



1 FRONT PERSPECTIVE

2C

2B

2A



2 REAR PERSPECTIVE

PROJECT DIRECTORY

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STRUCTURAL
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VICTORIA BC V8A6V5
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DRAWING LIST

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A	DEVELOPMENT PERMIT	2019-03-07
B	DEVELOPMENT PERMIT	2019-09-05
C	DP RESUBMISSION	2020-01-02
D	DP RESUBMISSION #2	2020-05-20

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2020-05-20

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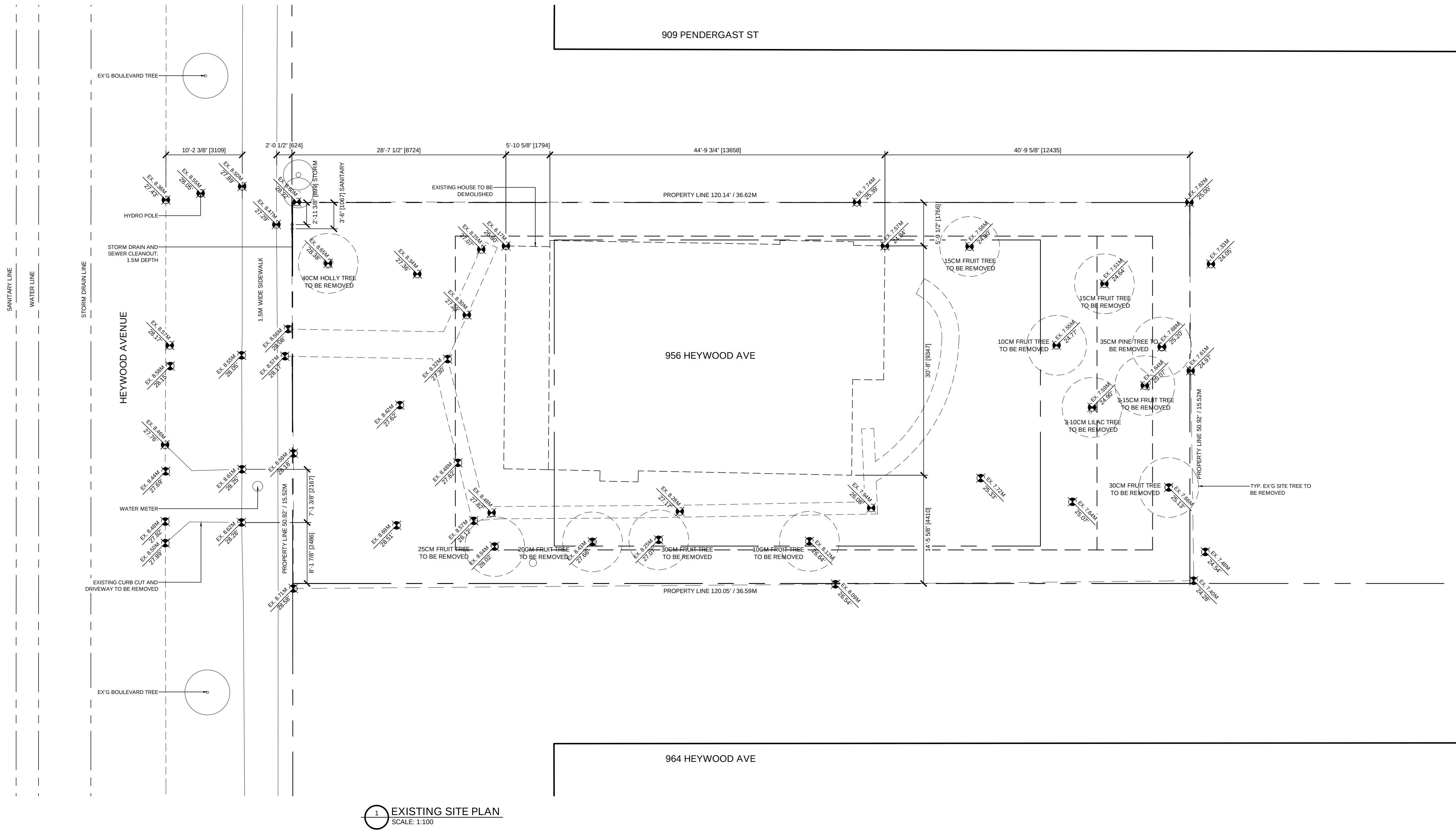
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A0.0

COVER PAGE



1 EXISTING SITE PLAN
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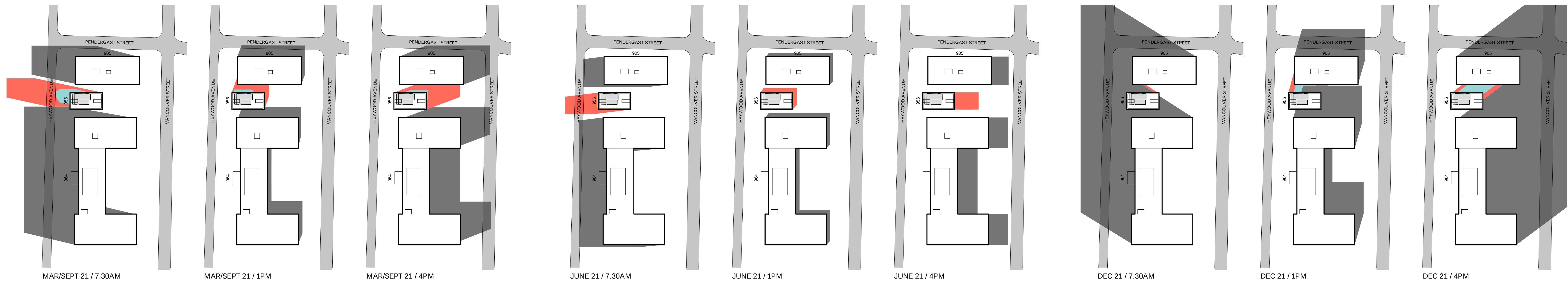
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EXISTING SITE PLAN



BUILDING SETBACKS			
	ALLOWED	PROPOSED	
FRONT YARD SETBACK	34.45' [10.50M]	21.75' [6.63M]	
REAR YARD SETBACK	19.69' [6.00M]	12.44' [3.79M]	
REAR YARD PARKING PROJECTION		5.00' [1.52M]	
SIDE YARD SETBACK	19.69' [6.00M]	4.50' [1.37M]	
RESIDENTIAL USE DETAILS			
NO. OF UNITS	6		
GROUND ORIENTED UNITS	0		
UNIT AREAS	SECOND LEVEL (201) / 2 BEDROOM	1,121.37 SF [104.18 SM]	
"MEASURED FROM INT. FACE OF EXT. WALLS."	SECOND LEVEL (202) / 2 BEDROOM	1,121.37 SF [104.18 SM]	
	THIRD LEVEL (301) / 2 BEDROOM	1,121.37 SF [104.18 SM]	
	THIRD LEVEL (302) / 2 BEDROOM	1,121.37 SF [104.18 SM]	
	FOURTH LEVEL (401) / 2 BEDROOM	1,306.47 SF [121.38 SM]	
	FOURTH LEVEL (402) / 2 BEDROOM	1,306.47 SF [121.38 SM]	

PROPOSED SITE PLAN



1 SUN STUDY
SCALE: NTS

EXISTING SHADOW FROM NEIGHBOURS
EXISTING SHADOW FROM EXISTING BUILDING
NEW SHADOW FROM PROPOSED BUILDING



2 STREETSCAPE WEST ELEVATION
SCALE: NTS

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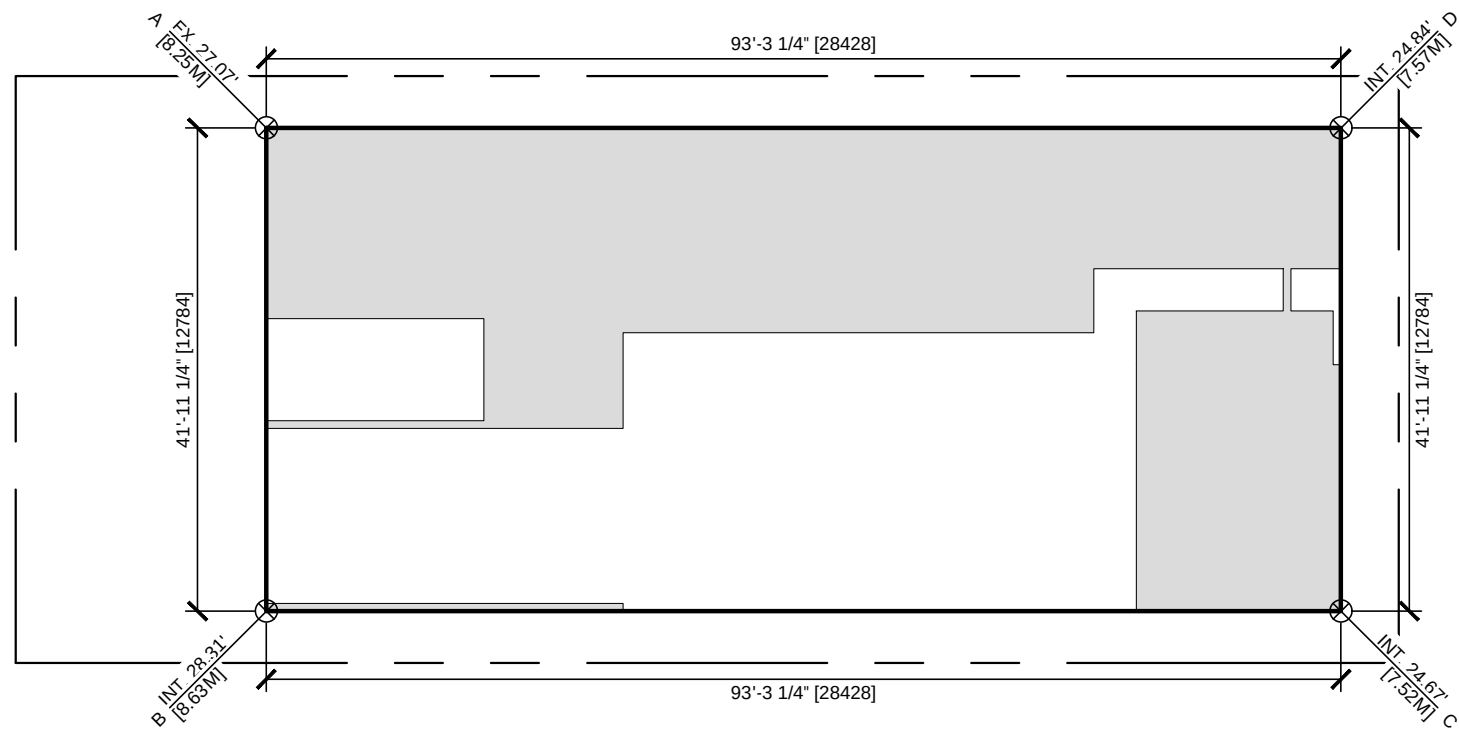
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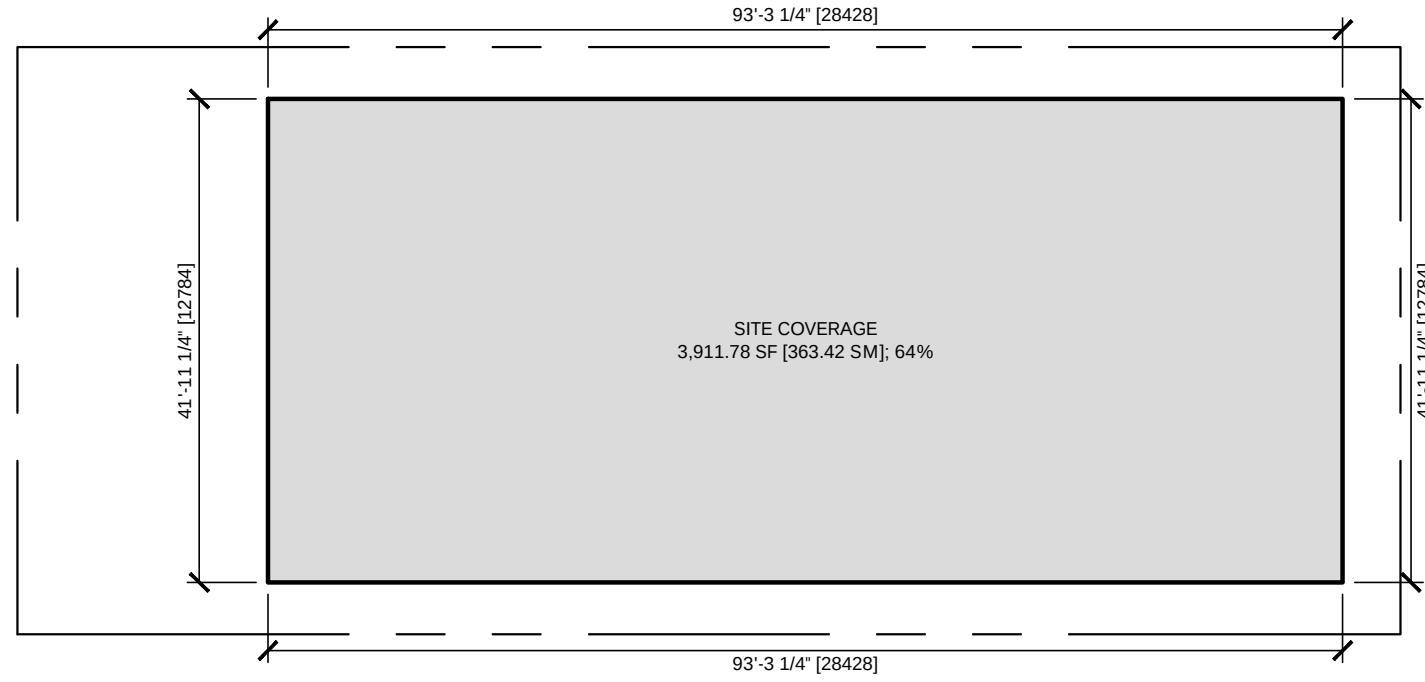
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SUN STUDY AND STREETSCAPE

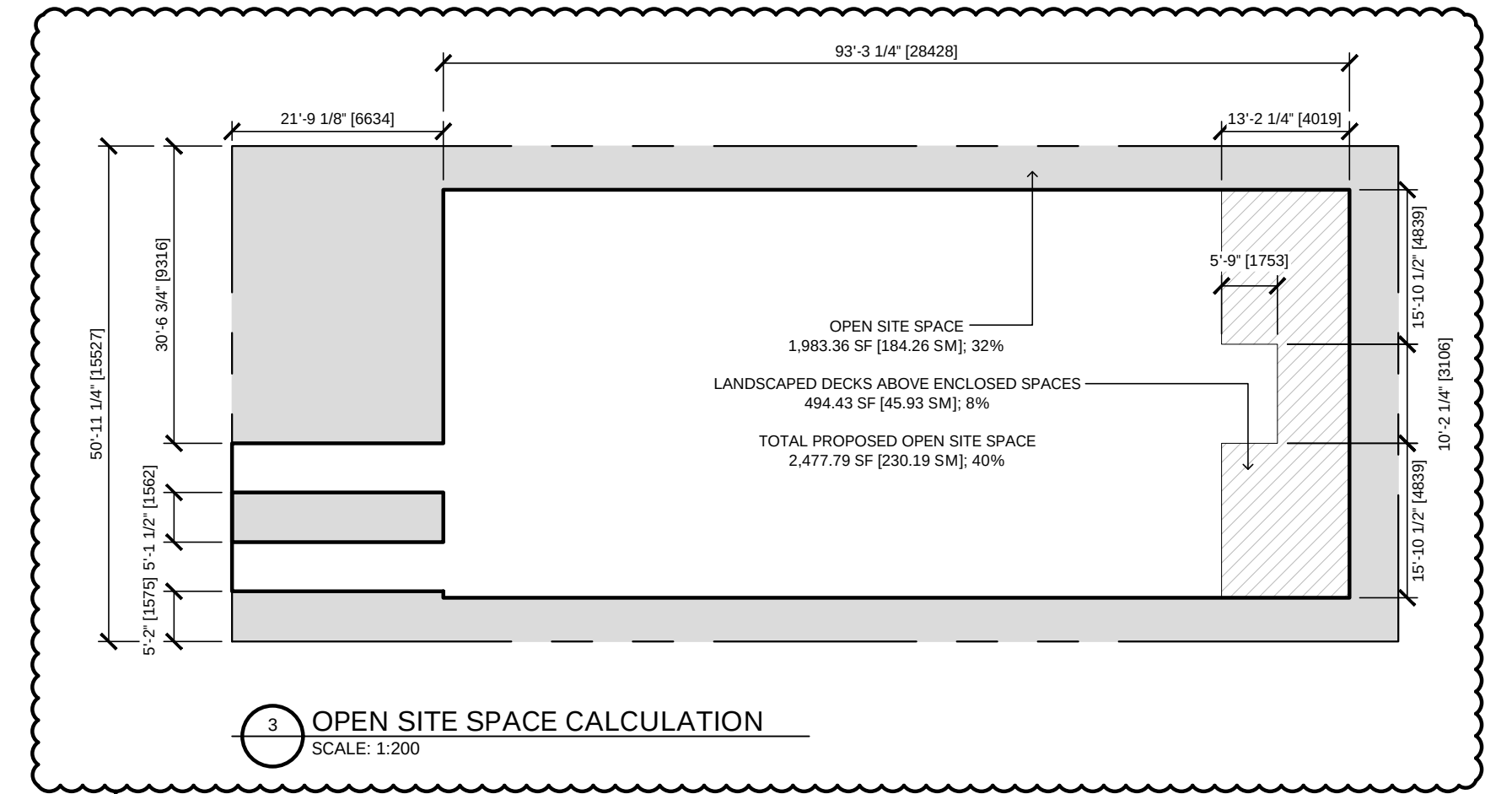


GRADE PTS	AVG GRADE OF PTS	DISTANCE BETWEEN PTS	TOTALS
AB	$(27.07' + 28.31') / 2$	X 41.94'	= 1,161.32'
BC	$(28.31' + 24.67') / 2$	X 93.27'	= 2,470.73'
CD	$(24.67' + 24.84') / 2$	X 41.94'	= 1,038.22'
DA	$(24.84' + 27.07') / 2$	X 93.27'	= 2,420.82'
TOTAL ELEVATION			= 7,091.09'
TOTAL PERIMETER			= 270.42'
AVERAGE GRADE			= 26.22' [7.99M]

