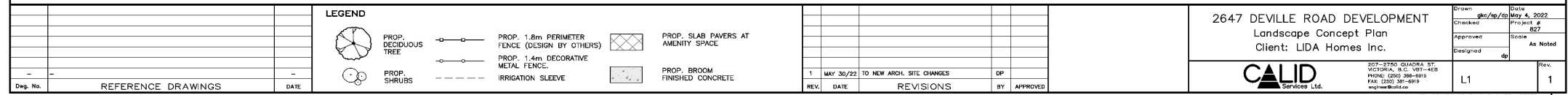


2647 DEVILLE RD.







ISSUED/REVISED

NO	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 03, 2022	FLOOR PLAN AND WINDOW REVISION
4	MAR 07, 2022	COLOR ELEVATIONS
5	MAY 30, 2022	REZONING APPLICATION
6	MAY 24, 2022	REZONING RESUBMISSION
7	JUNE 29, 2022	REZONING RESUBMISSION

SITE DATA	
ITBMS	PROPOSED
LOT AREA	1370.00 sq.m.
LOT COVERAGE	43.19 %
BUILDING HEIGHT	3 STORIES (10.93 m.)
SETBACKS	
- FRONT	3.01 m.
- REAR	13.54 m.
- SIDE	2.41 m.
- SIDE	4.52 m.
PROPOSED FLOOR AREA	
- ELECTRICAL	3.76 sq.m.
- FIRST FLOOR	294.66 sq.m.
- SECOND FLOOR	568.94 sq.m.
- THIRD FLOOR	568.94 sq.m.
TOTAL FLOOR AREA	1447.54 sq.m.
F.A.R.	1.05 TO 1.0

PARKING REQUIRED:
2 STALLS PER SUITE: (10 UNITS)
2 GUEST STALLS: > 10 UNITS
22 STALLS REQUIRED, 1/3
MAY BE SMALL CAR STALLS (7)

TOTAL STALLS PROVIDED
7 SMALL CAR STALLS (4.5M)
15 PARKING STALLS (5.5M)

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultant's plan(s) prior to construction and setting out of walls. Any discrepancies are to be reported to the Building Designer (yours) immediately. With knowledge for plan modifications or discrepancies reported, reflect a General note.

IGLS and/or Contractor is solely responsible for the design and siting of all structures on the ID. VGL is not responsible for the design or siting of any kind with regard to siting or placement of structures on ID(s).

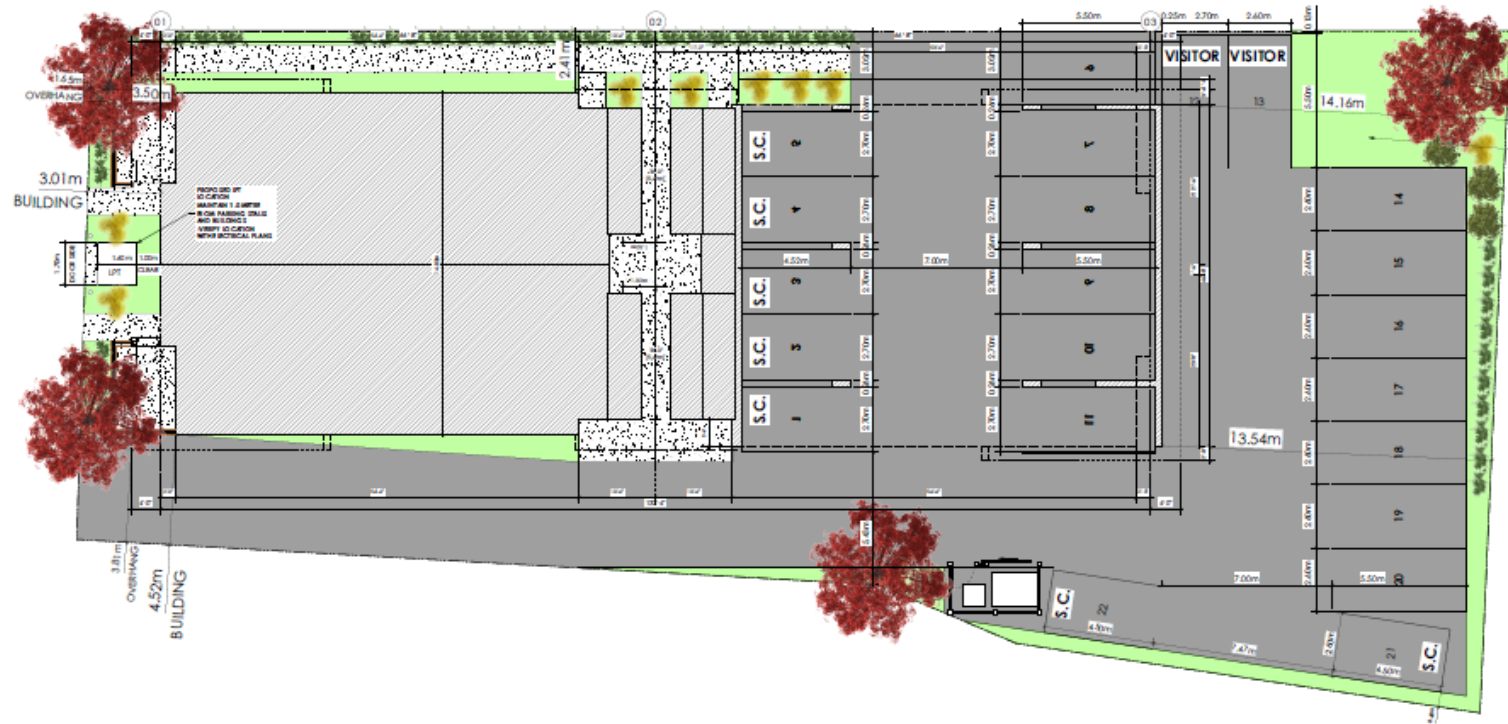
vd | victoria
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Victoria, B. C. P. 25 0382.7364
V7S 0A6 www.victoriadesigngroup.ca

