

MAY STREET PASSIVE HOUSE

1417 MAY STREET, VICTORIA

ISSUED FOR REZONING & DEVELOPMENT RESUBMISSION
AUGUST 30, 2018

DRAWING LIST

CASCADIA ARCHITECTS INC.

Sheet No.	Sheet Title:
A200	COVER
A101	SURVEY & PROJECT DATA
A102	SITE PLANS - DEMOLITION & PROPOSED
A201	PROPOSED FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A203	PROPOSED FLOOR & ROOF PLAN
A300	ELEVATIONS & BUILDING SECTION
A301	ELEVATIONS
A400	RENDERINGS & MATERIAL BOARD

BIOPHILIA DESIGN COLLECTIVE LTD.

Sheet No.	Sheet Title:
L-001	PROPOSED LANDSCAPE PLAN

Received
City of Victoria

SEP 10 2018

Planning & Development Department
Development Services Division

CLIENT

NILA HOLDINGS LTD.
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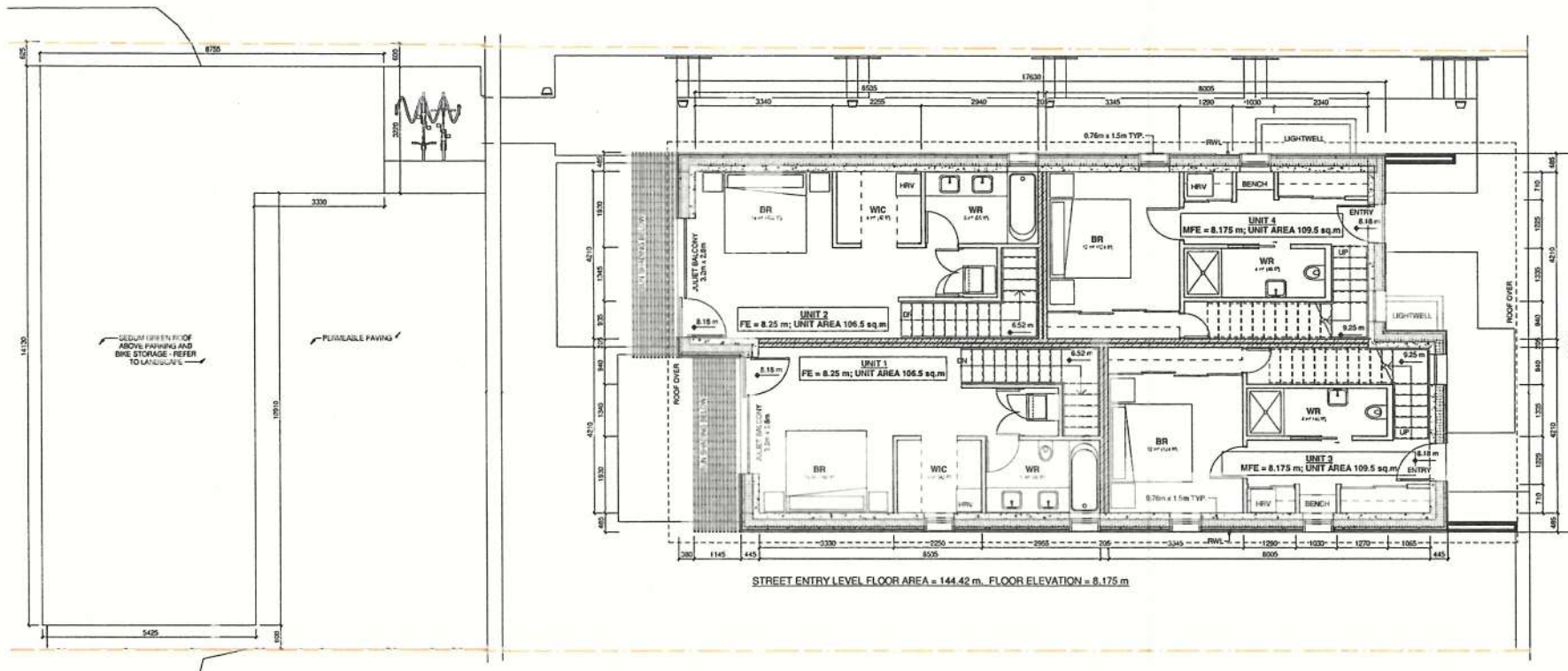
NILA HOLDINGS
MAY STREET PASSIVE HOUSE
REZONING & DEVELOPMENT RESUBMISSION - AUG 30, 2018

