

931 MCCLURE STREET, VICTORIA BC

 **PURDEY**
GROUP

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ECTURE



931 MCCLURE STREET, VICTORIA BC

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PROJECT INFORMATION

PROJECT ADDRESS	801 MCCLURE STREET, VICTORIA, BC
LEGAL DESCRIPTION	
APPLICABLE ZONING REGULATION	CITY OF VICTORIA
APPLICABLE BUILDING REGULATION	CURRENTLY RM - MEDIUM DENSITY ATTACHED DWELLING DISTRICT
BUILDING CODE	BCBC 2018

ZONING ANALYSIS

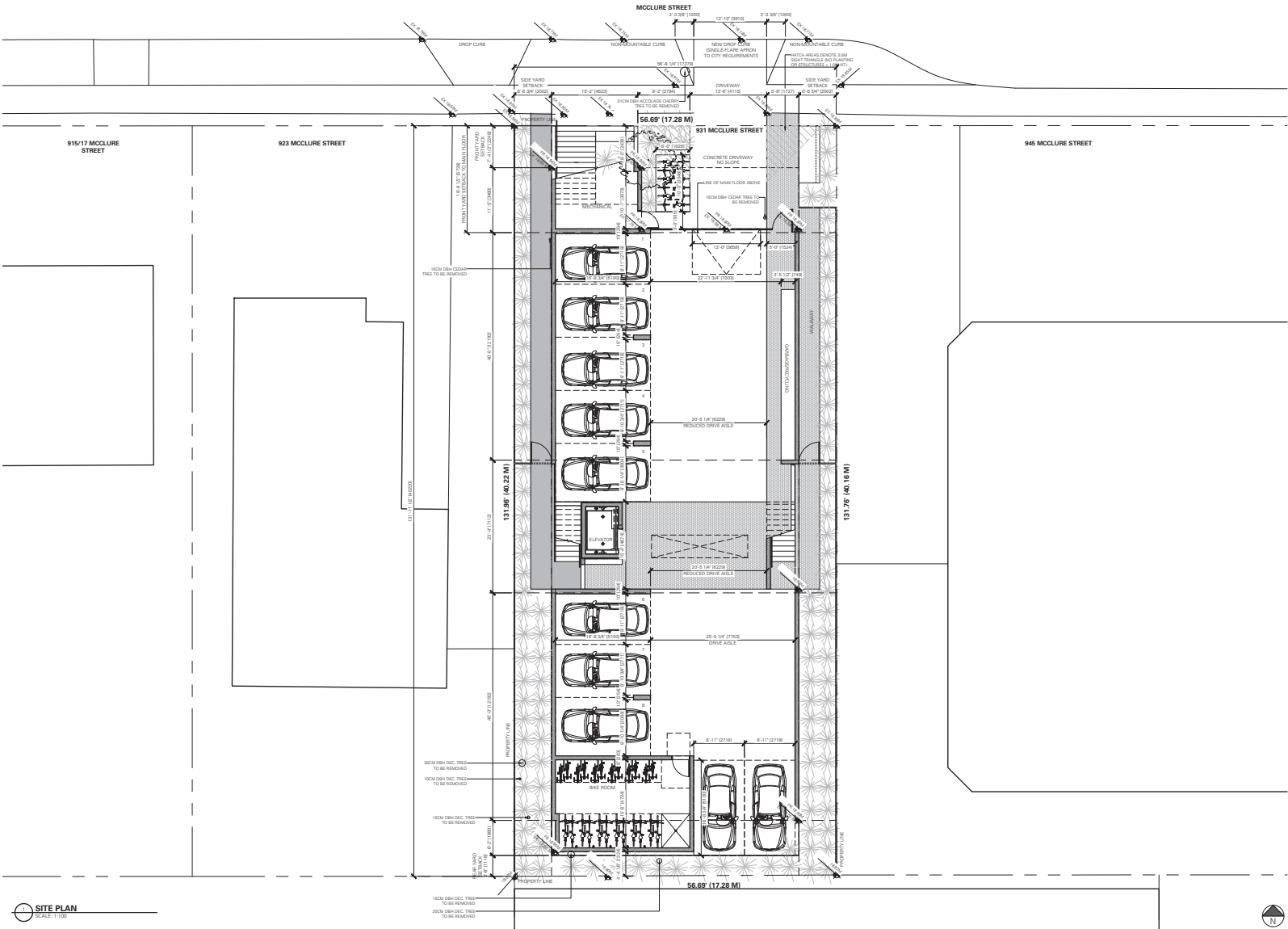
RK (EXISTING ZONE)

SITE COVERAGE	
SITE AREA	7,483.7 SF (692.4 SM)
MAX SITE COVERAGE ALLOWED (33%)	2,460.6 SF (228.3 SM)
MINIMUM LANDSCAPE AREA (16%)	3,398.7 SF (312.23 SM)
FLOOR AREA	
MAX RESIDENTIAL F.S.R. ALLOWED	0.6 - 1.0 MAXIMUM 4 ATTACHED DWELLING UNITS
THIRD FLOOR AREA	MAXIMUM 60% OF OTHER FLOORS
MAXIMUM HEIGHTS AND SETBACKS	
MAXIMUM HEIGHT ALLOWED	27' 0" (8.3 M)
MIN FRONT YARD SETBACK	18' 0" (5.5 M MIN) 24' 0" (7.3 M AVERAGE)
MIN SIDE + REAR YARD SETBACK	8' 0" (2.5 M - NON-HABITABLE ROOM WINDOW) 12' 0" (3.7 M - HABITABLE ROOMS OTHER THAN LIVING) 24' 0" (7.3 M - LIVING ROOM)
SEPARATION SPACE OF BUILDINGS	SUM OF SEPARATION DISTANCE FROM SIDE/REAR YARD CALC - NO LESS THAN 9M
PARKING	
PARKING REQUIREMENT	21 STALLS + 2 VISITOR

PROPOSED (NEW ZONE)

SITE COVERAGE	5,366.20 SF (498.94 SM)
PROPOSED AREA	FOR 1.5 - 1.088-09 SF (1548.42 SM)
TOTAL NUMBER OF UNITS	15
PROPOSED HEIGHT (TWO 8.5M OF PARAPET EXCLUDED)	6 STOREYS 18.87 M (61'-11") TO ROOF PEAK
AVG. DRIVE	18.10 M
PROPOSED FRONT YARD SETBACK	2.20 M (7'-4")
PROPOSED SIDE YARD SETBACK (EAST)	2.00 M (6'-6")
PROPOSED SIDE YARD SETBACK (WEST)	2.00 M (6'-6")
PROPOSED REAR YARD SETBACK	1.12 M (3'-8")
SEPARATION SPACE OF BUILDINGS	7.10 M (23'-4")
PARKING	10 SPOTS
BIKE PARKING	20 CLASS 1 SPOTS, 6 CLASS 2 SPOTS
OPEN SITE SPACE	27% - 1,388.2 SF (128.78 SM)

AVG. NATURAL GRADE CALCULATION			
GRADE PT. 1	GRADE PT. 2	LENGTH OF FACE	AVG. FACE
18.9	18.9	15.8	239.67
18.9	18.9	10.75	196.4925
17.75	18.98	277	563.1795
18.98	177	564	1895.96
177	175	43.5	855.5
175	18.9	114.75	2082.7125
SUBTOTAL		316.5	5731.53825
AVG. FINISH GRADE			18.38912875
AVG. FINISH GRADE CALCULATION			
GRADE PT. 1	GRADE PT. 2	LENGTH OF FACE	AVG. FACE
18.9	18.9	15.8	239.67
18.9	18.9	10.75	193.375
18.9	18.9	277	523.51
18.9	18.9	564	1965.8
18.9	18.9	43.5	822.15
18.9	18.9	114.75	2149.775
SUBTOTAL		316.5	5861.85
AVG. FINISH GRADE			18.9



SITE PLAN
SCALE: 1/8" = 1'-0"

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309-175 Broadway East
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G - REZONING REVISIONS

SCALE

1:100
10/23/2018
03/15/2018
06/24/2018
09/04/2020
12/09/2020
01/28/2021
03/04/2021

DATE

03/15/2018
06/24/2018
09/04/2020
12/09/2020
01/28/2021
03/04/2021

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REVISION

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931 MCCLURE STREET
VICTORIA BC

A0

SITE PLAN

SITE AREA	7463.7 SF (693.40 SM)
SITE COVERAGE	72% - 5366.21 SF (498.54 SM)
DRIVEWAY	113.23 SF (10.52 SM)
OPEN SITE SPACE	27% - 1997.3 SF (183.78 SM)

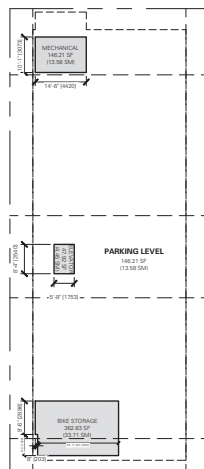
PARKING LEVEL	146.21 SF (13.58 SM)
SECOND LEVEL	3062.38 SF (284.90 SM)
THIRD LEVEL	3181.67 SF (296.59 SM)
FOURTH LEVEL	3167.83 SF (294.30 SM)
FIFTH LEVEL	1577.00 SF (146.51 SM)
ROOF LEVEL	150.00 SF (13.94 SM)

*TOTAL FLOOR AREA MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS

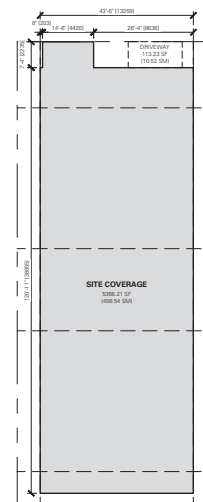
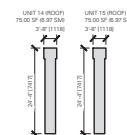
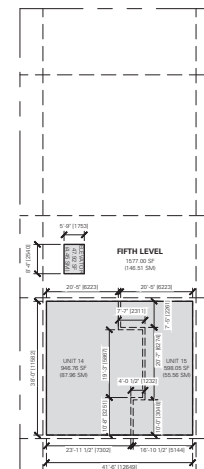
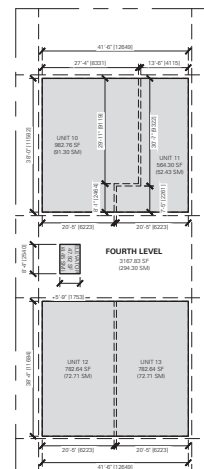
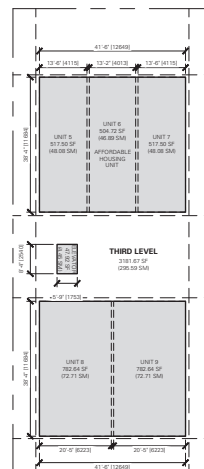
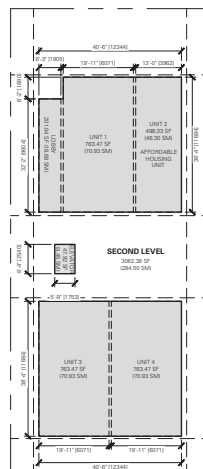
PARKING LEVEL MECHANICAL: 146.21 SF (13.58 SM)

LOBBY	201.04 SF (18.66 SMI)
UNIT 1	763.47 SF (70.93 SMI)
UNIT 2	498.20 SF (46.30 SMI)
UNIT 3	763.47 SF (70.93 SMI)
UNIT 4	763.47 SF (70.93 SMI)
UNIT 5	517.50 SF (48.06 SMI)
UNIT 6	504.72 SF (46.89 SMI)
UNIT 7	517.50 SF (48.06 SMI)
UNIT 8	782.64 SF (72.71 SMI)
UNIT 9	782.64 SF (72.71 SMI)
UNIT 10	782.76 SF (72.71 SMI)
UNIT 11	564.30 SF (52.43 SMI)
UNIT 12	782.64 SF (72.71 SMI)
UNIT 13	782.64 SF (72.71 SMI)
UNIT 14	946.76 SF (87.96 SMI) + ROOF 75.00 SF (6.97 SMI)
UNIT 15	598.05 SF (55.96 SMI) + ROOF 75.00 SF (6.97 SMI)

*UNITS MEASURED TO INTERIOR FACE OF DEMISING OF WALLS.



