



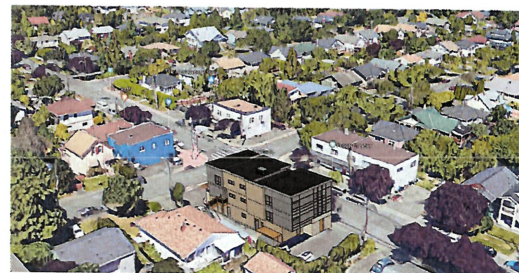
1 STREETScape  
A0.0 SCALE: NTS



2 RENDERING  
A0.0 SCALE: NTS



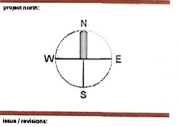
3 RENDERING  
A0.0 SCALE: NTS



4 STREETScape  
A0.0 SCALE: NTS

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6	REVISIONS TO DP	09 JULY 18
5	RE SUBMISSION FOR DP	17 MAY 18
4	FOR DESIGN PANEL MEETING 25 APRIL 18	
3	RE SUBMISSION FOR DP	20 MAR 18
2	RE SUBMISSION FOR DP	20 FEB 18
1	FOR DEVELOPMENT PERMIT	12 DEC 17
No. Issued / Revisions		Date

alan jowe architect inc.  
#118 - 21 Erie Street  
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1 250.360.2888  
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Project Title:  
**ADDITION TO RESIDENTIAL  
AND COMMERCIAL  
BUILDING**  
1501 / 1503 HAULTAIN STREET  
VICTORIA BC  
V8M 1G6

STREETScape AND  
RENDERINGS

project no.:	17-515
date:	06 JULY 2018
checked by:	LOWE
drawn by:	AA

**A0.0**

## PROJECT INFORMATION

LEGAL ADDRESS: LOT 24 BLOCK 15 PLAN 1/P835  
SECTION 48 LAND DISTRICT 57

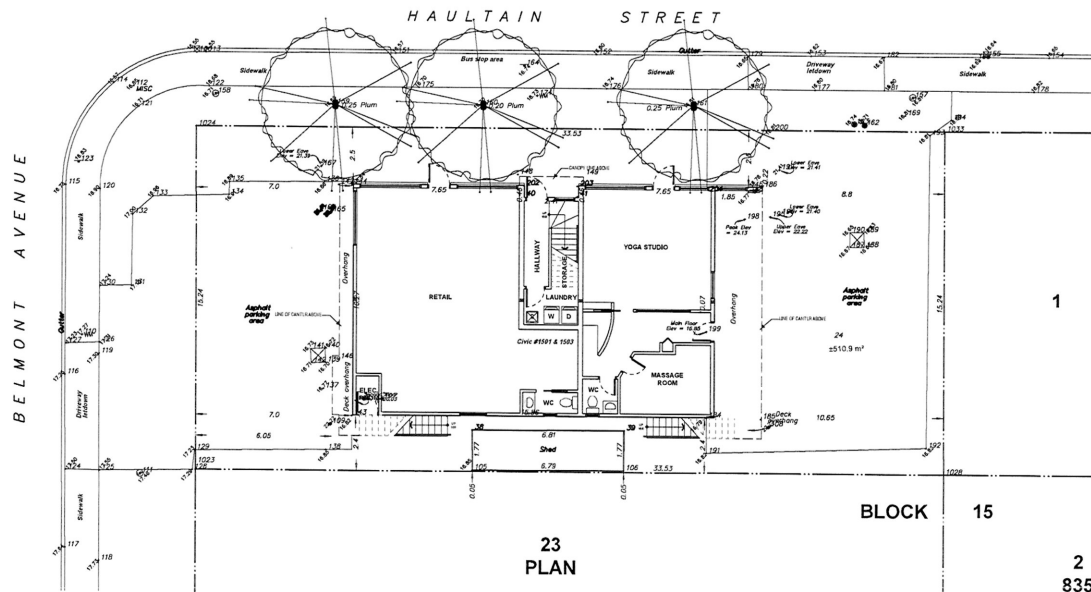
CIVIC ADDRESS: 1501-1503 Haultain St.  
VICTORIA, B.C.

### ZONING DATA

ZONING: C - 1: Limited Commercial District  
SITE AREA: 511 m<sup>2</sup> (5,500 sq.ft.)  
GROUND FLOOR AREA (EXISTING): 156 m<sup>2</sup> (1,684 s.f.)  
SECOND FLOOR AREA (EXISTING): 179 m<sup>2</sup> (1,928 s.f.)

