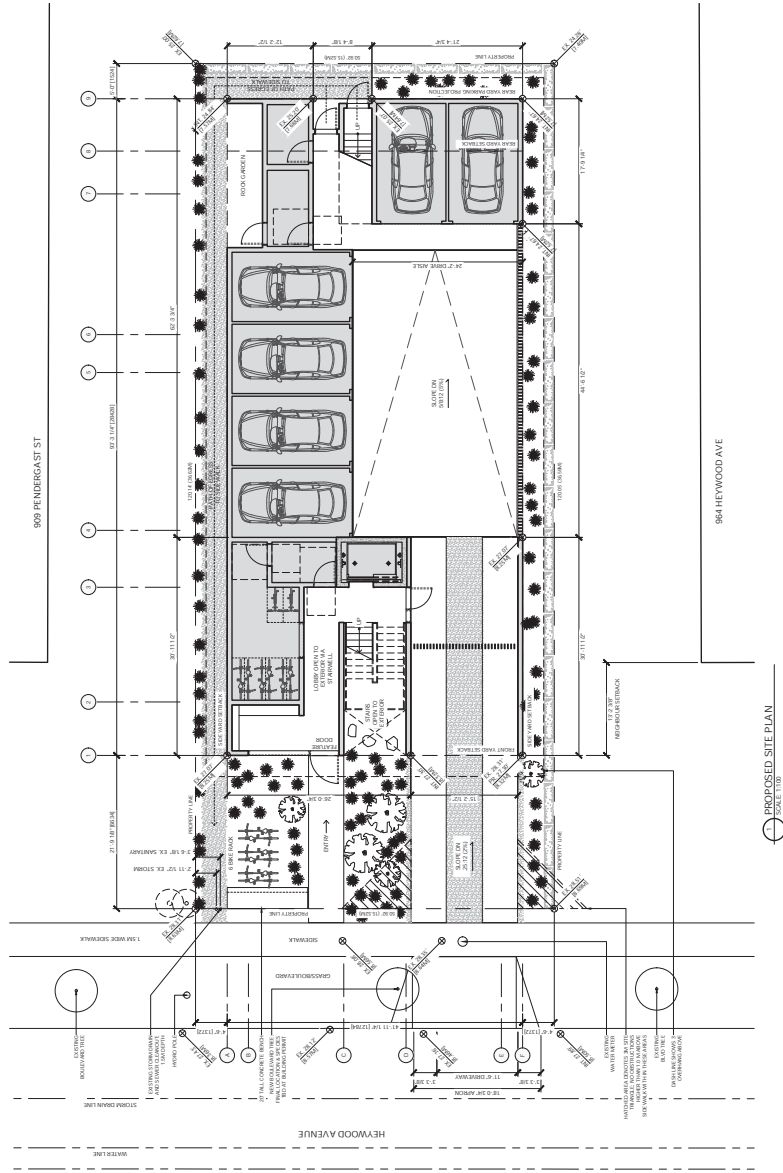
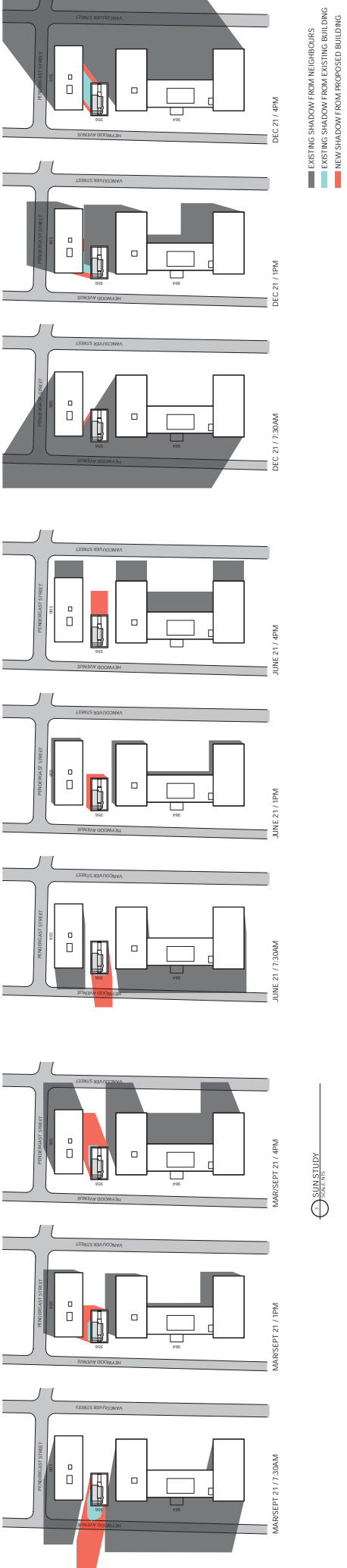






STREETSCAPE WEST ELEVATION

HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A0.3

SUN STUDY AND STREETSCAPE

ISSUES:
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

2018/03/07
2018/03/07
2018/03/07
2018/03/07

2018/03/07
2018/03/07
2018/03/07
2018/03/07

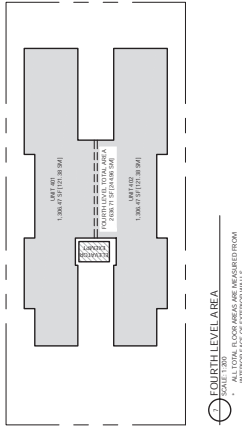
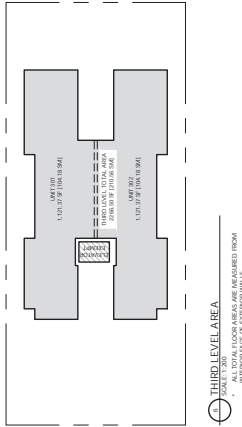
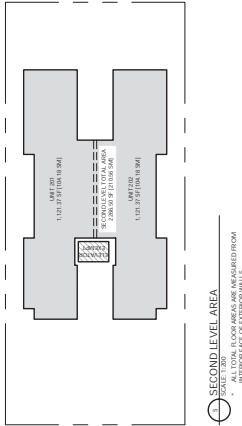
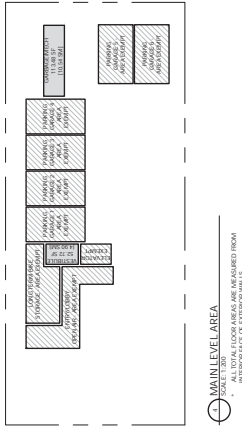
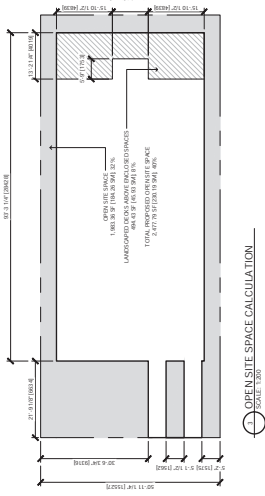
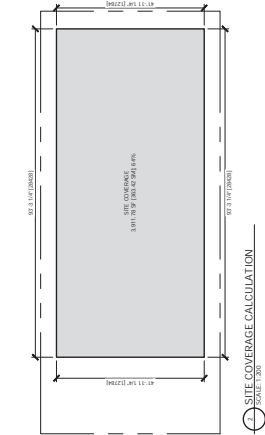
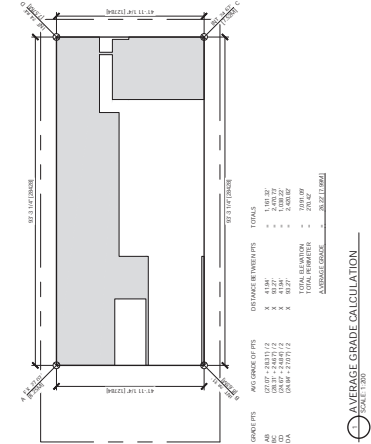
2018/03/07
2018/03/07
2018/03/07
2018/03/07

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300-175 Broadway East
Vancouver, BC V6C 2E2
760-880-2231
760-880-2231

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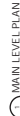
Darcy Jones Architects Inc
300-175 Broadway East
Suite 200
Calgary, Alberta T2C 1Y2
Tel: 403.243.1234
Fax: 403.243.1235
www.djainc.com

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DO NOT SCALE THESE DIMENSIONS

Adjustment (scale-related) by comparison to other drawings. Any discrepancy between drawings shall be resolved by reference to the original drawing. Any discrepancy between drawings shall be resolved by reference to the original drawing.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN DEVELOPMENT	2019/04/07	JD	JD
2	DESIGN DEVELOPMENT	2019/04/08	JD	JD
3	DESIGN DEVELOPMENT	2019/04/08	JD	JD
4	DESIGN DEVELOPMENT	2019/04/08	JD	JD
5	DESIGN DEVELOPMENT	2019/04/08	JD	JD
6	DESIGN DEVELOPMENT	2019/04/08	JD	JD
7	DESIGN DEVELOPMENT	2019/04/08	JD	JD
8	DESIGN DEVELOPMENT	2019/04/08	JD	JD
9	DESIGN DEVELOPMENT	2019/04/08	JD	JD
10	DESIGN DEVELOPMENT	2019/04/08	JD	JD



HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A2.1

MAIN LEVEL PLAN

ISSUES	2019-01-07	SCALE	1.50
A DEVELOPMENT PERMIT	2020-01-02	DATE	2020-05-28
B ENVIRONMENTAL IMPACT	2020-01-02	DRAWN	JN
C DP RESUBMISSION	2020-05-20	CHECKED	GD
D DP RESUBMISSION #2		REVISION	2
		ISSUE	D
		COMPLIANT	

