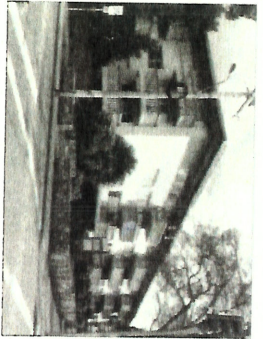


1300 YATES STREET VICTORIA, BRITISH COLUMBIA RESIDENTIAL PENTHOUSE UNIT



PROJECT ADDRESS
1300 YATES STREET
VICTORIA, BRITISH COLUMBIA
V8S 1P9

LEGAL DESCRIPTION
REAR PORTION OF LOT 1300
SECTION 7/VICTORIA

BUILDING CODE REVIEW

THE ABOVE PROJECT IS SUBJECT TO THE BUILDING ACT AND THE BUILDING REGULATIONS. THE PROJECT IS SUBJECT TO THE BUILDING ACT AND THE BUILDING REGULATIONS. THE PROJECT IS SUBJECT TO THE BUILDING ACT AND THE BUILDING REGULATIONS.

| ROOM | AREA (SQ. M) | AREA (SQ. FT) |
|--------------|--------------|---------------|
| ENTRANCE | 10.0 | 107.6 |
| LIVING ROOM | 45.0 | 485.8 |
| DINING ROOM | 15.0 | 162.3 |
| KITCHEN | 10.0 | 107.6 |
| BATH | 5.0 | 53.8 |
| BED ROOM | 10.0 | 107.6 |
| CL. (CLOSET) | 2.0 | 21.5 |
| STAIRS | 5.0 | 53.8 |
| TERRACE | 10.0 | 107.6 |
| TOTAL | 112.0 | 1198.0 |

PROJECT STATISTICS

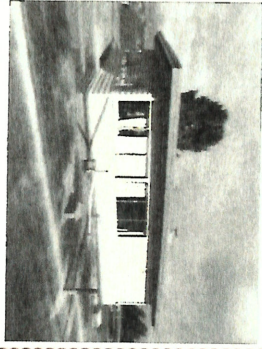
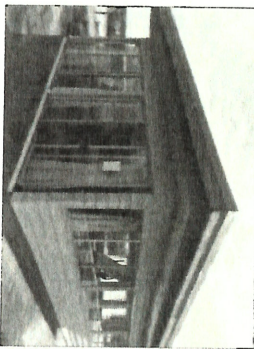
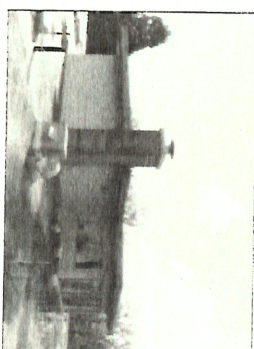
| DESCRIPTION | QUANTITY | UNIT | REMARKS |
|------------------|----------|----------|---------|
| TOTAL FLOOR AREA | 112.0 | SQ. M | |
| TOTAL FLOOR AREA | 1198.0 | SQ. FT | |
| TOTAL VOLUME | 112.0 | CUBIC M | |
| TOTAL VOLUME | 1198.0 | CUBIC FT | |

PROJECT DESCRIPTION

The existing site is a vacant lot located at the rear of the existing building. The proposed project is a residential penthouse unit consisting of 11 units with a total floor area of 112.0 sq. m. The project is subject to the Building Act and the Building Regulations. The project is subject to the Building Act and the Building Regulations.

MINOR VARIANCE

The proposed project is a minor variance from the existing zoning bylaw. The variance is required to allow for the construction of a residential penthouse unit. The variance is required to allow for the construction of a residential penthouse unit.



PROJECT TEAM

| CLIENT | ARCHITECT |
|------------------------------------|--------------------------|
| 1300 YATES STREET DEVELOPMENT LTD. | ARCHITECTURE DESIGN INC. |
| 1300 YATES STREET DEVELOPMENT LTD. | ARCHITECTURE DESIGN INC. |

