

956 HEYWOOD

PROJECT NUMBER: 2101
 REISSUED FOR DEVELOPMENT PERMIT- 2023.04.28



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DRAWING LIST

ARCHITECTURAL

A000 COVER
 A001 AREA CALCULATIONS
 A002 SPATIAL SEPARATION CALCULATIONS
 A003 SHADOW STUDY AND STREETScape
 A101 EXISTING SITE PLAN
 A102 PROPOSED SITE PLAN
 A201 BASEMENT FLOOR PLAN
 A202 LEVEL 1 FLOOR PLAN
 A203 LEVEL 2 FLOOR PLAN
 A204 LEVEL 3 FLOOR PLAN
 A205 LEVEL 4 ROOF PLAN
 A301 NORTH & SOUTH ELEVATIONS
 A302 EAST & WEST ELEVATIONS
 A303 MATERIAL BOARD
 A304 RENDERINGS
 A305 NEIGHBOUR OPENINGS
 A401 SECTIONS
 A402 SECTIONS

CIVIL

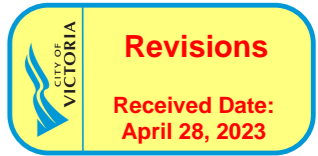
21-006-CSP CONCEPTUAL SERVICING

LANDSCAPE

L0 COVER
 L1 LANDSCAPE PLAN
 L2 LANDSCAPE SECTIONS AND IMAGERY
 L3 TREE REMOVAL & PROTECTION PLAN
 L4 TREE PLANTING PLAN
 L5 SHRUB PLANTING PLAN
 L6 LIGHTING PLAN
 L7 PRODUCT SPECIFICATIONS

SURVEY

-- SITE PLAN



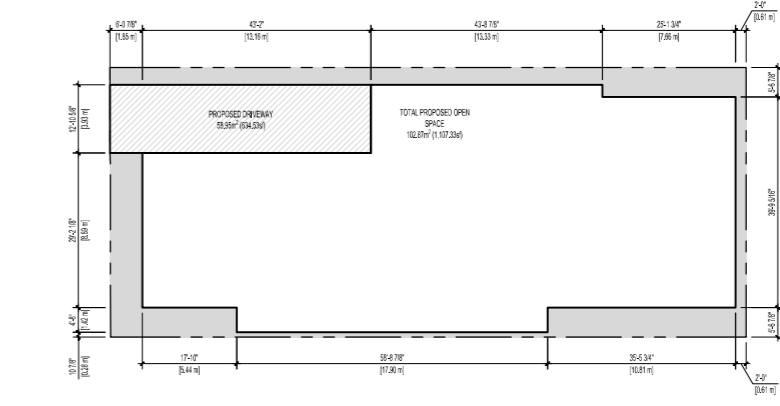
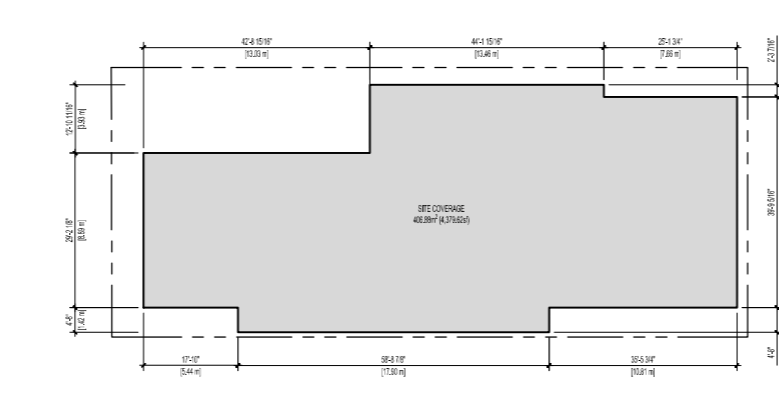
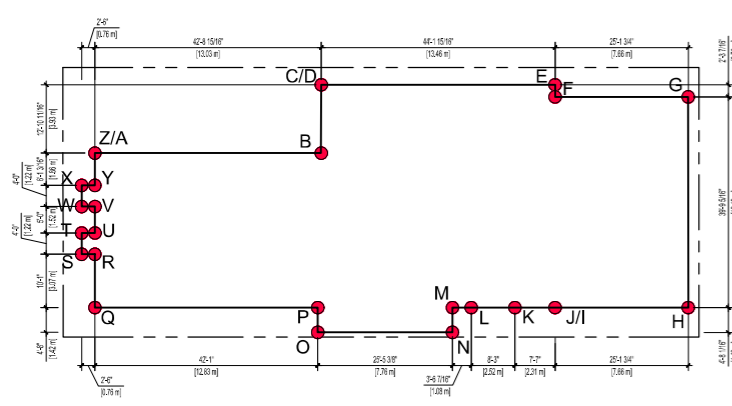
CONTEXT PLAN. NTS



AERIAL CONTEXT

PROJECT NOTES

1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND AREAS TO BE VERIFIED WITH SURVEY INFORMATION.
2. THIS IS NOT A COMPLETE DESIGN AND AS SUCH ANY ACTIONS OR DECISIONS ON PURCHASE OR SALE OF LAND/DEVELOPMENT ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
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4. PART 9, 3 STOREY BUILDING PER BCBC 2018.



1 AVERAGE GRADE CALCULATION

1:200

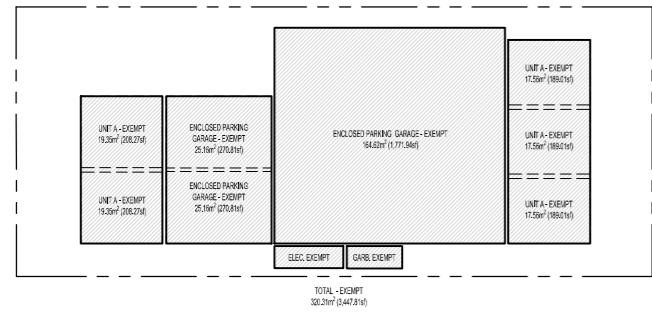
| ZONING GRADE CALCULATION | | | | GRADES | | | |
|--------------------------|------------|-------------|--|--------------|----------|----------|-------|
| GRADE POINTS (m) | LENGTH (m) | GRADE CALCS | | Grade Points | Existing | Proposed | Grade |
| A 8.34 | B 6.66 | 13.28 | $(8.34 + 6.66) \times 2 \times 13.28m =$ | Points A | 8.48 | 8.34 | 8.34 |
| B 6.66 | C 6.66 | 3.68 | $(6.66 + 6.66) \times 2 \times 3.68m =$ | Points B | 8.17 | 6.99 | 6.99 |
| D 8.05 | E 7.56 | 13.46 | $(8.05 + 7.56) \times 2 \times 13.46m =$ | Points C | 8.05 | 6.99 | 6.99 |
| E 7.56 | F 7.56 | 0.70 | $(7.56 + 7.56) \times 2 \times 0.7m =$ | Points D | 8.05 | 8.05 | 8.05 |
| F 7.56 | G 7.50 | 7.66 | $(7.56 + 7.5) \times 2 \times 7.66m =$ | Points E | 7.56 | 7.56 | 7.56 |
| G 7.50 | H 7.51 | 12.12 | $(7.5 + 7.51) \times 2 \times 12.12m =$ | Points F | 7.56 | 7.56 | 7.56 |
| H 7.51 | I 7.74 | 7.66 | $(7.51 + 7.74) \times 2 \times 7.66m =$ | Points G | 7.50 | 7.67 | 7.50 |
| J 6.20 | K 6.20 | 2.31 | $(6.2 + 6.2) \times 2 \times 2.31m =$ | Points H | 7.51 | 7.67 | 7.51 |
| K 6.20 | L 7.97 | 2.52 | $(6.2 + 7.97) \times 2 \times 2.52m =$ | Points I | 7.74 | 7.74 | 7.74 |
| L 7.97 | M 8.02 | 1.08 | $(7.97 + 8.02) \times 2 \times 1.08m =$ | Points J | 7.74 | 6.20 | 6.20 |
| M 8.02 | N 8.09 | 1.42 | $(8.02 + 8.09) \times 2 \times 1.42m =$ | Points K | 7.90 | 6.20 | 6.20 |
| N 8.09 | O 8.31 | 7.76 | $(8.09 + 8.31) \times 2 \times 7.76m =$ | Points L | 8.00 | 7.97 | 7.97 |
| O 8.31 | P 8.25 | 1.42 | $(8.31 + 8.25) \times 2 \times 1.42m =$ | Points M | 8.02 | 8.77 | 8.02 |
| P 8.25 | Q 8.62 | 13.08 | $(8.25 + 8.62) \times 2 \times 13.08m =$ | Points N | 8.09 | 8.09 | 8.09 |
| Q 8.62 | R 8.62 | 3.20 | $(8.62 + 8.62) \times 2 \times 3.2m =$ | Points O | 8.31 | 8.31 | 8.31 |
| R 8.62 | S 8.60 | 0.76 | $(8.62 + 8.6) \times 2 \times 0.76m =$ | Points P | 8.25 | 8.25 | 8.25 |
| S 8.60 | T 8.54 | 1.22 | $(8.6 + 8.54) \times 2 \times 1.22m =$ | Points Q | 8.69 | 8.62 | 8.62 |
| T 8.54 | U 8.52 | 0.76 | $(8.54 + 8.52) \times 2 \times 0.76m =$ | Points R | 8.62 | 8.62 | 8.62 |
| U 8.52 | V 8.50 | 1.52 | $(8.52 + 8.5) \times 2 \times 1.52m =$ | Points S | 8.60 | 8.61 | 8.60 |
| V 8.50 | W 8.52 | 0.76 | $(8.5 + 8.52) \times 2 \times 0.76m =$ | Points T | 8.54 | 8.61 | 8.54 |
| W 8.52 | X 8.53 | 1.22 | $(8.52 + 8.53) \times 2 \times 1.22m =$ | Points U | 8.52 | 8.62 | 8.52 |
| X 8.53 | Y 8.51 | 0.76 | $(8.53 + 8.51) \times 2 \times 0.76m =$ | Points V | 8.50 | 8.62 | 8.50 |
| Y 8.51 | Z 8.48 | 1.98 | $(8.51 + 8.48) \times 2 \times 1.98m =$ | Points W | 8.52 | 8.61 | 8.52 |
| TOTALS | 100.33 | | $= 783.64/100.33$ | Points X | 8.53 | 8.61 | 8.53 |
| | | | | Points Y | 8.51 | 8.62 | 8.51 |
| | | | | Points Z | 8.48 | 8.62 | 8.48 |
| AVERAGE GRADE | | | 7.81 | | | | |

2 SITE COVERAGE

1:200

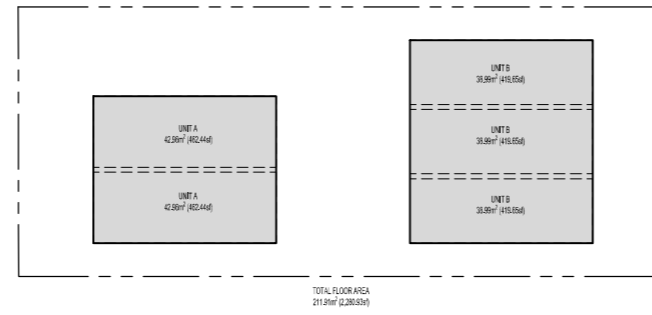
3 OPEN SITE SPACE

1:200



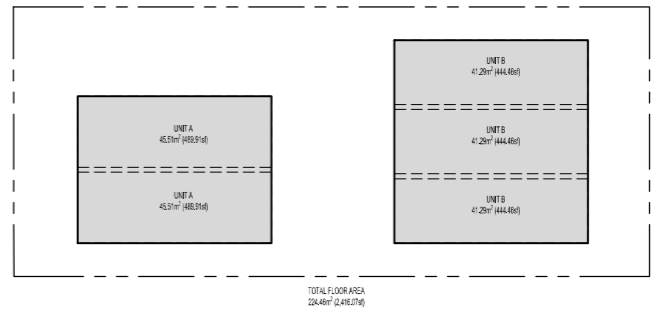
4 BASEMENT FLOOR AREA CALC

1:200



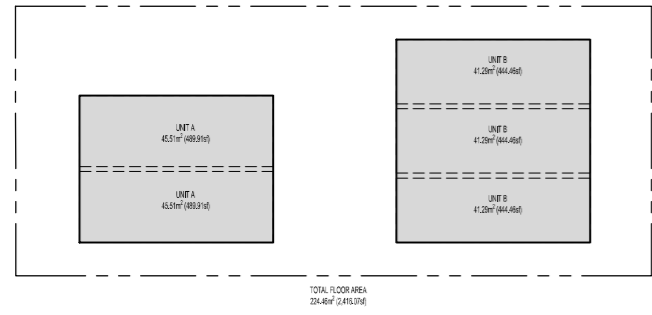
5 LEVEL 1 FLOOR AREA CALC

1:200



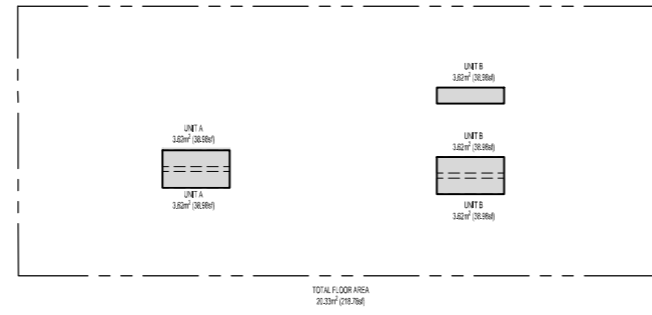
6 LEVEL 2 FLOOR AREA CALC

1:200



7 LEVEL 3 FLOOR AREA CALC

1:200



8 LEVEL 4 FLOOR AREA CALC

1:200

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OWNER/CLIENT: ARYZE DEVELOPMENTS
250.940.3588

| | | |
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| 05 | RESUBMITTED FOR DEVELOPMENT PERMIT | 04/28/2023 |
| 04 | RESUBMITTED FOR DEVELOPMENT PERMIT | 07/28/2022 |
| 03 | ISSUED FOR COORDINATION | 03/14/2022 |
| 02 | ISSUED FOR REVIEW | 03/09/2022 |
| 01 | ISSUED FOR DEVELOPMENT PERMIT | 09/07/2021 |
| NO. | REVISION | MDY |

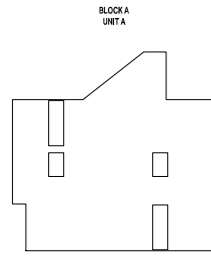
PROJECT NAME
956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC

CHA
302-666 Cook Street Victoria, BC, V8V 3Y7
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE
AREA CALCULATION

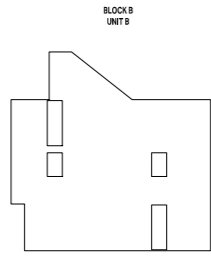
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| PROJECT NO: | 2101 | DRAWN BY: | KG |
| SCALE: | 1:200 | REVIEW BY: | CH |
| DRAWING NO: | | A001 | |



UNIT A - SOUTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 105.97m² (1,140.67sqft)
LIMITING DISTANCE: 1.75m (5.74ft)
ALLOWABLE OPENINGS: 7.5% (7.95m²/105.97sqft)
PROPOSED OPENINGS: 6.5% (6.89m²/73.66sqft)

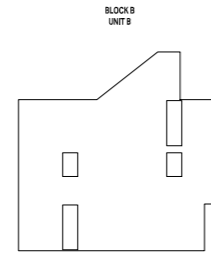
FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A



UNIT B - SOUTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 105.97m² (1,140.67sqft)
LIMITING DISTANCE: 1.75m (5.74ft)
ALLOWABLE OPENINGS: 7.5% (7.95m²/105.97sqft)
PROPOSED OPENINGS: 6.5% (6.89m²/73.66sqft)

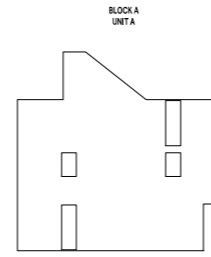
FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A



UNIT B - NORTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 105.97m² (1,140.67sqft)
LIMITING DISTANCE: 1.75m (5.74ft)
ALLOWABLE OPENINGS: 7.5% (7.95m²/105.97sqft)
PROPOSED OPENINGS: 6.5% (6.89m²/73.66sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A

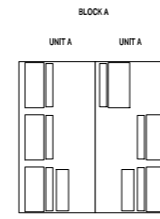


UNIT A - NORTH ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 105.97m² (1,140.67sqft)
LIMITING DISTANCE: 1.75m (5.74ft)
ALLOWABLE OPENINGS: 7.5% (7.95m²/105.97sqft)
PROPOSED OPENINGS: 6.5% (6.89m²/73.66sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A

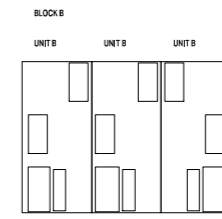
105.97m² (1,140.67sqft)
1.69m (5.54ft)
15.4% (16.31m²/105.97sqft)
6.5% (6.89m²/73.66sqft)



UNIT A - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 38.17m² (410.88sqft)
LIMITING DISTANCE: 14.02m (46.00ft)
ALLOWABLE OPENINGS: 100% (38.17m² / 410.88sqft)
PROPOSED OPENINGS: 34.64m² (3,722m² / 142,324sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A



UNIT B - WEST ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 34.67m² (373.14sqft)
LIMITING DISTANCE: 3.38m (11.09ft)
ALLOWABLE OPENINGS: 28.2% (9.79m² / 34.67sqft)
PROPOSED OPENINGS: 28.14m² (303.10sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A

1 SOUTH ELEVATION

1:200

2 NORTH ELEVATION

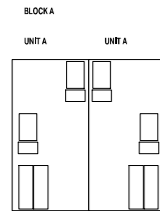
1:200

3 BLOCK A - WEST ELEVATION

1:200

4 BLOCK B - WEST ELEVATION

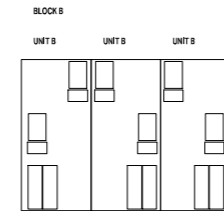
1:200



UNIT A - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 38.17m² (410.87sqft)
LIMITING DISTANCE: 3.38m (11.09ft)
ALLOWABLE OPENINGS: 28.4% (10.84m² / 38.17sqft)
PROPOSED OPENINGS: 22.2% (8.47m² / 34.14sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A



UNIT B - EAST ELEVATION
SPATIAL SEPARATION CALCULATION
BCC 2018 PART 9 TABLE 9.10.15

AREA OF EXPOSED BUILDING FACE: 34.67m² (373.14sqft)
LIMITING DISTANCE: 3.38m (11.09ft)
ALLOWABLE OPENINGS: 28.2% (9.79m² / 34.67sqft)
PROPOSED OPENINGS: 25.2% (8.74m² / 34.02sqft)

FIRE RESISTANCE RATING: N/A
CLADDING PER 9.10.15.5(2): N/A
CLADDING PER 9.10.15.5(3): N/A

5 BLOCK A - EAST ELEVATION

1:200

5 BLOCK B - EAST ELEVATION

1:200

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250.940.3568

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| NO. | REVISION | WDY |

PROJECT NAME

956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS

956 HEYWOOD
VICTORIA, BC



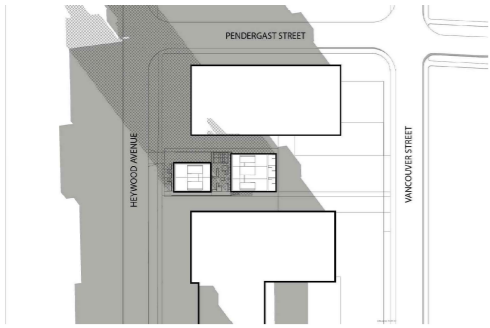
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DRAWING TITLE

**SPATIAL SEPARATION
CALCULATION**

| | | | |
|-------------|-------|------------|----|
| PROJECT NO: | 2101 | DRAWN BY: | KG |
| SCALE: | 1:200 | REVIEW BY: | CH |

