

937 Colville Road
APPLICATION FOR REZONING & DEVELOPMENT PERMIT

LEGAL DESCRIPTION: LOT 4, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277

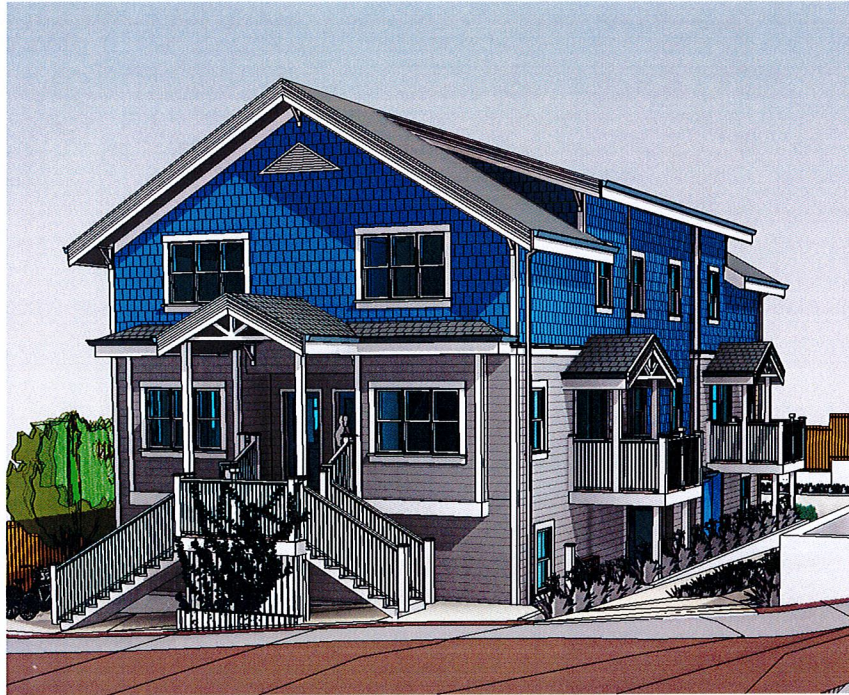
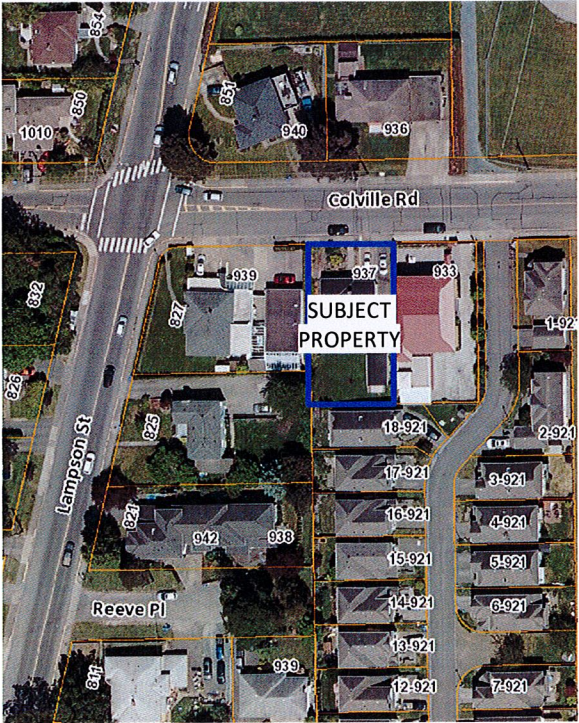


Table with 2 columns: Category and Value. Includes SITE COVERAGE, OPEN SITE SPACE, TOTAL RESIDENTIAL UNIT AREAS, TOTAL FLOOR AREAS, and HALF STOREY details.

REZONING PROJECT INFORMATION TABLE

Table with 3 columns: ZONING, SITE SPECIFIC, and EXISTING ZONING. Compares proposed and existing zoning details.

Table with 2 columns: RESIDENTIAL USE DETAILS and PROPOSED. Lists unit counts, types, and floor areas.