DATE JUNE 29, 2022	COUNT # 8497
CLERK NAME JTE	CLERK ID NB

REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

A002



1 SITE PLAN-PROPOSED
A001 Scale: 1:100



nb

NOT FOR CONSTRUCTION

ISSUED/REVISED

NO.	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 08, 2022	FLOOR PLAN AND WINDOW REVISIONS
4	MAR 07, 2022	COLOR ELEVATIONS
5	MAR 26, 2022	REZONING APPLICATION
6	MAY 26, 2022	REZONING REVISIONS ON
7	JUNE 29, 2022	REZONING REVISIONS ON

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultant's report prior to construction and verify all of it. Any discrepancy to be reported to the Building Designer (BDB) immediately. BDB is not liable for any modifications or discrepancies reported after the BDB's review.

BDB and/or Contractor to verify placement and siting of all utilities on the lot. BDB is not responsible for any discrepancy of conflict with regional utility or government utility on the lot.

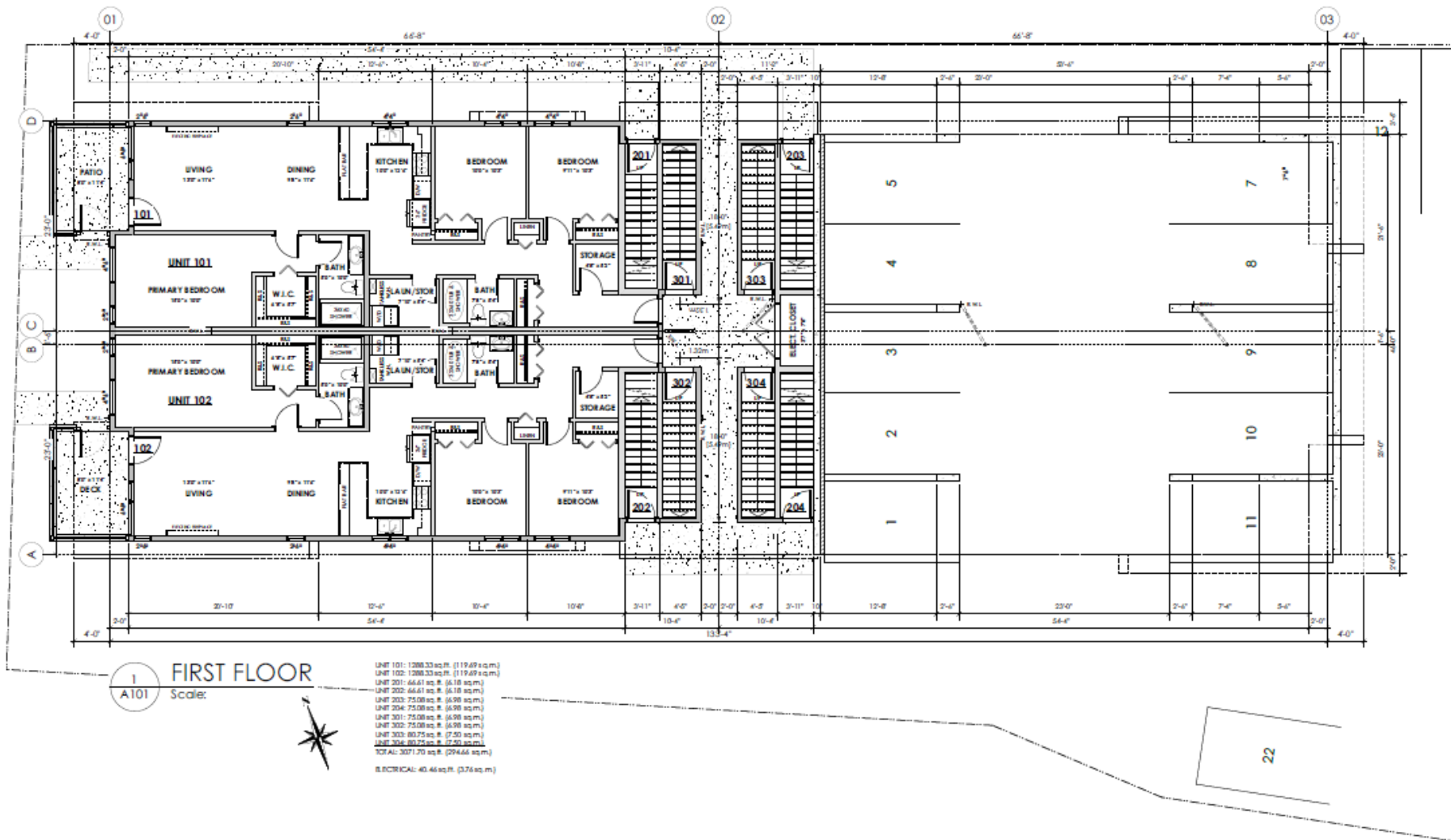
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Victoria, B.C. F: 250.382.7364
V8V 0A6 www.victoriadesigngroup.ca

