

ATTACHMENT C

## MAY STREET PASSIVE HOUSE

1417 MAY STREET, VICTORIA

ISSUED FOR REZONING &amp; DEVELOPMENT RESUBMISSION

JULY 05, 2017

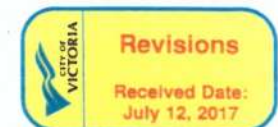
## DRAWING LIST

CASCADIA ARCHITECTS INC.

Sheet No.	Sheet Title
A000	COVER
A101	SURVEY & PROJECT DATA
A102	SITE PLANS - DEMOLITION & PROPOSED
A201	PROPOSED FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A203	PROPOSED FLOOR & ROOF PLAN
A300	ELEVATIONS & BUILDING SECTION
A301	ELEVATIONS
A400	RENDERINGS & MATERIAL BOARD

BIOPHILIA DESIGN COLLECTIVE LTD.

Sheet No.	Sheet Title
L-001	PROPOSED LANDSCAPE PLAN



**CLIENT**

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Victoria BC V8V 4Y9

Contact:  
Howard Sparks  
hsparks2@telus.net

ARCHITECT

CASCADIA ARCHITECTS  
1060 Meares Street  
Victoria BC V8W 1E4  
250.590.3223

Contact:  
Peter Johannknecht Architect AIBC LEED AP  
peter@cascadiaarchitects.ca

LANDSCAPE DESIGN

BIOPHILIA design collective ltd.  
1719 Lee Avenue  
Victoria BC V8R 4W7  
250.589.8244

Contact:  
Bianca Bodley  
biancabodley@gmail.com

## PROJECT INFORMATION

EXISTING ZONE:	R-2
PROPOSED ZONE:	R-55
SITE AREA:	926.85 sq.m
TOTAL FLOOR AREA (sq.m):	301.34 sq.m
COMMERCIAL FLOOR AREA (sq.m):	0 sq.m
FLOOR SPACE RATIO:	0.32 : 1
SITE COVERAGE (%):	31%
OPEN SITE SPACE (%):	50%
HEIGHT OF BUILDING (m):	8.26 m
NUMBER OF STOREYS:	2
PARKING STALLS (S) ON SITE:	4
BICYCLE PARKING (S) (STORAGE & RACK):	4 CLASS 1 (ENCLOSED); 4 CLASS 2 (RACK)

## BUILDING SETBACKS (m)

FRONT YARD:	4.00 m (NORTH)
REAR YARD:	11.19 m (SOUTH)
SIDE YARD:	3.00 m (EAST)
SIDE YARD:	3.70 m (WEST)
COMBINED SIDE YARDS:	5.70 m

## RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS:	4
UNIT TYPE:	2 BEDROOM
GROUND-ORIENTED UNITS:	4
MINIMUM UNIT FLOOR AREA (sq.m):	104 sq.m
TOTAL RESIDENTIAL FLOOR AREA (sq.m):	444 sq.m

## ZONING REVIEW

LOT AREA	PROPOSED - R-55 ZONE
LOT AREA	926.85 sq.m (EXISTING)
FLOOR AREA	
FLOOR SPACE RATIO	
TOTAL FLOOR AREA	
HEIGHT, STOREYS	
HEIGHT	8.26 m
STOREYS	2
SETBACKS	
FRONT YARD SETBACK	4.00 m
REAR YARD SETBACK	11.19 m
SIDE YARD SETBACK (EAST)	3.00 m
SIDE YARD SETBACK (WEST)	3.70 m
SITE COVERAGE, OPEN SITE SPACE, PARKING	
SITE COVERAGE	31%
OPEN SITE SPACE	43%
VEHICLE PARKING	4 RESIDENT
BICYCLE PARKING	4 x CLASS 1 4 x CLASS 2