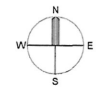
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1 SITE PLAN EXISTING  
SCALE 1:100

Project no. 17-515



Revisions

4	REVISIONS TO DP	09 JULY '16
5	RE SUBMISSION FOR DP	17 MAY '16
4	FOR DESIGN PANEL MEETING 25 APRIL '16	
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17-515-16  
ADDITION TO RESIDENTIAL  
AND COMMERCIAL  
BUILDING  
1501/1503 HAULTAIN STREET

Drawing title

SITE PLAN EXISTING

project no.: 17-515

date: 09 JULY 2016 scale: AS NOTED

checked by: LOWE drawn by: AA

sheets:

A1.0

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AVERAGE GRADE CALCULATIONS

POINTS A & B:  $((16.78 + 16.89) \div 2) \times 25m = 420.57$

POINTS B & C:  $((16.89 + 17.21) \div 2) \times 10m = 170.5$

POINTS C & D:  $((17.21 + 16.79) \div 2) \times 23m = 391$

POINTS D & A:  $((16.79 + 16.78) \div 2) \times 10m = 167.85$

$= 1,150.22$

$1,150.22 \div 68m = 16.91m$  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 m<sup>2</sup> (5,500 sq.ft.)

GROUND FLOOR AREA (EXISTING): 156 m<sup>2</sup> (1,684 s.f.)

GROUND FLOOR AREA (PROPOSED): 240 m<sup>2</sup> (2,581 s.f.)

SECOND FLOOR AREA (EXISTING): 179 m<sup>2</sup> (1,928 s.f.)

SECOND FLOOR AREA (PROPOSED): 234 m<sup>2</sup> (2,523 s.f.)

THIRD FLOOR AREA (PROPOSED): 240 m<sup>2</sup> (2,584 s.f.)

SPACE FLOOR RATIO: 1.39

TOTAL FLOOR AREA: 707 m<sup>2</sup> (7,618 s.f.)

COMMERCIAL FLOOR AREA: 198 m<sup>2</sup> (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

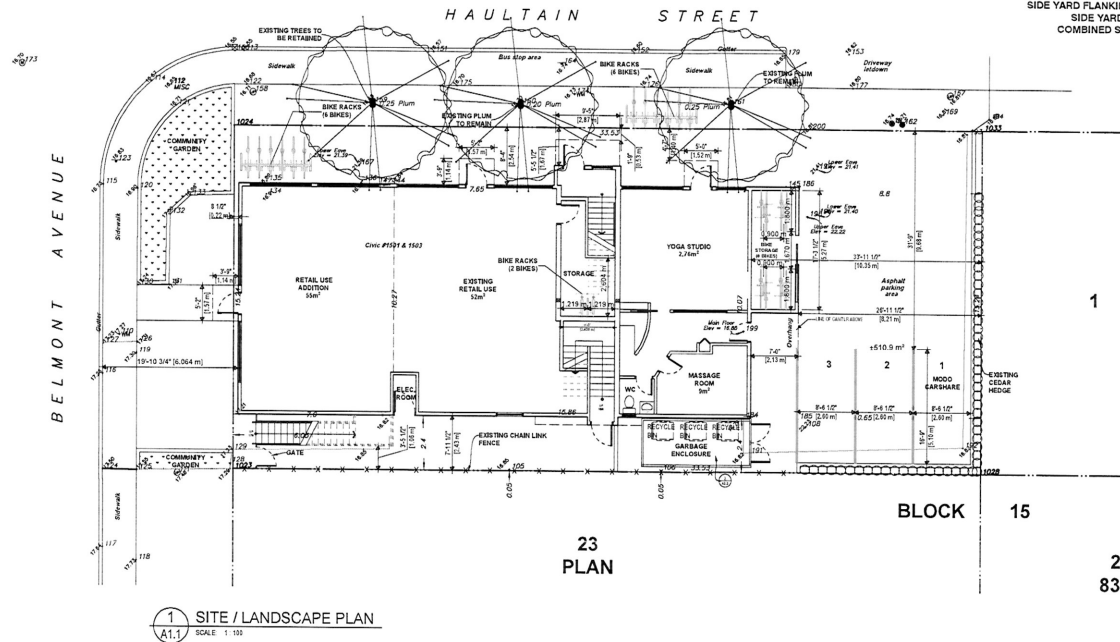
FRONT YARD: 6m

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

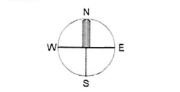
MINIMUM UNIT FLOOR AREA: 77 m<sup>2</sup> (824 s.f.)

TOTAL RESIDENTIAL FLOOR AREA: 418 m<sup>2</sup> (4,504 s.f.)

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North Arrow



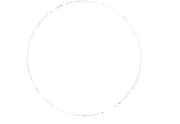
Revisions

No.	Issued / Revisions	Date
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add



ADDENDUM  
ADDITION TO RESIDENTIAL  
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BUILDING  
1501 / 1503 HAULTAIN STREET  
VICTORIA, B.C.

