

PROJECT DATA

Owner / Client:	HFT Ventures Ltd. 4038 Prospect Lake Road, Victoria BC, V9E 1H7			
Architect:	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc, 2-101 Presley Place, Victoria, B.C. Telephone: 250-382-4240 Email: joenewell@joenewellarchitect.com			
Applicable Codes and Regulations:	Part 3, B.C. Building Code, 2018 Town of View Royal - Zoning Bylaw - 2014 No.900 Town of View Royal - Regulation of Sprinklering of Buildings - Bylaw No.500			
Legal Description:	Lots A & B, Section 9, Esquimalt District, Plan 35416 Lots 17, Block 5, Section 9, Esquimalt District, Plan 1291			
Civic Address of Property:	14 Helmcken Road, 14A Helmcken Road, 6 Camden Avenue			
Existing Zoning:	R-1B: Detached Residential (medium Lot)			
Proposed Zoning:	Site Specific CD. Zone			
Project Description:	Multi-Family Homes - Residential, 27 units			
	(For more details see the schedule below)			
Lot Area, minimum	600.0 m ²	6,458 s.f.		
Project Site Area:	1,611.6 m ²	17,347 s.f.		
Site FAR:	Proposed	1: 1.37		
Site Coverage:	Proposed Coverage	47.25%		
Site Impermeable Surface:	Proposed Coverage	75.50%		
Building Height:	Proposed Height:	11.65 m	38.22'	
Setbacks:				
Front Lot Line Setback:	Proposed:	2.00 m	6.56'	
Flanking Lot Line Setback:	Proposed:	3.90 m	12.80'	
Rear Lot Line Setback:	Proposed:	6.00 m	19.69'	
Side Lot Line Setback / South West:	Proposed:	3.55 m	11.65'	
Side Lot Line Setback / South:	Proposed:	3.55 m	11.65'	
Amenities:				
Roof patio area:	75.00 m	246.06'		
Rain garden area:	63.00 m	206.69'		
Pavilion area:	20.90 m	68.57'		
Dog play area:	55.44 m	181.89'		
Indoor amenity space area:	40.58 m	133.14'		
Outdoor amenity space area:	19.00 m	62.34'		
Vehicle Parking:				
Required Vehicle Parking	1 stall per dwelling unit type 1 bedroom [14 x 1] = 14 spaces 1.5 stalls per dwelling unit type 2 bedroom [12 x 1.5] = 18 spaces 2 stalls per dwelling unit type 3 bedroom [1 x 2] = 2 spaces Total= 34 spaces			
Proposed Vehicle Parking	Total 27 spaces provided (Variance) (19 standard spaces + 8 small car spaces)			
Note:-	All garages shall be serviced by electrical conduit with 240 v. that can support the installation of an electric vehicle charging station including the visitor parking			
Bicycle / Scooter Parking:				
Required Bike / Scooter Parking	1 per residential unit (Class I) + 6 space rack (Class II)			
Proposed Bike / Scooter Parking	1 per residential unit (Class I) + 6 space rack (Class II)			
Note:-	All Class 1 bicycle parking space are to be electrified space with a 120 v. outlet			
Gross Floor Area:				
Main Floor	760.0 m ²	8,181 s.f.		
2nd Floor	761.6 m ²	8,198 s.f.		
3rd Floor	682.3 m ²	7,344 s.f.		
Total	2,203.9 m²	23,723 s.f.		
Unit Types and Numbers:				
Floor	1 bedroom	2 bedroom	3 bedroom	Total Units each Floor
	49.78 m ² - 55.89 m ²	69.74 m ² - 76.61 m ²	94.52 m ²	
Main Floor	5 units	4 units		9 units
2nd Floor	3 units	5 units	1 unit	9 units
3rd Floor	6 units	3 units	1 unit	9 units
	14 units	12 units	1 unit	Total: 27 units

BUILDING CODE INFORMATION:

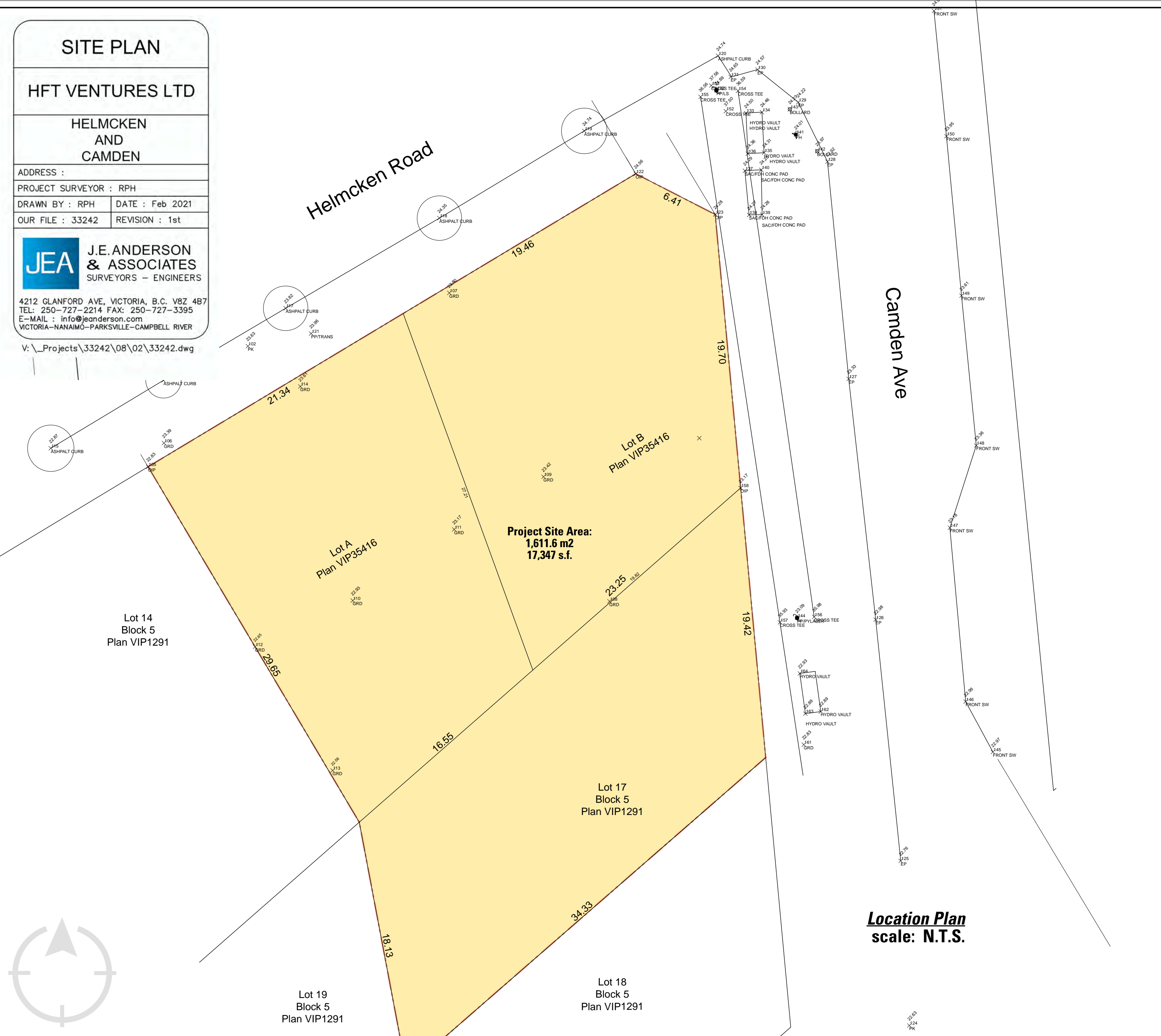
Design Code:	British Columbia Building Code 2018, Part 3.
Major Occupancy:	Group C - Residential Occupancies - Table 3.1.17. b)
Separation of Suites:	F.R.R. 45 min - 3.3.4.2 (3) (ii)

DRAWING LIST

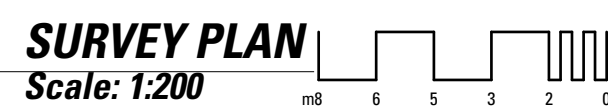
Architectural Joe Newell Architect Inc. A.1 - Cover Page - Location Plan, Project Data & Survey Site Plan A.2 - Site Plan A.3 - Main & Parking Floor Plan A.4 - Second & Third Floor Plan A.5 - Roof Plan A.6 - Elevation North West & North East A.7 - Elevations South East & South West A.8 - Section A & B	Landscape Architectural: 4 Star Site L1 - Landscape Concept Plan Civil: McElhanney C1-00 - Conceptual Servicing Drawing
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CAMDEN AND HELMCKEN

