



## Heritage Advisory Panel Report For the Meeting of February 11, 2025

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**To:** Heritage Advisory Panel **Date:** February 11, 2025  
**From:** Kristal Stevenot, Senior Heritage Planner  
**Subject:** Heritage Alteration Permit Application No. 000268 for 725 Vancouver Street

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### EXECUTIVE SUMMARY

The Heritage Advisory Panel (HAPI) is requested to review a Heritage Alteration Permit Application for 725 Vancouver Street and provide advice to Council. The proposal requires a Heritage Alteration Permit to add a new basement unit, an accessory building, replace foundations, and additional upgrades.

This application to make a sensitive alteration to add a rental unit to a heritage building meets the broad objectives of the *Official Community Plan*, the intent of the heritage policies set out in the *Fairfield Neighbourhood Plan*, and the national *Standards and Guidelines for the Conservation of Historic Places in Canada*, as they relate to rehabilitation.

Staff are looking for commentary from the Heritage Advisory Panel with regard to:

- the supportability of the application
- any other commentary, feedback or recommendations the Heritage Advisory Panel chooses to make.

The Options section of this report provides guidance on possible recommendations the Panel may make, or use as a basis to modify, in providing advice on this application.

### BACKGROUND

**Applicant:** Mr. Scott Williams  
**Development Permit Area:** Development Permit Area 16  
**Heritage Status:** Designated

## Description of Proposal

The proposal is to add a residential unit to the basement while making structural, mechanical, electrical and stormwater improvements. The alterations will have little impact to the character-defining elements of the historic house.

The proposal includes the following major design components:

- full foundation replacement
- seismic upgrades
- replacement stairs
- new access to crawl space on north elevation
- sewage and storm water replacement
- addition of a dwelling unit below-grade
- mechanical and electrical upgrade, with the inclusion of a heat pump.

## History of Place

<b>Building:</b>	725 Vancouver Street
<b>Built in:</b>	1892
<b>Architect:</b>	John Teague
<b>Built For:</b>	Hedley Chapman
<b>Built by:</b>	Bishop and Sherbourne

The property at 725 Vancouver Street is a two and a half-storey wood frame Italianate residence, and part of a grouping of similar vintage homes in the heart of Victoria's Fairfield neighborhood. The historic place, built in 1892, has value based on both the architect, and architecture, as well as, how its construction illustrates foreign investment and speculative housing in the late nineteenth century. For more information and further details on the heritage value, see the attached Statement of Significance.

The character-defining elements consist of:

- the characteristics of the Italianate style, including:
  - deeply overhanging eaves with ornamental brackets
  - wooden arched porch
  - double storey box bay windows
  - prominent front entrance with wood stairs
  - decorative bargeboards
  - bands of fish scale shingles
- eyebrow window in peak of gable
- form and pattern of fenestration
- corner location of the property
- relationship between this house and the rest of the cluster of similar vintage homes in terms of uniformity of setbacks, building height, and massing.

## Consistency with Policies and Design Guidelines

### Official Community Plan

The application meets the broad objectives of the *Official Community Plan* (OCP), as the proposal conserves and enhances the heritage value, character, streetscape and the individual property at 725 Vancouver Street. The OCP supports new additions that conserve and enhance heritage property, as consistent with the national *Standards and Guidelines for the Conservation of Historic Places in Canada*.

#### Fairfield Neighbourhood Plan

This proposal meets the intent of the *Fairfield Neighbourhood Plan*, that states that consideration be given to support sensitive building additions during the conversion of a heritage house into multiple units. Adding rental units is a benefit while continuing to conserve the historic character of the house and the historic streetscape.

#### Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “*Standards and Guidelines*”). The applicant’s proposal to renovate the house and construct a new basement level unit is a form of “rehabilitation”, defined in the *Standards and Guidelines* as “the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.” The proposal achieves these objectives through discrete alterations to the rear and side yard of the site, while enhancing the conserved heritage building with structural and other various upgrades.

The alterations the applicant proposes to make on the house to adapt it for an additional unit meet *Standard 11* of the *Standards and Guidelines* which applies to rehabilitation projects where new construction is proposed. *Standards 11* states that any new additions should conserve heritage value and character-defining elements, while being, “physically and visually compatible with, subordinate to, and distinguishable from the historic place.” The rear and side alterations do not alter the character-defining elements of the front and street-facing facades of the building. It achieves compatibility by using the same colour scheme and materials as the original building, while using new materials to distinguish the addition, such as the poured in place concrete, for foundations and retaining walls. Windows will be wood but with thermal-panes, and the new entry door will be designed with the same traditional appearance.

### **ISSUES AND ANALYSIS**

There are no issues related to this application; however, the Panel is welcome to provide commentary and feedback on any aspects of the proposal.

### **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

#### **Option One**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.00268 for 725 Vancouver Street be approved as presented.

## **Option Two**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.00268 for 725 Vancouver Street be approved with the following changes:

- as listed by the Panel.

## **Option Three**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.00268 for 725 Vancouver Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include):

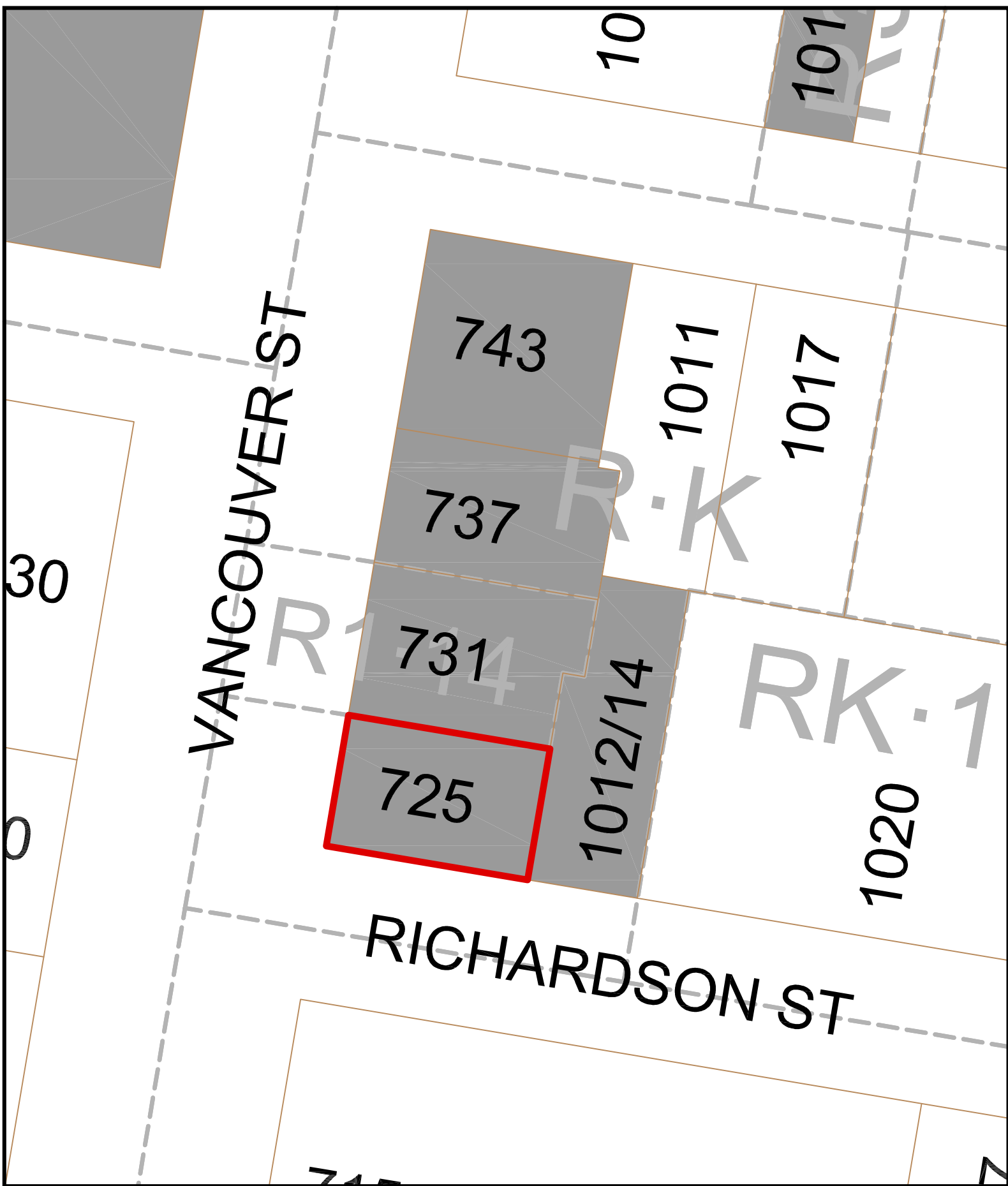
- as listed by the Panel, if there is further advice they would like to provide on how the Application could be improved.

## **ATTACHMENTS**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 28, 2024
- Attachment D: Applicant's letter dated November 28, 2024
- Attachment E: Statement of Significance

cc: Scott Williams





725 Vancouver Street

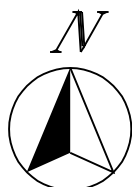
Heritage Alteration Permit #00268



Designated



Registered





725 Vancouver Street

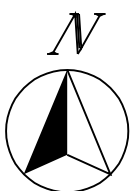
Heritage Alteration Permit #00268



Designated



Registered





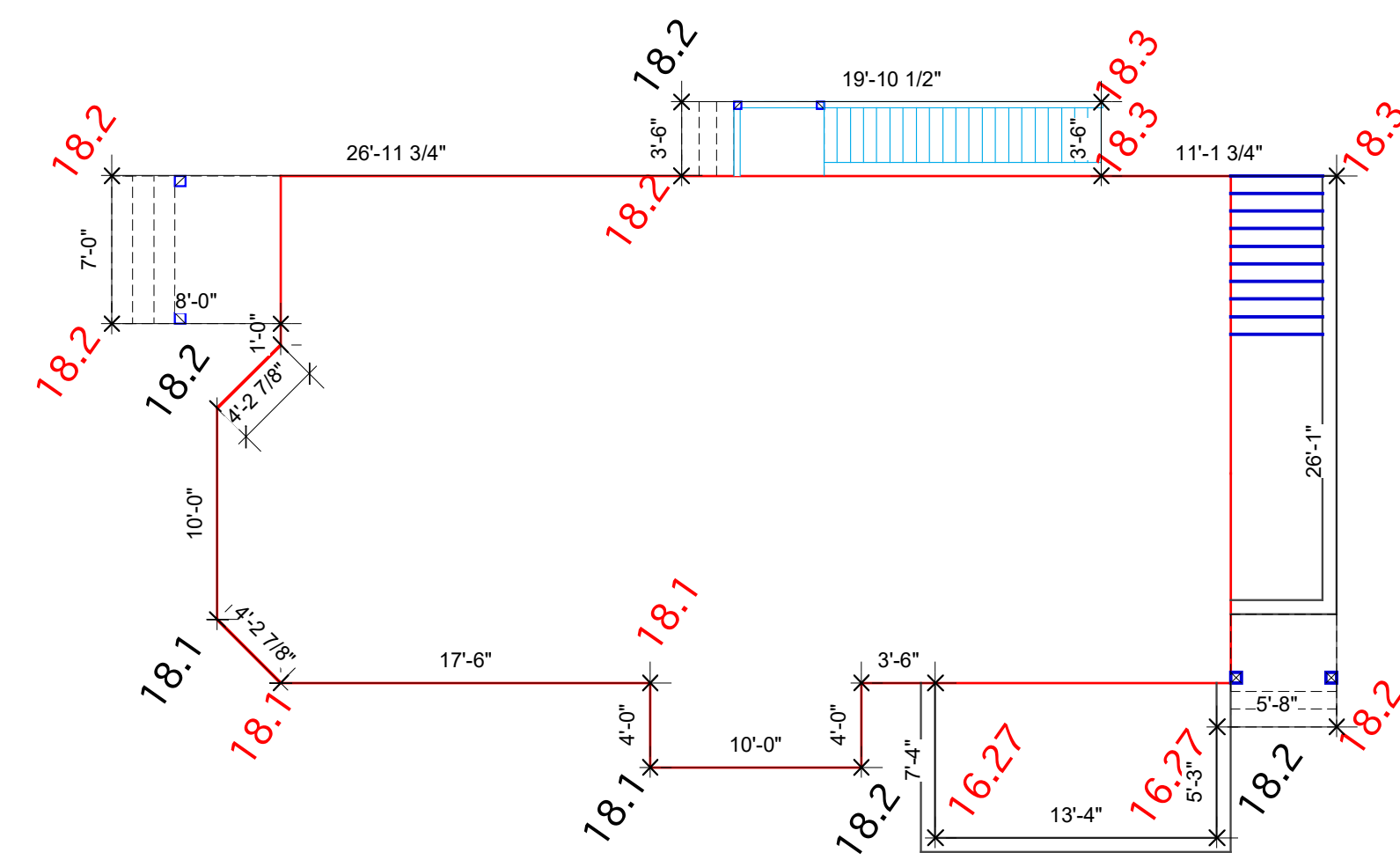
SITE DATA	PROPOSED	PERMITTED	ZONING
ADDRESS	725 VANCOUVER STREET		
ZONE	R-K (R1-B ZONING / SCHEDULE G)		
LEGAL DESCRIPTION			
LOT	E OF LOTS 1135 & 1149		
PLAN	2552		
SECTION			
DISTRICT	VICTORIA		
SITE AREA	4004.175 SQ.FT. (372 SQ.M.)		
SITE COVERAGE			
PRINCIPLE RESIDENCE	1399.448 SQ.FT. (130.013 SQ.M.) 34.9%		
SHED	102.75 SQ.FT. (9.54 SQ.M.)		
TOTAL SITE COVERAGE	1502.198 SQ.FT. (139.55 SQ.M.) 36.8%	40% MAX	R1-B
HABITABLE FLOOR AREA PER 4 UNIT	2694.086 SQ.FT. (250.28 SQ.M.)	240 SQ.M. MIN.	SCHEDULE G
HERITAGE BUILDING			
UNIT 4 FLOOR AREA	40.57 SQ.M.	33 SQ.M. MIN.	SCHEDULE G
STOREYS	2 (EXISTING)	2 1/2 MAX	SCHEDULE G
LANDSCAPING			
REAR YARD AREA	696.089.705 SQ.FT. (64.66 SQ.M.)		
REAR YARD	230.107 SQ.FT. (21.3 SQ.M.) 33.05%	33% MIN.	SCHEDULE G
ENTIRE LOT	1963.06 SQ.FT. (182.37 SQ.M.) 49.02%	30% MIN.	SCHEDULE G
SETBACKS			
FRONT	1.94 M (EXISTING)	7.5 M MIN.	R1-B
REAR	4.16 M (EXISTING)	7.5 M MIN.	R1-B
EXTERIOR SIDE	1.91 M (EXISTING)	3.5 M MIN.	R1-B
SIDE	3.97 M (EXISTING)	3.0 M MIN.	R1-B
BUILDING HEIGHT	30'-8 3/4" (9.36 M) (VARIANCE)	7.6 M MAX	R1-B
PARKING	1 SPACE	1 SPACE MIN.	SCHEDULE C

ACCESSORY BUILDING			
SETBACKS			
BUILDING SEPARATION	2.406 M	2.4 M MIN.	SCHEDULE F
REAR	0.6 M	0.6 M MIN.	SCHEDULE F
SIDE	0.6 M	0.6 M MIN.	SCHEDULE F

**EXISTING RESIDENCE GRADE CALCULATIONS**

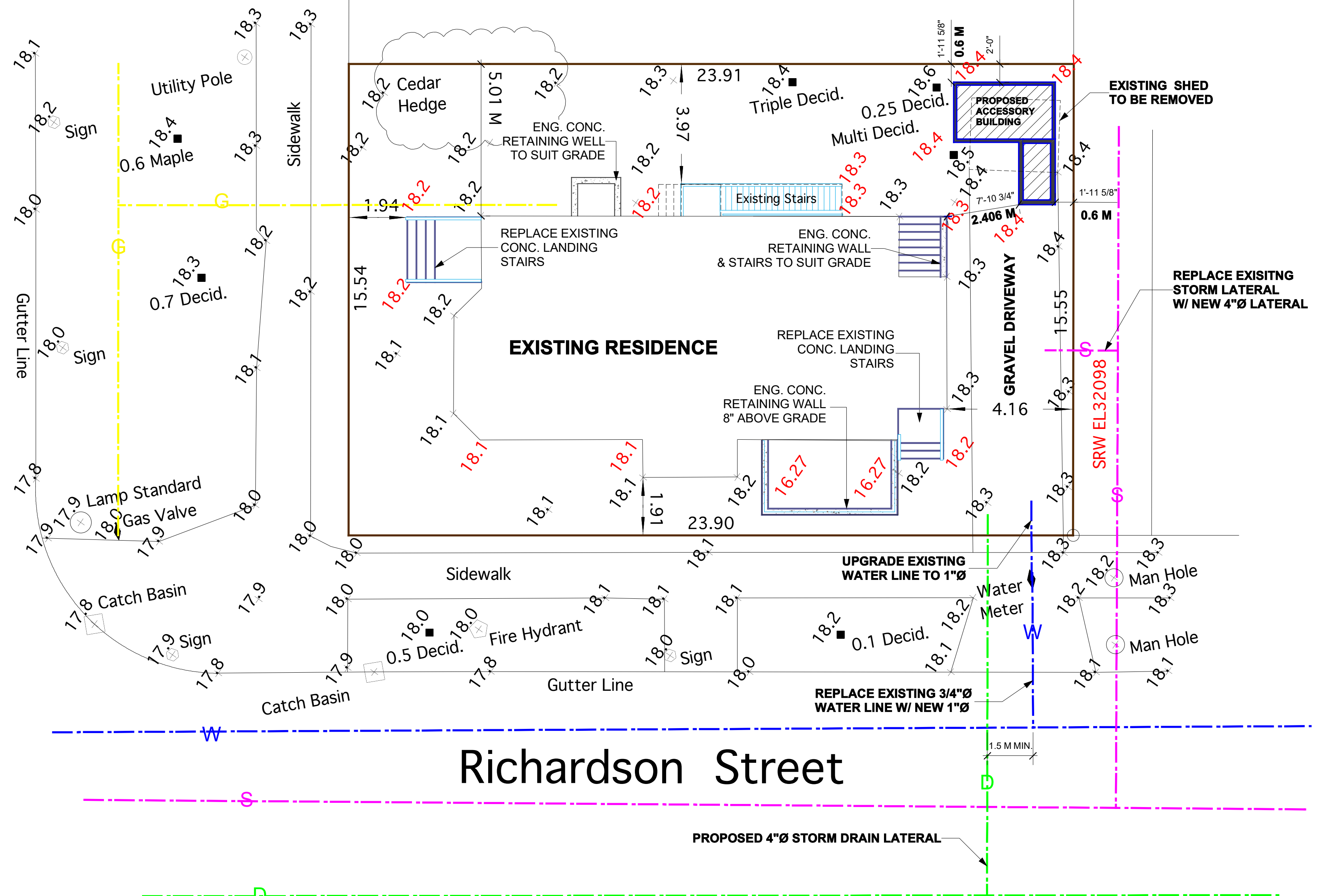
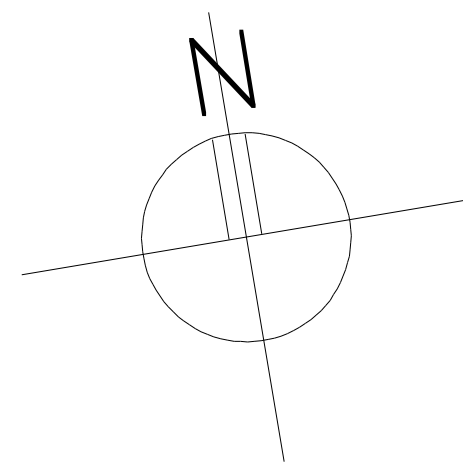
- (18.2+18.2) + 2 X 26.98 = 491
- (18.2+18.2) + 2 X 3.5 = 63.7
- (18.2+18.3) + 2 X 19.88 = 362.8
- (18.3+18.3) + 2 X 3.5 = 64
- (18.3+18.3) + 2 X 11.15 = 204
- (18.3+18.2 + 2 X 26.08 = 475.96
- (18.2+18.2) + 2 X 5.66 = 103
- (16.27+16.27) + 2 X 5.25 = 85.4
- (16.27+16.27) + 2 X 13.33 = 216.9
- (16.27+16.27) + 2 X 7.33 = 119.3
- (18.2+18.2) + 2 X 3.5 = 63.7
- (18.2+18.2) + 2 X 4 = 72.8
- (18.2+18.1) + 2 X 10 = 181.5
- (18.1+18.1) + 2 X 4 = 72.4
- (18.1+18.1) + 2 X 17.5 = 316.8
- (18.1+18.1) + 2 X 4.23 = 76.6
- (18.1+18.2) + 2 X 10 = 181.5
- (18.2+18.2) + 2 X 4.23 = 76.9
- (18.2+18.2) + 2 X 8 = 145.6
- (18.2+18.2) + 2 X 7 = 127.4

3501.26 + 195.12 = 17.944  
AVG. GRADE = 17.94



AVERAGE GRADE CALCULATION  
Scale: 1/8" = 1'-0"

725 Vancouver Street



DENOTES BUILDING & CONNECTING INFRASTRUCTURE TO BE COMPLETED ON THIS BLDG. PERMIT

**EXISTING RESIDENCE RENOVATION**

DENOTES BUILDING & CONNECTING INFRASTRUCTURE NOT TO BE COMPLETED ON THIS BLDG. PERMIT

**PROPOSED ACCESSORY**

Richardson Street

SITE PLAN  
Scale: 1/8" = 1'-0"

SITE PLAN BY WEY MAYENBURG LAND SURVEYING INC.  
W/ CHANGES BY HARTMANN DESIGN

GENERAL NOTES:  
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE  
BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION  
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY  
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa (3000 P.S.I.) AT 28 DAYS.  
ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2024

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C OR AS SHOWN  
MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2024  
ALL FRAMING LUMBER #2 SPRUCE OR BETTER  
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2024

FIREPLACES TO COMPLY WITH SEC. 9.22 B.C. BUILDING CODE 2024  
HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN

DUCTLESS HEATPUMP SYSTEM  
PROVIDE SUMP PUMP  
THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1999 EDITION

**HARTMANN'S**  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

SHEET  
**1** OF 6



28.65 M  
HIGHEST PEAK

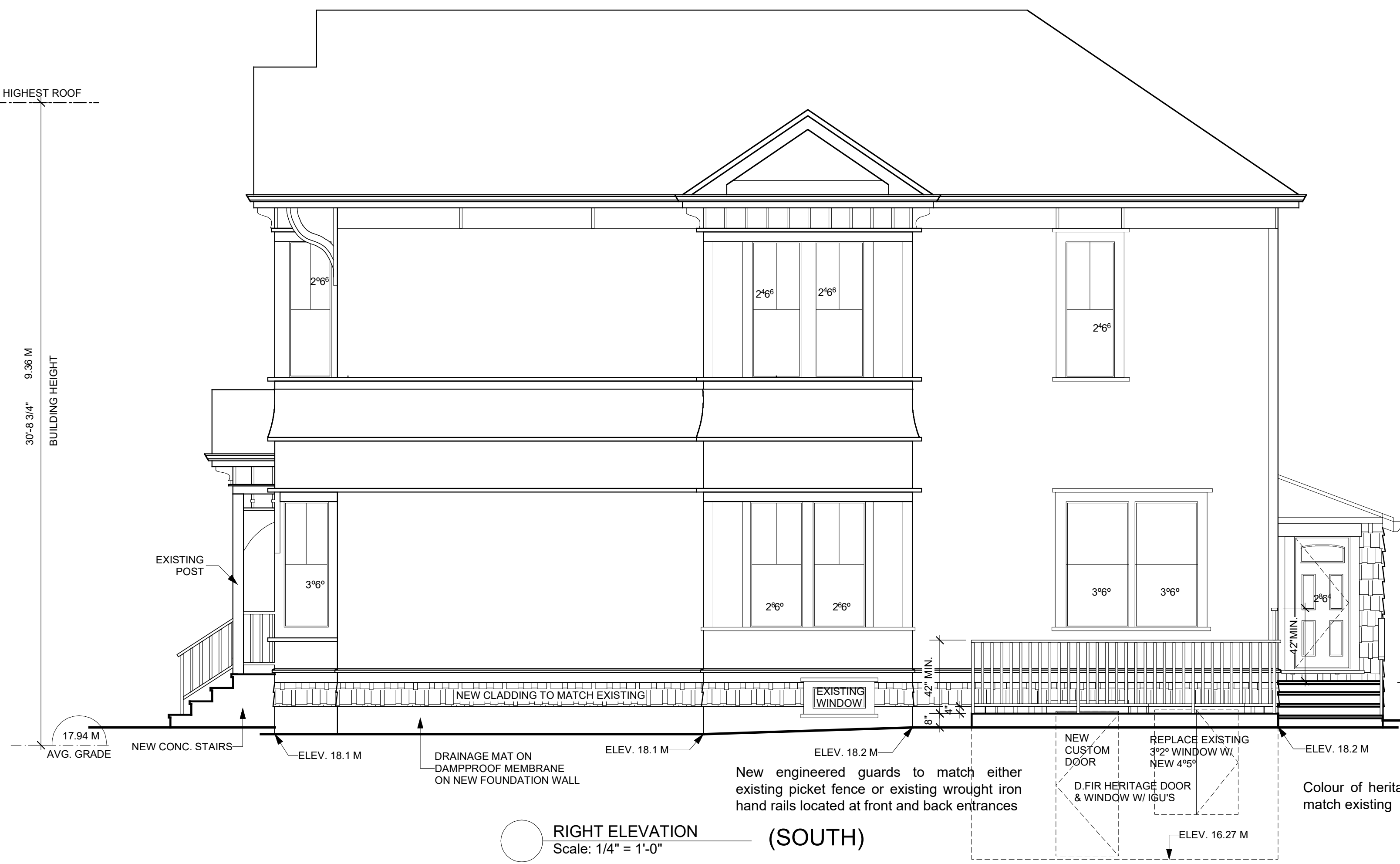
MID POINT OF HIGHEST ROOF

25.96 M  
HIGHEST EAVE

30'-9 3/4" 8.36 M  
BUILDING HEIGHT

19.05 M  
EXISTING MAIN FLOOR SILL

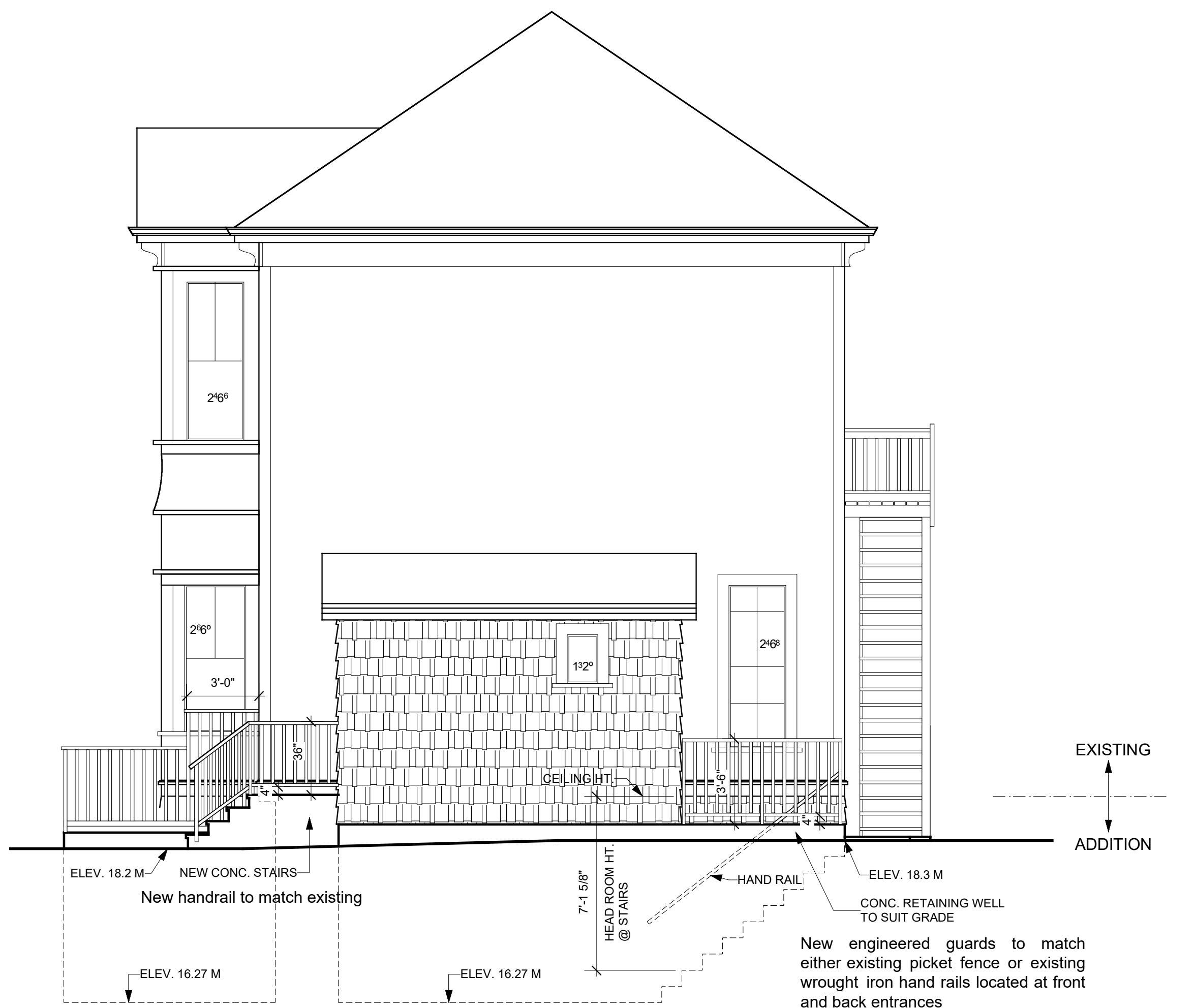
17.94 M  
AVG. GRADE



RIGHT ELEVATION (SOUTH)  
Scale: 1/4" = 1'-0"

New engineered guards to match either existing picket fence or existing wrought iron hand rails located at front and back entrances

Colour of heritage door and window to match existing



REAR ELEVATION (EAST)  
Scale: 1/4" = 1'-0"

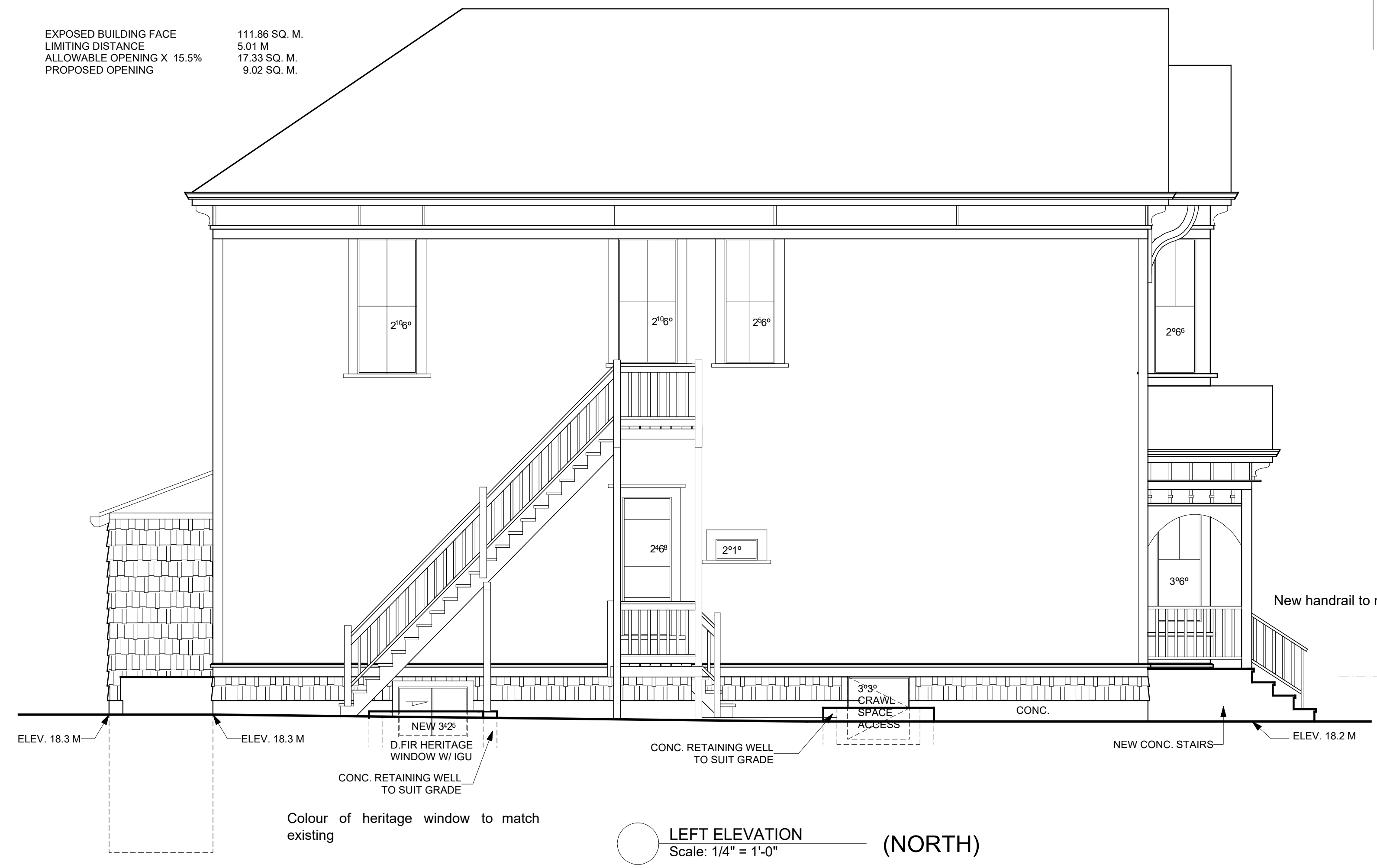
New engineered guards to match either existing picket fence or existing wrought iron hand rails located at front and back entrances

EXPOSED BUILDING FACE 111.86 SQ. M.  
LIMITING DISTANCE 5.01 M  
ALLOWABLE OPENING X 15.5% 17.33 SQ. M.  
PROPOSED OPENING 9.02 SQ. M.

NOTE: FLASHING OVER ALL EXTERIOR WALL OPENINGS SHALL COMPLY TO ARTICLE 9.27.3.8 OF CURRENT B.C. BUILDING CODE ALL LINTELS TO BE 2-2 X 10 #2 SPR. OR BETTER OR AS SHOWN

NOTE: AT LEAST ONE LIVING SPACE IN DWELLING UNIT TO BE AIR CONDITIONED TO PROVIDE A SAFE SPACE IN A HEAT WAVE AS PER SUBSECTION 9.33.2 BCBC 2024

BRACING FOR RESISTANCE TO LATERAL LOADS SHALL BE DESIGN BY A P. ENG.



