
Revisions
 Received Date:
March 10, 2020

| 736 Princess Ave.

PROJECT:
JohnHoward
 SOCIETY OF BRITISH COLUMBIA

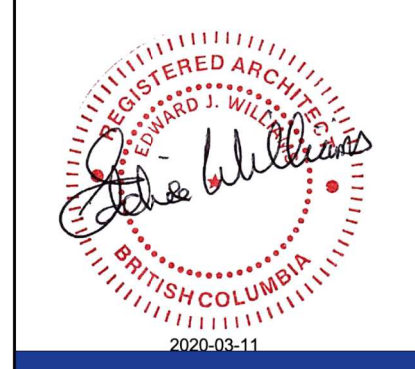
PROJECT ADDRESS:
736 Princess Ave.

CLIENT:
Hartwig Industries

ARCHITECT - CRP



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

Project Data 736 Princess Ave.

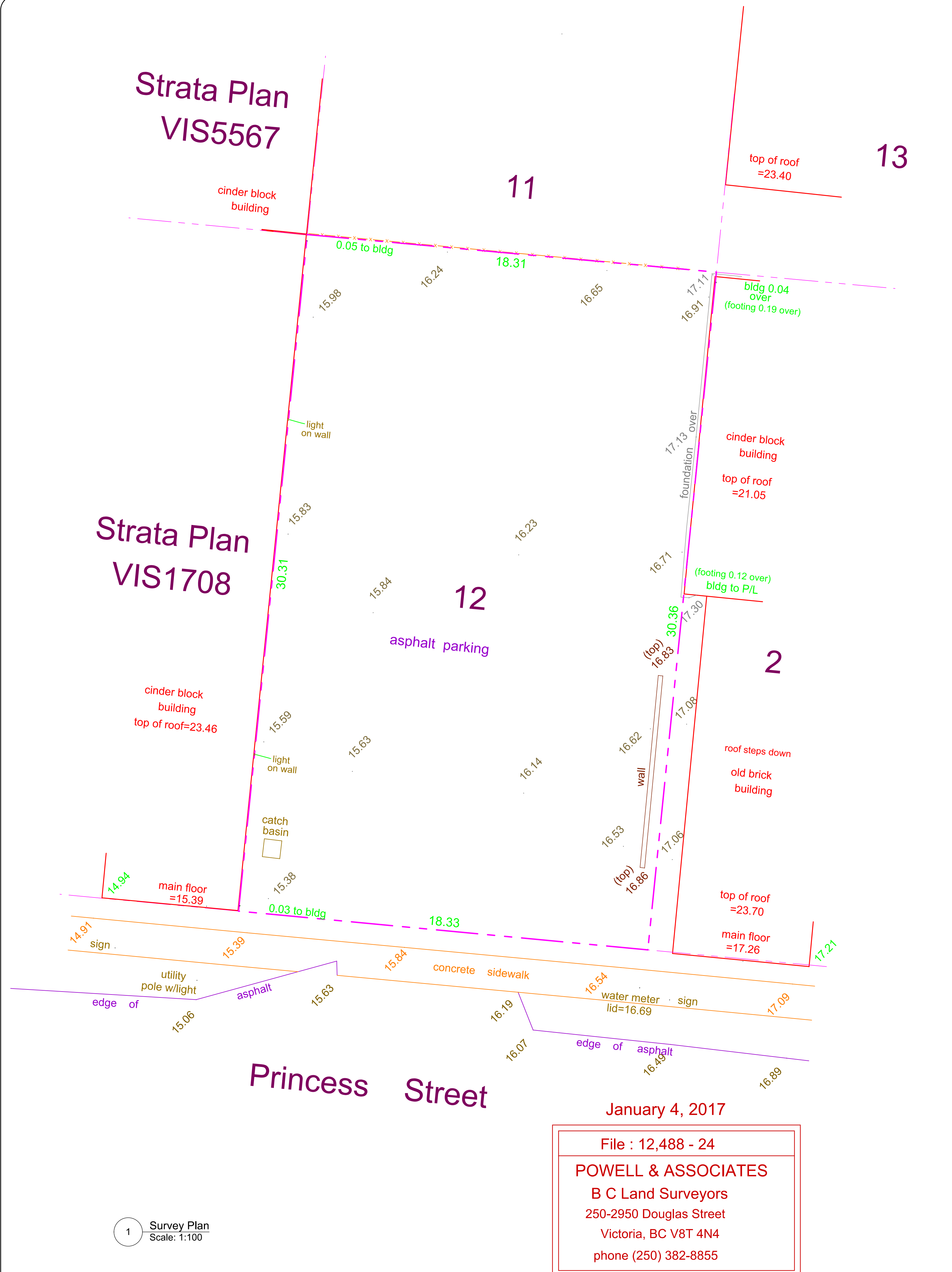
Civic Address	736 Princess Ave.
Legal Description	Lot 12, Block B, Section 3, Victoria, Plan 8
Zoning Existing	Existing: M-1, Limited Light Industrial District
Zoning Proposed	New Zone
Site Area	556 m2 (5,982 sq. ft.)
Floor Areas (Gross)	
Main area:	112.72 m2 (1213.30 sq ft)
Level 2 area: program	475.34 m2 (5116.52 sq ft)
Level 3 area: office/admin	436.44 m2 (4697.80 sq ft)
Level 4 area: residential	409.85 m2 (4411.59 sq ft)
Level 5 area: residential	409.85 m2 (4411.59 sq ft)
Level 6 area: residential	386.47 m2 (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 m2 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 m2	
Lot Area: 556 m2 $2230.67 / 556 = 4.01:1$	
Floor Space Ratio Residential Levels 4-6 $1206.65 / 556 = 2.17:1$	2.17:1
Site Coverage (%) $(535.48 \text{ m}^2 / 556 \text{ m}^2) * 100$	96%
Open site space (%) $(26.90. \text{ m}^2 / 556 \text{ m}^2) * 100$	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 m2	required $69/50 = 1.5$ provided - 2 stalls
Proposed - Office 1/70 m2	required $431/70 = 6$ provided - 6 stalls
Proposed - Programs (personal serv)1/50m2	required $460/50 = 9$ provided - 0 stalls
Residential-Transitional units 1 / 80 m2	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 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

