

88FOUR RESIDENTIAL ESQUIMALT, BC

MULTIFAMILY RESIDENTIAL

PROJECT NO. 20041

ISSUED FOR DEVELOPMENT VARIANCE PERMIT 2025/11/24

CIVIC ADDRESS: 884 LAMPSON STREET, ESQUIMALT, BC

LEGAL DESCRIPTION: LOT A SECTION 10 ESQUIMALT DISTRICT PLAN EPP134609



GENERAL NOTES

- ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) PART 3, AND ALL APPLICABLE BY-LAWS. SEE CODE REVIEW DRAWINGS SEE CODE REVIEW SHEET A150-153.
- ARCHITECTURAL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS INCLUDING: STRUCTURAL, MECHANICAL, FIRE PROTECTION, ELECTRICAL, GEOTECHNICAL, CIVIL, LANDSCAPE, ENVELOPE, INTERIOR DESIGN CONSULTANTS. REFERENCE PROJECT CODE REPORTS BY GH, ENERGY MODEL REPORT BY AVALON MECHANICAL, RHAC REPORT BY HANDHELP.
- SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR THE CONSULTANT'S REVIEW PRIOR TO FABRICATION. A LIST OF REQUIRED SUBMITTALS WILL BE PROVIDED BY DESIGN PROFESSIONALS. WHERE PREFABRICATED DESIGN ELEMENTS RELY ON MULTIPLE DESIGNATED PROFESSIONAL'S INPUT (IE GLASS ON METAL CANOPIES) A COORDINATED COMPREHENSIVE SUBMITTAL TO BE PROVIDED.
- GENERAL CONTRACTOR (G.C.) SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS AND SHALL INDICATE SUCH A REVIEW ON THE SUBMITTAL. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECTS / CONSULTANTS REVIEW.
- REQUESTS FOR ALTERNATES MAY BE SUBMITTED FOR REVIEW IF PERMITTED AS PER TENDER DOCUMENTS. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW. ANY REQUEST FOR ALTERNATE MUST BE ACCOMPANIED WITH A REASON FOR PROPOSED ALTERNATE AND A DETAILED COMPARISON OF SPECIFIED PRODUCT COMPARED TO PROPOSED.
- CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- MAINTENANCE MANUALS AND WARRANTIES: SUBMIT TO THE OWNER/ CONSULTANT ONE HARD COPY AND ONE DIGITAL COPY OF OPERATION AND MAINTENANCE MANUALS. MANUALS TO INCLUDE PERTINENT INFORMATION ON CLEANING AND LUBRICATION OF EQUIPMENT AND MATERIALS, FILTERS, OVERHAUL, REPLACEMENT, ADJUSTMENT AND EMERGENCY PROCEDURES AS APPLICABLE. INCLUDE SPARE PARTS AND MAINTENANCE MATERIALS PER MANUFACTURER AND SPECIFICATIONS.

MODIFICATIONS & FIELD REVIEW

- MODIFICATIONS TO THE WORK OTHER THAN SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION
- ARCHITECT CONDUCTS PERIODIC FIELD REVIEWS FOR GENERAL COMPLIANCE TO THE DOCUMENTS, B.C.B.C., AND BEST PRACTICE INDUSTRY STANDARDS, AND ARE OBSERVATIONS OF A SAMPLING OF THE COMPLETED WORK AND WORK IN PROGRESS AT THE TIME OF REVIEW. FIELD OBSERVATIONS ARE NOT INTENDED TO BE EXHAUSTIVE AND DO NOT RELIEVE THE CONTRACTOR OR THEIR TRADES OF RESPONSIBILITIES FOR QUALITY CONTROL AND CONFORMANCE WITH CONTRACT DOCUMENTS. GENERAL CONTRACTOR SHALL COORDINATE ALL FIELD REVIEWS AS REQUIRED BY THE ARCHITECT PRIOR TO WORK BEING COVERED UP. NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO REQUESTING ARCHITECTURAL SITE VISITS/FIELD REVIEWS. A LIST OF REQUIRED FIELD REVIEWS AND MOCKUPS WILL BE PROVIDED BY DESIGN PROFESSIONALS.

DIMENSIONS & SETTING OUT

- THE GENERAL CONTRACTOR (GC) SHALL CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION, PRIOR TO EXCAVATION.
- THE SURVEYOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
- GC TO COORDINATE ALL FIELD ENGINEERING, SURVEY WORK AND INDEPENDENT REVIEWS AND TESTING AS REQUIRED BY THE OWNER AND CONSULTANTS.
- DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS ONLY.
- DIMENSIONS AT PARTY WALLS BETWEEN UNITS SHALL BE TO THE CENTRE - LINE OF WALL ASSEMBLIES UNLESS NOTED OTHERWISE (U.N.O.).
- EXTERIOR DIMENSIONS SHALL BE TO THE FACE OF CONCRETE AND /OR TO THE OUTSIDE FACE OF WALL SHEATHING -U.N.O. INTERIOR DIMENSIONS SHALL BE TO THE FACE OF STUDS - U.N.O.
- VERTICAL DIMENSIONS SHALL BE TO THE FACE OF CONCRETE SLAB OR TOPPING OR TOP OF WALL PLATES -U.N.O.
- REFER TO SITE PLAN FOR BUILDING LOCATION AND BUILDING SETBACK DIMENSIONS.
- REFER TO ROOF PLANS FOR ROOF VENTING, OVERHANGS, ROOF DRAINS, SCUPPERS, SLOPES, AND PARAPET HEIGHTS.

ASSURANCE/ COMPLIANCE REQUIREMENTS

- ALL WORK IS SUBJECT TO PERIODIC FIELD REVIEW BY THE ARCHITECT AND / OR OTHER REGISTERED PROFESSIONALS AND CONSULTING ENGINEERS NAMED ON THIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
- ALL WORK SHALL MEET THE STANDARDS OF THE B.C. TRADES ASSOCIATIONS OR OTHER PROVINCIAL ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
- ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COSTS SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD REVIEW REQUIREMENTS.
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF WORKSAFE BC AND APPROVED CONSTRUCTION SITE SAFETY PLAN.
- THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

CONSULTANT LIST

CLIENT

LIDA CONSTRUCTION
6105 PATRICIA BAY HWY,
VICTORIA, BC V8Y 1T5
TEL: 778-440-5432

ARCHITECT

WA ARCHITECTS LTD.
950 - 1500 W. GEORGIA ST.
VANCOUVER, BC V6G 2Z6
TEL: 604-685-3529

STRUCTURAL

SKYLINE ENGINEERING
380 - 4243 GLANFORD AVENUE,
VICTORIA, BC V8Z 4B9
TEL: 250-590-4133

MECHANICAL

AVALON MECHANICAL CONSULTANTS
103 - 5220 DUBLIN WAY
NANAIMO, BC V9T 0H2
TEL: 250-585-2180

ELECTRICAL

E2 ENGINEERING INC.
530 HERALD STREET,
VICTORIA BC V8W 1S6
TEL: 250-205-1316

CIVIL

CALD ENGINEERING + LANDSCAPE DESIGN
207-2750 QUADRA ST. STREET,
VICTORIA, BC V8T 4E8
TEL: 250-388-6919

LANDSCAPE

CALD ENGINEERING + LANDSCAPE DESIGN
207-2750 QUADRA ST. STREET,
VICTORIA, BC V8T 4E8
TEL: 250-388-6919

GEOTECH

RYZUK GEOTECHNICAL
#6-40 CADILLAC AVE.
VICTORIA, BC, V8Z 1T2
TEL: 250-475-3131

BUILDING ENVELOPE

EVOKE BUILDINGS
300-722 CORMORANT STREET,
VICTORIA BC, V8W 1P8
TEL: 250-415-8141

ENERGY MODELLING

AVALON MECHANICAL
300 - 1245 ESQUIMALT ROAD
VICTORIA, BC V9A 3P2
CONTACT: ANDREW MELVILLE
TEL: 250-940-4837

CODE

GH CONSULTANTS LTD
800 - 700 W PENDER STREET
VANCOUVER, BC V6C 1G8
CONTACT: DILIP RATHINAKUMAR
TEL: 604-689-4449

SURVEYOR

SUMMIT LAND SURVEYING
101-630 GOLDSTREAM AVENUE,
VICTORIA BC, V9B 2W8
TEL: 250-391-6708



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
12	ISSUED FOR DVP	2025.11.24
9	REISSUED FOR DP	2025.03.31
	ISSUED FOR RZDP	2022.04.04

SEAL:



CONSULTANT:

2026-01-19



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**88FOUR PROPOSED
RESIDENTIAL**

PROJECT ADDRESS:

884 LAMPSON STREET ESQUIMALT BC

DRAWING TITLE:

COVER SHEET

PROJECT NO: **20041** DRAWN BY: **FF**
SCALE: **As indicated** REVIEW BY: **wz**

DWG NO:

DP_A000

