



ISSUED FOR DEVELOPMENT PERMIT

811 MARY ST/315 EDWARD ST, VICTORIA BC VIC WEST TOWNHOMES

MULTI-SUITE RESIDENTIAL, NEW CONSTRUCTION

New townhouse development including 12 strata residential units. Unit mix includes 4 three-bedroom suites stacked over 4 two-bedroom suites in Building A and 4 split level townhouse units in Building B.

PROJECT DIRECTORY

OWNER

SKALE Properties Inc
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3795 Carey Rd #500, Victoria, BC V8Z 6T8
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MECHANICAL

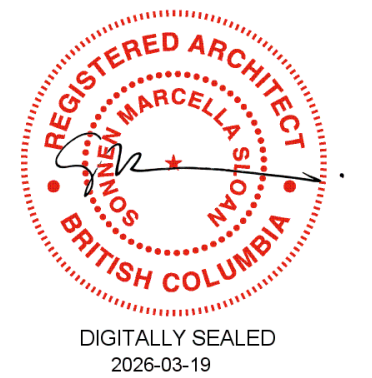
AME GROUP
Taio Waldhaus
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C 250 858 0122

CODE

GHL CONSULTANTS
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T 604 689 4449

| PROJECT INFORMATION | |
|-------------------------------|---|
| Zone | R-2 |
| OCP Land Use | SINGLE FAMILY DWELLING DISTRICT |
| Address | 315 Edward St & 805/807/811 Mary St, Victoria BC |
| Legal Description | LOT 1, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Mary Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot |
| PID | 005-034-345 - Mary Lot 005-686-717 - Edward Lot 005-686-717 - Edward Lot |
| Description | NEW CONSTRUCTION - MULTI -FAMILY DWELLING |
| Code Ref and Part | BCBC 2024, PART 9 |
| Occupancy | RESIDENTIAL |
| Building Area - A | 263m2 |
| Building Area - B | 189m2 |
| Building Height (m) | 11.8m |
| Number of Storeys | 3 |
| Number of Facing Streets | 3 |
| Sprinklered | No |
| Fire Department Response Time | <10min |
| Energy Compliance Path | Step Code 3 |
| Survey ID | 2241-2150900 / Dated 21-03-15 |

| SHEET LIST | |
|------------|------------------------------|
| SHEET # | SHEET NAME |
| A.000 | COVER |
| A.005 | DOOR + WINDOW SCHEDULE |
| A.007 | ZONING COMPLIANCE Rev |
| A.008 | AVERAGE GRADE |
| A.009 | CODE REVIEW |
| A.010 | BUILDING A LIMITING DISTANCE |
| A.011 | BUILDING B LIMITING DISTANCE |
| A.013 | SHADOW STUDIES |
| A.101 | SITE PLAN |
| A.201dp | FULL SITE - LEVEL 1 PLANS |
| A.202 | FULL SITE - LEVEL 2 PLANS |
| A.203 | FULL SITE - LEVEL 3 PLANS |
| A.204 | BIKE PARKING |
| A.401 | ELEVATIONS |
| A.402 | ELEVATIONS |
| A.403 | ELEVATIONS |
| A.404 | STREETSCAPE CONTEXT |
| A.501 | SITE - SECTIONS |
| A.800 | SUITE PLANS |
| A.900 | BIKE WORKSTATION |



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Do not scale these drawings.

| No. | Description | Date |
|-----|---------------|----------|
| 1 | DPA | 24.11.05 |
| 2 | DPA Rev. 1 | 25.03.06 |
| 3 | DPA Rev 2 | 25.05.09 |
| 6 | DP Amendment | 25.10.06 |
| 8 | DP Revisions | 25.11.05 |
| 9 | DPA Rev 3 | 25.12.19 |
| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK

**NALU @ VICWEST
TOWNHOMES**

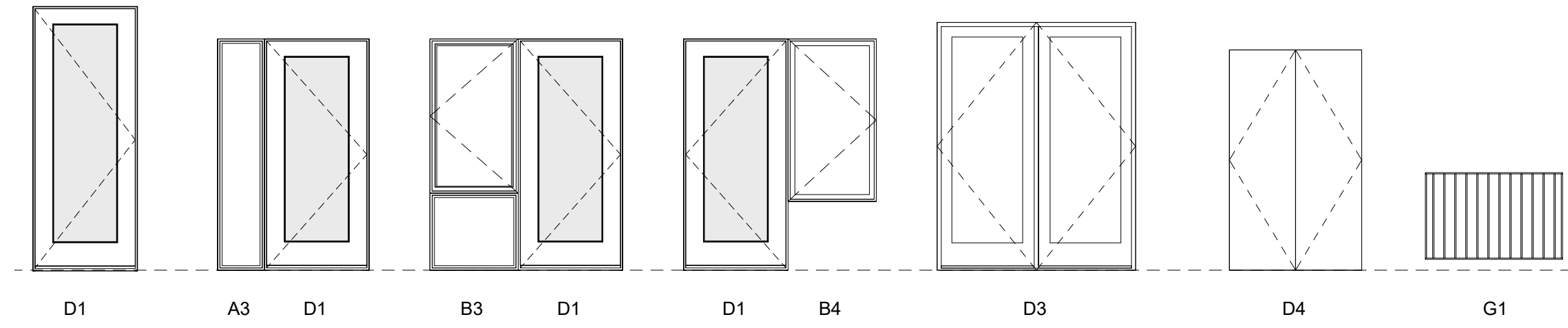
COVER

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
| Drawn by | AG |
| Checked by | SS |

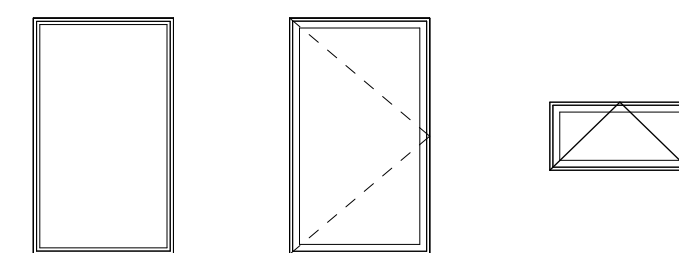
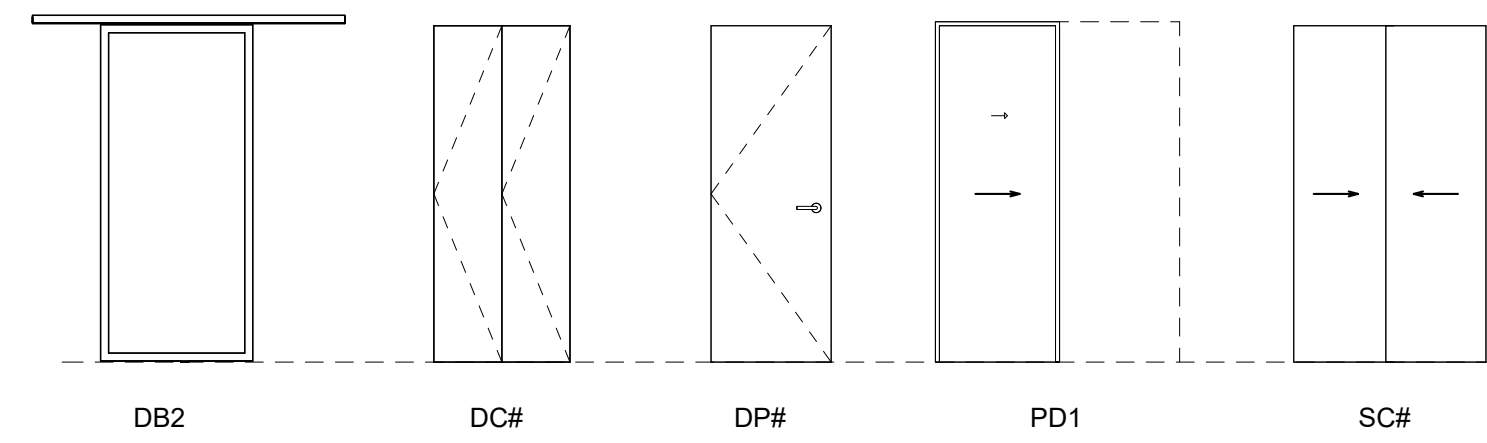
A.000

| | |
|---------|------------------------|
| Scale | 12" = 1'-0" |
| Printed | 2026-03-19 10:02:39 AM |

| Door Schedule - Blend | | | | | | | Finish |
|-----------------------|------|---|--------------|---------|---------|-------------|---|
| Mark | Type | Door Size | Height | Width | Area | Fire Rating | Comments |
| A101.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A101.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A101.3 | D4 | 68" X 80" | 6'- 8" | 5'- 8" | 37.8 SF | | |
| A102.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A102.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A102.3 | D4 | 68" X 80" | 6'- 8" | 5'- 8" | 37.8 SF | | |
| A103.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A103.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A103.3 | D4 | 68" X 80" | 6'- 8" | 5'- 8" | 37.8 SF | | |
| A104.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A104.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| A104.3 | D4 | 68" X 80" | 6'- 8" | 5'- 8" | 37.8 SF | | |
| A201.1 | D1 | 3'-1 7/8" x 8' Glazed Exterior Suite Door | 8'- 0" | 3'- 0" | 25.3 SF | | |
| A201.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| A202.1 | D1 | 3'-1 7/8" x 8' Glazed Exterior Suite Door | 8'- 0" | 3'- 0" | 25.3 SF | | WATER CURTAIN SPRINKLER |
| A202.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| A203.1 | D1 | 3'-1 7/8" x 8' Glazed Exterior Suite Door | 8'- 0" | 3'- 0" | 25.3 SF | | WATER CURTAIN SPRINKLER |
| A203.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| A204.1 | D1 | 3'-1 7/8" x 8' Glazed Exterior Suite Door | 8'- 0" | 3'- 0" | 25.3 SF | | |
| A204.2 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| A205 | G1 | Building A - 1354x900 | 2'- 11 7/16" | | 13.1 SF | | No latch. Match adjacent railing design and material. Width to suit field conditions. |
| B101.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| B101.2 | D3 | 6'-0" Glazed Exterior Double Suite Door | 7'- 6" | 6'- 0" | 45.0 SF | | |
| B101.3 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| B102.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| B102.2 | D1 | 34" Glazed Exterior Suite Door 84" | 7'- 0" | 2'- 10" | 19.8 SF | | |
| B102.3 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| B103.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| B103.2 | D1 | 34" Glazed Exterior Suite Door 84" | 7'- 0" | 2'- 10" | 19.8 SF | | |
| B103.3 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| B104.1 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | |
| B104.2 | D1 | 34" Glazed Exterior Suite Door 84" | 7'- 0" | 2'- 10" | 19.8 SF | | |
| B104.3 | D1 | 3'-1 7/8" x 7" Glazed Exterior Suite Door | 7'- 0" | 3'- 0" | 22.1 SF | | Egress per BCBC 2024 9.9.10.1. Firefighter Access Window per BCBC 2024 9.9.9.1. |
| B105.1 | D4 | 60"x80" | 6'- 8" | 5'- 0" | 33.3 SF | | |
| B105.2 | D4 | 60"x80" | 6'- 8" | 5'- 0" | 33.3 SF | | |
| B105.3 | D4 | 60"x80" | 6'- 8" | 5'- 0" | 33.3 SF | | |



DOOR LEGEND
1/4" = 1'-0"



A - FIXED B - CASEMENT C - AWNING

WINDOW LEGEND
1/4" = 1'-0"



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S.KALENCHUK

**NALU @ VICWEST
TOWNHOMES**

**DOOR + WINDOW
SCHEDULE**

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
| Drawn by | AG |
| Checked by | SS |

A.005

| | |
|---------|------------------------|
| Scale | AS NOTED |
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2026-03-19

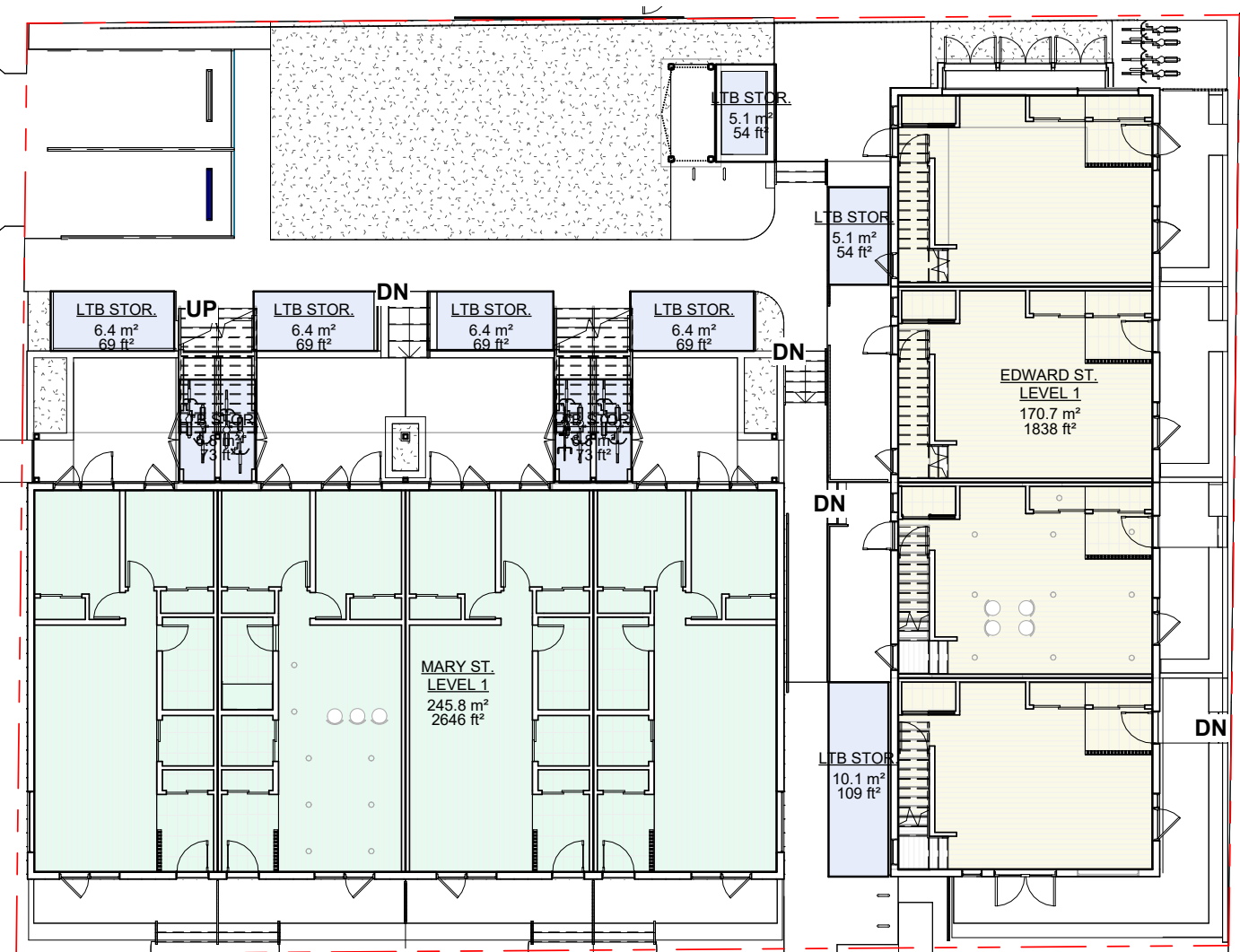
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|---|--|
| Functional Program - Corner Townhouse | |
| Project Name | NALU @ Vic West Townhomes |
| Address | 811 Mary St |
| Proposed number of suites | 12 |
| Parking Type | Surface |
| Jurisdiction | City Of Victoria |
| Zone | GRD-1 |
| DPA | DPA-15 |
| OCP "Traditional Residential" Urban Place Designation | |
| Heritage Status listed prior to August 4, 2022 | No |
| Legal Address: | LOT 1, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Mary Lot LOT 2, SECTION 31, ESQUIMALT DISTRICT, PLAN 7664 - Edward Lot |
| Civic Address: | 811 Mary St |
| Parcel Identifier: | 005-034-345 - Mary Lot 005-034-345 - Edward Lot |
| Current Use: | Single Family Housing |
| Proposed Use: | Residential - MultiFamily |

| | |
|---------------------------------|------------------------------|
| Property Data | |
| Lot Area = m2 - PRE DEDICATION | 1002.44 |
| Lot Area = m2 - POST DEDICATION | 978 |
| Lot Width | 27.7 |
| Average/Natural Grade - Bldg A | 27.67 |
| Average/Natural Grade - Bldg B | 27.74 |
| Protected Trees | Yes |
| Property Configuration | Corner Lot |
| Other Features | Sloped, Flanked by 3 streets |

| Zoning - General Residential Zone (GRD-1) | Required/Permitted | Provided | Complies | Comment |
|--|--------------------|---|----------|--|
| Two dwelling units or 30% of the total dwelling units at three-bedroom dwelling units, at a minimum. | 30% | 66% | NO | |
| Maximum 12 units (not secondary dwelling units) | 12 | 12 | YES | |
| Operable Window per Bedroom | 1per | 1per | YES | |
| Highway Dedication | | | | |
| Edward - Local St | Exempt | NA | YES | |
| Mary - Local St | Exempt | NA | YES | |
| Bella - Local St | 0.84m | 0.84m | YES | |
| Floor Area / FSR | | | | |
| Minimum area per unit | 33m | 62.3m2 | YES | |
| Maximum per lot | 1410m2 | 1181m2 | NO | |
| FAR Allowable - 1.6 | 1564.8m2 | 1181m2 | NO | |
| Siting | | | | |
| Lot Width - Minimum | 18m | 36.5m | YES | |
| Entire Building Within 36m of two streets | 36m | 36m | YES | |
| More than 1 Bldg on Lot | 20m | largest distance 23m to Bella St largest distance 25.6m to Mary St | NO | |
| Height | | | | |
| Building Height - Flat Roof | 11m | NA | NO | |
| Building Height - Other Roof - Bldg A | 12m | 10.05 | NO | |
| Building Height - Other Roof - Bldg B | 12m | 10.46 | NO | |
| Finished Ceiling Height of Lowest level of building | 1.1m above grade | 2.74m | NO | |
| Setbacks | | | | |
| Setback - Edward | 2m | 2m | YES | |
| Front Setback - Mary | 2m | 2m | YES | |
| Setback - Bella | 2m | 0.0m | NO | variance granted |
| Setback - Other (at lot line) | 2m | 1.3m | NO | variance granted |
| Width, Name, Signs over 6m from FG | 2m | NA | NO | |
| Habitable Room Facing a Lot Line | 5m | 5m | YES | |
| Eave Projection into Setback | 0.75m | 0.6m | NO | variance granted |
| Building Separation | 5m | 3.1m | NO | variance granted |
| Setback - Accessory Building (Bch. F) | | | | |
| Setback - Rear | 0.6m | 0.78m | NO | |
| Setback - Side | 0.6m | 1.37m | NO | |
| Setback - Flanking Street | 2.1m | 2.1m | YES | variance granted |
| Building Separation (AccBldg / Principal) | 2.4m | 0m | NO | variance granted |
| Eave Projections into Setbacks | 0.75 | 0 | NO | |
| Fencing | | | | |
| Height Residential - front | 1.22 | - | NO | |
| Height Residential - rear and side | 1.83 | 1m, step to 1.83 | NO | |
| Site Coverage | | | | |
| Max Coverage - 45% | 489.00 | 551m2 / 56% | NO | variance granted |
| Open Lot Space - 30% | 300.73m2 | 450m2 / 48% | NO | variance granted |
| Single Landscape Space | 97.6m2 | 40m2 | NO | variance needed |
| Landscape Space - setback | 1m | 1m | YES | |
| Soft Landscaping - min50% | 181.5m2 (50%) | 207m2 / 43% | NO | variance needed |
| Hard Landscaping - max50% | 181.5m2 (50%) | 273m2 / 56% | NO | variance needed |
| Accessory Building Coverage | | | | |
| Accessory Building Rear Lot Coverage | 25% | 59m2 - 6% | NO | indicated in site coverage calculations rear yard 228m |
| Floor Area / FSR | | | | |
| Building A/B Level 1 | 1564.8m2 | 1190m2 | NO | |
| Building A/B Level 2 | | 418m2 | NO | |
| Building A/B Level 3 | | 314m2 | NO | |
| Excluded - LT Bike Parking | | 35m | NO | |
| Vehicle Parking | | | | |
| Total Parking Req'd - 12 Units @ 0.77/unit | 9 | 9 | YES | |
| if providing careshare TDDM | 2 | 2 | YES | TDDM Provided |
| accessible stall | 1 | 1 | YES | |
| accessible stall (van) | NA | NA | NO | |
| accessible signage | yes | Part 5 | YES | |
| Bicycle Parking | | | | |
| Short Term Units | 12 | 12 | YES | |
| Long Term Units @ 2 per DU | 24 | 24 | YES | |
| Overhead Bike Spaces | 4 | 8 | NO | |
| 50% equipped with Charging | 12 | 12 | YES | |
| Bike Maintenance Facility Req'd | yes | yes | YES | |
| Bike aisle width | 1.5 | 0 | NO | variance needed |

Building Area Legend

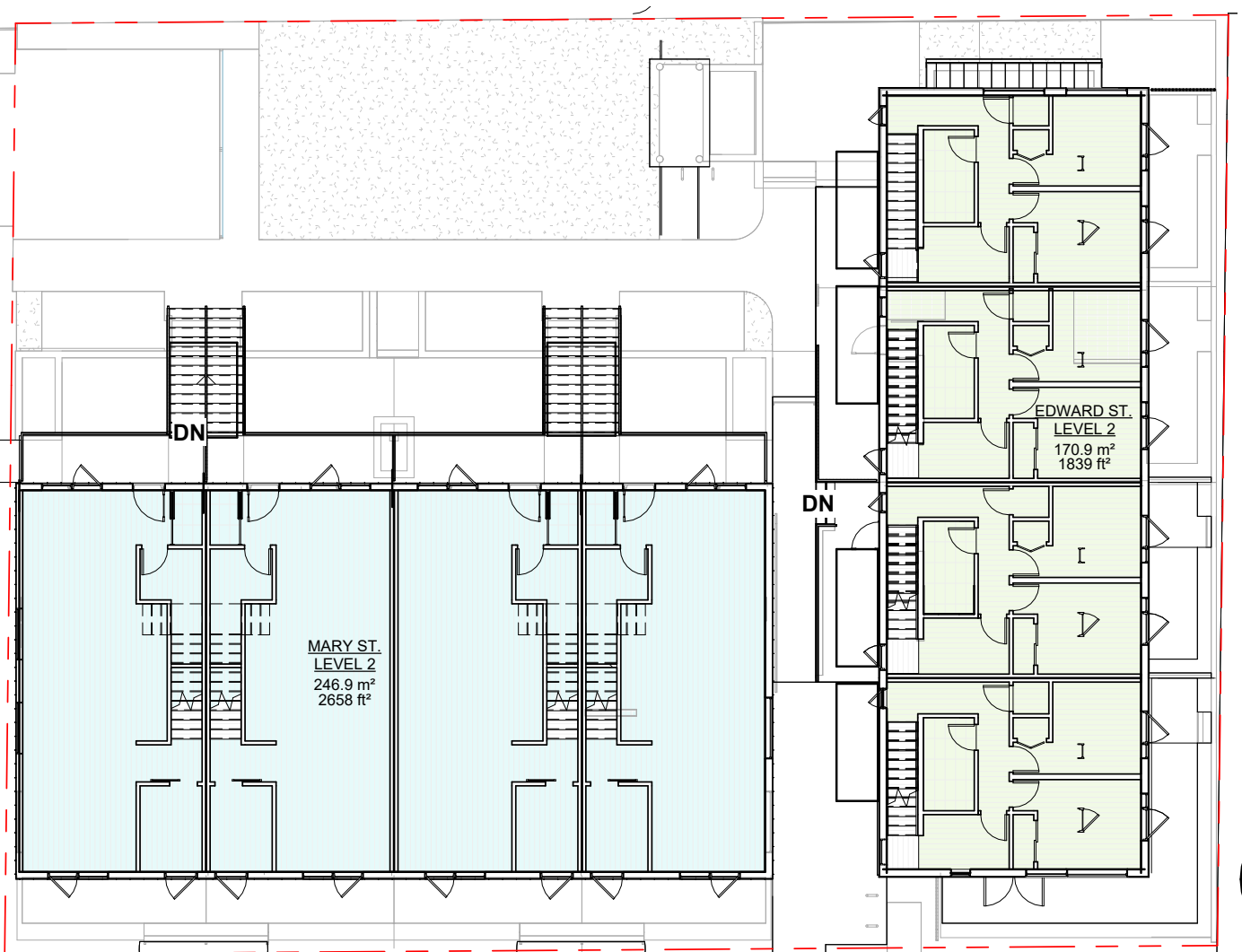
- EDWARD ST. LEVEL 1
- MARY ST. LEVEL 1
- LTB STOR.



