

Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision		
No.	Description	Date

Consultant

1035 Joan Crescent

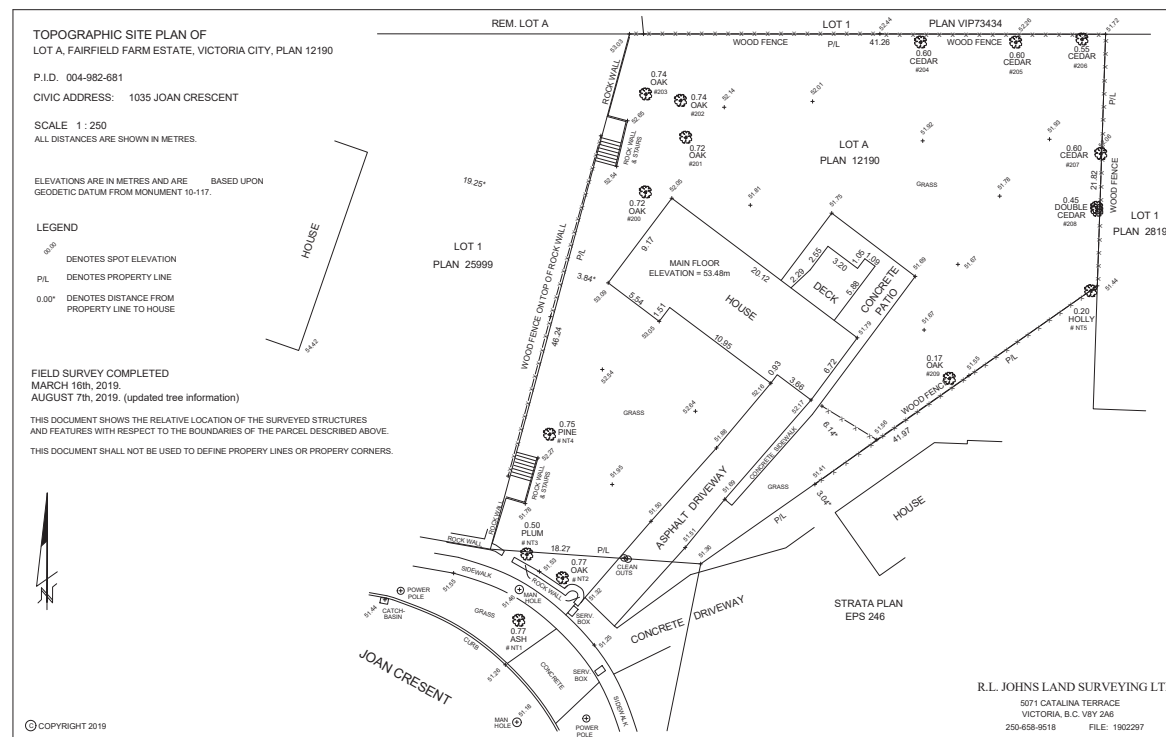
1035 Joan Crescent,
Victoria, BC V8S 3L3

Survey Plan

Date	2019-10-07 3:10:25 PM
Drawn by	SURVEYOR
Checked by	

A1.00

Scale 1 : 200



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Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019
DPV #00129 REVISION 6 JAN 2020