PROPOSED  
SITE / LANDSCAPE PLAN

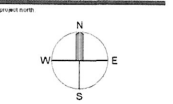
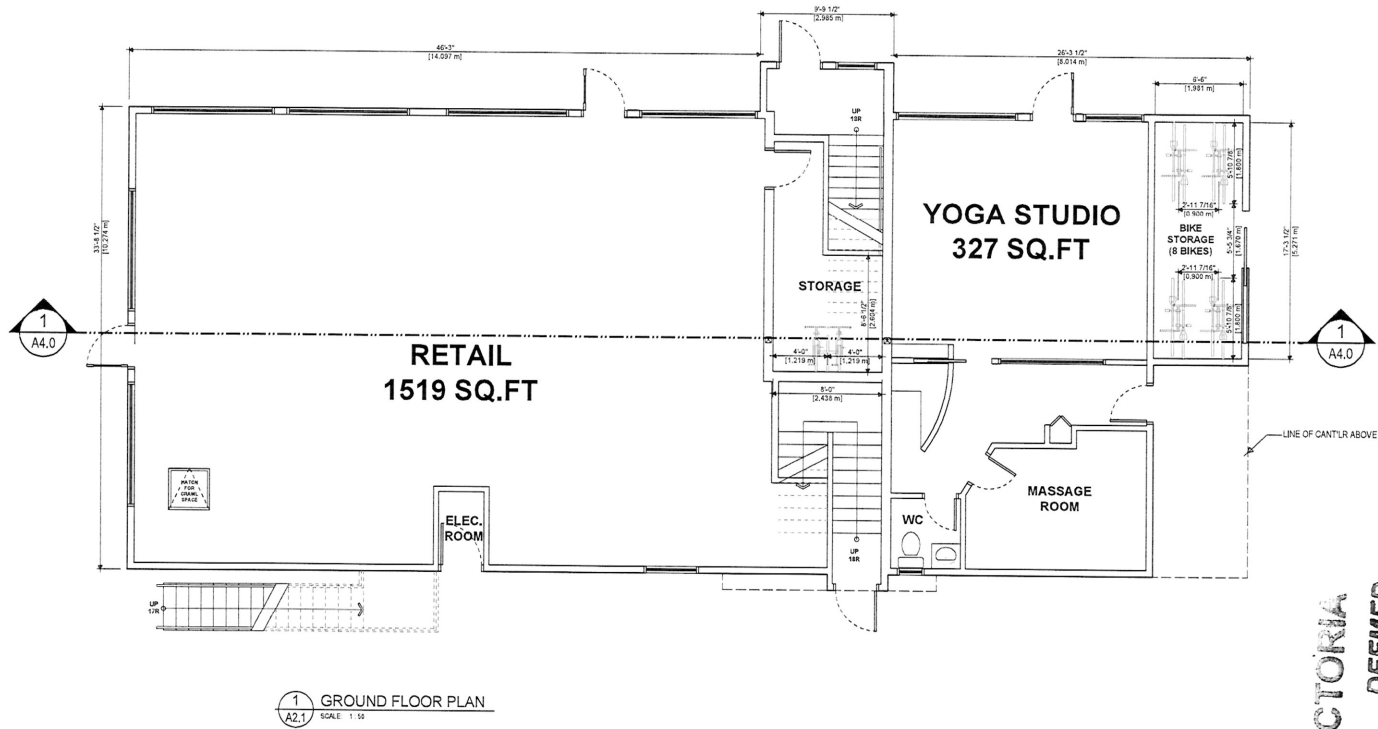
project no.: 17-515

date: 09 JULY 2018 scale: AS NOTED

checked by: LOWE drawn by: AA

drawn by:

A1.1



No.	Issued / Revisions	Date
4	REVISIONS TO DP	09 JULY '18
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1501 / 1503 HAULTAIN STREET  
VICTORIA BC

