

**496-498 CECILIA ROAD & 3130 JUTLAND ROAD**

## Rezoning & Development Permit Application



Project Information Table		Zoning Min/Max	Proposed
Zone (existing)		B-1	SB SPECIFIC
Site Area			5,563.53 sq = NET Area, SITE SPEC PLAN FOR ROAD DEDICATION
Total Area			7,817.40 sq =
Commercial Floor Area			805.66 sq =
Floor Space Ratio		N/A	1 : 1.4
Site Coverage %		N/A	33.9%
Open Space %		N/A	62.2%
Height of Buildings %		N/A	Building A = 18.52m, Building B = 14.23m
Storages		N/A	Building A = 5 storages, Building B = 4 storages.
Vehicle Parking #			10 underground spaces provided
	0.5/cv + 0.50 x B	7	
	0.5/cv + 0.50 x 7000 / 34	+17	
	0.5/cv + 0.50 x 66	= 5	
	0.5/cv + 0.50 x 180	= 9	
	Daycare 1/2000 (1434/180)	= 6	
	Sec. School 1/1000 (1400/120)	= 6	
	Total = 78		
Boys/Girls Parking #	Long Term	1	110 Long Term provided.
	1/25/cv + 0.50 x B	-100	
	Daycare 1/2000 (1400/120)	= 6	
	Sec. School 1/2000 (1400/120)	= 6	
	Total = 180		
	Short Term	2	32 Short Term provided.
	0.5/cv + 0.50 x B	= 9	
	Daycare 1/2000 (1400/120)	= 6	
	Sec. School 1/2000 (1400/120)	= 6	
	Total = 35		
<b>Building Details</b>			
Front Yard (South)	N/A	14.63m - 1.8m Road DEDICATION PROPOSED	
Rear Yard (North)	N/A	6.68m	
Side Yard (East)	N/A	3.77m	2.97m (AT PARKADE EGT STAIR ONLY)
Side Yard (West)	N/A	2.73m	
<b>Residential Use Details</b>			
Total Number of Units			78
Unit Type Breakdown			18 1/2 bedroom units, 34 one bedroom units, 26 two bedroom units, 20 three bedroom units
Ground Oriented Units			3 commercial at Building A, 11 residential at Building B
Minimum Unit Floor Area			35m <sup>2</sup>
Cost Per Sq. Ft. (Gross Area)			\$ 695.45/sq =

Refer to sheet A3.04 for height calculations.

AREAS SHOWN IN THIS TABLE ARE FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

[illegible]

<b>FLOOR AREA - ZONING</b>		<b>GROSS BUILDABLE FLOOR AREA</b>		
<b>Level</b>	<b>Area</b>	<b>Level</b>	<b>Area</b>	<b>Construction Type</b>
Bldg A Main Level	879.09 sq ft	U/G Parking	3,428 sq m	Below Grade Concrete Construction
Bldg A Level 2	66.98 sq ft	Bldg A Main Level	924 sq m	Concrete Construction Over Parking
Bldg A Level 3	66.98 sq ft	Bldg A Level 2	913 sq m	Wood Frame
Bldg A Level 4	66.98 sq ft	Bldg A Level 3	913 sq m	Wood Frame
Bldg A Level 5	66.98 sq ft	Bldg A Level 4	913 sq m	Wood Frame
Bldg B Main Level	851.17 sq ft	Bldg B Main Level	913 sq m	Wood Frame
Bldg B Level 2	851.17 sq ft	Bldg B Level 2	913 sq m	Wood Frame Construction Over Parking
Bldg B Level 3	870.41 sq ft	Bldg B Level 3	913 sq m	Wood Frame
Bldg B Level 4	870.41 sq ft	Bldg B Level 4	913 sq m	Wood Frame
	7,817.40 sq ft			

**NOTE:**  
THESE AREAS ARE USED FOR  
ZONING PURPOSES ONLY &  
ARE MEASURED TO THE  
INSIDE FACE OF EXTERIOR WALLS.

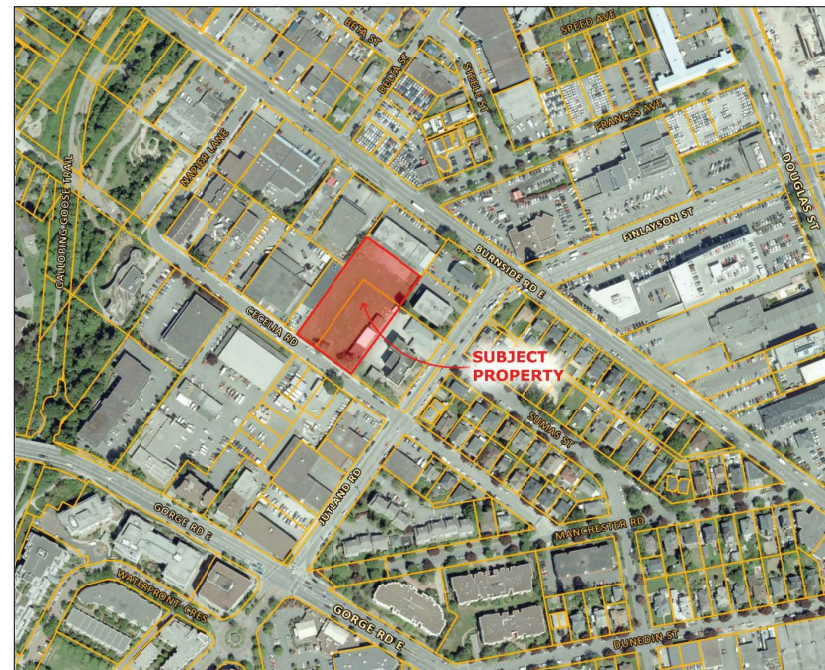
**NOTE:**  
MEASURED TO THE EXTERIOR FACE  
OF EXTERIOR WALLS, CENTERLINE OF  
PARTITION WALLS, & CENTERLINE OF  
CORRIDOR WALLS.

Unit Matrix		
Type	Area (m <sup>2</sup> )	Building
1 Bed	94.78	Building A
3 Bed	94.78	Building A
3 Bed	94.78	Building A
3 Bed	94.78	Building A
3 Bed	99.35	Building A
1 Bed	99.35	Building A
3 Bed	99.35	Building A
3 Bed	99.35	Building A
3 Bed	106.83	Building A
3 Bed	109.83	Building A
3 Bed	92.44	Building B
3 Bed	94.78	Building B
3 Bed	94.78	Building B
3 Bed	94.78	Building B
3 Bed	99.12	Building B
3 Bed	99.12	Building B
3 Bed	100.59	Building B
3 Bed	101.84	Building B
3 Bed	101.84	Building B
3 Bed	101.86	Building B
20	1,973.37	

Unit Matrix		
Type	Area (m <sup>2</sup> )	Building
Bachelor	35.96	Building A
Bachelor	35.96	Building A
Bachelor	35.96	Building A
Bachelor	35.96	Building A
Bachelor	35.95	Building B
Bachelor	35.96	Building B
Bachelor	35.96	Building B
Bachelor	35.96	Building B
<b>Σ</b>	<b>287.70</b>	

Functional Program - BC Housing Standards						
Project Name:		Pacific at Burnside				
Address:		496-498 Cooma Road & 1330 Lincoln Road				
Building Type:		Primarily wood frame with a concrete commercial building at A-Level A				
Function	Description of units/facilities	Area (sq ft)	# of units	Total #	Total sq ft	Total #
A - Residential units						
	One bedroom	583.73 - 688.75	34	15,968.77	1,853	
	Two bedrooms	751.97 - 959.10	24	20,341.31	1,689	
	Two bedrooms + Den	1,060.13 - 1,056.15	2	2,126.37	151	
	Three bedroom	990.02 - 1,182.20	20	21,341.31	1,689	
			88	56,766.75	6,169	
B - Resident's Amenity	Shared laundry	118.40 - 129.17	4	495.34	48	
	Shared common spaces	4,832.76 - 4,508.78	2	9,661.54	76	
C - Circulation	Corridor & lobby			6,727.44	525	
	Stairs			2,850.91	225	
	Elevators			696.65	65	
D - Service rooms (above grade only)	Janitor's room			290.63	27	
	Electrical/mechanical			333.60	33	
<b>Summary</b>						
A - Total Residential Area				66,726.70	6,159	
B - Total Resident's Amenity				9,413.10	876	
C - Total Circulation				10,378.95	933	
D - Total Service rooms (above grade only)				624.38	58	
<b>OVERALL BUILDING AREA (a+b+c+d)</b>				87,143.13	8,026	

**NOTE:**  
AREAS MEASURED TO THE EXTERIOR FACE  
OF SHEATHING, CENTERLINE OF  
PARTITION WALLS, & CENTERLINE OF  
CORRIDOR WALLS.



**Revisions**  
Received Date:  
December 17, 2020

<b>ASHEET LIST</b>	
A000	Project Information
A01.01	Site Plan
A02	Survey & Existing Site Plan
A03	Perspective Elevations - Building A
A04.03	Perspective Elevations - Building B
A10	Building Code Analysis
A11	Building Code Analysis
A12	Building Code Compliance Plans
A13	Building Code Compliance Plans & Sections
A1.01	Context Site Plan & Elevation
A2	Shadow Studies
A2.01	U/C Parade Plan
A2.02	Floor Plans - Building A
A2.03	Floor Plans - Building A
A2.04	Floor Plans - Building B
A2.05	Floor Plans - Building B
A2.06	Floor Plans - Building B
A3	Exterior Elevations - Spatial Separations
A3.1	Exterior Elevations - Building A
A3.2	Exterior Elevations & Section - Building A
A3.3	Exterior Elevations - Building B
A3.4	Exterior Elevations & Section - Building B
A3.04b	Materials - Building B
A3.05	Exterior Elevations - Facing Building Cross View
A7	Unlink Plans
A7.01	Unlink Plans
A7.02	Unlink Plans
A7.03	Unlink Plans
A7.04	Unlink Plans
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A7.100	Unlink Plans

Burnside School  
Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

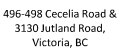
## Project Information

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Revision		
No.	Description	Date
1	Paving Hauled	June 15, 2018
2	Relocation of Precast Retainer	June 15, 2018
3	Residential Entries at Grade, Building B	June 15, 2018
4	Buildings moved 2.6m from rear property	Nov. 18, 2019
5	Existing & proposed property lines clarified	Nov. 18, 2019
6	Dimensions at proposed property lines	Nov. 18, 2019
7	Clarified Existing Property Line	July 10, 2020
8	Driveway material added	July 10, 2020
9	Revised Bicycle Parking	July 10, 2020
10	Parkade sitting simplified. Exterior stair at Building B deleted	Sept. 18, 2020
11	Parking stair at Building A simplified	Sept. 18, 2020
12	Localized setback at Building A parkade stair	Sept. 18, 2020
13	Revised PMT	Sept. 18, 2020
14	Revised Seawall	Sept. 18, 2020
15	Tree ID numbers & CRZ for retained trees	Sept. 18, 2020
16	Moved sidewalk & boulevard Tree, added	Dec. 16, 2020

### SYMBOL LEGEND



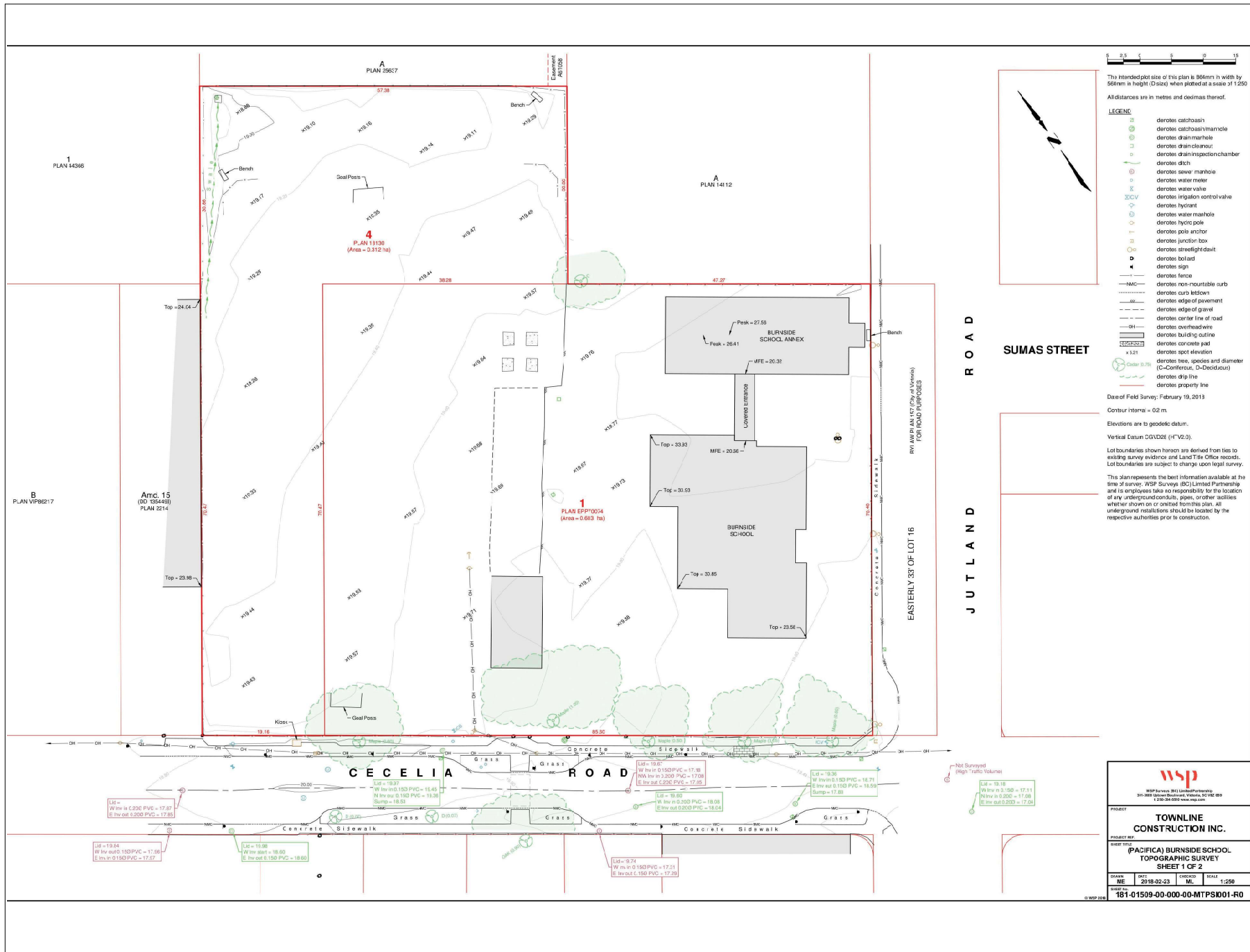
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① Site Plan  
1 : 150

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant

Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Survey & Existing Site Plan

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① Building A - 3D South Elevation



② Building A - 3D East Elevation



③ Building A - 3D North Elevation



④ Building A - 3D West Elevation

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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**Burnside School  
Property**

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**3D Perspective Elevations -  
Building A**

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① Building B - 3D South Elevation



② Building B - 3D East Elevation



③ Building B - 3D North Elevation



④ Building B - 3D West Elevation

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Revision No.	Description	Date
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**Burnside School  
Property**

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**3D Perspective Elevations -  
Building B**

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Scale

# Building Code Analysis - Building 'A'

ALA	ITEM	DESCRIPTION	APPROVAL
A-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
A-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
A-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/>	DIV A - 1.3.3.
A-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.
A-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3., 3.2.2.7.
A-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
A-7	OCCUPANT LOAD	<input checked="" type="checkbox"/> 918 OCCUPANTS (REFER TO CALCULATIONS)	3.1.37.
A-8	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 1,088	1.4.1.2.
A-9	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> 19.36	1.4.1.2.
A-10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE <sup>1</sup> <sup>1</sup> PER 3.2.1.1., ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR PERMIT 1 STOREYS BELOW GRADE <sup>2</sup> <sup>2</sup> PER 3.2.1.2., 2ND F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING 5 STOREYS (BUILDING HEIGHT) <sup>3</sup>	1.4.1.2. & 3.2.1.1.(1) & 3.2.1.2.
A-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.(3)
A-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <sup>1</sup> <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <sup>1</sup> SPRINKLERING OF BELOW GRADE STORAGE GARAGE REQUIRED BY 3.3.5.4.(7).	3.2.2.26. & 3.2.2.85. & 3.2.5.12.
A-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(2)(6)
A-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
A-15	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> 1 STREETS FACING	1.4.1.2.
A-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
A-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
A-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
A-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
A-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
A-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
A-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
A-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 2-5) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
A-24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	NON-COMBUSTIBLE CLADDING OR FIRE-RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50.(3)
A-25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input checked="" type="checkbox"/> FLOOR <input checked="" type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-26	BUILDING HEIGHT (IN STOREYS)	<input checked="" type="checkbox"/> 6 PERMITTED <input checked="" type="checkbox"/> 5 PROPOSED	
A-27	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 1,440 MAXIMUM <input checked="" type="checkbox"/> 1,063 PROPOSED	
CONSTRUCTION CLASSIFICATION (GROUND LVU) GROUP A, DIVISION 2 - UP TO 6 STOREYS, ANY AREA, SPRINKLERED			3.2.2.24.
A-28	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	GROUND LEVEL REQUIRED TO BE NON-COMBUSTIBLE CONSTRUCTION
A-29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input checked="" type="checkbox"/> FLOOR <input checked="" type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-30	BUILDING HEIGHT (IN STOREYS)	<input checked="" type="checkbox"/> 6 PERMITTED <input checked="" type="checkbox"/> 5 PROPOSED	
A-31	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> UNLIMITED MAXIMUM <input checked="" type="checkbox"/> 1,063 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
A-32	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
A-33	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input type="checkbox"/> FLOOR <input checked="" type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
A-34	BUILDING HEIGHT (IN STOREYS)	<input checked="" type="checkbox"/> 1 PERMITTED <input checked="" type="checkbox"/> 1 PROPOSED	
A-35	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 5,600 MAXIMUM <input checked="" type="checkbox"/> 3,494 PROPOSED	

# Building Code Analysis - Building 'B'

ALA	ITEM	DESCRIPTION	APPROVAL
B-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	-
B-2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-
B-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/>	DIV A - 1.3.3.
B-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.
B-5	MULTIPLE MAJOR OCCUPANCIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUPERIMPOSED MAJOR OCCUPANCIES; F.R.R. REQUIREMENT OF MAJOR OCCUPANCY BELOW GOVERNS FLOOR ASSEMBLY RATING	3.1.3., 3.2.2.7.
B-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
B-7	OCCUPANT LOAD	<input checked="" type="checkbox"/> 166 OCCUPANTS (REFER TO CALCULATIONS)	3.1.37.
B-8	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 1,020	1.4.1.2.
B-9	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> 19.33	1.4.1.2.
B-10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE <sup>1</sup> <sup>1</sup> PER 3.2.1.1., ROOFTOP ELEVATOR ENCLOSURE AND ACCESS STAIR PERMIT 1 STOREYS BELOW GRADE <sup>2</sup> <sup>2</sup> PER 3.2.1.2., 2ND F.R.R. FIRE SEPARATION BETWEEN PARKADE AND UPPER LEVELS PERMIT CONSIDERATION AS SEPARATE BUILDING 4 STOREYS (BUILDING HEIGHT) <sup>3</sup>	1.4.1.2. & 3.2.1.1.(1) & 3.2.1.2.
B-11	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.(3)
B-12	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <sup>1</sup> <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <sup>1</sup> SPRINKLERING OF BELOW GRADE STORAGE GARAGE REQUIRED BY 3.3.5.4.(7).	3.2.2.50. & 3.2.2.85. & 3.2.5.12.
B-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(1)(6)
B-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.(6)
B-15	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> 1 STREETS FACING	1.4.1.2.
B-16	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.4.
B-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
B-18	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.3.
B-19	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A > 3 STOREYS	3.2.5.8.
B-20	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELECTRICAL DRAWINGS	3.2.7.
B-21	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
B-22	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE COMPLIANCE SUMMARY	3.8.2.
B-23	ALTERNATE SOLUTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-
CONSTRUCTION CLASSIFICATION (LEVELS 1-4) GROUP C - UP TO 6 STOREYS, SPRINKLERED			3.2.2.50.
B-24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	NON-COMBUSTIBLE CLADDING OR FIRE-RETARDANT-TREATED WOOD OR INTERIOR THERMAL BARRIER PER ULC-5134 REQUIRED BY 3.2.2.50.(3)
B-25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input checked="" type="checkbox"/> FLOOR <input checked="" type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-26	BUILDING HEIGHT (IN STOREYS)	<input checked="" type="checkbox"/> 6 PERMITTED <input checked="" type="checkbox"/> 4 PROPOSED	
B-27	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 1,800 MAXIMUM <input checked="" type="checkbox"/> 3,017 PROPOSED	
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3 - ONE STOREY			3.2.2.85.
B-28	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	HEAVY TIMBER PERMITTED BUT NOT PROPOSED; NON-COMBUSTIBLE CONSTRUCTION REQUIRED BY 3.2.1.2.
B-29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input type="checkbox"/> FLOOR <input checked="" type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
B-30	BUILDING HEIGHT (IN STOREYS)	<input checked="" type="checkbox"/> 1 PERMITTED <input checked="" type="checkbox"/> 1 PROPOSED	
B-31	BUILDING AREA (m <sup>2</sup> )	<input checked="" type="checkbox"/> 5,600 MAXIMUM <input checked="" type="checkbox"/> 3,494 PROPOSED	

# Occupant Load Calculations - Building 'A' + Parkade

ROOM/SUITE	OCCUPANCY TYPE	AREA (m <sup>2</sup> )	AREA PER PERSON (m <sup>2</sup> )	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS
LEVEL 5 (APARTMENTS)						
LEVEL 5	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 5	2-BEDROOM	-	-	4	3	12
LEVEL 5	3-BEDROOM	-	-	6	3	18
LEVEL 5 SUBTOTAL:						40
LEVEL 4 (APARTMENTS)						
LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 4	2-BEDROOM	-	-	4	3	12
LEVEL 4	3-BEDROOM	-	-	6	3	18
LEVEL 4 SUBTOTAL:						40
LEVEL 3 (APARTMENTS)						
LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 3	2-BEDROOM	-	-	4	3	12
LEVEL 3	3-BEDROOM	-	-	6	3	18
LEVEL 3 SUBTOTAL:						40
LEVEL 2 (APARTMENTS)						
LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 2	2-BEDROOM	-	-	4	3	12
LEVEL 2	3-BEDROOM	-	-	6	3	18
LEVEL 2 SUBTOTAL:						40
GROUND FLOOR / LEVEL 1 (DAYCARE/SCHOOL + RESIDENTIAL LOBBY)						
DAYCARE & AFTER-SCHOOL CARE	CLASSROOM	398	-	-	-	100 <sup>1</sup>
SCHOOL DISTRICT SHARED CLASSROOM	CLASSROOM	422	-	-	-	90 <sup>2</sup>
TOTAL OCCUPANTS:						418

# Occupant Load Calculations - Building 'B'

ROOM/SUITE	OCCUPANCY TYPE	AREA (m <sup>2</sup> )	AREA PER PERSON (m <sup>2</sup> )	OCCUPANTS PER ROOM	ROOM COUNT	OCCUPANTS
LEVEL 4 (APARTMENTS)						
LEVEL 4	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 4	2-BEDROOM	-	-	4	3	12
LEVEL 4	3-BEDROOM	-	-	6	3	18
LEVEL 4 SUBTOTAL:						40
LEVEL 3 (APARTMENTS)						
LEVEL 3	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 3	2-BEDROOM	-	-	4	3	12
LEVEL 3	3-BEDROOM	-	-	6	3	18
LEVEL 3 SUBTOTAL:						40
LEVEL 2 (APARTMENTS)						
LEVEL 2	BACHELOR / 1 BED	-	-	2	5	10
LEVEL 2	2-BEDROOM	-	-	4	3	12
LEVEL 2	3-BEDROOM	-	-	6	3	18
LEVEL 2 SUBTOTAL:						40
LEVEL 1 (APARTMENTS)						
LEVEL 1	BACHELOR / 1 BED	-	-	2	7	14
LEVEL 1	2-BEDROOM	-	-	4	1	12
LEVEL 1	3-BEDROOM	-	-	6	3	18
LEVEL 1 SUBTOTAL:						44
PARKADE (BELOW GRADE)						
LEVEL SUBTOTAL:						SEE BLDG A
TOTAL OCCUPANTS:						164

Christine Lintott Architects Inc.