DATE	JUNE 29, 2022	DATE	8497
DRAWN BY	JTE	BY	NB

REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

DATE #
A101



FIRST FLOOR

Scale: 1" = 10'

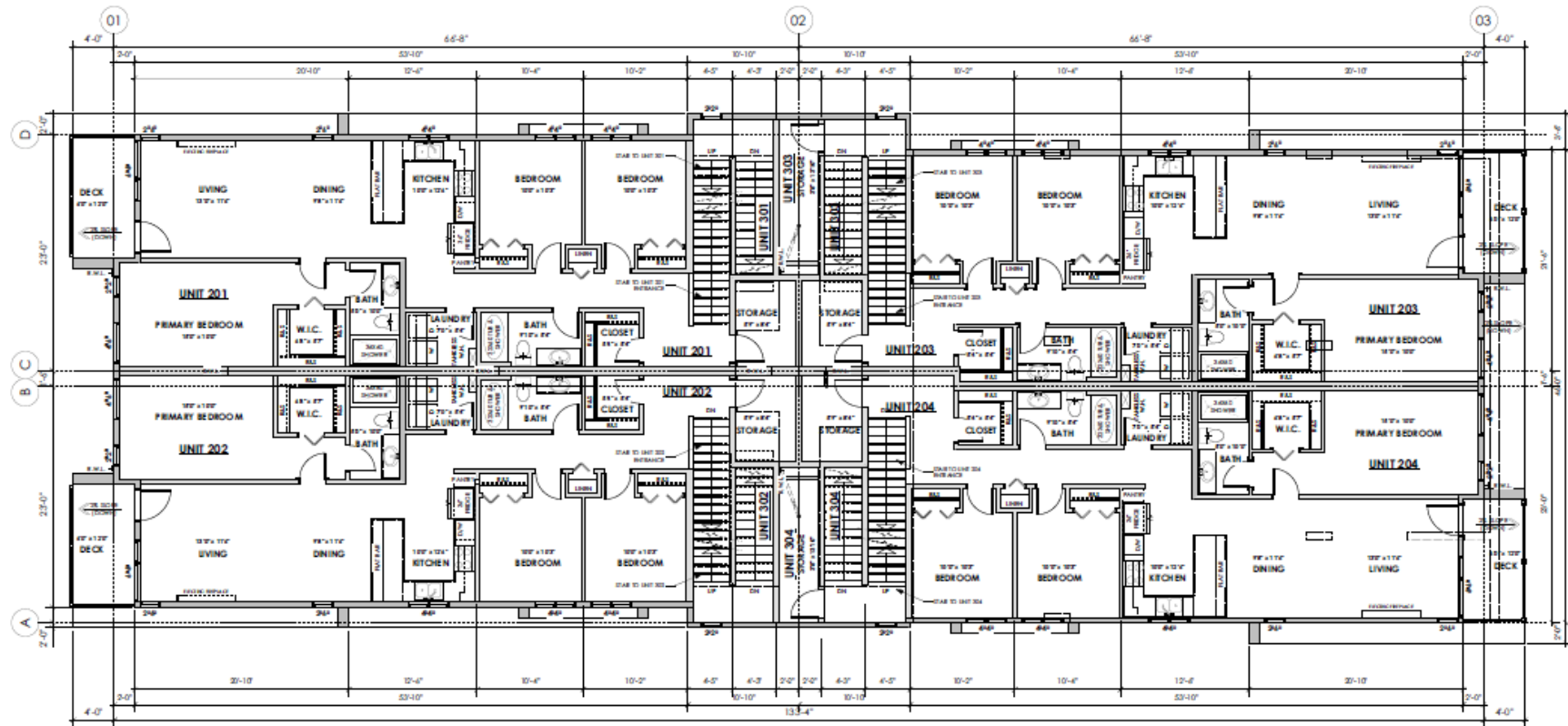
UNIT 101: 1288.33 sq ft (119.69 sq m)
UNIT 102: 1288.33 sq ft (119.69 sq m)
UNIT 201: 66.61 sq ft (6.18 sq m)
UNIT 202: 66.61 sq ft (6.18 sq m)
UNIT 203: 75.08 sq ft (6.98 sq m)
UNIT 204: 75.08 sq ft (6.98 sq m)
UNIT 301: 75.08 sq ft (6.98 sq m)
UNIT 302: 75.08 sq ft (6.98 sq m)
UNIT 303: 80.75 sq ft (7.50 sq m)
UNIT 304: 80.75 sq ft (7.50 sq m)
TOTAL: 3071.75 sq ft (284.66 sq m)
ELECTRICAL: 40.46 sq ft (3.76 sq m)



