



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

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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

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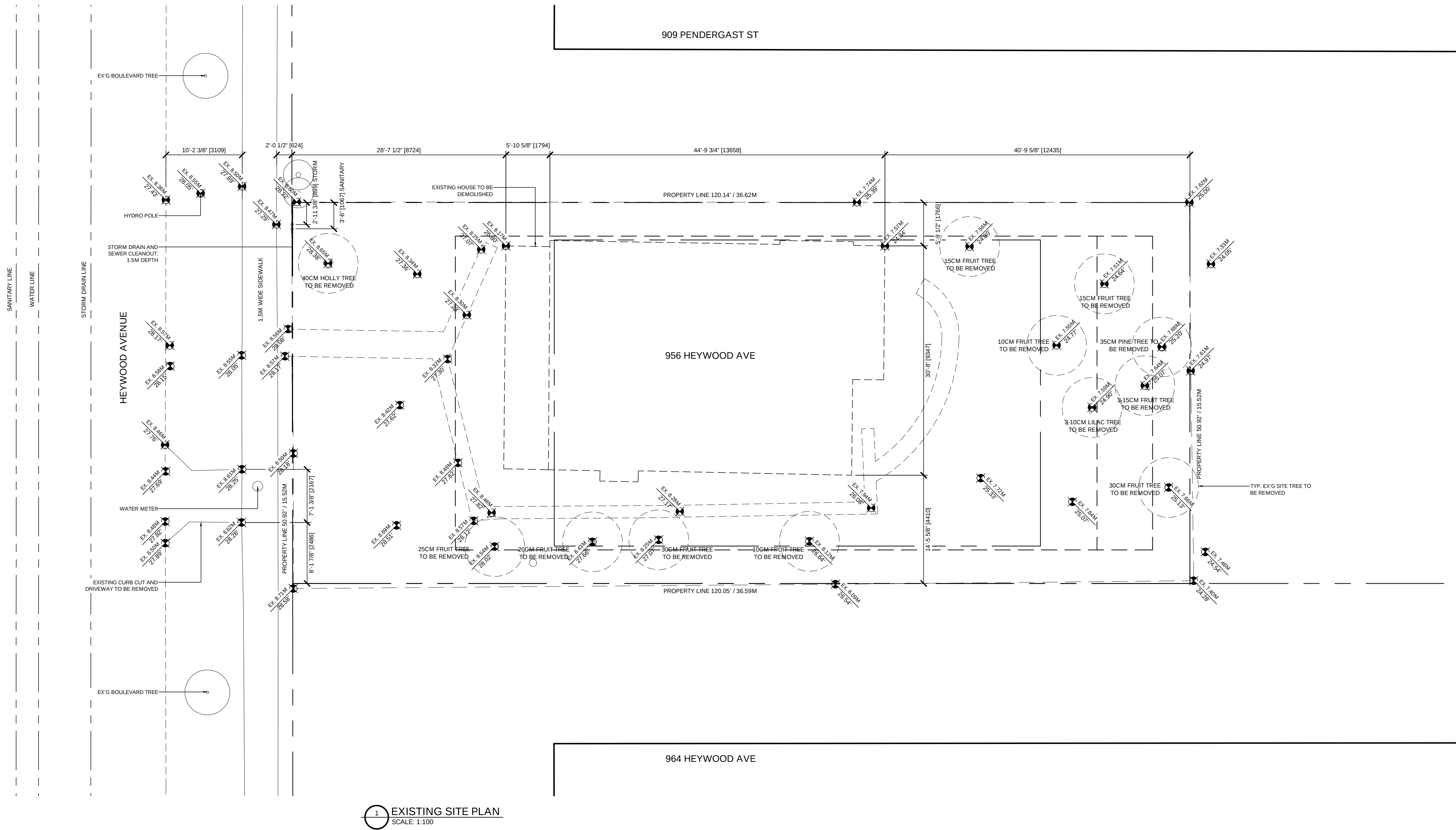
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COVER PAGE



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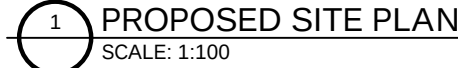
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EXISTING SITE PLAN



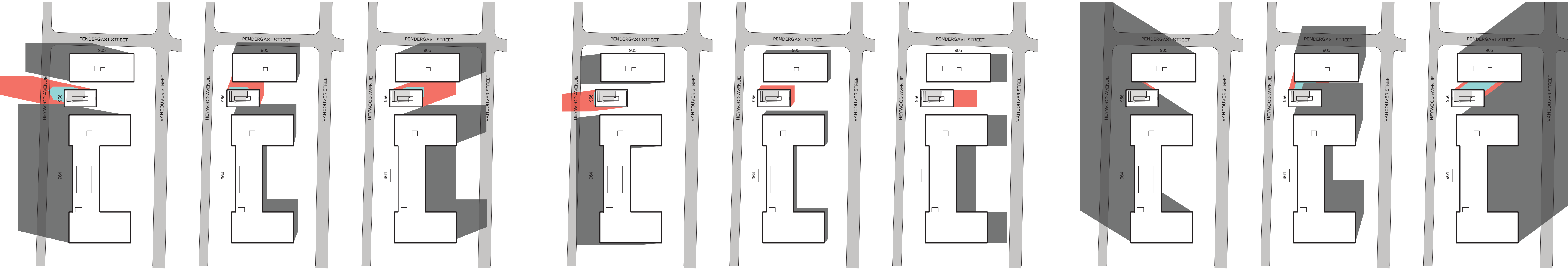
ZONING ANALYSIS		ALLOWED	PROPOSED
SITE AREA	MIN 9,902.80 SF [920.00 SM]		6,113.90 SF [568.00 SM]
*AREA PER SURVEY DATED 2017-10-04 BY J.E. ANDERSON & ASSOCIATES			
FSR	MAX 1.20 (7,336.66 SF [681.60 SM])		1.196 (7,310.51 SF [679.17 SM])
SITE COVERAGE	MAX 1.20 (4,245.56 SF [227.20 SM])		0.64 (3,911.78 SF [363.42 SM])
OPEN SITE SPACE	MIN 0.60 (3,668.34 SF [340.80 SM])		0.32 (1,983.36 SF [184.26 SM])
*LANDSCAPED DECKS ABOVE ENCLOSED SPACES			0.08 (494.43 SF [45.93 SM])
*TOTAL PROPOSED OPEN SITE SPACE			0.40 (2,477.79 SF [230.19 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		8 + 6-RACK
*MIN LONG-TERM PER UNIT + 6-RACK SHORT-TERM AT BUILDING ENTRANCE			

RESIDENTIAL USE DETAILS	
NO. OF UNITS	6
GROUND ORIENTED UNITS	0
UNIT AREA	SECOND LEVEL (201) 2 BEDROOM 1,131.51 SF [105.12 SQM] SECOND LEVEL (202) 2 BEDROOM 1,131.51 SF [105.12 SQM] THIRD LEVEL (301) 2 BEDROOM 1,131.51 SF [105.12 SQM] THIRD LEVEL (302) 2 BEDROOM 1,131.51 SF [105.12 SQM] FOURTH LEVEL (401) 2 BEDROOM 1,269.73 SF [121.68 SQM] FOURTH LEVEL (402) 2 BEDROOM 1,309.73 SF [121.68 SQM]

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CONSULTANT:

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



1 SUN STUDY
SCALE: NTS



2 STREETSCAPE WEST ELEVATION
SCALE: NTS

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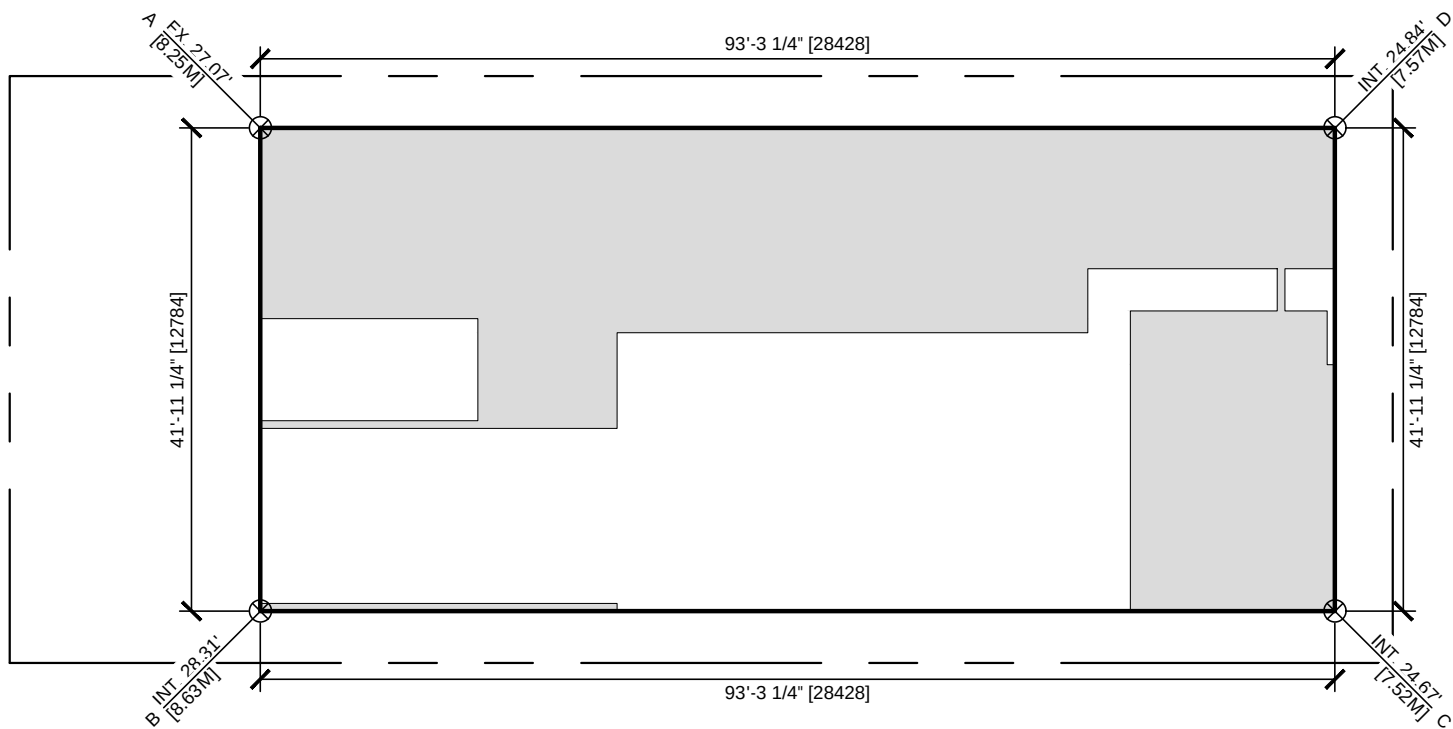
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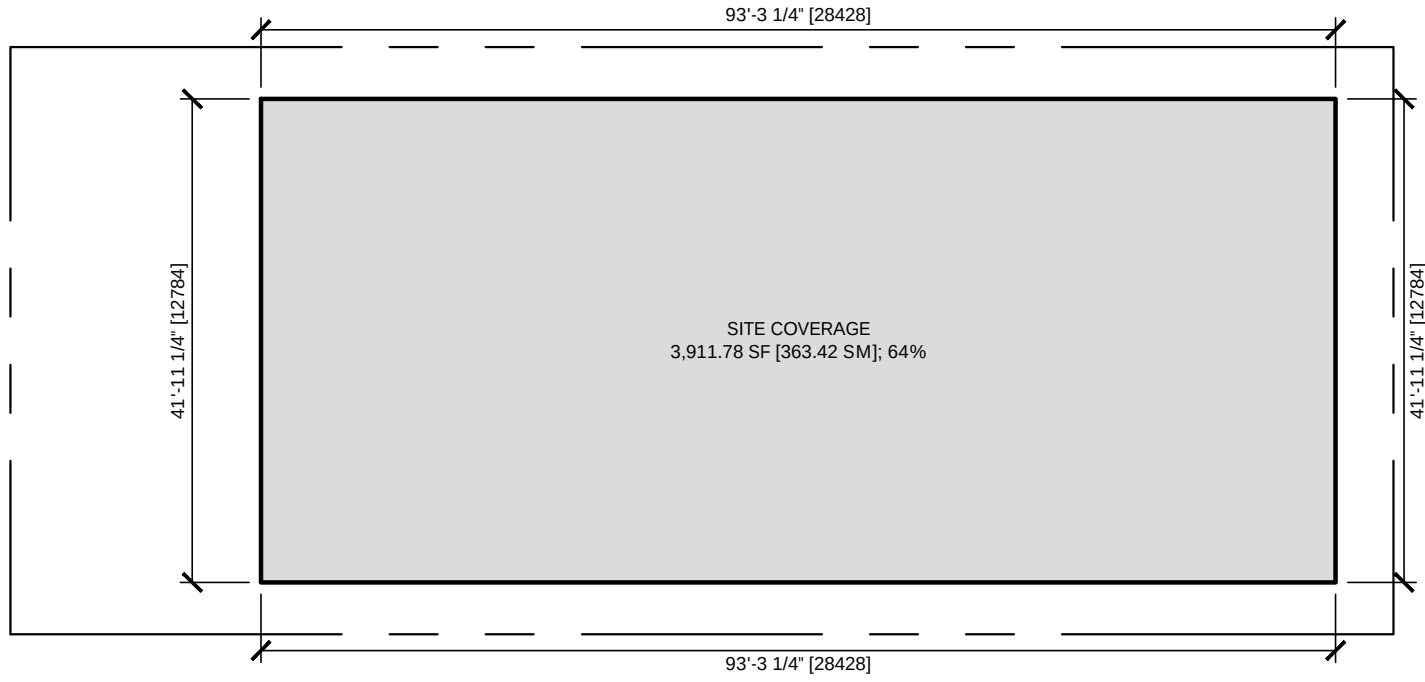
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SUN STUDY AND STREETSCAPE

