

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

REGISTERED ARCHITECT
JESSE NGUYEN
BRITISH COLUMBIA
2026-08-06

3106 BALFOUR AVE - ISSUED FOR BUILDING PERMIT

PROPERTY INFORMATION FOR 3106 BALFOUR AVE

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

PLANNING INFORMATION

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

PROJECT CONTACTS

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

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

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

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

CITY OF VICTORIA
Final Approved Plans
Adopted Date: September 16, 2026

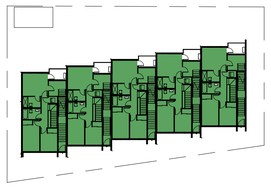
CITY OF VICTORIA
Original Submission
Received Date: August 13, 2026

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

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



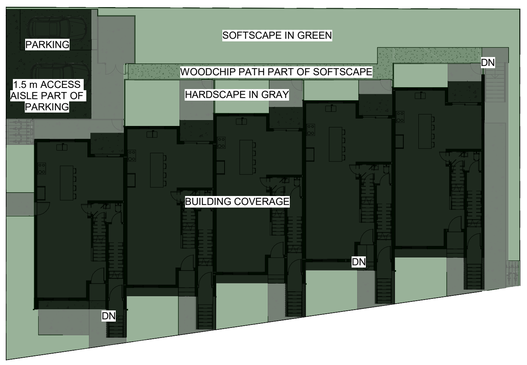
2 FLOOR AREA LEVEL 2
1 : 400
AREA = 334.69 m²



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



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



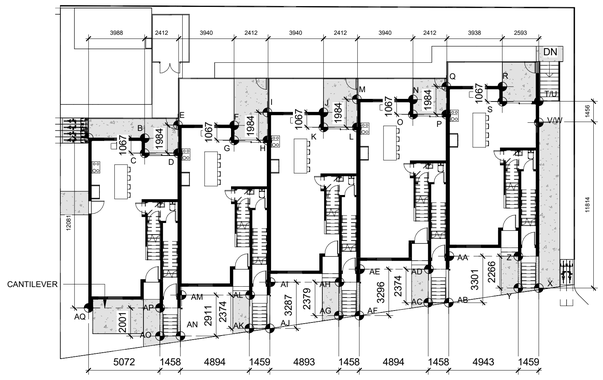
HARDSCAPED AREA = 29.6% 106.65 m²

SOFTSCAPED AREA = 70.4% 253.45 m²

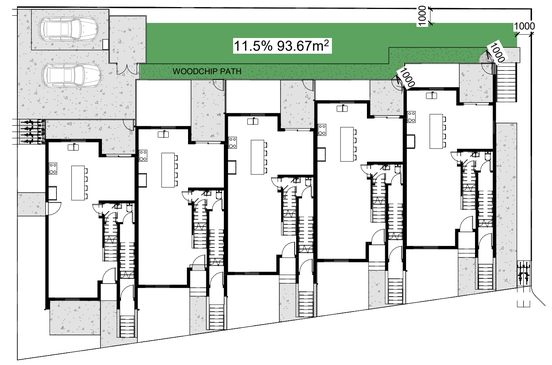
5 SOFT VS HARDSCAPE AREA
1 : 200



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



7 AVG GRADE CALC
1 : 200



8 LANDSCAPE AREA
1 : 200

GRADES

POINT	EXISTING	PROPOSED	GRADE
A	24,01	23,99	23,99
B	24,01	24,03	24,01
C	23,86	24,05	23,86
D	23,86	24,05	23,86
E	23,81	24,01	23,81
F	23,81	24,03	23,81
G	23,76	24,05	23,76
H	23,76	24,05	23,76
I	23,85	24,01	23,85
J	23,82	24,03	23,82
K	23,98	24,05	23,98
L	23,98	24,05	23,98
M	23,97	24,01	23,97
N	23,97	24,03	23,97
O	24,08	24,05	24,05
P	24,08	24,05	24,05
Q	24,08	24,01	24,01
R	24,22	24,03	24,03
S	24,22	24,05	24,05
T	24,22	24,05	24,05
U	24,22	21,76	21,76
V	24,22	21,76	21,76
W	24,40	23,69	23,69
X	24,03	23,69	23,69
Y	23,75	23,69	23,69
Z	23,75	23,73	23,73
AA	23,75	23,69	23,69
AB	23,75	23,67	23,67
AC	23,75	23,67	23,67
AD	23,75	23,71	23,71
AE	23,65	23,71	23,65
AF	23,65	23,65	23,65
AG	23,75	23,65	23,65
AH	23,75	23,69	23,69
AI	23,75	23,69	23,69
AJ	23,75	23,69	23,69
AK	23,60	23,69	23,60
AL	24,14	23,73	23,73
AM	24,24	23,73	23,73
AN	24,26	23,86	23,86
AO	24,26	23,86	23,86
AP	24,26	23,89	23,89
AQ	24,26	23,89	23,89

ZONING GRADE CALCULATIONS

POINT	GRADE	POINT	GRADE	LENGTH (m)	GRADE CALCS	
A	23,99	B	24,01	3,68	(POINT A+ POINT B)÷2*LENGTH =	88,42
B	24,01	C	23,86	1,07	(POINT A+ POINT B)÷2*LENGTH =	25,54
C	23,86	D	23,86	2,67	(POINT A+ POINT B)÷2*LENGTH =	63,66
D	23,86	E	23,81	1,98	(POINT A+ POINT B)÷2*LENGTH =	47,29
E	23,81	F	23,81	3,68	(POINT A+ POINT B)÷2*LENGTH =	87,72
F	23,81	G	23,76	1,07	(POINT A+ POINT B)÷2*LENGTH =	25,38
G	23,76	H	23,76	2,67	(POINT A+ POINT B)÷2*LENGTH =	63,39
H	23,76	I	23,85	1,98	(POINT A+ POINT B)÷2*LENGTH =	47,23
I	23,85	J	23,82	3,68	(POINT A+ POINT B)÷2*LENGTH =	87,81
J	23,82	K	23,98	1,07	(POINT A+ POINT B)÷2*LENGTH =	25,50
K	23,98	L	23,98	2,67	(POINT A+ POINT B)÷2*LENGTH =	63,98
L	23,98	M	23,97	1,98	(POINT A+ POINT B)÷2*LENGTH =	47,57
M	23,97	N	23,97	3,68	(POINT A+ POINT B)÷2*LENGTH =	88,31
N	23,97	O	24,05	1,07	(POINT A+ POINT B)÷2*LENGTH =	25,62
O	24,05	P	24,05	2,67	(POINT A+ POINT B)÷2*LENGTH =	64,17
P	24,05	Q	24,01	1,98	(POINT A+ POINT B)÷2*LENGTH =	47,68
Q	24,01	R	24,03	3,68	(POINT A+ POINT B)÷2*LENGTH =	88,49
R	24,03	S	24,05	1,07	(POINT A+ POINT B)÷2*LENGTH =	25,65
S	24,05	T	24,05	2,90	(POINT A+ POINT B)÷2*LENGTH =	69,65
U	21,76	V	21,76	1,51	(POINT A+ POINT B)÷2*LENGTH =	32,79
W	23,69	X	23,69	11,18	(POINT A+ POINT B)÷2*LENGTH =	264,95
X	23,69	Y	23,69	1,46	(POINT A+ POINT B)÷2*LENGTH =	34,56
Y	23,69	Z	23,73	2,23	(POINT A+ POINT B)÷2*LENGTH =	52,78
Z	23,73	AA	23,69	4,94	(POINT A+ POINT B)÷2*LENGTH =	117,20
AA	23,69	AB	23,67	3,30	(POINT A+ POINT B)÷2*LENGTH =	78,17
AB	23,67	AC	23,67	1,46	(POINT A+ POINT B)÷2*LENGTH =	34,53
AC	23,67	AD	23,71	2,37	(POINT A+ POINT B)÷2*LENGTH =	56,24
AD	23,71	AE	23,65	4,89	(POINT A+ POINT B)÷2*LENGTH =	115,87
AE	23,65	AF	23,65	3,30	(POINT A+ POINT B)÷2*LENGTH =	77,95
AF	23,65	AG	23,65	1,46	(POINT A+ POINT B)÷2*LENGTH =	34,51
AG	23,65	AH	23,69	2,38	(POINT A+ POINT B)÷2*LENGTH =	56,31
AH	23,69	AI	23,69	4,89	(POINT A+ POINT B)÷2*LENGTH =	115,92
AI	23,69	AJ	23,69	3,28	(POINT A+ POINT B)÷2*LENGTH =	77,66
AJ	23,69	AK	23,60	1,46	(POINT A+ POINT B)÷2*LENGTH =	34,50
AK	23,60	AL	23,73	2,37	(POINT A+ POINT B)÷2*LENGTH =	56,18
AL	23,73	AM	23,73	4,89	(POINT A+ POINT B)÷2*LENGTH =	116,11
AM	23,73	AN	23,86	2,91	(POINT A+ POINT B)÷2*LENGTH =	69,27
AN	23,86	AO	23,86	1,46	(POINT A+ POINT B)÷2*LENGTH =	34,81
AO	23,86	AP	23,89	2,00	(POINT A+ POINT B)÷2*LENGTH =	47,75
AP	23,89	AQ	23,89	5,07	(POINT A+ POINT B)÷2*LENGTH =	121,17
AQ	23,89	A	23,99	12,08	(POINT A+ POINT B)÷2*LENGTH =	289,22
Totals				126,16		3.001,46
Average Grade					107,979 / 2,55286	23,791

PROJECT INFORMATION TABLE			
ZONE	GRD-1		
SITE AREA	817	m2	
TOTAL FLOOR AREA	1,013.6	m2	
COMMERCIAL FLOOR AREA	0	m2	
DENSITY OF DEVELOPMENT	1.24	:1	
LOT COVERAGE	409	m2	50.00%
OPEN LOT SPACE	369.96	m2	45.28%
LANDSCAPE AREA	94	m2	11%
HEIGHT OF BUILDING	11.081	m	
NUMBER OF STOREYS	3		
PARKING STALLS	1 MODO + 1 VAN ACCESSIBLE		
BICYCLE PARKING NUMBER	21 LONG TERM SECURED		
VISITOR BICYCLE PARKING	6		
BUILDING SETBACKS (m)			
SOUTH	2.004	m	
WEST	5.587	m	
NORTH	2.520	m	
EAST	2.345	m	
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS	10		
UNIT TYPES	FIVE 3 BED 2.5 BATH		
	FIVE 2 BED 1 BATH		
UNIT TYPE	STRATA UNITS		
GROUND-ORIENTED UNITS	10	DIRECT ACCESS TO EXTERIOR	

