



BIRD'S EYE VIEW - NORTHEAST



VIEW - NORTHEAST



VIEW NORTHWEST



VIEW - SOUTHEAST

NOTE:
RENDERING IS AN OVERALL ARTISTIC IMPRESSION. DETAILS AND GROUND LEVEL LANDSCAPE PLANE MAY DIFFER

koka

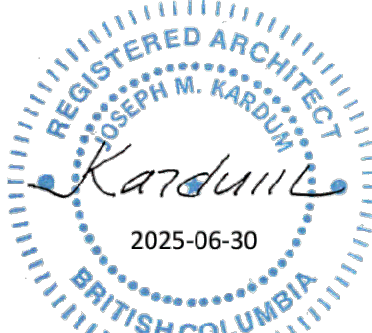
visit :)
koka architecture + design inc.
203 - 1551 Johnston Street
Vancouver, BC
V6H 3R9

ring :)
1.604.678.5638

type :)
info@kokaarchitecture.ca

browse :)
kokaarchitecture.ca

seal:



developer:
seba
CONSTRUCTION

consultant:

true north: project north:



notes:
This drawing package and design are
copyright of koka architecture + design
inc.
All work to conform to applicable building
codes and the authority having jurisdiction.
All dimensions are to gridline or face of
structure unless indicated otherwise.
Refer to structural engineer's drawings for
sizing of all structural items.
All dimensions to be verified on site.

project name:
Saanich +
McKenzie

project number:
2155

civic address:
961 McKenzie Ave.,
3986-3990 Saanich Rd.,
Victoria, BC

issue: (yy-mm-dd)

G	Rezoning/Development Permit	Nov 28, 2023
M	ISSUED FOR DP r1	24-10-15
N	ISSUED FOR DP r2	25-06-27

title:
RENDERING

revision:

sheet:

DP.401



2 STREET ELEVATION ALONG MCKENZIE AVENUE
DP.200 1 : 300

MATERIAL LEGEND

IMAGE	MARK	DESCRIPTION
	P1	PAINTED FIBRE-CEMENT PANELS - WHITE
	P2	PAINTED FIBRE-CEMENT PANELS - DARK GREY
	TC1	TILE CLADDING - SLATE GREY
	WD1	WOOD-FINISH METAL CLADDING
	WF1	WINDOW + SLIDING DOOR FRAMES - SILVER GREY
	BG1	WINDOW GLASS - TRANSPARENT
	BG2	GUARDRAIL GLASS - TRANSLUCENT WHITE
	FL1	METAL AND GLASS CANOPY - SILVER GREY
	GF1	BALCONY GUARDRAIL FINISH - SILVER GREY
	C1	EXPOSED CONCRETE - ARCHITECTURAL FINISH
	SL1	ALUMINIUM SLATS - SILVER GREY



1 ELEVATION - NORTH
DP.200 1 : 100



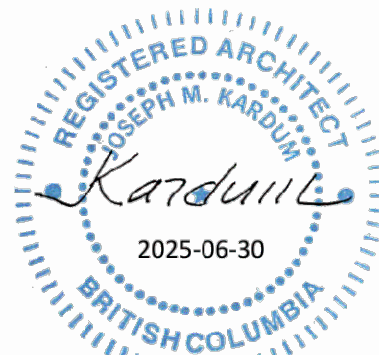
2 STREET ELEVATION ALONG SAANICH ROAD
1 : 300

MATERIAL LEGEND

IMAGE	MARK	DESCRIPTION
	P1	PAINTED FIBRE-CEMENT PANELS - WHITE
	P2	PAINTED FIBRE-CEMENT PANELS - DARK GREY
	TC1	TILE CLADDING - SLATE GREY
	WD1	WOOD-FINISH METAL CLADDING
	WF1	WINDOW + SLIDING DOOR FRAMES - SILVER GREY
	BG1	WINDOW GLASS - TRANSPARENT
	BG2	GUARDRAIL GLASS - TRANSLUCENT WHITE
	FL1	METAL AND GLASS CANOPY - SILVER GREY
	GF1	BALCONY GUARDRAIL FINISH - SILVER GREY
	C1	EXPOSED CONCRETE - ARCHITECTURAL FINISH
	SL1	ALUMINIUM SLATS - SILVER GREY



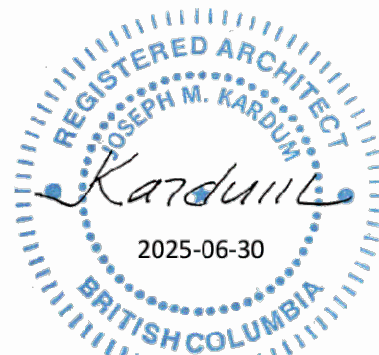
1 ELEVATION - EAST
1 : 100



MATERIAL LEGEND

IMAGE	MARK	DESCRIPTION
	P1	PAINTED FIBRE-CEMENT PANELS - WHITE
	P2	PAINTED FIBRE-CEMENT PANELS - DARK GREY
	TC1	TILE CLADDING - SLATE GREY
	WD1	WOOD-FINISH METAL CLADDING
	WF1	WINDOW + SLIDING DOOR FRAMES - SILVER GREY
	BG1	WINDOW GLASS - TRANSPARENT
	BG2	GUARDRAIL GLASS - TRANSLUCENT WHITE
	FL1	METAL AND GLASS CANOPY - SILVER GREY
	GF1	BALCONY GUARDRAIL FINISH - SILVER GREY
	C1	EXPOSED CONCRETE - ARCHITECTURAL FINISH
	SL1	ALUMINIUM SLATS - SILVER GREY

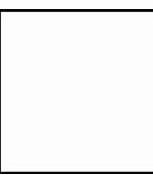




MATERIAL LEGEND

IMAGE

MARK DESCRIPTION



P1 PAINTED FIBRE-CEMENT PANELS - WHITE



P2 PAINTED FIBRE-CEMENT PANELS - DARK GREY



TC1 TILE CLADDING - SLATE GREY



WD1 WOOD-FINISH METAL CLADDING



WF1 WINDOW + SLIDING DOOR FRAMES - SILVER GREY



BG1 WINDOW GLASS - TRANSPARENT



BG2 GUARDRAIL GLASS - TRANSLUCENT WHITE



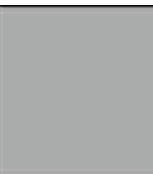
FL1 METAL AND GLASS CANOPY - SILVER GREY