LEFT ELEVATION (NORTH)  
Scale: 1/4" = 1'-0"

Colour of heritage window to match existing



FRONT ELEVATION (WEST)  
Scale: 1/4" = 1'-0"

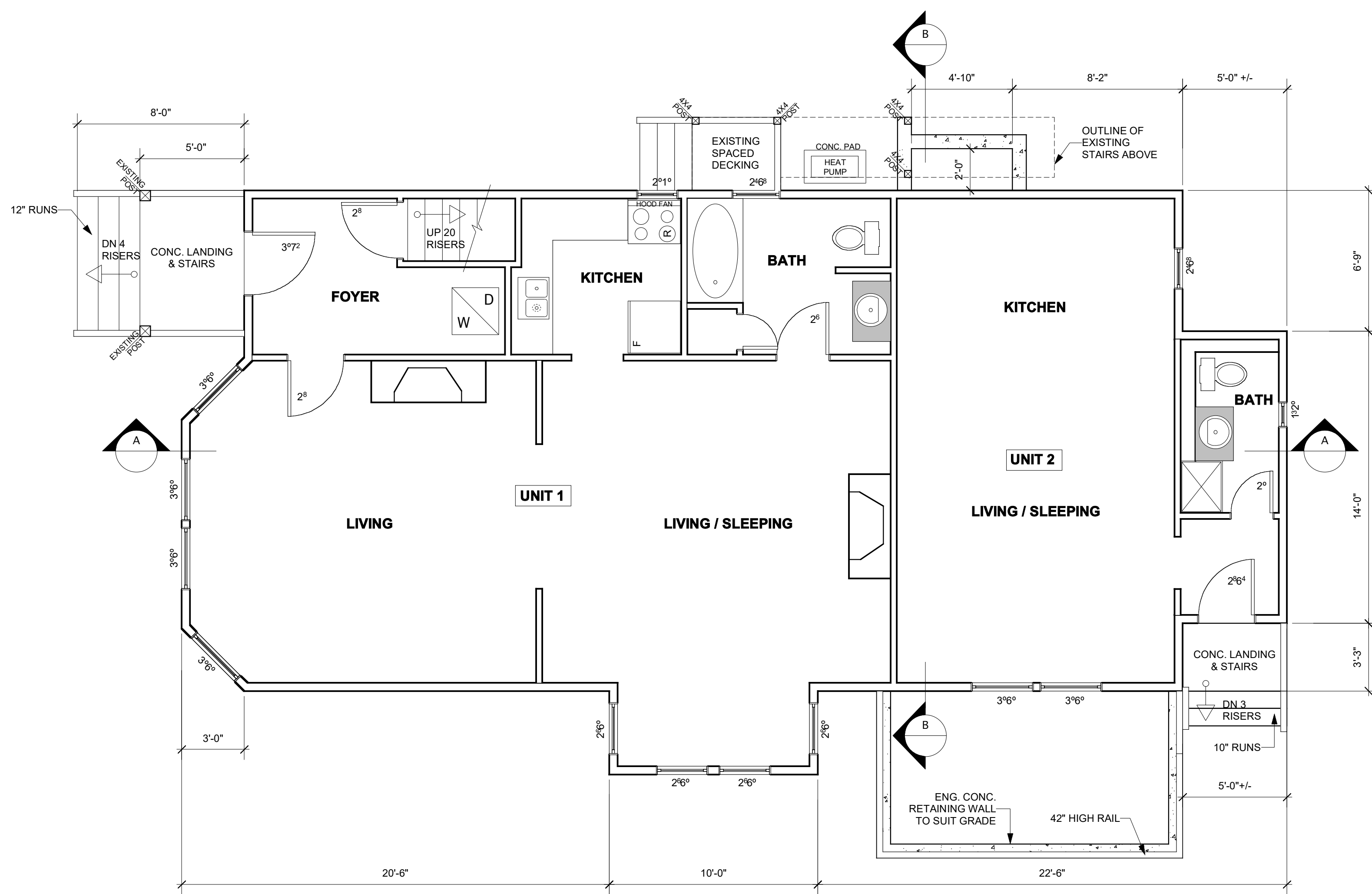
**HARTMANN'S**  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

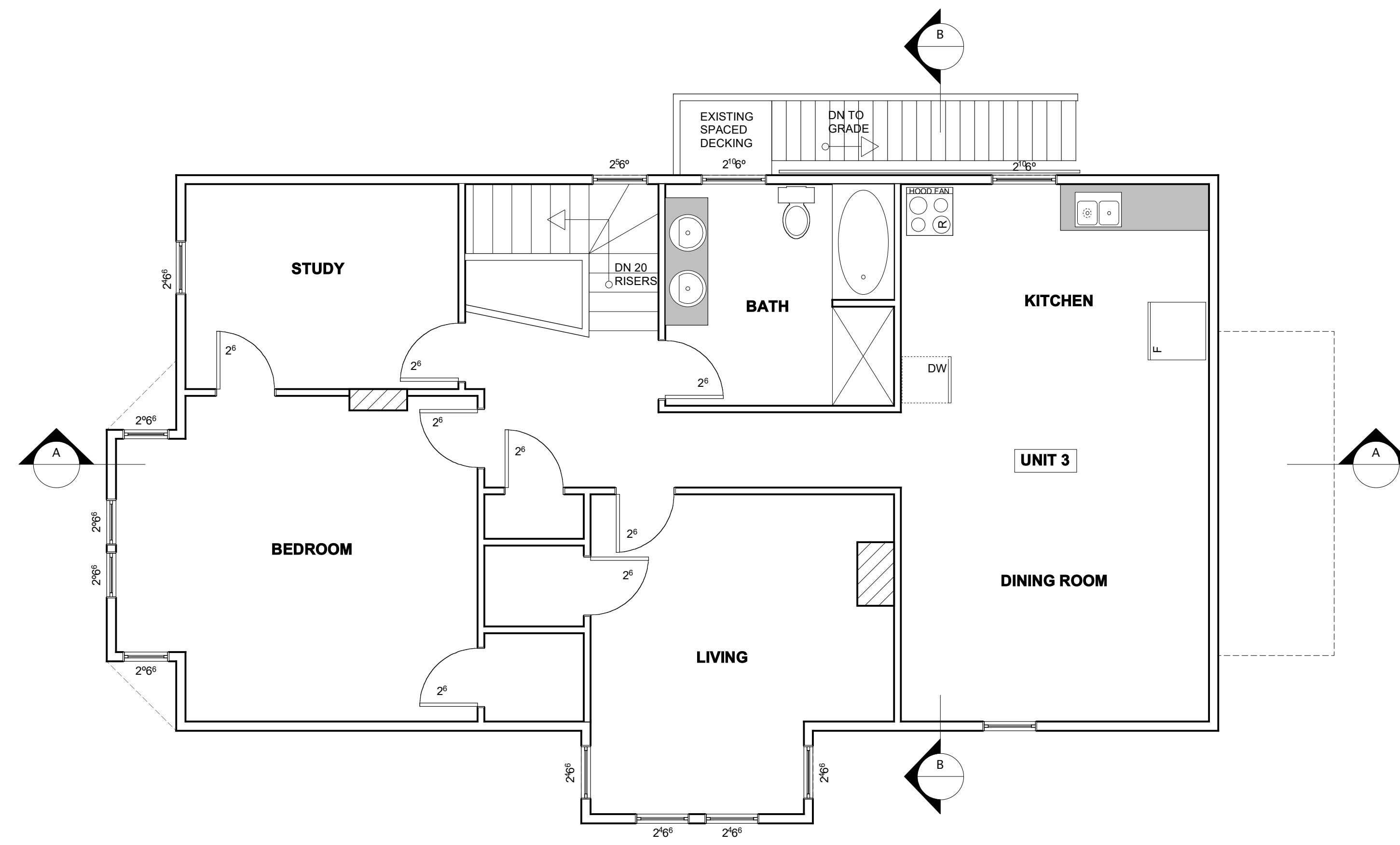
SHEET 2 OF 6





**MAIN FLOOR**  
Scale: 1/4" = 1'-0"

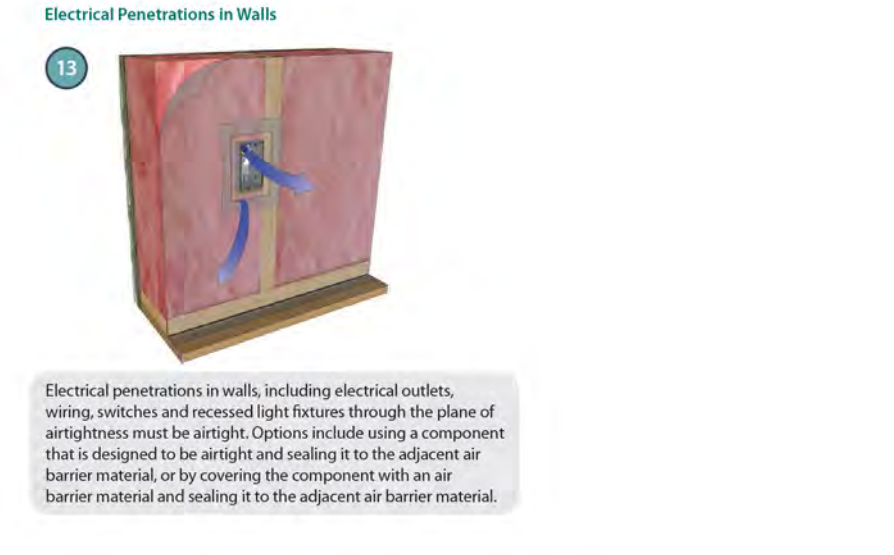
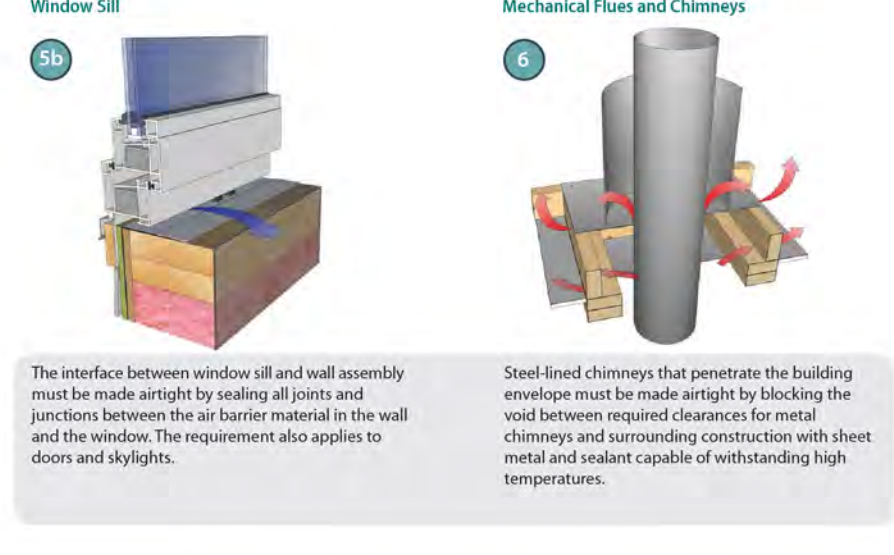
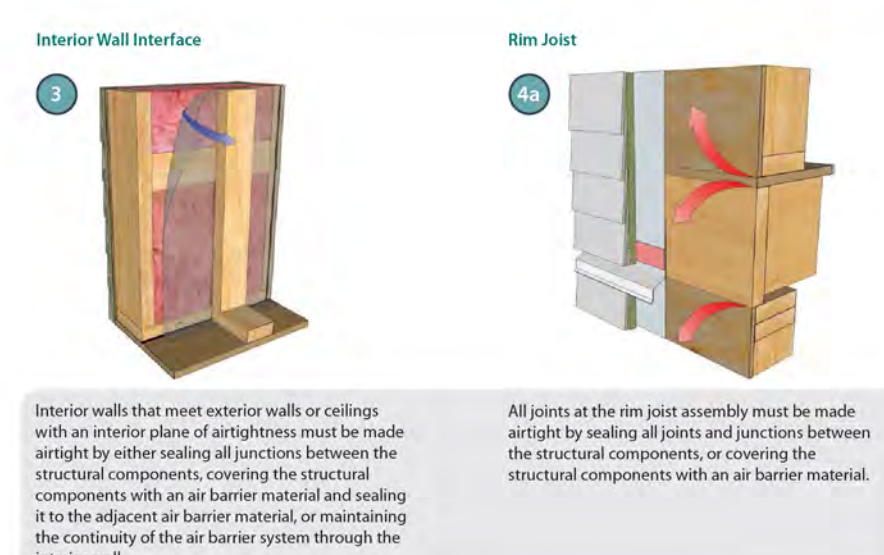
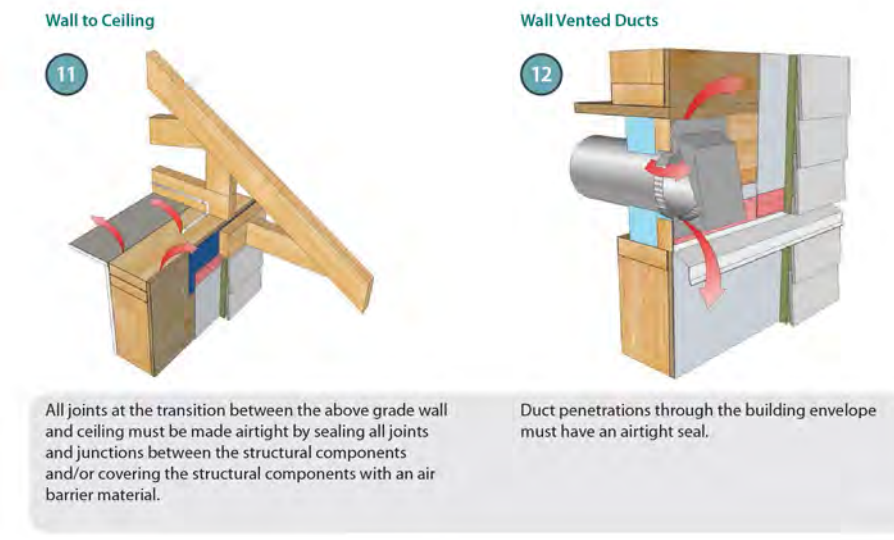
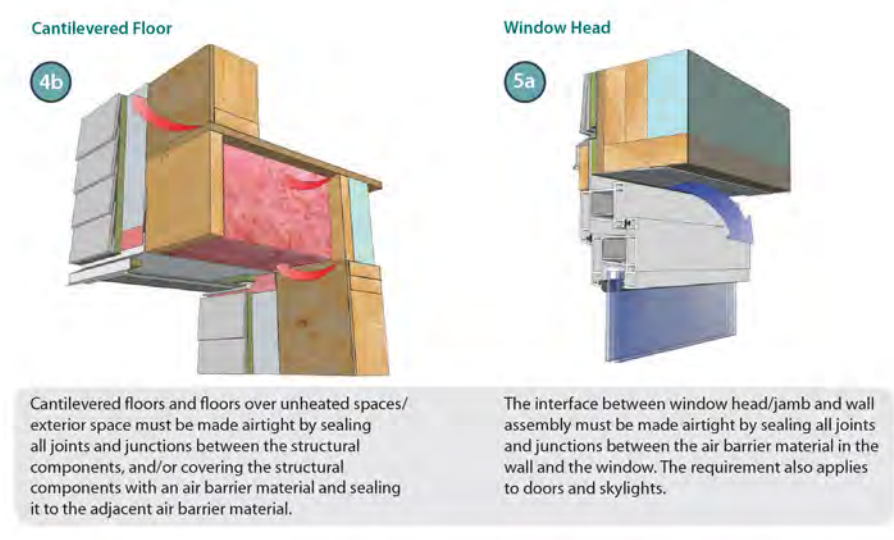
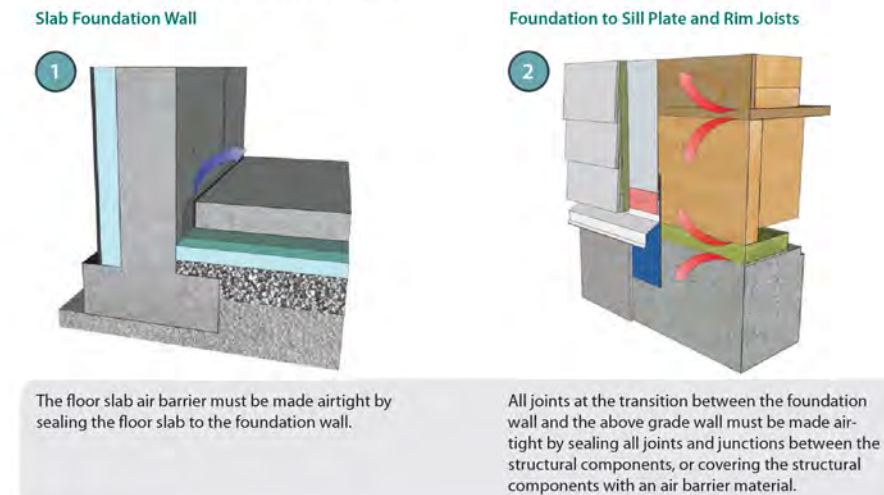
MAIN FLOOR AREA  
(TO INSIDE OF STUDS) 1166.866 SQ. FT.  
(108.40 SQ.M.)



**UPPER FLOOR**  
Scale: 1/4" = 1'-0"

UPPER FLOOR AREA  
(TO INSIDE OF STUDS) 1090.46 SQ. FT.  
(101.307 SQ.M.)

**Leakage Paths in Problematic Air Barrier Details**



**FUTURE HYDRAULIC LOAD CALCULATION FOR WATER SERVICE PIPE AND METER SIZE SINGLE FAMILY DWELLING OR DUPLEXES - TABLE A**

Fixture or Device	Fixture Unit	Number of Total Fixture Fixtures	Number of Total Fixture Units
Bathroom Group - three fixtures only (1 toilet, 1 basin and 1 bathtub or 1 shower stall = 1 Bathroom group)	3.6	4	14.4
Bathtub **	1.4		
Clothes washer	1.4	1	2.8
Dishwasher	1.4	1	1.4
Hose bibb - 1/2" (Outside Tap)	2.5	2	5
Sink, bar	1		
Sink, bathroom (Lavatory or Basin)	0.7	1	0.7
Sink, kitchen	1.4	3	4.2
Sink, laundry	1.4		
Shower stall	1.4	1	1.4
Water closet (Toilet)	2.2		
<b>Total fixture unit load to building</b>		<b>Total</b>	<b>29.9</b>

**CITY OF VICTORIA WATER METER SIZING - TABLE B**

Size of Water Pipe from City Water Main in Street to Property	Water Velocity - 3.0 m/s Hydraulic Load, fixture units
Existing 1/2" (meter size)	16.4
Existing 3/4" (meter size)	23.6
New 3/4"	21
1"	43 ✓
1 1/2"	146

**OWNER WATER SERVICE PIPE SIZING (FROM PROPERTY LINE TO HOUSE) - TABLE C**

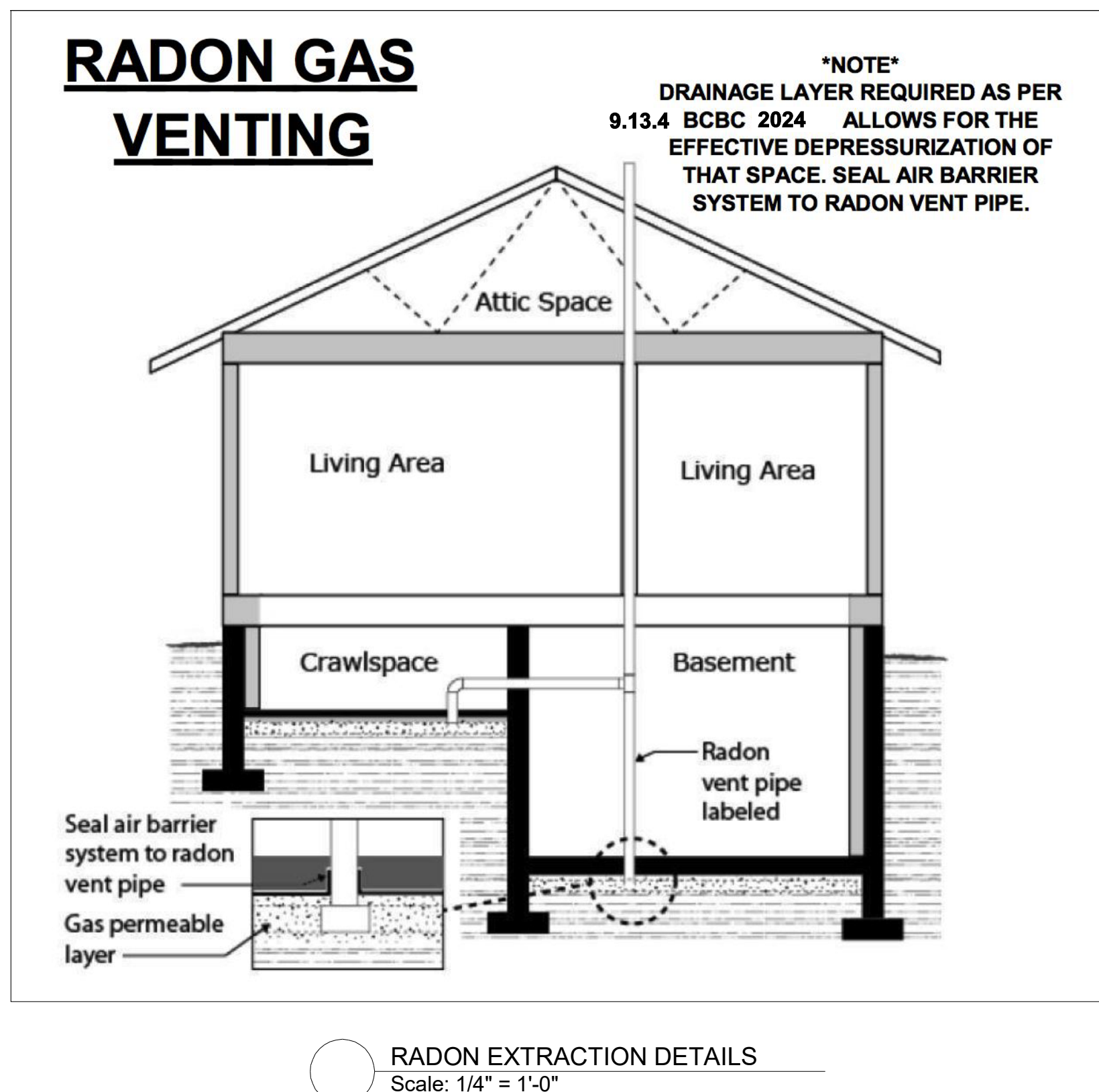
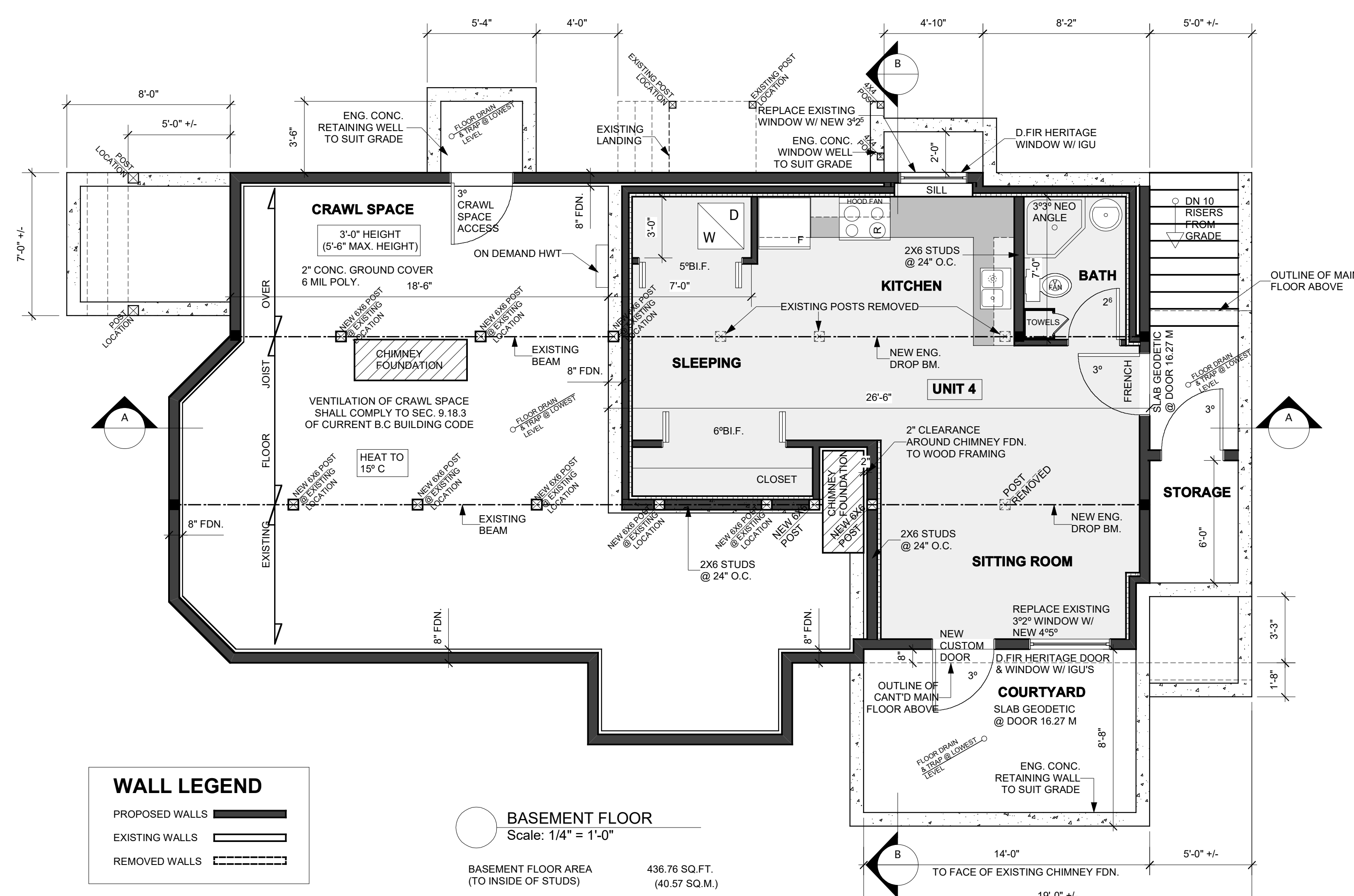
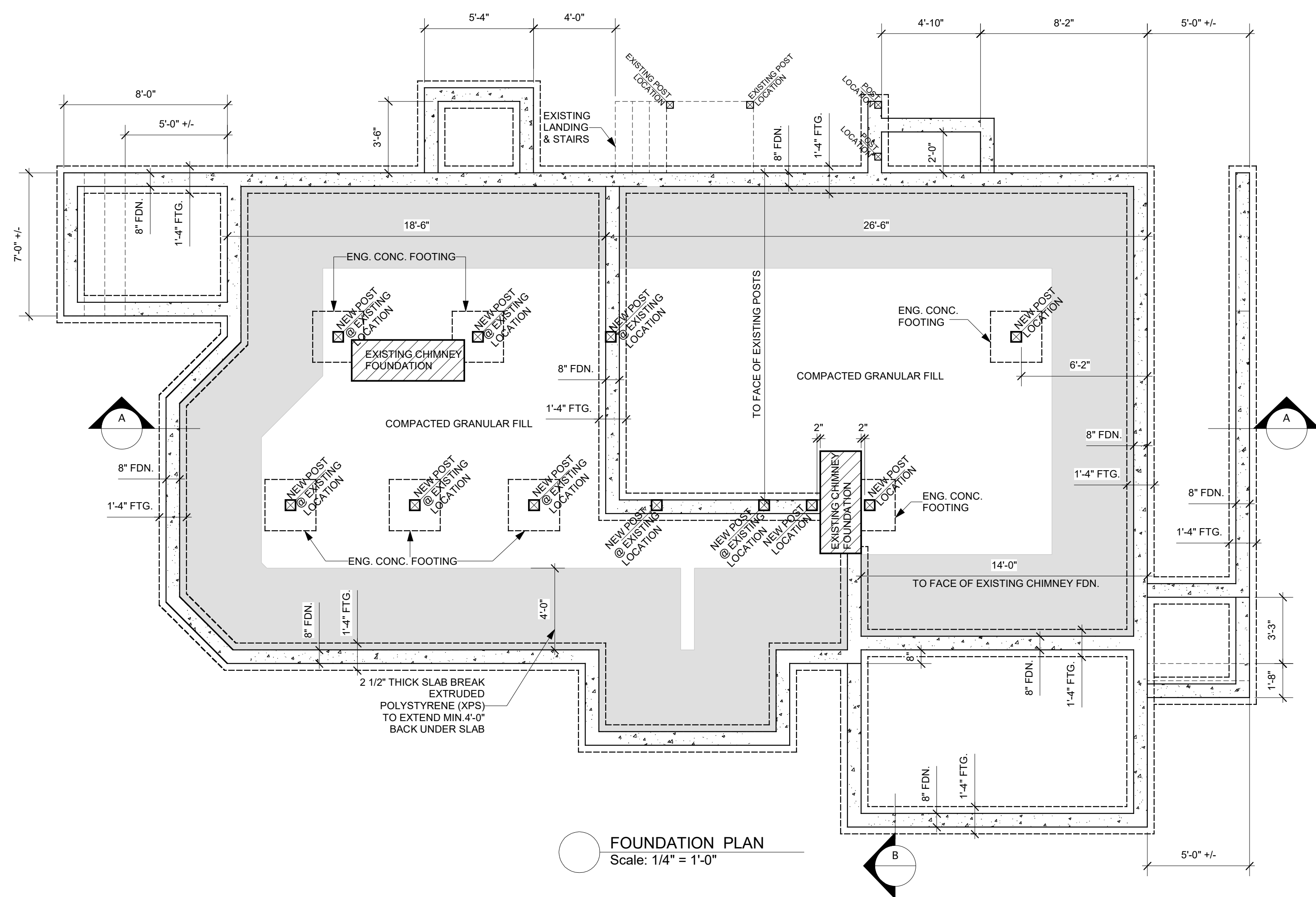
Size of Water Pipe	Water Velocity - 3.0 m/s Hydraulic Load, fixture units
1/2"	7
3/4"	16
1"	31 ✓
1 1/4"	57

**HARTMANN'S**  
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SCALE 1/4" = 1'-0"  
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**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**





BCBC 2024 9.32.3.4. Ventillation Systems Air Supply

As per 9.32.3.4.(6), supply air will be provided passively via dedicated inlets that have an unobstructed vent area not less than 25 cm<sup>2</sup>



Douglas Fir heritage window installed within the sunken courtyard will match existing colours

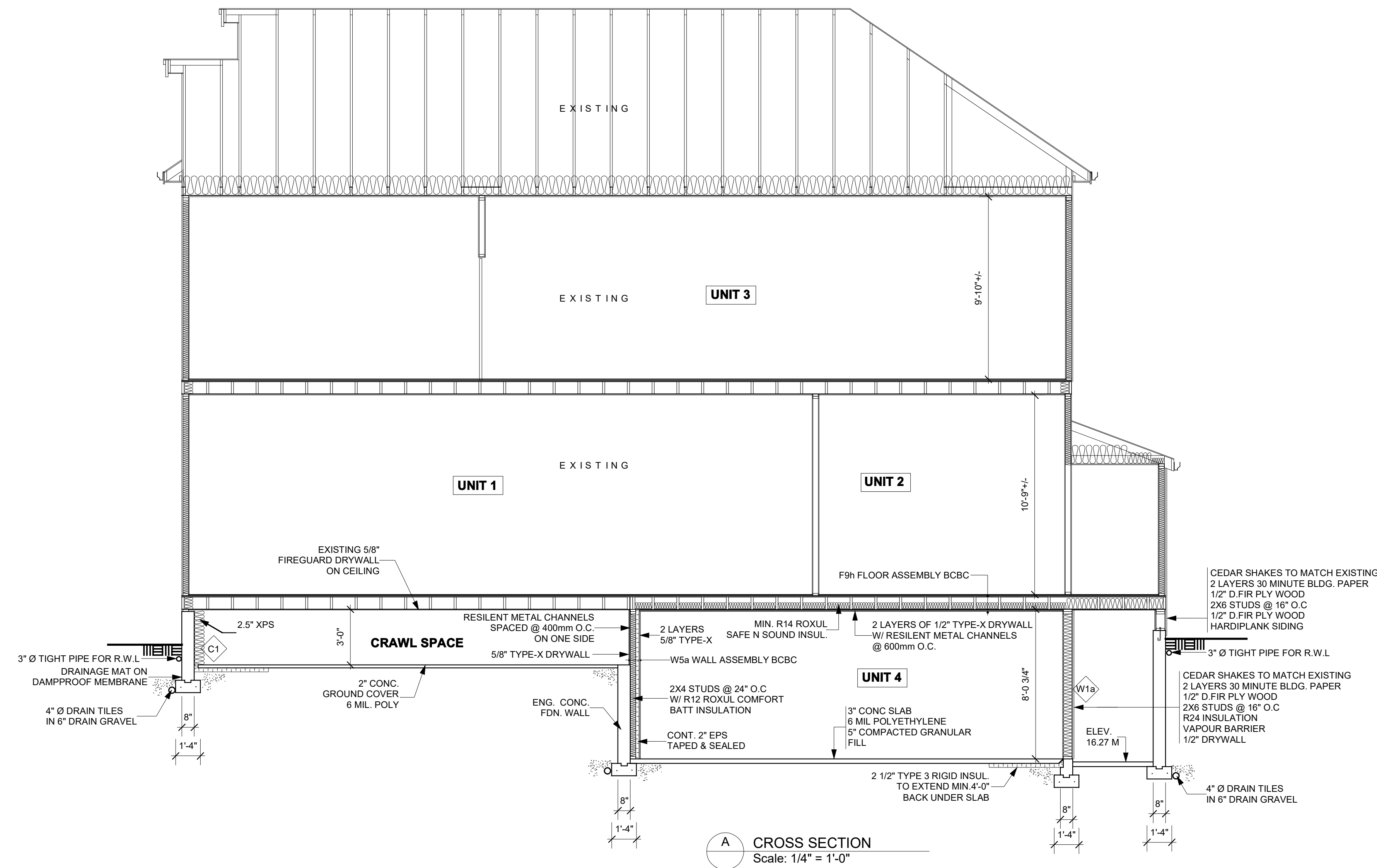
Lapped shingle cladding installed within the sunken courtyard will match existing in material and colour



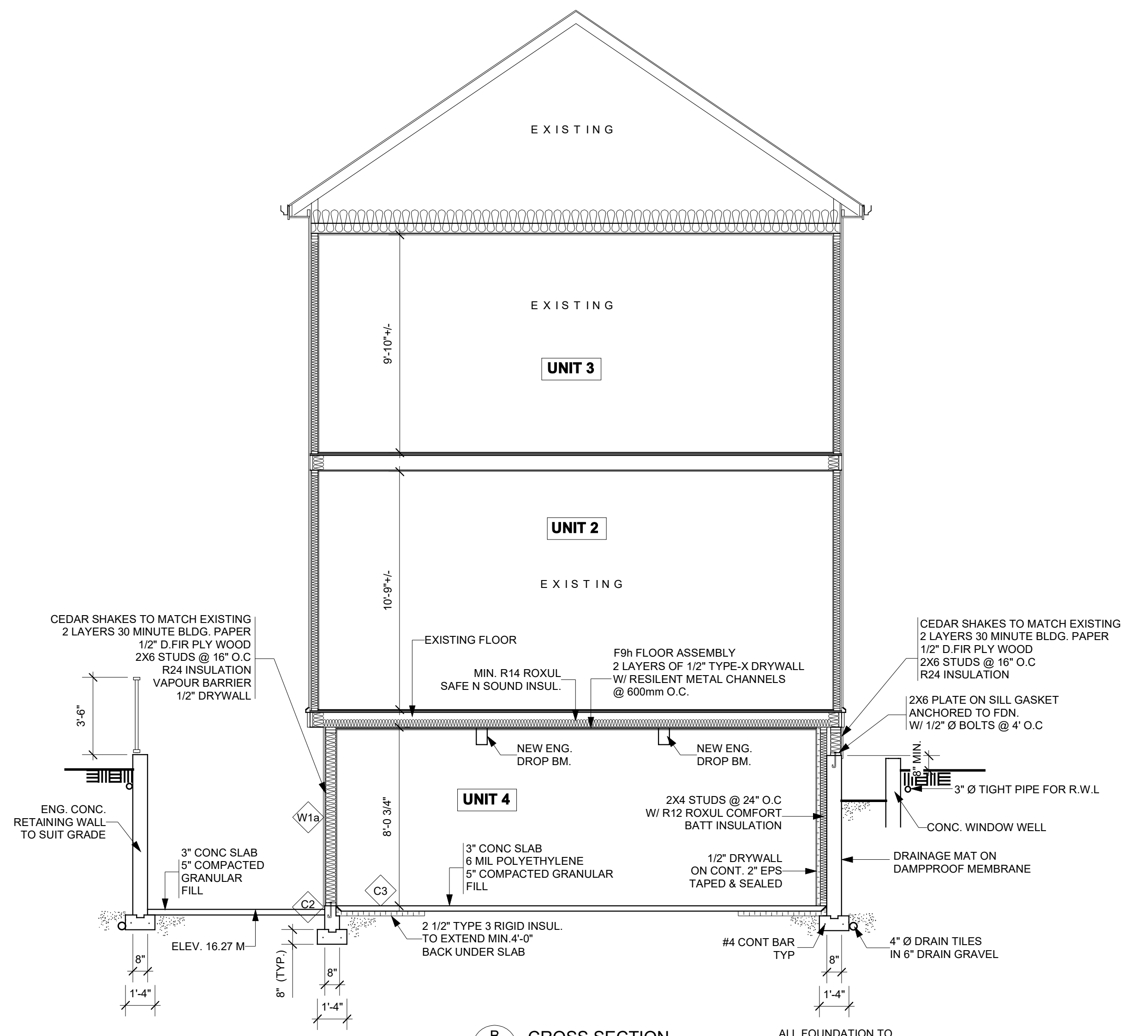
Douglas Fir heritage door installed within the sunken courtyard will match existing colours of main front door

Given that this is a retrofit to an existing building, the radon rough-in pipe to exit the building at-grade as opposed to above the roof line as shown.





