

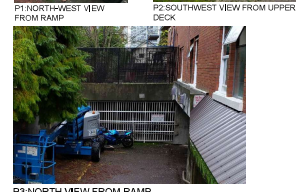
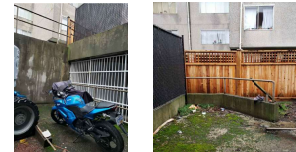
# MT EDWARDS RENOVATIONS - 1002 VANCOUVER STREET

## PROVINCIAL RENTAL HOUSING CORPORATION

### GARBAGE RELOCATION & VERTICAL LIFT PLATFORM



**1 LOCATION PLAN**  
A1 Scale = N.T.S.



**3 SITE PHOTOS**  
A1 Scale = N.T.S.



**4 IMAGE OF LIFTS**  
A1 Scale = N.T.S.

PROJECT INFORMATION TABLE	
ZONE	R84 (EXISTING)
SITE AREA	2927M <sup>2</sup>
ADDITIONAL BUILDING AREA	2M <sup>2</sup>
SITE COVERAGE ALL BUILDINGS	43%
TOTAL BUILDING AREA	3,486M <sup>2</sup> (INCLUDES 2M <sup>2</sup> FOR LIFT)
SETBACKS	
REAR YARD	0.30M (AT LIFT LOCATION)*
SIDE YARD (ROCKLAND SIDE)	22.0M
SIDE YARD (NORTH PROPERTY LINE)	20.0M
SCHEDULE C PARKING I SPACE / 80M <sup>2</sup>	44
PARKING STALLS	10 <sup>16</sup>

\* VARIANCE REQUIRED FROM 6.65M SETBACK  
\*\* VARIANCE REQUIRED FROM 44 PARKING SPACES

**SCOPE OF WORK OF THIS PERMIT:**

SUPPLY AND INSTALL LIFT TO PROVIDE ACCESS TO BASEMENT GARBAGE ROOM RELOCATED FROM ROCKLAND AVE, DUE TO CITY OF VICTORIA R.O.W. INCLUDES REMOVAL OF 2 PARKING SPACES FOR NEW GARBAGE & RECYCLING ENCLOSURE

**DRAWING LIST:**

**ARCHITECTURAL:**

- A1 LOCATION PLAN, DRAWING INDEX & SCOPE OF WORK
- A2 SITE PLANS EXISTING & PROPOSED
- A3 U/G PARKING AREA GARBAGE ENCLOSURE FLOOR PLANS, SECTION & ELEVATION DEMOLITION
- A4 U/G PARKING AREA GARBAGE ENCLOSURE U/G FLOOR PLAN & SECTION RENOVATION
- A5 U/G PARKING AREA GARBAGE ENCLOSURE MAIN FLOOR PLAN & SECTION RENOVATION
- A6 U/G PARKING AREA GARBAGE ENCLOSURE ELEVATIONS RENOVATION
- A7 REFERENCE PLANS

**BUILDING CODE INFORMATION (BCBC 2018 DIV B PART 3):**  
OCCUPANCY TYPE: C  
BUILDING AREA: 1261M<sup>2</sup> (MAX 1800M<sup>2</sup>)  
BUILDING HEIGHT: 3 STOREYS  
BUILDING CLASSIFICATION: 3.2.2.54  
SPRINKLERED: YES  
CONSTRUCTION TYPE: COMBUSTIBLE CONSTRUCTION

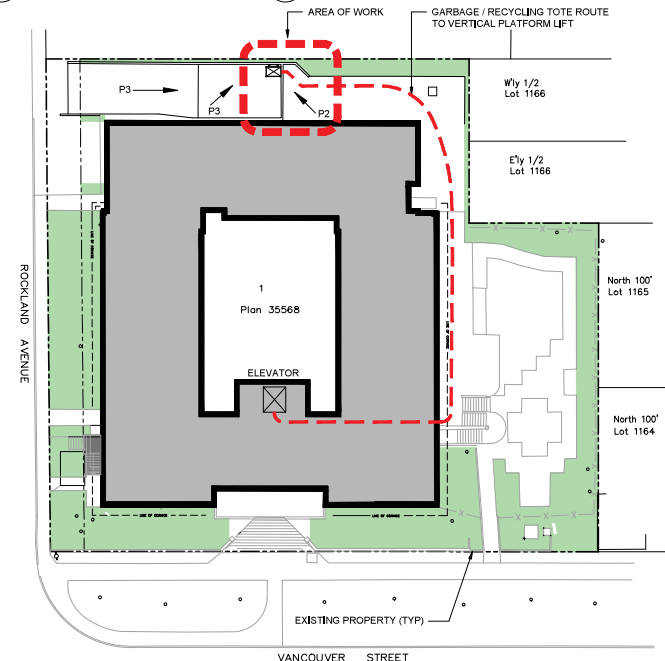
**BUILDING AREAS (BCBC 2018 DEFINITION OF AREA)**