## NAFS CALCULATION

PROVINCE:	British Columbia
LOCATION:	Victoria
BUILDING HEIGHT (pg. 10 or below)	
DATA SOURCE:	Table C-4 "Required Performance of Windows & Doors in Part 9 Buildings" Forming Part of Appendix C
CLIMATIC DATA (1/5 HWPP):	720 Pa
CLIMATIC DATA (1/50 HWPP):	637 Pa
SPECIFIED LOADS (DRWP):	720 Pa
SPECIFIED LOADS (WIND LOAD - Pa):	1154 Pa
SPECIFIED LOADS (WIND LOAD - psf):	24.11 psf
REQ'D PENETRATION PERFORMANCE (DP):	1200 Pa
REQ'D PENETRATION PERFORMANCE (PG):	25
REQ'D PENETRATION PERFORMANCE (WATER RESIST):	320 Pa

## FLOOR SPACE RATIO CALCULATION:

CALCULATION	
FLOOR AREA 1: (Not Included)	144.42 m <sup>2</sup>
FLOOR AREA 2:	144.42 m <sup>2</sup>
FLOOR AREA 3:	156.50 m <sup>2</sup>
TOTAL (STRUCTURE)	301.34 m <sup>2</sup>
LOT AREA:	926.85 m <sup>2</sup>
TOTAL (STRUCTURE) / LOT AREA:	301.34 m <sup>2</sup> / 926.85 m <sup>2</sup>
FLOOR SPACE RATIO	0.32 : 1

## OPEN SITE SPACE CALCULATION

BUILDING + ACC. PARKING	707.00 + 87.00 sq.m = 794.00 sq.m
TOTAL	794.00 sq.m
LOT AREA	926.85 sq.m
BUILDING + PARKING	794.00 sq.m
OPEN SITE SPACE	432.85 sq.m
LOT AREA	926.85 sq.m
OPEN SITE SPACE / LOT AREA	432.85 sq.m / 926.85 sq.m = 46.6%
REAR YARD AREA	478.00 sq.m
REAR YARD PARKING + ACC.	16.58 + 87.00 sq.m = 103.58 sq.m
REAR YARD OPEN SITE SPACE	395.00 sq.m
REAR YARD OPEN SITE SPACE / REAR YARD AREA	395.00 sq.m / 478.00 sq.m = 82.6%

## BUILDING CODE REVIEW

### MAY STREET PASSIVE HOUSE

#### CIVIC ADDRESS:

1417 May Street  
Victoria BC V8V 1J4

#### LEGAL ADDRESS:

Lot 4, Block D,  
Fairfield Farm Estate, Plan 340  
Parcel Identifier: 029-137-581

