

945 PEMBROKE STREET APPLICATION FOR REZONING

LEGAL DESCRIPTION: LOT A, SUBURBAN LOT 6, VICTORIA CITY, PLAN VIP83993



CONTACTS

APPLICANT

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SURVEYOR

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BUILDING CODE DATA

APPLICABLE BUILDING CODE:

BC BUILDING CODE 2018 EDITION
ALL WORK TO COMPLY WITH BCC 2018 IN ALL INSTANCES
PART 5, GROUP 2 RESIDENTIAL OCCUPANCY CLASSIFICATION

BUILDING HEIGHT:

3 LVL STOREYS

Building Code 2018 DEFINITION OF STOREY:
THAT PORTION OF A BUILDING THAT IS DELIMITED BETWEEN THE TOP OF ANY FLOOR AND THE TOP OF THE NEXT FLOOR ABOVE IT, AND IF THERE IS NO FLOOR ABOVE IT, THAT PORTION BETWEEN THE TOP OF SUCH FLOOR AND THE CEILING ABOVE IT.

FLOOR LOCATIONS:

FLOOR ASSEMBLY BETWEEN GROUND & MAIN LEVEL
AND GROUND LEVEL BETWEEN MAIN LEVELS
AND BETWEEN MAIN LEVEL AND CEILING LEVEL

1 HOUR (ARTICLE 9.10.9.14.3)

OUTSTANDING UNITS THAT EXCEED 2 OR MORE STOREYS, INCLUDING BASEMENTS, SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVELS:

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVELS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

1 HOUR (ARTICLE 9.10.9.14.2)

CLASSIFICATION:

2.2.2.3.2 GROUP 2, UP TO 3 STOREYS

2.2.2.3.2 GROUP 2, UP TO 3 STOREYS
2.2.2.3.2 GROUP 2, UP TO 3 STOREYS
2.2.2.3.2 GROUP 2, UP TO 3 STOREYS

FLOOR LOCATIONS:

2.2.2.3.2 GROUP 2, UP TO 3 STOREYS

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2.2.2.3.2 GROUP 2, UP TO 3 STOREYS

2.2.2.3.2 GROUP 2, UP TO 3 STOREYS

2.2.2.3.2 GROUP 2, UP TO 3 STOREYS



RESUBMISSION NOTES

- 1) THE FOUR GROUND FLOOR UNIT ENTRANCES REMAIN LOCATED OFF THE SHARED DRIVEWAY INSTEAD OF THE FRONT OF THE BUILDING. THE INTENTION IS TO AVOID UNIT ACCESS TO THE LAND IN FRONT OF THE DRIVEWAY IN FRONT OF THE BUILDING. THIS AVOIDS ROAD FRONTAGE IMPACT FOR THE GROUND FLOOR UNIT.
- 2) TO ADDRESS STAFF CONCERNS FROM THE ADP REGARDING SIDE WIND WINDOW OVERLOOK, CORRIDOR LENGTH TO BIKES STORAGE AND FUTURE OPEN SPACES THE FOLLOWING REVISIONS HAVE BEEN MADE:
 - A. REDUCED WINDOW HAVE BEEN REDUCED IN WIDTH BY 6" ON THE EAST AND WEST SIDE OF BUILDING A AND THE EAST SIDE OF BUILDING B TO PROVIDE MORE PRIVACY.
 - B. BIKES STORAGE HAVE BEEN SHORTENED AND FLARED TO CREATE A MORE OPEN SPACE, ALLOWING MORE NATURAL LIGHT AND AN IMPROVED VIEW FROM THE ADJACENT BUILDING.
 - C. NO FENCES TO THE EXTERIOR WERE MADE FOR BETTER STABILITY AND NO FENCES WERE MADE BETWEEN BUILDINGS.
- 3) ADP IS UNAPPROVED OF THIS PROPOSAL, HOWEVER, THE PLANNING DEPARTMENT AND NEIGHBOURS ARE REQUESTING THE PROPERTY SUPPORT THIS CHARACTER STRIK, THREE LEVEL, TWO BUILDING ARRANGEMENT.
- 4) ADP CONCERNS AND COMMENTS HAVE BEEN REMOVED AND RETURNED TO THE ORIGINAL BUILDING DESIGN TO BE MORE EFFICIENT OF THE NEW STEP CODE.
- 5) ADJUSTMENTS HAVE BEEN MADE TO THE BIKES STORAGE ROOMS TO COMPLY WITH THE NEW BUILDING'S BIKES STORAGE REQUIREMENTS.
- 6) BUILDING LENGTHS WERE INCREASED BY 10' TO ACCOMMODATE IN-BUILDING STAIR HEAD REQUIREMENTS. PHYSICAL DATA TABLE FOR BOTH BUILDINGS HAVE BEEN UPDATED TO REFLECT THE NEW BUILDING SIZE.
- 7) THE SPACES OF THE DRIVEWAY TREE HAVE BEEN CORRECTED FROM 10' TO 12' TO 14' ON BOTH SIDES AND LANDSCAPE PLANS, WALKWAYS CONSIDERING THE FRONT UNITS TO THE SIDEWALK SIDEWALK PLANS. THE ADDRESS EXPLANATION CONFIRMS THAT NO IMPACT TO THE TREE WILL OCCUR AS A RESULT OF THE PROPOSAL OF UNIT OR IMPROVED DRIVEWAY ARRANGEMENT.
- 8) THE LOCATION OF THE BEST EXISTING TREES TO THE DRIVEWAY HAVE BEEN REQUESTED DUE TO A CHANGE IN WALL ASSEMBLY. SPATIAL SITUATION CHANGES HAVE BEEN UPDATING TO REFLECT ALL CHANGES TO A 10' SIDEWALK SIDEWALK AND ADJACENT.
- 9) PATHWAYS FROM MAIN FLOOR UNITS TO THE DRIVEWAY HAVE BEEN REQUESTED TO BE CHANGED TO A CHANGE IN WALL ASSEMBLY. SPATIAL SITUATION CHANGES HAVE BEEN UPDATING TO REFLECT ALL CHANGES TO A 10' SIDEWALK SIDEWALK AND ADJACENT.
- 10) SECOND FLOOR CLOSEST BUILDING BEEN REQUESTED TO PROVIDE THE REQUIRED CLEAR HEIGHT OVER THE 6' DRIVEWAY.

Christine Lintott
Architects

Issue	Date
CAUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019

Revision	No.	Description	Date
11	Additional Revision	Jan 29-19	

Consultant

945 Pembroke
Street
House A & B

Cover Sheet

Date	2019-02-06 12:45:42 PM
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Scale	A0.00

SCHEMATIC C PARKING CALCULATION - HOUSE A

A. J. K. ...

0.60 SPACES PER UNITS UNIT THAT IS 45 m² OR MORE, BUT IS EQUAL TO OR LESS THAN 70 m²
 0.30 SPACES PER UNITS UNIT THAT IS MORE THAN 70 m²

0.1 SPACES PER CHARACTER

$$CA_{\text{CALCULATED STABLE}}(0.8 \times 2) + (0.20 \times 4) + (0.1 \times 6) = 7$$

*ALL STATEMENTS WILL BE HANDLED BY THE MOTOR CAR SHARE PROGRAM

BASE STORY / UMNO'S 4th SECTION

THAT PART OF ANY BUILDING, WHOLLY OR PARTLY, WITHIN THE FOOTING OF THE ROOF, WHERE THE MAGAZINE IS LOCATED, IS NOT TO BE USED FOR ANY OTHER PURPOSE.

