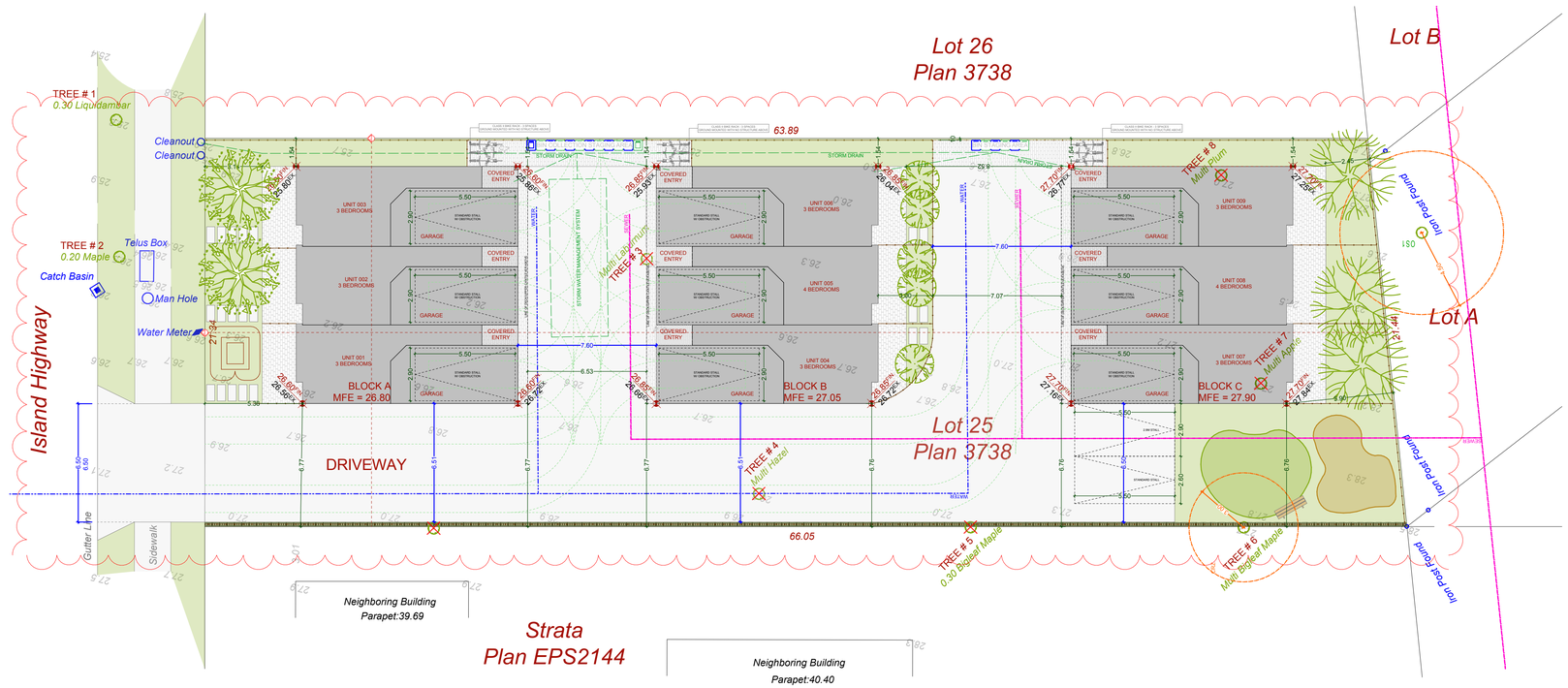
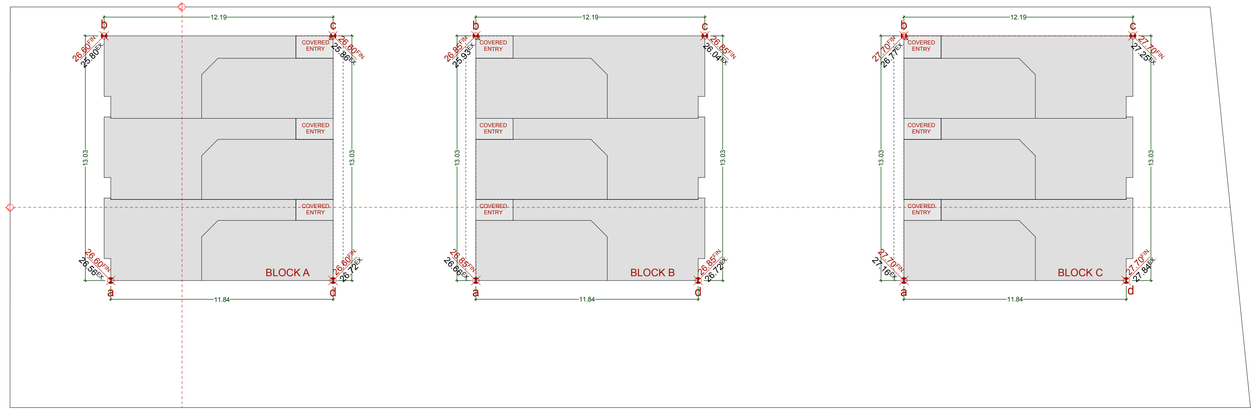
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PROJECT DATA TABLE - PROPOSED TOWNHOUSE DEVELOPMENT				
Address	229 ISLAND HWY			
Lot Size	1,386.11m² (14,919.96 ft²)			
Zoning	SITE SPECIFIC - BASED ON RM-2			
	BLOCK A	BLOCK B	BLOCK C	RM-2
Lot Size				
Lot Size (minimum)*	***1,386.11m²****			1,500m²
Lot Width (minimum)	21.39m			18m
Lot Density Floor Space Ratio	0.81 1,126.89m² (12,129.74ft²)			1 1,386.11m² (14,919.96ft²)
Block	BLOCK A	BLOCK B	BLOCK C	
Upper Floor Area	154.17m²	154.17m²	154.17m²	
Main Floor Area	140.75m²	140.75m²	140.75m²	
Lower Floor Area	80.71m²	80.71m²	80.71m²	
Garage Area	62.12m²	62.12m²	62.12m²	
Lot Coverage and Impermeable Surface Coverage				
Lot coverage (maximum)	35.63% 493.87m² (5,315.97ft²)			60.00% 831.67m² (8,952.02ft²)
Impermeable surface coverage (maximum)	74.09% 1,026.99m² (11,054.43ft²)			80.00% 1,108.89m² (11,935.99ft²)
Unit Type	3 Bedroom			9
Building Size	BLOCK A	BLOCK B	BLOCK C	
Average grade	26.23m	26.33m	27.25m	-
Building Height (maximum)	10.13m	10.28m	10.21m	12.00m
Building Width (minimum)	13.03m	13.03m	13.03m	6.00m
Siting, Projections				
Front/Street setback (Island Hwy) (minimum) (North)*	***5.00m* (16.40 ft)***			7.50m (24.61 ft)
Side setback (Interior) (minimum) (East)*	***1.54m* (5.05 ft)***			4.50m (14.76 ft)
Rear/South setback (minimum)	***4.24m* (13.91 ft)***			7.50m (24.61 ft)
Side setback (Interior) (minimum) (West)	6.71m (22.01 ft)			4.50m (14.76 ft)
Eave projections into setback (maximum)	conforms			1.00m (3.28 ft)
	Block A - Block B		Block B - Block C	
Building separation	6.53m		7.07m	
Parking				
Bicycle Storage • Long Term Storage Spaces (1 per unit) • Short Term Storage Spaces (6-space rack)	9 long term spaces (within individual units) 9 short term spaces			• 10 long term spaces • 6 short term spaces
Energized Bicycle Spaces	9 energized spaces provided			100% of stalls
Primary Parking Spaces	9 Standard Spaces Provided			10 primary spaces
EV Equipped Parking	9 Energized Spaces Provided			10 energized spaces
Visitor Spaces	2 visitor stalls provided			1 stall

