

PROJECT:
John Howard
SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:
736 Princess Ave.

CLIENT:
Hartwig Industries

ARCHITECT - CRP



CONSULTANT



ISSUED FOR: DATE:
Rezoning /DP 10.03.2020

REVISION NO.: DATE:

SAC PROJECT NO.:

DRAWN BY:

DATE:
06.03.2020

SCALE:
As Shown

DRAWING TITLE:
Title Sheet

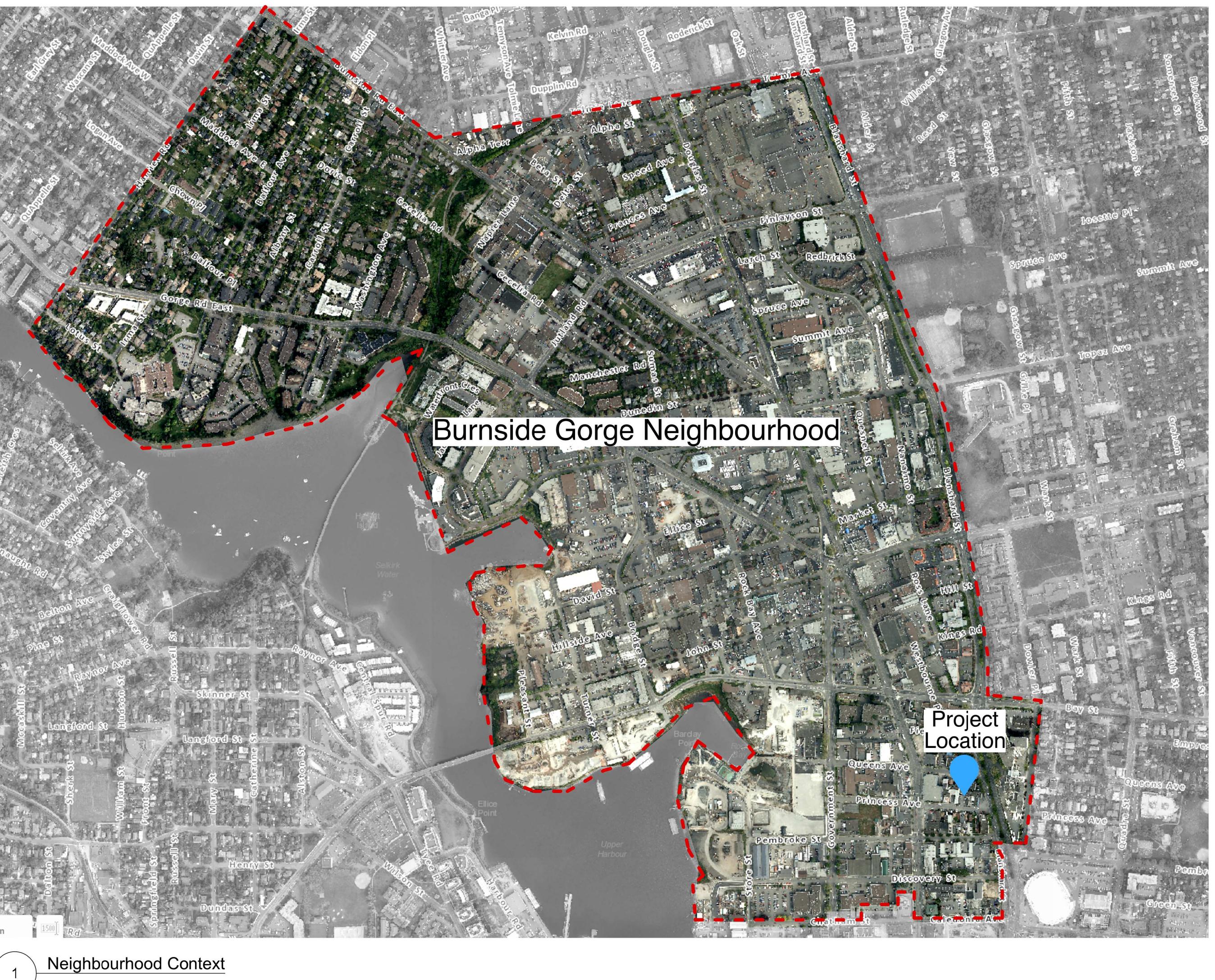
DRAWING NUMBER:

A 0.0



| 736 Princess Ave.

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 ² (5,982 sq. ft.)
Floor Areas (Gross)	
Main area:	112.72 m ² (1213.30 sq ft)
Level 2 area: program	475.34 m ² (5116.52 sq ft)
Level 3 area: office/admin	436.44 m ² (4697.80 sq ft)
Level 4 area: residential	409.85 m ² (4411.59 sq ft)
Level 5 area: residential	409.85 m ² (4411.59 sq ft)
Level 6 area: residential	386.47 m ² (4159.93 sq ft)
Total Gross Floor Area	2,230.67 m² (24,010.73 sq ft)
Commercial Floor Area -Level 1 Cafe	69.22 m ² 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 ²	
Lot Area: 556 m ² 2230.67 / 556 = 4.01:1	
Floor Space Ratio Residential Levels 4-6 1206.65	
1206.65 / 556 = 2.21:1	
Site Coverage (%) (535.48 m ² / 556 m ²) * 100	96%
Open site space (%) (26.90. m ² / 556 m ²) * 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 m ²	required 69/50 =1.5 provided - 2 stalls
Proposed - Office 1/70 m ²	required 431/70= 6 provided - 6 stalls
Proposed - Programs (personal serv)1/50m ²	required 460/50= 9 provided - 0 stalls
Residential-Transitional units 1 / 80 m ²	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 ² - 33 m ² (290 sq.ft. - 360 sq.ft.)
Total Residential Floor Area Levels 4-6	1206.65 m ² (12,988.27 sq.ft.)



