# Verdier Affordable Housing Development

## 1183 Verdier Avenue, Central Saanich, BC

*Regional Housing Trust Fund (RHTF)*



May 05, 2025

Capital Region Housing Corporation

Submitted by:
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## 1.1 Summary Information

*Sponsor Information:*

| | |
|---|---|
| Name of Society: | Capital Region Housing Corporation |
| Mailing Address: | 631 Fisgard St.<br>Victoria BC, V8W 1R7 |
| Telephone: | 250-360-5675 |
| Date of Incorporation: | December 10, 1982 |
| CRA Charity Number: | 100799642RT001 |
| GST Registration #: | 100799642 |

*Contact Information:*

| | |
|---|---|
| Project Manager: | Blake Clark |
| Title: | Senior Project Lead, Capital Region Housing Corporation |
| Telephone: | 250-360-5675 |
| Email: | bclark@crd.bc.ca |

*Proposal Summary*

The Capital Region Housing Corporation (CRHC) has an approved development permit to develop an affordable housing project at 1183 Verdier Avenue in Central Saanich. The design, which includes a six-storey building over one level of underground parking with additional surface parking, has been guided by District of Central Saanich's (DoCS) Official Community Plan (OCP). The site is designated for Multi-Unit Residential and aligns with policy supporting apartments higher than five-storeys within established village centres when they provide a community benefit such as affordable housing. The Verdier Affordable Housing Development (Project) will create 110 new affordable rental units for families, seniors, and people with disabilities capable of living independently without on-site supports. In addition, a 2,300 sf commercial space intended for a daycare facility will be included as part of the Project. The site is at the northern end of Brentwood Bay Village's Commercial district and has many amenities less than 500 metres (two-minute walk) away including several schools in additional to three bus stops within 100 metres of the site.

The Verdier Affordable Housing Development is targeting BC Energy Step Code - Step 4, as well as Zero Carbon Step Code Emissions Level four. This energy standard is a more stringent standard than what is currently required by the DoCS and aligns with the CRHC's goals of accelerating energy efficiency and emissions reduction in new buildings. The development also includes stormwater management features designed for controlled release of stormwater to reduce and delay the volume of flow into the municipal storm system.

The design facilitates increased use of active transportation options which helps reduce the reliance on motor vehicles, including 165 secured long term bike stalls, seven that are to allow non-standard bikes. The Project also features 17 short term bike stalls and end of trip facilities to support ongoing bicycle use and encourage

cycling as an alternative transportation mode for building residents. Underground residential parking stalls will be 100% energized ready to accept charging stations, and the commercial parking above ground will include a charging station for two spaces.

The Project has been designed to primarily accommodate low-to-moderate income individuals, seniors and families. 10% of the total units will be accessible in order to accommodate individuals with disabilities who are able to live independently without additional on-site supports. **Table 1, below, provides a breakdown of the unit types, mix, sizes and rent levels anticipated.**

*Table 1: Affordable Housing Unit Type, Mix and Rents*

| Unit Type | Income | # of Units | % of Units | Rent* |
|---|---|---|---|---|
| Studio (Shelter Rate) | Very Low | 6 | 6% | $445 |
| 1-Bedroom (Shelter Rate) | Very Low | 10 | 9% | $445 |
| 1-Bedroom (Rent Geared to Income) | Low-Moderate | 17 | 15% | $875 |
| 1-Bedroom (Near Market) | Moderate | 10 | 9% | $1600 |
| 2-Bedroom (Shelter Rate) | Very Low | 4 | 4% | $635 |
| 2-Bedroom (Rent Geared to Income) | Low-Moderate | 34 | 30% | $1,138 |
| 2-Bedroom (Near Market) | Moderate | 18 | 16% | $2,200 |
| 3-Bedroom (Shelter Rate) | Very Low | 2 | 2% | $736 |
| 3-Bedroom (Rent Geared to Income) | Low-Moderate | 4 | 4% | $1,435 |
| 3-Bedroom (Near Market) | Moderate | 5 | 5% | $3,000 |
| | | | | |
| Total | | 110 | 100% | |

* Rental rate quotes are based on 2024 values

## *Project Status*

The Project is currently in the design development stage with the construction documents 85% complete. The building permit application was submitted to the DoCS in February 2025. The rezoning & development permit was approved by the DoCS in March 2025 and the Capital Regional District (CRD) anticipates closing on the land in May 2025. While CRD will be the owner of 1183 Avenue, CRHC will be securing a 60-year lease on title once vacant possession occurs in September 2025. It is anticipated that the building permit will be issued in Q3 of 2025 with construction commencing in Q4 2025. The Project is being funded primarily though BC Housing's Community Housing Fund and Provisional Project Approval was received from BC Housing in March 2025.

## *Target Clientele*

The Verdier Affordable Housing development is designed to primarily accommodate low to moderate income individuals and be affordable to people in the region at risk of experiencing homelessness. 11 of the units (10% of total units) provided will be accessible in order to accommodate individuals with disabilities who are able to live independently without additional on-site supports.

### *Target Occupancy Date*

The Verdier Affordable Housing Development is anticipated to be completed in Q4 of 2027 with occupancy to occur, pending municipal approvals, Q1 2028.

## 2.1 Society Capacity

The CRHC is a wholly-owned subsidiary of the Capital Regional District (CRD). The Corporation is governed by a 24-person Board of Directors who are committed to improving and expanding housing opportunities in the years to come. The board has adopted the following Value Statement:

We value honesty, integrity, reliability, and openness. We work collaboratively with the stakeholders, community partners and our tenants to build safe, vibrant, and accessible communities where our tenants can feel a sense of pride and belonging.

The CRD Board's 2023-2026 Corporate Plan includes five strategic priorities: Transportation; Housing; Climate Action & Environmental Stewardship; First Nations Reconciliation and Advocacy; and Governance & Accountability. The Board's strategic initiative includes a mandate to create and deliver inclusive, adequate and affordable housing across the region and to pursue funding to deliver more housing while supporting a coordinated, regional and collaborative response to homelessness.

### *CRHC Experience*

As the largest social housing provider in the capital region, the CRHC delivers affordable, inclusive, sustainable housing. The CRHC provides low to moderate income families with safe, suitable homes that remain affordable as their lives and families change and grow. The CRHC also provides affordable housing for low income seniors and people living on government disability pensions. Table 2 below outlines recently complete and currently underway projects where development has been undertaken directly by the CRHC.

*Table 2: Current or Recently Complete CRHC Developments*

| *CRHC Affordable Housing Projects* | *Total Units* | *Funding Program* | *Status* |
|---|---|---|---|
| *Millstream Ridge* | 132 | RHFP | Complete 2019 |
| *Westview* | 73 | RHFP | Complete 2020 |
| *Spencer Close* | 130 | RHFP | Complete 2020 |
| *West Park* | 152 | RHFP, RHTF | Complete 2021 |
| *Hockley House* | 120 | RHFP | Complete 2021 |
| *2780 Spencer Road* | 58 | CHF | Complete 2022 |
| *Prosser* | 51 | RHFP | Complete 2023 |
| *Michigan Square* | 97 | CHF, RHFP, RHTF | Complete 2024 |
| *Caledonia* | 158 | CHF | Construction (2025)* |
| *Village on the Green* | 140 | RHFP, RHTF | Preconstruction (2027)* |
| *Campus View* | 119 | RHFP, RHTF | Preconstruction (2027)* |
| *Pandora* | 158 | CHF | Preconstruction (2029)* |

| | | | |
|---|---|---|---|
| *Cedar Hill* | 210 | CHF | Preconstruction (2029)* |

* NOTE: anticipated completion dates shown in brackets; RHFP - Regional Housing First Program; CHF - Community Housing Fund

### *CRHC Organization*

The primary activities of the CRHC are the day-to-day property and asset management of affordable rental housing, as well as providing services to residents who live in over 50 housing complexes across the capital region. The CRHC has been operating housing since 1983 in the capital region and currently manages approximately 2000 units of housing. The CRHC has annualized preventative maintenance programs, unit inspections, portfolio-wide service contracts, and 5-year capital plans for all of its properties. The CRHC adheres to the Capital Regional District Procurement Policy which ensures all goods, services and construction is acquired in a competitive, fair and open manner and which meets the requirements of the *Community Charter,* the *Local Government Act,* the Canadian Free Trade Agreement, the New West Partnership Trade agreement and public sector procurement standards and competitive bidding law. The CRHC also has a dedicated staff of property managers and caretakers to manage and address property maintenance. In order to support the new housing at 1183 Verdier Avenue, the CRHC will increase its staffing component accordingly. CRHC Senior Staff and CRHC Board of Directors are responsible for the implementation of successful projects. Please refer to Table 3 & 4 below to see their experience.

*Table 3: CRHC Staff*

| Title | Name | Role & Responsibility | Years' Experience | Affiliation |
|---|---|---|---|---|
| *Chief Administrative Officer* | Ted Robbins | CRD, CRHD & CRHC | 18 | CRD |
| *Chief Financial Officer* | Nelson Chan | CRD, CRHD & CRHC | 20 | CRD |
| *General Manager* | Kevin Lorette | Housing, Planning & Protective Services | 25 | CRD |
| *Senior Manager, Regional Housing* | Don Elliott | Management & Oversight of Regional Housing | 10 | CRD, CRHC |
| *Manager, Housing and Business Development* | Hans Rodinger | Ongoing operations of the CRHC & management of Tenant Engagement | 12 | CRHC |
| *Manager of Planning & Capital Projects* | Rob Fowles | Management of planning & development projects | 23 | CRD, CRHC |
| *Manager, Development Projects* | Abbie MacPherson | Management of planning & development projects | 20 | CRD, CRHC |
| *Manager, Development Strategies* | Mahnaz Farzad | Management of planning & development projects | 20 | CRD, CRHC |
| *Senior Project Lead* | Blake Clark | Project manager of planning and development projects | 12 | CRD, CRHC |

| | | | | |
|---|---|---|---|---|
| *Project Coordinator* | Vahid Oriany | Project coordinator of planning & development projects | 7 | CRD, CRHC |
| *Planning and Development Assistant* | Kyla Darlington (Rushton) | Coordination support for planning & development projects | 4 | CRD, CRHC |
| *Senior Manager, Communications* | Andy Orr | Management of CRD Communications | 25 | CRD, CRHC |
| *Communications Coordinator* | Jamie Gripich | Coordination of Communications | 30 | CRD, CRHC |

*Table 4: CRHC Board of Directors Leadership Positions*

| Title | Name |
|---|---|
| Chair | Zac de Vries, Councillor, Saanich |
| Vice-Chair | Jeremy Caradonna, Councillor, Victoria |

## *Partnerships*

The Verdier Affordable Housing Development represents a strategic investment by CRHC into affordable housing stock. The project is supported by our project partner, BC Housing, through the provision of financial contributions to assist with project planning, development and construction. The CRHC has significant experience working with both federal and provincial housing agencies demonstrated through recently completed projects, with many more underway. The DoCS initiated the rezoning process for 1183 Verdier, and has been collaborative throughout the municipal approval process.

## *Current & Ongoing CRHC Affordable Housing Projects*

Westview – 73 Units (2020)



Hockley – 120 Units (2021)



Michigan - 97 Units (2024)



Spencer – 130 Units (2020)



West Park – 152 Units (2021)



Caledonia - 158 Units (2025)



Village on the Green – 140 Units (2027)



Campus View – 119 Units (2027)



Pandora – 158 Units (2029)



Cedar Hill – 210 Units (2029)



## 3.1 Project Rationale: Business Case

### *Community Need*

According to Statistics Canada, the growth rate in the Capital Region was higher than the provincial average between 2016-2021 at a rate of 8.4%. Additionally, as part of the Regional Growth Strategy research, the CRD estimated that the Capital Region experienced addition growth of 6.2% between 2021 and 2024. On that trend, in a study commissioned by the CRD, an additional growth of 20% between 2019 and 2028 was forecasted for the Capital Region (BC Stats). Compounding the community need, in the 2018 Regional Housing Affordability Strategy, the CRD estimated that there was a shortall of 6200 rental housing units in the Capital Region. This included approximately 3,000 units that are affordable to households with an average annual income of $22,378 (households in Core Housing Need) as well as approximately 3,000 units that are affordable to households with an average annual income of $55,551.

CMHC data (2021 census) for the related census tracts within DoCS indicated that 61% of households that rent in this area are below CMHC's affordability standard, which is defined as housing costs that exceed 30% of before tax household income. Further, CMHC data (2021 census) for DoCS indicated that 33% of rental households that have at least one senior and 22% of rental households with an activity limitation are in the core housing need. In total, 50% of households in DoCS are below one or more housing standards to qualify for the core housing need criteria (2021 census). This includes the affordability standard, adequacy standard and suitability standard. Further, the average shelter cost to income ratio for DoCS is 48.2%, well above the 30% threshold for affordability (2021 census). This CMHC data further reinforces the need for increased affordable rental options for seniors, families (including small families with single parent households), and low to moderate income single occupant households.

The Saanich Peninsula Affordable Housing Needs Assessment Report completed in August 2016, estimated that there was a housing gap of 5,056 units for little to moderate income earners, and highlighted the need for rental housing for low-income families on the Saanich Peninsula. The DoCS Housing Needs Report (July 2024) identified that DoCS will need 1,117 units of new housing by 2029 including 186 units to address core housing need and homelessness.

### *Location*

1183 Verdier Avenue currently operates as a commercial strip mall (zoned as CD-3: Brentwood Bay Shopping Centre) with several specialty retail stores including a hair salon, café, cannabis dispensary and a dollar store. Through the successful rezoning, an amendment to the CD-3 was approved to allow for the increased density allowing for the project to move forward. Surrounding land use is comprised of Core Commercial (C-1), Comprehensive Development (CD-3), and Residential (R2, RM-1, and RM-2).

The site is at the northern end of Brentwood Bay Village's Commercial district and has many amenities less than 500 metres (two-minute walk) away including a grocery store, several small scale and sit-down restaurants, a pub, two liquor stores, two drug stores, a bank, a hair salon, a library with electric vehicle charging stations, along with several schools nearby.

There are three bus stops within 100 metres of the site. The nearest bus stop located across the road on the north side of Verdier Avenue, which is served by the 75 (Saanichton/Royal Oak/Downtown) every 20 minutes and 83 (Sidney/Brentwood/Royal Oak) every two hours during the weekday and travel southwards to Victoria.

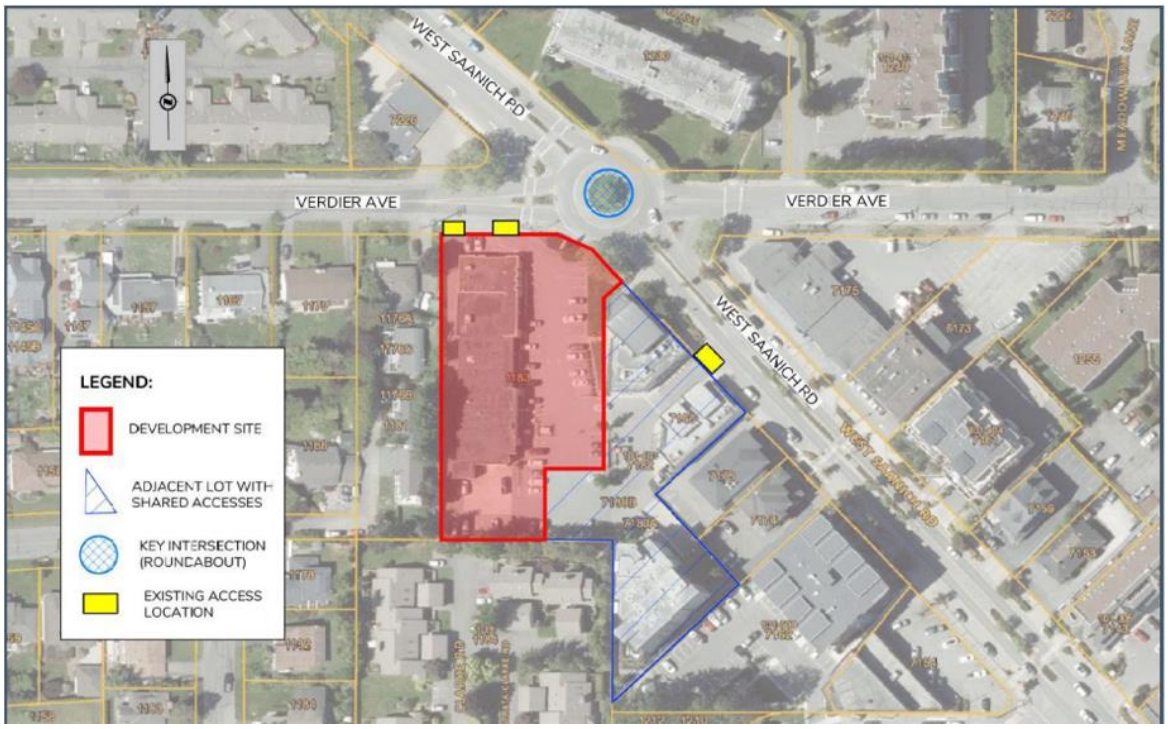
Table 5 below outlines additional site information and Figure 1 shows the site location and the context of the surrounding area.

*Table 5: Site Details*

| | |
|---|---|
| Site Location | 1183 Verdier Avenue, Central Saanich, BC |
| Legal Description | LOT A SECTION 10 RANGE 1 WEST SOUTH SAANICH DISTRICT PLAN EPP128063 |
| Current Owner/Developer | Current Owner: 1083194 B.C. Ltd (Sale completes in May 2025, when CRD will become the Owner)<br>Developer: CRHC |
| Surrounding Land Uses | Core Commercial (C-1), Comprehensive Development (CD-3), and Residential (R2, RM-1, and RM-2). |
| Utilities | Connected to municipal water, storm, and sanitary sewer |
| Total site size (acre/ sm) | 1 acre / 4031.25 sm |

| | |
|---|---|
| Proximity to Community Amenities | The site is at the northern end of Brentwood Bay Village's Commercial district offering many amenities less than 500 metres (two-minute walk) away including a grocery store, several small scale and sit-down restaurants, a pub, two liquor stores, two drug stores, a bank, a hair salon, a library with electric vehicle charging stations, along with several schools facilities nearby. |
| Proximity to Public Transit | There are three bus stops within 100 metres of the site. The nearest bus stop located across the road on the north side of Verdier Avenue, which is served by the 75 (Saanichton/Royal Oak/Downtown) every 20 minutes and 83 (Sidney/Brentwood/Royal Oak) every two hours during the weekday and travel southwards to Victoria. |

*Figure 1: Site Location*



## 4.1 Housing Concept

### *Building Design*

Based on the housing needs identified for the area, the Project will be designed to primarily accommodate low-to-moderate income individuals and families. Through the RHFP program support, the Project will also accommodate 22 shelter rate units for people at risk of experiencing homelessness in the region. The housing needs identified for the local area also include families and seniors, which are both accommodated through a high proportion of two-bedroom and larger 3-bedroom units. Table 1 outlines this unit mix based on unit type and affordability level. Approximately 50% of the units are 2-bedroom and 10% are 3-bedroom units and are proportioned across different levels of affordability. These unit types provide a much needed increase in housing options for families within the community. The other 40% of the units contain 1 bedroom or less and also range across a variety of affordability levels. These unit types cater to seniors, single occupant households and couples with no children. All unit sizes are planned to give residents a comfortable amount of space for long-term livability while also being efficient in order to keep them affordable. Table 1 above also outlines anticipated rent levels for the various unit types.

Table 6 below outlines general building details and Figure 2 shows the proposed site plan. The main entry to the site will be retained from Verdier Avenue. Figure 3 below shows the above grade schematic floor plans for the building. Floors two to six are standardized to provide units of varying sizes and affordability levels ensuring high levels of efficiency and ease of constructability. The proposed site plan also includes a variety of high-quality amenity and common area spaces including an indoor amenity with adjoining outdoor patio along with a variety of onsite sustainable landscape features.

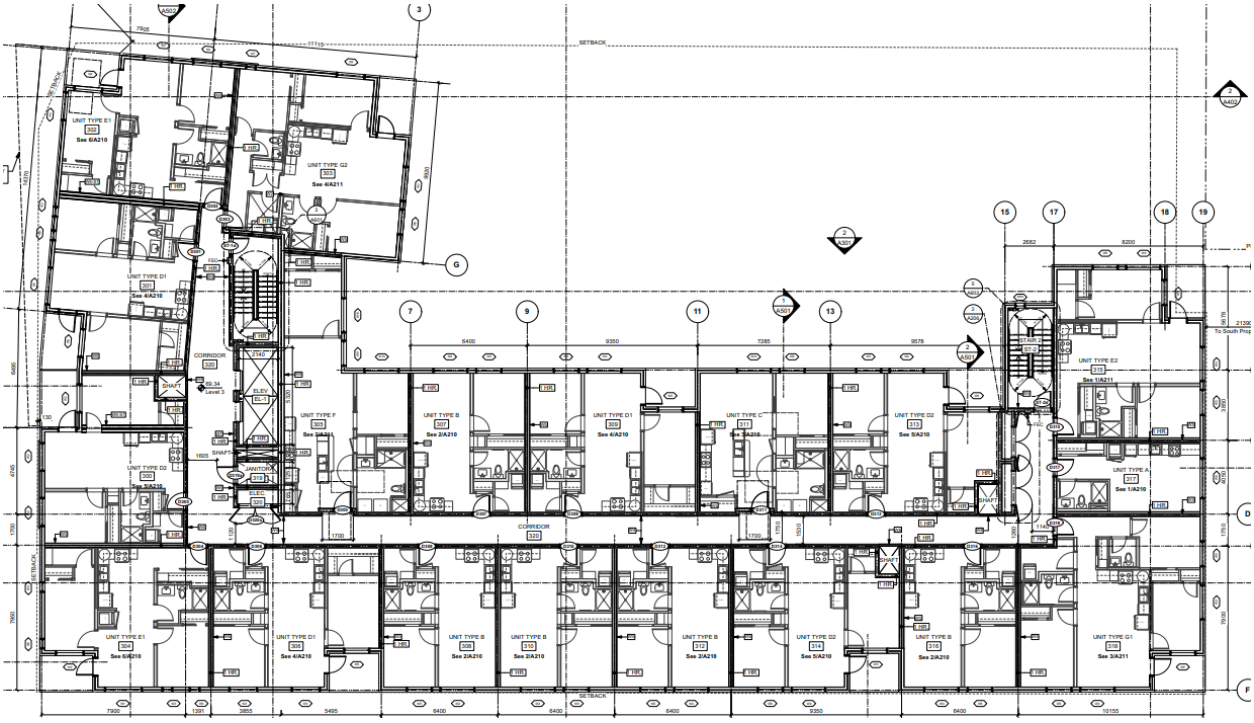
*Table 6: Building Details*

| | |
|---|---|
| Buildings size (sq.ft.) | 91,588 |
| Buildings description | 6-storey wood frame construction |
| Number of residential units | 110 |
| On-Site Parking | 38 surface stalls (To be shared with neighboring bank and liquor store) and 71 underground stalls |
| Site Access | Vehicle Access from Verdier Avenue |

*Figure 2: Site Plan*



*Figure 3: Building Typical Floorplan Levels 2-6*



## 5.1 Society & Community Contributions

The funding contribution of $850,000 through RHTF will allow the CRHC to provide 110 units of rental housing at an affordable rate for the target population. The Project has received a grant contribution from the Regional Housing First Program for $5.075M. The Project has also received Provisional Project Approval from BC Housing's Community Housing Fund which includes a grant for $18,108,860. The CRHC will continue to evaluate the Project's eligibility for additional funding contributions to further improve the affordability of the rents and the related financial viability of the Project. The summary of equity contributions is outlined in Table 7.

*Table 7: Project Equity*

| | *Project Equity* |
|---|---|
| *RHTF Grant Requested* | $850,000 |
| *RHFP Grant* | $5,075,000 |
| *BC Housing Community Housing Fund Grant* | $18,108,860 |
| *Total Confirmed Equity* | $23,183,860 |

## 6.1 Capital Budget

The Capital Costs for this Project are $66,012,147 as outlined in the capital budget provided in table 8 below. Note, the Capital Costs are $574,756 higher than the $65,437,391 budget approved in the 2025-2029 Major Capital Plan due to additional PRE-IAD interest costs that were included as part of the BC Housing Provisional Project Approval. To ensure proper financial controls and the Project's capital costs are being tracked, the CRHC reports quarterly to the CRHC board & Project oversight committee. Once capital work begins the CRHC also provides monthly progress billing to BC Housing for their review. Please see Appendix B for a detailed capital budget.

*Table 8: Capital Costs*

| | *Projected Costs* |
|---|---|
| *Hard Costs* | $38,740,291 |
| *Soft Costs* | $5,448,738 |
| *Contingency* | $13,876,778 |
| *Land Value* | $6,191,812 |
| *Borrowing Costs* | $1,754,528 |
| *Total Project Costs* | $66,012,147 |

## 7.1 Services Concept

### *Community Impacts & Benefits*

The Project's vision is to provide inclusive housing opportunities that are near important commercial and community amenities, and convenient public transportation options. The Project is located in Brentwood Bay's Village Centre and is surrounded by neighbourhood amenities including active transportation modes. 1183 Verdier's location within Brentwood Bay Village Centre will encourage diversity of lifestyles, promote economic and cultural opportunities, and support active modes of transportation through the concentration of residential densities and employment activities. The Project will have minimal impacts on the surrounding community given the commercial context of the existing site. The provision of 110 new affordable rental units is well suited in this urban context and will assist in addressing the ongoing housing affordability crisis in the region.

There are four existing commercial retail units within an existing commercial building on the property, of which three are tenanted. The CRD has provided communication to the tenants throughout the municipal approvals process with the development plans and timelines. As the CRD has satisfied the conditions of the rezoning and will be completing the purchase of 1183 Verdier Avenue, the current owner will be providing notices to the tenants to vacate. The CRHC will be registering a leasehold interest on the title of 1183 Verdier Avenue with a 60 year lease, as of vacant possession scheduled for August 31, 2025.

### *Target Population Impacts & Benefits*

Based on the housing needs identified for the area, the development has been designed to primarily accommodate low-to-moderate income individuals and be affordable to people in the region at risk of

experiencing homelessness. The housing needs identified for the local area also include families and seniors. Families targeted include small families such as single parent households. Units also target single occupant households including individuals leaving transitional and supportive housing, and youth leaving the care system. Table 1 outlined previously in this proposal shows the unit mix based on unit type and affordability level, which are in alignment with the RHFP requirements for 20% of units to be provided at provincial income assistance rates and the remaining 80% of units to be offered at affordable below market levels.

Please see Appendix D - CRHC Applicant Eligibility Policy & Procedures Manual for details surrounding resident selection and management.

## 8.1 Operating Budget: Housing

Monthly debt servicing and operating expenses are covered by the rental and parking income along with an operating subsidy from BC Housing achieving a 1.0 debt coverage ratio (DCR). A high-level operating budget outlining this is provided in the table below. Please see Appendix C for a detailed operating budget.

*Table 9: Operating Budget – Year 1 Revenue & Expenses*

| | |
|---|---|
| | *Projected Revenue* |
| *Tenant Rent Revenue* | $1,692,468 |
| *Parking Revenue* | $40,800 |
| *Less 2% Vacancy Loss* | $34,665 |
| *Total Project Revenue* | $1,698,603 |
| | *Projected Expenses* |
| *Operating Expenses* | $810,376 |
| *Net Operating Income* | $888,226 |
| *Annual Mortgage Debt Servicing* | $2,425,260 |
| *Annual Operating Subsidy* | $1,537,034 |
| *Debt Service Ratio* | 1.0 |

## 9.1 Schedule

A high-level project schedule has been provided below. Construction is anticipated to commence in Q4 2025, completed within 24 months by Q4 2027 with occupancy occurring immediately following.

*Table 10: Project Timeline*

| Phase | Timeline | Detailed Activities |
|---|---|---|
| Development Phase | Q1 2024 | Rezoning & Development Permit Application (Complete) |
| | Q1 2025 | Rezoning & Development Permit Approval (Complete) |
| | Q1 2025 | Building Permit Application (Complete) |
| | Q4 2025 | BC Housing Final Project Approval |
| | | |
| Construction Phase | Q4 2025 | Construction Start |
| | Q4 2027 | Construction Complete |
| | | |
| Occupancy Phase | Q1 2028 | Tenant Selection Begins |
| | Q1 2028 | Mortgage Takeout |
| | Q1 2028 | Full Operation Commences (Rent-up Ongoing) |

# 1138 Verdier Avenue

## Issued for Building Permit

25-02-28



## PROJECT DIRECTORY


**REGISTERED OWNER**
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M205 PLUMBING - LEVEL 3
M206 PLUMBING - LEVEL 4
M207 PLUMBING - LEVEL 5
M208 PLUMBING - LEVEL 6

M301 HVAC - P1 PARKADE
M302 HVAC - LEVEL 1
M303 HVAC - LEVEL 2
M304 HVAC - LEVEL 3
M305 HVAC - LEVEL 4
M306 HVAC - LEVEL 5
M307 HVAC - LEVEL 6

M501 FIRE SUPPRESSION - P1 PARKADE
M502 FIRE SUPPRESSION - LEVEL 1
M503 FIRE SUPPRESSION - LEVEL 2
M504 FIRE SUPPRESSION - LEVEL 3
M505 FIRE SUPPRESSION - LEVEL 4
M506 FIRE SUPPRESSION - LEVEL 5
M507 FIRE SUPPRESSION - LEVEL 6

### MECHANICAL, *CONTINUED*

M601 MECHANICAL - TYPICAL SUITES
M602 MECHANICAL - TYPICAL SUITES AND MECHANICAL ROOM
M603 MECHANICAL - TYPICAL SUITES
M604 MECHANICAL - TYPICAL SUITES

M701 PLUMBING - SANITARY RISER SCHEMATIC
M702 PLUMBING - DOMESTIC WATER SCHEMATIC
M703 HVAC - VENTILATION SCHEMATIC
M704 HVAC - HYDRONIC HEATING/COOLING SCHEMATIC
M705 FIRE SUPPRESSION SCHEMATIC

M801 MECHANICAL DETAILS -1
M802 MECHANICAL DETAILS -2
M803 MECHANICAL DETAILS -3

### ELECTRICAL

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E101 SITE PLAN LIGHTING & DETAILS
E102 DETAILS
E103 SINGLE LINE DIAGRAM
E104 POWER RISER DIAGRAM
E105 COMMUNICATION RISER DIAGRAM
E106 FIRE ALARM RISER DIAGRAM

E200 P1 PARKADE ELECTRICAL LAYOUT
E201 LEVEL 1 ELECTRICAL LAYOUT
E202 LEVEL 2 ELECTRICAL LAYOUT
E203 LEVEL 3 ELECTRICAL LAYOUT
E204 LEVEL 4 ELECTRICAL LAYOUT
E205 LEVEL 5 ELECTRICAL LAYOUT
E206 LEVEL 6 ELECTRICAL LAYOUT
E207 ROOF ELECTRICAL LAYOUT

E300 TYPICAL SUITE ELECTRICAL LAYOUTS
E301 TYPICAL SUITE ELECTRICAL LAYOUTS
E400 SCHEDULES

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L-00 GENERAL NOTES
L-01 MATERIALS AND REFERENCE PLAN
L-02 PLANTING PLAN
L-03 PLANTING DETAILS
L-04 HARDSCAPE DETAILS
L-05 HARDSCAPE DETAILS
L-06 LANDSCAPE SECTIONS
L-07 LANDSCAPE SECTIONS

### CIVIL

C01 SITE PLAN, GENERAL NOTES & LOCATION PLAN
C02 SITE SERVICING PLAN
C03 SITE GRADING PLAN
C04 DETAILS


REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description | Issued for Building Permit |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A000 Cover |
| drawn by | SJ/JNLC | checked by | RAW |
| scale | nts | project number | 2341 |

NOTE: All dimensions are shown in millimeters.


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drawing title
Cover


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drawing no. A000

revision no. -

# PROJECT DESCRIPTION

**CIVIC ADDRESS:**
1183 Verdier Ave
Central Saanich, BC

**LEGAL DESCRIPTION:**
LOT A SECTION 10 RANGE 1 WEST SOUTH SAANICH DISTRICT PLAN EPP128063
***See Title Search dated 25-02-14 for Easement & Right of Way Information***

**REFERENCED DOCUMENT:**
BRITISH COLUMBIA BUILDING CODE 2024 - DIVISION B - PART 3 +
BCBC 2018 ADAPTABLE UNIT & SEISMIC REQUIREMENTS.

**MAJOR OCCUPANCY CLASSIFICATION**:
- GROUP C, (Residential), GROUP A, DIVISION 2 (Assembly), GROUP F, DIVISION 3 (Storage Garage - Parking)

**BUILDING AREA [Building Footprint]:**
- C/A-2: 1,485m² (footprint), F-3 2,517m²

**BUILDING HEIGHT:**
- 6 STOREYS, 15.6m

**NUMBER OF STREETS FACING:**
- 1 STREET

**CONSTRUCTION REQUIREMENTS: APARTMENTS**
- GROUP C, UP TO 6 STOREYS, SPRINKLERED, 3.2.2.51.
- MAXIMUM BUILDING AREA 1,500m² (6 STOREYS)
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH NOT LESS THAN 1 HOUR FIRE RESISTANCE RATING FOR FLOORS AND LOADBEARING WALLS.

**CONSTRUCTION REQUIREMENTS: DAYCARE**
- GROUP A, DIVISION 2, UP TO 6 STOREYS, SPRINKLERED - PERMITTED AS PER 3.2.2.51.(5)
- MAXIMUM 6 STOREYS
- NON-COMBUSTIBLE CONSTRUCTION WITH NOT LESS THAN 1 HOUR FIRE RESISTANCE RATING FOR FLOORS AND LOADBEARING WALLS.
- 2 HOUR RATED SEPARATION REQUIRED BETWEEN GROUP A-2 DAYCARE AND GROUP C. ref: TABLE 3.1.3.1.(3).

**CONSTRUCTION REQUIREMENTS: UNDERGROUND PARKING AREA**
- GROUP F, DIVISION 3, UP TO 2 STOREYS, SPRINKLERED, 3.2.2.88.
- MAXIMUM BUILDING AREA 7,200m SQ.M.
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH NOT LESS THAN 45 MIN. FIRE RESISTANCE RATING FOR FLOORS AND LOADBEARING WALLS.
- VESTIBULE REQUIRED BETWEEN STORAGE GARAGE AND STAIR TOWERS AND ELEVATOR LOBBIES. ref: 3.3.5.6.
- STORAGE GARAGE CONSIDERED SEPARATE BUILDING. 2 HOUR F.R.R. INCLUDING FIRE STOP FT RATING REQUIRED BETWEEN STORAGE GARAGE AND OTHER OCCUPANCIES ref: 3.2.1.2.

**CONSTRUCTION REQUIREMENTS: SERVICE ROOMS**
- RATINGS OF ALL VERTICAL TRANSPORTATION SPACES TO BE AS PER ref: 3.5.3.1
- RATINGS OF ALL VERTICAL SERVICE SPACES TO BE AS PER ref: 3.6.3.1.(1)
- ELECTRICAL ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR AS PER ref: 3.6.2.1.(5)&(6)

**SAFETY WITHIN FLOOR AREAS**
- RESIDENTIAL SUITES FIRE RESISTANCE RATINGS 1 HOUR ref: 3.3.4.2.(1).
- RESIDENTIAL CORRIDOR RATING 1 HOUR ref: 3.3.4.2.(1)
- ELEVATOR SHAFTS - 2 HOUR RATED SEPARATION REQUIRED AT STORAGE GARAGE, 1 HOUR AT FLOORS 1 to 6. ref: 3.5.3.1.
- EXIT STAIRS - 2 HOUR RATED SEPARATION REQUIRED AT STORAGE GARAGE, 1 HOUR AT FLOORS 1 to 6. ref: 3.4.4.1.(1)
- STORAGE ROOMS FIRE RESISTANCE RATINGS 1 HOUR ref: 3.3.4.3.
- GARBAGE ROOM - 1 HOUR RATED SEPARATION REQUIRED ref: 3.6.2.5.(1)(a)
- CORRIDOR WIDTH MINIMUM 1,100mm ref: 3.3.1.9.(1)
- CORRIDOR MAXIMUM DEAD-END LENGTH 6m ref: 3.3.1.9.(5)

**EXITS**
- TWO EXITS REQUIRED FROM ALL FLOOR LEVELS MINIMUM 9m SEPARATION BETWEEN EXITS WITH PUBLIC CORRIDOR ref: 3.4.2.3.
- MAXIMUM PERMITTED TRAVEL DISTANCE: 45m. ref: 3.4.2.4.(2), EXCLUDING SERVICE SPACES: 50m ref: 3.4.2.4.(3), 3.4.2.5.(1)[c)] & STORAGE GARAGE: 60m ref. 3.4.2.5.(1)[e].

