


EXISTING SITE LOCATION



AERIAL VIEW - EXISTING BUILDING LOCATION



UNIT LOCATION IN BUILDING 11



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
May 17, 2019

BUILDING CODE REVIEW		
BUILDING CODE:	2018 BRITISH COLUMBIA BUILDING CODE	
EXISTING MAJOR BUILDING OCCUPANCIES:	GROUP C - RESIDENTIAL OCCUPANCY (TRANSITIONAL HOUSING)	
	GROUP A, DIVISION 2 - ASSEMBLY OCCUPANCY (SPOONS DINER)	
SUBSIDIARY OCCUPANCY:	GROUP D - BUSINESS AND PERSONAL SERVICES (SUPPORT SERVICES FOR TRANSITIONAL HOUSING)	
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	3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED
	6 STOREYS	6 STOREYS
ALLOWABLE BUILDING HEIGHT:	6 STOREYS	6 STOREYS
ALLOWABLE BUILDING AREA:	1800 SQUARE METRES IF 4 STOREYS IN BUILDING HEIGHT	ANY AREA
ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE	NONCOMBUSTIBLE ONLY
SPRINKLERED:	REQUIRED	REQUIRED
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 1 HOUR	NOT LESS THAN 1 HOUR
MEZZANINE FRR:	NOT LESS THAN 1 HOUR	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
TRAVEL DISTANCE (BCBC 3.4.2.5.b):	45 METRES (BUILDING COMPLIES)	45 METRES (BUILDING COMPLIES)


PROJECT:

SECOND FLOOR
T.U.P

2915 DOUGLAS STREET
VICTORIA, BC

CLIENT:

BC HOUSING

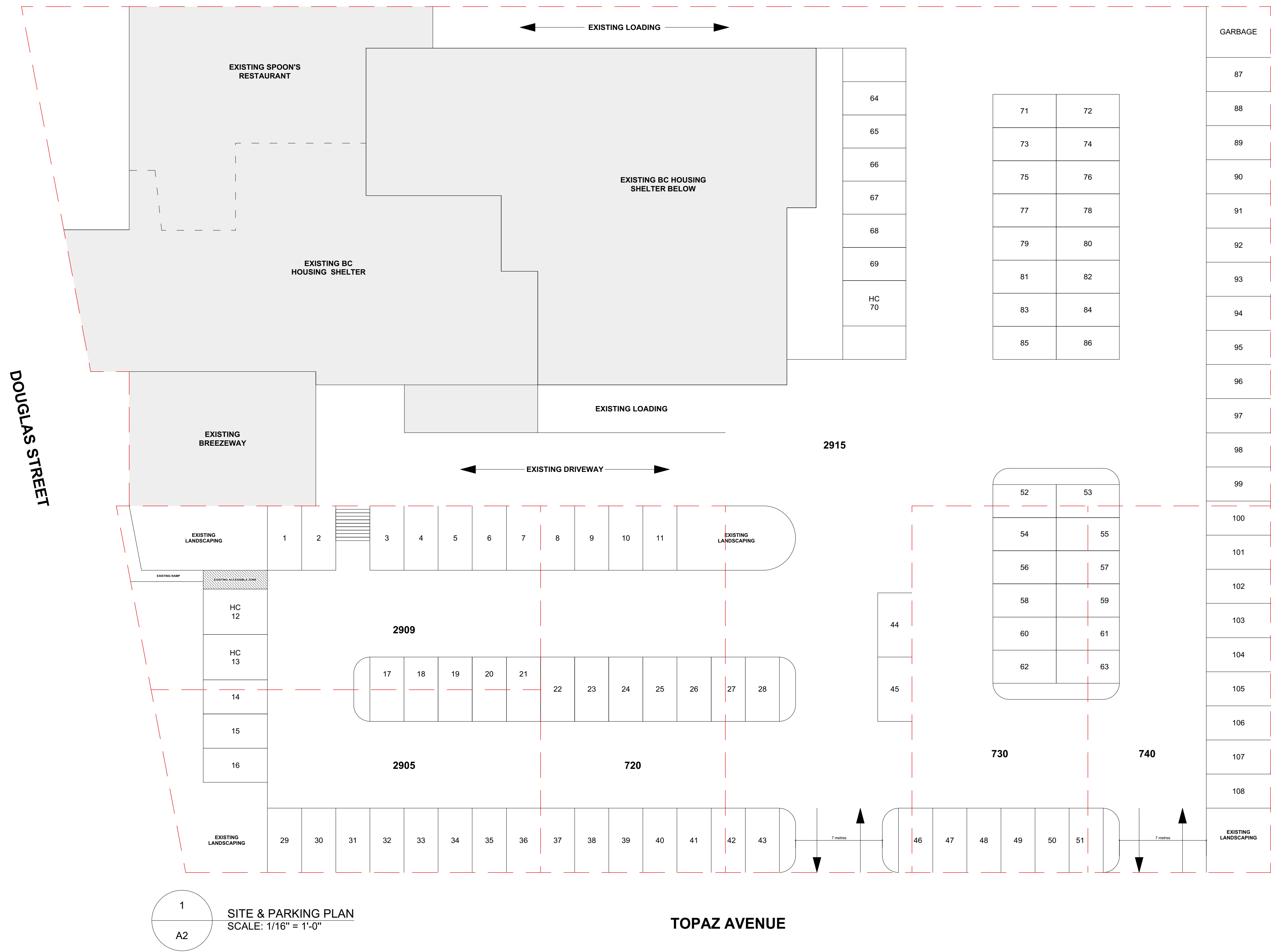


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DATE:	MAY 16, 2019
SCALE:	NTS
DRAWING TITLE:	SITE LOCATION & CODE REVIEW
DRAWING NUMBER:	A1

PARKING REQUIREMENTS (AS PER CITY OF VICTORIA SCHEDULE C)				
FLOOR LEVEL	SPOON'S RESTAURANT	BC HOUSING SHELTER OFFICE	BC HOUSING TRANSITIONAL HOUSING/SHELTER	TOTAL PARKING COUNT
BASEMENT LEVEL (Transitional Housing)	-	-	1546 sqm / 80 sqm = 19.3	19.3
MAIN FLOOR (Shelter office & Spoon's Restaurant)	239 sqm / 20 sqm = 11.95	58 sqm / 50 sqm = 1.16	532 sqm / 80 sqm = 6.65	19.76
SECOND FLOOR (Supportive Treatment/Transitional Housing)	-	-	831 sqm / 80 sqm = 10.39	10.39
THIRD FLOOR (Transitional Housing)	-	-	831 sqm / 80 sqm = 10.39	10.39
TOTAL:	11.95	1.16	46.73	60 PARKING SPACES REQUIRED

