



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

PROJECT DIRECTORY

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 E: LMARI@PURDEYGROUP.COM

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 VICTORIA BC V8S 1G9
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 T: 250-589-8244
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 GHL CONSULTANTS LTD.
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 T: 778-430-5475

STRUCTURAL
 READ JONES CHRISTOFFERSON LTD.
 220-645 TYEE ROAD
 VICTORIA BC V8A 6K5
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DRAWING LIST

- A0.0 COVER PAGE
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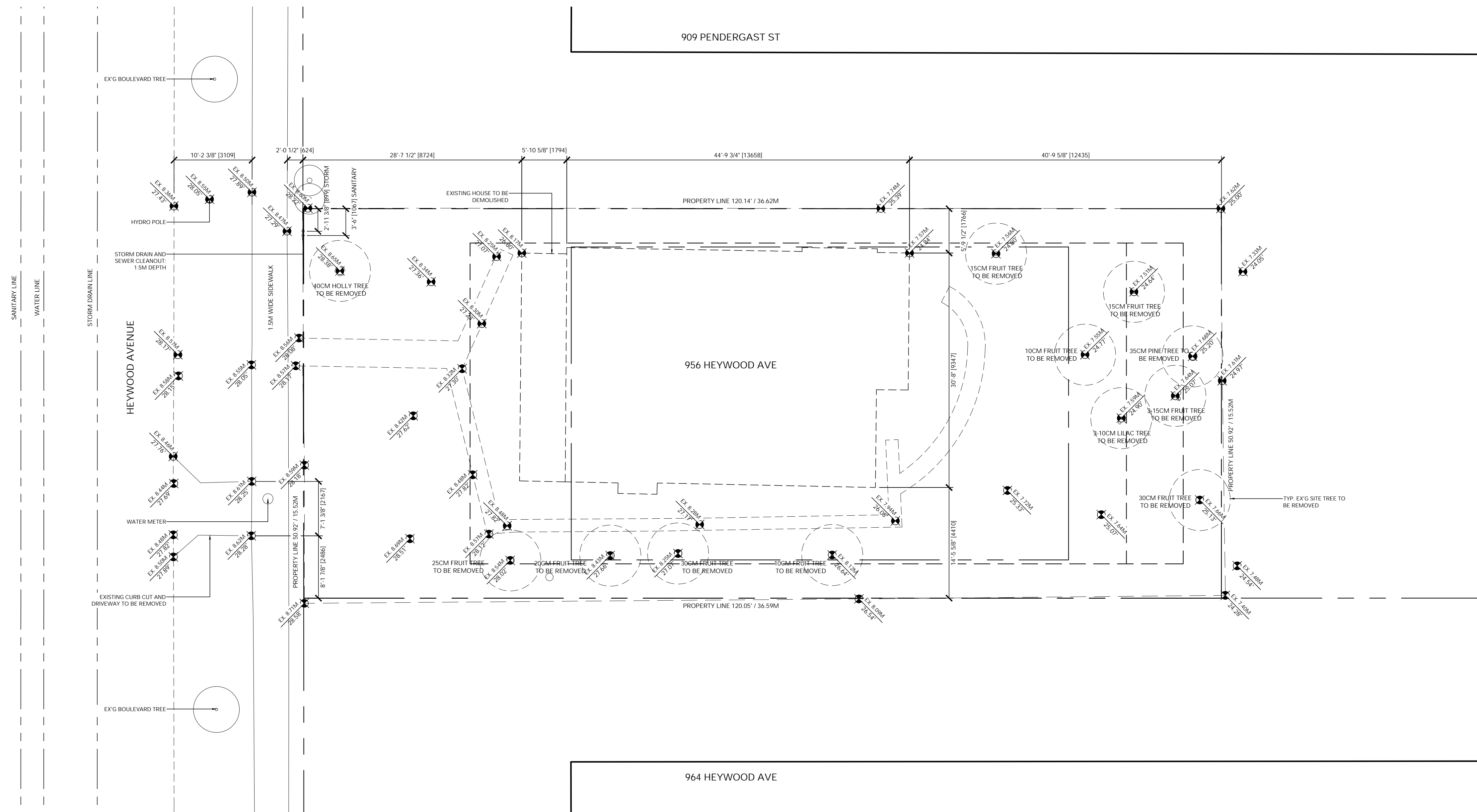
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 B DEVELOPMENT PERMIT 2019-08-05

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HEYWOOD 6
 956 HEYWOOD AVENUE
 VICTORIA BC

A0.0

COVER PAGE



1 EXISTING SITE PLAN
SCALE: 1:100

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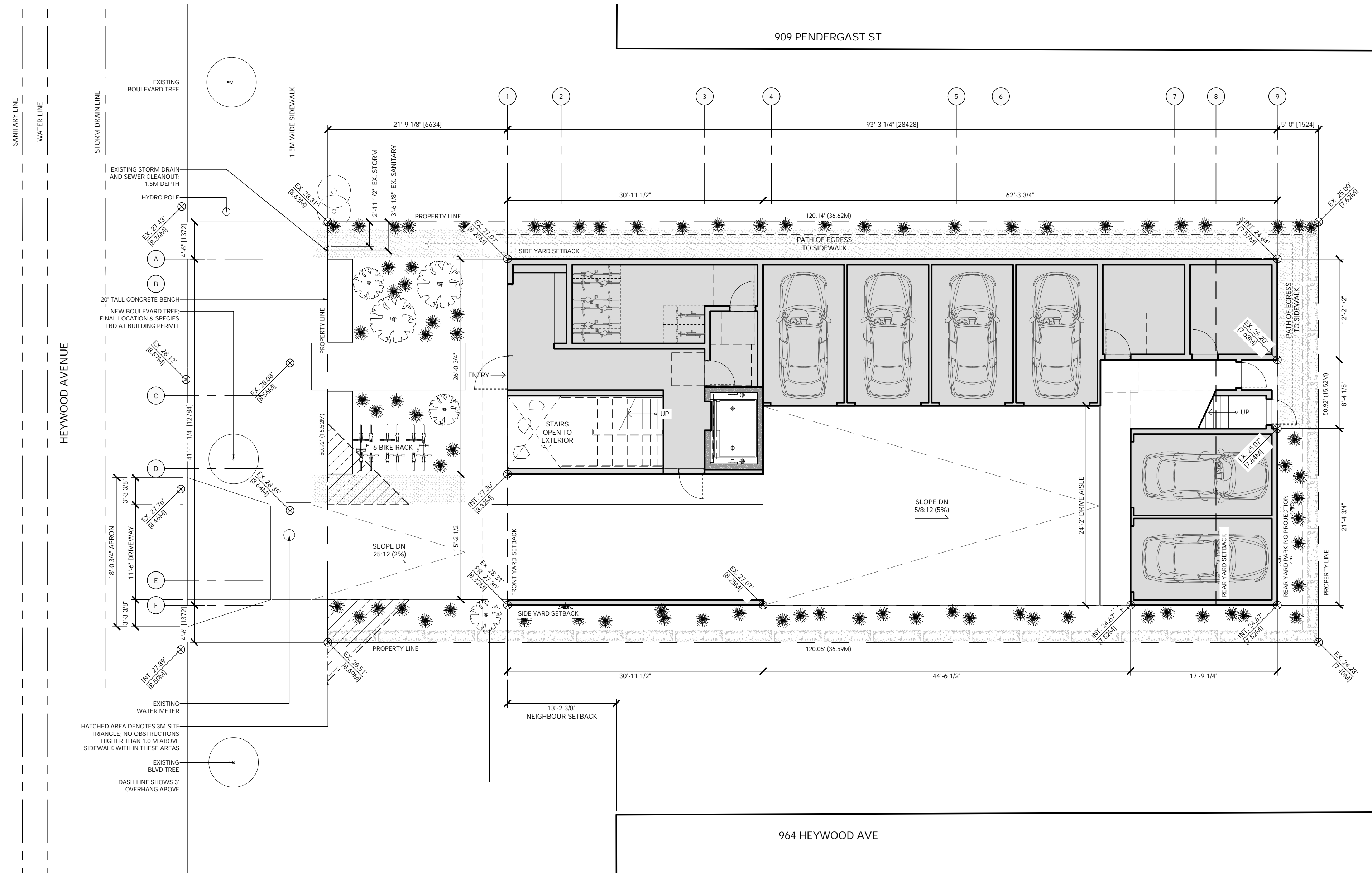
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A0.1

EXISTING SITE PLAN



1 PROPOSED SITE PLAN
SCALE: 1:100

PROJECT INFORMATION

PROJECT ADDRESS	956 HEYWOOD AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOT 36 OF LOT 1694, VICTORIA CITY, PLAN 24
ZONING REGULATION	R3-AM2
BUILDING CODE	BCBC 2018

ZONING ANALYSIS

	ALLOWED	PROPOSED
SITE AREA	MIN 9 902.80 SF [920.00 SM] *AREA PER SURVEY DATED 2017-10-04 BY J.E. ANDERSON & ASSOCIATES	6,113.90 SF [568.00 SM]
FSR	MAX 1.20 (7,336.68 SF [681.60 SM])	1.196 (7,310.51 SF [679.17 SM])
SITE COVERAGE	MAX 0.40 (2,445.56 SF [227.20 SM])	0.64 (3,911.78 SF [363.42 SM])
OPEN SITE SPACE	MIN 0.40 (3,668.34 SF [340.80 SM]) *LANDSCAPED DECKS ABOVE ENCLOSED SPACES *TOTAL PROPOSED OPEN SITE SPACE	0.32 (1,951.63 SF [181.31 SM]) 0.08 (470.62 SF [43.72 SM]) 0.40 (2,422.25 SF [225.03 SM])
FRONT YARD OPEN SPACE		857.50 SF [79.66 SM]
HEIGHT OF BUILDING	MAX 39.37' [12.00M]	44'-3" [13.49M]
AVERAGE GRADE		26.22' [7.99M]
NO. OF STOREYS	MAX 4	4
NO. OF PARKING STALLS	MIN 1.3/UNIT (8)	6
NO. OF BICYCLE PARKING	6 + 6-RACK	10 + 6-RACK
	*MIN 1 LONG-TERM PER UNIT + 6-RACK SHORT-TERM AT BUILDING ENTRANCE	

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	
*MEASURED FROM INT. FACE OF EXT. WALLS & CENTER OF DEWISING WALLS	
SECOND LEVEL (201) / 2 BEDROOM	1,166.61 SF [108.38 SM]
SECOND LEVEL (202) / 2 BEDROOM	1,166.61 SF [108.38 SM]
THIRD LEVEL (301) / 2 BEDROOM	1,166.61 SF [108.38 SM]
THIRD LEVEL (302) / 2 BEDROOM	1,166.61 SF [108.38 SM]
FOURTH LEVEL (401) / 2 BEDROOM	1,322.04 SF [122.82 SM]
FOURTH LEVEL (402) / 2 BEDROOM	1,322.04 SF [122.82 SM]

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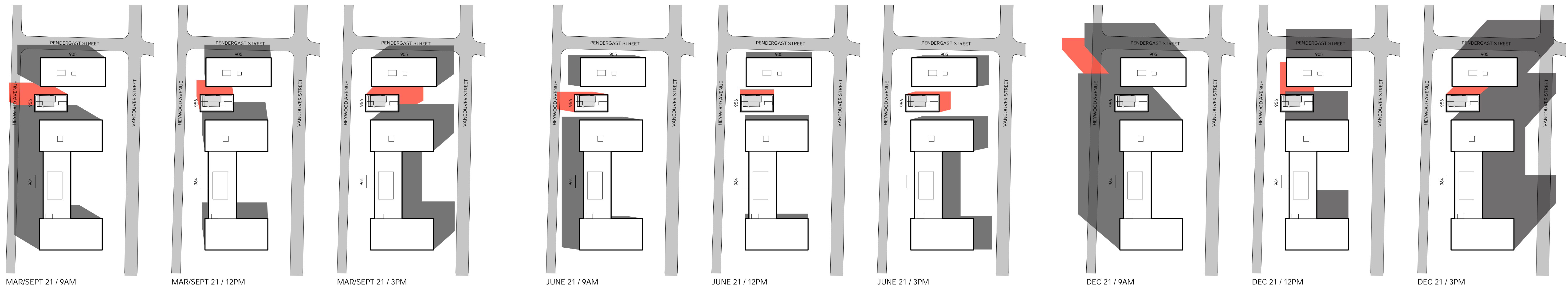
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1 SUN STUDY
SCALE: NTS

EXISTING SHADOW FROM NEIGHBOURS
NEW SHADOW FROM PROPOSED BUILDING



2 STREETSCAPE WEST ELEVATION
SCALE: NTS

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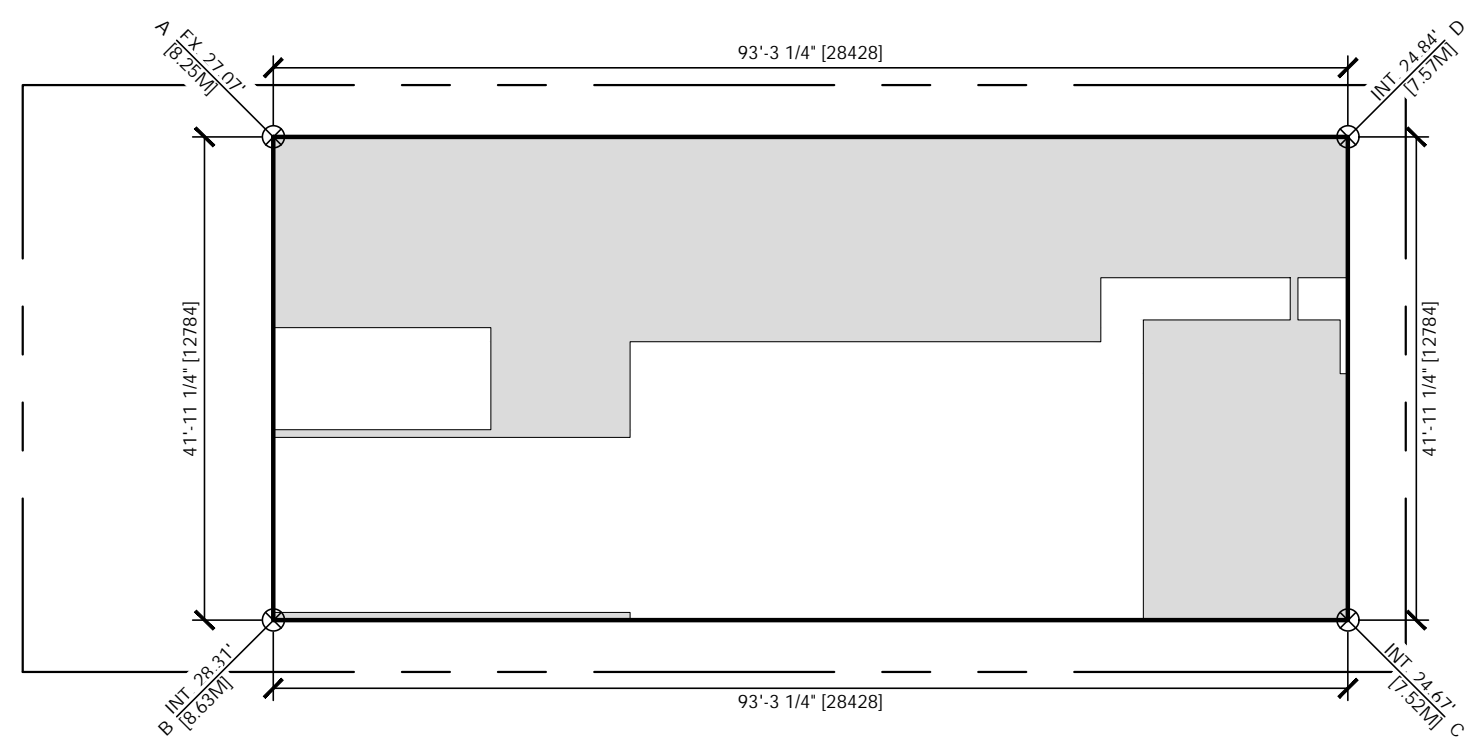
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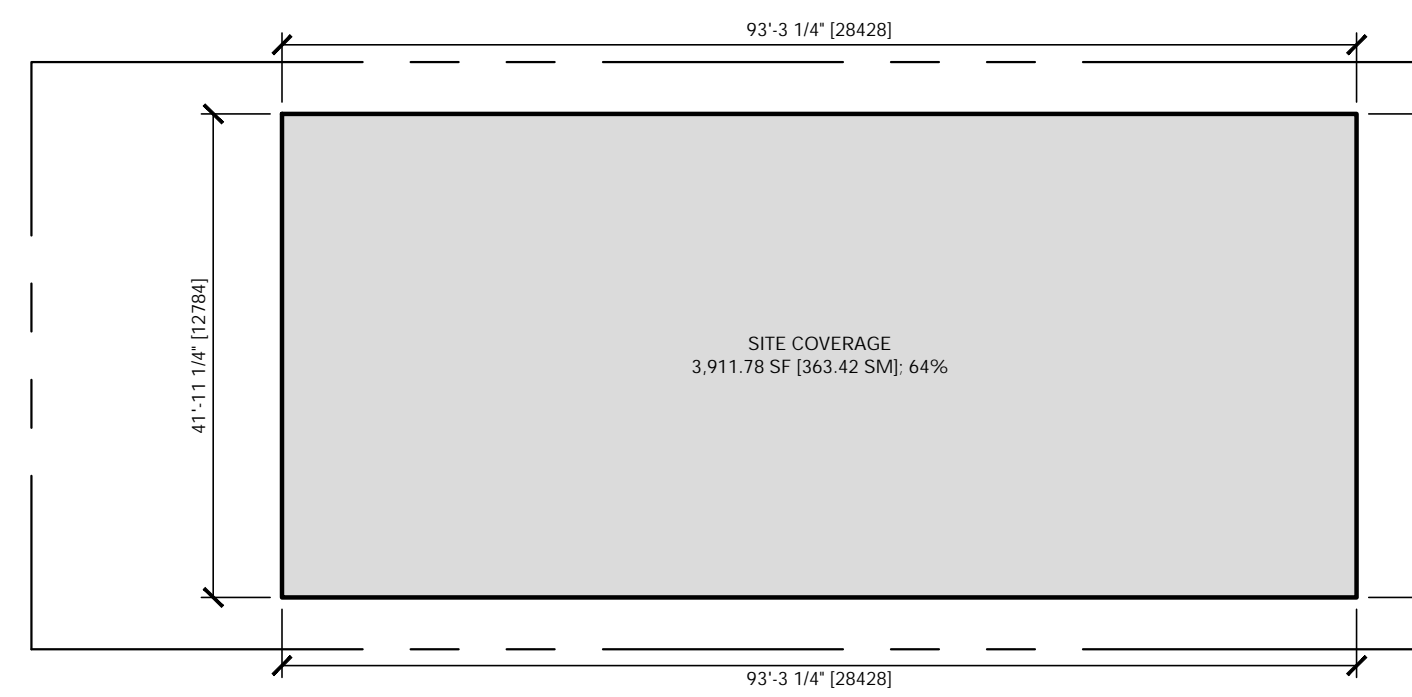
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SUN STUDY AND STREETSCAPE