1 ZONING AREAS - LEVEL 1
A.007 1:200

Building Area Legend

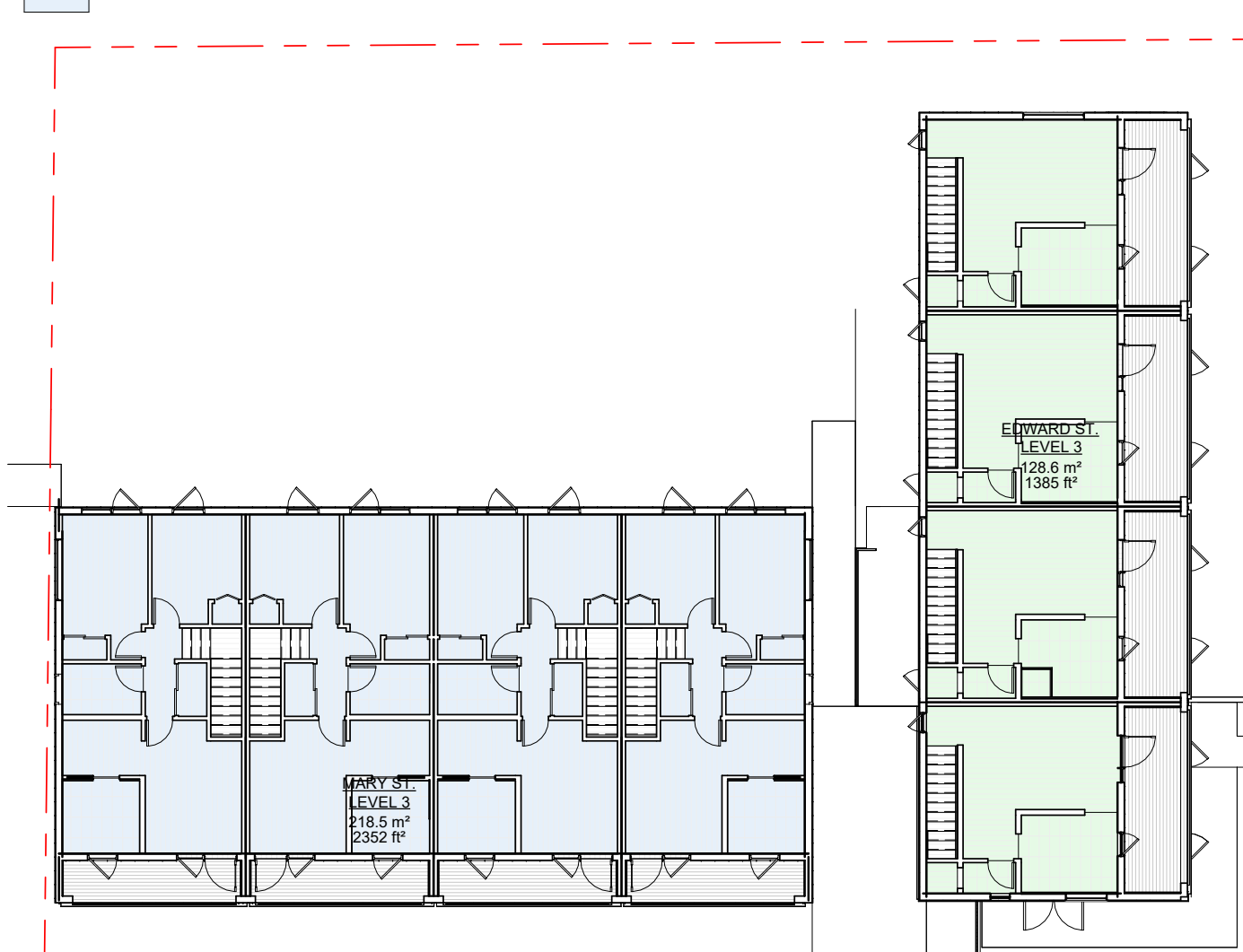
- EDWARD ST. LEVEL 2
- MARY ST. LEVEL 2



2 ZONING AREAS - LEVEL 2
A.007 1:200

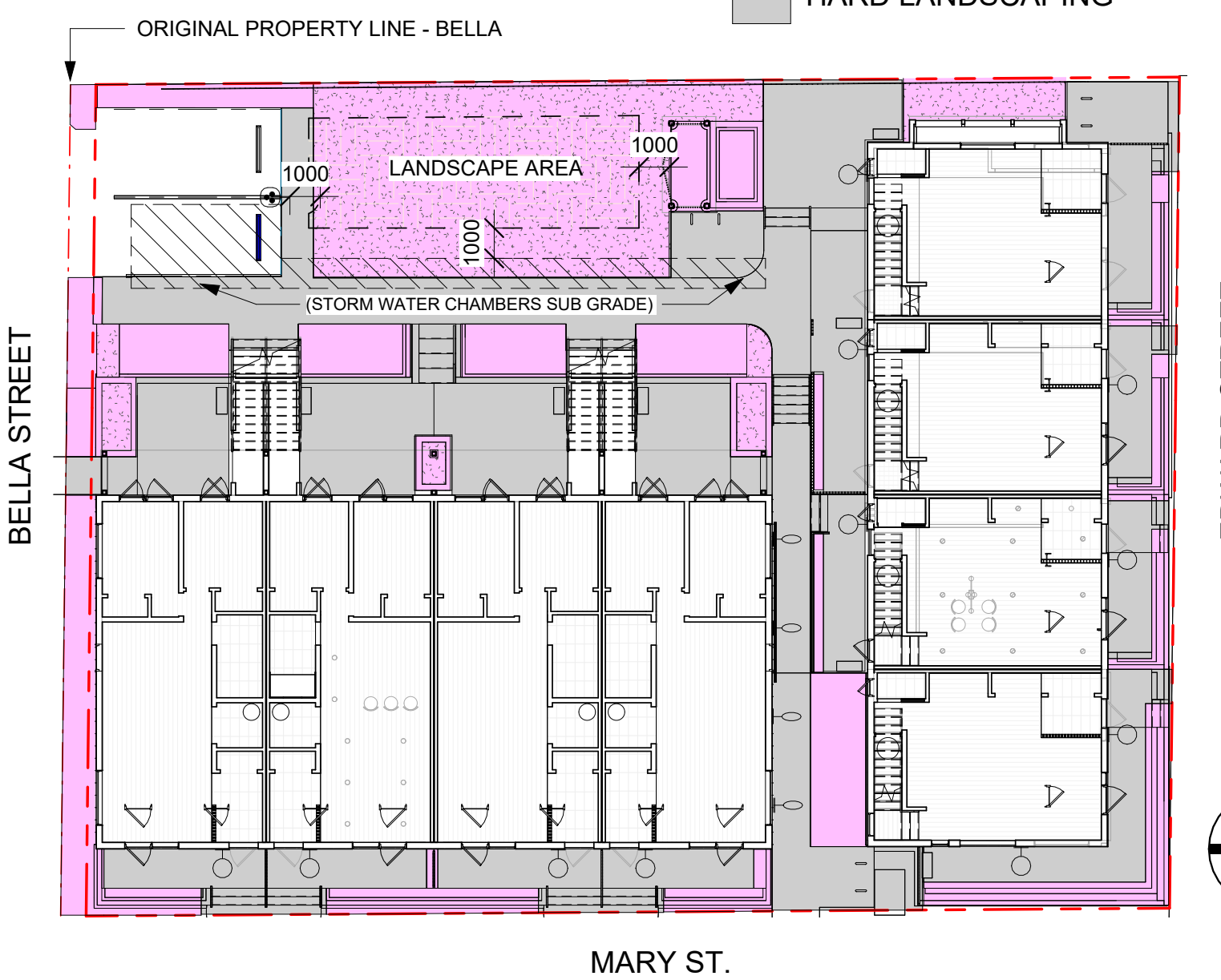
Building Area Legend

- EDWARD ST. LEVEL 3
- MARY ST. LEVEL 3



3 ZONING AREAS - LEVEL 3
A.007 1:200

- LANDSCAPE AREA
- SOFT LANDSCAPING
- HARD LANDSCAPING



5 LANDSCAPE AREA DIAGRAM
A.007 1:200

- OPEN LOT SPACE
- LOT AREA
- COVERAGE



4 SITE COVERAGE DIAGRAM
A.007 1:200

AREA OF PATIO CONTRIBUTING TO COVERAGE, ABOVE 0.6M FROM GRADE

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| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

| FAR CALC | |
|--------------------|---------------------|
| Name | Area |
| EDWARD ST. LEVEL 1 | 171 m ² |
| EDWARD ST. LEVEL 2 | 171 m ² |
| EDWARD ST. LEVEL 3 | 129 m ² |
| MARY ST. LEVEL 1 | 246 m ² |
| MARY ST. LEVEL 2 | 247 m ² |
| MARY ST. LEVEL 3 | 218 m ² |
| | 1181 m ² |

| FAR CALC EXEMPT | |
|-----------------|---------------------|
| Name | Area |
| LTB STOR. | 59.3 m ² |
| | 59.3 m ² |

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NALU @ VICWEST TOWNHOMES

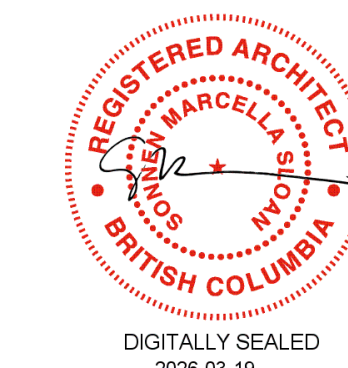
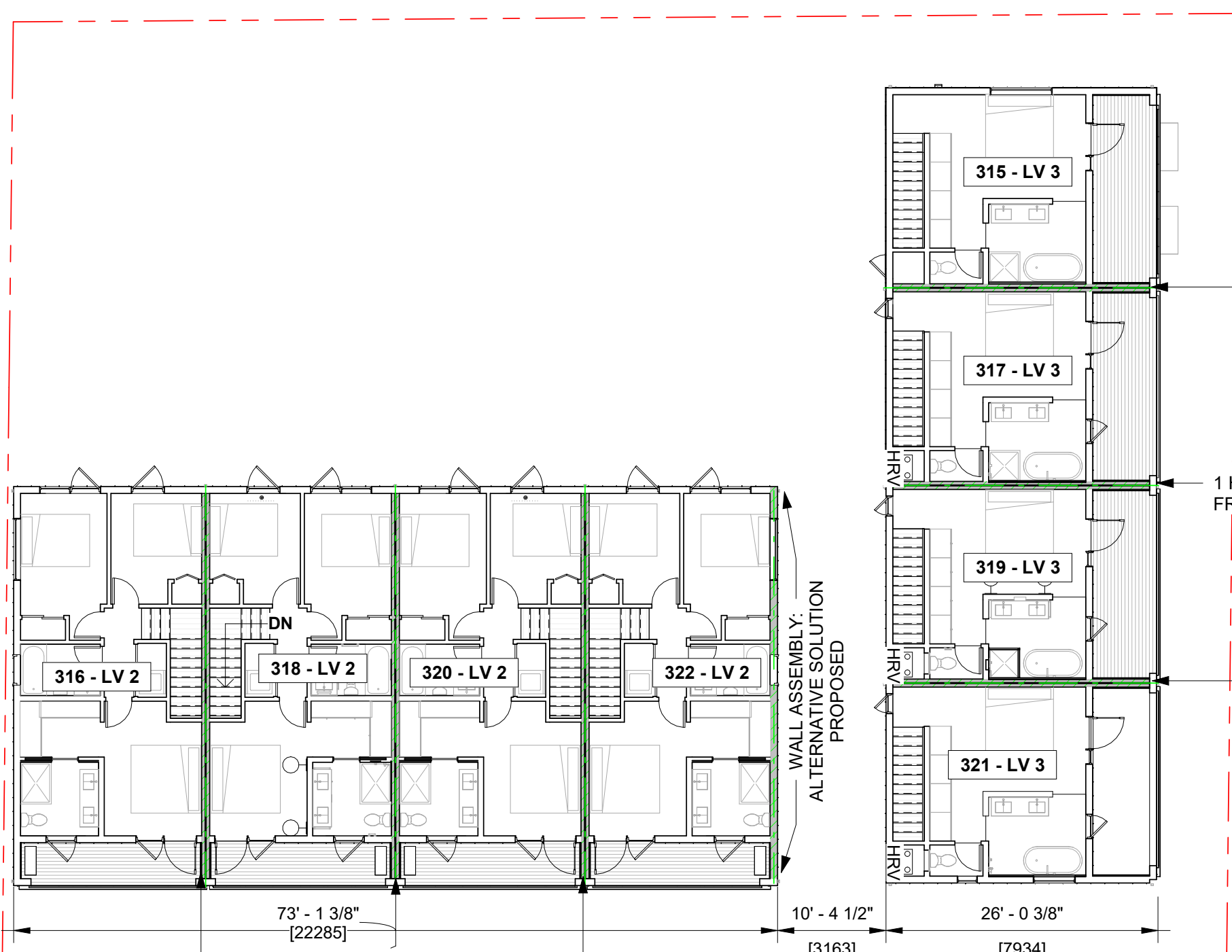
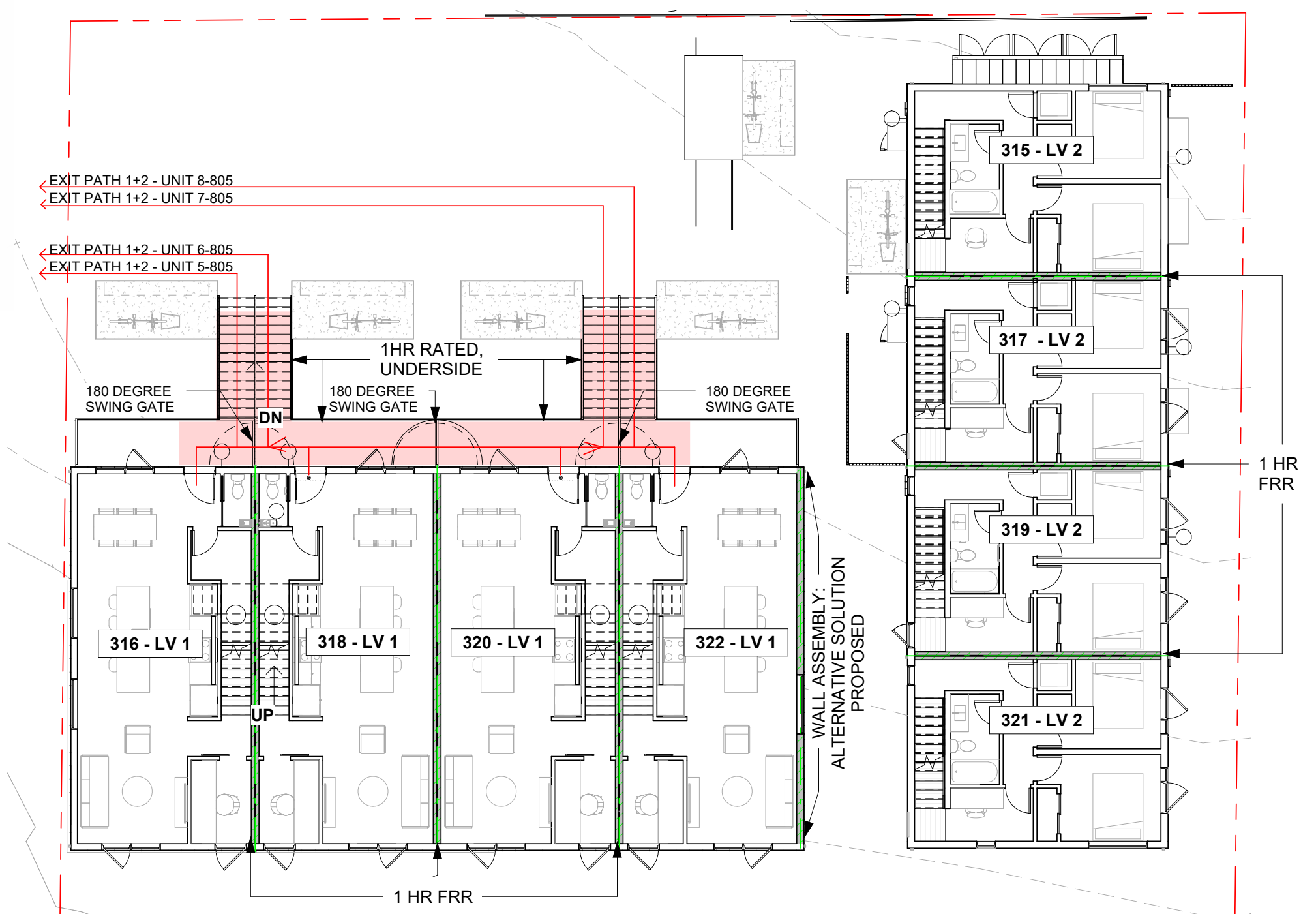
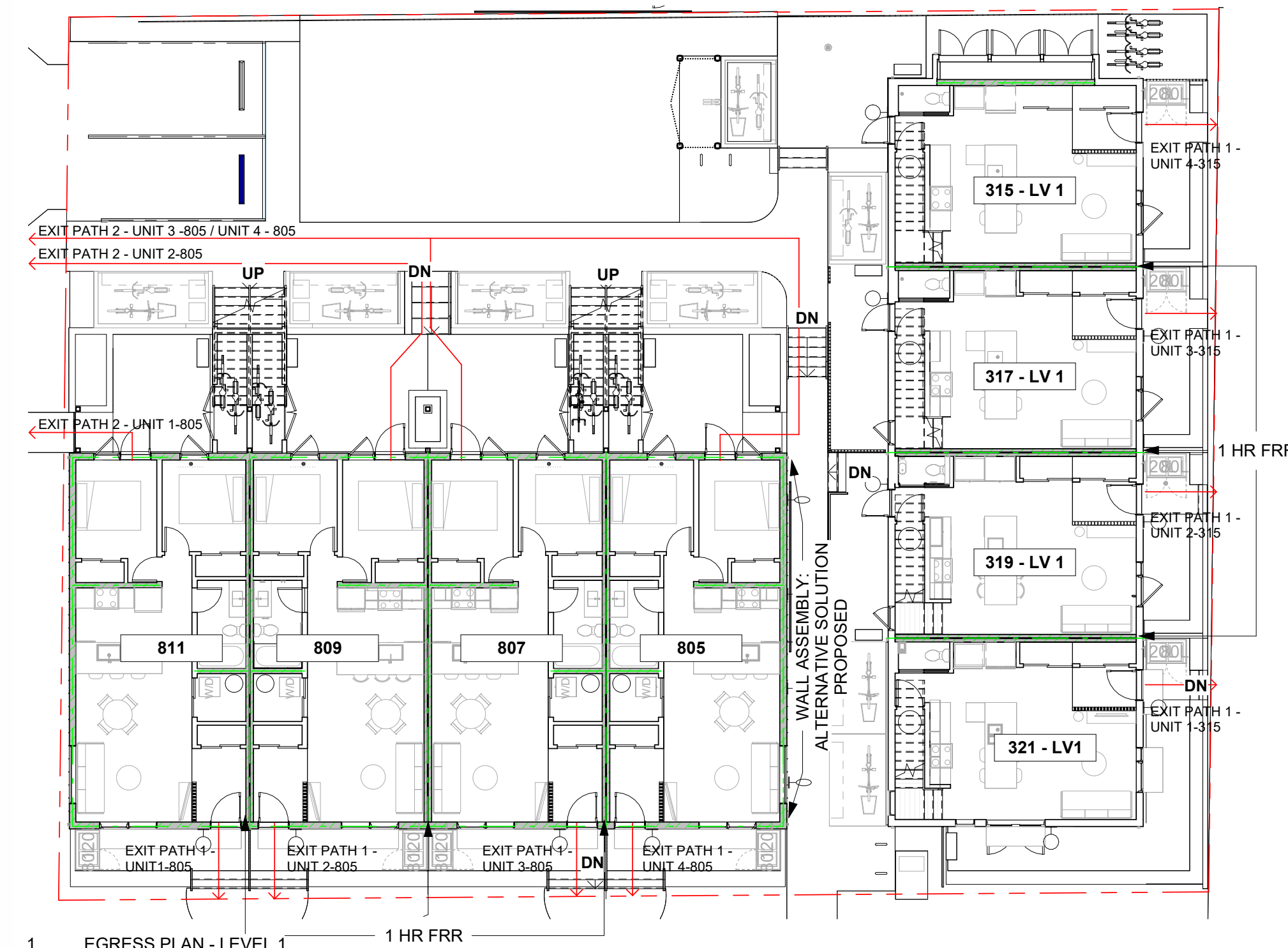
ZONING COMPLIANCE Rev

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
| Drawn by | SS |
| Checked by | SS |