GF1 BALCONY GUARDRAIL FINISH - SILVER GREY

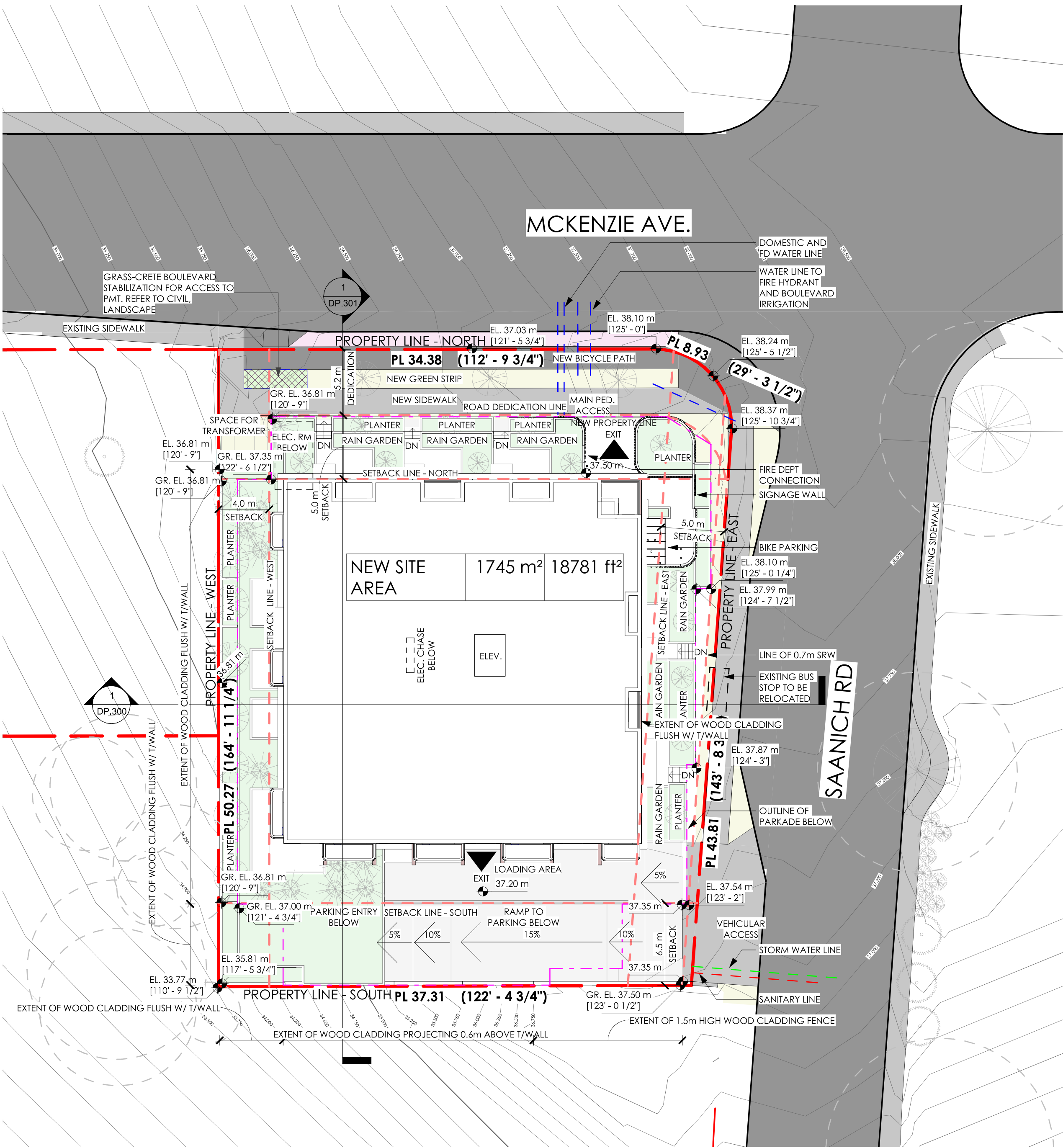


C1 EXPOSED CONCRETE - ARCHITECTURAL FINISH



SL1 ALUMINIUM SLATS - SILVER GREY





1
DP.100
SITE PLAN
1 : 250

REFER TO:
DP.001 FOR DATA TABLE/PROJECT DATA
DP.002 FOR STATISTICS, AVERAGE GRADE CALCULATIONS

BUILDING UNIT COUNT				
LEVEL	TYPE	COUNT	AREA (SQM)	AREA (SF)

LEVEL 1	1BD	3	186.76 m²	2,010.27 ft²
LEVEL 1	1BD + D	3	205.02 m²	2,206.83 ft²
LEVEL 1	STUDIO	4	168.07 m²	1,809.08 ft²

LEVEL 2	1BD	3	172.62 m²	1,858.09 ft²
LEVEL 2	1BD + D	5	350.11 m²	3,768.51 ft²
LEVEL 2	2BD + D	2	175.88 m²	1,893.20 ft²

LEVEL 3	1BD	3	172.62 m²	1,858.09 ft²
LEVEL 3	1BD + D	5	350.16 m²	3,769.07 ft²
LEVEL 3	2BD + D	2	175.88 m²	1,893.20 ft²

LEVEL 4	1BD	3	172.57 m²	1,857.54 ft²
LEVEL 4	1BD + D	5	350.16 m²	3,769.07 ft²
LEVEL 4	2BD + D	2	175.88 m²	1,893.20 ft²

LEVEL 5	1BD	3	172.62 m²	1,858.09 ft²
LEVEL 5	1BD + D	5	350.16 m²	3,769.07 ft²
LEVEL 5	2BD + D	2	175.88 m²	1,893.20 ft²

