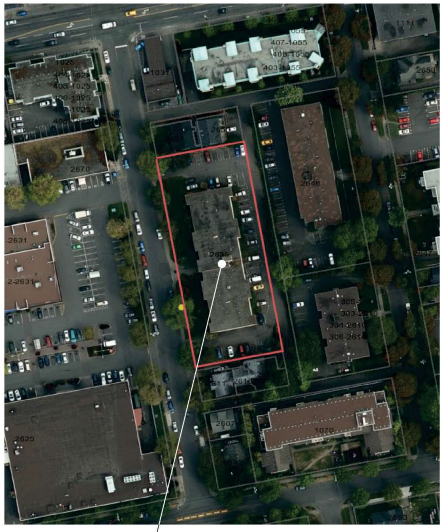
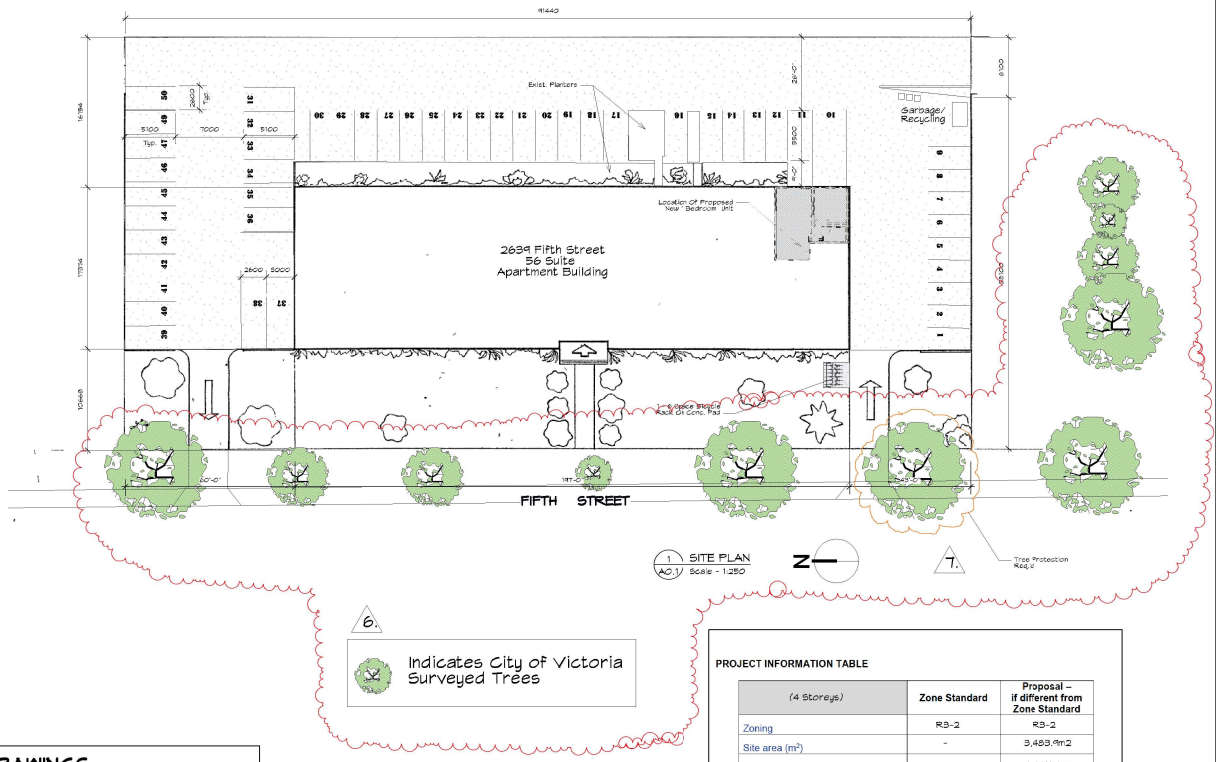
SUITES UPGRADE

2639 Fifth Street, Victoria, B.C.



PROJECT LOCATION

2 / A0.1 LOCATION PLAN
Not To Scale



1 / A0.1 SITE PLAN
Scale - 1:250

6. Indicates City of Victoria Surveyed Trees

PROJECT DIRECTORY

OWNER: Gill-Am Investments
3437 Mayfair Drive
Victoria, B.C. V8P 1R2
Contact: Sardul Gill
ph: 250-208-0041

ARCHITECT: MJM Architect Inc.
#10, 909 Vancouver Street
Victoria, B.C. V8V 3V6
Contact: Michael Moody
ph: 250-661-5442
e-mail: michael@mjmarchitect.ca

CODES AND STANDARDS

Execute the work in accordance with the current edition of the British Columbia Building Code (2012) and all codes and standards included within the context of the documents.