A.007

BCBC 2024 - CODE REVIEW TABLE

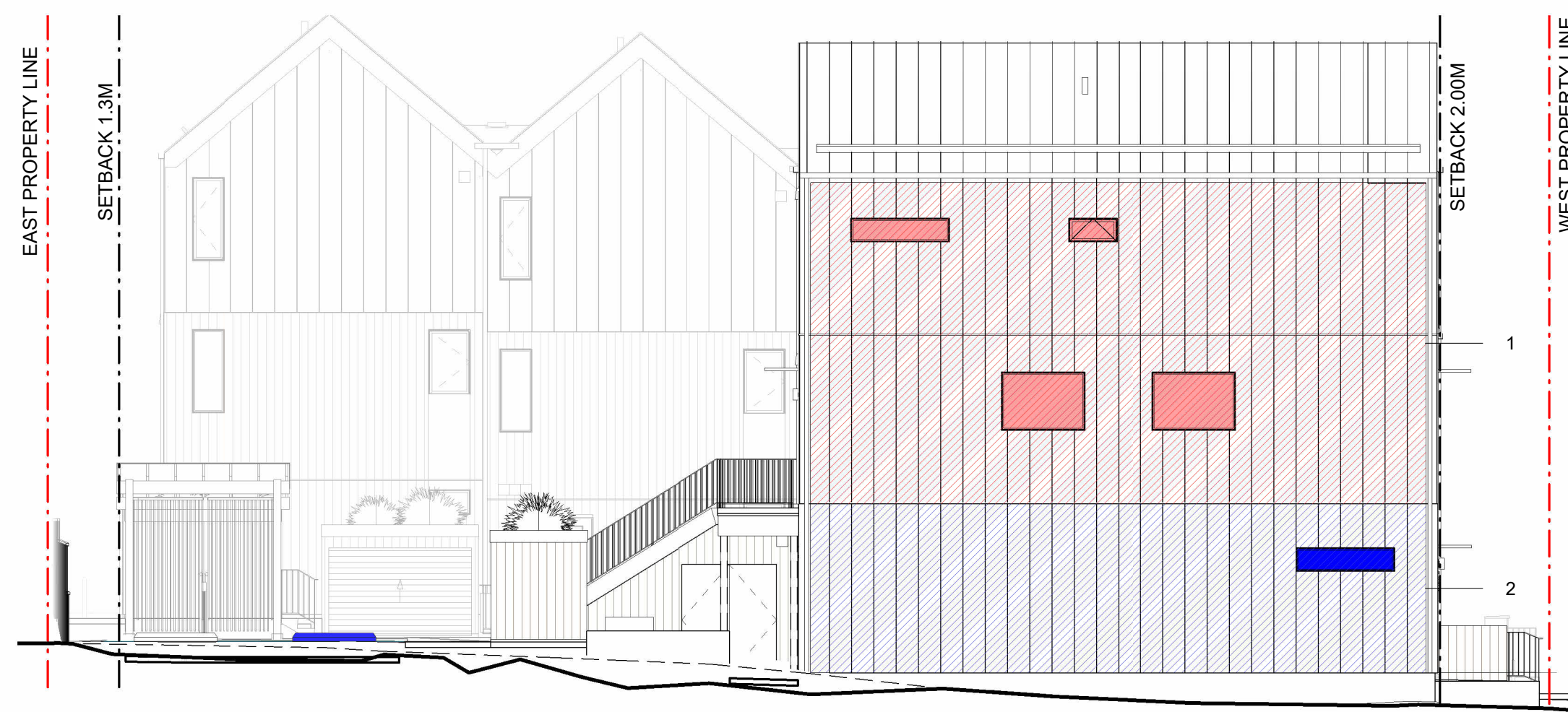
| Item | BC Building Code Data Matrix Parts 3 & 9 | BCBC Reference |
|------|--|--|
| 1 | Project Description: <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9 | |
| 2 | Major Occupancy(s) C - Residential | 9.10.2.1 |
| 3 | Building Area Total 472.30 m ² BUILDING A - MARY 263.40 m ² BUILDING B - EDWARD 189.20 m ² BUILDING C - STORAGE 19.70 m ² | |
| 4 | Gross Floor Area Total 1102.00 m ² BUILDING A - MARY 648.00 m ² BUILDING B - EDWARD 454.00 m ² BUILDING C - STORAGE 19.70 m ² | |
| 5 | Number of Storeys BLDG A - MARY / BLDG B EDWARD Above Grade 3 Below Grade 0 | 9.10.4.1 |
| 6 | Height of Building BLDG A - MARY 10.00 m BLDG B - EDWARD 10.53 m | 9.10.4 |
| 7 | Number of Streets/Access Routes 2 EACH BUILDING FACING 2, BUT 3 TOTAL FOR SITE | 9.10.20.3 |
| 8 | Building Classification BLDG A - MARY Combustible/Non-Combustible BLDG B - EDWARD Combustible/Non-Combustible REQUIRES NON-COMBUSTIBLE WALL ADJACENT TO BLDG B | 9.10.14 9.10.15 |
| 9 | Sprinkler System Proposed <input checked="" type="checkbox"/> Not required - BLDG A <input type="checkbox"/> Basement only <input type="checkbox"/> In lieu of wall rating - BLDG B <input type="checkbox"/> Not required - BLDG B | 3.2.2.20-23 3.2.1.5 3.2.2.17 |
| 10 | Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 9.10.1.3 |
| 11 | Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 9.10.18.2(5) |
| 12 | Water Service Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 3.2.5.7 |
| 13 | High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 3.2.6 |
| 14a | Permitted Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible *NON COMB. WALL REQUIRED ON BUILDING A, ADJACENT TO PASS THROUGH *REVIEW LIMITING DISTANCE DIAGRAMS | 9.10.14 9.10.15 |
| 14b | Permitted Cladding <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both REVIEW LIMITING DISTANCE DIAGRAMS FOR SPECIFIC ASSEMBLIES | 9.10.14 9.10.15 |
| 16 | Occupant Load based on: <input type="checkbox"/> design of building <input checked="" type="checkbox"/> design of building | 9.9.1.3.2 |
| | TOTAL OCC. = BLDG A 40 TOTAL OCC. = BLDG B 24 # OF SLEEPING RM TOTAL OCC./UNIT TOTAL UNITS/BLG TOTAL OCC./BLG BUILDING A - MARY - 2 BED UNITS 2 4 4 16 BUILDING A - MARY - 3 BED UNITS 3 6 4 24 BUILDING B - EDWARD - 3 BED UNITS 3 6 4 24 | |
| 17 | Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) | 9.5.2.3.1 Exempt |
| 18 | Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 9.10.1.3.(4) |
| 19 | Required Fire Resistance Rating (FRR) Horizontal Assemblies Floor Between Suite- Bldg A 1.00 hr Egress Floors of exterior passageways - Bldg A 1.00 hr Floor - in suites (A+B) 0.00 hr Bldg A and Bldg B - Roof 0.00 hr Supporting Members Steel Members 0.75 hr Heavy Timber Columns 0.75 hr Bearing Walls Level 1- Bldg A 1.00 hr Party Walls, between Suites 1.00 hr Listed Design No. or Description Listed Design No. or Description Protection for Steel members connection | 9.10.9.13 9.10.8.8 9.10.9.4(2) 9.10.8.1 9.10.7.1 9.10.6.2(3), 1.4.7 9.10.8.3 9.10.9.16(3) |
| 20 | Required Acoustic Separation Between Adjoining Walls 50 STC Min Horizontal Construction Walls 50 STC Min | 9.11.1.4 |
| 22 | Other Egress BLDG A - MARY 2 exits BLDG B - EDWARD 1 exit + egress windows/balcony bedrooms- all units: 1 egress window | 9.9.9.1.1, 9.9.9.1.2, 9.9.9.1.3 |



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| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK
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CODE REVIEW
 Project number 24003
 Date 24.10.29
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A.009
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| TABLE 9.10.14.4.-A | LIMITING DISTANCE | AREA OF EXPOSING BUILDING FACE "1" | INTERPOLATED ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" | AREA OF EXPOSING BUILDING FACE "2" | INTERPOLATED ALLOWABLE OPENINGS "2" | PROPOSED OPENINGS "2" | PROPOSED OPENINGS "2" |
|--------------------|-------------------|------------------------------------|-------------------------------------|-----------------------|-----------------------|------------------------------------|-------------------------------------|-----------------------|-----------------------|
| | 12.0 FT / 3.66m | 711.7 SF / 66.1 M2 | 22% | 47.51 SF / 4.4 M2 | 6.7% | 378.8 SF / 35.2 M2 | 32% | 8.38 SF / 0.8 M2 | 2.2% |

| TABLE 9.10.14.5.-A | MAX. UNPROTECTED OPENINGS (%) "1" | REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" | MAX. UNPROTECTED OPENINGS (%) "2" | REQUIRED FRR BUILDING FACE "2" | REQUIRED TYPE OF CONSTRUCTION "2" | REQUIRED TYPE OF CLADDING "2" |
|--------------------|-----------------------------------|--------------------------------|-----------------------------------|-------------------------------|-----------------------------------|--------------------------------|-----------------------------------|-------------------------------|
| | >10 - 25% | 1 HR | Combustible or Noncombustible | Combustible or Noncombustible | >25 - 50% | 3/4 HR | Combustible or Noncombustible | Combustible or Noncombustible |

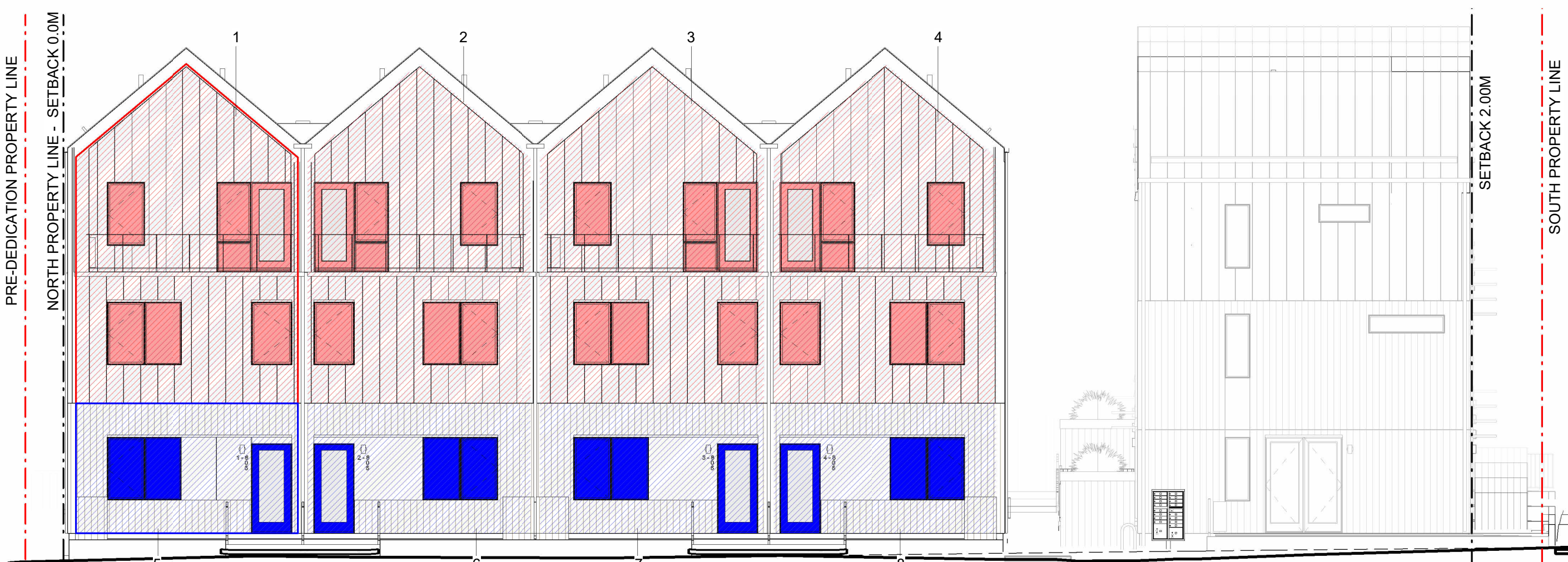
1 LIMITING DISTANCE - BUILDING A NORTH ELEVATION
A.010 1:100



| TABLE 9.10.14.4.-A | LIMITING DISTANCE | AREA OF EXPOSING BUILDING FACE "1-4" | ALLOWABLE OPENINGS "1-4" | PROPOSED OPENINGS "1-4" | PROPOSED OPENINGS "1-4" | AREA OF EXPOSING BUILDING FACE "5-8" | ALLOWABLE OPENINGS "5-8" | PROPOSED OPENINGS "5-8" | PROPOSED OPENINGS "5-8" |
|--------------------|-------------------|--------------------------------------|--------------------------|-------------------------|-------------------------|--------------------------------------|--------------------------|-------------------------|-------------------------|
| | 44.3 FT / 13.5m | 396.2 SF / 36.8 M2 | 55% | 98.1 SF / 9.1 M2 | 24.7% | 175.9 SF / 16.4 M2 | 100% | 49.6 SF / 4.6 M2 | 28.2% |

| TABLE 9.10.14.5.-A | MAX. UNPROTECTED OPENINGS (%) "1-4" | REQUIRED FRR BUILDING FACE "1-4" | REQUIRED TYPE OF CONSTRUCTION "1-4" | REQUIRED TYPE OF CLADDING "1-4" | MAX. UNPROTECTED OPENINGS (%) "5-8" | REQUIRED FRR BUILDING FACE "5-8" | REQUIRED TYPE OF CONSTRUCTION "5-8" | REQUIRED TYPE OF CLADDING "5-8" |
|--------------------|-------------------------------------|----------------------------------|-------------------------------------|---------------------------------|-------------------------------------|----------------------------------|-------------------------------------|---------------------------------|
| | >50 - 100% | 3/4 HR | Combustible or Noncombustible | Combustible or Noncombustible | >50 - 100% | 3/4 HR | Combustible or Noncombustible | Combustible or Noncombustible |

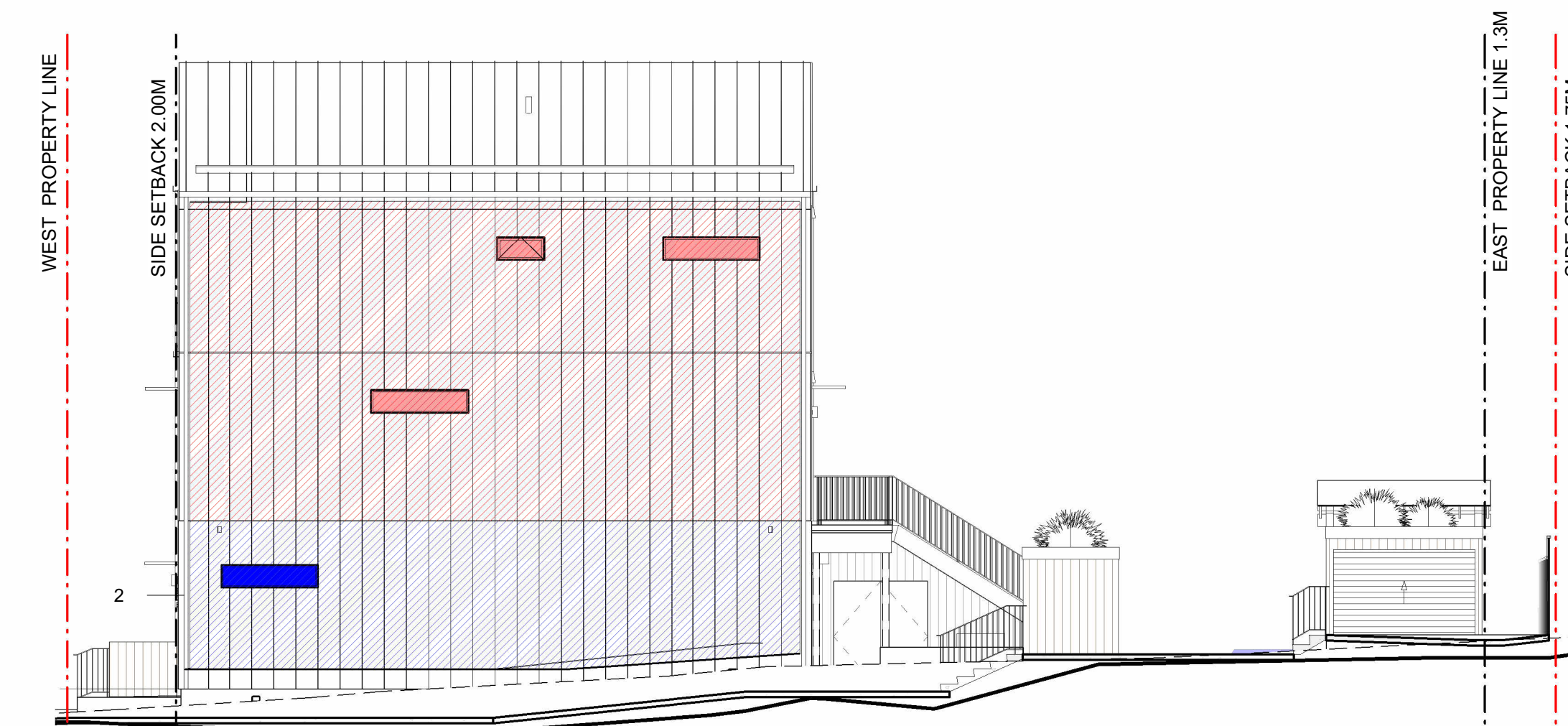
2 LIMITING DISTANCE - BUILDING A EAST ELEVATION
A.010 1:100



| TABLE 9.10.14.4.-A | LIMITING DISTANCE FOR ALL AREAS | AREA OF EXPOSING BUILDING FACE "1-4" | ALLOWABLE OPENINGS "1-4" | PROPOSED OPENINGS "1-4" | PROPOSED OPENINGS "1-4" | AREA OF EXPOSING BUILDING FACE "5-8" | ALLOWABLE OPENINGS "5-8" | PROPOSED OPENINGS "5-8" | PROPOSED OPENINGS "5-8" |
|--------------------|---------------------------------|--------------------------------------|--------------------------|-------------------------|-------------------------|--------------------------------------|--------------------------|-------------------------|-------------------------|
| | 36.7 FT / 11.2m | 396.2 SF / 36.8 M2 | 100% | 99.3 SF / 9.2 M2 | 25.1% | 175.9 SF / 16.4 M2 | 100% | 50.1 SF / 4.7 M2 | 28.5% |

| TABLE 9.10.14.5.-A | MAX. UNPROTECTED OPENINGS (%) "1-4" | REQUIRED FRR BUILDING FACE "1-4" | REQUIRED TYPE OF CONSTRUCTION "1-4" | REQUIRED TYPE OF CLADDING "1-4" | MAX. UNPROTECTED OPENINGS (%) "5-8" | REQUIRED FRR BUILDING FACE "5-8" | REQUIRED TYPE OF CONSTRUCTION "5-8" | REQUIRED TYPE OF CLADDING "5-8" |
|--------------------|-------------------------------------|----------------------------------|-------------------------------------|---------------------------------|-------------------------------------|----------------------------------|-------------------------------------|---------------------------------|
| | >50 - 100% | 3/4 HR | Combustible or Noncombustible | Combustible or Noncombustible | >50-100% | 3/4 HR | Combustible or Noncombustible | Combustible or Noncombustible |

3 LIMITING DISTANCE - BUILDING A WEST ELEVATION
A.010 1:100



| TABLE 9.10.14.4.-A | LIMITING DISTANCE | AREA OF EXPOSING BUILDING FACE "1" | ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" | AREA OF EXPOSING BUILDING FACE "2" | ALLOWABLE OPENINGS "2" | PROPOSED OPENINGS "2" | PROPOSED OPENINGS "2" |
|--------------------|-------------------|------------------------------------|------------------------|-----------------------|-----------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| | 5.08 FT / 1.55m | 711.7 SF / 65.4 M2 | 8% | 20.90 SF / 1.94 M2 | 2.9% | 327.9 SF / 30.5 M2 | 8% | 8.38 SF / 0.8 M2 | 2.6% |

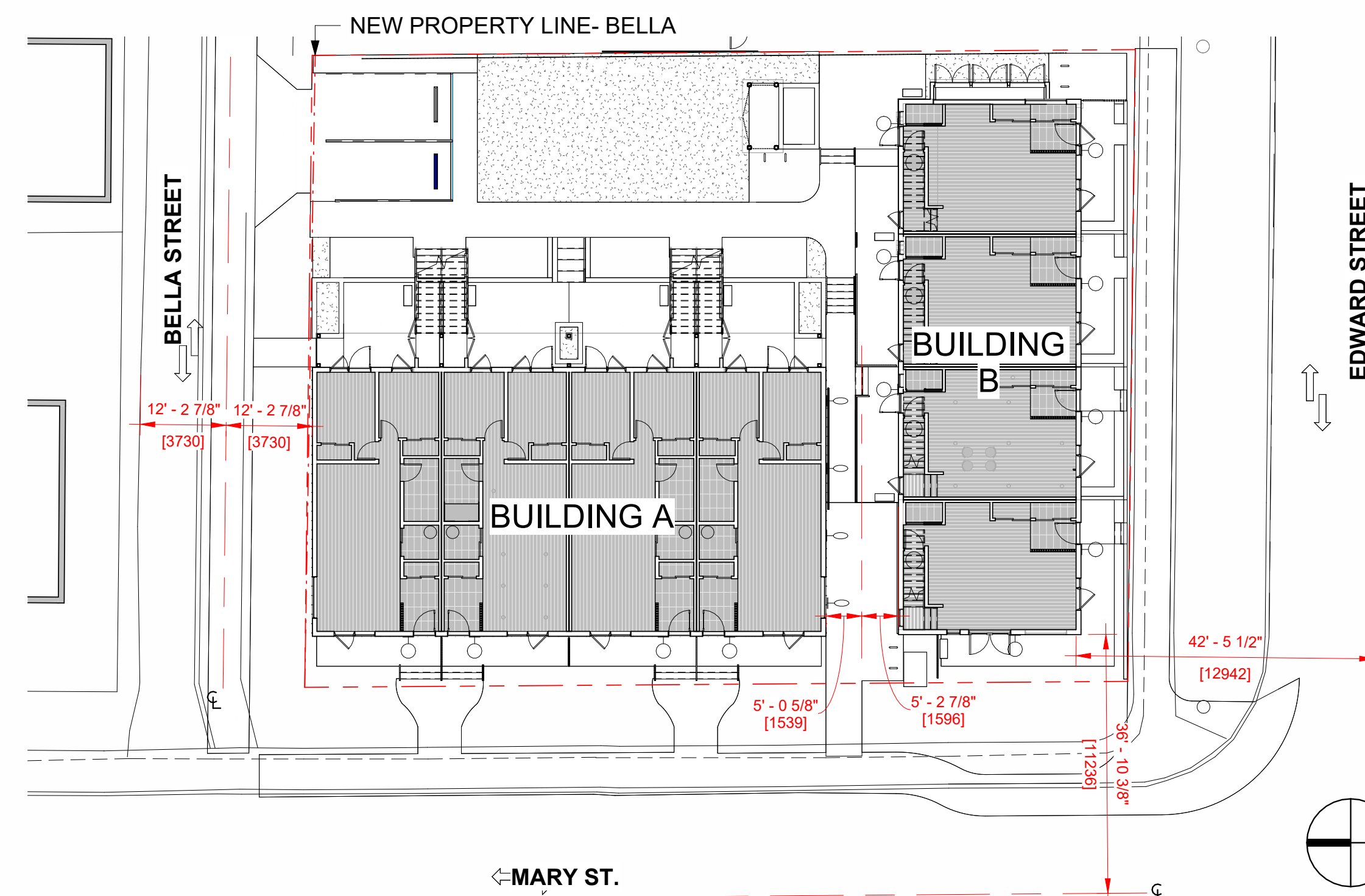
| TABLE 9.10.14.5.-A | MAX. UNPROTECTED OPENINGS (%) "1" | REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" | MAX. UNPROTECTED OPENINGS (%) "2" | REQUIRED FRR BUILDING FACE "2" | REQUIRED TYPE OF CONSTRUCTION "2" | REQUIRED TYPE OF CLADDING "2" |
|--------------------|-----------------------------------|--------------------------------|-----------------------------------|-------------------------------|-----------------------------------|--------------------------------|-----------------------------------|-------------------------------|
| | 0-10% | 1 HR | Noncombustible | *ALT SOLUTION PROPOSED* | 0-10% | 1 HR | Noncombustible | *ALT SOLUTION PROPOSED* |

4 LIMITING DISTANCE - BUILDING A SOUTH ELEVATION
A.010 1:100

LIMITING DISTANCE INTERPOLATION CALCULATIONS

| BUILDING A - NORTH ELEVATION "1" | | | | | | |
|----------------------------------|----------------------|--------|----------|----------------------|-------------|----------------------|
| Area of building face | LD below | LD | LD above | LD*2 | % Permitted | Area Permitted |
| | 2.0 m | 3.68 m | 4.0 m | 13.54 m ² | 22% | 14.78 m ² |
| Next smallest value | 50.0 m ² | 10% | 25% | | | |
| Area | 66.10 m ² | | 25% | | | |
| Next largest value | 100.0 m ² | 9% | 17% | | | |

| BUILDING A - NORTH ELEVATION "2" | | | | | | |
|----------------------------------|----------------------|--------|----------|----------------------|-------------|----------------------|
| Area of building face | LD below | LD | LD above | LD*2 | % Permitted | Area Permitted |
| | 2.0 m | 3.68 m | 4.0 m | 13.54 m ² | 31% | 13.18 m ² |
| Next smallest value | 30.0 m ² | 12% | 35% | | | |
| Area | 35.20 m ² | 11% | 32% | | | |
| Next largest value | 40.0 m ² | 11% | 29% | | | |



5 LIMITING DISTANCE PLAN
A.010 1:200

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| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK

NALU @ VICWEST TOWNHOMES

BUILDING A LIMITING DISTANCE

Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.010

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| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK

NALU @ VICWEST TOWNHOMES

BUILDING B LIMITING DISTANCE

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
| Drawn by | AG |
| Checked by | SS |

A.011

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TABLE 9.10.15.4.

| | | | | |
|-----------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| LIMITING DISTANCE "1" | AREA OF EXPOSING BUILDING FACE "1" | ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" |
| 41.8 FT / 12.7m | 2239.4 SF / 208.0 M2 | 55% | 496.1 SF / 46.1 M2 | 22.2% |