	EXISTING
BASEMENT	485M <sup>2</sup> (5,220FT <sup>2</sup> )
1ST FLOOR	1114M <sup>2</sup> (11,991FT <sup>2</sup> )
2ND FLOOR	1,086.2M <sup>2</sup> (11,692FT <sup>2</sup> )
3RD FLOOR	798.8M <sup>2</sup> (8,597FT <sup>2</sup> )
TOTAL AREA	3,484M <sup>2</sup> (37,302FT <sup>2</sup> )
PARKADE	527M <sup>2</sup> (5,673FT <sup>2</sup> )

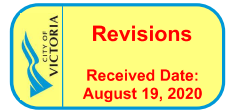
NEW LIFT AREA 2.0M<sup>2</sup> (21.5FT<sup>2</sup>)

**AVERAGE GRADE CALCULATION (ZONING):**

(22.80+22.13)/2 X 8.855M = 198.9
(24.47+24.48)/2 X 23.205M = 567.9
(24.43+24.48)/2 X 3.403M = 83.2
(24.43+24.46)/2 X 7.026M = 171.7
(24.46+24.46)/2 X 14.871M = 363.7
(21.81+24.46)/2 X 19.322M = 447.0
(24.46+24.45)/2 X 9.765M = 238.8
(24.45+23.25)/2 X 32.005M = 764.4
(23.25+22.8)/2 X 36.627M = 843.3
<b>PERIMETER = 155.199M</b>
<b>AVERAGE GRADE = 3,678.9/155.199 = 23.7</b>



**2 SITE PLAN - NEW LIFT AREA**  
A1 Scale = 1:250



Project:  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA, BC**

Title:  
**LOCATION PLAN,**  
**SITE PLAN,**  
**DRAWING LIST &**  
**BUILDING CODE**

Project No.: **1707**  
Drawn By: **MD**  
Checked By: **DB**  
Scale: **AS SHOWN**

**REVISION SUBMISSION REQUIREMENTS - AUG 17/20**

No.	ISSUE	DATE
	Revision History	
	Issued For:	
<input type="checkbox"/>	REVIEW	
<input type="checkbox"/>	70% REVIEW	
<input type="checkbox"/>	100% REVIEW	
<input type="checkbox"/>	TRACING	
<input type="checkbox"/>	BUILDING PERMIT	
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	AS BUILT	