**A CROSS SECTION**  
Scale: 1/4" = 1'-0"



**B CROSS SECTION**  
Scale: 1/4" = 1'-0"

**W1a WALLS**

RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X6 STUDS (140mm) @ 16" O.C. (23%)	0.0085 X 140 = 1.19
	23 x 1.19 = 19.327

RSI CAVITY CALCULATION	
R24 COMPRESSED	4.23
@ 16" O.C. (77%)	77 x 4.23 = 18.20

PARALLEL-PATH FLOW METHOD

RSI PARALLEL =  $\frac{100}{19.327\% \text{ AREA OF FRAMING} + 18.20\% \text{ AREA OF CAVITY}}$

100 ÷ 37.53 = 2.66

2.5" of XPS Insulation

**C1 FOUNDATION WALL (CRAWL SPACE)**

CALCULATING EFFECTIVE R-VALUE: FOUNDATION WALLS BELOW OR IN CONTACT W/ GRADE	
8"(CONCRETE 0.0004)	203.2 X 0.0004 = 0.0812
MBI-FOIL BACKED R19 INSUL.	3.34
INTERIOR AIR FILM	0.12
<b>TOTAL EFFECTIVE</b>	<b>2.28</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	1.99

**C2 FOUNDATION WALL (@ SLAB BREAK)**

CALCULATING EFFECTIVE R-VALUE: FOUNDATION WALLS BELOW OR IN CONTACT W/ GRADE	
1 1/2" THICK SLAB BREAK EXTRUDED POLYSTYRENE (XPS)	38 x 0.035 = 1.33
6"(CONCRETE 0.0004)	152.4 X 0.0004 = 0.06
EXTERIOR AIR FILM	0.03
<b>TOTAL EFFECTIVE</b>	<b>1.42</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	1.96 - 50% = 0.98

**C3 CONCRETE SLAB FLOOR**

CALCULATING EFFECTIVE R-VALUE: CONC. SLAB FLOOR BELOW OR IN CONTACT W/ GRADE	
3"(CONCRETE 0.0004)	76.2 X 0.0004 = 0.0348
2 1/2" THICK SLAB BREAK EXTRUDED POLYSTYRENE (XPS)	63.5 x 0.035 = 2.22
INTERIOR AIR FILM	0.16
<b>TOTAL EFFECTIVE</b>	<b>2.41</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	1.96

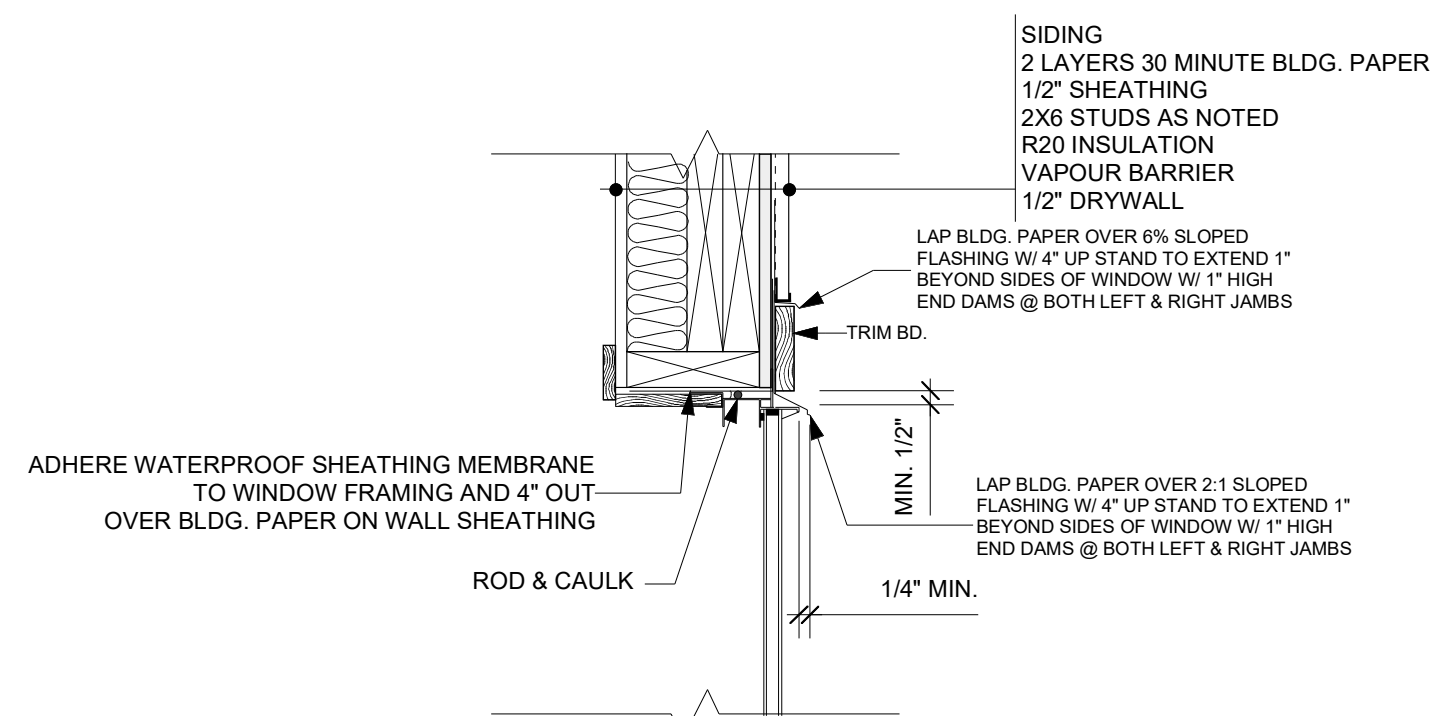
CALCULATING EFFECTIVE R-VALUE: WALLS ABOVE GRADE

DESCRIPTION	NOMINAL	EFFECTIVE
R24 COMPRESSED IN 2X6 WOOD FRAMING @ 16" O.C.	3.34	2.66
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.077	
VAPOUR BARRIER	0.00	
1/2" D.FIR PLY WOOD	0.139	
BUILDING PAPER	0.00	
WOOD SHINGLES	0.15	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>		<b>3.176</b>
ZONE 4: MINIMUM REQ. EFFECTIVE		3.08

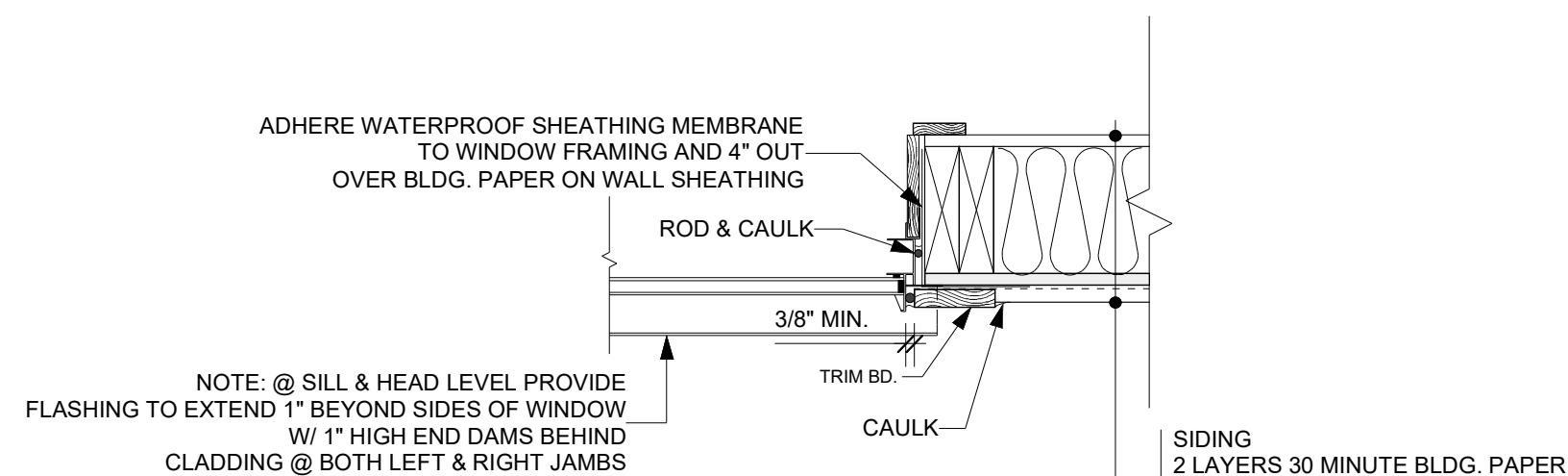


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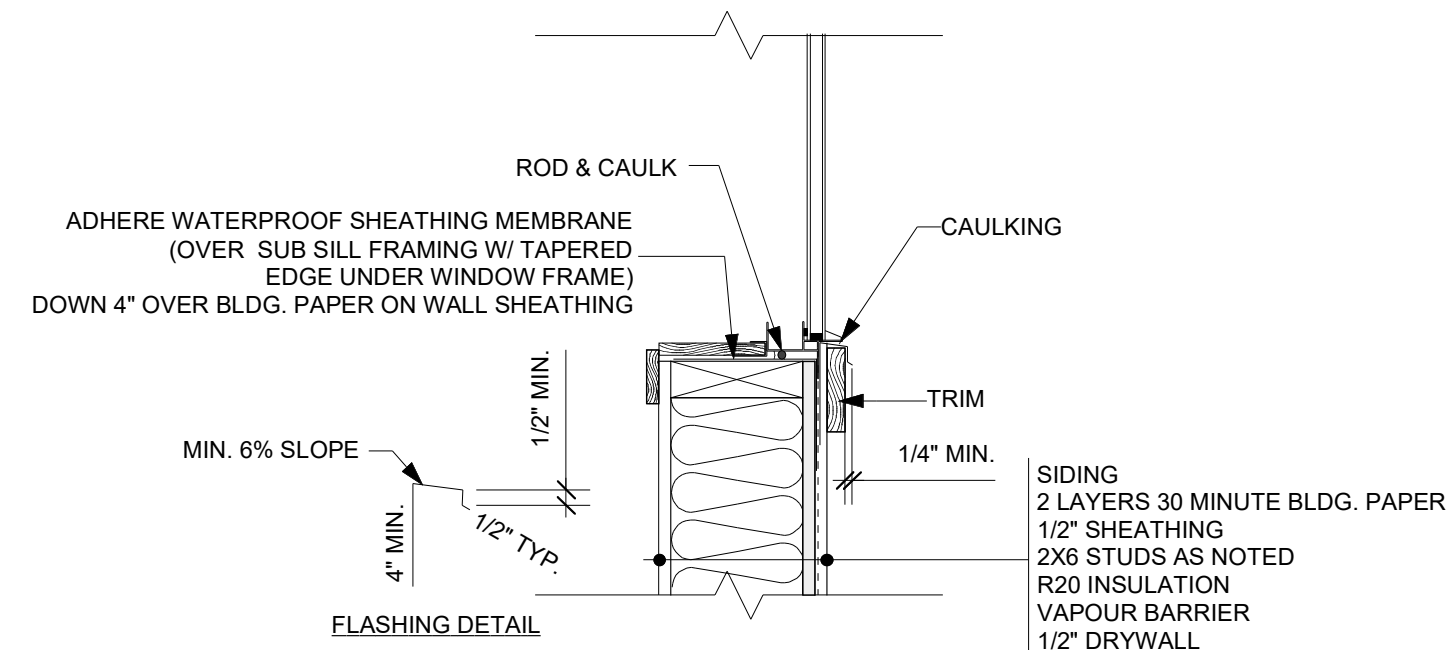
**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**



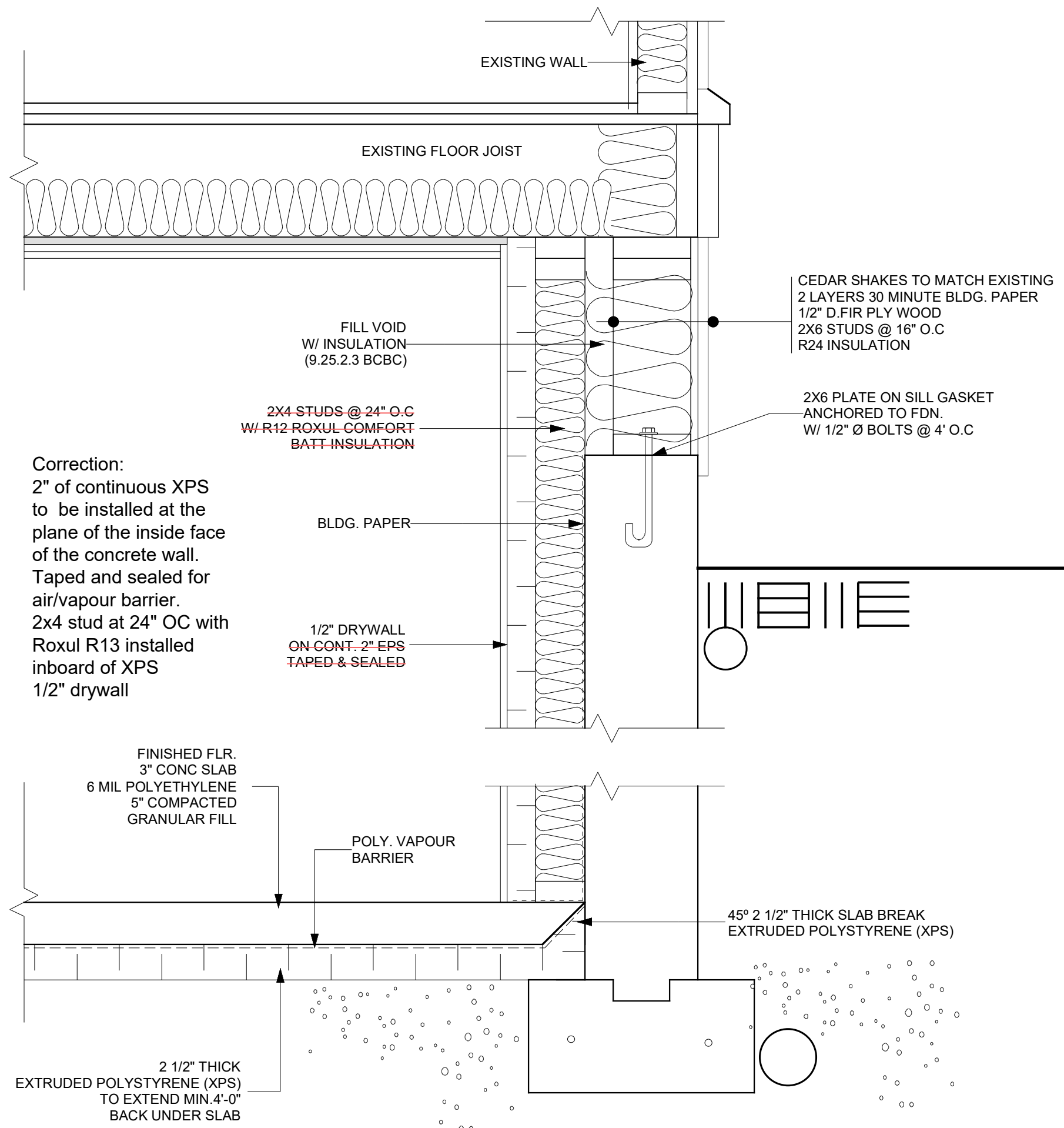
**WINDOW HEAD DETAIL**  
Scale: 1 1/2" = 1'-0"



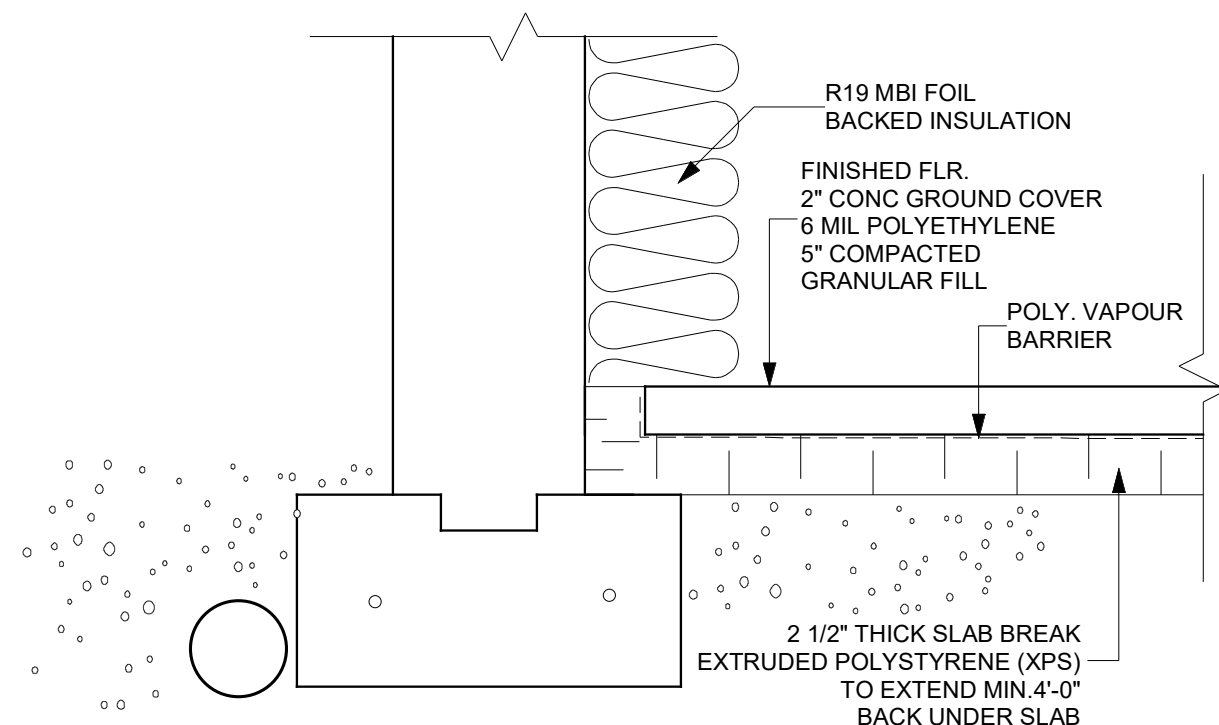
**WINDOW JAMB DETAIL**  
Scale: 1 1/2" = 1'-0"



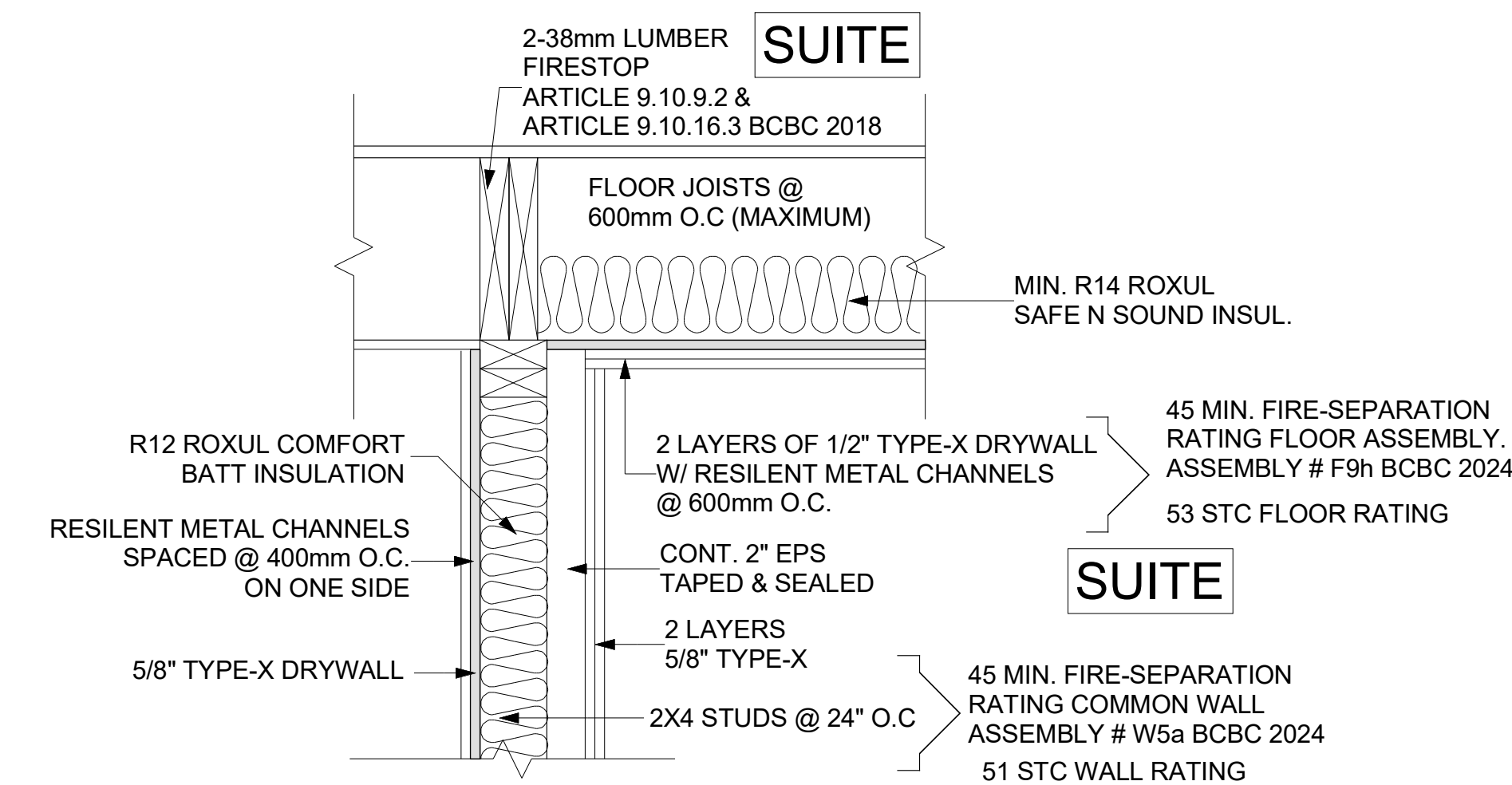
**WINDOW SILL DETAIL**  
Scale: 1 1/2" = 1'-0"



**STRAPPED FOUNDATION WALL**  
Scale: 1 1/2" = 1'-0"



**BASE OF WALL @ CRAWL SPACE**  
Scale: 1 1/2" = 1'-0"



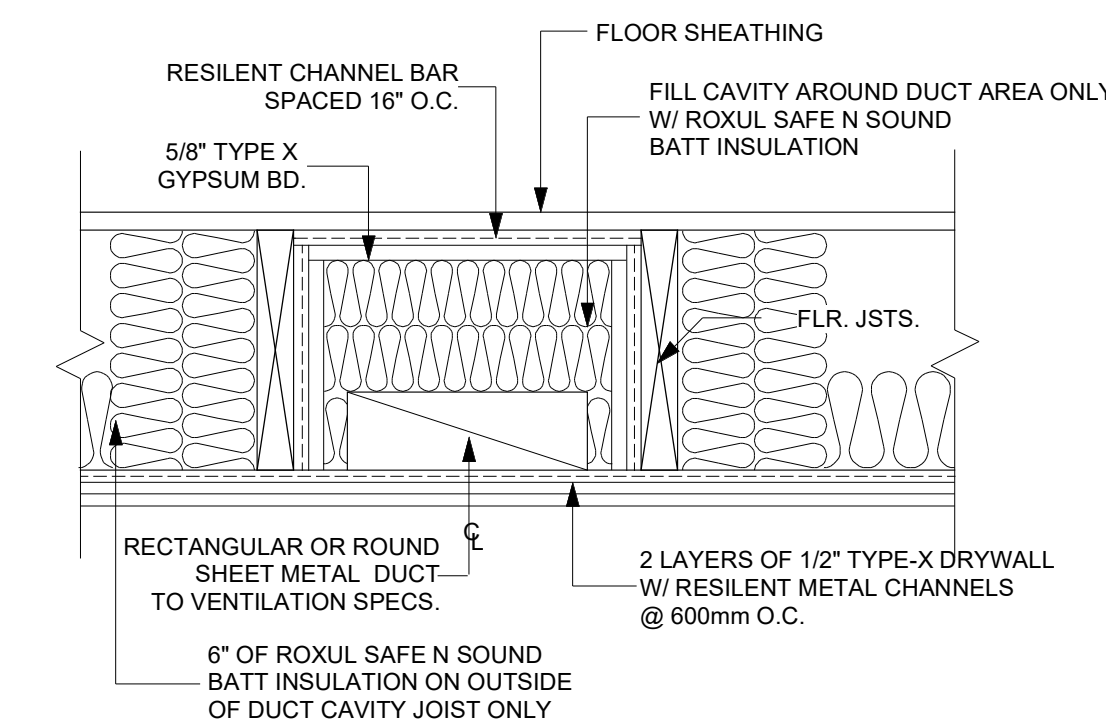
NOTE: ARTICLE 9.10.8.3 ALL EXTERIOR LOAD BEARING WOOD STUD WALLS (@ 16" O.C. = 20 MINUTE TIME ASSIGNED) OR (@ 24" O.C. = 15 MINUTE TIME ASSIGNED) SHALL HAVE AN INTERIOR WALL FINISH OF 1/2" TYPE X DRYWALL (25 MINUTE) TIME ASSIGNED USING APPENDIX D SUBSECT. D-2.3.4 B.C.B.C 2024

NOTE: ALL LOAD BEARING WALLS, COLUMNS, & ARCHES IN THE STOREY IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF ASSEMBLY. B.C.B.C 9.10.8.3 (1)

**TYP. FIRE-SEPARATION DETAIL FOR SUITE ALLOWANCE**  
Scale: 1 1/2" = 1'-0" USING ADDITIONAL PHOTO-ELECTRIC TYPE SMOKE DETECTOR SEE ADDITIONAL NOTES

**ADDITIONAL NOTES**

- FIRE PROTECTION RATING OF DOORS & FRAMES WITHIN THE FIRE SEPARATION OF COMMON WALL ASSEMBLY RATING OF 45 MINUTES SHALL HAVE A RATING OF 20 MINUTES PLUS SELF CLOSING DEVICE & WEATHER STRIPPING
- HOT WATER TANKS TO HAVE SEISMIC RESTRAINTS ON TOP & BOTTOM, PAN AND DRAIN AND THE P&T VALVE PIPING SHALL BE DIRECTED OVER THE DRAIN WITH A 1" AIR GAP
- KITCHEN FAN TO BE MIN. 100 C.F.M AND DUCTWORK SHALL BE TO VENTILATION SPECS.



**KITCHEN HOOD FAN / BATHROOM / DYER VENT DETAIL IN ROOF CAVITY TO EXTERIOR**  
Scale: 1 1/2" = 1'-0"



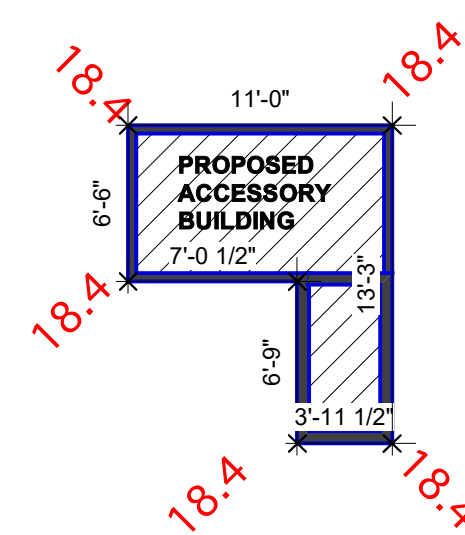
SITE DATA	PROPOSED	PERMITTED	ZONING
ADDRESS	725 VANCOUVER STREET		
ZONE	R-K (R1-B ZONING / SCHEDULE G)		
LEGAL DESCRIPTION			
LOT	E OF LOTS 1135 & 1149		
PLAN	2552		
SECTION			
DISTRICT	VICTORIA		
SITE AREA	4004.175 SQ.FT. (372 SQ.M.)		
SITE COVERAGE			
PRINCIPLE RESIDENCE	1399.448 SQ.FT. (130.013 SQ.M.) 34.9%		
SHED	102.75 SQ.FT. (9.54 SQ.M.)		
TOTAL SITE COVERAGE	1502.198 SQ.FT. (139.55 SQ.M.) 36.8%	40% MAX	R1-B
HABITABLE FLOOR AREA PER 4 UNIT	2702.084 SQ.FT. (251.03 SQ.M.)	240 SQ.M. MIN.	SCHEDULE G
HERITAGE BUILDING			
UNIT 4 FLOOR AREA	41.31 SQ.M.	33 SQ.M. MIN.	SCHEDULE G
STOREYS	2 (EXISTING)	2 1/2 MAX	SCHEDULE G
LANDSCAPING			
REAR YARD AREA	696.089.705 SQ.FT. (64.66 SQ.M.)		
REAR YARD	230.107 SQ.FT. (21.3 SQ.M.) 33.05%	33% MIN.	SCHEDULE G
ENTIRE LOT	1963.06 SQ.FT. (182.37 SQ.M.) 49.02%	30% MIN.	SCHEDULE G
SETBACKS			
FRONT	1.94 M (EXISTING)	7.5 M MIN.	R1-B
REAR	4.16 M (EXISTING)	7.5 M MIN.	R1-B
SIDE	1.91 M (EXISTING)	1.5 M MIN.	R1-B
	3.97 M (EXISTING)	3.0 M MIN.	R1-B
BUILDING HEIGHT	30'-8 3/4" (9.36 M) (VARIANCE)	7.6 M MAX	R1-B
PARKING	1 SPACE	1 SPACE MIN.	SCHEDULE C

ACCESSORY BUILDING			
SETBACKS			
BUILDING SEPARATION	2.406 M	2.4 M MIN.	SCHEDULE F
REAR	0.6 M	0.6 M MIN.	SCHEDULE F
SIDE	0.6 M	0.6 M MIN.	SCHEDULE F

**PROPOSED GARAGE GRADE CALCULATIONS**

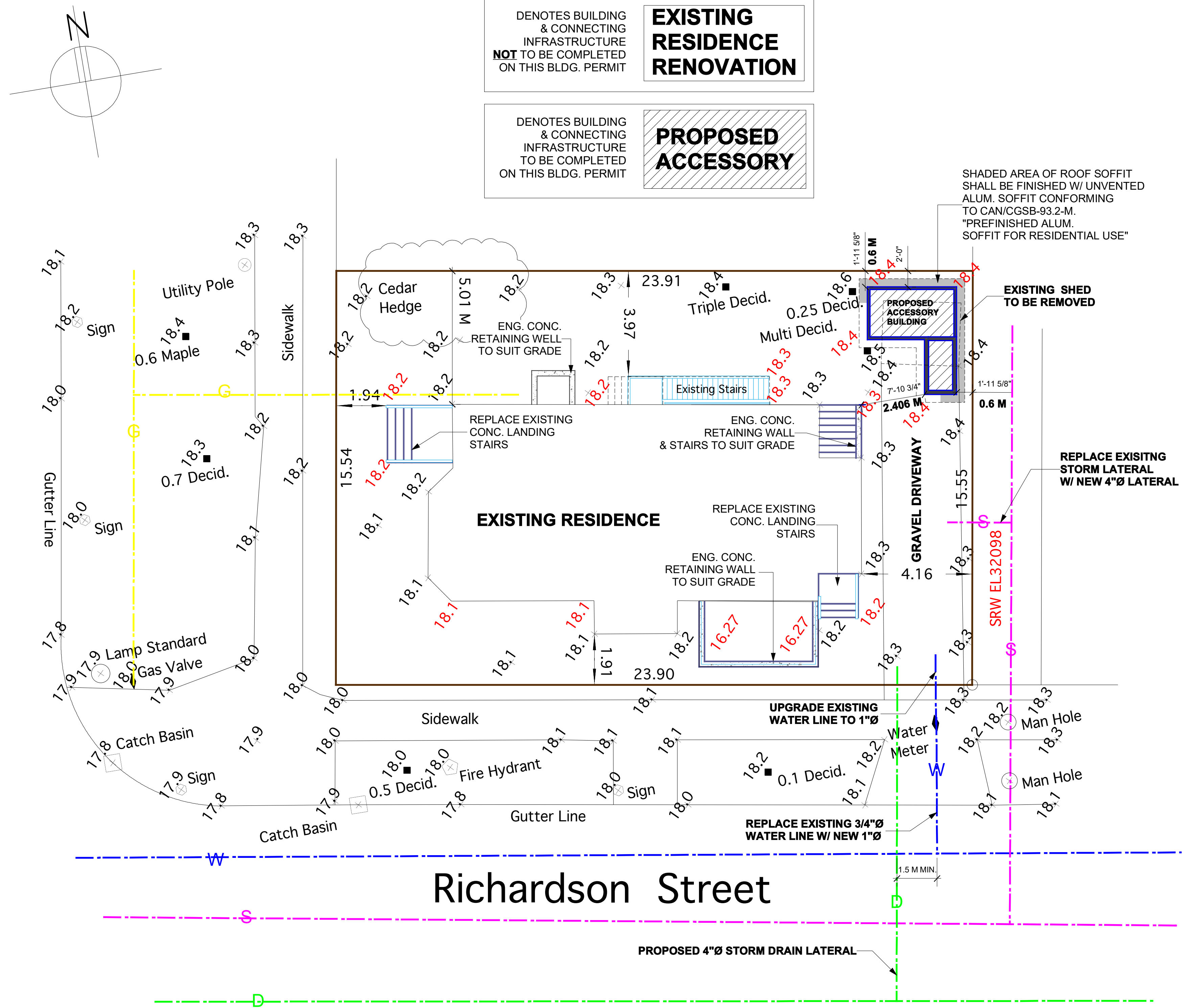
$(18.4+18.4) \div 2 \times 11 = 202.4$   
 $(18.4+18.4) \div 2 \times 13.25 = 243.8$   
 $(18.4+18.4) \div 2 \times 3.95 = 72.68$   
 $(18.4+18.4) \div 2 \times 6.75 = 124.2$   
 $(18.4+18.4) \div 2 \times 7.04 = 129.53$   
 $(18.4+18.4) \div 2 \times 6.5 = 119.6$

$892.21 \div 48.49 = 18.4$   
 AVG. GRADE = 18.4



AVERAGE GRADE CALCULATION  
Scale: 1/8" = 1'-0"

725 Vancouver Street



DENOTES BUILDING & CONNECTING INFRASTRUCTURE NOT TO BE COMPLETED ON THIS BLDG. PERMIT  
**EXISTING RESIDENCE RENOVATION**

DENOTES BUILDING & CONNECTING INFRASTRUCTURE TO BE COMPLETED ON THIS BLDG. PERMIT  
**PROPOSED ACCESSORY**

SHADED AREA OF ROOF SOFFIT SHALL BE FINISHED W/ UNVENTED ALUM. SOFFIT CONFORMING TO CAN/CSB-93.2-M. \*PREFINISHED ALUM. SOFFIT FOR RESIDENTIAL USE\*

REPLACE EXISTING STORM LATERAL W/ NEW 4"Ø LATERAL

Richardson Street

SITE PLAN  
Scale: 1/8" = 1'-0"

SITE PLAN BY WEY MAYENBURG LAND SURVEYING INC.  
W/ CHANGES BY HARTMANN DESIGN

GENERAL NOTES:  
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE  
BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION  
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY  
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa (3000 P.S.I.) AT 28 DAYS.  
ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2024

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C OR AS SHOWN  
MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2024  
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2024

HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN

ELEC BASEBOARD SYSTEM  
THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1999 EDITION

