



PROPOSED CONVERSION

568 - 570 YATES STREET, VICTORIA. BC.

CONSULTANTS:

Architects

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ISSUED FOR DEVELOPMENT PERMIT
DECEMBER 22, 2017

Received
City of Victoria

JAN 11 2018

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Community Planning Division

[illegible]

TYPE	PLAN	element/Work	for Detail Drawing (mm)	SFC	REFERENCE	NOTES
W1		TOPING STEEL BEAM, NEW 10mm G.A. Cutting beam on notch, 2 x 40mm square gap 2 x 4mm not required 10' G.C. top gap for notches Refer S17 Type 3, 4 and 5	2		AS/NZS 4600, Appendix B Table B1.1	
W2		WELDED JOINT, NOTCH 2 x 40mm flat square 10' G.C. 4mm not required in notch Refer S17 Type 3, 4 and 5 and 6 and 7	1	36	AS/NZS 4600, and AS/NZS 4600, Appendix B, Table B 1.1.1 & 1.1.2 W2 Type W16	
W3		JOINT BEARING RAIL, 2 x 40mm 2 x 40mm flat square 10' G.C. Refer S17 Type 3, 4 and 5 and 6 and 7		34	AS/NZS 4600	
W4		NON-CORROSION RAIL, 2 x 40mm 2 x 40mm flat square 10' G.C. 2 x 40mm flat square 10' G.C. and 5mm		2	AS/NZS 4600	

TYPE	PLAN	DESCRIPTION	Min. Floor Slab Depth (mm)	OTC	REFERENCE	NOTES
		SINGLE COLUMN				
		BEAM-COLUMN JOINT				
		BEAM-COLUMN JOINT				
		BEAM-COLUMN JOINT				
		BEAM-COLUMN JOINT				
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		BEAM-COLUMN JOINT				
		BEAM-COLUMN JOINT				

[illegible]

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	ASSEMBLIES, SYMBOL LEGEND, DRAWING LIST
A1.0	PROJECT INFORMATION, LOCATION PLAN, SITE PLAN, STATISTICS
A1.1	PROPOSED GROUND FLOOR PLAN
A1.2	PROPOSED 2nd FLOOR PLAN
A1.3	PROPOSED 3rd FLOOR PLAN
A2.1	EXISTING ELEVATIONS & SECTIONS
A3.1	STAIR DETAILS

	ROOF NUMBER		CEILING MATERIAL / HEIGHT
	JOIST NUMBER		UNFILLED CEILING
	WALL/JAN NUMBER		DETAIL REFERENCE NUMBER
	WALL TYPE		WALL SECTION DETAIL
	FLOOR TYPE		FLOOR ELEVATION
	DOOR TYPE		DOOR ELEVATION
	STAIRING		STAIR ELEVATION

[illegible]

project title:
Addition to
568-570 Yates Street
Victoria, B.C.

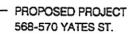
project no.	17034
drawn by.	ER
checked by.	JW
date.	SEPT 2017
scale	AS NOTED

drawing no.:

JAN 11 2018

Planning & Development Department
Community Planning Division

AO.1



CODE REFERENCE:	
B.C. BUILDING CODE 2014 (BOOK)	
BUILDING CODE CATEGORY:	
CONSTRUCTION CLASSIFICATION	Mezz. (Int. Residential (Group C - Mezz.), New Group C - Mezz.) Removes and replaces previous (Group C - Mezz.)
BUILDING CODE REFERENCES	22.2.0 General Code to be Replaced, Paragraphs 22.2.0.1 22.2.0.2 General Code to be Replaced, Paragraphs 22.2.0.2.1 22.2.0.3 General Code to be Replaced, Paragraphs 22.2.0.3.1
BUILDING AREA	22.2.0.4 General Code to be Replaced, Paragraphs 22.2.0.4.1
BUILDING HEIGHT	22.2.0.5 General Code to be Replaced, Paragraphs 22.2.0.5.1
WIND SPEED	22.2.0.6 General Code to be Replaced, Paragraphs 22.2.0.6.1
SEISMIC ZONING	22.2.0.7 General Code to be Replaced, Paragraphs 22.2.0.7.1
WIND LOADS	22.2.0.8 General Code to be Replaced, Paragraphs 22.2.0.8.1
SEISMIC LOADS	22.2.0.9 General Code to be Replaced, Paragraphs 22.2.0.9.1
CONSTRUCTION	22.2.0.10 General Code to be Replaced, Paragraphs 22.2.0.10.1
CONSTRUCTION DETAILING	22.2.0.11 General Code to be Replaced, Paragraphs 22.2.0.11.1
NEW FLOOR SLAB	22.2.0.12 General Code to be Replaced, Paragraphs 22.2.0.12.1
NEW EXTERIOR WALL, DOOR	22.2.0.13 General Code to be Replaced, Paragraphs 22.2.0.13.1

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L'entrepreneur idéal est
l'homme d'aujourd'hui.