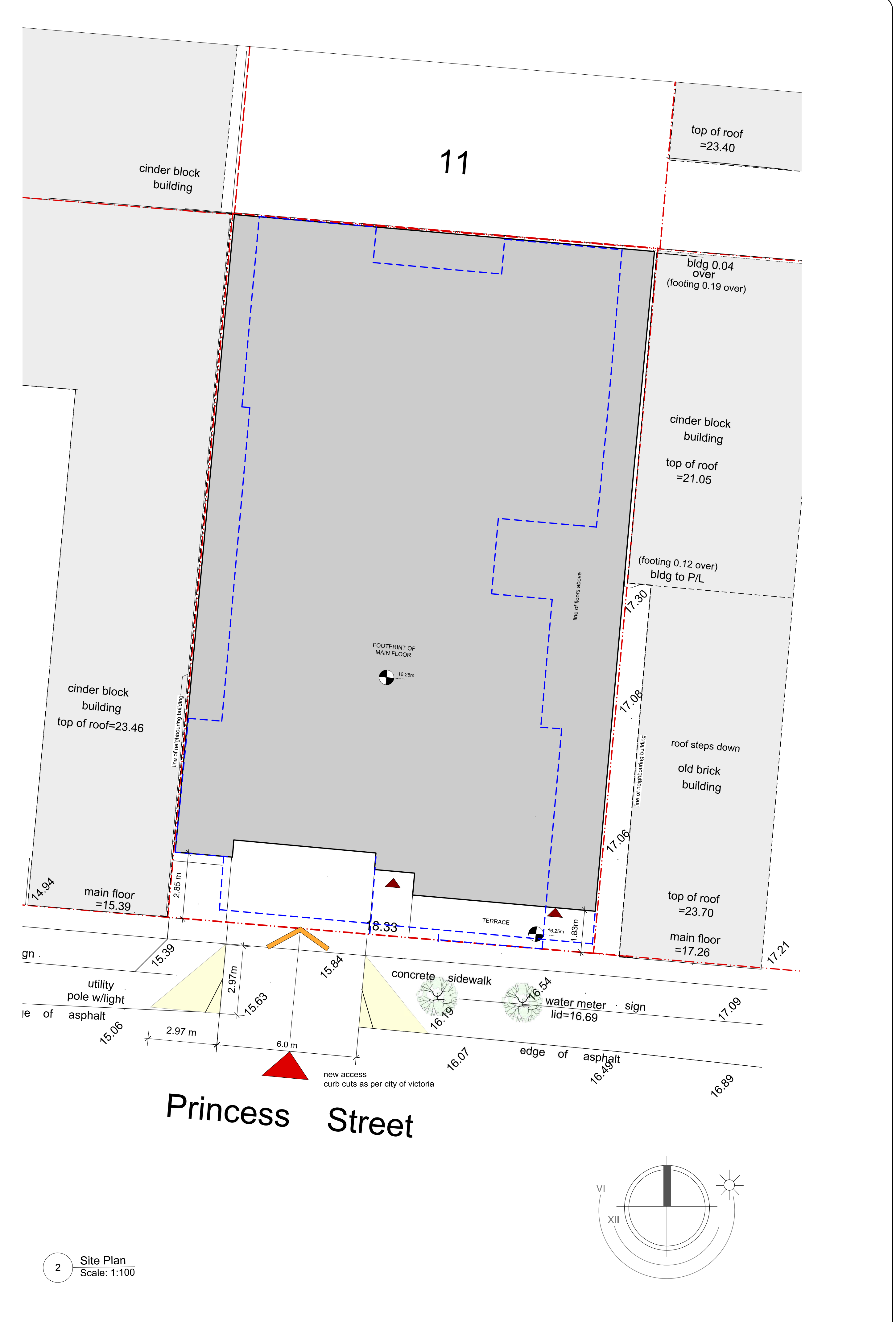


1 Survey Plan
Scale: 1:100

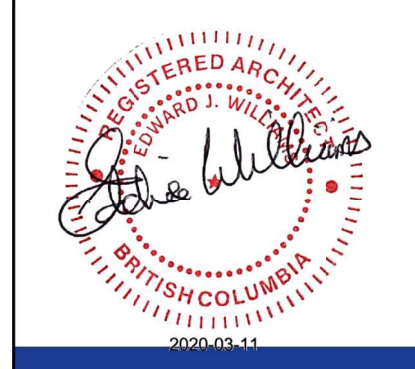
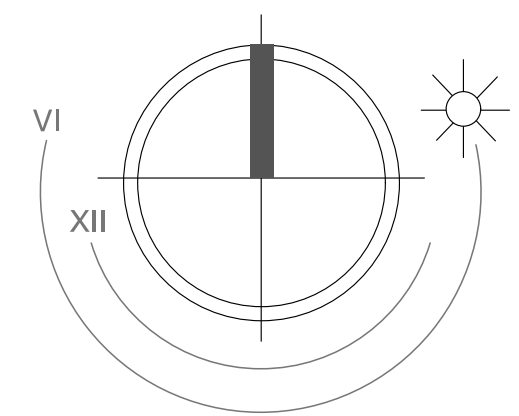
January 4, 2017

