

DRAWING LIST

- A000 COVER SHEET
- A001 DESIGN RATIONALE
- A002 ASSEMBLY SCHEDULE + DOOR SCHEDULE
- A003 ZONING DATA + BUILDING CODE ANALYSIS
- A100 BCLS SURVEY
- A101 BCLS SURVEY + AERIAL PLAN
- A102 PROPOSED SITE PLAN
- A200 FOUNDATION PLAN
- A201 GROUND FLOOR PLAN
- A202 MAIN FLOOR PLAN
- A203 UPPER FLOOR PLAN
- A204 ROOF PLAN
- A300 ELEVATIONS: NORTH + WEST / COLOUR + MATERIAL SCHEDULE
- A301 ELEVATION: SOUTH + EAST / COLOUR + MATERIAL SCHEDULE
- A400 BUILDING SECTIONS
- A401 STAIR SECTIONS
- A500 WALL SECTIONS + PLAN DETAILS
- A501 WALL SECTIONS + PLAN DETAILS
- A600 INTERIOR ELEVATIONS
- A900 RENDERING
- A901 SHADOW STUDY

CONTACT INFORMATION:

REGISTERED OWNER:
1292511 BC LTD.

STRUCTURAL:

CIVIL:

PROJECT MANAGER:
PROKAD PROJECT MANAGEMENT LTD.
1395 FLINT AVENUE
VICTORIA, BC V9B 5N1

MECHANICAL:

GEOTECHNICAL:

DESIGNER:
PROKAD PROJECT MANAGEMENT LTD.
1395 FLINT AVENUE
VICTORIA, BC V9B 5N1

ELECTRICAL:

GEOTECHNICAL:
WSP



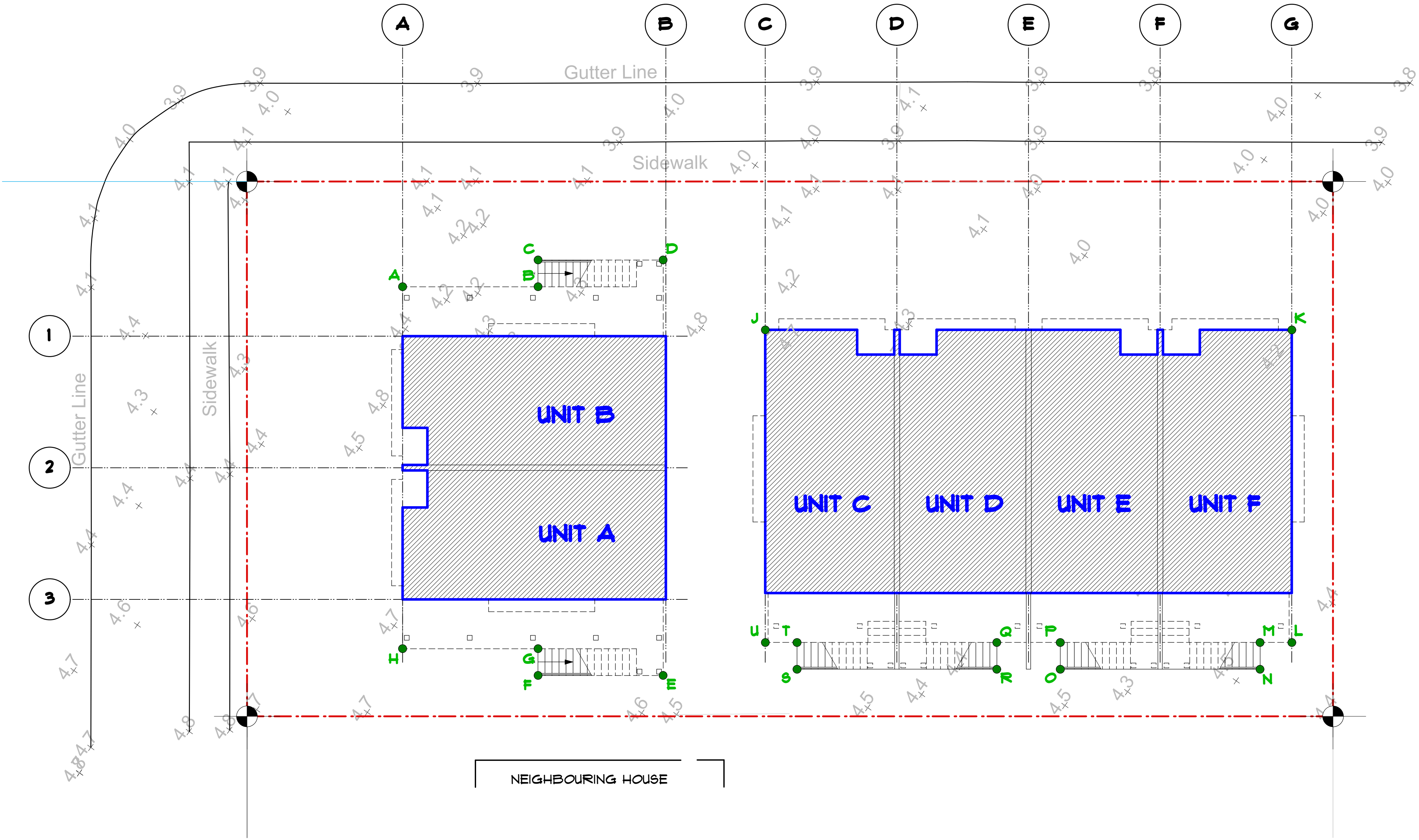
HAWTHORN ROW



1171/1173 MAY STREET, VICTORIA, BC

MAY STREET

CAMBRIDGE STREET



ZONING DATA:

ZONE:	CURRENT: RI-24 (RI-B)	PROPOSED: NEW ZONE
LOT SIZE:	798 SQ.M (8,582 SQ.FT)	798 SQ.M (8,582 SQ.FT)
GROSS FLOOR AREA:	ALLOWABLE: 446 SQ.M (4,734 SQ.FT) RI-24 SPECIFIC	ACTUAL: 815.2 SQ.M (8,712 SQ.FT.)
SITE COVERAGE:	ALLOWABLE: 40%	ACTUAL: 393.2 SQ.M (4,231 SQ.FT.) OR 49%
BUILDING HEIGHT:	ALLOWABLE: 7.6 M (24'-11") & 2 STOREYS	ACTUAL: 7.6 M (24'-11") & 2 STOREYS
SETBACKS:	FRONT: 1.5M (24.6') REAR: 1.5M (24.6') OR 25% LOT DEPTH WHICHEVER IS GREATER SIDE: 1.5M (4.92') OR 10% LOT WIDTH WHICHEVER IS GREATER 3.0M (9.84') FOR ONE SIDE YARD COMBINED SIDE YARDS MIN 4.5M (14.76') SIDE YARD FOR A CORNER LOT: 3.5M (11.48') OR 10% LOT WIDTH WHICHEVER IS GREATER	FRONT: 5.5M (18.0') REAR: 4.5M (15.0') INTERIOR SIDE: 1.5M (4.92') EXTERIOR SIDE: 5.0M (16.4')

PROPOSED FLOOR AREAS:

GROUND:	253.3 SQ.M (2,726 SQ.FT.)
MAIN:	271.3 SQ.M (2,984 SQ.FT.)
UPPER:	290.6 SQ.M (3,122 SQ.FT.)
TOTAL:	815.2 SQ.M (8,712 SQ.FT.)

GRADE POINTS:

BLOCK A:

- A = 4.3
- B = 4.25
- C = 4.25
- D = 4.4
- E = 4.5
- F = 4.6
- G = 4.6
- H = 4.7

BLOCK B:

- J = 4.7
- K = 4.2
- L = 4.4
- M = 4.4
- N = 4.4
- O = 4.5
- P = 4.5
- Q = 4.45
- R = 4.45
- S = 4.5
- T = 4.5
- U = 4.5

GRADE CALCULATION:

- A & B: $((4.3 + 4.25) / 2) \times 5.02 = 21.46$
- B & C: $((4.25 + 4.25) / 2) \times 1.0 = 4.25$
- C & D: $((4.25 + 4.4) / 2) \times 4.62 = 19.98$
- D & E: $((4.4 + 4.5) / 2) \times 15.39 = 68.49$
- E & F: $((4.5 + 4.6) / 2) \times 4.62 = 21.02$
- F & G: $((4.6 + 4.6) / 2) \times 1.0 = 4.6$
- G & H: $((4.6 + 4.7) / 2) \times 5.02 = 23.34$
- H & A: $((4.7 + 4.3) / 2) \times 13.41 = 60.35$

223.49 / 50.08 = 4.46 AVERAGE GRADE (BLOCK A)

- J & K: $((4.7 + 4.2) / 2) \times 19.5 = 86.78$
- K & L: $((4.2 + 4.4) / 2) \times 11.58 = 49.79$
- L & M: $((4.4 + 4.4) / 2) \times 1.22 = 5.37$
- M & N: $((4.4 + 4.4) / 2) \times 1.0 = 4.4$
- N & O: $((4.4 + 4.5) / 2) \times 7.39 = 32.89$
- O & P: $((4.5 + 4.5) / 2) \times 1.0 = 4.5$
- P & Q: $((4.5 + 4.45) / 2) \times 2.34 = 10.47$
- Q & R: $((4.45 + 4.45) / 2) \times 1.0 = 4.45$
- R & S: $((4.45 + 4.5) / 2) \times 7.39 = 33.07$
- S & T: $((4.5 + 4.5) / 2) \times 1.0 = 4.5$
- T & U: $((4.5 + 4.5) / 2) \times 1.22 = 5.49$
- U & J: $((4.5 + 4.7) / 2) \times 11.58 = 53.27$

294.98 / 66.22 = 4.47 AVERAGE GRADE (BLOCK B)

REVISIONS:

NO	DATE	DESCRIPTION

2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION

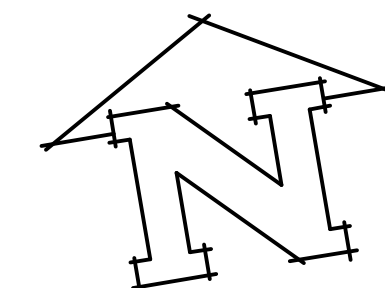
ISSUES:

ProKAD

PROJECT MANAGEMENT LTD.