Conform to the lastest issue of codes and standards specified and all relevant and applicable codes, ordinances and bylaws, as amended and revised as of the date of building permit application.

LIST OF DRAWINGS

A0.1 Location/Site Plan & Notes
A1.1 Proposed and Existing Floor Plan
A1.2 Parking Calculations
A2.1 Elevations

CITY OF VICTORIA
Original Submission
Received Date: June 8, 2020

PROJECT INFORMATION TABLE

(4 Storeys)	Zone Standard	Proposal – if different from Zone Standard
Zoning	R3-2	R3-2
Site area (m²)	-	3,483.9m2
Total floor area (m²)	-	4,085.7m2
Floor space ratio	1.2:1	1.17:1
Site coverage %	30%	30%
Open site space %	30%	24% (Exist., non-conforming)
Height (m)	18.5m	11.3m
Number of storeys	Up To 6 Storeys	4 Storeys
Parking stalls (number) on site	61	50
Bicycle parking number (storage and rack)	61 Class 1, 1 rack	1 Class 1, 1 rack
Building Setback (m)		
Front yard	7.5m	10.668m
Rear yard	7.5m	16.154m
Side yard (indicate which side) North	3m	18.288m
Side yard (indicate which side) South	3m	13.106m

C 20/07/31 - Issued For D.P. Review Response
B 20/04/21 - Re-issued For Development Permit
A - 20/02/11 - Issued For Development Permit.
rev date description

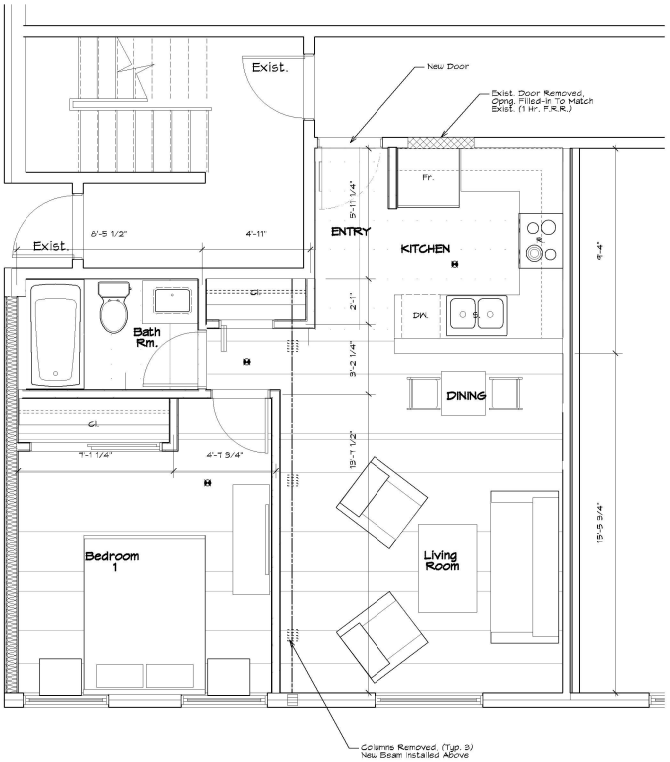
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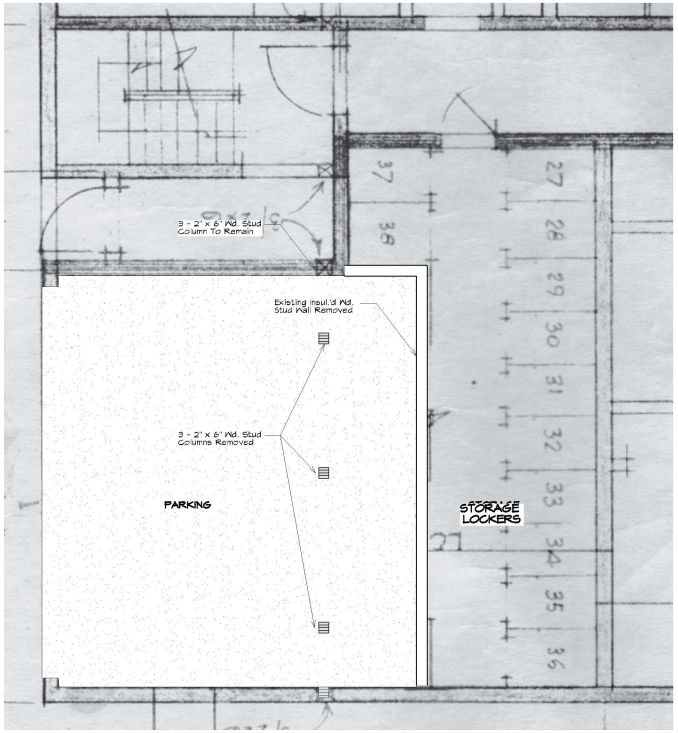
project name: Verinda Apartments, One Bedroom Suite Addition
2639 Fifth Street, Victoria, B.C.
project no. 1904