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2	DEC 22/17	ISSUED FOR DP
1	OCT 04/17	ISSUED FOR BLDG PERMIT
NO	DATE	DESCRIPTION
REVISIONS		

project title:
Addition to
568-570 Yates Street
Victoria, B.C.

Project Information, Site Plan
Context Plan, Photos,

project no.	17034
drawn by.	ER
checked by.	JW
date	SEPT 2017
scale	AS NOTED



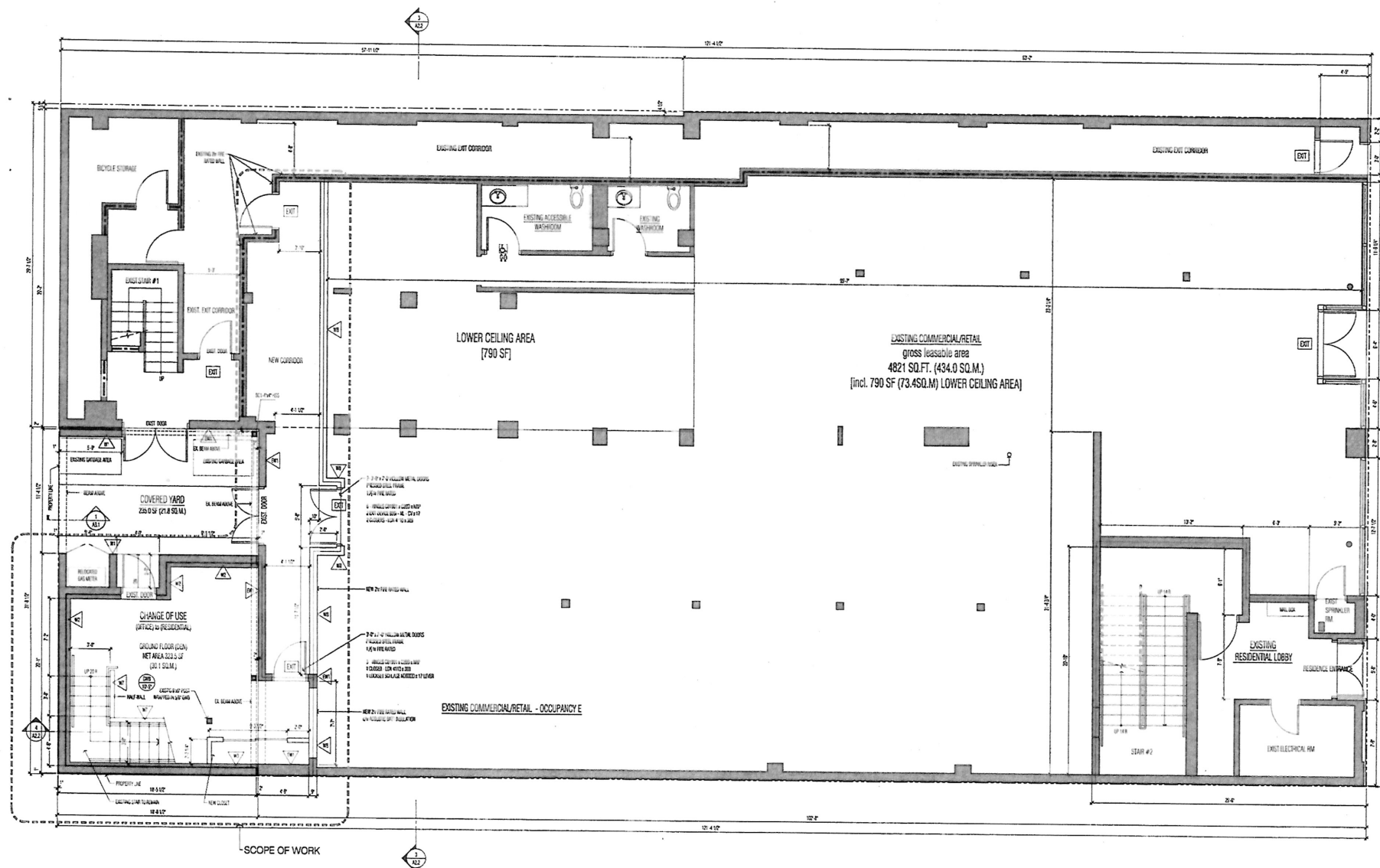
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A1.0

