

Project Data

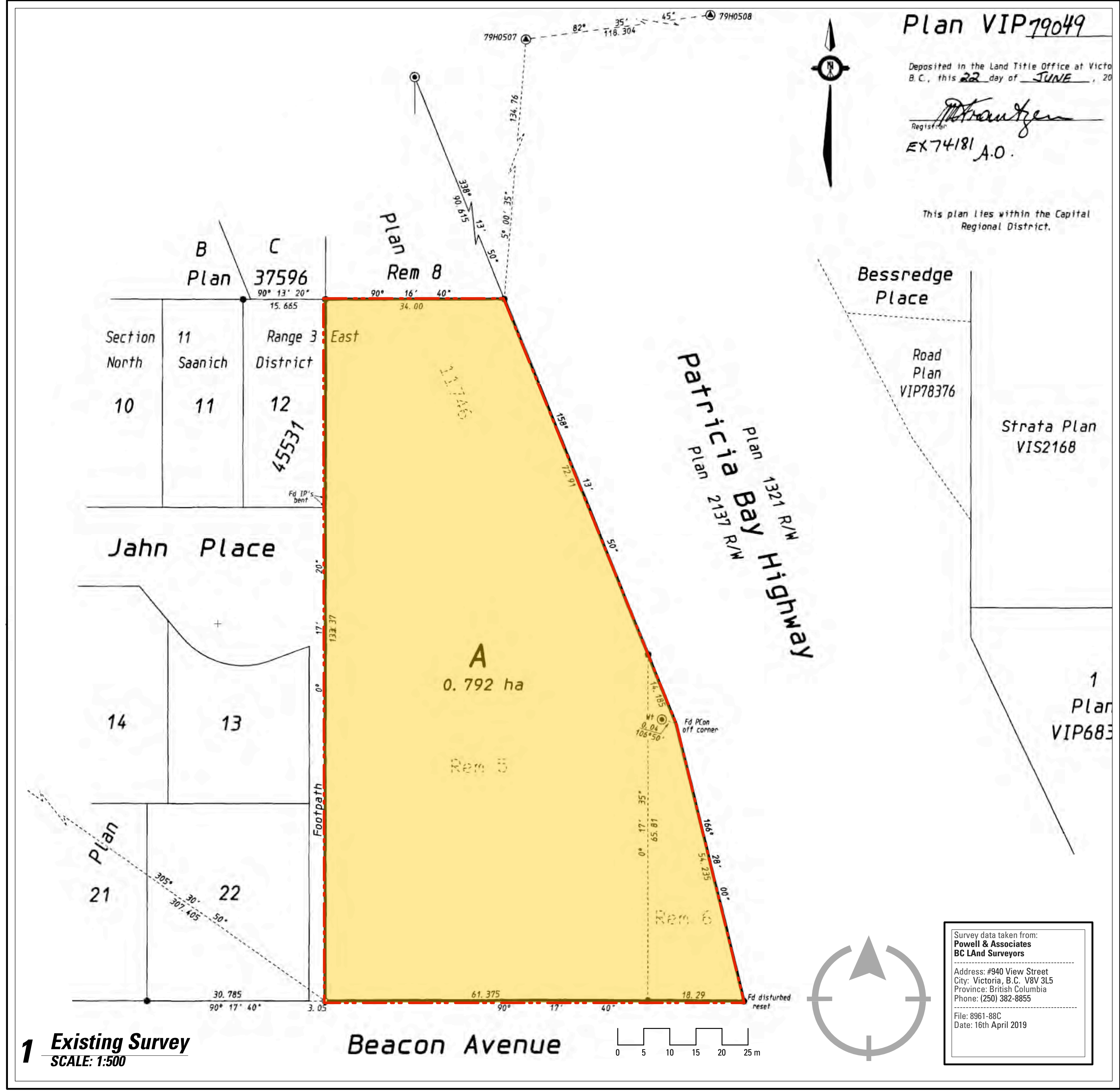
Owner / Client:	Kothari Group 141 Brunel Road suite #201, Mississauga, ON T: 905-273-4001 / 905-273-3248																
Architect:	Joseph R. Newell Architect AIBC Joe Newell Architect Inc. 2-101 Presley Place, Victoria, B.C. T: 250-382-4240																
Civic Address of Property:	2180 Beacon Avenue, Sidney, BC																
Legal Description:	Lot 5& 6, Sections 11, Range 3 East, North Saanich District, Plan 11746. Except Part in Plan 2137 R/W, Plan 1321 R/W & Plan VIP78376. Pursuant to Section 100(1) (b) Land Title Act B.C.G.S. 92B063																
Zoning:	Current: Proposed: Custom Zone																
Project Description:	Residential Building																
Site Area:	7,918.5 m ²	85,234 s.f.															
Site Coverage:	Permitted Coverage Proposed Coverage	35.10%															
Site FSR:	Permitted Proposed	1 : 1.68															
Building Coverage Area:	1,487.0m ²	16,002s.f.															
Building Total Floor Area:	13,335.8 m ²	143,545 s.f.															
Building Height:	5 Storey																
Building Height:	Permitted Height: Residential Building Proposed Height: 5 Storey	18.56 m 60.89'															
Setbacks:	<table border="1"> <tr> <td>South / Beacon Ave</td> <td>Permitted: 4.96 m Proposed: 4.96 m</td> <td>16.27'</td> </tr> <tr> <td>East / Patricia Bay HWY</td> <td>Permitted: 4.50 m Proposed: 4.50 m</td> <td>14.76'</td> </tr> <tr> <td>North East / Patricia Bay HWY</td> <td>Permitted: 4.50 m Proposed: 4.50 m</td> <td>14.76'</td> </tr> <tr> <td>North</td> <td>Permitted: 4.50 m Proposed: 4.50 m</td> <td>14.76'</td> </tr> <tr> <td>West</td> <td>Permitted: 4.50 m Proposed: 4.50 m</td> <td>14.76'</td> </tr> </table>		South / Beacon Ave	Permitted: 4.96 m Proposed: 4.96 m	16.27'	East / Patricia Bay HWY	Permitted: 4.50 m Proposed: 4.50 m	14.76'	North East / Patricia Bay HWY	Permitted: 4.50 m Proposed: 4.50 m	14.76'	North	Permitted: 4.50 m Proposed: 4.50 m	14.76'	West	Permitted: 4.50 m Proposed: 4.50 m	14.76'
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Vehicle Parking:	<table border="1"> <tr> <td>Proposed Parking</td> <td>56 parking stalls, include 26 small car stalls & 4 type B accessible stalls</td> </tr> <tr> <td>Underground Parking</td> <td>90 parking stalls, include 20 small car stalls & 2 type A accessible stalls</td> </tr> <tr> <td>Total Proposed Parking:</td> <td>146 spaces provided</td> </tr> </table>		Proposed Parking	56 parking stalls, include 26 small car stalls & 4 type B accessible stalls	Underground Parking	90 parking stalls, include 20 small car stalls & 2 type A accessible stalls	Total Proposed Parking:	146 spaces provided									
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Total Proposed Parking:	146 spaces provided																
Bicycle Parking:	Proposed 1 space per unit = 141 space + 6 spaces at each entrance																

Residential Building

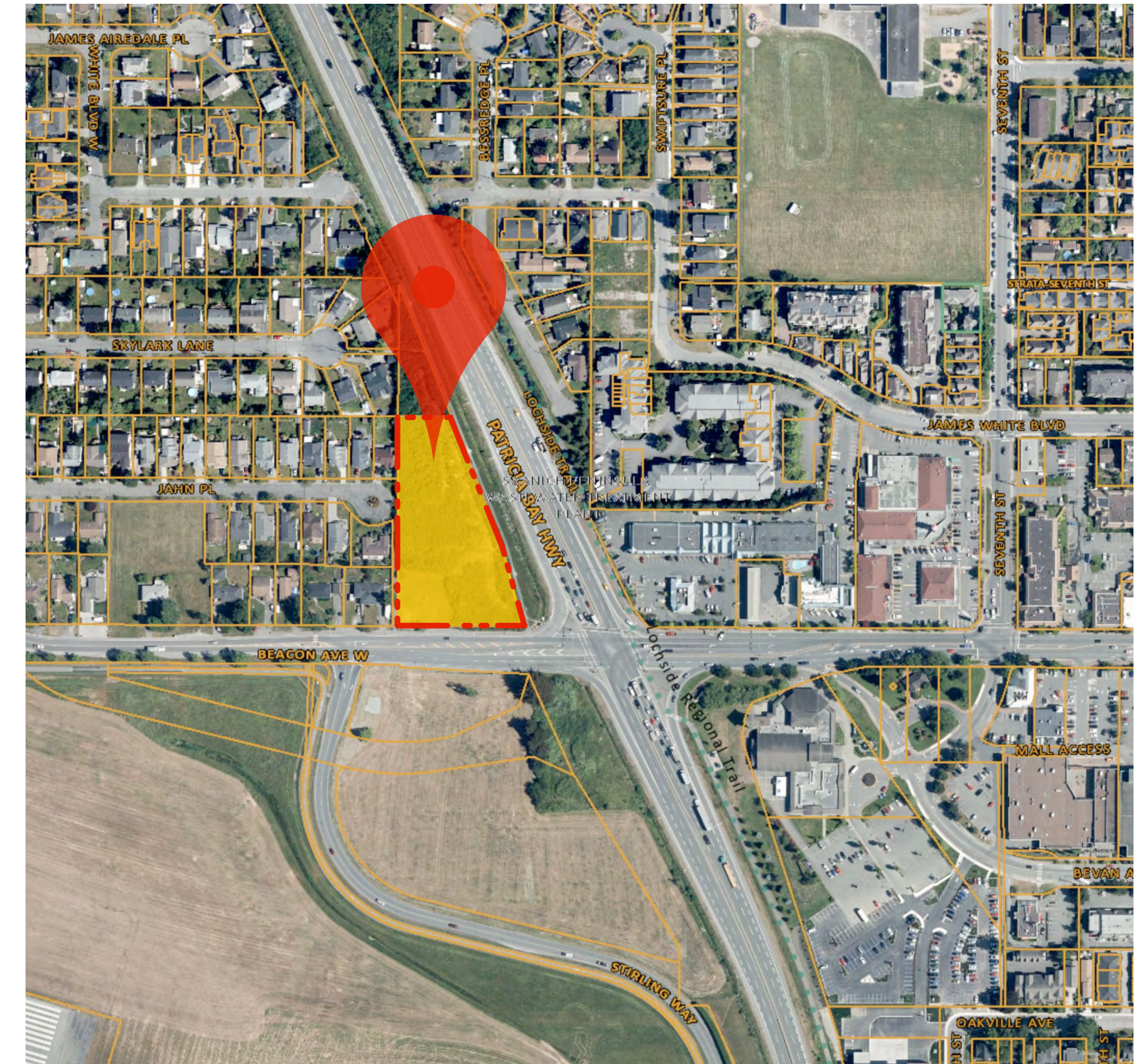
Unit Types and Numbers:																						
Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor																		
Main Floor	9 units 55.55 sq m - 67.30 sqm	12 units 83.45 sq m - 93.3 sqm	6 unit 104 sq m - 111.30 sqm	27 units																		
2nd Floor	9 units	12 units	7 unit	28 units																		
3rd Floor	14 units	18 units	/	32 units																		
4th Floor	14 units	18 units	/	32 units																		
5th Floor	7 units	13 units	2 units	22 units																		
	53 units	73 units	15 units	Total Units: 141 units																		
Total Gross Floor Area :	<table border="1"> <tr> <td>Main Floor</td> <td>2,794.8 m²</td> <td>30,083 s.f.</td> </tr> <tr> <td>2nd Floor</td> <td>2,794.8 m²</td> <td>30,083 s.f.</td> </tr> <tr> <td>3rd Floor</td> <td>2,792.5 m²</td> <td>30,058 s.f.</td> </tr> <tr> <td>4th Floor</td> <td>2,792.5 m²</td> <td>30,058 s.f.</td> </tr> <tr> <td>5th Floor</td> <td>2,235.1 m²</td> <td>24,058 s.f.</td> </tr> <tr> <td>Total</td> <td>13,409.7 m²</td> <td>144,341 s.f.</td> </tr> </table>				Main Floor	2,794.8 m ²	30,083 s.f.	2nd Floor	2,794.8 m ²	30,083 s.f.	3rd Floor	2,792.5 m ²	30,058 s.f.	4th Floor	2,792.5 m ²	30,058 s.f.	5th Floor	2,235.1 m ²	24,058 s.f.	Total	13,409.7 m²	144,341 s.f.
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Drawing List