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email: prokad.pmanddesign@gmail.com
phone: 250.208.4290



PROJECT NORTH

HAWTHORN ROW

1171 / 1173 MAY STREET
VICTORIA, BC

PROJECT TITLE

ZONING DATA / BLDG. CODE ANALYSIS

DRAWING TITLE

PROJECT #: 2021-006

DRAWN: KAD

CHECKED:

SCALE: AS NOTED

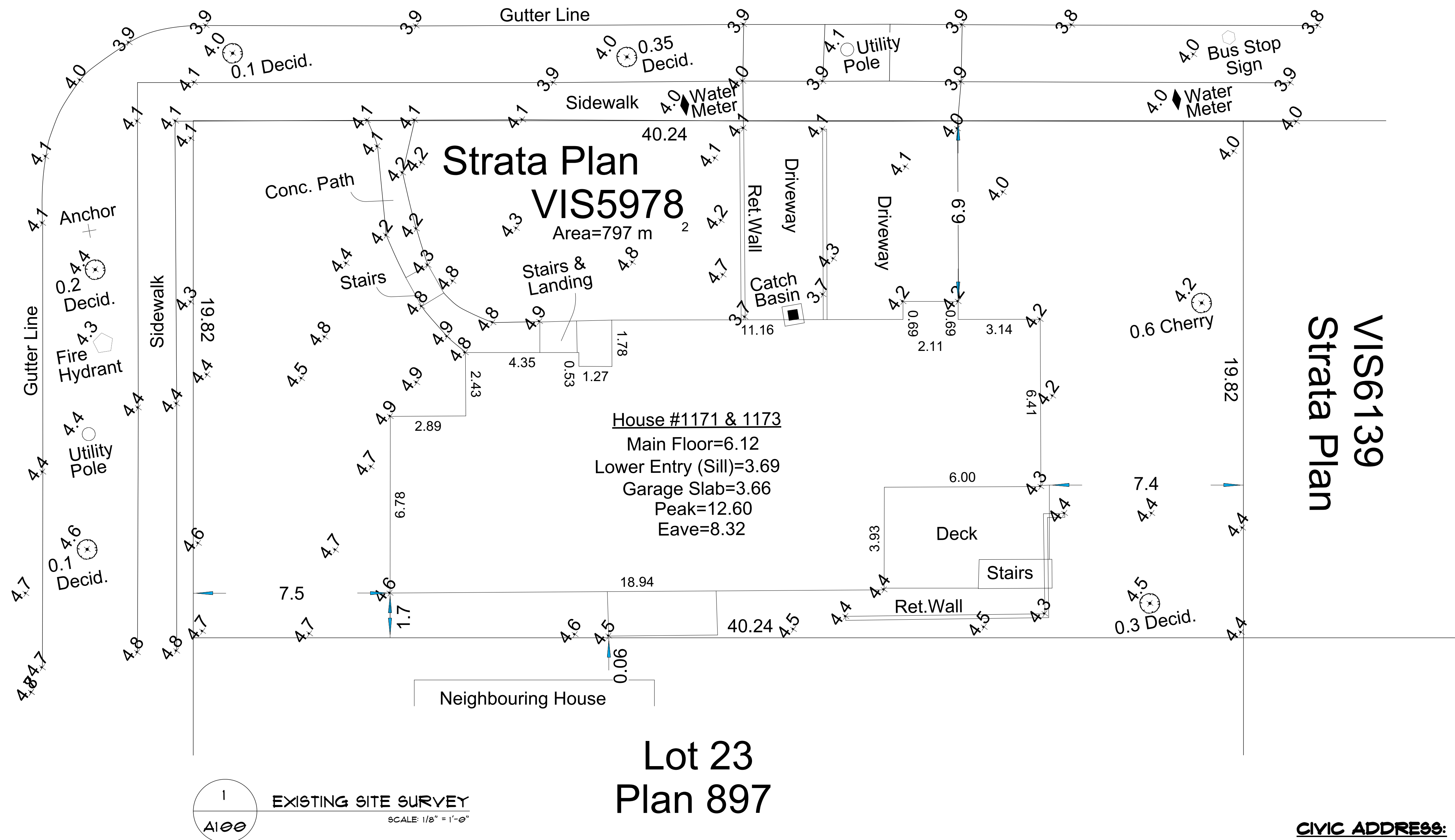
REVISION NO:

DRAWING NO:

A003

Cambridge Street

May Street



Lot 23
Plan 897

VIS6139
Strata Plan

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE
VICTORIA CITY, STRATA PLAN V165918

F.I.D. 026-634-091 & 026-634-104

SURVEY PREPARED BY:

WEY MAYENBURG LAND SURVEYING INC.
#4 - 2221 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
TELEPHONE: 250 656 5155
FILE: 210193 SIT L GH

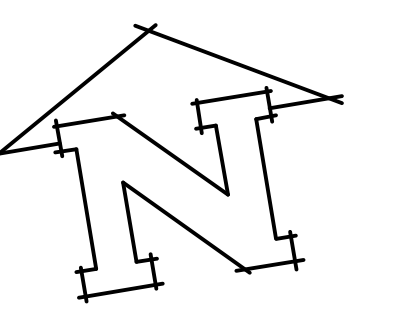
REVISIONS:

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
1	22.01.31	COMMUNITY ASSOCIATION MEETING

ISSUES:

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PROJECT NORTH:

**HAWTHORN
ROW**

1171 / 1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BCLS SURVEY

DRAWING TITLE:

PROJECT #: 2021-006

DRAWN: KAD

CHECKED:

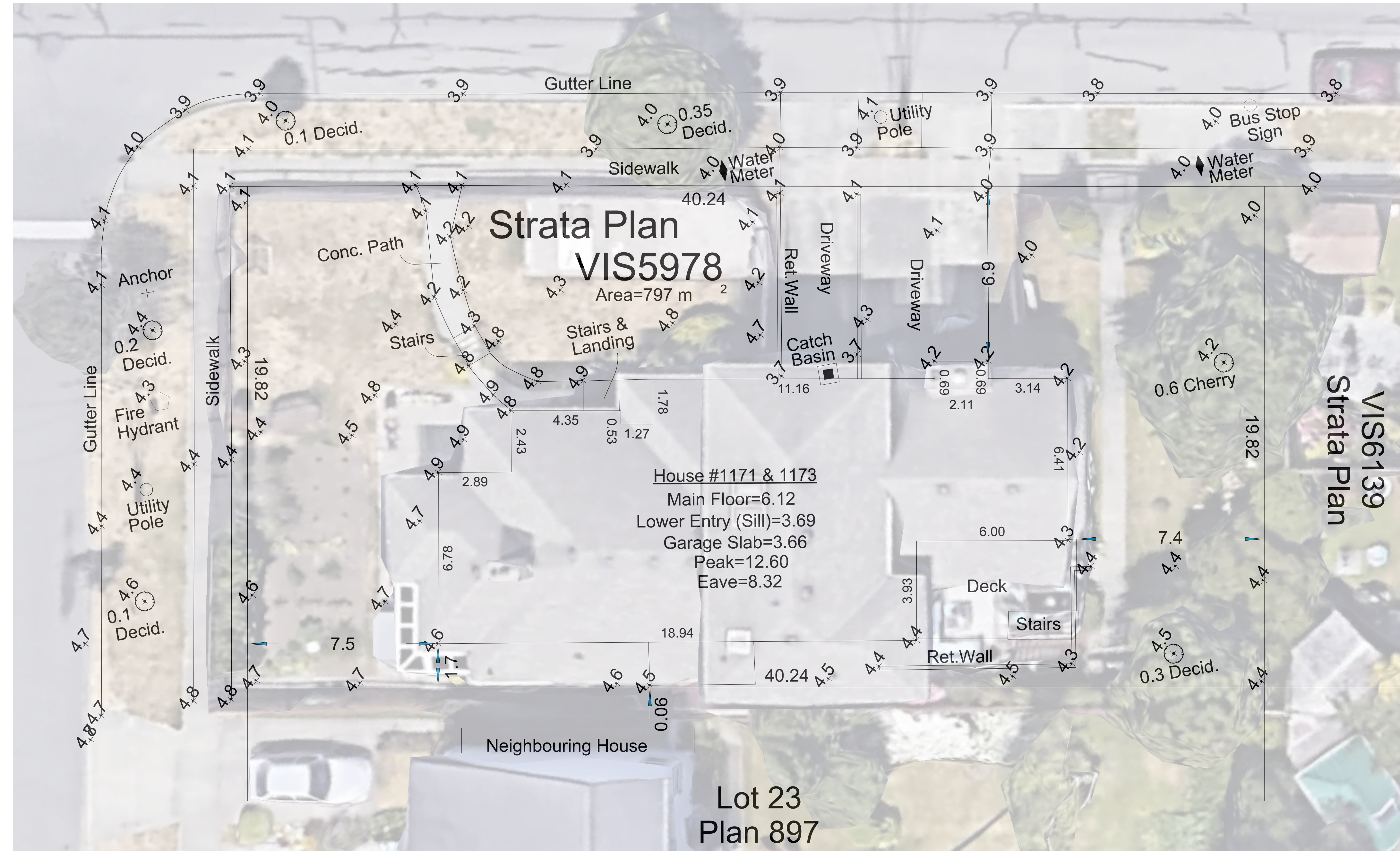
SCALE: AS NOTED

REVISION NO. DRAWING NO.