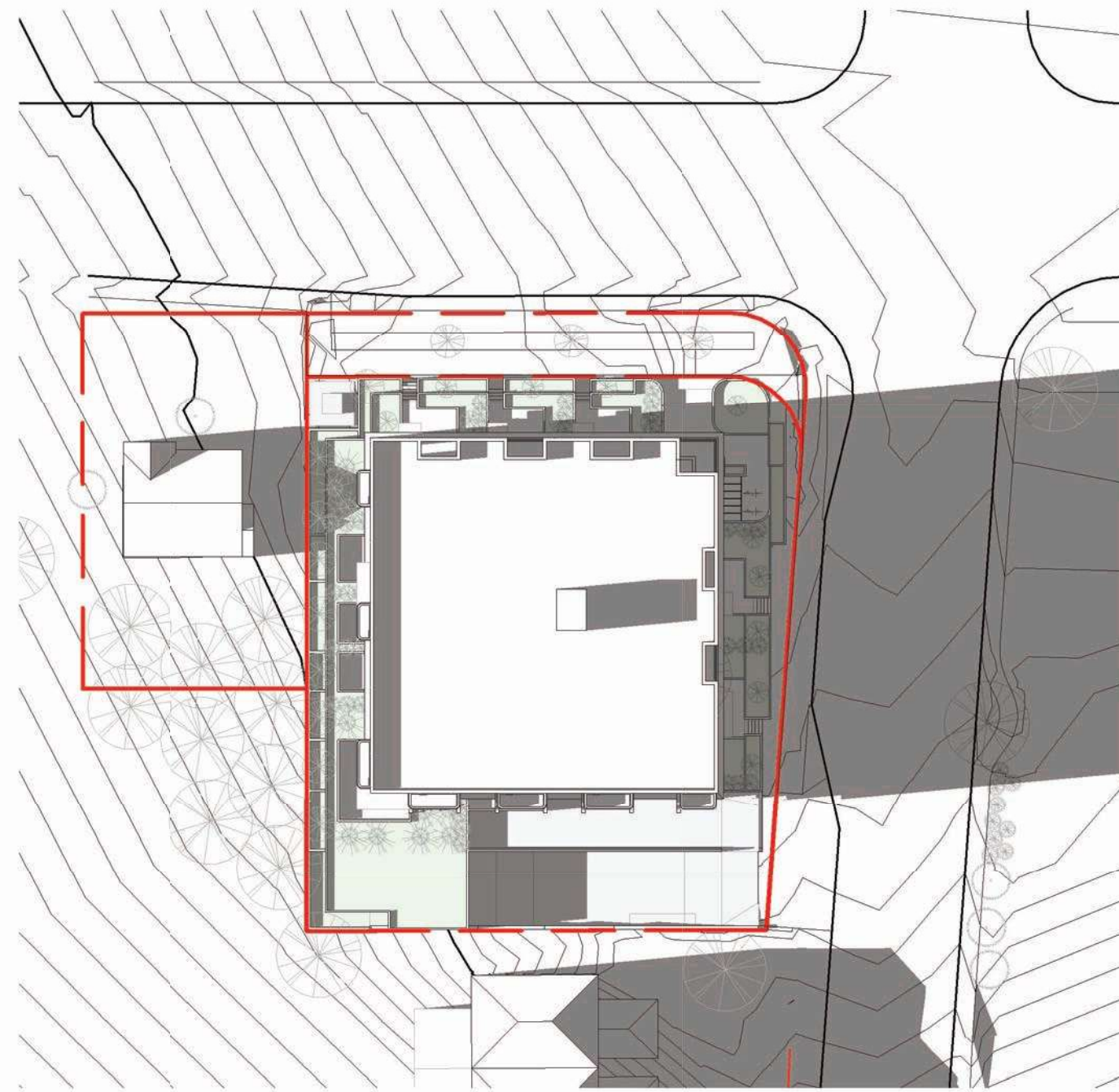
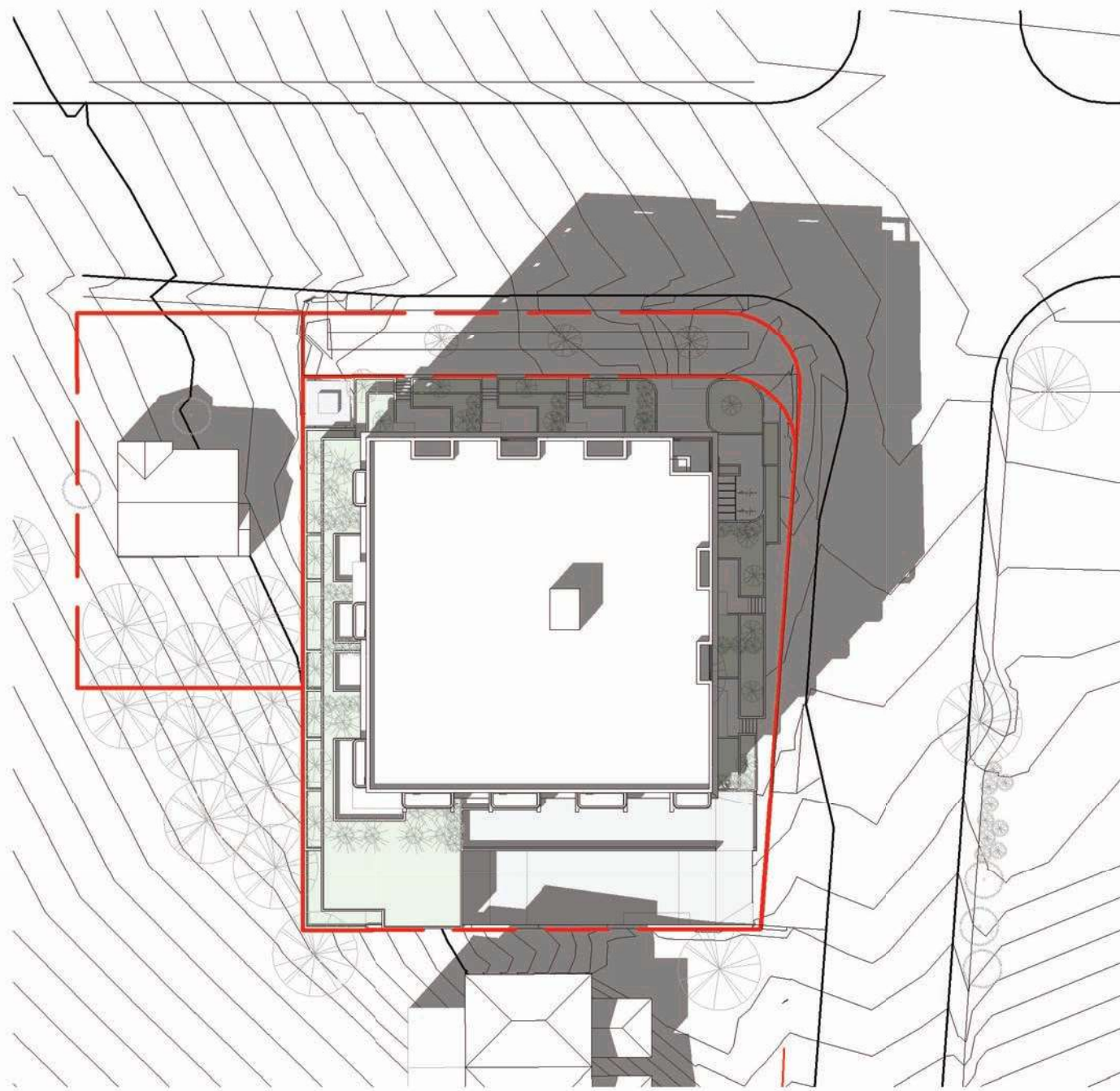
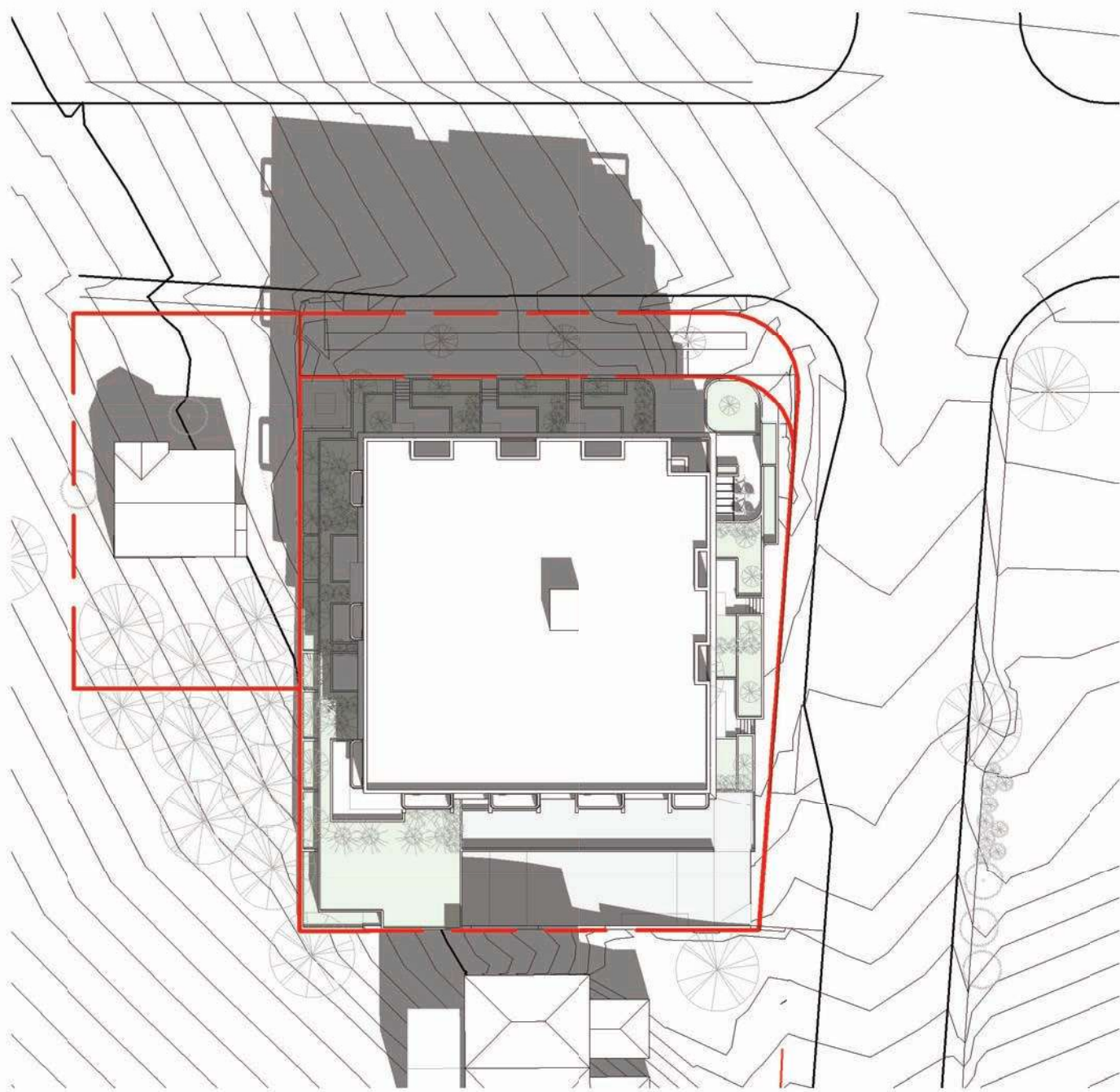
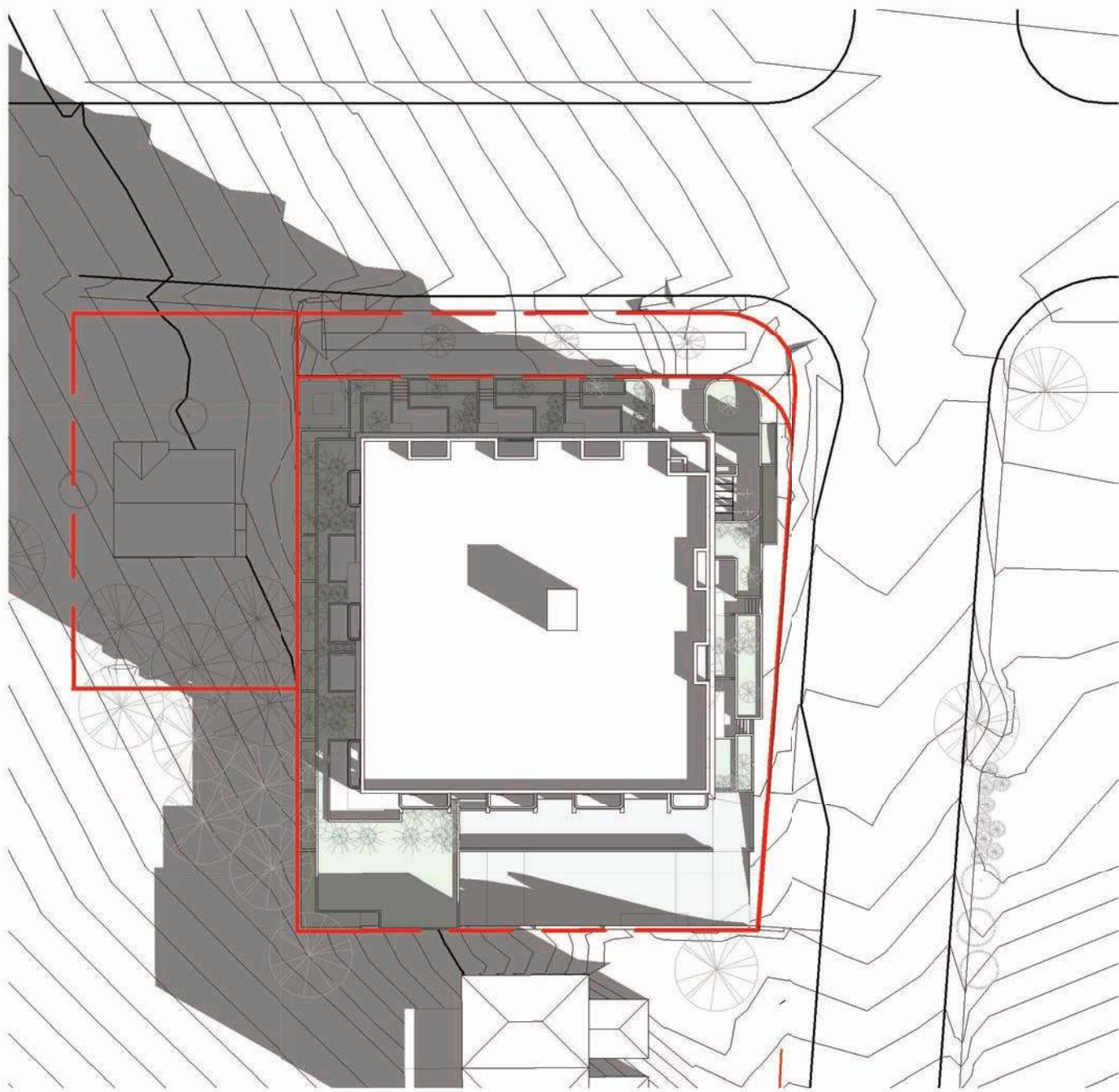
LEVEL 6	1BD	3	172.62 m²	1,858.09 ft²
LEVEL 6	1BD + D	5	350.16 m²	3,769.07 ft²
LEVEL 6	2BD + D	2	175.88 m²	1,893.20 ft²