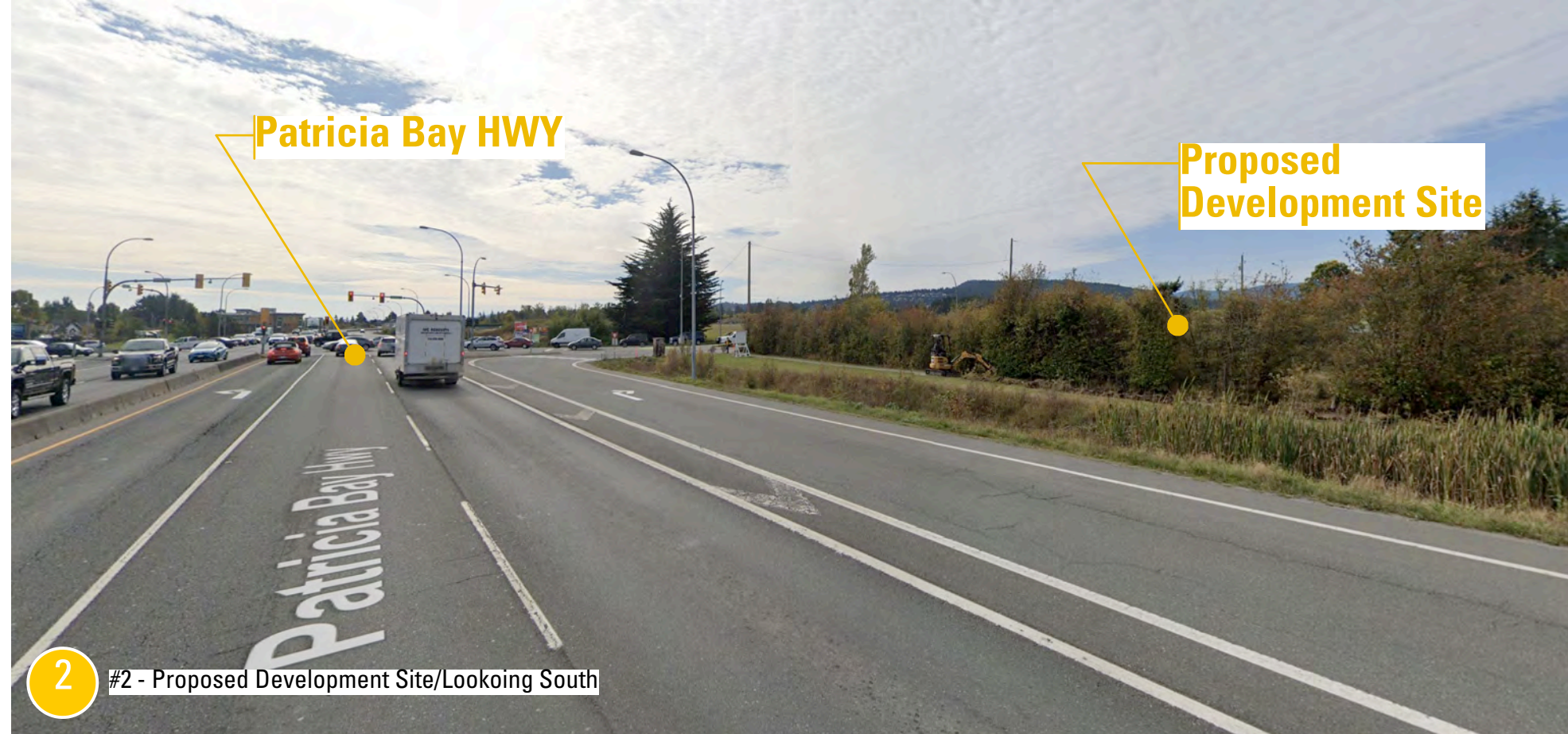
Architectural	Landscape Architecture	Civil
Joe Newell Architect Inc.		
A.1 - Cover Page	L.1 - Landscape Concept Plan	C.1 - Concept Site Servicing Plan
A.2 - Site Plan / Main Floor Plan		
A.3 - 2nd Floor Plan		
A.4 - 3rd & 4th Floor Plan		
A.5 - 5th Floor Plan		
A.6 - Parking Plan		
A.7 - Roof Plan		
A.8 - Elevations		
A.9 - Building Sections and Street Elevations		
A.10 - Unit Floor Plans		



Location: Aerial Photo



Site Aerial Photo



2180 BEACON AVENUE
SIDNEY, BC

PROPOSED RESIDENTIAL DEVELOPMENT

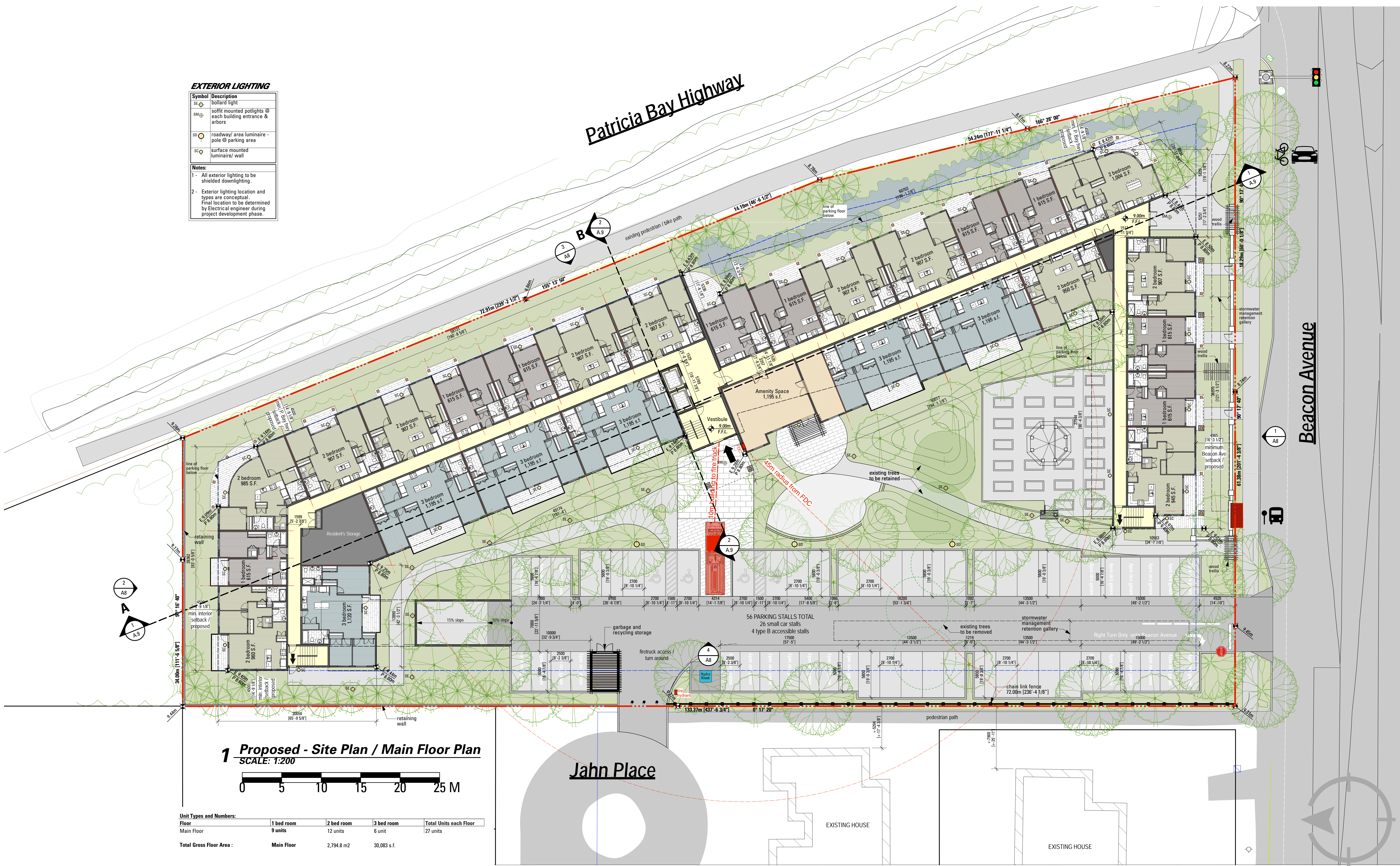
EXTERIOR LIGHTING

Symbol	Description
sc	soffit mounted potlights @ each building entrance & arbors
sd	roadway/ area luminaire - pole @ parking area
sc	surface mounted luminaire/ wall

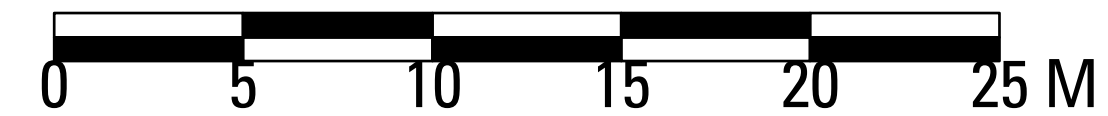
- Notes:**
- All exterior lighting to be shielded downlighting.
 - Exterior lighting location and types are conceptual. Final location to be determined by Electrical engineer during project development phase.

Patricia Bay Highway

Beacon Avenue



1 Proposed - Site Plan / Main Floor Plan
SCALE: 1:200



Unit Types and Numbers:	1 bed room	2 bed room	3 bed room	Total Units each Floor
Main Floor	9 units	12 units	6 unit	27 units
Total Gross Floor Area :	Main Floor	2,794.8 m ²	30,083 s.f.	

Jahn Place



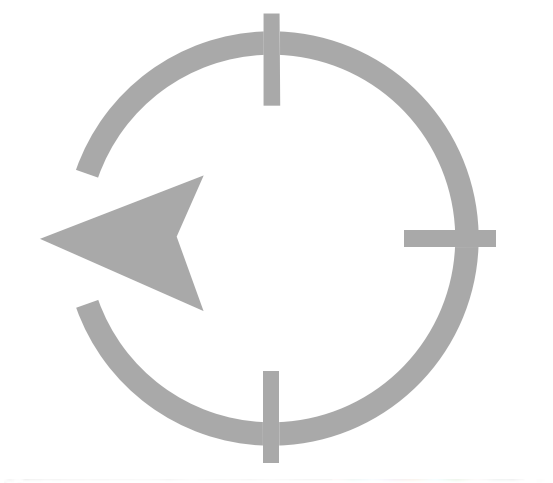
1 2nd Floor Plan
SCALE: 1:200

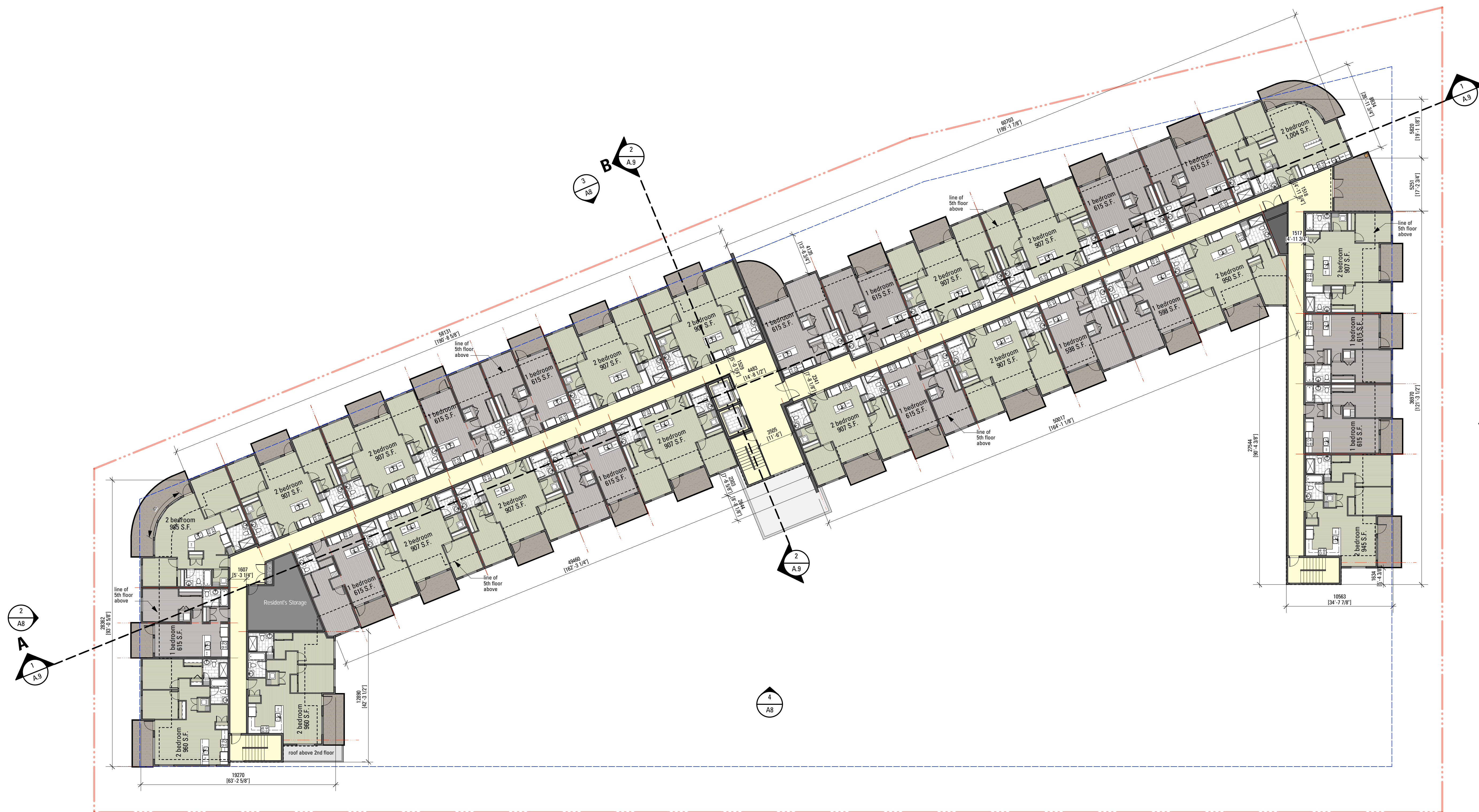
Unit Types and Numbers:

Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
2nd Floor	9 units	12 units	7 unit	28 units

Total Gross Floor Area :

