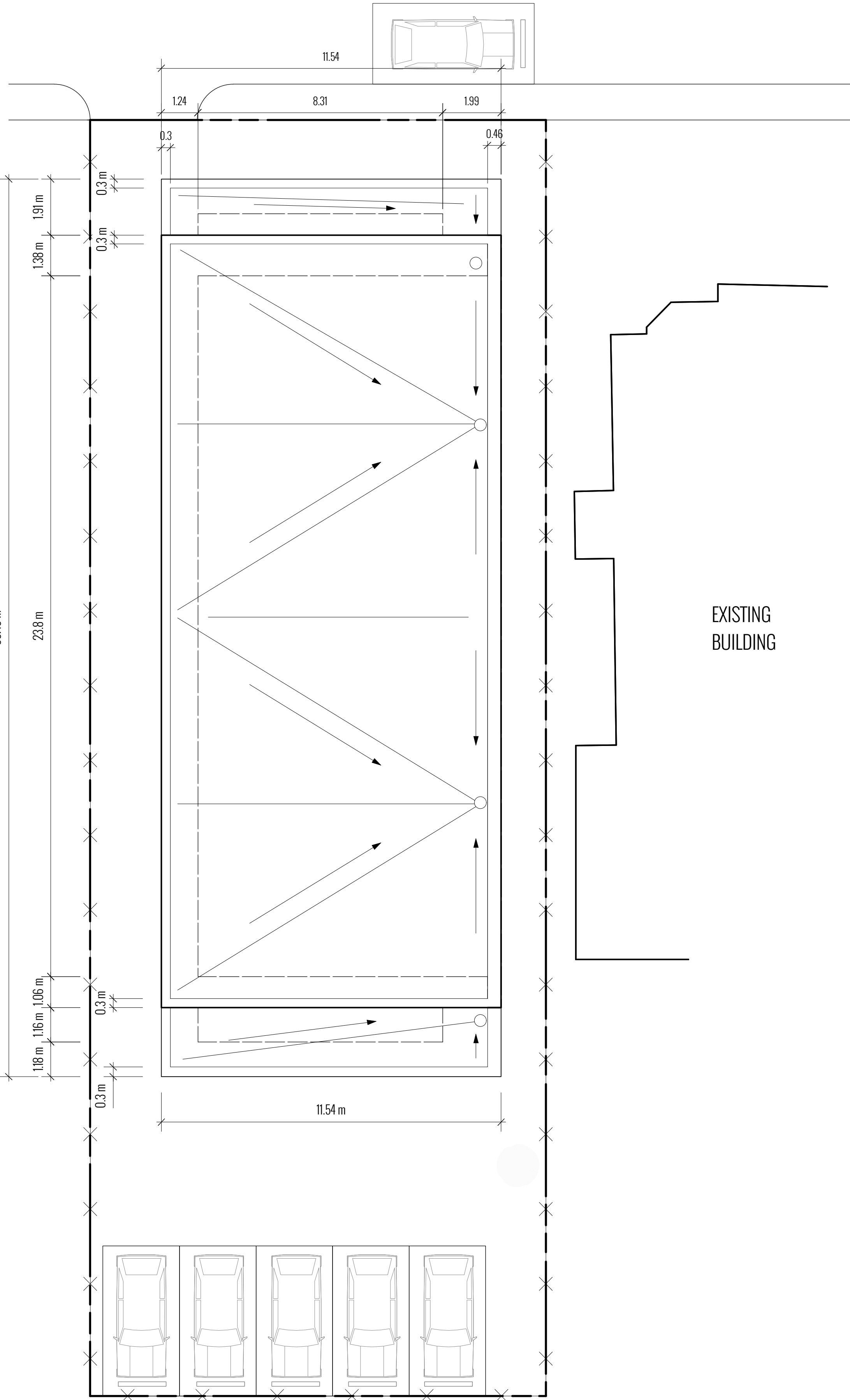
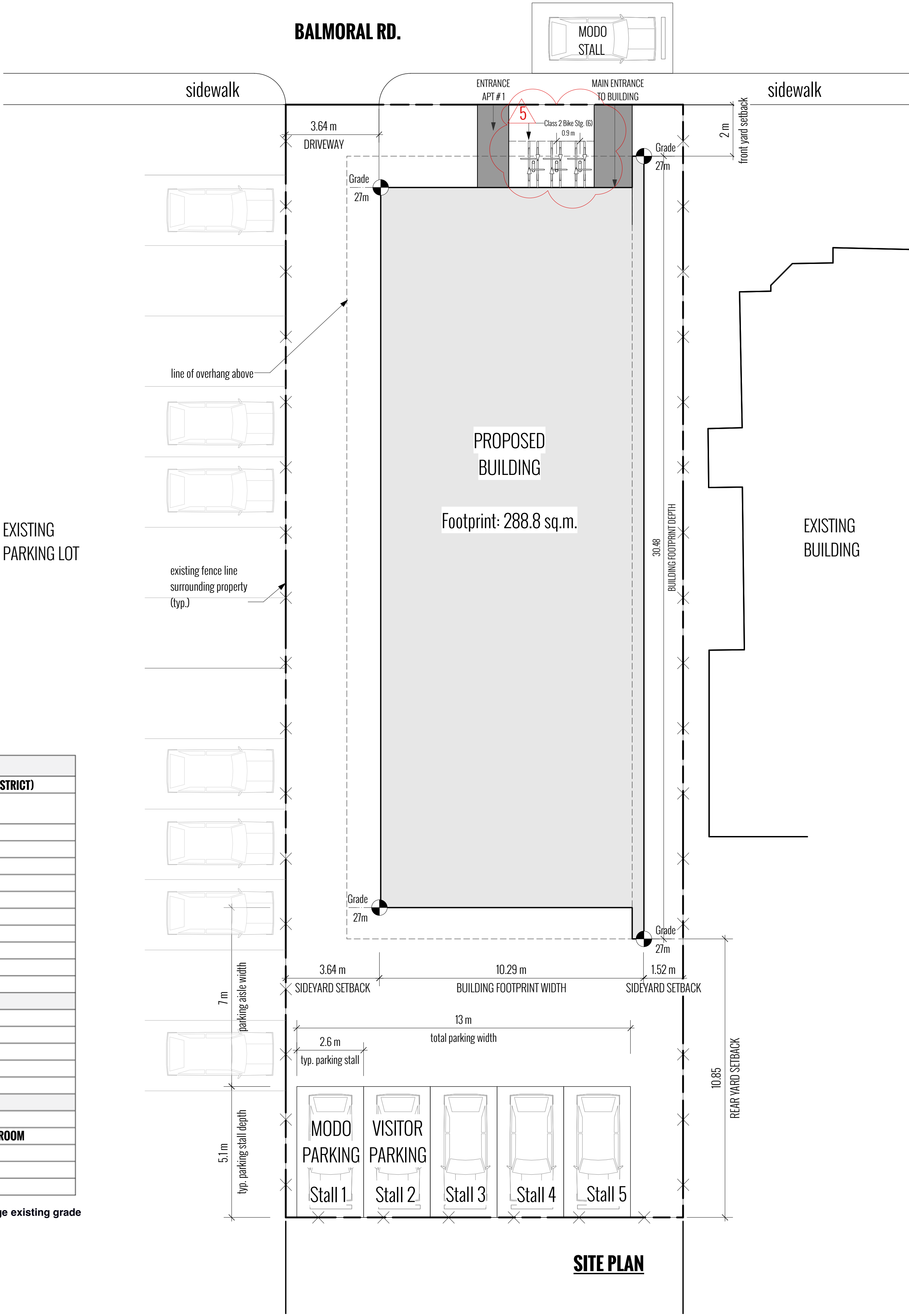
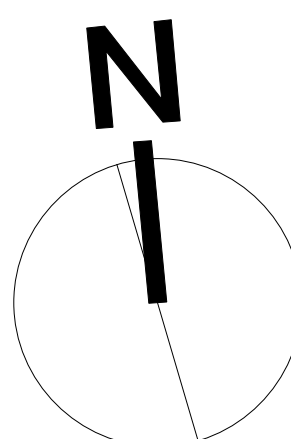
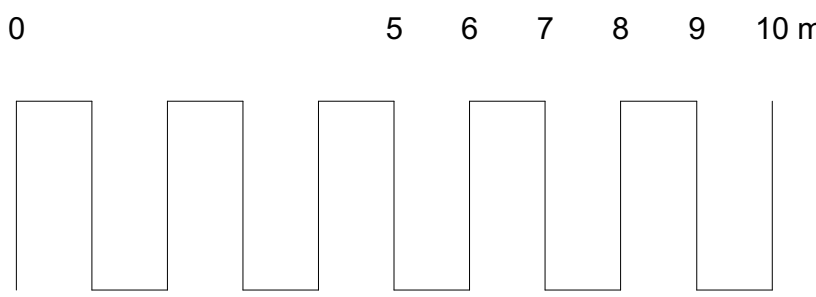