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PROPOSED GROUND FLOOR PLAN - OFFICE ADDITION - 348.8 SF (32.4 SQ.M.)
 SCALE: 1/4" = 1'-0"

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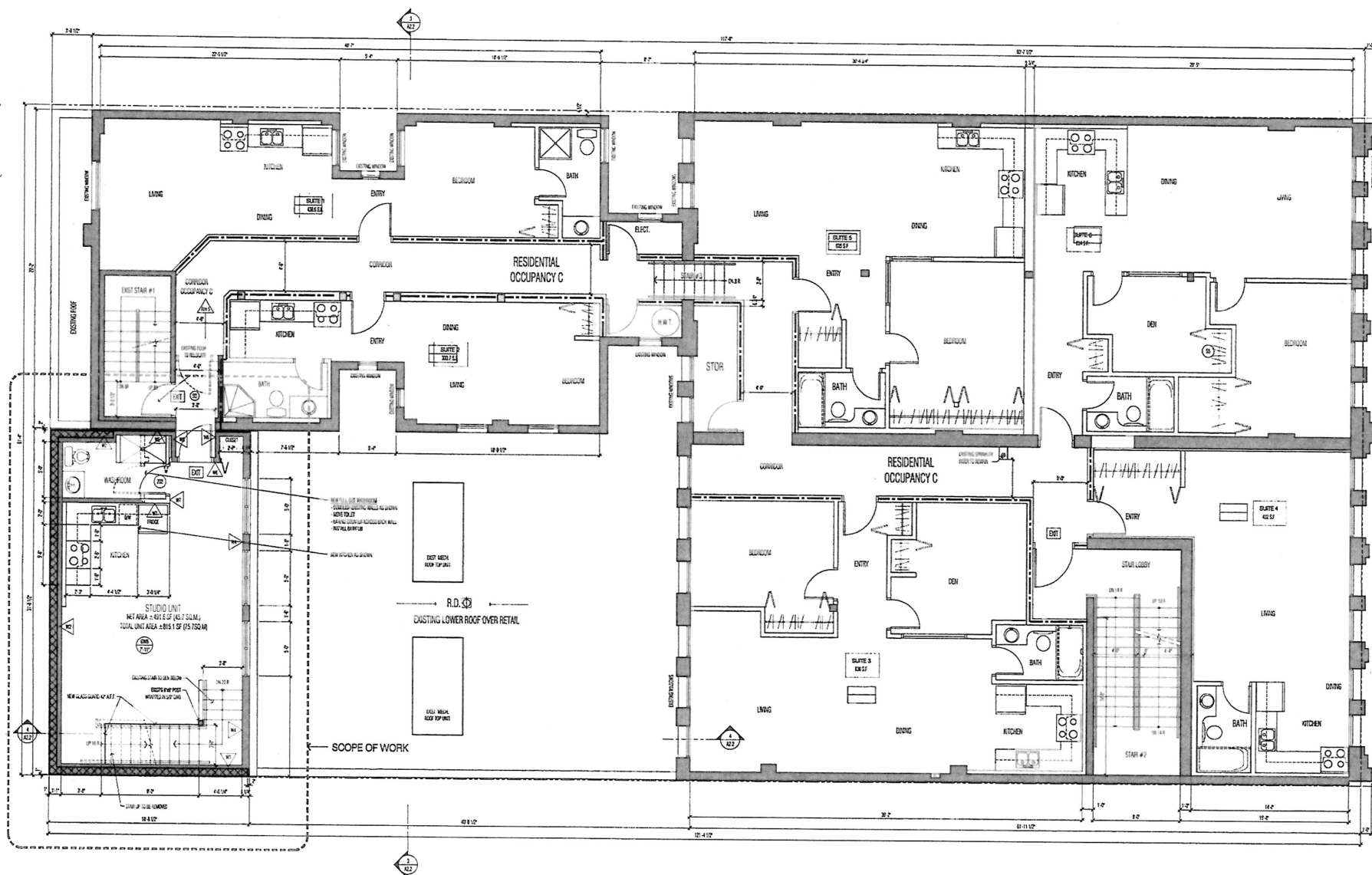
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 Community Planning Division