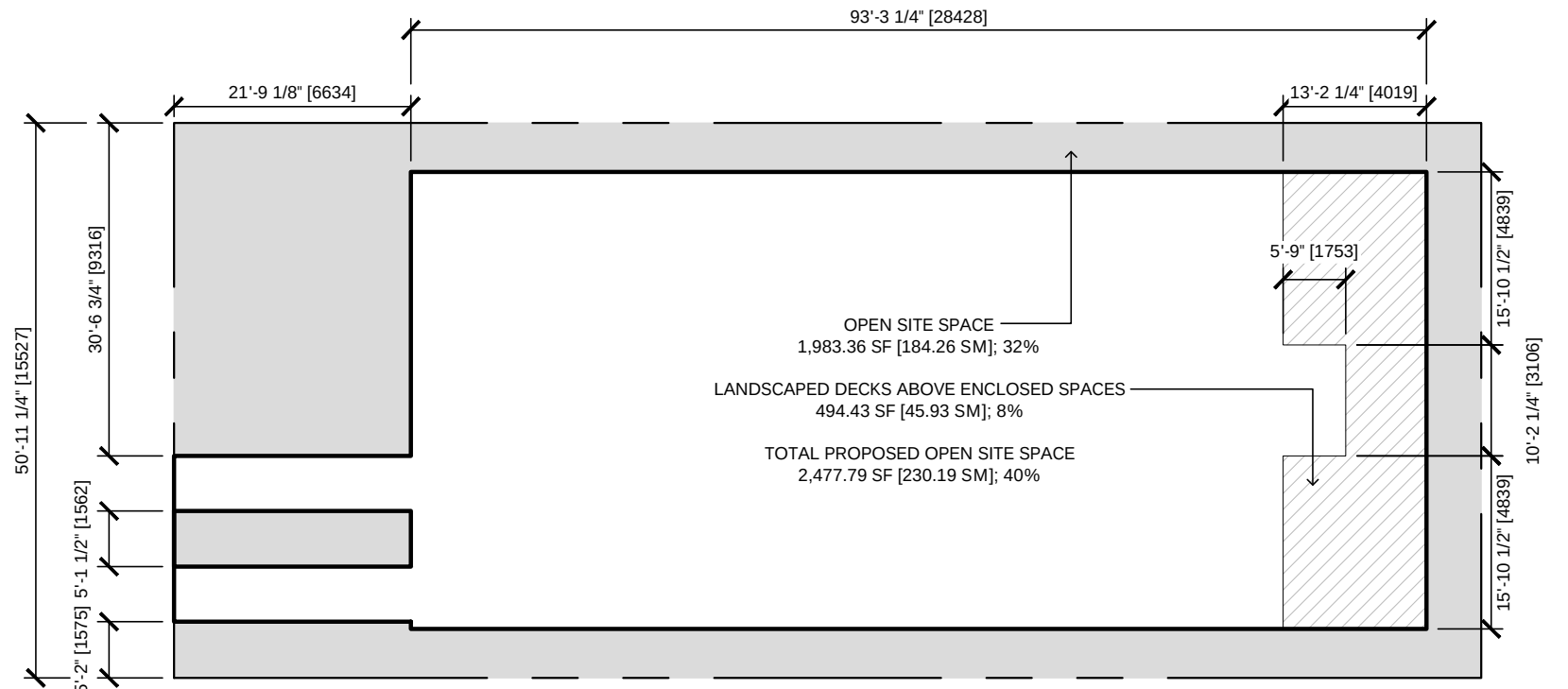


GRADE PTS	AVG GRADE OF PTS	DISTANCE BETWEEN PTS	TOTALS
AB	$(27.07' + 28.31') / 2$	X 41.94'	= 1,161.32'
BC	$(28.31' + 24.67') / 2$	X 93.27'	= 2,470.73'
CD	$(24.67' + 24.84') / 2$	X 41.94'	= 1,038.22'
DA	$(24.84' + 27.07') / 2$	X 93.27'	= 2,420.82'
TOTAL ELEVATION			= 7,091.09'
TOTAL PERIMETER			= 270.42'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

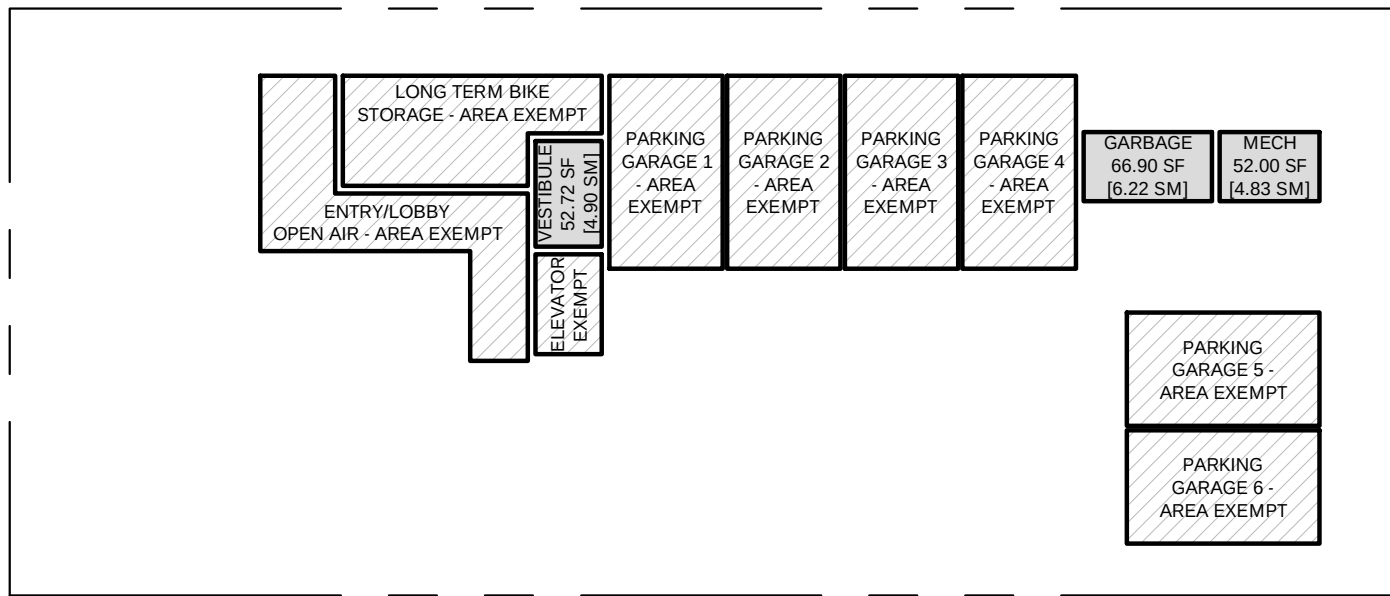
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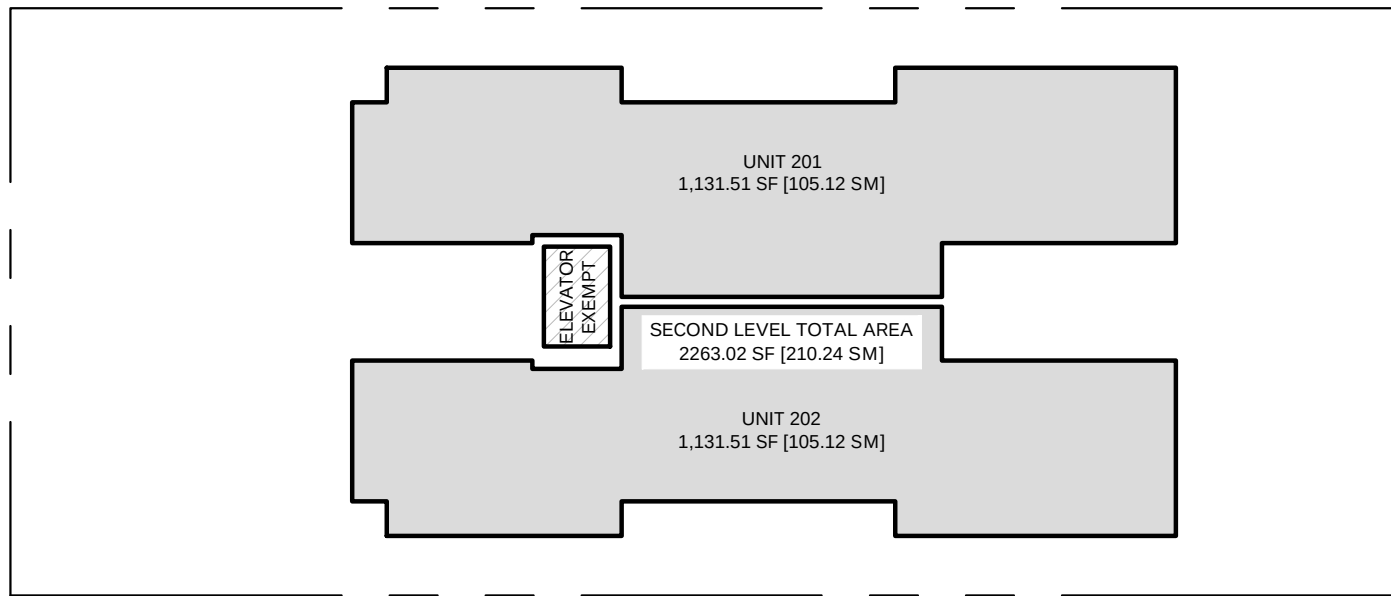
2 SITE COVERAGE CALCULATION
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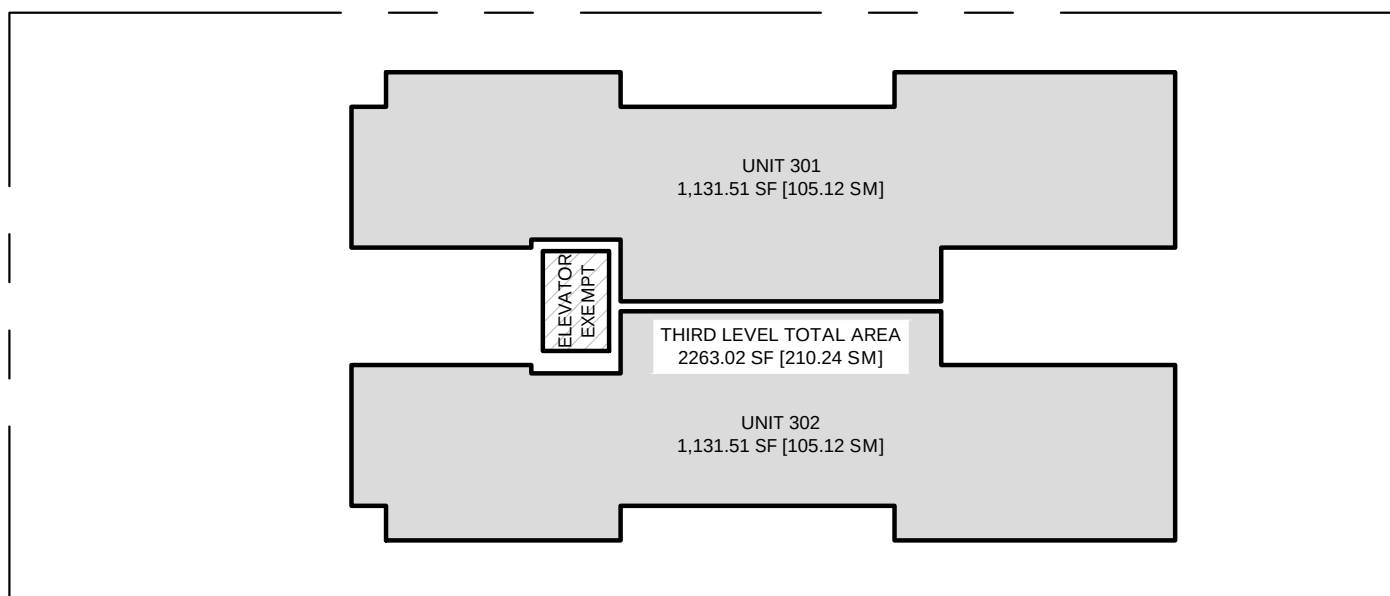
3 OPEN SITE SPACE CALCULATION
SCALE: 1:200