Floor	2nd Floor	2,794.8 m ²	30,083 s.f.
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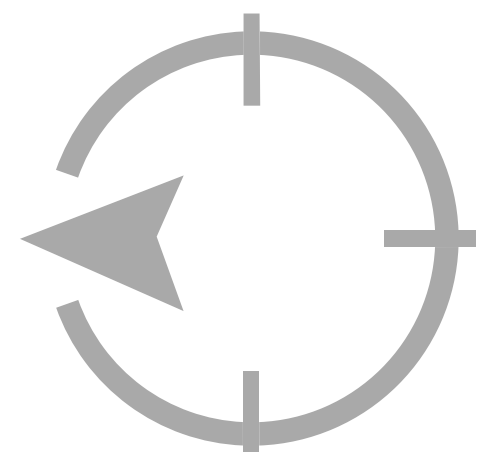


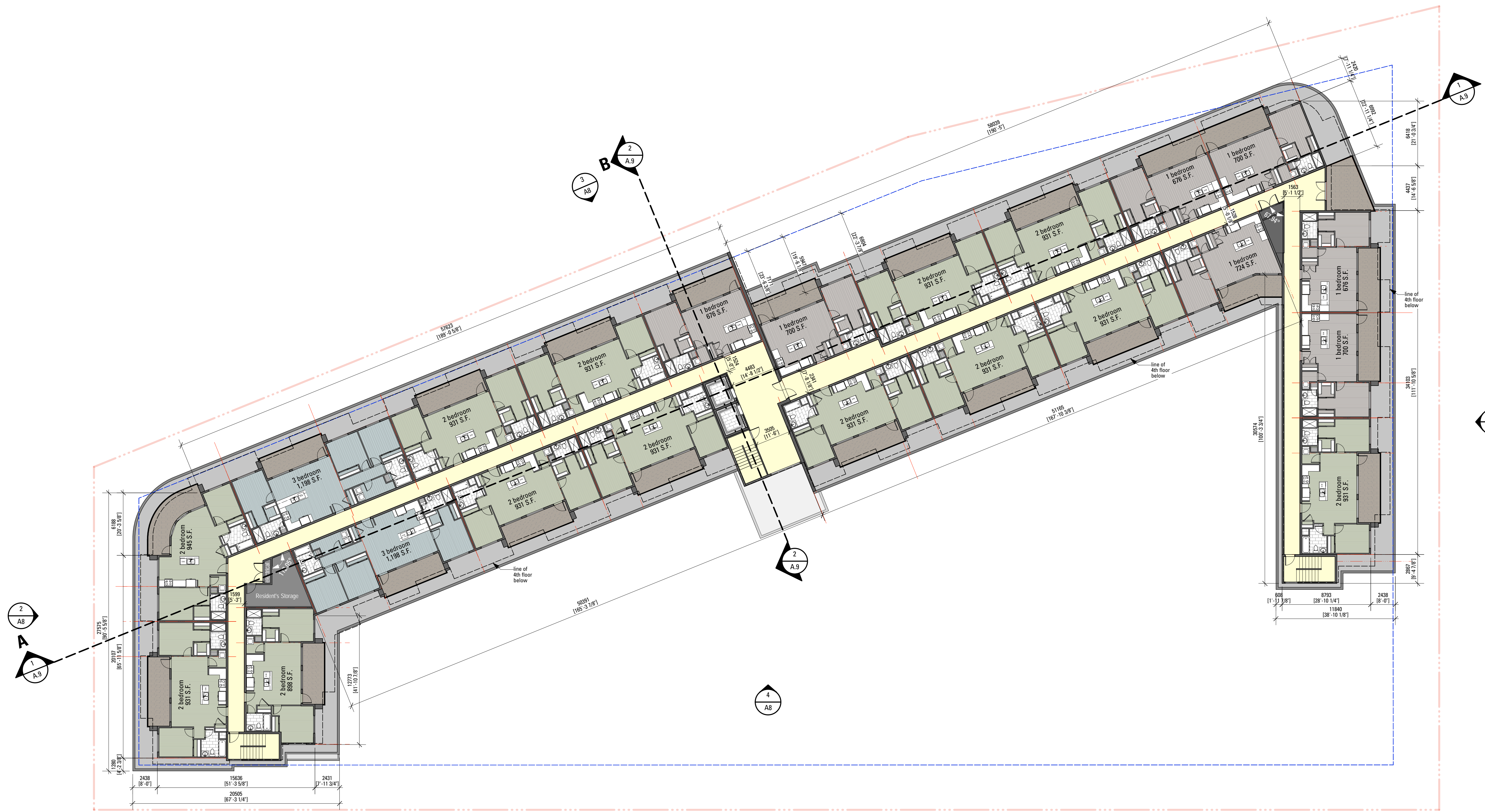
1 3rd & 4th Floor Plan
SCALE: 1:200

Unit Types and Numbers:

Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
3rd Floor	14 units	18 units	/	32 units
4th Floor	14 units	18 units	/	32 units

Total Gross Floor Area :	3rd Floor	2,792.5 m ²	30,058 s.f.
Total Gross Floor Area :	4th Floor	2,792.5 m ²	30,058 s.f.



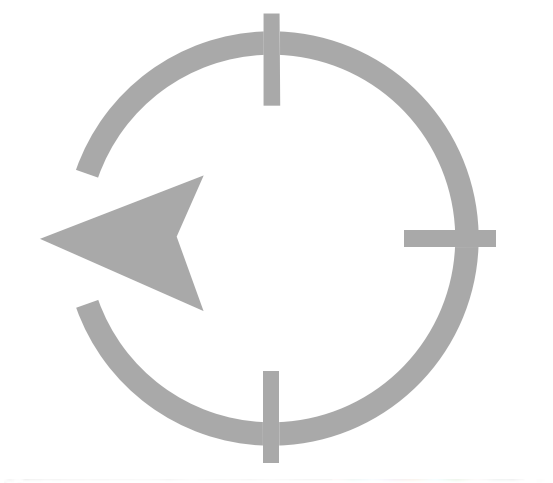


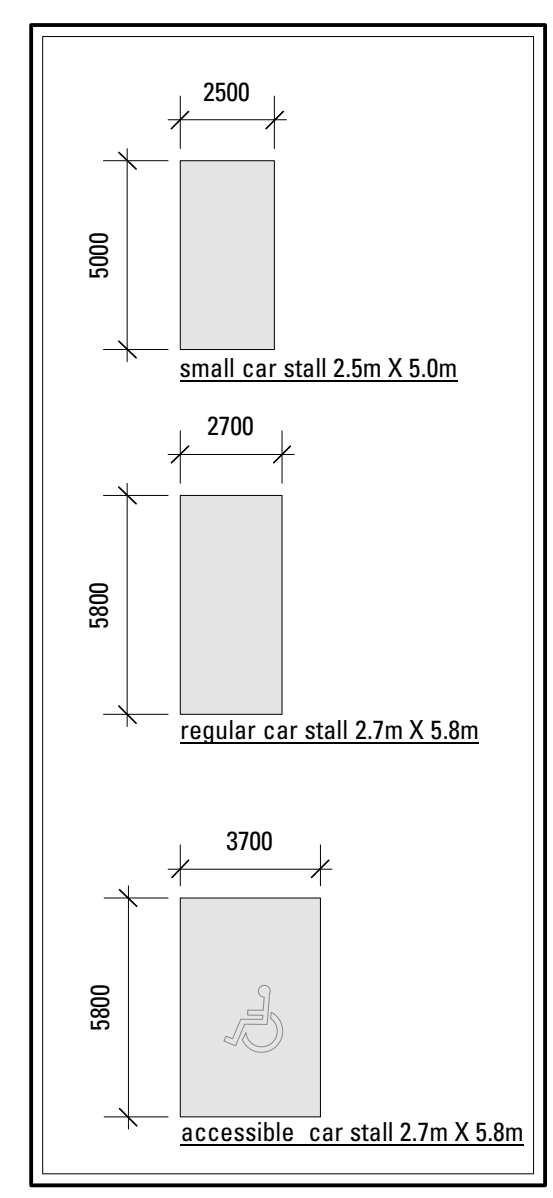
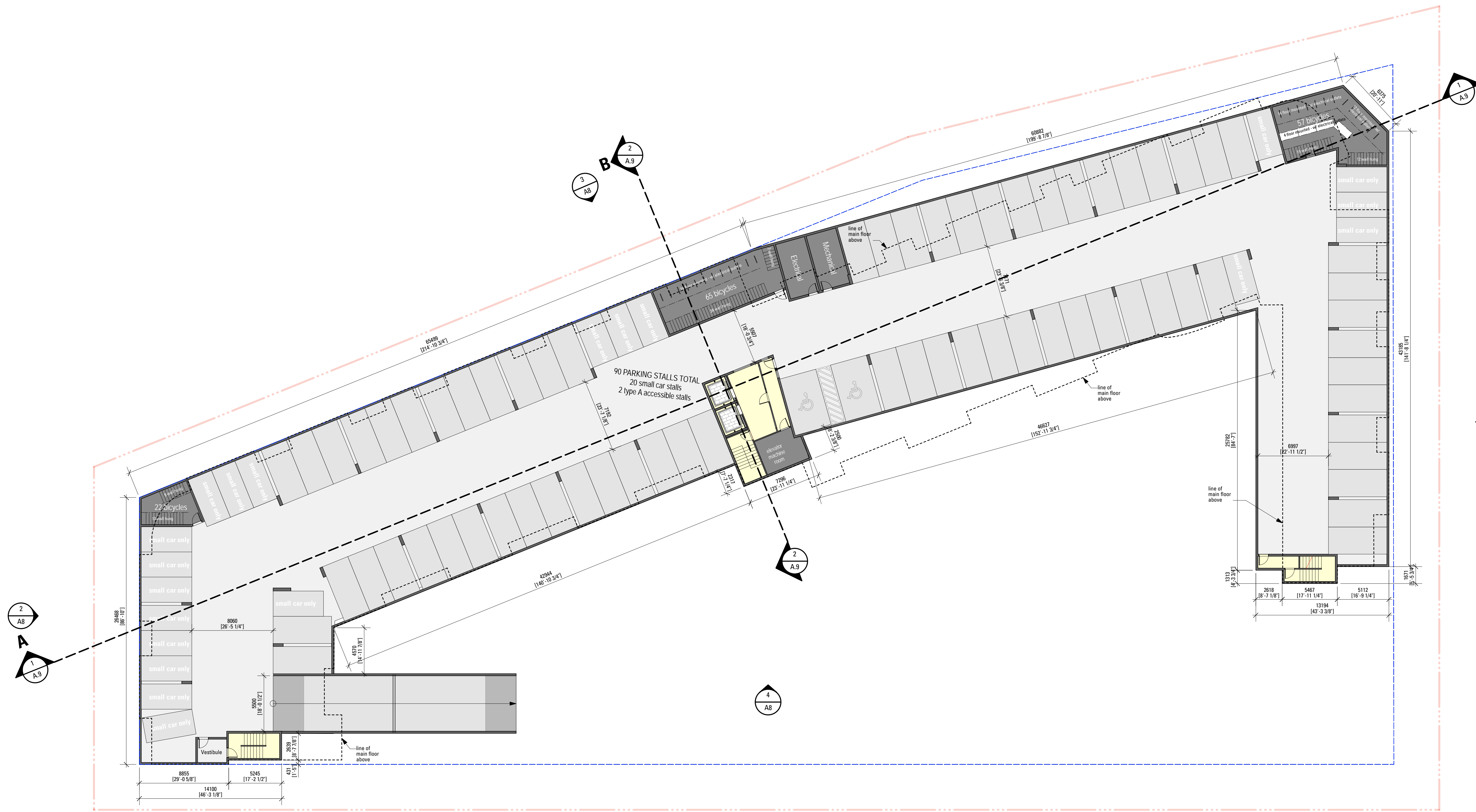
1 5th Floor Plan
SCALE: 1:200

Unit Types and Numbers:

Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
5th Floor	7 units	13 units	2 units	22 units

Total Gross Floor Area :
 5th Floor 2,235.1 m² 24,058 s.f.