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

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

BRITISH COLUMBIA BUILDING CODE SUMMARY

PART 9 - HOUSING AND SMALL BUILDINGS

BUILDING CODE VERSION	BCBC 2024 & CITY OF VICTORIA BYLAWS					**BCBC REFERENCE**
PROJECT TYPE	NEW CONSTRUCTION					**[A] 1.3.3.**
MAJOR OCCUPANCY CLASSIFICATION	**GROUP / DIVISION:**	**DESCRIPTION:**	**USE:**			**9.10.2**
	C	ROW HOUSING	RESIDENTIAL			
SUPERIMPOSED MAJOR OCCUPANCIES	NO					**9.10.2.3.**
BUILDING AREA (m²)	**DESCRIPTION:**		**TOTAL (m²):**	FOR THE LARGEST ROW HOME, THE ONE WITH THE BIKE ROOM BELOW.		**[A] 1.4.1.2..**
	NEW CONSTRUCTION		259.4			
GROSS AREA (m²)	**FLOOR LEVEL:**	**DESCRIPTION:**	**TOTAL (m²):**			**[A] 1.4.1.2**
	BASEMENT	BIKE ROOM AND MECHANICAL	59.0			
	GROUND FLOOR	5 RESIDENTIAL UNITS	318.9			
	SECOND FLOOR	SAME 5 RESIDENTIAL UNITS AS GROUND FLOOR	329.0			
	THIRD FLOOR	5 RESIDENTIAL UNITS	354.2			
	TOTAL (m²):		1,061.1			
BUILDING HEIGHT	3 STOREYS	STOREYS ABOVE GRADE	11.1 m ABOVE AVERAGE GRADE			**[A] 1.4.1.2. AND 9.10.4.**
NUMBER OF STREETS	2					**9.10.20**
SPRINKLER SYSTEM	NOT SPRINKLERED	PROVIDED: N/A				**9.10.8.2. TO 9.10.8.4.**
FIRE ALARM SYSTEM	NOT REQUIRED	TYPE PROVIDED: N/A	DIRECT ACCESS TO EXTERIOR EXITS			**9.10.18**
WATER SUPPLY IS ADEQUATE	YES. PROPOSED 38mm DIA. REF TO CIVIL					
CONSTRUCTION TYPE	**PERMITTED:**	COMBUSTIBLE				**9.10.6**
	PROPOSED:	COMBUSTIBLE				
POST-DISASTER BUILDING	NO					**[A] 1.3.3.2.(1)**
OCCUPANT LOAD	**FLOOR LEVEL:**	**UNIT #:**	**OCCUPANCY TYPE:**	**BASED ON:**	**OCCUPANT LOAD (PERSONS):**	**9.9.1.3.(2)**
	GROUND FLOOR	1, 2, 3, 4, 5	RESIDENTIAL	3.1.17.1.(1)(b)	30	TOTAL = 50 PERSONS
	SECOND FLOOR	1, 2, 3, 4, 5	RESIDENTIAL	3.1.17.1.(1)(b)	N/A PART OF SAME UNIT	
	THIRD FLOOR	6, 7, 8, 9, 10	RESIDENTIAL	3.1.17.1.(1)(b)	20	
BARRIER-FREE DESIGN	NOT APPLICABLE					**9.5.2. AND 3.8.2.1.(1)(a)**
HAZARDOUS SUBSTANCES	NO					**9.10.1.3.**
REQUIRED FIRE RESISTANCE RATINGS	**ASSEMBLY:**		**RATING:**	**SUPPORTING ASSEMBLY:**	**NON-COMBUSTIBLE IN LIEU OF RATING:**	**9.10.8.**
	FLOORS AND ROOFS (EXCEPT CRAWLSPACE):		1 HR	1 HR	N/A	
	LOADBEARING WALLS, COLUMNS AND ARCHES:		1 HR	1 HR	N/A	
PLUMBING FIXTURE REQUIREMENTS	A KITCHEN SINK, LAVATORY, WATER CLOSET, AND BATHTUB OR SHOWER SHALL BE PROVIDED FOR EVERY DWELLING UNIT					**9.31.4(1) and 3.7.2.2.(11)**
NOTES	01 ALL REFERENCES ARE TO DIVISION B OF THE BRITISH COLUMBIA BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C.					

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PROPERTY INFORMATION FOR 3106 BALFOUR AVE

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

PLANNING INFORMATION

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

PROJECT CONTACTS

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

Architect: Jesse Nygun Architect AIBC
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jesse@jessenguyen.com
604 353-6650

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A102
Sheet Name:	CODE ANALYSIS
Scale:	
Notes:	

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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

BC LAND SURVEYORS SITE PLAN OF:

Civic: 3106 Balfour Avenue

Legal – Lot 22, Block 1, Section 10, Victoria District, Plan 924

Parcel Identifier: 008–187–533 in the City of Victoria

Scale – 1 : 200 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".

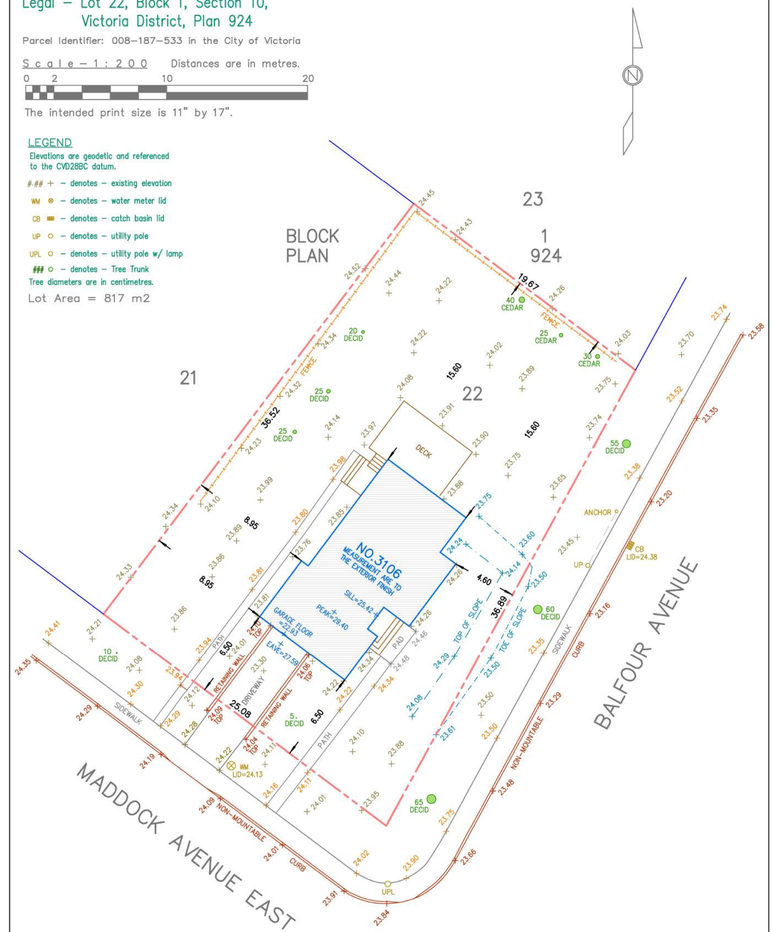
LEGEND

Elevations are geodetic and referenced to the CVD28GC datum.

- ##.## + – denotes – existing elevation
- WM ⊗ – denotes – water meter lid
- CB ▬ – denotes – catch basin lid
- UP ○ – denotes – utility pole
- UPL ○ – denotes – utility pole w/ lamp
- ### ○ – denotes – Tree Trunk

Tree diameters are in centimetres.

Lot Area = 817 m2



Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

BRITISH COLUMBIA APRIL LAROCQUE NO. 1040 LAND SURVEYOR

CERTIFIED CORRECT
dated this 20th day of February, 2025

April Larocque
digitally signed by April Larocque
Verify with certify.pia.ca or Adobe Reader.
B.C.L.S

April Larocque
This document is not valid unless digitally signed.

File: 14,490

V.I. POWELL & ASSOCIATES LAND SURVEYING

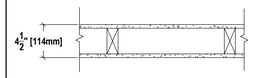
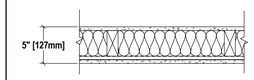
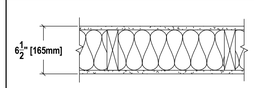
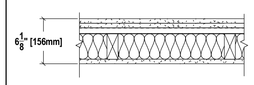
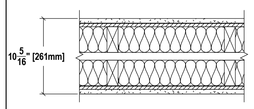
250–2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250–382–8855

Author:	JN

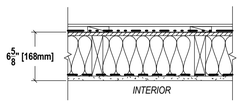
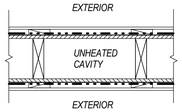
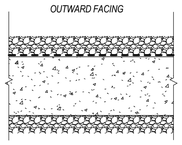
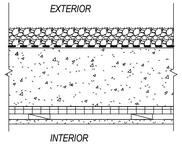
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A103
Sheet Name:	SITE SURVEY
Scale:	
Notes:	

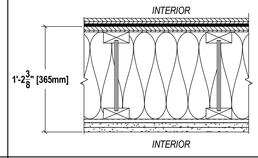
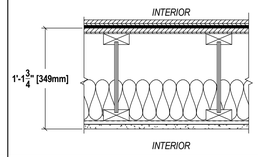
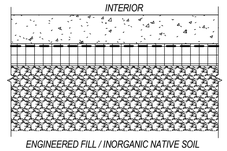
P - INTERIOR PARTITIONS AND FURRING ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION		PERFORMANCE	
P1		**2x4 INTERIOR PARTITION**		FRR	N/A
		1/2"/12.7mm	GYPSUM WALL BOARD	STC	N/A
		2x4/38x89mm	WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL		
		1/2"/12.7mm	GYPSUM WALL BOARD		
P2		**2x4 INTERIOR PARTITION (ACOUSTIC)**		FRR	N/A
		1/2"/12.7mm	GYPSUM WALL BOARD	STC	N/A
		2x4/38x89mm	WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL		
		C/W 1/2"/13mm 1/2"/12.7mm	3 1/2" ACOUSTIC BATT INSULATION RESILIENT METAL CHANNEL @ MAX 24" C/C GYPSUM WALL BOARD		
P3		**2x6 INTERIOR PARTITION (SERVICE WALL)**		FRR	N/A
		1/2"/12.7mm	GYPSUM WALL BOARD	STC	N/A
		2x6/38x140mm	WOOD STUD FRAMING @ 16" C/C REFER ALSO TO STRUCTURAL		
		C/W 1/2"/12.7mm	5 1/2" ACOUSTIC BATT INSULATION GYPSUM WALL BOARD		
P4		**RATED ACOUSTIC SEPARATION**		FRR	1HR
		5/8"/15.9mm	2 LAYERS, TYPE XGYPSUM WALL BOARD	STC	51
		1/2"/13mm	RESILIENT METAL CHANNEL @ MAX 24" C/C	ASSEMBLY W4a FROM BCBC 9.10.3.1.-A	
		2x4/38x89mm	WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL		
		5/8"/15.9mm	GYPSUM WALL BOARD		
P5		**SUITE SEPARATION**		FRR	1HR
		5/8"/15.9mm	GYPSUM WALL BOARD	STC	57
		3/4" /19mm	VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN)	ASSEMBLY W13a SIM. FROM BCBC 9.10.3.1.-A	
		2x4/38x89mm	WOOD STUD FRAMING @ 16" O/C REFER ALSO TO STRUCTURAL		
		1"/25mm	AIR SPACE REFER ALSO TO STRUCTURAL		
		2x4/38x89mm	WOOD STUD FRAMING @ 16" O/C		
		3/4" /19mm	VERTICAL TREATED PLY STRAPPING @ 16" C/C (RAINSCREEN)		
		5/8"/15.9mm	GYPSUM WALL BOARD		