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DRAWING TITLE: Project Data & Context Plan

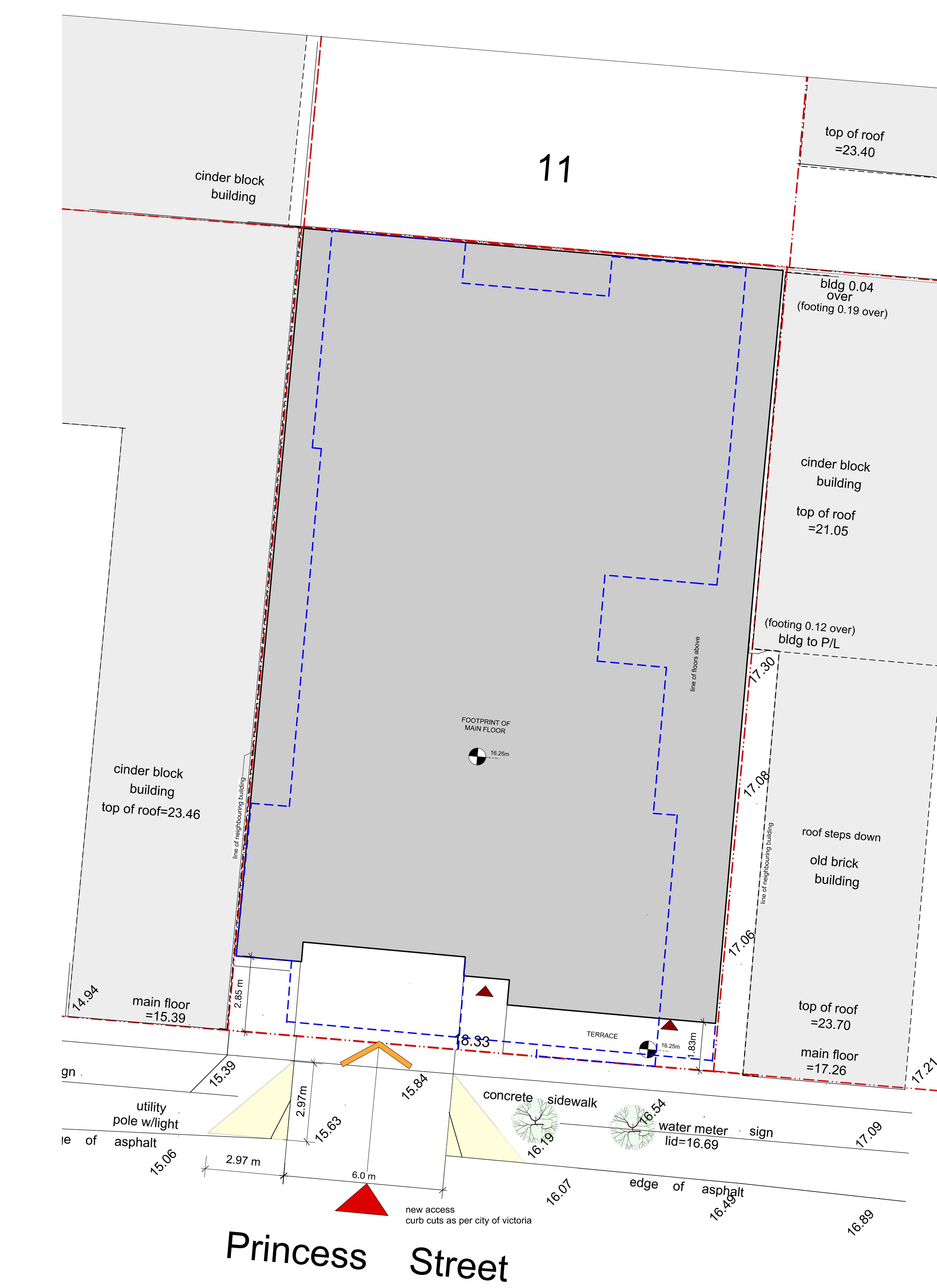
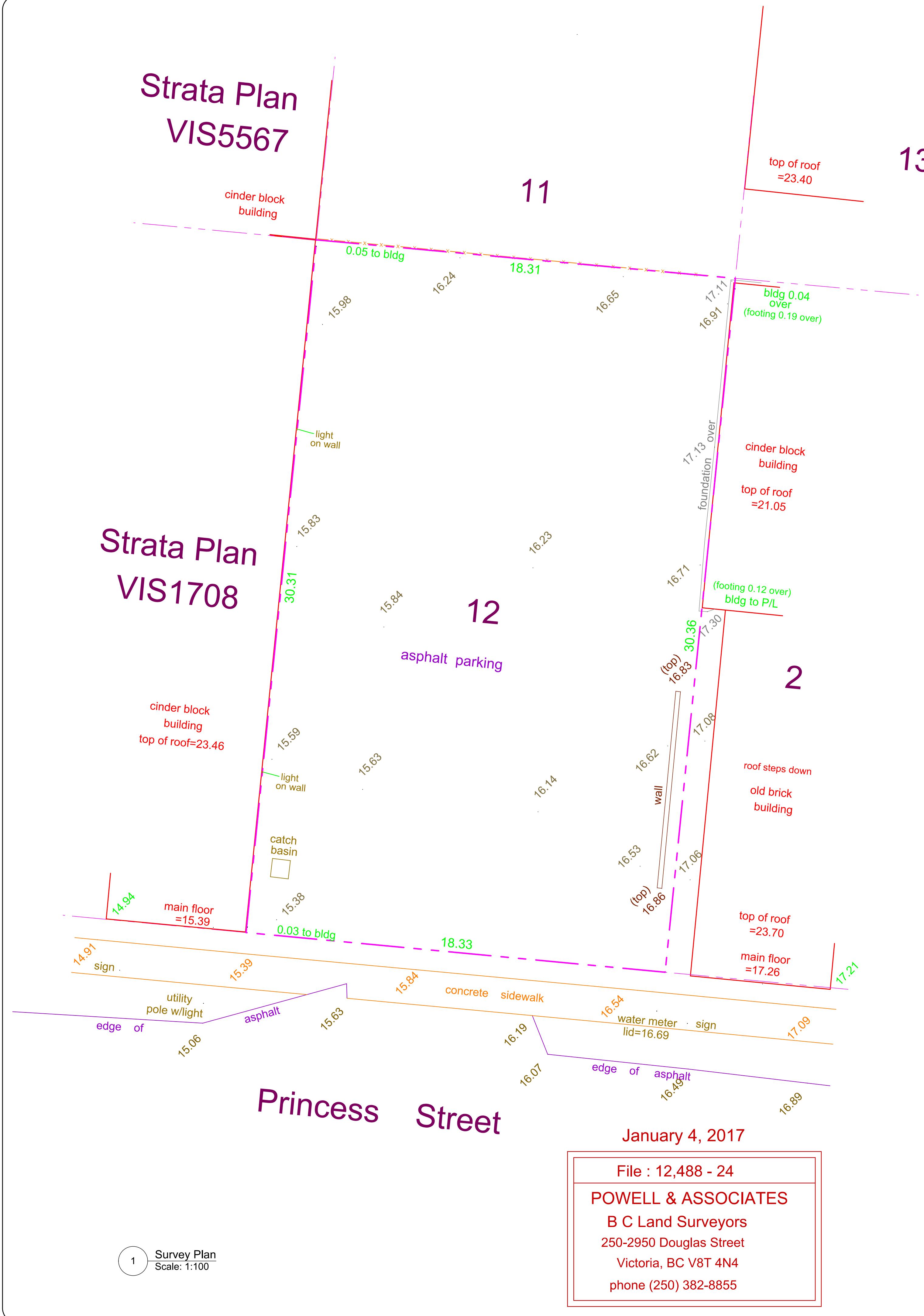
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Strata Plan VIS5567

