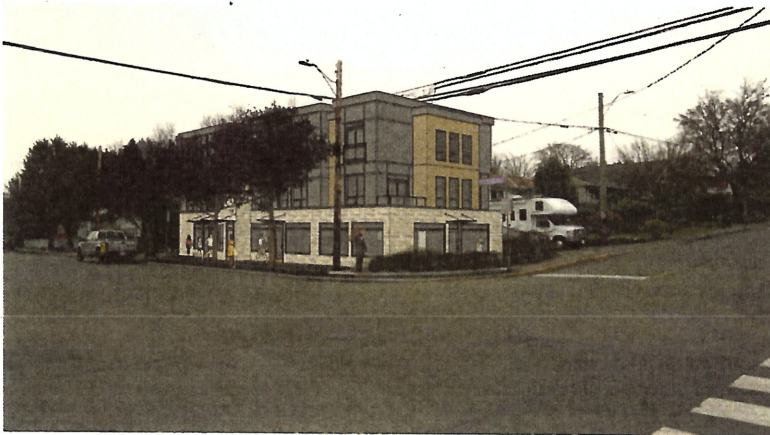




1 STREETScape
A0.0 SCALE NTS



2 RENDERING
A0.0 SCALE NTS

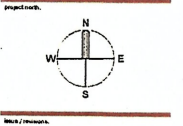


3 RENDERING
A0.0 SCALE NTS



4 STREETScape
A0.0 SCALE NTS

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5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17
No.	Issued / Revisions	Date

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#118-21 Erie Street
Victoria, British Columbia
t 250.360.2000

ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
1011 FARM ROAD EAST

drawing title
STREETScape AND
RENDERINGS

project no.:	17-512
date:	12 DEC 2017
checked by:	LOWE
drawn by:	AL

A0.0

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MAY 22 2018
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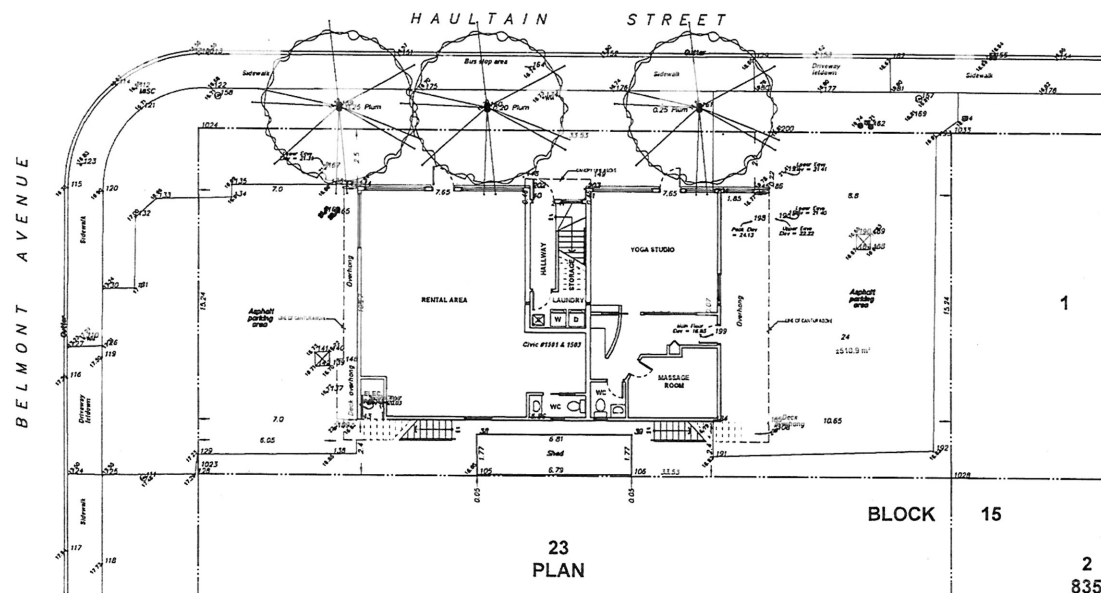
PROJECT INFORMATION

LEGAL ADDRESS: LOT 24 BLOCK 15 PLAN VP835
SECTION 48 LAND DISTRICT 57

CIVIC ADDRESS: 1501-1503 Haultain St.
VICTORIA, B.C.

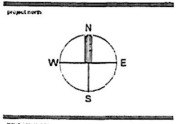
ZONING DATA

ZONING: C - 1, Limited Commercial District
SITE AREA: 511 m² (5,500 sq.ft.)
GROUND FLOOR AREA (EXISTING): 156 m² (1,684 sq.ft.)
SECOND FLOOR AREA (EXISTING): 179 m² (1,928 sq.ft.)



1 SITE PLAN EXISTING
A1.0 SCALE: 1:100

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5	RE SUBMISSION FOR DP	17 MAY '18
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2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT / PERMIT	12 DEC '17

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ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
1501-1503 HAULTAIN STREET
VICTORIA, B.C.
SITE PLAN EXISTING

project no.:	17-515
date	12 DEC 2017
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AVERAGE GRADE CALCULATIONS
 POINTS A & B: $((16.78 + 16.89) \div 2) \times 25m = 420.87$
 POINTS B & C: $((16.89 + 17.21) \div 2) \times 10m = 170.5$
 POINTS C & D: $((17.21 + 16.78) \div 2) \times 23m = 391$
 POINTS D & A: $((16.78 + 16.78) \div 2) \times 10m = 167.85$
 = 1,150.22