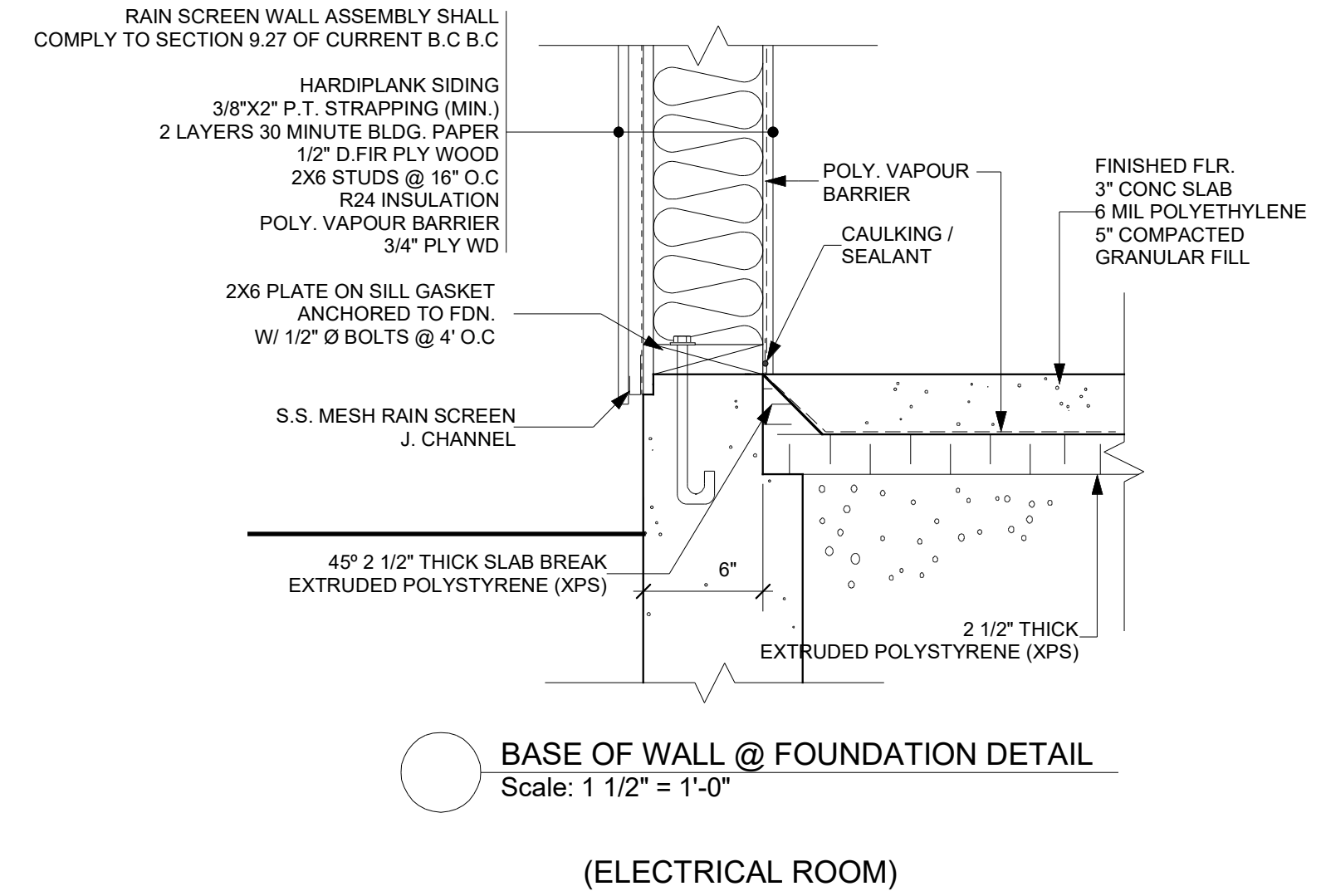
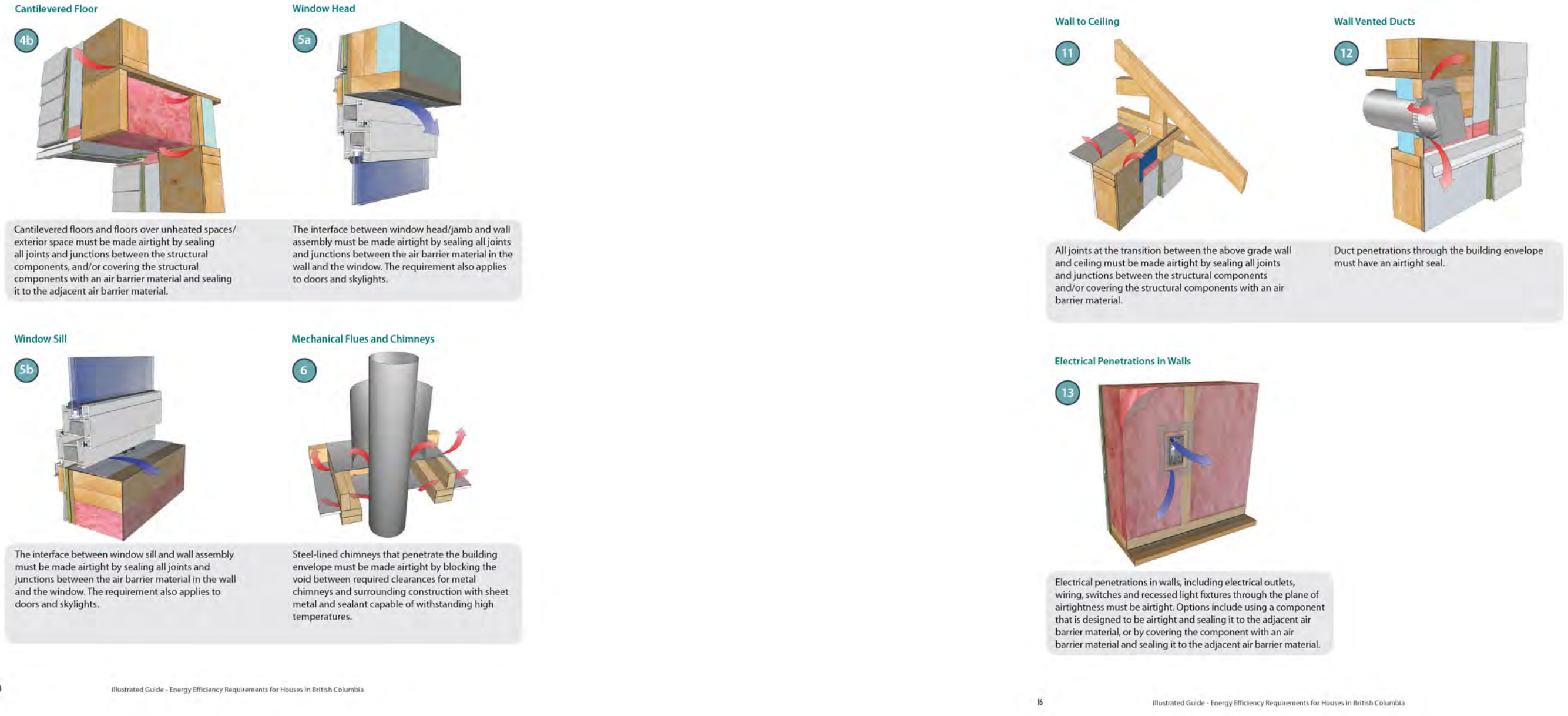
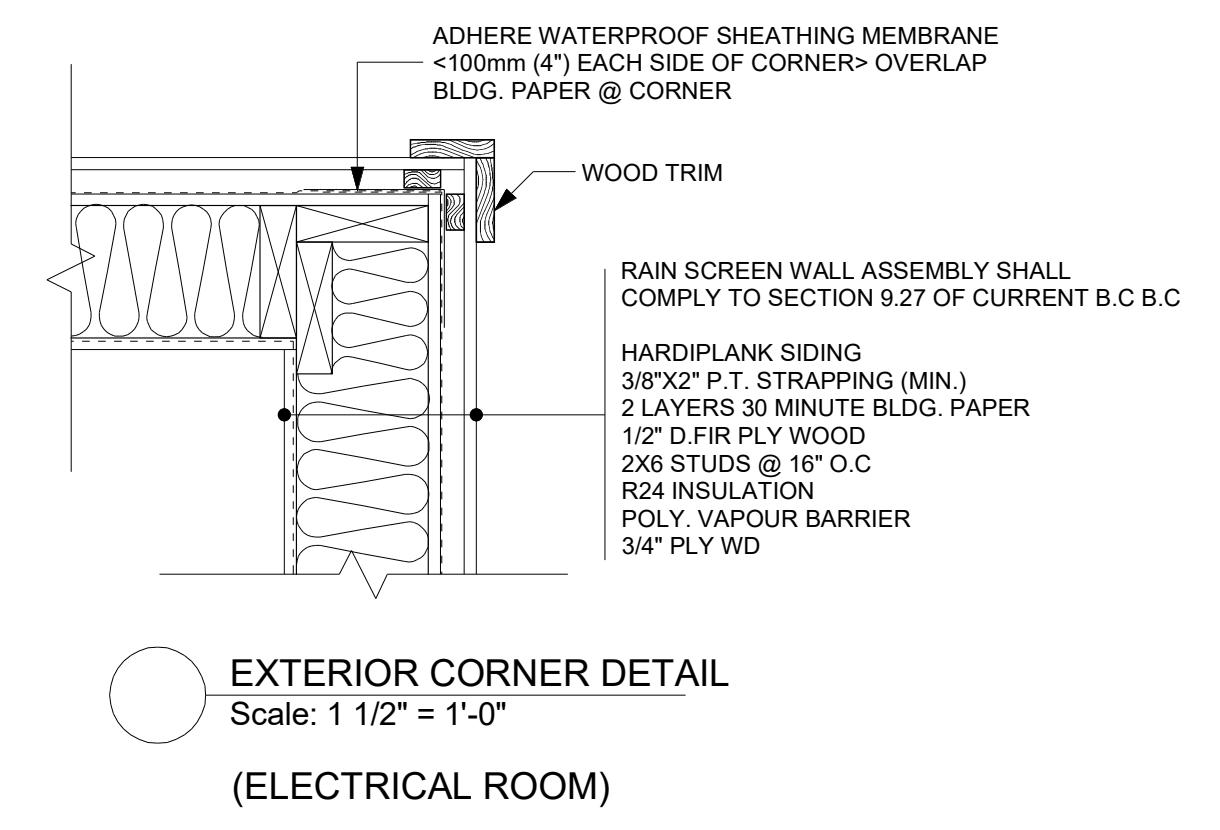
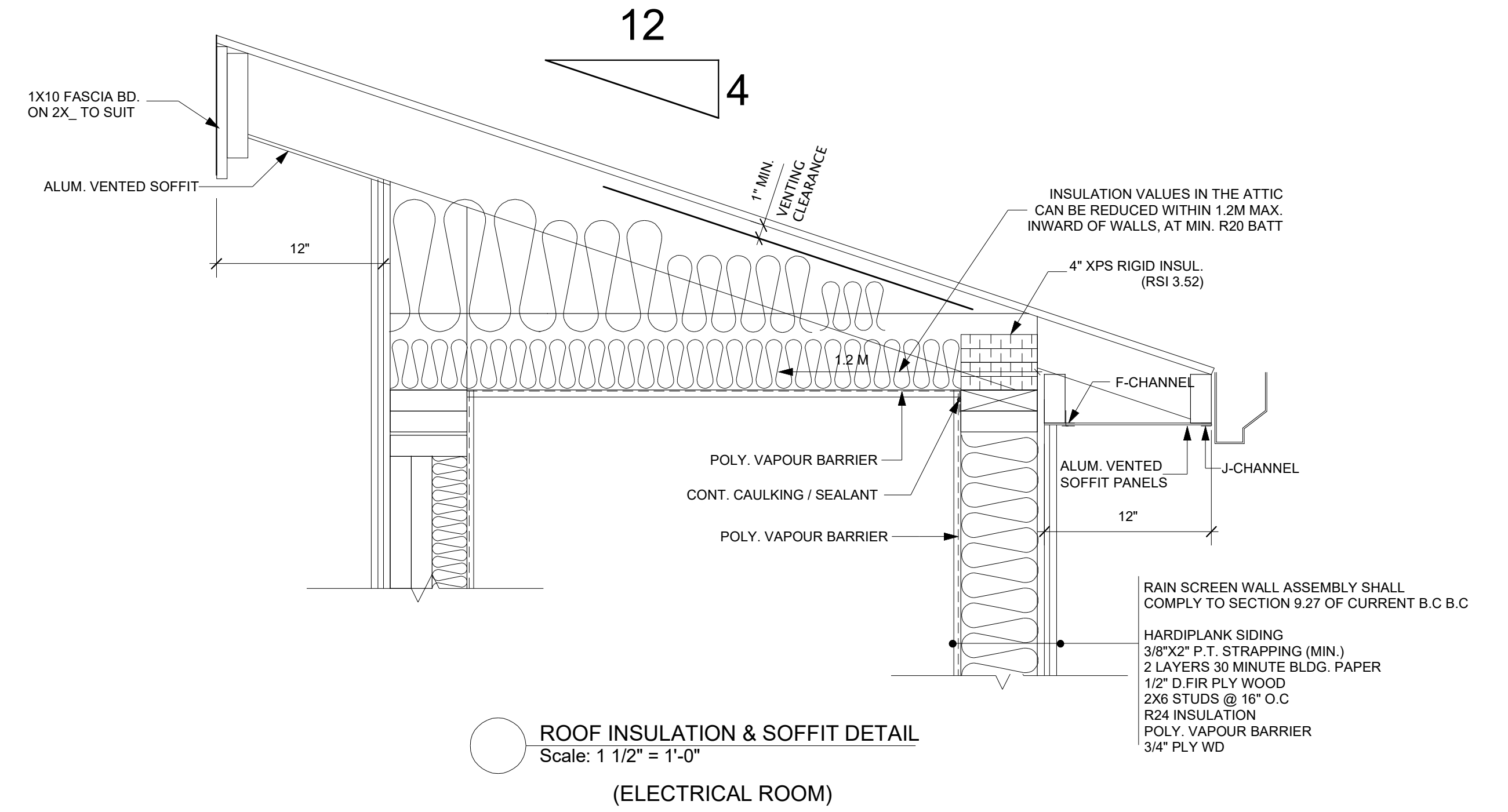
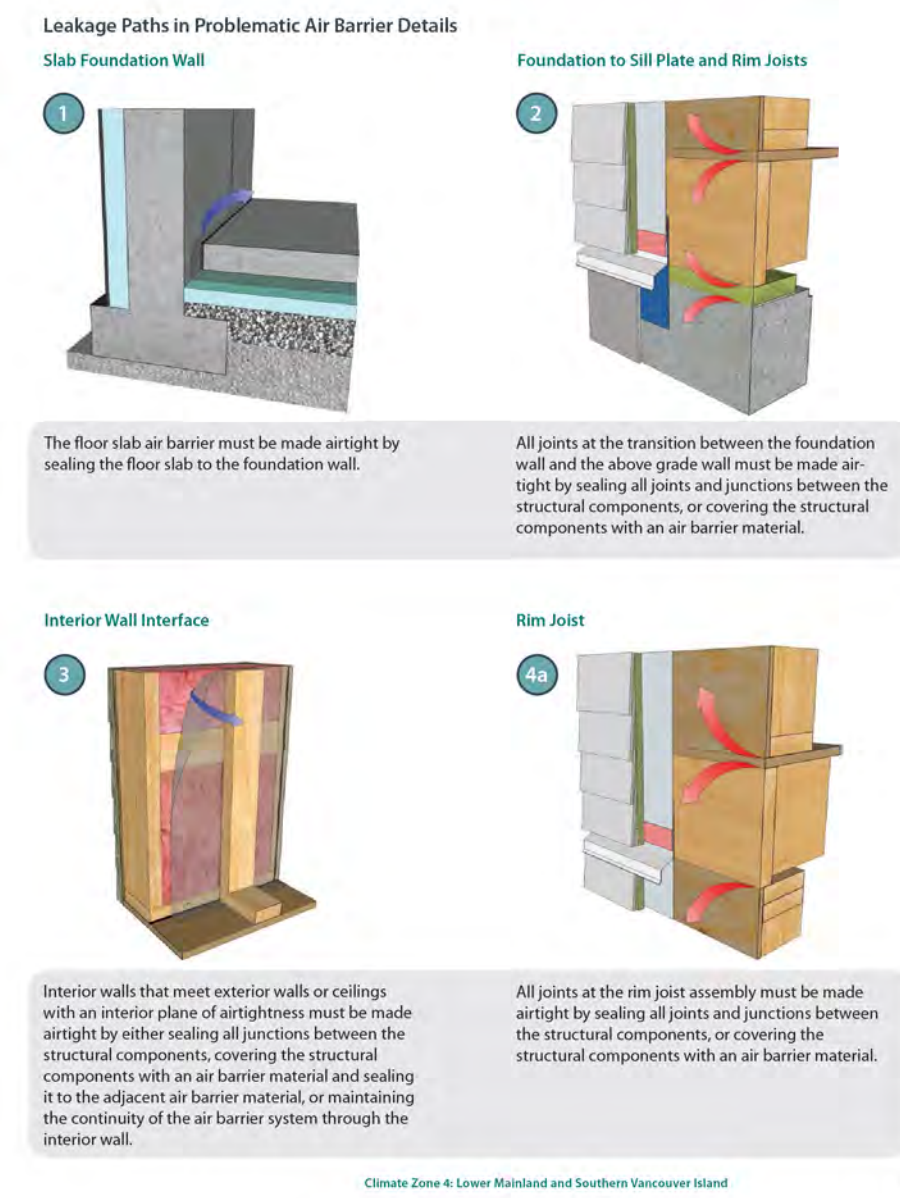
**HARTMANN'S**  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE SEPT 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 1540

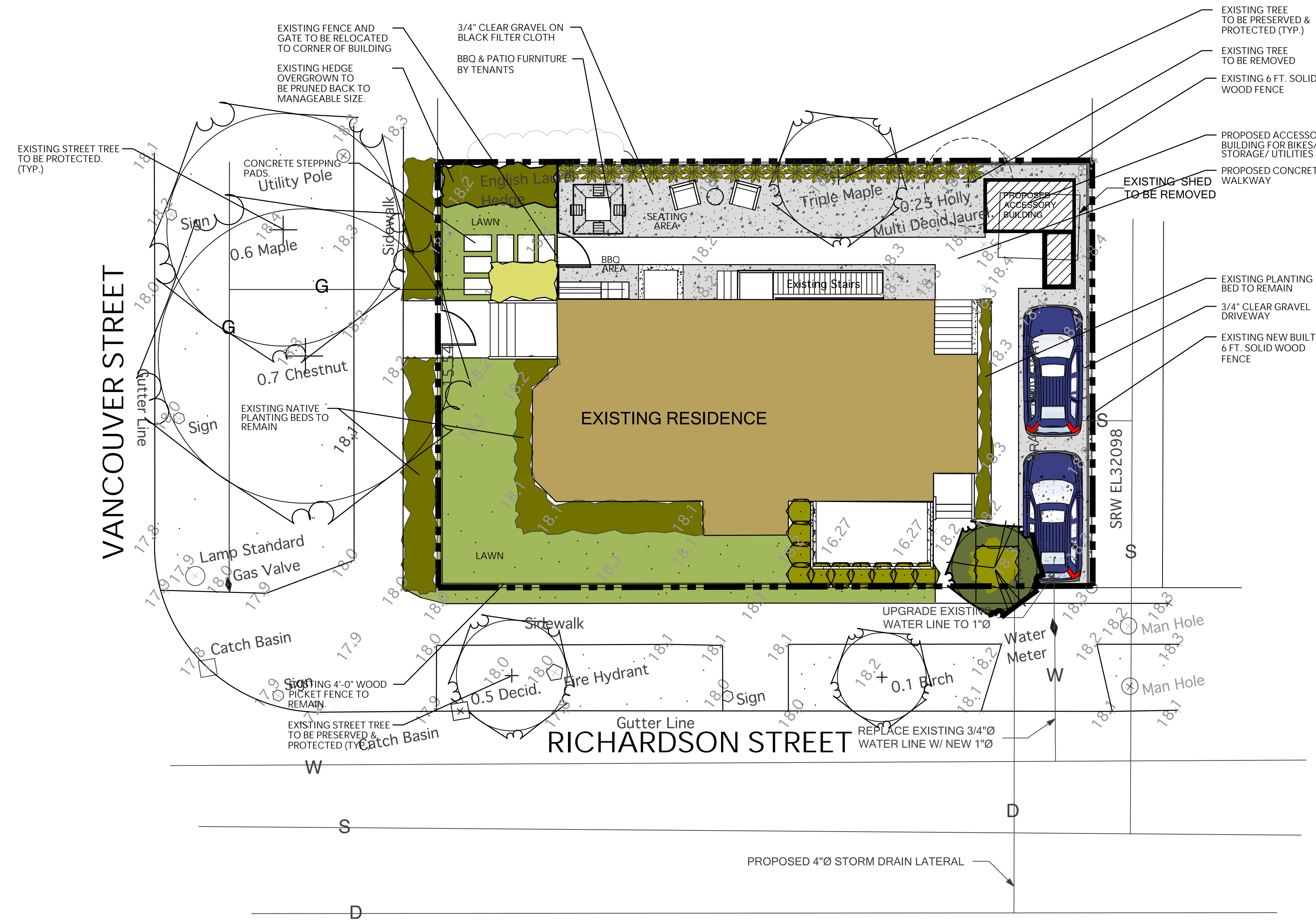
**PROPOSED ACCESSORY BUILDING FOR 725 VANCOUVER STREET**



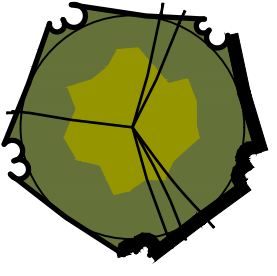











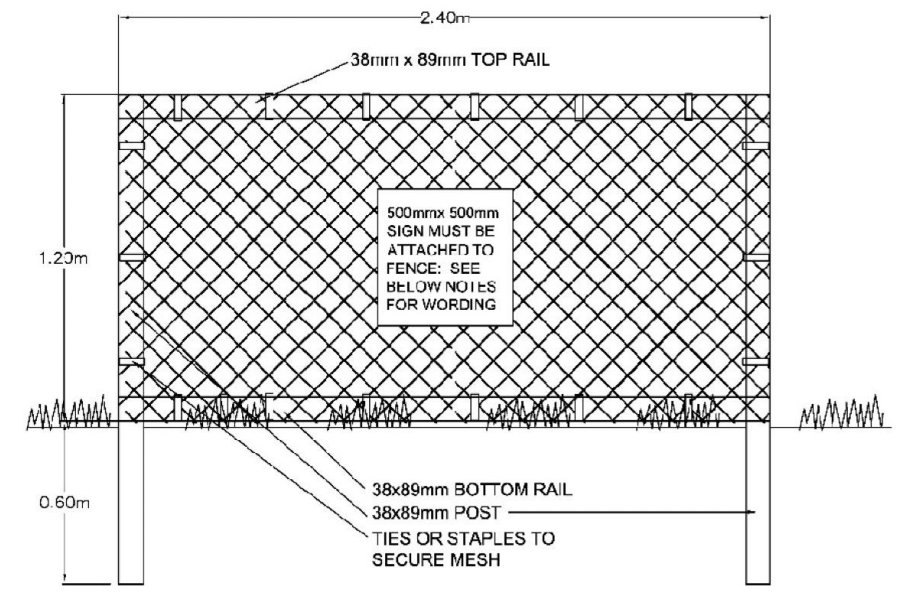
### LEGEND

-  COLUMNAR DECIDUOUS TREE TO BE: PAPERBARK MAPLE  
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 01
-  MEDIUM SHRUB TO BE: NATIVE FERN MIX  
SIZE 21 CM POT; APPROXIMATE NO. - 21
-  MEDIUM SHRUB TO BE SELECTION OF: GOLDEN NINE BARK  
SIZE 21 CM POT; APPROXIMATE NO. - 10
-  GROUNDCOVER TO BE A SELECTION OF: KINKINNICK, LIRIOPE, GRASSES  
SIZE 10 CM POT; APPROXIMATE NO. - 40

- ### NOTES
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED.
  - IF YOU HAVE ANY QUESTION ABOUT SCHEMATIC DESIGN, CALL SEAN PARTLOW # 250-884-6673

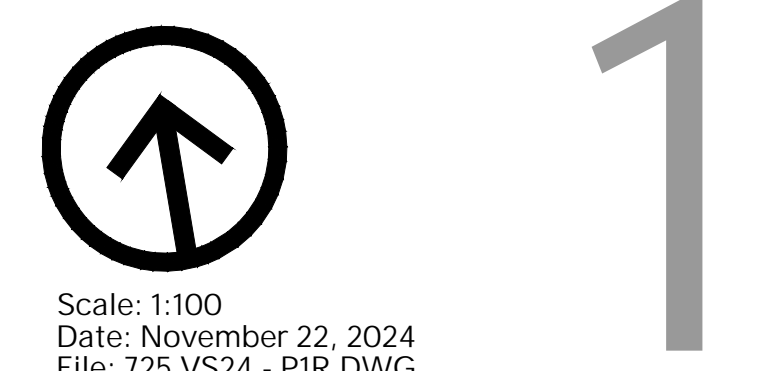
#### SCHEDULE "D" TREE PROTECTION BARRIER REQUIREMENTS

- 1 The requirements for tree protection barriers are as follows:
  - (a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
  - (b) The barrier must meet the following specifications:
    - (i) it must have a minimum height of 1.2 m,
    - (ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
    - (iii) spacing between vertical posts must be a maximum of 3.0 metres on center,
    - (iv) the structure must be sturdy with vertical posts driven firmly into the ground,
    - (v) there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
    - (vi) it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".
- 2 Below is an example showing an acceptable barrier:



# 725 Vancouver Street

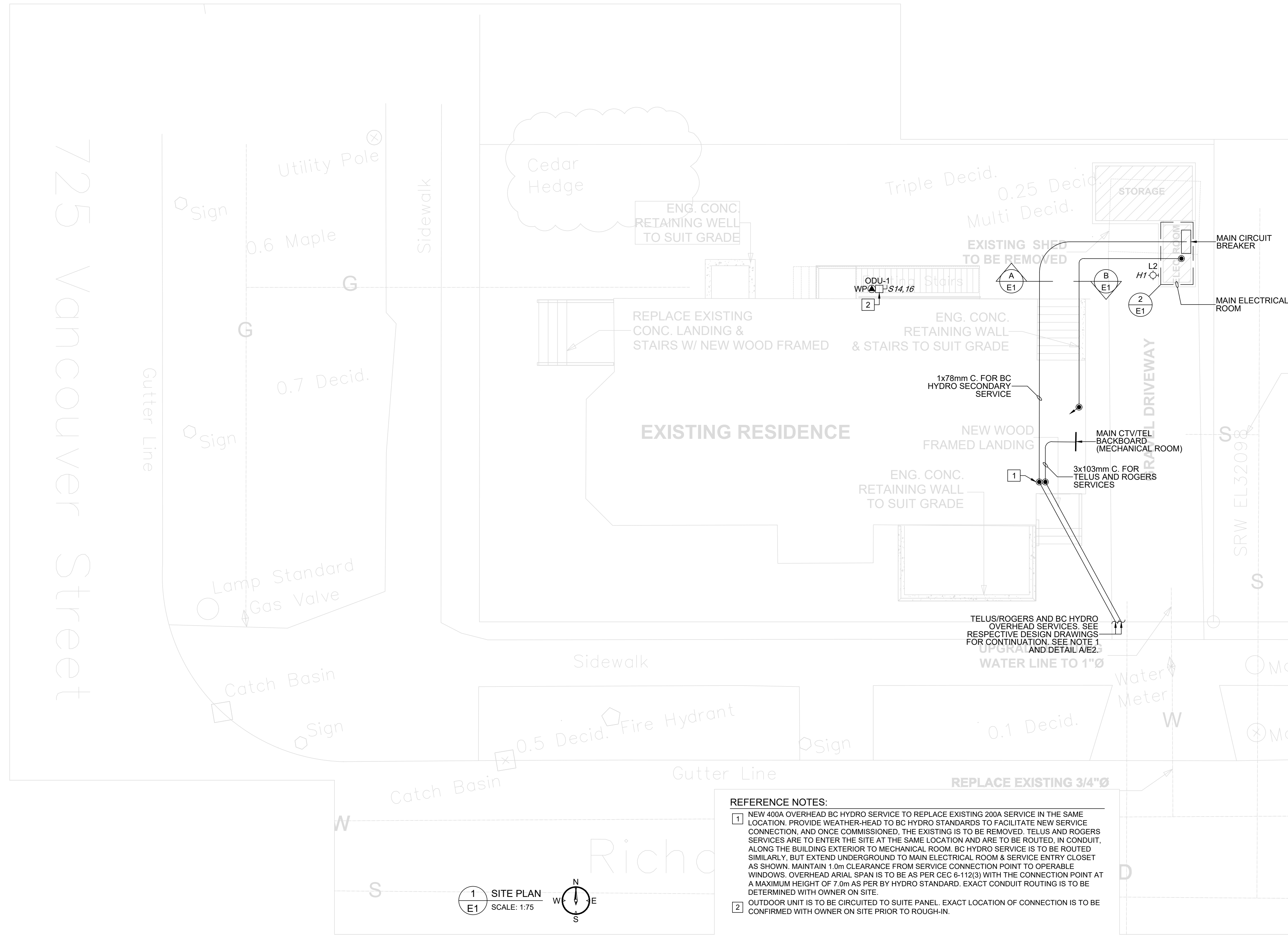
VICTORIA, B.C.



Sean Partlow Landscape Design

Scale: 1:100  
Date: November 22, 2024  
File: 725 VS24 - PIR.DWG

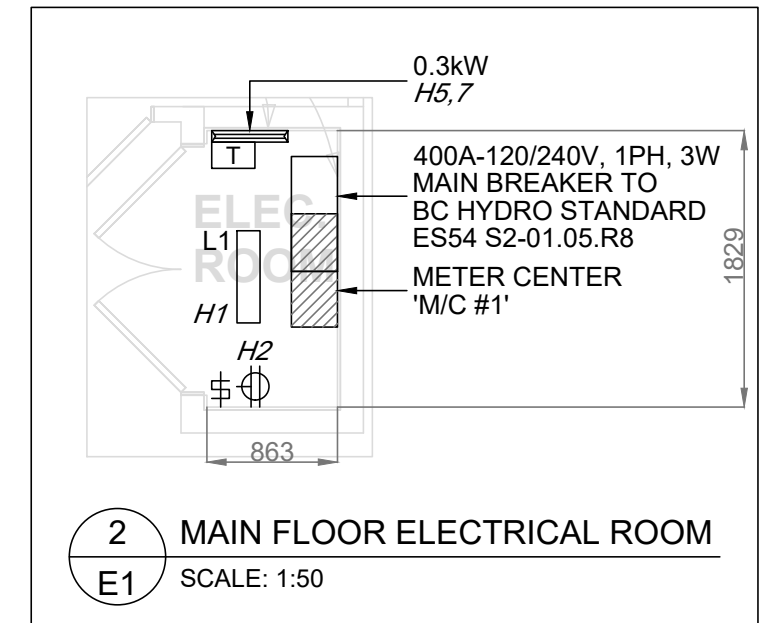




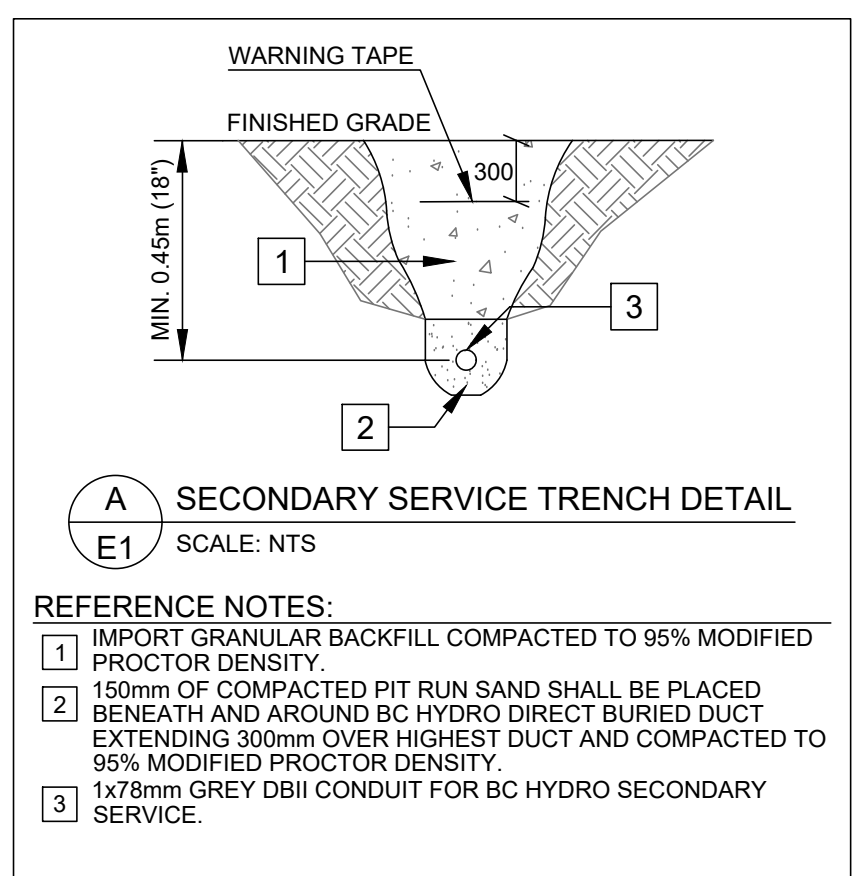
**REFERENCE NOTES:**

- NEW 400A OVERHEAD BC HYDRO SERVICE TO REPLACE EXISTING 200A SERVICE IN THE SAME LOCATION. PROVIDE WEATHER-HEAD TO BC HYDRO STANDARDS TO FACILITATE NEW SERVICE CONNECTION, AND ONCE COMMISSIONED, THE EXISTING IS TO BE REMOVED. TELUS AND ROGERS SERVICES ARE TO ENTER THE SITE AT THE SAME LOCATION AND ARE TO BE ROUTED, IN CONDUIT, ALONG THE BUILDING EXTERIOR TO MECHANICAL ROOM. BC HYDRO SERVICE IS TO BE ROUTED SIMILARLY, BUT EXTEND UNDERGROUND TO MAIN ELECTRICAL ROOM & SERVICE ENTRY CLOSET AS SHOWN. MAINTAIN 1.0m CLEARANCE FROM SERVICE CONNECTION POINT TO OPERABLE WINDOWS. OVERHEAD ARIAL SPAN IS TO BE AS PER CEC 6-112(3) WITH THE CONNECTION POINT AT A MAXIMUM HEIGHT OF 7.0m AS PER BY HYDRO STANDARD. EXACT CONDUIT ROUTING IS TO BE DETERMINED WITH OWNER ON SITE.
- OUTDOOR UNIT IS TO BE CIRCUITED TO SUITE PANEL. EXACT LOCATION OF CONNECTION IS TO BE CONFIRMED WITH OWNER ON SITE PRIOR TO ROUGH-IN.

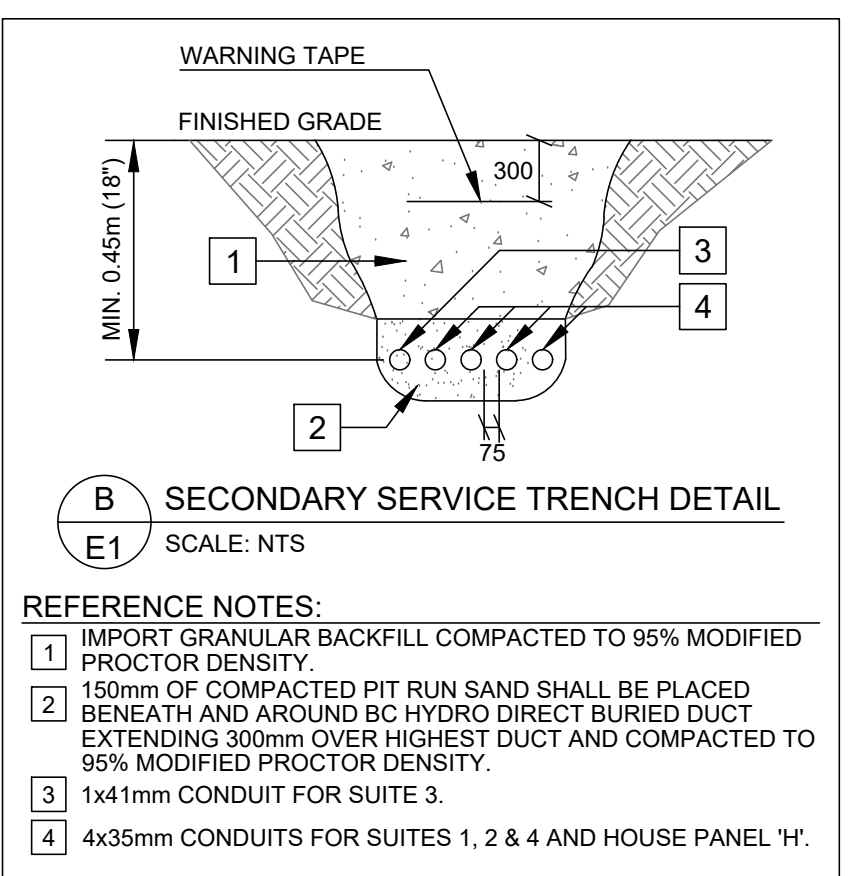
1 SITE PLAN  
SCALE: 1:75



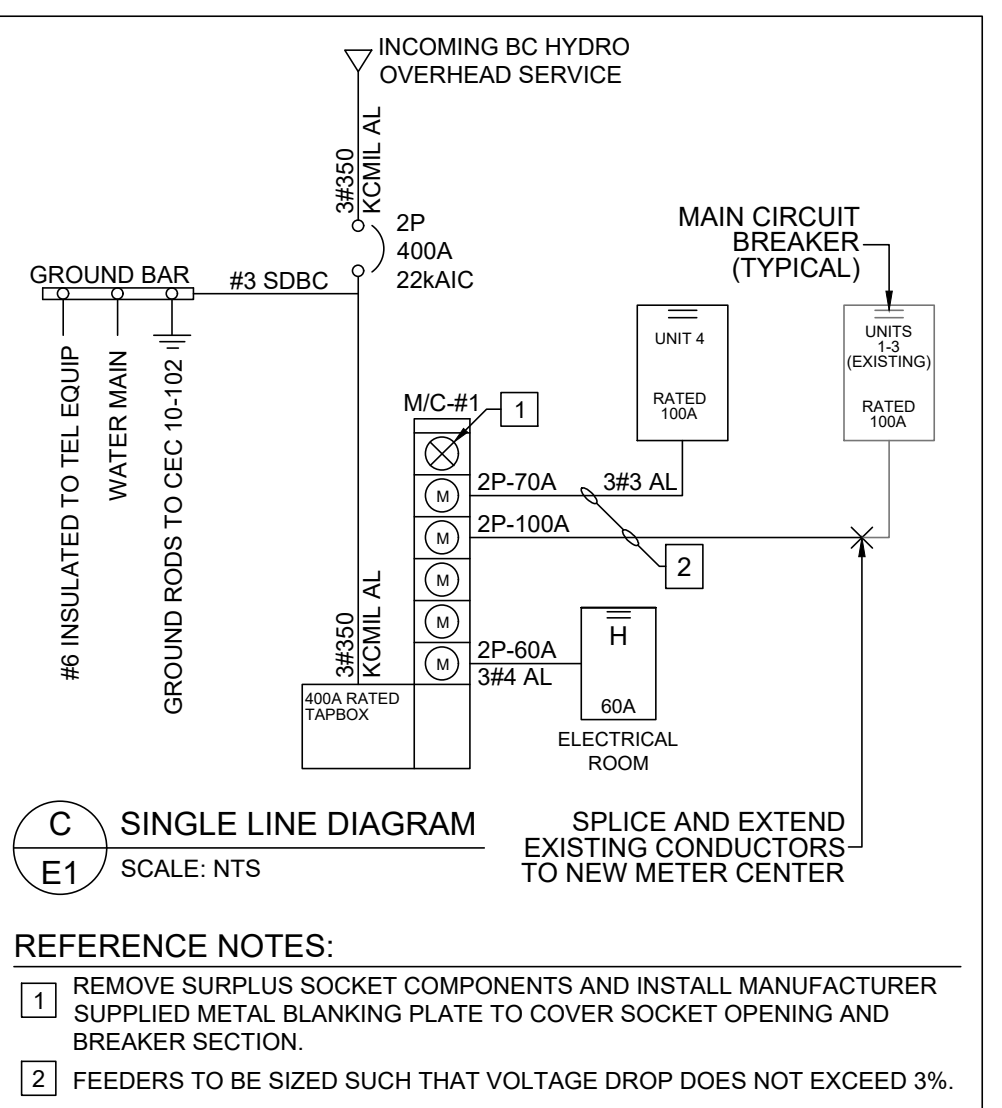
2 MAIN FLOOR ELECTRICAL ROOM  
SCALE: 1:50



A SECONDARY SERVICE TRENCH DETAIL  
SCALE: NTS



B SECONDARY SERVICE TRENCH DETAIL  
SCALE: NTS



C SINGLE LINE DIAGRAM  
SCALE: NTS

**REFERENCE NOTES:**

- REMOVE SURPLUS SOCKET COMPONENTS AND INSTALL MANUFACTURER SUPPLIED METAL BLANKING PLATE TO COVER SOCKET OPENING AND BREAKER SECTION.
- FEEDERS TO BE SIZED SUCH THAT VOLTAGE DROP DOES NOT EXCEED 3%.

SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING
GENERAL		
C7F	'X' DENOTES FIXTURE ID TAG. SEE LUM. SCHED. TYPICAL.	CEILING
⊙	HALF TONE SHADING INDICATES LUMINAIRE ON 24HR OR EMERGENCY CIRCUIT	CEILING
ADP	CIRCUIT NUMBER OF ADJACENT DEVICE (PANEL 'A', CIRCUIT 20)	
WP	INDICATES WEATHERPROOF DEVICE	
W	INDICATES WASHING MACHINE RECEPTACLE	
F	INDICATES FROGE RECEPTACLE	
R	INDICATES ITEM TO BE REMOVED	
E	INDICATES ITEM IS EXISTING	
RR	INDICATES ITEM TO BE REMOVED AND RELOCATED	
1	INDICATES NOTE REFERENCE NO. 1	
LIGHTING / CONTROLS		
⊙	SURFACE MOUNTED LIGHT	CEILING
⊙	SURFACE MOUNTED LIGHT	WALL
⊙	RECESSED LIGHT	CEILING
⊙	PENDANT LIGHT	
⊙	SURFACE MOUNTED LIGHT	CEILING
⊙	TRACK LIGHT	AS SHOWN
⊙	LINE VOLTAGE SWITCH, GANGED AS SHOWN	WALL
⊙	THREE-WAY LINE VOLTAGE SWITCH, GANGED AS SHOWN	WALL
⊙	DIMMER ON ON/OFF CONTROL	WALL
POWER		
⊙	LINE INDICATES DEVICE BE MOUNTED AT COUNTER HEIGHT	+47(1100)
⊙	CIRCLE AND SQUARE INDICATE CEILING AND FLOOR MOUNTED DEVICES, RESPECTIVELY	CEILING, FLOOR
⊙	DUPLEX 5-15R CONVENIENCE RECEPTACLE	+12(300)
⊙	DUPLEX 5-15R GFCI RECEPTACLE	+12(300)
⊙	QUADPLEX 5-15R RECEPTACLE	+12(300)
⊙	HALF SWITCHED DUPLEX 5-15R RECEPTACLE	+12(300)
⊙	DUPLEX 5-20R CONVENIENCE RECEPTACLE	+12(300)
⊙	DUPLEX 5-20R GFCI RECEPTACLE	+12(300)
⊙	CONNECTION TO DISHWASHER, HOT WATER TANK AND ELECTRIC FIREPLACE, RESPECTIVELY	+6(150)
⊙	RECEPTACLE FOR RANGE AND CLOTHES DRYER, RESPECTIVELY	+6(150)
⊙	OVERHEAD FAN/MICROWAVE UNIT	
⊙	ELECTRICAL DISTRIBUTION PANELBOARD	SURFACE
⊙	ELECTRICAL DISTRIBUTION PANELBOARD	RECESSED
⊙	UTILITY POLE	
COMMUNICATIONS		
⊙	LINE INDICATES DEVICE BE MOUNTED AT COUNTER HEIGHT	+47(1100)
⊙	CIRCLE INDICATES CEILING MOUNTED DEVICE	CEILING
⊙	DATA OUTLET (RJ45)	+12(300)
⊙	COMBINATION DATA OUTLET (RJ45) & TELEPHONE OUTLET (RJ12)	+12(300)
⊙	TELEPHONE OUTLET (RJ12)	+12(300)
⊙	COAX OUTLET	+12(300)
⊙	COMBINATION DATA OUTLET (RJ45) & COAX OUTLET	+12(300)
⊙	COMMUNICATIONS SYSTEM BOX "SMART BOX"	+18(450)
⊙	TV BOX ON DUPLEX 5-15R RECEPTACLE AND COMBINATION COAX/DATA-OUTLET	42(107)
⊙	CTV/TEL BACKBOARD FOR COMMUNICATIONS EQUIPMENT	
EMERGENCY		
⊙	EMERGENCY LIGHTING FLOOD LIGHT - WITH INTEGRAL BATTERY: S = SMALL, L = LARGE	AS SHOWN
⊙	EXIT SIGN FLOODLIGHT COMBINATION UNIT	
FIRE ALARM		
⊙	120V SMOKE ALARM	CEILING
⊙	120V SMOKE/CO ALARM COMBINATION UNIT	CEILING
MECHANICAL		
⊙	THERMOSTAT (H = HUMIDISTAT, R = REVERSE-ACTING THERMOSTAT, TC = TIME CLOCK, V = SPEED CONTROL)	
⊙	UN-FUSED DISCONNECT SWITCH	AS SHOWN
⊙	ELECTRIC MOTOR CONNECTION WITH BUILT-IN DISCONNECT	
⊙	FIXED WIRE EQUIPMENT CONNECTION	
⊙	ELECTRIC BASEBOARD HEATER (T, INDICATES BUILT-IN THERMOSTAT)	
⊙	ELECTRIC FORCE FLOW HEATER (T, INDICATES BUILT-IN THERMOSTAT)	

**LOAD CALCULATION (CEC 8-202)**

1. SUITE CALCULATION		
TOTAL SUITES:	4	(1) UNITS <45sqm (3) EXISTING UNITS
A. BASIC LOAD	3500	N/A
B. RANGE:	6000	N/A
C. DRYER:	1250	N/A
D. HOT WATER:	750	N/A
F. ELECTRIC HEATING	4590	N/A
TOTAL (WITHOUT HEAT):	11500W	14000W
TOTAL (WITH HEAT):	16180W	22000W
SERVICE (120/240V-1PH-3W):	2P-70A	2P-100A
CONDUCTOR:	3#3 AL	N/A
SUITE DEMAND LOADS		
(1) X 14000W @ 100%		14.0 kW
(2) X 14000W @ 65%		18.2 kW
(3) X 11500W @ 40%		4.6 kW
TOTAL:		36.8 kW
2. SUITE HEATING ALLOWANCE		
10kW @ 100% DEMAND		10.0 kW
18.6kW @ 75% DEMAND		14.0 kW
TOTAL:		24.0 kW
3. HOUSE LOADS		
LIGHTING AND RECEPTACLES:		0.5 kW
MECHANICAL EQUIPMENT:		0.5 kW
BASEBOARD HEATING:		2.5 kW
TOTAL: 3.5kW x 75% @ 125% DEMAND		3.3 kW
TOTAL:		3.3 kW
MIN. SERVICE (120/240V-1PH-3W):		2P-60A
MIN. CONDUCTOR:		3#4 AL
TOTAL DISTRIBUTION SIZE		
TOTAL (36.8kW + 24kW + 3.3kW):		64.1 kW
@ 120/240V-1PH-3W		267.1 A
MINIMUM SERVICE SIZE:		300A-120/240V-1PH-3W

SEAL

ISSUED FOR	DATE
BC HYDRO COORDINATION	JUNE 05.24
BC HYDRO COORDINATION	OCT. 01.24
BC HYDRO COORDINATION	OCT. 17.24
CLIENT REVIEW	NOV. 22.24

PROJECT

725 VANCOUVER TOWNHOUSE  
725 VANCOUVER ST  
VICTORIA, BC. V8V 3V4

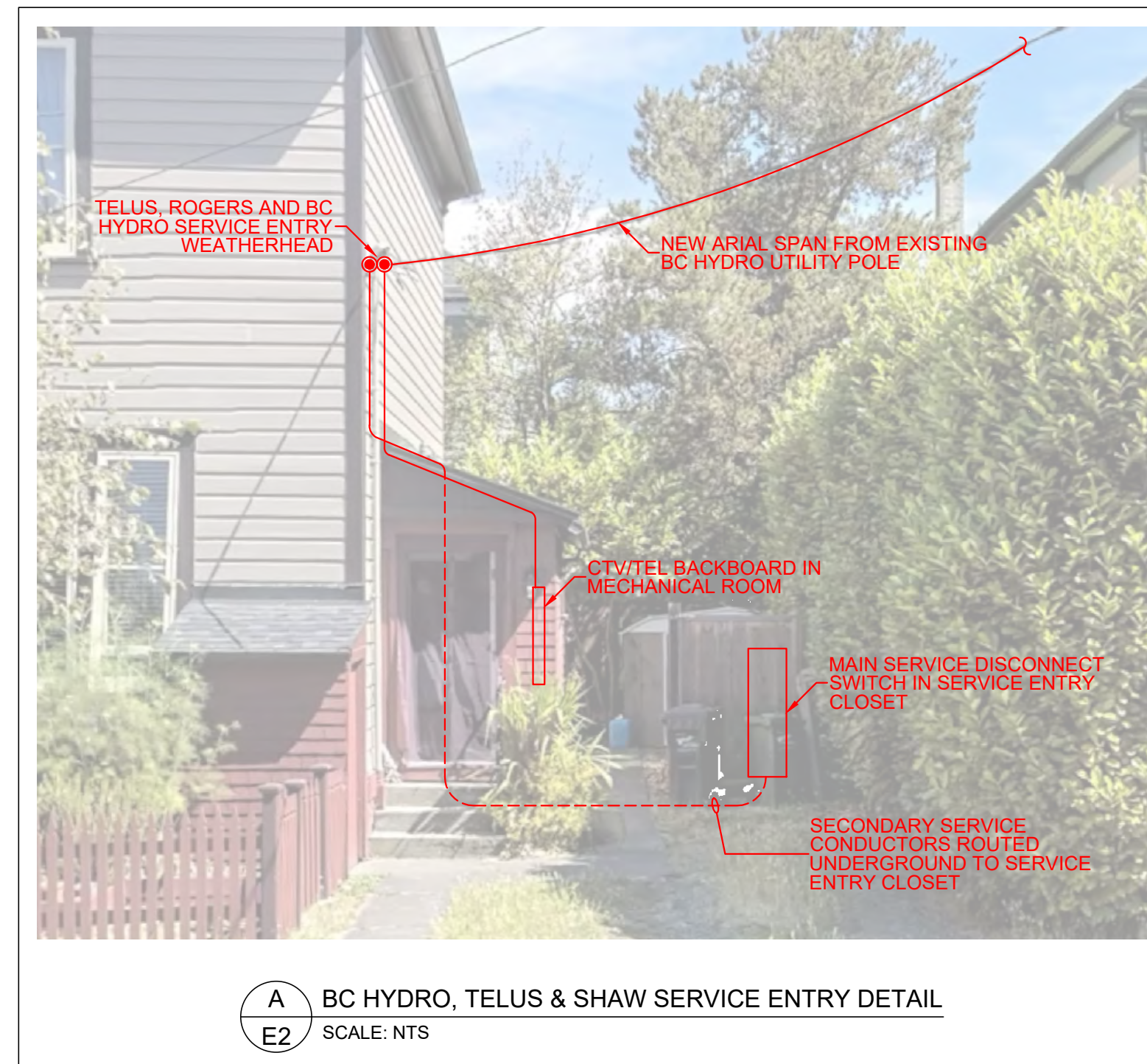
PARALLEL ENGINEERING LTD.

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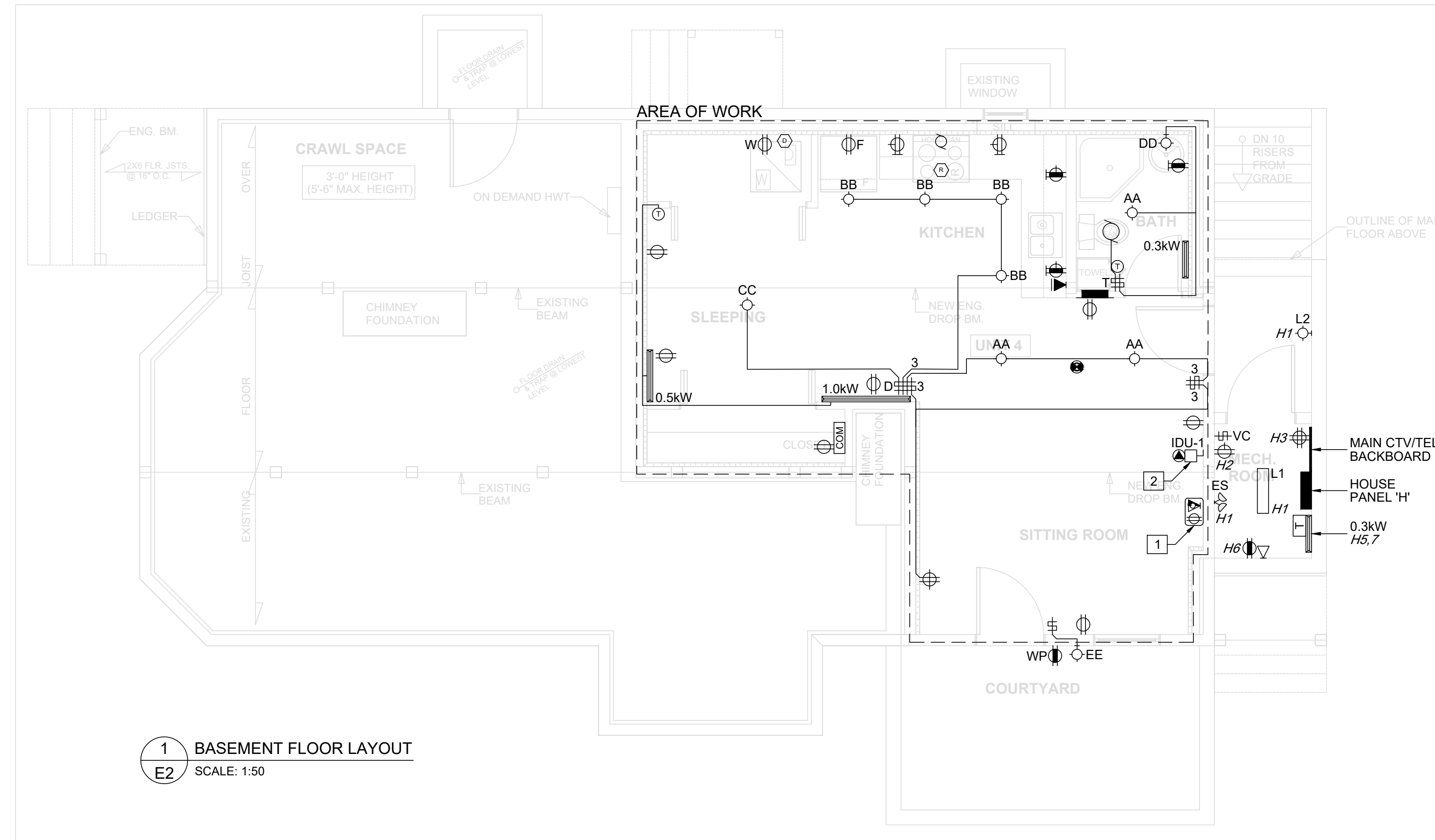
**DRAWING TITLE**  
SITE SERVICE PLAN  
SINGLE LINE DIAGRAM  
SYMBOL LEGEND, CODE LOAD & DETAILS

DATE: NOV.22.24  
PROJ #: 24-OTS-11  
DRAWN BY: BTP  
DESIGNED BY: BTP  
CHECKED BY: SRC  
SCALE: AS NOTED  
SHEET NO.: 2





**A** BC HYDRO, TELUS & SHAW SERVICE ENTRY DETAIL  
**E2** SCALE: NTS



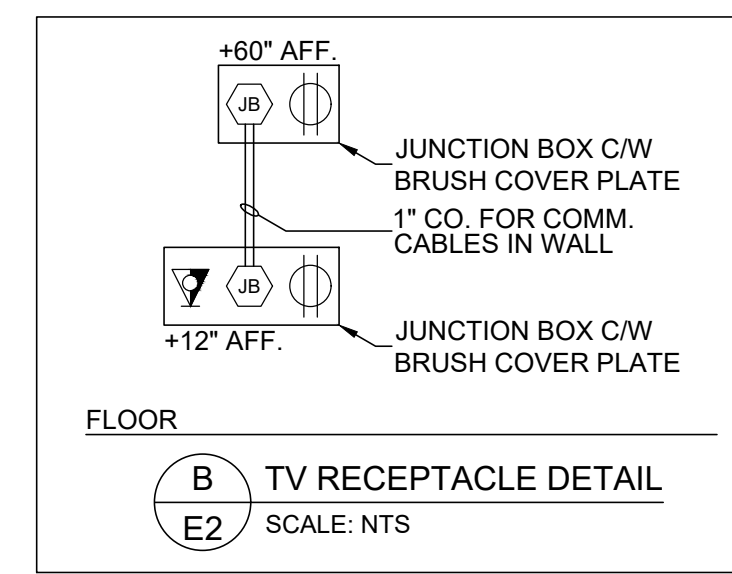
**1** BASEMENT FLOOR LAYOUT  
**E2** SCALE: 1:50

**REFERENCE NOTES:**

- RECEPTACLE AND COAX/DATA INTENDED FOR USE WITH A WALL-MOUNTED TV. INSTALL RECESSED DEVICES AS PER TV DETAIL WHERE POSSIBLE. IN LOCATIONS WHERE FIRE RATING CANNOT BE ACHIEVED WITH RECESSED WALL BOX, INSTALL STANDARD 5-15R AND DATA/COAX COMBO DEVICES AT THE NOTED HEIGHT.
- EXACT LOCATION OF EQUIPMENT CONNECTION IS TO BE CONFIRMED WITH OWNER ON SITE PRIOR TO ROUGH-IN.

**SUITE PLAN GENERAL NOTES:**

- ALL SUITE WASHROOM LUMINAIRE SWITCHES LOCATED WITHIN 1.0M OF A BATHTUB OR SHOWER STALL TO BE PROTECTED BY A CLASS 'A' GROUND FAULT CIRCUIT INTERRUPTER.
- ALL SUITE WASHROOM HEATING CONTROLS LOCATED WITHIN 1.0M OF A SINK (WHILE NOT LESS THAN 500MM) FROM A BATHTUB OR SHOWER STALL TO BE PROTECTED BY A CLASS 'A' GROUND FAULT CIRCUIT INTERRUPTER.
- FOR ALL HOOD FAN UNITS: CONFIRM HARDWIRED DIRECT CONNECTION OR PLUG-IN CORD CONNECTION PRIOR TO ROUGH-IN/INSTALLATION.
- COORDINATE BATHROOM RECEPTACLE LOCATIONS WITH MIRROR AND VANITY SUPPLIER ON SITE TO AVOID CONFLICTS.
- ALL LOCAL SMOKE ALARMS TO BE MOUNTED AT HIGHEST POINT IN THE ROOM IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION RECOMMENDATIONS. SMOKE ALARMS IN DWELLING UNITS TO BE POWERED FROM THE UN-SWITCHED SIDE OF THE LOCAL LIGHTING CIRCUIT, AND INTERCONNECTED WITH THE OTHER SMOKE ALARMS WITHIN THE SUITE SUCH THAT ALL ARE ACTIVATED WHEN ONE IS ACTIVATED.
- RECEPTACLE PLACEMENT IS DIAGRAMMATIC AND SITE CONDITIONS MAY REQUIRE RECEPTACLE LOCATIONS TO BE ADJUSTED. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL DWELLING UNIT DEVICES ARE INSTALLED TO CODE.



**B** TV RECEPTACLE DETAIL  
**E2** SCALE: NTS

LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	MODEL NUMBER	VOLTS	WATTS	CCT	LUMENS	NOTES
ES	EMERG-LITE	CMPB-E	120	2	N/A	N/A	SELF CONTAINED 2W EM HEAD, 30 MIN RATED
L1	SIGNIFY	FSS-2-40L-840-UNV-DIM	120	31	3000K	4000	4'-0" LINEAR STRIP LIGHT - UTILITY ROOMS, ON/OFF CONTROL
L2	LITHONIA	WPXO-LED-ALO-SWW2-MVOLT-PE-DBXD-M2	120	6.4	3000K	850	WET RATED WALL PACK - EXTERIOR, SET ALO TO '1' AND SWITCH PHOTOCCELL TO 'ON'
AA	LIGHTOLIER	SD-SR-07-9-30-1-W	120	10.5	3000K	700	5" DIAMETER SURFACE 'DISC' - SUITE WASHROOM
BB	LIGHTOLIER	SD-7R-09-9-30-1-W	120	15.5	3000K	1000	7" DIAMETER SURFACE 'DISC' - SUITE ENTRY/COMMON AREAS
CC	DALS	CFLEDR14-WH	120	26	3000K	2100	14" DIAMETER SURFACE 'DISC' - SUITE BEDROOMS
DD	DALS	LEDVAN002-24-SN	120	24	3000K	1660	2'-0" LINEAR VANITY - SUITE WASHROOMS
EE	ACCESS LIGHTING	20050LEDDMG-BL	120	9	3000K	795	RECTANGULAR, WET RATED WALL SCONCE - SUITE ENTRY/PATIO

PANEL 'H'					
TYPE: PANELBOARD			NUMBER OF CIRCUITS: 16		
MAINS: 60A, 120/240V 1PH, 3W			MOUNTING: SURFACE		
C/W 60A MAIN CIRCUIT BREAKER			(*) - BREAKER IS TO BE 30mA TRIP GFCI		
LOAD	TRIP	CCT	TRIP	LOAD	
LIGHTING	15	01	02	20	RECEPTACLES - MAINTENANCE
SPARE	15	03	04	15	RECEPTACLE - CTV/TEL BACKBOARD
BASEBOARD HEATERS	15	05	06	15	IRRIGATION CONTROLLER
		07	08	20	SPARE
		09	10		
		11	12		
		13	14		
		15	16		

- HOUSE PANEL NOTES:**
- SPLICE AND EXTEND EXISTING HOUSE CIRCUITS TO NEW PANEL. CIRCUITS AND WIRING NO LONGER IN USE ARE TO BE REMOVED.

SUITE PANEL 'S'					
TYPE: PANELBOARD			NUMBER OF CIRCUITS: 30		
MAINS: 100A, 120/240V 1PH, 3W			MOUNTING: RECESSED		
SEE CODE LOAD FOR MCB RATING			(AF) - ARC FAULT BREAKER		
LOAD	TRIP	CCT	TRIP	LOAD	
LIGHTING & SMOKE ALARMS	15	01	02	50	RANGE
GENERAL RECEPTACLES	AF	15	03	04	
SPARE		15	05	06	
SPARE		20	07	08	DRYER
COMMUNICATIONS SMARTBOX	AF	15	09	10	
ERV/WASHROOM FANS/RANGE FAN	15	11	12	15	BASEBOARD HEATERS
FRIDGE	15	13	14	20	OUTDOOR UNIT (ODU-1)
MICROWAVE	AF	20	15	16	
KITCHEN COUNTER	20	17	18	15	WASHING MACHINE
KITCHEN COUNTER	20	19	20	15	DISHWASHER
ON-DEMAND HOT WATER HEATER	15	21	22		
		23	24		
		25	26		
		27	28		
		29	30		

MECHANICAL EQUIPMENT SCHEDULE									
REF.	EQUIPMENT DESCRIPTION	LOAD	VOLTS	PHASE	CONTROL	CCT NO.	BREAKER	FEEDER	NOTES
ODU-1	OUTDOOR UNIT	12A	240	1	PT.WC	S14,16	2P-20A	2#12 Cu	1,2
IDU-1	INDOOR UNIT	N/A	240	1			SUPPLIED VIA ODU-1	3#14 Cu	1,2

**EQUIPMENT CONTROLS:**  
PT 7-DAY PROGRAMMABLE LOW VOLTAGE STAT WIRELESS CONTROLLER

**EQUIPMENT NOTES:**  
1. PROVIDE 2#16 CU CONTROL WIRING BETWEEN INDOOR & OUTDOOR UNIT.  
2. DEVICE CONTROLS ARE TO BE CONFIRMED WITH EQUIPMENT SUPPLIER.

SEAL

ISSUED FOR	DATE
BC HYDRO COORDINATION	JUNE 05.24
BC HYDRO COORDINATION	OCT. 01.24
BC HYDRO COORDINATION	OCT. 11.24
CLIENT REVIEW	NOV. 22.24

**PROJECT**

725 VANCOUVER TOWNHOUSE  
725 VANCOUVER ST  
VICTORIA, BC. V8V 3V4



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**DRAWING TITLE**

BASEMENT SUITE LAYOUT

DATE: NOV.22.24

PROJ #: 24-OTS-11

DRAWN BY: BTP

DESIGNED BY: BTP

CHECKED BY: SRC

SCALE: AS NOTED

SHEET NO.:





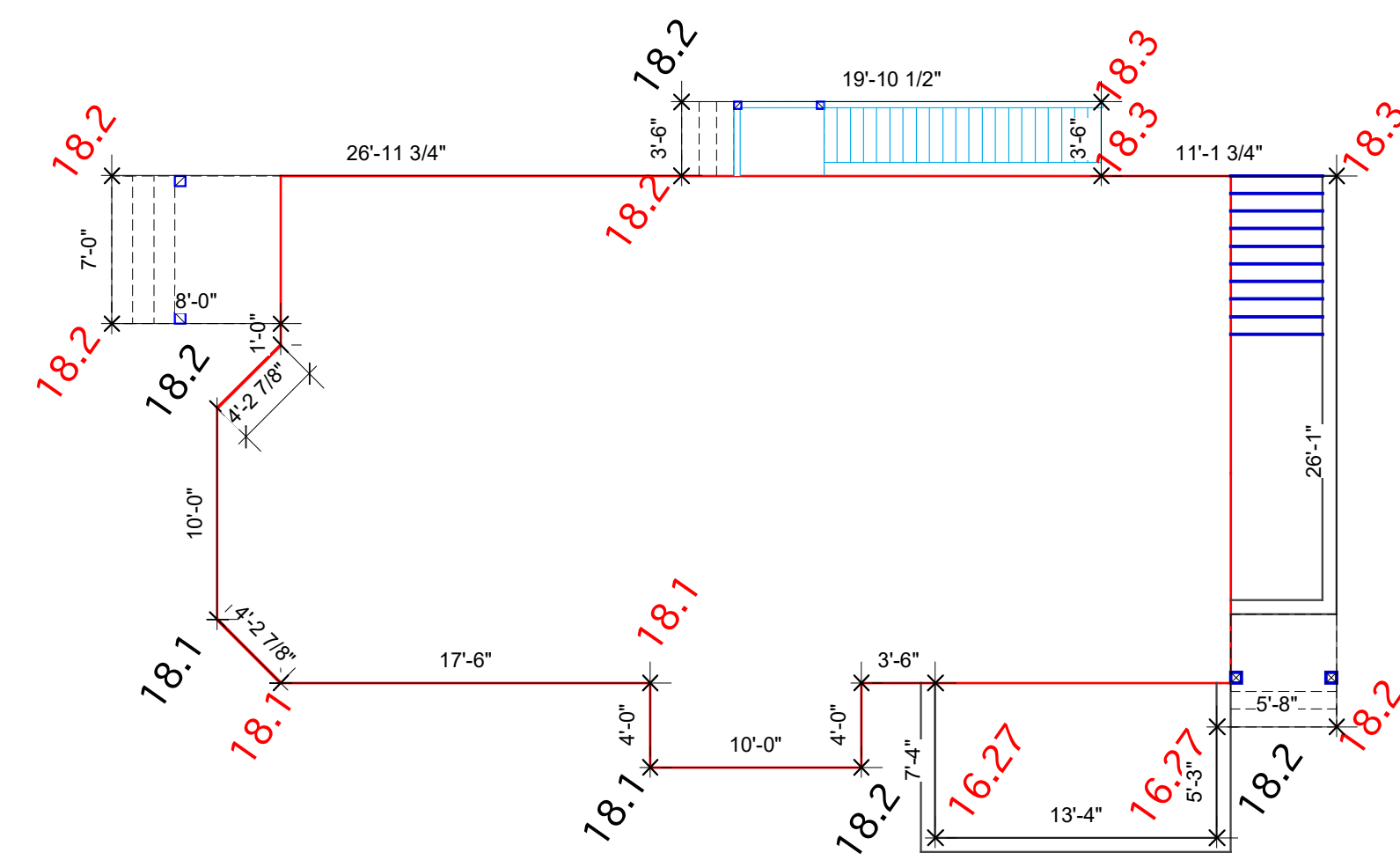
SITE DATA	PROPOSED	PERMITTED	ZONING
ADDRESS	725 VANCOUVER STREET		
ZONE	R-K (R1-B ZONING / SCHEDULE G)		
LEGAL DESCRIPTION			
LOT	E OF LOTS 1135 & 1149		
PLAN	2552		
SECTION			
DISTRICT	VICTORIA		
SITE AREA	4004.175 SQ.FT. (372 SQ.M.)		
SITE COVERAGE			
PRINCIPLE RESIDENCE	1399.448 SQ.FT. (130.013 SQ.M.) 34.9%		
SHED	102.75 SQ.FT. (9.54 SQ.M.)		
TOTAL SITE COVERAGE	1502.198 SQ.FT. (139.55 SQ.M.) 36.8%	40% MAX	R1-B
HABITABLE FLOOR AREA PER 4 UNIT	2694.086 SQ.FT. (250.28 SQ.M.)	240 SQ.M. MIN.	SCHEDULE G
HERITAGE BUILDING			
UNIT 4 FLOOR AREA	40.57 SQ.M.	33 SQ.M. MIN.	SCHEDULE G
STOREYS	2 (EXISTING)	2 1/2 MAX	SCHEDULE G
LANDSCAPING			
REAR YARD AREA	696.089.705 SQ.FT. (64.66 SQ.M.)		
REAR YARD	230.107 SQ.FT. (21.3 SQ.M.) 33.05%	33% MIN.	SCHEDULE G
ENTIRE LOT	1963.06 SQ.FT. (182.37 SQ.M.) 49.02%	30% MIN.	SCHEDULE G
SETBACKS			
FRONT	1.94 M (EXISTING)	7.5 M MIN.	R1-B
REAR	4.16 M (EXISTING)	7.5 M MIN.	R1-B
EXTERIOR SIDE	1.91 M (EXISTING)	3.5 M MIN.	R1-B
SIDE	3.97 M (EXISTING)	3.0 M MIN.	R1-B
BUILDING HEIGHT	30'-8 3/4" (9.36 M) (VARIANCE)	7.6 M MAX	R1-B
PARKING	1 SPACE	1 SPACE MIN.	SCHEDULE C

ACCESSORY BUILDING			
SETBACKS			
BUILDING SEPARATION	2.406 M	2.4 M MIN.	SCHEDULE F
REAR	0.6 M	0.6 M MIN.	SCHEDULE F
SIDE	0.6 M	0.6 M MIN.	SCHEDULE F

**EXISTING RESIDENCE GRADE CALCULATIONS**

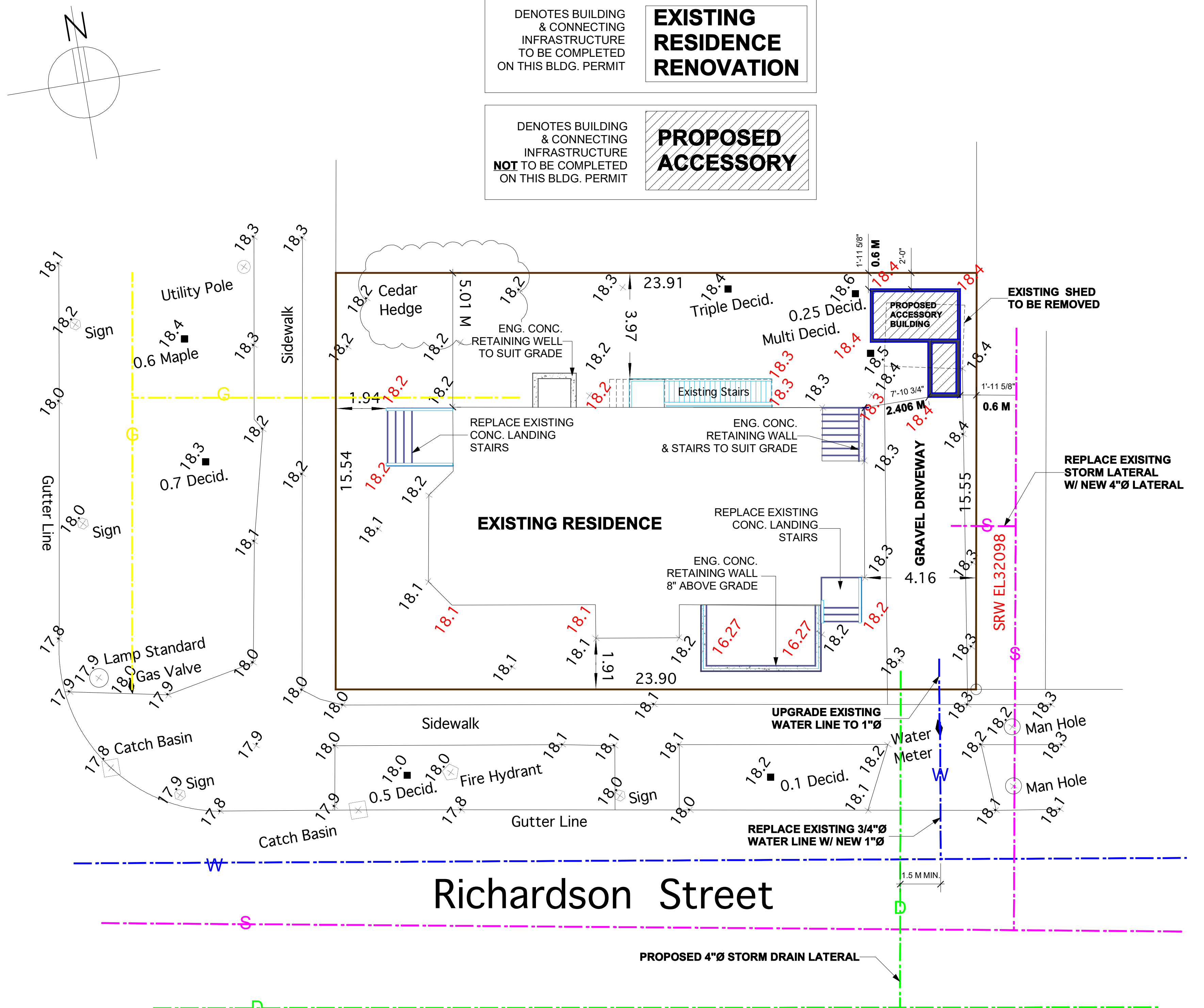
- (18.2+18.2) + 2 X 26.98 = 491
- (18.2+18.2) + 2 X 3.5 = 63.7
- (18.2+18.3) + 2 X 19.88 = 362.8
- (18.3+18.3) + 2 X 3.5 = 64
- (18.3+18.3) + 2 X 11.15 = 204
- (18.3+18.2 + 2 X 26.08 = 475.96
- (18.2+18.2) + 2 X 5.66 = 103
- (16.27+16.27) + 2 X 5.25 = 85.4
- (16.27+16.27) + 2 X 13.33 = 216.9
- (16.27+16.27) + 2 X 7.33 = 119.3
- (18.2+18.2) + 2 X 3.5 = 63.7
- (18.2+18.2) + 2 X 4 = 72.8
- (18.2+18.1) + 2 X 10 = 181.5
- (18.1+18.1) + 2 X 4 = 72.4
- (18.1+18.1) + 2 X 17.5 = 316.8
- (18.1+18.1) + 2 X 4.23 = 76.6
- (18.1+18.2) + 2 X 10 = 181.5
- (18.2+18.2) + 2 X 4.23 = 76.9
- (18.2+18.2) + 2 X 8 = 145.6
- (18.2+18.2) + 2 X 7 = 127.4

3501.26 + 195.12 = 17.944  
AVG. GRADE = 17.94



AVERAGE GRADE CALCULATION  
Scale: 1/8" = 1'-0"

725 Vancouver Street



DENOTES BUILDING & CONNECTING INFRASTRUCTURE TO BE COMPLETED ON THIS BLDG. PERMIT

**EXISTING RESIDENCE RENOVATION**

DENOTES BUILDING & CONNECTING INFRASTRUCTURE NOT TO BE COMPLETED ON THIS BLDG. PERMIT

**PROPOSED ACCESSORY**

Richardson Street

SITE PLAN  
Scale: 1/8" = 1'-0"

SITE PLAN BY WEY MAYENBURG LAND SURVEYING INC.  
W/ CHANGES BY HARTMANN DESIGN

GENERAL NOTES:  
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE  
BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION  
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY  
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa (3000 P.S.I.) AT 28 DAYS.  
ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2024

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C OR AS SHOWN  
MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2024  
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2024

ALL FRAMING LUMBER #2 SPRUCE OR BETTER

FIREPLACES TO COMPLY WITH SEC. 9.22 B.C. BUILDING CODE 2024  
HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN

DUCTLESS HEATPUMP SYSTEM  
PROVIDE SUMP PUMP  
THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1999 EDITION

**HARTMANN'S**  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

SHEET  
**1**  
OF 6

28.65 M  
HIGHEST PEAK

MID POINT OF HIGHEST ROOF

25.96 M  
HIGHEST EAVE

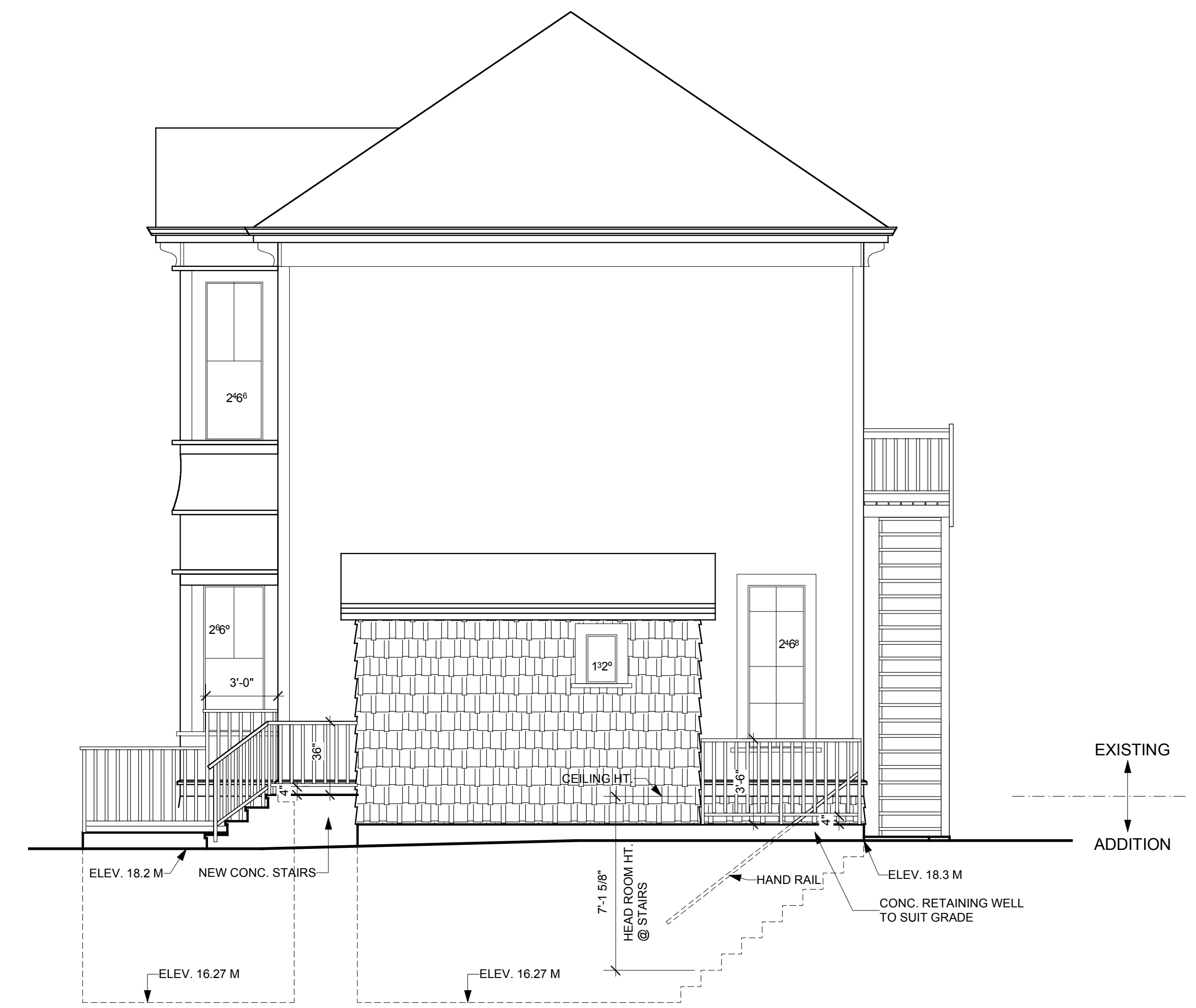
30'-8 3/4" 8.36 M  
BUILDING HEIGHT

19.05 M  
EXISTING MAIN FLOOR SILL

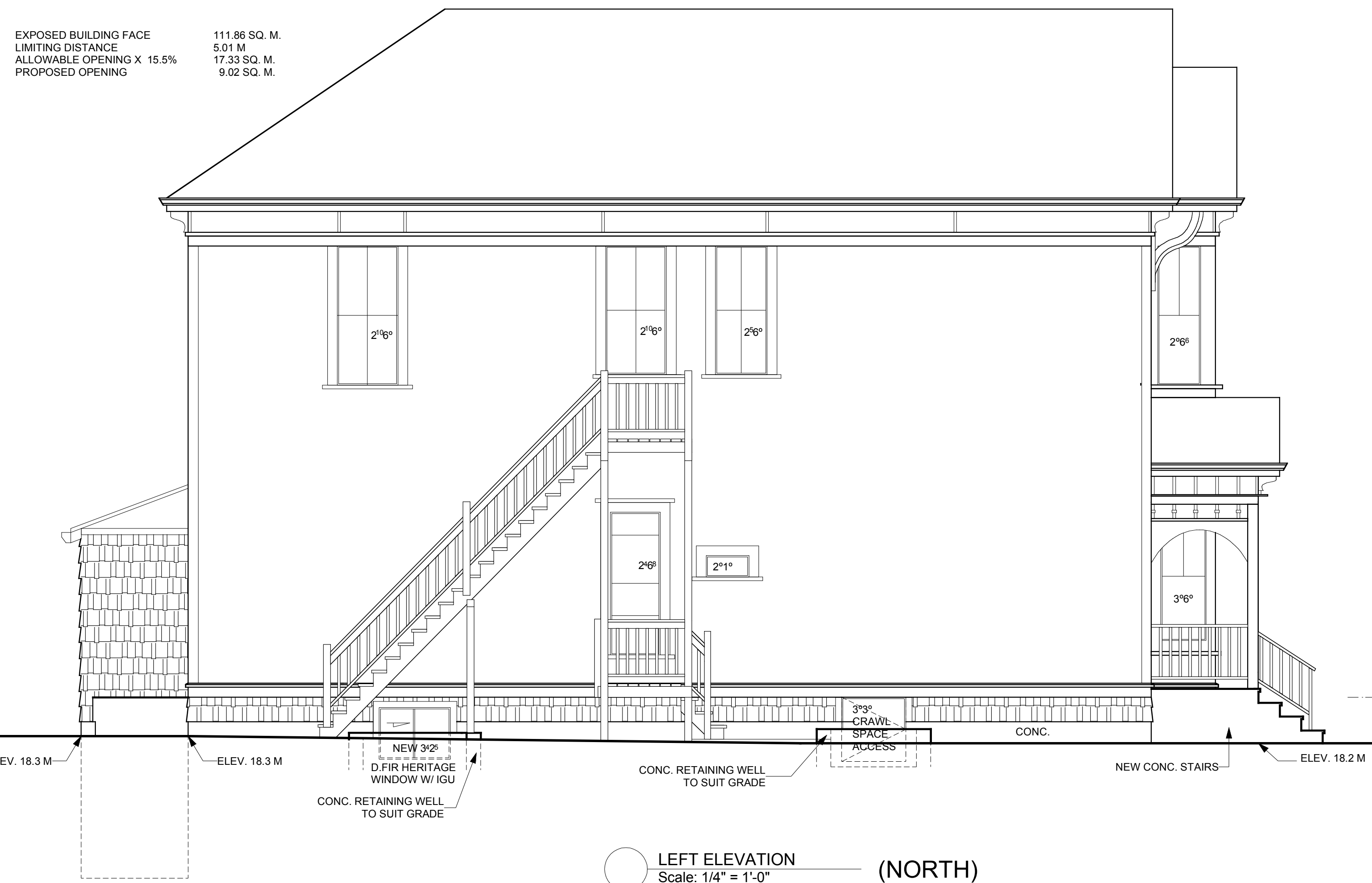
17.94 M  
AVG. GRADE



RIGHT ELEVATION (SOUTH)  
Scale: 1/4" = 1'-0"



REAR ELEVATION (EAST)  
Scale: 1/4" = 1'-0"



LEFT ELEVATION (NORTH)  
Scale: 1/4" = 1'-0"



FRONT ELEVATION (WEST)  
Scale: 1/4" = 1'-0"

EXPOSED BUILDING FACE 111.86 SQ. M.  
LIMITING DISTANCE 5.01 M  
ALLOWABLE OPENING X 15.5% 17.33 SQ. M.  
PROPOSED OPENING 9.02 SQ. M.