Revision

No. Description Date
1 DVP (REVISED) 6 JAN 2020

Consultant

1035 Joan Crescent

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Victoria, BC V8S 3L3

Site Plan - Existing

Date 2019-12-31 11:37:18 AM

Drawn by TK

Checked by CL

A1.01

Scale 1 : 100

Schedule - Existing Trees				
NO.	COMMON NAME	LATIN NAME	C.R.Z. RADIUS (mm)	DBH (mm)
200	GARRY OAK	QUERCUS GARRYANA	7000	720
201	GARRY OAK	QUERCUS GARRYANA	7000	720
202	GARRY OAK	QUERCUS GARRYANA	8000	780
203	GARRY OAK	QUERCUS GARRYANA	7500	750
204	WESTERN RED CEDAR	THUJA PLICATA	8000	570
205	WESTERN RED CEDAR	THUJA PLICATA	10500	620
206	WESTERN RED CEDAR	THUJA PLICATA	8500	560
207	WESTERN RED CEDAR	THUJA PLICATA	10000	560
208	WESTERN RED CEDAR	THUJA PLICATA	10500	450
209	GARRY OAK	QUERCUS GARRYANA	11500	170
210	GARRY OAK	QUERCUS GARRYANA	11500	170
211	WESTERN WHITE PINE	PINUS MONTICOLA	11500	170
212	PHODODENDRON	PHODODENDRON SPP.	2000	130
213	JAWSON CYPRESS	CHAMAEYCYPARIS LAWSONIANA	9000	600
214	MAGNOLIA	MAGNOLIA SPP.	4000	440
215	MAGNOLIA	MAGNOLIA SPP.	2000	110
216	HOLLY	ILEX AQUIFOLIUM	6000	250
217	HOLLY	ILEX AQUIFOLIUM	1000	240
218	WESTERN RED CEDAR	THUJA PLICATA	4000	250
219	WESTERN RED CEDAR	THUJA PLICATA	8000	400
220	WESTERN RED CEDAR	THUJA PLICATA	7000	230
221	WESTERN RED CEDAR	THUJA PLICATA	7000	460
222	WESTERN RED CEDAR	THUJA PLICATA	7000	350
223	WESTERN RED CEDAR	THUJA PLICATA	7000	140
224	WESTERN RED CEDAR	THUJA PLICATA	7000	250
225	WESTERN RED CEDAR	THUJA PLICATA	4000	260
226	WESTERN RED CEDAR	THUJA PLICATA	3000	460
227	JAWSON CYPRESS	CHAMAEYCYPARIS LAWSONIANA	2500	150
228	WESTERN RED CEDAR	THUJA PLICATA	4500	180
229	CHERRY	PRUNUS SPP.	4500	290
230	WESTERN RED CEDAR	THUJA PLICATA	7000	270
231	HOLLY	ILEX AQUIFOLIUM	2500	250
232	WESTERN RED CEDAR	THUJA PLICATA	5000	120
233	WESTERN RED CEDAR	THUJA PLICATA	1000	250
234	WESTERN RED CEDAR	THUJA PLICATA	1000	230
235	WESTERN RED CEDAR	THUJA PLICATA	1000	230
236	WESTERN RED CEDAR	THUJA PLICATA	4500	130
237	WESTERN RED CEDAR	THUJA PLICATA	5000	340
238	WESTERN RED CEDAR	THUJA PLICATA	3500	240
239	WESTERN RED CEDAR	THUJA PLICATA	8000	150
240	WESTERN RED CEDAR	THUJA PLICATA	7000	480
241	JAWSON CYPRESS	CHAMAEYCYPARIS LAWSONIANA	3500	240
242	WESTERN RED CEDAR	THUJA PLICATA	5000	130
243	WESTERN RED CEDAR	THUJA PLICATA	2000	110
244	WESTERN RED CEDAR	THUJA PLICATA	7000	480
245	WESTERN RED CEDAR	THUJA PLICATA	3500	220
246	JAWSON CYPRESS	CHAMAEYCYPARIS LAWSONIANA	2000	110
247	WESTERN RED CEDAR	THUJA PLICATA	2000	140
248	WESTERN RED CEDAR	THUJA PLICATA	3500	230
249	JAWSON CYPRESS	CHAMAEYCYPARIS LAWSONIANA	2500	150
250	WESTERN RED CEDAR	THUJA PLICATA	4500	150
251	WESTERN RED CEDAR	THUJA PLICATA	4000	270
252	WESTERN RED CEDAR	THUJA PLICATA	2000	170
253	WESTERN RED CEDAR	THUJA PLICATA	2000	120
254	HOLLY	ILEX AQUIFOLIUM	2000	110
255	ASH	FRAXINUS SPP.	2000	130
256	ASH	FRAXINUS SPP.	2000	130
257	ASH	FRAXINUS SPP.	2000	130
258	ASH	FRAXINUS SPP.	2000	130
259	ASH	FRAXINUS SPP.	2000	130
260	GARRY OAK	QUERCUS GARRYANA	7000	720
261	PURPLE LEAF PLUM	PRUNUS CASSIDERA	7000	720
262	ENGLISH HOLLY	ILEX AQUIFOLIUM	2000	200
263	HOLLY	ILEX AQUIFOLIUM	2000	200

NOTE: EXISTING SLOPES, WHERE INDICATED, ARE BASED ON A LIMITED SET OF SURVEY POINTS, AND MAY NOT TAKE LOCAL FEATURES OR VARIATION INTO ACCOUNT

EXISTING SITE PLAN
1 : 100



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Revision	No.	Description	Date
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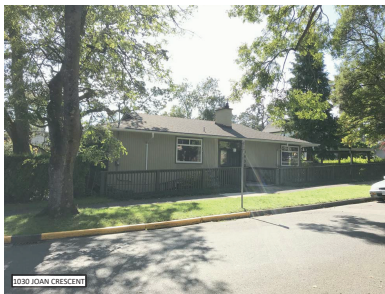
Consultant

1035 Joan Crescent

1035 Joan Crescent,
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Site Plan - Proposed

Date	2019-12-31 11:37:43 AM
Drawn by	TK
Checked by	CL
Scale	1 : 100



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Neighbourhood Context

Date	2019-12-31 11:38:44 AM
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A1.04

Scale

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Issue	Date
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DPV #00129 REVISION	6 JAN 2020
DPV #00129 REVISION 2	24 SEP 2020

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

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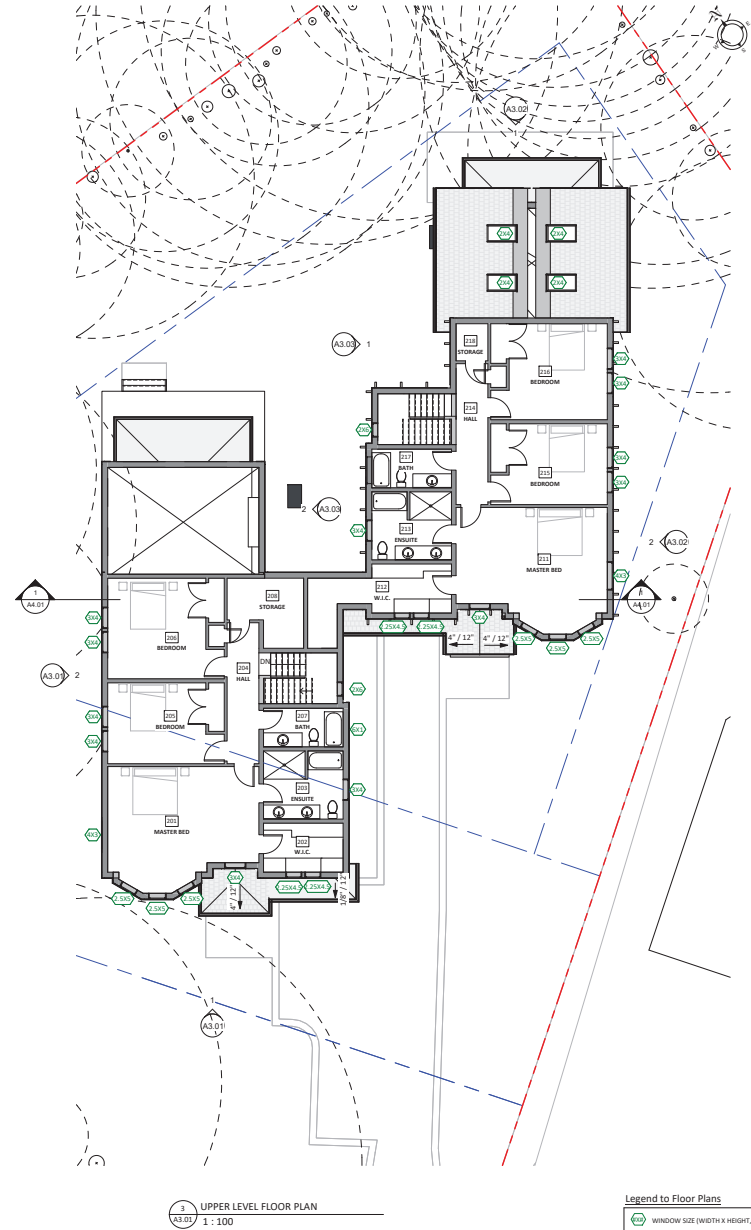
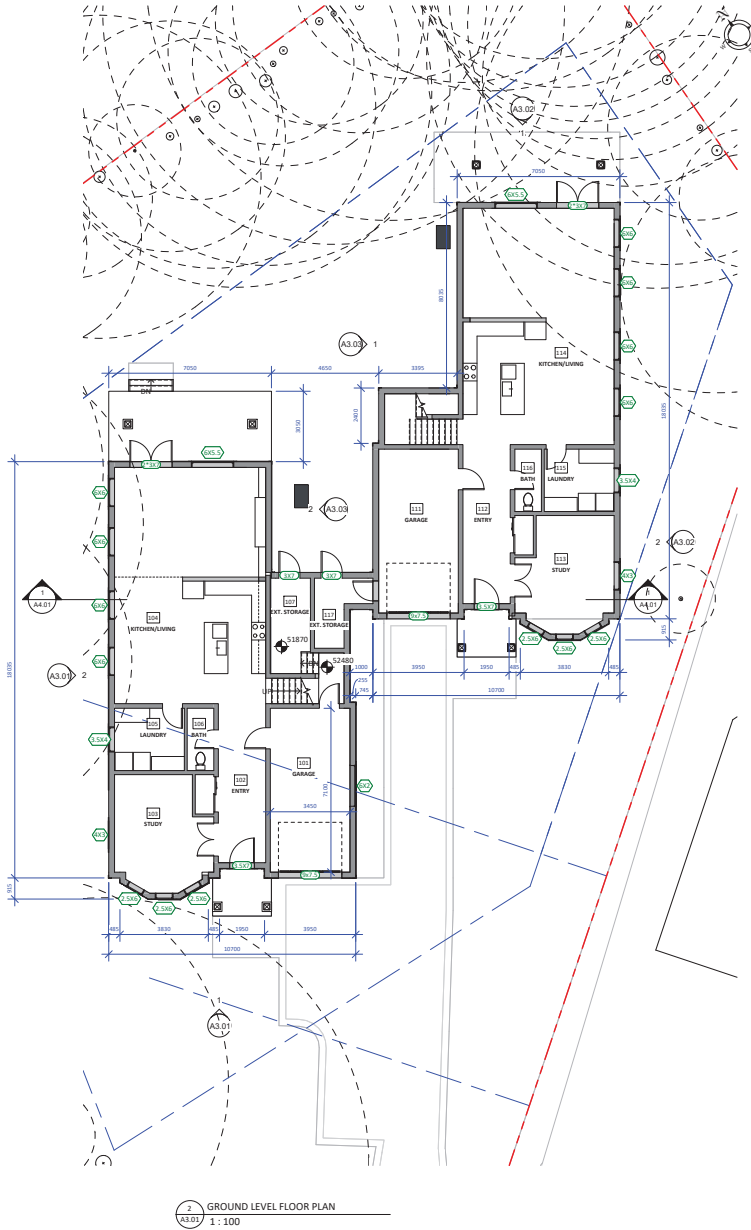
1035 Joan Crescent,
Victoria, BC V8S 3L3