1,150.22 ÷ 68m = 16.91m AVERAGE GRADE

PROJECT INFORMATION

LEGAL ADDRESS: LOT 24 BLOCK 15 PLAN VP835
 SECTION 48 LAND DISTRICT 57

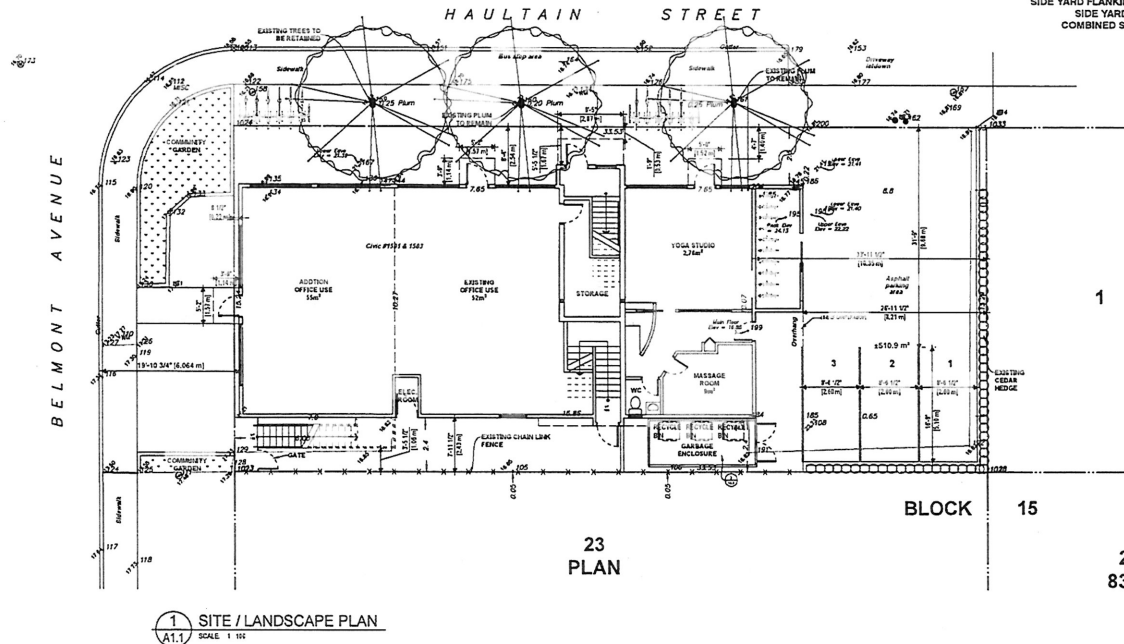
CIVIC ADDRESS: 1501-1503 Haultain St.
 VICTORIA, B.C.

ZONING DATA

ZONING: C-1: Limited Commercial District
 SITE AREA: 511 m² (5,500 sq.ft.)
 GROUND FLOOR AREA (EXISTING): 156 m² (1,684 s.f.)
 GROUND FLOOR AREA (PROPOSED): 240 m² (2,581 s.f.)
 SECOND FLOOR AREA (EXISTING): 179 m² (1,928 s.f.)
 SECOND FLOOR AREA (PROPOSED): 234 m² (2,523 s.f.)
 THIRD FLOOR AREA (PROPOSED): 240 m² (2,584 s.f.)
 SPACE FLOOR RATIO: 1.39
 TOTAL FLOOR AREA: 707 m² (7,618 s.f.)
 COMMERCIAL FLOOR AREA: 188 m² (2,134 s.f.)
 SITE COVERAGE %: 49.3%
 OPEN SITE SPACE %: 7.7%
 HEIGHT OF BUILDING: 9.67 m (32'-9")
 NUMBER OF STOREYS: 3
 NUMBER OF PARKING STALLS: 3
 BICYCLE PARKING: 22

BUILDING SETBACKS

FRONT YARD: 6m
 REAR YARD: 2.4m
 SIDE YARD FLANKING STREET: 2.4m
 SIDE YARD INTERIOR: 3m
 COMBINED SIDE YARDS: 5.4m

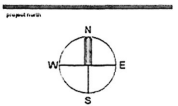


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RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS: 5
 UNIT TYPE: 2 BEDROOM AND 3 BEDROOM
 GROUND ORIENTED UNITS: NONE
 MINIMUM UNIT FLOOR AREA: 77 m² (834 s.f.)
 TOTAL RESIDENTIAL FLOOR AREA: 418 m² (4,504 s.f.)

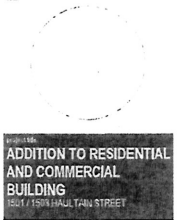
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No.	Issued / Revisions	Date
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESKIN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	20 FEB '18
1	FOR DEVELOPMENT PLAN	12 DEC '17