GRAND TOTAL: 60 4053.07 m² 43,626.90 ft²

OPEN AREA - OVERALL				
LEVEL	NAME	AREA (SQM)	AREA (SFT)	COMMENTS

LEVEL 1	PATIO	111	1195	AMN.
LEVEL 2	BALC	63	675	AMN.
LEVEL 3	BALC	65	695	AMN.
LEVEL 4	BALC	65	695	AMN.
LEVEL 5	BALC	72	772	AMN.
LEVEL 6	BALC	72	772	AMN.

GRAND TOTAL 446 4803



1
DP.400

SPRING/FALL EQUINOX 9AM
1 : 500

2
DP.400

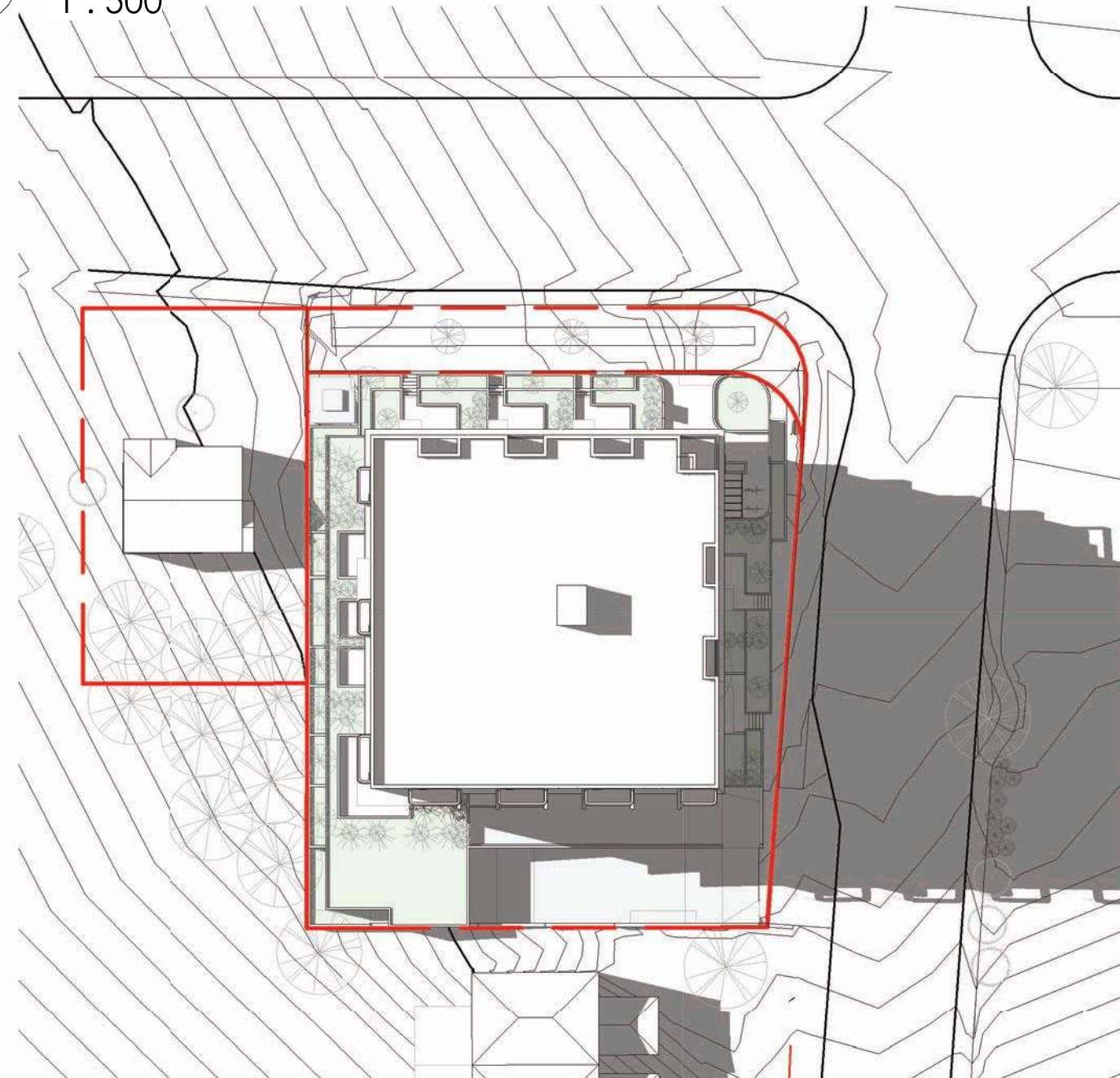
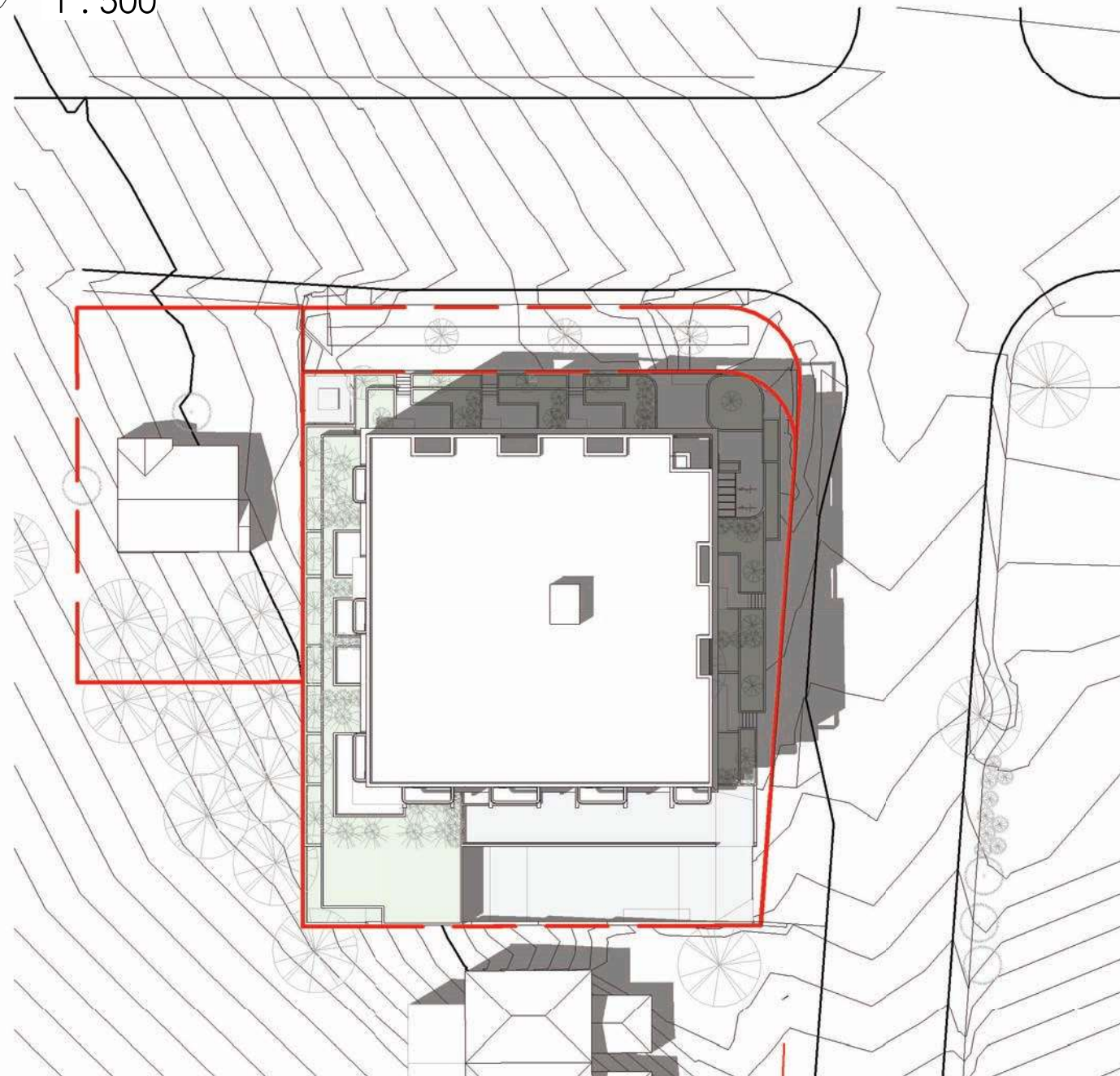
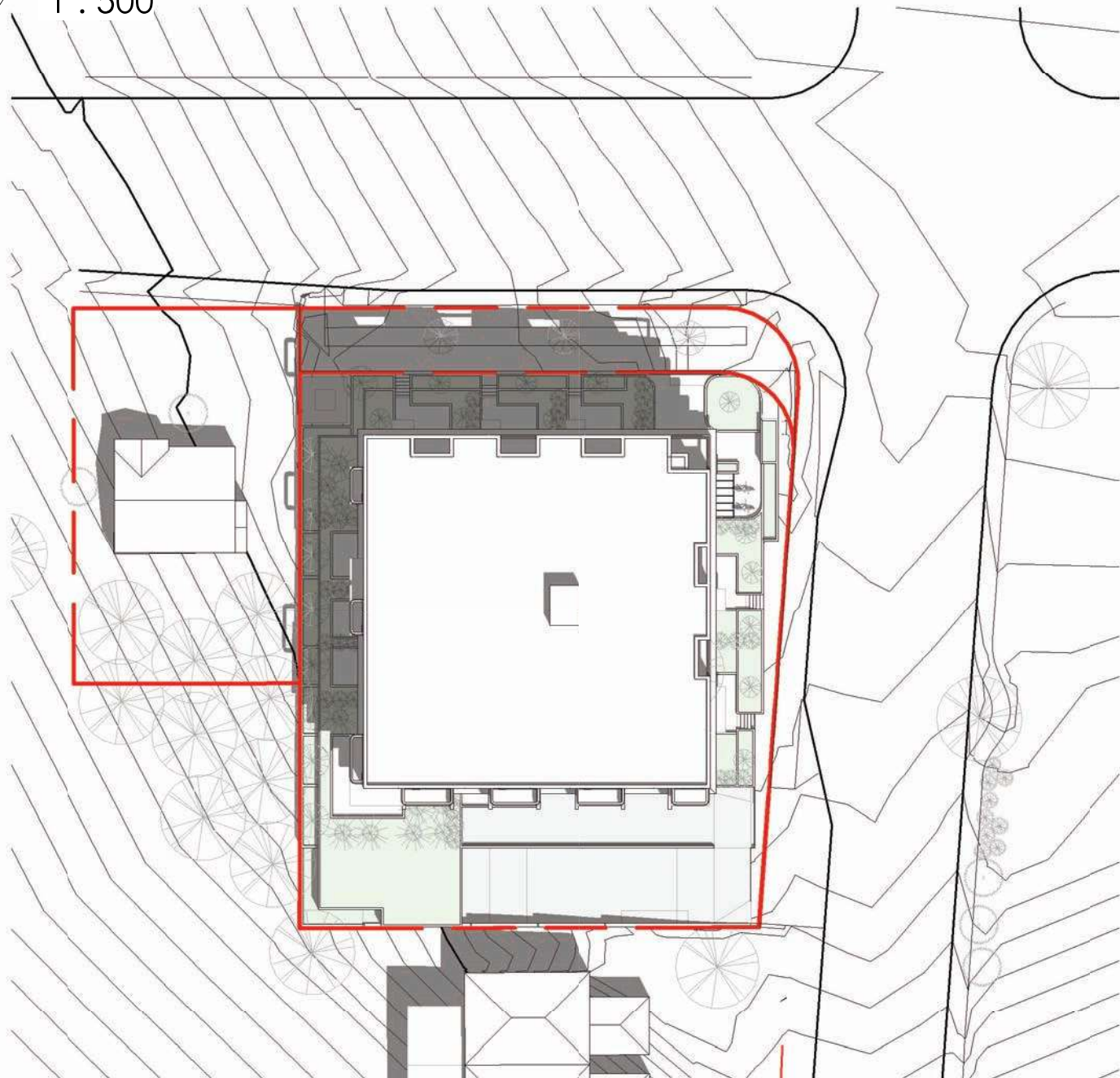
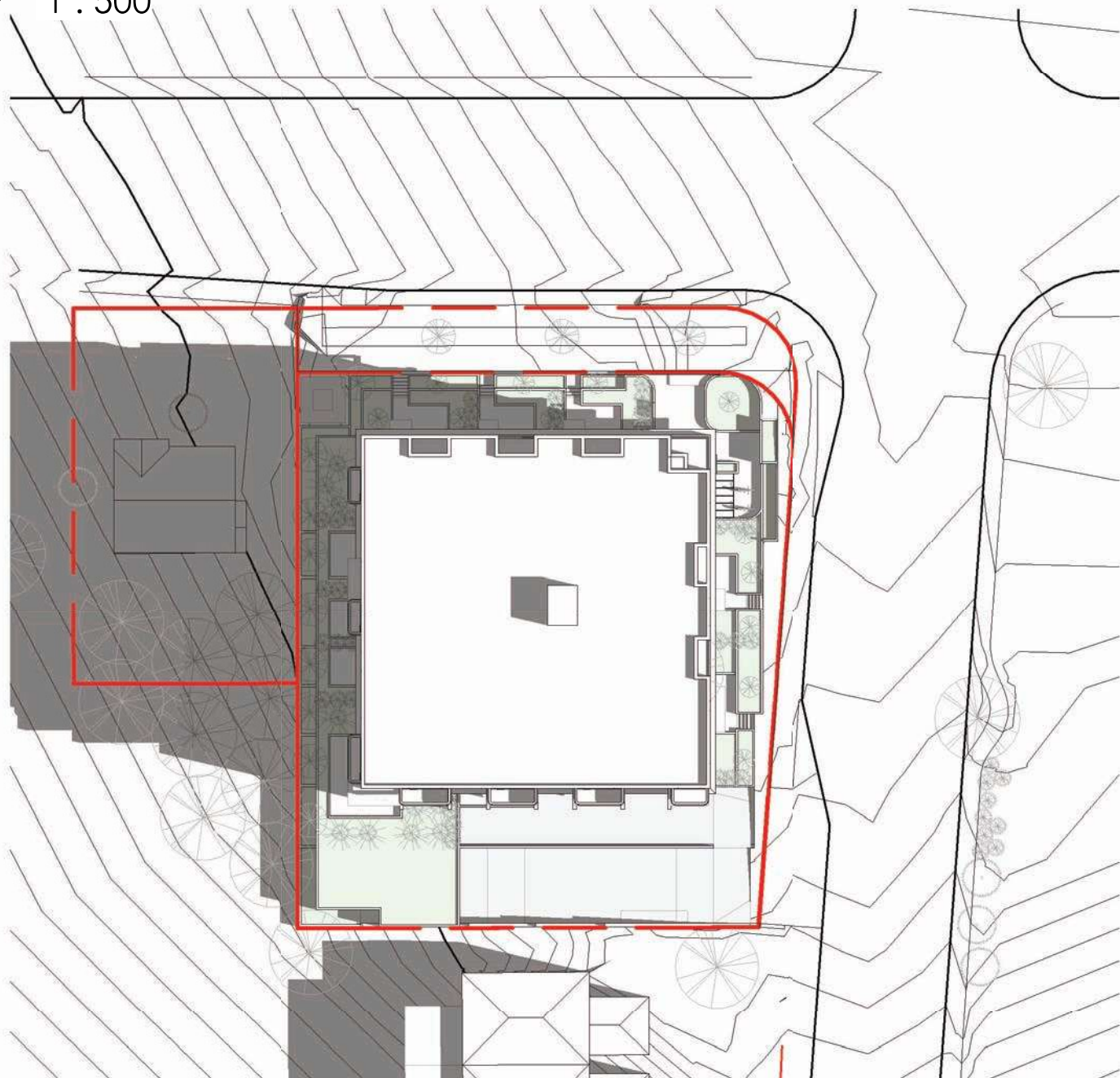
SPRING/FALL EQUINOX 12PM
1 : 500