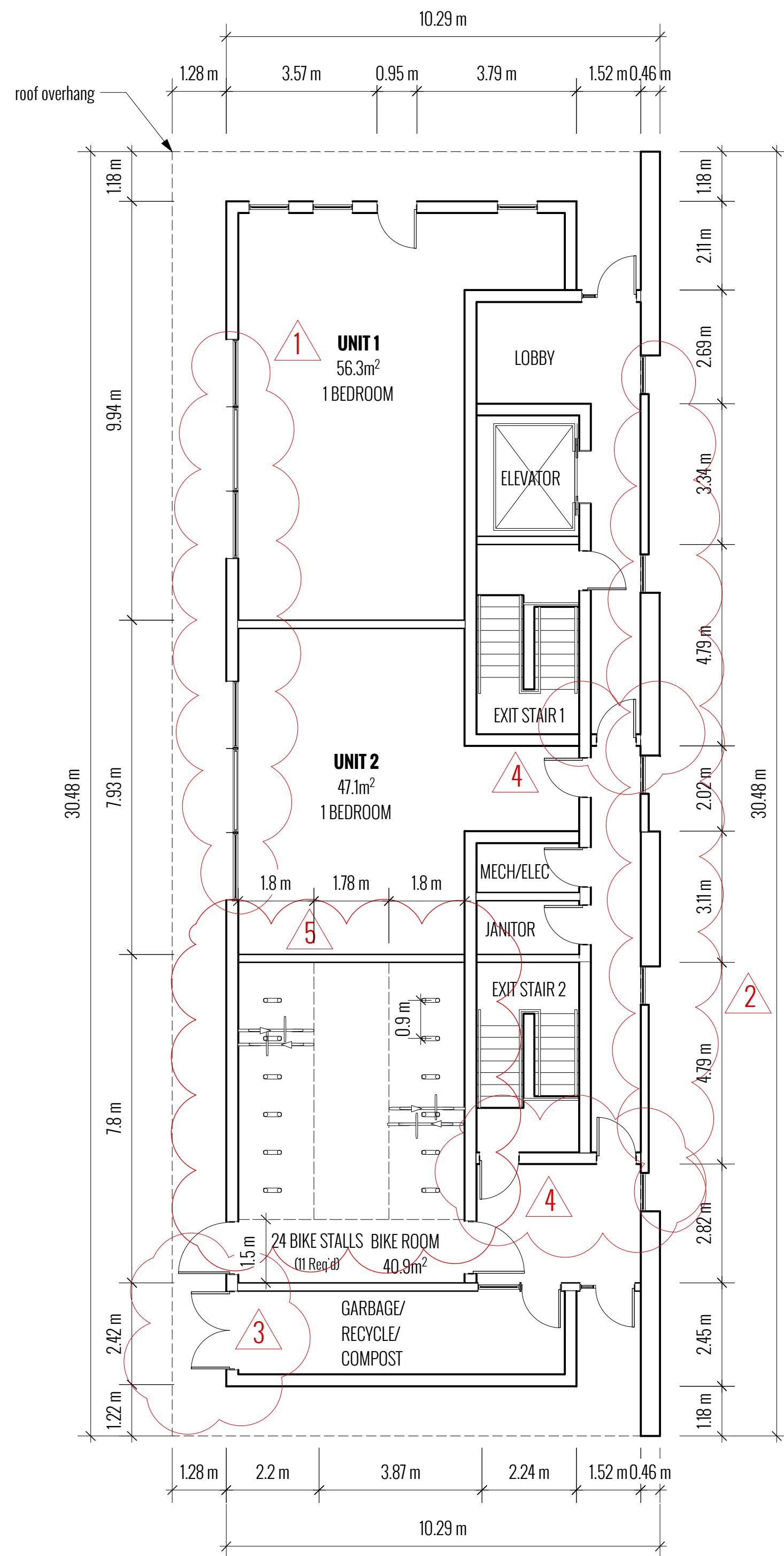
PROJECT INFORMATION TABLE	
Zone (existing)	<b>R-2 (TWO FAMILY DWELLING DISTRICT)</b>
Proposed zone or site specific zone If unsure, state 'new zone'	<b>NEW ZONE</b>
Site area (m <sup>2</sup> )	<b>671.5 m<sup>2</sup></b>
Total floor area (m <sup>2</sup> )	<b>929.5 m<sup>2</sup></b>
Commercial floor area (m <sup>2</sup> )	<b>ZERO</b>
Floor space ratio	929.5 \ 671.5 = <b>1.38 : 1</b>
Site coverage (%)	288.8 / 671.5 = <b>43%</b>
Open site space (%)	103 / 671.5 = <b>15.3%</b>
Height of building (m)	<b>12.5m</b>
Number of storeys	<b>4</b>
Parking stalls (number) on site	<b>5</b>
Bicycle parking number (Class 1 and Class 2)	<b>Class 1- 24   Class 2- 6</b>
<b>Building Setbacks (m)</b>	
Front yard	<b>2.0m</b>
Rear yard	<b>10.85m</b>
Side yard (indicate which side)	<b>EAST   1.52m</b>
Side yard (indicate which side)	<b>WEST   3.64m</b>
Combined side yards	<b>5.16m</b>
<b>Residential Use Details</b>	
Total number of units	<b>11</b>
Unit type, e.g., 1 bedroom	<b>9 - ONE BEDROOM, 2 - TWO BEDROOM</b>
Ground-orientated units	<b>2</b>
Minimum unit floor area (m <sup>2</sup> )	<b>47.1 m<sup>2</sup></b>
Total residential floor area (m <sup>2</sup> )	<b>559.3m<sup>2</sup></b>

**Average Existing Grade Calculation:**  $27.5 + 27.6 + 26.5 + 26.7 = 108.3 / 4 = 27.0$  average existing grade  
**Proposed Average Grade:**  $27 + 27 + 27 + 27 = 108 / 4 = 27m$  average proposed grade