DRAWING LEGEND	
PROPERTY LINES	---



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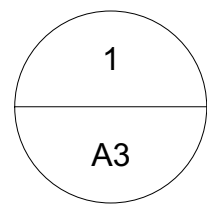
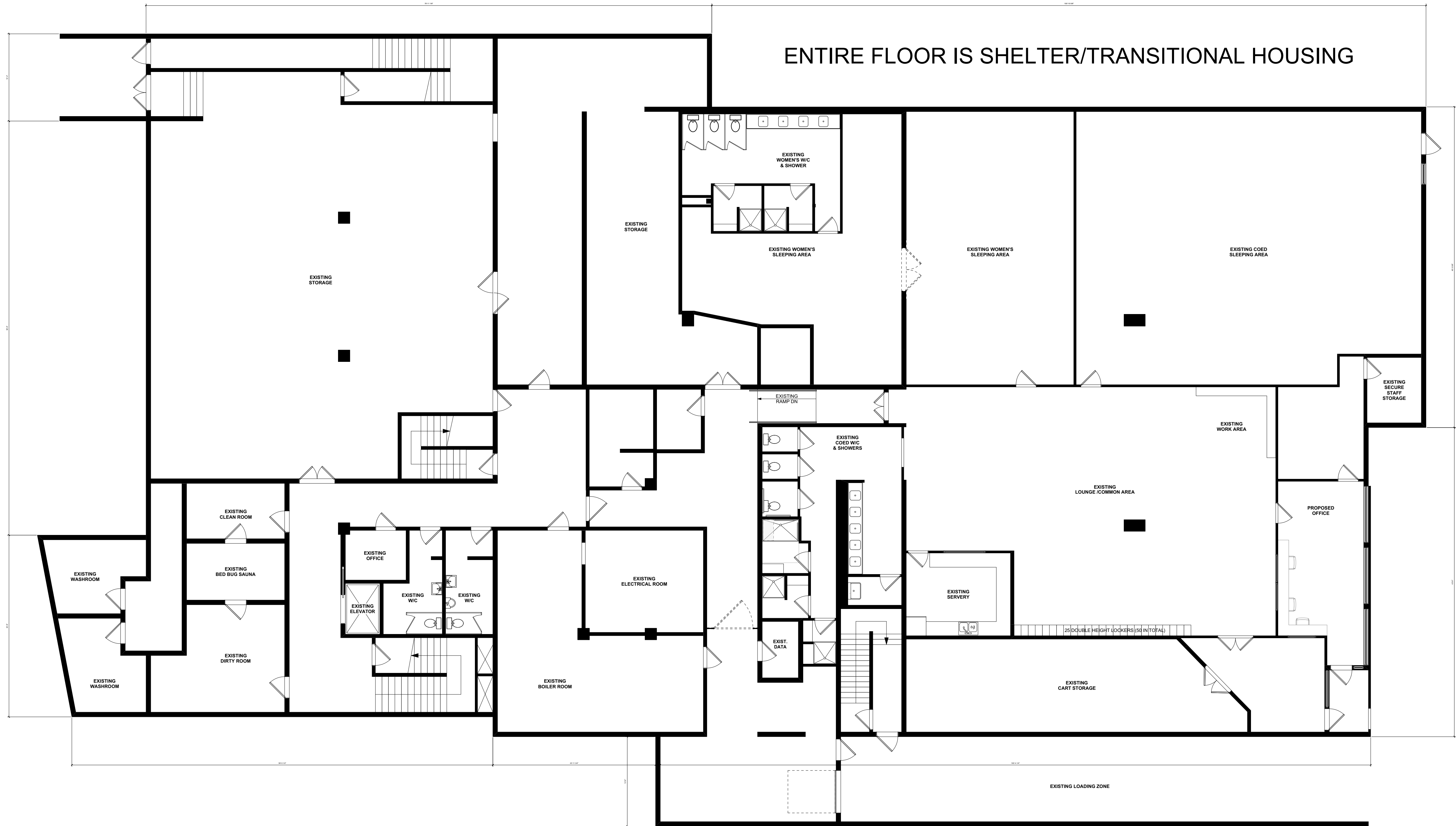
DATE:
MAY 16, 2019

SCALE:
1/16" = 1'-0"