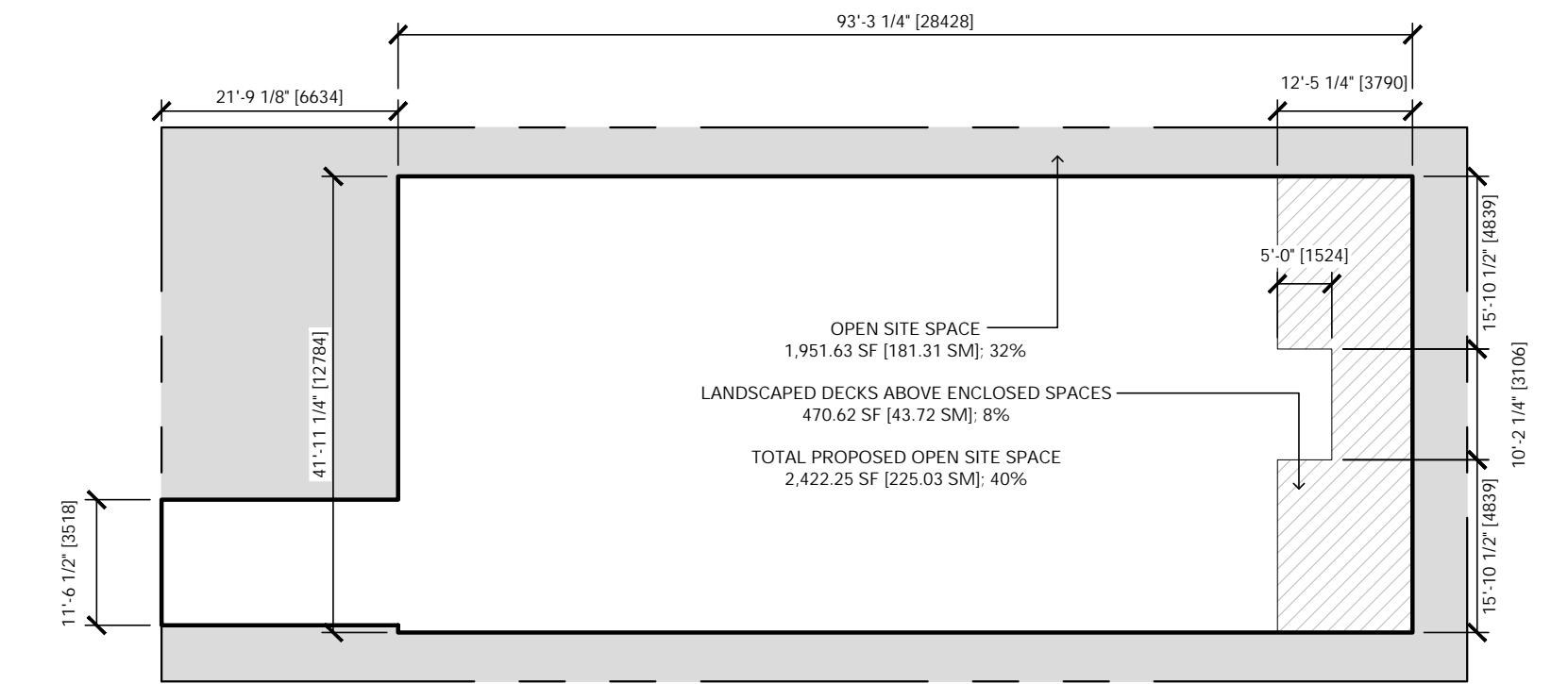


GRADE PTS	AVG GRADE OF PTS	DISTANCE BETWEEN PTS	TOTALS
AB	(27.07 + 28.31) / 2	X 41.94'	= 1,161.32'
BC	(28.31 + 24.67) / 2	X 93.27'	= 2,470.73'
CD	(24.67 + 24.84) / 2	X 41.94'	= 1,038.22'
DA	(24.84 + 27.07) / 2	X 93.27'	= 2,420.82'
TOTAL ELEVATION			= 7,091.09'
TOTAL PERIMETER			= 270.42'
AVERAGE GRADE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

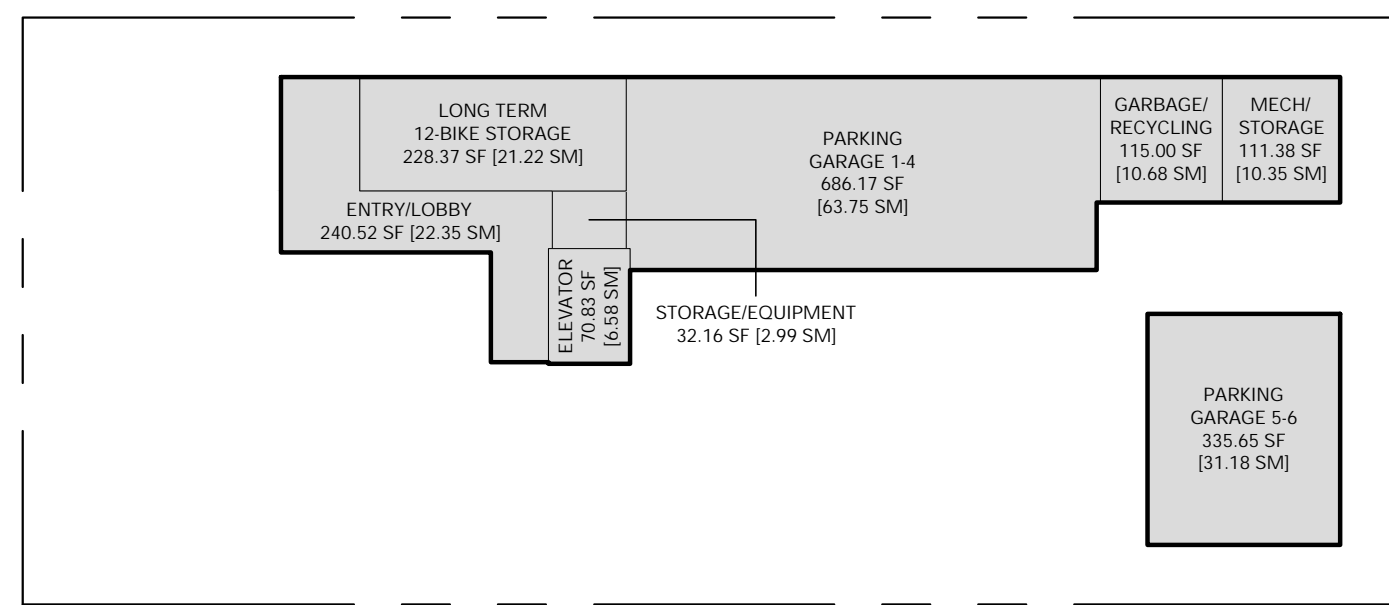
1 AVERAGE GRADE CALCULATION
SCALE: 1:200



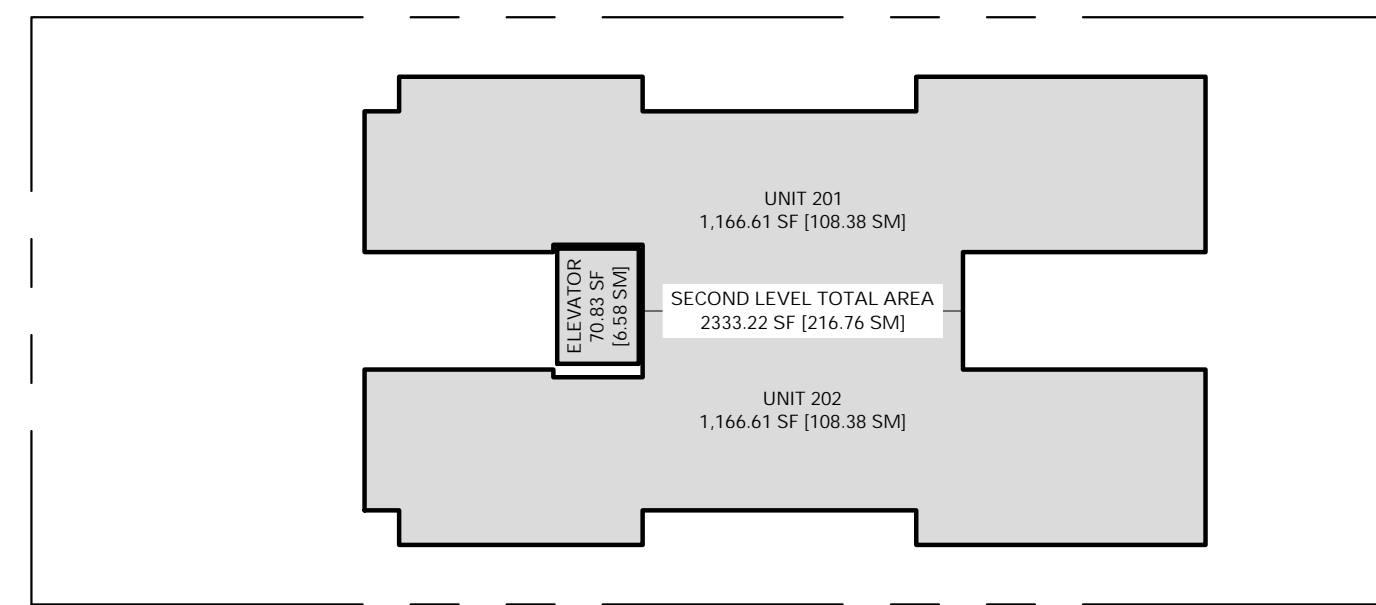
2 SITE COVERAGE CALCULATION
SCALE: 1:200



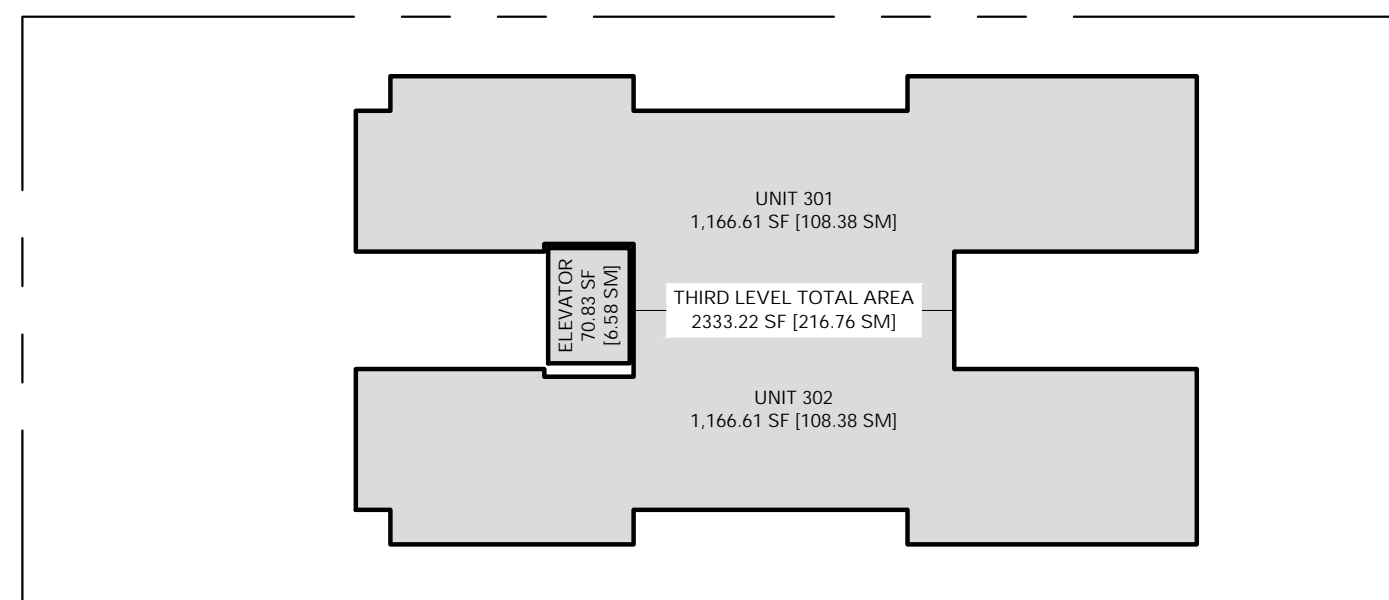
3 OPEN SITE SPACE CALCULATION
SCALE: 1:200



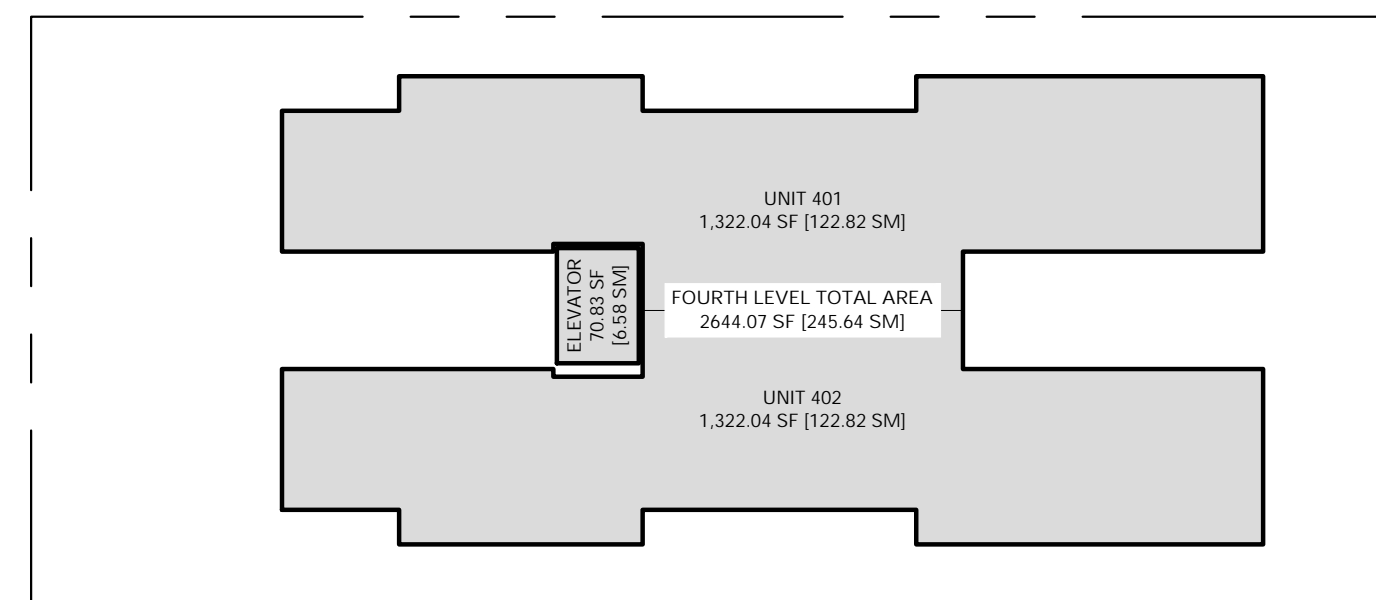
4 MAIN LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS (AND CENTER OF DEMISING WALLS WHERE APPLICABLE)