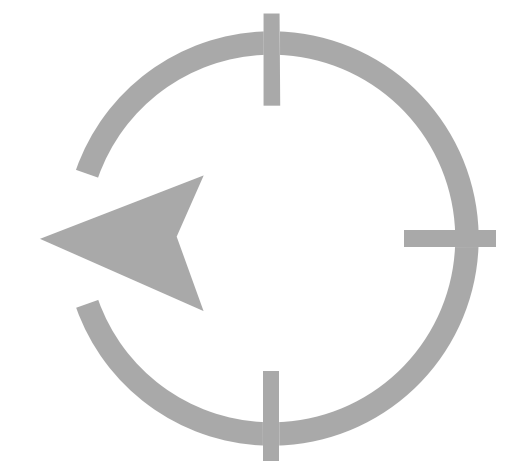


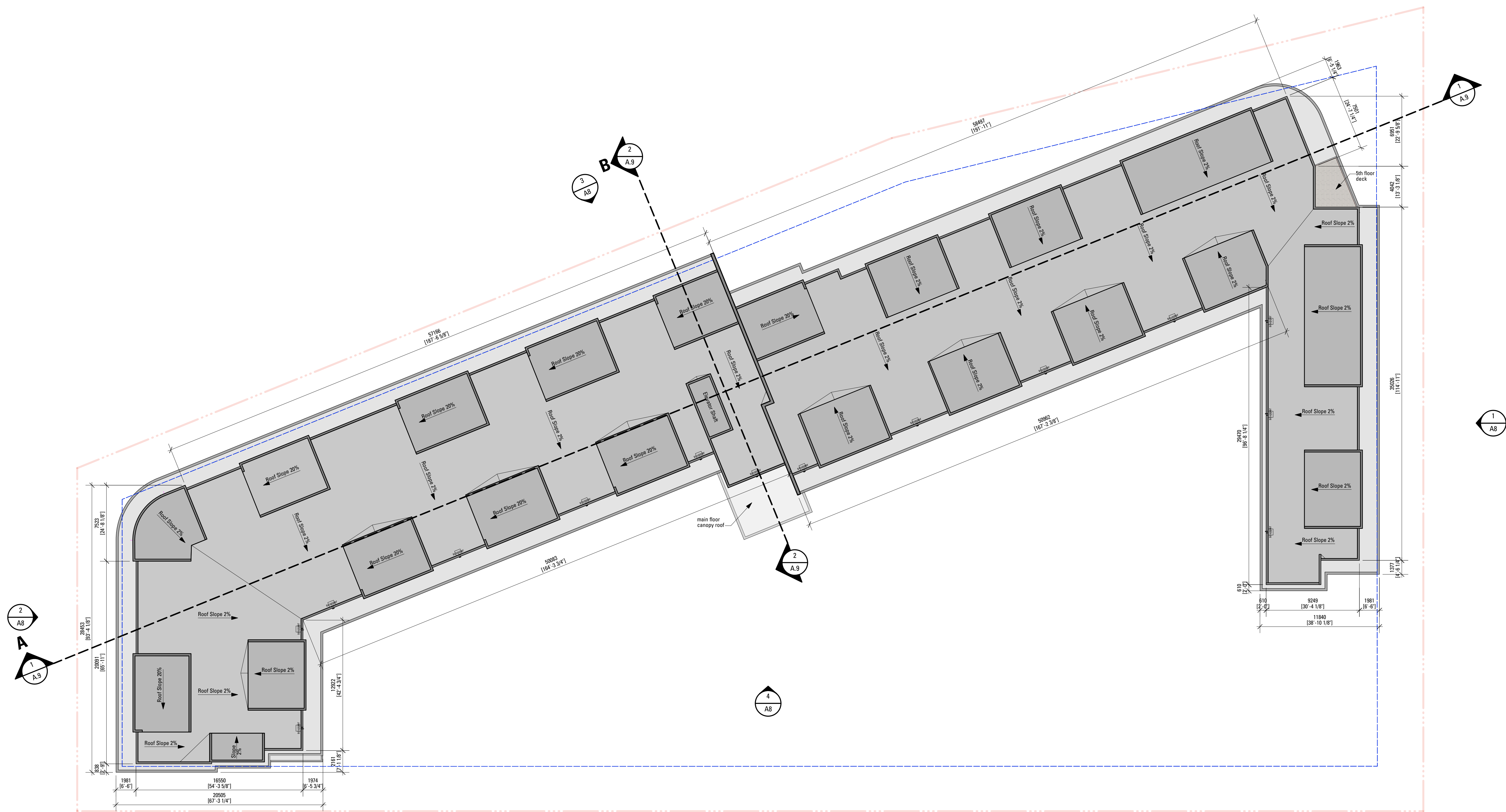


Parking

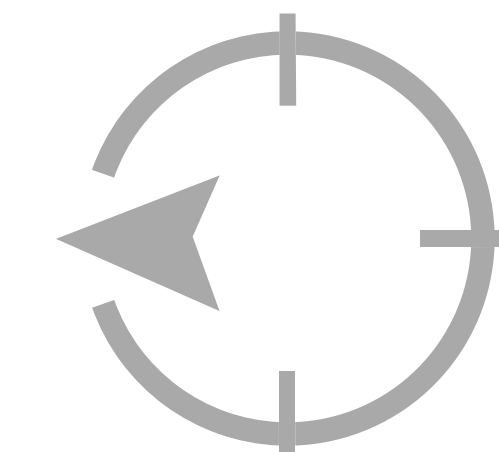
1 Parking Floor Plan
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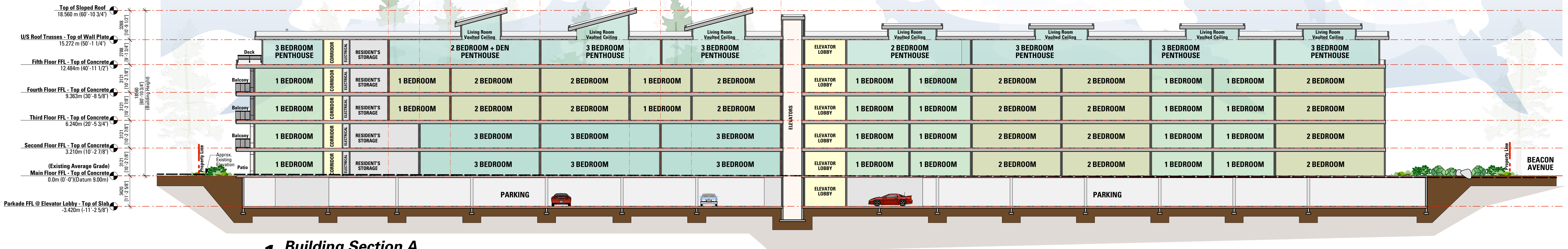
Underground Parking : 90 parking stalls , include 20 small car stalls & 2 type A accessible stalls



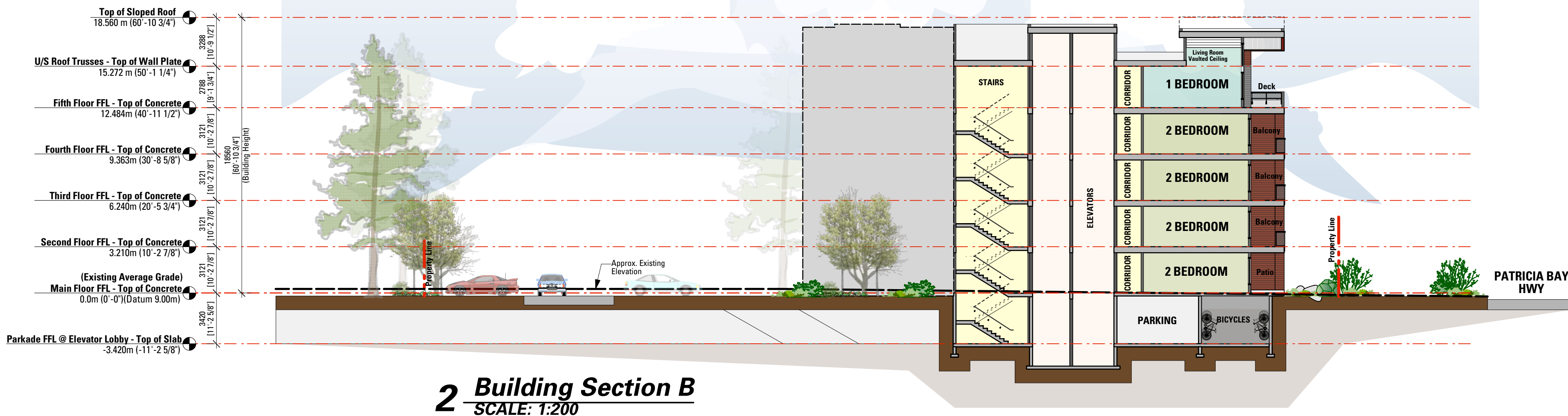


1 Roof Plan
SCALE: 1:200





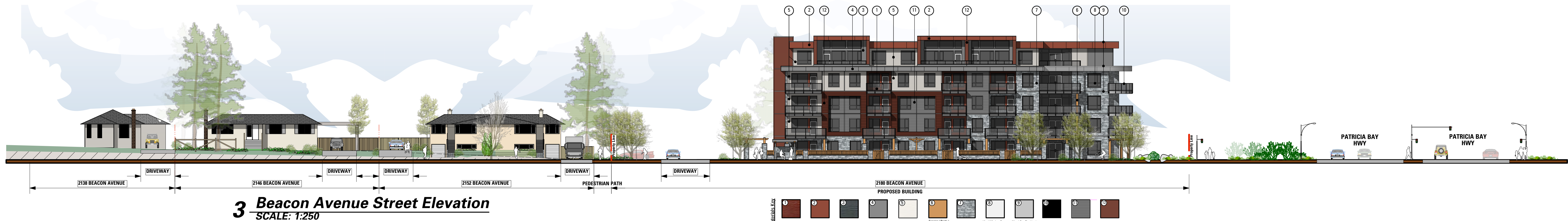
1 Building Section A
SCALE: 1:200



2 Building Section B
SCALE: 1:200



4 Site Location
SCALE: 1:250



3 Beacon Avenue Street Elevation
SCALE: 1:250

2180 BEACON AVENUE
SIDNEY, BC

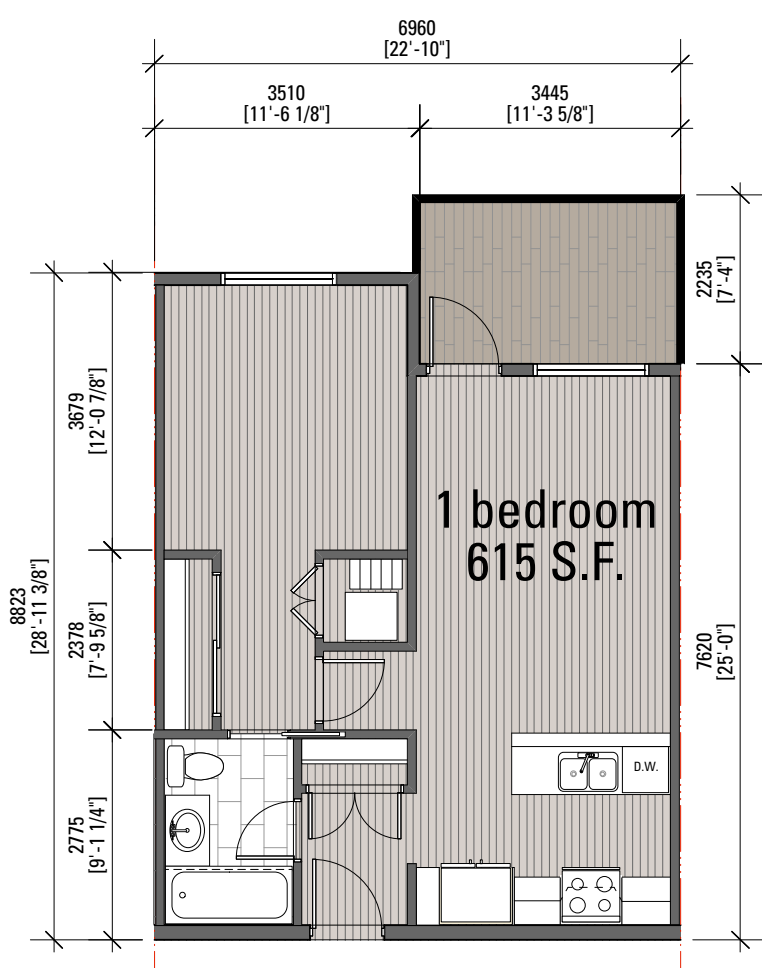
PROPOSED RESIDENTIAL DEVELOPMENT

A9

Joe Newell
architect inc.

Date: November 24th, 2021

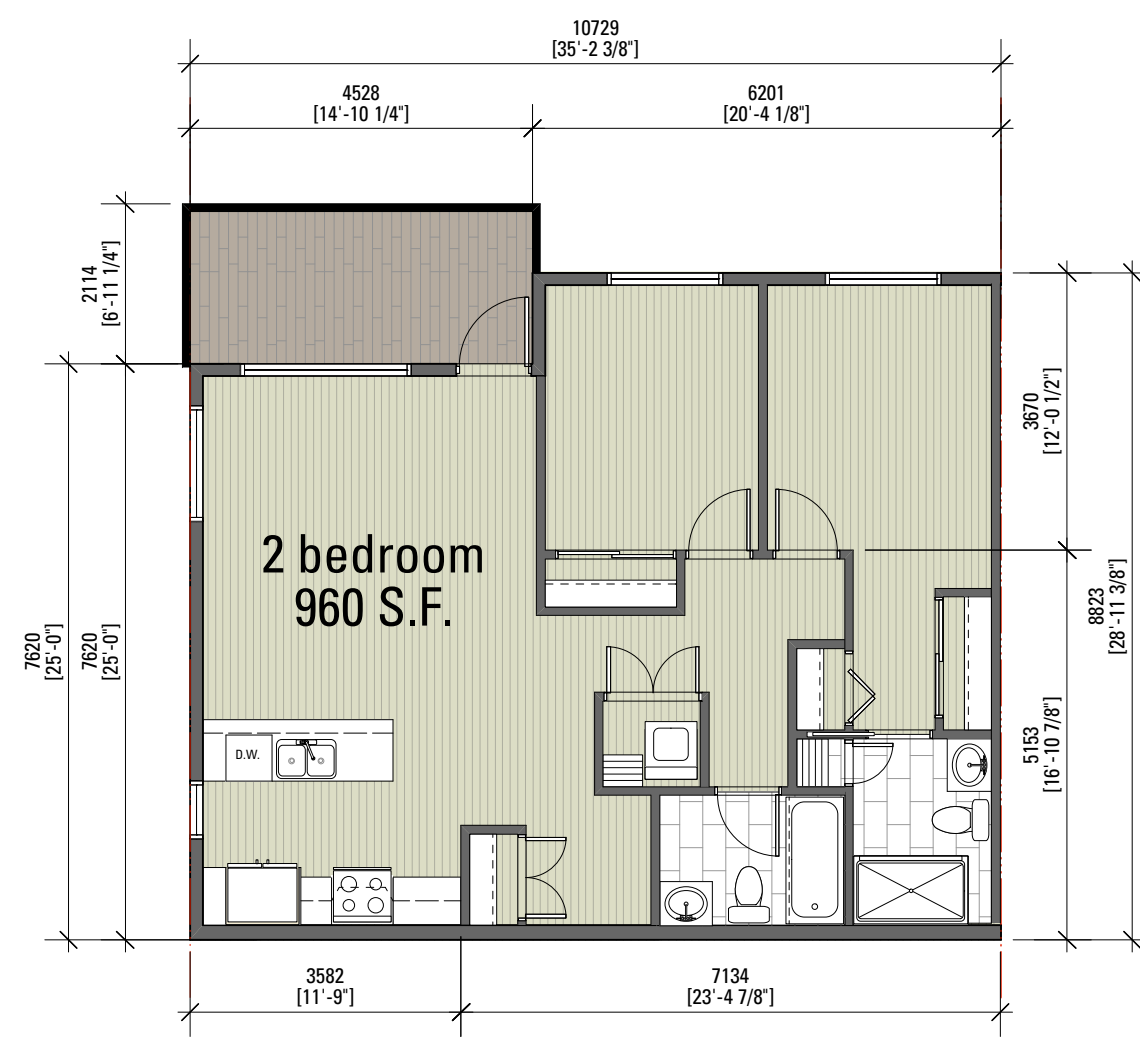
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com