EW - EXTERIOR WALL ASSEMBLIES

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

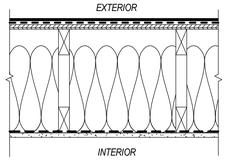
F - FLOOR ASSEMBLIES

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

C - CEILING ASSEMBLIES

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

R - ROOF ASSEMBLIES

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

ASSEMBLY GENERAL NOTES

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

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



Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A104
Sheet Name:	ASSEMBLIES
Scale:	
Notes:	

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

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

SITE PLAN GENERAL NOTES

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

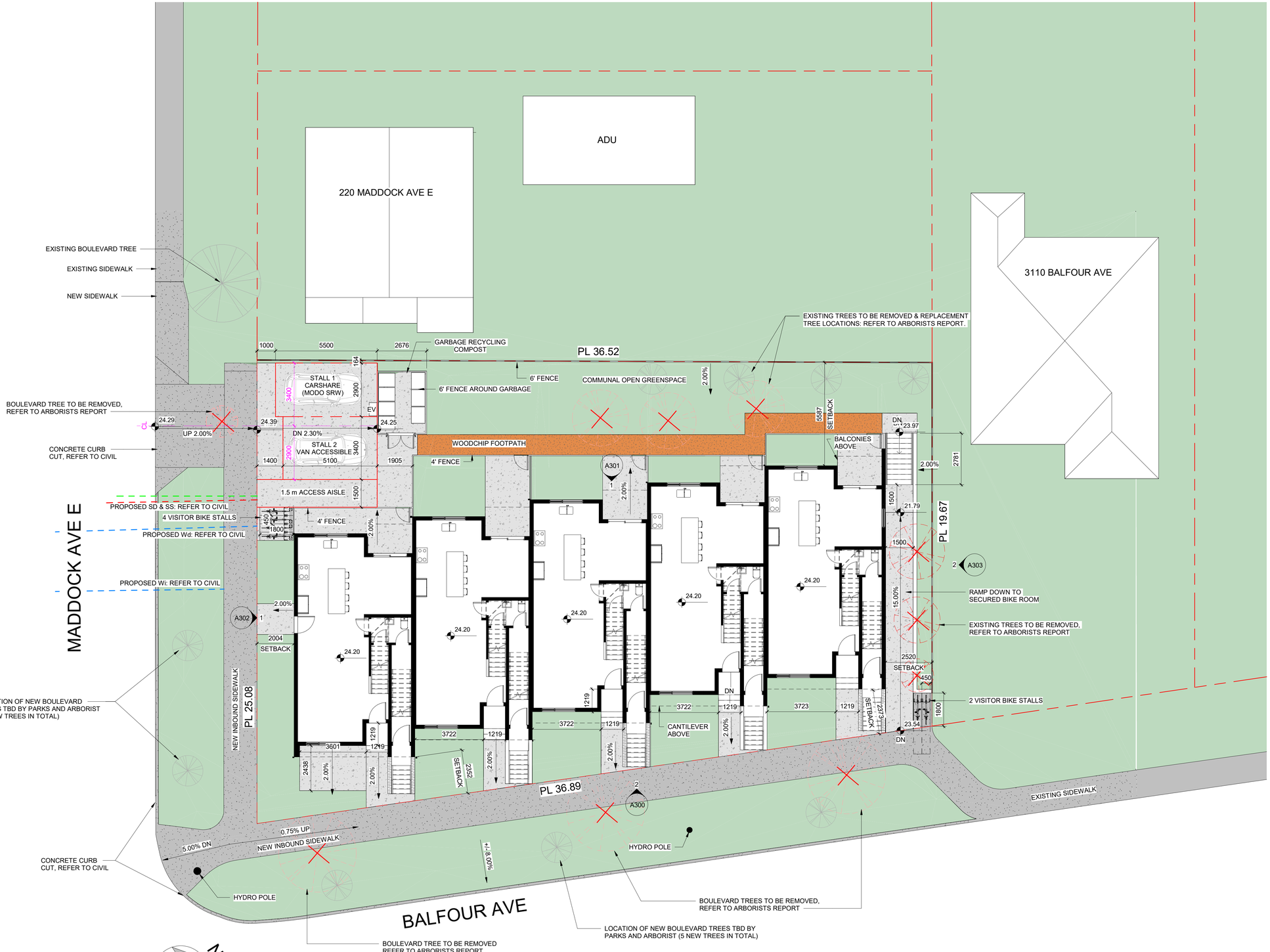
SITE GRADE TO BE SLOPED AWAY FROM BUILDING AS PER BCBC 9.14.6.1 (MINIMUM 2% UNLESS OTHERWISE NOTED).

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

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

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

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



1 **SITE PLAN**
1 : 100

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A200
Sheet Name:	SITE PLAN
Scale:	1 : 100
Notes:	

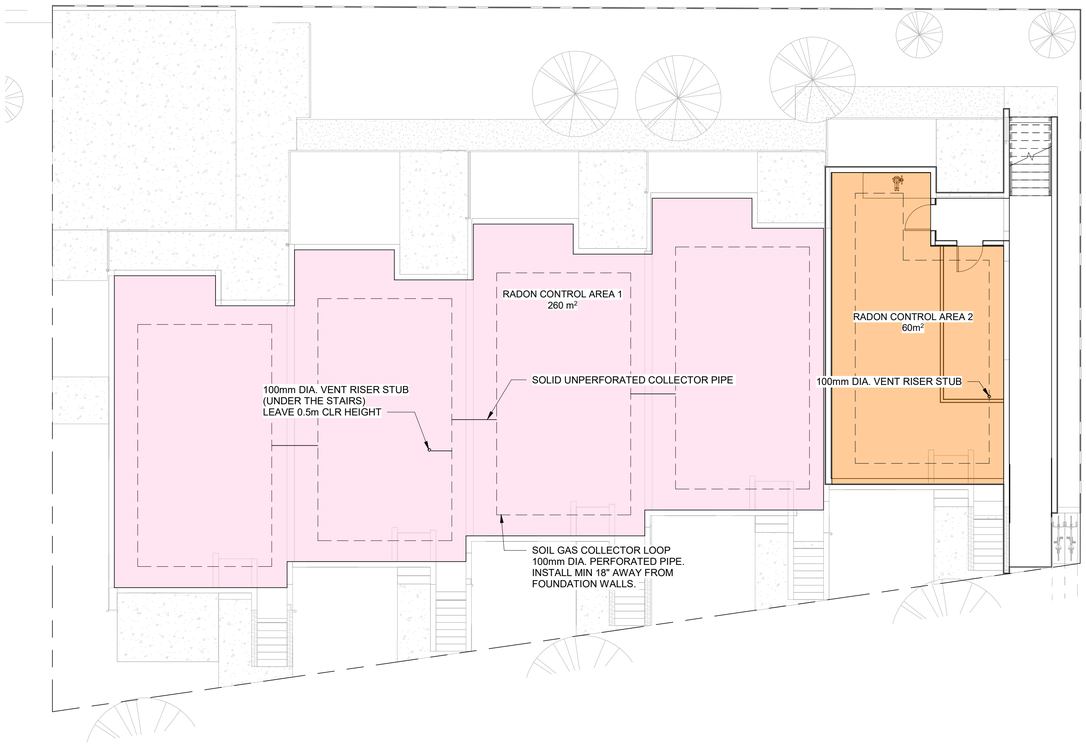
LEVEL 1a RADON ROUGH IN COMPLIANCE

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

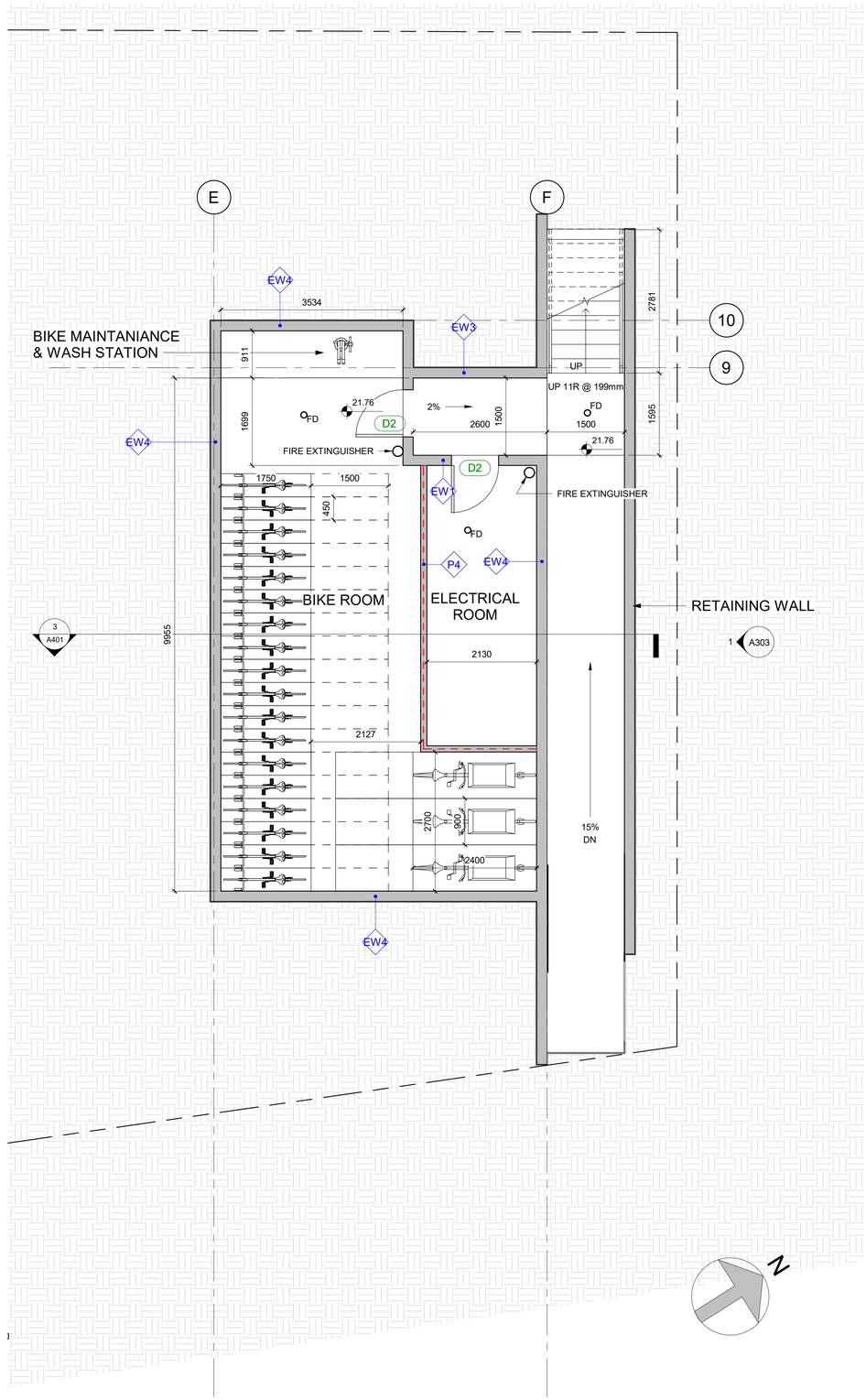
Membrane Integrity: Underslab poly air/vapour membrane to be continuous and sealed at all edges and lapped and sealed at all junctions.