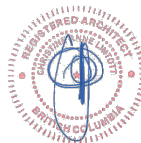
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Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Building Code Analysis

Date 2020-09-21 4:17:10 PM

Drawn by CC

Checked by CL

A0.10

Scale 1:1



1 - SAFETY WITHIN FLOOR AREAS									
S/N	ITEM	BUDGE 'A' LV1 CRUS	BUDGE 'A' RESIDENTIAL	BUDGE 'B' RESIDENTIAL	PARADE	NOTES	REFERENCE		
1-2	MAJOR OCCUPANCY CLASSIFICATION	A2	C	C	F3		3.1.2		
1-2	FLOOR AREA (APPROX. OVERALL, m <sup>2</sup> )	823	830 <sup>1</sup>	834 <sup>1</sup>	3,324	<sup>1</sup> FOR RESIDENTIAL BUILDINGS, LARGEST FLOOR AREAS IN EACH RESIDENTIAL UNIT	3.1.2		
1-3	FIRE SEPARATION OF SUITES (F.R.R., IN HOURS)	1 <sup>1</sup> REQUIRED	1 <sup>1</sup> REQUIRED	1 <sup>1</sup> REQUIRED	N/A <sup>1</sup> REQUIRED		3.3.1.1, 3.3.2.2(i)		
1-4	PUBLIC CORRIDORS FIRE SEPARATIONS (F.R.R., IN HOURS)	N/A <sup>1</sup> REQUIRED <sup>1</sup>	N/A <sup>1</sup> REQUIRED <sup>1</sup>	N/A <sup>1</sup> REQUIRED <sup>1</sup>	N/A <sup>1</sup> REQUIRED <sup>1</sup>	<sup>1</sup> FIRE SEPARATION WANTED WHERE TRAVEL DISTANCE < 50m <sup>2</sup> NOTE THAT SUITES REQUIRE 1HR FIRE SEPARATION FROM EACH OTHER AND REMAINDER OF BUILDING	3.3.1.4.8, 3.3.2.4.6 & 3.4.2.5(i)(c)		
1-5	EGRESS DOORWAYS & EXITS PER FLOOR AREA	2 <sup>1</sup> REQUIRED <sup>1</sup>	2 <sup>1</sup> REQUIRED <sup>1</sup>	2 <sup>1</sup> REQUIRED <sup>1</sup>	2 <sup>1</sup> REQUIRED <sup>1</sup>	<sup>1</sup> > 60 OCCUPANTS <sup>2</sup> SPRINKLERED FLOOR AREA > 150m <sup>2</sup> <sup>3</sup> UNSPRINKLERED FLOOR AREA > 200m <sup>2</sup>	3.3.1.5.6, 3.4.2.1		
1-6	TRAVEL DISTANCE (m)	MAXIMUM 45 <sup>1</sup> PROPOSED 19.4 <sup>1</sup> MAXIMUM PERMISSIBLE SPACE 50	45 <sup>1</sup> 18.7 <sup>2,1</sup> 50	45 <sup>1</sup> 21.5 <sup>2,1</sup> 50	45 <sup>1</sup> 43.7 <sup>1</sup> 50	<sup>1</sup> SPRINKLERED, NOT F1 <sup>2</sup> MEASUREMENT FROM EGRESS DOOR <sup>3</sup> PERMITTED WHEN SUITE HAS FIRE SEPARATION <sup>4</sup> SEE PATHS SHOWN ON CODE COMPLIANCE PLANS	3.3.1.6.8, 3.4.2.4.6, 3.4.2.5(i)(3)		
1-7	CORRIDORS (mm)	MINIMUM WIDTH <sup>1</sup> 1,100 PROPOSED WIDTH ≥ 1,100 MAXIMUM DEAD END LENGTH 6,000	1,100 1,100 ≥ 1,100 6,000	1,100 1,100 ≥ 1,100 6,000	1,100 1,100 ≥ 1,100 6,000	<sup>1</sup> GREATER OF 1,200mm OR 0.6m PER OCCUPANT	3.3.1.9.6, 3.3.1.17		
1-8	DOORS AND DOOR HARDWARE (mm)	MINIMUM CLEAR OPENING (ACCESS TO EXIT) 800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 400 <sup>1</sup> MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 DOOR + 300 DOOR + 300 DOOR + 300 POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 400 <sup>1</sup> MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 DOOR + 300 DOOR + 300 DOOR + 300 POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 400 <sup>1</sup> MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 DOOR + 300 DOOR + 300 DOOR + 300 POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	800 DOOR, 800 DOOR, 800 DOOR DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 600 <sup>1</sup> DOOR + 400 <sup>1</sup> MINIMUM DOOR - MINIMUM IN-SWING LATCH SIDE CLEAR WIDTH (MIN. 1,500 mm LONG) DOOR + 300 DOOR + 300 DOOR + 300 DOOR + 300 POWERED DOOR - MINIMUM OUT-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) 1,100 1,100 1,100 1,100 POWERED DOOR - MINIMUM IN-SWING CLEAR LENGTH (WIDTH TO MATCH DOOR, MIN.) DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 DOOR + 1,000 MAXIMUM HEADROOM WHERE ≥ 1,100 AVAILABLE USABLE OCCUPANTS REQUIRED <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> N/A <sup>1</sup> PLASTIC HARDWARE AT BETWEEN EXIT LOBBY AND EXIT STAIR SHAFT, AND AND AT EXTERIOR EXIT DOORS IN BUILDINGS WITH > 100 OCCUPANTS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>		3.3.1.13.6, 3.3.1.7.6, 3.4.6.16		
1-9	GUARDS	WALL OR GUARD AT EACH SIDE REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISERS AND ≥ 1,000 mm AT LANDINGS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> ALL RAILS: HEIGHT ≥ 2,000 mm REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	WALL OR GUARD AT EACH SIDE REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISERS AND ≥ 1,000 mm AT LANDINGS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> ALL RAILS: HEIGHT ≥ 2,000 mm REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	WALL OR GUARD AT EACH SIDE REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISERS AND ≥ 1,000 mm AT LANDINGS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> ALL RAILS: HEIGHT ≥ 2,000 mm REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>	WALL OR GUARD AT EACH SIDE REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> AT STAIRS: HEIGHT ≥ 1,000 mm FROM RISERS AND ≥ 1,000 mm AT LANDINGS REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> ALL RAILS: HEIGHT ≥ 2,000 mm REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> MAXIMUM OPENING (mm) 100 100 100 100 NOT CLIMBABLE FROM 140, 200 mm A.F.F. REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup> REQUIRED <sup>1</sup>		3.3.1.18.6, 3.4.6.16</		

NO.	ITEM	BLDG 'A' LVL 1 CRUS	BLDG 'A' RESIDENTIAL	BLDG 'B' RESIDENTIAL	PARKADE	NOTES	REFERENCE
1-16	EXIT WIDTH (mm)	<p>COMMON WIDTH- MINIMUM</p> <p>1,100</p> <p>DOORWAY CLEAR WIDTH- PROPOSED</p> <p>≥ 1,100</p> <p>STAIR WIDTH- MINIMUM<sup>(1)</sup></p> <p>900</p> <p>STAIR WIDTH- PROPOSED</p> <p>≥ 900</p> <p>DOORWAY CLEAR WIDTH- MINIMUM<sup>(2)</sup></p> <p>800</p> <p>DOORWAY CLEAR WIDTH- PROPOSED</p> <p>≥ 800</p>	<p>1,100</p> <p>1,100</p> <p>≥ 1,100</p> <p>900</p> <p>≥ 900</p> <p>800</p> <p>800</p> <p>≥ 800</p>	<p>1,100</p> <p>1,100</p> <p>≥ 1,100</p> <p>900</p> <p>≥ 900</p> <p>800</p> <p>800</p> <p>≥ 800</p>	<p>1,100</p> <p>1,100</p> <p>≥ 1,100</p> <p>900</p> <p>≥ 900</p> <p>800</p> <p>800</p> <p>≥ 800</p>	<p>* GREATER OF 1300mm OR 6.1mm PER OCCUPANT</p> <p>* GREATER OF 900mm OR 6mm PER OCCUPANT</p> <p>* DOOR SWINGS INTO EXIT STAIRS SHALL NOT REDUCE REQUIRED WIDTH TO LESS THAN 750mm, MAXIMUM HANDRAIL PROTECTION 100mm.</p> <p>* GREATER OF 800mm OR 6.1mm PER OCCUPANT</p>	3.4.2.2 & 3.4.3.3.
1-17	HEADROOM CLEARANCE (mm)	<p>EXITS- MINIMUM</p> <p>2,050</p> <p>DOORWAYS- MINIMUM</p> <p>2,030</p> <p>DOOR CLOSURE DEVICES- MINIMUM</p> <p>1,980</p>	<p>2,050</p> <p>2,030</p> <p>1,980</p>	<p>2,050</p> <p>2,030</p> <p>1,980</p>	<p>2,050</p> <p>2,030</p> <p>1,980</p>		3.4.3.4.
1-18	EXIT ENCLOSURE FIRE SEPARATIONS (I.R.R., IN HOURS)	1 REQUIRED	1 REQUIRED	1 REQUIRED	N/A REQUIRED	* PER FLOOR ASSEMBLY FIRE SEPARATION REQUIREMENTS OF 3.2.2.	3.4.4.1.
1-19	EXITS THROUGH LOBBIES	N/A	PERMITTED	N/A	N/A	* ALL REQUIREMENTS OF 3.4.2.(2) TO BE MET	3.4.4.2.
1-20	EXIT SIGNS	EXIT ROOMS	REQUIRED	REQUIRED	REQUIRED	* BUILDING ≥ 2 STOREYS	3.4.5.1.
		REQUIRED	REQUIRED	REQUIRED	REQUIRED	* WHERE EXIT SIGNS ≥ 2 STOREY BUILDINGS) ABOVE	
1-21	SLIP RESISTANCE OF RAMPS AND STAIRS	SLIP RESISTANCE	REQUIRED	REQUIRED	REQUIRED		3.4.6.1.
		REQUIRED	REQUIRED	REQUIRED	REQUIRED		
		REQUIRED	REQUIRED	REQUIRED	REQUIRED		
1-22	DIMENSIONS OF LANDINGS	LANDING LENGTH & WIDTH- MINIMUM <sup>(1)</sup>	1,100	1,100	1,100	* IN A STRAIGHT RUN STAIR, WIDTH NOT EXCEED THAT OF STAIR	3.4.6.4.
		LEVEL AREAS WHERE DOOR/STAIR LEAD INTO RAMP <sup>(2)</sup>	REQUIRED	REQUIRED	REQUIRED	* PER 3.4.6.4.(2)	
1-23	HANDRAILS (AT STAIRS AND RAMPS)	AT ONE SIDE	REQUIRED	REQUIRED	REQUIRED		3.4.6.5.
		AT BOTH SIDES, WHERE STAIR ≥ 1,100 mm	REQUIRED	REQUIRED	REQUIRED		
		HEIGHT BETWEEN 865 - 965 mm	REQUIRED	REQUIRED	REQUIRED		
		CONTINUOUS ON AT LEAST ONE SIDE	REQUIRED	REQUIRED	REQUIRED		
		MIN. 300 mm EXTENSIONS ON AT LEAST ONE SIDE	REQUIRED	REQUIRED	REQUIRED		
1-24	RAMP SLOPE	MAXIMUM INTERSLOPE	1 IN 6	1 IN 10	1 IN 6		3.4.6.7.
		MAXIMUM LENGTH/DOSE	1 IN 10	1 IN 10	1 IN 10		
1-25	TREADS AND RISERS	RISER (mm)	125-180	125-180	125-180	* EXCEPT WHERE NOT NORMALLY USED FOR ACCESS PURPOSES, SUCH AS FOR HOOD ACCESS	3.4.6.8 & 3.4.6.11.
		CLOSED DOSES	REQUIRED	REQUIRED	REQUIRED		
		RISER RAKEBACK LIMITS	38mm/260°	38mm/260°	38mm/260°		
		TREAD BEVEL RADIUS (mm)	6-10	6-10	6-10		
		TACTILE WARNING STRIPS	REQUIRED	REQUIRED	REQUIRED		
		MIN. DISTANCE BETWEEN SWAGING DOOR AND STAIR RISER (mm)	300	300	300		
1-26	FLOOR NUMBERING	FLOOR LEVEL NUMBERS AT STAIR SIDE OF WALL, AT EACH SIDE OF DOORS IN EXIT STAIRS	REQUIRED	REQUIRED	REQUIRED		3.4.6.19.

2 - ELEVATORS & SERVICE SPACES							
<u>NO.</u>	<u>ITEM</u>	<u>BLDG A</u> <u>LV 1 CRUS</u>	<u>BLDG A</u> <u>RESIDENTIAL</u>	<u>BLDG B</u> <u>RESIDENTIAL</u>	<u>PARKADE</u>	<u>NOTES</u>	<u>REFERENCE</u>
2-1	ELEVATOR	<u>N/A</u>	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	* GROUND LEVEL LISTS HAVE DIRECT ACCESS TO EXTERIOR	3.5.1.1.
2-2	ELEVATOR HOISTWAY FIRE SEPARATIONS (F.R.R., IN HOURS) <sup>1</sup>	<u>N/A</u>	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	* ELEVATOR MACHINE ROOMS TO HAVE FIRE SEPARATION WITH SAME F.R.R. AS HOISTWAY	3.5.3.1.
2-3	ELEVATOR CAR DIMENSIONS, TO ACCOMMODATE PATIENT STRETCHER <sup>1</sup>	<u>N/A</u>	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	* MINIMUM 2,030 mm x 610mm	3.5.4.1.
2-4	FLOOR NUMBERING AT ELEVATOR JAMBS (BOTH SIDES)	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> REQUIRED		3.5.4.2.
2-5	SERVICE ROOM FIRE SEPARATIONS (F.R.R., IN HOURS)	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED	<input checked="" type="checkbox"/> 1 REQUIRED		3.6.2.1.
2-6	VERTICAL SERVICE SPACE FIRE SEPARATIONS (F.R.R., IN HOURS)	<u>0/4</u> REQUIRED	<u>0/4</u> REQUIRED	<u>0/4</u> REQUIRED	<u>0/4</u> REQUIRED		3.6.3.1.
2-7	HORIZONTAL SERVICE SPACE FIRE SEPARATIONS (F.R.R., IN HOURS) <sup>2</sup>	<u>0/2</u> REQUIRED	<u>0/2</u> REQUIRED	<u>0/2</u> REQUIRED	<u>0/2</u> REQUIRED	* WHERE PENETRATING A REQUIRED VERTICAL FIRE SEPARATION OTHER THAN A VERTICAL SHUTT	3.6.4.2.

3 - ACCESSIBILITY		BUILD 'A' LEVEL 1 CURB	BUILD 'A' RESIDENTIAL	BUILD 'B' RESIDENTIAL	PARKADE	NOTES	REFERENCE
3-1	WATER CLOSETS	OCCUPANTS <i>(SEE ITEMS AA &gt; 8.40-7)</i> <div> <input type="checkbox"/> 100/50           <input type="checkbox"/> 160           <input type="checkbox"/> 164           <input type="checkbox"/> 70         </div> <div>           OCCUPANTS OF EACH SEX  <input type="checkbox"/> 50/45           <input type="checkbox"/> N/A <sup>1</sup> <input type="checkbox"/> N/A <sup>1</sup> <input type="checkbox"/> N/A <sup>1</sup> </div> <div>           TOTAL WATER CLOSETS REQUIRED (BOTH SEXES)  <input type="checkbox"/> 3+3         </div> <div>           TOTAL WATER CLOSETS PROVIDED (BOTH SEXES)  <input type="checkbox"/> 14         </div>				<sup>1</sup> PER 3.7.2.2.2 (1). ONE WATER CLOSET REQUIRED FOR EACH DWELLING UNIT <sup>2</sup> PARKADE FORMS PART OF DWELLING UNITS, OCCUPANT LOAD CALCULATED FOR EXITING PURPOSES ONLY	3.7.2.2.2 & 3.7.2.3.
3-2	ACCESS FOR PERSONS WITH DISABILITY	FROM STREET TO AT LEAST ONE MAIN ENTRANCE PER 3.8.1.1. <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> POWER OPERATED AT MAIN ENTRANCE PER 3.8.1.3. <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> FROM ACCESSIBLE PRIVATE PARKING TO AN ENTRANCE <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> FROM MAIN ENTRANCE TO ELEVATOR <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> N/A <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> TO AREAS WITH LOWER GRADE THAN AREAS ABOVE EXPECTED TO BE PERFORMED BY PERSONS WITH DISABILITIES <input type="checkbox"/> REQUIRED <sup>1</sup> N/A N/A N/A UNIVERSAL TOILET ROOM <input type="checkbox"/> REQUIRED <sup>1</sup> N/A N/A N/A ACCESS TO PUBLIC WASHROOMS WHERE > 150 OCCUPANTS <input type="checkbox"/> REQUIRED <sup>1</sup> N/A N/A N/A INTERIOR DOORWAYS INSTALLED NO HIGHER THAN 1.375m <input type="checkbox"/> N/A <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> NUMBER OF ACCESSIBLE SLEEPING UNITS <input type="checkbox"/> 0 <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> 0 <input type="checkbox"/> REQUIRED <sup>1</sup> N/A				<sup>1</sup> PER 3.8.2.3. <sup>2</sup> PER 3.8.2.17. <sup>3</sup> PER 3.8.2.27. <sup>4</sup> PER 3.8.2.38. <sup>5</sup> GROUND LEVEL UNITS HAVE DIRECT ACCESS TO EXTERIOR, NO ELEVATOR	3.7.2.10, 3.8.2.1, & 3.8.2.3 & 3.8.2.17 & 3.8.2.27 & 3.8.2.38 & 3.8.3.5.
3-3	PATHS OF TRAVEL	CONTINUOUS PLANE WITHOUT INTERRUPTION BY STEPS OR ABNORMALLY CHANGED SURFACES <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> PERMANENT CURB - 150 mm RESISTANT SURFACE <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> WIDTH ≥ 1.500 m AND GRADIENT ≤ 1 IN 20 <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> CURB ≥ 75 mm WHERE VERTICAL DROP ≥ 75 mm <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> IN QUIRDS IN QUIRDS IN QUIRDS IN QUIRDS GRATING OPENINGS ≤ 11 mm DIAMETER, ORIENTED IN DIRECTION OF TRAVEL IF EDGE-GRATED <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> NOTING SMOOTH TEXTURE ≥ 1.500 mm WIDE WHERE PATH LEVEL AND LEVEL WITH ADJACENT LEVEL SURFACES <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> UNOBSTRUCTED CLEARANCE ≥ 3.580 mm <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup>					3.8.3.2.
3-4	RAMPS	WIDTH ≥ 1.500 mm WHERE NEEDED FOR ACCESS AND GRADIENT ≤ 1 IN 12 <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> CURB ≥ 75 mm WHERE VERTICAL DROP ≥ 75 mm <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> UNOBSTRUCTED CLEARANCE ≥ 3.580 mm <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> LANDINGS ≥ 1.500 mm LONG WITH WIDTH ≥ RAMP AT TOP AND BOTTOM ENDS, PER TABLE 3.8.3.3. <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> UNOBSTRUCTED LEVEL ≥ 3.580 mm WIDE <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup>					3.8.3.3.
3-5							
3-6	TACTILE WARNING SYSTEMS	AT EDGES OF STAIRWAYS AND AT INEQUIVOCAL LANDINGS INTERSECTED BY OTHER PATHS OF TRAVEL <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> REQUIRED <sup>1</sup>					3.8.3.11.

