

DEVELOPMENT VARIANCE PERMIT PRESENTATION

2114 BEACON AVE. WEST
"TEMPO"

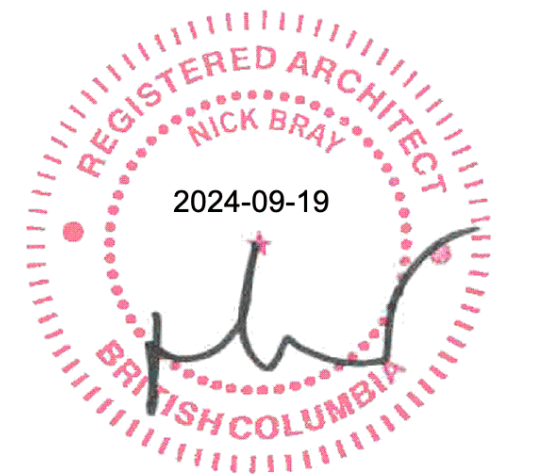


1
A001 Beacon Ave. Rendering
Scale: 1/4" = 1'-0"



2
A001 Jahn PL. Rendering
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
9	Sept. 19, 2024	DVP Rev.2 for Submission
8	July, 25, 2024	DVP Rev.1 for Submission
7	July, 02, 2024	DVP for Submission
6	June, 28, 2024	Revised for DVP
5	June, 07, 2024	Issued for Review
4	May, 10, 2024	Draft for Parking Study
3	Apr. 15, 2024	Issued for Review
2	Apr. 08, 2024	Revised Site Plan Client Review
1	Mar. 18, 2024	Issued for Review

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PROJECT
TEMPO

PROJECT ADDRESS
**2114 BEACON AVE. W
SIDNEY, BC**

PROJECT NO: 8885

**Development
Permit**

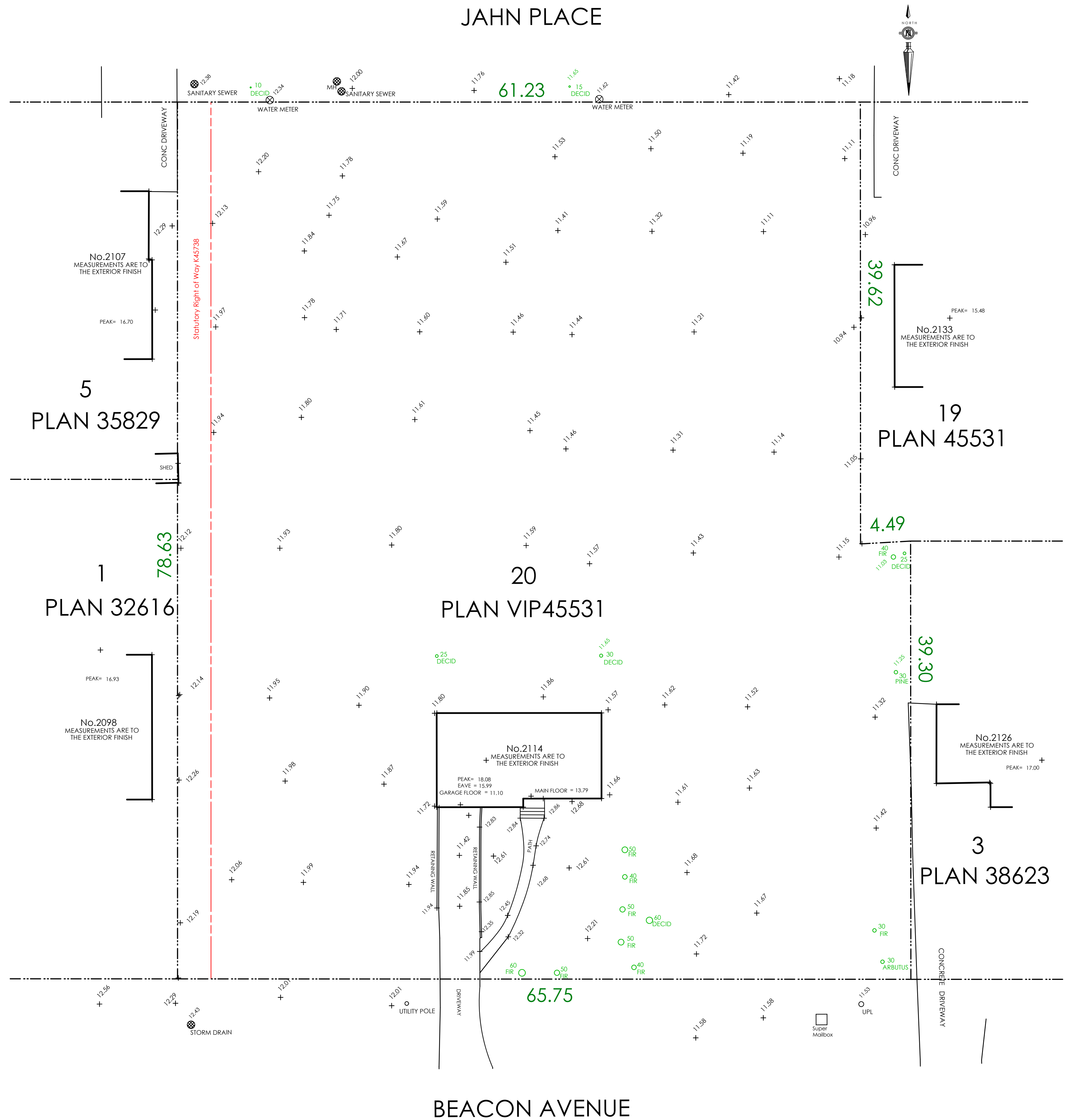
Sept 19, 2024

SCALE: AS NOTED

A001

SKETCH PLAN OF:
 Civic: 2114 BEACON AVENUE
 Legal - Lot 20, Section 11, Range 3 East
 North Saanich District, Plan 45531

LEGEND
 Elevations are geodetic and referenced to the CVD288C datum.
 #.## + - denotes - existing elevation
 Tree diameters are in centimetres.
 Lot Area = 4990m²

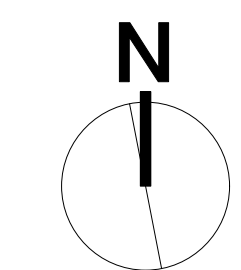


The following non-financial charges are shown on the current title and may affect the property.
 K45738 - Statutory Right of Way

Setbacks are derived from field survey.
 Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

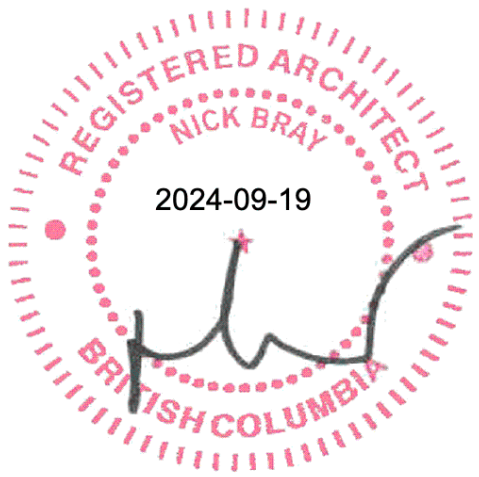
1
 A002 Existing Site Plan
 Scale: 1:200



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 design group

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 Victoria, B.C. F. 250.382.7364
 v9B 2T9 www.victoriadesigngroup.ca

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**Development
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Sept 19, 2024

SCALE: AS NOTED

A002

SKETCH PLAN OF:
Civic: 2114 BEACON AVENUE
 Legal - Lot 20, Section 11, Range 3 East
 North Saanich District, Plan 45531

Parcel Identifier: 008-215-081 in the Town of Sidney

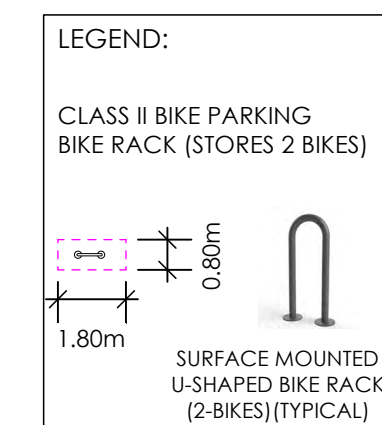
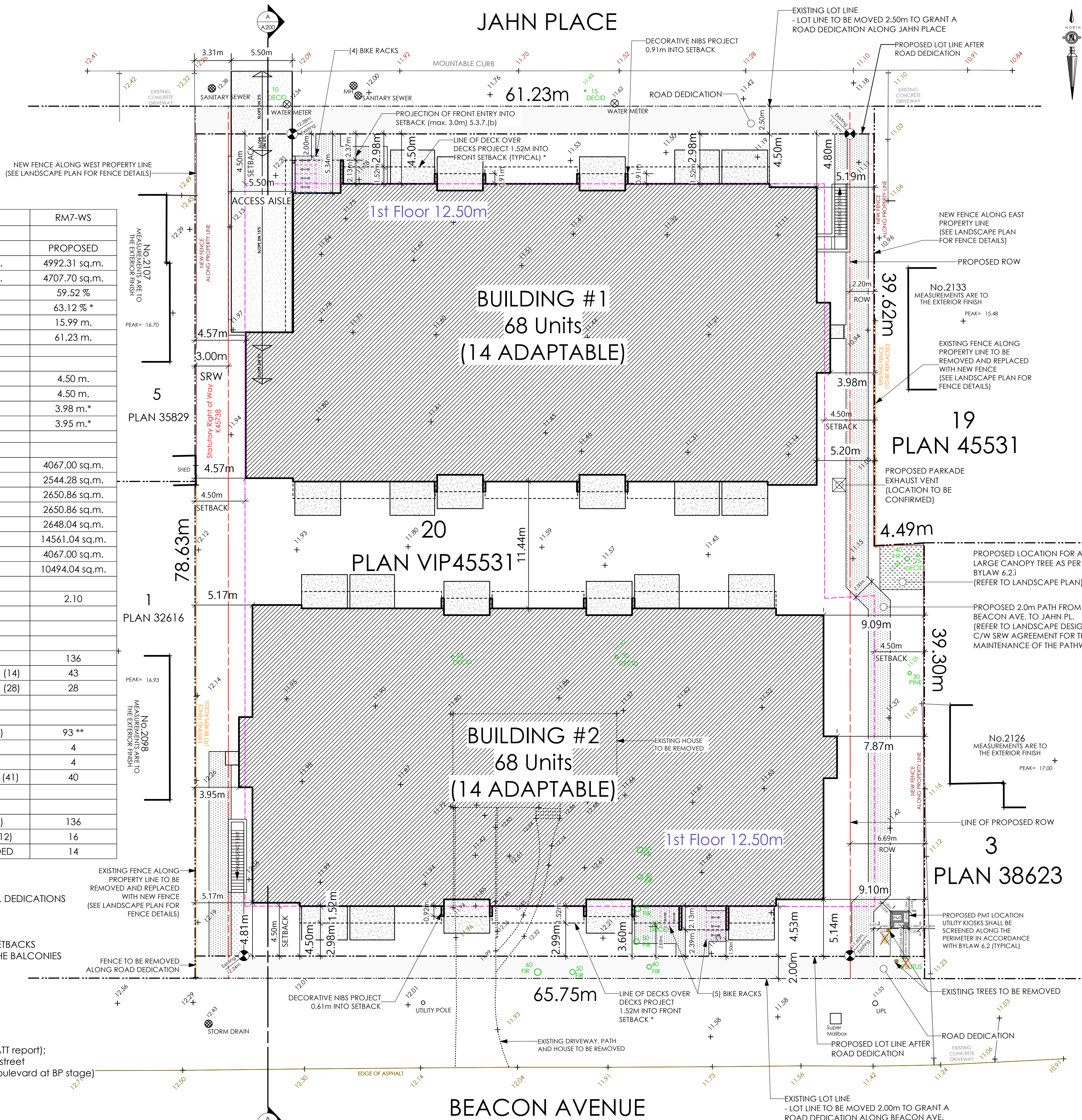
LEGEND
 Elevations are geodetic and referenced to the CVD288C datum.
 *** - denotes - existing elevation
 Tree diameters are in centimetres.

SITE DATA	RM7-WS	RM7-WS
ITEMS (as per Zoning Bylaw No. 2275)	PERMITTED	PROPOSED
LOT AREA (BEFORE RD. DEDICATION)	min. 1200 sq.m.	4992.31 sq.m.
LOT AREA (W/ RD. DEDICATION)	min. 1200 sq.m.	4707.70 sq.m.
LOT COVERAGE (BEFORE RD. DEDICATION)	max. 60.00 %	59.52 %
LOT COVERAGE (W/ RD. DEDICATION)	max. 60.00 %	63.12 % *
BUILDING HEIGHT	max. 16.00 m.	15.99 m.
LOT WIDTH	min. 30.00 m.	61.23 m.
SETBACKS		
- FRONT (S) (as per 5.3.2.d)	4.50 m.	4.50 m.
- FRONT (N) (as per 5.3.2.d)	4.50 m.	4.50 m.
- SIDE (E)	4.50 m.	3.98 m.*
- SIDE (W)	4.50 m.	3.95 m.*
PROPOSED FLOOR AREA		
- PARKING		4067.00 sq.m.
- 1st FLOOR		2544.28 sq.m.
- 2nd FLOOR		2650.86 sq.m.
- 3rd FLOOR		2650.86 sq.m.
- 4th FLOOR		2648.04 sq.m.
SUB-TOTAL G.F.A.		14561.04 sq.m.
PARKING ALLOWANCE	100.00 %	4067.00 sq.m.
GROSS FLOOR AREA		10494.04 sq.m.
F.A.R. (BONUS DENSITY)		
(as per 5.3.8 - BEFORE RD. DEDICATION)	max. 2.2 FAR	2.10
UNITS		
TOTAL		136
3 BEDROOM UNITS	min. 10% OF TOTAL (14)	43
ADAPTABLE UNITS	min. 20% OF TOTAL (28)	28
PARKING (as per Bylaw No. 2140)		
TOTAL STALLS	1 PER UNIT (136)	93 **
ACCESSIBLE STALLS TYPE A	2	4
ACCESSIBLE STALLS TYPE B	3	4
SMALL CAR STALLS	max. 30% OF REQ. (41)	40
BIKE PARKING		
CLASS I BIKE PARKING (BIKE STORAGE)	1 PER UNIT (136)	136
CLASS II BIKE PARKING (BIKE RACKS)	6 PER BUILDING (12)	16
NON-STANDARD BIKE PARKING	14 RECOMMENDED	14

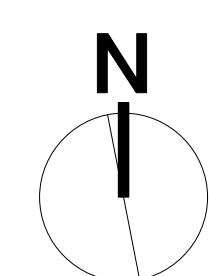
- * - VARIANCES REQUESTED
- VARIANCE FOR LOT COVERAGE OF 3.12% CALCULATED AFTER RD. DEDICATIONS
 - SIDE (E) SETBACK VARIANCE OF 0.52m
 - SIDE (W) SETBACK VARIANCE OF 0.55m
 - A REDUCTION OF 43 PARKING STALLS**
 - VARIANCE FOR BALCONIES TO PROJECT 1.52m INTO THE FRONT SETBACKS RESULTING IN A 2.98m SETBACK FROM THE FRONT LOT LINES FOR THE BALCONIES

- ** - REFER TO WATT CONSULTING GROUP PARKING STUDY FOR RECOMMENDATIONS TO SUPPORT THE REDUCTION IN PARKING SPACES PROVIDED. IN ACCORDANCE WITH THE RECOMMENDATIONS, THE DEVELOPMENT PROPOSES TO:
- Designate over 10% of long-term bicycle parking spaces for non-standard bicycles; (14 Total)
 - Ensure the bicycle repair station includes amenities (refer to WATT report);
 - Work with Modo to provide two carshare vehicles on-site or on-street and provide memberships to all units; (to be provided along boulevard at BP stage)
 - Provide a TDM welcome package (refer to WATT report);
 - Allocate visitor parking to on-street (refer to WATT report).

