPCRETE TOPPING) DL = 25 PSF, LL = 40 PSF
- FLOOR---------- (WITH GYPCRETE TOPPING) DL = 47 PSF, LL = 40 PSF
- BALCONIES--------- AND PATIOS DL = 47 PSF (1 1/2" CONCRETE PAVERS), LL = 100 PSF

NOTES:

1. REFER TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
2. DL = TOTAL DEAD LOAD (SELF WEIGHT + SDL)

KEYNOTE SCHEDULE

1. INDICATES 1 1/4" WIDE x FULL DEPTH LSL 1.3E BLOCKING UNDER BEARING WALL ABOVE.
2. CONNECT BEAM TOGETHER WITH 6-1/4" Ø x 12" LONG ENGINEERED WOOD SCREWS
3. BEAM TO BE BEARING ON FULL WIDTH OF WALL (DISCONTINUE RIM BOARD)

WOOD DECKING SCHEDULE

MARK	TYPE
D1	1 1/2" GYPCRETE TOPPING ON 5/8" BUTT JOINT PLYWOOD SHEATHING
D2	5/8" T&G PLYWOOD SHEATHING

NOTES:

1. GYPCRETE TOPPING DENSITY NOT TO EXCEED 18 kN/m^3
2. HATCH INDICATES ADDITIONAL PLYWOOD BLOCKING AND NAILING REQUIRED. REFER TO PLAN FOR NAIL SIZE AND SPACING.

WOOD WALL SCHEDULE

FLOOR	EXTERIOR WALLS (2 x 6)	INTERIOR WALLS (2 x 6)	DOUBLE PARTY WALLS
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LEVEL 3 TO LEVEL 4	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 16" (TWO WALLS)
LEVEL 2 TO LEVEL 3	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 12" (TWO WALLS)

NOTES:

1. REFER TO "WOOD FRAMING" GENERAL NOTES AND WOOD SHEAR WALL SCHEDULE FOR ADDTIONAL REQUIREMENTS.
2. ALL STUDS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.

WOOD FRAME SCHEDULE

WOOD JOIST SCHEDULE

DIMENSIONAL LUMBER JOISTS

MARK	SIZE	TYPE	SPACING
J1	2 x 6	SL	SEE PLAN
J2	2 x 8	SL	SEE PLAN
J3	2 x 10	SL	SEE PLAN
J4	2 x 12	SL	SEE PLAN

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
B1	2 x 6	SL	B8	5 1/4"x9 1/4"	PSL 2.2E
B2	2 x 8	SL	B9	7"x9 1/4"	PSL 2.2E
B3	2 x 10	SL	B10	7"x11 7/8"	PSL 2.2E
B4	2 x 12	SL	B11	3 1/2"x11 7/8"	PSL 2.2E
B5	1 3/4"x9 1/4"	LVL 2.0E	B12	7"x16"	PSL 2.2E
B6	1 3/4"x9 1/4"	LSL 1.55E	B13	5 1/4"x11 7/8"	PSL 2.2E
B7	3 1/2"x9 1/4"	PSL 2.2E			

WOOD POST SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
P1	2 x 4	SL			
P2	2 x 6	SL			
P3	4 x 4	SL			
P4	6 x 6	SL			

NOTES:

1. FLOOR AND ROOF FRAMING SHOWN ON THIS PLAN IS FOR THE LEVEL ABOVE. DOOR AND WINDOW HEADERS SHOWN ARE OVER THE DOOR AND WINDOW AT THIS LEVEL.
2. SEE PLAN FOR NUMBER OF LAMINATIONS REQUIRED. EXAMPLE: 3B1 = 3 - 2x6 MEMBERS
3. PROVIDE NUMBER OF JACK STUDS PER THE GENERAL NOTES UNLESS NOTED OTHERWISE ON PLAN. WHERE ADDITIONAL JACK STUDS ARE REQUIRED THE FOLLOWING CONVENTION WILL BE USED: 4P1-3J DENOTES 4 STUDS TOTAL, 3 OF WHICH ARE JACK STUDS.
4. ABBREVIATIONS:
   SL ----------SAWN LUMBER
   PSL ---------PARALLEL STRAND LUMBER
   LSL ------- LAMINATED STRAND LUMBER
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5. I-JOIST HANGERS TO HAVE A MINIMUM CAPACITY OF Vf = 7.5 kN U.N.O. ON PLAN.
6. UNLESS NOTED OTHERWISE, BEAM HANGERS TO BE AS FOLLOWS. ALTERNATE HANGERS TO BE PRE-APPROVED BY RJC AND MUST PROVIDE EQUIVALENT OR GREATER CAPACITY.