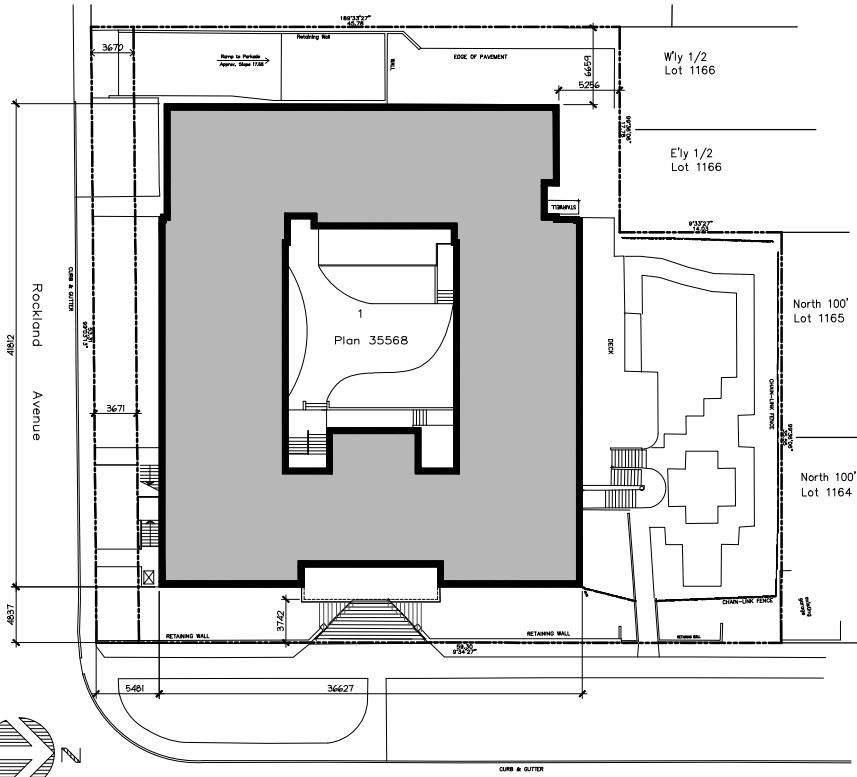
Date: **JUNE 10, 2020**

Drawing No:  
**A1**

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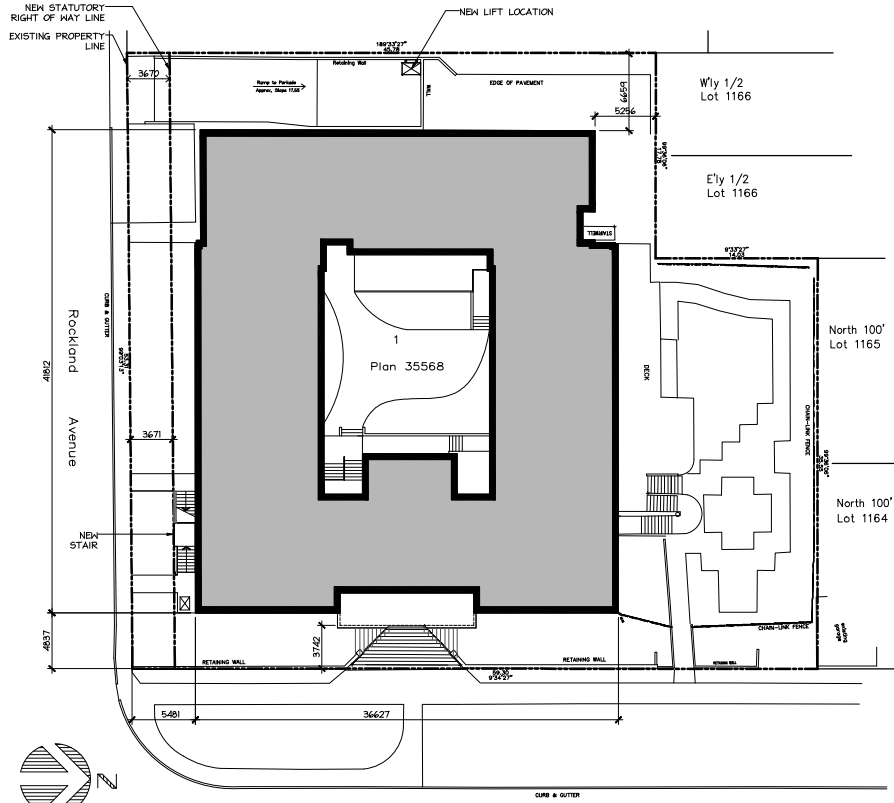
Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variances from dimensions and conditions shown on this drawing to the Architect for adjustment prior to commencement.

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**1** EXISTING SITE PLAN  
 A2 Scale = 1:200

Vancouver Street



**2** REVISED SITE PLAN  
 A2 Scale = 1:200

Vancouver Street

Project  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA ,BC**

Title  
**SITE PLANS**  
**EXISTING & PROPOSED**

Project No.: **1707**  
 Drawn By: **PJ**  
 Checked By: **DB**  
 Scale: **AS SHOWN**

No. ISSUE: DATE:

Revision History

Issued For: Drawing No.:

REVIEW  
 70% REVIEW  
 100% REVIEW  
 TENDER  
 BUILDING PERMIT  
 CONSTRUCTION  
 AS BUILT

**A2**

Date: **JUNE 10, 2020**

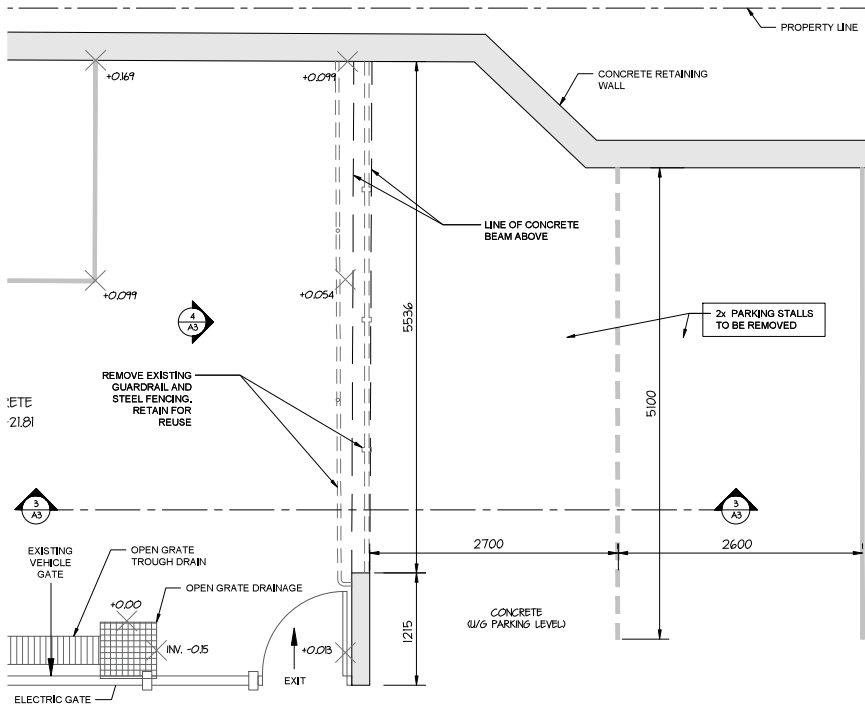
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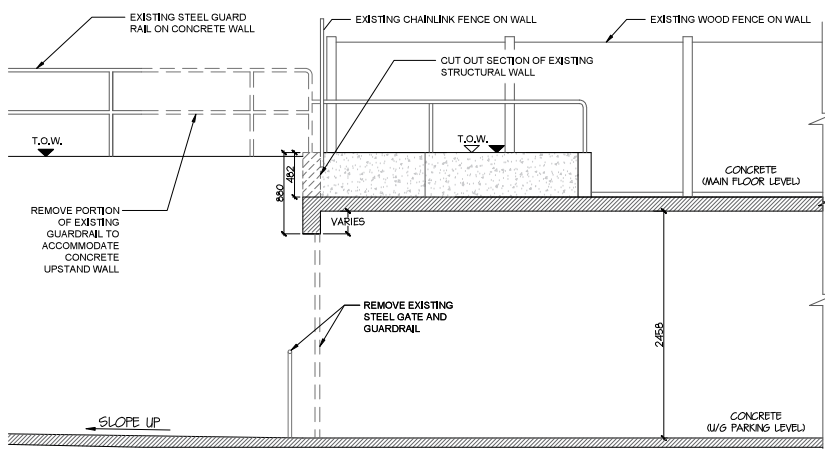
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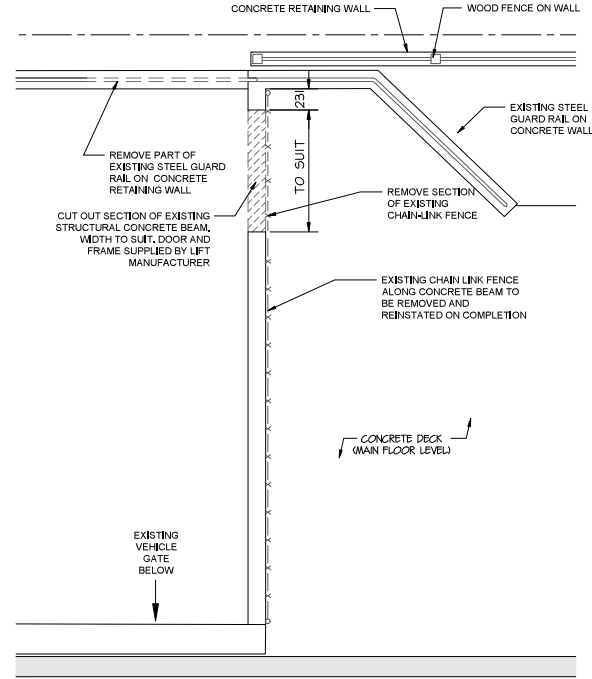
DEMOLITION - - - - -



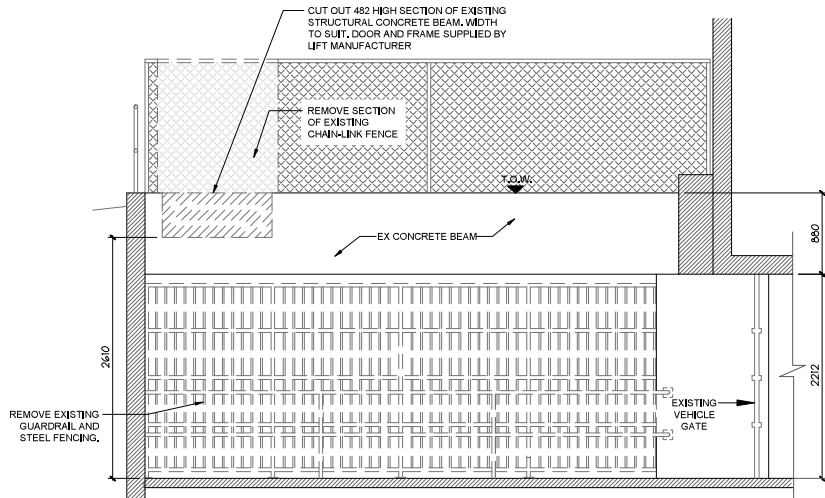
**1 LIFT PLATFORM - BASEMENT PLAN DEMOLITION**  
 Scale = 1:25



**3 EXISTING WEST SECTION/ELEVATION DEMOLITION**  
 Scale = 1:25



**2 MAIN FLOOR PLAN DEMOLITION**  
 Scale = 1:25



**4 EXISTING NORTH ELEVATION DEMOLITION**  
 Scale = 1:25

Project: **PRHC MT. EDWARDS NEW LIFT 1002 VANCOUVER STREET VICTORIA, BC**

Title: **UG PARKING AREA GARBAGE ENCLOSURE FLOOR PLANS, SECTION & ELEVATION DEMOLITION**

Project No.: **1707**  
 Drawn By: **SS**  
 Checked By: **DB**  
 Scale: **AS SHOWN**