9.10.14.5-A

| | | |
|--------------------------------|-----------------------------------|-------------------------------|
| REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" |
| 0 HR | Combustible or Noncombustible | Combustible or Noncombustible |

3 LIMITING DISTANCE - BUILDING B SOUTH ELEVATION
A.011 1:100

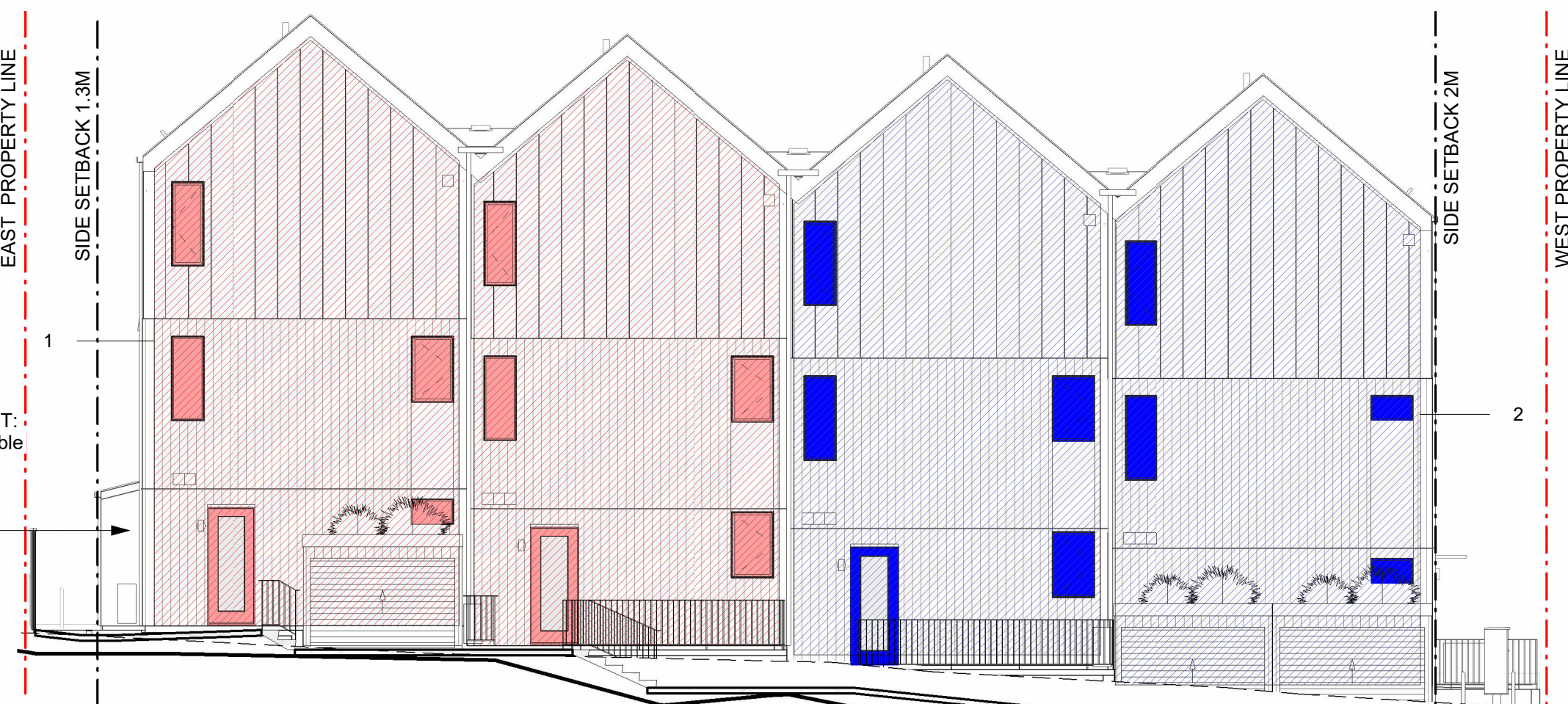


TABLE 9.10.15.4.

| | | | | |
|-----------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| LIMITING DISTANCE "1" | AREA OF EXPOSING BUILDING FACE "1" | ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" |
| 86.2 FT / 26.3 M | 1119.7 SF / 104.0 M2 | 100% | 111.1 SF / 10.3 M2 | 9.9% |

9.10.15.5

| | | |
|--------------------------------|-----------------------------------|-------------------------------|
| REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" |
| 0 HR | Combustible or Noncombustible | Combustible or Noncombustible |

TABLE 9.10.15.4.

| | | | | |
|-----------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| LIMITING DISTANCE "2" | AREA OF EXPOSING BUILDING FACE "2" | ALLOWABLE OPENINGS "2" | PROPOSED OPENINGS "2" | PROPOSED OPENINGS "2" |
| 5.1 FT / 1.55 M | 1108.4 SF / 103.0 M2 | 8% | 85.3 SF / 7.9 M2 | 7.7% |

9.10.15.

| | | |
|--------------------------------|-----------------------------------|-------------------------------|
| REQUIRED FRR BUILDING FACE "2" | REQUIRED TYPE OF CONSTRUCTION "2" | REQUIRED TYPE OF CLADDING "2" |
| 0 HR | Combustible or Noncombustible | Combustible or Noncombustible |

6 LIMITING DISTANCE - BUILDING B NORTH ELEVATION
A.011 1:100



TABLE 9.10.15.4.

| | | | | |
|-------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| LIMITING DISTANCE | AREA OF EXPOSING BUILDING FACE "1" | ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" |
| 36.75 FT / 11.2m | 680.3 SF / 63.2 M2 | 100% | 87.5 SF / 8.1 M2 | 12.9% |

9.10.15.5

| | | |
|--------------------------------|-----------------------------------|-------------------------------|
| REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" |
| 0 HR | Combustible or Noncombustible | Combustible or Noncombustible |

4 LIMITING DISTANCE - BUILDING B WEST ELEVATION
A.011 1:100



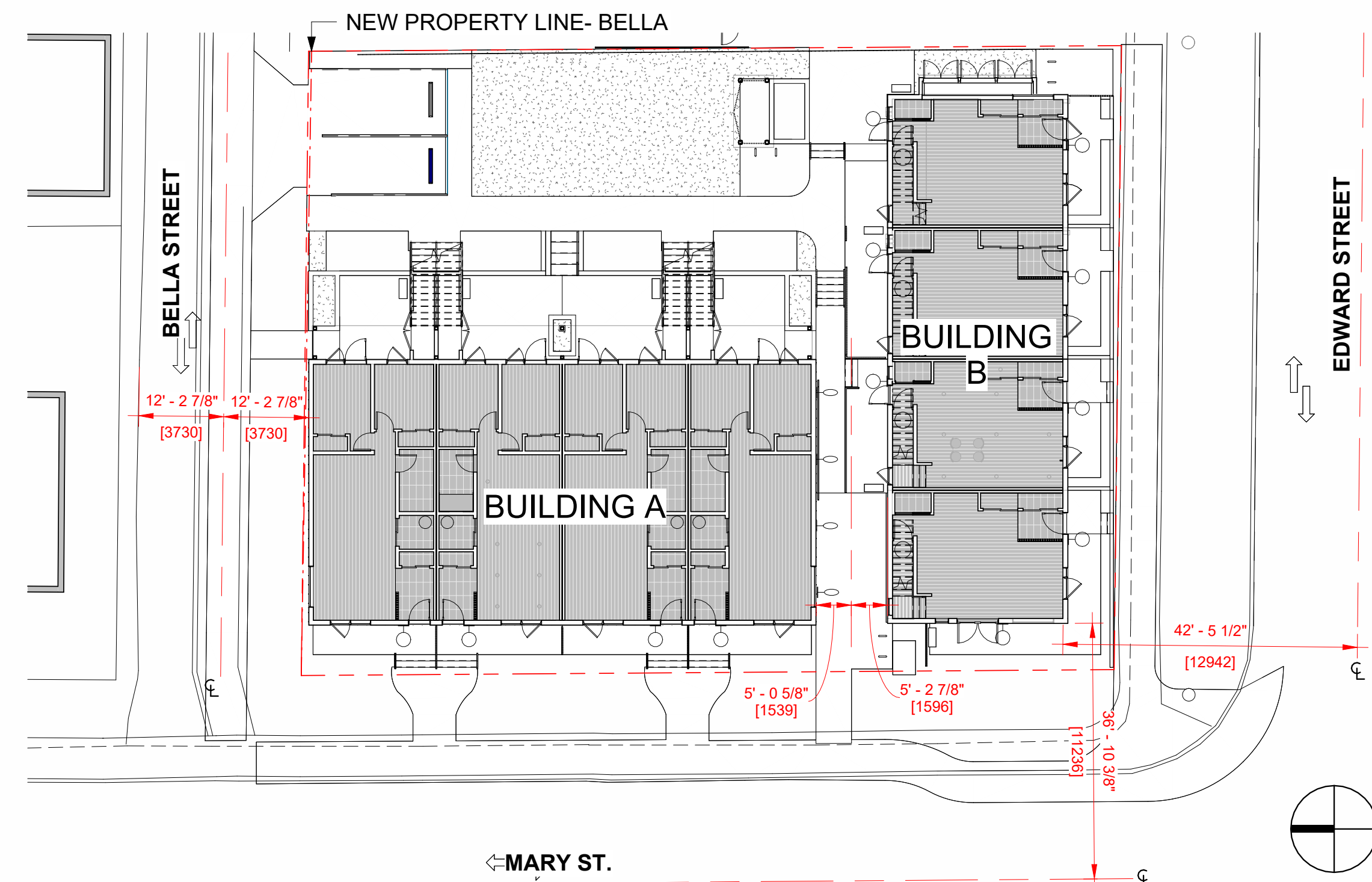
TABLE 9.10.15.4.

| | | | | |
|-------------------|------------------------------------|------------------------|-----------------------|-----------------------|
| LIMITING DISTANCE | AREA OF EXPOSING BUILDING FACE "1" | ALLOWABLE OPENINGS "1" | PROPOSED OPENINGS "1" | PROPOSED OPENINGS "1" |
| 6.91 FT / 2.1m | 680.3 SF / 63.2 M2 | 8% | 16.76 SF / 1.6 M2 | 2.5% |

9.10.15.5

| | | |
|--------------------------------|-----------------------------------|-------------------------------|
| REQUIRED FRR BUILDING FACE "1" | REQUIRED TYPE OF CONSTRUCTION "1" | REQUIRED TYPE OF CLADDING "1" |
| 0 HR | Combustible or Noncombustible | Combustible or Noncombustible |

1 LIMITING DISTANCE - BUILDING B EAST ELEVATION
A.011 1:100



2 LIMITING DISTANCE PLAN
A.011 1:200



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| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK

**NALU @ VICWEST
TOWNHOMES**

SHADOW STUDIES

Project number 24003

Date 24.10.29

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Checked by SS

A.013

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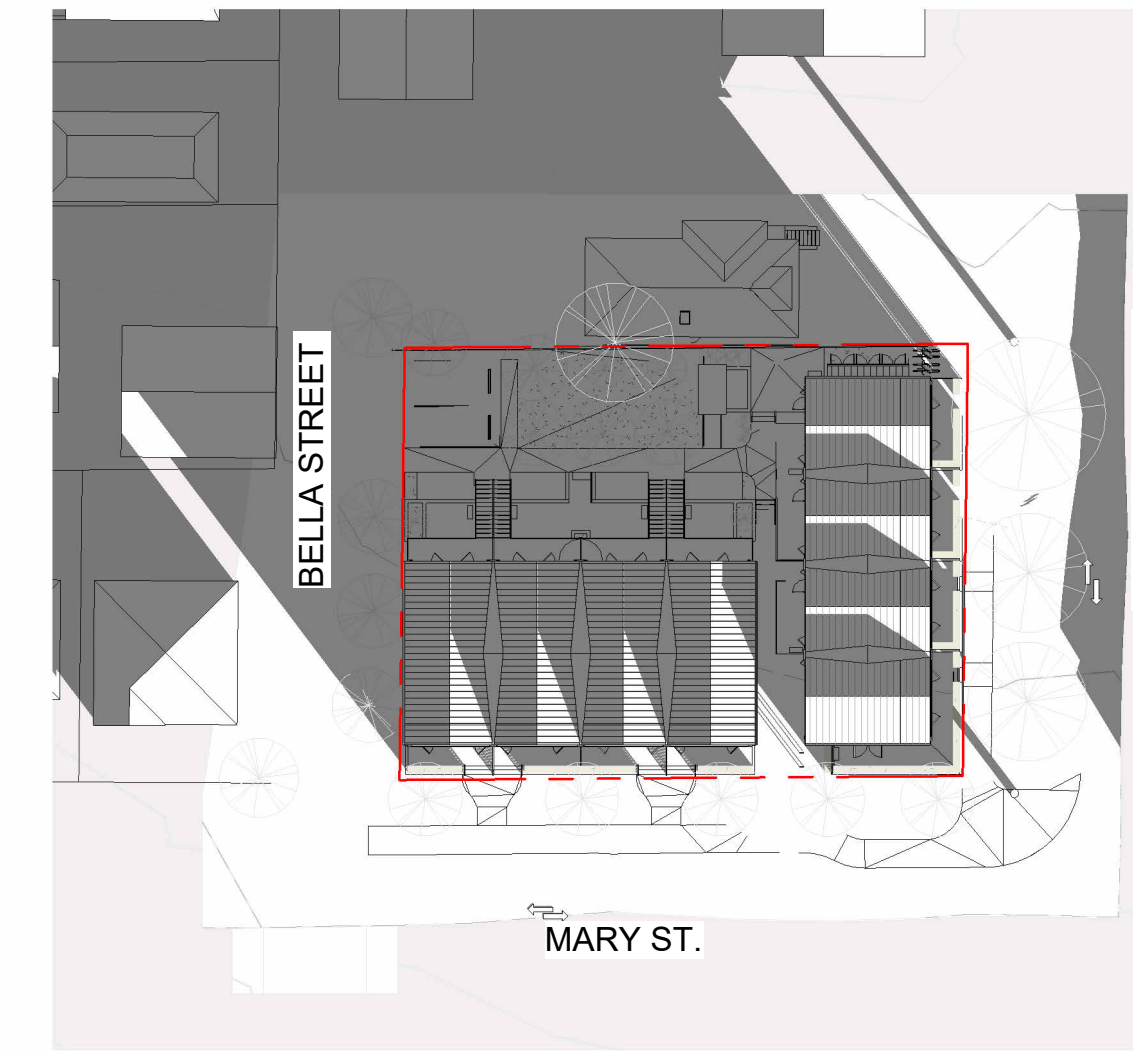
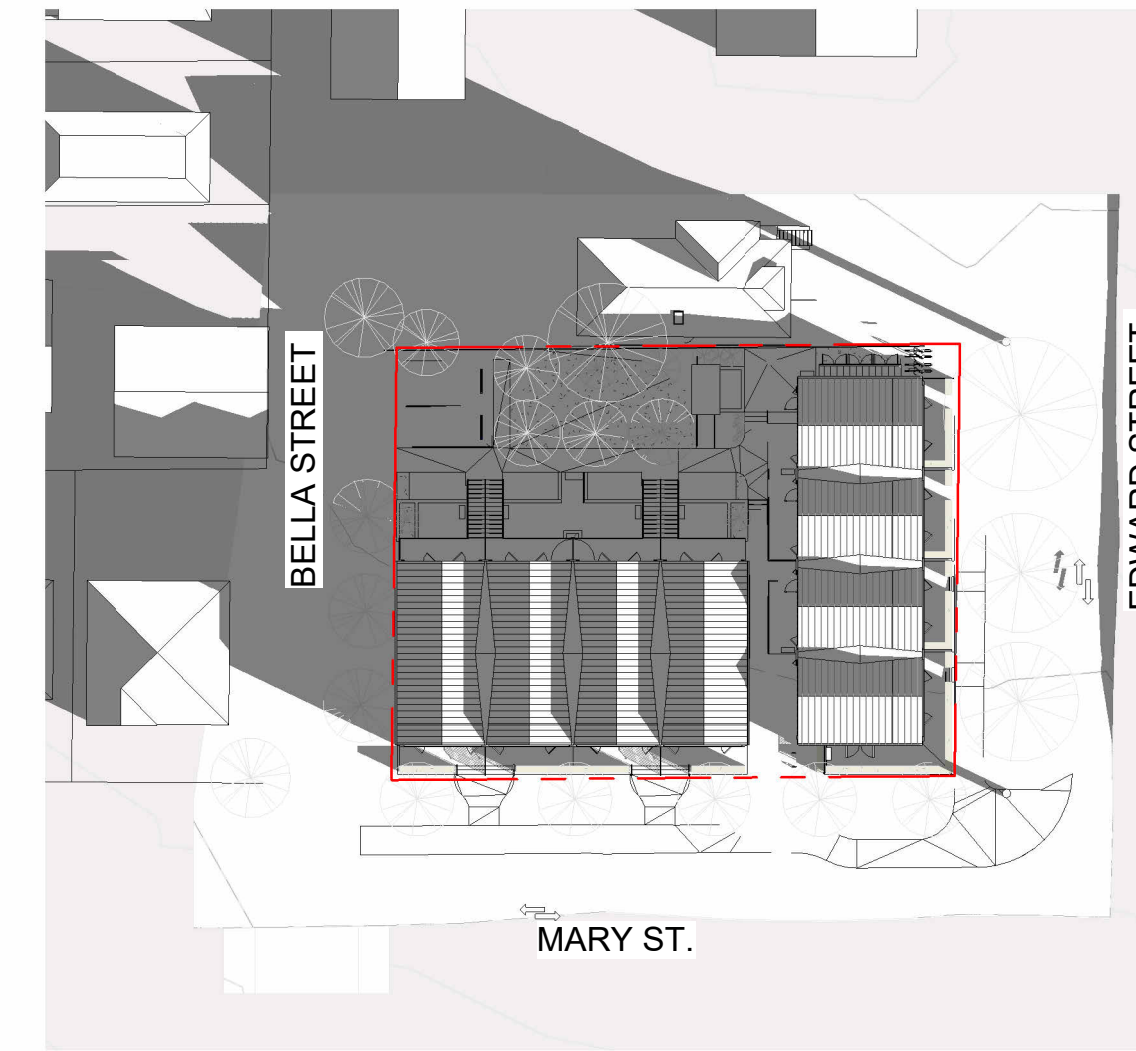
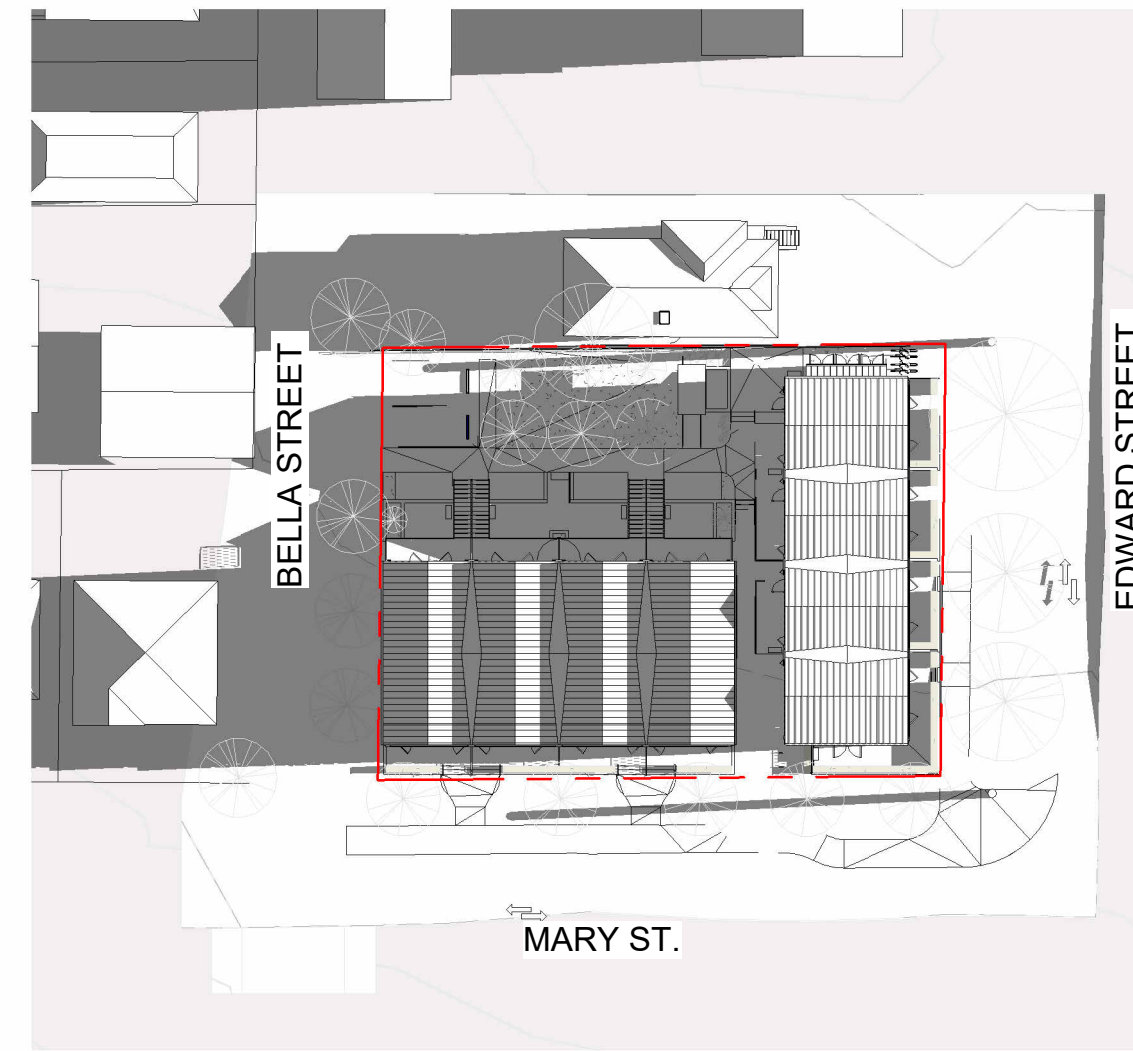
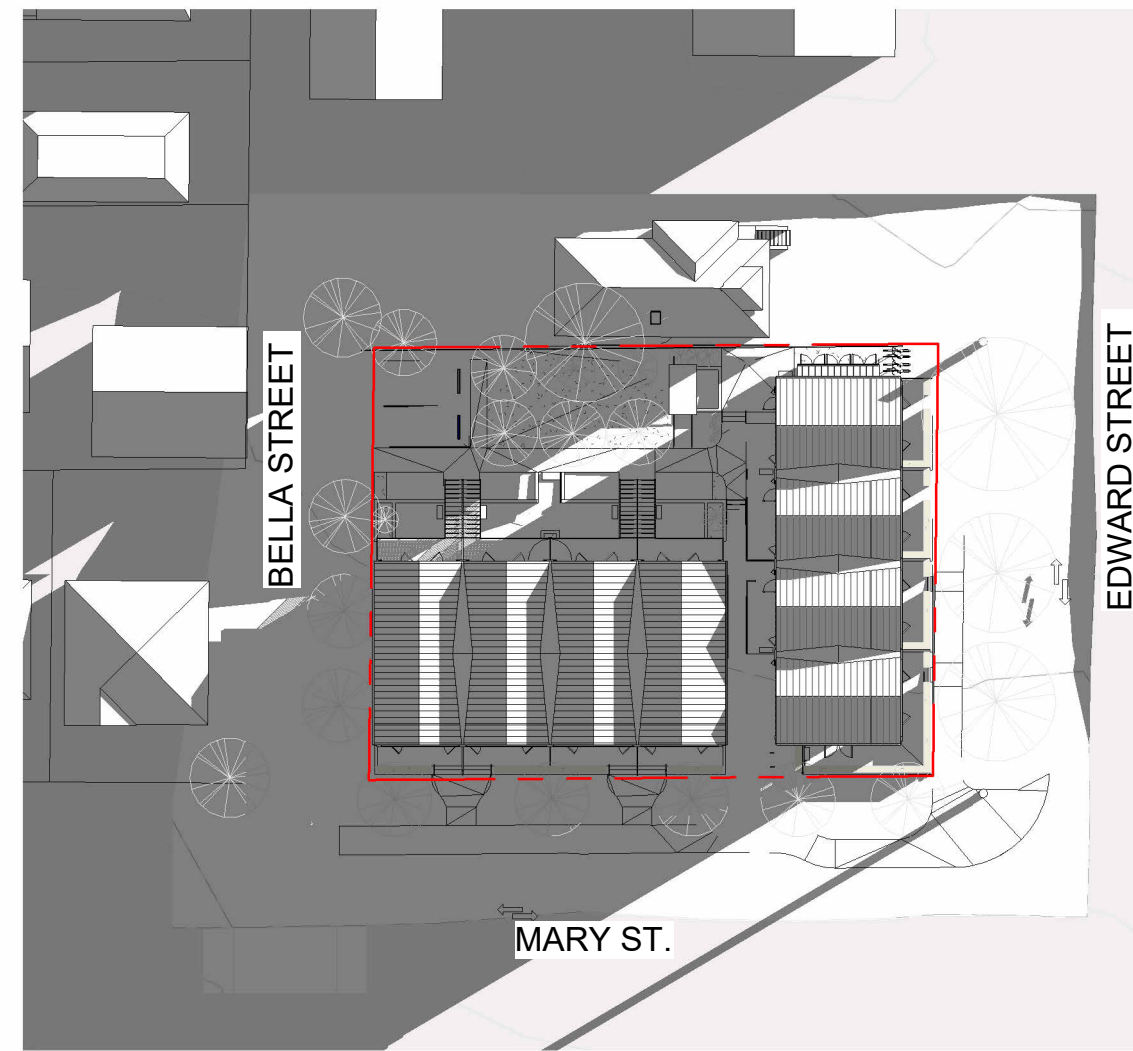
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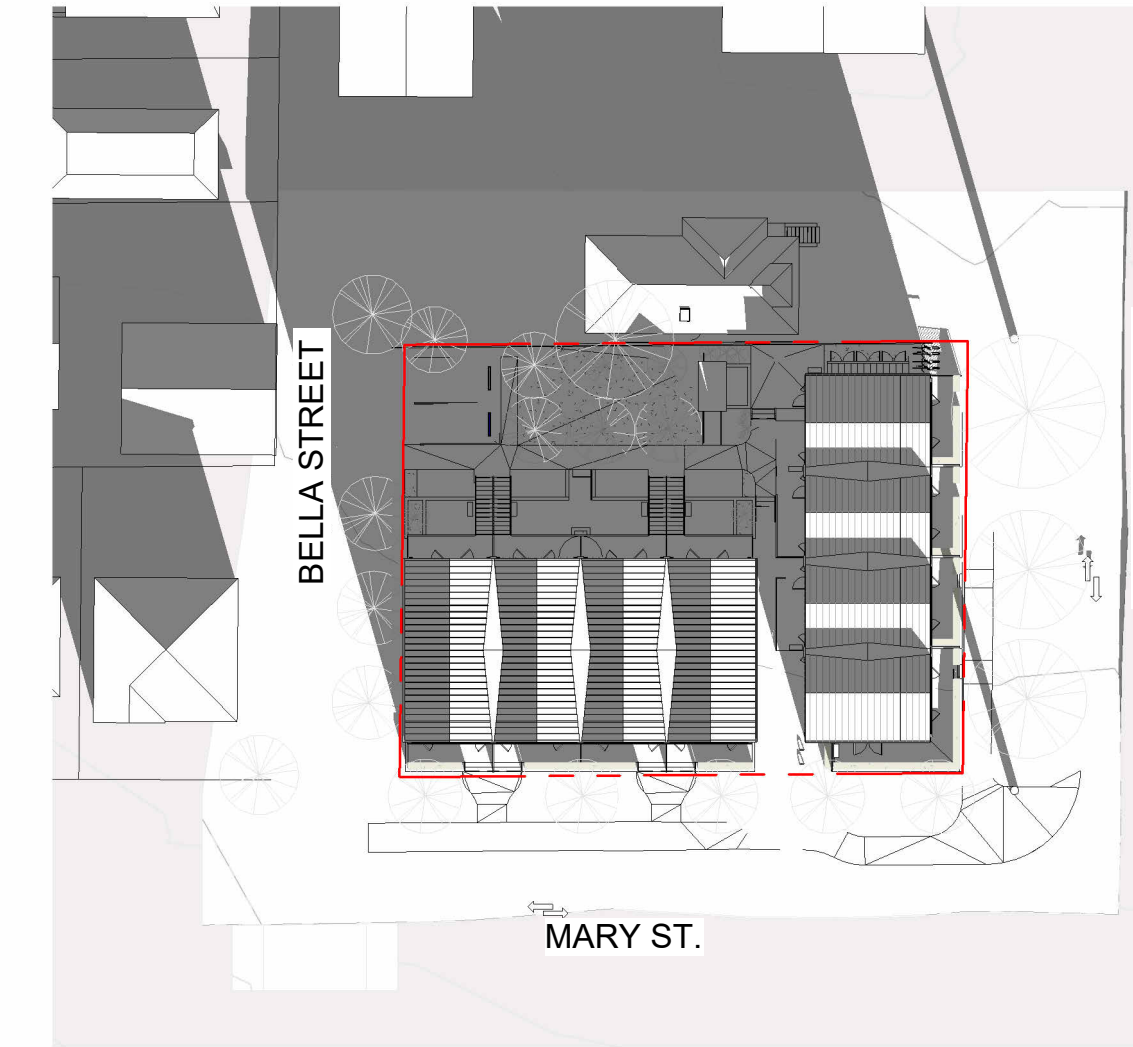
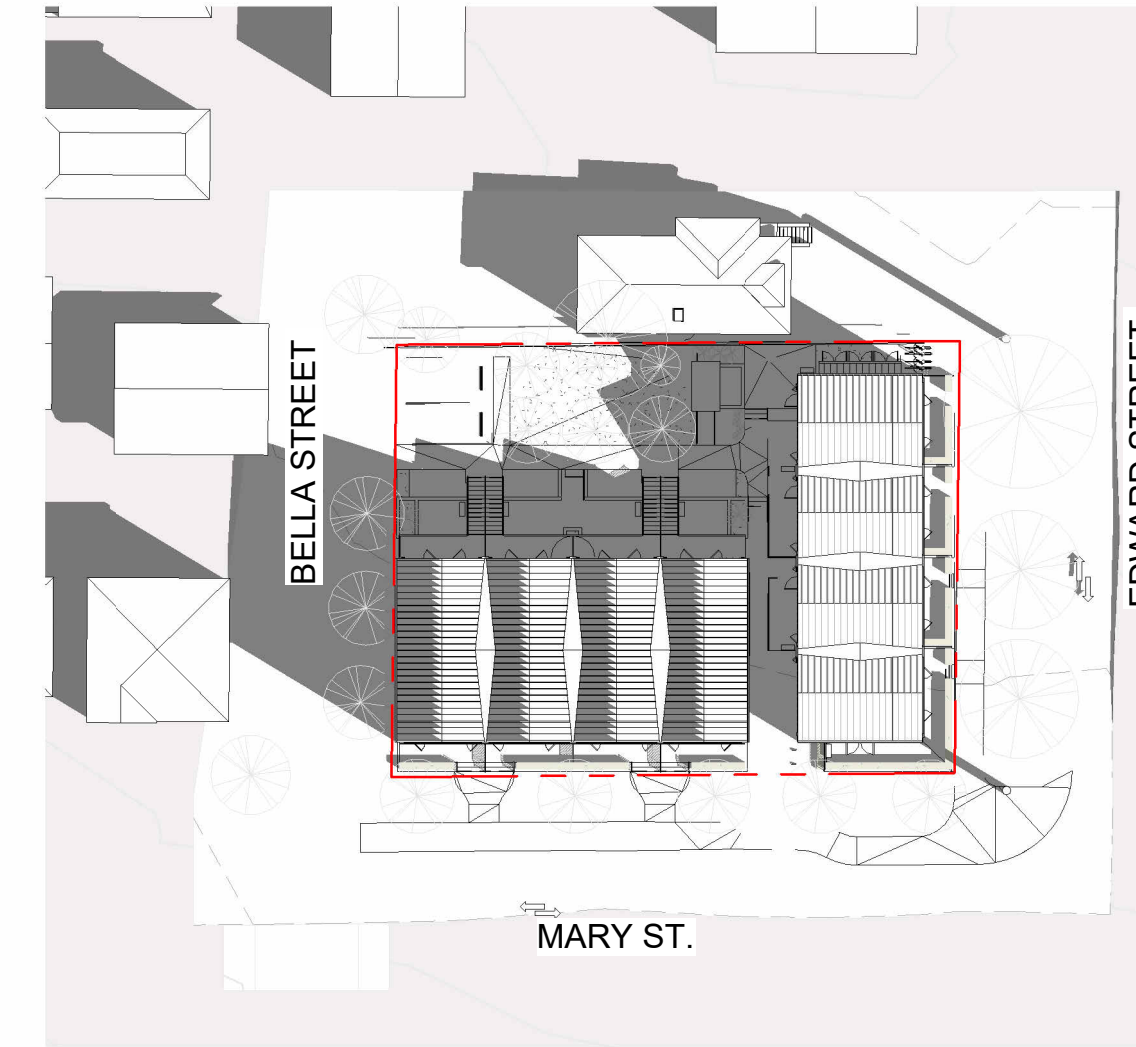
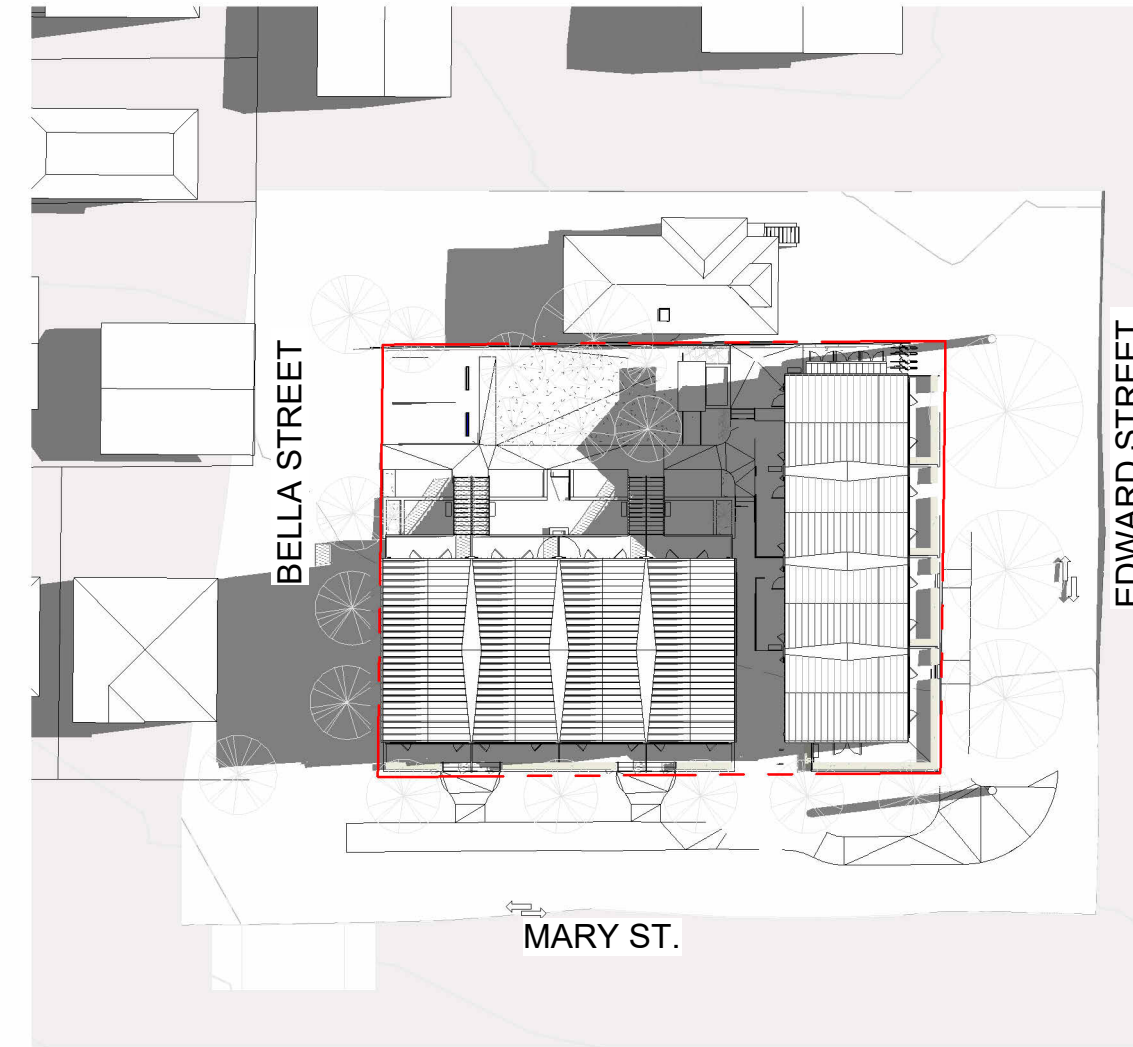
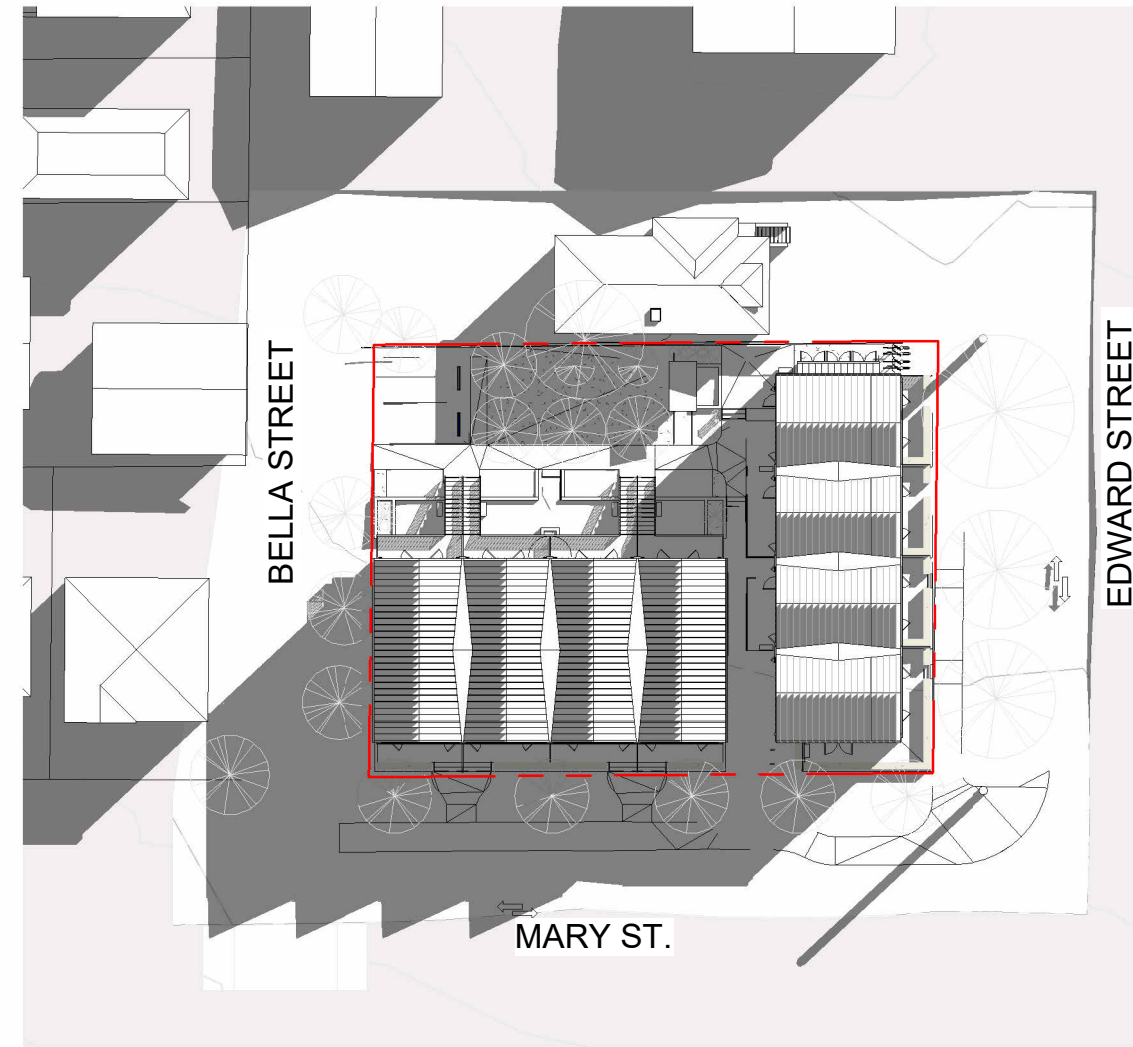
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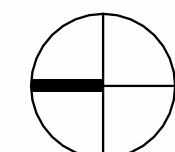
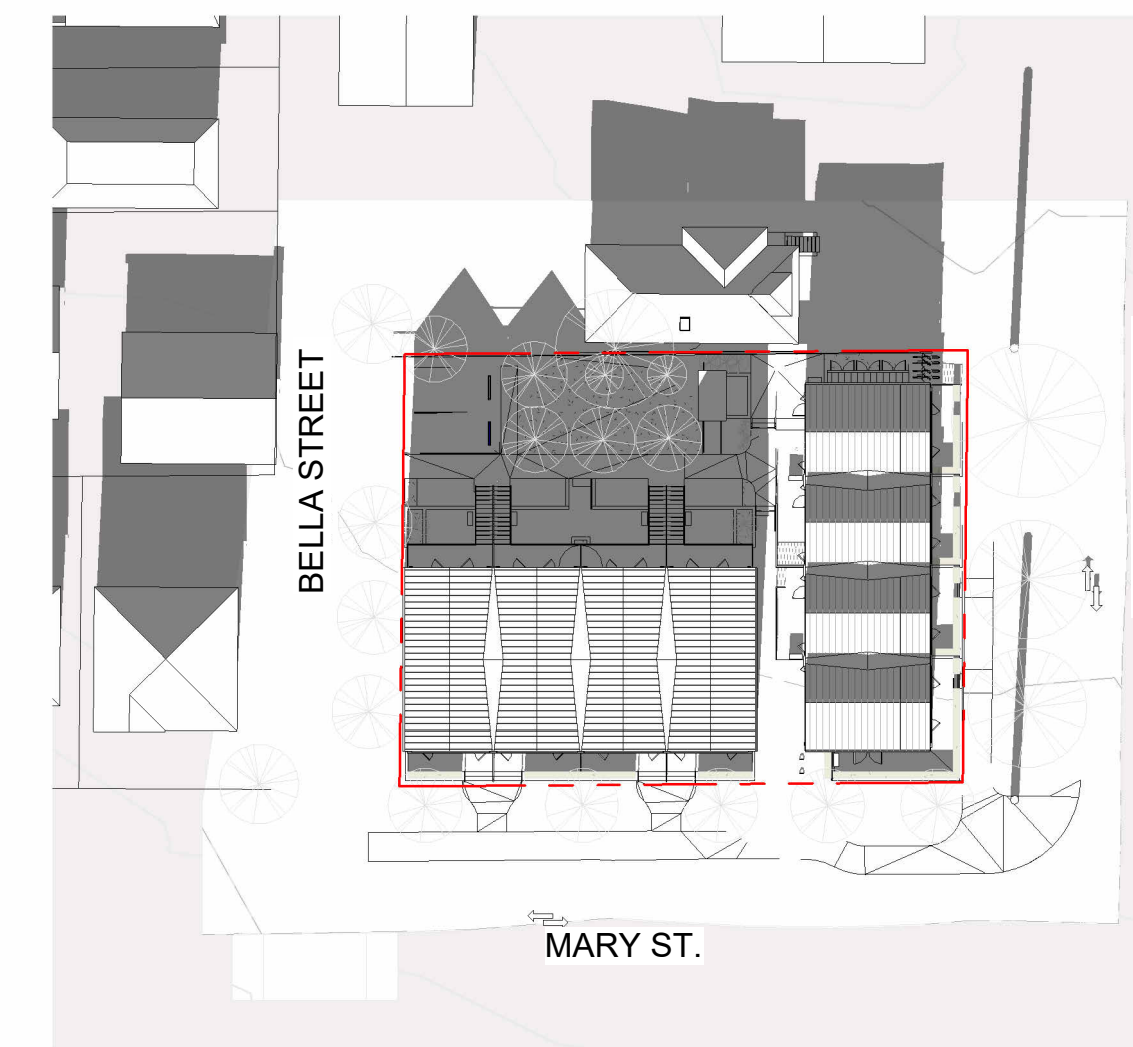
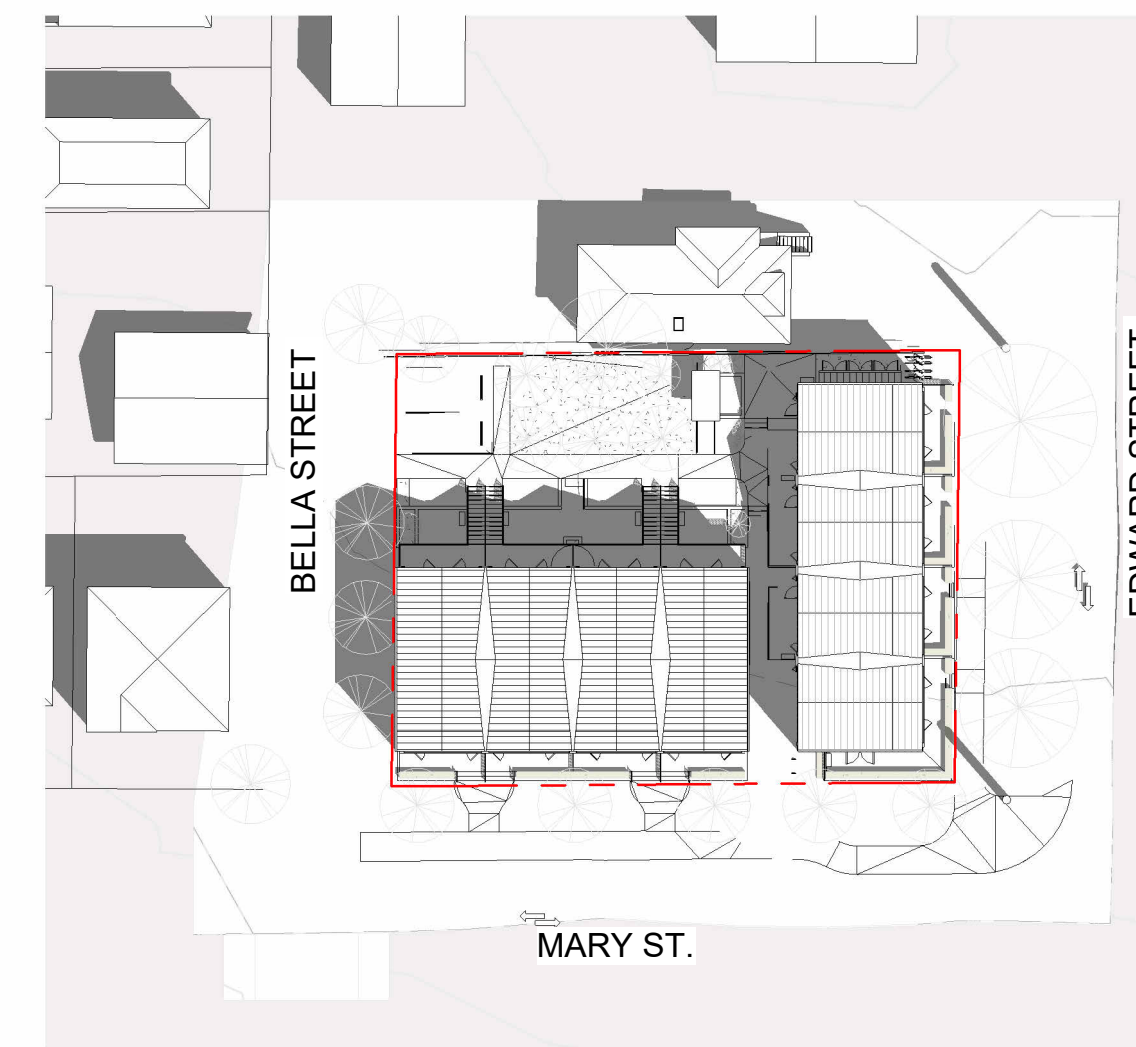
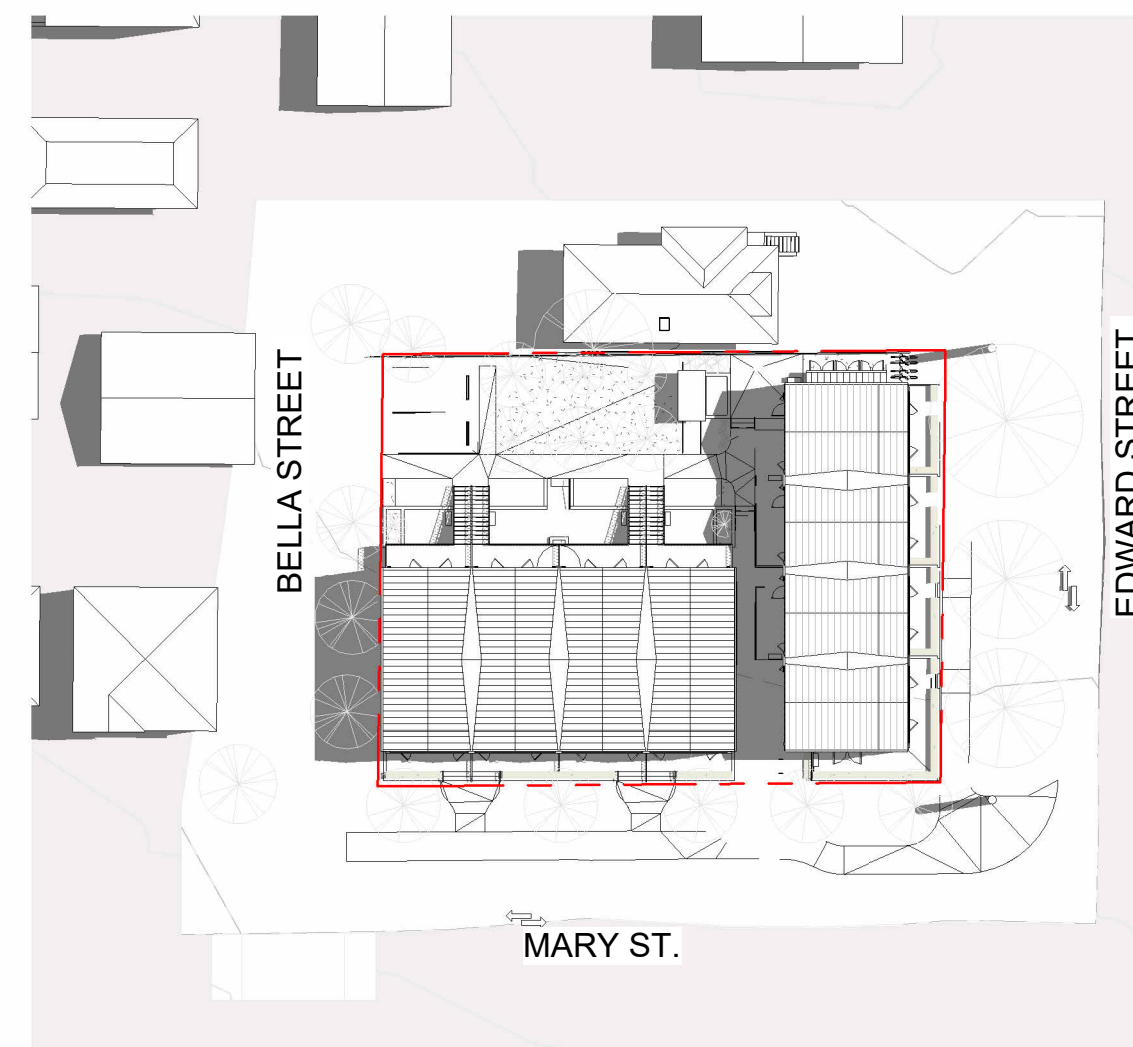
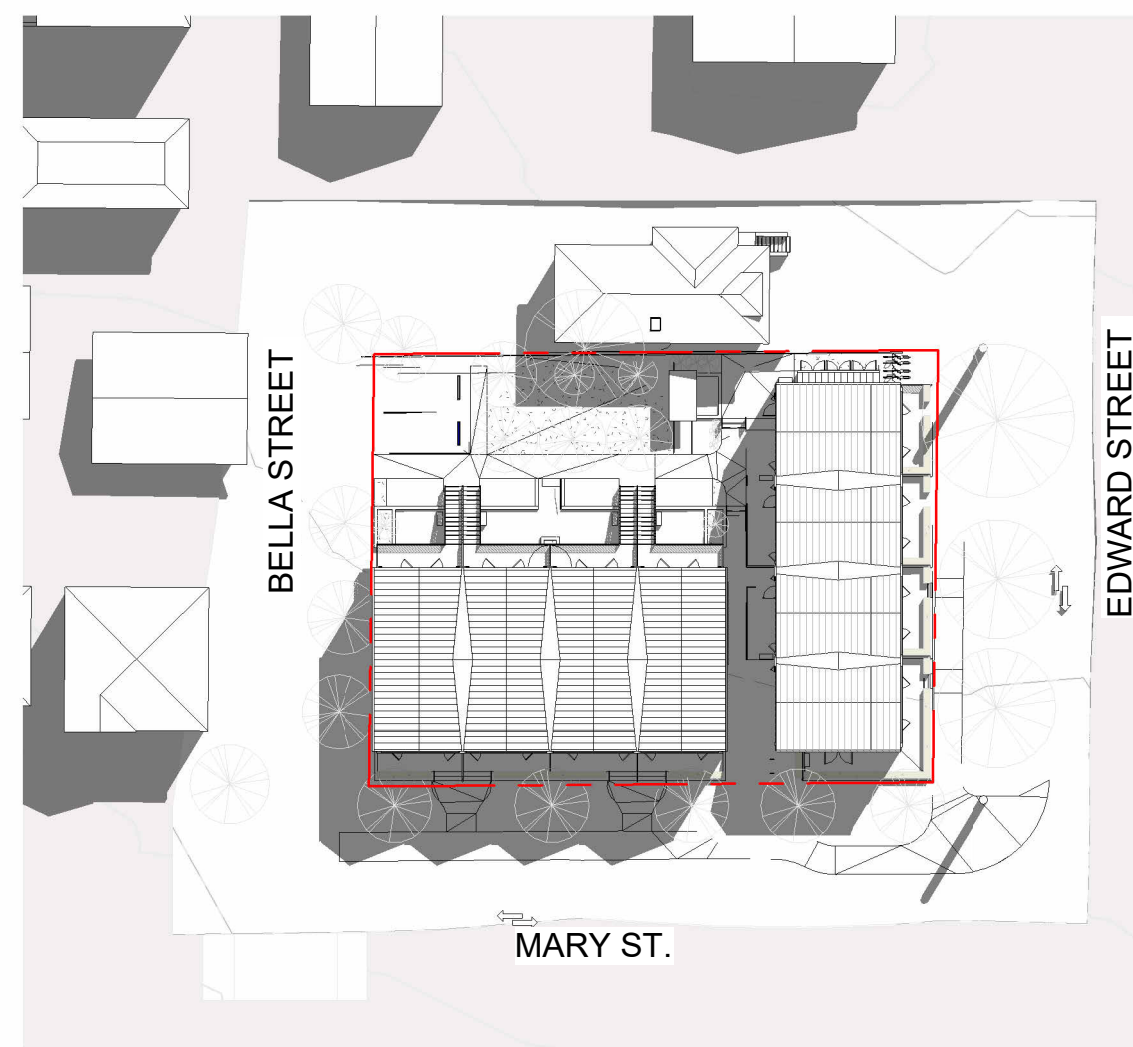
WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

