

**DRAWING LIST**

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- A001 DESIGN RATIONALE
- A002 ASSEMBLY SCHEDULE + DOOR SCHEDULE
- A003 ZONING DATA + BUILDING CODE ANALYSIS
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- A101 BCLS SURVEY + AERIAL PLAN
- A102 PROPOSED SITE PLAN
- A200 FOUNDATION PLAN
- A201 GROUND FLOOR PLAN
- A202 MAIN FLOOR PLAN
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- A300 ELEVATIONS: NORTH + WEST / COLOUR + MATERIAL SCHEDULE
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- 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:  
1292571 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:  
W&P



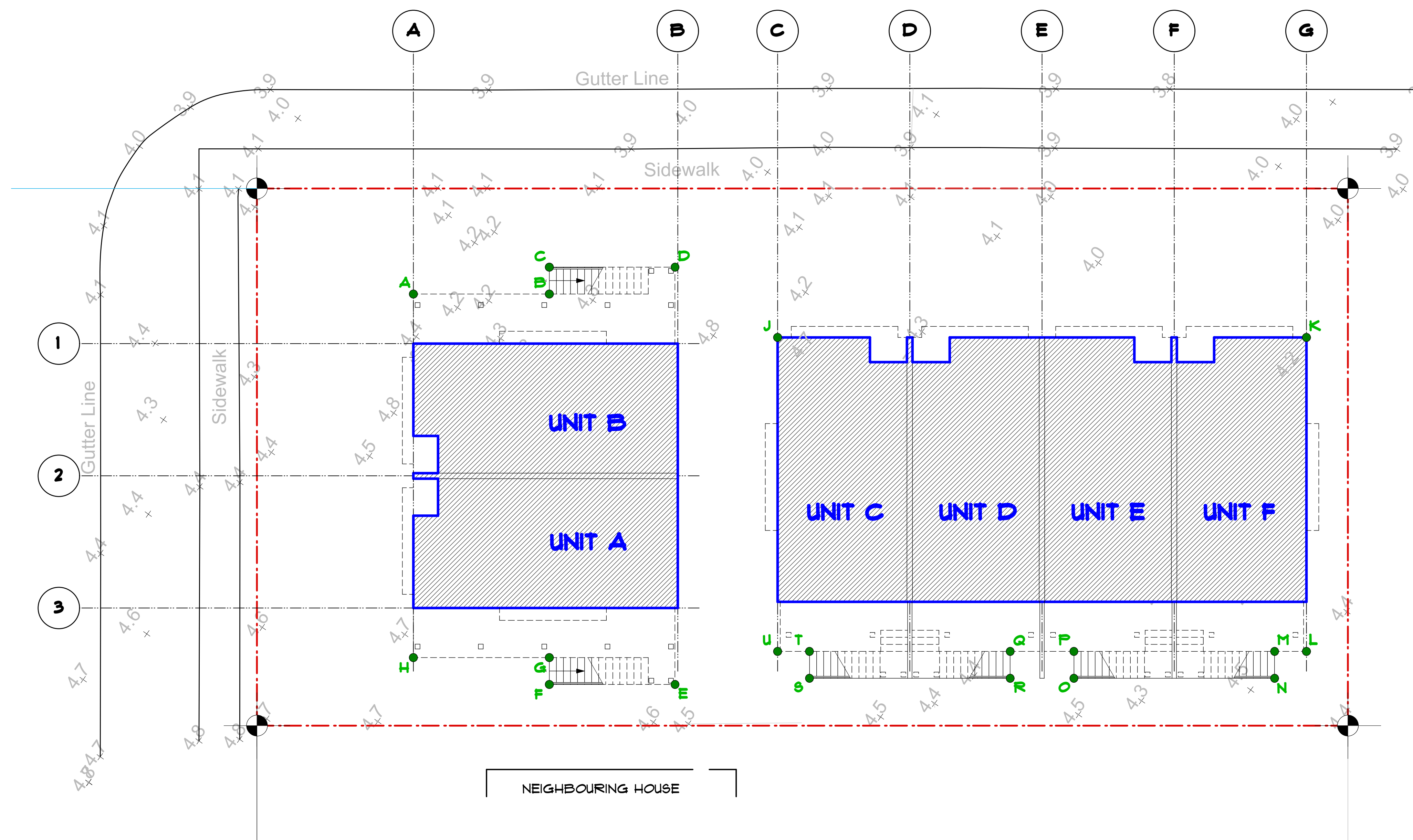
# HAWTHORN ROW



1171/1173 MAY STREET, VICTORIA, BC

CAMBRIDGE STREET

MAY 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: 440 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: 1.6 M ( 24'-11" ) 2 STOREYS	ACTUAL: 5.45 M ( 30'-11" ) 2 1/2 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: 5.36M ( 17.58' ) REAR: 1.0M ( 3.5' ) INTERIOR SIDE: 1.52M ( 5.0' ) EXTERIOR SIDE: 2.95M ( 9.5' )

PROPOSED FLOOR AREAS:

GROUND:	253.3 SQ.M ( 2,726 SQ.FT.)
MAIN:	211.3 SQ.M ( 2,284 SQ.FT.)
UPPER:	250.6 SQ.M ( 2,692 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)

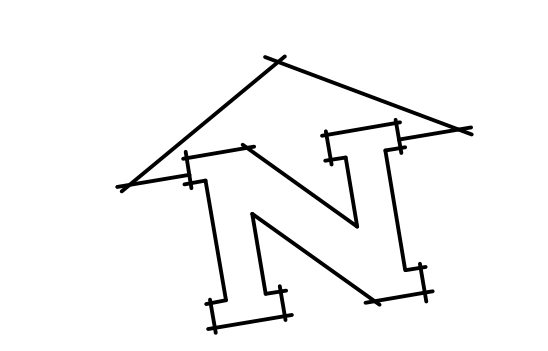
REVISIONS:

NO	DATE	DESCRIPTION

2	22.07.23	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION

ISSUES:

**ProKAD**  
PROJECT MANAGEMENT LTD.  
"...taking the guesswork out of your project..."  
email: prokad.prmad@design@gmail.com  
phone: 250.208.4290



PROJECT NORTH:

**HAWTHORN ROW**  
1171 / 1173 MAY STREET  
VICTORIA, BC

PROJECT TITLE:  
**ZONING DATA / BLDG. CODE ANALYSIS**

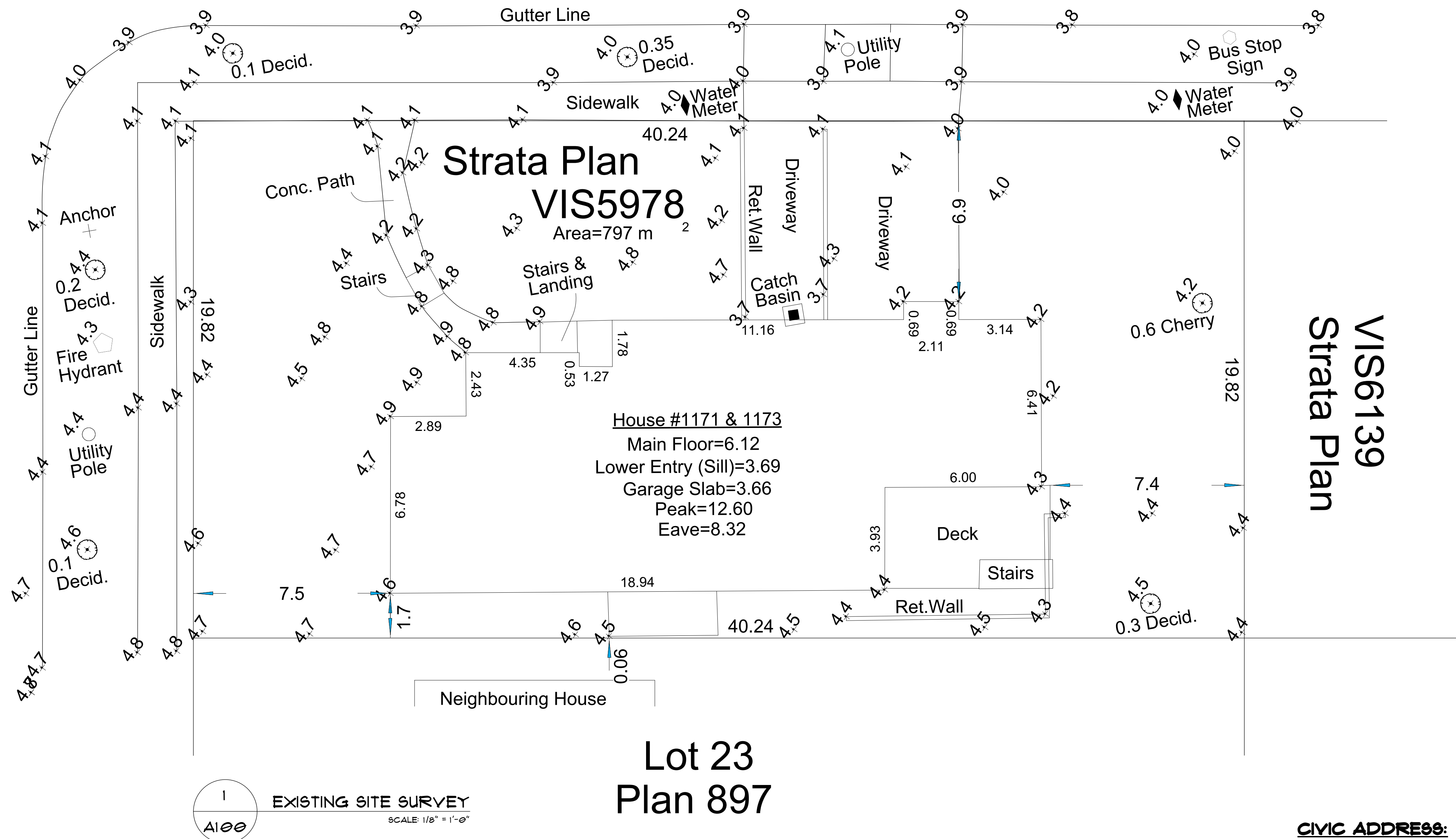
DRAWING TITLE:  
PROJECT #: 2021-006  
DRAWN: KAD  
CHECKED:  
SCALE: AS NOTED

REVISION NO: DRAWING NO:  
**A003**



Cambridge Street

May Street



1  
A100  
EXISTING SITE SURVEY  
SCALE: 1/8" = 1'-0"

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

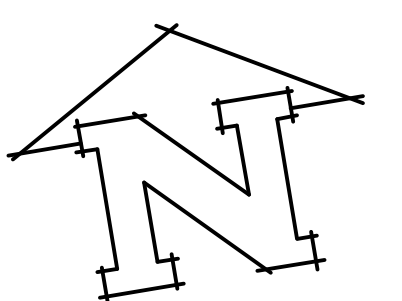
NO.	DATE	DESCRIPTION

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phone: 250.208.4290



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

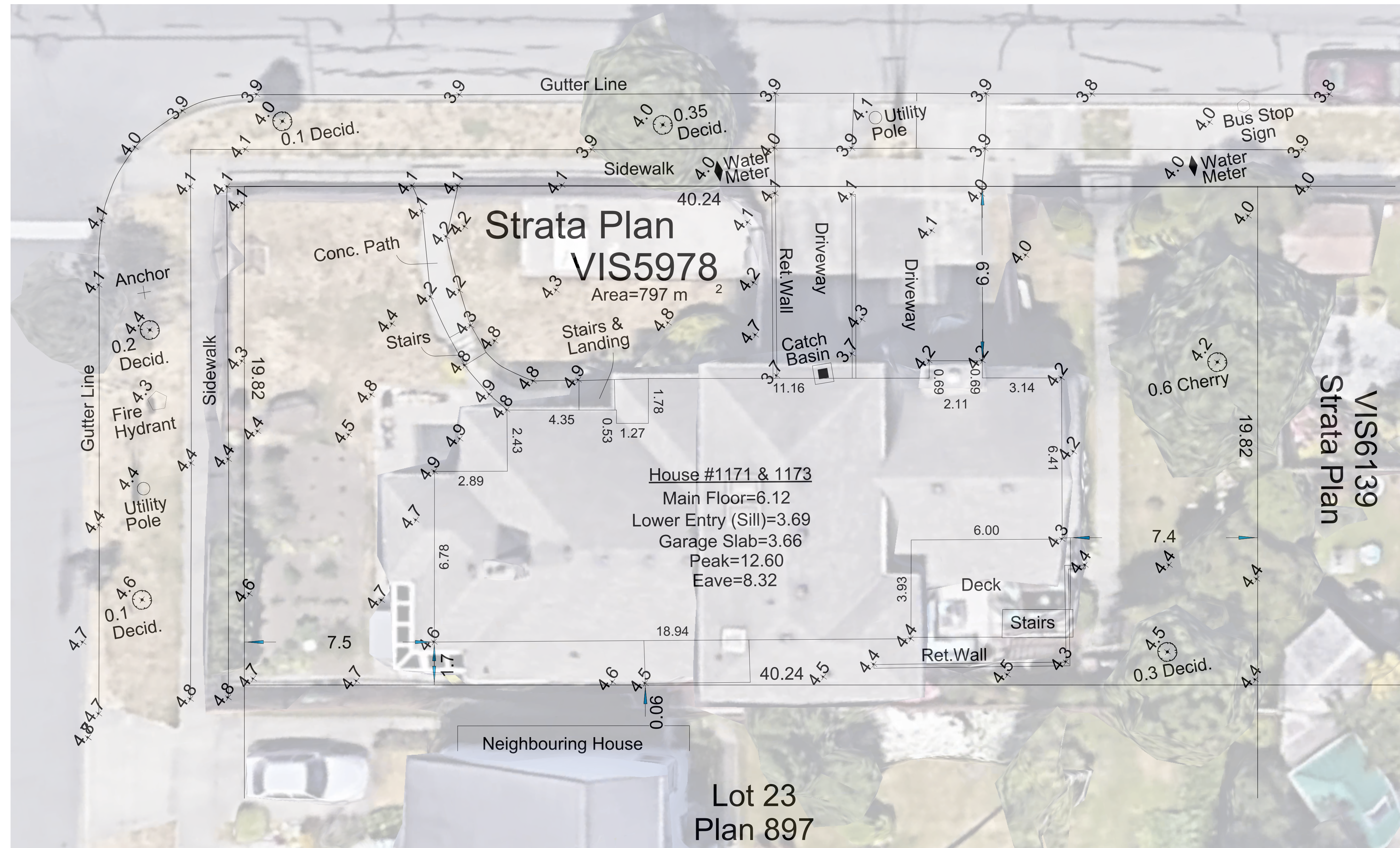
REVISION NO. DRAWING NO.