CLIMATE: Blandford

64 21 24 26
280 30 34 36
= 10 20

References

110 7% (2014)
+ 18.9%

— 50 —

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2.32 SPACES PER UNWELSHING UNIT THAT IS 45 m² OR MORE, BUT IS EQUAL TO OR LESS THAN 70 m²

1.25 SPACES PER DWELLING UNIT
VISITOR
0.5 SPACES PER OTHER USES

CALCULATED STALLS $(0.8 \times 2) + (1.20 \times 4) + (0.1 \times 6) + 1$

^a 数据由作者根据《中国统计年鉴》(2006)整理。

Received
City of Victoria

FEB 12 2019

Planning & Development Department
Development Services Division

REZONING PROJECT INFORMATION TABLE - HOUSE A

	PROPOSED	EXISTING ZONING
EDGING	R3-A1, LOW PROFILE MULTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	83.23 m ² (VARIANCE: 920 m ² REQUIRED)	1061.7 m ²
TOTAL FLOOR AREA	572.50 m ²	212 m ²
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.86:1 (DOES NOT INCL. ATTIC) 0.88:1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.4% (VARIANCE: 33.33% ALLOWABLE)	18.8%
OPEN SITE SPACE	32.5%	63.1%
HEIGHT OF BUILDING	9.71 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 + 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.45 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (SOUTH)	3.20 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (SOUTH)	12.58 m	13.64 m
SIDE YARD (EAST)	2.21 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
SIDE YARD (WEST)	1.70 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
COMBINED SIDE YARDS	4.32 m	5.5 m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	65.53 m ²
TOTAL RESIDENTIAL FLOOR AREA	485.44 m ²

AVERAGE FRONT SETBACK

$5.01 \text{ m} \times 4 = 20.04 \text{ m}$
 $5.65 \text{ m} \times 2 = 11.30 \text{ m}$
 $2.20 \text{ m} \times 1 = 2.20 \text{ m}$
TOTAL = 33.54 m

$33.54 \text{ m} / 7 = 4.79 \text{ m}$

REZONING PROJECT INFORMATION TABLE - HOUSE B

	<u>PROPOSED</u>	<u>EXISTING ZONING</u>
ZONING	R3-A1, LOW PROFILE MULTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	528.41 m ² (VARIANCE: 930 m ² REQUIRED)	1061.7 m ²
TOTAL FLOOR AREA	526.01 m ²	212.7 m ²
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.87:1 (DOES NOT INCL. ATTIC) 1:1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.8% (VARIANCE: 33-33% ALLOWABLE)	18.8%
OPEN SITE SPACE	31.6%	63.1%
HEIGHT OF BUILDING	9.48 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 = 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.52 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (SOUTH)	3.13 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (SOUTH)	12.79 m	13.64 m
SIDE YARD (EAST)	1.70 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
SIDE YARD (WEST)	2.17 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
COMBINED SIDE YARDS	4.27 m	5.5 m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	66.51 SQ.M.
TOTAL RESIDENTIAL FLOOR AREA	488.57 SQ.M.

AVG. SAGE FRONT SETBACK

6.00 ft $\times$ 4 = 24.00 ft
1.75 ft $\times$ 2 = 3.50 ft
3.13 ft $\times$ 1 = 3.13 ft
TOTAL = 30.63 ft

30.63 ft / 7 = 5.52 ft

945 Pembroke
Street
House A & B

Project Data Tables

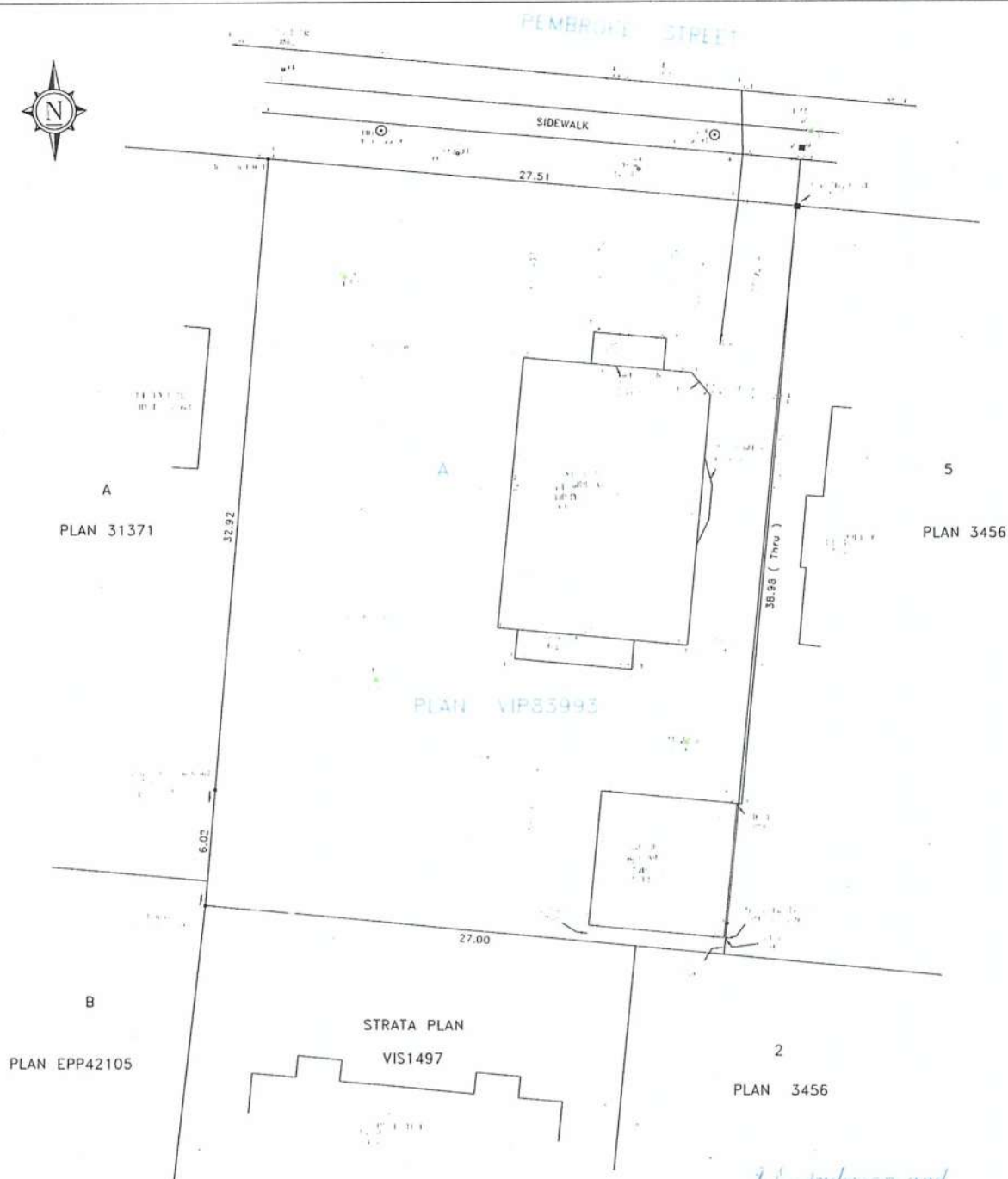
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Scale

J. E. Anderson and
Associates

CURVE TOPS

ENGINEERS

SITE PLAN

AT 945 PEMBROKE ST.

PID 027-278-972

LOT A, SUBURBAN LOT 6,
VICTORIA CITY, PLAN VIP83993

LINHAR PROJECTS INC.

Planning & Development Department
Development Services Division

FEB 12 2019

Received
City of Victoria

Revision	Description	Date
1	CLIC Meeting	March 26, 2018
2	Board Meeting	March 28, 2018
3	Reopening ReSubmission	June 22, 2018
4	Reopening ReSubmission 2	July 20, 2018
5	Reopening ReSubmission 3	Jan. 9, 2019

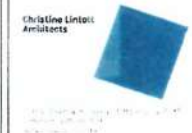
Issue	Date
1	March 26, 2018
2	March 28, 2018
3	June 22, 2018
4	July 20, 2018
5	Jan. 9, 2019

Consent
945 Pembroke Street House A & B
Existing Survey

Date	Time
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Consent
A0.02

Size
1:100



Issue	Date
CAUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
5	Bike Parking	Jan 29-19
6	Tree Type Corrected	Jan 9-19
8	Exit Stair Wall	Jan 29-19
Revisions		
10	Revised Pathways & Landscape Plan	Jan 29-19