Issue Date  
Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



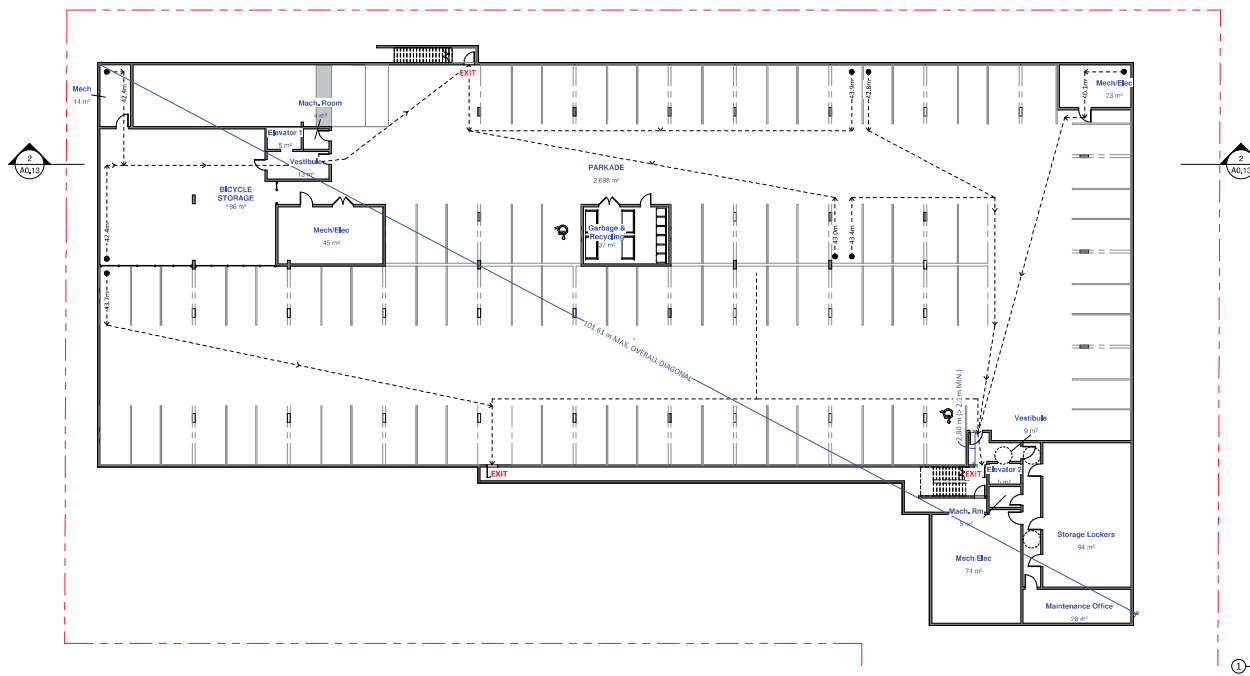
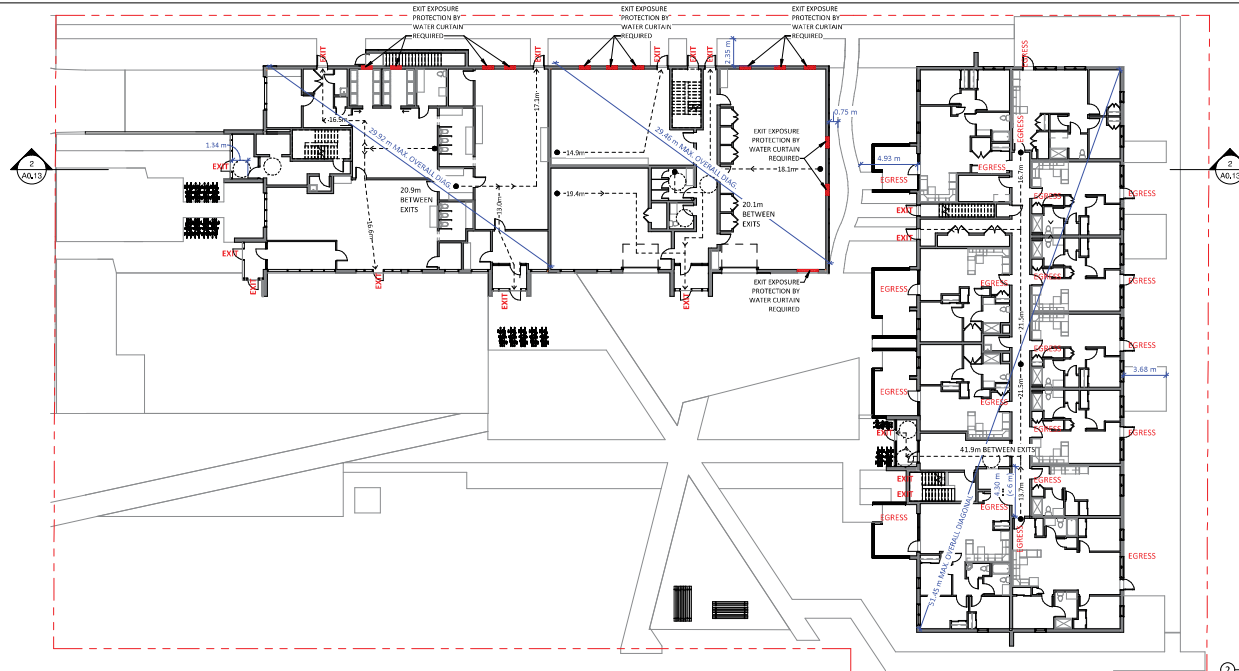
**Burnside School Property**  
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**Building Code Compliance Plans**

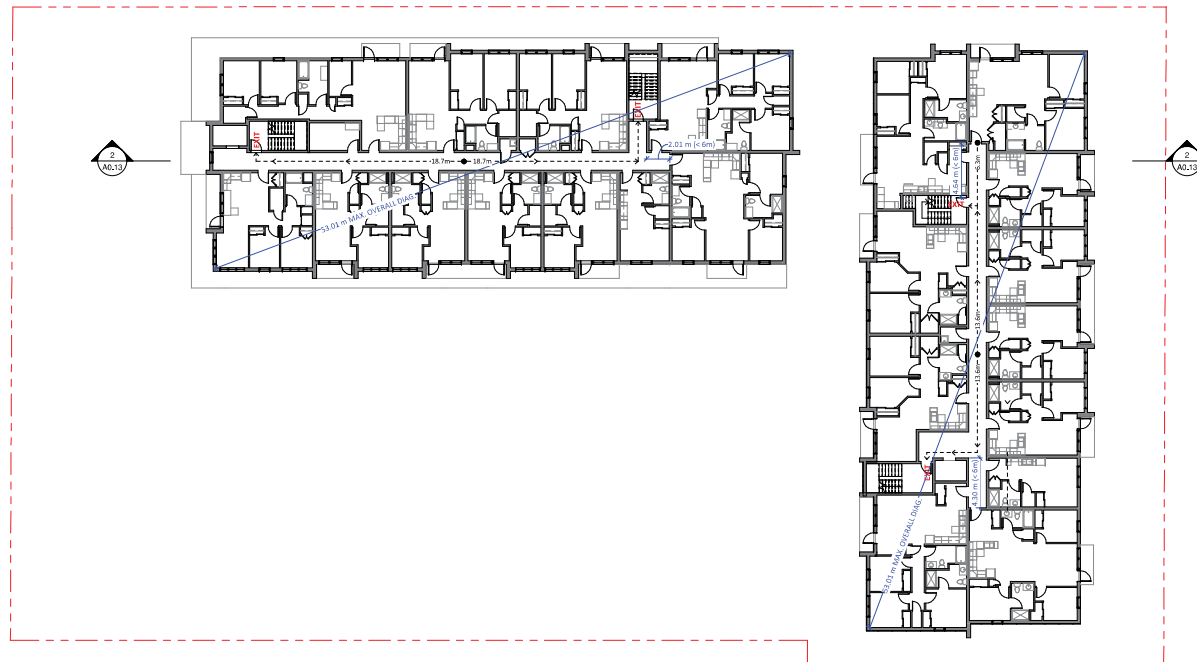
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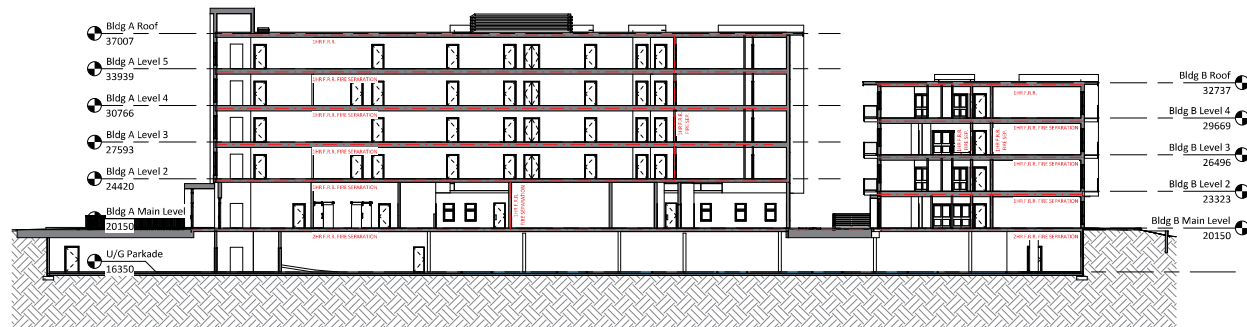
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① CODE PLAN - TYPICAL (BLDG 'A' LVL 2-5 & BLDG 'B' LVL 2-4)  
1 : 200



② CODE SECTION - TYPICAL  
1 : 200

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant



## Burnside School Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Building Code Compliance Plans & Sections

Date	2020-09-21 4:17:23 PM
Drawn by	CC
Checked by	CL

**A0.13**

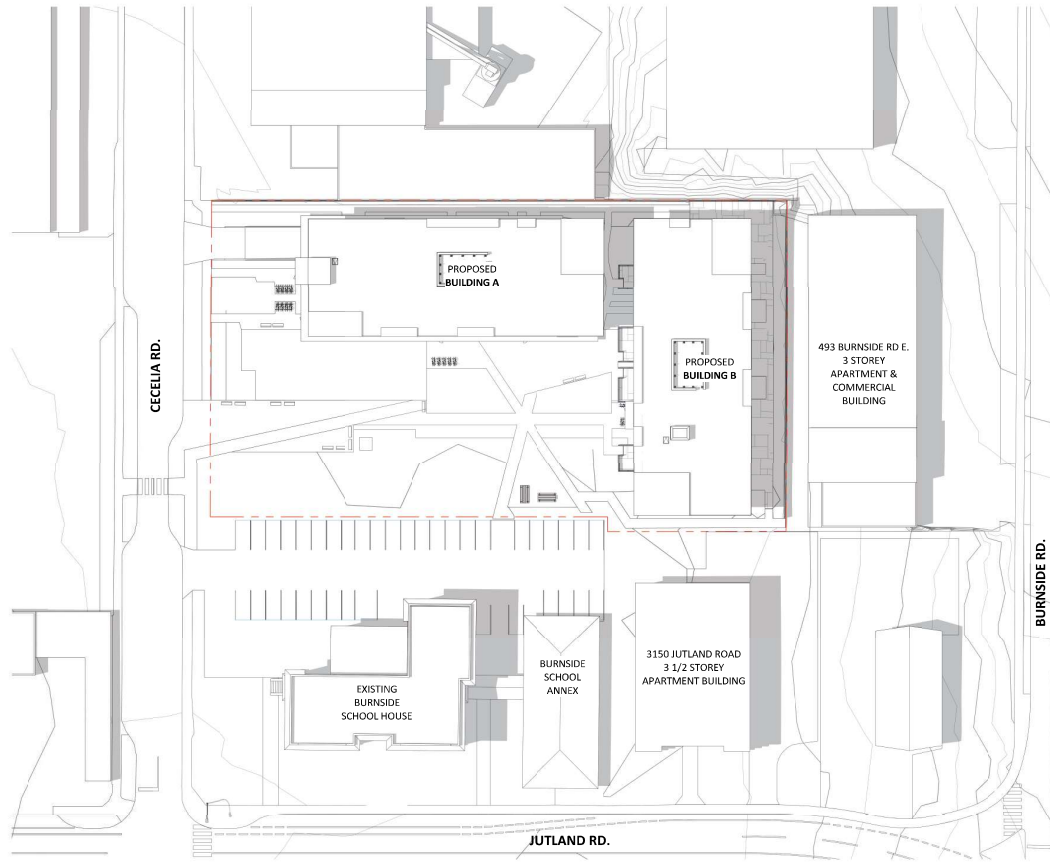
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CONTEXT AERIAL RENDERING FROM CECELIA RD. SHOWING THE COURTYARD



CONTEXT RENDERING FROM CECELIA RD. FACING EAST



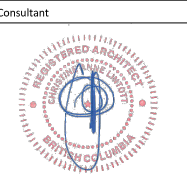
2 Cecelia Road Context Elevation  
1:200

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Issue Date  
Rezoning & DP JUNE 22, 2018

Revision  
No. Description Date  
1 Fencing Strip Relocated June 23, 2018  
2 Relocation of Primary Entrances June 23, 2018  
3 Neighborhood context Renderings added Jan. 20, 2020



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496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

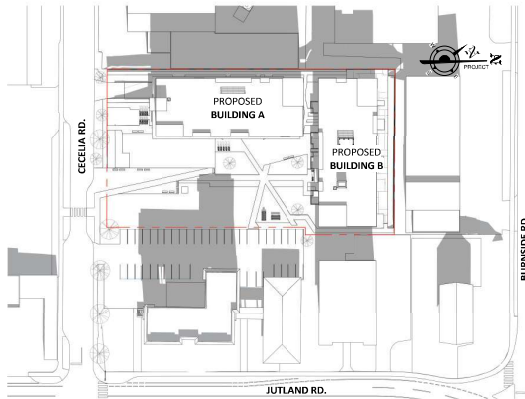
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Drawn by CC  
Checked by CL

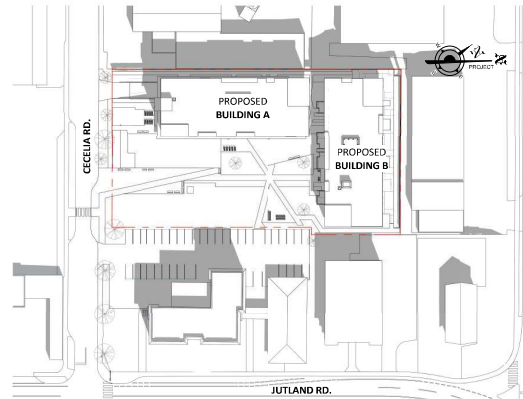
A1.01

Scale As indicated

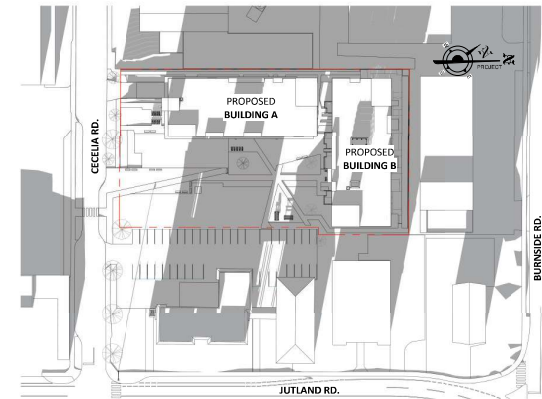




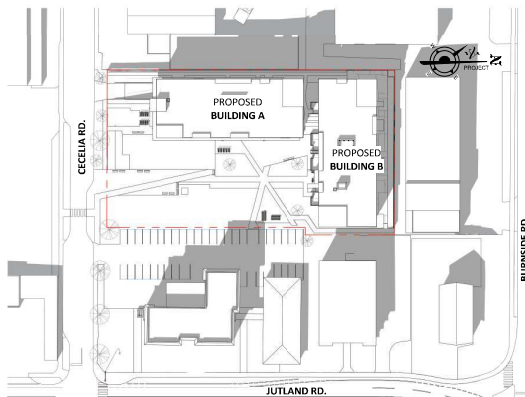
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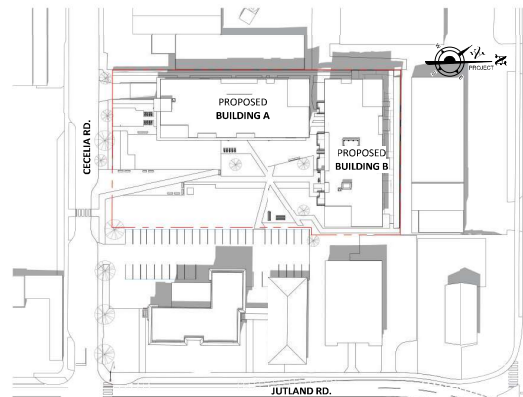
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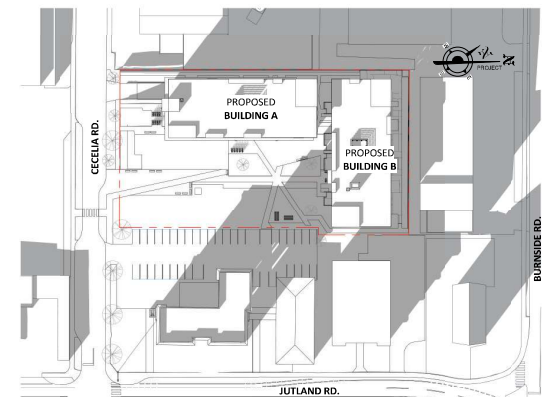
⑦ Shadow Study - Winter Solstice 10am  
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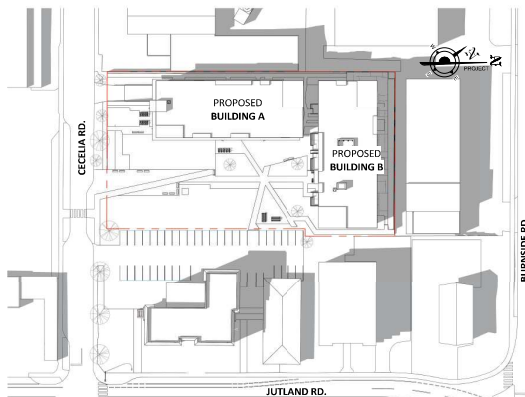
② Shadow Study - Spring Equinox 12pm Noon  
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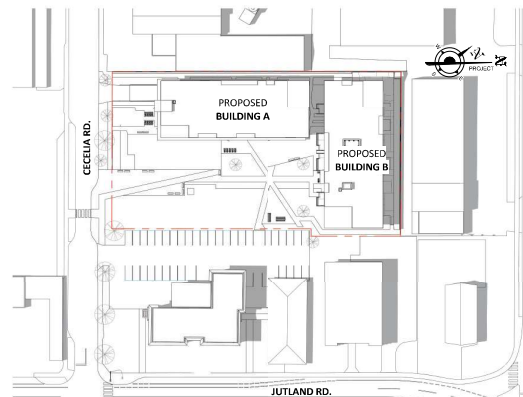
⑤ Shadow Study - Summer Solstice 12pm Noon  
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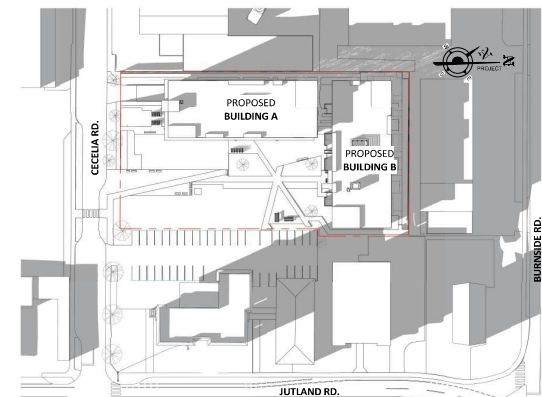
⑧ Shadow Study - Winter Solstice 12pm Noon  
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③ Shadow Study - Spring Equinox 2pm  
1 : 800



⑥ Shadow Study - Summer Solstice 2pm  
1 : 800



⑨ Shadow Study - Winter Solstice 2pm  
1 : 800

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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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## Burnside School Property