 **UNIT AREAS**
SCALE: 1/200



2 SITE COVERAGE
SCALE: 1/200

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- D2 REZONING REVISIONS
- D3 REZONING REVISIONS

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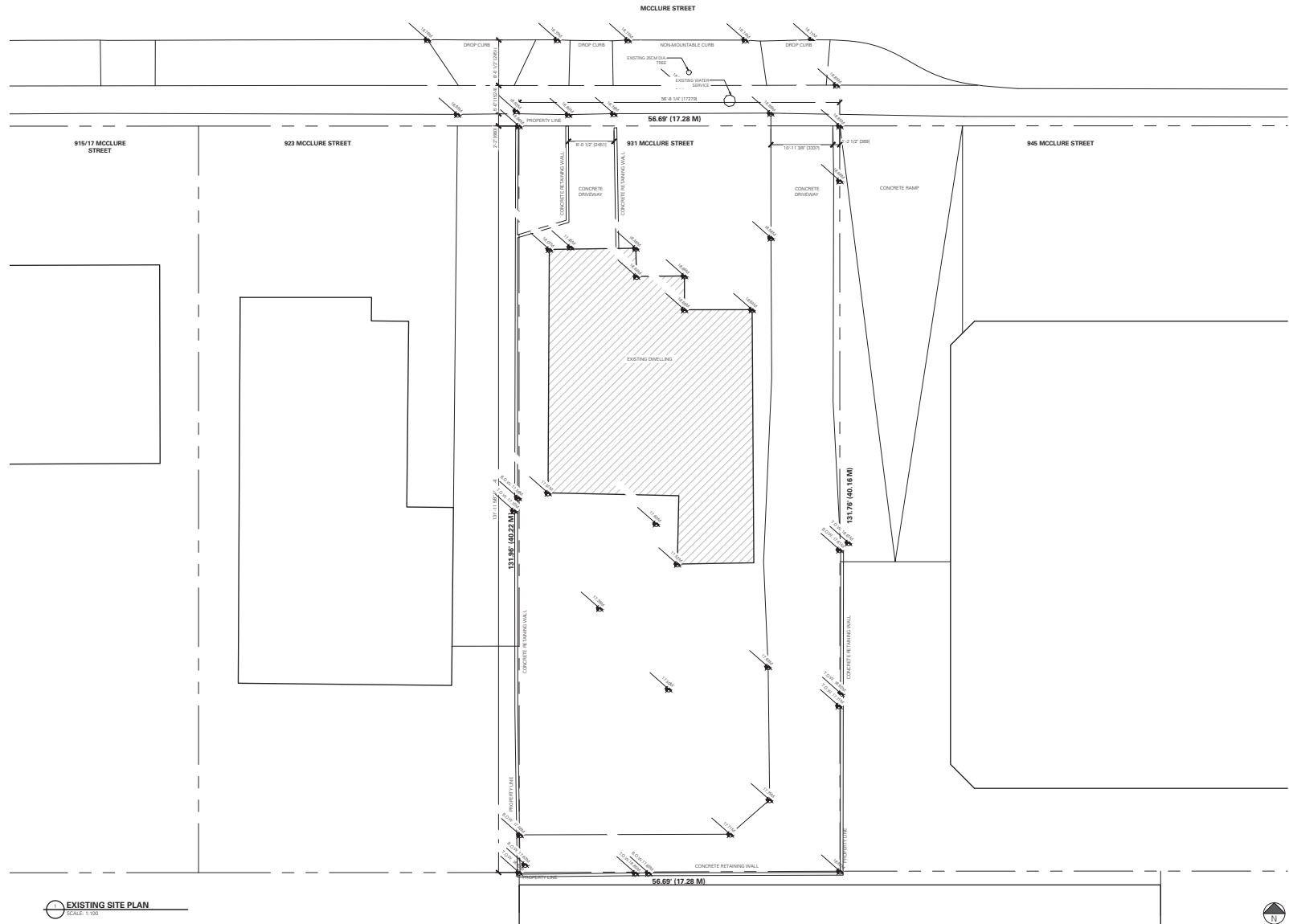
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CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A0.1

FLOOR AREAS + SITE COVER



EXISTING SITE PLAN
SCALE: 1:100

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CONSULTANT:

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A0.2
EXISTING SITE PLAN



730 VANCOUVER ST

945

931

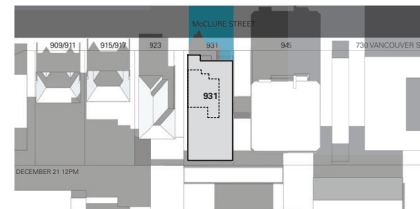
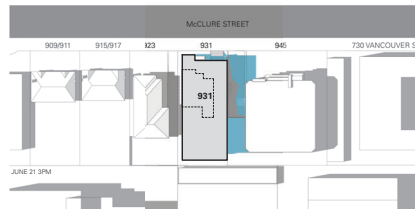
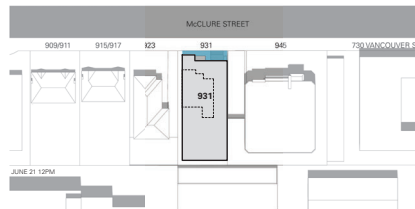
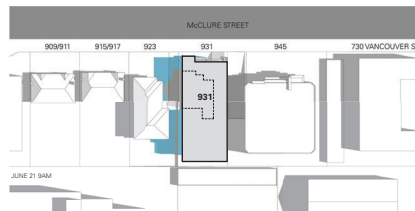
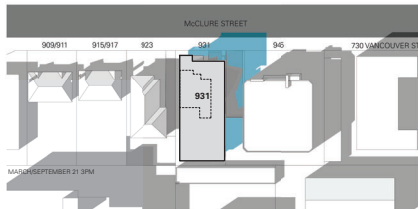
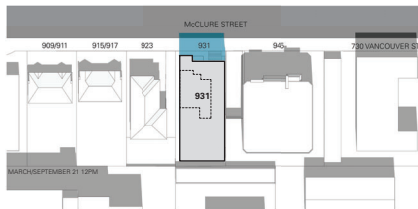
923

915/917

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903.905

STREETSCAPE ELEVATION



SHADOW STUDIES

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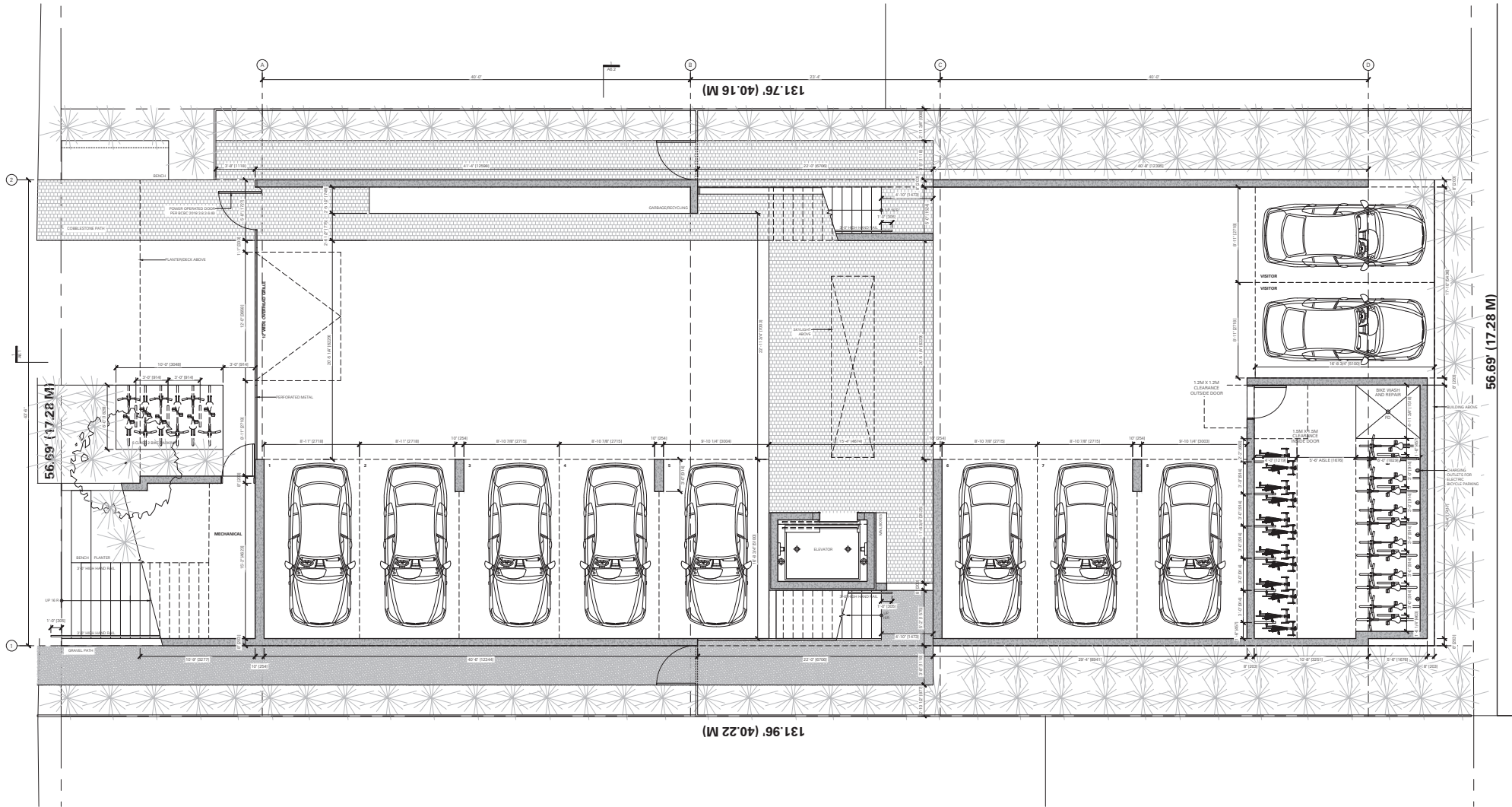
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A0.3
STREETSCAPE ELEVATION &
SHADOW STUDIES



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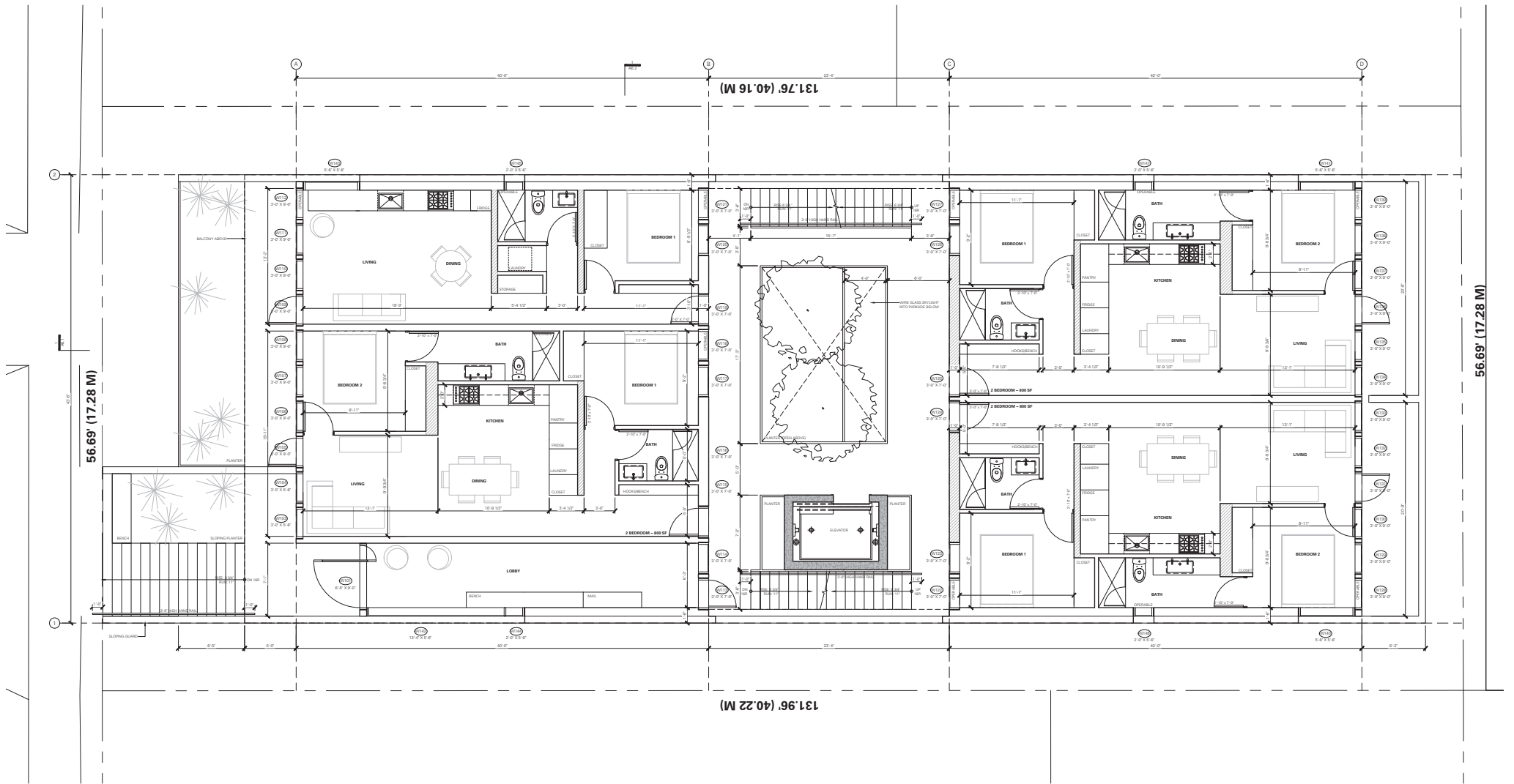
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VICTORIA BC