VARIANCE REQUIRED*



CONCEPTUAL SITE PLAN
SCALE = 1 : 150



GRADE POINTS	AVG. OF POINTS			DISTANCE BETWEEN	TOTALS
a / b	26.56	+ 25.80	/2 = 26.18	13.03	341.12
b / c	25.80	+ 25.86	/2 = 25.83	12.19	314.86
c / d	25.86	+ 26.72	/2 = 26.29	13.03	342.55
d / a	26.72	+ 26.56	/2 = 26.64	11.84	315.41
				TOTAL:	1,313.94
				PERIMETER:	50.09
				AVG. GRADE =	26.23
				ALLOWED HEIGHT (12.00M)	
				(26.23 + 12.00M)	38.23M

GRADE POINTS	AVG. OF POINTS			DISTANCE BETWEEN	TOTALS
a / b	26.66	+ 25.93	/2 = 26.29	13.03	342.55
b / c	25.93	+ 26.04	/2 = 25.98	12.19	316.69
c / d	26.04	+ 26.72	/2 = 26.38	13.03	343.73
d / a	26.72	+ 26.66	/2 = 26.69	11.84	316.00
				TOTAL:	1,318.97
				PERIMETER:	50.09
				AVG. GRADE =	26.33
				ALLOWED HEIGHT (12.00M)	
				(26.33 + 12.00M)	38.33M

GRADE POINTS	AVG. OF POINTS			DISTANCE BETWEEN	TOTALS
a / b	27.16	+ 26.77	/2 = 26.96	13.03	351.28
b / c	26.77	+ 27.25	/2 = 27.01	12.19	329.25
c / d	27.25	+ 27.84	/2 = 27.54	13.03	358.84
d / a	27.84	+ 27.16	/2 = 27.50	11.84	325.60
				TOTAL:	1,364.97
				PERIMETER:	50.09
				AVG. GRADE =	27.25
				ALLOWED HEIGHT (12.00M)	
				(27.25 + 12.00M)	39.25M

GRADE PLAN
SCALE = 1 : 150

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
PRELIMINARY SITE PLAN / DATA BOX

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
JULY 07, 2026

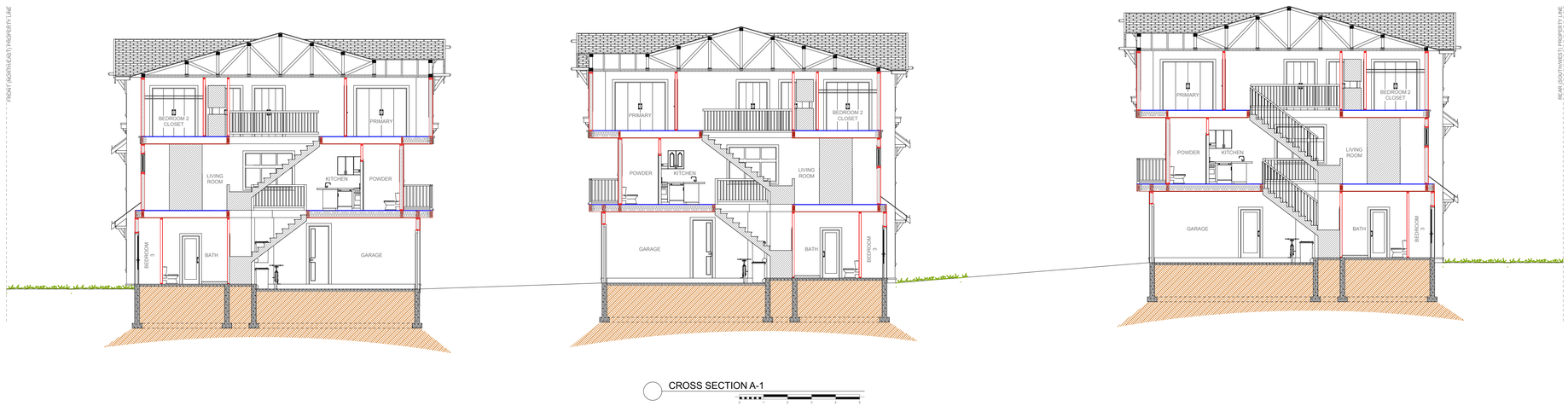
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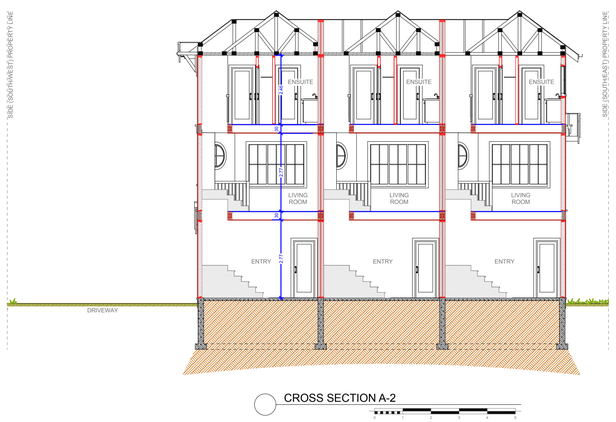
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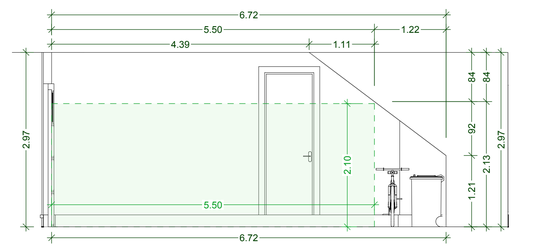
SHEET NUMBER
A1