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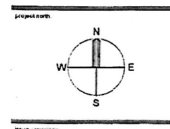
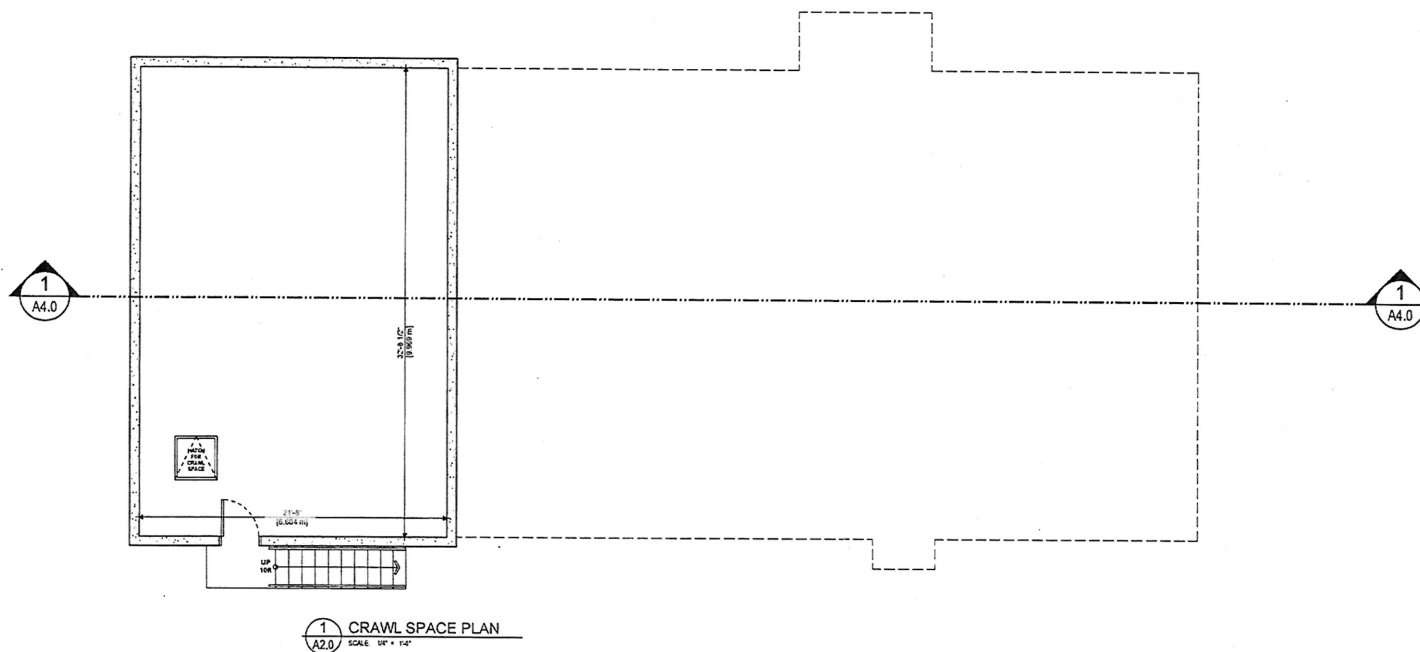


PROPOSED
 SITE / LANDSCAPE PLAN

project no.:	17-515
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA

A1.1

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5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17
No.	Revised / Version	Date

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250.600.2388

ADDITION TO RESIDENTIAL
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BUILDING
1871 FROST MOUNTAIN STREET
CRAWL SPACE PLAN

project no.:	17-015
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA-75

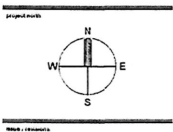
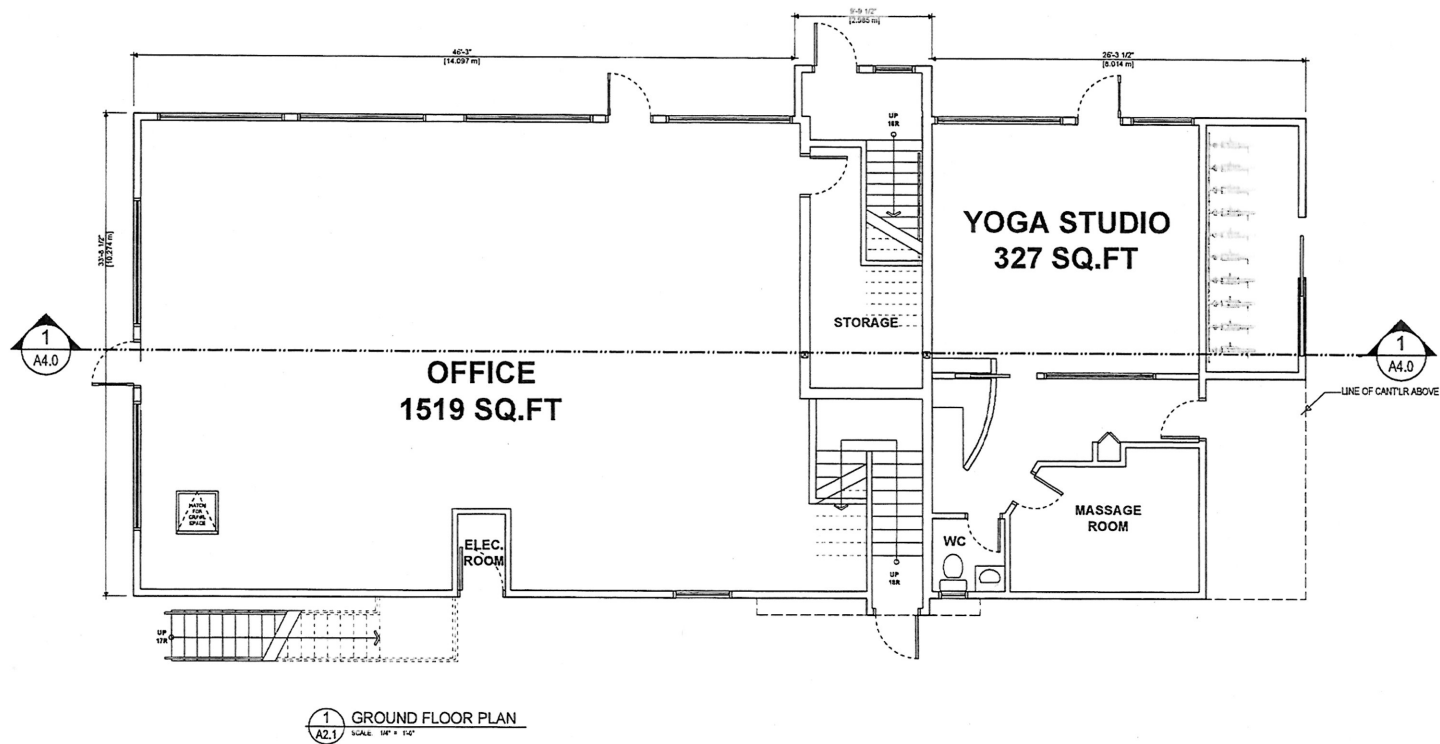
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- 5. RE SUBMISSION FOR DP 17 MAY '18
- 4. FOR DESKTOP PANEL MEETING 20 APRIL '18
- 3. RE SUBMISSION FOR DP 22 MAY '18
- 2. RE SUBMISSION FOR DP 22 FEB '18
- 1. FOR DEVELOPMENT PERMIT 12 DEC '17

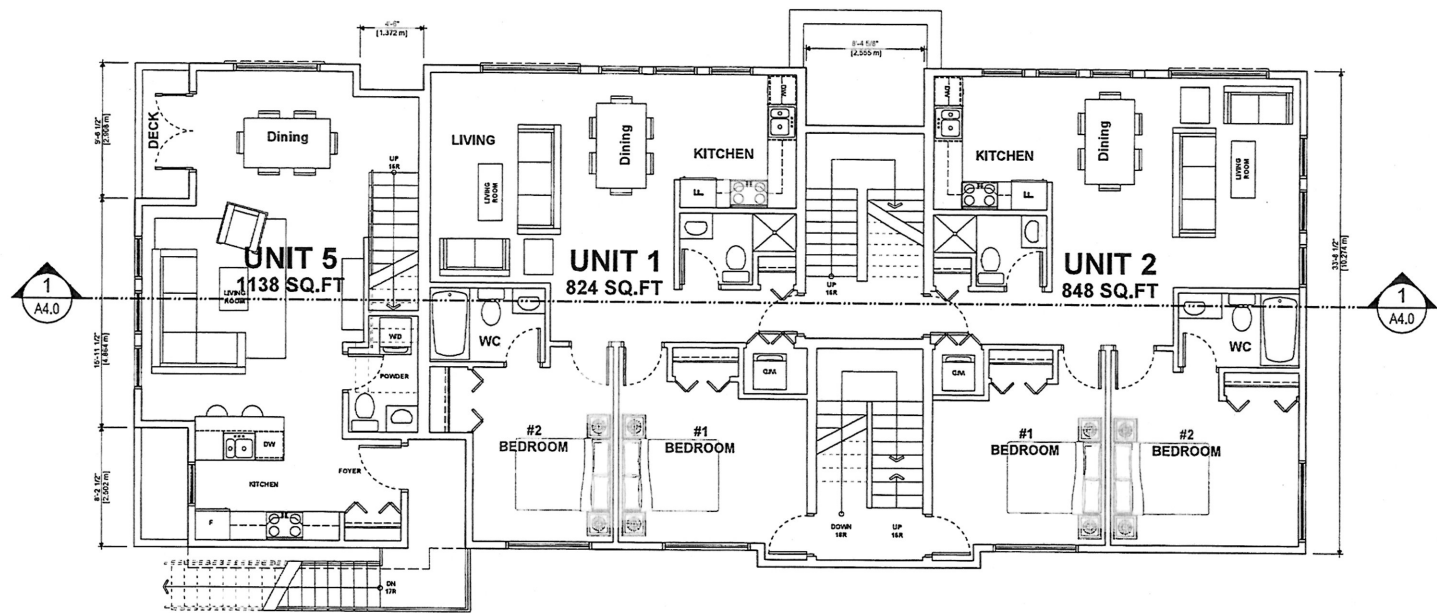
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1 254.300.2300

ADDITION TO RESIDENTIAL
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BUILDING
1509 HAULTAIN STREET
GROUND FLOOR PLAN

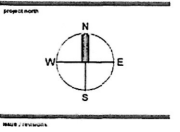
project no.:	17-515
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA -TS

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1
 A22 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



5	RE SUBMISSION FOR DP	17 MAY '16
4	FOR DESIGN PANEL MEETING 25 APRIL '16	
3	RE SUBMISSION FOR DP	22 MAR '16
2	RE SUBMISSION FOR DP	22 FEB '16
1	FOR DEVELOPMENT PERMIT	12 DEC '17
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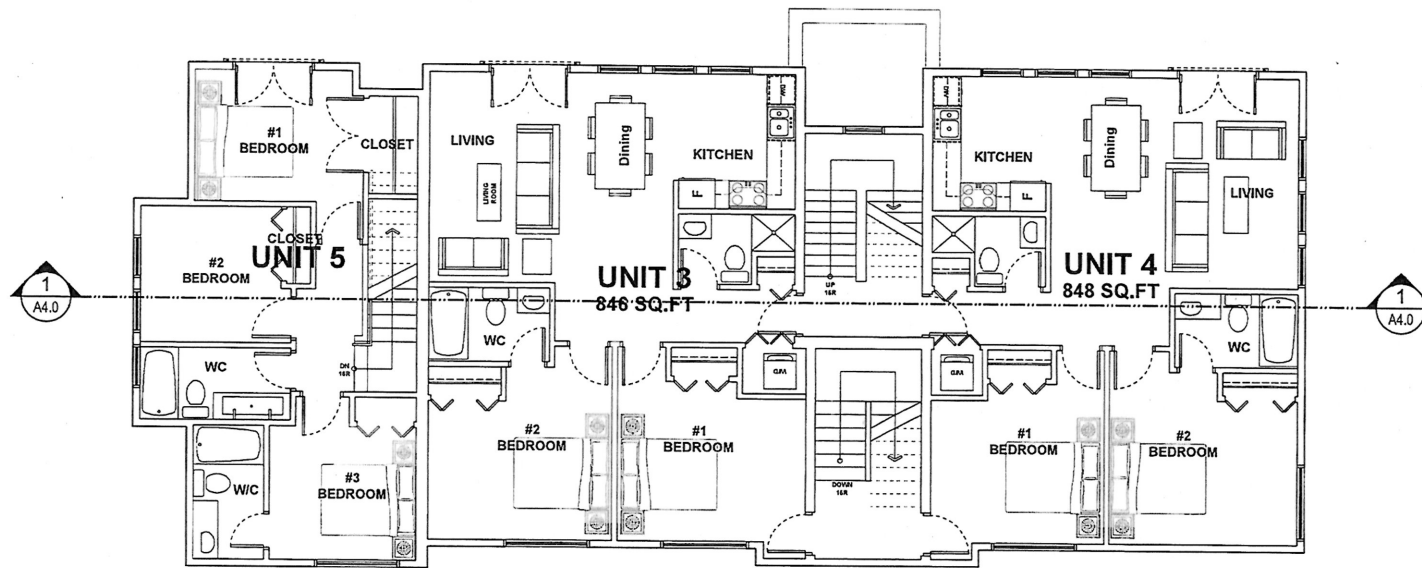
ADDITION TO RESIDENTIAL
 AND COMMERCIAL
 BUILDING
 1501 / 1503 HASTINGS STREET
 SECOND FLOOR PLAN

project no.:	17-015
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA-TS

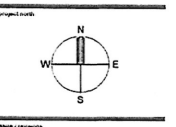
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1 THIRD FLOOR PLAN
 A2.3 SCALE: 1/8" = 1'-0"



5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
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 1 250.360.2868
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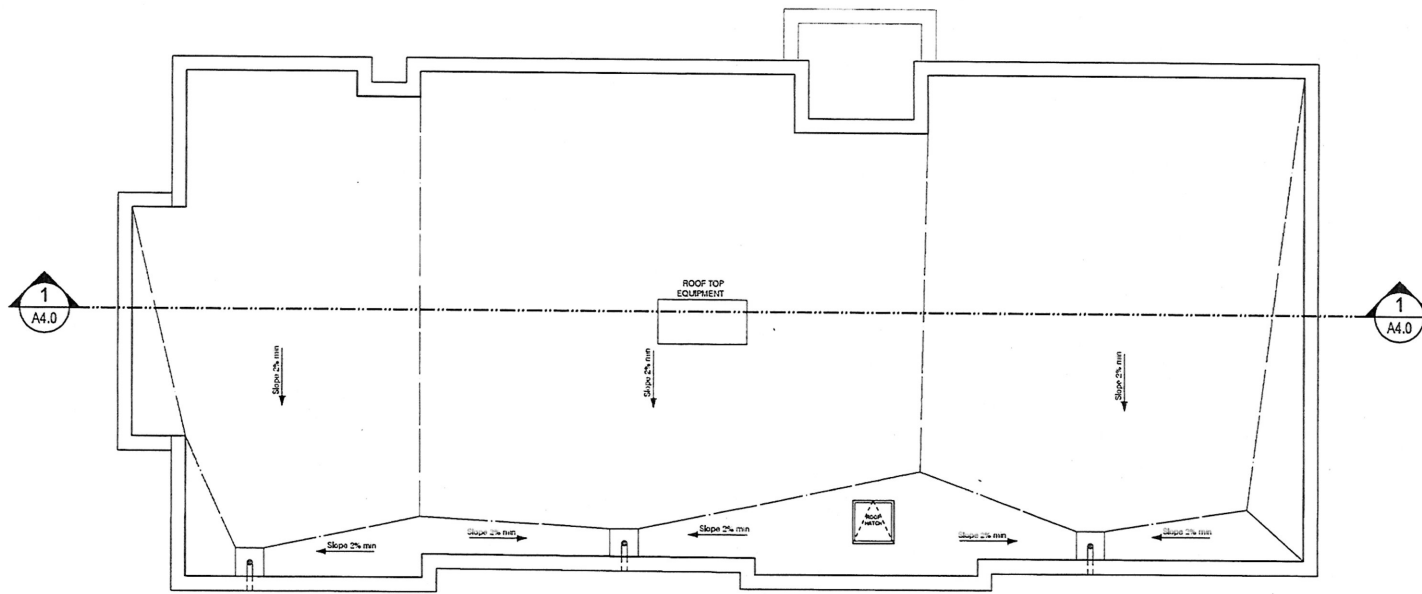
ADDITION TO RESIDENTIAL
 AND COMMERCIAL
 BUILDING
 1501 FRESHWATER STREET
 drawing title
 THIRD FLOOR PLAN

project no.:		17-515	
date	12 DEC 2017	scale	AS NOTED
checked by	LOWE	drawn by	AA-TS
est. no.			

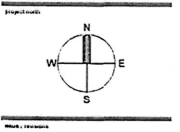
A2.3

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1 ROOF PLAN
A2.4 SCALE: 1/8" = 1'-0"



5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17
No.	Issued / Revisions	Date

