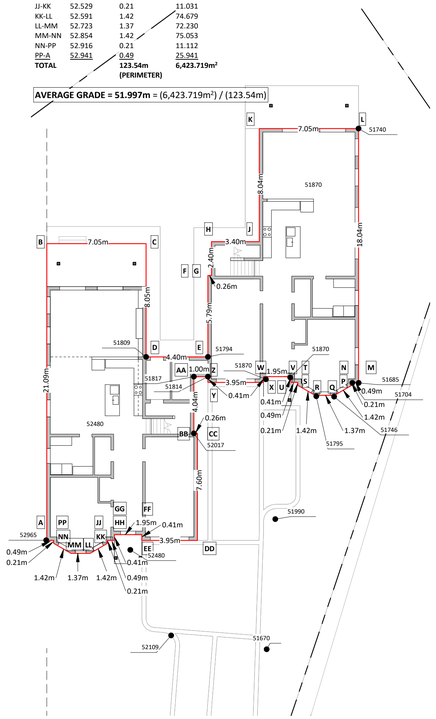
Average Grade Calculation

POINTS	AVG. ELEV.	DISTANCE (m)	(AVG.) x (DIST.)
A-B	52.449	21.09	1,106.149
B-C	51.888	7.05	365.810
C-D	51.821	8.05	417.159
D-E	51.790	4.40	227.876
E-F	51.767	5.79	299.731
F-G	51.852	0.26	13.456
G-H	51.774	2.40	124.258
H-J	51.784	3.40	176.064
J-K	51.831	8.04	416.721
K-L	51.816	7.05	365.303
L-M	51.679	18.04	932.289
M-N	51.623	0.49	25.295
N-P	51.628	0.21	10.842
P-Q	51.644	1.42	73.334
Q-R	51.682	1.37	70.804
R-S	51.724	1.42	73.448
S-T	51.745	0.21	10.866
T-U	51.753	0.49	25.359
U-V	51.757	0.41	21.220
V-W	51.764	1.95	100.940
W-X	51.778	0.41	21.229
X-Y	51.794	3.95	204.584
Y-Z	51.801	0.41	21.238
Z-AA	51.799	1.00	51.799
AA-BB	51.888	4.04	209.628
BB-CC	51.973	0.26	13.513
CC-DD	52.178	7.60	396.553
DD-EE	52.433	3.95	207.108
EE-FF	52.480	0.41	21.517
FF-GG	52.480	1.95	102.336
GG-HH	52.480	0.41	21.517
HH-JJ	52.505	0.49	25.727
JJ-KK	52.529	0.21	11.031
KK-LL	52.591	1.42	74.679
LL-MM	52.723	1.37	72.230
MM-NN	52.854	1.42	75.053
NN-PP	52.916	0.21	11.112
PP-A	52.941	0.49	25.941
TOTAL		**123.54m (PERIMETER)**	**6,423.719m²**

AVERAGE GRADE = 51.997m = (6,423.719m²) / (123.54m)



1 A3.01 AVERAGE GRADE CALCULATION PLAN

1 : 200

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES THE REMOVAL OF AN EXISTING SINGLE FAMILY DETACHED STRUCTURE, AND THE CONSTRUCTION OF TWO (2) NEW SEMI-DETACHED DWELLINGS.
CIVIC ADDRESS	1035 JOAN CRESCENT, VICTORIA BC, V8S 3L3
LEGAL DESCRIPTION	LOT A, PLAN 12190 SECTION FAIRFIELD, VICTORIA
PROPERTY IDENTIFICATION (P.I.D.)	004-982-681
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
NEIGHBOURHOOD	ROCKLAND

PROJECT INFORMATION TABLE		EXISTING / REQUIRED	PROPOSED
ZONING DISTRICT		R1-A (SINGLE FAMILY)	(NO CHANGE)
SITE AREA (m²)		1,727.69	(NO CHANGE)
TOTAL FLOOR AREA (m²)		≥ 130	500.24
FLOOR SPACE RATIO		NO REQUIREMENT	0.29
SITE COVERAGE (%)		≤ 25	22.2
OPEN SITE SPACE (%)		NO REQUIREMENT	67.3
BUILDING HEIGHT (m)		≤ 7.6	7.593
NUMBER OF STOREYS		≤ 2 1/2	2
PARKING STALLS ON SITE		1	2 (EXT) + 2 (GARAGE)
BICYCLE PARKING		N/A	N/A
BUILDING SETBACKS: [1] *PER SECTION #27 OF BYLAW 80-159, IRREGULAR LOT REQUIRES SETBACK MEASUREMENT USING LARGEST RECTANGLE THAT CAN BE INSCRIBED IN LOT*	FRONT YARD[1] (m)	≥ 10.5 (3.452 EXIST.)	3.223
	REAR YARD (m)	≥ 7.5	7.911
	SIDE YARD - WEST (m)	≥ 3.0	7.066
	SIDE YARD - EAST (m)	≥ 3.0	≥ 3.0
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	1	2
	UNIT TYPE	SINGLE FAMILY	SEMI-ATTACHED
	GROUND-ORIENTED UNITS	1	2
	MINIMUM UNIT FLOOR AREA (m²)	159.32 (APPROX.)	249.61
	TOTAL RESIDENTIAL UNIT AREA (m²)	159.32 (APPROX.)	500.24

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY

NO.	ITEM	DESCRIPTION		BYLAW REFERENCE(S)
0-1	ZONING DISTRICT	R1-A (SINGLE FAMILY) EXISTING (NO CHANGES PROPOSED)		80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-15C EXISTING (NO CHANGES PROPOSED)		OCP
0-3	HERITAGE STATUS	☐ DESIGNATED ■ N/A		87-121
0-4	PRINCIPAL USE	SEMI-ATTACHED DWELL. PROPOSED/PERMITTED		R1-A:1.1.1
0-5	SITE AREA AND LOT WIDTH	*LOT AREA (m²):* ≥ 835 REQUIRED[1] 1,727.69 EXISTING *LOT WIDTH, AVERAGE (m):* ≥ 24 REQUIRED 41.144 EXISTING[2] *PANHANDLE LOT:* ☐ EXISTING ■ N/A	[1] FOR A LOT WITH SEMI-ATTACHED DWELLINGS [2] AS PER CITY SCHEDULE 'A' DEFINITIONS, MEASURED USING LESSER EXTERNAL DIMENSION OF LEAST RECTANGLE WITHIN WHICH LOT MAY FIT	R1-A:1.1.2
0-6	FLOOR AREA	*FLOOR AREA, ALL LEVELS COMBINED (m²):* ≥ 130 REQUIRED[1] ≥ 249.61 PROPOSED *PRIVATE GARAGE (m²):* ≤ 37 REQUIRED N/A PROPOSED[2] *SUMMARY OF PROPOSED FLOOR AREAS (m²):* 115.24 UPPER LEVEL (WEST) 135.39 GROUND LEVEL (WEST)[3] 250.63 **SUBTOTAL - WEST UNIT** 115.24 UPPER LEVEL (EAST) 134.37 GROUND LEVEL (EAST)[3] 249.61 **SUBTOTAL - EAST UNIT** 500.24 **TOTAL FLOOR AREA**	[1] FOR EACH SEMI-ATTACHED DWELLING [2] ATTACHED GARAGES DO NOT CONSITUTE "PRIVATE GARAGES", WHICH ARE SINGLE STANDALONE BUILDINGS PER BYLAW DEFINITION [3] AREAS NOTED EXCLUDE 18.6m² FOR EACH ENCLOSED REQUIRED PARKING SPACE, AND INCLUDE EXTERIOR ACCESS YARD STORAGE.	R1-A:1.1.3
0-7	HEIGHT, STOREYS & ROOF DECKS	*AVERAGED FINISH BUILDING GRADE (m):* +51.997 PROPOSED[1] *RESIDENTIAL BUILDING HEIGHT (STOREYS):* ≤ 2 1/2 REQUIRED 2 PROPOSED *RESIDENTIAL BUILDING HEIGHT (m):* ≤ 7.6 REQUIRED 7.593 PROPOSED[1] *ROOF DECK* NO PERMITTED NO PROPOSED[2]	[1] FOR MAIN ROOF OF HIGHER WEST UNIT, MID-POINT OF PEAK (+59.967m) AND EAVES (+59.214m) IS +59.590m [2] NO OUTDOOR DECKS PERMITTED ABOVE SECOND STOREY FINISHED FLOOR LEVEL	R1-A:1.1.4
0-8	SETBACKS & PROJECTIONS	*FRONT YARD (JOAN CRESCENT) SETBACK (m):* ≥ 10.5 REQUIRED[1] 3.223 PROPOSED *REAR YARD (NORTH) SETBACK (m):* ≥ 7.5 REQUIRED[2] ≥ 7.5 PROPOSED *SIDE YARD (WEST & EAST) SETBACK (m):* ≥ 3.0 REQUIRED ≥ 3.0 PROPOSED *EAVE PROJECTIONS INTO SETBACKS (m):* ≤ 0.75 REQUIRED ≤ 0.75 PROPOSED	[1] FOR LOTS WITH DEPTH ≥ 30.5m. NOTE THAT REQUIRED METHOD OF MEASUREMENT USES [2] FOR SEMI-ATTACHED DWELLINGS	R1-A:1.1.5, 80-159:27
0-9	SITE COVERAGE	*SITE COVERAGE (%):* ≤ 25 REQUIRED[1] 22.2 PROPOSED[1]	[1] FOR SEMI-ATTACHED DWELLINGS [2] 382.58 m² COVERAGE, INCLUDING EXTERIOR DECKS; LOT AREA ABOVE.	R1-A:1.1.6
0-10	SEMI-ATTACHED DWELLING SITING & CONNECTION	*CONNECTED BY COMMON ROOF* ■ REQUIRED ■ PROPOSED		R1-A:1.1.6
0-11	OFF-STREET VEHICULAR PARKING	*GEOGRAPHIC SUB-AREA:* ☐ CORE AREA ☐ VILLAGE/CENTRE ■ OTHER *CLASS OF USE:* SEMI-ATTACHED DWELL. *OFF-STREET PARKING SPACES:* 2 REQUIRED 4 PROPOSED		80-159: SCHEDULE C
0-12	OFF-STREET BICYCLE PARKING	*BICYCLE PARKING SPACES (SEMI-DETACHED DWELLINGS):* 0 REQUIRED 0 PROPOSED		80-159: SCHEDULE C
0-13	OUTDOOR FEATURES	*SETBACKS (m):* PER 1.1.5 REQUIRED[1] N/A PROPOSED *HEIGHT FROM NATURAL OR FINISHED GRADE (m):*[2] 3.5 REQUIRED N/A PROPOSED	[1] BUILDING SETBACKS APPLY TO OUTDOOR FEATURES [2] LOWEST GOVERNS	R1-A:1.1.7