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

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



2 RADON VENTING PLAN
1 : 100



1 BASEMENT FLOOR PLAN
1 : 50

ISSUE SCHEDULE		
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1	2025-04-28	PRE APP MEETING
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

FLOOR PLAN GENERAL NOTES

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

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

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

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

MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.

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

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A201
Sheet Name:	BASEMENT PLAN
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

STALL 1
CARSHARE
EV CHARGER
STALL 2
VAN ACCESSIBLE
GARBAGE AND RECYCLING
PATIO
DINING ROOM
KITCHEN
REF
LIVING ROOM
POWDER
COAT CLOSET
STORAGE UNDER STAIR
SMOKE ALARM
RANGE HOOD FAN
DOWNSPOUTS
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
A301 2
A302 3
3 A401
1 A303
1 A300
1 A400
2 A400
A302 3
6466
6352
6352
6352
6466
11163
1668
3062
4456
1394
1219
1359
610
3000 CRITICAL
2.00%
15.00%
24.20
DN
UP
16R@187
11R@187
7R@187
1050
950
917
914
1067
1554
1395
1372
1229
381
3546
3548
3596
3062
6139
6091
2438
1668
1067
D1
D3
D6
D7
P1
P3
P4
P5
W1
EW1
EW2
EQ
REF
S

FLOOR PLAN GENERAL NOTES

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

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

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

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

MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.

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

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

1 LEVEL 1
1 : 50

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

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

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

FLOOR PLAN GENERAL NOTES

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

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

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

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MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.

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

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A203
Sheet Name:	LEVEL 2 FLOOR PLAN
Scale:	1 : 50
Notes:	

2 LEVEL 2
1 : 50

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
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2026-08-06
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UNIT 2
UNIT 4
UNIT 6
UNIT 8
UNIT 10
BALCONY
HEAT PUMP
LIVING ROOM
KITCHEN AND DINING
BATHROOM
BEDROOM
BEDROOM
COOLING ROOM TO COMPLY WITH 9.33.3.1.(2)
EQ.
DN 15R@190
3658 mm (12'-0")

FLOOR PLAN GENERAL NOTES

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

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

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

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

MECHANICAL VENTILATION SYSTEM TO COMPLY WITH 9.32.3.3.

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

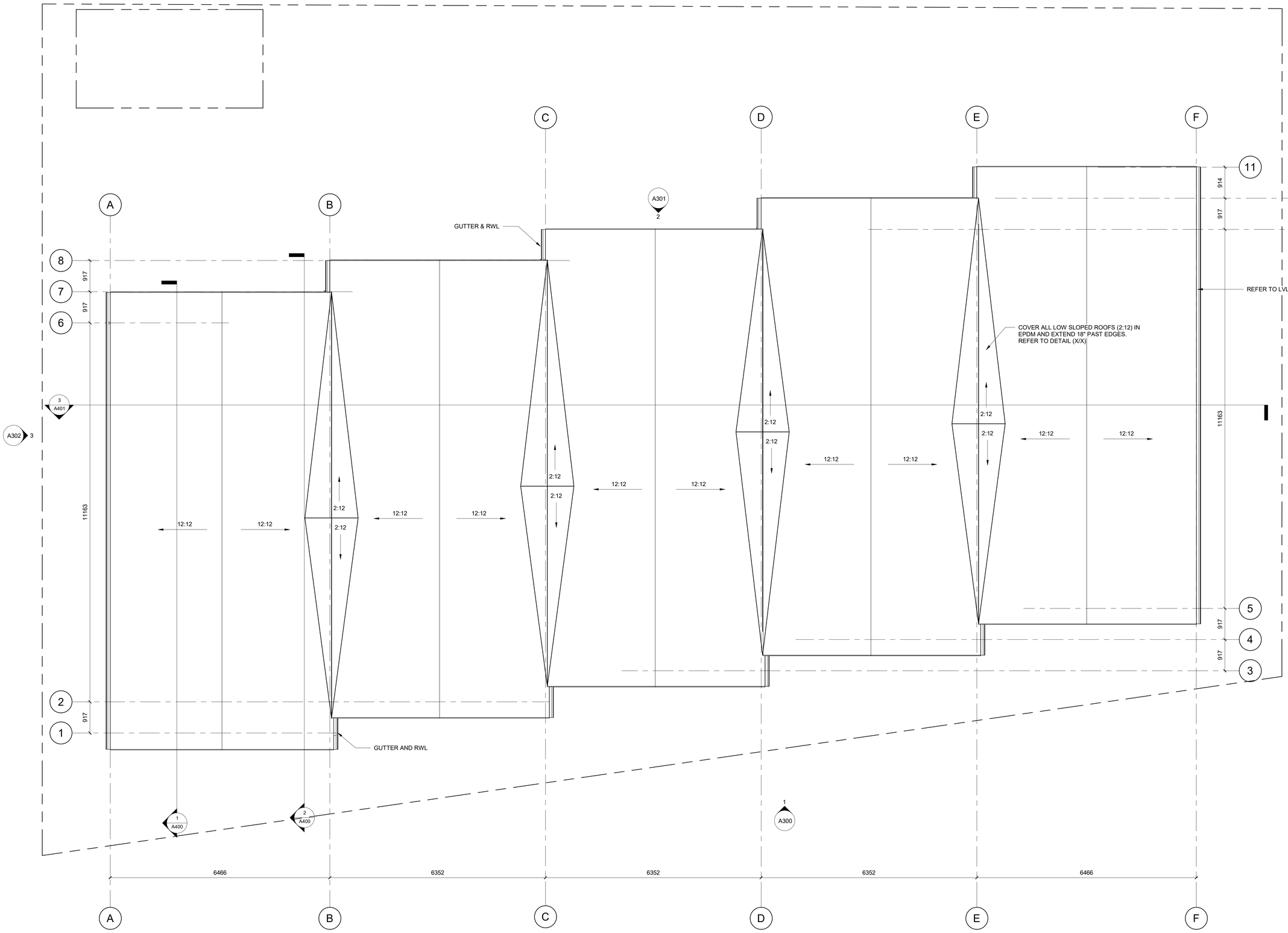
WINDOWS AND DOORS THAT ARE NOT DIMENSIONED ARE ASSUMED TO BE EQUALLY SPACED. IF UNSURE CONTACT THE ARCHITECT AND THE OWNER FOR CLARIFICATION.

Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A204
Sheet Name:	LEVEL 3 FLOOR PLAN
Scale:	1 : 50
Notes:	

3 LEVEL 3
1 : 50

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
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6	2026-02-24	DDP RESUBMISSION #3 rev.1
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JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



ROOF VENTING CALCULATION

ATTIC TO BE VENTED IN ACCORDANCE WITH BCBC 9.19

AREA OF ROOF: 88 m²

ROOF SLOPE 12:12

AREA OF VENTILATION REQUIRED: 88/300 = 0.293 m²

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

1 ROOF PLAN

1 : 50

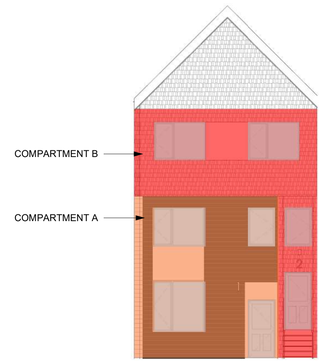
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A205
Sheet Name:	ROOF PLAN
Scale:	1 : 50
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
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JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



1 EAST ELEVATION
1 : 50



PER BCBC 2024 TABLE 9.10.14.

EAST

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 1)	
AREA OF EXPOSED BUILDING FACE:	29.3m2
LIMITING DISTANCE:	10.4m
ALLOWABLE OPENINGS:	100% (29.3m2)
PROPOSED OPENINGS:	31.1% (9.1m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	N/A
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
COMPARTMENT B (UNIT 2)	
AREA OF EXPOSED BUILDING FACE:	27.9m2
LIMITING DISTANCE:	10.4m
ALLOWABLE OPENINGS:	100% (27.9m2)
PROPOSED OPENINGS:	30.0% (8.38m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	N/A
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE

2 SPATIAL SEPERATION CALCS
1 : 100

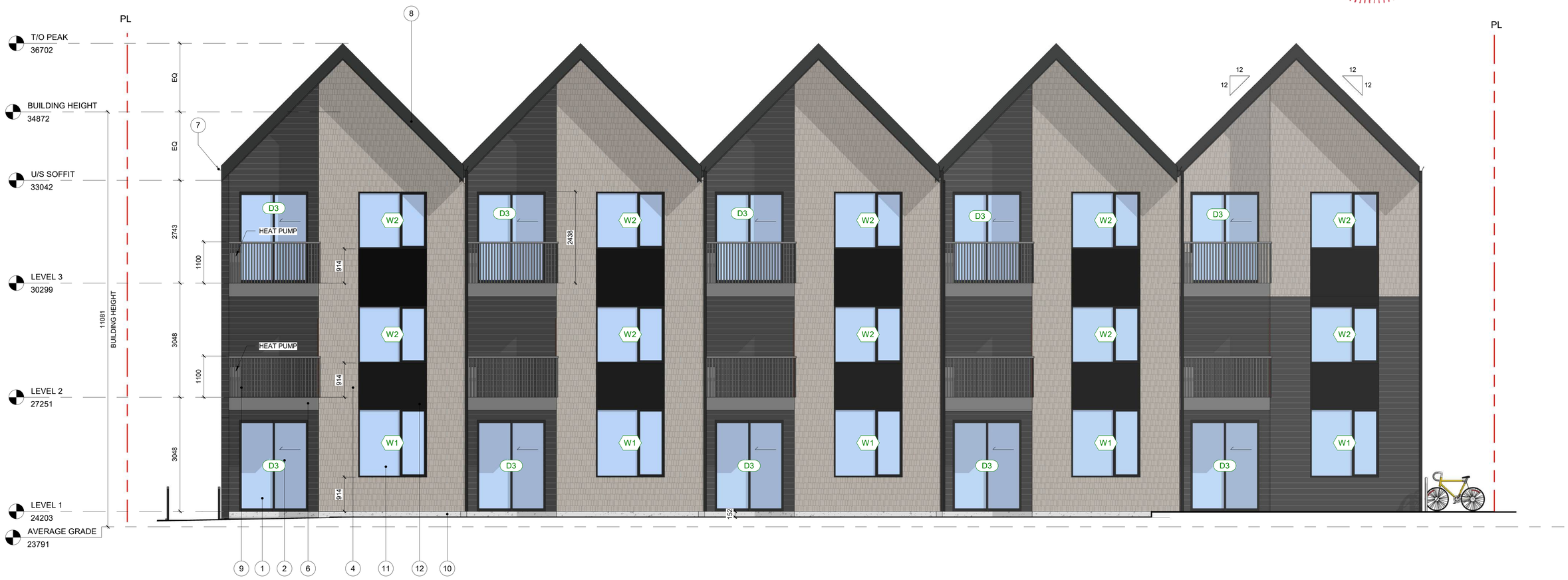
MATERIALS LEGEND

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

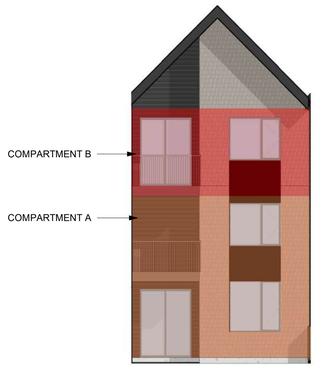
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A300
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



2 WEST ELEVATION
1 : 50



1 SPATIAL SEPERATION CALCS
1 : 100

PER BCBC 2024 TABLE 9.10.14.