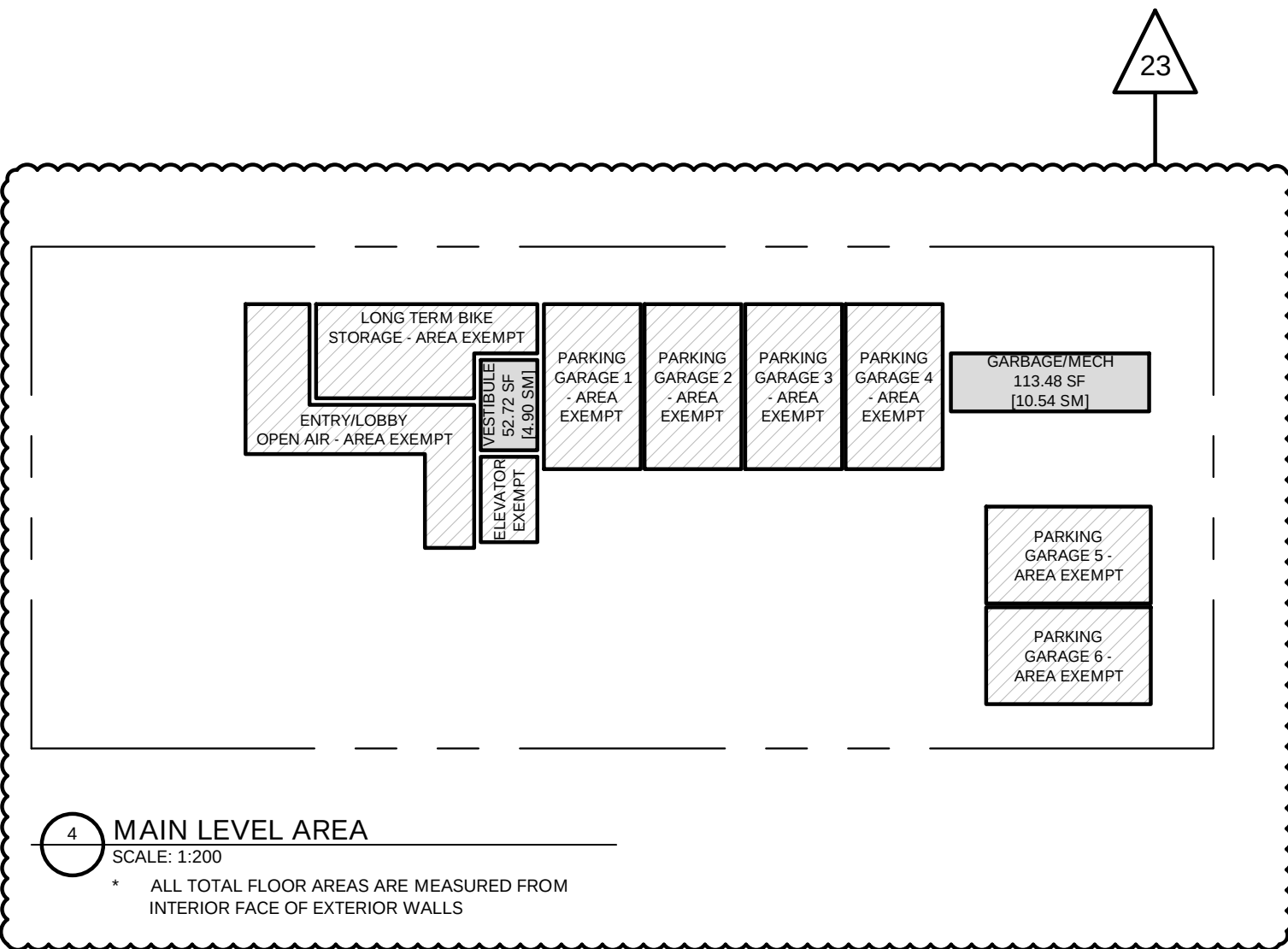
1 AVERAGE GRADE CALCULATION
SCALE: 1:200



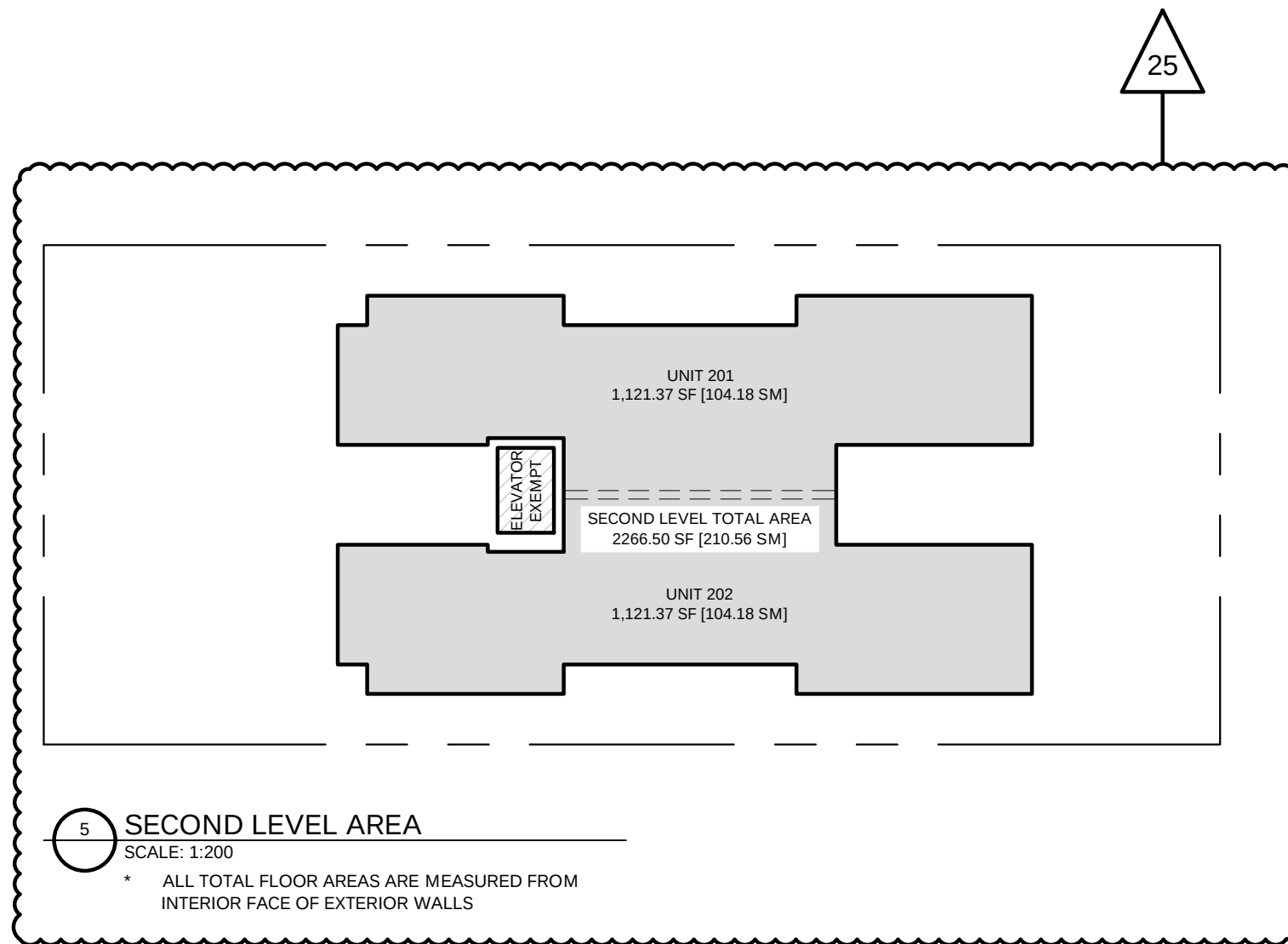
2 SITE COVERAGE CALCULATION
SCALE: 1:200



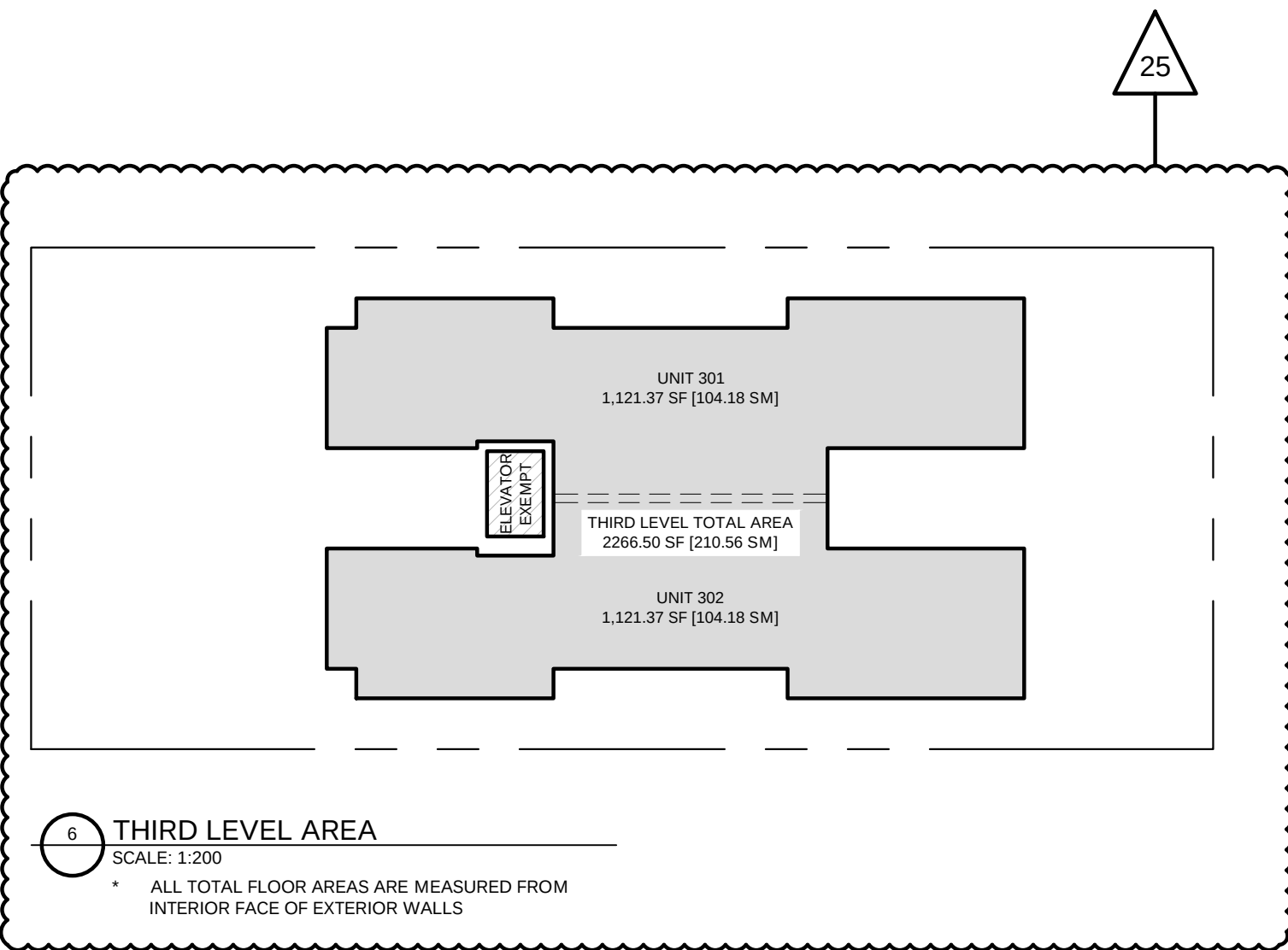
3 OPEN SITE SPACE CALCULATION
SCALE: 1:200



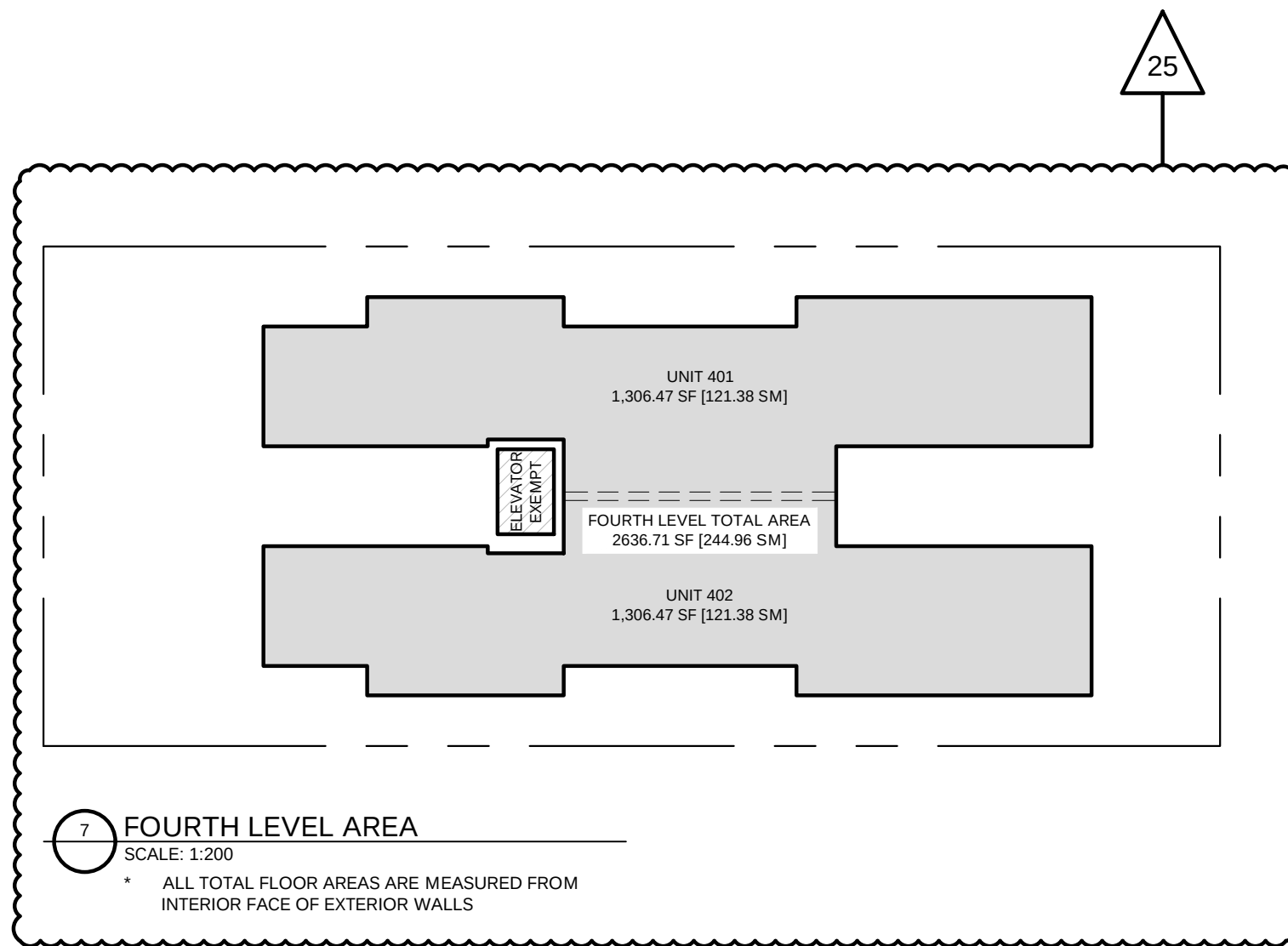
4 MAIN LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS



5 SECOND LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS



6 THIRD LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS



7 FOURTH LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS

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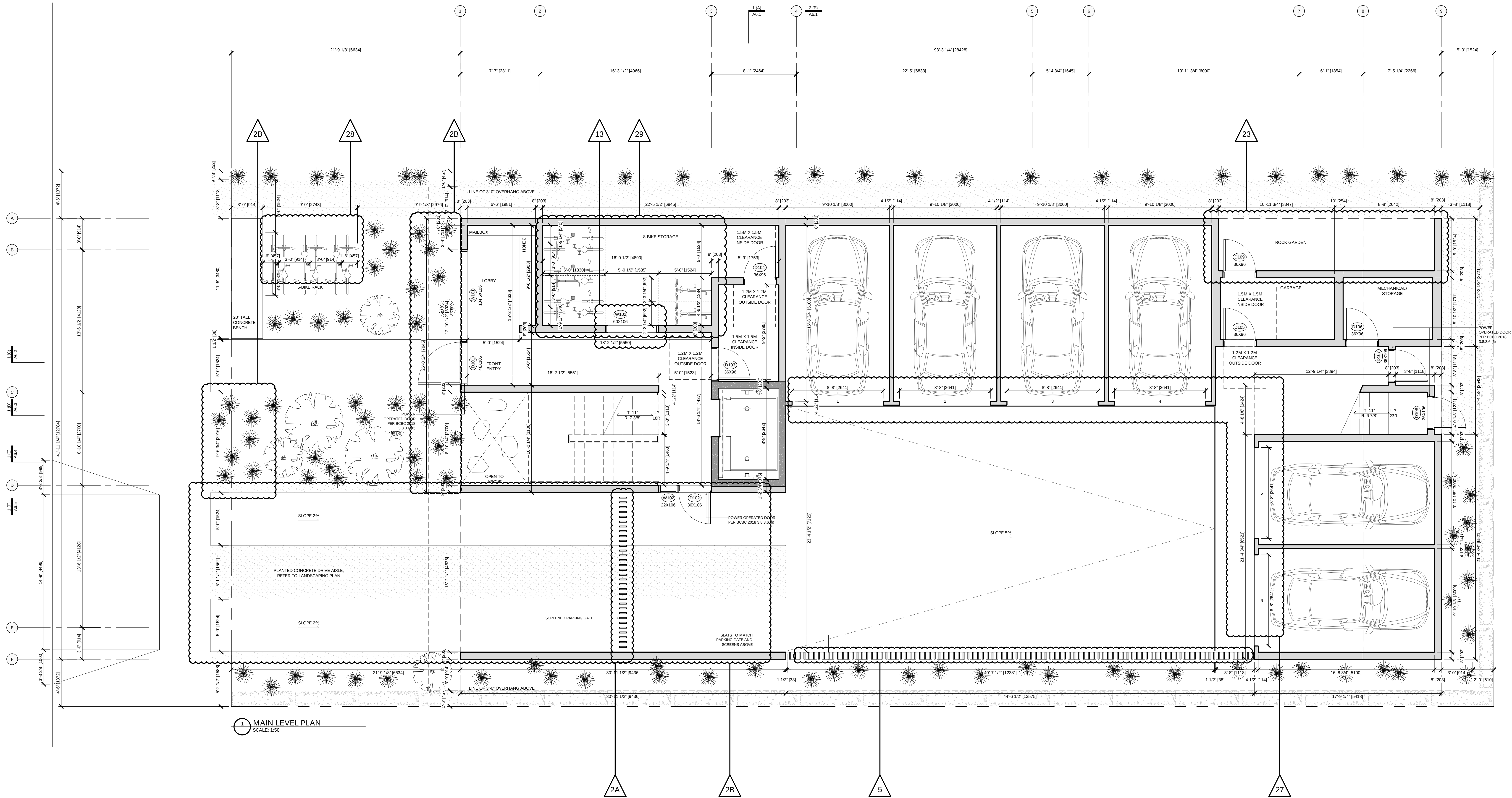
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A0.4