CITY OF VICTORIA

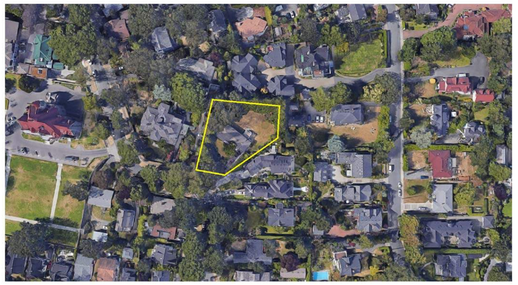
Original Submission

Received Date: October 18, 2019

1035 Joan Crescent

Semi-Attached Dwellings Project - DEVELOPMENT VARIANCE PERMIT APPLICATION

7 October 2019



Drawing List

Number	Name
A0.01	Cover Sheet
A1.00	Survey Plan
A1.01	Site Plan - Existing
A1.02	Site Plan - Proposed
A1.03	Landscape Plan
A1.04	Neighbourhood Context
A2.01	Floor Plans
A2.02	Floor Plans
A3.01	Elevations
A3.02	Elevations
A3.03	Elevations
A3.04	Spatial Separations Analysis
A4.01	Building Section
A8.01	3D Perspectives



OWNER

Jon Roler
-
Victoria BC
250-920-6403

Contact: Jon Roler

ARCHITECTURAL

Christine Lintott Architect
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
Contact: Tim Kindrat

250-384-1969

SURVEY

R.L. Johns Land Surveying Ltd.
5071 Catalina Terrace
Victoria, B.C. V8Y 2A6
250-658-9518

Contact: R.L. Johns

ARBORIST

Talbot Mackenzie & Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
250-479-8733

Christine Lintott Architects

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Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision

No.	Description	Date

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Cover Sheet

Date	2019-10-08 11:32:36 AM
Drawn by	TK
Checked by	CL
	A0.01
Scale	As indicated

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TOPOGRAPHIC SITE PLAN OF
LOT A, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 12190

P.I.D. 004-982-681

CIVIC ADDRESS: 1035 JOAN CRESCENT

SCALE 1 : 250
ALL DISTANCES ARE SHOWN IN METRES.

ELEVATIONS ARE IN METRES AND ARE BASED UPON GEODETIC DATUM FROM MONUMENT 10-117.

LEGEND

60.00 DENOTES SPOT ELEVATION

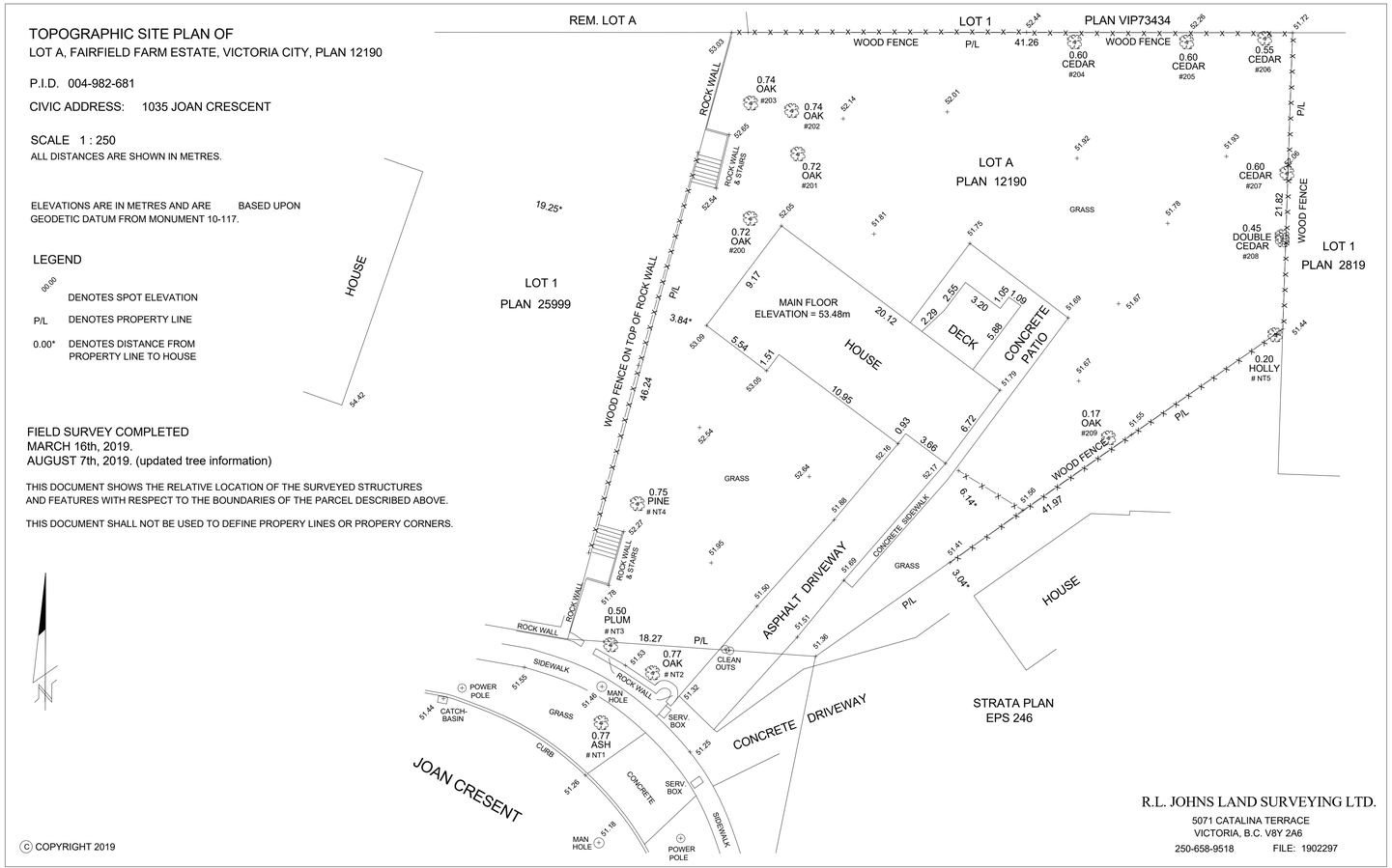
P/L DENOTES PROPERTY LINE

0.00* DENOTES DISTANCE FROM PROPERTY LINE TO HOUSE

FIELD SURVEY COMPLETED
MARCH 16th, 2019.
AUGUST 7th, 2019. (updated tree information)

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.

THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERY LINES OR PROPERY CORNERS.