CROSS SECTION A-1



CROSS SECTION A-2



GARAGE DETAIL A-3

0 1 2 3 4 5

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
CROSS-SECTIONS

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
JULY 07, 2026

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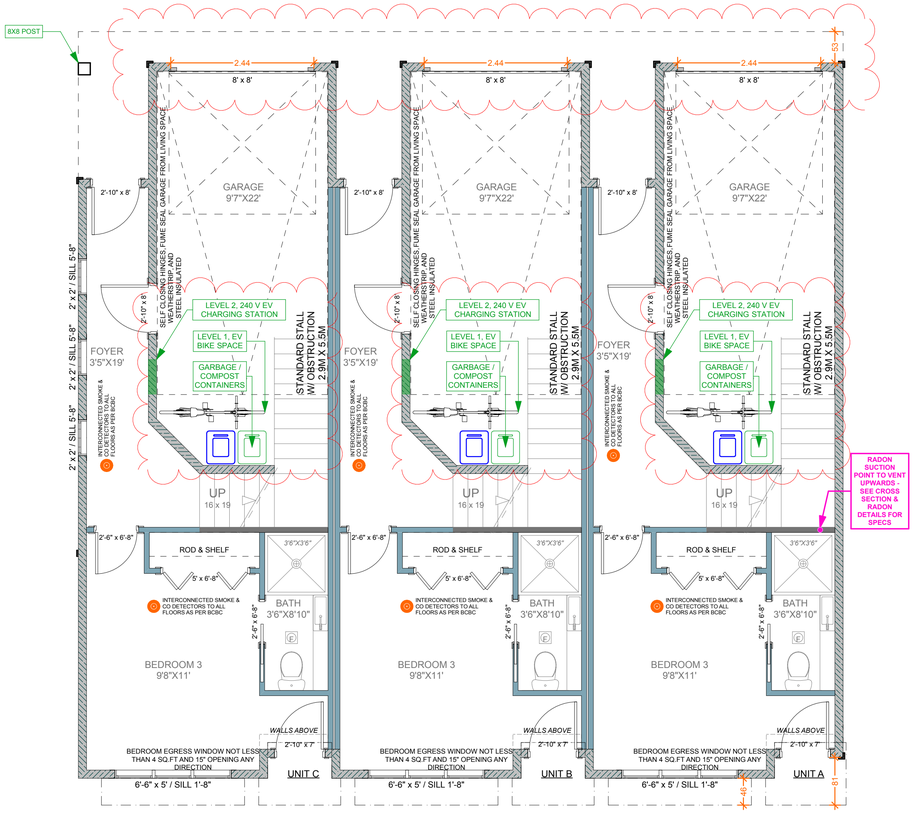
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SHEET NUMBER

A2



A LOWER FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A LOWER FLOOR AREA: 290.56 sq ft (26.99 sq m)
UNIT A GARAGE AREA: 218.94 sq ft (20.34 sq m)

UNIT B LOWER FLOOR AREA: 292.44 sq ft (27.16 sq m)
UNIT B GARAGE AREA: 224.94 sq ft (20.89 sq m)

UNIT C LOWER FLOOR AREA: 285.91 sq ft (26.56 sq m)
UNIT C GARAGE AREA: 224.94 sq ft (20.89 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK A LOWER FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

DRAWN BY: NS/CD

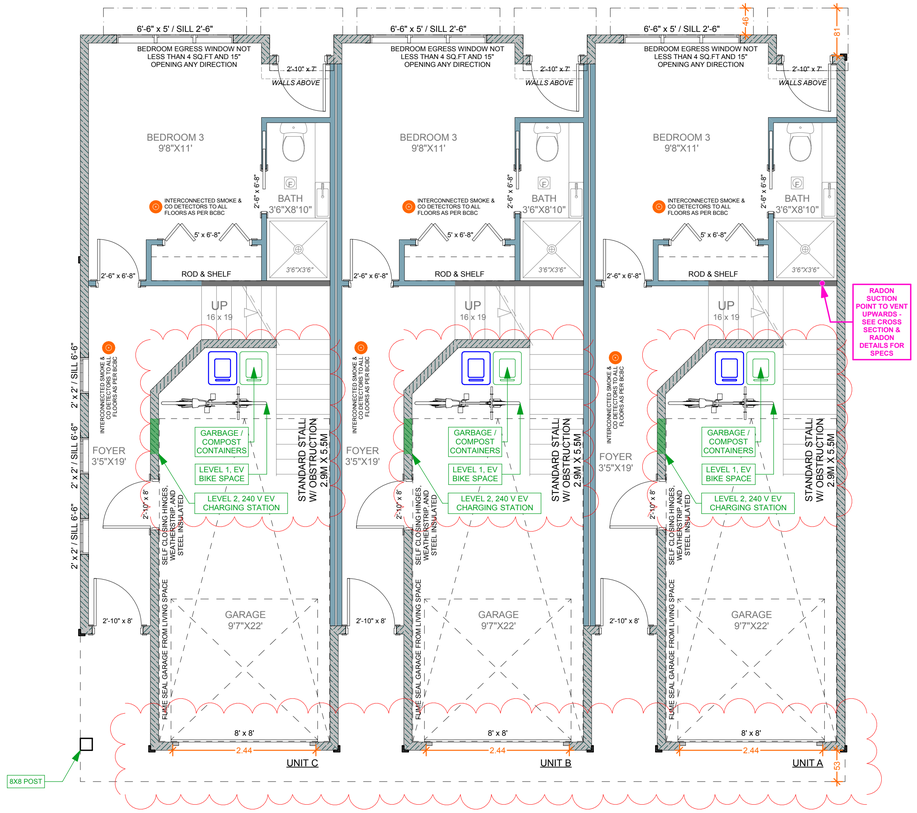
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SHEET NUMBER

A3



B LOWER FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A LOWER FLOOR AREA: 290.56 sq ft (26.99 sq m)
UNIT A GARAGE AREA: 218.94 sq ft (20.34 sq m)

UNIT B LOWER FLOOR AREA: 292.44 sq ft (27.16 sq m)
UNIT B GARAGE AREA: 224.94 sq ft (20.89 sq m)

UNIT C LOWER FLOOR AREA: 285.91 sq ft (26.56 sq m)
UNIT C GARAGE AREA: 224.94 sq ft (20.89 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK B LOWER FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

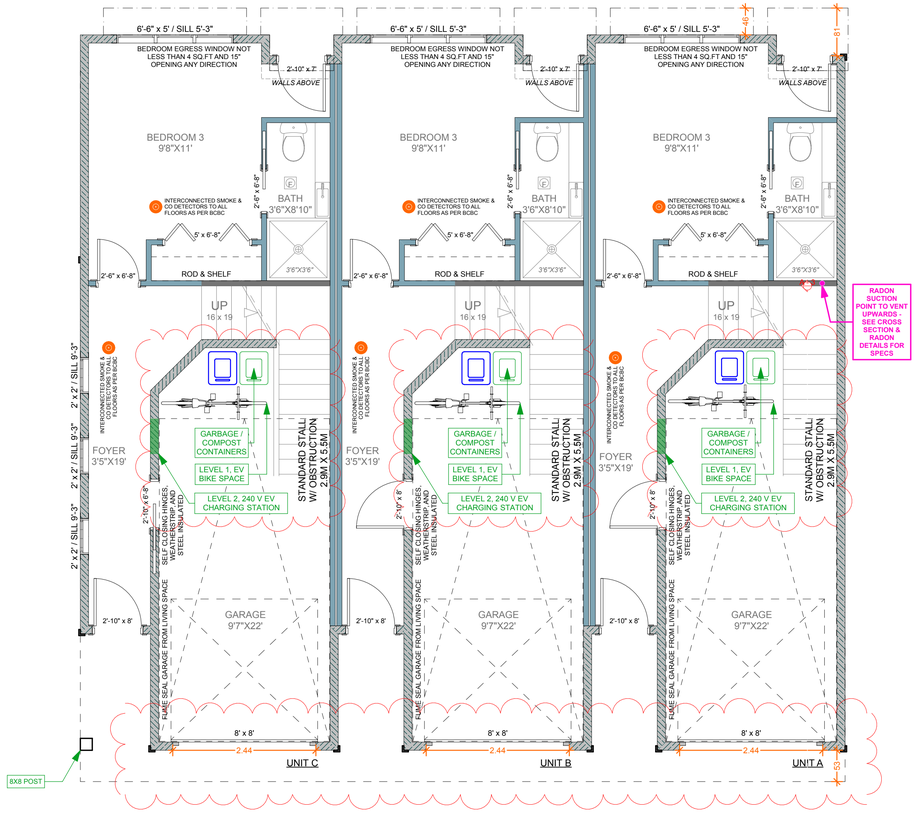
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SHEET NUMBER