A2.1

PARKING PLAN



SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

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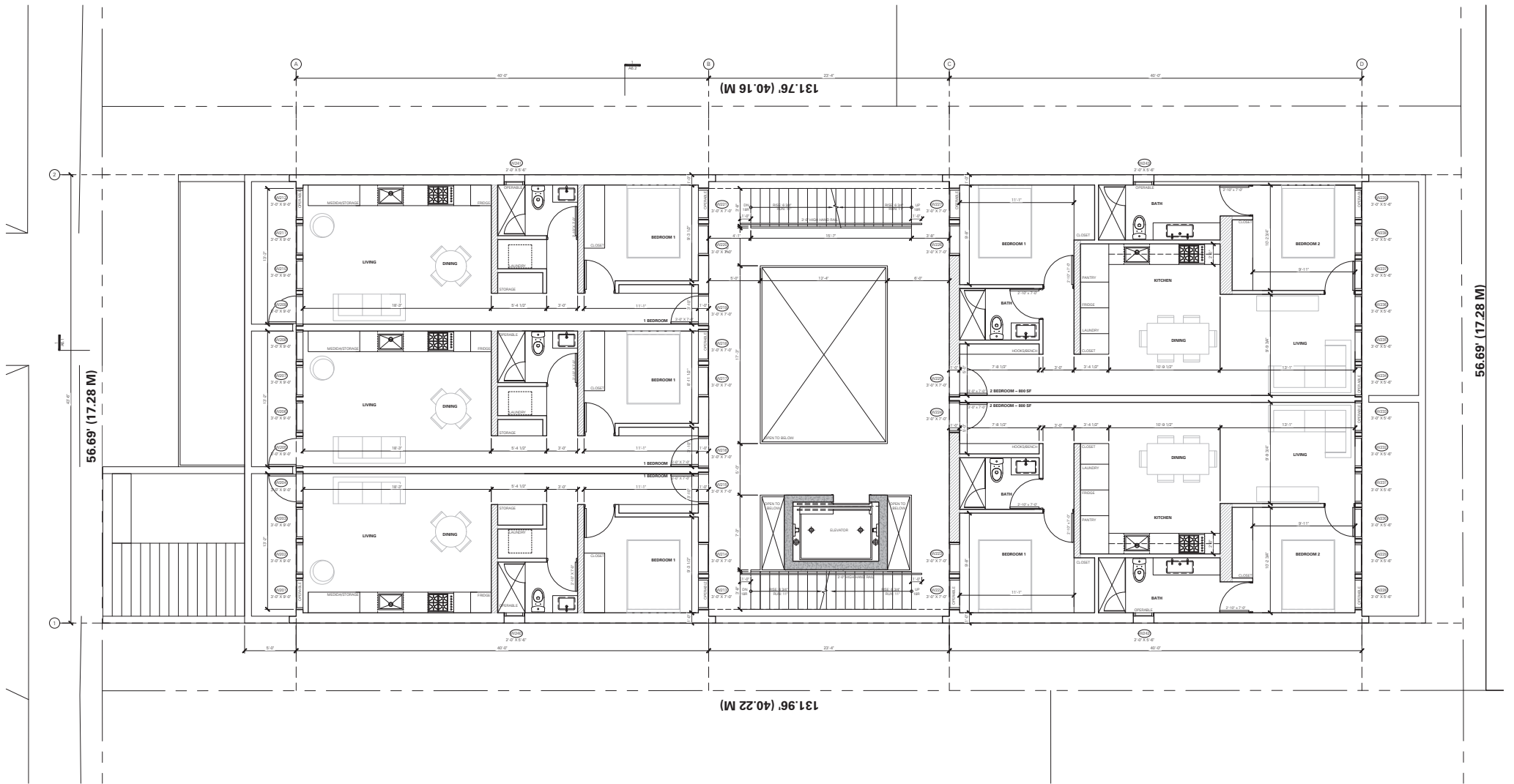
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A2.2

SECOND LEVEL PLAN



THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"

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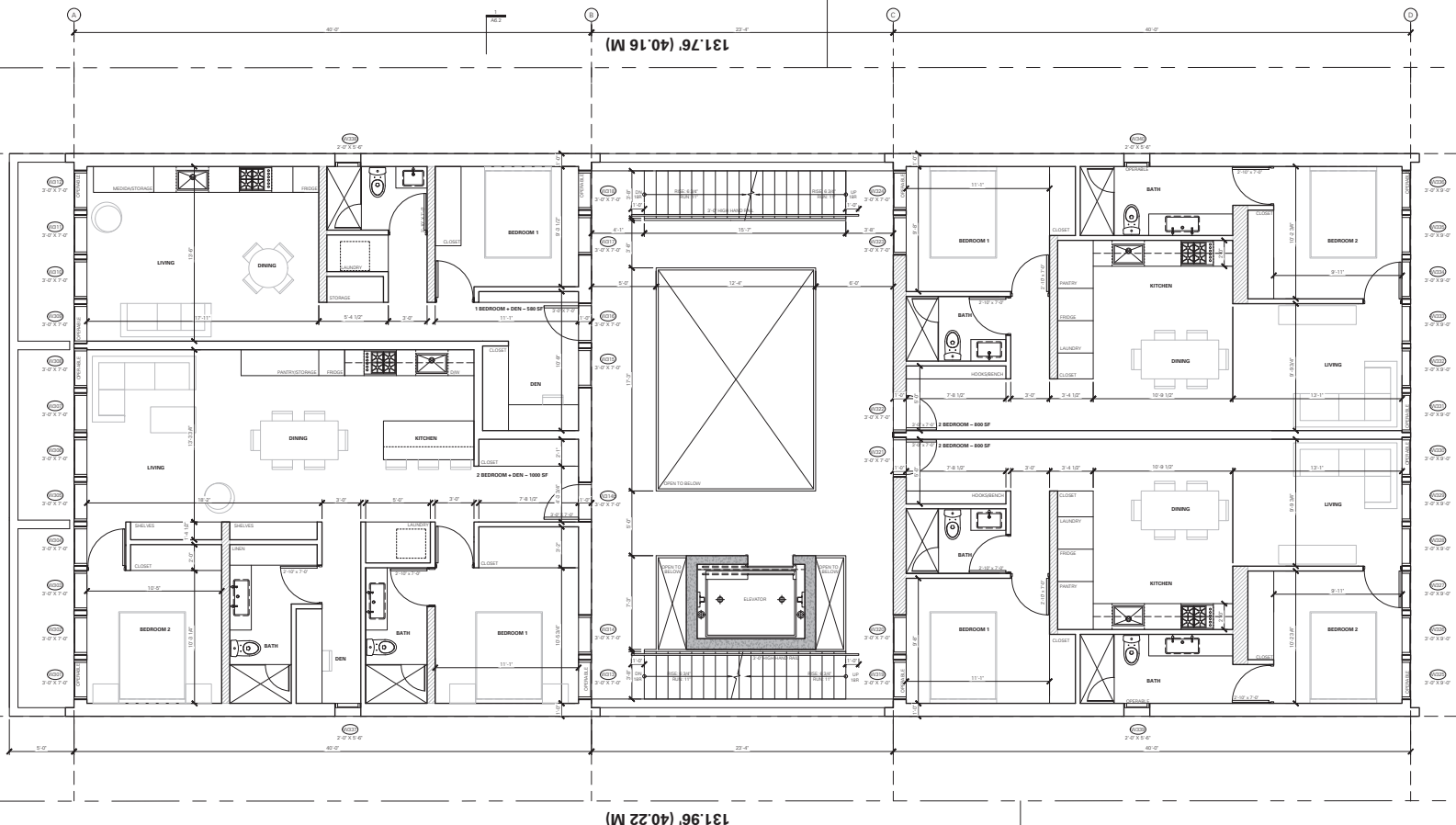
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VICTORIA BC

A2.3
THIRD LEVEL PLAN



FOURTH LEVEL PLAN
SCALE: 1/8"

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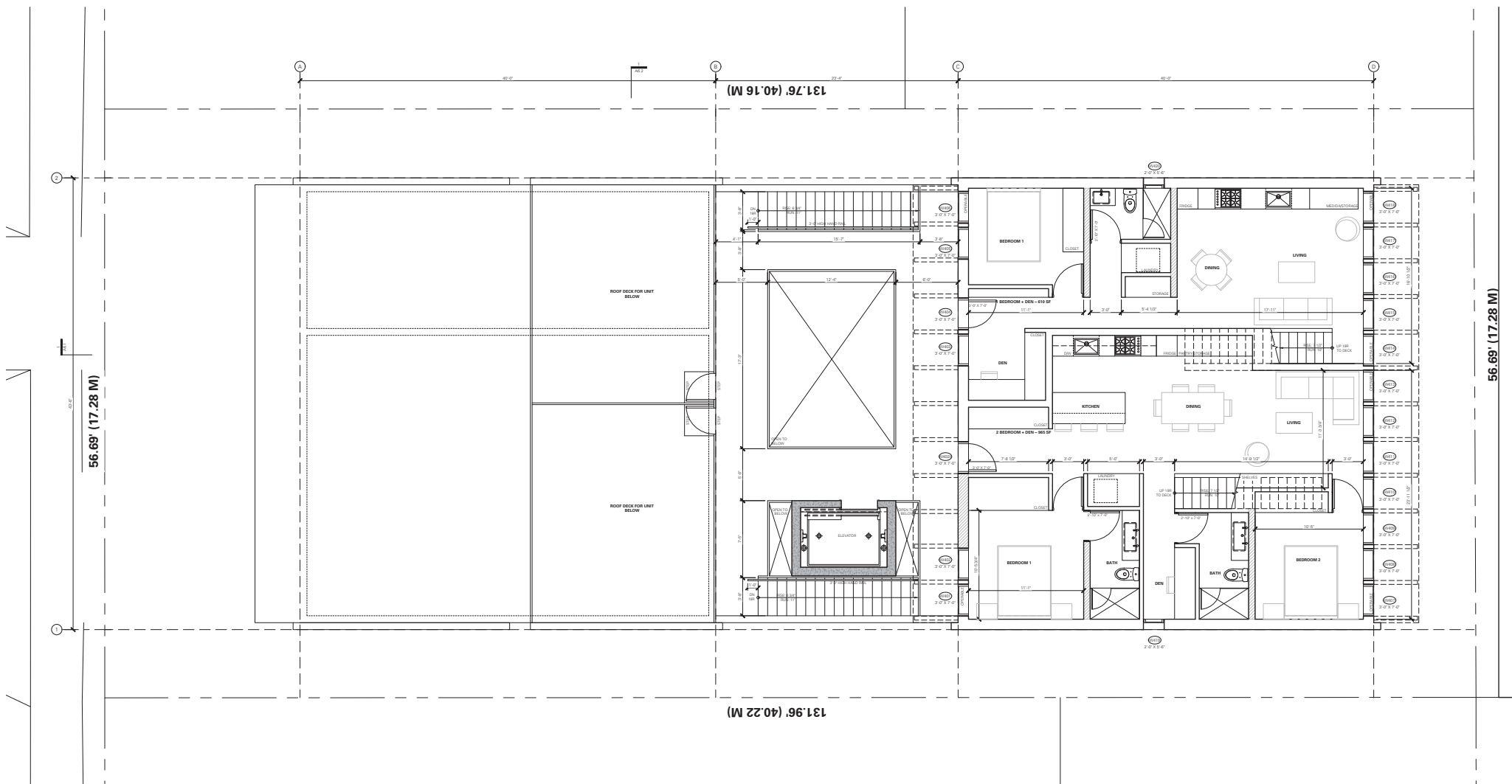
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VICTORIA BC

A2.4
FOURTH LEVEL PLAN



56.69' (17.28 M)

131.76' (40.16 M)

131.96' (40.22 M)

56.69' (17.28 M)

FIFTH LEVEL PLAN
SCALE: 1/8"