File : 12,488 - 24

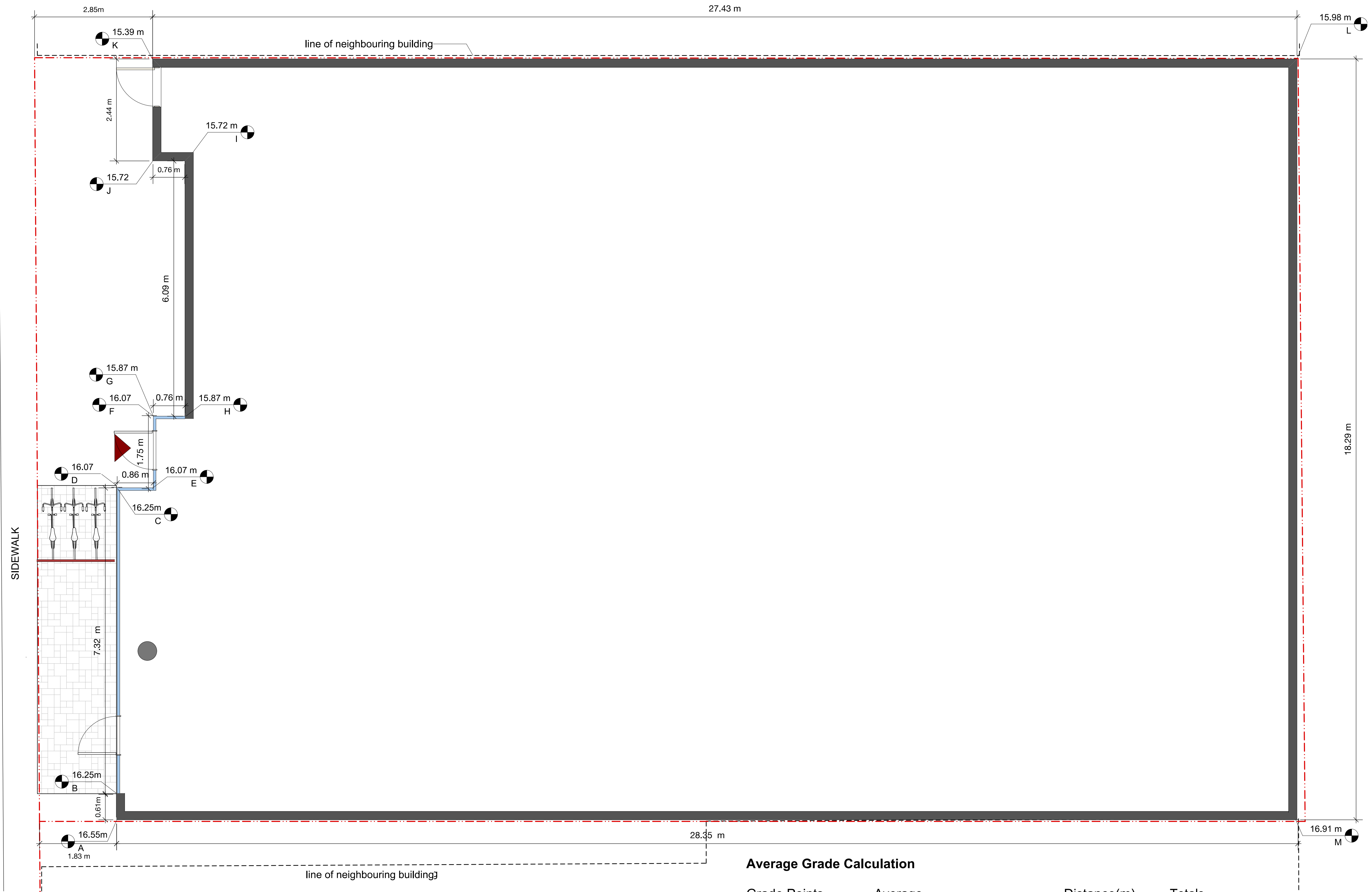
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855



2 Site Plan
Scale: 1:100



PRINCESS AVE.



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



ISSUED FOR:	DATE:
Rezoning /DP	10. 03.2020

REVISION NO.:	DATE:

SAC PROJECT NO.:

DRAWN BY:

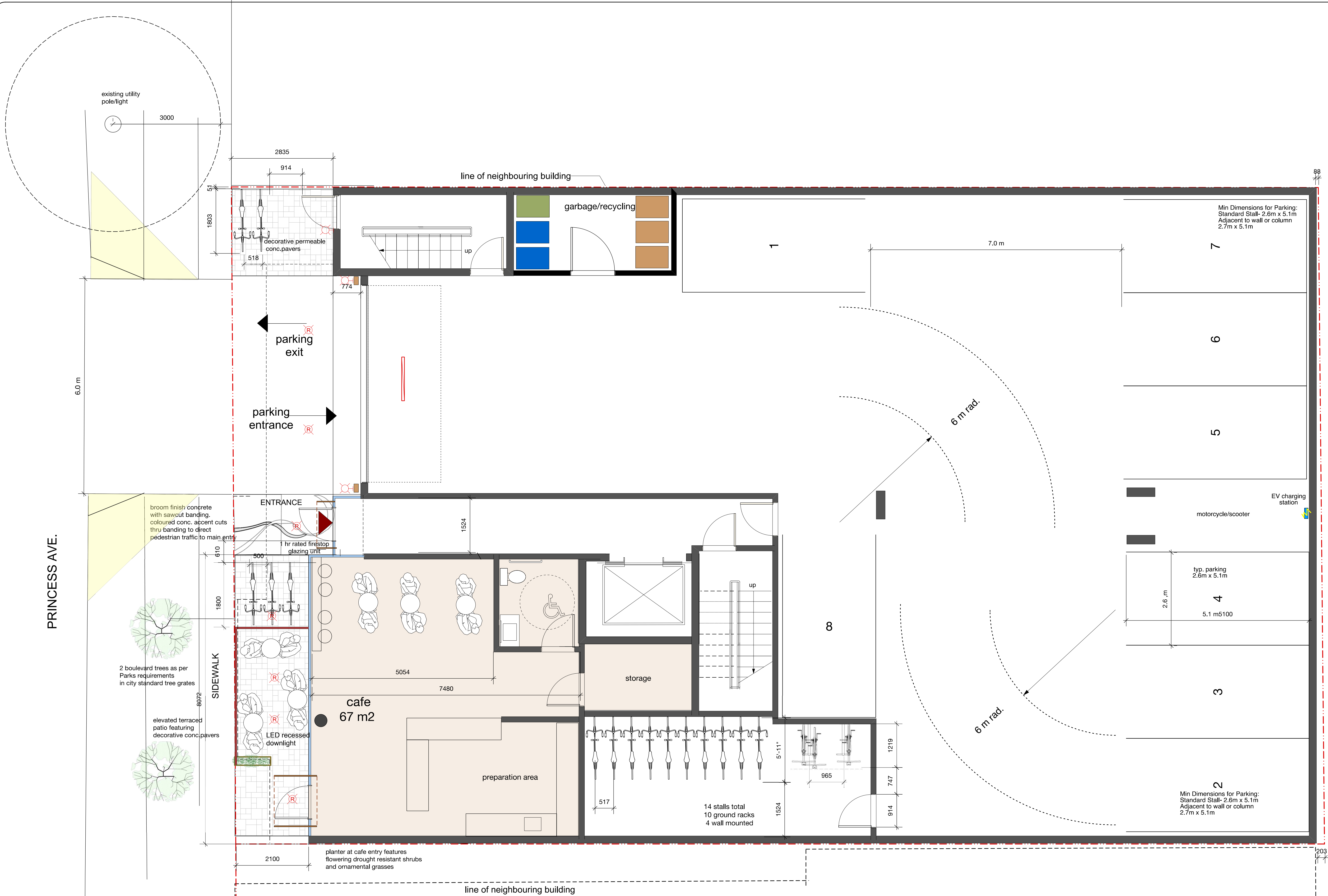
DATE:
06.03.2020

SCALE:
As Shown

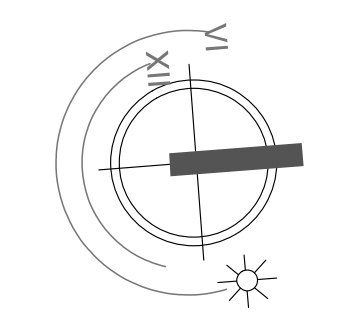
DRAWING TITLE:
Average Grade Calculation

