

CITY OF  
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:  
March 10, 2020



| 736 Princess Ave.

PROJECT:  
**JohnHoward**  
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

**steller**  
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CONSULTING  
210-4252 Commerce Circle  
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CONSULTANT  
**Arcata**  
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ISSUED FOR:	DATE:
Rezoning /DP	10. 03.2020

REVISION NO.:	DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE:  
06.03.2020

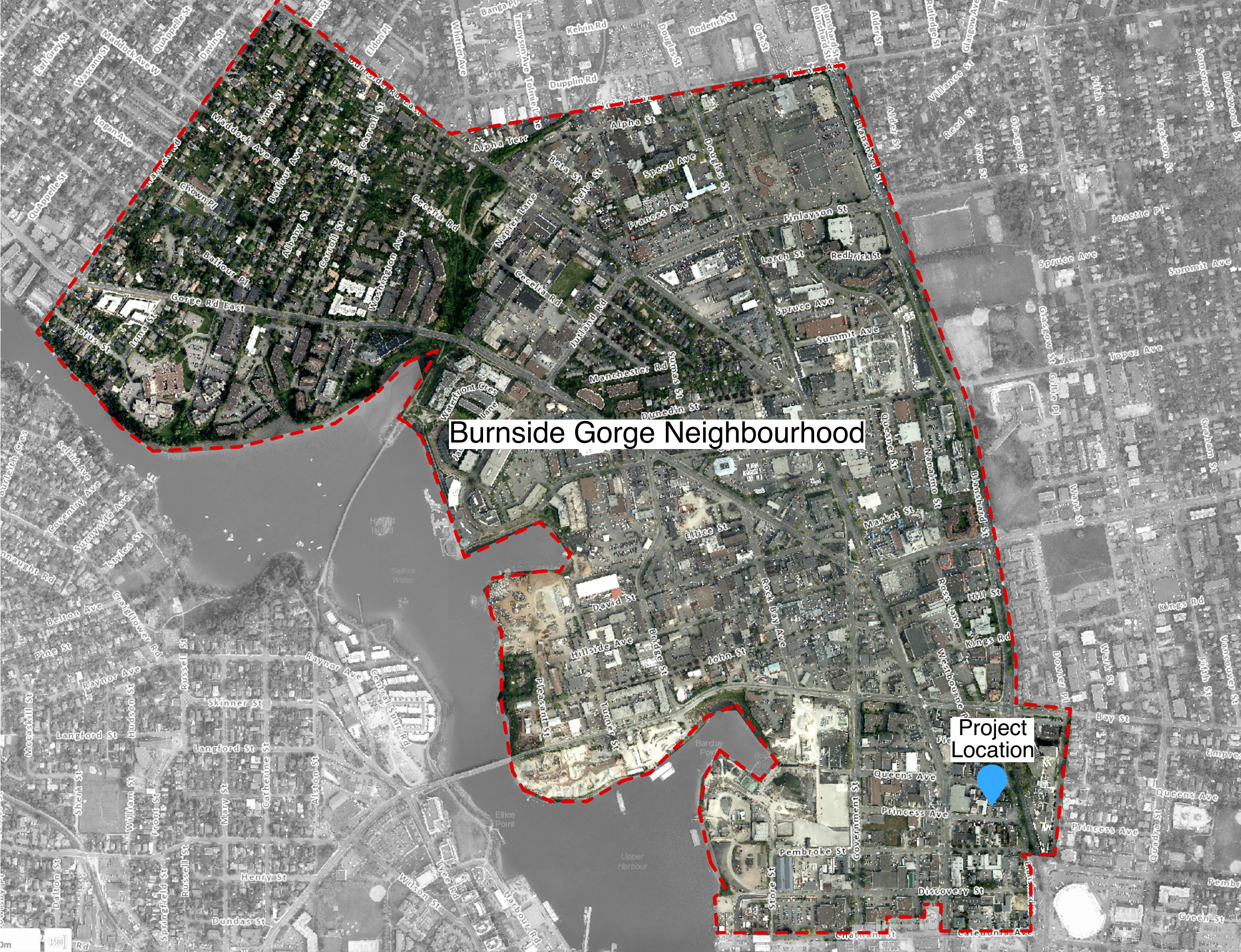
SCALE:  
As Shown

DRAWING TITLE:  
**Title Sheet**

DRAWING NUMBER:

**A 0.0**

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 m2 (5,982 sq. ft.)
Floor Areas (Gross) Main area: Level 2 area: program Level 3 area: office/admin Level 4 area: residential Level 5 area: residential Level 6 area: residential <b>Total Gross Floor Area</b>	112.72 m2 (1213.30 sq ft) 475.34 m2 (5116.52 sq ft) 436.44 m2 (4697.80 sq ft) 409.85 m2 (4411.59 sq ft) 409.85 m2 (4411.59 sq ft) 386.47 m2 (4159.93 sq ft) <b>2,230.67 m2 (24,010.73 sq ft)</b>
Commercial Floor Area -Level 1 Cafe	69.22 m2 Seating Capacity: Cafe less than 10
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed Total floor area for calc. Levels 1-6: 2230.67 m2 Lot Area: 556 m2 2230.67 / 556 = 4.01:1	4.01:1
Floor Space Ratio Residential Levels 4-6 1206.65 1206.65 / 556 = 2.21:1	2.17:1
Site Coverage (%) (535.48 m2 / 556 m2) * 100	96%
Open site space (%) (26.90. m2 / 556 m2) * 100	4.8%
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 m2 Proposed - Office 1/70 m2 Proposed - Programs (personal serv)1/50m2 Residential Transitional units 1 / 80 m2	required 69/50 =1.5 provided - 2 stalls required 431/70= 6 provided - 6 stalls required 460/50= 9 provided - 0 stalls required 1229/80 =15 provided - 0 stalls
Bicycle Parking Proposed long term  Proposed short 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  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 m2 - 33 m2 (290 sq.ft. - 360 sq.ft.)
Total Residential Floor Area Levels 4-6	1206.65 m2 (12,988.27 sq.ft.)



