DESIGN TEAM:

REGISTERED OWNER:

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DESIGNER / PROJECT MANAGER:

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VICTORIA, BC V9B 5N1

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E: PROKADPM@GMAIL.COM

LANDSCAPE:

MICHAEL HOLM
WSP

O: 604 631 9637
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SURVEY:

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DRAWING LIST

A000	COVER SHEET
A001	DESIGN RATIONALE
A100	BCLS SURVEY
A101	BCLS SURVEY + AERIAL PLAN
A102	PROPOSED SITE PLAN / DATA
A104	GROUND FLOOR PLAN
A105	MAIN FLOOR PLAN
A106	UPPER FLOOR PLAN
A107	ROOF PLAN
A200	ELEVATIONS: BLOCK A / COLOUR + MATERIAL SCHEDULE
A201	ELEVATIONS: BLOCK B / COLOUR + MATERIAL SCHEDULE
A202	STREET ELEVATIONS
A300	BUILDING SECTIONS
L-01	LANDSCAPE PLAN
L-02	PLANTING PLAN



CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: August 18, 2023

HAWTHORN ROW

1171/1173 MAY STREET, VICTORIA, BC

RE-ISSUED FOR DEVELOPMENT PERMIT / REZONING PERMIT - 23.08.17

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DESIGN RATIONALE:

DEVELOPMENT VISION

- FULFILL THE NEED FOR NEW & ADEQUATELY SIZED ***FAMILY ORIENTED*** HOUSING
- CLOSE TO PARKS, SCHOOLS, & A DEVELOPING COMMERCIAL DISTRICT NEARBY
- ***HIGH-QUALITY***, THOUGHTFUL, & ***WELL DESIGNED HOUSING WITH SUSTAINABILITY & ARCHITECTURAL CHARACTER***







CONTEXTUAL RESPONSE

- THE PROPOSED 3 STOREY FORM ALLOWS FOR MEDIUM DENSITY DEVELOPMENT
- ALL UNITS WILL BE ABLE TO PROVIDE FULL ACCESSIBILITY IF REQUIRED BY OCCUPANTS
- EXISTING SINGLE-FAMILY HOMES IN THE NEIGHBOURHOOD ARE BETWEEN 2 & 3 STOREYS
- MASSING ON THE PROPERTY HAS BEEN BROKEN DOWN INTO TWO (2) SEPARATE TRI-PLEX BUILDINGS
- SITE IS 'FLAT' SO THERE WILL BE VERY MINIMAL TO NO NEED FOR LARGE RETAINING WALLS
- PARKING ACCESS IS OFF OF CAMBRIDGE STREET AS PER CITY OF VICTORIA REQUIREDMENTS

ARCHITECTURAL CHARACTER

- ARCHITECTURAL BASED ON 'VICTORIAN ROOTS'
- SUSTAINABLE & DURABLE MATERIALS TO BE USED
- SUSTAINABLE APPROACH WILL BE UTILIZED WITH FOCUS ON IMPORTANCE OF ENVELOPE PERFORMANCE

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1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

ISSUES:

ProKAD
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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

DESIGN RATIONALE

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE: NTS

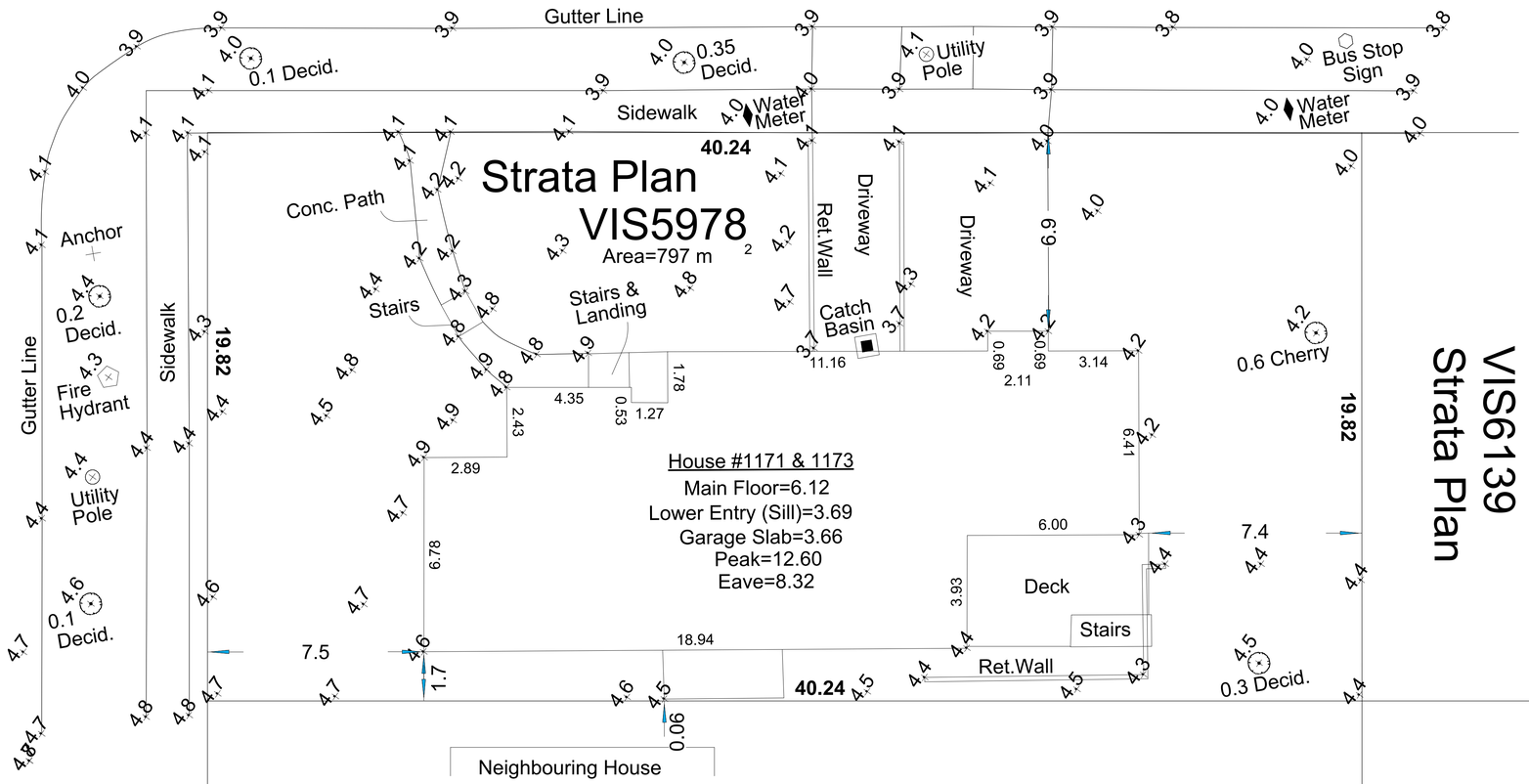
REVISION NO:

DRAWING NO: A001

May Street

Cambridge Street

VIS6139
Strata Plan



Lot 23
Plan 897

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE VICTORIA CITY, STRATA PLAN VIS5978

P.I.D. 026-634-091 & 026-634-104

SURVEY PREPARED BY:

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BCLS SURVEY

DRAWING TITLE:

PROJECT #:

DRAWN:

CHECKED:

SCALE:

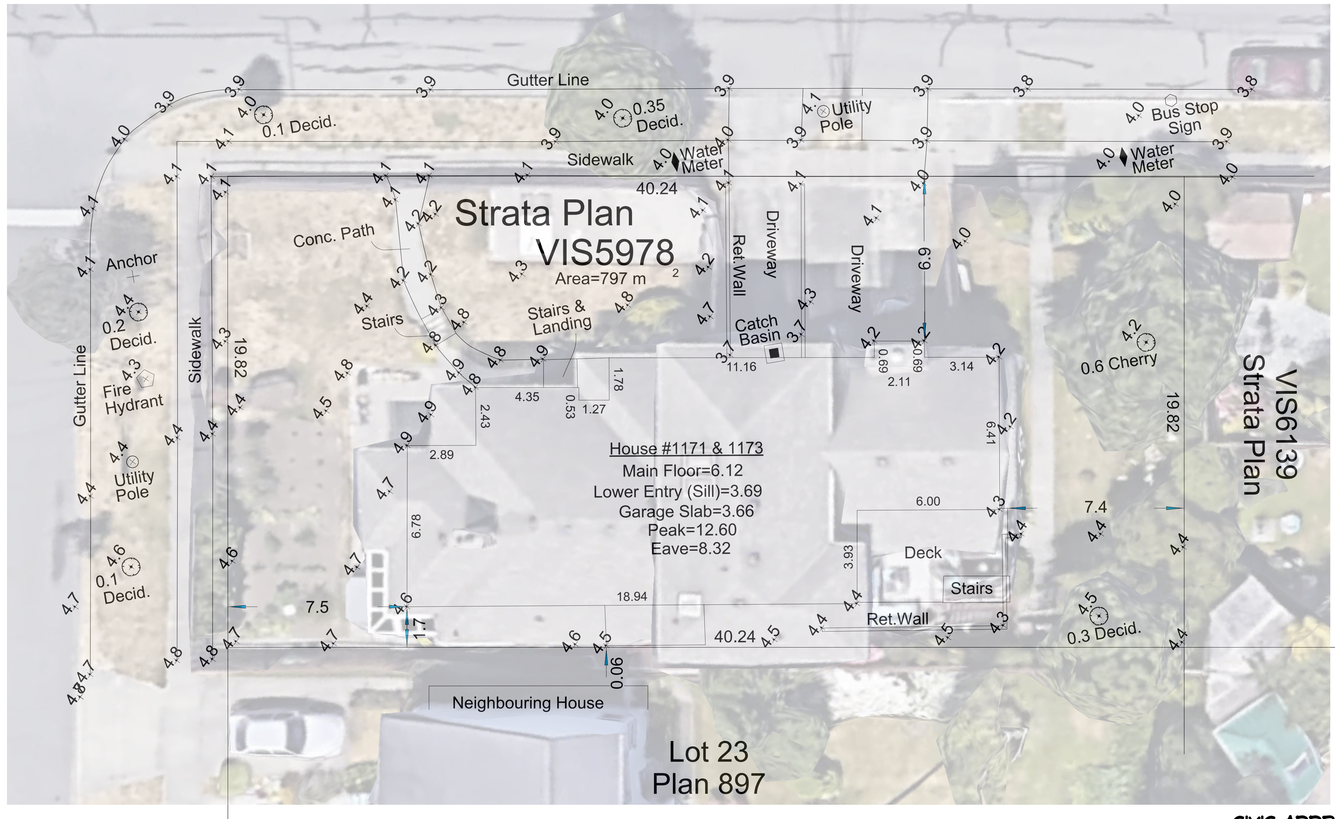
REVISION NO:

DRAWING NO:

A100

May Street

Cambridge Street



VIS6139
Strata Plan

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE VICTORIA CITY, STRATA PLAN VIS5978

P.I.D. 026-634-091 & 026-634-104

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REVISIONS:

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BCLS SURVEY + AERIAL PLAN

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE:

REVISION NO:

DRAWING NO:

A101

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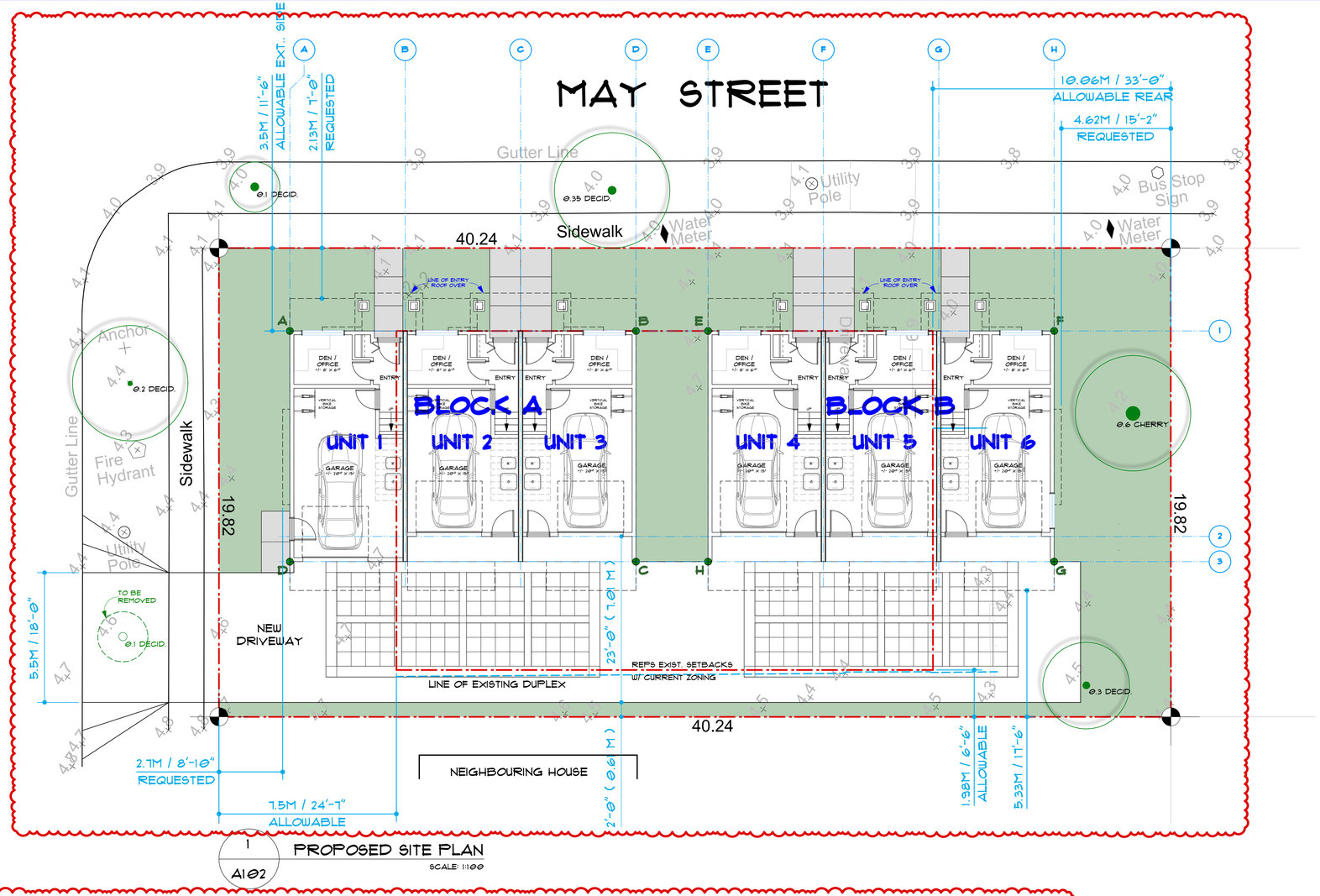
CAMBRIDGE STREET