#### ZONING:

R-55, May Street Multiple Dwelling District

#### TYPE OF HOME:

New Four Dwelling Residence

#### REFERENCE DOCUMENT:

British Columbia Building Code 2012, Part 9

#### BUILDING AREA:

141.8 SQ. M

#### FIRE RESISTANCE RATINGS:

Between Stories: 1 hr

## AVERAGE GRADE CALCULATION: PRIMARY BUILDING

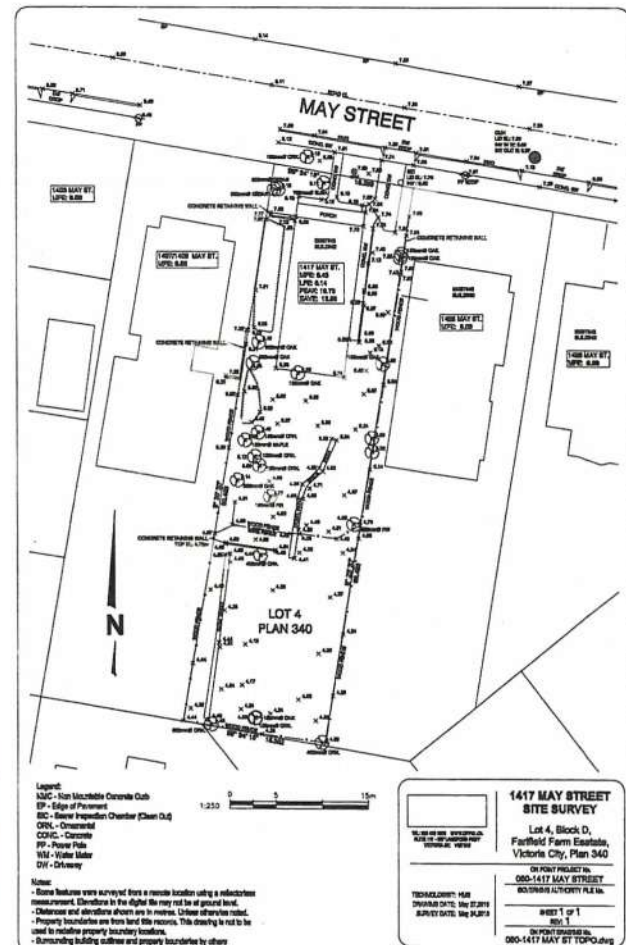
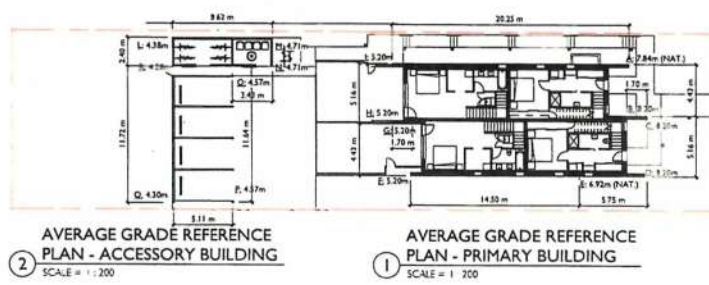
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
GRADE POINT A: 7.84m (NAT)	GRADE POINT D: 8.20m	GRADE POINT H: 5.20m	
GRADE POINT B: 8.20m	GRADE POINT E: 6.93m (NAT)	GRADE POINT I: 5.20m	
GRADE POINT C: 8.20m	GRADE POINT F: 5.20m	GRADE POINT G: 5.20m	
POINTS A & B	(7.84 + 8.20) / 2	x 4.43m	= 35.53
POINTS B & C	(8.20 + 8.20) / 2	x 1.70m	= 13.94
POINTS C & D	(8.20 + 8.20) / 2	x 5.16m	= 42.31
POINTS D & E	(8.20 + 6.93) / 2	x 5.75m	= 45.47
POINTS E & F	(6.93 + 5.20) / 2	x 14.50m	= 87.87
POINTS F & G	(5.20 + 5.20) / 2	x 4.43m	= 23.04
POINTS G & H	(5.20 + 5.20) / 2	x 1.70m	= 8.84
POINTS H & I	(5.20 + 5.20) / 2	x 5.16m	= 26.83
POINTS I & A	(5.20 + 7.84) / 2	x 20.23m	= 132.03
			= 63.08m
			= 413.66

## AVERAGE GRADE

413.66 / 63.08 = 6.56m

## AVERAGE GRADE CALCULATION: ACCESSORY BUILDING

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
GRADE POINT L: 4.38m	GRADE POINT O: 4.57m		
GRADE POINT M: 4.71m	GRADE POINT P: 4.57m		
GRADE POINT N: 4.71m	GRADE POINT Q: 4.30m		
GRADE POINT R: 4.71m	GRADE POINT X: 4.38m		
POINTS L & M	(4.38 + 4.71) / 2	x 4.43m	= 39.18
POINTS M & N	(4.71 + 4.71) / 2	x 2.40m	= 11.30
POINTS N & O	(4.71 + 4.57) / 2	x 3.43m	= 16.16
POINTS O & P	(4.57 + 4.57) / 2	x 11.64m	= 52.19
POINTS P & Q	(4.57 + 4.30) / 2	x 5.11m	= 23.66
POINTS Q & R	(4.30 + 4.30) / 2	x 1.72m	= 10.27
POINTS R & L	(4.38 + 4.30) / 2	x 2.40m	= 10.29
AVERAGE GRADE			
			= 45.32m
			= 203.192



## EXISTING SURVEY

SCALE = 1 : 250



No.	DESCRIPTION	DATE
1	1417 MAY STREET SITE SURVEY	2018
2	1417 MAY STREET SITE SURVEY	2018
3	1417 MAY STREET SITE SURVEY	2018
4	1417 MAY STREET SITE SURVEY	2018
5	1417 MAY STREET SITE SURVEY	2018
6	1417 MAY STREET SITE SURVEY	2018
7	1417 MAY STREET SITE SURVEY	2018
8	1417 MAY STREET SITE SURVEY	2018
9	1417 MAY STREET SITE SURVEY	2018
10	1417 MAY STREET SITE SURVEY	2018

## SURVEY & PROJECT DATA

SCALE = 1 : 200

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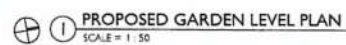
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No.	DESCRIPTION
1	PROPOSED FLOOR PLAN
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**PROPOSED FLOOR PL**

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PASSIVE HO  
NILA HOLI  
1417 MAY S  
VICTOR

For more on this, see our new book, *The New York Times*, published by the New York Times Company. It's a hardcover, 320 pages, \$19.95. It's available at [www.nytimes.com](http://www.nytimes.com).