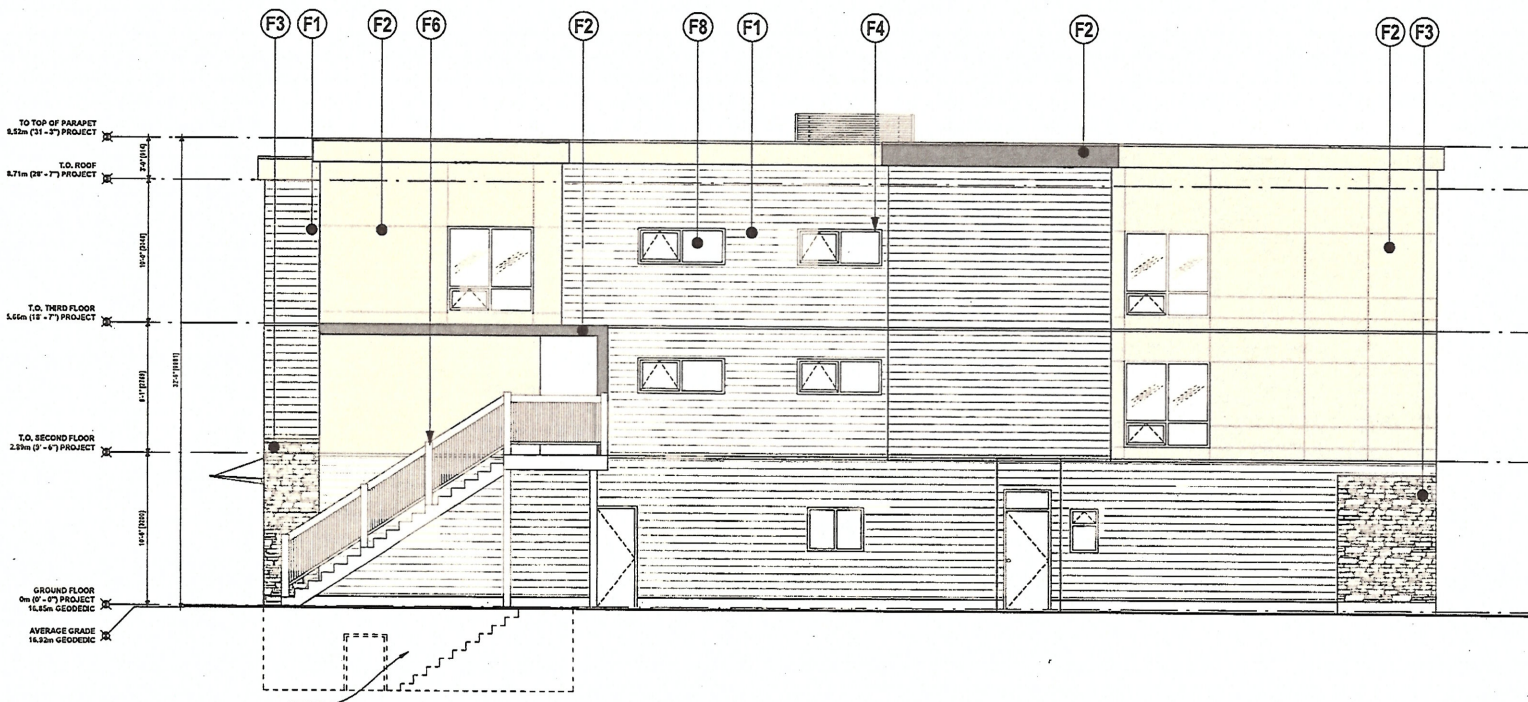
alan lowe architect inc.
#118 - 21 Elm Street
Victoria, British Columbia
V8P 2G8
Tel: 250.360.2888
Fax: 250.360.2889

ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
1501 FRED HULTAIN STREET
Drawing title
ROOF PLAN

project no.:		17-515	
date:	12 DEC 2017	scale:	AS NOTED
checked by:	LOWE	drawn by:	AA-TS

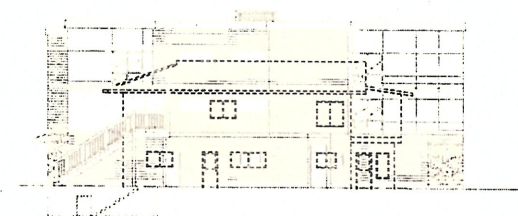
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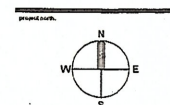
1 SOUTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES:	
1	PAVING PLANT - BALCONY
2	WATER BENCH - POLYURETHANE COAT
3	MECHANICAL
4	ALUMINUM WINDOW FRAME
5	ALUMINUM WINDOW WITH GLASS PANELS
6	ALUMINUM WINDOW GLASS PANELS
7	GLASS WINDOW CASE
8	GLASS WINDOW CASE



2 SOUTH ELEVATION WINDOW OVERLAY
A3.0 SCALE: NTS

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REVISIONS	
5	RE SUBMISSION FOR DP 17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18
3	RE SUBMISSION FOR DP 22 MAR '18
2	RE SUBMISSION FOR DP 12 FEB '18
1	FOR DEVELOPMENT PERMIT 12 DEC '17
Rev.	Issued / Revisions Date

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Tel: 250.300.2559

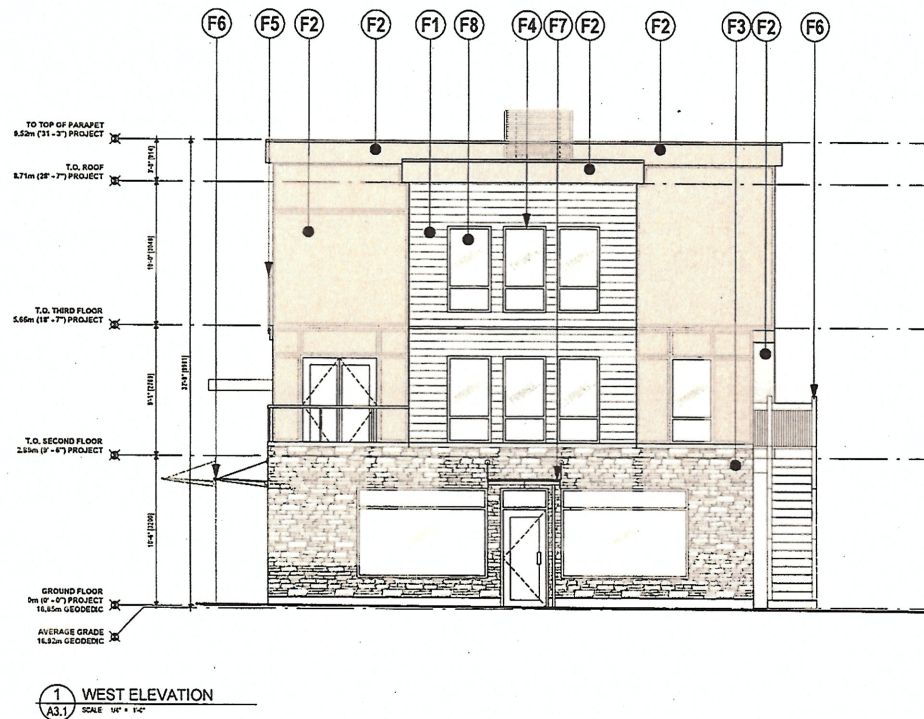
ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
501 / 1503 HASTINGS STREET