LIST OF DRAWINGS

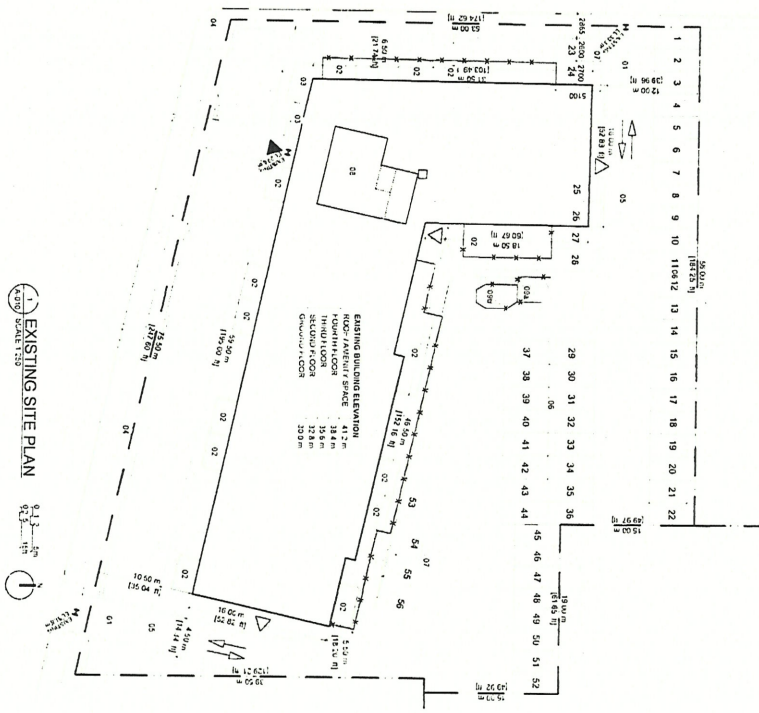
| DRAWING NUMBER | DESCRIPTION | DATE | STATUS |
|----------------|--------------------------|------|-------------------|
| A-000 | PROPOSED | 2018 | ISSUED FOR PERMIT |
| A-001 | SITE PLAN | 2018 | ISSUED FOR PERMIT |
| A-002 | SECTIONAL SPECIFICATIONS | 2018 | ISSUED FOR PERMIT |
| A-003 | CONSTRUCTION PLAN | 2018 | ISSUED FOR PERMIT |



1300 YATES STREET
VICTORIA, BRITISH COLUMBIA

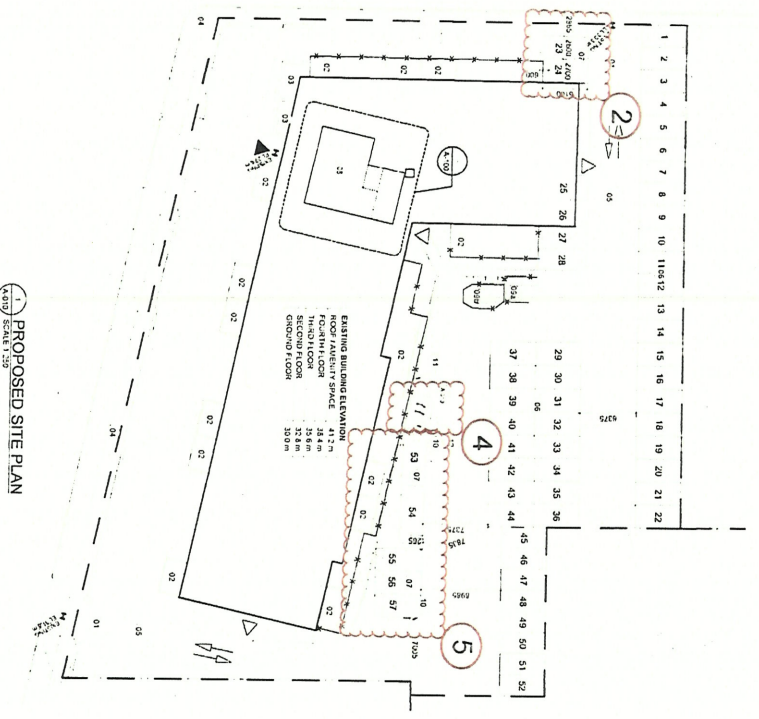
Received
City of Victoria
SEP 17 2018

Planning & Development Department
Development Services Division



- NOTES**
- 01 PARKING ENTRANCE
 - 02 PATIO
 - 03 PAINTER
 - 04 CONCRETE SIDEWALK
 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 EXISTING PARKING STALLS TO DELETE
 - 08 EXISTING AVENUE SPACE
 - 09 EXISTING GARAGE AREA
 - 10 EXISTING PAD MOUNTED TRANSFORMER
 - 11 EXISTING PARKING: 96 STALLS

- LEGEND**
- ▲ MAIN BUILDING ENTRANCE
 - ▽ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING UTILINE
 - - - FENCE



- NOTES**
- 01 PARKING ENTRANCE
 - 02 PATIO
 - 03 PAINTER
 - 04 CONCRETE SIDEWALK
 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 PROPOSED PARKING STALLS
 - 08 PROPOSED PERMITS RENTAL UNIT
 - 09 EXISTING GARAGE AREA
 - 10 EXISTING PAD MOUNTED TRANSFORMER
 - 11 NEW BOLLARD ROUND 5' (1500mm) HIGH
 - 12 EXISTING CURB
 - 13 NEW BICYCLE RACK

