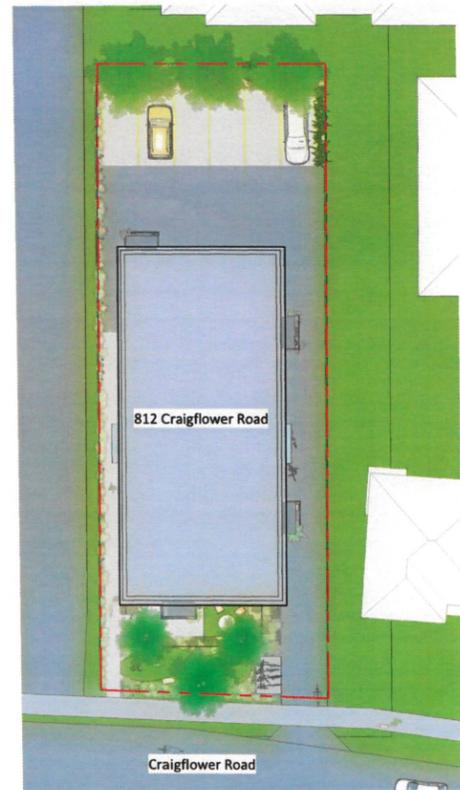


812 CRAIGFLOWER ROAD

TOWNSHIP OF ESQUIMALT, VICTORIA, B.C.

Application for Rezoning & Development Permit

LEGAL ADDRESS: SITE PLAN OF LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 5648 PID: 005-987-164



1 Site Key Plan
1:1

OWNER

Lapis Homes
1560 Oakland Avenue
Victoria, B.C. V8T 2I2
250 413 7121

Contact: Ryan Jabs

ARCHITECT

Christine Lintott Architect Inc.
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
250 388 1969

Contact: Christine Lintott

CIVIL

Calid Services Ltd.
Suite 207, 2750 Quadra St.
Victoria, B.C. V8T 4E8
250 388 6919

Contact: Gary Corrothers

LANDSCAPE

Biophilia
1608 Camosun St.
Victoria, B.C. V8T 3E6
250 590 1156

Contact: Bianca Bodley

SURVEY

Apex Land Surveying Ltd.
#101 - 630 Goldstream Ave.
Victoria, B.C. V9B 2W8
250 391 6708

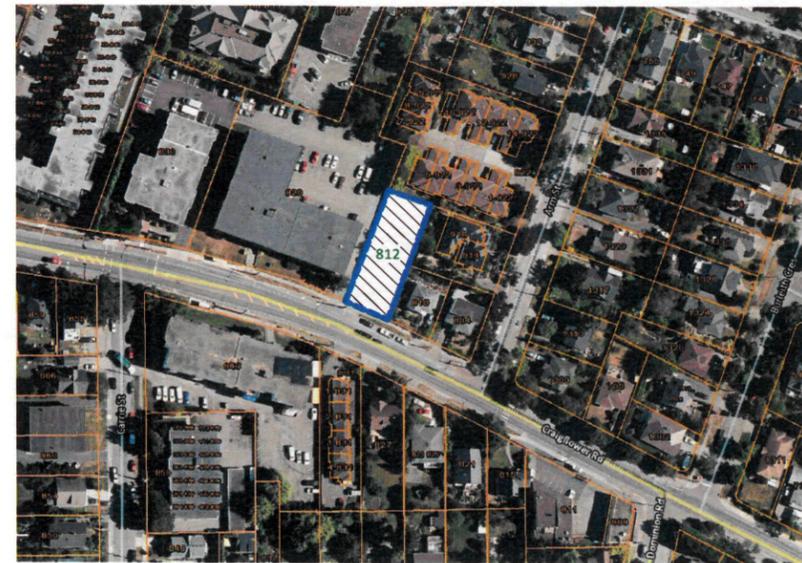
Contact: -

Building Code Analysis

NO.	ITEM	DESCRIPTION	REFERENCES
GENERAL INFORMATION			
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENO. <input type="checkbox"/> TENANT IMPROVEMENT	-
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	DVA - 1.3.2, 1.3.3, 1.3.4.
4	OCCUPANCY CLASSIFICATION	<input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	9.10.2.1
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.2.5
6	FIREWALLS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.1.1
7	OCCUPANT LOAD	25 TOTAL (ALL STOREYS) ROOM OCCUPANCY AREA (m ²) UNIT OCCUPANT OCCUPANTS 1 Bedroom (6) Group C N/A 2 12 2 Bedroom (2) Group C N/A 4 8 3 Bedroom (1) Group C N/A 4 4 Batholer (1) Group C N/A 1 1 TOTAL 25	9.9.1.3
8	BUILDING AREA (m ²)	≤ 600 REQUIRED 204 PROPOSED	DIV. A - 1.3.3.3, 1.4.1.2.
9	GRADE ELEVATION (m, GEODETIC)	98.5	1.4.1.2.
10	BUILDING HEIGHT (STOREYS)	9.98	9.10.4.1, 9.10.6.
11	NUMBER OF STREETS FACING	1	1.4.1.2.
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.18.2.
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.4.1.
14	MEZZANINES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.8.5.
16	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.6.
17	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	MINIMUM RATING (LOAD-BEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY): 1 FLOORS <input type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> EXCEPT FLOORS OVER CRAWLSPACES	9.10.8.
CONSTRUCTION CLASSIFICATION (RESIDENTIAL) GROUP C, UP TO 3 STOREYS, SPRINKLERED			
24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.1.4, 3.1.5.
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (INDUS.): (4) FLOOR <input type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF <input checked="" type="checkbox"/>	3.1.7.
26	BUILDING HEIGHT (IN STOREYS)	3 PERMITTED 3 PROPOSED	3.1.7.
27	BUILDING AREA (m ²)	1,800 MAXIMUM 747 PROPOSED	3.2.2.51.(1)(b)(iv)
STAIRS, RAMPS, HANDRAILS AND GUARDS			
27	STAIR WIDTH (mm)	EXIT OR PUBLIC STAIRS: <input checked="" type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED SERVING A SINGLE DWELLING UNIT: <input type="checkbox"/> ≥ 860 REQUIRED	9.8.2.1.
28	HEIGHT OVER STAIRS AND LANDINGS (mm)	TYPICAL: <input checked="" type="checkbox"/> ≥ 2050 REQUIRED <input type="checkbox"/> ≥ 1950 REQUIRED SERVING A SINGLE DWELLING UNIT: <input type="checkbox"/> ≥ 2050 REQUIRED	9.8.2.2, 9.8.6.4.
29	STEP DIMENSIONS (mm)	RISE, PUBLIC STAIR: <input checked="" type="checkbox"/> 125 - 180 REQUIRED <input type="checkbox"/> 125 - 200 REQUIRED RUN, PUBLIC STAIR: <input checked="" type="checkbox"/> ≥ 280 REQUIRED <input type="checkbox"/> ≥ 255 - 355 REQUIRED RISE, PRIVATE STAIR: <input type="checkbox"/> 125 - 180 REQUIRED <input type="checkbox"/> 125 - 200 REQUIRED RUN, PRIVATE STAIR: <input type="checkbox"/> ≥ 280 REQUIRED <input type="checkbox"/> ≥ 255 - 355 REQUIRED	9.8.4.1, 9.8.4.2.
30	TREAD NOSINGS (mm)	TYPICAL: <input checked="" type="checkbox"/> 6 - 14 REQUIRED <input type="checkbox"/> ≥ 9 REQUIRED RESIDENT TREAD RADII: <input type="checkbox"/> ≥ 9 REQUIRED	9.8.4.8.
31	TACTILE WARNING STRIPS ¹	<input checked="" type="checkbox"/> SURFACE INDICATORS AT TOP OF STAIR FLIGHTS PER 3.8.8.2. ¹ NOT REQUIRED AT STAIRS SERVING 2 DWELLING UNITS OR EXIT STAIRS NOT USED FOR ACCESS	9.8.6.5.
32	RAMPS	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.8.5.
33	LANDINGS (mm)	WIDTH, PUBLIC STAIR: <input checked="" type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED LENGTH, PUBLIC STAIR: <input checked="" type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED WIDTH, PRIVATE STAIR: <input type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED LENGTH, PRIVATE STAIR: <input type="checkbox"/> ≥ 900 REQUIRED <input type="checkbox"/> ≥ 860 REQUIRED	9.8.6.3, 9.8.2.1.