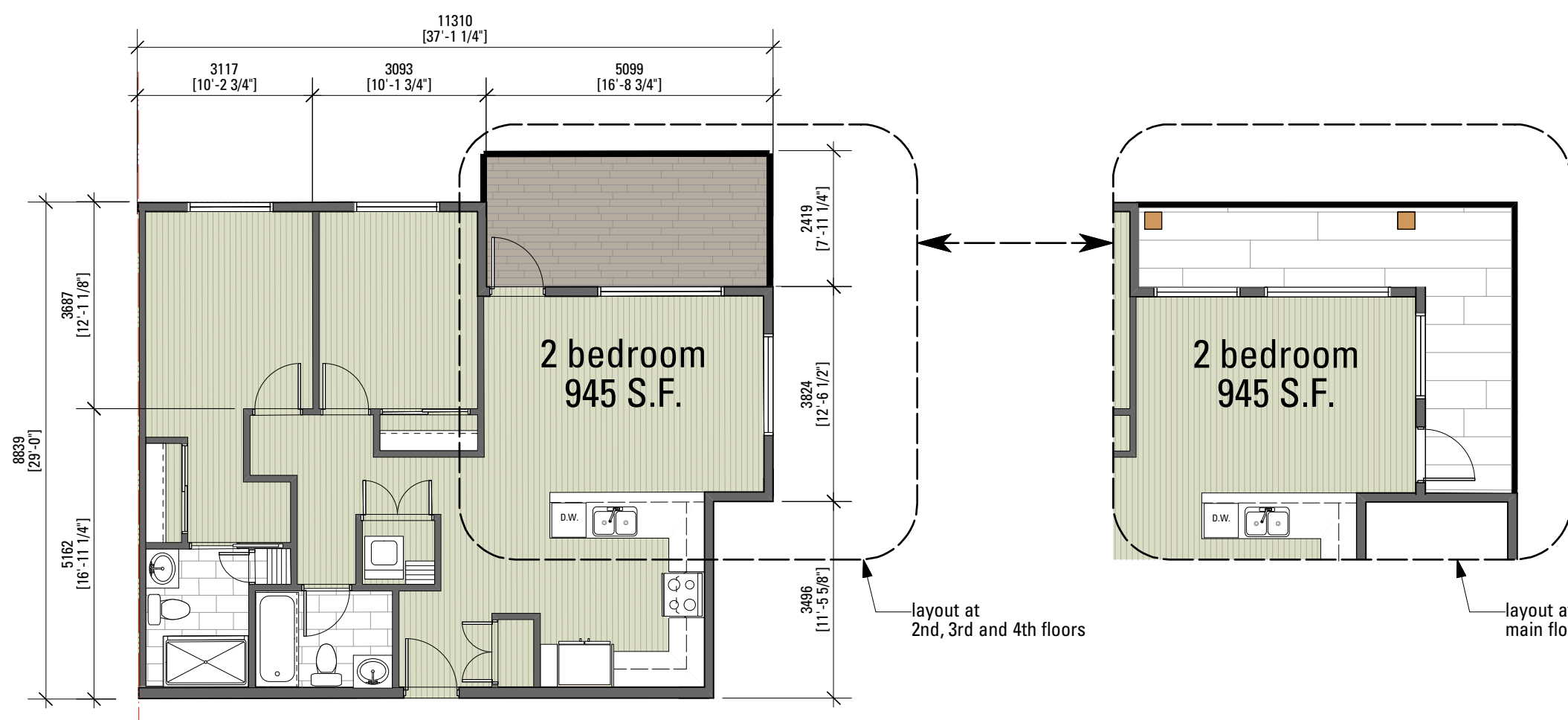
1 1 Bedroom - TYP
SCALE: 1:100



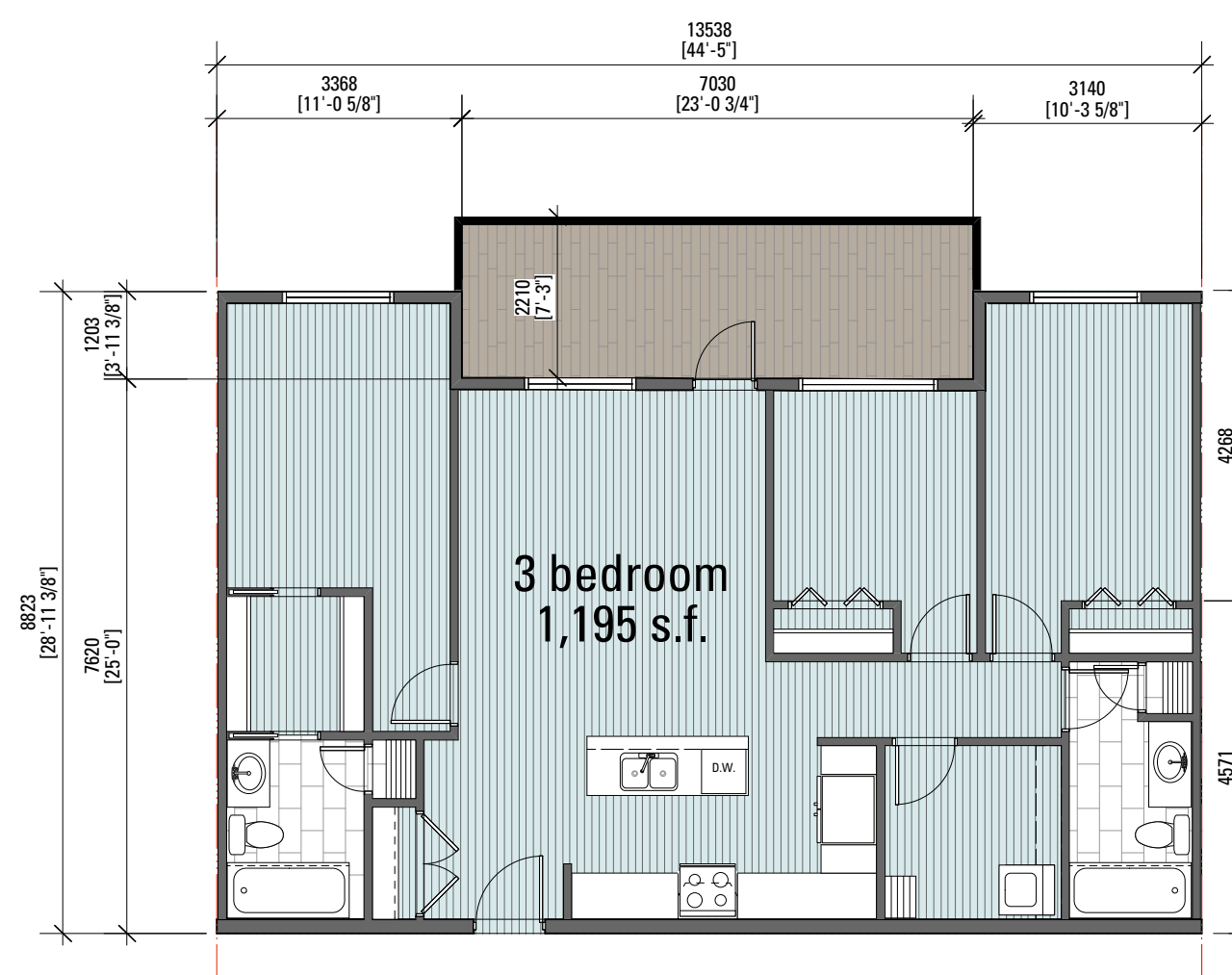
2 2 Bedroom - TYP
SCALE: 1:100



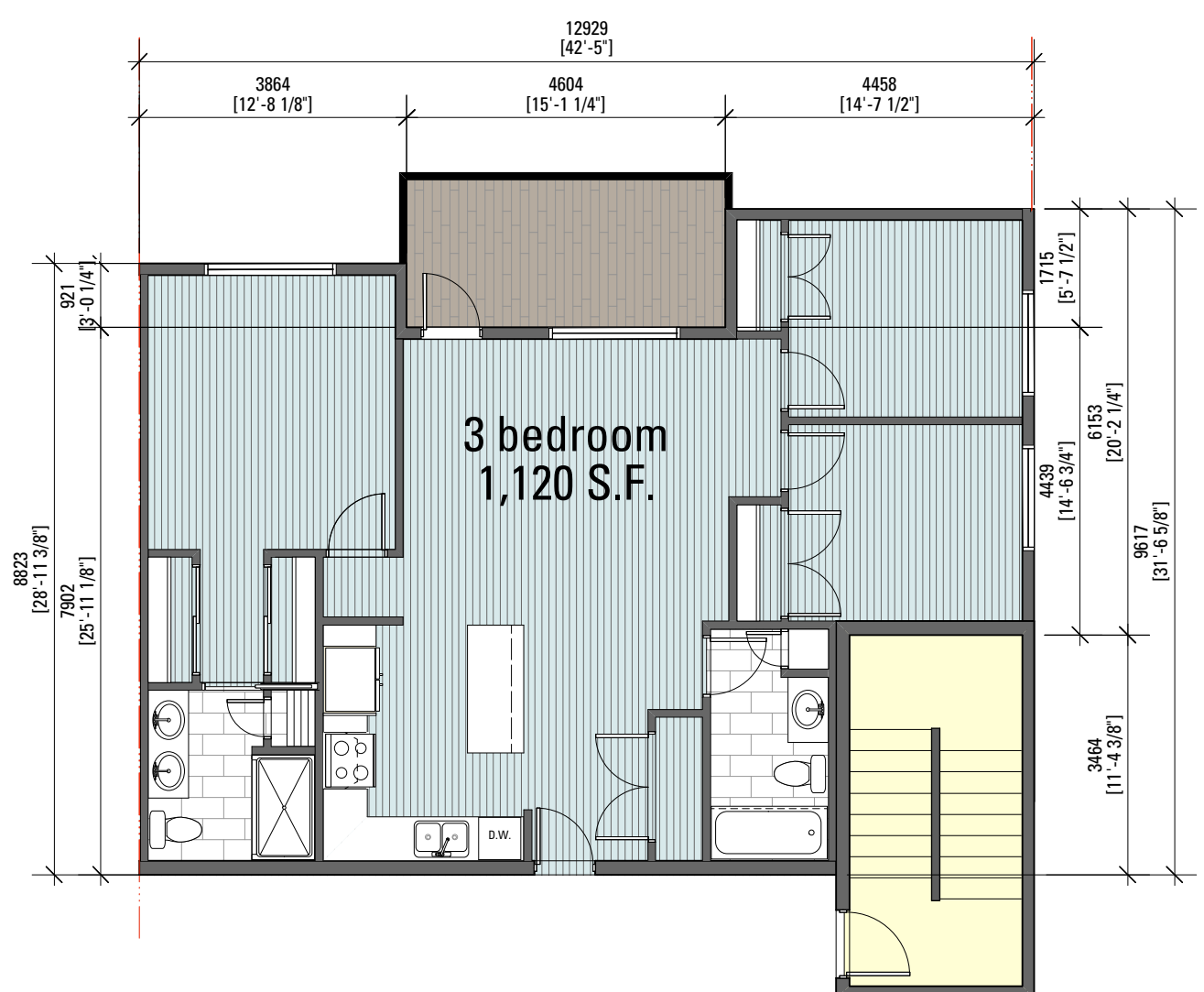
3 2 Bedroom - End Unit
SCALE: 1:100



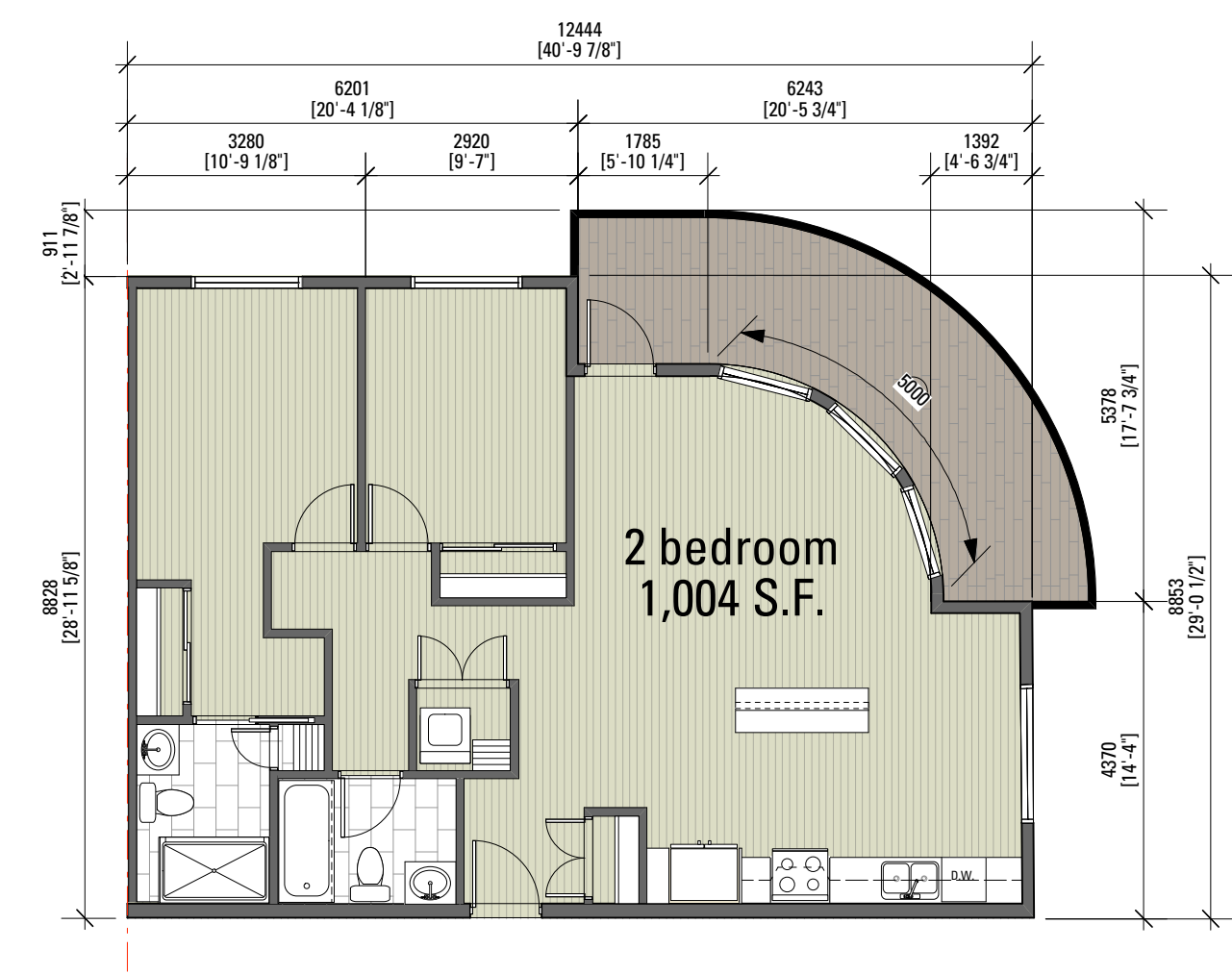