1 / A102 PROPOSED SITE PLAN

SCALE: 1:100

GRADE POINTS:

BLOCK A:

A = 4.2 INTERPOLATED
B = 4.2 INTERPOLATED
C = 4.6 INTERPOLATED
D = 4.6 INTERPOLATED

BLOCK B:

E = 4.2
F = 4.1 INTERPOLATED
G = 4.4
H = 4.6 INTERPOLATED

GRADE CALCULATION:

A ¢ B: ((4.2 + 4.2) / 2) X 14.62 = 61.40
B ¢ C: ((4.2 + 4.6) / 2) X 9.75 = 42.9
C ¢ D: ((4.6 + 4.6) / 2) X 14.62 = 67.25
D ¢ A: ((4.6 + 4.2) / 2) X 9.75 = 41.8

213.35 / 48.74 = **4.38 AVERAGE GRADE** (BLOCK A)

E ¢ F: ((4.2 + 4.1) / 2) X 14.62 = 60.67
F ¢ G: ((4.1 + 4.4) / 2) X 9.75 = 41.44
G ¢ H: ((4.4 + 4.6) / 2) X 14.62 = 65.79
H ¢ E: ((4.6 + 4.2) / 2) X 9.75 = 42.90

210.80 / 48.74 = **4.32 AVERAGE GRADE** (BLOCK B)

UNIT DATA:

	GARAGE	GROUND	MAIN	UPPER	TOTAL
	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	SQ.M. / SQ.FT.	
UNIT 1	30.6 / 329	10.4 / 112	44.9 / 483	44.8 / 482	100.1 / 1,077
UNIT 2	26.0 / 280	10.6 / 114	44.2 / 476	44.5 / 479	99.3 / 1,069
UNIT 3	25.7 / 276	10.4 / 112	43.8 / 471	43.9 / 472	98.0 / 1055
UNIT 4	25.7 / 276	10.4 / 112	43.8 / 471	43.9 / 472	98.0 / 1055
UNIT 5	26.0 / 280	10.6 / 114	44.2 / 476	44.5 / 479	99.3 / 1,069
UNIT 6	25.7 / 276	10.4 / 112	44.9 / 483	44.8 / 482	100.1 / 1,077
				TOTAL:	594.8 / 6,402

PROJECT INFORMATION TABLE:

ZONE (EXISTING) :	RI-2A
PROPOSED ZONE :	SITE SPECIFIC ZONE
SITE AREA :	798 SQ.M (8,582 SQ.FT)
TOTAL FLOOR AREA :	594.8 SQ.M (6,402 SQ.FT.)
FLOOR SPACE RATIO :	0.75
SITE COVERAGE (%) :	338.1 SQ.M (3,638 SQ.FT.) OR 42.4%
OPEN SITE SPACE (%) :	299.1 SQ.M (3,218 SQ.FT.) OR 37.5%
HEIGHT OF BUILDING (M) :	BLOCK A: 9.32M (SEE SHEET A200) □ BLOCK B: 9.19M (SEE SHEET A201)
NUMBER OF STOREYS :	THREE (3)
PARKING STALLS :	SIX (6)
BICYLE PARKING :	TWELVE (12)
BUILDING SETBACKS :	
FRONT YARD :	ALLOWABLE: 7.5M (24.6') / REQUESTED: 2.7M (8.83') *
REAR YARD :	ALLOWABLE: 10.06M (33.0') / REQUESTED: 4.62M (15.2') *
INTERIOR SIDE YARD :	ALLOWABLE: 1.98M (6.5') / PROPOSED: 5.33M (17.5')
EXTERIOR SIDE YARD :	ALLOWABLE: 3.50M (11.5') / REQUESTED: 2.13M (7.0') *
COMBINED SIDE YARDS :	7.46M (24.5')
RESIDENTIAL USE DETAILS :	
TOTAL NUMBER OF UNITS :	SIX (6)
UNIT TYPE :	2 BEDROOM
UNIT FLOOR AREAS:	SEE UNIT DATA TABLE - THIS SHEET
TOTAL RESIDENTIAL FLOOR AREA (M2) :	SEE UNIT DATA TABLE - THIS SHEET

* VARIANCE REQUESTED

CIVIC ADDRESS:

1171 / 1173 MAY STREET, VICTORIA, BC

LEGAL DESCRIPTION:

STRATA LOT A AND B, FAIRFIELD FARM ESTATE VICTORIA CITY, STRATA PLAN VIS5978

P.I.D. 026-634-091 ¢ 026-634-104

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1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

NO	DATE:	DESCRIPTION:

ISSUES:

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

PROPOSED SITE PLAN / DATA

DRAWING TITLE:

PROJECT #:

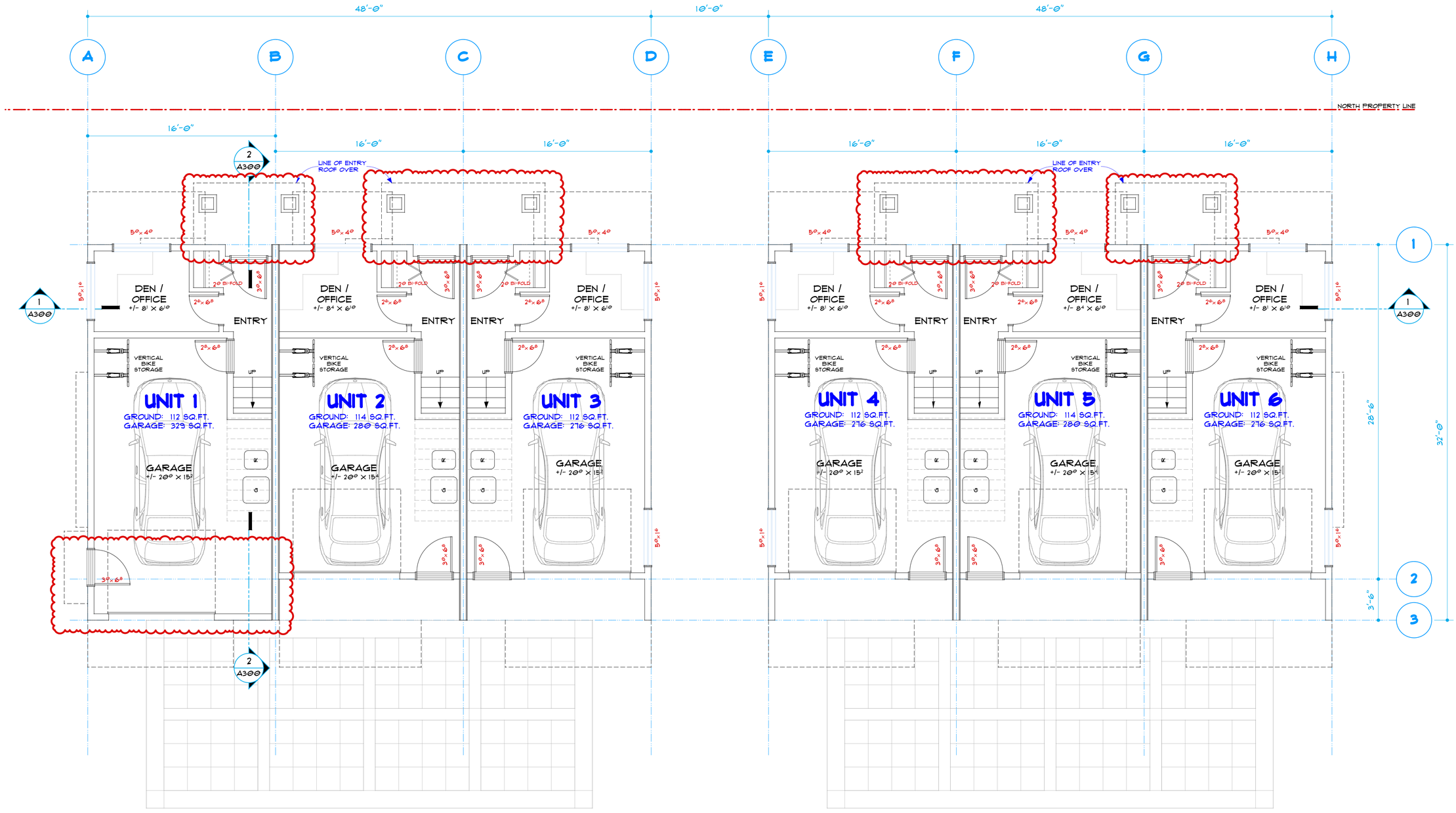
DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A102