DP Sheet List

Sheet Number	Sheet Name
000 - General	
A0.00	Cover Sheet
100 - Site Info	
A1.00	Site Plan
A1.01	Survey Plan
A1.02	Solar Shadow Study
A1.03	Fire Department Site Plan
A1.04	Fire Department Context Plan
200 - Floor Plans	
A2.00	Overall Floor Plans
300 - Elevations	
A3.00	Elevations
A3.01	Spatial Separation
400 - Building Sections	
A4.00	Building Sections



4 Site Context
1:1

Property Data

PROJECT DESCRIPTION	THIS IS A NEW COMBUSTIBLE BUILDING CONSISTING OF 10 RENTAL UNITS.
CIVIC ADDRESS	812 CRAIGFLOWER ROAD, VICTORIA, BC V9A 2W9
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	005-987-164
LEGAL DESCRIPTION	LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 5648
AUTHORITY HAVING JURISDICTION	THE TOWNSHIP OF ESQUIMALT
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

ZONING BYLAW ANALYSIS

	Existing Requirement	Proposed Rezoning
Zone	RS-1	CD-157 - Site Specific Zone
Lot Area	≥ 530 m ² (773 m ² existing)	≥ 770 m ² (where created by subdivision)
Total Floor Area	N/A	746 m ²
Commercial Floor Area	N/A	N/A
Floor Space Ratio	1.5 : 1 (Maximum)	≤ 0.78 : 1 (600.4 m ² / 773 m ²)
Number Accessory Buildings	1 (Maximum)	0
Number Multiple Dwellings	N/A	10
Lot Coverage %	30 %	40.9 % (315.9 m ² / 773 m ²)
Usable Open Space %	≥ 7.5 % (≥ 57.98 m ²)	4.2 % (32.66 m ² / 773 m ²)
Principal Building Height	≤ 7.3 m	≤ 10.7 m
Storeys	3 (Maximum)	-
Vehicle Parking	13 parking stalls (1.3 x 10 units)	1.0 per dwelling (10 on-site parking stalls, none permitted marked for visitor use)
Bicycle Parking	N/A	16 stalls (secure) + 6 Visitor = 22 Stalls

Building Setbacks - Proposed Zone CD-157

	Allowable	Proposed
Rear Yard (North)	7.5 m	13.6 m
Side Yard (East)	7.5 m	3.3 m (reduced by ≤ 1.3 m at balconies, and by ≤ 0.8 m at 1st storey canopy)
Side Yard (West)	7.5 m	1.8 m (reduced by ≤ 1.3 m at balconies, and by ≤ 0.7 m at 1st storey canopy)
Front Yard (South)	7.5 m	6.5 m (reduced by ≤ 1.3 m at balconies)

Residential Use Details

Total Number Units	N/A	10
Unit Type Breakdown	N/A	6 - 1 Bdrm., 2 - 2 Bdrm., 1 - 3 Bdrm., 1 - Bachelor
Ground Oriented Units	N/A	2
Minimum Floor Area	N/A	88 m ²
Total Residential Floor Area	N/A	579 m ²

AREAS SHOWN IN THIS TABLE ARE FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Area Schedule (F.S.R.)

Level	Name	Area	Included in FSR
Level 1	Bicycles	25.0 m ²	No
Level 1	Stairs L1	29.3 m ²	No
Level 1	Corridor L2	24.4 m ²	No
Level 2	Stair L2	27.5 m ²	No
Level 3	Circulation L3	24.4 m ²	No
Level 3	Stair L3	27.5 m ²	No
		158.0 m ²	
Level 1	Recycling & Refuse	9.9 m ²	Yes
Level 1	Suite 1	104.9 m ²	Yes
Level 1	Suite 2	34.8 m ²	Yes
Level 2	Suite 3	52.4 m ²	Yes
Level 2	Suite 4	52.6 m ²	Yes
Level 2	Suite 5	60.1 m ²	Yes
Level 2	Suite 6	60.3 m ²	Yes
Level 3	Suite 7	52.4 m ²	Yes
Level 3	Suite 8	52.6 m ²	Yes
Level 3	Suite 9	60.1 m ²	Yes
Level 3	Suite 10	60.3 m ²	Yes
		600.4 m ²	
		758.4 m ²	

UNIT BREAKDOWN

6 - 1 BEDROOM
2 - 2 BEDROOM
1 - 3 BEDROOM
1 - BACHELOR

TOTAL = 10 UNITS

Christine Lintott
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue Date

REZONING / D.P. JANUARY 11, 2022
REZONING / D.P. REVISION 1 MARCH 5, 2022
ESQUIMALT COMMENT RESPONSE JUNE 14, 2022

Revision

No.	Description	Date
1	REZONING & D.P.	5 APR 2022
2	REVISION COMMENT RESPONSE	14 JUN 2022



Consultant



Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Cover Sheet

Date 2022-06-15 12:50:24 PM

Drawn by JJ

Checked by CLA

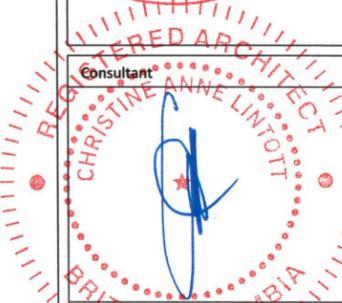
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Issue	Date
REZONING / D.P.	JANUARY 11, 2022
REZONING / D.P. REVISION 1	MARCH 5, 2022
ESQUIMALT COMMENT RESPONSE	JUNE 14, 2022

Revision No.	Description	Date
1	REZONING & D.P.	5 APR 2022
2	REVISION 1 COMMENT RESPONSE	14 JUN 2022



Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Site Plan

Date 2022-06-14 6:46:32 PM

Drawn by CLA

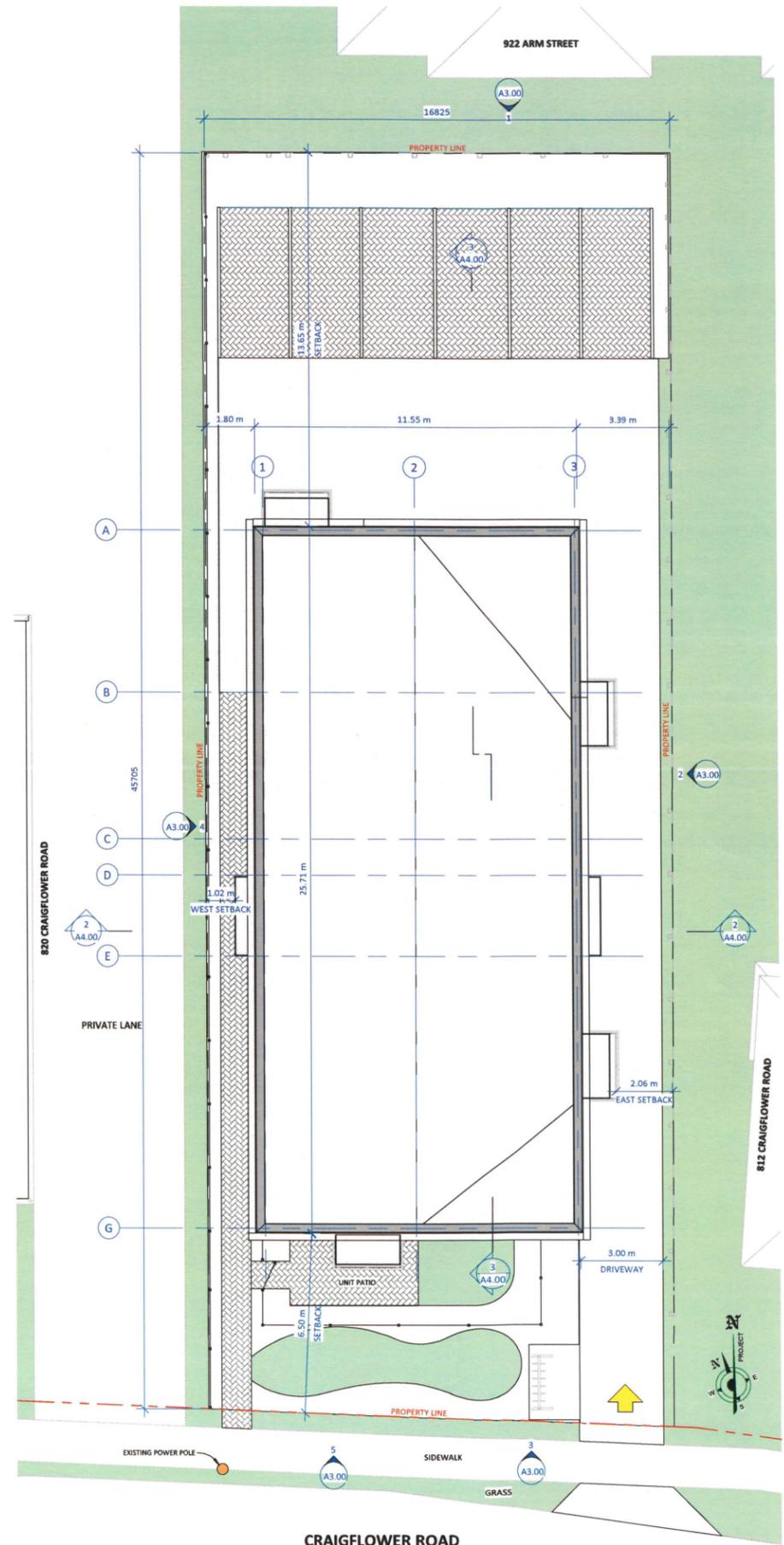
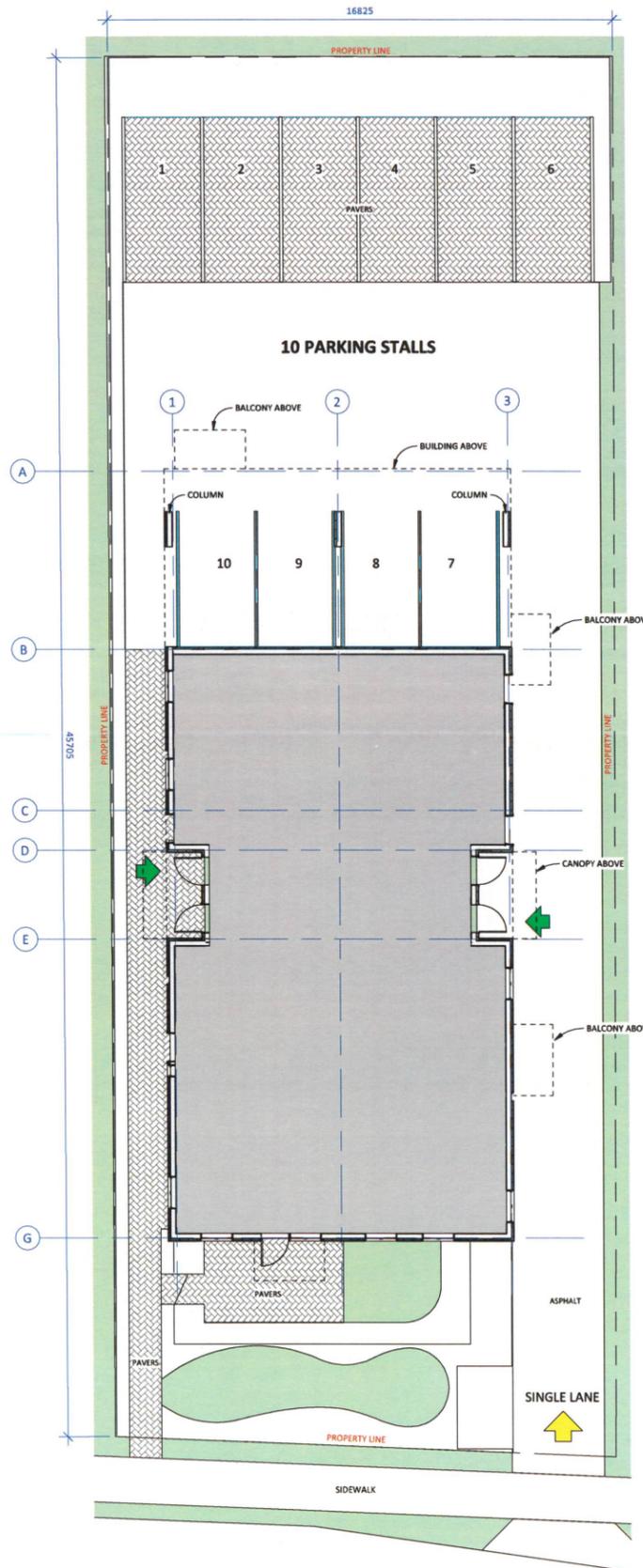
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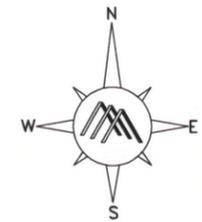
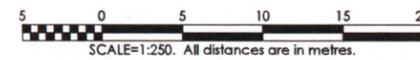
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Building Code Analysis

NO.	ITEM	DESCRIPTION	REQUIREMENTS	REFERENCE(S)
GENERAL INFORMATION				
1	PROJECT TYPE	NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENOV. <input type="checkbox"/> TENANT IMPROVEMENT <input type="checkbox"/>	-	-
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-	-
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C	DIV. A - 1.3.3, 1.3.3.1, 1.3.4, 1.3.4.1	
4	OCCUPANCY CLASSIFICATION	C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	9.10.2.1	
5	MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.2.5	
6	FIREWALL(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.11	
7	OCCUPANT LOAD	25 TOTAL (ALL STOREYS) ROOM OCCUPANCY AREA (m ²) UNIT OCCUPANT OCCUPANTS 1 Bedroom (6) Group C N/A 2 12 2 Bedroom (2) Group C N/A 4 8 3 Bedroom (1) Group C N/A 4 4 Bathchelor (1) Group C N/A 1 1 TOTAL 25	9.9.1.3	
8	BUILDING AREA (m ²)	≤ 600 REQUIRED 204 PROPOSED	DIV. A - 1.3.3.3, 1.4.1.2	
9	GRADE ELEVATION (m, GEODETIC)	19.5	1.4.1.2	
10	BUILDING HEIGHT (STOREYS)	9.98	1.4.1.2, 9.10.4	
11	NUMBER OF STREETS FACING	1	1.4.1.2	
12	FIRE ALARM & DETECTION SYSTEM	REQUIRED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	9.10.18.2	
13	AUTOMATIC SPRINKLER SYSTEM	REQUIRED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	9.10.4.1	
14	MEZZANINE(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.9.5	
15	INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.9.5	
16	CONSTRUCTION TYPE(S)	COMBUSTIBLE: PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/> NON-COMBUSTIBLE: PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	9.10.6	
17	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.B., IN HOURS)	MINIMUM RATING (LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY): 1 FLOORS <input type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF <input type="checkbox"/> EXCEPT FLOORS OVER CRAWLSPACES	9.10.8	
CONSTRUCTION CLASSIFICATION (RESIDENTIAL)				
24	CONSTRUCTION TYPE(S)	COMBUSTIBLE: PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/> NON-COMBUSTIBLE: PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.2.54, 3.1.4, 3.1.5	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS): 45 FLOOR <input type="checkbox"/> MEZZANINE <input type="checkbox"/> 45 ROOF <input type="checkbox"/>	3.1.7	
26	BUILDING HEIGHT (IN STOREYS)	1 PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/>	3.2.2.51.(1)(c)(iv)	
27	BUILDING AREA (m ²)	1,800 MAXIMUM 747 PROPOSED	3.2.2.51.(1)(c)(iv)	
STAIRS, RAMPS, HANDRAILS AND GUARDS				
27	STAIR WIDTH (mm)	EXIT OR PUBLIC STAIRS: SERVING A SINGLE DWELLING UNIT: ≥ 900 REQUIRED ≥ 860 REQUIRED	9.8.2.1	
28	HEIGHT OVER STAIRS AND LANDINGS (mm)	TYPICAL: SERVING A SINGLE DWELLING UNIT: ≥ 2050 REQUIRED ≥ 1950 REQUIRED	9.8.2.2, 9.8.6.4	
29	STEP DIMENSIONS (mm)	RISE, PUBLIC STAIR: 125 - 180 REQUIRED RISE, PRIVATE STAIR: 125 - 200 REQUIRED RUN, PUBLIC STAIR: ≥ 280 REQUIRED RUN, PRIVATE STAIR: 255 - 355 REQUIRED	9.8.4.1, 9.8.4.2	
30	TREAD NOSINGS (mm)	TYPICAL RADIUS: RESILIENT TREAD RADIUS: 6 - 14 REQUIRED ≥ 3 REQUIRED	9.8.4.8	
31	TACTILE WARNING STRIPS ¹	SUBRACK INDICATORS AT TOP OF STAIR FLIGHTS PER 3.8.3.1: NOT REQUIRED AT STAIRS SERVING ≤ 2 DWELLING UNITS OR EXIT STAIRS NOT USED FOR ACCESS REQUIRED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	9.8.6.5	
32	RAMPS	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A <input type="checkbox"/>	9.8.5	
33	LANDINGS (mm)	WIDTH, PUBLIC STAIR: ≥ 900 REQUIRED LENGTH, PUBLIC STAIR: ≥ 900 REQUIRED WIDTH, PRIVATE STAIR: ≥ 860 REQUIRED LENGTH, PRIVATE STAIR: ≥ 860 REQUIRED	9.8.6.3, 9.8.2.1	