Floor Plans

Date: 2020-09-24 1:37:28 PM
Drawn by: TK
Checked by: CL

A2.01

Scale: 1 : 100



Legend to Floor Plans

WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
DOOR SIZE (WIDTH X HEIGHT, IN FEET)



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2015
DPV #00129 REVISION	6 JAN 2021
DPV #00129 REVISION 2	24 SEP 2021

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 202

1035 Joan Crescent

Floor Plans

A2.02

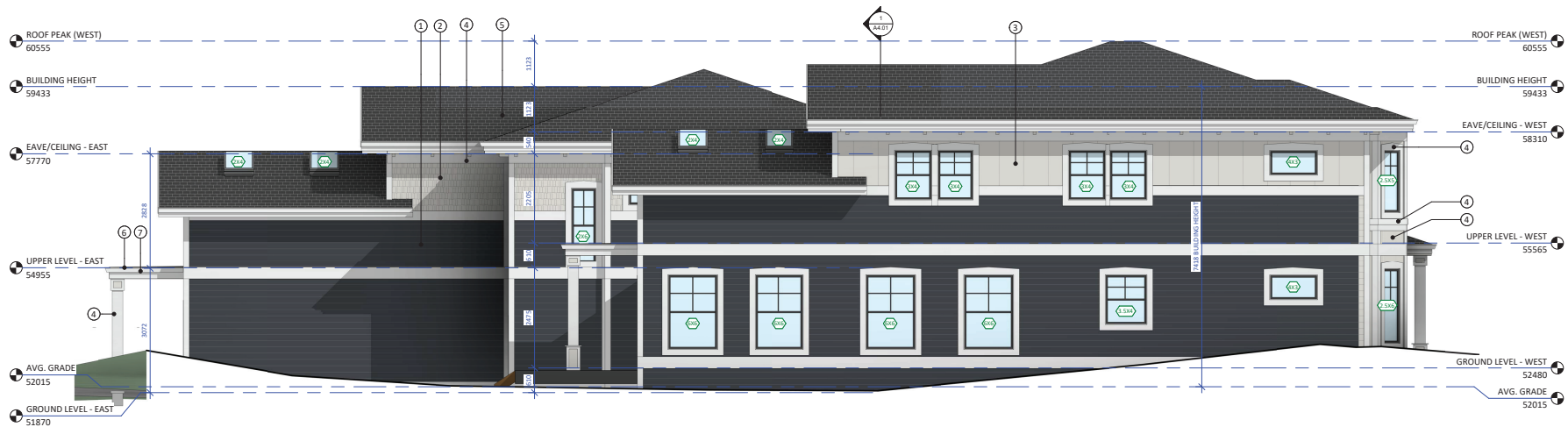
Scale 1 : 10



DOOR SIZE (WIDTH X HEIGHT, IN FEET)



1 BUILDING ELEVATION - SOUTH
1:50



2 BUILDING ELEVATION - WEST
1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (COVERDALE #C404) - CEMENTITIOUS SIDING	"MIST" (COVERDALE #C403) - CEMENTITIOUS SIDING	"STANDARD WHITE" (COVERDALE #C405) - EXTERIOR TRIM

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Consultant

1035 Joan Crescent

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Victoria, BC V8S 3L3

Elevations

Date 2020-09-24 1:37:43 PM
Drawn by TK
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A3.01

Scale As indicated

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Elevations

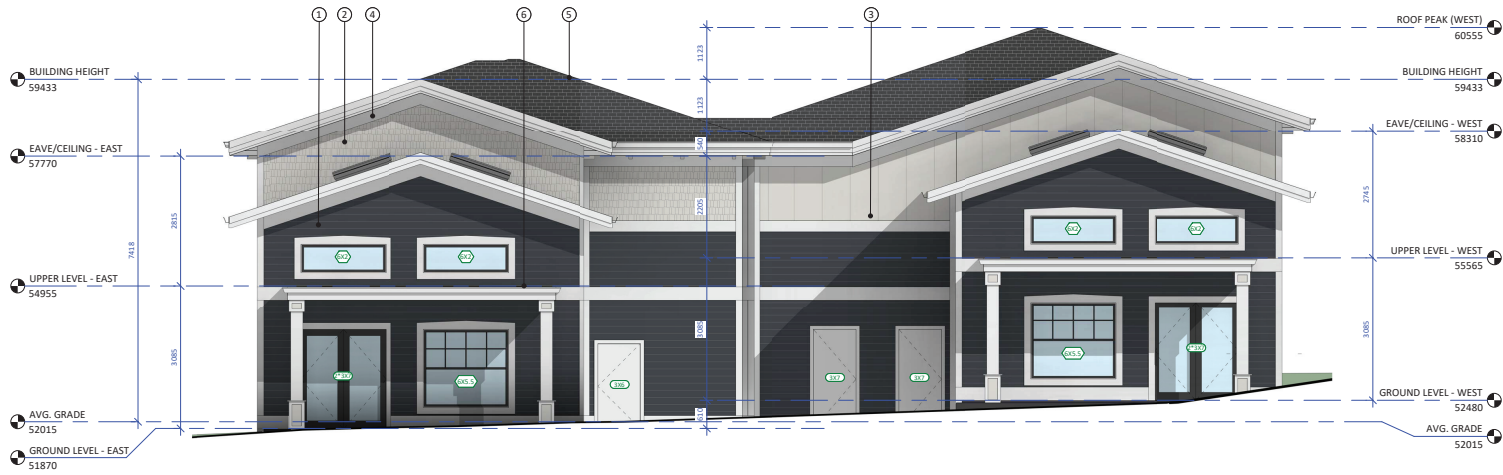
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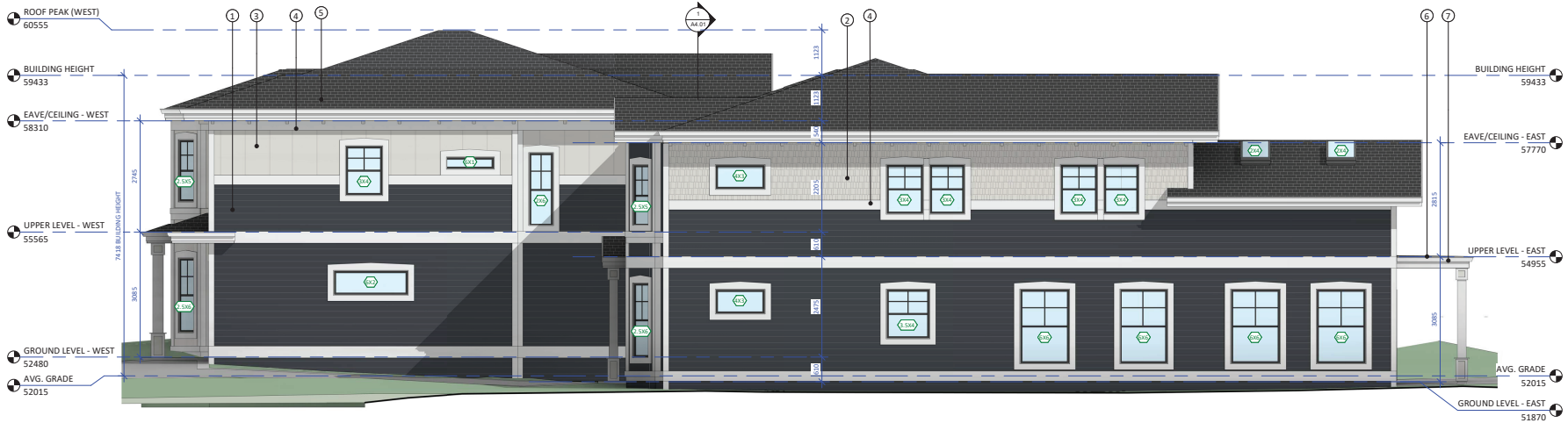
Checked by CL

A3.02

Scale As indicated



1 BUILDING ELEVATION - NORTH
A3.02 1:50



2 BUILDING ELEVATION - EAST
A3.02 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (COVERDALE #C404) - CEMENTITIOUS SIDING	"MIST" (COVERDALE #C403Z) - CEMENTITIOUS SIDING	"STANDARD WHITE" (COVERDALE #C403S) - EXTERIOR TRIM



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2	DPV (REVISION 2)	24 SEP 2020	

Consultant

1035 Joan Crescent

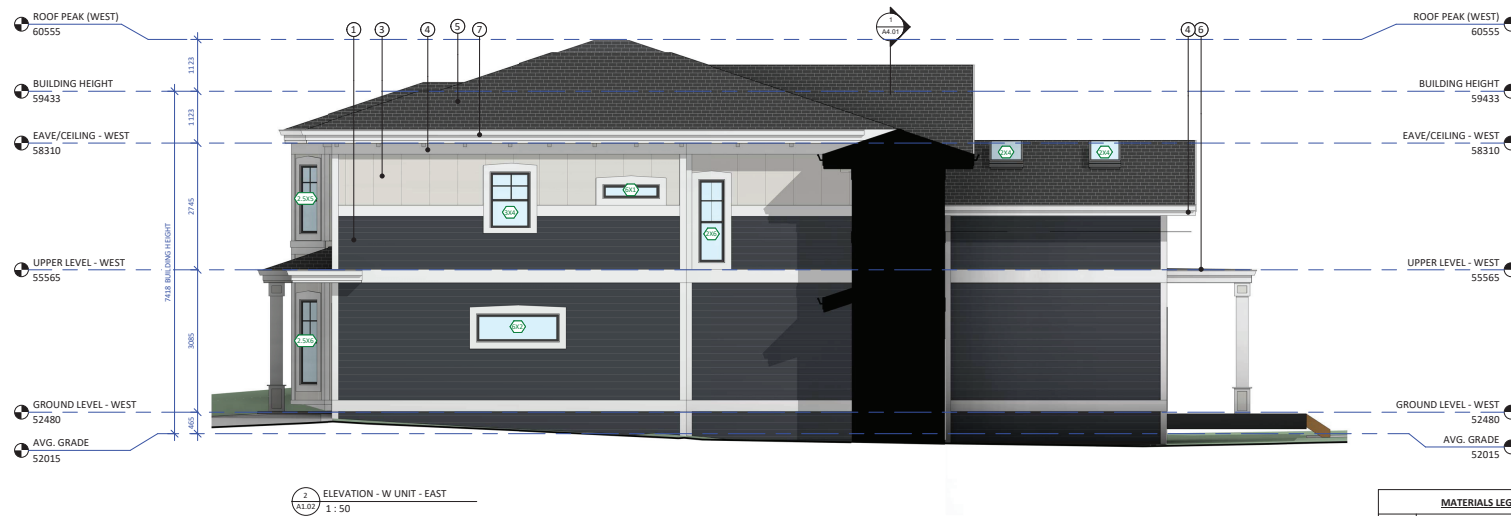
1035 Joan Crescent,
Victoria, BC V8S 3L3