WEST

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 9)

AREA OF EXPOSED BUILDING FACE:	36.1m2
LIMITING DISTANCE:	5.6m
ALLOWABLE OPENINGS:	68.1% (24.6m2)
PROPOSED OPENINGS:	29.1% (10.5m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE

COMPARTMENT B (UNIT 10)

AREA OF EXPOSED BUILDING FACE:	19.7m2
LIMITING DISTANCE:	5.6m
ALLOWABLE OPENINGS:	78.2% (15.4m2)
PROPOSED OPENINGS:	37.0% (7.28m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	45 MIN
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE

MATERIALS LEGEND

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

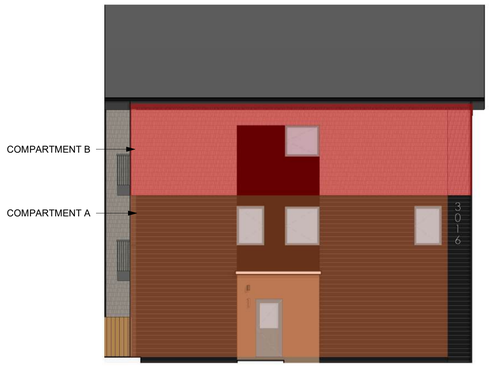
Sheet Number:	A301
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



3 SOUTH ELEVATION
1 : 50



1 SPATIAL SEPERATION CALCS
1 : 100

PER BCBC 2024 TABLE 9.10.14.

SOUTH

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 1)

AREA OF EXPOSED BUILDING FACE:	65.1m2
LIMITING DISTANCE:	12m
ALLOWABLE OPENINGS:	100% (65.1m2)
PROPOSED OPENINGS:	9.8% (6.4m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	N/A
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE

COMPARTMENT B (UNIT 2)

AREA OF EXPOSED BUILDING FACE:	39.2m2
LIMITING DISTANCE:	12m
ALLOWABLE OPENINGS:	100% (39.2m2)
PROPOSED OPENINGS:	3.6% (1.4m2)
FIRE RESISTANCE RATING PER 3.2.3.7.	N/A
CLADDING PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE
CONSTRUCTION PER 3.2.3.7.	COMBUSTIBLE OR NON COMBUSTIBLE

MATERIALS LEGEND

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

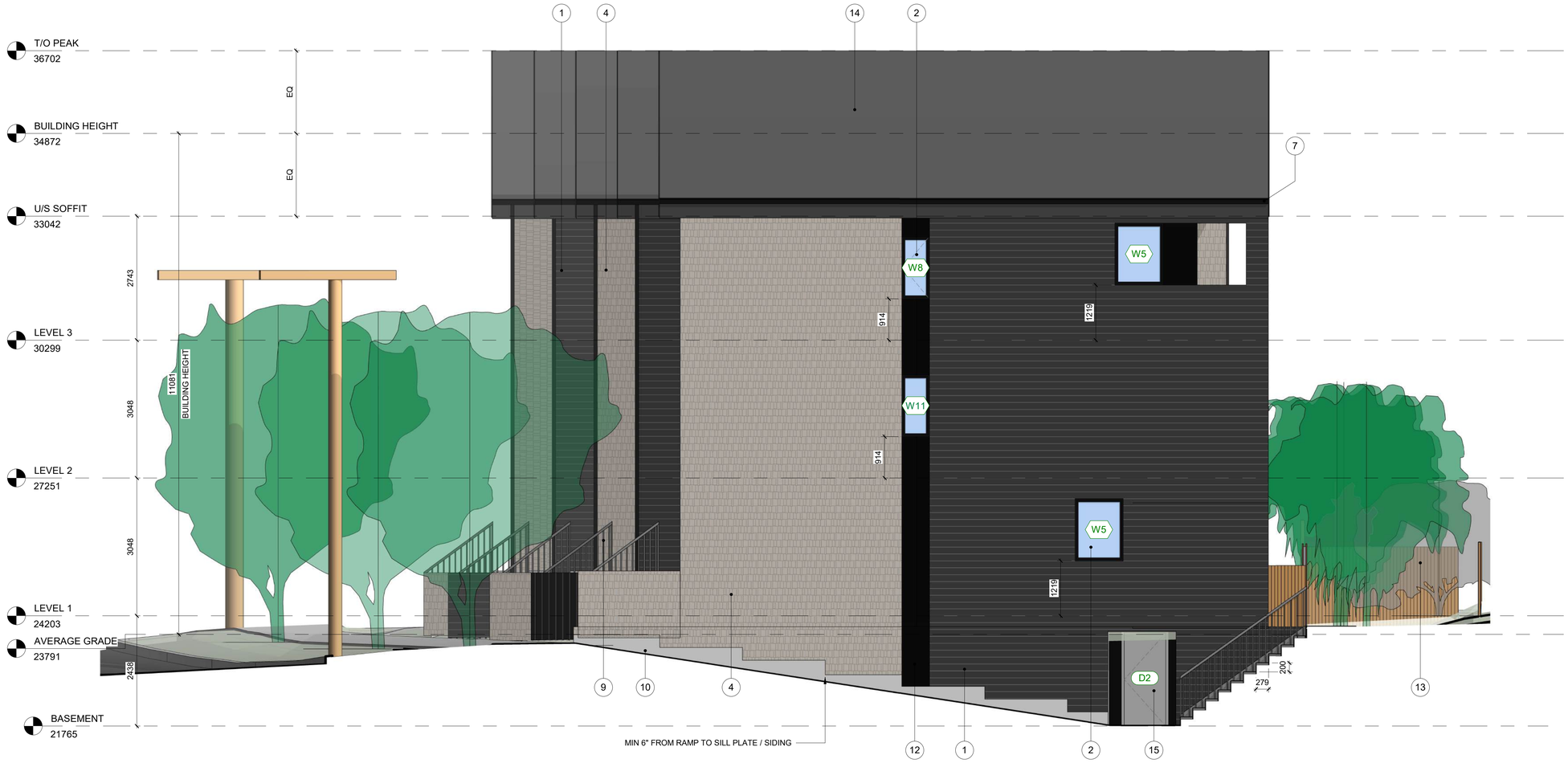
Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

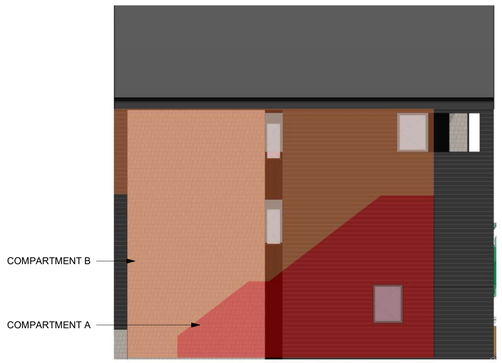
Sheet Number:	A302
Sheet Name:	ELEVATIONS
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Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
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1 NORTH ELEVATION
1 : 50



2 SPATIAL SEPERATION CALC
1 : 100

PER BCBC 2024 TABLE 9.10.14.

NORTH

PER TOWNHOUSE MODULE WITH THE SHORTEST LD

COMPARTMENT A (UNIT 9)

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

COMPARTMENT B (UNIT 10)