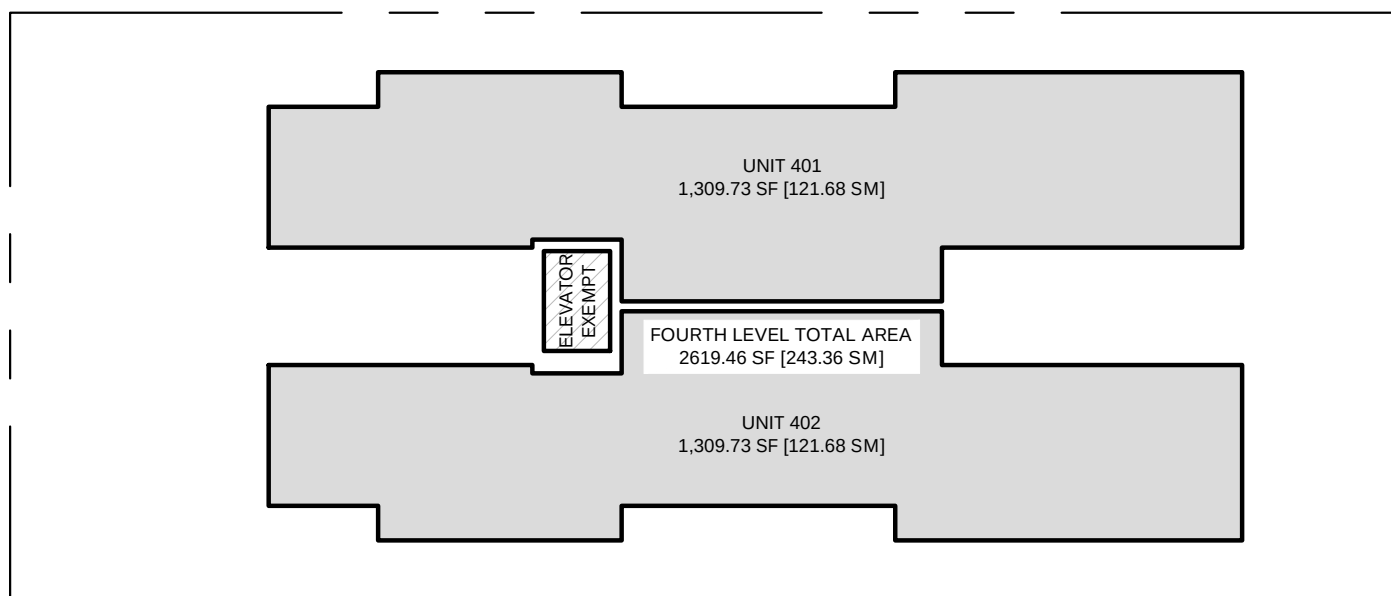
4 MAIN LEVEL AREA
SCALE: 1:200
• ALL TOTAL FLOOR AREAS ARE MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS



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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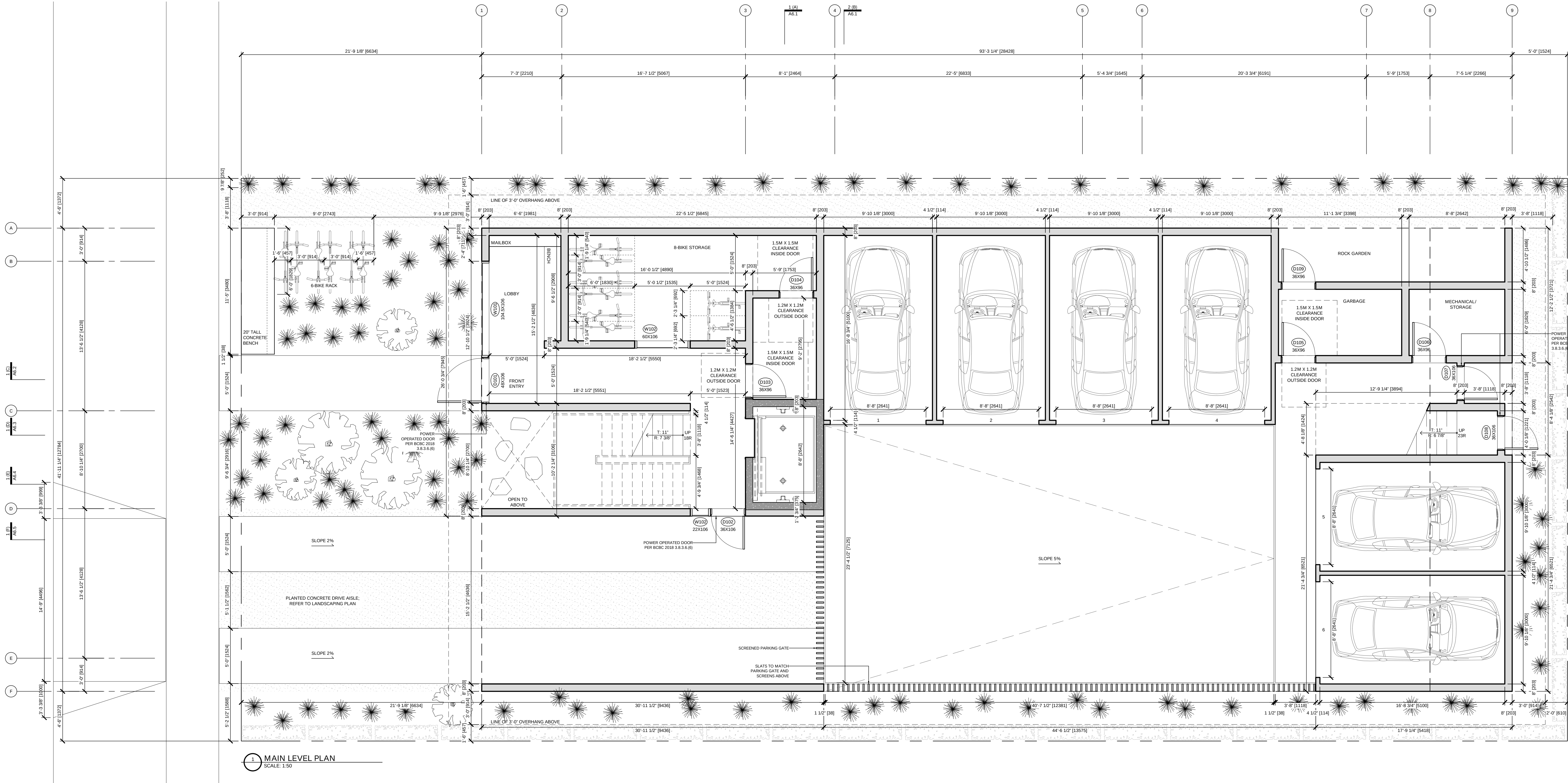
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A0.4

AREA CALCULATIONS



1 MAIN LEVEL PLAN
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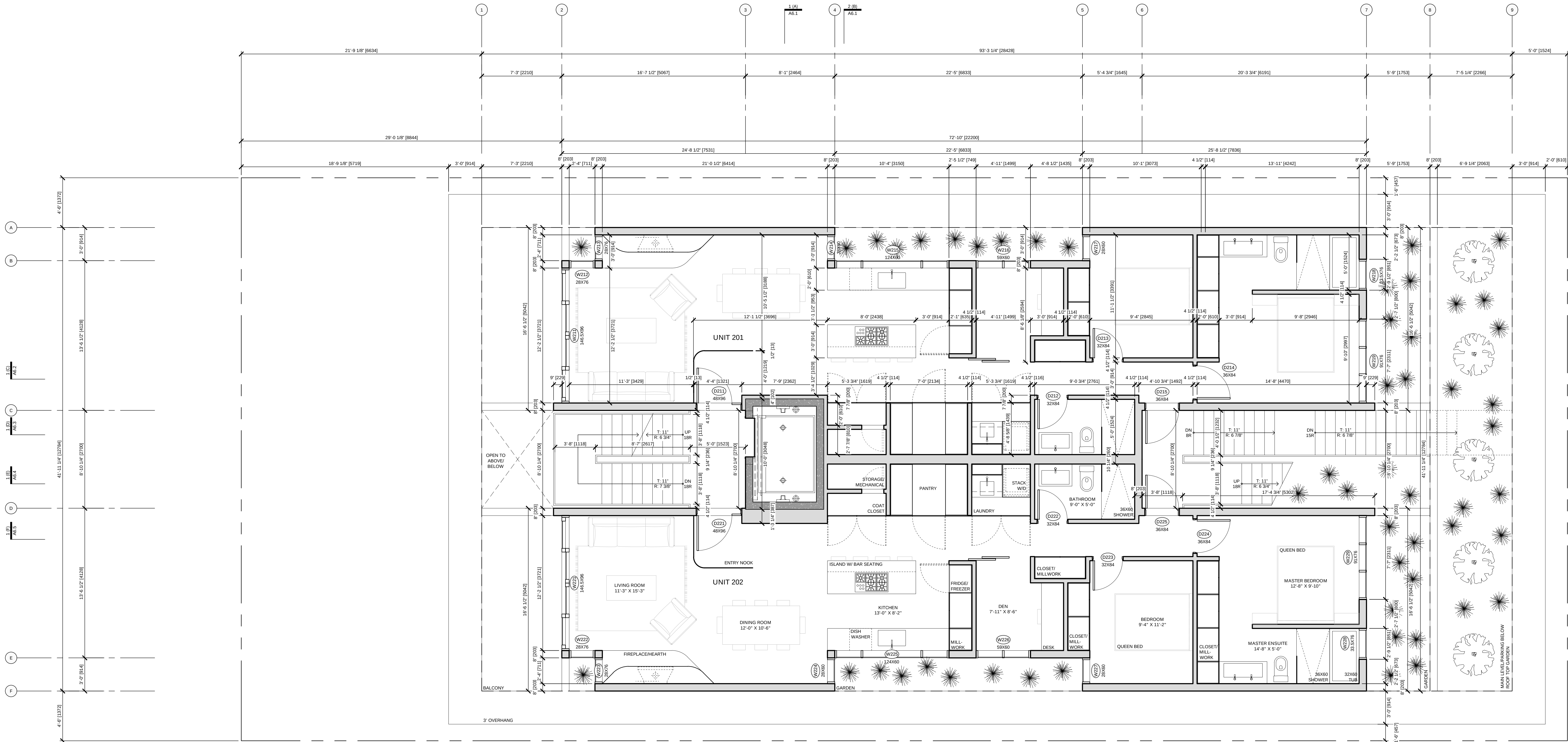
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A2.1

