

PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
736 Princess Ave.

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
210-4252 Commerce Circle  
Victoria, BC V8S 1A2  
250-294-8076

CONSULTANT

**Arcata**  
c. 250.413.7307 e. arcata@telus.net

ISSUED FOR: DATE:  
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE:  
06.03.2020

SCALE:  
As Shown

DRAWING TITLE:

**Title Sheet**

DRAWING NUMBER:

**A 0.0**

| 736 Princess Ave.

1

## Project Data 736 Princess Ave.

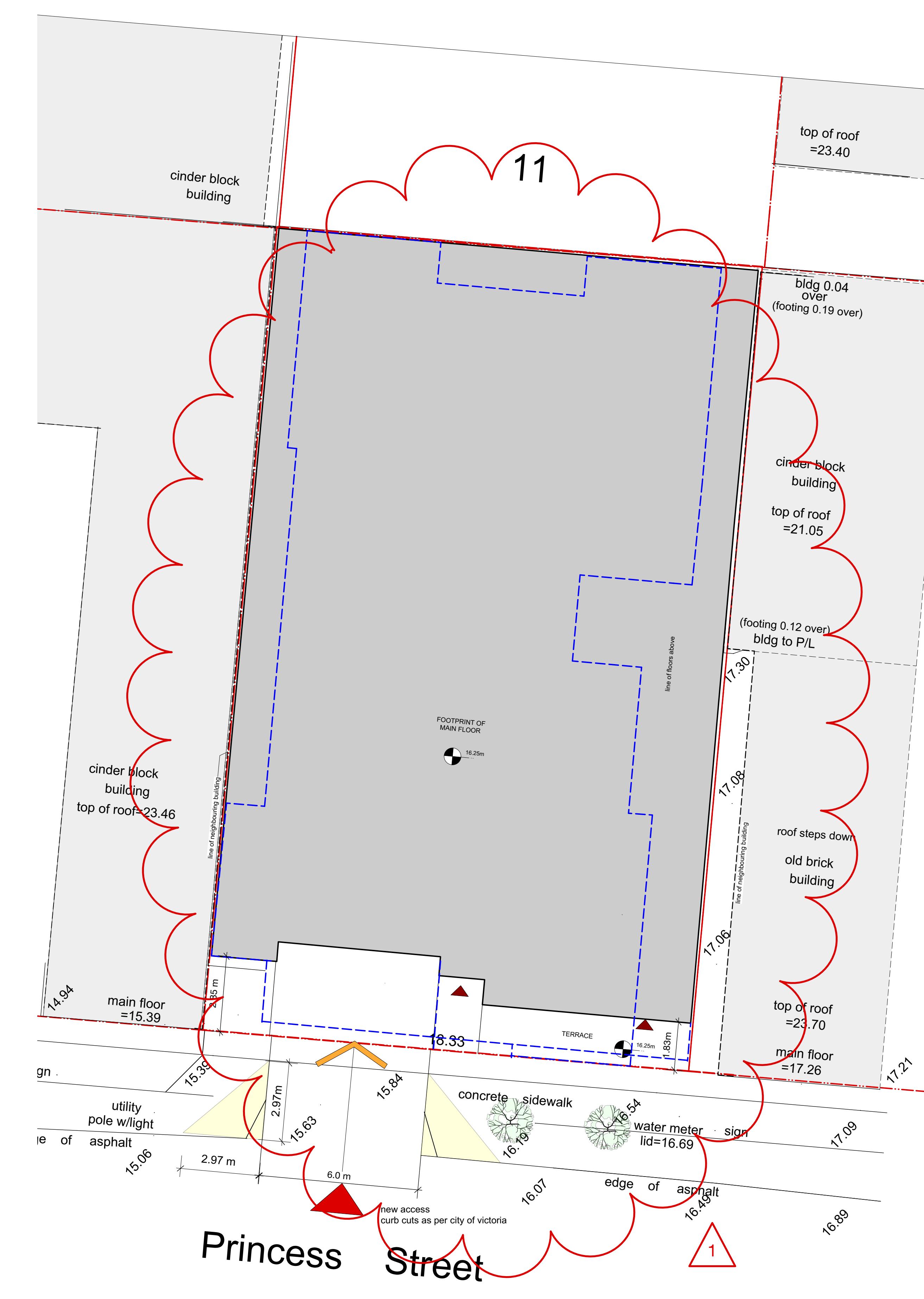
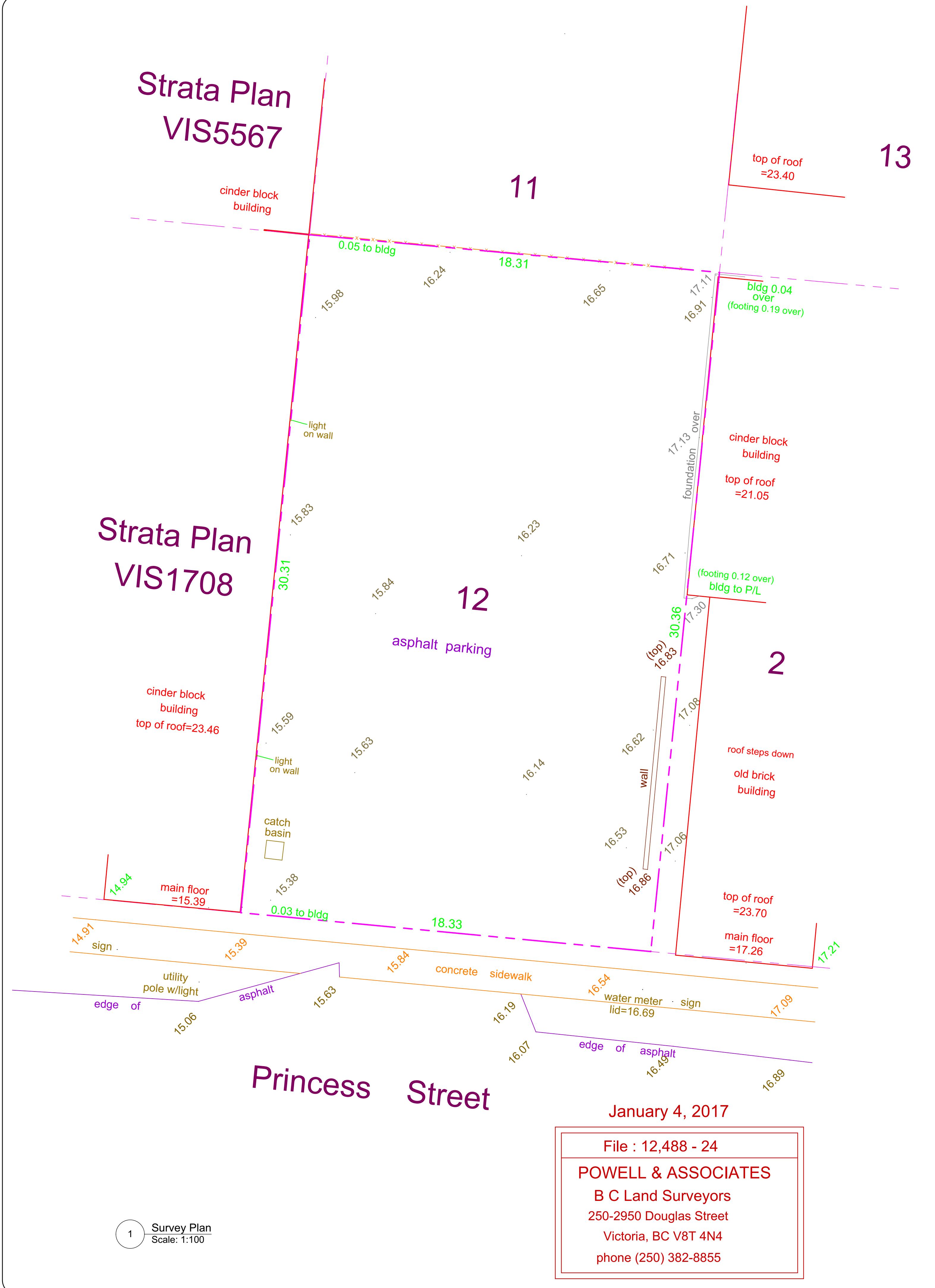
Civic Address	736 Princess Ave.
Legal Description	Lot 12, Block B, Section 3, Victoria, Plan 8
Zoning Existing	Existing: M-1, Limited Light Industrial District
Zoning Proposed	New Zone
Site Area	556 m <sup>2</sup> (5,982 sq. ft.)
Floor Areas (Gross)	
Main area:	
Level 2 area: program	112.72 m <sup>2</sup> (1213.30 sq ft)
Level 3 area: office/admin	475.34 m <sup>2</sup> (5116.52 sq ft)
Level 4 area: residential	436.44 m <sup>2</sup> (4697.80 sq ft)
Level 5 area: residential	409.85 m <sup>2</sup> (4411.59 sq ft)
Level 6 area: residential	409.85 m <sup>2</sup> (4411.59 sq ft)
<b>Total Gross Floor Area</b>	<b>2,230.67 m<sup>2</sup> (24,010.73 sq ft)</b>
Commercial Floor Area -Level 1 Cafe	69.22 m <sup>2</sup> Seating Capacity. Cafe less than 10
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed	4.01:1
Total floor area for calc. Levels 1-6: 2230.67 m <sup>2</sup>	
Lot Area: 556 m <sup>2</sup> 2230.67 / 556 = 4.01:1	
Floor Space Ratio Residential Levels 4-6 1206.65	
1206.65 / 556 = 2.21:1	
Site Coverage (%)	96%
(535.48 m <sup>2</sup> / 556 m <sup>2</sup> ) * 100	
Open site space (%)	4.8%
(26.90. m <sup>2</sup> / 556 m <sup>2</sup> ) * 100	
Height of Building	
Proposed (from average grade)	20.88 m (to top of parapet) 20.1m (to top of roof)
Number of Storeys	6
Parking	
Cafe ( retail ) 1/50 m <sup>2</sup>	required 69/50 = 1.5 provided - 2 stalls
Proposed - Office 1/70 m <sup>2</sup>	required 431/70= 6 provided - 6 stalls
Proposed - Programs (personal serv)1/50m <sup>2</sup>	required 460/50= 9 provided - 0 stalls
Residential-Transitional units 1 / 80 m <sup>2</sup>	required 1229/80 = 15 provided - 0 stalls
Bicycle Parking	
Proposed long term	office-required 431/150= 3 program (personal serv) -required 460/200= 2.3 care facility (transitional res.)req.1230/700=1.75 required - 7 provided - 14 stalls
Proposed short term	office-required 431/400= 1.1 program (personal serv) -required 460/200= 2.3 care facility (transitional res.)req.1230/200=6.1 required - 9.5 provided - 5 stalls
Building Setbacks Required	None
Total Number of Units	28 (includes 3 accessible units)
Unit Type	Studios
Unit Size	28 m <sup>2</sup> - 33 m <sup>2</sup> (290 sq.ft. - 360 sq.ft.)
Total Residential Floor Area Levels 4-6	1206.65 m <sup>2</sup> (12,988.27 sq.ft.)