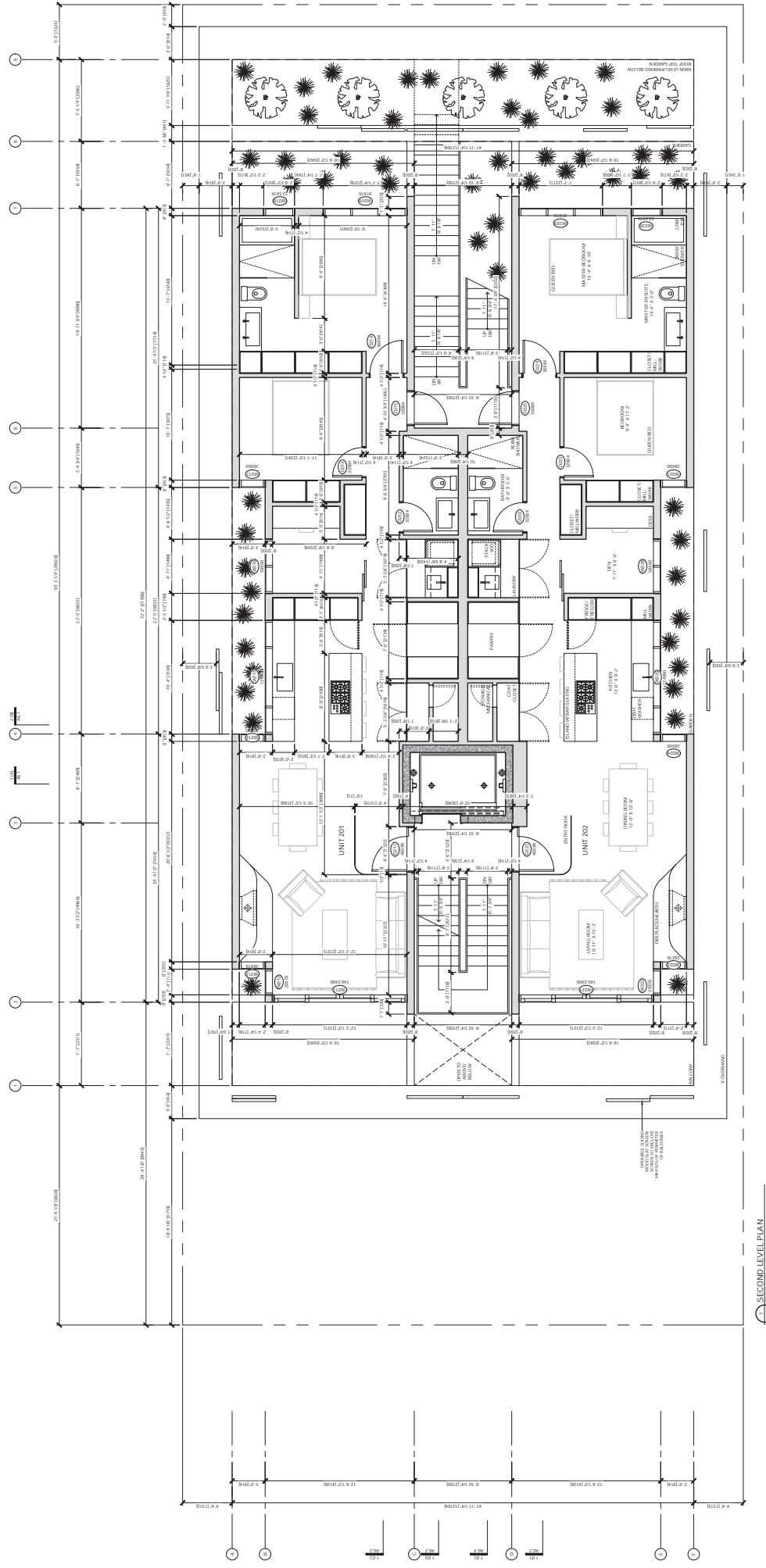
D'Arcy Jones Architects Inc

309-175 Broadway East
Vancouver BC V5T 7A2

T 604 669 2235
F 604 669 2231

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SECOND LEVEL PLAN
SCALE 1/8" = 1'-0"



Darcy Jones Architects Inc.
180-175 Broadway Suite
1000
Vancouver, BC V6X 1S2
604.683.2371
604.683.2371
www.darcynjones.ca

PROJECT:
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

SCALE:
1/8" = 1'-0"
DATE:
2019.08.07
2019.08.07
2019.08.07
2019.08.07

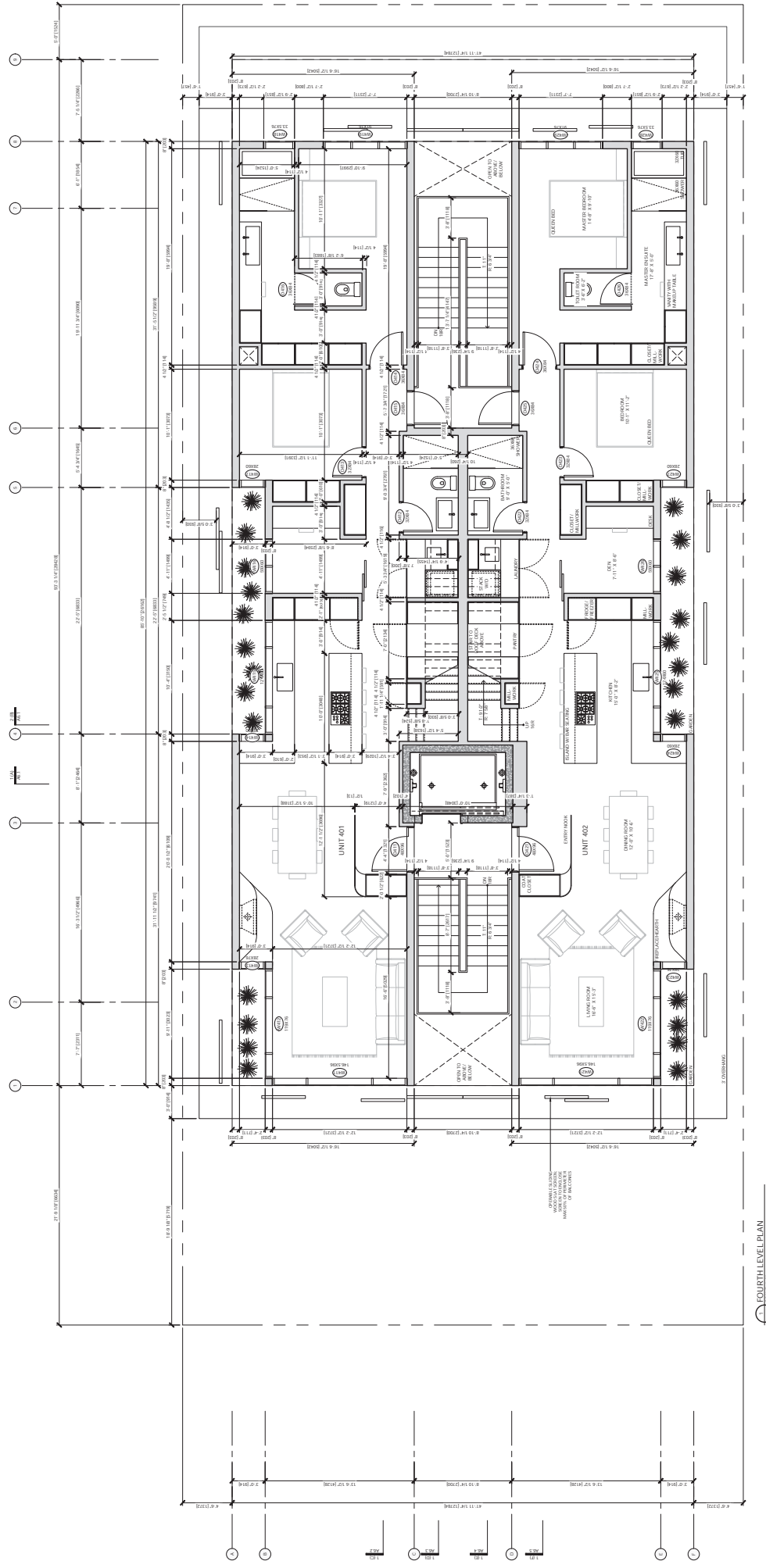
REVISIONS:
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

REVISIONS:
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

KEYWOOD 6
956 KEYWOOD AVE.
VICTORIA, BC

A2.2

SECOND LEVEL PLAN



FOURTH LEVEL PLAN
SCALE 1/8" = 1'-0"



HEYWOOD 6
956 HEYWOOD
VICTORIA BC

SCALE
1/8" = 1'-0"

DATE
2019-04-03

DESIGNER
D'ARCY JONES ARCHITECTS INC.

CLIENT
2019-04-03

REVISIONS
2

PROJECT
2

CONSULTANT
2

A2.4

FOURTH LEVEL PLAN

D'Arcy Jones Architects Inc.
180-178 Broadway Road
Victoria BC V8V 1K2
779-0000
779-0000
779-0000

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Dimensions to be used for construction unless otherwise indicated. Any dimensions shown on this drawing shall prevail over all other dimensions.