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R.L. JOHNS LAND SURVEYING LTD.
5071 CATALINA TERRACE
VICTORIA, B.C. V8Y 2A6
250-658-9518 FILE: 1902297

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Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision

No.	Description	Date

Consultant

SURVEY DRAWING
ARCHITECT SEAL NOT REQUIRED

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Survey Plan

Date	2019-10-07 3:10:25 PM
Drawn by	SURVEYOR
Checked by	-

A1.00

Scale 1 : 200

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1051 JOAN CRESCENT

906 PEMBERTON ROAD

41.26m

WOOD FENCE

CEDAR #204
DBH=57cm
CRZ=8.5m

CEDAR #205
DBH=62,13cm
CRZ=10.5m

CEDAR #206
DBH=56,11,10cm
CRZ=8.5m

WOOD FENCE

CEDAR #207
DBH=66cm
CRZ=10.0m

21.82m

CEDAR #208
DBH=45,44cm
CRZ=10.5m

852 PEMBERTON ROAD

HOLLY #NT5
DBH=20cm
CRZ=2.0m

ROCK WALL

OAK #203
DBH=75cm
CRZ=7.5m

OAK #202
DBH=78cm
CRZ=8.0m

OAK #201
DBH=73cm
CRZ=7.5m

ROCK WALL & STAIRS

TREE SOLID CIRCLES DENOTE DIAMETER AT BREAST HEIGHT (DBH), AS IDENTIFIED BY ARBORIST ASSESSMENT

TREE DASHED LINES DENOTE CRITICAL ROOT ZONE (CRZ) MEASUREMENTS, AS IDENTIFIED BY ARBORIST ASSESSMENT

OAK #200
DBH=72cm
CRZ=7.0m

1045 JOAN CRESCENT

38.009 m
LENGTH OF "LARGEST RECTANGLE"

WIDTH OF "LARGEST RECTANGLE"
26.664 m

GRASS

LOT WIDTH (PER CITY SCHEDULE A DEFINITION)
21.124 m

7.048 m

FRONT SETBACK
5.452 m
(EXISTING)

45.912 m
MAX. LOT DEPTH

EXISTING HOUSE
(TO BE REMOVED)

DECK

CONCRETE PATIO

WOOD FENCE ATOP ROCK WALL

46.24m

51733

52791

OAK #209
DBH=17cm
CRZ=1.5m

FRONT SETBACK RECTANGLE
(HATCHED) AREA = 1,013.45m²

GRASS

WOOD FENCE

7.9% (MAX.)

41.97m

PINE #NT4
DBH=67,18cm
CRZ=11.5m

4.8%

16.708 m
(MIN. FROM HOUSE TO LOT CORNER)

52035

CONCRETE SIDEWALK

ROCK WALL & STAIRS

51699

GRASS

51751

51565

51652

4.8%

ASPHALT DRIVEWAY

ROCK WALLS

1029/1031 JOAN CRESCENT

10.500 m FRONT SETBACK (REQUIRED)
"LARGEST RECTANGLE" METHOD

CLEANOUTS

51470

51555

7.7m W. OF E. SL"
"5m N. OF S."
"5.4m N. OF S."
"3m N. OF S."

18.27m

PLUM #NT3
DBH=52cm
CRZ=6.0m

EXISTING STORM DRAIN LATERAL
100mm Ø (ID#DLL003525)

POWER POLE

GRASS

OAK #NT2
DBH=77cm
CRZ=7.5m

3.2%

EXISTING SANITARY SEWER LATERAL 100mm Ø (ID#SLL004916), NOTED ON VICMAP AS SERVING 1045 JOAN CRESCENT

CATCH BASIN

MANHOLE

SERVICE BOX

EXISTING SANITARY SEWER LATERAL
100mm Ø (ID#SLL004915), NOTED ON
VICMAP AS SERVING 1035 JOAN CRESCENT

EXISTING SANITARY SEWER LATERAL (ID#SLL010119), NOTED ON VICMAP AS SERVING 1051 JOAN CRESCENT

EXISTING SEWER MAIN 200mm Ø VITRIFIED CLAY (ID#S0229X)

EXISTING STORMDRAIN 200mm Ø VITRIFIED CLAY (ID#D4010X)

EXISTING WATERMAIN 150mm Ø DUCTILE IRON (ID#4145)

ASH #NT1
DBH=71cm
CRZ=7.0m

EXISTING WATER SERVICE LATERALS
(ID#WLL016999 & WLL017764), ALIGNMENT
FROM VALVE TO SUBJECT LOT UNKNOWN

NOTE: EXISTING SLOPES, WHERE INDICATED, ARE BASED ON A LIMITED SET OF SURVEY POINTS, AND MAY NOT TAKE LOCAL FEATURES OR VARIATION INTO ACCOUNT

CURB

CONCRETE

SERVICE BOX

SIDEWALK

JOAN CRESCENT

1 / A3.01 EXISTING SITE PLAN
1 : 100

Schedule - Existing Trees

NO.	COMMON NAME	LATIN NAME	CRITICAL ROOT ZONE RADIUS (mm)	DBH (mm)	NOTES
200	GARRY OAK	QUERCUS GARRYANA	7000	720	
201	GARRY OAK	QUERCUS GARRYANA	7500	730	
202	GARRY OAK	QUERCUS GARRYANA	8000	780	
203	GARRY OAK	QUERCUS GARRYANA	7500	750	
204	WESTERN RED CEDAR	THUJA PLICATA	8500	570	
205	WESTERN RED CEDAR	THUJA PLICATA	10500	620	TWO STEMS (62, 13cm)
206	WESTERN RED CEDAR	THUJA PLICATA	8500	560	MULTISTEM (56, 11, 10cm)
207	WESTERN RED CEDAR	THUJA PLICATA	10000	660	
208	WESTERN RED CEDAR	THUJA PLICATA	10500	450	TWO STEMS (45, 44cm)
209	GARRY OAK	QUERCUS GARRYANA	1500	170	
NT1	ASH	FRAXINUS SPP	7000	710	CITY TREE ID#9075
NT2	GARRY OAK	QUERCUS GARRYANA	7500	770	CITY TREE ID#7334
NT3	PURPLE LEAF PLUM	PRUNUS CERASIFERA	6000	520	CITY TREE ID#7335
NT4	WESTERN WHITE PINE	PINUS MONTICOLA	11500	670	TWO STEMS (67, 18cm)
NT5	ENGLISH HOLLY	ILEX AQUIFOLIUM	2000	200	

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Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision

No.	Description	Date

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Site Plan - Existing

Date	2019-10-07 3:10:41 PM
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A1.01

Scale 1 : 100

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1051 JOAN CRESCENT

906 PEMBERTON ROAD

1045 JOAN CRESCENT

852 PEMBERTON ROAD

1029/1031 JOAN CRESCENT

JOAN CRESCENT

41.26m

46.24m

18.27m

41.97m

21.82m

CEDAR #204
DBH=57cm
CRZ=8.5m

CEDAR #205
DBH=62,13cm
CRZ=10.5m

CEDAR #206
DBH=56,11,10cm
CRZ=8.5m

CEDAR #207
DBH=66cm
CRZ=10.0m

CEDAR #208
DBH=45,44cm
CRZ=10.5m

HOLLY #NT5
DBH=20cm
CRZ=2.0m

OAK #209
DBH=17cm
CRZ=1.5m

OAK #203
DBH=75cm
CRZ=7.5m

OAK #202
DBH=78cm
CRZ=8.0m

OAK #201
DBH=73cm
CRZ=7.5m

OAK #200
DBH=72cm
CRZ=7.0m

PINE #NT4
DBH=67,18cm
CRZ=11.5m

PLUM #NT3
DBH=52cm
CRZ=6.0m

OAK #NT2
DBH=77cm
CRZ=7.5m

ASH #NT1
DBH=71cm
CRZ=7.0m

7.911 m REAR SETBACK (PROPOSED)

7.500 m REAR SETBACK (REQUIRED)

3.000 m SIDE SETBACK (REQUIRED)

38.009 m LENGTH OF "LARGEST RECTANGLE"

WIDTH OF "LARGEST RECTANGLE" 26.864 m

4.995 m SIDE SETBACK (PROPOSED)

3.000 m SIDE SETBACK (REQUIRED)

7.066 m SIDE SETBACK (PROPOSED)

FRONT SETBACK PROPOSED 3.223 m

2.277 m

FRONT SETBACK RECTANGLE (HATCHED) AREA = 1,013.45m²

MAX. 8% DRIVEWAY SLOPE WITHIN 6m OF PROPERTY LINE

MAX. 10% DRIVEWAY SLOPE WHERE > 6m FROM PROPERTY LINE

14.988 m (MIN. FROM HOUSE TO LOT CORNER)

6.4 m (PARALLEL PARKING SPACE)

DRIVEWAY

SITE SETBACK 3.000 m (REQUIRED/PROPOSED)

10.500 m FRONT SETBACK REQUIRED ("LARGEST RECTANGLE" METHOD)

R 0.9 m TYP.