5 SECOND LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS (AND CENTER OF DEMISING WALLS WHERE APPLICABLE)



6 THIRD LEVEL AREA
SCALE: 1:200
* ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS (AND CENTER OF DEMISING WALLS WHERE APPLICABLE)



7 FOURTH LEVEL AREA
SCALE: 1:200
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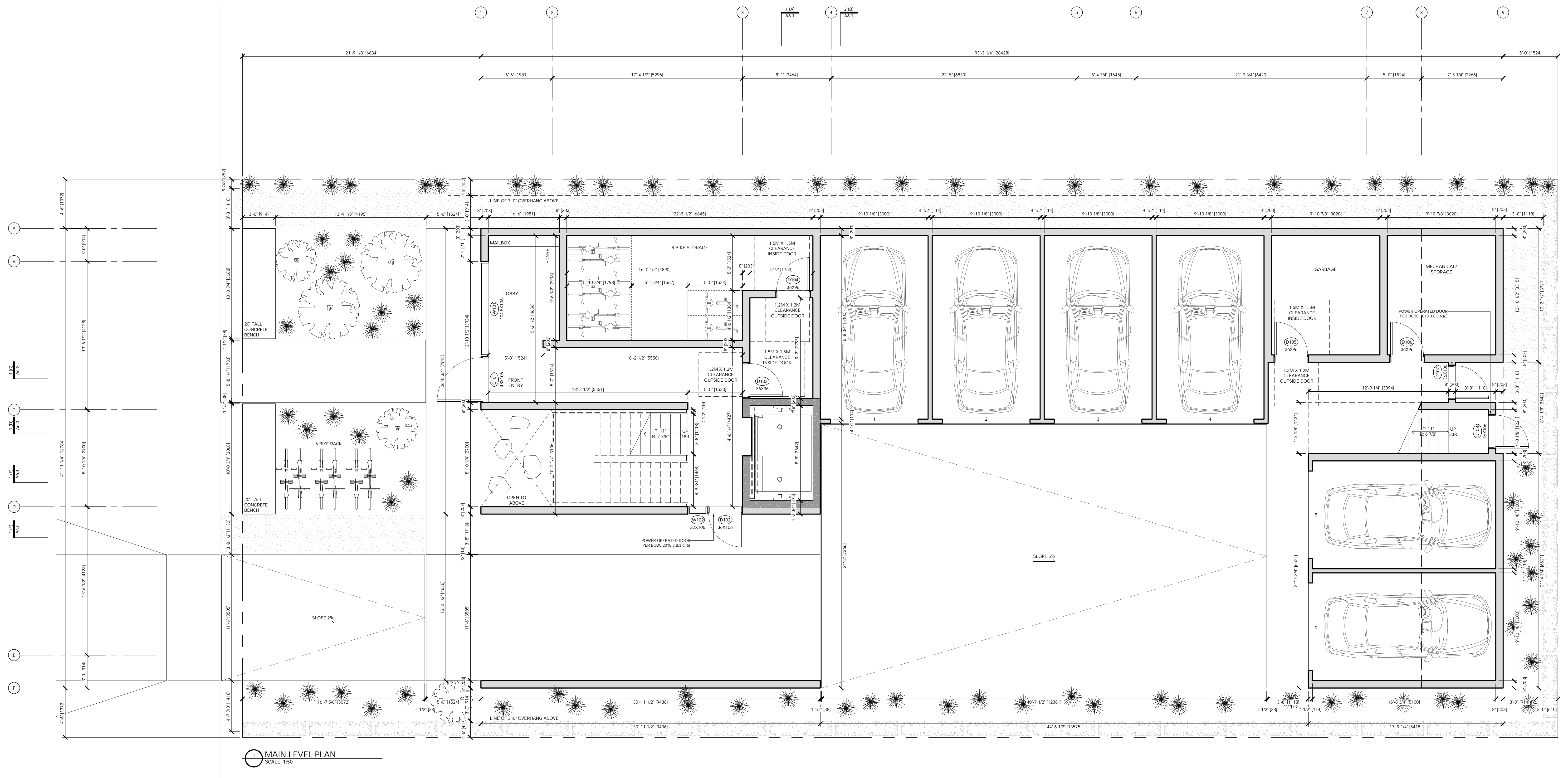
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A0.4

AREA CALCULATIONS



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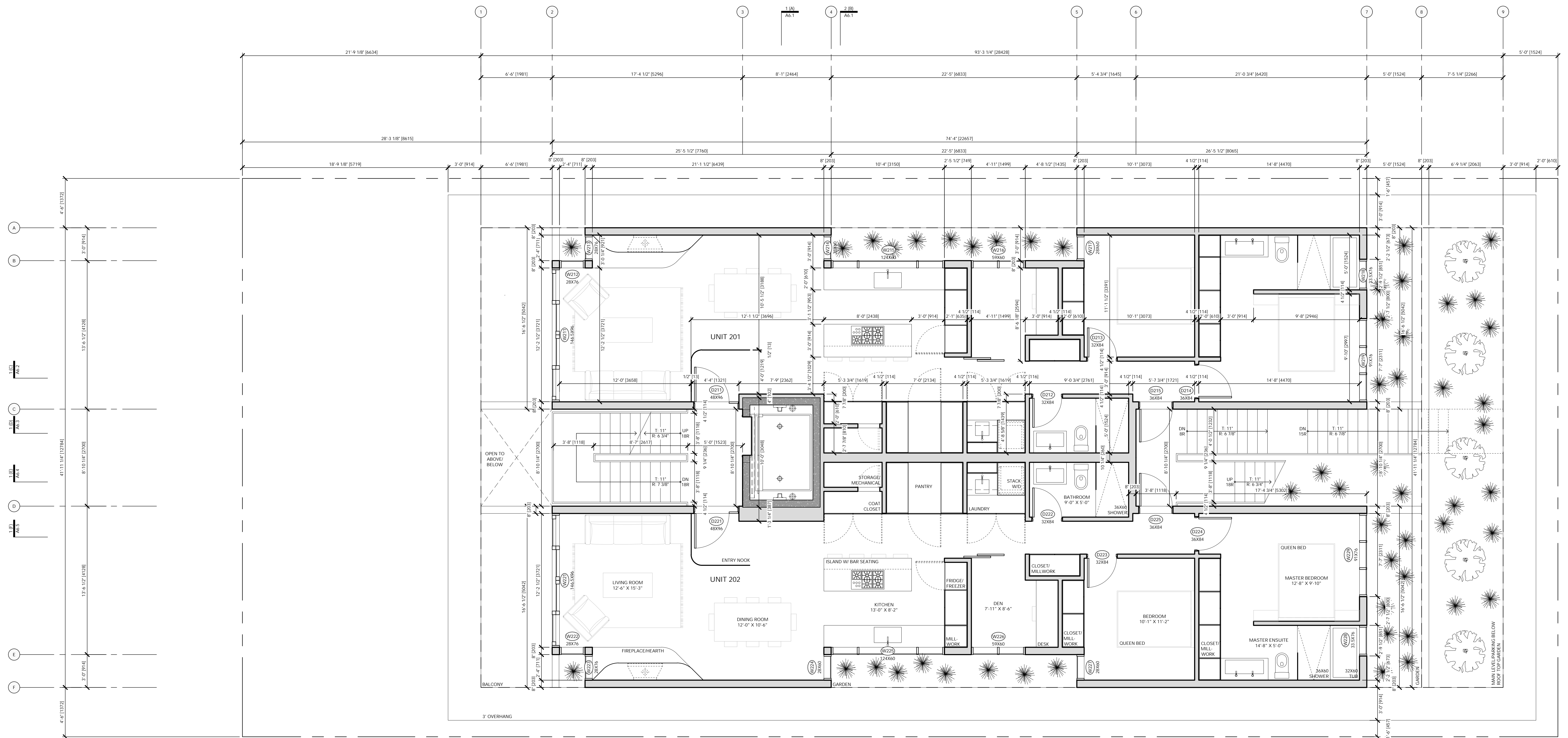
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A2.1

MAIN LEVEL PLAN



1 SECOND LEVEL PLAN
SCALE: 1/50

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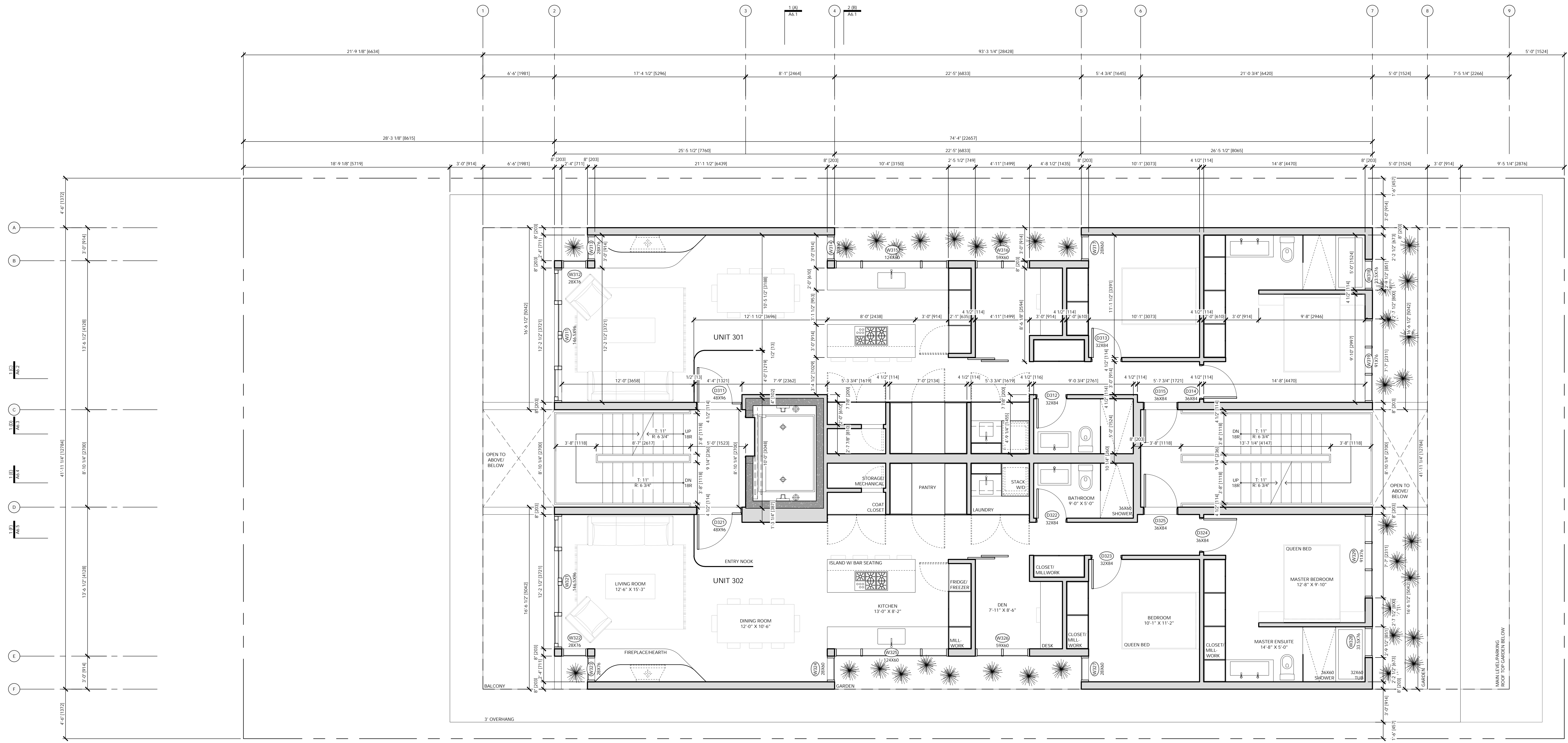
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SECOND LEVEL PLAN



THIRD LEVEL PLAN
SCALE: 1/50

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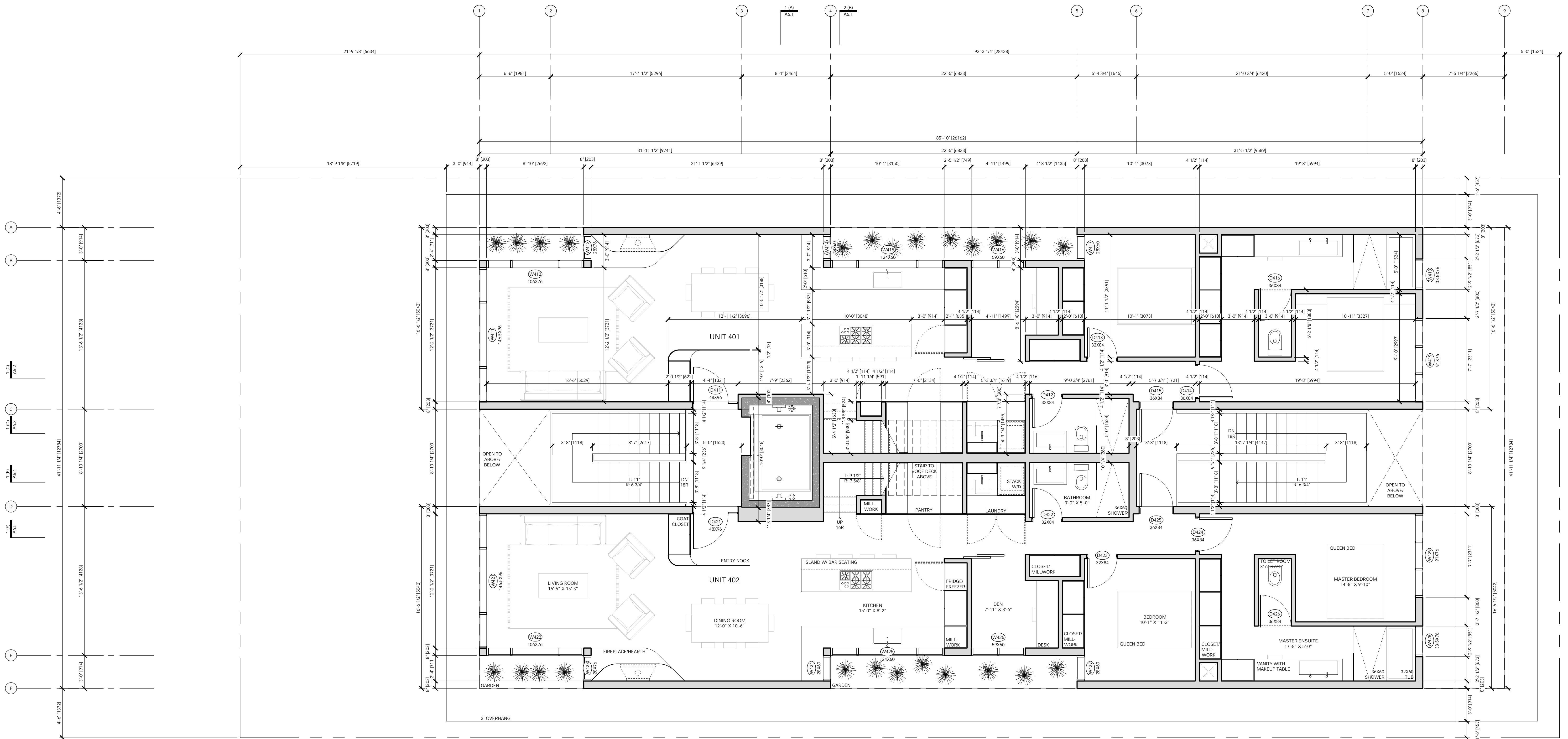
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A2.3