Strata Plan VIS1708

Princess Street



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250-254-8076

CONSULTANT

Arcata
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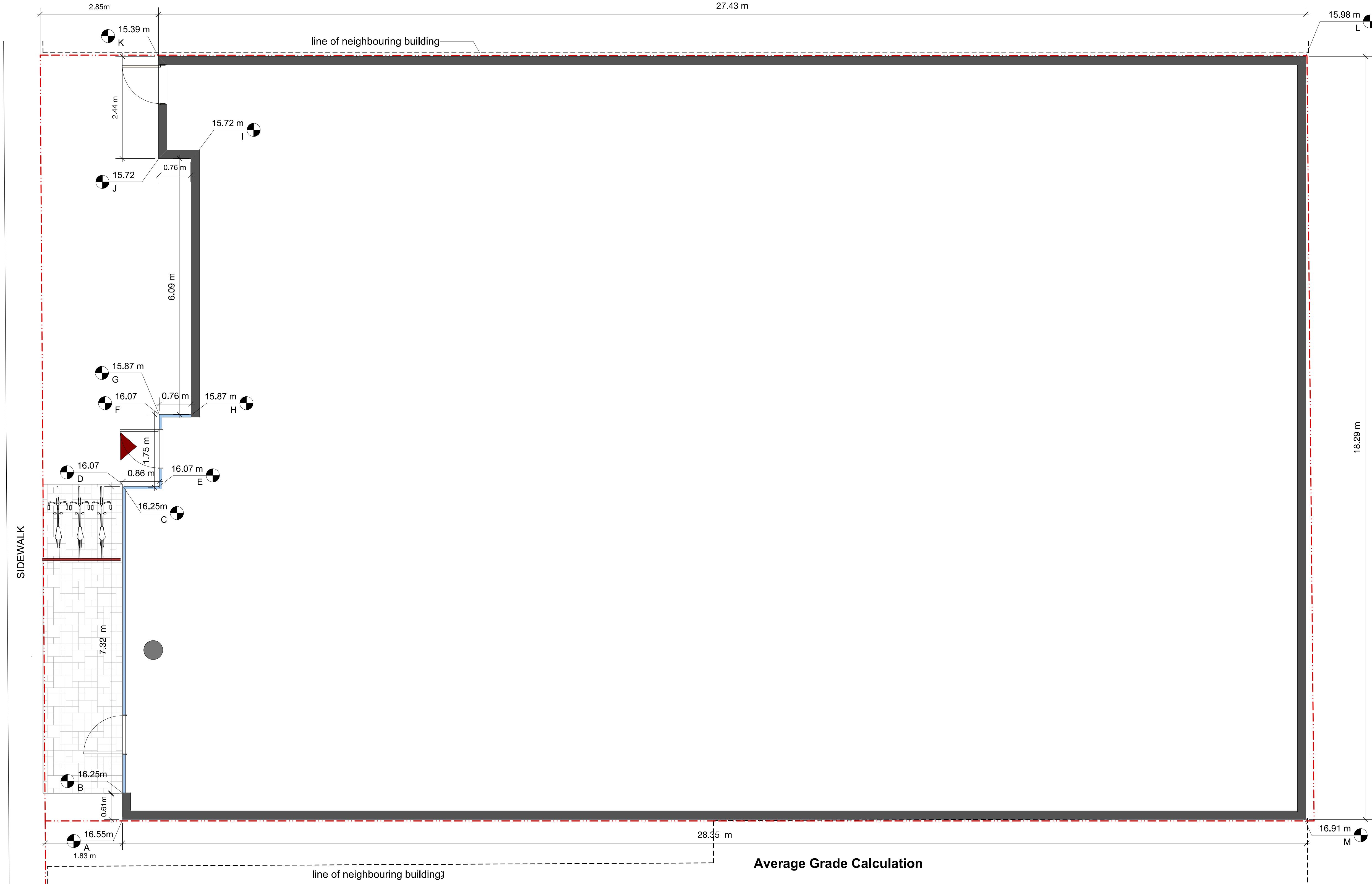
SCALE:
As Shown

DRAWING TITLE:
Survey Plan & Site Plan

DRAWING NUMBER:

A 0.2

PRINCESS AVE.