9.134 m

3.672 m

3.638 m ±

3.545 m ±

3.342 m

6.539 m

4.0 m

53000

52480

52000

52050

51700

51575

51453

51427

51820

EXISTING DRIVEWAY LETDOWN

1 A3.01 PROPOSED SITE PLAN
1 : 100

NOTE: ALL EXISTING TREES TO REMAIN. REFER TO ARBORIST REPORT FOR LOCATIONS AND EXTENTS OF TREE PROTECTION.

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Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision

No.	Description	Date

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Site Plan - Proposed

Date	2019-10-07 3:10:53 PM
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	A1.02
Scale	1 : 100

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1 / A3.01 LANDSCAPE PLAN - PROPOSED
1 : 100

Schedule - Existing Trees

NO.	COMMON NAME	LATIN NAME	CRITICAL ROOT ZONE RADIUS (mm)	DBH (mm)	NOTES
200	GARRY OAK	QUERCUS GARRYANA	7000	720	
201	GARRY OAK	QUERCUS GARRYANA	7500	730	
202	GARRY OAK	QUERCUS GARRYANA	8000	780	
203	GARRY OAK	QUERCUS GARRYANA	7500	750	
204	WESTERN RED CEDAR	THUJA PLICATA	8500	570	
205	WESTERN RED CEDAR	THUJA PLICATA	10500	620	TWO STEMS (62, 13cm)
206	WESTERN RED CEDAR	THUJA PLICATA	8500	560	MULTISTEM (56, 11, 10cm)
207	WESTERN RED CEDAR	THUJA PLICATA	10000	660	
208	WESTERN RED CEDAR	THUJA PLICATA	10500	450	TWO STEMS (45, 44cm)
209	GARRY OAK	QUERCUS GARRYANA	1500	170	
NT1	ASH	FRAXINUS SPP	7000	710	CITY TREE ID#9075
NT2	GARRY OAK	QUERCUS GARRYANA	7500	770	CITY TREE ID#7334
NT3	PURPLE LEAF PLUM	PRUNUS CERASIFERA	6000	520	CITY TREE ID#7335
NT4	WESTERN WHITE PINE	PINUS MONTICOLA	11500	670	TWO STEMS (67, 18cm)
NT5	ENGLISH HOLLY	ILEX AQUIFOLIUM	2000	200	

NOTE: ALL EXISTING TREES TO REMAIN. REFER TO ARBORIST REPORT FOR LOCATIONS AND EXTENTS OF TREE PROTECTION.

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Revision

No.	Description	Date

Consultant

1035 Joan Crescent

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Landscape Plan

Date	2019-10-07 3:11:05 PM
Drawn by	TK
Checked by	CL

A1.03

Scale 1 : 100

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PANORAMIC IMAGE (1019-1045 JOAN CRESCENT)


1035 JOAN CRESCENT - SUBJECT SITE


1030 JOAN CRESCENT


1036 JOAN CRESCENT


1050 JOAN CRESCENT - CRAIGDARROCH CASTLE


1070 JOAN CRESCENT - CRAIGDARROCH CASTLE VISITOR CENTRE


1045 JOAN CRESCENT - WEST


1045 JOAN CRESCENT - SOUTH VIEW

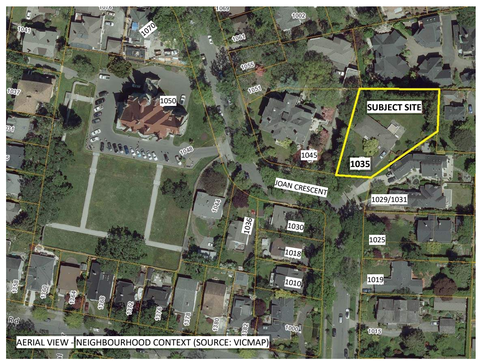

1045 / 1035 JOAN CRESCENT - STONE WALL DETAIL


1029 / 1031 JOAN CRESCENT


1019 JOAN CRESCENT


1010 JOAN CRESCENT


1018 JOAN CRESCENT



AERIAL VIEW - NEIGHBOURHOOD CONTEXT (SOURCE: VICMAP)

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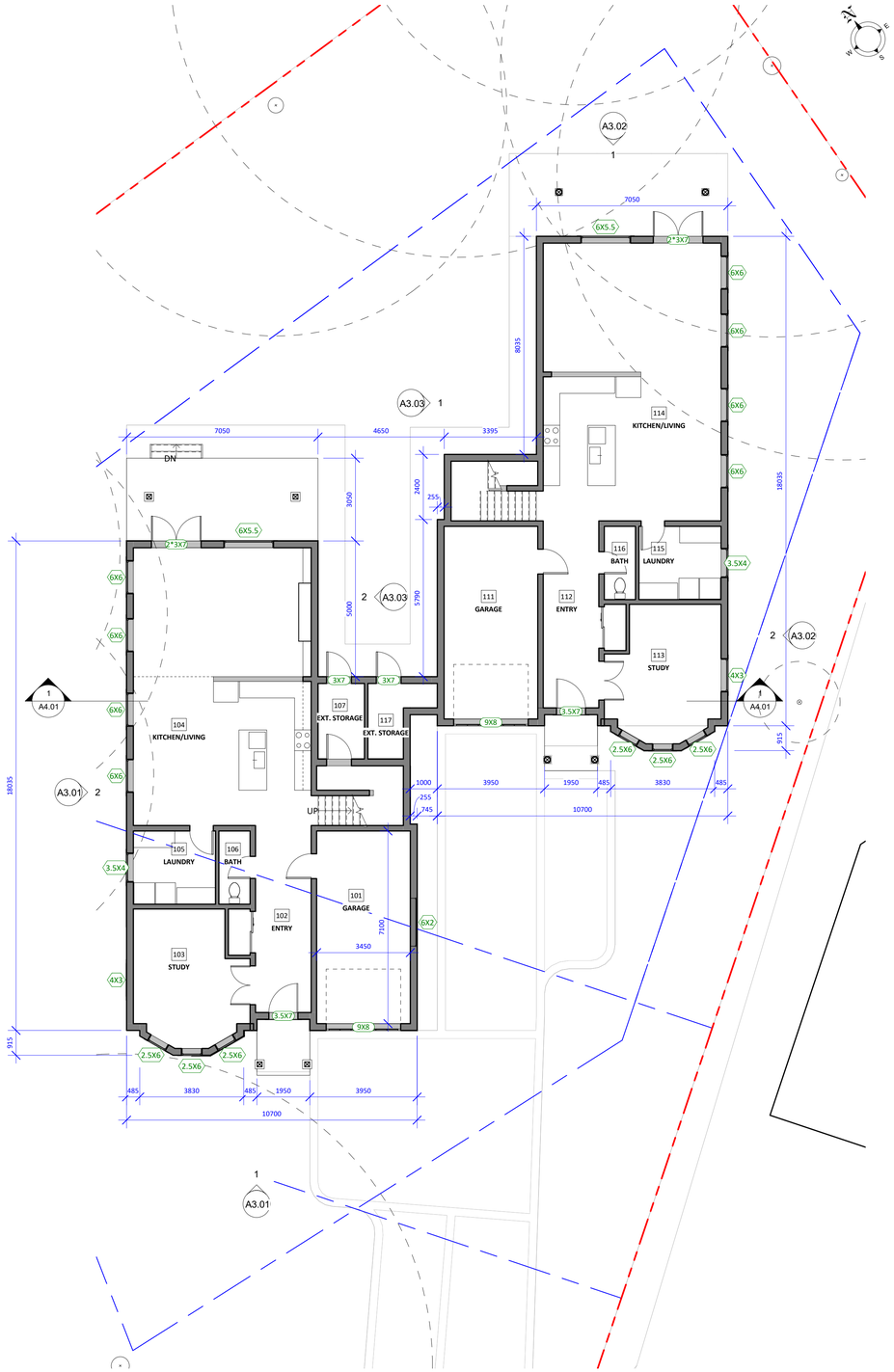
Neighbourhood Context