ROOF LEVEL PLAN

WACY JONES ARCHITECTS INC 10000 W. 10th Ave. Suite 100 Denver, CO 80231 Tel: 303.733.1000 Fax: 303.733.1001 Email: info@wacyjones.com www.wacyjones.com		SCALE 1:30 1:60 1:120 1:180 1:240 1:360 1:480 1:600 1:720 1:900 1:1080 1:1260 1:1440 1:1620 1:1800 1:2160 1:2520 1:2880 1:3240 1:3600 1:4320 1:5040 1:5760 1:6480 1:7200 1:7920 1:8640 1:9360 1:10080 1:10800 1:11520 1:12240 1:12960 1:13680 1:14400 1:15120 1:15840 1:16560 1:17280 1:18000 1:18720 1:19440 1:20160 1:20880 1:21600 1:22320 1:23040 1:23760 1:24480 1:25200 1:25920 1:26640 1:27360 1:28080 1:28800 1:29520 1:30240 1:30960 1:31680 1:32400 1:33120 1:33840 1:34560 1:35280 1:36000 1:36720 1:37440 1:38160 1:38880 1:39600 1:40320 1:41040 1:41760 1:42480 1:43200 1:43920 1:44640 1:45360 1:46080 1:46800 1:47520 1:48240 1:48960 1:49680 1:50400 1:51120 1:51840 1:52560 1:53280 1:54000 1:54720 1:55440 1:56160 1:56880 1:57600 1:58320 1:59040 1:59760 1:60480 1:61200 1:61920 1:62640 1:63360 1:64080 1:64800 1:65520 1:66240 1:66960 1:67680 1:68400 1:69120 1:69840 1:70560 1:71280 1:72000 1:72720 1:73440 1:74160 1:74880 1:75600 1:76320 1:77040 1:77760 1:78480 1:79200 1:79920 1:80640 1:81360 1:82080 1:82800 1:83520 1:84240 1:84960 1:85680 1:86400 1:87120 1:87840 1:88560 1:89280 1:90000 1:90720 1:91440 1:92160 1:92880 1:93600 1:94320 1:95040 1:95760 1:96480 1:97200 1:97920 1:98640 1:99360 1:100000 1:100800 1:101600 1:102400 1:103200 1:104000 1:104800 1:105600 1:106400 1:107200 1:108000 1:108800 1:109600 1:110400 1:111200 1:112000 1:112800 1:113600 1:114400 1:115200 1:116000 1:116800 1:117600 1:118400 1:119200 1:120000 1:120800 1:121600 1:122400 1:123200 1:124000 1:124800 1:125600 1:126400 1:127200 1:128000 1:128800 1:129600 1:130400 1:131200 1:132000 1:132800 1:133600 1:134400 1:135200 1:136000 1:136800 1:137600 1:138400 1:139200 1:140000 1:140800 1:141600 1:142400 1:143200 1:144000 1:144800 1:145600 1:146400 1:147200 1:148000 1:148800 1:149600 1:150400 1:151200 1:152000 1:152800 1:153600 1:154400 1:155200 1:156000 1:156800 1:157600 1:158400 1:159200 1:160000 1:160800 1:161600 1:162400 1:163200 1:164000 1:164800 1:165600 1:166400 1:167200 1:168000 1:168800 1:169600 1:170400 1:171200 1:172000 1:172800 1:173600 1:174400 1:175200 1:176000 1:176800 1:177600 1:178400 1:179200 1:180000 1:180800 1:181600 1:182400 1:183200 1:184000 1:184800 1:185600 1:186400 1:187200 1:188000 1:188800 1:189600 1:190400 1:191200 1:192000 1:192800 1:193600 1:194400 1:195200 1:196000 1:196800 1:197600 1:198400 1:199200 1:200000 1:200800 1:201600 1:202400 1:203200 1:204000 1:204800 1:205600 1:206400 1:207200 1:208000 1:208800 1:209600 1:210400 1:211200 1:212000 1:212800 1:213600 1:214400 1:215200 1:216000 1:216800 1:217600 1:218400 1:219200 1:220000 1:220800 1:221600 1:222400 1:223200 1:224000 1:224800 1:225600 1:226400 1:227200 1:228000
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SCALE
1" = 16'-0"
DATE
2019-08-07
DESIGNED BY
J.A.
CHECKED
J.A.
REVISION
2
SHEET
2
CONSULTANT
D

PROJECT
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

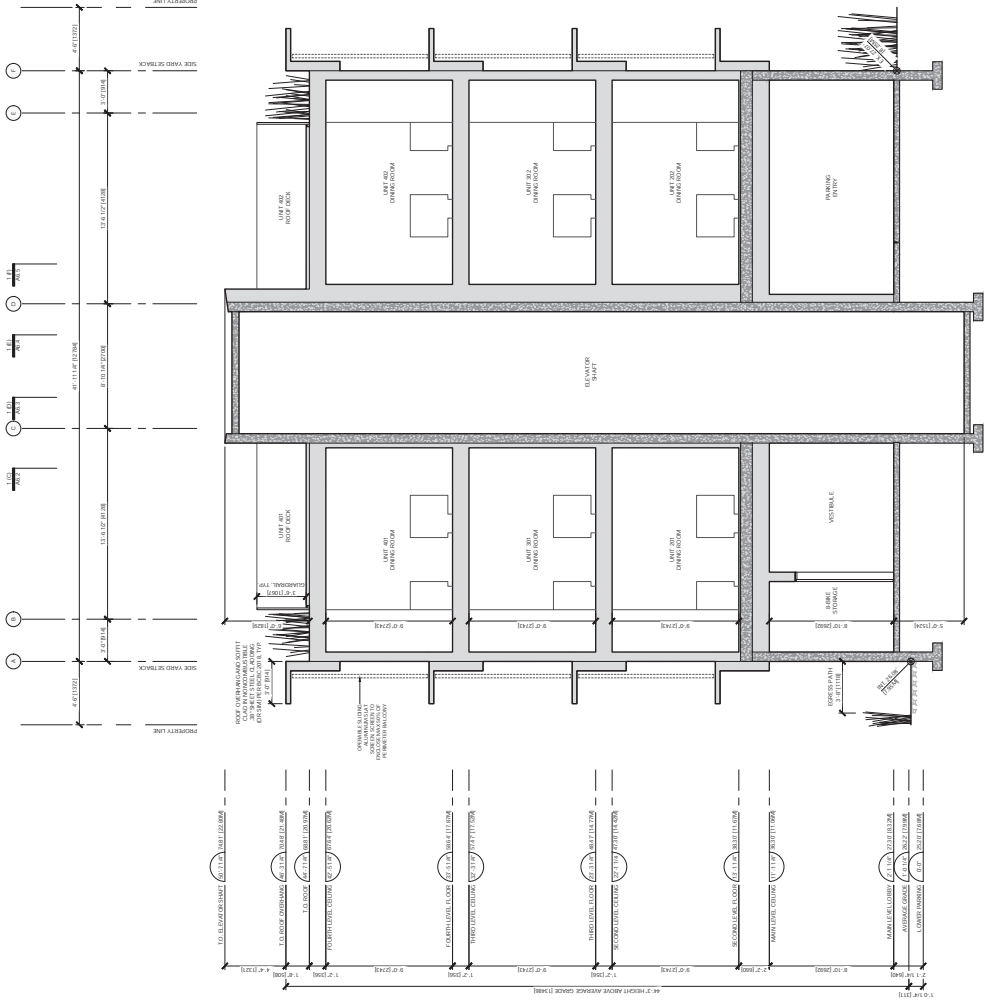
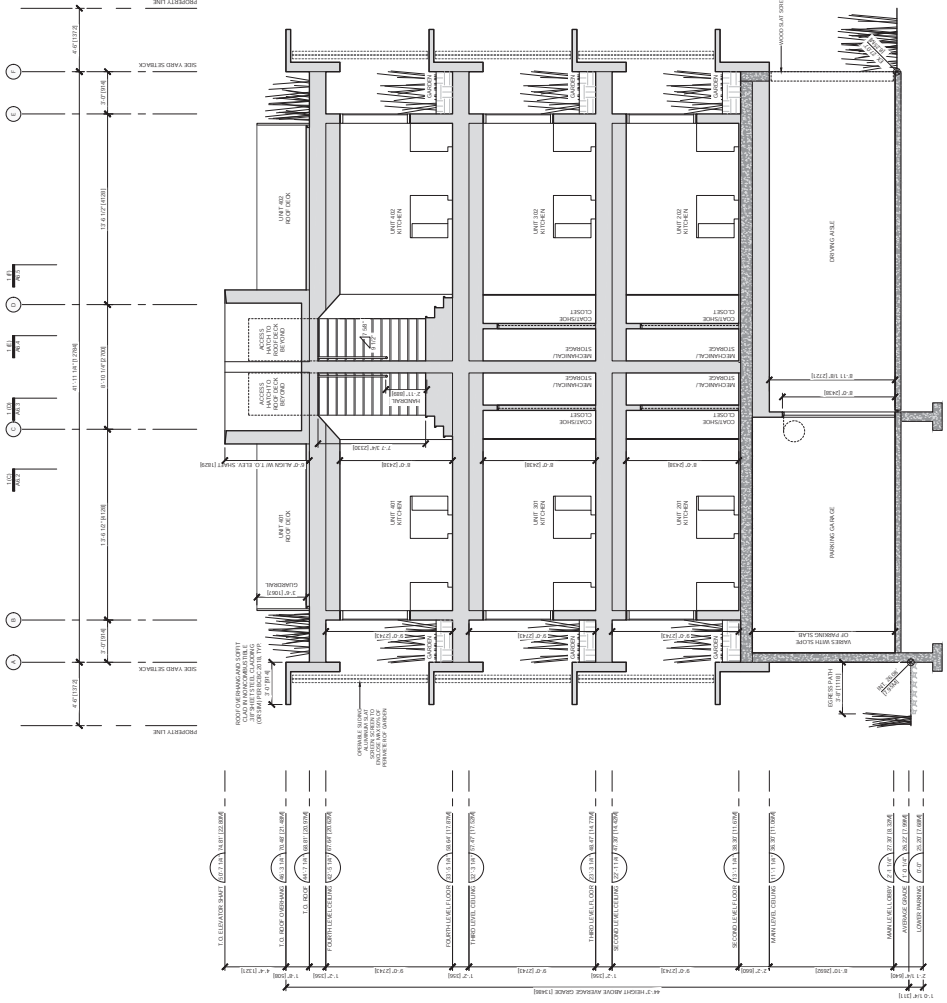
D'Arcy Jones Architects Inc.
180-178 Broadway Suite
Victoria BC V8V 1G2
779.689.2211
779.689.2212
779.689.2213