Elevations

Date 2020-09-24 1:38:05 PM
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A3.03

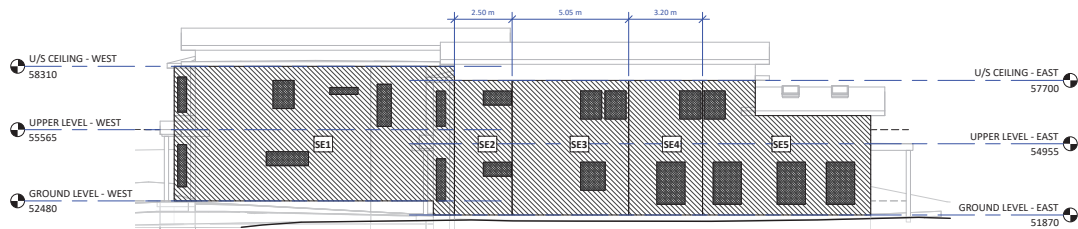
Scale As indicated



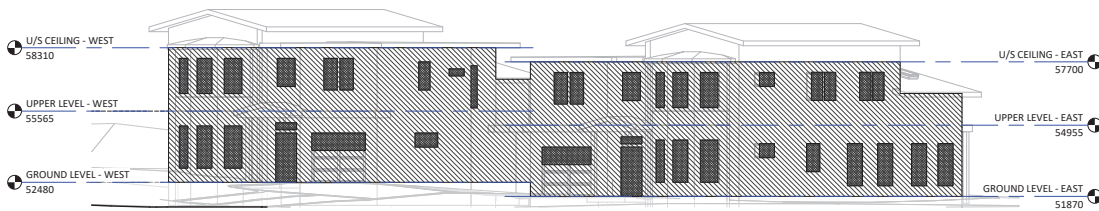
MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT FLTNGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

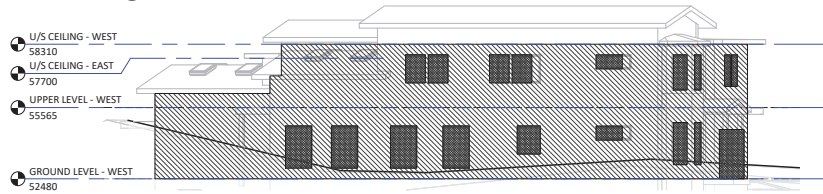
BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSDIAN" (COVERDALE #C4204) - CEMENTITIOUS SIDING	"MIST" (COVERDALE #C4202) - CEMENTITIOUS SIDING	"STANDARD WHITE" (COVERDALE #C4203) - EXTERIOR TRIM



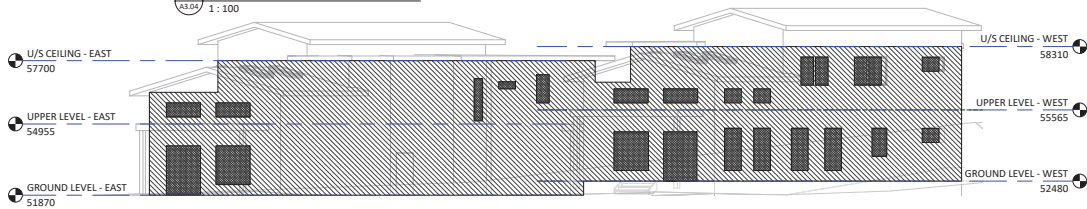
2 SPATIAL SEPARATIONS ELEVATION - SOUTHEAST
A3.04 1:100



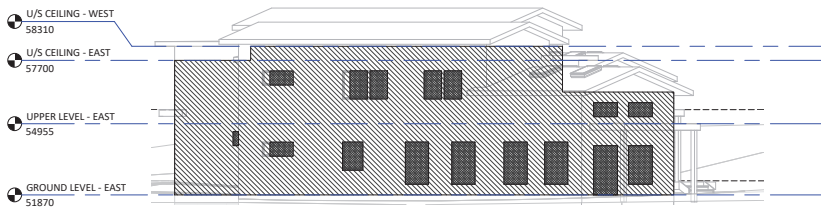
3 SPATIAL SEPARATIONS ELEVATION - SOUTH
A3.04 1:100