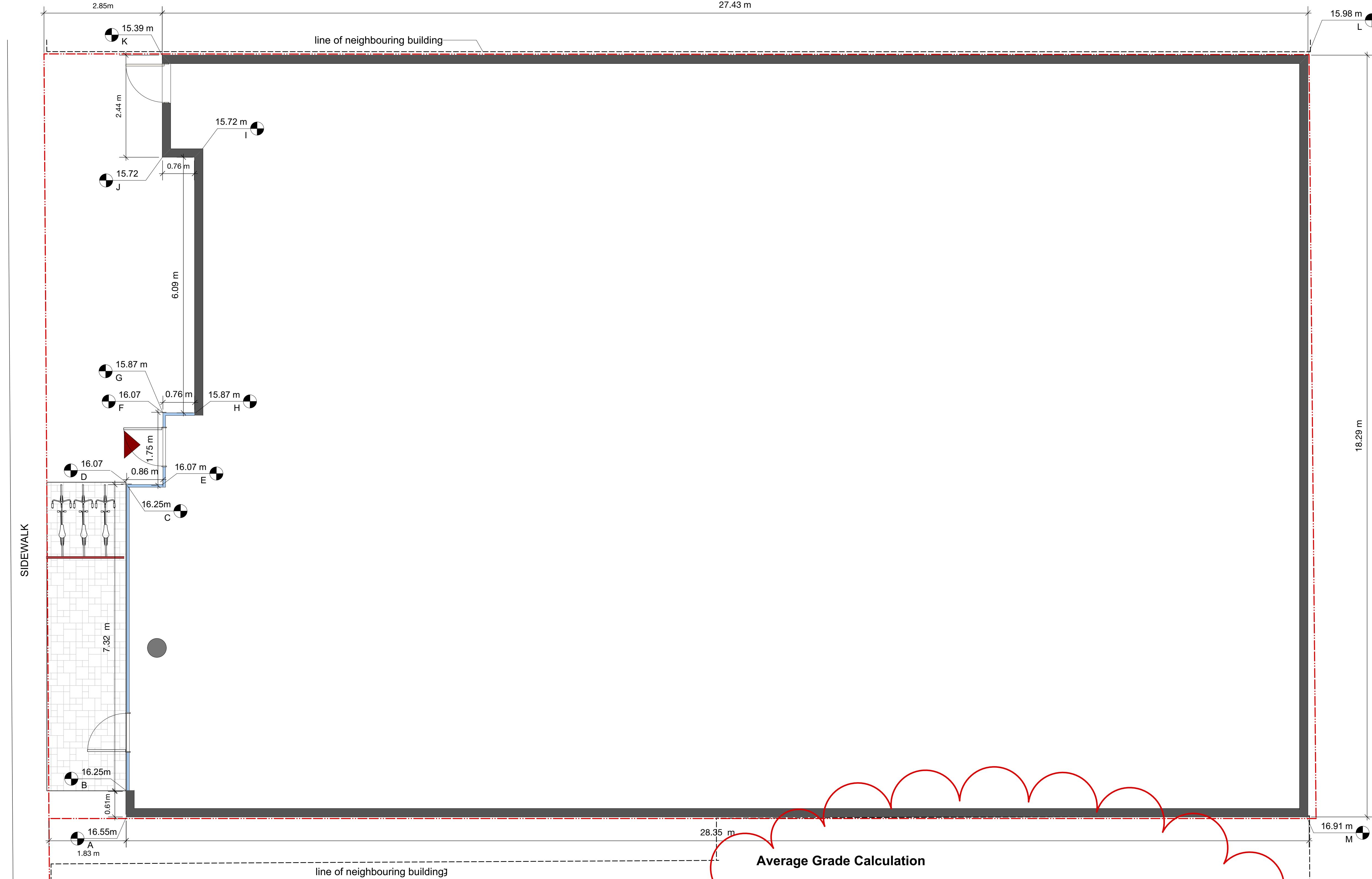
# Strata Plan VIS5567

# Strata Plan VIS1708

Princess Street



PRINCESS AVE.