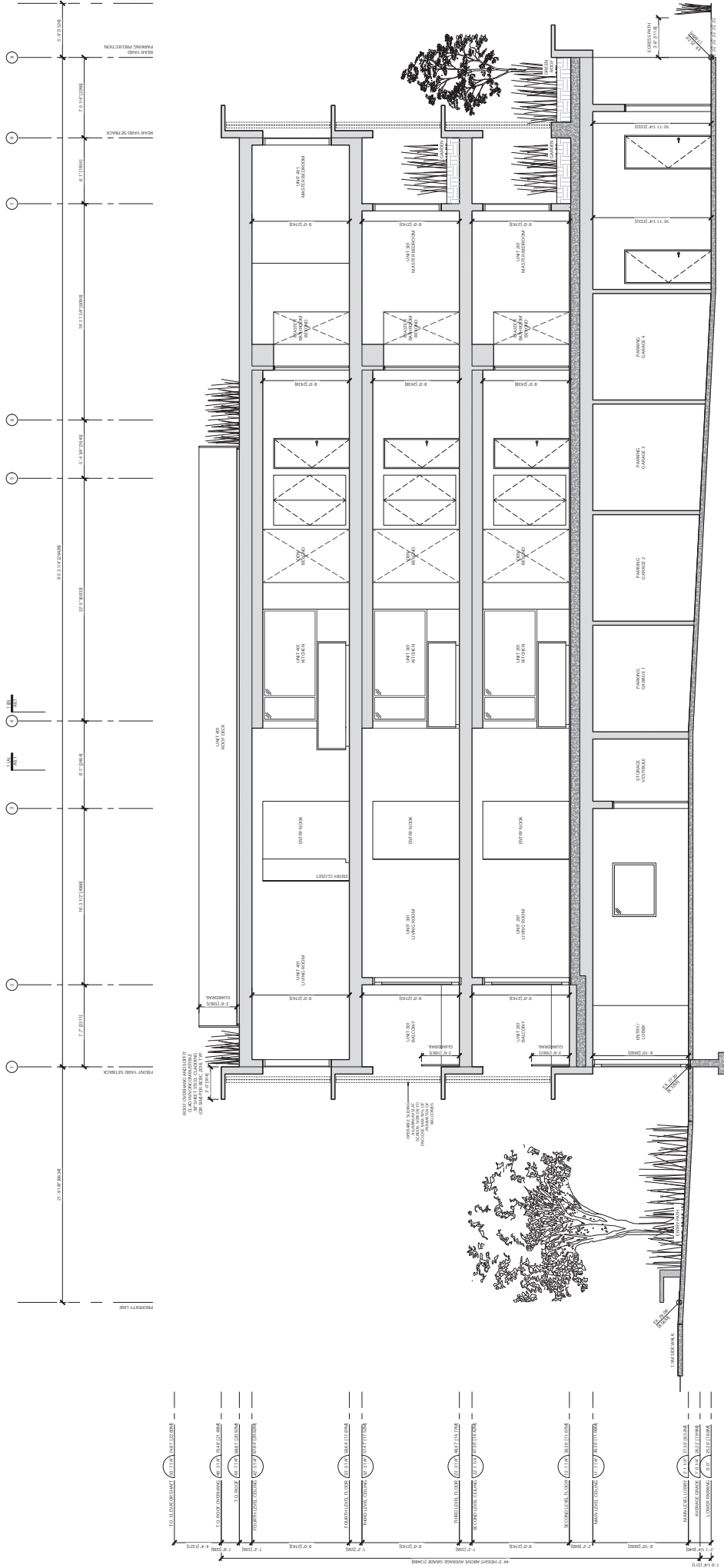
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SECTION BB
SCALE 1/8"

SECTION AA
SCALE 1/8"





SECTION CC
SCALE 1/8" = 1'-0"

KEYWOOD 6
566 HEYWOOD
VICTORIA BC

A6.2

SECTION

REVISED

NO.	DATE	BY	CHKD.
1	2019.08.07	JA	JA
2	2019.08.08	JA	JA
3	2019.08.08	JA	JA
4	2019.08.08	JA	JA

DESIGNED BY: JA
CHECKED BY: JA
REVISED BY: JA
CONSULTANT: JA

PROJECT INFORMATION

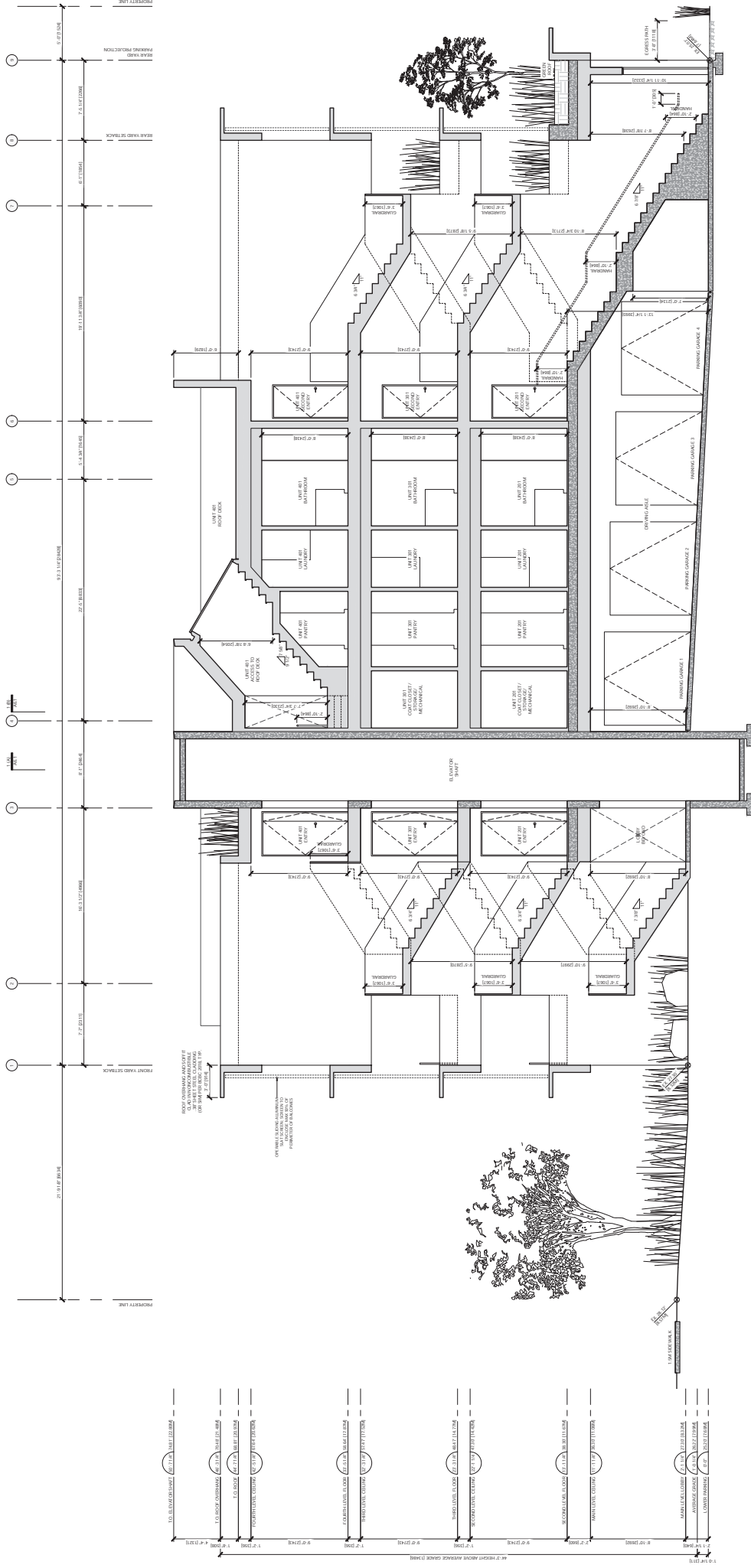
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PROJECT ADDRESS: 566 HEYWOOD, VICTORIA BC
PROJECT TYPE: RESIDENTIAL
PROJECT PHASE: DESIGN
PROJECT STATUS: IN PROGRESS
PROJECT START: 2019.08.07
PROJECT END: 2019.08.08
PROJECT BUDGET: \$1,000,000
PROJECT OWNER: JA

DESIGNER INFORMATION

DESIGNER NAME: DAVEY JONES ARCHITECTS INC.
DESIGNER ADDRESS: 100-115, BURNBURY ROAD, VICTORIA BC
DESIGNER PHONE: 250.683.2231
DESIGNER FAX: 250.683.2231
DESIGNER EMAIL: davey@djarchitects.com
DESIGNER WEBSITE: www.djarchitects.com

NOTES

1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SECTION DD
SCALE 1/8"

856 HEYWOOD 6
VICTORIA BC

A6.3

SECTION

DESIGNER
Darcy Jones Architects Inc.
100-175 Broadway Suite
Victoria BC V8V 2K2
779.689.2331
779.689.2331

PROJECT
A6.3
SUBMISSION
A6.3
SUBMISSION
A6.3

DATE
2019.08.07
2019.08.07
2019.08.07

REVISION
1
2
3

REVISION
1
2
3

SCALE
1/8" = 1'-0"