ALL DIMENSION TO BE CONFIRMED ON SITE

WALL LEGEND	
EXISTING WALLS AND COLLEARS	
EXISTING WALLS - REINFORCED	
NEW STRUCTURAL FLOOR WALLS	
NEW WOOD STUD WALLS	

2	DEC 22/17	ISSUED FOR DP
1	OCT 04/17	ISSUED FOR BLDG PERMIT
no	date	description
revisions		
project title		
Addition to 568-570 Yates Street Victoria, B.C.		
drawing title		
Proposed Ground Floor Plan		



PROPOSED SECOND FLOOR PLAN - OFFICE ADDITION - 593.0 SF (55.0 SQ.M.)

SCALE: 1/4" = 1'-0"

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ALL DIMENSIONS TO BE CONFIRM ON SITE

WALL LEGEND	
EXISTING WALLS AND COLLARS	
EXISTING WALLS - 1/2 BRICK BUILT	
NEW STRUCTURAL BLOCK WALLS	
NEW WOOD STUD WALLS	

2 DEC 22/17 ISSUED FOR DP
 1 OCT 04/17 ISSUED FOR BLDG PERMIT
 NO DATE DESCRIPTION
 REVISIONS

Project Name
 Addition to
 568-570 Yates Street
 Victoria, B.C.

Drawing Title
 Proposed
 Second Floor Plan

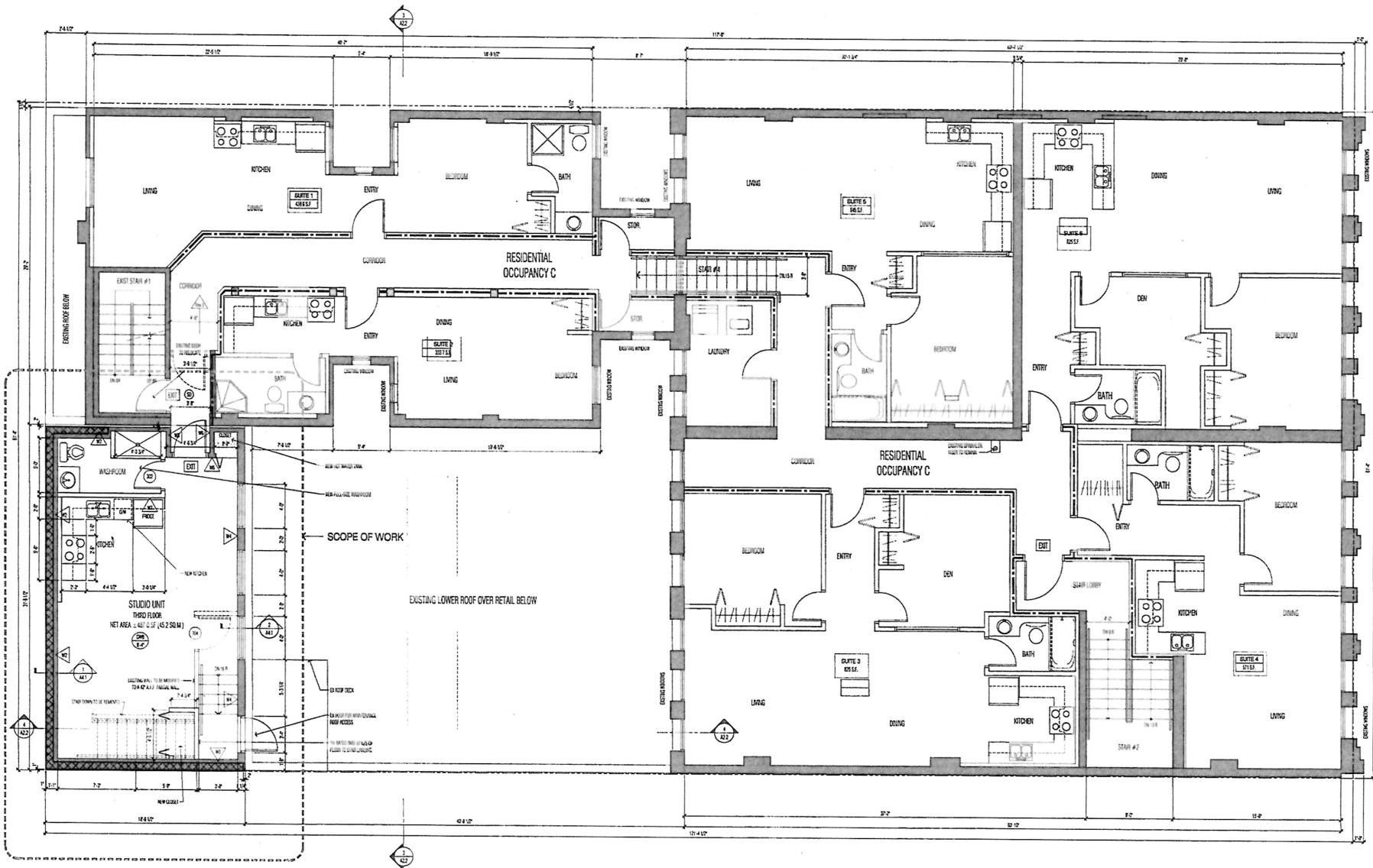
Project No. 17034
 Drawn By: JH
 Checked By: JH
 Date: SEPT 2017
 Scale: AS NOTED