1 Average Grade Calculation  
Scale: 1:50

Grade Points	Average	Distance(m)	Totals
A & B	$(16.55 + 16.25) / 2$	x 0.61	= 10.0
B & C	$(16.25 + 16.25) / 2$	x 7.32	= 118.95
C & D	$(16.25 + 16.07) / 2$	x 0	= 0.0
D & E	$(16.07 + 16.07) / 2$	x 0.86	= 13.82
E & F	$(16.07 + 16.07) / 2$	x 1.75	= 28.12
F & G	$(16.07 + 15.87) / 2$	x 0	= 0.0
G & H	$(15.87 + 15.87) / 2$	x .76	= 12.06
H & I	$(15.87 + 15.72) / 2$	x 6.09	= 96.19
I & J	$(15.72 + 15.72) / 2$	x .76	= 11.95
J & K	$(15.72 + 15.39) / 2$	x 2.44	= 37.95
K & L	$(15.39 + 15.98) / 2$	x 27.43	= 430.24
L & M	$(15.98 + 16.91) / 2$	x 18.29	= 300.78
M & A	$(16.91 + 16.55) / 2$	x 28.35	= 474.29

Average Grade 1534.35 / 94.66 = 16.21M

Building Perimeter

1,534.35  
94.66 m

18.29 m

PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
736 Princess Ave.

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
210-4250 Commerce Circle  
Victoria, BC V8Z 4M2  
250-254-8076

CONSULTANT

**Arcata**  
c. 250.413.7307 e. arcata@telus.net

ISSUED FOR: DATE:  
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE:  
06.03.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Average Grade  
Calculation**

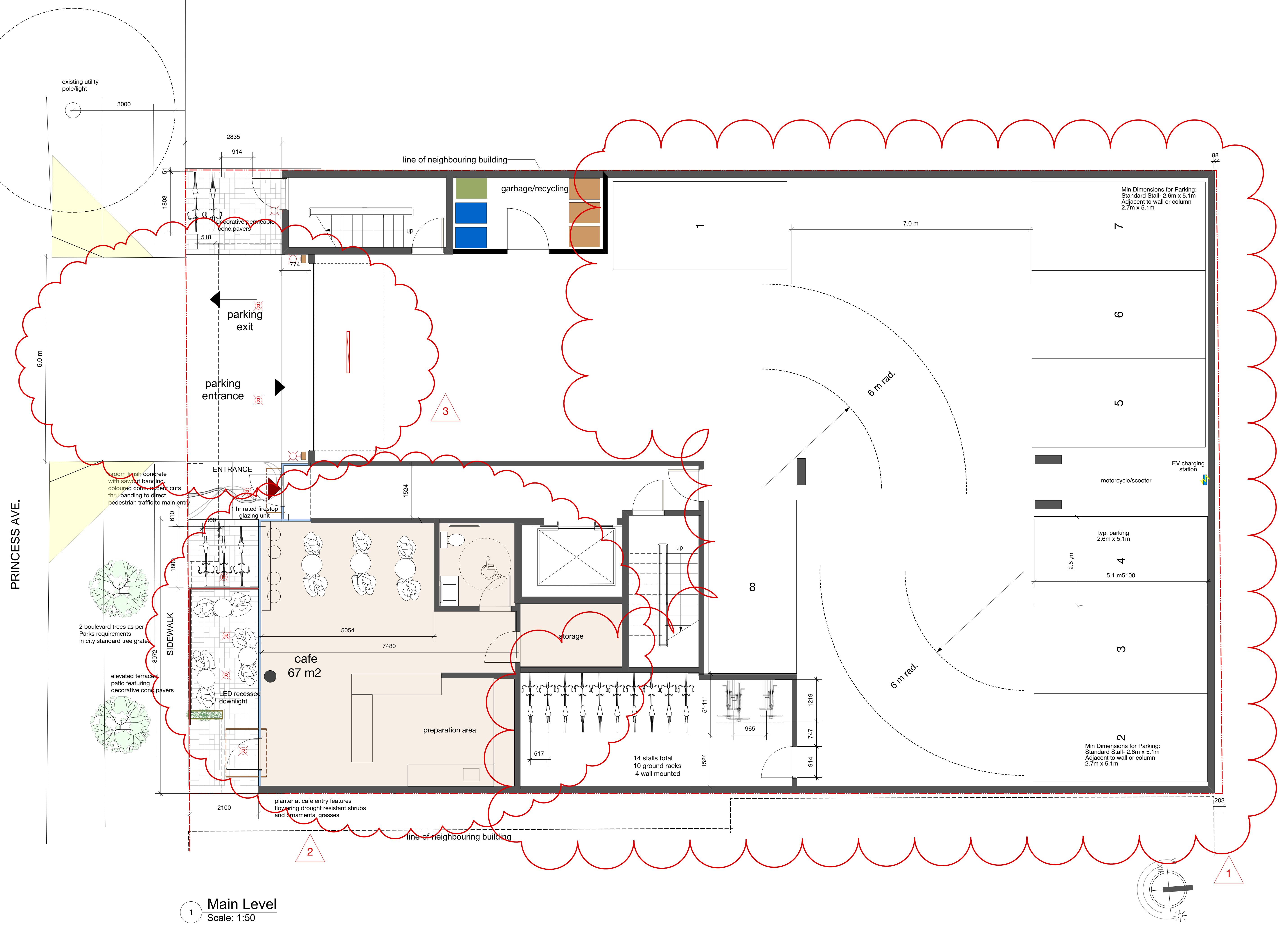
DRAWING NUMBER:

**A 0.3**

**2018 BRITISH COLUMBIA BUILDING CODE REVIEW**

<b>MAIN FLOOR</b>		<b>SECOND FLOOR</b>	
MAJOR OCCUPANCIES - MAIN FLOOR:	GROUP A2 - ASSEMBLY (CAFE) GROUP F3 - LOW HAZARD INDUSTRIAL (PARKING GARAGE)	MAJOR OCCUPANCY - SECOND FLOOR:	GROUP A2 - ASSEMBLY (PROGRAM/EDUCATION)
BUILDING AREA:	500 SQUARE METRES	BUILDING AREA:	475.34 SQUARE METRES
BUILDING HEIGHT:	6 STOREYS	BUILDING HEIGHT:	6 STOREYS
SPRINKLERED:	YES	SPRINKLERED:	YES
FIRE ALARM:	YES	FIRE ALARM:	YES
STREETS FACED:	1	STREETS FACED:	1
CONSTRUCTION ARTICLE:	3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED	CONSTRUCTION ARTICLE:	3.2.2.82 - GROUP F, DIVISION 3, UP TO 6 STOREYS, SPRINKLERED
ALLOWABLE BUILDING HEIGHT:	6 STOREYS	ALLOWABLE BUILDING HEIGHT:	6 STOREYS
ALLOWABLE BUILDING AREA:	ANY AREA	ALLOWABLE BUILDING AREA:	ANY AREA
ALLOWABLE CONSTRUCTION:	NONCOMBUSTIBLE ONLY	ALLOWABLE CONSTRUCTION:	NONCOMBUSTIBLE ONLY
SPRINKLERED:	REQUIRED	SPRINKLERED:	REQUIRED
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR	FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR
MEZZANINE FRR:	NOT LESS THAN 1 HOUR	MEZZANINE FRR:	NOT LESS THAN 1 HOUR
LOADBEARING WALLS, COLUMNS & ARCHES FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY	LOADBEARING WALLS, COLUMNS & ARCHES FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY
TRAVEL DISTANCE (BCBC 3.4.2.5):	45 METRES	TRAVEL DISTANCE (BCBC 3.4.2.5):	45 METRES
WATERCLOSETS (BCBC 3.7.2.2.B & 3.7.2.2.A):	1 UTR PROVIDED - LESS THAN 10 OCCUPANTS	WATERCLOSETS (BCBC 3.7.2.2.A):	2 UTR PROVIDED - 1 TO 25 OCCUPANTS OF EACH SEX PERMITTED