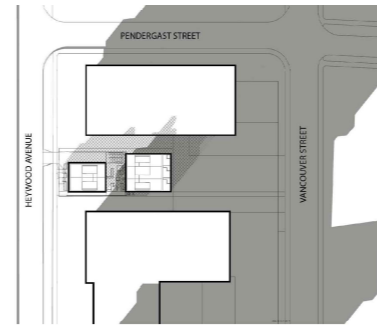
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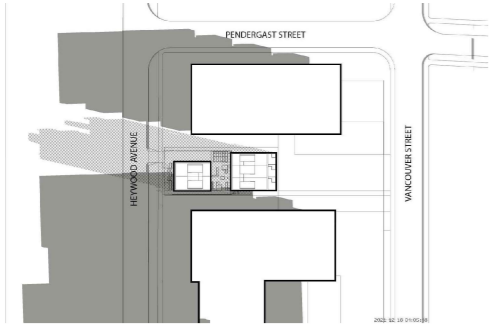
DECEMBER 21 - 9:30AM



DECEMBER 21 - 12:00PM



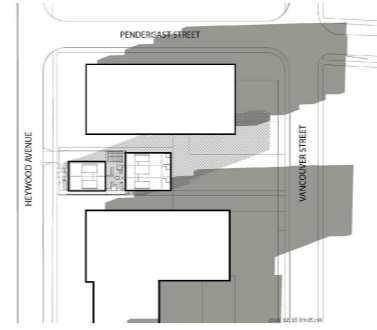
DECEMBER 21 - 3:00PM



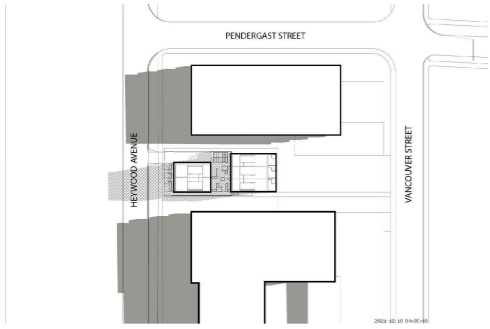
JUNE 21 - 7:00AM



JUNE 21 - 12:00PM



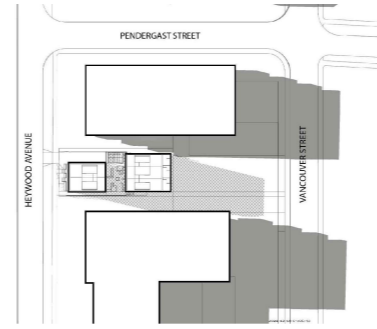
JUNE 21 - 6:00PM



MARCH / SEPTEMBER 21 - 7:30AM



MARCH / SEPTEMBER 21 - 12:00PM



MARCH / SEPTEMBER 21 - 4:30 PM

1 SHADOW STUDY

NTS



2 STREETScape

1:200

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SEAL



NORTH ARROW

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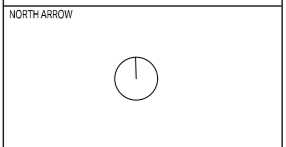
DRAWING TITLE

SHADOW STUDY & STREETScape

| | | | |
|-------------|----------|------------|----|
| PROJECT NO: | 2101 | DRAWN BY: | KG |
| SCALE: | AS NOTED | REVIEW BY: | CH |

DRAWING NO: A003

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| 04 | RESUBMITTED FOR DEVELOPMENT PERMIT | 07/28/2022 |
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| 02 | ISSUED FOR REVIEW | 03/09/2022 |
| 01 | ISSUED FOR DEVELOPMENT PERMIT | 09/07/2021 |
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PROJECT NAME
956 HEYWOOD
VICTORIA, BC

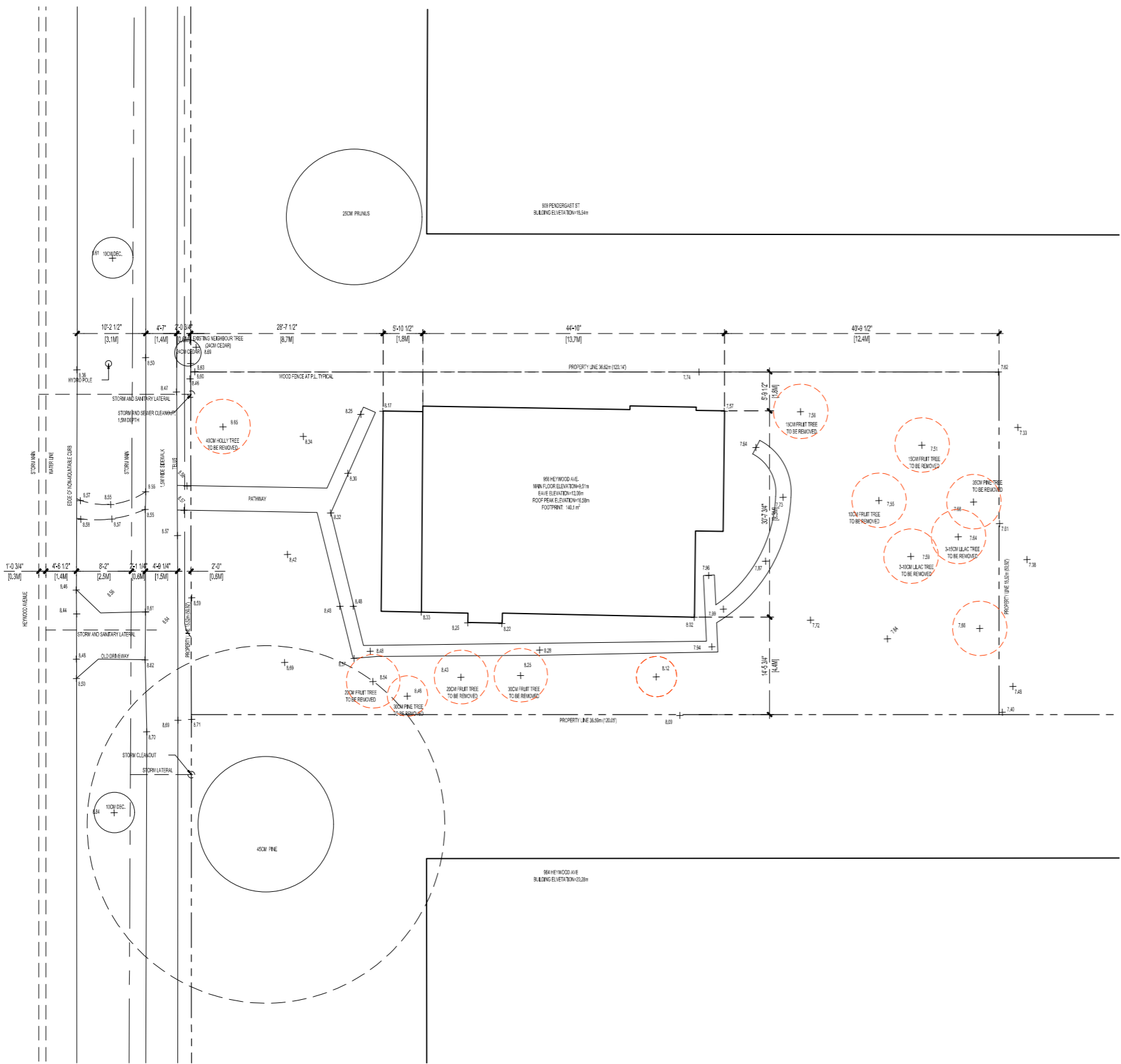
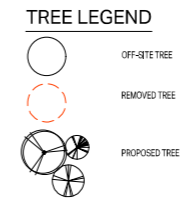
PROJECT ADDRESS
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DRAWING TITLE
EXISTING SITE PLAN

| | | | |
|-------------|-------|------------|----|
| PROJECT NO: | 2101 | DRAWN BY: | KG |
| SCALE: | 1:100 | REVIEW BY: | CH |

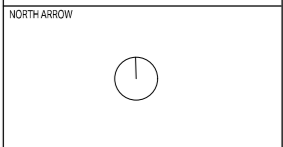
DRAWING NO. **A101**



1 EXISTING SITE PLAN

1:100

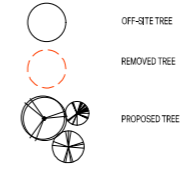
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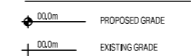
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- SEE A201-PARKING LEVEL FLOOR PLAN FOR VEHICLE AND BIKE PARKING LAYOUTS.

TREE LEGEND



GENERAL LEGEND



PROJECT INFORMATION TABLE - 956 HEYWOOD

PR. #: 2101
DATE: 28-Apr-23

| PROPERTY INFORMATION | 956 HEYWOOD AVENUE, VICTORIA BC |
|-------------------------|---------------------------------------|
| PROJECT ADDRESS | 956 HEYWOOD AVENUE, VICTORIA BC |
| LEGAL DESCRIPTION | LOT 36 OF LOT 1694, VICTORIA, PLAN 24 |
| ZONING | R3-AM2 |
| DEVELOPMENT PERMIT AREA | DPA 16 - GENERAL FORM AND CHARACTER |

| ZONING DATA | ALLOWED/REQUIRED | PROPOSED | | VARIANCE |
|--------------------------------|-------------------------------------|----------------------------------|--|----------------|
| SITE AREA | 920 m ² 9,902.79 sq.ft | 568 m ² 6,114 sq.ft | | N/A |
| TOTAL FLOOR AREA | 681.6 m ² 7,336.67 sq.ft | 681.2 m ² 7,332 sq.ft | | N/A |
| COMMERCIAL FLOOR AREA | N/A | | | |
| FLOOR SPACE RATIO | 1.2 | 1.20 | | N/A |
| SITE COVERAGE % | 40% | 72% | | 32% |
| OPEN SITE SPACE % | 30% | 18% | | 12% |
| OPEN SITE SPACE AND DRIVEWAY % | 50% | 28% | | 22% |
| HEIGHT OF BUILDING | 12 m 39.37 ft | 13.57 m 44.52 ft | | 1.6 m 5.151 ft |
| HEIGHT OF ROOF | N/A | 11.08 m 36.35 ft | | N/A |
| NUMBER OF STOREYS | 4 | 4 | | N/A |
| VEHICLE PARKING | 8 | 6 | | 2 |
| LONG TERM BICYCLE PARKING | 7 | 10 | | N/A |
| SHORT TERM BICYCLE PARKING | 6 | 6 | | N/A |

| BUILDING SETBACKS | ALLOWED/REQUIRED | PROPOSED | | VARIANCE |
|--------------------------------|------------------|----------------|--|----------------|
| FRONT YARD | 10.50 m 34.4 ft | 3.47 m 11.4 ft | | 7.03 m 23.1 ft |
| FRONT YARD (PATIO) | N/A | 2.35 m 7.7 ft | | N/A |
| FRONT YARD (STAIR) | N/A | 1.08 m 3.5 ft | | N/A |
| REAR YARD | 6.79 m 22.3 ft | 3.32 m 10.9 ft | | 3.47 m 11.4 ft |
| REAR YARD (PATIO) | N/A | 0.61 m 2.0 ft | | N/A |
| SIDE YARD (NORTH) LEVEL 2-ROOF | 6.79 m 22.3 ft | 1.75 m 5.7 ft | | 5.04 m 16.5 ft |
| SIDE YARD (NORTH) BASEMENT | 6.79 m 22.3 ft | 1.00 m 3.3 ft | | 5.79 m 19.0 ft |
| SIDE YARD (SOUTH) LEVEL 2-ROOF | 6.79 m 22.3 ft | 1.75 m 5.7 ft | | 5.04 m 16.5 ft |
| SIDE YARD (SOUTH) BASEMENT | 6.79 m 22.3 ft | 0.28 m 0.9 ft | | 6.51 m 21.3 ft |
| COMBINED SIDE YARDS | N/A | | | |
| FRONT YARD OPEN SPACE | 10.50 m 34.4 ft | 3.47 m 11.4 ft | | 7.03 m 23.1 ft |

| FLOOR AREA (EXCLUDING BASEMENT) | UNIT NAME | UNIT TYPE | AREA | COUNT | TOTAL AREA |
|---------------------------------|-----------|-------------------------------------|------|--------------------------------|------------|
| A | 3 BDR | 137.61 m ² 1,481.2 sq.ft | 2 | 275 m ² 2,962 sq.ft | |
| B | 3 BDR | 125.19 m ² 1,347.6 sq.ft | 3 | 376 m ² 4,043 sq.ft | |
| TOTAL | | | 5 | 651 m ² 7,005 sq.ft | |

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| NO. | REVISION | MDY |
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| 02 | ISSUED FOR REVIEW | 03/09/2022 |
| 01 | ISSUED FOR DEVELOPMENT PERMIT | 09/07/2021 |

PROJECT NAME

956 HEYWOOD

VICTORIA, BC

PROJECT ADDRESS

956 HEYWOOD
VICTORIA, BC



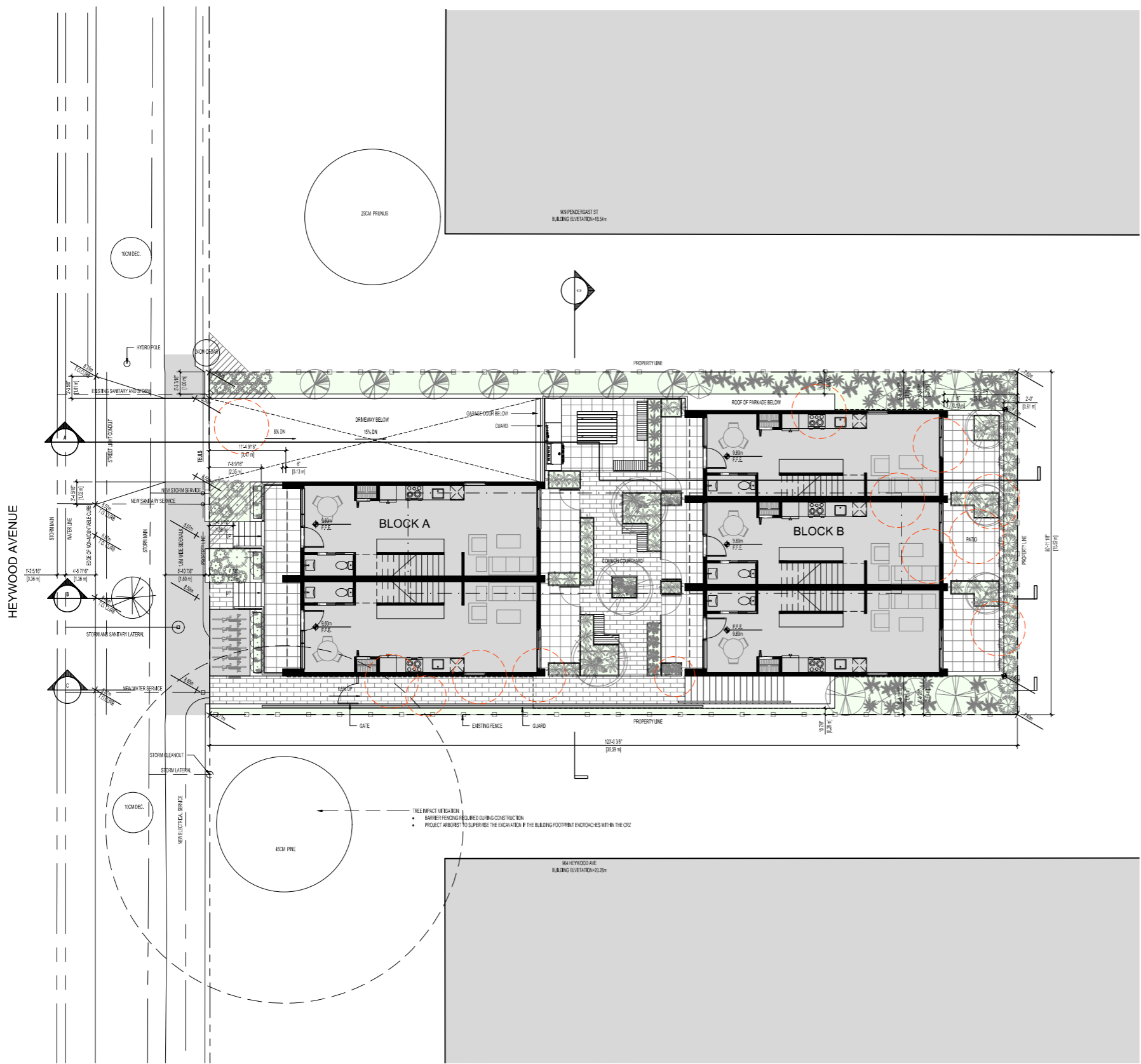
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DRAWING TITLE

PROPOSED SITE PLAN

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| PROJECT NO: | 2101 | DRAWN BY: | KG |
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DRAWING NO. **A102**



1 PROPOSED SITE PLAN

1:100

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PROJECT NAME
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VICTORIA, BC

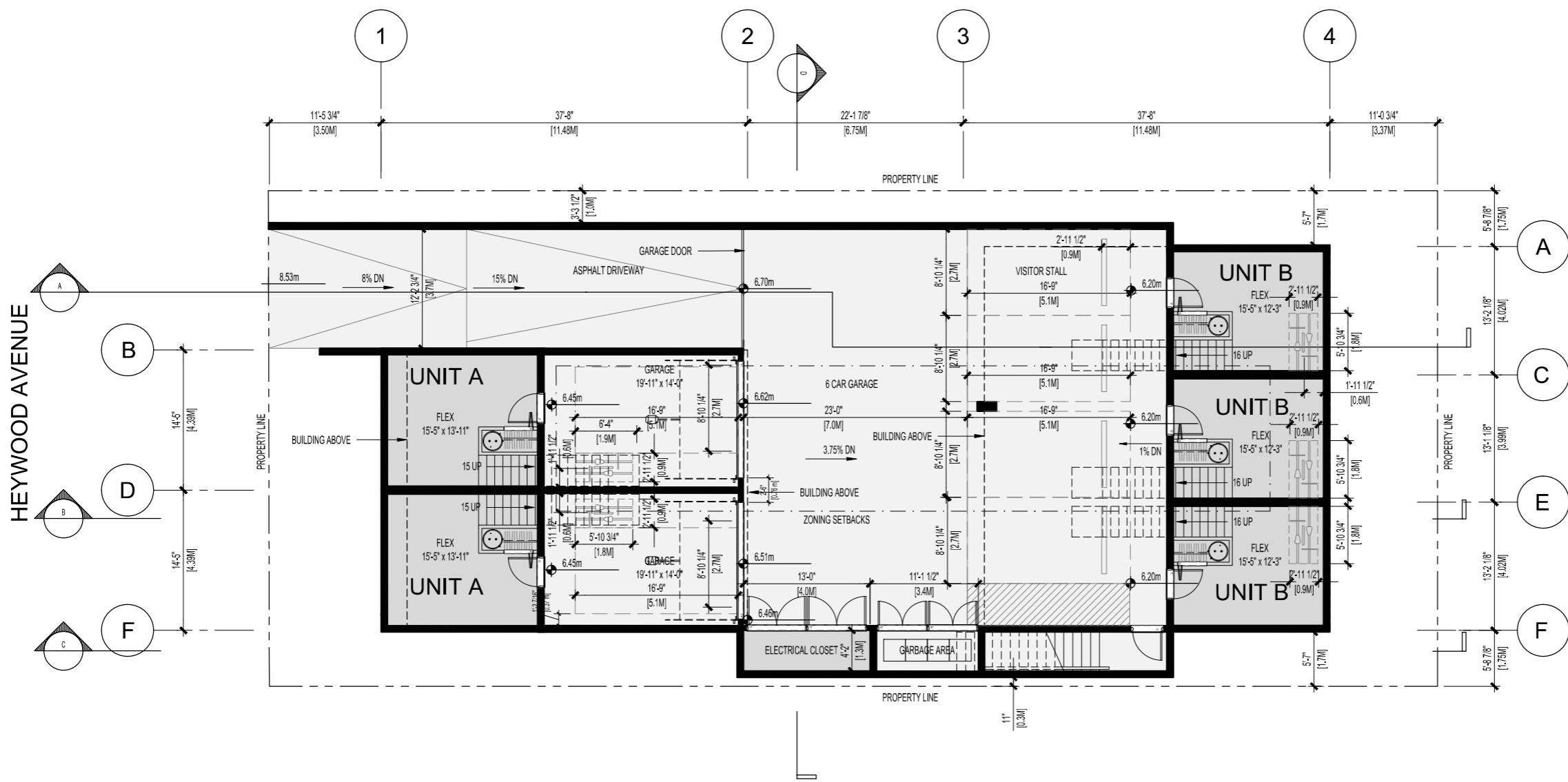
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VICTORIA, BC



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DRAWING TITLE
BASEMENT

| | | | |
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| DRAWING NO: | | A201 | |



1 BASEMENT
 1/75

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PROJECT NAME

956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS

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VICTORIA, BC



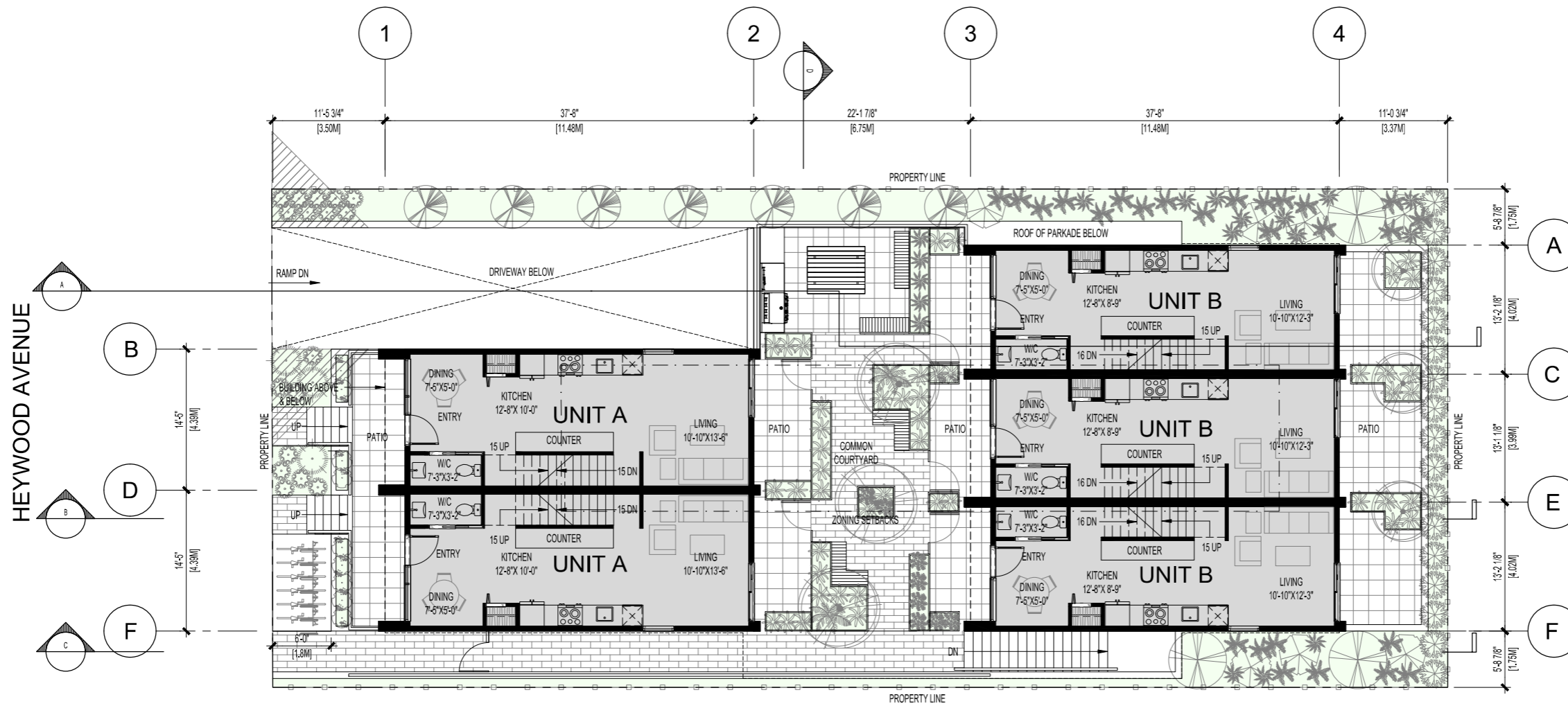
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DRAWING TITLE

LEVEL 1

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DRAWING NO: **A202**



1 LEVEL 1
 1/75

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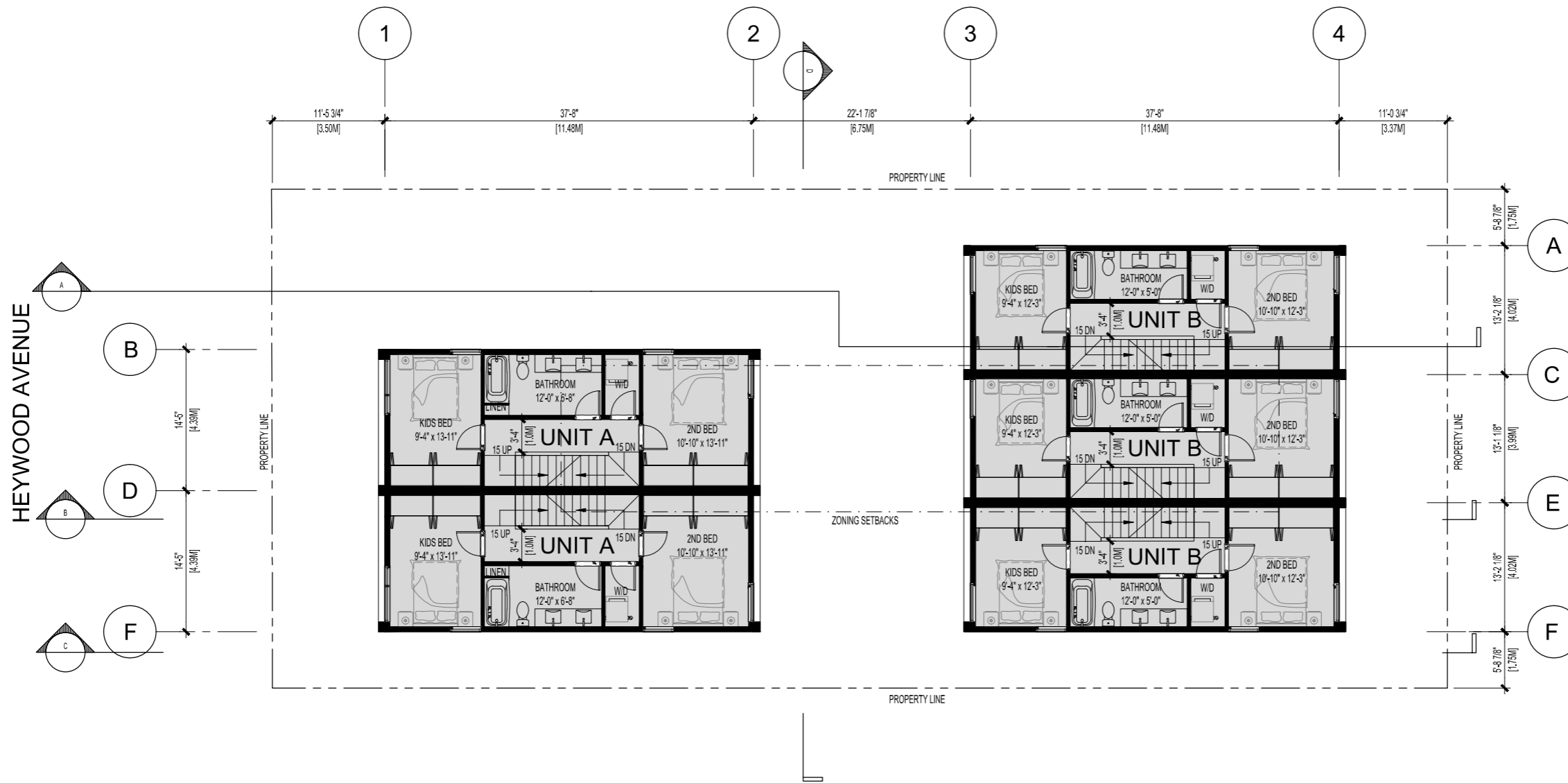
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DRAWING TITLE:

LEVEL 2

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DRAWING NO. **A203**



1 LEVEL 2
1/75

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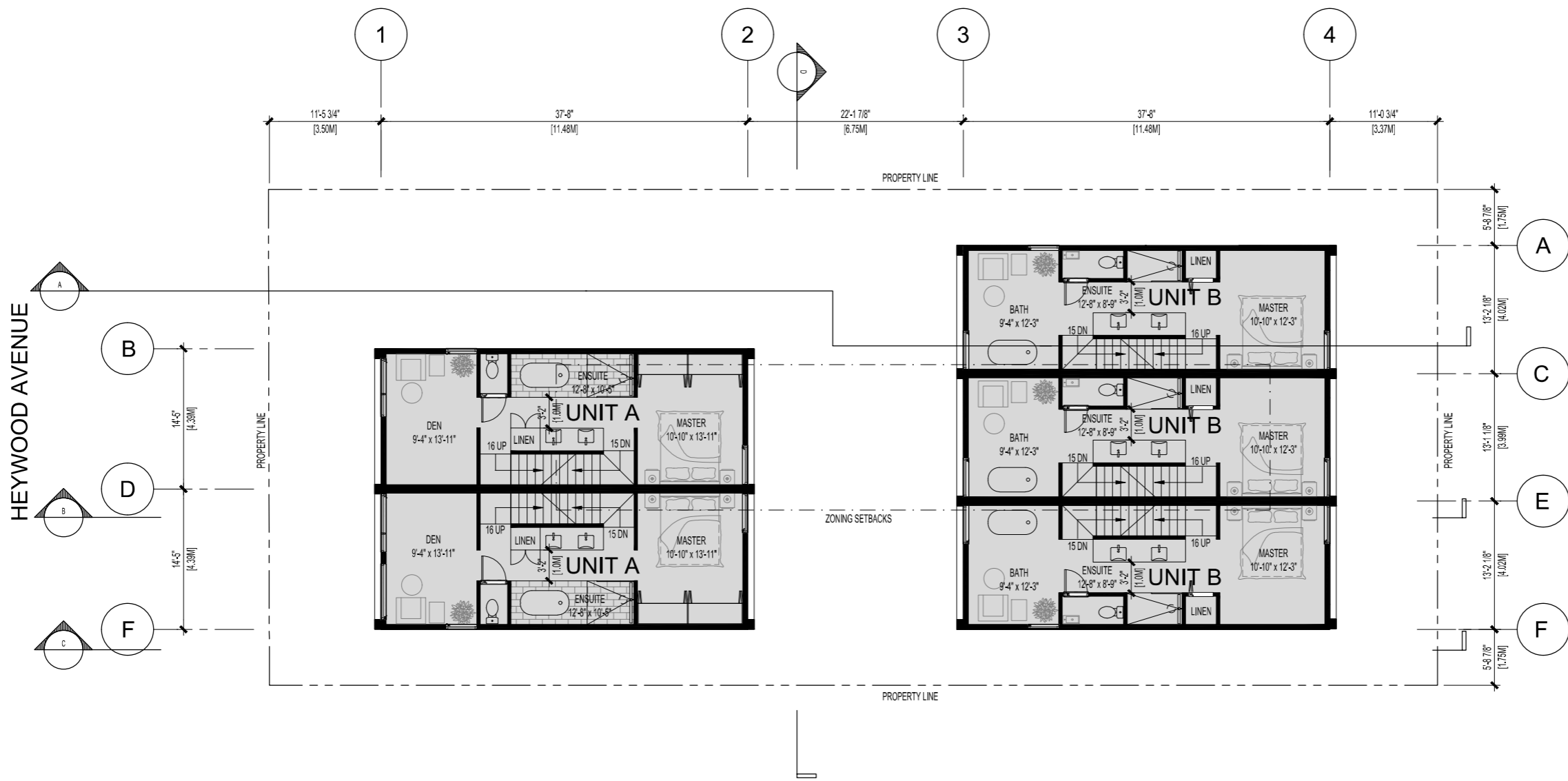
PROJECT NAME
956 HEYWOOD
VICTORIA, BC

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DRAWING TITLE
LEVEL 3

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1 LEVEL 3
 1/75

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956 HEYWOOD
VICTORIA, BC

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VICTORIA, BC

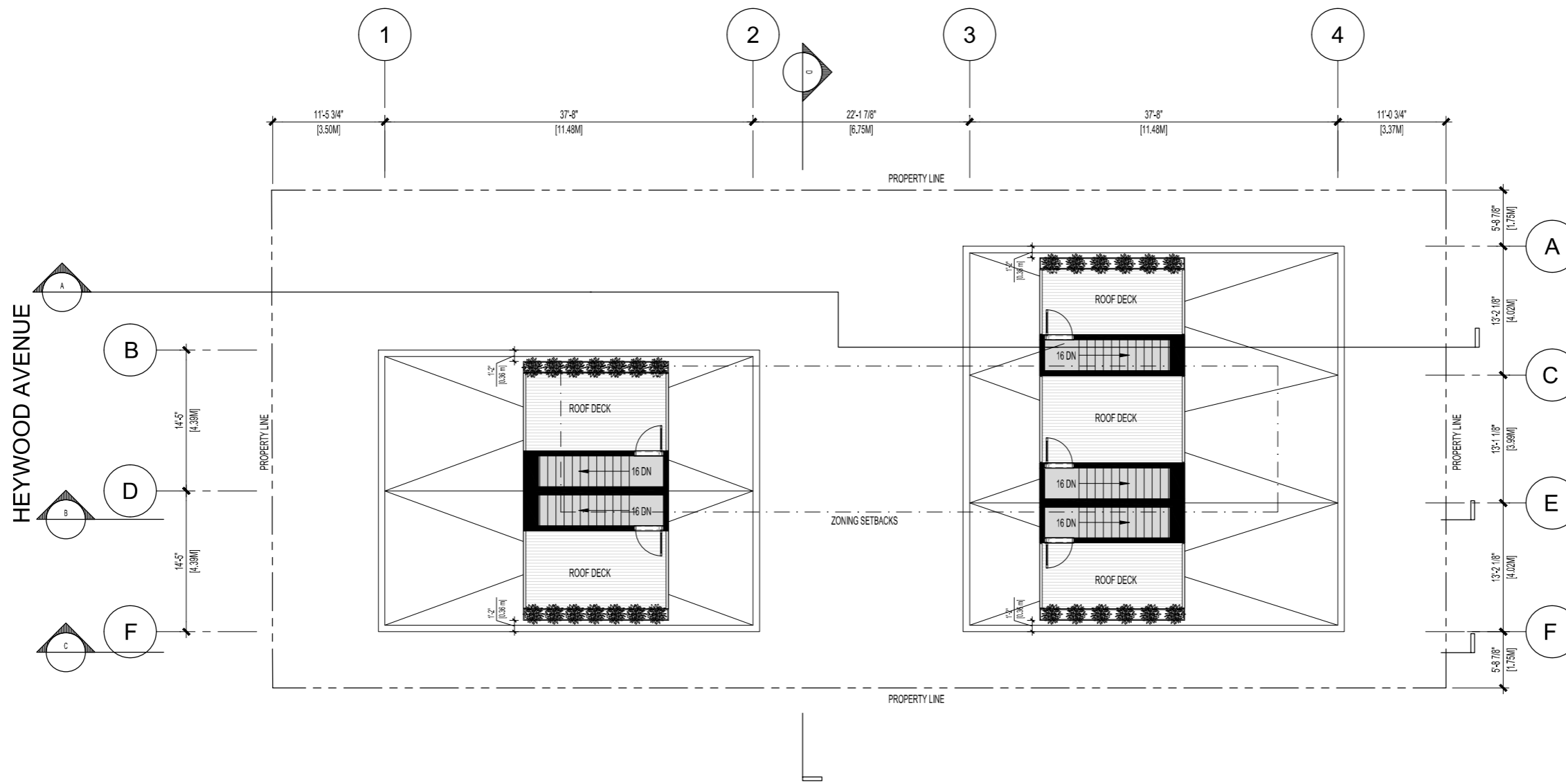


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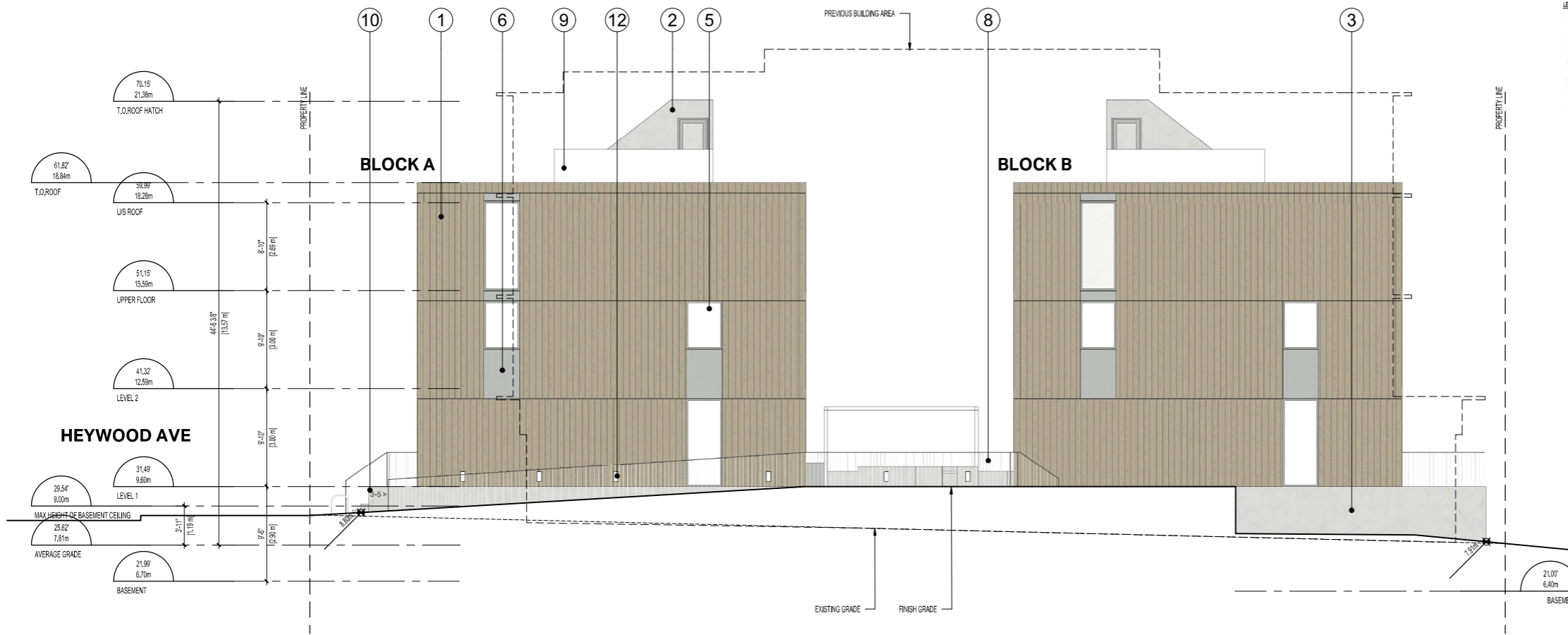
DRAWING TITLE
LEVEL 4 / ROOF PLAN