DATE
2019.08.07
2019.08.07
2019.08.07

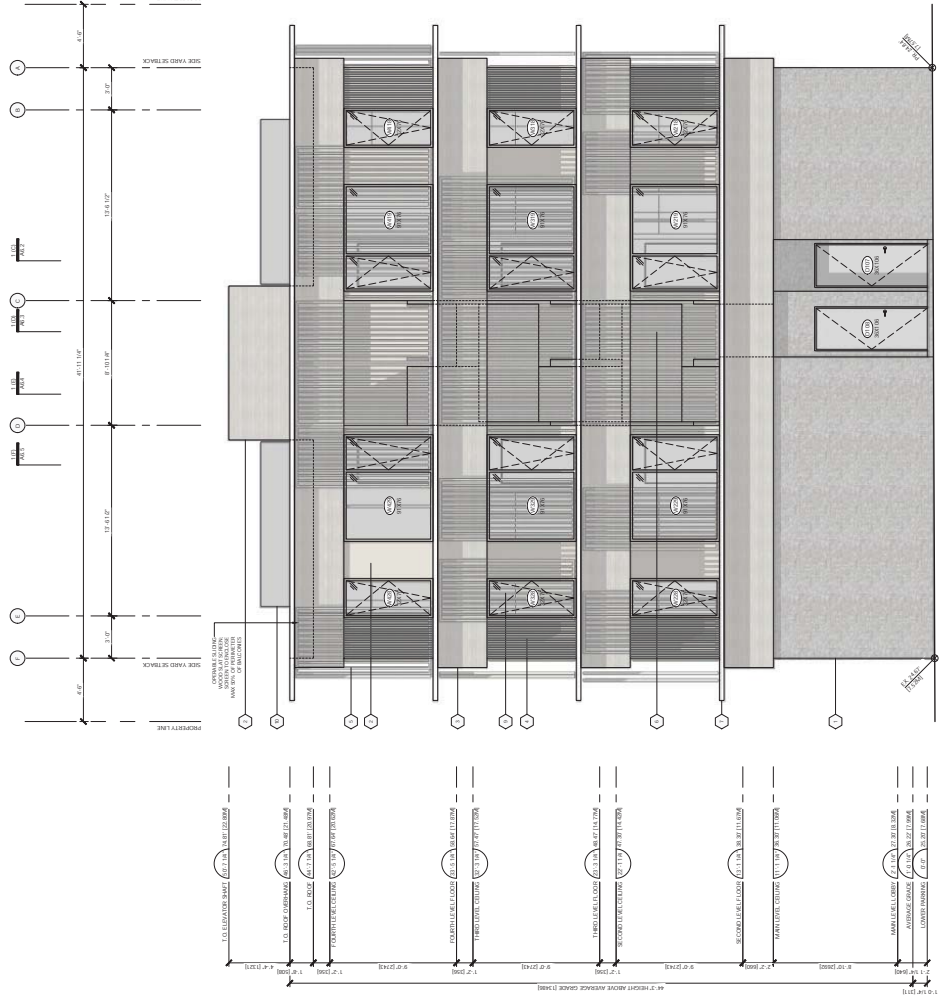
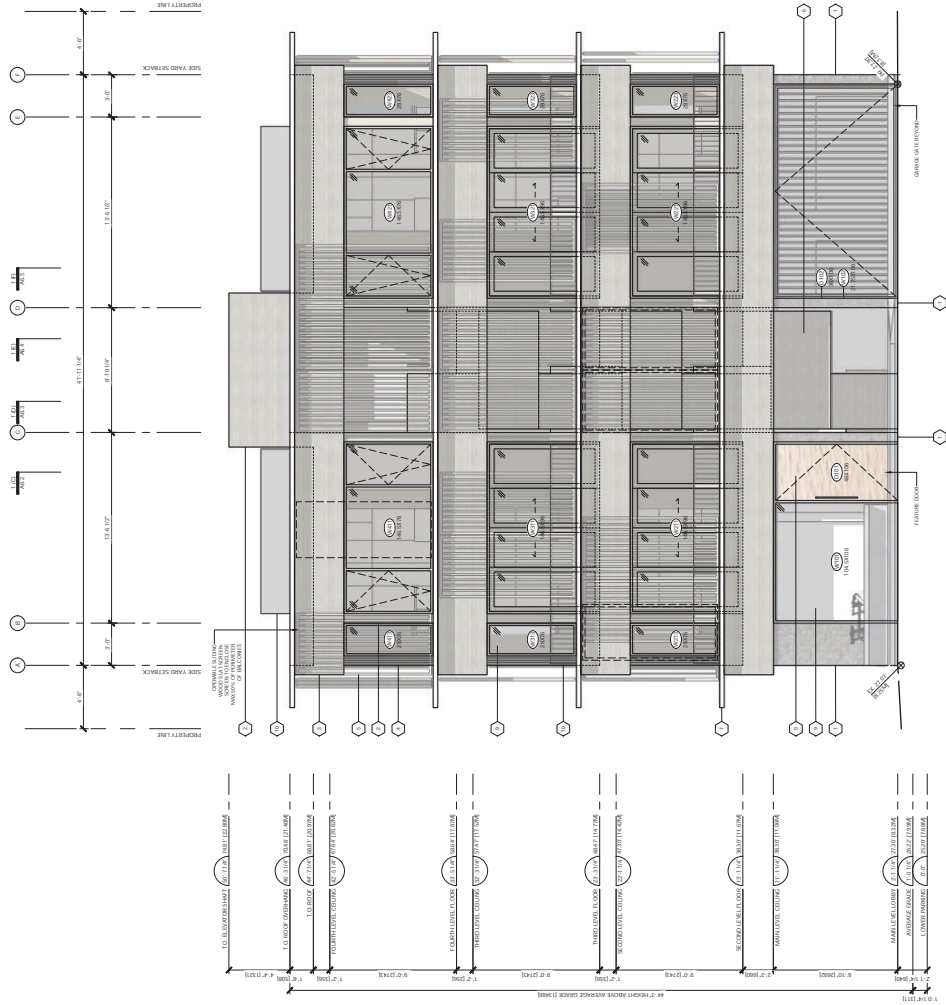
REVISION
1
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REVISION
1
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3

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Not to be used for construction without the approval of the architect.



1 WEST ELEVATION
SCALE: 1:50

2 EAST ELEVATION
SCALE: 1/50

MATERIALS	
1	EXPONDED CONCRETE WITH ARCHITECTURAL QUANTITY FINISH
2	PRE-FINISHED ALUMINUM PANEL SYSTEM (BEIGE FINISH)
3	HORIZONTAL FINISH WITH PAINT-TREATED WOOD PANEL, STAINED TO MATCH MATERIAL #2
4	VERTICAL WOOD GLATS, STAINED TO MATCH MATERIAL #2
5	ORANGE & ALUMINUM SCREENS, FINISHED TO MATCH MATERIAL #2

6	WOOD-GLAZES, FINISHED TO MATCH MATERIAL #2
7	SOFFITS AND ORNAMENTS GLAZED IN NON-COMBUSTIBLE SHEET STEEL, PAINTED WHITE
8	METAL FLASHING, COLOUR TO MATCH MATERIAL #2
9	ALUMINIUM-TRIMMINGS AND SLIDERS, COLOUR TO MATCH NATURAL #6
10	METAL SINGLE GUARDRAIL

D'Arcy Jones Architects Inc.
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Vancouver BC V5T 1W2
T 604-669-2235
F 604-669-2231
mailto:darc-jones.com

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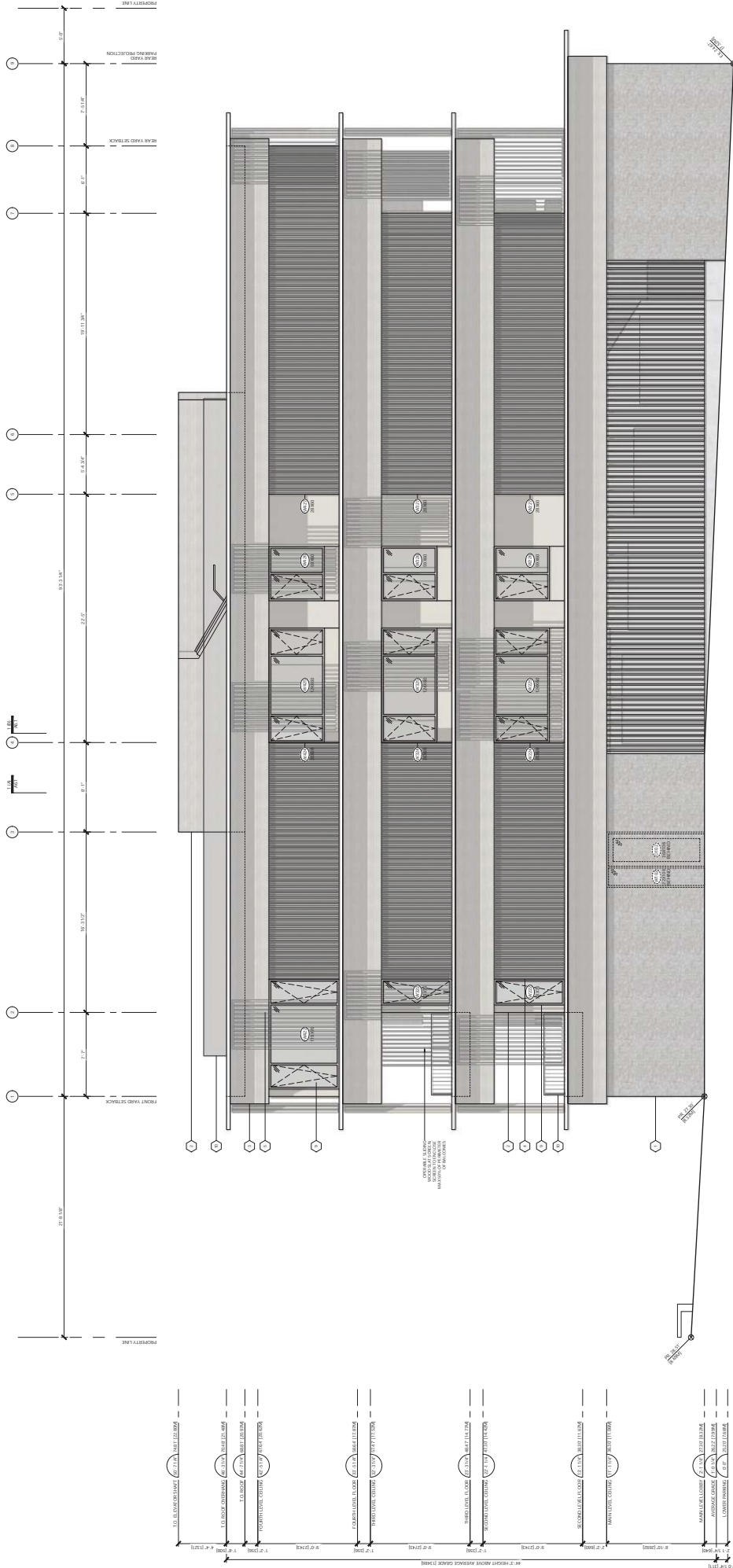
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ISSUES		SCALE	
A	DEVELOPMENT PERMIT	2019-01-27	1-30
B	DEVELOPMENT PERMIT	2019-01-05	DATE
C	DP RESUBMISSION	2020-01-02	2019-01-28
D	DP RESUBMISSION A2	2020-01-10	DRAWING
			JA
			CHECKED
			REVISION
			2
			ISSUE
			D
			CONSULTANT

HEYWOOD 6
956 HEYWOOD AVENUE
VICTORIA BC

A7.1

ELEVATION



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

KEYWOOD 6
956 KEYWOOD AVENUE
VICTORIA BC

A7.2
ELEVATION

SCALE
1/8" = 1'-0"

DATE
2019-08-07

DESIGNED BY
J.A.

CHECKED
J.A.