**BUILDING REQUIREMENTS FOR PERSONS WITH DISABILITIES**
- AS PER BC INFORMATION BULLETIN B24-01-R, DATED 24-09-19, BUILDING PROJECTS FOR WHICH BUILDING PERMITS ARE APPLIED FOR PRIOR TO 25-03-09, MUST MEET BCBC 2024 ACCESSIBILITY REQUIREMENTS FOR ALL COMMON AREAS, BUT BCBC 2018 APPLIES TO ACCESSIBLE DWELLING UNITS ONLY.
- ACCESSIBILITY REQUIREMENTS OF 3.8.2.3 AND 3.8.2.7 INCLUDE THE FOLLOWING:
  - ACCESS FROM STREET TO AT LEAST ONE MAIN ENTRANCE.
  - VERTICAL ACCESS TO ALL STOREYS INCLUDING UNDERGROUND PARKING.
  - AUTOMATIC DOOR OPENER REQUIRED AT: PRINCIPAL ENTRANCE, COMMON AREA ROOMS (WITHIN AN ACCESSIBLE PATH OF TRAVEL), ACCESSIBLE COMMON AREA WASHROOMS, AND ELEVATOR VESTIBULES IN PARKADE LOBBIES.

## 1.1 - ZONING BYLAW SUMMARY

**PREVIOUS ZONE:** COMPREHENSIVE DEVELOPMENT ZONE, CD-3 (BRENTWOOD BAY SHOPPING CENTRE)
**NEW ZONE:** COMPREHENSIVE DEVELOPMENT ZONE, CD-3 Updated to allow Apartments and Daycare as proposed
**USE:** Comprehensive Develpoment Zone 3 - Residential Apartments & Child Care Facility

| | PERMITTED | PROPOSED |
|---|---|---|
| **SITE AREA (m²):** | | 4031.25 m2 |
| **GROSS FLOOR AREA (m²):** *See "Gross Floor Area" Table* | | 8508.76 m2 |
| **FLOOR AREA RATIO:** 8,590.74/4,031.25 | | 2.13 |
| **GROSS LEASABLE AREA:** 6,907.1/8,508.76 = 0.82 | | 82% |
| **AVERAGE GRADE** (GEODETIC) (m): *See 1/A001 for calculation* | | 62.14 |
| **LOT COVERAGE:** (1,431.79/4,031.25 = 0.36 ) | | 36% |
| **BUILDING HEIGHT (m)** | | 20.29m |
| **NUMBER OF STOREYS:** | | 6 |
| **VEHICLE & BICYCLE PARKING** *See Table 1.3* | | |

| BUILDING SETBACKS (m) | | |
|---|---|---|
| FRONT YARD - North (min.): | 0.00 | 6.35 |
| REAR YARD - South (min.): | 7.50 | 21.40 |
| SIDE YARD - West (min.).: | 6.00 | 6.20 |
| SIDE YARD - East (min.): | 0.00 | 6.50 |
| INSIDE CORNER - Southeast (min.): | 0.00 | 1.60 |

**BUILDING HEIGHT CALCULATION NOTES**

Means the vertical distance from the average grade at the perimeter of a building or structure to: the highest point of the roof surface of a flat roof having a roof pitch of 1:12 or less; the highest point of all other structures.

## 1.2 - GROSS FLOOR AREA

*As per District of Central Saanich Land Use Bylaw"*

| | m² |
|---|---|
| Level 1 | 1431.79 |
| Level 2 | 1431.79 |
| Level 3 | 1431.79 |
| Level 4 | 1431.79 |
| Level 5 | 1431.79 |
| Level 6 | 1431.79 |
| **TOTAL** | **8590.74** |

**"GROSS FLOOR AREA"** means the total area of all floors of a building with a floor to ceiling height of 1.5 m or greater, measured to the extreme outer limits of the building, the centre of party walls, or support posts where applicable, and includes stairwells, but excludes: basement; any portion of an underground storey used for parking purposes, accessory storage areas, or areas containing mechanical equipment where that storey is located entirely below grade; any elevator, electrical, or mechanical penthouse.

## 1.3 - VEHICLE & BICYCLE PARKING REQUIREMENTS

**SURFACE PARKING**

| LAND USE | BYLAW REQUIREMENT | NUMBER OF UNITS | PARKING REQUIRED |
|---|---|---|---|
| Commercial* | - | - | 36 |
| Apartment Visitors | 0.1/unit | 110 | (11) |
| Daycare | - | - | (7) |
| Daycare (staff) | - | - | 2 |
| **TOTAL SURFACE PARKING** | | | **38** |

*Required for neighbouring property, shared with Apartment Visitor & Daycare

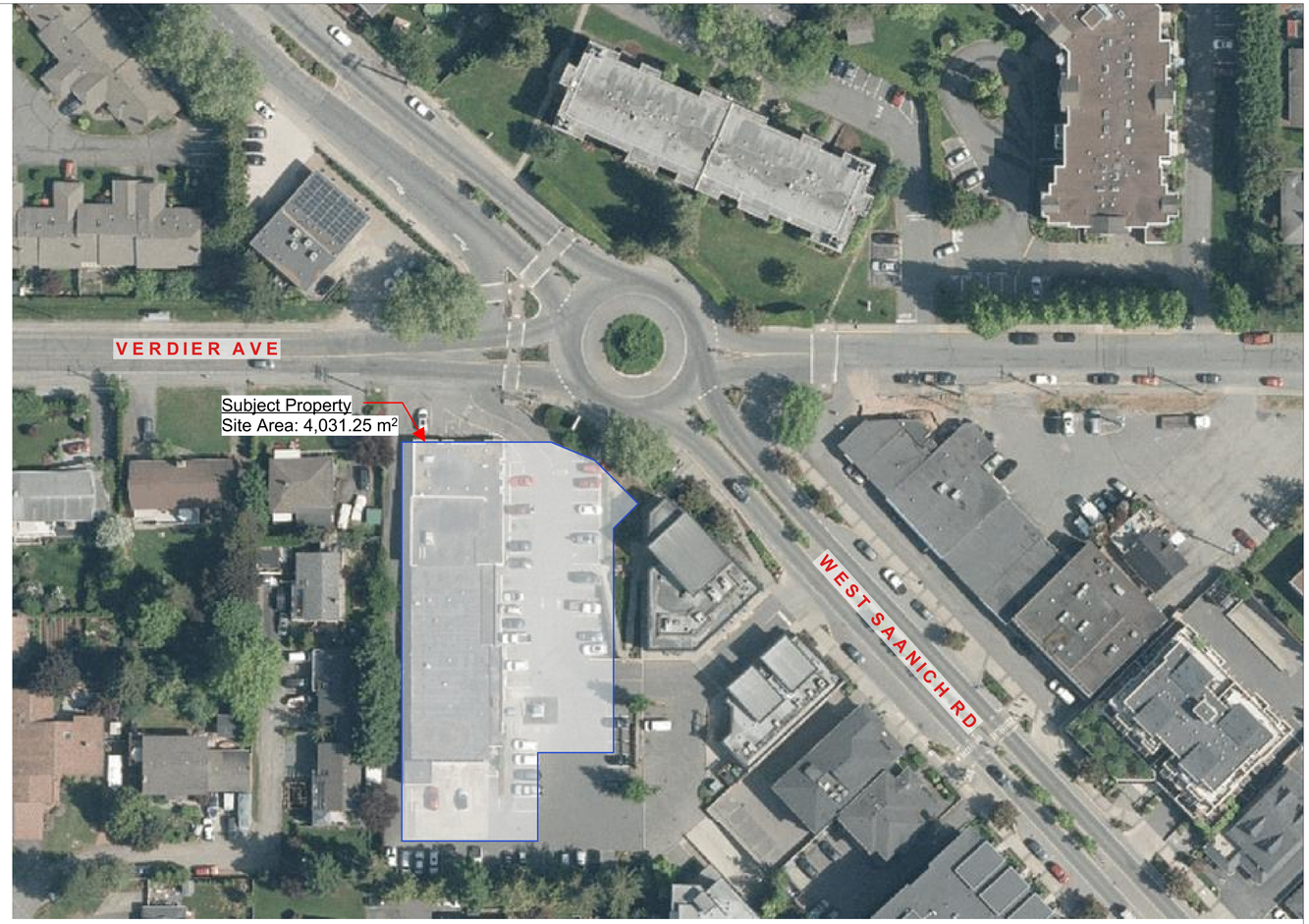
| UNDERGROUND PARKING | | | |
|---|---|---|---|
| Apartments | .62/unit | 110 | 71 |
| TOTAL ON-SITE PARKING** | | | **109** |
| **Total available parking includes six from "Area 2" rights | | | 115 |

| PARKING MIX | | |
|---|---|---|
| Regular Stalls | | 69 |
| Small Car Stalls | 30% | 32 |
| Accessible - Type A (2 Residential, 1 Daycare) | | 3 |
| Accessible - Type B (All Residential) | | 5 |

| BIKE PARKING REQUIRED/PROVIDED | | | |
|---|---|---|---|
| OCCUPANT | BYLAW RATIO | REQUIRED | PROVIDED |
| Apartment | 1.5 Long Term/suite | 165 | 170 |
| Visitors (short term, surface) | 1 space/10 vehicle parking spaces | 8 | 9 |
| Daycare | - | - | - |

## 1.4 - RESIDENTIAL UNIT MIX

| UNIT TYPE | TYPICAL SIZE, m2 | COUNT | TARGET RATIO | PROPOSED RATIO |
|---|---|---|---|---|
| **STUDIO** | | | | |
| Unit Type A - Studio | 33.0 | | | |
| | | **6** | **7%** | **5%** |
| **ONE BEDROOM** | | | | |
| Unit Type B - One Bedroom | 50.5 | 31 | | |
| Unit Type C - One Bedroom - Accessible | 57.1 | 6 | | 5% |
| | | **37** | **33%** | **34%** |
| **TWO BEDROOM** | | | | |
| Unit Type D1 - Two Bedroom | 67.6 | 17 | | |
| Unit Type D2 - Two Bedroom | 65.2 | 17 | | |
| Unit Type E1 - Two Bedroom | 67.9 | 11 | | |
| Unit Type E2 - Two Bedroom | 71.3 | 6 | | |
| Unit Type F - Two Bedroom - Accessible | 78.3 | 5 | | 5% |
| | | **56** | **50%** | **51%** |
| **THREE BEDROOM** | | | | |
| Unit Type G1 - Three Bedroom | 89.7 | 6 | | |
| Unit Type G2 - Three Bedroom | 87.8 | 5 | | |
| | | **11** | **10%** | **10%** |
| | | | | |
| **TOTAL UNITS** | | **110** | | |




## GENERIC FUNCTIONAL PROGRAM - R2 24-12-09

| | |
|---|---|
| **Project Name:** | Verdier Affordable Housing |
| **Address:** | 1183 Verdier Ave, Central Saanich |
| **Building Type:** | Six-storey wood frame |
| **Parking Type:** | Surface and underground |

| Function | Description of units/spaces | sq m/unit or room | sq ft/unit or room | # of Units | Total sq m | Total sq ft |
|---|---|---|---|---|---|---|
| **a - Residential Units** | Unit Type A - Studio | 33.0 | 355.2 | 6.0 | 198.0 | 2131.3 |
| | Unit Type B - One Bedroom | 50.5 | 543.6 | 31.0 | 1565.5 | 16850.9 |
| | Unit Type C - One Bedroom - Accessible | 57.1 | 614.6 | 6.0 | 342.6 | 3687.7 |
| | Unit Type D1 - Two Bedroom - Typical | 67.6 | 727.6 | 17.0 | 1149.2 | 12369.9 |
| | Unit Type D2 - Two Bedroom | 65.2 | 701.8 | 17.0 | 1108.4 | 11930.7 |
| | Unit Type E1 - Two Bedroom | 67.9 | 730.9 | 11.0 | 746.9 | 8039.6 |
| | Unit Type E2 - Two Bedroom | 71.3 | 767.5 | 6.0 | 427.8 | 4604.8 |
| | Unit Type F - Two Bedroom - Accessible | 78.3 | 842.8 | 5.0 | 391.5 | 4214.1 |
| | Unit Type G1 - Three Bedroom | 89.7 | 965.5 | 6.0 | 538.2 | 5793.1 |
| | Unit Type G2 - Three Bedroom | 87.8 | 87.8 | 5.0 | 439.0 | 4725.4 |
| | Four Bedroom | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Total number of units** | | | | **110.0** | | |
| | | | | | | |
| **b - Resident's Amenity** | L1 Lounge | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | Multipurpose Room | 70.6 | 759.9 | 1.0 | 70.6 | 759.9 |
| | Resident Laundry | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | Common Dining Room | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | Commercial Kitchen | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | L1 Common Washroom | 6.8 | 73.2 | 1.0 | 6.8 | 73.2 |
| | | | | | | |
| **c - Administration/Program Support** | Office | 6.6 | 71.0 | 1.0 | 6.6 | 71.0 |
| | Staff Washrooms | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | Staff Laundry | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | | | | | | |
| **d - Circulation** | L1 Corridor and Lobby | 159.0 | 1711.5 | 1.0 | 159.0 | 1711.5 |
| | Stairs | 32.1 | 345.5 | 6.0 | 192.6 | 2073.1 |
| | Elevator Shaft at L1 | 13.9 | 149.6 | 1.0 | 13.9 | 149.6 |
| | Typical Floor Corridors | 136.0 | 1463.9 | 5.0 | 680.0 | 7319.5 |
| | | | | | | |
| **e - Service Rooms (above grade)** | L1 Janitor's Room | 3.7 | 39.8 | 1.0 | 3.7 | 39.8 |
| | Typical Floors Janitor's Room | 3.9 | 42.0 | 5.0 | 19.5 | 209.9 |
| | General Storage Closet | 4.4 | 47.4 | 3.0 | 13.2 | 142.1 |
| | Communications Closet | 4.4 | 47.4 | 3.0 | 13.2 | 142.1 |
| | Mail Room | 10.8 | 116.3 | 1.0 | 10.8 | 116.3 |
| | Typical Floors - Electrical A | 3.1 | 33.4 | 6.0 | 18.6 | 200.2 |
| | Typical Floors - Electrical B | 2.6 | 28.0 | 5.0 | 13.0 | 139.9 |
| | | | | | | |
| a - Total Residential Area | | | | | 6907.1 | 74347.4 |
| b - Total Residents' Amenity Area | | | | | 77.4 | 833.1 |
| c - Total Admin/Support | | | | | 6.6 | 71.0 |
| d - Circulation | | | | | 1045.5 | 11253.7 |
| e - Service Rooms (above grade) | | | | | 92.0 | 990.3 |
| f - GROSS LIVABLE AREA (a + b + c + d + e) | | | | | 8128.6 | 87495.5 |
| Overall Building Efficiency (Total Residential Area/Gross Liveable Area) a/f | | | | | 85.0% | 85.0% |

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| plot date | 25-02-28 | drawing file: 2341.3.2 - A001 Project Data |
| drawn by | NLC | checked by: RAW |
| scale | nts | project number: 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


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project name
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revision no. -



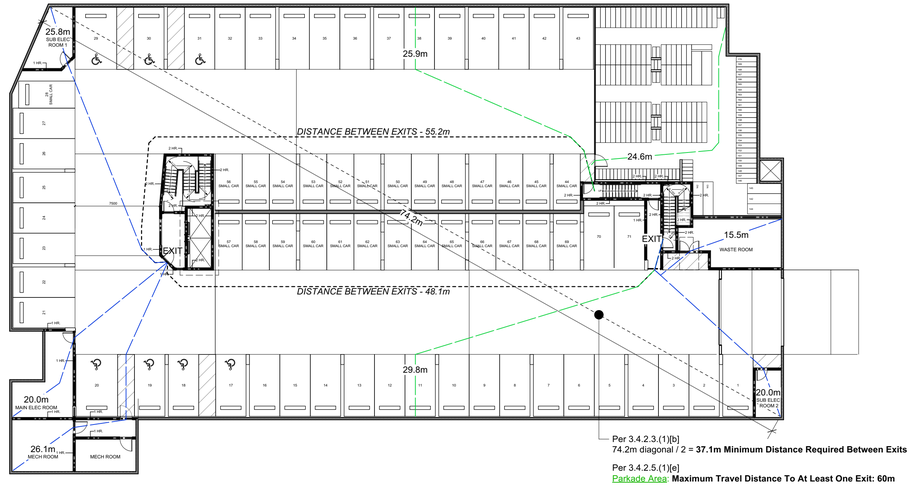
1 A002 Limiting Distances - North
Scale: 1:250

| | |
|---|---|
| Limiting Distance | 5.01 m |
| Exposing Building Face | 280.78 m$^2$ |
| Allowable Unprotected Openings | 40% |
| Actual Unprotected Openings | 96.7 m$^2$ = 34% |



2 A002 Limiting Distances - South
Scale: 1:250

| | |
|---|---|
| Limiting Distance | 21.47 m |
| Exposing Building Face | 650.22 m$^2$ |
| Allowable Unprotected Openings | 100% |
| Actual Unprotected Openings | 175.04 m$^2$ = 27% |




5 A002 Parkade - Travel Distances & Exits
Scale: 1:250

DAYCARE

Per 3.4.2.3.(1)[b]
74.2m diagonal / 2 = **37.1m Minimum Distance Required Between Exits**

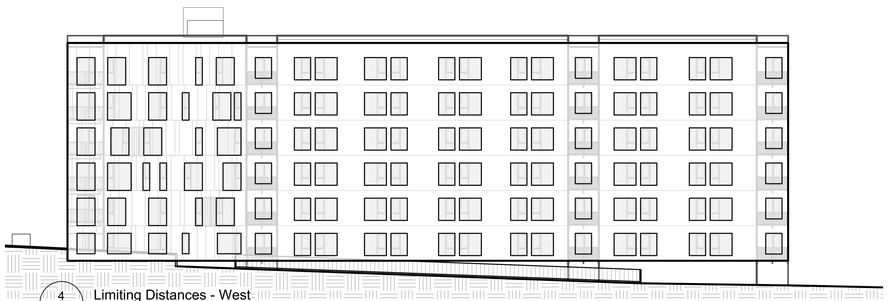
Per 3.4.2.5.(1)[e]
Parkade Area: **Maximum Travel Distance To At Least One Exit: 60m**

Per 3.4.2.4.(3)
Service Spaces: **Maximum Travel Distance To At Least One Exit: 50m**



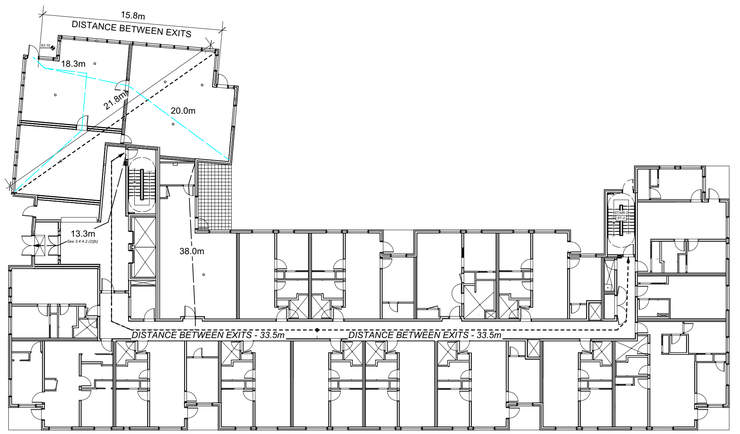
3 A002 Limiting Distances - East
Scale: 1:250

| | |
|---|---|
| Limiting Distance | 7.71 m |
| Exposing Building Face | 372.04m$^2$ |
| Allowable Unprotected Openings | 66% |
| Actual Unprotected Openings | 138.3 m$^2$ = 37% |



4 A002 Limiting Distances - West
Scale: 1:250

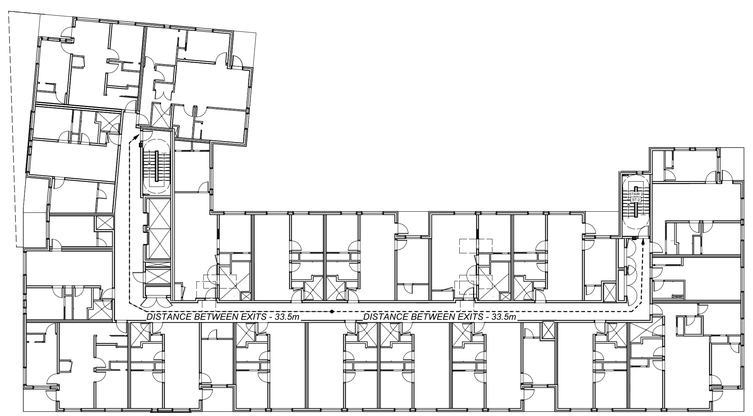
| | |
|---|---|
| Limiting Distance | 6.19 m |
| Exposing Building Face | 1,268.17 m$^2$ |
| Allowable Unprotected Openings | 52% |
| Actual Unprotected Openings | 396.88 m$^2$ = 32% |




6 A002 Main Floor - Travel Distances & Exits
Scale: 1:250

Per 3.4.2.3.(1)[a]
Daycare: 21.8m diagonal / 2 = **10.9m Minimum Distance Required Between Exits**

Per 3.4.2.5.(1)[c]
Daycare & Residential: **Maximum Travel Distance To At Least One Exit: 45m**




7 A002 Typical Floor - Travel Distances & Exits
Scale: 1:250

Per 3.4.2.5.(1)[c]
Residential: **Maximum Travel Distance To At Least One Exit: 45m**

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
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|---|---|---|---|
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| drawn by | NLC | checked by | RAW |
| scale | nts | project number | 2341 |

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project name
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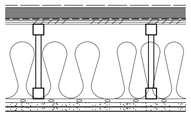
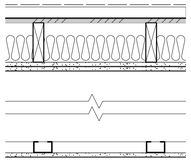
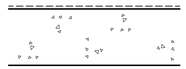
drawing title
Code Analysis


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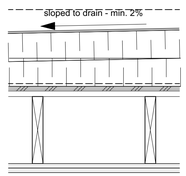
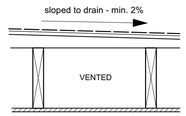

drawing no. A002

revision no. -

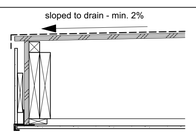
## FLOOR ASSEMBLIES (section view)

| TYPE NO. | ASSEMBLY | CONSTRUCTION | FIRE RATING | STC RATING | NOTES |
|---|---|---|---|---|---|
| F1 |  | FLOOR FINISH AS SPECIFIED<br>38mm LIGHTWEIGHT GYPSUM-CONCRETE TOPPING<br>LOW COMPRESSION SOUND MAT<br>16mm T&G PLYWOOD SHEATHING (see Struct.)<br>WOOD JOISTS (sizing and spacing per Struct.)<br>RSI 4.9 ACOUSTIC BATT INSULATION<br>RESILIENT METAL CHANNELS @ 400mm O.C.<br>2 LAYERS 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 67<br>BCBC 2024<br>Table 9.10.3.1.-B<br>Floor Type F21C | TYPICAL FLOOR. |
| F2 |  | FLOOR FINISH AS SPECIFIED<br>38mm LIGHTWEIGHT GYPSUM-CONCRETE TOPPING<br>LOW COMPRESSION SOUND MAT<br>16mm T&G PLYWOOD SHEATHING (see Struct.)<br>WOOD JOISTS (sizing and spacing per Struct.)<br>ACOUSTIC BATT INSULATION<br>2 LAYERS 16mm TYPE 'X' GYPSUM WALLBOARD<br><br>MECHANICAL CAVITY<br>38mm STEEL STUDS ON FLAT @ 400 O/C<br>16mm CEILING GYPSUM WALLBOARD, UNRATED | 1 HR | 3.1.7.1.(4) -<br>M2 - Table<br>A-9.10.3.1.-B. | TYPICAL CORRIDOR FLOOR / CEILING. |
| F3 |  | FLOOR FINISH AS SPECIFIED<br>STRUCTURAL CONCRETE SLAB (see Struct.)<br>SPRAY APPLIED FIBROUS INSULATION - Min. RSI 2.8 (R20) - extend past building face 1200mm typ. | 2 HR | 52<br>BCBC 2024<br>Table 9.10.3.1.-B<br>Floor Type F1b | MAIN FLOOR SUSPENDED SLAB (HABITABLE AREAS OVER PARKADE). |
| F4 |  | CONCRETE SEALER<br>STRUCTURAL CONCRETE SLAB (see Struct.)<br>- Sloped to drains<br>10 mil POLY VAPOUR BARRIER (see Specifications)<br>150mm MIN. COMPACTED GRANULAR FILL (see Geotech) | N/A | N/A | PARKADE SLAB ON GRADE. |
| F5 |  | VEHICULAR TRAFFIC MEMBRANE<br>STRUCTURAL CONCRETE SLAB SLOPED TO DRAINS<br>(see Struct.) | N/A | N/A | TYPICAL SUSPENDED PARKADE SLAB AND INTERNAL RAMPS. |

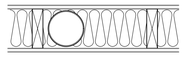
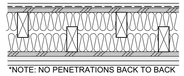
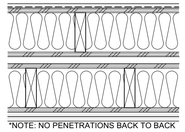
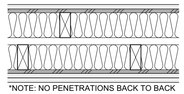
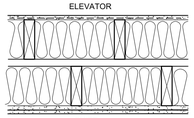
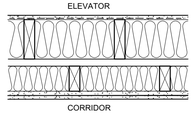
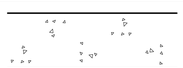
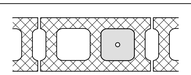
## ROOF ASSEMBLIES (section view)

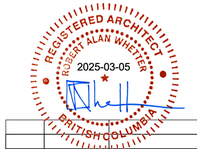
| TYPE NO. | ASSEMBLY | CONSTRUCTION | CALCULATED EFFECTIVE R VALUE | NOTES |
|---|---|---|---|---|
| R1 |  | 2 PLY SBS MODIFIED ROOF MEMBRANE<br>ASPHALT OVERLAY BOARD - MECHANICALLY FASTENED<br>TAPERED POLYISO RIGID INSULATION (SLOPE 2% TO DRAINS)<br>POLYISO RIGID INSULATION RSI 5.3 (R30) MECHANICALLY FASTENED<br>SELF ADHERED VAPOUR RETARDER<br>16mm PLYWOOD SHEATHING (see Struct.)<br>ROOF JOISTS (sizing and spacing per Struct.)<br>2 LAYERS 16mm TYPE 'X' GYPSUM WALLBOARD | R30 EFF | 1 HR. FIRE RATING<br><br>MAIN ROOF<br>(MEMBRANE ROOF)<br><br>TO RCABC STANDARDS. |
| R2 |  | 2 PLY SBS MODIFIED ROOF MEMBRANE<br>ASPHALT OVERLAY BOARD - MECHANICALLY FASTENED<br>16mm PLYWOOD SHEATHING (see Struct.)<br>TAPERED 38 x _ PURLINS @ 610mm O.C. MAX<br>(SLOPE 2% TO DRAINS) - 38mm MIN. TAPER DEPTH<br>ROOF JOISTS (sizing and spacing per Struct.)<br>FIBRE CEMENT BOARD SOFFIT PANELS<br>- PROVIDE LINEAR SOFFIT VENTING | N/A | BALCONY ROOF. |

## DECK ASSEMBLIES (section view)

| TYPE NO. | ASSEMBLY | CONSTRUCTION | CALCULATED EFFECTIVE R VALUE | NOTES |
|---|---|---|---|---|
| D1 |  | DECK MEMBRANE ON 16mm PLYWOOD SHEATHING<br>WOOD TAPERS SLOPED 2% TO OUTSIDE EDGE<br>JOISTS (sizing and spacing as per structual)<br>VENTED METAL SOFFIT | N/A | TYPICAL WOOD_FRAMED DECK |

## INTERIOR WALL ASSEMBLIES (section view)

| TYPE NO. | ASSEMBLY | CONSTRUCTION | FIRE RATING | STC RATING | NOTES |
|---|---|---|---|---|---|
| W1 |  | 16mm GYPSUM WALLBOARD<br>38 x 89mm WOOD STUDS @ 400mm O.C. MAX<br>16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 32<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W1 sim. | TYPICAL INTERIOR PARTITION. |
| W1a |  | 16mm GYPSUM WALLBOARD<br>38 x 89mm WOOD STUDS @ 400mm O.C. MAX | n/a | n/a | TYPICAL INTERIOR FURRING WALL. |
| W2 |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>PLYWOOD SHEATHING (see Structural for thickness & location)<br>38 x 140mm WOOD STUDS @ 400mm O.C. MAX<br>PLYWOOD SHEATHING (see Structural)<br>16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 32<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W1d sim. | TYPICAL INTERIOR PARTITION.<br><br>SEE STRUCTURAL FOR SHEAR WALL LOCATIONS. |
| W3 |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>38 x 140mm WOOD STUDS @ 400mm O.C. MAX<br>140mm ACOUSTIC BATT INSULATION<br>16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 32<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W1c sim. | PLUMBING PARTITION. |
| W3A |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>38 x 140mm WOOD STUDS @ 400mm O.C. MAX | n/a | n/a | TYPICAL PLUMBING INTERIOR FURRING WALL |
| W4 |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>6 mil POLY AIRTIGHTNESS LAYER<br>PLYWOOD SHEATHING (see Structural for sizes)<br>38 x 89mm WOOD STUDS STAGGERED @ 400mm O.C.<br>ON 38 x 140mm PLATE<br>2 layers 65mm ACOUSTIC BATT INSULATION one on each side<br>PLYWOOD SHEATHING (see Structural for sizes)<br>2 layers 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 52<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W8a sim. | CORRIDOR PARTITION.<br><br>SEE STRUCTURAL FOR SHEARWALL LOCATIONS. |
| W4-S1 |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>6 mil POLY AIRTIGHTNESS LAYER<br>PLYWOOD SHEATHING (see Structural for sizes)<br>38 x 140mm WOOD STUDS STAGGERED @ 400mm O.C.<br>RSI 2.1 ACOUSTIC BATT INSULATION TO FILL CAVITY<br>PLYWOOD SHEATHING (see Structural for sizes)<br>25mm AIRSPACE<br>PLYWOOD SHEATHING (see Structural for sizes)<br>38 x 140mm WOOD STUDS STAGGERED @ 400mm O.C.<br>RSI 2.1 ACOUSTIC BATT INSULATION<br>PLYWOOD SHEATHING (see Structural for sizes)<br>2 layers 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 61+<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W14a sim. | STRUCTURAL SUITE SEPARATION.<br><br>SEE STRUCTURAL FOR SHEAR WALL LOCATIONS. |
| W5 |  | 16mm TYPE 'X' GYPSUM WALLBOARD<br>PLYWOOD SHEATHING (see Structural for sizes)<br>38 x 89mm WOOD STUDS STAGGERED @ 400mm O.C.<br>RSI 2.1 ACOUSTIC BATT INSULATION<br>25mm AIRSPACE<br>38 x 89mm WOOD STUDS STAGGERED @ 400mm O.C.<br>RSI 2.1 ACOUSTIC BATT INSULATION<br>PLYWOOD SHEATHING (see Structural for sizes)<br>2 layers 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 61<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type W14a sim. | SUITE SEPARATION PARTITION.<br><br>SEE STRUCTURAL FOR SHEAR WALL LOCATIONS. |
| W6 | ELEVATOR<br>  <br>SUITE | 16mm TYPE 'X' GYPSUM WALLBOARD<br>6mil POLY AIRTIGHTNESS LAYER<br>38 x 140mm WOOD STUDS STAGGERED @ 400mm O.C.<br>140mm ACOUSTIC BATT INSULATION<br>25mm AIRSPACE<br>38 x 140mm WOOD STUDS STAGGERED @ 400mm O.C.<br>140mm ACOUSTIC BATT INSULATION<br>2 layers 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 61<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type 14a sim. | ELEVATOR SHAFT @ SUITE<br>[COORDINATE BLOCKING FOR ELEVATOR].<br><br>SEE STRUCTURAL FOR SHEAR WALL LOCATIONS. |
| W7 | ELEVATOR<br>  <br>CORRIDOR | 16mm TYPE 'X' GYPSUM WALLBOARD<br>6mil POLY AIRTIGHTNESS LAYER<br>38 x 140mm WOOD STUDS STAGGERED @ 400mm O.C.<br>140mm ACOUSTIC BATT INSULATION<br>25mm AIRSPACE<br>38 x 89mm WOOD STUDS STAGGERED @ 400mm O.C.<br>140mm ACOUSTIC BATT INSULATION<br>2 layers 16mm TYPE 'X' GYPSUM WALLBOARD | 1 HR | 57+<br>BCBC 2024<br>Table 9.10.3.1.-A<br>Wall Type 14a sim. | ELEVATOR SHAFT @ CORRIDOR<br>[COORDINATE BLOCKING FOR ELEVATOR]<br><br>SEE STRUCTURAL FOR SHEAR WALL LOCATIONS. |
| W8 |  | 16 mm TYPE 'X' GYPSUM WALLBOARD<br>64 mm C-H STEEL STUDS @ 600mm O.C.<br>25 mm GYPSUM SHAFT LINER PANEL | 1 HR | N/A | SHAFT WALL |
| W9 |  | REINFORCED CONCRETE WALL (see Struct.) | 1 HR<br>2 HR | - | CONCRETE PARTITION.<br><br>SEE STRUCTURAL FOR LOCATIONS AND SIZES. |
| W10 |  | 190mm REINFORCED CONCRETE BLOCK<br>(HOLLOW CORE UNITS TO BE ULC RATED) | 1 HR | - | CONCRETE BLOCK PARTITION. |




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| Rev | Date | Description | Issued for Building Permit |
| plot date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | SJJ/NLC | checked by | RAW |
| scale | 1:10 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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dHKa **dHKarchitects**

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977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

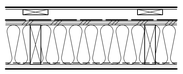
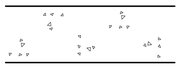
drawing title
Assemblies


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drawing no. A010

revision no. -

## EXTERIOR WALL ASSEMBLIES (section view)

| TYPE NO. | ASSEMBLY | CONSTRUCTION | CALCULATED EFFECTIVE R VALUE | NOTES |
|---|---|---|---|---|
| **WE1** |  | FIBRE CEMENT SIDING<br>19 x 89mm PRESSURE TREATED VERTICAL PLYWOOD STRAPPING @ 400mm O.C. MAX<br>FULLY ADHERED VAPOUR PERMIABLE SHEATHING MEMBRANE<br>19mm PLYWOOD SHEATHING<br>38 x 140mm WOOD STUDS @ 400mm O.C. MAX<br>140mm FIBREGLASS BATT INSULATION (R22 min.)<br>TO FILL CAVITY<br>6 mil. POLY VAPOUR BARRIER<br>16mm TYPE 'X' GYPSUM WALLBOARD | R22 EFF | FIBRE CEMENT SIDING CLAD EXTERIOR WALL<br><br>SEE ELEVATIONS FOR LAPPED SIDING AND PANEL SIDING LOCATIONS. |
| **WE2** |  | REINFORCED CONCRETE WALL (see Struct.) | N/A | CONCRETE PARTITION.<br><br>SEE STRUCTURAL FOR LOCATIONS AND SIZES. |

REGISTERED ARCHITECT
ROBERT ALAN WHEITER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | SJ/NLC | checked by | RAW |
| scale | 1:10 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Assemblies


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drawing no. A011

revision no. -

## LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

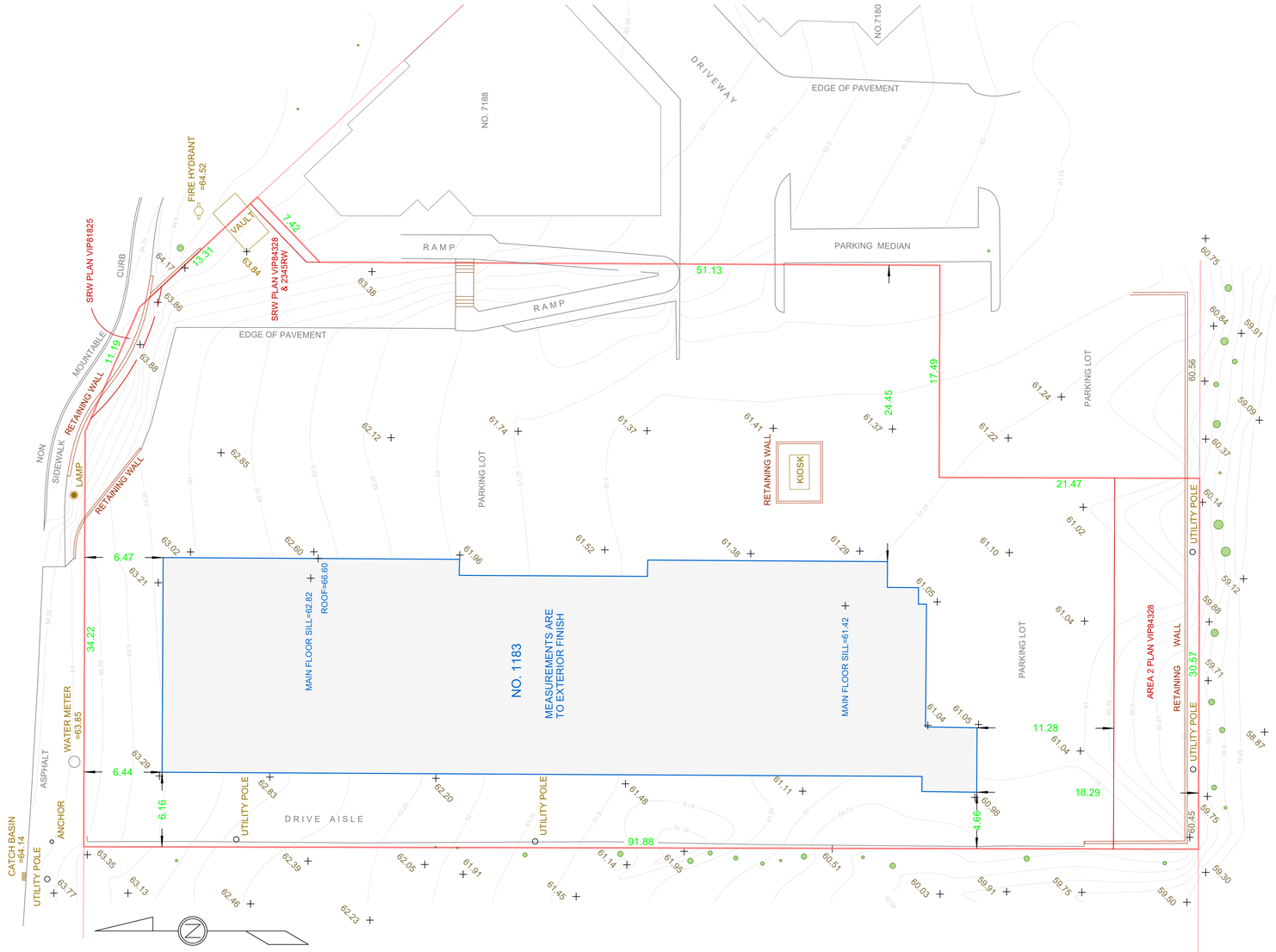
+ - denotes - existing elevation

● - denotes - Tree Tag Number

Contour Interval = 0.25 metres

Contours have been derived by digital terrain modelling and any critical elevations must be verified by field survey.