   1 3/4" WIDE MEMBER - SIMPSON STRONG TIE HU9 Vf = 25 kN (5,685 Lbs)
   3 1/2" WIDE MEMBER - SIMPSON STRONG TIE HGUS410 Vf = 62 kN (14,015 Lbs)
   5 1/4" WIDE MEMBER - SIMPSON STRONG TIE HGUS5.50/10 Vf = 65 kN (14,645 Lbs)
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rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
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645 Tyee Road, Suite 220
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tel 250-386-7794
fax 250-381-7900

No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

LEVEL 2 SHOWING LEVEL 3 FRAMING ABOVE

Drawn By	**AV**	Scale	**As indicated**
Designed By	**TD**	Date	**05/03/2026**
RJC Project Number	**VIC.140847.0001**		

Sheet Number **S203** Revision **3**

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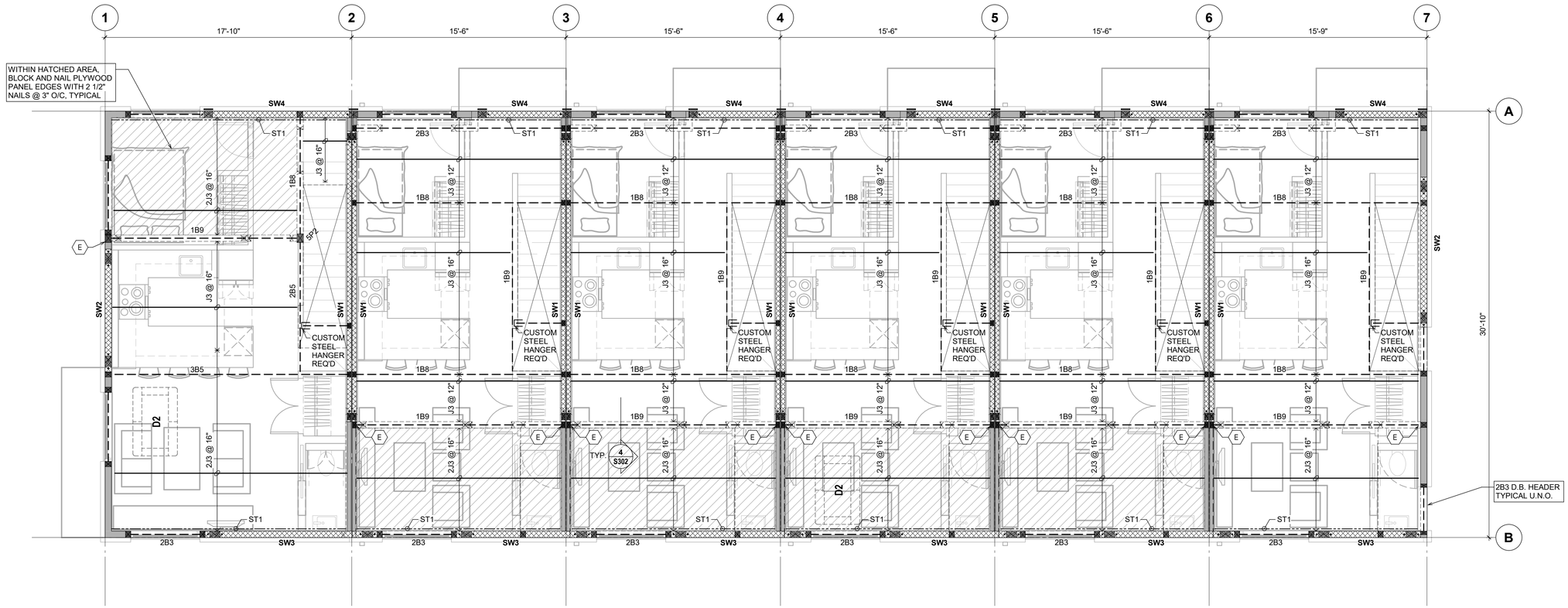

LEVEL 3 SHOWING LEVEL 4 FRAMING ABOVE

1/4" = 1'-0"

STRAP SCHEDULE

MARK	TYPE
ST1	CMST14 STRAP C/W 38x140 BLOCKING ON THE FLAT. NAIL EVERY OTHER HOLE WITH 3" NAILS

NOTES:

1. REFER TO 2/S302 FOR TYPICAL STRAP DETAIL

CONNECTION SCHEDULE

A	SIMPSON HGUM7.00 SDS HANGER TO BEAR DIRECTLY AGAINST CONCRETE	E	2-SIMPSON MSTC48B3 STRAPS
B	SIMPSON HGUM5.25 SDS (ONE FLANGE CONCEALED) HANGER TO BEAR DIRECTLY AGAINST CONCRETE	F	1-HDU8 SIMPSON HOLD-DOWN
C	2-HDU8 SIMPSON HOLD-DOWNS	G	SIMPSON HGU7.25SDS HANGER
D	2-HDU14 SIMPSON HOLD-DOWNS		

WOOD FRAME LOADING

DESIGN LOADS

- ROOF---------- DL = 25 PSF, SL = 31 PSF (SEE PLAN FOR DRIFT LOADING)
- FLOOR---------- (WITHOUT GYPCRETE TOPPING) DL = 25 PSF, LL = 40 PSF
- FLOOR---------- (WITH GYPCRETE TOPPING) DL = 47 PSF, LL = 40 PSF
- BALCONIES--------- AND PATIOS DL = 47 PSF (1 1/2" CONCRETE PAVERS), LL = 100 PSF

NOTES:

1. REFER TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
2. DL = TOTAL DEAD LOAD (SELF WEIGHT + SDL)

KEYNOTE SCHEDULE

1. INDICATES 1 1/4" WIDE x FULL DEPTH LSL 1.3E BLOCKING UNDER BEARING WALL ABOVE.
2. CONNECT BEAM TOGETHER WITH 6-1/4" Ø x 12" LONG ENGINEERED WOOD SCREWS
3. BEAM TO BE BEARING ON FULL WIDTH OF WALL (DISCONTINUE RIM BOARD)

WOOD DECKING SCHEDULE

MARK	TYPE
D1	1 1/2" GYPCRETE TOPPING ON 5/8" BUTT JOINT PLYWOOD SHEATHING
D2	5/8" T&G PLYWOOD SHEATHING

NOTES:

1. GYPCRETE TOPPING DENSITY NOT TO EXCEED 18 kN/m^3
2. HATCH INDICATES ADDITIONAL PLYWOOD BLOCKING AND NAILING REQUIRED. REFER TO PLAN FOR NAIL SIZE AND SPACING.

WOOD WALL SCHEDULE

FLOOR	EXTERIOR WALLS (2 x 6)	INTERIOR WALLS (2 x 6)	DOUBLE PARTY WALLS
LEVEL 4 TO ROOF	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 16" (TWO WALLS)
LEVEL 3 TO LEVEL 4	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 16" (TWO WALLS)
LEVEL 2 TO LEVEL 3	2 x 6 @ 16"	2 x 6 @ 16"	2 x 4 @ 12" (TWO WALLS)

NOTES:

1. REFER TO "WOOD FRAMING" GENERAL NOTES AND WOOD SHEAR WALL SCHEDULE FOR ADDTIONAL REQUIREMENTS.
2. ALL STUDS TO BE S-P-F NO.1/NO.2 GRADE OR BETTER.

WOOD FRAME SCHEDULE

WOOD JOIST SCHEDULE

DIMENSIONAL LUMBER JOISTS

MARK	SIZE	TYPE	SPACING
J1	2 x 6	SL	SEE PLAN
J2	2 x 8	SL	SEE PLAN
J3	2 x 10	SL	SEE PLAN
J4	2 x 12	SL	SEE PLAN

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
B1	2 x 6	SL	B8	5 1/4"x9 1/4"	PSL 2.2E
B2	2 x 8	SL	B9	7"x9 1/4"	PSL 2.2E
B3	2 x 10	SL	B10	7"x11 7/8"	PSL 2.2E
B4	2 x 12	SL	B11	3 1/2"x11 7/8"	PSL 2.2E
B5	1 3/4"x9 1/4"	LVL 2.0E	B12	7"x16"	PSL 2.2E
B6	1 3/4"x9 1/4"	LSL 1.55E	B13	5 1/4"x11 7/8"	PSL 2.2E
B7	3 1/2"x9 1/4"	PSL 2.2E			

WOOD POST SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
P1	2 x 4	SL			
P2	2 x 6	SL			
P3	4 x 4	SL			
P4	6 x 6	SL			

NOTES:

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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