Received
City of Victoria

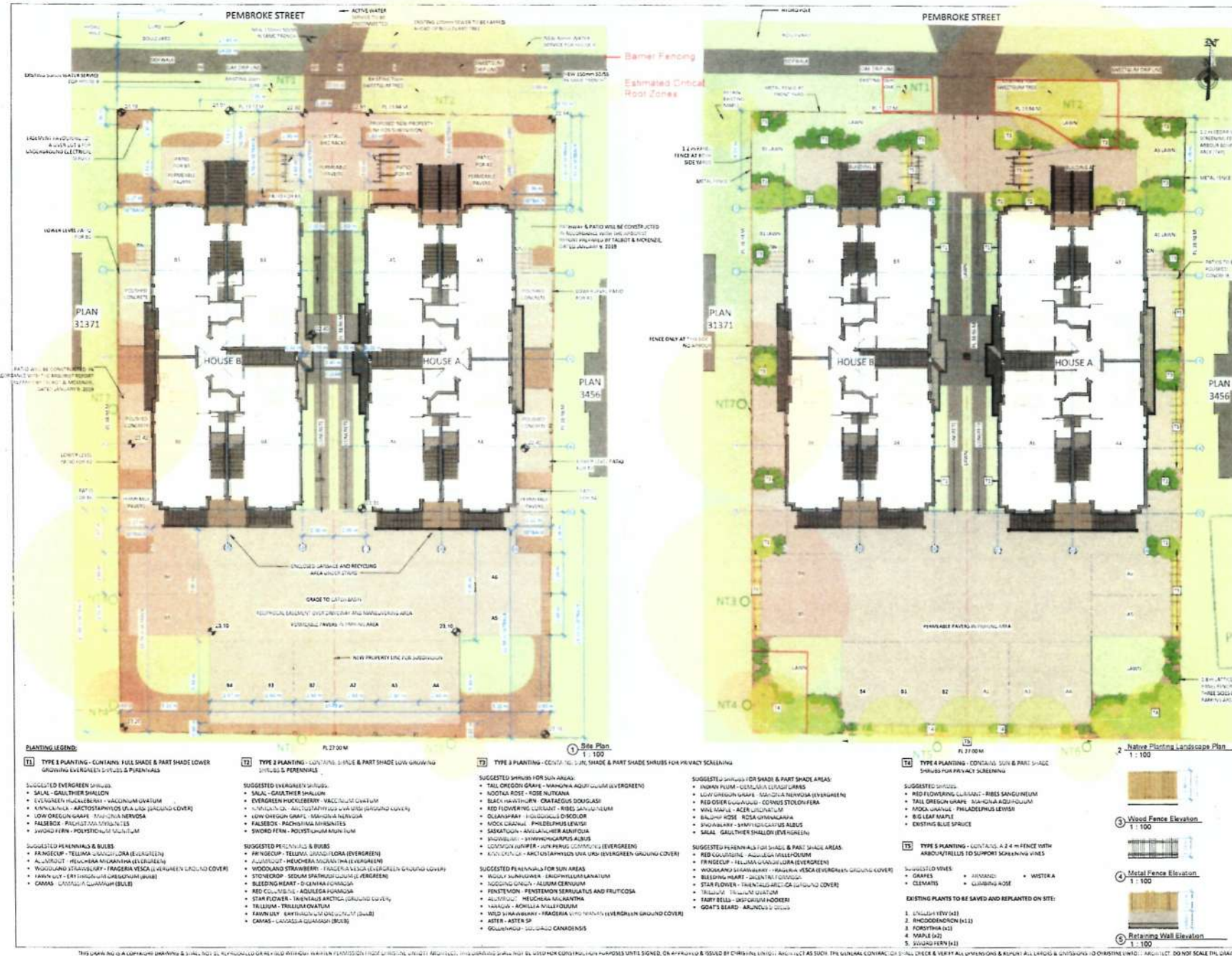
Consultant
FEB 12 2019

Planning & Development Department
Development Services Division

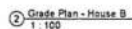
945 Pembroke
Street
House A & B

Site and Landscape Plan

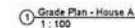
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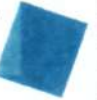
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R & C	(22.00 + 23.00) / 2	+ 2.05	- 65.55	N & S	(23.10 + 23.10) / 2	+ 0.00	- 6.93
C & D	(23.00 + 23.00) / 2	+ 2.64	- 60.72	S & T	(23.10 + 23.10) / 2	+ 0.01	- 6.91
D & E	(23.00 + 23.00) / 2	+ 2.85	- 65.55	T & U	(23.10 + 23.10) / 2	+ 0.15	+ 1.87
S & F	(23.00 + 23.00) / 2	+ 3.35	- 77.05	U & V	(23.10 + 23.10) / 2	+ 1.12	+ 25.47
F & G	(23.00 + 22.40) / 2	+ 6.51	- 147.78	V & W	(23.10 + 23.10) / 2	+ 8.24	+ 190.34
G & H	(22.40 + 22.40) / 2	+ 0.83	- 18.59	W & X	(23.10 + 23.10) / 2	+ 1.12	- 25.87
H & I	(22.40 + 22.40) / 2	+ 2.25	- 50.40	X & Y	(23.10 + 23.10) / 2	+ 0.15	- 34.47
I & J	(22.40 + 22.40) / 2	+ 1.22	- 27.33	Y & Z	(23.10 + 23.10) / 2	+ 0.01	- 9.47
J & K	(22.40 + 22.40) / 2	+ 1.34	- 30.02	Z & AA	(23.10 + 23.10) / 2	+ 0.30	+ 6.93
K & L	(22.40 + 22.40) / 2	+ 1.55	- 57.12	BB & CC	(23.10 + 23.10) / 2	+ 0.00	- 6.91
L & M	(22.40 + 22.40) / 2	+ 1.07	- 23.97	CC & DD	(22.50 + 22.50) / 2	+ 12.62	+ 283.75
M & N	(22.40 + 22.40) / 2	+ 1.51	- 34.05	DD & EE	(22.50 + 23.00) / 2	+ 1.22	- 27.26
N & O	(22.40 + 22.40) / 2	+ 0.70	- 15.68	EE & A	(23.00 + 23.00) / 2	<u>+ 2.42</u>	<u>+ 53.56</u>
O & P	(22.40 + 22.40) / 2	+ 0.46	- 10.30			+ 7.10	+ 1618.21
P & Q	(22.40 + 22.40) / 2	+ 0.20	+ 4.48				1619.27 / 71.10 = 22.77



A & B	(12.17 + 13.00) / 2	+ 1.33 m	- 77.69	G & H	(12.42 + 23.10) / 2	+ 6.57 m	- 149.47
B & C	(13.00 + 23.00) / 2	+ 2.82 m	- 144.44	H & S	(13.10 + 23.10) / 2	+ 0.30 m	- 6.93
C & D	(13.00 + 23.00) / 2	+ 2.84 m	- 160.72	S & T	(13.10 + 23.10) / 2	+ 0.41 m	- 9.47
D & E	(13.00 + 23.00) / 2	+ 2.82 m	- 64.84	T & U	(13.10 + 23.10) / 2	+ 0.15 m	- 3.37
E & F	(13.00 + 23.00) / 2	+ 3.35 m	- 77.02	U & V	(13.10 + 23.10) / 2	+ 1.14 m	- 10.50
F & G	(12.18 + 22.40) / 2	+ 6.17 m	- 143.07	V & W	(13.10 + 23.04) / 2	+ 2.14 m	- 150.10
G & H	(12.40 + 22.40) / 2	+ 0.81 m	- 128.14	W & X	(13.04 + 23.02) / 2	+ 1.14 m	- 26.26
H & I	(12.40 + 22.40) / 2	+ 2.08 m	- 46.59	X & Y	(13.04 + 23.03) / 2	+ 0.15 m	- 3.45
I & J	(12.40 + 22.40) / 2	+ 1.22 m	- 27.23	Y & Z	(13.04 + 23.03) / 2	+ 0.41 m	- 8.84
J & K	(13.40 + 22.40) / 2	+ 1.33 m	- 29.79	Z & AA	(13.04 + 23.03) / 2	+ 0.30 m	- 6.91
K & L	(12.40 + 22.40) / 2	+ 3.05 m	- 68.32	AA & CC	(13.04 + 22.75) / 2	+ 2.29 m	- 52.31
L & M	(12.40 + 22.40) / 2	+ 1.06 m	- 23.74	CC & DD	(12.50 + 22.50) / 2	+ 12.62 m	- 283.95
M & N	(12.40 + 22.40) / 2	+ 3.58 m	- 35.39	DD & EE	(12.50 + 22.50) / 2	+ 12.22 m	- 27.72
N & O	(12.40 + 22.40) / 2	+ 0.64 m	- 34.34	EE & A	(12.95 + 22.91) / 2	<u>+ 2.89 m</u>	<u>+ 52.17</u>
O & P	(12.40 + 22.40) / 2	+ 0.40 m	- 10.75			+ 71.46	+ 163.16
P & Q	(12.40 + 22.40) / 2	+ 0.30 m	- 4.48			1626.17 / 71.46 = 22.75	