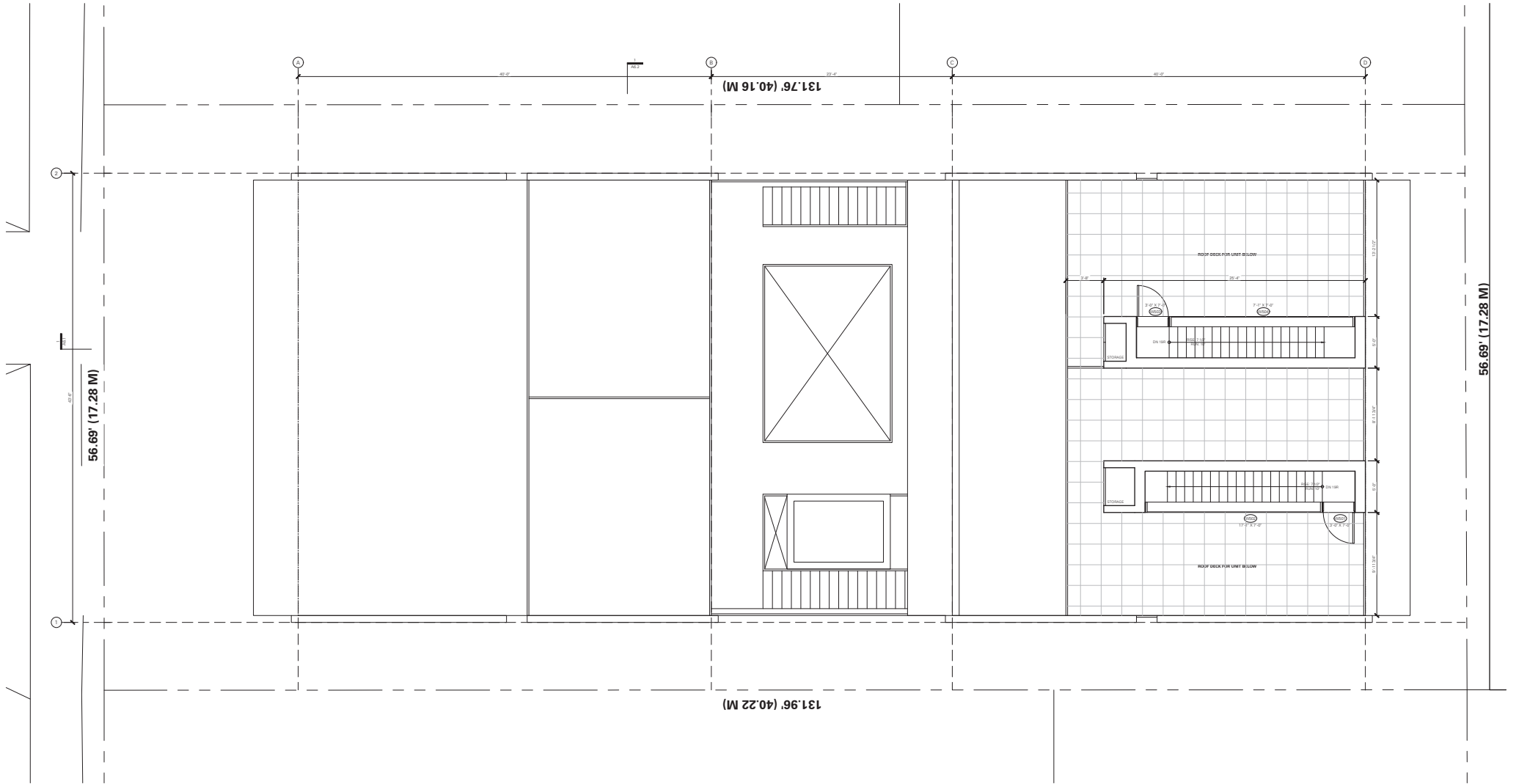
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A2.5
FIFTH LEVEL PLAN



ROOF LEVEL PLAN
SCALE 1/8"

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D3 REZONING REVISIONS 03-04-2021

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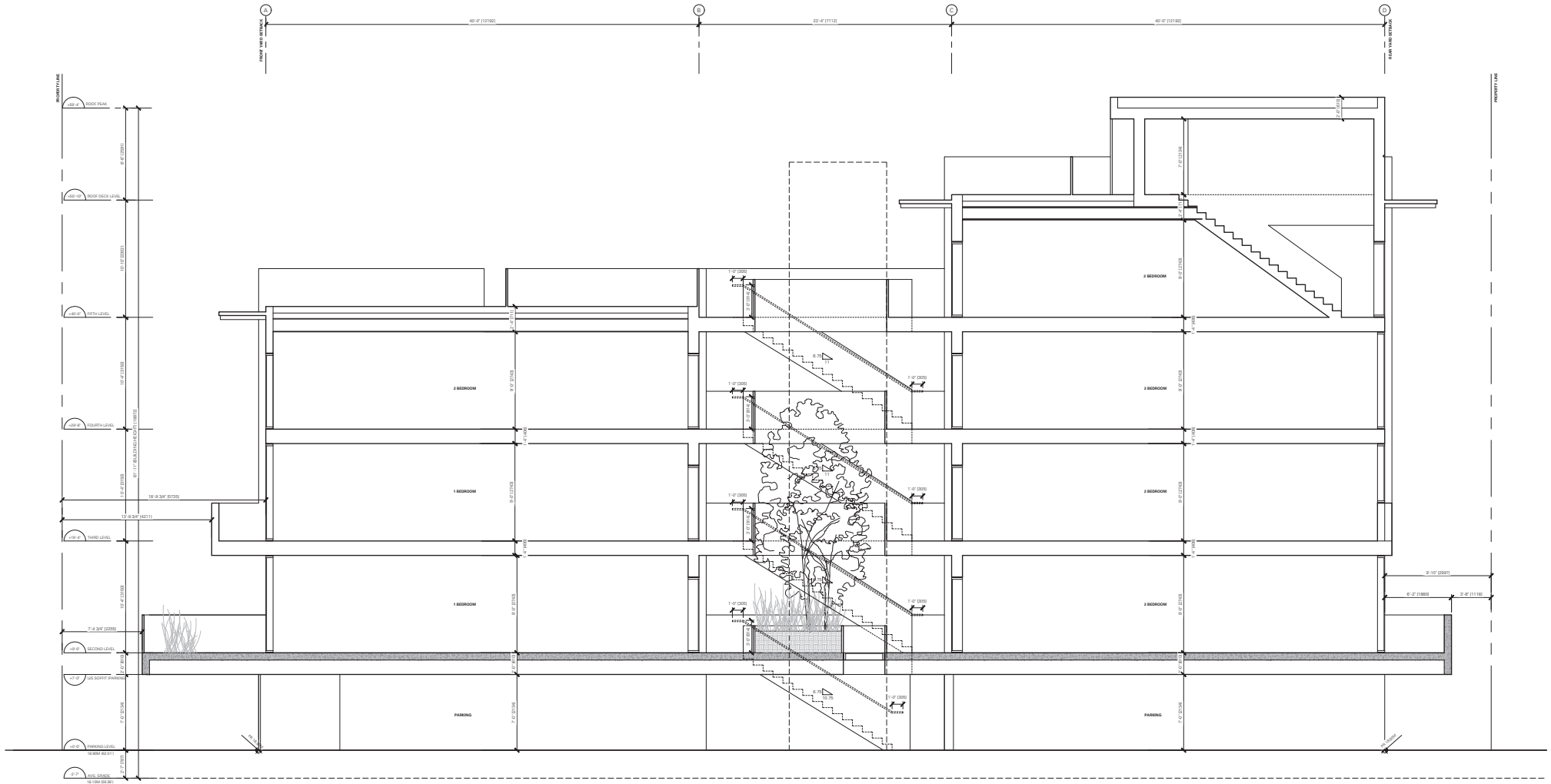
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A2.6

ROOF LEVEL PLAN



BUILDING SECTION
SCALE 1/8"

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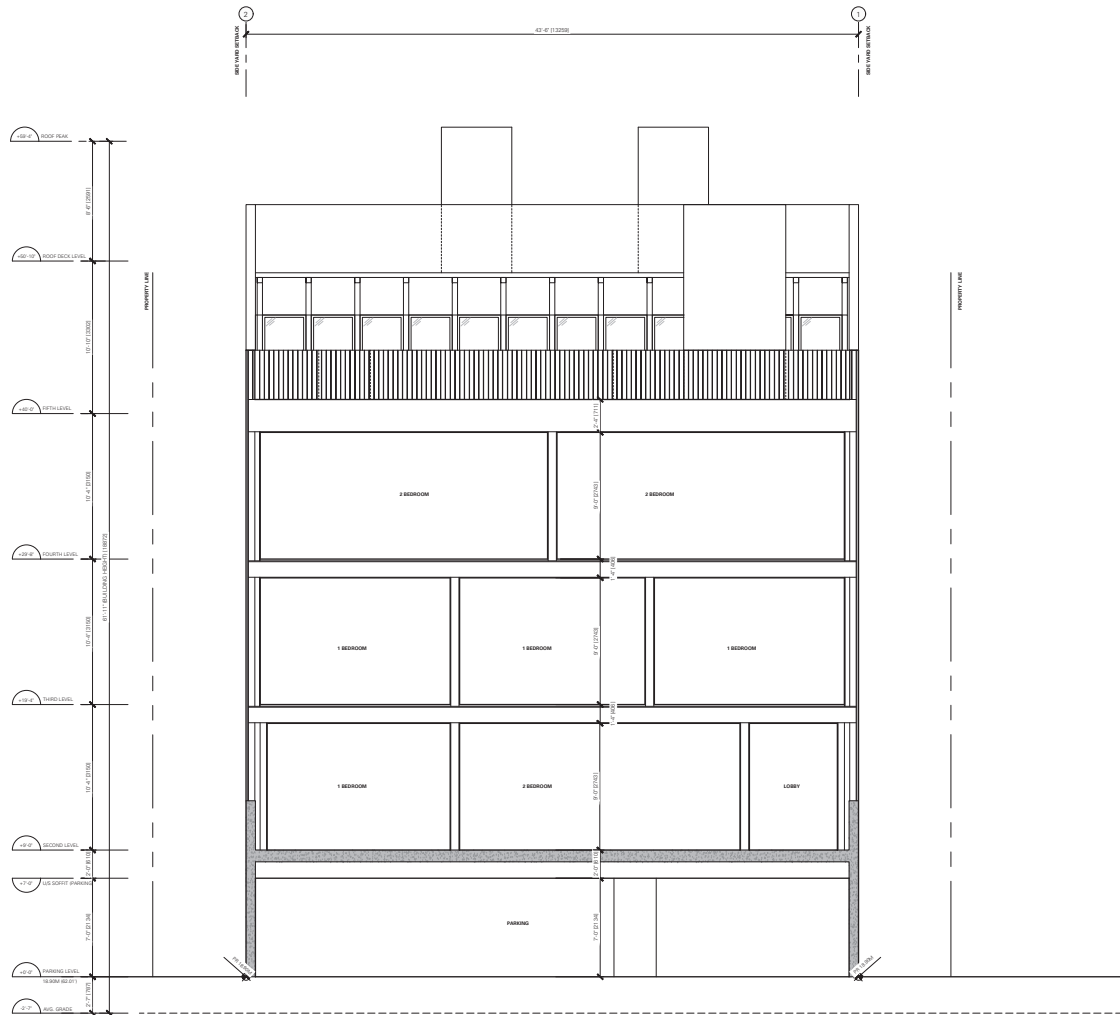
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A6.1
SECTION



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3

ISSUE:

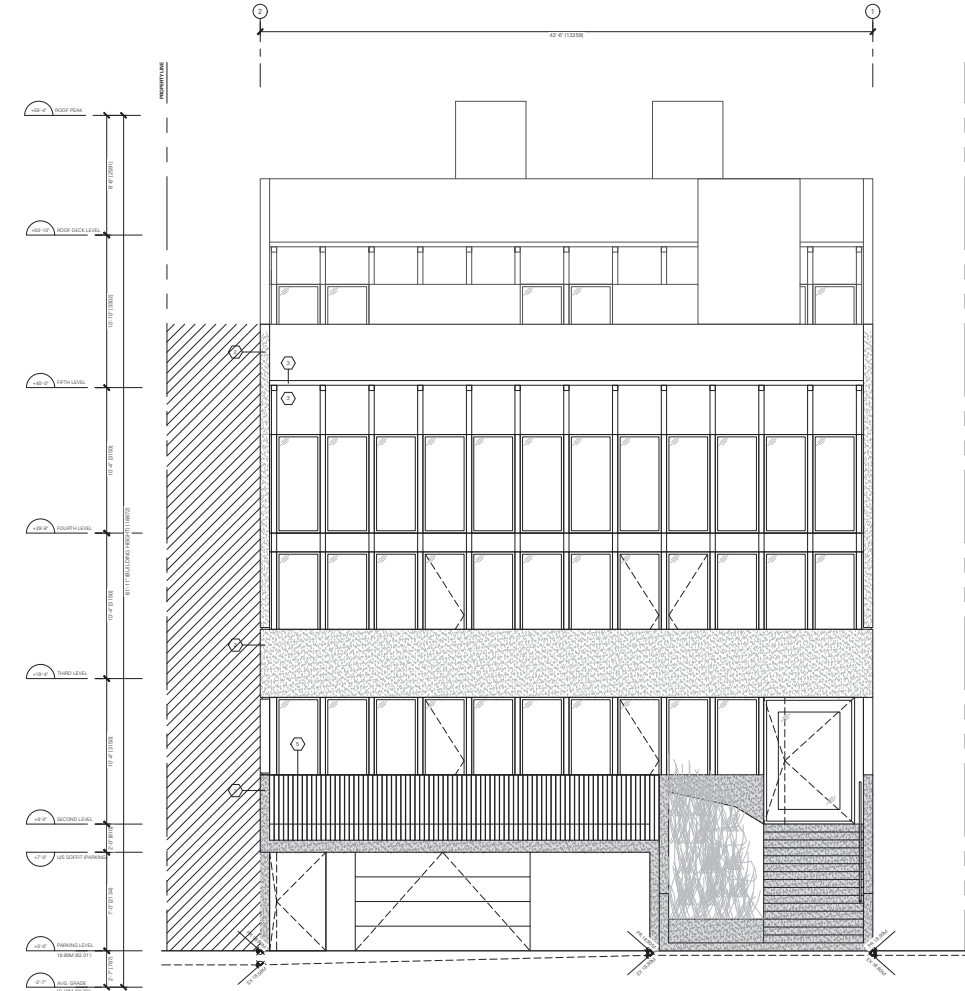
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CONSULTANT:

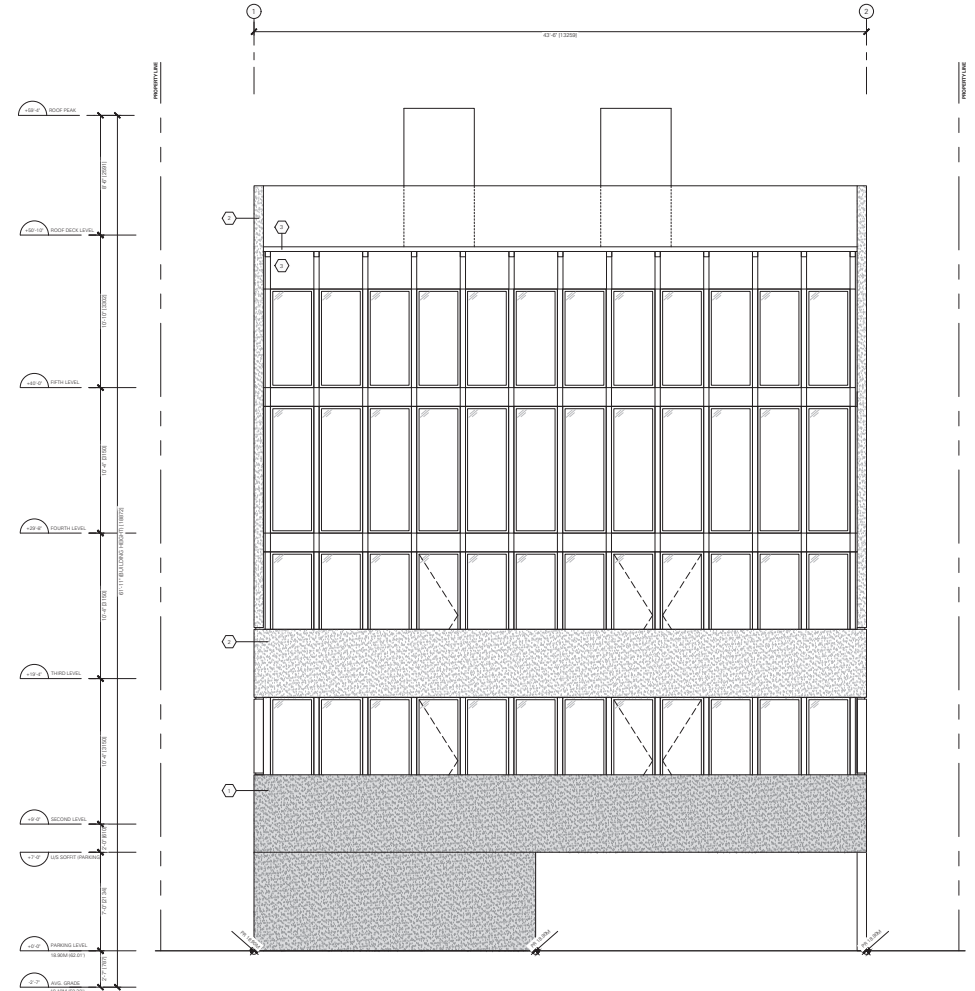
931 MCCLURE STREET
 VICTORIA BC

A6.2

SECTION



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS	
	SANDBLASTED CONCRETE
	STUCCO - WHITE
	METAL PANEL/CLADDING - CHARCOAL GREY
	ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
	STEEL SLAT GUARDRAIL - CHARCOAL GREY

D'Arcy Jones Architects Inc.

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REVISION:

A CALLIC
B REZONING
C CALLIC
D REZONING
D1 REZONING REVISIONS
D2 REZONING REVISIONS
D3 REZONING REVISIONS

SCALE:

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

DATE:

2021-09-14

DRAWN:

JH

CHECKED:

D1

REVISION:

3

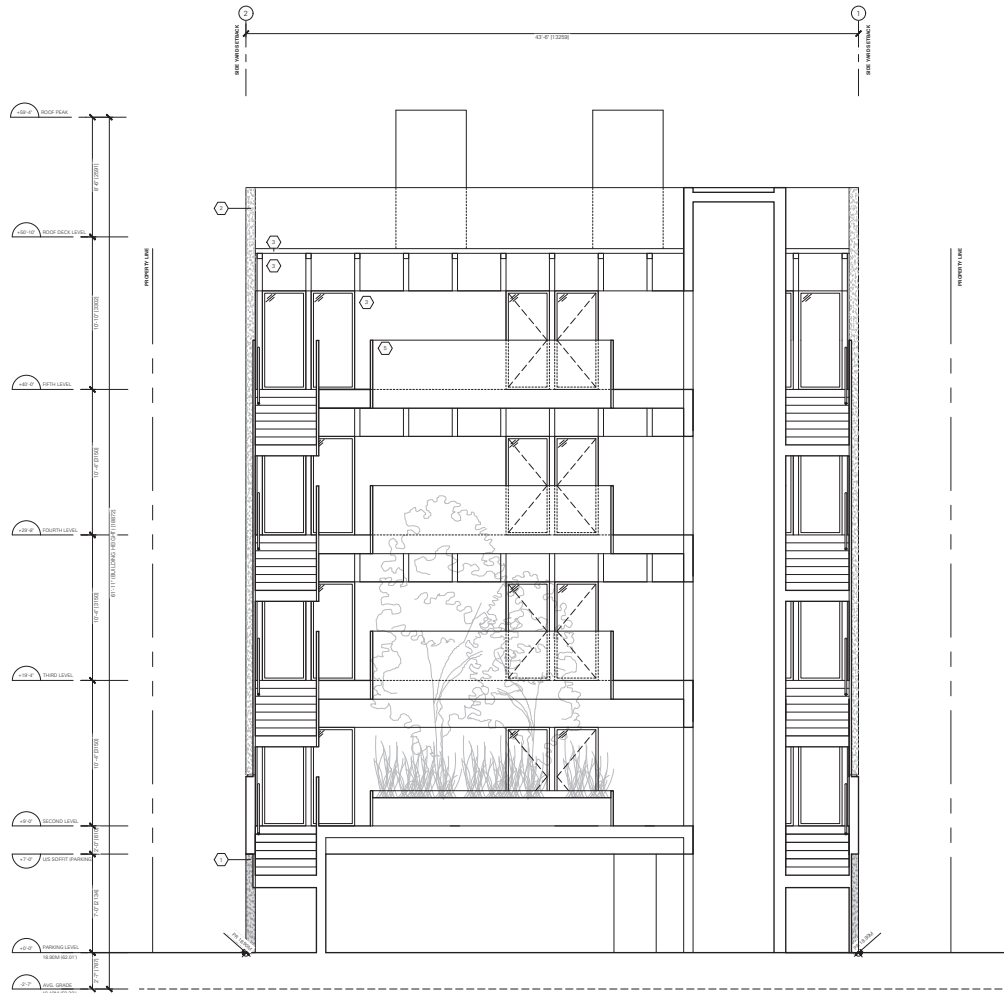
ISSUE:

D3

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VICTORIA BC

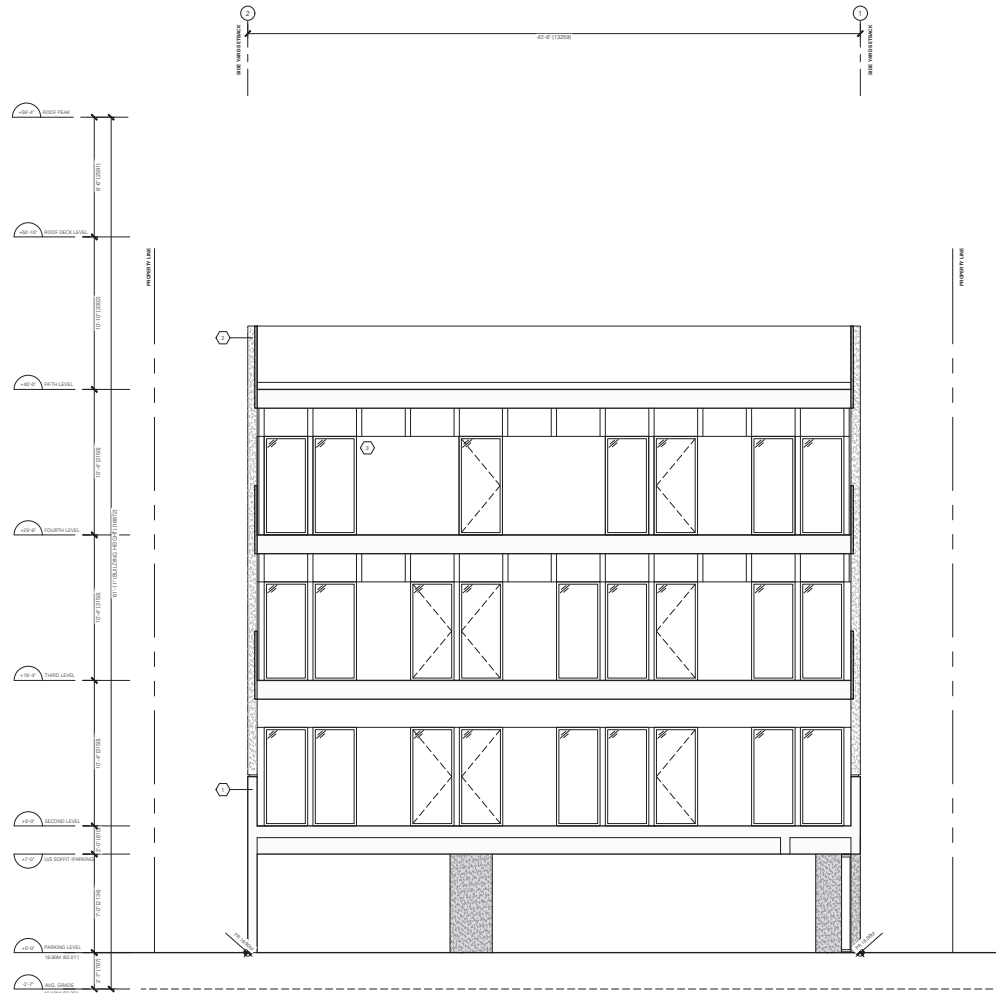
A7.1
BUILDING ELEVATIONS



COURTYARD NORTH ELEVATION
SCALE: 1/50

MATERIALS

- SANDBLASTED CONCRETE
- STUCCO - WHITE
- METAL PANEL/FLASHING - CHARCOAL GREY
- ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
- STEEL SLAT GUARDRAIL - CHARCOAL GREY



COURTYARD SOUTH ELEVATION
SCALE: 1/50

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ISSUES

A - CALLIC
B - REZONING
C - CALLIC
D1 - REZONING
D2 - REZONING REVISIONS
D3 - REZONING REVISIONS

SCALE

10-23-2018
1/50
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

DATE

2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14

CHECKED:

D2

REVISION:

3

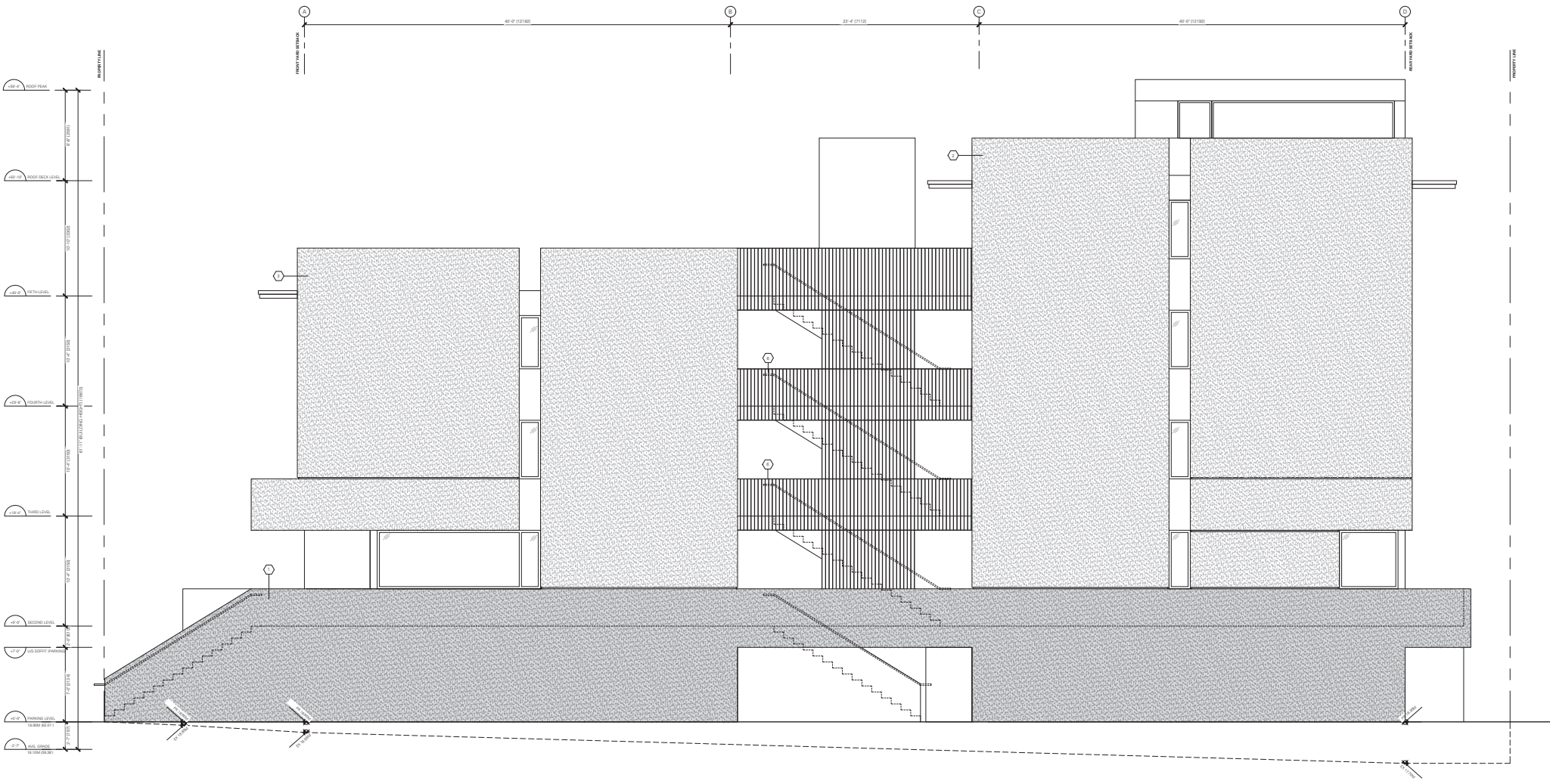
ISSUE:

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VICTORIA BC

A7.2
BUILDING ELEVATIONS



1 WEST ELEVATION
SCALE 1:50

- MATERIALS
- SANDBLASTED CONCRETE
 - STUCCO - WHITE
 - METAL PANEL/CLADDING - CHARCOAL GREY
 - ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
 - STEEL SLAT GUARDRAIL - CHARCOAL GREY

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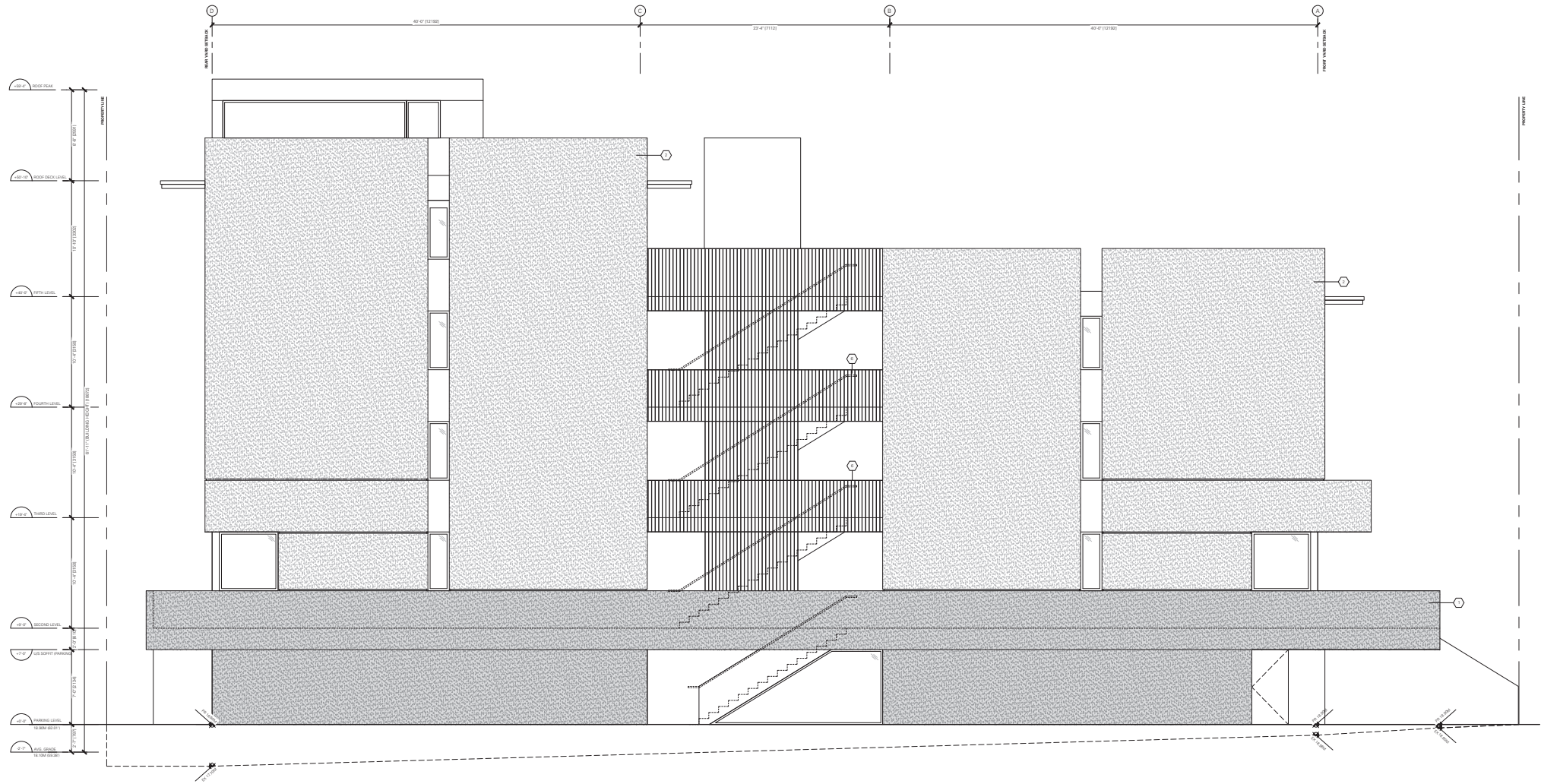
REVISION	
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B	REZONING
C	CALLIC
D	REZONING
D1	REZONING REVISIONS
D2	REZONING REVISIONS
D3	REZONING REVISIONS

DATE	
10-23-2018	
03-15-2018	
06-24-2018	
08-04-2020	
12-09-2020	
01-28-2021	
03-04-2021	

CHECKED	
D1	
REVISION:	
3	
ISSUE:	
D	
CONSULTANT:	

931 MCCLURE STREET
VICTORIA BC

A7.3
BUILDING ELEVATION



EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS

- 1 SANDBLASTED CONCRETE
- 2 STUCCO - WHITE
- 3 METAL PANELFLASHING - CHARCOAL GREY
- 4 ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
- 5 STEEL SLAT GUARDRAIL - CHARCOAL GREY

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ISSUES

- A CALLIC
- B REZONING
- C CALLIC
- D REZONING
- D1 REZONING REVISIONS
- D2 REZONING REVISIONS
- D3 REZONING REVISIONS

10-23-2018

03-15-2018

06-24-2018

09-04-2020

12-09-2020

01-28-2021

03-04-2021

SCALE:

1/8"

DATE:

2021-09-14

DRAWN:

JH

CHECKED:

D1

REVISION:

3

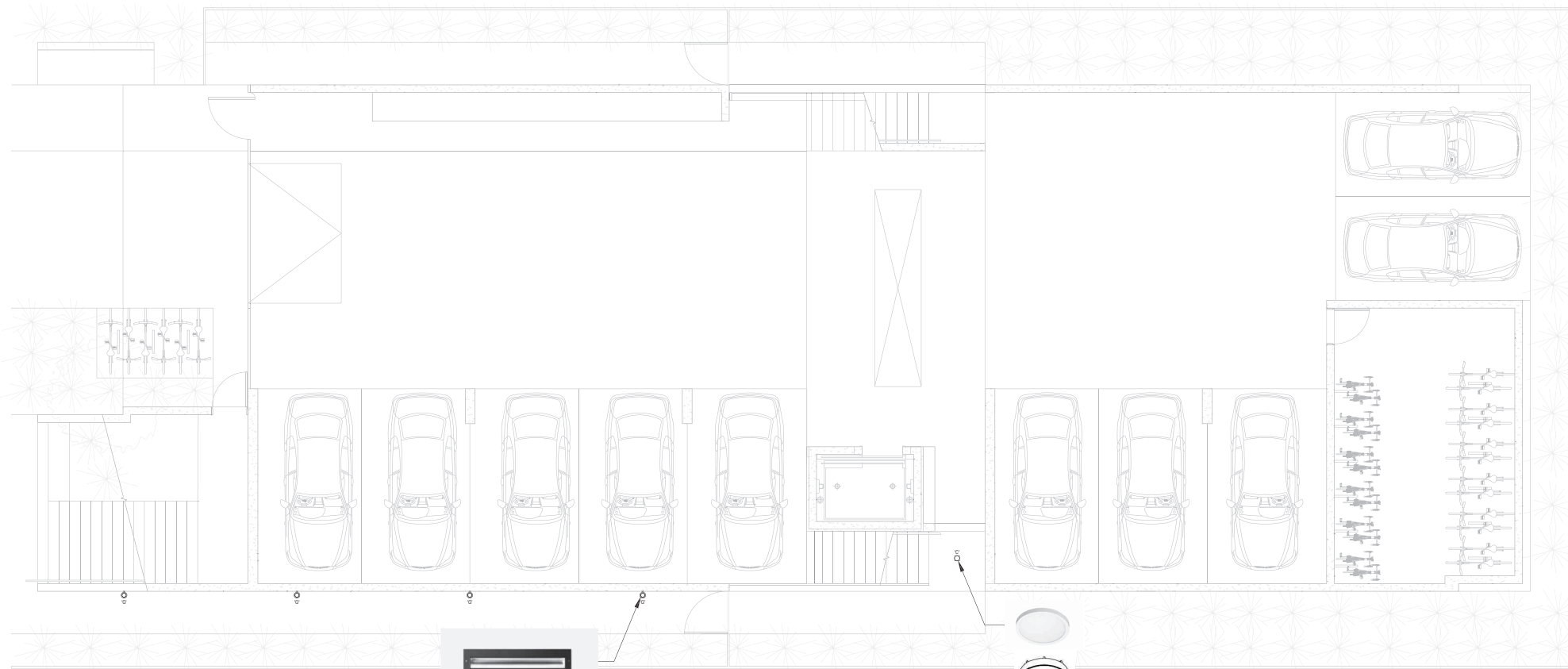
ISSUE:

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VICTORIA BC

A7.4
BUILDING ELEVATION



LOAD CALCULATION

831 McCURE ST
(15 UNITS)

BASIC LOAD	=	5.0kW
RANGE	=	6.0kW
WHT 6.0kW @ 25%	=	1.5kW
DRYER 3.0kW @ 25%	=	0.75kW
	=	12.25kW

1 x 12.0kW @ 100%	=	12.0kW
2 x 12.0kW @ 85%	=	16.74kW
2 x 12.0kW @ 40%	=	10.24kW
10 x 12.0kW @ 25%	=	30.24kW
	=	72.12kW

BASINGCARD HEATER (20.0kW)

10.0kW @ 100%	=	10.0kW
20.0kW @ 75%	=	22.5kW
	=	32.5kW

EV CHARGERS

3 x 6.0kW	=	18.0kW
-----------	---	--------

HOUSE LOADS

LIGHTS	=	0.5kW
ELEVATOR 30hp	=	22.38kW
HEATING	=	3.0kW
MECHANICAL	=	1.25kW
MISC	=	0.5kW
	=	32.23kW @ 75% = 28.67kW

TOTAL = 72.12kW + 32.15kW + 19.50kW + 28.67kW = 152.24kW

@ 100.00V, 3PH, 4W, 424.4A x 1.25 = 530.5A

USE 600A PROTECTION

RECESSED LED STEP LIGHTS

1 PARKING LEVEL ELECTRICAL LAYOUT

E2.0 1/4"=1'-0"

NOTES:

1. ALL LIGHTS MOUNTED TO SHINE DOWNWARDS AND COMPLETE WITH SHROUDS AS NEEDED TO AVOID LIGHT TRESPASS INTO NEIGHBOURING PROPERTIES.