NOT FOR CONSTRUCTION

ISSUES/REVISED

NO	DATE	DESCRIPTION
1	JAN 19, 2022	2D PLAN, ROOM PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, ROOM PLAN REVIEW
3	MAR 08, 2022	FLOOR PLAN AND WINDOW REVIEW
4	MAR 09, 2022	COLOR ELEVATIONS
5	MAR 30, 2022	REZONING APPLICATION
6	MAY 26, 2022	REZONING RESUBMISSION
7	JUNE 29, 2022	REZONING RESUBMISSION



1 SECOND FLOOR
A102 Scale: 3/16" = 1'-0"



UNIT 201: 1420.04 sq.ft. (132.76 sq.m)
UNIT 202: 1420.04 sq.ft. (132.76 sq.m)
UNIT 203: 1420.02 sq.ft. (132.76 sq.m)
UNIT 204: 1420.02 sq.ft. (132.76 sq.m)
UNIT 201: 67.54 sq.ft. (6.28 sq.m)
UNIT 202: 67.54 sq.ft. (6.28 sq.m)
UNIT 203: 136.40 sq.ft. (12.67 sq.m)
UNIT 204: 136.40 sq.ft. (12.67 sq.m)
TOTAL: 6124.00 sq.ft. (568.94 sq.m)

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultative parties prior to construction and verify all of work. Any discrepancies to be reported to the building designer promptly immediately. VDG is not liable for plan modifications or discrepancies not reported within the stated time frame.

VDG is not responsible for the construction of any work with respect to lifting or placement of structures on site.