1 Neighbourhood Context



2 Block Context

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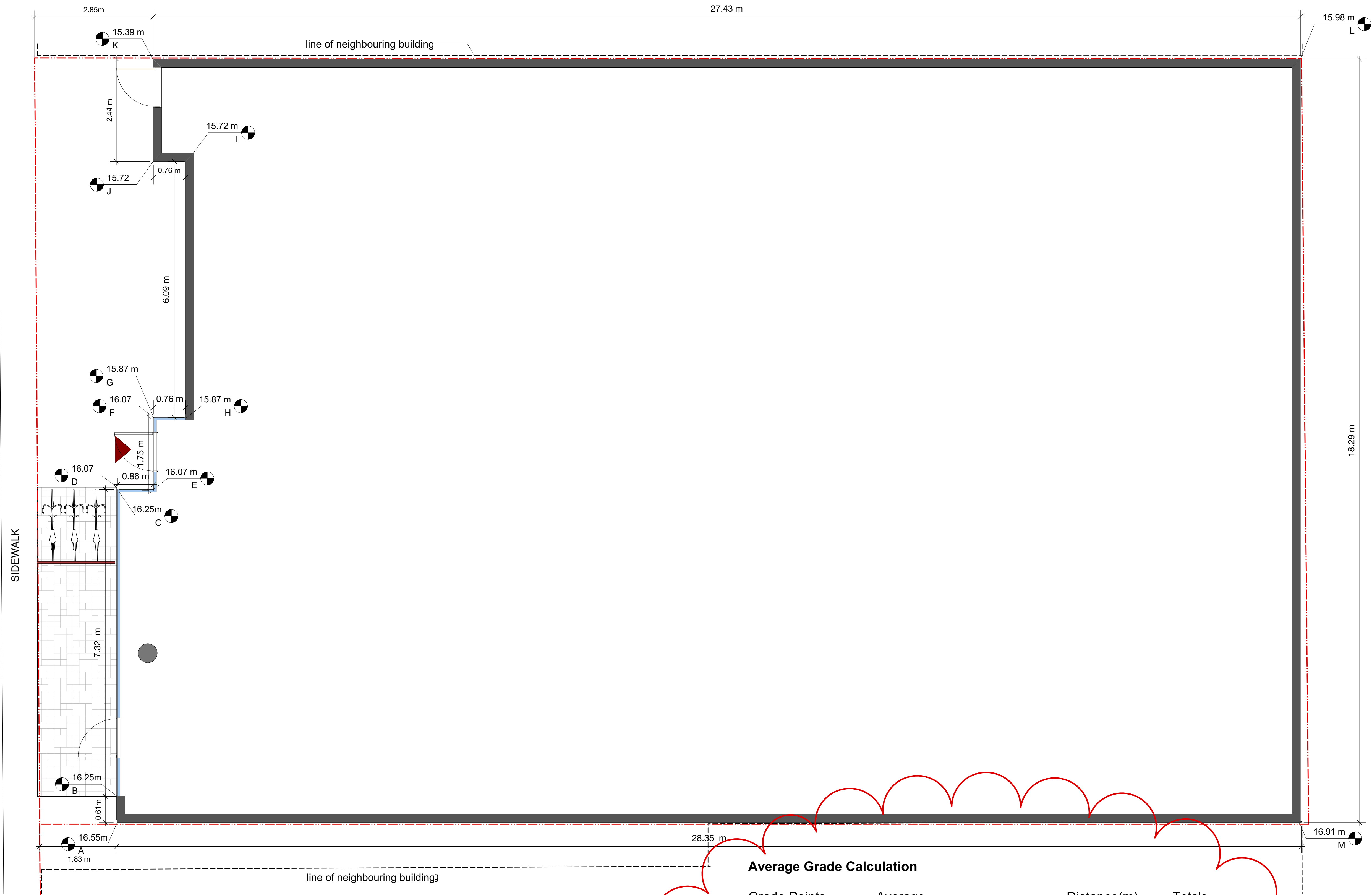
SCALE:  
As Shown

DRAWING TITLE:  
**Project Data &  
Context Plan**

DRAWING NUMBER:

**A 0.1**





1 Average Grade Calculation  
Scale: 1:50

Average Grade Calculation

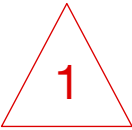
Grade Points	Average	Distance(m)	Totals
A & B	(16.55 + 16.25) / 2	x 0.61	= 10.0
B & C	(16.25 + 16.25) / 2	x 7.32	= 118.95
C & D	(16.25 + 16.07) / 2	x 0	= 0.0
D & E	(16.07 + 16.07) / 2	x 0.86	= 13.82
E & F	(16.07 + 16.07) / 2	x 1.75	= 28.12
F & G	(16.07 + 15.87) / 2	x 0	= 0.0
G & H	(15.87 + 15.87) / 2	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