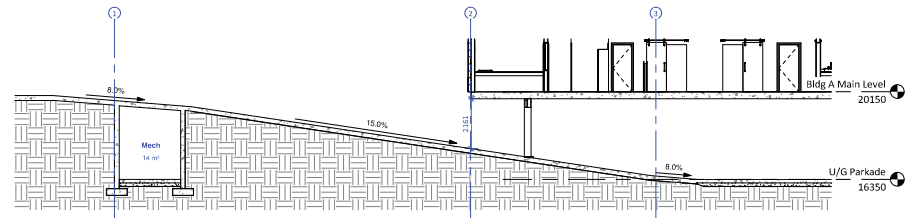
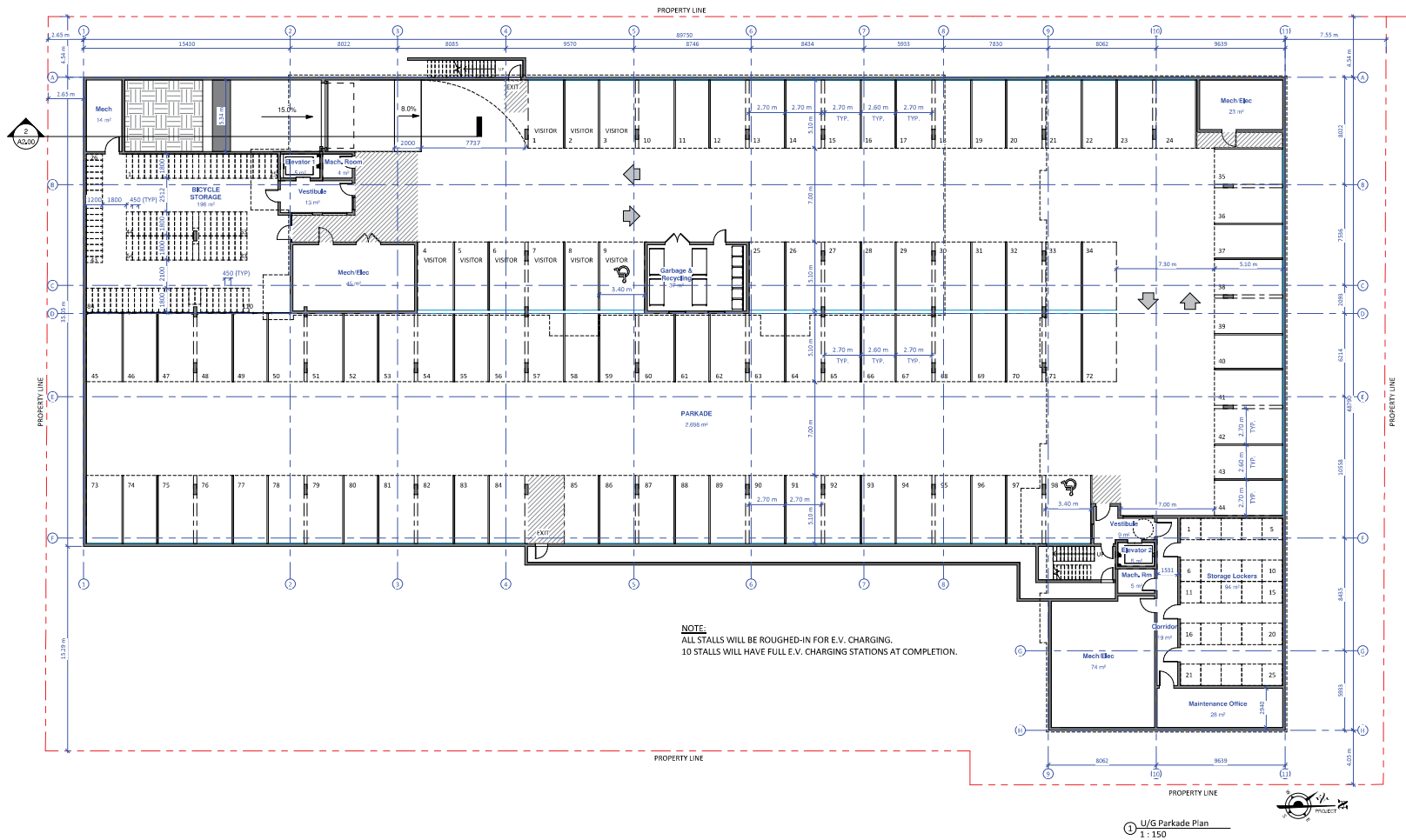
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Shadow Studies

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Checked by	CL

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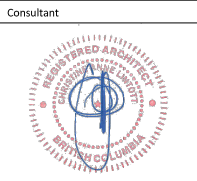


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Issue Date  
Rezoning & DP JUNE 22, 2018

Revision  
No. Description Date  
1 Fencing Strip Relocated Nov. 23, 2017  
2 Building moved 2.6m from rear property Nov. 15, 2019  
3 Vehicle & bike parking stalls dimensioned Nov. 15, 2019  
4 Visitor label added to parking stalls July 10, 2020  
5 Parkade exiting simplified. Exterior stair at Building B deleted. Sept. 18, 2020



Burnside School  
Property

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Victoria, BC

U/G Parkade Plan

Date 2020-09-21 4:22:02 PM  
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Checked by CL  
A2.00  
Scale As indicated

Revision		
No.	Description	Date
1	Parking Ramp Relocated	June 25, 2018
2	Relocation of Primary Entrances	June 25, 2018
3	Clarification of area use	July 10, 2020
4	Exterior stair at Building A enclosed.	Sept. 18, 2020

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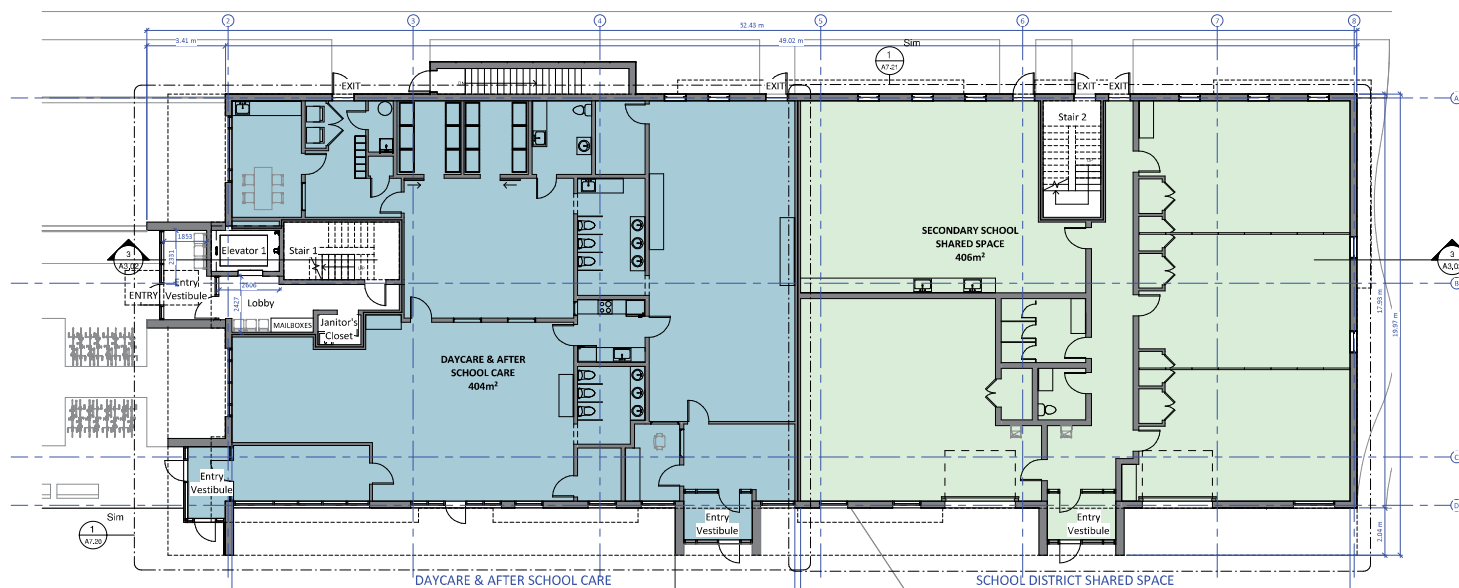


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3130 Jutland Road,  
Victoria, BC

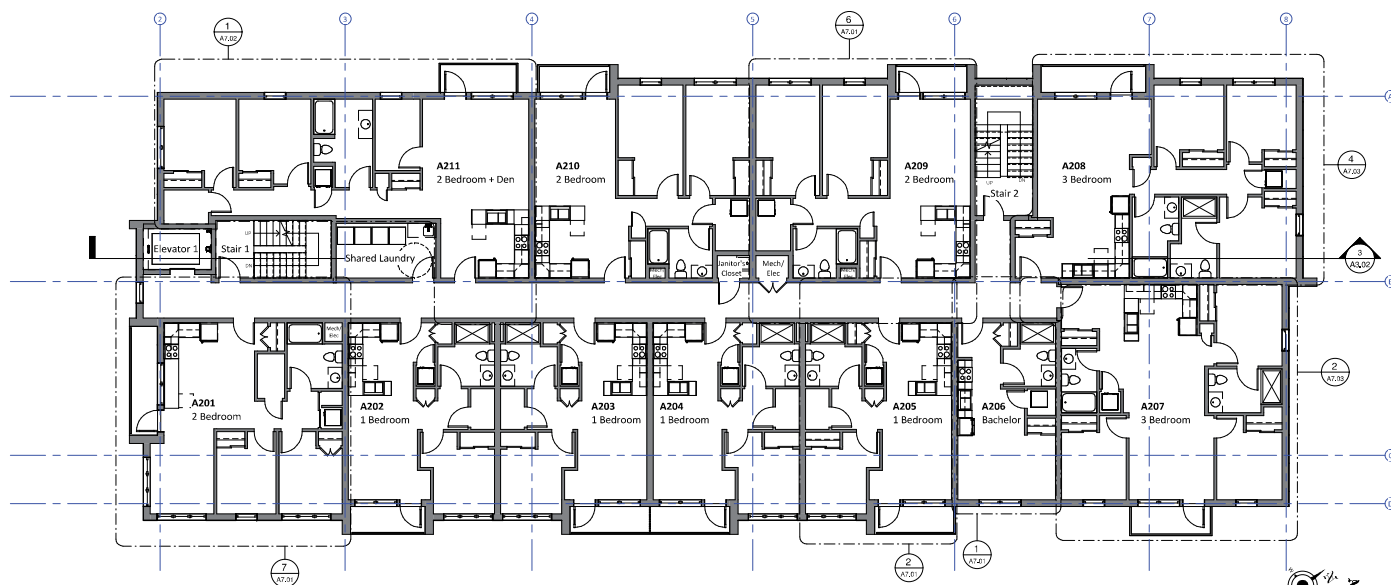
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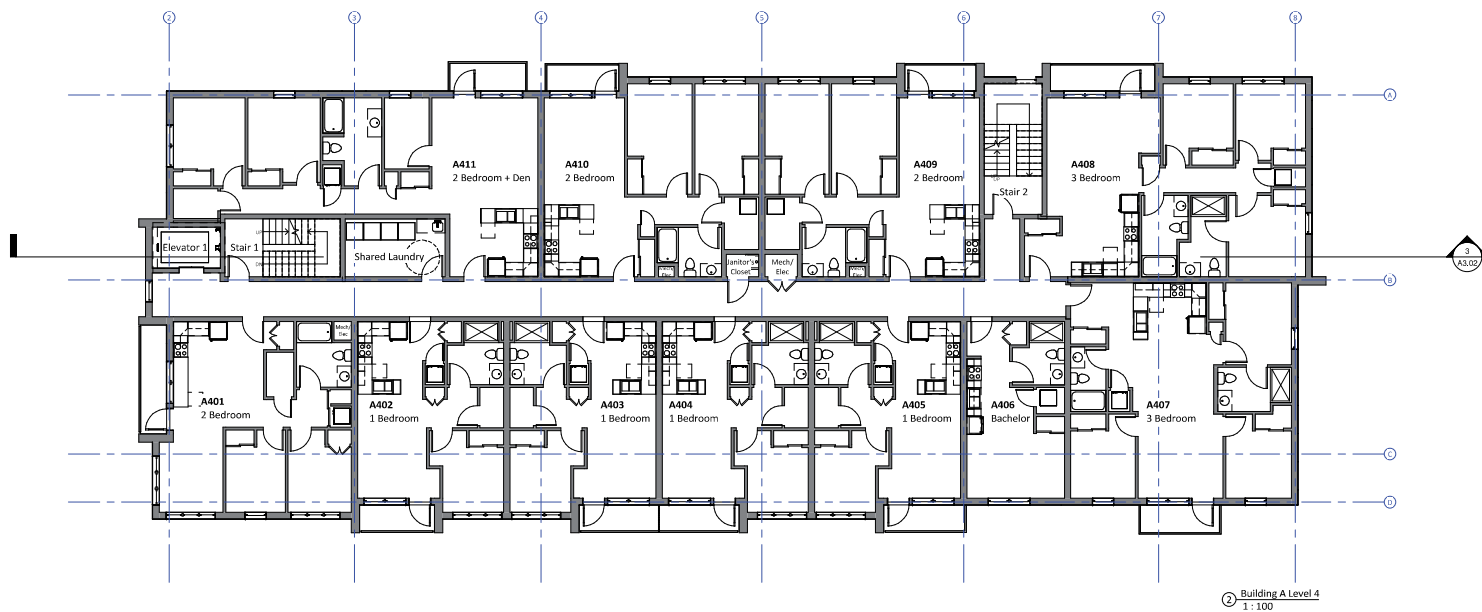
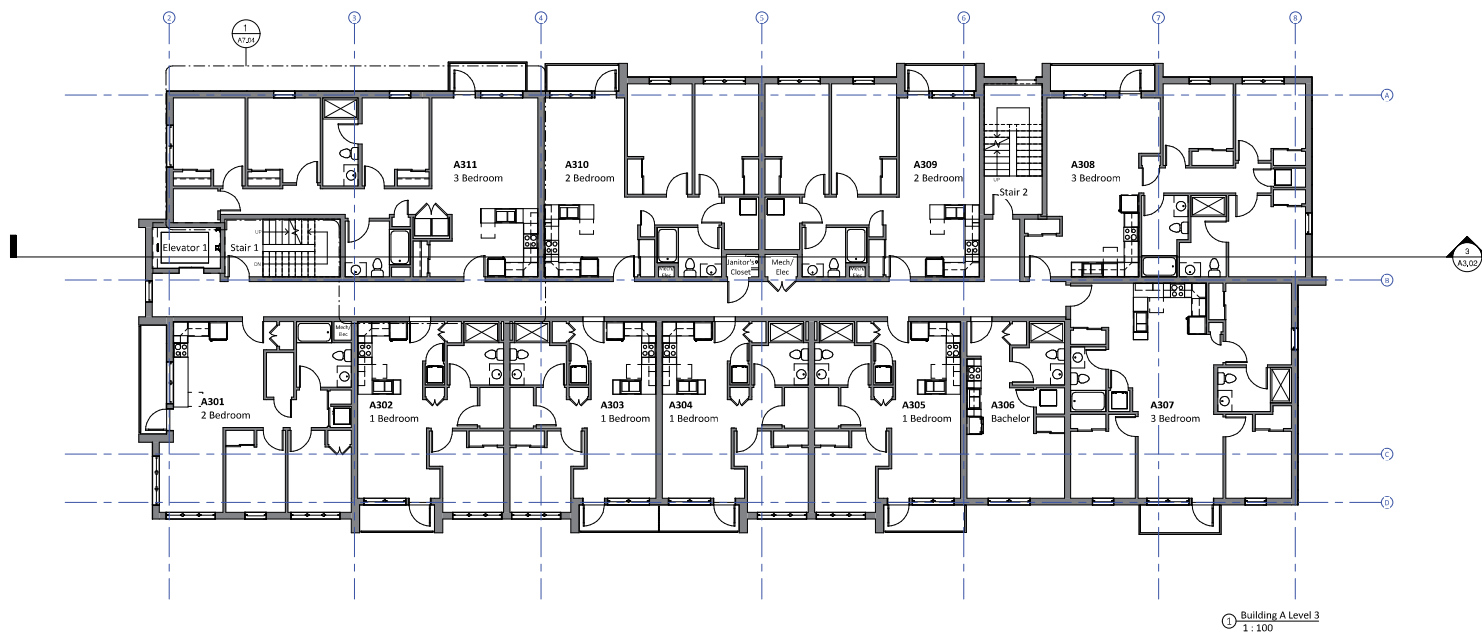


① Building A Main Level  
1 : 100



② Building A Level 2  
1 : 100





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Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

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## Burnside School Property

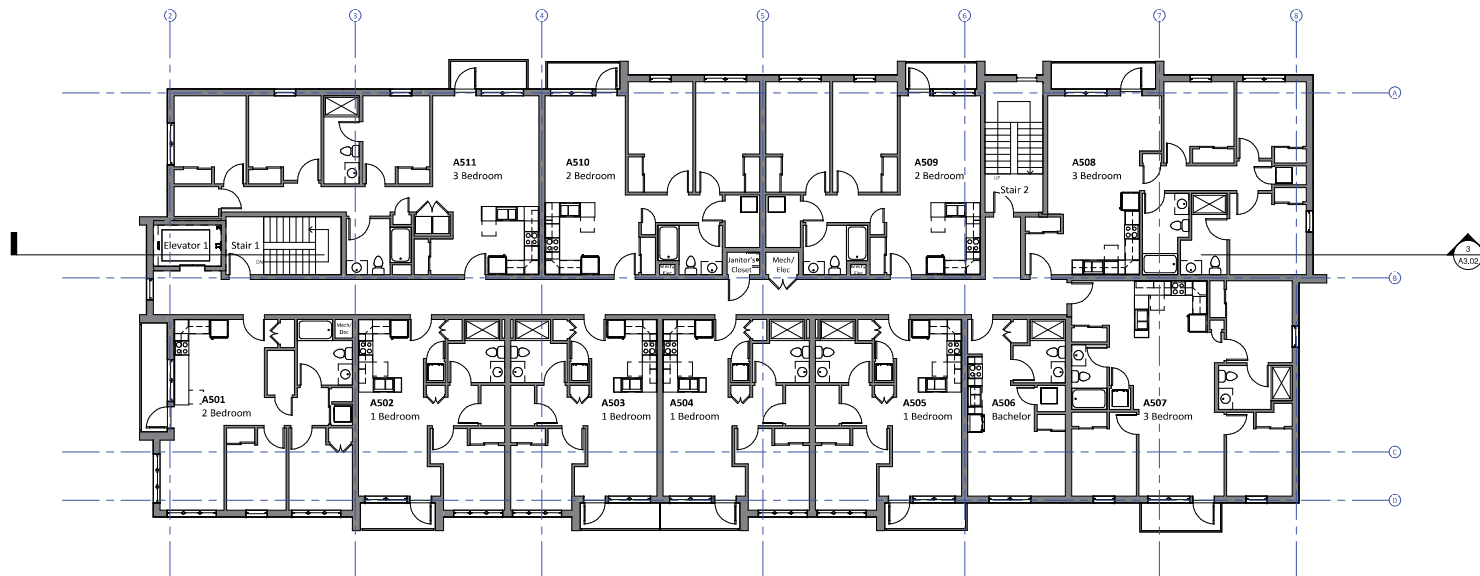
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

### Floor Plans - Building A

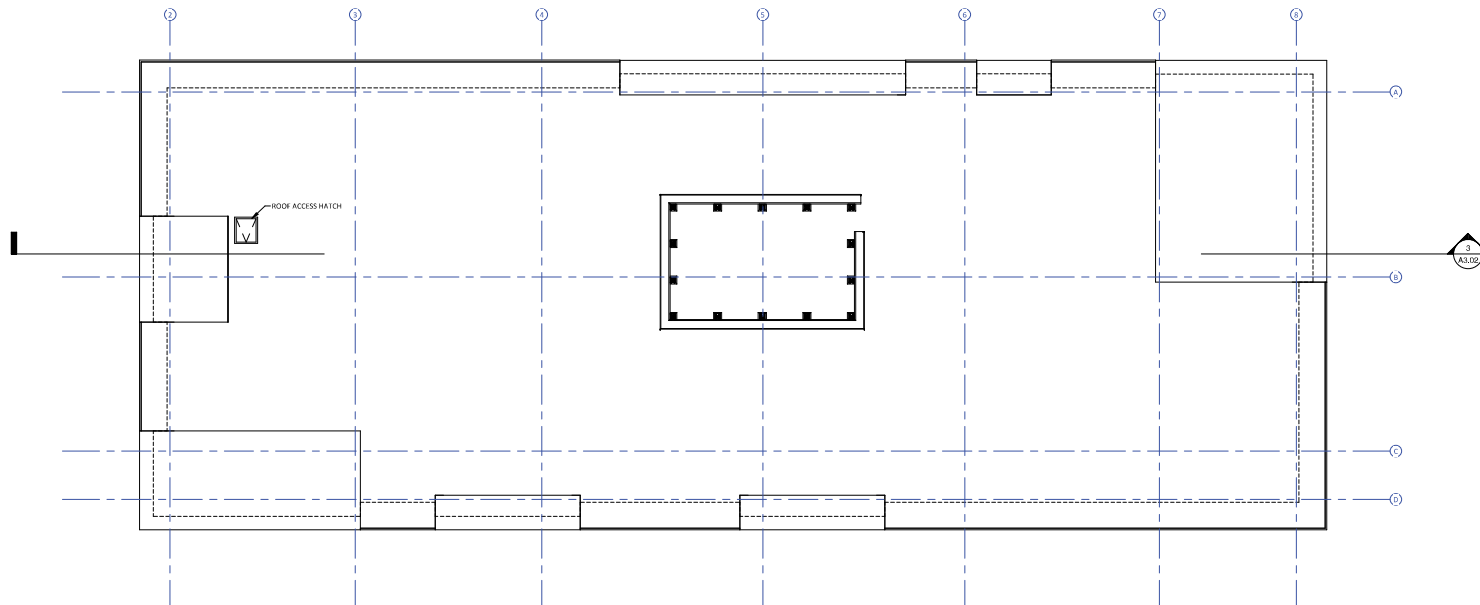
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Checked by	CL