vdg | victoria
design group

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Victoria, B.C.
V8B 0A6

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DATE: JUNE 29, 2022	PROJECT: 8497
DRAWN BY: JTE	REVIEWED BY: NB

REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

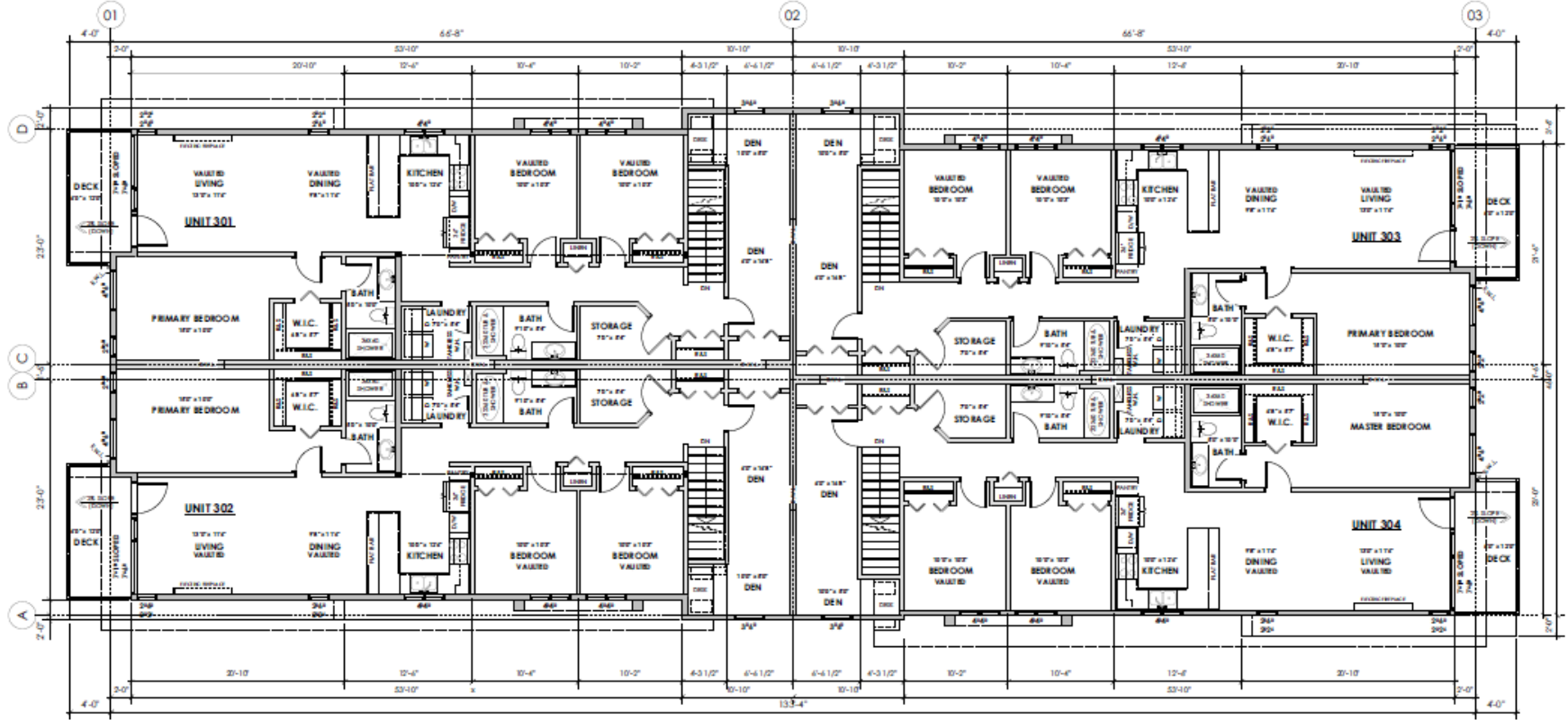
A102



NOT FOR CONSTRUCTION

ISSUED/REVISED

NO.	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 05, 2022	FLOOR PLAN AND WINDOW REVISIONS
4	MAR 07, 2022	COLOR ELEVATIONS
5	MAR 20, 2022	REDOING APPLICATION
6	MAY 26, 2022	REDOING RESUBMIT ON
7	JUNE 29, 2022	REDOING RESUBMIT ON



1 THIRD FLOOR
A103 Scale: 3/16" = 1'-0"

UNIT 301: 1,481.00 sq. ft. (137.59 sq. m.)
UNIT 302: 1,481.00 sq. ft. (137.59 sq. m.)
UNIT 303: 1,581.00 sq. ft. (146.88 sq. m.)
UNIT 304: 1,581.00 sq. ft. (146.88 sq. m.)
TOTAL: 6,124.00 sq. ft. (568.94 sq. m.)

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultant's drawings prior to construction and setting out of all work. Any discrepancies to be reported to the Building Designer (BDB) immediately. Void and voidable for plan modification or discrepancies reported, under the General rules.

BDB and/or Contractor to verify placement and citing of all materials on the site. VDB is not responsible for encroachments of any kind with regard to BDB or government subdivisions on site.

vg | victoria design group

103 - 891 Arlene Avenue P: 250.382.7374
Victoria, B.C. F: 250.382.7364
V8V 0A6 www.victoriadesigngroup.ca

DATE	JUNE 29, 2022	SHOWN	8497
DESIGN	JTE	BY	NB

REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

A103



NOT FOR CONSTRUCTION

ISSUED/REVISED

NO	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 08, 2022	FLOOR PLAN AND WINDOW REVIEW
4	MAR 07, 2022	COLOUR ELEVATIONS
5	MAR 31, 2022	REZONING APPLICATION
6	MAY 26, 2022	REZONING RESUBMISSION
7	JUNE 29, 2022	REZONING RESUBMISSION

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultants' drawings prior to commencement and setting out of all work. Any discrepancies to be reported to the building designer (pds) immediately. VDD is not liable for plan modifications or discrepancies of required details to General rules.

#103 and/or Contractor to verify placement and setting of all structures on the lot. VDD is not responsible for encroachment of any kind with respect to siting or placement of structures on the lot.

