

City of Victoria

Planning & Development Department  
Development Services Division

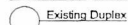


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### Hydraulic Calculations



102

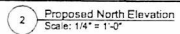
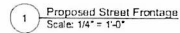


Site Plan & SS  
Scale: 1:100

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|                                                                                                                             |                                    |             |                                       |             |  |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------|---------------------------------------|-------------|--|
| <br><b>AEA</b><br>ADAPT ENERGY ADVISING | 740 FIFTH ST. VICTORIA, BC V8T 4R2 |             | 18-1-21 CALCE Plan to Collect Revenue |             |  |
|                                                                                                                             | Name: _____                        |             | B                                     |             |  |
|                                                                                                                             | Phone: _____                       |             | 19-1-21 Reopening Substation          |             |  |
|                                                                                                                             | Email: _____                       |             | C                                     |             |  |
|                                                                                                                             | Notes: <input type="checkbox"/>    |             | 19-1-22 Reopening Fleets Substation   |             |  |
| Date: _____                                                                                                                 |                                    | 27-01-21 ST |                                       | Date: _____ |  |
| Date: _____                                                                                                                 |                                    | 27-01-21 ST |                                       | Date: _____ |  |
| Date: _____                                                                                                                 |                                    | 27-01-21 ST |                                       | Date: _____ |  |
| Date: _____                                                                                                                 |                                    | 27-01-21 ST |                                       | Date: _____ |  |
| Date: _____                                                                                                                 |                                    | 27-01-21 ST |                                       | Date: _____ |  |

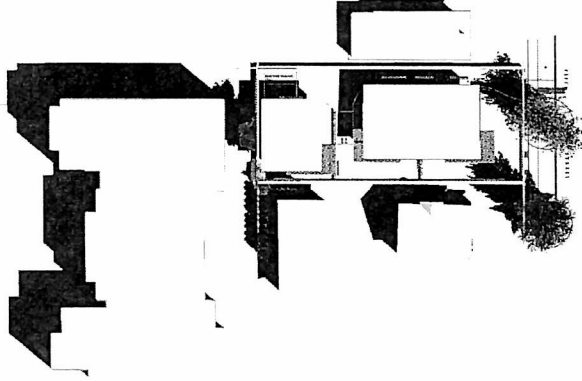
2744 Fifth Street  
Razoning

Street Elevations

|   |      |          |
|---|------|----------|
| 6 | Size | As Noted |
|---|------|----------|

A 1.2  
— of —  
A 18

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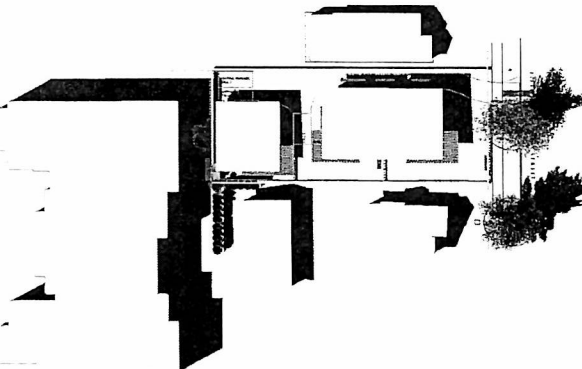
June 21 - 10 am