drawing title: Site Plan, Location Plan & Notes

scale: As Noted | date: June 1st., 2019 | drawing no. A0.1
drawn by: mjm
checked by: mjm



2 Proposed New Floor Plan
Scale: 3/8" = 1'-0"



1 Existing Main Floor Plan
Scale: 3/8" = 1'-0"

WALL TYPES

WALL TYPES

W1
- Exterior Finish (Refer To Elevations)
- 3/8" x 1 1/2" P.T. Vert. Strapping @ 12" O.C. c/w/ Metal V-Channel Insect Screen @ Bottom Of Cavity
- Polyolefin Air/Water Barrier
- 1/2" Ext. Grade Plywd. Shthng.
- R22 Glass Fibre Insul.
- 2" x 6" Wd. Stud Framing @ 16" O.C.
- 6mil Poly. V.B.
- 1/2" G.W.B.

W2
- 1/2" G.W.B.
- 2"x4" Wd. Stud Framing @ 16" O.C.
- 1/2" G.W.B.

BATTERY POWERED SMOKE DETECTOR

B - 20/04/21 - Re-Issued For Development Permit
A - 20/02/11 - Issued For Development Permit
no. - date (yy/mm/dd) - description

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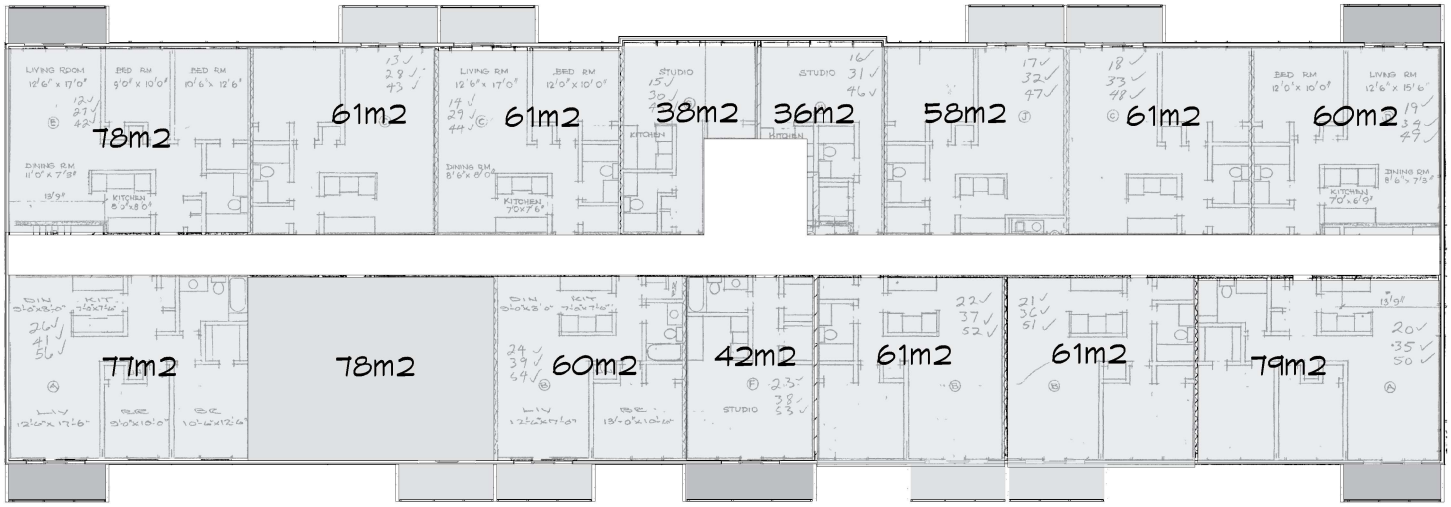
project name: Verinda Apartments, One Bedroom Suite Addition
2639 Fifth Street, Victoria, B.C.