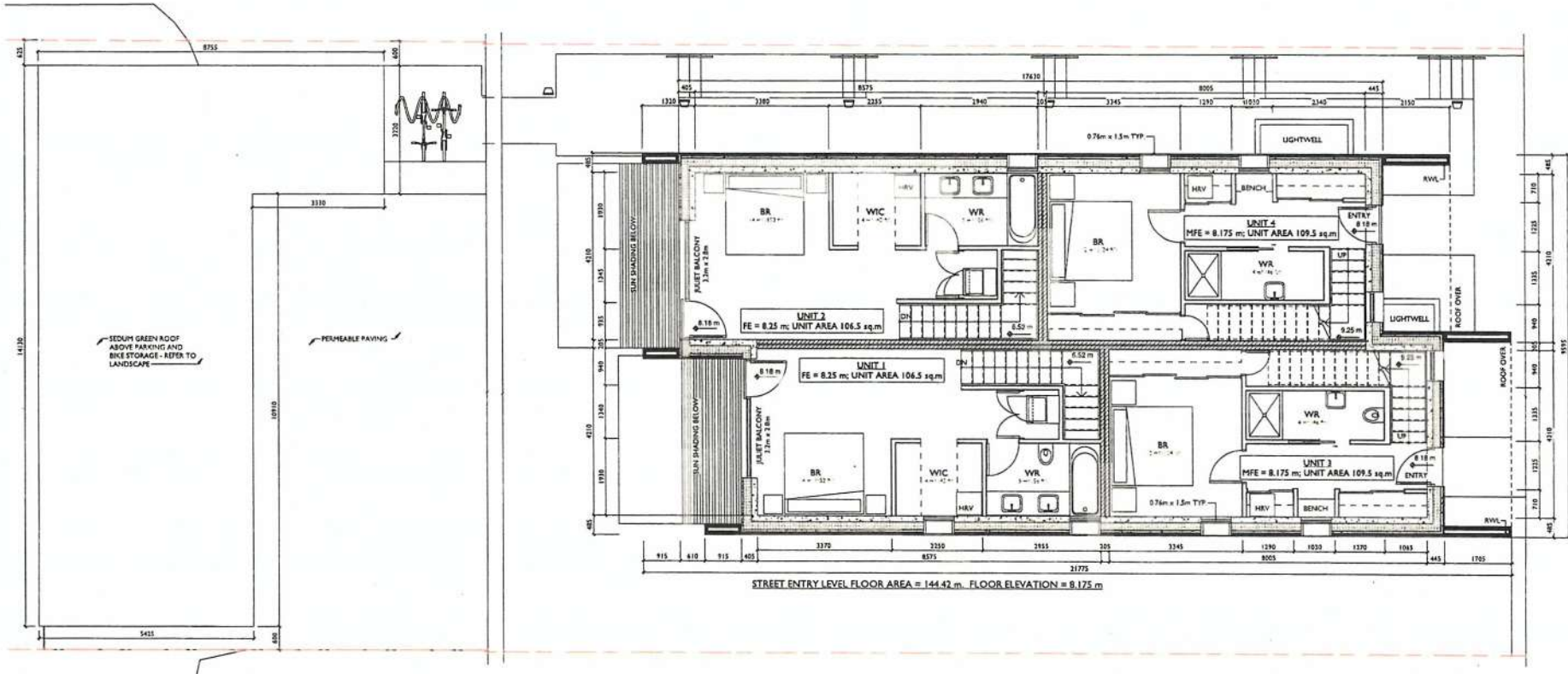
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2 PROPOSED ACCESSORY BUILDING ROOF PLAN  
SCALE = 1:50