SOUTH PROPERTY LINE

1 / A104 GROUND FLOOR PLAN - BLOCK A
SCALE: 1/4" = 1'-0"

2 / A104 GROUND FLOOR PLAN - BLOCK B
SCALE: 1/4" = 1'-0"

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PROJECT NORTH:

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1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

GROUND FLOOR PLAN

DRAWING TITLE:

PROJECT #:

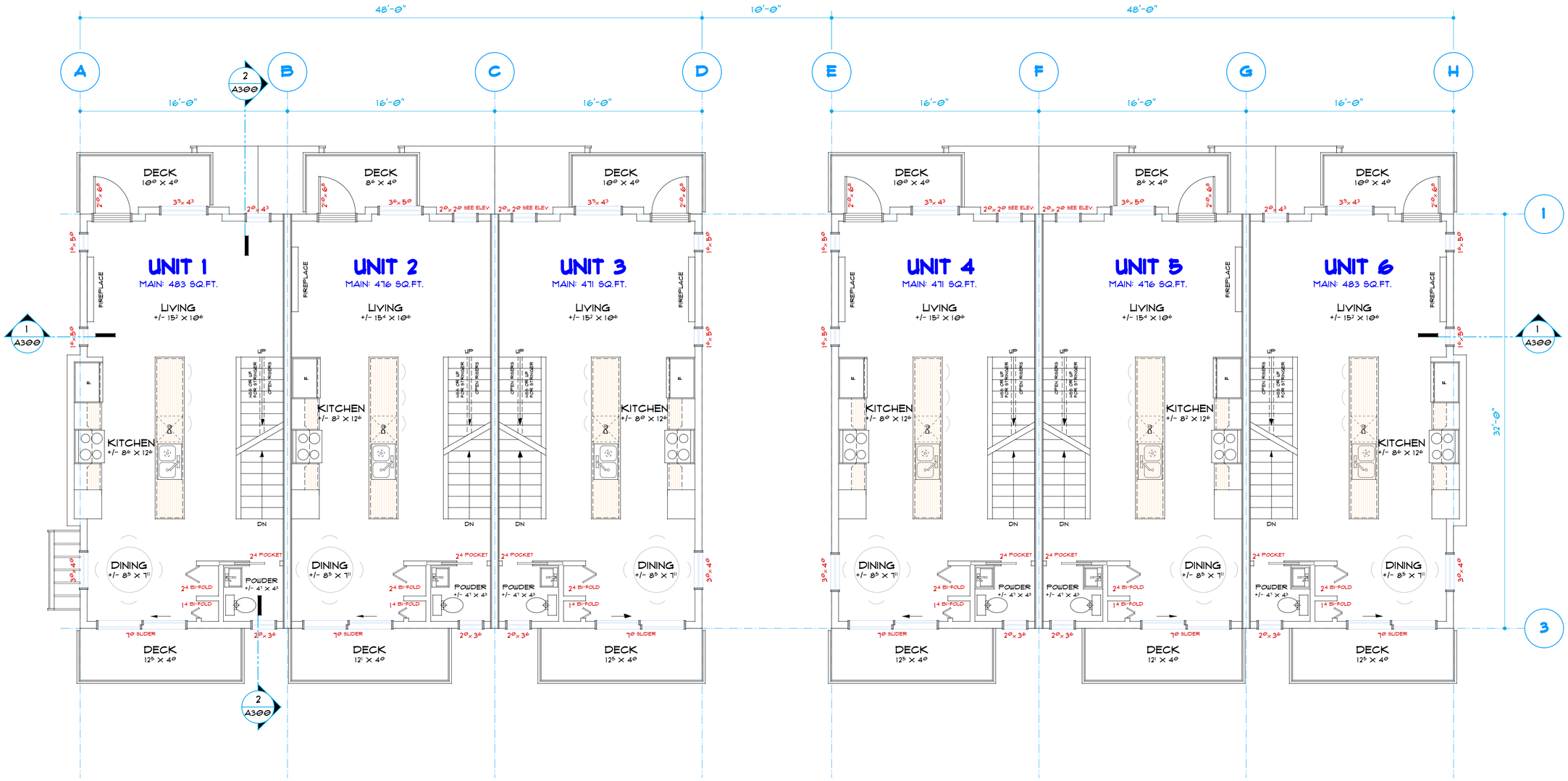
DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A104



1 A105 MAIN FLOOR PLAN - BLOCK A

SCALE: 1/4" = 1'-0"

2 A105 MAIN FLOOR PLAN - BLOCK B

SCALE: 1/4" = 1'-0"

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

MAIN FLOOR PLAN

DRAWING TITLE:

PROJECT #:

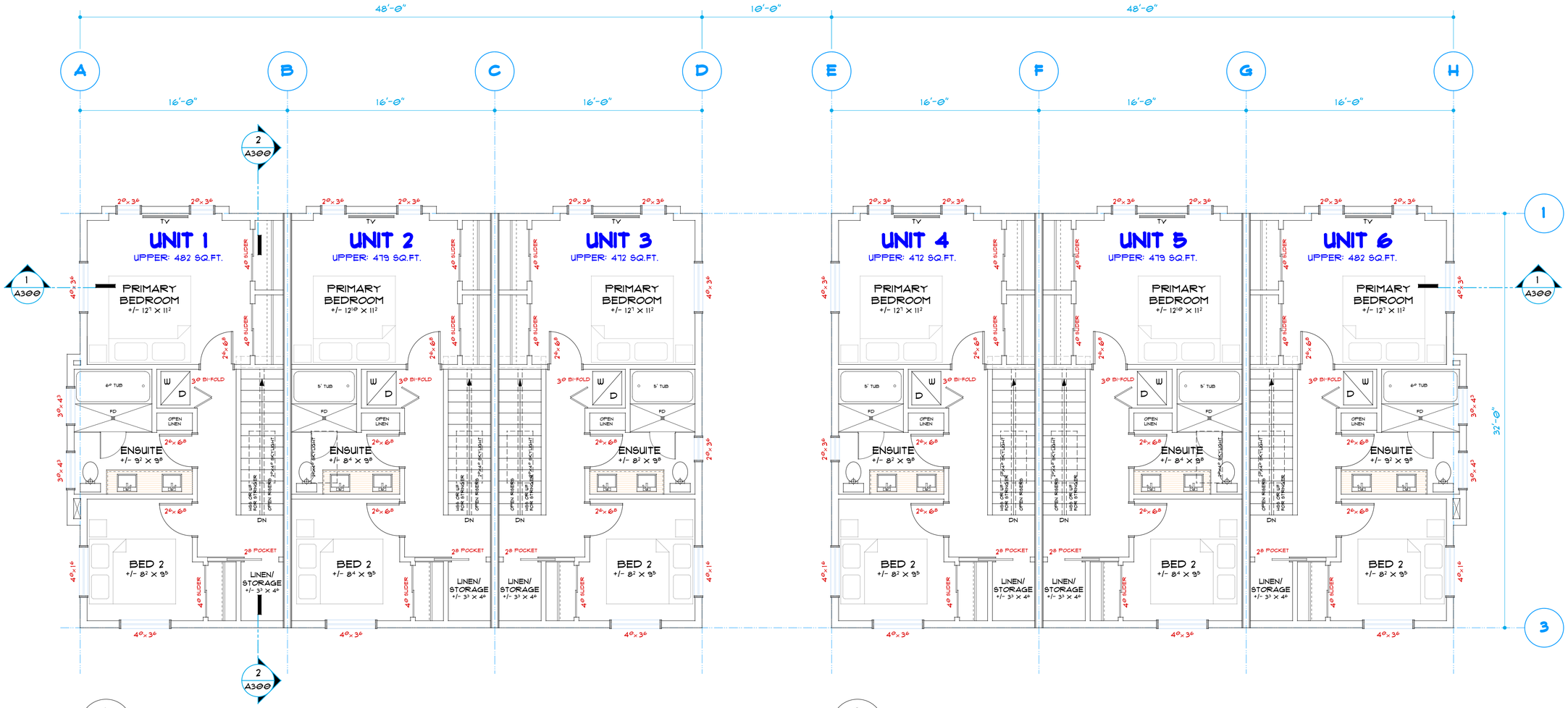
DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A105



1 A106 UPPER FLOOR PLAN - BLOCK A

SCALE: 1/4" = 1'-0"

2 A106 UPPER FLOOR PLAN - BLOCK B

SCALE: 1/4" = 1'-0"

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

UPPER FLOOR PLAN

DRAWING TITLE:

PROJECT #:

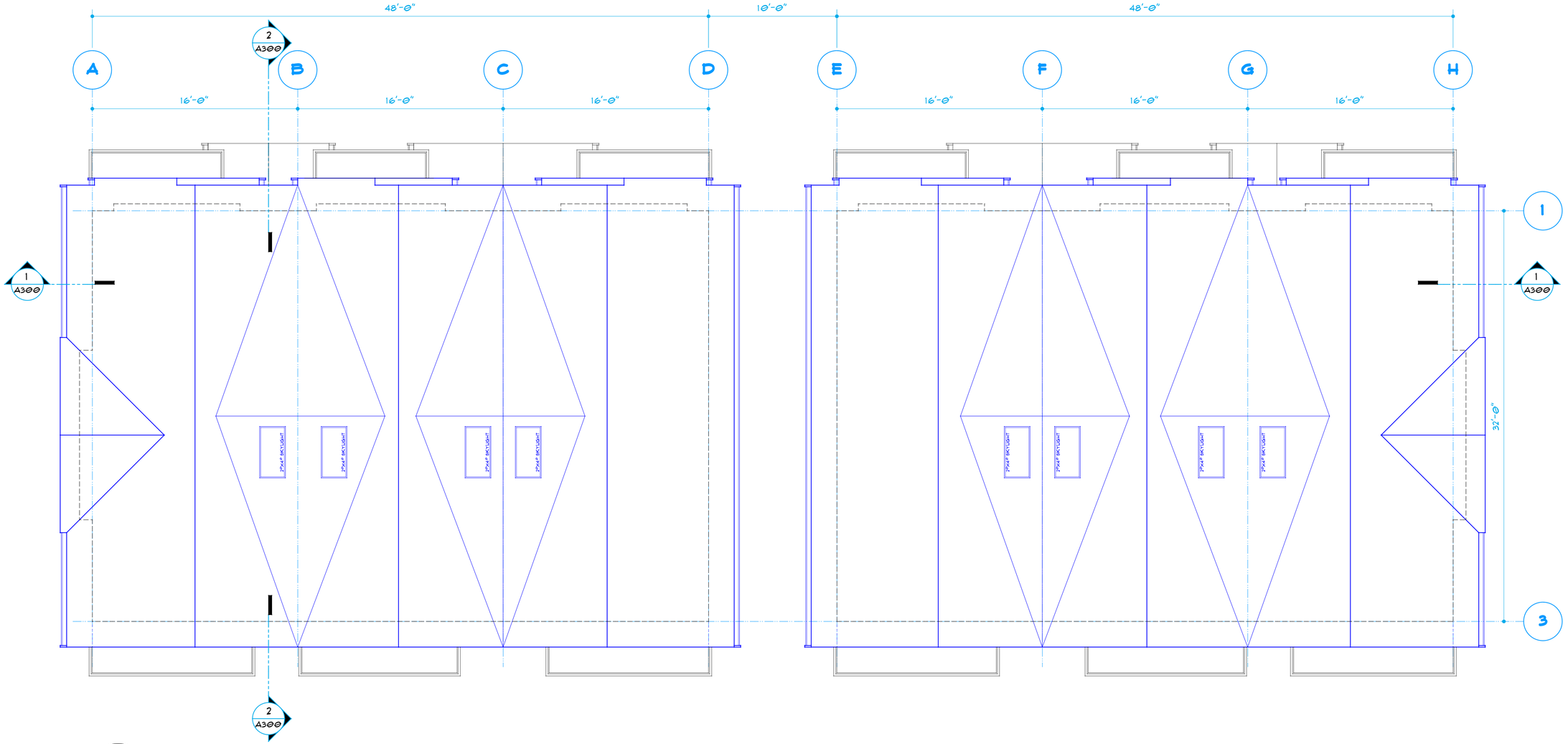
DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A106



1 / A107 ROOF PLAN

SCALE: 1/4" = 1'-0"

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phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ROOF PLAN