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Drawn by	TK
Checked by	CL

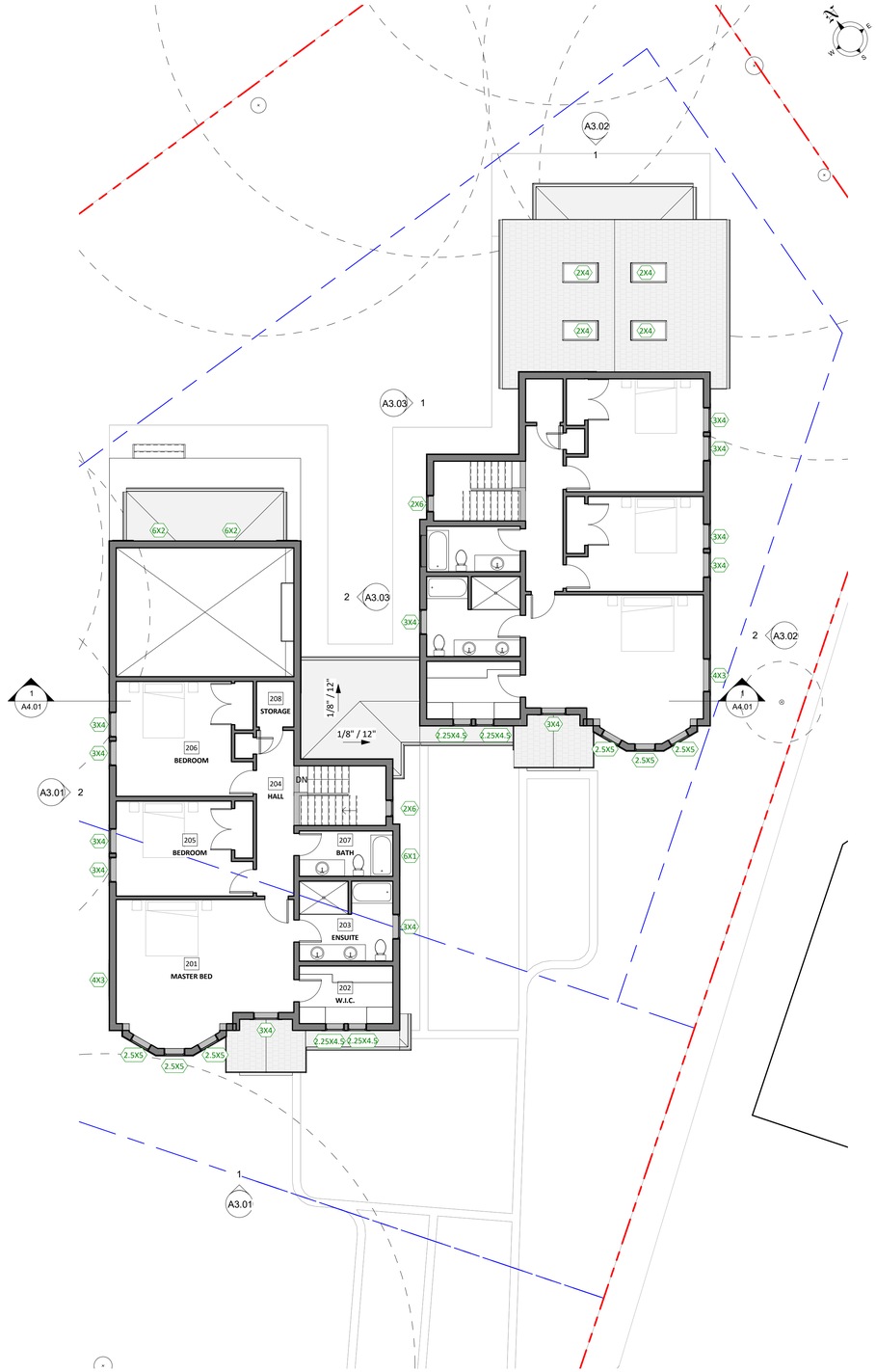
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Scale

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2 A3.01 GROUND LEVEL FLOOR PLAN
1 : 100



3 A3.01 UPPER LEVEL FLOOR PLAN
1 : 100

Legend to Floor Plans

#X#	WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
#X#	DOOR SIZE (WIDTH X HEIGHT, IN FEET)

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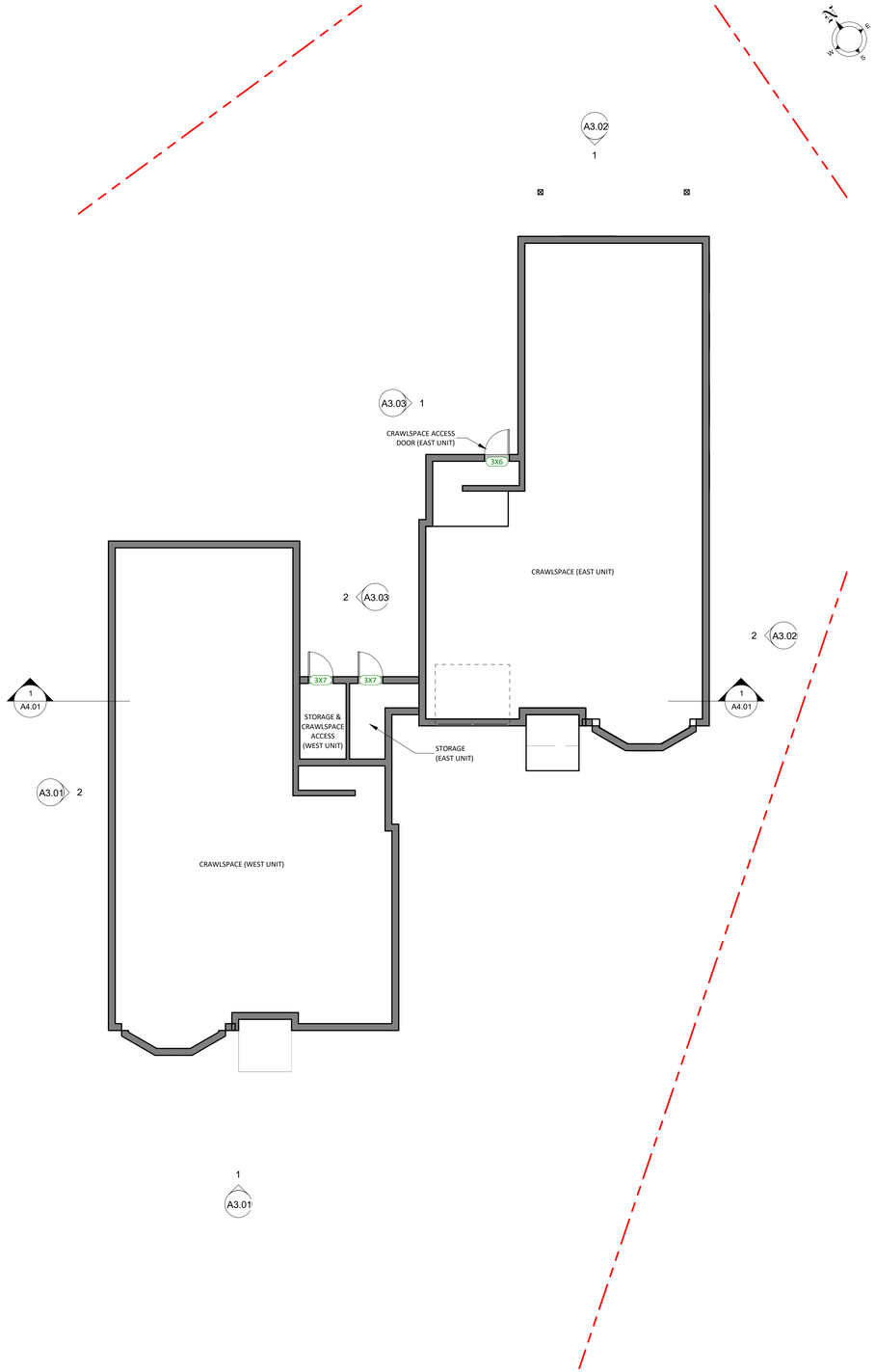
Floor Plans