AVERAGE EXISTING GRADE CALCULATION
 12.28 m. + 11.14 m. + 11.60 m. + 12.24 m. = 47.26 m.
 DIVIDED BY 4 = AVG. GRADE 11.82m.



1 A003 Site Plan Scale: 1:200



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REGISTERED ARCHITECT
 NICK BRAY
 2024-09-19
 BRITISH COLUMBIA

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 Wil S. Peereboom, Chief Designer
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 Victoria, B. C. F. 250.382.7364
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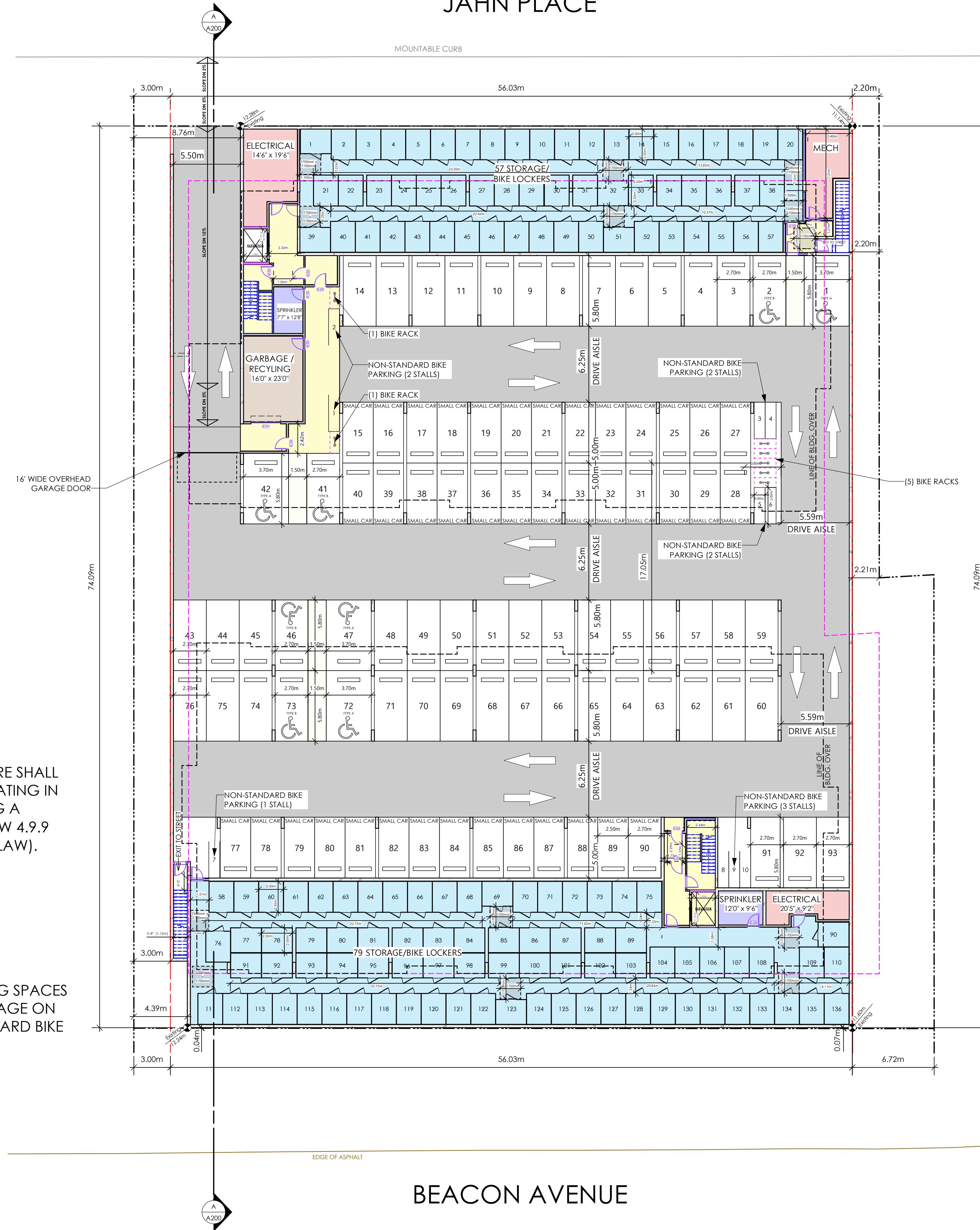
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 SCALE: AS NOTED

A003

JAHN PLACE



BEACON AVENUE

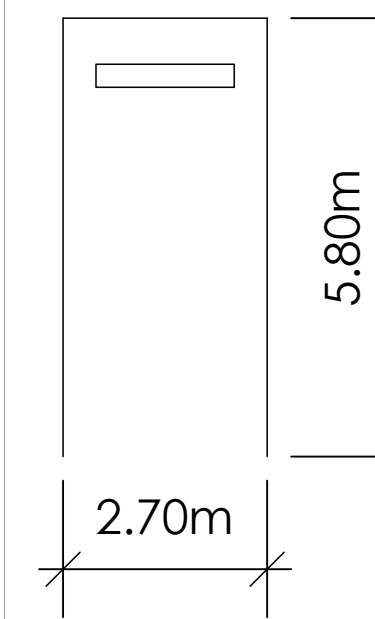
1 UNDERGROUND PARKING PLAN

Scale: 1:200

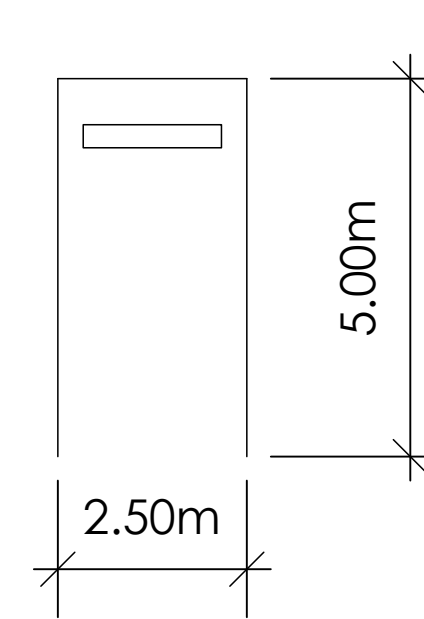
1
A100

LEGEND: PARKING STALL DIMENSIONS
(AS PER BYLAW NO. 2140)

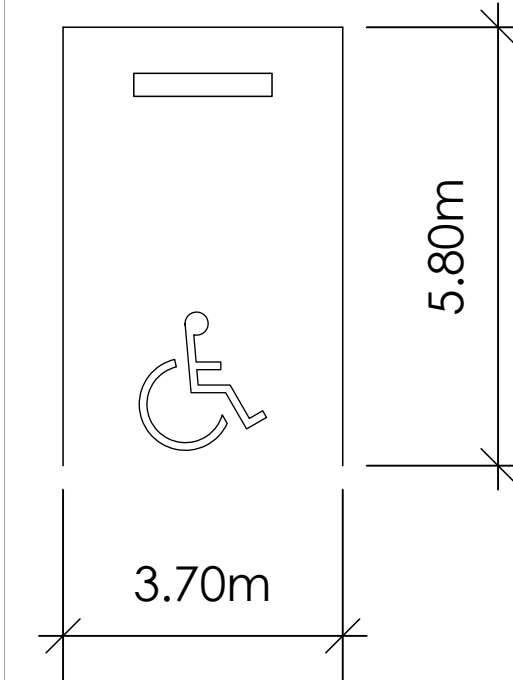
STANDARD PARKING SPACE



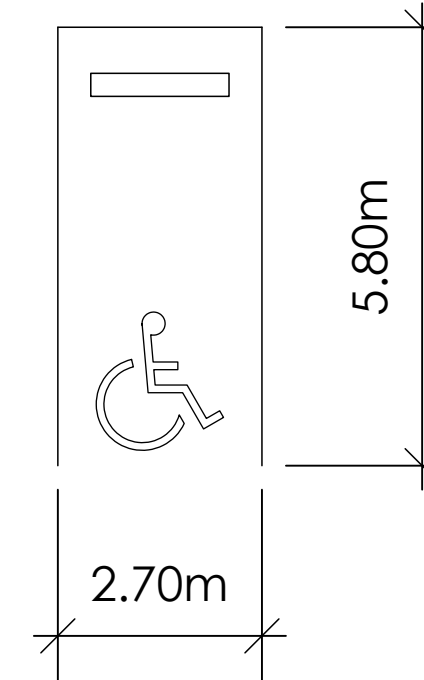
SMALL CAR PARKING SPACE



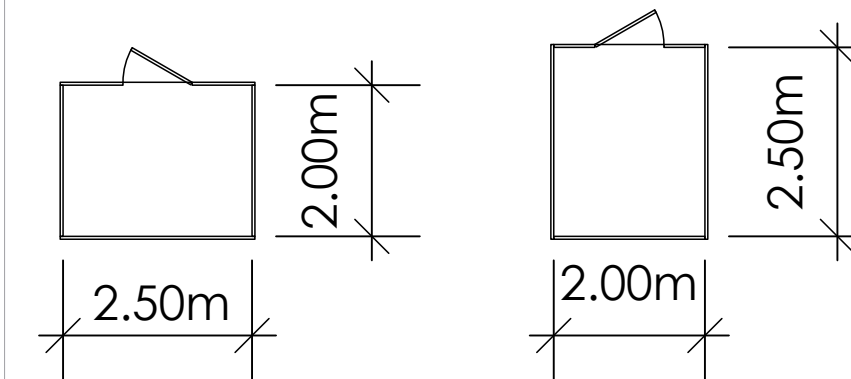
ACCESSIBLE PARKING SPACE - TYPE A



ACCESSIBLE PARKING SPACE - TYPE B



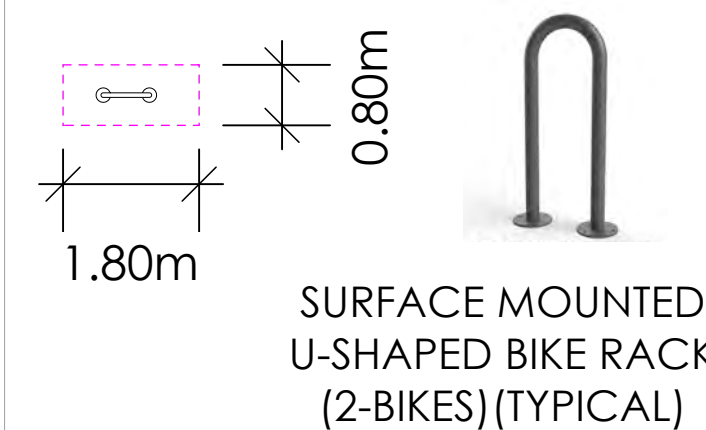
CLASS I BIKE PARKING (STORAGE UNIT)



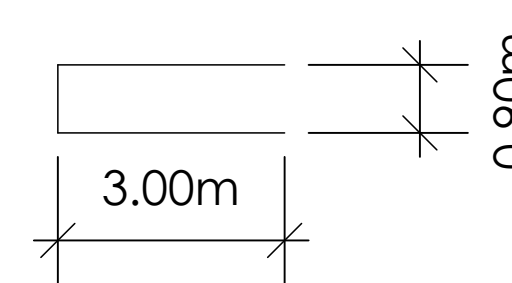
LOCKABLE METAL MESH STORAGE CAGES APPROX 7' HT. (TBD)

NOTE: CONVEX SAFETY MIRRORS TO BE PROVIDED IN BIKE STORAGE ROOMS

CLASS II BIKE PARKING BIKE RACK (STORES 2 BIKES)



NON-STANDARD BIKE PARKING



UNDERGROUND PARKING

- TOTAL PARKING STALLS - 93 (INCLUDING 8 ACCESSIBLE STALLS)

- 40 SMALL CAR STALLS

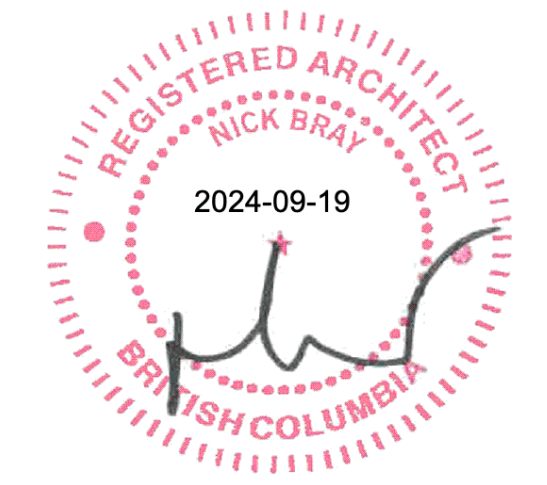
- ELECTRIC VEHICLE CHARGING INFRASTRUCTURE SHALL BE PROVIDED TO ALL PARKING SPACES TERMINATING IN AN ENERGIZED OUTLET CAPABLE OF PROVIDING A MINIMUM OF LEVEL 2 CHARGING (AS PER BYLAW 4.9.9 OF THE OFF-STREET PARKING AND LOADING BYLAW).