<b>THIRD FLOOR</b>		<b>FORTH FLOOR, FIFTH FLOOR AND SIXTH FLOOR</b>	
MAJOR OCCUPANCY - THIRD FLOOR:	GROUP D - BUSINESS & PERSONAL SERVICES (ADMINISTRATION)	MAJOR OCCUPANCY - THIRD FLOOR:	GROUP C - RESIDENTIAL
BUILDING AREA:	436.44 SQUARE METRES	BUILDING AREA:	FOURTH & FIFTH FLOORS: 409.85 SQUARE METRES SIXTH FLOOR: 386.47 SQUARE METRES
BUILDING HEIGHT:	6 STOREYS	BUILDING HEIGHT:	6 STOREYS
SPRINKLERED:	YES	SPRINKLERED:	YES
FIRE ALARM:	YES	FIRE ALARM:	YES
STREETS FACED:	1	STREETS FACED:	1
CONSTRUCTION ARTICLE:	3.2.2.58 - GROUP D, UP TO 6 STOREYS, SPRINKLERED	CONSTRUCTION ARTICLE:	3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
ALLOWABLE BUILDING HEIGHT:	6 STOREYS	ALLOWABLE BUILDING HEIGHT:	6 STOREYS
ALLOWABLE BUILDING AREA:	3000 SQUARE METRES	ALLOWABLE BUILDING AREA:	1500 SQUARE METRES
ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE	ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE
SPRINKLERED:	REQUIRED	SPRINKLERED:	REQUIRED
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR	FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR
ROOF ASSEMBLY FRR:	NOT LESS THAN 1 HOUR	ROOF ASSEMBLY FRR:	NOT LESS THAN 1 HOUR
MEZZANINE FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY	MEZZANINE FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY
LOADBEARING WALLS, COLUMNS & ARCHES FRR:	45 METRES	LOADBEARING WALLS, COLUMNS & ARCHES FRR:	45 METRES
TRAVEL DISTANCE (BCBC 3.4.2.5):	45 METRES	TRAVEL DISTANCE (BCBC 3.4.2.5):	45 METRES
WATERCLOSETS (BCBC 3.7.2.2.B):	1 UTR PROVIDED & 2 UNISEX WR PROVIDED - 26 TO 50 OCCUPANTS OF EACH SEX PERMITTED	WATERCLOSETS:	1 WASHROOM PROVIDED IN EACH UNIT



PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP



## CONSULTANT



ISSUED FOR:	DATE:
Rezoning /DP	10. 03.2023

REVISION NO : DATE:

SAC PROJECT NO.:

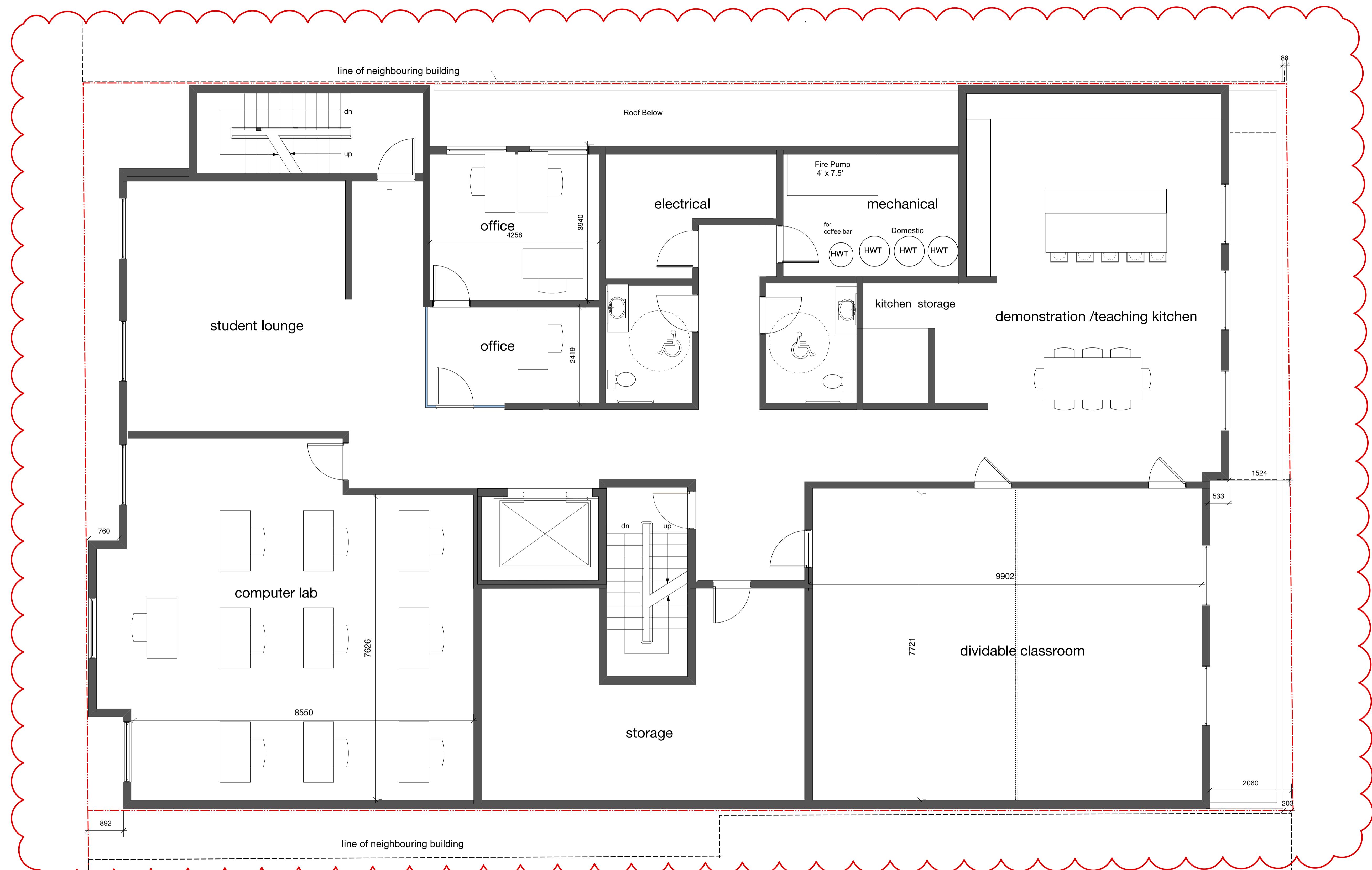
DRAWN BY

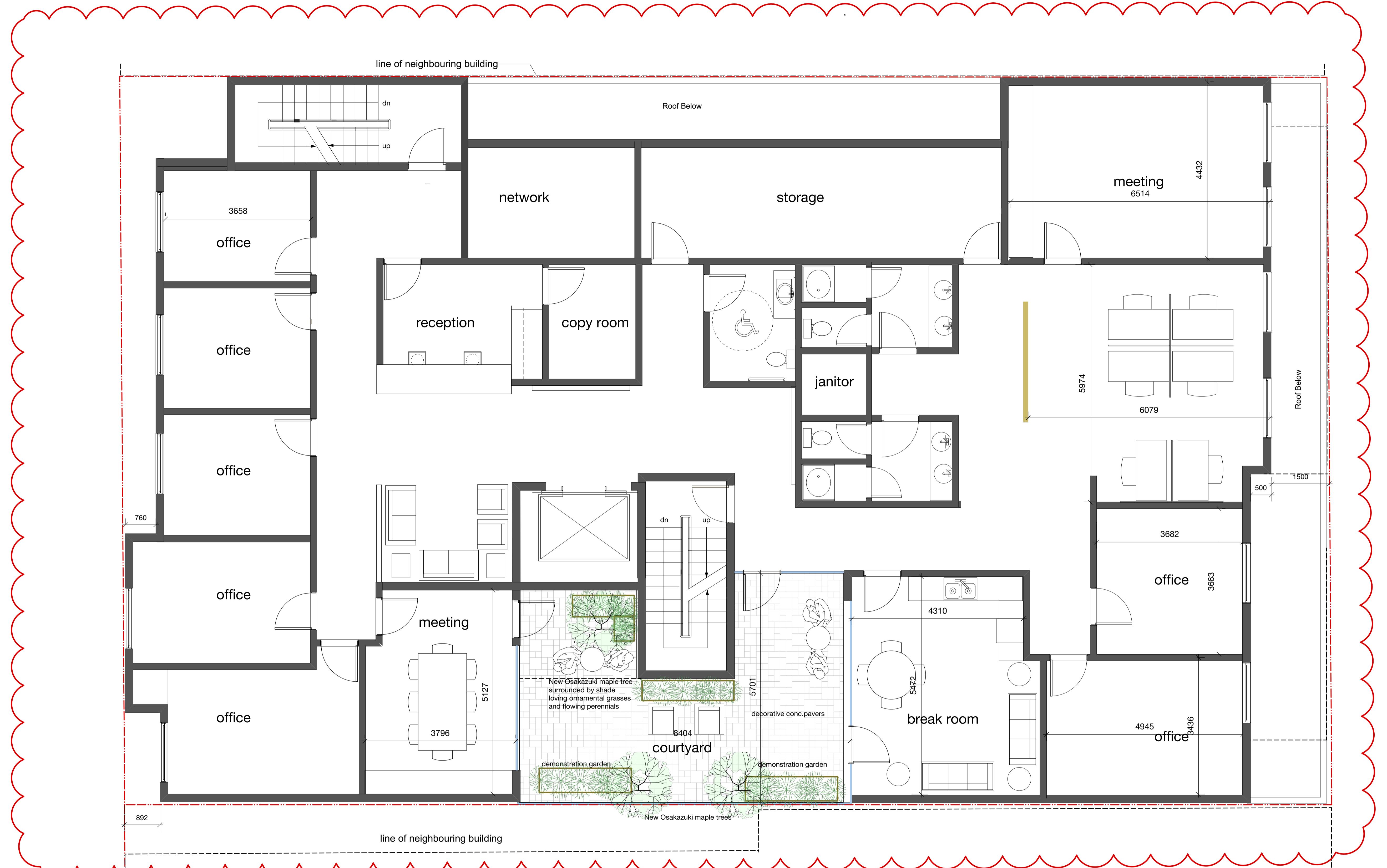
DATE:

## DRAWING TITLE:

DRAWING NUMBER:

# A 1.1

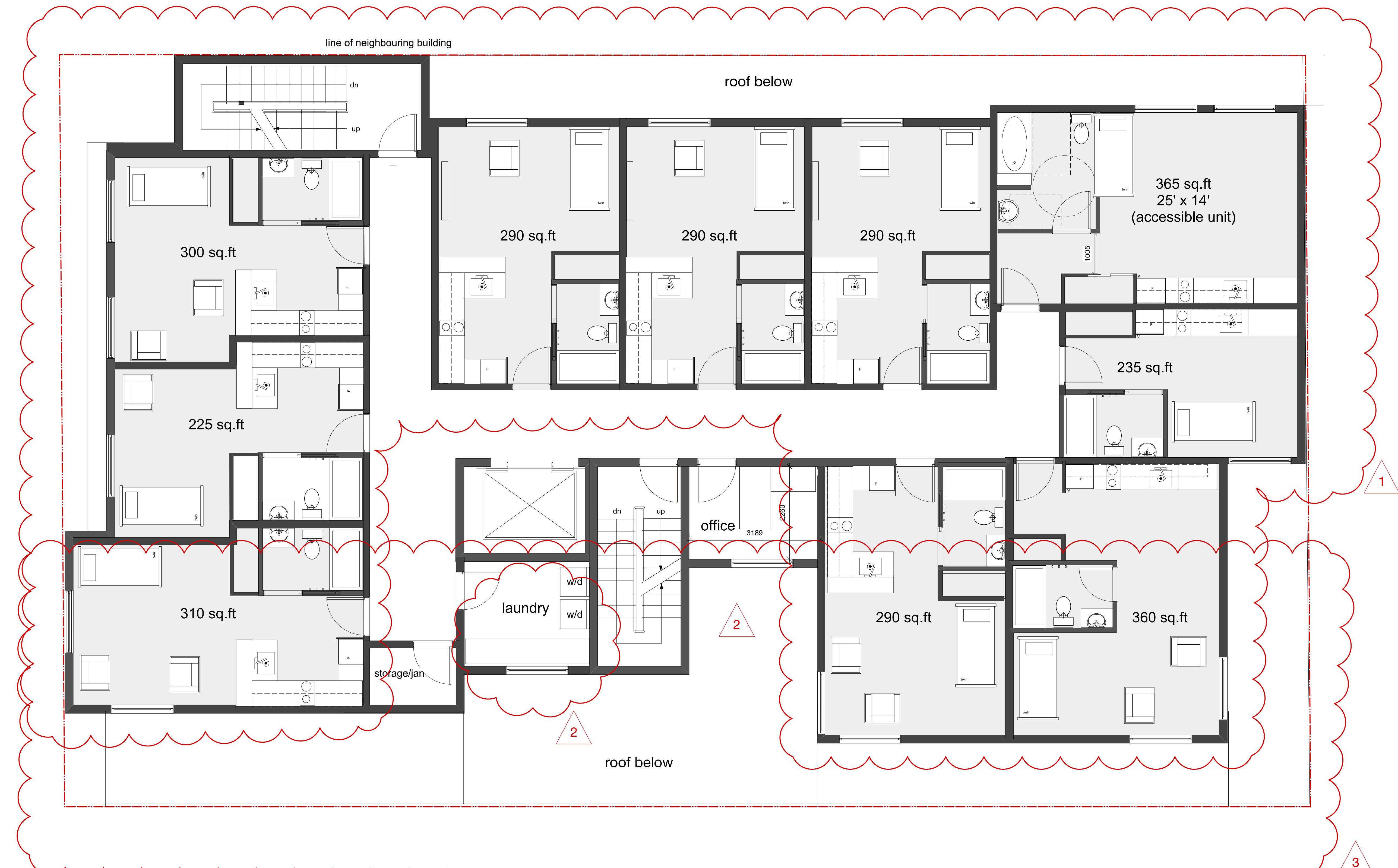




**Level 3-Administration**  
Scale: 1:50

1

**A 1.3**



## Level 4 Residences

10 suites, 1 office, 1 laundry



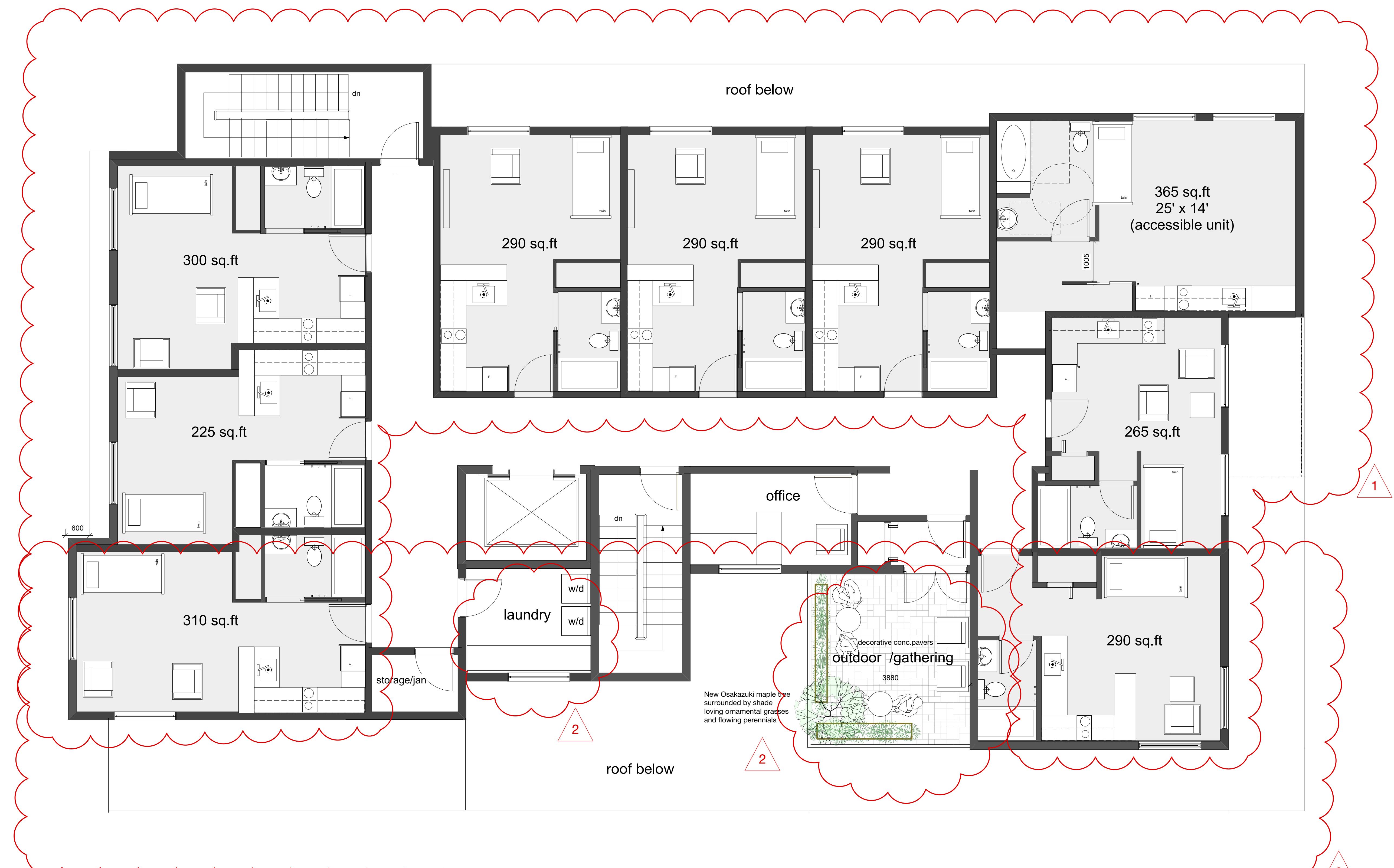
roof below

1

2

2

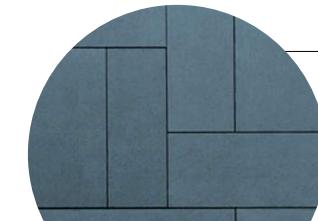
3



1  
Scale: 1:50

A1.6

# Materials



cement board (evening blue)



vinyl windows (dark grey/black)



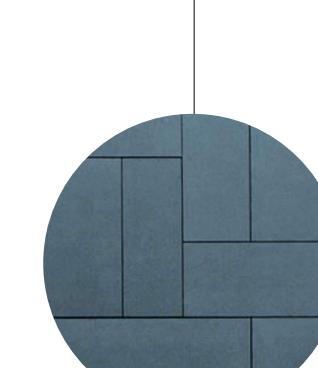
horizontal corrugated metal (silver) w/ aluminium flashing



corten steel frame detail



decorative metal screen



cement board (evening blue)



black cement board



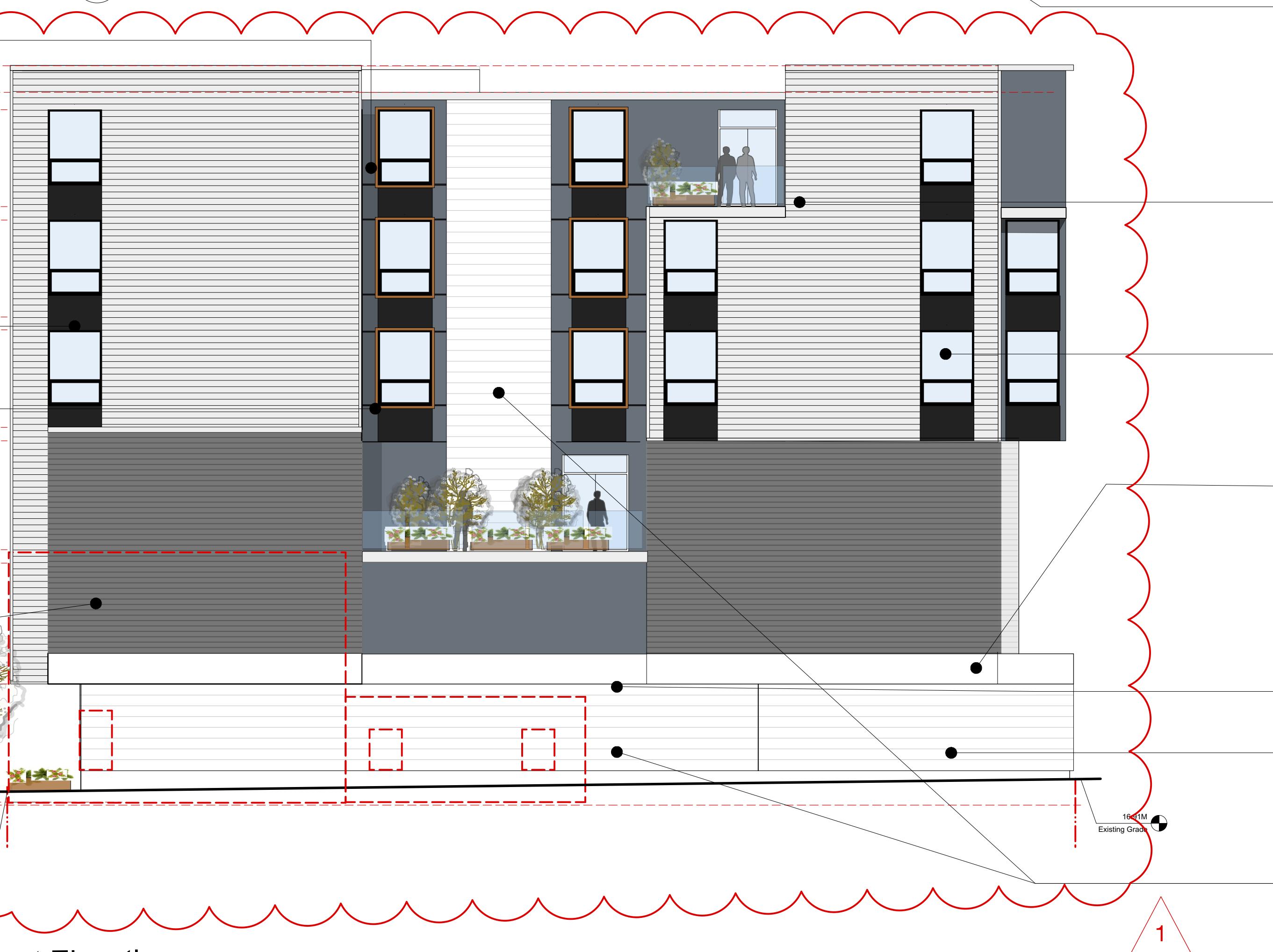
corten steel frame detail



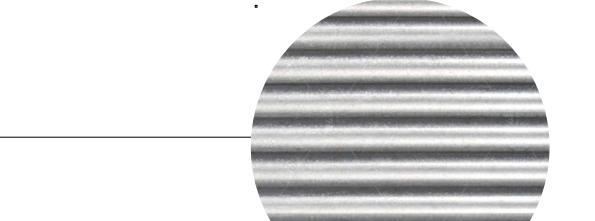
horizontal corrugated metal (charcoal) w/ aluminium flashing