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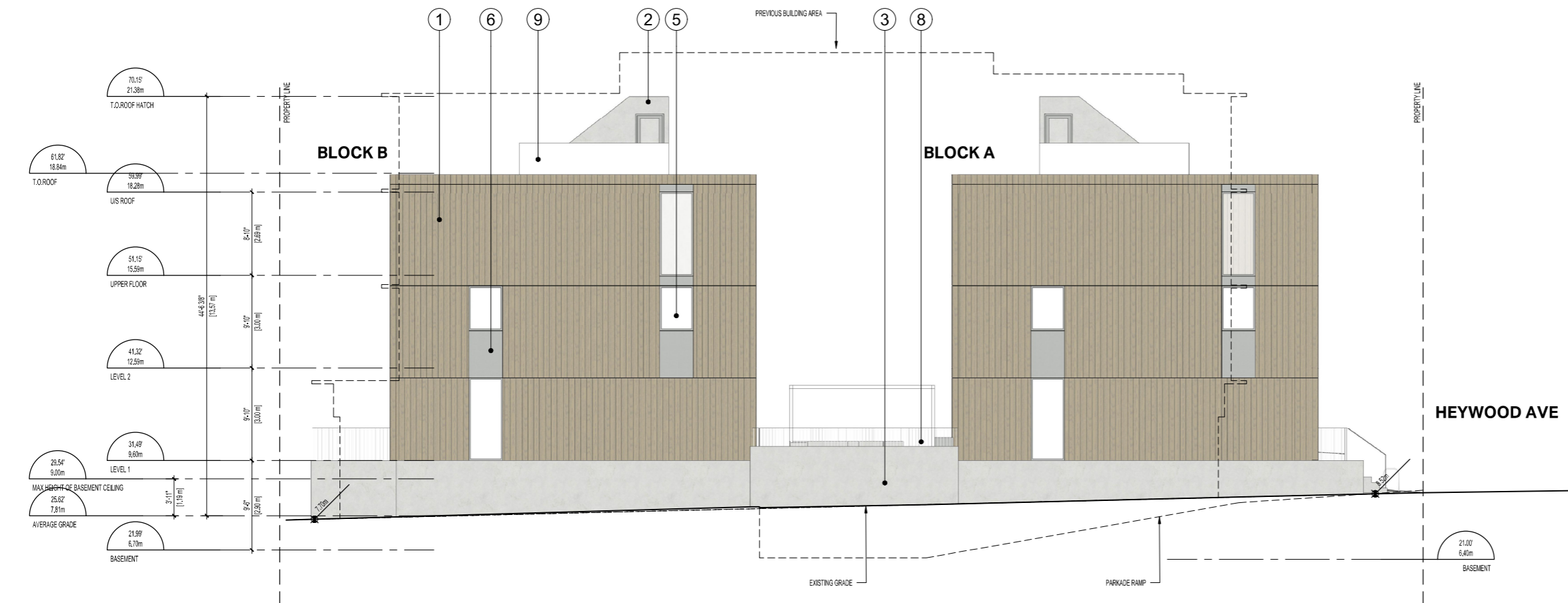


1 LEVEL 4 / ROOF PLAN
 1/75



1 SOUTH ELEVATION

1/75



2 NORTH ELEVATION

1/75

LEGEND

| MATERIAL | FINISH |
|--|-----------------------------------|
| 1. VERTICAL CEDAR BOARDS | 1. CLEAR SEAL |
| 2. EPS | 2. WHITE |
| 3. ARCHITECTURAL CONCRETE | 3. CLEAR SEAL |
| 4. ALUM. WINDOW | 4. CLEAR ANODIZED CLEAR GLASS |
| 5. ALUM. WINDOW | 5. CLEAR ANODIZED PRIVACY GLASS |
| 6. BRIM METAL FLASHING | 6. TO MATCH WINDOW |
| 7. GLASS SHIMMER | 7. N/A |
| 8. METAL PICKET GUARDRAIL | 8. WHITE POWDER COAT |
| 9. PLANTER | 9. CLEAR SEAL |
| 10. CONCRETE RELIEF ADDRESS & WAYFINDING | 10. WHITE POWDER COAT |
| 11. WALL-MOUNTED SCONCE LIGHTING | 11. WHITE POWDER COAT |
| 12. FLUSH-MOUNTED DOWNLIGHTING | 12. WHITE POWDER COAT |

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PROJECT NAME

956 HEYWOOD
VICTORIA, BC

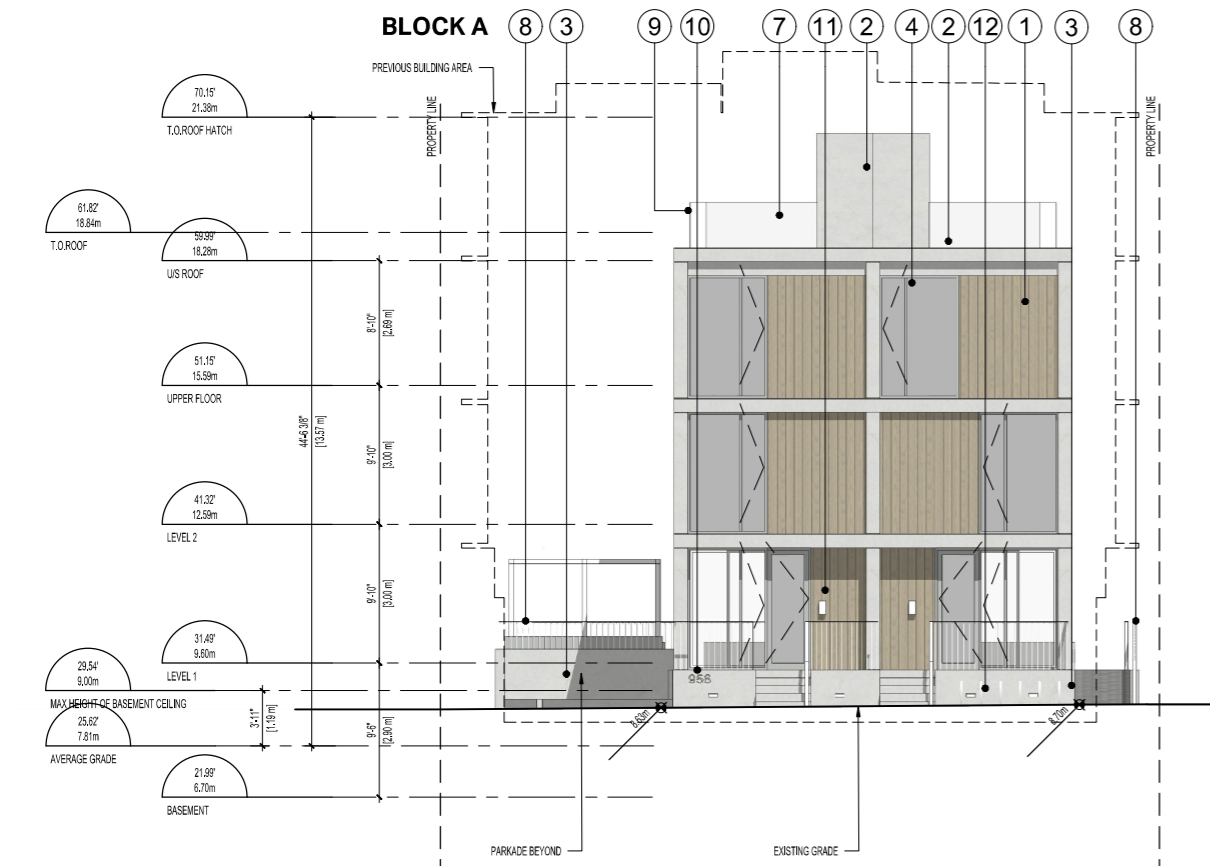
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VICTORIA, BC



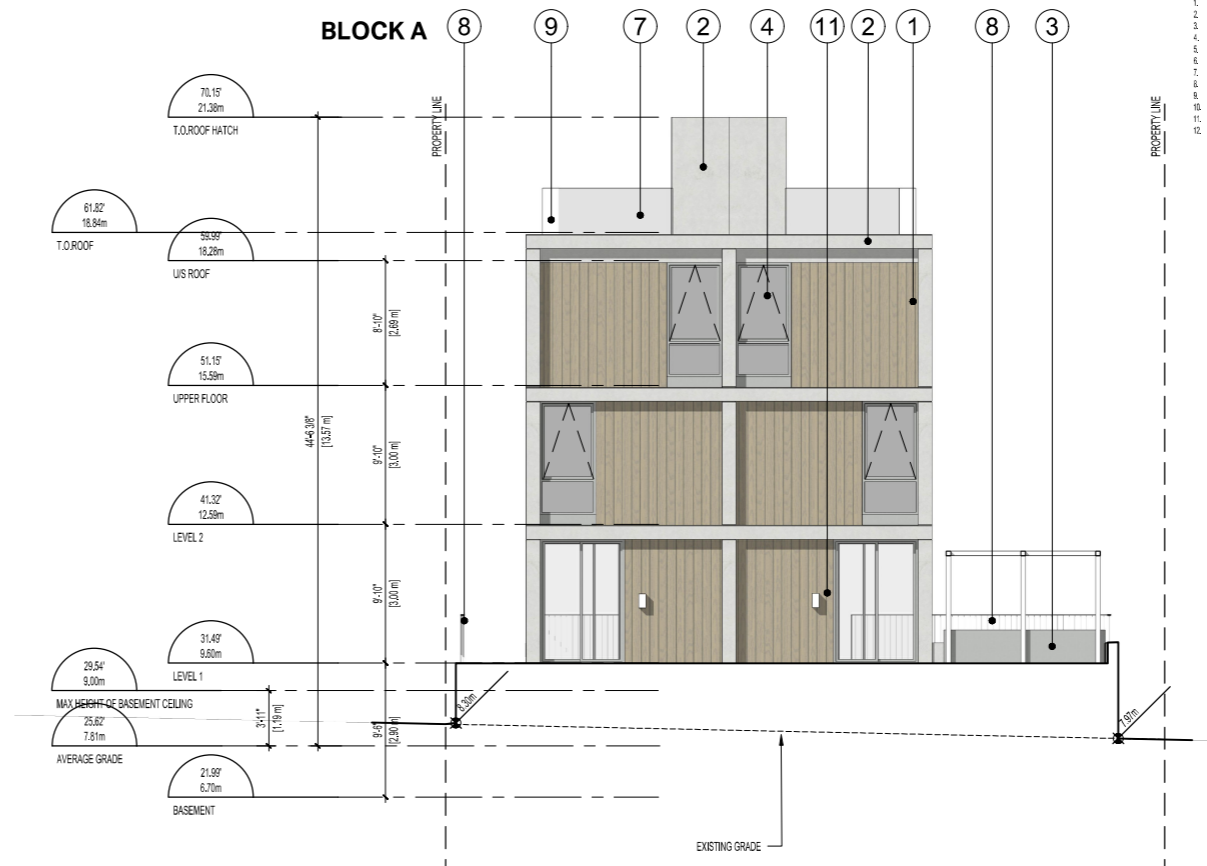
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DRAWING TITLE
ELEVATIONS

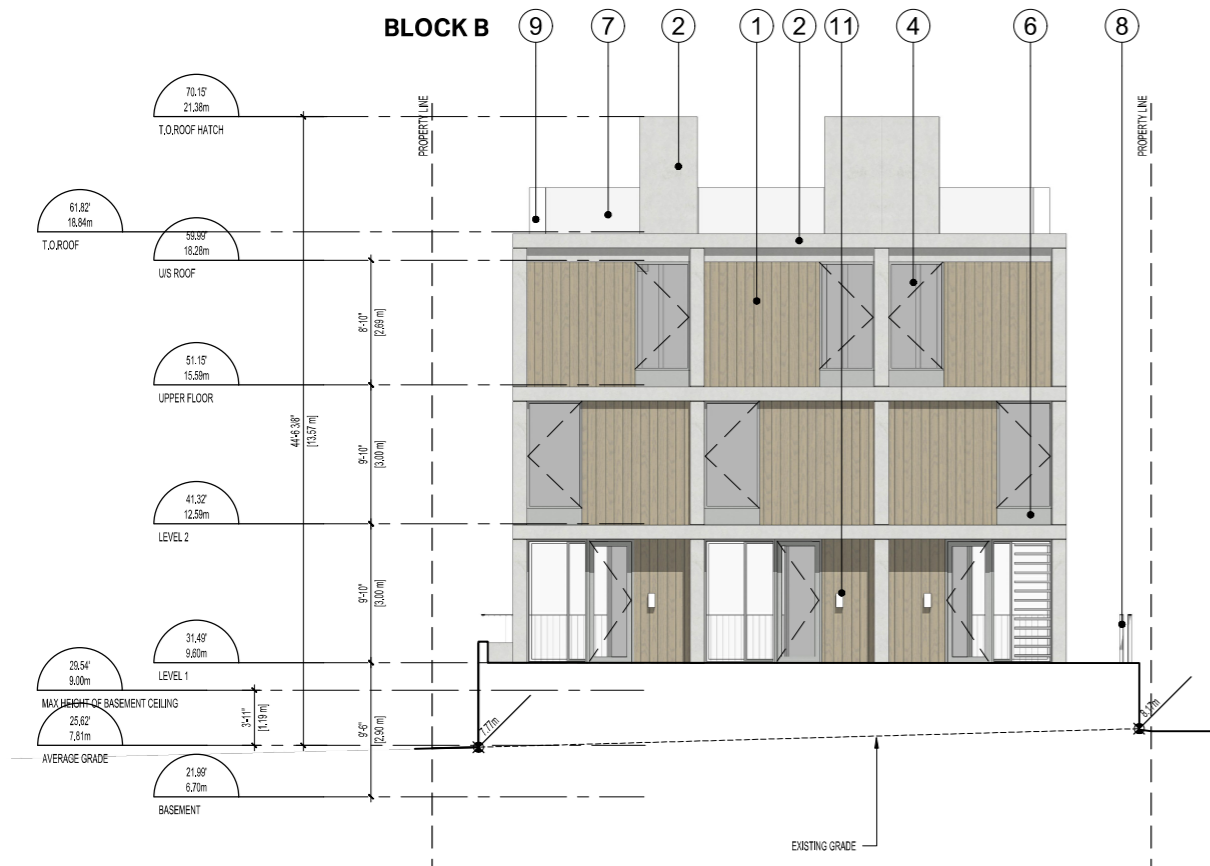
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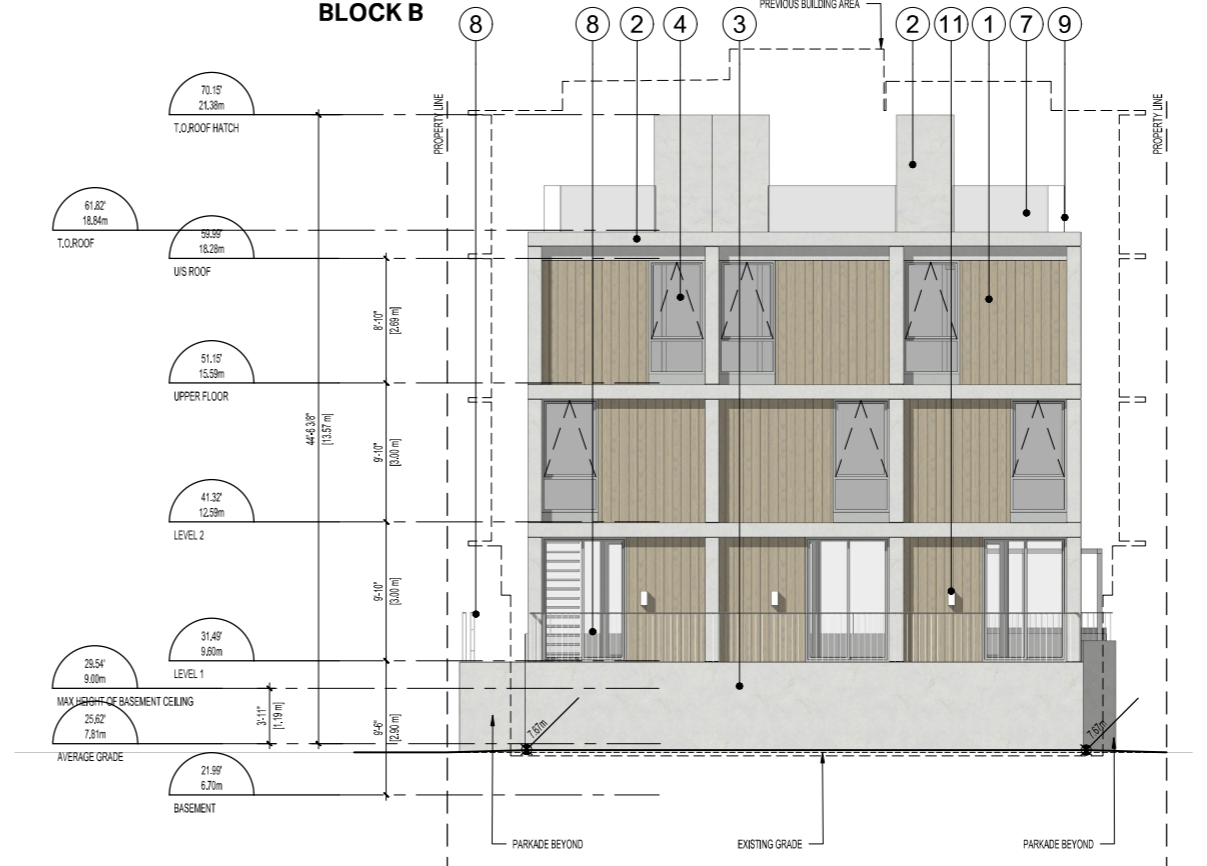
1 BUILDING A - WEST ELEVATION



2 BUILDING A - EAST ELEVATION



3 BUILDING B - WEST ELEVATION



4 BUILDING B - EAST ELEVATION

- LEGEND**
- | | |
|--|--------------------------------|
| MATERIAL | FINISH |
| 1. VERTICAL CEDAR BOARDS | CLEAR SEAL |
| 2. EPS | WHITE |
| 3. ARCHITECTURAL CONCRETE | CLEAR SEAL |
| 4. ALUM. WINDOW/DOOR | CLEAR ANODIZED / CLEAR GLASS |
| 5. ALUM. WINDOW | CLEAR ANODIZED / PRIVACY GLASS |
| 6. BRONZ. METAL FLASHING | TO MATCH WINDOW |
| 7. GLASS SQUARE/RAIL | W/ |
| 8. METAL PICKET GUARDRAIL | WHITE POWDER COAT |
| 9. PLASTER | CLEAR SEAL |
| 10. CONCRETE REEF ADDRESS & WAYFINDING | WHITE POWDER COAT |
| 11. WALL-MOUNTED SCENE LIGHTING | WHITE POWDER COAT |
| 12. FLUSH-MOUNTED DOWNLIGHTING | WHITE POWDER COAT |

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SEAL

2023-04-28

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VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC

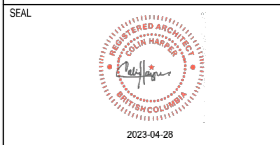
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DRAWING TITLE
ELEVATIONS

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DRAWING NO. **A302**

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| PRODUCT | COLOUR / SPEC |
|--|--------------------------------|
| 1. VERTICAL CEDAR BOARDS | CLEAR SEAL |
| 2. EIFS | WHITE |
| 3. ARCHITECTURAL CONCRETE | CLEAR SEAL |
| 4. ALUMINUM WINDOW/DOOR | CLEAR ANODIZED CLEAR GLASS |
| 5. ALUMINUM WINDOW/DOOR | CLEAR ANODIZED PRIVACY GLASS |
| 6. BRAKE METAL FLASHING | MATCH WINDOW FRAME |
| 7. GLASS GUARDRAIL | NA |
| 8. METAL PICKET GUARDRAIL | WHITE POWDER COAT |
| 9. PLANTER | WHITE POWDER COAT |
| 10. CONCRETE RELIEF ADDRESS & WAYFINDING | CLEAR SEAL |
| 11. WALL-MOUNTED SCENCE LIGHTING | WHITE POWDER COAT |
| 12. FLUSH-MOUNTED DOWNLIGHTING | WHITE POWDER COAT |
| 13. PAVERS | PER LANDSCAPE |
| 14. FENCE | EXISTING |

OWNER/CLIENT: ARYZE DEVELOPMENTS
250.940.3588

| | | |
|-----|------------------------------------|------------|
| 04 | RESUBMITTED FOR DEVELOPMENT PERMIT | 04/28/2023 |
| 03 | RESUBMITTED FOR DEVELOPMENT PERMIT | 07/28/2022 |
| 02 | ISSUED FOR REVIEW | 03/09/2022 |
| 01 | ISSUED FOR DEVELOPMENT PERMIT | 09/07/2021 |
| NO. | REVISION | MDY |

PROJECT NAME
956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC



DRAWING TITLE
MATERIAL BOARD

| | | | |
|-------------|------|------------|----|
| PROJECT NO: | 2101 | DRAWN BY: | CH |
| SCALE: | NTS | REVIEW BY: | CH |

DRAWING NO: **A303**



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SEAL

2023-04-28

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OWNER/CLIENT: ARYZE DEVELOPMENTS
250.940.9568

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| NO. | REVISION | MD/Y |

PROJECT NAME
956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC

302-666 Cook Street Victoria, BC, V8V 3Y7
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE
RENDERINGS

| | | | |
|-------------|------|------------|----|
| PROJECT NO: | 2101 | DRAWN BY: | KG |
| SCALE: | NTS | REVIEW BY: | CH |