THIRD LEVEL PLAN



1 FOURTH LEVEL PLAN
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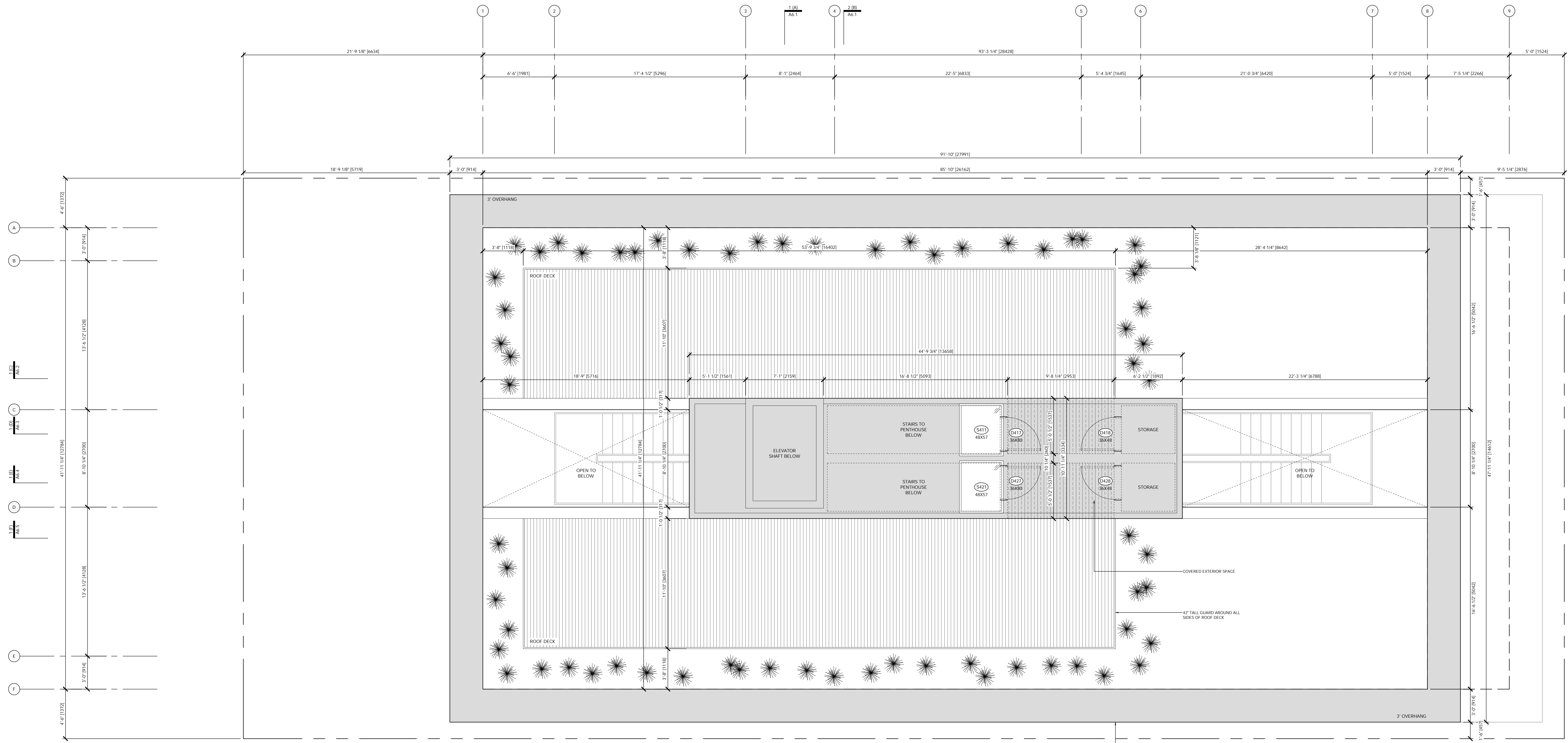
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A2.4

FOURTH LEVEL PLAN



1 ROOF LEVEL PLAN
SCALE: 1/50

ROOF OVERHANG AND SOFFIT
GLAD IN NONCOMBUSTIBLE
3/8" SHEET STEEL CLADDING
OR SIM PER B.C. 2018, TYP.

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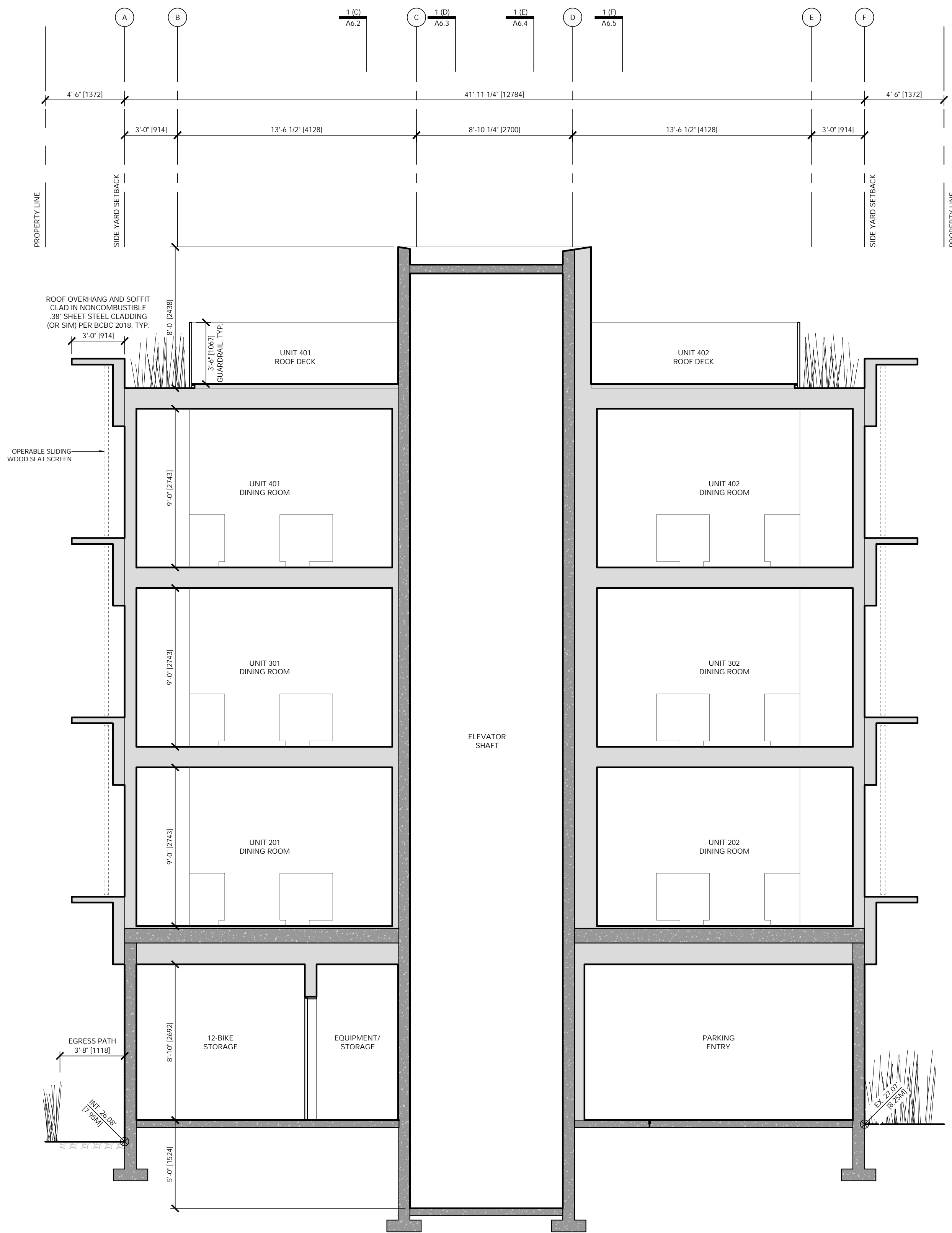
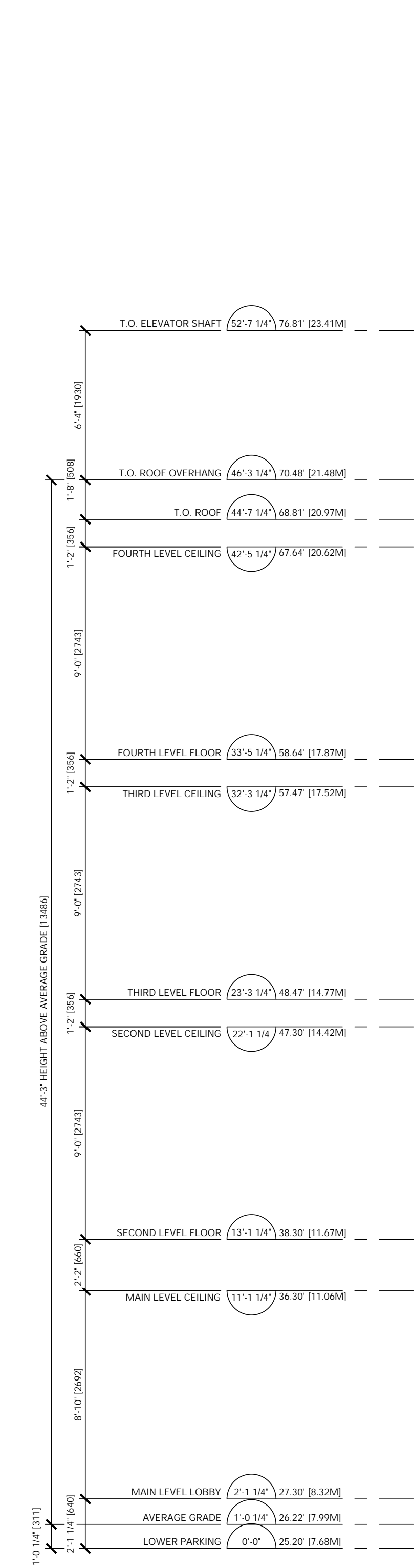
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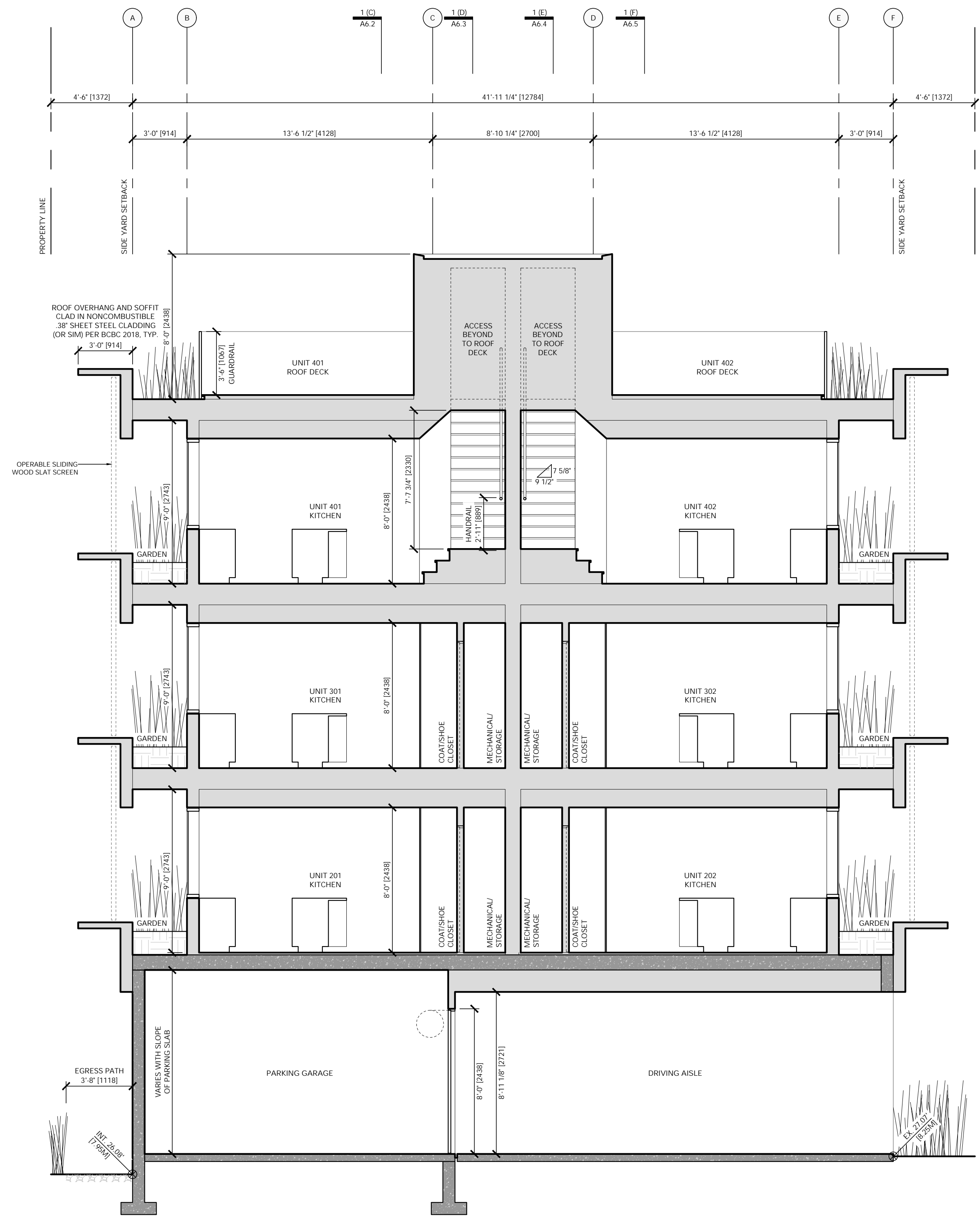
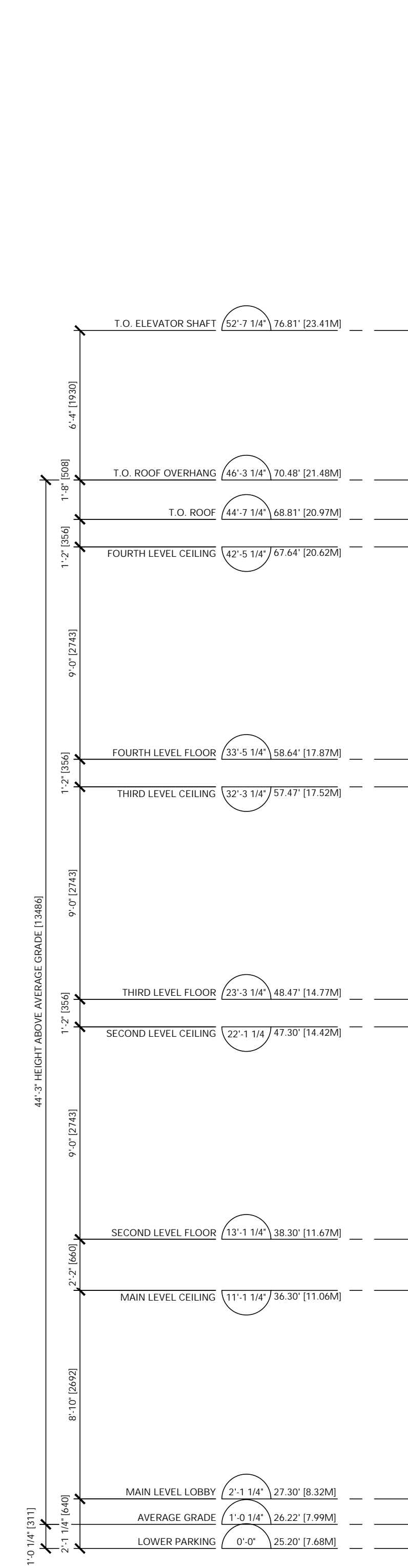
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ROOF LEVEL PLAN



1 SECTION AA
SCALE: 1/50



2 SECTION BB
SCALE: 1/50

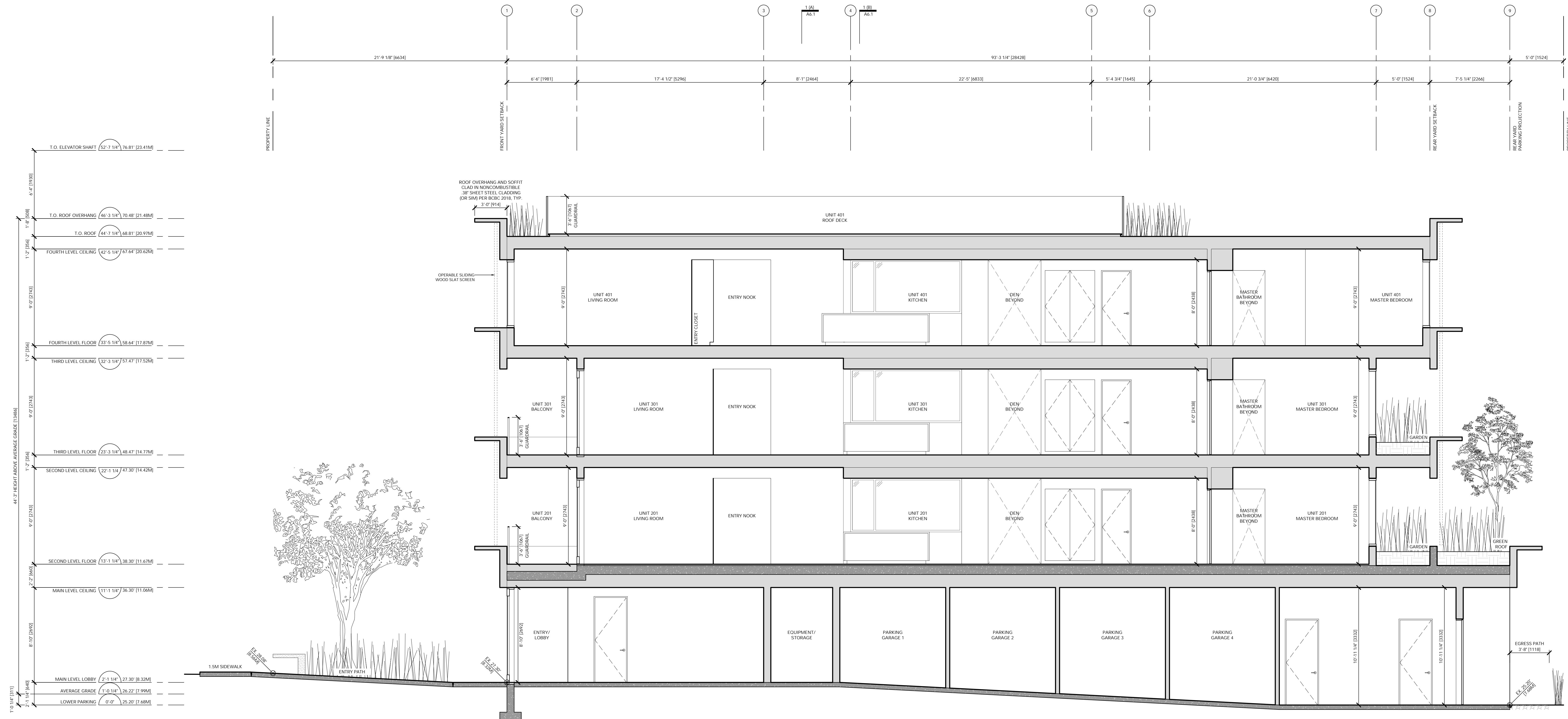
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SECTION



SECTION CC
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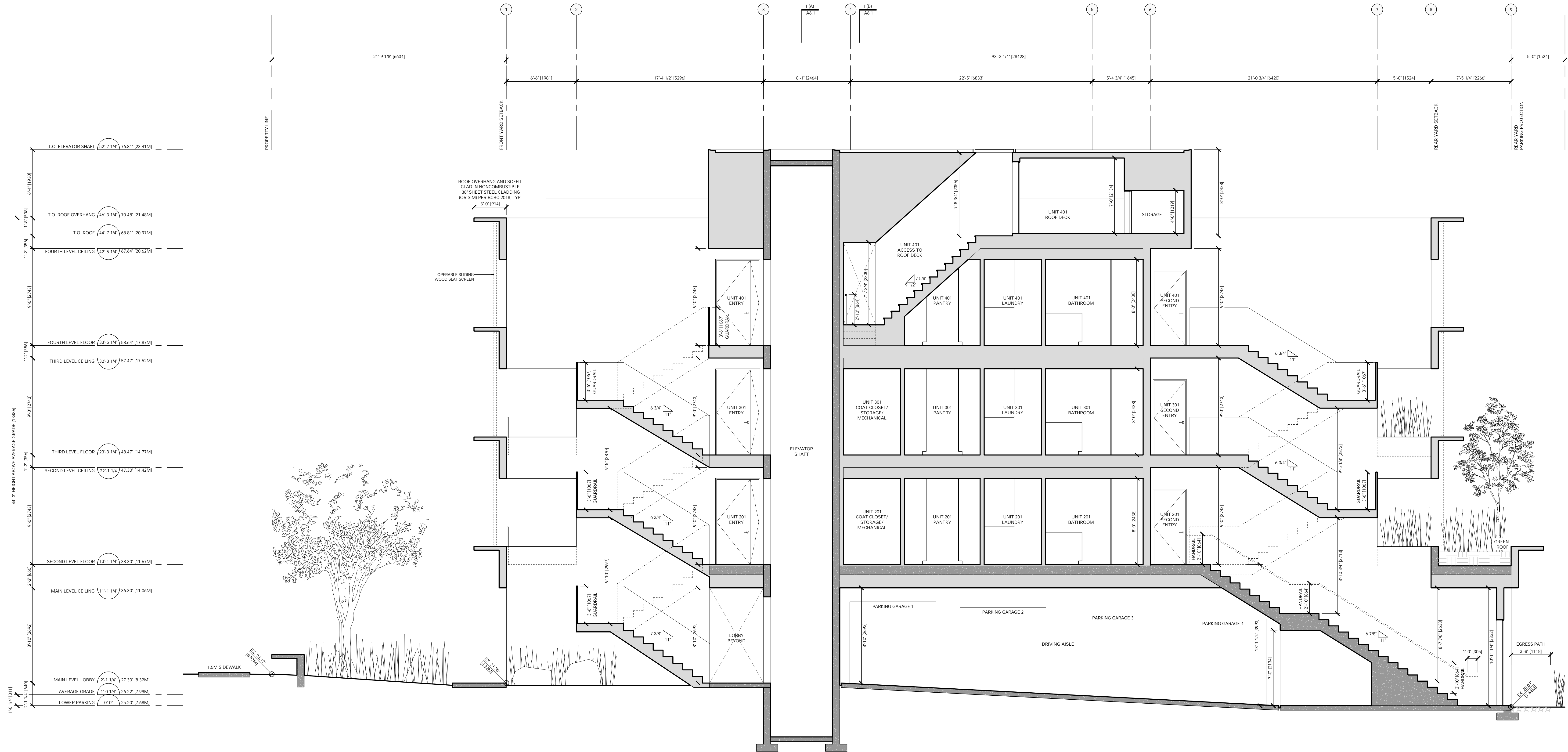
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A6.2

SECTION



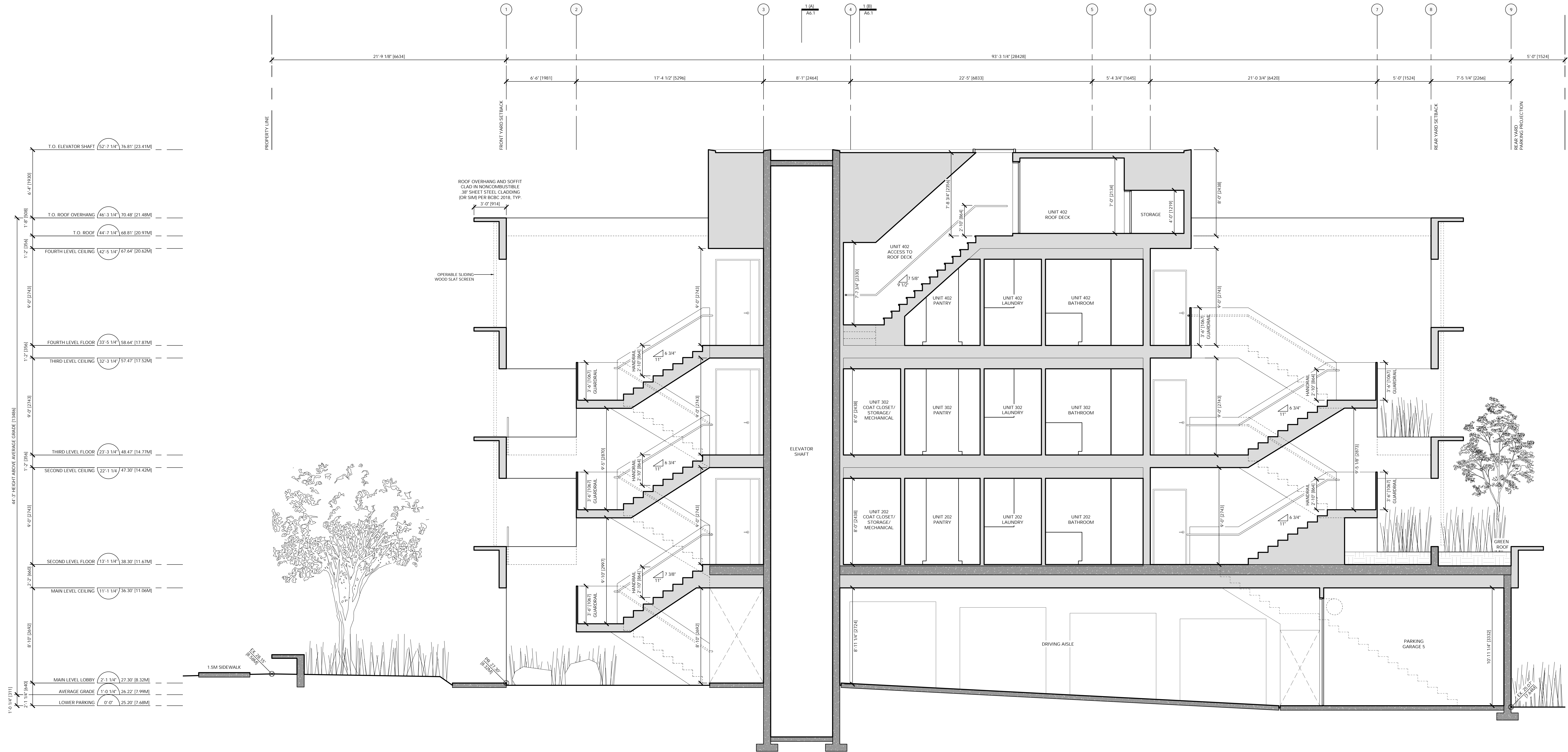
1'-0 1/4" [311]	T.O. ELEVATOR SHAFT	52'-7 1/4" [1603]	76.81 [23.41M]
6'-4" [1930]	T.O. ROOF OVERHANG	46'-3 1/4" [1418]	70.48 [21.48M]
1'-6" [508]	T.O. ROOF	44'-7 1/4" [1369]	68.81 [20.97M]
1'-2" [305]	FOURTH LEVEL CEILING	42'-5 1/4" [1294]	67.64 [20.62M]
9'-0" [2743]	FOURTH LEVEL FLOOR	33'-5 1/4" [1022]	58.64 [17.87M]
1'-2" [305]	THIRD LEVEL CEILING	32'-3 1/4" [984]	57.47 [17.52M]
9'-0" [2743]	THIRD LEVEL FLOOR	23'-3 1/4" [711]	48.47 [14.77M]
1'-2" [305]	SECOND LEVEL CEILING	22'-1 1/4" [673]	47.30 [14.42M]
9'-0" [2743]	SECOND LEVEL FLOOR	13'-1 1/4" [400]	38.30 [11.67M]
2'-2" [663]	MAIN LEVEL CEILING	11'-1 1/4" [338]	36.30 [11.06M]
8'-10" [2692]	MAIN LEVEL LOBBY	2'-1 1/4" [635]	27.30 [8.32M]
2'-1 1/4" [640]	AVERAGE GRADE	1'-0 1/4" [305]	26.22 [7.99M]
1'-0 1/4" [311]	LOWER PARKING	0'-0"	25.20 [7.68M]

SECTION DD
SCALE: 1/50

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 B DEVELOPMENT PERMIT 2019-08-05
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 1:50
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 2019-08-02
 DRAWN:
 JN
 CHECKED:
 DJ
 REVISION:
 .
 ISSUE:
 B
 CONSULTANT:

HEYWOOD 6
 956 HEYWOOD AVENUE
 VICTORIA BC
 A6.3
 SECTION



SECTION EE
SCALE: 1/50

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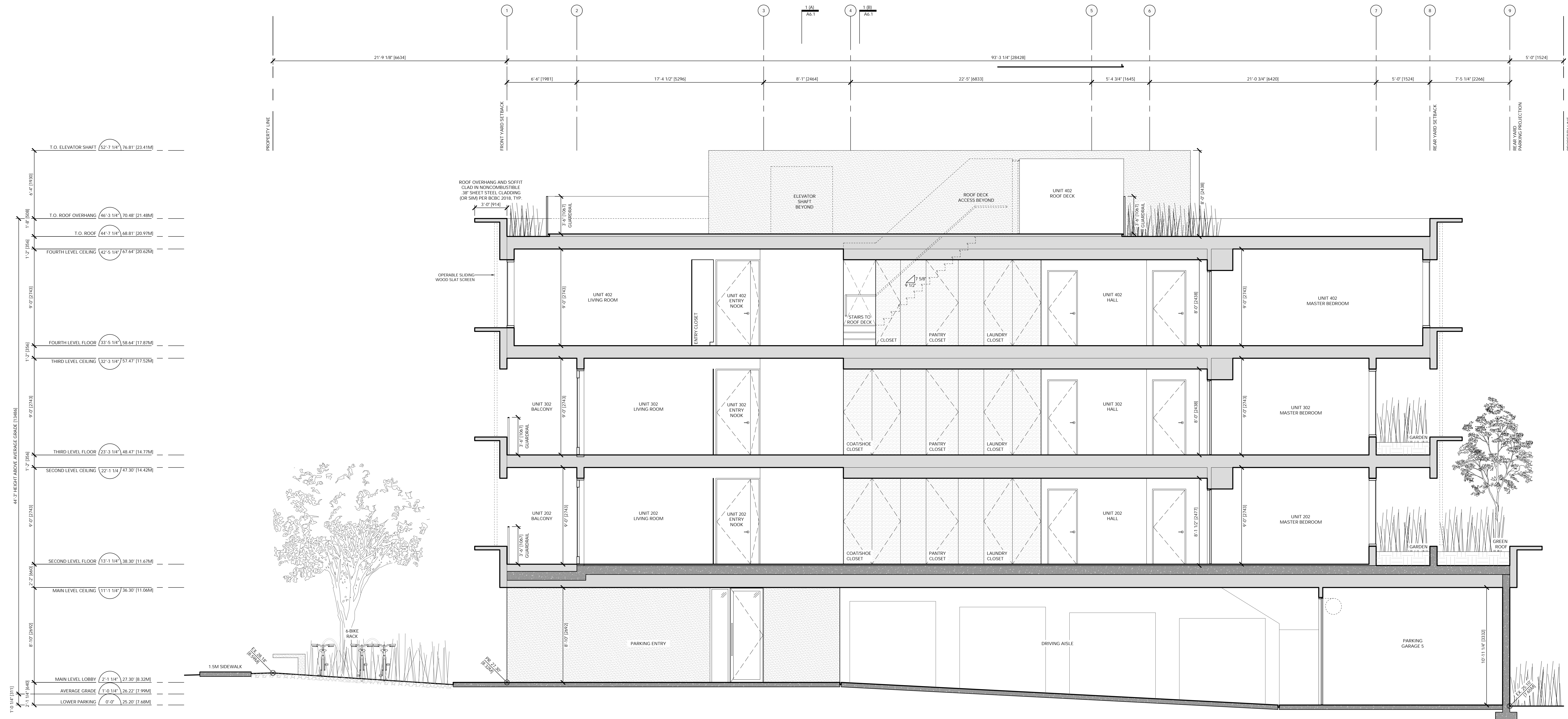
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A6.4

