

Average Grade Calculation

POINTS	AVG. ELEV.	DISTANCE (m)	(AVG.) x (DIST.)
A-B	52.479	21.09	1106.782
B-C	51.919	7.05	366.025
C-D	51.821	8.05	417.159
D-E	51.790	4.40	227.876
E-F	51.767	5.79	299.728
F-G	51.752	0.26	13.455
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	51.806	0.74	38.395
L-M	51.900	1.74	90.306
M-N	51.863	5.58	289.393
N-P	51.782	1.72	89.065
P-Q	51.750	0.74	38.295
Q-R	51.680	18.04	932.298
R-S	51.625	0.49	25.296
S-T	51.630	0.21	10.842
T-U	51.645	1.42	73.336
U-V	51.682	1.37	70.804
V-W	51.728	1.42	73.453
W-X	51.752	0.21	10.868
X-Y	51.752	0.29	15.008
Y-Z	51.751	1.34	69.346
Z-AA	51.784	2.35	121.692
AA-BB	51.801	1.34	69.413
BB-CC	51.796	3.75	194.233
CC-DD	51.801	0.41	21.238
DD-EE	51.799	1.00	51.799
EE-FF	51.808	0.04	2.09
FF-GG	51.972	0.26	13.513
GG-HH	52.178	7.60	396.549
HH-IJ	52.513	3.95	207.424
IJ-KK	52.667	0.41	21.593
KK-LL	52.759	1.95	102.880
LL-MM	52.843	0.41	21.666
MM-NN	52.862	0.49	25.302
NN-PP	52.862	0.21	11.101
PP-QQ	52.866	1.42	75.070
QQ-RR	52.874	1.37	72.437
RR-SS	52.919	1.42	75.145
SS-TT	52.961	0.21	11.122
TT-AA	52.964	0.49	25.952
TOTAL		128.87 m (PERIMETER)	6,703.132 m ²

AVERAGE GRADE
= 52.015 m = (6,703.132 m²) / (128.87 m)

1
A3.01
1 : 200

Property Data

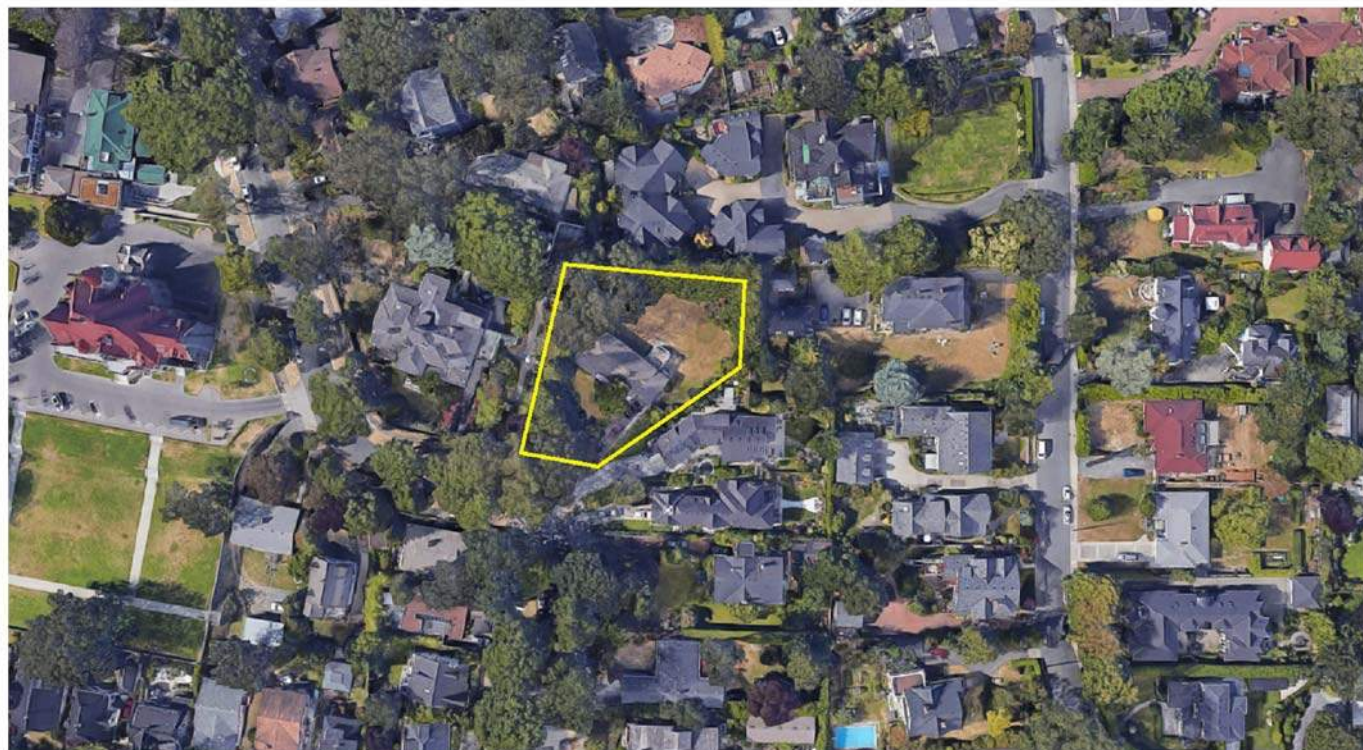
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES THE REMOVAL OF AN EXISTING SINGLE FAMILY DETACHED STRUCTURE, AND THE CONSTRUCTION OF TWO (2) NEW SEMI-DETACHED DWELLINGS.
CIVIC ADDRESS	1035 JOAN CRESCENT, VICTORIA BC, V8S 3L3
LEGAL DESCRIPTION	LOT A, PLAN 12190 SECTION FAIRFIELD, 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 (m ²)	1,727.69	(NO CHANGE)
TOTAL FLOOR AREA (m ²)	≥ 130	538.42
FLOOR SPACE RATIO	NO REQUIREMENT	0.31
SITE COVERAGE (%)	≤ 25	23.08
OPEN SITE SPACE (%)	NO REQUIREMENT	66.37
BUILDING HEIGHT (m)	≤ 7.6	7.346
NUMBER OF STOREYS	≤ 2 1/2	2
PARKING STALLS ON SITE	1	1 (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) REAR YARD (m) SIDE YARD - WEST (m) SIDE YARD - EAST (m)	≥ 10.5 (3.452 EXIST.) ≥ 7.5 ≥ 3.0 ≥ 3.0
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	1
	UNIT TYPE	SINGLE FAMILY
	GROUND-ORIENTED UNITS	1
	MINIMUM UNIT FLOOR AREA (m ²)	159.32 (APPROX.)
	TOTAL RESIDENTIAL UNIT AREA (m ²)	159.32 (APPROX.)