A0.04

Christine Lintell
Architects



Issue	Date
CALLIC Meeting	March 26-18
Resoning Application	March 28-18
Resoning Resubmission	June 22-18
Resoning Resubmission 2	July 30, 2018
Resoning Resubmission 3	Jan. 9, 2019

No.	Description	Date
2	Building Size Increased	Jan 9-19
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19
5	Bike Parking	Jan 29-19
6	Exit Stair Wall Revisions	Jan 29-19

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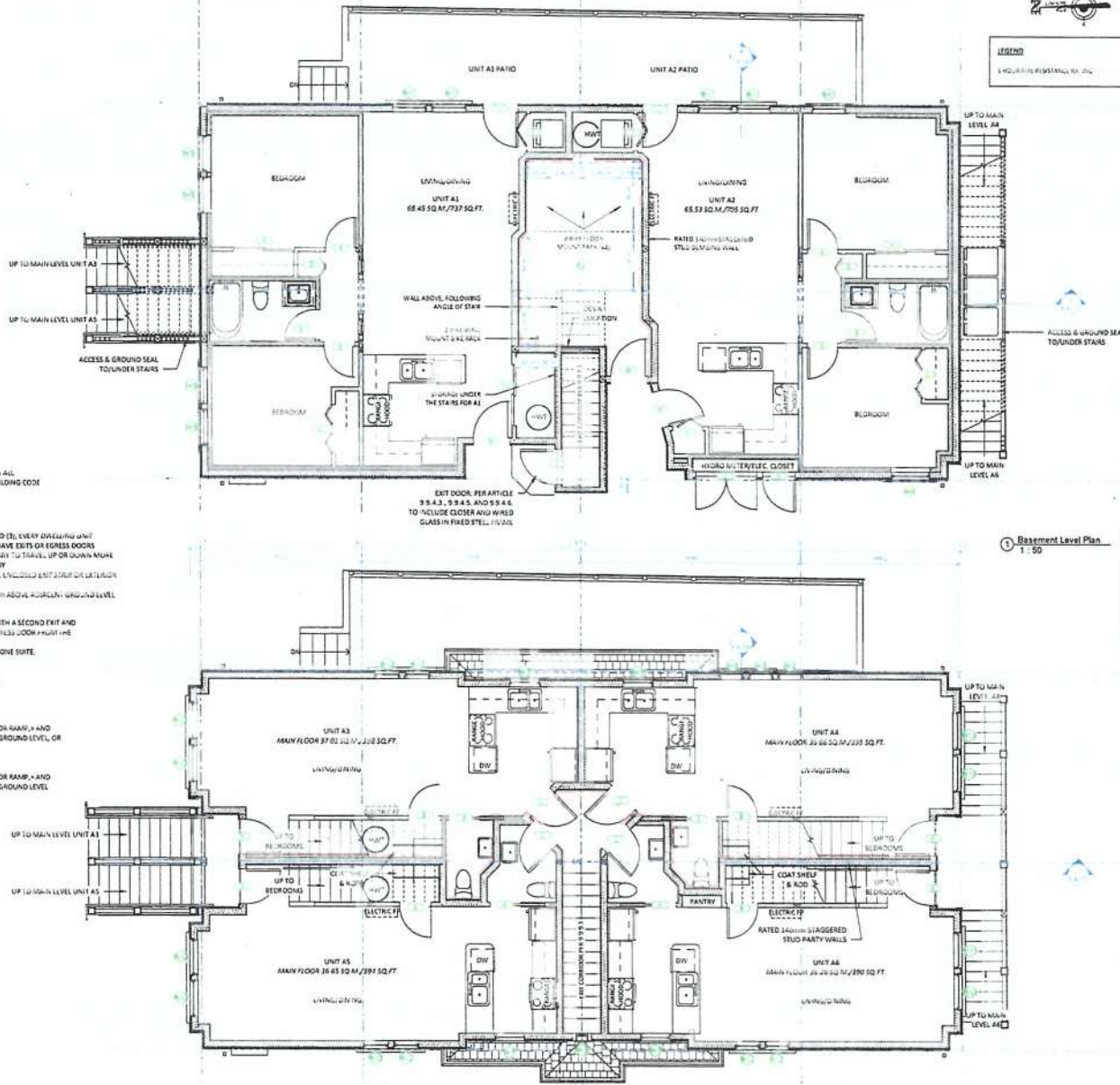
Planning & Development Department
Development Services Division

945 Pembroke
Street
House A

Basement and Main Floor
Plan

Date	2019-02-06 12:40:00 PM
Drawn by	LA
Checked by	CL
Scale	As Indicated

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NOTES:

STAIRS, ELEVATORS, AND GARDENS TO CONFORM IN ALL INSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

5.9.9.1. TRAVEL LIMIT TO EXITS OR EGRESS DOORS

1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY OVERALL UNIT LOCATED MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED EXIT STAIR OR OUTSIDE PASSAGEWAY OR

2) AN EXIT STAIRWAY NOT MORE THAN 2.5 m ABOVE ADJACENT GROUND LEVEL

5.9.9.2. SHARED EGRESS FACILITIES

1) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO:

a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,

b) A PUBLIC CORRIDOR

i) SERVING MORE THAN ONE SUITE, AND

ii) SERVED BY A SINGLE EXIT,

c) AN EXTERIOR PASSAGEWAY

i) SERVING MORE THAN ONE SUITE,

ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND

iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR

d) A BALCONY

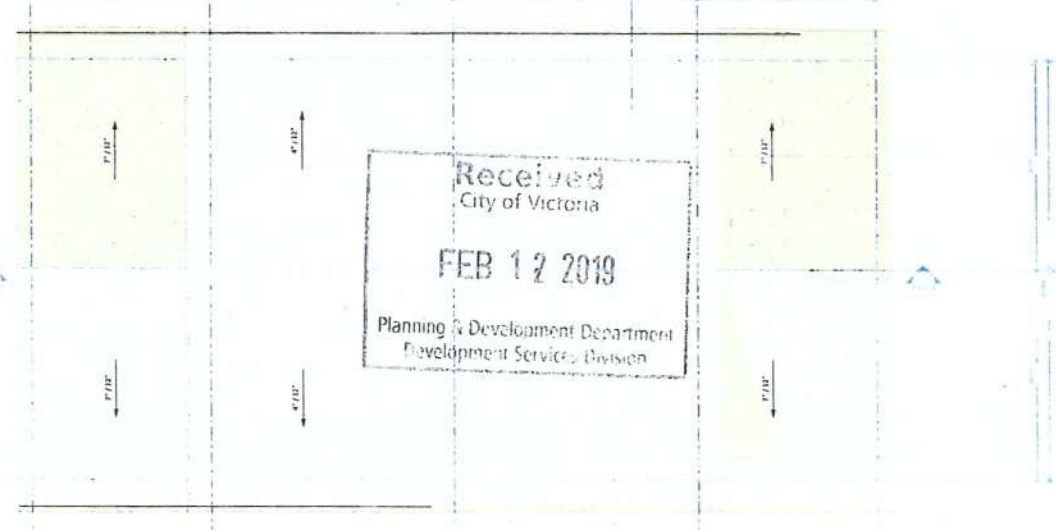
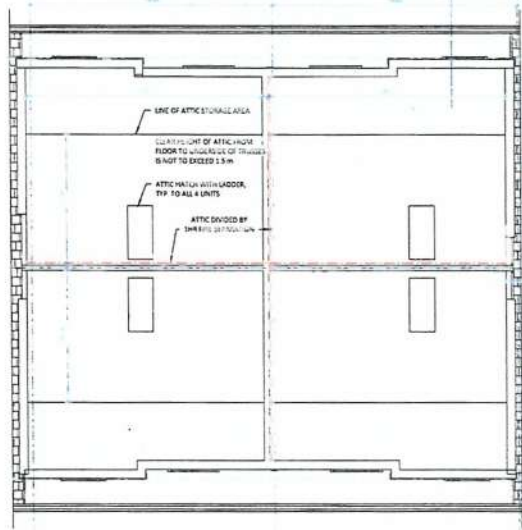
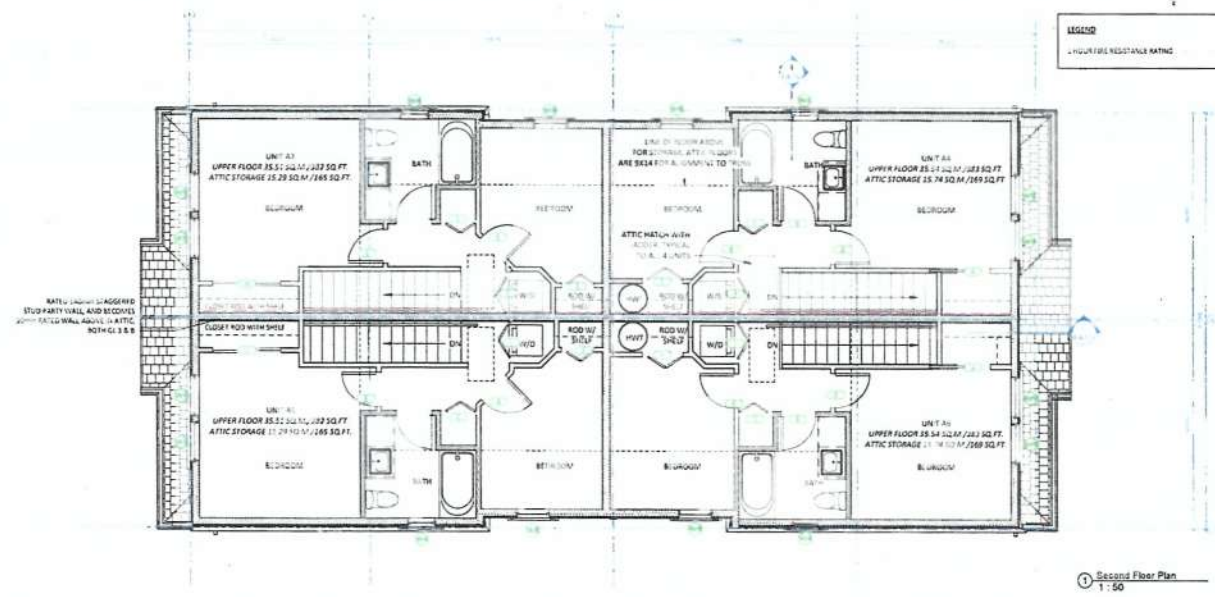
i) SERVING MORE THAN ONE SUITE,

ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND

iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL



LEGEND
1 HOUR FIRE RESISTANCE RATING



Christine Unnett
Architects

Issue	Date
CALIC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19
9	Clear Height Over Stairs	Jan 23-19

Consultant

945 Pembroke Street
House A

Upper Floor & Roof Plan

Date: 2019-02-06 12:40:07 PM
Drawn by: LA
Checked by: CL
A 2.02a
Scale: As indicated

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① Front Elevation (North)
1:50

③ Side Elevation (East)
1:50



② Rear Elevation (South)
1:50

④ Rear Side Elevation (West)
1:50

Christine Ullrich
Architects

Issue	Date
CAIUC Meeting	March 26-18
Resoning Application	March 28-18
Resoning Resubmission 1	June 22-18
Resoning Resubmission 2	July 30, 2018
Resoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
1	Revised Grade	Jan 9-19
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19

Consultant

945 Pembroke
Street
House A

Exterior Elevations

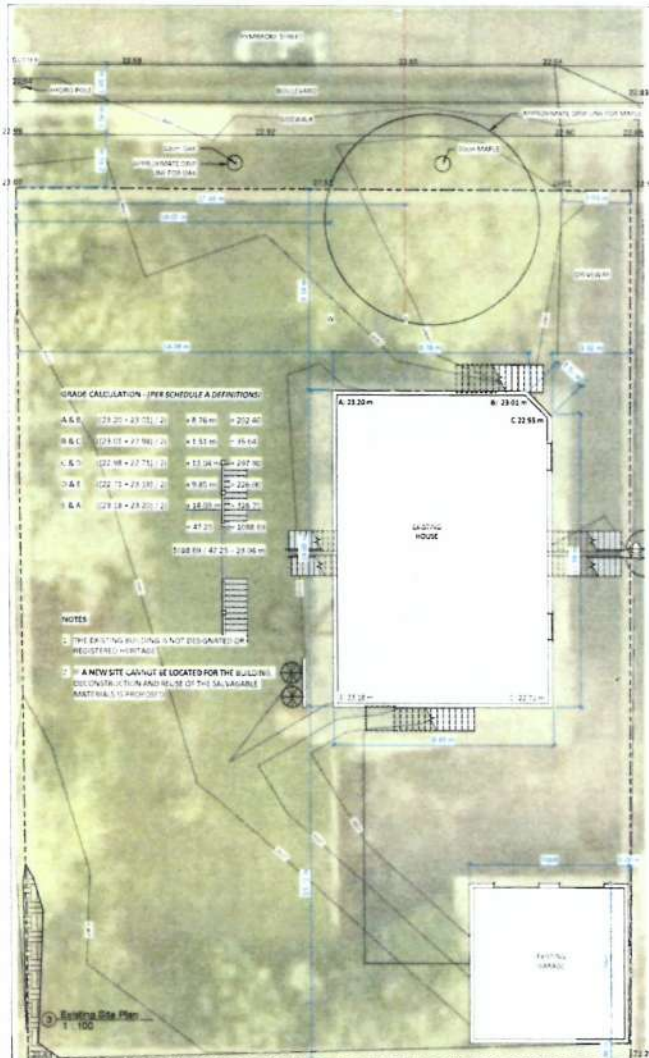
Date: 2019-02-06 12:40:27 PM
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Checked by: CL
A 3.01a
Scale: 1:50

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City of Victoria

FEB 12 2019

Planning & Development Department
Development Services Division

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Door Schedule

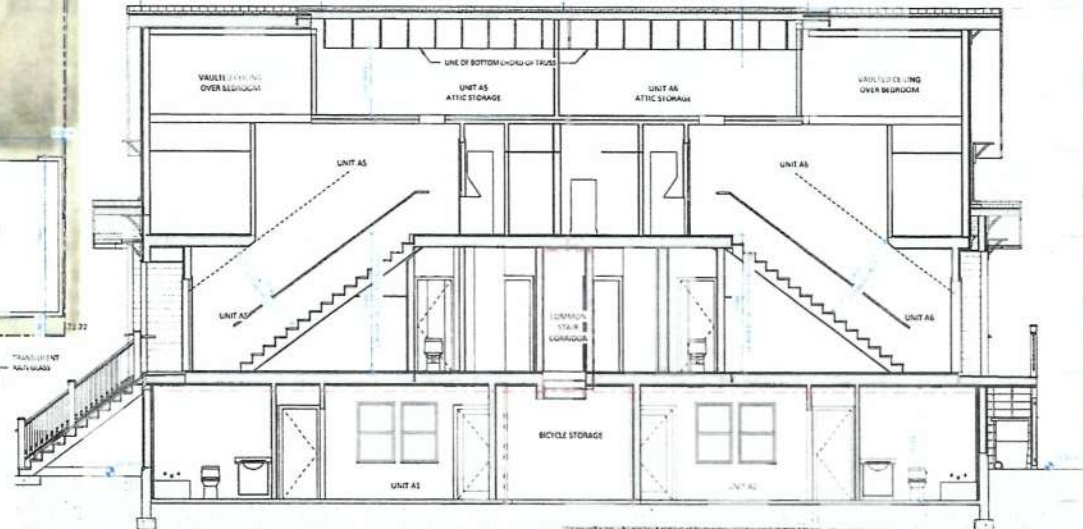
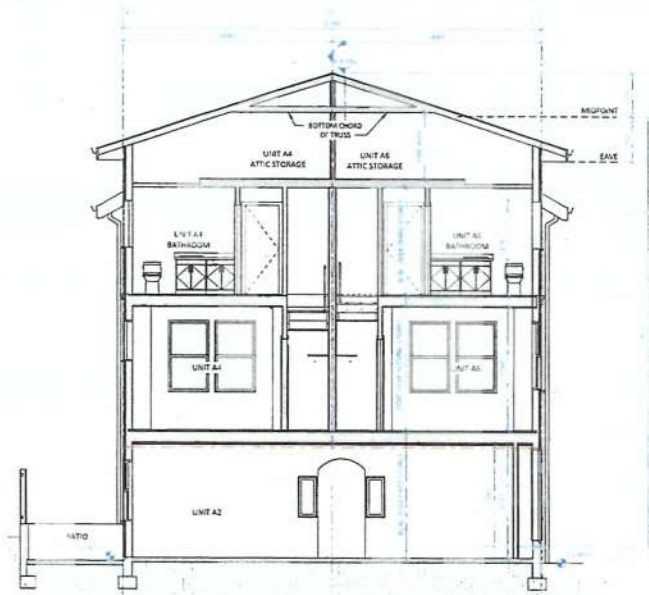
Type Mark	Width	Height	Material	Comments	Count
A	762	2032	N	INTERIOR DOOR	6
B	762	2032	N	INTERIOR DOOR	21
C	813	2032	N	INTERIOR DOOR	4
D	813	2032	N	INTERIOR DOOR	2
E	762	2032	N	INTERIOR DOOR	7
F	813	2032	N	INTERIOR DOOR	8
G	1219	2032	N	INTERIOR DOOR	2
H	1524	2032	N	INTERIOR DOOR	3
I	864	2032	N	EXTERIOR PATIO FULL GLASS	2
J	864	2032	N	EXTERIOR ENTRANCE HALF GLASS	4
K	864	2032	N	EXTERIOR ENTRANCE HALF GLASS	3
L	813	2032	N	EXTERIOR ENTRANCE HALF GLASS	3
M	813	2032	N	EXTERIOR ENTRANCE HALF GLASS	1
N	813	2032	N	EXTERIOR SERVICE	1
O	813	2032	N	EXTERIOR SERVICE	1