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  
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: 2101931\_SITTING

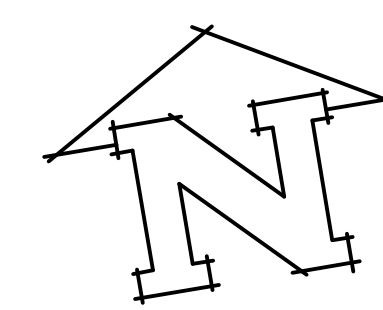
REVISIONS:

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION
2	22.07.23	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM DISCUSSION

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PROJECT NORTH:

**HAWTHORN ROW**  
1171 / 1173 MAY STREET  
VICTORIA, BC

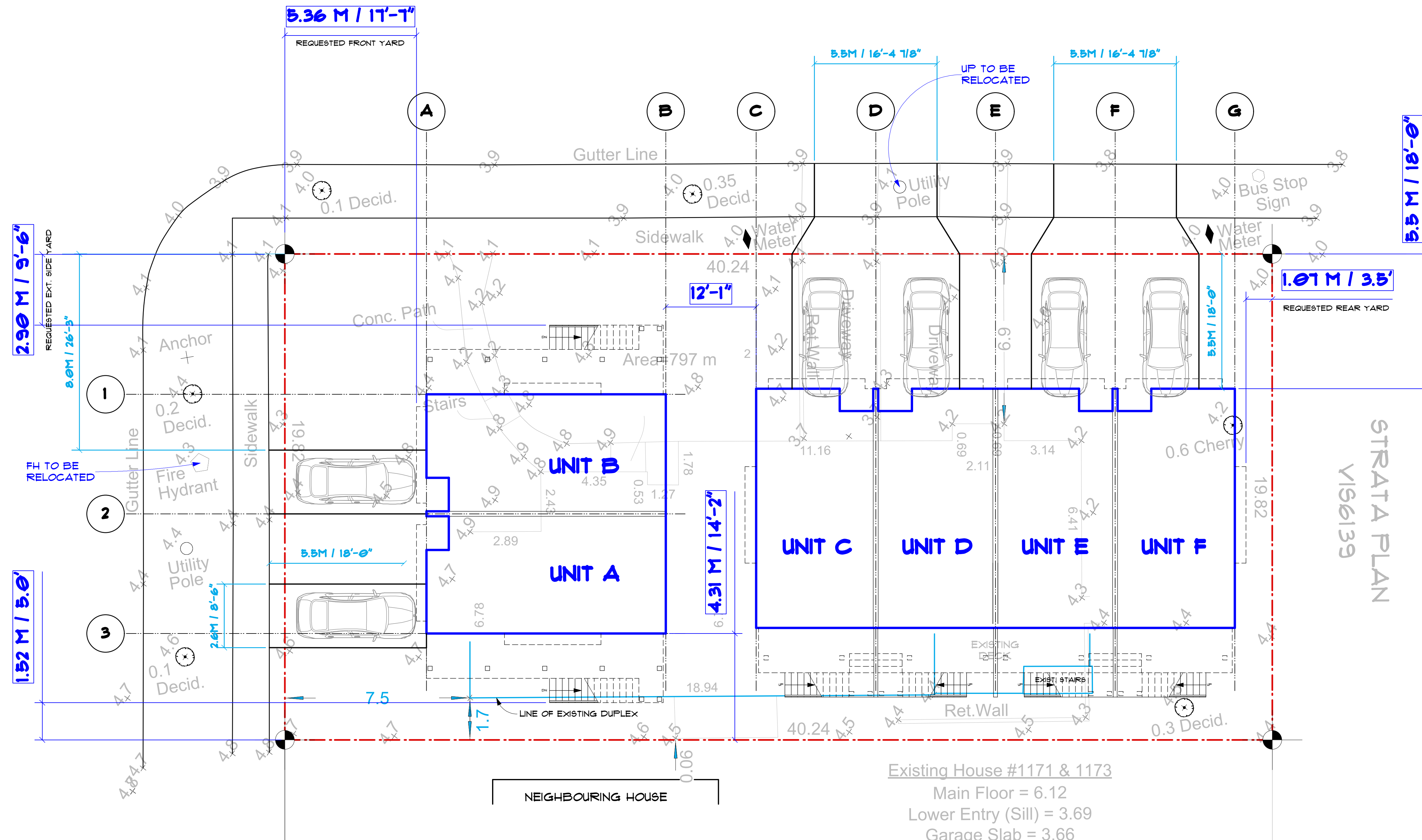
PROJECT TITLE:  
**BCLS SURVEY + AERIAL PLAN**  
DRAWING TITLE:  
PROJECT #: 2021-006  
DRAWN: KAD  
CHECKED:

SCALE: AS NOTED  
REVISION NO: DRAWING NO:  
**A101**



# MAY STREET

# CAMBRIDGE 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 V155918  
P.I.D. 026-634-091 & 026-634-104

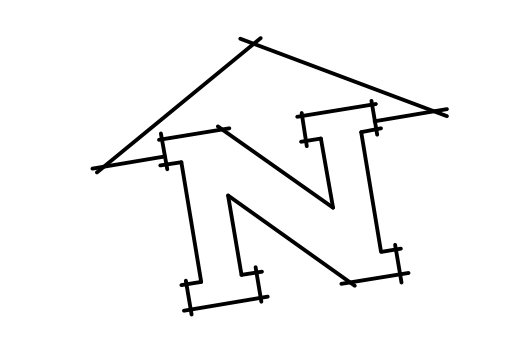
**SURVEY PREPARED BY:**  
WEY MAYENBURG LAND SURVEYING INC.  
#4 - 2221 JAMES WHITE BOULEVARD  
SIDNEY, BC V8L 1Z5  
TELEPHONE: 250 656 5155  
FILE: 210193\_SIT1GH

REVISIONS:		
NO.	DATE	DESCRIPTION

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

ISSUES:

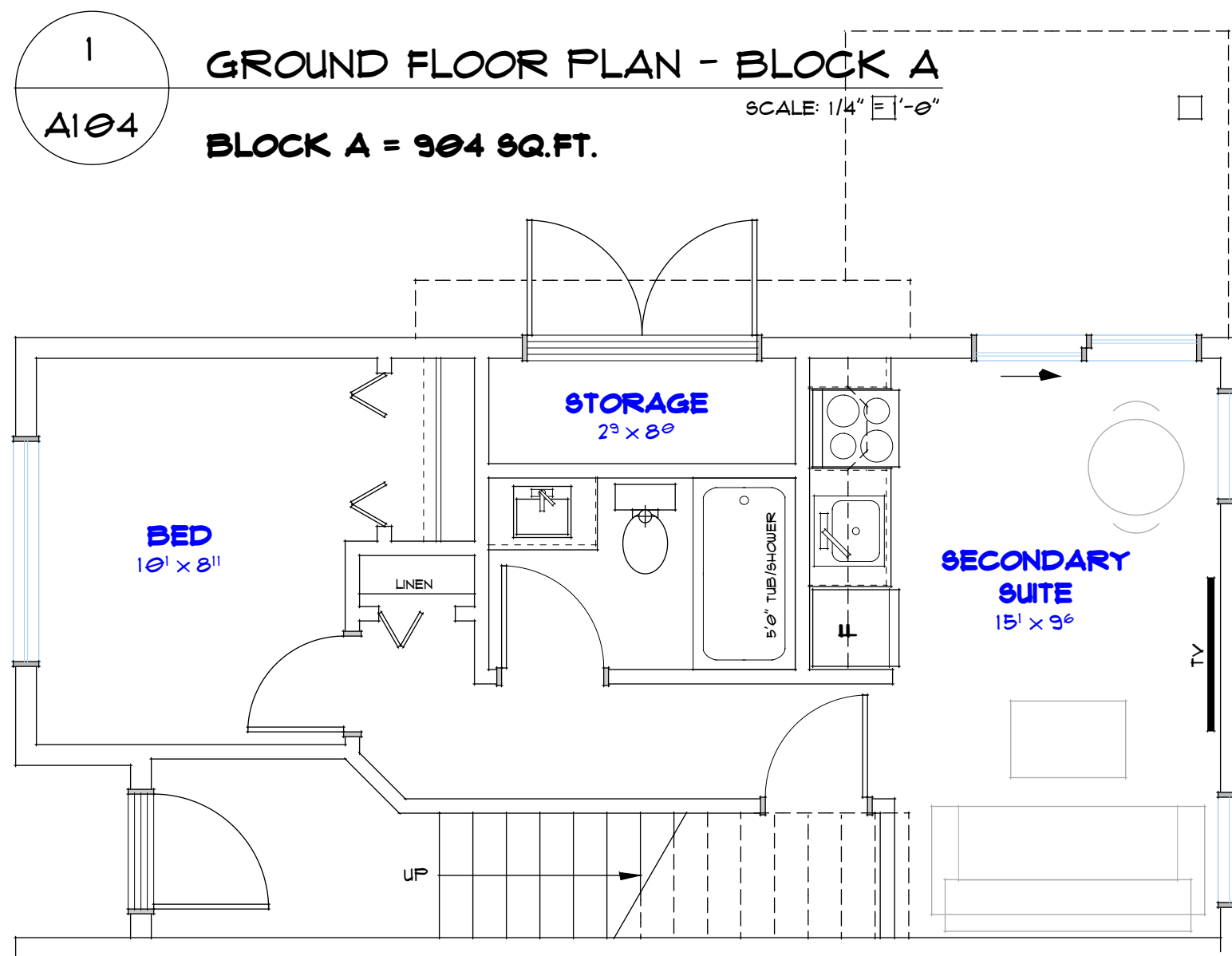
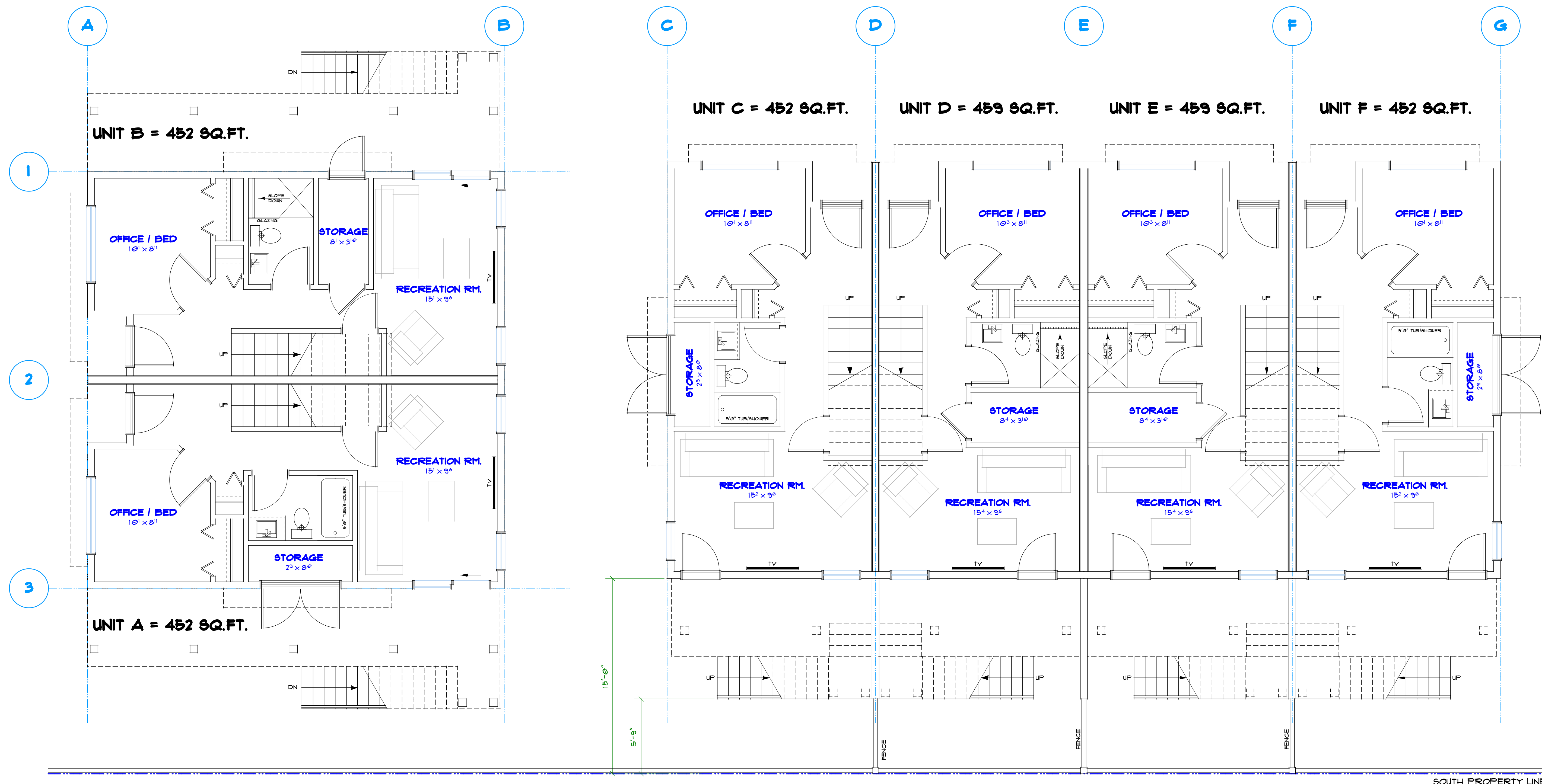
**ProKAD**  
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phone: 250.208.4290



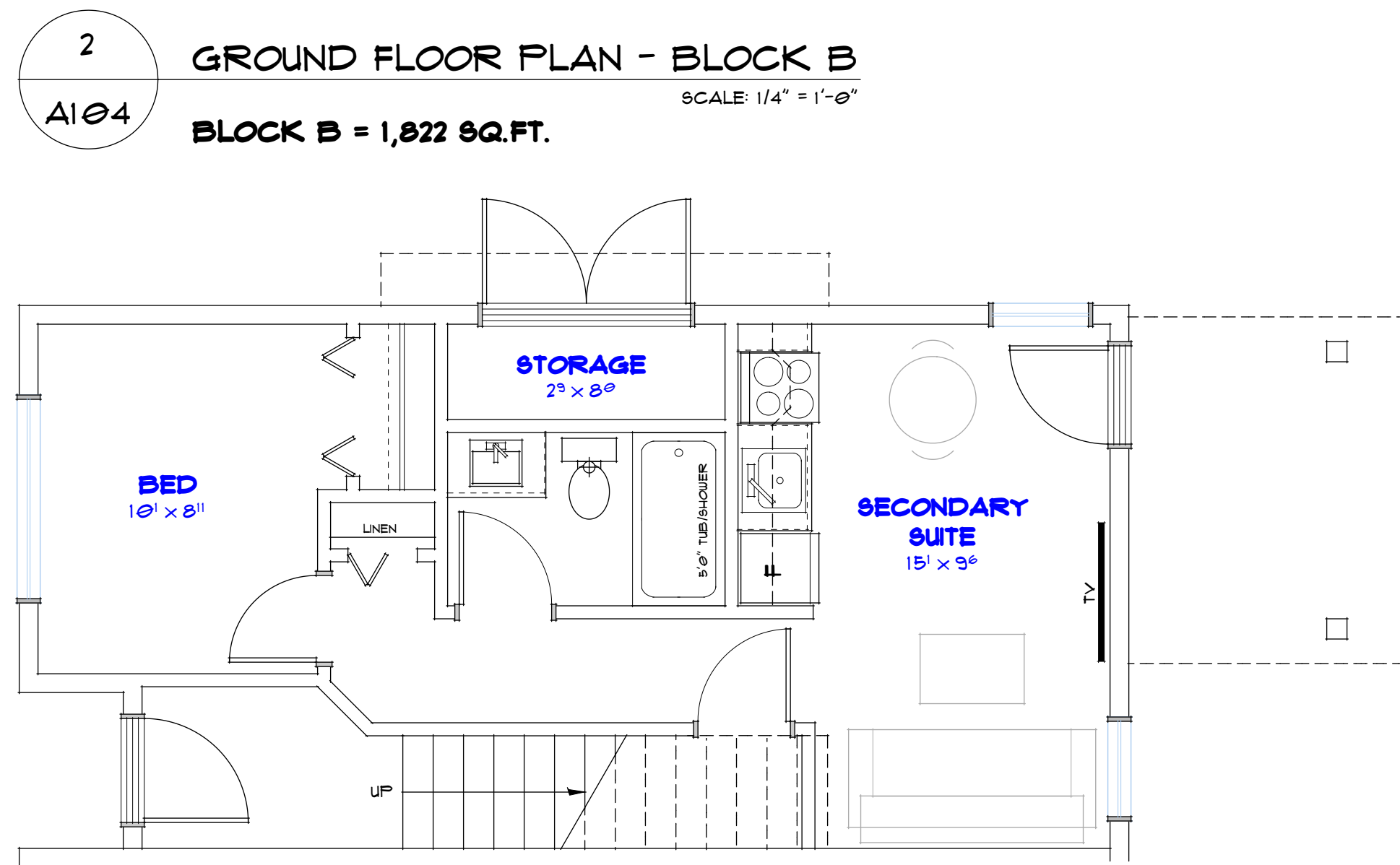
PROJECT NORTH:  
**HAWTHORN ROW**  
1171 / 1173 MAY STREET  
VICTORIA, BC