4 SPATIAL SEPARATIONS ELEVATION - WEST
A3.04 1:100



5 SPATIAL SEPARATIONS ELEVATION - NORTH
A3.04 1:100



6 SPATIAL SEPARATIONS ELEVATION - EAST
A3.04 1:100

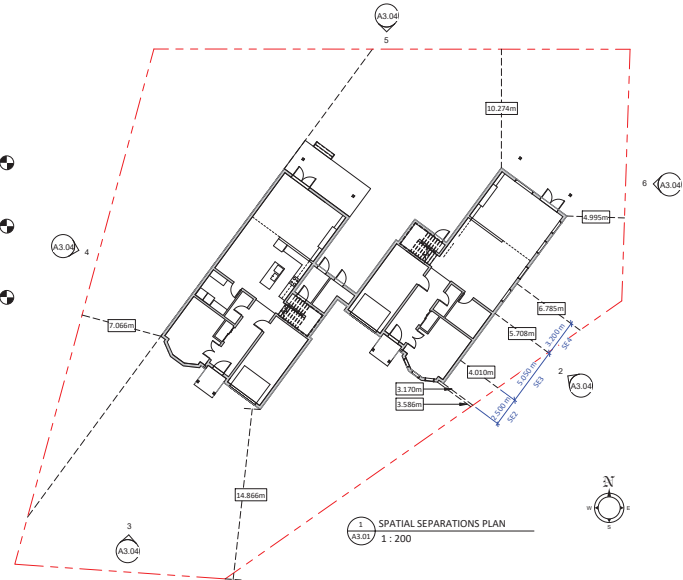
Legend to Spatial Separation Elevations



Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS									
NO.	ITEM	DESCRIPTION	LOCATION	WALL AREA	LISTING DISTANCE	MINIMUM GLAZING	PROPOSED GLAZING	WALL TYPE	WALL NON-COMB
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION & CONSTRUCTION OF EXPOSING BUILDING FACE								
				168.823	VARIES 1				
	SE (DE1)			71.324	3.380	13.37	8.79	1	REQUIRED
	SE (DE2)			14.575	3.370	10.34	10.33	1	REQUIRED
	SE (DE3)			29.492	4.010	12.89	12.89	1	REQUIRED
	SE (DE4)			18.455	3.700	17.98	17.98	1	REQUIRED
	SE (DE5)			34.987	6.790	22.53	22.42	1	REQUIRED
	SOUTH			194.757	14.880	81.53	18.05	1	REQUIRED
	WEST			118.340	7.890	23.80	15.35	1	REQUIRED
	NORTH			198.388	10.270	42.06	13.53	1	REQUIRED
	EAST			127.024	8.990	15.48	14.64	1	REQUIRED

* AT SOUTHEAST ELEVATION, ARBITRARY WALL DIVISION METHOD USED TO DEMONSTRATE COMPLIANCE. SEE REAR FIGURES A-9.10.13.4(2) B & C.



1 SPATIAL SEPARATIONS PLAN
A3.04 1:200

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Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Spatial Separations
Analysis

Date 2019-10-07 3:14:31 PM
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A3.04

Scale As indicated



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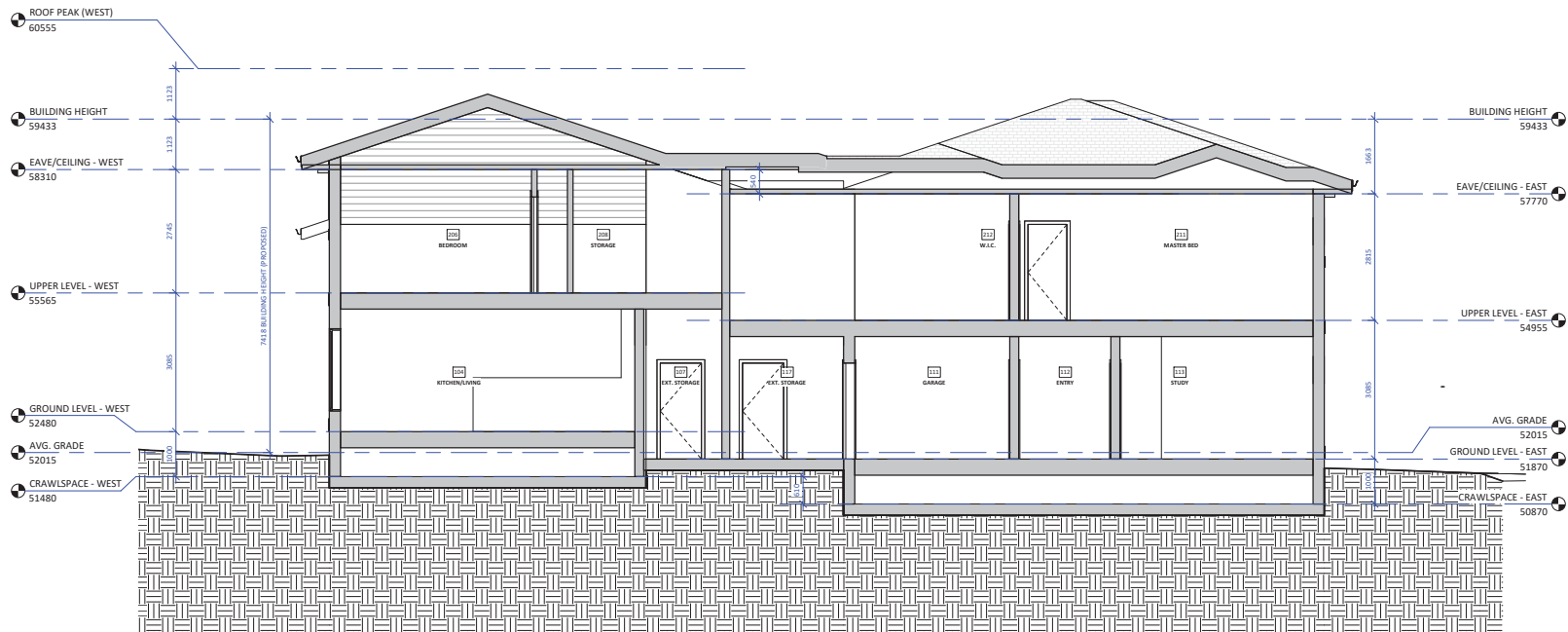
1035 Joan Crescent,
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Building Section