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

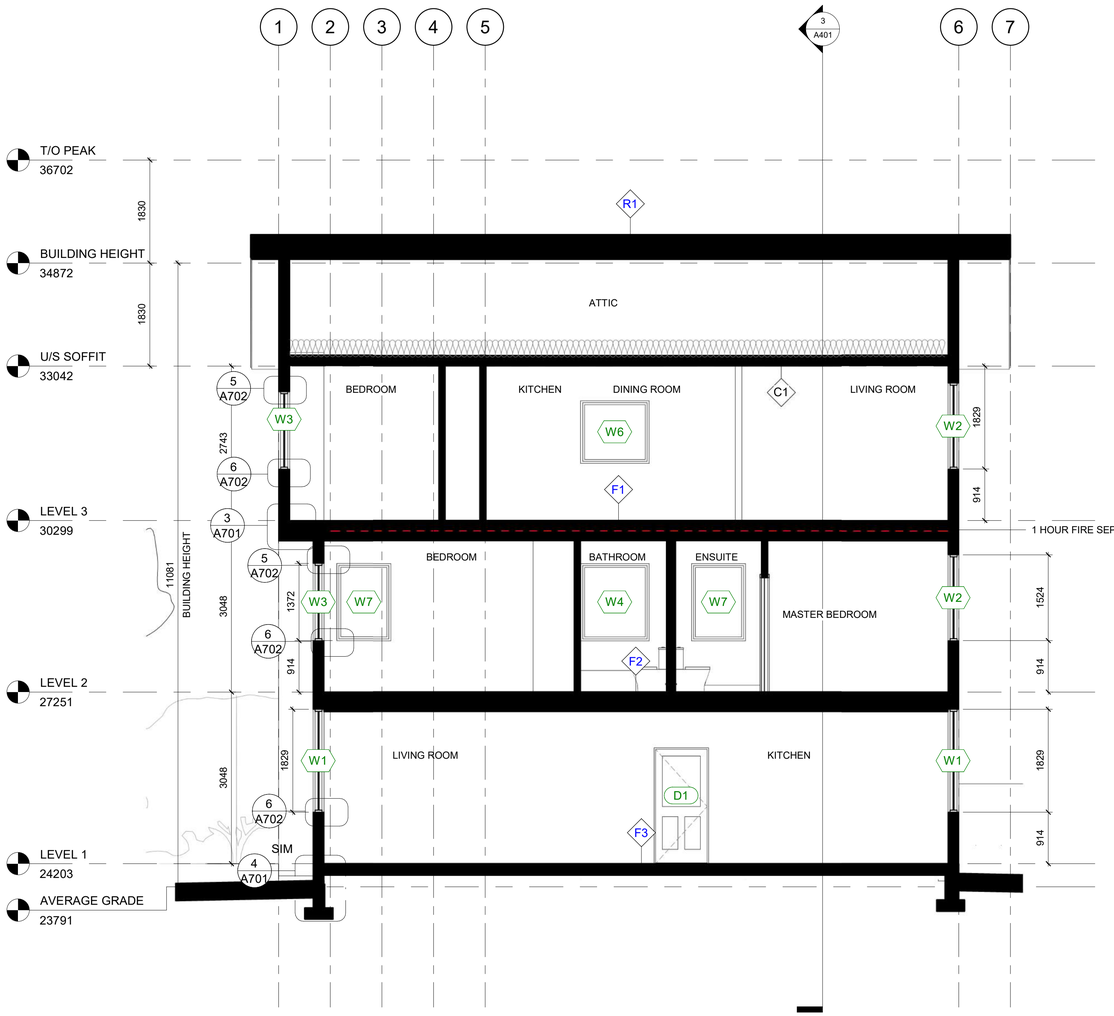
MATERIALS LEGEND

1	HORIZONTAL HARDIE CLAPBOARD: IRON GRAY
2	VINYL WINDOW: BLACK WITH CLEAR GLAZING
3	VERTICAL CEAR SIDING: NATURAL STAIN
4	HARDIE SHINGLE: MONTEREY TAUPE (DARK BEIGE)
5	FRONT DOOR: BLACK
6	EXTERIOR VINYL COMPOSITE DECKING: OFF BLACK
7	GUTTERS & DOWNSPOUTS: BLACK
8	WOOD FASCIA: IRON GRAY
9	ALUMINUM GUARDRAIL & RAILING: BLACK
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15	STEEL DOOR: MATTE
16	ADDRESS AND UNIT NUMBERS: STAINLESS STEEL
17	HARDIE PANEL: GRAY
18	EXTERIOR SCONCE LIGHT: BLACK

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A303
Sheet Name:	ELEVATIONS
Scale:	As indicated
Notes:	



1 SECTION E-W
1 : 50



2 STAIR SECTION E-W
1 : 50

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
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Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A400
Sheet Name:	SECTIONS
Scale:	1 : 50
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
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REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



3 SECTION N-S
1 : 50

Author:	JN

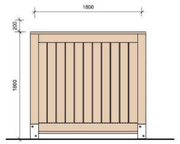
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A401
Sheet Name:	SECTIONS
Scale:	1 : 50
Notes:	

LANDSCAPING LEGEND

1. GRASS LAWN
2. PLANTING: SHRUBS AND TALLGRASS
3. PLANTING: HERBACEOUS AND GROUNDCOVER
4. CONCRETE: BROOM FINISH
5. GRAVEL: NON DUSTY EXPOXY SPRAY TREATED
6. WOODCHIPS

TREE: REFER TO ARBORISTS REPORT



TYPICAL WOOD PEREMITER FENCE

STREET TREE INSPECTION NOTES

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

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



1 LANDSCAPE & TREE REPLACEMENT PLAN
1 : 75

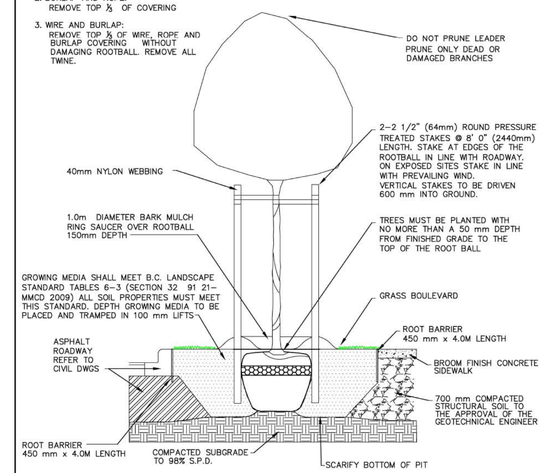
ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅔ 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**

Soil Volume Calculation Table: Schedule "E"

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

Table 3: Soil Volume Calculation

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

LANDSCAPING COST ESTIMATE

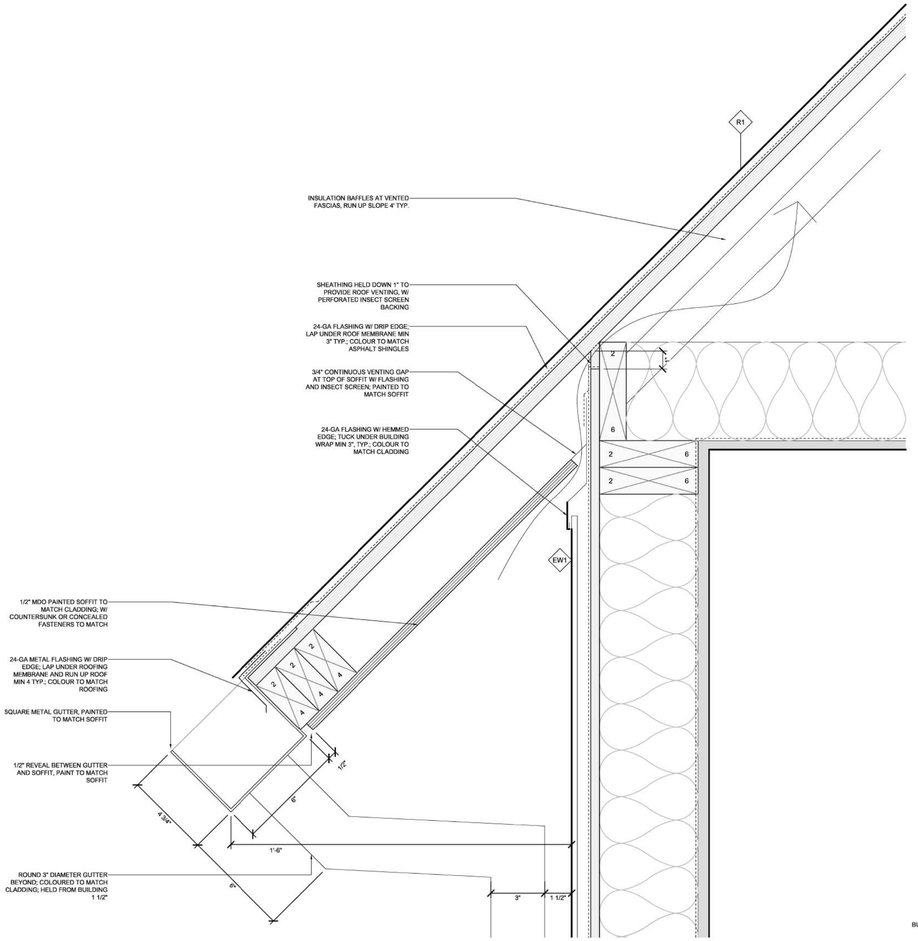
Category	Item	Quantity		Unit Cost		Cost
PLANTS & IRRIGATION						
	Grass Lawn	130.435	m2	$18	m2	$2,347.83
	Planting - Shrubs	21.6	m2	$25	m2	$540.00
	Planting - Herbaceous & Groundcover	72.7	m2	$10	m2	$2,181.00
	Irrigation	1	allowance			$2,000.00
	Soil - Trees - (20m3 per new medium tree)	40	m3	$32	m3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

REGISTERED ARCHITECT JESSE NGUYEN BRITISH COLUMBIA 2026-08-06

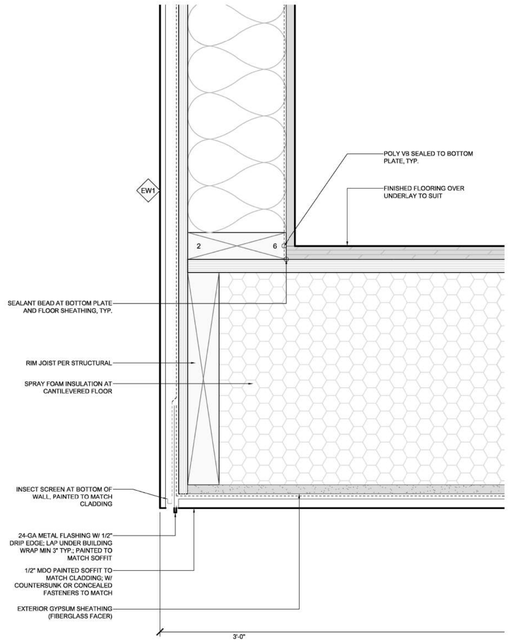
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A501
Sheet Name:	LANDSCAPE PLAN
Scale:	As indicated
Notes:	

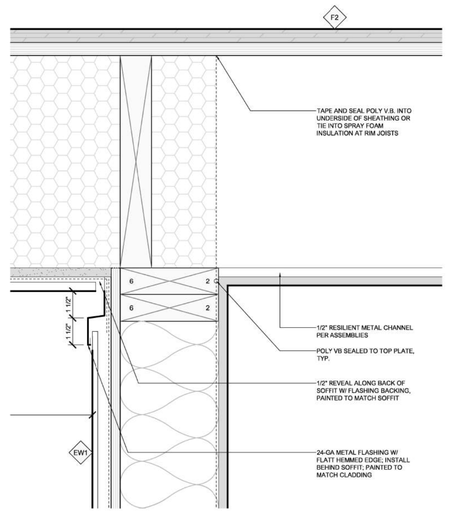
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#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29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