- LEGEND**
- ▲ MAIN BUILDING ENTRANCE
 - ▽ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING UTILINE
 - - - FENCE



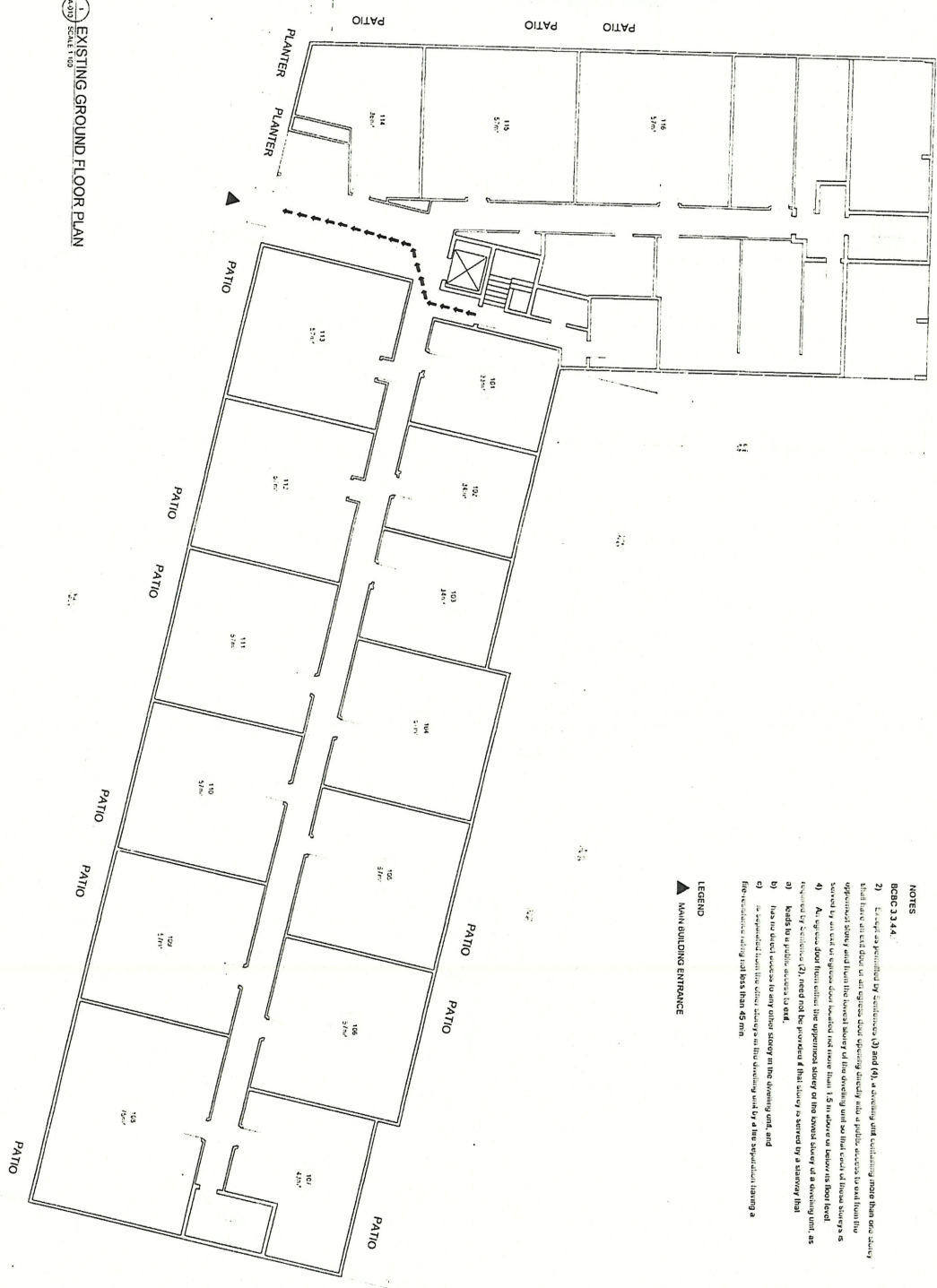
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 Development Services Division



1300 YATES STREET
 VICTORIA, BRITISH COLUMBIA

RECEIVED
 2018 SEP 17 10:51 AM
 AS BUILT SITE PLAN
 PROPOSED SITE PLAN
 2018 SEP 17 10:51 AM
 A-010
 1

EXISTING GROUND FLOOR PLAN
SCALE 1:100



NOTES

- BOC0 23.4.4
- 2) Except as permitted by sentences 3) and 6), a dwelling unit containing more than one storey shall have an exit door in an upper storey opening directly into a public access to and from the operational storey and from the lowest storey of the dwelling unit so that each of those storeys is served by an exit or egress door located not more than 1.5 m above or below its floor level.
 - 4) An egress door from within the uppermost storey of the lowest storey of a dwelling unit, as required by sentence 2), need not be provided if that storey is served by a stairway that
 - a) leads to a public access to exit,
 - b) has no direct access to any other storey in the dwelling unit, and
 - c) is separated from the other storeys on the dwelling unit by a fire separation having a fire resistance rating not less than 45 min.