Window Schedule

Type Mark	Width	Height	Material	Comments	Count
W1	406	914	FIXED	INTERIOR	4
W2	610	914	FIXED	INTERIOR	3
W3	610	1219	FIXED	INTERIOR	1
W4	610	1067	FIXED	INTERIOR	4
W5	914	1219	FIXED	INTERIOR	4
W6	991	1219	FIXED	INTERIOR	1
W7	762	1219	FIXED	INTERIOR	4
W8	762	1321	FIXED	INTERIOR	4
W9	914	1321	FIXED	INTERIOR	8
W10	813	1321	FIXED	INTERIOR	3
W11	813	1321	FIXED	INTERIOR	3
W12	813	1321	FIXED	INTERIOR	3
W13	914	1321	FIXED	INTERIOR	3

TRANSOM WINDOW

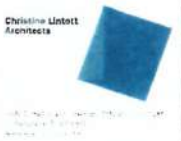
Type Mark	Width	Height	Material	Comments	Count
T1	406	914	FIXED	INTERIOR	4
T2	610	914	FIXED	INTERIOR	3
T3	610	1219	FIXED	INTERIOR	1
T4	610	1067	FIXED	INTERIOR	4
T5	914	1219	FIXED	INTERIOR	4
T6	991	1219	FIXED	INTERIOR	1
T7	762	1219	FIXED	INTERIOR	4
T8	762	1321	FIXED	INTERIOR	4
T9	914	1321	FIXED	INTERIOR	8
T10	813	1321	FIXED	INTERIOR	3
T11	813	1321	FIXED	INTERIOR	3
T12	813	1321	FIXED	INTERIOR	3
T13	914	1321	FIXED	INTERIOR	3



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Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019

No.	Description	Date
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

Consultant

945 Pembroke
 Street
 House A

Building Sections &
 Schedules

Date	2019-02-06 12:40:31 PM
Drawn by	LA
Checked by	CL
A 4.01a	
Scale	As indicated

Christina Lintott
Architects

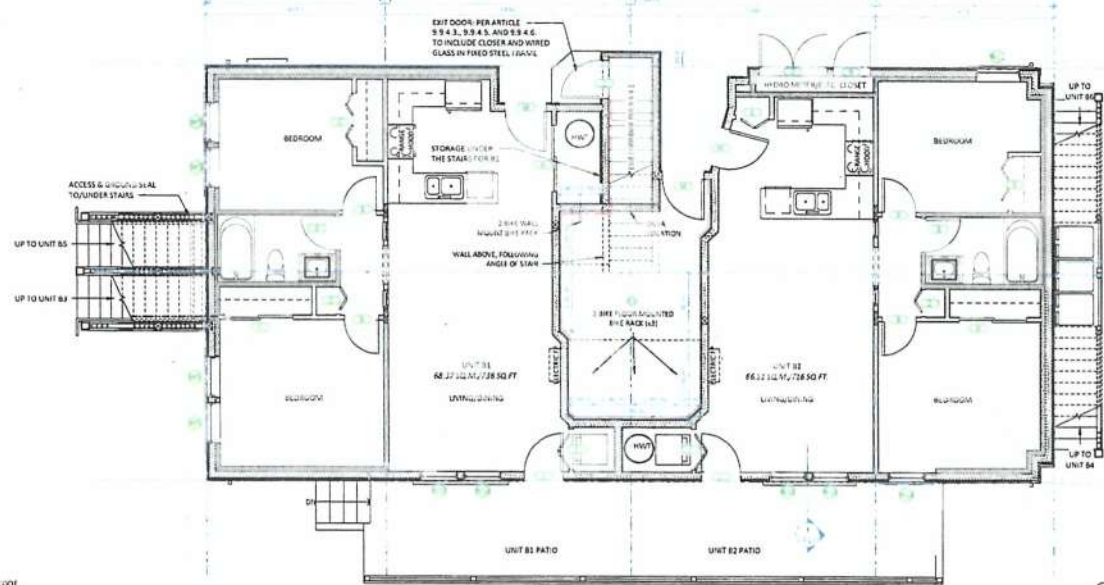


Issue	Date
CAUC Meeting	March 26-18
Resoning Application	March 26-18
Resoning Resubmission 1	June 22-18
Resoning Resubmission 2	July 30, 2018
Resoning Resubmission 3	Jan. 9, 2019

Revision	No.	Description	Date
	2	Building Size Increased	Jan 9-19
	5	Bike Parking	Jan 29-19
	8	Exit Stair Wall Revisions	Jan 29-19



LEGEND
1 HOUR FIRE RESISTANCE RATING



1 Basement Level Plan
1:50

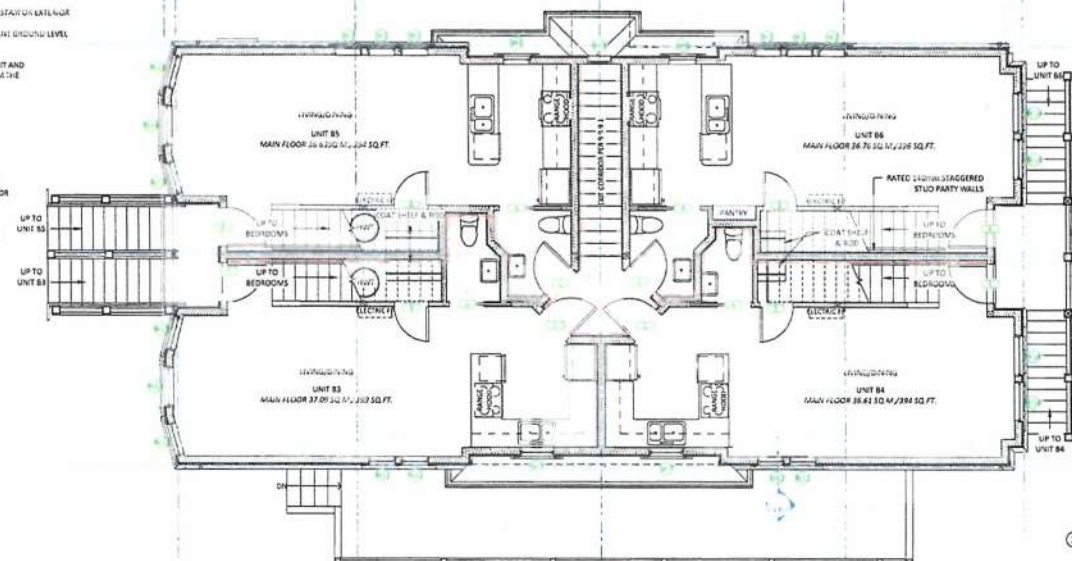
NOTES:

STAIRS, EGRESS, HORIZONTAL AND VERTICAL TO CONFORM IN ALL OUTSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

- 9.9.1 TRAVEL UNIT TO EXITS ON EGRESS DOORS
 (1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY:
 (a) AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED EXIT STAIR OR RAMP, OR PASSAGEWAY, OR
 (b) AN EXIT PASSWAY NOT MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.