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

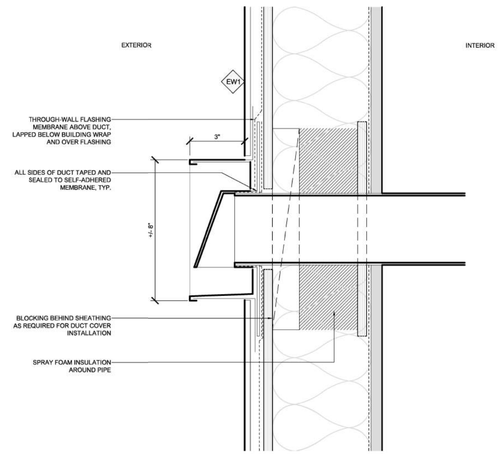


1 GUTTER & EAVE DETAIL
SCALE: 3" = 1'-0"

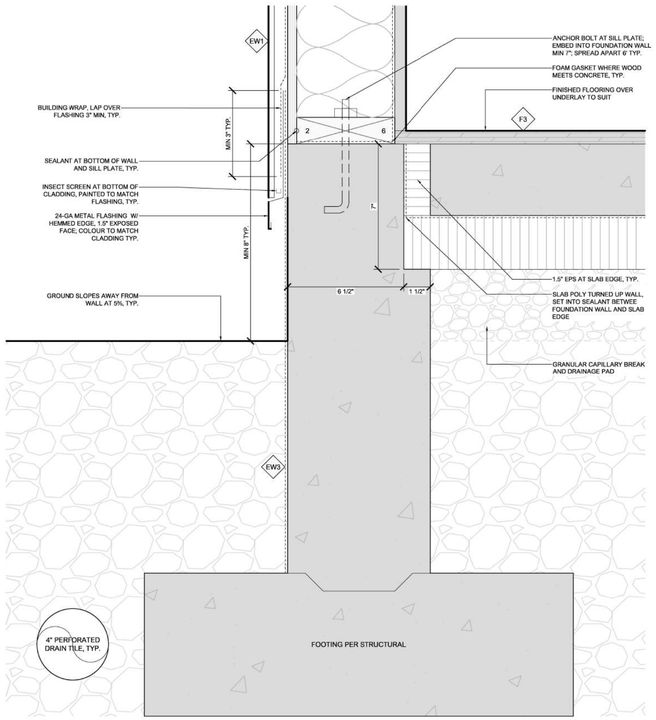




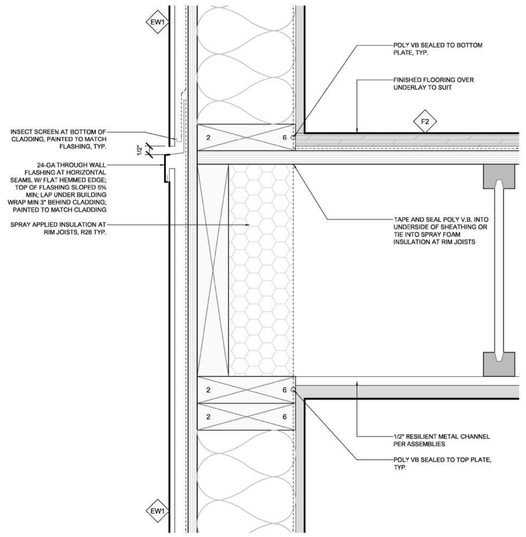
3 WALL @ CANTILEVERED FLOOR
SCALE: 3" = 1'-0"



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



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

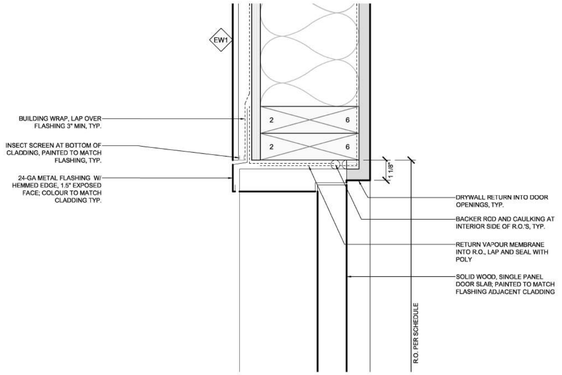


5 TYP. FLOOR TO FLOOR
SCALE: 3" = 1'-0"

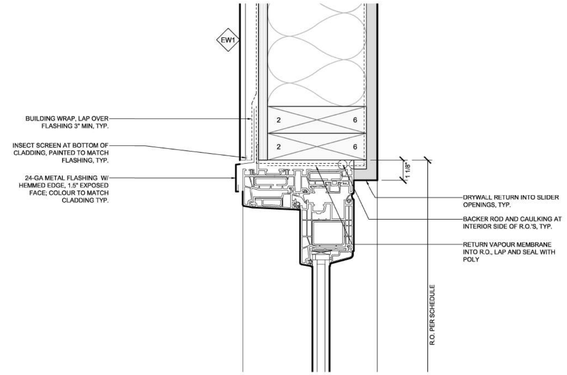
Author:	JN
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION
Sheet Number:	A701
Sheet Name:	DETAILS
Scale:	1 : 50
Notes:	

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

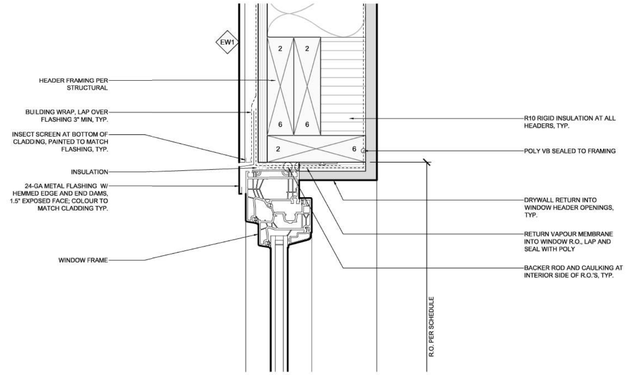
REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA



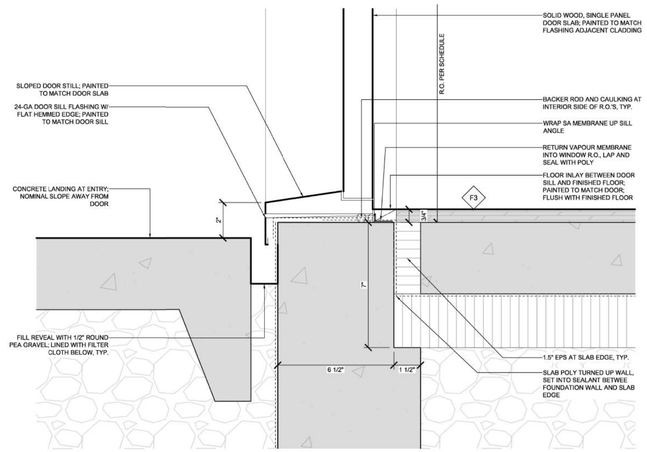
1 TYP. DOOR HEADER
SCALE: 3" = 1'-0"



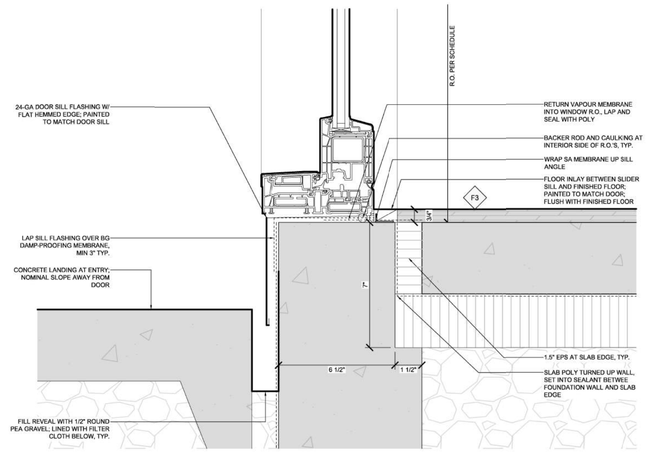
3 TYP. SLIDER HEADER
SCALE: 3" = 1'-0"



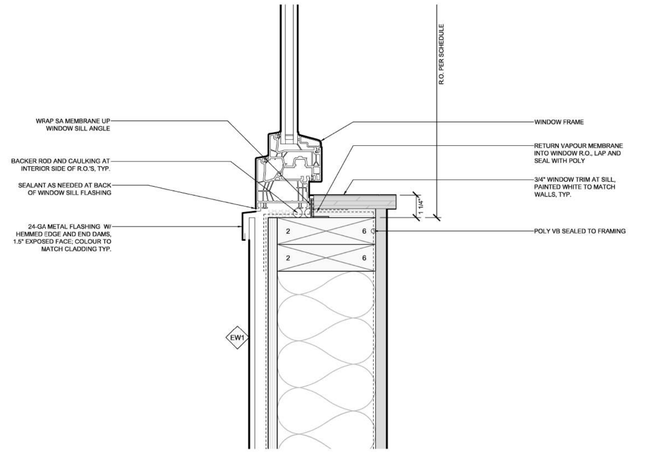
5 TYP. WINDOW HEADER
SCALE: 3" = 1'-0"



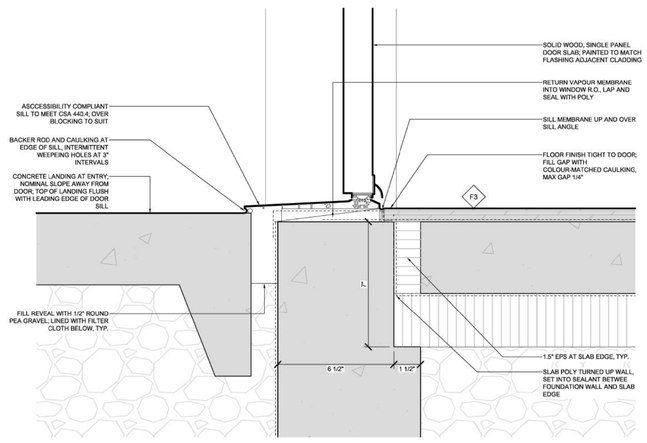
2 TYP. DOOR SILL
SCALE: 3" = 1'-0"



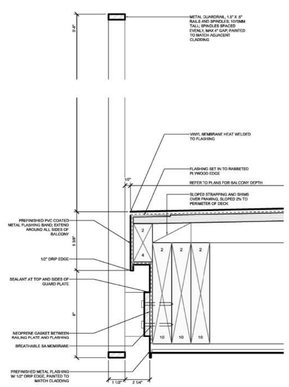
4 TYP. SLIDER SILL
SCALE: 3" = 1'-0"



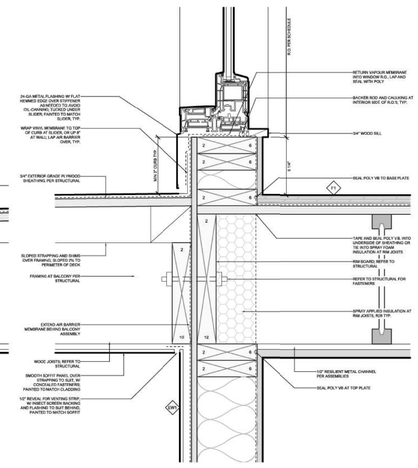
6 TYP. WINDOW SILL
SCALE: 3" = 1'-0"



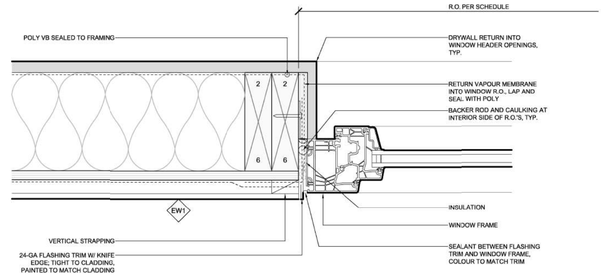
10 ACCESSIBLE DOOR SILL
SCALE: 3" = 1'-0"