LEGEND

▲ MAIN BUILDING ENTRANCE

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA

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City of Victoria

SEP 17 2018

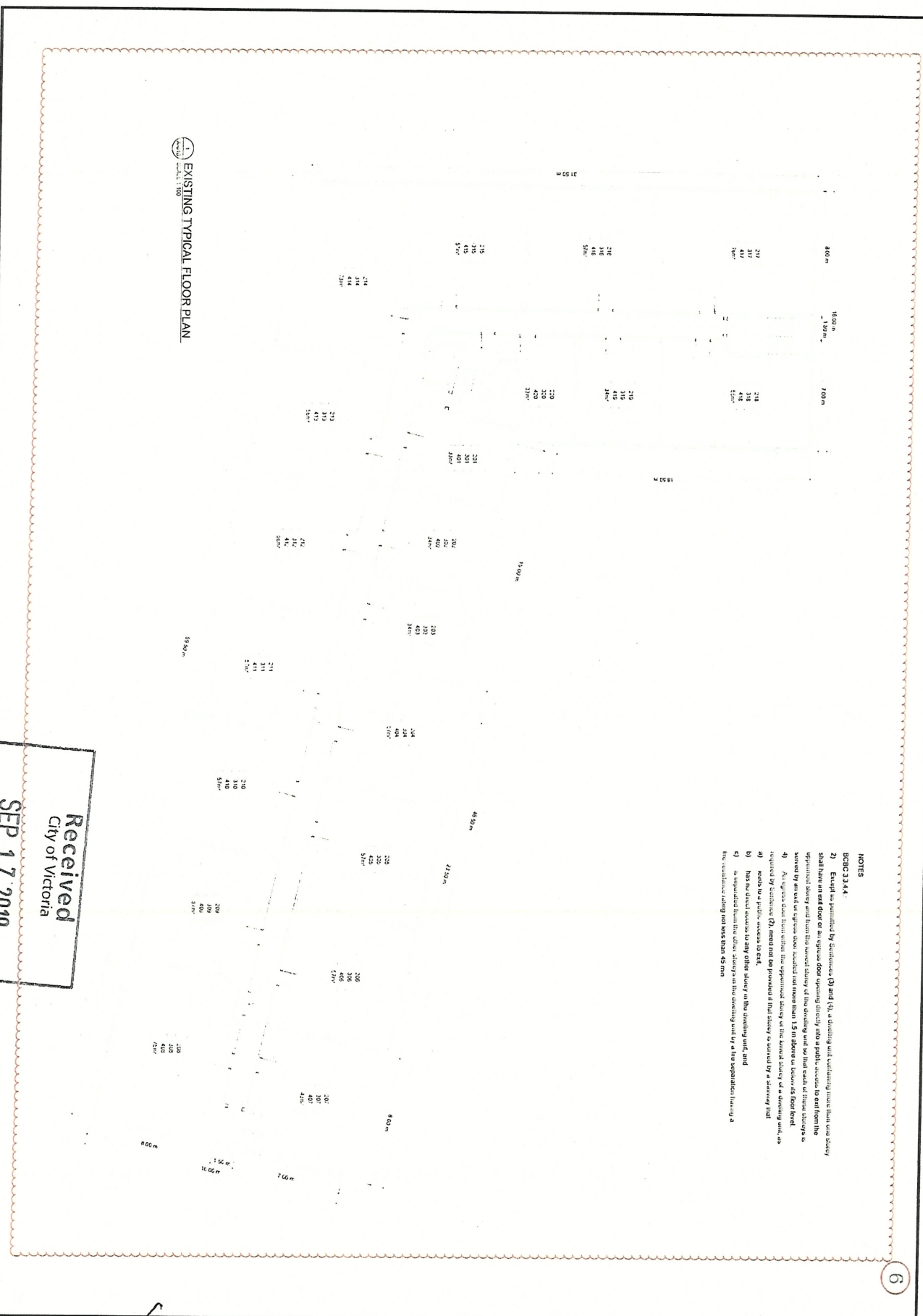
Planning & Development Department
Development Services Division