DRAWING TITLE:
**SITE PLAN &
PARKING PLAN**

DRAWING NUMBER:
A2

PARTITION LEGEND	
EXISTING PARTITION - TO REMAIN	



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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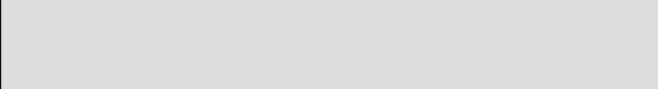
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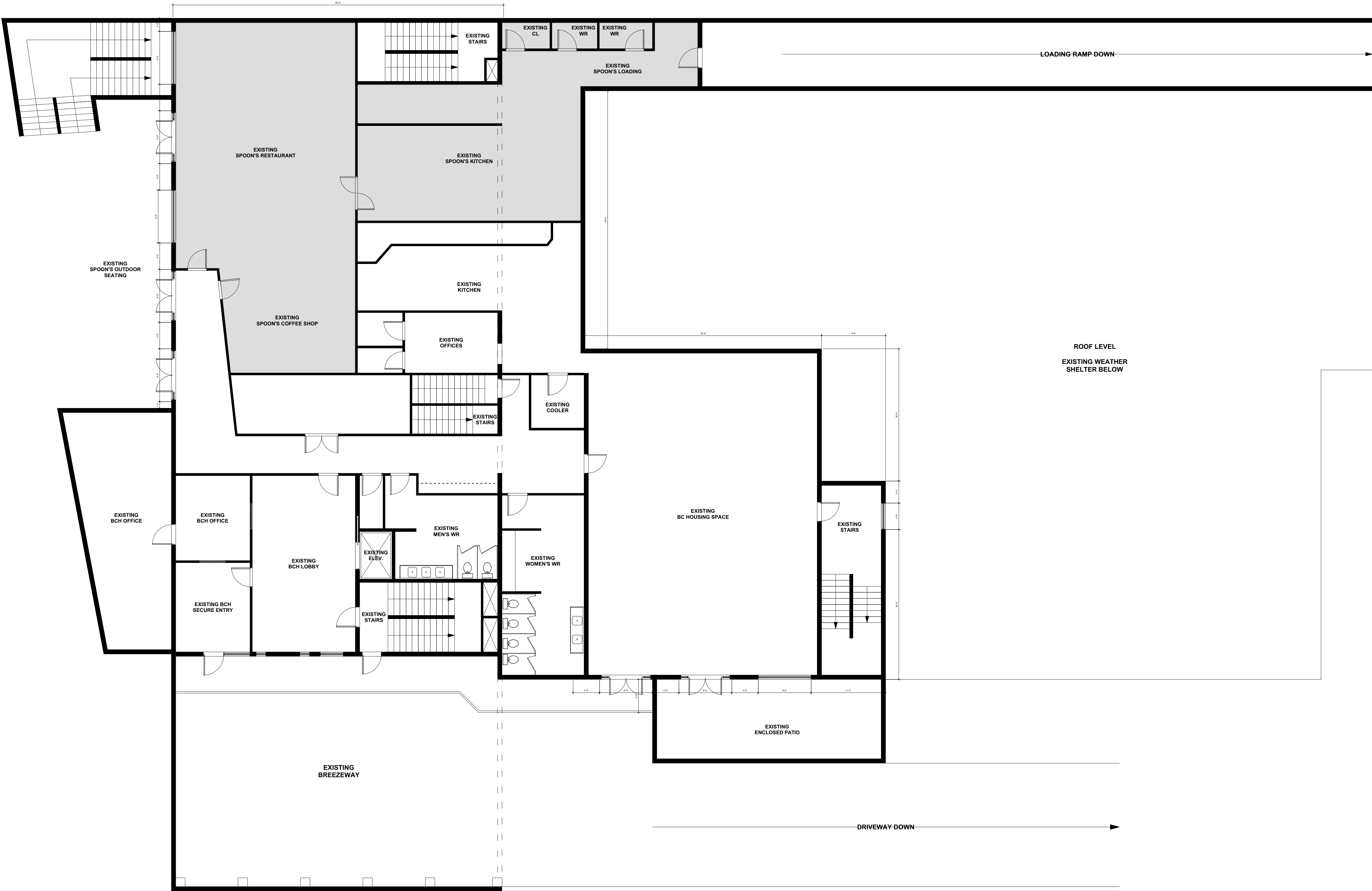
DRAWING TITLE:

**EXISTING
BASEMENT
PLAN**

DRAWING NUMBER:

A3

DRAWING LEGEND	
EXISTING PARTITION - TO REMAIN	
EXISTING SPOON'S RESTUARANT AREA	



1
A4
EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SCALE:
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DRAWING TITLE:
**EXISTING MAIN
FLOOR**

DRAWING NUMBER:
A4

PARTITION LEGEND	
EXISTING PARTITION - TO REMAIN	
EXISTING PARTITION - TO BE REMOVED	



1

A5

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SCALE:



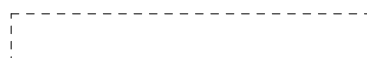

1/8" = 1'-0"

DRAWING TITLE:

EXISTING
SECOND FLOOR
PLAN

DRAWING NUMBER:

A5

PARTITION LEGEND			
EXISTING PARTITION - TO REMAIN		NEW 3 5/8" STEEL STUDS @ 16" O.C WITH 1/2" GWB ON EACH SIDE, PAINTED	
EXISTING PARTITION - TO BE DEMOLISHED		NEW 6" STEEL STUDS @ 16" O.C WITH 5/8" TYPE X GWB ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP PENETRATIONS	



1
A6
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

6

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SECOND FLOOR
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CLIENT:





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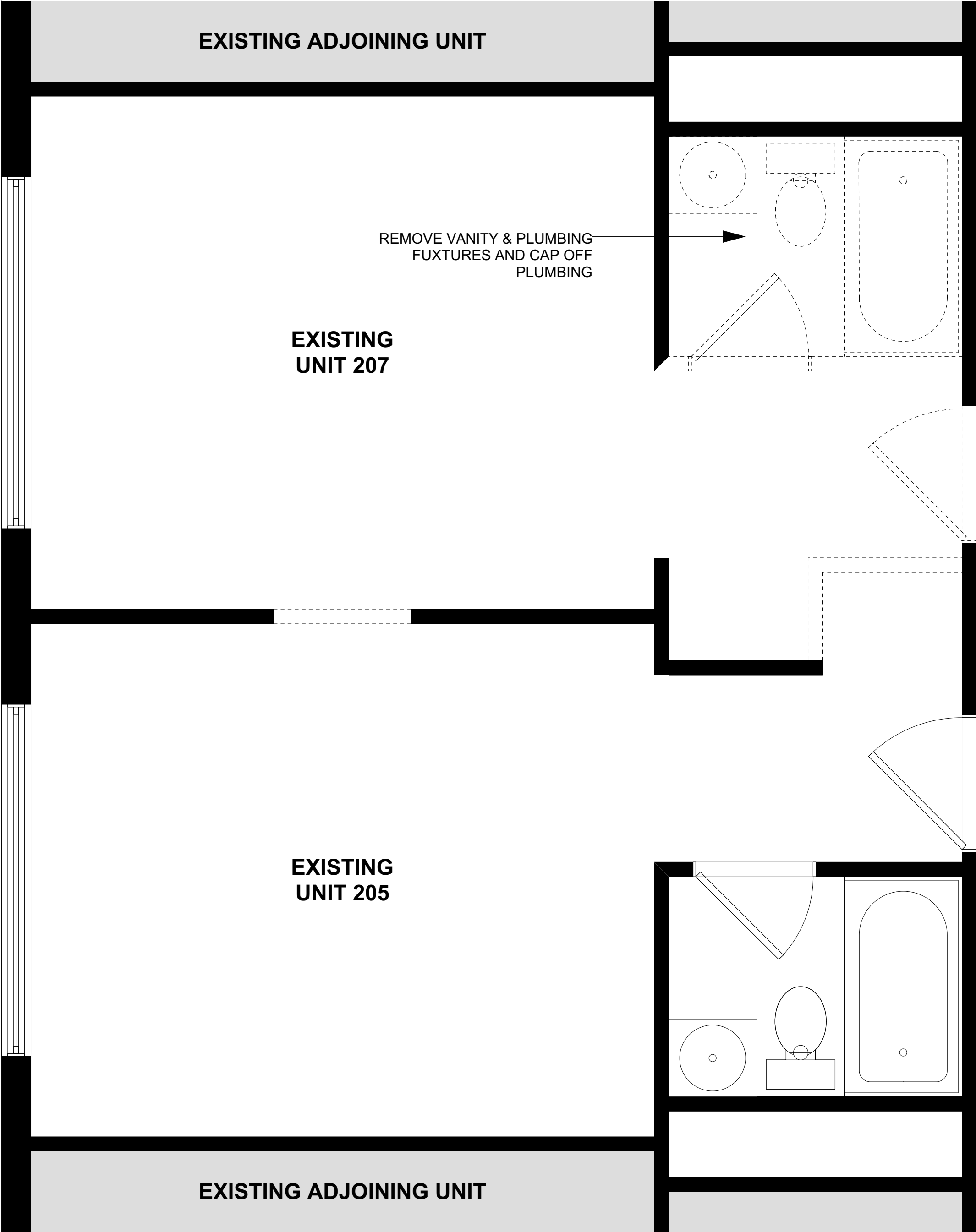
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DRAWING NUMBER:	A6