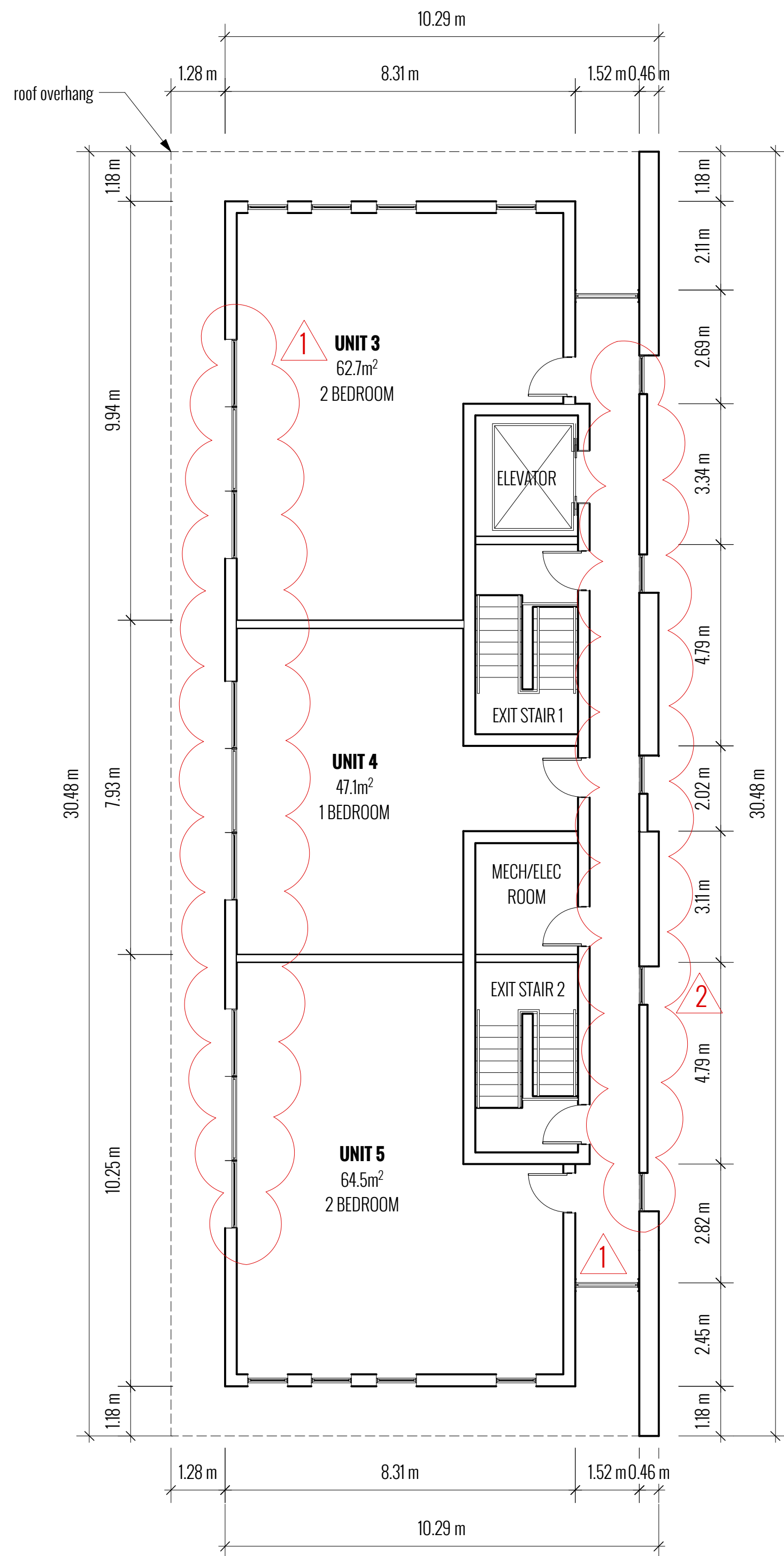


## ROOF PLAN

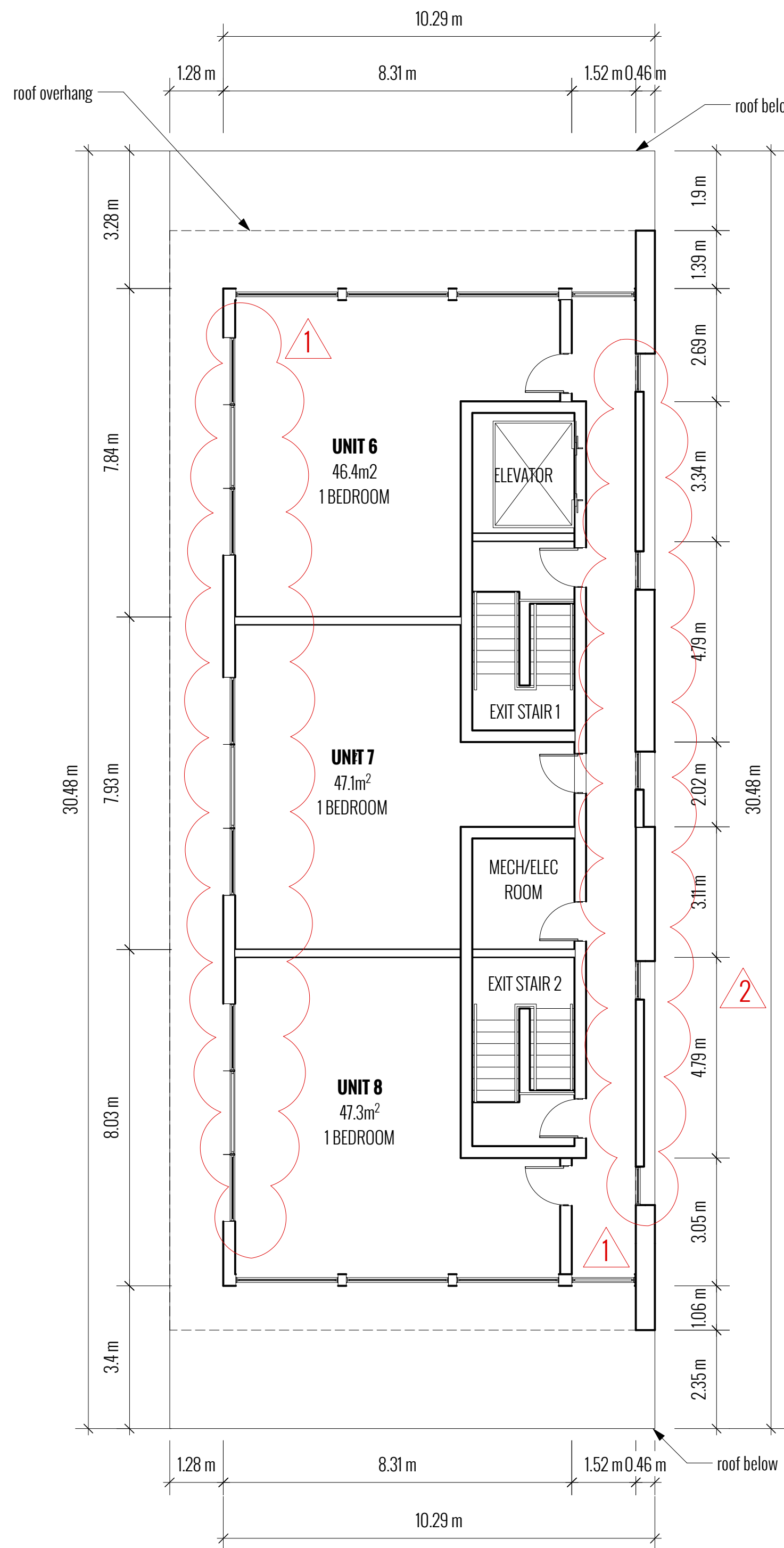




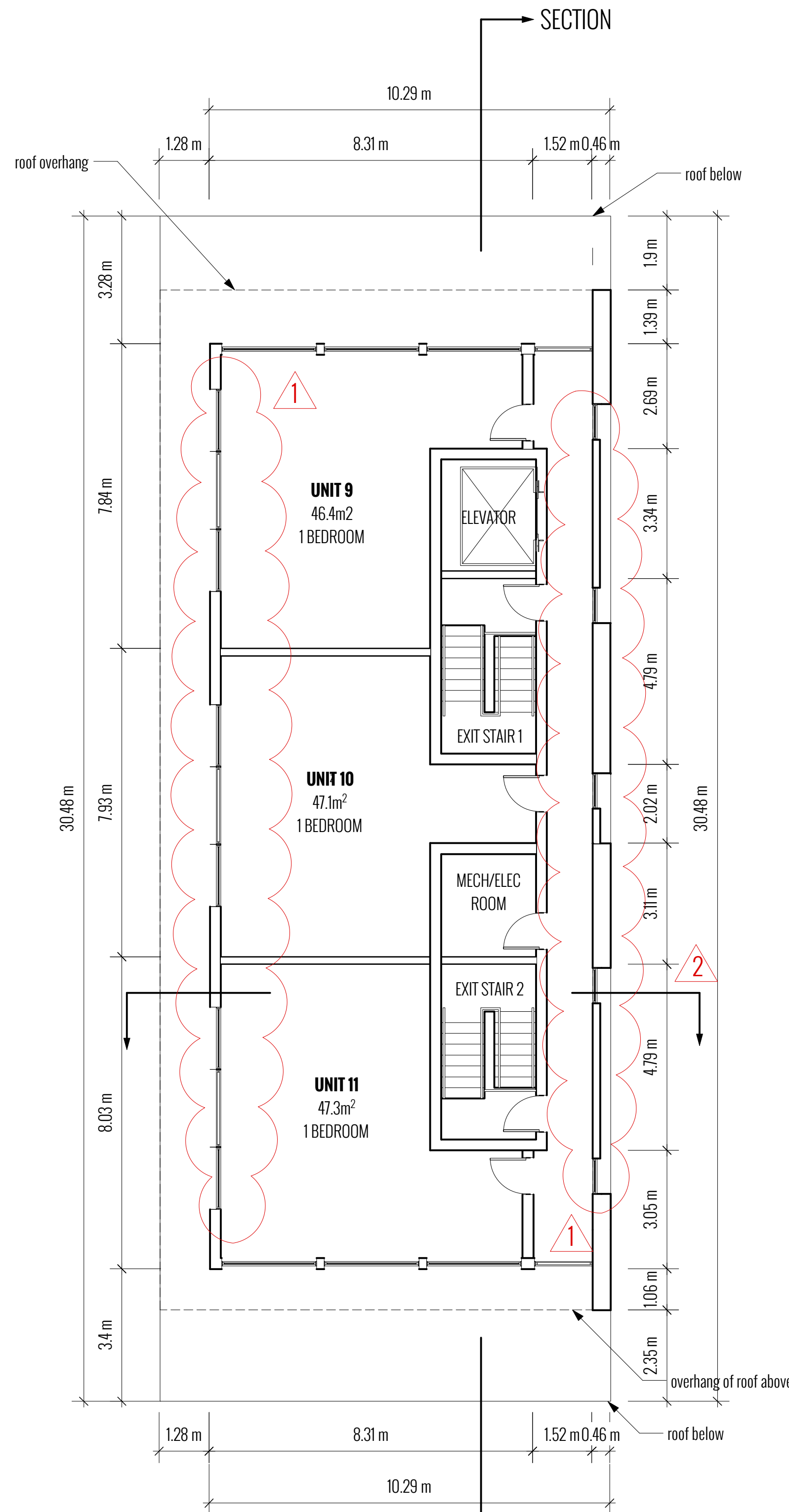
GROUND FLOOR PLAN



SECOND FLOOR PLAN



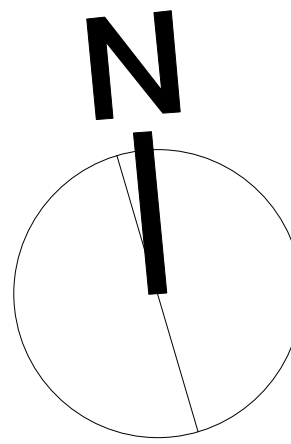
THIRD FLOOR PLAN



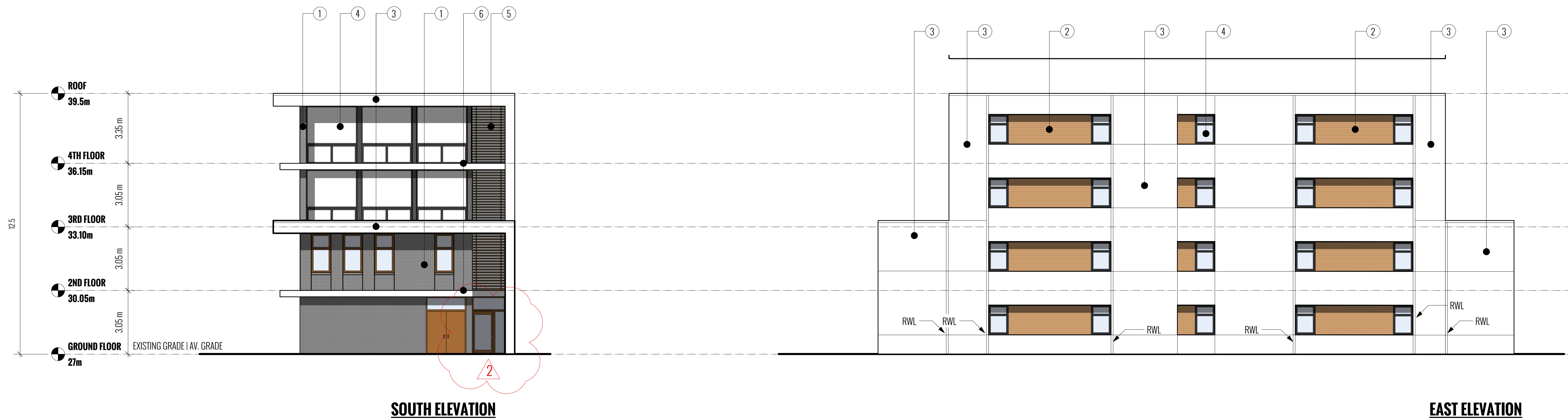
FOURTH FLOOR PLAN

REVISIONS LIST

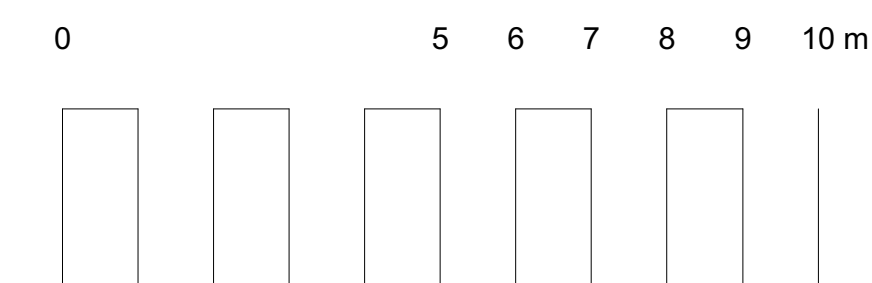
- 1 Depth of windows in floor plan to reflect that shown in rendering