243201
AS NOTED
A-011
1

EC-117
EXISTING
GROUND FLOOR PLAN


- NOTES**
- BRCC 3344:**
- 2) Except as permitted by Subsections (3) and (4), a dwelling unit containing more than two storeys shall have an exit door or an egress door opening directly into a public access to exit from the operational storey and from the lowest storey of the dwelling unit, so that each of these egress doors is served by an exit or egress door located not more than 1.5 m above or below its floor level.
 - 3) An egress door from within the operational storey or the lowest storey of a dwelling unit, as required by Subsection (2), need not be provided if that storey is served by a staircase that meets the following conditions:
 - a) access to a public access to exit,
 - b) has no direct access to any other storey or the dwelling unit, and
 - c) is separated from the other storeys in the dwelling unit by a separation having a fire resistance rating not less than 45 min.

EXISTING TYPICAL FLOOR PLAN
Scale: 1:100



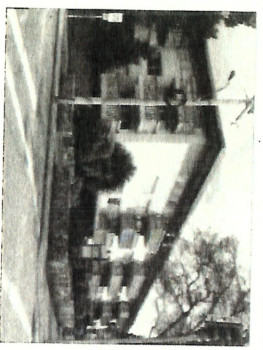
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Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



 ENGINEERING
 TYPICAL FLOOR PLAN
 20-1219
 ASSIGNED
 A-012
 06/08

1300 YATES STREET VICTORIA, BRITISH COLUMBIA RESIDENTIAL PENTHOUSE UNIT



PROJECT ADDRESS
1300 YATES STREET
VICTORIA BRITISH COLUMBIA
V8S 1Z8

LEGAL DESCRIPTION
LOT 4
SECTION 14
SECTION 14 VICTORIA

BUILDING CODE REVIEW
APPLICABLE BRITISH COLUMBIA BUILDING CODE: DIVISION B PART 3
MATERIALS AND METHODS OF CONSTRUCTION (PART 3.1)
NORMATIVE OBLIGATIONS (PART 3.2)
ADDITIONAL OBLIGATIONS (PART 3.3)

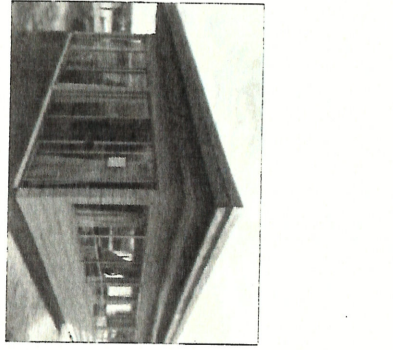
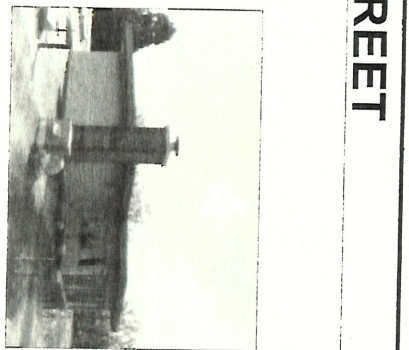
PROJECT DESCRIPTION
THE PROPOSED BUILDING IS A RESIDENTIAL PENTHOUSE UNIT AND IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION.

MINOR VARIANCE
THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION.

| DESCRIPTION | REQUIREMENT | PROPOSED | COMMENTS |
|----------------|-------------|----------|----------|
| MINOR VARIANCE | ... | ... | ... |

| PROJECT STATISTICS | |
|--------------------|-----|
| AREA | ... |
| VOLUME | ... |
| ... | ... |

PROJECT DESCRIPTION
THE PROPOSED BUILDING IS A RESIDENTIAL PENTHOUSE UNIT AND IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION.



| SCREENED BY AREAS | FLOOR AREA | FLOOR AREA |
|-------------------|------------|------------|
| 101 | 2100 | 2100 |
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| PROJECT TEAM | ARCHITECT |
|--------------|-----------|
| CLIENT | ARCHITECT |
| ... | ... |