A4



C LOWER FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A LOWER FLOOR AREA: 290.56 sq ft (26.99 sq m)
UNIT A GARAGE AREA: 218.94 sq ft (20.34 sq m)

UNIT B LOWER FLOOR AREA: 292.44 sq ft (27.16 sq m)
UNIT B GARAGE AREA: 224.94 sq ft (20.89 sq m)

UNIT C LOWER FLOOR AREA: 285.91 sq ft (26.56 sq m)
UNIT C GARAGE AREA: 224.94 sq ft (20.89 sq m)

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
BLOCK C LOWER FLOOR PLAN

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
JULY 07, 2026

DRAWN BY:
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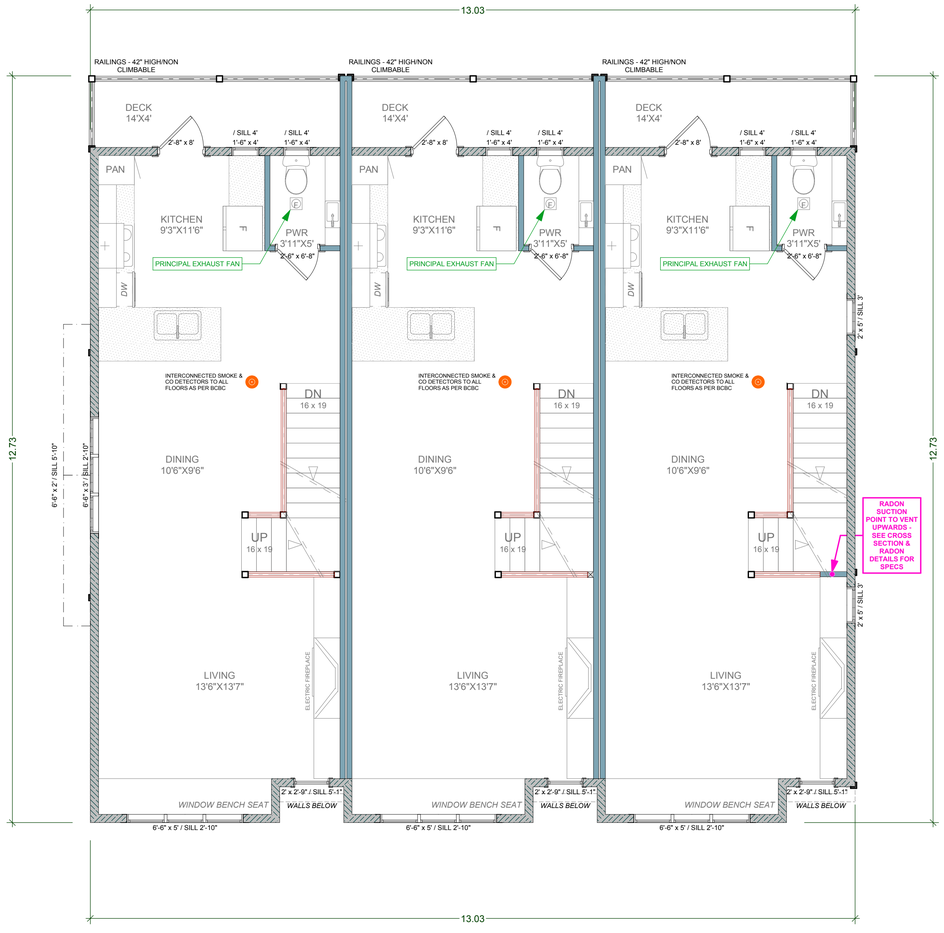
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SHEET NUMBER

A5



A MAIN FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)
UNIT B UPPER FLOOR AREA: 509.90 sq ft (47.37 sq m)
UNIT C UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK A MAIN FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026
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SHEET NUMBER

A6



B MAIN FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)
UNIT B UPPER FLOOR AREA: 509.90 sq ft (47.37 sq m)
UNIT C UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK B MAIN FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

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SHEET NUMBER

A7



C MAIN FLOOR PLAN (9'-0 3/4" WALLS)

0 1 2 3 4 6

UNIT A UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)
UNIT B UPPER FLOOR AREA: 509.90 sq ft (47.37 sq m)
UNIT C UPPER FLOOR AREA: 502.65 sq ft (46.69 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK C MAIN FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

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SHEET NUMBER

A8



A UPPER FLOOR PLAN (8'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)
UNIT B UPPER FLOOR AREA: 558.36 sq ft (51.87 sq m)
UNIT C UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK A UPPER FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

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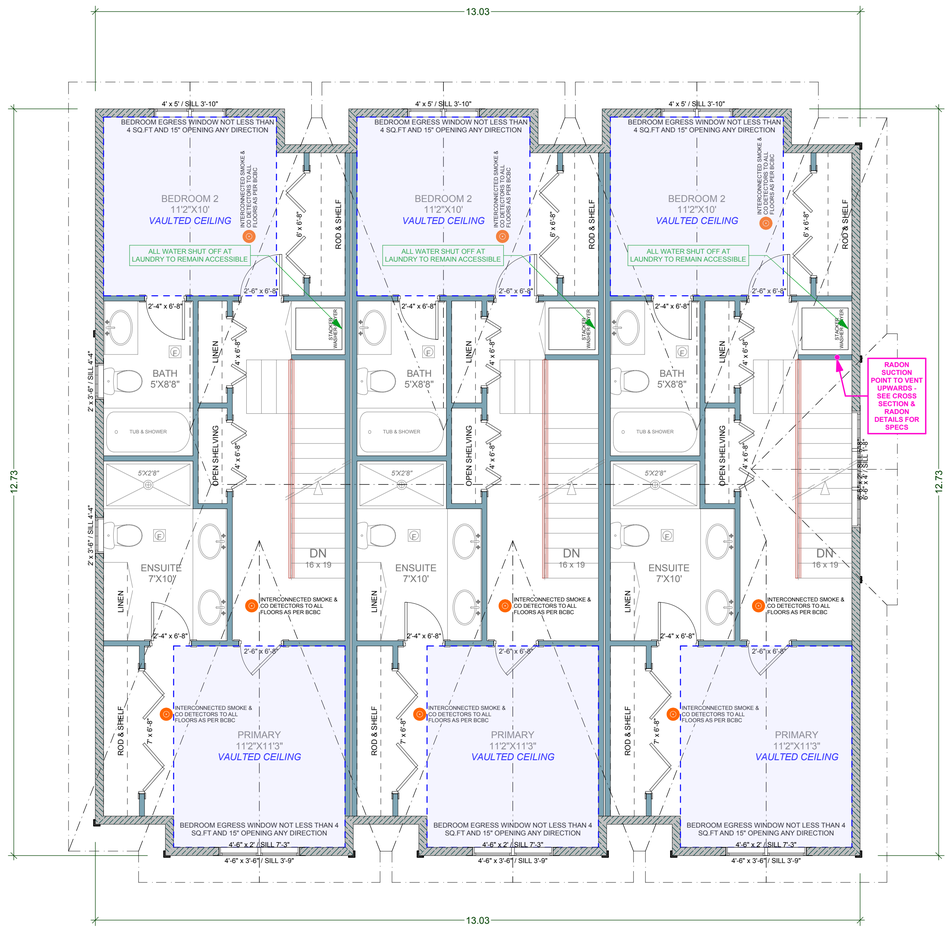
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JAVA DESIGNS