- 9.9.2 SHARED EGRESS FEATURES
 (1) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE VIEWS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO:
 (a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,
 (b) A PUBLIC CORRIDOR
 (i) SERVING MORE THAN ONE SUITE, AND
 (ii) SERVED BY A SINGLE EXIT,
 (c) AN EXTERIOR PASSAGEWAY
 (i) SERVING MORE THAN ONE SUITE,
 (ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 (iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR
 (d) A BALCONY
 (i) SERVING MORE THAN ONE SUITE,
 (ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 (iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.



2 Main Level Plan
1:50



945 Pembroke
Street
House B

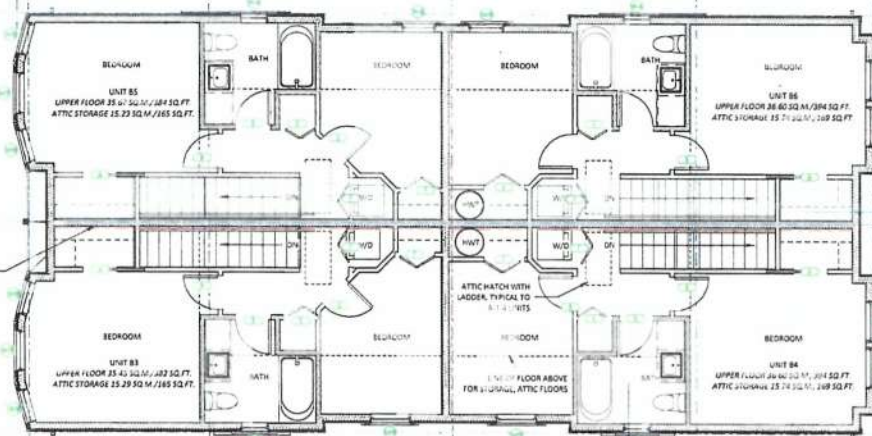
Basement & Main Floor
Plan

Date	2019-02-06 12:43:08 PM
Drawn By	LA
Checked By	CL
Scale	A 2.01b
As indicated	

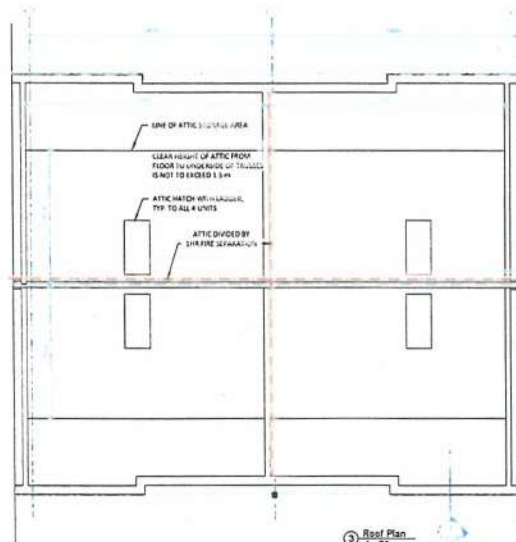


LEGEND
EXHIBITIVE RESISTANCE RATING

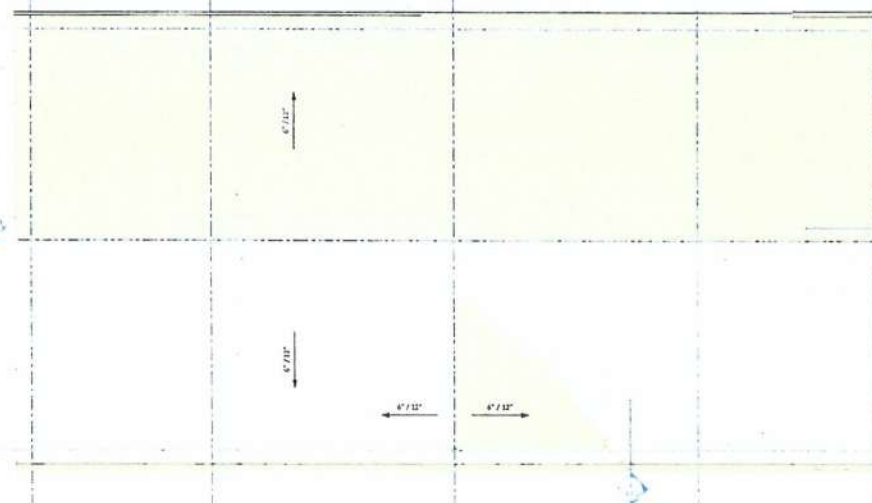
RATED 1 HOUR STAGGERED
STUD PARTY WALL AND BELLIES
2nd FLOOR RATED WALL ABOVE IN ATTIC,
BOTH OL 3 & 8



② Second Floor Plan
1:50

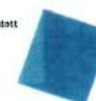


③ Roof Plan
1:50



④ Roof Plan
1:50

Christine Lindahl
Architects



Issue	Date
CALLIC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019

Revision

No.	Description	Date
2	Building Size Increased	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

Received
City of Victoria

FEB 12 2019

Planning & Development Department
Development Services Division

945 Pembroke
Street
House B

Upper Floor & Roof Plan

Rev: 2019-02-06 12:43:16 PM
Created by: LA
Checked by: CL

A 2.02b

Scale: As indicated



Issue	Date
CALUC Meeting	March 26-18
Retoning Application	March 28-18
Retoning Resubmission	June 22-18
Retoning Resubmission 2	July 30, 2018
Retoning Resubmission 3	Jan. 9, 2019

No.	Description	Date
1	Revised Grade	Jan 9-19
4	Door Revisions	Jan 9-19
3	Window Revisions	Jan 9-19

Received
City of Victoria
FEB 12 2019

Planning & Development Department
Community Services Division

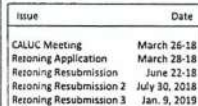
945 Pembroke
Street
House B

Exterior Elevations

Date	2019-02-06 12:43:30 PM
Drawn by	LA
Checked by	CL
A 3.01b	
Scale	1:50



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Revision		
No.	Description	Date
4	Door Revisions	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

Received
City of Victoria

FEB 12 2019

Consultant			
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Planning & Development Department
Development Services Division

945 Pembroke
Street
House B

Building Sections & Schedules

Date 2019-01-06 12:43:32 PM

Drawn by	LA
Checked by	CL

A 4.01b

Scale	As indicated
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Door Schedule

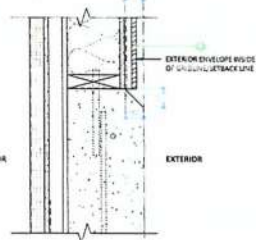
Type Mark	Year	Grade	Rate	Comments	Count
A	762	2002	N	INTERIOR ROCKET	1
B	762	2002	N	INTERIOR SLIDE	2
C	813	2002	2004	INTERIOR DOORWAYS	1
D	810	2002	N	INTERIOR BIFOLD	1
E	762	2002	N	NEXT BIFOLD	1
F	814	2002	N	NEXT BIFOLD	2
G	1219	2002	N	INTERIOR BIFOLD	1
H	1524	2002	N	INTERIOR SLIDER	1
I	864	2002	N	EXTERIOR PATIO FULL GLASS	1
J	864	2002	N	EXTERIOR ENTRANCE HALF GLASS	1
K	864	2002	2004	EXTERIOR ENTRANCE HALF GLASS	1
L	864	2002	N	EXTERIOR ENTRANCE HALF GLASS	1
M	813	2002	N	EXTERIOR SERVICE	1
N	1524	2002	N	EXTERIOR DOORBLE 2000	1