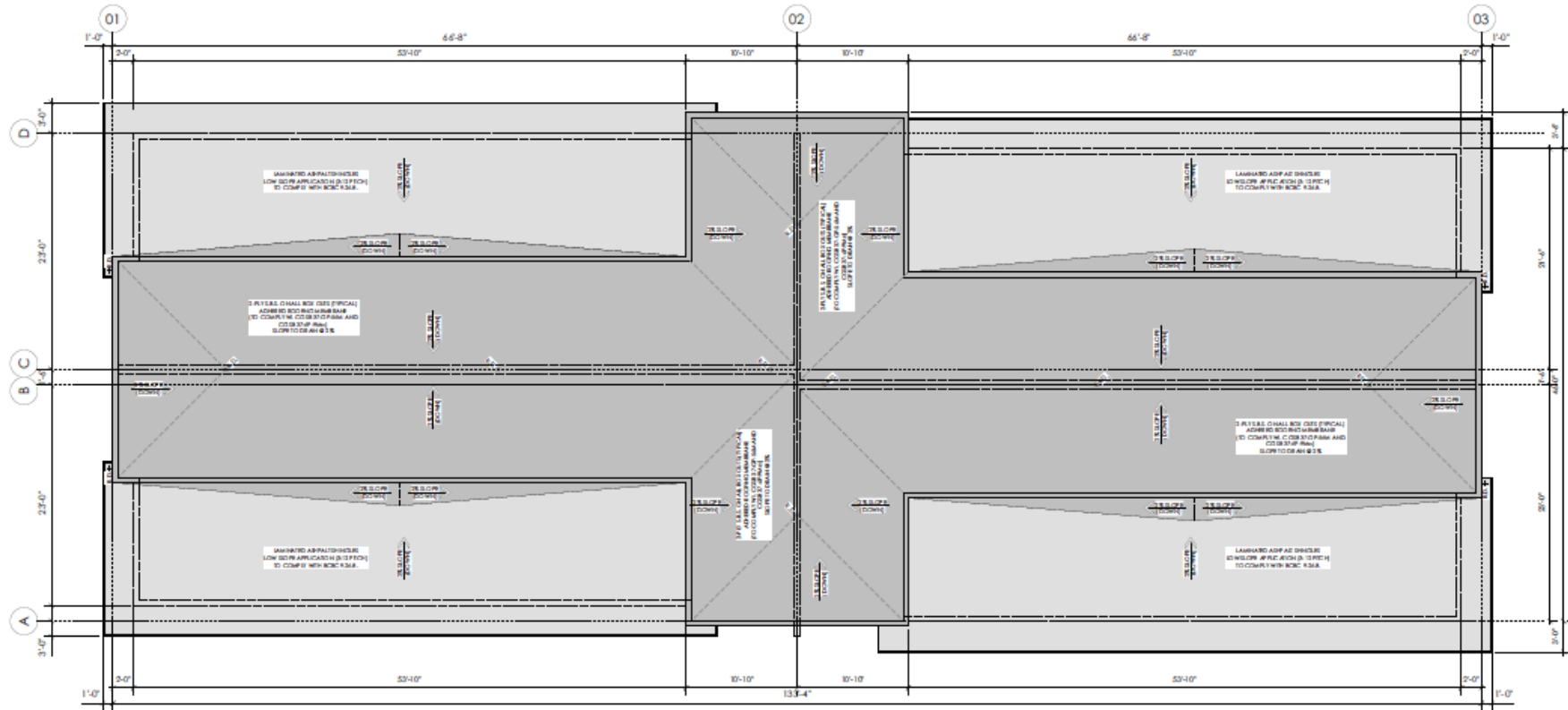
vg | victoria design group

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F: 250.382.7364
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DATE	JUNE 29, 2022	NUMBER	8497
DRAWN BY	JTE	DESIGNED BY	NB

**REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC**

A104



1 ROOF PLAN
A104 Scale: 3/16" = 1'-0"



ROOF DRAINAGE:
VERIFY PLACEMENT OF ROOF DRAINS (R.D.) AND RAIN WATER LEADERS (R.W.L.) PRIOR TO STARTING WORK. ROOF DRAIN PLACEMENT, SIZE, AND CONNECTIONS TO COMPLY W/ BCBC 5.6.2.2 & 5.26.18

OVERFLOW SCUPPERS:
ROOFING SUB TRADE TO PROVIDE ADEQUATE OVERFLOW SCUPPERS ON ROOF PARAPET WALLS AND ROOF DECK PARAPET WALLS. VERIFY NUMBER REQUIRED AND LOCATION ON SITE.