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Checked by	CL

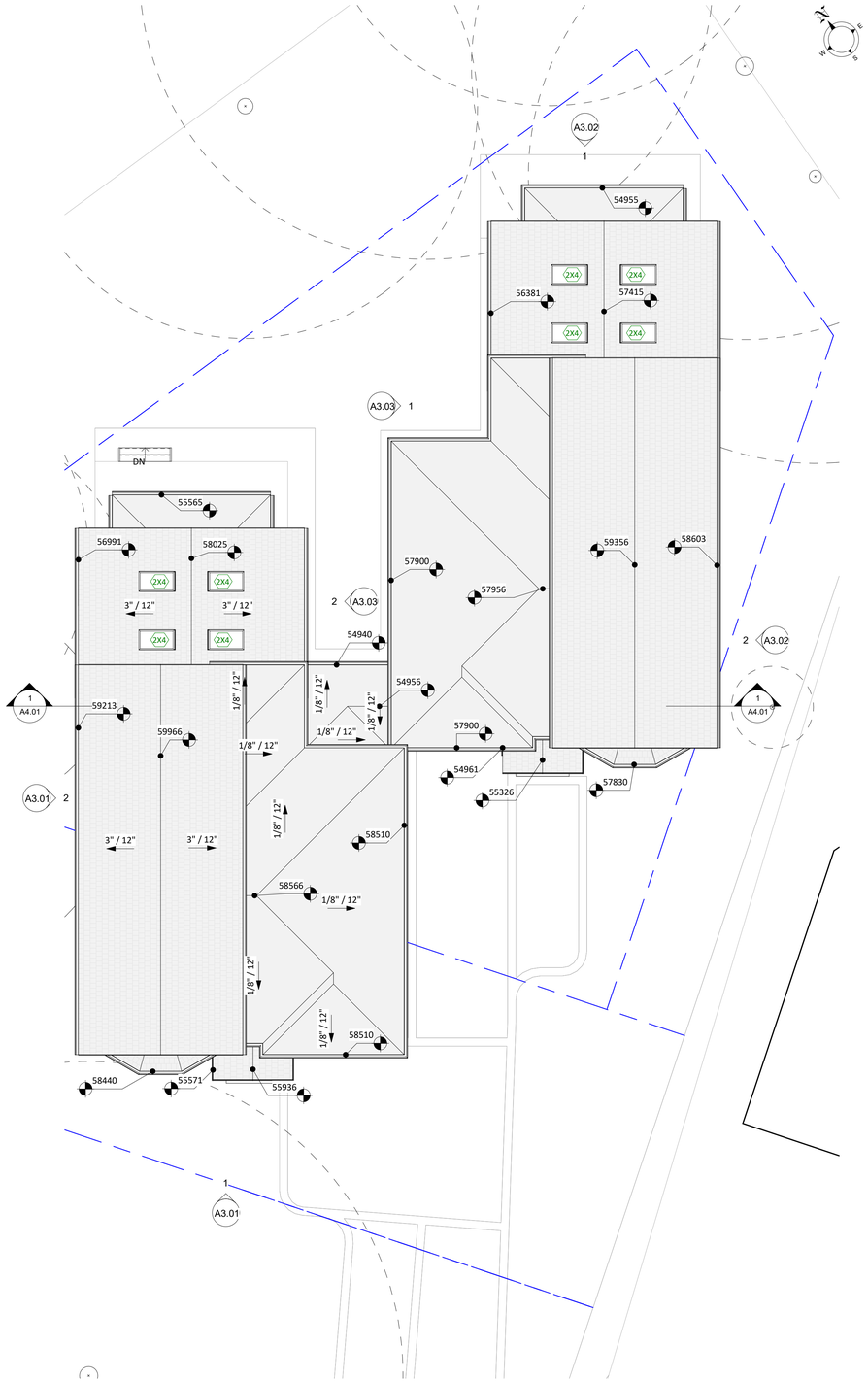
A2.01

Scale 1 : 100

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2 A4.01 CRAWLSPACE LEVEL PLAN
1 : 100



1 A3.01 ROOF PLAN
1 : 100

Legend to Floor Plans

WINDOW SIZE (WIDTH X HEIGHT, IN FEET)	
DOOR SIZE (WIDTH X HEIGHT, IN FEET)	

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Floor Plans

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A2.02

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1 / A1.02 BUILDING ELEVATION - SOUTH

1 : 50



2 / A1.02 BUILDING ELEVATION - WEST

1 : 50

MATERIALS LEGEND

1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS PANEL, PAINTED
3	CEMENTITIOUS TRIM, PAINTED
4	ASPHALT SHINGLE ROOFING
5	DECORATIVE WOOD TRIM, PAINTED
6	WOOD DECK
7	METAL ROOF GUTTER, PREFINISHED
8	LOW SLOPE ROOFING SYSTEM

Legend to Exterior Colours

BLACK
- FIBERGLASS ROOF SHINGLES
- LOW SLOPE ROOFING
- DOOR & WINDOW FRAMES

"SMOKY"
(CLOVERDALE #CA032)
- CEMENTITIOUS LAP SIDING

"UNIVERSAL WHITE"
(CLOVERDALE #CA032)
- EXTERIOR TRIM

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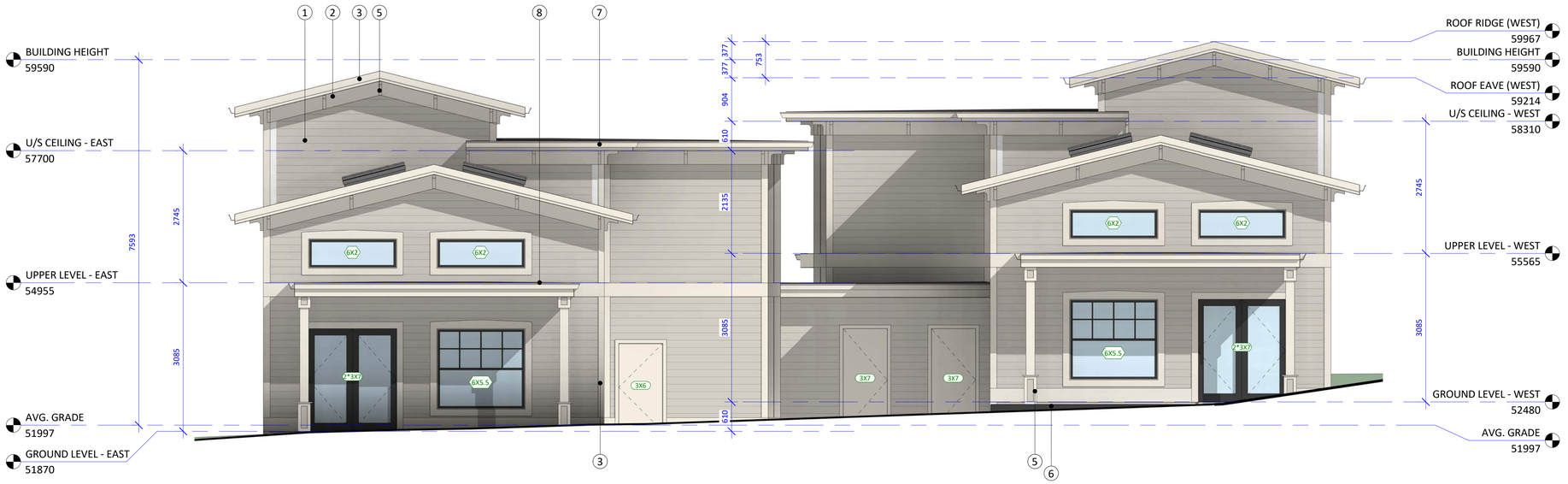
Elevations

Date	2019-10-07 3:12:14 PM
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A3.01

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1 A1.02 BUILDING ELEVATION - NORTH

1 : 50



2 A1.02 BUILDING ELEVATION - EAST

1 : 50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS PANEL, PAINTED
3	CEMENTITIOUS TRIM, PAINTED
4	ASPHALT SHINGLE ROOFING
5	DECORATIVE WOOD TRIM, PAINTED
6	WOOD DECK
7	METAL ROOF GUTTER, PREFINISHED
8	LOW SLOPE ROOFING SYSTEM