Drawing No.

A1.2

742 388 1111
 1111 3111 3111 3111
 Tel: 604 311 3111
 Fax: 604 311 3111
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PROPOSED THIRD FLOOR PLAN - OFFICE ADDITION - 593.0 SF (55.0 SQ.M.)
 SCALE: 1/4" = 1'-0"

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ALL DIMENSION TO BE CONFIRM ON SITE

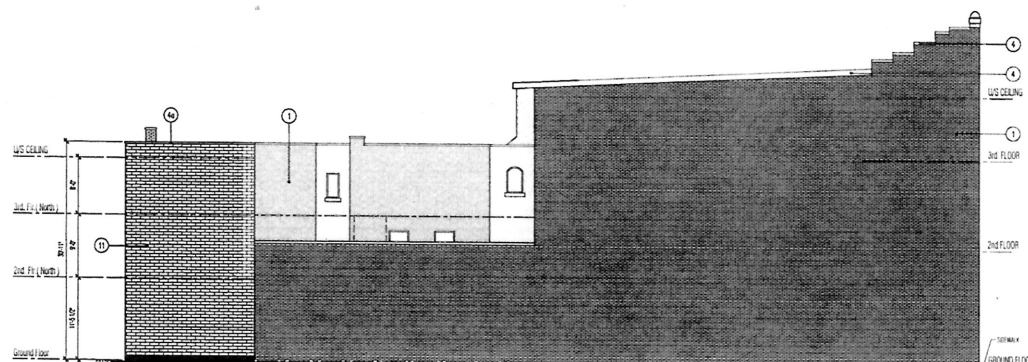
WALL LEGEND	
	EXISTING WALLS AND COLUMNS
	EXISTING WALLS TO BE REMOVED
	NEW STRUCTURAL BRICK WALLS
	NEW WOOD STUD WALLS

2 DEC 22/17 ISSUED FOR DP
 1 OCT 04/17 ISSUED FOR BLDG PERMIT
 no date description
 revisions

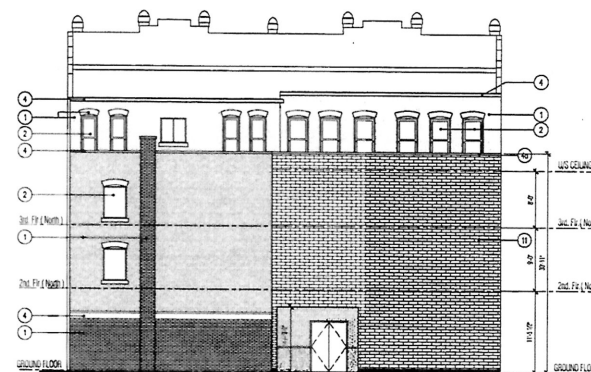
Proposed
 Third Floor Plan

prepared by: 17034
 drawn by: ER
 checked by: JW
 date: SEPT 2017
 scale: AS NOTED

drawing no:
A1.3



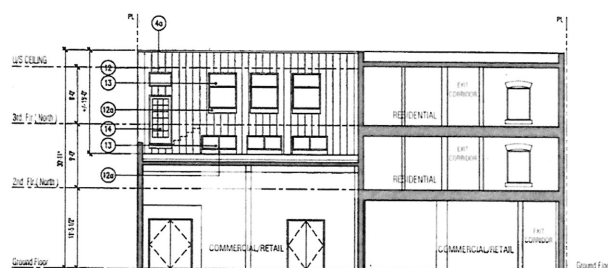
1 WEST ELEVATION (NO CHANGE)
 A2.2 SCALE: 1/8" = 1'-0"