AREA CALCULATIONS



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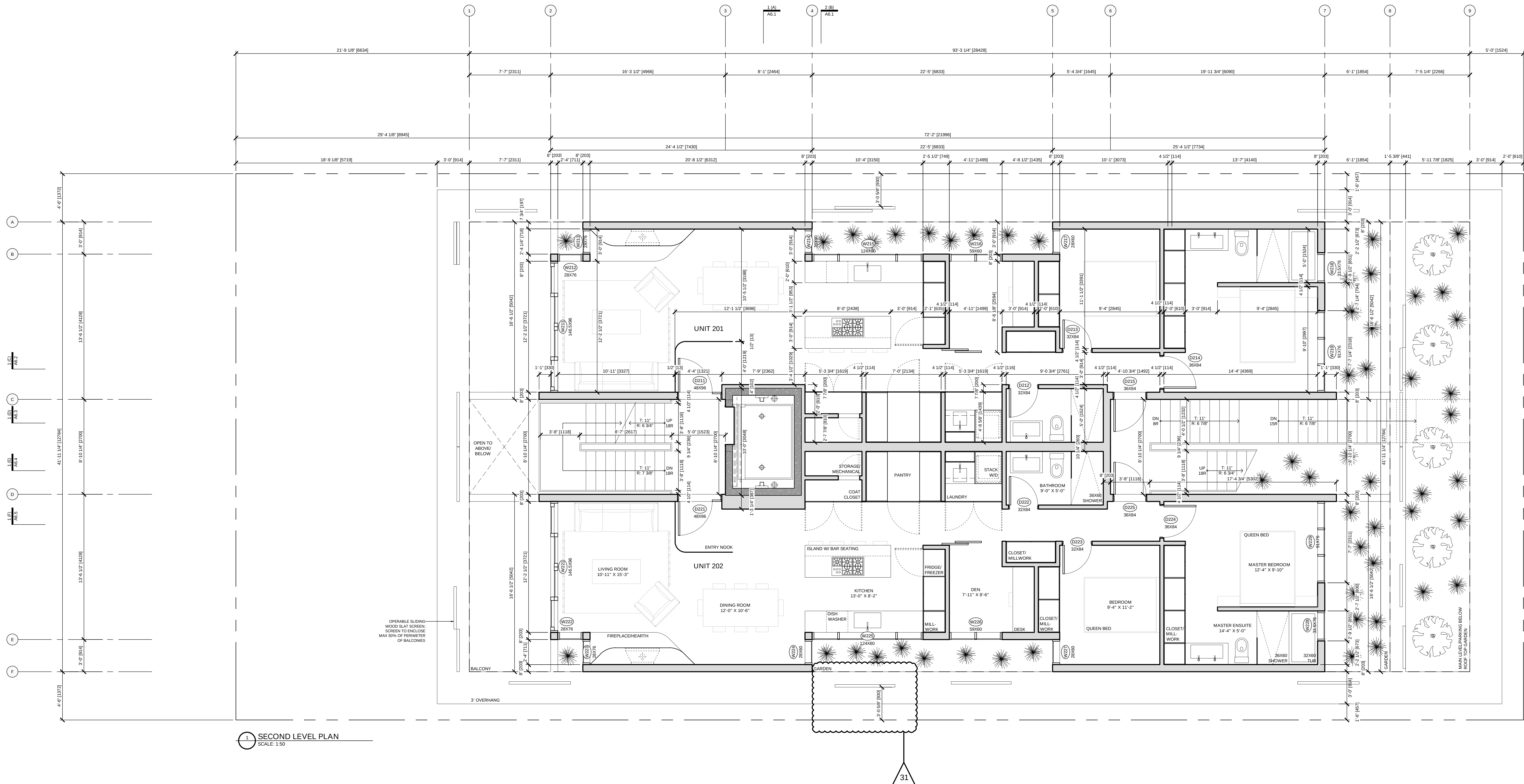
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A2.1

MAIN LEVEL PLAN



1 SECOND LEVEL PLAN
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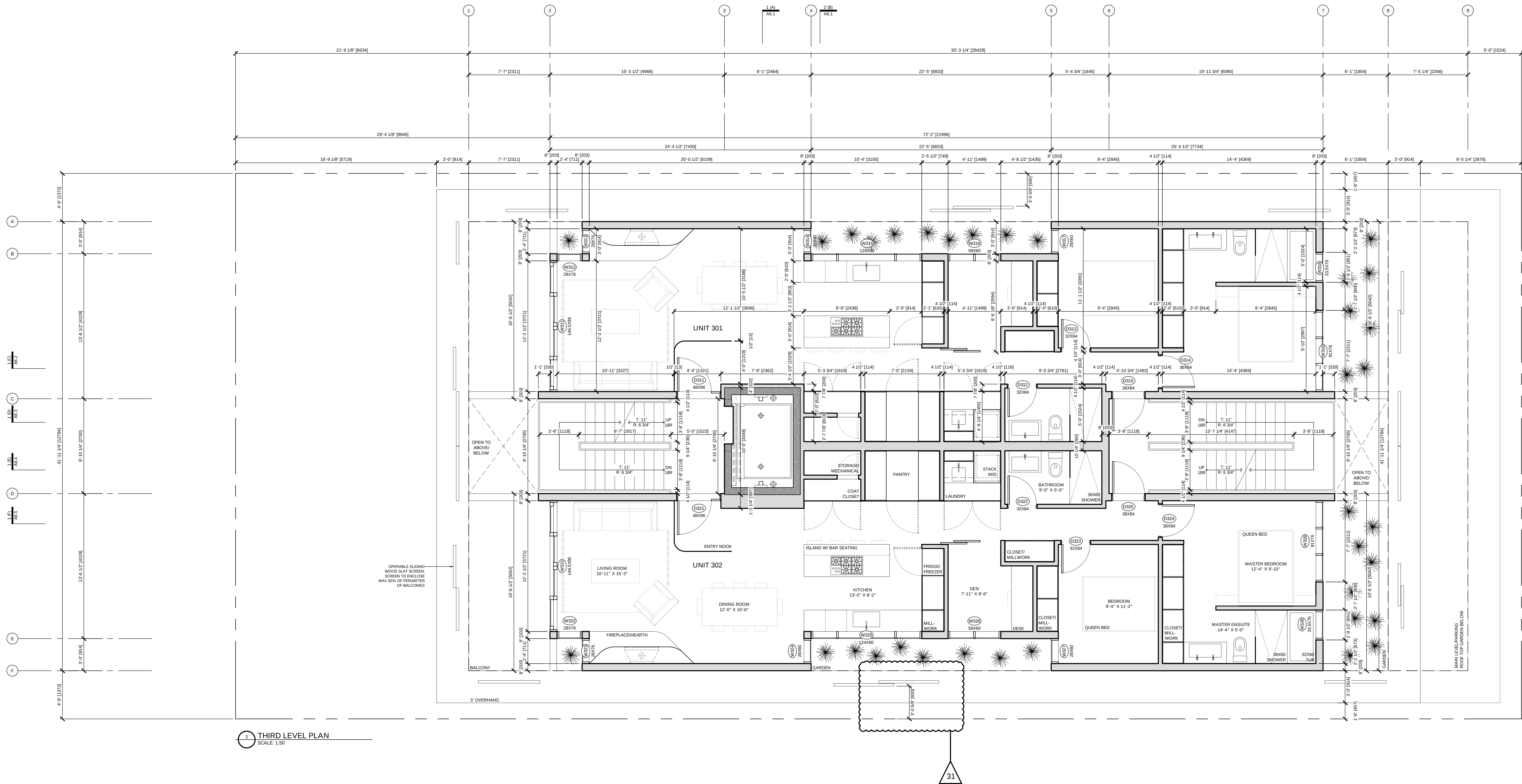
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A2.2

SECOND LEVEL PLAN



1 THIRD LEVEL PLAN
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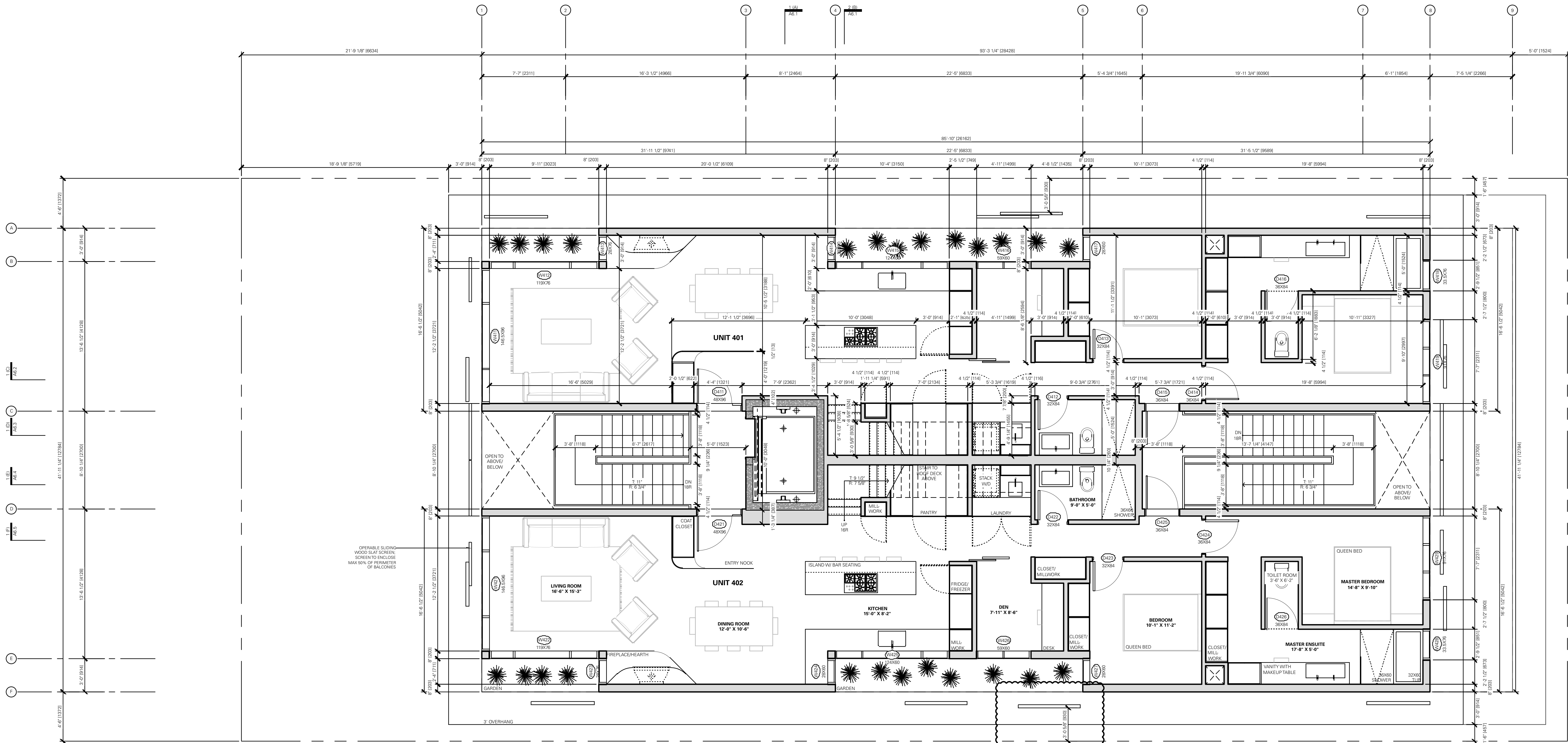
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A2.3

THIRD LEVEL PLAN



FOURTH LEVEL PLAN
SCALE: 1:50

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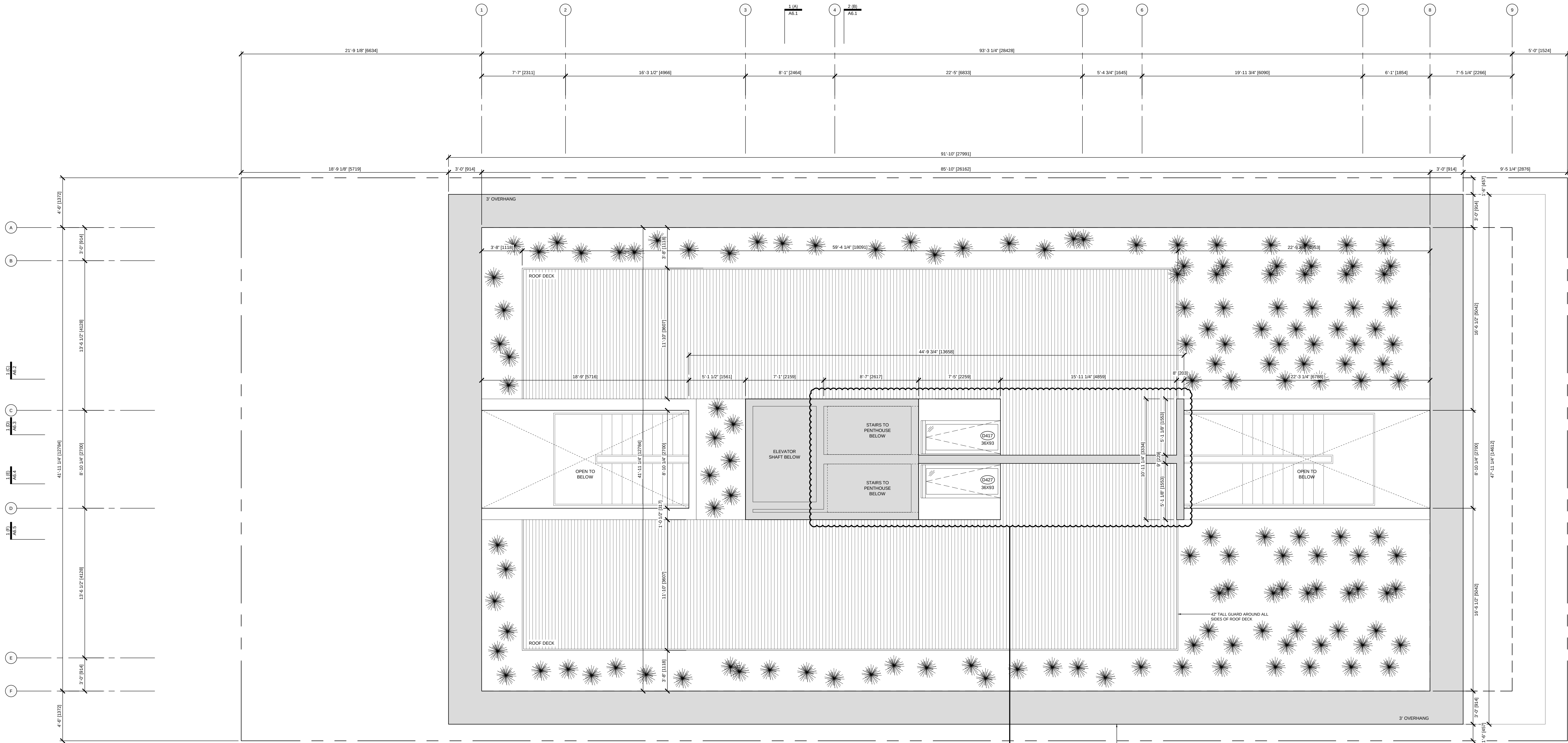
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A2.4

FOURTH LEVEL PLAN



1 ROOF LEVEL PLAN
SCALE: 1:50

26

ROOF OVERHANG AND SOFFIT
CLAD IN NONCOMBUSTIBLE
38 SHEET STEEL CLADDING
OR SIM PER BCBC 2018, TYP.