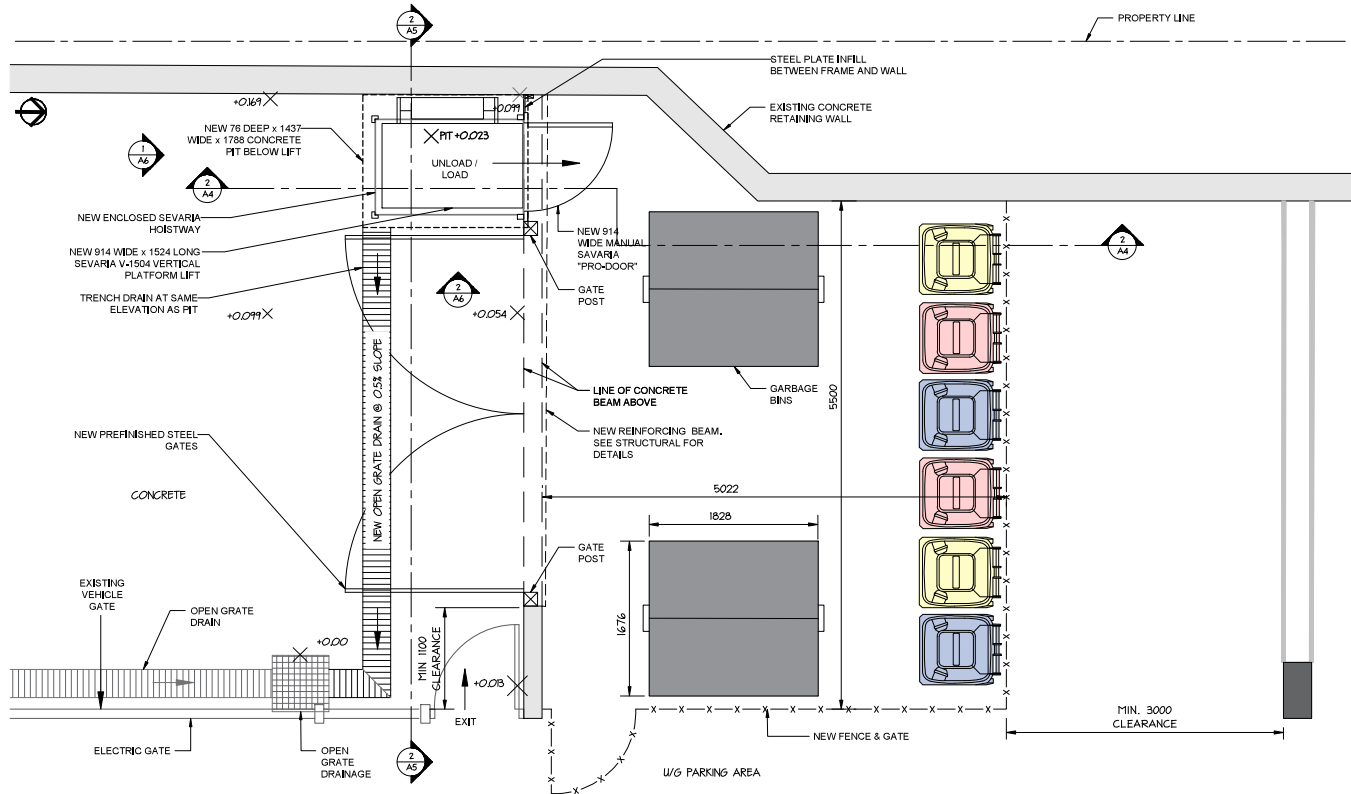
No. ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Revision History  
 Issued For: \_\_\_\_\_ Drawing No: **A3**  
 REVIEW  
 70% REVIEW  
 90% REVIEW  
 TRADING PERMIT  
 CONSTRUCTION  
 AS BUILT

Date: **JUNE 10, 2020**

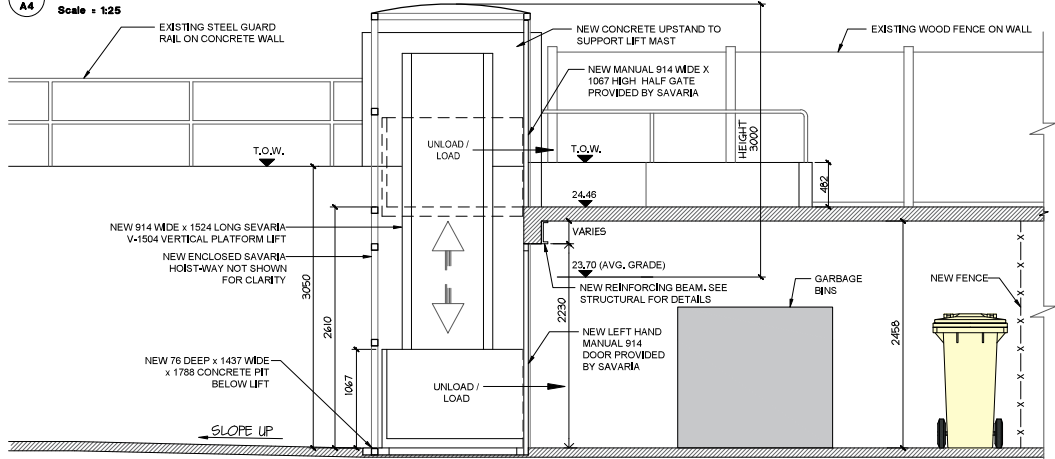
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1 U/G FLOOR PLAN RENOVATION  
 Scale = 1:25