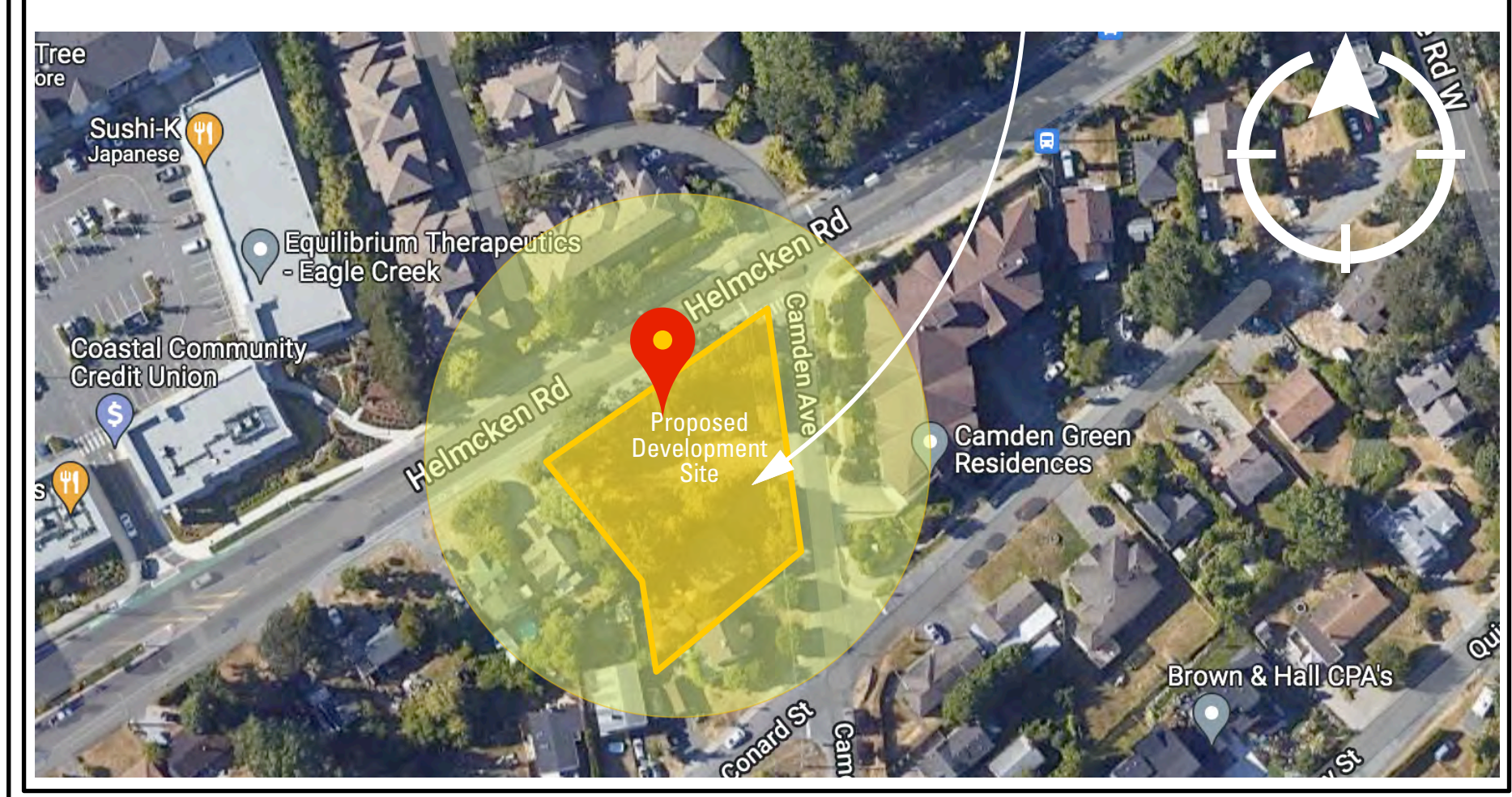
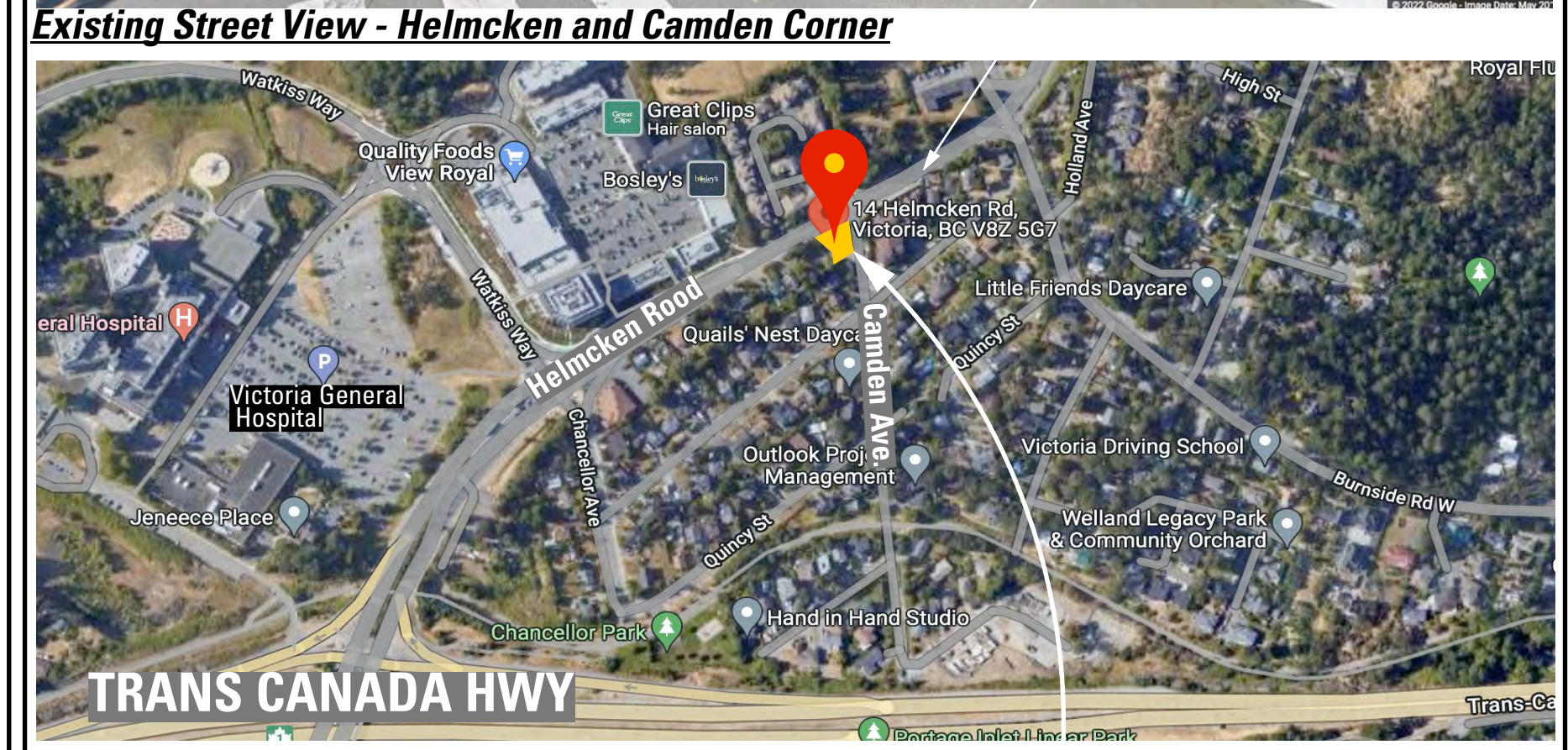
**PROPOSED RESIDENTIAL DEVELOPMENT
CAMDEN AVENUE AND HELMCKEN ROAD**



Distances and elevations are in metres
Elevations are geodetic based on control monument 80H3083
Elevations are at natural grade unless noted otherwise



This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on title for P.I.D.s 007-633-432 000-345-351 000-345-342
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:200.