Legend to Exterior Colours

BLACK
- FIBERGLASS ROOF SHINGLES
- LOW SLOPE ROOFING
- DOOR & WINDOW FRAMES

"SMOKY"
(CLOVERDALE #CA032)
- CEMENTITIOUS LAP SIDING

"UNIVERSAL WHITE"
(CLOVERDALE #CA032)
- EXTERIOR TRIM

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Elevations

Date	2019-10-07 3:13:05 PM
Drawn by	TK
Checked by	CL

A3.02

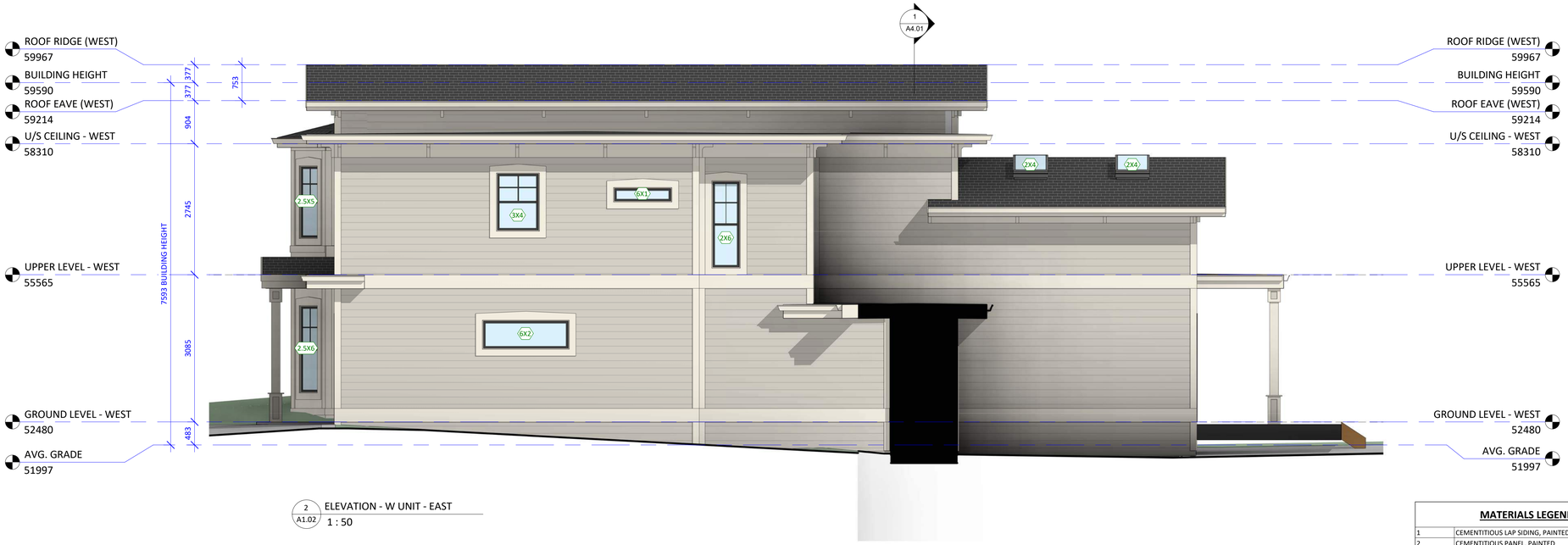
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1 A1.02 ELEVATION - E UNIT - WEST

1 : 50



2 A1.02 ELEVATION - W UNIT - EAST

1 : 50

MATERIALS LEGEND

1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS PANEL, PAINTED
3	CEMENTITIOUS TRIM, PAINTED
4	ASPHALT SHINGLE ROOFING
5	DECORATIVE WOOD TRIM, PAINTED
6	WOOD DECK
7	METAL ROOF GUTTER, PREFINISHED
8	LOW SLOPE ROOFING SYSTEM

Legend to Exterior Colours

BLACK
- FIBERGLASS ROOF SHINGLES
- LOW SLOPE ROOFING
- DOOR & WINDOW FRAMES

"SMOKY"
(CLOVERDALE #CA032)
- CEMENTITIOUS LAP SIDING

"UNIVERSAL WHITE"
(CLOVERDALE #CA032)
- EXTERIOR TRIM

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Elevations

Date	2019-10-07 3:13:19 PM
Drawn by	TK
Checked by	CL

A3.03

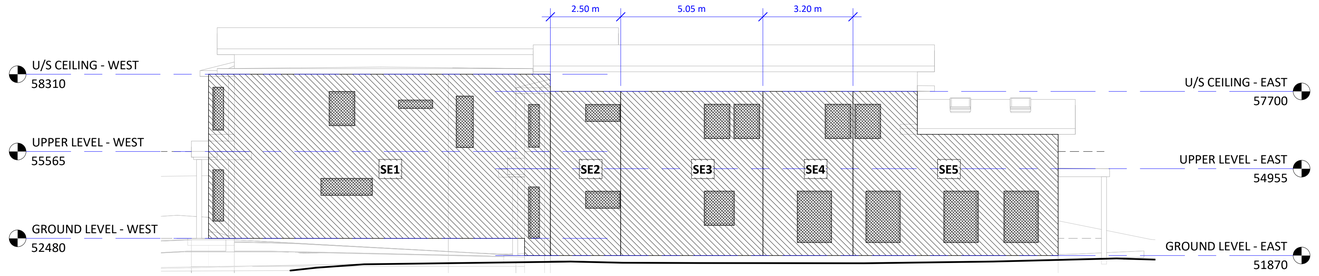
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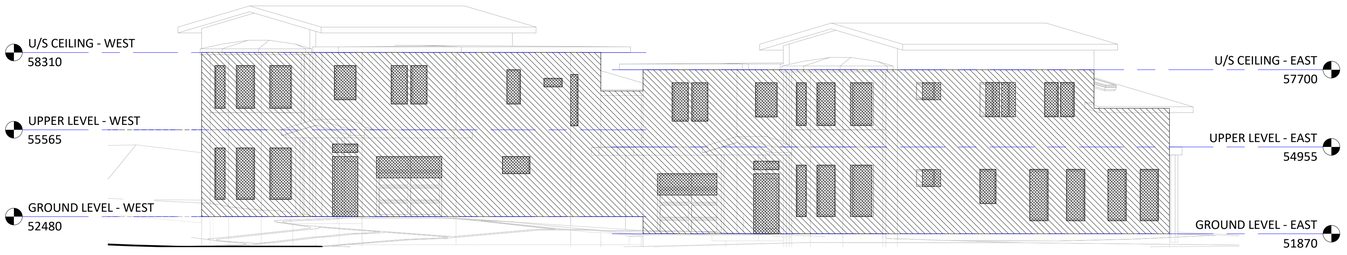
Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS

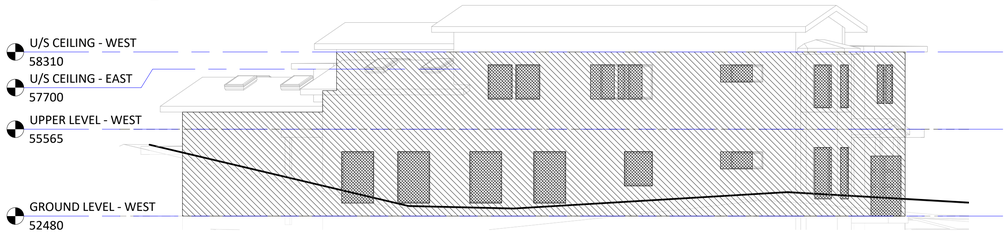
NO.	ITEM	DESCRIPTION														REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION & CONSTRUCTION OF EXPOSING BUILDING FACE	LOCATION	WALL AREA		LIMITING DISTANCE		MAXIMUM GLAZING		PROPOSED GLAZING		WALL F.R.R.		WALL NON-COMB.	CLADDING NON-COMB.	[1] AT SOUTHEAST ELEVATION, ARBITRARY WALL DIVISION METHOD USED TO DEMONSTRATE COMPLIANCE; SEE BCBC FIGURES A-9.10.15.4.(2)-B & -C.	9.10.15.4. & 9.10.15.5.
		SOUTHEAST:	**168.853**		**VARIES** [1]											
		SE (SE1):	**71.334**	m²	**3.586**	m	**11.17**	%	**8.79**	%	**1 HR**	hr	-	**REQUIRED**		
		SE (SE2):	**14.575**	m²	**3.170**	m	**10.34**	%	**10.21**	%	**1 HR**	hr	-	**REQUIRED**		
		SE (SE3):	**29.442**	m²	**4.010**	m	**12.04**	%	**12.02**	%	**1 HR**	hr	-	**REQUIRED**		
		SE (SE4):	**18.656**	m²	**5.708**	m	**17.98**	%	**17.98**	%	**1 HR**	hr	-	**REQUIRED**		
		SE (SE5):	**34.847**	m²	**6.785**	m	**22.53**	%	**22.42**	%	**3/4 HR**	hr	-	**REQUIRED**		
		SOUTH:	**194.767**	m²	**14.866**	m	**81.51**	%	**18.05**	%	**3/4 HR**	hr	-	-		
		WEST:	**138.340**	m²	**7.066**	m	**23.80**	%	**15.16**	%	**1 HR**	hr	-	**REQUIRED**		
		NORTH:	**198.388**	m²	**10.274**	m	**42.06**	%	**13.51**	%	**3/4 HR**	hr	-	**REQUIRED**		
		EAST:	**127.694**	m²	**4.995**	m	**15.48**	%	**14.64**	%	**1 HR**	hr	-	**REQUIRED**		



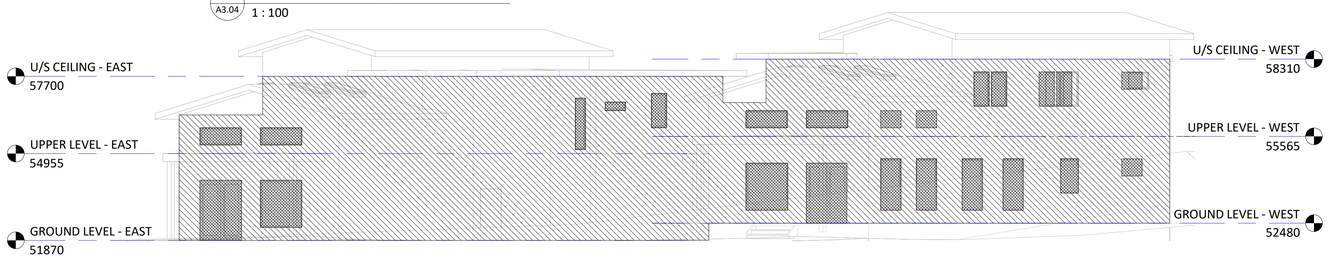
2 A3.04 SPATIAL SEPARATIONS ELEVATION - SOUTHEAST
1 : 100