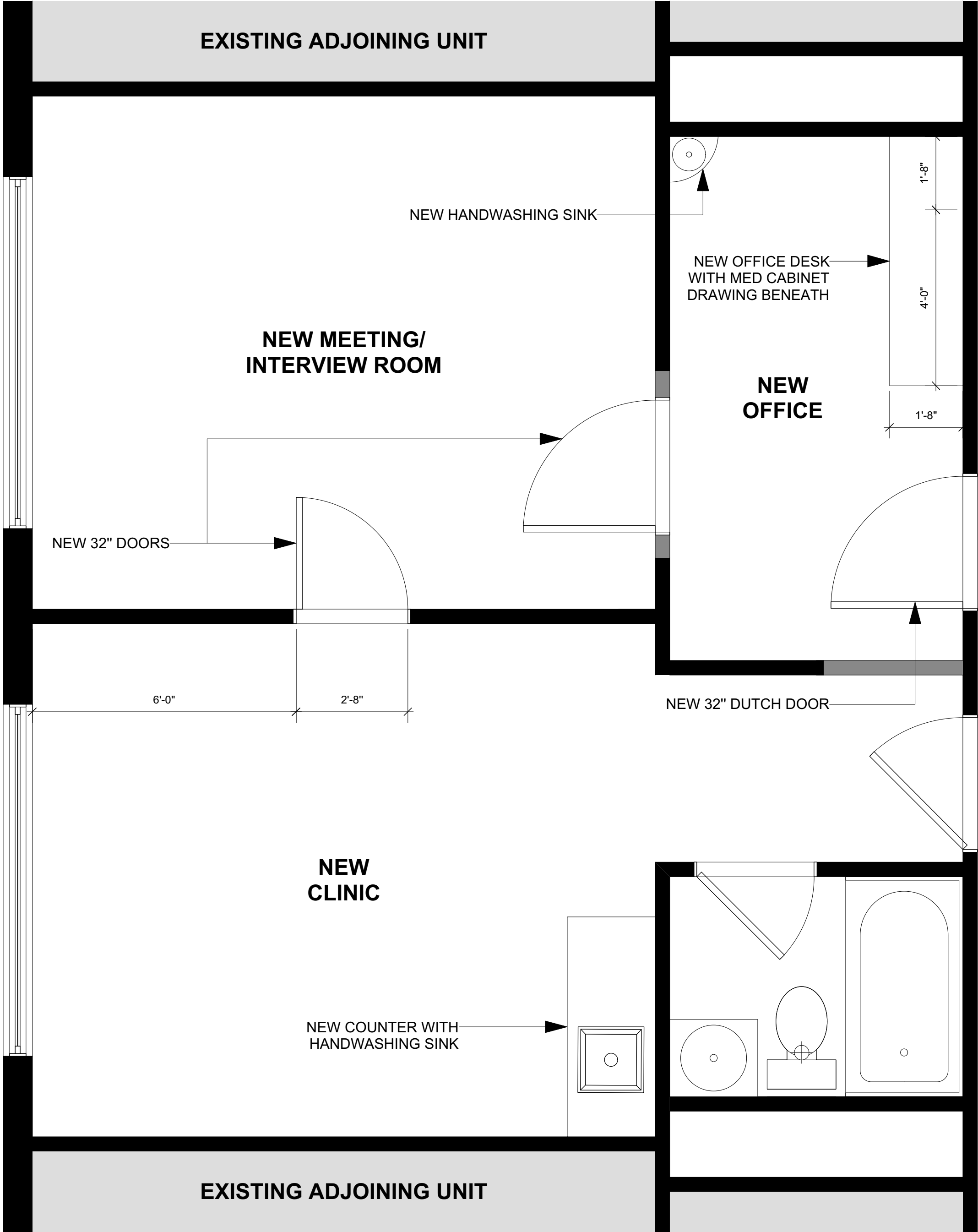
PARTITION LEGEND			
EXISTING PARTITION - TO REMAIN		NEW 3 5/8" STEEL STUDS @ 16" O.C WITH 1/2" GWB ON EACH SIDE, PAINTED	
EXISTING PARTITION - TO BE DEMOLISHED		NEW 6" STEEL STUDS @ 16" O.C WITH 5/8" TYPE X GWB ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP PENETRATIONS	

7



1
A7

EXISTING UNIT 205 & 207
SCALE: 1/2" = 1'-0"



2
A7

PROPOSED UNIT 205 & 207
SCALE: 1/2" = 1'-0"