COVER PAGE & PROJECT DATA

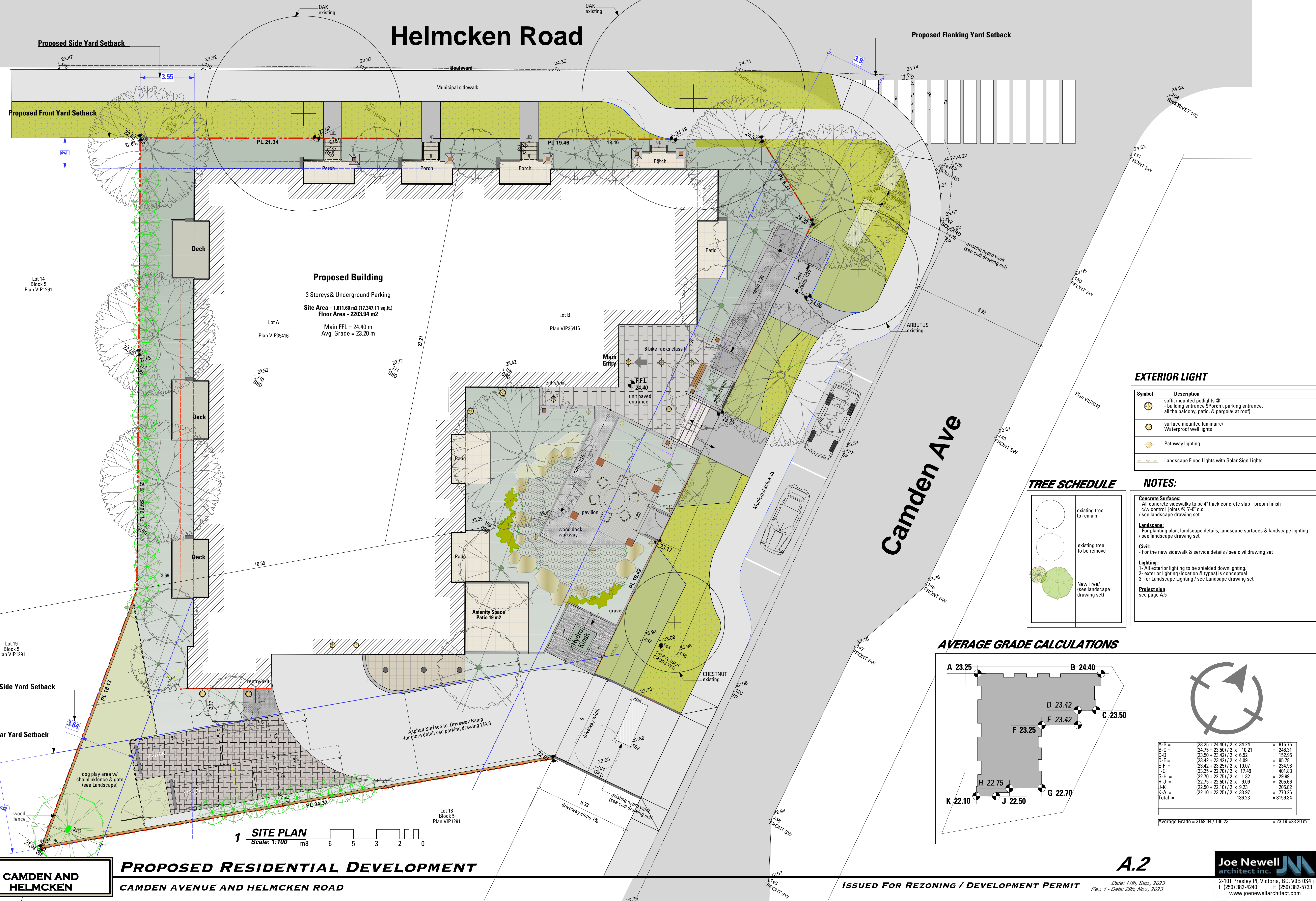
A.1

ISSUED FOR REZONING / DEVELOPMENT PERMIT

Date: 11th, Sep., 2023
Rev. 1 - Date: 29th, Nov., 2023

Joe Newell
architect inc.
2-101 Presley Pl, Victoria, BC, V9B 054
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

Helmcken Road



Proposed Building
 3 Storeys & Underground Parking
 Site Area - 1,611.60 m² (17,347.11 sq.ft.)
 Floor Area - 2,203.94 m²
 Main FFL = 24.40 m
 Avg. Grade = 23.20 m

EXTERIOR LIGHT

Symbol	Description
	soffit mounted potlights @ - building entrance @Porch, parking entrance, all the balcony, patio, & pergola (at roof)
	surface mounted luminaire/ Waterproof well lights
	Pathway lighting
	Landscape Flood Lights with Solar Sign Lights

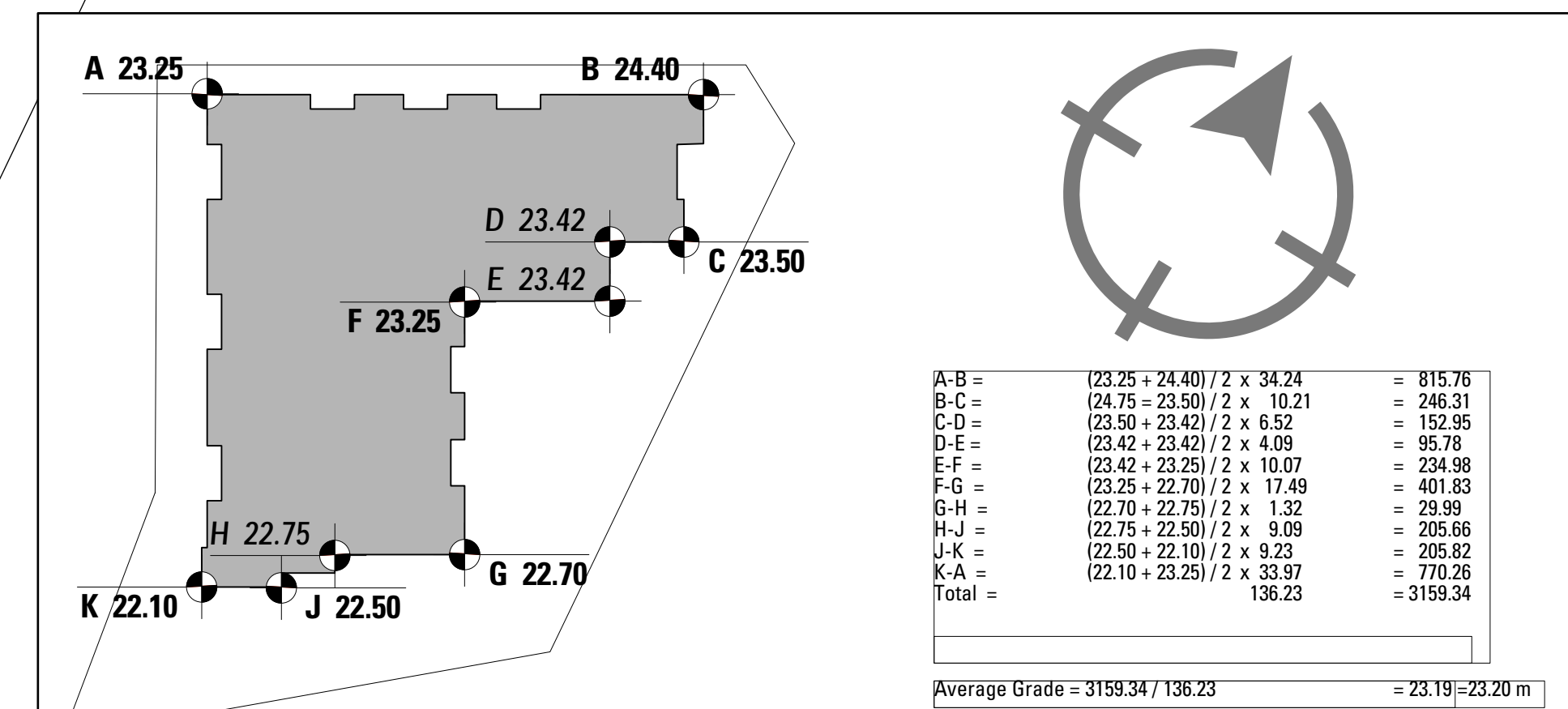
NOTES:

- Concrete Surfaces:**
 - All concrete sidewalks to be 4" thick concrete slab - broom finish
 c/w control joints @ 5'-0" o.c.
 / see landscape drawing set
- Landscape:**
 - For planting plan, landscape details, landscape surfaces & landscape lighting
 / see landscape drawing set
- Civil:**
 - For the new sidewalk & service details / see civil drawing set
- Lighting:**
 1- All exterior lighting to be shielded downlighting.
 2- exterior lighting (location & types) is conceptual
 3- for Landscape Lighting / see Landscape drawing set
- Project sign:**
 see page A.5

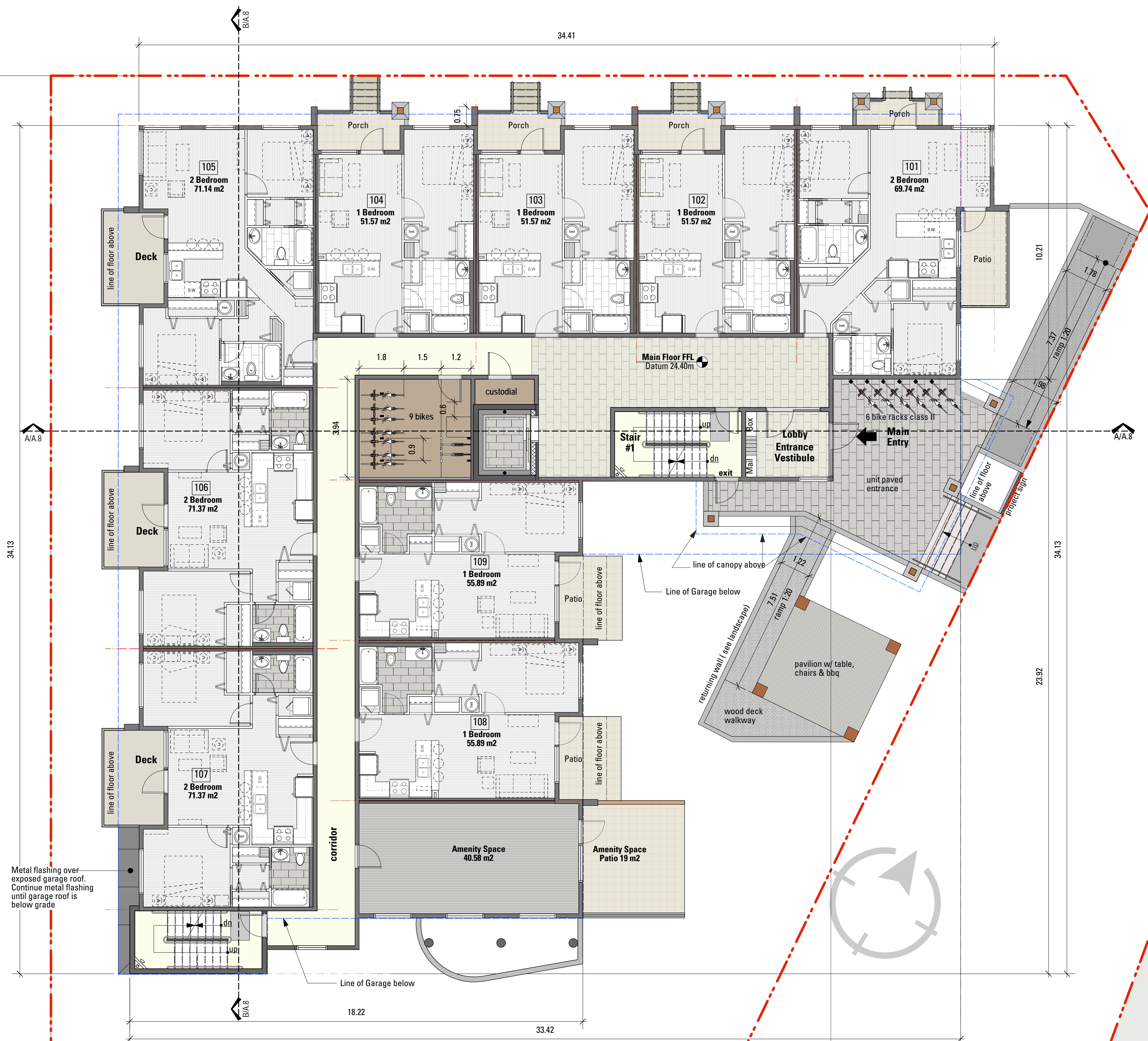
TREE SCHEDULE

	existing tree to remain
	existing tree to be removed
	New Tree/ (see landscape drawing set)

AVERAGE GRADE CALCULATIONS



1 SITE PLAN
 Scale: 1:100



Main Floor - Areas - Included:				
Floor	Unit	Unit Type	Area (sq m)	Area (sq ft)
Main Floor Plan	101	2 bedroom	69.7 m ²	751 s.f.
	102	1 bedroom	51.6 m ²	555 s.f.
	103	1 bedroom	51.6 m ²	555 s.f.
	104	1 bedroom	51.6 m ²	555 s.f.
	105	2 bedroom	71.1 m ²	766 s.f.
	106	2 bedroom	71.4 m ²	768 s.f.
	107	2 bedroom	71.4 m ²	768 s.f.
	108	1 bedroom	55.9 m ²	602 s.f.
	109	1 bedroom	55.9 m ²	602 s.f.
Total:			606.1 m²	6,524 s.f.

1 MAIN FLOOR PLAN
Scale: 1:100



2 PARKING
Scale: 1:100

CAMDEN AND HELMCKEN
PROPOSED RESIDENTIAL DEVELOPMENT
CAMDEN AVENUE AND HELMCKEN ROAD

A.3

ISSUED FOR REZONING / DEVELOPMENT PERMIT

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Metal flashing over exposed garage roof. Continue metal flashing until garage roof is below grade.

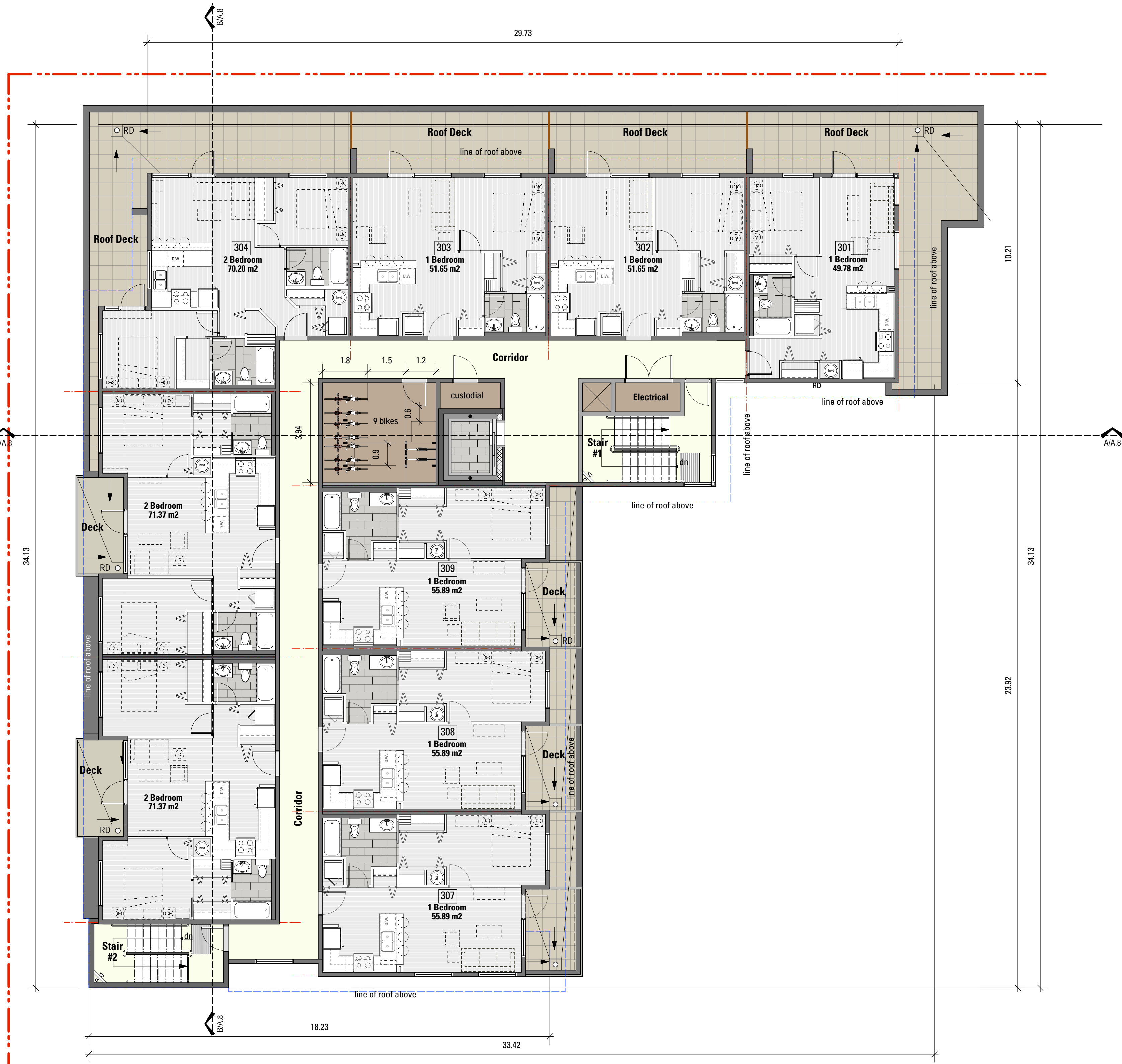
Note: All garages shall be serviced by electrical conduit with 240 v. that can support the installation of an electric vehicle charging station including the visitor parking.