4 2 Bedroom - Near the Stair
SCALE: 1:100



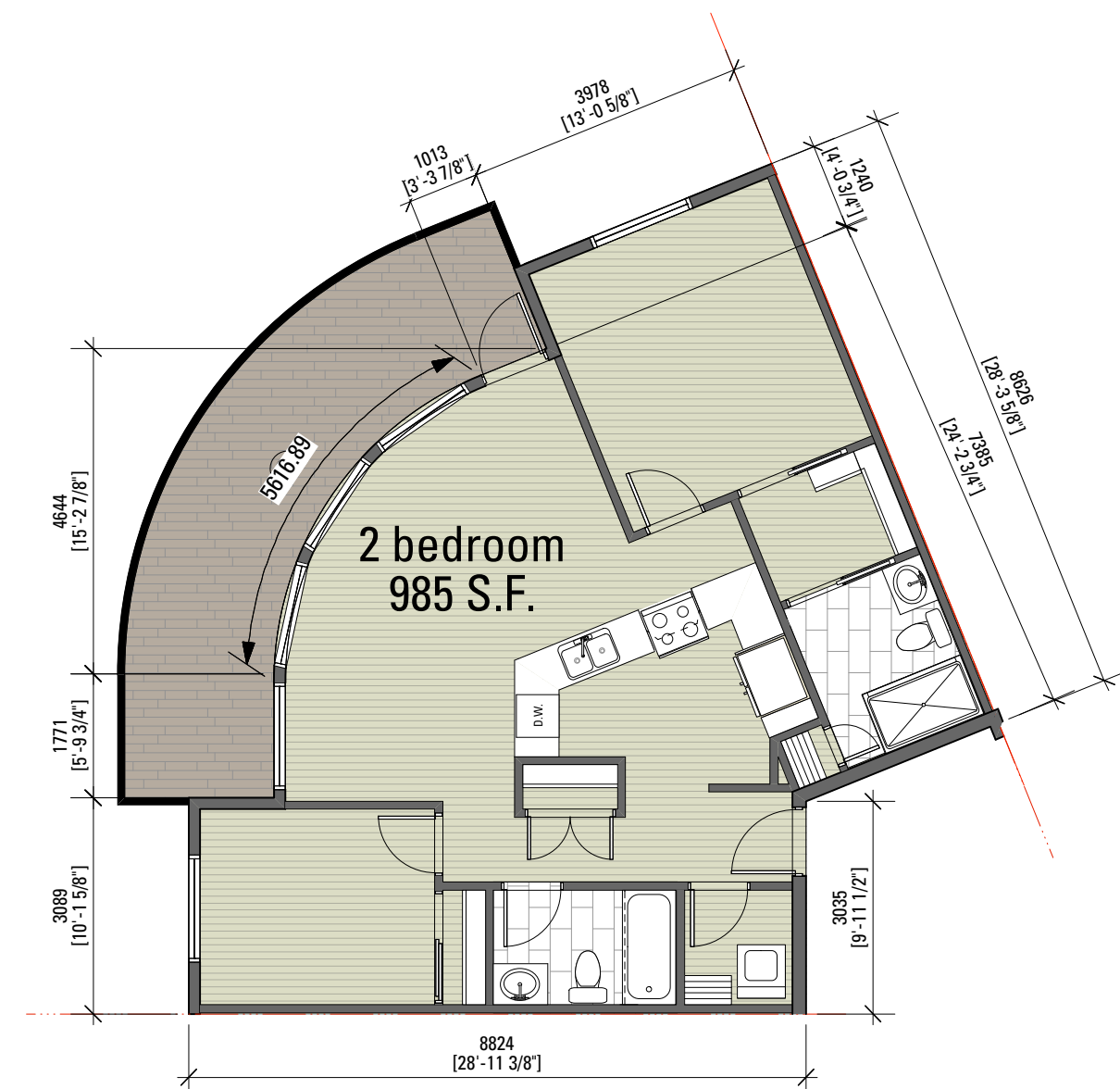
5 3 Bedroom - TYP
SCALE: 1:100



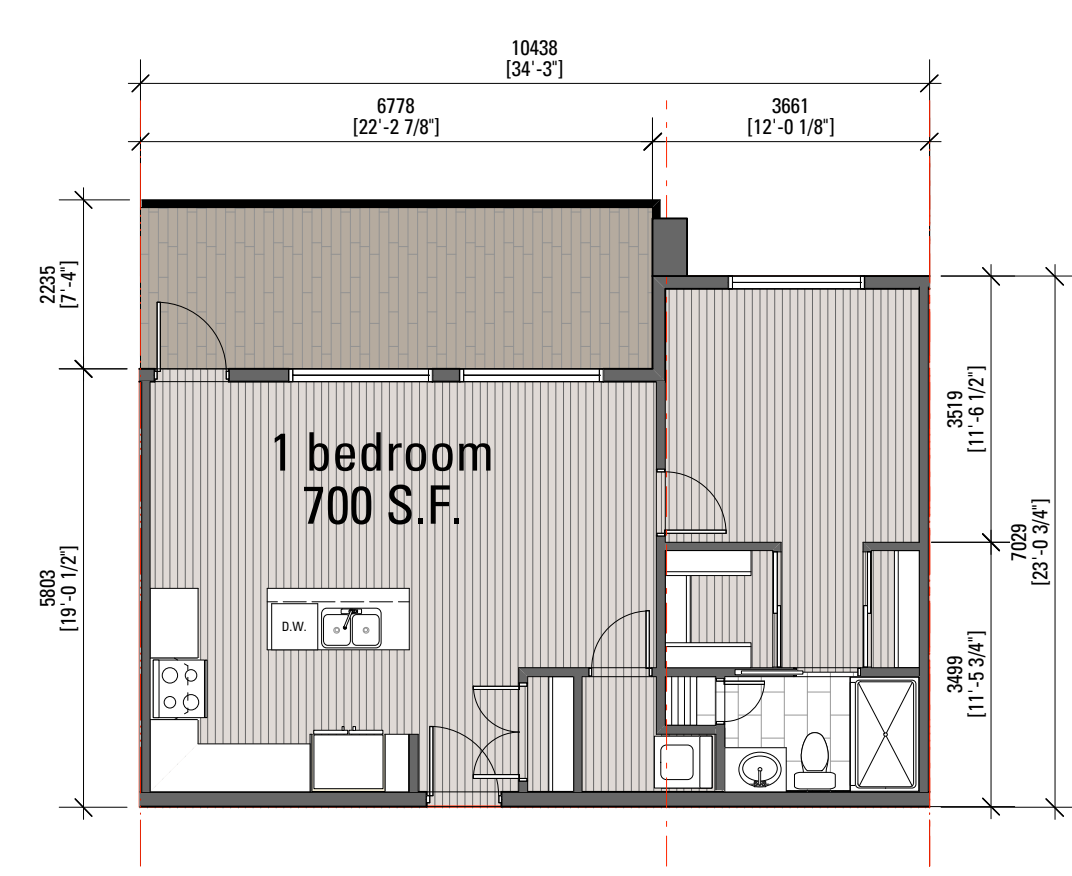
6 3 Bedroom - Near the Stair
SCALE: 1:100



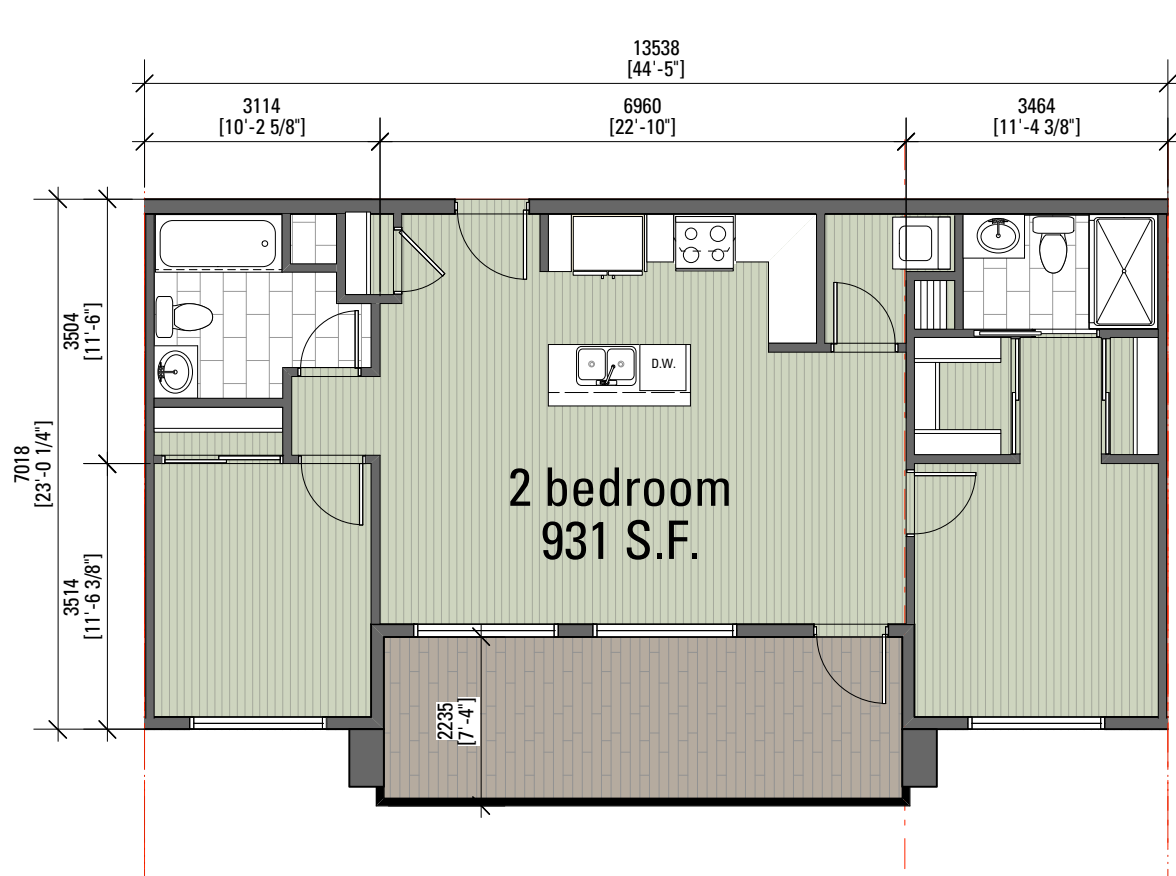
7 2 Bedroom - Curvey corner
SCALE: 1:100