1 PROPOSED STREET LEVEL PLAN  
SCALE = 1:50



No.	DESCRIPTION
1	PROPOSED STREET LEVEL PLAN
2	PROPOSED ACCESSORY BUILDING ROOF PLAN

# PROPOSED FLOOR PLAN

PROJECT  
MAY STR  
PASSIVE HOI  
NILA HOLI  
1417 MAY S  
VICTOR

1:50

DATE  
JULY 05

BY  
PJ

DATE  
JULY 05 2017

DATE  
JULY 05 2017

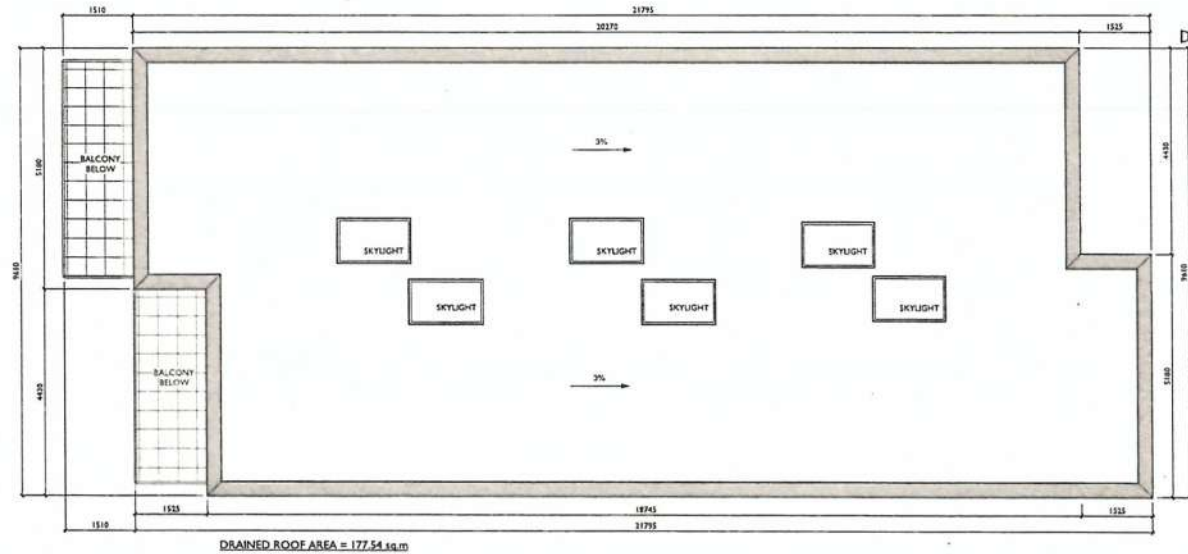
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DATE  
JULY 05 2017