1 2nd Floor Plan
Scale: 1:100

2nd Floor - Areas - Included:				
Floor	Unit	Unit Type	Area (sq m)	Area (sq ft)
2nd Floor Plan	201	2 bedroom	69.7 m ²	751 s.f.
	202	1 bedroom	51.8 m ²	555 s.f.
	203	1 bedroom	51.8 m ²	555 s.f.
	204	1 bedroom	51.8 m ²	555 s.f.
	205	2 bedroom	71.1 m ²	766 s.f.
	206	2 bedroom	71.4 m ²	768 s.f.
	207	2 bedroom	71.4 m ²	768 s.f.
	208	3 bedroom	94.5 m ²	1,017 s.f.
	209	2 bedroom	76.6 m ²	825 s.f.
Total:			686.1 m²	7,385 s.f.

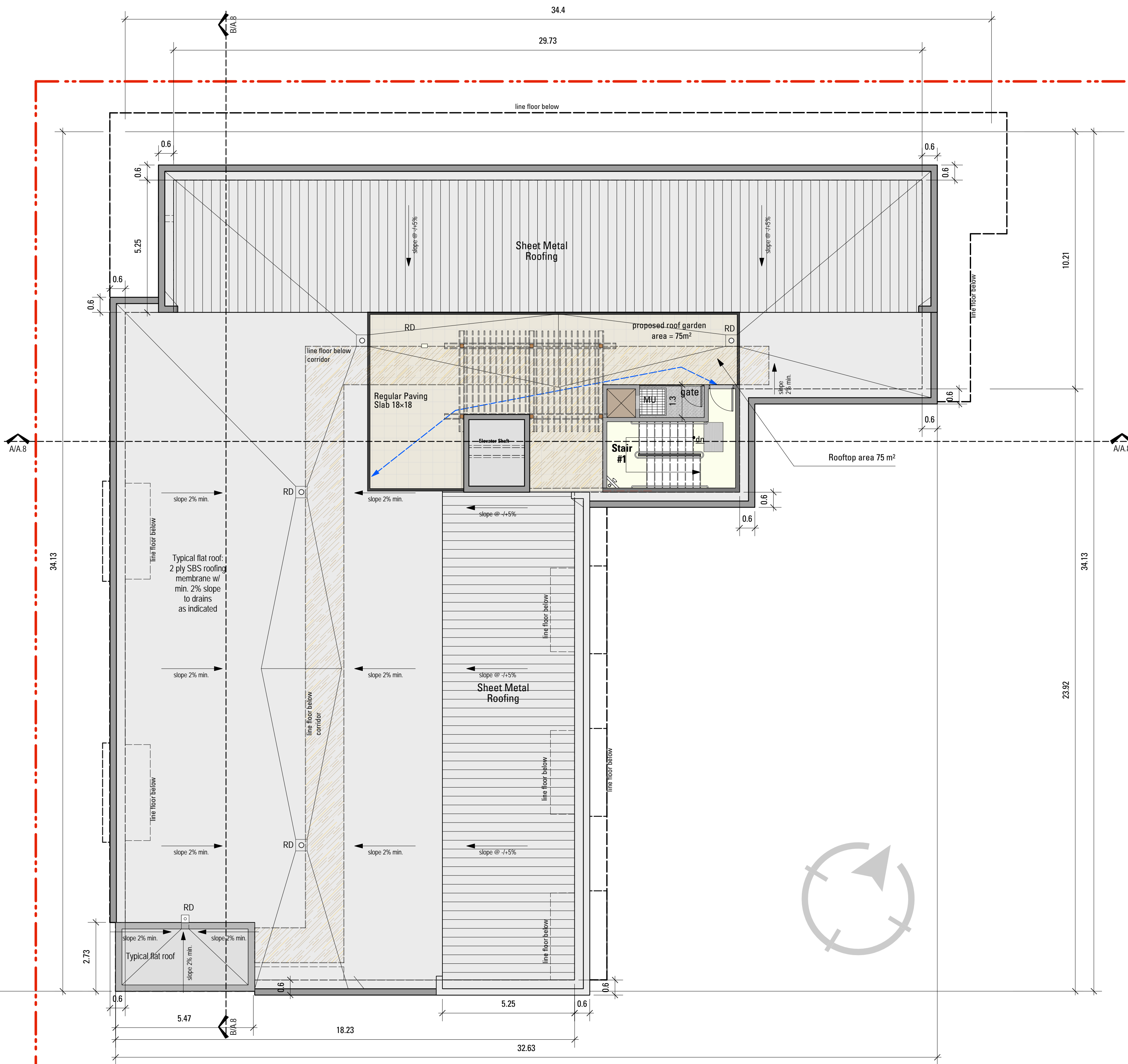
Area Legend	
[Grey Box]	Balcony
[Dark Grey Box]	Roof
[Light Yellow Box]	Residential Circulation
[Light Blue Box]	Residential Unit - 1 bedroom
[Light Green Box]	Residential Unit - 2 bedroom
[Light Purple Box]	Residential Unit - 3 bedroom
[Light Orange Box]	Bike room & Service



2 3rd floor Plan
Scale: 1:100

3rd Floor - Areas - Included:				
Floor	Unit	Unit Type	Area (sq m)	Area (sq ft)
3rd Floor Plan	301	1 bedroom	49.8 m ²	536 s.f.
	302	1 bedroom	51.7 m ²	556 s.f.
	303	1 bedroom	51.7 m ²	556 s.f.
	304	2 bedroom	70.2 m ²	756 s.f.
	305	2 bedroom	71.4 m ²	768 s.f.
	306	2 bedroom	71.4 m ²	768 s.f.
	307	1 bedroom	55.9 m ²	602 s.f.
	308	1 bedroom	55.9 m ²	602 s.f.
	309	1 bedroom	55.9 m ²	602 s.f.
Total:			533.9 m²	5,747 s.f.

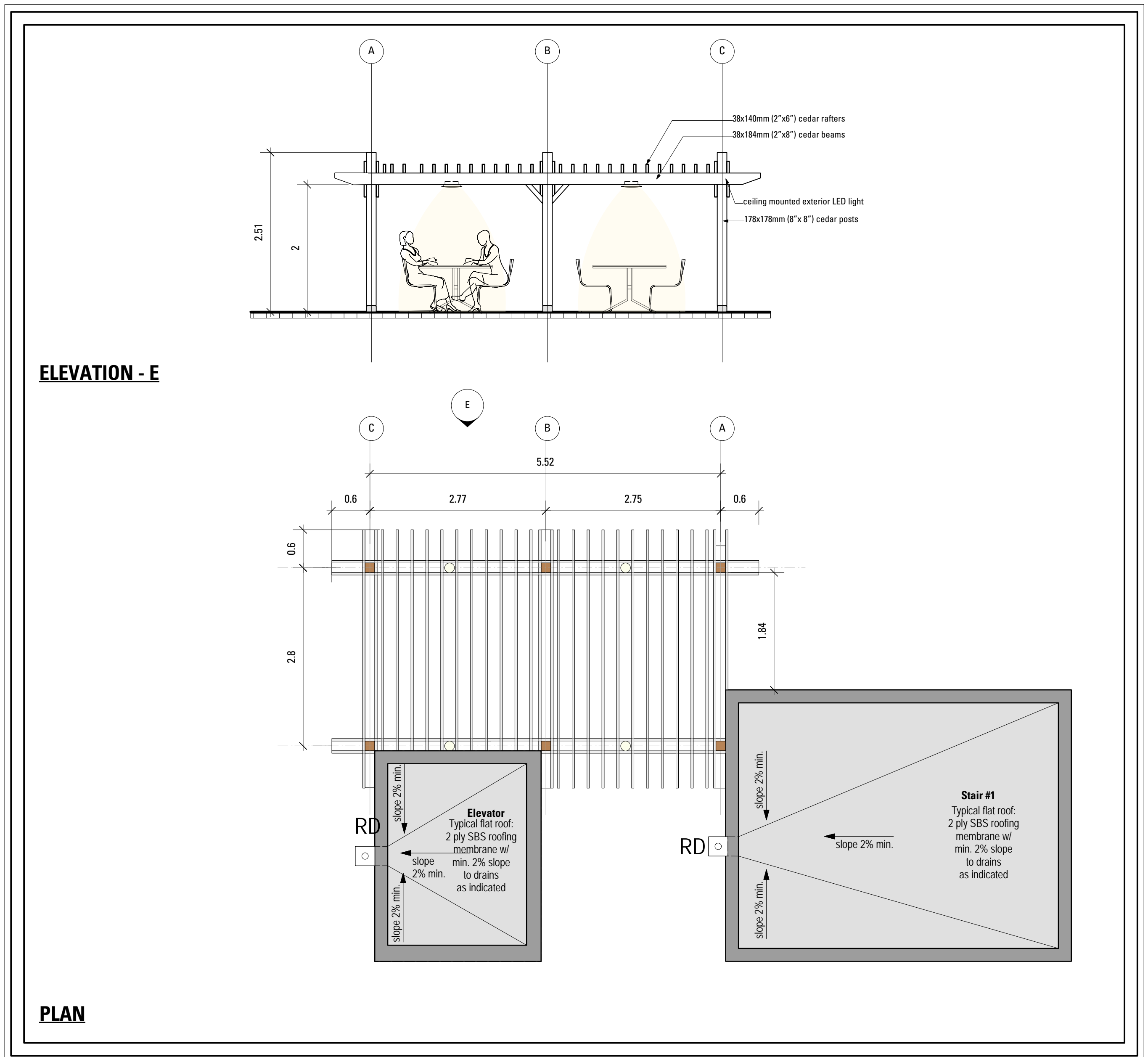
Area Legend	
[Grey Box]	Balcony
[Dark Grey Box]	Roof Deck
[Light Yellow Box]	Residential Circulation
[Light Blue Box]	Residential Unit - 1 bedroom
[Light Green Box]	Residential Unit - 2 bedroom
[Light Orange Box]	Bike room & Service



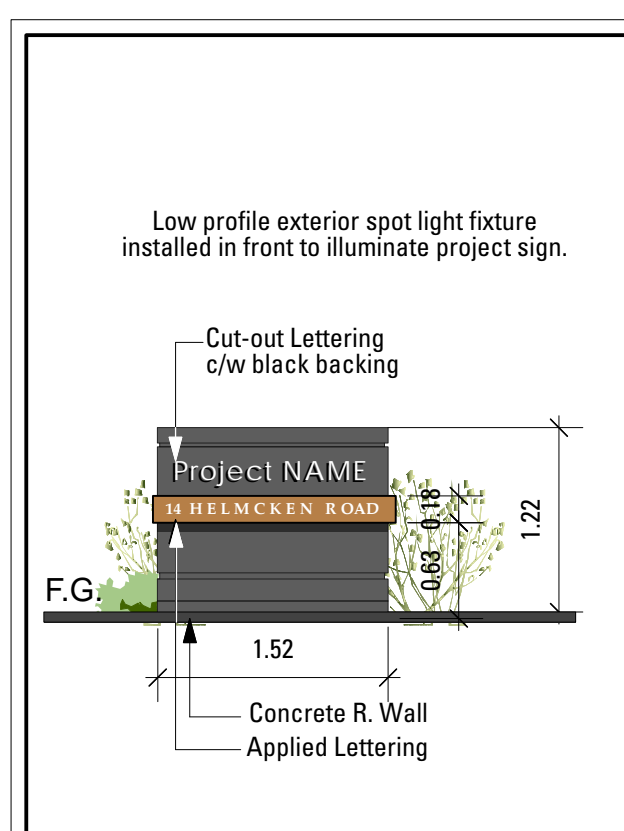
1 Roof Plan
Scale: 1:100

Area Legend

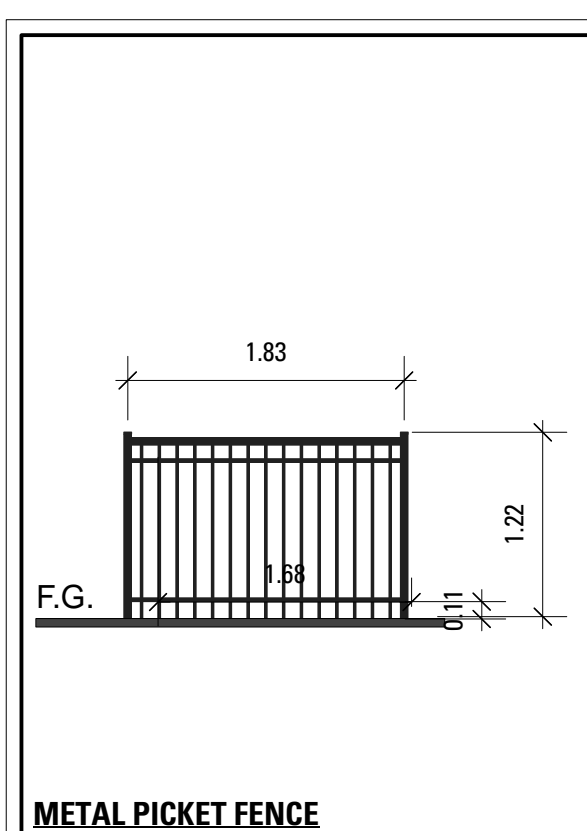
- Roof garden / Regular Paving Slab 18x18
- Butterfly Sheet Metal Roofing
- Flat roof
- Rain drain pipe
- Mechanical unit / air supply
- Line of Corridor below