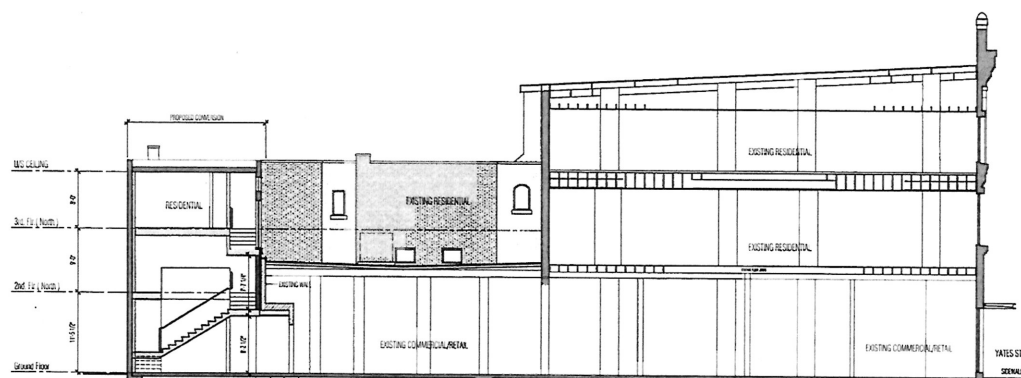
2 NORTH ELEVATION (NO CHANGE)
 A2.2 SCALE: 1/8" = 1'-0"

EXISTING FINISHES

- | | | |
|------------------------------------|---|---|
| 1 EXISTING BRICK, EXTERIOR | 6 EXISTING EXTERIOR TEXTURAL WOOD FINISHES
TRIM ON EXTERIOR WALL | 11 EXISTING CONCRETE BRICK WALL
CONCRETE BRICKS / FIBRE REINFORCED POLYMER WOVEN
CONCRETE TO MATCH EXISTING EXTERIOR BRICKS
ON SAME FINISHING COLOUR |
| 2 EXISTING BRICK, EXTERIOR | 7 EXISTING WOOD FINISHES & JOINTS TRIMS | 12 EXISTING EXTERIOR CONCRETE FINISHES
COLOUR: CONCRETE / TRACED, RED |
| 3 EXISTING GRANITE SLABS & JOINTS | 8 EXISTING WOOD JOINTS / TRIMS | 12a EXISTING EXTERIOR CONCRETE FINISHES
COLOUR: CONCRETE / TRACED, RED |
| 4 EXISTING GRANITE SLABS & JOINTS | 9 EXISTING CONCRETE WALL | 13 EXISTING EXTERIOR BRICK FINISHES
TO MATCH EXISTING |
| 4a EXISTING GRANITE SLABS & JOINTS | 10 EXISTING METAL TRIMS & FINISHES | 14 EXISTING EXTERIOR BRICK FINISHES
TO MATCH EXISTING |
| 5 EXISTING GRANITE SLABS & JOINTS | | |



3 COURT ELEVATION (NO CHANGE)
 A2.2 SCALE: 1/8" = 1'-0"



4 LONGITUDINAL SECTION
 A2.2 SCALE: 1/8" = 1'-0"

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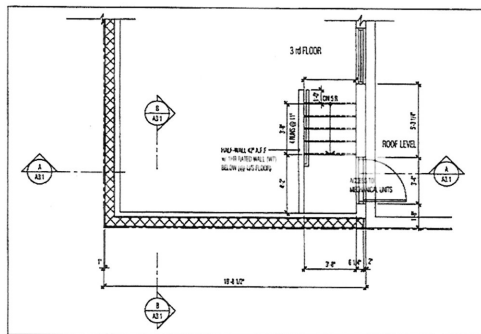
Project title:
 Addition to
 568-570 Yates Street
 Victoria, B.C.