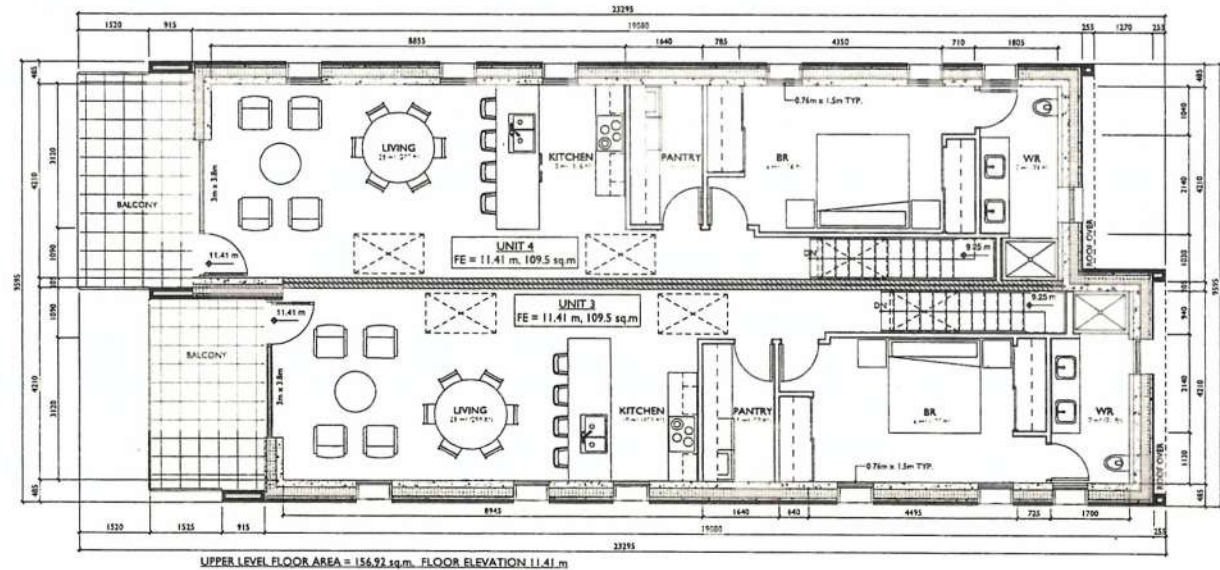
DATE  
JULY 05 2017



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② PROPOSED ROOF PLAN  
SCALE = 1 : 50



① PROPOSED UPPER LEVEL PLAN  
SCALE = 1 : 50



No.	DESCRIPTION
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2	PROPOSED ROOF PLAN

### PROPOSED FLOOR PLAN

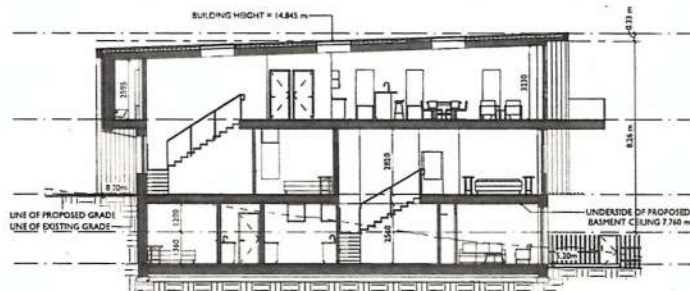
MAY STR  
PASSIVE HO  
NILA HOL  
1417 MAY 1  
VICTOR

Project Name: MAY STR  
Project Address: 1417 MAY 1  
Project City: VICTOR

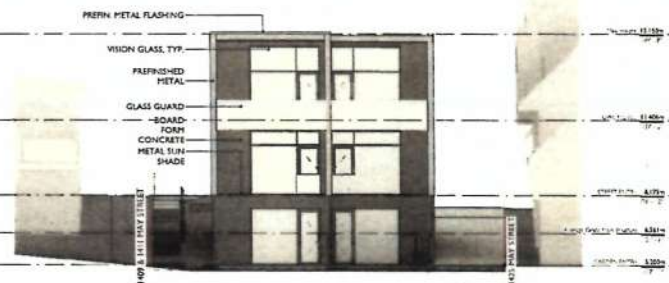
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Project Date: JULY 8  
Project Status: IN PROGRESS

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Project Date: JAN 1, 2017  
Project Status: IN PROGRESS

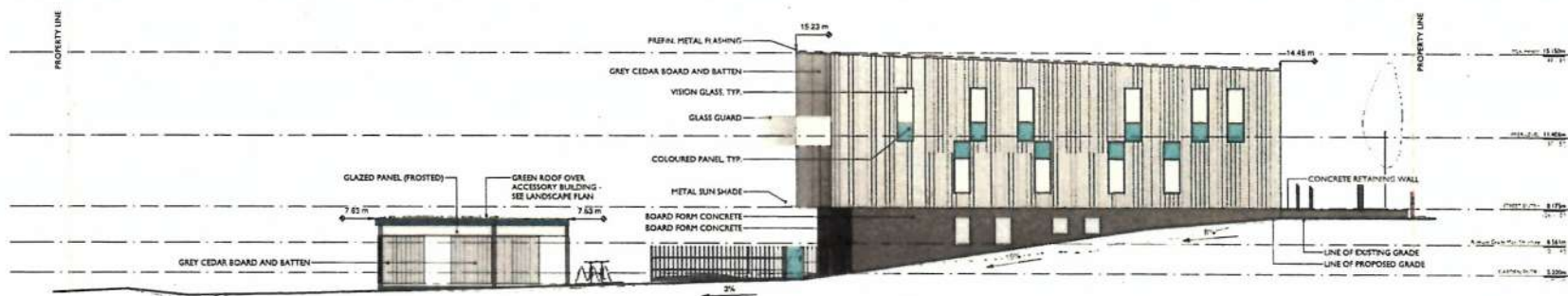
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Project Date: JAN 1, 2017  
Project Status: IN PROGRESS