REVISIONS
2

DATE
2019-08-07

CONTRACTOR
D

PROJECT
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

2019-08-07
2019-08-07
2019-08-07
2019-08-07

DEVELOPMENT PERMIT
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT

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Victoria BC V8V 1A2
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779.689.2231

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MATERIALS

1. EXTERIOR WALLS TO MATCH EXISTING WALLS

2. EXTERIOR WALLS TO MATCH EXISTING WALLS

3. EXTERIOR WALLS TO MATCH EXISTING WALLS

4. EXTERIOR WALLS TO MATCH EXISTING WALLS

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63. EXTERIOR WALLS TO MATCH EXISTING WALLS

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65. EXTERIOR WALLS TO MATCH EXISTING WALLS

66. EXTERIOR WALLS TO MATCH EXISTING WALLS

67. EXTERIOR WALLS TO MATCH EXISTING WALLS

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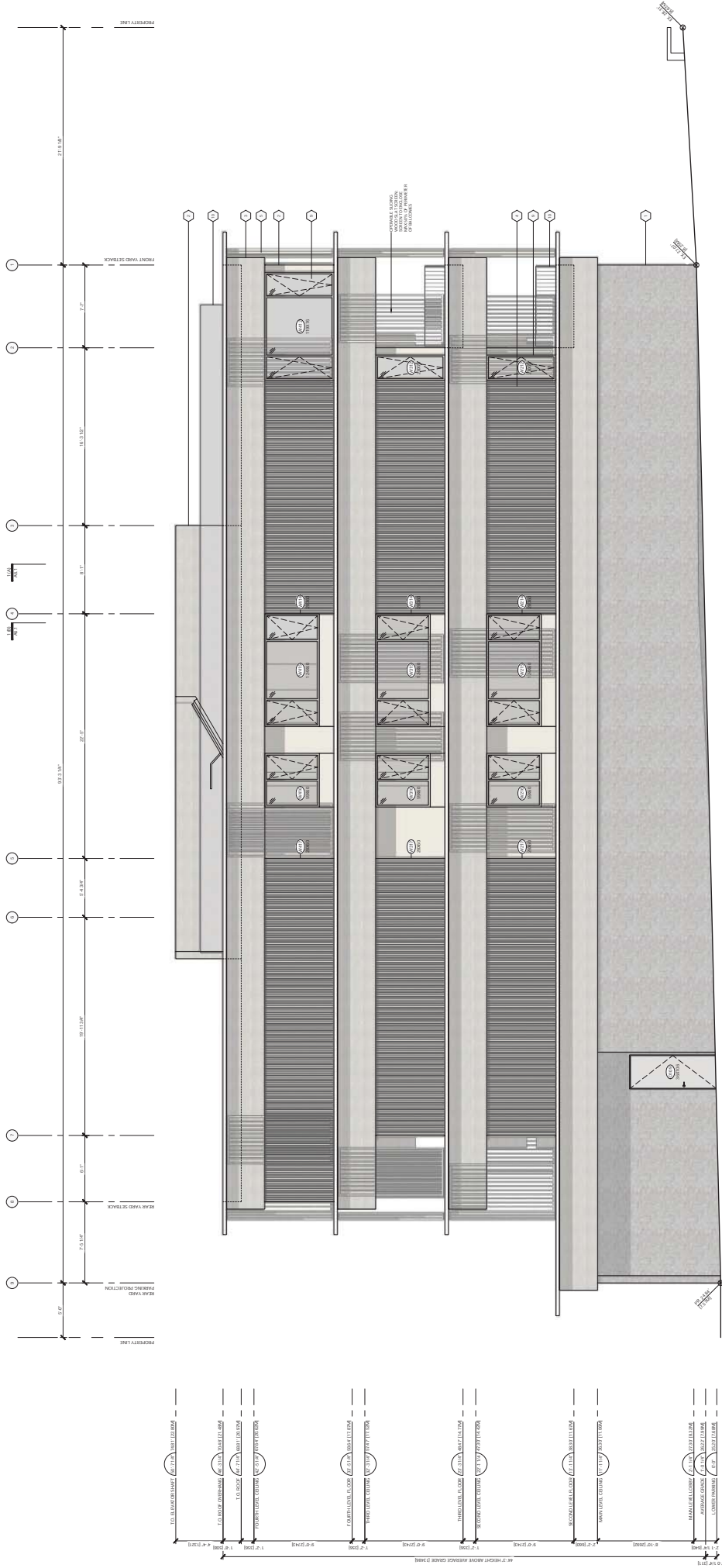
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NORTH ELEVATION
SCALE 1/8"

KEYWOOD 6
956 KEYWOOD AVENUE
VICTORIA BC

A7.3

ELEVATION

SCALE
1/8"

DATE
2019-08-07

DESIGNED BY
J.A.

CHECKED
J.A.

REVISION
2

DATE
2020-02-20

CONSULTANT
J.A.

PROJECT
A. DEVELOPMENT PERMIT
B. DEVELOPMENT PERMIT
C. DEVELOPMENT PERMIT
D. DEVELOPMENT PERMIT

2019-08-07
2019-08-07
2019-08-07
2020-02-20

DEVELOPMENT PERMIT
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT
DEVELOPMENT PERMIT

Darcy Jones Architects Inc.

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779.689.2231
779.689.2231

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DO NOT SCALE THESE DIMENSIONS

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MATERIALS

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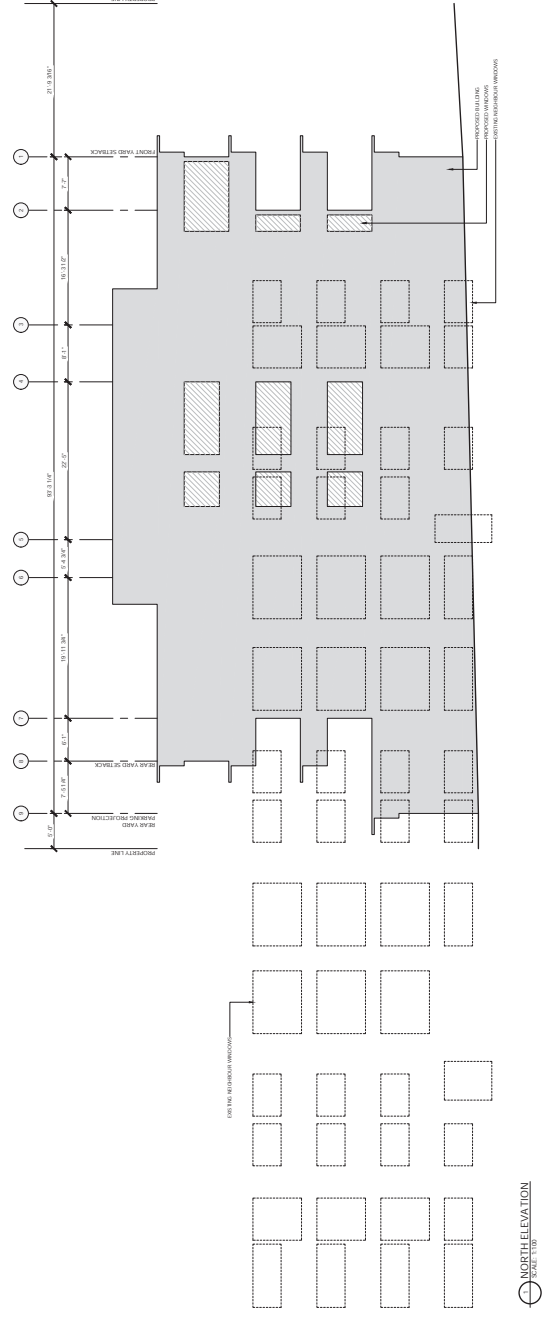
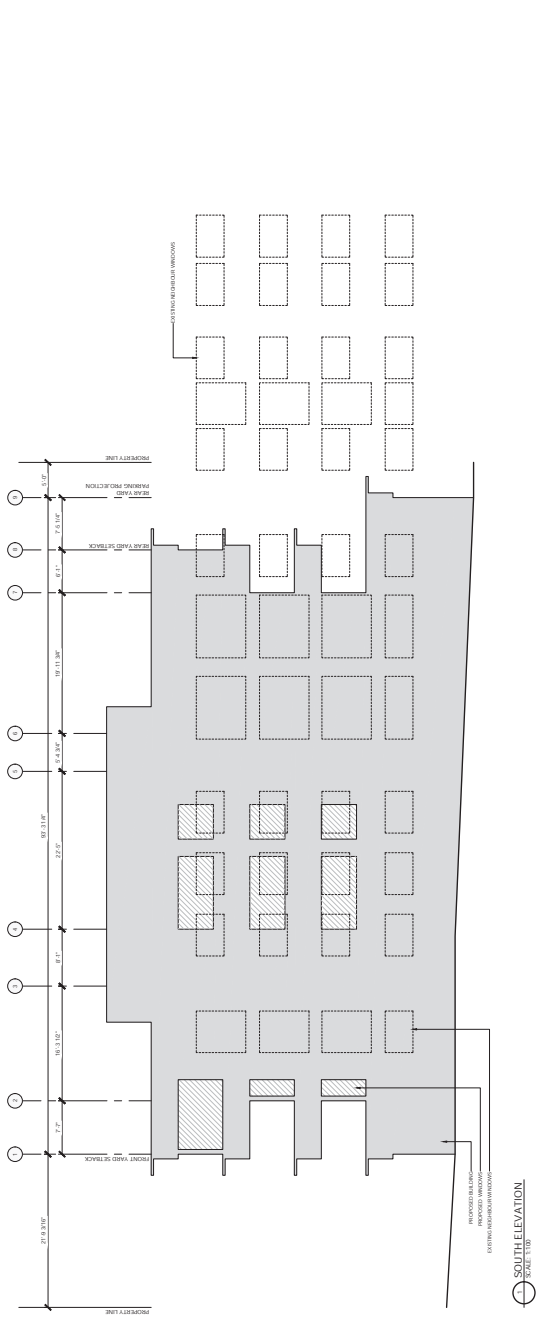
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KEYWOOD 6
956 KEYWOOD AVENUE
VICTORIA BC

A7.4

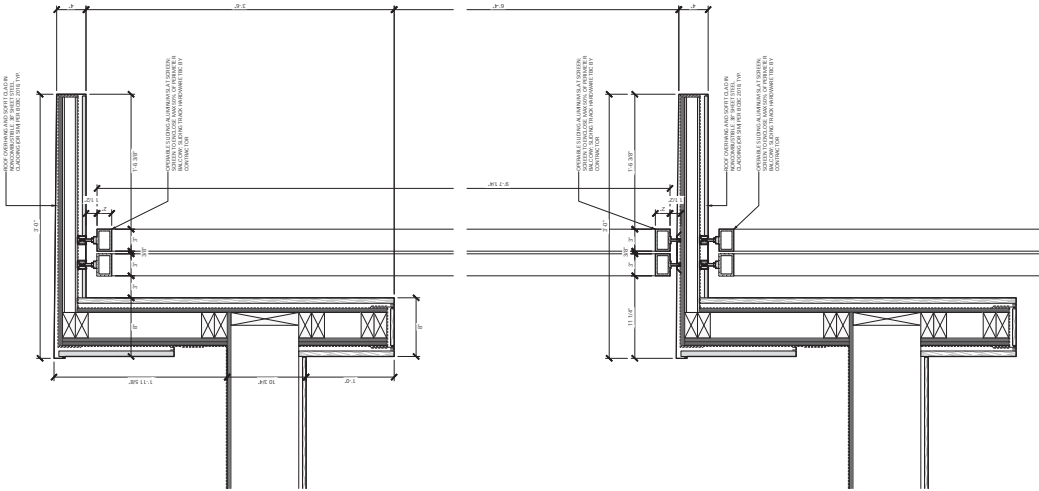
NEIGHBOUR OPENINGS

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D JONES ARCHITECTS INC
100-115 BROADWAY SUITE 100
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779.689.2231
779.689.2232
www.djonesarchitects.com

DATE
2019.08.07
2019.08.08
2019.08.09
2019.08.10

SCALE
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REVISIONS
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All dimensions to be verified by contractor. Engineer's signature, Any dimension in parentheses on this drawing shall prevail over the dimension in bold. All dimensions are in metric unless otherwise stated.