SURFACE MOUNTED LED DOWN LIGHTS C/W BAFFLE SHROUD

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ISSUES:

A	ISSUED FOR
-	-
-	-

SCALE:

01-20-2021

DATE:

JANUARY 2021

DRAWING:

BK101

CHECKED:

JAD

REVISION:

REV

ISSUE

ISSUED FOR -

JOB NUMBER:

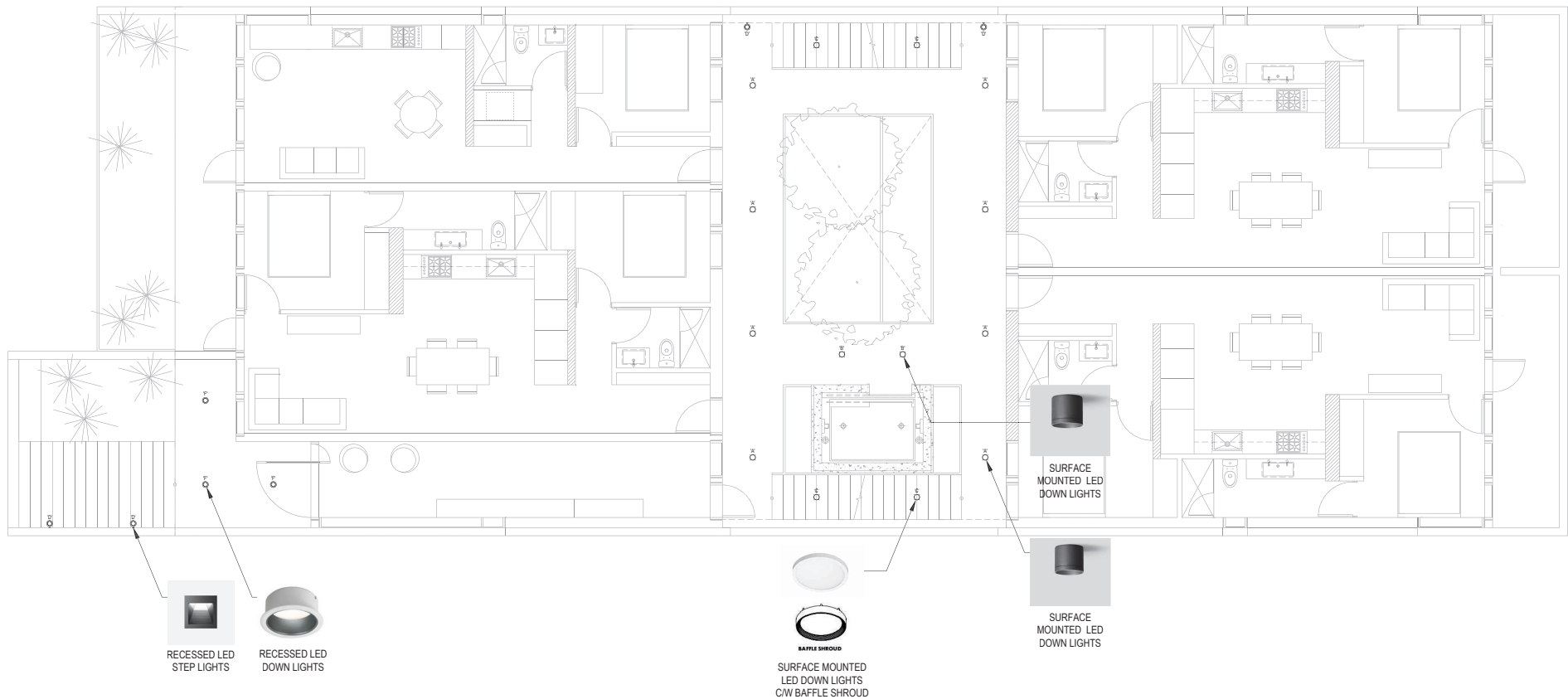
1-20-244



931 McCure St
VICTORIA BC

E2.0

TITLE 1



1
E2.1

TYPICAL INTERIOR CORRIDOR
PROPOSED LIGHTING LAYOUT

1/8"=1'-0"

NOTES:

1. ALL LIGHTS MOUNTED TO SHINE DOWNWARD AND COMPLETE WITH SHIELDS AS NEEDED TO AVOID LIGHT TRESPASS INTO NEIGHBOURING PROPERTIES.

CONSULTANT:



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01-20-2021

ALL NOTED

DATE:

JANUARY 2021

DRAWN:

BCHN

CHECKED:

JAD

REVISION:

REV

ISSUE:

ISSUED FOR -

JOB NUMBER:

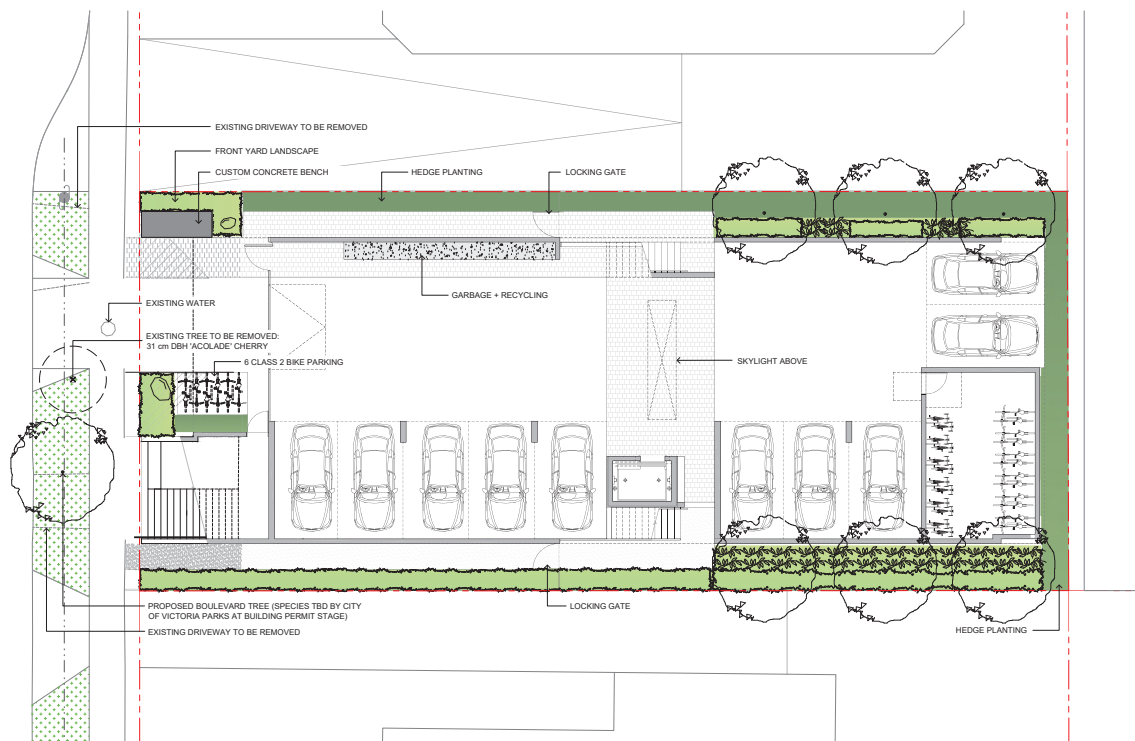
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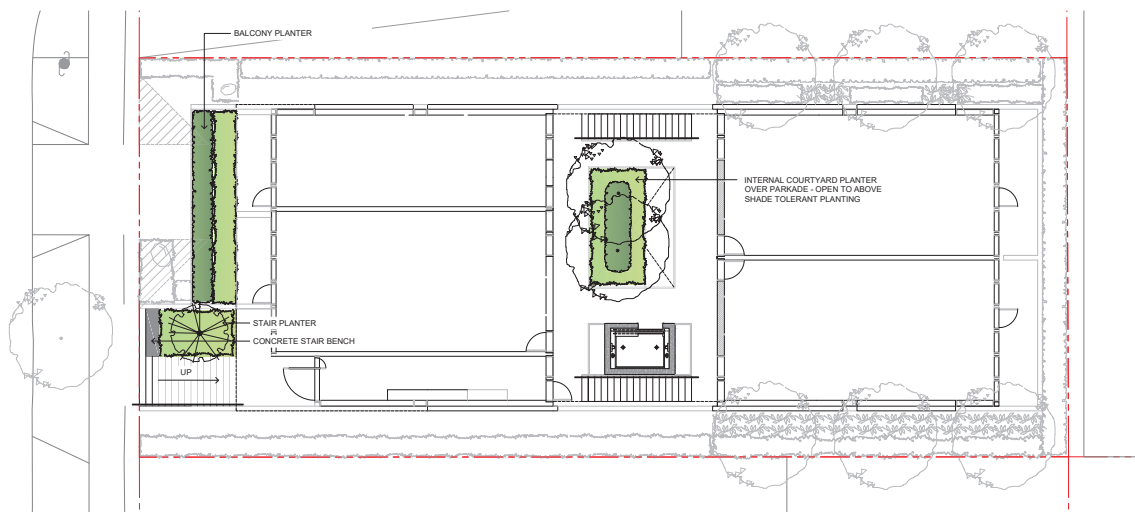
931 McClure St
VICTORIA BC

E2.1

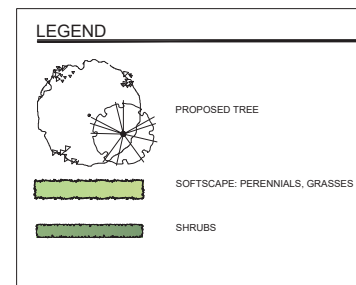
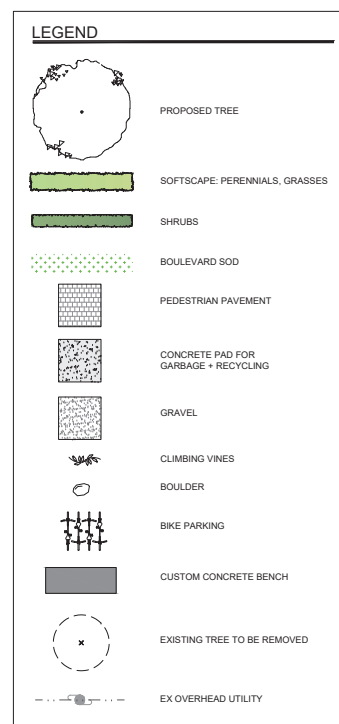
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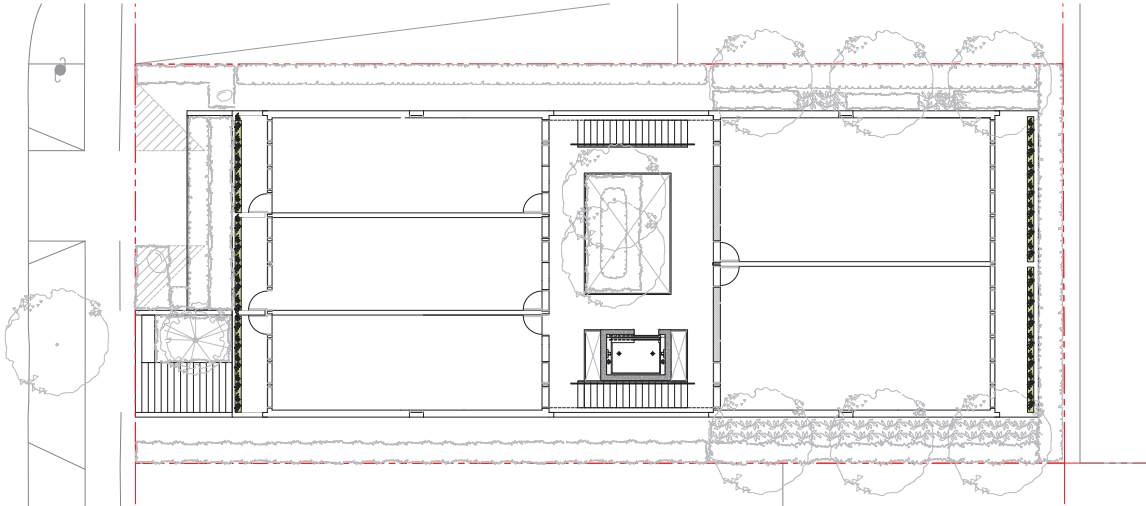


