

EXISTING SITE LOCATION



AERIAL VIEW - EXISTING BUILDING LOCATION



UNIT LOCATION IN BUILDING 11

BUILDING CODE REVIEW	
BUILDING CODE:	2018 BRITISH COLUMBIA BUILDING CODE
EXISTING MAJOR BUILDING OCCUPANCIES:	GROUP C - RESIDENTIAL OCCUPANCY
	GROUP A,2 - ASSEMBLY OCCUPANCY
BUILDING AREA:	1638 SQUARE METRES
BUILDING HEIGHT:	4 STOREYS
SPRINKLERED:	YES
FIRE ALARM:	YES
STREETS FACED:	2
CONSTRUCTION ARTICLE:	3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
ALLOWABLE BUILDING HEIGHT:	6 STOREYS
ALLOWABLE BUILDING AREA:	1800 SQUARE METRES IF 4 STOREYS IN BUILDING HEIGHT
ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE
SPRINKLERED:	REQUIRED
FLOOR ASSEMBLIES 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
TRAVEL DISTANCE (BCBC 3.4.2.5.b):	45 METRES (BUILDING COMPLIES)

PROJECT:
**SECOND FLOOR
T.U.P**

2915 DOUGLAS STREET
VICTORIA, BC

CLIENT:

BC HOUSING

steller
ARCHITECTURAL
CONSULTING

210-4252 Commerce Circle, Victoria, BC
www.stellerconsulting.com
250-294-8076

ISSUE FOR:	DATE:

SAC PROJECT NO.:

BCH-2915-19

DRAWN BY:

SL

DATE:

JANUARY 31, 2019

SCALE:

NTS

DRAWING TITLE:

**SITE LOCATION &
CODE REVIEW**

DRAWING NUMBER:

A1

SECOND FLOOR
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stiller
ARCHITECTURAL
CONSULTING

ISSUE FOR:	DATE:

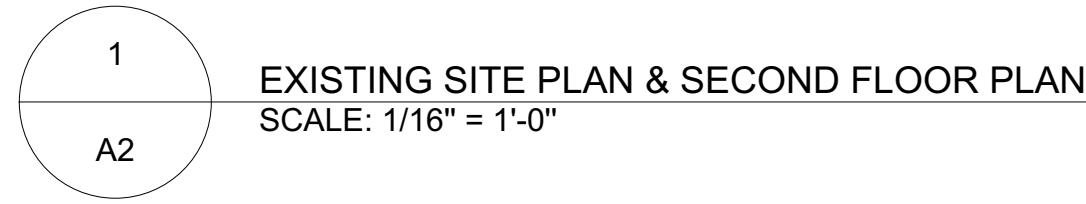
CH-2915-19

JANUARY 31, 2019

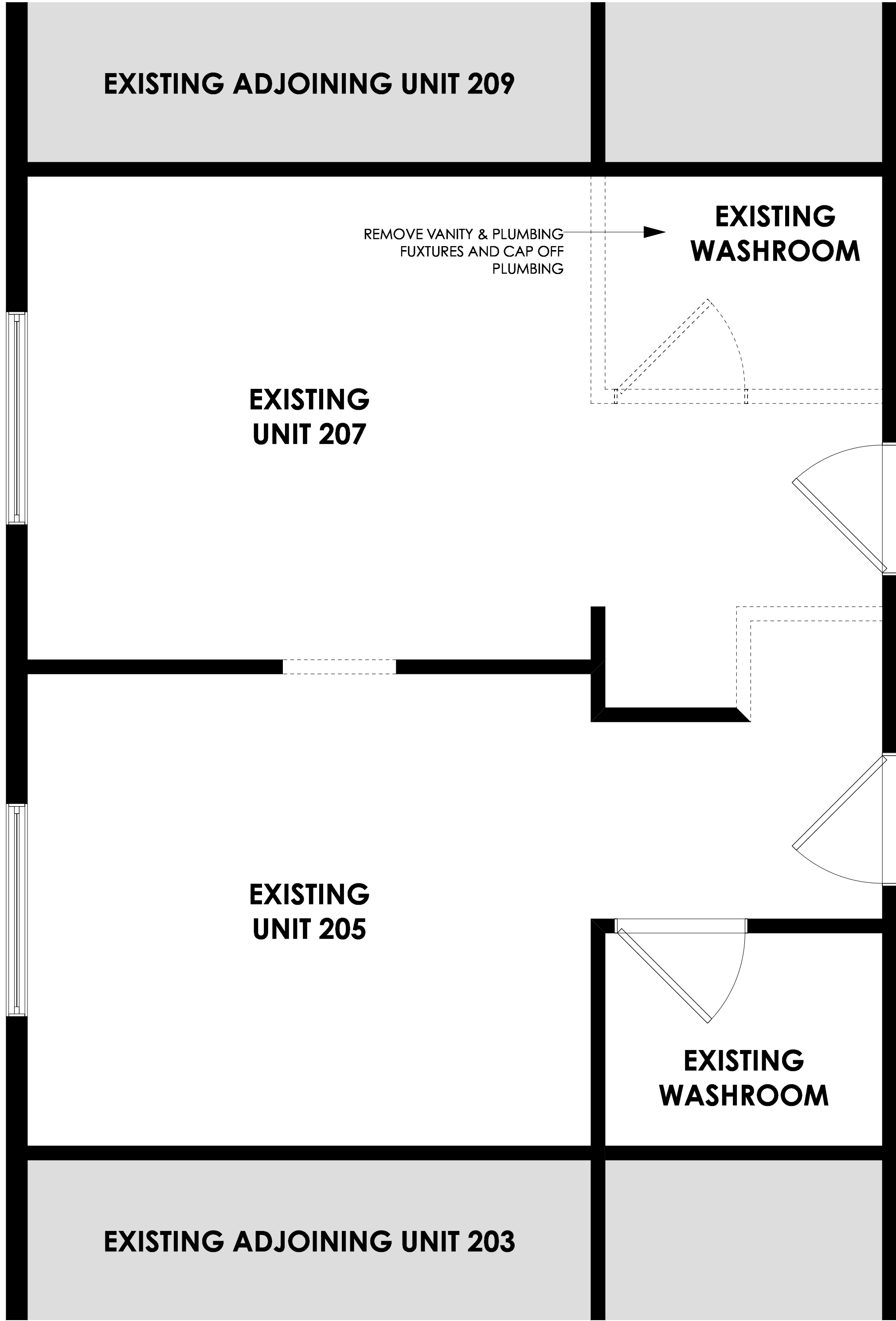
$$1/16'' = 1'-0''$$

EXISTING SITE PLAN & SECOND FLOOR PLAN

A2



PARTITION LEGEND	
EXISTING PARTITION - TO REMAIN	<div></div>
EXISTING PARTITION - TO BE DEMOLISHED	<div></div>
NEW 3 5/8" STEEL STUDS @ 16" O.C WITH 1/2" GWB ON EACH SIDE, PAINTED	<div></div>