SECTION



SECTION FF
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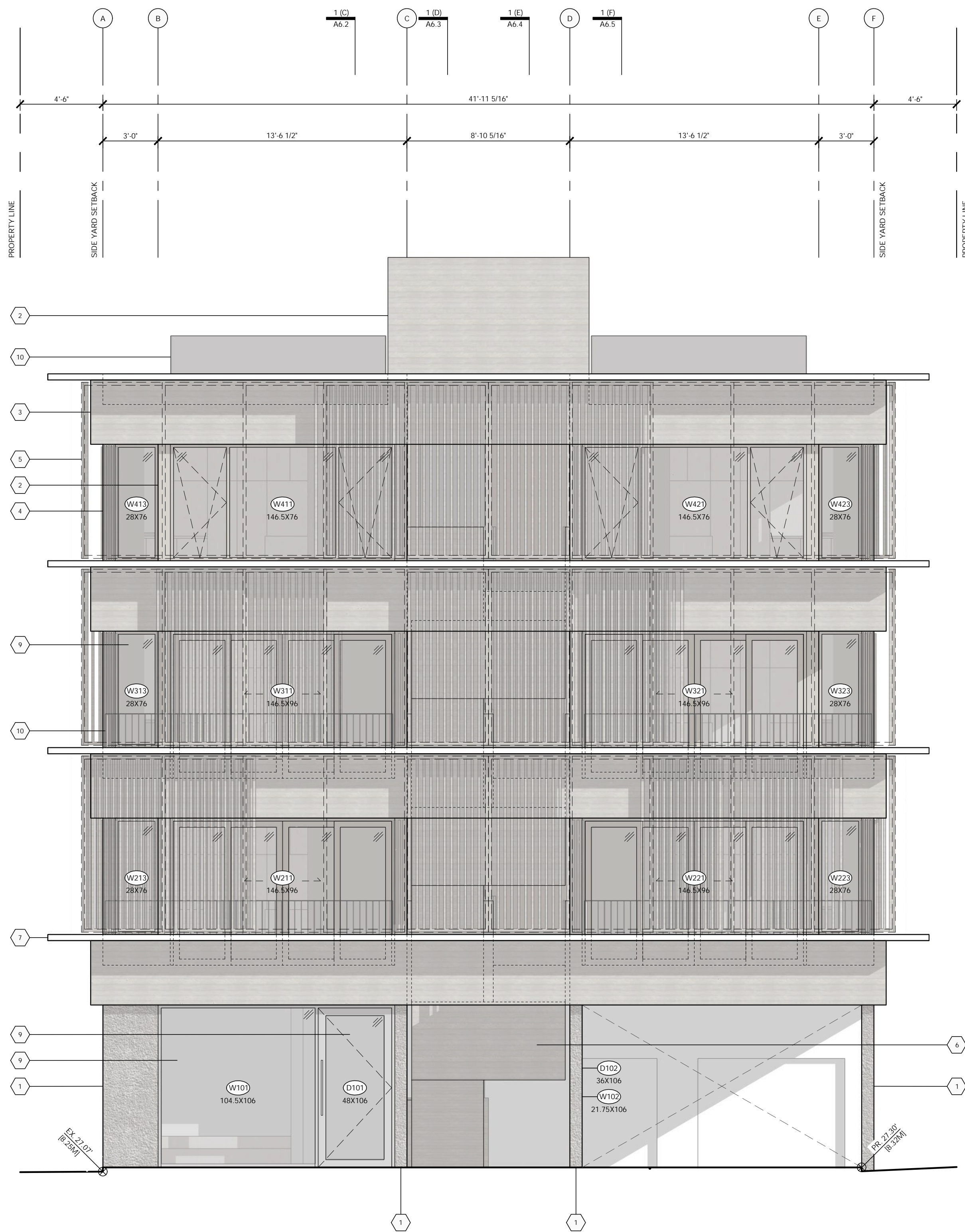
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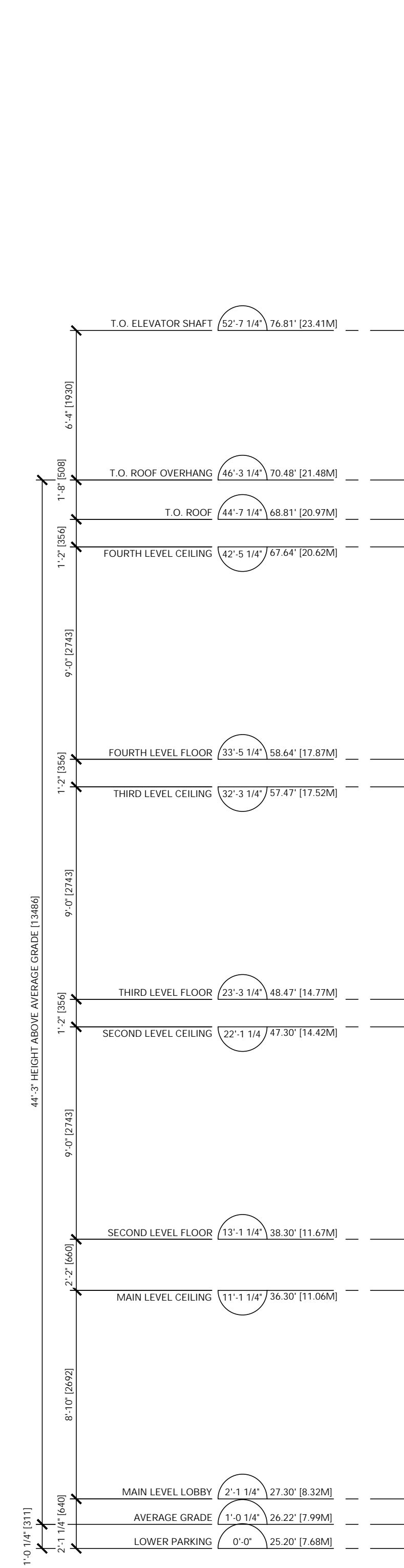
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A6.5

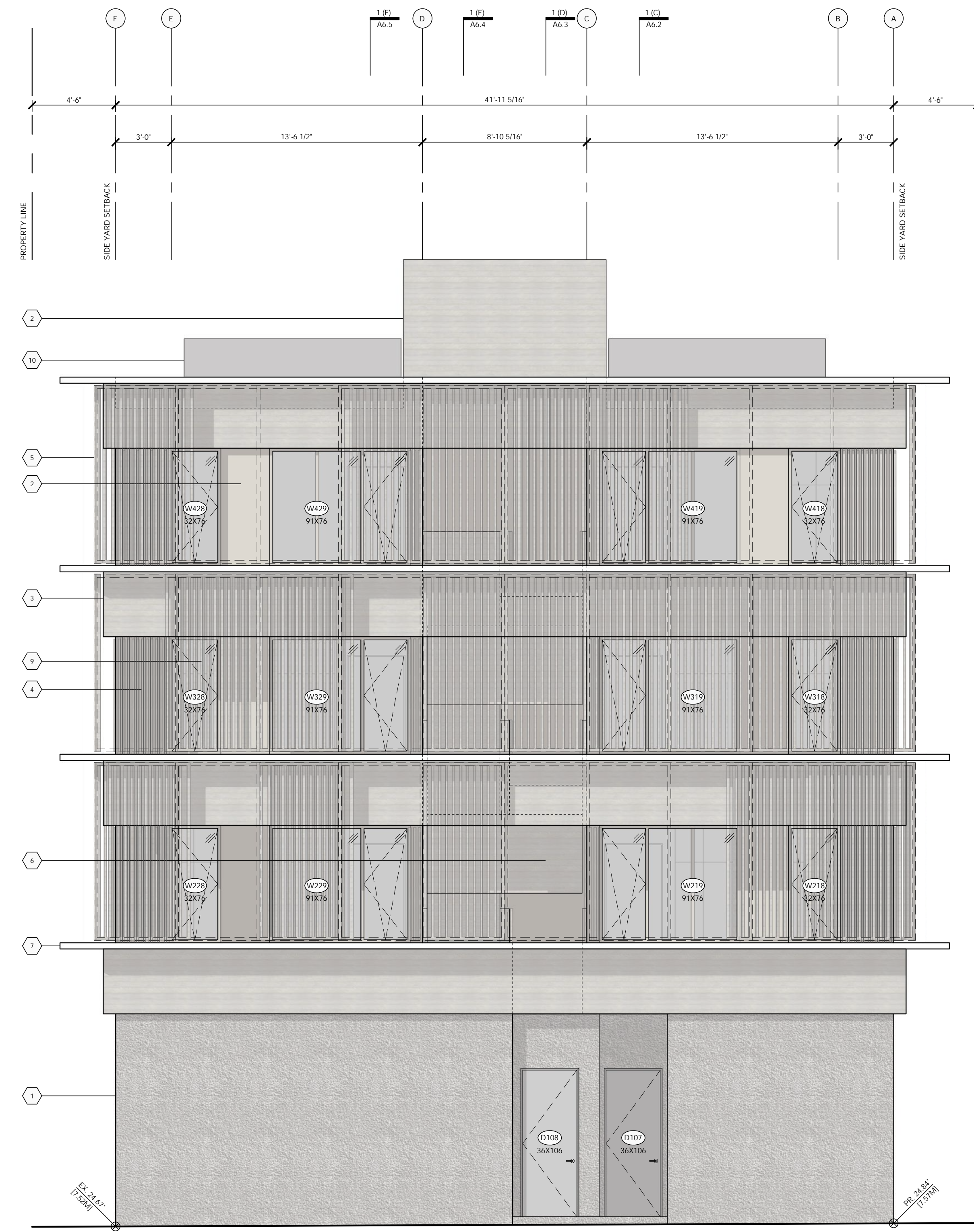
SECTION



1 WEST ELEVATION
SCALE: 1:50



2 EAST ELEVATION
SCALE: 1:50



Spatial Separation Calculations
BCBC 2018 Part 3 Division B

TABLE 3.2.3.1-D	
EAST ELEVATION (UP TO THIRD LEVEL CEILING)	
AREA OF EXPOSED BUILDING FACE:	418.54 SF [38.88 SM]
LIMITING DISTANCE:	17'-5 1/4" [5.32 M]
ALLOWABLE OPENINGS:	100% (418.54 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 GLAZING

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])

MATERIALS

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

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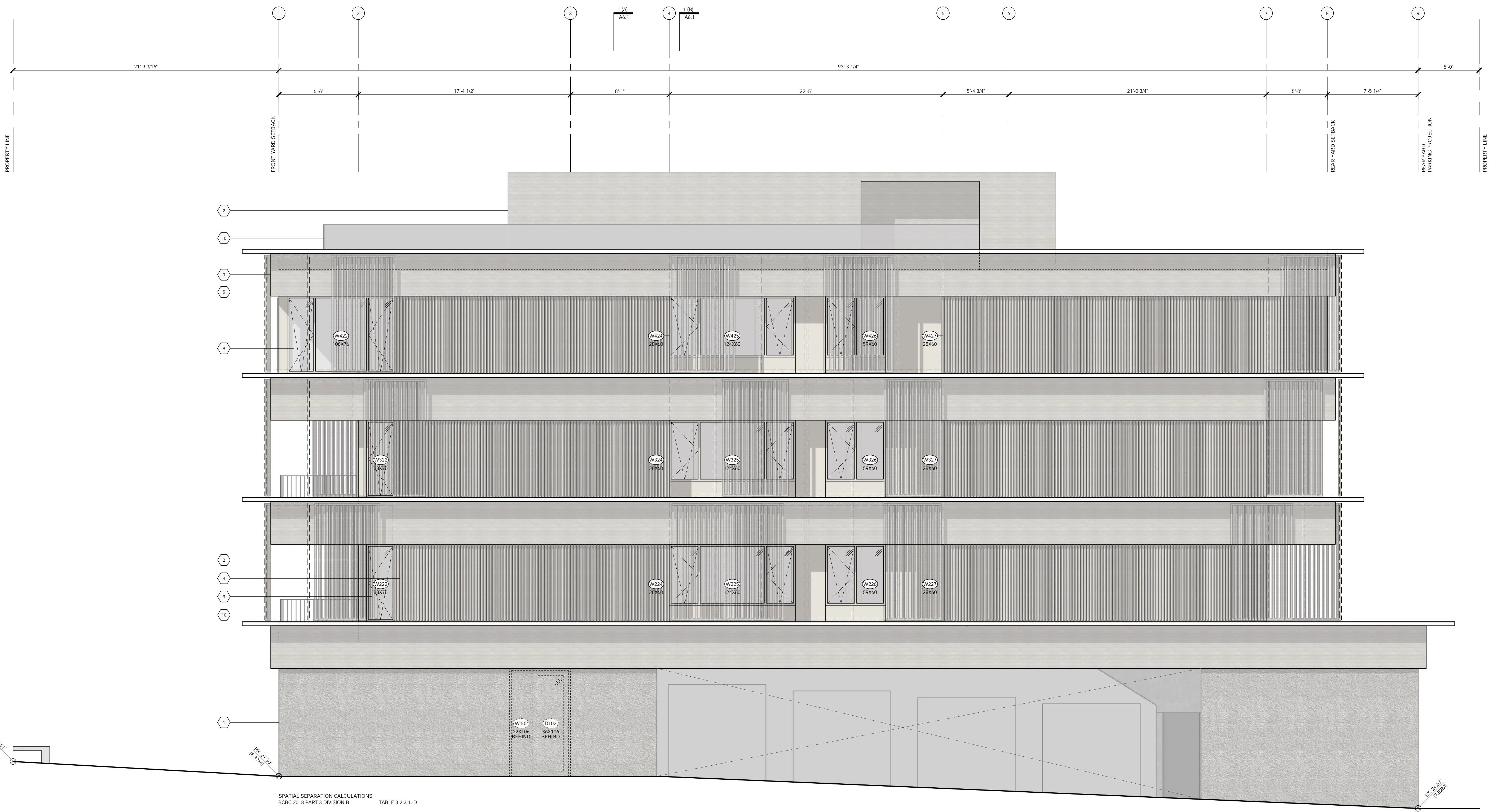
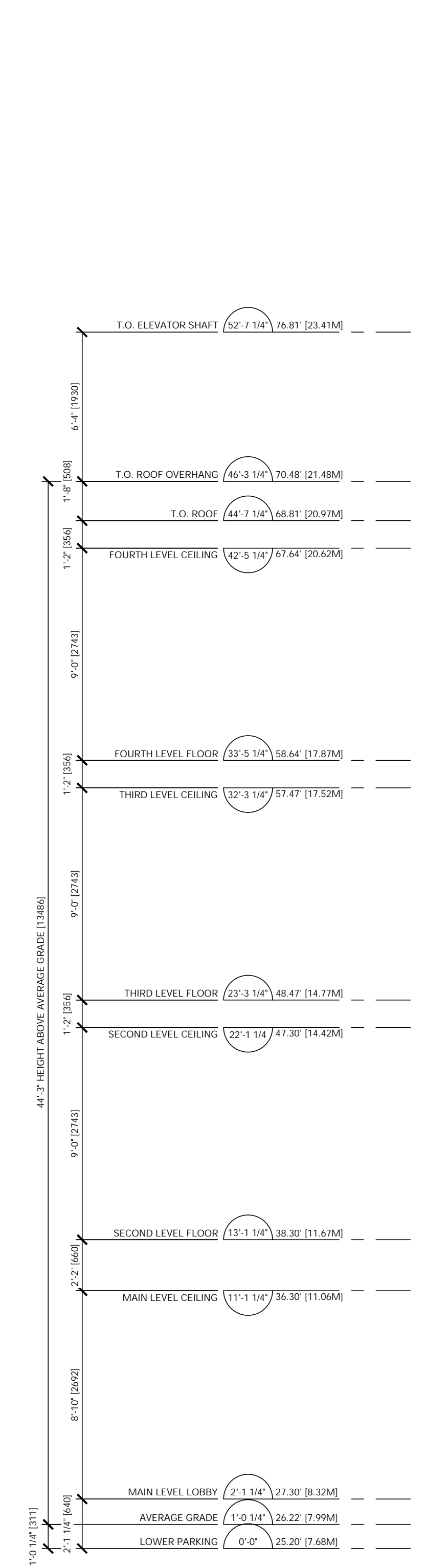
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HEYWOOD 6
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VICTORIA BC

A7.1
ELEVATION



SPATIAL SEPARATION CALCULATIONS
 BCBC 2018 PART 3 DIVISION B TABLE 3.2.3.1-D

SOUTH ELEVATION
 AREA OF EXPOSED BUILDING FACE: 2558.56 SF (237.70 SM)
 LIMITING DISTANCE: 4'-0" (1.37 M)
 ALLOWABLE OPENINGS: 14% (358.20 SF (33.28 SM))
 PROPOSED OPENINGS: 12% (314.25 SF (29.19 SM))

CONSTRUCTION REQUIREMENTS:
 1 HR FIRE RATING
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
 NON-COMBUSTIBLE CLADDING