1 PARKADE LEVEL LANDSCAPE PLAN
SCALE: 1:100

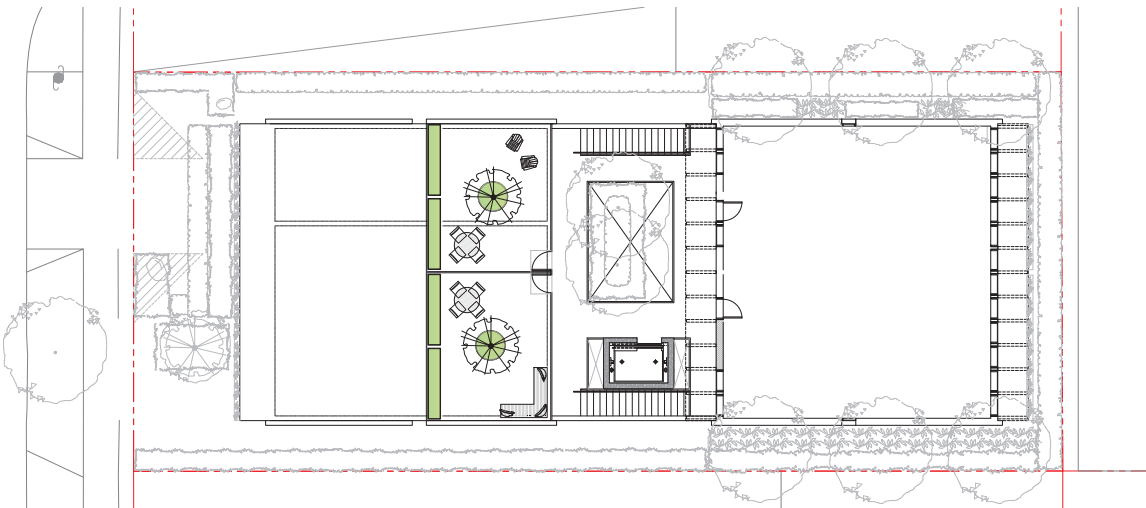


2 MAIN LEVEL LANDSCAPE PLAN
SCALE: 1:100

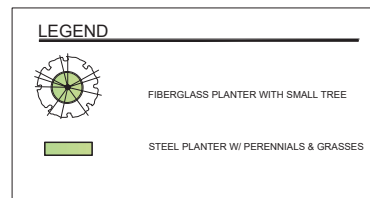
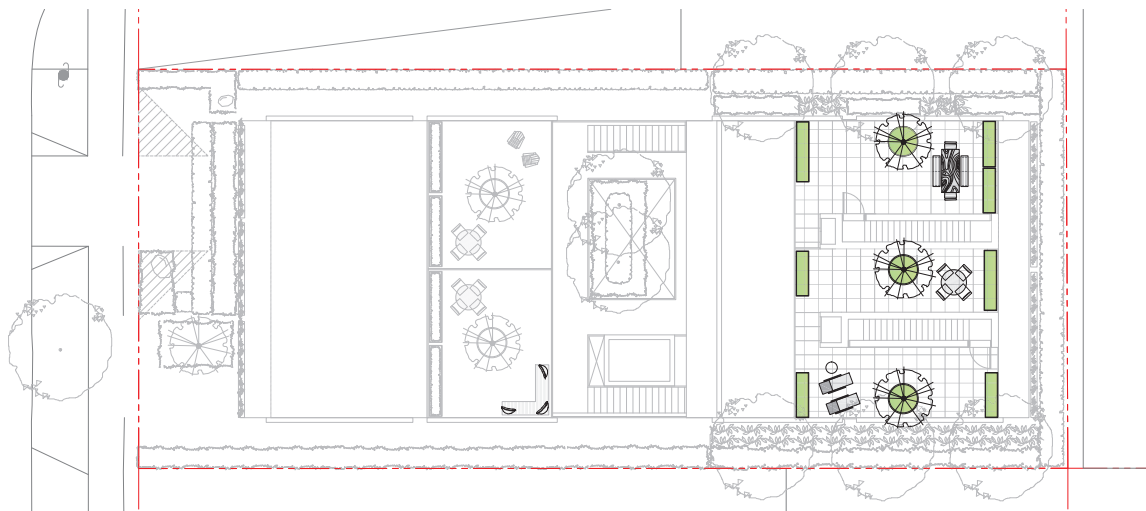




1 LEVEL 2 LANDSCAPE PLAN
SCALE: 1:100

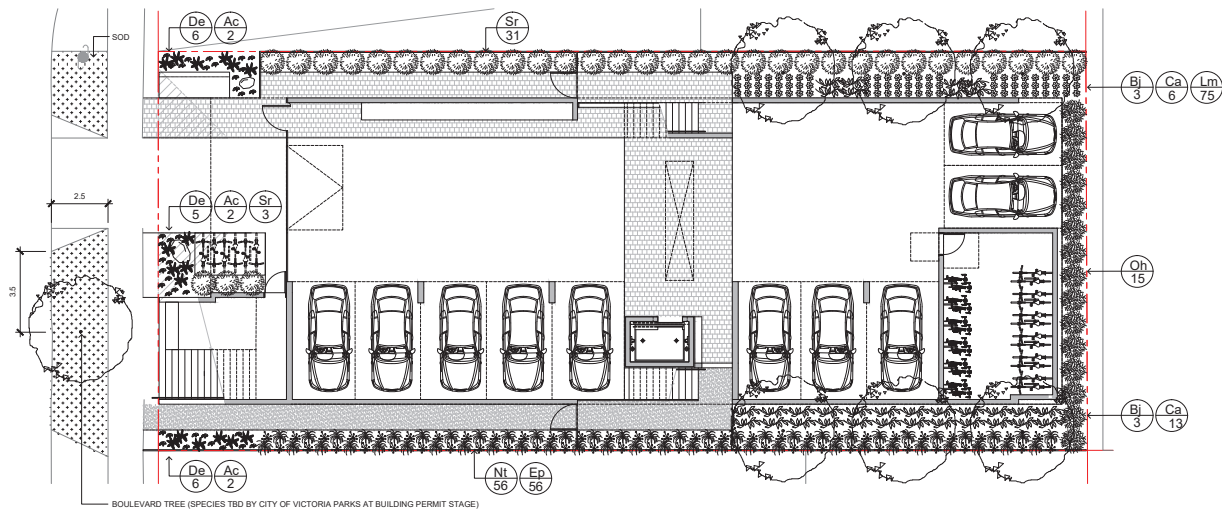


2 LEVEL 4 LANDSCAPE PLAN
SCALE: 1:100

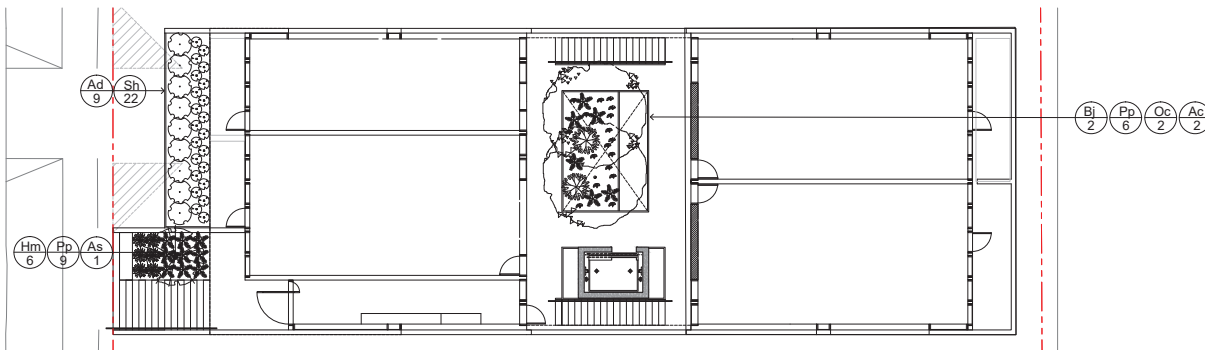


1 ROOFTOP LANDSCAPE PLAN
SCALE: 1:100

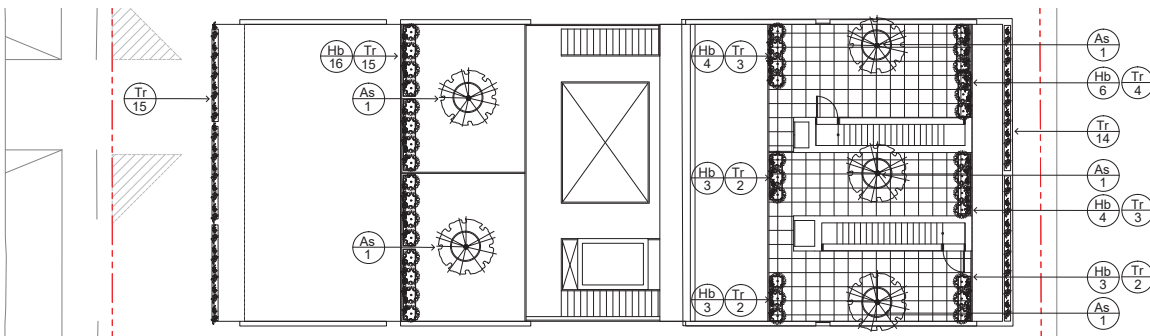




1 PARKADE LEVEL PLANTING PLAN
SCALE: 1:100



2 MAIN LEVEL PLANTING PLAN
SCALE: 1:100



3 2nd, 4th, & ROOFTOP PLANTING PLAN
SCALE: 1:100

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Trees					
As	6	<i>Acer shirasawanum 'Aureum'</i>	Full Moon Maple	Tree	#5 Pot
Bj	8	<i>Betula utilis</i> var. <i>jacquemontii</i>	Whitebarked Himalayan Birch	Tree	50 mm
Shrubs and Groundcovers					
Ac	6	<i>Asarum canadense</i>	Wild Ginger	Groundcover	Flat
Ad	9	<i>Azalea 'Delaware White Valley'</i>	Delaware White Valley Azalea	Shrub	3 Gallon
Ca	19	<i>Clematis armandii</i>	Evergreen Clematis	Vine	1 Gallon
De	9	<i>Dryopteris erythrosora 'Brilliance'</i>	Autumn Fern	Perennial	1 Gallon
Ep	56	<i>Echinacea purpurea 'White Swan'</i>	White Swan Echinacea	Perennial	1 Gallon
Hb	39	<i>Hebe buxifolia</i>	Box Leaf Hebe	Shrub	3 Gallon
Hm	6	<i>Hakone Macra 'All Gold'</i>	Hakone Grass	Grass	1 Gallon
Lm	75	<i>Liriope muscari</i>	Lilyturf	Perennial	1 Gallon
Nt	56	<i>Nassella tenuissima</i>	Mexican Feather Grass	Grass	1 Gallon
Oc	2	<i>Oemleria cerasiformis</i>	Indian Plum	Shrub	3 Gallon
Oh	15	<i>Olearia x haastii</i>	Daisy Bush	Shrub	3 Gallon
Pp	23	<i>Polystichum polyblepharum</i>	Tassel Fern	Perennial	1 Gallon
Sr	34	<i>Sarcococca ruscifolia</i>	Fragrant Sweetbox	Shrub	3 Gallon
Sh	22	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweetbox	Shrub	3 Gallon
Tr	45	<i>Trachelospermum jasminoides</i>	Star Jasmine	Vine	1 Gallon