CONTACTS

APPLICANT

LAPIS HOMES
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ARCHITECT

CHRISTINE LINTOTT ARCHITECT
22-532 HERALD STREET
VICTORIA, BC V8W 1S6
250-384-1969
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BUILDING CODE DATA

APPLICABLE BUILDING CODE:

BC BUILDING CODE 2012 EDITION
ALL WORK TO COMPLY WITH SBC 2012 IN ALL INSTANCES
PART 9, GROUP C RESIDENTIAL OCCUPANCY CLASSIFICATION

BUILDING HEIGHT:

2 1/2 STOREYS

BUILDING CODE 2012 DEFINITION OF STOREY

THAT PORTION OF A BUILDING THAT IS SITUATED BETWEEN THE TOP OF ANY FLOOR AND THE TOP OF THE NEXT FLOOR ABOVE IT, AND IF THERE IS NO FLOOR ABOVE IT, THAT PORTION BETWEEN THE TOP OF SUCH FLOOR AND THE CEILING ABOVE IT.

FIRE SEPARATIONS:

FLOOR ASSEMBLY BETWEEN LOWER & MAIN LEVEL 1 HOUR (ARTICLE 9.10.9.14.3)
AND DEMISING WALLS BETWEEN MAIN UNITS
AND BETWEEN MAIN UNITS & COMMON EXIT

DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS
SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A
FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVEL 0 HOUR (ARTICLE 9.10.9.4.2)
FLOOR ASSEMBLIES CONTAINED WITHIN DWELLING UNITS
NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS

CLASSIFICATION:

3.2.2.52. GROUP C, UP TO 3 STOREYS
1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFIRM TO SENTENCE (2) PROVIDED
a) IT IS NOT MORE THAN 3 STOREYS IN BUILDING HEIGHT, AND
b) IT HAS A BUILDING AREA NOT MORE THAN THE VALUE IN TABLE 3.2.2.52.

NO. OF STOREYS FACING 1 STREET
3 600 SQ.M.

2) THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND
a) EXCEPT AS PERMITTED BY SENTENCE (3) AND (4), FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN,
b) MEZZANINES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN, AND
c) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

3) IN A BUILDING THAT CONTAINS DWELLING UNITS THAT HAVE MORE THAN ONE STOREY, SUBJECT TO THE REQUIREMENTS OF SENTENCE 3.3.4.2.(3), THE FLOOR ASSEMBLIES, INCLUDING FLOORS OVER BASEMENTS, WHICH ARE ENTIRELY CONTAINED WITHIN THESE DWELLING UNITS, SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN BUT NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS.

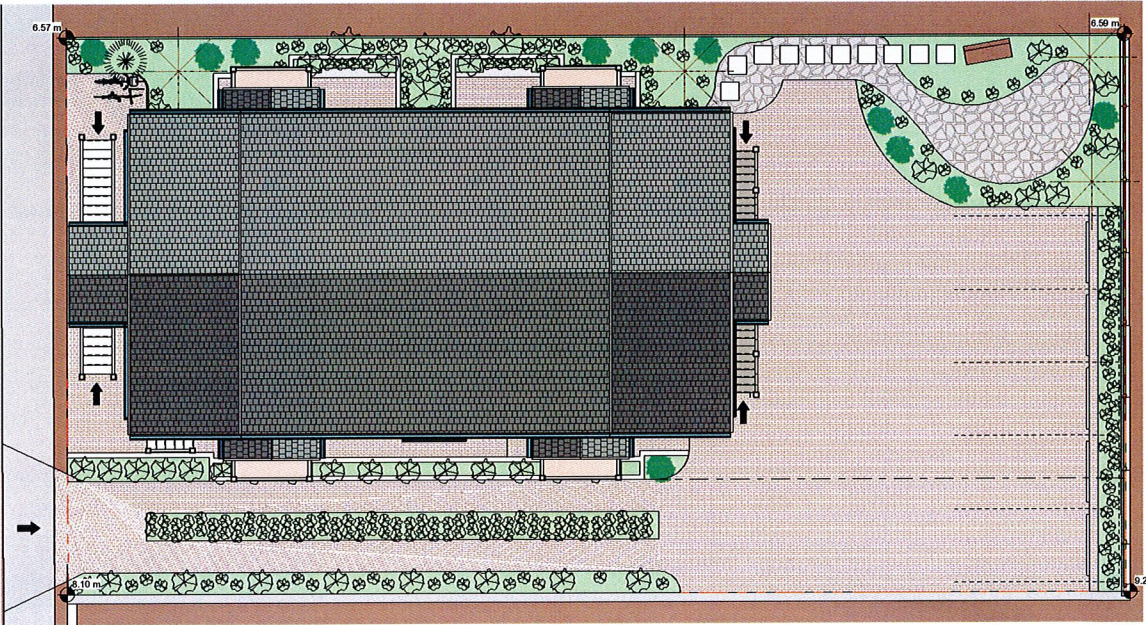
4) IN A BUILDING IN WHICH THERE IS NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, THE FIRE-RESISTANCE RATING FOR FLOOR ASSEMBLIES ENTIRELY WITHIN DWELLING UNIT IS WAIVED.

FIRE ALARM:

9.10.18.2. FIRE ALARM SYSTEM REQUIRED
a) A FIRE ALARM SYSTEM IS NOT REQUIRED IN A RESIDENTIAL OCCUPANCY WHERE AN EXIT OR PUBLIC CORRIDOR SERVES NOT MORE THAN 4 SUITES OR WHERE EACH SUITE HAS DIRECT ACCESS TO AN EXTERIOR EXIT FACILITY LEADING TO GROUND LEVEL.

CONSTRUCTION:

COMBUSTIBLE
SPRINKLERED - NO



Site Cover
1: 100



Christine Lintott Architects

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Issue Date

Revision No. Description Date



Consultant

937 Colville

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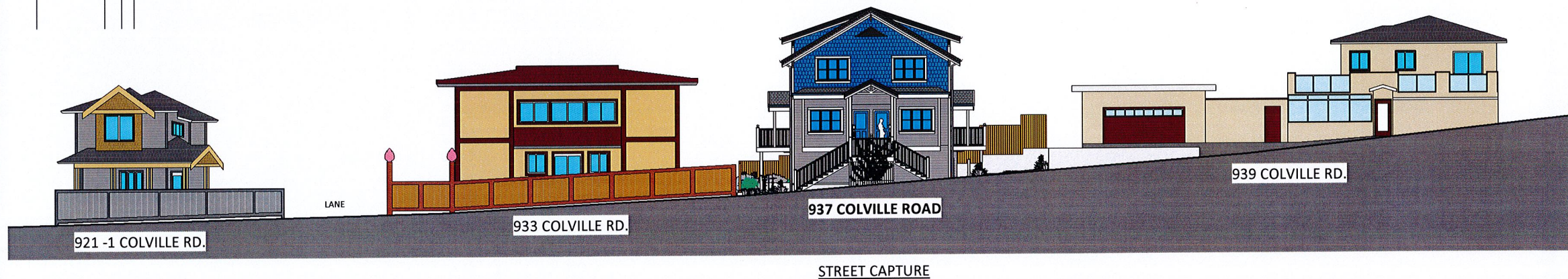
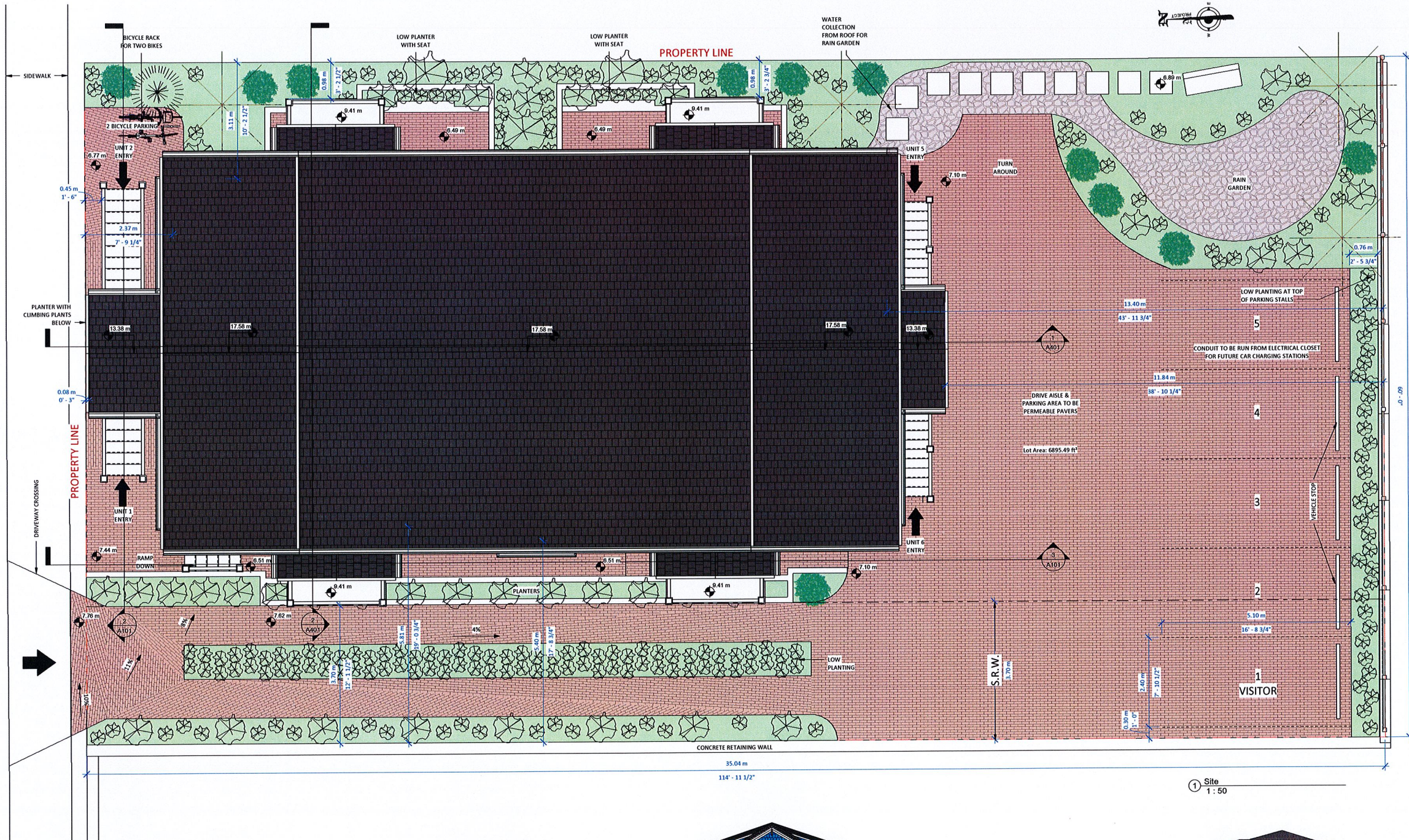
Cover Sheet

Date 2018-10-15 3:10:13 PM
Drawn by JJ/LA
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A000

Scale 1: 100

COLVILLE ROAD



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Issue Date

Floor Areas:
*Excludes secure bike storage
and common exit stair
Level 1 1452 SF
Level 2 1606 SF
Level 3 1708 SF
Site Area: 6895.5 SF