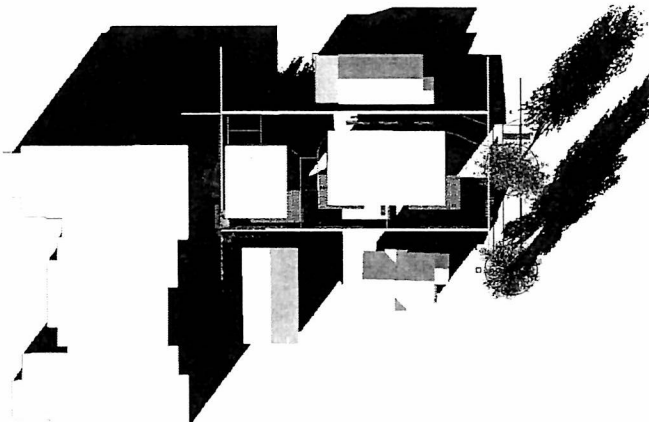
February 21 - 10 am



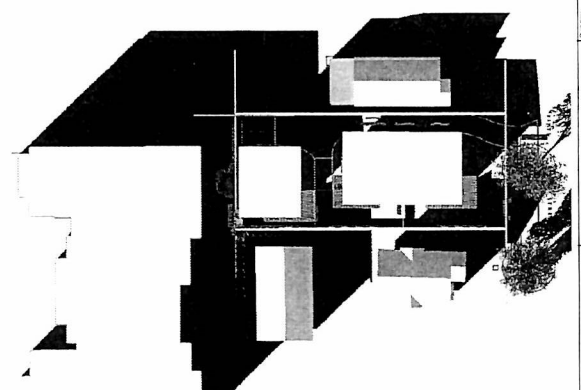
October 21 - 10 am



June 21 - 2 pm



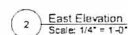
February 21 - 2 pm



October 21 - 2 pm

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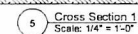
|                  |  |                                   |  |                 |  |
|------------------|--|-----------------------------------|--|-----------------|--|
| Project No.      |  | 2744 Fifth Street Rezoning        |  | Shadow Analysis |  |
| Client           |  | ADAPT ENERGY ADVISING             |  | NTS             |  |
| Project Name     |  | 2744 FIFTH STREET REZONING        |  | A 1.3           |  |
| Project Address  |  | 2740 BETH ST VICTORIA, BC V8T 4B2 |  | A 1.8           |  |
| Project Contact  |  | info@adaptenergyadvising.com      |  |                 |  |
| Project Status   |  | Revising Revised Submission       |  |                 |  |
| Project Date     |  | 19.02.22                          |  |                 |  |
| Project Version  |  | B                                 |  |                 |  |
| Project Author   |  | A                                 |  |                 |  |
| Project Reviewer |  | CALC Plans for Client Review      |  |                 |  |



| Window Size |              |             |           |            |
|-------------|--------------|-------------|-----------|------------|
|             | Nominal Size |             |           |            |
| ID Label    | Width (Ft)   | Height (Ft) | Width (M) | Height (M) |
| W-1         | 4.00         | 6.92        | 1.22      | 2.11       |
| W-2         | 6.33         | 6.92        | 1.93      | 2.11       |
| W-3         | 8.00         | 7.75        | 2.44      | 2.36       |
| W-4         | 3.25         | 6.92        | 0.99      | 2.11       |
| W-5         | 4.00         | 6.92        | 1.22      | 2.11       |
| W-6         | 3.25         | 5.50        | 0.99      | 1.68       |
| W-7         | 3.25         | 5.50        | 0.99      | 1.68       |
| W-8         | 3.25         | 5.50        | 0.99      | 1.68       |
| W-9         | 3.00         | 5.50        | 0.91      | 1.68       |