# A2.02

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① Building A Level 5  
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② Building A Roof  
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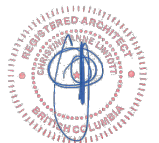


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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

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**Burnside School  
Property**

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**Floor Plans - Building A**

Date	2020-09-21 4:22:11 PM
Drawn by	CC
Checked by	CL

**A2.03**

Scale	1 : 100
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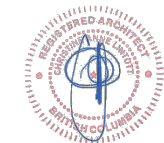
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Issue Date

Rezoning & DP JUNE 22, 2018

Revision No.	Description	Date
1	Reception of Primary Entrances	June 23, 2018
2	Residential Entries at Grade, Building B	June 23, 2018
3	Perkade exiting simplified. Exterior stair at Building B deleted.	Sept. 18, 2020

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## Burnside School Property

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Victoria, BC

### Floor Plans - Building B

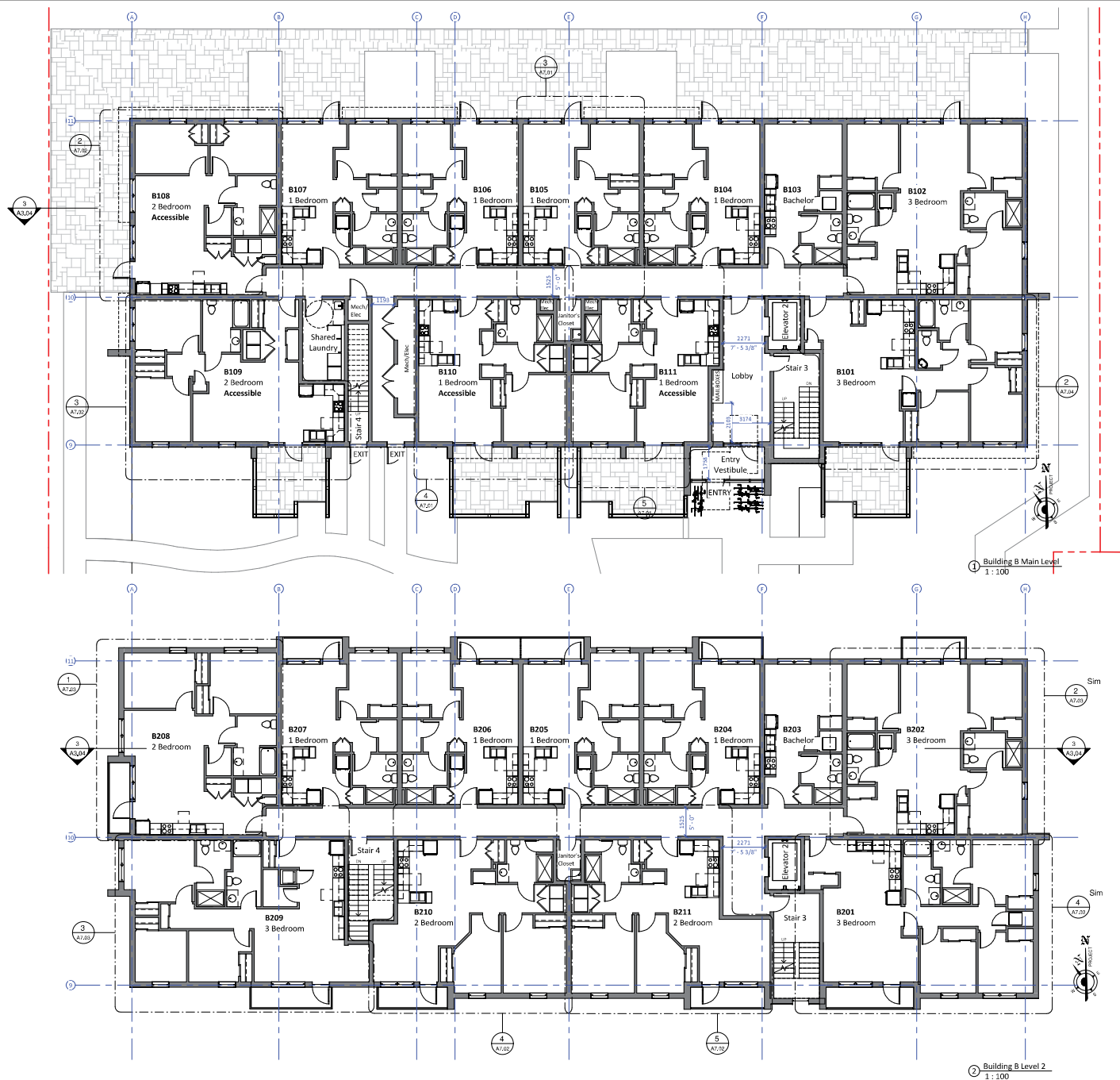
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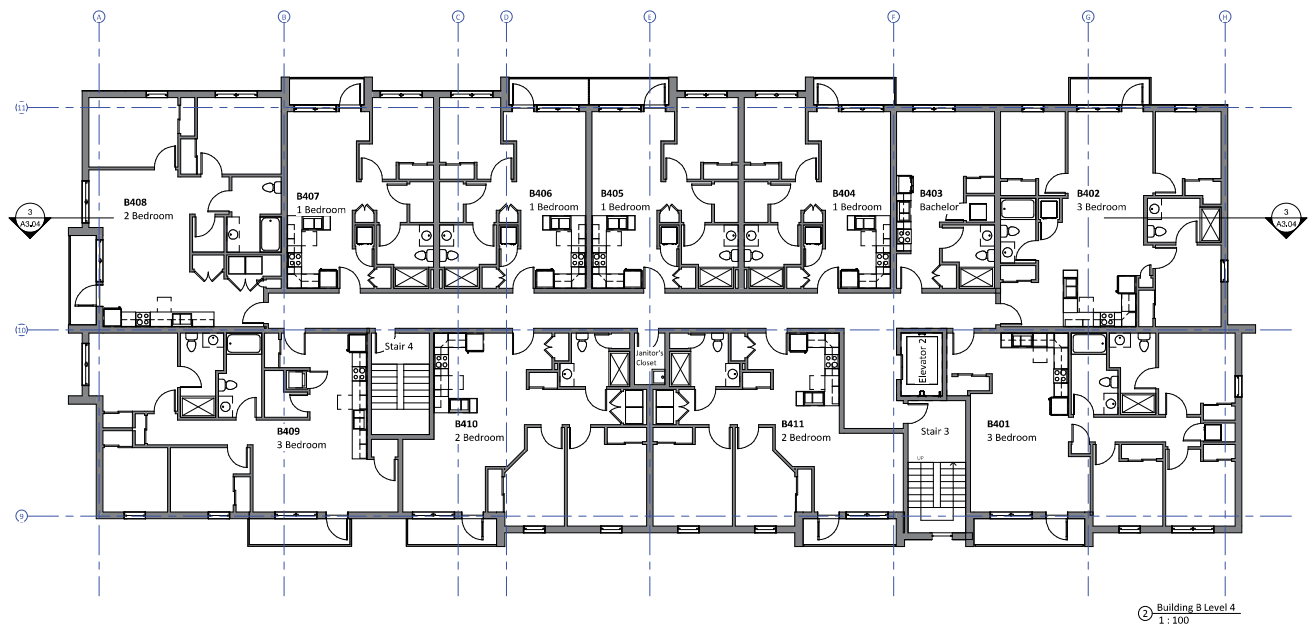
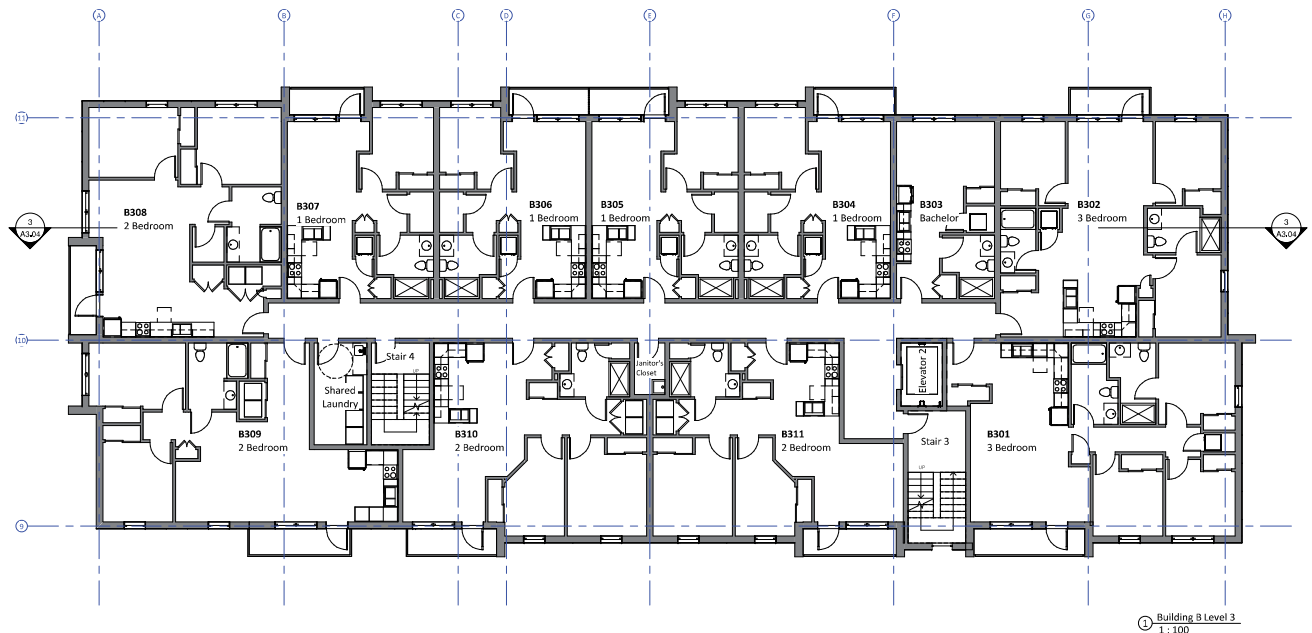
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A2.04

Scale 1 : 100







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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



## Burnside School Property

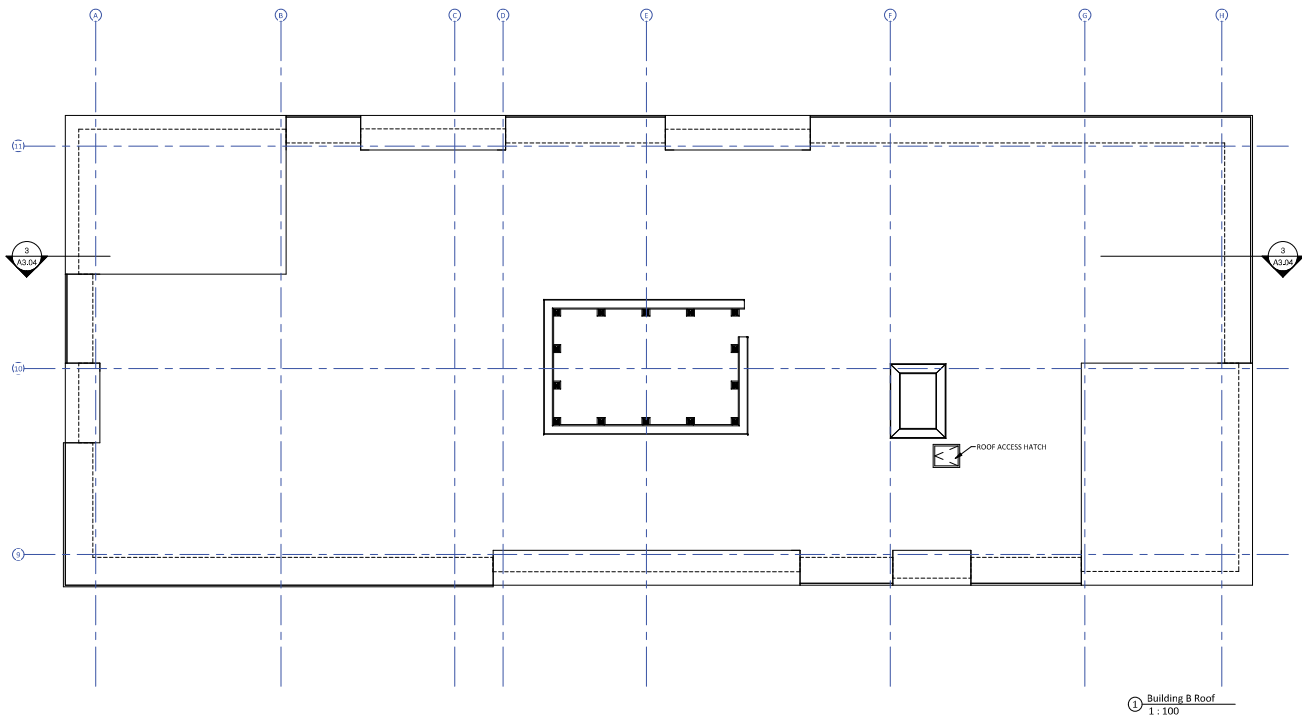
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Floor Plans - Building B

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Checked by	CL

# A2.05

Scale	1 : 100
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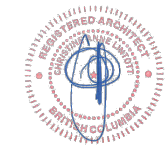


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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	Date

Consultant



**Burnside School  
Property**

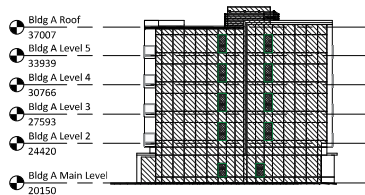
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**Floor Plans - Building B**

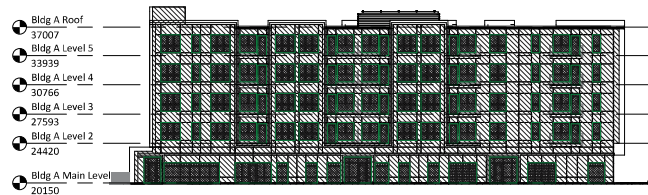
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Drawn by	CC
Checked by	CL

**A2.06**

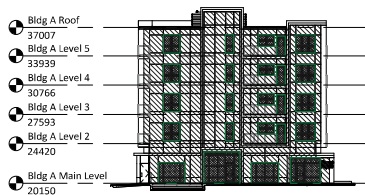
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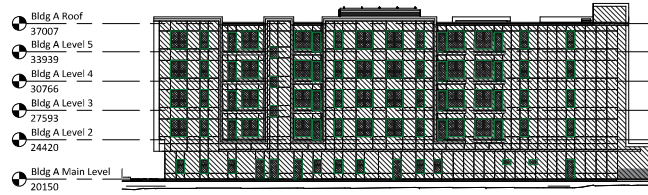
② SPATIAL SEPARATIONS - BLDG A (NORTH)  
1: 250



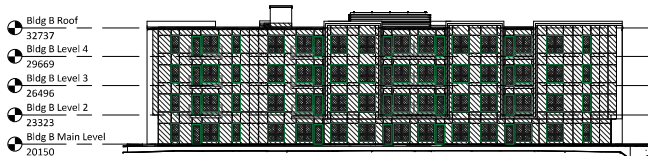
③ SPATIAL SEPARATIONS - BLDG A (EAST)  
1: 250



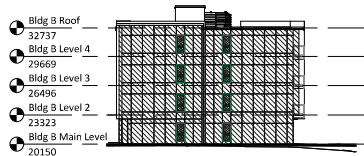
④ SPATIAL SEPARATIONS - BLDG A (SOUTH)  
1: 250



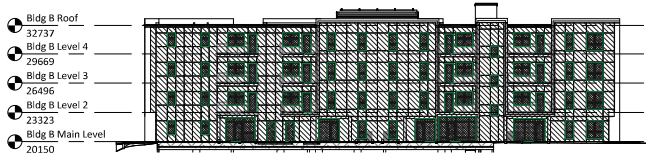
⑤ SPATIAL SEPARATIONS - BLDG A (WEST)  
1: 250



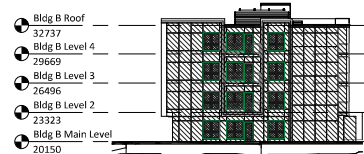
⑥ SPATIAL SEPARATIONS - BLDG B (NORTH)  
1: 250



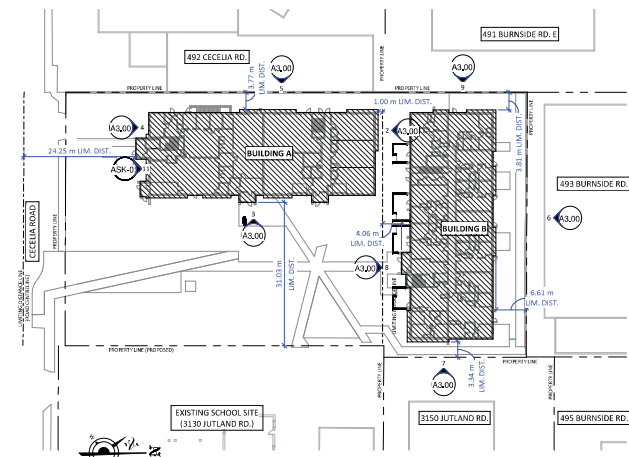
⑦ SPATIAL SEPARATIONS - BLDG B (EAST)  
1: 250



⑧ SPATIAL SEPARATIONS - BLDG B (SOUTH)  
1: 250



⑨ SPATIAL SEPARATIONS - BLDG B (WEST)  
1: 250



① KEY PLAN - SPATIAL SEPARATIONS  
1: 500

#### Legend to Spatial Separation Elevations



#### Building Code Analysis - Spatial Separations

6- SPATIAL SEPARATIONS		REFERENCE			
NO.	ITEM	DESCRIPTION	WALL AREA (sq ft)	LIMITING DISTANCE (ft)	OPENINGS (sq ft)
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	<b>BUILDING A</b>			
		NORTH (TO BLDG. B):	324.8	1.00	11.67
		EAST (PROPERTY LINE):	863.4	31.03	36.95
		SOUTH (ROAD CENTRE):	328.1	24.25	100
		WEST (PROPERTY LINE):	866.5	3.77	28.16
		<b>BUILDING B</b>			
		NORTH (PROPERTY LINE):	635.9	6.63	68.54
		EAST (PROPERTY LINE):	243.9	3.34	24.72
		SOUTH (TO BLDG. A):	630.6	6.06	30.6
		WEST (PROPERTY LINE):	246.41	6.11	31.30
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	<b>BUILDING A</b>			
		NORTH:	1	WALL	W/4
		EAST:	1	WALL	W/4
		SOUTH:	1	WALL	W/4
		WEST:	W/4	WALL	W/4
		<b>BUILDING B</b>			
		NORTH:	W/4	WALL	W/4
		EAST:	1	WALL	W/4
		SOUTH:	W/4	WALL	W/4
		WEST:	W/4	WALL	W/4

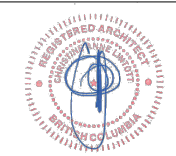
1. NOTE: THAT FIRE RESISTANCE REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.1. ADDITIONAL REQUIREMENTS FOR LOADBEARING WALLS AND ELEMENTS MAY ALSO APPLY. REFER TO BUILDING CODE ANALYSIS FOR ADDITIONAL INFORMATION.  
 2. NOTE: THAT NON-COMBUSTIBLE CLADDING REQUIREMENTS NOTED ARE THOSE REQUIRED BY 3.2.3.7. CONSTRUCTION CLASSIFICATION 3.2.2.50. REQUIRES NON-COMBUSTIBLE CLADDING FOR ALL SIDES OF BOTH BUILDINGS.