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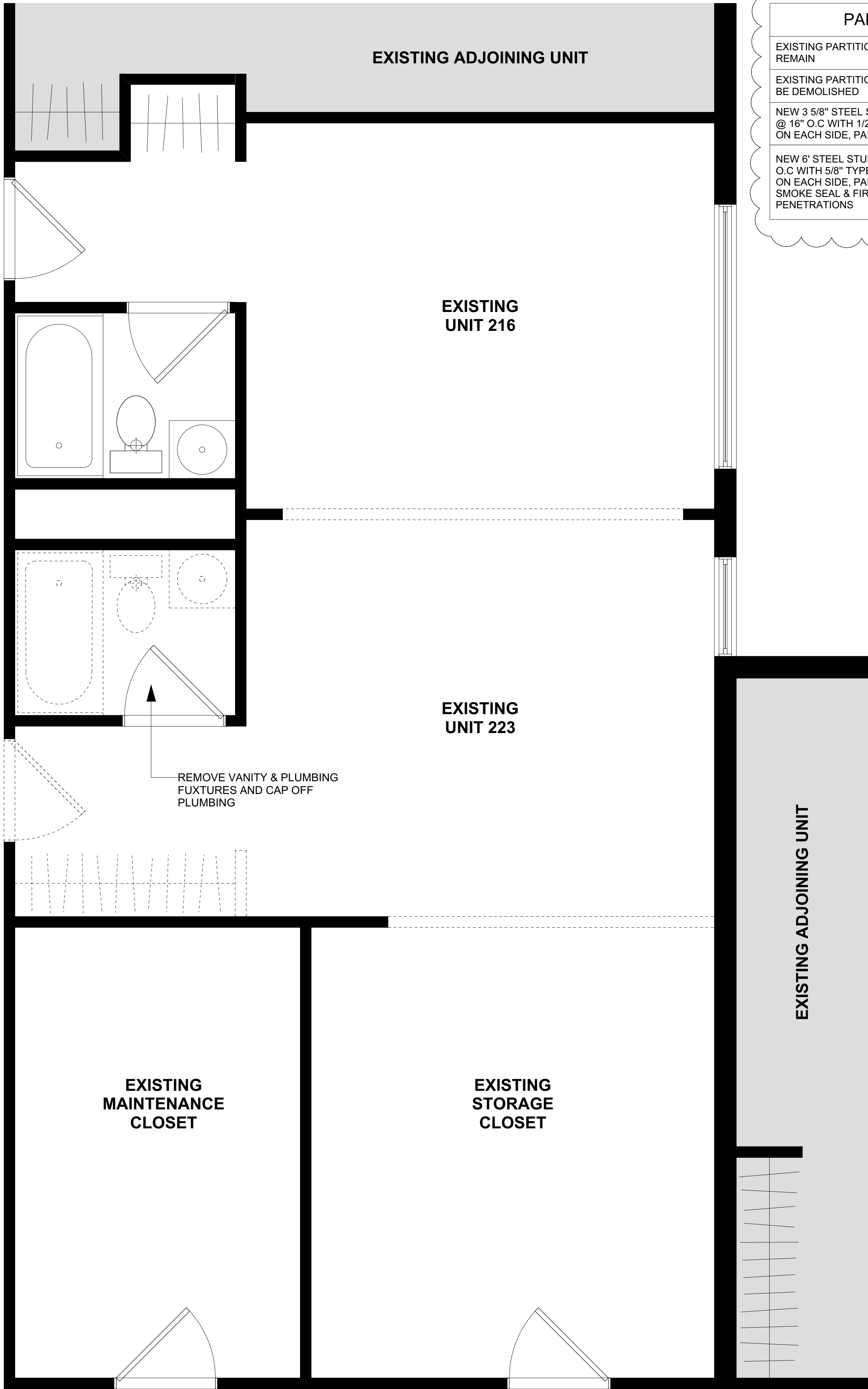
DRAWING TITLE:

**EXISTING &
PROPOSED
UNITS 205 & 207**

DRAWING NUMBER:

A7

EXISTING CORRIDOR



PARTITION LEGEND

EXISTING PARTITION - TO REMAIN	
EXISTING PARTITION - TO BE DEMOLISHED	
NEW 3 5/8" STEEL STUDS @ 16" O.C WITH 1/2" GWB ON EACH SIDE, PAINTED	
NEW 6" STEEL STUDS @ 16" O.C WITH 5/8" TYPE X GWB ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP PENETRATIONS	