**SITE PLAN OF LOT 2, SECTION 10,
ESQUIMALT DISTRICT, PLAN 5648.**



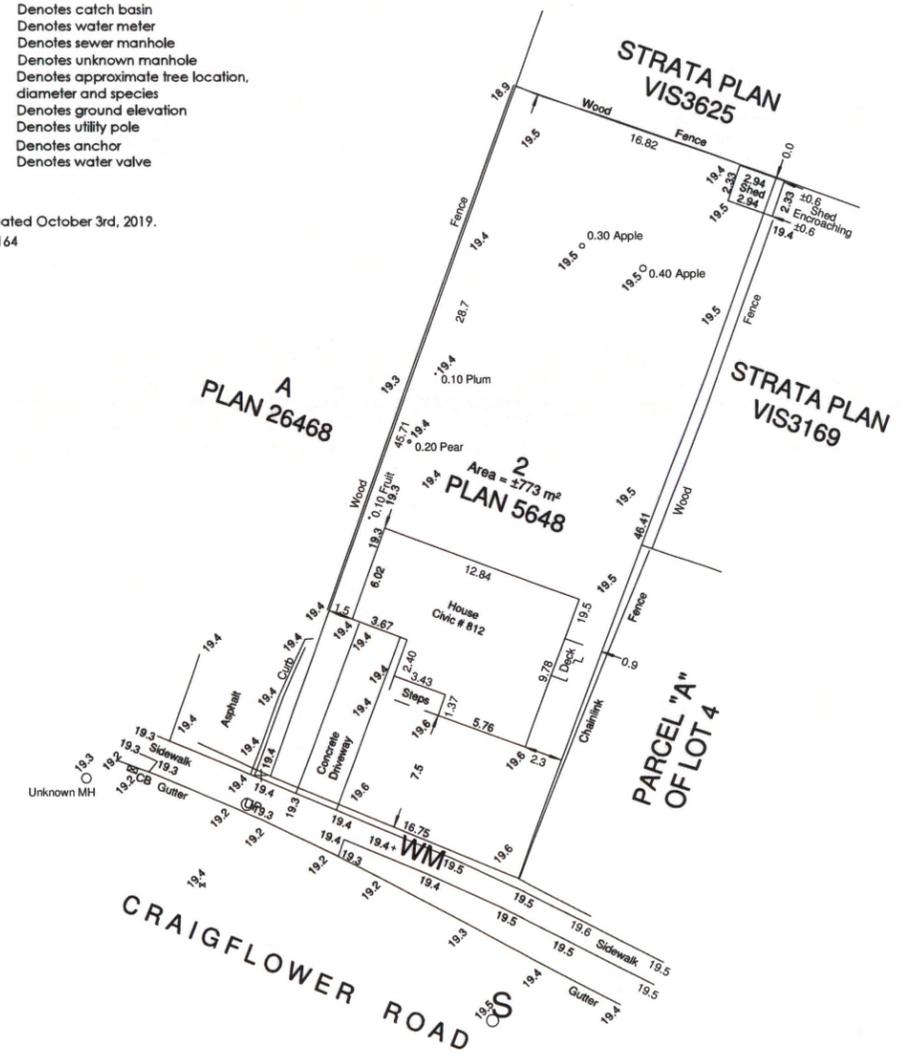
NOTE:
Lot dimensions shown are based upon Plan VIP59660.
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 23-19 (Elevation=19.39m) and 84H0233 (Elevation=20.05m).

This plan is for building design & permit purposes only and is for the exclusive use of our client.
This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

- BM Denotes catch basin
- WM Denotes water meter
- Denotes sewer manhole
- Denotes unknown manhole
- 0.40 Apple Denotes approximate tree location, diameter and species
- 19.5 Denotes ground elevation
- UP Denotes utility pole
- ⊕ Denotes anchor
- ⊕ Denotes water valve

Field survey dated October 3rd, 2019.
PID: 005-987-164



Apex Land Surveying Ltd.
In affiliation with Summit Land Surveying
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

23-JABS-SP October 9, 2019

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Christine Lintott Architects Inc.



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Issue	Date
REZONING / D.P.	JANUARY 11, 2022
REZONING / D.P. REVISION 1	MARCH 5, 2022
ESQUIMALT COMMENT RESPONSE	JUNE 14, 2022

Revision

No.	Description	Date
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Consultant

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Survey Plan

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Drawn by	Author
Checked by	Checker

