

ISSUED FOR: Issued for DP 2024-02-22  
Issued for 50% CD 2024-02-15



#### Owner

1357094 B.C. Ltd.  
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843 Parklands Drive  
Victoria, BC V9A 4L4  
  
Phone: 250 580 1476  
Email: jodi@interactiveconstruction.ca

#### Architect

Waymark Architecture  
1826 Government Street  
Victoria, BC V8T 4N5  
  
Contact: Graeme Verhulst  
Cell: 778 679 4466  
Email: graeme@waymarkarchitecture.com

#### Structural Engineer

Skyline Engineering  
380-4243 Glanford Ave  
Victoria B.C. V8Z 4B9  
  
Contact: Jonathan Reiter  
Phone: 250 590 4133, 1027  
Email: jreiter@seng.ca

#### Mechanical Engineer

Infrastructura Consulting Engineers  
Victoria, BC  
  
Contact: Collin Cronkhite  
Phone: 778 223 1582  
Email: collin@infrastructura.com

#### Electrical Engineer

Infrastructura Consulting Engineers  
Victoria, BC  
  
Contact: Romela Bocancea  
Phone: 778 234 2234  
Email: romela@infrastructura.com

#### Civil Engineer

Gwaii Engineering  
623 Discovery Street  
Victoria, BC V8T 5G4  
  
Contact: Josh Bartley  
Phone: 250 590 1200  
Email: jbartley@gwaiieng.com

#### Landscape Architect

MDI Landscape Architects Inc.  
3388A Tennyson Ave  
Victoria, BC V8Z 3P6  
  
Contact: Tamara Bonnemaision  
Phone: 250 412 2891  
Email: tamara@mdidesign.ca

#### Passive House Consultant

Bernhardt Contracting  
1535 Oak Crest Dr  
Victoria, BC V8P 1K7  
  
Contact: Mark Bernhardt  
Phone: 250 857 2432  
Email: mark@bernhardtcontracting.com

#### Interior Design

Interiors by Carly Sanderson  
Victoria B.C.  
  
Contact: Carly Sanderson  
Phone: 250 634 1753  
Email: carly@csandersoninteriors.com

#### Contractor

Interactive Construction  
11-744 Fairview Road  
Victoria, BC V9A 5T9  
  
Contact: Russ Barry  
Phone: 250 886 3833  
Email: russ@interactiveconstruction.ca