PROPOSED SITE PLAN	
DRAWING TITLE:	
PROJECT #:	2021-006
DRAWN:	KAD
CHECKED:	
SCALE:	A5 NOTED
REVISION NO:	DRAWING NO:
<b>A102</b>	





3 GROUND FLOOR PLAN - BLOCK A - OPTIONAL SUITE  
A104 SCALE: 1/4" = 1'-0"



4 GROUND FLOOR PLAN - BLOCK B - OPTIONAL SUITE  
A104 SCALE: 1/4" = 1'-0"

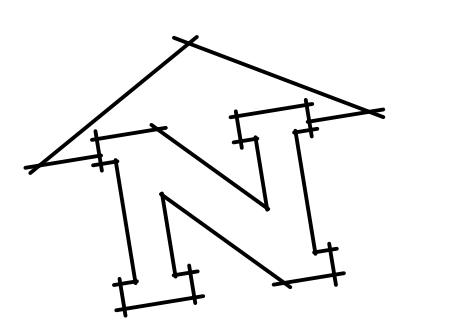
REVISIONS:

NO.	DATE	DESCRIPTION

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

ISSUES:

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phone: 250.208.4290



PROJECT NORTH:

**HAWTHORN ROW**  
1171 / 1173 MAY STREET  
VICTORIA, BC

PROJECT TITLE:

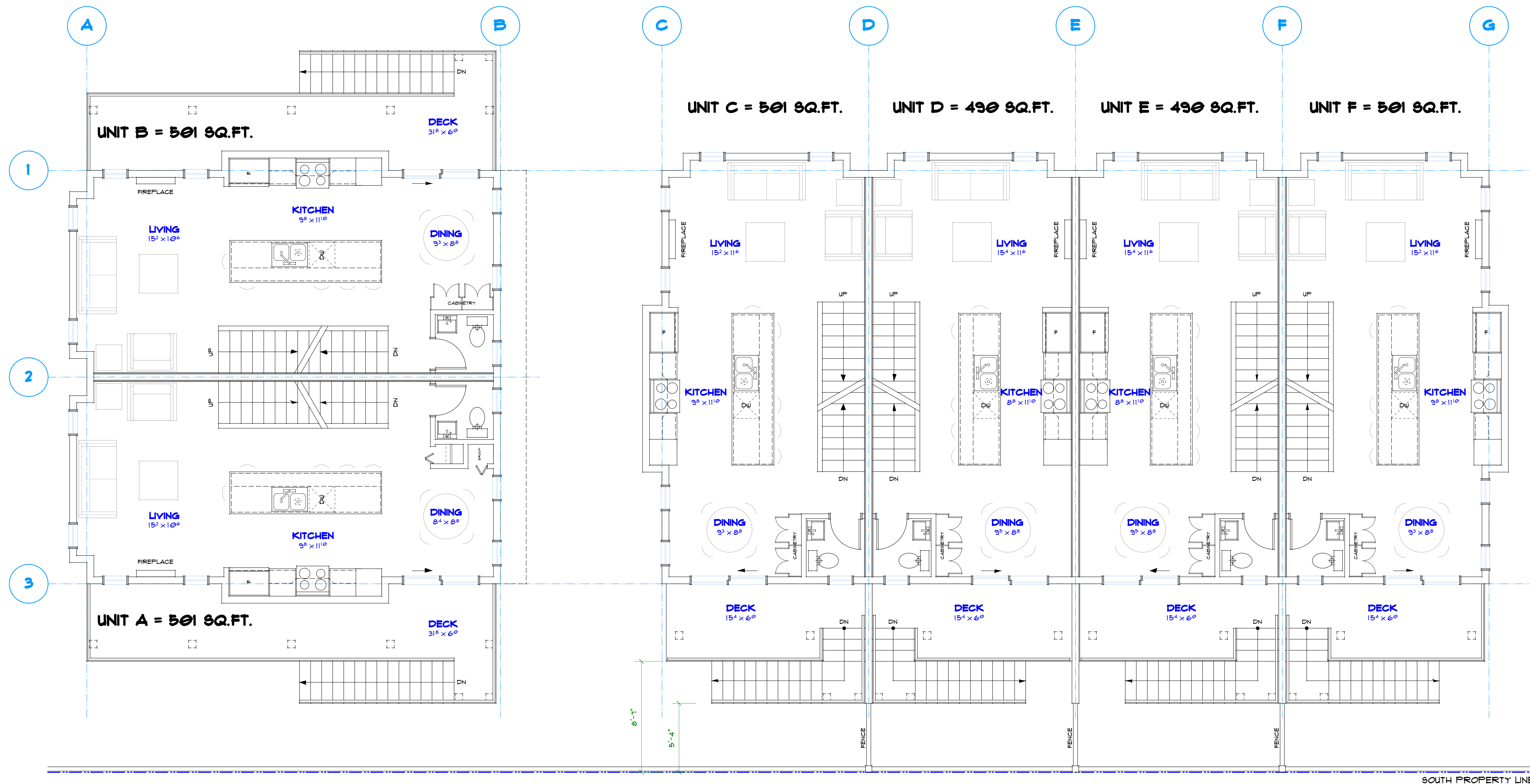
**GROUND FLOOR PLAN**

DRAWING TITLE:

PROJECT #: 2021-006  
DRAWN: KAD  
CHECKED:  
SCALE: AS NOTED

REVISION NO: DRAWING NO:  
**A201**





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

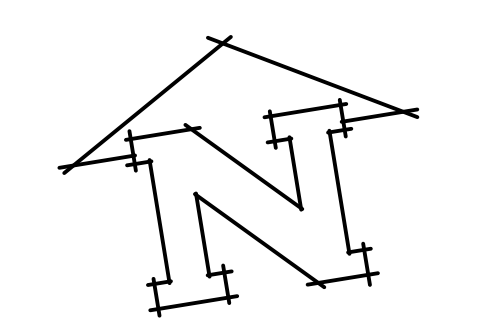
2 MAIN FLOOR PLAN - BLOCK B  
 A105 SCALE: 1/4" = 1'-0"  
 BLOCK B = 1,382 SQ.FT.