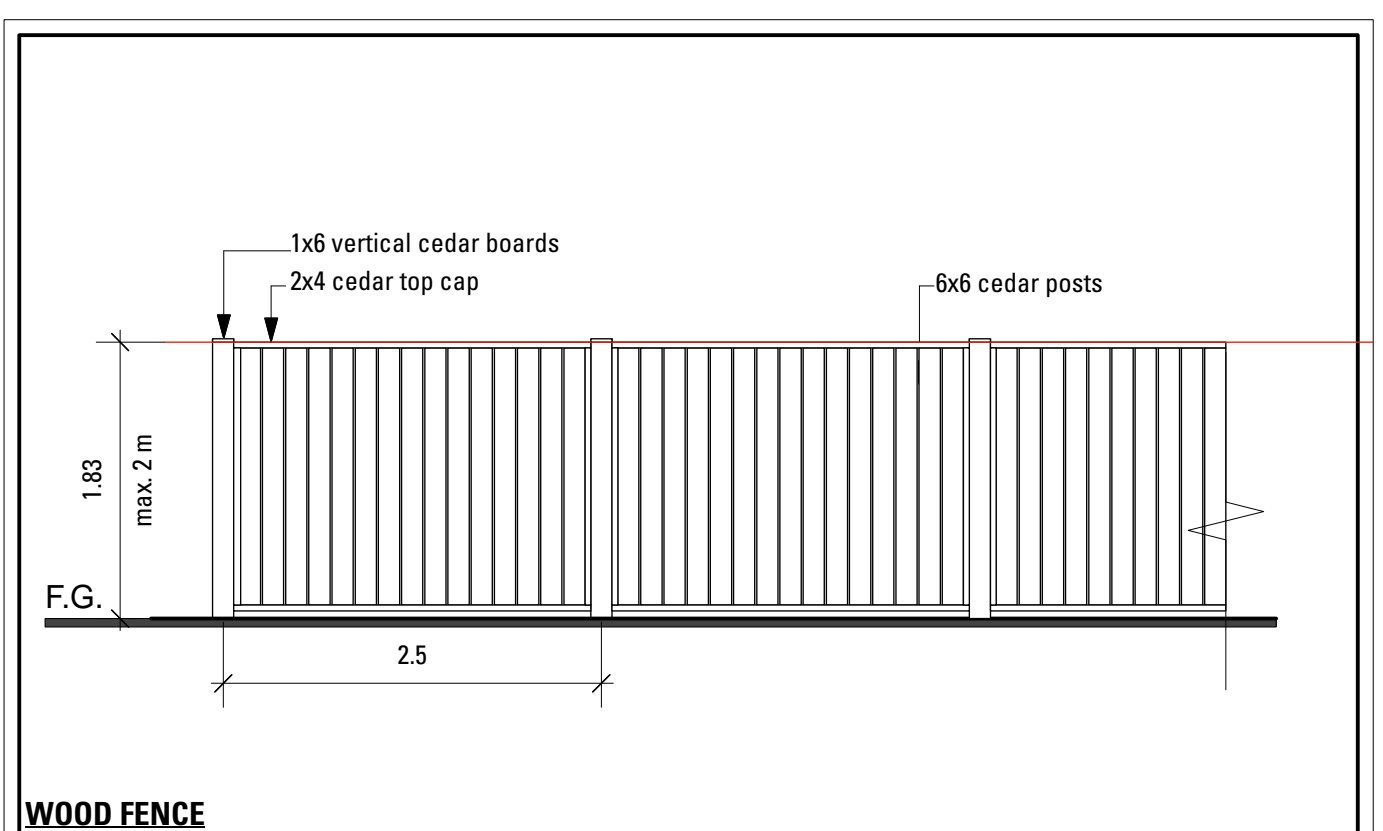
PERGOLA @ ROOF
Scale: 1:50



PROJECT SIGN
Scale: 1:50



METAL PICKET FENCE
Scale: 1:50



WOOD FENCE
Scale: 1:50



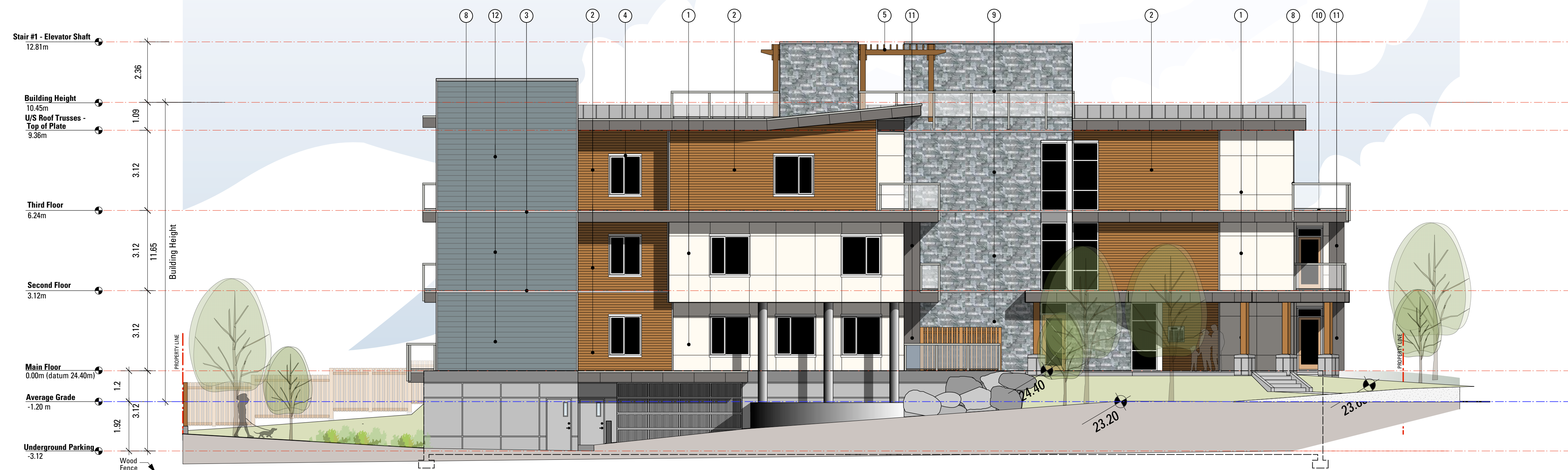
North Elevation - Helmcken Road
scale : 1 : 100m



East Elevation - Camden Avenue
scale : 1 : 100m

EXTERIOR APPLICATION COLOR LEGEND

1	Fibre Cement Siding Smooth Panel BM 2148-60 'Timid White'
2	Fibre Cement Siding 5" Exposure Horizontal Siding - Painted BM 2161-30 'Dark Mustard'
3	Cross Cavity Pre-finished Metal Flashing 'Galvalume'
4	Windows White Vinyl
5	Cedar Trellis, / Lattice / Fencing 'Natural' Semi-Transparent Stain
6	Fiberglass Exterior Deck and Entry Doors BM 2161-30 'Dark Mustard'
7	Concrete wall
8	Deck, Roof & Stair Railing Pre-Finished Aluminium 'Gray' Aluminium
9	Stone Cladding Natural Stone Veneer K2 Stone 'Spring Valley' Ledge Stone Veneer
10	Cap Flashing Pre-finished Metal Flashing 'Weathered Zinc'
11	Fibre Cement Siding Smooth Panel BM 2124-10 'Wrought Iron'
12	Fibre Cement Siding Smooth Panel BM 2129-40 'Normandy'