Lot Area = 4031 m2





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

LAND SURVEYING
V.I. POWELL & ASSOCIATES


File:13186 March 4, 2024

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

5000 10000mm

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|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A000 Site Plans |
| drawn by | NLC | checked by | RAW |
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project name
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drawing title
Survey Plan - Exisitng


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drawing no. A100

revision no. -




**SITE KEY NOTES:**

1. Line of Parkade Below
2. Edge of Existing Pavement to be retained - see Civil
3. Existing Retaining Wall & Kiosk to be removed - see Landscape
4. Existing Retaining Wall to be retained
5. Existing Sidewalk & Retaining Wall to be retained - see Landscape & Civil
6. Existing Parking Median to be removed - see Landscape
7. Existing Stair & Ramp to be removed - see Landscape
8. New Hydro PMT - see Civil & Electrical
9. New Retaining Walls - see Landscape
10. New Cast In Place Concrete Walkway - see Landscape
11. Fencing & Gates - see Landscape
12. Bike Rack - see Landscape
13. Parkade Exhaust - see Mechanical
14. Off Site Sidewalk - see Civil
15. Fire Department Connection - ensure location within maximum 45m distance from fire hydrant - see Civil & Mechanical
16. New Generator - see Electrical
17. New Gravel Path - see Landscape
18. Amenity Area Patio - see Landscape
19. Accessible Path as per BCBC 2024 ref. 3.8.3.3. - see Landscape

**Site General Notes:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S. prior to construction.
2. All dimensions are metric and shown in millimeters.
3. All existing and new datums are geodetic and shown in meters.
4. See Landscape Drawings & Specifications for all hard and soft landscaping.
5. Refer to Landscape Drawings & Specifications for fence and site retaining wall locations, sizes and materials and details.
6. See Landscape and Civil for additional grading information, including that outside of Property Line.
7. See Landscape and Civil for locations, dimensions and materials of paved areas on-site.
8. Daycare to have shade covering and playground equipment, N.I.C.
9. Demolition of existing structures N.I.C.
10. See A102 for Site Services.

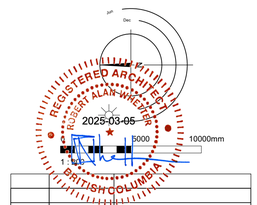
**Legend:**

127.0 Existing grade

127.0 New finished grade

**LEGEND OF MATERIALS**

- Emergency Access - See Landscape
- Landscaping - See Landscape
- New Paving




| | | | |
|---|---|---|---|
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| plot date | 25-02-28 | drawing file | 2341.3.2 - A000 Site Plans |
| drawn by | NLC | checked by | RAW |
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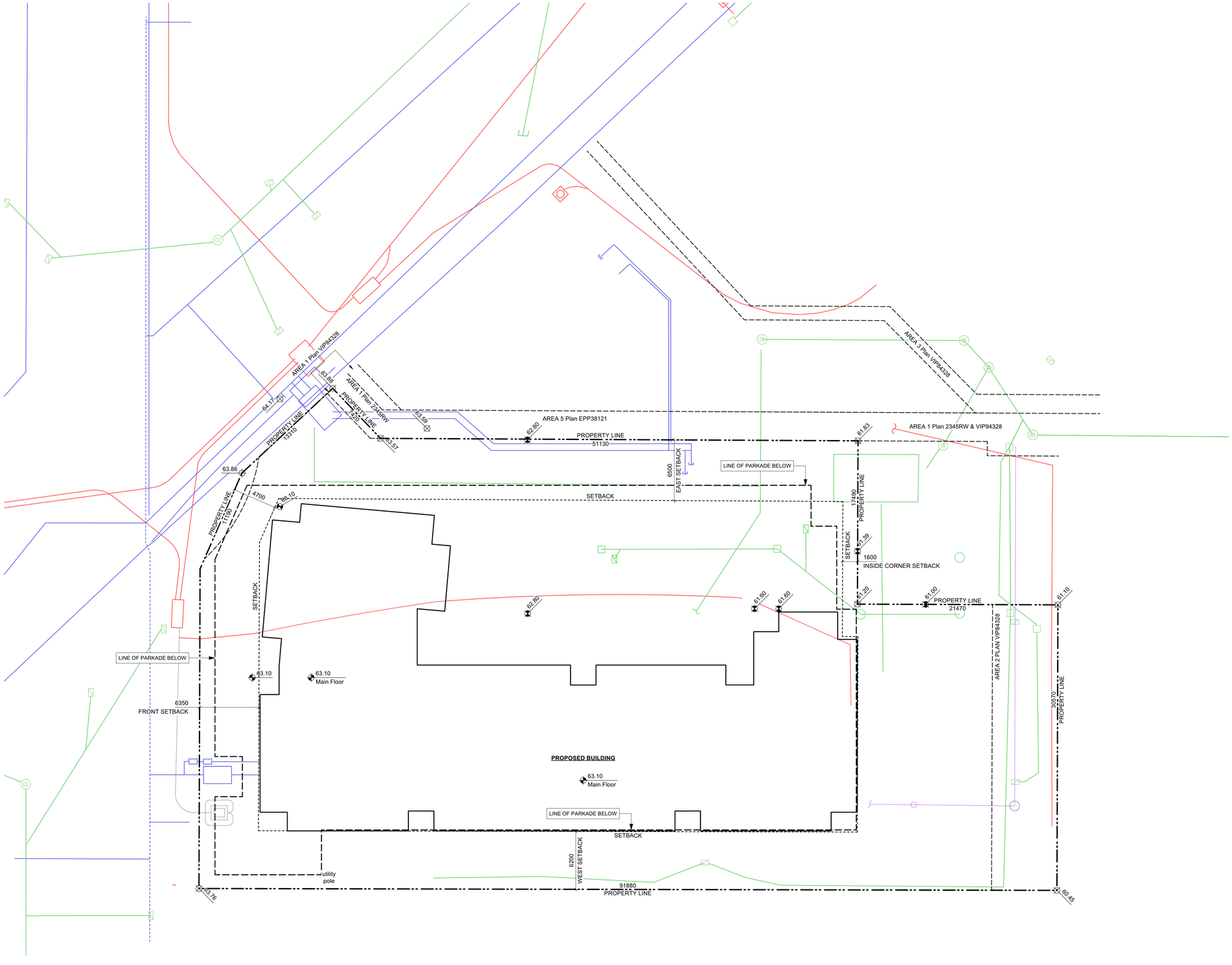

project name
Verdier Affordable Housing
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drawing title
Site Plan


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revision no. -




**EXISTING UTILITY LEGEND:**

- Electrical
- Water
- Municipal Drainage
- Sewer

**Site General Notes:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S. prior to construction.
2. All dimensions are metric and shown in millimeters.
3. All existing and new datums are geodetic and shown in meters.
4. Refer to Civil, Mechanical and Electrical for proposed utility locations, sizing, and connections.

**Legend:**

127.0 Existing grade.

127.0 New finished grade.

REGISTERED ARCHITECT
ROBERT ALAN WHEELER
BRITISH COLUMBIA
2025-03-05

1:200 5000 10000mm

| Rev | Date | Description | Issued for Building Permit |
|---|---|---|---|
| 2nd date | 25-02-28 | Drawing file | 2341.3.2 - A000 Site Plans |
| drawn by | NLC | checked by | RAW |
| scale | 1:200 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


**dHKarchitects**

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T 1•250•658•3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1•250•585•5810


project name

Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title

Site Services

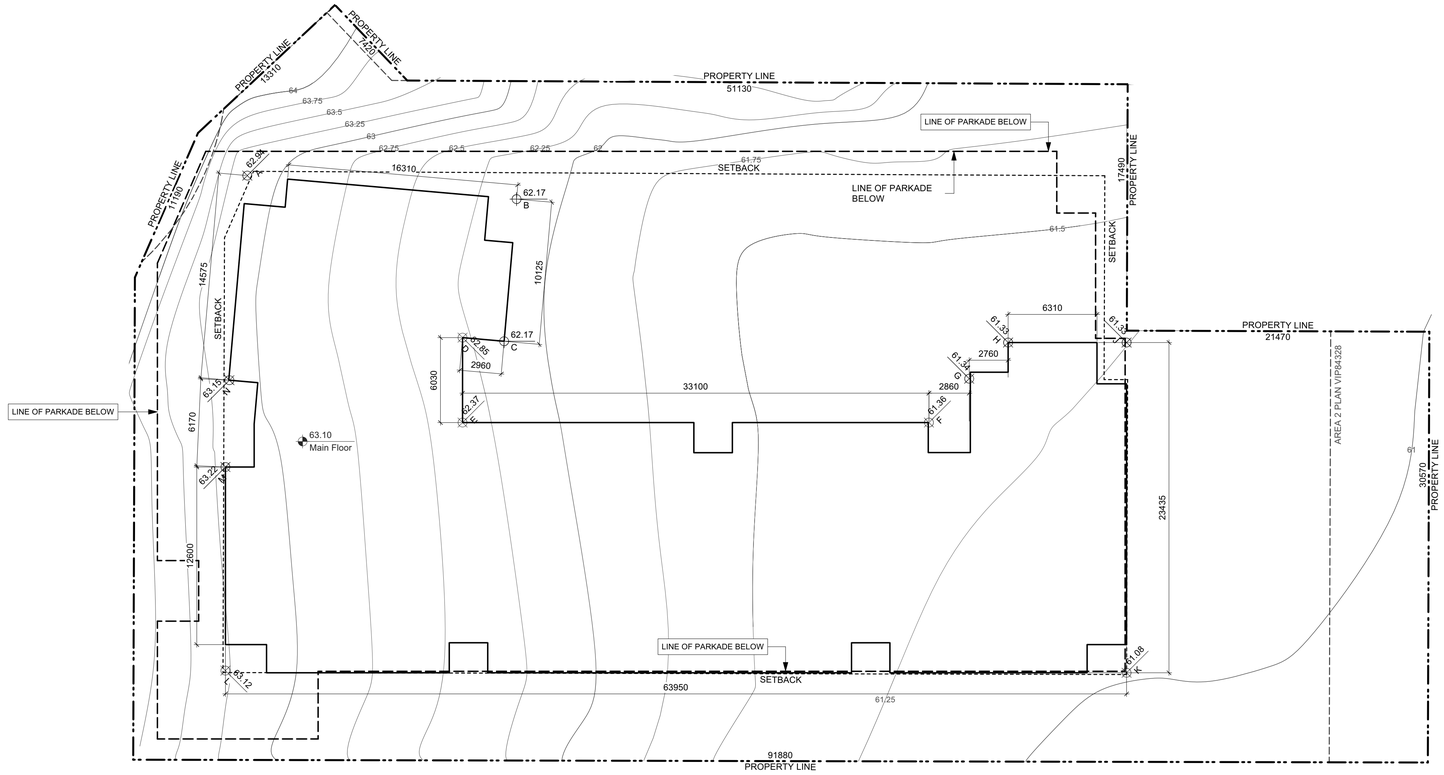

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drawing no. A102

revision no. -

| 1.0 - AVERAGE GRADE CALCULATION (NATURAL) | | | | | | |
|---|---|---|---|---|---|---|
| side | corner grade point | + corner grade point | / 2 | average grade per side | X length of side | TOTAL |
| A&B | 62.94 | 62.17 | 2 | 62.56 | 16.310 | 1020.272 |
| B&C | 62.17 | 62.17 | 2 | 62.17 | 10.125 | 629.471 |
| C&D | 62.17 | 62.85 | 2 | 62.51 | 2.960 | 185.030 |
| D&E | 62.85 | 62.37 | 2 | 62.61 | 6.030 | 377.538 |
| E&F | 62.37 | 61.36 | 2 | 61.87 | 33.100 | 2047.732 |
| F&G | 61.36 | 61.34 | 2 | 61.35 | 2.860 | 175.461 |
| G&H | 61.34 | 61.33 | 2 | 61.34 | 2.760 | 169.285 |
| H&J | 61.33 | 61.33 | 2 | 61.33 | 6.310 | 386.992 |
| J&K | 61.33 | 61.08 | 2 | 61.21 | 23.435 | 1434.339 |
| K&L | 61.08 | 63.12 | 2 | 62.10 | 63.950 | 3971.295 |
| L&M | 63.12 | 63.22 | 2 | 63.17 | 12.600 | 795.942 |
| M&N | 63.22 | 63.15 | 2 | 63.19 | 6.170 | 389.851 |
| N&A | 63.15 | 62.94 | 2 | 63.05 | 14.575 | 918.881 |

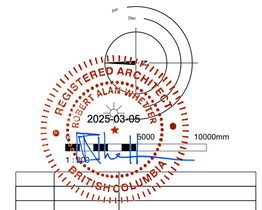
| Perimeter | Total | GRADE = Total/Perimeter |
|---|---|---|
| 201.19 | 12502.09 | 62.14 |




**Legend:**

127.0 Existing grade

127.0 New finished grade




| | | | |
|---|---|---|---|
| Rev | Date | 25-02-28 | Description: Issued for Building Permit |
| plot date | | 25-02-28 | drawing file: 2341.3.2 - A000 Site Plans |
| drawn by | | NLC | checked by: RAW |
| scale | | 1:200 | project number: 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


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T 1-250-585-5810


project name

Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

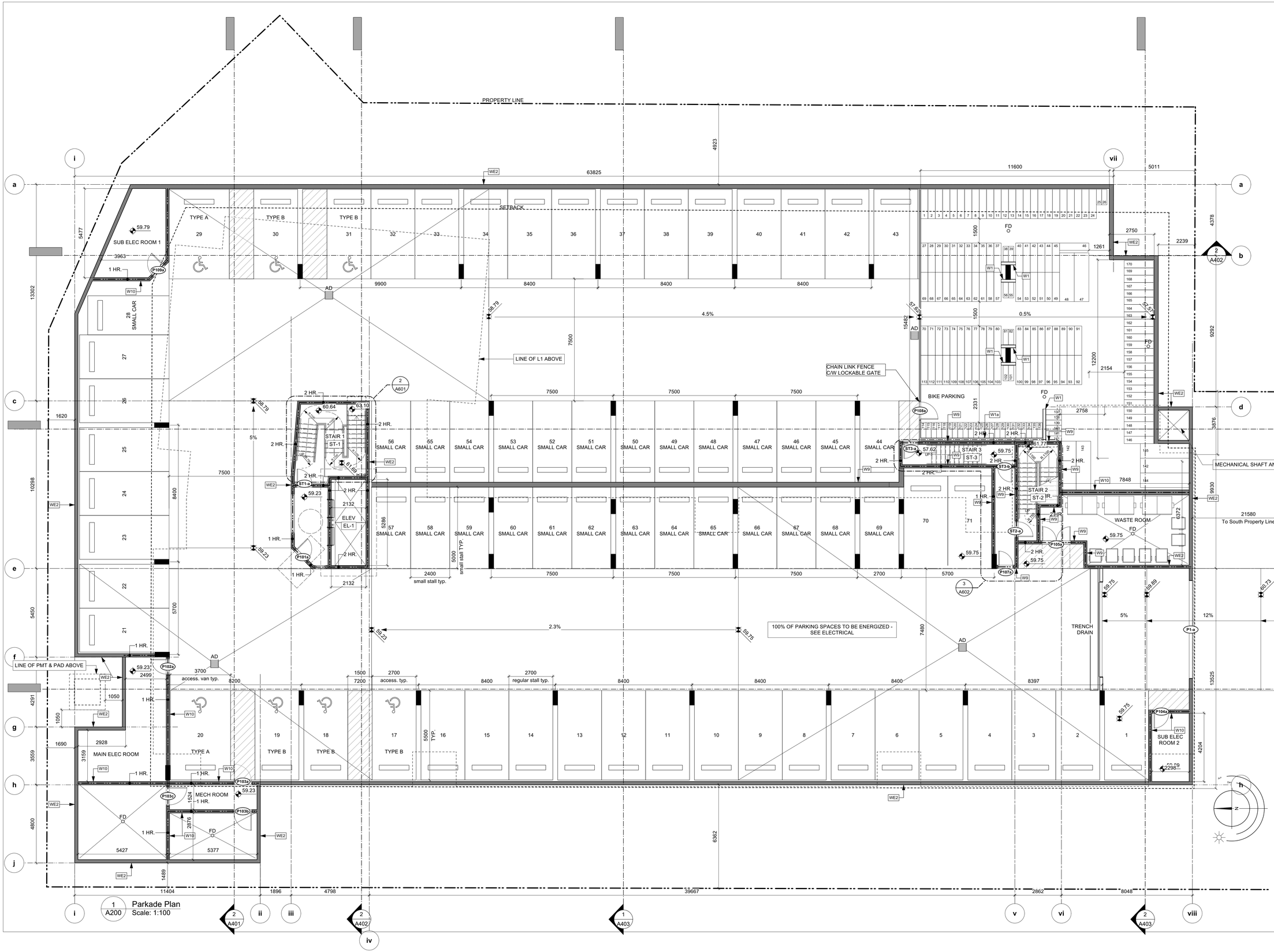
drawing title

Average Grade


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drawing no. A103

revision no. -




**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
2. All dimensions are to gridlines, face of concrete, face of exterior sheathing, centreline of interior stud or centreline of party wall unless noted otherwise.
3. All gridlines are to centreline of party walls, centre of corridor studs, and face of exterior sheathing unless noted otherwise. Plans to be read in conjunction with details to confirm.
4. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless otherwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
11. Solid blocking in walls around toilet, tub/showers and behind towel bars shall be provided in all bathrooms.
12. All studs installed adjacent to interior suite/shear walls to have minimum 12 mm air space to ensure no contact to achieve STC value.
13. Offset door rough opening min. 75 mm from adjacent wall surface where space allows, unless noted otherwise.
14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

**Sheet Notes:**

1. 100% of parking stalls are electrified - see Electrical.

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| job date | 25-02-28 | drawing file 2341.3.2 - A200 Floor Plans |
| drawn by | NL/CS/JJ | checked by RAW |
| scale | 1:100 | project number 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**

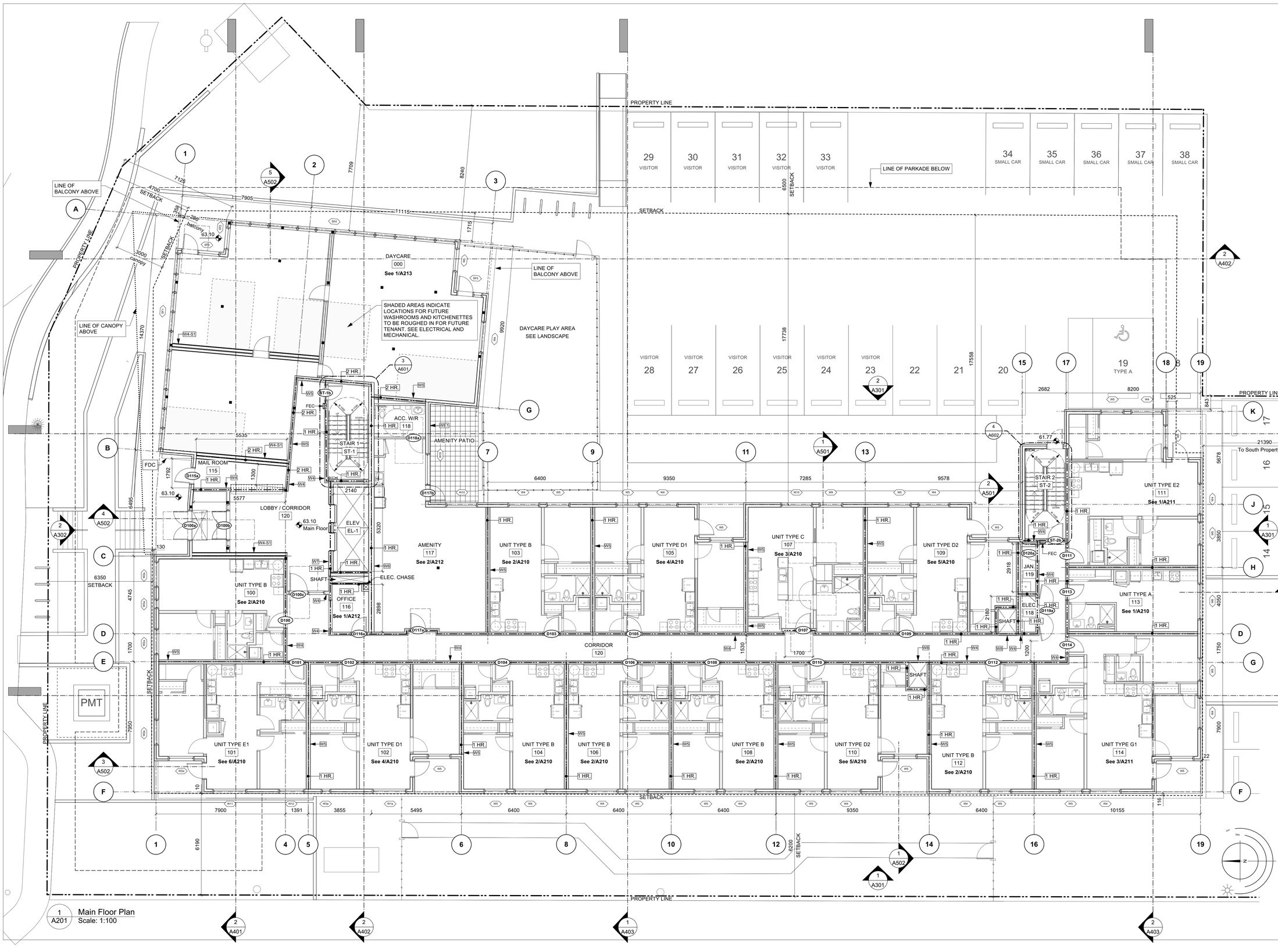

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project name
Verdier Affordable Housing
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Central Saanich, BC

drawing title
Parkade Plan


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drawing no. A200 | revision no. -




1 A201 Main Floor Plan
Scale: 1:100

**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
2. All dimensions are to gridlines, face of concrete, face of exterior sheathing, centreline of interior stud or centreline of party wall unless noted otherwise.
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4. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless otherwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
11. Solid blocking in walls around toilet, tub/showers and behind towel bars shall be provided in all bathrooms.
12. All studs installed adjacent to interior suite/shear walls to have minimum 12 mm air space to ensure no contact to achieve STC value.
13. Offset door rough opening min. 75 mm from adjacent wall surface where space allows, unless noted otherwise.
14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
PROVINCE OF BRITISH COLUMBIA

| Rev | Date | Description | Issued for Building Permit |
|---|---|---|---|
| Join date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | NL/CS/JJ | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Main Floor Plan


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drawing no. A201
revision no. -

**GENERAL NOTES:**

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6. All exterior walls are Type WE 1 unless ohterwise noted.
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15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

PROPERTY LINE
SETBACK
LINE OF CANOPY BELOW
UNIT TYPE E1 202 See 6/A210
UNIT TYPE G2 203 See 4/A211
UNIT TYPE D1 201 See 4/A210
CORRIDOR 220
SHAFT
ELEV EL-1
66.22 Level 2
UNIT TYPE F 205 See 2/A211
UNIT TYPE B 207 See 2/A210
UNIT TYPE D1 209 See 4/A210
UNIT TYPE C 211 See 3/A210
UNIT TYPE D2 213 See 5/A210
STAIR 2 ST-2
UNIT TYPE E2 215 See 1/A211
UNIT TYPE D2 200 See 5/A210
JANITOR 219
ELEC. 220
UNIT TYPE A 217 See 1/A210
UNIT TYPE E1 204 See 6/A210
UNIT TYPE D1 206 See 4/A210
UNIT TYPE B 208 See 2/A210
UNIT TYPE B 210 See 2/A210
UNIT TYPE B 212 See 2/A210
UNIT TYPE D2 214 See 5/A210
UNIT TYPE B 216 See 2/A210
UNIT TYPE G1 218 See 3/A211
21390 To South Property Line

1 A202 Level 2 Floor Plan
Scale: 1:100

2 A202 Comm. & Elec. Closets
Scale: 1:50

2025-03-05
REGISTERED ARCHITECT ROBERT ALAN WHETTER BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| job date | 25-02-28 | drawing file 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by RAW |
| scale | 1:100 | project number 2341 |

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Level 2 Floor Plan


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drawing no. A202
revision no. -

**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
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4. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless otherwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
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14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

PROPERTY LINE
SETBACK
LINE OF CANOPY BELOW
UNIT TYPE E1 302 See 6/A210
UNIT TYPE G2 303 See 4/A211
UNIT TYPE D1 301 See 4/A210
UNIT TYPE D2 300 See 5/A210
CORRIDOR 320
SHAFT
ELEV EL-1
UNIT TYPE F 305 See 2/A211
UNIT TYPE B 307 See 2/A210
UNIT TYPE D1 309 See 4/A210
UNIT TYPE C 311 See 3/A210
UNIT TYPE D2 313 See 5/A210
STAIR 2 ST-2
UNIT TYPE E2 315 See 1/A211
UNIT TYPE A 317 See 1/A210
JANITOR 319
ELEC. 320
69.34 Level 3
UNIT TYPE E1 304 See 6/A210
UNIT TYPE D1 306 See 4/A210
UNIT TYPE B 308 See 2/A210
UNIT TYPE B 310 See 2/A210
UNIT TYPE B 312 See 2/A210
UNIT TYPE D2 314 See 5/A210
UNIT TYPE B 316 See 2/A210
UNIT TYPE G1 318 See 3/A211
STORAGE 322
ELEC. 321
D322a
D321a
Storage & Elec. Closets
Scale: 1:50
Level 3 Floor Plan
Scale: 1:100

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| job date | 25-02-28 | drawing file 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by RAW |
| scale | 1:100 | project number 2341 |

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 0H2 T 1-250-585-5810


project name: Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title: Level 3 Floor Plan


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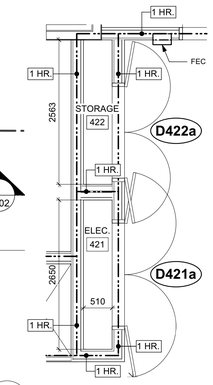

drawing no. A203 revision no. -

**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
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5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless ohterwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
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14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

PROPERTY LINE
SETBACK
LINE OF CANOPY BELOW
UNIT TYPE E1 402 See 6/A210
UNIT TYPE G2 403 See 4/A211
UNIT TYPE D1 401 See 4/A210
CORRIDOR 420
SHAFT
ELEV EL-1
JANITOR 419
ELEC. 420
UNIT TYPE F 405 See 2/A211
UNIT TYPE B 407 See 2/A210
UNIT TYPE D1 409 See 4/A210
UNIT TYPE C 411 See 3/A210
UNIT TYPE D2 413 See 5/A210
STAIR 2 ST-2
UNIT TYPE E2 415 See 1/A211
UNIT TYPE A 417 See 1/A210
UNIT TYPE D2 400 See 5/A210
UNIT TYPE E1 404 See 6/A210
UNIT TYPE D1 406 See 4/A210
UNIT TYPE E1 408 See 2/A210
UNIT TYPE B 410 See 2/A210
UNIT TYPE B 412 See 2/A210
UNIT TYPE D2 414 See 5/A210
UNIT TYPE B 416 See 2/A210
UNIT TYPE G1 418 See 3/A211
To South Property Line 21390

1 Level 4 Floor Plan
A204 Scale: 1:100




2 Storage & Elec. Closets
A204 Scale: 1:50

REGISTERED ARCHITECT ROBERT ALAN WHETTER 2025-03-05 BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| job date | 25-02-28 | drawing file 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by RAW |
| scale | 1:100 | project number 2341 |

NOTE: All dimensions are shown in millimeters.

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T 1-250-658-3367
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Level 4 Floor Plan


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drawing no. A204 revision no. -

**GENERAL NOTES:**

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15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

PROPERTY LINE
SETBACK
LINE OF CANOPY BELOW
UNIT TYPE E1 502 See 6/A210
UNIT TYPE G2 503 See 4/A211
UNIT TYPE D1 501 See 4/A210
CORRIDOR 520
SHAFT
ELEV EL-1
75.58 Level 5
UNIT TYPE F 505 See 2/A211
UNIT TYPE B 507 See 2/A210
UNIT TYPE D1 509 See 4/A210
UNIT TYPE C 511 See 3/A210
UNIT TYPE D2 513 See 5/A210
STAIR 2 ST-2
UNIT TYPE E2 515 See 1/A211
UNIT TYPE D2 500 See 5/A210
JANITOR 519
ELEC. 520
UNIT TYPE A 517 See 1/A210
UNIT TYPE E1 504 See 6/A210
UNIT TYPE D1 506 See 4/A210
UNIT TYPE B 508 See 2/A210
UNIT TYPE B 510 See 2/A210
UNIT TYPE B 512 See 2/A210
UNIT TYPE D2 514 See 5/A210
UNIT TYPE B 516 See 2/A210
UNIT TYPE G1 518 See 3/A211
COMM. 522
ELEC. 521
510
D522a
D521a
FEC
1 HR.
7905
11115
14370
9920
2682
8200
21390
To South Property Line
5678
6400
9350
7285
9578
2140
1605
1253
7765
5320
1700
1120
1750
1530
1260
1140
2563
2650
6495
4745
7950
3850
4050
7900
7900
1391
3855
5495
10155
130
495

1 A205 Level 5 Floor Plan
Scale: 1:100

Comm. & Elec. Closets
2 A205 Scale: 1:50

REGISTERED ARCHITECT ROBERT ALAN WHETTER BRITISH COLUMBIA
2025-03-05

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| job date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Level 5 Floor Plan


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drawing no. A205
revision no. -

**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
2. All dimensions are to gridlines, face of concrete, face of exterior sheathing, centreline of interior stud or centreline of party wall unless noted otherwise.
3. All gridlines are to centreline of party walls, centre of corridor studs, and face of exterior sheathing unless noted otherwise. Plans to be read in conjunction with details to confirm.
4. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless ohterwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
11. Solid blocking in walls around toilet, tub/showers and behind towel bars shall be provided in all bathrooms.
12. All studs installed adjacent to interior suite/shear walls to have minimum 12 mm air space to ensure no contact to achieve STC value.
13. Offset door rough opening min. 75 mm from adjacent wall surface where space allows, unless noted otherwise.
14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

PROPERTY LINE
SETBACK
LINE OF CANOPY BELOW
UNIT TYPE E1 602 See 6/A210
UNIT TYPE G2 603 See 4/A211
UNIT TYPE D1 601 See 4/A210
UNIT TYPE D2 600 See 5/A210
CORRIDOR 620
STAIR 1 ST-1
SHAFT
ELEV EL-1
78.70 Level 6
JANITOR 619
ELEC. 620
UNIT TYPE F 605 See 2/A211
UNIT TYPE B 607 See 2/A210
UNIT TYPE B 609 See 4/A210
UNIT TYPE C 611 See 3/A210
UNIT TYPE D2 613 See 5/A210
UNIT TYPE E2 615 See 1/A211
UNIT TYPE A 617 See 1/A210
UNIT TYPE E1 604 See 6/A210
UNIT TYPE D1 606 See 4/A210
UNIT TYPE B 608 See 2/A210
UNIT TYPE B 310 See 2/A210
UNIT TYPE B 612 See 2/A210
UNIT TYPE D2 614 See 5/A210
UNIT TYPE B 616 See 2/A210
UNIT TYPE G1 618 See 3/A211
ST-1a ST-2a ST-3a ST-4a
FEC
1 HR.
21390 To South Property Line

1 A206 Level 6 Floor Plan
Scale: 1:100

2 A206 Storage & Elec. Closets
Scale: 1:50




| Rev | Date | Description | Issued for Building Permit |
|---|---|---|---|
| job date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**

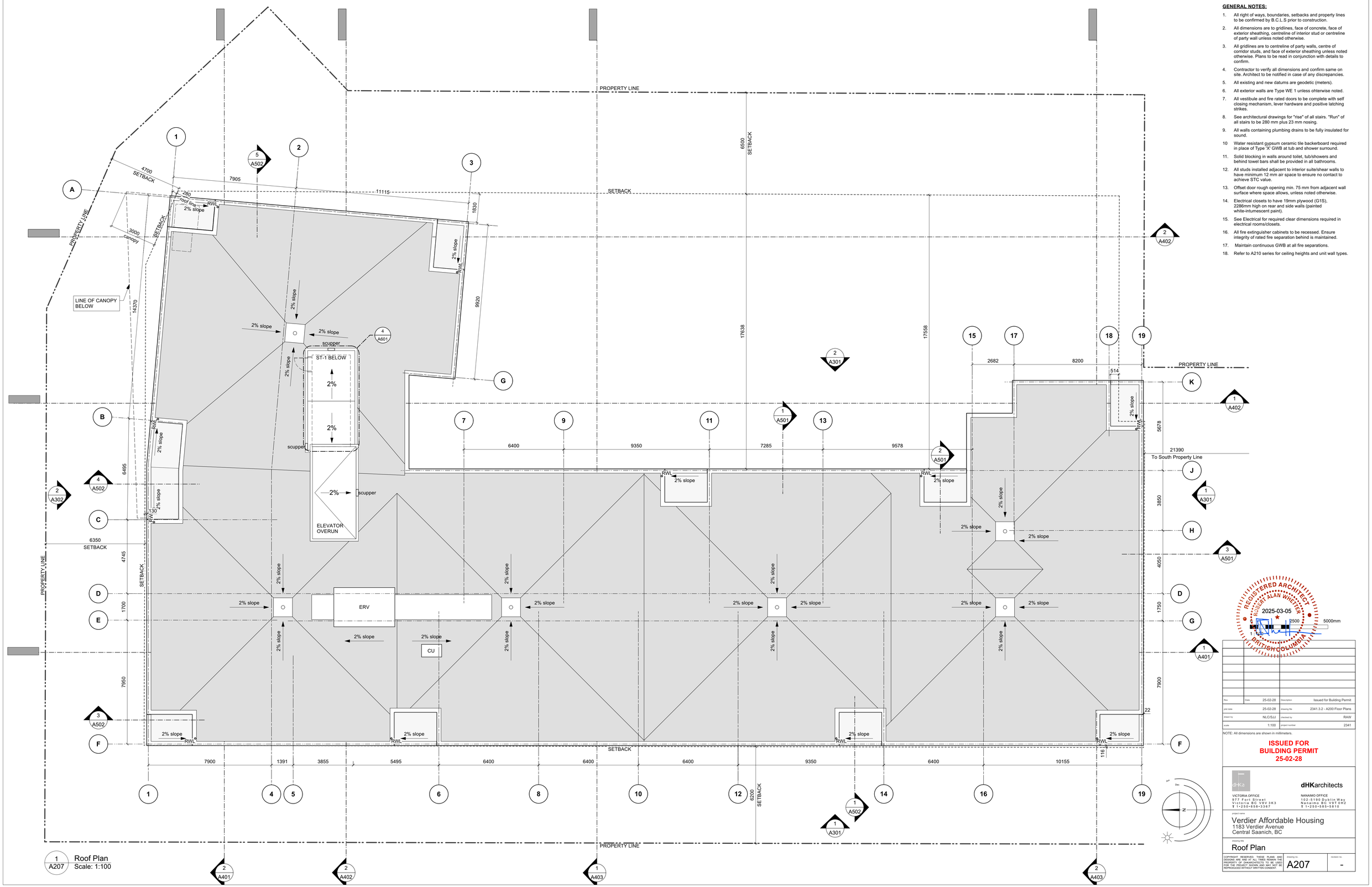

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102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Level 6 Floor Plan


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drawing no. A206 revision no. -




1 A207 Roof Plan
Scale: 1:100

**GENERAL NOTES:**

1. All right of ways, boundaries, setbacks and property lines to be confirmed by B.C.L.S prior to construction.
2. All dimensions are to gridlines, face of concrete, face of exterior sheathing, centreline of interior stud or centreline of party wall unless noted otherwise.
3. All gridlines are to centreline of party walls, centre of corridor studs, and face of exterior sheathing unless noted otherwise. Plans to be read in conjunction with details to confirm.
4. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
5. All existing and new datums are geodetic (meters).
6. All exterior walls are Type WE 1 unless ohterwise noted.
7. All vestibule and fire rated doors to be complete with self closing mechanism, lever hardware and positive latching strikes.
8. See architectural drawings for "rise" of all stairs. "Run" of all stairs to be 280 mm plus 23 mm nosing.
9. All walls containing plumbing drains to be fully insulated for sound.
10. Water resistant gypsum ceramic tile backerboard required in place of Type 'X' GWB at tub and shower surround.
11. Solid blocking in walls around toilet, tub/showers and behind towel bars shall be provided in all bathrooms.
12. All studs installed adjacent to interior suite/shear walls to have minimum 12 mm air space to ensure no contact to achieve STC value.
13. Offset door rough opening min. 75 mm from adjacent wall surface where space allows, unless noted otherwise.
14. Electrical closets to have 19mm plywood (G1S), 2286mm high on rear and side walls (painted white-intumescent paint).
15. See Electrical for required clear dimensions required in electrical rooms/closets.
16. All fire extinguisher cabinets to be recessed. Ensure integrity of rated fire separation behind is maintained.
17. Maintain continuous GWB at all fire separations.
18. Refer to A210 series for ceiling heights and unit wall types.

REGISTERED ARCHITECT
ROBERT ALAN WHITTER
2025-03-05
PROVINCE OF BRITISH COLUMBIA

| | | | |
|---|---|---|---|
| Rev | Date 25-02-28 | Description | Issued for Building Permit |
| plot date | 25-02-28 | drawing file | 2341.3.2 - A200 Floor Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**

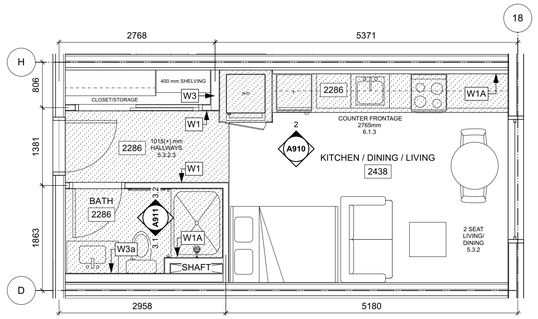

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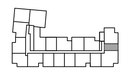

project name
Verdier Affordable Housing
1153 Verdier Avenue
Central Saanich, BC

drawing title
Roof Plan

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drawing no. A207
version no. -

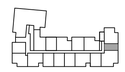


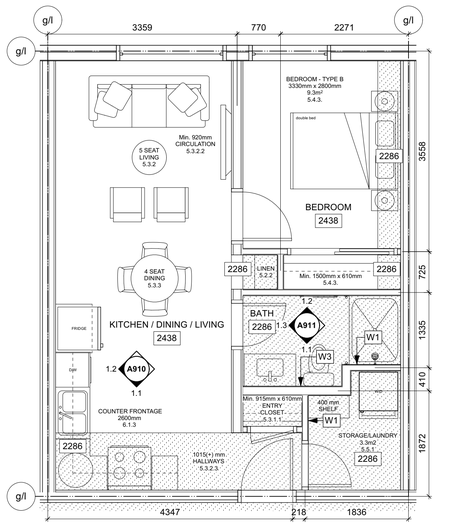
**TYP KEY PLAN**

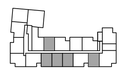
1 / A210 Type A - Studio Unit
Scale: 1:50

UNIT AREA: 33m²
UNIT COUNT: 6



**L1 KEY PLAN**

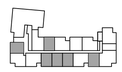


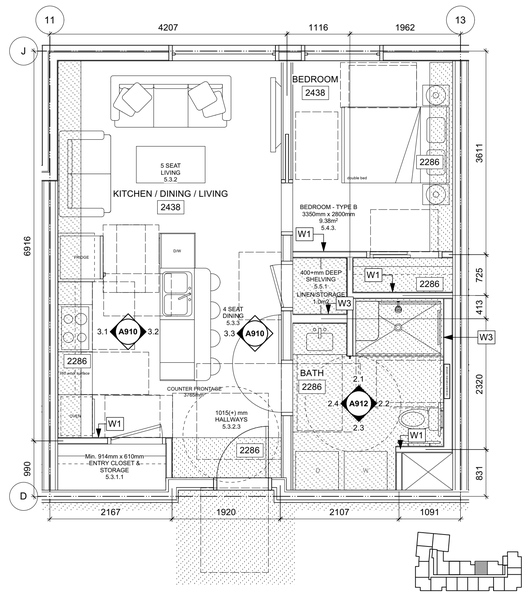
**TYP KEY PLAN**

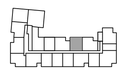
2 / A210 Type B - 1 Bedroom
Scale: 1:50

UNIT AREA: 50.5m²
UNIT COUNT: 31



**L1 KEY PLAN**

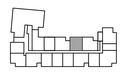


**TYP KEY PLAN**

3 / A210 Type C - 1 Bedroom - Accessible
Scale: 1:50

UNIT AREA: 57.1m²
UNIT COUNT: 6



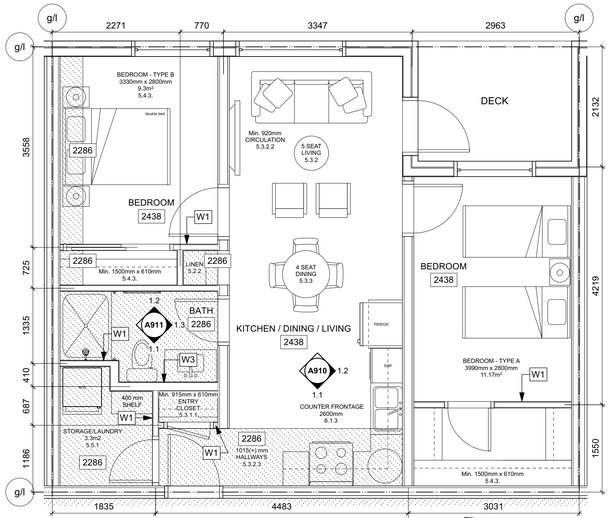
**L1 KEY PLAN**

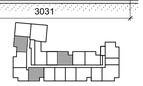
**GENERAL NOTES:**

1. All dimensions are metric and shown in millimeters.
2. Interior dimensions are from grid lines to centre of walls, unless noted otherwise.
3. Level 2 Suites shown. See Floor Plans A201-A206 and Elevations A301-A302 for window locations.
4. Ceiling heights in Suites 2438 unless where otherwise noted.
5. All interior walls are Type W2 unless otherwise noted.
6. See A200 Floor Plans for corridor and common area door & wall types.
7. For exterior wall types & dimensions and party/corridor wall dimensions, refer to Floor Plans A200s.
8. See A910 Series for Interior Elevations.
9. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
10. Offset door rough opening min, 75mm from adjacent wall surface where space allows, unless noted otherwise.
11. Water Resistant Gypsum Ceramic Tile Backerboard required in place of type "X" GWB at tub & shower surround.
12. Provide appropriate blocking in walls for cabinetry and wall hung hardware.
13. Fully insulate wall and ceiling at all locations where RWL present. Not all locations may be noted on drawings.
14. See Specification and Details for deck assemblies.
15. See Architectural Schedules and Specification for all finishes.
16. See A200's for Common Area door numbers.

**LEGEND**

| | |
|---|---|
| BEDROOM 2438 | ROOM NAME & CEILING HEIGHT |
| | AREA OF DROPPED CEILING |
| 2286 | DROP CEILING HEIGHT |
| W1 | WALL TYPE -Refer to Assemblies A010 |

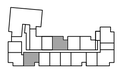


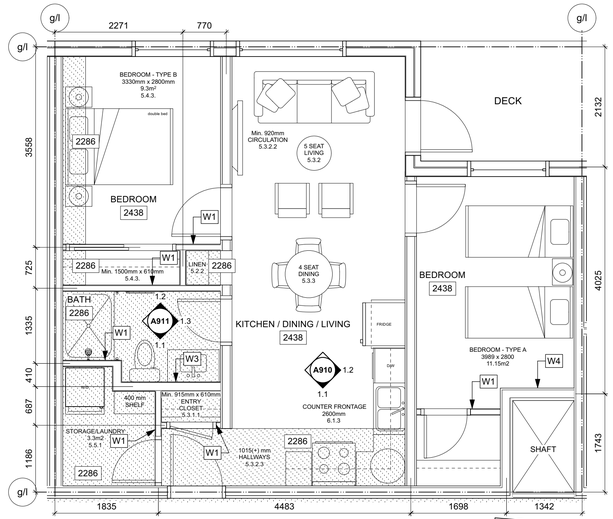
**TYP KEY PLAN**

4 / A210 Type D1 - 2 Bedroom (Typical)
Scale: 1:50

UNIT AREA: 67.6m²
UNIT COUNT: 17



**L1 KEY PLAN**

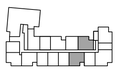





**TYP KEY PLAN**

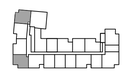
5 / A210 Type D2 - 2 Bedroom
Scale: 1:50

UNIT AREA: 65.2m²
UNIT COUNT: 17



**L1 KEY PLAN**

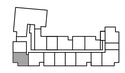


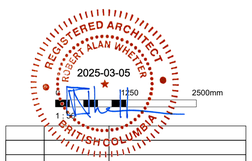
**TYP KEY PLAN**

6 / A210 Type E1 - 2 Bedroom (Corner)
Scale: 1:50

UNIT AREA: 67.9m²
UNIT COUNT: 11



**L1 KEY PLAN**




| Rev | Date | Description | Issued for Building Permit |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A210 Unit Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:150 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


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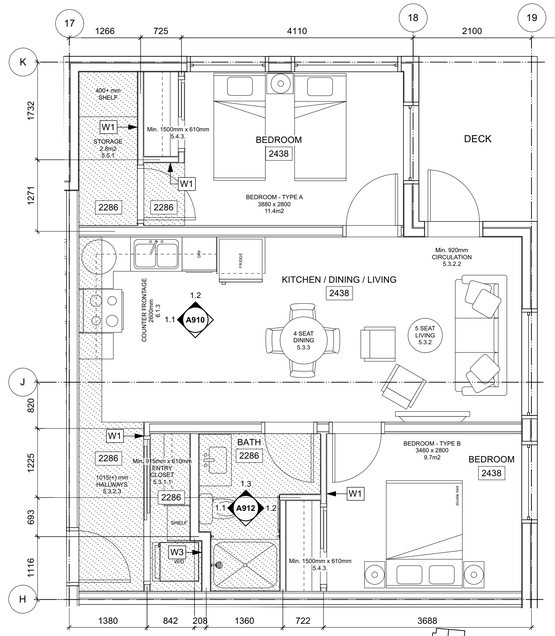

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Unit Plans


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drawing no. A210

revision no. -

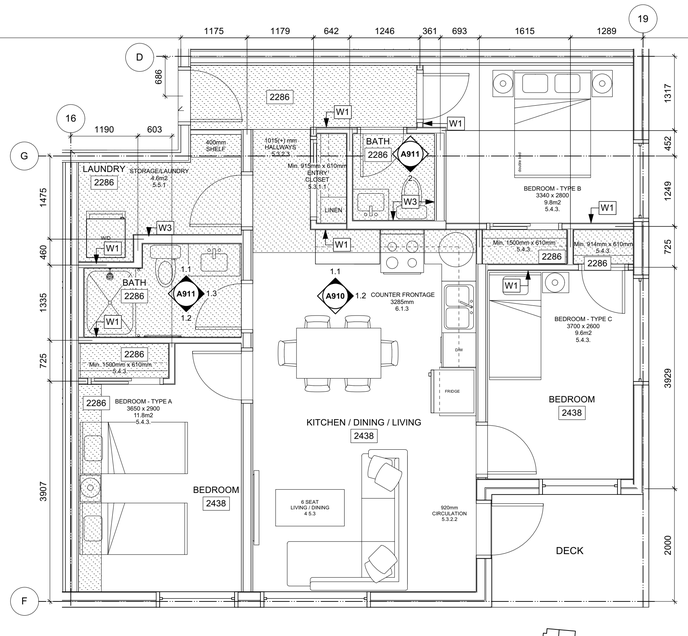



**TYP KEY PLAN**

1 / A211 Type E2 - 2 Bedroom (Corner)
Scale: 1:50

UNIT AREA: 71.3m²
UNIT COUNT: 6

**L1 KEY PLAN**

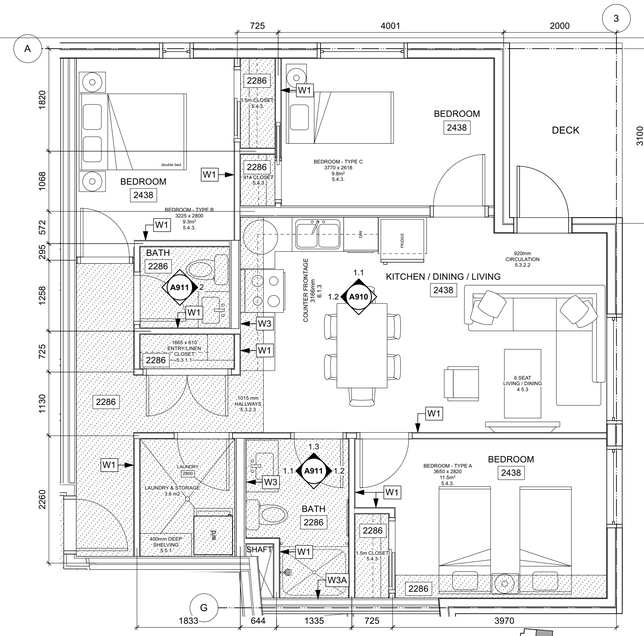



**TYP KEY PLAN**

3 / A211 Type G1 - 3 Bedroom, 1.5 Bath
Scale: 1:50

UNIT AREA: 89.7m²
UNIT COUNT: 6

**L1 KEY PLAN**

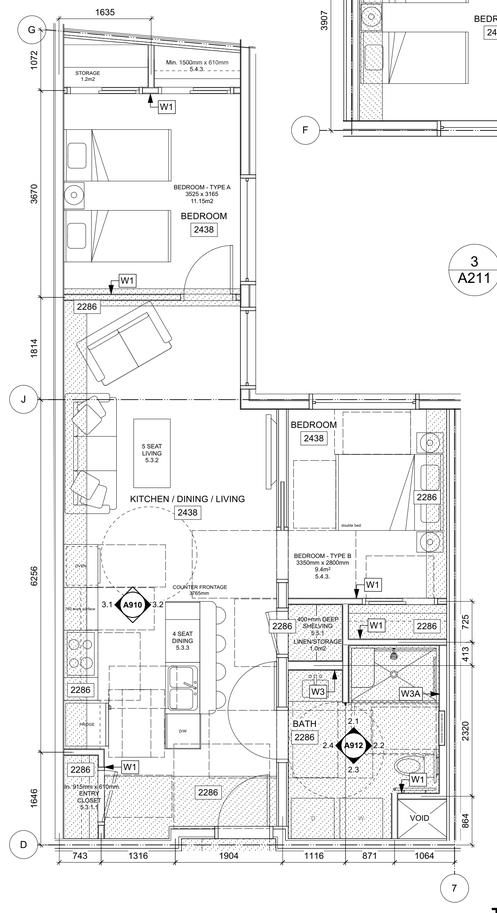



**TYP KEY PLAN**

4 / A211 Type G2 - 3 Bedroom, 1.5 Bath
Scale: 1:50

UNIT AREA: 87.8m²
UNIT COUNT: 5

**L1 KEY PLAN**




**TYP KEY PLAN**

2 / A211 Type F - 2 Bedroom Accessible
Scale: 1:50

UNIT AREA: 78.3m²
UNIT COUNT: 5

**L1 KEY PLAN**

**GENERAL NOTES:**

1. All dimensions are metric and shown in millimeters.
2. Interior dimensions are from grid lines to centre of walls, unless noted otherwise.
3. Level 2 Suites shown. See Floor Plans A201-A206 and Elevations A301-A302 for window locations.
4. Ceiling heights in Suites 2438 unless where otherwise noted.
5. All interior walls are Type W2 unless otherwise noted.
6. See A200 Floor Plans for corridor and common area door & wall types.
7. For exterior wall types & dimensions and party/corridor wall dimensions, refer to Floor Plans A200s.
8. See A910 Series for Interior Elevations.
9. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
10. Offset door rough opening min, 75mm from adjacent wall surface where space allows, unless noted otherwise.
11. Water Resistant Gypsum Ceramic Tile Backerboard required in place of type "X" GWB at tub & shower surround.
12. Provide appropriate blocking in walls for cabinetry and wall hung hardware.
13. Fully insulate wall and ceiling at all locations where RWL present. Not all locations may be noted on drawings.
14. See Specification and Details for deck assemblies.
15. See Architectural Schedules and Specification for all finishes.
16. See A200's for Common Area door numbers.

**LEGEND**

| | |
|---|---|
| BEDROOM 2438 | ROOM NAME & CEILING HEIGHT |
| | AREA OF DROPPED CEILING |
| 2286 | DROP CEILING HEIGHT |
| W1 | WALL TYPE -Refer to Assemblies A010 |

REGISTERED ARCHITECT ROBERT ALAN WHETTER 2025-03-05 BRITISH COLUMBIA

0 50 1250 2500mm

| | | | |
|---|---|---|---|
| Rev | Date 25-02-28 | Description | Issued for Building Permit |
| plot date | 25-02-28 | drawing file | 2341.3.2 - A210 Unit Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:150 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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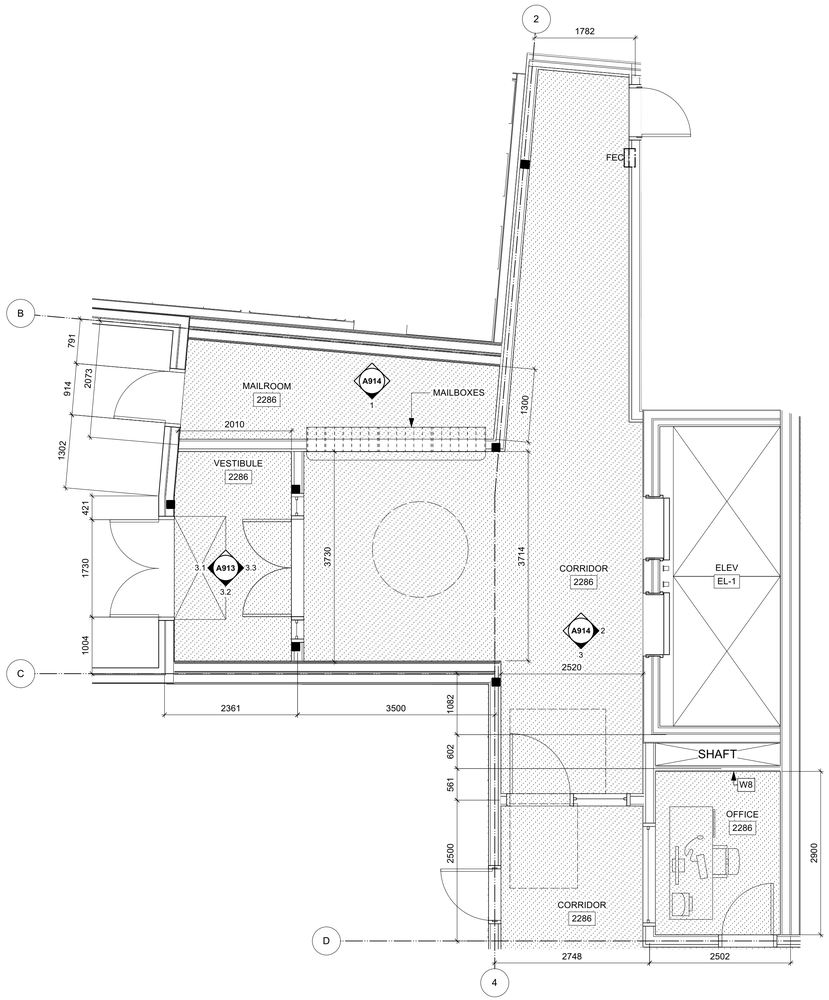

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Unit Plans

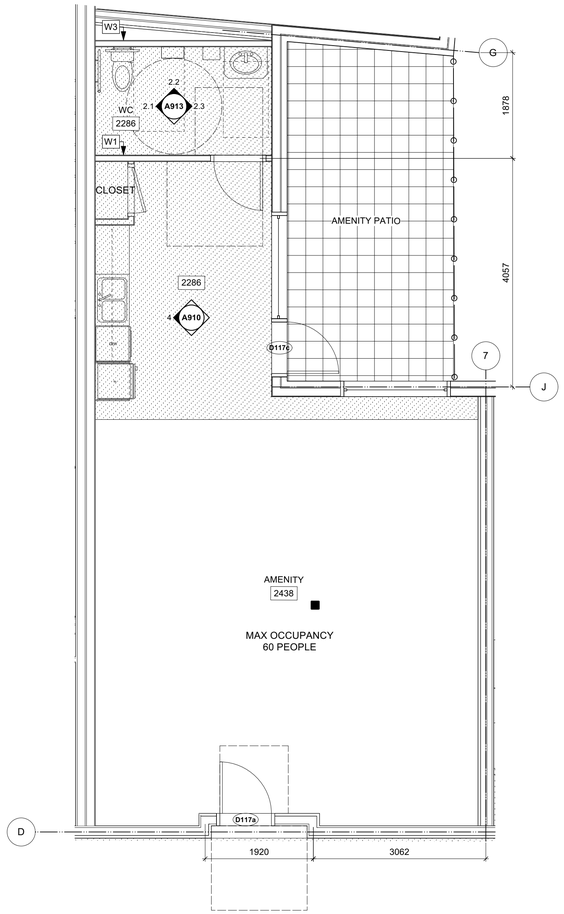

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drawing no. A211

revision no. -




1 / A212 Main Lobby, Mailroom, Office
Scale: 1:50



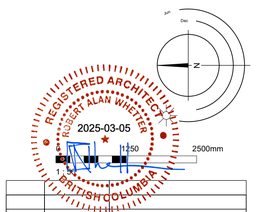

2 / A212 Amenity Room
Scale: 1:50

**SHEET NOTES:**

1. All dimensions are metric and shown in millimeters.
2. Interior dimensions are from grid lines to centre of walls, unless noted otherwise.
3. Level 2 Suites shown. See Floor Plans A201-A206 and Elevations A301-A302 for window locations.
4. Ceiling heights in Suites 2438 unless where otherwise noted.
5. All interior walls are Type W2 unless ohterwise noted.
6. See A200 Floor Plans for corridor and common area door & wall types.
7. For exterior wall types & dimensions and party/corridor wall dimensions, refer to Floor Plans A200s.
8. See A910 Series for Interior Elevations.
9. Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
10. Offset door rough opening min, 75mm from adjacent wall surface where space allows, unless noted otherwise.
11. Water Resistant Gypsum Ceramic Tile Backerboard required in place of type "X" GWB at tub & shower surround.
12. Provide appropriate blocking in walls for cabinetry and wall hung hardware.
13. Fully insulate wall and ceiling at all locations where RWL present. Not all locations may be noted on drawings.
14. See Specification and Details for deck assemblies.
15. See Architectural Schedules and Specification for all finishes.
16. See A200's for Common Area door numbers.
17. See Electrical for Auoto Door Operator locations.
18. See Landscape for Amenity Room Patio and fencing materials.

**LEGEND**

| | |
|---|---|
| BEDROOM 2438 | ROOM NAME & CEILING HEIGHT |
| | AREA OF DROPPED CEILING |
| 2286 | DROP CEILING HEIGHT |
| W1 | WALL TYPE -Refer to Assemblies A010 |




| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A210 Unit Plans |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:150 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


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Victoria BC V8V 3K3
T 1•250•658•3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1•250•585•5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Common Area Detail Plans


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drawing no. A212

revision no. -




1 A301 West Elevation
Scale: 1:100




2 A301 East Elevation
Scale: 1:100

**MATERIALS SCHEDULE**

1. HARDIE PLANK - "LIGHT MIST" & "ARCTIC WHITE"
2. HARDIE PANEL - "RICH ESPRESSO"
3. HARDIE PANEL - "GREY SLATE"
4. HARDIE PLANK - "WHOLE WHEAT"
5. HARDIE TRIM - "RICH ESPRESSO"
6. METAL WINDOW SHROUD - BLACK
7. VINYL WINDOWS & DOORS - WHITE
8. BLACK METAL GAURD
9. BLACK METAL GAURD WITH CHAMPAGNE COMPOSITE PANEL INSET
10. VINYL DECK MEMBRANE, LIGHT BROWN (NOT VISIBLE)
11. CONCRETE
12. PAINTED METAL DOOR, GREEN
13. STOREFRONT GLAZING - ANODIZED LIGHT GREY FRAME, GREEN SPANDREL WHERE SHOWN
14. MECHANICAL GRILLE - POWDER COATED METAL - BLACK
15. PREFINISHED METAL FLASHING - BLACK
16. BLACK METAL GAURD WITH CLEAR GLASS INSET

REGISTERED ARCHITECT
ROBERT ALAN WHITTEN
BRITISH COLUMBIA
2025-03-05

| Rev. | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A300 Elevations |
| drawn by | SJJ/NLC | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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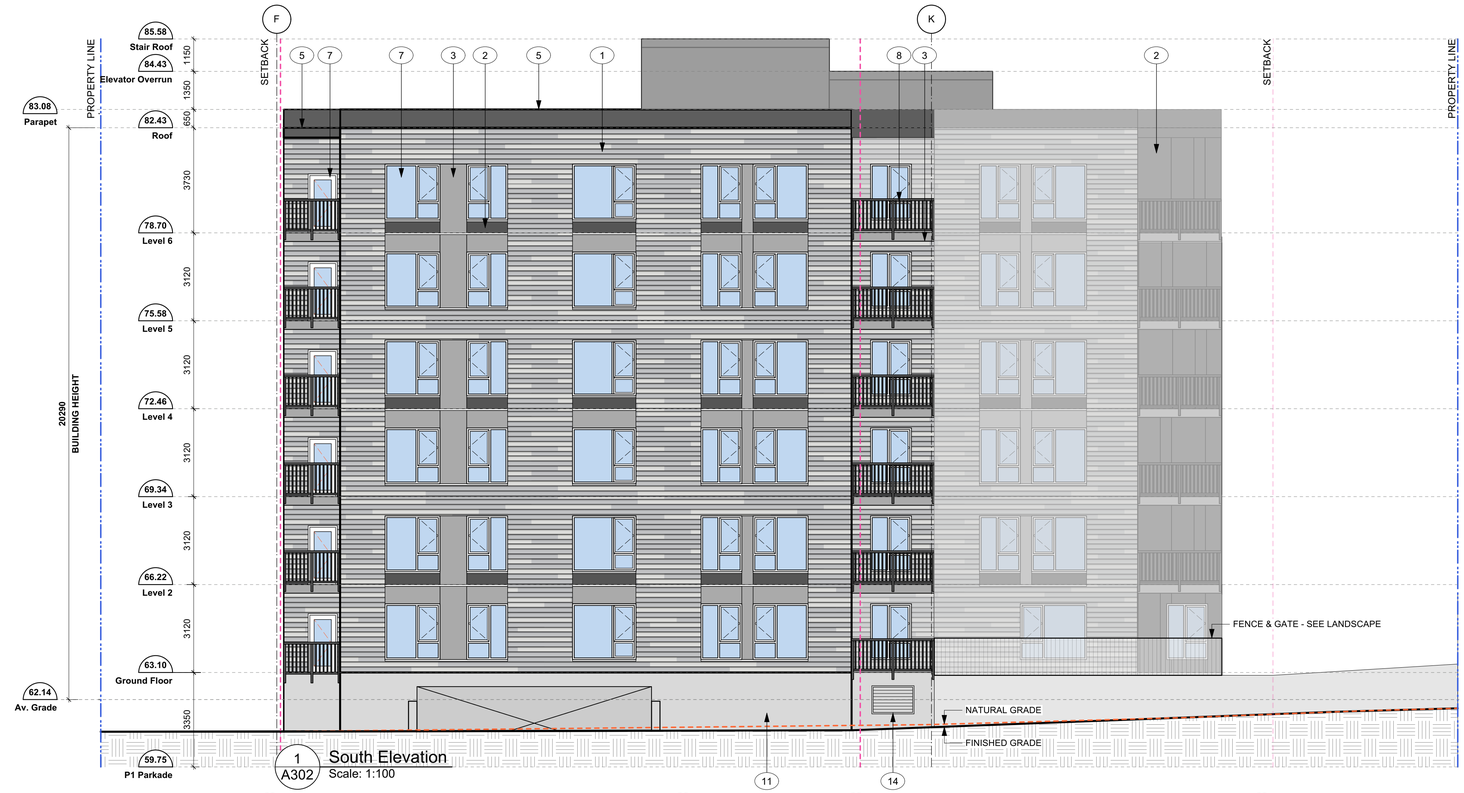
project name
Verdier Affordable Housing
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drawing title
Elevations

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drawing no. A301

revision no. -




1 A302 South Elevation
Scale: 1:100

2 A302 North Elevation
Scale: 1:100

**MATERIALS SCHEDULE**

1. HARDIE PLANK - "LIGHT MIST" & "ARCTIC WHITE"
2. HARDIE PANEL - "RICH ESPRESSO"
3. HARDIE PANEL - "GREY SLATE"
4. HARDIE PLANK - "WHOLE WHEAT"
5. HARDIE TRIM - "RICH ESPRESSO"
6. METAL WINDOW SHROUD - BLACK
7. VINYL WINDOWS & DOORS - WHITE
8. BLACK METAL GAURD
9. BLACK METAL GAURD WITH CHAMPAGNE COMPOSITE PANEL INSET
10. VINYL DECK MEMBRANE, LIGHT BROWN (NOT VISIBLE)
11. CONCRETE
12. PAINTED METAL DOOR, GREEN
13. STOREFRONT GLAZING - ANODIZED LIGHT GREY FRAME, GREEN SPANDREL WHERE SHOWN
14. MECHANICAL GRILLE - POWDER COATED METAL - BLACK
15. PREFINISHED METAL FLASHING - BLACK
16. BLACK METAL GAURD WITH CLEAR GLASS INSET

REGISTERED ARCHITECT
ROBERT ALAN WHITTER
2025-03-05
BRITISH COLUMBIA

| | | | |
|---|---|---|---|
| Rev | Date 25-02-28 | Description | Issued for Building Permit |
| plot date | 25-02-28 | drawing file | 2341.3.2 - A300 Elevations |
| drawn by | SJ/JN/LC | checked by | RAW |
| scale | 1:100 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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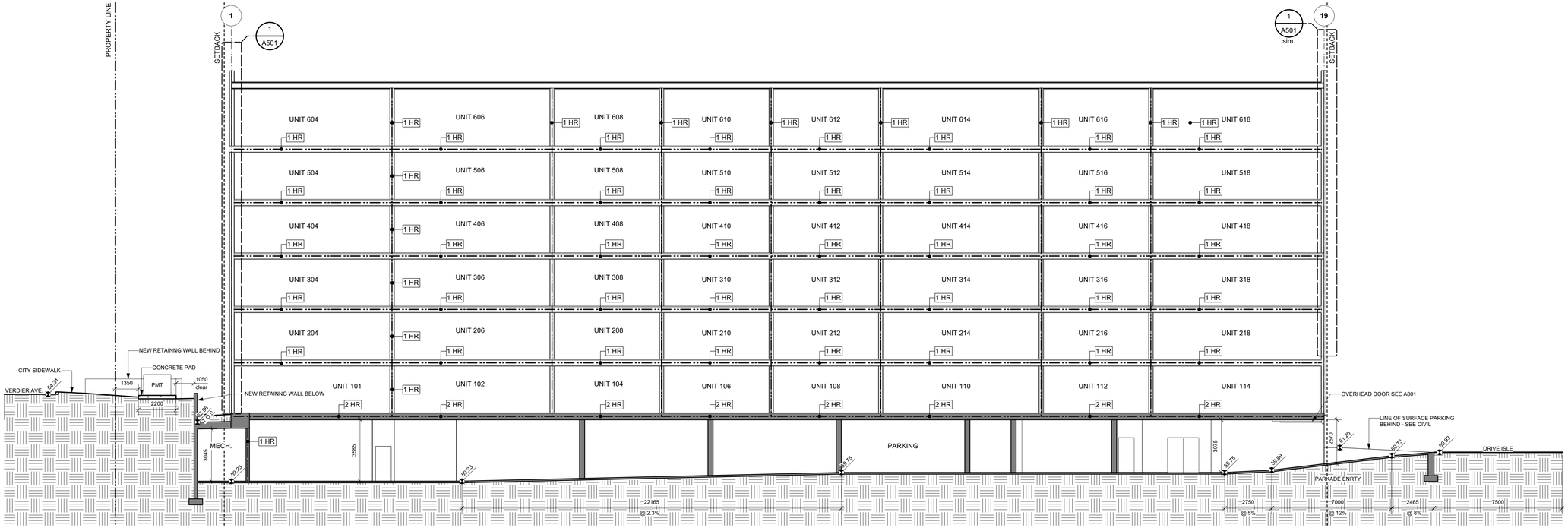

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Elevations

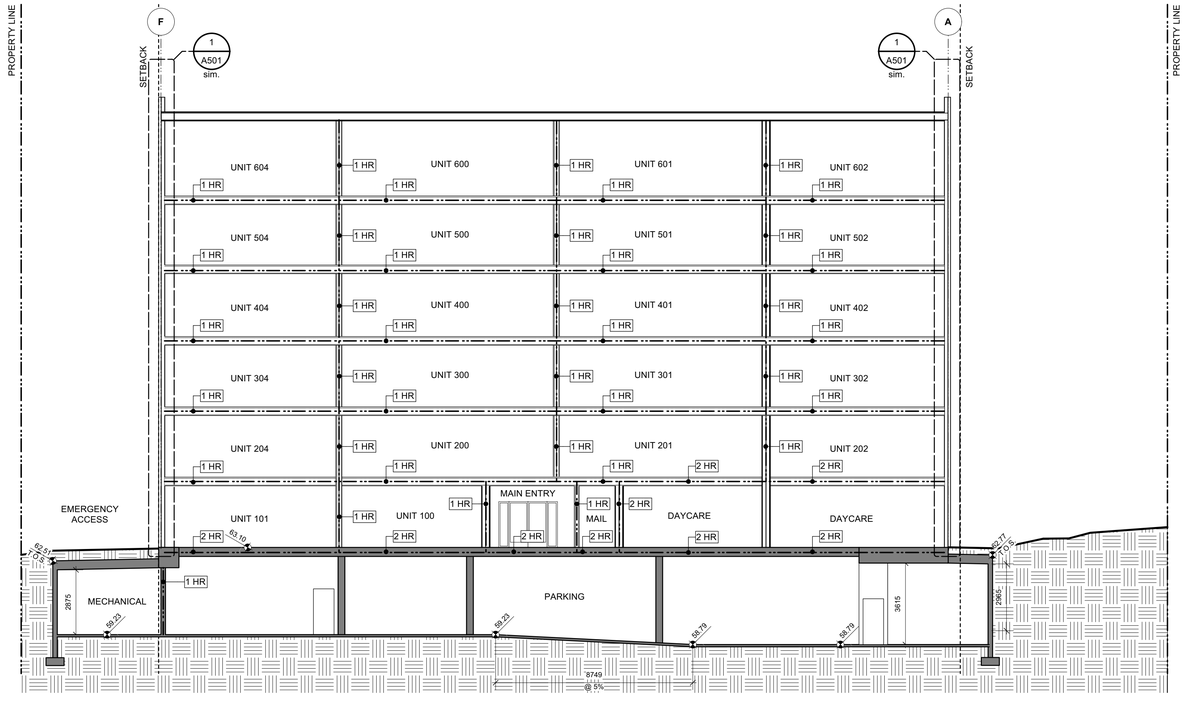

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drawing no. A302

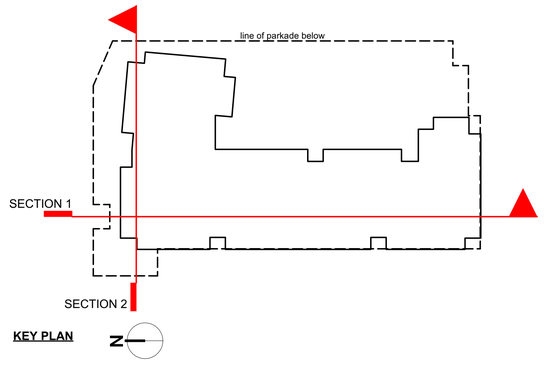
version no. -




1 / A401 North/South Section 1
Scale: 1:125




2 / A401 East/West Section
Scale: 1:125




KEY PLAN

REGISTERED ARCHITECT
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2025-03-05
BRITISH COLUMBIA

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| plot date | 25-02-28 | drawing file: 2341.3.2 A400 Sections |
| drawn by | NL/CS/JJ | checked by: RAW |
| scale | 1:125 | project number: 2341 |

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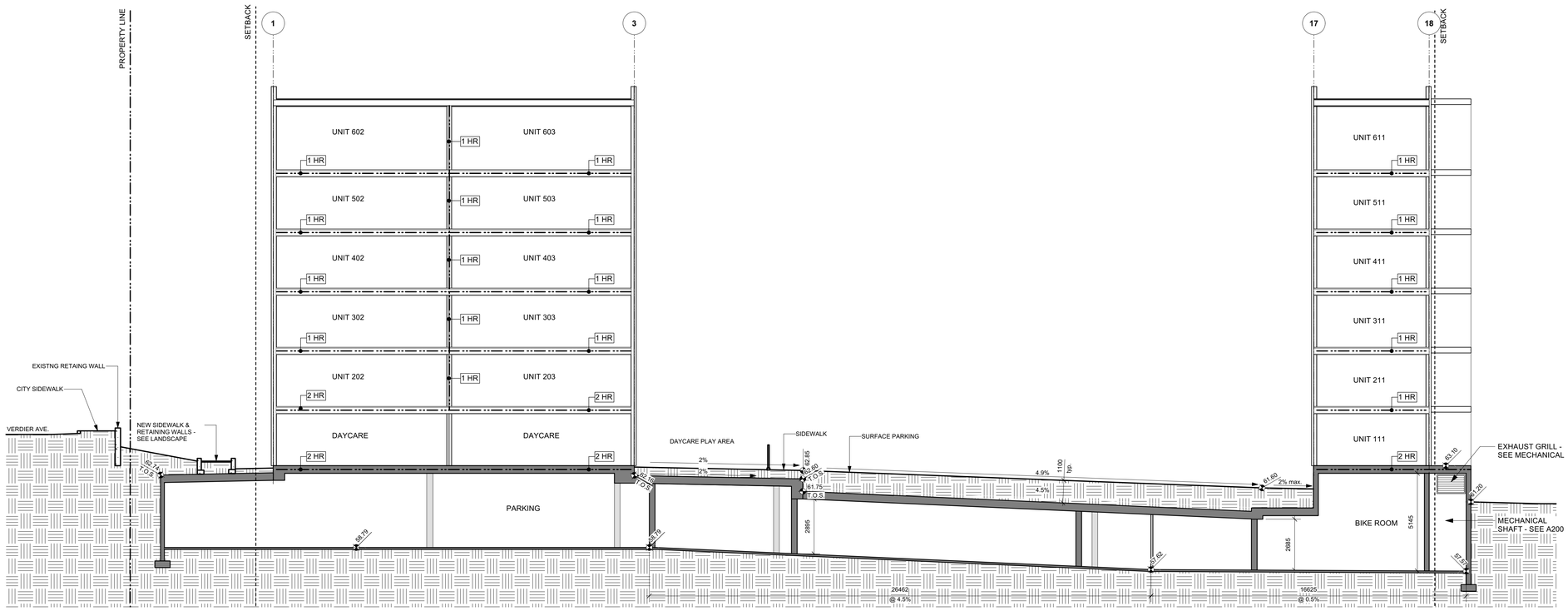

project name
Verdier AffordabLe Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Sections

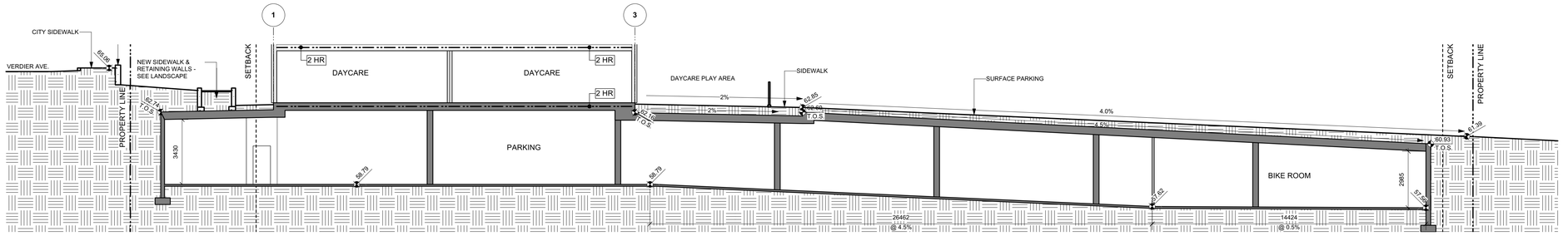

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drawing no. A401

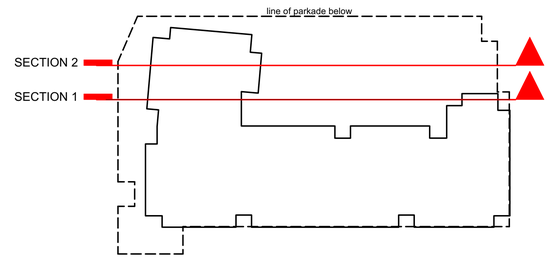
revision no. -




1
A402
North/South Section 1
Scale: 1:125




2
A402
North/South Section 2
Scale: 1:125




**KEY PLAN**



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|---|---|---|
| | 28-02-28 | Issued for Building Permit |

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|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 A400 Sections |
| drawn by | NLC/SJJ | checked by | RAW |
| scale | 1:125 | project number | 2341 |

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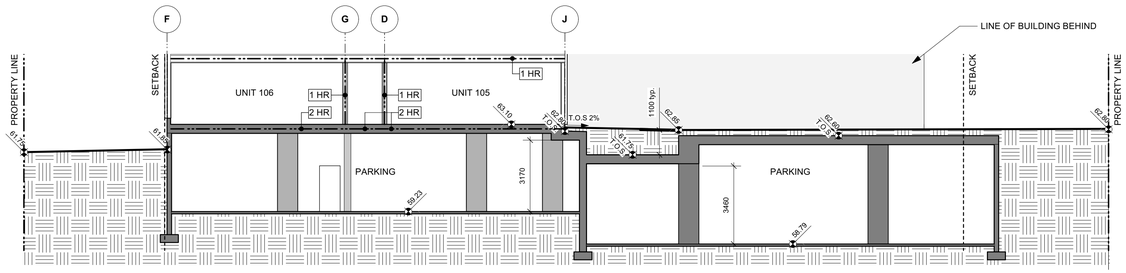

project name
Verdier AffordabLe Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Sections

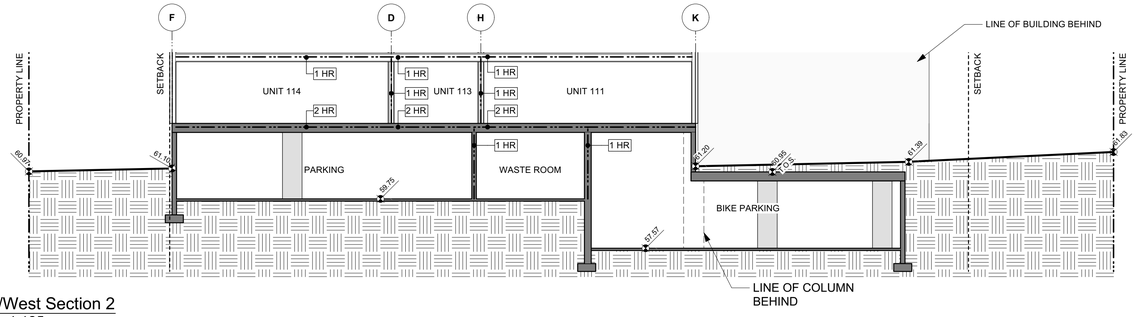

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drawing no. A402

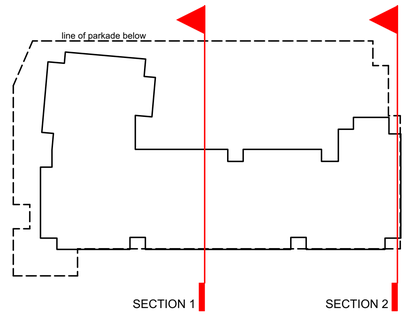
revision no. -




1
A403
East/West Section 1
Scale: 1:125

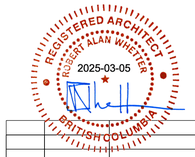



2
A403
East/West Section 2
Scale: 1:125




**KEY PLAN**






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|---|---|---|
| | 28-02-28 | Issued for Building Permit |
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| drawn by | NLC/SJJ | checked by: RAW |
| scale | 1:125 | project number: 2341 |

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T 1+250+585+5810

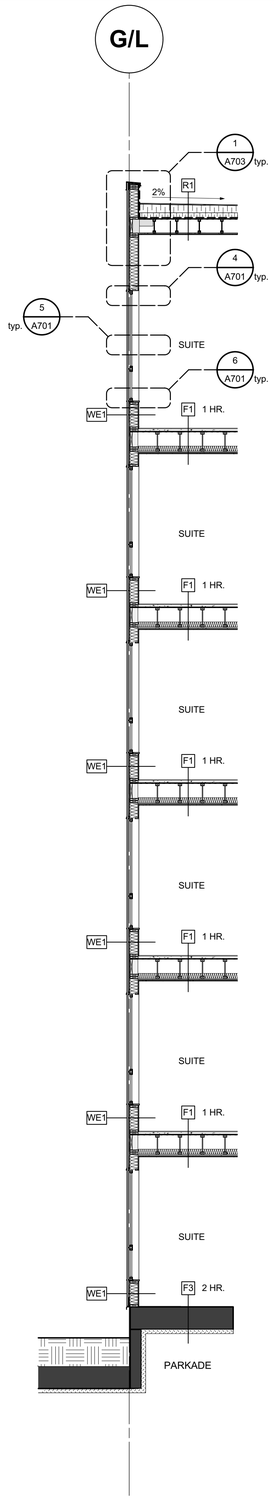

project name
Verdier AffordabLe Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Sections

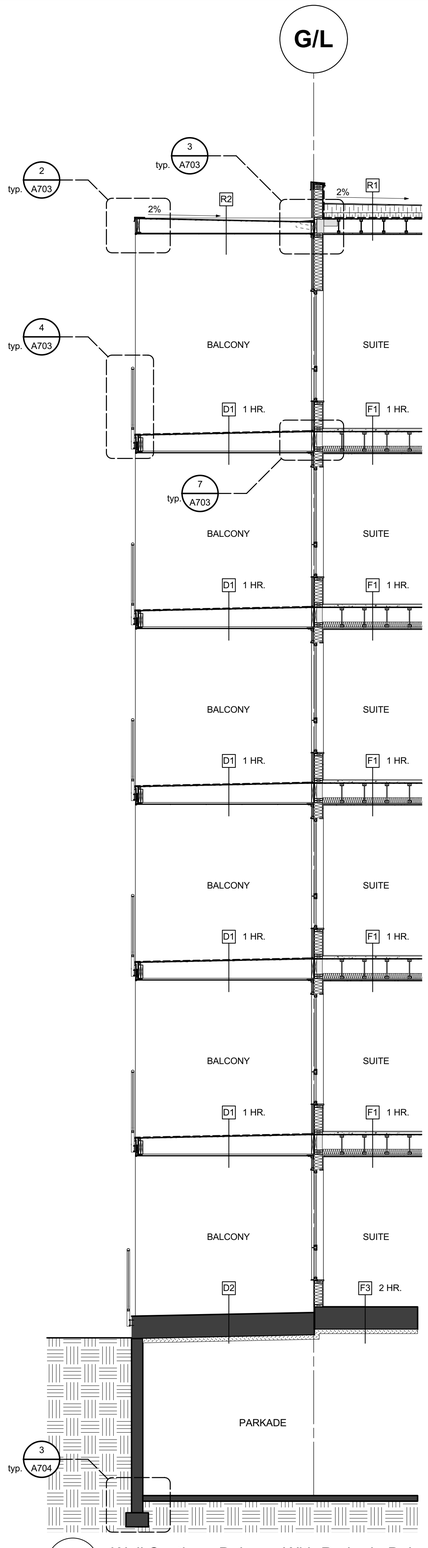

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drawing no. A403

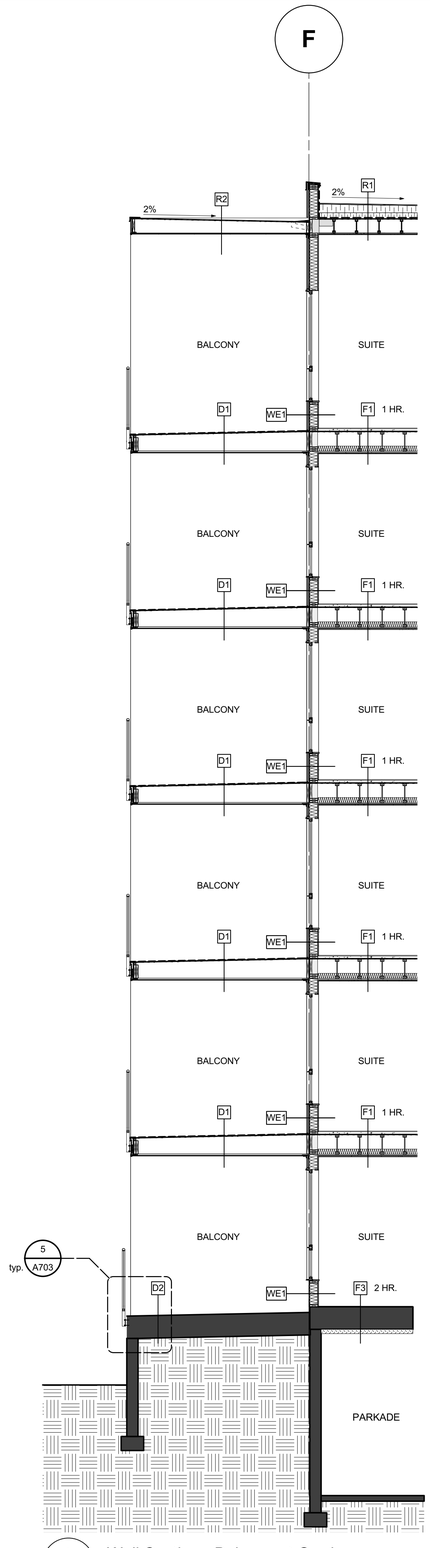
revision no. -



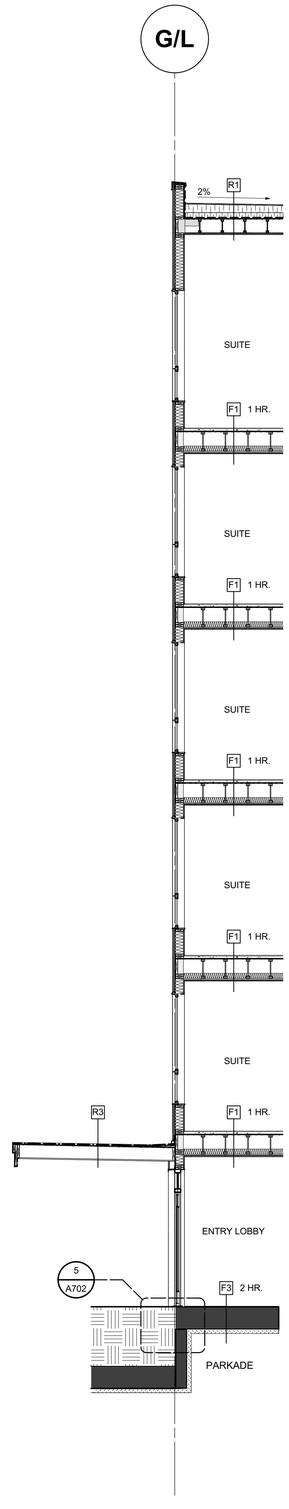

1 A501 Typical Wall Section at Suite
Scale: 1:50



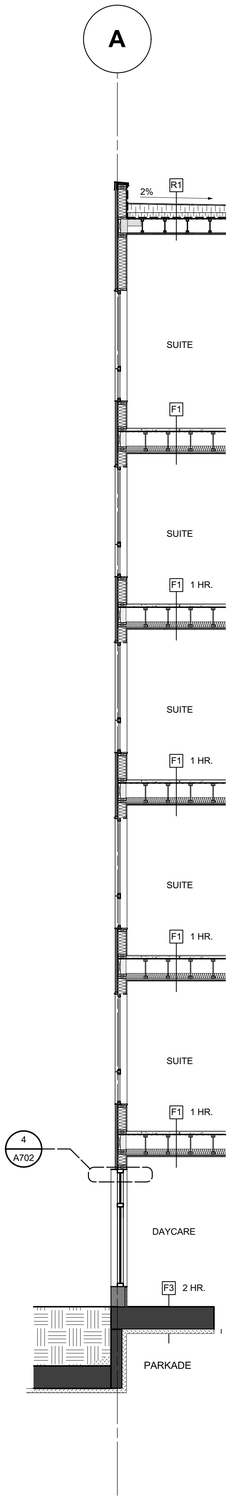

2 A501 Wall Section - Balcony With Parkade Below
Scale: 1:50




3 A501 Wall Section - Balcony at Grade
Scale: 1:50




4 A501 Wall Section Thru Entry
Scale: 1:50




5 A501 Wall Section at Daycare
Scale: 1:50

**GENERAL NOTES**

1. Floor datums are geodetic and shown in meters.
2. All dimensions are metric and shown in millimeters.
3. Exterior dimensions are from face of sheathing to face of sheathing or to grid line unless noted otherwise.
4. Interior dimensions are center of wall to center of wall.
5. Grid lines are centerline of party walls, center of corridor walls and face of exterior sheathing unless noted otherwise.
6. Refer to structural drawings for shearwall assemblies and locations.
7. Refer to drawing A010 for construction assemblies.
8. Refer to A800 series for window and door schedules.
9. Refer to Elevation drawings A301-A302 for siding colour locations.
10. Contractor to verify all dimensions and confirm same on site. Architect to be contacted regarding any discrepancies.

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

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| drawn by | NLC | checked by: RAW |
| scale | 1:100 | project number: 2341 |

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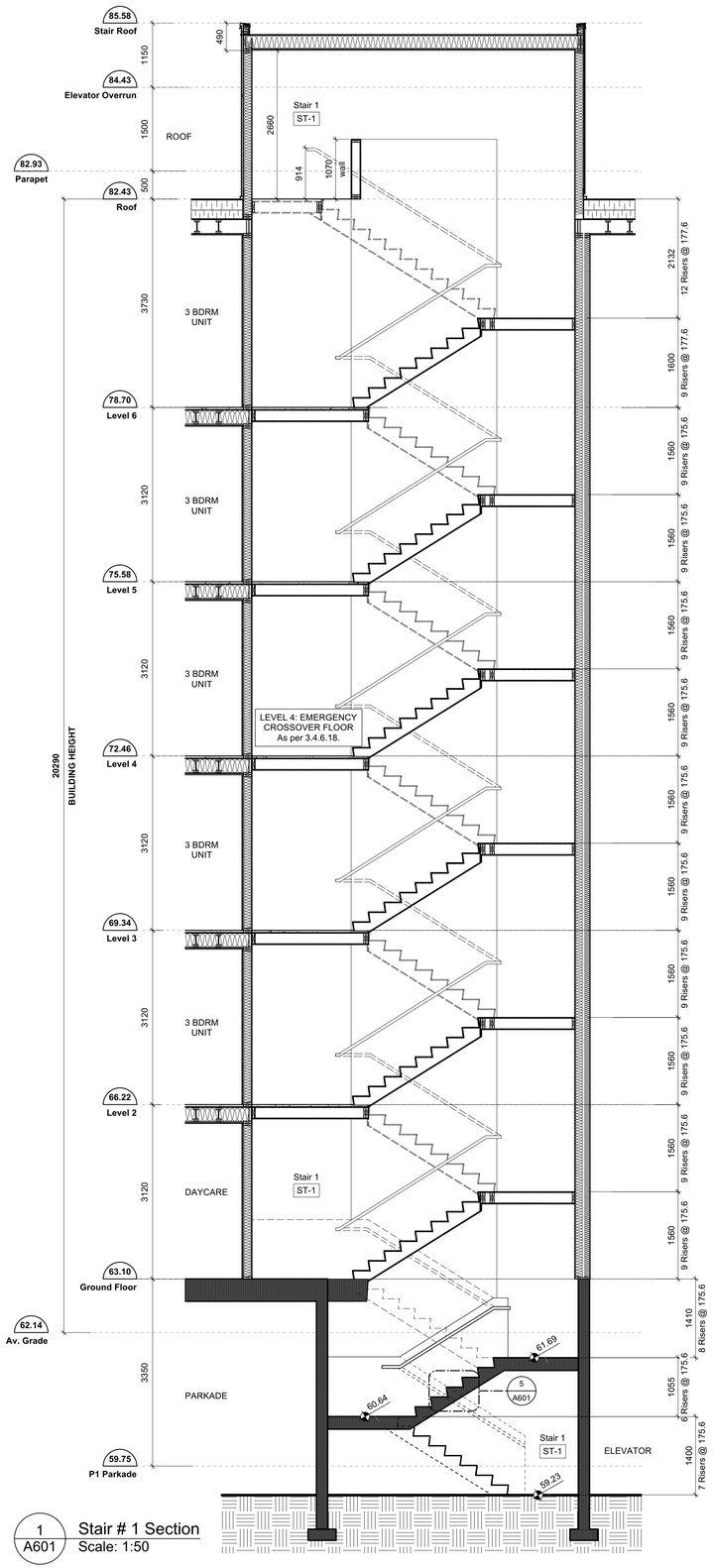

project name
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drawing title
Wall Sections

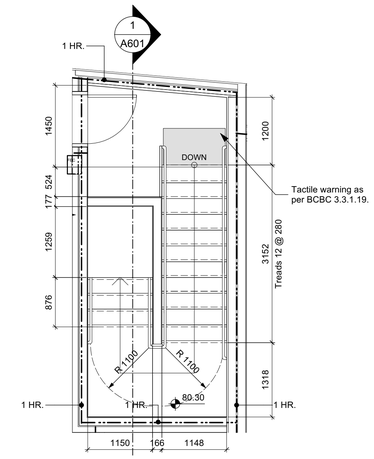

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drawing no. A501

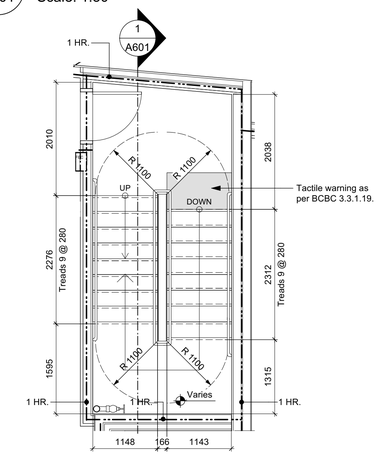
revision no. -



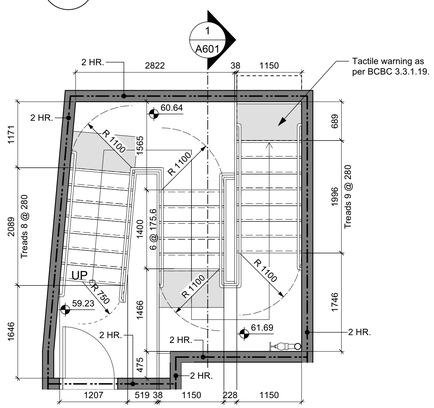

1 Stair # 1 Section
A601 Scale: 1:50



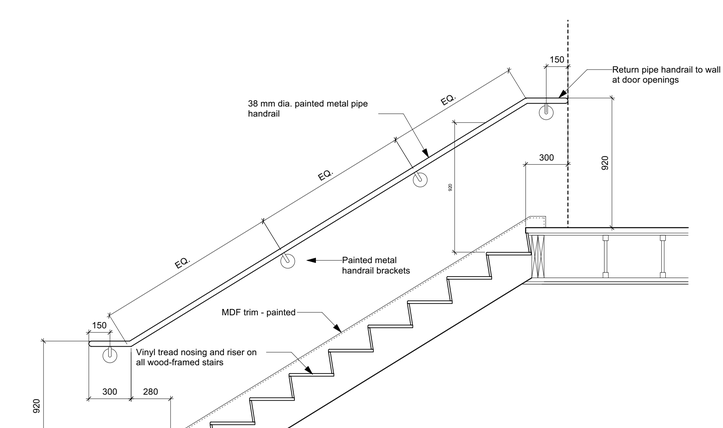

4 A601 Stair #1 - Roof - Plan
Scale: 1:50



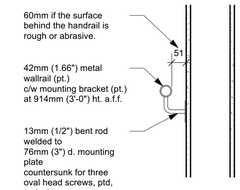

3 A601 Stair #1 - Typical Level Plan
Scale: 1:50



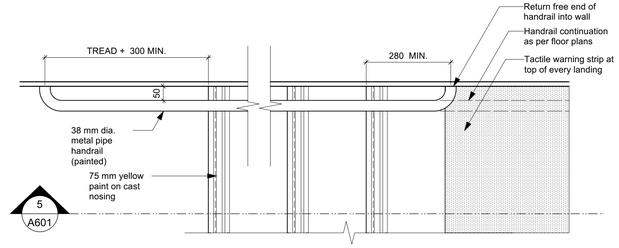

2 A601 Stair #1 - P1 Plan
Scale: 1:50



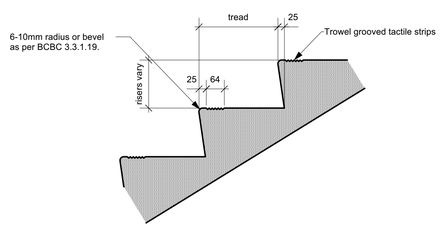

7 A601 Typical Woodframe Stair Detail
Scale: 1:20




8 A601 Stair Handrail
Scale: 1:50




6 A601 Stair Plan Detail - Concrete, Wood, sim.
Scale: 1:10




5 A601 Typical Concrete Stair Detail
Scale: 1:10

REGISTERED ARCHITECT
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2025-03-05
BRITISH COLUMBIA

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| drawn by | | NLC/SJJ | RAW |
| scale | | As Noted | 2341 |

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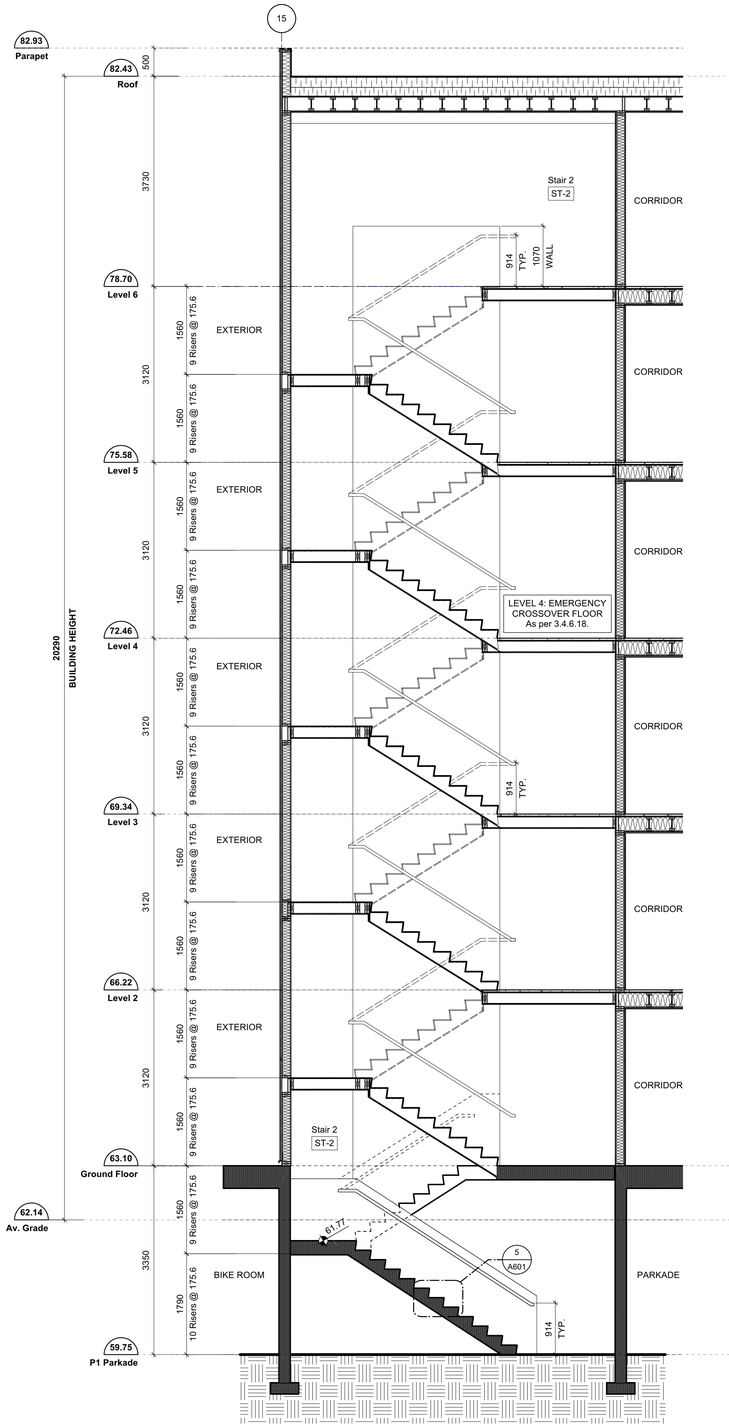

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project name
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Central Saanich BC

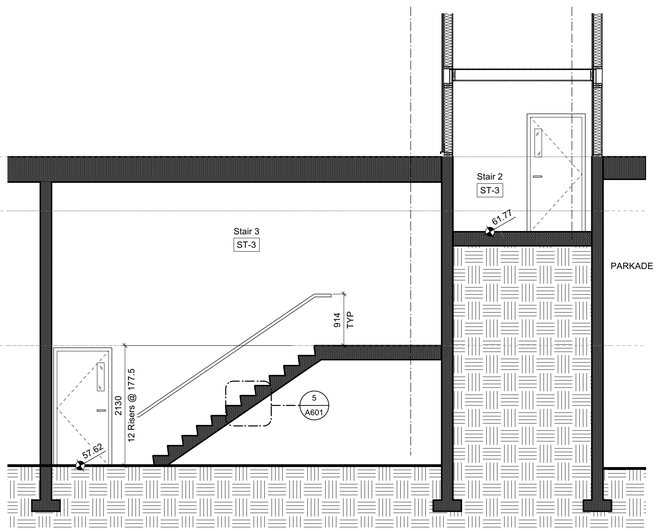
drawing title
Stair Plans, Section & Typ. Details


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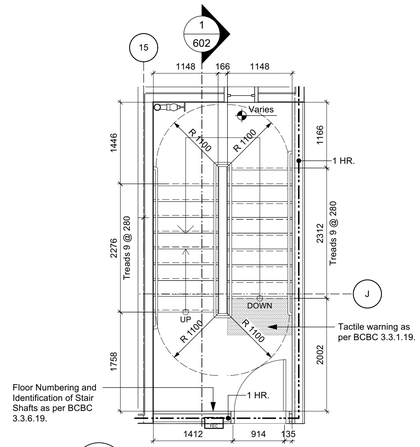

drawing no. A601
revision no. -



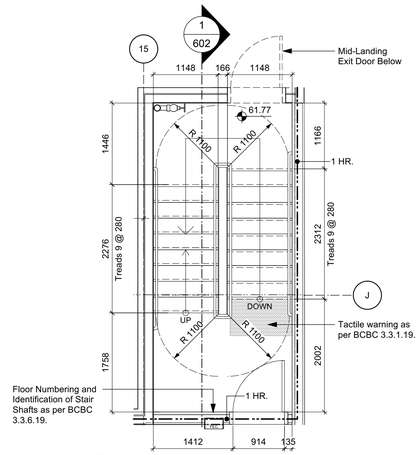

1 A602 Stair #2 Section
Scale: 1:50



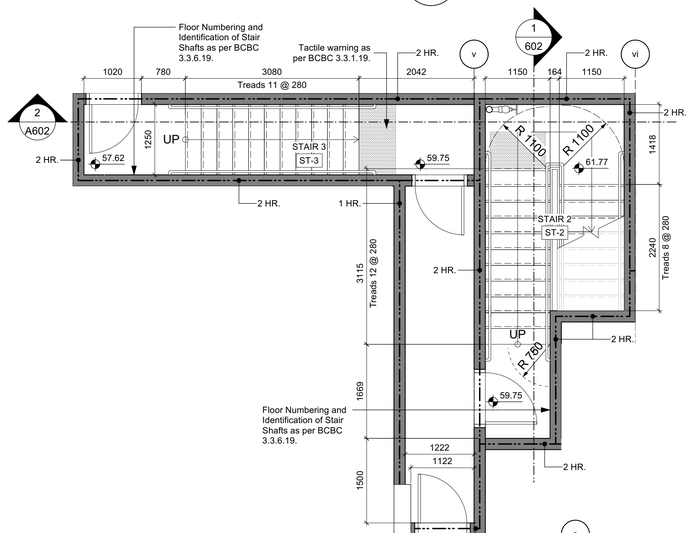

2 A602 Stair #3 Section
Scale: 1:50




5 A602 Stair #2 - Typical Floor Plan
Scale: 1:50




4 A602 Stair #2 - L1 Plan
Scale: 1:50




3 A602 Stair #2 & #3 - P1 Plan
Scale: 1:50

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| drawn by | NLC/SJJ | checked by | RAW |
| scale | As Noted | project number | 2341 |