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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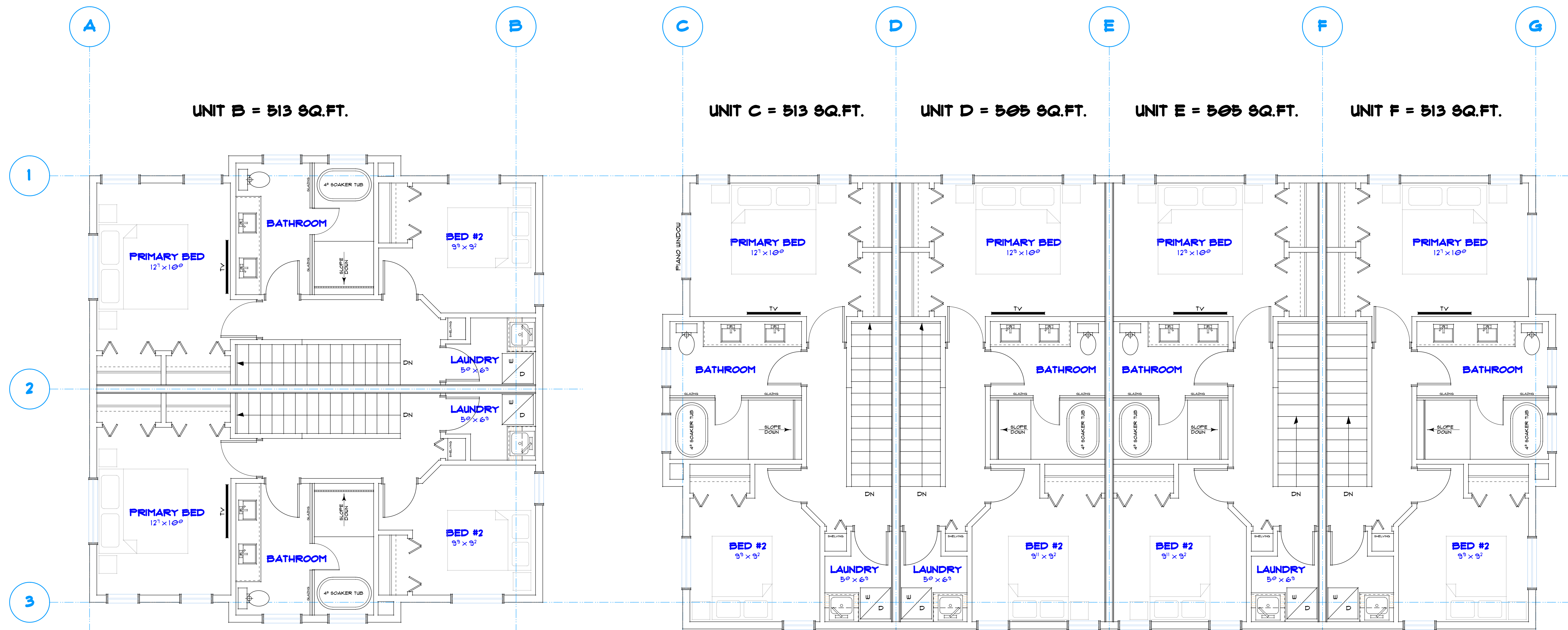
PROJECT NORTH:

**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**





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"

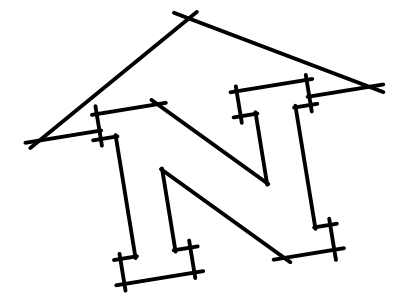
REVISIONS:

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

UPPER FLOOR PLAN

DRAWING TITLE

PROJECT #: 2021-006

DRAWN: KAD

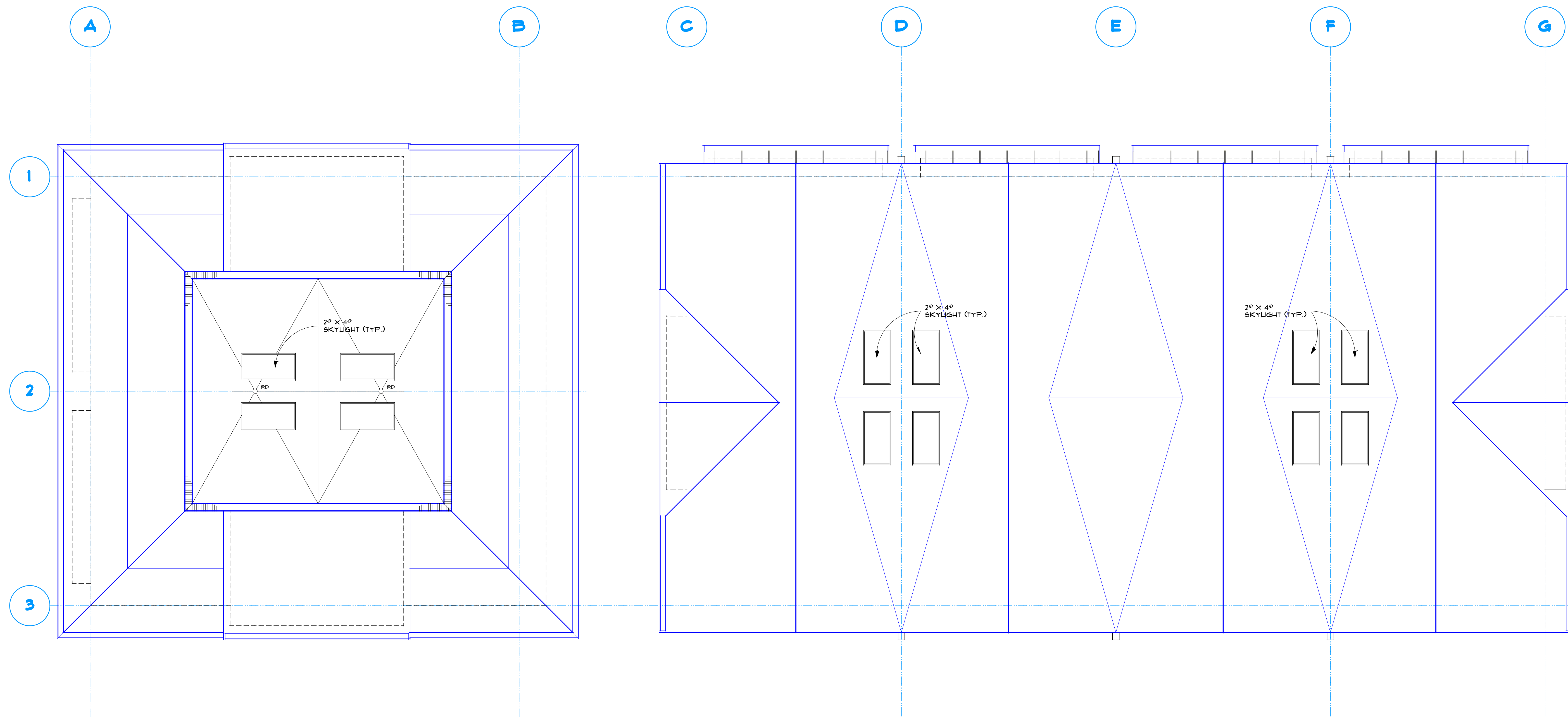
CHECKED:

SCALE: AS NOTED

REVISION NO. DRAWING NO.