Grand total: 60

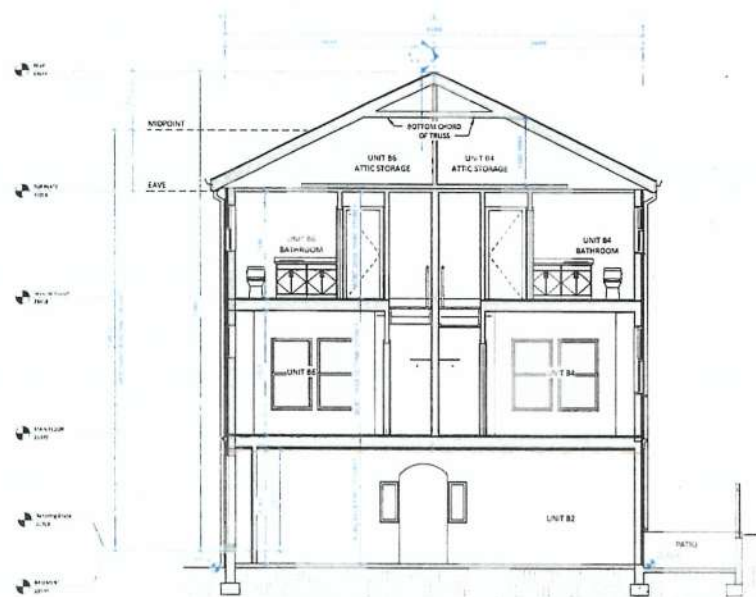
Window Schedule

Type	Wdth	Height	Duration	Count
W1	406	914	FIXED INTERIOR	4
W2	610	760	FIXED	1
W3	610	1270	FIXED	6
W4	914	1067	SINGLE HUNG	4
W5	914	1372	SINGLE HUNG	4
W6	914	1270	SINGLE HUNG	2
W7	762	1270	SINGLE HUNG	2
W8	762	1321	SINGLE HUNG	6
W9	914	1321	SINGLE HUNG	8
W10	813	1372	SINGLE HUNG	5
W11	991	1372	SINGLE HUNG	1
W12	610	1530	SINGLE HUNG	4
W13	762	1600	SINGLE HUNG	4
W14	914	1600	SINGLE HUNG	6

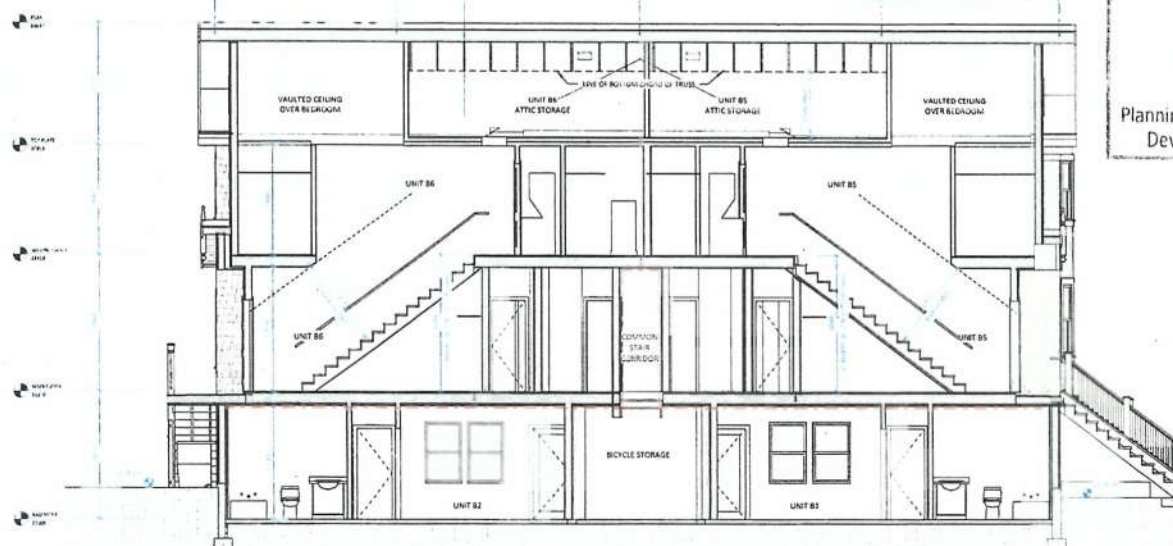
W10	710
Grand total: 57	



③ Foundation Detail
1:6



① East West Section
1 : 50



② Longitudinal Section
1:50



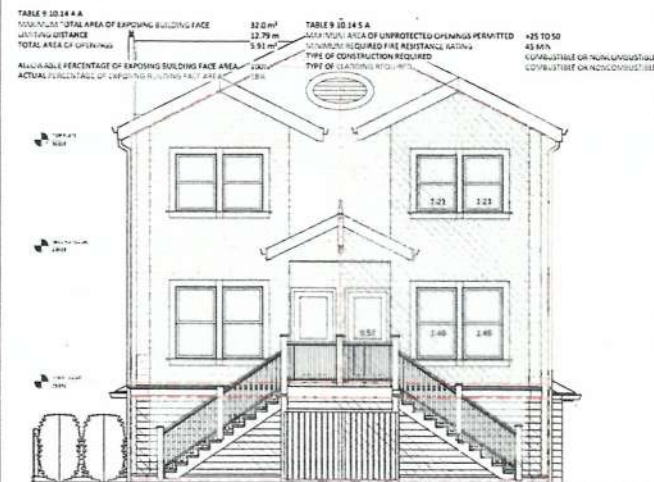
TYPICAL TO UNIT B1 THIS SIDE

TABLE 9.10.14.4.A	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE
UNITING DISTANCE	2.00 m
TOTAL AREA OF OPENINGS	4.30 m ²
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	20%
ACTUAL PERCENTAGE OF EXPOSING BUILDING FACE AREA	20%

TABLE 9.10.14.5.A	MAXIMUM AREA OF UNPROTECTED OPENINGS PERMITTED
MINIMUM REQUIRED FIRE RESISTANCE RATING	>10 TO 25
TYPE OF CONSTRUCTION REQUIRED	1 HR
TYPE OF GLASSING REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE
	NONCOMBUSTIBLE

3 S.S. Side Elevation (West)
1:50

TYPICAL TO UNITS B4 & B5 THIS SIDE



TYPICAL TO UNIT B2 THIS SIDE

TABLE 9.10.14.4.A	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE
UNITING DISTANCE	18.25 m
TOTAL AREA OF OPENINGS	12.5 m ²
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	100%
ACTUAL PERCENTAGE OF EXPOSING BUILDING FACE AREA	0%

TABLE 9.10.14.5.A	MAXIMUM AREA OF UNPROTECTED OPENINGS PERMITTED
MINIMUM REQUIRED FIRE RESISTANCE RATING	>10 TO 50
TYPE OF CONSTRUCTION REQUIRED	45 MIN
TYPE OF GLASSING REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE
	COMBUSTIBLE OR NONCOMBUSTIBLE

1 S.S. Rear Elevation (South)
1:50

4 S.S. Side Elevation (East)
1:50

TYPICAL TO UNITS B3 & B5 THIS SIDE



TYPICAL TO UNIT B1 THIS SIDE

TABLE 9.10.14.4.A	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE
UNITING DISTANCE	20.33 m
TOTAL AREA OF OPENINGS	6.0 m ²
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	100%
ACTUAL PERCENTAGE OF EXPOSING BUILDING FACE AREA	23%

TABLE 9.10.14.5.A	MAXIMUM AREA OF UNPROTECTED OPENINGS PERMITTED
MINIMUM REQUIRED FIRE RESISTANCE RATING	>10 TO 25
TYPE OF CONSTRUCTION REQUIRED	1 HR
TYPE OF GLASSING REQUIRED	COMBUSTIBLE OR NONCOMBUSTIBLE
	NONCOMBUSTIBLE

Christine Unitt Architects

Issue	Date
CALUC Meeting	March 28-18
Reasoning Application	March 28-18
Reasoning Resubmission	June 22-18
Reasoning Resubmission 2	July 30, 2018
Reasoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
4	Door Revisions	Jan 9-19
3	Window Revisions	Jan 9-19
6	Exit Stair Wall	Jan 29-19

Received
City of Seattle

Consultant

FEB 12 2019

Planning & Development Department
Development Services Division

945 Pembroke
Street
House B

Spatial Separation
Calculations

Date	2019-02-06 12:43:37 PM
Drawn by	LA
Checked by	CL
Scale	1:50

A 4.02b