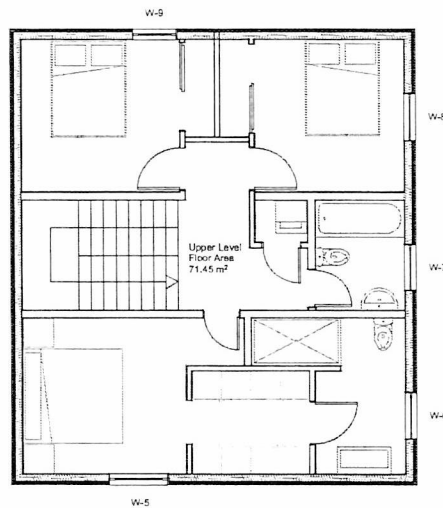
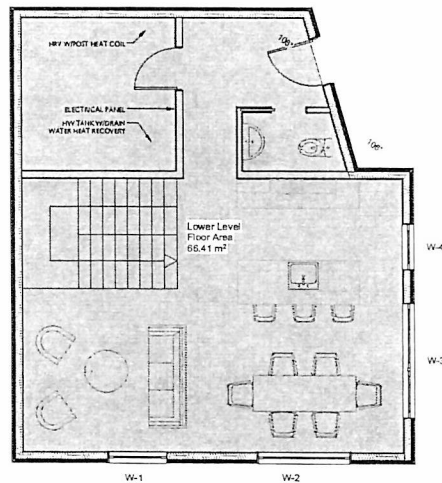
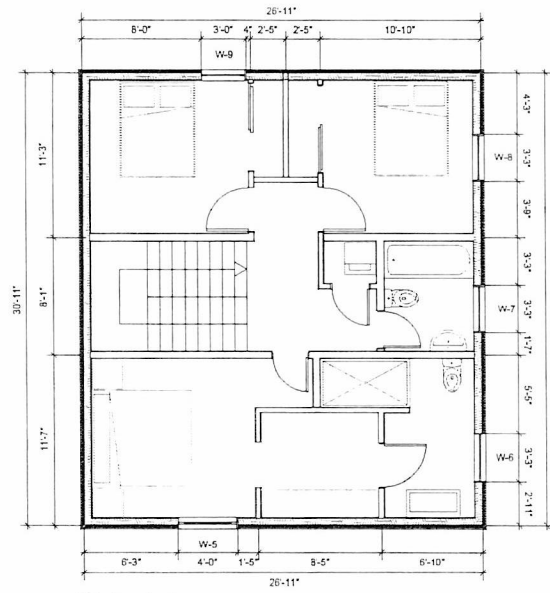
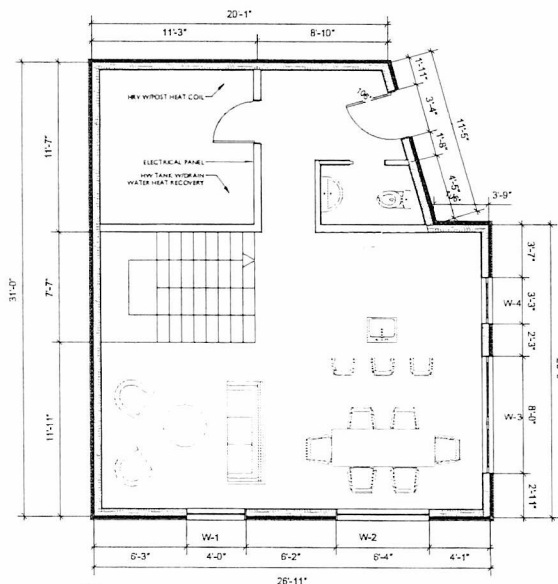
PROPOSED EXTERIOR SFD FINISHES TO MATCH  
EXISTING BUILDING EXTERIOR FINISHES.

- ☐ A Hardie Panel - Painted Black
- ☐ B Vertical Cedar Siding - Stained
- ☐ C Galvanized Aluminium



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ALL WORK TO COMPLY WITH THE CURRENT EDITION OF THE BC BUILDING CODE

ALL FRAMING TO BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE

ALL LUMBER TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE

ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD FIR PLYWOOD UNLESS NOTED OTHERWISE

ALL EXPOSED EXTERIOR POSTS TO BE 6X8 MIN.

ALL UNITS TO BE 2-PLY 2X10 U.N.O.

ALL CONCRETE TO BE MINIMUM 25 MPa AT 28 DAYS

EXTERIOR FOUNDATION WALL TO EXTEND MIN 150 mm ABOVE FINISHED GRADE.

ALL INTERIOR DOORS TO BE MINIMUM 6'8" TALL UNLESS NOTED OTHERWISE; PROVIDE MIN. 2-STUDS E/S AT JAM FRAMING

ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS

DESIGN LOADS: VICTORIA: S<sub>g</sub>: 2.1 kPa S<sub>s</sub>: 0.3 kPa

ALL NEW WINDOWS TO MEET NAFS: DP: 1440 PG: 30 WATER RESIST.: 220

HANDRAILS TO COMPLY WITH BCBC DIV B 9.8.7.

GUARDRAILS TO COMPLY WITH BCBC DIV B 9.8.8.

AIR BARRIER TO BE OVERLAPPED, STRUCTURALLY SUPPORTED AND SEALED AT ALL JOINTS.

EFFECTIVE RSI MUST BE MAINTAINED BEHIND ELECTRICAL RECEPTACLES AND PIPING AS PER BCBC 9.3.6

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, EVERY STOREY AND THE AREA OUTSIDE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AS PER BCBC DIV B 9.10.19.3

CO2 ALARMS TO BE INSTALLED IN EACH BEDROOM OR 5M OUTSIDE THE BEDROOM DOOR.

BEDROOM WINDOWS TO MEET BCBC DIV B 9.10.1. NO DIMENSION LESS THAN 385MM WITH AN AREA OF 0.35M<sup>2</sup>

ALL NEW FLASHINGS TO COMPLY TO BCBC DIV B 9.27.3.7 - 9.27.3.8.

BATHROOM EXHAUST TO COMPLY WITH 9.32

VENTILATION TO COMPLY WITH BCBC 9.32.