DRAWING NUMBER:

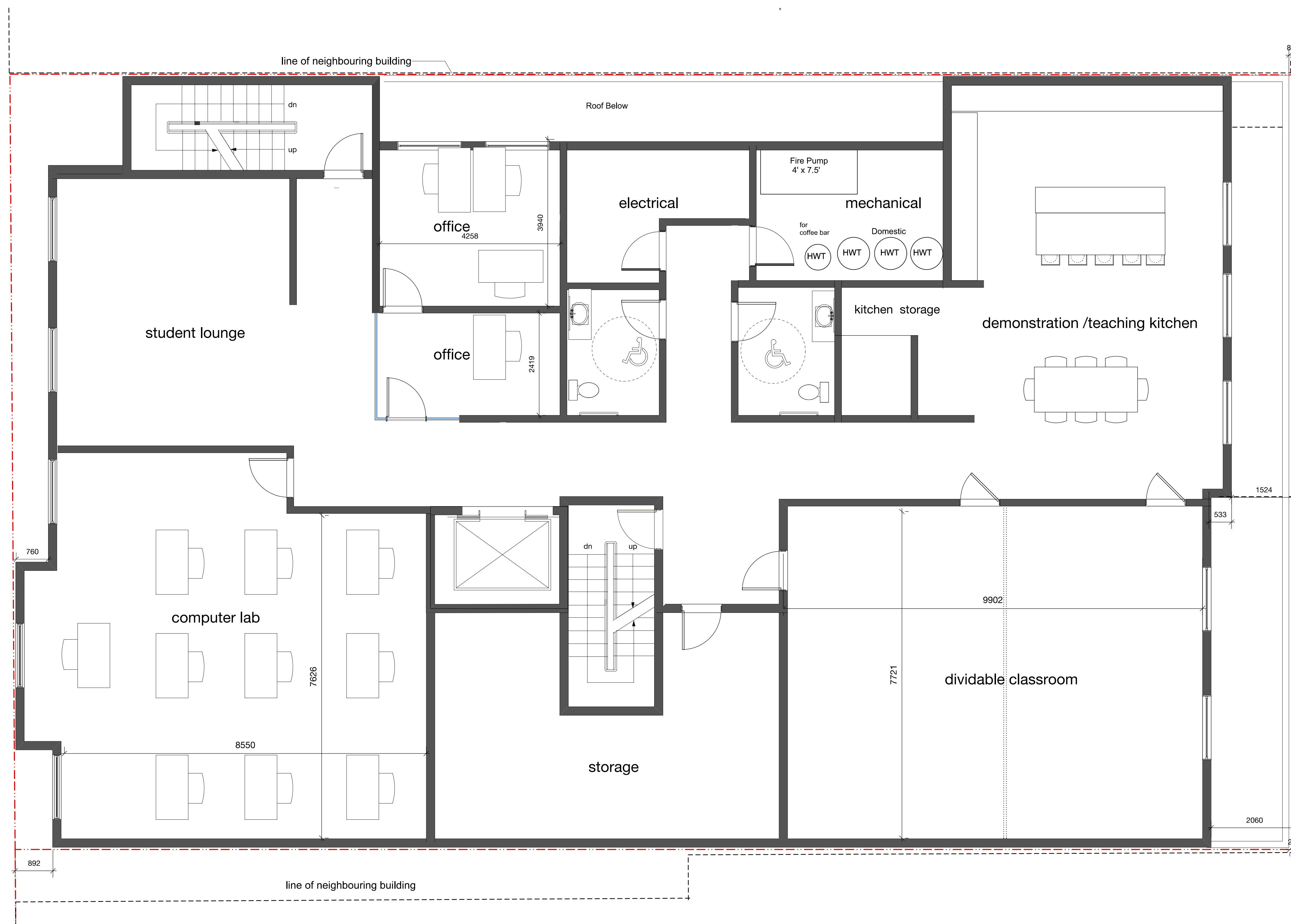
A 0.3



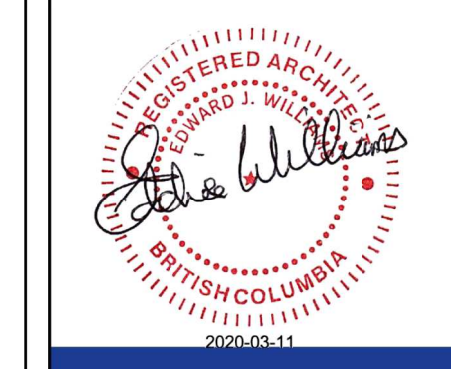
1 Main Level
Scale: 1:50



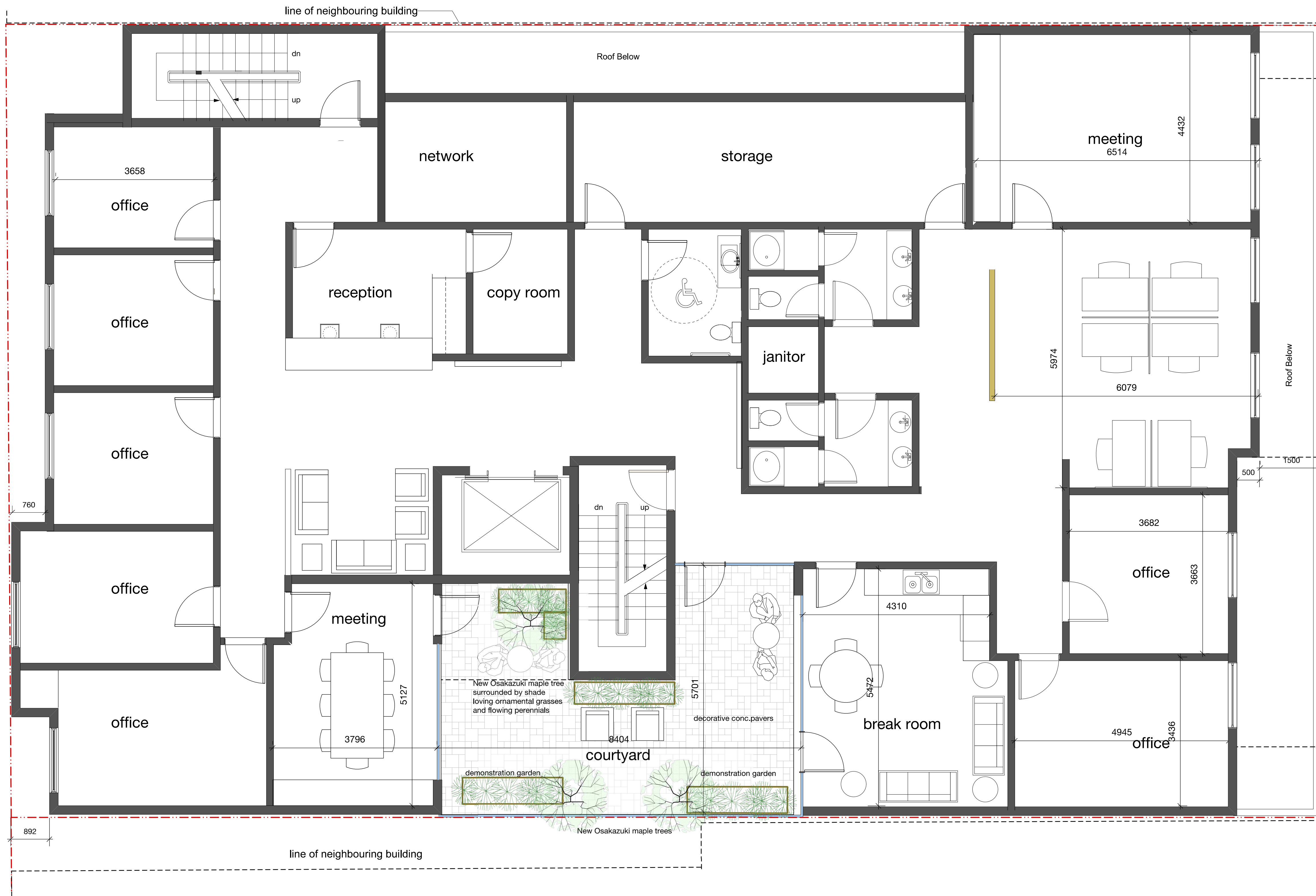
REVISION NO.:	DATE:



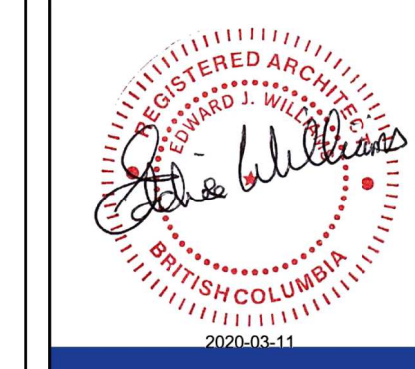
1 Level 2 -Program / Education
Scale: 1:50



REVISION NO.:	DATE:

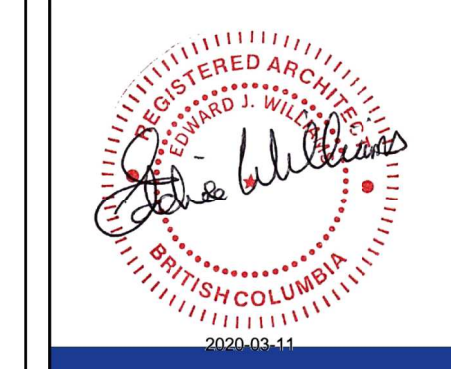


1 Level 3-Administration
Scale: 1:50



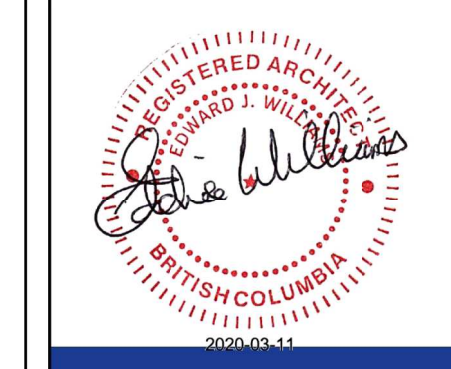


1 **Level 4 Residences** 10 suites, 1 office, 1 laundry
Scale: 1:50





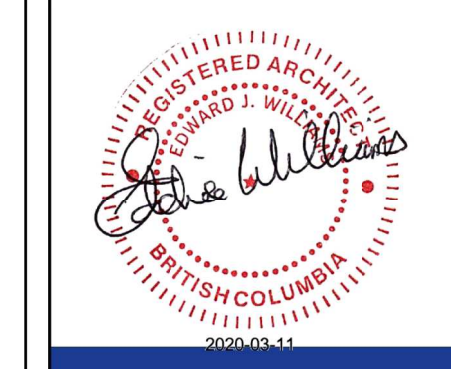
9 suites 1 laundry, common /gathering

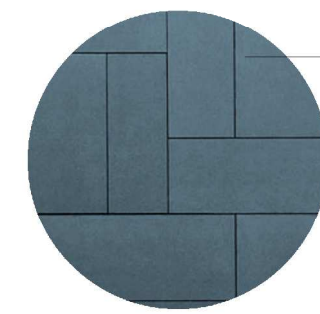


REVISION NO.:	DATE:



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

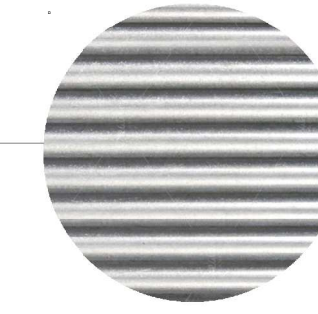
decorative metal screen



butt joint storefront glazing



1 South Elevation
Scale: 1:100

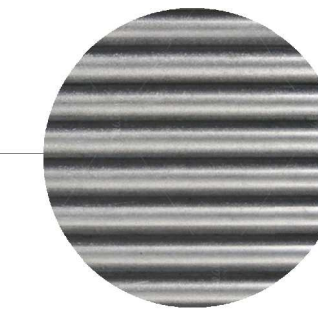


horizontal corrugated metal (silver)
w/ aluminium flashing

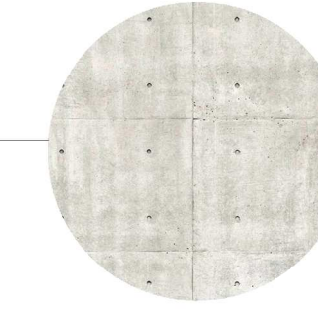


corten steel
frame detail

aluminium flashing
black cement board



horizontal corrugated metal (charcoa)
w/ aluminium flashing

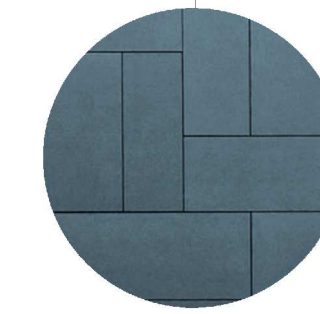


architectural concrete
stand-off

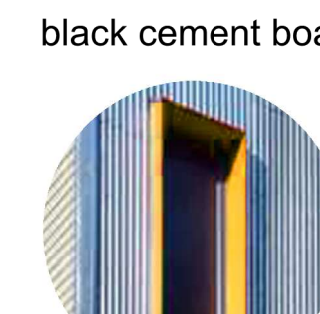
soffit lighting

corten steel
frame detail

Materials



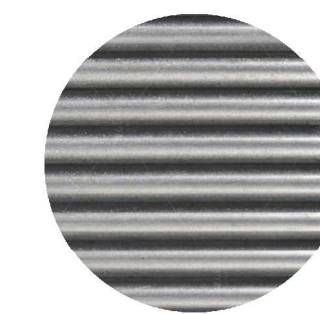
cement board
(evening blue)



black cement board



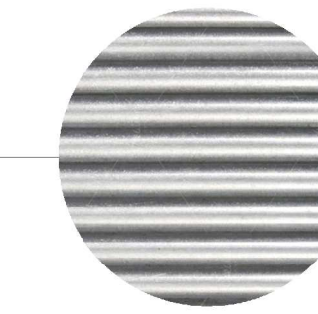
corten steel
frame detail



horizontal corrugated metal (charcoal)
w/ aluminium flashing

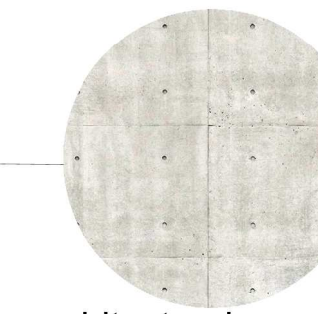


2 East Elevation
Scale: 1:100



horizontal corrugated metal (silver)
w/ aluminium flashing

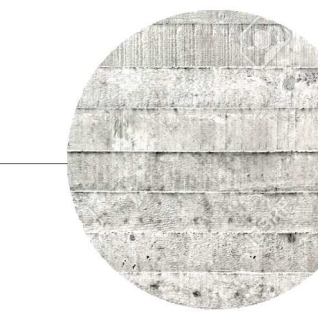
vinyl windows
(dark grey/black)