- CLASS I BIKE STORAGE: BIKE STORAGE LOCKERS - 136

- CLASS II TYPE BIKE RACKS - 7

- NON-STANDARD BIKE PARKING - 10 (AN ADDITIONAL 4 NON-STANDARD BIKE PARKING SPACES ARE PROVIDED IN THE BIKE REPAIR/WASH/STORAGE ON THE 1ST FLOOR FOR A TOTAL OF 14 NON-STANDARD BIKE PARKING SPACES)

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PROJECT NO: 8885

Development Permit

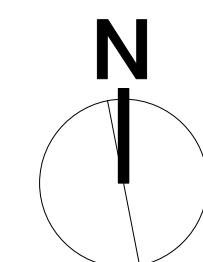
Sept 19, 2024

SCALE: AS NOTED

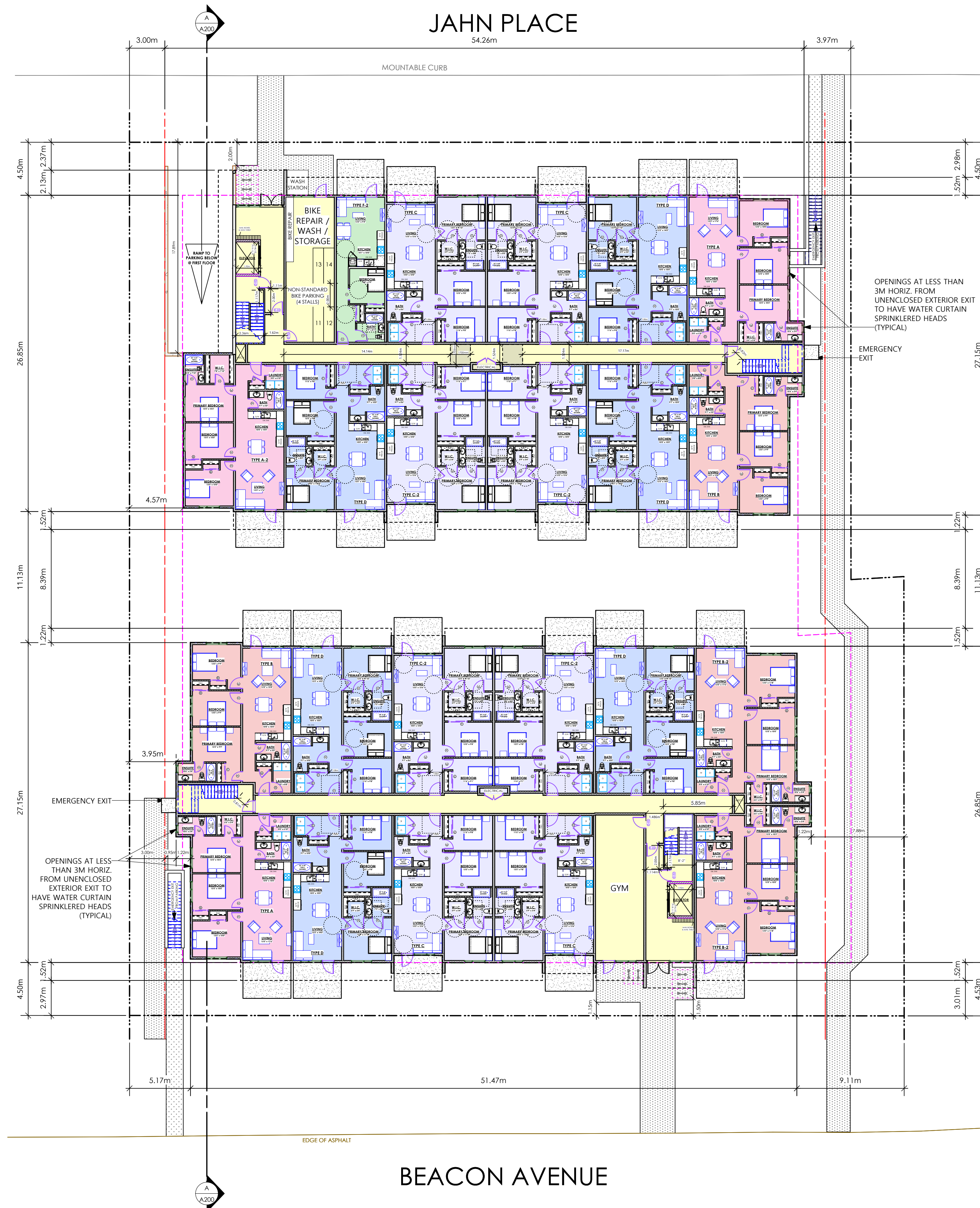
2 PARKING STALL DIMENSIONS

Scale: 1:100

2
A100



A100



1 1st FLOOR PLAN
A101 Scale: 1:200

JAHN PLACE BUILDING #1

- 3 BEDROOM UNITS - TYPE A
2 Units
- 3 BEDROOM UNITS - TYPE B
1 Unit
- 3 BEDROOM UNITS - TYPE C
4 Units (ADAPTABLE)
- 3 BEDROOM UNITS - TYPE D
3 Units (ADAPTABLE)
- 1 BEDROOM UNIT - TYPE F
1 UNIT (ADAPTABLE)
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR, AMENITIES ETC.)
1st FLOOR: 2113 sq.ft. 196.34sq.m.

**TOTAL 1st FLOOR UNITS BUILDING #1 - 11 UNITS
(8 ADAPTABLE UNITS)**

**TOTAL FLOOR AREA - 1st FL BUILDING #1
(EXCLUDING STAIRS, ELEVATOR, MECH & BIKE RM):
13,357 sq.ft. 1240.87sq.m.**

- ADDITIONAL NON-STANDARD BIKE PARKING - 4 SPACES
(LOCATED IN BIKE WASH/REPAIR/STORAGE AREA IN BLDG #1)
- 4 BIKE RACKS PROVIDED AT THE ENTRANCE TO BLDG #1

BEACON AVE. BUILDING #2

- 3 BEDROOM UNITS - TYPE A
1 Unit
- 3 BEDROOM UNITS - TYPE B
3 Units
- 3 BEDROOM UNITS - TYPE C
4 Units (ADAPTABLE)
- 3 BEDROOM UNITS - TYPE D
3 Units (ADAPTABLE)
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR, GYM, ETC.)
1st FLOOR: 2113 sq.ft. 196.31sq.m.

**TOTAL 1st FLOOR UNITS BUILDING #2 - 11 UNITS
(7 ADAPTABLE UNITS)**

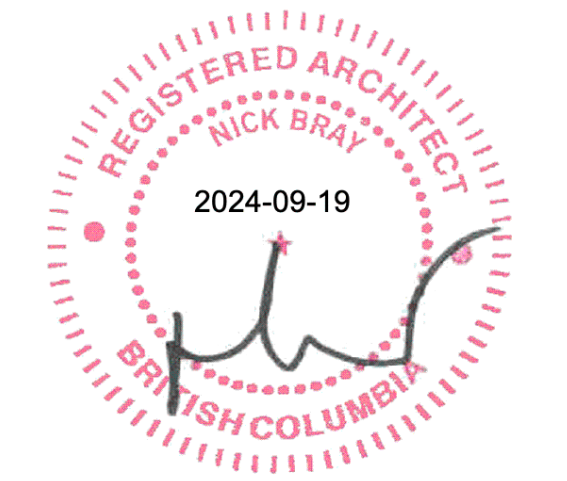
**TOTAL FLOOR AREA - 1st FL BUILDING #2
(EXCLUDING STAIRS, ELEVATOR, MECH & GYM):
14,030 sq.ft. 1303.41sq.m.**

- 5 BIKE RACKS PROVIDED AT THE ENTRANCE TO BLDG #2

TOTAL 1st FLOOR UNITS (BOTH BLDGS) - 22 UNITS

TOTAL FLOOR AREA (BOTH BLDGS) - 27,420 sq.ft. 2547.42sq.m.

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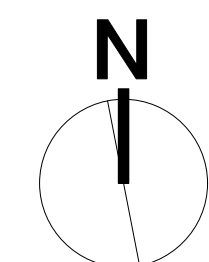
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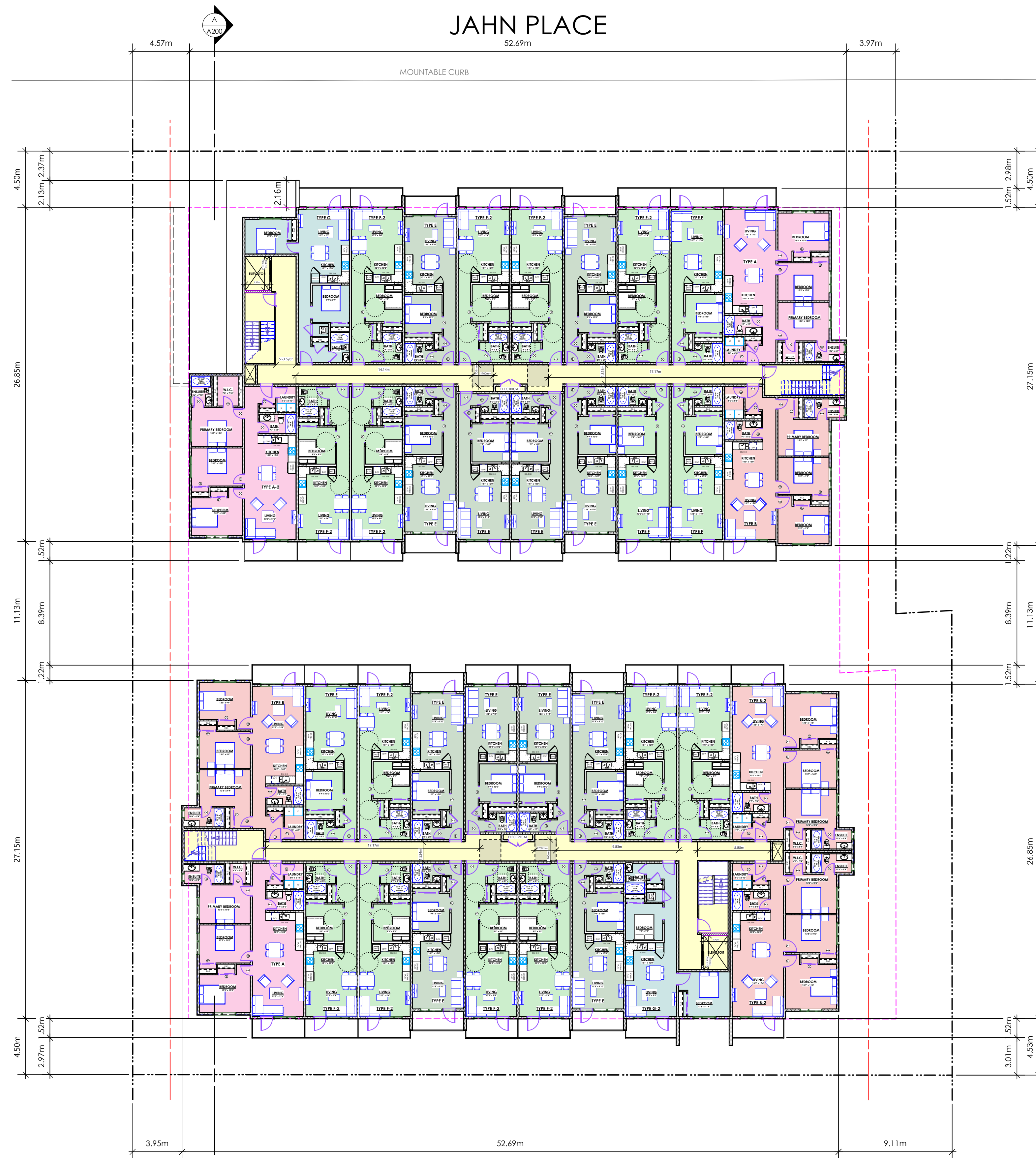
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SCALE: AS NOTED



A101



1
A102
2nd FLOOR PLAN
Scale: 1:200

JAHN PLACE BUILDING #1

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F
9 UNITS (6 ADAPTABLE)
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
2 Units
- 3 BEDROOM UNITS - TYPE B
1 Unit
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
2nd FLOOR: 1327 sq.ft. 123.33sq.m.

**TOTAL 2nd FLOOR UNITS BUILDING #1 - 19 UNITS
(6 ADAPTABLE UNITS)**

**TOTAL FLOOR AREA - 2nd FL BUILDING #1
(EXCLUDING STAIRS, ELEVATOR & MECH):
13,935 sq.ft. 1294.61sq.m.**

BEACON AVE. BUILDING #2

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F
8 UNITS (7 ADAPTABLE UNITS)
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
1 Units
- 3 BEDROOM UNITS - TYPE B
3 Unit
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
2nd FLOOR: 1318 sq.ft. 122.46sq.m.

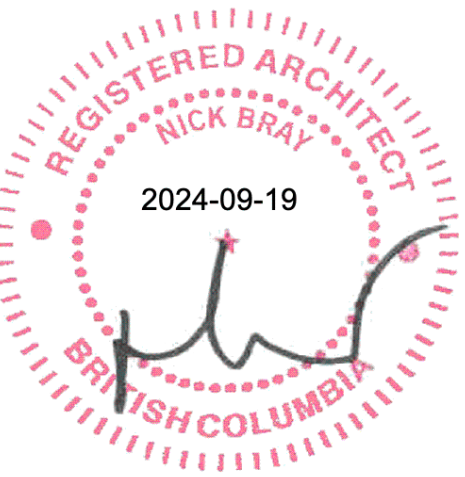
**TOTAL 2nd FLOOR UNITS BUILDING #2 - 19 UNITS
(7 ADAPTABLE UNITS)**

**TOTAL FLOOR AREA - 2nd FL BUILDING #2
(EXCLUDING STAIRS, ELEVATOR, & MECH):
14,599 sq.ft. 1356.25sq.m.**

TOTAL 2nd FLOOR UNITS (BOTH BLDGS) - 38 UNITS

TOTAL FLOOR AREA (BOTH BLDGS) - 28,567 sq.ft. 2653.94sq.m.