ROOF SPACE VENT AREA SHALL BE NOT LESS THAN 1/150

SOLID RWL AND PERIMETER DRAIN TO BE CONNECTED TO NEW STORM DRAIN LATERAL

| Window Size  |            |             |           |            |
|--------------|------------|-------------|-----------|------------|
| Nominal Size |            |             |           |            |
| ID Label     | Width (FT) | Height (FT) | Width (M) | Height (M) |
| W-1          | 4.00       | 5.92        | 1.22      | 2.11       |
| W-2          | 5.33       | 5.92        | 1.93      | 2.11       |
| W-3          | 8.00       | 7.75        | 2.44      | 2.36       |
| W-4          | 3.25       | 5.92        | 0.99      | 2.11       |
| W-5          | 4.00       | 5.92        | 1.22      | 2.11       |
| W-6          | 3.25       | 5.50        | 0.99      | 1.68       |
| W-7          | 3.25       | 5.50        | 0.99      | 1.68       |
| W-8          | 3.25       | 5.50        | 0.99      | 1.68       |
| W-9          | 3.00       | 5.50        | 0.91      | 1.68       |

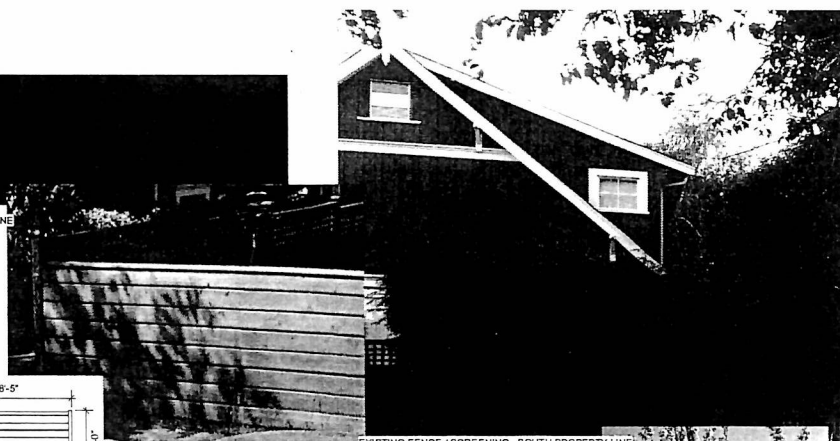
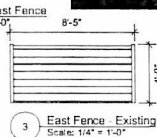
| Floor Areas      |                   |          |
|------------------|-------------------|----------|
|                  | Proposed          | Existing |
| Total Floor Area | 2744 Firm         | 127.86   |
|                  | Proposed Main     | 66.41    |
|                  | Proposed Upper    | 71.45    |
| Total Floor Area | 2742 Firm         | 142.32   |
|                  | Existing Main     | 66.41    |
|                  | Existing Upper    | 73.99    |
| Total Floor Area | 2740 Firm         | 128.59   |
|                  | Existing Main     | 66.41    |
|                  | Existing Upper    | 71.99    |
|                  | Existing Basement | N/A      |

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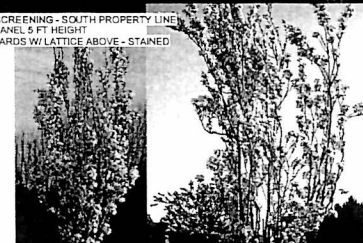
|                               |                       |                                                                                                      |                            |
|-------------------------------|-----------------------|------------------------------------------------------------------------------------------------------|----------------------------|
| 2744 Fifth Street<br>Rearwing |                       | 2740 FIFTH STREET VICTORIA BC V8T 4B2<br>info@adaptenergyadvising.com<br>www.adaptenergyadvising.com |                            |
| Project No.                   | 2744                  | Project Name                                                                                         | 2744 Fifth Street Rearwing |
| Client                        | As Noted              | Project Manager                                                                                      | TFA                        |
| Scale                         | A15                   | Project Status                                                                                       | A15                        |
| Revision                      |                       | Project Date                                                                                         | 2019 09 22                 |
| Drawn By                      | Adapt Energy Advising | Checked By                                                                                           | Adapt Energy Advising      |
| Designed By                   | Adapt Energy Advising | Reviewed By                                                                                          | Adapt Energy Advising      |
| Project No.                   | 2744                  | Project Name                                                                                         | 2744 Fifth Street Rearwing |
| Client                        | As Noted              | Project Manager                                                                                      | TFA                        |
| Scale                         | A15                   | Project Status                                                                                       | A15                        |
| Revision                      |                       | Project Date                                                                                         | 2019 09 22                 |
| Drawn By                      | Adapt Energy Advising | Checked By                                                                                           | Adapt Energy Advising      |
| Designed By                   | Adapt Energy Advising | Reviewed By                                                                                          | Adapt Energy Advising      |