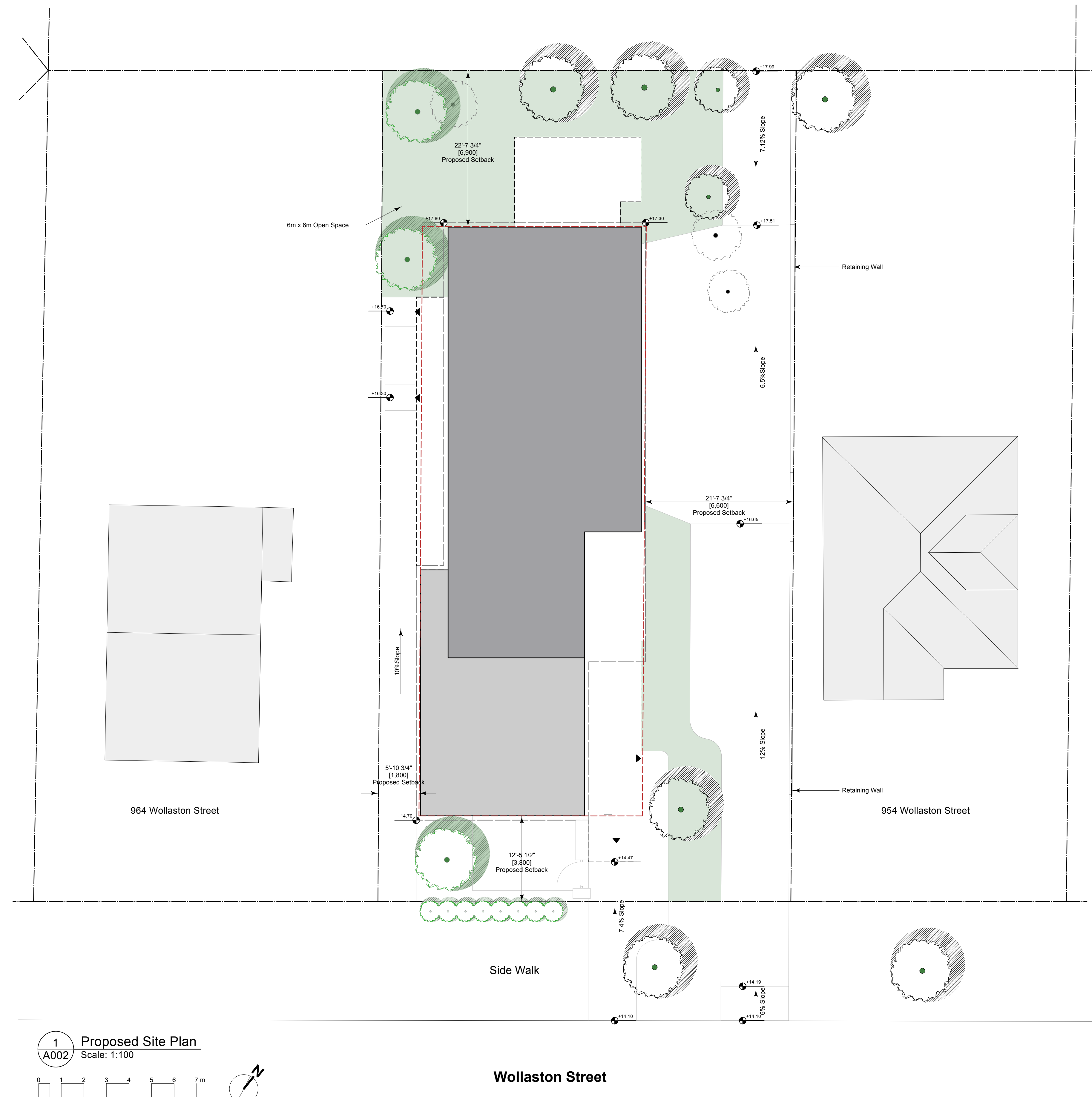
**958 Wollaston Street**

2024-02-22  
Issued for DP  
2024-02-15  
Issued for 50% CD  
Architect of Record: Graeme Verhulst  
Cover Sheet  
Project ID: 2022-005

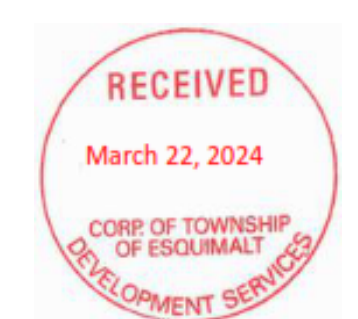


No.	Date	Appr	Revision Notes
D	2024-02-22		Issued for DP
C	2024-02-15		Issued for 50% CD
No.	Date	Issue Notes	

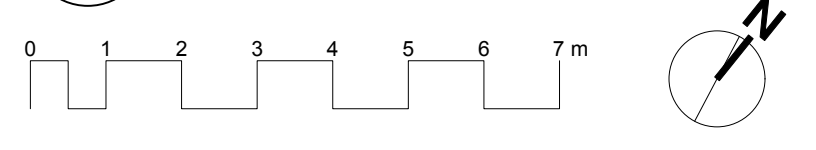
**IMPORTANT:** This drawing is not to be used for construction until issued for that purpose by the Architect.  
Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with the Work.



- Existing tree to remain
- Existing tree to remove
- New tree to be added (see landscape)
- Rear volume
- Front volume
- Property line
- Setback
- Face of structure
- Face of cladding
- Stair/balcony outline



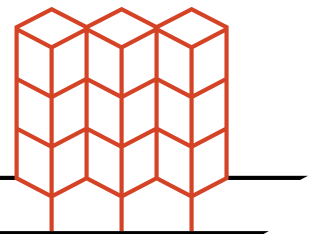
1 Proposed Site Plan  
A002 Scale: 1:100



Wollaston Street

Owner:	Owner
Project Title:	958 Wollaston Street
Sheet Title:	Site Plan
Scale:	n/a
Architect of Record:	Græme Verhulst
Drawn by:	SMS
Reviewed by:	NAME
Project ID:	2022-005
Sheet Number:	A002





WAYMARK  
ARCHITECTURE

www.waymarkarchitecture.com  
1826 Government Street  
Victoria, BC V8T 4N5

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Seal

Owner:  
**Owner**

Project Title:  
**958 Wollaston Street**

Sheet Title:  
**Perspectives**

Scale: n/a	Sheet Number: <b>A011</b>
Architect of Record: <b>Græme Verhulst</b>	
Drawn by: SMS	
Reviewed by: NAME	
Project ID: <b>2022-005</b>	



1 Southwest Street View Perspective  
A011 Scale: 1:100



2 Aerial Perspective  
A011 Scale: 1:100



3 South Street View Perspective  
A011 Scale: 1:100



4 Southeast Street View Perspective  
A011 Scale: 1:100





**2 Northeast Elevation**  
A201 Scale: 1:100

LIMITING DISTANCE = 6.53m  
 BUILDING FACE AREA (sq m) = 237.55m<sup>2</sup>  
 UNPROTECTED OPENING AREA (sq m) = 14.25m<sup>2</sup>  
 % = 6%                      % Allowed = 52%

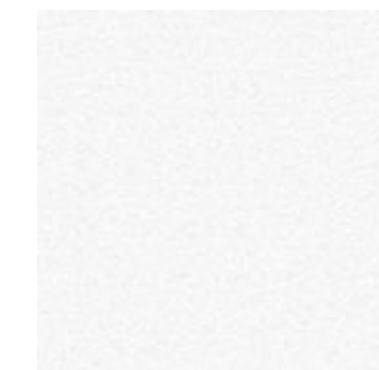


**1 Southeast Elevation**  
A201 Scale: 1:100

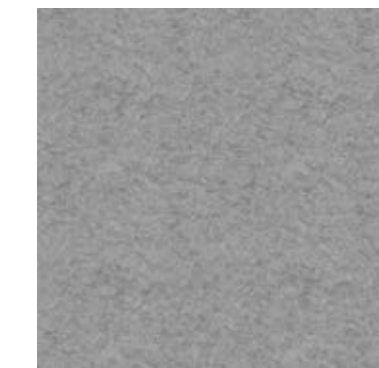
LIMITING DISTANCE = 13.00m  
 BUILDING FACE AREA (sq m) = 103.45m<sup>2</sup>  
 UNPROTECTED OPENING AREA (sq m) = 21.09m<sup>2</sup>  
 % = 20%                      % Allowed = 100%