South Elevation  
Scale: 1:100



East Elevation  
Scale: 1:100



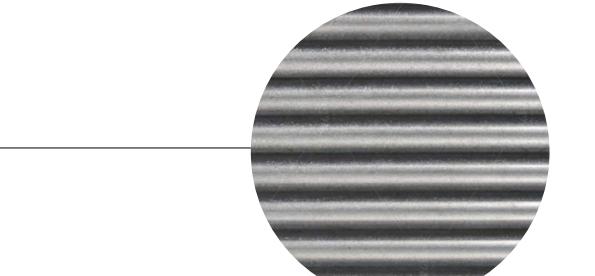
horizontal corrugated metal (silver) w/ aluminium flashing



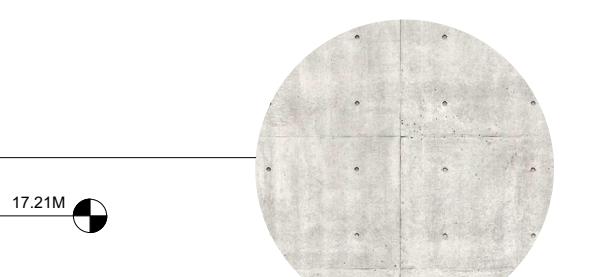
corten steel frame detail



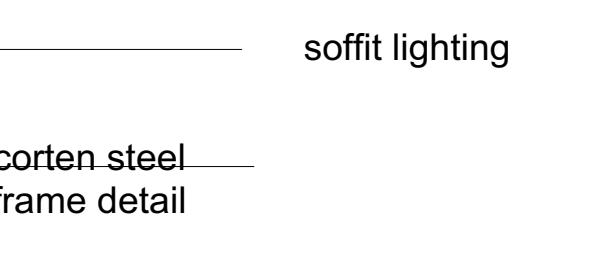
aluminium flashing  
black cement board



horizontal corrugated metal (charcoal) w/ aluminium flashing



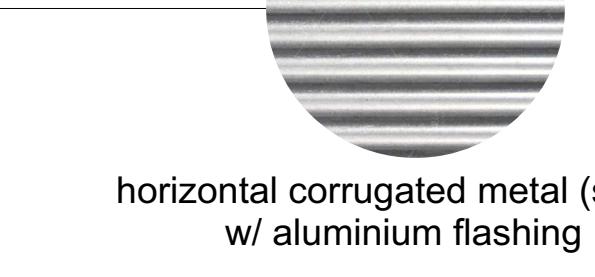
architectural concrete stand-off



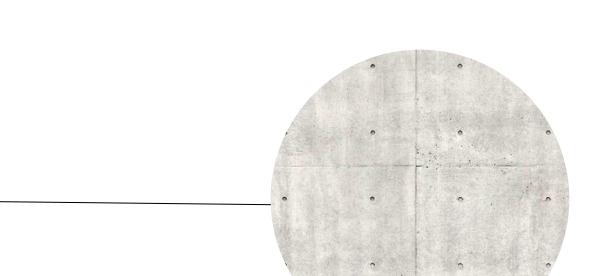
soffit lighting



corten steel frame detail



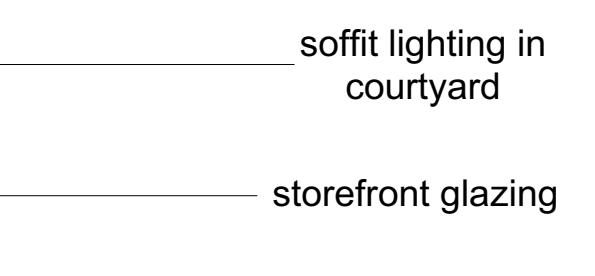
horizontal corrugated metal (silver) w/ aluminium flashing



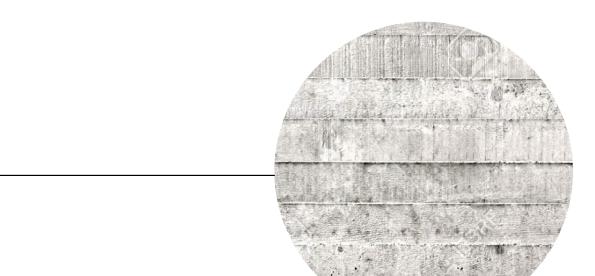
vinyl windows (dark grey/black)



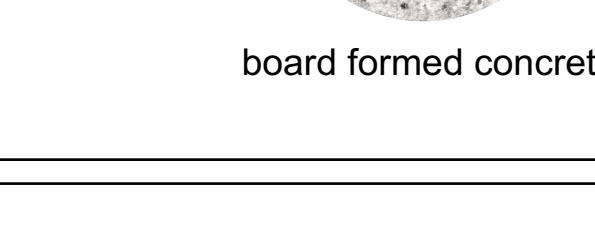
architectural concrete stand-off



soffit lighting in courtyard



storefront glazing



board formed concrete

PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
210-4250 Commerce Circle  
Victoria, BC V8Z 4M2  
250-294-8076

CONSULTANT

**Arcata**  
c. 250.413.7307 e. arcata@telus.net

ISSUED FOR: DATE:  
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE: 06.03.2020

SCALE: As Shown

DRAWING TITLE: Elevations S-E

DRAWING NUMBER: A 2.0



# Materials



PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:

ARCHITECT - CRP



CONSULTANT



ISSUED FOR:	DATE:
Bezetting /DB	10.03.2001

REVISION NO. DATE

SAC PROJECT NO.:

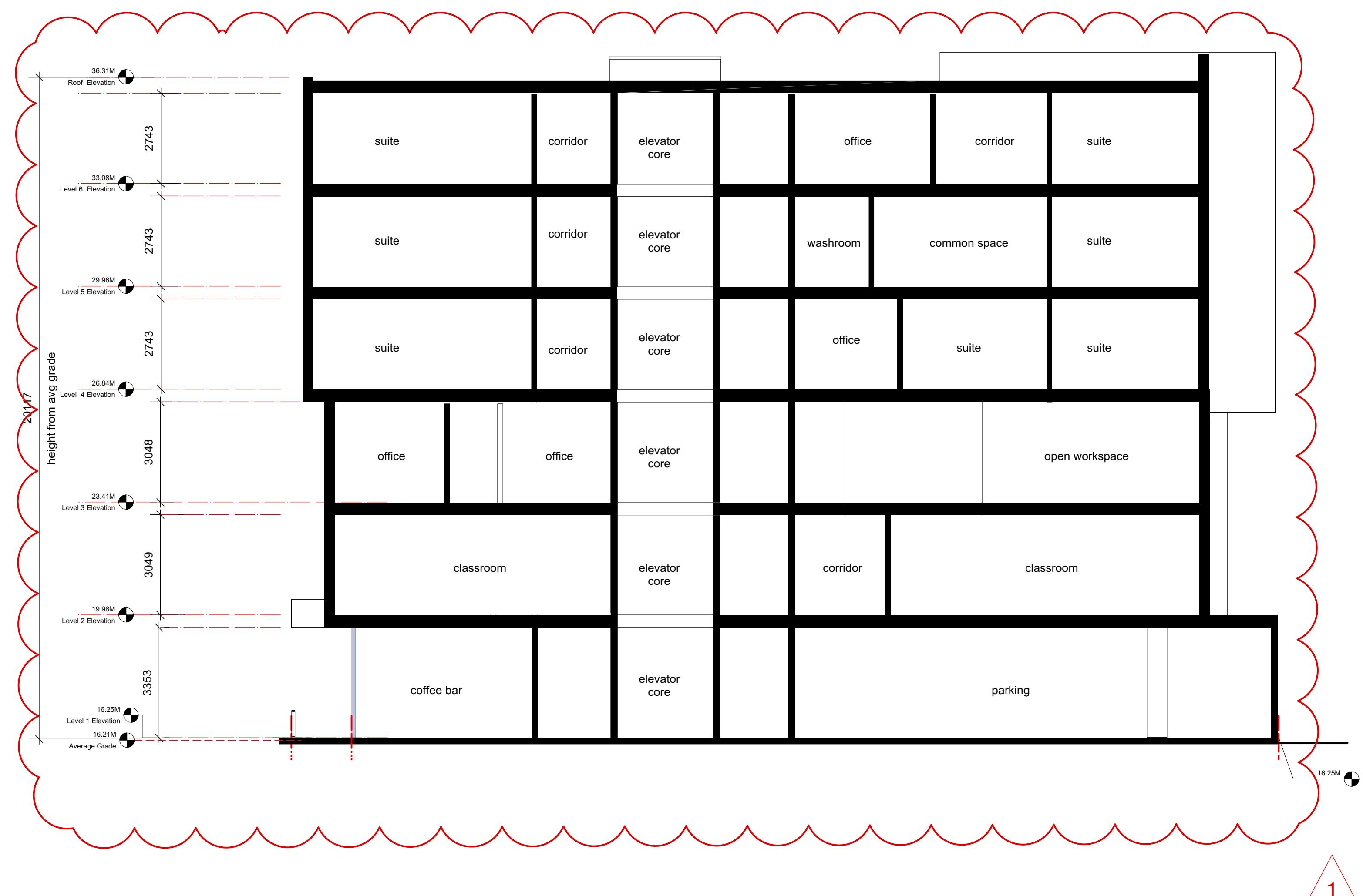
DRAWN BY:

06.03.2020

AS SHOWN

## Elevations N-W

A2-1



1  
East Section  
Scale: 1:100

1

**A 2.2**



Princess Ave. looking toward Blanshard St.



South side of Princess Ave. looking north



Princess Ave. looking toward Douglas St.



Entrance, street side patio, and transparent treatment along street edge.

ISSUED FOR: DATE:  
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE: 06.03.2020

SCALE:  
As Shown

DRAWING TYPE:  
**Perspectives**

DRAWING NUMBER:

**A 3.0**



Summer Solstice: Morning



Summer Solstice: Noon



Summer Solstice: Evening



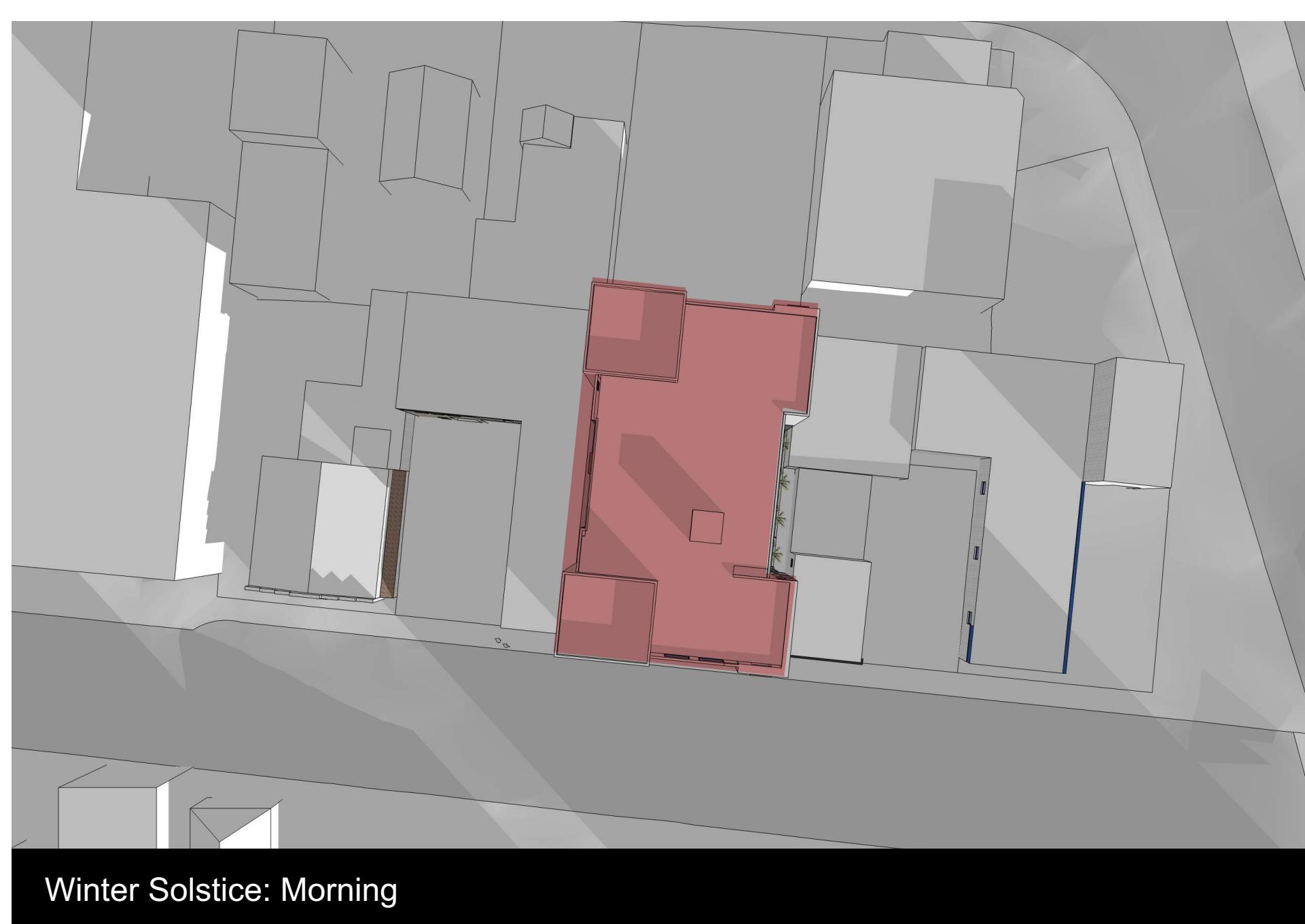
Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

PROJECT:  
**John Howard**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
736 Princess Ave.

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
ARCHITECTURAL  
CONSULTING  
210-4252 Commercial Drive  
Victoria, BC, V8Z 4M2  
250-294-8076

CONSULTANT

**Arcata**  
c. 250.413.7307 e. arcata@telus.net

ISSUED FOR: DATE:  
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE:  
06.03.2020

SCALE:  
As Shown

DRAWING TITLE:  
Shadow Study x

DRAWING NUMBER:  
1

A 3.1