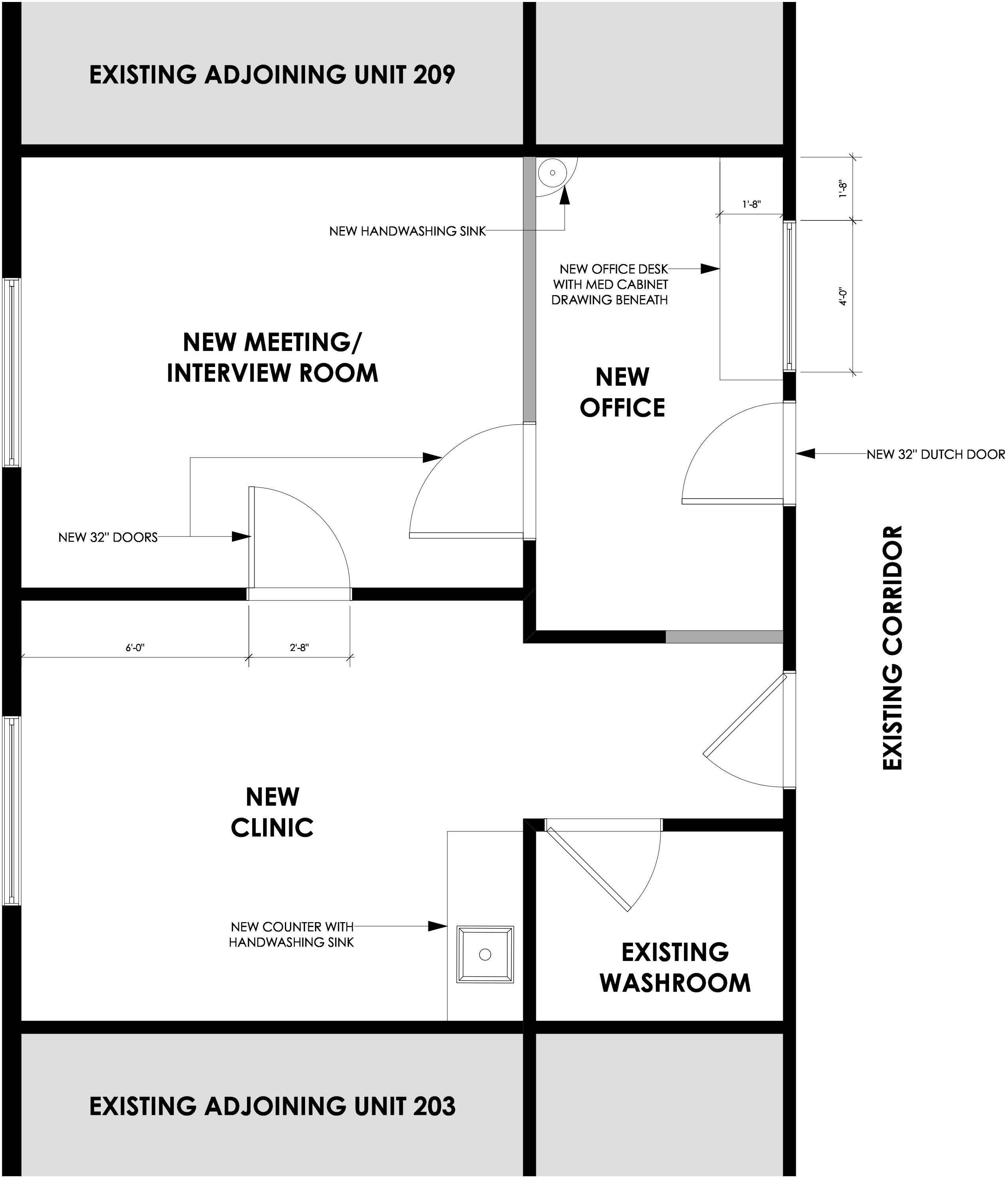
1

EXISTING UNIT 205 & 207

A3

SCALE: 1/2" = 1'-0"

EXISTING CORRIDOR



2

PROPOSED UNIT 205 & 207

A3

SCALE: 1/2" = 1'-0"