DRAWING NO: **A304**

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250.940.3588

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PROJECT NAME

956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC



302-666 Cook Street Victoria, BC, V8V 3Y7
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE
NEIGHBOUR OPENINGS

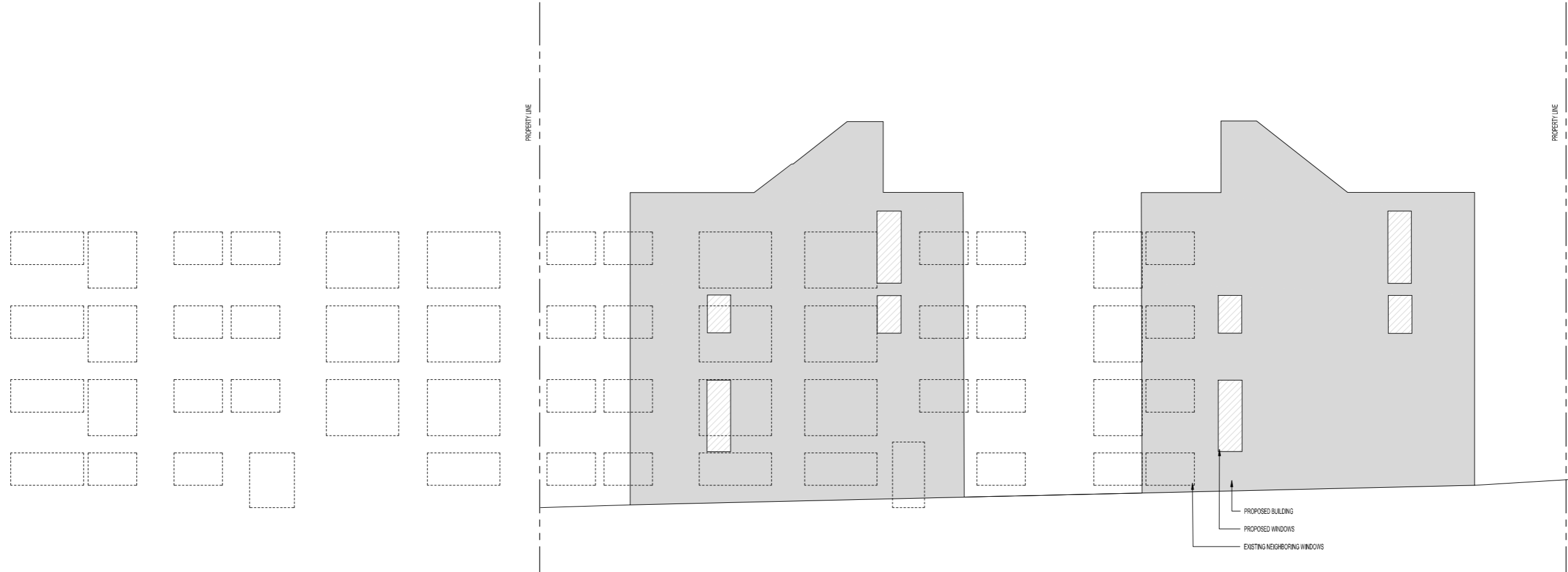
PROJECT NO: 2101 DRAWN BY: CH
SCALE: 1/75 REVIEW BY: CH

DRAWING NO: **A305**



1 SOUTH ELEVATION

1/75



2 NORTH ELEVATION

1/75

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| NO. | REVISION | WD/Y |

PROJECT NAME

956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC

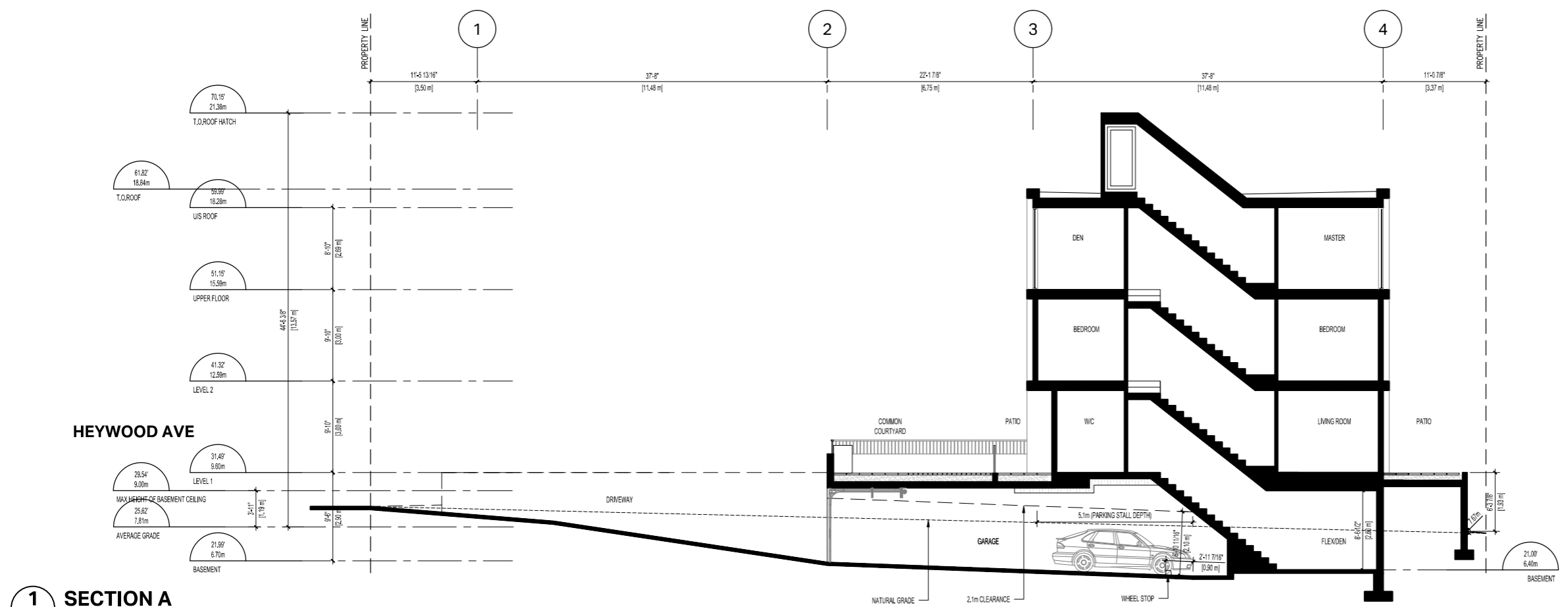


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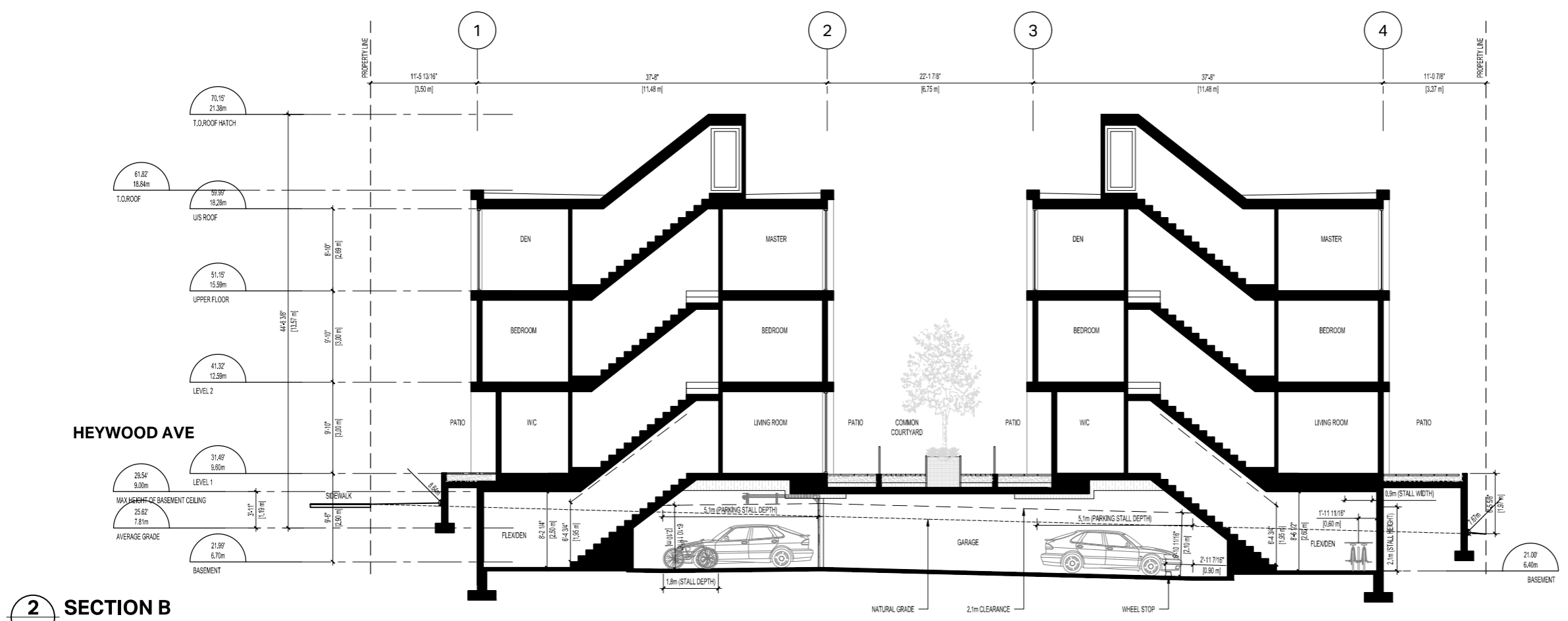
DRAWING TITLE
SECTIONS

PROJECT NO: 2101 DRAWN BY: CH
 SCALE: 1/75 REVIEW BY: CH

DRAWING NO: **A401**



1 SECTION A
 1/75



2 SECTION B
 1/75

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| 02 | ISSUED FOR REVIEW | 03/09/2022 |
| 01 | ISSUED FOR COORDINATION | 03/01/2022 |
| NO. | REVISION | WDY |

PROJECT NAME

956 HEYWOOD
VICTORIA, BC

PROJECT ADDRESS
956 HEYWOOD
VICTORIA, BC

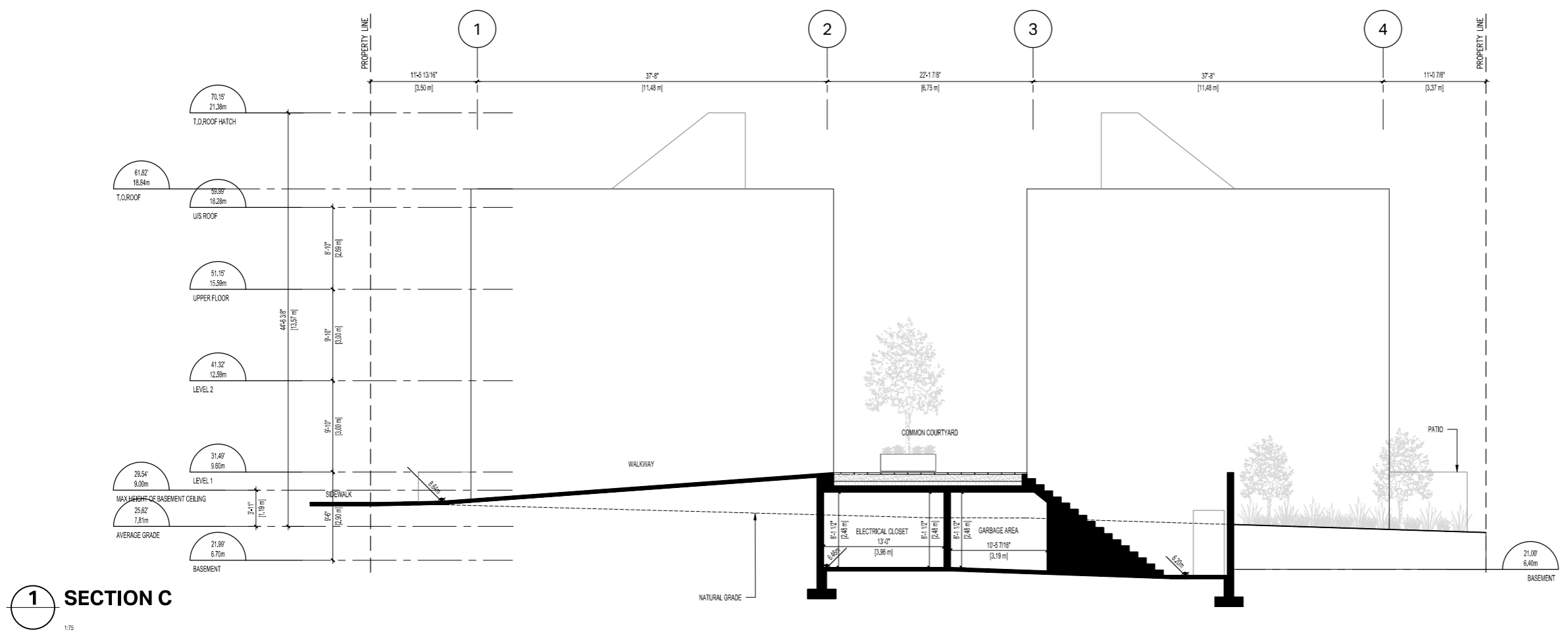


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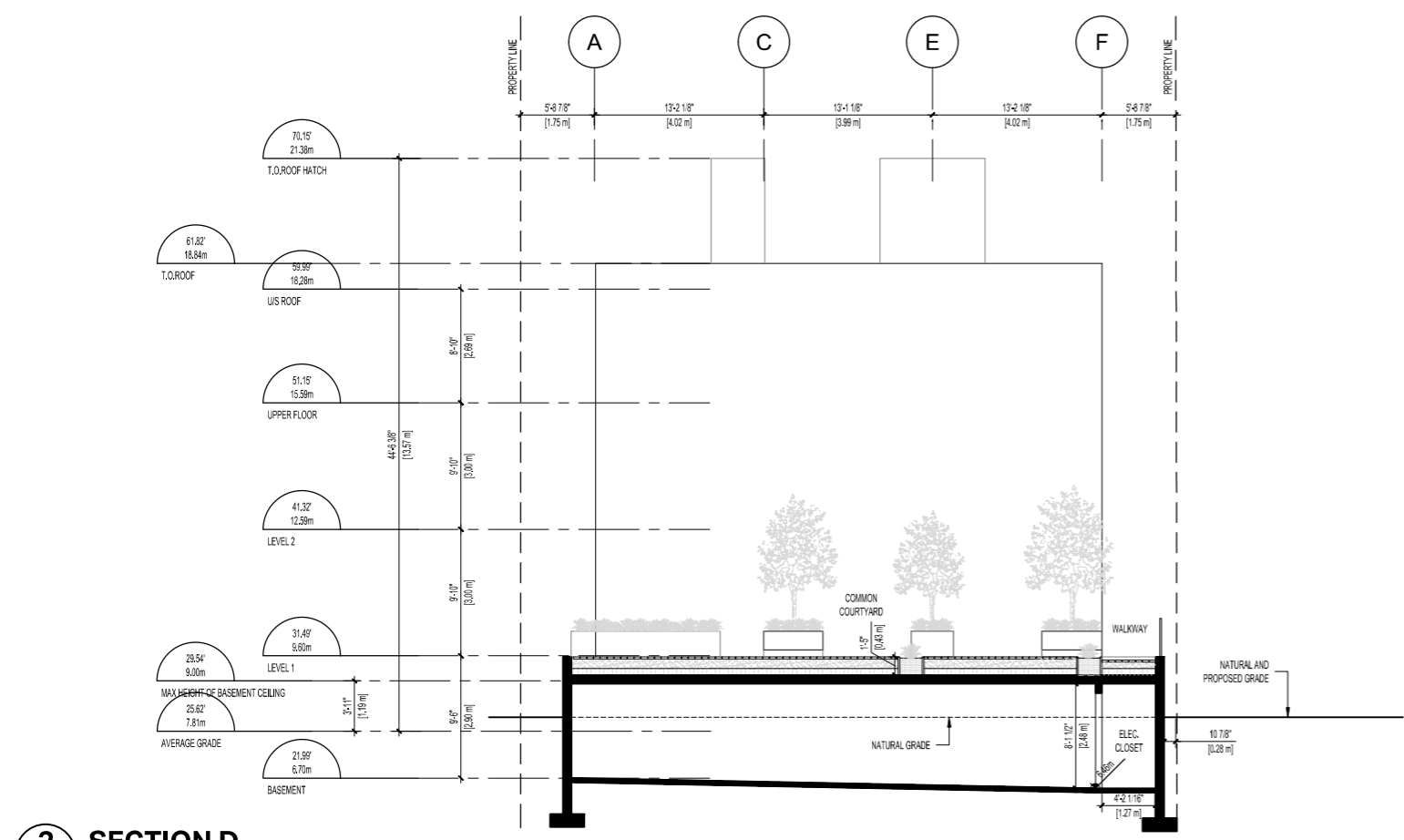
DRAWING TITLE
SECTIONS

| | | | |
|-------------|------|------------|----|
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| SCALE: | 1/75 | REVIEW BY: | CH |

DRAWING NO: **A402**




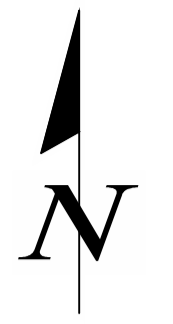
1 SECTION C
 1/75



2 SECTION D
 1/75

EXISTING FIRE HYDRANT 1089
LOCATED APPROX 25m NORTH
OF SITE (NOT SHOWN)

| SHEET NOTES | |
|--|---|
| No. | DESCRIPTION |
| ① | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| ② | EXISTING SANITARY AND STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE. |
| ③ | NEW 150# STORM SERVICE C/W INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| ④ | NEW 50# WATER SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| ⑤ | NEW 150# SANITARY SERVICE C/W INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE. |
|  EXISTING TREE TO BE REMOVED. | |



IRRIGATION SLEEVES ACROSS ALL HARD SURFACES

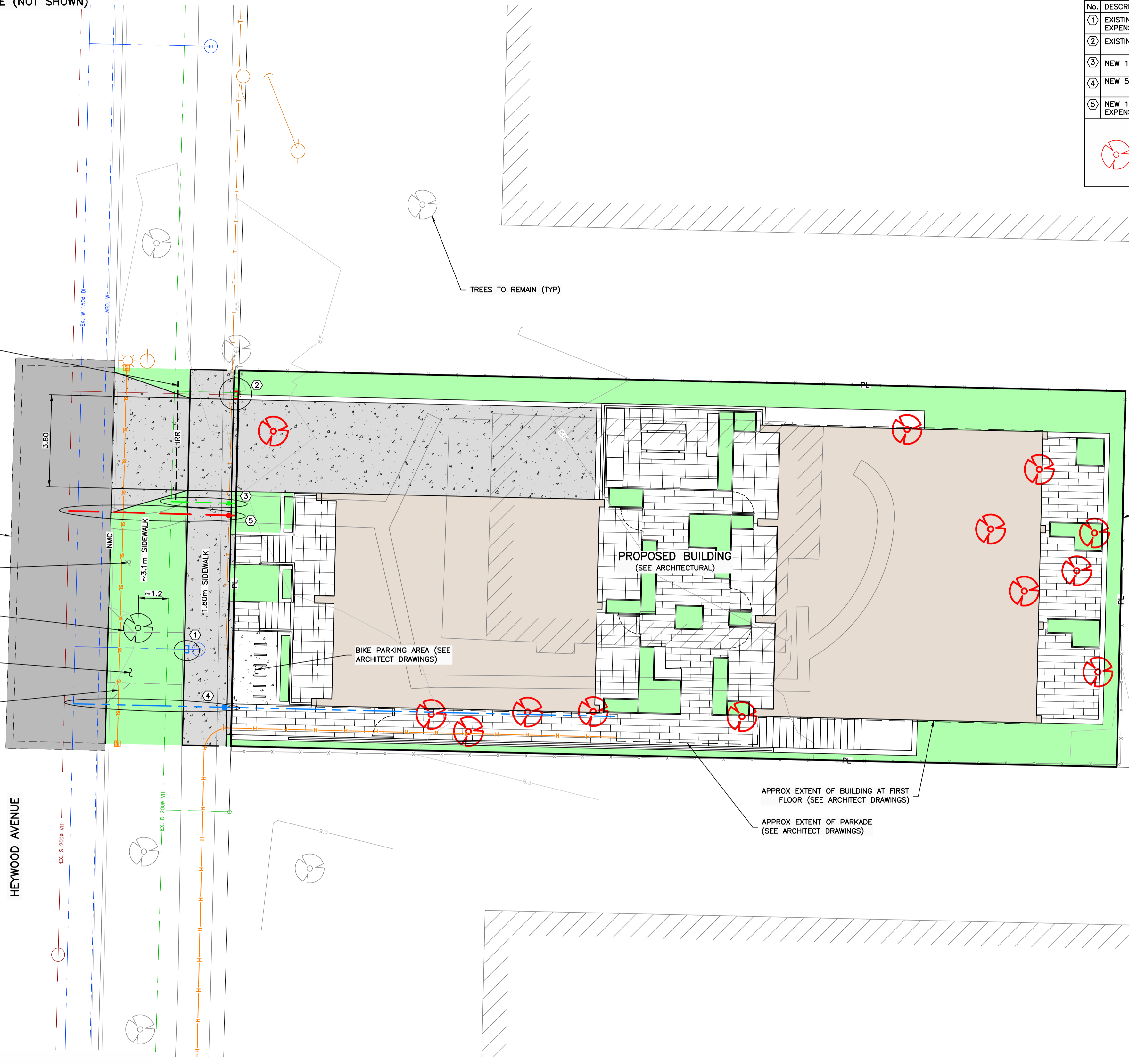
APPROX EXTENT OF NEW PAVEMENT (TO ROAD CENTRELINE)