3
DP.400

SPRING/FALL EQUINOX 3PM
1 : 500

4
DP.400

SPRING/FALL EQUINOX 6PM
1 : 500



5
DP.400

SUMMER SOLSTICE 9AM
1 : 500

7
DP.400

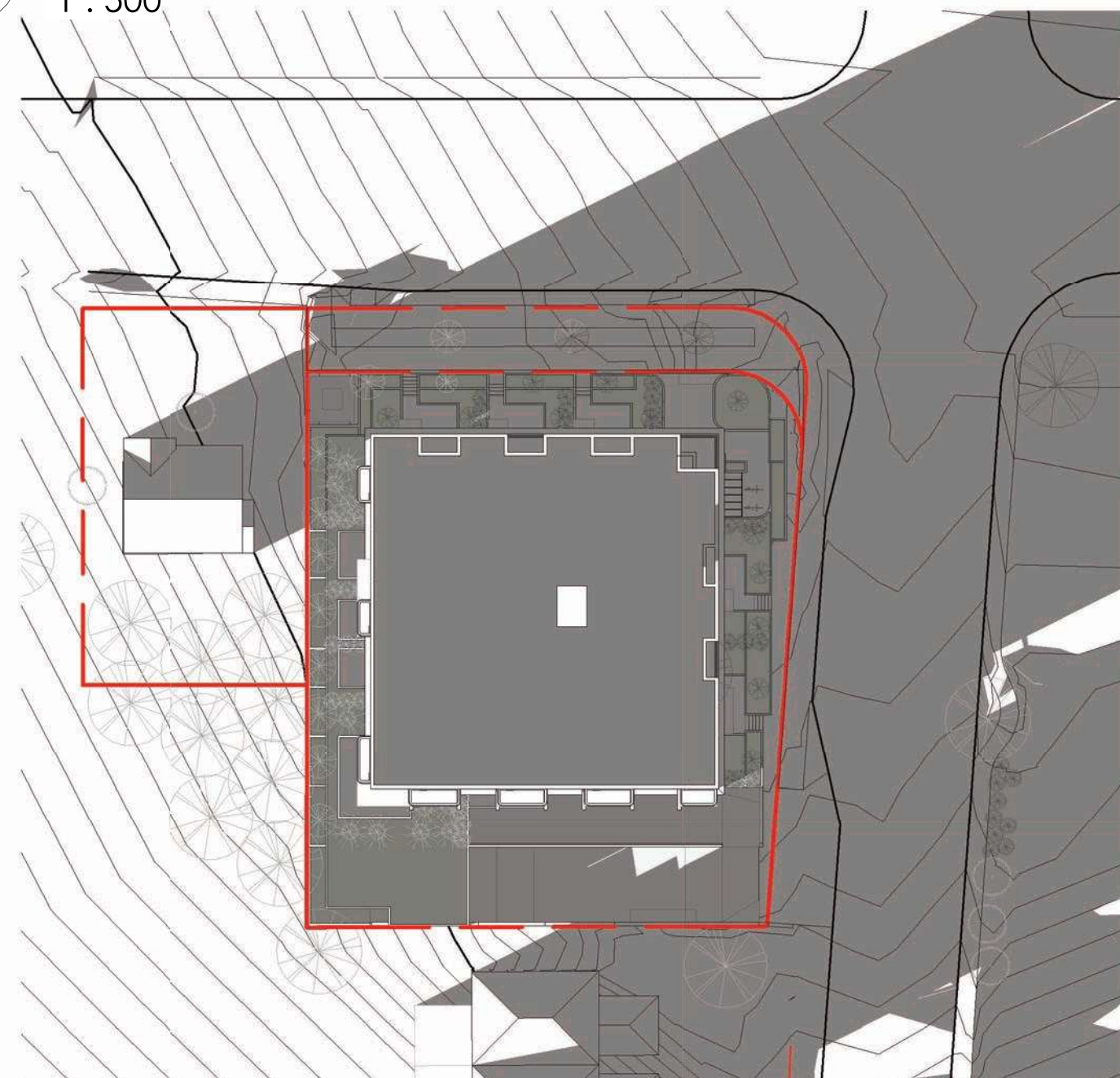