architectural concrete
stand-off

soffit lighting in
courtyard

storefront glazing



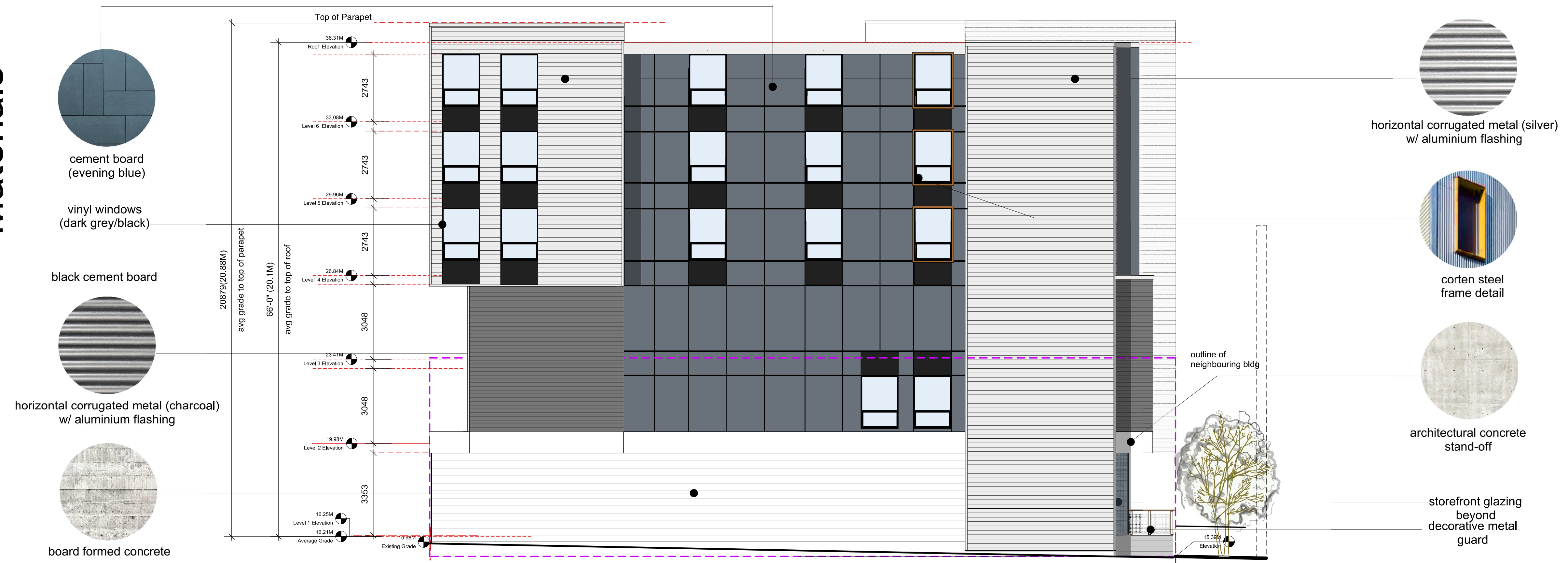
board formed concrete



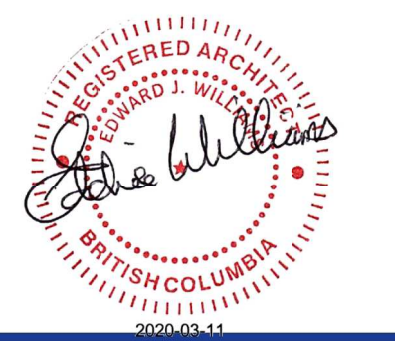


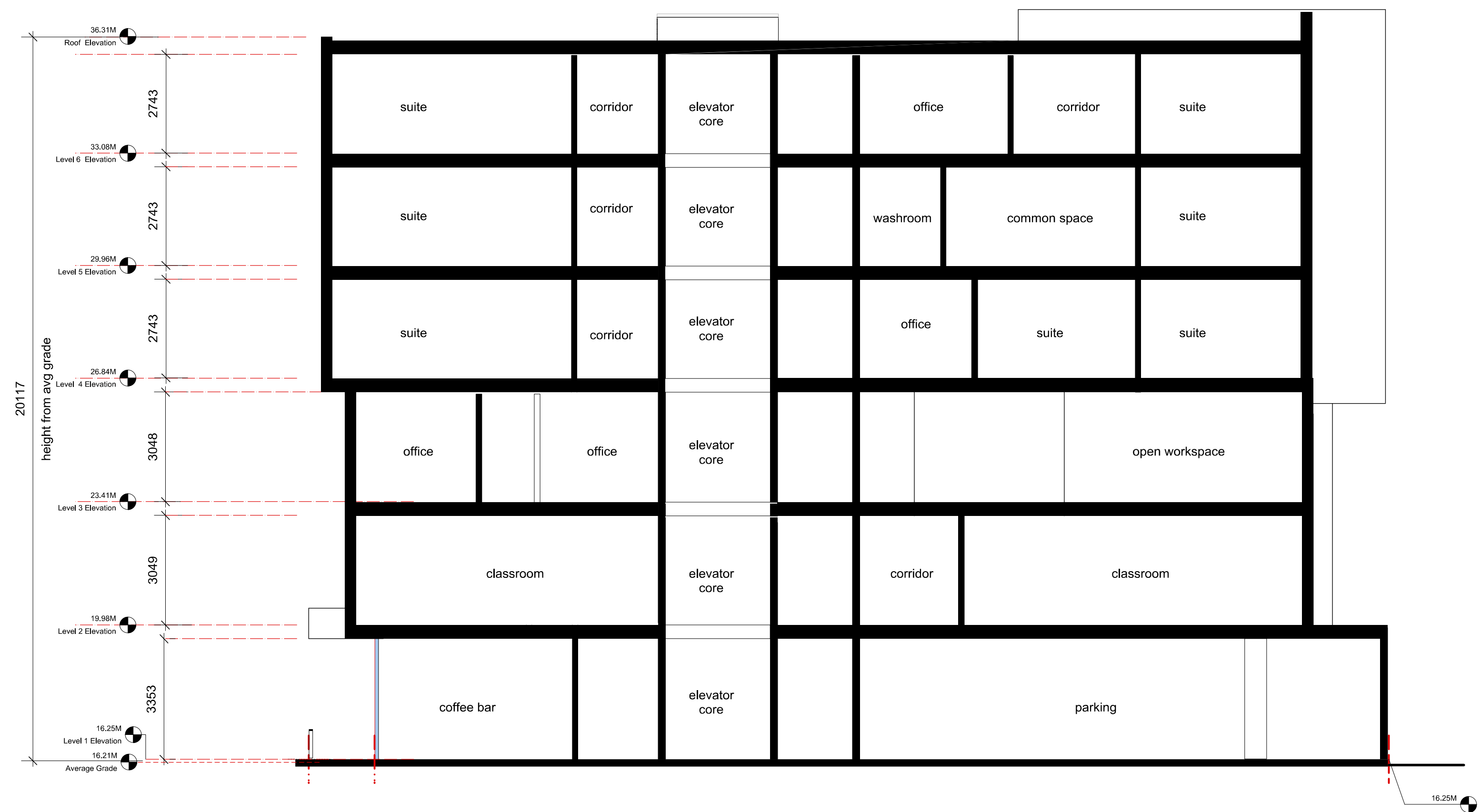
1 North Elevation
Scale: 1:100

Materials



2 West Elevation
Scale: 1:100





1 East Section
Scale: 1:100



REVISION NO.:	DATE:



Princess Ave. looking toward Blanshard St.



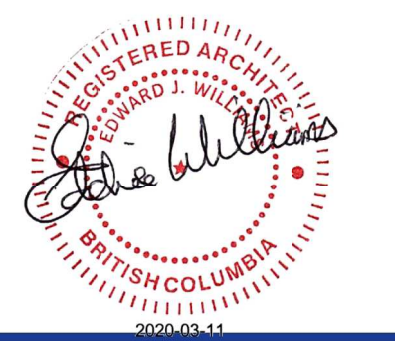
South side of Princess Ave. looking north



Princess Ave. looking toward Douglas St.