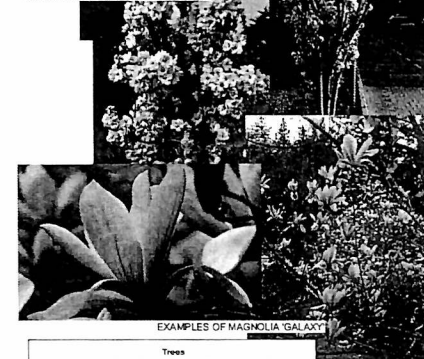
 Existing Site

EXISTING FENCES - SOUTHEAST PROPERTY LINE  
SOUTH FENCE - HORIZONTAL WOOD - STAINED  
PROPOSED FENCE NORTH AND WEST TO MATCH  
EXISTING EAST FENCE FINISH

EXISTING FENCE / SCREENING - SOUTH PROPERTY LINE  
PANEL 5 FT HEIGHT  
T&G VERTICAL BOARDS W/ LATTICE ABOVE - STAINED



EXAMPLES OF PRUNUS 'AMANOGAWA



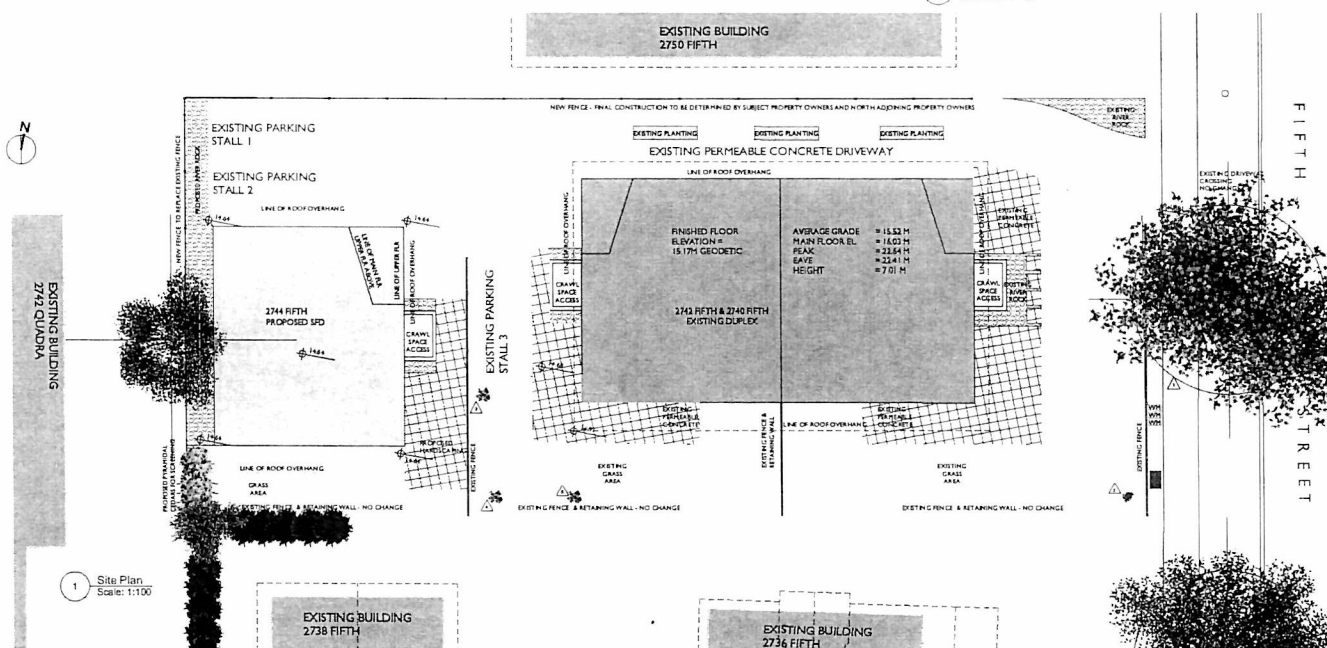
EXAMPLES OF MAGNOLIA 'GALAX'

| Trees       |                         |         |                         |
|-------------|-------------------------|---------|-------------------------|
| Tree Number | Species                 | D&H (m) | Comments                |
| 1           | Acer rubrum 'Armstrong' | 0.300   | Existing to be retained |
| 2           | Magnolia 'Galaxy'       | 0.019   | Existing to be retained |
| 3           | Prunus 'Amanogawa'      | 0.032   | Existing to be retained |
| 4           | Prunus 'Amanogawa'      | 0.032   | Existing to be retained |
| 5           | Prunus 'Amanogawa'      | 0.032   | Existing to be retained |