REVISIONS
A DEVELOPMENT REVISION
B DEVELOPMENT REVISION
C DEVELOPMENT REVISION
D DEVELOPMENT REVISION

DATE
2019-01-01
2019-01-01
2019-01-01
2019-01-01

DESIGNED BY
CHECKED BY
REVISION
2
SCALE
D
CONSULTANT

HEYWOOD 6
956 HEYWOOD ROAD
VICTORIA BC

A9.1

DETAILS

LEGEND

-  Existing Tree
-  Tree to be Removed
-  Proposed Boulevard Tree





Biophilia design collective Ltd.
250.590.1156
info@biophilialcollective.ca

CLIENT NAME
Purdy Group
PROJECT
Heywood 6
ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Blanca Bodley
DRAWN BY
BB/KN

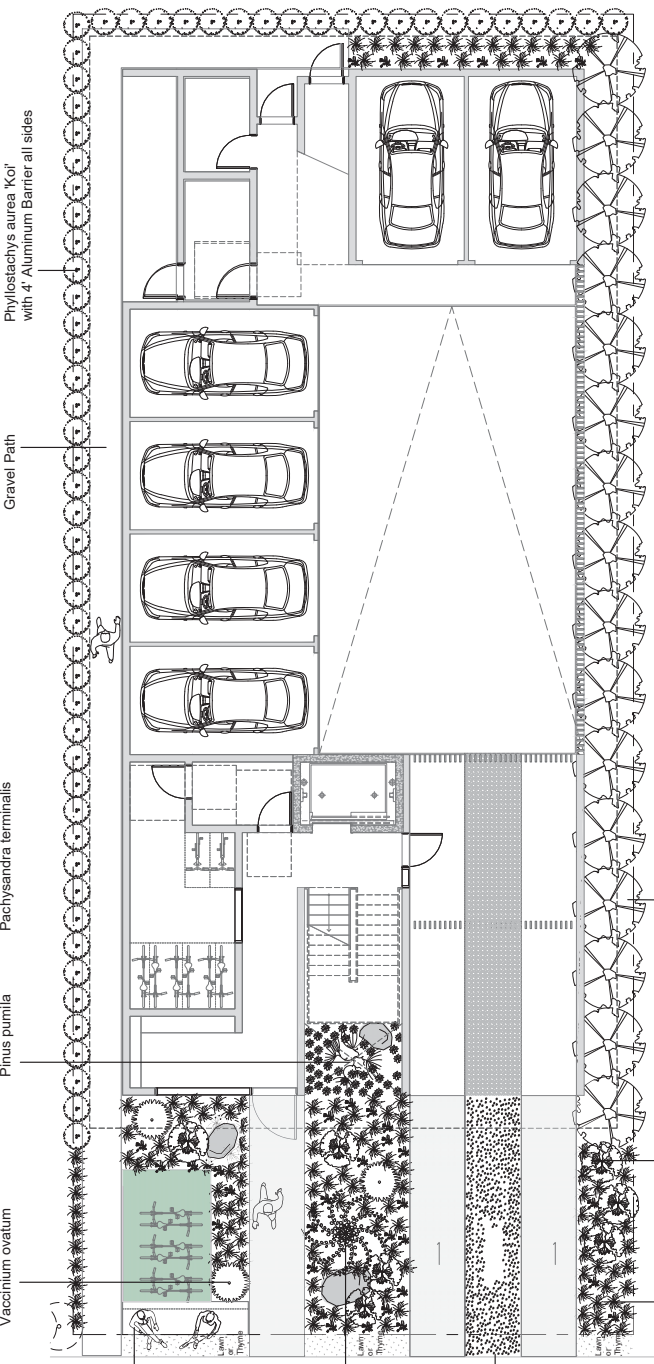
D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

Landscape
Design
Main Level

DATE
May 20, 2020



PLANT CATEGORY PERCENTAGE	
Plant List	Percentage of total plants (%)
Tree plant units	100%
Shrub plant units	100%
Ground cover plant units	100%
Native to Vancouver Island plants	100%
Non-native plants	0.0%

GENERAL PLANT LIST OF ALL LEVELS									
ID	Quantity	Latin Name	Common Name	Category	Size	Planting Notes	Native	Food-bearing	Non-native
VO	3	Vaccinium ovatum	Evergreen huckleberry	Shrub	1' gallon		X	X	X
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10' gallon				X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1' gallon		X		X
PA	62	Phyllostachys aurea 'Koi'	Phyllostachys aurea 'Koi'	Shrub	8' gallon				X
ON	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B		X		X
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"		X		X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1' gallon		X		X
EM	7	Eriogonum fasciculatum	Pearl bush	Shrub	5' gallon		X		X
PL	16	Pinus laevis	Portuguese laurel	Shrub	5' B+B		X		X
AS	3	Aster sp. 'Autumn Moon'	Autumn Moon	Tree	6' B+B				X
PM	18	Populus tremula	Western sword fern	Perennial	1' gallon		X		X
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1' gallon		X		X
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1' gallon		X		X
JL	208	Juncus effusus	Soft rush	Grass	1' gallon		X		X
DC	202	Dianthus californicus	California oregano	Grass	1' gallon		X		X
FR	179	Festuca ovina	Roemer's Fescue	Grass	1' gallon		X		X
AM	44	Anemone pulsatilla	Lady's lace	Grass	4"		X		X
PC	13	Penstemon digitalis	Stachys	Perennial	4"		X		X
EP	13	Echinacea purpurea	Pow Wow White	Perennial	1' gallon		X		X



Native Meadow Theme + Form



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CLIENT NAME
Purdey Group
PROJECT
Heywood 6
ADDRESS
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Victoria, BC

DESIGNED BY
Bianca Bodley
DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L3
Landscape
Design
Second Level

DATE
May 20, 2020



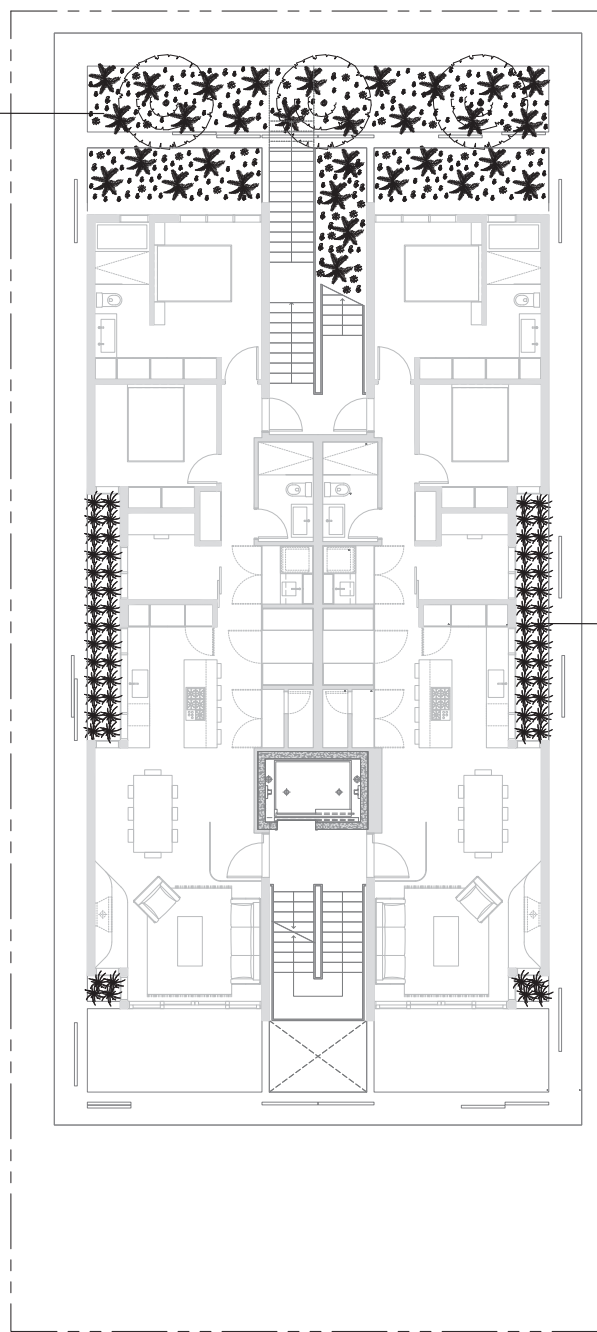
Feature Tree:
Acer shirasawanum



Fems: Polystichum munitum, Adiantum pedatum



Cornus canadensis



Carex viridula

CLIENT NAME
Purdey Group
PROJECT
Heywood 6
ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley
DRAWN BY
BB/KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L4 Landscape
Design
Third Level