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Issue Date  
 Rezoning & DP JUNE 22, 2018

Revision No. Description Date  
 1. Living Distances & Glazing Area Revised Nov. 13, 2018

Consultant



Burnside School Property

496-498 Cecelia Road &  
 3130 Jutland Road,  
 Victoria, BC

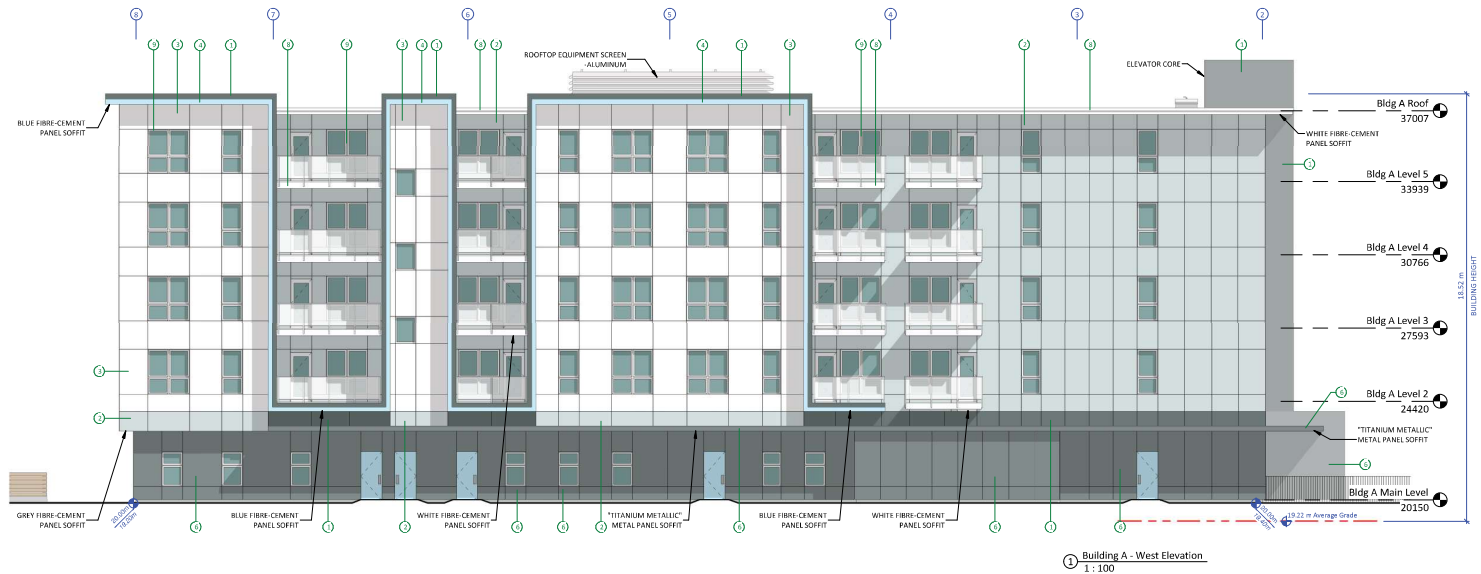
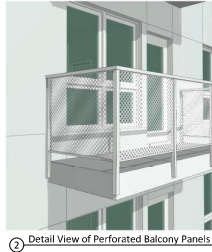
Exterior Elevations -  
 Spatial Separations

Date 2020-09-21 4:22:35 PM  
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 Checked by CL

A3.00

Scale As indicated



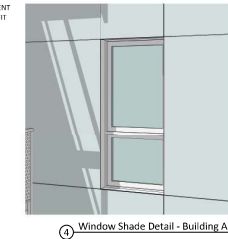


**EXTERIOR MATERIALS LEGEND**

- ① FIBRE-CEMENT PANELS - CHARCOAL GREY 1
- ② FIBRE-CEMENT PANELS - GREY 1
- ③ FIBRE-CEMENT PANELS - WHITE 1
- ④ FIBRE-CEMENT PANELS - BLUE 1
- ⑤ FIBRE-CEMENT PANELS - GREEN 1
- ⑥ METAL PANEL CLADDING - "TITANIUM METALLIC" 1,2
- ⑦ METAL PANEL CLADDING - "METALLIC WHITE" 1,2
- ⑧ FLASHING - WHITE
- ⑨ VINYL WINDOWS - WHITE
- ⑩ GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- ⑪ METAL MESH GUARDS W/ ALUM, CLEAR ANODIZED POSTS
- ⑫ OVERHEAD DOOR - ALUMINUM & GLASS

**NOTES:**

- 1 FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
- 2 REGLET CHANNELS ARE TO BE COLOUR MATCHED.
- 3 METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



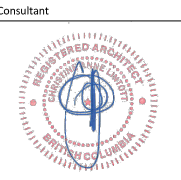
Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.364.1369  
www.lintottarchitect.ca

Issue Date  
Rezoning & DP JUNE 22, 2018

**Revision**

No.	Description	Date
1	EXTERIOR MATERIALS	June 23, 2018
2	Delete Balcony Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
5	Soffit materials identified	Nov. 18, 2019
6	Exterior colours have been reconsidered	Nov. 18, 2019
7	Variation added to the roof lines	Nov. 18, 2019
8	Window shades increased	Nov. 18, 2019
9	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
10	Solar shades removed from design.	Sept. 18, 2020
11	Exterior stair at Building A enclosed.	Sept. 18, 2020



**SYMBOL LEGEND**

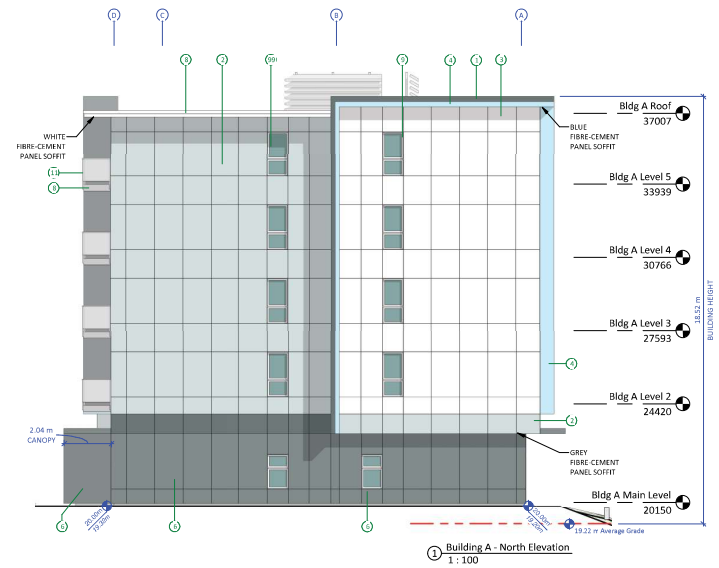
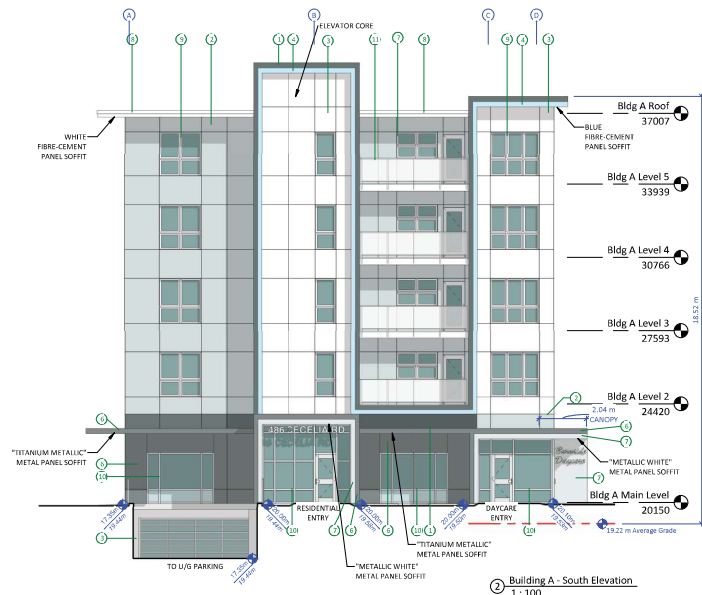
- ① NEW CORE
- ② EXISTING CORE

**Burnside School Property**

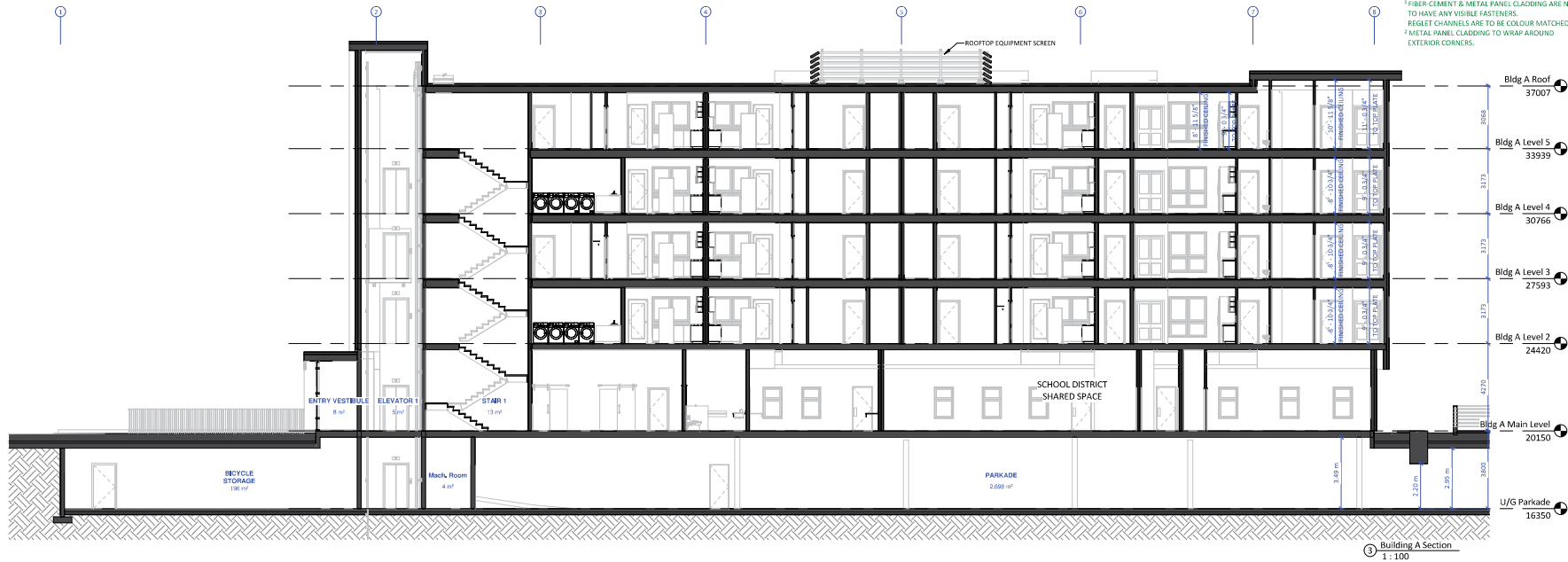
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

**Exterior Elevations - Building A**

Date	2020-09-21 4:22:58 PM
Drawn by	CC
Checked by	CL
Scale	As indicated



- EXTERIOR MATERIALS LEGEND**
- 1 FIBRE-CEMENT PANELS - CHARCOAL GREY<sup>1</sup>
  - 2 FIBRE-CEMENT PANELS - GREY<sup>1</sup>
  - 3 FIBRE-CEMENT PANELS - WHITE<sup>1</sup>
  - 4 FIBRE-CEMENT PANELS - BLUE<sup>1</sup>
  - 5 FIBRE-CEMENT PANELS - GREEN<sup>1</sup>
  - 6 METAL PANEL CLADDING - "TITANIUM METALLIC"<sup>1,2</sup>
  - 7 METAL PANEL CLADDING - "METALLIC WHITE"<sup>1,2</sup>
  - 8 FLASHING - WHITE
  - 9 VINYL WINDOWS - WHITE
  - 10 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
  - 11 METAL MESH GUARDS w/ ALUM. CLEAR ANODIZED POSTS
  - OVERHEAD DOOR - ALUMINUM & GLASS
- NOTES:**
- <sup>1</sup> FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.
  - <sup>2</sup> REGLET CHANNELS ARE TO BE COLOUR MATCHED.
  - <sup>3</sup> METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.

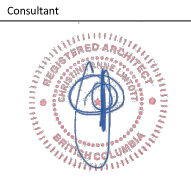


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Issue Date  
Rezoning & DP JUNE 22, 2018

Revision No.	Description	Date
1	Printing Setup Relocated	Nov. 23, 2018
2	Exterior Materials	June 25, 2018
3	Delete Balcony Columns	June 25, 2018
4	Relocation of Primary Entrances	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Core	June 25, 2018
6	Soffit materials identified	Nov. 18, 2019
7	Exterior colours have been reconsidered	Nov. 18, 2019
8	Window added to the roof line	Nov. 18, 2019
9	Window size increased	Nov. 18, 2019
10	Metal panel cladding added at lower floor of Building A and at Building B main entry.	Sept. 18, 2020
11	Solar shades removed from design.	Sept. 18, 2020



**SYMBOL LEGEND**

	GREEN COLORED EXTRUSION PROFILE
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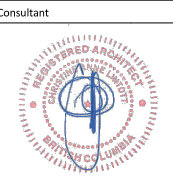
**Burnside School Property**

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**Exterior Elevations & Section - Building A**

Date	2020-09-21 4:23:10 PM
Drawn by	CC
Checked by	CL
<b>A3.02</b>	
Scale	As indicated

Revision No.	Description	Date
1	EXTERIOR MATERIALS	June 25, 2018
2	Delete Balcony Columns	June 25, 2018
3	Relocation of Primary Entrances	June 25, 2018
4	Residential Entrances at Grade, Building B	June 25, 2018
5	Articulated Roof Line at Stair/Elevator Corer	June 25, 2018
6	Soffit materials identified	Nov. 18, 2019
7	Exterior colours have been reconsidered	Nov. 18, 2019
8	Windows added to Building B staircase	Nov. 18, 2019
9	Variation added to the roof lines	Nov. 18, 2019
10	Ground floor unit entries at Building B made distinct from the other residential entries	Nov. 18, 2019
11	Window lines increased	Nov. 18, 2019
12	Metal panel cladding added at lower floor of Building A and at Building B main entry	Sept. 18, 2020
13	Solar shades removed from design	Sept. 18, 2020
14	Porchade entry simplified. Exterior stair at Building B deleted	Sept. 18, 2020



SYMBOL LEGEND
GREEN COLORED ELECTRIC PANEL

**Burnside School Property**  
496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

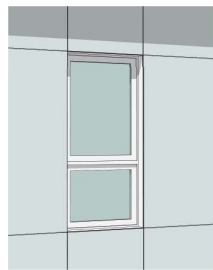
**Exterior Elevations - Building B**

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Drawn by	CC
Checked by	CL
Scale	As indicated

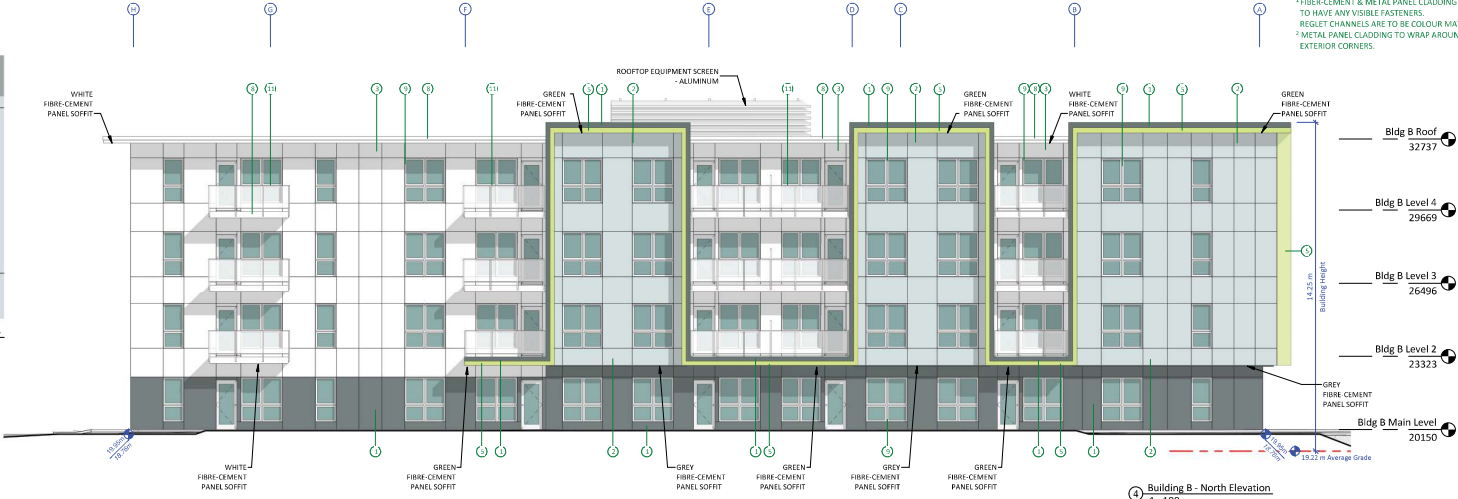


- EXTERIOR MATERIALS LEGEND**
- 1 FIBRE-CEMENT PANELS - CHARCOAL GREY<sup>1</sup>
  - 2 FIBRE-CEMENT PANELS - GREY<sup>1</sup>
  - 3 FIBRE-CEMENT PANELS - WHITE<sup>1</sup>
  - 4 FIBRE-CEMENT PANELS - BLUE<sup>1</sup>
  - 5 FIBRE-CEMENT PANELS - GREEN<sup>1</sup>
  - 6 METAL PANEL CLADDING - "TITANIUM METALLIC"<sup>1,2</sup>
  - 7 METAL PANEL CLADDING - "METALLIC WHITE"<sup>1,2</sup>
  - 8 FLASHING - WHITE
  - 9 VINYL WINDOWS - WHITE
  - 10 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
  - 11 METAL MESH GUARDS w/ ALUM, CLEAR ANODIZED POSTS
  - 12 OVERHEAD DOOR - ALUMINUM & GLASS

**NOTES:**  
<sup>1</sup> FIBRE-CEMENT & METAL PANEL CLADDING ARE NOT TO HAVE ANY VISIBLE FASTENERS.  
 REGLET CHANNELS ARE TO BE COLOUR MATCHED.  
<sup>2</sup> METAL PANEL CLADDING TO WRAP AROUND EXTERIOR CORNERS.



3 Window Shade Detail - Building B









Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision No.	Description	Date
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Consultant



## Burnside School Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Exterior Elevations - Facing Building Cross Views

Date	2020-09-21 4:23:42 PM
Drawn by	CC
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**A3.05**

Scale As indicated

DISTANCE BETWEEN  
BUILDINGS IS 11.3m

HEAVY DASHED LINES DENOTE EXTENTS  
OF WALL TO NEIGHBOURING APARTMENT  
BUILDING (493 BURNSIDE ROAD EAST)

LIGHT DASHED LINES AND BLUE HATCHES  
DENOTE APPROXIMATE LOCATIONS OF  
WINDOWS IN NEIGHBOURING APARTMENT  
BUILDING (493 BURNSIDE ROAD EAST)

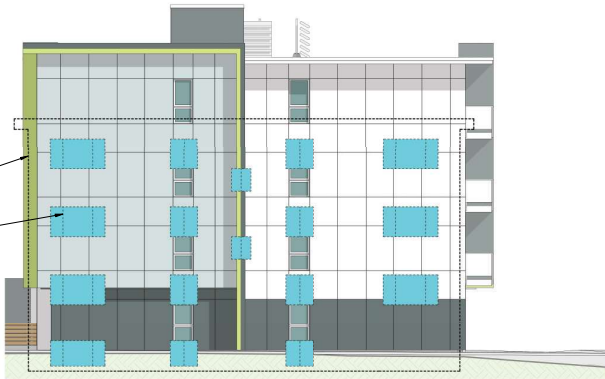


① BUILDING B - NORTH ELEVATION - CROSS VIEW STUDY (493 BURNSIDE E)  
1 : 100

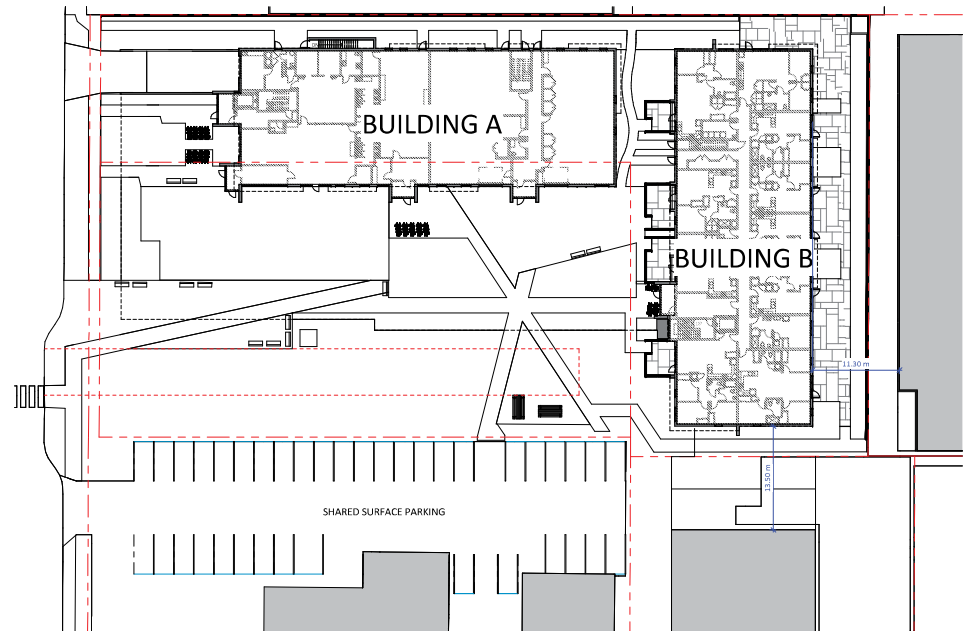
DISTANCE BETWEEN  
BUILDINGS IS 13.5m

HEAVY DASHED LINES DENOTE EXTENTS  
OF WALL TO NEIGHBOURING APARTMENT  
BUILDING (3130 JUTLAND ROAD)

LIGHT DASHED LINES AND BLUE HATCHES  
DENOTE APPROXIMATE LOCATIONS OF  
WINDOWS IN NEIGHBOURING APARTMENT  
BUILDING (3130 JUTLAND ROAD)



② BUILDING B - EAST ELEVATION - CROSS VIEW STUDY (3130 JUTLAND)  
1 : 100



③ SITE PLAN  
1 : 300





Issue	Date
Rezoning & DP	JUNE 22, 2018

Consultant

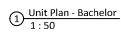


496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## 2020-09-21 4:23:46 PM

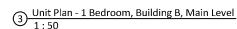
A7.01

scale	1 : 50
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② Unit Plan - 1 Bedroom, Typical  
1 : 50

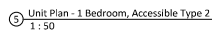
② Unit Plan - 1 Bedroom, Typical  
1 : 50