- 2 Window/Door layout to match elevations and rendering
- 3 Garbage/Recycling doors removed from exit
- 4 Fire exiting and public corridor as per comments
- 5 Bike storage adjusted for new parking regs.





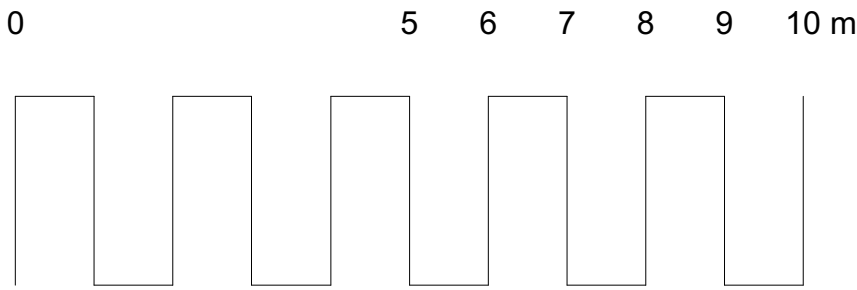
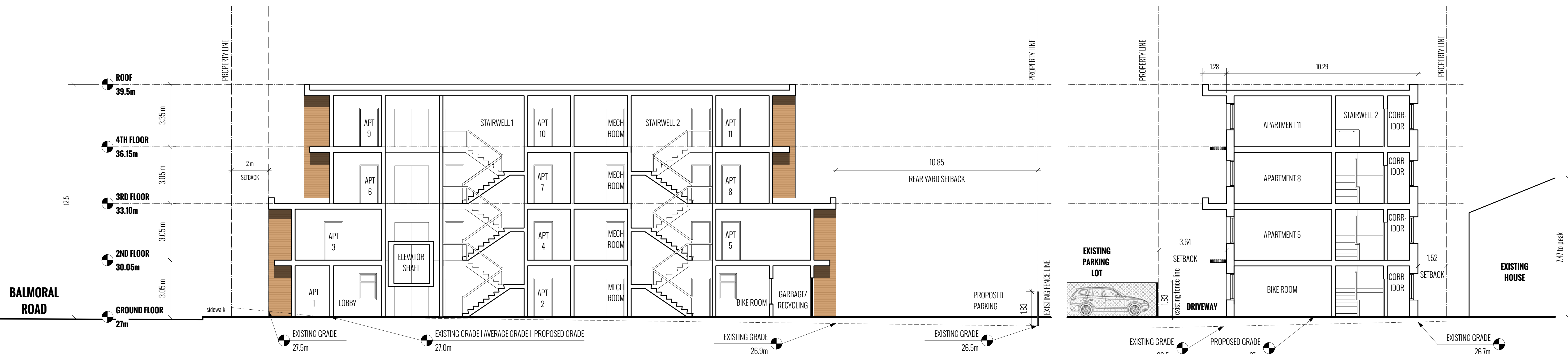


- MATERIALS**
- ① Variable Charcoal Brick
  - ② Stained Wood Siding
  - ③ Stucco
  - ④ Glazing
  - ⑤ Screen
  - ⑥ Brise Soleil