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Scale 1 : 200

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Issue Date

REZONING / D.P. JANUARY 11, 2022
REZONING / D.P. REVISION 1 MARCH 5, 2022
ESQUIMALT COMMENT RESPONSE JUNE 14, 2022

Revision JUN 15 2022
No. Description Date

CORP OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

REGISTERED ARCHITECT
CHRISTINE ANNE LINTOTT

BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Solar Shadow Study

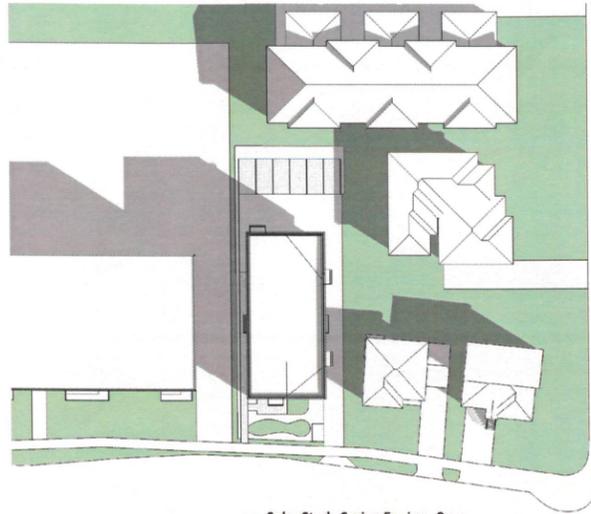
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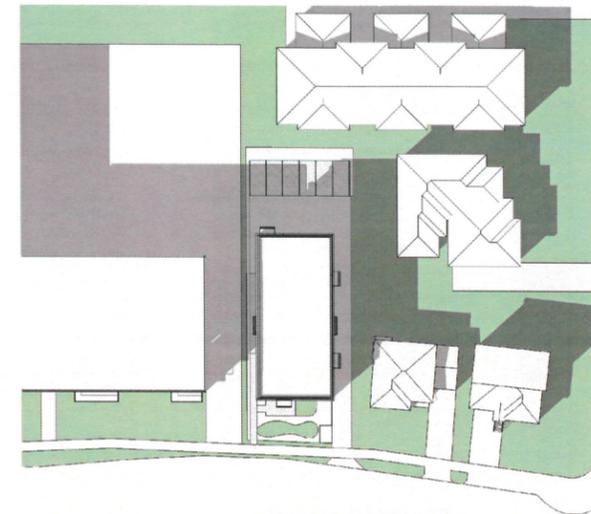
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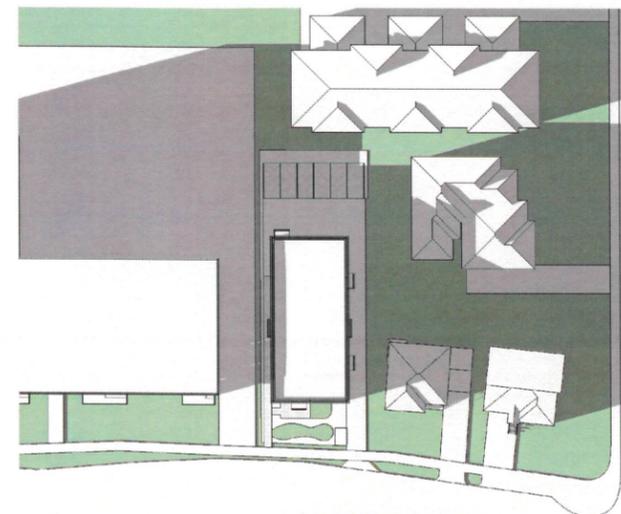
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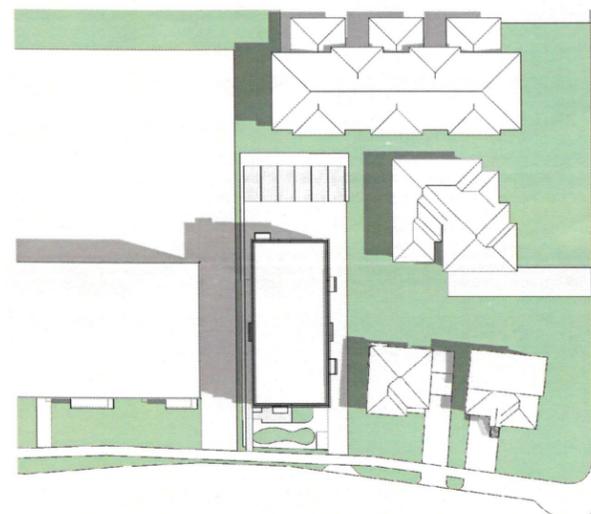
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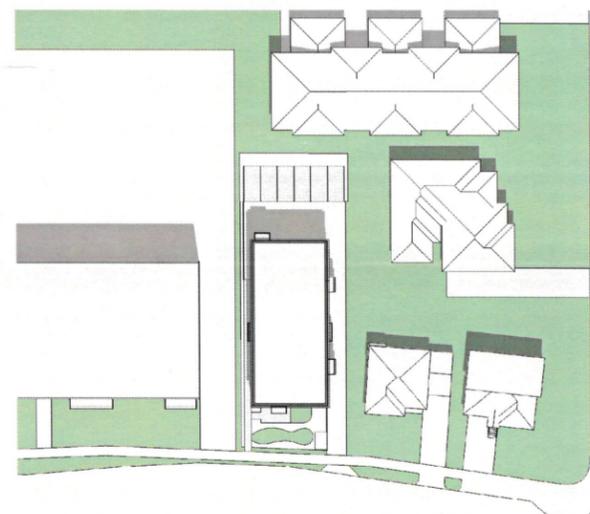
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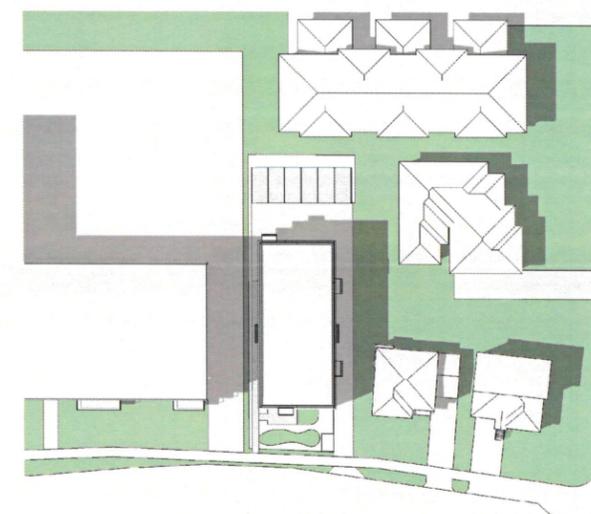
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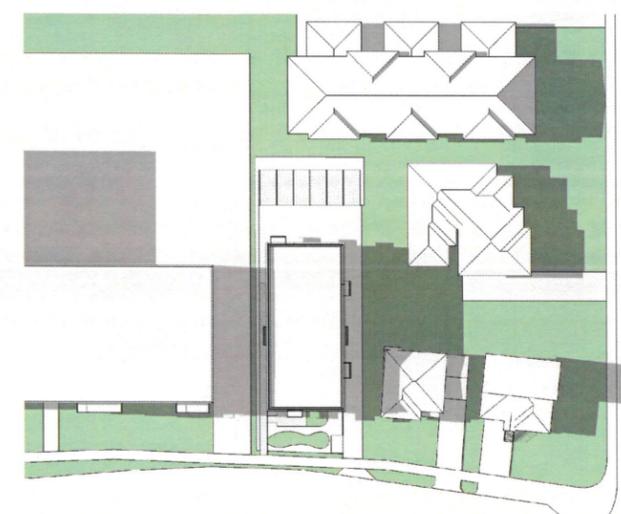
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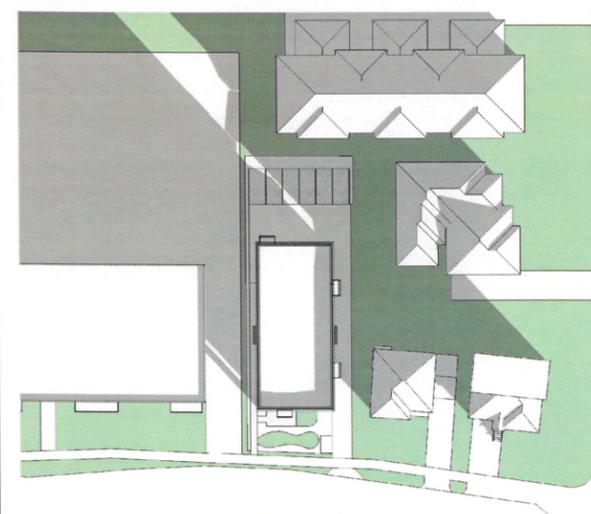
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1 : 500



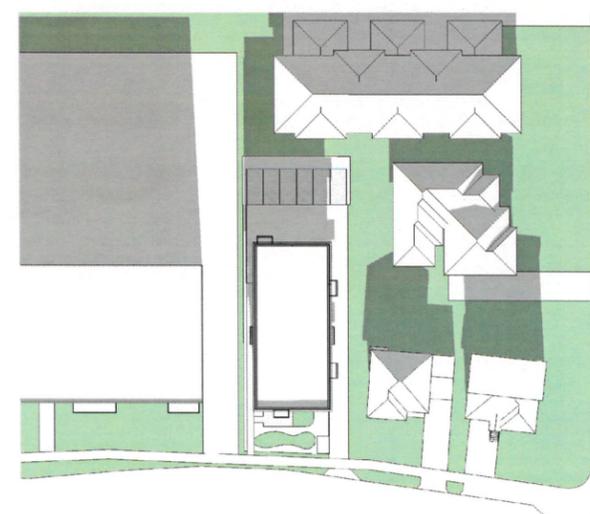
6 Solar Study Summer Equinox 3pm
1 : 500



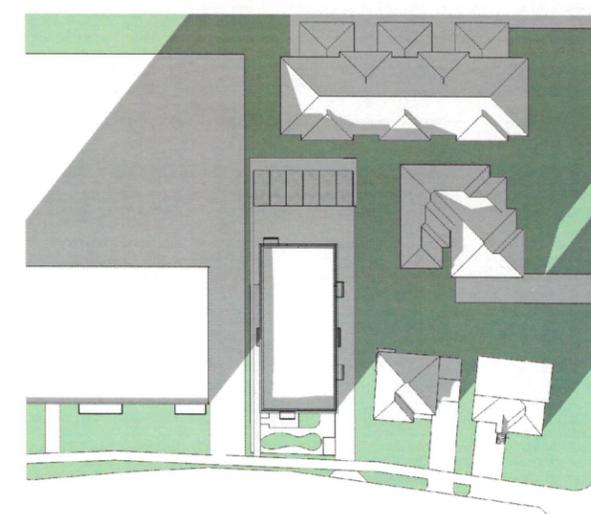
11 Solar Study Summer Equinox 5pm
1 : 500