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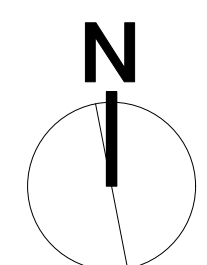
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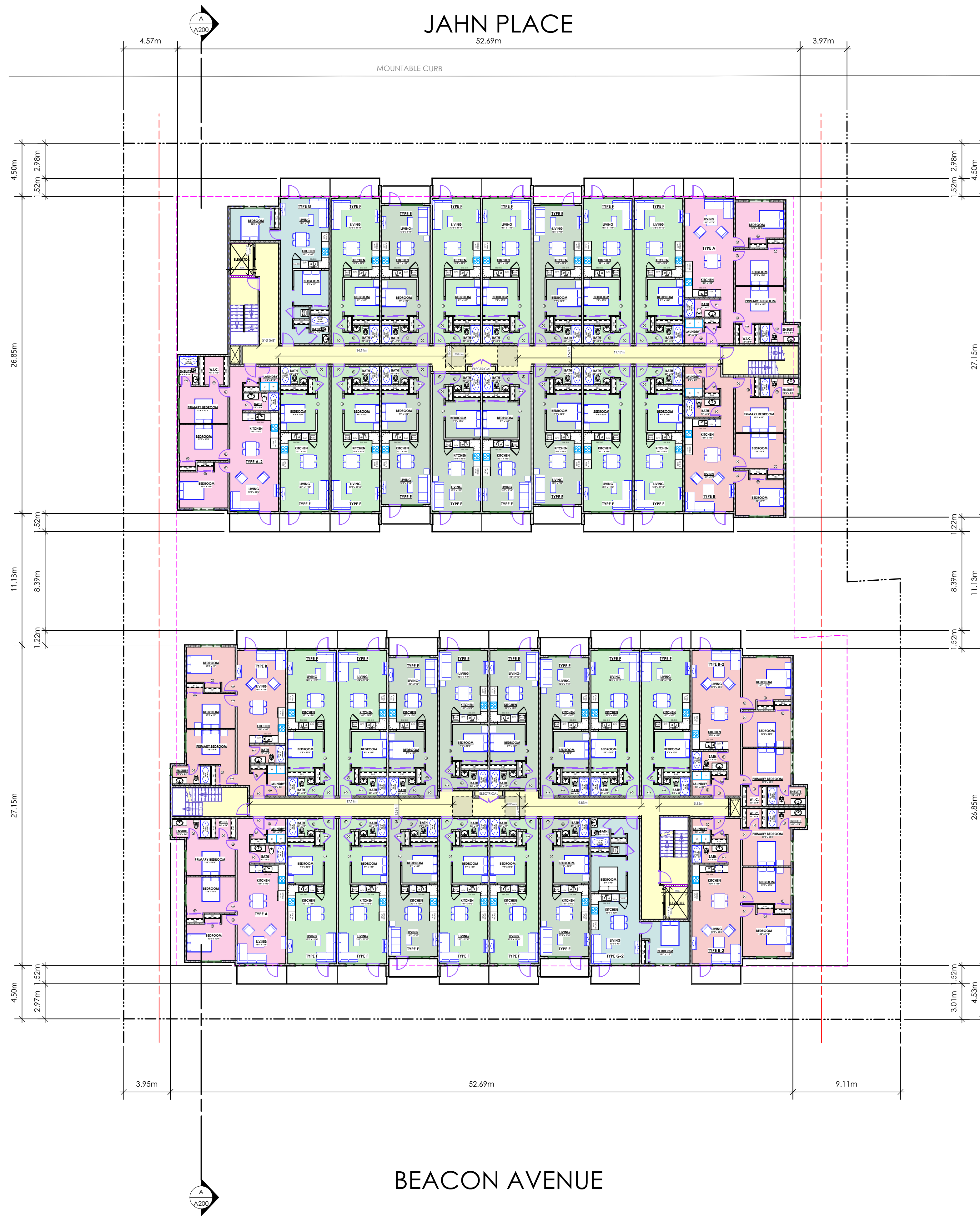
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SCALE: AS NOTED



A102



1
A103
3rd FLOOR PLAN
Scale: 1:200

JAHN PLACE BUILDING #1

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F
9 UNITS
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
2 Units
- 3 BEDROOM UNITS - TYPE B
1 Unit
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
3rd FLOOR: 1327 sq.ft. 123.33sq.m.

TOTAL 3rd FLOOR UNITS BUILDING #1 - 19 UNITS

**TOTAL FLOOR AREA - 3rd FL BUILDING #1
(EXCLUDING STAIRS, ELEVATOR & MECH):
13,935 sq.ft. 1294.61sq.m.**

BEACON AVE. BUILDING #2

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F & F-2
8 UNITS
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
1 Unit
- 3 BEDROOM UNITS - TYPE B
3 Units
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
3rd FLOOR: 1318 sq.ft. 122.46sq.m.

TOTAL 3rd FLOOR UNITS BUILDING #2 - 19 UNITS

**TOTAL FLOOR AREA - 3rd FL BUILDING #2
(EXCLUDING STAIRS, ELEVATOR, & MECH):
14,599 sq.ft. 1356.25sq.m.**

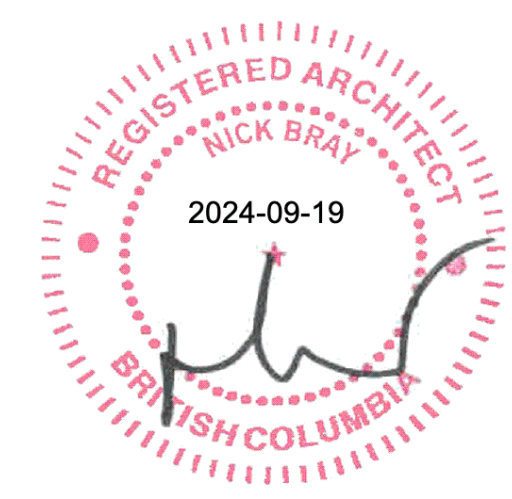
TOTAL 3rd FLOOR UNITS (BOTH BLDGS) - 38 UNITS

TOTAL FLOOR AREA (BOTH BLDGS) - 28,545 sq.ft. 2651.98sq.m.



+1 604 900 8238
www.nickbray.ca
info@nickbray.ca
2531 Ontario Street, Vancouver, BC, V5T 2X7

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Wil S. Peereboom, Chief Designer
105 - 859 Orono Ave. P. 250.382.7374
Victoria, B.C. F. 250.382.7364
V9B 2T9 www.victoriadesigngroup.ca

REV	DATE	DESCRIPTION
9	Sept. 19, 2024	DVP Rev.2 for Submission
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PROJECT
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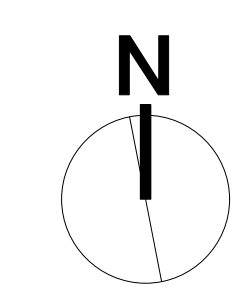
PROJECT ADDRESS
**2114 BEACON AVE. W
SIDNEY, BC**

PROJECT NO: 8885

Development Permit

Sept 19, 2024

SCALE: AS NOTED



A103



1
A104
4th FLOOR PLAN
Scale: 1:200

JAHN PLACE BUILDING #1

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F
9 UNITS
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
2 Units
- 3 BEDROOM UNITS - TYPE B
1 Unit
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
4th FLOOR: 1327 sq.ft. 123.33sq.m.

TOTAL 4th FLOOR UNITS BUILDING #1 - 19 UNITS

**TOTAL FLOOR AREA - 4th FL BUILDING #1
(EXCLUDING STAIRS, ELEVATOR & MECH):
13,914 sq.ft. 1292.65sq.m.**

BEACON AVE. BUILDING #2

- 1 BEDROOM UNIT - TYPE E
6 UNITS
- 1 BEDROOM UNIT - TYPE F
8 UNITS
- 2 BEDROOM UNIT - TYPE G
1 UNIT
- 3 BEDROOM UNITS - TYPE A
1 Unit
- 3 BEDROOM UNITS - TYPE B
3 Units
- COMMON AREAS
(ENTRY, STAIRS, CORRIDOR ETC.)
3rd FLOOR: 1318 sq.ft. 122.46sq.m.

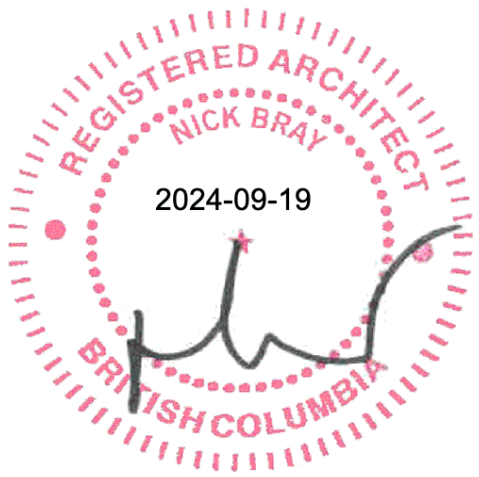
TOTAL 4th FLOOR UNITS BUILDING #2 - 19 UNITS

**TOTAL FLOOR AREA - 4th FL BUILDING #2
(EXCLUDING STAIRS, ELEVATOR, & MECH):
14,572 sq.ft. 1355.39 sq.m.**

TOTAL 4th FLOOR UNITS (BOTH BLDGS) - 38 UNITS

TOTAL FLOOR AREA (BOTH BLDGS) - 28,520 sq.ft. 2649.57sq.m.

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PROJECT
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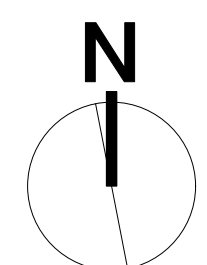
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PROJECT NO: 8885

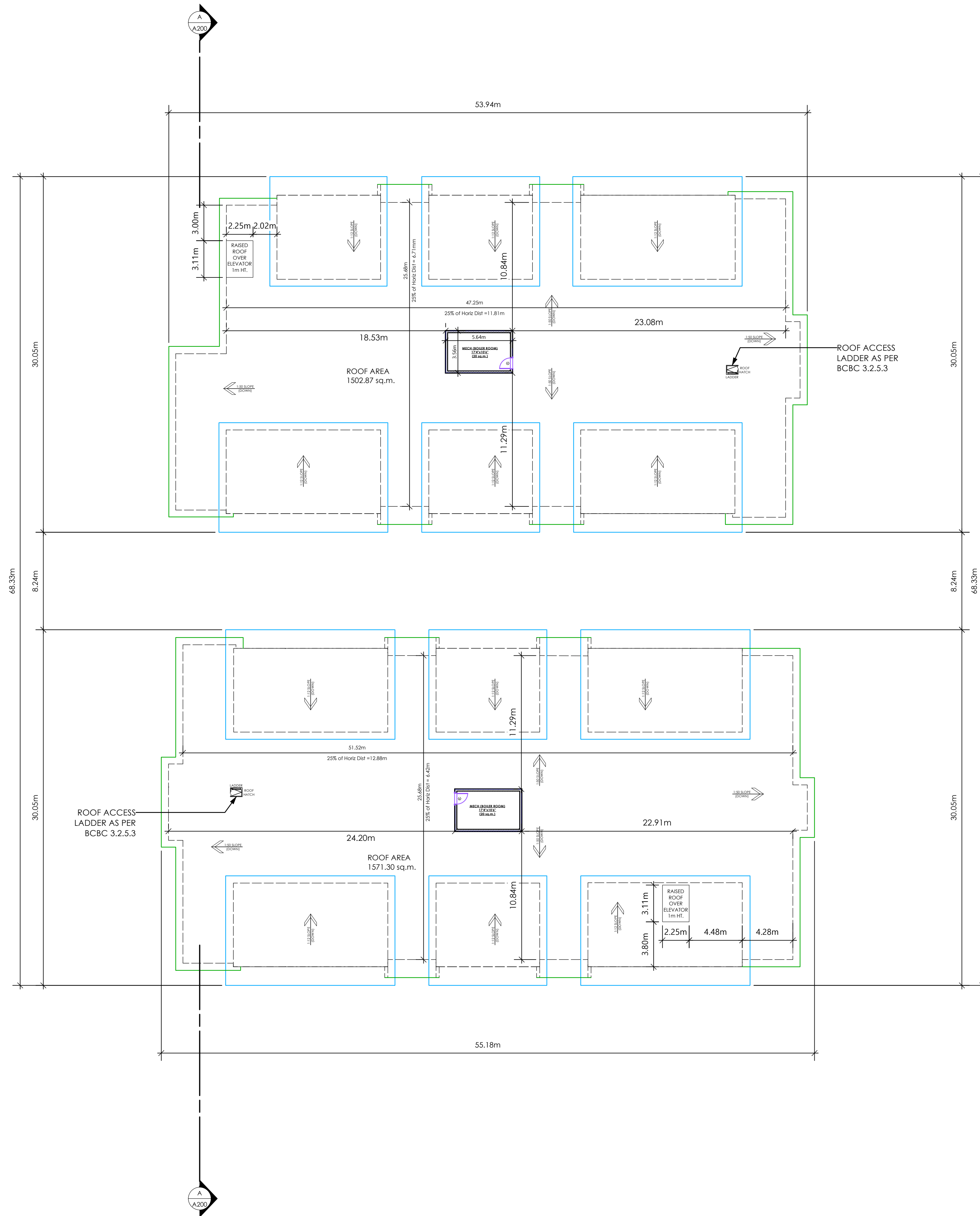
**Development
Permit**

Sept 19, 2024

SCALE: AS NOTED

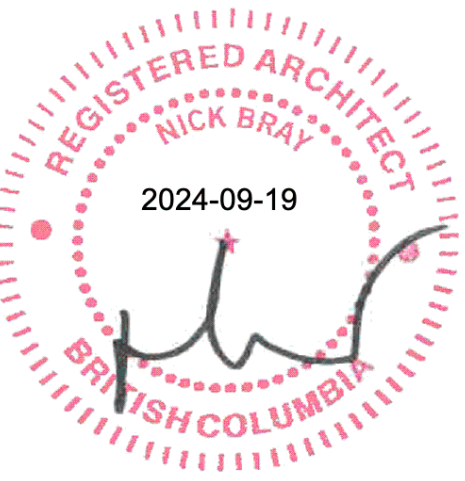


A104



1 ROOF FLOOR PLAN
 A105 Scale: 1:200

NOT FOR CONSTRUCTION



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TEMPO
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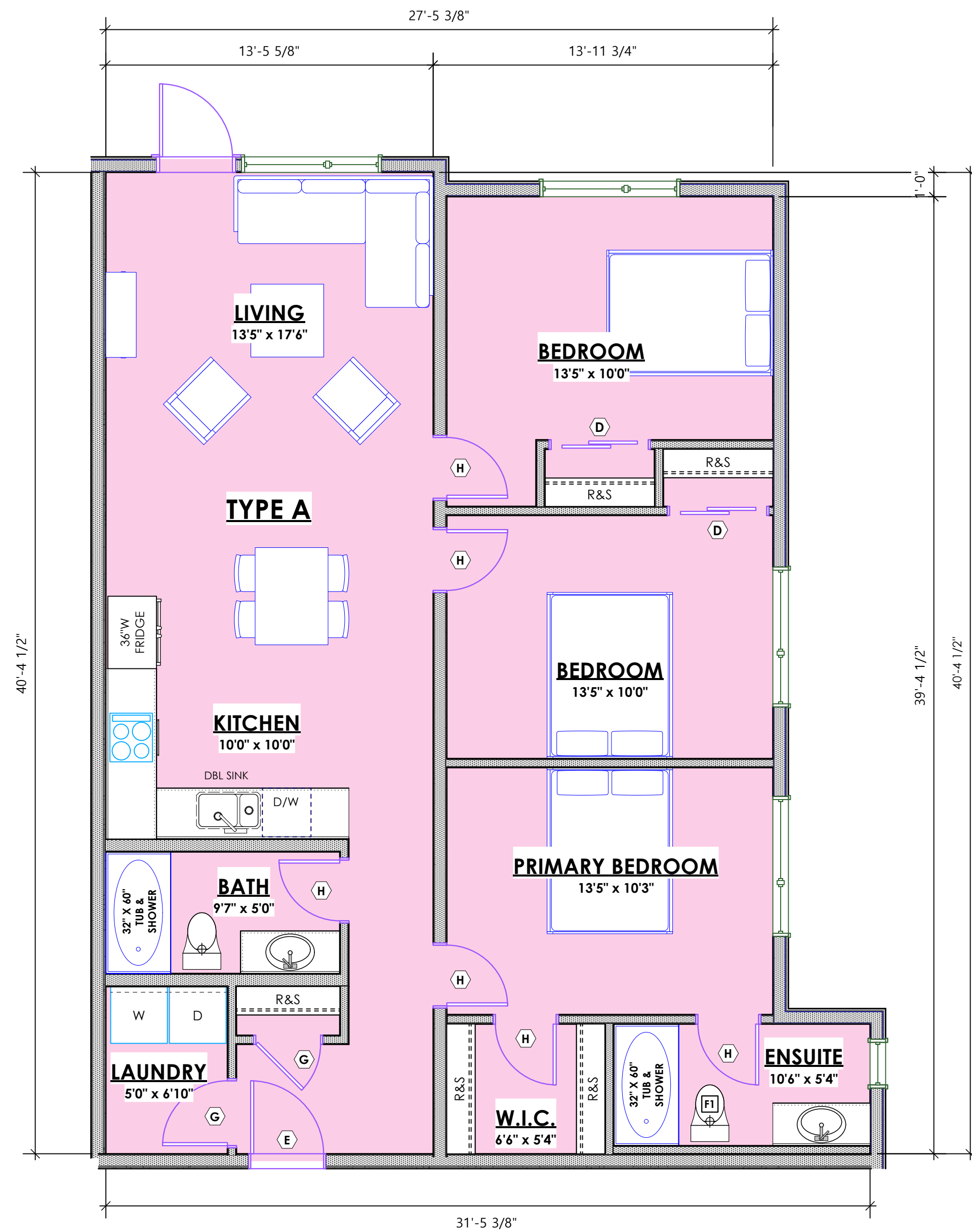
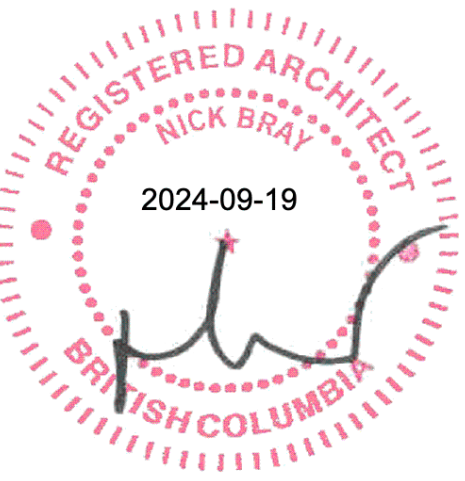
Development Permit