2 EAST SECTION/ELEVATION RENOVATION  
 Scale = 1:25

Project  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA, BC**

Title  
**UG PARKING AREA**  
**GARBAGE ENCLOSURE**  
**U/G FLOOR PLAN &**  
**SECTION RENOVATION**

Project No.: **1707**  
 Drawn By: **SS**  
 Checked By: **DB**  
 Scale: **AS SHOWN**

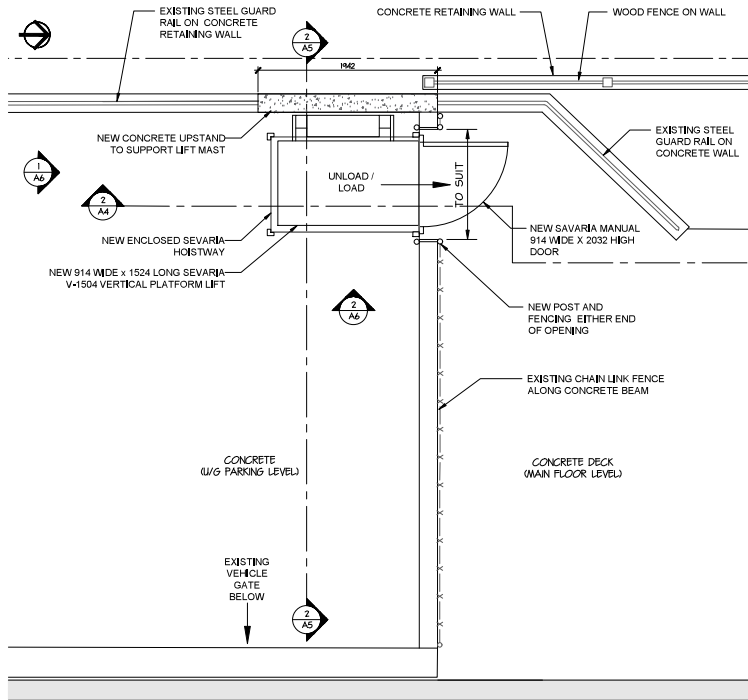
No. ISSUE: DATE:  
 Revision History  
 Issued For: Drawing No:  
 REVIEW  
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 90% REVIEW  
 TENDER  
 BUILDING PERMIT  
 CONSTRUCTION  
 AS BUILT

Date: **JUNE 10, 2020**

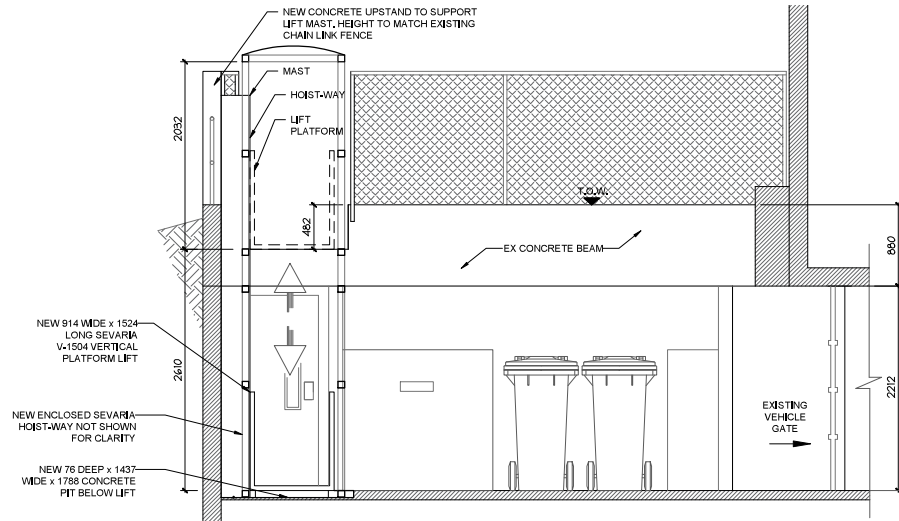
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1 MAIN FLOOR PLAN  
 A5 Scale = 1:25



2 SECTION  
 A5 Scale = 1:25

Project  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA, BC**

Title  
**UG PARKING AREA**  
**GARBAGE ENCLOSURE**  
**MAIN FLOOR PLAN &**  
**SECTION RENOVATION**

Project No.: **1707**  
 Drawn By: **SS**  
 Checked By: **DB**  
 Scale: **A5 SHOWN**