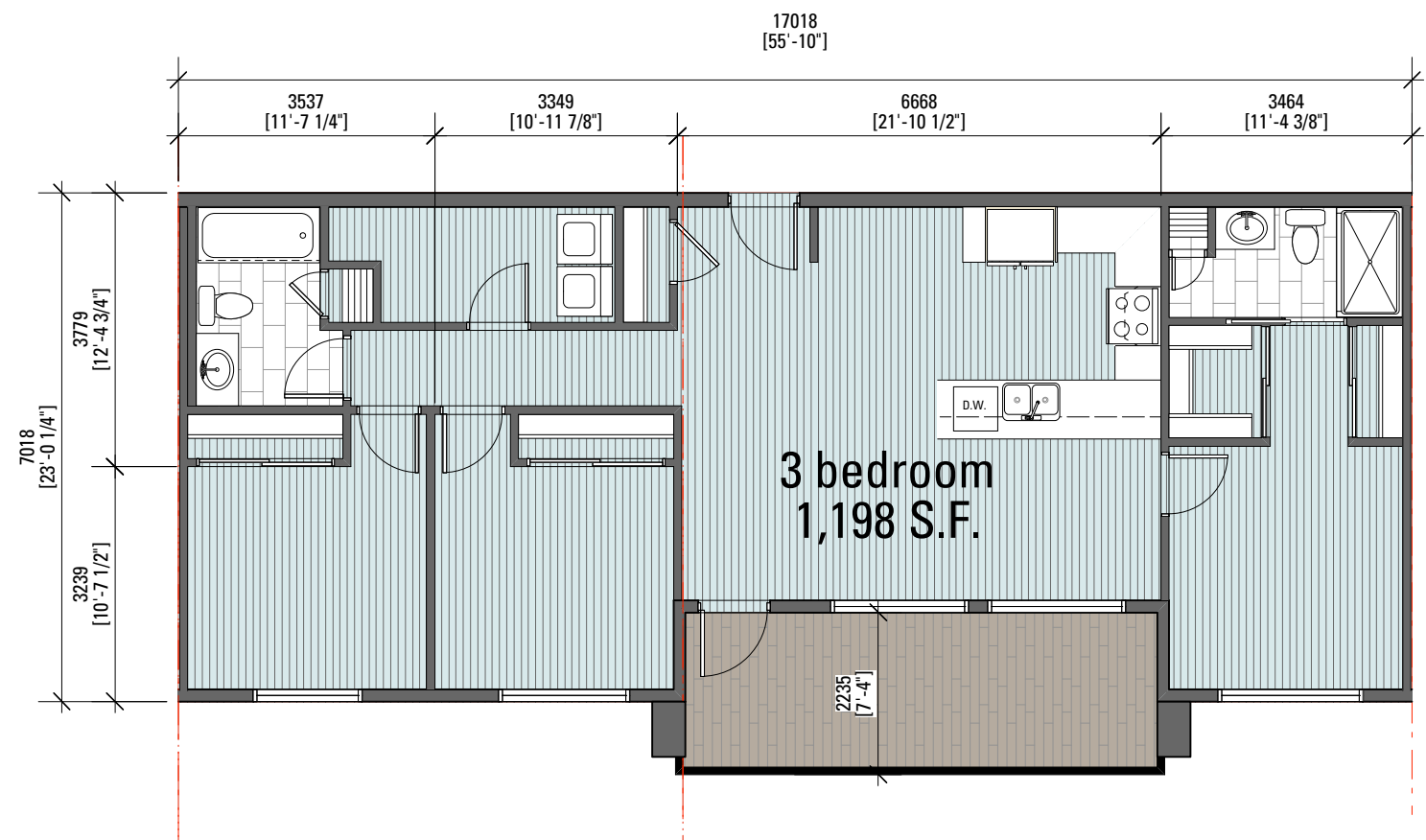
8 2 Bedroom - Curvey
SCALE: 1:100



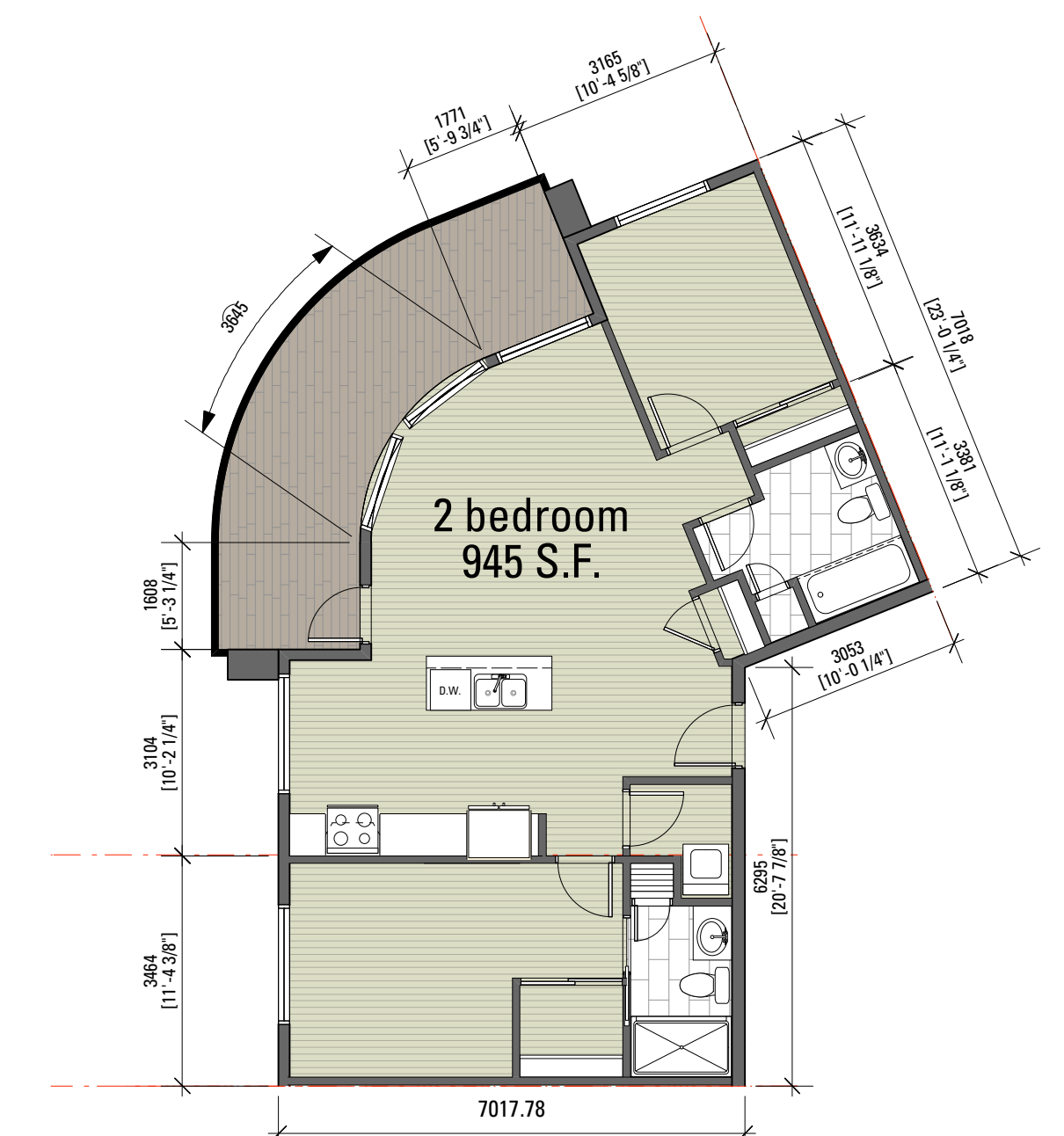
9 1 Bedroom - @ 5thFloor
SCALE: 1:100



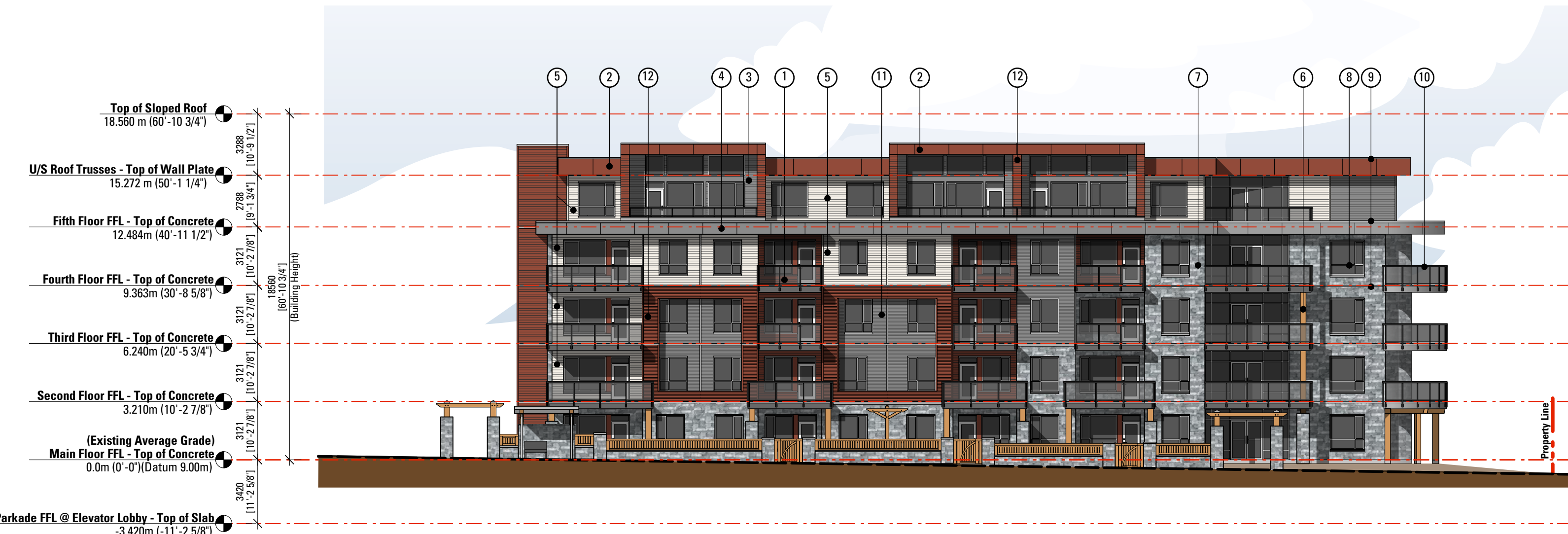
10 2 Bedroom - @ 5thFloor
SCALE: 1:100



11 3 Bedroom - @ 5thFloor
SCALE: 1:100



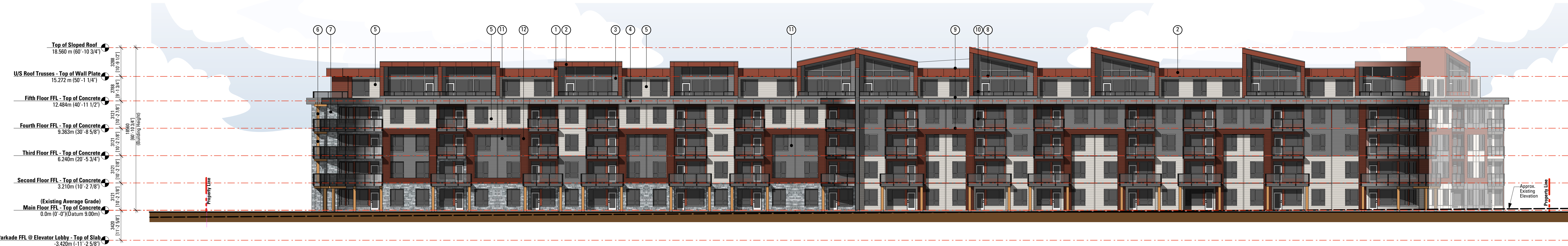
12 2 Bedroom - @ 5thFloor - Curvey
SCALE: 1:100