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SCALE: AS NOTED

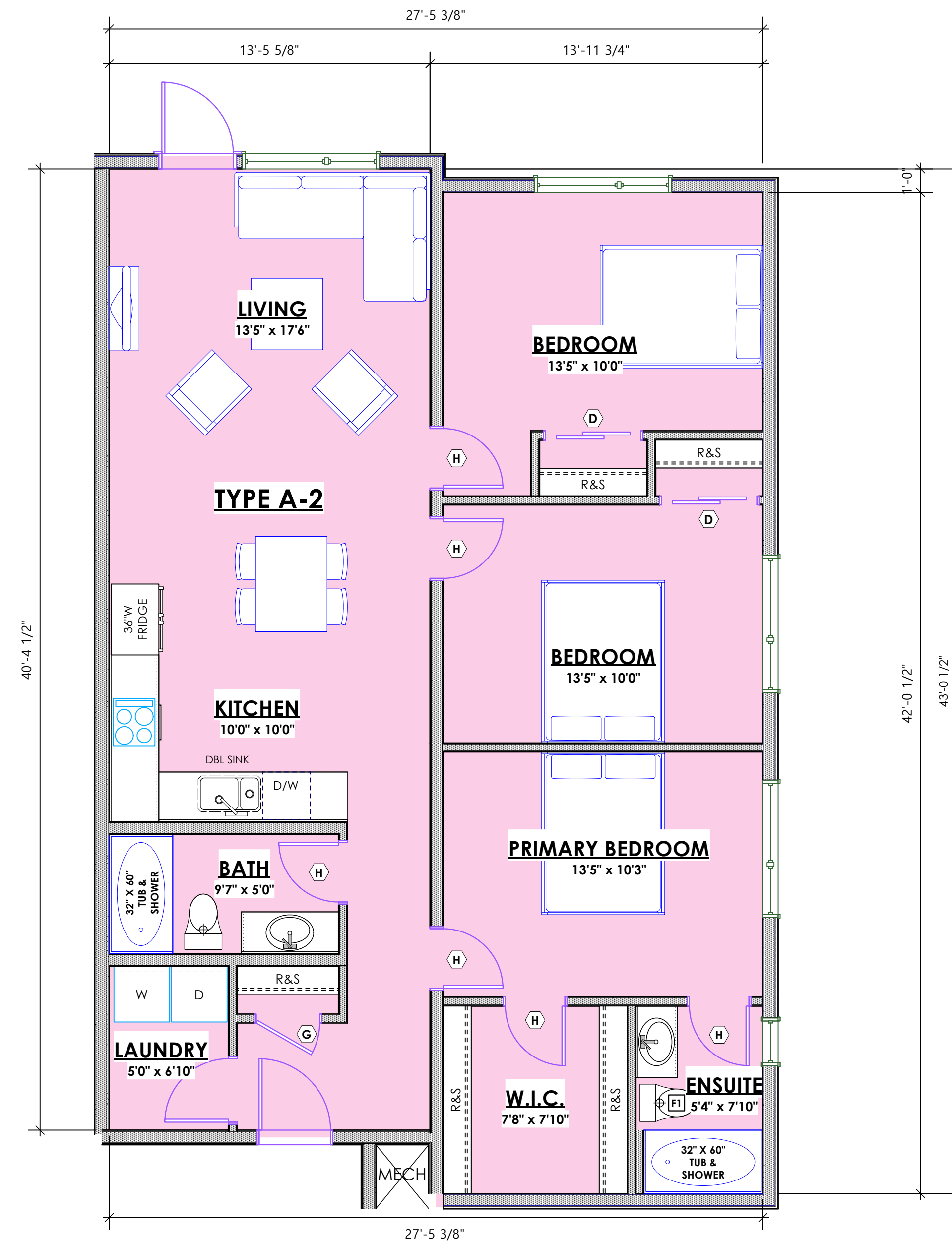
A105

NOT FOR CONSTRUCTION



1
Unit Type A
A106 Scale: 1/4" = 1'-0"

3 BEDROOM
1177 sq.ft. / 109.39 sq.m.
FLOORS 1 - 4



2
Unit Type A-2
A106 Scale: 1/4" = 1'-0"

3 BEDROOM
1195 sq.ft. / 111.00 sq.m.
FLOORS 1 - 4

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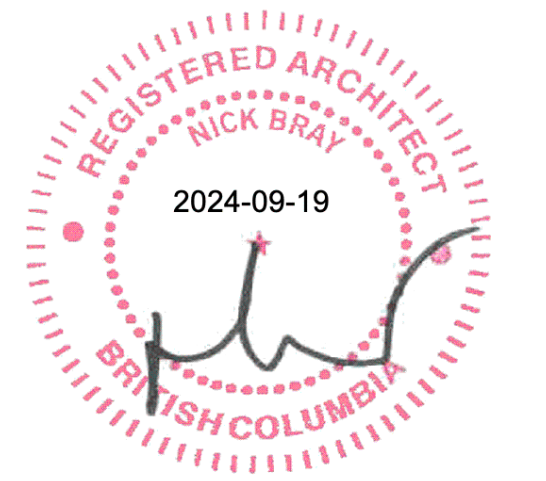
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Sept 19, 2024

SCALE: AS NOTED

A106

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PROJECT ADDRESS
**2114 BEACON AVE. W
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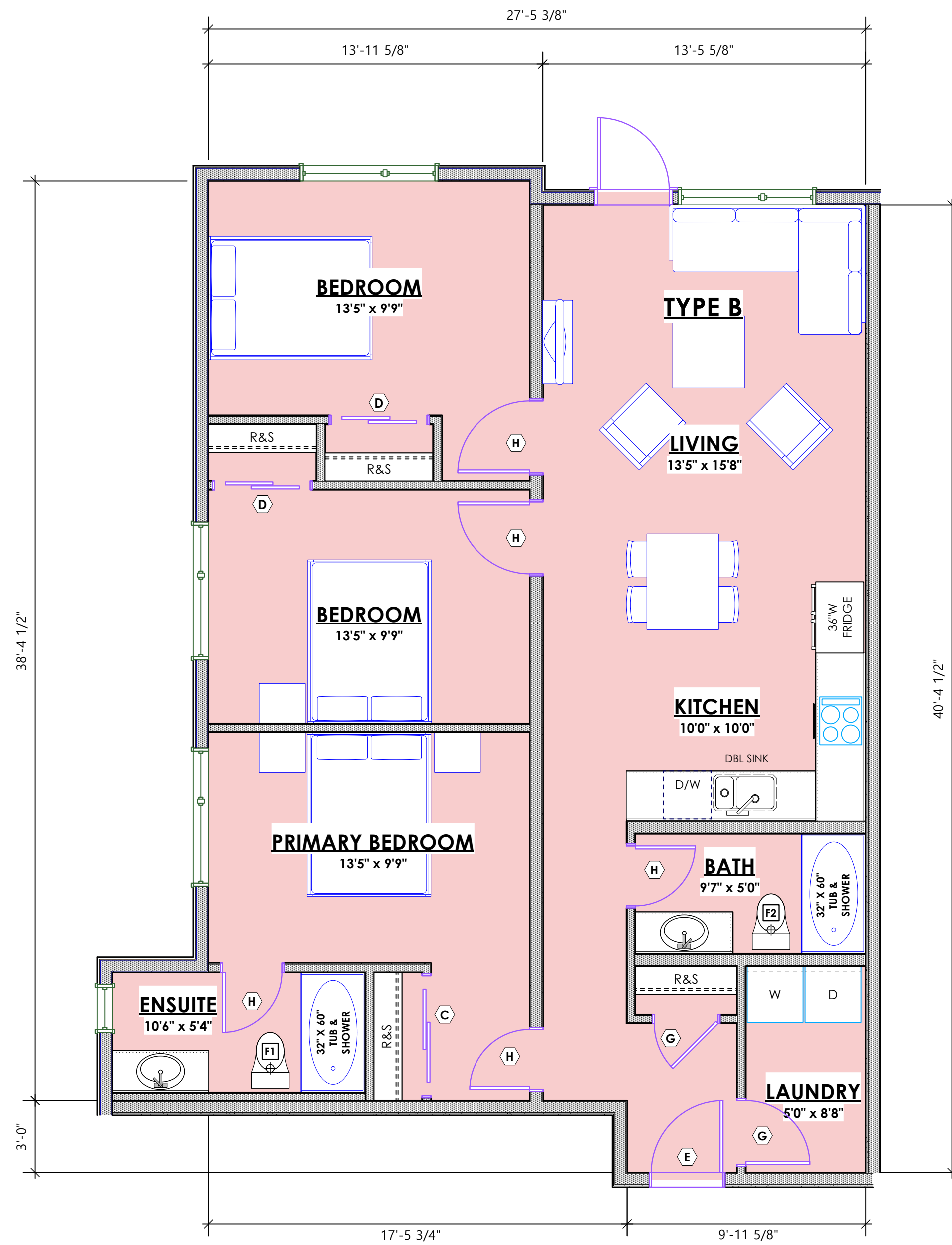
PROJECT NO: 8885

Development Permit

Sept 19, 2024

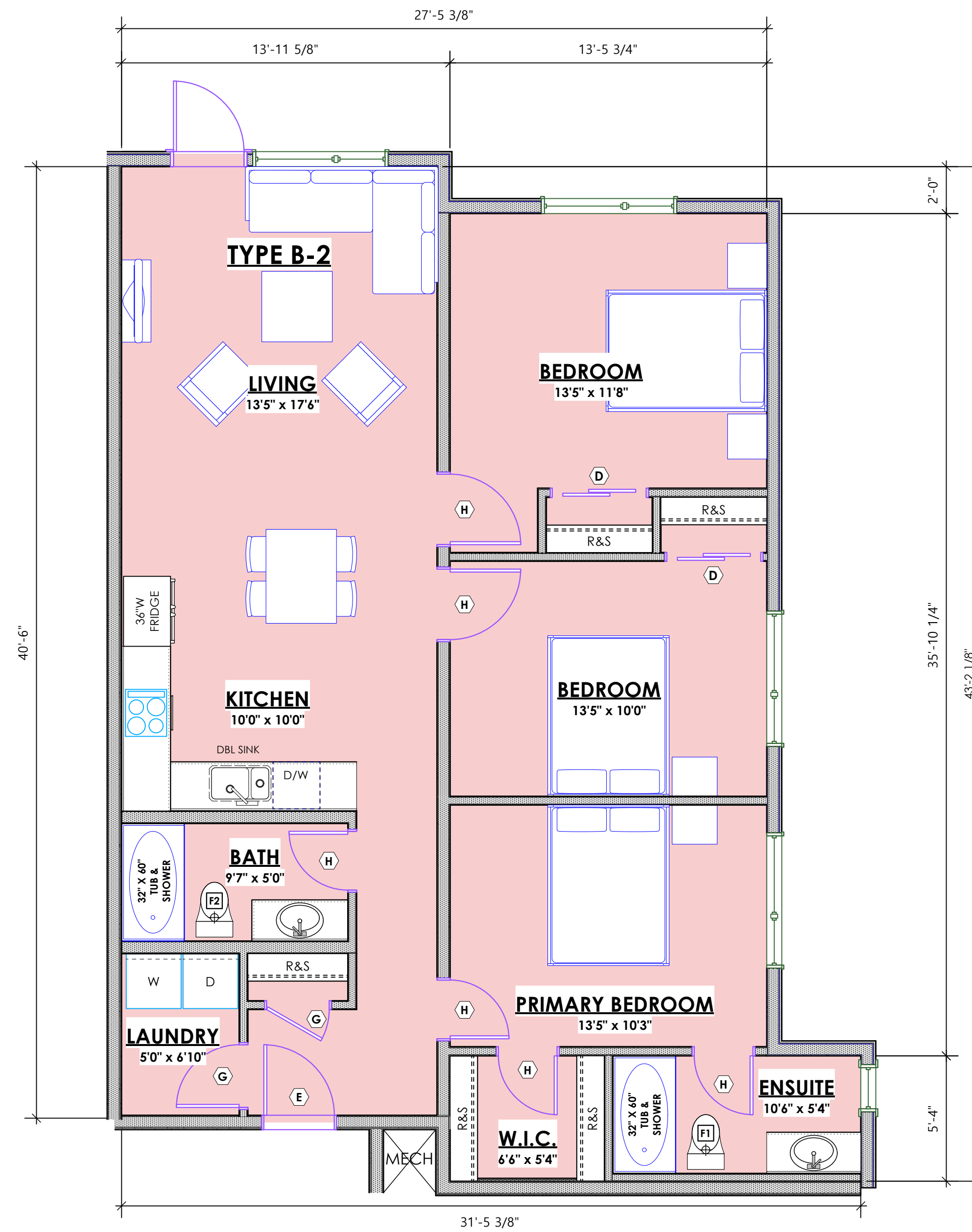
SCALE: AS NOTED

A107



1
Unit Type B
A107 Scale: 1/4" = 1'-0"

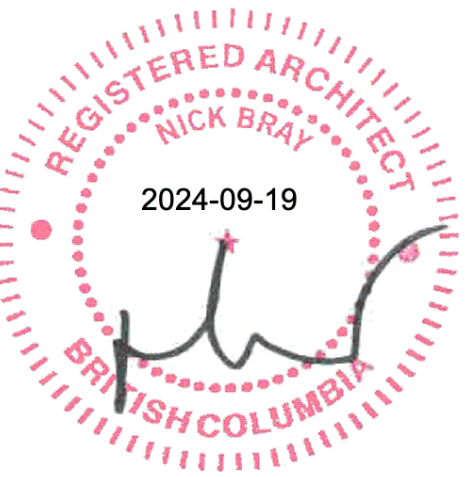
3 BEDROOM
1153 sq.ft. / 107.10 sq.m.
FLOORS 1 - 4