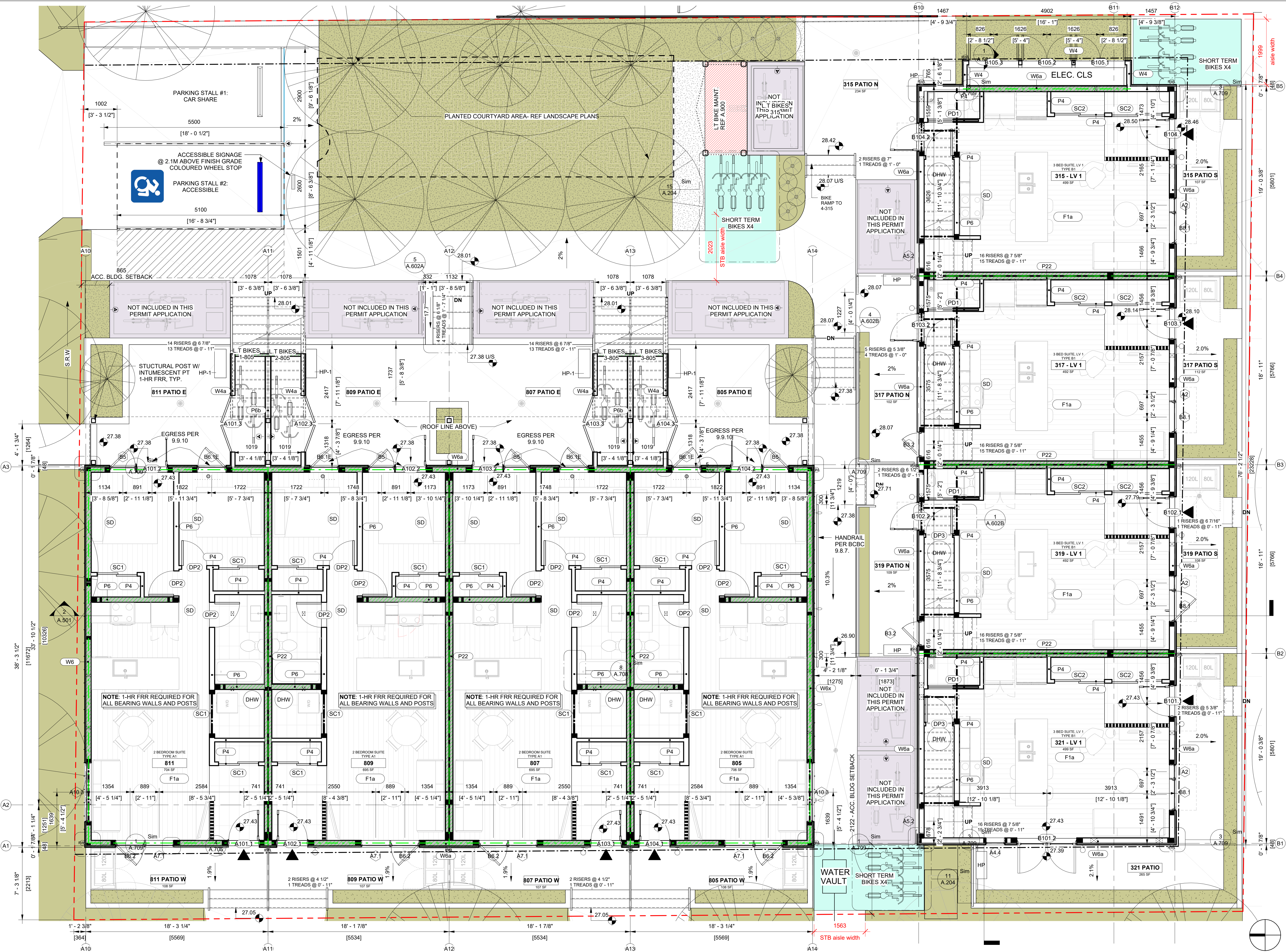


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| 6 | DP Amendment | 25.10.06 |
| 8 | DP Revisions | 25.11.05 |
| 9 | DPA Rev 3 | 25.12.19 |
| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 12 | IFT | 26.02.17 |
| 13 | DPA Rev 5 | 26.03.19 |

S.KALENCHUK

NALU @ VICWEST TOWNHOMES

FULL SITE - LEVEL 1 PLANS

Project number 24003
Date 24.10.29
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Checked by SS

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| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 12 | IFT | 26.02.17 |
| 13 | DPA Rev 5 | 26.03.19 |
| 14 | IFC | TBD |

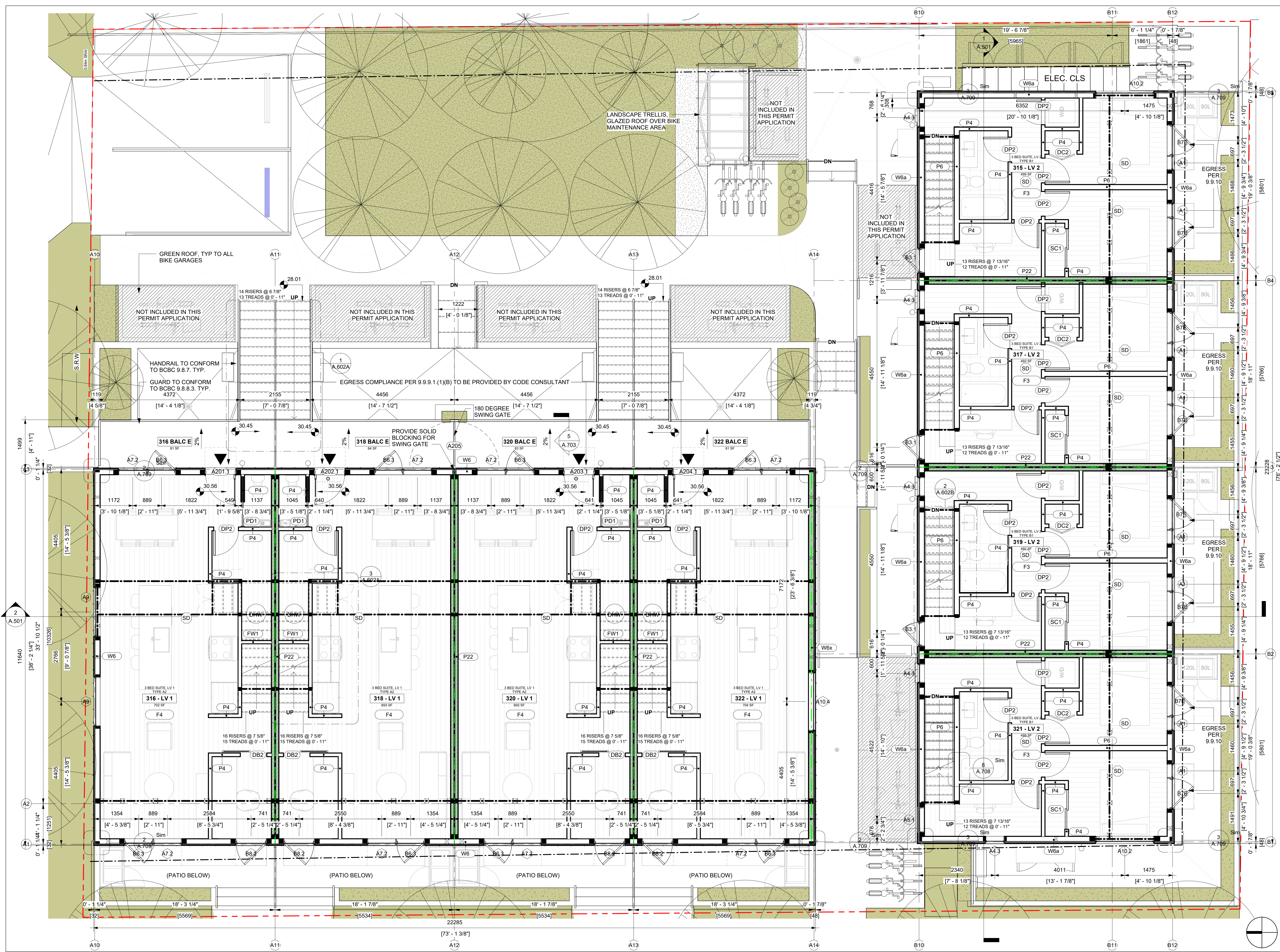
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NALU @ VICWEST TOWNHOMES

FULL SITE - LEVEL 2 PLANS

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| 13 | DPA Rev 5 | 26.03.19 |
| 14 | IFC | TBD |

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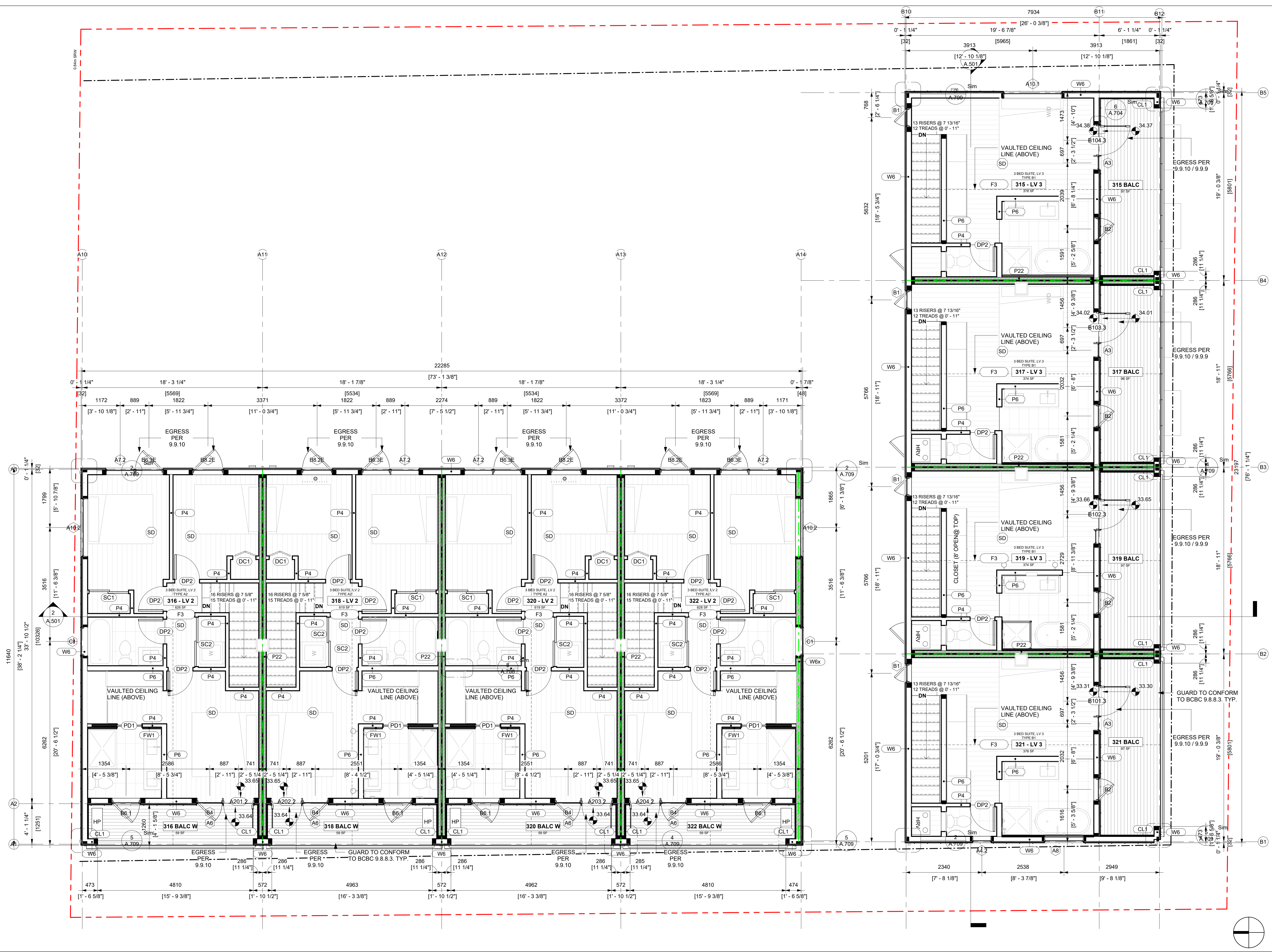
**NALU @ VICWEST
TOWNHOMES**

**FULL SITE - LEVEL 3
PLANS**

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
| Drawn by | DW |
| Checked by | SS |

A.203

| | |
|---------|------------------------|
| Scale | 1 : 50 |
| Printed | 2026-03-19 10:03:53 AM |





1 BUILDING B NORTH ELEVATION
A.403 1:50



2 BUILDING A EAST ELEVATION
A.403 1:50

MATERIAL FINISHES

- 1 METAL SIDING STANDING SEAM PANELS - 12" BLACK OR GREY
- 2 VERTICAL WOOD SIDING / SOFFIT CEDAR
- 3 CLADDING PANEL BLACK
- 4 METAL FASCIA TO MATCH STANDING SEAM CLADDING
- 5 EXTERIOR DOOR BLACK
- 6 HIGH PERFORMANCE WINDOW BLACK
- 7 GLASS GUARDRAIL BLACK PTD. METAL FRAME
- 8 PTD. METAL CANOPY BLACK
- 9 METAL FLASHING TO MATCH BLACK METAL CLADDING
- 10 GUTTER/DOWNSPOUT FINISH TO MATCH BLACK METAL CLADDING
- 11 CONCRETE LANDSCAPE WALL (& STAIRS)
- 12 THRU-WALL FLASHING FINISH TO MATCH CLADDING
- 13 INTAKE/ EXHAUST VENT FINISH TO MATCH BLACK METAL CLADDING
- 14 PTD. METAL EXTERIOR GATE
- 15 PTD. METAL BIKE RACKS
- 16 OVERHEAD DOORS BLACK
- 17 METAL PAN EXTERIOR STAIR
- 18 HEDGE PLANTING
- 19 LIGHTWEIGHT CONCRETE DECKING
- 20 PTD. WOOD EXTERIOR FENCE BLACK
- 21 EXTENSIVE GREEN ROOF
- 22 MECHANICAL VENT FINISH TO MATCH CLADDING
- 23 EXTERIOR LIGHTING
- 24 ALUMINUM GUARDRAIL BLACK PTD. FRAME AND PICKETS

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Do not scale these drawings.

| No. | Description | Date |
|-----|---------------|----------|
| 1 | DPA | 24.11.05 |
| 2 | DPA Rev. 1 | 25.03.06 |
| 3 | DPA Rev 2 | 25.05.09 |
| 8 | DP Revisions | 25.11.05 |
| 9 | DPA Rev 3 | 25.12.19 |
| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 12 | IFT | 26.02.17 |
| 13 | DPA Rev 5 | 26.03.19 |
| 14 | IFC | TBD |

S.KALENCHUK

NALU @ VICWEST TOWNHOMES

ELEVATIONS

Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.403

Scale AS NOTED
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| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |



1 MARY STREET CONTEXT ELEVATION
A.404 3/32" = 1'-0"



2 EDWARD STREET CONTEXT ELEVATION
A.404 3/32" = 1'-0"



3 BELLA STREET CONTEXT
A.404 3/32" = 1'-0"

S.KALENCHUK

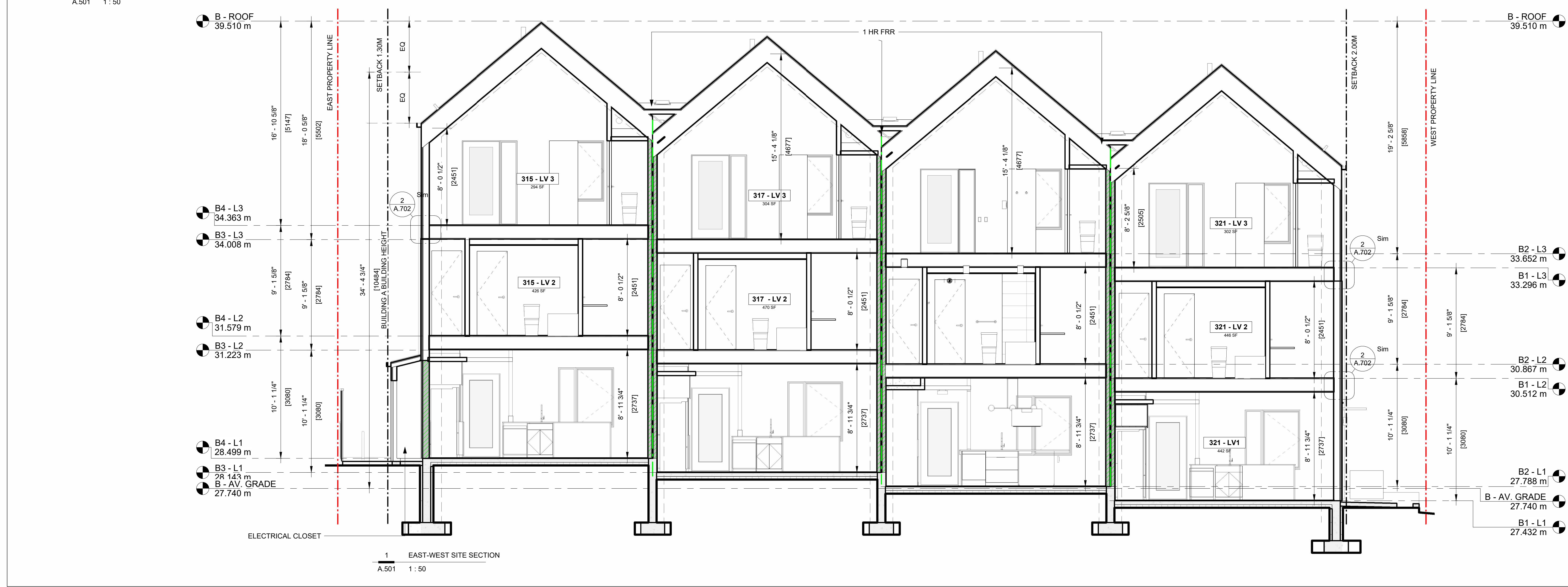
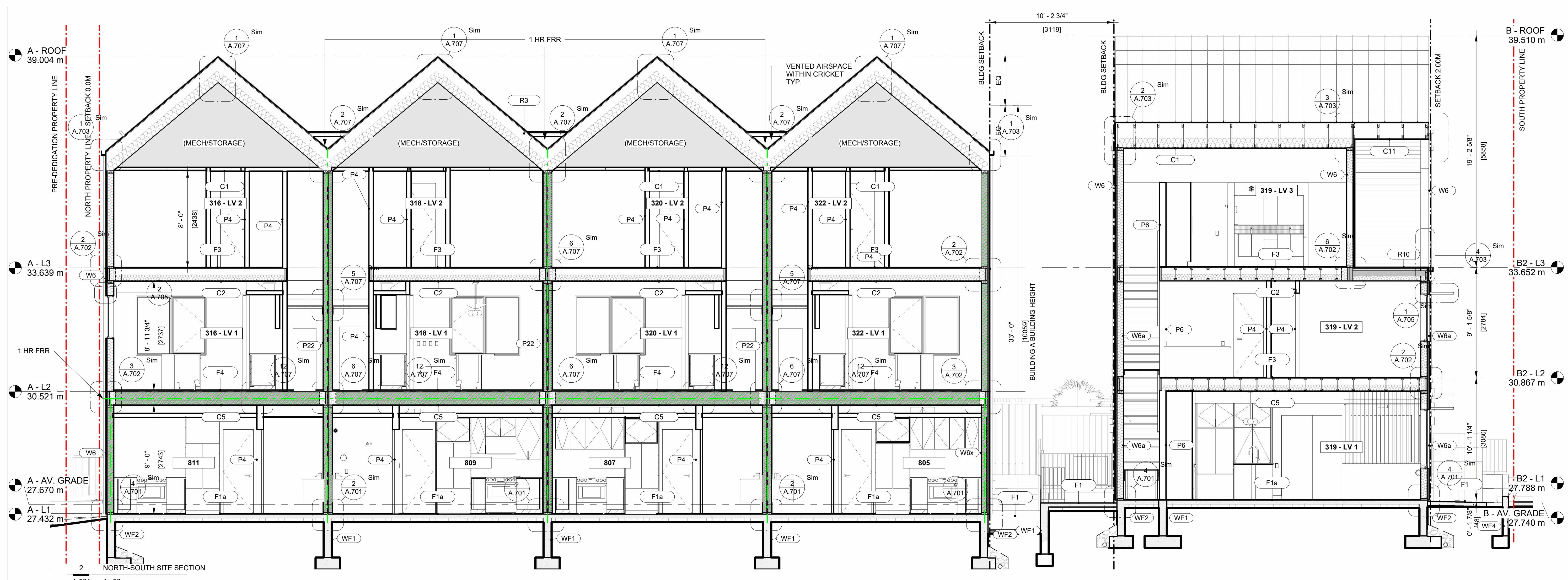
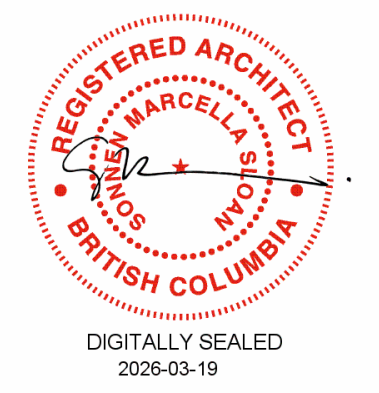
NALU @ VICWEST TOWNHOMES

STREETSCAPE CONTEXT

Project number 24003
Date 24.10.29
Drawn by SS
Checked by SS

A.404

Scale 3/32" = 1'-0"
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| 10 | BP Revision 1 | 25.12.23 |
| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

| No. | Description | Date |
|---------------|-------------|------|
| B2 - L3 | 33.652 m | |
| B1 - L3 | 33.296 m | |
| B2 - L2 | 30.867 m | |
| B1 - L2 | 30.512 m | |
| B2 - L1 | 27.788 m | |
| B - AV. GRADE | 27.740 m | |
| B1 - L1 | 27.432 m | |

S.KALENCHUK

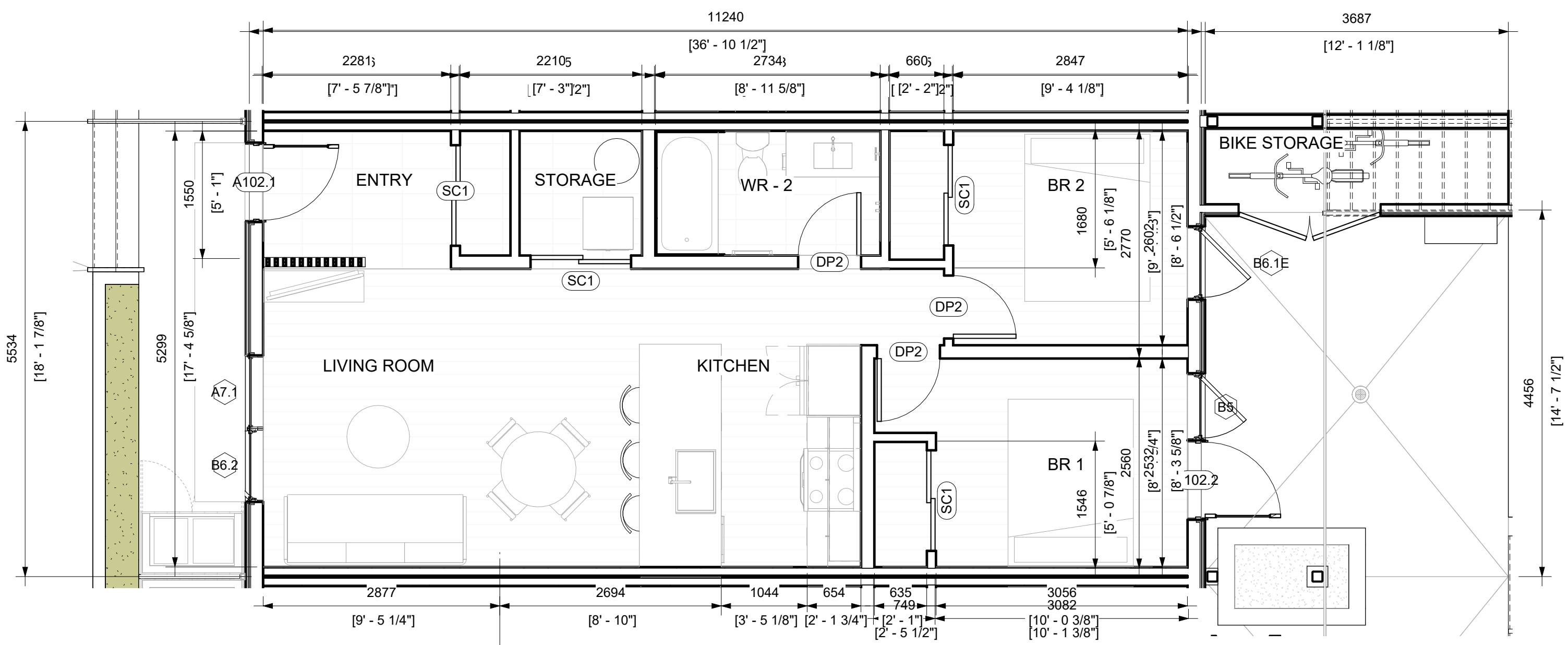
NALU @ VICWEST TOWNHOMES

SITE - SECTIONS

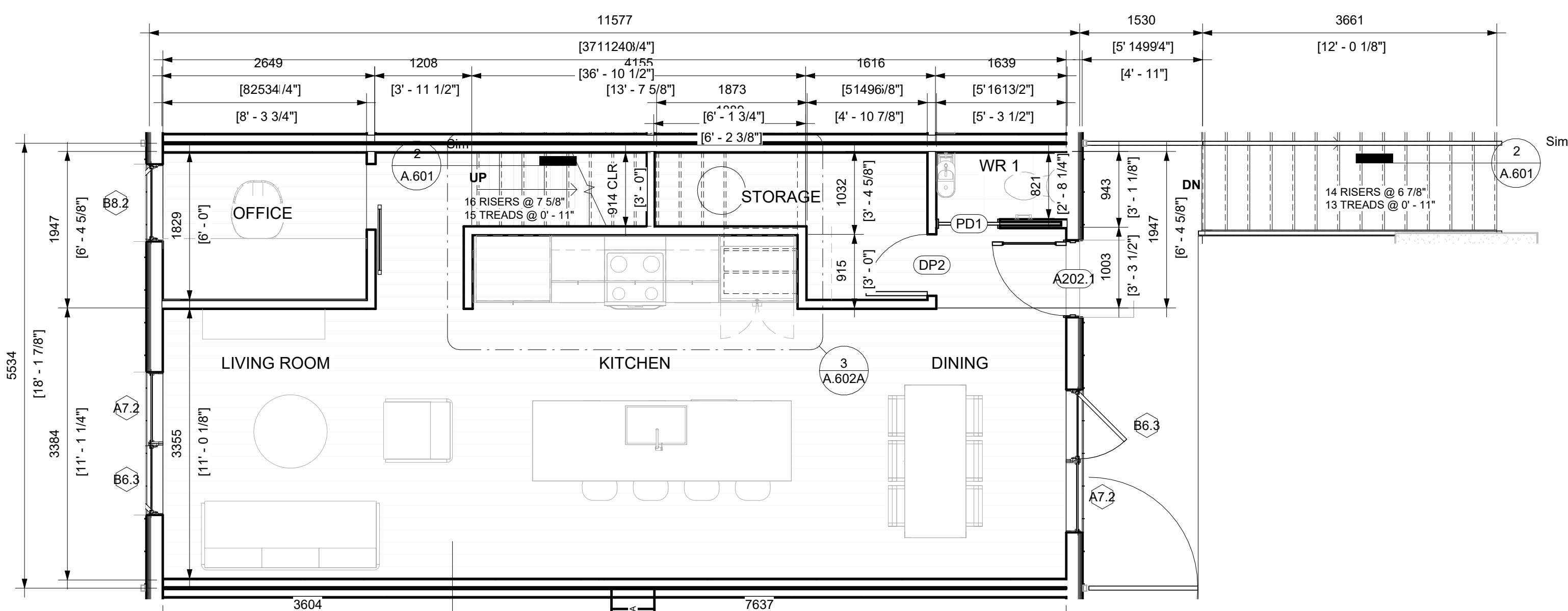
Project number 24003
Date 24.10.29
Drawn by AG
Checked by SS

A.501

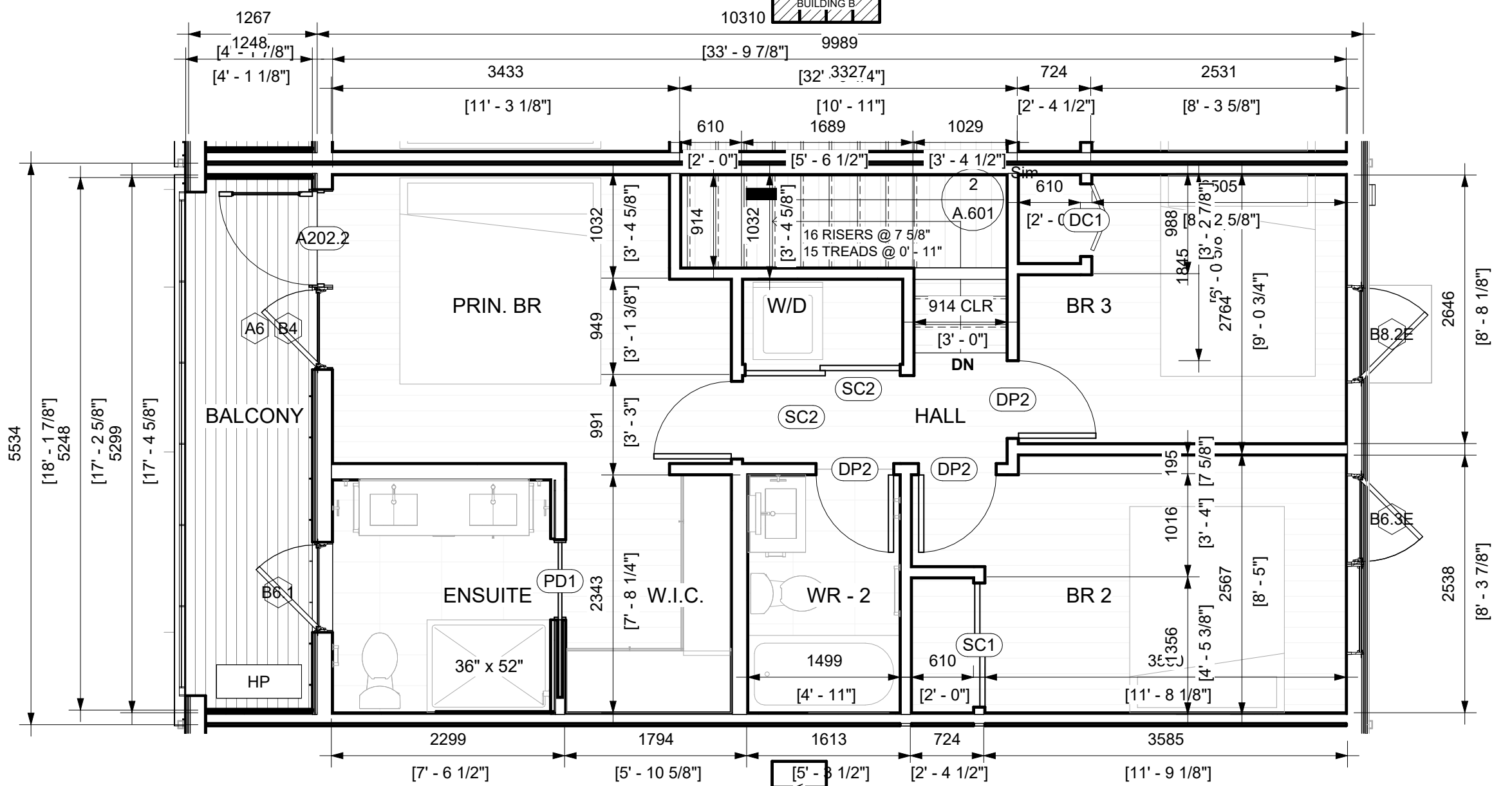
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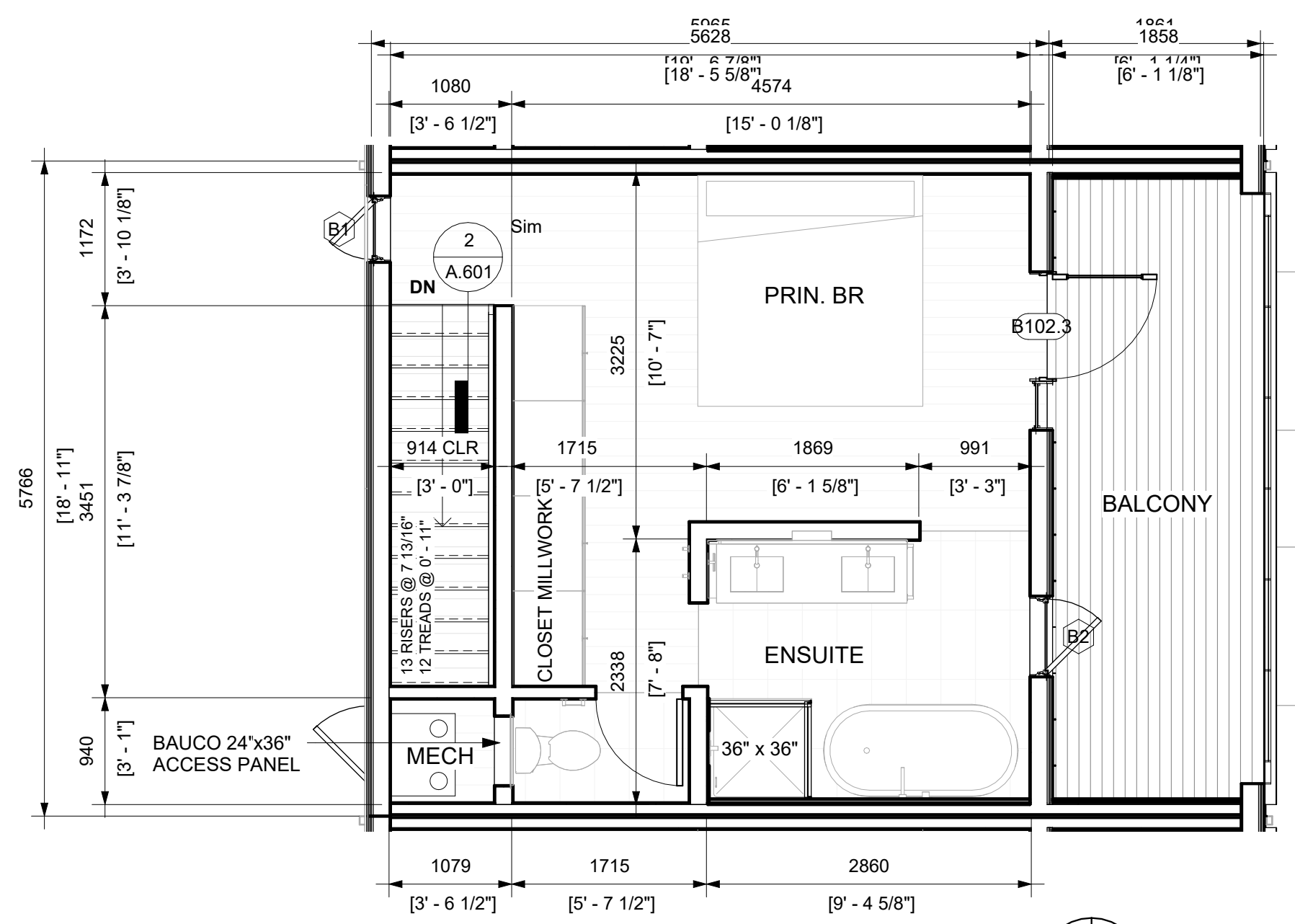
1 BUILDING A - 2 BEDROOM SUITE
A.800 1/4" = 1'-0"



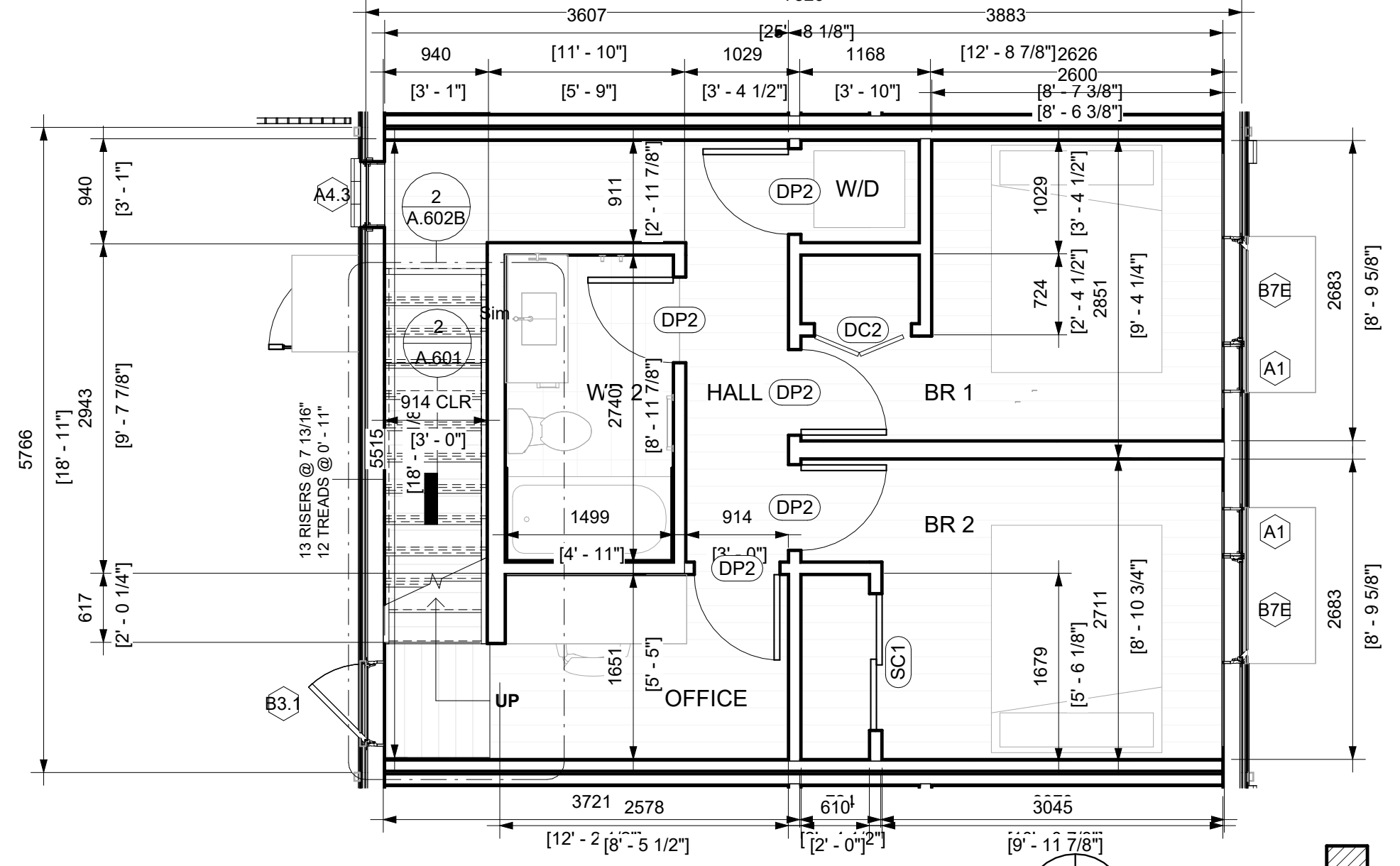
2 BUILDING A - 3 BED SUITE, LV 1
A.800 1/4" = 1'-0"