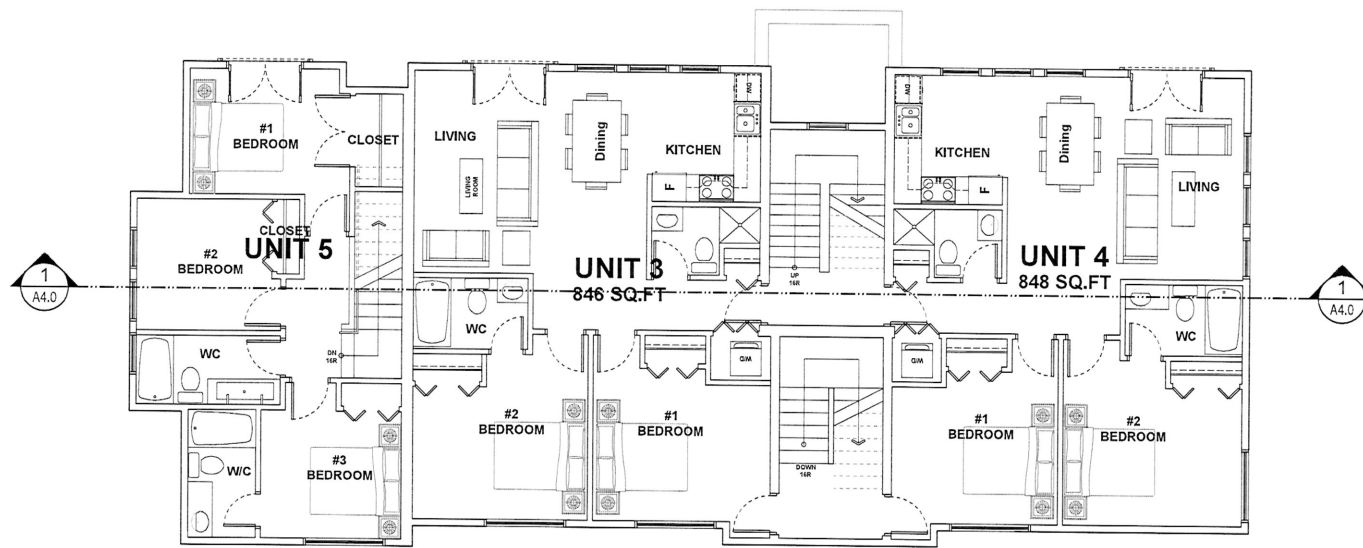
**GROUND FLOOR PLAN**

project no.:	17-015
date	09 JULY 2018
scale	AS NOTED
checked by	LOWE
drawn by	AA-TS

**A2.1**

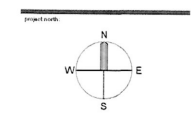


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1 THIRD FLOOR PLAN  
A2.3 SCALE 1/32

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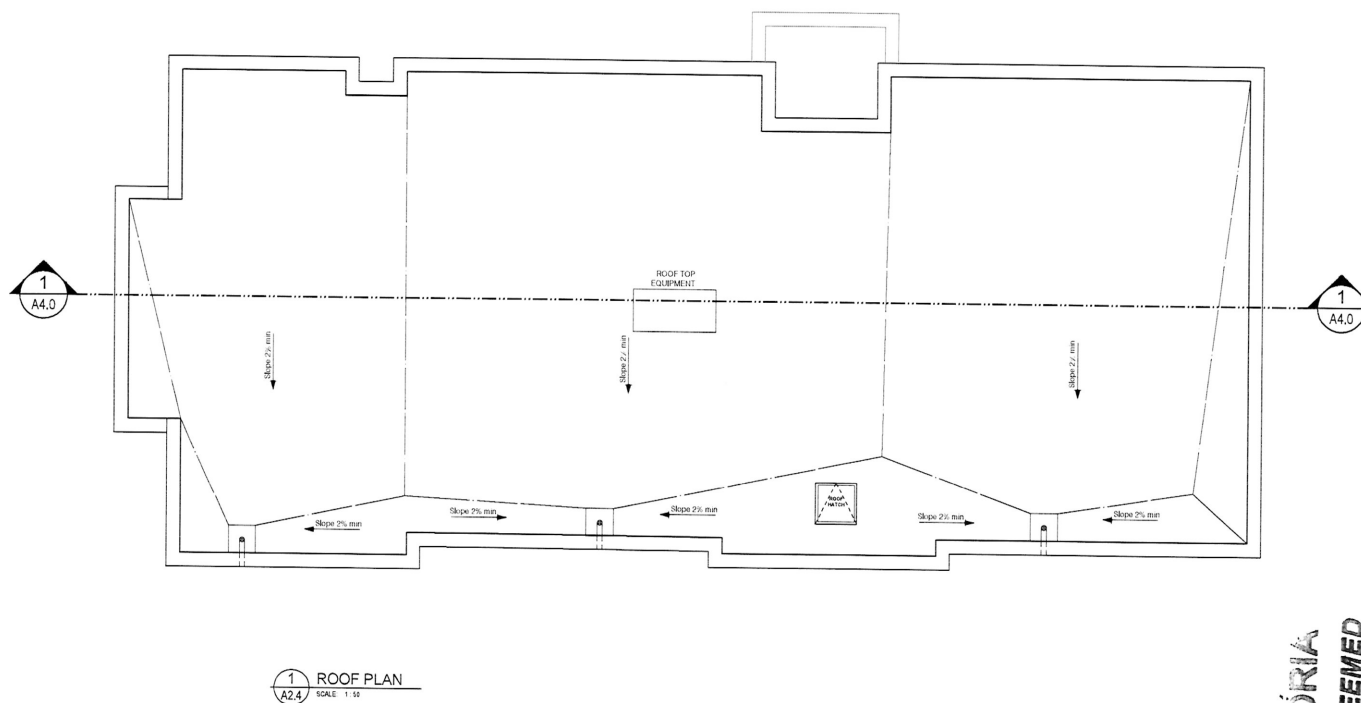
PROJECT:  
 ADDITION TO RESIDENTIAL  
 AND COMMERCIAL  
 BUILDING  
 1501 / 1503 HASTINGS STREET  
 VICTORIA BC  
 DRAWING TITLE:  
 THIRD FLOOR PLAN

project no.:		17-515	
date	09 JULY 2016	scale	AS NOTED
checked by:	LOWE	drawn by:	AA-JS
sheet no.			