2
Unit Type B-2
A107 Scale: 1/4" = 1'-0"

3 BEDROOM
1204 sq.ft. / 111.87 sq.m.
FLOORS 1 - 4

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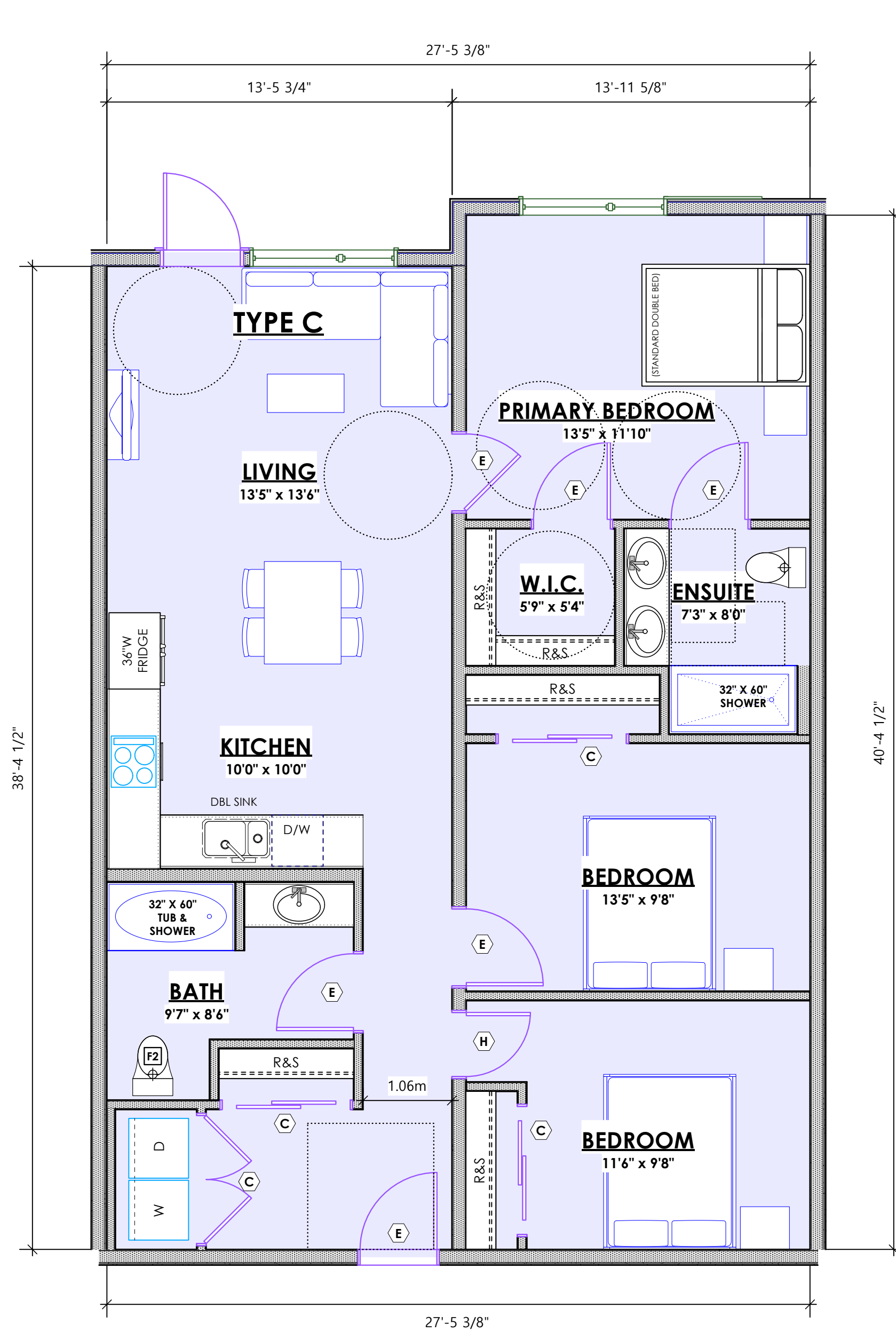
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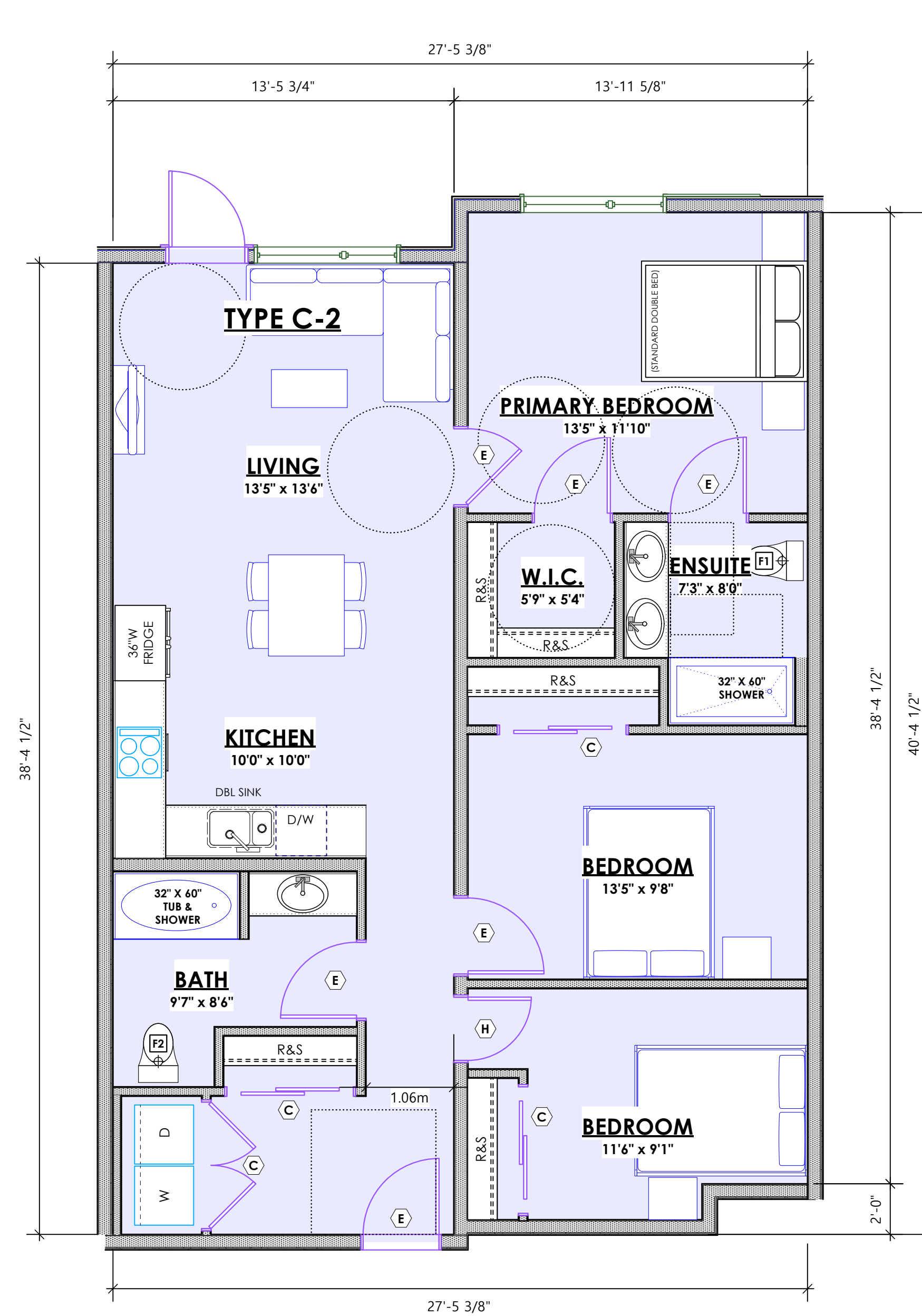
SCALE: AS NOTED

A108



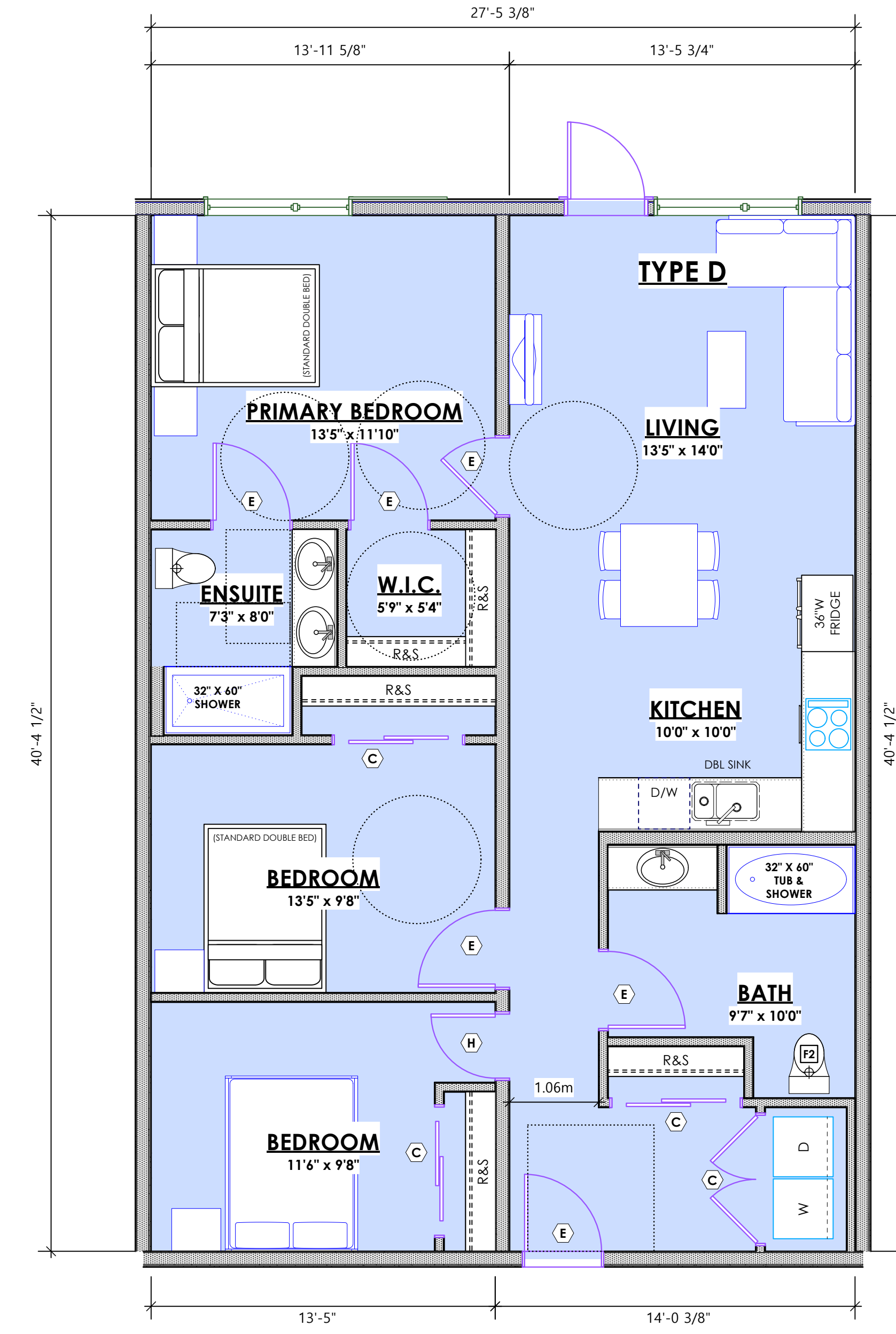
1 Unit Type C
A108 Scale: 1/4" = 1'-0"

3 BEDROOM (ADAPTABLE)
1130 sq.ft. / 104.94 sq.m.
FLOOR 1



2 Unit Type C-2
A108 Scale: 1/4" = 1'-0"

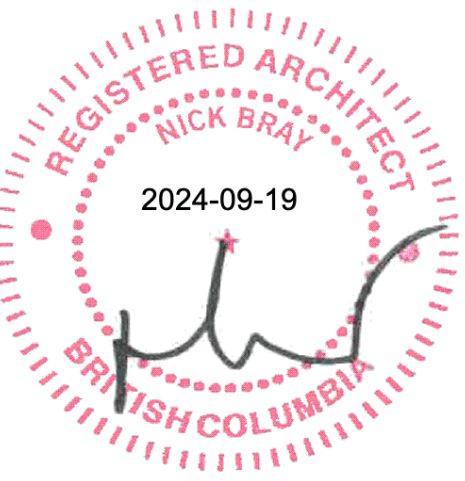
3 BEDROOM (ADAPTABLE)
1117 sq.ft. / 103.78 sq.m.
FLOOR 1