'RESIDENTIAL PARKING ONLY' SIGN TO REMAIN

NEW BOULEVARD TREE (TYP)
SPECIES AND EXACT LOCATION TO BE CONFIRMED DURING DETAILED DESIGN. NEW IRRIGATION SERVICE TO BE INSTALLED IF REQUIRED BY CoV PARKS DEPT (TO BE CONFIRMED DURING DETAILED DESIGN)

EXISTING DRIVEWAY AND HARD SURFACES TO BE REMOVED (TYP)

2-50# STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS OF PROPERTY LIMIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN)



PROJECT SITE

PROPOSED BUILDING
(SEE ARCHITECTURAL)

BIKE PARKING AREA (SEE ARCHITECT DRAWINGS)

APPROX EXTENT OF BUILDING AT FIRST FLOOR (SEE ARCHITECT DRAWINGS)

APPROX EXTENT OF PARKADE (SEE ARCHITECT DRAWINGS)

UNDERGROUND HYDRO SERVICE FROM EXISTING UTILITY POLE (APPROX 30m SOUTH OF SITE)

PLAN
1:100

- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY 5468796 ARCHITECTURE INC.
 - FOR LANDSCAPING, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
 - ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

APRIL 26, 2023

ISSUED FOR DEVELOPMENT PERMIT

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION


LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES



A:\224\2023\20230426\2023-04-26 HEYWOOD AVENUE\10.0 DRAWINGS\10.0 HEYWOOD AVENUE\10.0 ENGINEERING\10.0.5 MDC\EX-1-006-001.dwg 2/22/2023 5:11 PM AT

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| 2 | 2023-04-26 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |
| 1 | 2022-07-25 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |



McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221



PROJECT:
956 HEYWOOD, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

| | |
|------------------------------|----------------------|
| SCALE HORIZ: 1:100 | VERT: |
| PROJECT NO. 21-006 | ISSUED/REVISION 2 |
| APPROVING AUTHORITY FILE NO. | |
| DRAWING NO. 21-006-CSP | |



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

Aryze

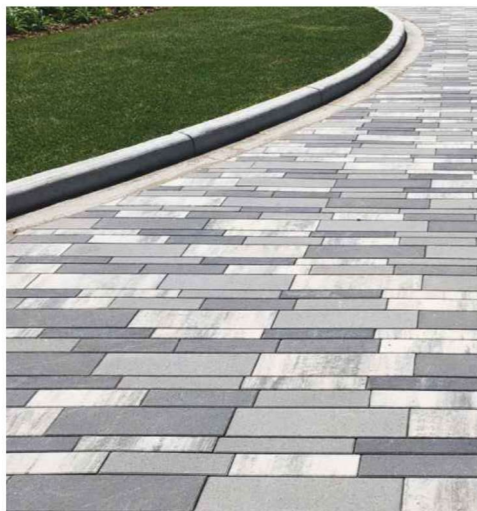
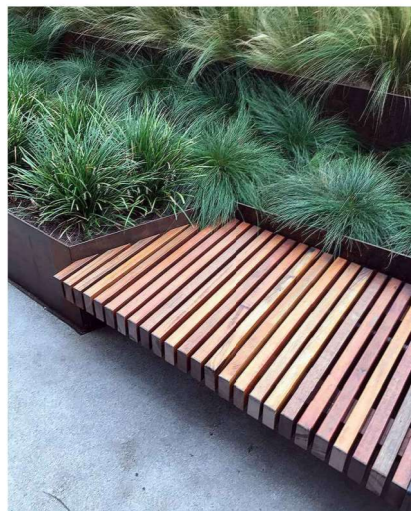
PROJECT NAME:

Heywood Townhome

PROJECT ADDRESS:

**956 Heywood Ave
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**



| NO. | ISSUED FOR | DATE |
|-----|--------------------|------------|
| 1 | Development Permit | 09/07/2021 |
| 2 | Development Permit | 03/28/2022 |
| 3 | Development Permit | 07/22/2022 |
| 4 | Development Permit | 04/26/2023 |
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SEAL



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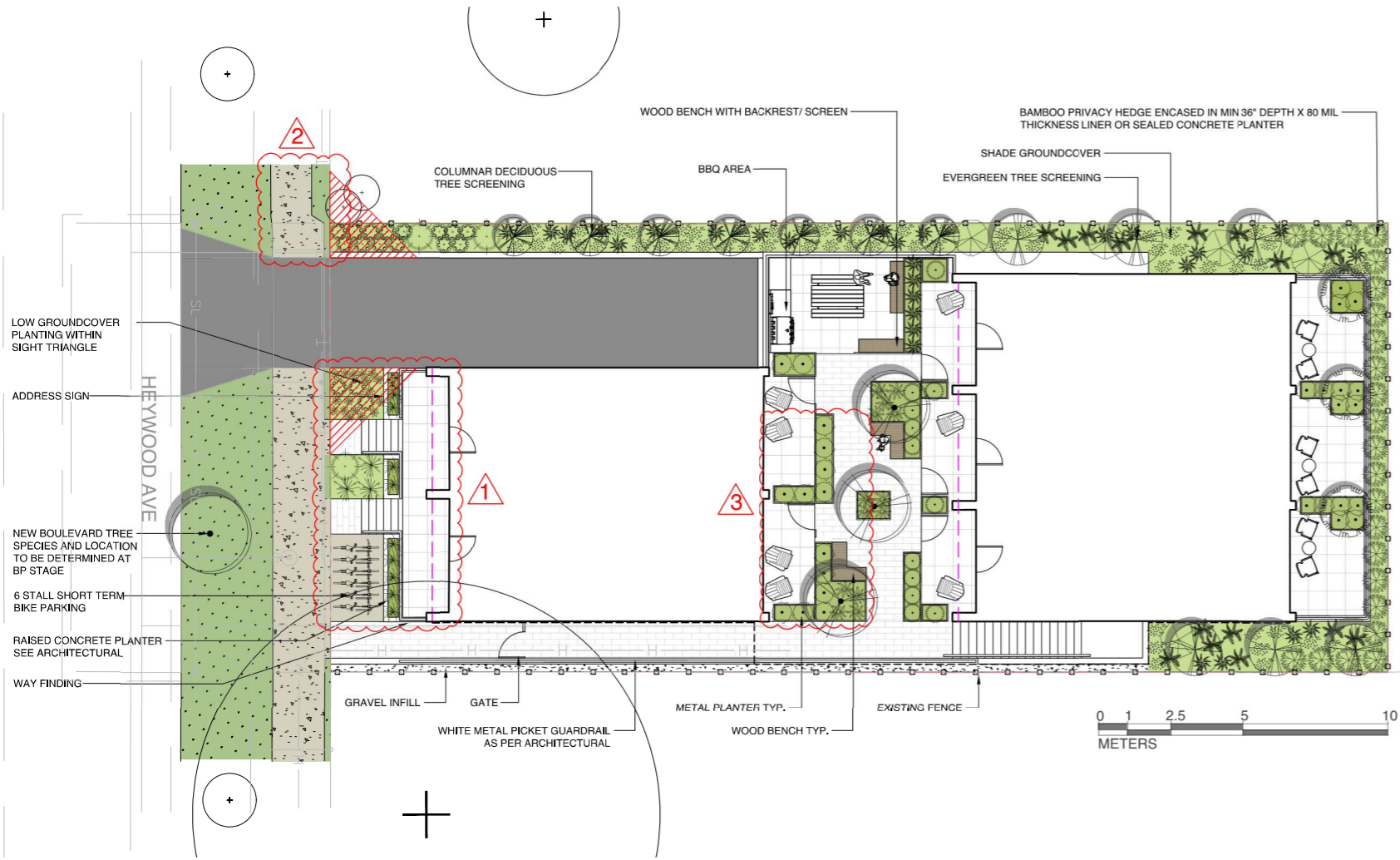


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SCALE:

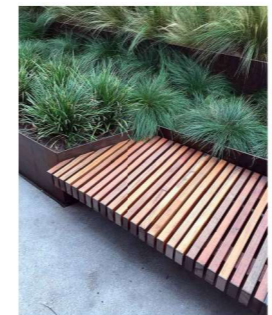
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PRIVATE PATIO PAVER

HARD SURFACE TREATMENT

PATHWAY PAVER

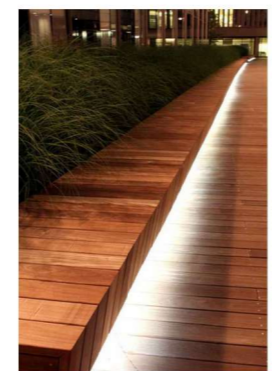


BUILT IN BENCH

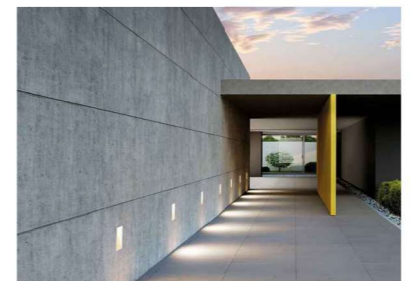


METAL PLANTER

FURNITURE/ STRUCTURES



DOWN LIGHT IN BENCH



DOWN LIGHT IN WALL

LIGHTINGS

LEGEND

| | | |
|--------------------------|------------------------------|--|
| ROOF OVERHANG | PATHWAY | BIKE RACK |
| UNDERGROUND PARKING SLAB | ASPHALT DRIVEWAY | MAGLIN SITE FURNITURE - MBR 350 |
| GRAVEL INFILL | SOD MUNICIPAL BOULEVARD AREA | SURFACE MOUNT |
| ON-SITE LANDSCAPE AREA | SOD | 6 STALLS |
| RAISED PLANTER | MUNICIPAL SIDEWALK | EXISTING FENCING |
| PRIVATE PATIOS | PROPOSED TREES | DEVELOPER AGREES TO REPLACE FENCING IF REQUESTED BY, AND IN CONSULTATION WITH, ADJACENT LANDOWNERS |

SITE PERMEABILITY

SITE AREA: 568 m²
 PERVIOUS AREA OF GARDENS: 71 m²/ 12.5%
 PERVIOUS AREA OF HARDSCAPE AND PLANTER: 35.5 m²/ 6%
 SITE PERVIOUS RATIO: 18.5%

LANDSCAPE NOTES

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

BOULEVARD IRRIGATION

- SEE IRRIGATION PLAN - IRRIGATION PLAN TO BE SUBMITTED AT DP STAGE
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.
- IRRIGATION SYSTEM INSTALLED AS PER PARKS DIVISION REQUIREMENT



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilicollective.ca 250 590 1156

OWNER/CLIENT:
Aryze

PROJECT NAME:
Heywood Townhome

PROJECT ADDRESS:
**956 Heywood Ave
 Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **KIM TANG**

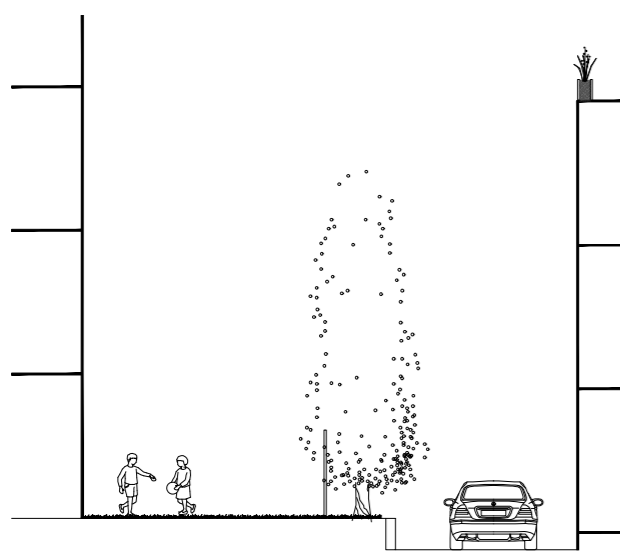
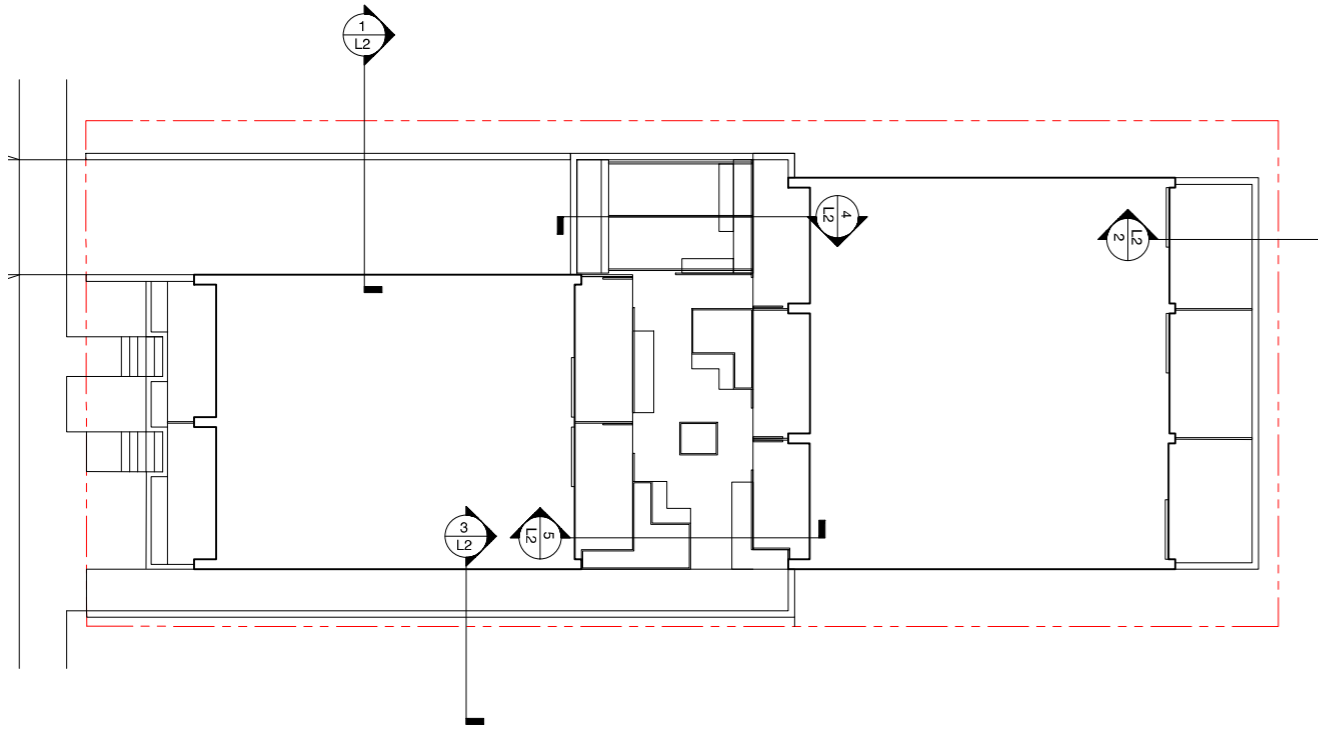
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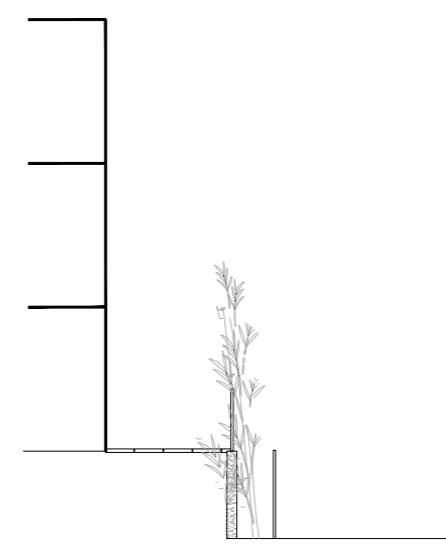
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LANDSCAPE PLAN

DWG NO:
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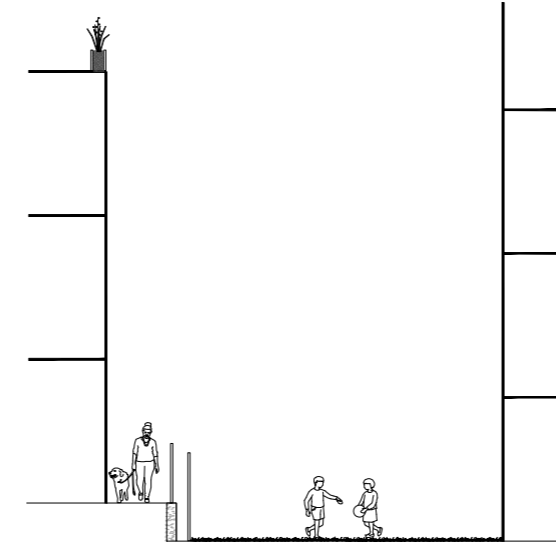
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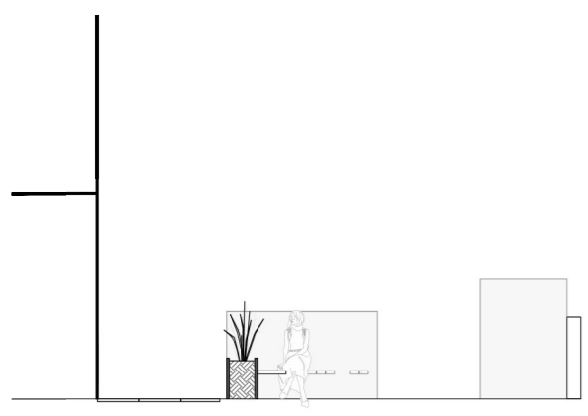
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L2



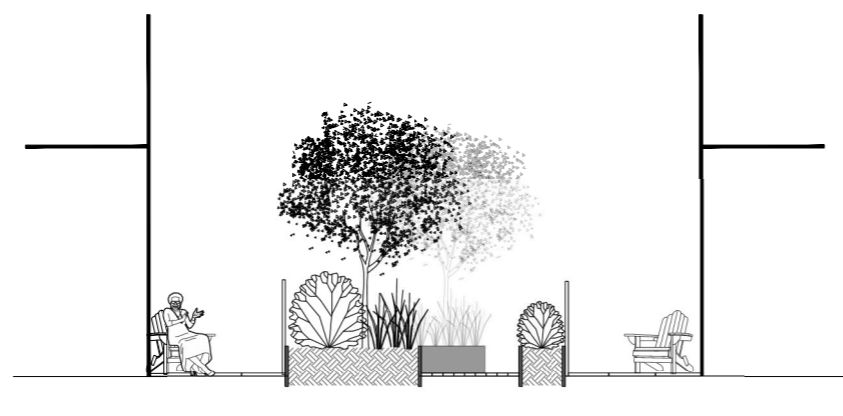
2 EAST SECTION
L2



3 SOUTH SECTION
L2



4 COMMUNAL AREA SECTION
L2



5 COURTYARD SECTION
L2



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
Aryze

PROJECT NAME:
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Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