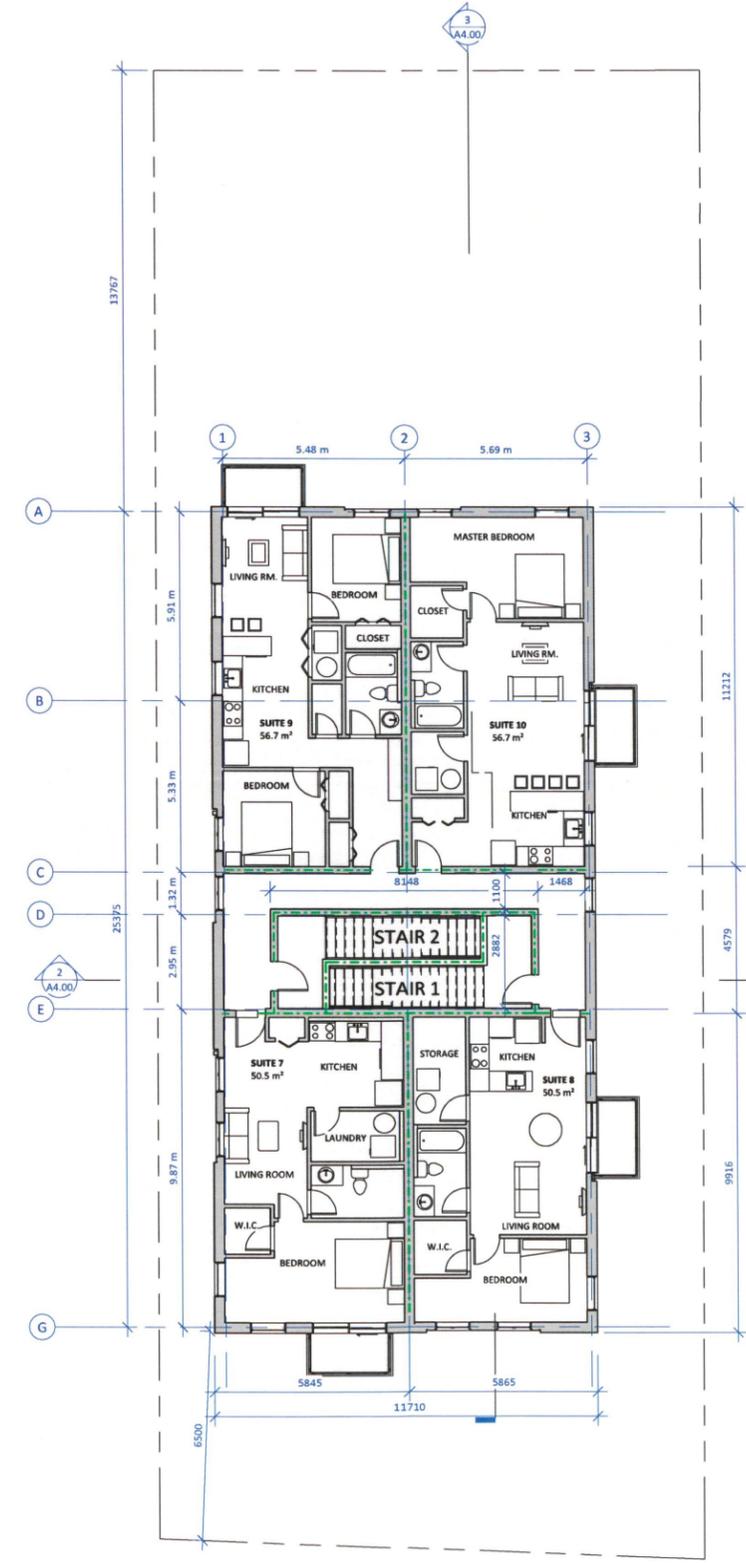
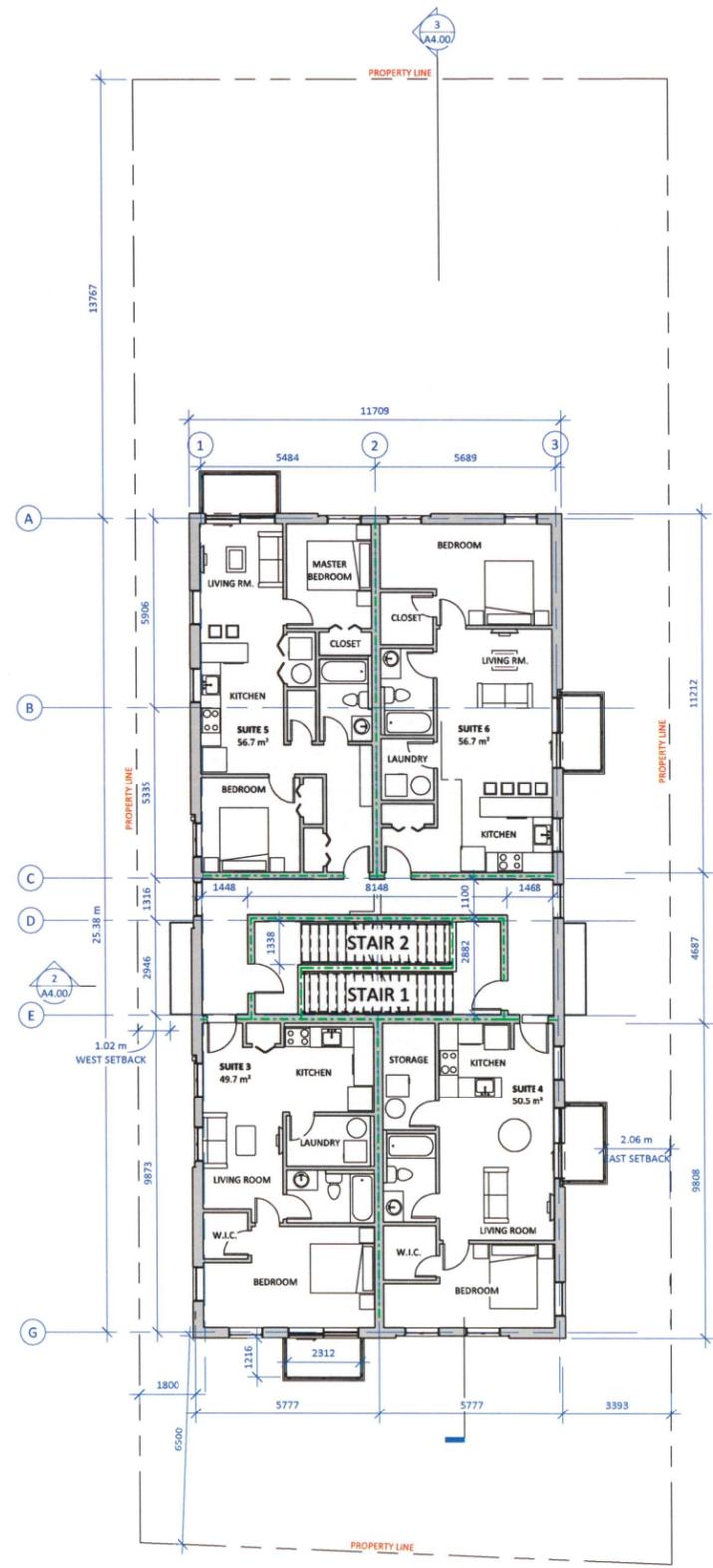
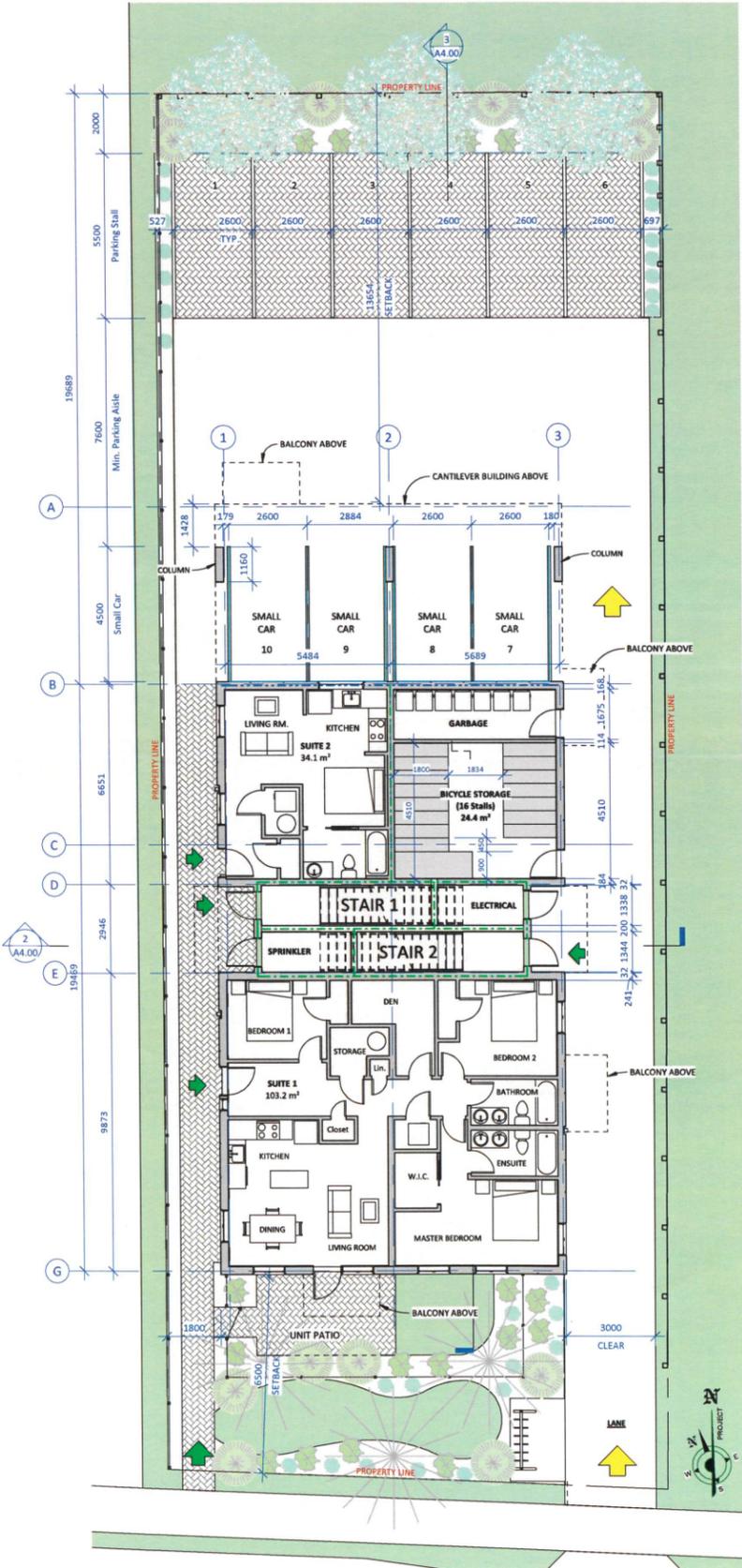
7 Solar Study Winter Equinox 9am
1 : 500