③ Unit Plan - 1 Bedroom, Building B, Main Level  
1 : 50



4 Unit Plan - 1 Bedroom, Accessible Type 1  
1 : 50



5 Unit Plan - 1 Bedroom, Accessible Type 2  
1 : 50



⑥ Unit Plan - 2 Bedroom, Typical Building A  
1 : 50



7 Unit Plan - 2 Bedroom, Corner Building A, Type 1  
1 : 50

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Issue Date

Rezoning & DP JUNE 22, 2018

Revision No. Description Date

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## Burnside School Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

### Unit Plans

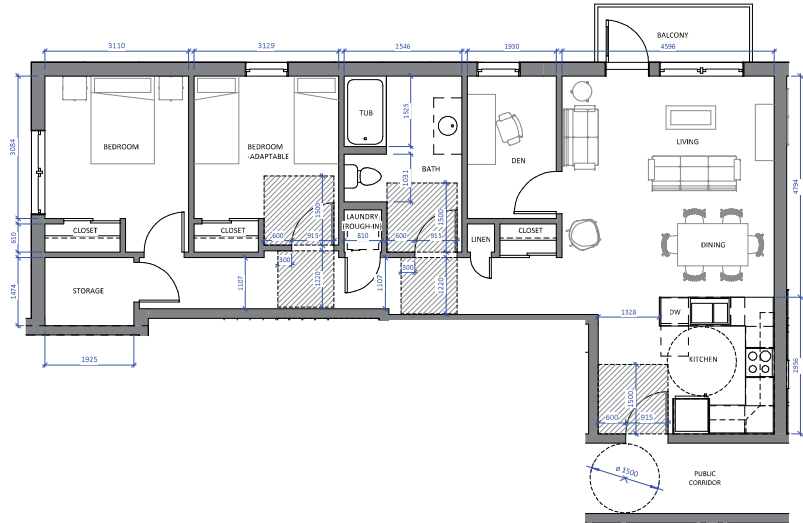
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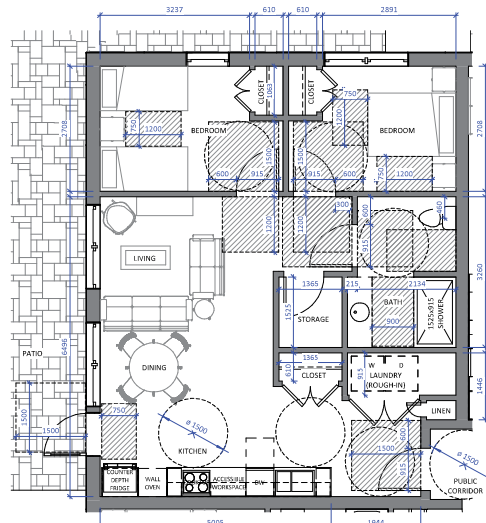
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A7.02

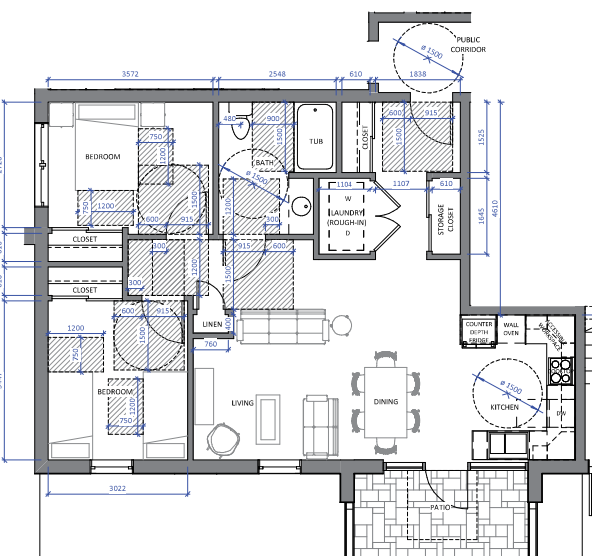
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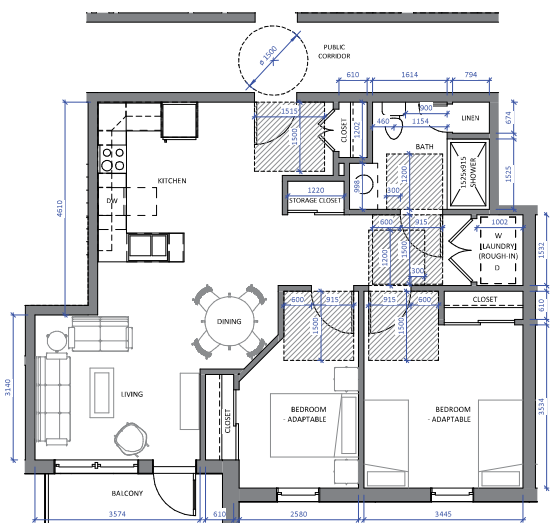
① Unit Plan - 2 Bedroom - Den, Corner Building A, Type 2  
1:50



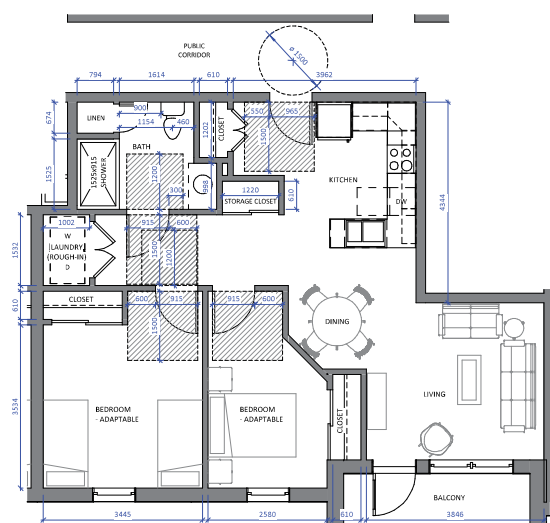
② Unit Plan - 2 Bedroom, Accessible, Building B, Type 1  
1:50



③ Unit Plan - 2 Bedroom, Accessible, Building B, Type 2  
1:50

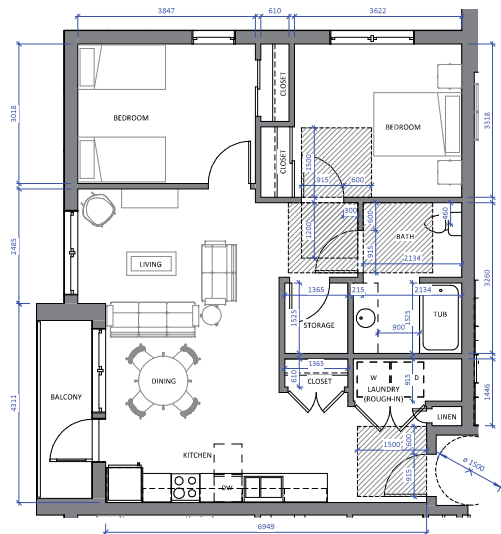


④ Unit Plan - 2 Bedroom, Building B, Type 1  
1:50

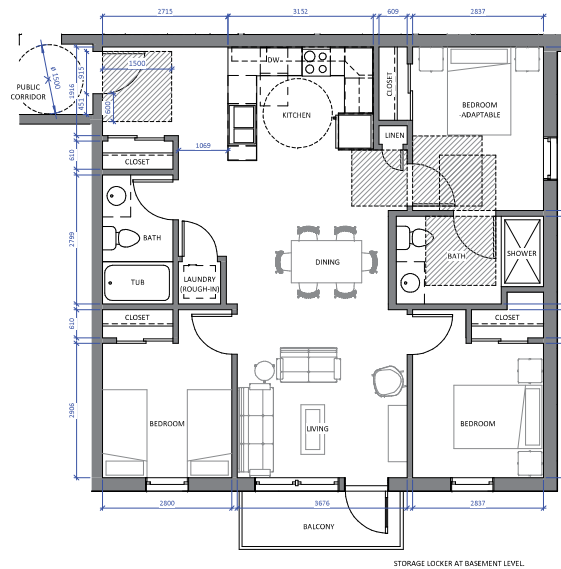


⑤ Unit Plan - 2 Bedroom, Building B, Type 2  
1:50

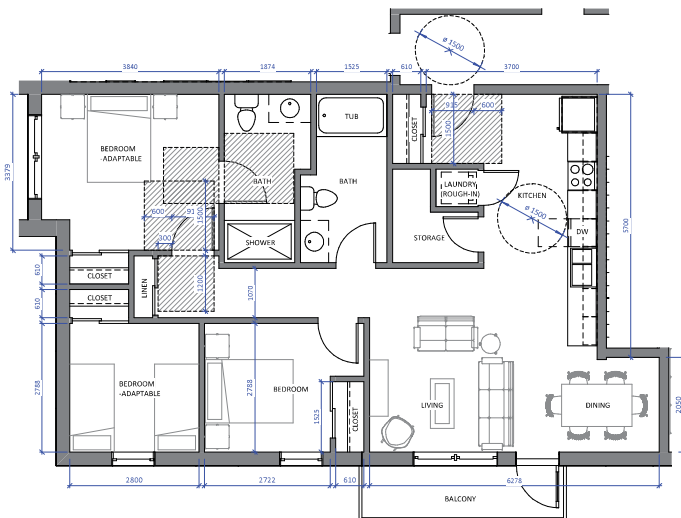




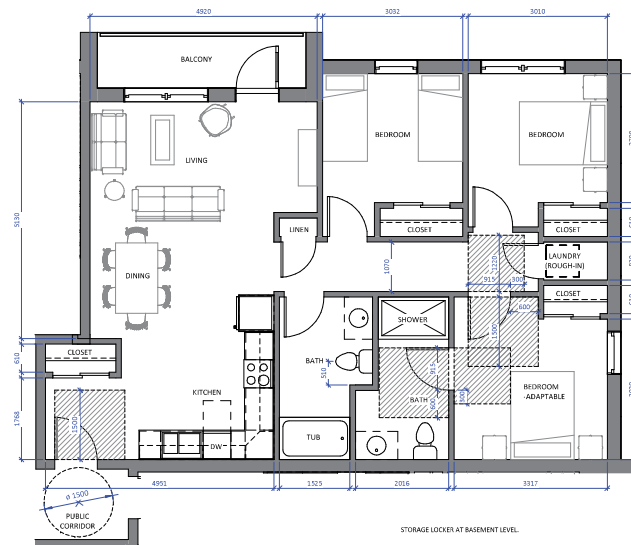
① Unit Plan - 2 Bedroom, Corner, Building B, Type 1  
1:50



② Unit Plan - 3 Bedroom, Typical, Type 1  
1:50



③ Unit Plan - 3 Bedroom, Building B, Type 1  
1:50



④ Unit Plan - 3 Bedroom, Type 2  
1:50

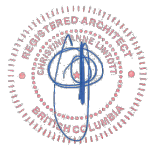
Christine Lintott  
Architects Inc.

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Telephone: 250.364.1360  
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



## Burnside School Property

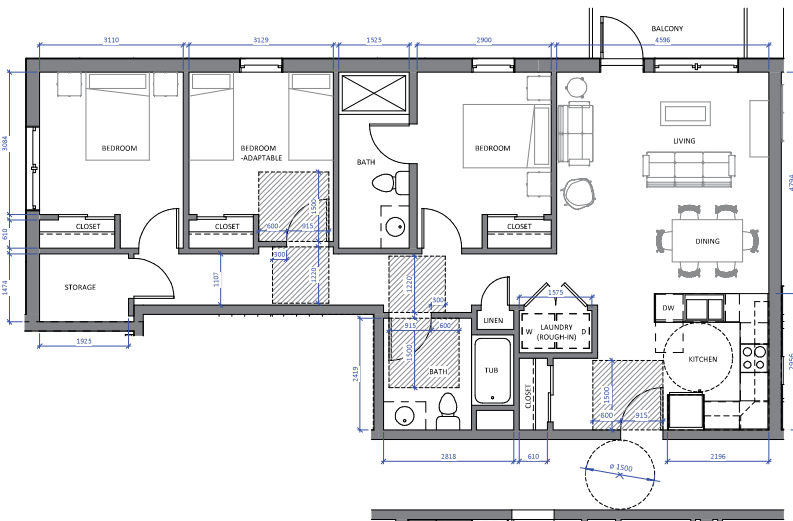
496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

### Unit Plans

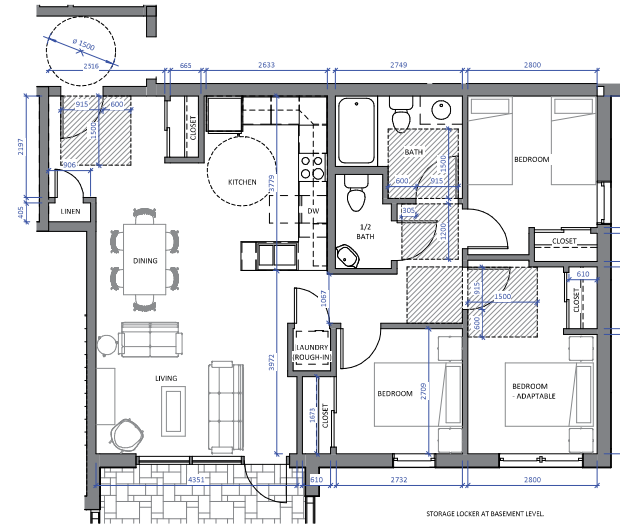
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Drawn by	CC
Checked by	CL

A7.03

Scale	1:50
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① Unit Plan - 3 Bedroom, Building A, Type 3  
1 : 50



② Unit Plan - 3 Bedroom, Building B, Main Level  
1 : 50

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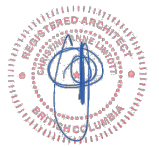


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Issue	Date
Rezoning & DP	JUNE 22, 2018

Revision	Date
No. Description	

Consultant



## Burnside School Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Unit Plans

Date	2020-09-21 4:23:54 PM
Drawn by	CC
Checked by	CL

**A7.04**

Scale	1 : 50
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## Burnside School Property

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

## Daycare & After School Space

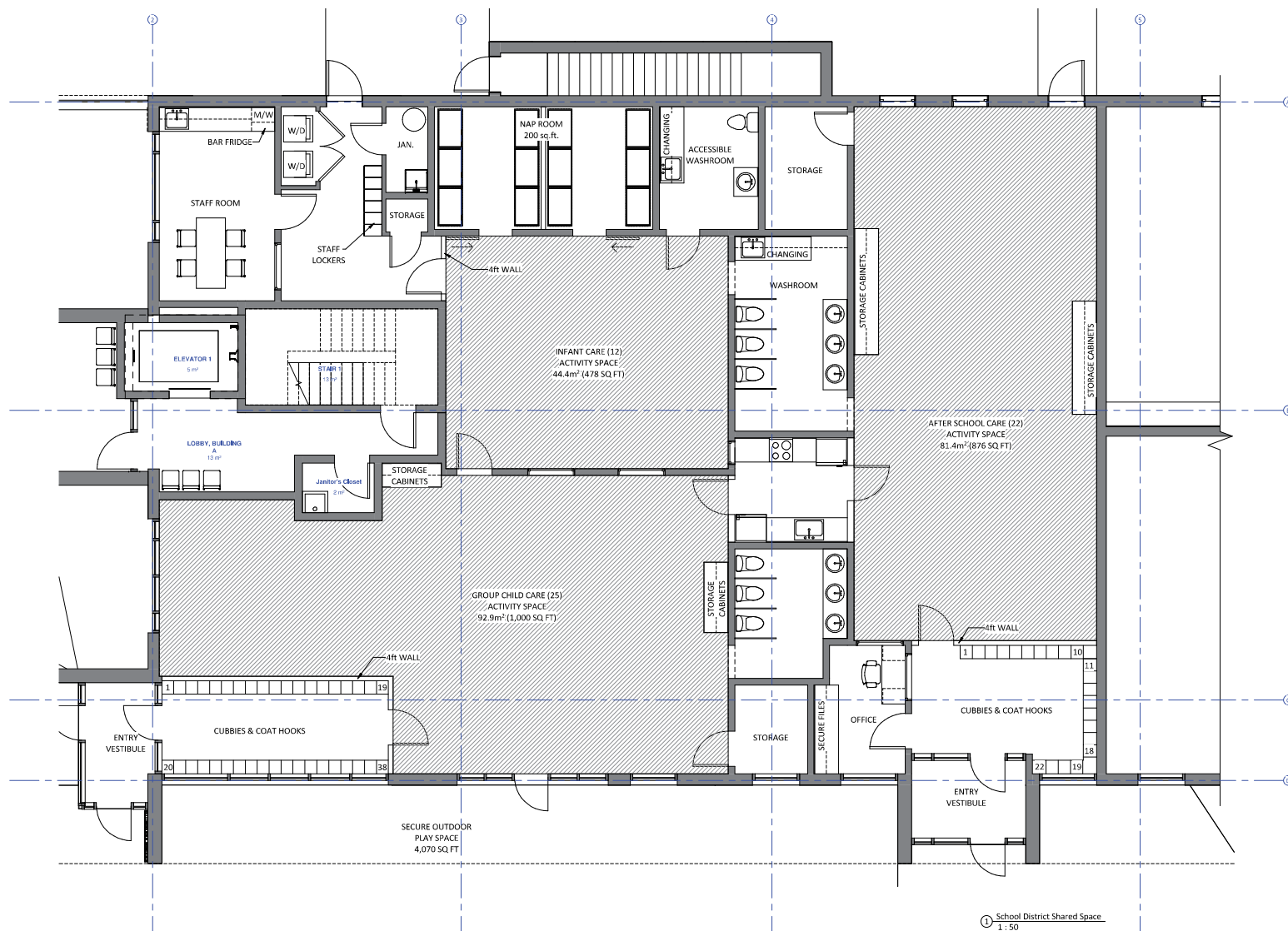
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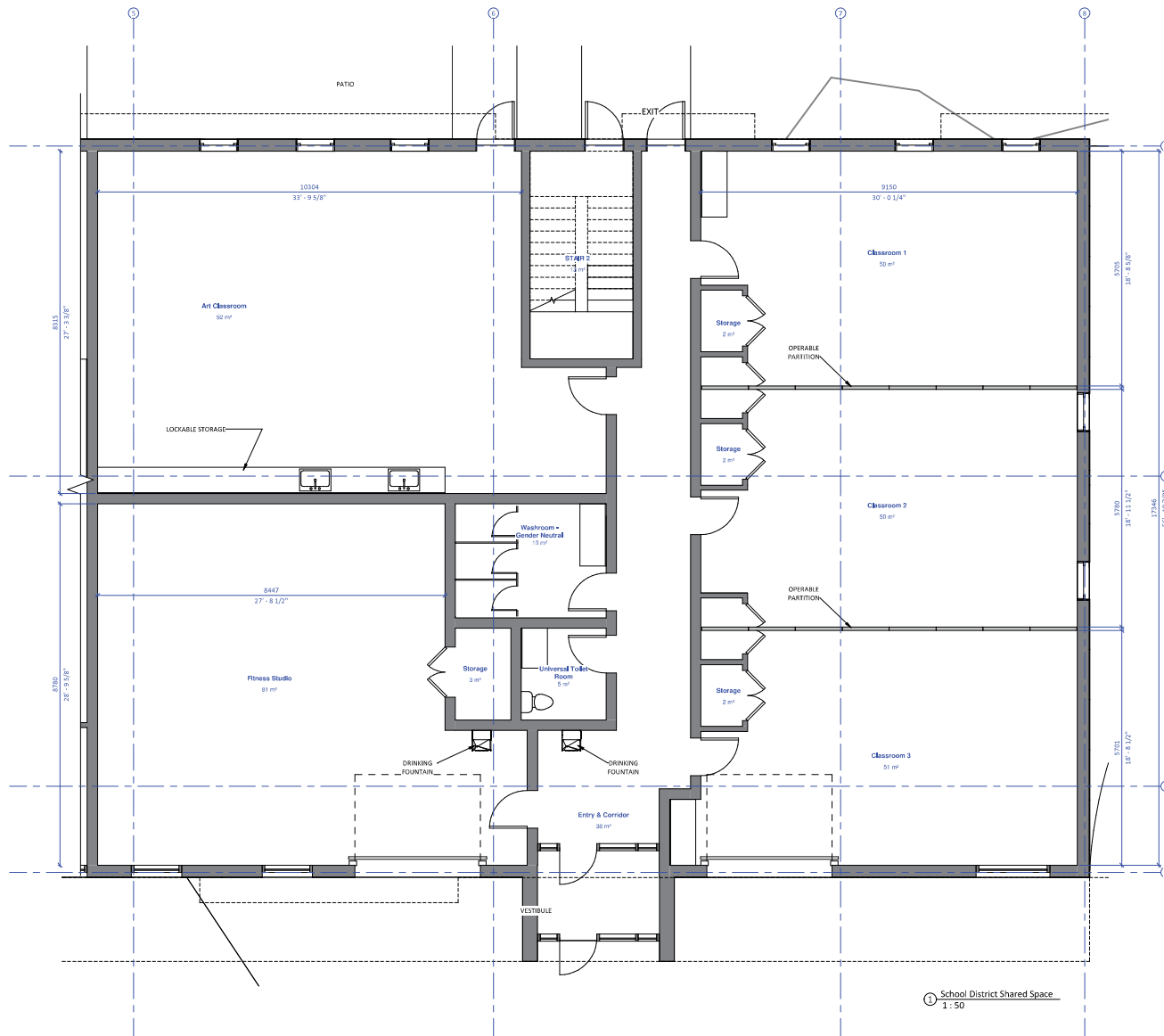
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Scale 1 : 50



① School District Shared Space  
1 : 50



① School District Shared Space  
1:50

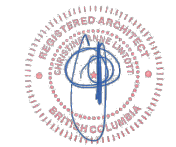
Christine Lintott  
Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1369  
www.lintottarchitect.ca