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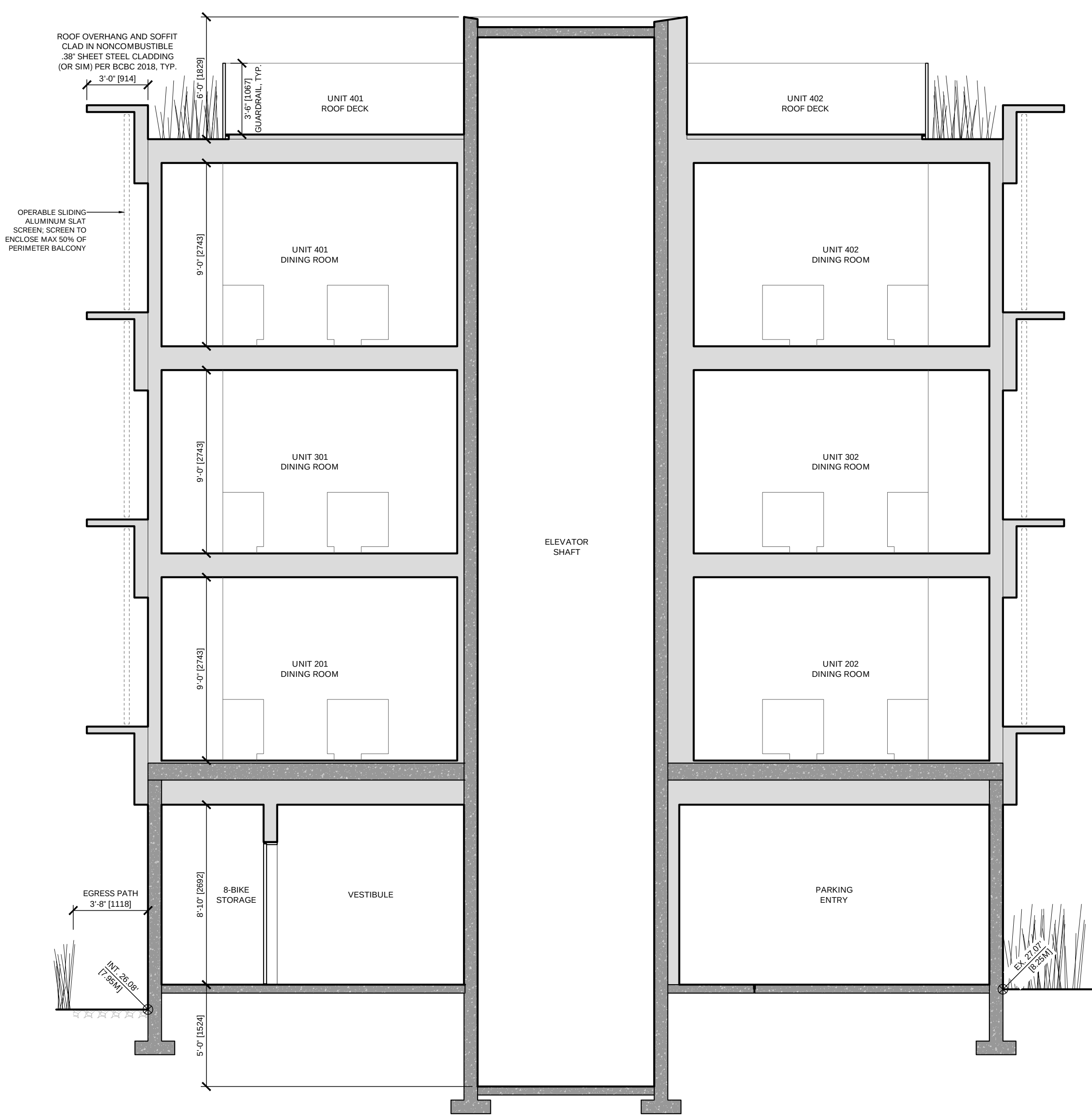
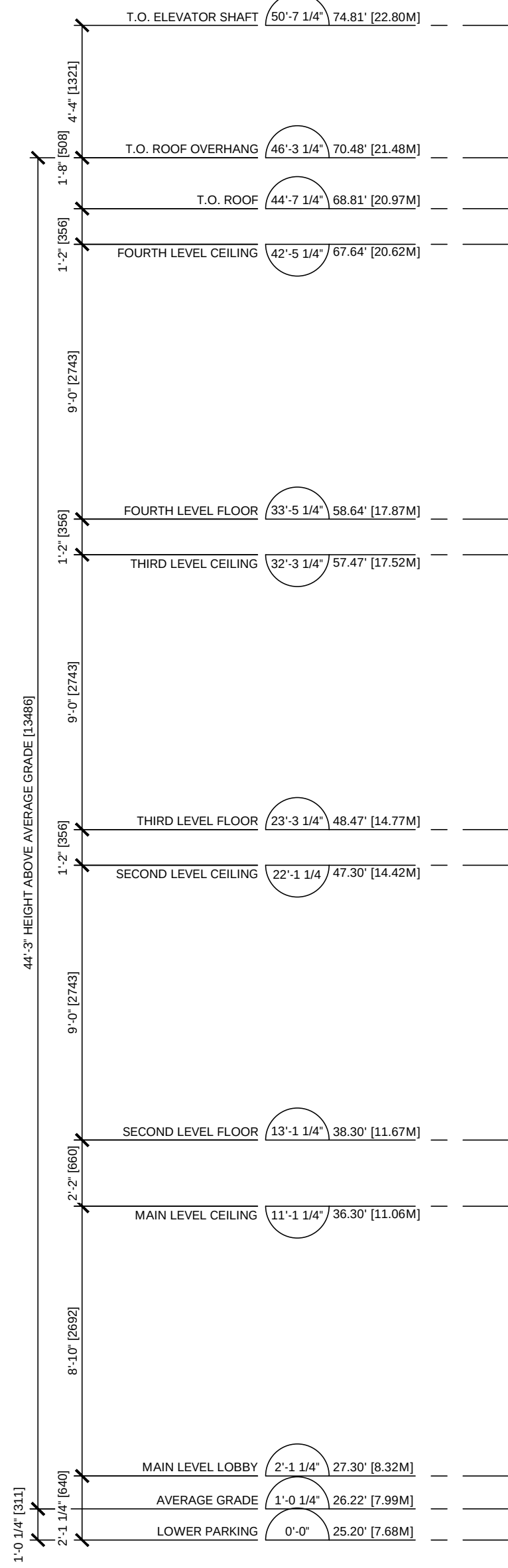
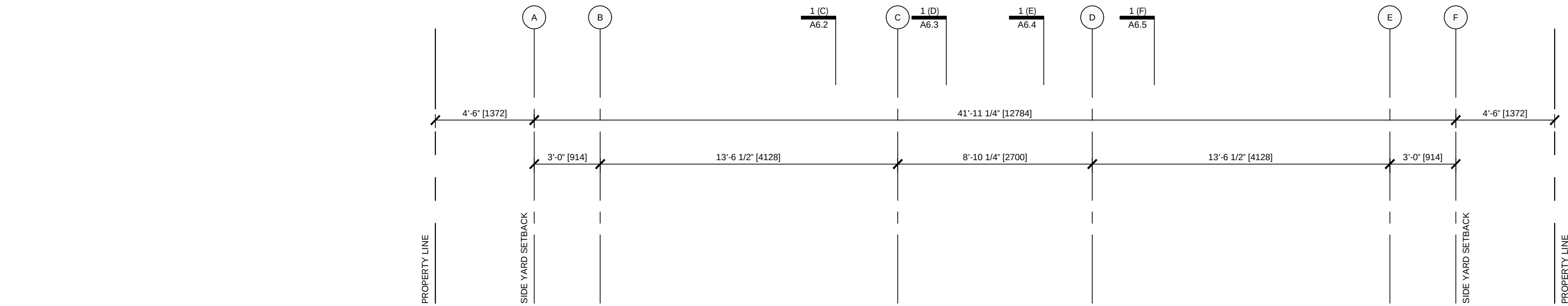
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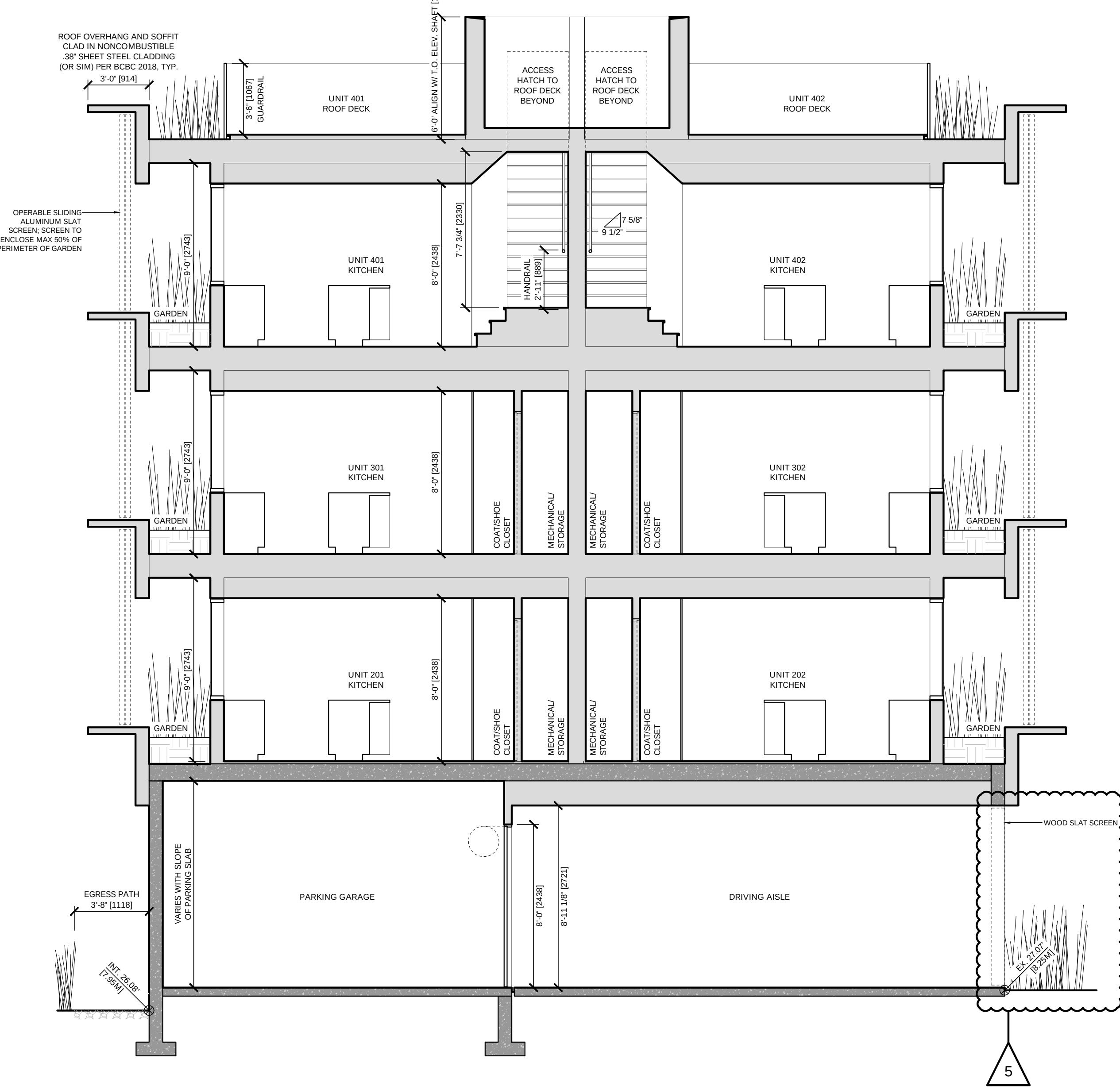
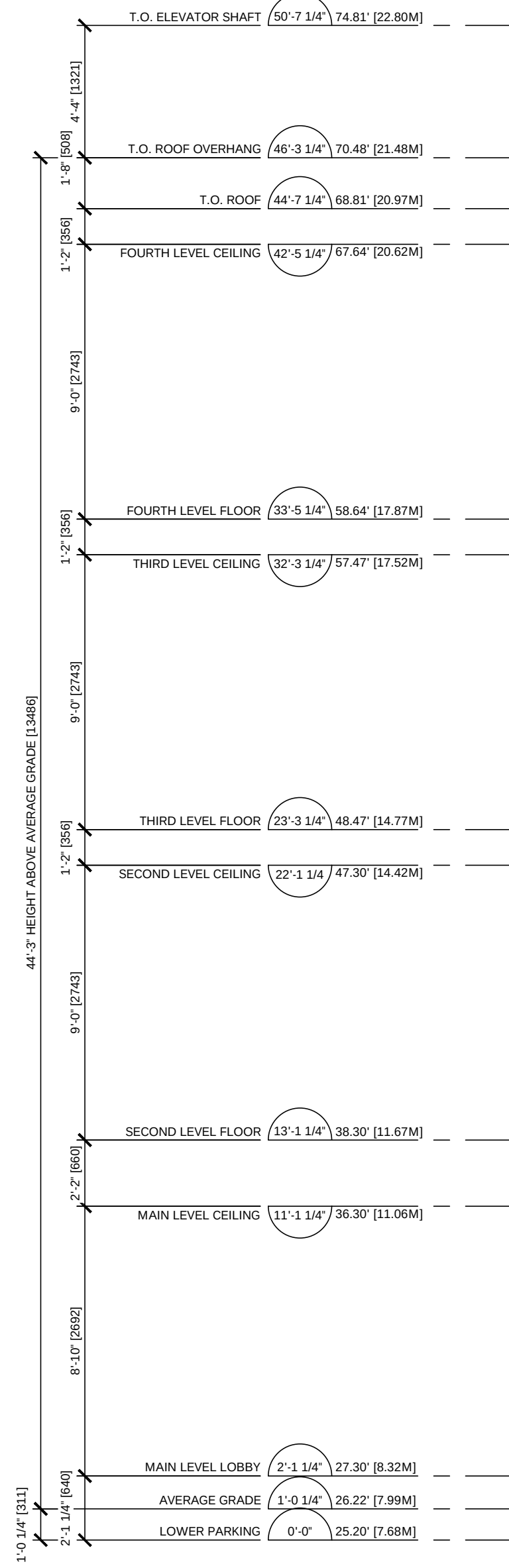
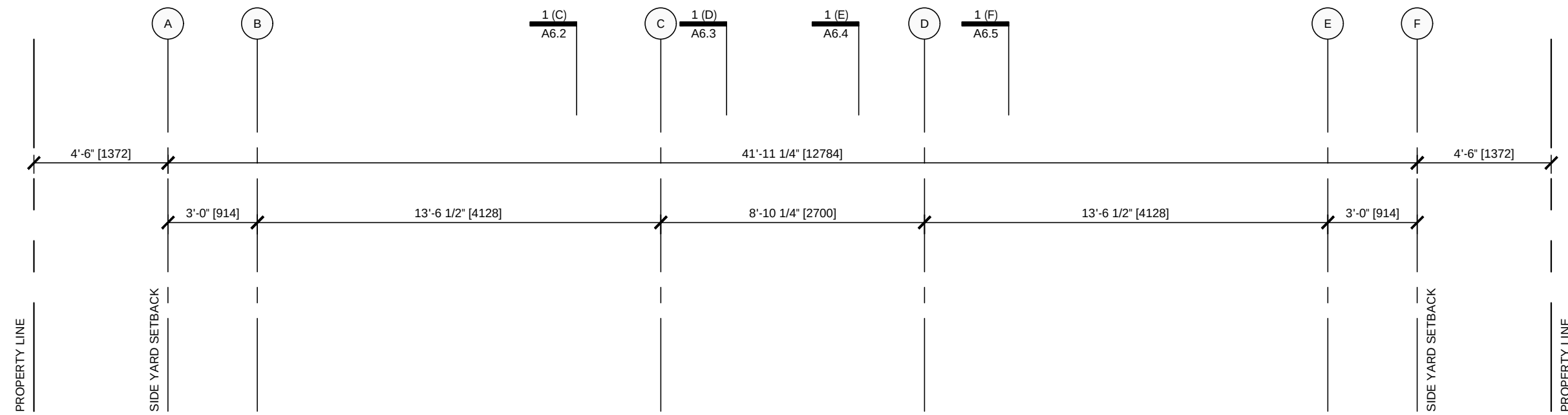
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A2.5

ROOF LEVEL PLAN



1 SECTION AA
SCALE: 1/50



2 SECTION BB
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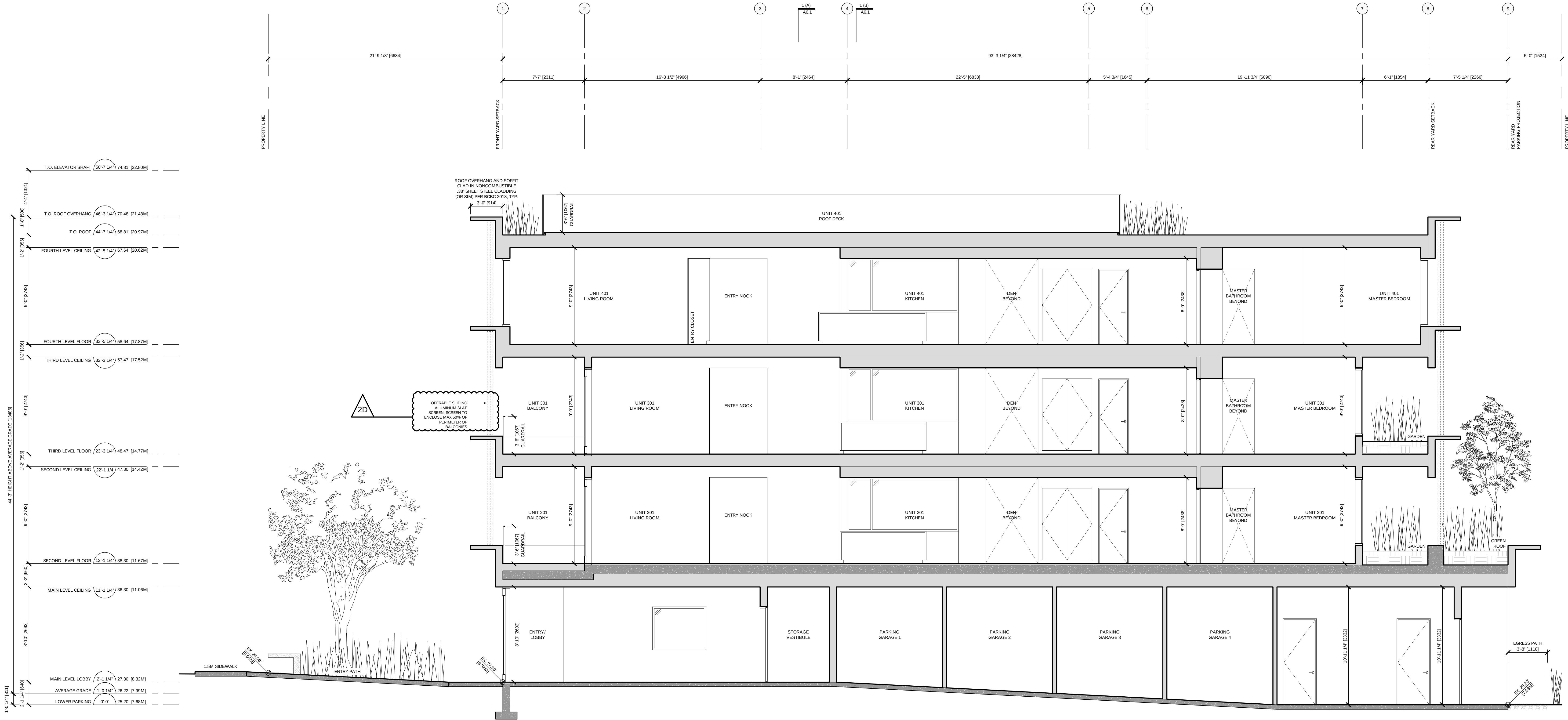
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SECTION