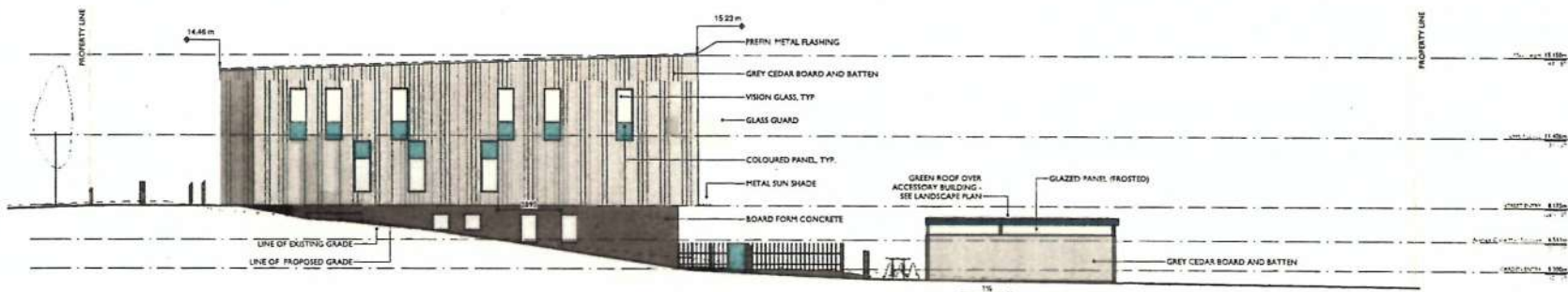
1 PROPOSED BUILDING SECTION  
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2 PROPOSED SOUTH ELEVATION  
SCALE = 1 : 100



3 PROPOSED EAST ELEVATION  
SCALE = 1 : 100



4 PROPOSED WEST ELEVATION  
SCALE = 1 : 100



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No.	DESCRIPTION	DATE
1	PRELIMINARY ELEVATIONS	2017
2	REVISION	2017
3	REVISION	2017
4	REVISION	2017
5	REVISION	2017

# ELEVATIONS & BUILDING SECTION

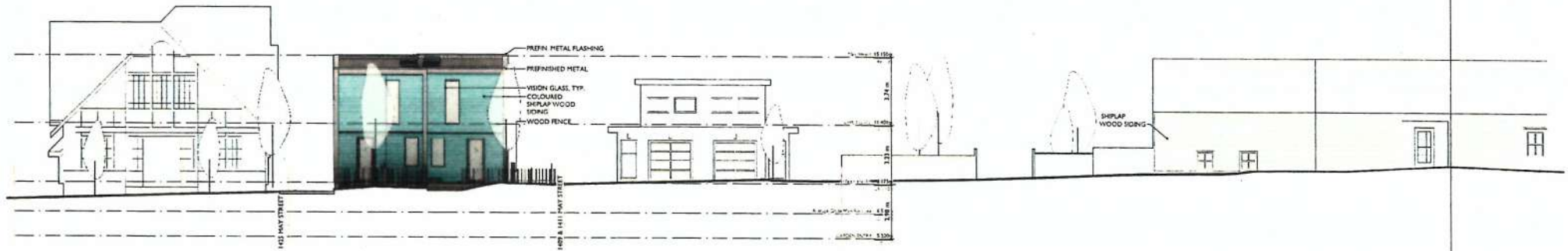
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1417 MAY S  
VICTOR

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JULY 05 2017		
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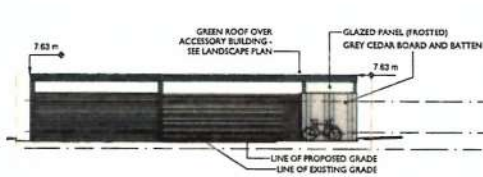