1,534.35

Building Perimeter

94.66 m

Average Grade 1534.35 / 94.66 = 16.21M



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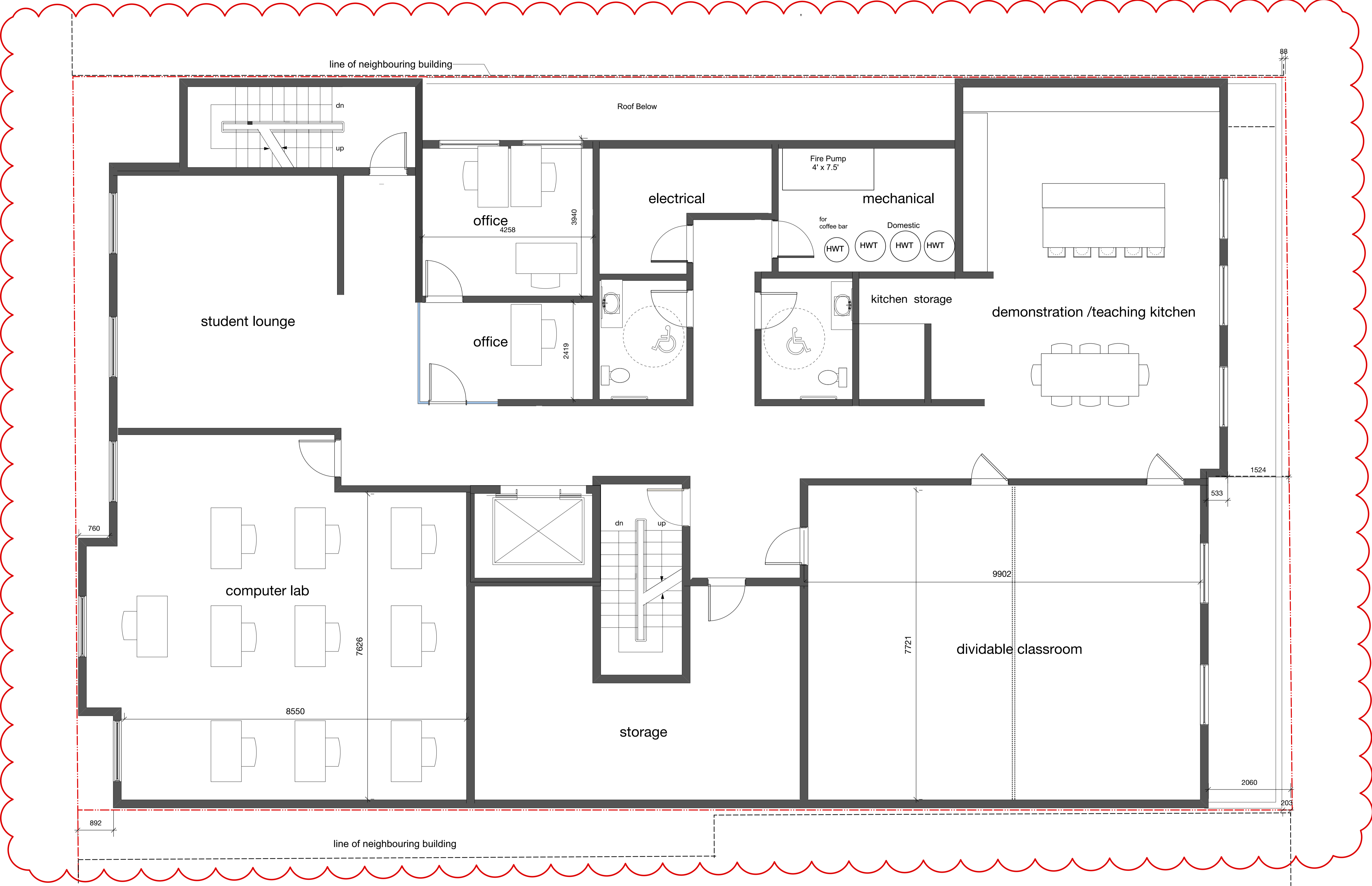
DRAWING TITLE:  
**Average Grade  
Calculation**

DRAWING NUMBER:

**A 0.3**

2018 BRITISH COLUMBIA BUILDING CODE REVIEW					
MAIN FLOOR			SECOND FLOOR		
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	3.2.2.82 - GROUP F, DIVISION 3, UP TO 6 STOREYS, SPRINKLERED	CONSTRUCTION ARTICLE:	3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED	
ALLOWABLE BUILDING HEIGHT:	6 STOREYS	6 STOREYS	ALLOWABLE BUILDING HEIGHT:	6 STOREYS	
ALLOWABLE BUILDING AREA:	ANY AREA	7200 SQUARE METRES	ALLOWABLE BUILDING AREA:	ANY AREA	
ALLOWABLE CONSTRUCTION:	NONCOMBUSTIBLE ONLY	NONCOMBUSTIBLE ONLY	ALLOWABLE CONSTRUCTION:	NONCOMBUSTIBLE ONLY	
SPRINKLERED:	REQUIRED	REQUIRED	SPRINKLERED:	REQUIRED	
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR	NOT LESS THAN 45 MINUTES IF OF COMBUSTIBLE CONSTRUCTION	FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR	
MEZZANINE FRR:	NOT LESS THAN 1 HOUR	NOT LESS THAN 45 MINUTES OR BE OF COMBUSTIBLE CONSTRUCTION	MEZZANINE FRR:	NOT LESS THAN 1 HOUR	
LOADBEARING WALLS, COLUMNS & ARCHES FRR:	NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY	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	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	N/A	WATERCLOSETS (BCBC 3.7.2.2.A):	2 UTR PROVIDED - 1 TO 25 OCCUPANTS OF EACH SEX PERMITTED	
THIRD FLOOR			FORTH FLOOR, FIFTH FLOOR AND SIXTH FLOOR		
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	