SHEET NUMBER

A9



B UPPER FLOOR PLAN (8'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)
UNIT B UPPER FLOOR AREA: 558.36 sq ft (51.87 sq m)
UNIT C UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK B UPPER FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

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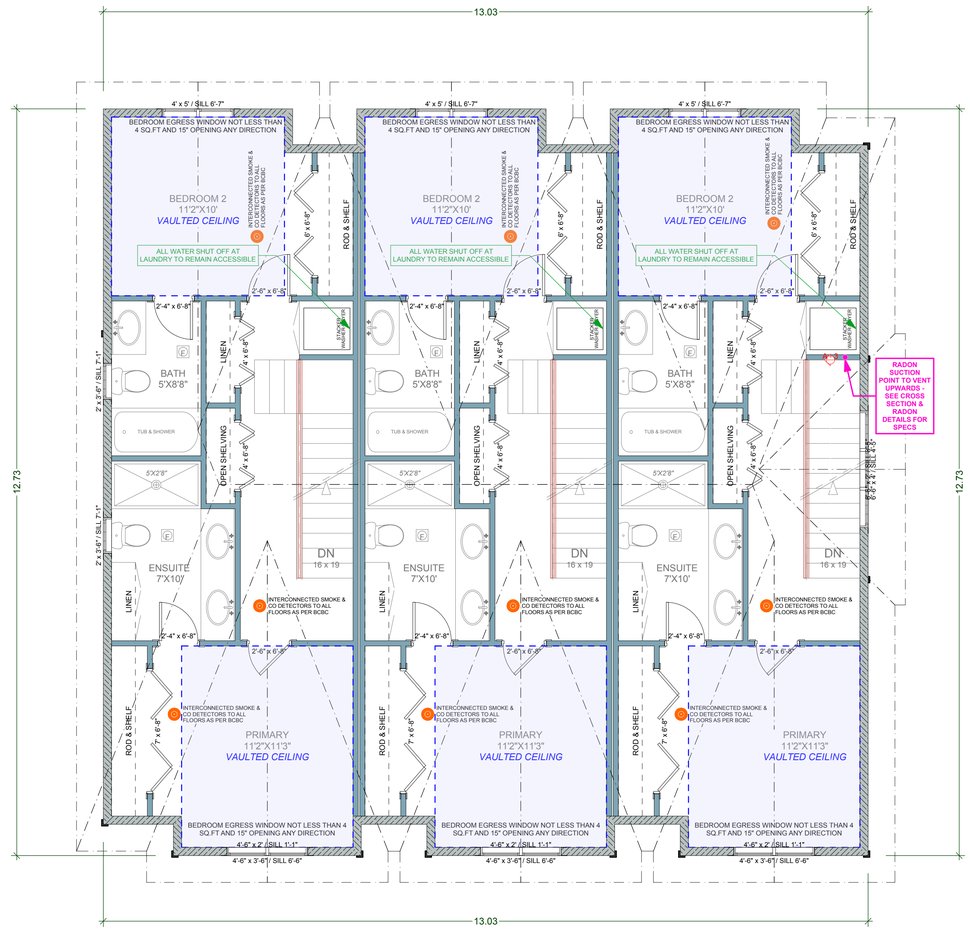
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JAVA DESIGNS

SHEET NUMBER

A10



C UPPER FLOOR PLAN (8'-0 3/4" WALLS)

0 1 2 3 4 5

UNIT A UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)
UNIT B UPPER FLOOR AREA: 558.36 sq ft (51.87 sq m)
UNIT C UPPER FLOOR AREA: 550.64 sq ft (51.15 sq m)

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: BLOCK C UPPER FLOOR PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

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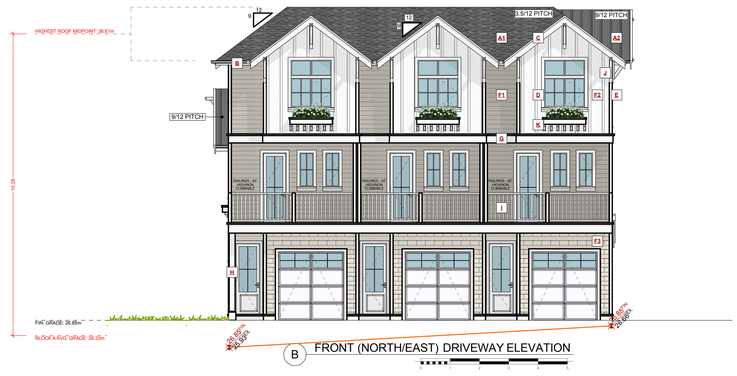
A11



A FRONT (NORTH/EAST) DRIVEWAY ELEVATION



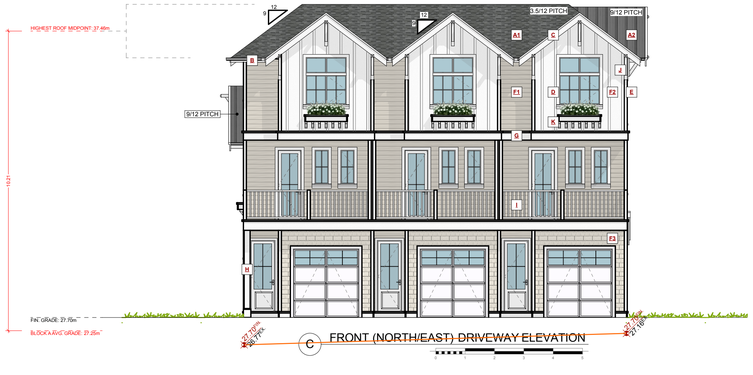
A REAR (SOUTH/WEST) ISLAND HWY ELEVATION