ROOF SLOPE:
ENSURE ADEQUATE ROOF SLOPE WITH SUB TRADE CONTRACTOR PRIOR TO STARTING WORK. TRUSS MANUFACTURER TO FABRICATE MIN 2% SLOPE TO DRAIN ON "FLAT" PORTIONS OF ROOF TO COMPLY W/ BCBC 5.26.2.1. (SEE MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR ROOF DRAIN)

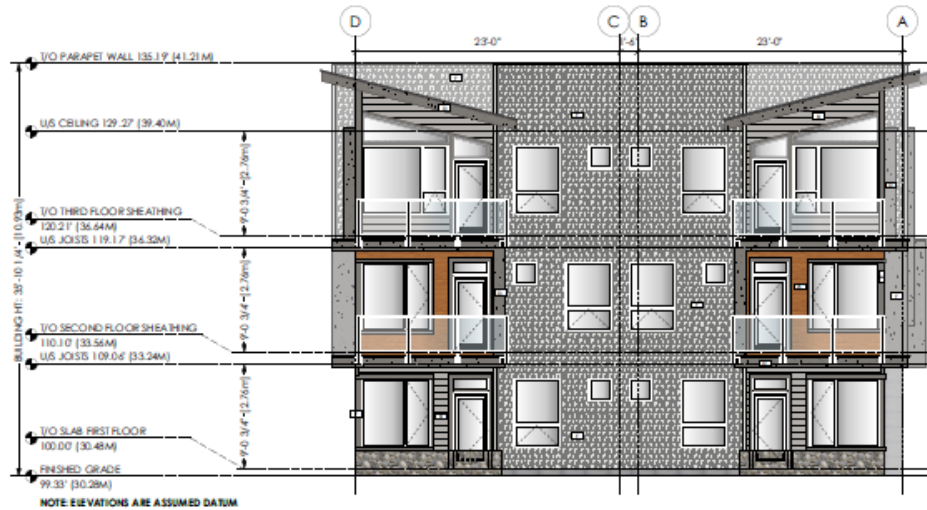
ROOF VENTING:
PROVIDE ADEQUATE ROOF VENTING TO COMPLY W/ BCBC 9.19.1 - (SEE MANUFACTURER FOR SPECIFICATION AND INSTALLATION INSTRUCTIONS FOR ROOF VENTS)



NOT FOR CONSTRUCTION

ISSUED/REVISED

NO.	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 03, 2022	FLOOR PLAN AND WINDOW REVISION
4	MAR 07, 2022	COLOUR REVISIONS
5	MAR 30, 2022	REZONING APPLICATION
6	MAY 04, 2022	REZONING RESUBMISSION
7	JUNE 08, 2022	REZONING RESUBMISSION



NOTE: ELEVATIONS ARE ASSUMED DATUM

1 WEST COLOUR ELEVATION
A302 Scale: 3/16" = 1'-0"

FINISHES & COLORS	
	CONCRETE (BRICKLAP FINISH) COLOR: GREY (MATCH TO SUPPLIER'S SPEC)
	CONCRETE (BRICKLAP FINISH) COLOR: GREY (MATCH TO SUPPLIER'S SPEC)
	CONCRETE (BRICKLAP FINISH) WITH FLOW ALUMINUM REVEAL COLOR: GREY (MATCH TO SUPPLIER'S SPEC)
	CONCRETE (BRICKLAP FINISH) WITH FLOW ALUMINUM REVEAL COLOR: GREY (MATCH TO SUPPLIER'S SPEC)
	WOOD (DOOR TRIM) COLOR: WHITE (MATCH TO SUPPLIER'S SPEC)
	WOOD (DOOR TRIM) COLOR: WHITE (MATCH TO SUPPLIER'S SPEC)
	CONCRETE (BRICKLAP FINISH) WITH FLOW ALUMINUM REVEAL COLOR: GREY (MATCH TO SUPPLIER'S SPEC)
	WOOD (DOOR TRIM) COLOR: WHITE (MATCH TO SUPPLIER'S SPEC)
	WOOD (DOOR TRIM) COLOR: WHITE (MATCH TO SUPPLIER'S SPEC)
	WOOD (DOOR TRIM) COLOR: WHITE (MATCH TO SUPPLIER'S SPEC)

COMPONENT	MATERIAL	COLOR
ENTRY DOORS	STEEL	CEDAR GLASS PANES
WINDOW & DOOR	VINYL	BLACK
SOFFIT FASCIA	ALUMINUM	GENESEE SLATE
SOFFIT FASCIA	ALUMINUM	GENESEE SLATE
FACIA	CONCRETE (BRICKLAP FINISH) WITH FLOW ALUMINUM REVEAL	GREY (MATCH TO SUPPLIER'S SPEC)
DOOR GUARDS	ALUMINUM	BLACK
FLASHINGS	METAL (PVC OR)	CHARCOAL GREY



NOTE: ELEVATIONS ARE ASSUMED DATUM

2 SOUTH COLOUR ELEVATION
A302 Scale: 3/16" = 1'-0"

Owner of Contract or Owner to verify and thoroughly review all aspects of this and any required construction plans prior to commencement of construction and all other work. Any discrepancies can be reported to the Building Designer (VDS) immediately. VDS is not liable for any construction errors or discrepancies not reported within the specified time frame.