1 Level 2 -Program / Education  
Scale: 1:50

1

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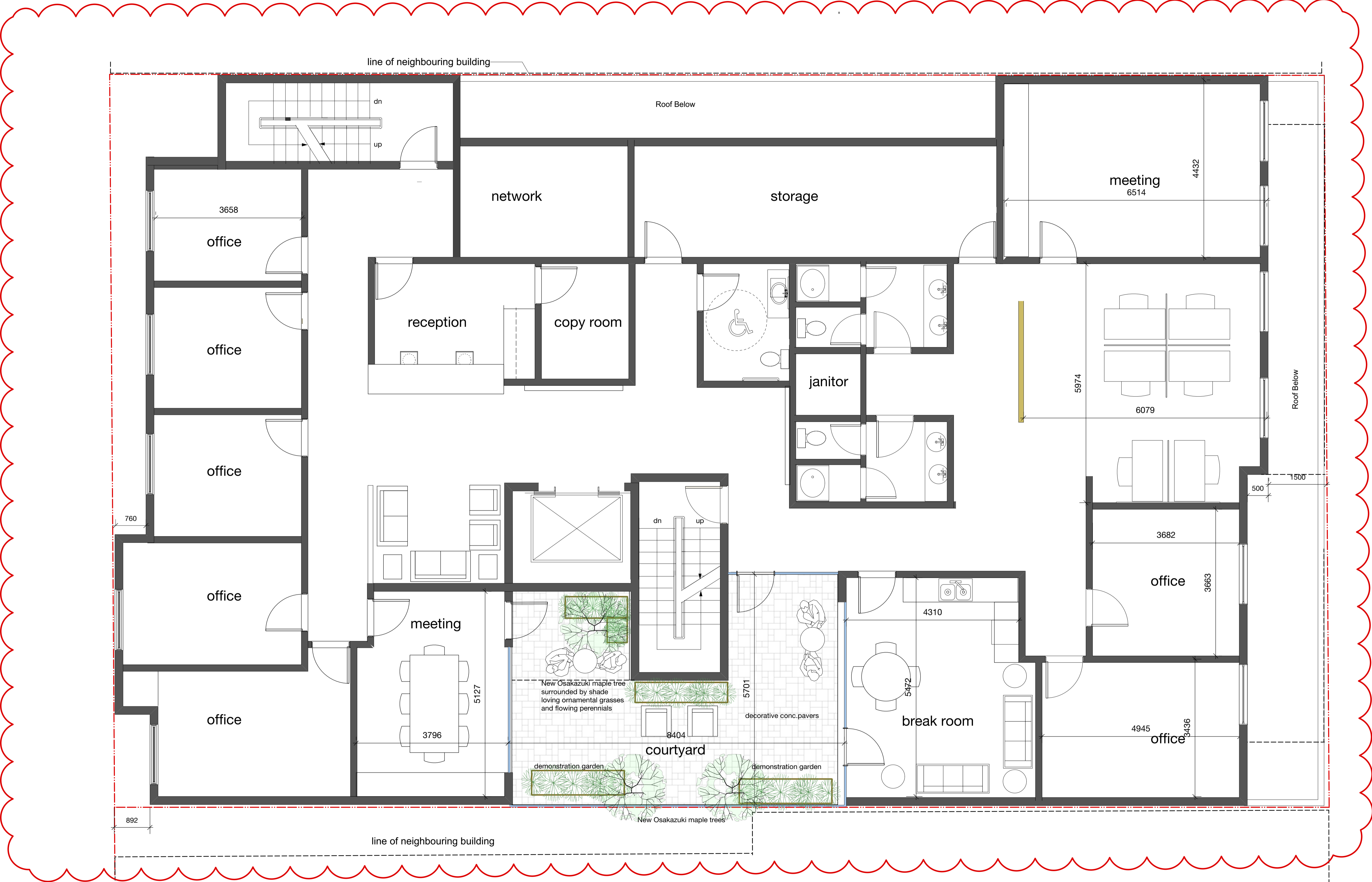
DATE:  
06.03.2020

SCALE:  
As Shown

DRAWING TITLE:  
**Program Level**

DRAWING NUMBER:

**A 1.2**

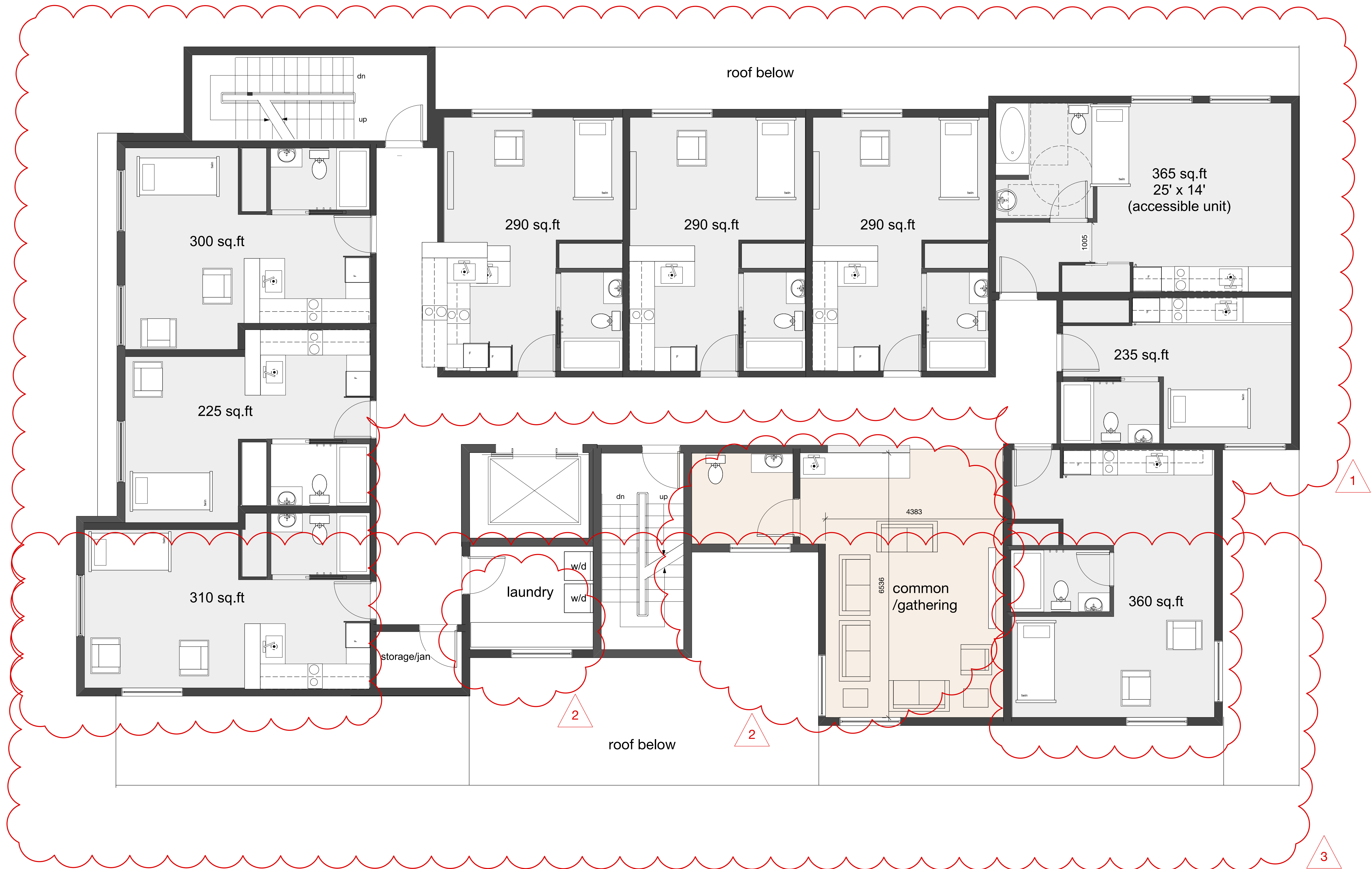


1 Level 3-Administration  
Scale: 1:50

1



1 **Level 4 Residences** 10 suites, 1 office, 1 laundry  
Scale: 1:50



9 suites 1 laundry, common /gathering

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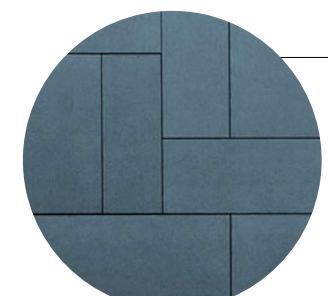
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DRAWING TITLE:  
**Level Five  
Residences**