**A203**





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

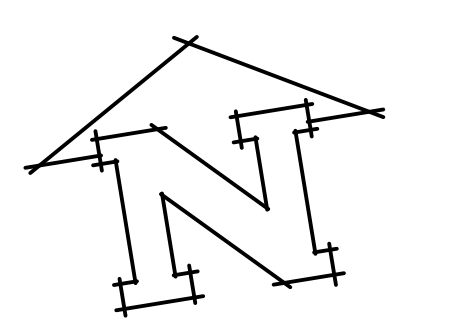
REVISIONS:

NO.	DATE	DESCRIPTION

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

ISSUES:

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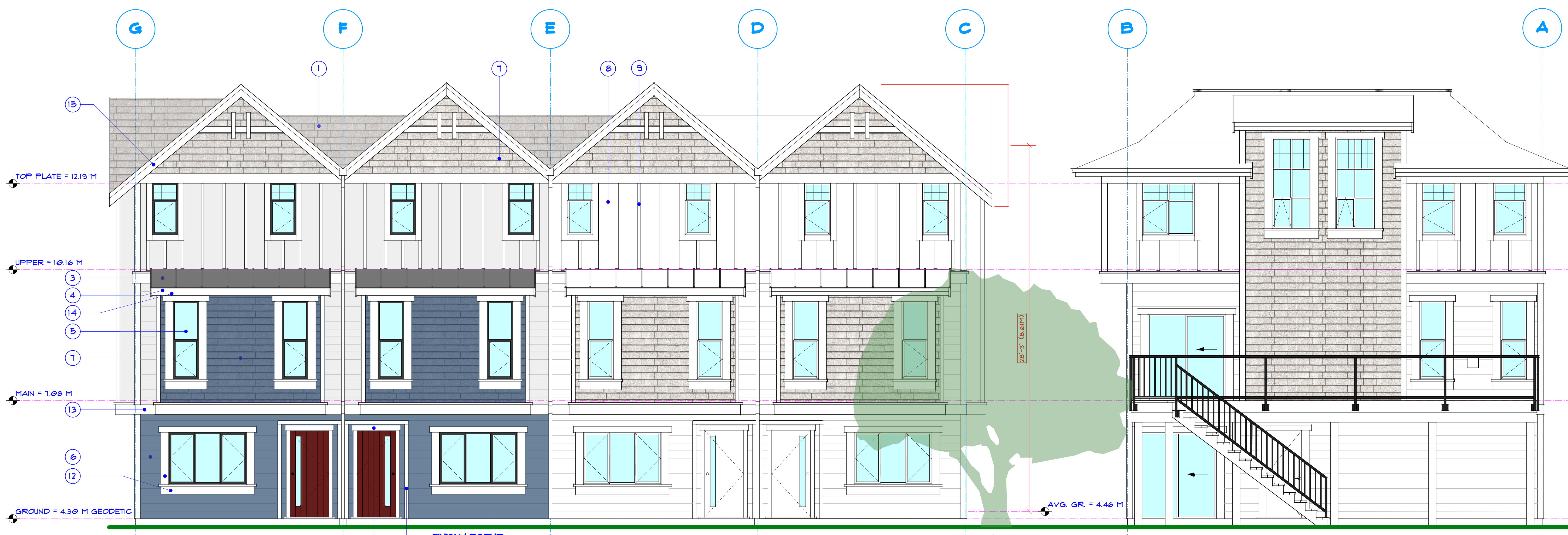
PROJECT NORTH:

**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"

2 NORTH - BLOCK A  
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



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

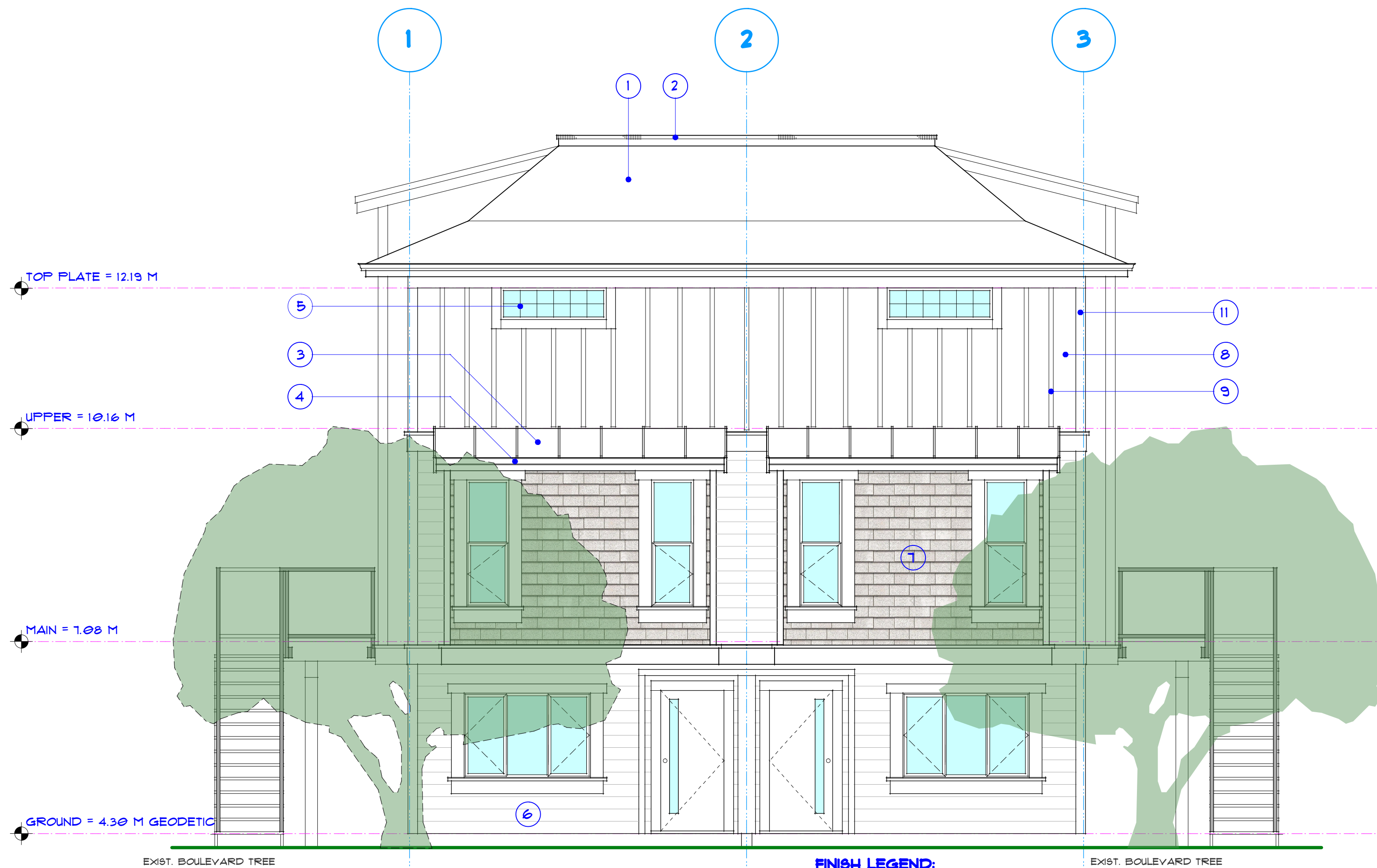
**ProKAD**  
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email: prokad.pmandesign@gmail.com  
phone: 250.208.4290