B FRONT (NORTH/EAST) DRIVEWAY ELEVATION



B REAR (SOUTH/WEST) ISLAND HWY ELEVATION



C FRONT (NORTH/EAST) DRIVEWAY ELEVATION



C REAR (SOUTH/WEST) ISLAND HWY ELEVATION

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
FRONT & REAR ELEVATIONS

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
JULY 07, 2026

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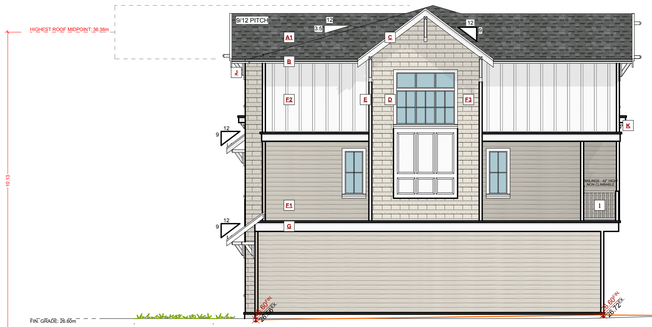
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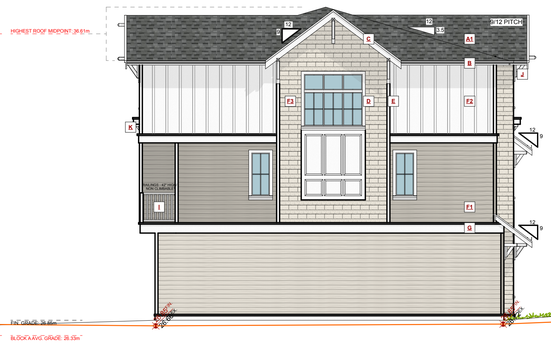
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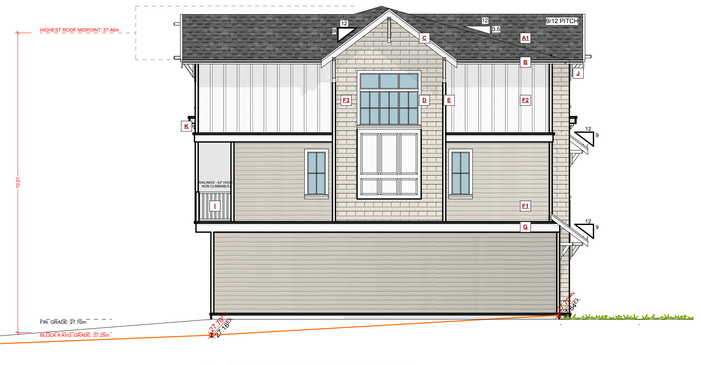
A12



A SIDE (NORTH/WEST) ELEVATION



B SIDE (NORTH/WEST) ELEVATION



C SIDE (NORTH/WEST) ELEVATION

EXTERIOR FINISHES SCHEDULE

A1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F3	WALL FINISH	HARDIE BOARDS - PAINTED/FINISH COLOUR AS PER OWNERS SPECS. #WINDOWS# AS PER BCBC
A2	ROOFING	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	G	BELLY BAND	2x10 PAINTED/BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
B	GUTTER & SOFFIT	ALUMINUM GUTTER AND NON-VENTED SOFFIT	H	POSTS	POSTS - PAINTED/STAINED AS PER OWNERS SPECS
C	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	I	RAILINGS	WOOD RAILINGS - 42" HIGH / NON CLIMABLE
D	WINDOW & DOOR TRIM	1x4 TRIM BOARDS - PAINTED/ STAINED	J	KNEE BRACES	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS
E	CORNER TRIM	1x4 CORNER BOARDS - PAINTED/ STAINED	K	DECORATIVE WINDOW BOX	DECORATIVE MODERN WINDOW BOX / PAINTED/ STAINED AS PER BUILDERS SPEC.
F1	WALL FINISH	HARDIE PLANK SIDING LAPPED 7/16" EXPOSURE - COLOUR AS PER OWNERS SPECS	L	DECORATIVE VENT	DECORATIVE WOOD VENTS - PAINTED/ STAINED AS PER BUILDER'S SPEC.
F2	WALL FINISH	HARDIE BOARD AND BATTEN 1x4 @ 16" O.C. #WINDOW# AS PER BCBC			



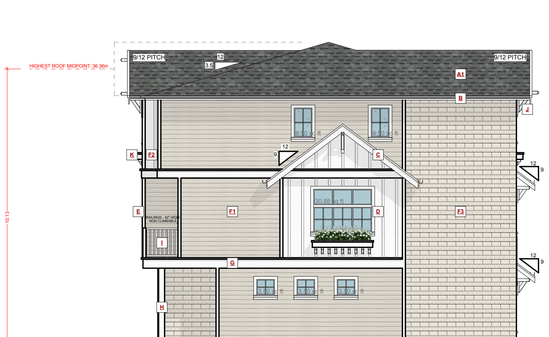
C SIDE (SOUTH/EAST) INTERIOR ELEVATION

EXPOSING BUILDING FACE: 110.89m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 5.05m²
% GLAZED OPENINGS: 4.27%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.76m²



B SIDE (SOUTH/EAST) INTERIOR ELEVATION

EXPOSING BUILDING FACE: 110.89m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 5.05m²
% GLAZED OPENINGS: 4.27%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.76m²



A SIDE (SOUTH/EAST) INTERIOR ELEVATION

EXPOSING BUILDING FACE: 110.89m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 5.05m²
% GLAZED OPENINGS: 4.27%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.76m²

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
SIDE ELEVATIONS

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
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SHEET NUMBER