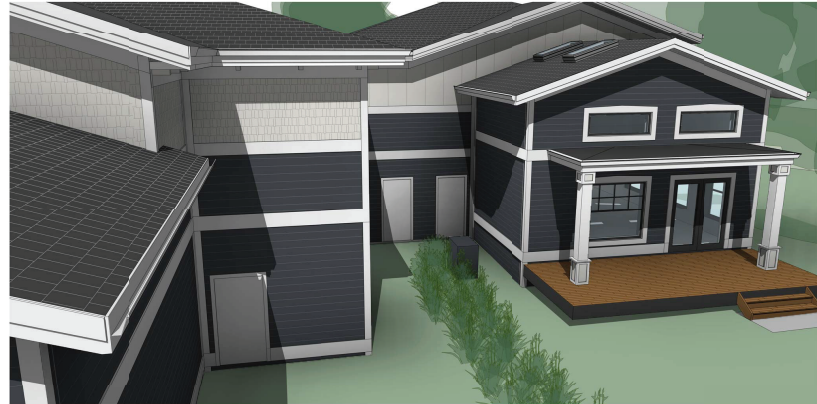
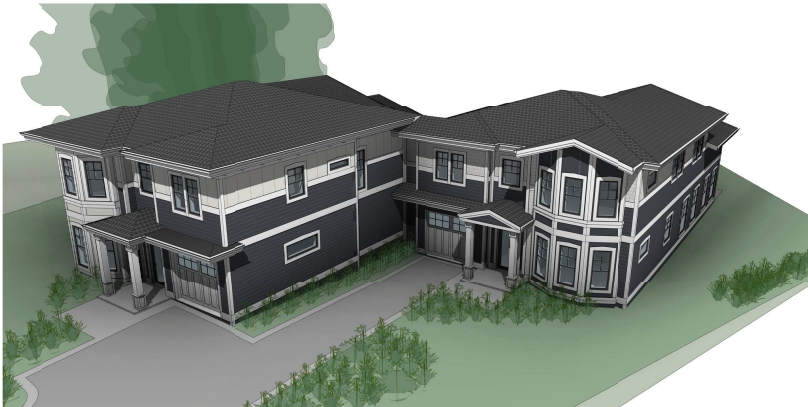
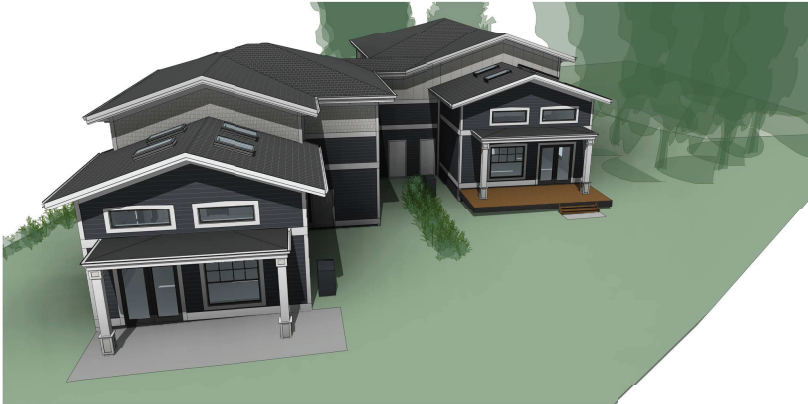
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A4.01

Scale	1 : 50
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1 BUILDING SECTION
A4.01
1 : 50



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3D Perspectives

Date 2020-09-24 1:38:27 PM
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A8.01

Scale