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| | | |



DRAWING TITLE:
**LANDSCAPE SECTIONS
AND IMAGERY**

DWG NO:
L2

SCALE: NTS



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 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

Aryze

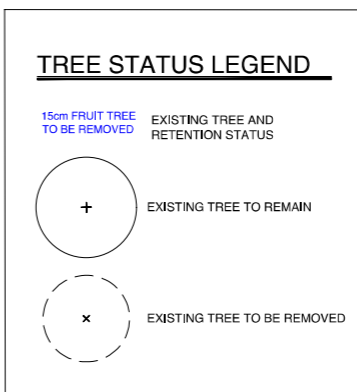
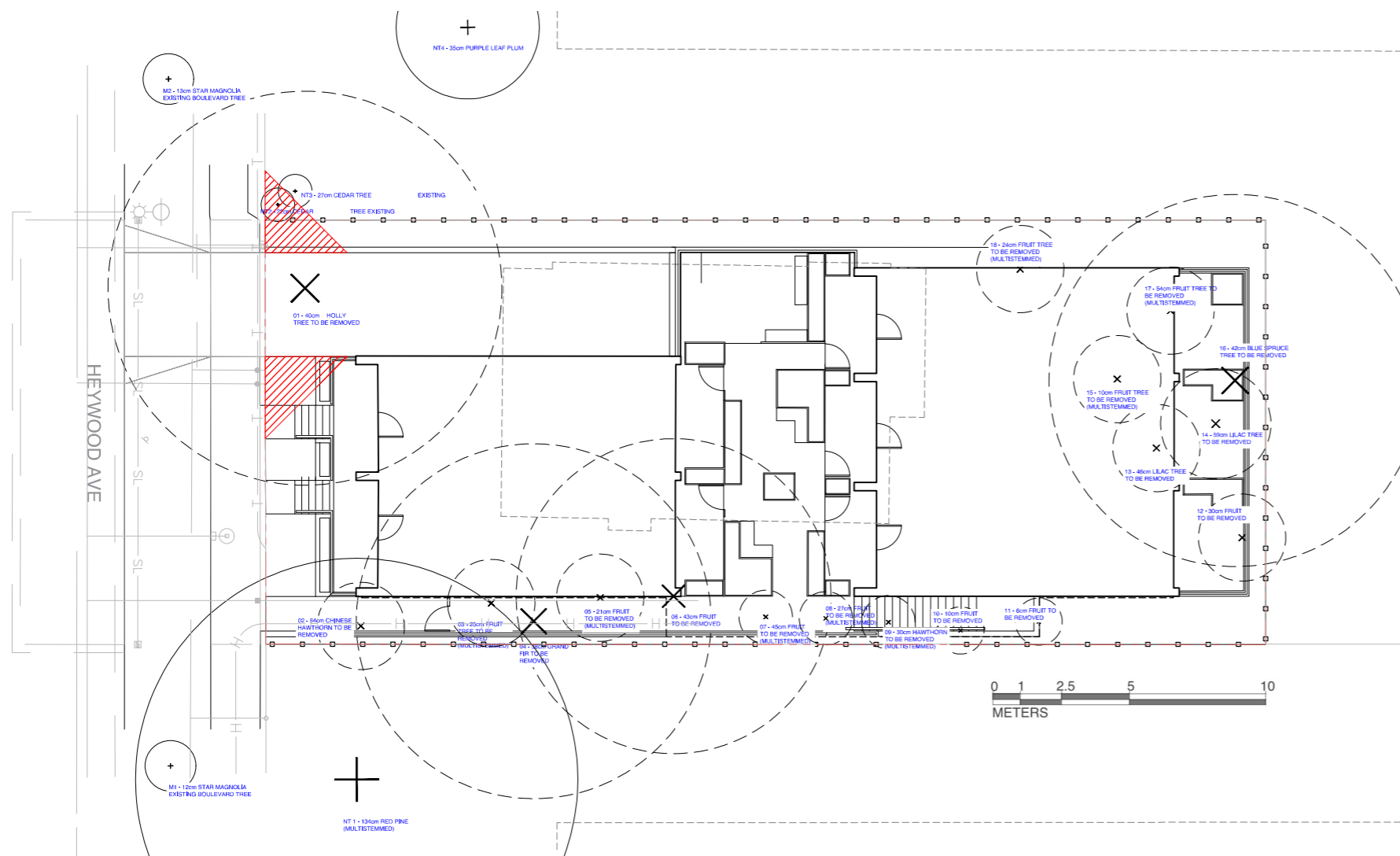
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**956 Heywood Ave
 Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **KIM TANG**



NOTES:
 1. THIS APPLICATION IS BEING REVIEWED UNDER TREE PRESERVATION BYLAW NO. 05-106 AS ADOPTED BY COUNCIL ON NOVEMBER 15TH, 2005.

| TREE INVENTORY TABLES | | | | | |
|-----------------------|------------------|----------|-----------------|-----------------|-----------|
| TREE ID | COMMON NAME | DBH (cm) | LOCATION | PROPOSED STATUS | COMMENTS |
| M1 | Star Magnolia | 12 | Municipal tree | Retain | |
| M2 | Star Magnolia | 13 | Municipal tree | Retain | |
| NT1 | Red Pine | 134 | Neighbor's tree | Retain | Multistem |
| NT2 | Cedar | 22 | Neighbor's tree | Retain | |
| NT3 | Cedar | 27 | Neighbor's tree | Retain | |
| NT4 | PURPLE LEAF PLUM | 35 | Neighbor's tree | Retain | |
| O1 | Common Holly | 40 | Onsite | Remove | |
| O2 | Chinese Hawthorn | 64 | Onsite | Remove | |
| O3 | Fruit Tree | 25 | Onsite | Remove | Multistem |
| O4 | Grand Fir | 38 | Onsite | Remove | |
| O5 | Fruit Tree | 21 | Onsite | Remove | Multistem |
| O6 | Fruit Tree | 43 | Onsite | Remove | |
| O7 | Fruit Tree | 45 | Onsite | Remove | Multistem |
| O8 | Fruit Tree | 27 | Onsite | Remove | Multistem |
| O9 | Hawthorn | 30 | Onsite | Remove | Multistem |
| O10 | Fruit Tree | 10 | Onsite | Remove | |
| O11 | Fruit Tree | 6 | Onsite | Remove | |
| O12 | Fruit Tree | 30 | Onsite | Remove | |
| O13 | Llac Tree | 46 | Onsite | Remove | |
| O14 | Llac Tree | 59 | Onsite | Remove | |
| O15 | Fruit Tree | 10 | Onsite | Remove | Multistem |
| O16 | Blue Spruce | 42 | Onsite | Remove | |
| O17 | Fruit Tree | 54 | Onsite | Remove | Multistem |
| O18 | Fruit Tree | 24 | Onsite | Remove | Multistem |

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| 4 | Development Permit | 04/26/2023 |

SEAL



NORTH ARROW



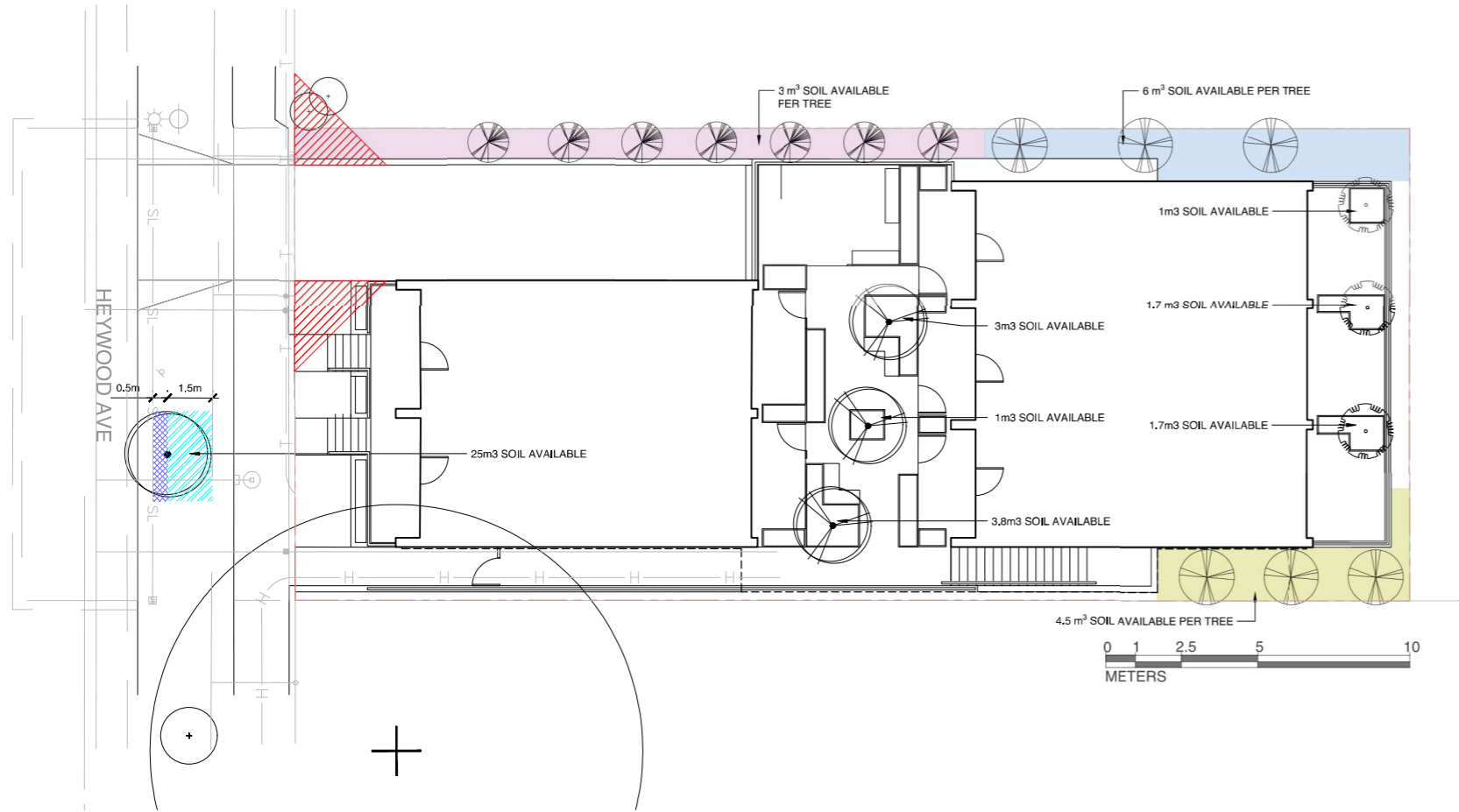
DRAWING TITLE:

**TREE REMOVAL &
 PROTECTION PLAN**

DWG NO:

L3

SCALE: 1:100



LEGEND

TREE PLANTING RESTRICTIONS

- 5.0 m FROM OVERHEAD POWER LINE
- NO TREES OVER 5.0 m HT
- 1.5 m OFFSET FROM EDGE OF UTILITY TO CENTRE OF TREE



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:

Aryze

PROJECT NAME:

Heywood Townhome

PROJECT ADDRESS:

956 Heywood Ave
 Victoria, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KIM TANG

| TREE SCHEDULE | | | | | | | | |
|---------------|--------|--|------------------------------|--------|---------|--------|------------------------|------------------------|
| Quantity | Symbol | Latin Name | Common Name | Height | Caliper | Native | Height at Maturity (m) | Spread at Maturity (m) |
| 1 | | BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP | | | 60mm | | | |
| 7 | | Liquidambar styraciflua 'Slender Silhouette' | Slender Silhouette Sweet Gum | | 60mm | | 15m | 3m |
| 6 | | Cupressus nootkatensis 'Pendula' | Weeping Nootka Cypress | 3.5m | | | 8m | 3m |
| 3 | | Styrax japonicus | Japanese Snowbell | | 50mm | | 7m | 7m |
| 3 | | Acer circinatum | Vine Maple | | 50mm | | 4.5m | 4.5m |

NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



WEEPING NOOTKA CYPRESS



JAPANESE SNOWBELL



SLENDER SILHOUETTE SWEETGUM



VINE MAPLE

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|-----|--------------------|------------|
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SEAL



NORTH ARROW



DRAWING TITLE:

TREE PLANTING PLAN

DWG NO:

L4

SCALE: 1:100



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
Aryze

PROJECT NAME:
Heywood Townhome

PROJECT ADDRESS:
**956 Heywood Ave
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

| NO. | ISSUED FOR | DATE |
|-----|--------------------|------------|
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DRAWING TITLE:
SHURB PLANTING PLAN

DWG NO.:

L5

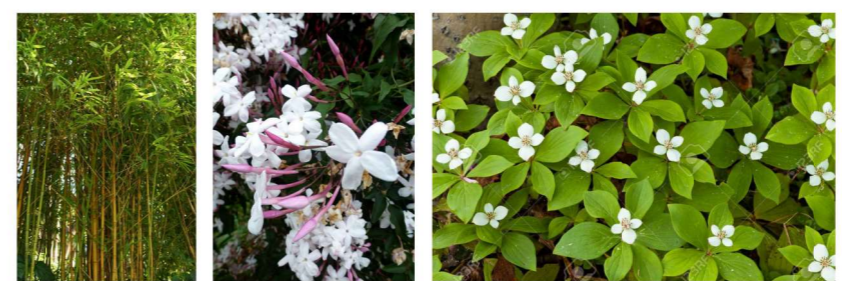
SCALE: 1:100

| PLANT SCHEDULE | | | | | | | | | |
|----------------|--------|---|---------------------------------------|-------------------|--------|------------|---------------|------------------------|------------------------|
| Quantity | Symbol | Latin Name | Common Name | Container | Native | Pollinator | Fruit bearing | Height at Maturity (m) | Spread at Maturity (m) |
| 3 | | <i>Pinus thunbergii</i> 'Kotobuki' | Kotobuki Dwarf Japanese Black Pine | #5 | | | | 1 | 1 |
| 10 | | <i>Stipa gigantea</i> | Golden oats | #1 | | | | 1.5 | 0.6 |
| 9 | | <i>Hebe pinguiifolia</i> 'Sutherlandii' | Shrubby veronica | #1 | | X | | 0.6 | 0.9 |
| 3 | | <i>Pennisetum orientale</i> 'Karley Rose' | Oriental fountain grass 'Karley Rose' | #1 | | | | 0.6-0.9 | 0.6-0.9 |
| 13 | | <i>Hakonechloa macra</i> 'All Gold' | Hakone Grass | #1 | | | | 0.5 | 0.5 |
| 27 | | <i>Rhododendron</i> 'Hino White' | Hino White azalea | #3 | | X | | 1.2m | 1.2m |
| 11 | | <i>Ilex crenata</i> 'Dwarf Pagoda' | Dwarf Pagoda Japanese Holly | #3 | | | X | 1.2 | 0.9 |
| 9 | | <i>Arbutus unedo</i> | Strawberry Tree | #5 | | X | X | 4-5 | 4-5 |
| 28 | | <i>Blechnum spicant</i> | Deer Fern | #1 | X | | | 0.3-0.45 | 0.3-0.6 |
| 24 | | <i>Ploystichum munitum</i> | Western sword fern | #1 | X | | | 0.6-1.2 | 0.6-1.2 |
| 23 | | <i>Phyllostachys aurea</i> 'Koi' | Koi Bamboo | #3 | | | | 7 | 1 |
| 5 | | <i>Jasminum officinale</i> | Common Jasmine | #2 | | X | | 9 | 4.5 |
| 12 | | <i>Cornus canadensis</i> | Bunchberry | Plug (Tray of 18) | X | X | X | 0.15 | 0.3 |
| 43 | | <i>Hebe</i> 'Emerald Gem' | Emerald Gem Hebe | #1 | | X | | 0.5 | 0.5 |

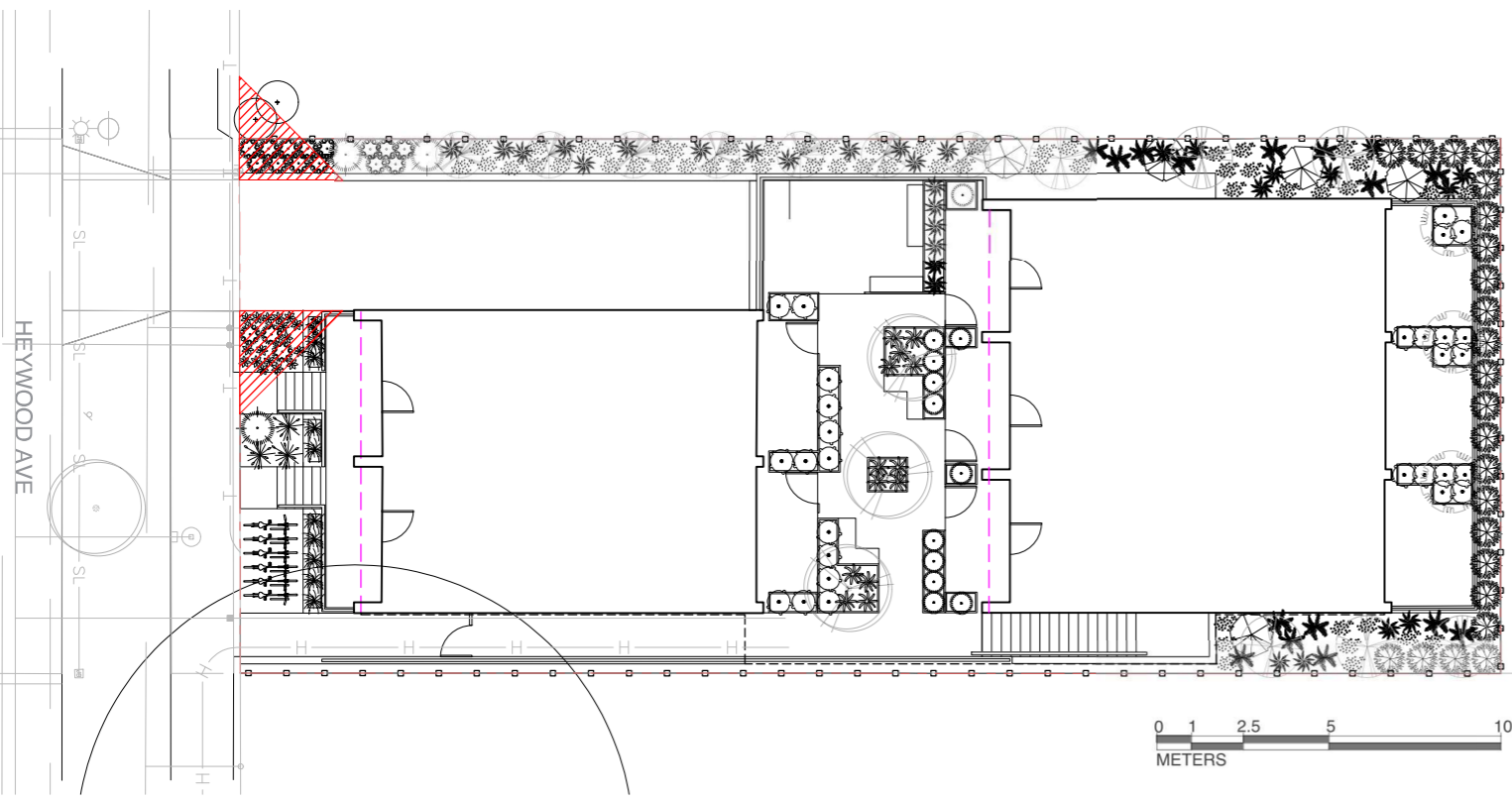
NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