VDS and/or Contractor to verify placement and siting of all structural elements on the lot. VDS is not responsible for encroachments of any kind with regard to siting or placement of structural elements.

victoria design group

103 - 891 Alfrave Avenue
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V8B 0A6

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www.victoriadesigngroup.ca

DATE: JUNE 29, 2022
DRAWN: JTE
PROJECT: 8497
SHEET: NB
REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

A302



NO	DATE	DESCRIPTION
1	JAN 19, 2022	SITE PLAN, FLOOR PLAN REVIEW
2	FEB 14, 2022	#2 SITE PLAN, FLOOR PLAN REVIEW
3	MAR 03, 2022	FLOOR PLAN AND WINDOW REVISION
4	MAR 07, 2022	COLOR ELEVATIONS
5	MAR 30, 2022	REDOING APPLICATION
6	MAY 24, 2022	REDOING RESUBMISSION
7	JUNE 29, 2022	REDOING RESUBMISSION

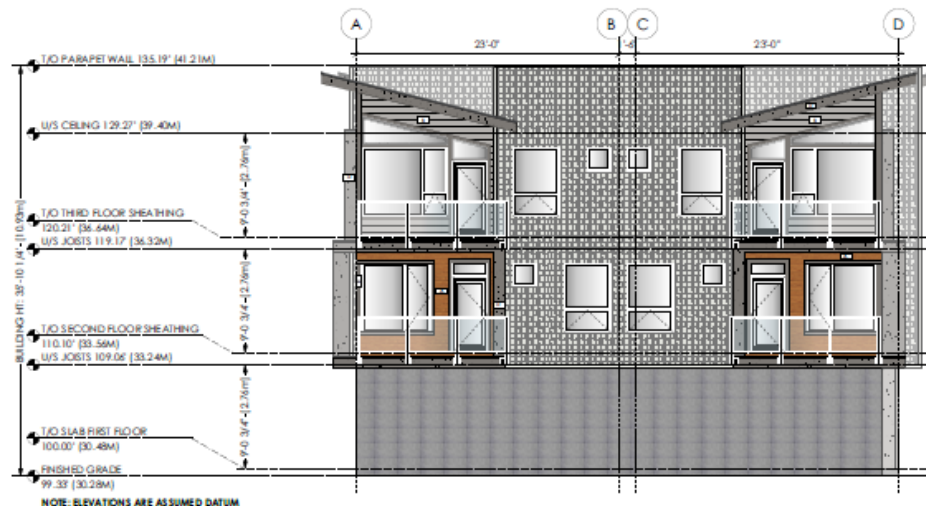
10.3.3 and/or Contractor to verify placement and lifting of all structure on the lot. VDOT is not responsible for encroachments of any kind with regard to lifting or placement of structure on lot(s).

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JUNE 29, 2022	CONF # 8497
JTE	NB

REZONING DRAWINGS
FOR LIDA HOMES
2647 DEVILLE RD
LANGFORD BC

A303



EAST COLOUR ELEVATION
Scale: 3/16" = 1'-0"

<u>FINISHES & COLORS</u>	
	CONCRETE/BRG LAP SEALS POLAR POLYURETHANE/BRG COATINGS 2.0
	CONCRETE/BRG LAP SEALS PRIME GENT COLOPOLY/BRG SEAL
	CONCRETE/BRG PANEL SEALING/CRACK REPAIR/BRG SEAL PRIME GENT COLOPOLY/BRG SEAL
	CONCRETE/BRG PANEL SEALING/CRACK REPAIR/BRG SEAL PRIME GENT COLOPOLY/BRG SEAL
	BRIDGE/CRACK/CRACK SEAL ARCTIC WHITE COLOPOLY/BRG SEAL
	CONCRETE/BRG CRACK SEAL ARCTIC WHITE COLOPOLY/BRG SEAL
	CONCRETE/BRG CRACK SEAL ARCTIC WHITE COLOPOLY/BRG SEAL
	CONCRETE/BRG CRACK SEAL ARCTIC WHITE COLOPOLY/BRG SEAL
	CONCRETE/BRG CRACK SEAL ARCTIC WHITE COLOPOLY/BRG SEAL

COMPONENT	MATERIAL	COLOR
ENTRY DOOR	STEEL	CLEAR GLASS
WINDING DOOR	STEEL	BLACK
FLOOR ROOF	ALUMINIUM	WHITE SLATE
FLOOR BALCONY	ALUMINIUM	WHITE SLATE
FACIA	CONCRETE FIBRE PANEL	ASPED POWER Colorful or SIMILAR
OUTER GUARDS	ALUMINIUM	BLACK
FLASHING	METAL (PVC OR)	CHARCOAL, GREY



2 NORTH COLOUR ELEVATION
A303 Scale: 3/16" = 1'-0"