MAIN LEVEL PLAN



1 SECOND LEVEL PLAN
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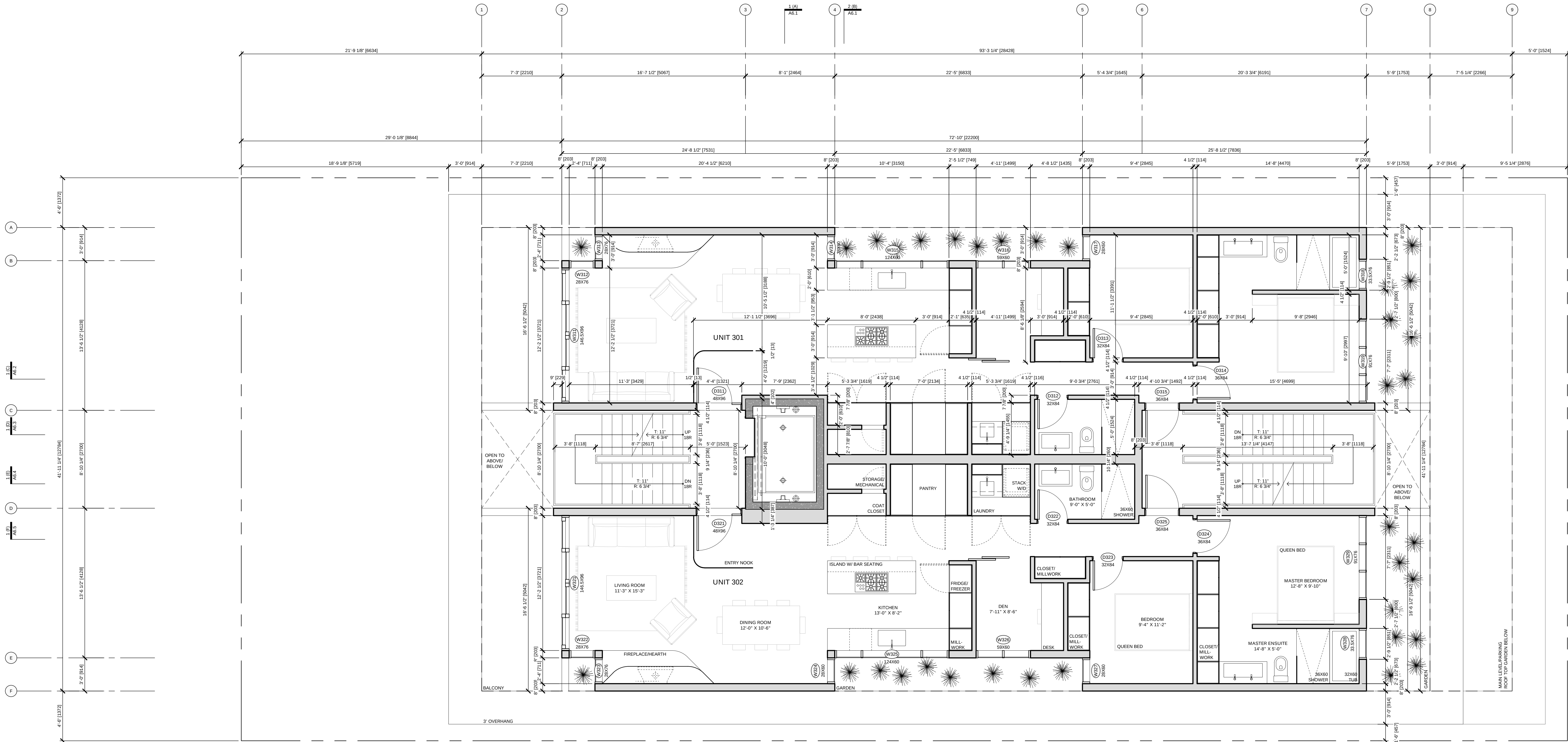
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SECOND LEVEL PLAN



1 THIRD LEVEL PLAN
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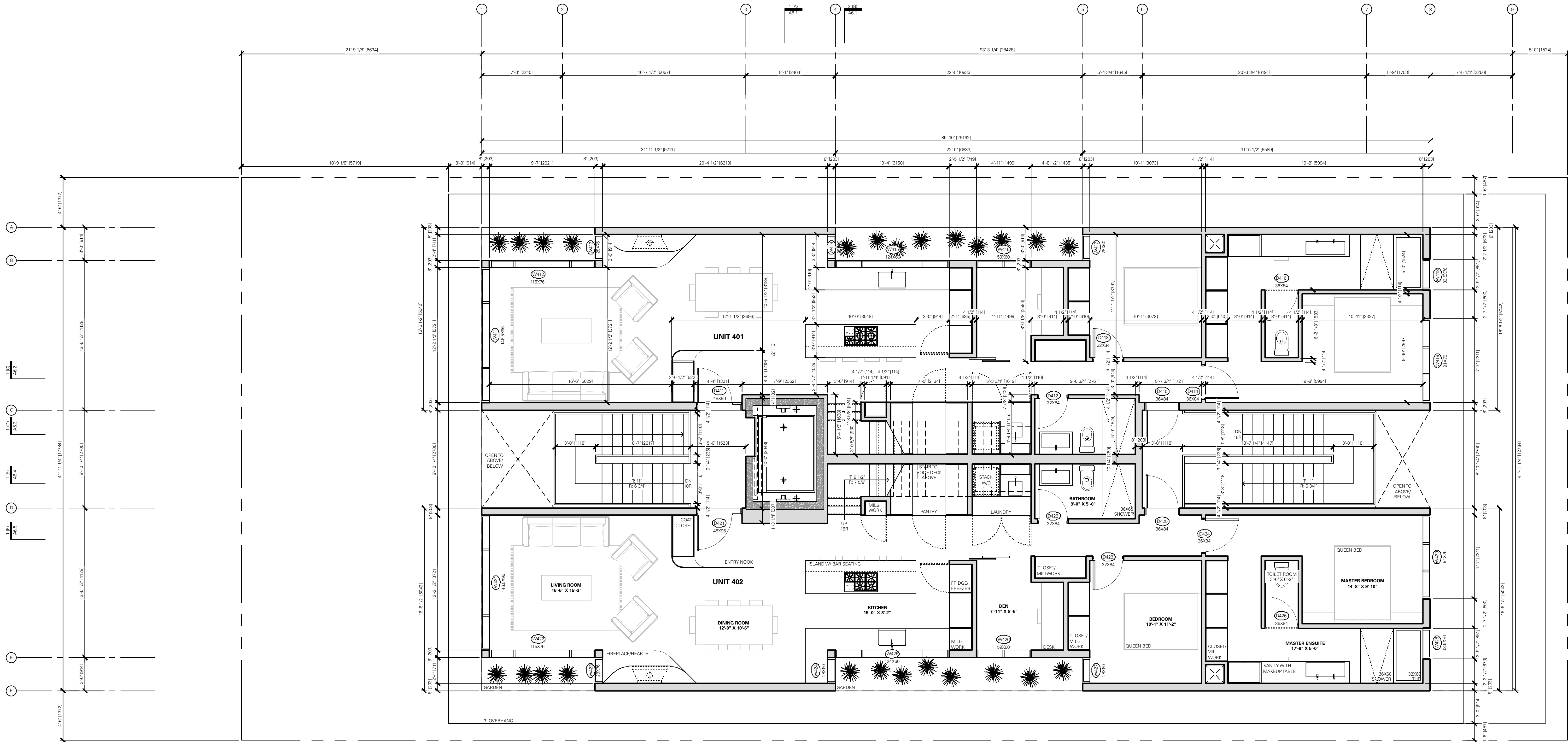
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THIRD LEVEL PLAN



FOURTH LEVEL PLAN
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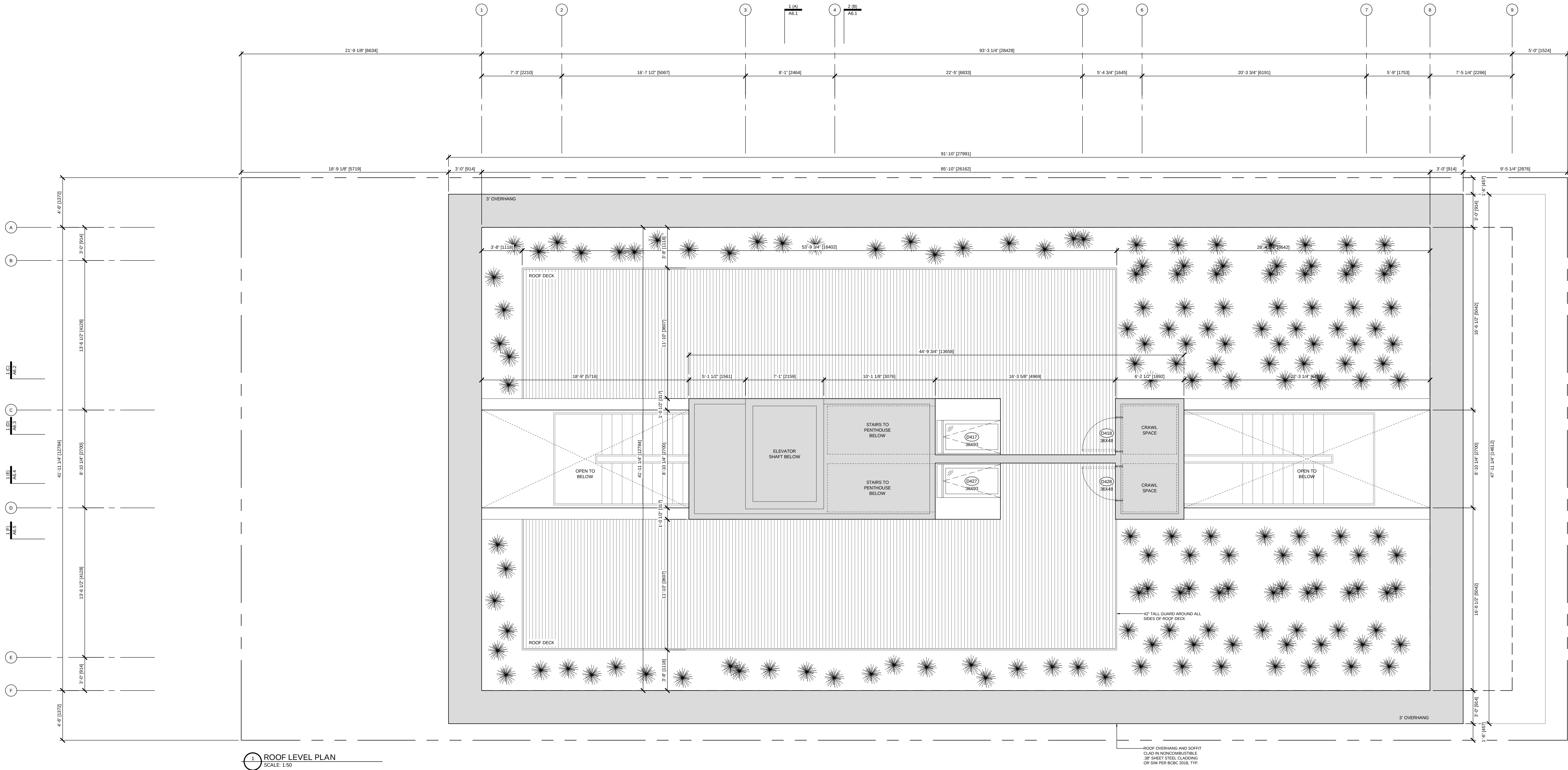
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FOURTH LEVEL PLAN