3 Unit Type D
A108 Scale: 1/4" = 1'-0"

3 BEDROOM (ADAPTABLE)
1157 sq.ft. / 107.50 sq.m.
FLOOR 1

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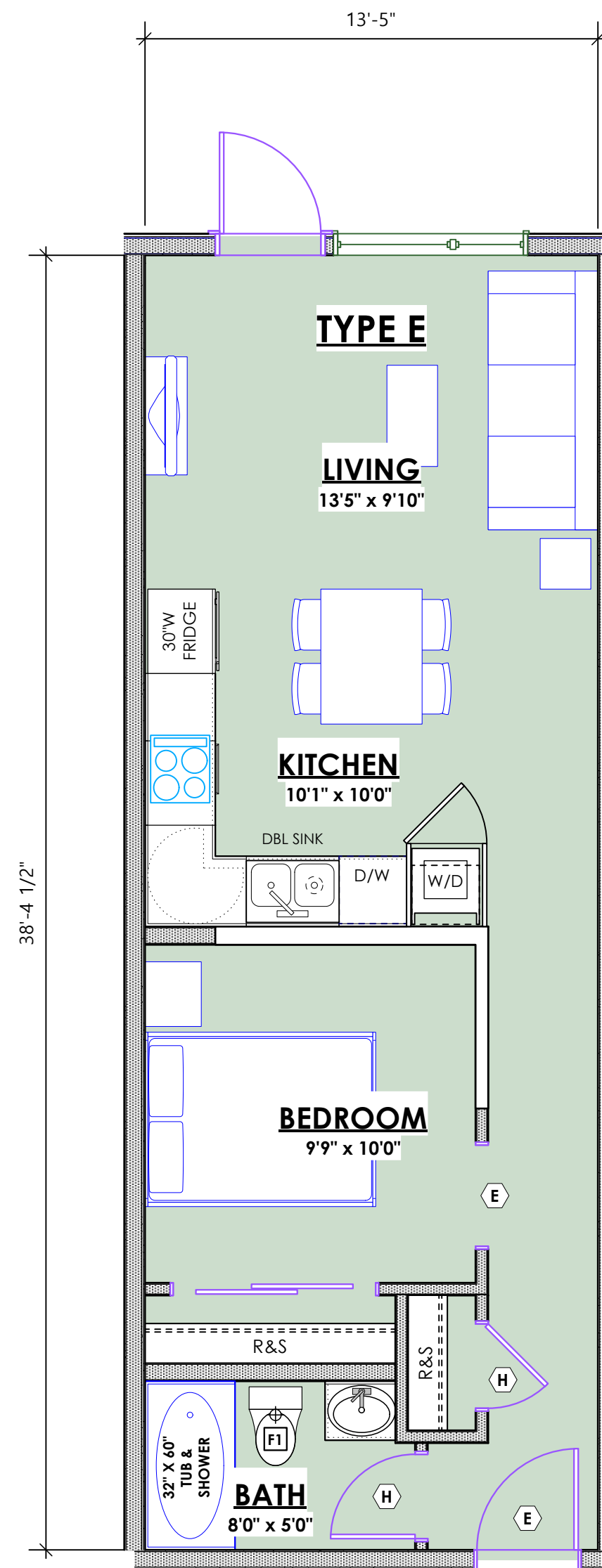
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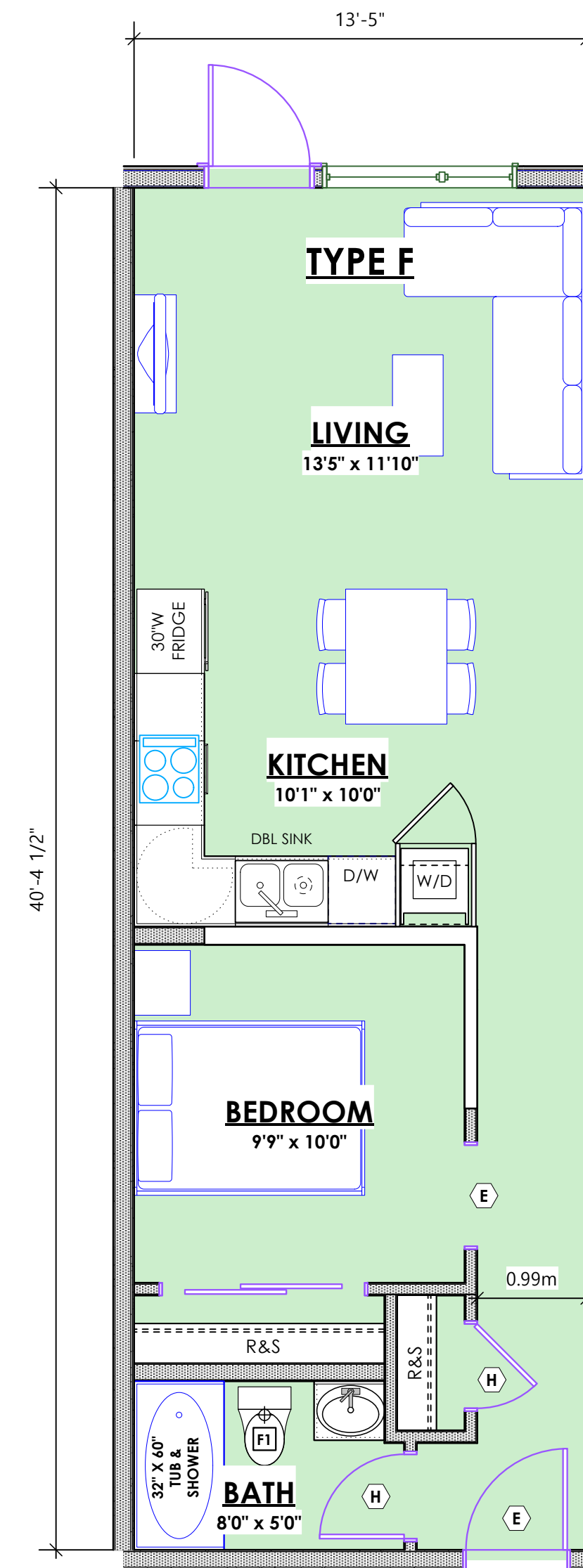
SCALE: AS NOTED

A109



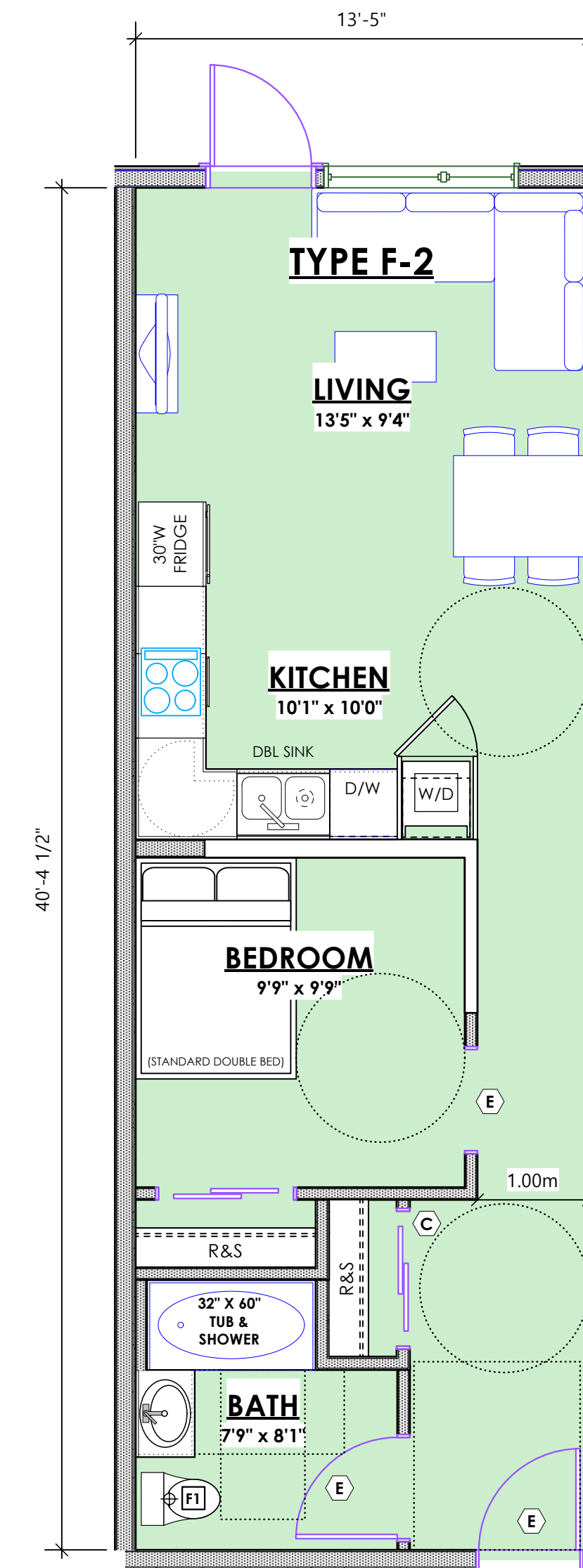
1
Unit Type E
Scale: 1/4" = 1'-0"

1 BEDROOM
550 sq.ft. / 51.14 sq.m.
FLOORS 2 - 4



2
Unit Type F
Scale: 1/4" = 1'-0"

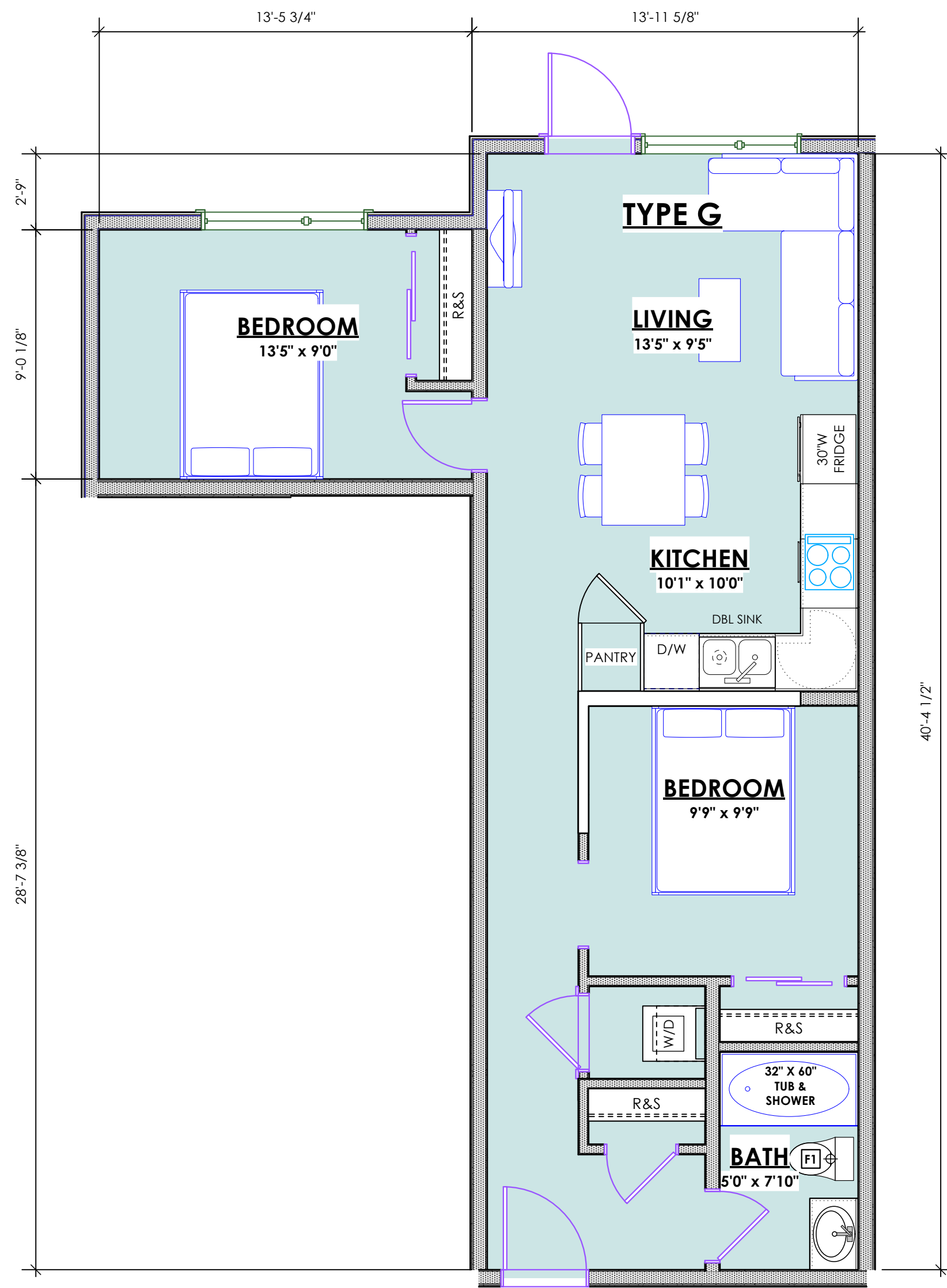
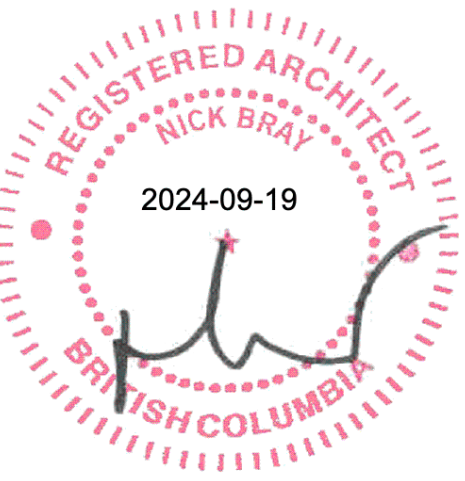
1 BEDROOM
578 sq.ft. / 53.75 sq.m.
FLOORS 2 - 4



3
Unit Type F-2
Scale: 1/4" = 1'-0"

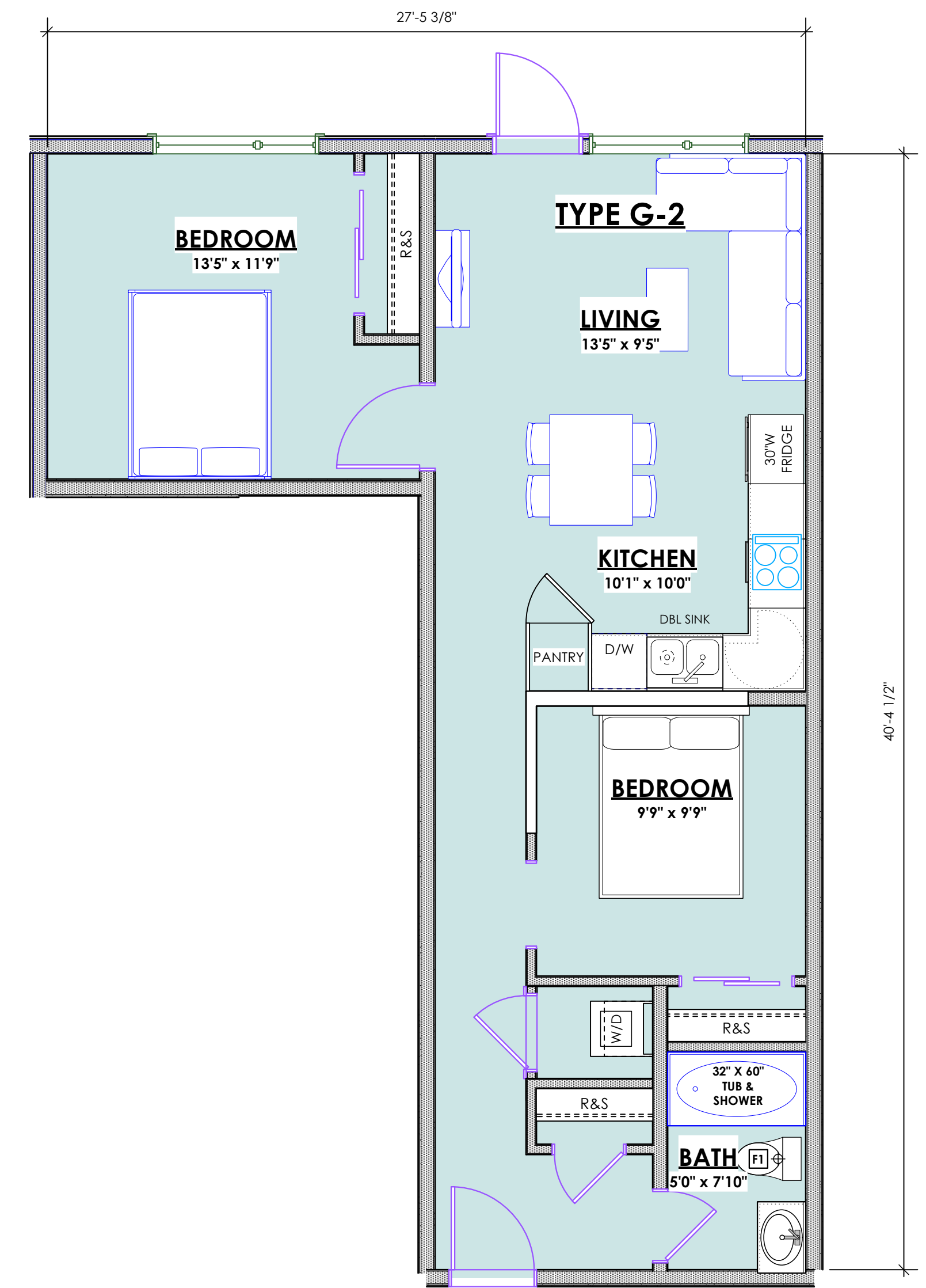
1 BEDROOM (ADAPTABLE)
577 sq.ft. / 53.65 sq.m.
FLOORS 2 - 4