0 002 Existing to be retained

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1 Site Plan  
Scale: 1:100

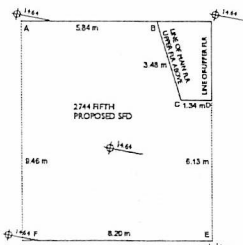
| Start Date | End Date   | Project # | Project Name | Project Status | Project Manager | Project Sponsor | Project Description   | Project Budget | Project Risk | Project Impact | Project Outcome   |
|------------|------------|-----------|--------------|----------------|-----------------|-----------------|-----------------------|----------------|--------------|----------------|-------------------|
| 1/1/2010   | 1/31/2010  | 1001      | Project A    | Completed      | John Doe        | John Doe        | Project A Description | \$100,000      | Low          | High           | Project A Outcome |
| 2/1/2010   | 2/28/2010  | 1002      | Project B    | In Progress    | Jane Smith      | Jane Smith      | Project B Description | \$200,000      | Medium       | Medium         | Project B Outcome |
| 3/1/2010   | 3/31/2010  | 1003      | Project C    | On Hold        | Bob Johnson     | Bob Johnson     | Project C Description | \$50,000       | Low          | Low            | Project C Outcome |
| 4/1/2010   | 4/30/2010  | 1004      | Project D    | Not Started    | Alice Brown     | Alice Brown     | Project D Description | \$75,000       | Medium       | Medium         | Project D Outcome |
| 5/1/2010   | 5/31/2010  | 1005      | Project E    | Completed      | Charlie White   | Charlie White   | Project E Description | \$120,000      | Low          | High           | Project E Outcome |
| 6/1/2010   | 6/30/2010  | 1006      | Project F    | In Progress    | Diana Green     | Diana Green     | Project F Description | \$90,000       | Medium       | Medium         | Project F Outcome |
| 7/1/2010   | 7/31/2010  | 1007      | Project G    | On Hold        | Frank Black     | Frank Black     | Project G Description | \$60,000       | Low          | Low            | Project G Outcome |
| 8/1/2010   | 8/31/2010  | 1008      | Project H    | Not Started    | Grace Hall      | Grace Hall      | Project H Description | \$80,000       | Medium       | Medium         | Project H Outcome |
| 9/1/2010   | 9/30/2010  | 1009      | Project I    | Completed      | Henry King      | Henry King      | Project I Description | \$110,000      | Low          | High           | Project I Outcome |
| 10/1/2010  | 10/31/2010 | 1010      | Project J    | In Progress    | Ivy Lee         | Ivy Lee         | Project J Description | \$130,000      | Medium       | Medium         | Project J Outcome |
| 11/1/2010  | 11/30/2010 | 1011      | Project K    | On Hold        | Jack Miller     | Jack Miller     | Project K Description | \$40,000       | Low          | Low            | Project K Outcome |
| 12/1/2010  | 12/31/2010 | 1012      | Project L    | Not Started    | Karen Wilson    | Karen Wilson    | Project L Description | \$95,000       | Medium       | Medium         | Project L Outcome |

**AEE**  
ADAPT ENERGY ADVISING  
2740 FIFTH ST VICTORIA, BC V8T 4B2  
info@adaptenergyadvising.com

2744 Fifth Street  
Reasoning

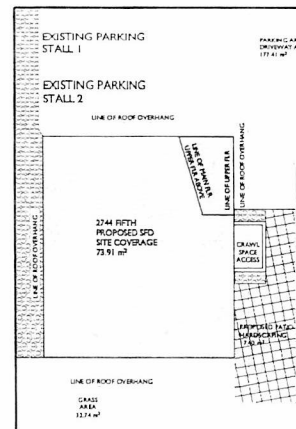
|           |                          |
|-----------|--------------------------|
| Score     | As Noted                 |
| Sheet No. | A 1.6<br>— of —<br>A 1.8 |