LEVEL 3 SHOWING LEVEL 4 FRAMING ABOVE

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S204** Revision **3**

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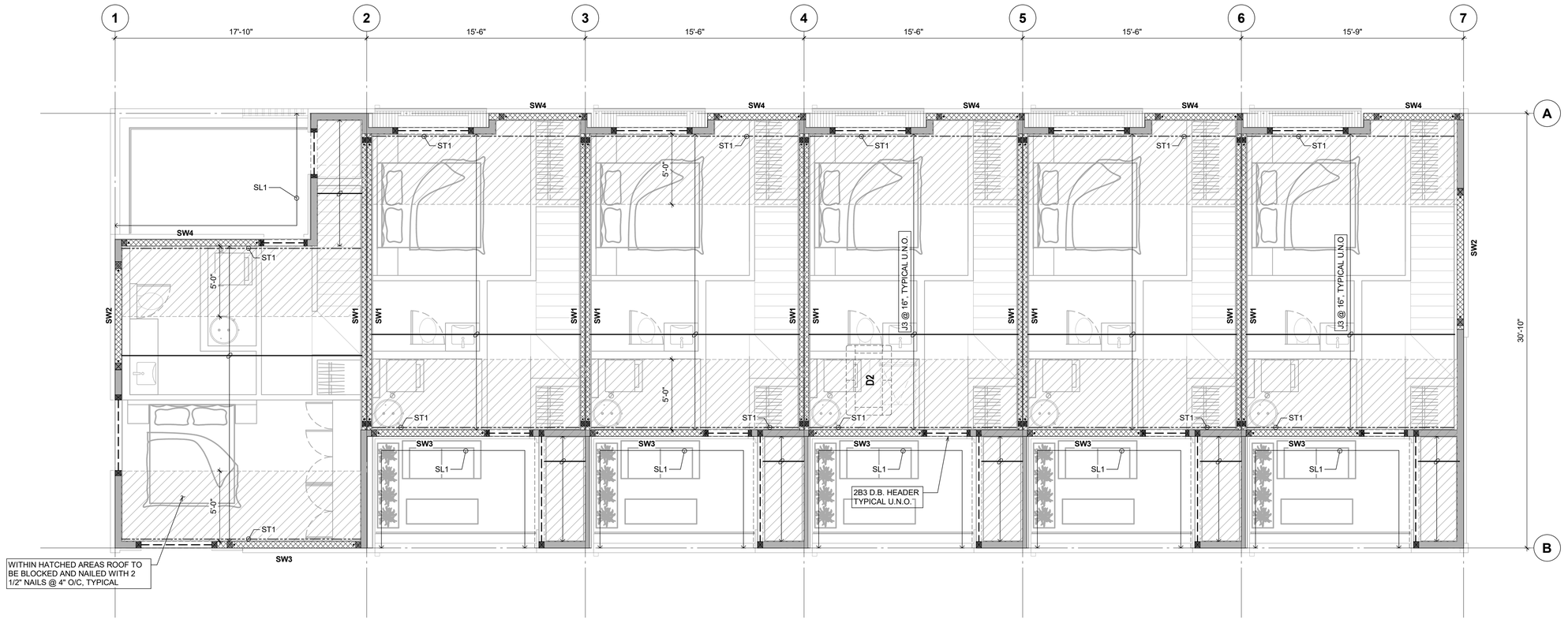

LEVEL 4 SHOWING ROOF FRAMING ABOVE

1/4" = 1'-0"

STRAP SCHEDULE

MARK	TYPE
ST1	CMST14 STRAP C/W 38x140 BLOCKING ON THE FLAT. NAIL EVERY OTHER HOLE WITH 3" NAILS

NOTES:

1. REFER TO 2/S302 FOR TYPICAL STRAP DETAIL

CONNECTION SCHEDULE

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KEYNOTE SCHEDULE

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MARK	TYPE
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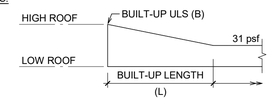
SNOW LOADING KEY PLAN

MARK	B	L
SL1	84 psf	14'-8"

NOTES:



WOOD FRAME SCHEDULE

WOOD JOIST SCHEDULE

DIMENSIONAL LUMBER JOISTS

MARK	SIZE	TYPE	SPACING
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J2	2 x 8	SL	SEE PLAN
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WOOD BEAM SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
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B3	2 x 10	SL	B10	7"x11 7/8"	PSL 2.2E
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B5	1 3/4"x9 1/4"	LVL 2.0E	B12	7"x16"	PSL 2.2E
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WOOD POST SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