Project #	1622	Date	8/30/2018 8:12:18 AM
Sheet #	A000	Revision	add in 2018
		8	



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⊕ ② PROPOSED ACCESSORY BUILDING ROOF PLAN
SCALE = 1:50

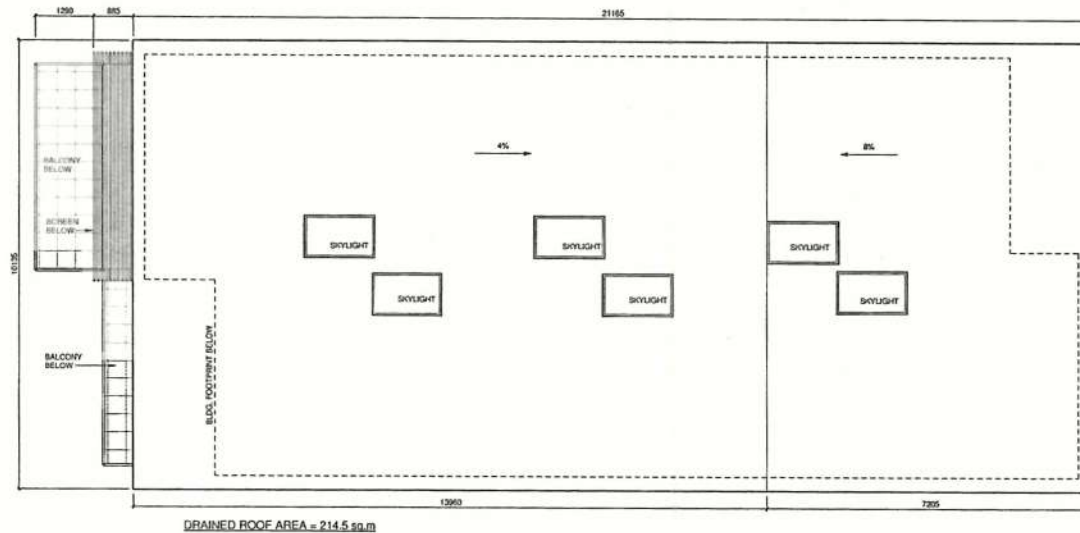
⊕ ① PROPOSED STREET LEVEL PLAN
SCALE = 1:50

NO.	DESCRIPTION	DATE
1	TOP OF FLOOR FINISHES	2018.08.01
2	TOP OF FLOOR FINISHES	2018.08.01
3	TOP OF FLOOR FINISHES	2018.08.01

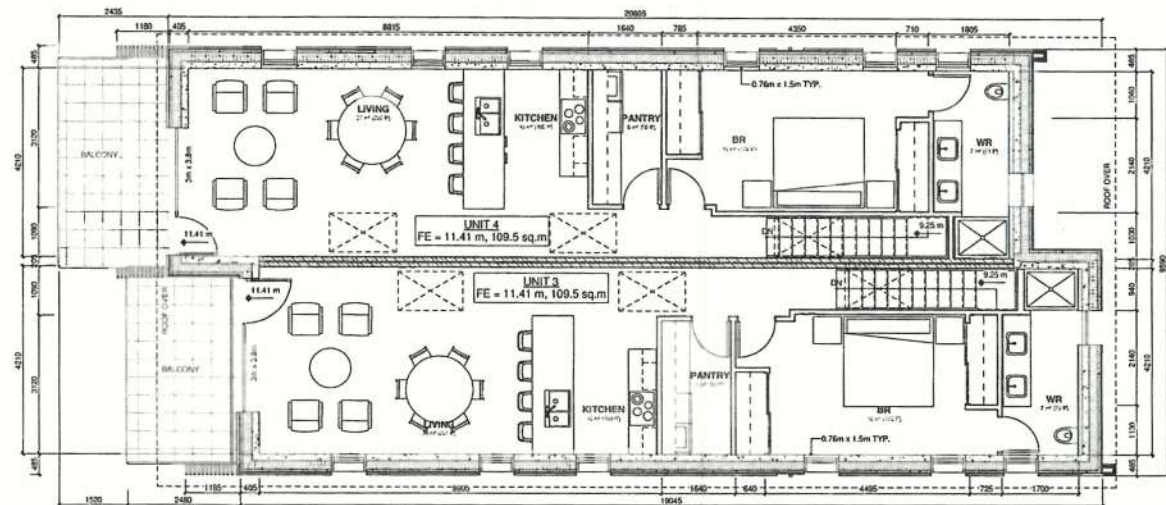


Project	
MAY STREET PASSIVE HOUSE NIA HOLDINGS 1417 MAY STREET VICTORIA, BC	
Sheet Name PROPOSED FLOOR PLANS	
Date	AUG 30, 2018
Scale	1:50
Project #	1622
Revision	8
Sheet #	A202