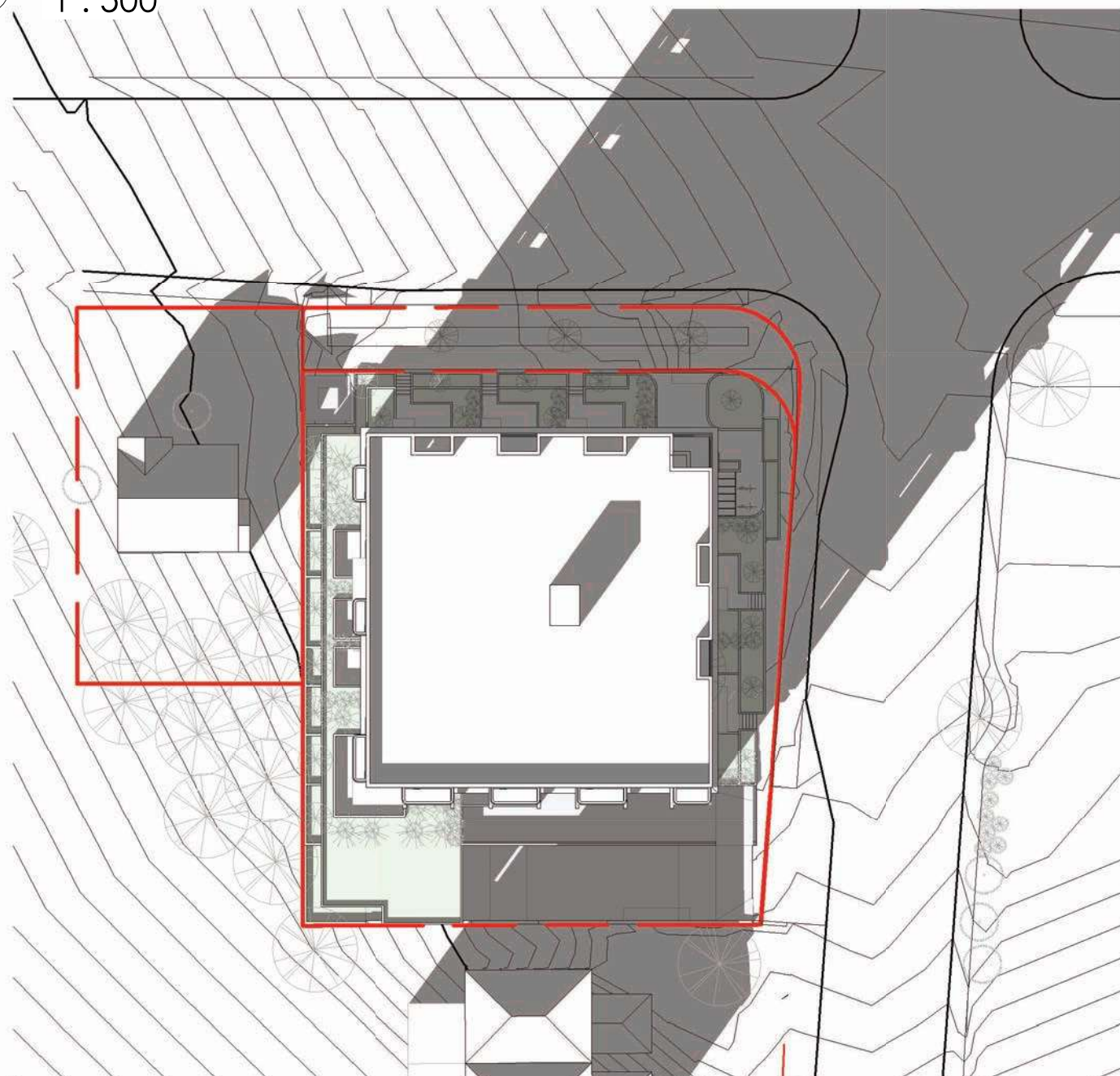
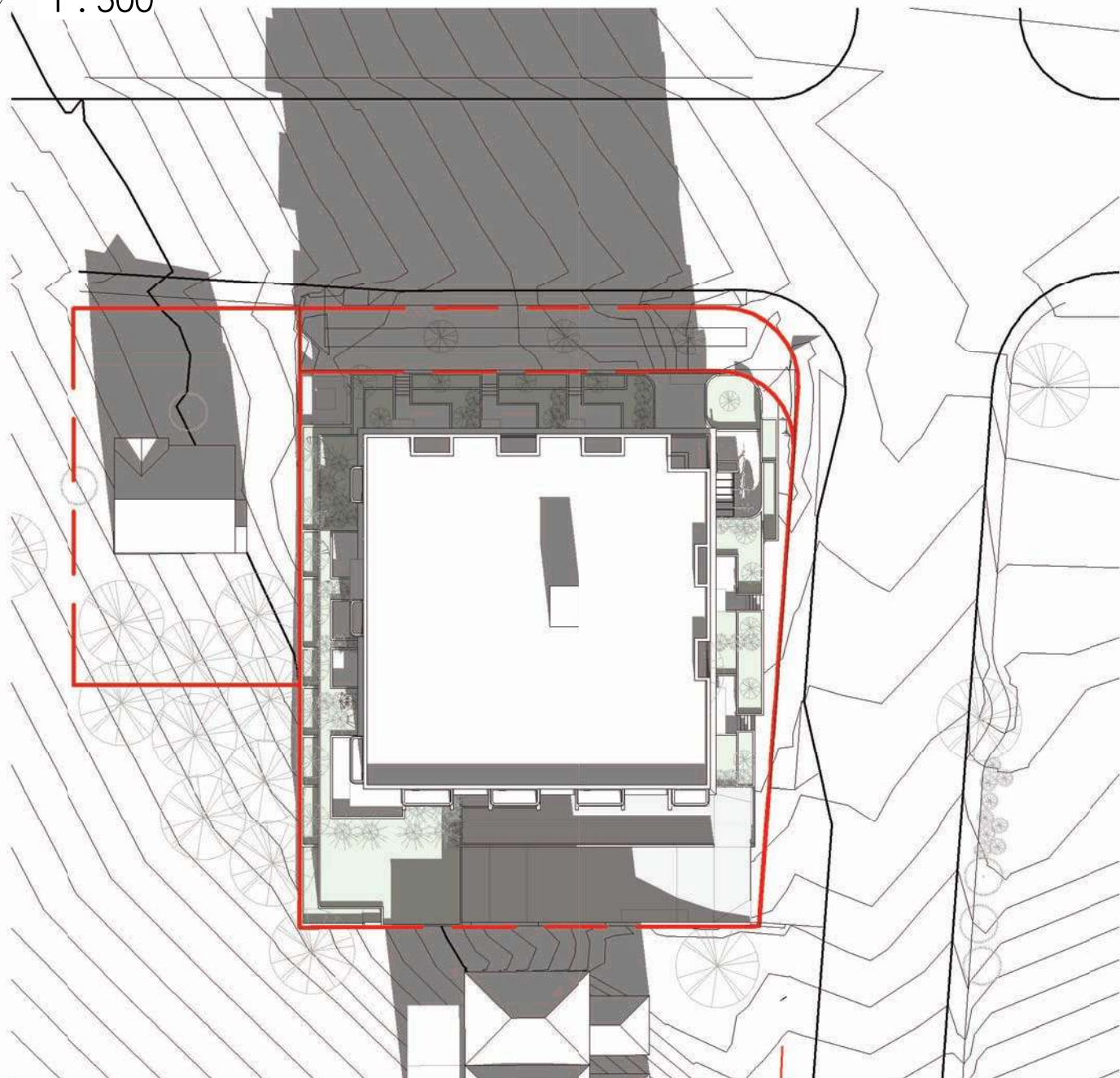
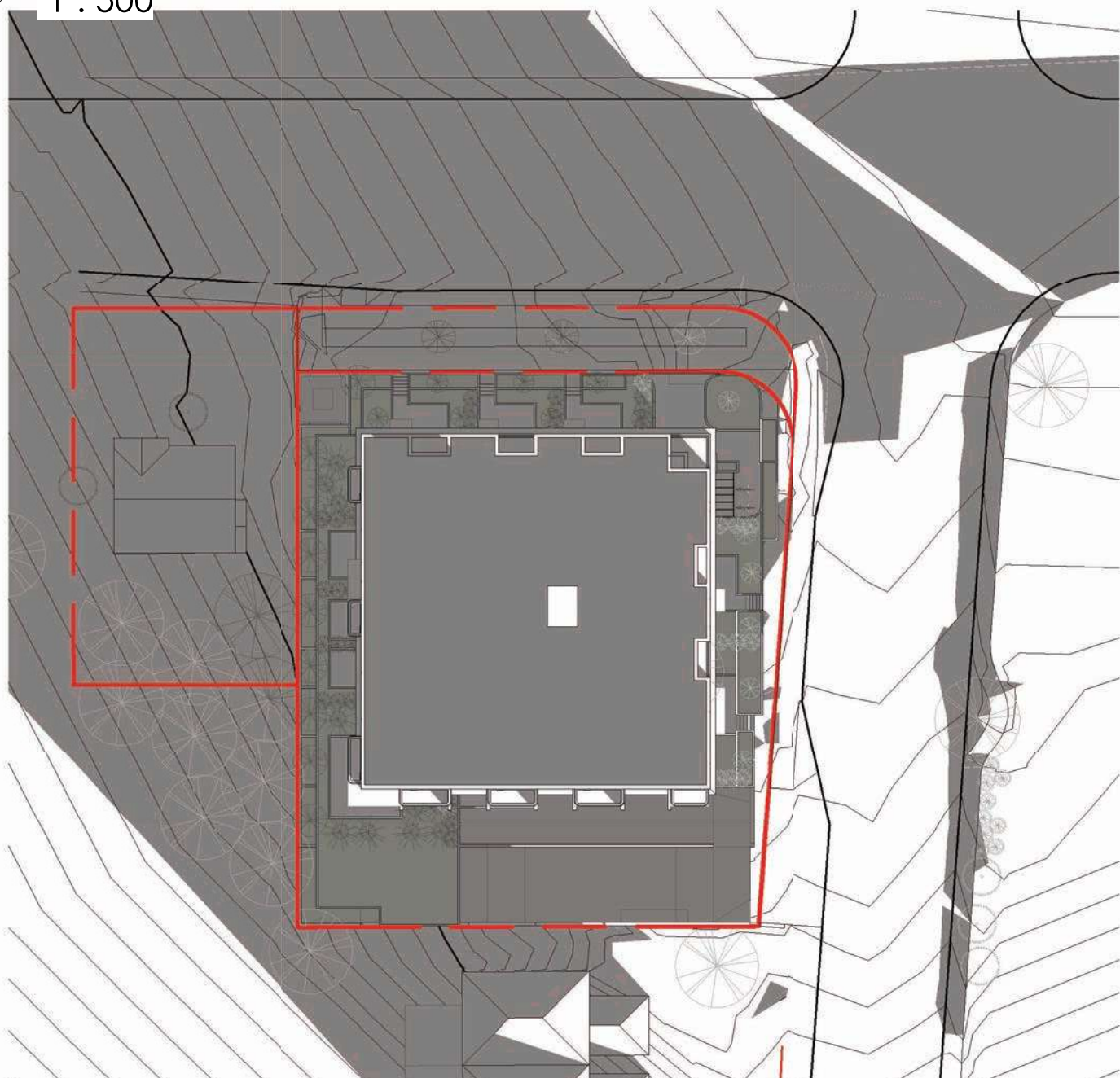
SUMMER SOLSTICE 12PM
1 : 500