A100

Cambridge Street

May Street



1
A101
EXISTING SITE SURVEY + AERIAL PLAN
SCALE: 1/8" = 1'-0"

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE
VICTORIA CITY, STRATA PLAN VIS5978

F.I.D. 026-634-031 & 026-634-104

SURVEY PREPARED BY:

WEY MAYENBURG LAND SURVEYING INC.
#4 - 2221 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
TELEPHONE: 250 656 5155
FILE: 2101931911.GH

REVISIONS:		
NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION
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1	22.05.24	FOR PRELIM. DISCUSSION

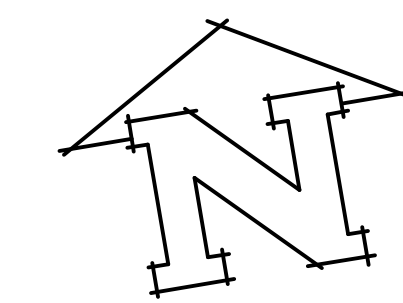
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PROJECT NORTH:

**HAWTHORN
ROW**

1171 / 1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

**BCLS SURVEY +
AERIAL PLAN**

DRAWING TITLE:

PROJECT #: 2021-006

DRAWN: KAD

CHECKED:

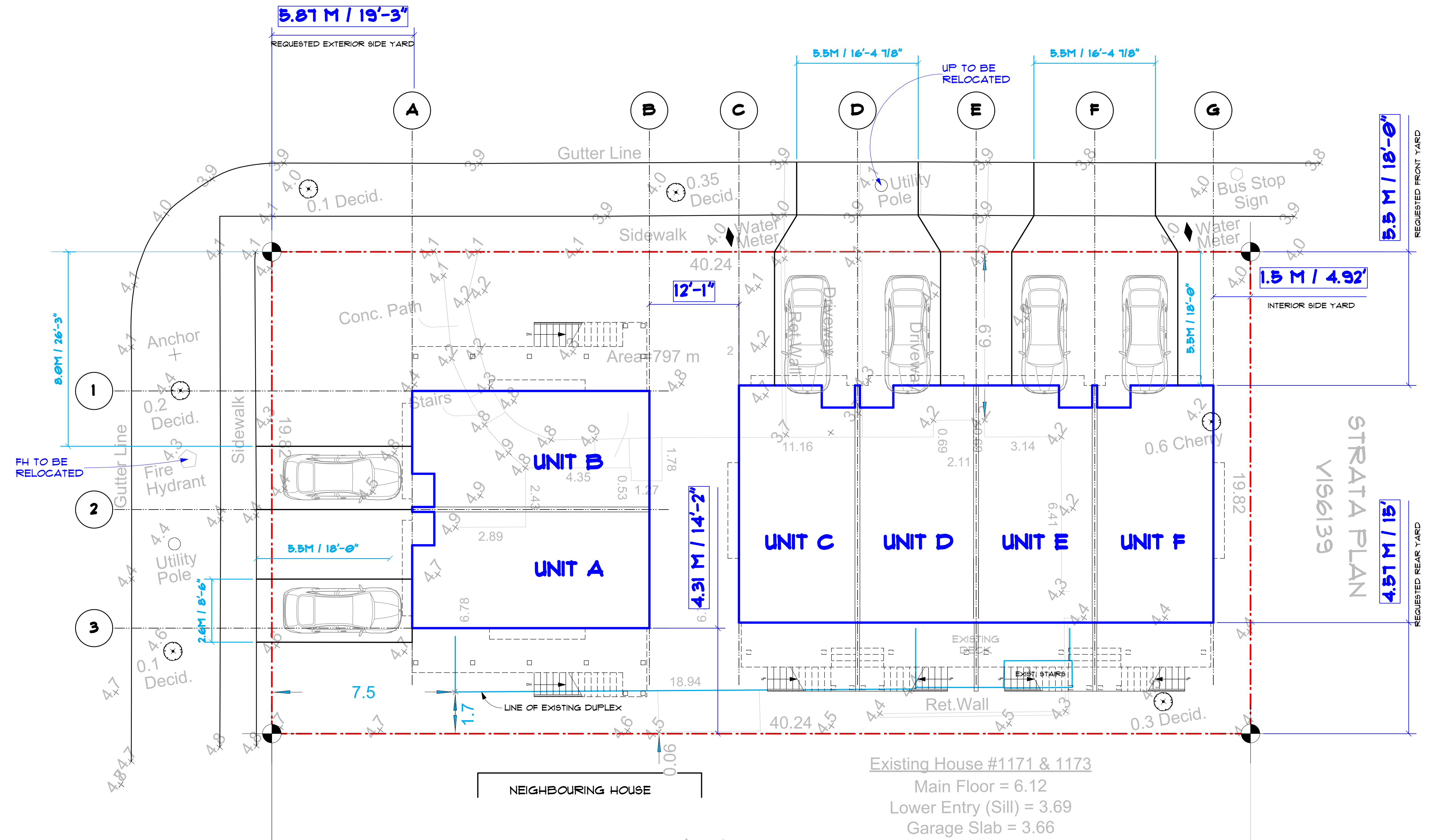
SCALE: AS NOTED

REVISION NO: DRAWING NO:

A101

CAMBRIDGE STREET

MAY STREET



1
A102
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LOT 23
PLAN 891

Existing House #1171 & 1173
Main Floor = 6.12
Lower Entry (Sill) = 3.69
Garage Slab = 3.66
Peak = 12.60
Eave = 8.32

CIVIC ADDRESS:
1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:
STRATA LOT A AND B, FAIRFIELD FARM ESTATE
VICTORIA CITY, STRATA PLAN V156139
P.I.D. 026-634-091 & 026-634-104

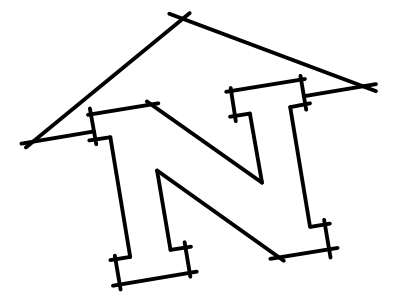
SURVEY PREPARED BY:
WEY MAYENBURG LAND SURVEYING INC.
#4 - 2221 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
TELEPHONE: 250 656 5155
FILE: 210193_SIT1GH