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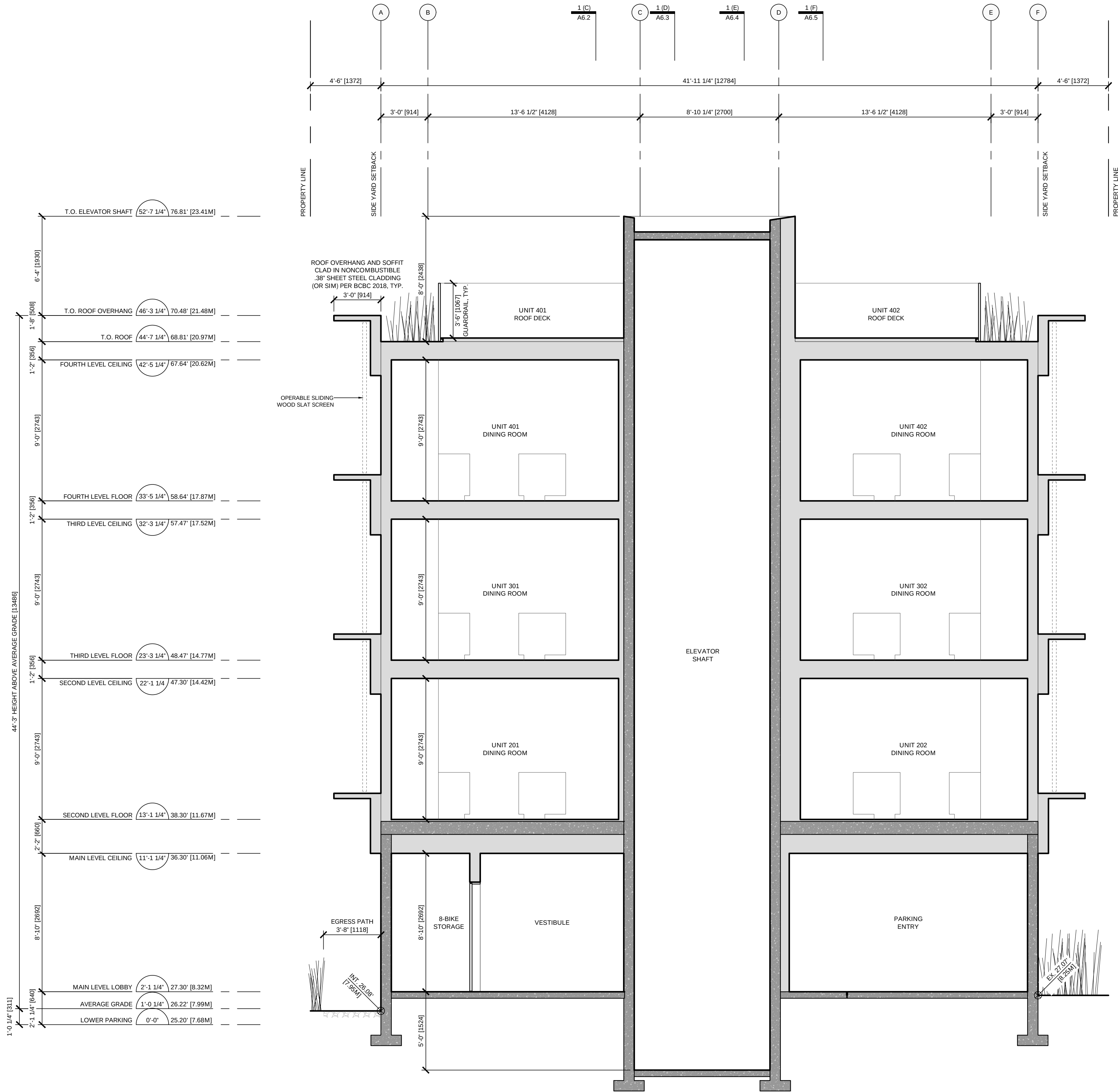
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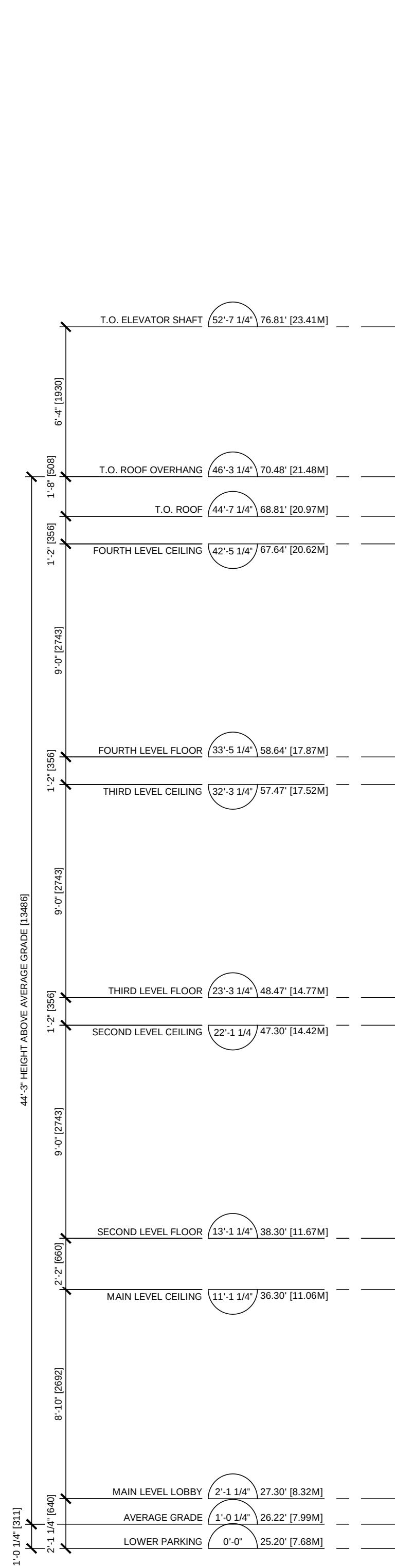
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ROOF LEVEL PLAN



1 SECTION AA
SCALE: 1/50



2 SECTION BB
SCALE: 1/50

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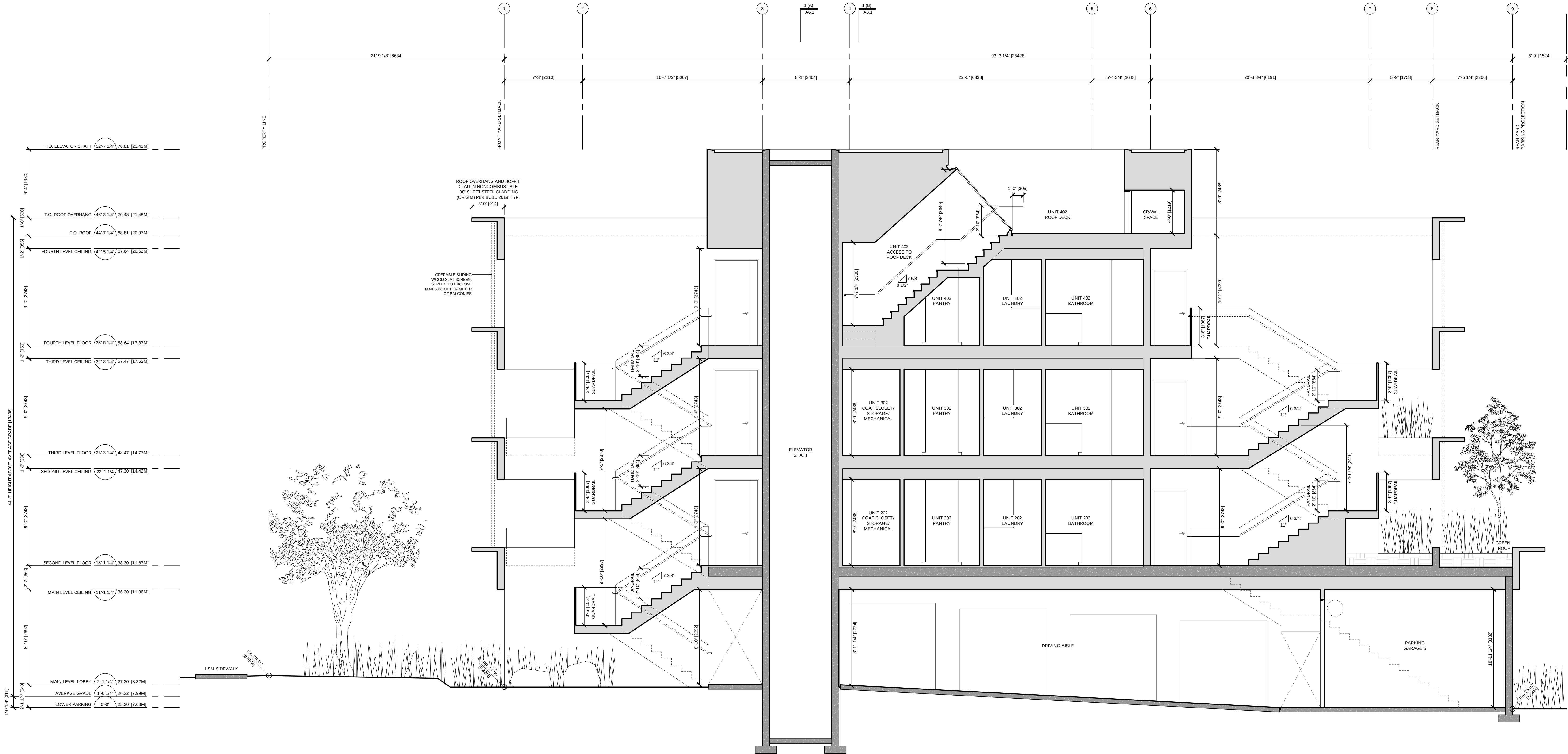
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SECTION