**FINISH SCHEDULE:**

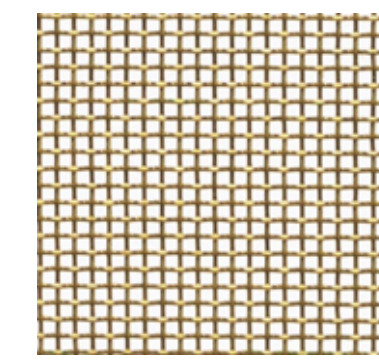
1 SMOOTH LIGHT STUCCO



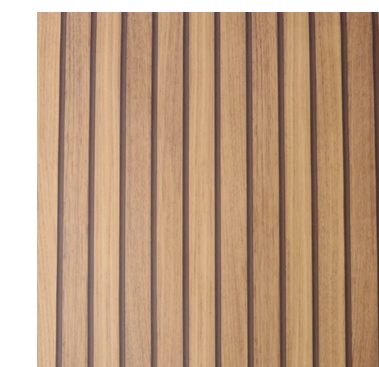
2 ROUGH DARK STUCCO



3 METAL MESH



4 WOOD SIDING



5 PAINTED METAL



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Seal

Owner:  
**Owner**

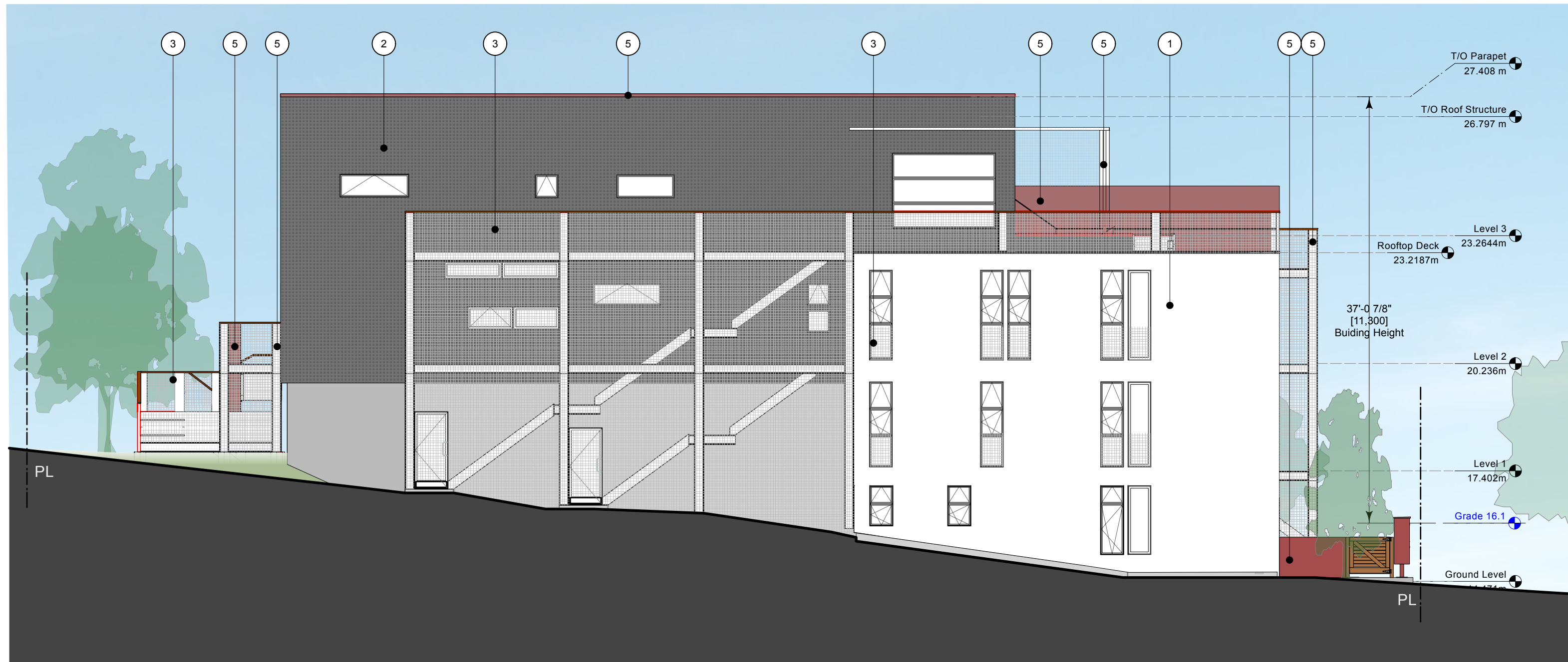
Project Title:  
**958 Wollaston Street**

Sheet Title:  
**Building Elevation(s)**

Scale:	Sheet Number:
Scale	<b>A201</b>
Architect of Record:	
Drawn by:	
Reviewed by:	
Project ID:	2022-005