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

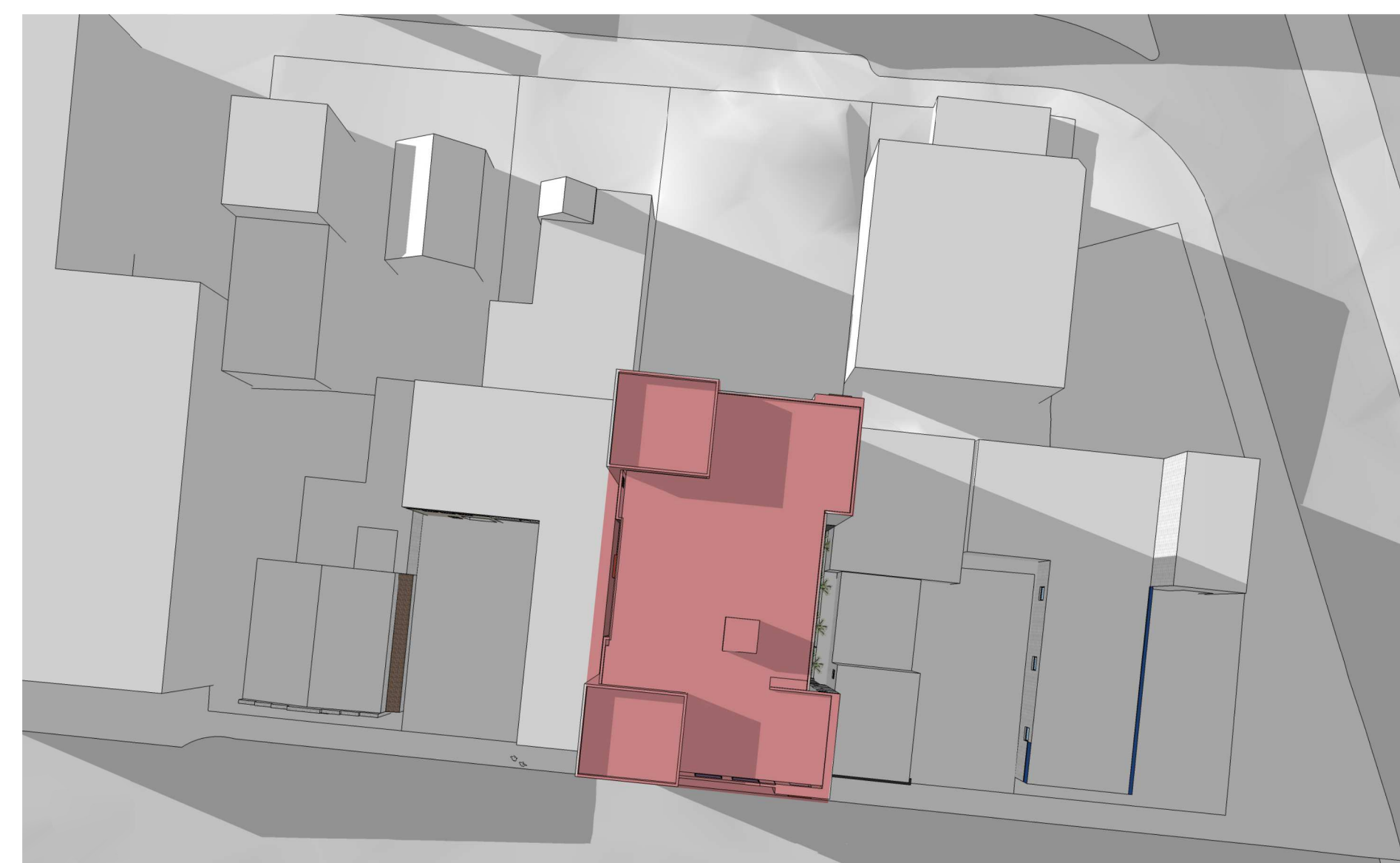




Summer Solstice: Morning



Summer Solstice: Noon



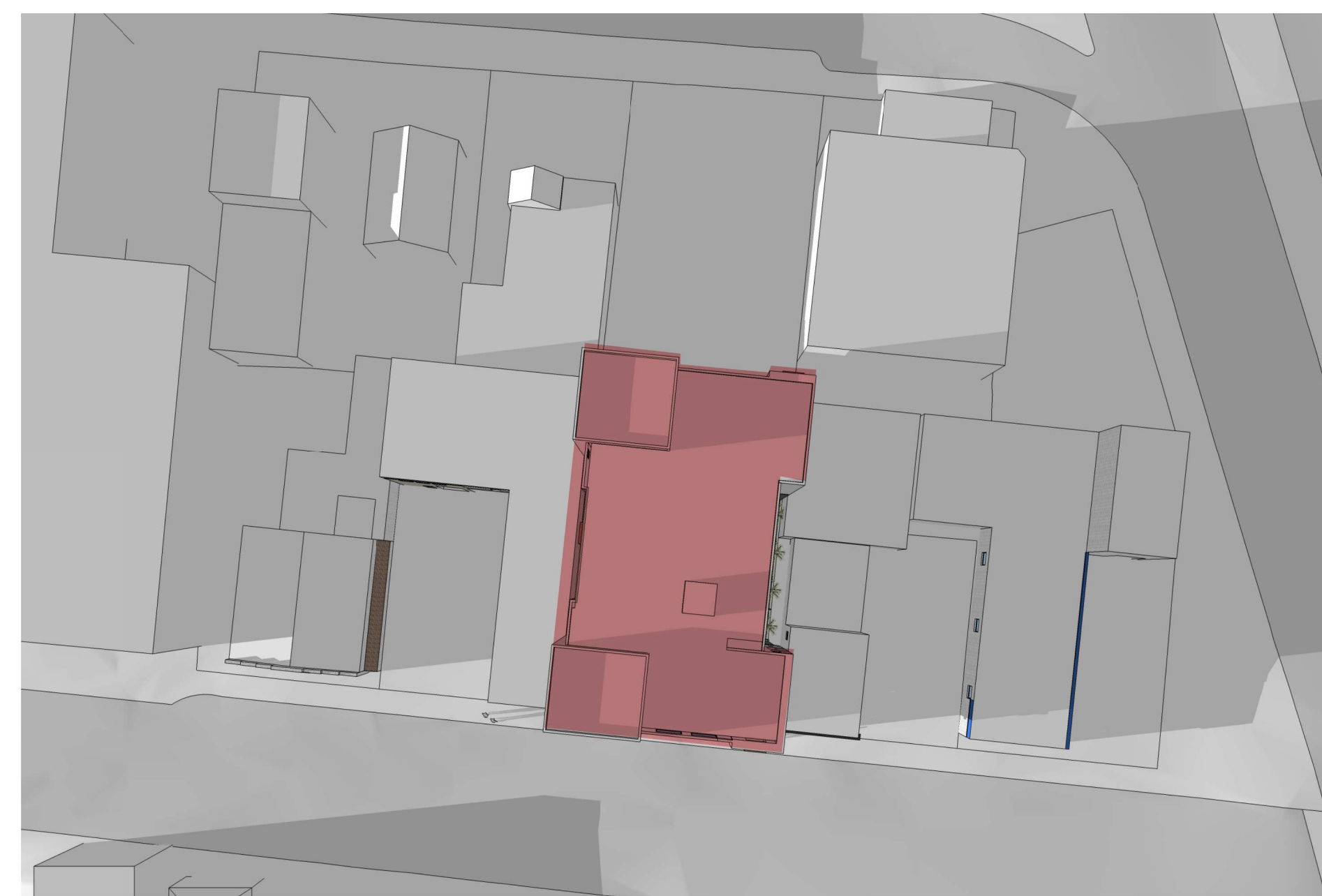
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

PROJECT:
JohnHoward
SOCIETY OF BRITISH COLUMBIA

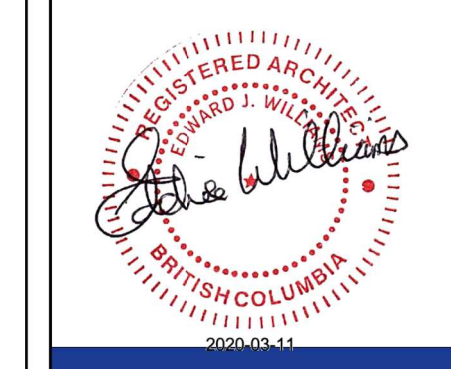
PROJECT ADDRESS:
736 Princess Ave.

CLIENT:
Hartwig Industries

ARCHITECT - CRP



CONSULTANT
@Arcata
c. 250.413.7307 e. arcata@tolus.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

DRAWING NUMBER:

A 3.1