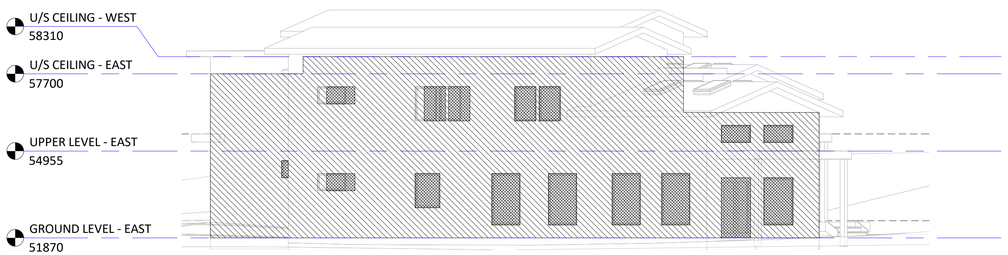
3 A3.04 SPATIAL SEPARATIONS ELEVATION - SOUTH
1 : 100



4 A3.04 SPATIAL SEPARATIONS ELEVATION - WEST
1 : 100



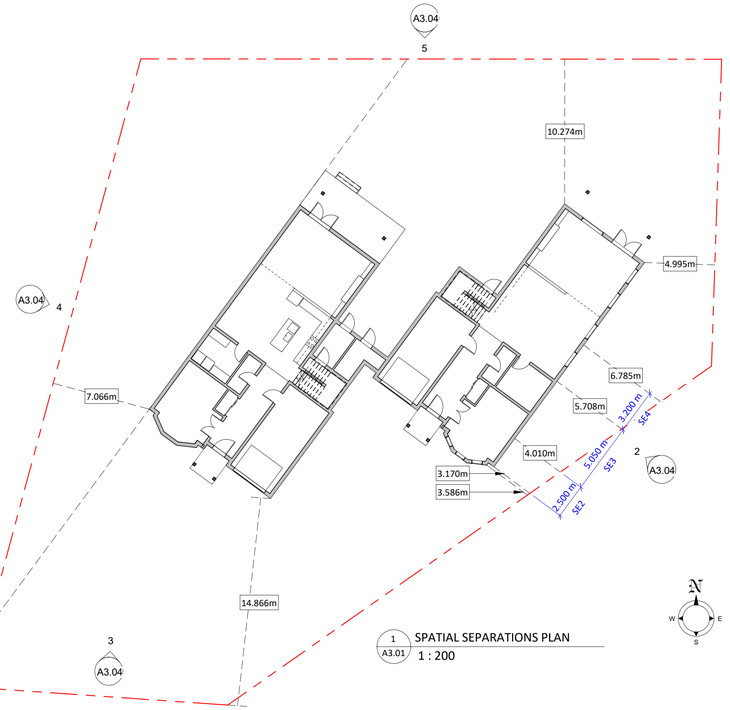
5 A3.04 SPATIAL SEPARATIONS ELEVATION - NORTH
1 : 100



6 A3.04 SPATIAL SEPARATIONS ELEVATION - EAST
1 : 100

Legend to Spatial Separation Elevations

- WALL AREA
- UNPROTECTED GLAZED OPENINGS



1 A3.01 SPATIAL SEPARATIONS PLAN
1 : 200

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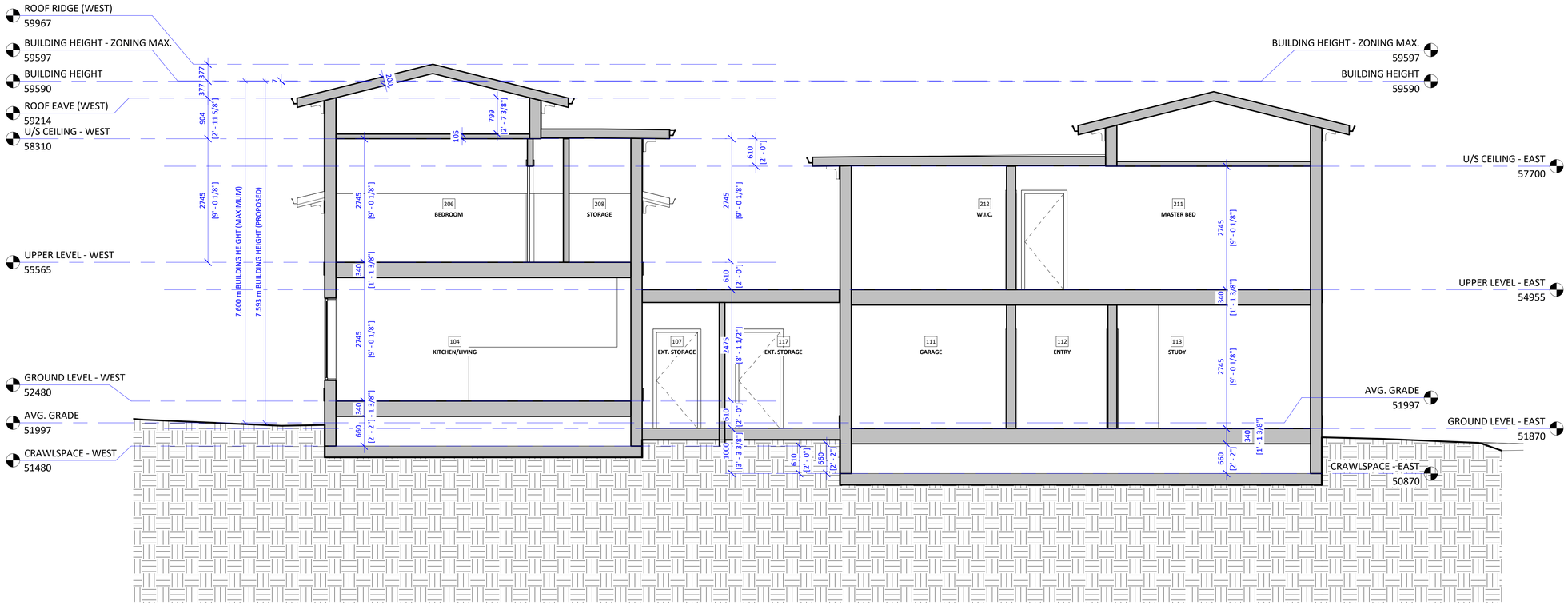
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Spatial Separations Analysis

Date	2019-10-07 3:14:31 PM
Drawn by	TK
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Scale	As indicated

A3.04

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1 / A1.02 BUILDING SECTION
1 : 50

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Building Section

Date	2019-10-07 3:13:27 PM
Drawn by	TK
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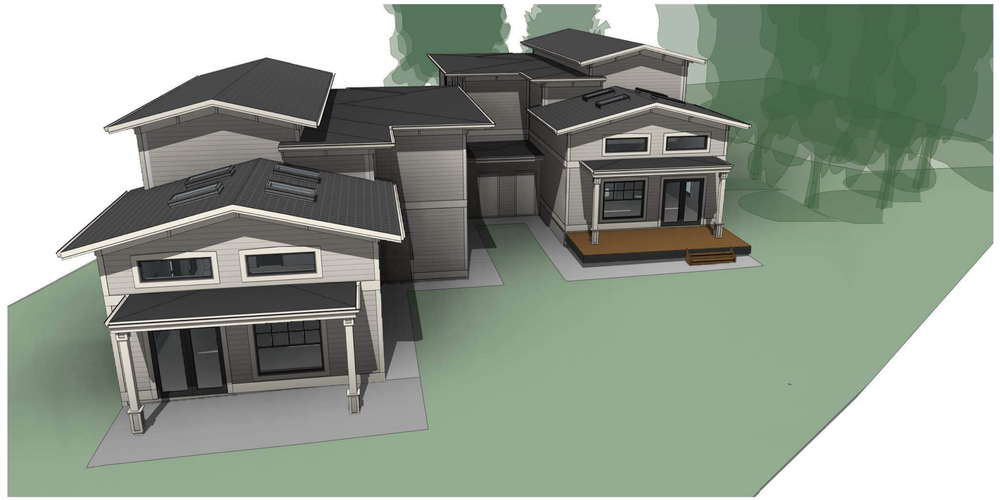
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3D Perspectives

Date	2019-10-07 3:13:51 PM
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A8.01

Scale

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