**A2.3**

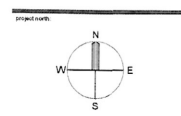
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continued



1 ROOF PLAN  
A2.4 SCALE 1:10

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2	12 DEC '17
1	

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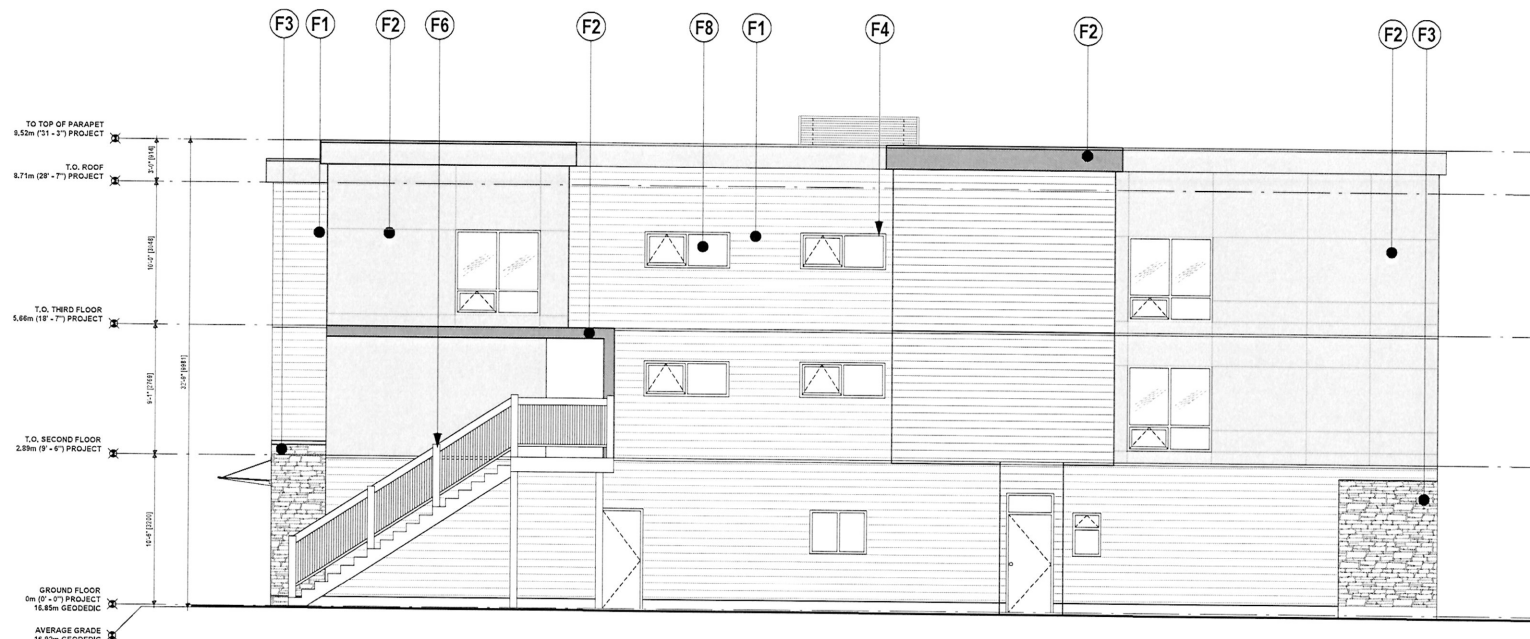


ADDITION TO RESIDENTIAL  
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BUILDING  
1011/1025 HAULTAIN STREET  
VICTORIA, BC  
drawing title  
ROOF PLAN

project no.	17-015
date	09 JULY 2018
checked by	LOWE
drawn by	AA-15

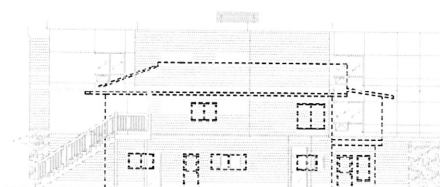
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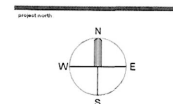
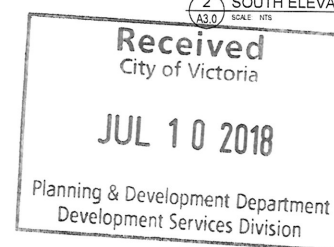


1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES & NOTES:	
(1)	WHITE PLANK - SUPPLY
(2)	WHITE BOARD - WESTCHESTER GRAY
(3)	NATURAL STONE
(4)	ALUMINUM WINDOW FRAMES
(5)	ALUMINUM COMPARTMENTS WITH GLASS PANELS
(6)	ALUMINUM GLASS HANDLES
(7)	GLASS FOR DOORS
(8)	GLASS FOR WINDOWS



2 SOUTH ELEVATION WINDOW OVERLAY  
SCALE: 1/8"



Work: Revisions

No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY '15
5	RE SUBMISSION FOR DP	17 MAY '15
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1	FOR DEVELOPMENT PERMIT	12 DEC '17