Drawing title:
SOUTH ELEVATION

project no.:	17-515
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA

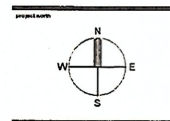
A3.0

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EXTERIOR FINISHES & NOTES :

1. HANDBRAKE - BRASS
2. METAL WORK - BRASS / BRASS PAINT
3. METAL WORK - BRASS
4. ALUMINUM WINDOW FRAMES
5. ALUMINUM WINDOW FRAMES
6. ALUMINUM WINDOW FRAMES
7. ALUMINUM WINDOW FRAMES
8. ALUMINUM WINDOW FRAMES



Scale: 1/8" = 1'-0"

5	RE-SUBMISSION FOR DP	17 MAY '16
4	FOR DESIGN PANEL MEETING 25 APRIL '16	
3	RE-SUBMISSION FOR DP	22 MAR '16
2	RE-SUBMISSION FOR DP	22 FEB '16
1	FOR DEVELOPMENT PERMIT	12 DEC '15

No. Issued / Revision Date

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ADDITION TO RESIDENTIAL
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BUILDING
501 / 1201 HASTINGS STREET
WEST ELEVATION

project no.:	17-015
date	12 DEC 2017
scale	AS NOTED
drawn by	LOWE
check by	AA

A3.1

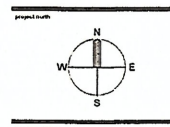
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES:	
1	BRICK CLIFF - BRICK
2	BRICK CLIFF - BRICK
3	BRICK CLIFF - BRICK
4	BRICK CLIFF - BRICK
5	BRICK CLIFF - BRICK
6	BRICK CLIFF - BRICK
7	BRICK CLIFF - BRICK
8	BRICK CLIFF - BRICK
9	BRICK CLIFF - BRICK
10	BRICK CLIFF - BRICK



- 5 RESUBMISSION FOR DP 17 MAY '16
- 4 FOR DESIGN PANEL MEETING 29 APRIL '16
- 3 RESUBMISSION FOR DP 22 MAR '16
- 2 RESUBMISSION FOR DP 22 FEB '16
- 1 FOR DEVELOPMENT PERMIT 12 DEC '17

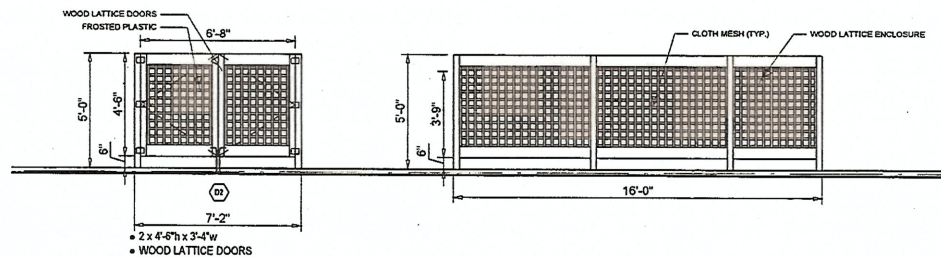
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t 250.360.2330

ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
1501/1503 HALTOUN STREET
NORTH ELEVATION

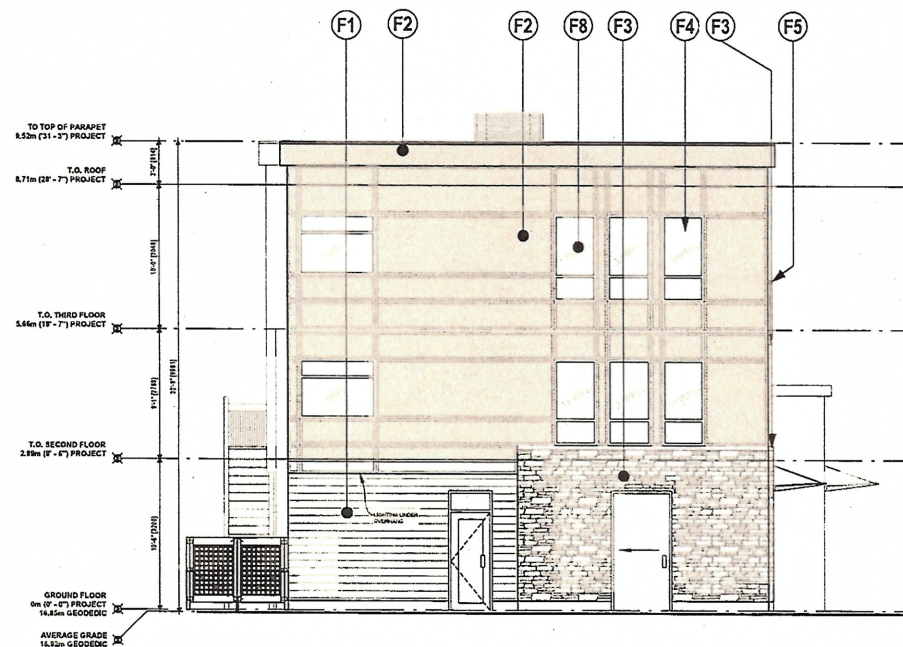
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scale:	AS NOTED
drawn by:	LOWE
checked by:	AA