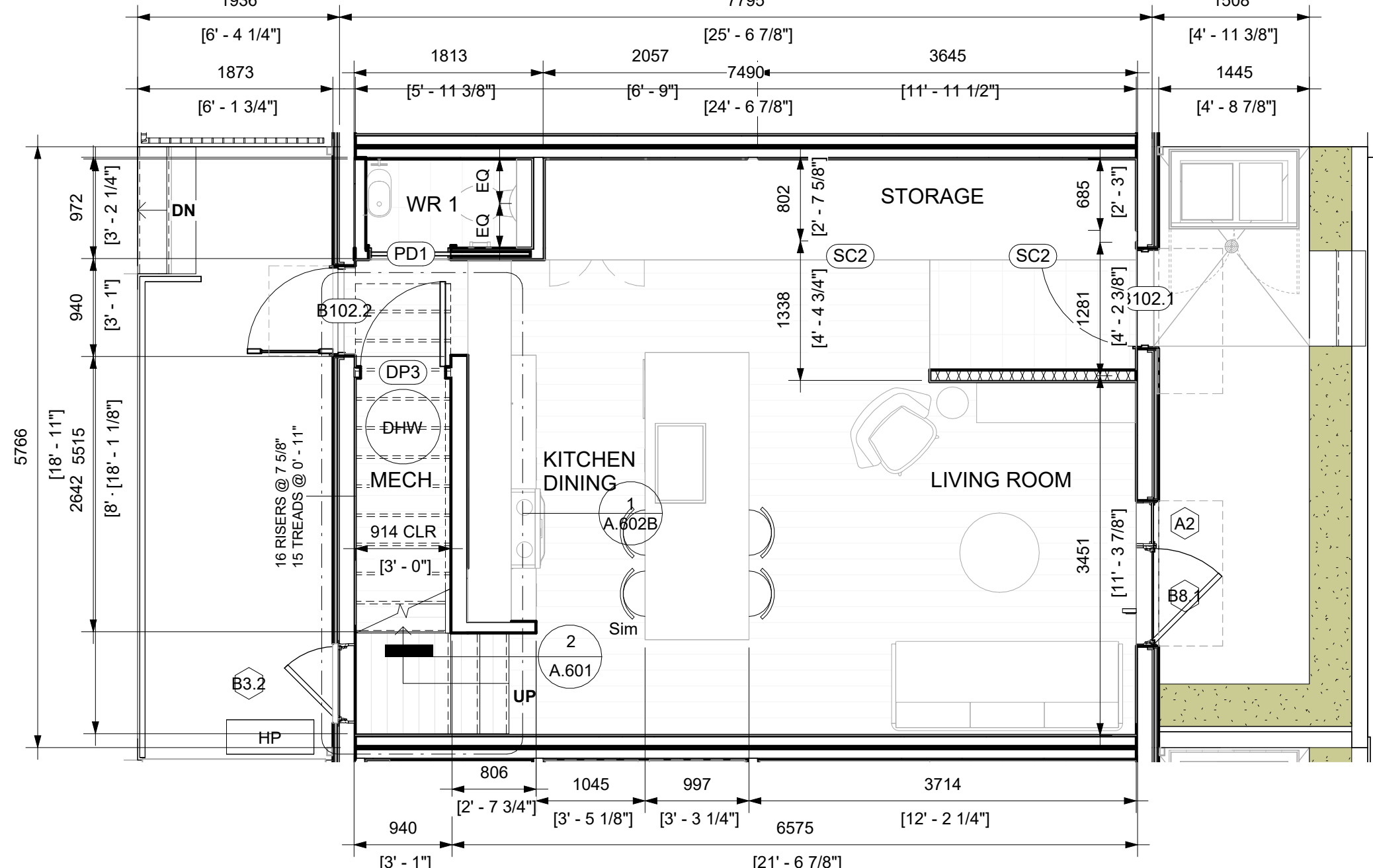
3 BUILDING A - 3 BED SUITE, LV 2
A.800 1/4" = 1'-0"



5 BUILDING B - 3 BED SUITE, LV 3
A.800 1/4" = 1'-0"



6 BUILDING B - 3 BED SUITE, LV 2
A.800 1/4" = 1'-0"



4 BUILDING B - 3 BED SUITE, LV 1
A.800 1/4" = 1'-0"

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| 11 | DPA Rev 4 | 26.01.30 |
| 13 | DPA Rev 5 | 26.03.19 |

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NALU @ VICWEST TOWNHOMES

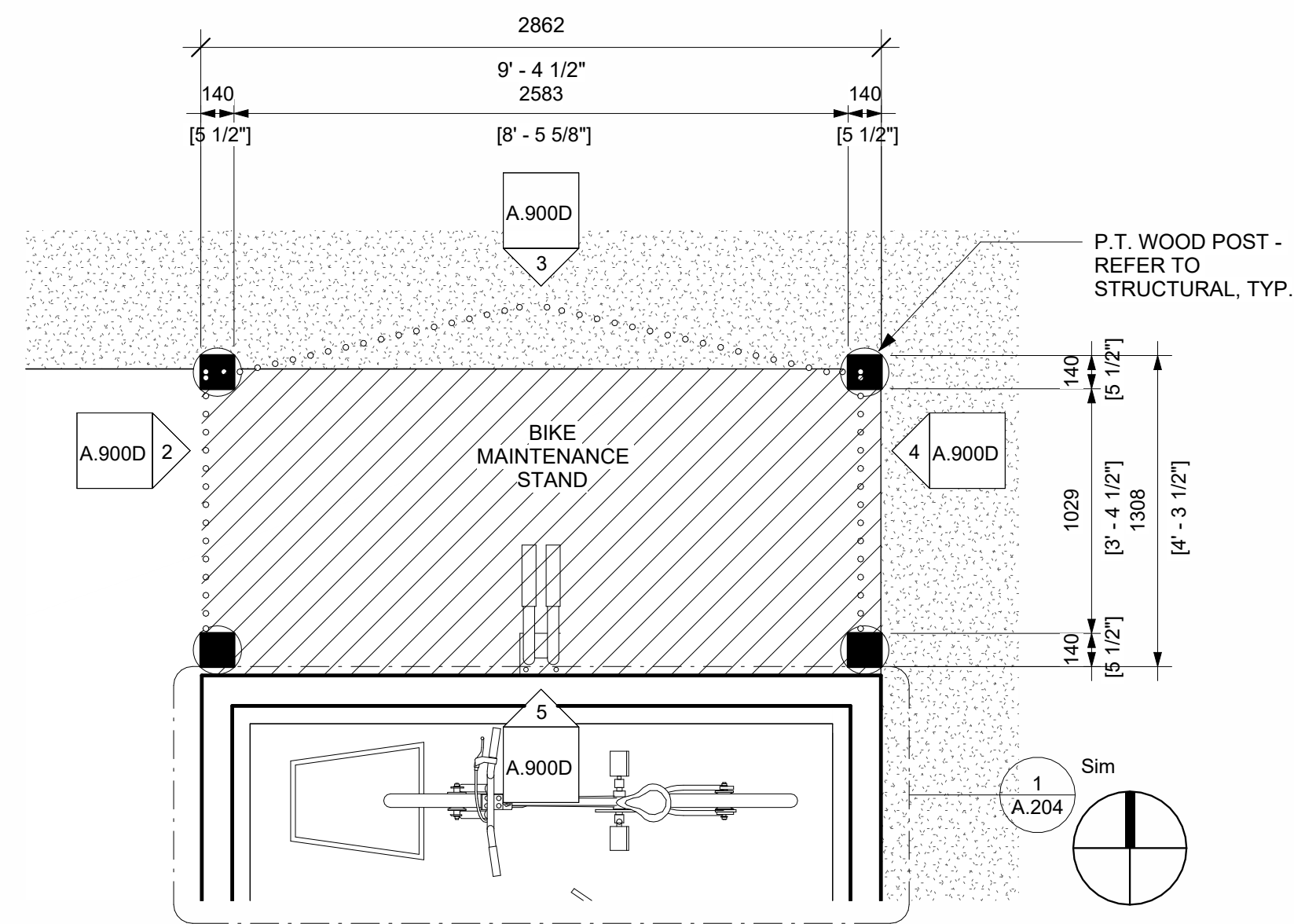
SUITE PLANS

Project number 24003
Date 24.10.29
Drawn by SA
Checked by SS

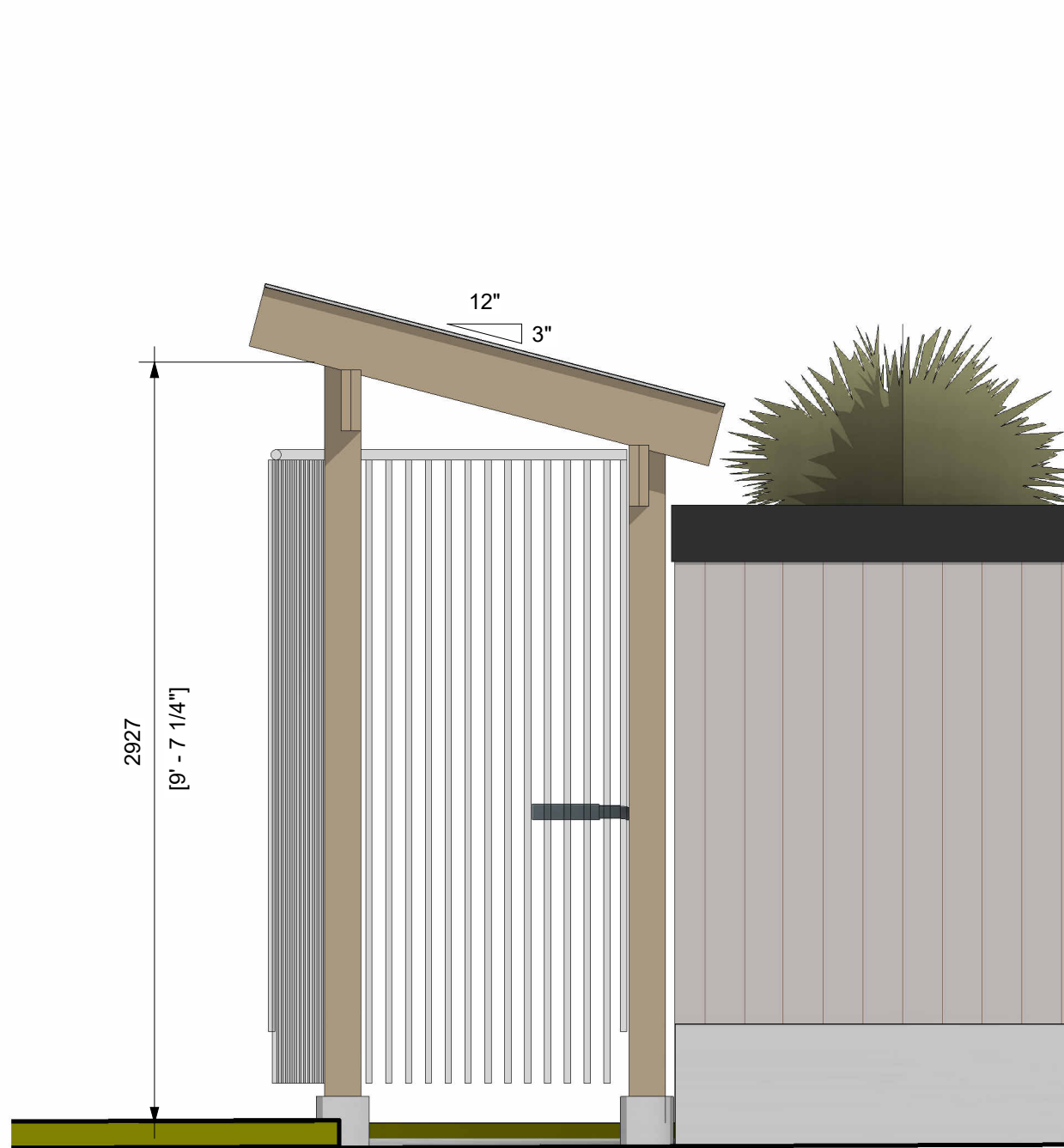
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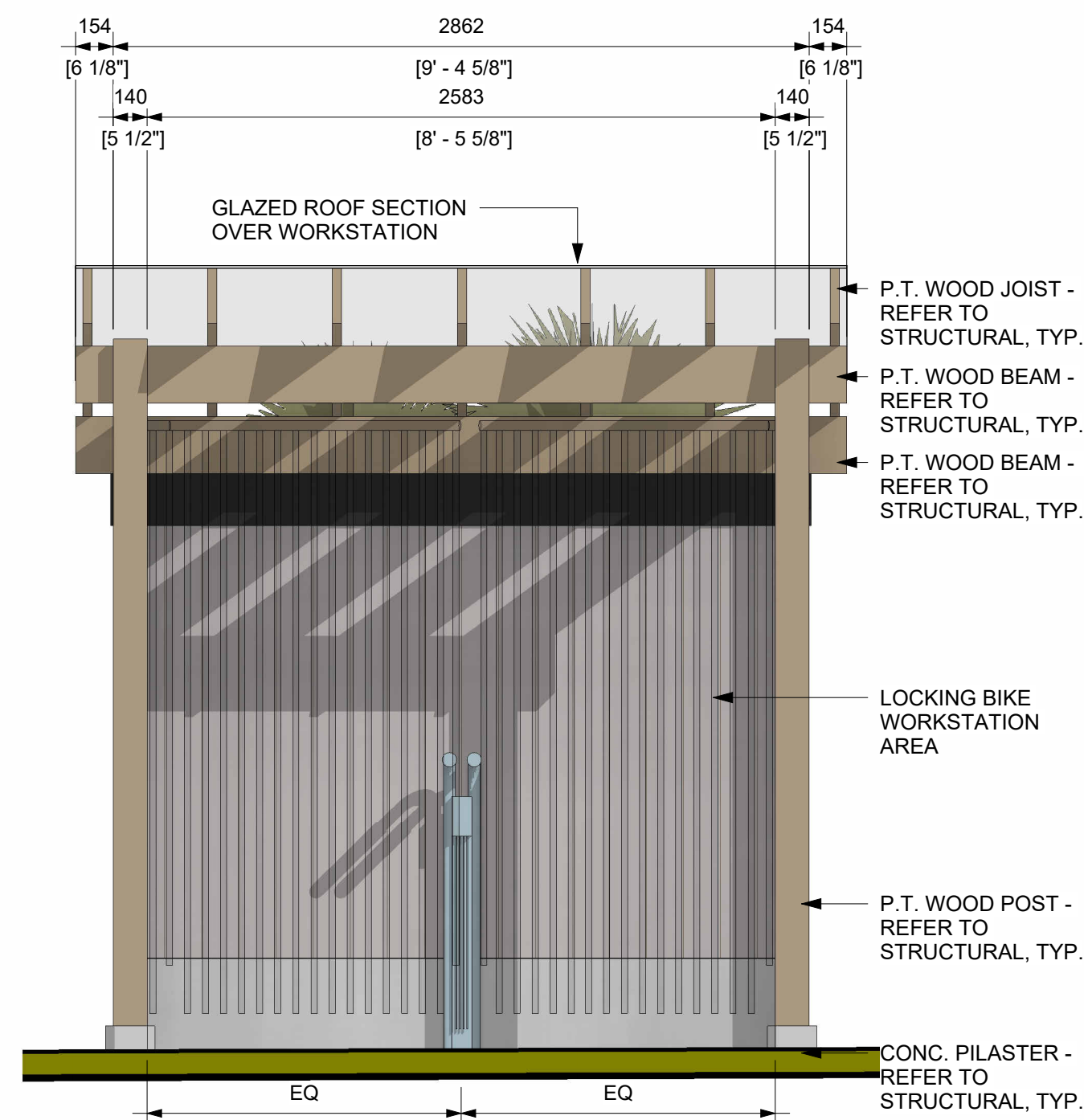
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2026-03-19



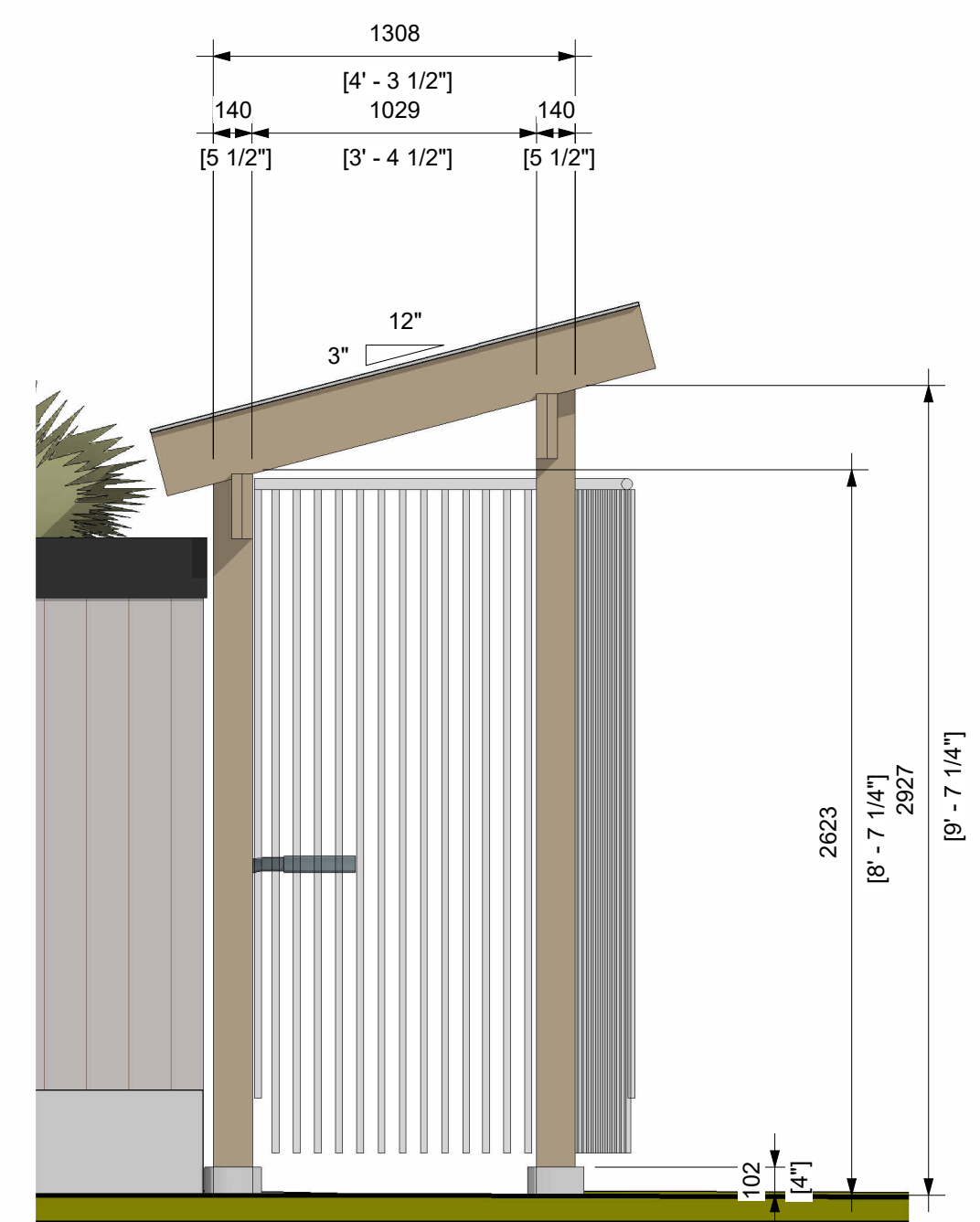
1 PLAN VIEW - BIKE WORKSTATION
A.900 1:25



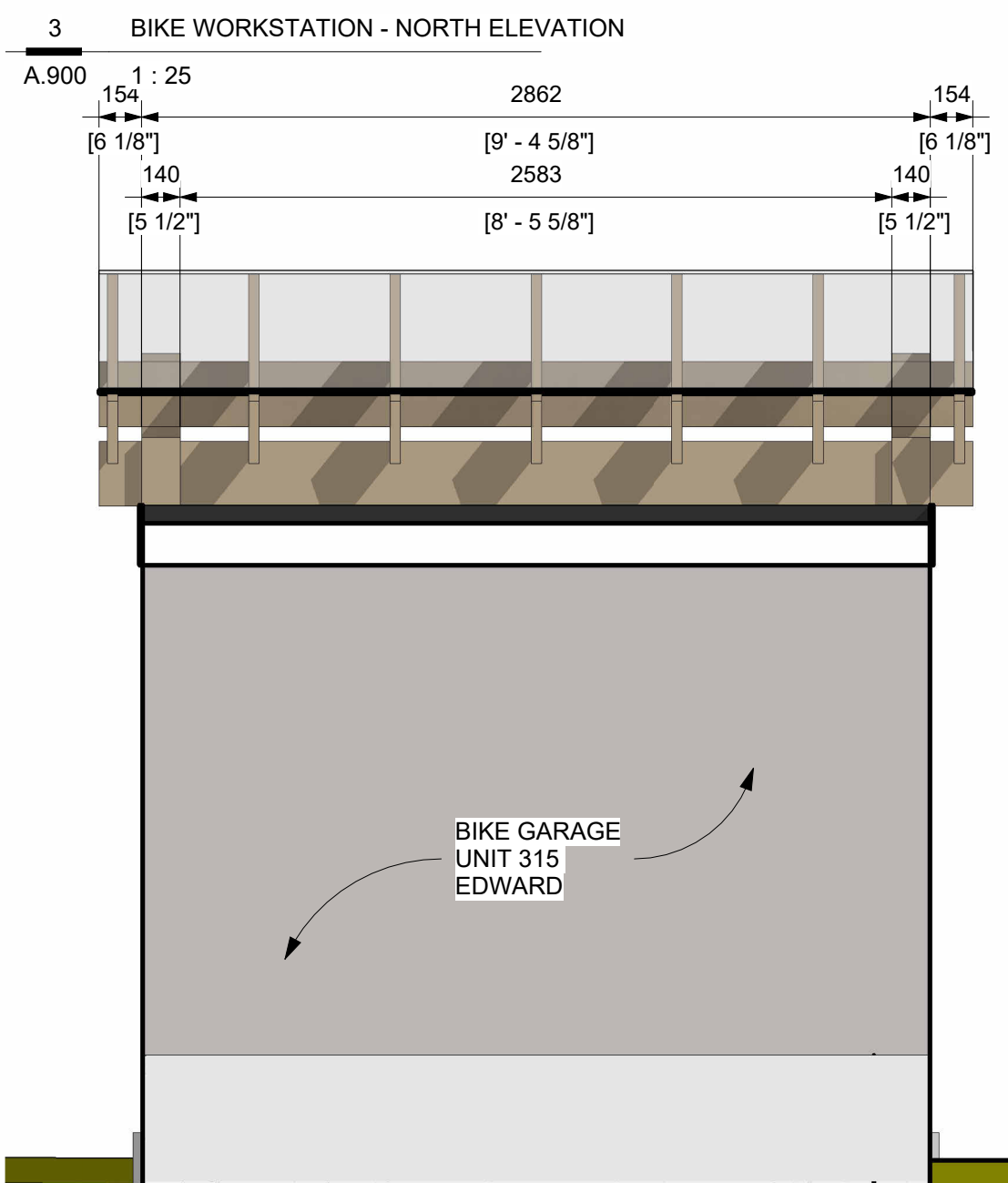
2 BIKE WORKSTATION - WEST ELEVATION
A.900 1:25



3 BIKE WORKSTATION - NORTH ELEVATION
A.900 1:25



4 BIKE WORKSTATION - EAST ELEVATION
A.900 1:25



5 BIKE WORKSTATION - SOUTH ELEVATION
A.900 1:25

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NALU @ VICWEST TOWNHOMES

BIKE WORKSTATION

| | |
|----------------|----------|
| Project number | 24003 |
| Date | 24.10.29 |
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| Checked by | SS |

A.900

Scale 1:25
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