| Average Grade 2744 Fifth               |                        |                         |                      |                         |                         |                      |              |               |               |
|----------------------------------------|------------------------|-------------------------|----------------------|-------------------------|-------------------------|----------------------|--------------|---------------|---------------|
| Grade Points                           | Geodetic Elevation (M) | Geodetic Elevation (FT) | Between Grade Points | Average of Grade Points | Average of Grade Points | Between Grade Points | Distance (M) | Distance (FT) | Totals        |
| A                                      | 14.64                  | 48.02                   | AB                   | 14.64                   | 48.02                   | AB                   | 3.54         | 11.61         | 65.50         |
| B                                      | 14.64                  | 48.02                   | BC                   | 14.64                   | 48.02                   | BC                   | 2.48         | 8.12          | 50.95         |
| C                                      | 14.64                  | 48.02                   | CD                   | 14.64                   | 48.02                   | CD                   | 1.39         | 4.53          | 26.72         |
| D                                      | 14.64                  | 48.02                   | DE                   | 14.64                   | 48.02                   | DE                   | 6.13         | 20.11         | 87.74         |
| E                                      | 14.64                  | 48.02                   | EF                   | 14.64                   | 48.02                   | EF                   | 8.30         | 27.23         | 125.05        |
| F                                      | 14.64                  | 48.02                   | FG                   | 14.64                   | 48.02                   | FG                   | 8.46         | 27.75         | 133.48        |
| <b>Totals</b>                          |                        |                         |                      |                         |                         |                      | <b>34.46</b> |               | <b>504.35</b> |
| <b>Average Existing &amp; Proposed</b> | 14.64                  | 48.02                   |                      |                         |                         |                      |              |               |               |

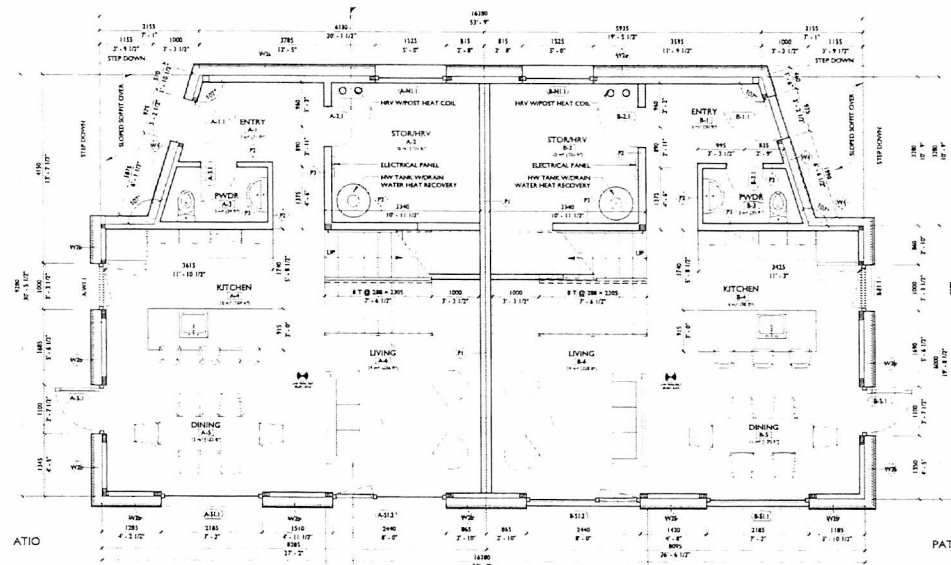
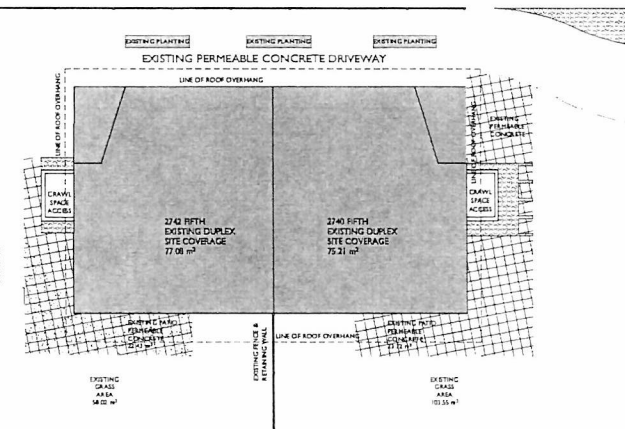