LONG SECTION

SHORT SECTION





2



FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING

2

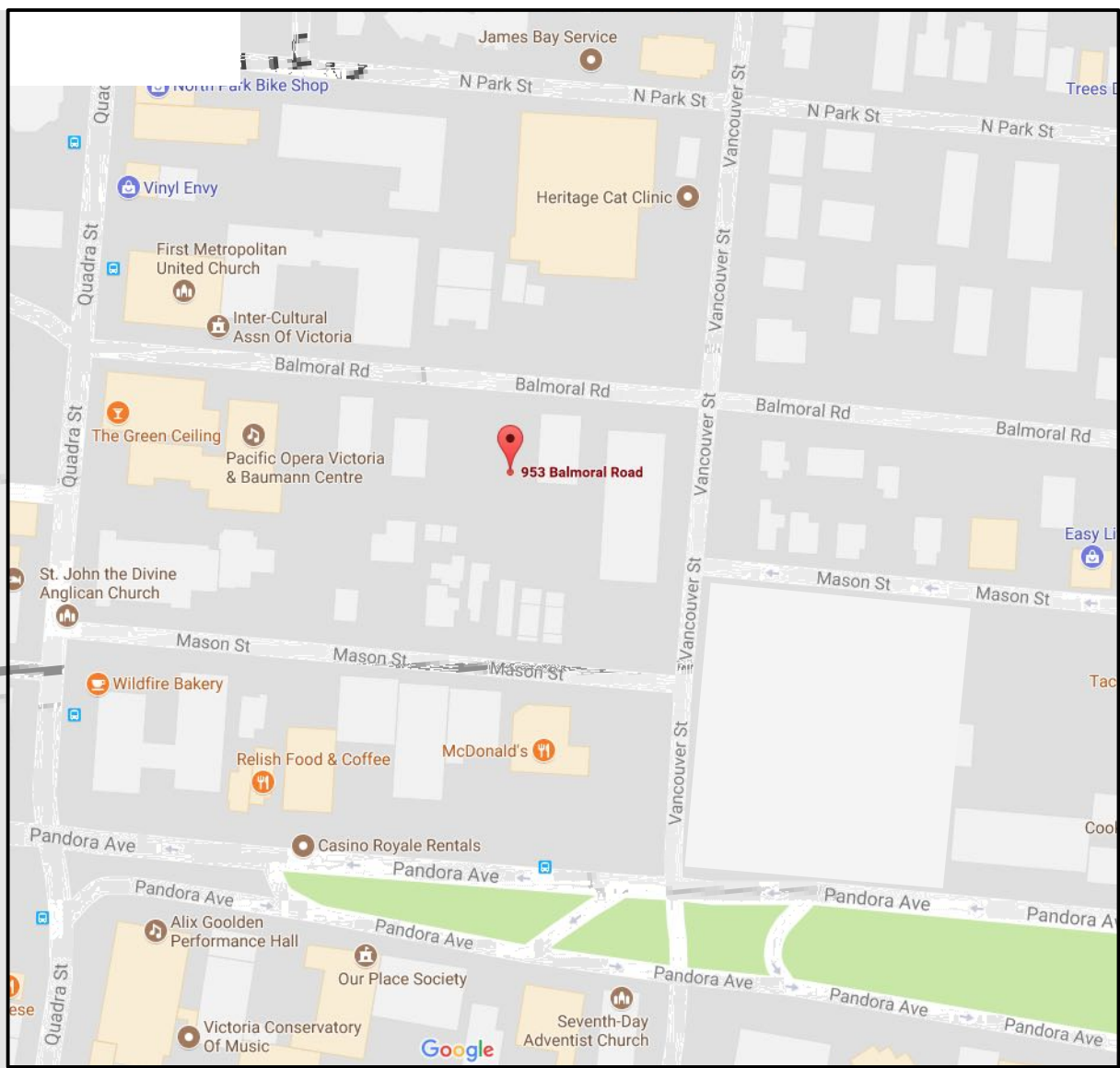
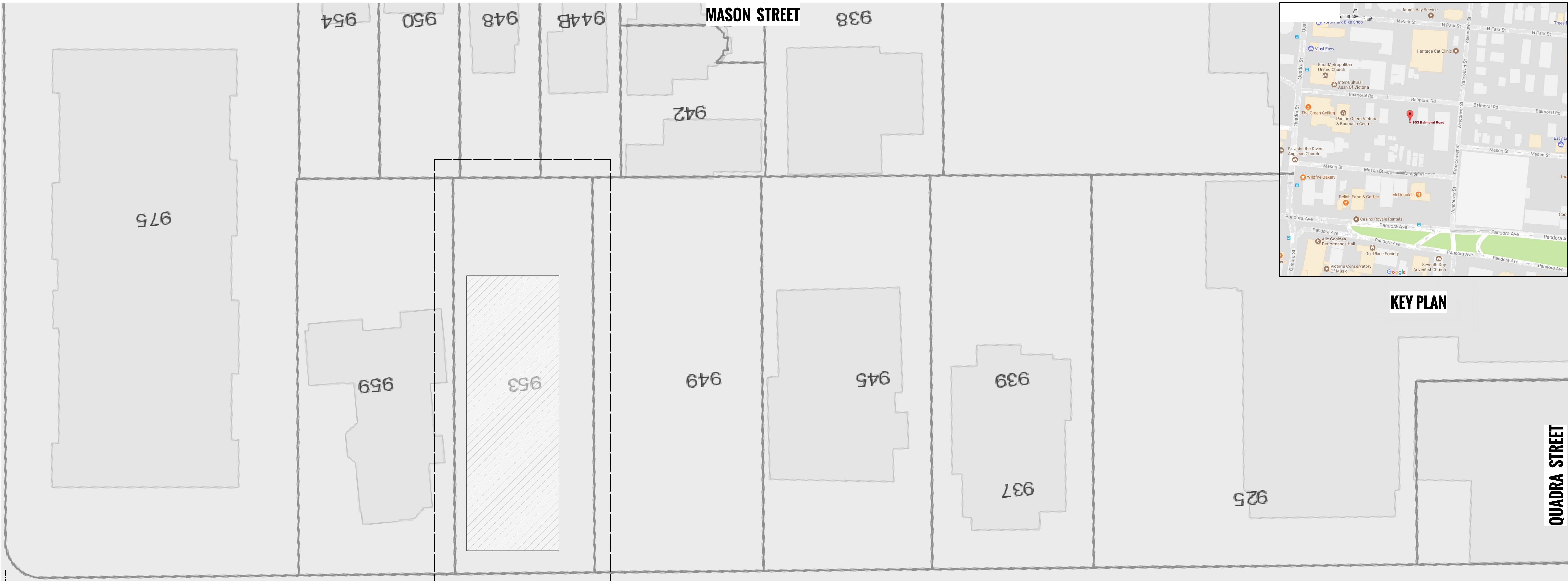


FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

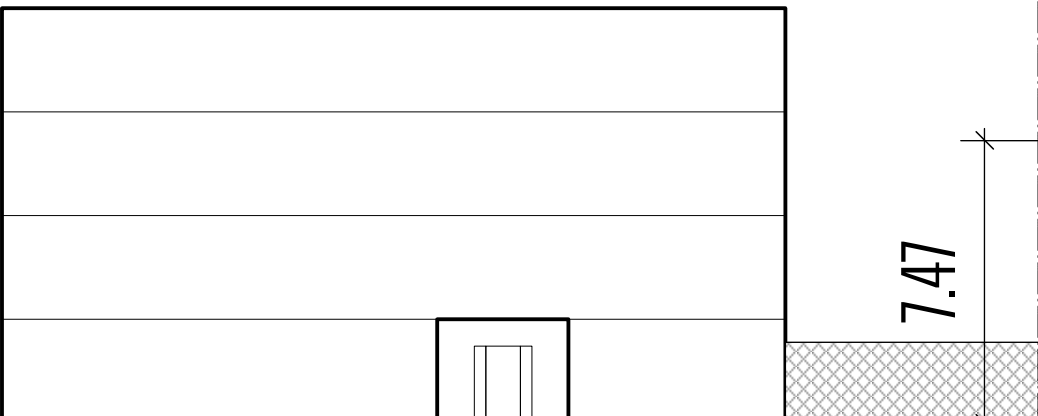
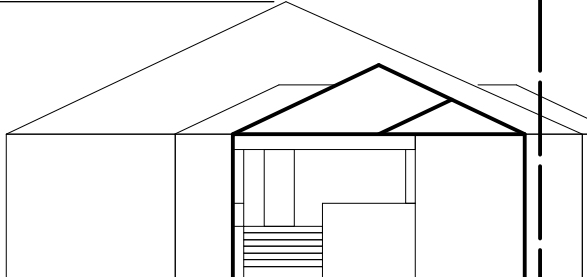