1 SECTION FF
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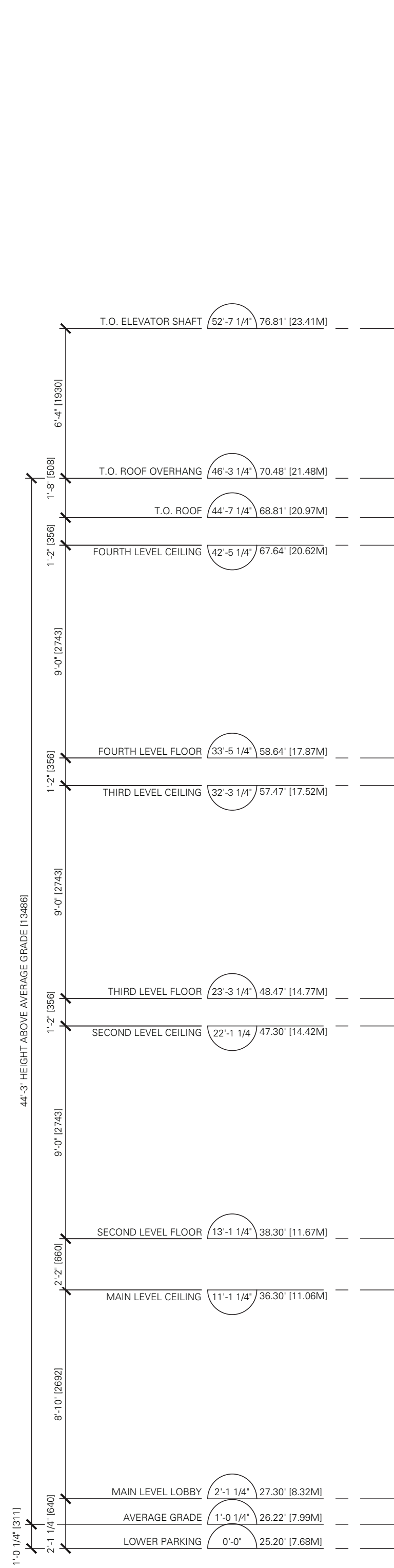
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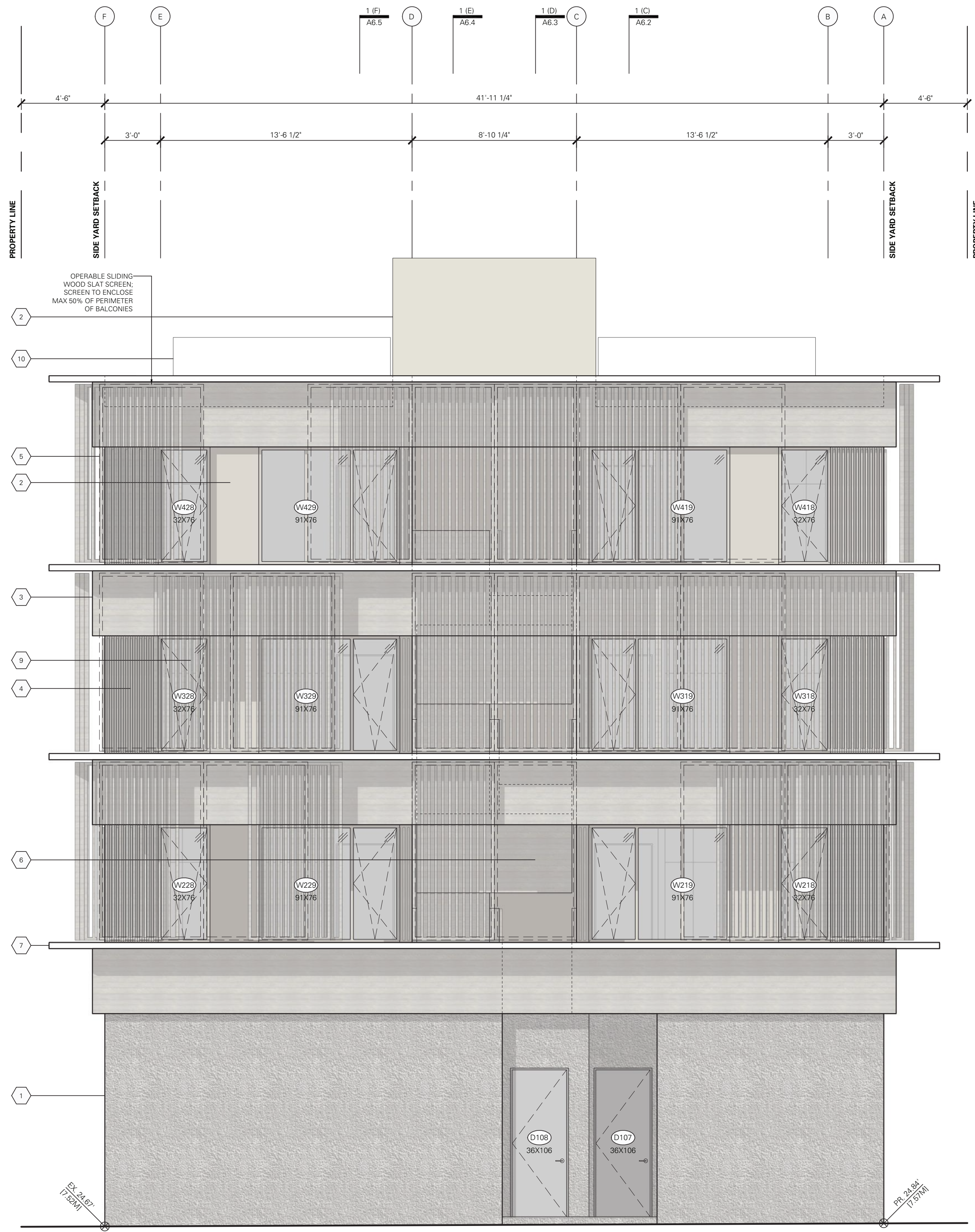
SECTION



1 WEST ELEVATION
SCALE: 1:50



2 EAST ELEVATION
SCALE: 1:50



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 |

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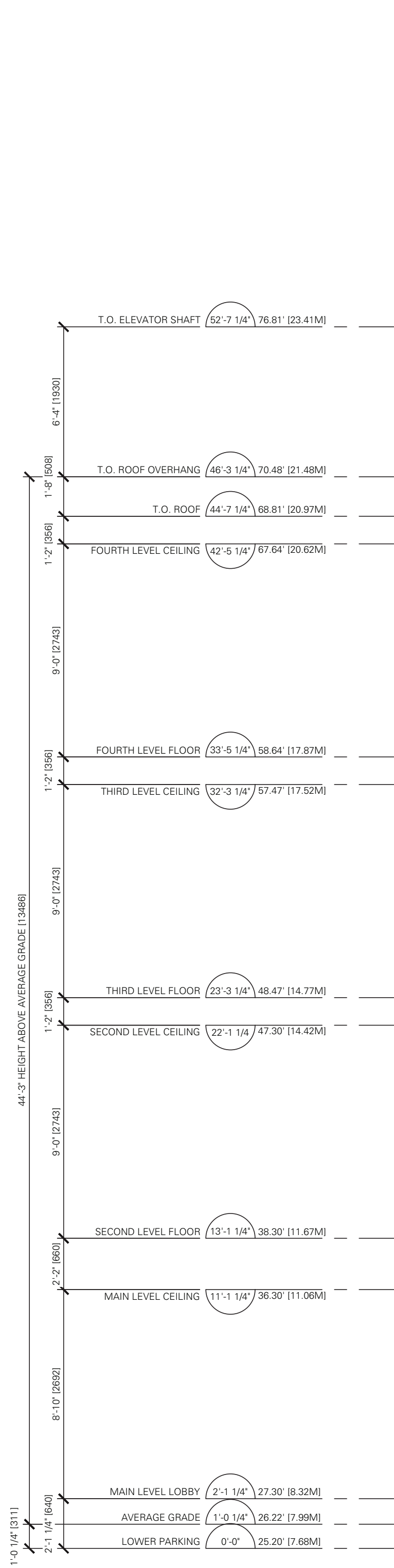
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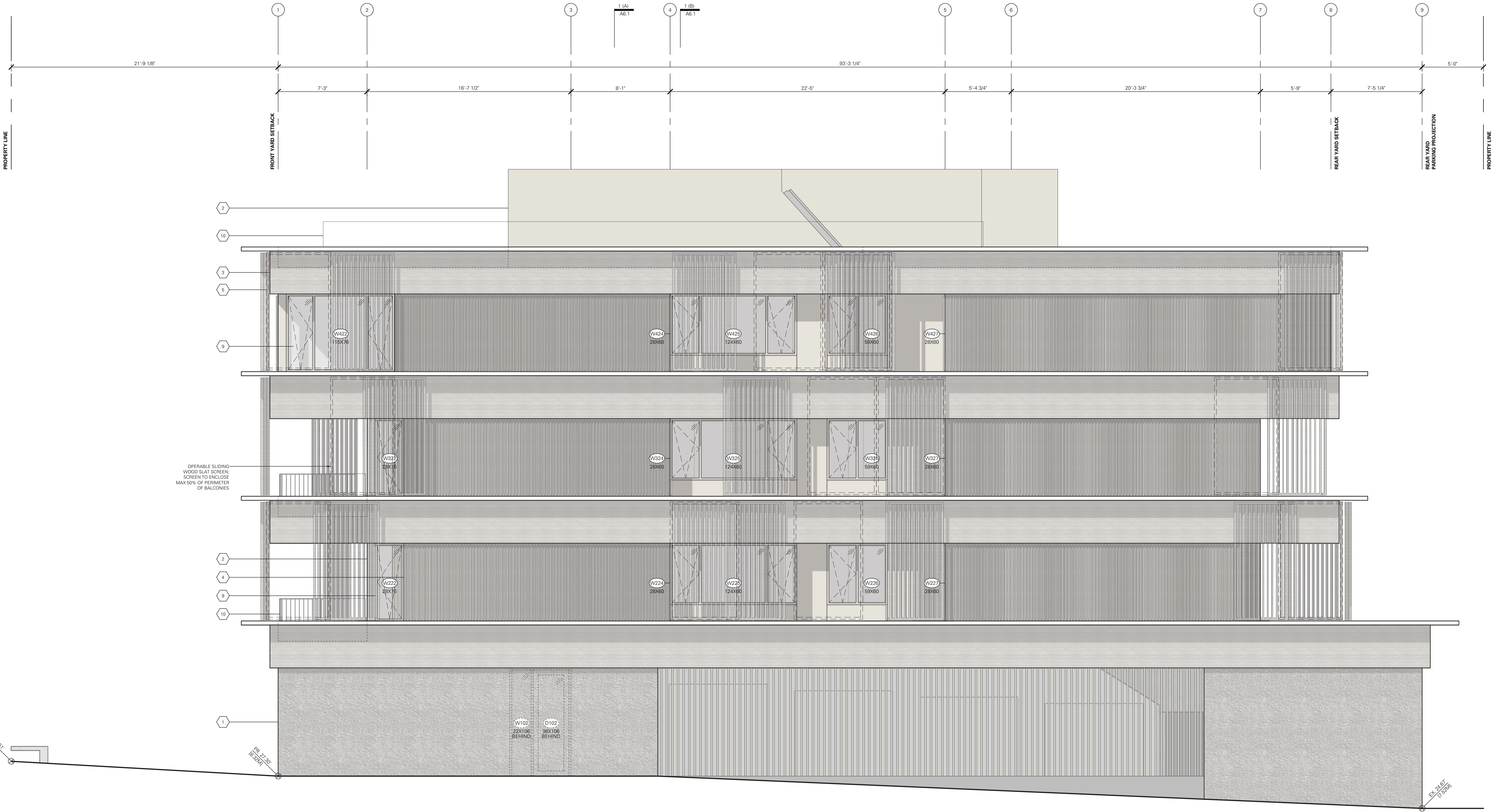
HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.1