1 SECTION CC
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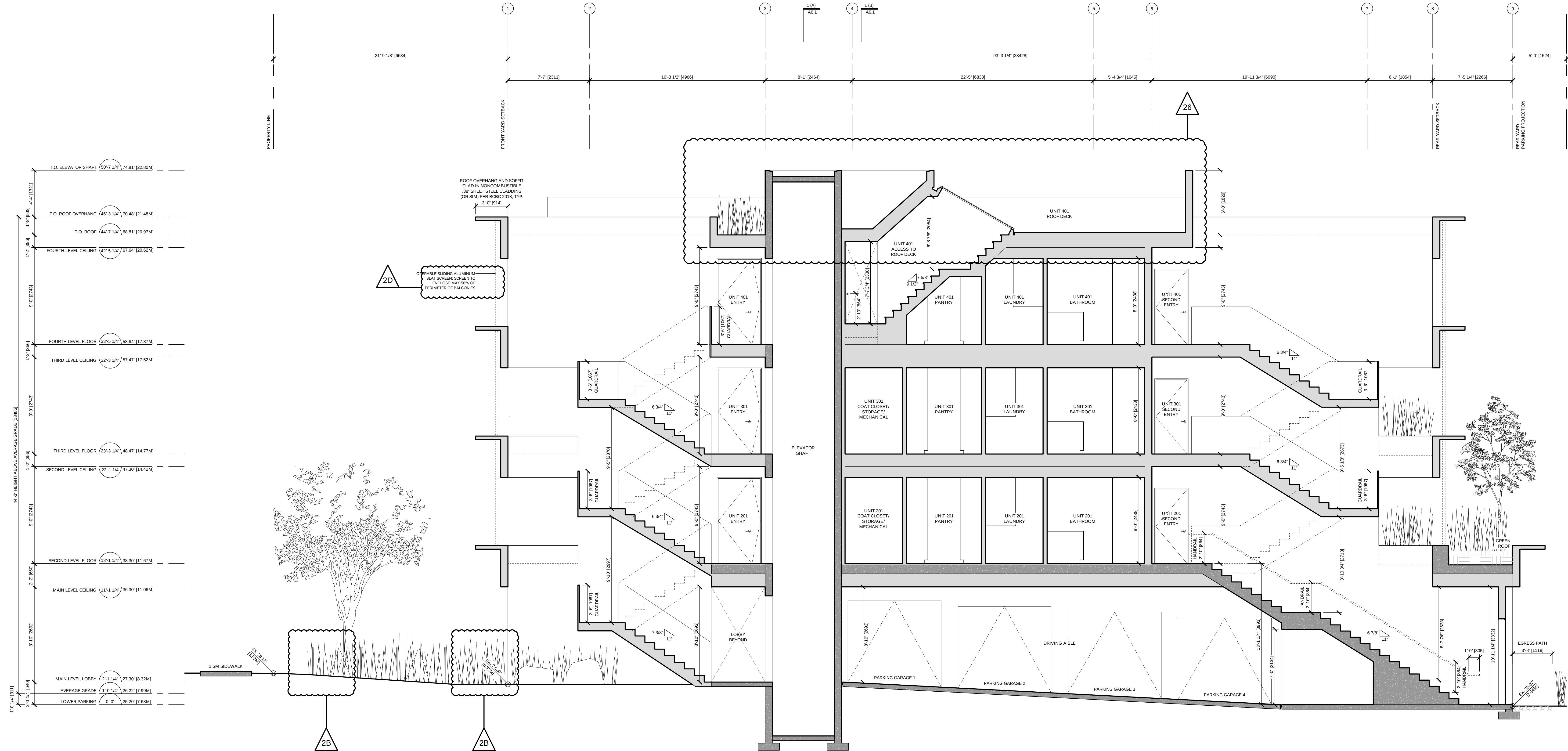
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A6.2

SECTION



1 SECTION DD
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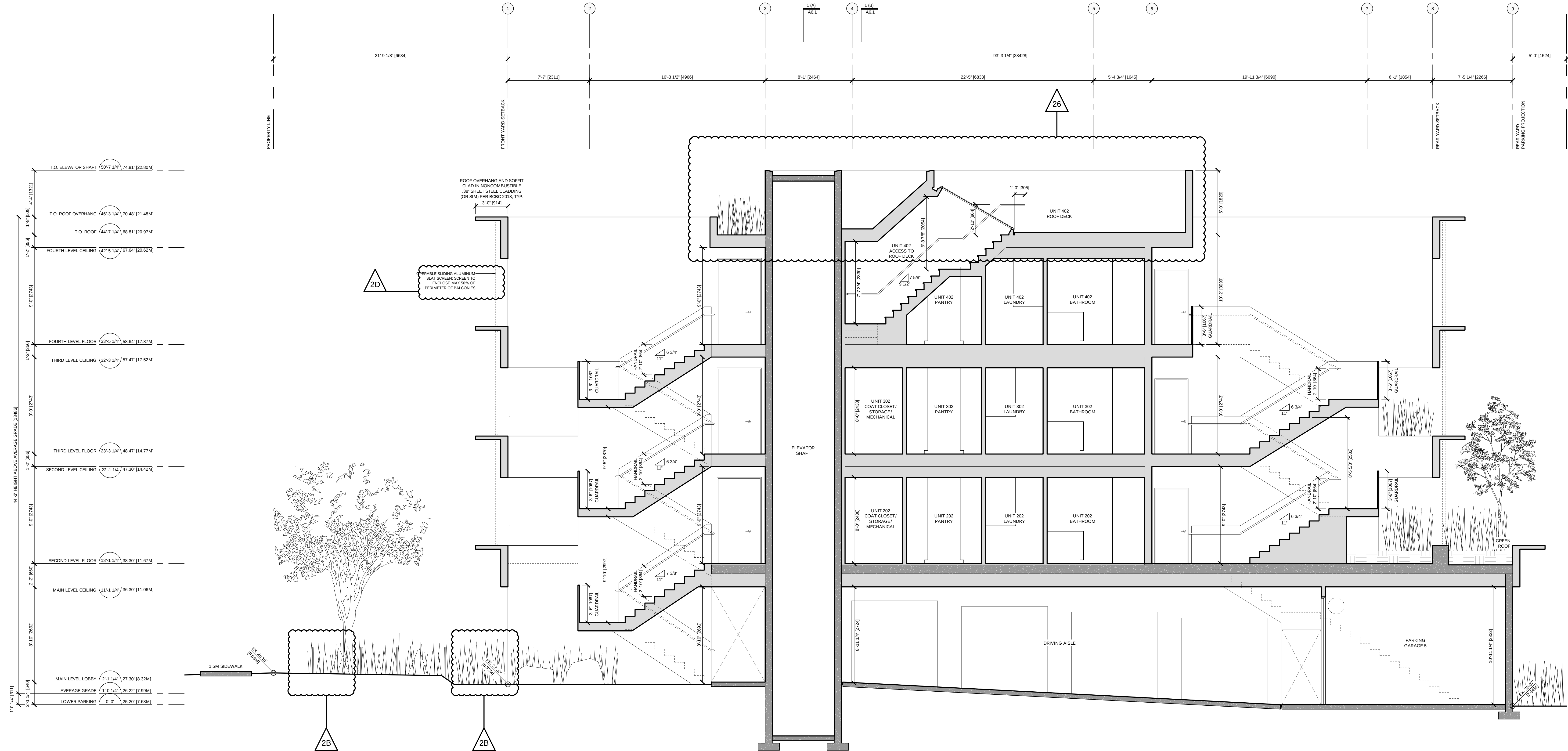
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A6.3

SECTION



SECTION EE
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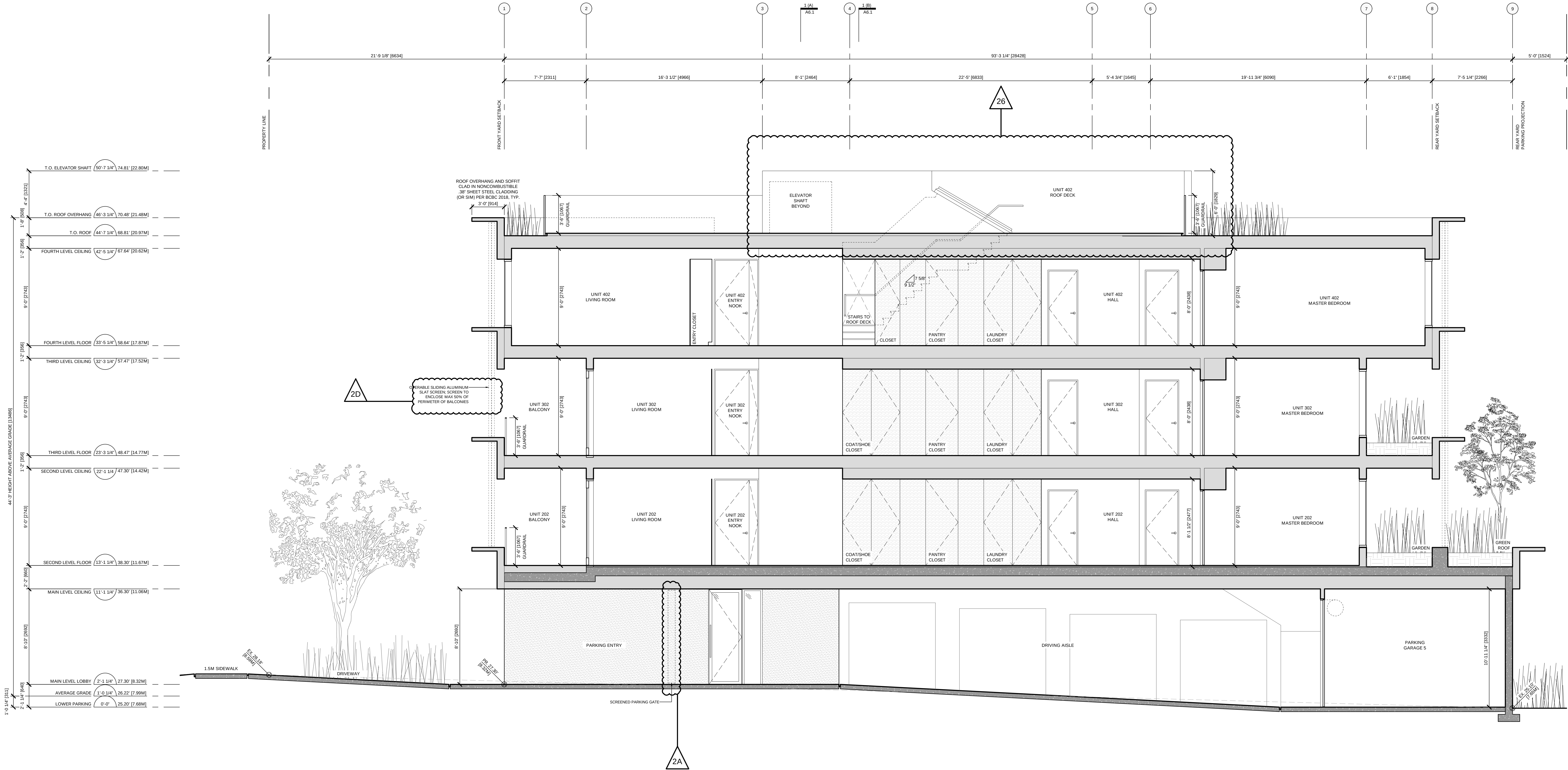
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A6.4

SECTION



SECTION FF
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ISSUES:

A DEVELOPMENT PERMIT
B DEVELOPMENT PERMIT
C DP RESUBMISSION
D DP RESUBMISSION #2

2019-03-07
2019-09-05
2020-01-02
2020-05-20

SCALE:

1/50

DATE:

2020-05-25

DRAWN:

JN

CHECKED:

DJ

REVISION:

2

ISSUE:

D

CONSULTANT:

-

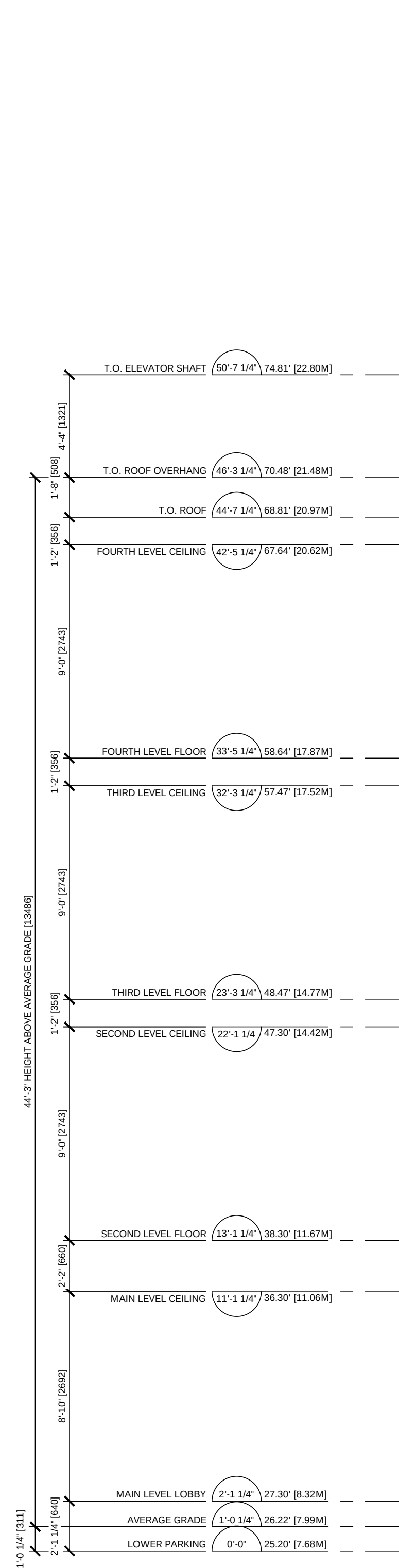
HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A6.5

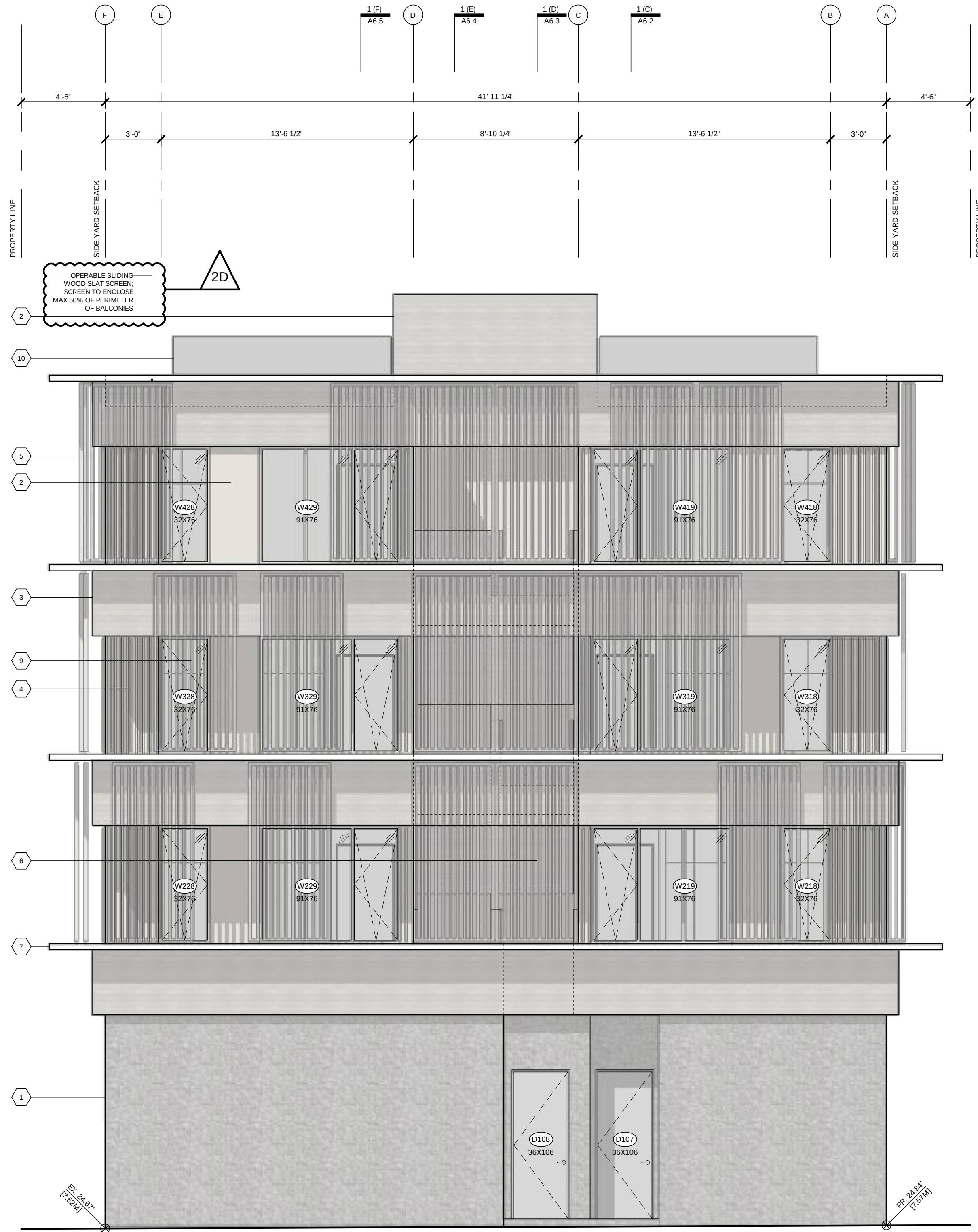
SECTION



1 WEST ELEVATION
SCALE: 1:50



2 EAST ELEVATION
SCALE: 1:50



3			
MATERIALS			
1	EXPOSED CONCRETE WITH ARCHITECTURAL QUALITY FINISH	6	WOOD STAIRS, FINISHED TO MATCH MATERIAL #2
2	PRE-FINISHED ALUM. PANEL SYSTEM, BEIGE FINISH	7	SOFFITS AND OVERHANGS CLADDED IN NON-COMBUSTIBLE SHEET STEEL, PAINTED WHITE
3	HORIZONTAL FIRE RETARDANT TREATED WOOD SIDING, STAINED TO MATCH MATERIAL #2	8	METAL FLASHING, COLOUR TO MATCH MATERIAL #2
4	VERTICAL WOOD SLATS, STAINED TO MATCH MATERIAL #2	9	ALUMINUM WINDOWS AND SLIDERS, COLOUR TO MATCH MATERIAL #2
5	OPERABLE ALUMINUM SCREEN, FINISHED TO MATCH MATERIAL #2	10	METAL SPINDLE GUARDRAIL

D'Arcy Jones Architects Inc

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ISSUES:

A	DEVELOPMENT PERMIT	2019-03-07
B	DEVELOPMENT PERMIT	2019-08-05
C	DP RESUBMISSION #2	2020-01-02
D	DP RESUBMISSION #2	2020-05-20

SCALE:

1:50
DATE:
2020-05-20

DRAWN:

JN

CHECKED:

DJ

REVISION:

2

ISSUE:

D

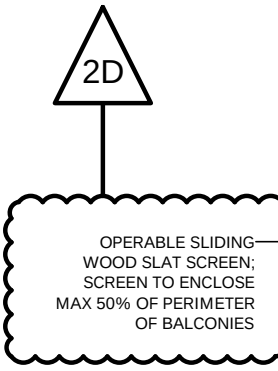
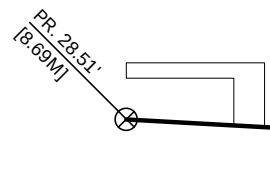
CONSULTANT:

-

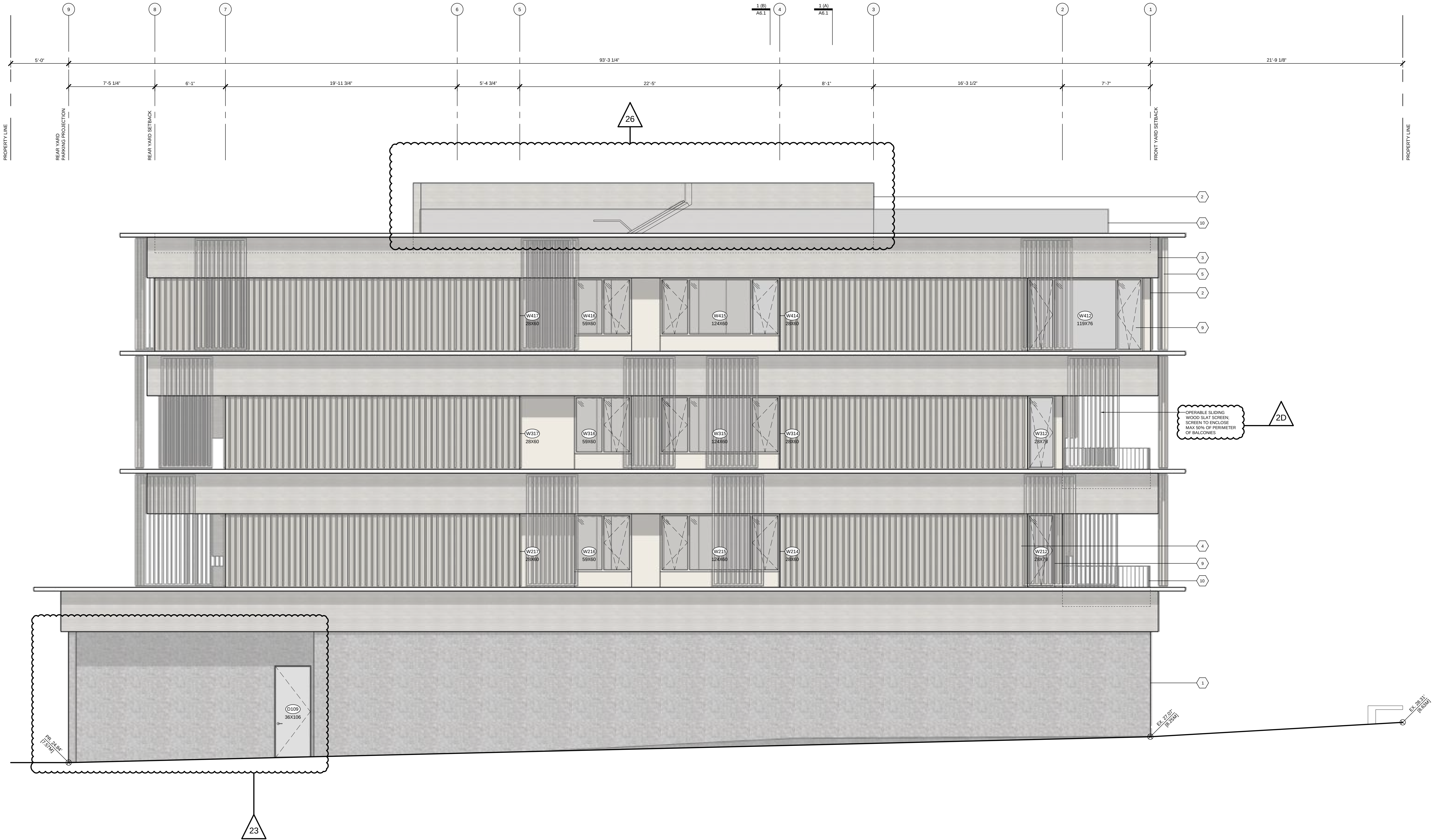
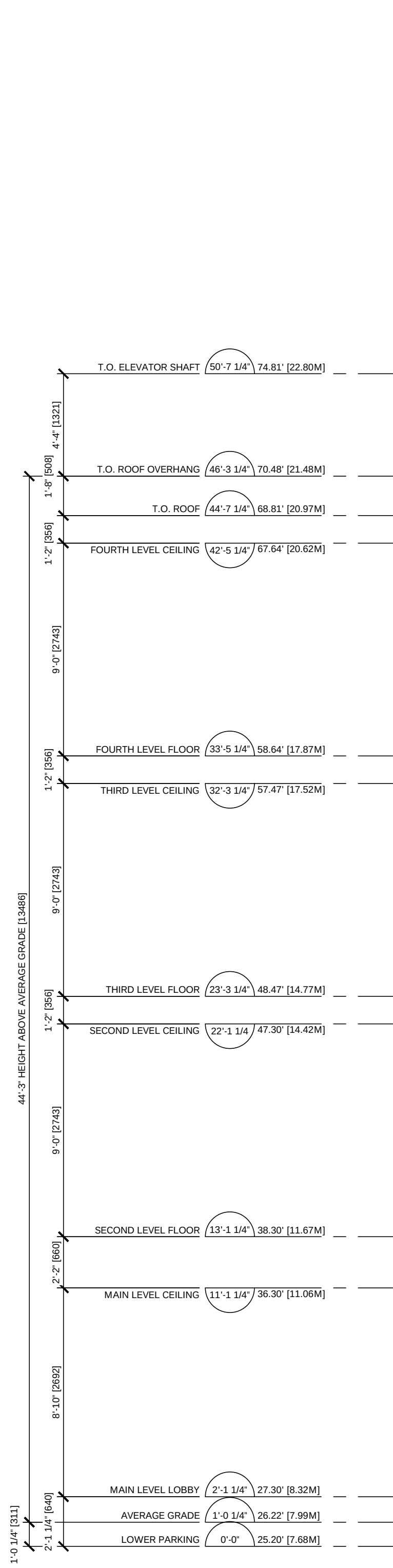
HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.1

ELEVATION



ELEVATION



1 NORTH ELEVATION
SCALE: 1:50

MATERIALS	
1	EXPOSED CONCRETE WITH ARCHITECTURAL QUALITY FINISH
2	PRE-FINISHED ALUM. PANEL SYSTEM, BEIGE FINISH
3	HORIZONTAL FIRE RETARDANT TREATED WOOD SIDING, STAINED TO MATCH MATERIAL #2
4	VERTICAL WOOD SLATS, STAINED TO MATCH MATERIAL #2
5	OPERABLE ALUMINUM SCREEN, FINISHED TO MATCH MATERIAL #2
6	WOOD STAIRS, FINISHED TO MATCH MATERIAL #2
7	SOFFITS AND OVERHANGS CLADDED IN NON-COMBUSTIBLE SHEET STEEL, PAINTED WHITE
8	METAL FLASHING, COLOUR TO MATCH MATERIAL #2
9	ALUMINUM WINDOWS AND SLIDERS, COLOUR TO MATCH MATERIAL #2
10	METAL SPINDLE GUARDRAIL

D'Arcy Jones Architects Inc

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SCALE:

1:50
DATE:
2020-05-20

DRAWN:

JN

CHECKED:

DJ

REVISION:

2

ISSUE:

D

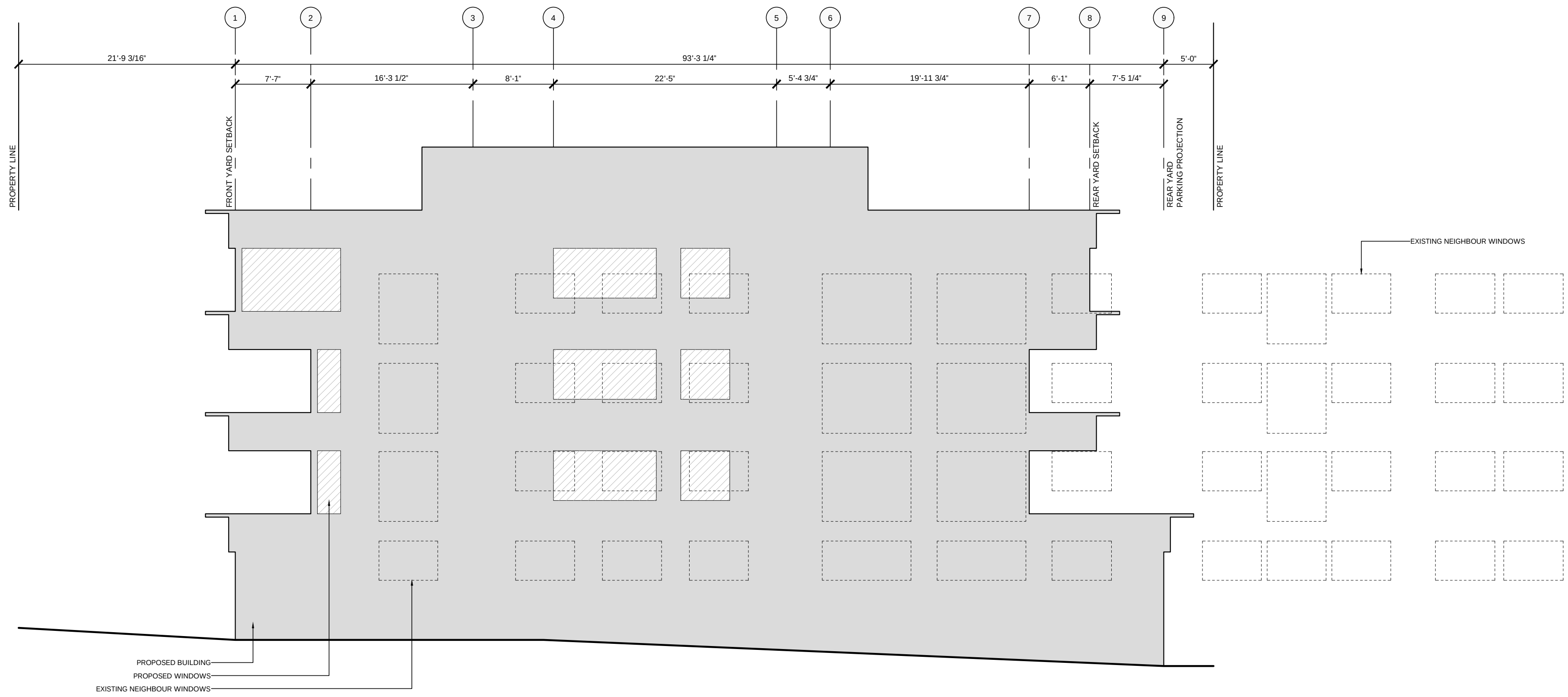
CONSULTANT:

-

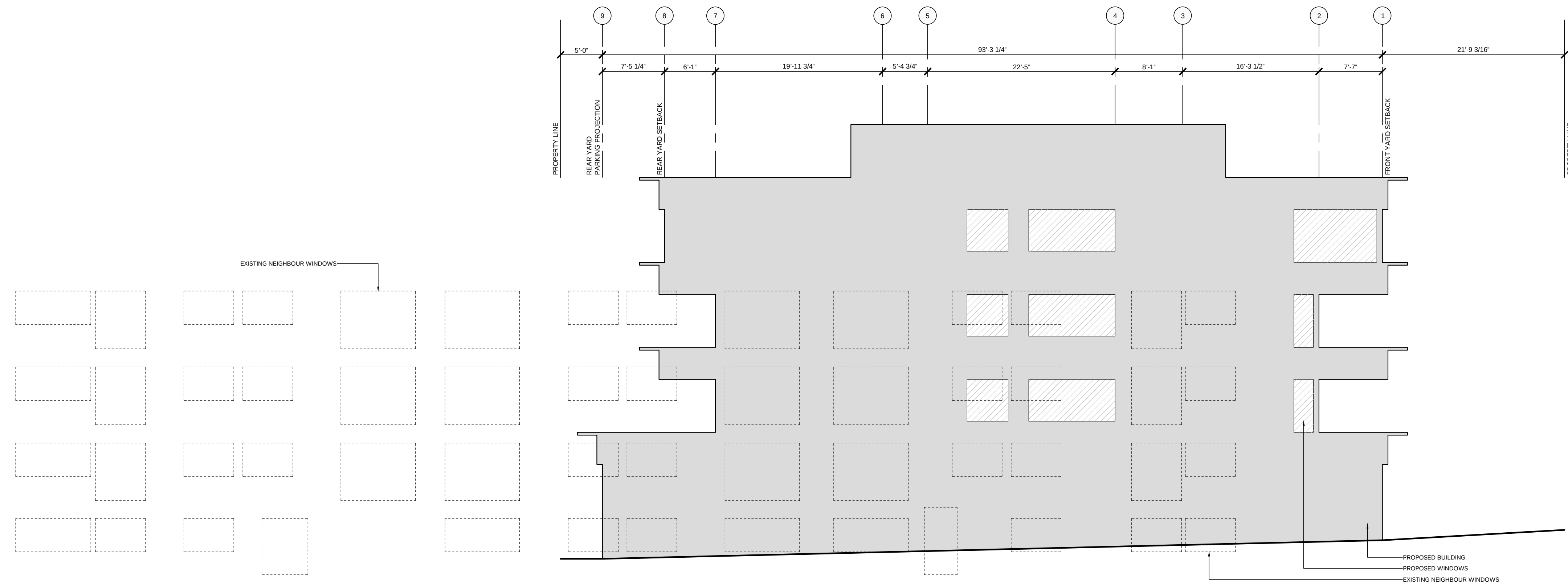
HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.3

ELEVATION



1 SOUTH ELEVATION
SCALE: 1:100



1 NORTH ELEVATION
SCALE: 1:100

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2020-05-20

SCALE:

1:50
DATE:
2020-05-20

DRAWN:

JN

CHECKED:

DJ

REVISION:

2

ISSUE:

D

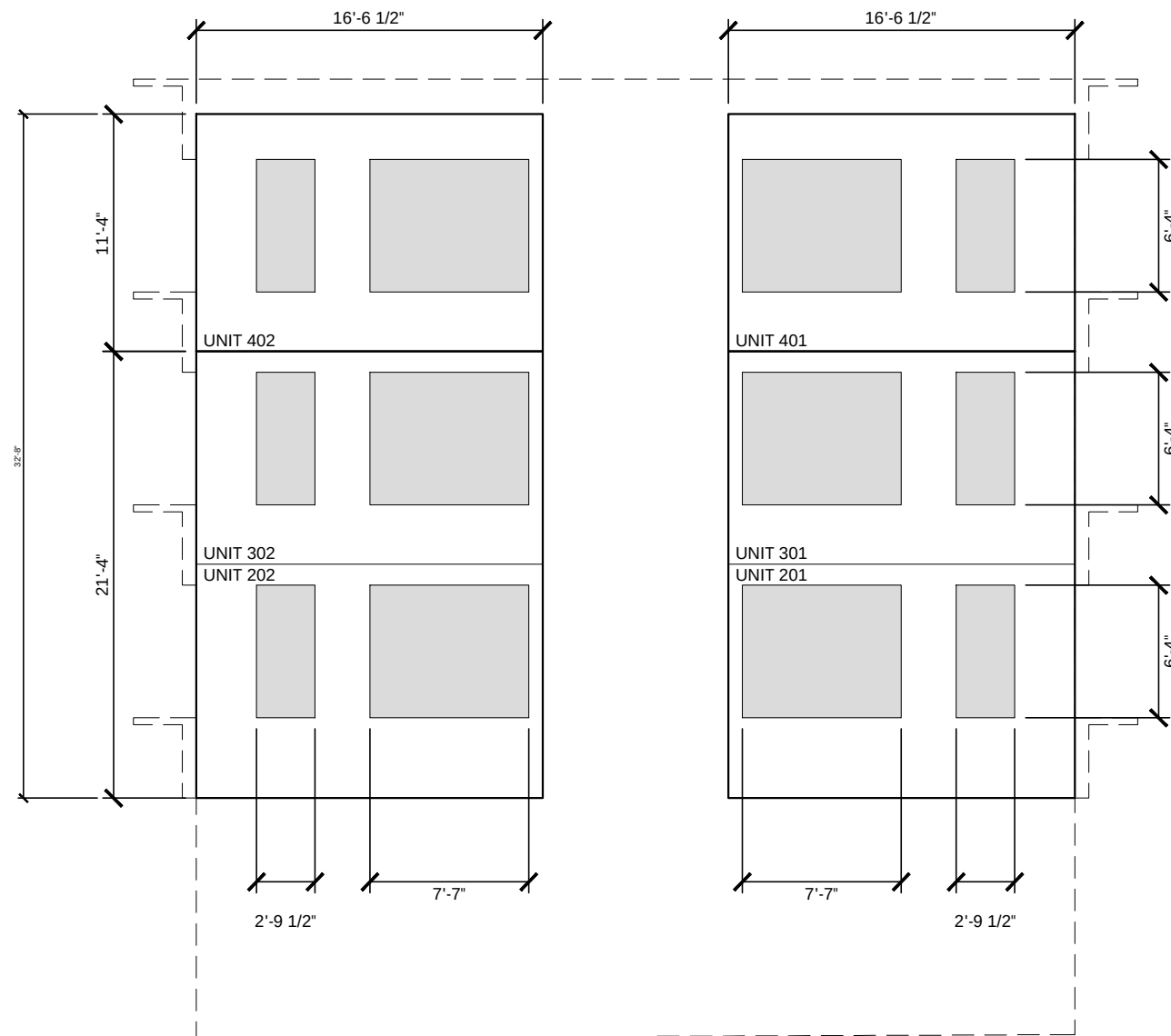
CONSULTANT:

-

HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.4

NEIGHBOUR OPENINGS

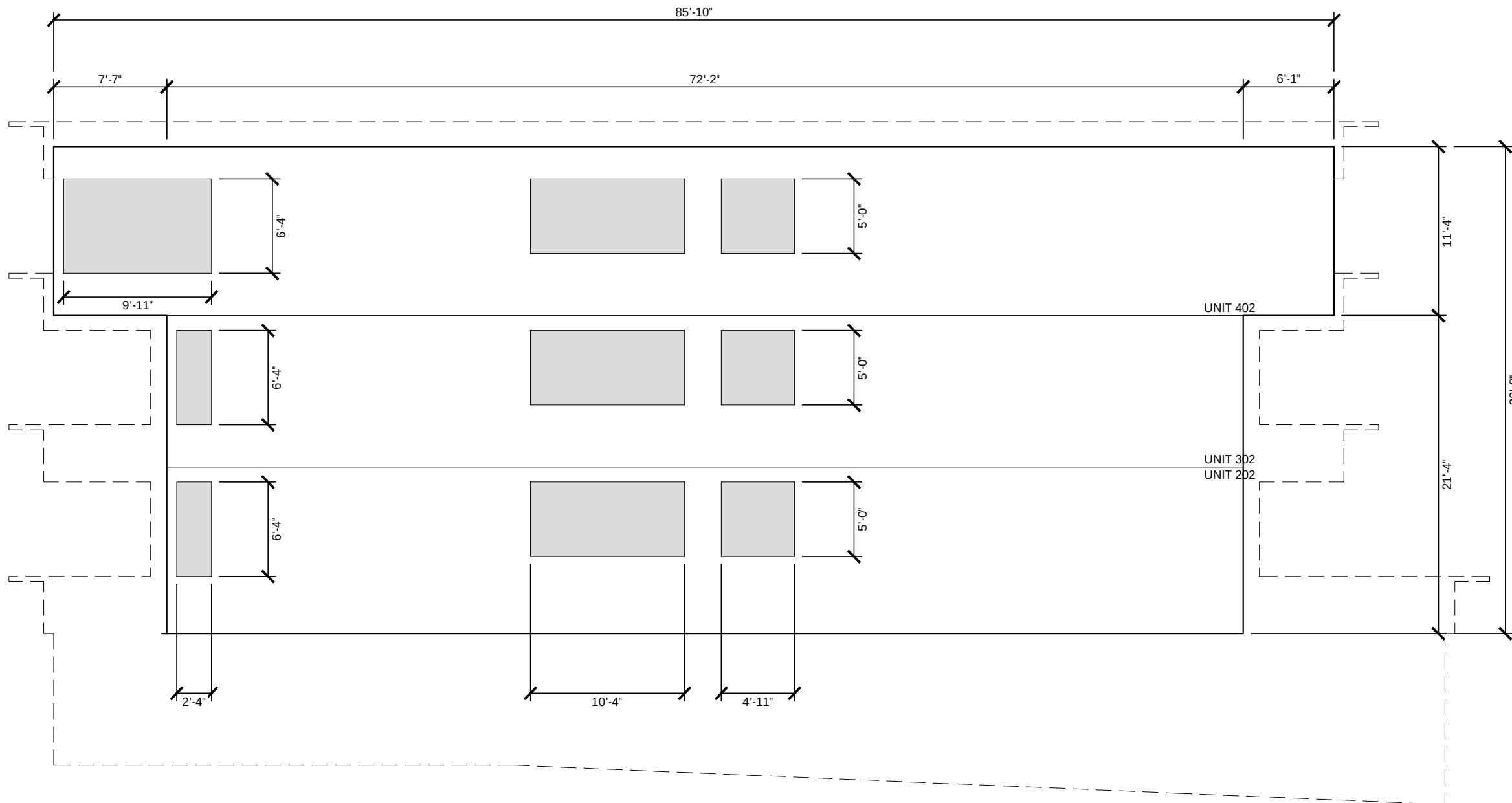


Spatial Separation Calculations
BCBC 2018 Part 3 Division B

EAST ELEVATION (UP TO THRD LEVEL CEILING)
AREA OF EXPOSED BUILDING FACE: 419.54 SF [38.88 SM]
LIMITING DISTANCE: 18'-8 1/4" [5.70 M]
ALLOWABLE OPENINGS: 100% (419.54 SF [38.88 SM])
PROPOSED OPENINGS: 63% (262.85 SF [24.42 SM])
CONSTRUCTION REQUIREMENTS: 1 HR FIRE RATING
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
NON-COMBUSTIBLE CLADDING

EAST ELEVATION (FOURTH LEVEL)
AREA OF EXPOSED BUILDING FACE: 204.93 SF [19.03 SM]
LIMITING DISTANCE: 12'-5 1/4" [3.79 M]
ALLOWABLE OPENINGS: 93% (190.58 SF [17.71 SM])
PROPOSED OPENINGS: 64% (131.42 SF [12.21 SM])

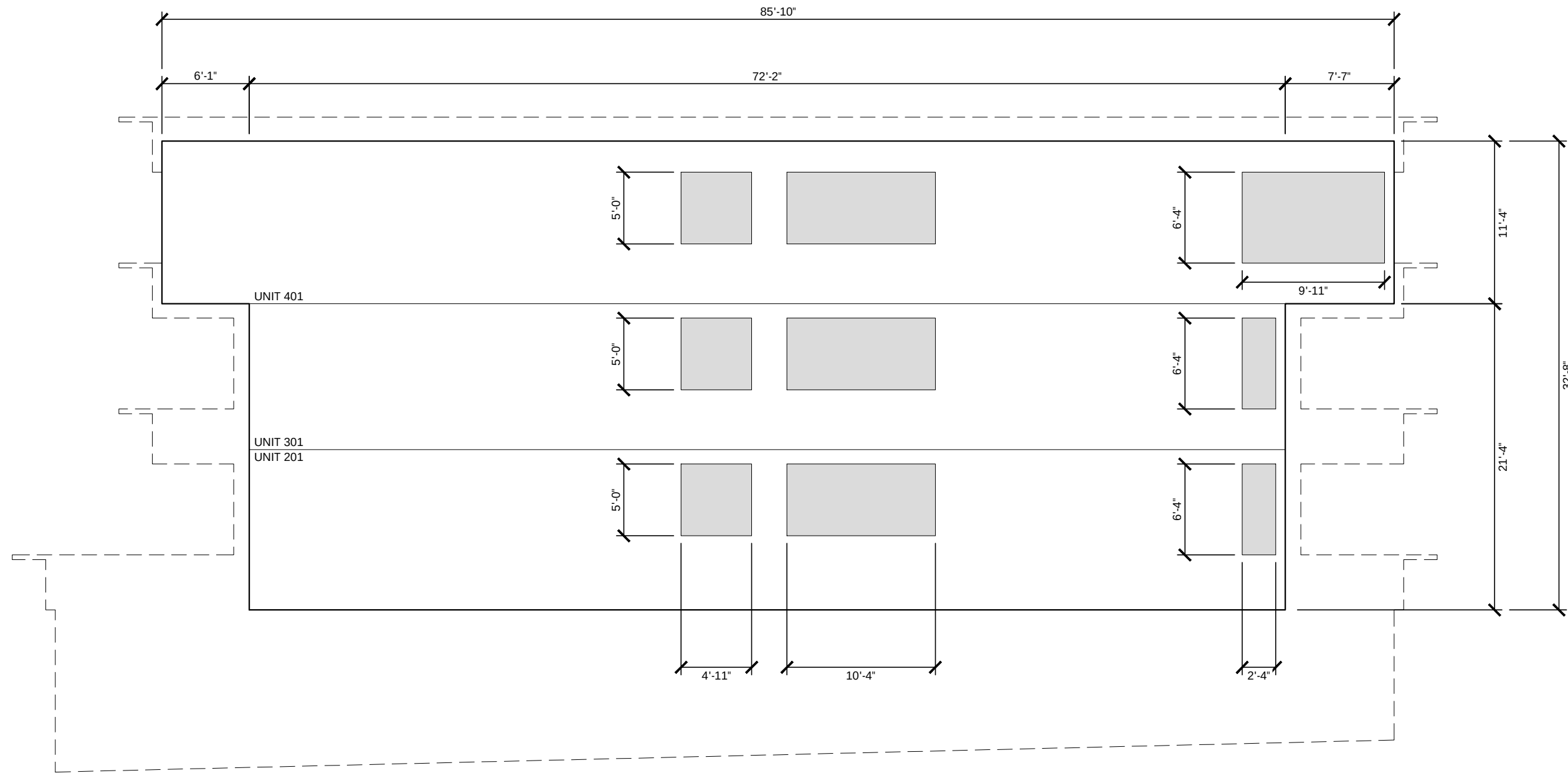
1 EAST ELEVATION
SCALE: 1:100



Spatial Separation Calculations
BCBC 2018 Part 3 Division B

SOUTH ELEVATION
AREA OF EXPOSED BUILDING FACE: 2512.33 SF [233.40 SM]
LIMITING DISTANCE: 4'-6" [1.37 M]
ALLOWABLE OPENINGS: 14% (351.73 SF [32.68 SM])
PROPOSED OPENINGS: 13% (321.11 SF [29.83 SM])
CONSTRUCTION REQUIREMENTS: 1 HR FIRE RATING
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
NON-COMBUSTIBLE CLADDING

2 SOUTH ELEVATION
SCALE: 1:100



Spatial Separation Calculations
BCBC 2018 Part 3 Division B

NORTH ELEVATION
AREA OF EXPOSED BUILDING FACE: 2512.33 SF [233.40 SM]
LIMITING DISTANCE: 4'-6" [1.37 M]
ALLOWABLE OPENINGS: 14% (351.73 SF [32.68 SM])
PROPOSED OPENINGS: 13% (321.11 SF [29.83 SM])
CONSTRUCTION REQUIREMENTS: 1 HR FIRE RATING
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
NON-COMBUSTIBLE CLADDING

3 NORTH ELEVATION
SCALE: 1:100

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DJ

REVISION:

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ISSUE:

D

CONSULTANT:

-

HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.5
SPATIAL SEPERATION
CALCULATIONS

LEGEND

- Existing Tree
- Tree to be Removed
- Proposed Boulevard Tree



CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L1 Tree Removal
Plan

DATE
May 20, 2020

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L2 Landscape Design
Main Level

DATE
May 20, 2020



Vaccinium ovatum



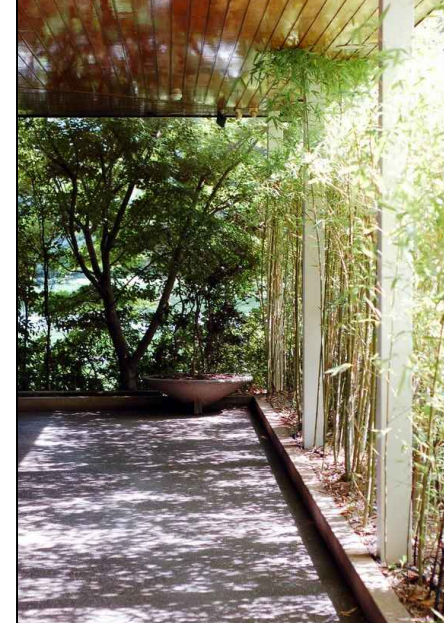
Pinus pumila



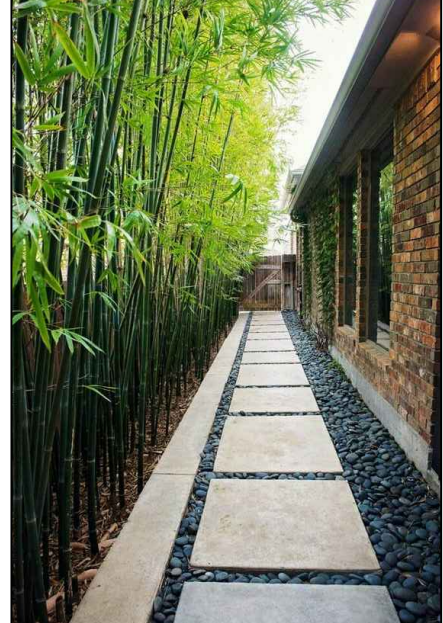
Pachysandra terminalis



Gravel Path



Phyllostachys aurea 'Koi'
with 4' Aluminum Barrier all sides



Concrete Bench



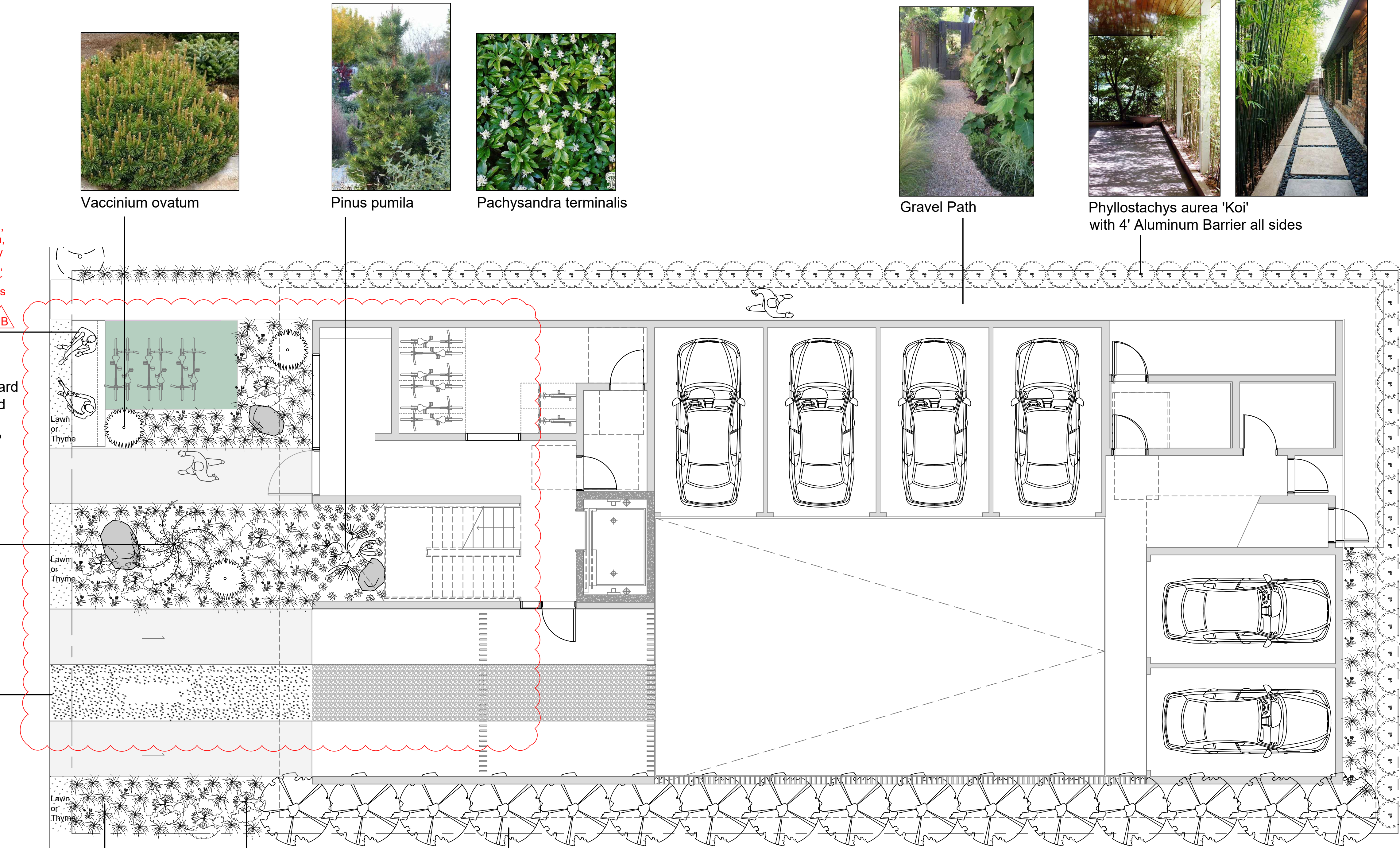
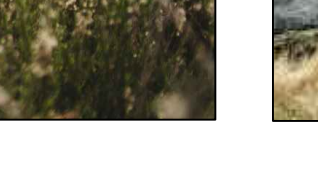
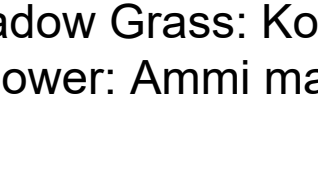
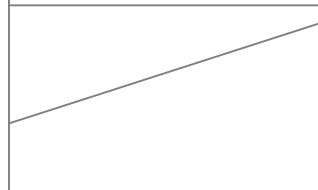
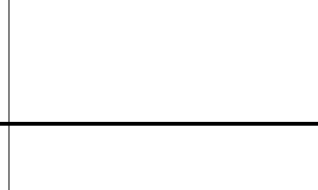
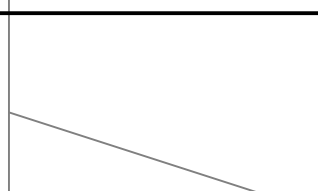
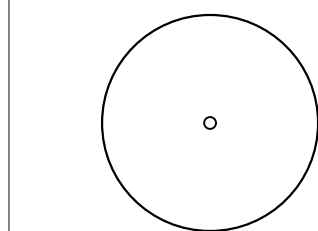
Feature Tree:
Chamaecyparis nootkatensis



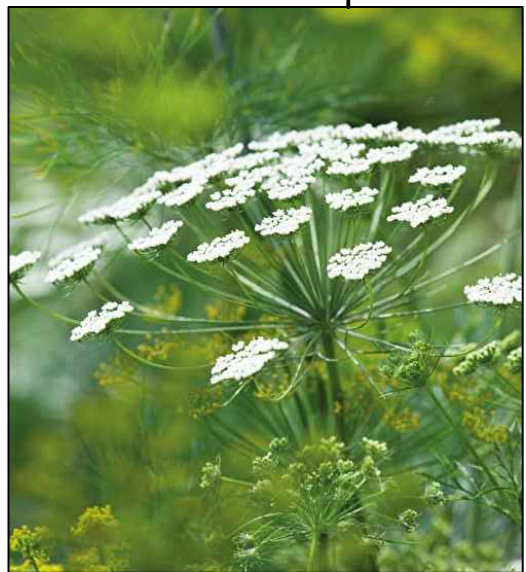
Woolly Thyme
Thymus pseudolanuginosus

Relocated bike parking,
removal of one bench,
reconfigured driveway
paving/planting strip,
planting deleted under
stairs

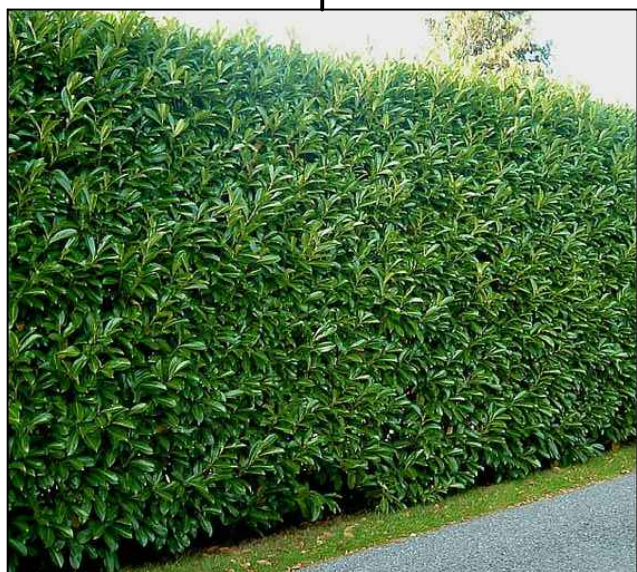
Proposed Boulevard
Tree :Species and
Location to be
Determined at BP