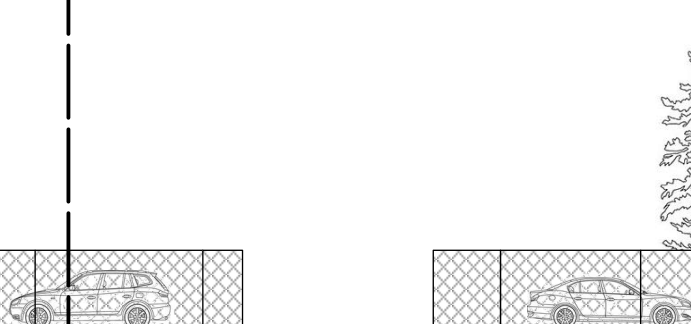
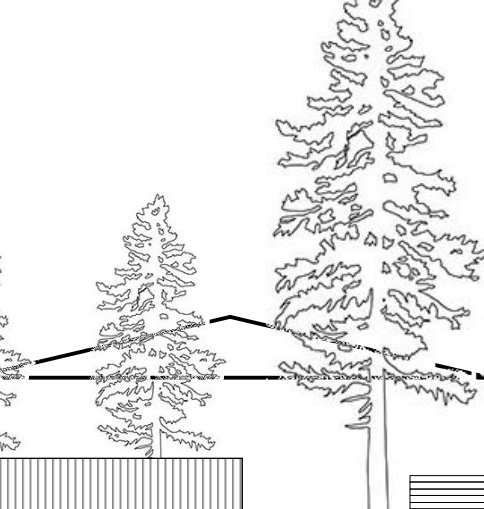
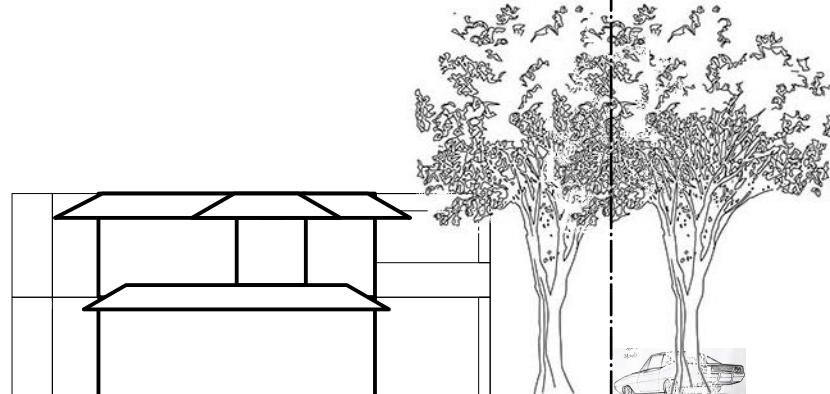

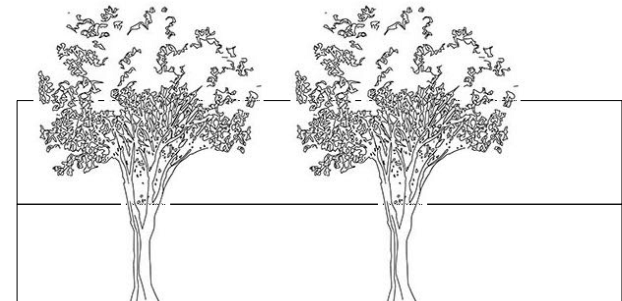
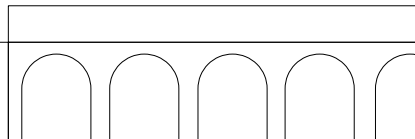











VANCOUVER STREET

QUADRA STREET



KEY PLAN

<b>1970's FOUR STOREY APARTMENT BUILDING</b> 	<b>1950'S HOUSE/MEN'S SHELTER</b> 	<b>953 BALMORAL</b> 	<b>PRIVATE PARKING LOT (OWNERSHIP CONNECTED TO GAZZOLA TILE STORE)</b> 	<b>1950'S PRIVATE HOUSE</b> 	<b>2000'S PRIVATE HOUSE</b> 	<b>PARKING FOR OPERA CENTRE</b> 	<b>PACIFIC OPERA CENTRE</b> 	<b>GAZZOLA TILE</b> 
								