8 Solar Study Winter Equinox 12pm
1 : 500



9 Solar Study Winter Equinox 3pm
1 : 500

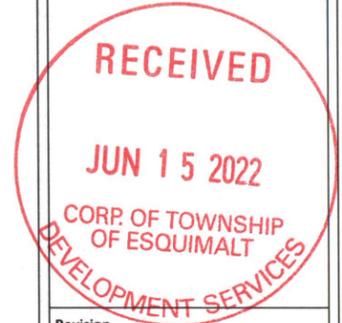


F.R.R. LINE LEGEND

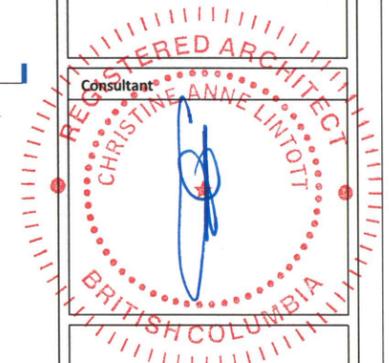
- 1 HR F.R.R. FIRE SEPARATION
- 2 HR F.R.R. FIRE SEPARATION

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Issue	Date
REZONING / D.P.	JANUARY 11, 2022
REZONING / D.P. REVISION 1	MARCH 5, 2022
ESQUIMALT COMMENT RESPONSE	JUNE 14, 2022



Revision No.	Description	Date
1	REZONING & D.P. REVISION 1	5 APR 2022
2	COMMENT RESPONSE	14 JUN 2022



Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

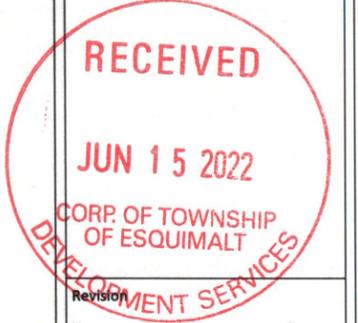
Overall Floor Plans

Date	2022-06-14 6:48:51 PM
Drawn by	CLA
Checked by	CLA

A2.00

Scale: As indicated

Issue	Date
REZONING / D.P.	JANUARY 11, 2022
REZONING / D.P. REVISION 1	MARCH 5, 2022
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2	COMMENT RESPONSE	14 JUN 2022



Lapis Homes

812 Craigflower Rd.,
 Victoria, B.C.

Elevations

Date	2022-06-15 12:52:14 PM
Drawn by	CLA
Checked by	CLA

A3.00

Scale As indicated

Material Keynote Legend	
Key Value	Keynote Text
1	Metal Panel Siding
2	Stucco Siding
3	Metal Railing with Opaque Glazing
4	Vinyl Windows (Cell Shades/Cafe Style Blinds)
5	Metal Scupper & Downspout
6	Metal Vent Penetrations
7	Pre-finished Metal Flashing
8	Metal Fascia



5 Street Context - North from Craigflower Rd.
 1 : 200



1 North
 1 : 100



2 East
 1 : 100



3 South
 1 : 100



4 West
 1 : 100



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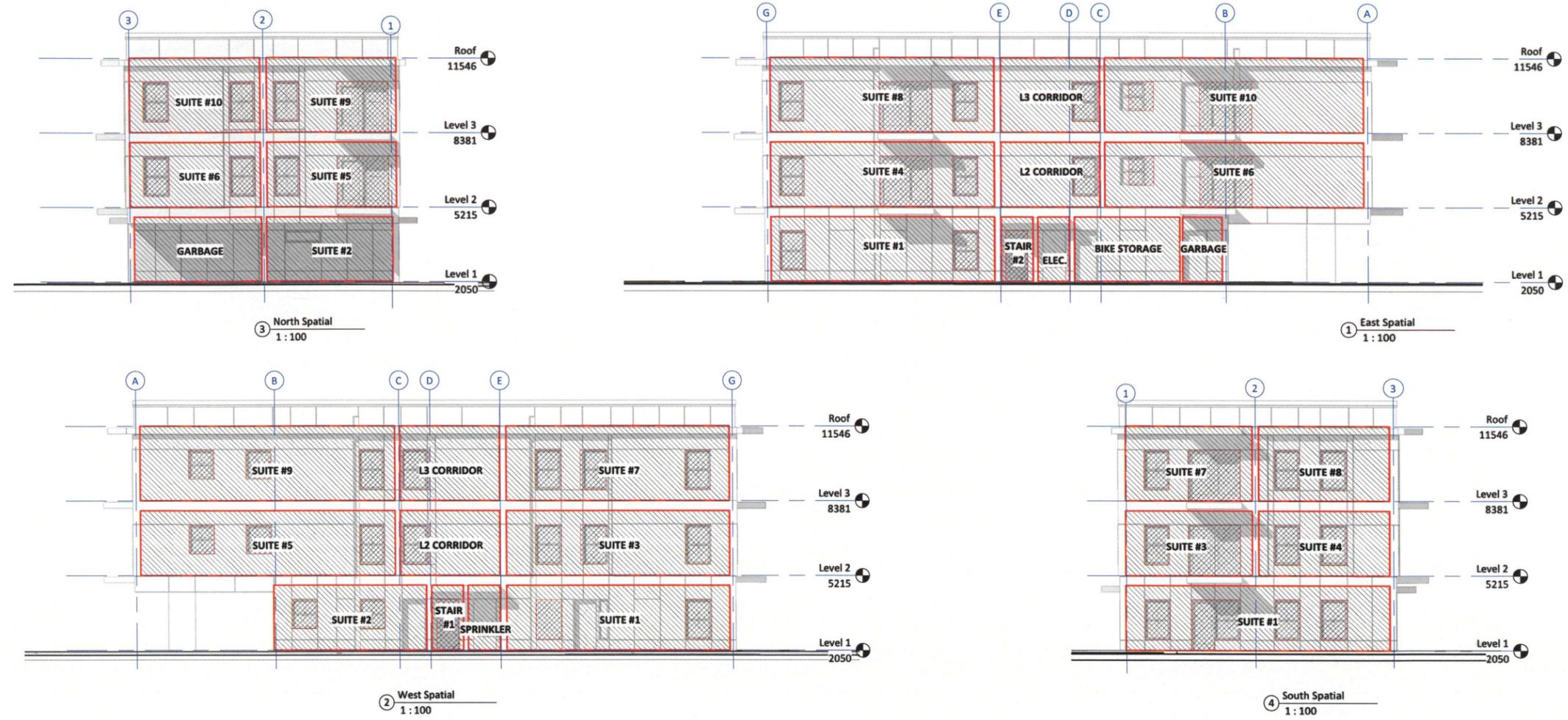


Lapis Homes
 812 Craigflower Rd.,
 Victoria, B.C.

Spatial Separation

Date	2022-06-15 12:52:25 PM
Drawn by	CLA
Checked by	CLA

A3.01
 Scale As indicated



812 CRAIGFLOWER ROAD
 LIMITING DISTANCE & SPATIAL SEPARATIONS ANALYSIS FOR A SPRINKLERED BUILDING

BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m²)	GLAZING AREA (m²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m²)	GLAZING AREA (m²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	GLAZING					MAXIMUM	PROPOSED		WALL	GLAZING	
NORTH ELEVATION																		
UNIT 10	13.65	15.2	3.7	100	24.3	1			SOUTH ELEVATION	UNIT 8	6.5	15.4	3.6	100	26.6	1		
UNIT 9	13.65	15.2	6.6	100	43.4	1			UNIT 7	6.5	15.4	6.5	100	42.2	1			
UNIT 6	13.65	15.2	3.7	100	24.3	1			UNIT 4	6.5	15.4	3.6	100	26.6	1			
UNIT 5	13.65	15.2	6.6	100	43.4	1			UNIT 3	6.5	15.4	6.5	100	42.2	1			
									UNIT 1	6.5	31.7	9.6	100	30.3	1			
EAST ELEVATION																		
UNIT 10	3.4	31.1	6.1	26	19.6	1			WEST ELEVATION									
UNIT 8	3.4	27.5	8.3	31.5	30.2	1			UNIT 9	1.8	32.2	3.9	12	12	1			
UNIT 6	3.4	31.1	6.1	26	19.6	1			UNIT 7	1.8	25.0	4.0	14	14	1			
UNIT 4	3.4	27.5	8.3	31.5	30.2	1			UNIT 5	1.8	32.2	3.9	12	12	1			
UNIT 1	3.4	27.5	3.6	31.5	13.1	1			UNIT 3	1.8	26.0	4.0	14	14	1			
									UNIT 2	1.8	18.6	2.7	14	14	1			
									UNIT 1	1.8	25.0	3.6	14	13.7	1			