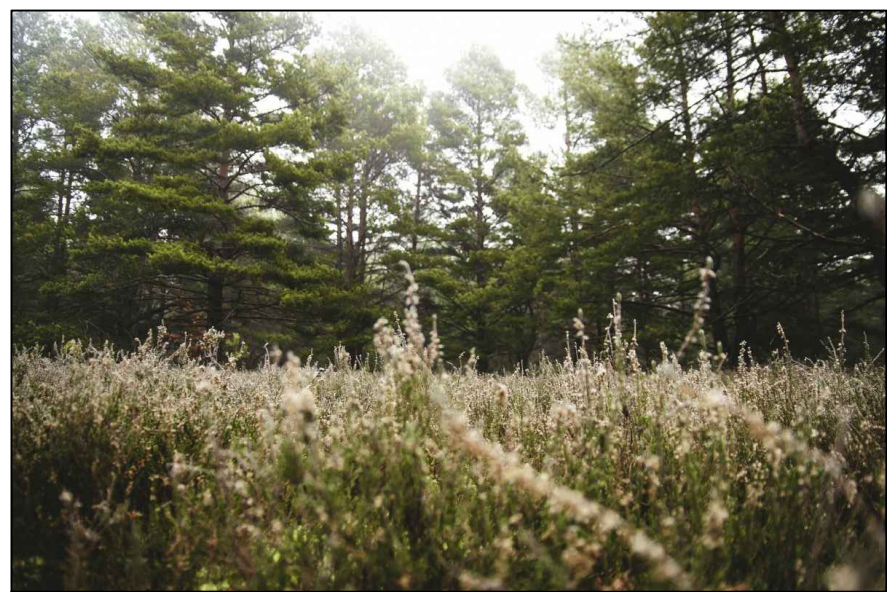
Native Meadow Grass: Koeleria macrantha
Meadow Flower: Ammi majus



Exochorda x macrantha
'The Bride'



Privacy Hedge:
Prunus lusitanica



Native Meadow Theme + Form



GENERAL PLANT LIST OF ALL LEVELS								
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native
VO	3	Vaccinium ovatum	Evergreen huckleberry	Shrub	1 gallon		X	X
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10 gallon			X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1 gallon	X		X
PA	62	Phyllostachys Aurea 'Koi'	Koi	Shrub	8 gallon			X
CN	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B			X
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"	X		X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1 gallon			X
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5 gallon	X		X
PL	16	Prunus lusitanica	Portuguese laurel	Shrub	5' B+B	X		X
AS	3	Acer shirasawanum	Autumn Moon	Tree	6' B+B			X
PM	18	Polystichum munitum	Western sword fern	Perennial	1 gallon			X
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon			X
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1 gallon			X
JE	208	Juncus effusus	Soft rush	Grass	1 gallon			X
DC	232	Danthonia californica	California oatgrass	Grass	1 gallon			X
FR	179	Festuca roemerii	Roemer's Fescue	Grass	1 gallon			X
AM	44	Ammi majus	Lady's lace	Grass	seed	X		X
PC	13	Plectritis congesta	Seablush	Perennial	4"	X		X
EP	13	Echinacea purpurea	PowWow White	Perennial	1 gallon	X		X

PLANT CATEGORY PERCENTAGE		
	Plant Units	Percentage of total plants (%)
Total plant units	1861	100.0%
Pollinator plants	709	38.0%
Food-bearing plants	1	0.5%
Native to Vancouver Island plants	1099	59.0%

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L3 Landscape
Design
Second Level

DATE
May 20, 2020



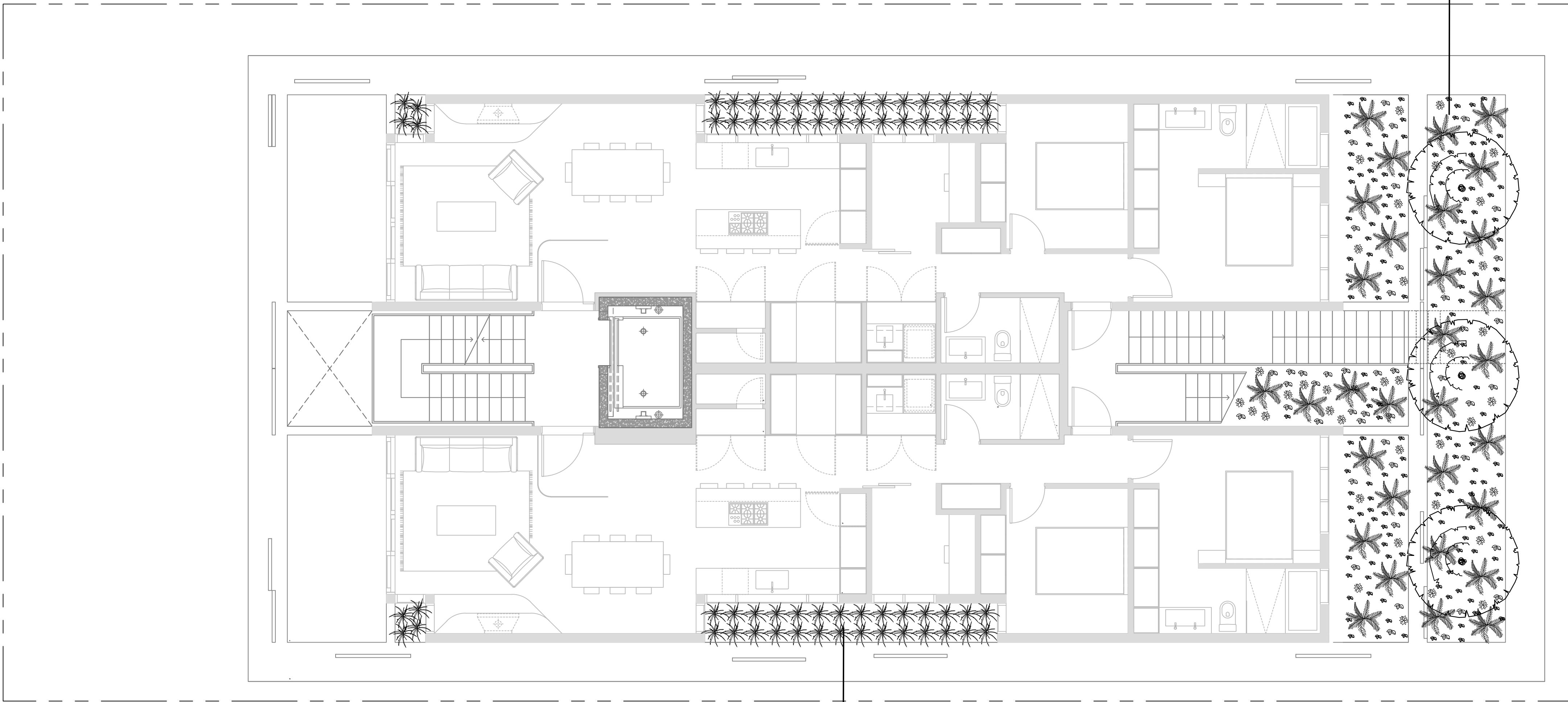
Feature Tree:
Acer shirasawanum



Ferns: *Polystichum munitum*, *Adiantum pedatum*



Cornus canadensis



Juncus ensatus

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

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956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L4 Landscape
Design
Third Level

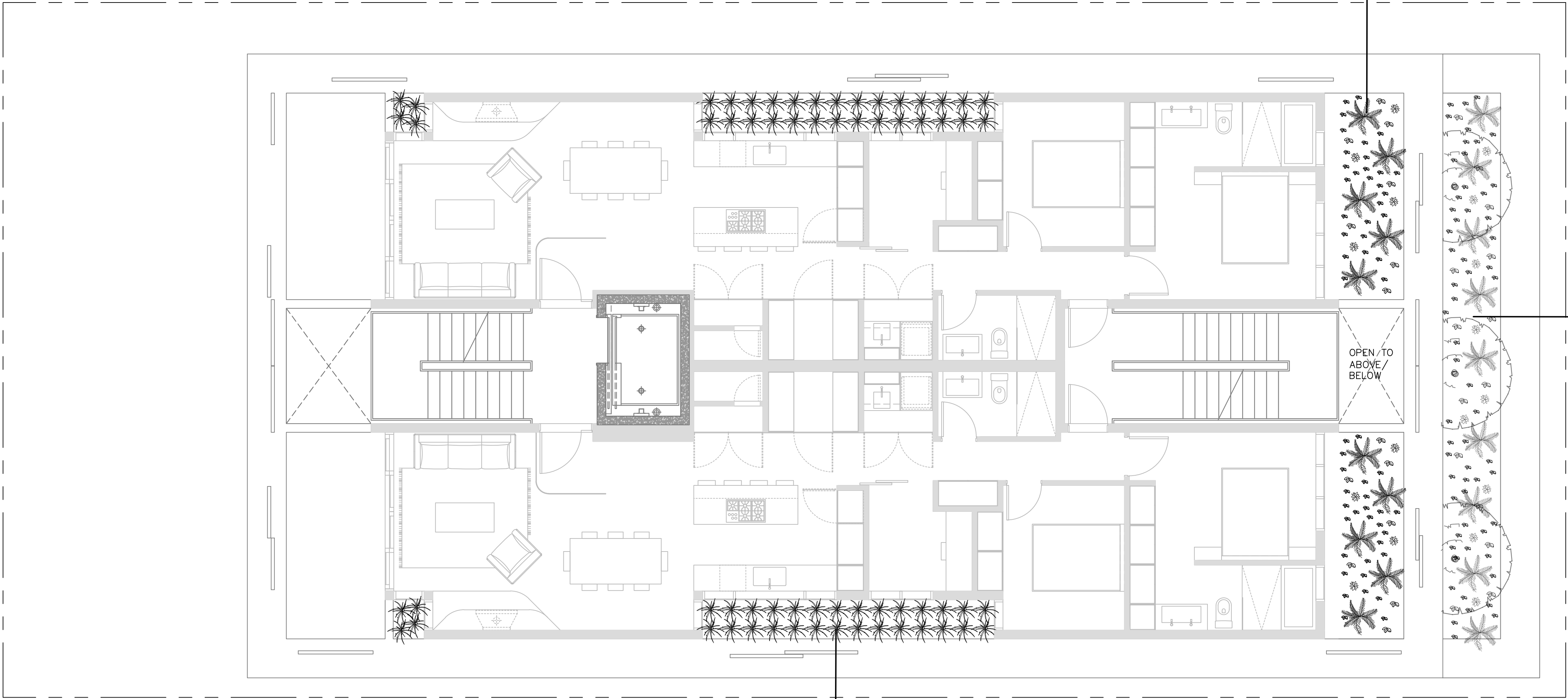
DATE
May 20, 2020



Ferns: Polystichum munitum, Adiantum pedatum



Cornus canadensis



Second Level Planting Below



Juncus effusus

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

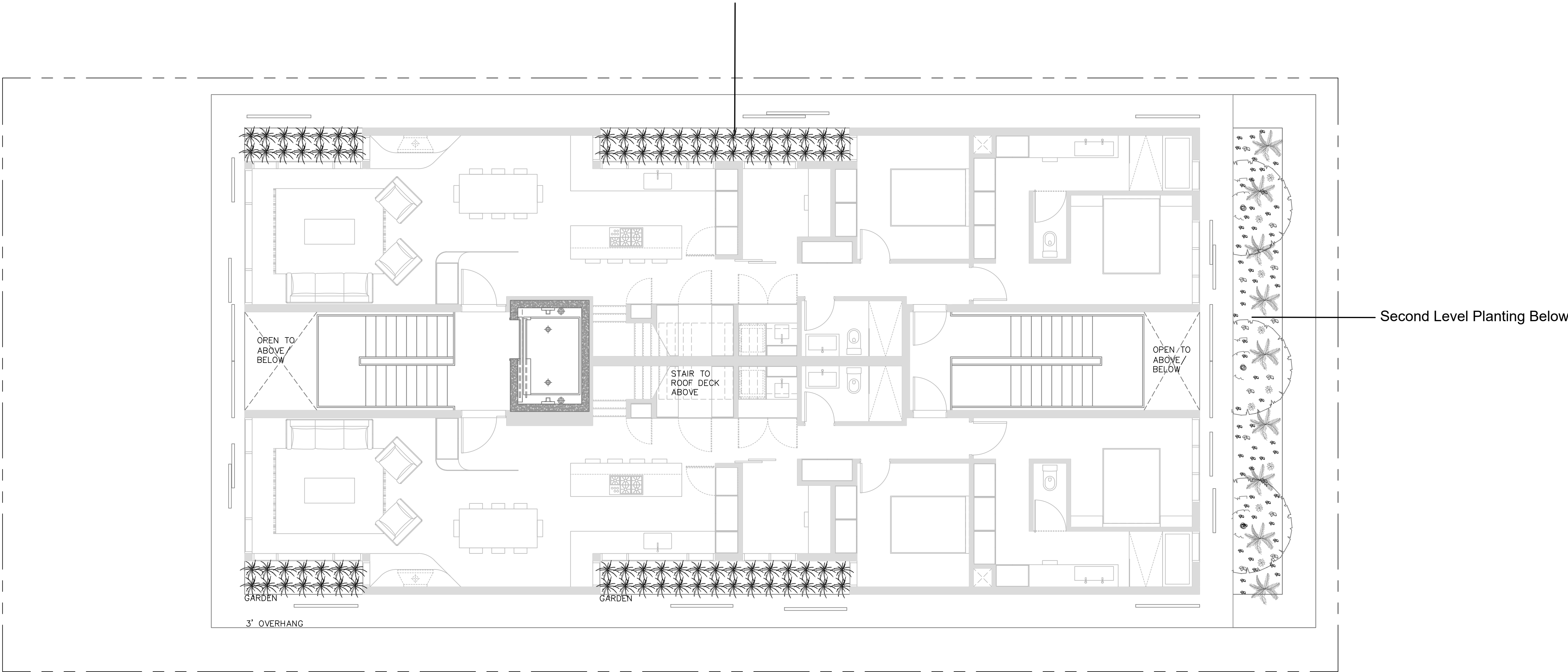
ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN



Juncus effusus



D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L5 Landscape
Design
Fourth Level

DATE
May 20, 2020

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L6 Landscape
Design
Rooftop

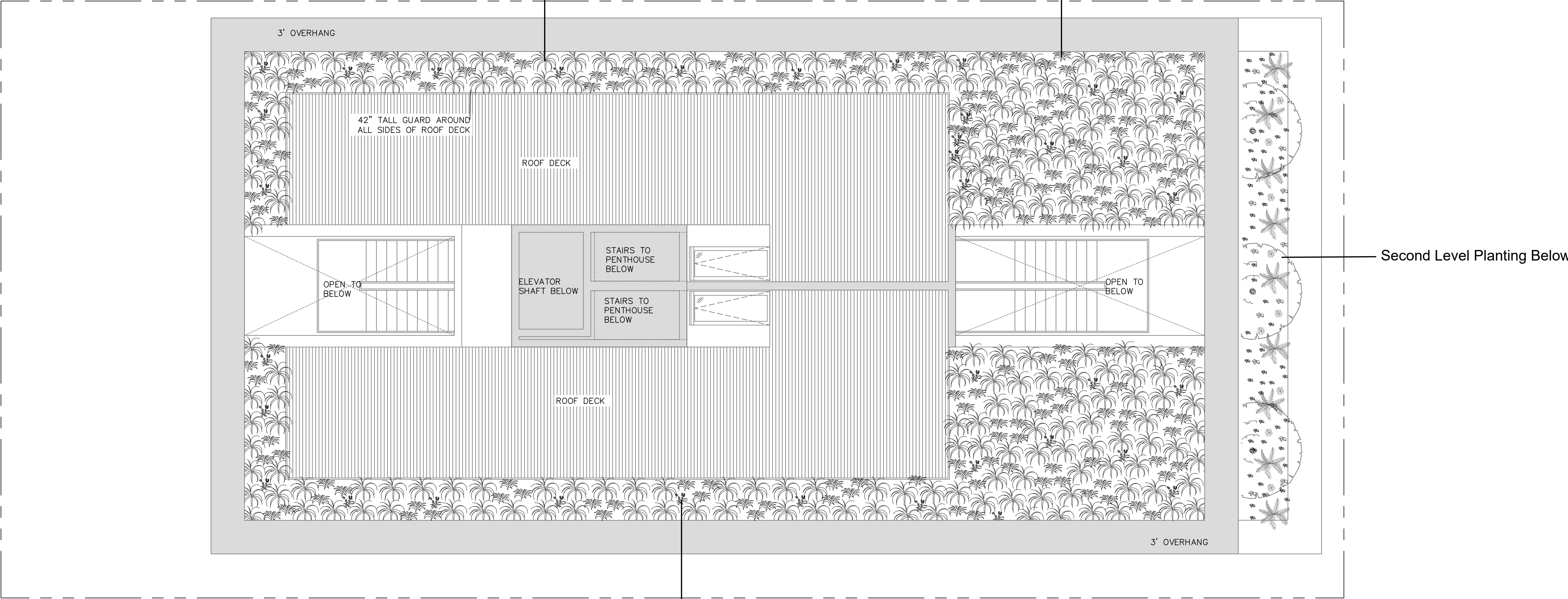
DATE
May 20, 2020



Danthonia californica



Roemer's fescue



Meadow Flowers: Ammi majus + Plectritis congesta + Echinacea 'Pow Wow' white

Biophilia design collective Ltd.
250.590.1156
info@biophiliacollective.ca

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L7 PLANTING LIST

DATE
May 20, 2020

GENERAL PLANT LIST OF ALL LEVELS									
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native	Non-native
VO	3	Vaccinium ovatum	Evergreen huckleberry	Shrub	1 gallon		X	X	
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10 gallon				X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1 gallon	X			X
PA	62	Phyllostachys Aurea 'Koi'	Koi	Shrub	8 gallon				X
CN	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B			X	
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"	X			X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1 gallon			X	
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5 gallon	X			X
PL	16	Prunus lusitanica	Portuguese laurel	Shrub	5' B+B	X			X
AS	3	Acer shirasawanum	Autumn Moon	Tree	6' B+B				X
PM	18	Polystichum munitum	Western sword fern	Perennial	1 gallon			X	
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon			X	
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1 gallon			X	
JE	208	Juncus effusus	Soft rush	Grass	1 gallon			X	
DC	232	Danthonia californica	California oatgrass	Grass	1 gallon			X	
FR	179	Festuca roemerii	Roemer's Fescue	Grass	1 gallon			X	
AM	44	Ammi majus	Lady's lace	Grass	seed	X			X
PC	13	Plectritis congesta	Seablush	Perennial	4"	X		X	
EP	13	Echinacea purpurea	PowWow White	Perennial	1 gallon	X			X

PLANT CATEGORY PERCENTAGE		
	Plant Units	Percentage of total plants (%)
Total plant units	1861	100.0%
Pollinator plants	709	38.0%
Food-bearing plants	1	0.5%
Native to Vancouver Island plants	1099	59.0%
Non-native to Vancouver Island plants	762	41.0%