INTER-CULTRUAL ASSOCIATION OF GREATER VICTORIA



PRIVATE APARTMENT BUILDING



CANADIAN LINEN AND UNIFORM SERVICE



HOLLIS WEALTH SERVICES



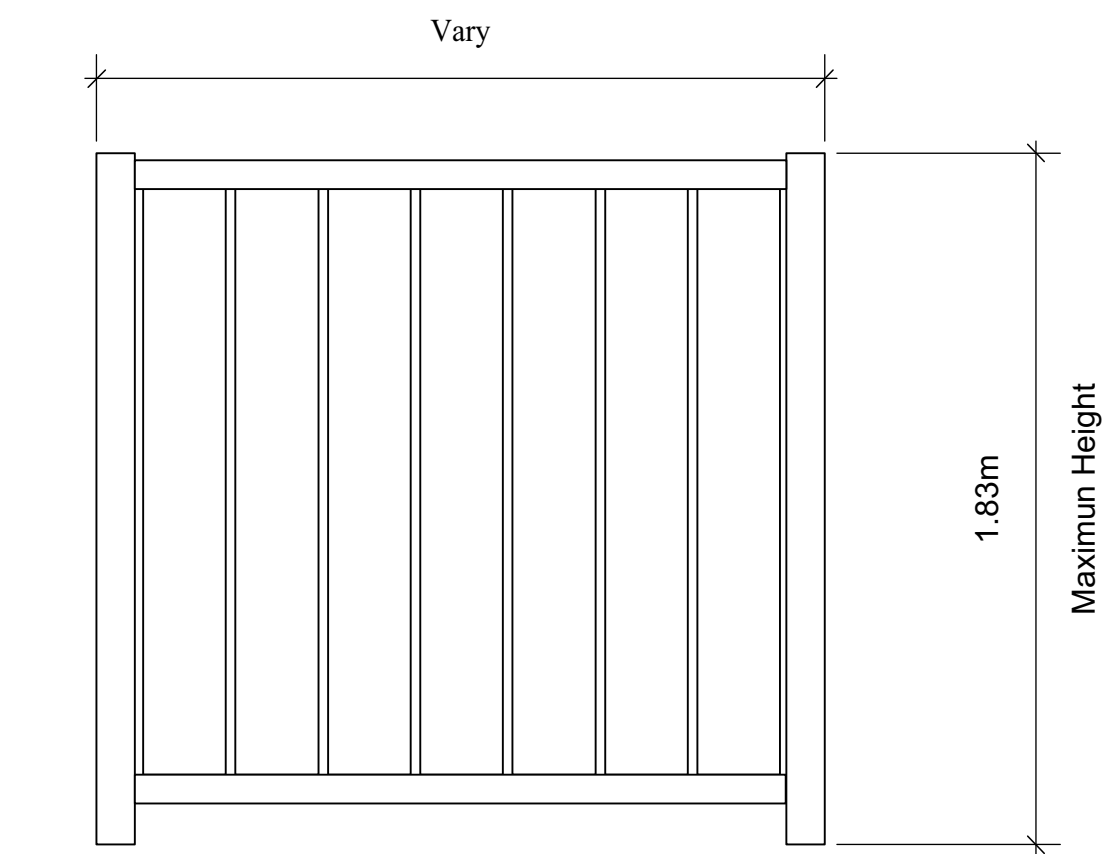




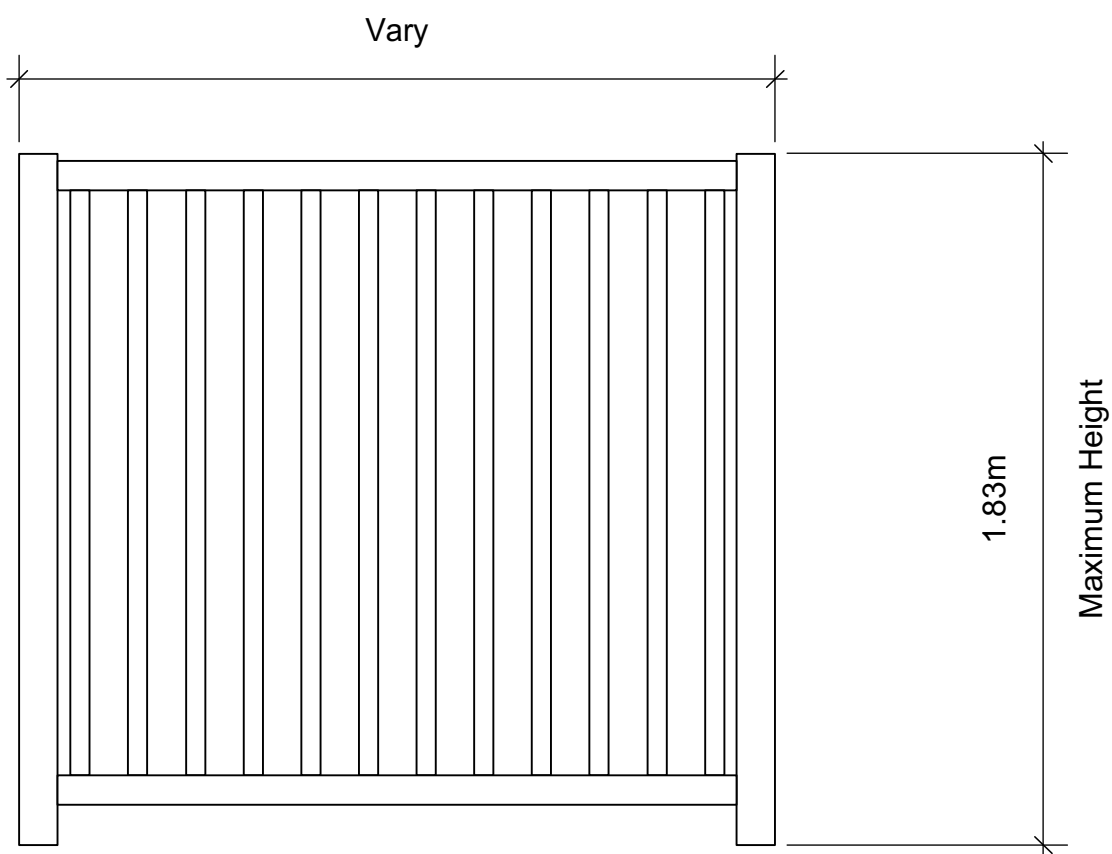




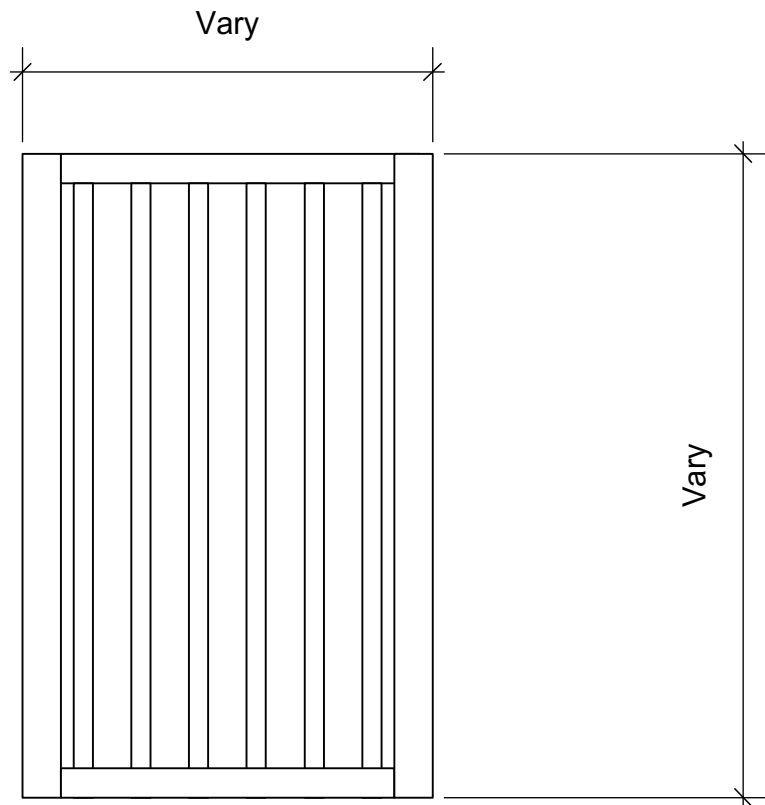




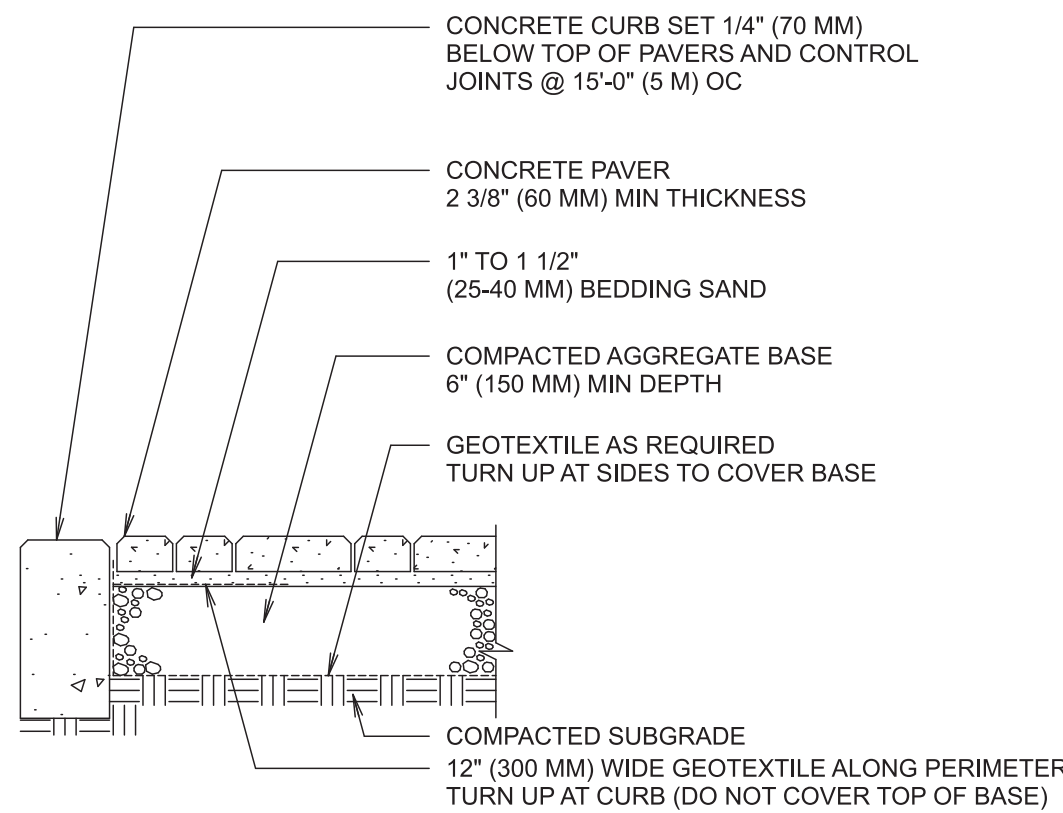
1 Privacy Fence  
L-3



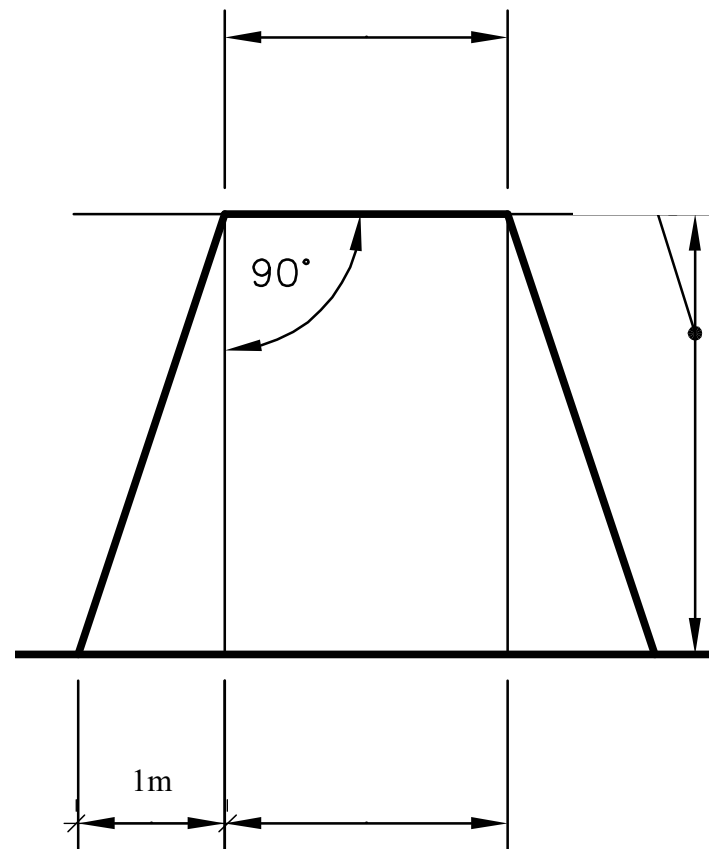
2 Fence-Typical  
L-3



3 Privacy Gate  
L-3



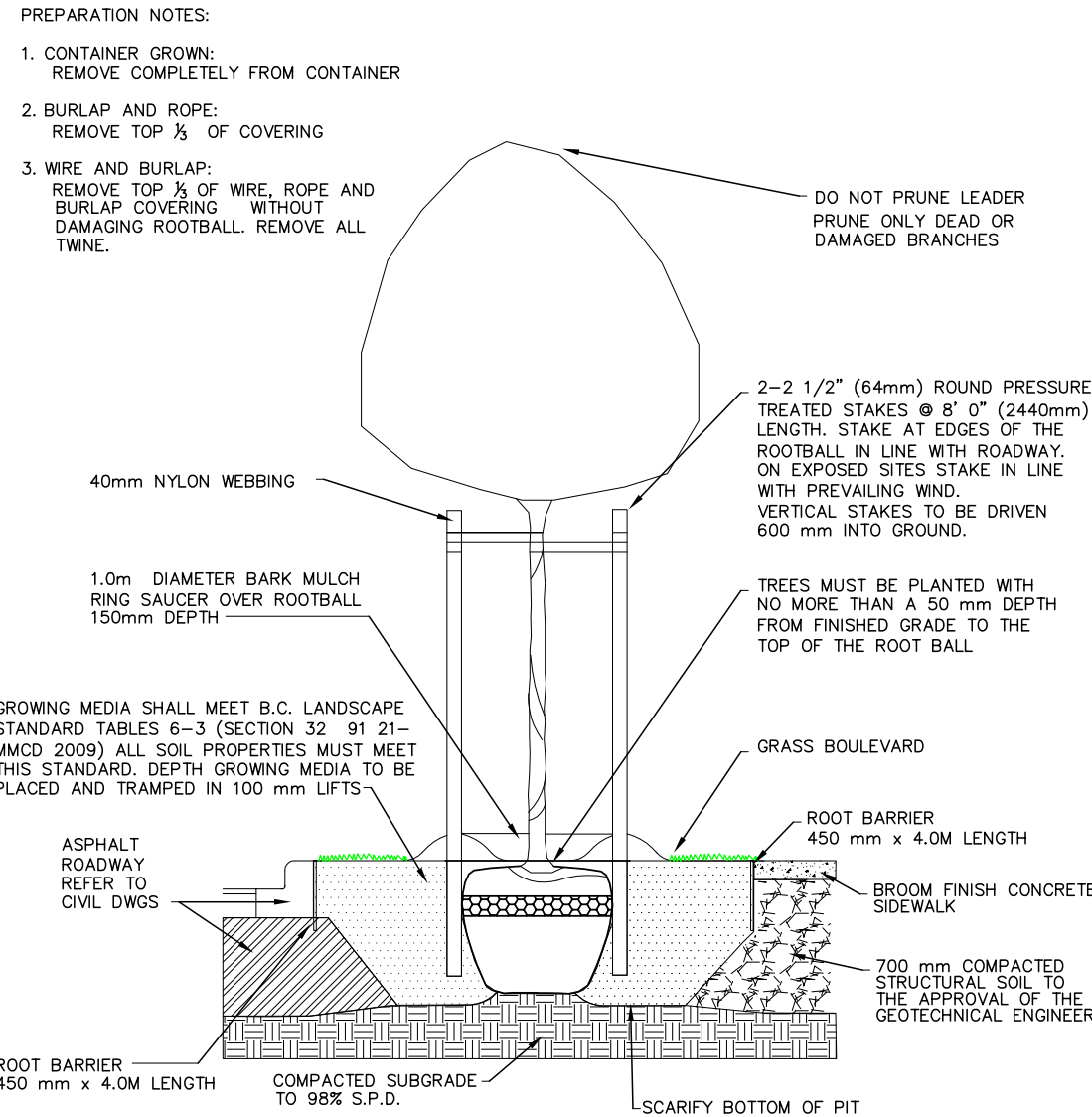
- NOTES:
- THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
  - CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
  - CONSULT IOP/ TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
  - PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.



## TYPE 'A'

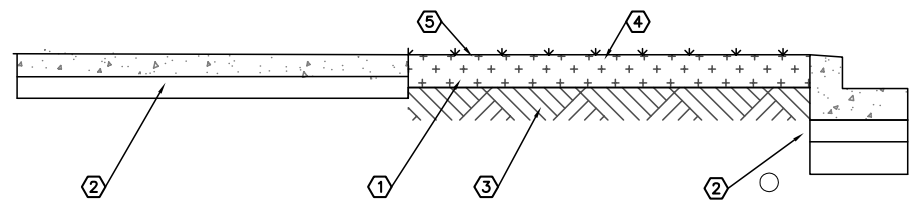
5 Driveway-Type "A"  
L-3

4 Permeable Pavers  
L-3



- NOTES:
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS
  - ROOT BARRIER REQUIRED ON BLVD 3.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
  - ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

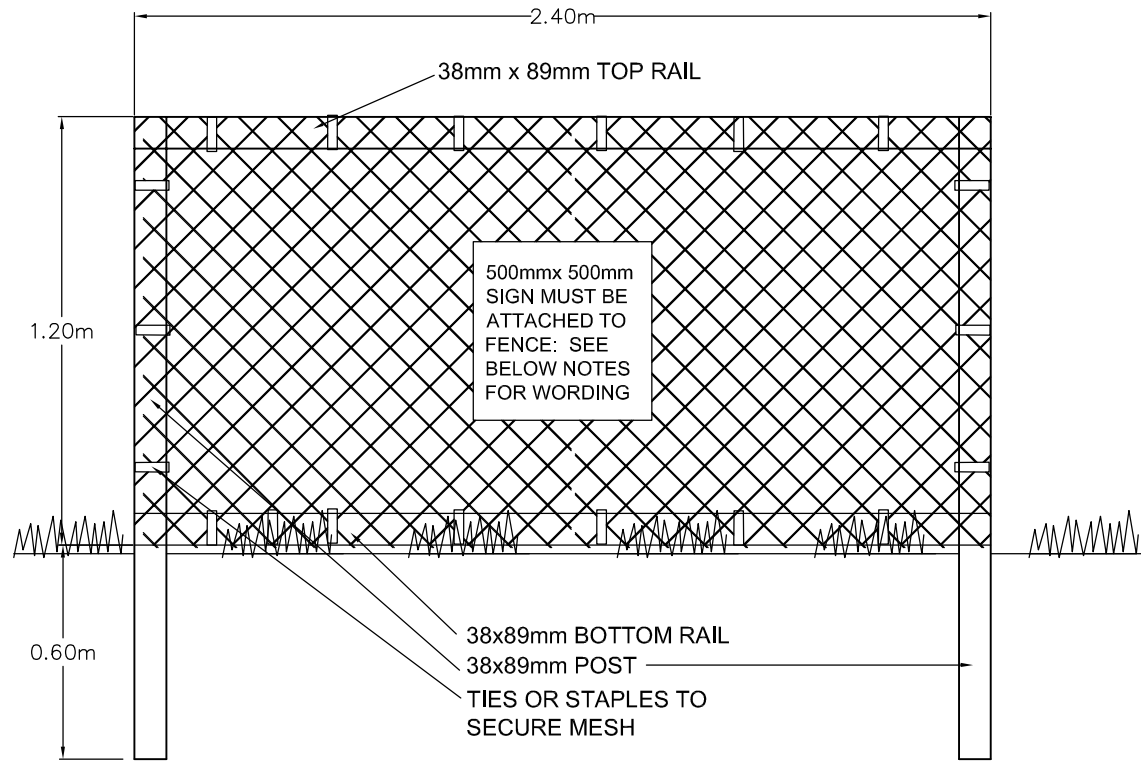
6 Tree Planting in Boulevard  
L-3



### NOTES:

- APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
- FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- SOD NOT TO BE REINFORCED WITH MESH.

7 Sod - Boulevard Detail  
L-3



### TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS \* USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH\*ZIP\* TIES OR GALVANIZED STAPLES.
  - ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- \* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

8 Tree Protection Fencing  
L-3

No.	Date	Appr	Revision Notes	
1	2018-11-29	LM	L-3, Detail	New Sheet Submission
2	2019-04-12	LM	Remove Trellis / Silva Cell Detail	
3	2019-05-06	LM	Revised	
No.	Date	Issue Notes		
1	2018-12-06	Issued		
2	2019-04-24	Detail Sheet Updated		
3	2019-05-06	Sheet Revised		