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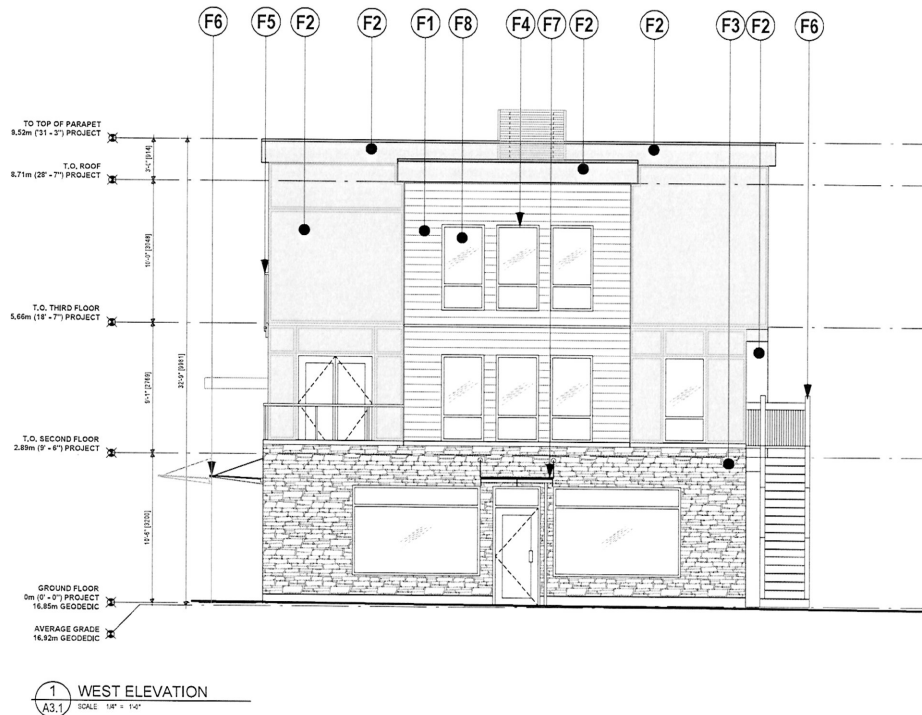
SOUTH ELEVATION

project no.: 17-515

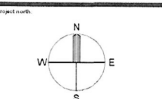
date: 09 JULY 2018 scale: AS NOTED  
checked by: LOWE drawn by: AA

Sheet No. **A3.0**





EXTERIOR FINISHES & NOTES :	
①	PAVEL PLANK (SILVER)
②	HARDY PANEL WEST (WESTER OAK)
③	ACRYLIC STONE
④	ALUM EX WOOD TRIM
⑤	ALUM EX WOOD TRIM
⑥	ALUM EX WOOD TRIM
⑦	ALUM EX WOOD TRIM
⑧	ALUM EX WOOD TRIM
⑨	ALUM EX WOOD TRIM
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⑲	ALUM EX WOOD TRIM
⑳	ALUM EX WOOD TRIM
㉑	ALUM EX WOOD TRIM
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㊿	ALUM EX WOOD TRIM



REVISIONS	
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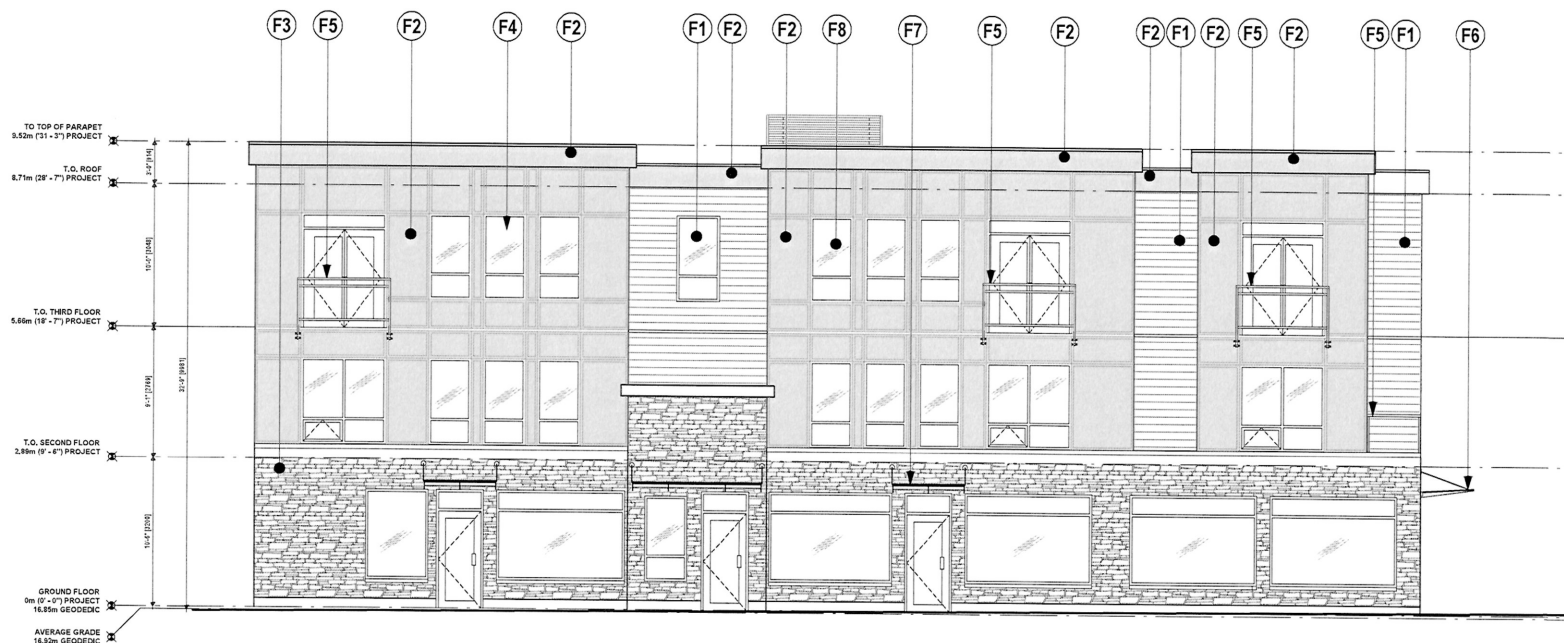