8
DP.400

SUMMER SOLSTICE 3PM
1 : 500

9
DP.400

SUMMER SOLSTICE 6PM
1 : 500



6
DP.400

WINTER SOLSTICE 9AM
1 : 500

10
DP.400

WINTER SOLSTICE 12PM
1 : 500

11
DP.400

WINTER SOLSTICE 3PM
1 : 500

12
DP.400

WINTER SOLSTICE 6PM
1 : 500

koka

visit :)
koka architecture + design inc.
203 - 1551 Johnston Street
Vancouver, BC
V6H 3R9

ring :)
1.604.678.5638

type :)
info@kokaarchitecture.ca

browse :)
kokaarchitecture.ca

seal:

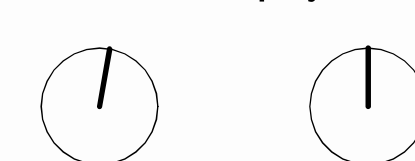


developer:

seba
CONSTRUCTION

consultant:

true north: project north:



notes:

This drawing package and design are copyright of koka architecture + design inc.

All work to conform to applicable building codes and the authority having jurisdiction. All dimensions are to gridline or face of structure unless indicated otherwise.

Refer to structural engineer's drawings for sizing of all structural items.

All dimensions to be verified on site.

project name:

Saanich +
McKenzie

project number:

2155

civic address:

961 McKenzie Ave.,
3986-3990 Saanich Rd.,
Victoria, BC

issue: (yy-mm-dd)

G	Rezoning/Development Permit	Nov 28, 2023
M	ISSUED FOR DP r1	24-10-15
N	ISSUED FOR DP r2	25-06-27

title:

SHADOW STUDY

revision:

sheet:

DP.400