PLANTS DATA

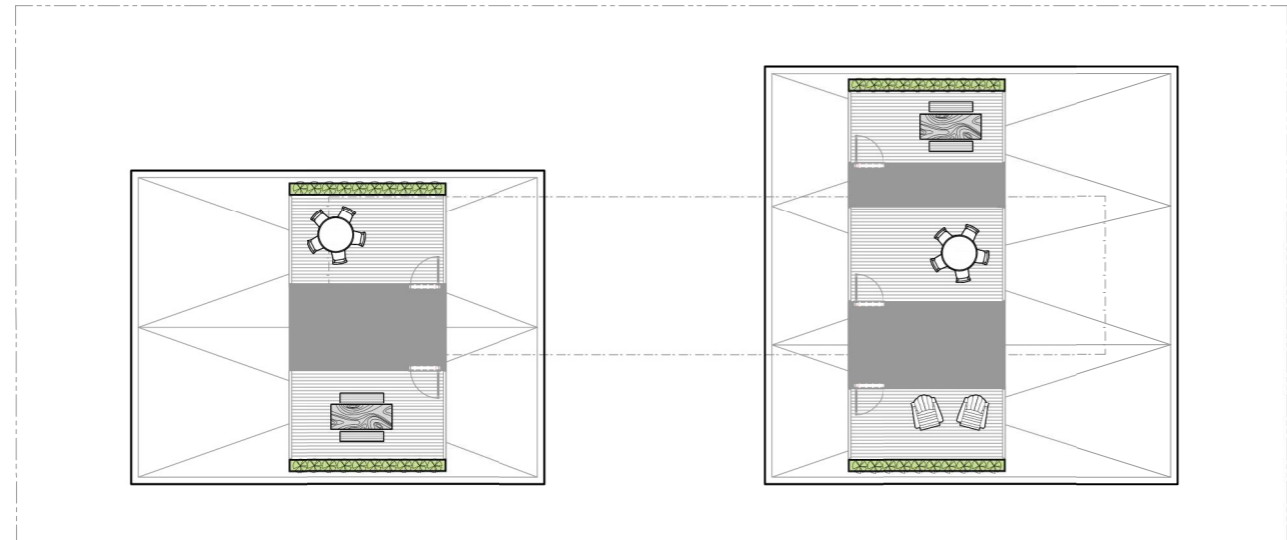
TOTAL QUANTITY: 243
NATIVE PLANTS IN TOTAL: 77 (32%)
POLLINATOR PLANTS IN TOTAL: 103 (42%)
FRUIT BEARING PLANTS IN TOTAL: 35 (14%)



KOI BAMBOO WHITE JASMINE BUNCHBERRY



SITE SHRUB PLANTING PLAN



ROOF PLANTING PLAN



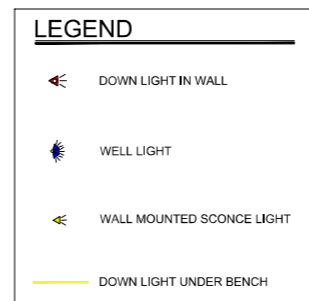
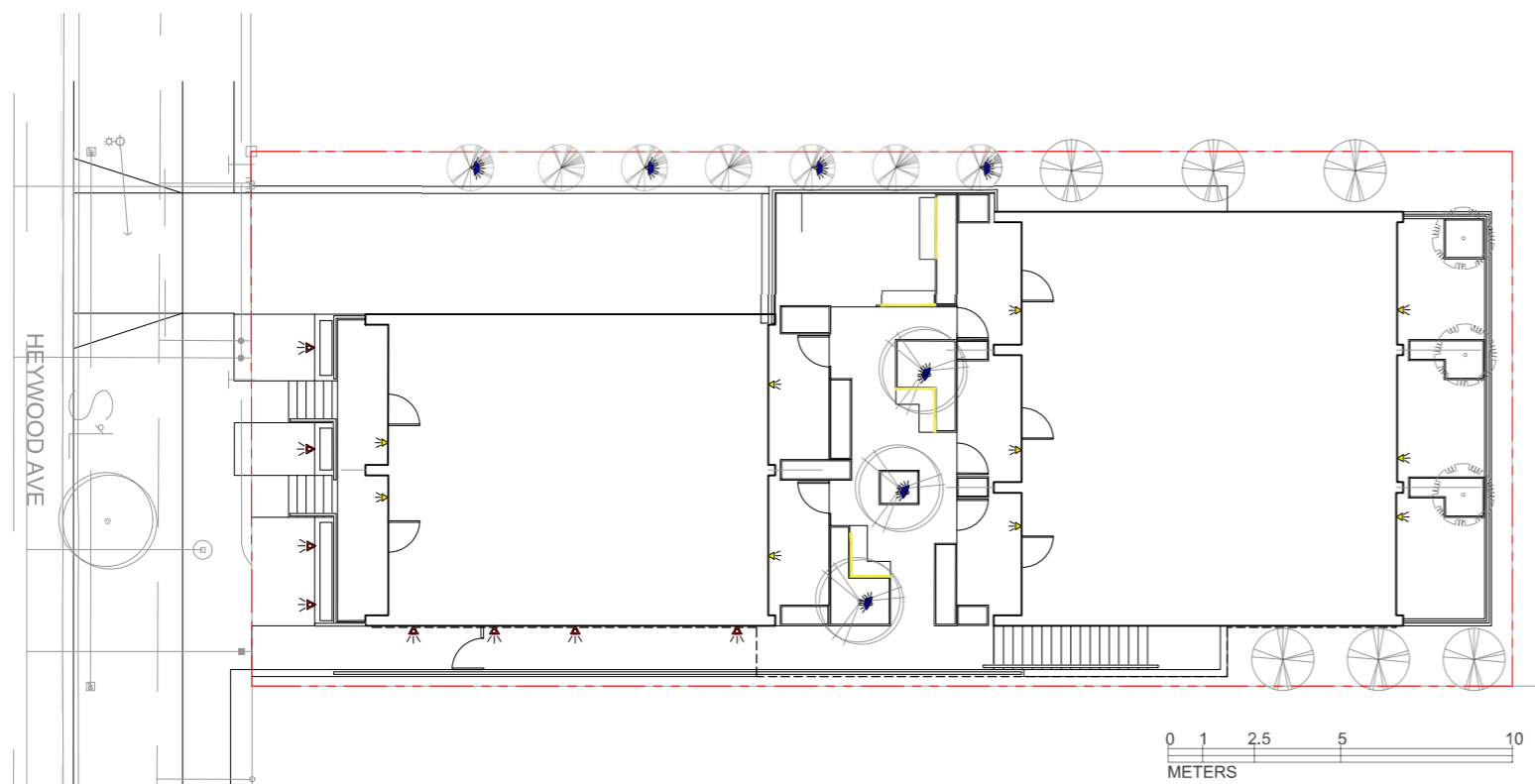
DWARF JAPANESE BLACK PINE STIPA GIGANTEA HEBE SUTHERLANDII HAKONE GRASS HINO WHITE AZALEA ARBUTUS UNEDO DEER FERN HEBE EMERALD GEM SWORD FERN



1608 Camosun Street, Victoria BC V8T 3E6
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OWNER/CLIENT:
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 DRAWN BY: **KIM TANG**



BENCH DOWN LIGHT



WELL LIGHT



SCENCE LIGHT



WALL LIGHT

| NO | ISSUED FOR | DATE |
|----|--------------------|------------|
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SEAL



NORTH ARROW



DRAWING TITLE:
LIGHTING PLAN

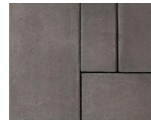
DWG NO:

L6

SCALE: 1:100

A Large Format Modern Paver

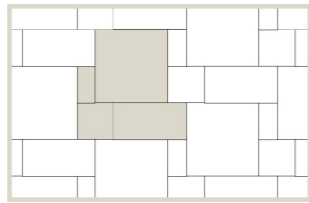
Broadway is a large profile paver suited for nearly any application. This 65mm thick paver is especially designed for residential projects that don't require the thickness of a commercial location. Its sleek and contemporary design lends itself to beautiful driveways, paths and patios. The 600 x 600 paver is an excellent choice for rooftop applications and the 300 x 300 can also be used as a stepping stone.



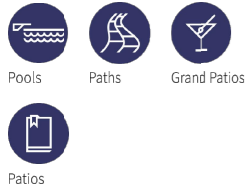
Ash (Medium Grey)



Amber



Pattern 6
 Pieces per 100 Sqft
 (1) 300 x 150 = 7%, 14 pcs
 (1) 300 x 300 = 13%, 14 pcs
 (1) 600 x 300 = 27%, 14 pcs
 (1) 600 x 600 = 53%, 14 pcs

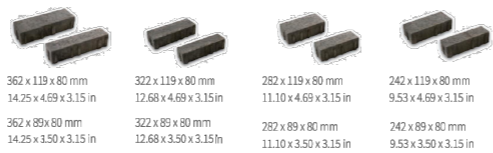


Linear Elegance for Inspiring Designs

Boardwalk is a eight paver system with a modern, linear look. Boardwalk is an excellent option for drawing the eye towards the focal point in any landscape. At 3 inches thick, it's perfect for high traffic areas including driveways, patios, and plazas. For quick installation, Boardwalk can be machine installed. Its wide spacers also allow it to be used as a permeable paver in locations that require good drainage.



SIZES (L X W X H)

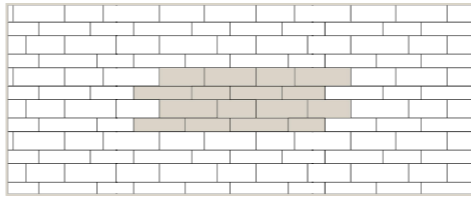


COLOURS



Shoreline Slate

PATTERNS



INSTALLATION NOTES

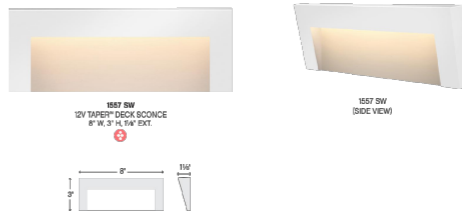
Barkman recommends the use of polymer sand for commercial applications. A plate compactor should be used over the entire surface following installation. For more in depth installation guides for specific products, visit BarkmanConcrete.com.

BUNDLE CONFIGURATIONS

| DESCRIPTION | UNIT | | | | PALLET ROW | | | | PALLET | | | | |
|-------------|------------------|------------------------|--------|--------------|------------|--------------|-------------|-----------|--------|--------------|-------------|-----------|--------|
| | SIZE (L X W X H) | FACE AREA | WEIGHT | NO. OF UNITS | FACE AREA | NO. OF UNITS | NO. OF ROWS | FACE AREA | WEIGHT | NO. OF UNITS | NO. OF ROWS | FACE AREA | WEIGHT |
| 34 x 4.5 | 362 x 119 x 80 | 14.25 x 4.69 x 3.15 in | .04 | 44 | 17.7 | - | - | 28 | - | - | - | - | - |
| 14 x 3 | 322 x 89 x 80 | 14.25 x 3.50 x 3.15 in | .03 | 32 | 13.5 | - | - | 28 | - | - | - | - | - |
| 12 x 4.5 | 322 x 119 x 80 | 12.88 x 4.69 x 3.15 in | .04 | 38 | 15.69 | - | - | 28 | - | - | - | - | - |
| 15.5 x 3 | 322 x 89 x 80 | 12.88 x 3.50 x 3.15 in | .03 | 29 | 11.76 | - | - | 28 | - | - | - | - | - |
| 11 x 4.5 | 282 x 119 x 80 | 11.89 x 4.69 x 3.15 in | .03 | 34 | 13.76 | - | - | 28 | - | - | - | - | - |
| 11 x 3 | 282 x 89 x 80 | 11.89 x 3.50 x 3.15 in | .03 | 25 | 10.26 | - | - | 28 | - | - | - | - | - |
| 9 x 4.5 | 242 x 119 x 80 | 9.53 x 4.69 x 3.15 in | .03 | 29 | 11.82 | - | - | 28 | - | - | - | - | - |
| 9 x 3 | 242 x 89 x 80 | 9.53 x 3.50 x 3.15 in | .03 | 21 | 8.92 | - | - | 28 | - | - | - | - | - |

DESIGN NOTE

Seamlessly blending into architectural elements inside or outside the home, Taper beautifully illuminates stairs, walkways, or patio spaces to enhance the outdoor lighting experience.



| ITEM | LED ENGINE (INCLUDED) | MAX. WATTAGE/ VOLT AMPS | INCANDESCENT EQUIVALENCY | FINISH | CONSTRUCTION | LENS |
|---------|-----------------------|-------------------------|--------------------------|-------------|---------------|--------|
| 1557 BZ | T905 | 2.5w / 3.0VA | 25w | Bronze | Cast Aluminum | Etched |
| 1557 SW | T905 | 2.5w / 3.0VA | 25w | Satin White | Cast Aluminum | Etched |

A wiring kit is supplied. For coordinating Taper lanterns, see hinkleylighting.com. For accessories, see pages 102-103. For transformers, see pages 100-101.

| PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS) | | | | | | | | | | |
|--|--------------|---------|-------|------|-------|-------|-------|-------|-------|-------|
| DISTANCE FROM LIGHT | LED ITEM | 1' | 2' | 3' | 4' | 5' | 6' | 7' | 8' | 10' |
| FOOT CANDLES | 12" Mounting | 1557 BZ | 12.23 | 1.38 | 0.504 | 0.245 | 0.142 | 0.094 | 0.058 | 0.031 |
| | 18" Mounting | 1557 SW | 10.45 | 0.75 | 0.265 | 0.121 | 0.064 | 0.038 | 0.021 | |
| | 18" Mounting | 1557 SW | 21.3 | 4.02 | 1.09 | 0.44 | 0.23 | 0.123 | 0.079 | 0.03 |

RECESSED LIGHT SPECIFICATION - FOR CONCRETE PLANTER



| ITEM | LED ENGINE (INCLUDED) | MAX. WATTAGE/ VOLT AMPS | INCANDESCENT EQUIVALENCY | FINISH | CONSTRUCTION | LENS |
|---------|-----------------------|-------------------------|--------------------------|-------------|---------------|--------|
| 1551 SW | T910 | 1.2w / 1.5VA | 10w | Satin White | Cast Aluminum | Etched |
| 1556 SW | T910 | 1.2w / 1.5VA | 10w | Satin White | Cast Aluminum | Etched |

A wiring kit is supplied. For coordinating Taper lanterns, see hinkleylighting.com. For accessories, see pages 102-103. For transformers, see pages 100-101.

| PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS) | | | | | | | | | | |
|--|--------------|---------|-------|-------|-------|-------|-------|-------|-------|-------|
| DISTANCE FROM LIGHT | LED ITEM | 1' | 2' | 3' | 4' | 5' | 6' | 7' | 8' | 10' |
| FOOT CANDLES | 18" Mounting | 1551 SW | 10.13 | 3.334 | 1.228 | 0.49 | 0.23 | 0.12 | 0.07 | 0.035 |
| | 36" Mounting | 1551 SW | 3.36 | 2.104 | 1.201 | 0.665 | 0.383 | 0.245 | 0.165 | 0.117 |
| | 18" Mounting | 1556 SW | 15.83 | 2.39 | 0.73 | 0.28 | 0.14 | 0.053 | 0.019 | |

PRIVATE PATIO PAVER SPECIFICATIONS

PATHWAY PERMEABLE PAVER SPECIFICATIONS

LED Flex Light • BasicBright

| | |
|---|---|
| Operating Voltage (ov) | 24V DC 12V DC ¹ |
| Finish (fin) | Rugged – silicone injected, available in: WHT White PCB BLK Black PCB ¹ |
| Light Colour (lc) Correlated Colour Temperature (CCT) | 2700K Incandescent White 3000K Warm White 3500K Sand White 4000K Neutral White 5000K Cool White Specify Kelvin (K) for other CCTs ¹ R Red ¹ G Green ¹ B Blue ¹ A Amber ¹ |
| Beam Angle (ba) Degrees | 120° |
| Light Output Lumens (at 85 CRI) | 2700K 114.5 per foot 3000K 120.6 per foot 3500K 125.1 per foot 4000K 129.6 per foot 5000K 138.6 per foot |
| CRI (cri) Colour Rendering Index | 85 95 ¹ |
| IP Rating | IP67 |
| Dimension Width, Height, Length | W 0.393" 10 mm H 0.137" 4 mm L Specify maximum length in inches |
| Watts | 1.57W per foot |
| Input Voltage | AC 100V – 240V, 277V external transformer |
| Dimmable | Yes With dimmable transformer MLV, ELV or 0-10V. Please specify at time of order. |
| Operating Temperature | -25°C to +50°C -13°F to 122°F |
| Life Span Maintenance | 50,000 hours |
| Warranty | 5 Years |

| Recommended Tracks | LP1816 | REC1707 | UCH1715 | ANG2618 |
|--------------------|--------|---------|---------|---------|
|--------------------|--------|---------|---------|---------|

See track page for more compatible tracks. See individual track cutouts for more details.

| Category | Family | Operating Voltage (ov) | Finish (fin) | Light Colour (lc) | CRI (cri) |
|---------------------|--------|--------------------------|-------------------------------------|---|--------------------|
| FLEX-P Professional | BASIC | 12VDC ¹ 24VDC | WHT White BLK Black ¹ | 2700K IW 3000K WW 3500K SW 4000K NW 5000K CW R ¹ G ¹ B ¹ A ¹ | 85 95 ¹ |

ALLIANCE Specification Sheet

Model: CGWL01 PAR36 Commercial Grade Well Light

Fixture Height: 8.25 in. (20.95 cm)
 Can Diameter: 5.5 in. (13.97 cm)
 Gicle Diameter: 6.75 in. (17.14 cm)

Specifications and Features:
 Grate: Heavy brass grate, aged brass finish, locking hex screws
 Lens: Clear glass convex lens, tempered
 Socket: Spade connectors for LPW36 connection
 Lamp Ring: Lamp retainer ring, stainless steel
 Wire: Double wire lead pre-connected to the fixture, 18 awg (B, Blue), brown
 -25 foot wire lead, pre-attached for easy wire connection
 -18 inch wire lead, LED connection ready
 Can: ABS housing, black
 Warranty: Lifetime warranty on fixture housing
 Certifications: Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 287, identified with the ETL and cETL Listed Mark.

Lamp Options

| Model # | Base Type | Angle | Wattage | Lumen Output |
|---------------------|-----------|-------|---------|--------------|
| LPAR36-LED-4W-F | PAR36 | 20° | 4w | 250lm |
| LPAR36-LED-4W-WF | PAR36 | 40° | 4w | 250lm |
| LPAR36-LED-8W-F | PAR36 | 20° | 8w | 300lm |
| LPAR36-LED-8W-WF | PAR36 | 40° | 8w | 300lm |
| LPAR36-LED-10W-F | PAR36 | 30° | 10w | 400lm |
| LPAR36-LED-10W-WF | PAR36 | 45° | 10w | 400lm |
| LPAR36-35 (Halogen) | PAR36 | 45° | 35w | 300lm |

LED Ordering Guide: Model-Lamp Voltage Lamp Angle
 Example: CGWL01-LED-8W-F

Accessories Available:
 PAR36 Accessories:
 Hex Louver:

Lightology

Silo Outdoor Up / Down Wall Sconce
 ITEM NUMBER HIN990365

BRAND Hinkley Lighting

DESCRIPTION
 The Silo Outdoor Up / Down Wall Sconce is the perfect addition to exteriors from coastal to modern. The compact design blends seamlessly into your space, while the up and down light washes a large area with light. Coated with anti-fading finishes, for maximum durability in harsh climates. Finished in Architectural Bronze, Black, and Satin White. JAB compliant. Wet location rated. UL and CSA listed.

SHADE COLOR Etched Glass
BODY FINISH Satin White
WATTAGE 13w
DIMMER Standards 100V
DIMENSIONS 4.97w x 12" h x 5.75D
BULB INCLUDED 2 x MR16/CL0165 SMD20V LED

LUMINOUS FLUX 1000 lumens
LUMENS/WATT 153.85
LAMP COLOR 2700 K
COLOR RENDERING 90 CRI

COMPANY PROJECT FIXTURE TYPE APPROVED BY DATE
 LIGHTLOGY.COM | QUOTES@LIGHTLOGY.COM 2w 3S, 3BZ2 | 1.866.854.4489

BENCH LIGHT SPECIFICATIONS

WELL LIGHT SPECIFICATIONS

SCONCE LIGHT SPECIFICATIONS

RECESSED LIGHT SPECIFICATION - FOR WALL



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
Aryze

PROJECT NAME:
Heywood Townhome

PROJECT ADDRESS:
**956 Heywood Ave
 Victoria, BC**

DESIGNED BY **BIANCA BODLEY**
 DRAWN BY **KIM TANG**

| NO. | ISSUED FOR | DATE |
|-----|--------------------|------------|
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| 2 | Development Permit | 03/28/2022 |
| 3 | Development Permit | 07/22/2022 |
| 4 | Development Permit | 04/26/2023 |

SEAL



NORTH ARROW



DRAWING TITLE:
PRODUCT SPECIFICATIONS

DWG NO:

SCALE/NTS

L7