LEVEL 4 SHOWING ROOF FRAMING ABOVE

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S205**

Revision **3**

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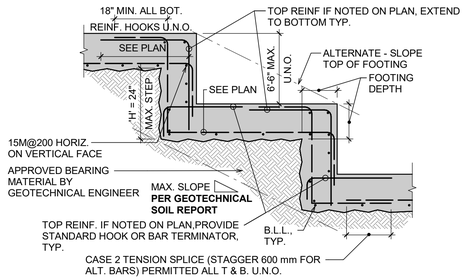
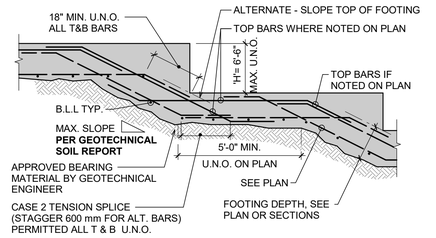


NOTES:

1. IF TOTAL STEPPING 'H' EXCEEDED FOR TYPE NO.2, PROVIDE INTERMEDIATE FLAT HORIZONTAL SECTION BETWEEN SLOPED FOOTINGS U.N.O. ON PLAN.
2. FOR PRICING: ASSUME 1V:2H SLOPE (SOIL), ASSUME 7V:10H (ROCK) U.N.O. SEE ALSO GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. U.N.O, PROVIDE MINIMUM 1 BAR ACROSS FULL WIDTH OF FOOTING PLACED AT INSIDE OF ALL HOOKS AND CRANKS WITH BAR SIZE TO MATCH THE HOOKED OR CRANKED BAR.

3 / S301 STEPPED STRIP FOOTINGS 1/2" = 1'-0"



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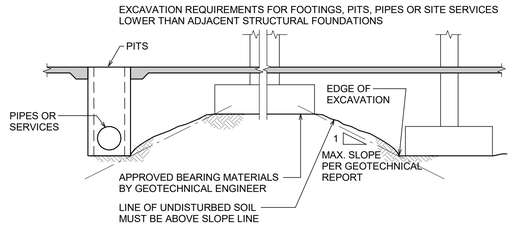
2. FOR PRICING: ASSUME 1V:2H SLOPE (SOIL), ASSUME 7V:10H (ROCK) U.N.O. SEE ALSO GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. U.N.O, PROVIDE MINIMUM 1 BAR ACROSS FULL WIDTH OF FOOTING PLACED AT INSIDE OF ALL HOOKS AND CRANKS WITH BAR SIZE TO MATCH THE HOOKED OR CRANKED BAR.

2 / S301 STEPPED STRIP FOOTINGS 1/2" = 1'-0"



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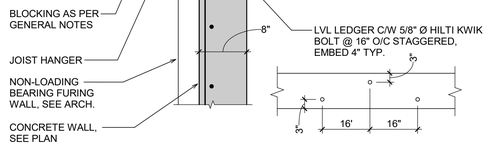
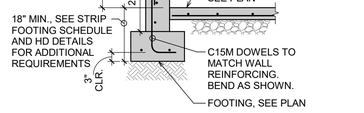
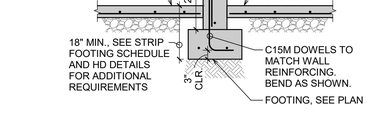
1 / S301 FOOTING ADJACENT TO EXCAVATION 1/4" = 1'-0"



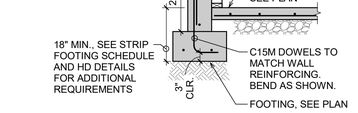
7 / S301 TYP. EXTERIOR WALL CONNECTION 1" = 1'-0"



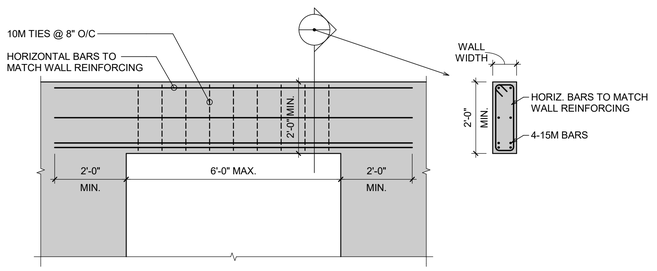
6 / S301 SECTION 1/2" = 1'-0"