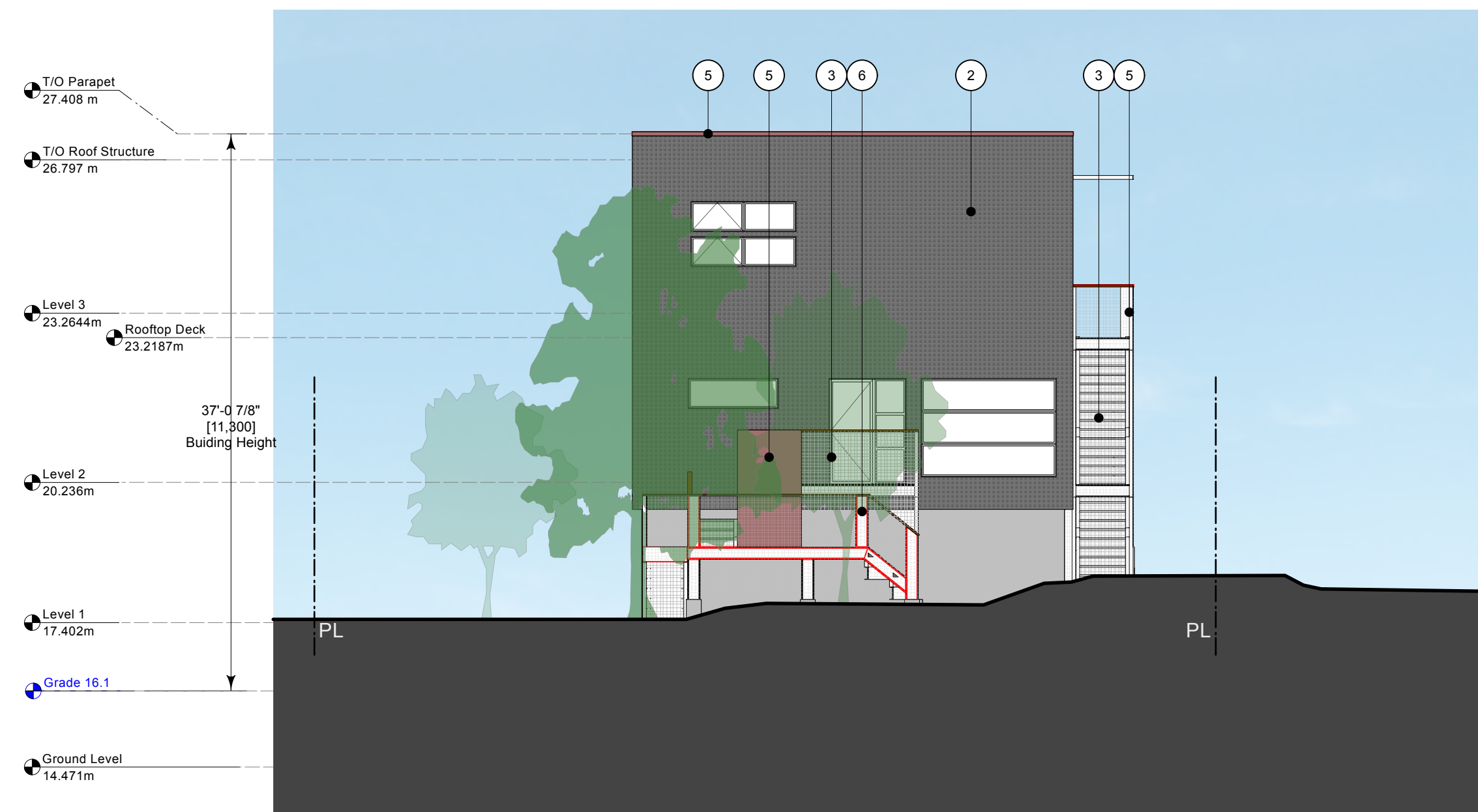






2 Southwest Elevation  
A202 Scale: 1:100

LIMITING DISTANCE = 1.61m  
 BUILDING FACE AREA (sq m) = 254.97m<sup>2</sup>  
 UNPROTECTED OPENING AREA (sq m) = 31.12m<sup>2</sup>  
 % = 12.21%      % Allowed = 14%

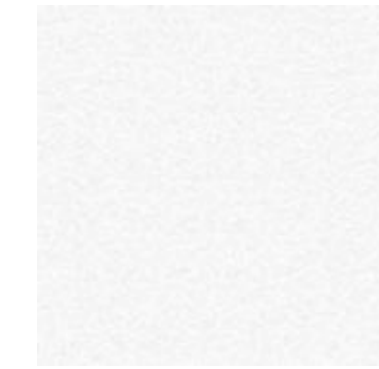


1 Northwest Elevation  
A202 Scale: 1:100

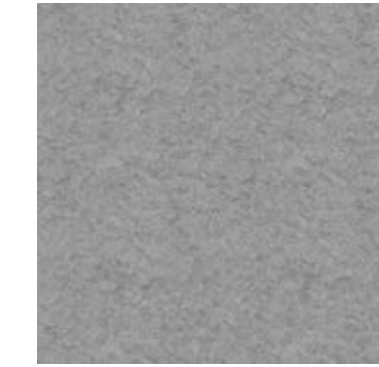
LIMITING DISTANCE = 6.75m  
 BUILDING FACE AREA (sq m) = 76.37m<sup>2</sup>  
 UNPROTECTED OPENING AREA (sq m) = 13.40m<sup>2</sup>  
 % = 17.51%      % Allowed = 98%

**FINISH SCHEDULE:**

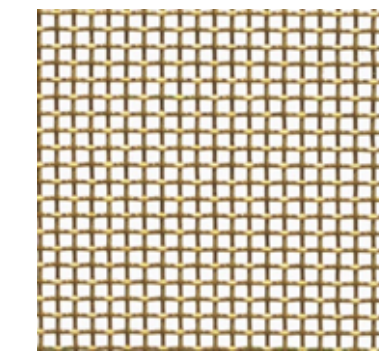
1 SMOOTH LIGHT STUCCO



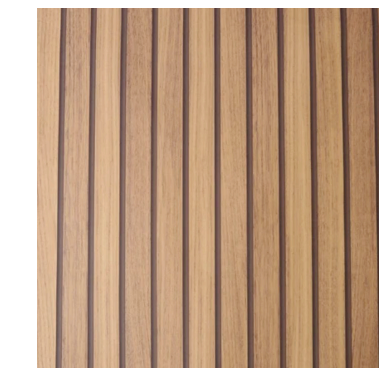
2 ROUGH DARK STUCCO



3 METAL MESH



4 WOOD SIDING



5 PAINTED METAL



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Owner:	Owner
Project Title:	958 Wollaston Street
Sheet Title:	Building Elevation(s)

Scale:	Sheet Number:
Architect of Record:	A202
Drawn by:	
Reviewed by:	
Project ID:	