ELEVATION



1 SOUTH ELEVATION
SCALE: 1:50



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 |

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ISSUES:

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

SCALE:

1:50

DATE:

2020-01-06

DRAWN:

JN

CHECKED:

DJ

REVISION:

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ISSUE:

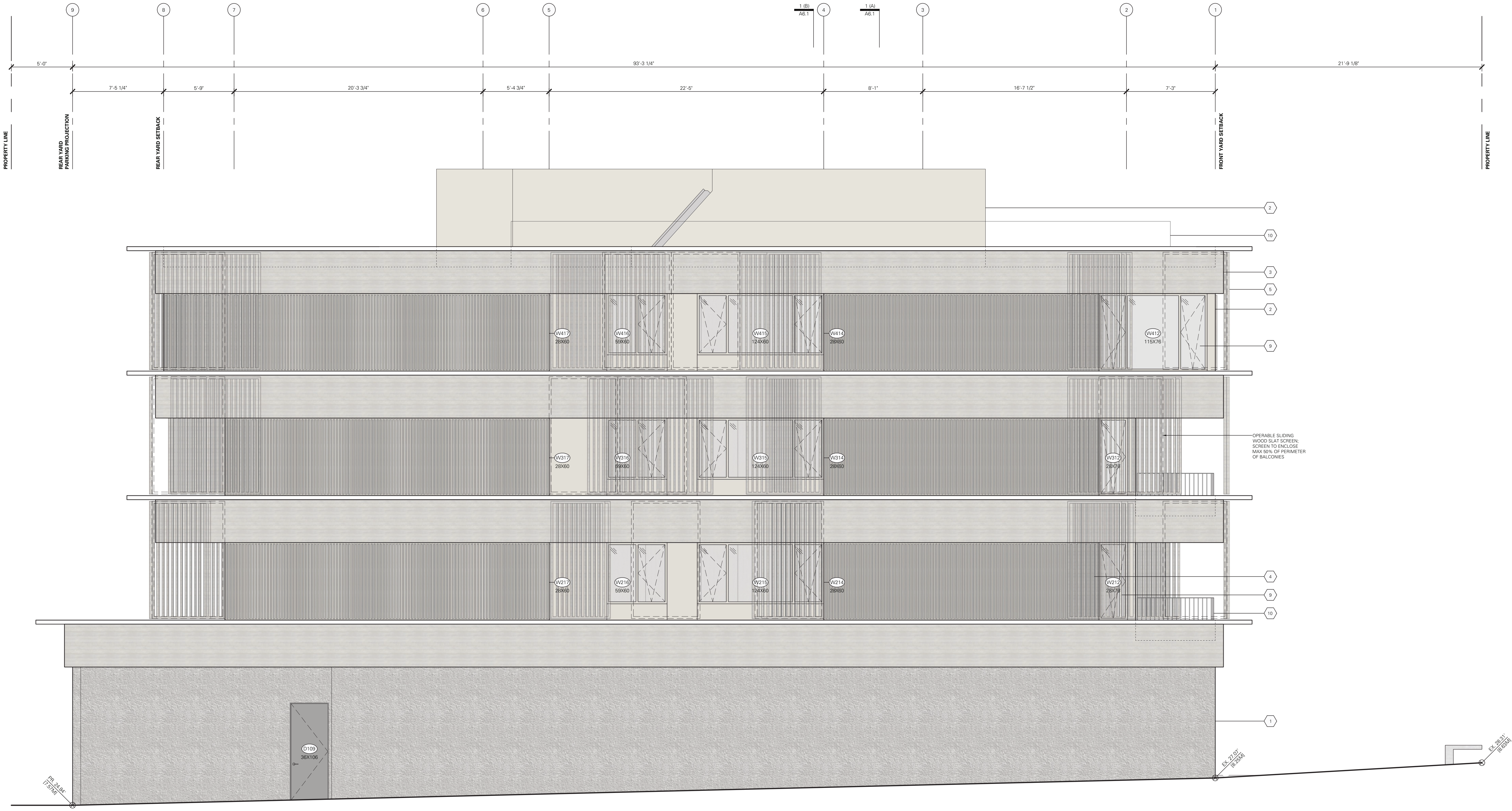
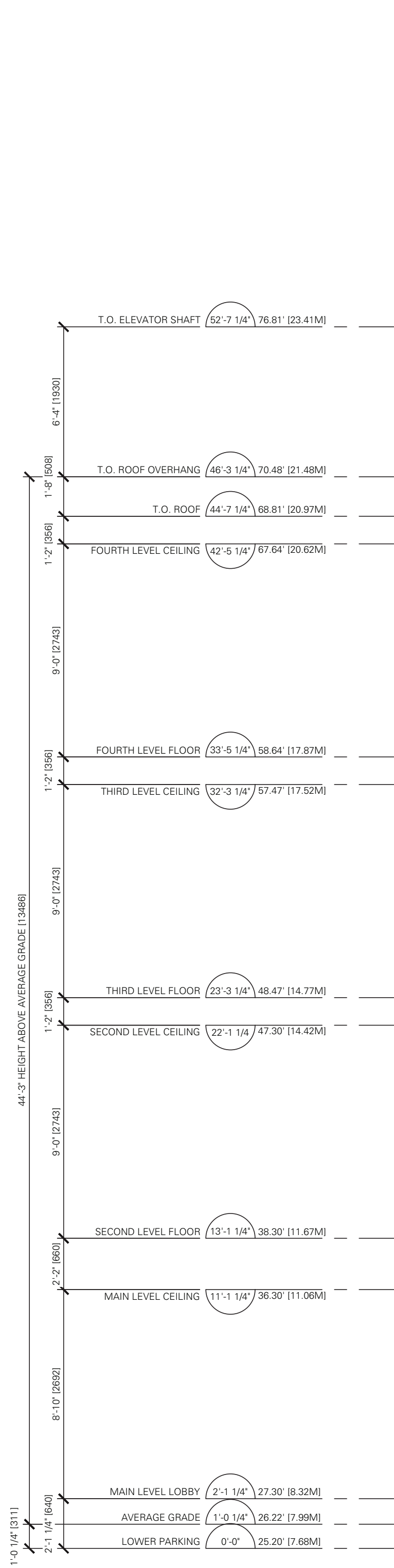
C

CONSULTANT:

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HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.2
ELEVATION



1 NORTH ELEVATION
SCALE: 1:50

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 |
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ISSUES:

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

SCALE:

1:50

DATE:

2020-01-06

DRAWN:

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CHECKED:

DJ

REVISION:

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ISSUE:

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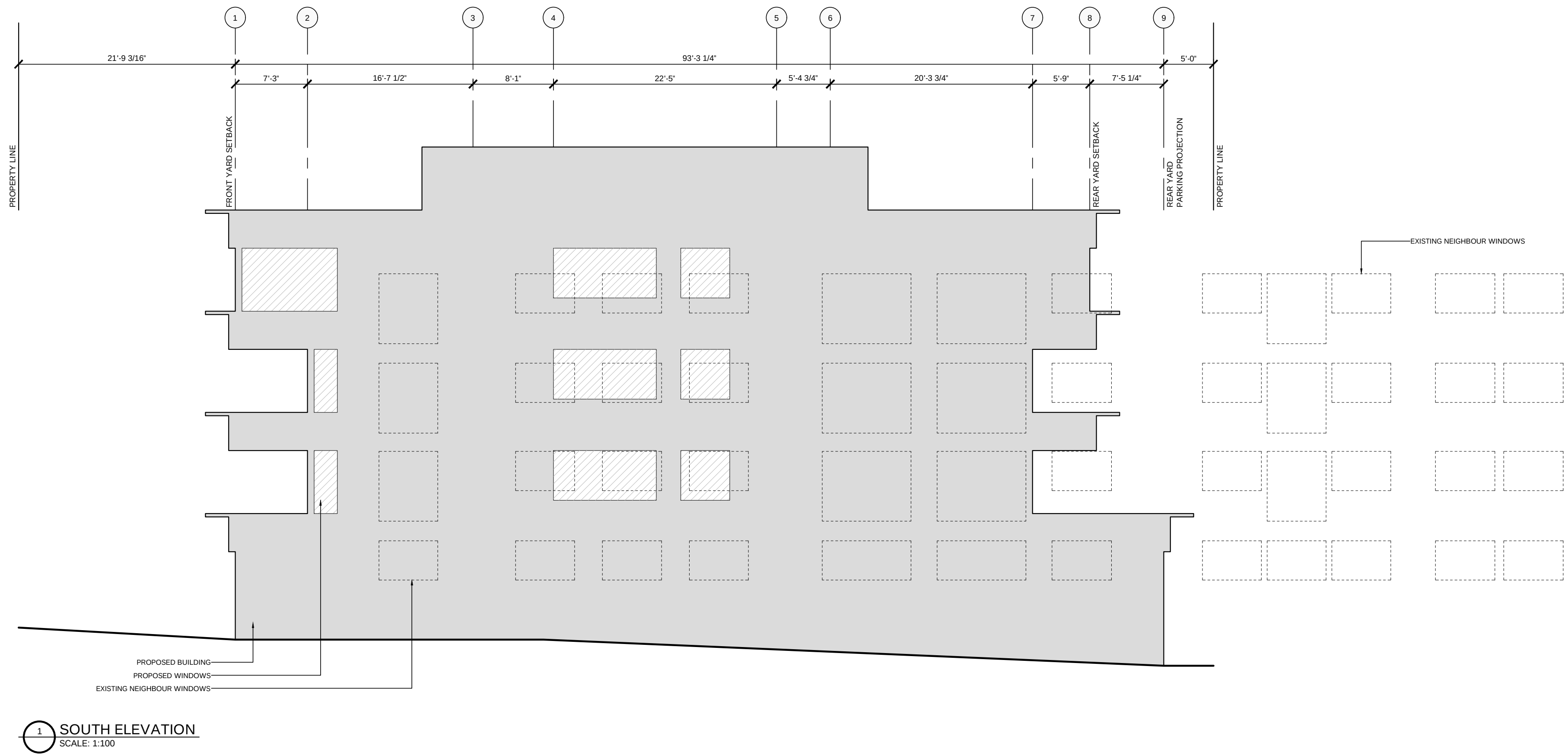
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ELEVATION



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2020-01-02

SCALE:

1:50

DATE:

2020-01-06

DRAWN:

JN

CHECKED:

DJ

REVISION:

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ISSUE:

C

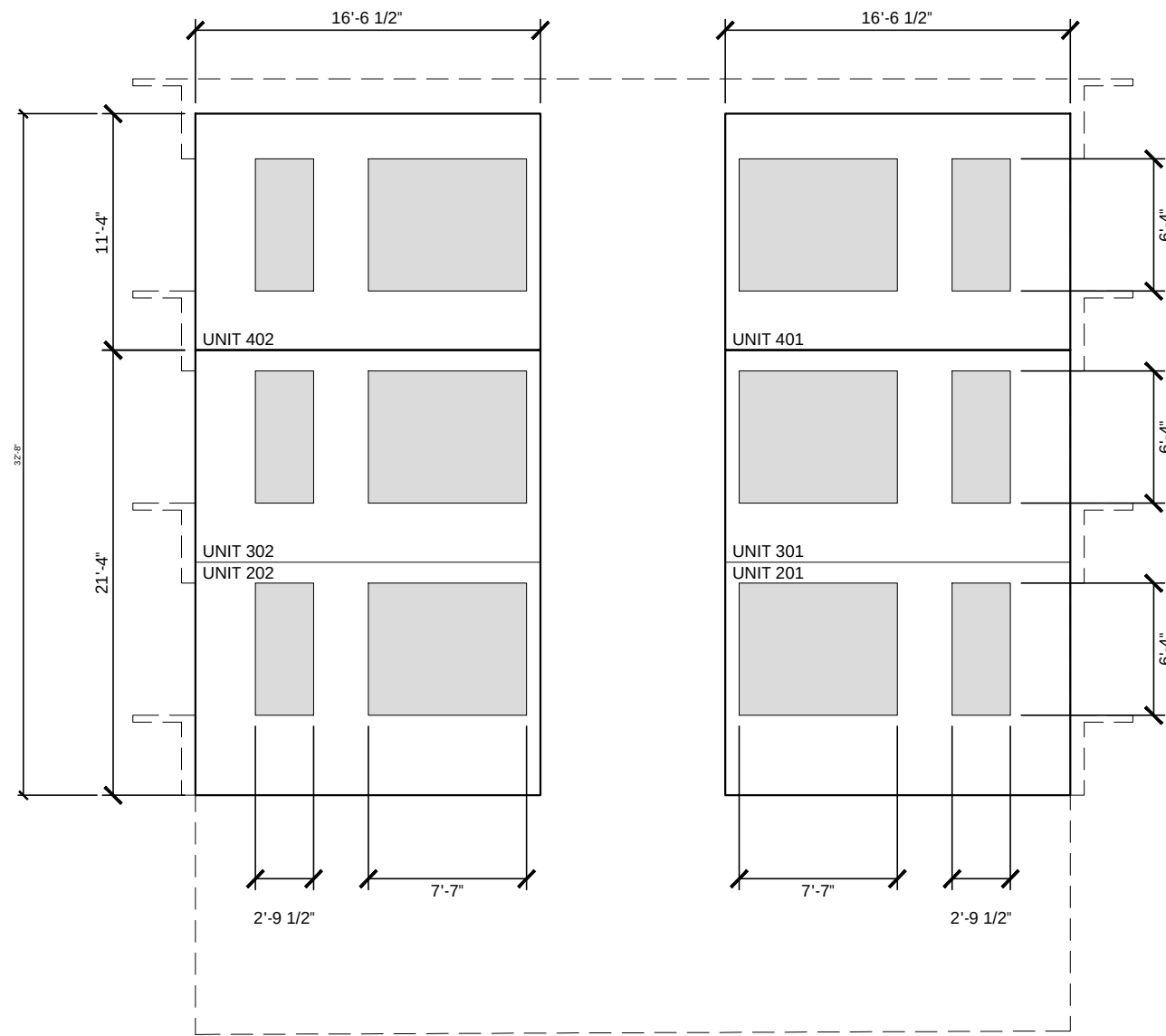
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NEIGHBOUR OPENINGS



Spatial Separation Calculations
BCBC 2018 Part 3 Division B

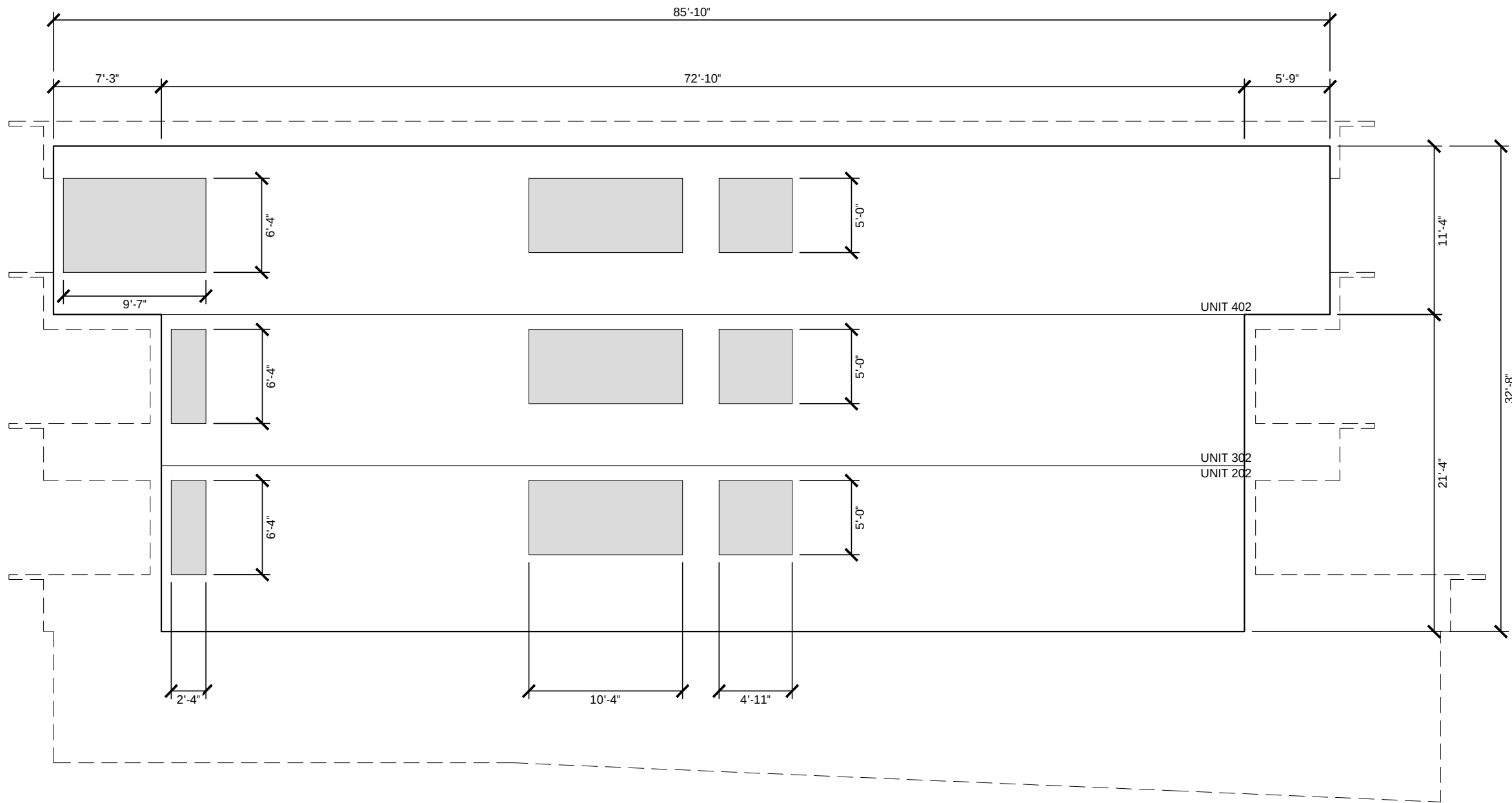
TABLE 3.2.3.1.-D

EAST ELEVATION (UP TO THIRD LEVEL CEILING)
AREA OF EXPOSED BUILDING FACE: 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



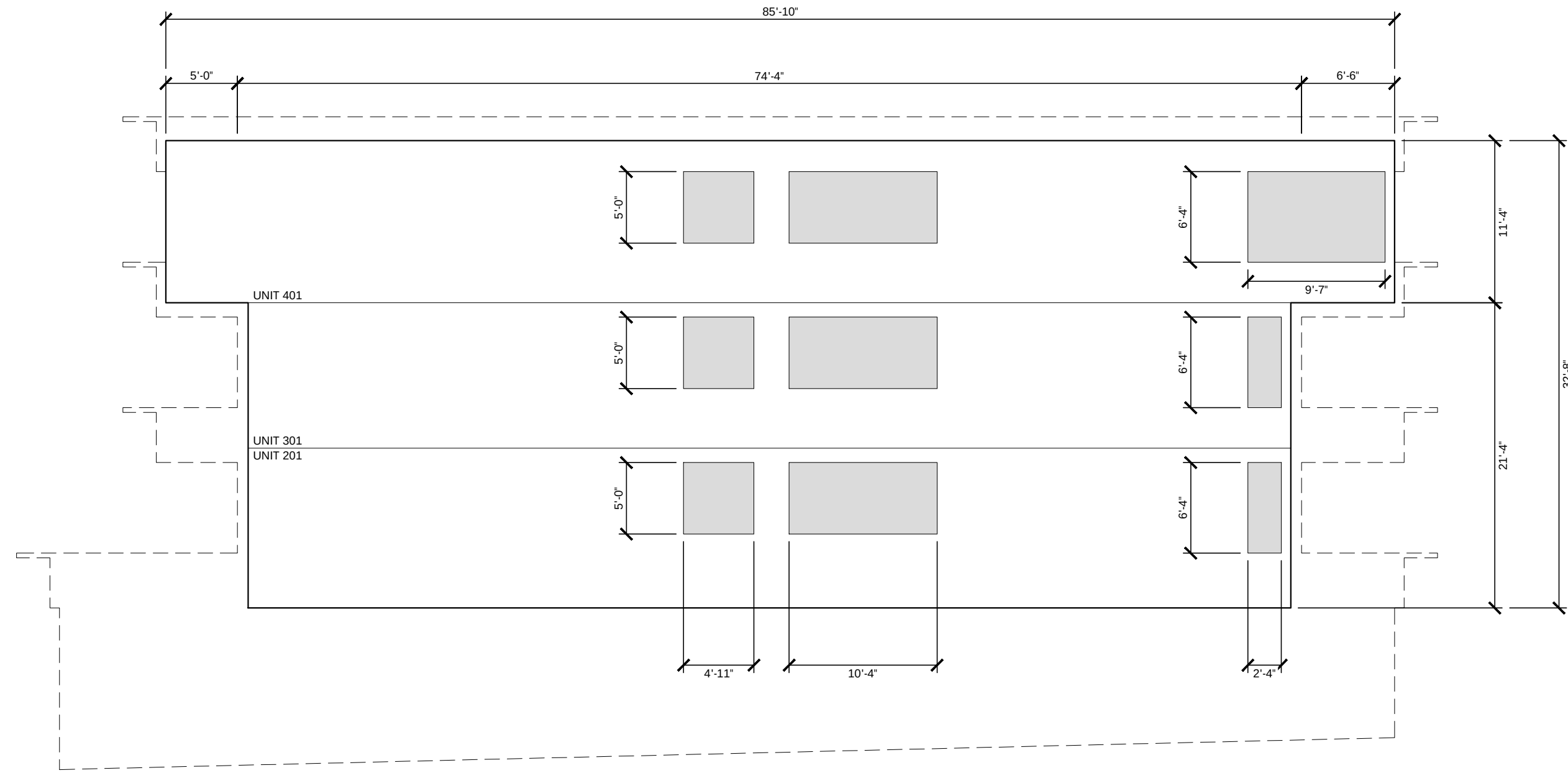
Spatial Separation Calculations
BCBC 2018 Part 3 Division B

TABLE 3.2.3.1.-D

SOUTH ELEVATION
AREA OF EXPOSED BUILDING FACE: 2526.56 SF [234.73 SM]
LIMITING DISTANCE: 4'-6" [1.37 M]
ALLOWABLE OPENINGS: 14% (353.72 SF [32.86 SM])
PROPOSED OPENINGS: 12% (319.00 SF [29.64 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

TABLE 3.2.3.1.-D

SOUTH ELEVATION
AREA OF EXPOSED BUILDING FACE: 2526.56 SF [234.73 SM]
LIMITING DISTANCE: 4'-6" [1.37 M]
ALLOWABLE OPENINGS: 14% (353.72 SF [32.86 SM])
PROPOSED OPENINGS: 12% (319.00 SF [29.64 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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ISSUES:

A DEVELOPMENT PERMIT
B DEVELOPMENT PERMIT
C DP RESUBMISSION

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

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1:50

DATE:

2020-01-06

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A7.5
SPATIAL SEPERATION
CALCULATIONS