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY			
NO.	ITEM	DESCRIPTION	BYLAW REFERENCES
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)	OCF
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 (m ²): ≥ 835 REQUIRED ² 1,727.69 EXISTING LOT WIDTH AVERAGE (m): ≥ 24 REQUIRED 41.144 EXISTING ² PANHANDLE LOT: EXISTING N/A	R1-A-1.1.2
0-6	FLOOR AREA	FLOOR AREA, ALL LEVELS COMBINED (m ²): ≥ 130 REQUIRED ¹ ≥ 268.78 PROPOSED PRIVATE GARAGE (m ²): ≤ 37 REQUIRED N/A PROPOSED ² SUMMARY OF PROPOSED FLOOR AREAS (m ²): 115.24 UPPER LEVEL (WEST) 154.40 GROUND LEVEL (WEST) 269.64 SUBTOTAL - WEST UNIT 115.24 UPPER LEVEL (EAST) 153.54 GROUND LEVEL (EAST) 268.78 SUBTOTAL - EAST UNIT 538.42 TOTAL FLOOR AREA	R1-A-1.1.3
0-7	HEIGHT, STOREYS & ROOF DECKS	AVERAGED FINISH BUILDING GRADE (m): +52.015 PROPOSED ¹ RESIDENTIAL BUILDING HEIGHT (STOREYS): ≤ 2 1/2 REQUIRED 2 PROPOSED RESIDENTIAL BUILDING HEIGHT (m): ≤ 7.6 REQUIRED 7.346 PROPOSED ¹ ROOF DECK: NO PERMITTED NO PROPOSED ²	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	R1-A-1.1.5, 80-159-27
0-9	SITE COVERAGE	SITE COVERAGE (%): ≤ 25 REQUIRED 23.08 PROPOSED ¹	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 3 PROPOSED ¹	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 N/A PROPOSED HEIGHT FROM NATURAL OR FINISHED GRADE (m): 3.5 REQUIRED N/A PROPOSED	R1-A-1.1.7

1035 Joan Crescent

Semi-Attached Dwellings Project - DEVELOPMENT VARIANCE PERMIT APPLICATION (REVISED)
6 January 2020

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
6538 Brownlee Place
Victoria BC
250-920-6403

Contact: Jon Roler

ARCHITECTURAL

Christine Lintott Architect
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
250-384-1969

Contact: Tim Kindrat

SURVEY

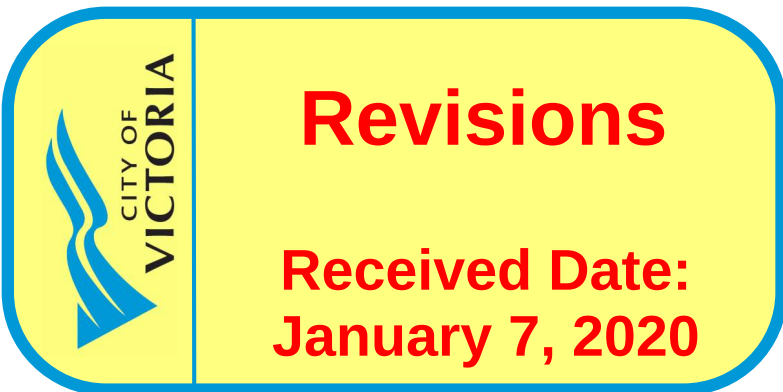
R.L. Johns Land Surveying Ltd.
5071 Catalina Terrace
Victoria, B.C. V8Y 2A6
250-658-9518

Contact: R.L. Johns

ARBORIST

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

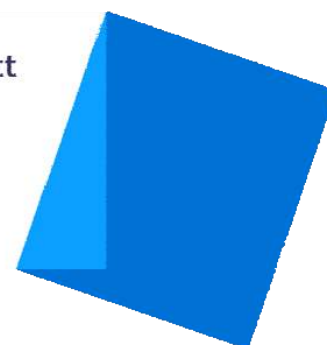
Contact: Michael Marcucci



Revisions

Received Date:
January 7, 2020

Christine Lintott
Architects



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue Date

DEVELOPMENT PERMIT W/VARIANCE
DPV #00129 REVISION 7 OCT 2019
6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

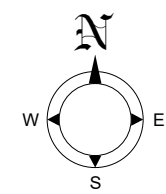
1035 Joan Crescent,
Victoria, BC V8S 3L3

Cover Sheet

Date	2019-12-31 11:36:52 AM
Drawn by	TK
Checked by	CL

A0.01

Scale	As indicated
-------	--------------



1045 JOAN CRESCENT

Schedule - Existing Trees					
NO.	COMMON NAME	LATIN NAME	C.R.Z. RADIUS (mm)	DBH (mm)	NOTES
200	GARRY OAK	QUERCUS GARRYANA	7000	720	SURVEYED
201	GARRY OAK	QUERCUS GARRYANA	7500	730	SURVEYED
202	GARRY OAK	QUERCUS GARRYANA	8000	780	SURVEYED
203	GARRY OAK	QUERCUS GARRYANA	7500	750	SURVEYED
204	WESTERN RED CEDAR	THUJA PLICATA	8500	570	SURVEYED
205	WESTERN RED CEDAR	THUJA PLICATA	10500	620	SURVEYED; TWO STEMS (62, 13cm)
206	WESTERN RED CEDAR	THUJA PLICATA	8500	560	SURVEYED; MULTISTEM (56, 11, 10cm)
207	WESTERN RED CEDAR	THUJA PLICATA	10000	660	SURVEYED
208	WESTERN RED CEDAR	THUJA PLICATA	10500	450	SURVEYED; TWO STEMS (45, 44cm)
209	GARRY OAK	QUERCUS GARRYANA	1500	170	SURVEYED
971	WESTERN WHITE PINE	PINUS MONTICOLA	11500	670	SURVEYED; PREVIOUSLY "NT4"; TWO STEMS (67, 18cm)
972	RHODODENDRON	RHODODENDRON SPP.	2000	120	FIELD MEASURED
973	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	9000	600	FIELD MEASURED
974	MAGNOLIA	MAGNOLIACEAE SPP.	6500	440	FIELD MEASURED; TO BE REMOVED
975	MAGNOLIA	MAGNOLIACEAE SPP.	2000	110	FIELD MEASURED
976	HOLLY	ILEX AQUIFOLIUM	6000	250	FIELD MEASURED
977	HOLLY	ILEX AQUIFOLIUM	3000	240	FIELD MEASURED
978	WESTERN RED CEDAR	THUJA PLICATA	4000	250	FIELD MEASURED
979	WESTERN RED CEDAR	THUJA PLICATA	8000	400	FIELD MEASURED
980	WESTERN RED CEDAR	THUJA PLICATA	7000	230	FIELD MEASURED; TWO STEMS (23, 16cm)
981	WESTERN RED CEDAR	THUJA PLICATA	7000	460	FIELD MEASURED
982	WESTERN RED CEDAR	THUJA PLICATA	7000	350	FIELD MEASURED
983	WESTERN RED CEDAR	THUJA PLICATA	7000	230	FIELD MEASURED
984	WESTERN RED CEDAR	THUJA PLICATA	7000	140	FIELD MEASURED
985	WESTERN RED CEDAR	THUJA PLICATA	7000	250	FIELD MEASURED; TWO STEMS (25, 15cm)
986	WESTERN RED CEDAR	THUJA PLICATA	4000	260	FIELD MEASURED
987	WESTERN RED CEDAR	THUJA PLICATA	7000	460	FIELD MEASURED
988	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	2500	150	FIELD MEASURED
989	WESTERN RED CEDAR	THUJA PLICATA	4500	300	FIELD MEASURED; TWO STEMS (30, 12cm)
990	CHERRY	PRUNUS SPP.	4500	290	FIELD MEASURED
991	WESTERN RED CEDAR	THUJA PLICATA	7000	470	FIELD MEASURED
992	HOLLY	ILEX AQUIFOLIUM	2500	230	FIELD MEASURED
993	WESTERN RED CEDAR	THUJA PLICATA	5000	320	FIELD MEASURED
994	WESTERN RED CEDAR	THUJA PLICATA	5500	350	FIELD MEASURED
995	WESTERN RED CEDAR	THUJA PLICATA	10000	230	FIELD MEASURED; TO BE REMOVED; MULTISTEM (23, 23, 20cm)
996	WESTERN RED CEDAR	THUJA PLICATA	4500	320	FIELD MEASURED; TWO STEMS (32, 14cm)
997	WESTERN RED CEDAR	THUJA PLICATA	5000	340	FIELD MEASURED
998	WESTERN RED CEDAR	THUJA PLICATA	3500	240	FIELD MEASURED
999	WESTERN RED CEDAR	THUJA PLICATA	8000	530	FIELD MEASURED
1000	WESTERN RED CEDAR	THUJA PLICATA	7000	480	FIELD MEASURED
1634	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	3500	240	FIELD MEASURED
1635	WESTERN RED CEDAR	THUJA PLICATA	5000	330	FIELD MEASURED
1636	WESTERN RED CEDAR	THUJA PLICATA	2000	110	FIELD MEASURED
1637	WESTERN RED CEDAR	THUJA PLICATA	7000	490	FIELD MEASURED; MULTISTEM (49, 20, 16cm)
1638	WESTERN RED CEDAR	THUJA PLICATA	3500	220	FIELD MEASURED
1639	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	2000	110	FIELD MEASURED
1640	WESTERN RED CEDAR	THUJA PLICATA	5000	340	FIELD MEASURED
1641	WESTERN RED CEDAR	THUJA PLICATA	3500	230	FIELD MEASURED
1642	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	2500	150	FIELD MEASURED
1643	WESTERN RED CEDAR	THUJA PLICATA	4500	320	FIELD MEASURED; MULTISTEM (32, 12, 10cm)
1644	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	4000	270	FIELD MEASURED
1645	LEYLAND CYPRESSES	CUPRESSUS X LEYLANDII	2000	170	FIELD MEASURED; TWO STEMS (17, 12cm)
1646	HAWTHORN	CRATEGEUS SPP.	2000	120	FIELD MEASURED
1647	HOLLY	ILEX AQUIFOLIUM	2000	110	FIELD MEASURED
1648	ASH	FRAXINUS SPP.	2000	130	FIELD MEASURED
1649	ASH	FRAXINUS SPP.	2000	130	FIELD MEASURED
NT1	ASH	FRAXINUS SPP.	7000	710	SURVEYED; CITY TREE ID#9075
NT2	GARRY OAK	QUERCUS GARRYANA	7500	770	SURVEYED; CITY TREE ID#7334
NT3	PURPLE LEAF PLUM	PRUNUS CERASIFERA	6000	520	SURVEYED; CITY TREE ID#7335
NT5	ENGLISH HOLLY	ILEX AQUIFOLIUM	2000	200	SURVEYED
NT6	HOLLY	ILEX AQUIFOLIUM	2000	200	FIELD MEASURED

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

JOAN CRESCENT

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

EXISTING WOOD FENCE ATOP ROCK WALL, TO REMAIN

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

EXISTING HOUSE (TO BE REMOVED)

WOOD FENCE WITHIN LOT TO BE REMOVED

WOOD FENCE ALONG LOT LINE TO REMAIN

1
A3.01
EXISTING SITE PLAN
1 : 100

Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019
DPV #00129 REVISION 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Site Plan - Existing

Date 2019-12-31 11:37:18 AM

Drawn by TK

Checked by CL

A1.01

Scale 1 : 100

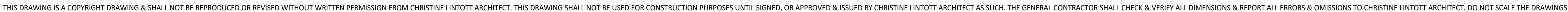


Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020

Consultant

1035 Joan Crescent,
Victoria, BC V8S 3L3

Date	2019-12-31 11:37:43 AM
Drawn by	TK
Checked by	CL
A1.02	
Scale	1 : 100





Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision	No.	Description	Date
1	DVP (REVISED)		6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Landscape Plan

Date

2019-12-31 11:38:26 AM

Drawn by

TK

Checked by

CL

A1.03

Scale

As indicated

Plant List	
LOCATION	SUGGESTED PLANT SPECIES (LATIN NAME)
AREA 1	- CALIFORNIA LILAC (CEANOTHUS THYRSIFLORUS) - ENGLISH LAUREL (PRUNUS LAUROCESTRASUS) - FRASER PHYTOLIA (PHYTOLIA FRASERI)
AREA 2	- RHODODENDRON (ERICACEAE SPP.), TWO (2) LARGE EXISTING - UMBRELLA BAMBOO (FARGESIA MURIELAE)
AREA 3	- BOXWOOD (BUXUS SEMPERVIRENS) - DWARF SKIMMIA (SKIMMIA JAPONICA)
AREA 4 & AREA 5	- COMPACT STRAWBERRY BUSH (ARBITUS UNEDO COMPACTA) - MOUNTAIN LAUREL (KALMIA LATIFOLIA) - ADALEA (ADALEA SPP.) - RHODODENDRON (ERICACEAE SPP.) - MOCK ORANGE (PHAEDELPHUS LEWISII) - JAPANESE PIERIS (PIERIS JAPONICA) - DWARF SKIMMIA (SKIMMIA JAPONICA) - CALIFORNIA LILAC (CEANOTHUS THYRSIFLORUS) - BOXWOOD (BUXUS SEMPERVIRENS) - KINKICK, AKA BEARBERRY (ACRISTOPHYLOS UVA-URSI), GROUND COVER - NEW ZEALAND FLAX (PHORMIUM SPP.)
PERENNIALS, SUN AREAS	- WOOLLY SUNFLOWER (ERIOPHYLLUM LANATUM) - NODDING ONION (ALLIUM CERNUUM) - PENSTEMON (PENSTEMON SERIOLATUS AND FRUTICOSA) - ALUMROOT (HEUCHERA MICRANTHA) - YARROW (ACHILLEA MILLEFOLIUM) - WILD STRAWBERRY (FRAGARIA VIRGINIANAN), EVERGREEN GROUND COVER - ASTER (ASTER SPP.) - GOLDENROD (SOLIDAGO CANADENSIS)



Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5

Telephone: 250.384.1969

www.lintottarchitect.ca

Issue

7 OCT 2019

Date

6 JAN 2020

DEVELOPMENT PERMIT W/VARIANCE

DPV #00129 REVISION

Revision

1

DVP (REVISED)

6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,

Victoria, BC V8S 3L3

Neighbourhood Context

Date

2019-12-31 11:38:44 AM

Drawn by

TK

Checked by

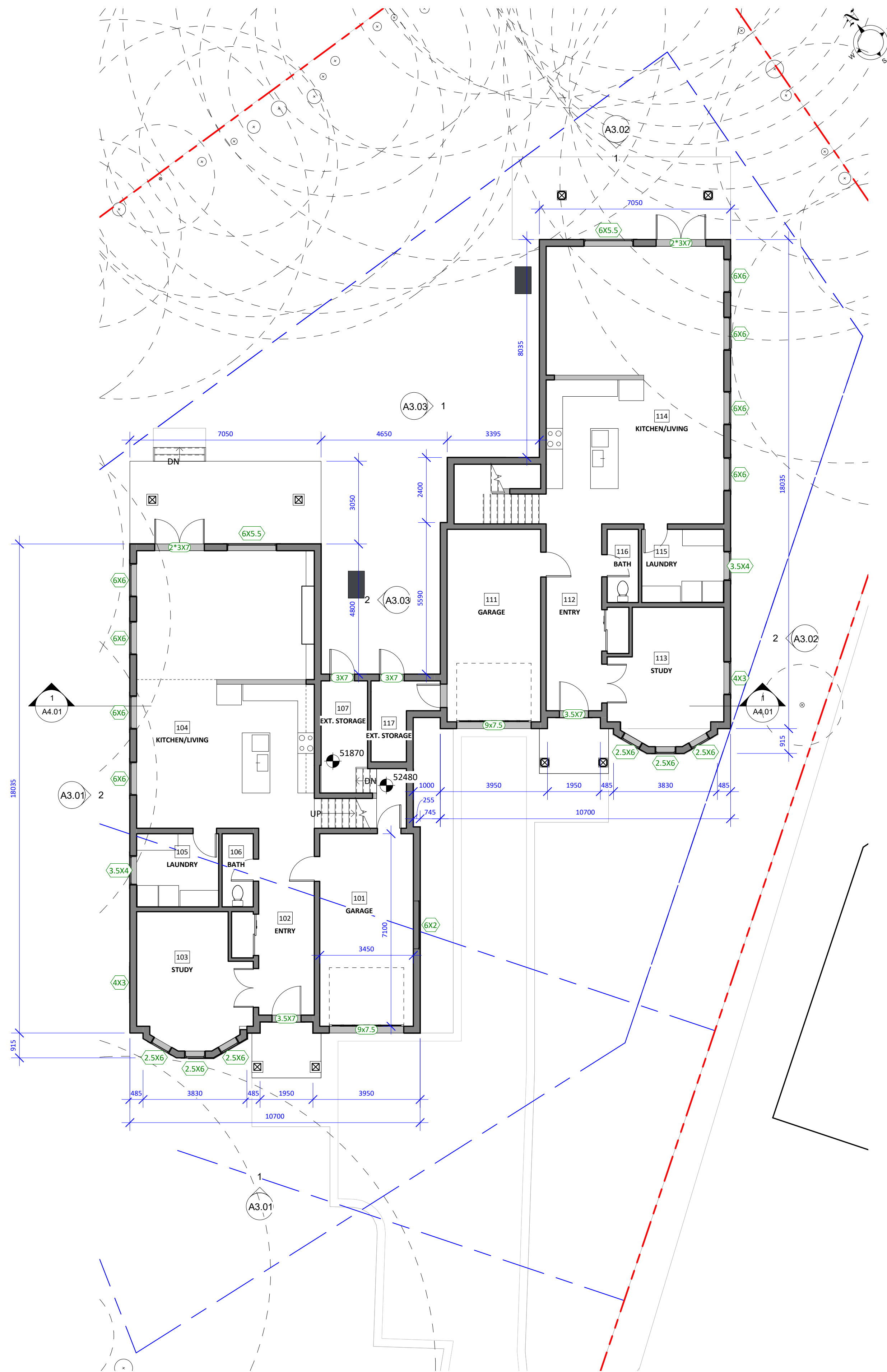
CL

A1.04

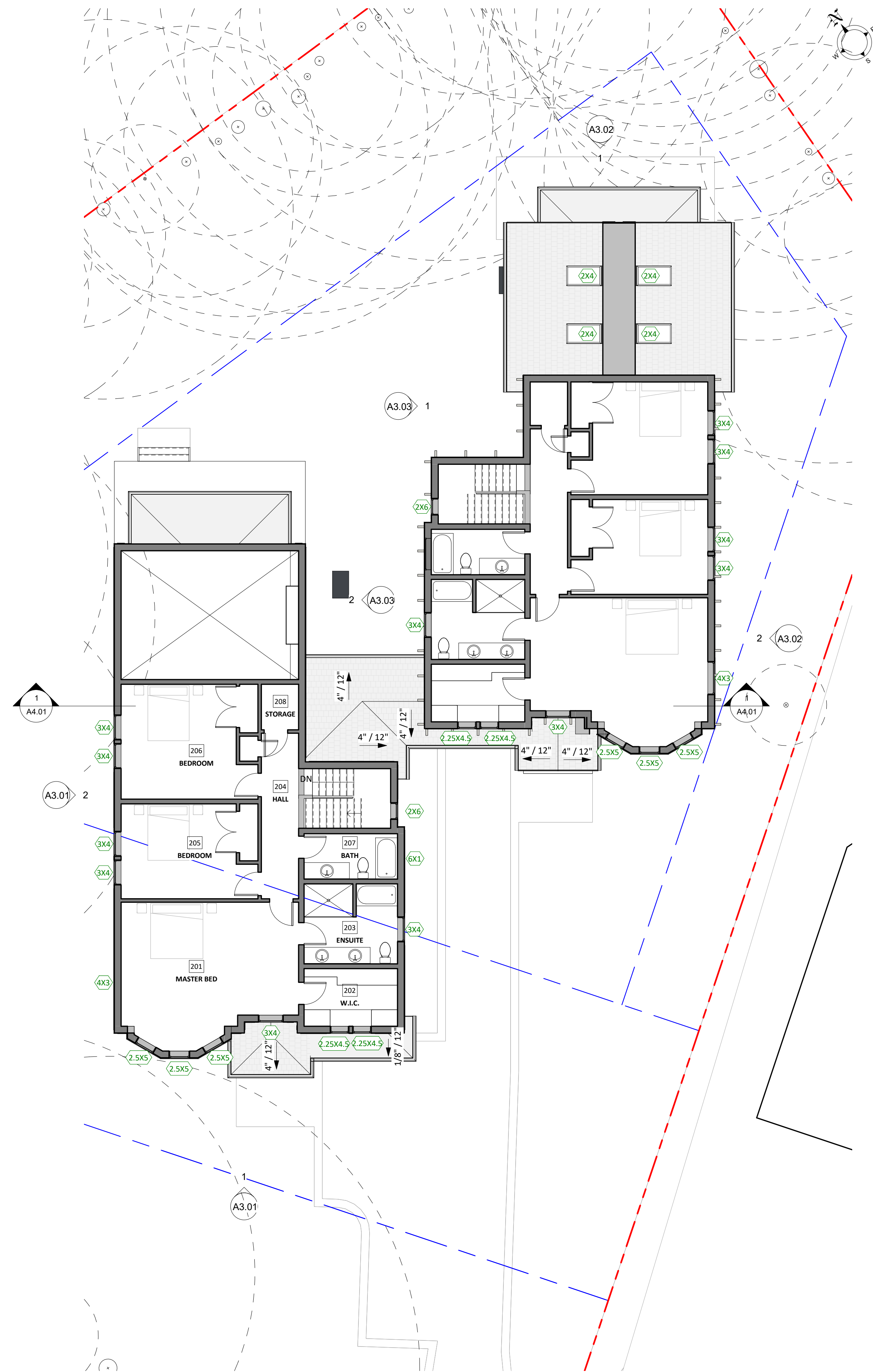
Scale

1035 Joan Crescent,
Victoria, BC V8S 3L3

2019-12-31 11:38:48 AM



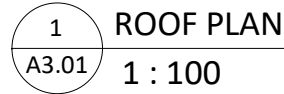
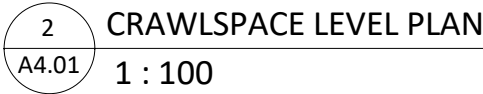
2 GROUND LEVEL FLOOR PLAN
A3.01 1 : 100



3 UPPER LEVEL FLOOR PLAN
A3.01 1 : 100

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

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



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

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



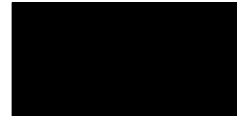
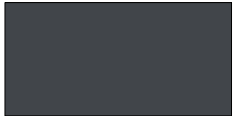
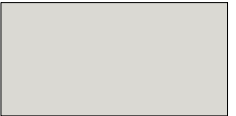
1
A1.02
BUILDING ELEVATION - SOUTH
1 : 50



2
A1.02
BUILDING ELEVATION - WEST
1 : 50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

 BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	 "OBSIDIAN" (CLOVERDALE #CA0204) - CEMENTITIOUS SIDING	 "MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	 "STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM
---	--	---	---

Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision	No.	Description	Date
1	DVP (REVISED)		6 JAN 2020

Consultant

1035 Joan Crescent

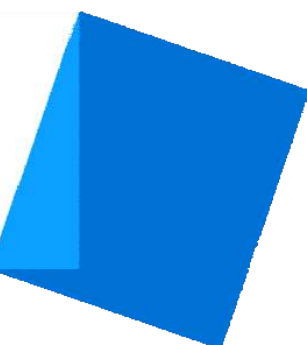
1035 Joan Crescent,
Victoria, BC V8S 3L3

Elevations

Date	2019-12-31 11:39:21 AM
Drawn by	TK
Checked by	CL

A3.01

Scale	As indicated
-------	--------------



Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019
DPV #00129 REVISION 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Elevations

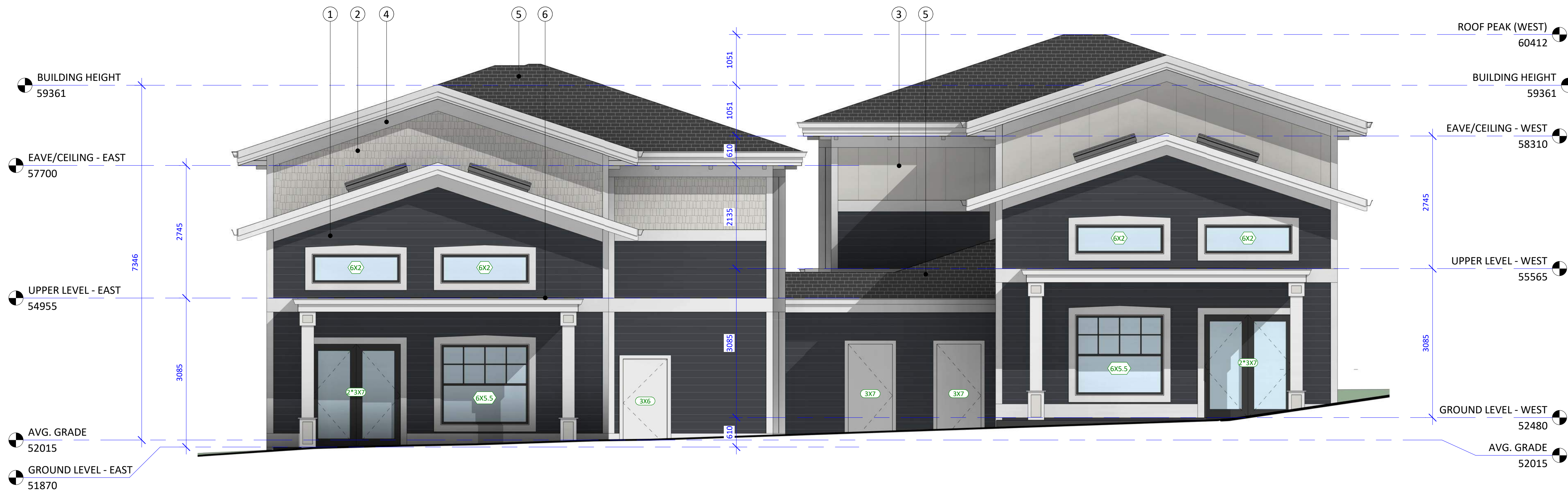
Date 2019-12-31 11:39:36 AM

Drawn by TK

Checked by CL

A3.02

Scale As indicated



1 BUILDING ELEVATION - NORTH
A1.02 1 : 50



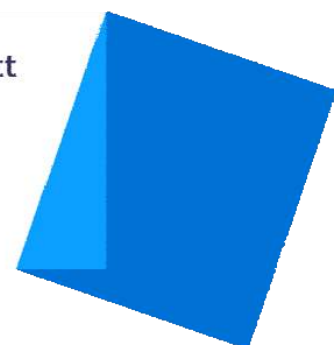
2 BUILDING ELEVATION - EAST
A1.02 1 : 50

MATERIALS LEGEND

1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (CLOVERDALE #CA204) - CEMENTITIOUS SIDING	"MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	"STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM



Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019
DPV #00129 REVISION 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Elevations

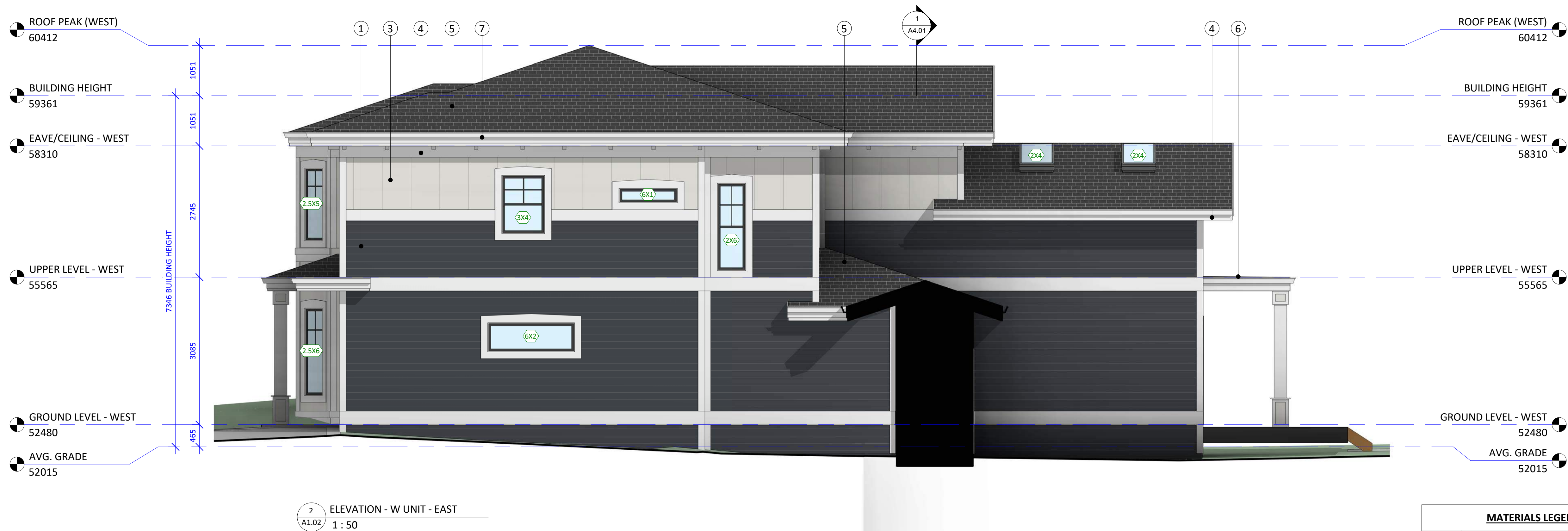
Date 2019-12-31 11:39:51 AM

Drawn by TK

Checked by CL

A3.03

Scale As indicated

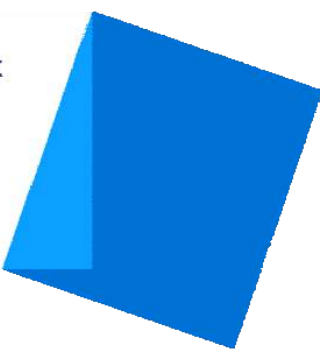


MATERIALS LEGEND

1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (CLOVERDALE #CA04) - CEMENTITIOUS SIDING	"MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	"STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM



Issue	Date
-------	------

DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020
--	--------------------------

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

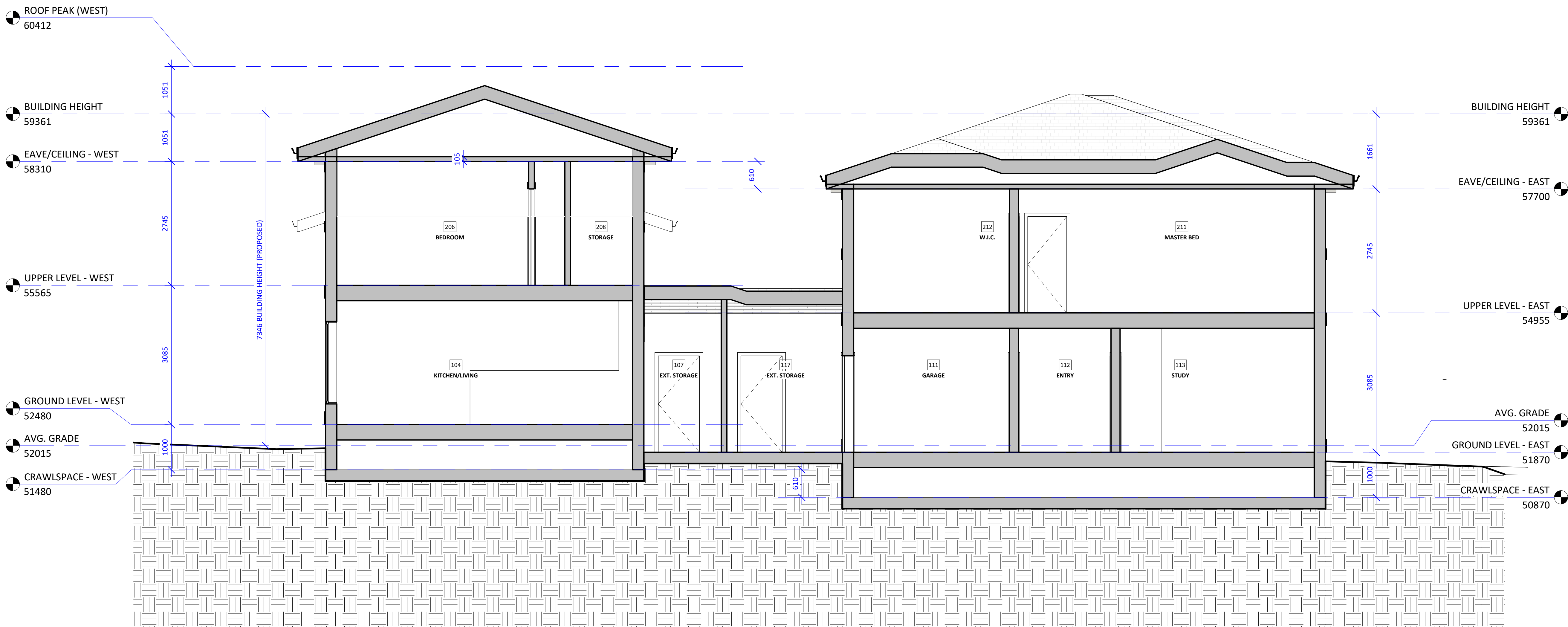
1035 Joan Crescent,
Victoria, BC V8S 3L3

Building Section

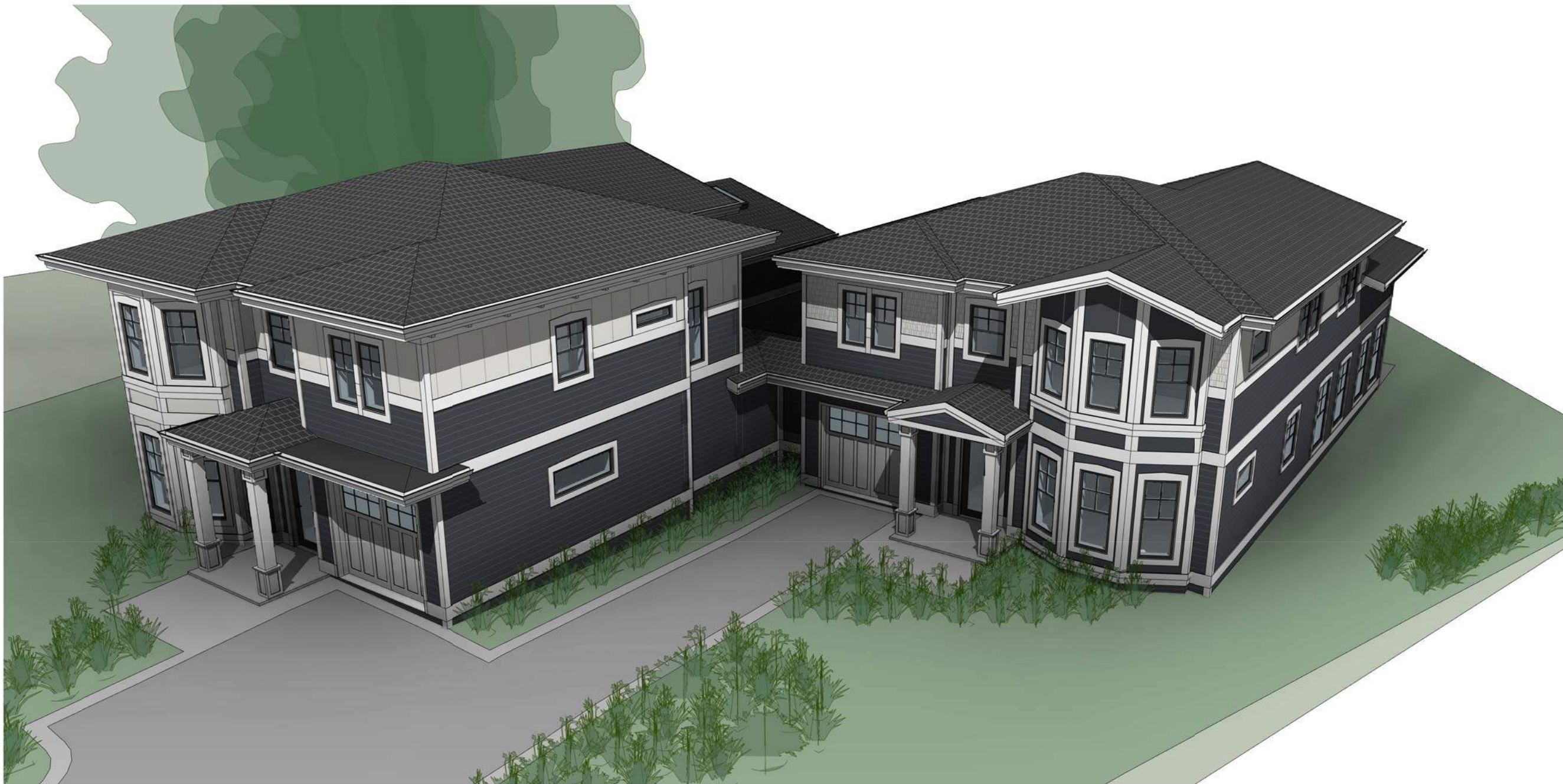
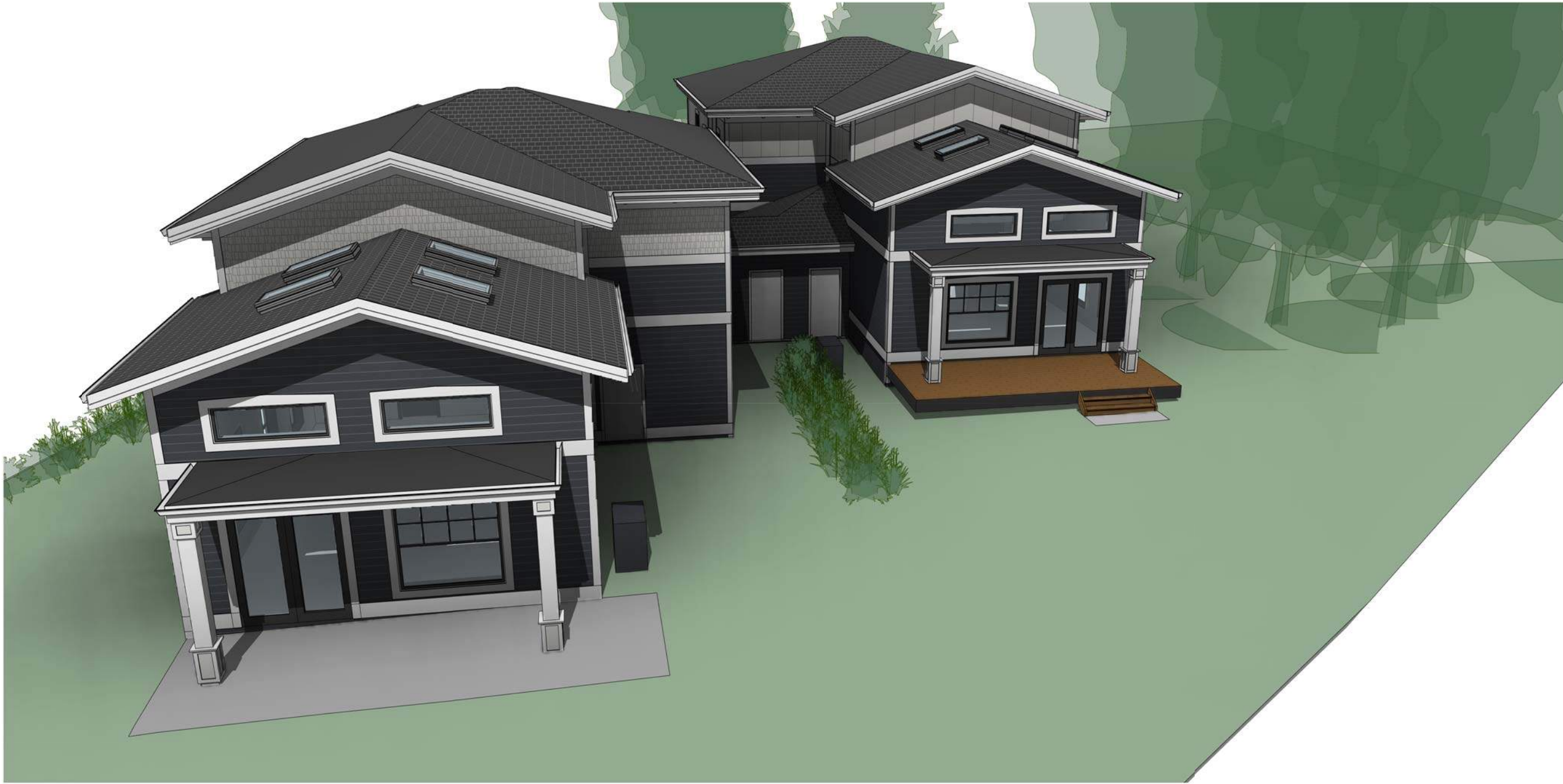
Date	2019-12-31 11:39:54 AM
Drawn by	TK
Checked by	CL

A4.01

Scale	1 : 50
-------	--------



1 BUILDING SECTION
A2.01 1 : 50



Christine Lintott Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

3D Perspectives

Date2019-12-31 11:40:17 AM

Drawn byTK

Checked byCL

A8.01

Scale