A13

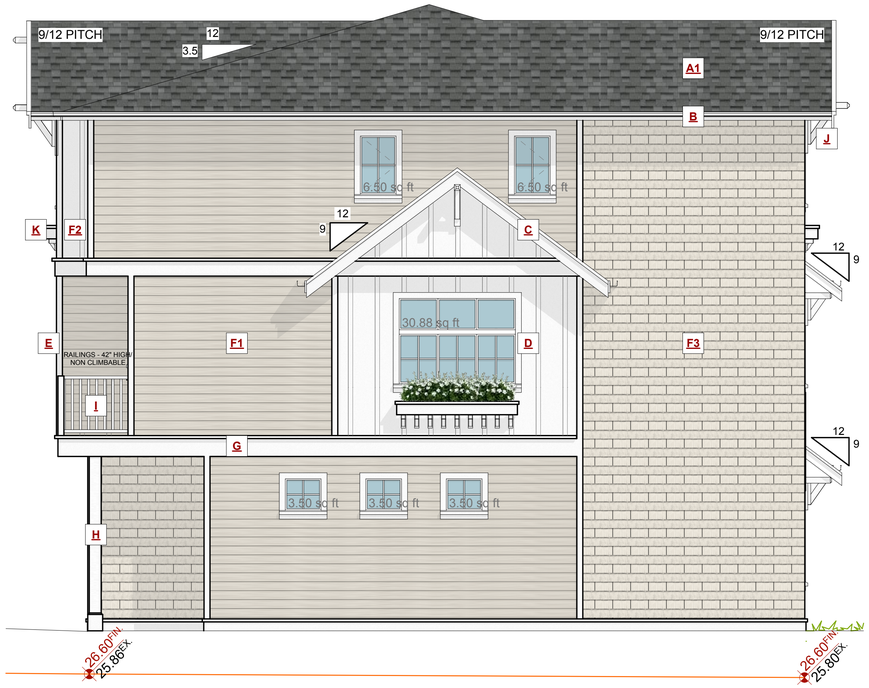


A FRONT (NORTH/EAST) DRIVEWAY ELEVATION

0 1 2 3 4 5

EXTERIOR FINISHES SCHEDULE

A1	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F3	WALL FINISH:	HARDIE SHAKES - PAINTED/FINISH -COLOUR AS PER OWNERS SPECS -RAINSCREEN AS PER BCBC
A2	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	G	BELLY BAND:	2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	H	POSTS:	POSTS - PAINTED/STAINED AS PER OWNERS SPECS
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	I	RAILINGS:	WOOD RAILINGS - 42" HIGH / NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	J	KNEE BRACES:	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	K	DECORATIVE WINDOW BOX:	DECORATIVE WOODEN WINDOW BOX - PAINTED/ STAINED AS PER BUILDER'S SPEC
F1	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS	L	DECORATIVE VENT:	DECORATIVE WOOD VENTS - PAINTED/ STAINED AS PER BUILDER'S SPEC
F2	WALL FINISH:	HARDIE-BOARD AND BATTEN 1x4 @ 16" O.C. RAINSCREEN AS PER BCBC			



A SIDE (SOUTH/EAST) INTERIOR ELEVATION

0 1 2 3 4 5



A REAR (SOUTH/WEST) ISLAND HWY ELEVATION

0 1 2 3 4 5



A SIDE (NORTH/WEST) ELEVATION

0 1 2 3 4 5

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: TYPICAL ELEVATIONS

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

DRAWN BY: NS/CD

CHECKED BY: KL

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VICTORIA BC V9B 0P3
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250.590.2468

JAVA DESIGNS

SHEET NUMBER

A14



STREETSCAPE RENDERING 1
NOT TO SCALE



STREETSCAPE RENDERING 2
NOT TO SCALE



STREETSCAPE RENDERING 3
NOT TO SCALE

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: STREETSCAPE RENDERINGS

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

DRAWN BY: NS/CD

CHECKED BY: KL

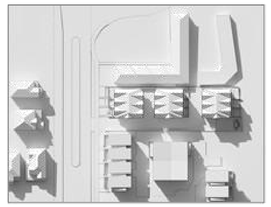
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JAVA DESIGNS

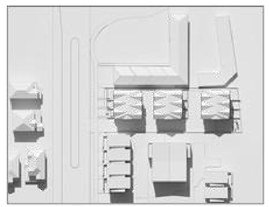
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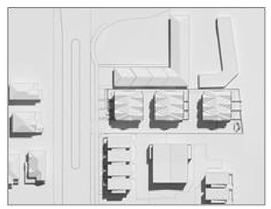
June 21 _ 08:20



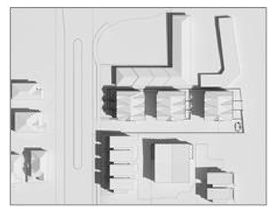
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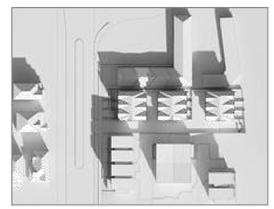
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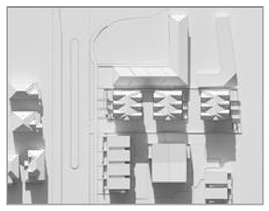
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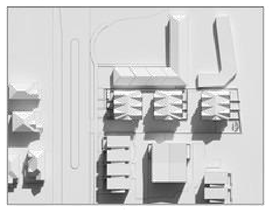
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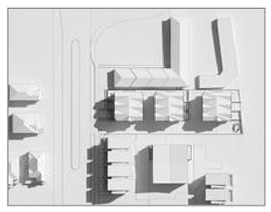
September 21 _ 09:12



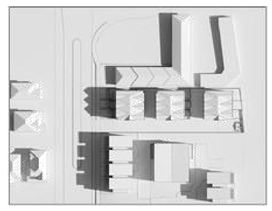
September 21 _ 11:12



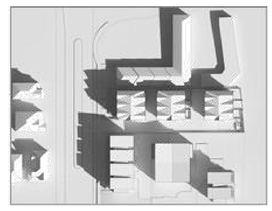
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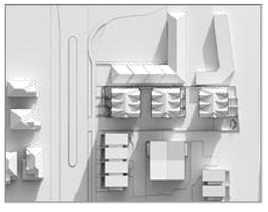
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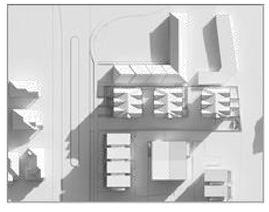
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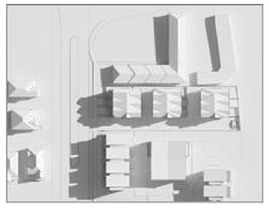
December 21 _ 09:19



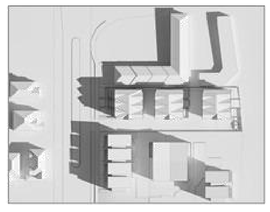
December 21 _ 11:17



December 21 _ 13:17



December 21 _ 15:20



SHADOW STUDY

NOT TO SCALE

CUSTOMER: LOGIC HOMES

ADDRESS: 229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME: SHADOW STUDY

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: JULY 07, 2026

DRAWN BY: NS/CD

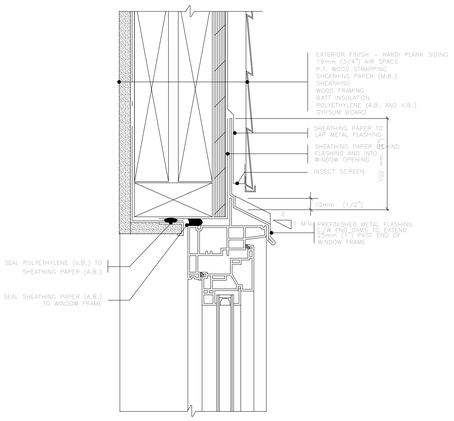
CHECKED BY: KL

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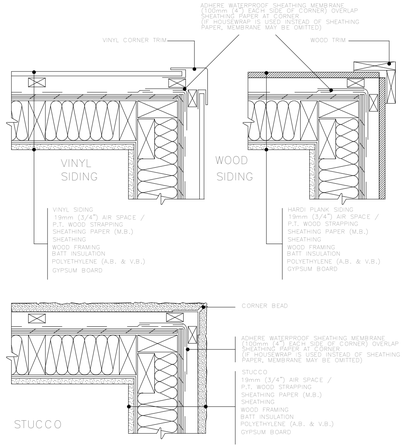
JAVA DESIGNS