Issue Date  
Rezoning & DP JUNE 22, 2018

Revision No. Description Date

Consultant



**Burnside School  
Property**

496-498 Cecelia Road &  
3130 Jutland Road,  
Victoria, BC

**School District Shared  
Space**

Date 2020-09-21 4:23:57 PM  
Drawn by CC  
Checked by CL

**A7.21**

Scale 1:50



Plant List

<b>Trees</b>			
36	<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
	<i>Acer palmatum</i>	Green Leaf Japanese Maple	6cm cal.
	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Japanese Maple	4cm cal.
	Boulevard Tree	TBD by Parks	7cm cal.
	<i>Malus Evereste</i>	Domestic Apple	4cm cal.
	<i>Malus</i> 'Jonagold' (Semi-Dwarf)	Jonagold Apple	4cm cal.
	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	5cm cal.
	<i>Prunus subhirtella</i> 'Autumnalis'	Autumnalis Cherry	6cm cal.
	<i>Pyrus communis</i> 'Bosc'	Bosc Pear	4cm cal.
<b>Large Shrubs</b>			
26	<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
	<i>Fatsia japonica</i>	Japanese Fatsia	#15 pot
	<i>Hamamelis x intermedia</i> 'Diane'	'Diane' Witchazel	#5 Pot
<b>Medium Shrubs</b>			
556	<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
	<i>Gaultheria shallon</i>	<b>Salal</b>	—
	<i>Mahonia aquifolium</i>	Tall oregon grape	#3 pot
	<i>Paxistima myrsinites</i>	Oregon Boxwood aka False Boxwood	#2 pot
	<i>Rhododendron</i> 'Hino-Crimson'	Hino Evergreen Azalea	—
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	<i>Sarcococca ruscifolia</i>	Sweetbox	#3 pot
<b>Small Shrubs</b>			
430	<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	#1 pot
	<i>Cistus</i> 'Sunset'	Cistus Rock Rose	#3 Pot
	<i>Daphne x transatlantica</i> 'Summer Ice'	Summer Ice Daphne	#2 pot
	<i>Erica x darleyensis</i> 'Silberschmelze'	Silberschmelze Heather	#1 pot
	<i>Gaultheria shallon</i>	<b>Salal</b>	#5 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 Pot
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 Pot
	<i>Rhododendron</i> 'Elvira'	Elvira Rhododendron	—
<b>Perennials, Annuals and Ferns</b>			
591	<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	#1 pot
	<i>Actaea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Bugbane	#1 pot
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	#1 pot
	<i>Blechnum spicant</i>	Deer Fern	—
	<i>Eryngium amethystinum</i>	Blue Sea Holly	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Polypodium glycyrrhiza</i>	Licorice Fern	—
	<i>Polystichum munitum</i>	Western Sword Fern	#1 pot
	<i>Smilacina racemosa</i>	False Solomon's Seal	#1 pot

Notes:

- 1. All work to be completed to current BC Landscape Standard
- 2. All soft landscape to be irrigated with an automatic irrigation system



Green Leaf Japanese Maple



Coral Bark Japanese Maple



Katsura



Crabapple



Jonagold Apple



Kwanzan Cherry



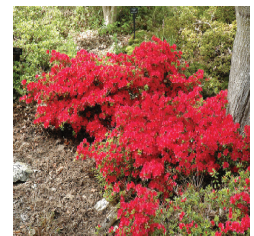
Autumnalis Cherry



Bosc Pear



Diane Witch Hazel



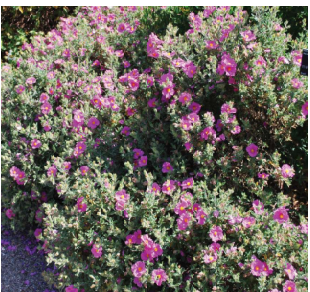
Hino Crimson Azalea



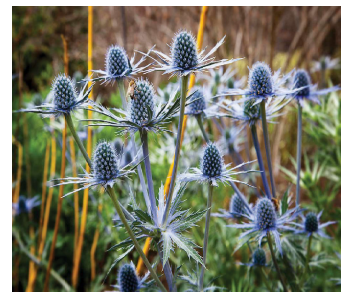
Firefly Heather



Summer Ice Daphne



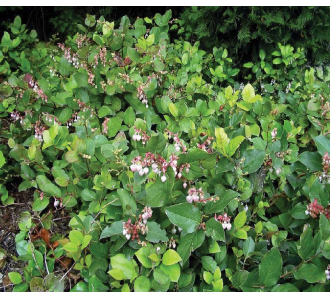
Sunset Rock Rose



Blue Sea Holly



Blue Oat Grass



Salal

Excerpt From Arborist's Report re Site Trees:

NT 4 London Plane  
*Platanus x acerifolia*, DBH: ~100cm, Crown: 22.0m CRZ: 10.0m.  
Relative Tolerance: Good, Health: Fair, Structure: Fair  
Private tree, tag and dbh measurement not accessible due to existing barrier fencing. Extended endweighted limbs. Small cavity openings in upper crown. Three 20cm pruning wounds; asymmetric form due to hydro clearance pruning. Retain

NT 5 London Plane  
*Platanus x acerifolia*, DBH: 55cm, Crown: 9m, CRZ: 5.5m  
Relative Tolerance: Good, Health: Fair, Structure: Fair/poor  
Municipal tree, Asymmetric crown due to severe hydro clearance pruning. Small amount of dieback visible at branch tips. Retain

NT 6 Austrian Pine  
*Pinus nigra*, DBH: 100.0cm, Crown: 12m, CRZ: 12.0m.  
Relative Tolerance: Moderate, Health: Good, Structure: Fair/poor  
Neighbour's. Codominant structure beginning at 2m with reaction wood below unions, some unions with included bark, 1.3m north of fence and 3m east of fence. Retain

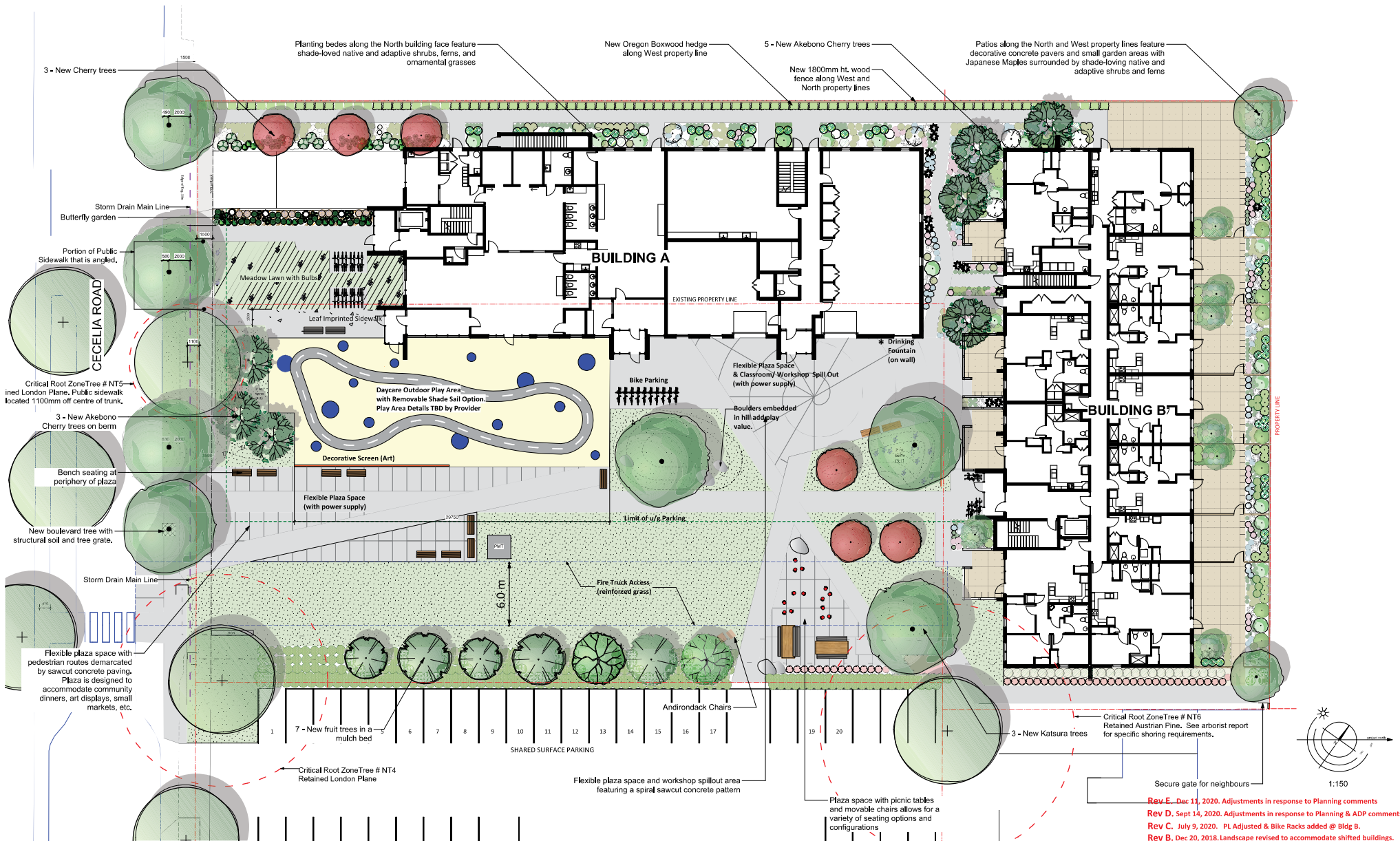
Project Arborist: Talbot Mackenzie & Associates.

3130 Jutland Rd. | Landscape Concept

Rev B, Dec. 11, 2020. Plant List updated.

Rev A, Sept. 14, 2020. Plant List updated & Arborist notes added.





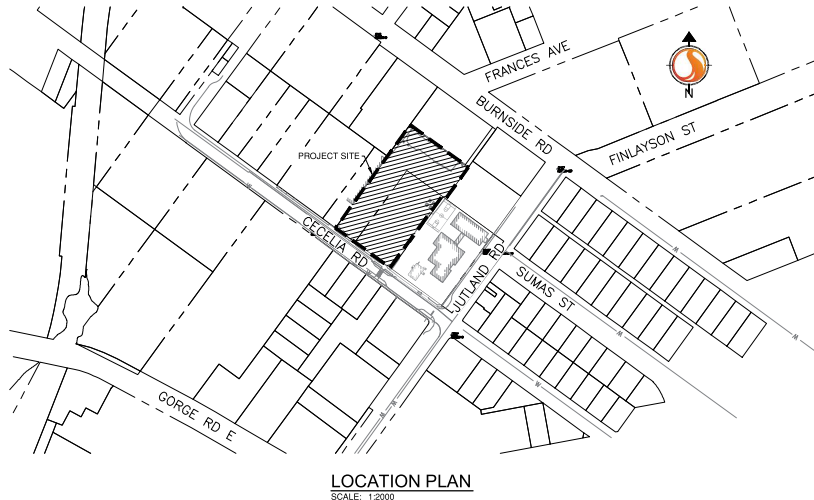
# 3130 Jutland Rd. | Landscape Concept Plan

# TOWNLINE HOUSING SOLUTIONS

## BURNSIDE SCHOOL PROJECT

### DEVELOPMENT PERMIT RESUBMISSION

SEPTEMBER 18, 2020



LOCATION PLAN  
SCALE: 1:2000

DRAWING LIST	
SHEET NUMBER	SHEET TITLE
C000	COVER
C102	PROPOSED SITE SERVING

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	TOE OF BANK	---
---	FENCE	---
---	WALL	---
---	DRAIN	---
---	PERFORATED DRAIN	---
---	DRAIN SERVICE	---
---	DITCH	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	POWER CONDUIT	---
---	GAS	---
---	TELECOM CABLE	---
⊗	TREE	⊗
⊗	AREA DRAIN	⊗
⊗	STORM MANHOLE	⊗
⊗	WATER VALVE	⊗
⊗	CATCHBASIN	⊗
⊗	FIRE HYDRANT	⊗
⊗	SIGN	⊗
⊗	WATER METER	⊗
⊗	POWER LAMP POLE	⊗
⊗	JUNCTION BOX	⊗
⊗	WATER SERVICE	⊗
⊗	UTILITY POLE	⊗
⊗	SANITARY MANHOLE	⊗

#### GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO BRITISH COLUMBIA BUILDING CODE ON-SITE PLUMBING EDITION 2012 AND FOR ANY OFF-SITE WORKS, CITY OF VICTORIA BYLAWS, MMCD PLATINUM ADDITION, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DRAWINGS.
2. ALL PERMITS TO BE OBTAINED BY THE CONTRACTOR.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED.
4. ELEVATIONS ARE GEODETIC DATUM.
5. ALL PIPE BEDDING TO BE IN ACCORDANCE WITH MMCD GRADATION TABLES.
6. GRANULAR ROADBASE PER MMCD SHALL BE USED UNDER OR WITHIN 1.5m OF ALL ROADS AND DRIVEWAYS (MATCH EXISTING THICKNESS).
7. PROVIDE A MINIMUM 1.0m COVER TO BE PROVIDED ON WATER MAINS AND SERVICES.
8. MAINTAIN A MINIMUM OF 3m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION BETWEEN WATER MAINS AND STORMWATER AND SANITARY SEWER SERVICES. WHERE THE ABOVE-NOTED SEPARATIONS CANNOT BE ACHIEVED, NOTIFY THE ENGINEER IMMEDIATELY.
9. REFER TO DRAWINGS FOR SITE SPECIFIC NOTES, COMMENTS AND DETAILS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SURVEY LAYOUT. STANTEC WILL PROVIDE DIGITAL FILE FOR LAYOUT PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM LOCAL MONUMENTS/CONTROL PRIOR TO CONSTRUCTION. SURVEY MONUMENTS AND COORDINATES ARE AVAILABLE AT THIS LOCATION. DIGITAL DRAWINGS ARE AVAILABLE FOR CONTRACTOR USE. ALL LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
11. ANY REPAIRS AND ASSOCIATED COST TO EXISTING UTILITIES AND ASPHALT REQUIRED DUE TO DAMAGE BY CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. ALL RESIDENCES POTENTIALLY AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE NOTIFIED IN WRITING A MINIMUM OF SEVEN DAYS PRIOR TO START OF CONSTRUCTION.
12. ALL EXISTING AMENITIES DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EXISTING OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
13. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING WHERE REQUIRED. EXISTING SERVICE LOCATIONS ARE SHOWN TO INDICATE THE EXISTENCE OF THE SPECIFIED SERVICE ONLY AND ARE NOT NECESSARILY COMPLETE OR SHOWN IN THE CORRECT LOCATION. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING: BC ONE CALL 1-800-474-6886 ("6886") PRIOR TO ANY EXCAVATION.

#### ENVIRONMENTAL NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. CONTRACTOR TO REFER TO CURRENT LATEST DEPARTMENT OF FISHERIES REQUIREMENTS AND CITY OF VICTORIA STANDARDS FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.



400 - 655 Yee Road  
Victoria BC  
www.stantec.com

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## Consultants

Legend

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Notes

Revision		By	Appt.	YY.MM.DD
3. PLANNING COMMENTS		AF	OL	20.12.16
4. DEVELOPMENT PERMIT RESUBMISSION		OF	OL	20.09.18
5. FOR REZONING/DEVELOPMENT PERMIT		AF	OL	18.06.22
Issued			By	Appt.
				YY.MM.DD
File Name: bu_c102.dwg	AT			17.12.20
	Dwn.	CRG	Dign.	YY.MM.DD

## Permit-Seal

Client/Project  
TOWNLINE HOUSING SOLUTIONS

BURNSIDE SCHOOL PROJECT

VICTORIA BC

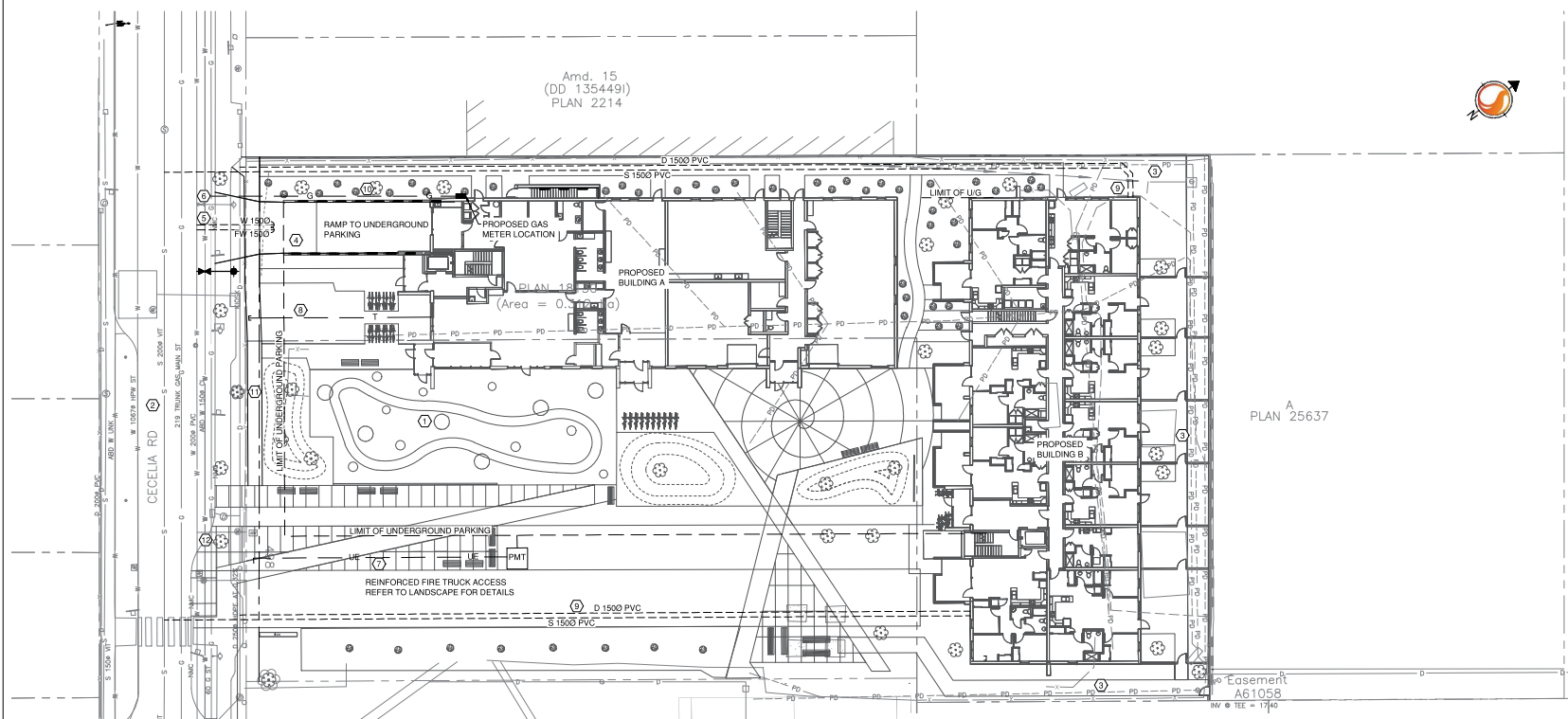
Title  
PROPOSED  
SITE SERVICING

Project No. \_\_\_\_\_

Drawing No.	Sheet	Revision
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C102 of

C102 of



DESIGN NOTES:

- |   |  |    |   |
|---|--|----|---|
| 1 | ALL ONSITE CIVIL SERVING TO BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE PLUMBING EDITION 2012   | 7  | VICTORIA FORCES AT DEVELOPER'S EXPENSE.   |
| 2 | ALL OFFSITE WORK TO BE IN ACCORDANCE WITH THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS                                    | 8  | PROPOSED ELECTRICAL SERVICE 2x103mm PVC PER ELECTRICAL DESIGN WITH RELOCATED PMT  |
| 3 | PROTECT AND RETAIN EXISTING UNDERGROUND PERFORATED DRAINAGE PIPING AND CONNECTION TO EASEMENT ACROSS WITHIN 2.0m OF THE W.N., E., AND S.E. PROPERTY LINES OTHERWISE REMOVE | 9  | PROPOSED TELUS/SHAW SERVICE 2x103mm CONDUIT PER ELECTRICAL DESIGN   |
| 4 | NEW 5.5m wide TYPE "A" DRIVEWAY ACCESS TO CITY OF VICTORIA STANDARDS   | 10 | PROPOSED SANITARY SEWER AND STORM DRAIN SERVICES  |
| 5 | PROPOSED 1000 C900 PVC DOMESTIC AND 1500 C900 PVC FIRE WATER CONNECTIONS   | 11 | GAS SERVICE AND METER LOCATION  |
| 6 |  | 12 | RELOCATE EXISTING CITY SIDEWALK AS SHOWN. PROVIDE 1.1m FROM THE CENTRELINE OF THE EXISTING TR. #75. ARBORIST TO BE ONSITE DURING EXCAVATION. REFER TO LANDSCAPE DRAWING AND TALBOT/MCKENZIE CONSULTANT'S CONSTRUCTION IMPACT ASSESSMENT & TREE PRESERVATION PLAN 3130 JUTLAND RD, VICTORIA BC DATES MAY 18, 2019 AND DEC 10, 2020 FOR DETAILS |
|   |  | 13 | NEW BOULEVARD TREE IN STRUCTURAL SOIL CELL WITH TREE GRATE TO CITY STANDARDS  |

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ORIGINAL SHEET, ISO A1