8

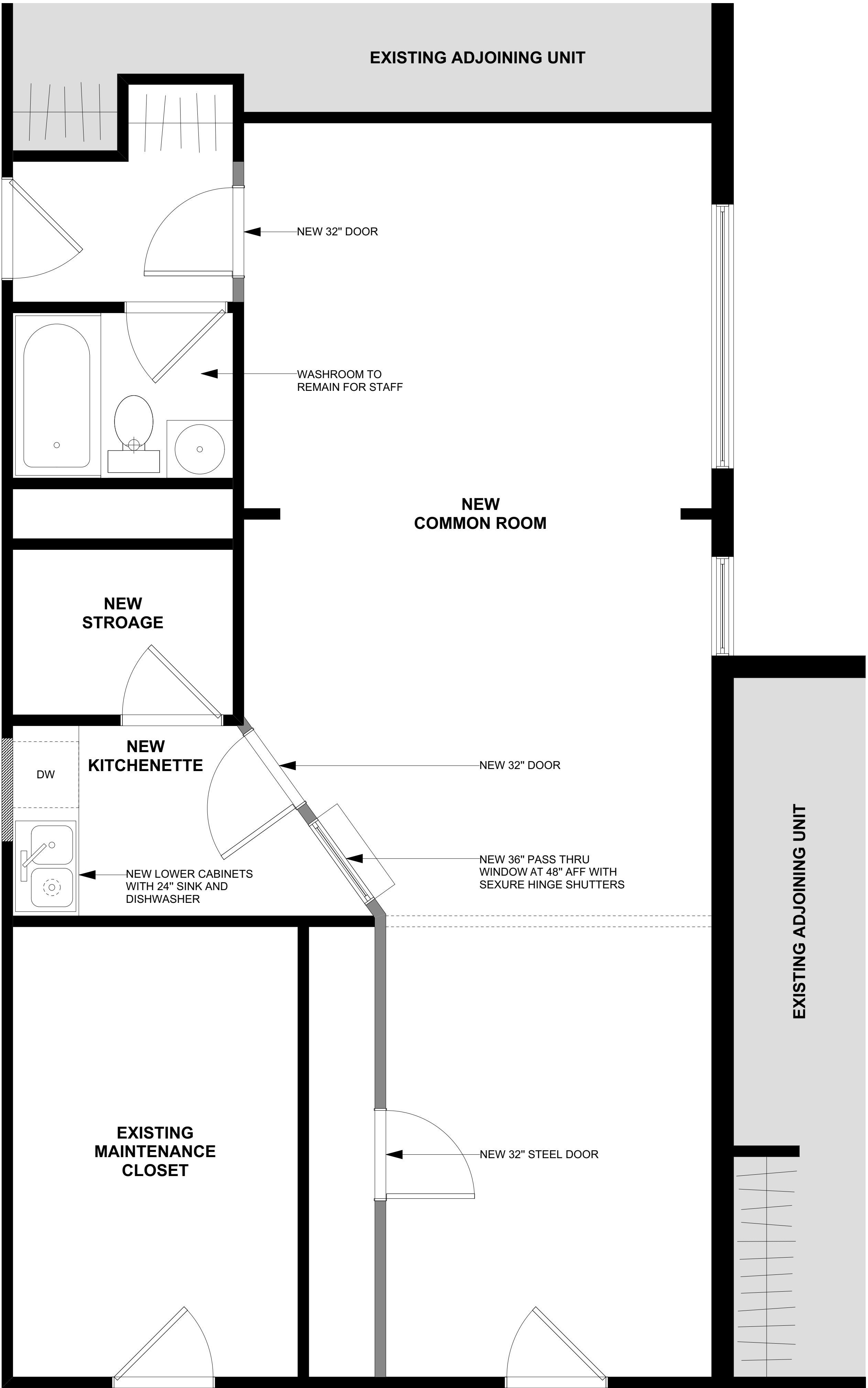
1

A8

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

EXISTING CORRIDOR

EXISTING CORRIDOR



2

A8

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

EXISTING CORRIDOR

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1/2" = 1'-0"

DRAWING TITLE:

**EXISTING &
PROPOSED
UNITS 216 & 223**

DRAWING NUMBER:

A8

PARTITION LEGEND	
EXISTING PARTITION - TO REMAIN	
EXISTING PARTITION - TO BE REMOVED	



1
A9
EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SCALE:

1/8" = 1'-0"

DRAWING TITLE:

**EXISTING THIRD
FLOOR**

DRAWING NUMBER:

A9