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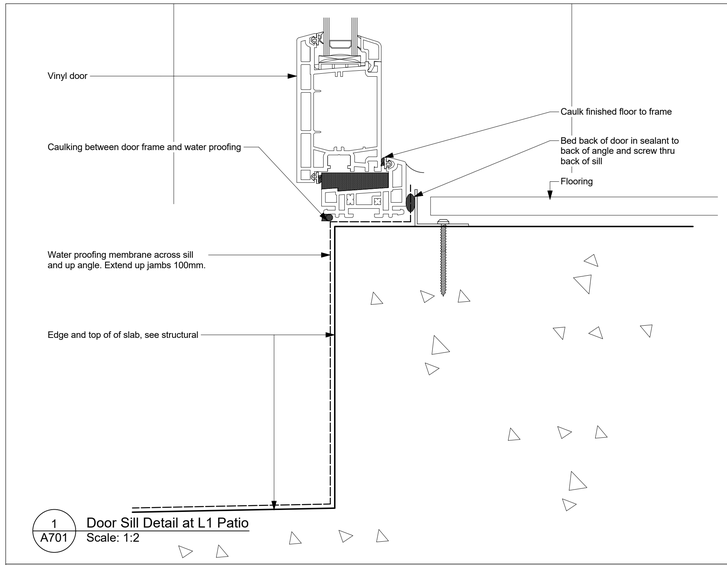
NANAIMO OFFICE
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T 1-250-585-5810


project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich BC

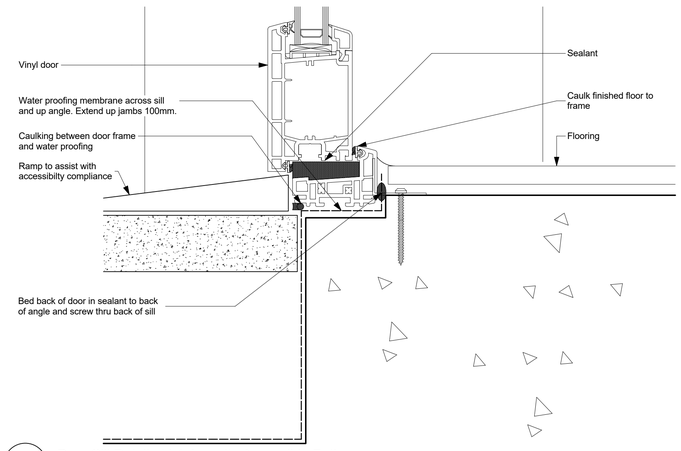
drawing title
Stair Plans & Sections


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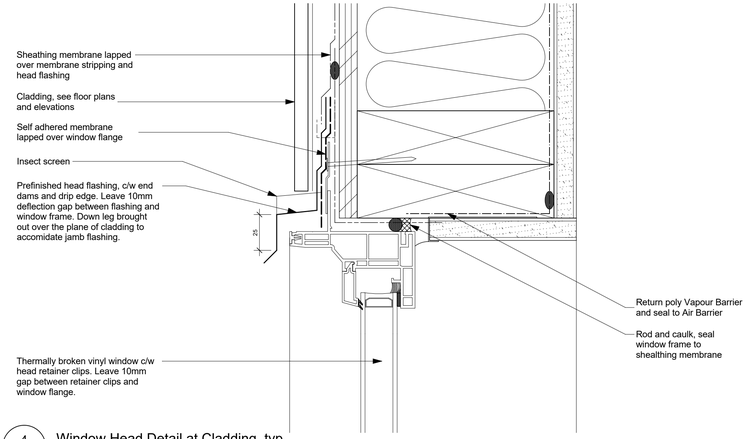

drawing no. A602
revision no. -



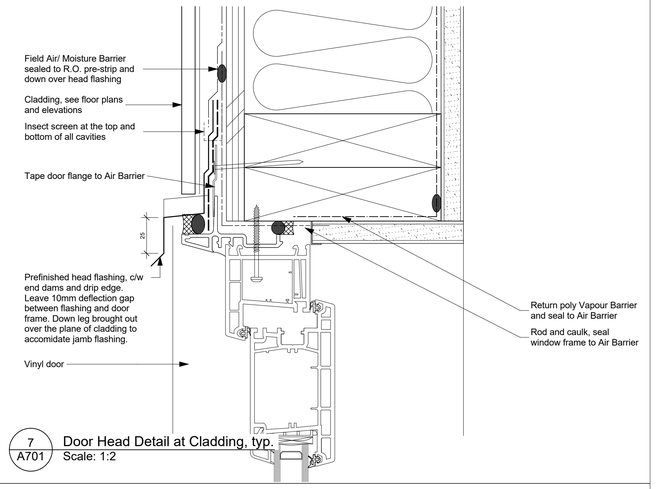

1 A701 Door Sill Detail at L1 Patio
Scale: 1:2



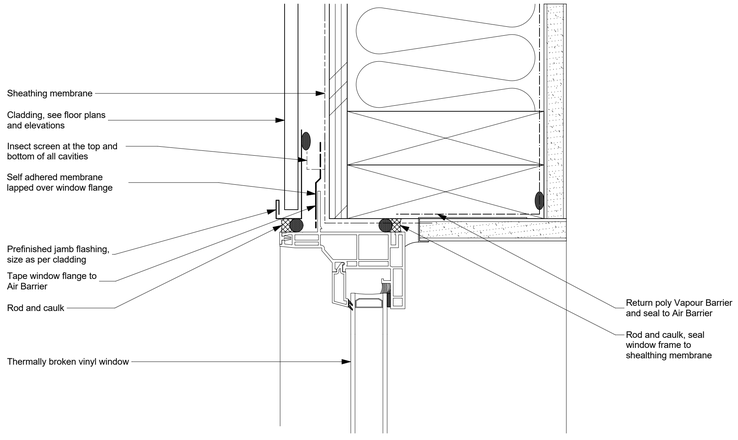

2 A701 Door Sill Detail at L1 Amenity Accessible Patio
Scale: 1:2



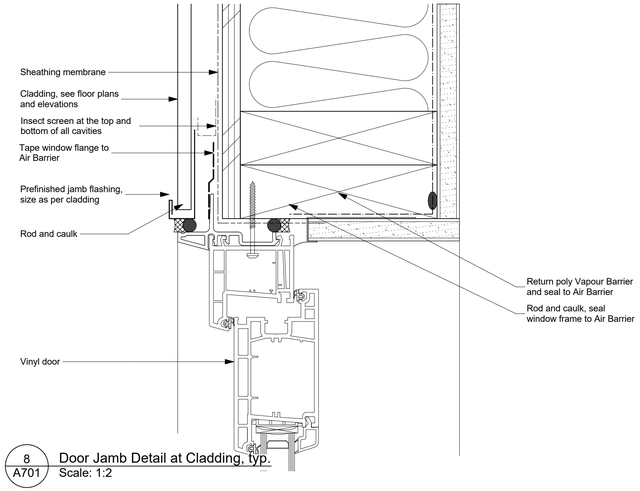

4 A701 Window Head Detail at Cladding, typ.
Scale: 1:2



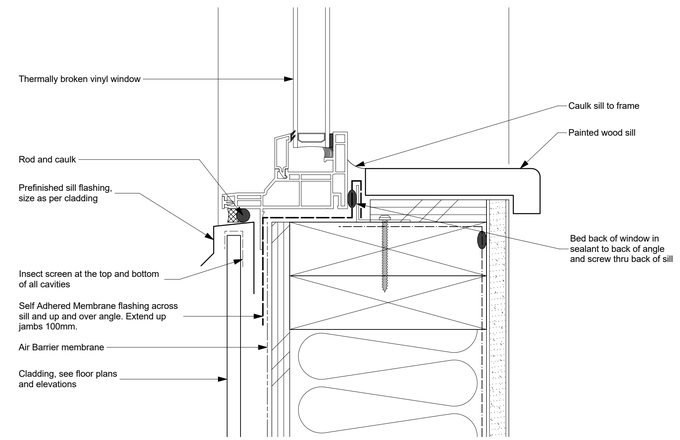

7 A701 Door Head Detail at Cladding, typ.
Scale: 1:2



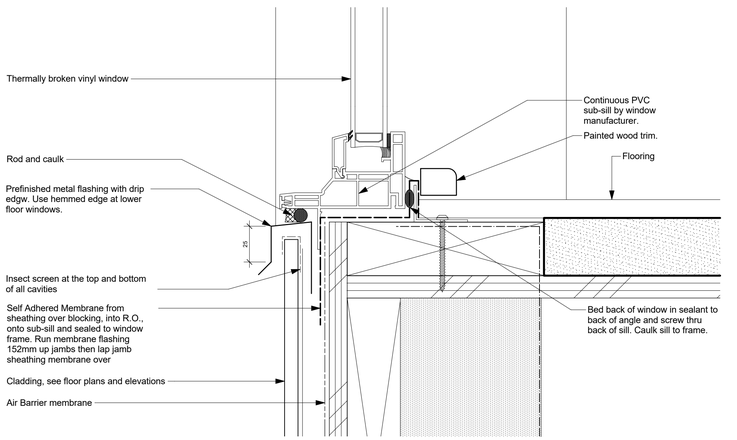

5 A701 Window Jamb Detail at Cladding, typ.
Scale: 1:2



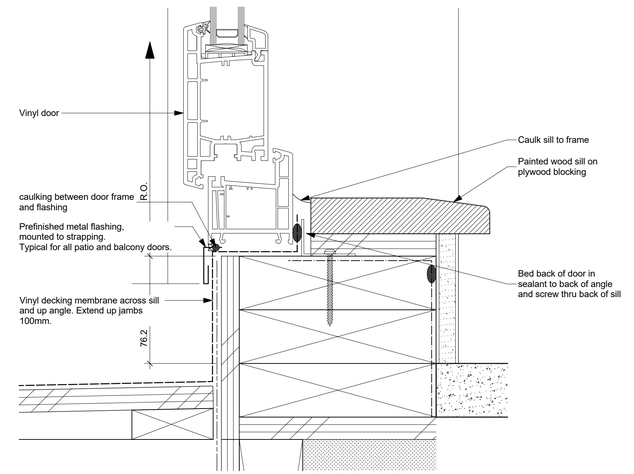

8 A701 Door Jamb Detail at Cladding, typ.
Scale: 1:2




3 A701 Window Sill Detail at Cladding
Scale: 1:2




6 A701 Window Sill Detail at Cladding, typ.
Scale: 1:2




9 A701 Door Sill Detail at Cladding, typ.
Scale: 1:2

**NOTES**

1. A701 details should be read in adjunction to A702 details.

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2025-03-05
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| drawn by | NLC | checked by | RAW |
| scale | 1:2 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

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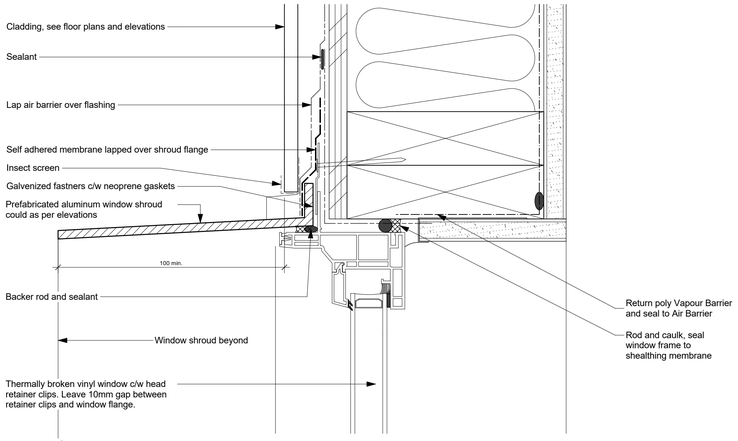

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Window & Door Details

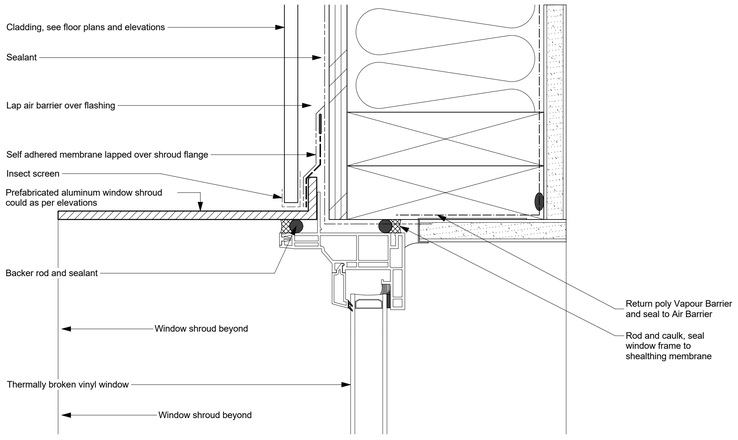
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drawing no. A701

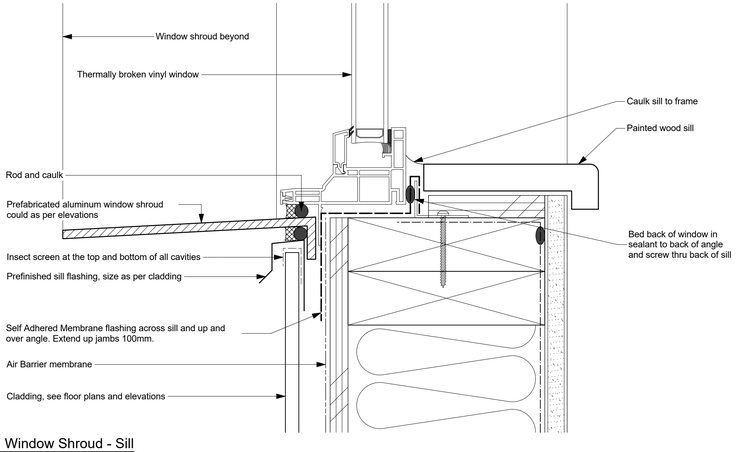
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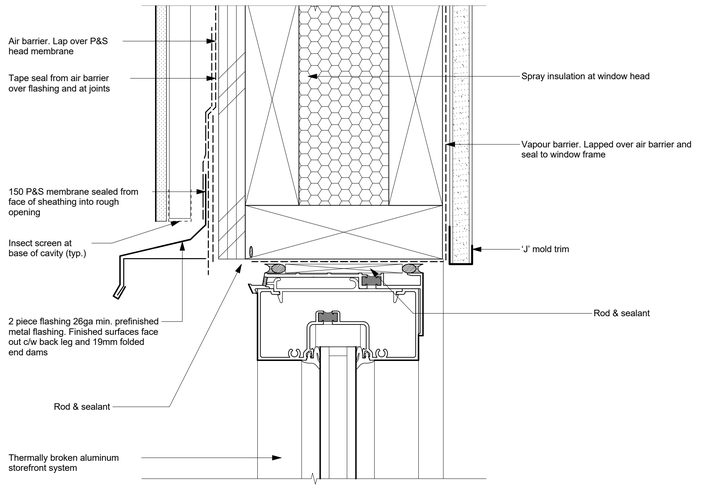

1 A702 **Window Shroud - Head**
Scale: 1:2



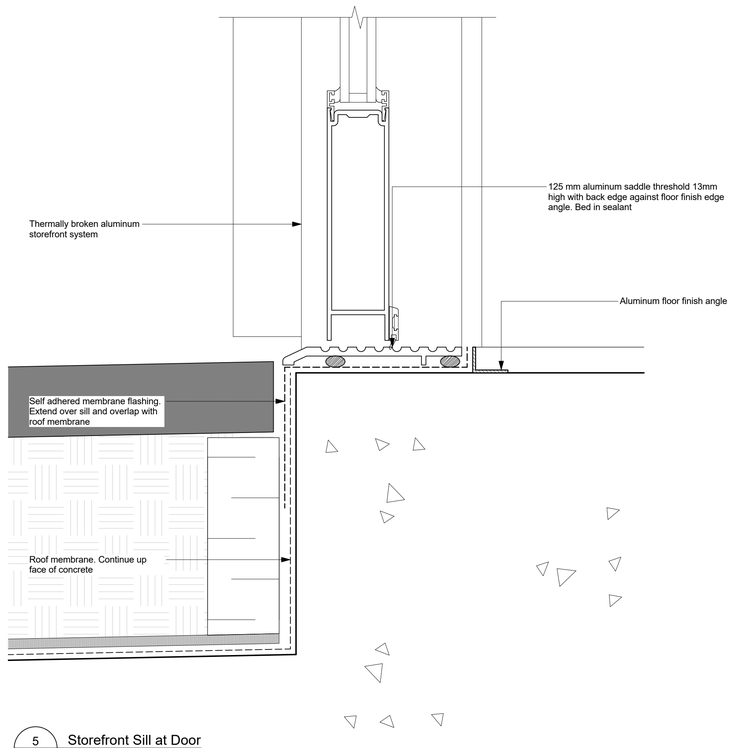

2 A702 **Window Shroud - Jamb**
Scale: 1:2



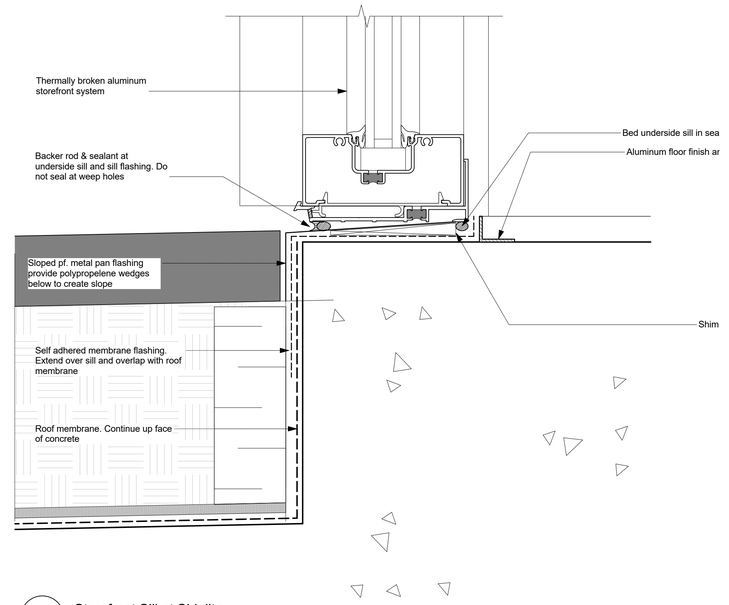

3 A702 **Window Shroud - Sill**
Scale: 1:2




4 A702 **Storefront Head**
Scale: 1:2



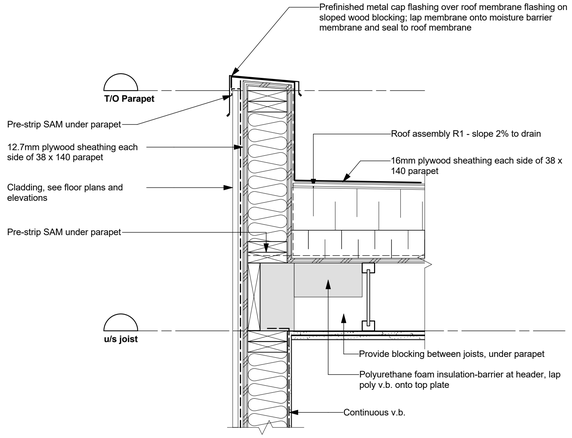

5 A702 **Storefront Sill at Door**
Scale: 1:2



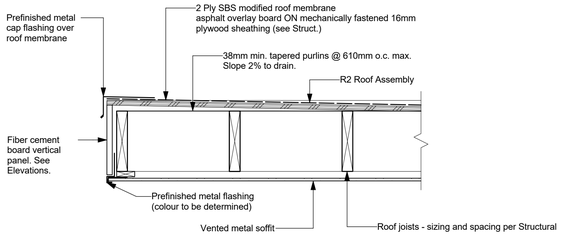

6 A702 **Storefront Sill at Sidelite**
Scale: 1:2

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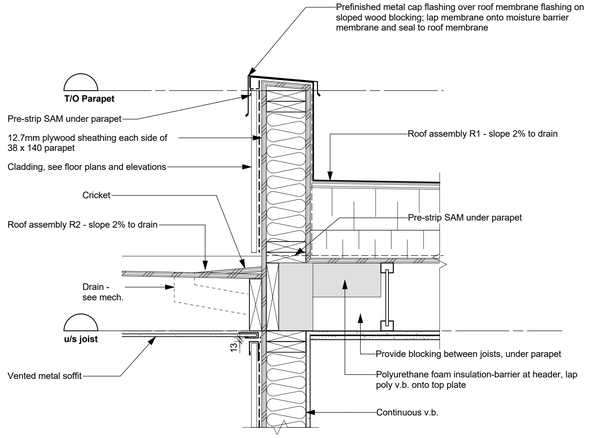
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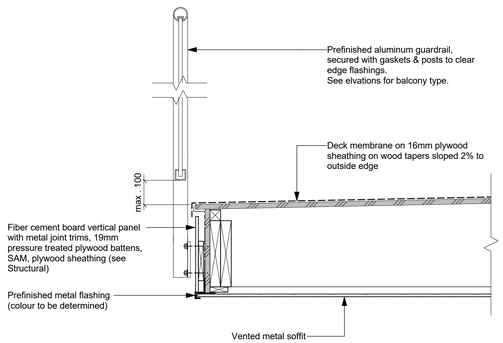

1 A703 Typical Parapet
Scale: 1:10



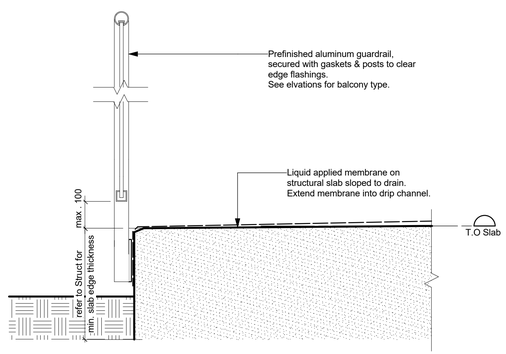

2 A703 Balcony Roof
Scale: 1:10



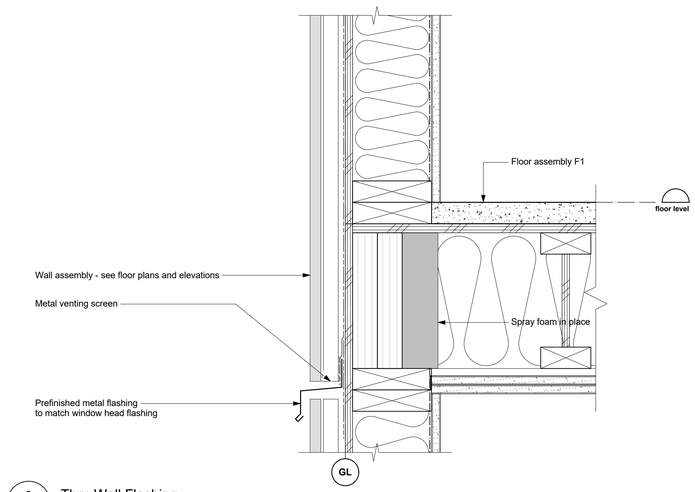

3 A703 Balcony Roof
Scale: 1:10



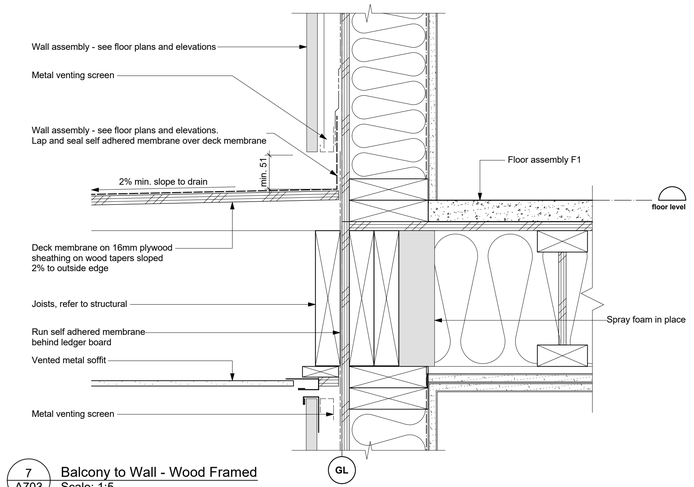

4 A703 Balcony Edge - Wood Framed
Scale: 1:10



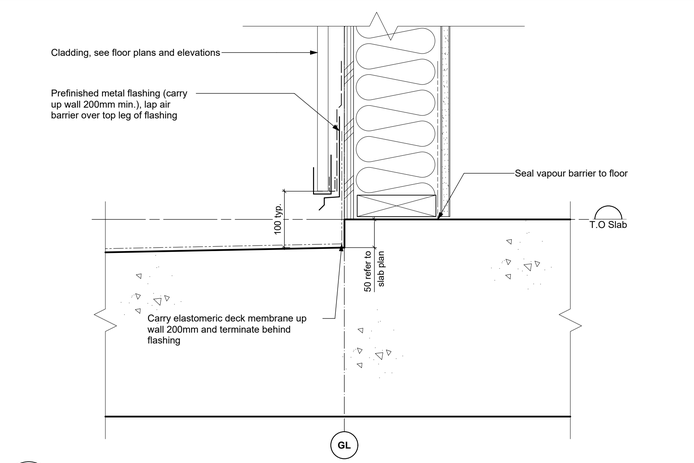

5 A703 Balcony Edge - Concrete
Scale: 1:10




6 A703 Thru-Wall Flashing
Scale: 1:5




7 A703 Balcony to Wall - Wood Framed
Scale: 1:5




8 A703 Balcony to Wall - Concrete
Scale: 1:5

REGISTERED ARCHITECT
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BRITISH COLUMBIA
2025-03-05

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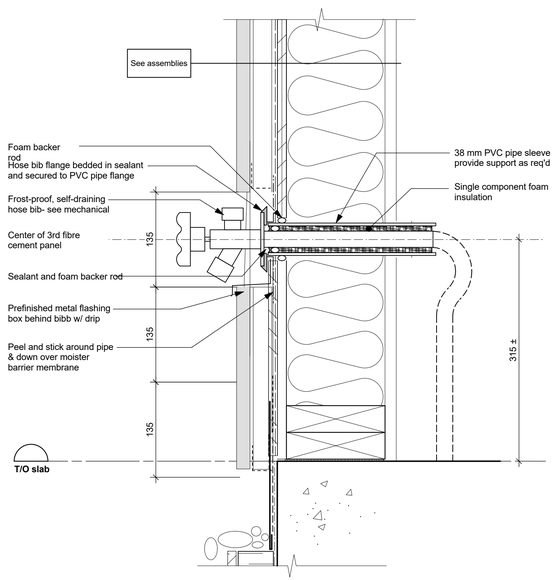

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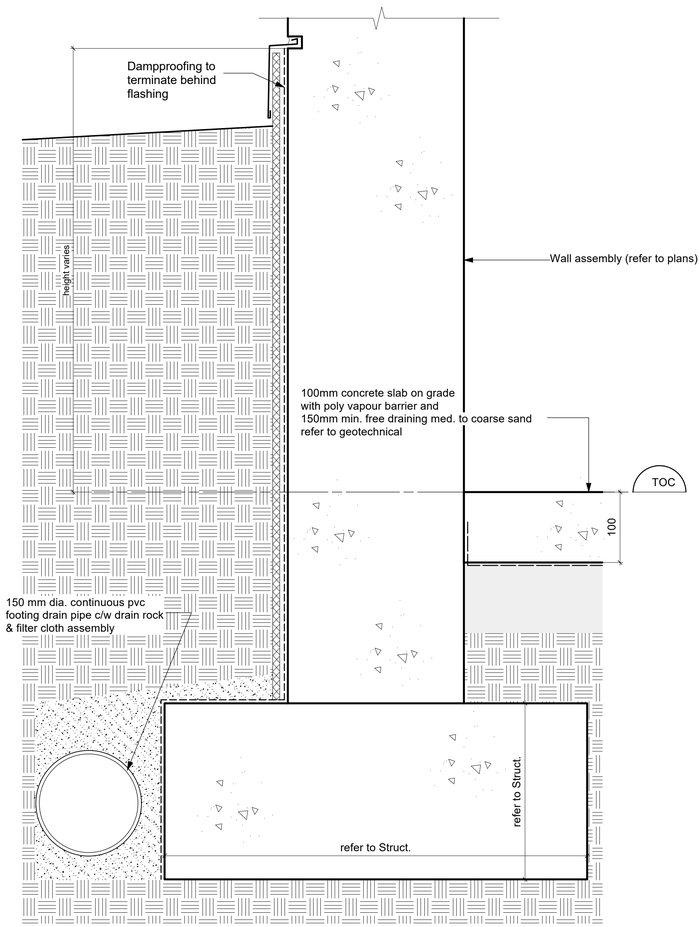
drawing no. A703

revision no. -




HOSE BIBB TO BE LOCATED AT CORNER OF BUILDING OR BETWEEN 2 DEMISING WALLS TO PROTECT FROM FREEZING. SEE MECHANICAL FOR LOCATIONS.

1 A704 Thru Typical Hose Bibb
Scale: 1:4




2 A704 Foundation Detail
Scale: 1:5

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| | 25-02-28 | Issued for Building Permit |

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| scale | As Noted | project number | 2341 |

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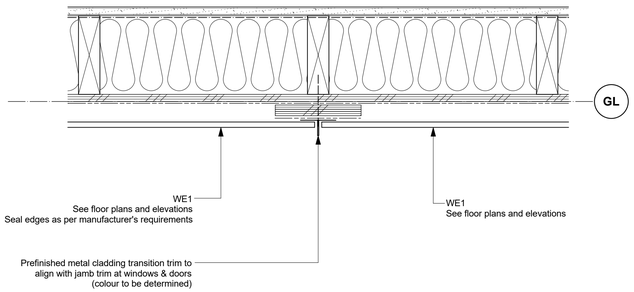

project name
Verdier Affordable Housing
1183 Verdier Avenue
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drawing title
Section Details

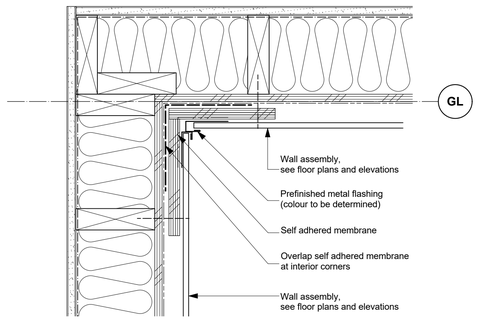
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drawing no. A704

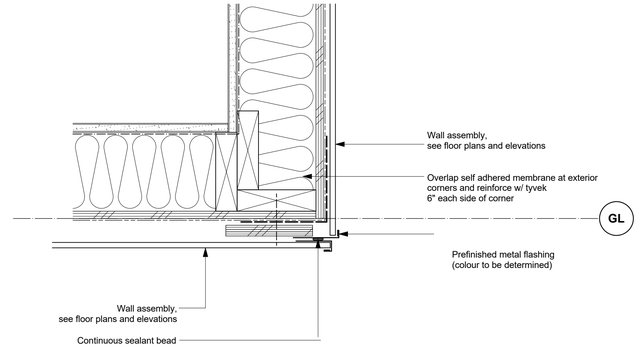
revision no. -




1 / A705 Panel Siding - Edge Trim
Scale: 1:5




2 / A705 Panel Siding- Inside Corner
Scale: 1:5




3 / A705 Panel Siding - Inside Corner
Scale: 1:5

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2025-03-05
BRITISH COLUMBIA

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T 1+250+585+5810


project name
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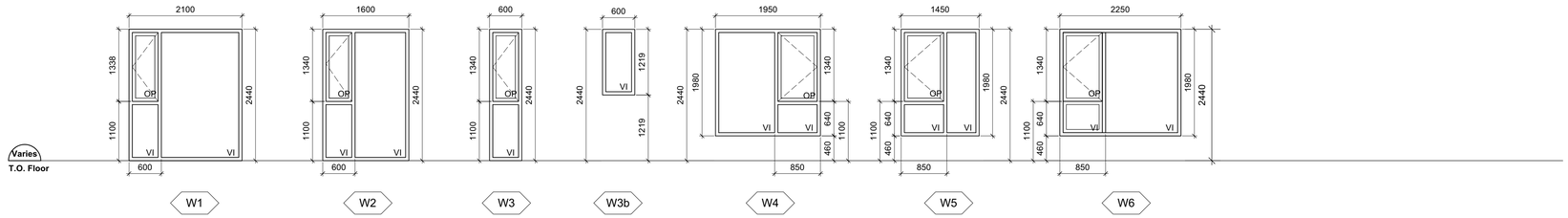
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Plan Details

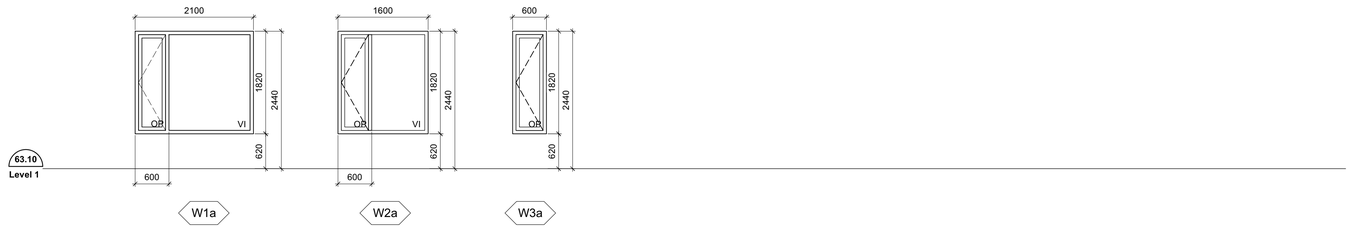

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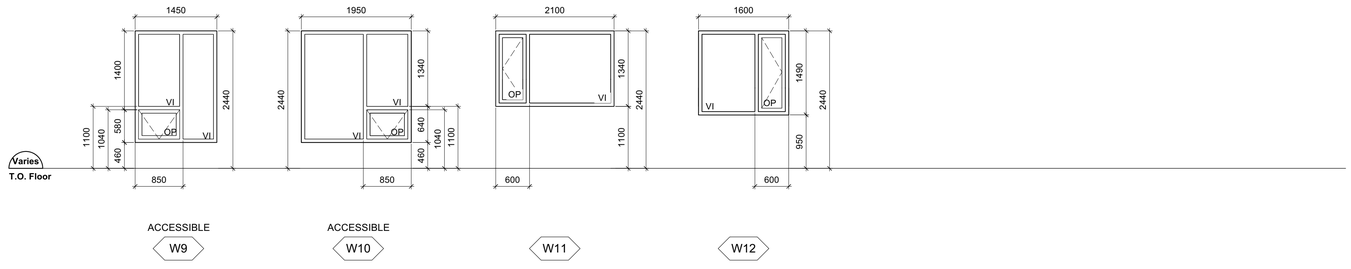

drawing no. A705

revision no. -

## VINYL WINDOWS




**GENERAL NOTES**

1. See A200 floorplans and A300 elevations for all window and door locations and orientation
2. Overall dimensions given are rough opening sizes.
3. Contractor to ensure that glass is tempered where sill of glass is less than 300mm above adjacent surface.
4. Dimensions are to inside or outside edge of mullion where appropriate.
5. Refer to Door Schedule for description of glazed doors.
6. Refer to Specifications in conjunction with Window Schedule.
7. Typical vinyl windows to be a white finish on interior and exterior.
8. All Storefront Windows to be annodized metal frame with green spandrel - see A300 Elevations for colours.
9. All windows are shown as viewed from exterior.
10. Refer to architectural specifications for window types.
11. See A700 for window installation sequence and A700 Series for window details.
12. Operable windows in storeys above the ground floor shall be restricted to a maximum clear opening of not more than 100mm.

**Legend**

VI = Vision glass

SP = Spandrel glass

OP = Operable window

TGL = Tempered glass

MG = 2-Way Mirrored Glass

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
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| | 25-02-28 | Issued for Building Permit |
| print date | 25-02-28 | drawing file: 2341.3.2 - A800 Window Schedule |
| drawn by | SJ/NL/C | checked by: RAW |
| scale | nts | project number: 2341 |

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T 1•250•585•5810


project name
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1183 Verdier Avenue
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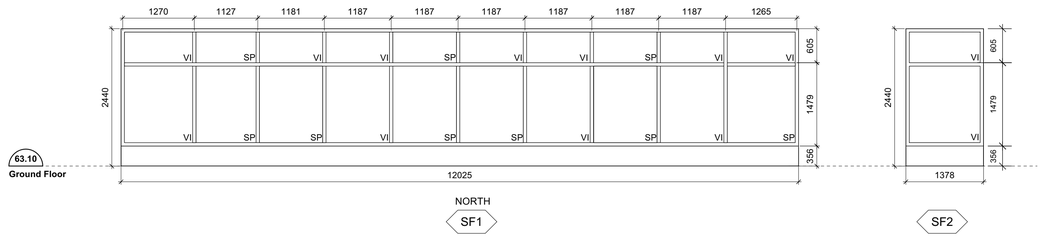
drawing title
Window Schedule

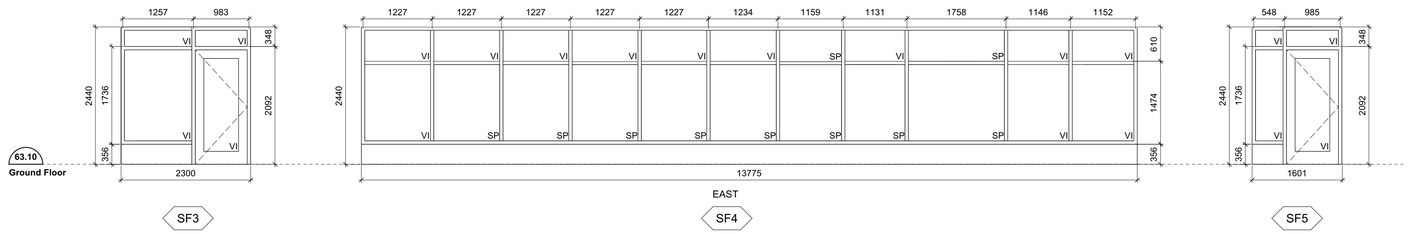

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drawing no. A800

revision no. -

## STOREFRONT WINDOW SYSTEM




**GENERAL NOTES**

1. See A200 floorplans and A300 elevations for all window and door locations and orientation
2. Overall dimensions given are rough opening sizes.
3. Contractor to ensure that glass is tempered where sill of glass is less than 300mm above adjacent surface.
4. Dimensions are to inside or outside edge of mullion where appropriate.
5. Refer to Door Schedule for description of glazed doors.
6. Refer to Specifications in conjunction with Window Schedule.
7. Typical vinyl windows to be a white finish on interior and exterior.
8. All Storefront Windows to be annodized metal frame with green spandrel - see A300 Elevations for colours.
9. All windows are shown as viewed from exterior.
10. Refer to architectural specifications for window types.
11. See A700 for window installation sequence and A700 Series for window details.
12. Operable windows in storeys above the ground floor shall be restricted to a maximum clear opening of not more than 100mm.

**Legend**

VI = Vision glass

SP = Spandrel glass

OP = Operable window

TGL = Tempered glass

MG = 2-Way Mirrored Glass

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BRITISH COLUMBIA
2025-03-05

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|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A800 Window Schedule |
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project name
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Central Saanich, BC

drawing title
Window Schedule


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drawing no. A801

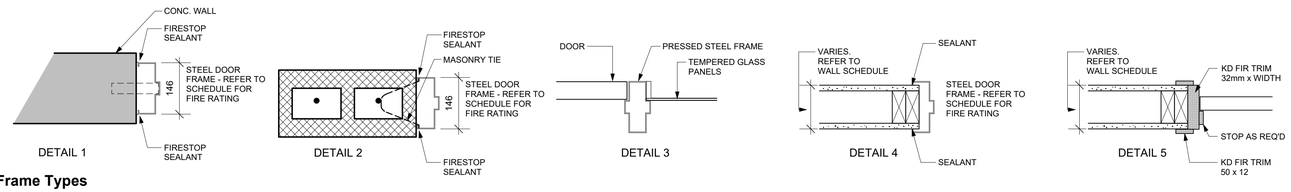
revision no. -

## DOOR SCHEDULE - COMMON AREA DOORS

| DOOR NO | ROOM NO | ROOM NAME | DOORS TYPE | HEIGHT | WIDTH | MAT | FIN | RATING | FRAMES RATING | MAT | F FIN | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **UNDERGROUND PARKING DOORS** | | | | | | | | | | | | | |
| P1a | P1 | PARKING O.H.D. | 8 | 2032 | 6000 | STL | PF | - | - | STL | PF | - | Provide electric motor operation. |
| P101a | P101 | ELEVATOR LOBBY | 4 | 2032 | 914 | HM | PT | SMOKE | SMOKE | PSF | PT | 2,3 | Tempered glass panels. Sidelite. Provide ADO. |
| P102a | P102 | MAIN ELEC. ROOM | 1 | 2032 | 914 | HM | PT | 60 | 60 | PSF | PT | - | |
| P103a | P103 | MECH. ROOM | 1 | 2032 | 1067 | HM | PT | 60 | 60 | PSF | PT | - | |
| P103b | P103 | MECH. ROOM | 1 | 2032 | 1067 | HM | PT | 60 | 60 | PSF | PT | - | |
| P103c | P103 | MECH. ROOM | 1 | 2032 | 1067 | HM | PT | 60 | 60 | PSF | PT | 2 | |
| P104a | P104 | SUB ELEC. ROOM 2 | 1 | 2032 | 914 | HM | PT | 60 | 60 | PSF | PT | - | |
| P105a | P105 | REFUSE & RECYCLING | 1_1 | 2032 | 2@865 | HM | PT | 60 | 60 | PSF | PT | - | Provide auto door operator. |
| P106a | P106 | STAIR VESTIBULE | 2 | 2032 | 914 | HM | PT | 90 | 90 | PSF | PT | - | |
| P107a | P107 | STAIR VESTIBULE | 2 | 2032 | 914 | HM | PT | 90 | 60 | PSF | PT | 2 | |
| P108a | P108 | BIKE STORAGE | 1 | 2032 | 1067 | HM | PT | 60 | 60 | PSF | PT | 2 | Provide auto door operator. |
| P109a | P109 | SUB ELEC. ROOM 1 | 1 | 2032 | 914 | HM | PT | 60 | 60 | PSF | PT | - | |
| ST-1a | ST-1 | STAIR ST-1 | 2 | 2032 | 914 | HM | PT | 90 | 90 | PSF | PT | - | Temp rise limit of 250 degrees Celsius after 1 hour. |
| ST-2a | ST-2 | STAIR ST-2 | 2 | 2032 | 914 | HM | PT | 90 | 90 | PSF | PT | - | Temp rise limit of 250 degrees Celsius after 1 hour. |
| ST-3a | ST-3 | STAIR ST-3 | 2 | 2032 | 865 | HM | PT | 90 | 90 | PSF | PT | - | Temp rise limit of 250 degrees Celsius after 1 hour. |
| ST-3b | ST-3 | STAIR ST-3 | 2 | 2032 | 865 | HM | PT | 90 | 90 | PSF | PT | - | Temp rise limit of 250 degrees Celsius after 1 hour. |
| | | | | | | | | | | | | | |
| **LEVEL 1 DOORS** | | | | | | | | | | | | | |
| D100a | 100 | ENTRY VESTIBULE | 5_5 | 2032 | 2@865 | AL GL | PF | - | - | AL | PF | 3 | Sidelites. Paired doors. Provide auto door operator. |
| D100b | 100 | VESTIBULE TO CORRIDOR | 5_5 | 2032 | 2@865 | AL GL | PF | - | - | AL | PF | 3 | Sidelites. Paired doors. Provide auto door operator. |
| D100c | 100 | CORRIDOR TO CORRIDOR | 3 | 2032 | 1067 | HM | PT | 45 | 45 | PSF | PT | 4 | Sidelite. Provide auto door operator. |
| D115a | 113 | MAIL ROOM | 2 | 2032 | 914 | AL | PF | - | - | AL | PF | 3 | |
| D116a | 114 | OFFICE | 3 | 2032 | 914 | HM | PT | 45 | 45 | PSF | PT | 4 | Sidelites. |
| D117a | 117 | AMENITY ROOM | 3 | 2032 | 914 | HM | PT | 45 | 45 | PSF | PT | 4 | |
| D117b | 117 | AMENITY EXTERIOR | 5 | 2032 | 914 | HM | PT | - | - | PSF | PT | 4 | |
| D118a | 118 | ACCESS. WASHROOM | 1 | 2032 | 865 | HM | PT | - | - | PSF | PT | 4 | Provide auto door operator. |
| D119a | 119 | ELEC. CLOSET | 1_1 | 2032 | 2@865 | HM | PT | 45 | 45 | PSF | PT | 4 | Paired doors. 180 Hinges. |
| D120a | 120 | JANITOR CLOSET | 2 | 2032 | 865 | HM | PT | 45 | 45 | PSF | PT | 4 | |
| ST-1b | ST-1 | STAIR ST-1 | 2 | 2032 | 914 | HM INSUL | PT | 45 | 45 | PSF | PT | 4 | Temperature rise waived (see BCBC 3.1.8.17). |
| ST-2b | ST-2 | STAIR ST-2 | 2 | 2032 | 914 | HM INSUL | PT | 45 | 45 | PSF | PT | 4 | Temperature rise waived (see BCBC 3.1.8.17). |
| | | | | | | | | | | | | | |
| **LEVEL 2, 3, 4, 5, 6 DOORS** | | | | | | | | | | | | | |
| D219a, D319a, D419a, D519a, D619a | 219,319, 419, 519, 619 | JANITOR CLOSET | 2 | 2032 | 914 | HM | PT | - | - | PSF | PT | 4 | |
| D220a, D320a, D420a, D520a, D620a | 220, 320, 420, 520, 620 | ELEC. CLOSET | 1_1 | 2032 | 2@865 | HM | PT | 45 | 45 | PSF | PT | 4 | Paired doors. 180 Hinges. |
| D221a, D321a, D421a, D521a, D621a | 221, 321, 421, 521, 621 | ELEC. CLOSET | 1_1 | 2032 | 2@914 | HM | PT | 45 | 45 | PSF | PT | 4 | Paired doors. 180 Hinges. |
| D222a, D322a, D422a, D522a, D622a | 222, 322, 422, 522, 622 | COMM./STORAGE CLOSET | 1_1 | 2032 | 2@914 | HM | PT | 45 | 45 | PSF | PT | 4 | Paired doors. 180 Hinges. |
| ST-1c, ST-1d, ST-1e, ST-1f, ST-1g | ST-1 | STAIR ST-1 | 2 | 2032 | 865 | HM | PT | 45 | 45 | PSF | PT | 4 | Temp rise limit of 250 degrees Celsius after 1 hour. Refer to Door Functional Summary for cross-over floor requirements. |
| ST-2c, ST-2d, ST-2e,ST-2f, ST-2g | ST-2 | STAIR ST-2 | 2 | 2032 | 914 | HM | PT | 45 | 45 | PSF | PT | 4 | |
| | | | | | | | | | | | | | |
| **ROOF DOORS** | | | | | | | | | | | | | |
| ST-1h | ST-1 | STAIR ST-1 | 1 | 2032 | 914 | HM INSUL | PT | - | - | PSF | PT | 4 | Temperature rise waived (see BCBC 3.1.8.17). |

## DOOR SCHEDULE - UNITS

| DOOR NO | ROOM NAME | DOORS TYPE | HEIGHT | WIDTH | MAT | FIN | RATING | FRAMES RATING | MAT | F FIN | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Unit Entry Doors** | | | | | | | | | | | | |
| Unit A (Studio) D-A1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide door viewer. |
| Unit B (1 Bedroom) D-B1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide door viewer. |
| Unit C (1 Bedroom Acc.) D-C1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide two door viewers, kick plate, delayed closer. Rough-in only future auto operator. |
| Unit D1 & D2 ( 2 Bedroom) D-D1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide door viewer. |
| Unit E1 & E2 (2 Bedroom) D-E1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide door viewer. |
| Unit F (2 Bedroom Acc.) D-F1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide two door viewers, kick plate, delayed closer. Rough-in only future auto operator. |
| Unit G1 & G2 (3 Bedroom) D-G1 | SUITE ENTRY | 1 | 2032 | 914 | SCW | PT | 20 | 20 | WD | PT | 4 | Provide door viewer. |
| | | | | | | | | | | | | |
| **Balcony Doors** | | | | | | | | | | | | |
| Unit D - D-D9 | BALCONY | 6 | 2032 | 914 | HCW | PT | - | - | WD | PT | | Swing door. To match window system. |
| Unit E1 & E2 - D-E11 | BALCONY | 6 | 2032 | 914 | HCW | PT | - | - | WD | PT | | Swing door. To match window system. |
| Unit G1 & G2 - D-G13 | BALCONY | 6 | 2032 | 914 | HCW | PT | - | - | WD | PT | | Swing door. To match window system. |
| | | | | | | | | | | | | |
| **Accessible Units Interior Doors** | | | | | | | | | | | | |
| **UNIT C (1 bedroom accessible)** | | | | | | | | | | | | |
| D-C2 | BEDROOM | 1 | 2032 | 864 | HCW | PT | - | - | WD | PT | 5 | Pocket door. |
| D-C3 | BATHROOM | 1 | 2032 | 864 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| D-C4 | LINEN | 1 | 2032 | 762 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| D-C5 | BDRM CLOSET | 7 | 2032 | 2@610 | HCW | PT | - | - | WD | PT | 5 | Sliding doors. |
| D-C6 | ENTRY CLOSET | 1 | 2032 | 914 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| | | | | | | | | | | | | |
| **UNIT F (2 bedroom accessible)** | | | | | | | | | | | | |
| D-F2 | BEDROOM | 1 | 2032 | 864 | HCW | PT | - | - | WD | PT | 5 | Pocket door. |
| D-F3 | BEDROOM | 1 | 2032 | 864 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| D-F4 | BATHROOM | 1 | 2032 | 864 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| D-F5 | BDRM CLOSET | 7 | 2032 | 2@610 | HCW | PT | - | - | WD | PT | 5 | Sliding doors. |
| D-F6 | BDRM CLOSET | 7 | 2032 | 2@582 | HCW | PT | - | - | WD | PT | 5 | Sliding doors. |
| D-F7 | BDRM CLOSET | 7 | 2032 | 2@610 | HCW | PT | - | - | WD | PT | 5 | Sliding doors. |
| D-F8 | LINEN | 1 | 2032 | 762 | HCW | PT | - | - | WD | PT | 5 | Swing door. |
| D-F9 | ENTRY CLOSET | 1 | 2032 | 914 | HCW | PT | - | - | WD | PT | 5 | Swing door. |

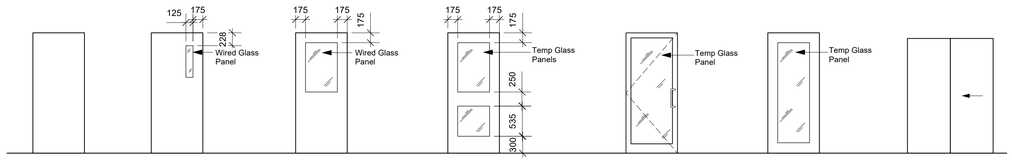



## Frame Types

### Frame General Notes

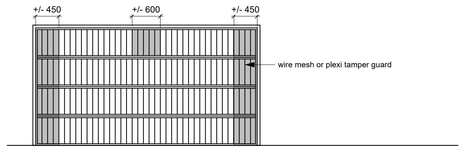
1. '1, 3' for frame detail on schedule indicates 2 different frame conditions for that door.

2. Locate frames within walls as indicated on floor plans




Note: Maximum area of wired glass panel for Temperature Rise doors = .0645 sq.m.

## Door Types




TYPE 8

**SHEET NOTES:**

1. Refer to Door Schedule for sizes.
2. Refer to Floor Plans for handing.
3. Refer to Door Schedule and Specificiation for glazing requirements.

## Legend

| | |
|---|---|
| HM | Hollow Metal |
| HM INSUL | Hollow Metal Insulated |
| AL | Aluminum |
| SCW | Solid Core Wood |
| HCW | Hollow Core Wood |
| PT | Paint |
| PF | Prefinished |
| STN | Stained |
| PSF | Pressed Steel Frame |
| WD | Wood |
| TGL | Tempered Glass |
| GL | Glass |
| MR | Mirror |
| STL | Steel |
| CH | Chainlink |
| VIN | Vinyl |

**GENERAL NOTES:**

1. Windows and Doors shall conform to the requirements of BCBC 5.10.2. Refer to specifications for performance grades.
2. Patio doors at grade floor dwelling units shall have laminated glass exterior panes.
3. Windows in at grade dwelling units shall conform to the requirements for resistance to forced entry as described in Clause 5.3.5 from AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS- North American Fenestration Standard/Specification for Windows, Doors and Skylights"
4. See Architectural specifications for all doors, door hardware, and closers.
5. Refer to BCBC 3.8.2.7. regarding power door operators for accessible doors in common areas. See Electrical for ADO specifications and locations.

REGISTERED ARCHITECT
ROBERT ALAN WHITE
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 - A800 Door Schedule |
| drawn by | SJJ/NLC | checked by | RAW |
| scale | nts | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR FINAL BUILDING PERMIT 25-02-28**


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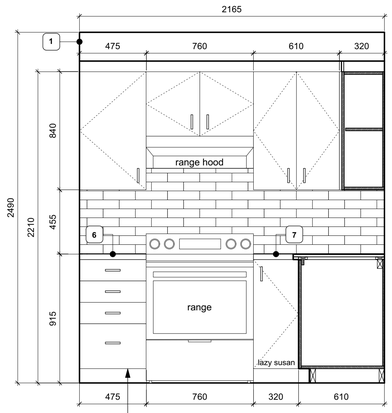

project name
Verider Affordable Housing
1163 Verdier Avenue
Central Saanich BC

drawing title
Door Schedule

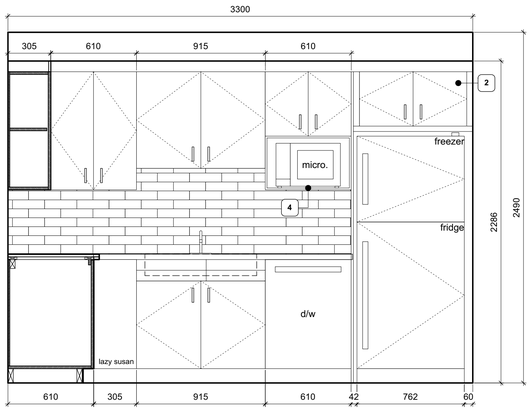
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drawing no. A802

revision no. -



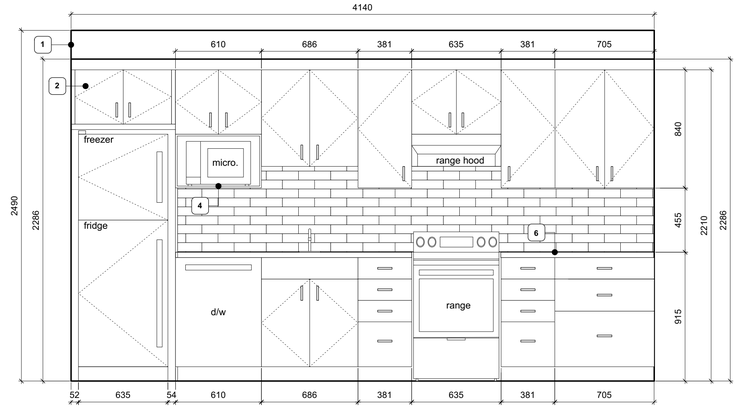

1.1



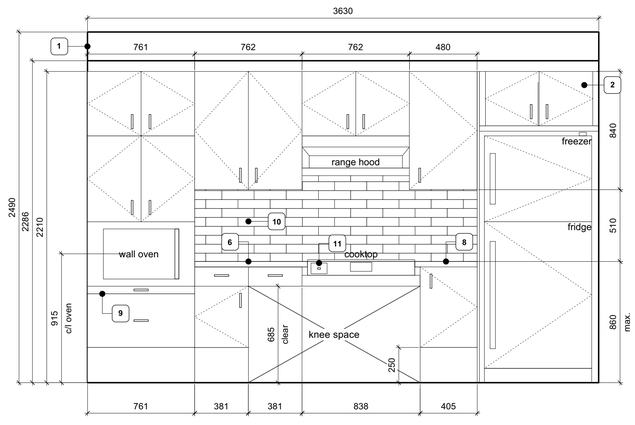

1.2

UNIT G1 = ADDITIONAL 686mm WIDE CABINET
UNIT G2 = ADDITIONAL 558mm WIDE CABINET

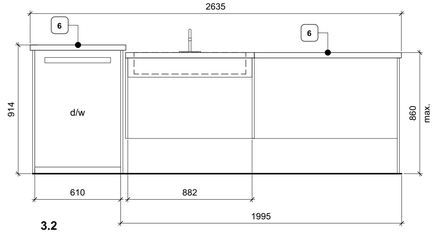
1 A910 Kitchen Type 1
Scale: 1:20
UNIT TYPES: B, D, E1, E2, G1, G2



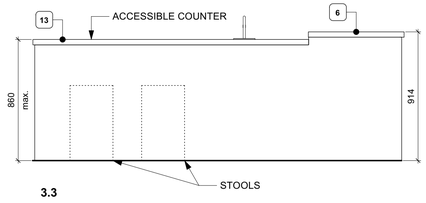

2 A910 Kitchen Type 2
Scale: 1:20
UNIT TYPES: A




3.1

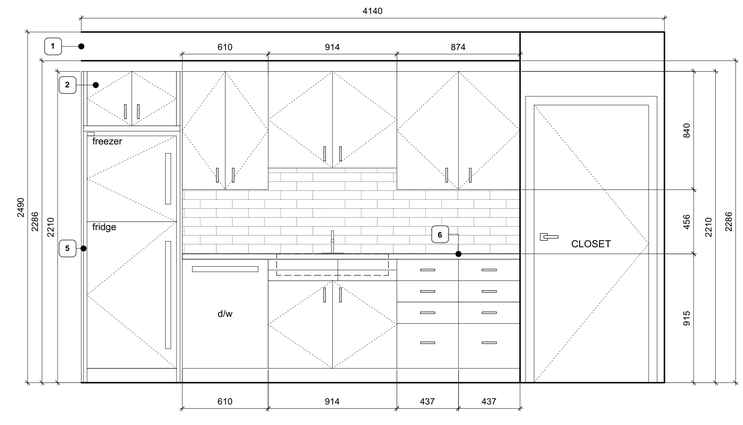



3.2




3.3

3 A910 Kitchen Type 3 - Accessible
Scale: 1:20
UNIT TYPES: C, F




4 A910 Kitchen Type 4 - Amenity
Scale: 1:20

**MILLWORK GENERAL NOTES:**

1. All materials workmanship and equipment shall conform to the architectural woodwork specifications as set forth in the Quality Standards for the Architectural Woodwork Manufacturers Association of Canada (AWMAC), Canadian Kitchen Cabinet Association (CKCA), or CAN 3-A278M for residential kitchen cabinets and bathroom vanities.
2. Confirm all dimensions on site prior to fabrication.
3. Shop drawings must be coordinated with final fixture and appliance specifications prior to fabrication.
4. Provide millwork shop drawings to Architect for review and comment prior to fabrication.
5. Shop drawings must show: construction details, general arrangements, typical and special installation conditions, finished gable ends, materials, connections, attachments, anchorage and location of exposed fastenings as applicable.
6. Provide appropriate solid blocking in walls for cabinetry, countertops and wall hung hardware.
7. Base and wall cabinets to be frameless, flat panel HPL.
8. Open shelves and exposed gable ends to finished with same material as door and drawer fronts.
9. All cabinet pulls to be 102mm "D" style .
10. Provide full extension drawers and sound absorbing bumpers on all doors and drawers.
11. Provide 15-75mm filler strips for base and upper cabinets to allow for cabinet pull clearance where required.
12. Provide one full depth, fully adjustable shelf per base cabinet and 2 full depth, fully adjustable shelves per wall cabinet.
13. Allow adequate space at hinge side of refrigerator to allow door to open fully and to allow the removal of internal accessories for cleaning.
14. Provide cut-outs in countertops for all sinks and plumbing fixtures to templates provided. Seal all edges.
15. See Mechanical for plumbing fixture specifications
16. Insulate all exposed sink pipes and drains. Offset for accessible clearances where required.
17. 102mm high toe kicks in typical kitchens, 250mm high toe kicks in in accessible kitchens.
18. Warranty to be provided as per BC Housing Design Guidelines and Construction Standards 2019.
19. All appliances to comply with BC Housing Design Guidelines 2019.

**KITCHEN KEY NOTES:**

1. GWB bulkhead for range hood/mechanical ventilation.
2. 610mm deep cabinet above fridge c/w 25mm filler each side.
3. Reserved
4. Microwave shelf with outlet to accommodate 457mm wide microwave (not included).
5. 16mm wide gable panel at fridge, island & at dishwasher (where required).
6. HPL countertop, 38mm overhang. No cove. See Specification.
7. Base corner cabinet Lazy Susan with 2 trays.
8. Base blind corner cabinet with 2 swing-out trays.
9. CSA B651 compliant pull out work surface.
10. Outlet provided at this location for countertop microwave.
11. Mount light and fan controls for range hood on front of counter.
12. Wall blind corner cabinet.
13. 305mm eating bar countertop overhang at kitchen island. Locate HPL or solid wood support brackets where required.

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |
| print date | 25-02-28 | drawing file: 2341.3.2 A900 Interior Elevations |
| drawn by | SJJ | checked by: RAW |
| scale | 1:20 | project number: 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


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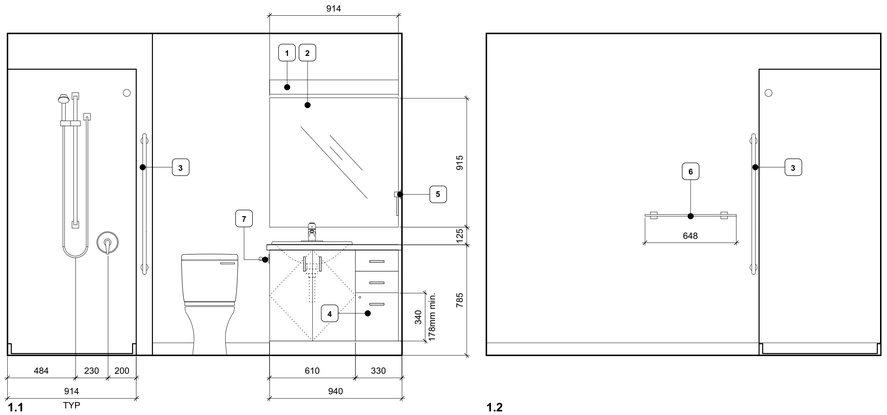

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Kitchen Elevations


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drawing no. A910

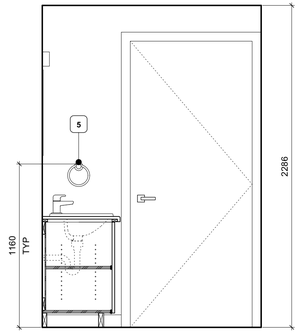
revision no. -




**1.1** TYP

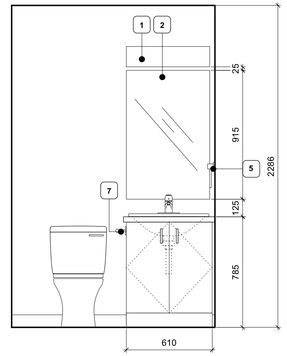



**1.2**

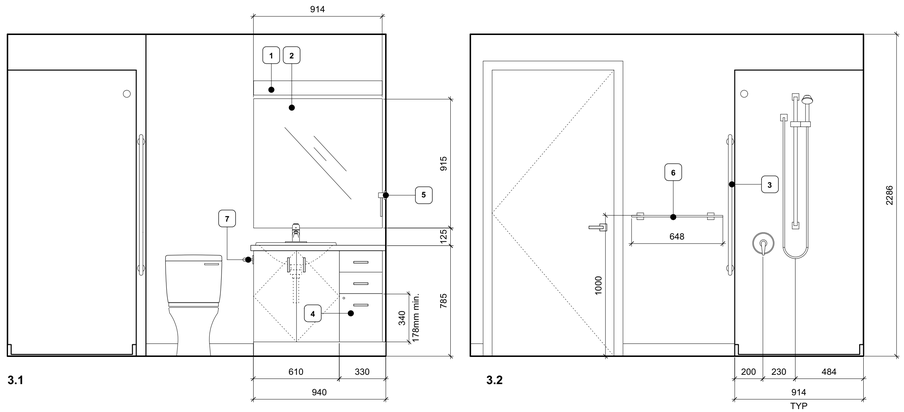



**1.3**

1 / A911 **Bathroom Type 1**
Scale: 1:20
UNIT TYPES: B, D1, D2, E1, E2, G1, G2




2 / A911 **Bathroom Type 2**
Scale: 1:20
UNIT TYPES: G1, G2




**3.1**




**3.2**

3 / A911 **Bathroom Type 3**
Scale: 1:20
UNIT TYPES: A

**GENERAL MILLWORK NOTES:**

1. Confirm all dimensions on site prior to fabrication.
2. Shop drawings must be coordinated with final fixture specifications prior to fabrication.
3. Provide millwork shop drawings to Architect for review and comment prior to fabrication.
4. Shop drawings must show: construction details, general arrangements, typical and special installation conditions, materials, connections, attachments, anchorage and location of exposed fastenings as applicable.
5. Provide appropriate solid blocking in walls for cabinetry, countertops and wall hung hardware.
6. Provide 38 x 26 horizontal blocking A.F.F. around the shower/tub and beside the water closet for future installation of grab bars (typ. suites).
7. Grab bars and towel bars shall be designed and installed to withstand a load of 1.3 kN.
8. Towel bars shall be located no more than 1100 mm (3'-7") high from above the floor.
9. All cabinets to be frameless, flat panel.
10. Provide finished end panels at exposed ends of cabinetry.
11. All cabinet pulls to be 102mm "D" style .
12. Provide full extension drawers and sound absorbing bumpers on all doors and drawers.
13. Provide 15-75mm filler strips for base and upper cabinets to allow for cabinet pull clearance where required.
14. Provide cut-outs in countertops for all sinks and plumbing fixtures to templates provided. Seal all edges.
15. Insulate all exposed sink pipes and drains. Offset for ADA clearance where required.
16. Accessible showers c/w non-slip gel coat and slope 2% to drain. Refer to Mechanical Specification.
17. 102mm high toe kicks in typ. kitchens. 250mm high toe kicks in in accessible kitchens.
18. Install extruded aluminum trim at all exposed floor and wall tile edges.
19. Warranty to be provided as per BC Housing Design Guidelines and Construction Standards 2019.

**KEY NOTES:**

1. Lighting - See Electrical
2. Mirror
3. 1000 vertical grab bar. install 600-650 A.F.F. Provide solid backing.
4. Locking cupboard
5. Hand towel bar
6. Towel bar
7. Toilet paper holder
8. Robe hook
9. Soap dish
10. Bench
11. Medicine cabinet

REGISTERED ARCHITECT
RUSSELL ALAN WHITE
BRITISH COLUMBIA
2025-03-05

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| plot date | 25-02-28 | drawing file | 2341.3.2 A900 Interior Elevations |
| drawn by | SJJ | checked by | RAW |
| scale | 1:20 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


**dHK**architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
T 1-250-585-5810

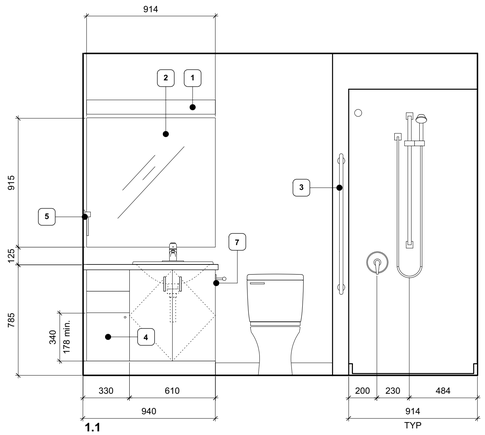

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Bathroom Elevations

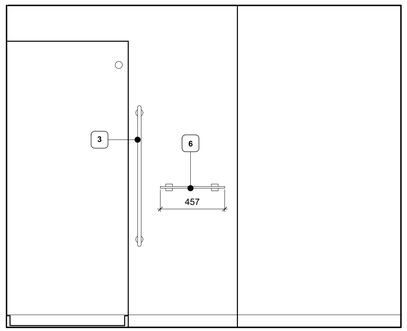

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drawing no. A911

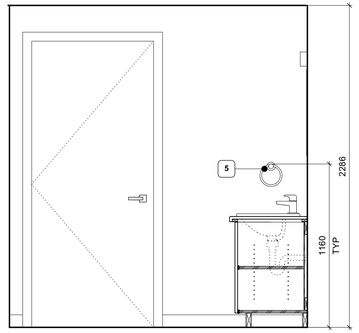
revision no. -




1.1

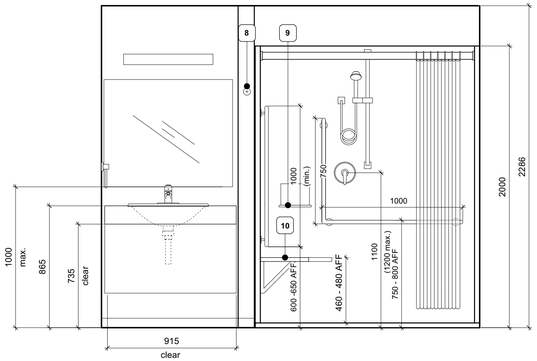



1.2

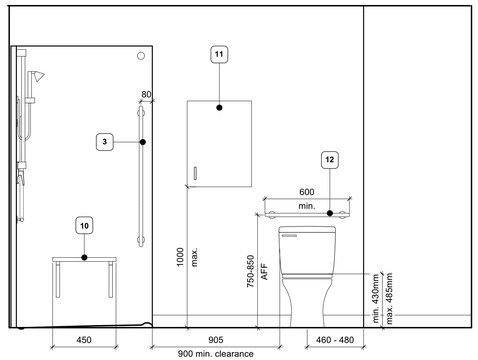



1.3

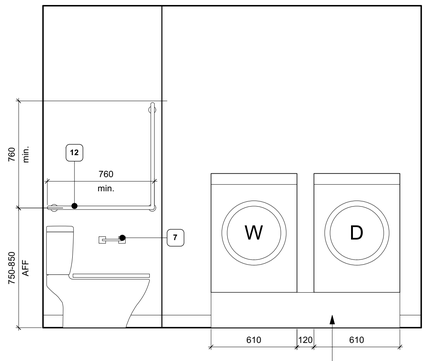
1 A912 **Bathroom Type 4**
Scale: 1:20
UNIT TYPES: E1, E2



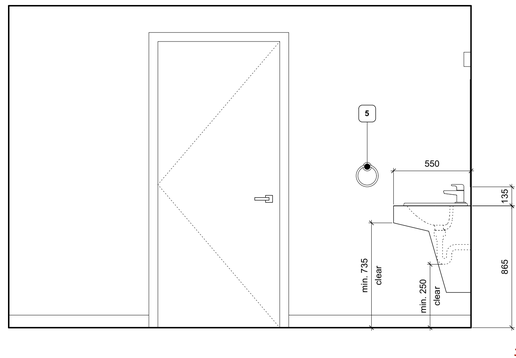

2.1




2.2




2.3




2.4

2 A912 **Bathroom Type 5- Accessible**
Scale: 1:20
UNIT TYPES: C, F

**KEY NOTES:**

1. Lighting - See Electrical
2. Mirror
3. 1000 vertical grab bar. install 600-650 A.F.F. Provide solid backing.
4. Locking cupboard
5. Hand towel bar
6. Towel bar
7. Toilet paper holder
8. Robe hook
9. Soap dish
10. Bench
11. Medicine cabinet
12. Accessible Grab Bar

**GENERAL MILLWORK NOTES:**

1. Confirm all dimensions on site prior to fabrication.
2. Shop drawings must be coordinated with final fixture specifications prior to fabrication.
3. Provide millwork shop drawings to Architect for review and comment prior to fabrication.
4. Shop drawings must show: construction details, general arrangements, typical and special installation conditions, materials, connections, attachments, anchorage and location of exposed fastenings as applicable.
5. Provide appropriate solid blocking in walls for cabinetry, countertops and wall hung hardware.
6. Provide 38 x 26 horizontal blocking A.F.F. around the shower/tub and beside the water closet for future installation of grab bars (typ. suites).
7. Grab bars and towel bars shall be designed and installed to withstand a load of 1.3 kN.
8. Towel bars shall be located no more than 1100 mm (3'-7") high from above the floor.
9. All cabinets to be frameless, flat panel.
10. Provide finished end panels at exposed ends of cabinetry.
11. All cabinet pulls to be 102mm "D" style .
12. Provide full extension drawers and sound absorbing bumpers on all doors and drawers.
13. Provide 15-75mm filler strips for base and upper cabinets to allow for cabinet pull clearance where required.
14. Provide cut-outs in countertops for all sinks and plumbing fixtures to templates provided. Seal all edges.
15. Insulate all exposed sink pipes and drains. Offset for ADA clearance where required.
16. Accessible showers c/w non-slip gel coat and slope 2% to drain. Refer to Mechanical Specification.
17. 102mm high toe kicks in typ. kitchens. 250mm high toe kicks in in accessible kitchens.
18. Install extruded aluminum trim at all exposed floor and wall tile edges.
19. Warranty to be provided as per BC Housing Design Guidelines and Construction Standards 2019.