No. ISSUE: DATE:  
 Revision History  
 Issued For: Drawing No: **A5**

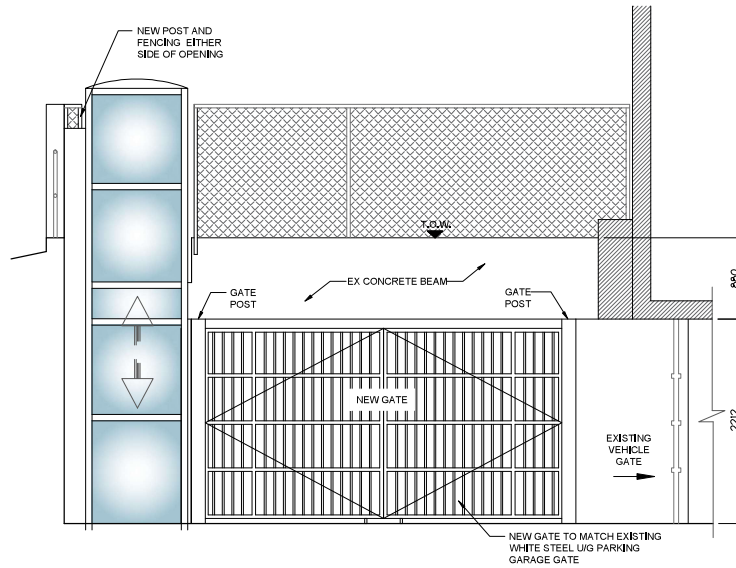
REVIEW  
 75% REVIEW  
 90% REVIEW  
 TRACED  
 BUILDING PERMIT  
 CONSTRUCTION  
 AS SHOWN

Date: **JUNE 10, 2020**

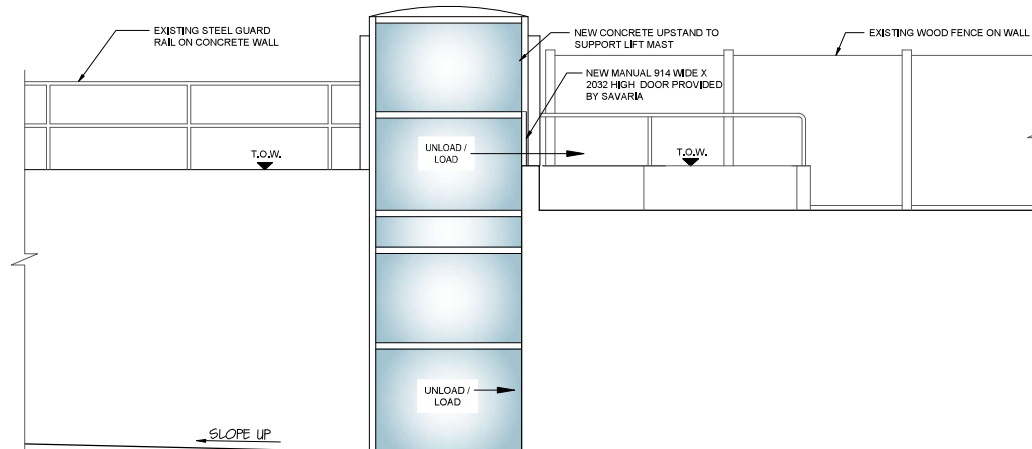
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1 LIFT PLATFORM LOCATON - NORTH ELEVATION  
 A6 Scale : 1:25



2 LIFT PLATFORM LOCATION - WEST ELEVATION RENOVATION  
 A6 Scale : 1:25

Project  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA, BC**

Title  
**UG PARKING AREA**  
**GARBAGE ENCLOSURE**  
**ELEVATIONS RENOVATION**

Project No.: **1707**  
 Drawn By: **SS**  
 Checked By: **DB**  
 Scale: **A6 SHOWN**

No. ISSUE DATE  
 Revision History  
 Issued For: Drawing No:  
 REVIEW  
 70% REVIEW  
 90% REVIEW  
 TRADE REVIEW  
 BUILDING PERMIT  
 CONSTRUCTION  
 AS BUILT