1 SOUTH ELEVATION
 SCALE: 1/50

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

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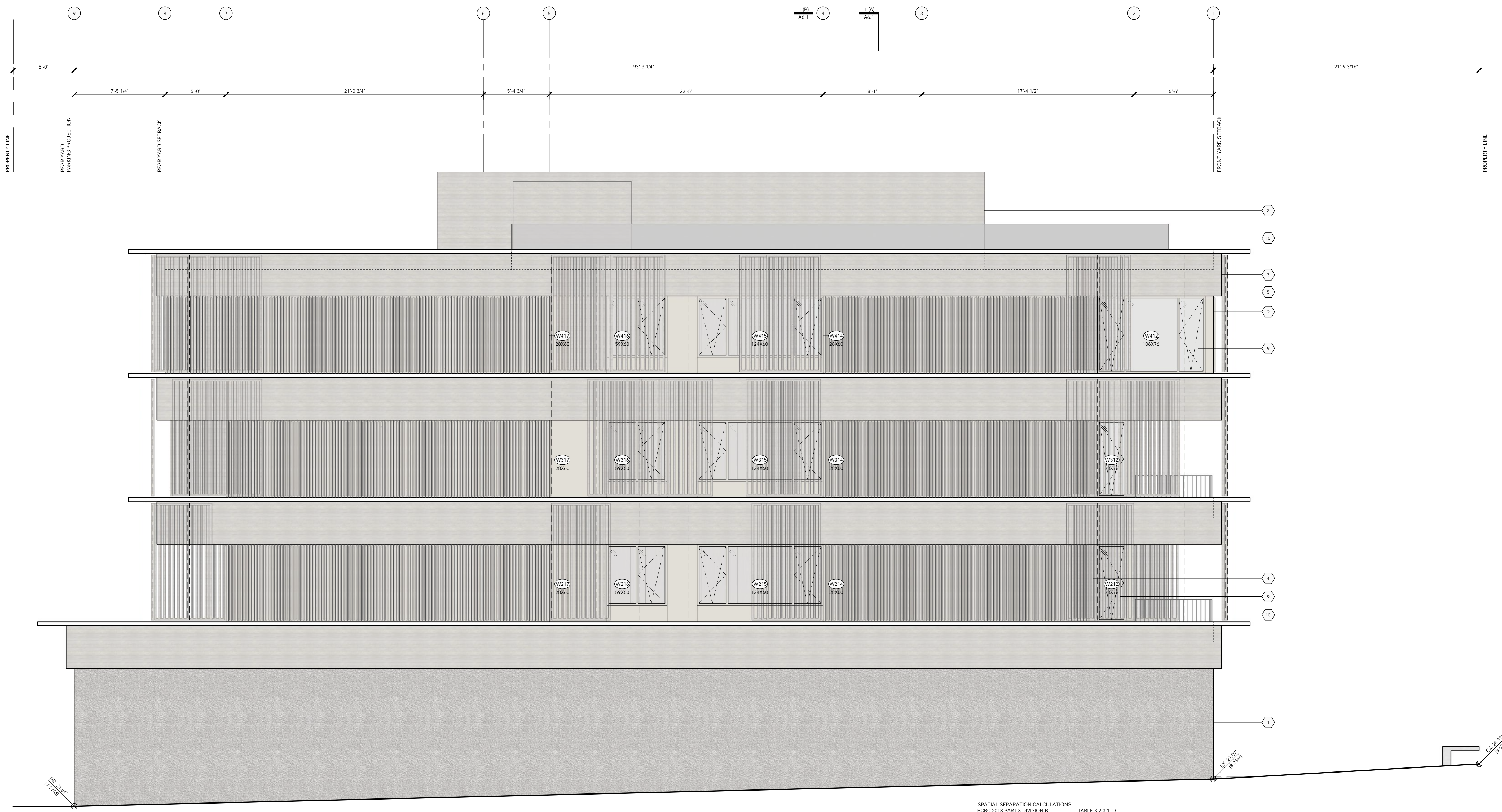
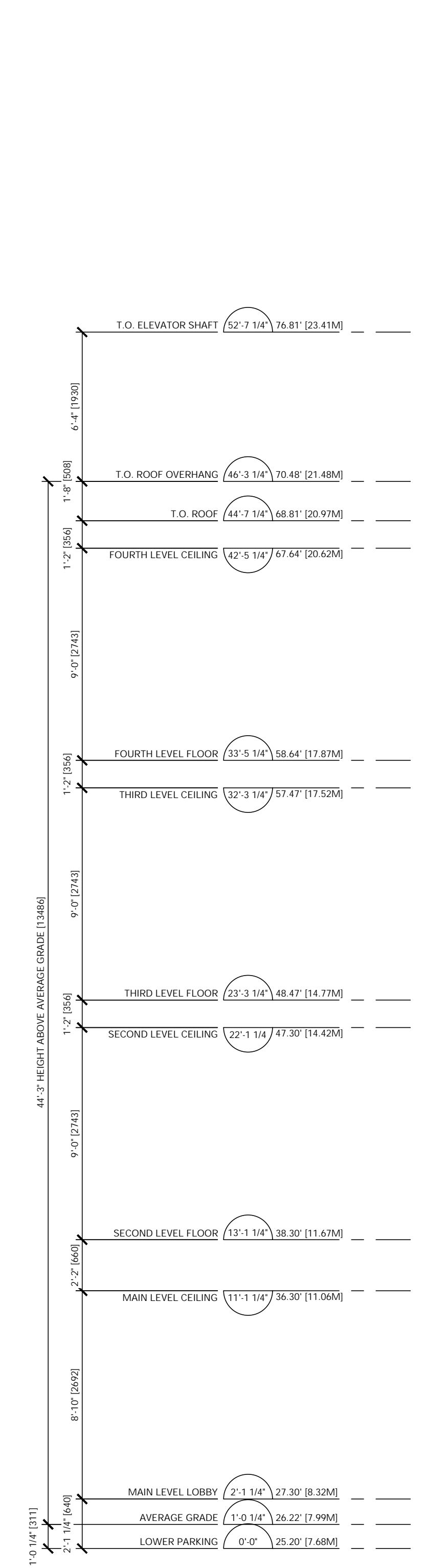
ISSUES:
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A7.2

ELEVATION



1 NORTH ELEVATION
SCALE: 1:50

SPATIAL SEPARATION CALCULATIONS
BCBC 2018 PART 3 DIVISION B

TABLE 3.2.3.1-D	
SOUTH ELEVATION	
AREA OF EXPOSED BUILDING FACE:	2558.56 SF (237.70 SM)
LIMITING DISTANCE:	4'-6" (1.37 M)
ALLOWABLE OPENINGS:	14% (358.20 SF (33.28 SM))
PROPOSED OPENINGS:	12% (314.25 SF (29.19 SM))

CONSTRUCTION REQUIREMENTS:

1 HR FIRE RATING	COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
	NON-COMBUSTIBLE CLADDING

MATERIALS

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

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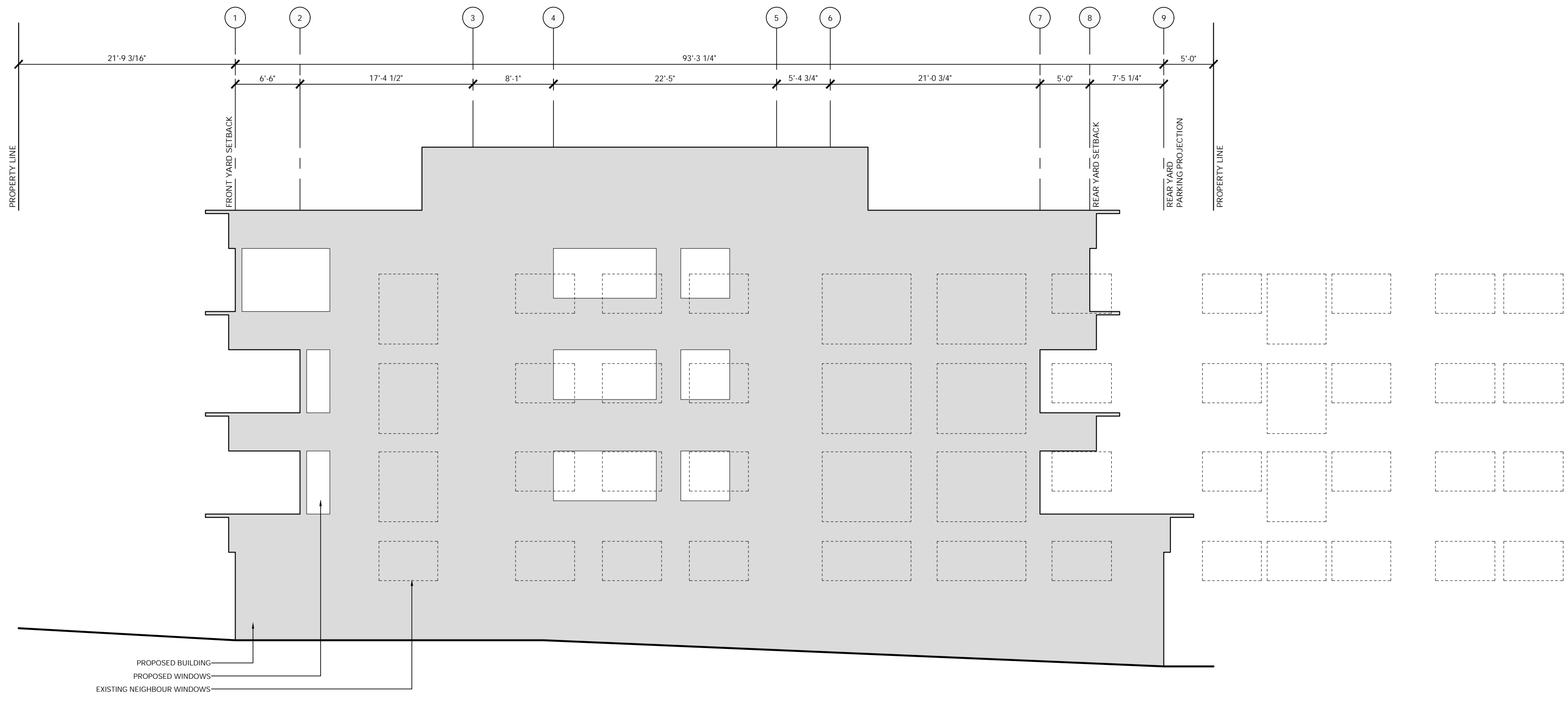
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SCALE: 1:50
DATE: 2019-08-02
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CONSULTANT:

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A7.3

ELEVATION



1 SOUTH ELEVATION
SCALE: 1:100



1 NORTH ELEVATION
SCALE: 1:100

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2019-08-05

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VICTORIA BC

A7.4

NEIGHBOUR OPENINGS

CLIENT NAME

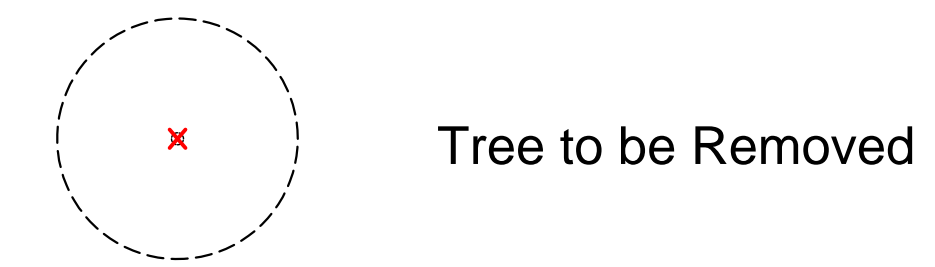
PROJECT
Landscape Design

ADDRESS
956 Heywood

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN

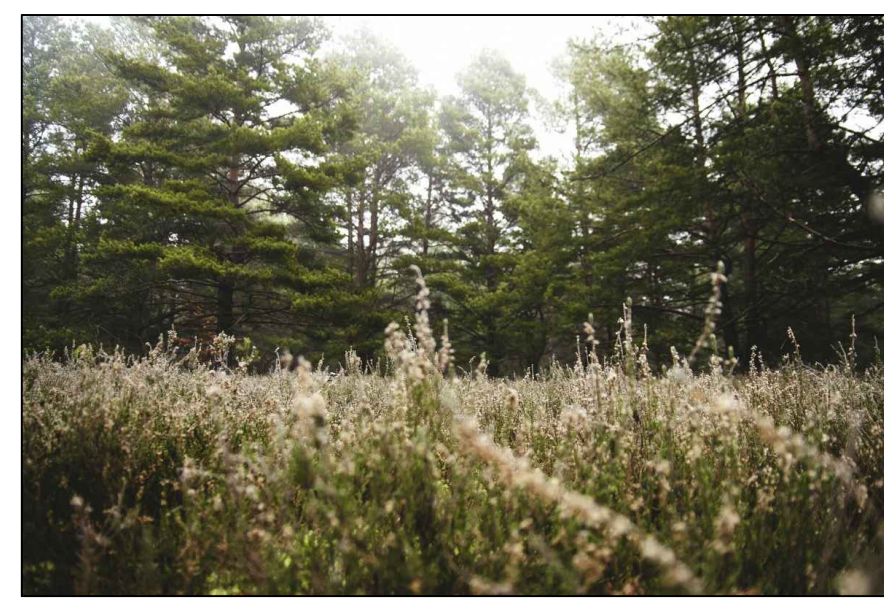
LEGEND



Scale: 3/16" = 1'

L1 Landscape
Tree Removal
Plan

DATE
July, 2019



Native Meadow Theme + Form

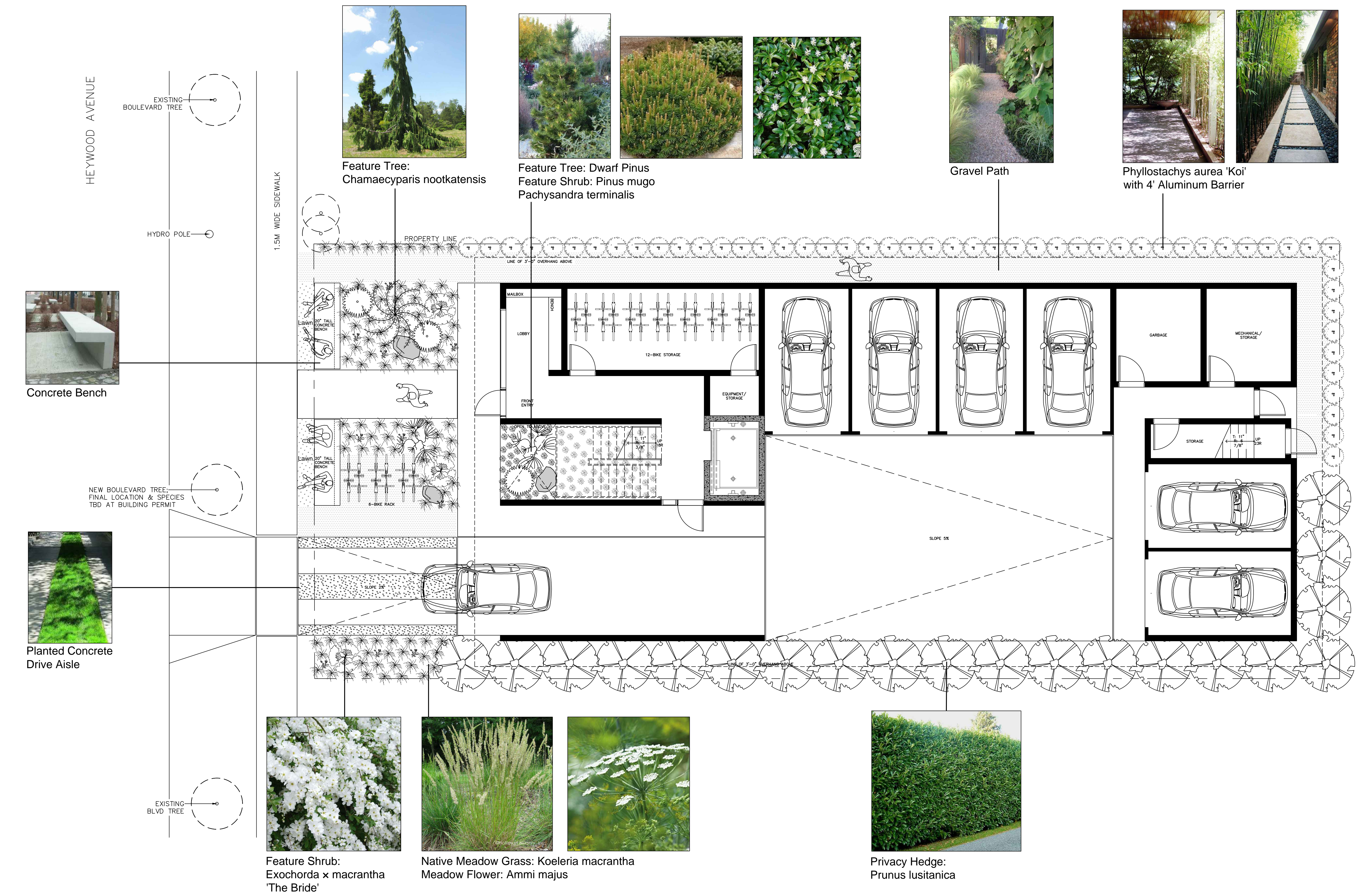
CLIENT NAME

PROJECT
Landscape Design

ADDRESS
956 Heywood

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN



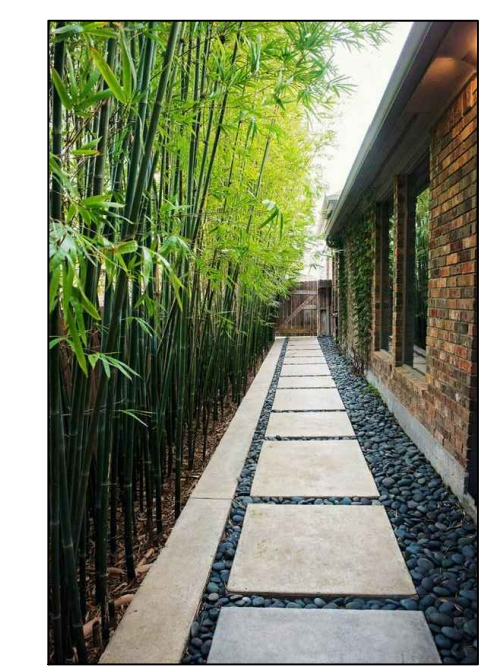
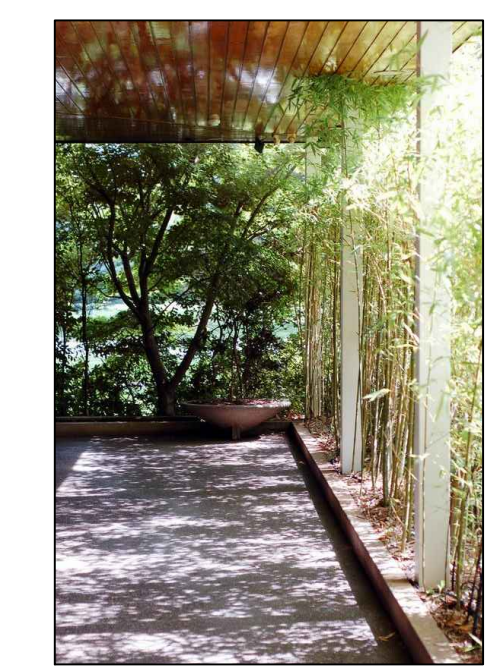
Feature Tree:
Chamaecyparis nootkatensis