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

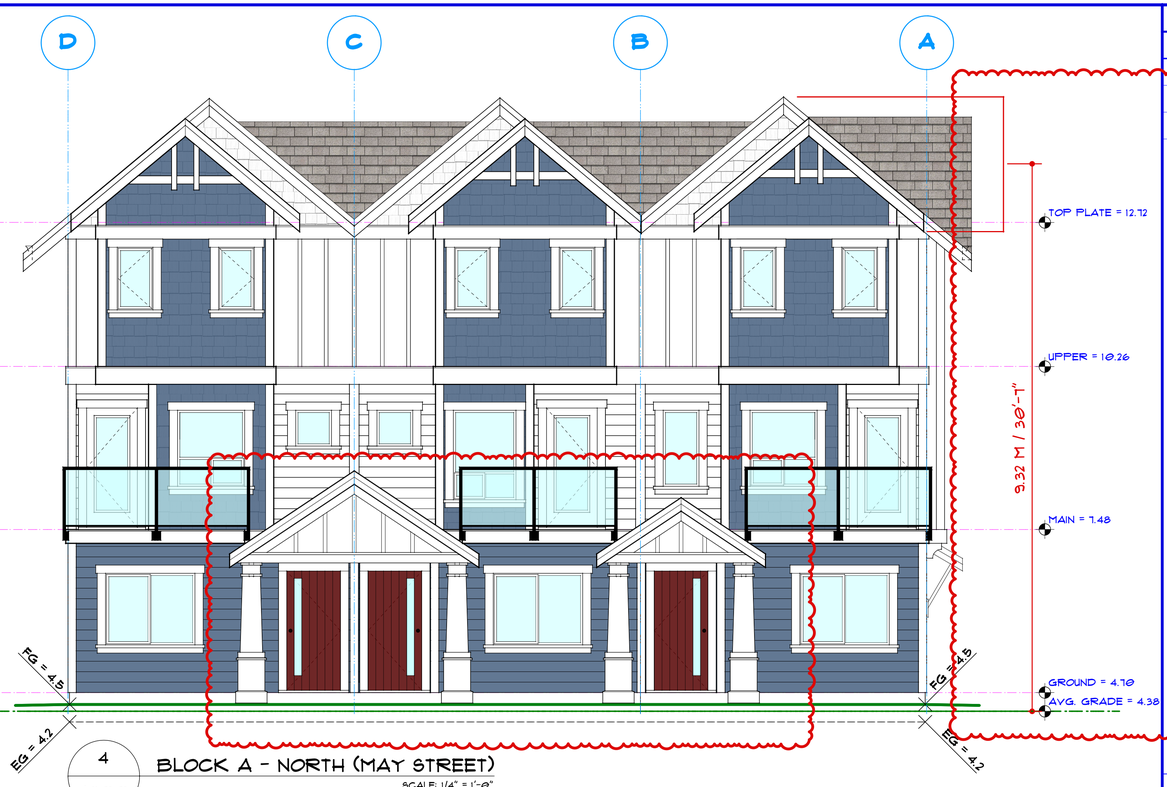
REVISION NO:

DRAWING NO: A107



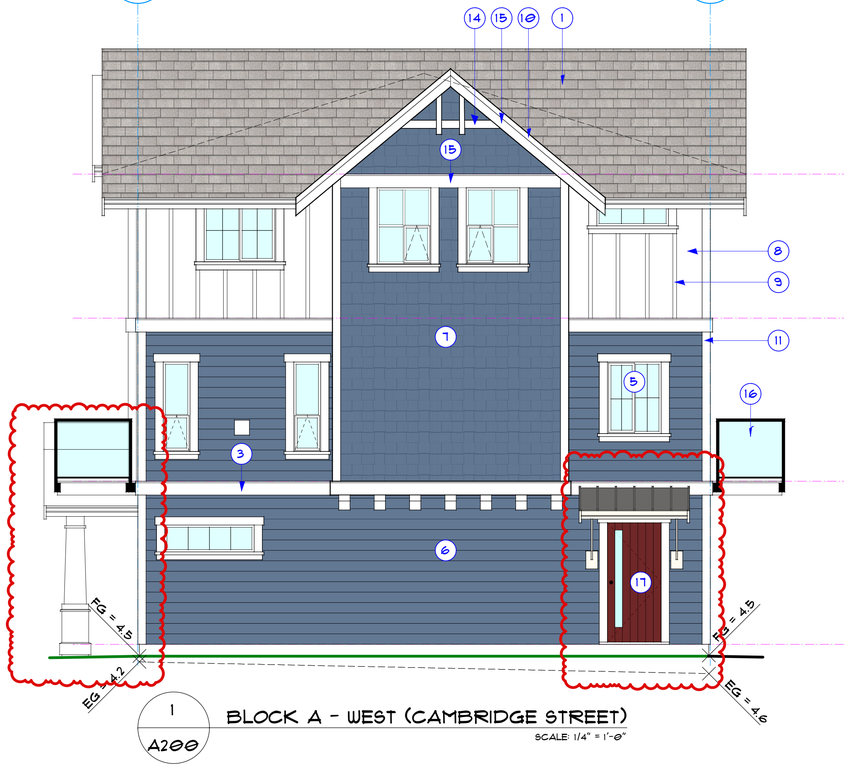
3 A200 BLOCK A- SOUTH

SCALE: 1/4" = 1'-0"



4 A200 BLOCK A - NORTH (MAY STREET)

SCALE: 1/4" = 1'-0"



1 A200 BLOCK A - WEST (CAMBRIDGE STREET)

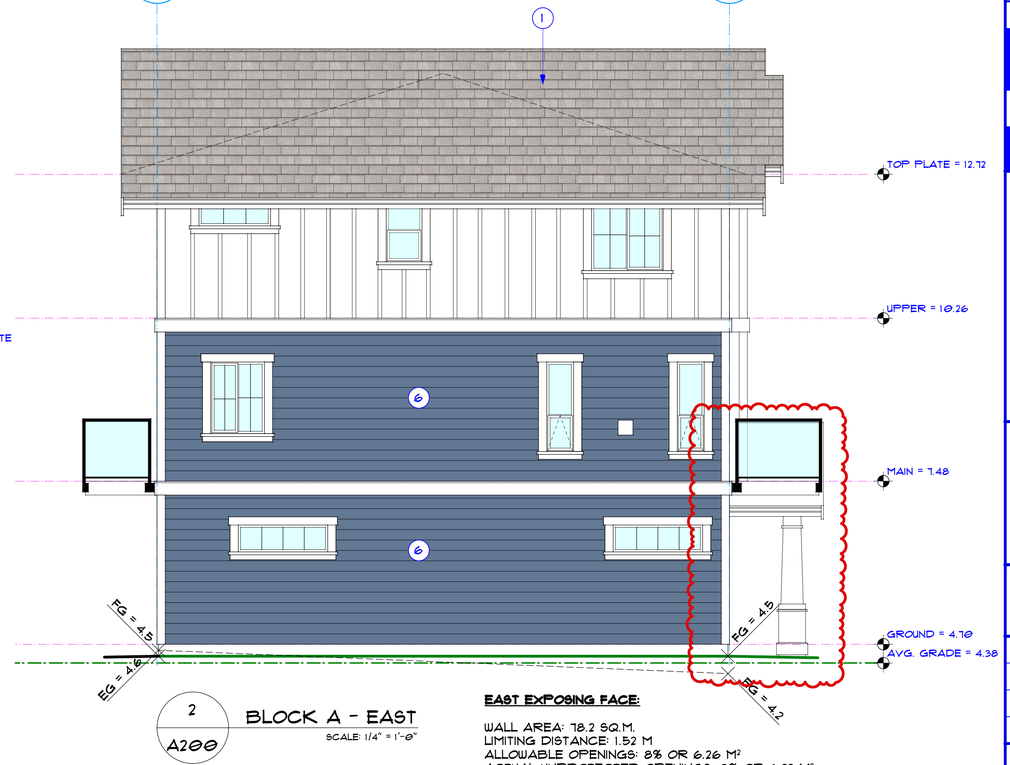
SCALE: 1/4" = 1'-0"

FINISH LEGEND:

1. FIBREGLAS LAMINATE SHINGLE
2. PREFIN. METAL CAP FLASHING
3. STANDING SEAM METAL ROOFING
4. PREFIN. ALUM. GUTTER - WHITE
5. VINYL WINDOWS - WHITE
6. CEMENT FIBRE - HORIZONTAL LAP SIDING
7. CEMENT FIBRE - SHINGLE SIDING
8. CEMENT FIBRE - PANEL SIDING
9. RUSTIC GRAIN BATTEN BOARDS - 2.5" - ARCTIC WHITE
10. 5/4 RUSTIC TRIM BOARD - 3.5" - ARCTIC WHITE
11. 5/4 RUSTIC TRIM BOARD - 5.5" - ARCTIC WHITE
12. 5/4 RUSTIC TRIM BOARD - 7.25" - ARCTIC WHITE
13. 5/4 RUSTIC TRIM BOARD - 9.25" - ARCTIC WHITE
14. 2 X 8 COMB FACED TRIM - ARCTIC WHITE
15. 2 X 10 COMB FACED TRIM - ARCTIC WHITE
16. PREFIN. ALUM. GUARDRAIL/HANDRAIL - BLACK
17. FIBREGLAS ENTRY DOOR
18. SLIDING GLASS DOOR
19. GLAZED OVERHEAD DOOR - BLACK

ARCTIC WHITE

EVENING BLUE



2 A200 BLOCK A - EAST

SCALE: 1/4" = 1'-0"

EAST EXPOSING FACE:

WALL AREA: 78.2 SQ.M.
LIMITING DISTANCE: 1.52 M
ALLOWABLE OPENINGS: 8% OR 6.26 M²
ACTUAL UNPROTECTED OPENINGS: 8% OR 6.22 M²

REVISIONS:

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ELEVATIONS:
BLOCK A

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A200

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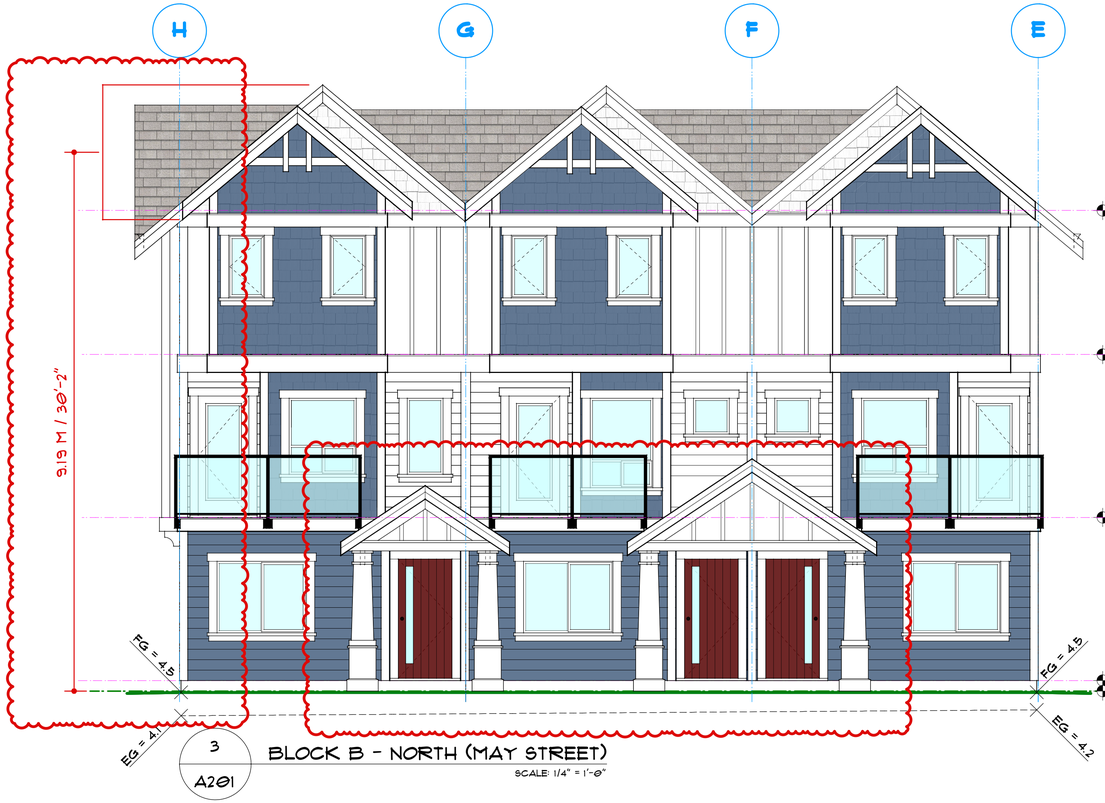


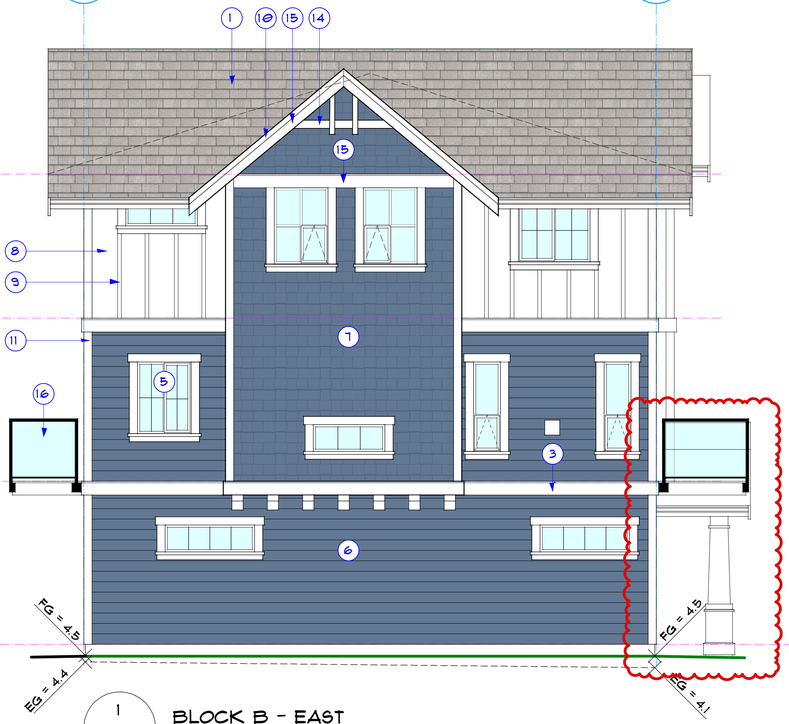
3 A201 **BLOCK B - NORTH (MAY STREET)**

SCALE: 1/4" = 1'-0"



4 A201 **BLOCK B - SOUTH**

SCALE: 1/4" = 1'-0"



1 A201 **BLOCK B - EAST**

SCALE: 1/4" = 1'-0"

FINISH LEGEND:

1. FIBREGLAS LAMINATE SHINGLE
2. PREFIN. METAL CAP FLASHING
3. STANDING SEAM METAL ROOFING
4. PREFIN. ALUM. GUTTER - WHITE
5. VINYL WINDOWS - WHITE
6. CEMENT FIBRE - HORIZONTAL LAP SIDING
7. CEMENT FIBRE - SHINGLE SIDING
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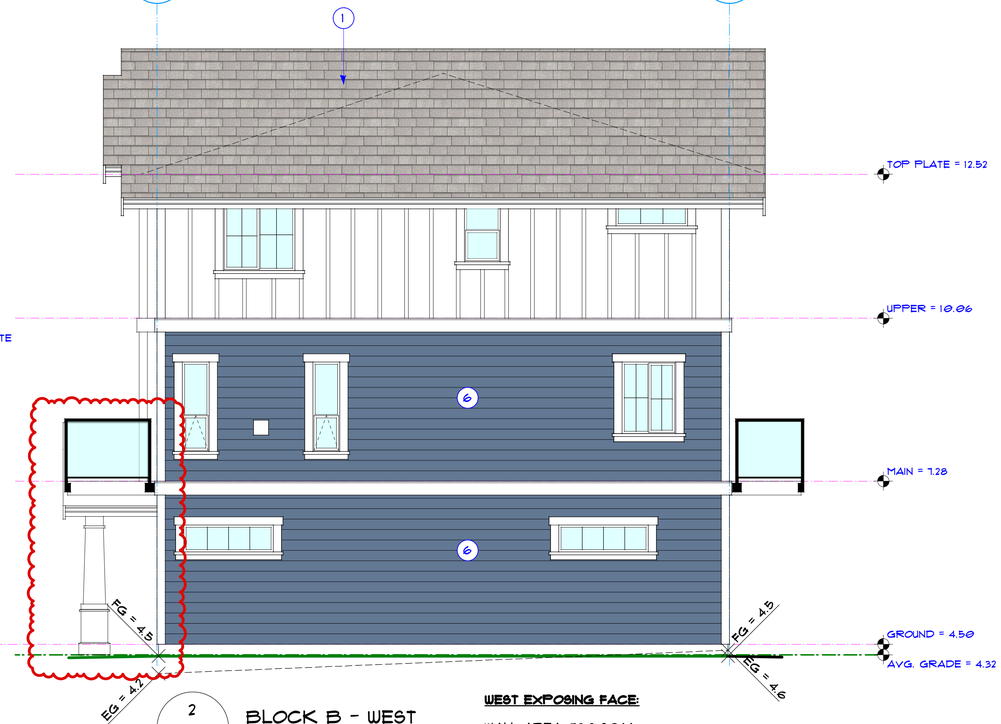
17. FIBREGLAS ENTRY DOOR
18. SLIDING GLASS DOOR
19. GLAZED OVERHEAD DOOR - BLACK

ARCTIC WHITE

EVENING BLUE



2 A201 **BLOCK B - WEST**

SCALE: 1/4" = 1'-0"

WEST EXPOSING FACE:

WALL AREA: 78.2 SQ.M.
LIMITING DISTANCE: 1.52 M
ALLOWABLE OPENINGS: 8% OR 6.26 M²
ACTUAL UNPROTECTED OPENINGS: 8% OR 6.22 M²

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REVISIONS:

NO:	DATE:	DESCRIPTION:
2	23.08.17	RE-ISSUED FOR DEVELOPMENT PERMIT / REZONING PERMIT
1	23.02.21	DEVELOPMENT PERMIT / REZONING PERMIT

NO:	DATE:	DESCRIPTION:

ISSUES:

ProKAD
PROJECT MANAGEMENT LTD.
'...taking the guesswork out of your project...'
email: prokadpm@gmail.com
phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

ELEVATIONS:
BLOCK B

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A201



MAY STREET



CAMBRIDGE STREET

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ISSUES:

ProKAD

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phone: 250.208.4290

PROJECT NORTH:

HAWTHORN ROW

1171□1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

STREET ELEVATIONS

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

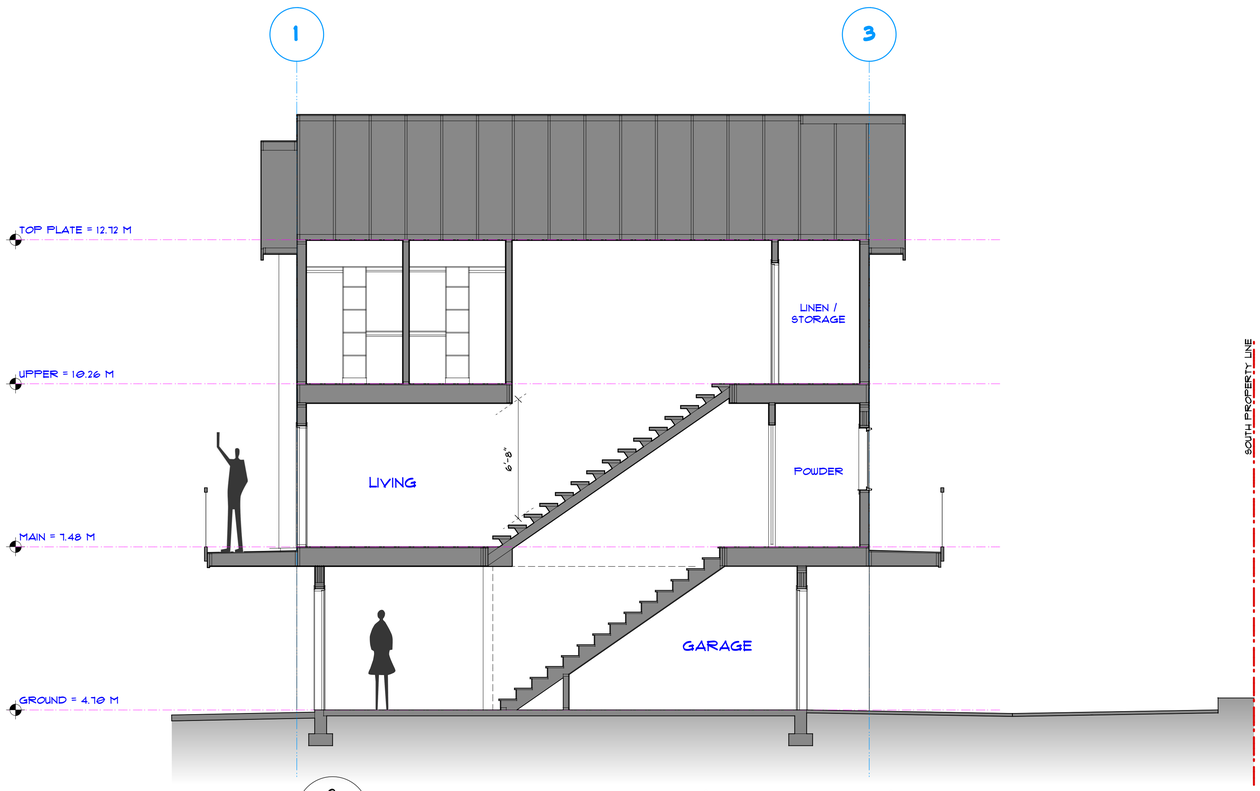
CHECKED:

SCALE: NTS

REVISION NO:

DRAWING NO:

A202



2 / A300 BUILDING SECTION - BLOCK A (BLOCK B SIMILAR)

SCALE: 1/4" = 1'-0"



1 / A300 BUILDING SECTION

SCALE: 1/4" = 1'-0"

BLOCK A

BLOCK B

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PROJECT NORTH:

HAWTHORN ROW

1171/1173 MAY STREET
VICTORIA, BC

PROJECT TITLE:

BUILDING SECTIONS

DRAWING TITLE:

PROJECT #:

DRAWN: KAD

CHECKED: KAD

SCALE: AS NOTED

REVISION NO:

DRAWING NO: A300