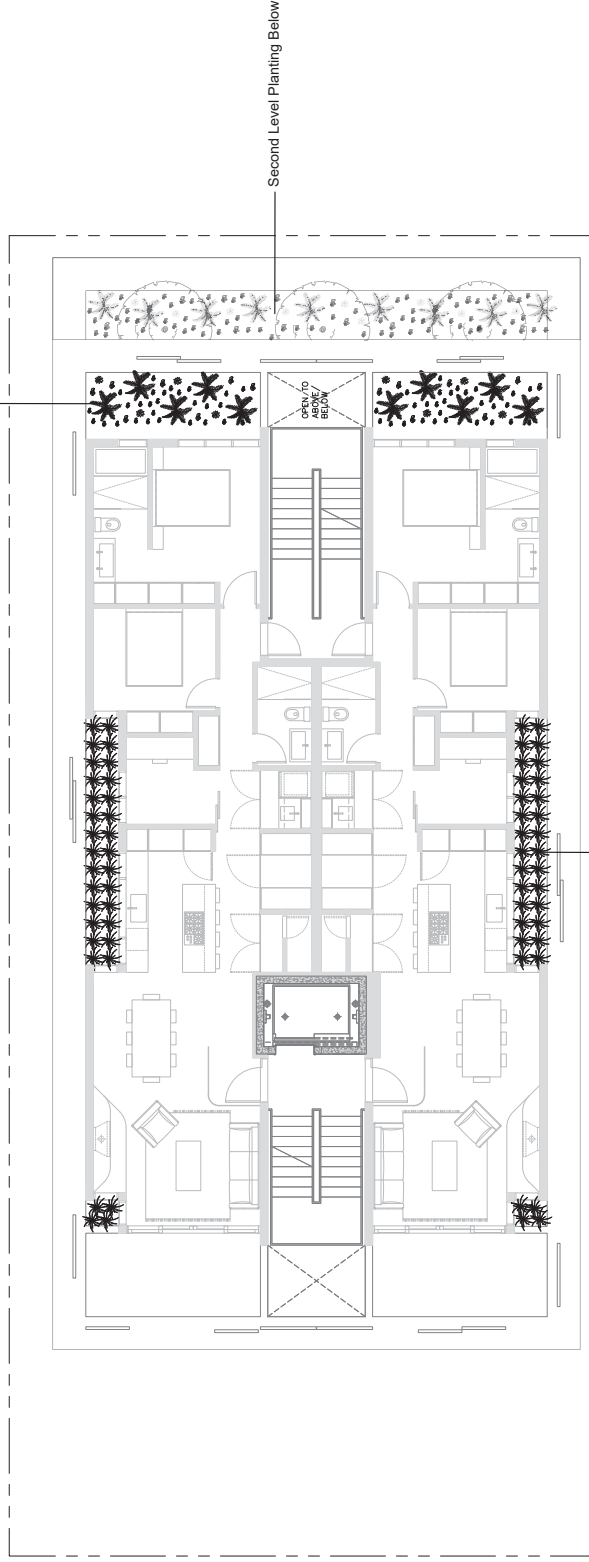
DATE
May 20, 2020



Cornus canadensis



Ferns: *Polystichum munitum*, *Adiantum pedatum*



Juncus effusus

CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley
DRAWN BY
BB/ KN

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Resubmission #2
2020-05-20



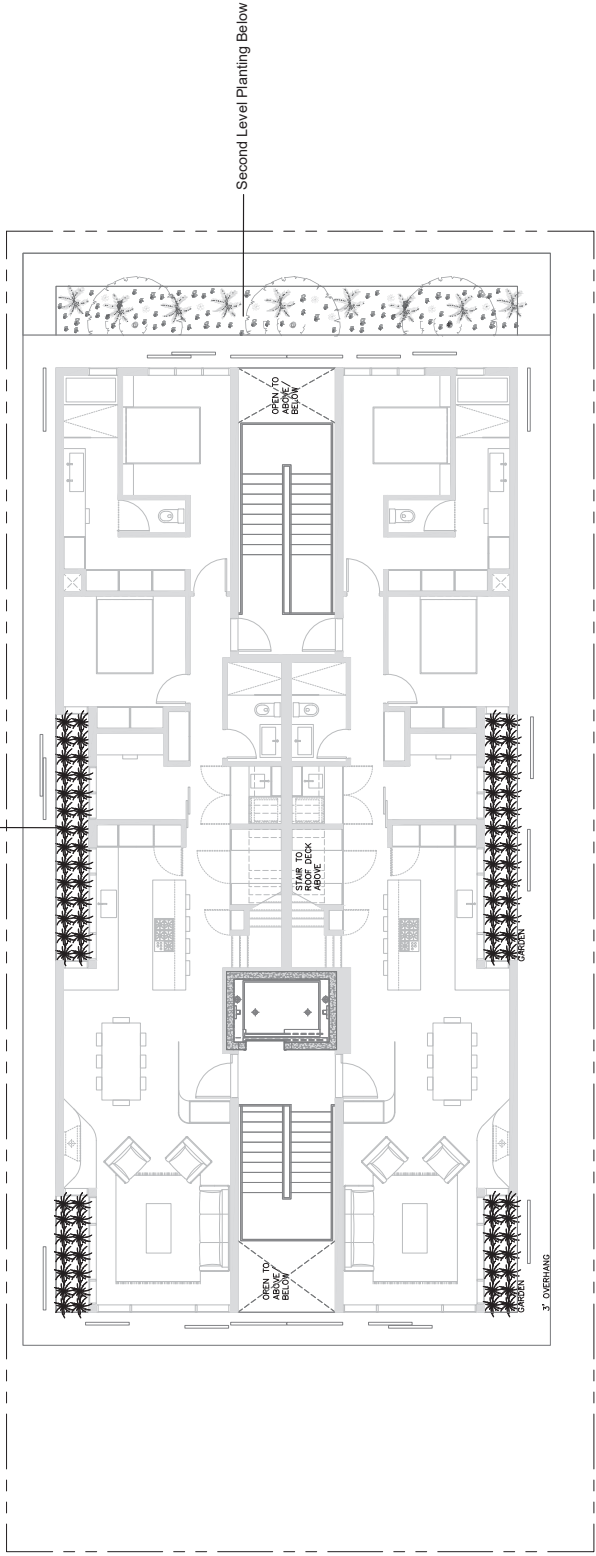
Scale: 3/16" = 1'

L5 Landscape
Design
Fourth Level

DATE
May 20, 2020



Juncus effusus



CLIENT NAME
Purdey Group

PROJECT
Heywood 6

ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
BB/KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L6 Landscape
Design
Roofplan

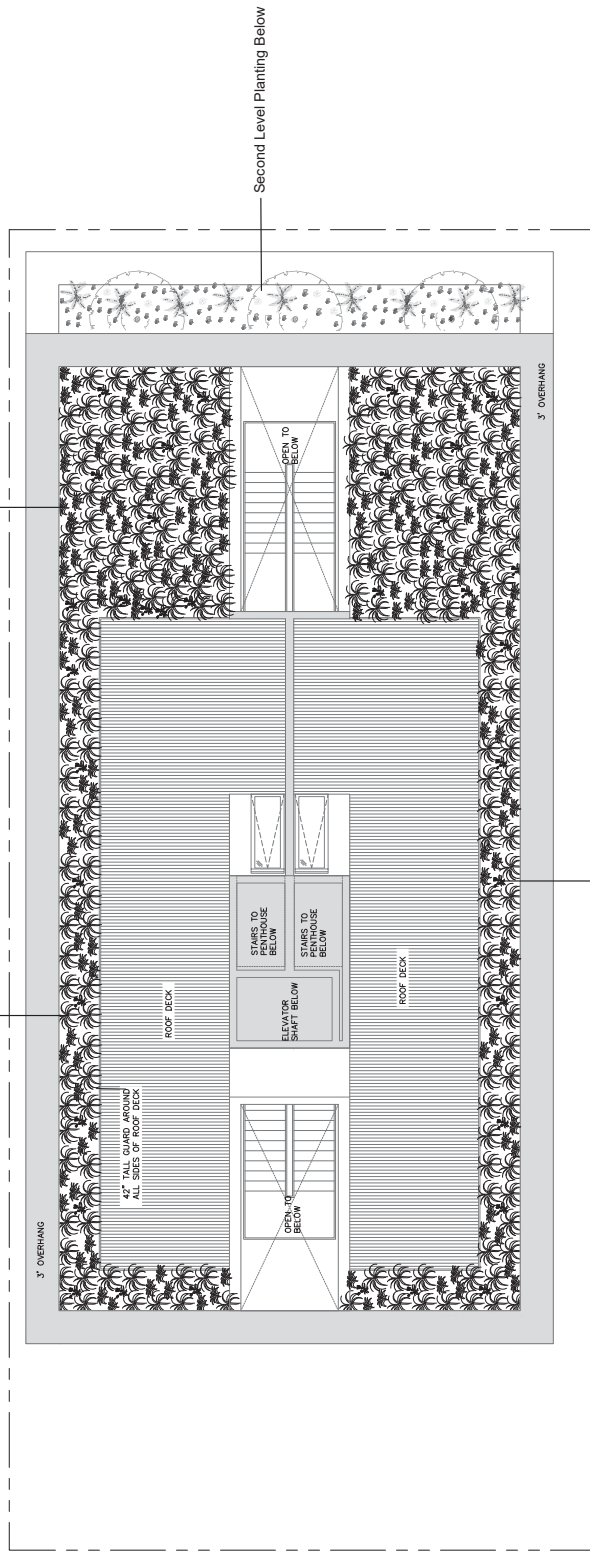
DATE
May 20, 2020



Danthonia californica



Roemer's fescue



Meadow Flowers: Ammi majus + Plectritis congesta + Echinacea 'Pow Wow' white

CLIENT NAME
Purdey Group
PROJECT
Heywood 6
ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
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D - DP
Resubmission #2
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Scale: 3/16" = 1'

L7 PLANTING LIST

DATE
May 20, 2020

GENERAL PLANT LIST OF ALL LEVELS								
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native
VO	3	Vaccinium ovalum	Evergreen huckleberry	Shrub	1 gallon		X	
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10 gallon			X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1 gallon	X		X
PA	62	Phyllostachys Aurea 'Koi'	Koi	Shrub	8 gallon			X
ON	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B		X	
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"	X		X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1 gallon		X	
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5 gallon	X		X
PL	16	Prunus lusitanica	Portuguese laurel	Shrub	5' B+B	X		X
AS	3	Acer shirasawanum	Autumn Moon	Tree	6' B+B			X
PM	18	Polystichum munitum	Western sword fern	Perennial	1 gallon		X	
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon		X	
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1 gallon		X	
JE	208	Juncus effusus	Soft rush	Grass	1 gallon		X	
DC	232	Danthonia californica	California oatgrass	Grass	1 gallon		X	
FR	179	Festuca roemerii	Roemer's Fescue	Grass	1 gallon		X	
AM	44	Anemone majus	Lady's lace	Grass	seed	X		X
PC	13	Plectritis congesta	Seablush	Perennial	4"	X	X	
EP	13	Echinacea purpurea	PowWow White	Perennial	1 gallon	X		X

PLANT CATEGORY PERCENTAGE		
	Plant Units	
	Plant Units	Percentage of total plants (%)
Total plant units	1861	100.0%
Pollinator plants	709	38.0%
Food-bearing plants	1	0.5%
Native to Vancouver Island plants	1096	59.0%
Non-native to Vancouver Island plants	762	41.0%