SHEET NUMBER

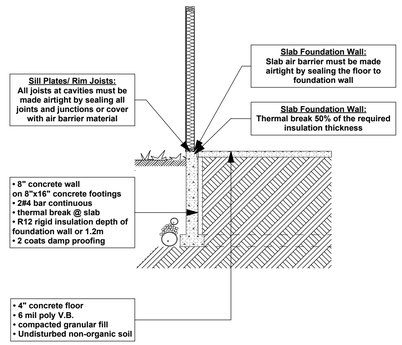
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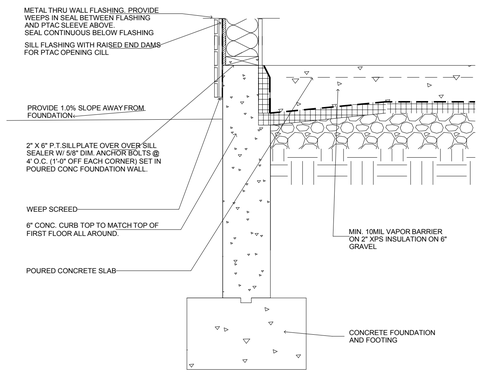
WINDOW HEAD
SEALED POLYETHYLENE APPROACH
11SPA



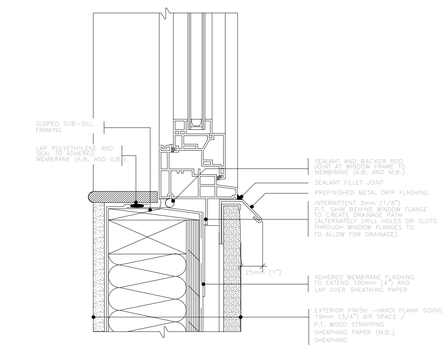
EXTERIOR CORNER
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
8SPA



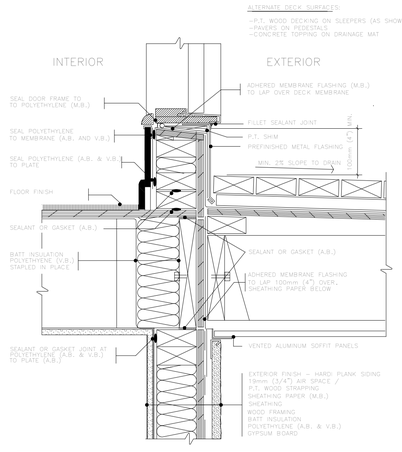
FOUNDATION DETAIL
SCALE: 1/4" = 1' - 0"



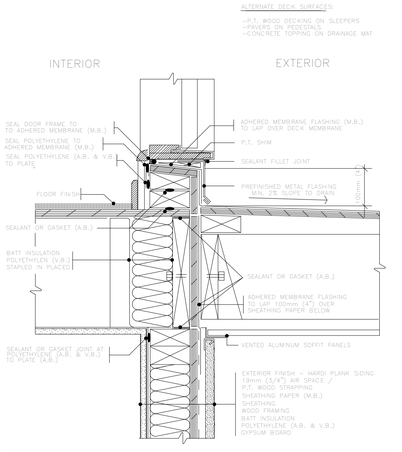
BASE OF STUD WALL DETAIL
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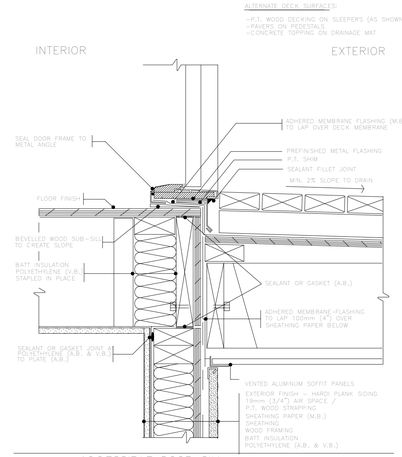
WINDOW SILL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
13SPA



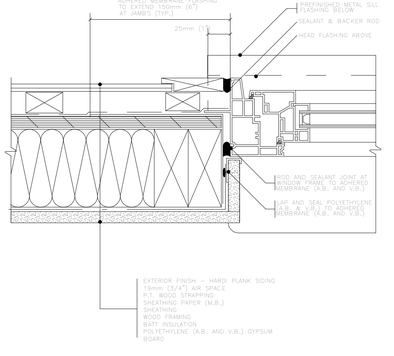
DOOR SILL – PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
14SPA



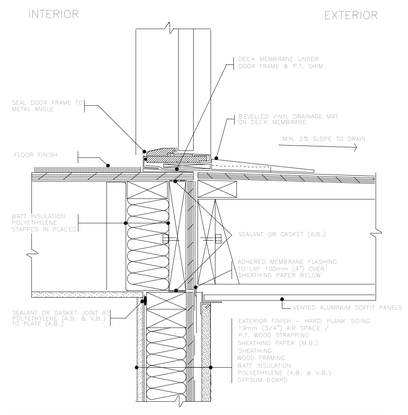
DOOR SILL – EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
15SPA



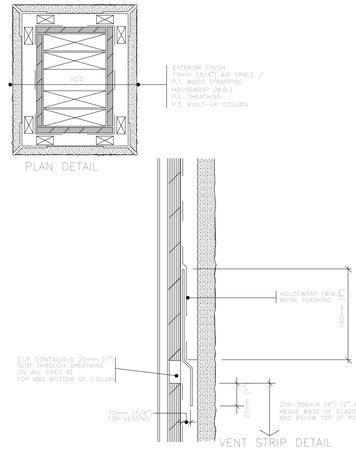
ACCESSIBLE DOOR SILL – PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
16SPA



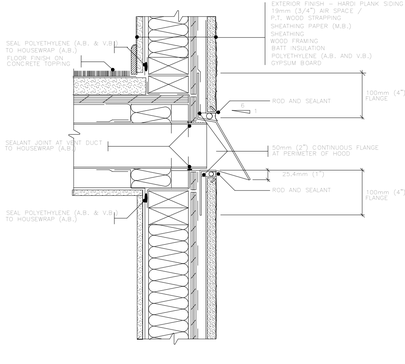
WINDOW JAMB
SEALED POLYETHYLENE APPROACH
12SPA



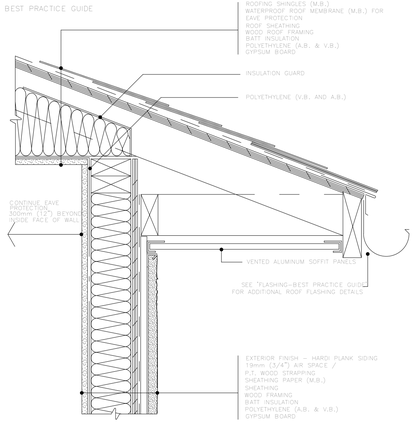
ACCESSIBLE DOOR SILL – EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
17SPA



EXTERIOR ELEMENT – COLUMN
BEST PRACTICE GUIDE
23



WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
27SPA



WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE
5SPA

CUSTOMER:
LOGIC HOMES

ADDRESS:
229 ISLAND HWY, VIEW ROYAL BC

DRAWING NAME:
CONSTRUCTION DETAILS

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
JULY 07, 2026

DRAWN BY:
NS/CD

CHECKED BY:
KL

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VICTORIA BC V9B 0P3
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JAVA DESIGNS

SHEET NUMBER
D1