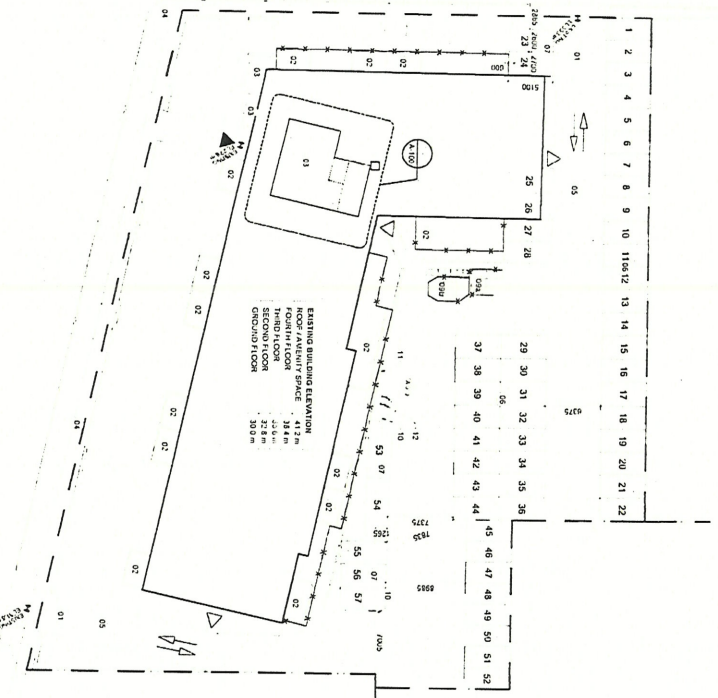
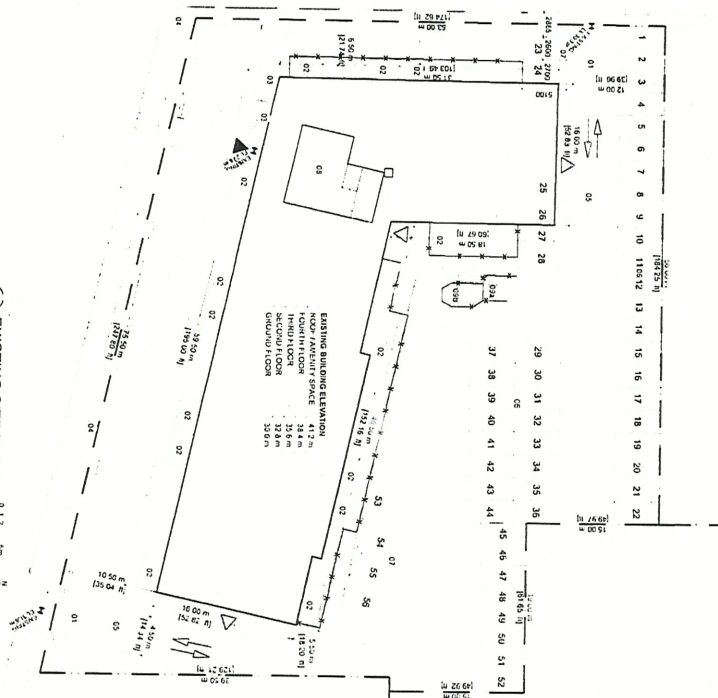
| SCREENED BY AREAS | FLOOR AREA | FLOOR AREA |
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1300 YATES STREET
VICTORIA, BRITISH COLUMBIA

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| PROJECT INFO | DATE | VERSION |
|--------------|-------------|---------|
| DRAWING SET | SEP 17 2018 | A-000 |
| SHELF MARK | | |
| DATE | | |