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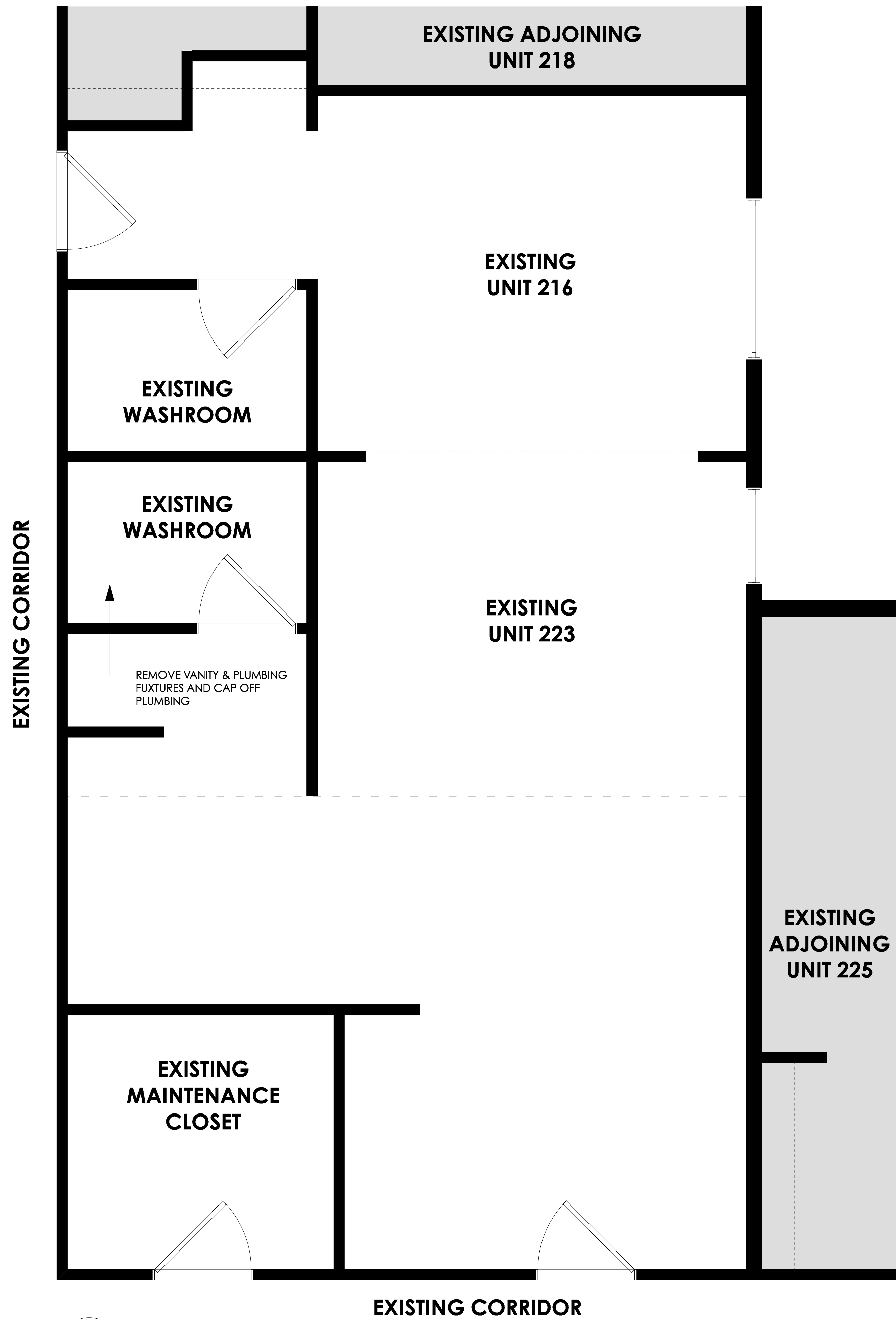
1/2" = 1'-0"

DRAWING TITLE:

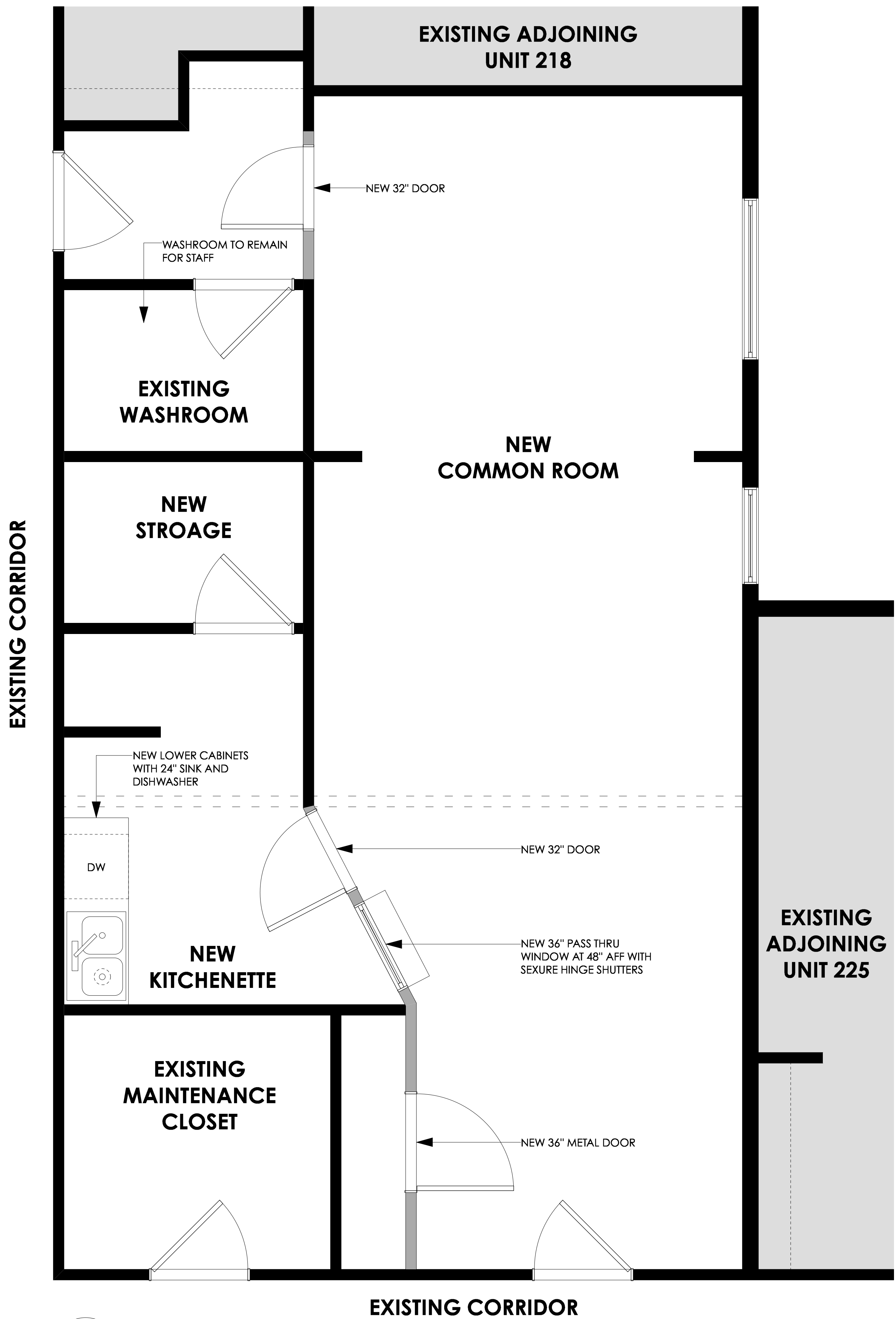
EXISTING & NEW UNITS 205 & 207

DRAWING NUMBER:

A3



1
A4
EXISTING UNIT 216 & 223
SCALE: 1/2" = 1'-0"



2
A4
PROPOSED UNIT 216 & 223
SCALE: 1/2" = 1'-0"

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1/2" = 1'-0"

DRAWING TITLE:
**EXISTING & NEW
UNITS 216 & 223**

DRAWING NUMBER:
A4