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**

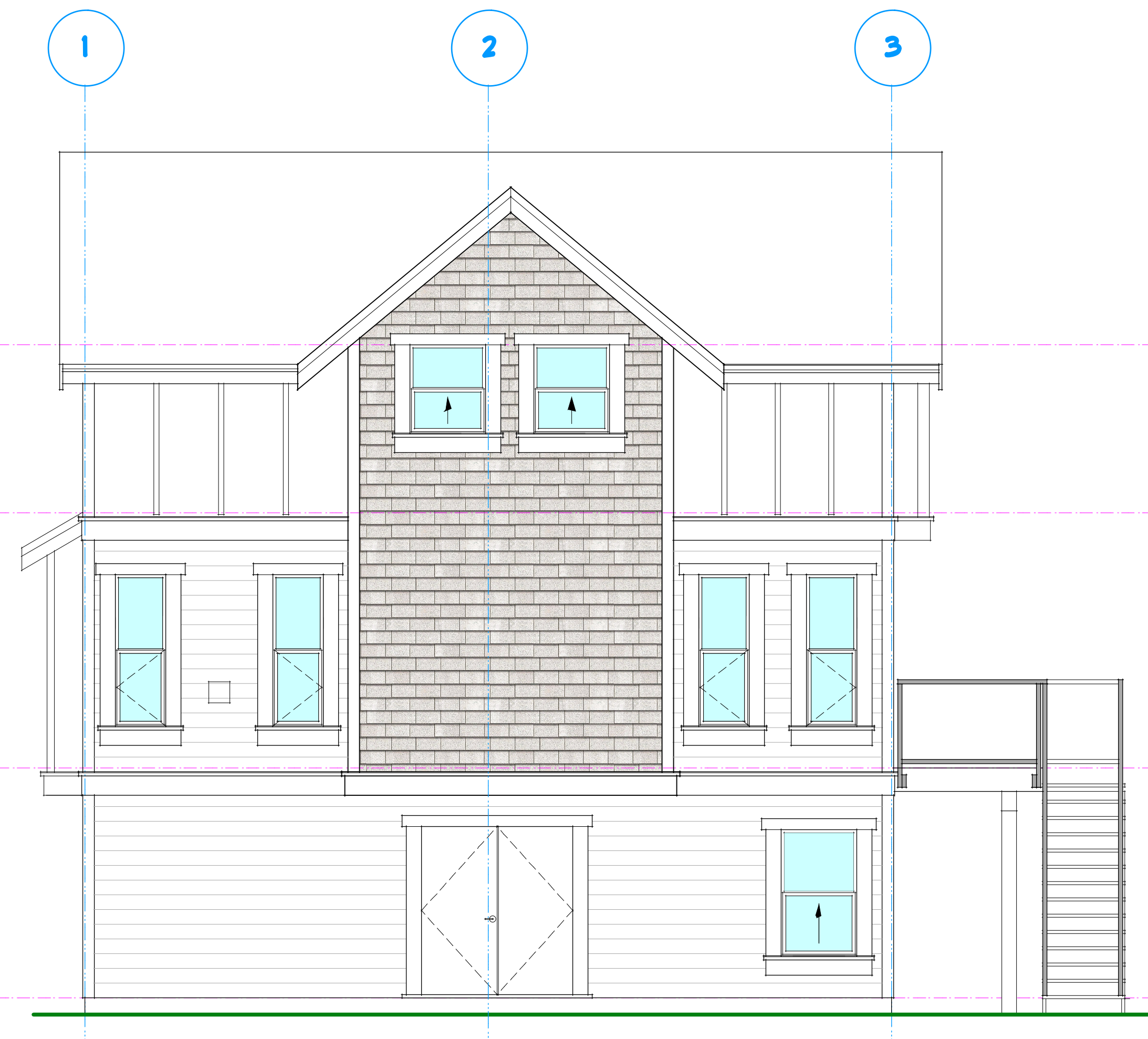




1 WEST - BLOCK A  
A202  
SCALE: 1/4" = 1'-0"

**FINISH LEGEND:**

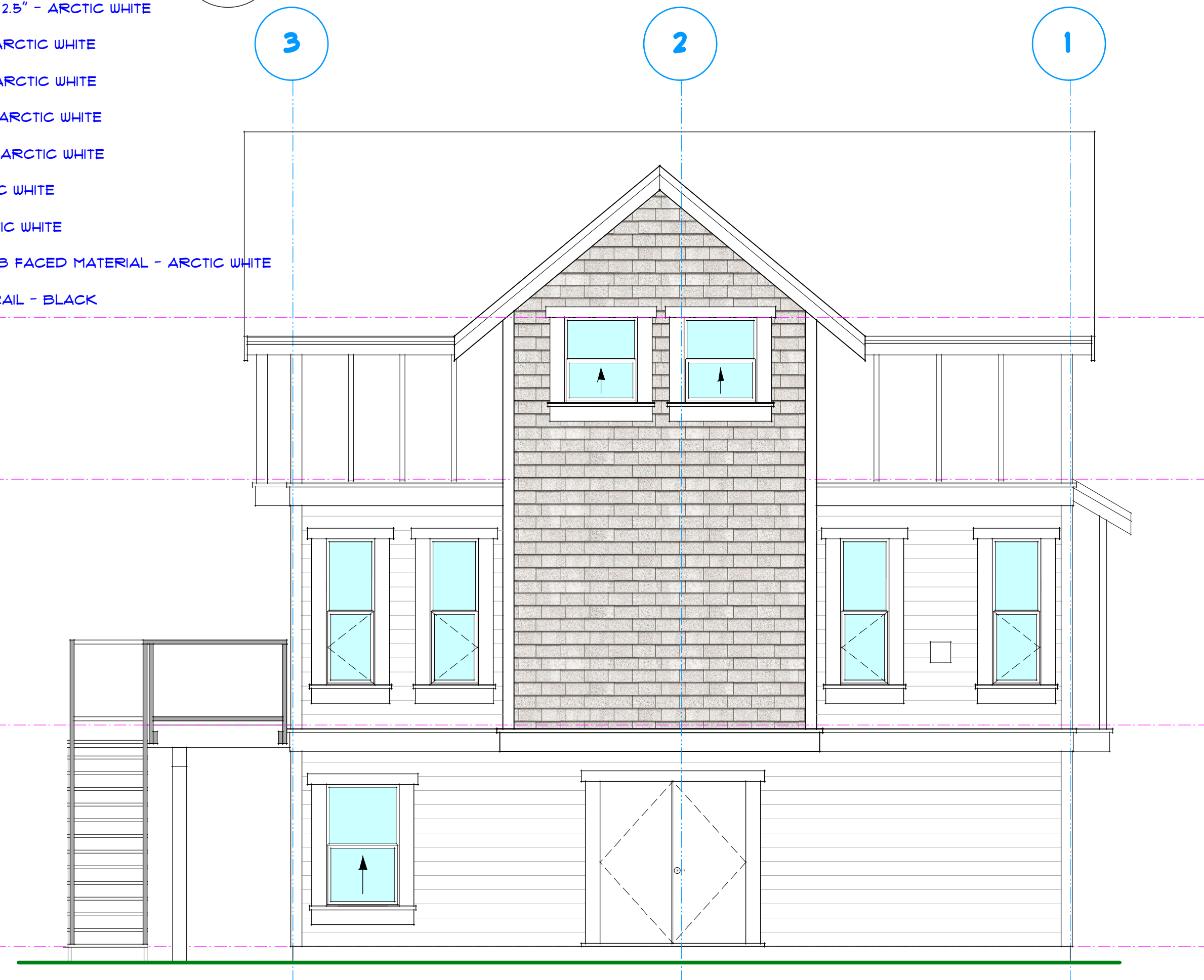
- ① FIBREGLAS LAMINATE SHINGLE
- ② PREFIN. METAL CAP FLASHING
- ③ STANDING BEAM METAL ROOFING
- ④ PREFIN. ALUM. GUTTER - WHITE
- ⑤ VINYL WINDOWS - WHITE
- ⑥ CEMENT FIBRE - HORIZONTAL LAP SIDING
- ⑦ CEMENT FIBRE - SHINGLE SIDING
- ⑧ CEMENT FIBRE - VERTICAL SIDING
- ⑨ RUSTIC GRAIN BATTEN BOARDS - 2.5" - 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 - 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

2	22.01.31	COMMUNITY ASSOCIATION MEETING
1	22.05.24	FOR PRELIM. DISCUSSION

ISSUES:

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phone: 250.208.4290

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

ELEVATIONS:  
WEST + EAST  
DRAWING TITLE:  
PROJECT #: 2021-006  
DRAWN: KAD  
CHECKED:  
SCALE: AS NOTED  
REVISION NO: DRAWING NO:  
**A301**