Revision No. Description Date

RECEIVED

OCT 16 2018

CORP. OF TOWNSHIP
DEVELOPMENT SERVICES

Consultant

937 Colville

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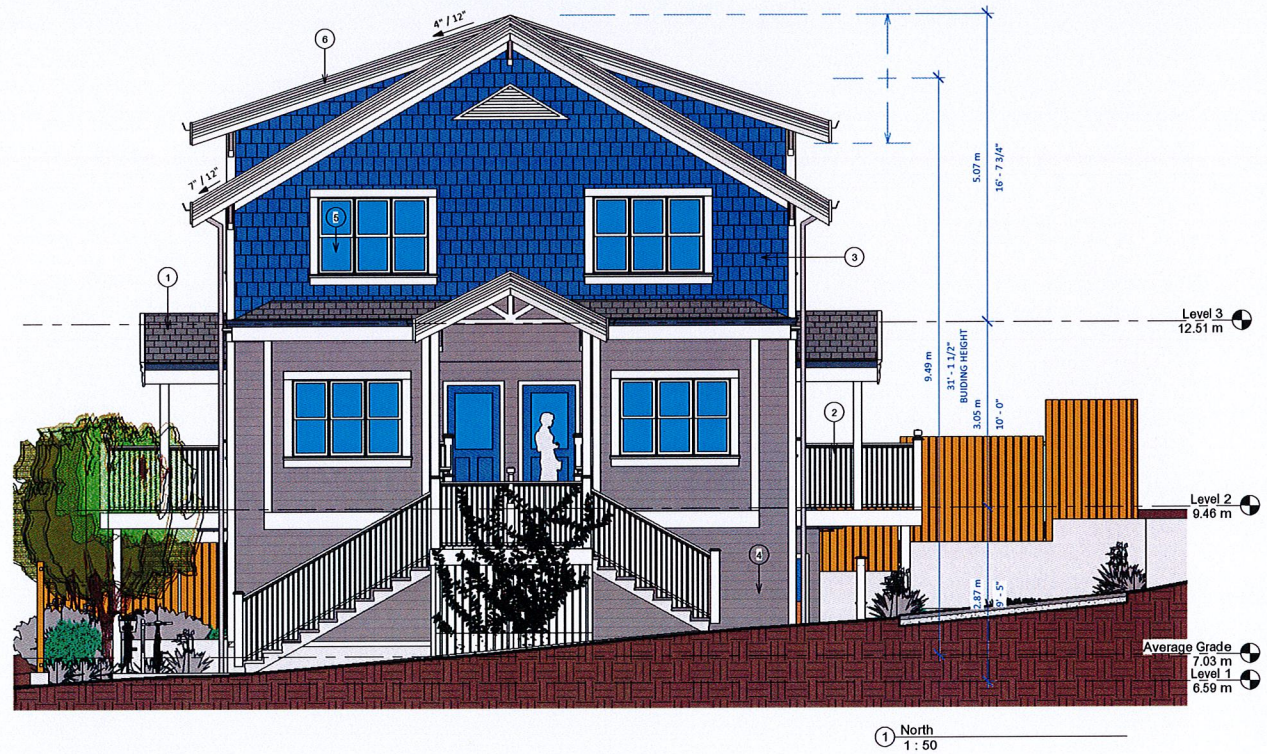
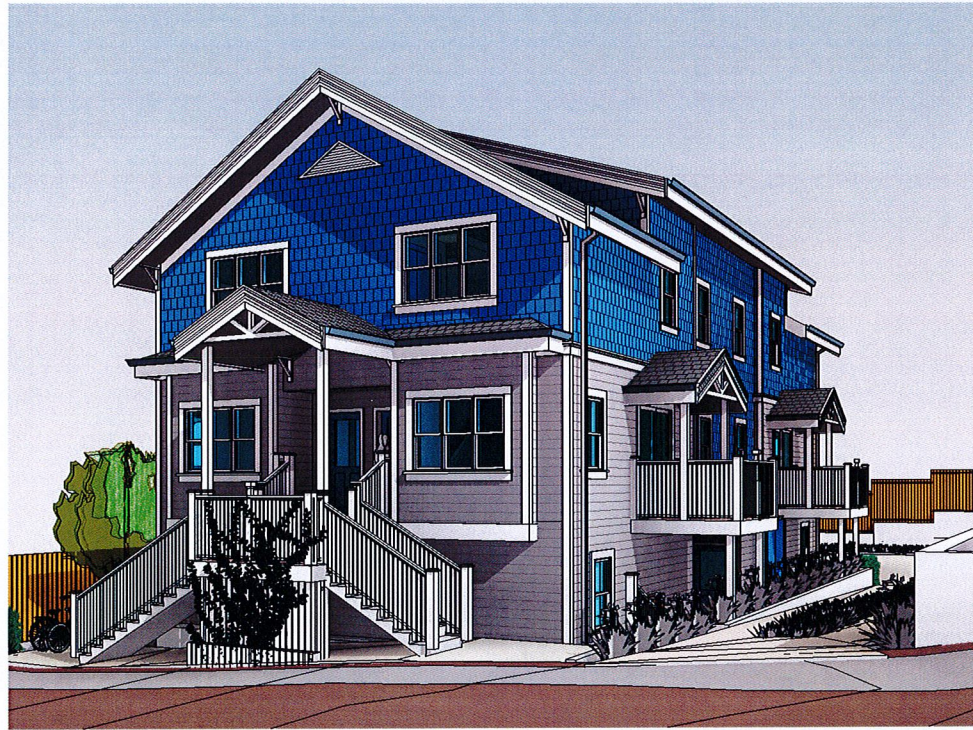
Site Plan

