



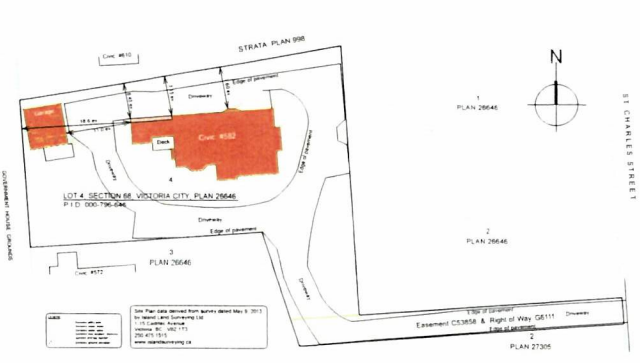
5 VIEW FROM NORTH-WEST  
A-1 With sketch overlay



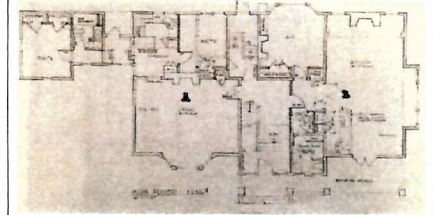
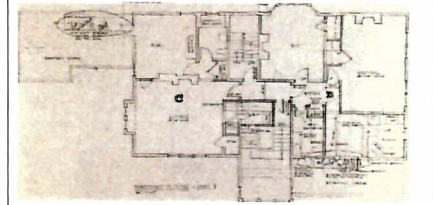
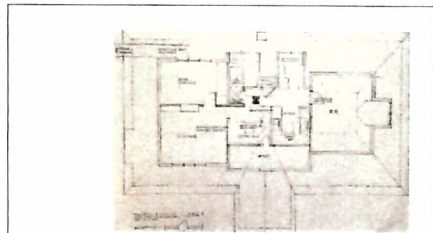
6 VIEW FROM SOUTH-WEST  
A-1 Star site screened by trees



7 VIEW FROM SOUTH-EAST  
A-1 Principal entrance approach - new star not visible



1 SITE PLAN  
A-1 1 400



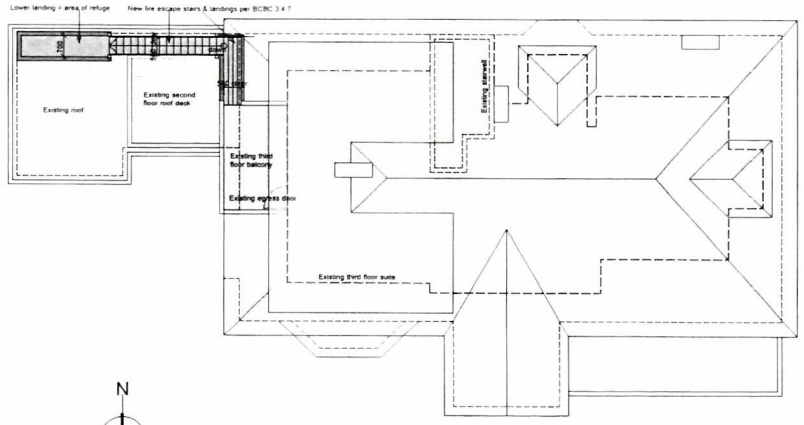
8 FLOOR PLANS, 1983, Roger Smeech, Architect  
A-1 1 150 approx



3 NORTH ELEVATION  
A-1 1 75



4 WEST ELEVATION  
A-1 1 75



2 ROOF PLAN  
A-1 1 75

**CONSTRUCTION NOTES**  
 All work to be carried out in accordance with 2018 BC Building Code, latest edition, governing legislation and Standards and applicable local bylaws.  
 All steel, hardware and gaskets to conform specifically, but not exclusively, with BCCRC Sections 3.4.6.1, 3.4.6.2, 3.4.6.8, 3.4.6.9 and 3.4.7.  
 All wood frame construction to be in accordance with BCCRC Part 9 or as indicated on Architectural and Structural Drawings.  
 All construction to be built to maximum dimensions: 38mm or 3/8" for joists and brackets. No shavings or similar waste materials are permitted.  
 All wood framing to be in accordance with National Building Code of Canada (NBC) and the Canadian Standards Association (CSA) or published CSA (S16.1) or S16.30.192, S16.31, B11 and S80-1914 or where more stringent requirements noted on Drawings.  
 All exterior lumber products to be pressure treated with ACQ or MCA, in accordance with Health Canada Pesticide Management Regulatory Agency (PMRA) and to CSA 840. Reputable brands are preferred. All wood products to be of equal or higher grade of protection to construction. Exposed untreated G 90 or G 60 products are not acceptable. Reputable brands for galvanized fasteners, screws, nails, bolts and other fasteners specifically manufactured for use with ACQ treated wood including treated nails and other coatings, are acceptable.  
 Exterior metal fastenings to be galvanized steel, stainless steel or copper. Aluminum fastenings are incompatible with ACQ.  
 Wood members such as posts, bracing, stringers, joists, to be supported with concrete foundations with positive means, rigid steel bracing or shores or otherwise supported with heavy weight structural members such as C-channels and other. Shored or under.  
 All structural steel components, including handrails and brackets, to be hot-dipped galvanized with 55g/m<sup>2</sup> zinc coating to CSA G184.81/81F.

PROJECT DATA - BC Building Code, Section 904	
Occupancy Classification:	Mass Residential - C
Construction type:	Combustible, not sprinklered
Existing FRR (Other):	As noted, no change
Building Area:	294m <sup>2</sup> (296m <sup>2</sup> ), no change
Building Height:	3 stories, no change
Roof System:	1, no change
Special Separations (Fire separator per Table 2.2.3.1-B):	None
East:	Limiting Distance: Building 8.4m; Fire-rated openings at existing, no change
South:	N/A
West:	Limiting Distance: Building 18.6m; Fire-rated openings at existing, no change
Existing, ref. 3.4.2:	Third floor suite: 2 bedrooms; East: 2 bedrooms; South: 1 bedroom + 1 balcony
East (Existing, Ref. Room, ref. 3.4.2.1):	Height: 2.3 stories; Occupancy: 15 persons; 1500mm max. width permitted

PROJECT DATA - Planning	
Property Address:	582 St. Charles Street, Victoria B.C.
PLN:	000-790-449
Zone:	U1-A, Section 68, Victoria City Plan 26646
Plan Area:	484.2m <sup>2</sup> existing, no change
Use:	Residential Single Family Dwelling
Building Height:	15.0m
Building Height:	15.0m
Front:	Existing no change
Side:	Existing no change
Back:	Existing no change
North Side (Prev. Building (NC)):	8.4m; Proposed fire escape, no change
South Side:	Existing no change
Building Separation - Phys.:	Secondary (NC): 15.0m; Proposed fire escape, Secondary: 15.0m
LC Area:	1647.5 m <sup>2</sup>
Coverage:	43%
Bye:	Existing principal + secondary: 248.7 m <sup>2</sup> ; 15.0m; No change

Received  
 City of Victoria  
 JAN 28 2020  
 Planning & Development Division  
 Development Services Division

ARMITAGE ARCHITECT  
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Revisions

Project

Fire Escape Stairs,  
 582 St. Charles Street,  
 Victoria, BC.

Title:  
 PLANS, ELEVATIONS,  
 VIEWS

Date: November 30, 2019  
 Scale: As noted  
 Issue: R4P - Variance

Sheet Number:  
 A-1

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