REVISIONS:		
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION

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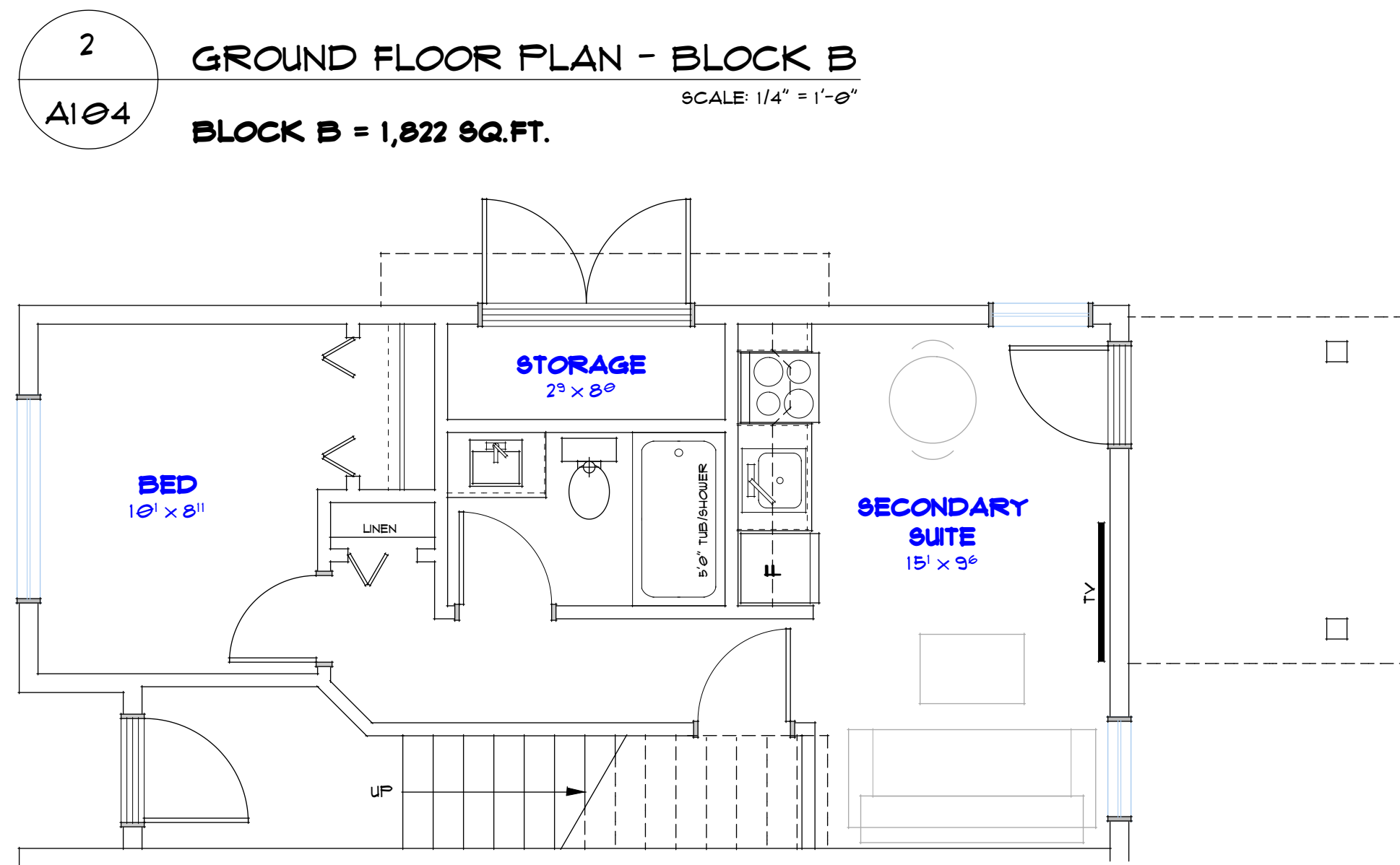
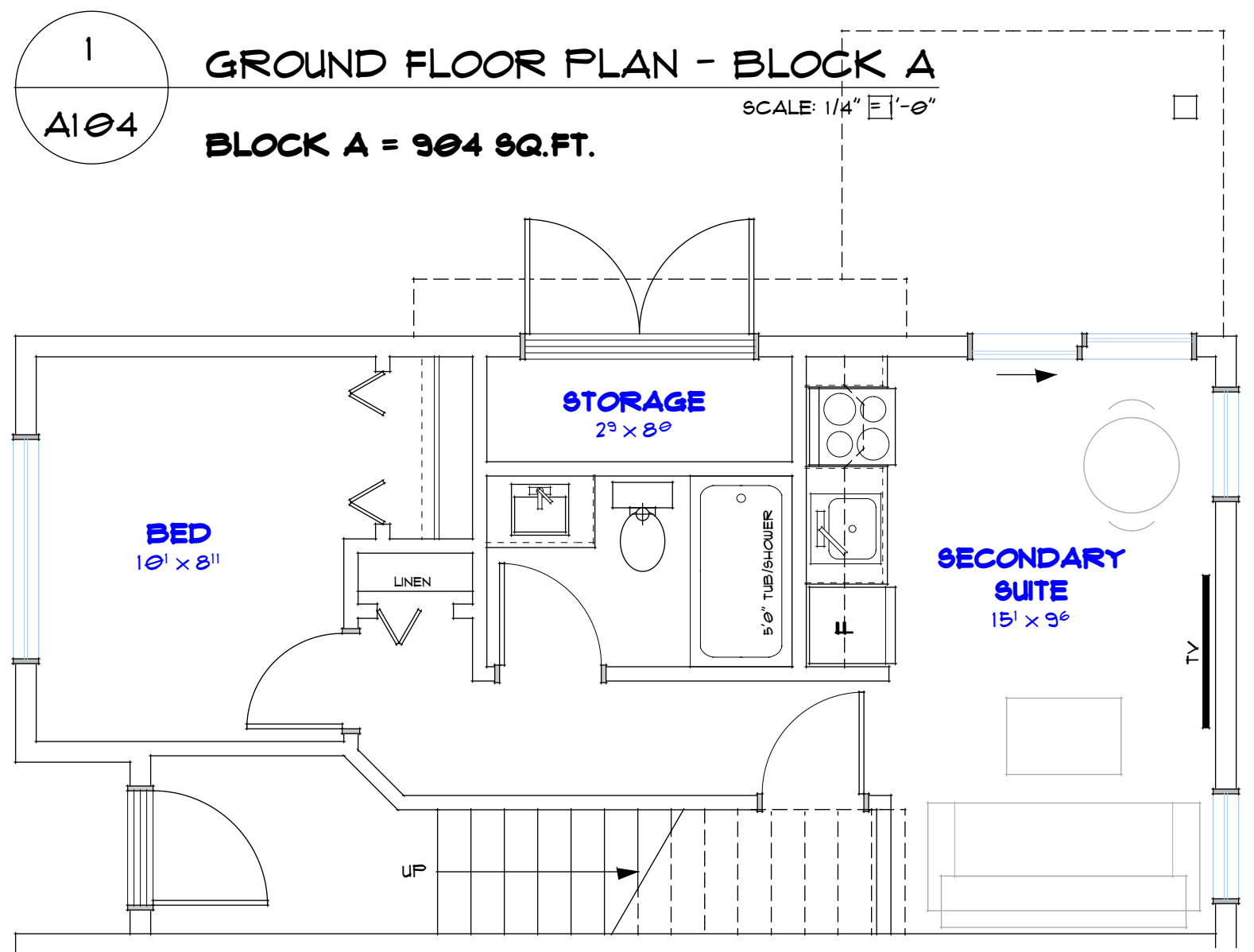
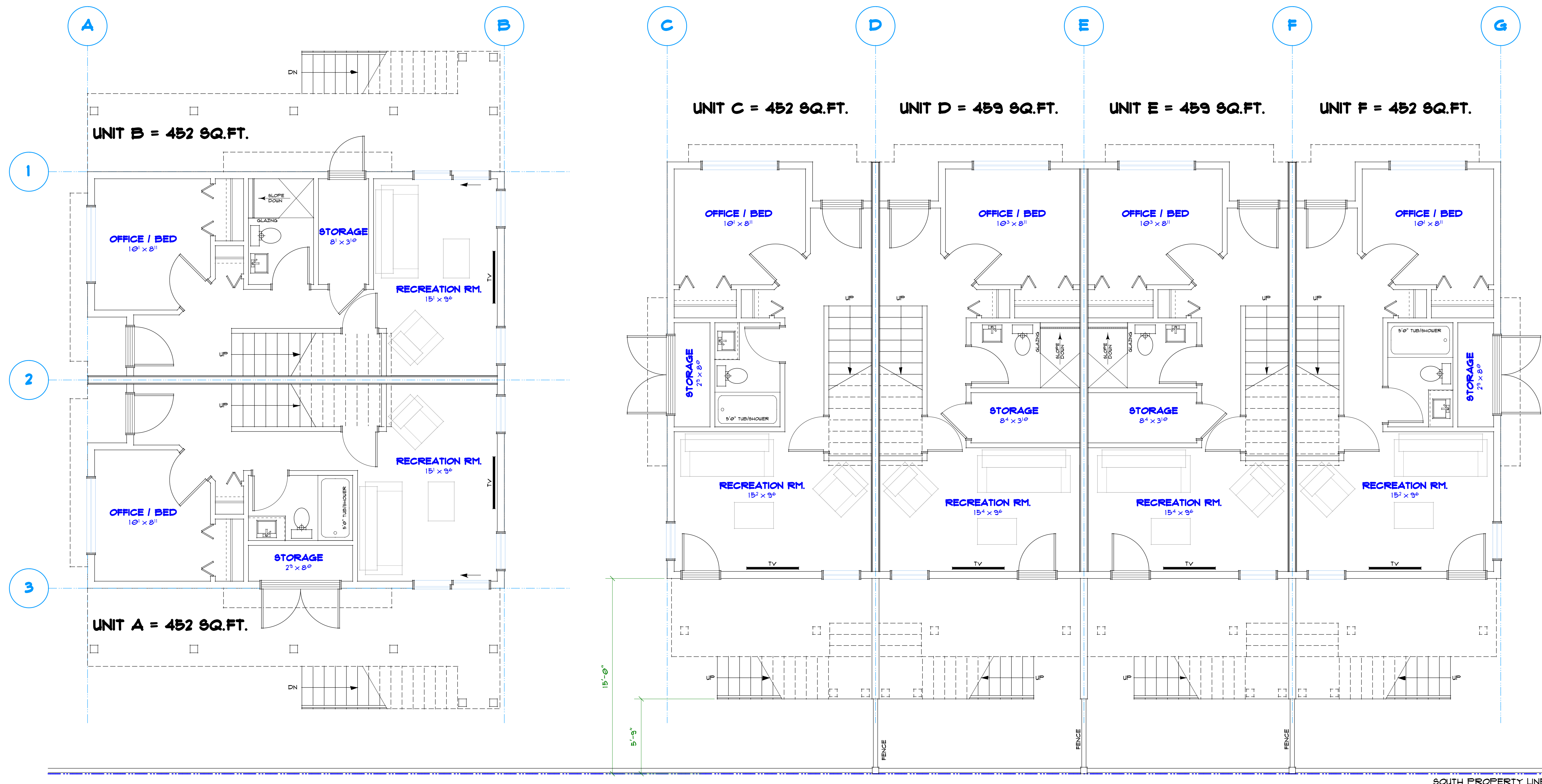


PROJECT NORTH:
HAWTHORN ROW
1171 / 1173 MAY STREET
VICTORIA, BC

PROPOSED SITE PLAN

DRAWING TITLE:	PROPOSED SITE PLAN
PROJECT #:	2021-006
DRAWN:	KAD
CHECKED:	
SCALE:	A5 NOTED
REVISION NO:	DRAWING NO:

A102



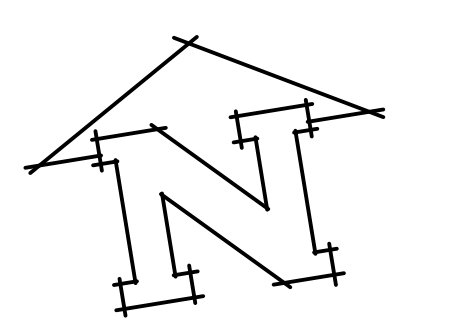
REVISIONS:

NO.	DATE	DESCRIPTION

2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION
NO.	DATE	DESCRIPTION

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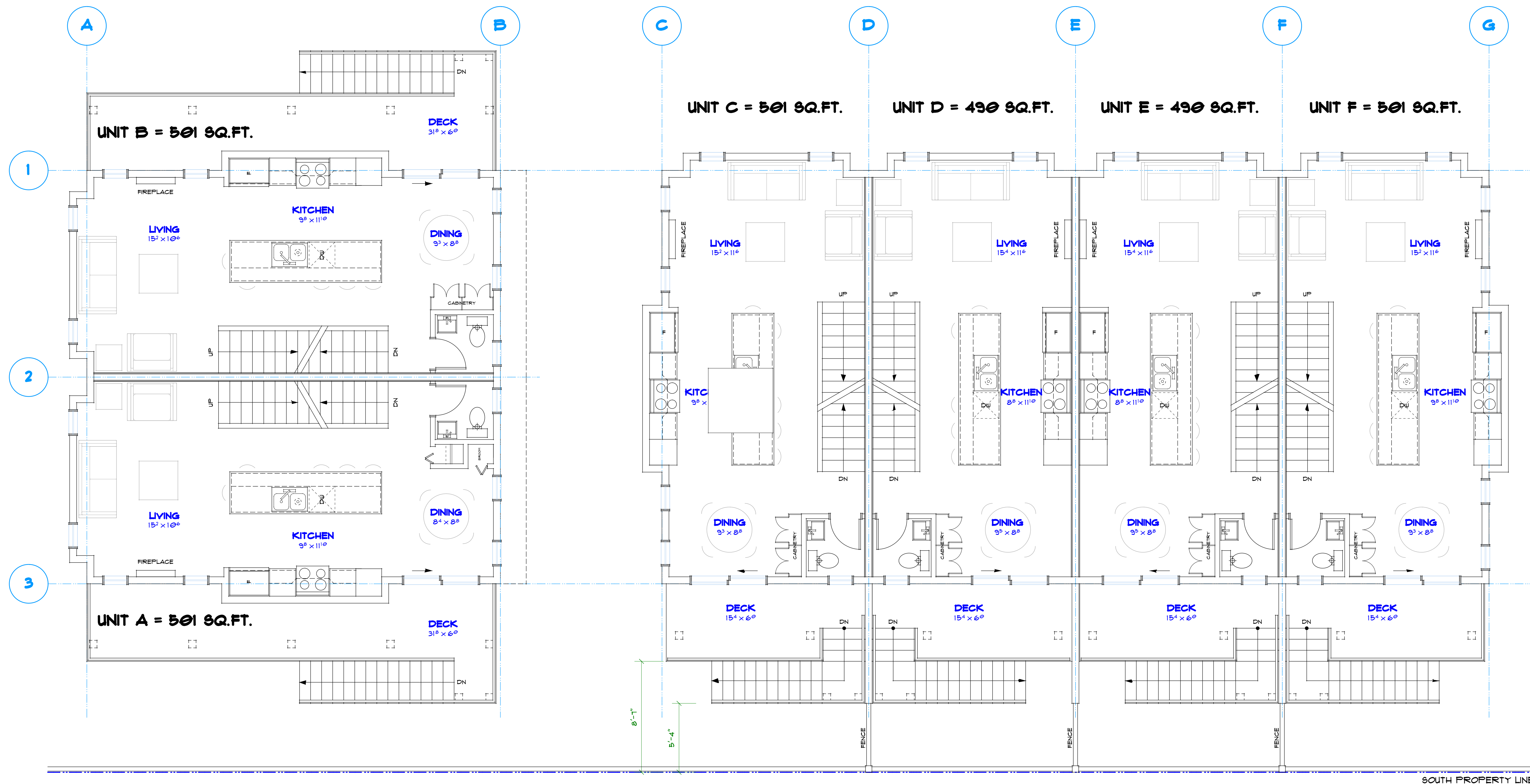
PROJECT NORTH:

HAWTHORN ROW
1171 / 1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:
GROUND FLOOR PLAN

DRAWING TITLE:
PROJECT #: 2021-006
DRAWN: KAD
CHECKED:
SCALE: AS NOTED
REVISION NO: DRAWING NO:

A201



SOUTH PROPERTY LINE

1 MAIN FLOOR PLAN - BLOCK A
 A105 SCALE: 1/4" = 1'-0"
 BLOCK A = 1,002 SQ.FT.

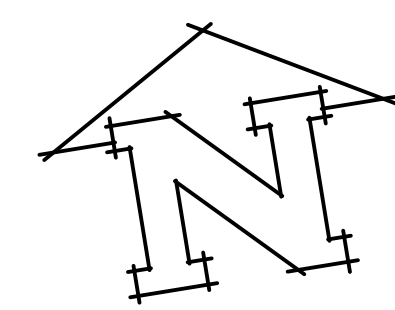
2 MAIN FLOOR PLAN - BLOCK B
 A105 SCALE: 1/4" = 1'-0"
 BLOCK B = 1,982 SQ.FT.

REVISIONS:		
NO.	DATE	DESCRIPTION

2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION
NO.	DATE	DESCRIPTION

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PROJECT NORTH:

HAWTHORN ROW
 1171 / 1173 MAY STREET
 VICTORIA, BC

PROJECT TITLE:	
MAIN FLOOR PLAN	
DRAWING TITLE:	
PROJECT #:	2021-006
DRAWN:	KAD
CHECKED:	
SCALE:	AS NOTED
REVISION NO:	DRAWING NO:
	A202

REVISIONS:		
NO.	DATE	DESCRIPTION

UNIT B = 513 SQ.FT.

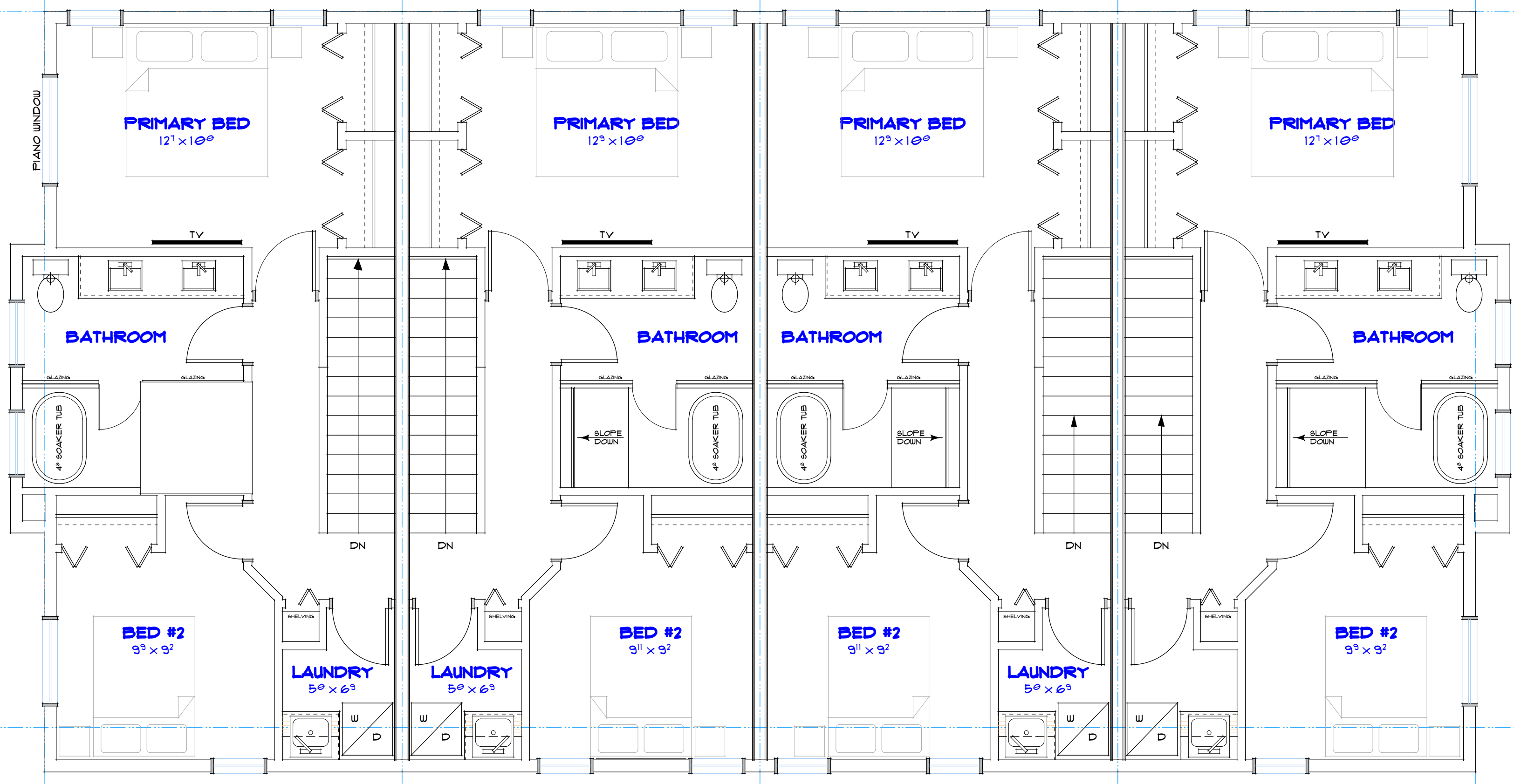
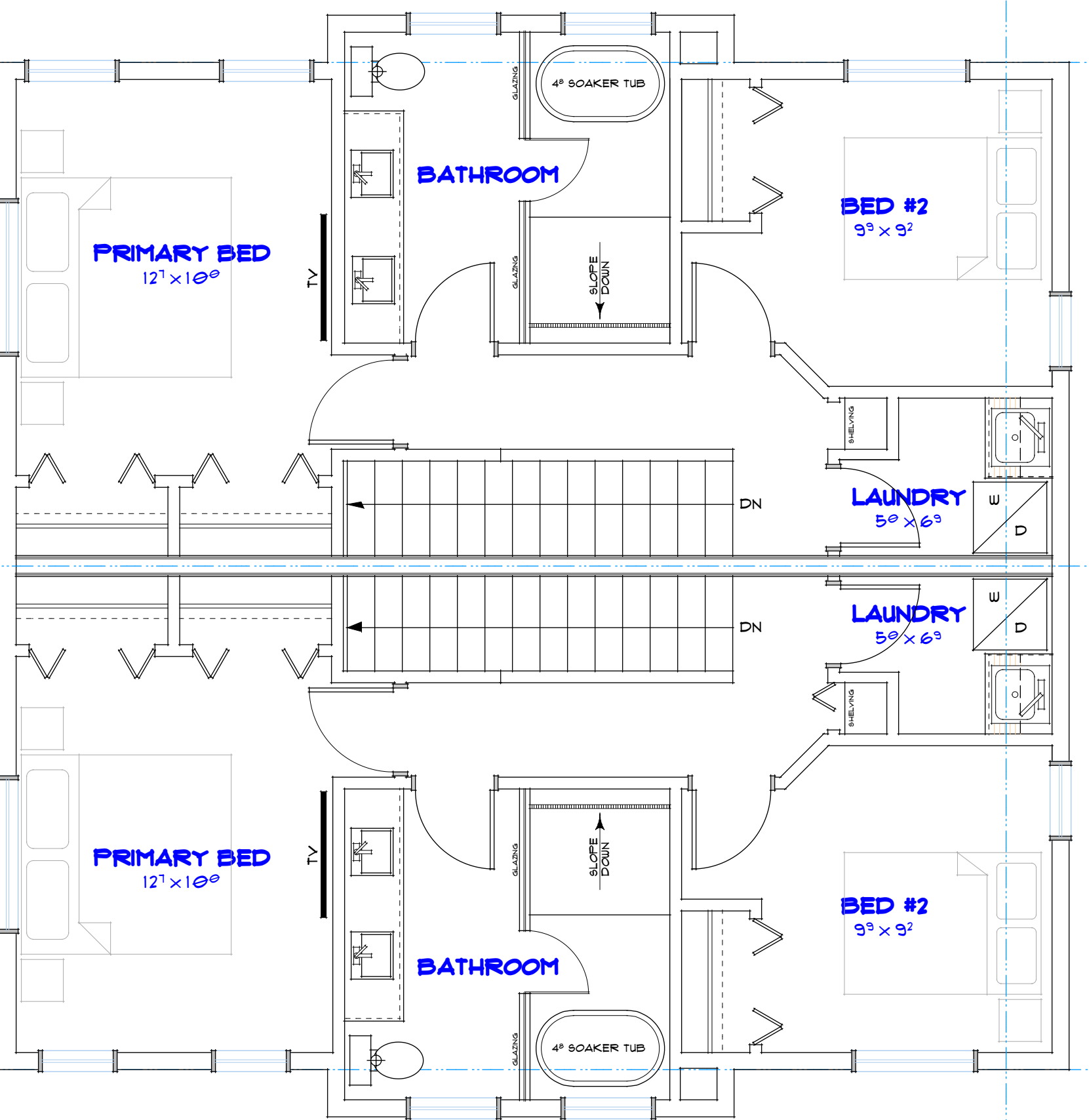
UNIT C = 513 SQ.FT.