NOTE: FLASHING OVER ALL EXTERIOR WALL OPENINGS SHALL COMPLY TO ARTICLE 9.27.3.8 OF CURRENT B.C. BUILDING CODE ALL LINTELS TO BE 2-2 X 10 #2 SPR. OR BETTER OR AS SHOWN

NOTE: AT LEAST ONE LIVING SPACE IN DWELLING UNIT TO BE AIR CONDITIONED TO PROVIDE A SAFE SPACE IN A HEAT WAVE AS PER SUBSECTION 9.33.2 BCBC 2024

BRACING FOR RESISTANCE TO LATERAL LOADS SHALL BE DESIGN BY A P. ENG.

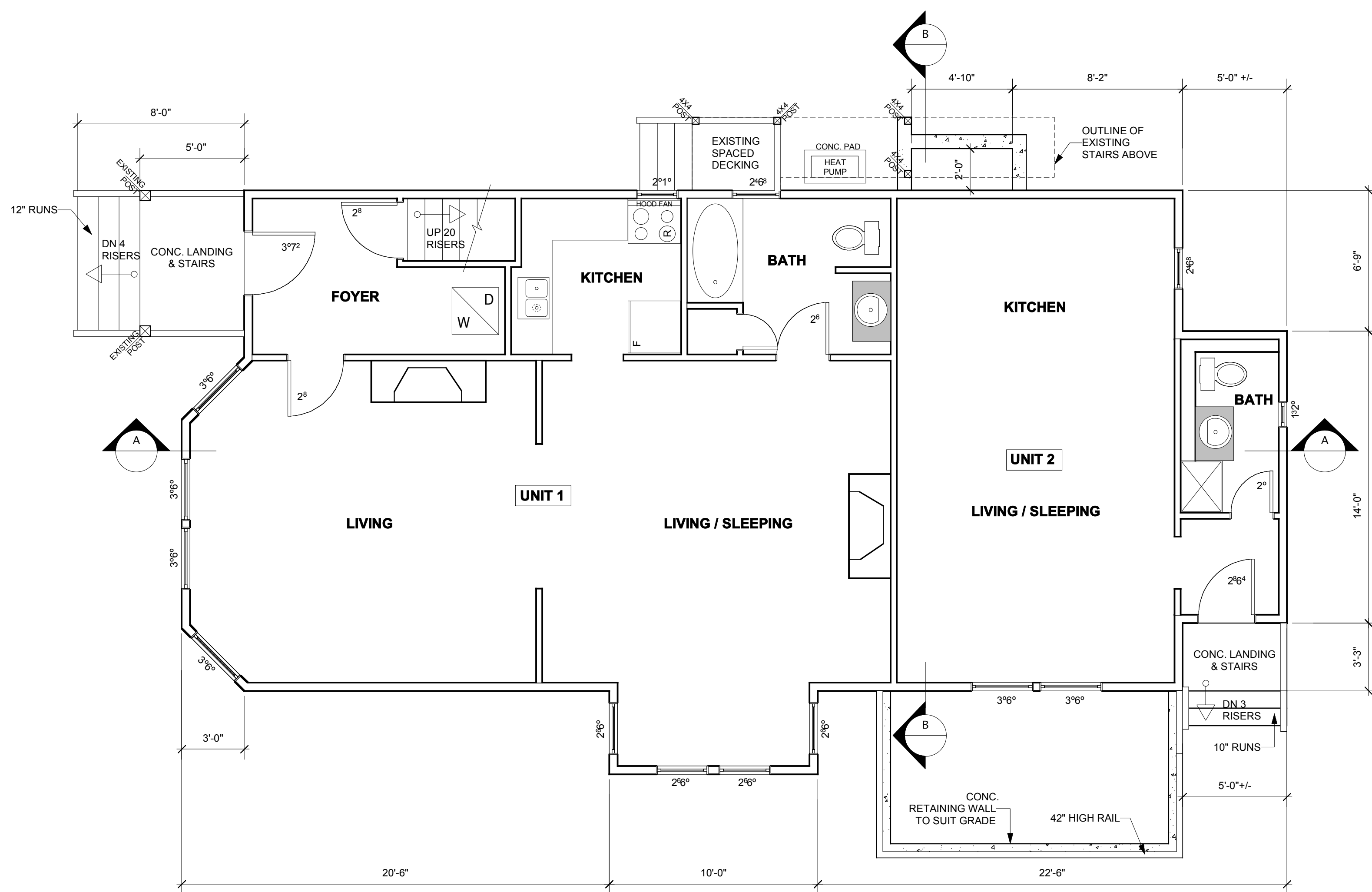
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SCALE 1/4" = 1'-0"  
DATE AUG 2024  
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PLAN # 373

**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

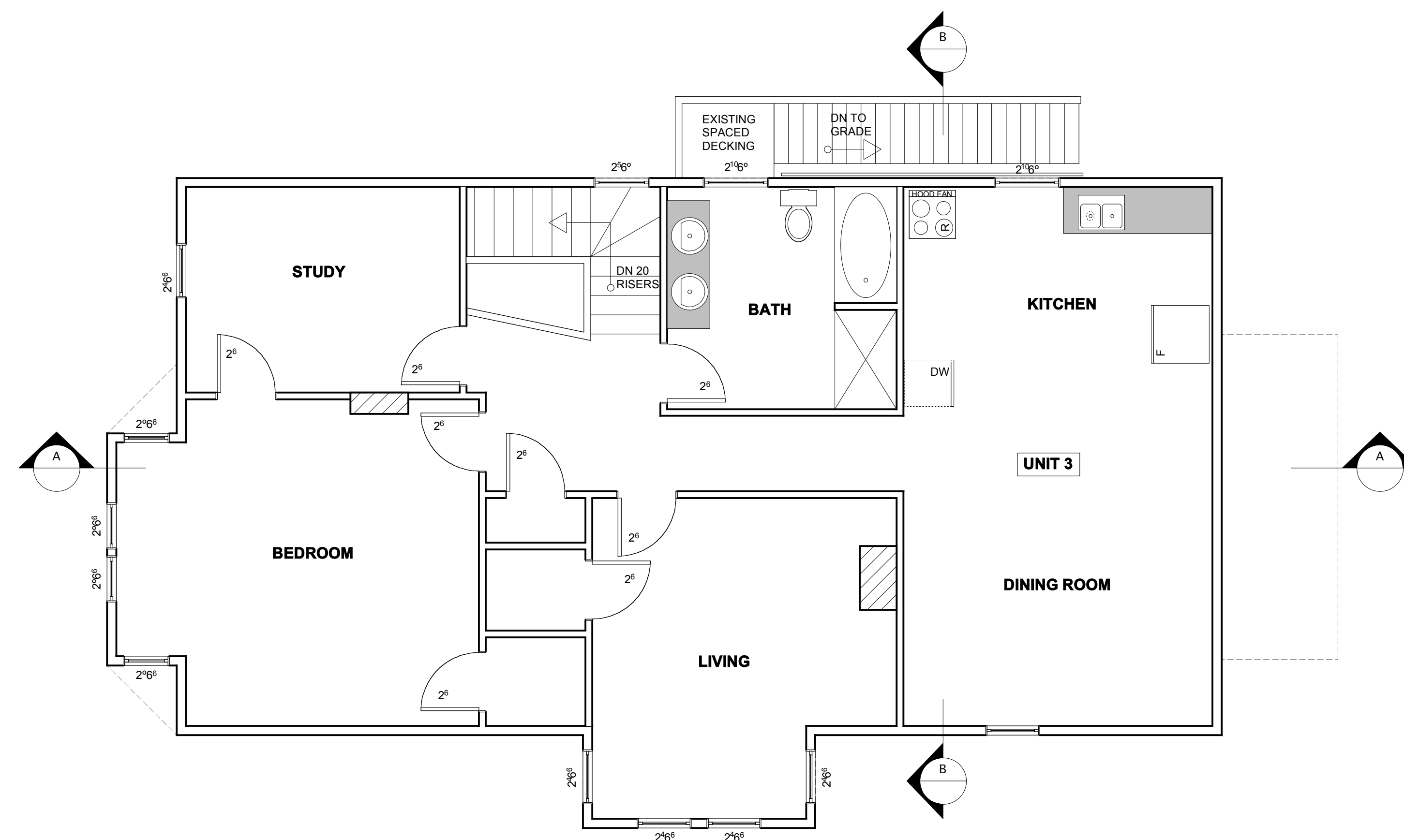
SHEET 2 OF 6





**MAIN FLOOR** EXISTING FLOOR PLAN AND NOT BEING RENOVATED  
Scale: 1/4" = 1'-0"

MAIN FLOOR AREA  
(TO INSIDE OF STUDS) 1166.866 SQ.FT.  
(108.40 SQ.M.)

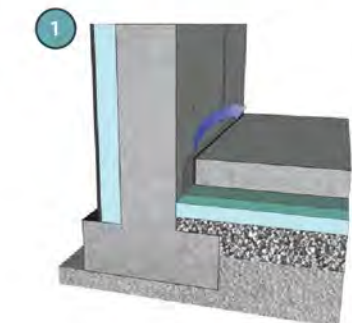


**UPPER FLOOR** EXISTING FLOOR PLAN AND NOT BEING RENOVATED  
Scale: 1/4" = 1'-0"

UPPER FLOOR AREA  
(TO INSIDE OF STUDS) 1090.46 SQ.FT.  
(101.307 SQ.M.)

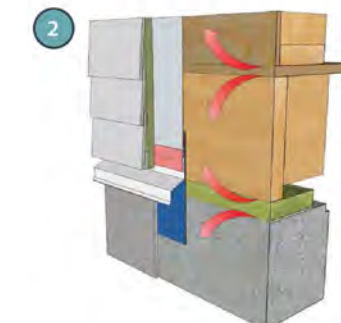
**Leakage Paths in Problematic Air Barrier Details**

**Slab Foundation Wall**



The floor slab air barrier must be made airtight by sealing the floor slab to the foundation wall.

**Foundation to Sill Plate and Rim Joists**



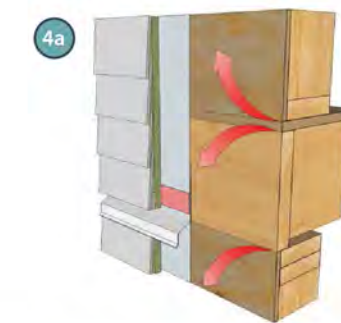
All joints at the transition between the foundation wall and the above grade wall must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material.

**Interior Wall Interface**



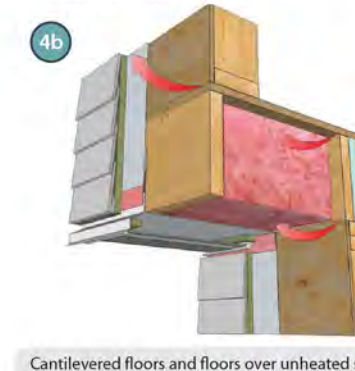
Interior walls that meet exterior walls or ceilings with an interior plane of airtightness must be made airtight by either sealing all junctions between the structural components, covering the structural components with an air barrier material and sealing it to the adjacent air barrier material, or maintaining the continuity of the air barrier system through the interior wall.

**Rim Joist**



All joints at the rim joist assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material.

**Cantilevered Floor**



Cantilevered floors and floors over unheated spaces/ exterior space must be made airtight by sealing all joints and junctions between the structural components with an air barrier material and sealing it to the adjacent air barrier material.

**Window Head**



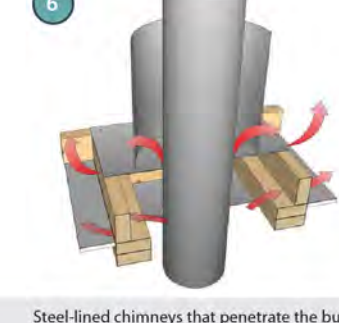
The interface between window head/jamb and wall assembly must be made airtight by sealing all joints and junctions between the structural components and/or covering the structural components with an air barrier material. The requirement also applies to doors and skylights.

**Window Sill**



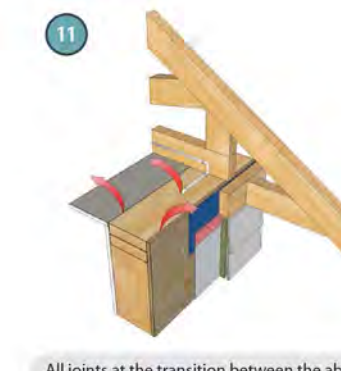
The interface between window sill and wall assembly must be made airtight by sealing all joints and junctions between the structural components and/or covering the structural components with an air barrier material. The requirement also applies to doors and skylights.

**Mechanical Flues and Chimneys**



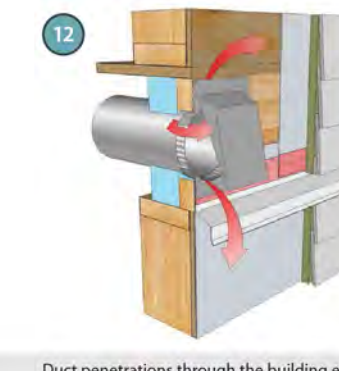
Steel flue chimneys that penetrate the building envelope must be made airtight by blocking the void between the chimney and the building envelope with required clearances for metal chimneys and surrounding construction with sheet metal and sealant capable of withstanding high temperatures.

**Wall to Ceiling**



All joints at the transition between the above grade wall and ceiling must be made airtight by sealing all joints and junctions between the structural components and/or covering the structural components with an air barrier material.

**Wall Vented Ducts**



Duct penetrations through the building envelope must have an airtight seal.

**Electrical Penetrations in Walls**



Electrical penetrations in walls, including electrical outlets, wiring, switches and recessed light fixtures through the plane of airtightness must be airtight. Options include using a component that is designed to be airtight and sealing it to the adjacent air barrier material, or by covering the component with an air barrier material and sealing it to the adjacent air barrier material.

**FUTURE HYDRAULIC LOAD CALCULATION FOR WATER SERVICE PIPE AND METER SIZE SINGLE FAMILY DWELLING OR DUPLEXES - TABLE A**

Fixture or Device	Fixture Unit	Number of Total Fixture Units
Bathroom Group - three fixtures only (1 toilet, 1 basin and 1 bathtub or 1 shower stall = 1 Bathroom group)	3.6	4
Bathtub **	1.4	14.4
Clothes washer	1.4	2.8
Dishwasher	1.4	1.4
Hose bibb - 1/2" (Outside Tap)	2.5	5
Sink, bar	1	
Sink, bathroom (Lavatory or Basin)	0.7	0.7
Sink, kitchen	1.4	4.2
Sink, laundry	1.4	
Shower stall	1.4	1.4
Water closet (Toilet)	2.2	
<b>Total fixture unit load to building</b>		<b>Total 29.9</b>

\*\*Fixtures other than declared in Bathroom Groups

**CITY OF VICTORIA WATER METER SIZING - TABLE B**

Size of Water Pipe from City Water Main in Street to Property	Water Velocity - 3.0 m/s Hydraulic Load, fixture units
Existing 1/2" (meter size)	16.4
Existing 3/4" (meter size)	23.6
New 3/4"	21
1"	43 ✓
1 1/2"	148

**OWNER WATER SERVICE PIPE SIZING (FROM PROPERTY LINE TO HOUSE) - TABLE C**

Size of Water Pipe	Water Velocity - 3.0 m/s Hydraulic Load, fixture units
1/2"	7
3/4"	16
1"	31 ✓
1 1/4"	57



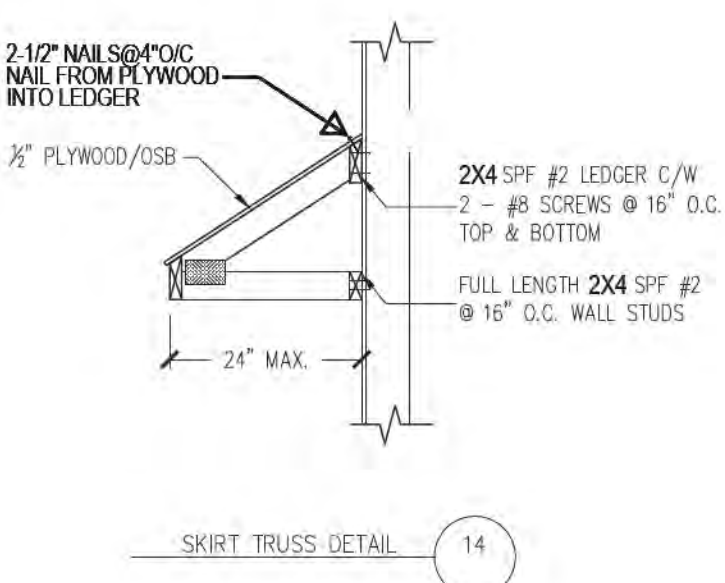
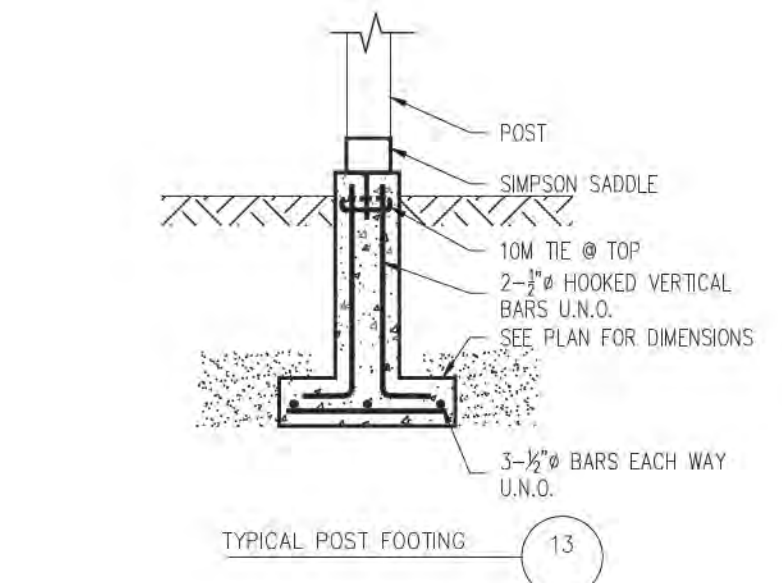
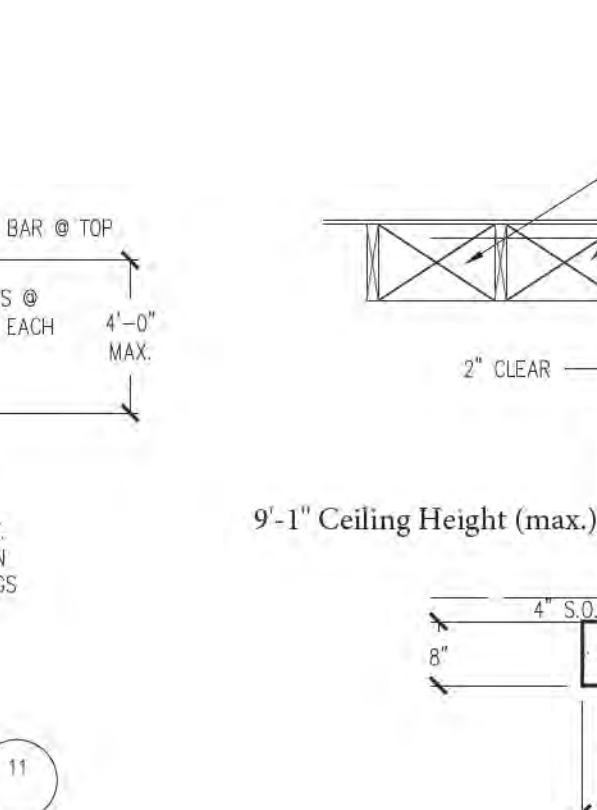
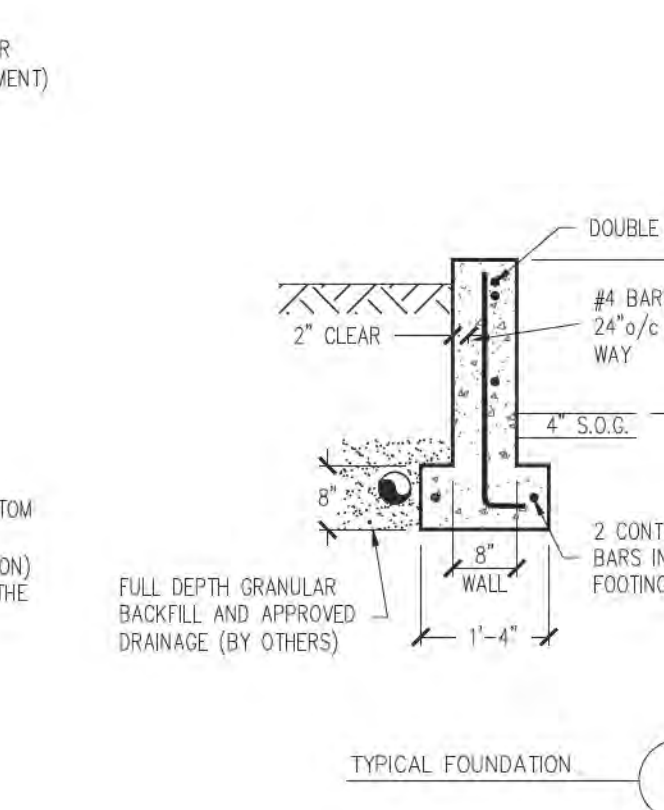
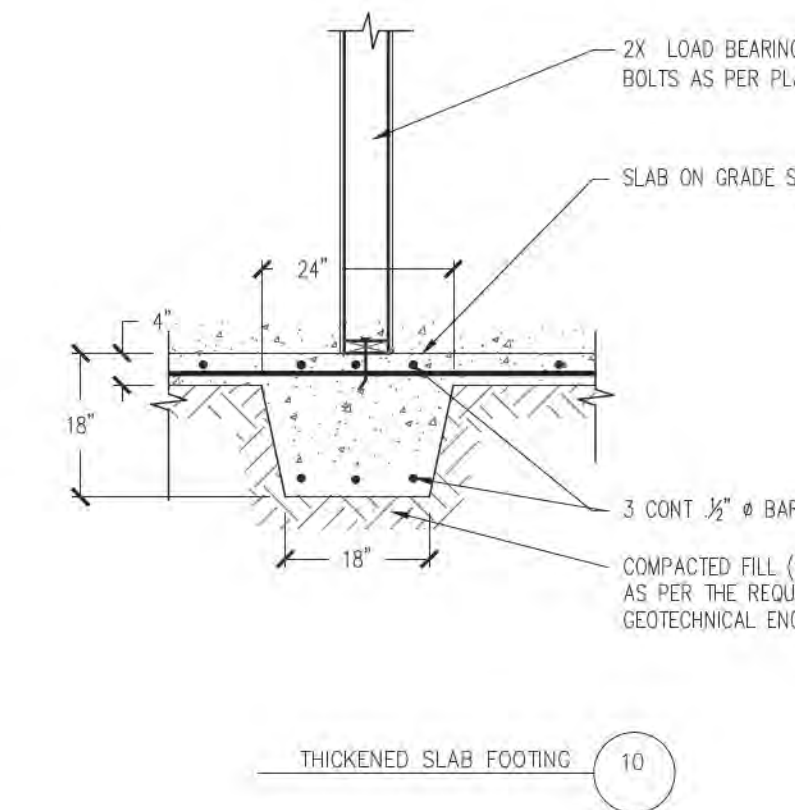
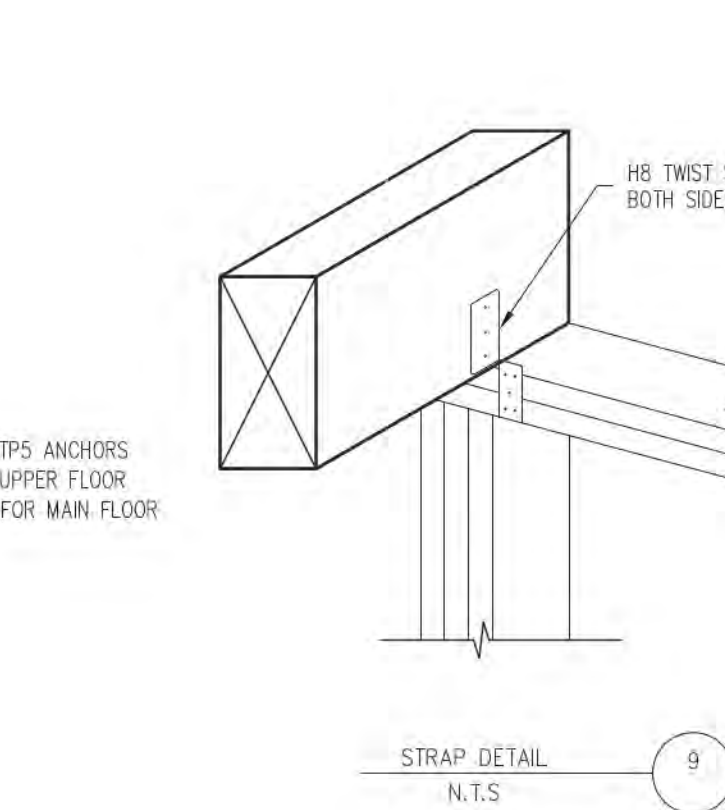
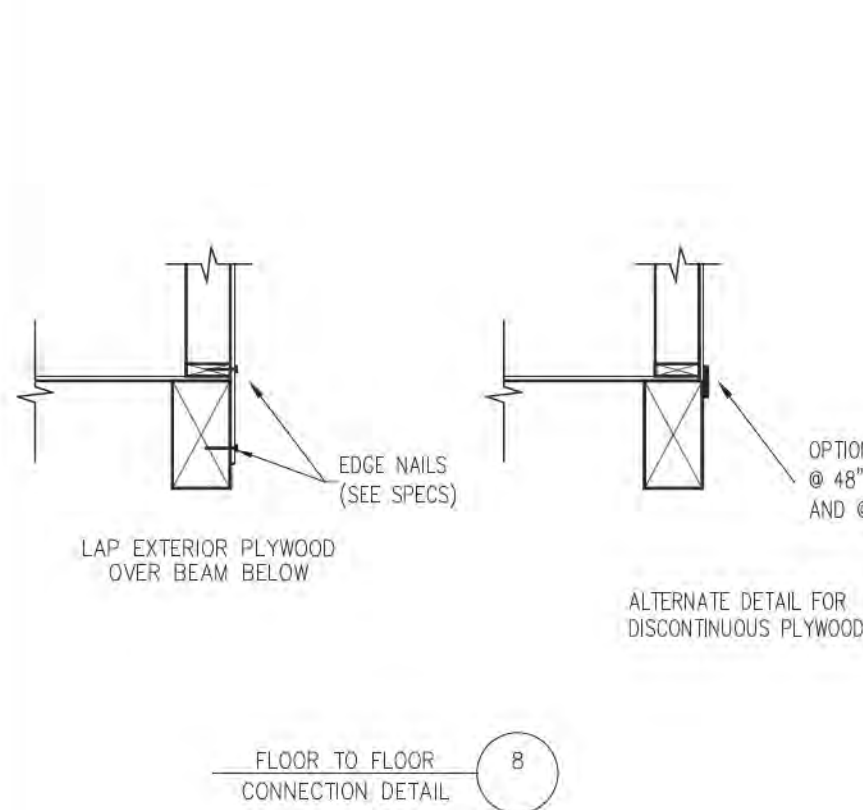
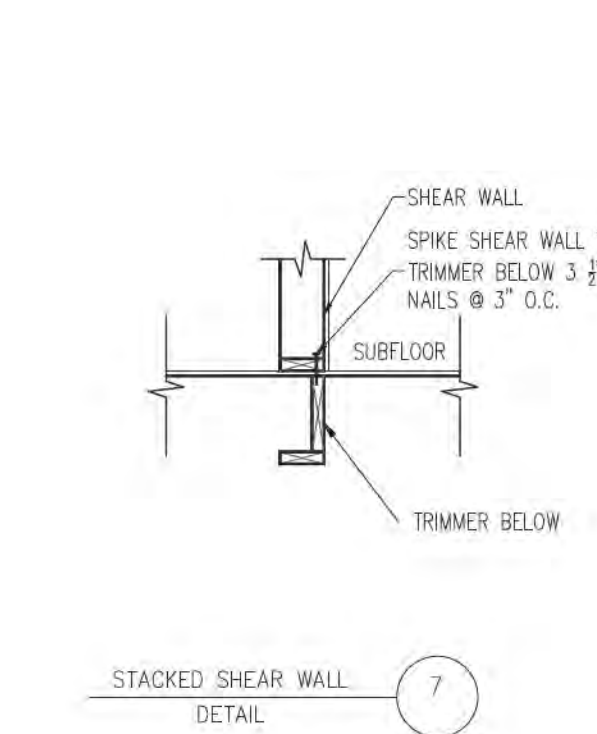
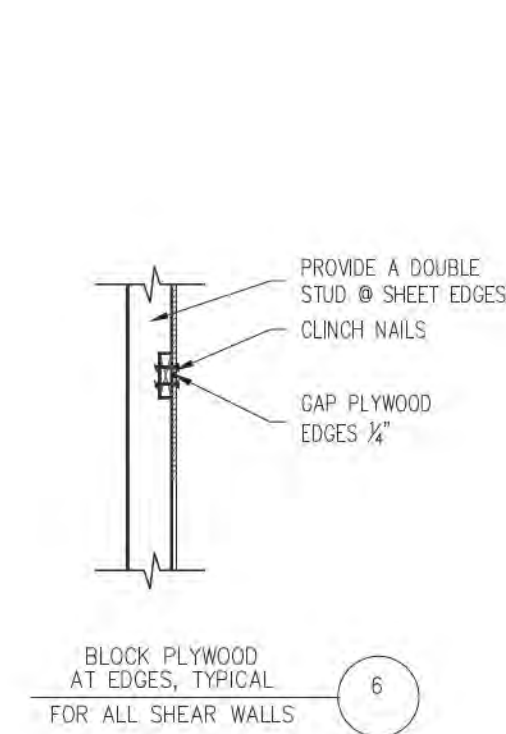
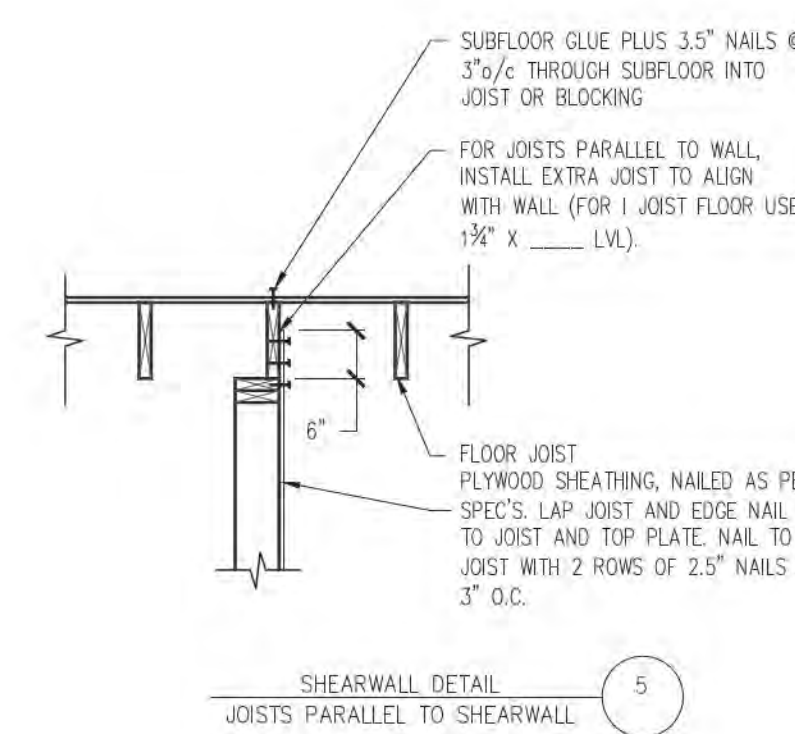
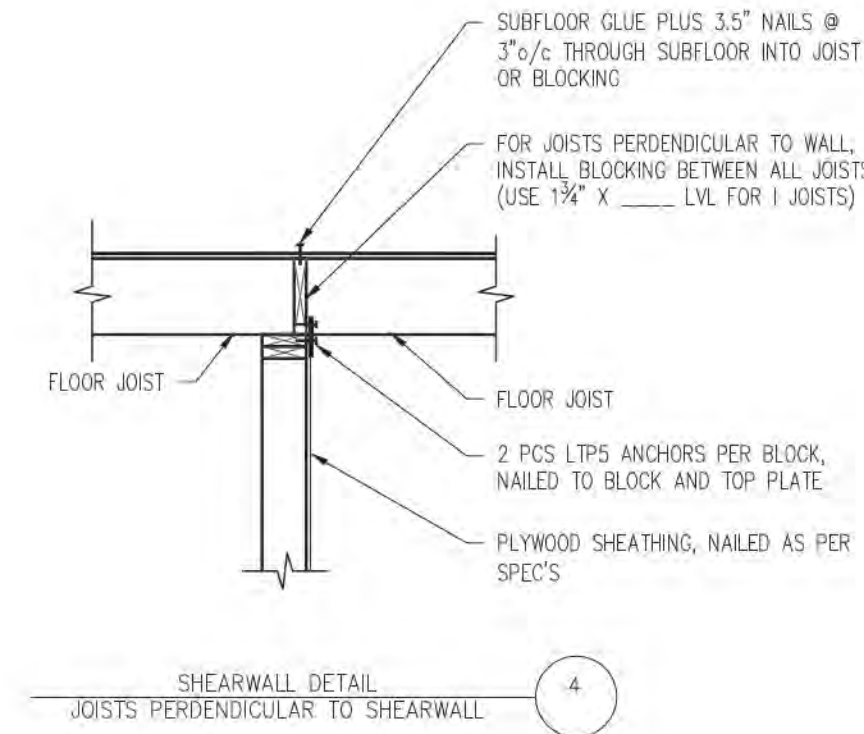
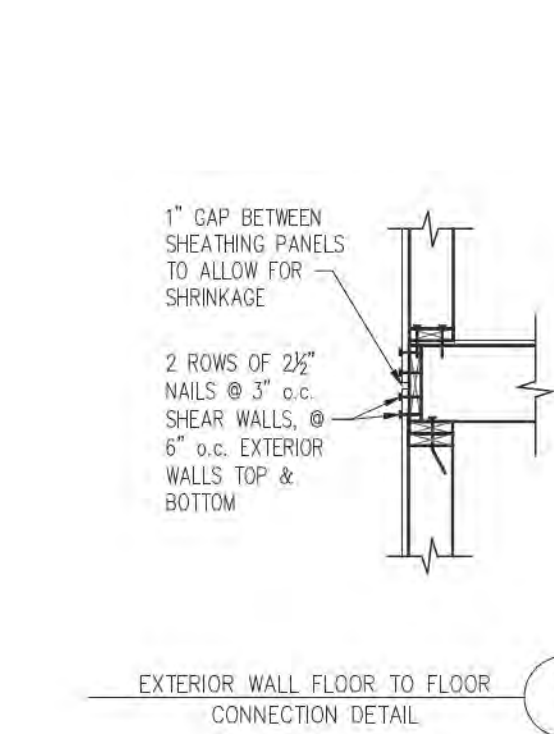
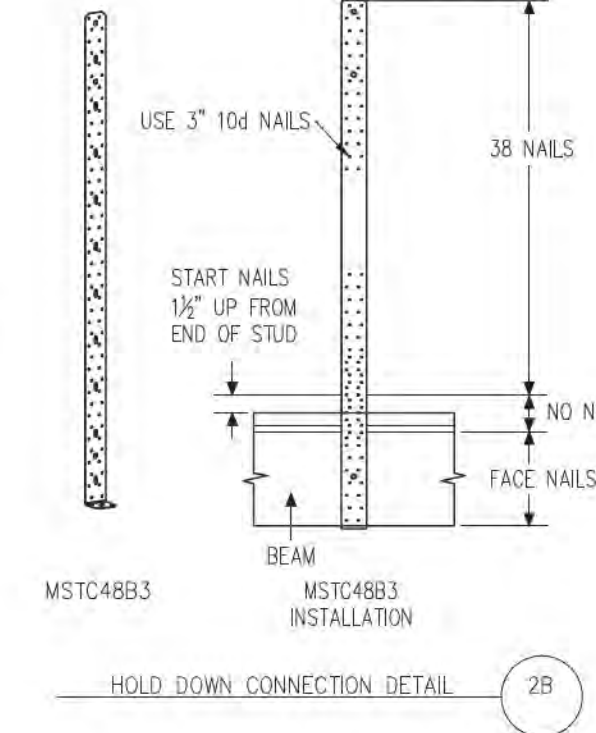
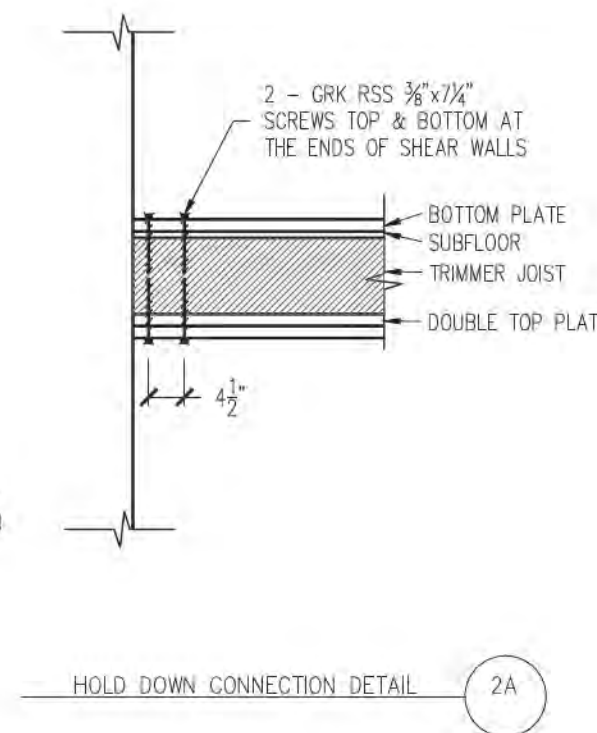
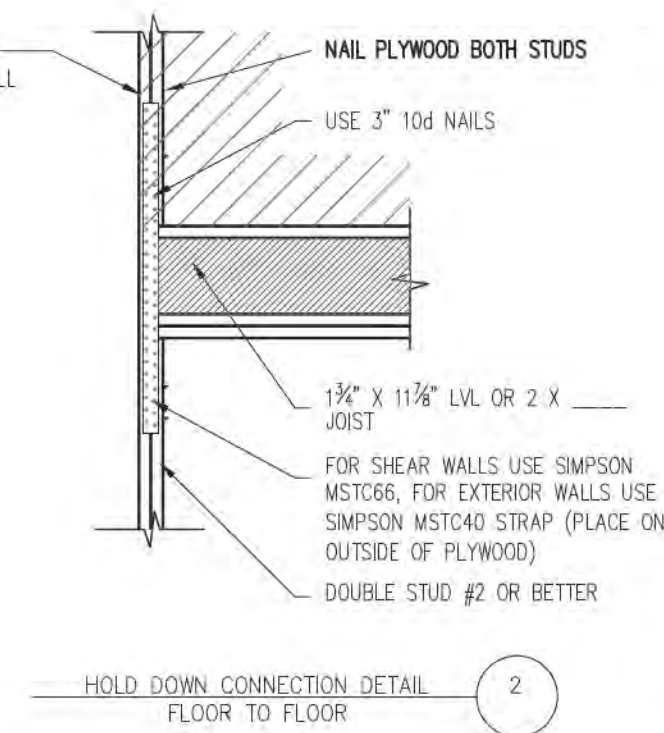
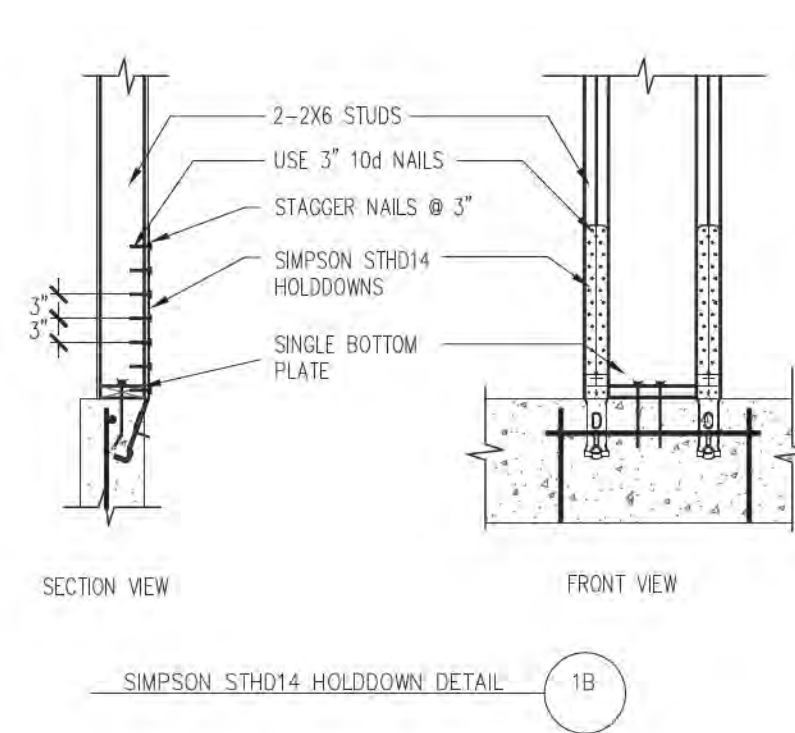
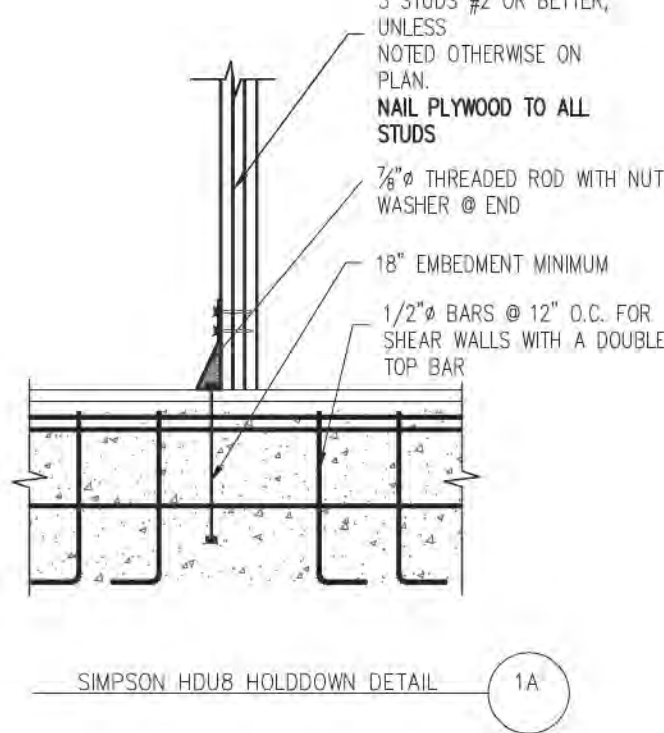
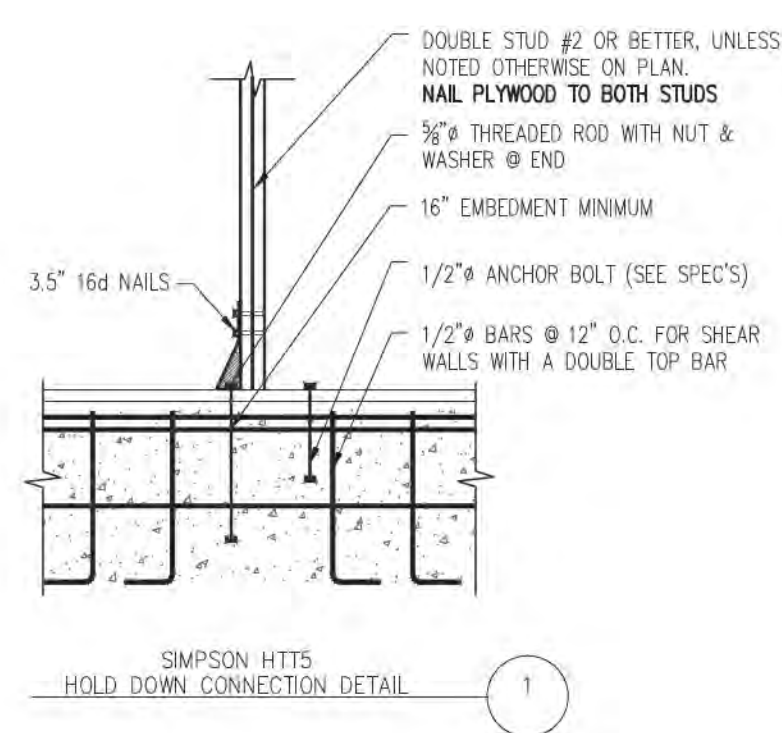
**HARTMANN'S**  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