Feature Tree: Dwarf Pinus
Feature Shrub: *Pinus mugo*
Pachysandra terminalis



Gravel Path



Phyllostachys aurea 'Koi'
with 4' Aluminum Barrier



Concrete Bench



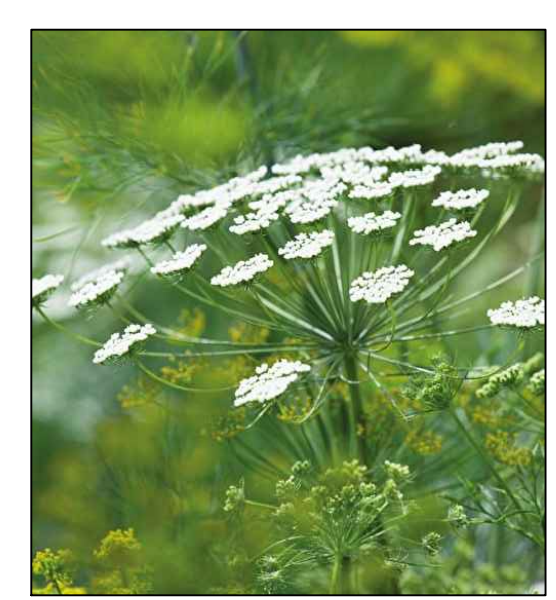
Planted Concrete
Drive Aisle



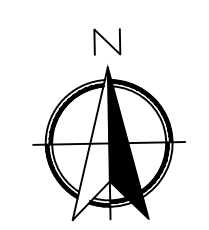
Feature Shrub:
Exochorda x macrantha
'The Bride'



Native Meadow Grass: *Koeleria macrantha*
Meadow Flower: *Ammi majus*



Privacy Hedge:
Prunus lusitanica



Scale: 3/16" = 1'

L2 Landscape
Design
Parking Level

DATE
July, 2019

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
956 Heywood

DESIGNED BY
Bianca Bodley

DRAWN BY
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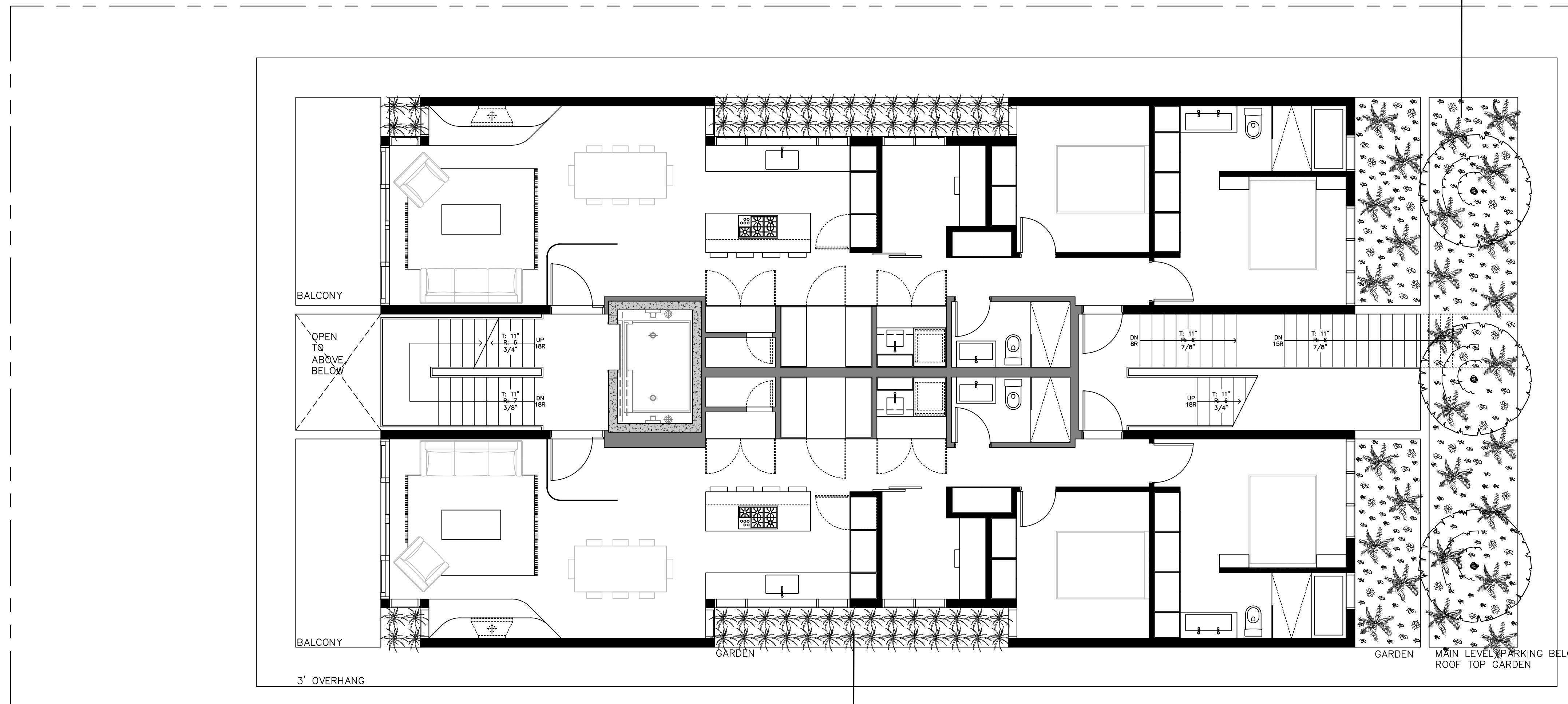
Feature Tree:
Acer shirasawanum 'Autumn Moon'



Ferns: *Polystichum munitum*, *Adiantum pedatum*



Cornus canadensis



Juncus effusus

Scale: 3/16" = 1'

L3 Landscape
Design
Second Storey

DATE
July, 2019



Bianca Bodley
250.589.8244
bianca@biophilacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
956 Heywood

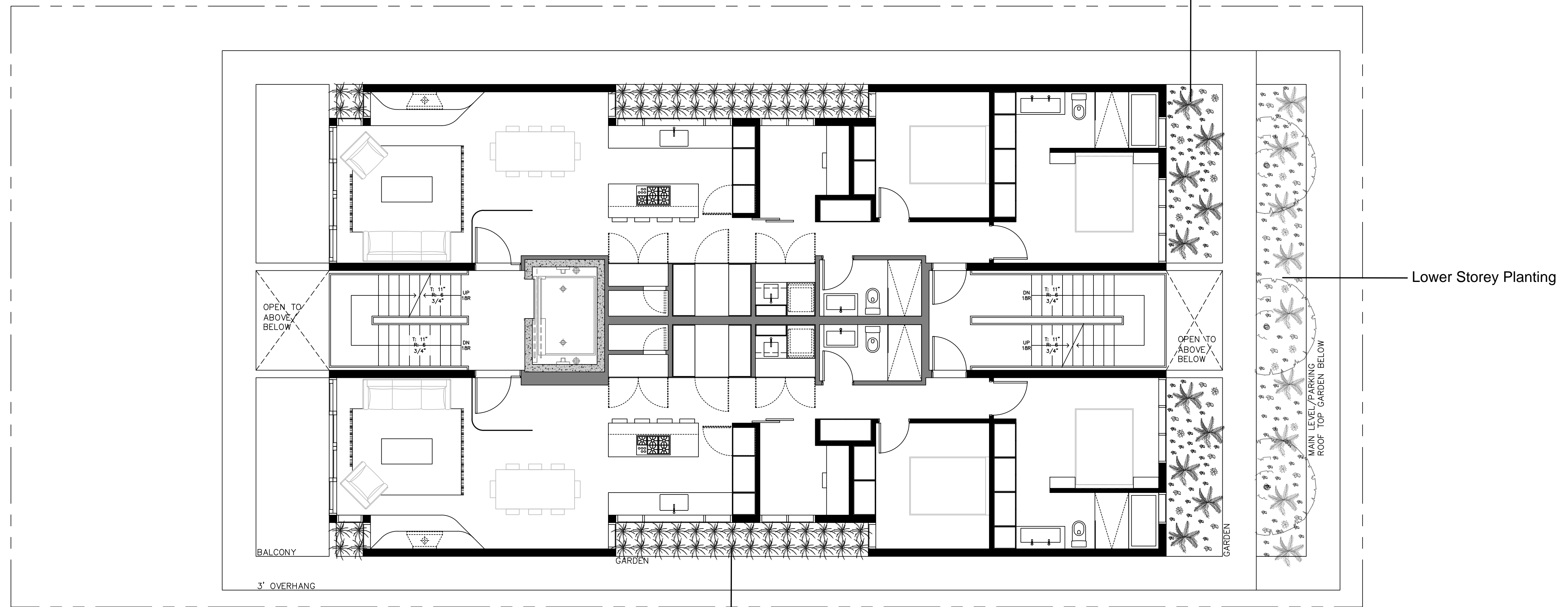
DESIGNED BY
Bianca Bodley

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Ferns: Polystichum munitum, Adiantum pedatum

Cornus canadensis



Juncus effusus



Scale: 3/16" = 1'

L4 Landscape
Design
Third Storey

DATE
July, 2019

CLIENT NAME

PROJECT
Landscape Design

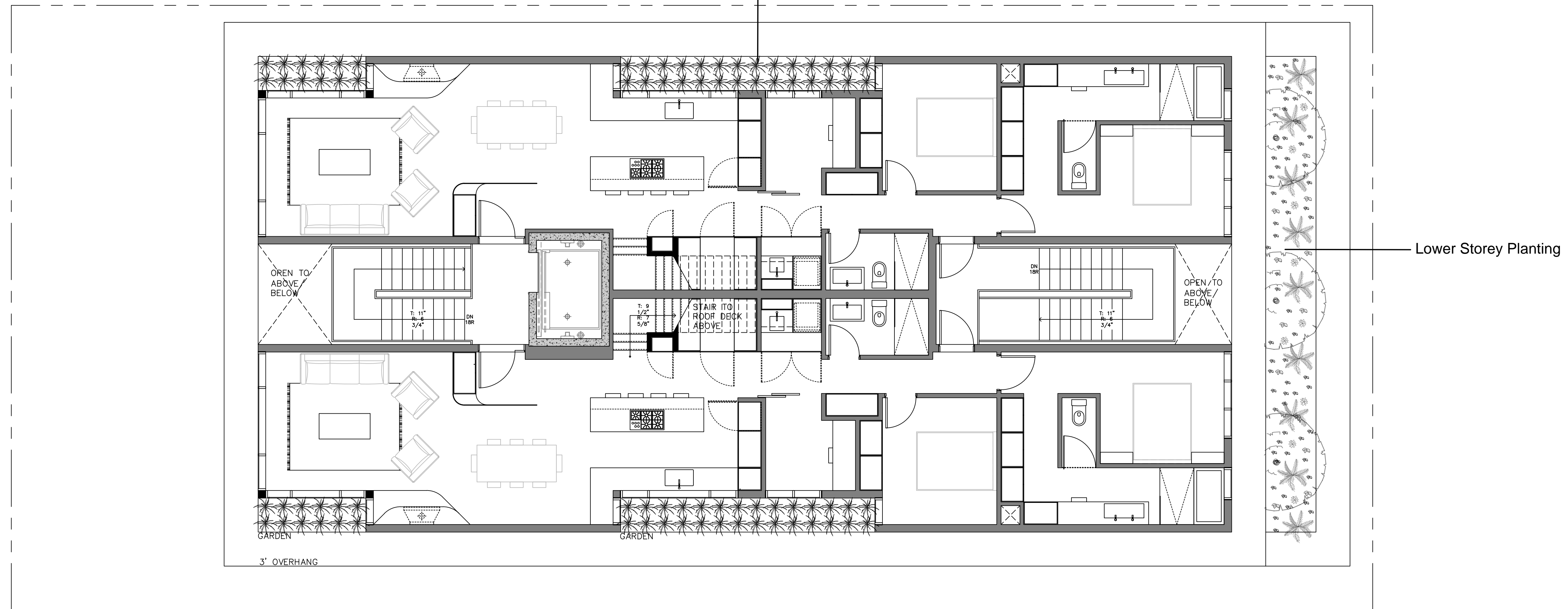
ADDRESS
956 Heywood

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/ KN



Juncus effusus



Scale: 3/16" = 1'



L5 Landscape Design Fourth Storey

DATE
July, 2019

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DESIGNED BY
Bianca Bodley

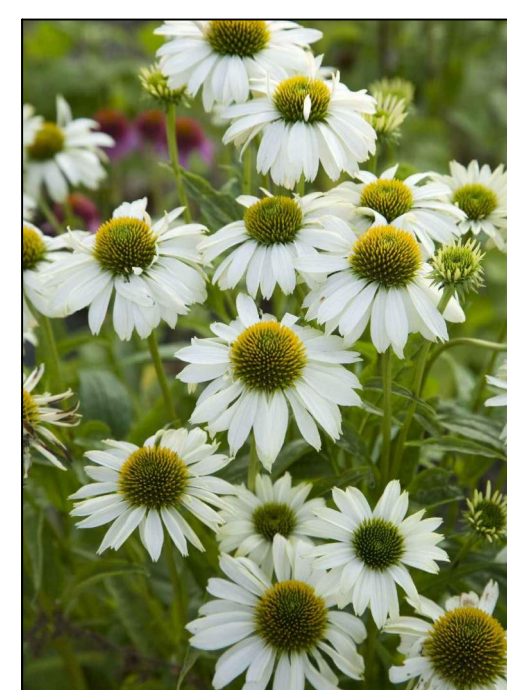
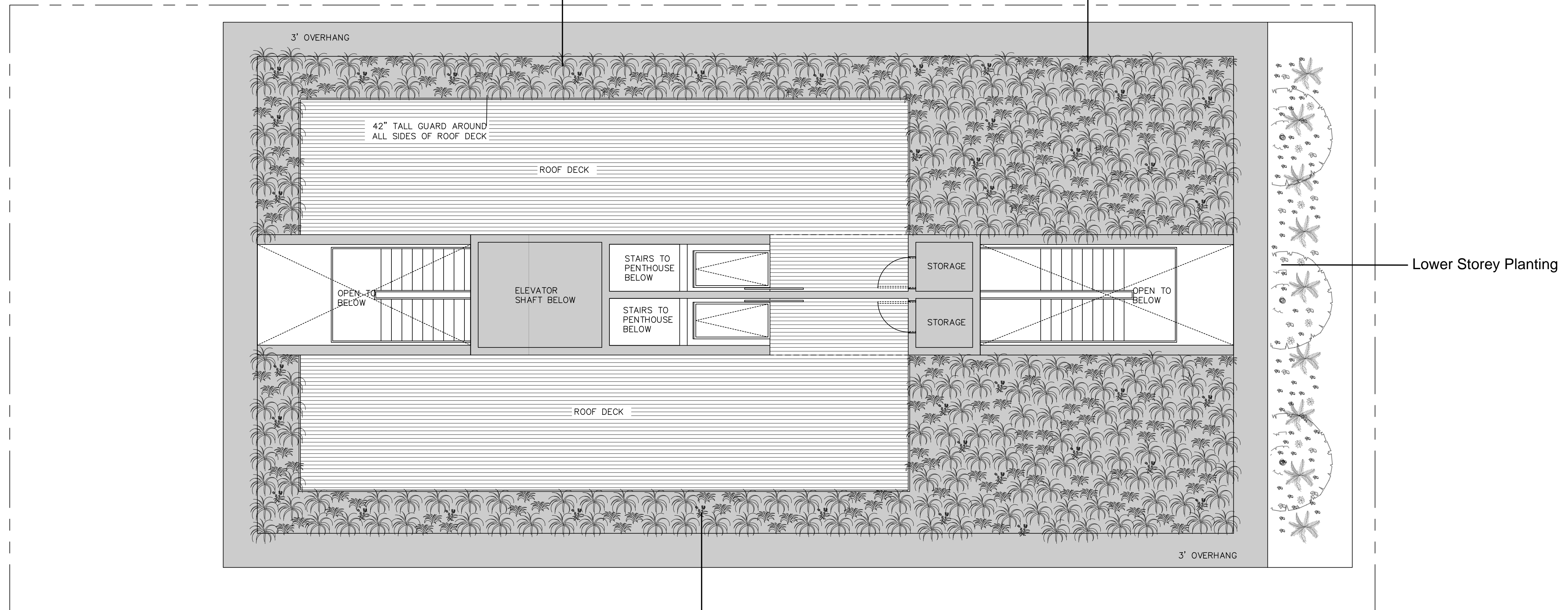
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Danthonia californica



Roemer's fescue



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

Scale: 3/16" = 1'

L6 Landscape
Design
Rooftop

DATE
July, 2019