DRAWING NUMBER:  
**A1.5**

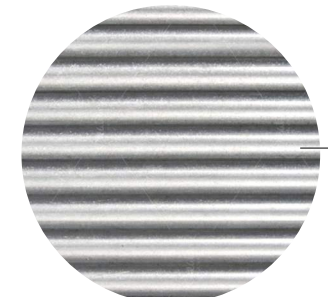


1 **Level 6 Residences** 9 suites per floor , 1 office per floor , 1 laundry, 1 outdoor gathering area  
Scale: 1:50



cement board  
(evening blue)

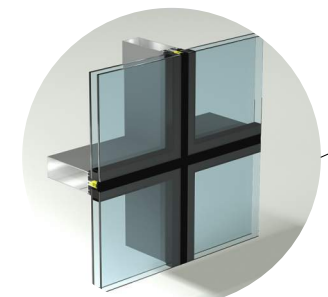
vinyl windows  
(dark grey/black)



horizontal corrugated metal (silver)  
w/ aluminium flashing

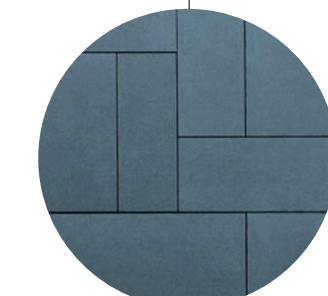
corten steel  
frame detail

decorative metal screen



butt joint storefront glazing

## Materials

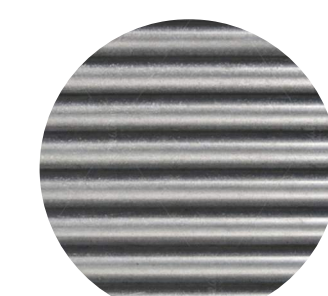


cement board  
(evening blue)

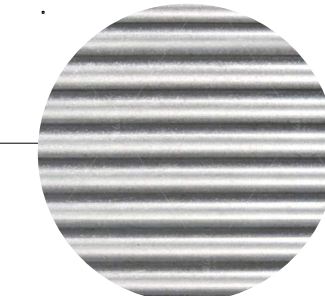
black cement board



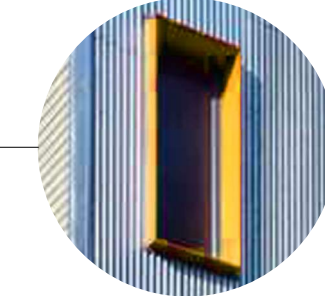
corten steel  
frame detail



horizontal corrugated metal (charcoal)  
w/ aluminium flashing



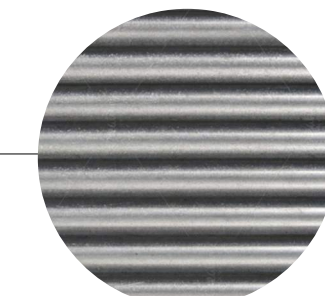
horizontal corrugated metal (silver)  
w/ aluminium flashing



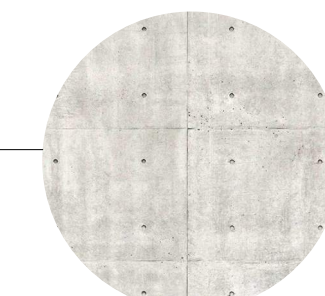
corten steel  
frame detail

aluminium flashing

black cement board



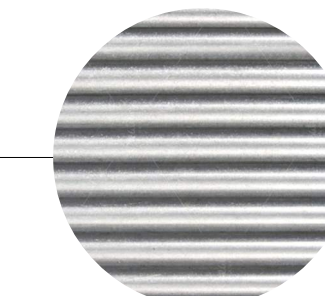
horizontal corrugated metal (charcoal)  
w/ aluminium flashing



architectural concrete  
stand-off

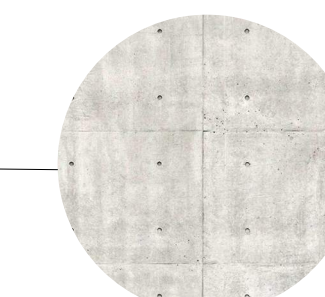
soffit lighting

corten steel  
frame detail



horizontal corrugated metal (silver)  
w/ aluminium flashing

vinyl windows  
(dark grey/black)