ADDITION TO RESIDENTIAL  
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BUILDING  
1501 / 1503 HAULTAIN STREET  
VICTORIA BC  
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WEST ELEVATION

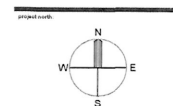
project no.:	17-515
date	09 JULY 2018
checked by	LOWE
drawn by	AA
sheet no.	A3.1

A3.1



1 NORTH ELEVATION  
A3.2 SCALE 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :	
1	WHITE FLUSH-BURLAP
2	WHITE BEARDS-KEICHERTER GRAY
3	MODERN STONE
4	ALUMINUM WINDOW FRAMES
5	ALUMINUM WINDOW FRAMES WITH GLASS PANELS
6	ALUMINUM WINDOW FRAMES WITH GLASS PANELS
7	GLASS FOR CONDENS
8	GLASS NON-REFLECT GLASS



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1001



ADDITION TO RESIDENTIAL  
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1501 / 1503 HAULTAIN STREET  
VICTORIA BC

NORTH ELEVATION

project no. 17-515

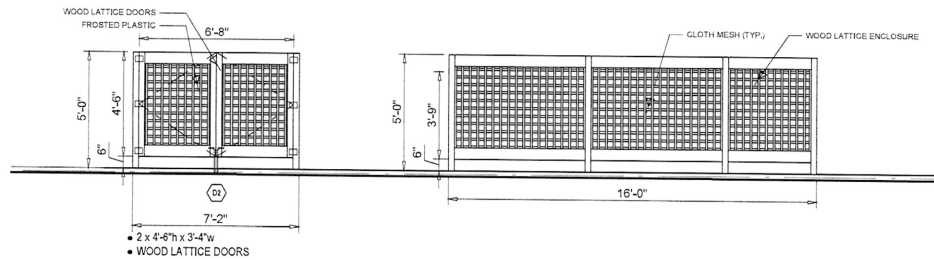
date 09 JULY 2018 scale AS NOTED

checked by LOWE drawn by AA

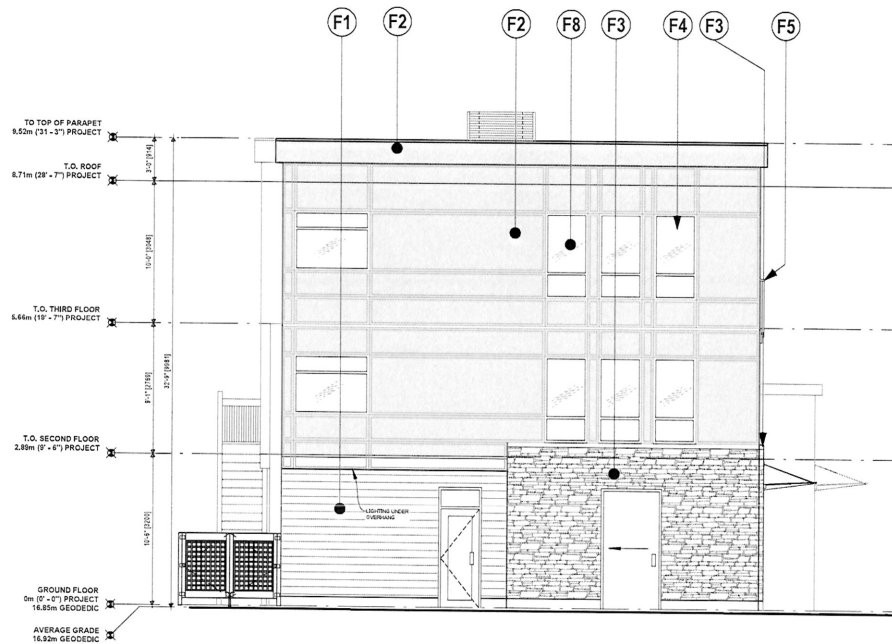
sheet no.