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A002

Scale As indicated

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Christine Lintott
Architects

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Issue Date

Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Wood Railing, Painted
3	Fibre Cement Shingles
4	Fiber Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia

Revision No. Description Date



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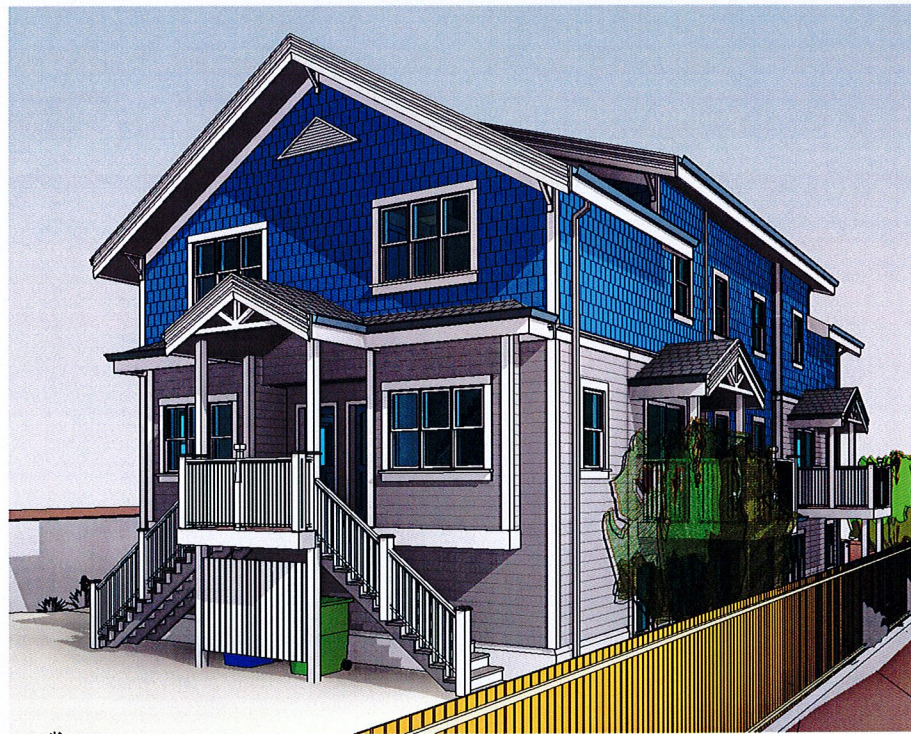
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North & West Elevation

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A301

Scale 1 : 50



② South
1:50



① East
1:50

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South & East Elevation

Date 2018-10-15 3:10:30 PM
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A302

Scale 1:50