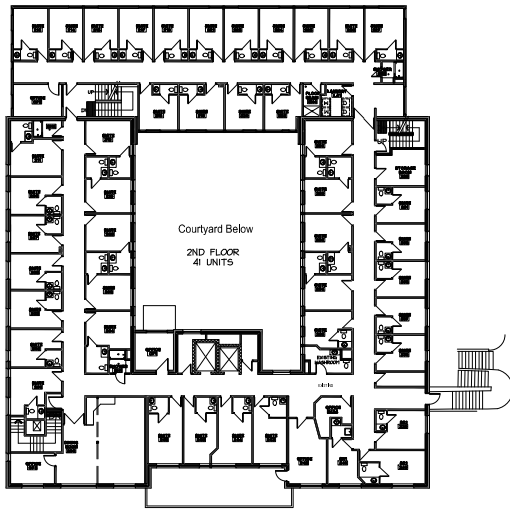
**A6**

Date: **JUNE 10, 2020**

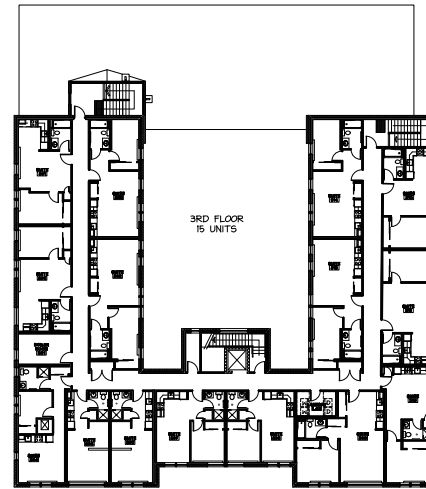
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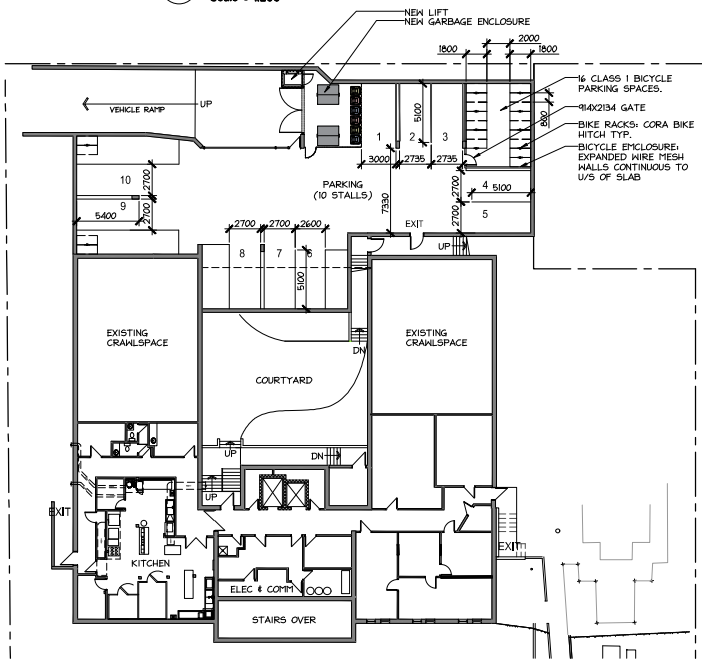
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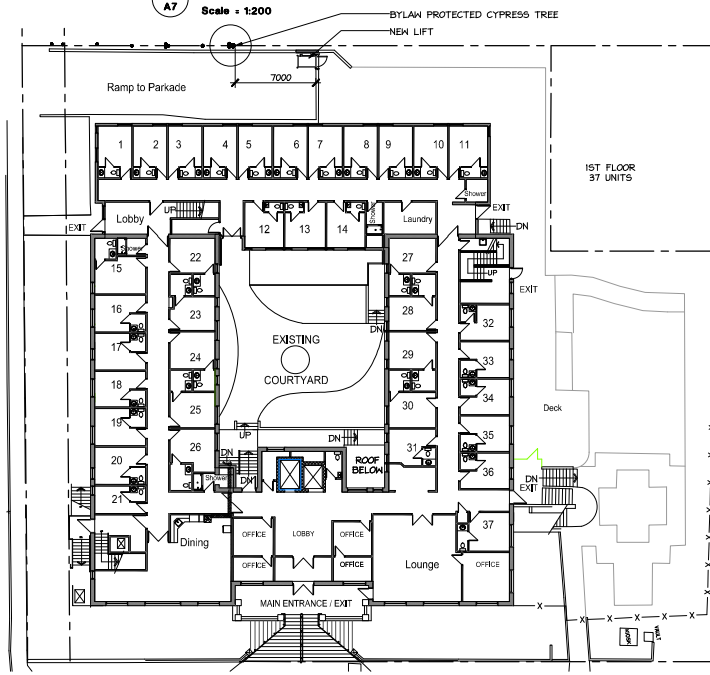
3 2ND FLOOR REFERENCE PLAN  
 A7 Scale = 1:200



4 3RD FLOOR REFERENCE PLAN  
 A7 Scale = 1:200



1 BASEMENT REFERENCE PLAN  
 A7 Scale = 1:200



2 1ST FLOOR REFERENCE PLAN  
 A7 Scale = 1:200



Project  
**PRHC**  
**MT. EDWARDS**  
**NEW LIFT**  
**1002 VANCOUVER STREET**  
**VICTORIA, BC**  
 Title  
**REFERENCE PLANS**

Project No.: **1707**  
 Drawn By: **PJ**  
 Checked By: **DB**  
 Scale: **1:200**

1 REVISED SUBMISSION REQUIREMENTS AUG 17/20

No. ISSUE DATE  
 Revision History

Issued For: Drawing No:  
 REVIEW  
 70% REVIEW  
 90% REVIEW  
 TENDER  
 BUILDING PERMIT  
 CONSTRUCTION  
 AS BUILT  
**A7**

Date: **JUNE 10, 2020**