BICYCLE RACK
SCALE 1:250

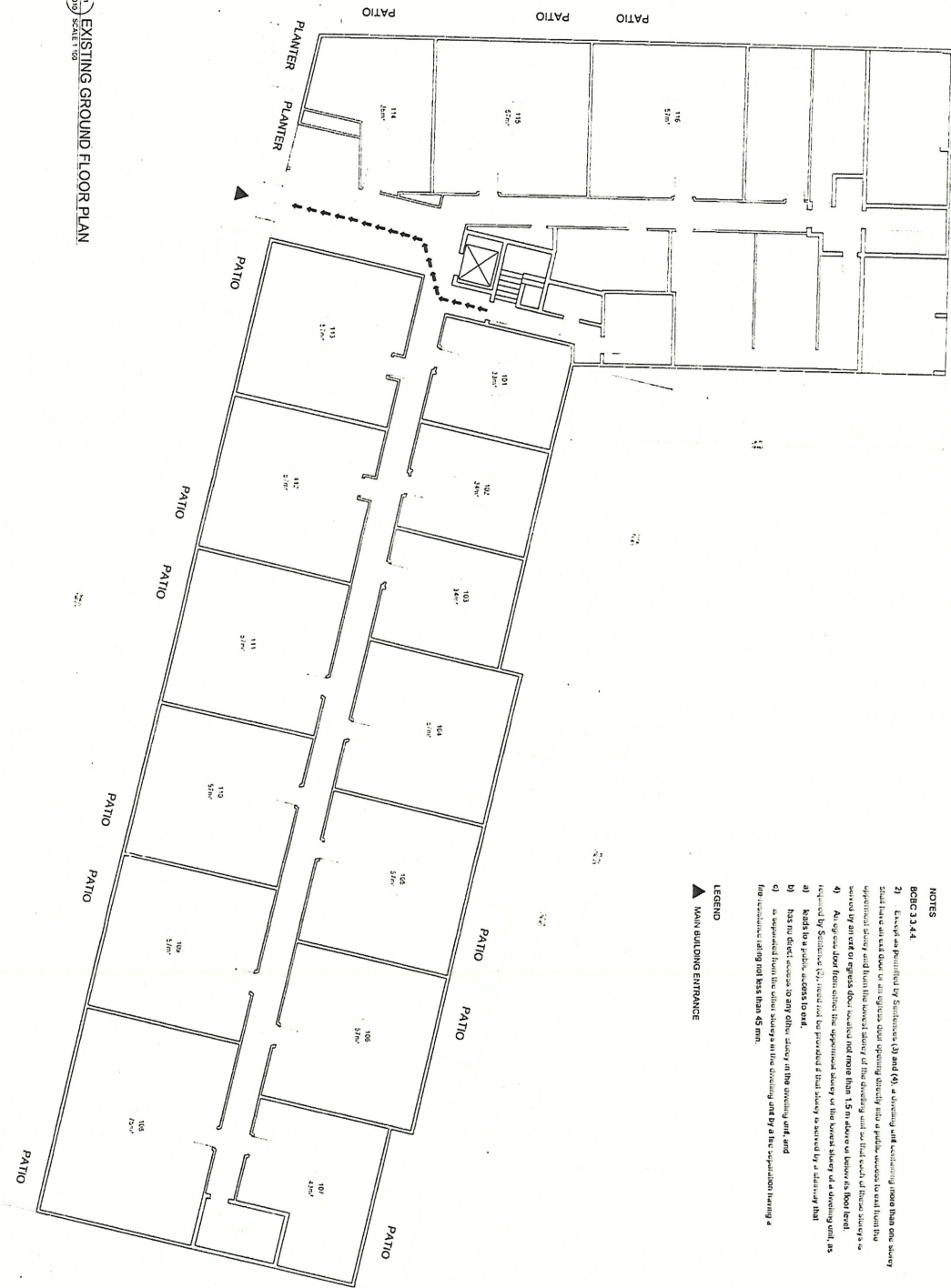
BOLLARD DETAIL
SCALE 1:250

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Development Services Division

ASBUILT SITE PLAN
PROPOSED SITE PLAN
DATE: 2018-09-10
DRAWN: A-010
SCALE: 1:250

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA

1
4.30
EXISTING GROUND FLOOR PLAN
SCALE 1:50



NOTES

NOTE 3.3.4.

2) Except as permitted by Sections 3.3 and 6), a doorway unit containing more than one storey shall have an exit door or an egress door opening directly into a public access to exit from the uppermost storey and from the lowest storey of the dwelling unit so that such of these storeys as are served by an exit or egress door located not more than 1.5 m above or below its floor level.

4) An egress door from within the uppermost storey of the lowest storey of a dwelling unit, as required by Section 3.3, need not be provided if that storey is served by a stairway that:

- leads to a public access to exit,
- has no direct access to any other storey in the dwelling unit, and
- is separated from the other storeys of the dwelling unit by a fire separation having a fire resistance rating not less than 45 min.

LEGEND

▲ MAIN BUILDING ENTRANCE

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Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA

REGISTERED
PLANNING
CONSULTANT
1217

EXISTING
GROUND FLOOR PLAN

ASSEMBLED A-011

1

HERNIMAN
ARCHITECTS
1

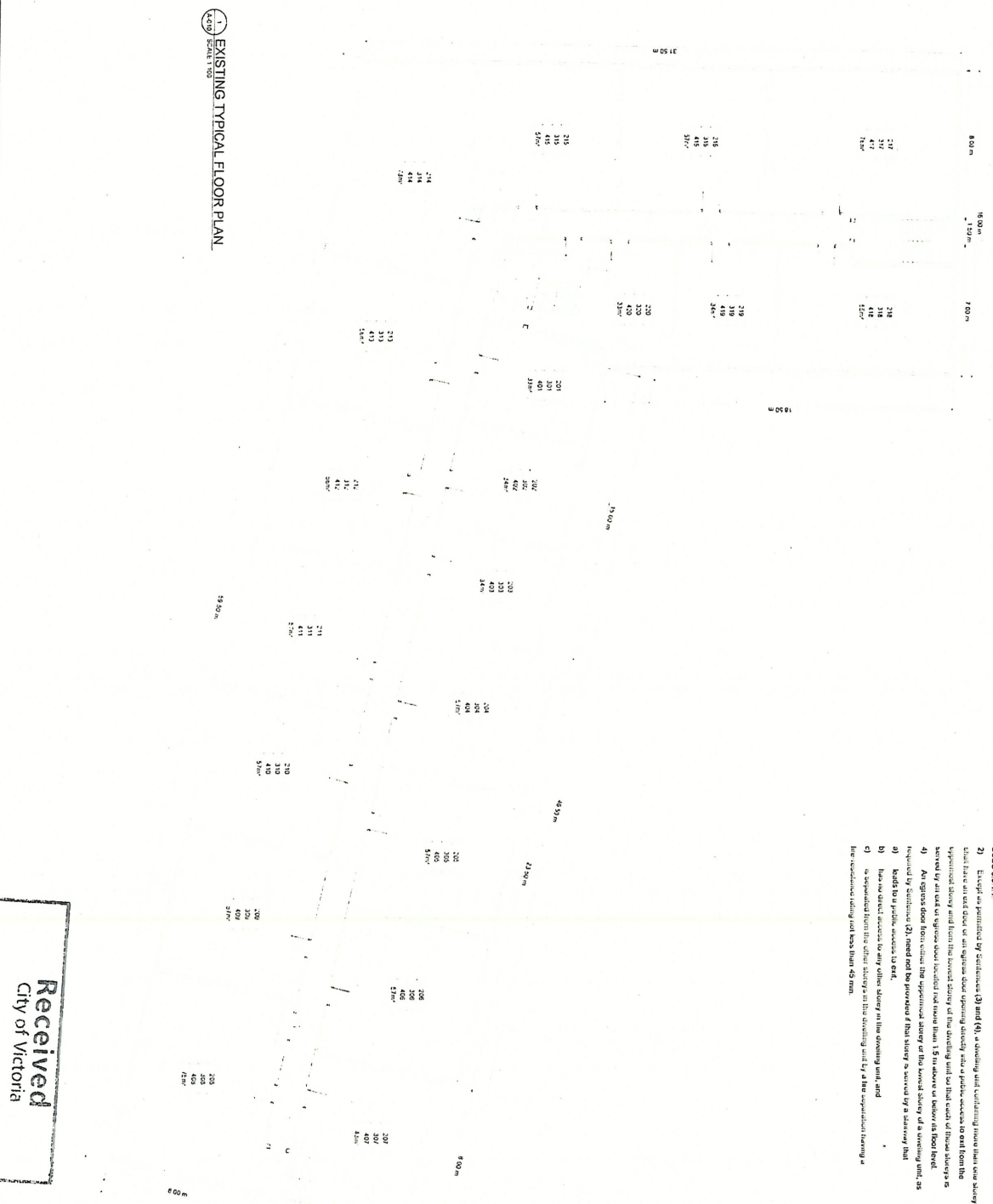
NOTES

- 1) Except as permitted by subdivisions (2) and (4), a dwelling unit containing more than one storey shall have an exit door or an egress door opening directly into a public access to exit from the uppermost storey and from the second storey of the dwelling unit so that each of those storeys is served by an exit or egress door located not more than 1.5 m above or below its floor level.
- 2) Egress doors from within the uppermost storey of the second storey of a dwelling unit, as required by subdivision (2), need not be provided if that storey is served by a staircase that:
 - a) leads to a public access to exit,
 - b) has no direct access to any other storey in the dwelling unit, and
 - c) is separated from the other storey in the dwelling unit by a fire separation having a fire resistance rating not less than 45 min.

EXISTING TYPICAL FLOOR PLAN

SCALE: 1:50

1300 YATES STREET



Received
City of Victoria
SEP 17 2018
Planning & Development Department
Development Services Division

1. GENERAL NOTES

- 1.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER AGENCIES CONCERNED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER AGENCIES CONCERNED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER AGENCIES CONCERNED WITH THE PROJECT.

2. SCOPE OF WORK

- 2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF THE NEW STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF THE NEW STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF THE NEW STRUCTURE.

3. ADMINISTRATIVE REQUIREMENTS

- 3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL ADMINISTRATIVE SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL ADMINISTRATIVE SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL ADMINISTRATIVE SERVICES.

4. CONSTRUCTION REQUIREMENTS

- 4.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION SERVICES.

5. THE DEMOLITION REQUIREMENTS

- 5.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL DEMOLITION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL DEMOLITION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL DEMOLITION SERVICES.

Received City of Victoria SEP 17 2018 Planning & Development Department Development Services Division

Administrative form with fields for 'APPROVED', 'DATE', and 'BY'.