UNIT D = 505 SQ.FT.

UNIT E = 505 SQ.FT.

UNIT F = 513 SQ.FT.

UNIT A = 513 SQ.FT.



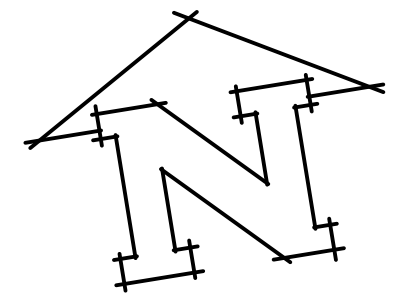
1 UPPER FLOOR PLAN - BLOCK A
 A106 BLOCK A = 1,026 SQ.FT.
 SCALE: 1/4" = 1'-0"

2 UPPER FLOOR PLAN - BLOCK B
 A106 BLOCK B = 2,036 SQ.FT.
 SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
2	22.01.31	COMMUNITY ASSOCIATION MEETING
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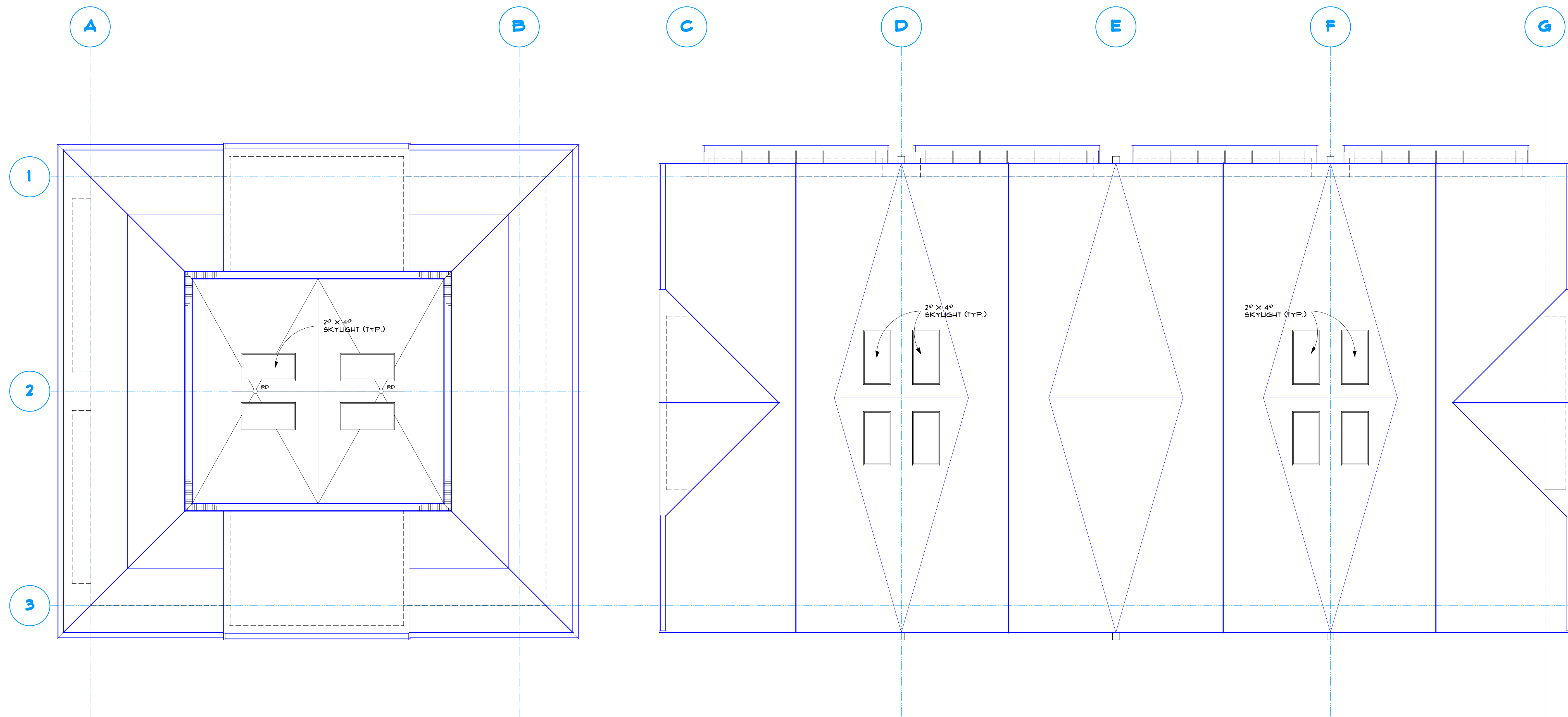


PROJECT NORTH:

HAWTHORN ROW
 1171 / 1173 MAY STREET
 VICTORIA, BC

PROJECT TITLE:
UPPER FLOOR PLAN
 DRAWING TITLE:
 PROJECT #: 2021-006
 DRAWN: KAD
 CHECKED:

SCALE: AS NOTED
 REVISION NO: DRAWING NO:
A203



1
A101
ROOF PLAN
SCALE: 1/4" = 1'-0"

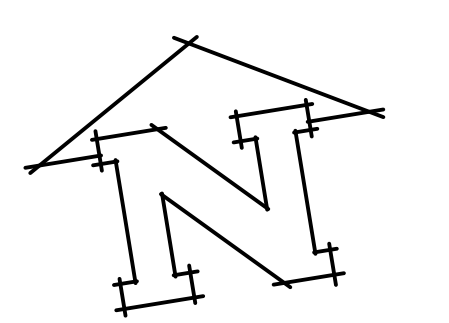
REVISIONS:

NO.	DATE	DESCRIPTION

2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION
NO.	DATE	DESCRIPTION

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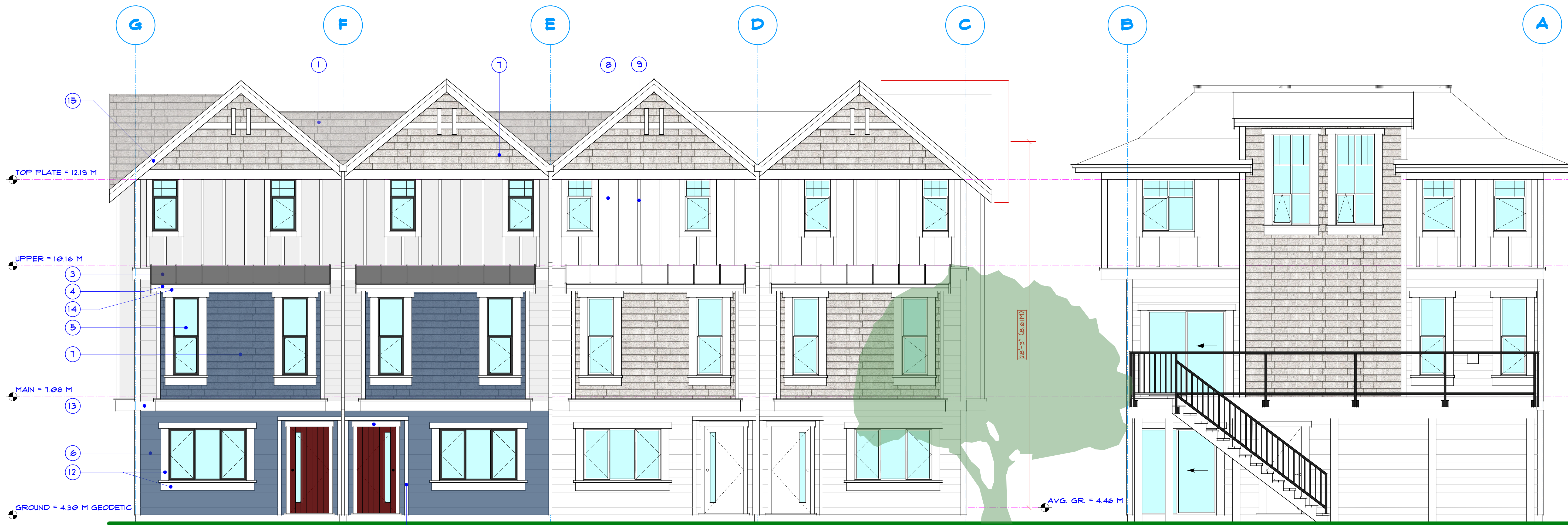


PROJECT NORTH:

HAWTHORN ROW
1171 / 1173 MAY STREET
VICTORIA, BC

ROOF PLAN
DRAWING TITLE:
PROJECT #: 2021-006
DRAWN: KAD
CHECKED:
SCALE: AS NOTED

REVISION NO: DRAWING NO:
A204



1 NORTH - BLOCK B
SCALE: 1/4" = 1'-0"

FINISH LEGEND:

- ① FIBREGLAS LAMINATE SHINGLE
- ② PREFIN METAL CAP FLASHING
- ③ STANDING SEAM METAL ROOFING
- ④ PREFIN ALUM. GUTTER - WHITE
- ⑤ VINYL WINDOWS - BLACK
- ⑥ CEMENT FIBRE - HORIZONTAL LAP SIDING
- ⑦ CEMENT FIBRE - SHINGLE SIDING
- ⑧ CEMENT FIBRE - VERTICAL SIDING
- ⑨ RUSTIC GRAIN BATTEN BOARDS - 2.5" - ARCTIC WHITE
- ⑩ 5/4 RUSTIC TRIM BOARD - 3.5" - ARCTIC WHITE
- ⑪ 5/4 RUSTIC TRIM BOARD - 5.5" - ARCTIC WHITE
- ⑫ 5/4 RUSTIC TRIM BOARD - 1.25" - ARCTIC WHITE
- ⑬ 5/4 RUSTIC TRIM BOARD - 9.25" - ARCTIC WHITE
- ⑭ 2 X 8 COMB FACED TRIM - ARCTIC WHITE
- ⑮ 2 X 10 COMB FACED TRIM - ARCTIC WHITE
- ⑯ 6 X 6 COLUMN FACED W/ 1 X COMB FACED MATERIAL - ARCTIC WHITE
- ⑰ PREFIN ALUM. GUARDRAIL/HANDRAIL - BLACK

2 NORTH - BLOCK A
SCALE: 1/4" = 1'-0"



3 SOUTH - BLOCK A
SCALE: 1/4" = 1'-0"



4 SOUTH - BLOCK B
SCALE: 1/4" = 1'-0"

ARCTIC WHITE EVENING BLUE NIGHT GREY

REVISIONS:		
NO.	DATE	DESCRIPTION

2	22.01.31	COMMUNITY ASSOCIATION MEETING
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NO.	DATE	DESCRIPTION

ISSUES:

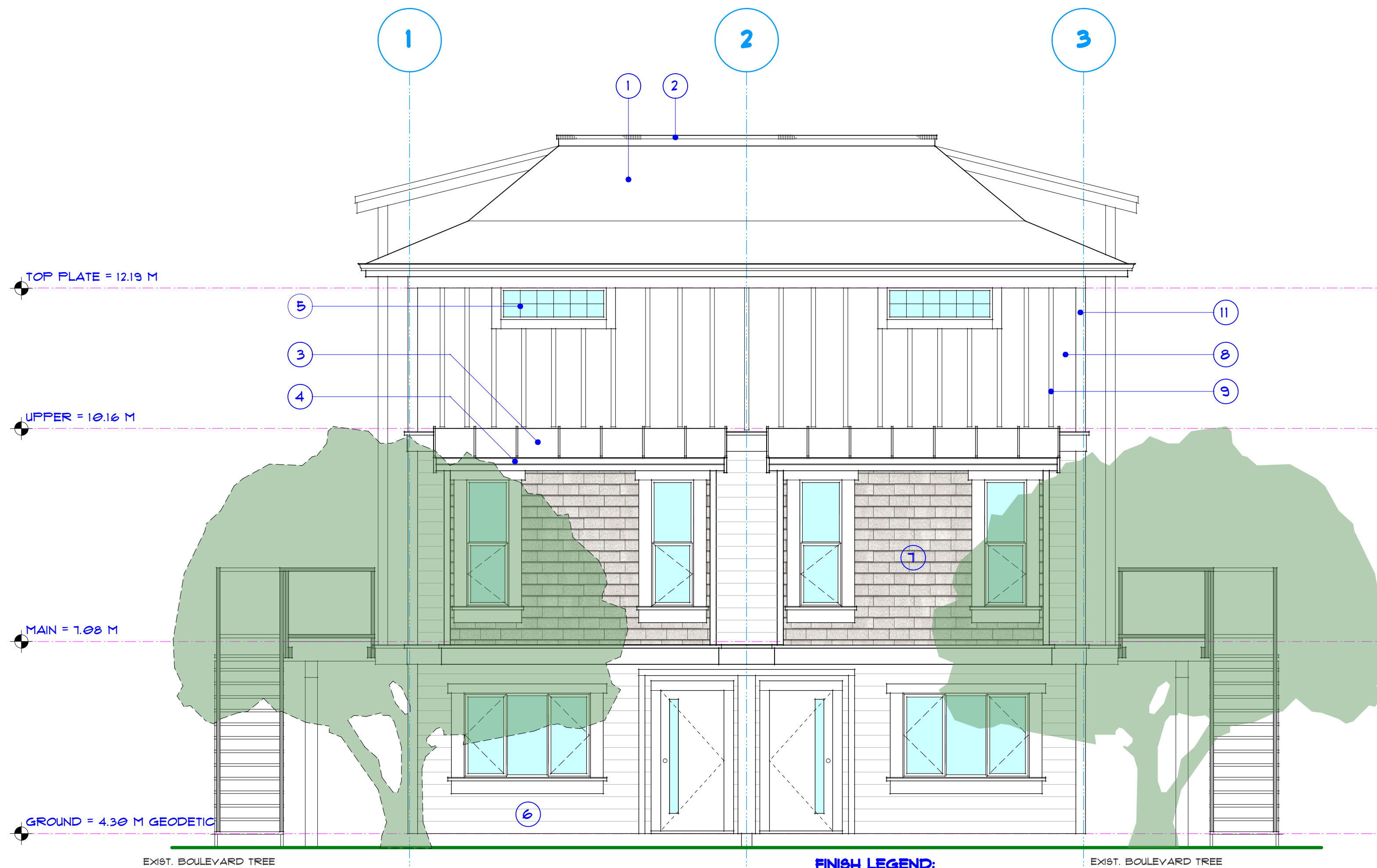
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PROJECT NORTH:

HAWTHORN ROW
1171 / 1173 MAY STREET
VICTORIA, BC

ELEVATIONS:
NORTH + SOUTH
DRAWING TITLE:
PROJECT #: 2021-006
DRAWN: KAD
CHECKED:
SCALE: AS NOTED

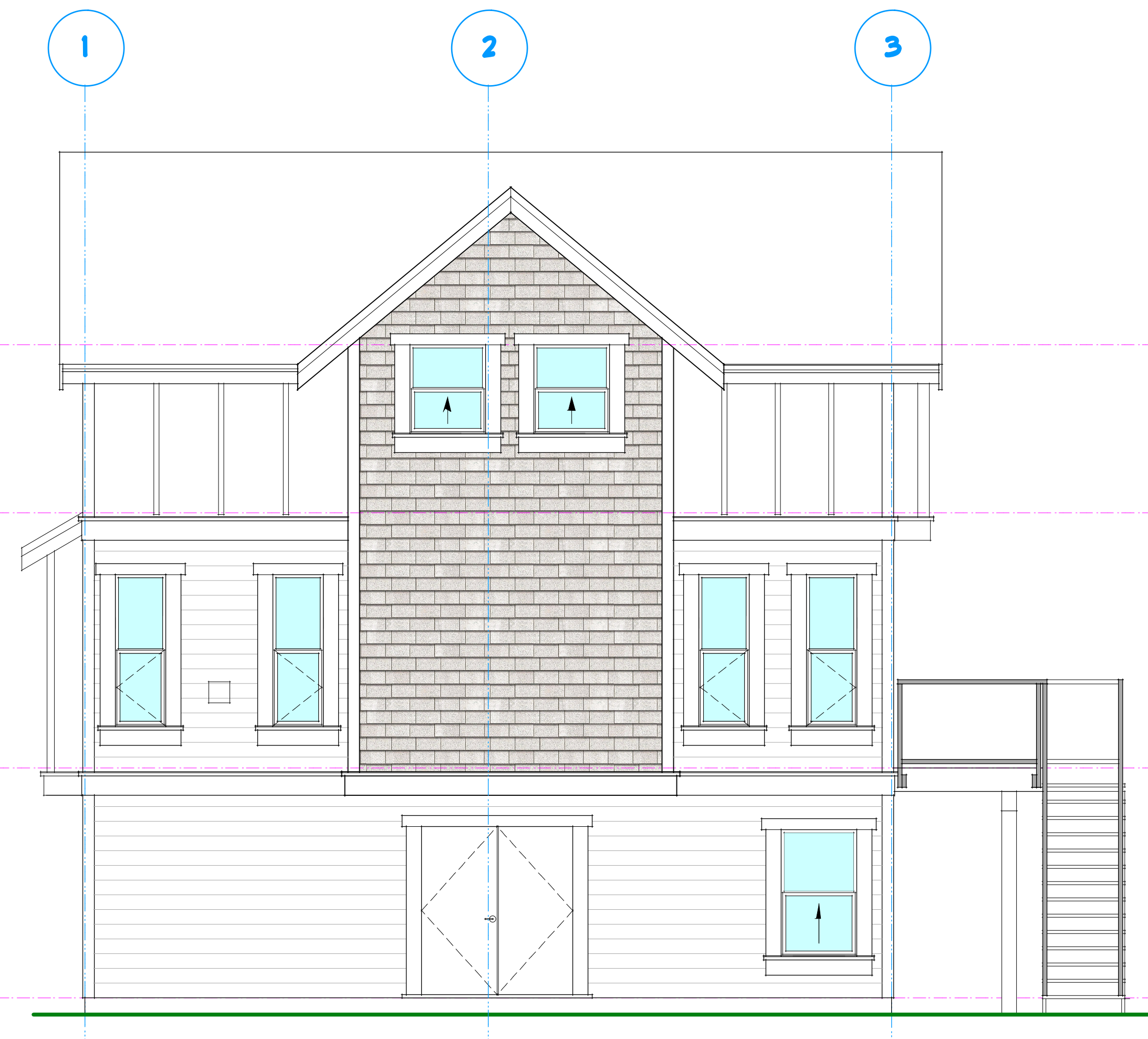
REVISION NO: DRAWING NO:
A300



1 WEST - BLOCK A
A202 SCALE: 1/4" = 1'-0"

FINISH LEGEND:

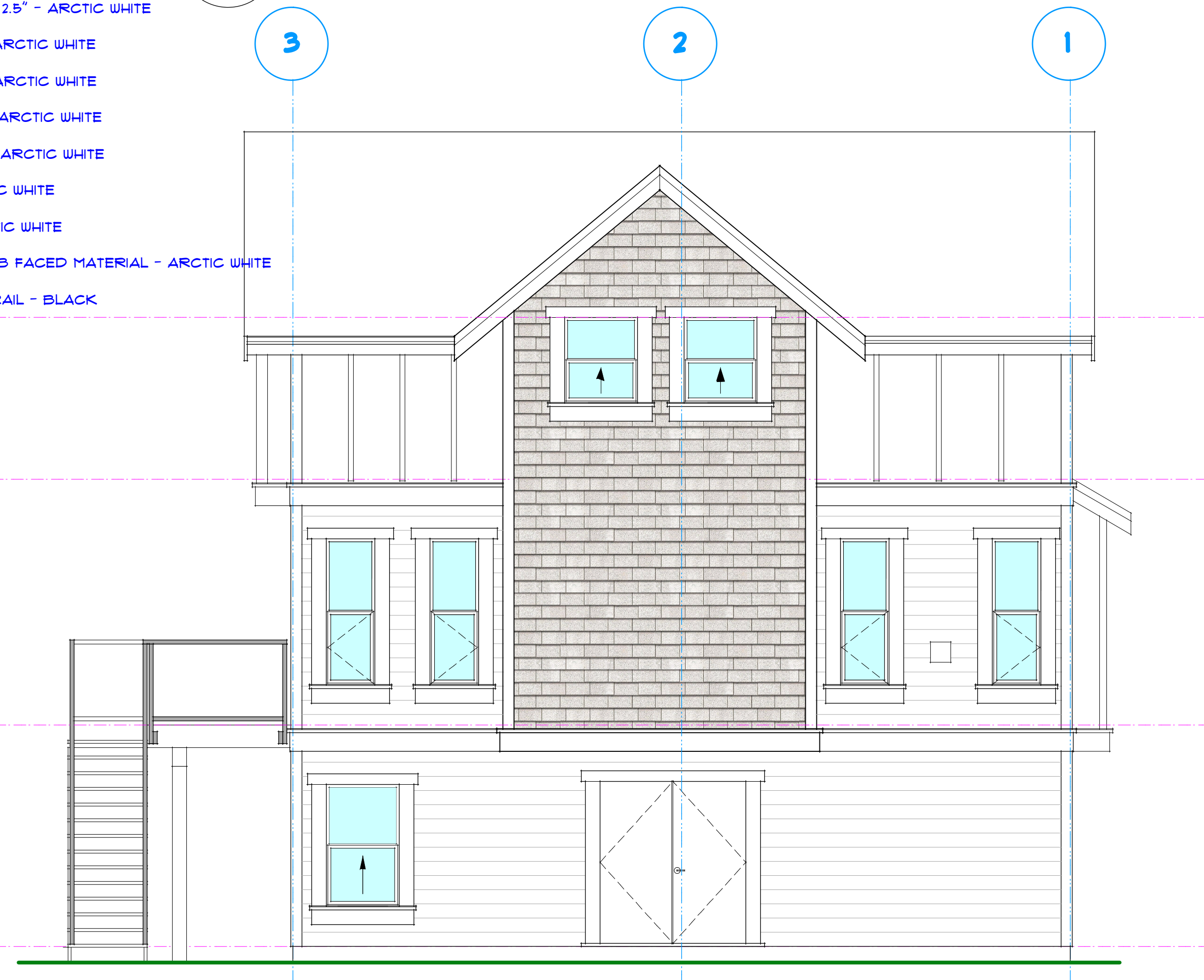
- ① FIBREGLAS LAMINATE SHINGLE
- ② PREFIN. METAL CAP FLASHING
- ③ STANDING SEAM METAL ROOFING
- ④ PREFIN. ALUM. GUTTER - WHITE
- ⑤ VINYL WINDOWS - WHITE
- ⑥ CEMENT FIBRE - HORIZONTAL LAP SIDING
- ⑦ CEMENT FIBRE - SHINGLE SIDING
- ⑧ CEMENT FIBRE - VERTICAL SIDING
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- ⑩ 5/4 RUSTIC TRIM BOARD - 3.5" - ARCTIC WHITE
- ⑪ 5/4 RUSTIC TRIM BOARD - 5.5" - ARCTIC WHITE
- ⑫ 5/4 RUSTIC TRIM BOARD - 7.25" - ARCTIC WHITE
- ⑬ 5/4 RUSTIC TRIM BOARD - 9.25" - ARCTIC WHITE
- ⑭ 2 x 8 COMB FACED TRIM - ARCTIC WHITE
- ⑮ 2 x 10 COMB FACED TRIM - ARCTIC WHITE
- ⑯ 6 x 6 COLUMN FACED W/ 1 x COMB FACED MATERIAL - ARCTIC WHITE
- ⑰ PREFIN. ALUM. GUARDRAIL/HANDRAIL - BLACK



2 WEST - BLOCK B
A202 SCALE: 1/4" = 1'-0"



3 EAST - BLOCK A
A202 SCALE: 1/4" = 1'-0"



4 EAST - BLOCK B
A202 SCALE: 1/4" = 1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION

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NO.	DATE	DESCRIPTION

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PROJECT NORTH:

HAWTHORN ROW

1171 / 1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

**ELEVATIONS:
WEST + EAST**

DRAWING TITLE:

PROJECT #: 2021-006

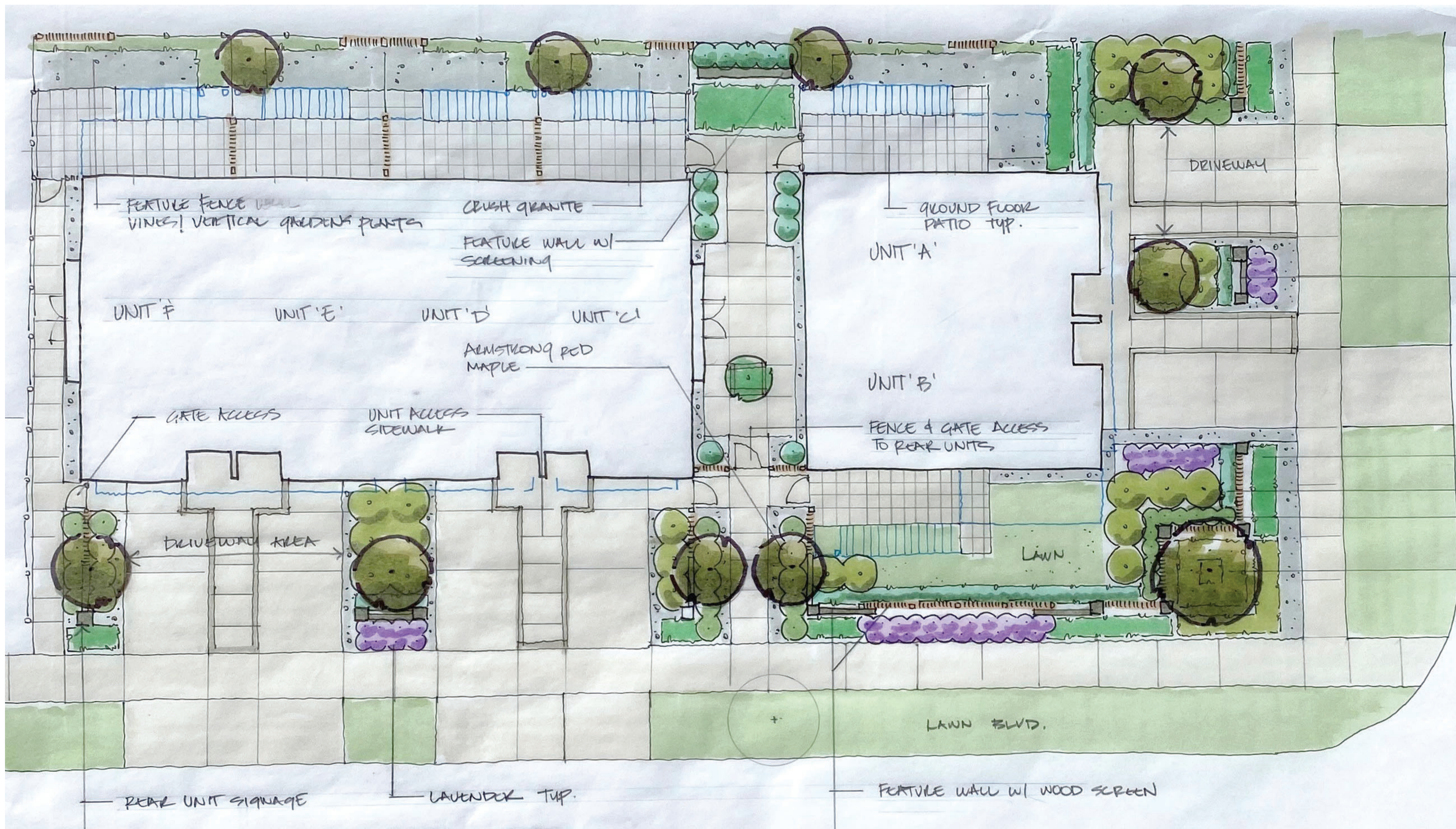
DRAWN: KAD

CHECKED:

SCALE: AS NOTED

REVISION NO: DRAWING NO:

A301



LANDSCAPE PLAN



MAY STREET ELEVATION



CAMBRIDGE STREET

FEATURE WALL & BUILDING NUMBER

GROUND COVER
HICKORY LEAF
FOUNTAIN GRASS
GALLEY OAK OR PACIFIC CRAB



FENCING | UNIT ACCESS | WALKWAYS



PLANTING SPECIES