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2 GARBAGE ENCLOSURE DETAIL
A3.3 SCALE: NTS



1 EAST ELEVATION
A3.3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES:

1. WOOD LATTICE DOORS
2. WOOD LATTICE ENCLOSURE
3. WOOD LATTICE ENCLOSURE
4. WOOD LATTICE ENCLOSURE
5. WOOD LATTICE ENCLOSURE
6. WOOD LATTICE ENCLOSURE
7. WOOD LATTICE ENCLOSURE
8. WOOD LATTICE ENCLOSURE

5. RE SUBMISSION FOR DP 17 MAY '18
4. FOR DESIGN PANEL MEETING 25 APRIL '18
3. RE SUBMISSION FOR DP 22 MAY '18
2. RE SUBMISSION FOR DP 22 FEB '18
1. FOR DEVELOPMENT PERMIT 12 DEC '17

No. Issued / Revisions Date

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V8W 2E6

1 250.500.2388

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ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING
101 - 103 HASTINGS STREET

drawing title
EAST ELEVATION

project no.: 17-015

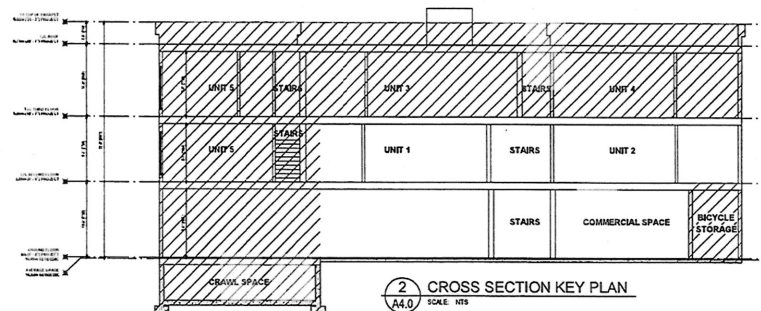
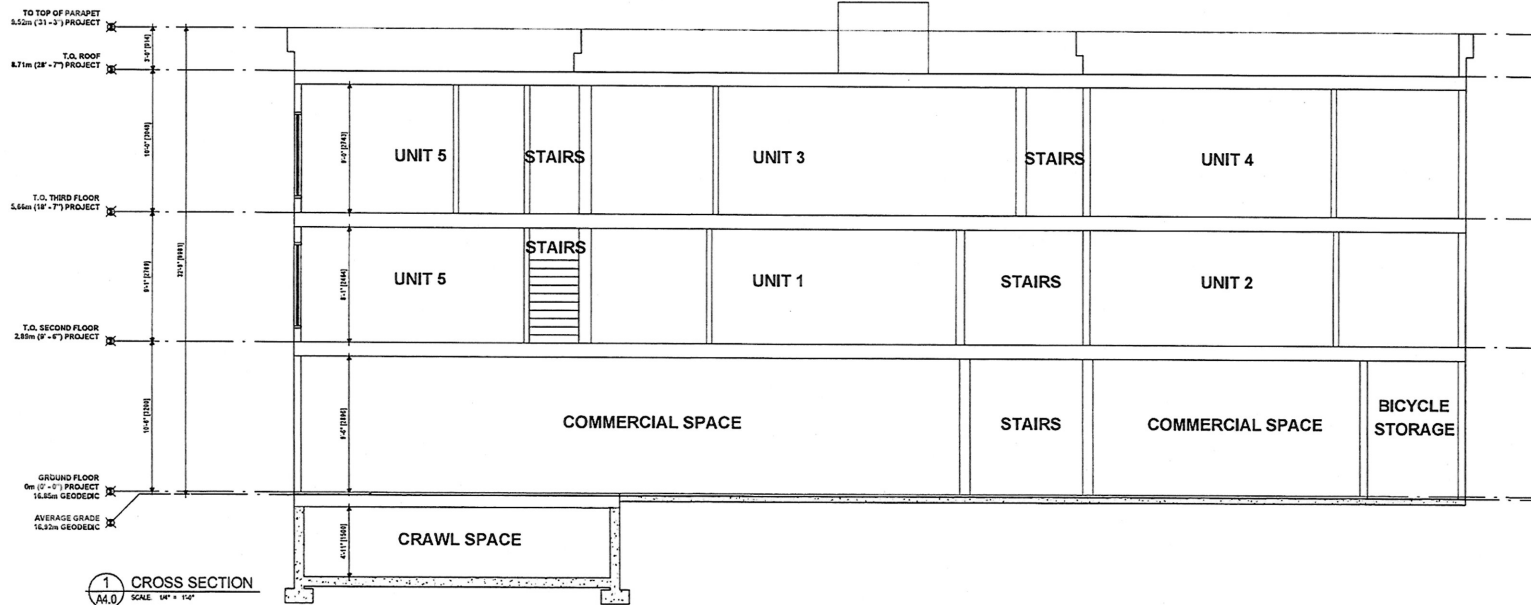
date: 12 DEC 2017 made: AS NOTED

checked by: LOVE drawn by: AA

sheet no.:

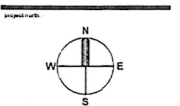
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5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAY '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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 Victoria, British Columbia
 V8W 2E1
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**ADDITION TO RESIDENTIAL
 AND COMMERCIAL
 BUILDING**
 3511 / 1503 HASTINGS STREET

CROSS SECTION

project no.:	17-515
date:	12 DEC 2017
drawn by:	LOWE
checked by:	AA

A4.0