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1
Unit Type G
A110 Scale: 1/4" = 1'-0"

2 BEDROOM
720 sq.ft. / 66.91 sq.m.
FLOORS 2 - 4



2
Unit Type G-2
A110 Scale: 1/4" = 1'-0"

2 BEDROOM
759 sq.ft. / 70.49 sq.m.
FLOORS 2 - 4

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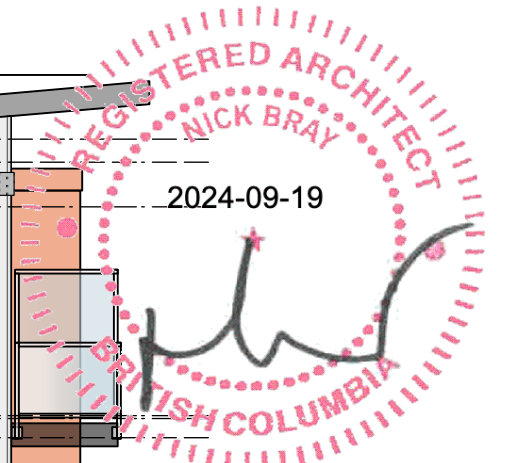
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A110



1
A200 Cross Section A-A
Scale: 1:100

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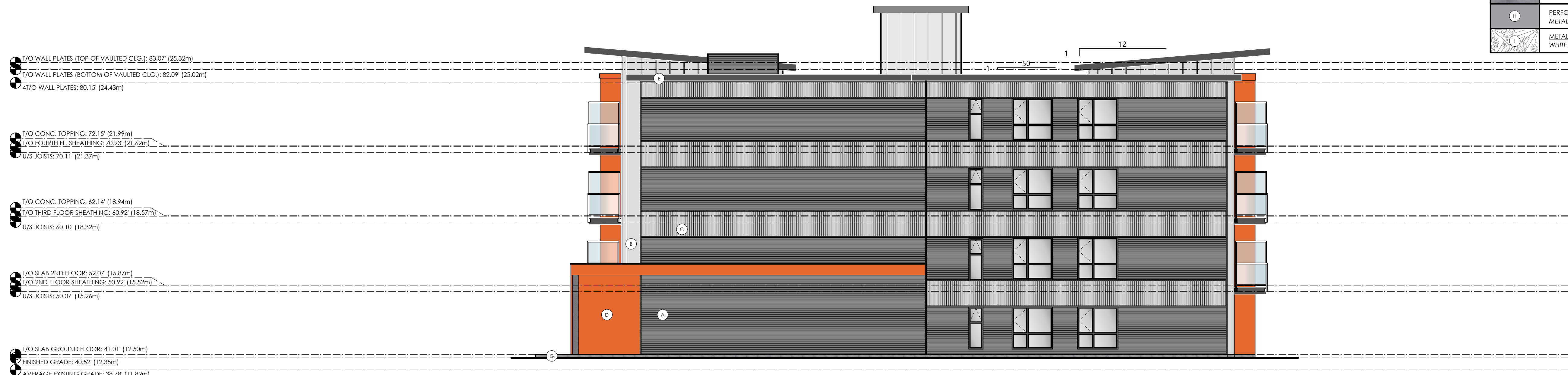
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A200



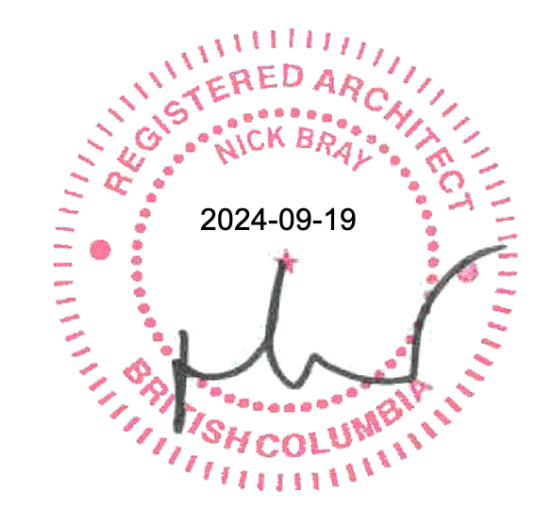
1 Front Elev Jahn Place
A300 Scale: 1:100

2114 BEACON AVE. MATERIAL KEY	
A	HORIZONTAL METAL SIDING WEATHERED ZINC OR SIMILAR (MANUF. TBD.)
B	VERTICAL METAL SIDING SILVER METALIC OR SIMILAR (MANUF. TBD.)
C	CORRUGATED VERTICAL METAL SIDING AGED PEWTER COLORPLUS OR SIMILAR
D	METAL PANEL SIDING COLOUR - INTERNATIONAL ORANGE
E	FASCIA & METAL FLASHING BLACK
F	HARDIE PANEL ARCTIC WHITE
G	EXPOSED CONCRETE
H	PERFORATED METAL SHEET METALIC FINISH OR SIMILAR (MANUF. TBD.)
I	METAL ACCENT PANELS WHITE POWDER COATED PERFORATED ALUMINUM PANELS



2 Right Elev Jahn Place
A300 Scale: 1:100

NOT FOR CONSTRUCTION



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A300



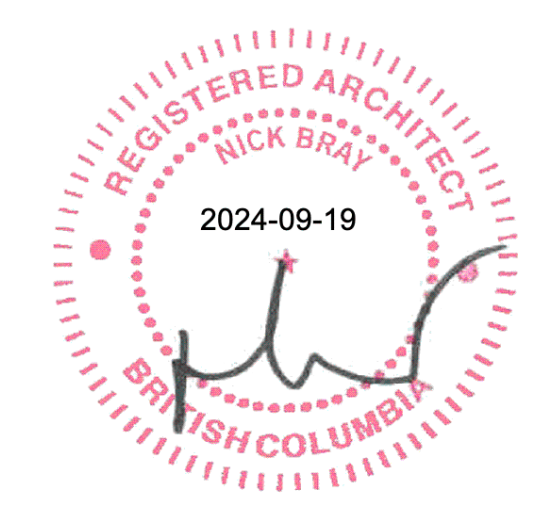
1 Rear Elev Jahn Place
A301 Scale: 1:100

2114 BEACON AVE. MATERIAL KEY	
A	HORIZONTAL METAL SIDING WEATHERED ZINC OR SIMILAR (MANUF. TBD.)
B	VERTICAL METAL SIDING SILVER METALIC OR SIMILAR (MANUF. TBD.)
C	CORRUGATED VERTICAL METAL SIDING AGED PEWTER COLORPLUS OR SIMILAR
D	METAL PANEL SIDING COLOUR - INTERNATIONAL ORANGE
E	FASCIA & METAL FLASHING BLACK
F	HARDIE PANEL ARCTIC WHITE
G	EXPOSED CONCRETE
H	PERFORATED METAL SOFFIT METALIC FINISH OR SIMILAR (MANUF. TBD.)
I	METAL ACCENT PANELS WHITE POWDER COATED PERFORATED ALUMINUM PANELS



2 Left Elev Jahn Place
A301 Scale: 1:100

NOT FOR CONSTRUCTION



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SCALE: AS NOTED

A301



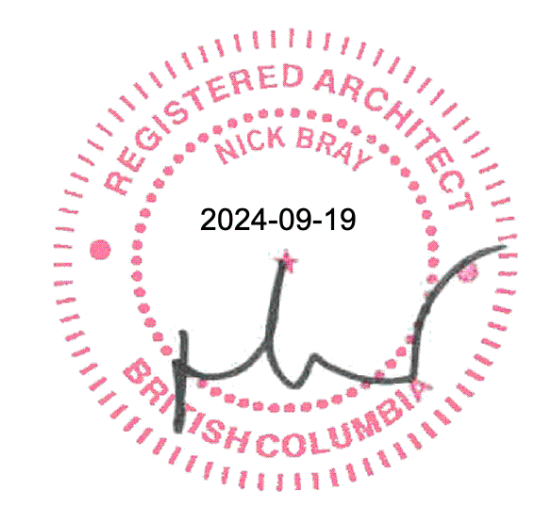
1 Front Elev Beacon Ave.
A302 Scale: 1:100

2114 BEACON AVE. MATERIAL KEY	
A	HORIZONTAL METAL SIDING WEATHERED ZINC OR SIMILAR (MANUF. TBD.)
B	VERTICAL METAL SIDING SILVER METALIC OR SIMILAR (MANUF. TBD.)
C	CORRUGATED VERTICAL METAL SIDING AGED PEWTER COLORPLUS OR SIMILAR
D	METAL PANEL SIDING COLOUR - INTERNATIONAL ORANGE
E	FASCIA & METAL FLASHING BLACK
F	HARDIE PANEL ARCTIC WHITE
G	EXPOSED CONCRETE
H	PERFORATED METAL SOFFIT METALIC FINISH OR SIMILAR (MANUF. TBD.)
I	METAL ACCENT PANELS WHITE POWDER COATED PERFORATED ALUMINUM PANELS



2 Right Elev Beacon Ave.
A302 Scale: 1:100

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
9	Sept. 19, 2024	DVP Rev.2 for Submission
8	July 25, 2024	DVP Rev.1 for Submission
7	July 02, 2024	DVP for Submission
6	June, 28, 2024	Revised for DVP
5	June, 07, 2024	Issued for Review
4	May, 10, 2024	Draft for Parking Study
3	Apr. 15, 2024	Issued for Review
2	Apr. 08, 2024	Revised Site Plan Client Review
1	Mar. 18, 2024	Issued for Review

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PROJECT
TEMPO

PROJECT ADDRESS
**2114 BEACON AVE. W
SIDNEY, BC**

PROJECT NO: 8885

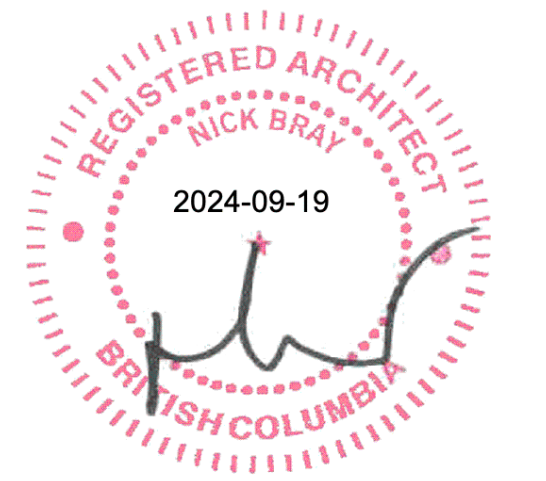
**Development
Permit**

Sept 19, 2024

SCALE: AS NOTED

A302

NOT FOR CONSTRUCTION



1/0 WALL PLATES (TOP OF VAULTED CLG.): 83.07' (25.32m)
1/0 WALL PLATES (BOTTOM OF VAULTED CLG.): 82.09' (25.02m)
4/0 WALL PLATES: 80.15' (24.43m)

1/0 CONC. TOPPING: 72.15' (21.99m)
1/0 FOURTH FL. SHEATHING: 70.93' (21.62m)
1/5 JOISTS: 70.11' (21.37m)

1/0 CONC. TOPPING: 62.14' (18.94m)
1/0 THIRD FLOOR SHEATHING: 60.92' (18.57m)
1/5 JOISTS: 60.10' (18.32m)

1/0 SLAB 2ND FLOOR: 52.07' (15.87m)
1/0 2ND FLOOR SHEATHING: 50.92' (15.52m)
1/5 JOISTS: 50.07' (15.26m)

1/0 SLAB GROUND FLOOR: 41.01' (12.50m)
FINISHED GRADE: 40.52' (12.35m)
AVERAGE EXISTING GRADE: 38.78' (11.82m)

1 Rear Elev Beacon Ave.
A303 Scale: 1:100

2114 BEACON AVE. MATERIAL KEY	
A	HORIZONTAL METAL SIDING WEATHERED ZINC OR SIMILAR (MANUF. TBD.)
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1/0 SLAB GROUND FLOOR: 41.01' (12.50m)
FINISHED GRADE: 40.52' (12.35m)
AVERAGE EXISTING GRADE: 38.78' (11.82m)

2 Left Elev Beacon Ave.
A303 Scale: 1:100

PROJECT
TEMPO

PROJECT ADDRESS
**2114 BEACON AVE. W
SIDNEY, BC**

PROJECT NO: 8885

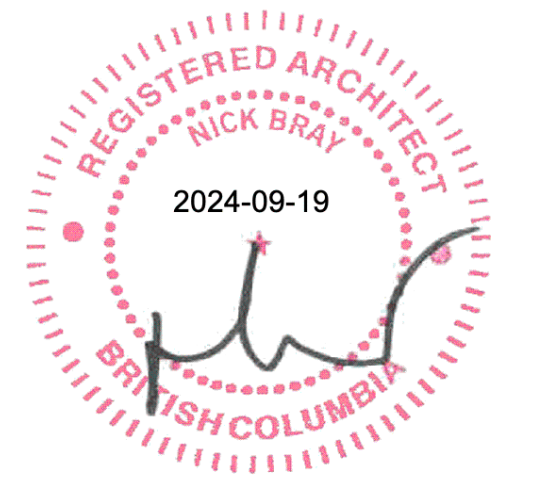
**Development
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Sept 19, 2024

SCALE: AS NOTED

A303

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REV DATE DESCRIPTION

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Sept 19, 2024

SCALE: AS NOTED

A400