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② PROPOSED ROOF PLAN
SCALE = 1:50



① PROPOSED UPPER LEVEL PLAN
SCALE = 1:50

CASCADIA ARCHITECTS INC.		
NO.	DESCRIPTION	DATE
1	PROPOSED FLOOR & ROOF PLAN	AUG 30, 2018

MAY STREET PASSIVE HOUSE
NLA HOLDINGS
1417 MAY STREET
VICTORIA, BC

PROPOSED FLOOR & ROOF PLAN

Scale: 1:50

Project # 1622

Revision: AUG 30, 2018

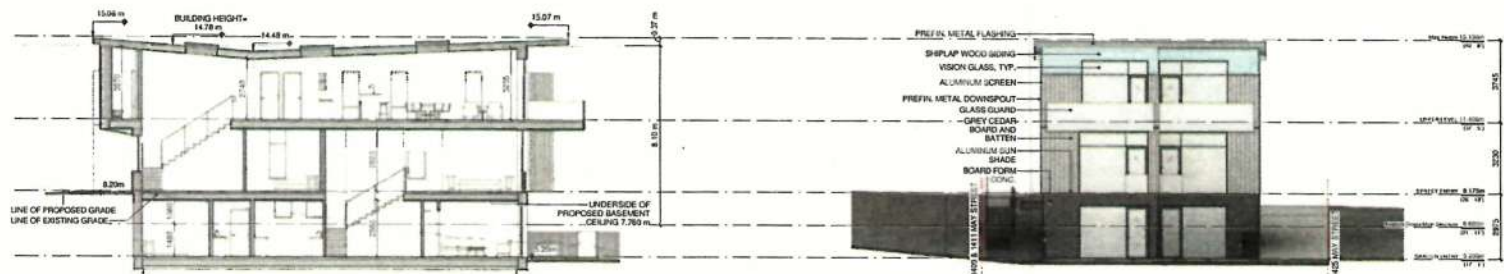
Sheet # 8

A203

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City of Victoria

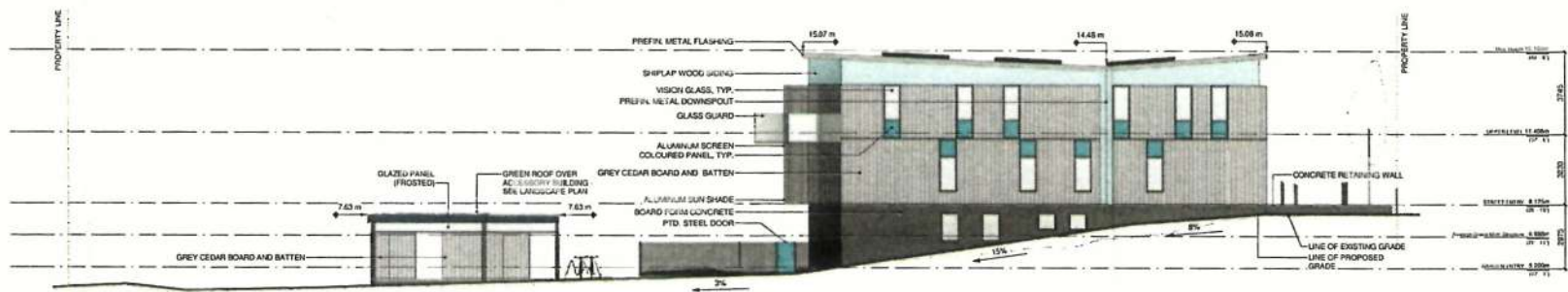
SEP 10 2018

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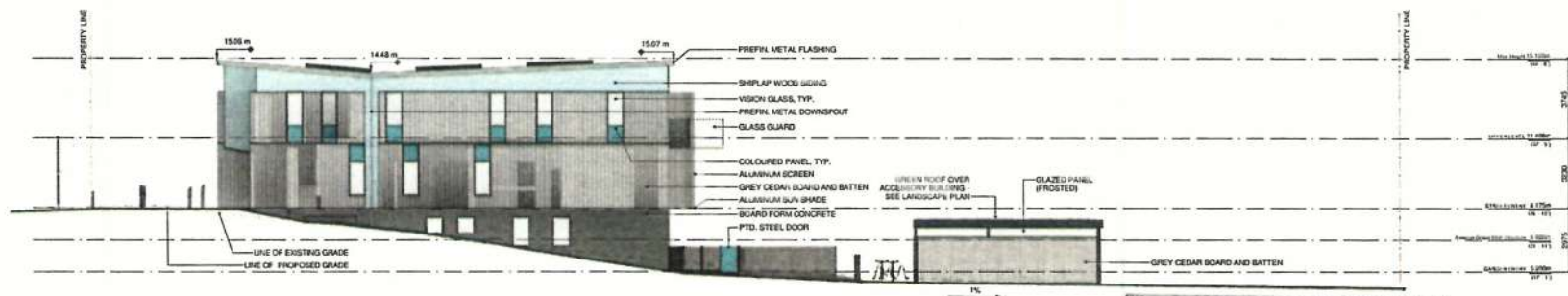


⑤ PROPOSED BUILDING SECTION
SCALE = 1 : 100

② PROPOSED SOUTH ELEVATION
SCALE = 1 : 100



③ PROPOSED EAST ELEVATION
SCALE = 1 : 100



④ PROPOSED WEST ELEVATION
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	PROPOSED BUILDING SECTION	AUG 20, 2018
2	PROPOSED SOUTH ELEVATION	AUG 20, 2018
3	PROPOSED EAST ELEVATION	AUG 20, 2018
4	PROPOSED WEST ELEVATION	AUG 20, 2018
5	BUILDING SECTION	AUG 20, 2018



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1417 MAY STREET
VICTORIA, BC

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Project
MAY STREET PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

Sheet
ELEVATIONS & BUILDING SECTION

Date
AUG 30, 2018

Scale
1 : 100

Revision
1622

Auto plot date
8

Sheet #
A300

9/10/2018 10:10:10 AM

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City of Victoria

SEP 10 2018

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1417 MAY STREET - VIEW FROM YARD



1417 MAY STREET - VIEW FROM STREET

NO.	DESCRIPTION	DATE
1	1417 MAY STREET - VIEW FROM YARD	AUG 30, 2018
2	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
3	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
4	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
5	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
6	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018



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1417 MAY STREET - VIEW FROM STREET

PROJECT
MAY STREET PASSIVE HOUSE
NLA HOLDINGS
1417 MAY STREET
VICTORIA, BC

Sheet Name
RENDERINGS & MATERIAL BOARD

Date
AUG 30, 2018

Scale
1:1

Project #
1622

Sheet #
A400

1417 MAY STREET - VIEW FROM STREET

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Prepared for project review	Project Start
Final Landscape Review	Project End
Revised design and model	Project End
DATE	DATE