project no. 1904

drawing title: Floor Plan

scale: As Noted
drawn by: mjm
checked by: mjm
date: June 1st., 2019

drawing no. A1.1

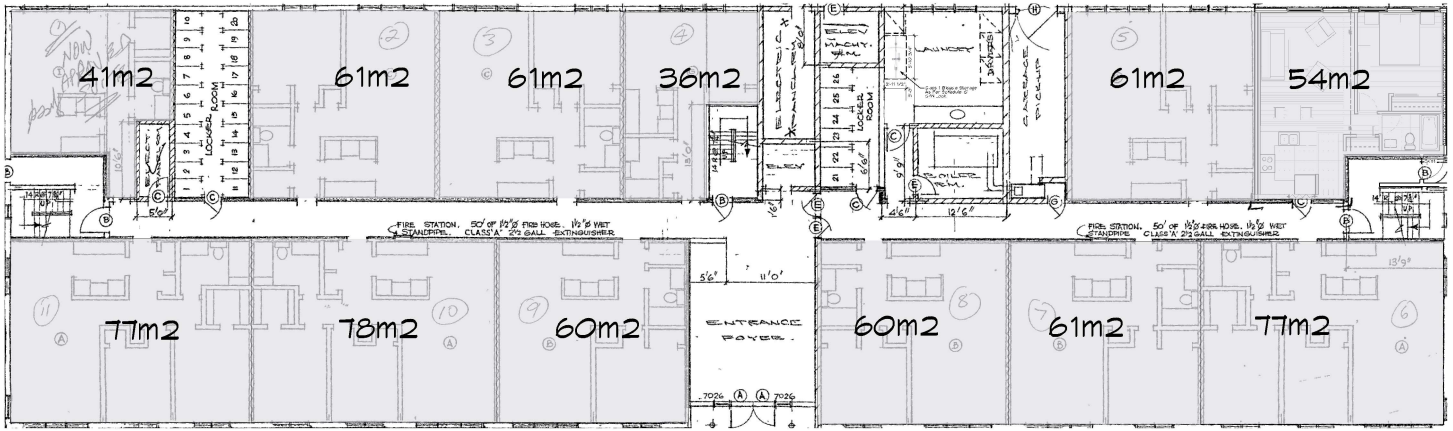


2 / A1.2 Second To Fourth Floors Area Calculations
Scale: 1/8" = 1'-0"

PARKING INFORMATION

As per Bylaw 80-159, Schedule 'C'