7 BALCONY EDGE & GUARD RAIL DETAIL
SCALE: 3" = 1'-0"



8 BALCONY FRAMING & SLIDER SILL DETAIL
SCALE: 3" = 1'-0"



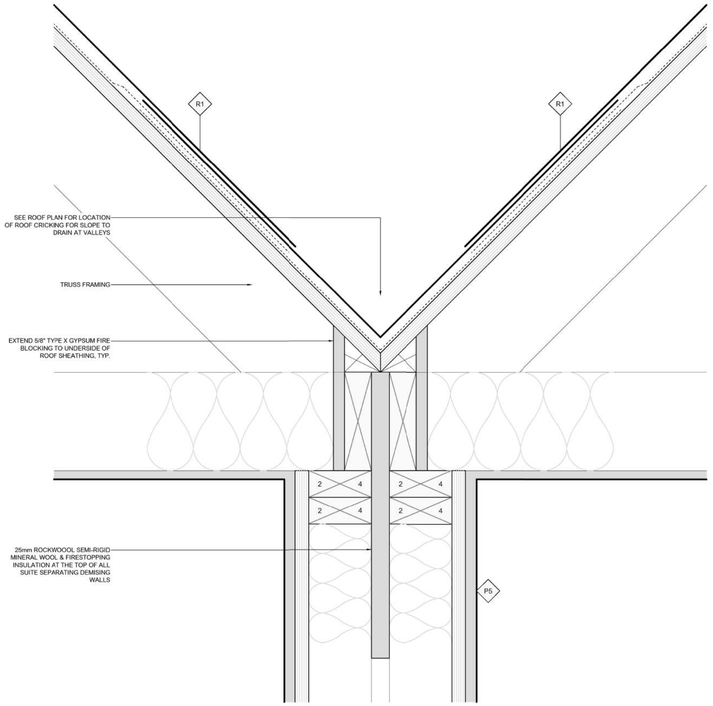
9 TYP. WINDOW JAMB
SCALE: 3" = 1'-0"

Author:	JN

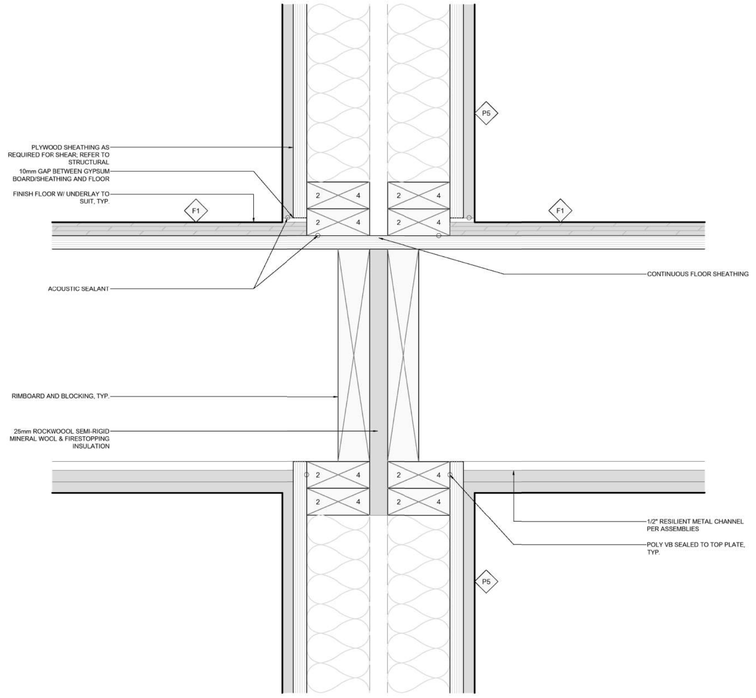
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Adress:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

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

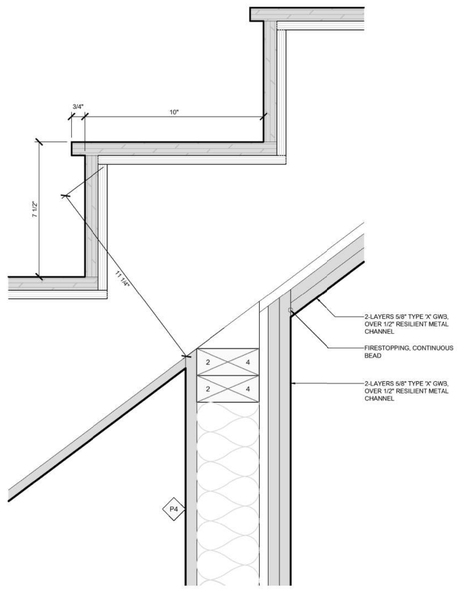
ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
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7	2026-08-29	ISSUED FOR BP & DDP RAI #1



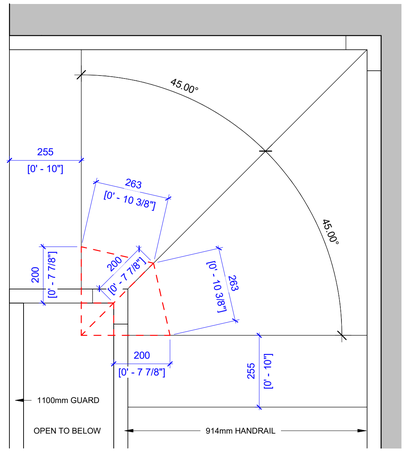
1 FIRE STOPPING AT ROOF
SCALE: 3" = 1'-0"



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



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



4 WINDER STAIR PLAN DETAIL
1 : 10

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A703
Sheet Name:	DETAILS
Scale:	As indicated
Notes:	

DOOR SCHEDULE: LOWER LEVEL UNITS

DOOR SCHEDULE - LOWER LEVEL UNITS

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

DOOR SCHEDULE: UPPER LEVEL UNITS

DOOR SCHEDULE - UPPER LEVEL UNITS

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

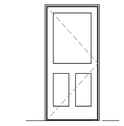
DOOR TYPES SCHEDULE

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

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA

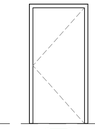
ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2025-04-28	PRE APP MEETING
2	2025-05-15	DDP APPLICATION
3	2025-10-08	DDP RESUBMISSION #1
4	2025-12-17	DDP RESUBMISSION #2
5	2026-02-13	DDP RESUBMISSION #3
6	2026-02-24	DDP RESUBMISSION #3 rev.1
7	2026-08-29	ISSUED FOR BP & DDP RAI #1

LEGEND TO DOOR SCHEDULE



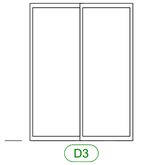
D1

ENTRY
EXTERIOR (INSULATED)
SAFETY GLASS



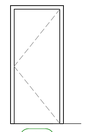
D2

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



D3

TERRACE
EXTERIOR (INSULATED)
C/W SAFETY GLASS



D4

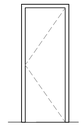
TYPICAL
INTERIOR
SOLID OR HOLLOW CORE

LEVEL



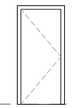
D5

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



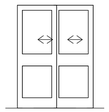
D6

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



D7

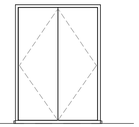
TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



D8

BYPASS
INTERIOR
SOLID OR HOLLOW CORE

LEVEL



D9

GARBAGE AND RECYCLING
EXTERIOR (INSULATED)

LEVEL

DOOR AND WINDOW GENERAL NOTES

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

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

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

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

ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.

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

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

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

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A801
Sheet Name:	DOOR SCHEDULE - LOWER LEVEL UNITS
Scale:	1 : 50
Notes:	

DOOR SCHEDULE: BIKE ROOM/GARBAGE AND RECYCLING

DOOR SCHEDULE - BIKE ROOM/GARBAGE AND RECYCLING

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

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

DOOR AND WINDOW GENERAL NOTES

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ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.

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

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

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

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



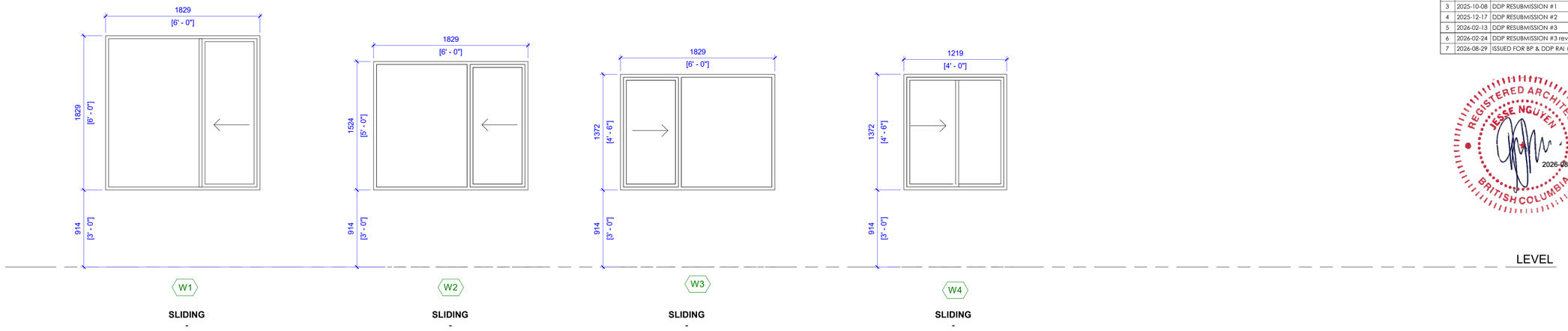
Author:	JN

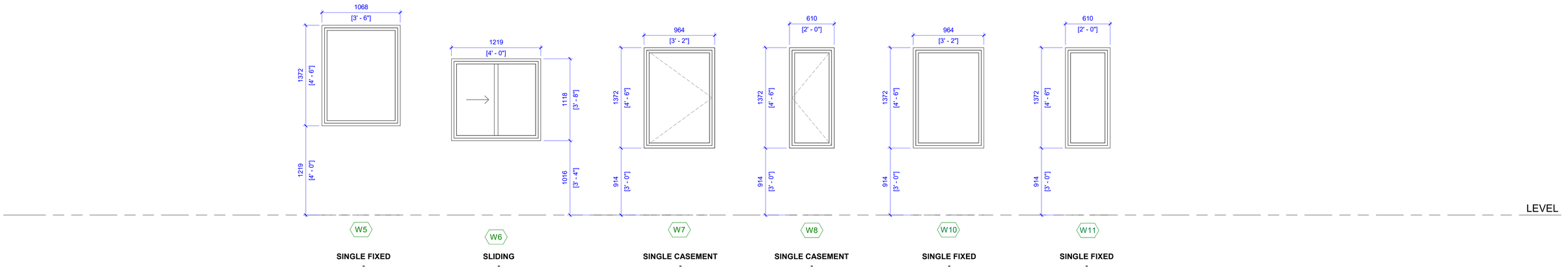
Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A802
Sheet Name:	DOOR SCHEDULE - DOOR SCHEDULE - BIKE ROOM/GARBAGE AND RECYCLING
Scale:	
Notes:	

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

REGISTERED ARCHITECT
JESSE NGUYEN
2026-08-06
BRITISH COLUMBIA





DOOR AND WINDOW GENERAL NOTES

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

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

Author:	JN

Building Name:	BAL4
Client Name:	3106 BALFOUR DEVELOPMENTS LTD.
Project Name:	BAL4
Project Address:	3106 Balfour Ave, Victoria, BC V9A 1E5
Project Status:	BP APPLICATION

Sheet Number:	A804
Sheet Name:	WINDOW SCHEDULE
Scale:	1 : 25
Notes:	