A3.2

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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	PAVING PLANK - BUILDUP
2	PAVING BOARD - ALUMINUM CLIP LATCH
3	MASONRY CLASH
4	ALUMINUM WINDOW FRAMES
5	ALUMINUM WINDOW WITH GLASS PANELS
6	ALUMINUM WINDOW GLAZING
7	GLASS FOR CANOPIES
8	GLASS PANELS FOR GLASS

10-001-001

Notes / Remarks


Project Title:  
**ADDITION TO RESIDENTIAL  
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1501 / 1503 HAULTAIN STREET  
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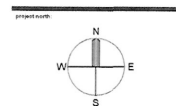
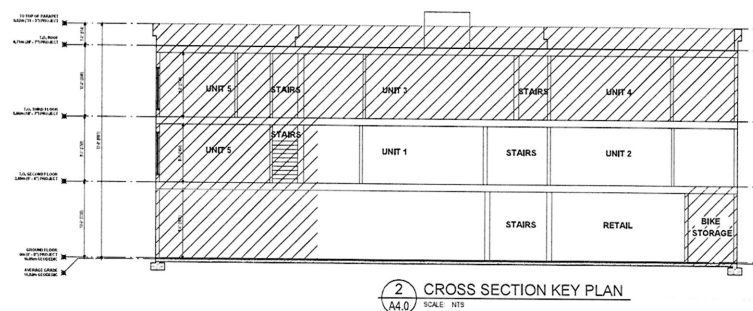
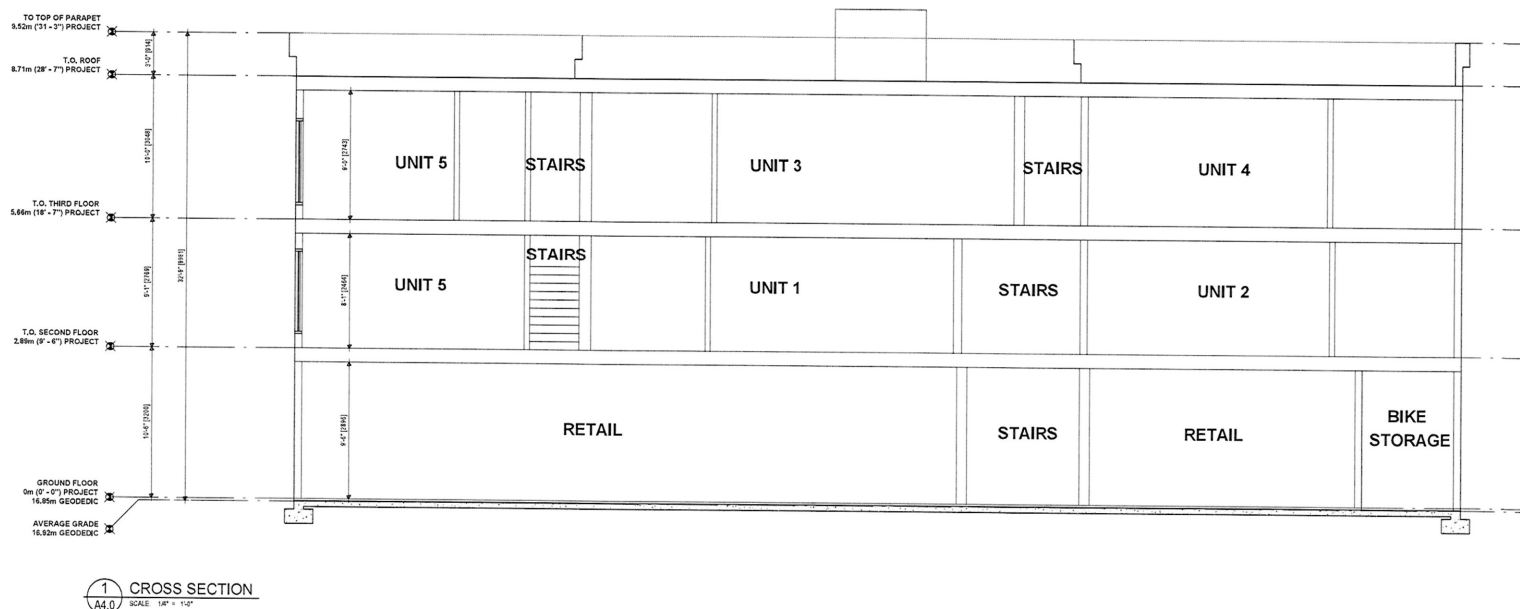
EAST ELEVATION

project no.	17-515
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1501 / 1503 HAULTAIN STREET  
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**A4.0**

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