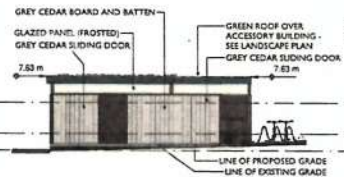
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1550 Howe Street  
Victoria BC V8W 3A6 Canada  
T 250.590.3222 office@cascadiaarchitects.com



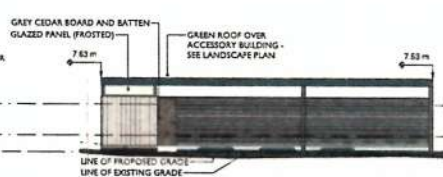
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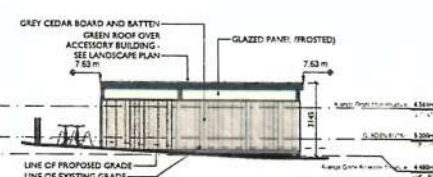
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3 PROPOSED EAST ELEVATION ACC. BUILDING  
SCALE = 1 : 100



4 PROPOSED SOUTH ELEVATION ACC. BUILDING  
SCALE = 1 : 100



5 PROPOSED WEST ELEVATION ACC. BUILDING  
SCALE = 1 : 100



No.	DESCRIPTION	DATE
1	PROPOSED NORTH ELEVATION	2017
2	PROPOSED NORTH ELEVATION ACC. BUILDING	2017
3	PROPOSED EAST ELEVATION ACC. BUILDING	2017
4	PROPOSED SOUTH ELEVATION ACC. BUILDING	2017
5	PROPOSED WEST ELEVATION ACC. BUILDING	2017

ELEVATION

MAY STR.  
PASSIVE HOI  
NOLA HOI  
1417 MAY ST  
VICTORIA

Project: MAY STR. PASSIVE HOI  
Client: NOLA HOI  
Date: 2017

1622 JULY 05  
1:100

APR 15 2017

APR 15 2017

APR 15 2017

APR 15 2017

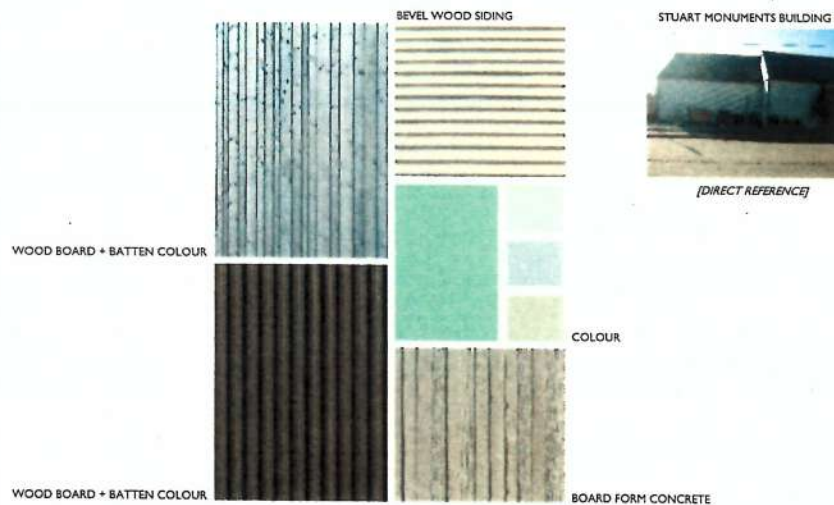
APR 15 2017

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1417 MAY STREET - VIEW FROM YARD



1417 MAY STREET - VIEW FROM STREET

**CASCADIA ARCHITECTS II**  
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**STUART MONUMENTS BUILDING**  
[DIRECT REFERENCE]

**WOOD BOARD + BATTEN COLOUR**

**BEVEL WOOD SIDING**

**WOOD BOARD + BATTEN COLOUR**

**BOARD FORM CONCRETE**

**COLOUR**

No.	DESCRIPTION
1	RENDERINGS & MATERIAL BOARD

**RENDERINGS & MATERIAL BOARD**

**MAY STREET PASSIVE HOUSE**  
NILA HOU  
1417 MAY STREET  
VICTORIA

1422 JULY 05  
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