SHEET  
**3** OF 6





**DESIGN CRITERIA**

- 2024 BC BUILDING CODE PART 9
- LATERAL LOAD DESIGN AS PER 9.23.13.2(2)(c) - Seismic Design as per the 2018 BC Building Code

**GENERAL NOTES**

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE PLANS.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THESE PLANS, COORDINATE THEM WITH OTHER TRADES, AND BE RESPONSIBLE FOR THE SAME.
- ALL WORK MUST CONFORM TO THE 2018 B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS.
- ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THOSE OF OTHER CONSULTANTS ARE TO BE REPORTED IN WRITING TO THE ENGINEER FOR CLARIFICATION.
- THE DRAWINGS SHOW THE COMPLETED STRUCTURE. COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY ARE NOT INCLUDED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION SAFETY ON AND ABOUT THE JOB SITE DURING CONSTRUCTION.

**ITEMS NOT COVERED BY SCOTT ENGINEERING INC.**

- SOME ELEMENTS AND COMPONENTS MAY NEED PROFESSIONAL DESIGN BY OTHER PROFESSIONALS. THIS MAY OR MAY NOT INVOLVE STRUCTURAL DESIGN AND REVIEW. THIS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO ARRANGE AND COMPLETE. UNLESS NOTED OTHERWISE, SCOTT ENGINEERING INC. IS ONLY RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURE.
- SCOTT ENGINEERING INC. IS NOT RESPONSIBLE AND DOES NOT PROVIDE DESIGN OR REVIEW FOR THE FOLLOWING ITEMS: CONCRETE SLABS POURED ON GRADE INCLUDING BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, GARAGE FLOOR SLABS OR BASEMENT FLOOR SLABS, RAILINGS, RETAINING WALLS THAT HAVEN'T BEEN REVIEWED, CLADDING, GLAZING, BRICK OR STONE VENEERS & CHIMNEYS.
- SCOTT ENGINEERING INC. RECOMMENDS THAT A QUALIFIED BUILDING ENVELOPE ENGINEER BE RETAINED FOR DESIGN OF THE BUILDING ENVELOPE SYSTEM AND DETAILS.

**CONCRETE**

- USE MINIMUM 3625 PSI (25 MPa) CONCRETE FOR ALL FOOTINGS AND FOUNDATIONS UNLESS NOTED OTHERWISE.
- CENTER FOOTINGS UNDER ALL WALLS AND COLUMNS.
- NOTIFY ENGINEER 48 HOURS (MINIMUM) IN ADVANCE FOR INSPECTION OF FOOTINGS, FOUNDATION WALLS AND STRUCTURAL FRAMING.
- DO NOT POUR CONCRETE IF AMBIENT TEMPERATURE IS LESS THAN 5 DEG CELSIUS FOR A PERIOD OF 48 HOURS FROM THE TIME OF POUR.
- CONCRETE SHALL CONFORM TO CSA A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".

**REINFORCING**

- REINFORCING TO CONFORM TO CAN/CSA G30.18, GRADE 400 MPA
- MINIMUM LAP LENGTH = 48 X (BAR DIAM.), UNLESS NOTED OTHERWISE
- PROVIDE 24"x24" CORNER BARS AT ALL CORNERS FOR EVERY HORIZONTAL BAR, OF EQUIVALENT BAR DIAMETER.
- FOOTINGS POURED SEPARATE FROM WALLS MUST BE DOWELED WITH 1/2" BARS AT 12" o/c IN SHEARWALLS AND WALLS OVER 4' (24" o/c IN ALL OTHER WALLS). CURB WALLS SHOULD BE POURED MONOLITHICALLY WITH THE FOOTINGS.

**FRAMING**

- ALL FRAMING, LUMBER MATERIALS AND INSTALLATION MUST CONFORM TO THE CURRENT B.C. BUILDING CODE AND CSA 086.14 STANDARD.
- ALL FRAMING MEMBERS TO BE #2 OR BETTER.
- STEEL BEAMS AND COLUMNS TO BE MINIMUM GRADE 350W STEEL CONTAINED IN CSA C40.21 "STRUCTURAL QUALITY STEEL". USE A325M BOLTS AND E480X ELECTRODES FOR WELDED JOINTS. HEADERS AND LINTELS NOT NOTED ELSEWHERE, ARE TO BE 2 - 2x10 #2 SPF OR BETTER.
- USE SIMPSON U210 HANGERS (OR EQUIVALENT) ON ALL DIMENSIONAL LUMBER JOISTS AND BEAMS FLUSH FRAMING.
- PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO FRAMING INSPECTION.
- TRUSSES SHALL BE PLACED AND BRACED AS PER MANUFACTURER'S SPECIFICATIONS. REMOVAL OF BRACES, DRILLING OR CUTTING TRUSS CHORDS IS NOT PERMITTED.
- MINIMUM BEARING FOR ENGINEERED BEAMS IS 3" CRIPPLE OR 3.5" PLATE BEARING. U.N.O.
- FLOOR SYSTEM SUPPLIER MUST DESIGN AND SUPPLY THE ENTIRE FLOOR SYSTEM INCLUDING THE FOLLOWING ELEMENTS:
  - ENGINEERED 1-JOIST WITH DESIGN FOR MINIMUM L/480 DEFLECTION AND ALL APPLICABLE LOADS
  - ENGINEERED BEAMS WITH DESIGN FOR MINIMUM L/480 DEFLECTION AND ALL APPLICABLE LOADS
  - ALL REQUIRED HANGERS AND CONNECTIONS PER THEIR MANUFACTURER'S SPECIFICATIONS
  - ALL BLOCKING LOCATIONS AS REQUIRED
  - ALL RIM JOIST MATERIAL SHALL BE MINIMUM 1.75" THICK
  - ALL COMPONENTS SHALL COME WITH SEALED SHOP DRAWINGS AND LAYOUTS BY THE SUPPLIER'S COMPONENT ENGINEER
  - ALL COMPONENTS TO BE MINIMUM 2900 Fb 2.0E LVL OR PSL UNLESS NOTED OTHERWISE. USE HIGUS HANGERS WITH 3.5" NAILS U.N.O.
- ALL ROOF, EXTERIOR WALL AND SHEAR WALL NAILS ARE 2.5" 0.131" SMOOTH SHANK NAILS.
- MINIMUM NAILING OF ROOF SHEATHING IS 2.5" NAILS @ 6" THROUGHOUT.
  - 5/8" T&G PLYWOOD FOR ROOF SLOPES LESS THAN 3/12 (UNLESS NOTED OTHERWISE ON PLANS).
  - 1/2" PLYWOOD WITH H CLIPS FOR ROOF SLOPES GREATER THAN 3/12 (UNLESS NOTED OTHERWISE ON PLANS).
- SEE PLAN FOR EXTERIOR WALL AND SHEAR WALL SHEATHING REQUIREMENTS. NAIL ALL WALL DOUBLE TOP PLATES TOGETHER WITH 2-3" NAILS @ 12" O.C.
- DOUBLE STUD SHEARWALL SHEET EDGES. STITCH NAIL DOUBLE STUD WITH 2-3" NAILS @ 5" O.C.
- GLUE & NAIL ALL SUB-FLOOR SHEATHING TO FLOOR JOISTS. 3" NAILS @ 6" o/c THROUGHOUT.
- CONNECT DECK LEDGER TO HOUSE WITH 3 ROWS OF 3 1/2" NAILS @ 8" O.C. PLUS SIMPSON SDS 1/2"x3/8" SCREWS @ 8" O.C. STAGGERED.
- CONNECT ALL BUILT-UP 2x4 COLUMNS WITH 3" NAILS @ 9" O.C., 2x6 POSTS WITH 2 ROWS OF 3" NAILS @ 9" O.C.

**BEAM NAILING PATTERNS**

- BUILT UP BEAMS - 4 ROWS OF 3" NAILS @ 12" o/c U.N.O.
- LVL BEAMS UP TO 11-7/8" DEPTH - 3 ROWS OF 3.5" NAILS @ 12" o/c U.N.O.
- LVL BEAMS DEEPER THAN 11-7/8" - 4 ROWS OF 3.5" NAILS @ 12" o/c U.N.O.

**PROJECT DATA**

ROOF: LIVE LOAD (psf) = 23.5  
DEAD LOAD (psf) = 10  
(S=31.3 Sr=6.3)

FLOOR: LIVE LOAD (psf) = 40  
DEAD LOAD (psf) = 10

WALL: DEAD LOAD (psf) = 10

CONCRETE ROOF TILE (psf) = None

CONCRETE TOPPING (psf) = None

ASSUMED ALLOWABLE SOIL BEARING CAPACITY (psf) = 1568

Su (0.2) = 1.30  
Su (0.5) = 1.16  
Rd = 3.0  
Rc = 1.7  
SITE CLASS = C  
I = 1.0

Oct. 28, 2024 ISSUED FOR PERMIT & CONSTRUCTION

Date Revision

REVISIONS

**SCOTT ENGINEERING INC.**

Permit no.: 1000106

JOHN G. SCOTT, P.Eng  
Structural Engineer

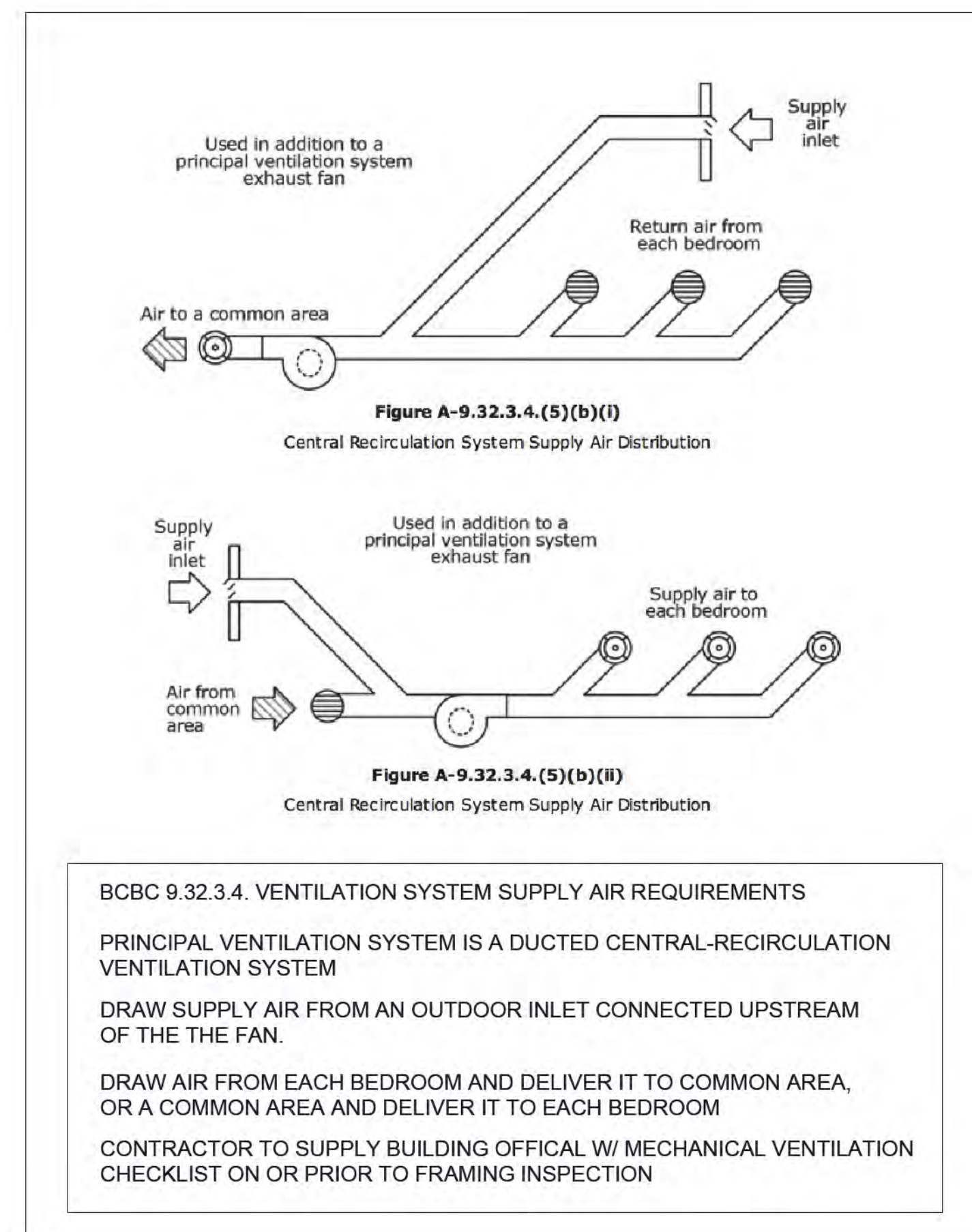
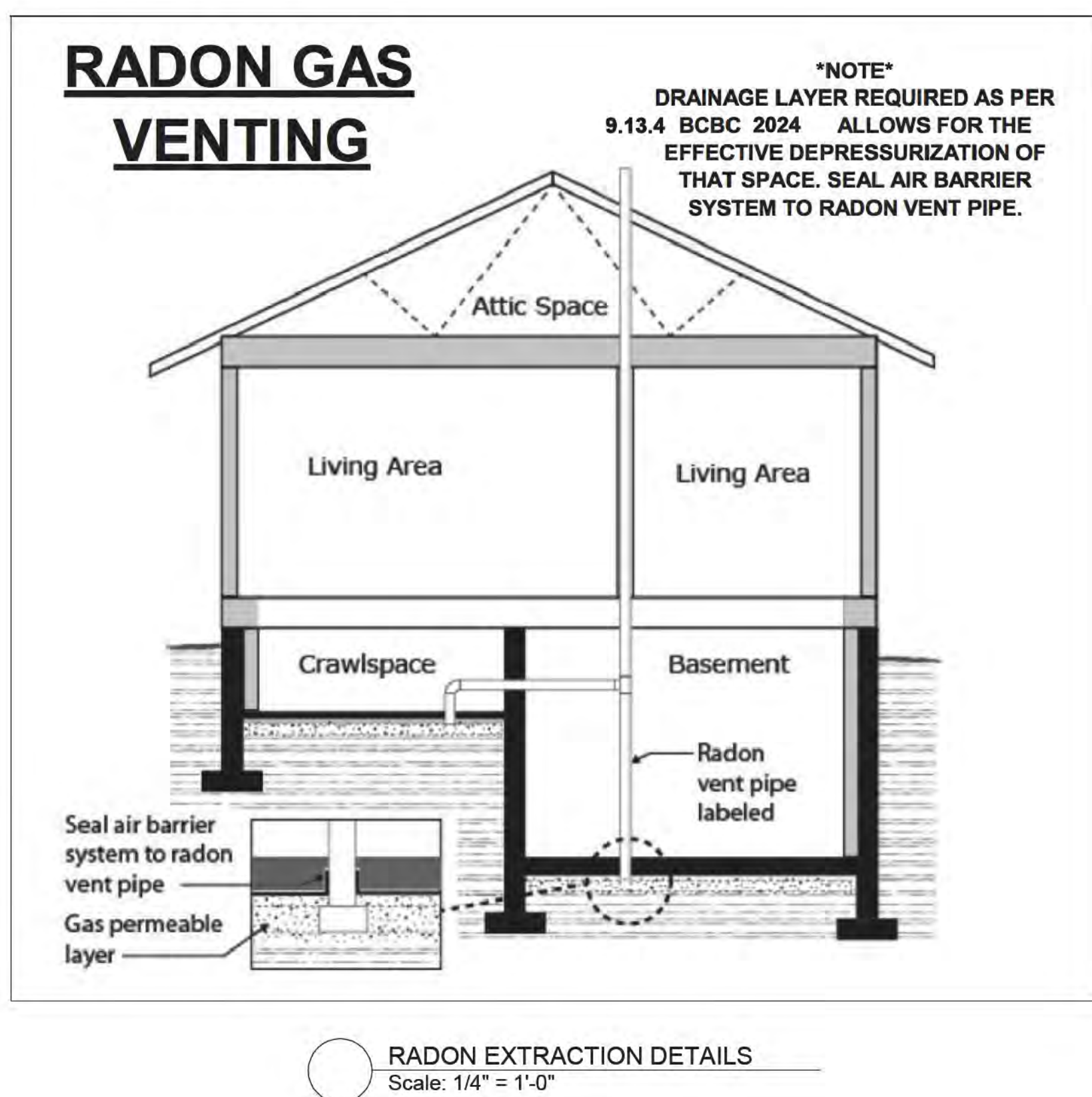
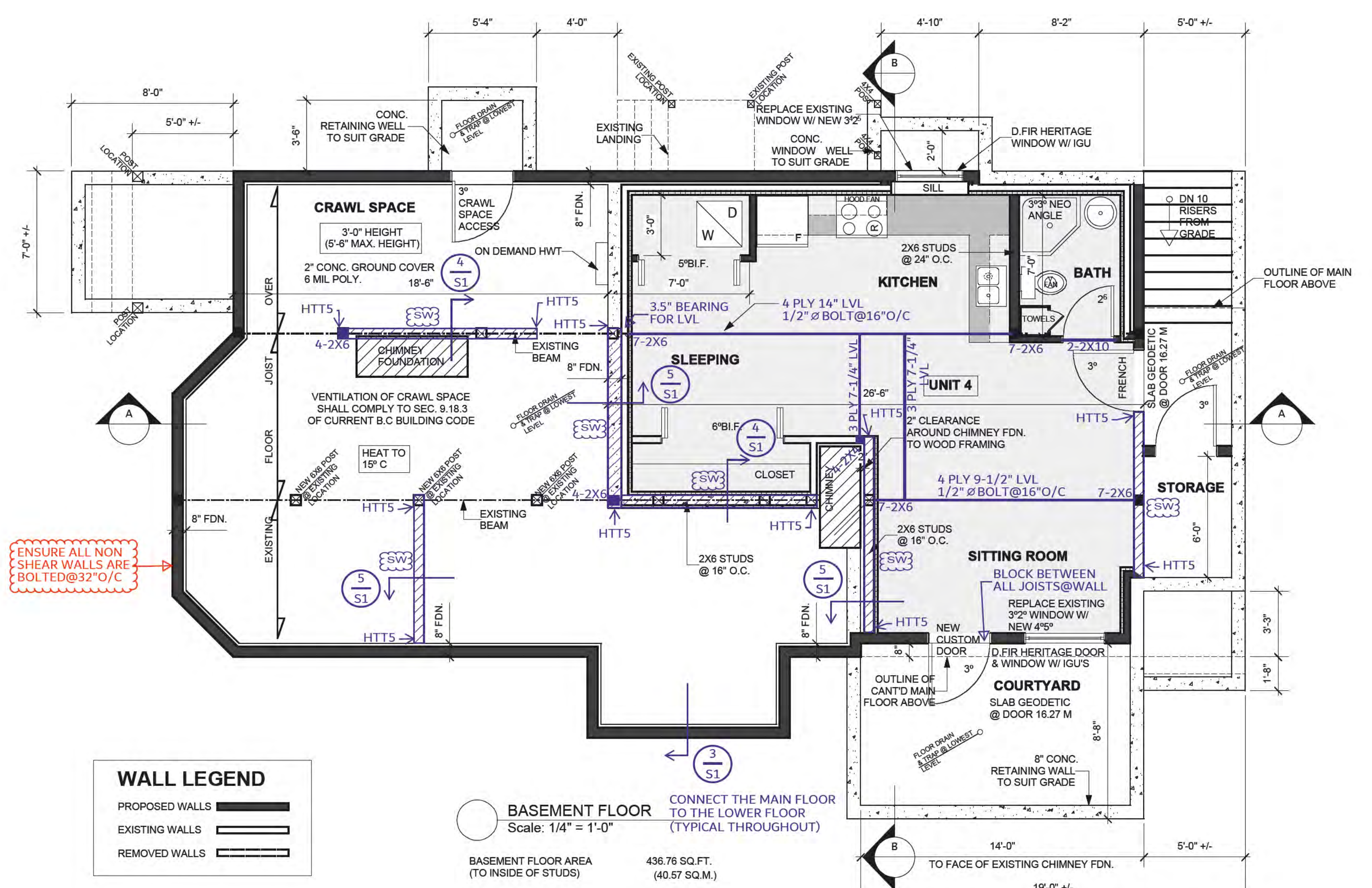
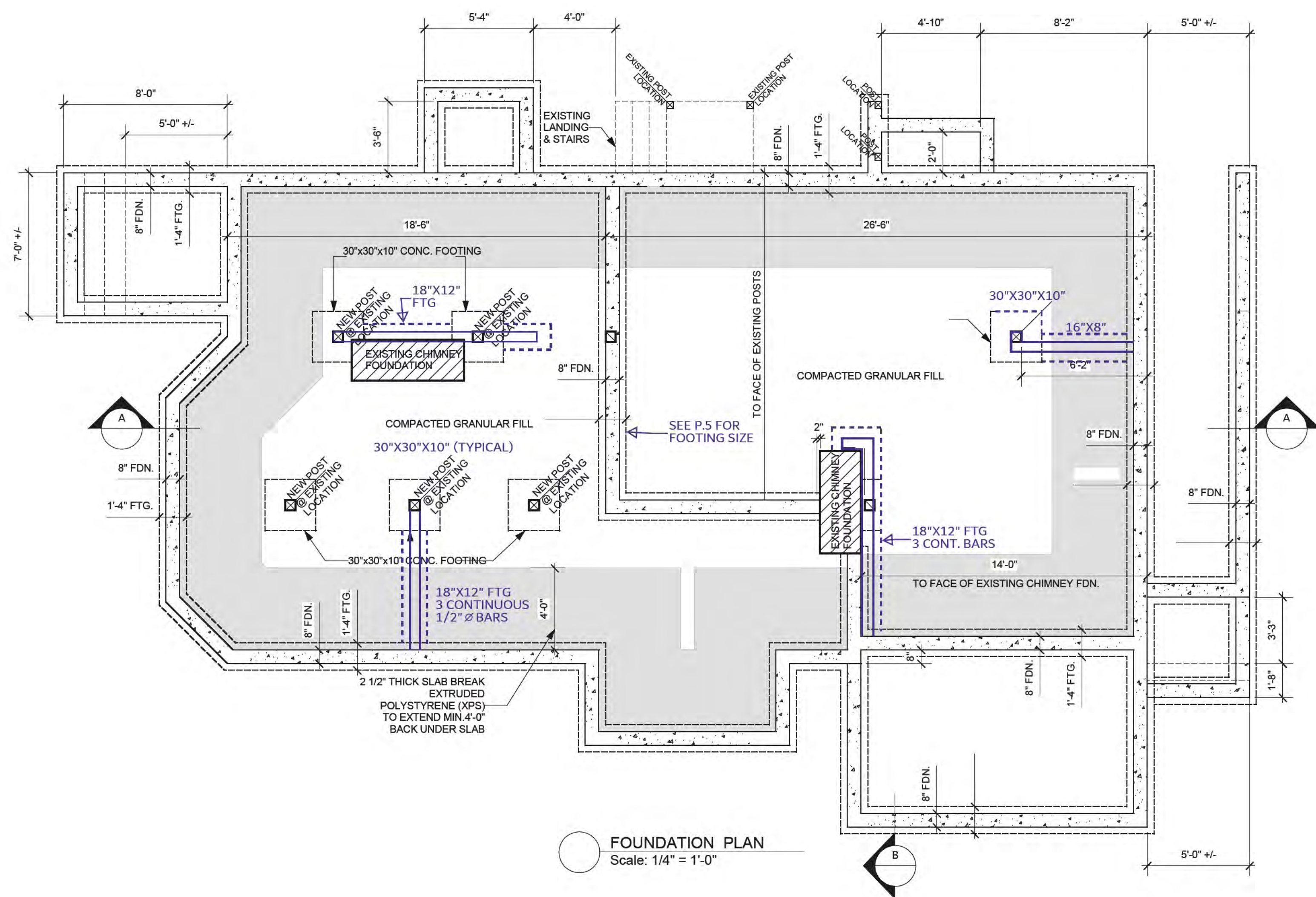
3148 ANTROBUS CRESCENT  
COLWOOD, BC V9B 5P5  
TEL.: 250 893 1444  
scottengineering@showcable.com

Drawing

**GENERAL NOTES & DETAILS**

Drawn By oak	Date Oct. 28, 2024	Drawing No. S1
Checked By J. SCOTT	Scale	
Project Name Scott Williams 725 Vancouver St Victoria		





EXTERIOR WALLS: 2X6@16"O/C  
 1/2" PLYWOOD WITH 2-1/2" NAILS@6" THROUGHOUT - GAP EDGES 1/4"  
 1/2"x8" ANCHOR BOLTS@32"O/C  
 SHEAR WALLS (SW): 1/2" PLYWOOD - GAP EDGES 1/8"  
 2-1/2" NAILS@3"O/C@EDGES  
 2-1/2" NAILS@5"O/C@INTERMEDIATE STUDS  
 1/2"x8" ANCHOR BOLTS@16"O/C  
 PLACE ALL SHEETS HORIZONTALLY  
 (ALL 2-1/2" NAILS = 0.131" SHANK)

Per Guidelines for Part 9 Buildings by EGBC Section 3.4, this renovation does not "increase the lateral forces carried by the intact elements of the existing structure by more than 5%." Please note that this does not mean that the renovated building meets the seismic requirements of the current BC Building Code. A seismic analysis has not been complete.

**SCOTT**  
ENGINEERING INC.  
 Permit no.: 1000106  
 JOHN G. SCOTT, P.Eng.  
 Structural Engineer  
 3148 ANTIORIS CRESCENT  
 COLWOOD, BC V8B 2P5  
 TEL.: 250 893 1444  
 john@scottengineering.ca

SEE DETAILS ON PAGE S1  
 ALL LINTELS ARE 2-2X10 (U.N.O.)

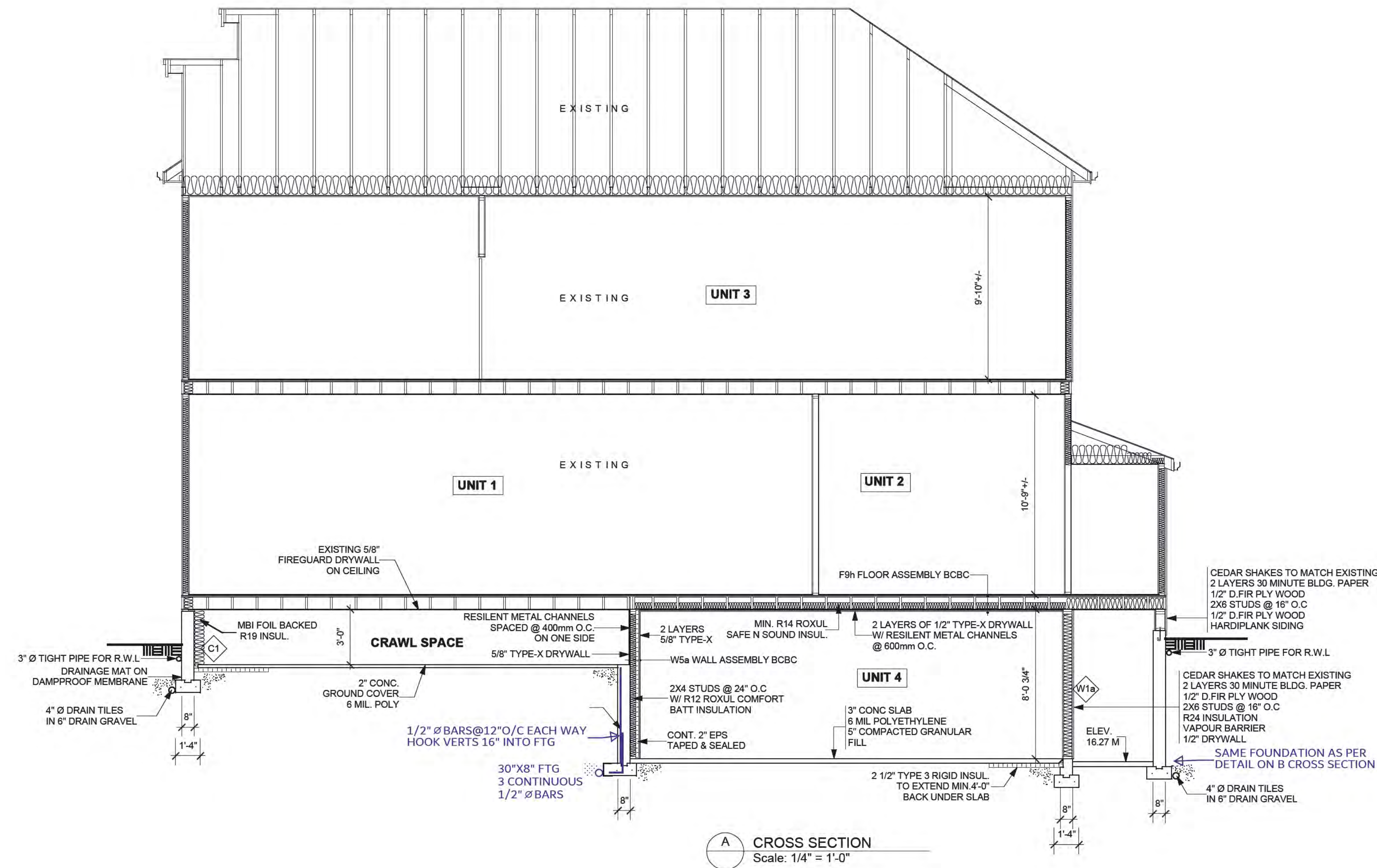
**HARTMANN'S**  
DRAFTING & DESIGN  
 3484 MAPLEWOOD R.D. VICTORIA, B.C.  
 V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
 DATE AUG 2024  
 DRAWN BY TMAR  
 CHK BY KMAR  
 PLAN # 373

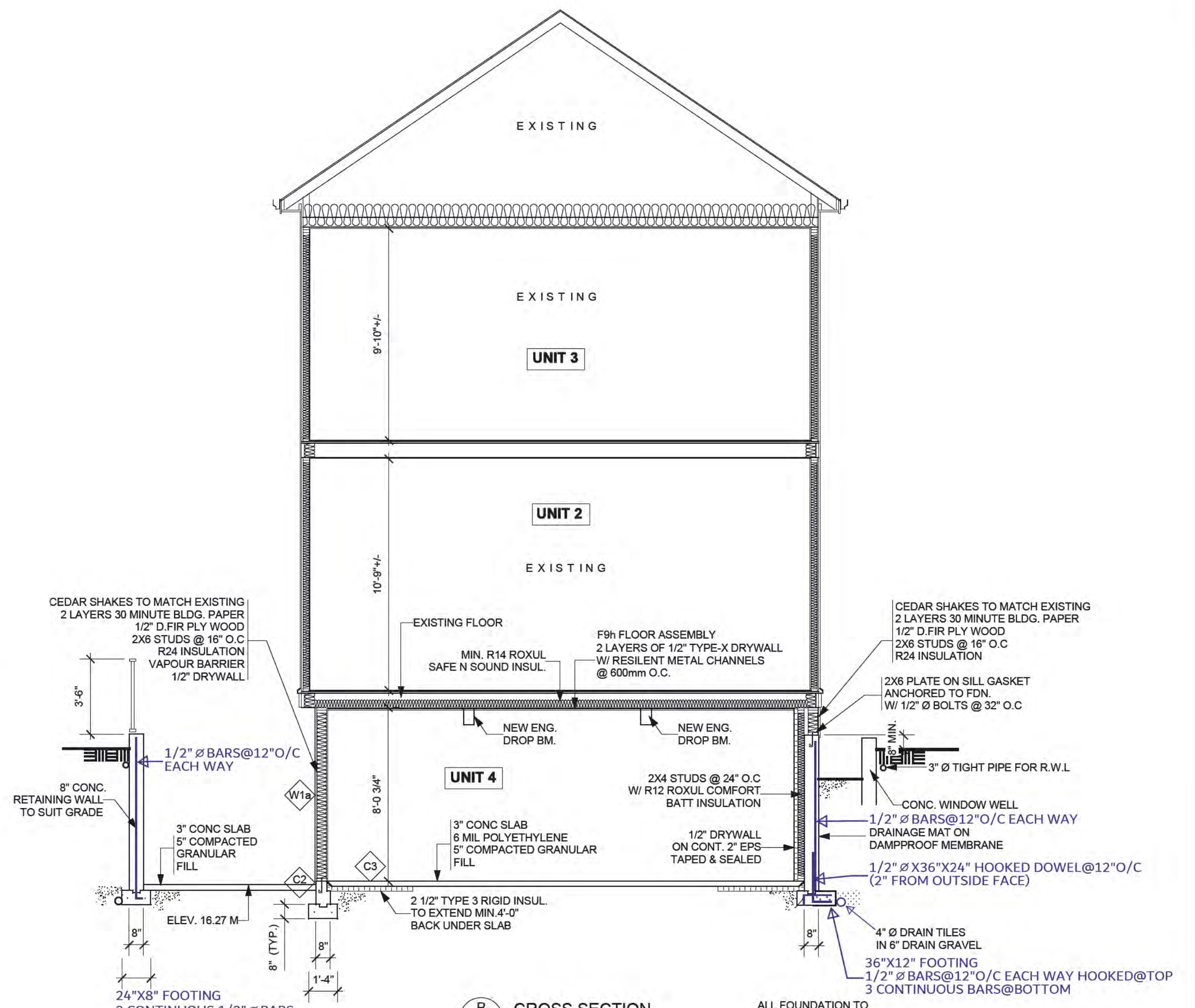
**PROPOSED RENOVATION FOR  
725 VANCOUVER STREET**

SHEET  
**4**  
OF 6





**A** CROSS SECTION  
Scale: 1/4" = 1'-0"



**B** CROSS SECTION  
Scale: 1/4" = 1'-0"

**W1a WALLS**

RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X6 STUDS (140mm) @ 16" O.C. (23%)	0.0085 X 140 = 1.19
	23 x 1.19 = 19.327

RSI CAVITY CALCULATION	
R24 COMPRESSED	4.23
@ 16" O.C. (77%)	77 x 4.23 = 18.20

PARALLEL-PATH FLOW METHOD

RSI PARALLEL =  $\frac{100}{19.327\% \text{ AREA OF FRAMING} + 18.20\% \text{ AREA OF CAVITY}}$

$100 \div 37.53 = 2.66$

Calculating Effective R-Value: WALLS ABOVE GRADE

DESCRIPTION	NOMINAL	EFFECTIVE
R24 COMPRESSED IN 2X6 WOOD FRAMING @ 16" O.C.	3.34	2.66
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.077	
VAPOUR BARRIER	0.00	
1/2" D.FIR PLY WOOD	0.139	
BUILDING PAPER	0.00	
WOOD SHINGLES	0.15	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>		<b>3.176</b>
ZONE 4: MINIMUM REQ. EFFECTIVE		3.08

**C1 FOUNDATION WALL (CRAWL SPACE)**

Calculating Effective R-Value: FOUNDATION WALLS BELOW OR IN CONTACT W/ GRADE

8" CONCRETE (0.0004)	203.2 X 0.0004 = 0.0812
MBI FOIL BACKED R19 INSUL.	3.34
INTERIOR AIR FILM	0.12
<b>TOTAL EFFECTIVE</b>	<b>3.46</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	3.46

**C2 FOUNDATION WALL (@ SLAB BREAK)**

Calculating Effective R-Value: FOUNDATION WALLS BELOW OR IN CONTACT W/ GRADE

1 1/2" THICK SLAB BREAK EXTRUDED POLYSTYRENE (XPS)	38 x 0.035 = 1.33
6" CONCRETE (0.0004)	152.4 X 0.0004 = 0.0603
EXTERIOR AIR FILM	0.03
<b>TOTAL EFFECTIVE</b>	<b>1.42</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	1.96 - 50% = 0.98

**C3 CONCRETE SLAB FLOOR**

Calculating Effective R-Value: CONC. SLAB FLOOR BELOW OR IN CONTACT W/ GRADE

3" CONCRETE (0.0004)	76.2 X 0.0004 = 0.0348
2 1/2" THICK SLAB BREAK EXTRUDED POLYSTYRENE (XPS)	63.5 x 0.035 = 2.22
INTERIOR AIR FILM	0.16
<b>TOTAL EFFECTIVE</b>	<b>2.41</b>
ZONE 4: MINIMUM REQ. EFFECTIVE	1.96

**SCOTT ENGINEERING INC.**

JOHN G. SCOTT, P.Eng.  
Structural Engineer

3148 AMBROSUS CRESCENT  
COLWOOD, BC V9B 6P5  
TEL: 250 893 1444  
john@scotteng.com

SEE DETAILS ON PAGE 51

Per Guidelines for Part 9 Buildings by EGBC Section 3.4, this renovation does not "increase the lateral forces carried by the intact elements of the existing structure by more than 5%." Please note that this does not mean that the renovated building meets the seismic requirements of the current BC Building Code. A seismic analysis has not been complete.

**HARTMANN'S DRAFTING & DESIGN**

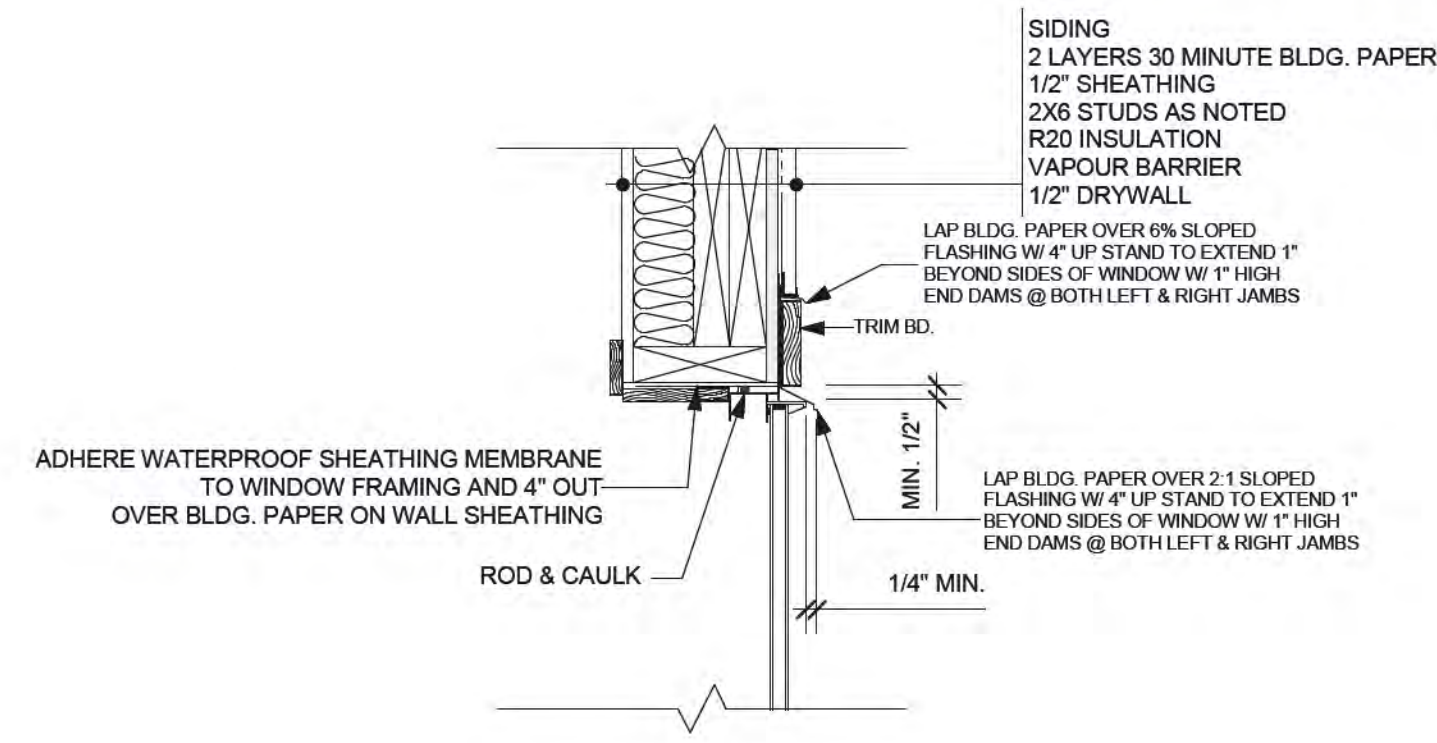
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

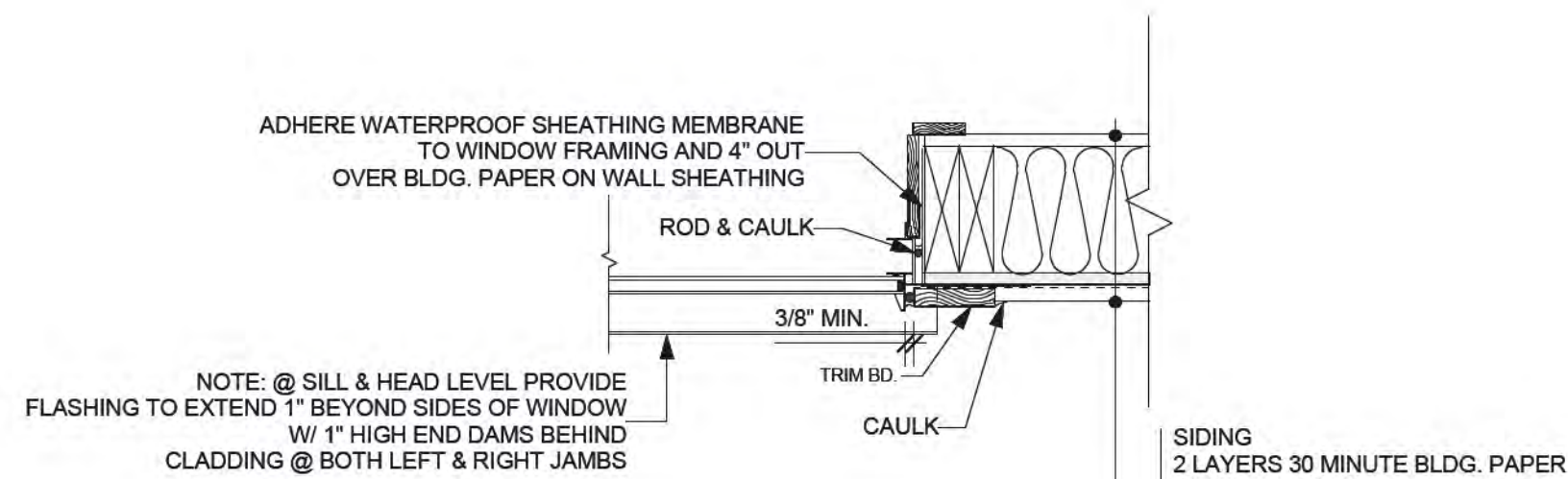
**PROPOSED RENOVATION FOR 725 VANCOUVER STREET**

SHEET 5 OF 6

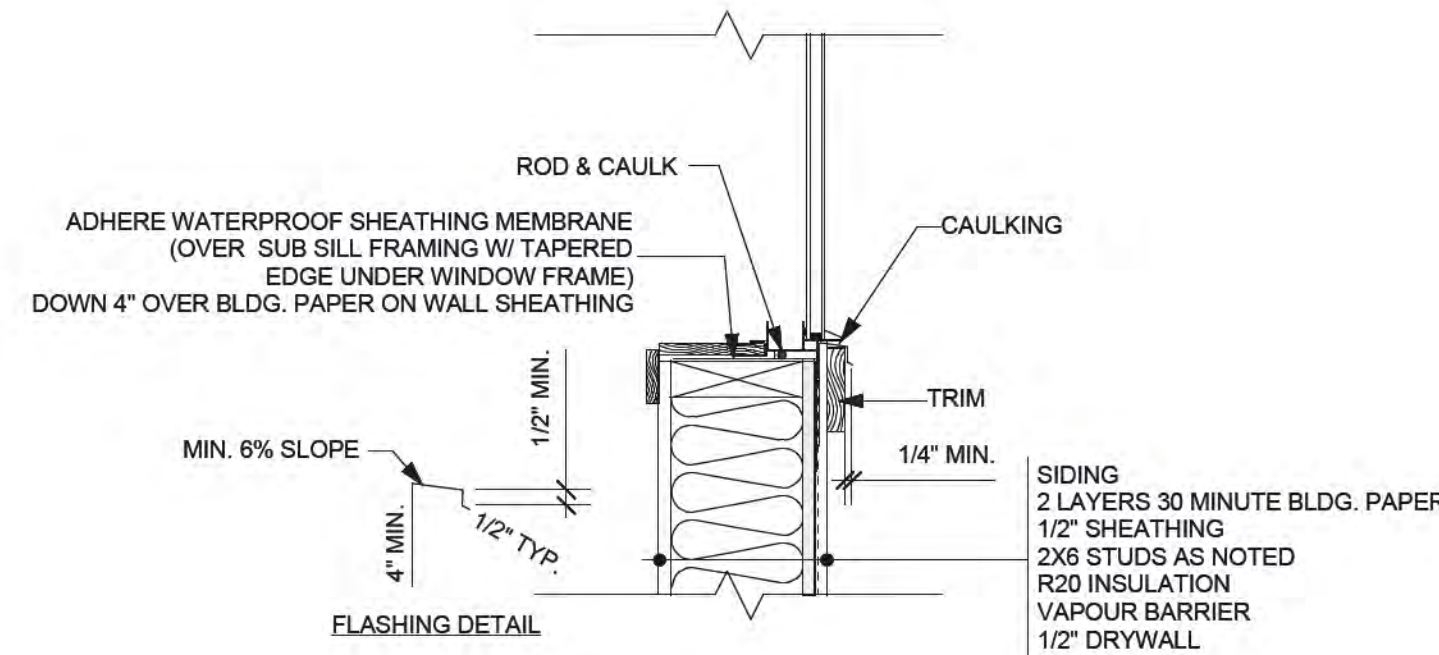




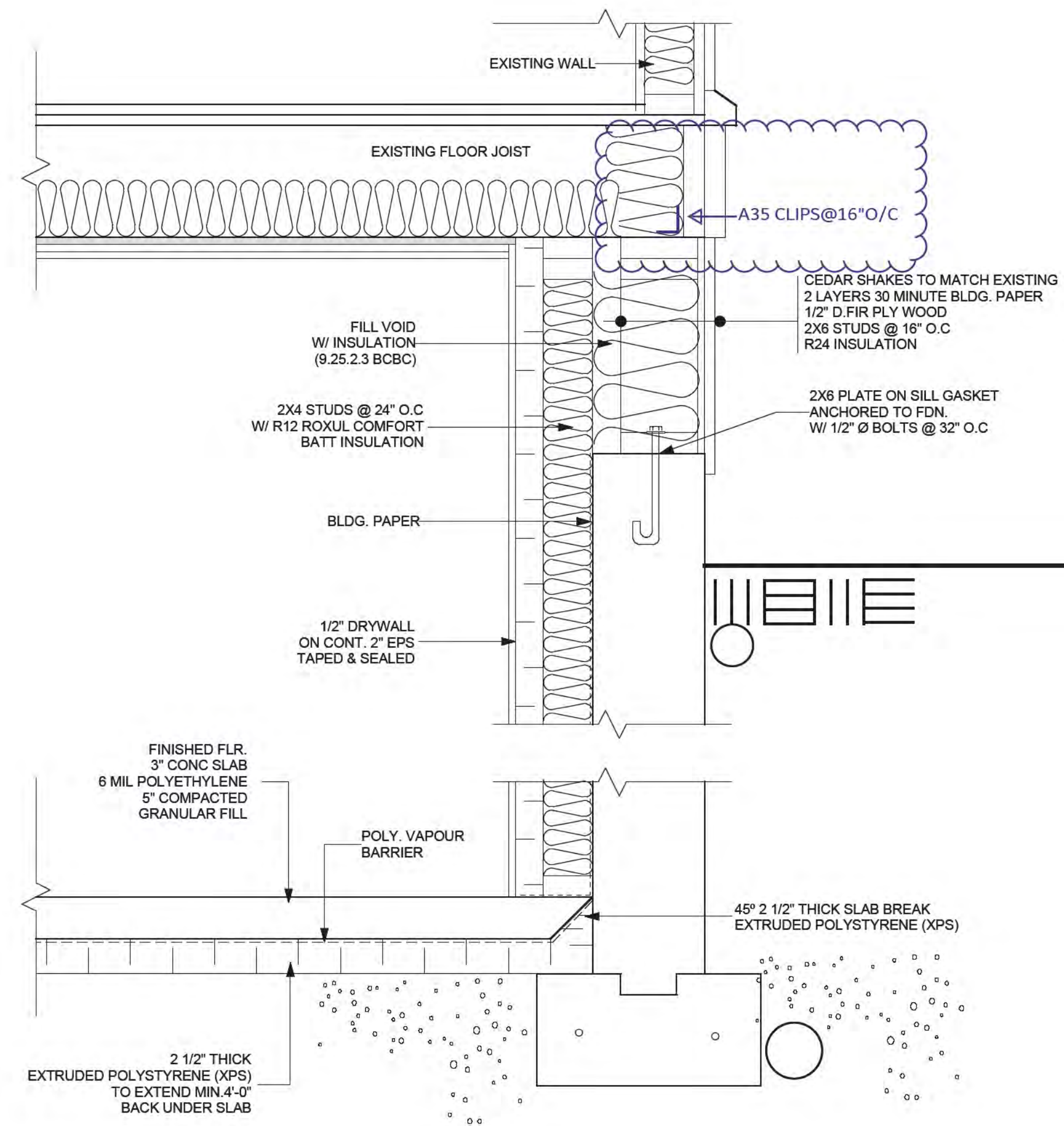
WINDOW HEAD DETAIL  
Scale: 1 1/2" = 1'-0"



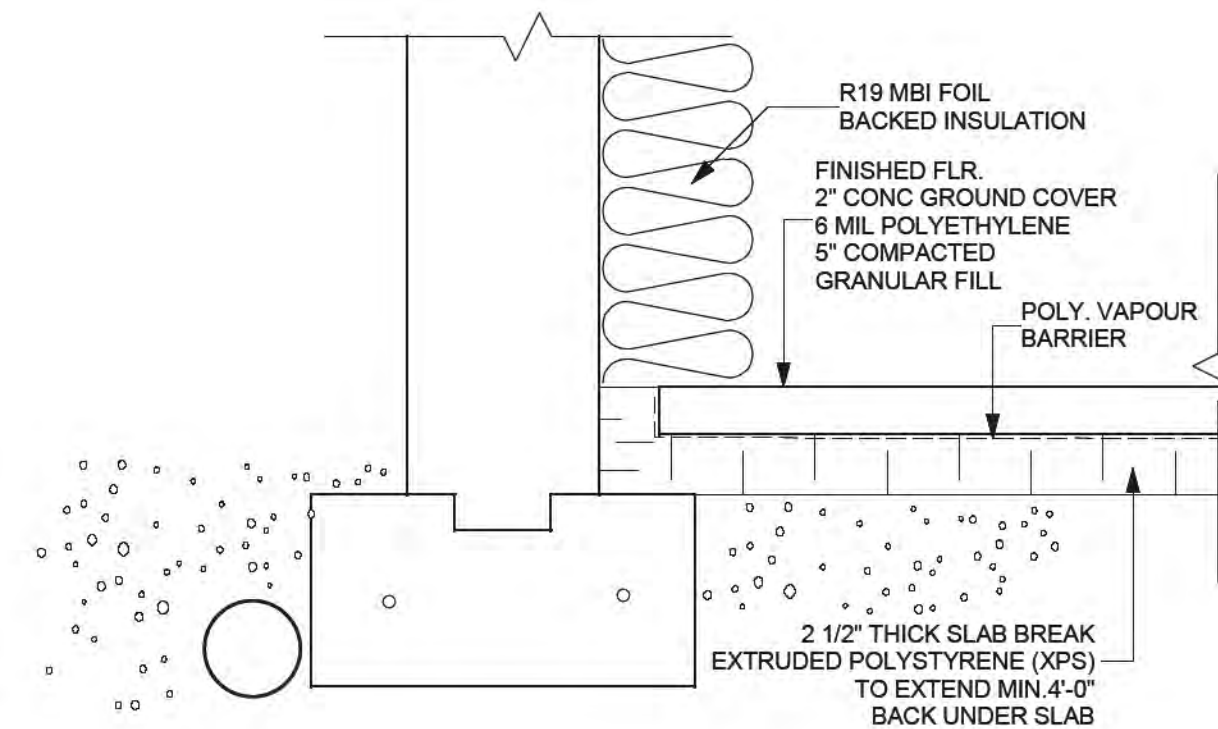
WINDOW JAMB DETAIL  
Scale: 1 1/2" = 1'-0"



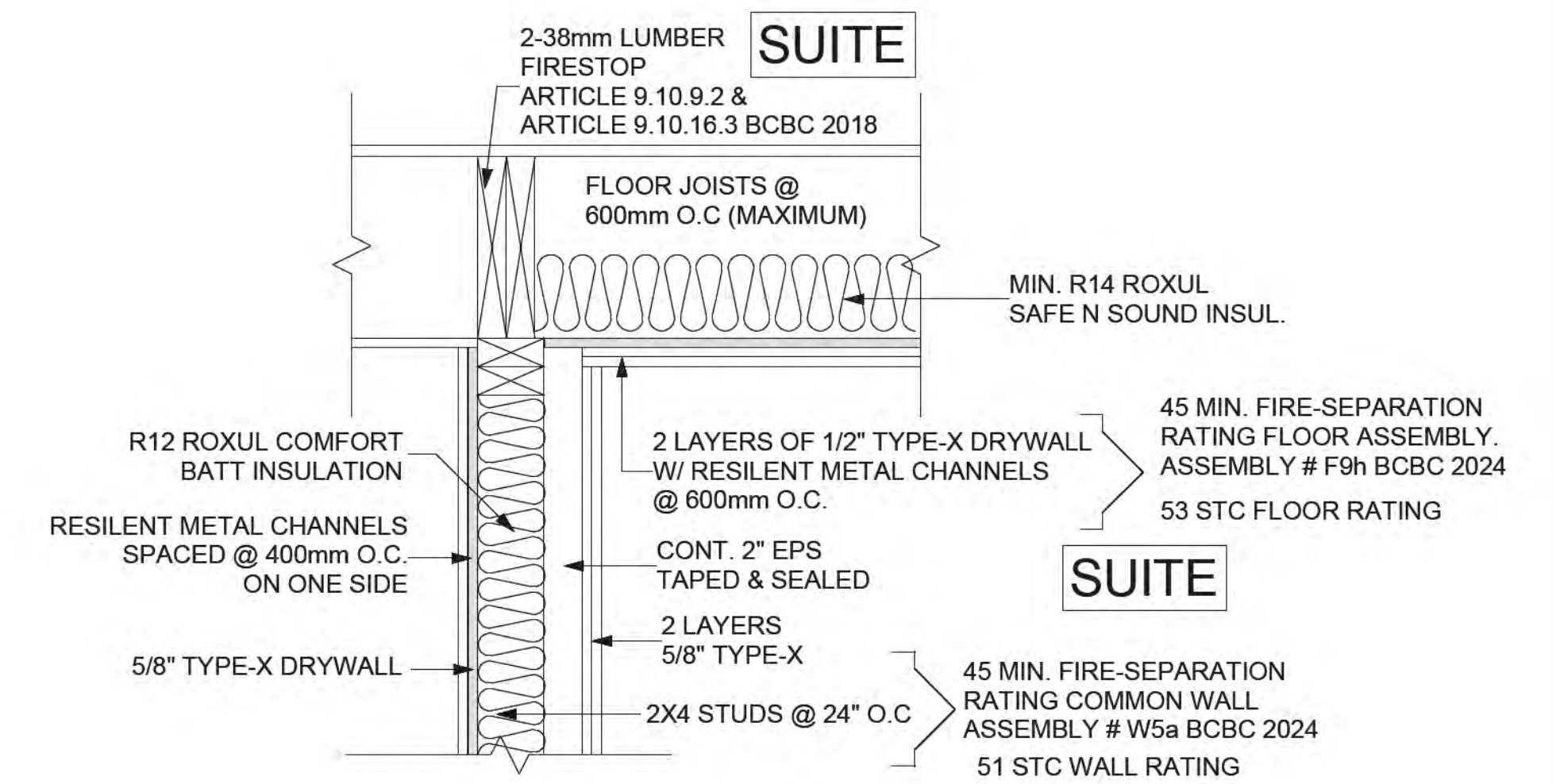
WINDOW SILL DETAIL  
Scale: 1 1/2" = 1'-0"



STRAPPED FOUNDATION WALL  
Scale: 1 1/2" = 1'-0"



BASE OF WALL @ CRAWL SPACE  
Scale: 1 1/2" = 1'-0"



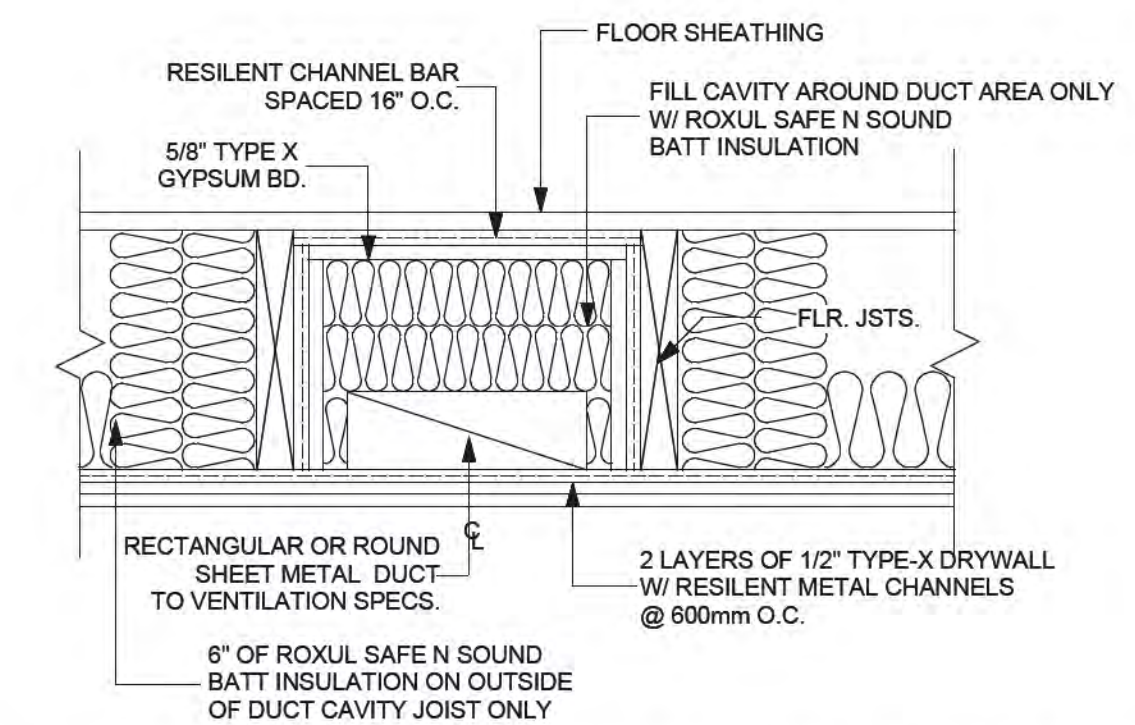
NOTE: ARTICLE 9.10.8.3 ALL EXTERIOR LOAD BEARING WOOD STUD WALLS (@ 16" O.C. = 20 MINUTE TIME ASSIGNED) OR (@ 24" O.C. = 15 MINUTE TIME ASSIGNED) SHALL HAVE AN INTERIOR WALL FINISH OF 1/2" TYPE X DRYWALL (25 MINUTE) TIME ASSIGNED USING APPENDIX D SUBSECT. D-2.3.4 B.C.B.C 2024

NOTE: ALL LOAD BEARING WALLS, COLUMNS, & ARCHES IN THE STOREY IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF ASSEMBLY. B.C.B.C 9.10.8.3 (1)

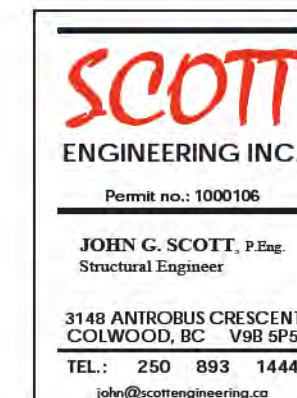
TYP. FIRE-SEPARATION DETAIL FOR SUITE ALLOWANCE  
Scale: 1 1/2" = 1'-0" USING ADDITIONAL PHOTO-ELECTRIC TYPE SMOKE DETECTOR SEE ADDITIONAL NOTES

ADDITIONAL NOTES

- FIRE PROTECTION RATING OF DOORS & FRAMES WITHIN THE FIRE SEPARATION OF COMMON WALL ASSEMBLY RATING OF 45 MINUTES SHALL HAVE A RATING OF 20 MINUTES PLUS SELF CLOSING DEVICE & WEATHER STRIPPING
- HOT WATER TANKS TO HAVE SEISMIC RESTRAINTS ON TOP & BOTTOM, PAN AND DRAIN AND THE P&T VALVE PIPING SHALL BE DIRECTED OVER THE DRAIN WITH A 1" AIR GAP
- KITCHEN FAN TO BE MIN. 100 C.F.M AND DUCTWORK SHALL BE TO VENTILATION SPECS.



KITCHEN HOOD FAN / BATHROOM / DYER VENT DETAIL IN ROOF CAVITY TO EXTERIOR  
Scale: 1 1/2" = 1'-0"



SEE DETAILS ON PAGE S1

Per Guidelines for Part 9 Buildings by EGBC Section 3.4, this renovation does not "increase the lateral forces carried by the intact elements of the existing structure by more than 5%." Please note that this does not mean that the renovated building meets the seismic requirements of the current BC Building Code. A seismic analysis has not been complete.



HARTMANN'S  
DRAFTING & DESIGN  
3484 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2024  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 373

PROPOSED RENOVATION FOR  
725 VANCOUVER STREET

SHEET  
OF 6  
6



Mayor Marianne Alto and Council  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Scott Williams  
725 Vancouver Street  
Victoria BC  
V8V 3V4  
[scott\\_brad\\_williams@yahoo.ca](mailto:scott_brad_williams@yahoo.ca)  
250-514-0177

Dear Mayor Marianne Alto and Council of the City of Victoria,

**Re: Proposed work on Designated Heritage home located at 725 Vancouver Street**

I am writing in support of the proposed work to the 725 Vancouver Street, which is a designated heritage home and will include the removal and replacement of the existing foundation and the creation of an additional below-grade dwelling unit.

The home is currently a legal triplex with 2 units on the ground floor and 1 unit on the second floor.

Due to issues with obtaining home insurance year over year for the last 3 years, I am proposing to undertake a considerable amount of work. Three years ago, the underwriter for our home insurance, who had provided a policy without issue for over 10 years, decided that they would no longer insure heritage homes. Finding another underwriter proved to be difficult; however, insurance was eventually obtained, albeit at 3 times the cost of what we had been paying previously. When it came time to renew this new policy, the underwriter eventually decided to not renew given the home's heritage designation as well as citing issues with a few elements that they felt needed to be corrected. One of which was the replacement of an aging cast iron sewer lateral that runs from the home to the city main. Despite me promising to remove and replace the sewer lateral, the underwriter refused to renew my policy within days of the termination of the policy. This left me scrambling to find a new underwriter, which was eventually secured. Up until the time the new policy was secured, I was placed in the unenviable position of considering evicting all the tenants in the three rental units, a total of 7 tenants. Again, the new policy was more costly with less coverage and higher deductibles.

The sewer lateral runs along the back of the home and would require significant amounts of excavation along the north foundation wall. Given the amount of excavation, updating the perimeter drainage was considered as part of the scope as well as targeted foundation repair. Now the scope has grown to the full foundation replacement with the inclusion of an additional dwelling unit to try and service the debt that will be incurred as a result of the work.

For photos of the existing building, please see contextual photos below.

The scope of the work will include the following:

**1. Foundation**

- Replacement of entire foundation

- This will be phased to avoid lifting the house. As a result, the existing height of the building will not change.
- The existing foundation will be removed and replaced in sections.
- Seismic upgrades as per Heritage Foundation requirements with professional engineering sign-off. Structural drawings have been included in the submission. Funding is being sought through the Heritage Foundation for this work.
- New foundation waterproofing with drain mat
- Removal and replacement (like with like) of lapped cedar shingle skirting at base of wall
- Removal and reinstallation of existing small strip windows located on the south and west elevations.
- Existing concrete stairs at front and the back of the house will be removed and replaced.
  - New concrete landing will be installed for improved access to bachelor unit located on the main floor at the east end of the home
  - Pre-cast treads and nosing to be used for stairs
  - Wrought iron railings will be replaced – like with like (see Photo 1)
- New access to crawl space will be installed on the north elevation, which will include a small access hatch

## **2. Sewage and Storm Water**

- New rainwater and perimeter drainage systems
- New storm connection to city storm line
- Replacement of existing cast iron sewer lateral and connection to city main

## **3. New Dwelling Unit**

- Creation of new bachelor unit below-grade at east end of building at location of existing full height basement
- Removal and relocation of existing stairs leading to existing basement from the south elevation to the east elevation.
  - New stairs are mostly hidden from street view and would be under the existing entranceway and bathroom of the existing bachelor unit at the east end of the building.
  - Heritage style engineered guards (either engineered wood to match existing guards at main front door or engineered metal wrought iron to match handrails at main front door)
- Removal of existing enclosure over the existing stairs on the south elevation and installation of small sunken courtyard.
  - Heritage style engineered guards will be installed around the perimeter of the sunken courtyard (either engineered wood to match existing picket fence or engineered metal wrought iron to match handrails at main front door)
- Heritage style windows and glazed courtyard door to match existing (quote from Vintage Woodworks provided with package).
  - Heritage style windows and doors will have insulated glazed units (IGUs)
  - The new entrance door located at the bottom of the new stairs and hidden from street view will be a generic metal clad or fibreglass door meeting current BC Building Code requirements.

- Cladding within courtyard to match existing cedar shingle for base of wall skirting both in colour and material
- Unit will be heated and cooled via an air source heat
- Heat pump compressor will be located on the north elevation (not visible from the street) under the existing fire escape

#### **4. Mechanical/Electrical**

- New unit will have a ductless mini-split air source heat pump (ASHP)
- Upgrade to 400 amp service for whole building
- Existing electrical mast at the southeast corner of the building will be removed and replaced
- Electrical Engineer has been retained and electrical drawings have been included in the submission

#### **5. Accessory Building**

- A new L-shaped accessory building will be constructed at the northeast corner of the site. This will house the electrical equipment as well as provide bike storage for tenants.
  - o Bike storage is not required as per Schedule G.

#### **6. Landscaping**

- Removal and replacement of the existing cast-in-place walkway that runs along the north and east sides of the building, like with like.
- Removal and replacement of existing cast-in-place concrete walkways from the main front door as well as the existing bachelor unit entrance, like with like.
- One holly tree will be removed at the northeast corner of the lot to facilitate the installation of the new accessory building.
- New plantings will be installed as per the landscaping plan

#### **7. Parking**

- As per Schedules C and G, no additional parking is required.

#### **8. Radon**

- A radon rough-in for a subfloor depressurization system will be installed as per BC Building Code 2024 requirements. The pipe for the rough in will exit the building on the north elevation and will not be visible from the street.

#### **9. Impacts to the Existing Look**

- Visible from the street:
  - o Impacts will be minimal and involve removal of existing stair enclosure at the southeast corner, which will be replaced by a sunken courtyard.
  - o The top of walls of the sunken courtyard will have heritage style engineered guards (either wood to match existing pickets or metal to match existing wrought iron at main front stairs)
  - o The cladding for the sunken courtyard will match the existing cedar shingle skirting in both material and colour



- The windows and door will be wood heritage style in keeping with existing look (see quote from Vintage Woodworks)
  
- Not visible from the street:
  - New stairs leading into the new unit on the east elevation behind the existing entrance to the bachelor unit on the main floor
  - New air source heat pump compressor located on north elevation
  - New crawl space access on the north elevation

The scope of the proposed work will positively impact the structure and systems of the building while minimally impacting the overall look of the building. Further, the addition of a dwelling unit will help to alleviate the current issues with lack of rental units in the city associated with the housing crisis.

Please do not hesitate to contact me should you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Williams', with a long horizontal flourish extending to the right.

Scott Williams

250-514-0177

Contextual Photos



West Elevation



South Elevation



East Elevation

Major changes to the existing look (visible from the street) will include the removal of the existing stair enclosure and stairs leading to the existing full height basement. This will be replaced by an occupant accessible courtyard. The new outside wall facing the courtyard will have cladding to match existing shingles along with a heritage style glazed door and window. The main access to the new dwelling unit will be via new concrete stairs which will be installed behind the existing bachelor unit entrance seen in the picture on the east elevation and will be hidden from street view.

## **Address: 725 Vancouver Street**

### **Description of historic place:**

725 Vancouver Street is a two-and-one-half storey wood frame Italianate residence, part of a grouping of similar vintage homes in the heart of Victoria's Fairfield neighbourhood.

### **Heritage value:**

The historic place, built in 1892, has value for its architecture, how its construction illustrates foreign investment and speculative housing in the late-nineteenth-century, for its architect, and for its reflection of the emerging heritage movement in the 1970s.

725 Vancouver Street has heritage value as one of six extant examples of eight houses built at the end of the nineteenth century for British investor Hedley Chapman. The B.C. Land and Investment Agency acted as agents and arranged for the construction of the houses by contractors Bishop and Sherborne. Two years later, the Agency advised Chapman to sell due to a decline in property values. Mrs. Gertrude Chapman purchased all lots and houses as an investment and held title until 1908 when she subdivided the property into six lots, moved two houses further down Vancouver Street and sold the remaining six. This cluster clearly illustrates the early speculative rental market, a trend begun in Victoria's early building boom.

All the houses are identical in size and layout but have subtle differences in architectural embellishments. The Italianate styling reflects the architectural tastes of the late 19th century with these examples more modest expressions of the villas owned by more affluent owners. The occupations of early residents reflects the growth of the middle class. This building was rented by a succession of women who ran a school for young ladies.

The property is also valued as an example of modest domestic architecture by architect John Teague, better known for larger, institutional commissions in the City such as Victoria City Hall, the Church of Our Lord, and the Masonic Temple. That he was most comfortable with the Italianate idiom in residential architecture is evident both in these examples and his larger commissions for Victoria's elite.

This cluster of houses is valued by the Fairfield neighbourhood. In 1977, the City, responding to a Fairfield Community Association request, designated five of the six remaining buildings: today, they serve as a reminder of the emerging heritage program in Victoria at that time.

## Character-defining elements:

The heritage character of 725 Vancouver Street is defined by the following elements:

- characteristics of the Italianate style including deeply overhanging eaves with ornamental brackets, wooden arcaded porch, double storey box bay windows, prominent front entrance with wood stairs, decorative bargeboards, and bands of fish scale shingles
- eyebrow window in peak of gable
- form and pattern of fenestration
- corner location
- relationship between this house and the rest of the cluster
- uniformity of setbacks, building height, and mass throughout the cluster



*725 Vancouver Street, oblique view from the southwest, 2007*