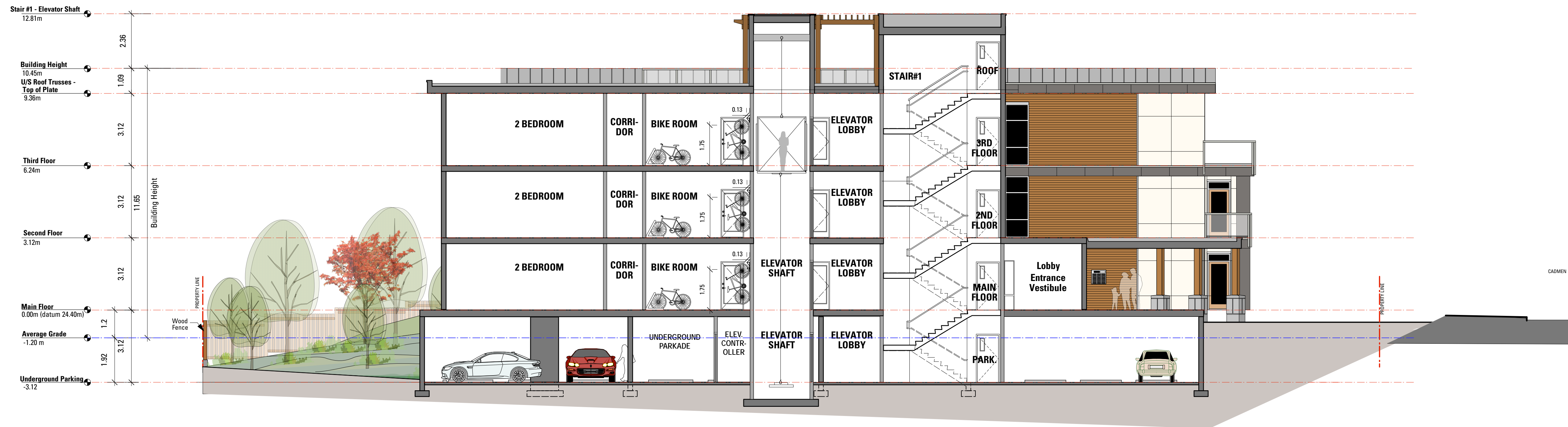
South Elevation
scale : 1 : 100m



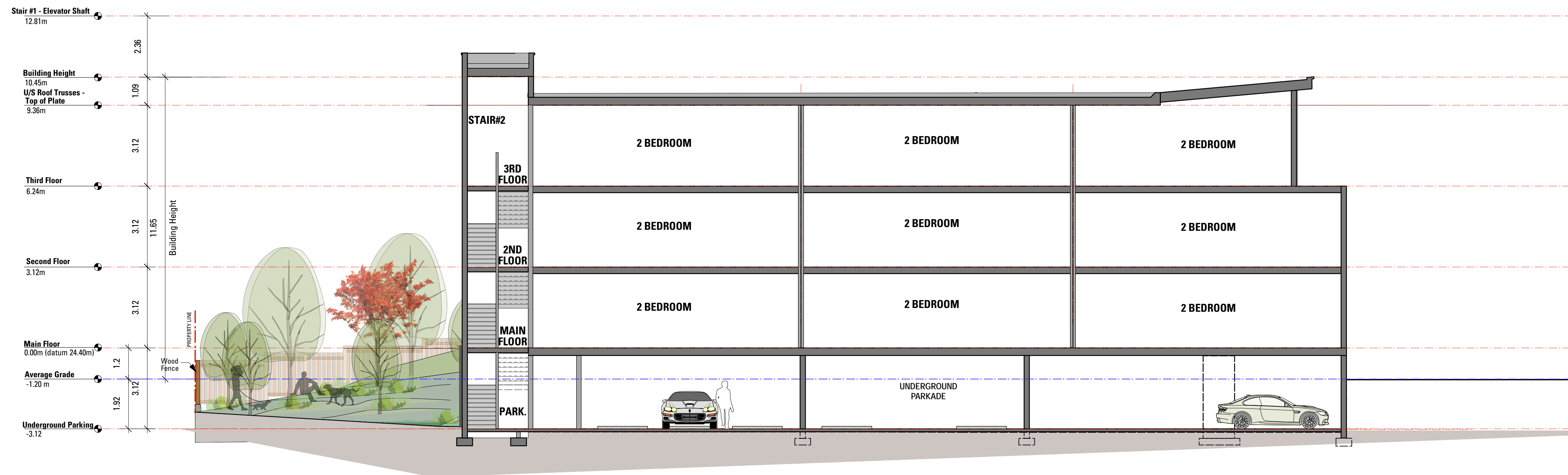
West Elevation
scale : 1 : 100m

EXTERIOR APPLICATION COLOR LEGEND

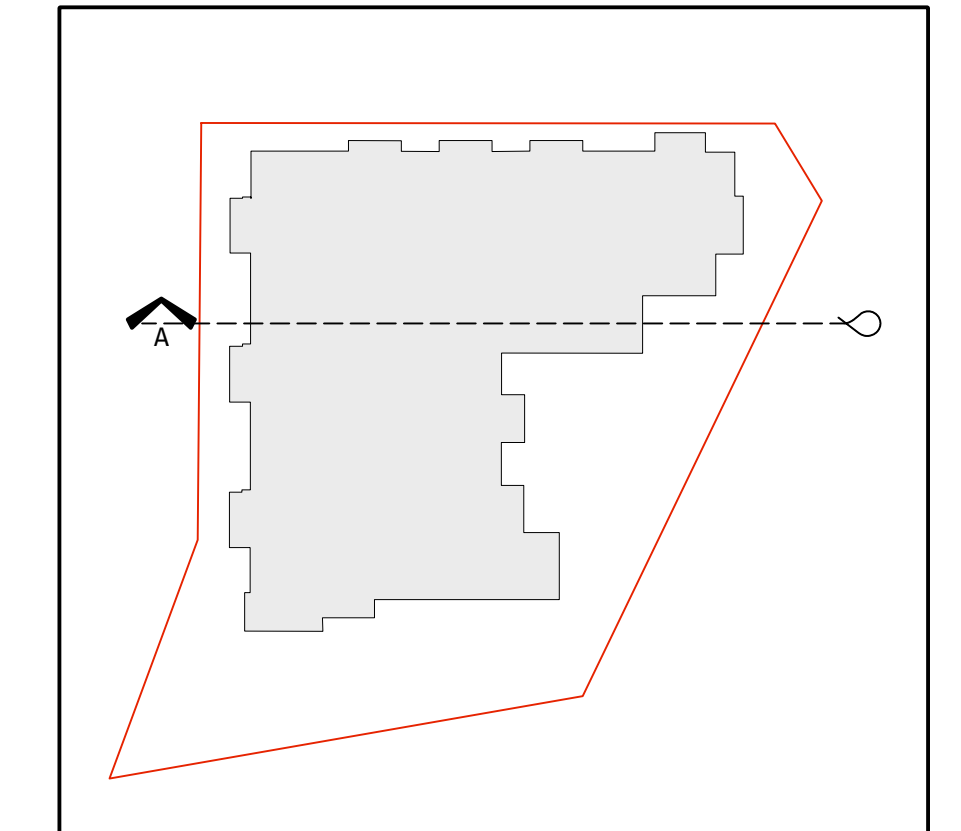
1	Fibre Cement Siding Smooth Panel BM 2148-60 'Timid White'
2	Fibre Cement Siding 5" Exposure Horizontal Siding - Painted BM 2161-30 'Dark Mustard'
3	Cross Cavity Pre-finished Metal Flashing 'Galvalume'
4	Windows White Vinyl
5	Cedar Trellis, / Lattice / Fencing 'Natural' Semi-Transparent Stain
6	Fiberglass Exterior Deck and Entry Doors BM 2161-30 'Dark Mustard'
7	Concrete wall
8	Deck, Roof & Stair Railing Pre-Finished Aluminium 'Gray' Aluminium
9	Stone Cladding Natural Stone Veneer K2 Stone 'Spring Valley' Ledge Stone Veneer
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11	Fibre Cement Siding Smooth Panel BM 2124-10 'Wrought Iron'
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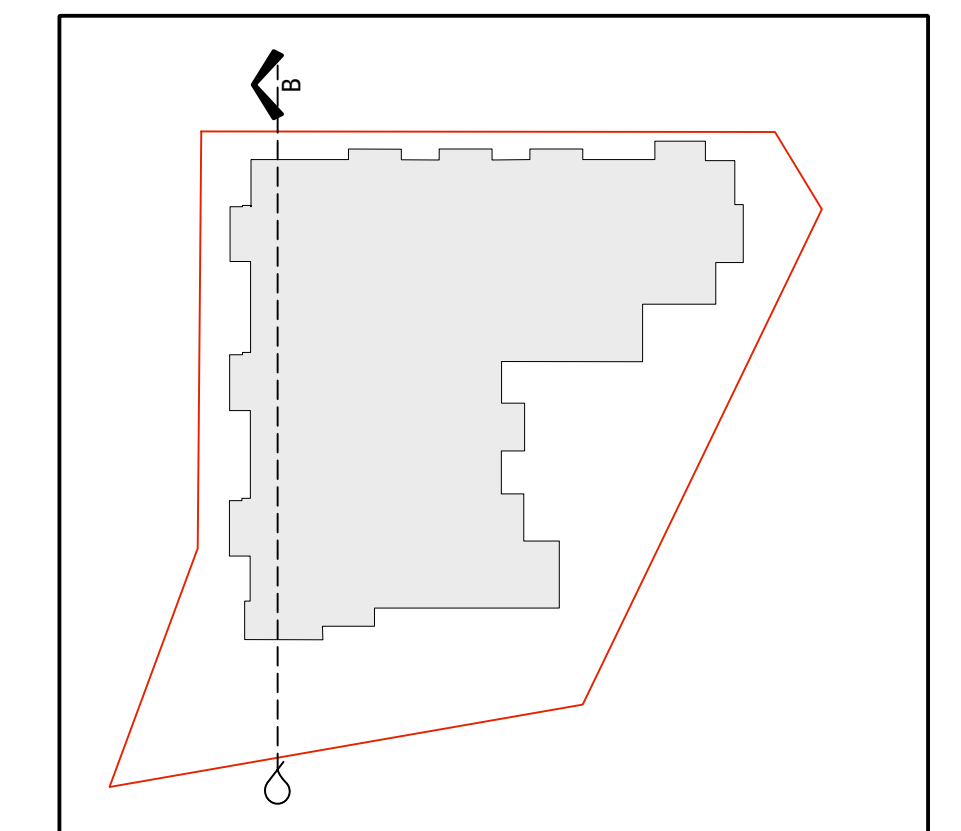
SECTION A
scale : 1 : 100m



SECTION B
scale : 1 : 100m



KEY PLAN



KEY PLAN