PROPOSED LANDSCAPE PLAN

PROJECT
MAY STREET PASSIVE HOUSE
 NILA HOLDINGS
 1417 MAY STREET
 VICTORIA, BC

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SCALE 1:100

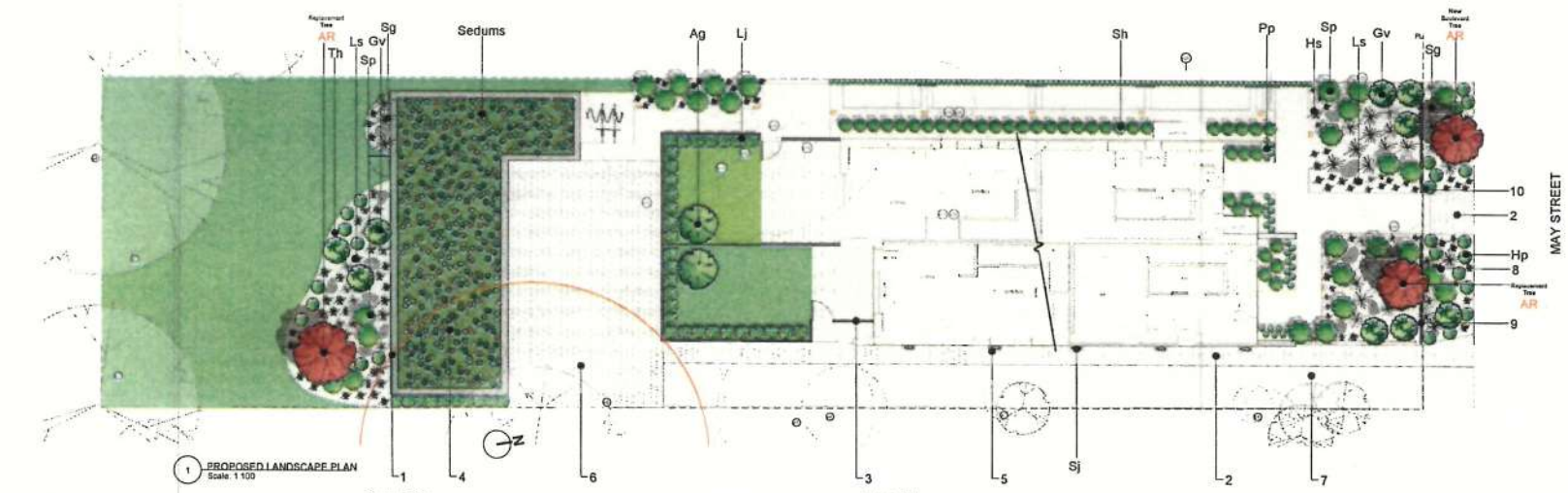
PROJECT NUMBER	DATE
1417 May Street.via	July 7 2017

DRAWING FILE	DATE
1417 May Street.via	July 7 2017

REV	DATE
1	7/7/17

REV. NO.	DATE
1	7/7/17

L-001



1. PROPOSED LANDSCAPE PLAN
 Scale: 1:100

- 8. Water main
- 9. Fence
- 10. Mailboxes

Existing Plants

ID	Plant Name	Category	Size
A1	Large evergreen shrub	Shrub	6-8'
A2	Large evergreen shrub	Shrub	6-8'
A3	Large evergreen shrub	Shrub	6-8'
A4	Large evergreen shrub	Shrub	6-8'
A5	Large evergreen shrub	Shrub	6-8'
A6	Large evergreen shrub	Shrub	6-8'
A7	Large evergreen shrub	Shrub	6-8'
A8	Large evergreen shrub	Shrub	6-8'
A9	Large evergreen shrub	Shrub	6-8'
A10	Large evergreen shrub	Shrub	6-8'
A11	Large evergreen shrub	Shrub	6-8'
A12	Large evergreen shrub	Shrub	6-8'
A13	Large evergreen shrub	Shrub	6-8'
A14	Large evergreen shrub	Shrub	6-8'
A15	Large evergreen shrub	Shrub	6-8'
A16	Large evergreen shrub	Shrub	6-8'
A17	Large evergreen shrub	Shrub	6-8'
A18	Large evergreen shrub	Shrub	6-8'
A19	Large evergreen shrub	Shrub	6-8'
A20	Large evergreen shrub	Shrub	6-8'
A21	Large evergreen shrub	Shrub	6-8'
A22	Large evergreen shrub	Shrub	6-8'
A23	Large evergreen shrub	Shrub	6-8'
A24	Large evergreen shrub	Shrub	6-8'
A25	Large evergreen shrub	Shrub	6-8'

Planting List

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A13	Large evergreen shrub	Shrub	6-8'
A14	Large evergreen shrub	Shrub	6-8'
A15	Large evergreen shrub	Shrub	6-8'
A16	Large evergreen shrub	Shrub	6-8'
A17	Large evergreen shrub	Shrub	6-8'
A18	Large evergreen shrub	Shrub	6-8'
A19	Large evergreen shrub	Shrub	6-8'
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A21	Large evergreen shrub	Shrub	6-8'
A22	Large evergreen shrub	Shrub	6-8'
A23	Large evergreen shrub	Shrub	6-8'
A24	Large evergreen shrub	Shrub	6-8'
A25	Large evergreen shrub	Shrub	6-8'



1. Bioswale to filter the run-off from the green roof only.



2. Paver treatment to create pause points in concrete to delineate suite entries patios.



3. Privacy screens between patios and beside common paths.



4. Sedum green roof above parking and bike storage.



5. Vines beside driveway.



6. Permeable paving parking area.



7. Concrete driveway and paths.



9. 4' high fence



10. Mailboxes



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