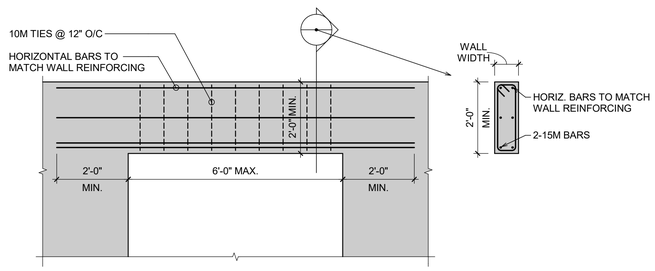
5 / S301 TYPICAL INTERIOR PARTY WALL 1/2" = 1'-0"



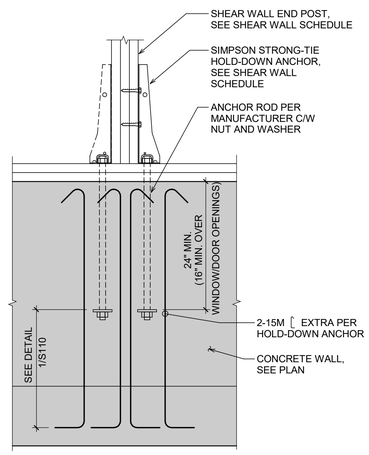
4 / S301 TYPICAL EXTERIOR WALL 1/2" = 1'-0"



10 / S301 CONCRETE LINTEL 1/2" = 1'-0"



9 / S301 TYPICAL CONCRETE LINTEL 1/2" = 1'-0"



8 / S301 SECTION 1" = 1'-0"

Read Jones Christoffersen Ltd.
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tel 250-386-7794
fax 250-381-7900

No.	Revision	Date	By
3	REISSUED FOR BP	05/03/2026	TD
2	ISSUED FOR BP	18/12/2025	TD
1	75% PROGRESS	28/11/2025	TD

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
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Seal

EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

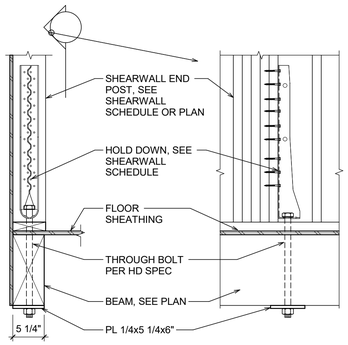
SECTIONS AND DETAILS

Drawn By	AV	Scale	As indicated
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S301**

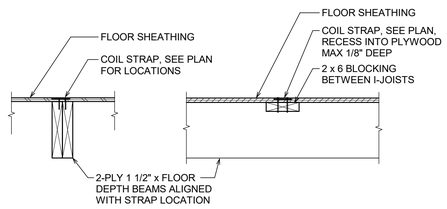
Revision **3**

2026-03-05 1:11:19 PM



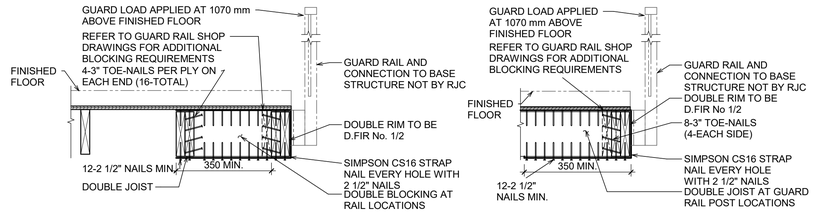
3 S302 TYPICAL HOLD-DOWN THOUGH WOOD BEAM CONNECTION

1" = 1'-0"



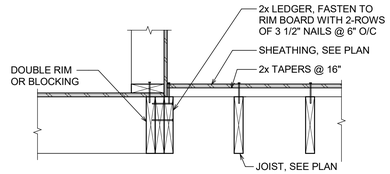
2 S302 COIL STRAP DETAIL

1" = 1'-0"



1 S302 TYPICAL GUARD CONNECTION TO RIM JOIST

1" = 1'-0"



4 S302 TYPICAL DECK CONNECTION

1" = 1'-0"

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EGBC Permit to Practice No. 1002503

Project Name

1701 & 1705 RICHARDSON

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

Sheet Title

SECTIONS AND DETAILS

Drawn By	AV	Scale	1" = 1'-0"
Designed By	TD	Date	05/03/2026
RJC Project Number		VIC.140847.0001	

Sheet Number **S302**

Revision **3**

2026-03-05 1:11:19 PM