1 South Elevation (Beacon Avenue)
Scale: 1:200



2 North Elevation
Scale: 1:200



3 Northeast Elevation (Patricia Bay Highway)
Scale: 1:200



4 Southwest Elevation (Jahn Place / Courtyard)
Scale: 1:200

Materials Key

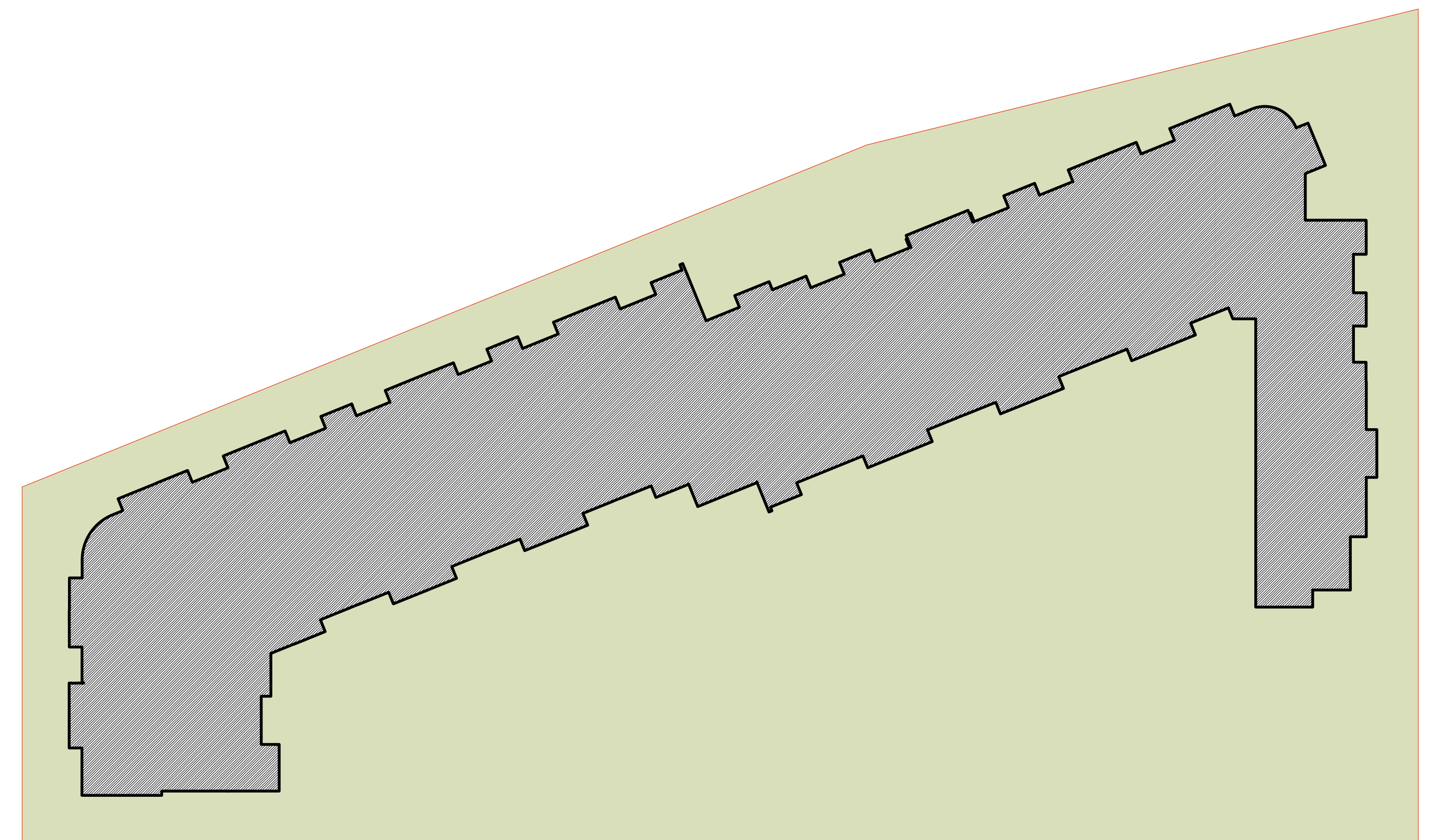
1	2	3	4	5	6	7	8	9	10	11	12
Fibre Cement Siding Lap Siding Horizontal Siding (Countryline Red)	Fibre Cement Siding Smooth Panel Horizontal Siding (Countryline Red)	Fibre Cement Siding Lap Siding James Hardie (Iron Gray)	Sheet Metal Fascia (Weathered Zinc)	Fibre Cement Siding Lap Siding James Hardie (White)	Fencing / Posts / Trimline / Cornice / Parapet Natural Cedar Spined Cedar Same Transparent Stain	Stone Cladding Natural Stone Veneer Stony Valley Ledge Slips Veneer S2	Vinyl Window Frames (White)	Metal Cap Flashing/ Cross Cavity Flashed Metal Flashing Weathered Zinc	Balcony / Stair Railings Corrugated Sheet Metal Corrugated Sheet Metal Dark or dark grey metallic	Weathered Zinc	Fire Red



1 *Courtyard Looking East*



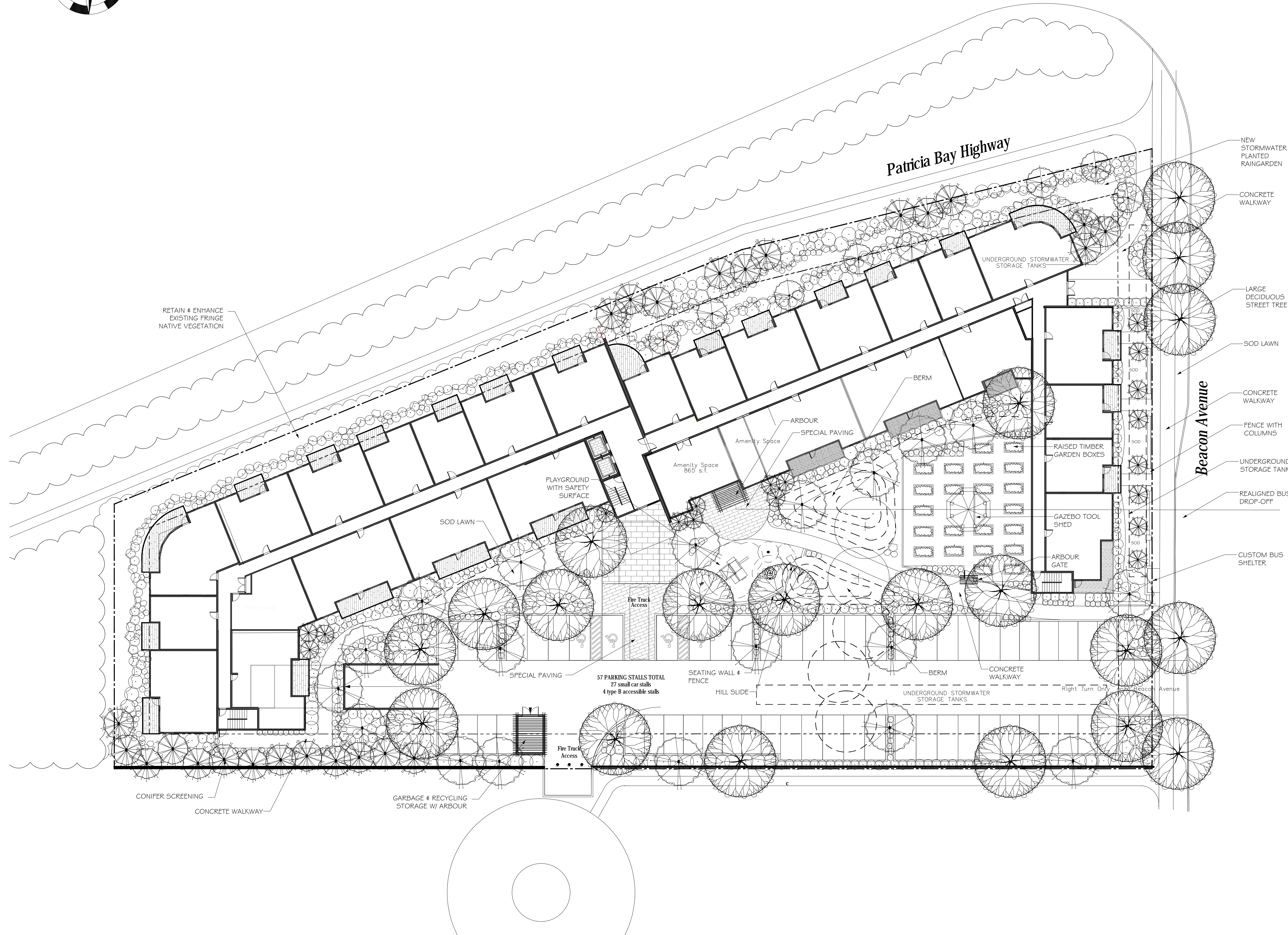
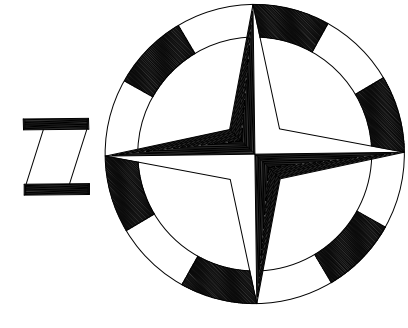
2 *View from Intersection, Looking North West*



2 *Key Plan*

2

2



SUGGESTED PLANT LIST				
Key	Common Name	Latin Name	Size	
Trees				
VMAP	Vine Maple	Acer circinatum	5cm Cal.	
JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	5cm Cal.	
RMAP	Red Maple	Acer rubrum var. 'Boisbrun'	5cm Cal.	
RASK	Basketoon Berry	Ametanthera bifida	5cm Cal.	
KAT	Kelley's Tree	Comastaphyle speciosa	5cm Cal.	
PDOS	Pacific Dogwood	Cornus rotata var. 'Editha White Wonder'	5cm Cal.	
SERB	Siberian Spruce	Picea omarika	2.2m Ht.	
PKR	Kilium Pines/Red Cherry	Pinus jeffersoniana	5cm Cal.	
STYR	Japanese Snowbell	Styria japonica	5cm Cal.	
WRC	Western Red Cedar	Thuja plicata var. 'Ecoflor'	2.2m Ht.	
Large Shrubs				
CEAN	California Lilac	Genetia van-Victoria'	1.5m Ht.	
PER	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame' & 'Valley Rose'	#3 Pot	
LRHA	Rhododendron	Rhododendron var. 'The Waterfall'	#5 Pot	
LRSD	Rhododendron	Rhododendron var. 'Somer Waterfall'	#5 Pot	
HODI	Ocean Spray	Holdstock descolor	#5 Pot	
WINE	Winehol	Physocarpus opulifolius var. 'Diallo'	#5 Pot	
SVIB	Summer Snowflake Viburnum	Viburnum alpicum var. 'Summer Snowflake'	#5 Pot	
Medium Shrubs				
ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot	
ALAT	Dwarf Orange Bush	Euonymus alata var. 'Compacta'	#5 Pot	
MEX	Mexican Orange Blossom	Chionoxia tenuis	#5 Pot	
DGG	Variegated Dogwood	Cornus alba var. 'Luscious Halo'	#2 Pot	
BAL	Basil	Galathea elatior	#2 Pot	
FRV	Lily of the Valley Shrub	Pieris japonica var. 'Valley Rose'	#5 Pot	
MRHA	Rhododendron	Rhododendron var. 'Uniquel' & 'Christmas Cheer'	#5 Pot	
VACC	Dwarf European Huckleberry	Vaccinium myrtillus	#2 Pot	
OTLO	Ohio Laurel	Prunella lanceolata var. 'Ohio Laurel'	#2 Pot	
MRHB	Rhododendron	Rhododendron var. 'Uniquel'	#5 Pot	
RIBE	Red Flossing Currant	Ribes sanguineum var. 'King Edward'	#2 Pot	
SMOW	Shrub	Samolus nigriflorus	#2 Pot	
DVIB	David Viburnum	Viburnum davidii	#2 Pot	
SMAG	Star Magnolia	Magnolia stellata var. 'Betty'	#7 Pot	
Small Shrubs				
SPR	Spruce	Spirea	#1 Pot	
AZAP	Pink Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot	
DRYO	Autumn Fern	Dryopteris erythrosperma	#8PB Pot	
AZAW	Azalea White	Rubia japonica var. 'Gumpo White'	#1 Pot	
DWES	Dwarf Euonymus	Euonymus x Newport Dwarf'	#2 Pot	
HEL	Hebe	Hebe x orientata & 'Helleborus niger'	#1 Pot	
HYD	Hydrangea	Hydrangea macrophylla var. 'Vancouver Pearl'	#1 Pot	
CASC	Cascadia	Chionodoxa	#1 Pot	
DWMO	Dwarf Most Orange	Philadelphus innox var. 'Snowdrift'	#1 Pot	
DMPJ	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Dwarf Lily'	#1 Pot	
ROLY	Round Fern	Polystichum medium	#1 Pot	
DWRH	Dwarf Rhododendron	Rhododendron var. 'Bow Belle' & 'Jock'	#2 Pot	
SARC	Sweetshrub	Sarcococca hookeriana humilis	#1 Pot	
EUDF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gauty'	#1 Pot	
Ground				
BEAR	Beary	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4	
REFC	Heartleaf Bergenia	Bergenia cordifolia var. 'Drengshagen Ruby'	SP5	
VINC	Vinca	Vinca minor var. 'Doronic Blue' & 'Alba'	SP4	
VITI	Mountain Cranberry	Vitis idaeensis	SP4	
LAM	Lamium	Lamium maculatum var. 'White Nancy'		
GAUL	Wintersgreen	Galium procumbens		
Vines				
ARM	Evergreen Clematis	Clematis integrifolia	#5 Pot	
CLEM	Clematis	Clematis var. 'Starburst'	#2 Pot	
QJAS	Summer Jasmine	Jasminum officinale	#1 Pot	
VIRG	Virginia Creeper	Parthenocissus quinquefolia var. 'Triumph'	#1 Pot	
CANF	Variegated Doggie			
Perennials				
ASIT	Astilbe	Astilbe chinensis var. 'Pamula'	SP5	
MONI	Monarda	Monarda var. 'Luther'	SP5	
HEBY	Yellow Dwarf Daylily	Hemerocallis var. 'Stella d'Or'	SP5	
IRIS	Coral Bell	Heuchera moranensis var. 'Drengshagen Bronze'	SP5	
IRIS	Bicolor Iris	Iris pallida var. 'Nureo-Vanegat'	SP5	
LAV	English Lavender	Lavandula angustifolia var. 'Hidcot'	SP5	
SCOT	Scilla	Scilla maritima var. 'Drengshagen Blue'	SP5	
GAOB	Native Sage	Salvia officinalis	SP5	
MARI	Marsh Marigold	Calla leptocaulis	SP5	
TEST	Flame Seed	Carex testacea	SP5	
MISC	Miscanthus			
Other				
SHOR	Shrub	Galanthus nivalis	Bulb	