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
BRITISH COLUMBIA
2025-03-05

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

| | | | |
|---|---|---|---|
| print date | 25-02-28 | drawing file | 2341.3.2 A900 Interior Elevations |
| drawn by | SJJ | checked by | RAW |
| scale | 1:20 | project number | 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


**dHK**architects

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Victoria BC V8V 3K3
T 1-250-686-3367

NANAIMO OFFICE
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Nanaimo BC V9T 0H2
T 1-250-585-5810

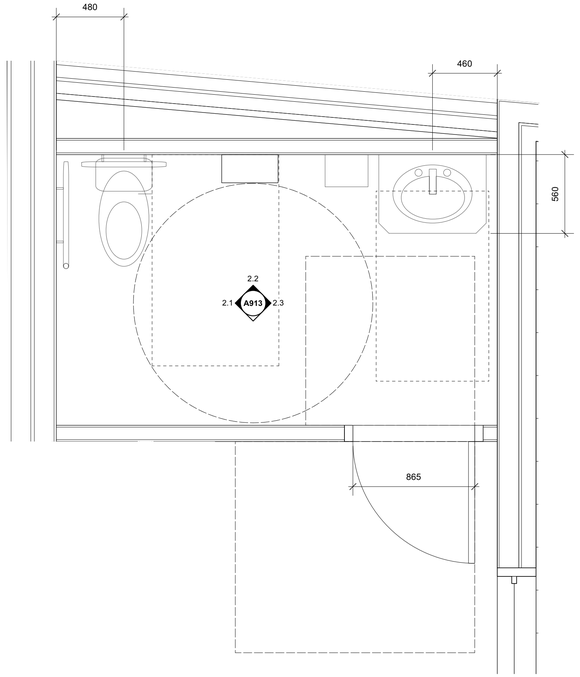

project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Bathroom Elevations

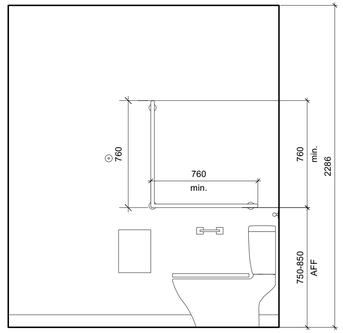

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drawing no. A912

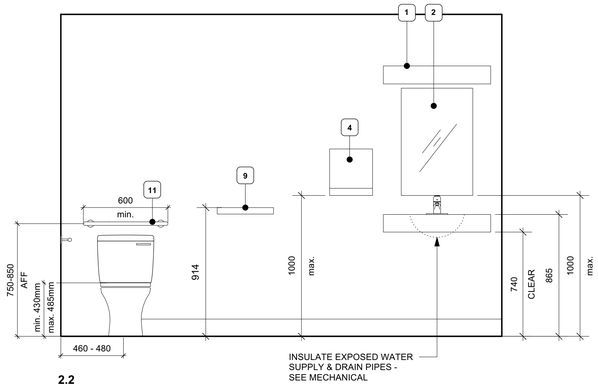
revision no. -



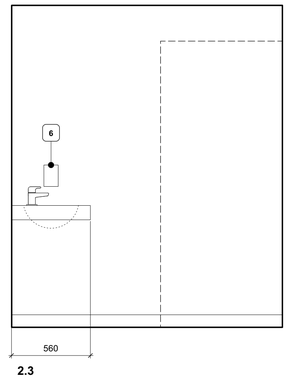

1 A913 Plan - Acessible Washroom 118
Scale: 1:20




2.1

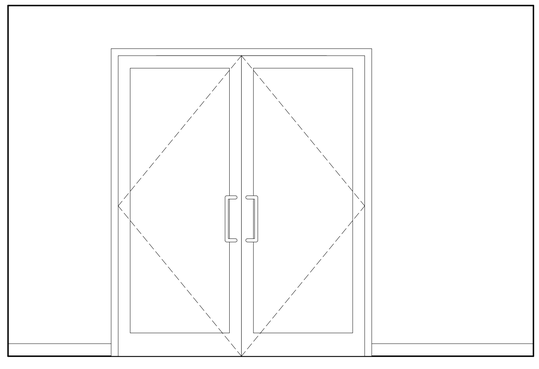



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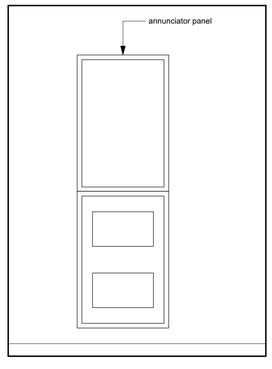



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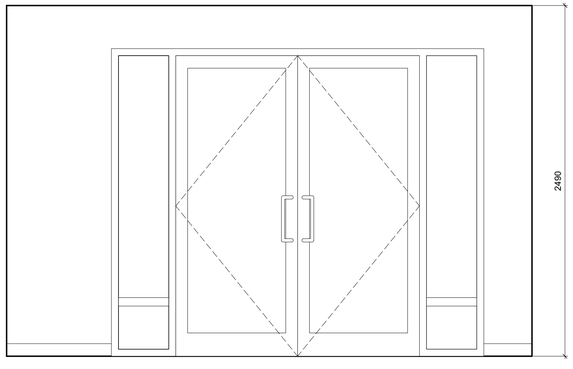
2 A913 Elevations - Acessible Washroom 118
Scale: 1:20



3.1




3.2




3.3

3 A913 Entry Vestibule
Scale: 1:20

**GENERAL BATHROOM MILLWORK NOTES**

1. Confirm all dimensions on site prior to fabrication.
2. Shop drawings must be coordinated with final fixture specifications prior to fabrication.
3. Provide millwork shop drawings to Architect for review and comment prior to fabrication.
4. Shop drawings must show: construction details, general arrangements, typical and special installation conditions, materials, connections, attachments, anchorage and location of exposed fastenings as applicable.
5. Provide appropriate solid blocking in walls for cabinetry, countertops and wall hung hardware.
6. Provide 38 x 26 horizontal blocking A.F.F. around the shower/tub and beside the water closet for future installation of grab bars (typ. suites).
7. Grab bars and towel bars shall be designed and installed to withstand a load of 1.3 kN.
8. Towel bars shall be located no more than 1100 mm (3'-7") high from above the floor.
9. All cabinets to be frameless, flat panel.
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11. All cabinet pulls to be 102mm "D" style .
12. Provide full extension drawers and sound absorbing bumpers on all doors and drawers.
13. Provide 15-75mm filler strips for base and upper cabinets to allow for cabinet pull clearance where required.
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15. Insulate all exposed sink pipes and drains. Offset for ADA clearance where required.
16. Accessible showers c/w non-slip gel coat and slope 2% to drain. Refer to Mechanical Specification.
17. 102mm high toe kicks in typ. kitchens. 250mm high toe kicks in in accessible kitchens.
18. Install extruded aluminum trim at all exposed floor and wall tile edges.
19. Warranty to be provided as per BC Housing Design Guidelines and Construction Standards 2019.

**KEY NOTES:**

1 Lighting - See Electrical
2 Mirror
3 1000 vertical grab bar. install 600-650 A.F.F. Provide solid backing.
4 Locking cupboard
5 Hand towel bar
6 Towel bar
7 Toilet paper holder
8 Robe hook
9 Soap dish
10 Bench
11 Medicine cabinet
12 Accessible Grab Bar
13 Sanitary Napkin Disposal

**SHEET NOTES**

1. See Electrical for annunciator panel and auto door operator location specifications

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
2025-03-05
BRITISH COLUMBIA

| | | | |
|---|---|---|---|
| Rev | Date | 25-02-28 | Description: Issued for Building Permit |
| plot date | | 25-02-28 | drawing file: 2341.3.2 A900 Interior Elevations |
| drawn by | | SJJ | checked by: RAW |
| scale | | 1:20 | project number: 2341 |

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR BUILDING PERMIT 25-02-28**


**dHK**architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1+250+859+3367

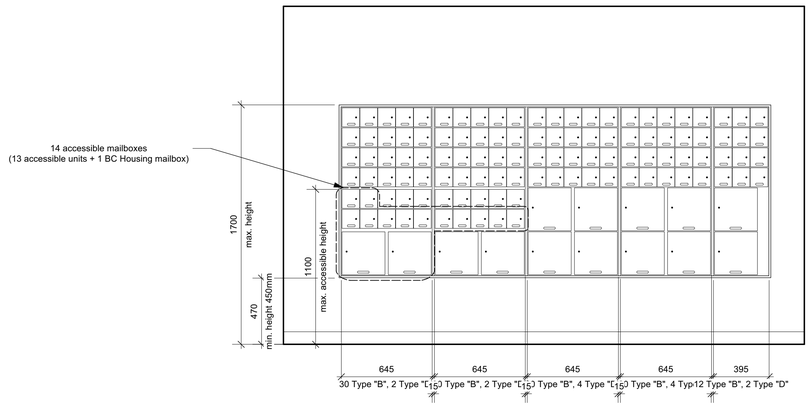
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 0H2
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project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

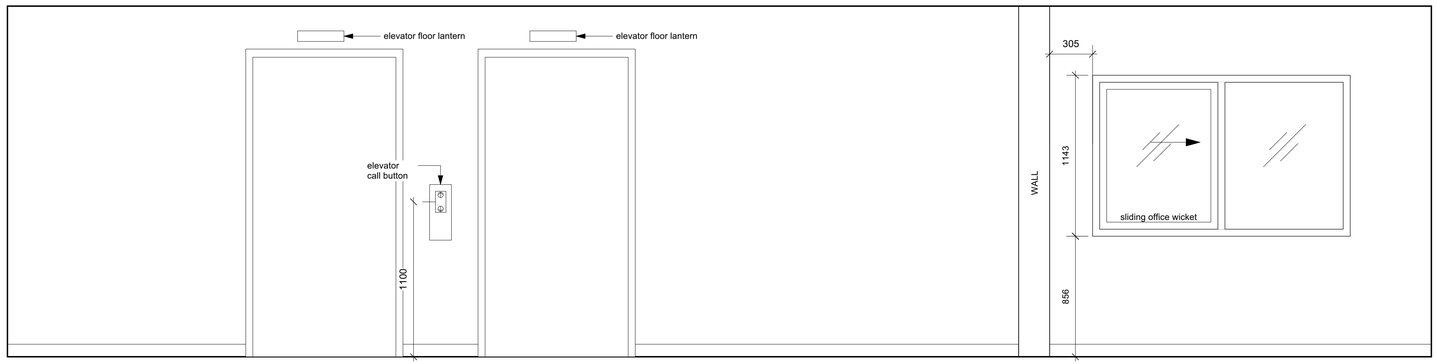
drawing title
Common Area Elevations

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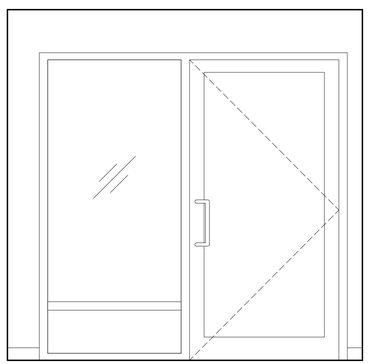
drawing no. A913
revision no. -




1 / A914 Mailroom
Scale: 1:20




2 / A914 Elevator & Office
Scale: 1:20



3 / A914 Corridor Entry
Scale: 1:20

REGISTERED ARCHITECT
ROBERT ALAN WHETTER
BRITISH COLUMBIA
2025-03-05

| Rev | Date | Description |
|---|---|---|
| | 25-02-28 | Issued for Building Permit |

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project name
Verdier Affordable Housing
1183 Verdier Avenue
Central Saanich, BC

drawing title
Common Area Elevations


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drawing no. A914

revision no. -

| | |
|---|---|
| **Society** | **Capital Region Housing Corporation** |
| **Project** | **Brentwood Affordable Housing Project** |
| **Date** | **01-Apr-25** |
| **Address** | **1183 Verdier Ave.** |

1.06%

| Budget Code # | Budget Description | Total Budget | Residential | Commercial 1.061% |
|---|---|---|---|---|
| 12100 | APPRAISALS/ STUDIES | | | |
| 12105 | Appraisal | $20,000 | | |
| 12130 | Traffic Study | $31,000 | | |
| | **Total Appraisals/ Studies** | **$51,000** | | **$541** |
| 12150 | ACQUISITION/ SERVICING | | | |
| 12155 | Land Value | $6,191,812 | | |
| 12160 | Offsite civil costs | $300,000 | | |
| | Storm Water Attenuation | $30,000 | | |
| 12165 | Environmental remediation | | | |
| 12171 | PTT - Purchse | $227,591 | | |
| 12175 | Demolition and removal of hazardous material | $1,000,000 | | |
| | **Total Acquisition and Servicing** | **$7,749,403** | | **$82,246** |
| 12200 | MUNICIPAL FEES | | | |
| 12205 | Demolition Permit | $50 | | |
| 12205 | Building Permit | $331,257 | | |
| 12210 | Development cost charges | $447,239 | | |
| 12220 | Rezoning Application | $0 | | |
| 12230 | Mun Connection Fee | $200,000 | | |
| 12240 | Development Permit | $10,500 | | |
| | Landscape Bonds | $0 | | |
| | **Total Municipal Fees** | **$989,046** | | **$10,497** |
| 12250 | UTILITY FEES | | | |
| 12252 | Gas connection | | | |
| 12255 | Hydro Connection | $350,000 | | |
| 12260 | Cable | $25,000 | | |
| 12265 | Telephone | $25,000 | | |
| | **Total Utility Fees** | **$400,000** | | **$4,245** |
| 12350 | DESIGN CONSULTANTS | | | |
| 12355 | Arch. Contract * | $781,000 | | |
| 12358 | Arch. Cont. Disbursements | $20,000 | | |
| 12360 | Structural | $78,500 | | |
| 12362 | Structural Disbursements | $5,000 | | |
| 12365 | Electrical | $66,400 | | |
| 12366 | Electrical Disbursements | $5,000 | | |
| 12370 | Mechanical | $92,200 | | |
| 12372 | Mechanical Disbursements | $5,000 | | |
| 12370 | Quantity Surveyor | $30,000 | | |
| 12375 | Landscape | $39,250 | | |
| 12376 | Landscape Disbursements | $5,000 | | |
| 12380 | Building Envelope Consultant | $45,200 | | |
| 12381 | Building Envelope Disbursements | $5,000 | | |
| 12385 | Code Consultant | $20,000 | | |
| 12390 | Civil Consultant | $62,860 | | |
| 12395 | Civil Disbursements | $5,000 | | |
| 12420 | Sustainability/Step Code Consult. | $20,000 | | |
| | **Total Design Consultants** | **$1,285,410** | | **$13,642** |
| 12450 | CONSULTANTS | | | |
| 12455 | Dev Consultant (CRHC) | $840,000 | | |
| 12460 | Geotechnical | $98,282 | | |
| 12460 | Geotechnical - Concrete Testing | $50,000 | | |
| 12465 | Surveyor | $50,000 | | |
| 12475 | Cost Consultant (By BCH) | $60,000 | | |
| 12480 | Environmental Consultant (estimate) | $50,000 | | |
| 12485 | Hazardous Material Consultant | $15,000 | | |
| 12490 | Arborist | $15,000 | | |
| 12505 | Fire Safety Plan | $15,000 | | |
| 12515 | BCH Inspector | | | |
| 12516 | BCH Inspector fees | $60,000 | | |
| 12517 | BCH Inspector Disbursements | | | |
| 12525 | Community Consultant (Planning) | $0 | | |
| 12706 | Construction Pre Con | | | |
| | **Total Consultants** | **$1,253,282** | | **$13,301** |
| 12550 | MISCELLANEOUS SOFT COSTS | $5,000 | | |
| 12565 | Course of Construction Insurance | $1,000,000 | | |
| 12580 | Society Legal Fees | $100,000 | | |
| 12585 | BC Housing Legal Fees | $70,000 | | |
| 12590 | BCH Program Sign | $5,000 | | |
| 12625 | Tenant Relocation Costs | $0 | | |
| | **Total Miscellaneous Soft Costs** | **$1,180,000** | | **$12,524** |
| 12650 | BORROWING COSTS | | | |
| 12655 | CRHC Interest Paid IAD | $1,325,536 | | |
| 12665 | Mortgage Insurance Fee | $5,000 | | |
| 12670 | Loan Fee | $423,993 | | |
| | **Total Borrowing Costs** | **$1,754,529** | | **$18,621** |
| 12700 | CONSTRUCTION | | | |
| 12710 | Construction Costs | $32,569,100 | $32,569,100 | |
| 12710 | Daycare Construction | $700,600 | | |
| 12710 | Generator and Fire Pump Allowance | $500,000 | $500,000 | |
| 12706 | Construction Manager | $3,413,000 | $3,413,000 | |
| | **Total Construction** | **$37,182,700** | **$36,482,100** | **$394,627** |
| 12800 | BUILDING START-UP/ COMMISSIONING | | | |
| 12805 | Project Commissioning | $80,000 | | |
| 12815 | CRHC Rent-Up & Marketing | $200,000 | | |
| 12825 | Office Equipment | $5,000 | | |
| 12830 | Maintenance Equipment | $5,000 | | |
| | **Total Building Start-up/ Commissioning** | **$290,000** | | **$3,078** |
| 12850 | CONTINGENCIES | | | |
| 12860 | Design Contingency | $4,647,838 | | |
| 12862 | Construction Contingency | $5,577,405 | | |
| 12864 | Soft Cost Contingency | $255,387 | | |
| 12865 | Escalation Contingency | $3,396,149 | | |
| | **Total Contingencies** | **$13,876,778** | | **$147,277** |
| | **GROSS CAPITAL BUDGET** | **$66,012,147** | **$65,311,547** | **$700,600** |
| 12900 | DEDUCTIONS | | | |
| 12910 | Land Equity | | | |
| 12922 | RHFP Grant for Land Purchase | $5,075,000 | | |
| | CHF Grant | $18,108,860 | | |
| | PDF | $0 | | |
| | Childcare BC New Spaces Fund | | | |
| | CMHC Seed Funding | | | |
| | FCM GMF Planning Grant | | | |
| | FCM GMF Study Grant | | | |
| | FCM Green Municipal Fund | | | |
| | Equity Gap | | | |
| | **Total Deductions** | **$23,183,860** | | |
| | **NET CAPITAL BUDGET** | **$42,828,287** | | |

## Building Name: Verdier Affordable Housing Project

Last modified: November 12, 2024
Modified by: Rob F
Template version: October 7, 2021

Instructions: Fill in green cells. White cells are calculated. Please check all tabs in the workbook to make sure values are appropriate. Some of the calculations pull from other tabs.

**UNITS AT A GLANCE:**

| | Shelter | RGI | Near-market | Total units | Area (sq. ft.) | Total area |
|---|---|---|---|---|---|---|
| **Studio** | 6 | - | - | 6 | | - |
| **1 Bedroom** | 10 | 17 | 10 | 37 | | - |
| **1 Bedroom + den** | | - | - | - | | - |
| **2 Bedrooms** | 4 | 34 | 18 | 56 | | - |
| **2 Bedroom + den** | | - | - | - | | - |
| **3 Bedrooms** | 2 | 4 | 5 | 11 | | - |
| **Total** | **22** | **55** | **33** | **110** | 89992 | **-** |
| | | | | | | |
| **Type mix** | **20.0%** | **50.0%** | **30.0%** | | | |
| **Commercial** | | | | | 2282 | 3265.46 including playarea |
| **TOTAL GFA** | | | | | **92274** | |

**FINANCES AT A GLANCE:**

| | |
|---|---|
| Project costs | |
| Purchase price | 6,191,812 |
| Other closing costs | 59,391,342 |
| Other financing costs | 428,993 |
| | 66,012,147 |
| Project funding | |
| CMHC equity | - |
| CRD equity | 18,108,860 |
| RHTF grant | 5,075,000 |
| CRHC mortgage | 42,828,287 |
| | 66,012,147 |
| Cost per unit | 734 |
| Cost per square foot | - |

**REVENUE**

| Unit type-Full Universal Design | Unit size | Qty | Qty accessible | Starting rent | Current Year Inflation | 2024 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Shelter | Studio | 6 | 6 | 445 | 0.0% | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 | 32,040 |
| Shelter | 1 Bedroom | 10 | 5 | 445 | 0.0% | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 | 53,400 |
| Shelter | 2 Bedrooms | 4 | | 635 | 0.0% | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 | 30,480 |
| Shelter | 3 Bedrooms | 2 | | 736 | 0.0% | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 | 17,664 |
| **20.0%** | 20% | 22 | 11 | | | | | | | | | | | | |
| RGI | Studio | - | | 875 | 0.0% | - | - | - | - | - | - | - | - | - | - |
| RGI | 1 Bedroom | 17 | | 875 | 0.0% | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 | 178,500 |
| RGI | 2 Bedrooms | 34 | | 1,138 | 0.0% | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 | 464,304 |
| RGI | 3 Bedrooms | 4 | | 1,435 | 0.0% | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 | 68,880 |
| **50.0%** | 50% | 55 | - | | | | | | | | | | | | |
| Affordable | 1 Bedroom | 10 | | 1,600 | 0.0% | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 | 192,000 |
| Affordable | 2 Bedrooms | 18 | | 2,200 | 0.0% | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 | 475,200 |
| Affordable | 3 Bedrooms | 5 | | 3,000 | 0.0% | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 |
| **30.0%** | 30% | 33 | - | | | | | | | | | | | | |
| | **Unit totals** | 110 | 11 | | **Total rental revenue** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** | **1,692,468** |
| | **% accessible** | | 10% | **>5% is required per CHF** | | | | | | | | | | | |
| Less Vacancy | | | | | 2.0% | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) | (33,849) |
| Parking Revenue $50 pspm | | 68 | 50 | 40,800 | 2.0% | 40,800 | 41,616 | 42,448 | 43,297 | 44,163 | 45,046 | 45,947 | 46,866 | 47,804 | 48,760 |
| Parking Vacancy Loss | | 16 | | | 2.0% | (816) | (832) | (849) | (866) | (883) | (901) | (919) | (937) | (956) | (975) |
| Other revenue | Commercial Space | | | 0 | 2.0% | - | - | - | - | - | - | - | - | - | - |
| Vacancy commercial space | | | | | 2.0% | - | - | - | - | - | - | - | - | - | - |
| | | | | | **Rent Revenue** | **1,698,603** | **1,699,402** | **1,700,218** | **1,701,050** | **1,701,899** | **1,702,764** | **1,703,647** | **1,704,548** | **1,705,466** | **1,706,403** |

**EXPENSES**

| Per unit per month | PUPM (now) | Months to completion | Inflated PUPM | Inflation | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Overhead allocation | 152 | 40 | 162 | 2.0% | 214,460 | 218,749 | 223,124 | 227,587 | 232,138 | 236,781 | 241,517 | 246,347 | 251,274 | 256,300 |
| Replacement Reserve | 72 | 40 | 77 | 2.0% | 101,586 | 103,618 | 105,690 | 107,804 | 109,960 | 112,160 | 114,403 | 116,691 | 119,025 | 121,405 |
| Caretaker | 109 | 40 | 117 | 2.0% | 153,790 | 156,866 | 160,004 | 163,204 | 166,468 | 169,797 | 173,193 | 176,657 | 180,190 | 183,794 |
| Insurance | 67 | 40 | 93 | 10.0% | 123,258 | 135,583 | 149,142 | 164,056 | 180,461 | 198,508 | 218,358 | 240,194 | 264,214 | 290,635 |
| Water | 49 | 40 | 52 | 2.0% | 69,135 | 70,518 | 71,928 | 73,367 | 74,834 | 76,331 | 77,857 | 79,415 | 81,003 | 82,623 |
| Sewer | | 40 | - | 2.0% | - | - | - | - | - | - | - | - | - | - |
| Electricity | 28 | 40 | 30 | 2.0% | 39,506 | 40,296 | 41,102 | 41,924 | 42,762 | 43,618 | 44,490 | 45,380 | 46,287 | 47,213 |
| Natural gas (no NG all electric) | | 40 | - | 2.0% | - | - | - | - | - | - | - | - | - | - |
| Landscaping | 7 | 40 | 7 | 2.0% | 9,876 | 10,074 | 10,275 | 10,481 | 10,691 | 10,904 | 11,122 | 11,345 | 11,572 | 11,803 |
| Maintenance | 49 | 40 | 52 | 2.0% | 69,135 | 70,518 | 71,928 | 73,367 | 74,834 | 76,331 | 77,857 | 79,415 | 81,003 | 82,623 |
| Garbage | 14 | 40 | 15 | 2.0% | 19,753 | 20,148 | 20,551 | 20,962 | 21,381 | 21,809 | 22,245 | 22,690 | 23,144 | 23,607 |
| Maintenance Agreement with Strata | 7 | 40 | 7 | 2.0% | 9,876 | 10,074 | 10,275 | 10,481 | 10,691 | 10,904 | 11,122 | 11,345 | 11,572 | 11,803 |
| Property Tax | - | 40 | - | 2.0% | - | - | - | - | - | - | - | - | - | - |
| **Total operating expenses** | 554 | | 614 | | 810,376 | 836,444 | 864,020 | 893,232 | 924,221 | 957,142 | 992,166 | 1,029,478 | 1,069,283 | 1,111,805 |
| % of Gross revenue | | | | | | | | | | | | | | |
| | | | | **Net Operating Income** | **888,226** | **862,958** | **836,198** | **807,818** | **777,678** | **745,622** | **711,482** | **675,070** | **636,184** | **594,598** |
| | | | | **Annual debt service (mortgage payments)** | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) | (2,425,260) |
| | | | | **Cash Flow** | (1,537,034) | (1,562,303) | (1,589,062) | (1,617,442) | (1,647,583) | (1,679,638) | (1,713,779) | (1,750,190) | (1,789,077) | (1,830,663) |
| | | | | **Debt service coverage (must be1.0)** | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) | (1.0) |
| Operating Subsidy | 110 | 1,164.42 | | 0.0% | 1,537,034 | 1,562,303 | 1,589,062 | 1,617,442 | 1,647,583 | 1,679,638 | 1,713,779 | 1,750,190 | 1,789,077 | 1,830,663 |

**FINANCING**

| | | | |
|---|---|---|---|
| **Costs** | | **Interim financing** | |
| Land Purchase Price | 6,191,812 | Pre-IAD interest (turnkey) | <- DELETE ONE |
| Property transfer tax | 227,591 | Pre-IAD interest (construction) | 1,325,536 <- DELETE ONE |
| Appraisal | | | interim interest = 3.05% |
| Market rent appraisal | | **Amount to mortgage** | 42,399,294 |
| In-House Soft Costs | 5,448,738 | Adjust financing costs in formula as needed | |
| In-House Build Cost | 38,512,700 | | |
| Geotechnical | | 1% Loan fee | 423,993 |
| Environmental | | $75/unit CMHC fee (max $5000) | 5,000 |
| BCH legal fees | | **Mortgage principal** | **42,828,287** |
| CRD legal fees | | | |
| BC Housing Commissioning | - | Amortization (years) | 35 |
| CRHC MGMT Fee | | Take-out mortgage year | 2028 |
| Marketing / rent-up | | Take-out mortgage interest rate | 4.52% BCH take-out forecast for 2027/2028, take- |
| Project contingency | 13,876,778 | Compounding per year | 2 |
| **Subtotal** | **64,257,619** | Payments per year | 12 |
| | | **Monthly payment** | **202,105** |
| **Equity** | | **Annual payments** | **2,425,260** |
| Co-Investment | - | | |
| CHF | 18,108,860 | *$ 164,626/unit* | |
| RHFP Land Purchase | 5,075,000 | | |
| PDF ($0 as this is a loan) | - | | |
| Childcare BC New Spaces Fund | - | Adjust grant amout to match Daycare Construction Costs | |
| Equity Gap | | zero equity gap based on BCH interest rate projections | |
| **Total equity** | **23,183,860** | | |
| **Pre-IAD borrowing required** | **41,073,759** | | |

**FOR EX COM**

| | | | | |
|---|---|---|---|---|
| **Capital Budget** | | | | |
| Cost per SQ FT | - | hard cost per sq ft | 715.39 | |
| Cost per unit (gross) | 600,110 | | | |
| Cost per unit (financed) | 389,348 | | | |
| Financing required | 42,828,287 | | | |
| Other purchase costs | 58,065,807 | loan to cost ratio | 64.9% | |
| | | loan to appraised v | need as built appraisal for this | |
| **Operations Budget** | | | | |
| Gross revenue | 1,692,468 | **Item** | **Value** | **Per Unit Per Month (PUPM)** |
| Other revenue | 40,800 | Rental Revenue Sub | $ 1,692,468 | $ 1,282 |
| Less vacancy | (34,665) | Vacancy Loss (2%) i | $ (34,665) | $ (26) |
| Total revenue | 1,698,603 | Revenue | $ 1,698,603 | $ 1,287 |
| Operating costs | 810,376 | Operating Expenses | $ 810,376 | $ 614 |
| Net operating income | 888,226 | Net Surplus | $ 888,226 | $ 673 |
| Annual principal and interest | (2,425,260) | Mortgage Payment | $ (2,425,260) | $ (1,837) |
| Amount of loan | 42,828,287 | Deficit | $ (1,537,034) | $ (1,164) |
| Surplus | (1,537,034) | Operating Subsidy | $ (1,537,034) | $ (1,164) |
| DCR | 4.02% | 0.39 | | |
| DCR | 4.27% | 0.38 | | |
| DCR | 4.52% | 0.37 | | |
| DCR | 4.77% | 0.35 | | |
| DCR | 5.02% | 0.34 | | |
| Loan to value ratio | | 0.67 | | |

| POLICY AND PROCEDURES MANUAL | SUBJECT<br>Applicant Eligibility | | |
|---|---|---|---|
| | POLICY NO.<br>2.10 | EFFECTIVE<br>March 30, 2004<br>AMENDED<br>July 22, 2014<br>May 24, 2016<br>June 25, 2018<br>November 24, 2019<br>March 23, 2020<br>October 14, 2020<br>October 12, 2022 | AMENDMENT NO.<br>7<br><br><br><br><br><br><br>*Approved by CRHC Board Oct. 14, 2020* |

**OBJECTIVE:** **To ensure adherence to operating agreements and relevant legislation relative to tenant selection and eligibility while ensuring protection of privacy for applicants.**

**To ensure fair, consistent, equitable and transparent housing opportunities**

**POLICY:**

**1. Income Eligibility**

**1.1 Subsidized Units**

To be eligible for subsidized housing, the applicant's gross household income must be below certain income limits, as established by the Housing Income Limits (HILs). HILs is set by BC Housing and represent the income required to pay the average market rent for an appropriately sized unit in the private market.

**1.2 RHFP Shelter-Rate Units**

To be eligible for RHFP Shelter-Rate units, the applicants must receive Income Assistance or a Disability Pension through the provincial or federal government and have a shelter allowance of $375 or $570, based on unit size. If the applicant is not on Income Assistance or a Disability Pension, the applicant's income must fall below the HILs.

### 1.3 Affordable Rental Units (ARU)

For Affordable Units, the applicant must fall within the income levels as outlined in Appendix A of this policy. Total household income (HiLs) must fall below the median income figures as determined by BC Housing.

## 2. Occupancy Standards

The size of the unit required by a household is outlined in the CRHC Occupancy Standards policy and is governed by the National Occupancy Standards. See CRHC Occupancy Standards policy 2.12. Exceptions to the policy at the discretion of the Manager, Operations and/or Senior Manager, Regional Housing.

## 3. Application Process

### 3.1 Subsidized Units

Applicants for subsidized housing must apply for housing through the Housing Registry. The Housing Registry is a single point of entry for individuals and families looking for subsidized housing options. Individuals searching for subsidized housing submit one application form to be considered for any available housing units in developments managed by the Housing Registry members. CRHC is mandated to be a Housing Registry member as per theoperating agreements. Eligible applicants will be identified and selected on a

**chronological basis**. The information on the application will be verified by CRHC. If an applicant is deemed ineligible for a unit they applied for, the applicant will be notified in writing why they have been deemed ineligible and will be provided details of the conditions they must meet in order to be eligible in the future.

Specific to Community Housing Fund (CHF) Rent Geared to Income (RGI) units, in addition to applicants being selected on a chronological basis, applicants will also be selected based on the **required resident income mix** as outlined in the CHF Operating Agreements and the approved Operating Budgets.

### 3.2 RHFP Shelter-Rate Units

Applicants for RHFP Shelter-Rate units must apply for housing through the Supportive Housing Registry (SHR). The SHR is a single point of entry for individuals and families who have experienced homelessness looking for supportive and supported housing options.

Individuals searching for RHFP Shelter-Rate housing submit one application form to be considered for any available housing units in developments managed by the Supportive Housing Registry members.

CRHC is mandated to be a SHR member as per the operating agreements. The applicant is referred through the Placement Table of the Coordinated Access and Assessment (CAA) that is managed through BC Housing in partnership with Island Health and the Capital Regional District.

RHFP Shelter-Rate applications must have a Supports in Social Housing Agreement outlining the main support agency that will support their tenancy in CRHC housing.

### 3.3 Affordable Rental Units (ARU)

Applicants for ARU can apply directly to CRHC. Affordable unit availability is advertised on CRHC's website. Affordable units are allocated chronologically to applicants who meet the eligibility requirements. The applicant must meet the income eligibility requirements and preference for ARU will be based on the applicant who most closely meets the occupancy standards. This is to ensure that units are maximized in meeting the needs of low and moderate income families, individuals and seniors. Affordable housing tenants will sign a one year tenancy agreement that will renew automatically after one year on a month to month basis.

## 4. Processing, Storage and Disposal of Application Forms

**4.1** Once an application and supporting documents have been received staff assess for eligibility. The applicants' information is then added to the 'Market Application Waitlist' chronologically under the tab best reflecting their status based on the declared income levels. (Eligible or Not Eligible)

4.1.1 Application forms and supporting documents are to be kept securely stored (locked cabinet) alphabetically under their current, eligibility status (i.e. Eligible, NOT Eligible or Expired).

Applicants who do not meet the income eligibility are to be contacted within two weeks of the application date to inform them of their ineligibility. A letter (scanned or pdf) is to be sent by email, stating their ineligibility for housing. The letter is to contain details regarding the secure storage of information for the duration of 12 months, disposal at the end of this period (shredding) and how to inform our office if their situation changes during this time period. If no email is on file, staff must

contact the applicant by phone to verify the address before sending the letter by regular post. If the address cannot be verified and no email address can be obtained then the letter must be sent by Registered Mail to allow its delivery to be tracked.

4.1.2 Eligible Applicants will be considered for housing for a 12 month period following their submission and will be encouraged to update their information/interest every three months or when there are changes to their situation (address, income, family composition etc.).

4.1.3 All applications must be kept on file for 12 months whether active or inactive. After the 12 month period of NOT Eligible status or inactive, the application and all supporting documents will be shredded.

## 5. Additional Checks that may be Undertaken

### 5.1 Reference Checks

An applicant must have at least a two year duration of a favourable landlord reference or will have completed the facilitated ***RentSmart*** program successfully. Two year favourable reference within the last three years OR RentSmart Certificate dated within the past two years. If none, then the applying applicant should be encouraged to take the facilitated version of the RentSmart course.

RHFP Shelter-Rate applicants do not require a favourable Landlord reference check but do require a Supports in Social Housing Agreement outlining the main support agency that will support their tenancy in CRHC housing.

### 5.2 Rental Payment History

An applicant must have paid their rent on time and in full for the previous six months of their tenancy. This will be verified during the Landlord reference check.

### 5.3 Credit Checks

Credit checks *may* be completed from time to time.

### 5.4 Criminal Record Checks

Criminal Record Checks may be undertaken from time to time.