	MAIN	SECOND	THIRD	FOURTH	Sub-Total Parking Req'd	Long Term Bicycle Parking	Short Term Bicycle Parking
Less than 45m2= 1.5/Unit	41m2 | 36m2 — 2 x 1.5 = 3 Req'd	36m2 | 36m2 | 42m2 — 3 x 1.5 = 2.25 Req'd	36m2 | 36m2 | 42m2 — 3 x 1.5 = 2.25 Req'd	36m2 | 36m2 | 42m2 — 3 x 1.5 = 2.25 Req'd	8		
More than 45m2 but less than 70m2=1.40/Unit	61m2 | 61m2 | 61m2 | 54m2 | 61m2 | 60m2 — 6 x 1.4 = 8.4 Req'd	61m2 | 61m2 | 58m2 | 61m2 | 60m2 | 61m2 | 61m2 | 61m2 — 8 x 1.4 = 11.2 Req'd	61m2 | 61m2 | 58m2 | 61m2 | 60m2 | 61m2 | 61m2 | 61m2 — 8 x 1.4 = 11.2 Req'd	61m2 | 61m2 | 58m2 | 61m2 | 60m2 | 61m2 | 61m2 | 61m2 — 8 x 1.4 = 11.2 Req'd	39	1 Req Unit More Than 45m2 @ 1 space per dwelling unit +1 Bicycle	6 spaces per building on 1 spaces per unit, @ 56 Units = 6 spaces
More than 70m2=1.8/Unit	82m2 | 81m2 | 82m2 — 3 x 1.8 = 5.4 Req'd	76m2 | 80m2 | 79m2 | 79m2 — 4 x 1.8 = 9.2 Req'd	76m2 | 80m2 | 79m2 | 79m2 — 4 x 1.8 = 9.2 Req'd	76m2 | 80m2 | 79m2 | 79m2 — 4 x 1.8 = 9.2 Req'd	19		
Visitor Parking =1/Unit	11 Units (x.1) = 1.1, or 2	15 Units (x.1) = 1.5, or 2	15 Units (x.1) = 1.5, or 2	15 Units (x.1) = 1.5, or 2	8		
Total Parking Requirement					61		
Total Parking Provided = 50, Parking Required = 61 Leaving a difference of 11						Total bicycle parking provided =1	1 - 6 space rack provided =1



1 / A1.2 Main Floor Area Calculations
Scale: 1/8" = 1'-0"

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A 20/02/11 - Issued For Development Permit

rev	date yy/mm/dd	description

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MJM Architecture Inc

project name: **Verinda Apartments, One Bedroom Suite Addition**
2639 Fifth Street, Victoria, B.C.

project no. **1904**

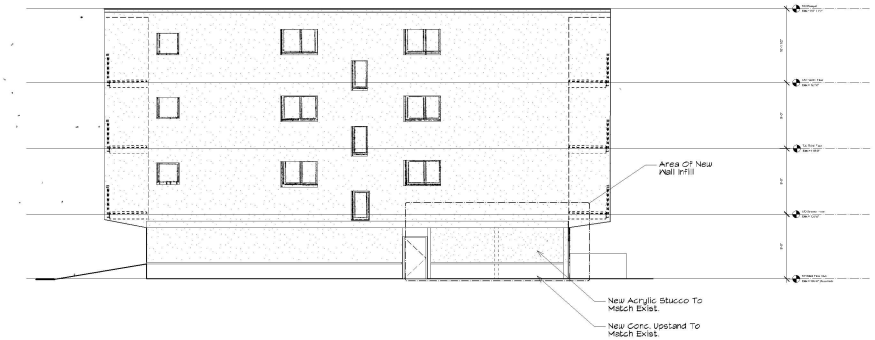
drawing title: **Floor Plan**

scale: As Noted
drawn by: mjm
checked by: mjm
date: **June 1st., 2019**
drawing no. **A1.2**

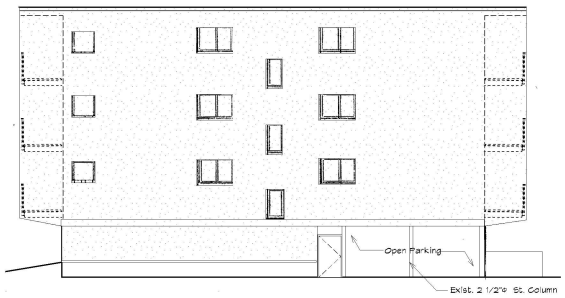


4 A2.1 PART. EAST ELEVATION (Proposed)
SCALE: 1/8" = 1'-0"

3 A2.1 PART. EAST ELEVATION (EXIST.)
Scale: 1/8" = 1'-0"



2 A2.1 SOUTH ELEVATION (Proposed)
SCALE: 1/8" = 1'-0"



1 A2.1 SOUTH ELEVATION (Exist.)
SCALE: 1/8" = 1'-0"

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rev	date (dd/mm/yy)	description

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MJM Architect Inc.

project name
Verinda Apartments,
One Bedroom Suite Addition
2638 Fifth Street, Victoria, B.C.

project no.
1904

drawing title
Elevations

scale: As Noted	date: June 1st, 2019	drawing no.: A2.1
drawn by: mjm		
checked by: mjm		