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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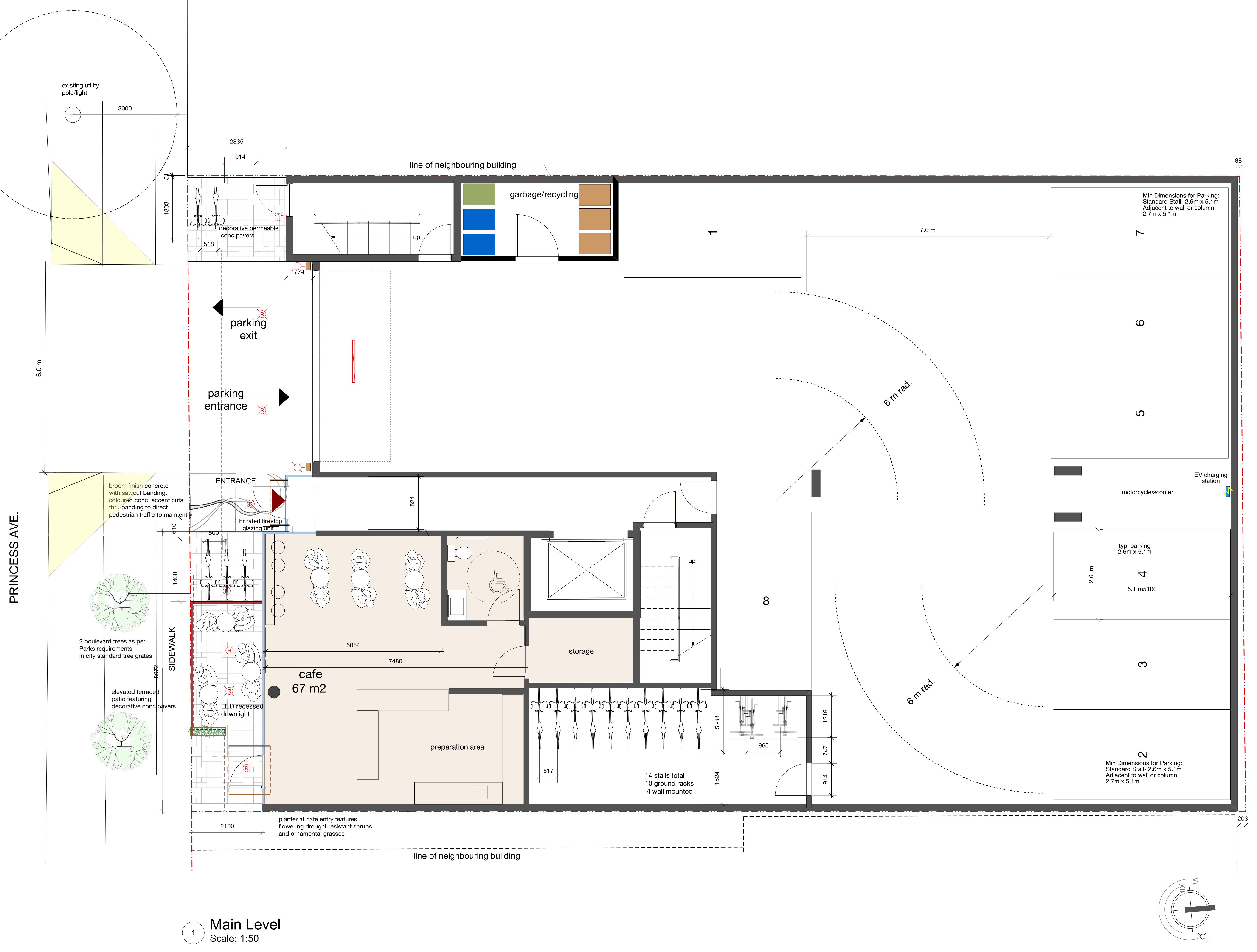
DATE:
06.03.2020

SCALE:
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DRAWING TITLE:
Average Grade Calculation

DRAWING NUMBER:

A 0.3



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Rezoning /DR 10-03-2001

REVISION NO. DATE

340 PROJECT NO.

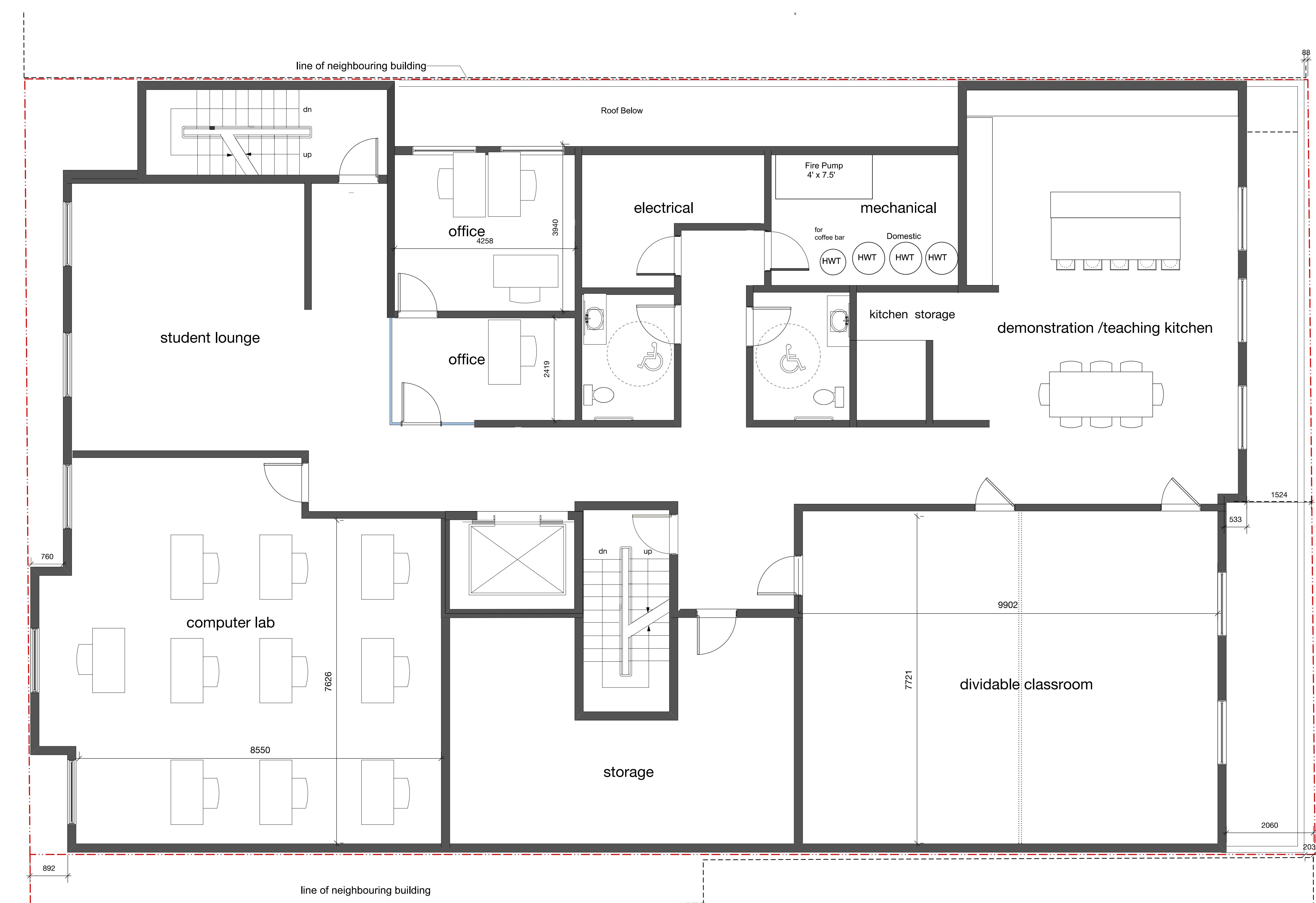
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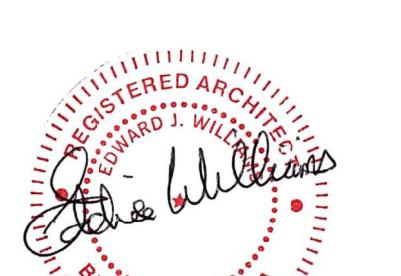
DATE:

AS SHOWN

DRAWING NUMBER:

A 1.1





ISSUED FOR: DATE:
Bezoring /DP 10-03-2023

REVISION NO.: DATE:

AC PROJECT NO.:

RAWN BY:

DATE:

CALE:

DRAWING TITLE:

DRAWING NUMBER:

This architectural floor plan illustrates the layout of a modern office building. The building features a central courtyard with a 'New Osakazuki maple tree' and 'shade loving ornamental grasses and flowing perennials'. The plan includes several office spaces (3658, 3663, 3682, 3796, 4310, 4945, 5127, 5472, 5701, 5974, 6079, 6514), a meeting room (6514), a break room (5472), a storage area (5974), a janitor's room (5701), a copy room (5127), a reception area (3796), a network room (3658), and a demonstration garden (5701). The building is bounded by a red dashed line representing the 'line of neighbouring building'. The roof area is labeled 'Roof Below'. Various dimensions are marked throughout the plan, such as 3658, 4432, 4945, 500, 5127, 5472, 5701, 5974, 6079, 6514, 760, 892, and 8404. Stairs are indicated with 'dn' (down) and 'up' arrows. A central staircase is labeled 'dn' and 'up' with a grid. The plan also shows 'decorative conc.pavers' in the courtyard area.

1 Level 3-Administration

1 Scale: 1:500

A 1.3



1 Level 4 Residences

10 suites, 1 office, 1 laundry

Scale: 1:50

A1.4



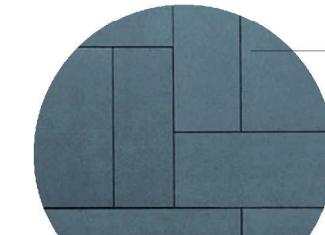
9 suites 1 laundry, common /gathering



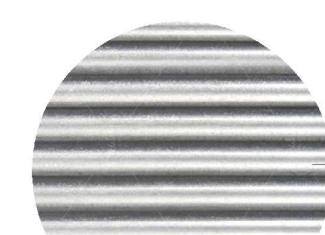
1 **Level 6 Residences** 9 suites per floor, 1 office per floor, 1 laundry, 1 outdoor gathering area
Scale: 1:50

A1.6

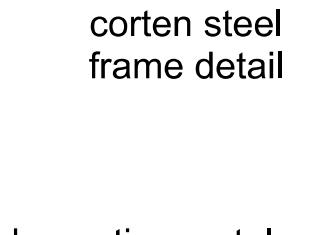
Materials



cement board (evening blue)



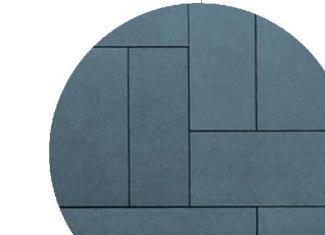
horizontal corrugated metal (silver)
w/ aluminium flashing



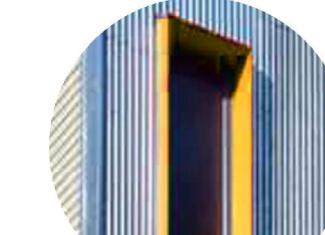
corten steel frame detail



decorative metal screen



cement board (evening blue)



black cement board



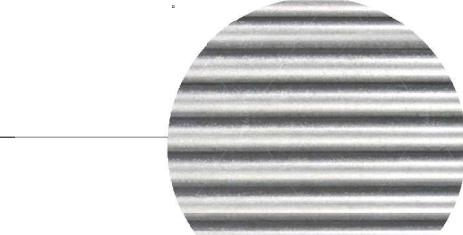
horizontal corrugated metal (charcoal)
w/ aluminium flashing



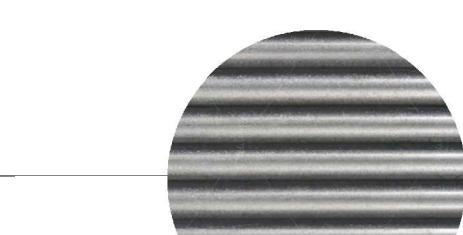
1 South Elevation
Scale: 1:100



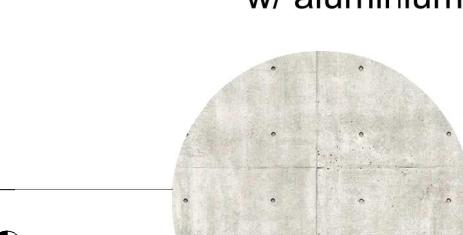
1 South Elevation
Scale: 1:100



horizontal corrugated metal (silver)
w/ aluminium flashing



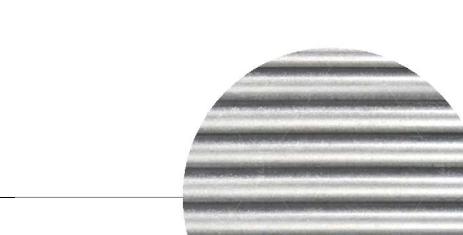
corten steel frame detail



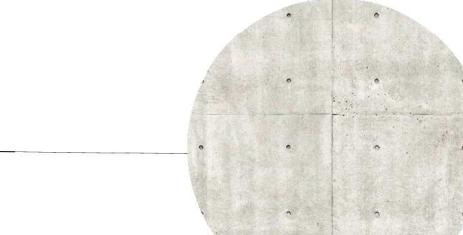
horizontal corrugated metal (charcoal)
w/ aluminium flashing



architectural concrete stand-off



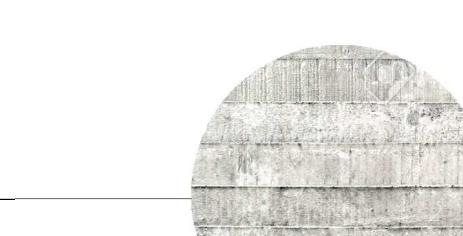
horizontal corrugated metal (silver)
w/ aluminium flashing



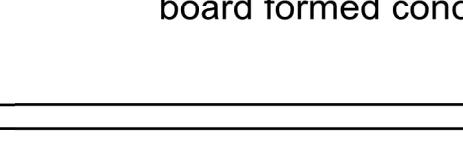
vinyl windows (dark grey/black)



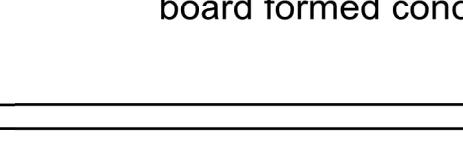
architectural concrete stand-off



soffit lighting in courtyard



storefront glazing



board formed concrete



2 East Elevation
Scale: 1:100

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DRAWING TITLE: Elevations S-E