Drawing title:
 Proposed
 Elevations & Section

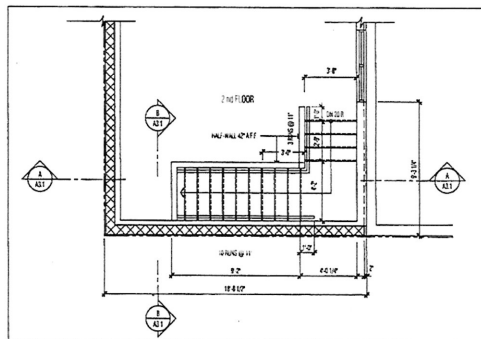
Project no.: 17034
 Drawn by: ER
 Checked by: JW
 Date: SEPT 2017
 Scale: AS NOTED

Drawing no.

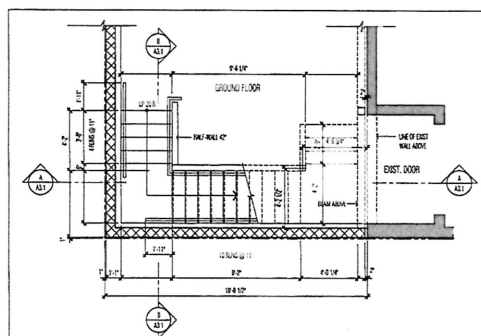
A2.2



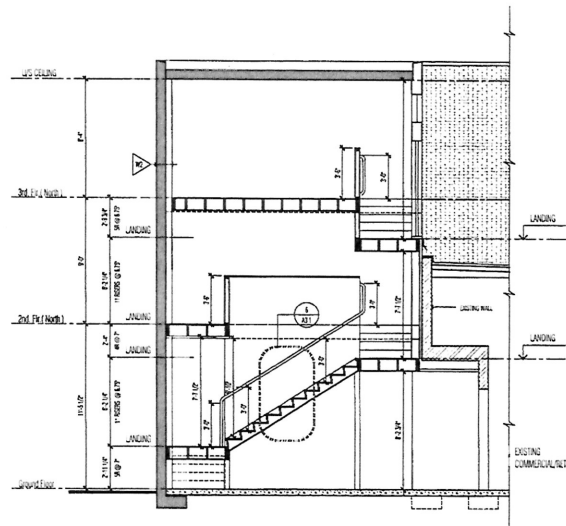
1 STAIRS PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



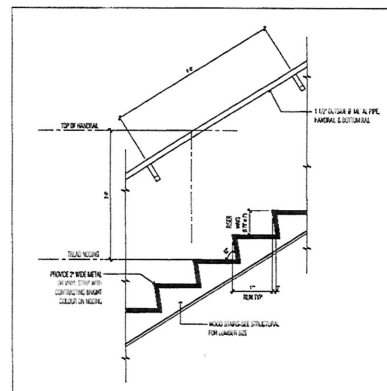
2 STAIRS PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



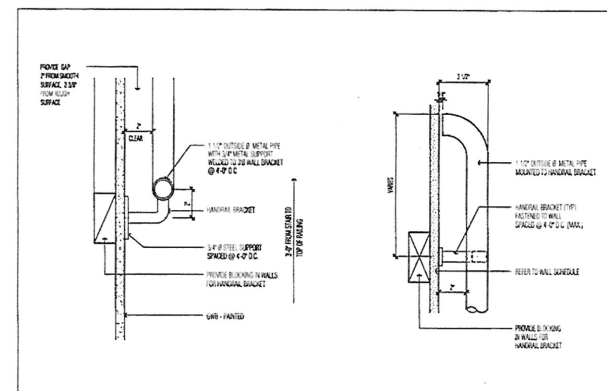
3 STAIRS PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



4 STAIRS SECTION A-A
SCALE: 1/4" = 1'-0"



5 STAIRS SECTION DETAIL
SCALE: 1/4" = 1'-0"



6 DETAIL - TYP. HANDRAIL BRACKET @ WALL
SCALE: 3/8" = 1'-0"

7 DETAIL - HANDRAIL TERMINATION
SCALE: 3/8" = 1'-0"

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1 OCT 04/17 ISSUED FOR BLOC PERMIT
no. date description

project title
Addition to
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Victoria, B.C.

drawing title
Stairs Details

prepared by 17034
drawn by ER
checked by JW
date SEPT 2017
scale AS NOTED

drawing no.
A3.1

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