812 CRAIGFLOWER ROAD
 LIMITING DISTANCE & SPATIAL SEPARATIONS ANALYSIS FOR A SPRINKLERED BUILDING

BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m²)	UNPROTECTED OPENINGS		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS	
			AREA (m²)	MAX (%)		PROPOSED (%)	WALL
NORTH ELEVATION							
SUITE #10	13.654	17.58	3.72	100	21.2	-	
SUITE #9	13.654	17.58	6.60	100	37.5	-	
SUITE #6	13.654	15.23	3.72	100	21.2	-	
SUITE #5	13.654	15.23	6.60	100	37.5	-	
SUITE #2	13.627	14.85	0	100	0	-	
GARBAGE	13.627	14.85	0	100	0	-	
EAST ELEVATION							
SUITE #10	3.40	34.46	6.09	49.6	17.7	3/4	
L3 CORRIDOR	3.40	13.29	1.82	84.4	13.7	3/4	
SUITE #8	3.40	30.02	8.41	49.6	28.0	3/4	
SUITE #6	3.40	29.87	6.09	58.8	20.4	3/4	
L2 CORRIDOR	3.40	11.52	1.82	84.4	15.8	3/4	
SUITE #4	3.40	26.02	8.41	58.8	32.3	3/4	
SUITE #1	3.40	26.02	3.59	58.8	13.1	3/4	
STAIR #2	4.515	3.69	1.95	100	13.8	-	
ELECTRICAL	4.515	3.67	0	100	0	-	
BICYCLE STORAGE	3.40	12.37	0	84.4	0	3/4	
GARBAGE	3.40	26.02	0	58.8	0	3/4	
SOUTH ELEVATION							
SUITE #8	16.50	17.04	3.62	100	21.2	-	
SUITE #7	16.50	17.04	6.54	100	38.4	-	
SUITE #4	16.50	14.77	3.62	100	21.2	-	
SUITE #3	16.50	14.77	6.54	100	38.4	-	
SUITE #1	16.50	30.29	9.42	100	31.1	-	
WEST ELEVATION							
SUITE #9	1.80	34.46	4.49	19.6	13.0	1	
L3 CORRIDOR	1.80	13.29	1.82	28.4	13.7	3/4	
SUITE #7	1.80	30.02	5.55	19.6	18.5	1	
SUITE #5	1.80	29.87	4.49	21.6	15.0	1	
L2 CORRIDOR	1.80	11.52	1.82	28.4	15.8	3/4	
SUITE #3	1.80	26.02	5.55	21.6	21.9	1	
SUITE #2	1.80	17.98	2.69	26.0	15.0	3/4	
STAIR #1	2.97	3.67	2.00	98.0	54.5	3/4	
SPRINKLER	2.97	3.69	0	98.0	0	3/4	
SUITE #1	1.80	26.02	3.68	21.6	14.1	1	

F.R.R. LINE LEGEND	
	1 HR F.R.R. FIRE SEPARATION
	2 HR F.R.R. FIRE SEPARATION

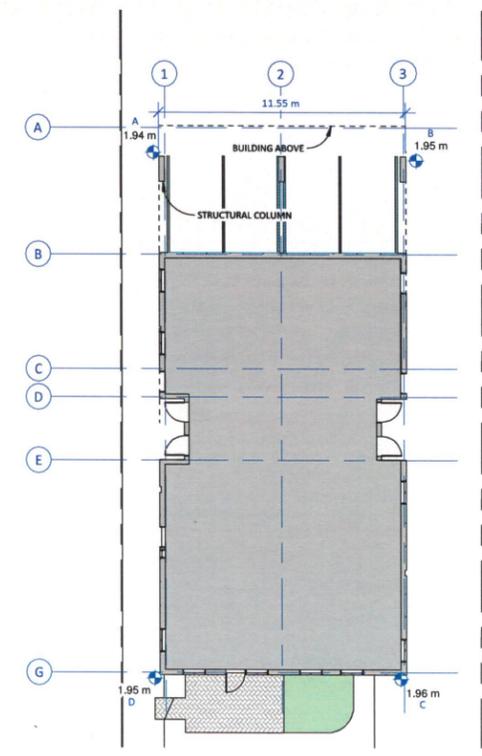
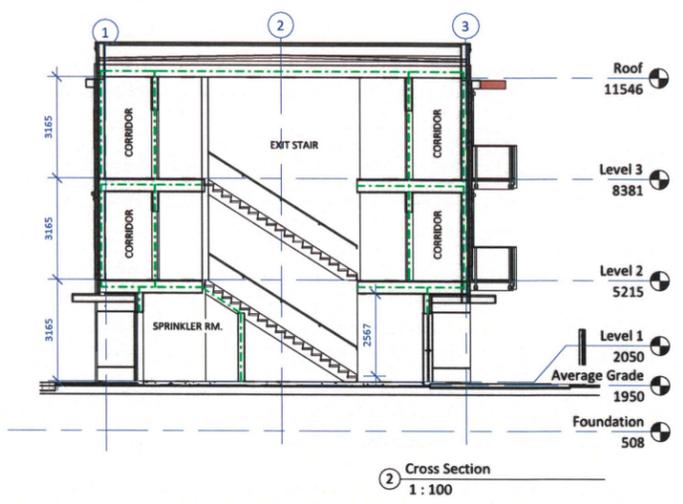
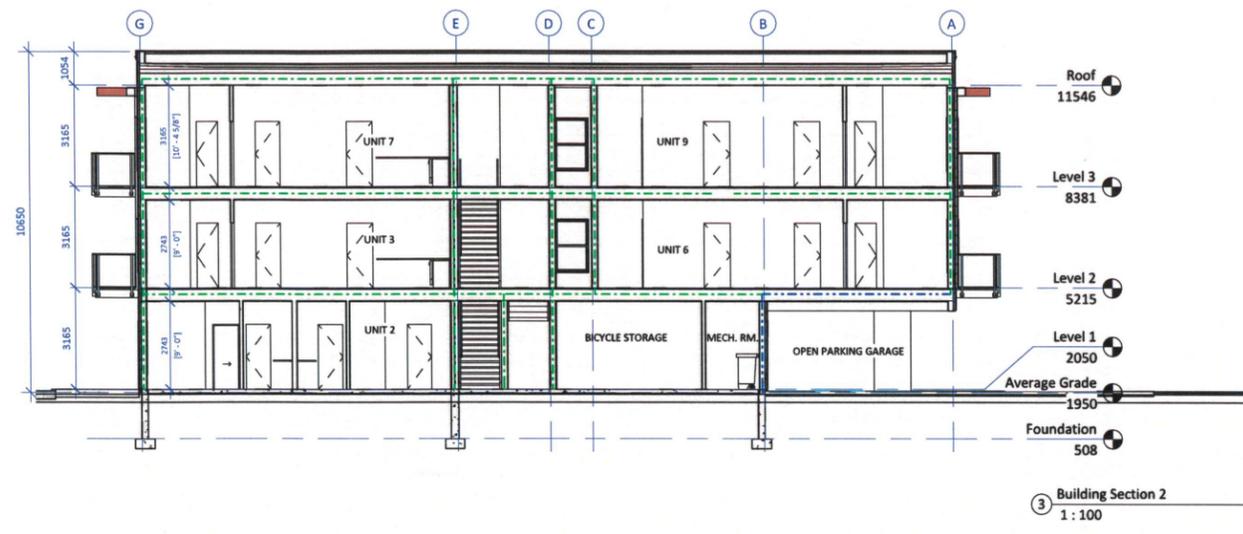
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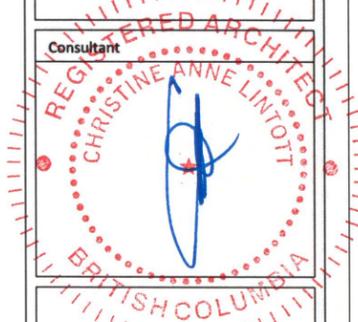
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Revision No.	Description	Date



AVERAGE GRADE CALCULATION

A + B	$((1.94 + 1.95) / 2) = 1.945$	$* 11.55m = 22.46$
B + C	$((1.95 + 1.96) / 2) = 1.955$	$* 24.14m = 47.19$
C + D	$((1.96 + 1.95) / 2) = 1.955$	$* 11.55m = 22.58$
D + A	$((1.95 + 1.94) / 2) = 1.945$	$* 24.14m = 46.95$
		= 71.38m = 139.18
		139.18 / 71.38 = 1.95 m



Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Building Sections

Date	2022-06-15 12:52:27 PM
Drawn by	CLA
Checked by	CLA

A4.00

Scale: As indicated