| Zoning Areas                                                               |       | Proposed (m <sup>2</sup> ) |
|----------------------------------------------------------------------------|-------|----------------------------|
| Lot Area                                                                   |       | 752.50                     |
| Site Coverage                                                              |       | 50.06%                     |
| Open Space                                                                 |       | 55.64%                     |
| Open Space - Planting & driveways + Building site coverage area / Lot Area |       |                            |
| Building Site Coverage Area                                                | Total | 226.20                     |
| Site Coverage 2744                                                         |       | 73.91                      |
| Site Coverage 2742                                                         |       | 77.08                      |
| Site Coverage 2740                                                         |       | 75.21                      |
| Parking Area and Driveways                                                 | Total | 177.41                     |
| Grass Area - Private Outdoor Space                                         | Total | 194.51                     |
| Grass Coverage 2744                                                        |       | 52.74                      |
| Grass Coverage 2742                                                        |       | 50.02                      |
| Grass Coverage 2740                                                        |       | 100.55                     |
| Patio Area - Private Outdoor Space                                         | Total | 62.56                      |
| Patio Coverage 2744                                                        |       | 17.40                      |
| Patio Coverage 2742                                                        |       | 22.43                      |
| Patio Coverage 2740                                                        |       | 22.73                      |

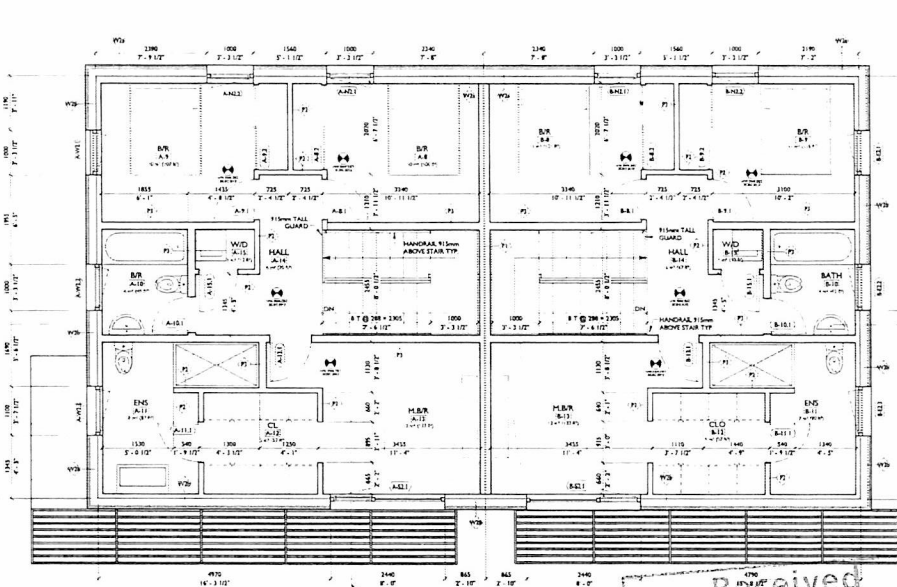
1 Existing & Proposed Grade Points  
Scale: 1:100



2 Open Space Areas  
Scale: 1:100



3 Existing Main Floor Plans - BP052814  
Scale: 1:50



4 Existing Upper Floor Plans - BP052814  
Scale: 1:50

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|                             |                                         |
|-----------------------------|-----------------------------------------|
| Project Name                | 2744 Fifth Street                       |
| Project Number              | 2744 Fifth Street                       |
| Project Type                | Residential                             |
| Project Status              | Proposed                                |
| Project Date                | 19-11-21                                |
| Project Location            | 2744 Fifth Street, Victoria, BC V8T 4B2 |
| Project Contact             | Calvin Paine for Client Review          |
| Project Reviewer            | Calvin Paine for Client Review          |
| Project Review Date         | 18-11-21                                |
| Project Review Status       | Approved                                |
| Project Review Comments     |                                         |
| Project Review Signature    |                                         |
| Project Review Title        |                                         |
| Project Review Department   |                                         |
| Project Review City         |                                         |
| Project Review Country      |                                         |
| Project Review State        |                                         |
| Project Review Zip          |                                         |
| Project Review Phone        |                                         |
| Project Review Email        |                                         |
| Project Review Website      |                                         |
| Project Review Social Media |                                         |
| Project Review Other        |                                         |

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