architectural concrete  
stand-off

soffit lighting in  
courtyard

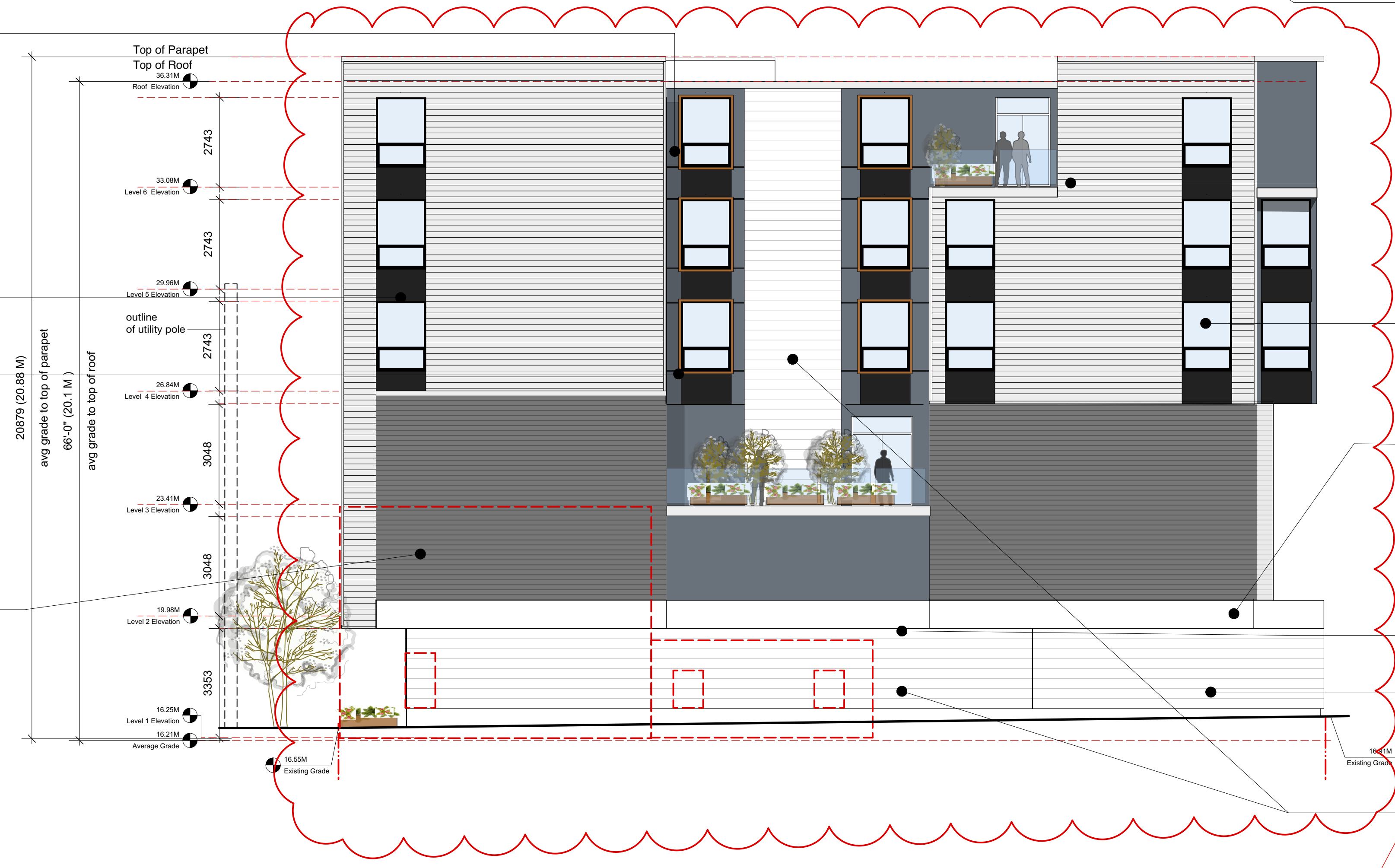
storefront glazing



board formed concrete



1 South Elevation  
Scale: 1:100



2 East Elevation  
Scale: 1:100

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SCALE:  
As Shown

DRAWING TITLE:  
**Elevations S-E**

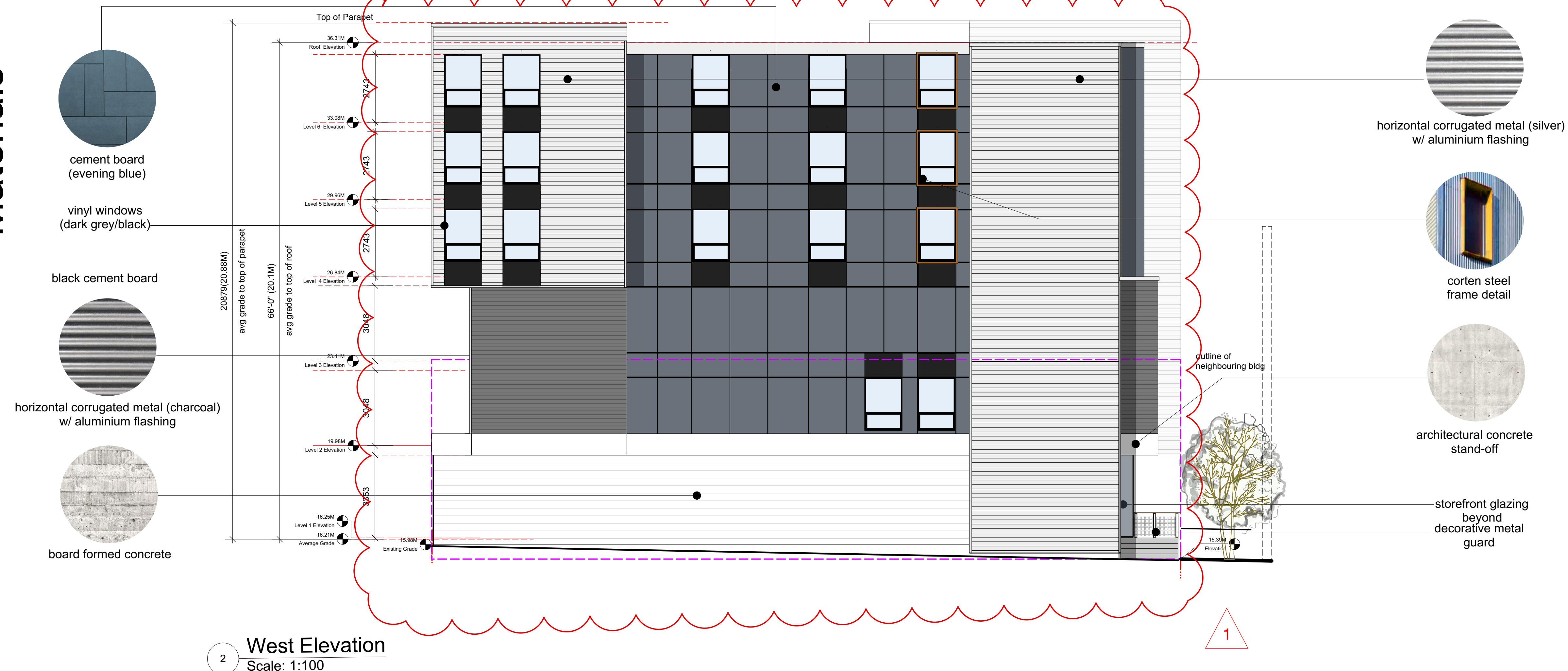
DRAWING NUMBER:

**A 2.0**



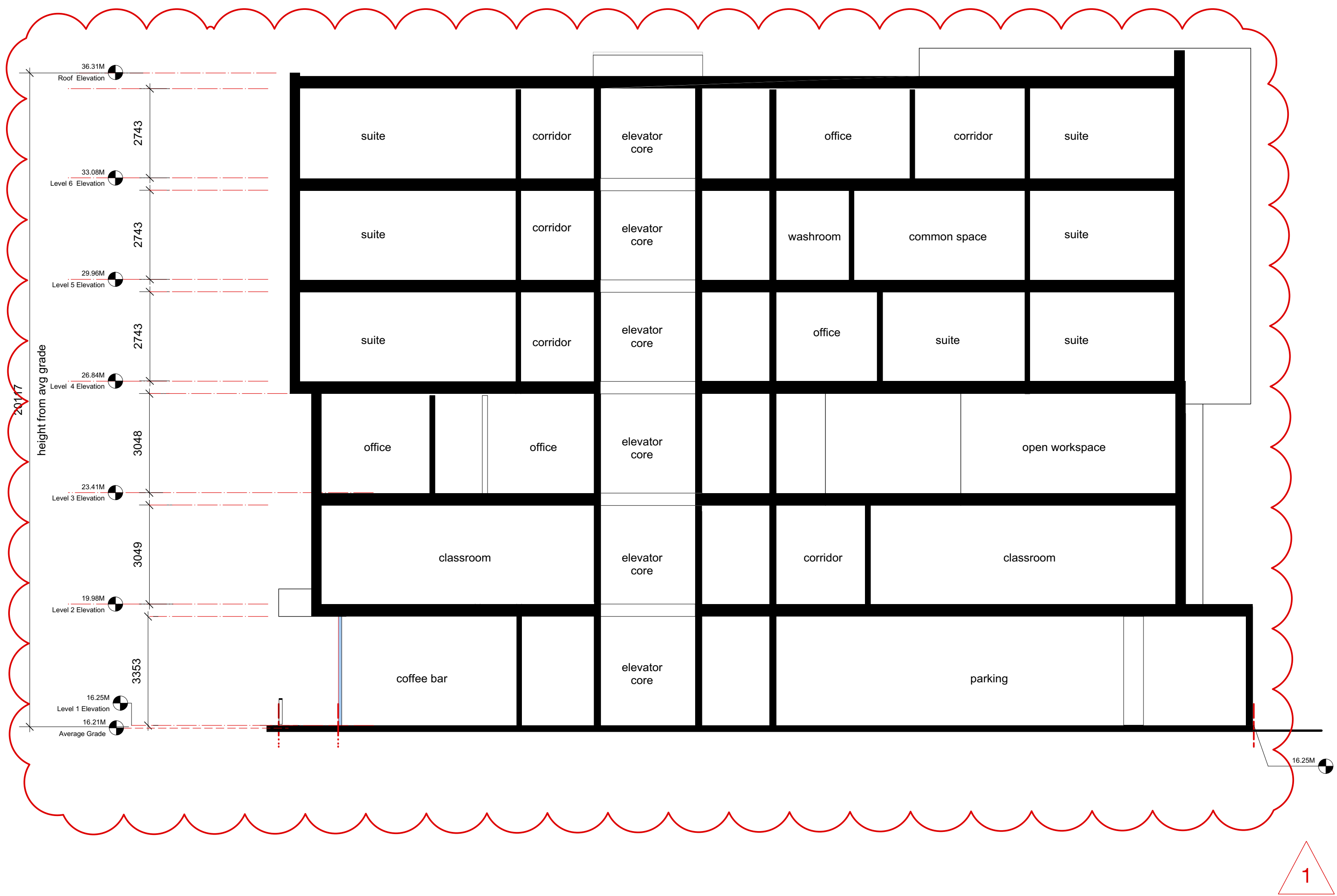
1 North Elevation  
Scale: 1:100

## Materials



2 West Elevation  
Scale: 1:100

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<b>steller</b> ARCHITECTURAL CONSULTING 210-4252 Commerce Circle Victoria, BC, V8Z 4M2, 250.294.8070	
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DATE: 06.03.2020	
SCALE: As Shown	
DRAWING TITLE: <b>Elevations N-W</b>	
DRAWING NUMBER:	
<b>A 2.1</b>	



1 East Section  
Scale: 1:100

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SCALE:  
As Shown

DRAWING TITLE:  
**Section**

DRAWING NUMBER:

**A 2.2**



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SCALE:  
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DRAWING TITLE:  
**Perspectives**

DRAWING NUMBER:

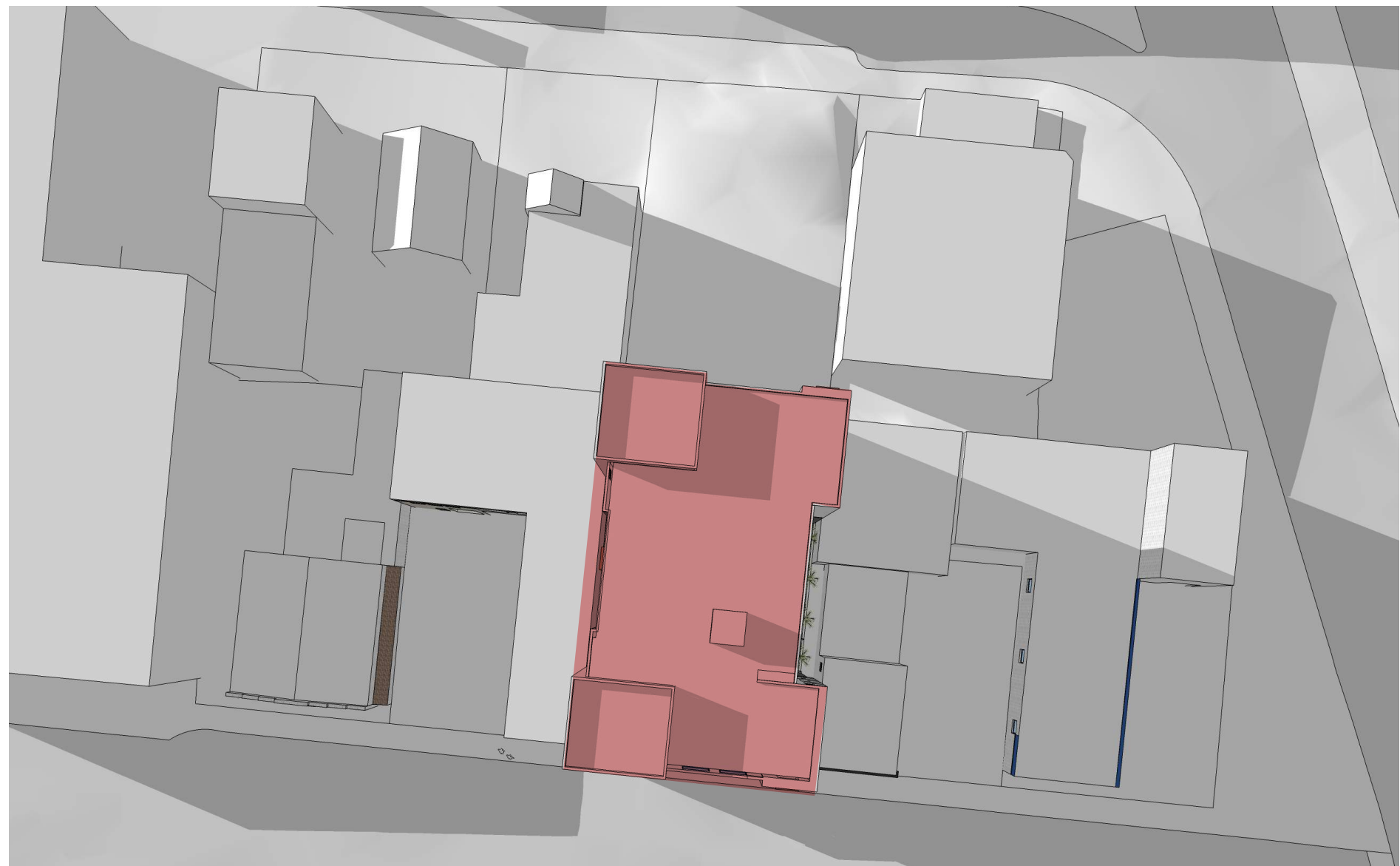
**A 3.0**



Summer Solstice: Morning



Summer Solstice: Noon



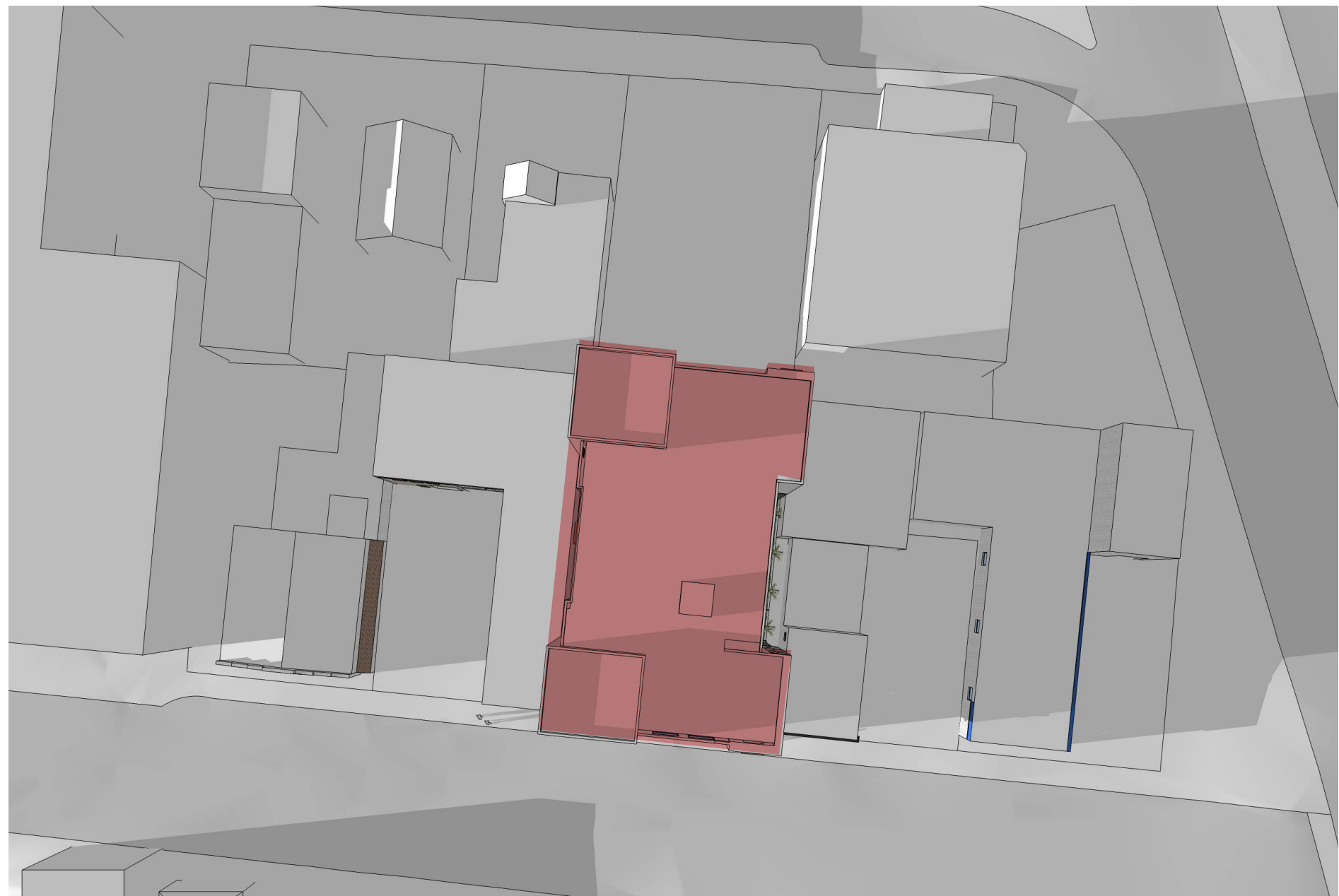
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

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SAC PROJECT NO.:	
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DATE:	06.03.2020
SCALE:	As Shown
DRAWING TITLE:	Shadow Study
DRAWING NUMBER:	A 3.1