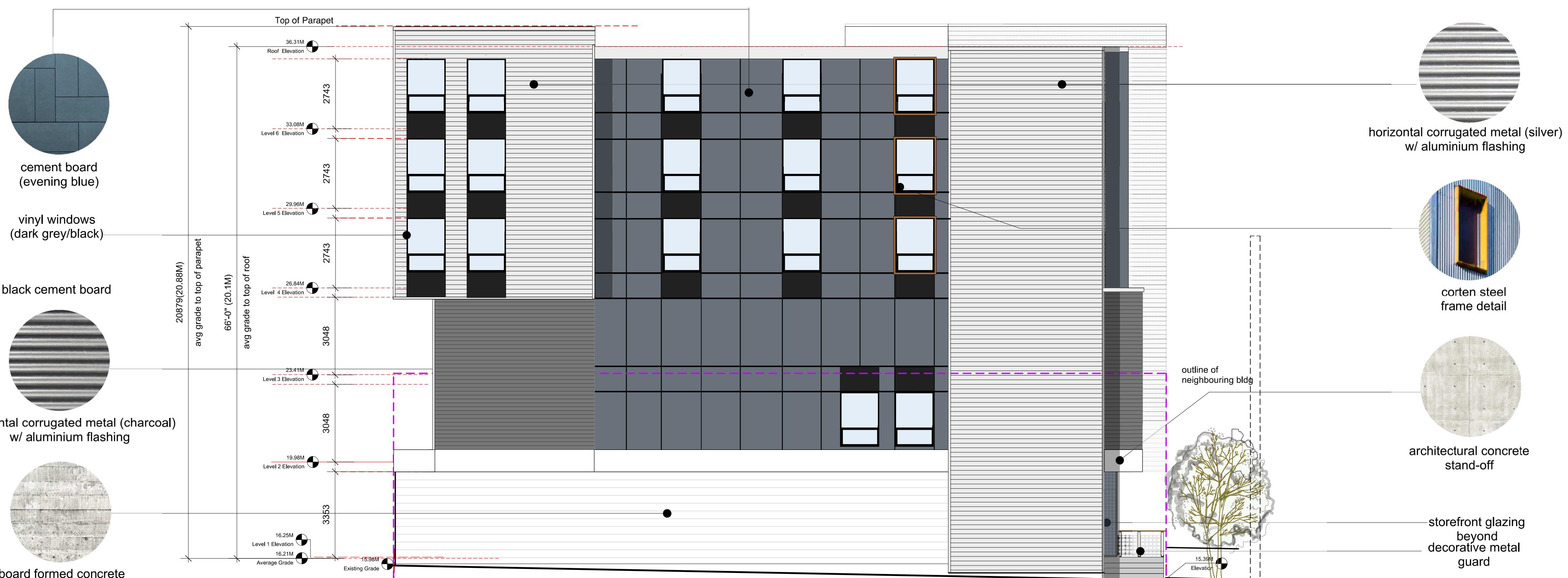
DRAWING NUMBER: A 2.0

Materials



North Elevation

1 Scale: 1:10



West Elevation

2 Scale: 1:10

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The logo for Steller Architectural Consulting. The word "steller" is written in a large, blue, lowercase, sans-serif font. Below it, "ARCHITECTURAL" and "CONSULTING" are stacked in a smaller, gray, uppercase, sans-serif font. To the right of the text is a stylized silhouette of a bird, possibly a blue jay or similar, drawn with blue and black lines.

CONSULTANT

Arcata

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DATE:

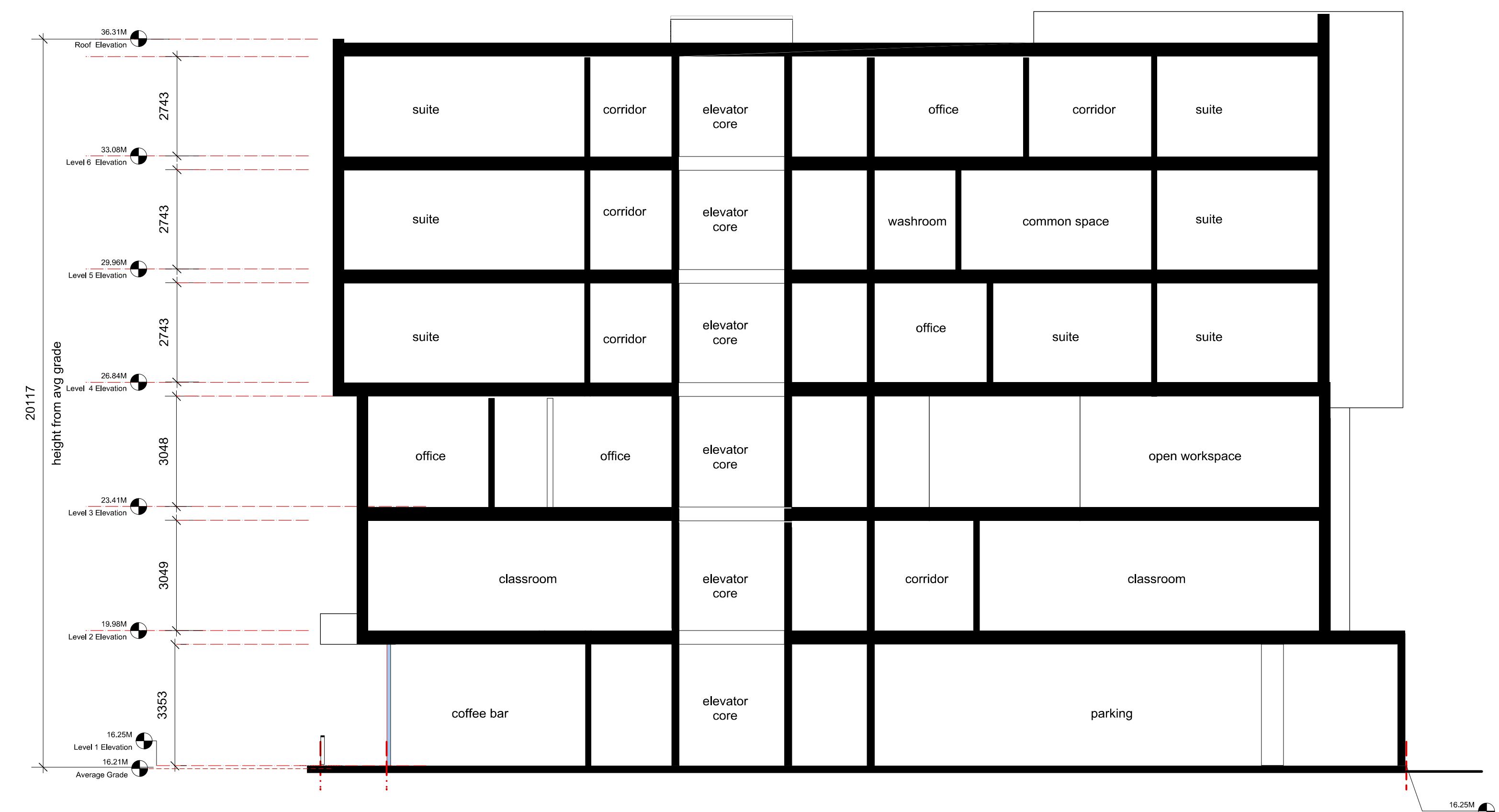
06.03.2020

As Shown

THE INFLUENCE OF CULTURE ON PARENTING

DRAWING NUMBER:

A 2.1





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.

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SCALE:
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DRAWING TITLE:

Perspectives

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A 3.0

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SCALE:
As Shown

DRAWING TITLE:
Shadow Study

DRAWING NUMBER:

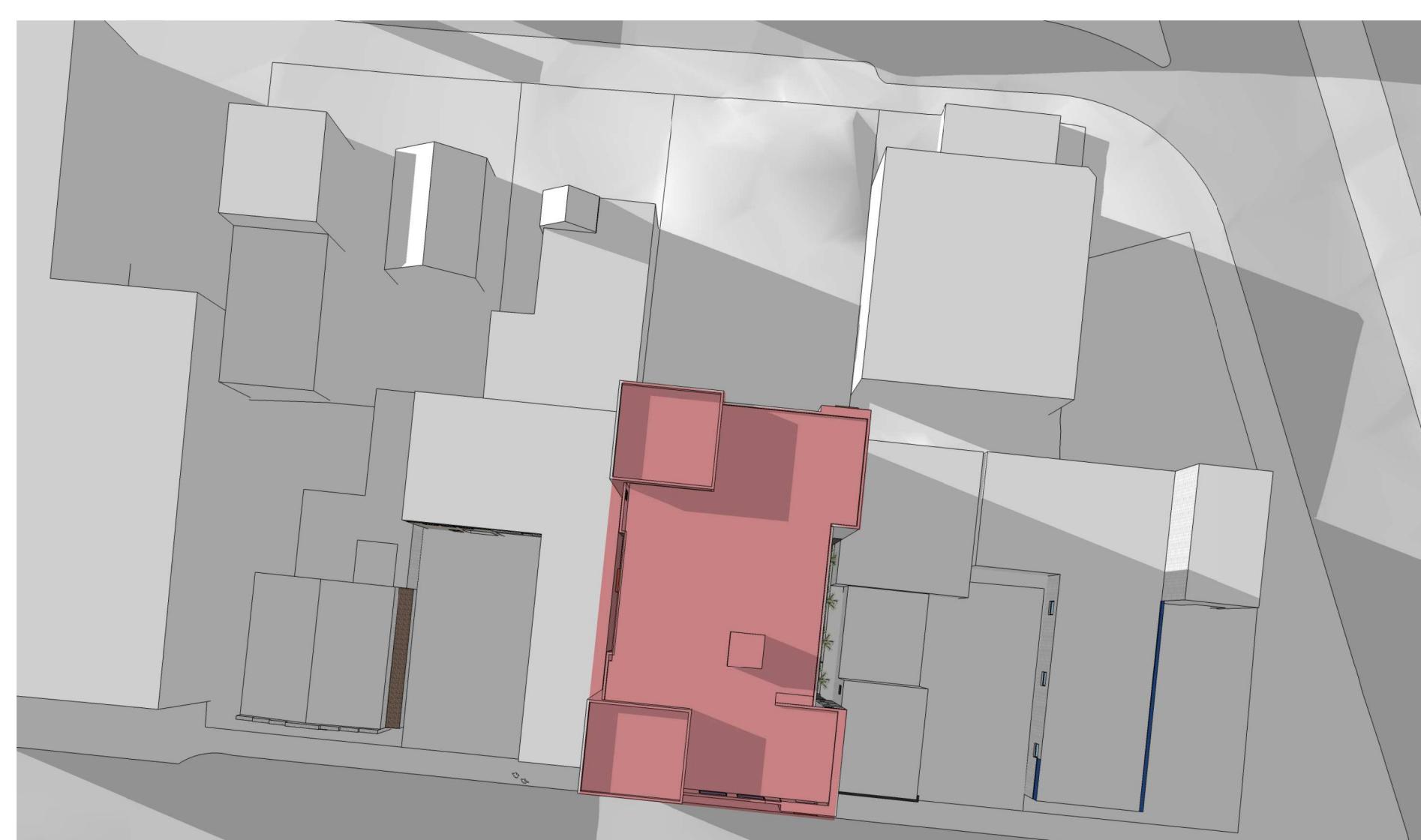
A 3.1



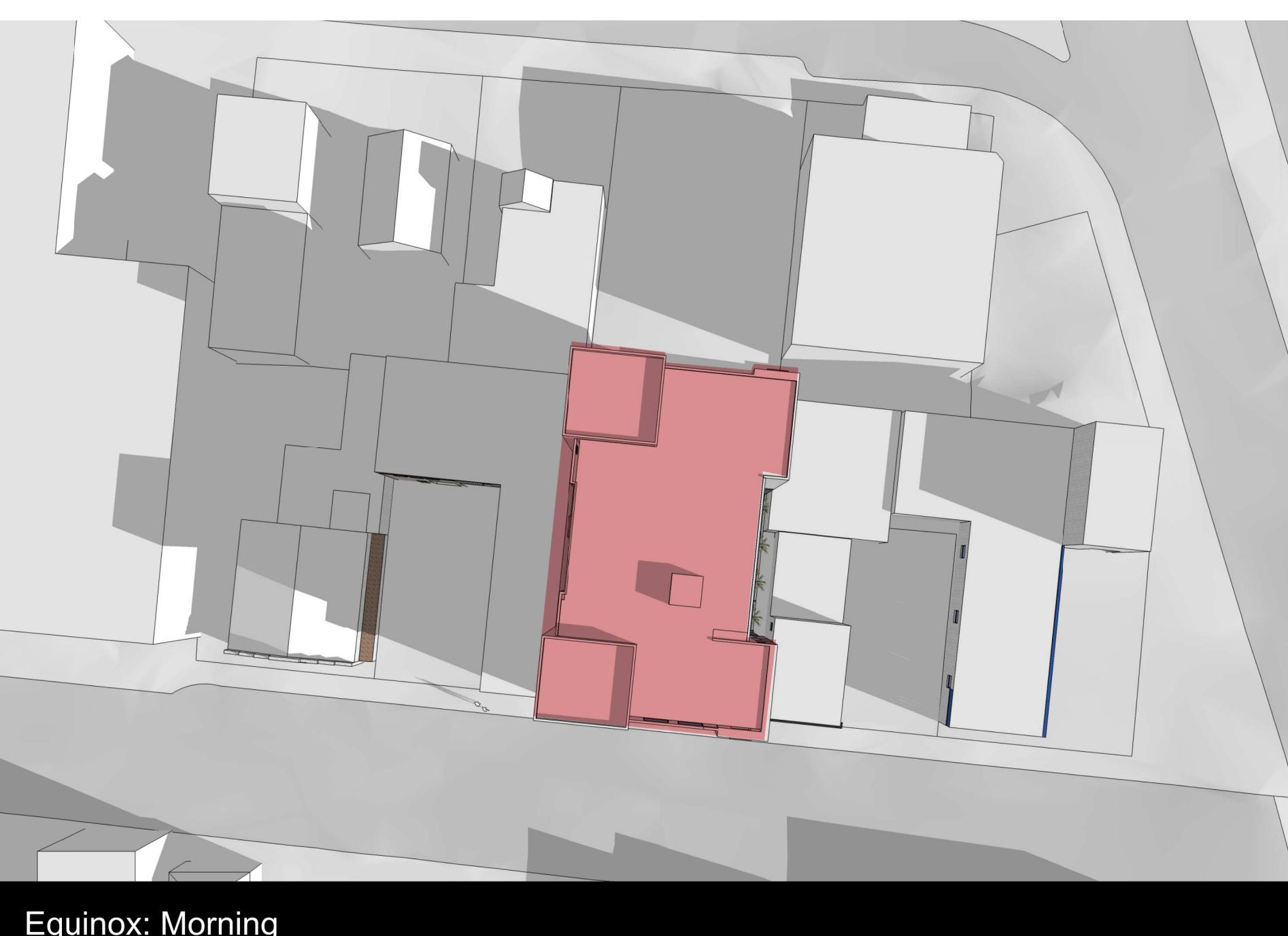
Summer Solstice: Morning



Summer Solstice: Noon



Summer Solstice: Evening



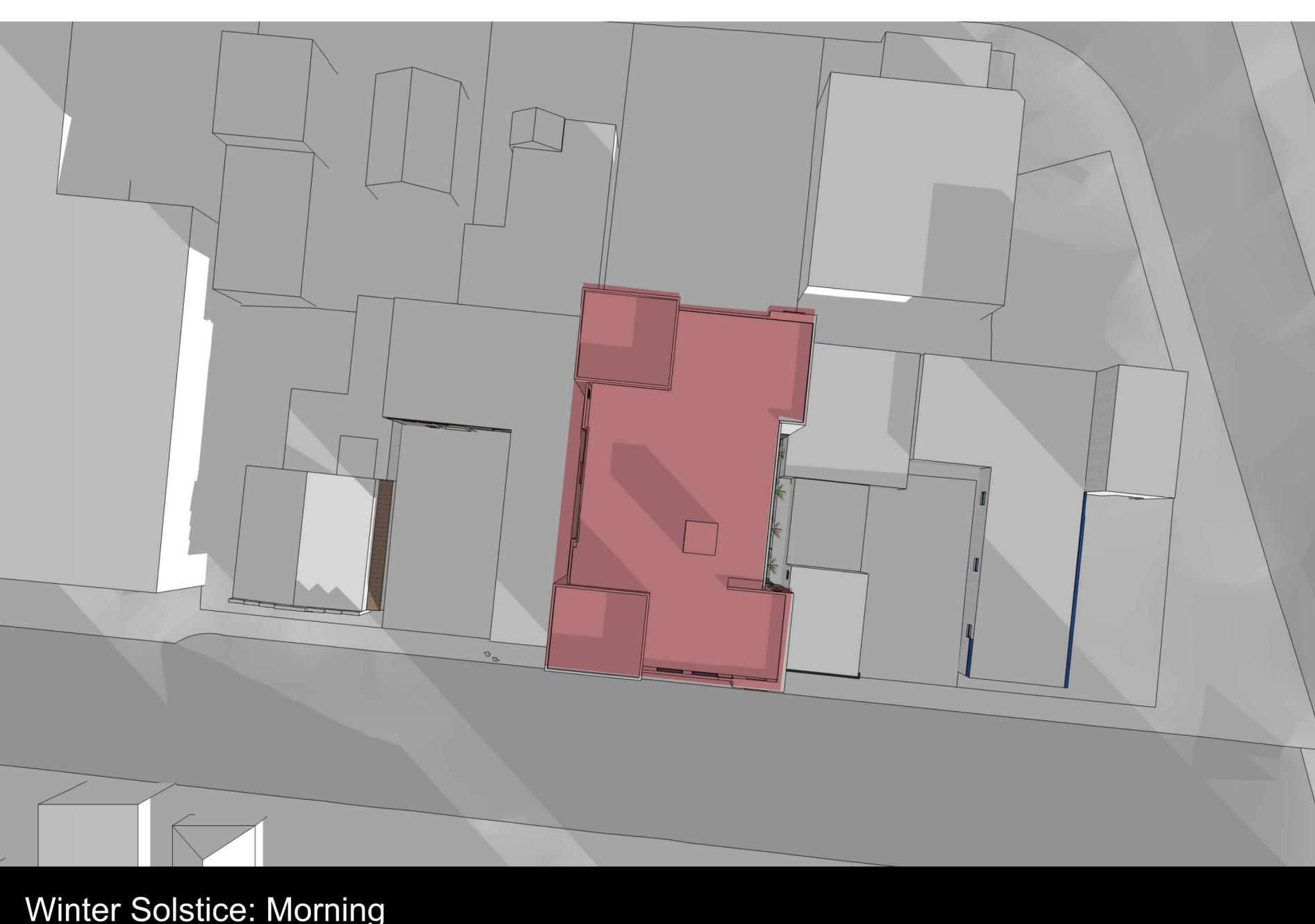
Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening