



AERIAL
N.T.S.

PARKING REQUIREMENTS	
0.5 STALL / TRANSIENT ACCOMMODATION UNIT	
1 STALL / 10 RESTAURANT SEATS	
1 STALL / 70m ² OFFICE FLOOR AREA	
1 STALL / 50 m ² MEDICAL OFFICE FLOOR AREA	
1 STALL / 50m ² PERSONAL SERVICE FLOOR AREA	
1 STALL / 50m ² FINANCIAL SERVICE FLOOR AREA	
1 STALL / 80m ² RETAIL FLOOR AREA	

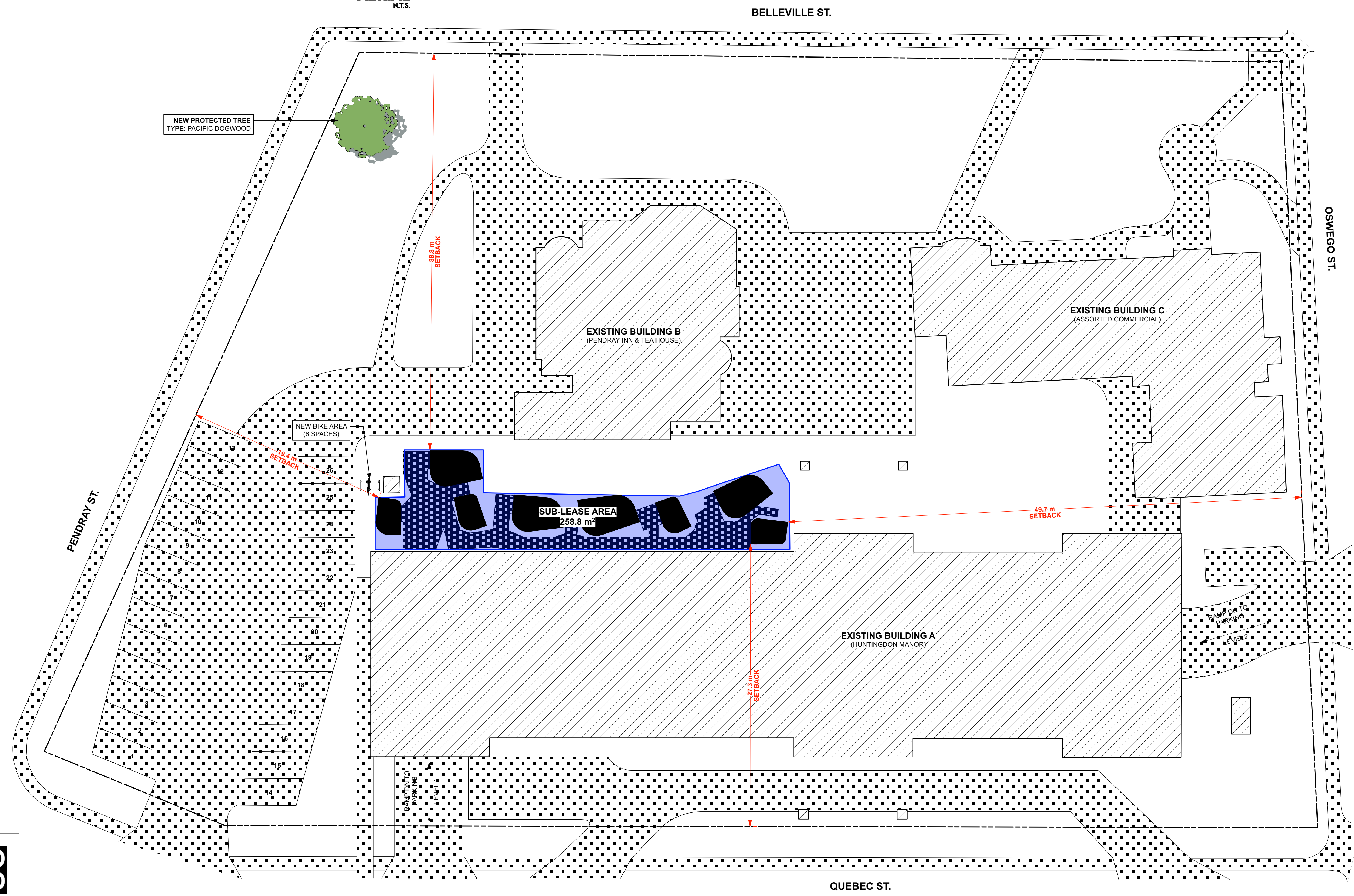
EXISTING BUILDING A	
BUILDING AREA:	5 324.8 m ²
GROSS AREA:	
MAIN/GROUND FLOOR:	1 498.3 m ²
SUN ROOM:	77.9 m ²
SECOND FLOOR:	1 498.3 m ²
THIRD FLOOR:	1 498.3 m ²
MEZZANINE:	749.2 m ²
GROSS FLOOR AREA:	5 324.8 m ²
BALCONIES:	508.4 m ²
BASEMENT/PARKADE:	1 498.3 m ²
REQUIRED PARKING	
116 TRANSIENT ACCOMMODATION UNITS	= 58 STALLS

EXISTING BUILDING B	
BUILDING AREA:	±315.9 m ²
GROSS AREA:	
MAIN/GROUND FLOOR:	±105.3 m ²
SECOND FLOOR:	±105.3 m ²
THIRD FLOOR:	±105.3 m ²
GROSS FLOOR AREA:	±315.9 m ²
COVERED PORCH:	±35.8 m ²
BASEMENT/PARKADE:	±52.7 m ²
REQUIRED PARKING	
10 TRANSIENT ACCOMMODATION UNITS	= 5 STALLS
78 RESTAURANT SEATS	= 8 STALLS

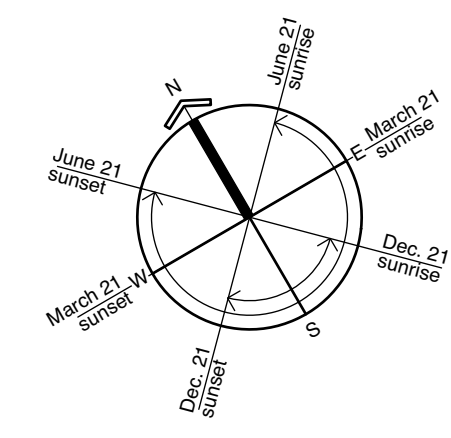
EXISTING BUILDING C	
BUILDING AREA:	±1 062.6 m ²
GROSS AREA:	
MIDDLE HOUSE:	
MAIN/GROUND FLOOR:	±123.6 m ²
SECOND FLOOR:	±97.5 m ²
GROSS FLOOR AREA:	±218.3 m ²
LINK HOUSE:	±103.7 m ²
JUDGE'S HOUSE:	
BASEMENT/CRAWLSPACE:	±171.9 m ²
MAIN FLOOR:	±171.9 m ²
SECOND FLOOR:	±238.2 m ²
GROSS FLOOR AREA:	±581.9 m ²
TOTAL GROSS FLOOR AREA:	±155.8 m ²
TOTAL GROSS FLOOR AREA:	±1 062.6 m ²
REQUIRED PARKING	
8 TRANSIENT ACCOMMODATION UNITS	= 4 STALLS
80 RESTAURANT SEATS	= 8 STALLS

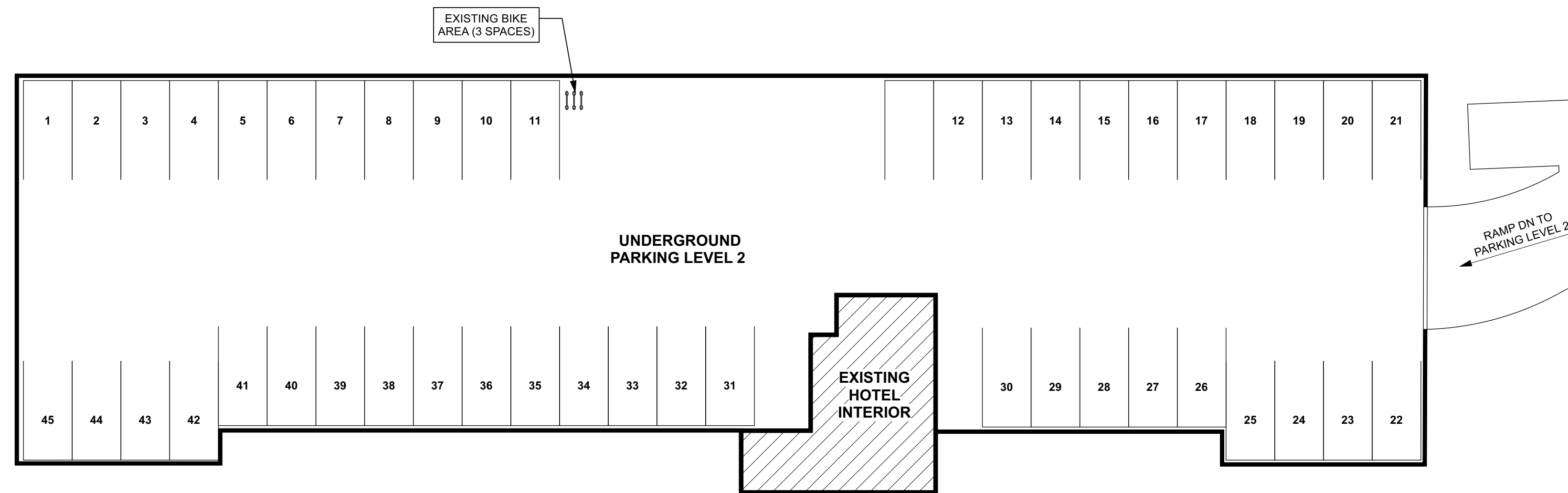
OVERALL SITE DATA	
LEGAL DESCRIPTION: PID:000-238-007, LOT A, OF LOTS 549-551, 556-561, 1272 AND 1273, VICTORIA, PLAN 33406	
ZONING: BPT - BELLEVILLE PARK TOURIST DISTRICT	
TOTAL LOT AREA: 7770.0 m ² / 1.92 acre / 0.78 hectare	
EXISTING GROSS FLOOR AREA:	
BUILDING A:	5 324.8 m ²
BUILDING B:	315.9 m ²
BUILDING C:	1 062.6 m ²
TOTAL EXISTING FLOOR AREA:	6 703.3 m ²
PROPOSED SAUNA FLOOR AREA:	69.75 m ²
PROPOSED OVERALL FLOOR AREA:	6 773.05 m ²
OVERALL SITE FLOOR SPACE RATIO: 0.87:1	
EXISTING BUILDING AREA:	
BUILDING A:	2 006.7 m ²
BUILDING B:	141.1 m ²
BUILDING C:	621.3 m ²
TOTAL EXISTING BUILDING AREA:	2 769.1 m ²
TOTAL PROPOSED BUILDING AREA:	94.26 m ²
TOTAL PROPOSED DECK AREA:	104.99 m ²
PROPOSED OVERALL SITE COVERAGE: 2 968.35 m ² = 38.2%	
PROPOSED OVERALL OPEN SPACE: 3058.2 m ² = 39.4%	
PARKING	
TOTAL EXISTING ON-SITE PARKING: 84 SPACES	
REQUIRED PARKING FOR EXISTING USES: 83 SPACES	
REQUIRED PARKING FOR PROPOSED USE: 1 SPACE / 50m ² FLOOR AREA = 2 SPACES	
EXISTING BIKE PARKING: 16 SPACES	
PROPOSED BIKE PARKING: 6 SPACES	

PROJECT DATA	
BUILDING CLASSIFICATION: BCBC2018 9.10.2.1 GROUP D	
BUILDING HEIGHT: 2.9 m	
SUB-LEASE AREA: 258.8 m ²	
POD QUANTITY: 8	
FLOOR AREA PER POD:	
HC WASHROOM A:	5.71 m ² / - = -
RECEPTION:	10.72 m ² / 9.3 = 1.2 PEOPLE
STORAGE:	5.71 m ² / 46 = 0.1 PERSON
SAUNA A:	10.72 m ² / 4.6 = 2.3 PEOPLE
WASHROOM B:	14.53 m ² / - = -
SAUNA B:	5.71 m ² / 4.6 = 1.2 PEOPLE
SAUNA C:	10.72 m ² / 4.6 = 2.3 PEOPLE
SAUNA D:	5.93 m ² / 4.6 = 1.2 PEOPLE
TOTAL POD FLOOR AREA:	69.75 m ²
TOTAL OCCUPANCY:	9 PEOPLE
SUBLEASE AREA FLOOR SPACE RATIO: 0.27:1	
BUILDING AREA PER POD:	
HC WASHROOM A:	7.84 m ²
RECEPTION:	14.94 m ²
STORAGE:	7.84 m ²
SAUNA A:	14.94 m ²
WASHROOM B:	17.81 m ²
SAUNA B:	7.84 m ²
SAUNA C:	14.94 m ²
SAUNA D:	8.12 m ²
TOTAL POD BUILDING AREA:	94.26 m ²
TOTAL DECK AREA:	104.99 m ²
SUB-LEASE AREA SITE COVERAGE: 199.25 m ² = 76.99%	
SUB-LEASE AREA OPEN SPACE: 23.01%	
SETBACKS:	
NORTH - FROM BELLEVILLE ST:	REQUIRED: 14 m, PROVIDED: 38.3 m
EAST - FROM OSWEGO ST:	REQUIRED: 1.5 m, PROVIDED: 49.7 m
SOUTH - FROM QUEBEC ST:	REQUIRED: 3 m, PROVIDED: 27.3 m
WEST - FROM PENDRAY ST:	REQUIRED: N/A, PROVIDED: 19.4 m

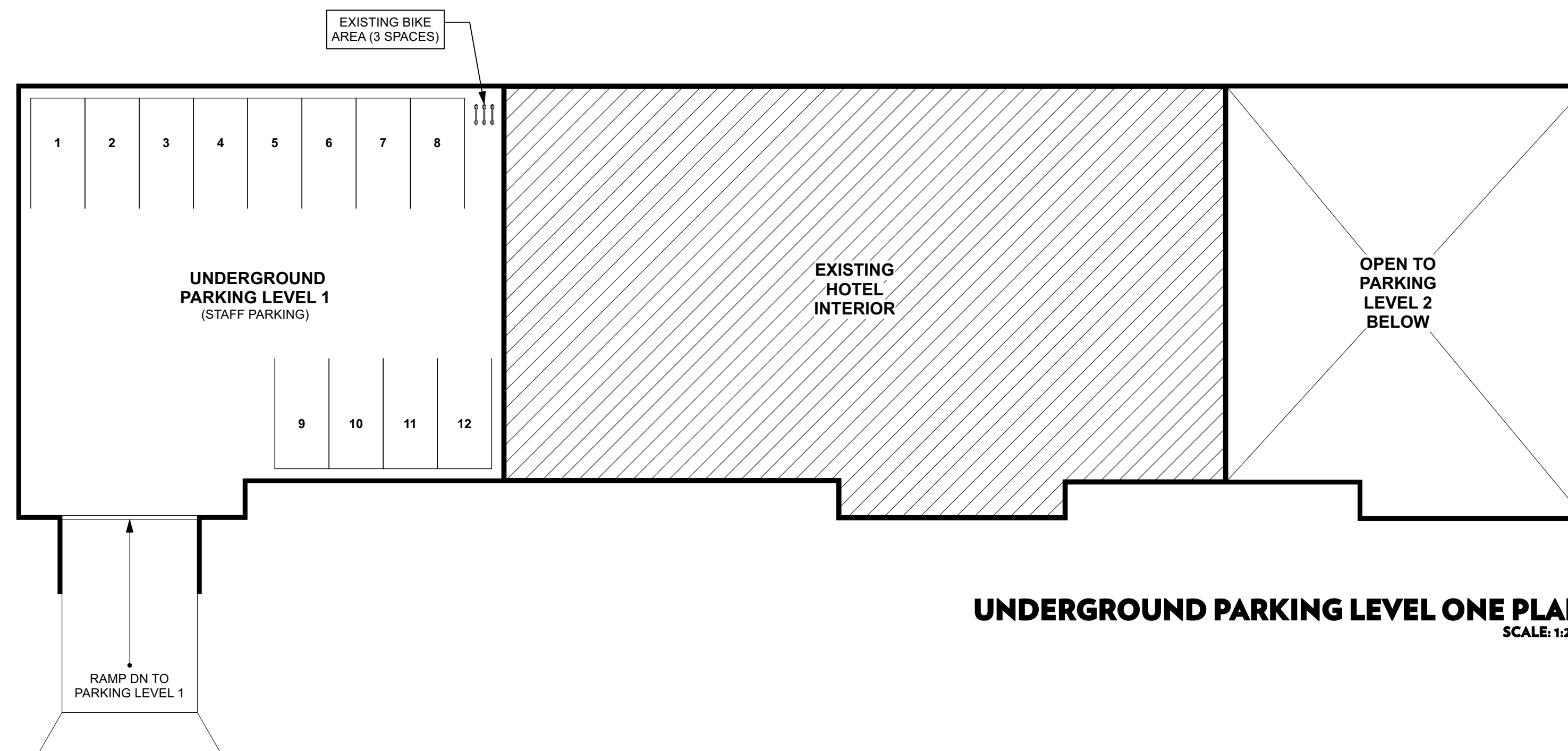


Revisions
Received Date:
July 16, 2024





UNDERGROUND PARKING LEVEL TWO PLAN
SCALE: 1:200



UNDERGROUND PARKING LEVEL ONE PLAN
SCALE: 1:200

PARKING REQUIREMENTS

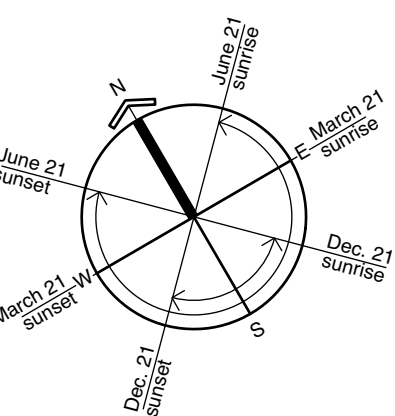
- 0.5 STALL / TRANSIENT ACCOMMODATION UNIT
- 1 STALL / 10 RESTAURANT SEATS
- 1 STALL / 70m² OFFICE FLOOR AREA
- 1 STALL / 50 m² MEDICAL OFFICE FLOOR AREA
- 1 STALL / 50m² PERSONAL SERVICE FLOOR AREA
- 1 STALL / 50m² FINANCIAL SERVICE FLOOR AREA
- 1 STALL / 80m² RETAIL FLOOR AREA

REQUIRED PARKING

EXISTING BUILDING A:	58 STALLS
EXISTING BUILDING B:	13 STALLS
EXISTING BUILDING C:	12 STALLS
PROPOSED SAUNA:	2 STALLS
TOTAL PARKING REQUIRED:	85 STALLS

PARKING STALL COUNT

PARKING AT GRADE:	26 STALLS
UNDERGROUND PARKING LEVEL 1:	12 STALLS
UNDERGROUND PARKING LEVEL 2:	46 STALLS
TOTAL PARKING:	84 STALLS

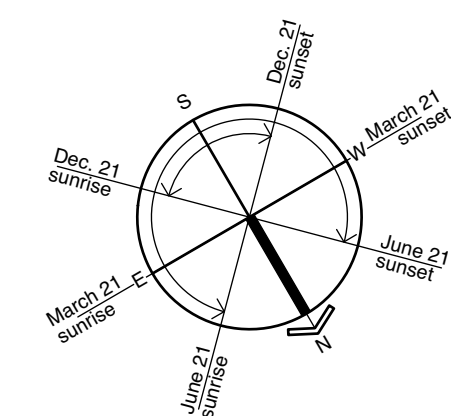


A1.1 - EXISTING PARKING PLANS
AERTH SAUNA OASIS

309 BELLEVILLE ST. VICTORIA, B.C. PROJECT NO. 23019
SCALE: 1:200 DATE: JULY 16, 2024

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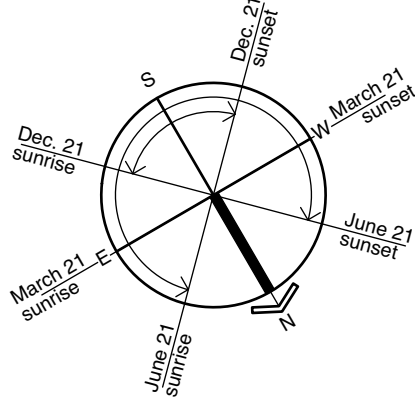
	GRADE POINTS	
HC WASHROOM A	A	7.3 m
	B	7.4 m
	C	7.4 m
	D	7.3 m
RECEPTION	A	6.8 m
	B	7.0 m
	C	7.1 m
	D	6.8 m
STORAGE	A	6.9 m
	B	6.9 m
	C	6.8 m
	D	6.7 m
SAUNA A	A	6.2 m
	B	6.6 m
	C	6.5 m
	D	6.2 m

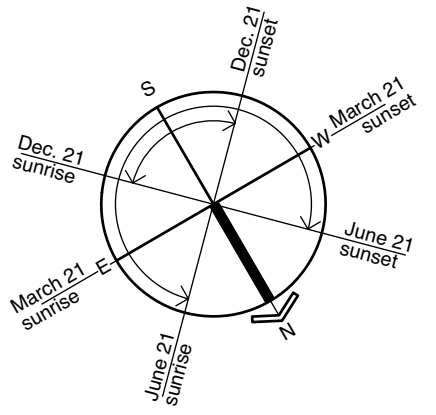
	GRADE POINTS	
WASHROOM B	A	6.0 m
	B	6.0 m
	C	6.0 m
	D	5.6 m
SAUNA B	A	5.5 m
	B	5.5 m
	C	5.5 m
	D	5.3 m
SAUNA C	A	5.6 m
	B	5.4 m
	C	5.1 m
	D	5.0 m
SAUNA D	A	4.8 m
	B	4.9 m
	C	5.0 m
	D	4.8 m

	GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
HC WASHROOM A	A & B	$(7.3 + 7.4) / 2$	x 2.0 m	14.70 m
	B & C	$(7.4 + 7.4) / 2$	x 3.3 m	24.42 m
	C & D	$(7.4 + 7.3) / 2$	x 2.3 m	16.90 m
	D & A	$(7.3 + 7.3) / 2$	x 3.3 m	24.09 m
	TOTAL:			80.11 m
			PERIMETER:	10.90 m
			AVERAGE GRADE:	7.35 m
RECEPTION	A & B	$(6.8 + 7.0) / 2$	x 4.3 m	29.67 m
	B & C	$(7.0 + 7.1) / 2$	x 3.5 m	24.68 m
	C & D	$(7.1 + 6.8) / 2$	x 4.6 m	31.97 m
	D & A	$(6.8 + 6.8) / 2$	x 2.6 m	17.68 m
	TOTAL:			104.00 m
			PERIMETER:	15.00 m
			AVERAGE GRADE:	6.93 m
STORAGE	A & B	$(6.9 + 6.9) / 2$	x 2.1 m	14.49 m
	B & C	$(6.9 + 6.8) / 2$	x 3.3 m	22.61 m
	C & D	$(6.8 + 6.7) / 2$	x 2.3 m	15.53 m
	D & A	$(6.7 + 6.9) / 2$	x 3.3 m	22.44 m
	TOTAL:			75.07 m
			PERIMETER:	11.00 m
			AVERAGE GRADE:	6.82 m
SAUNA A	A & B	$(6.2 + 6.6) / 2$	x 4.3 m	27.52 m
	B & C	$(6.6 + 6.5) / 2$	x 3.5 m	22.93 m
	C & D	$(6.5 + 6.2) / 2$	x 4.6 m	29.21 m
	D & A	$(6.2 + 6.2) / 2$	x 2.6 m	16.12 m
	TOTAL:			95.78 m
			PERIMETER:	15.00 m
			AVERAGE GRADE:	6.39 m

	GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
WASHROOM B	A & B	$(6.0 + 6.0) / 2$	x 4.8 m	28.80 m
	B & C	$(6.0 + 6.0) / 2$	x 3.7 m	22.20 m
	C & D	$(6.0 + 5.6) / 2$	x 5.2 m	30.16 m
	D & A	$(5.6 + 6.0) / 2$	x 2.8 m	16.24 m
	TOTAL:			97.40 m
			PERIMETER:	16.50 m
			AVERAGE GRADE:	5.90 m
SAUNA B	A & B	$(5.5 + 5.5) / 2$	x 2.1 m	11.55 m
	B & C	$(5.5 + 5.5) / 2$	x 3.3 m	18.15 m
	C & D	$(5.5 + 5.3) / 2$	x 2.3 m	12.42 m
	D & A	$(5.3 + 5.5) / 2$	x 3.3 m	17.82 m
	TOTAL:			59.94 m
			PERIMETER:	11.00 m
			AVERAGE GRADE:	5.45 m
SAUNA C	A & B	$(5.6 + 5.4) / 2$	x 4.3 m	23.65 m
	B & C	$(5.4 + 5.1) / 2$	x 3.5 m	18.38 m
	C & D	$(5.1 + 5.0) / 2$	x 4.6 m	23.23 m
	D & A	$(5.0 + 5.6) / 2$	x 2.6 m	13.78 m
	TOTAL:			79.04 m
			PERIMETER:	15.00 m
			AVERAGE GRADE:	5.27 m
SAUNA D	A & B	$(4.8 + 4.9) / 2$	x 3.4 m	16.49 m
	B & C	$(4.9 + 5.0) / 2$	x 2.4 m	11.88 m
	C & D	$(5.0 + 4.8) / 2$	x 3.3 m	16.17 m
	D & A	$(4.8 + 4.8) / 2$	x 2.1 m	10.08 m
	TOTAL:			54.62 m
			PERIMETER:	11.20 m
			AVERAGE GRADE:	4.88 m

HC WASHROOM A	AVERAGE GRADE:	7.35 m
RECEPTION	AVERAGE GRADE:	6.93 m
STORAGE	AVERAGE GRADE:	6.82 m
SAUNA A	AVERAGE GRADE:	6.39 m
WASHROOM B	AVERAGE GRADE:	5.90 m
SAUNA B	AVERAGE GRADE:	5.45 m
SAUNA C	AVERAGE GRADE:	5.27 m
SAUNA D	AVERAGE GRADE:	4.88 m
	TOTAL:	48.99 m
	TOTAL # OF BUILDINGS:	8.00
OVERALL AVERAGE GRADE:		6.12 m

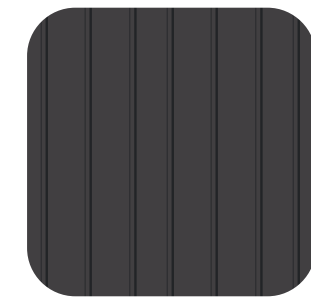




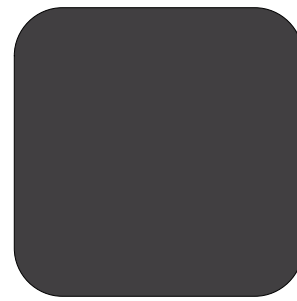
HEATED INDOOR AREA	
ROOM	AREA
HC WASHROOM A:	5.71m ²
RECEPTION:	10.72m ²
STORAGE:	5.71m ²
SAUNA A:	10.72m ²
WASHROOM B:	14.53m ²
SAUNA B:	5.71m ²
SAUNA C:	10.72m ²
SAUNA D:	5.93m ²
TOTAL AREA:	69.75m²



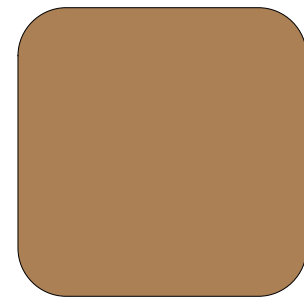
MATERIAL LIST



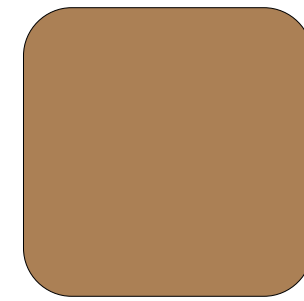
FLAT METAL CLADDING - LOUVERS
(COLOR: CHARCOAL)



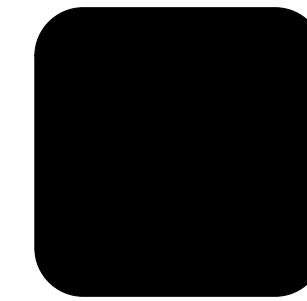
FLAT METAL CLADDING
(COLOR: CHARCOAL)



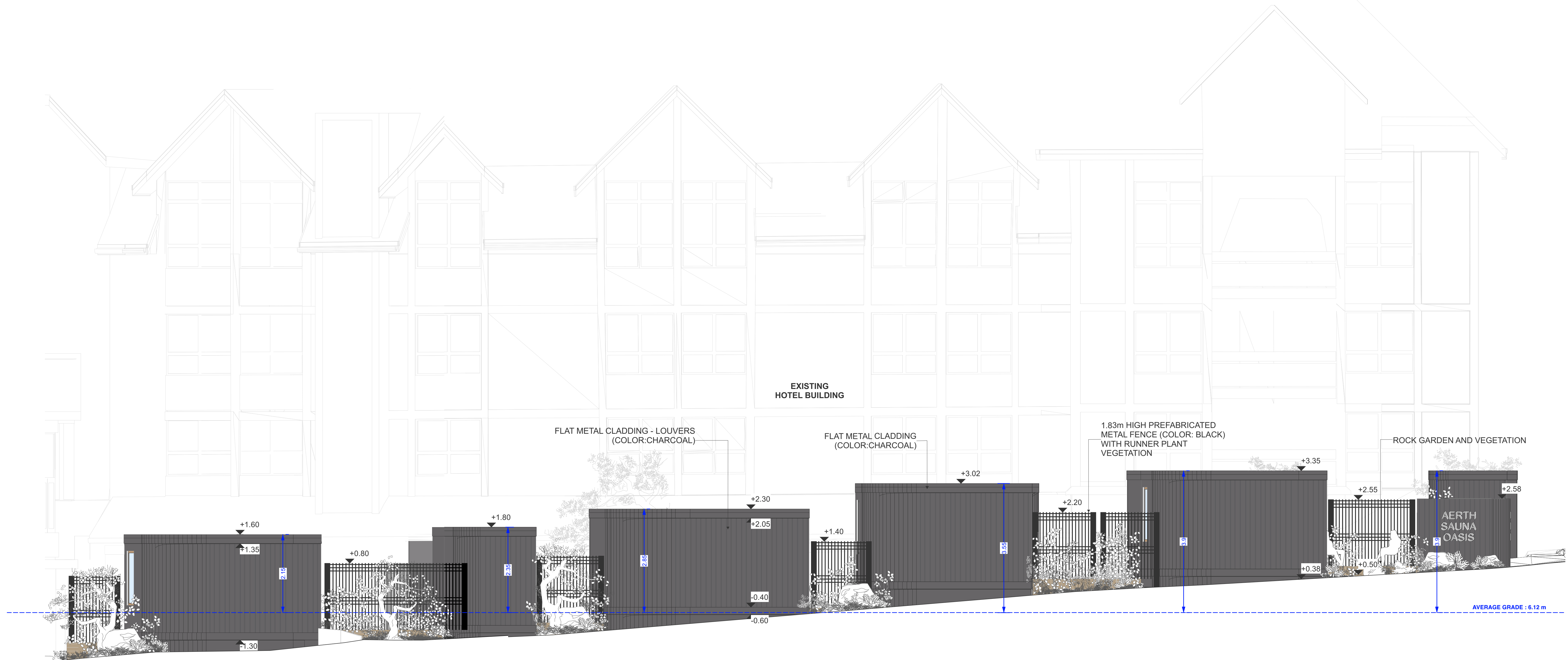
WOOD LATH CEILING
(COLOR: NEUTRAL BROWN)



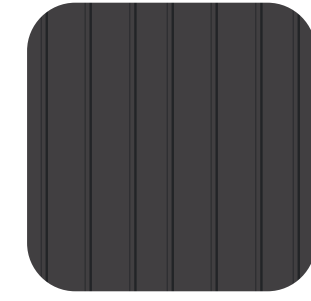
FULLY GLAZED
THERMAL-INSULATED DOOR
(COLOR: NEUTRAL BROWN)



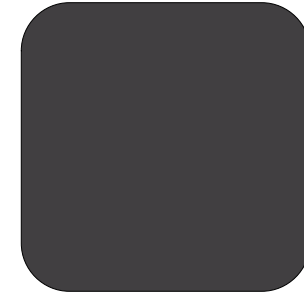
1.83m HIGH PREFABRICATED METAL
FENCE (COLOR: BLACK) WITH
RUNNER PLANT VEGETATION



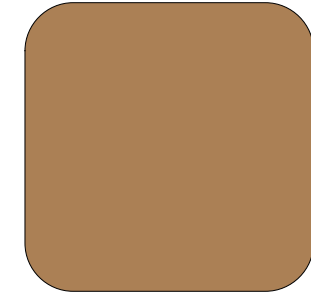
MATERIAL LIST



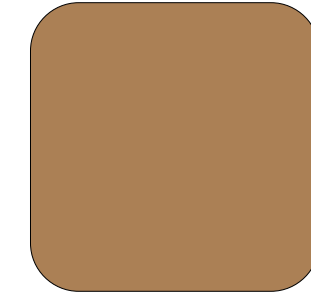
FLAT METAL CLADDING - LOUVERS
(COLOR: CHARCOAL)



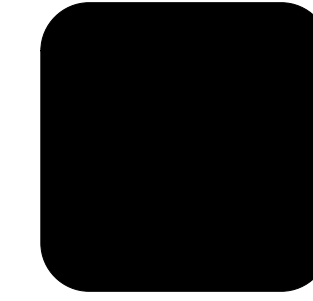
FLAT METAL CLADDING
(COLOR: CHARCOAL)



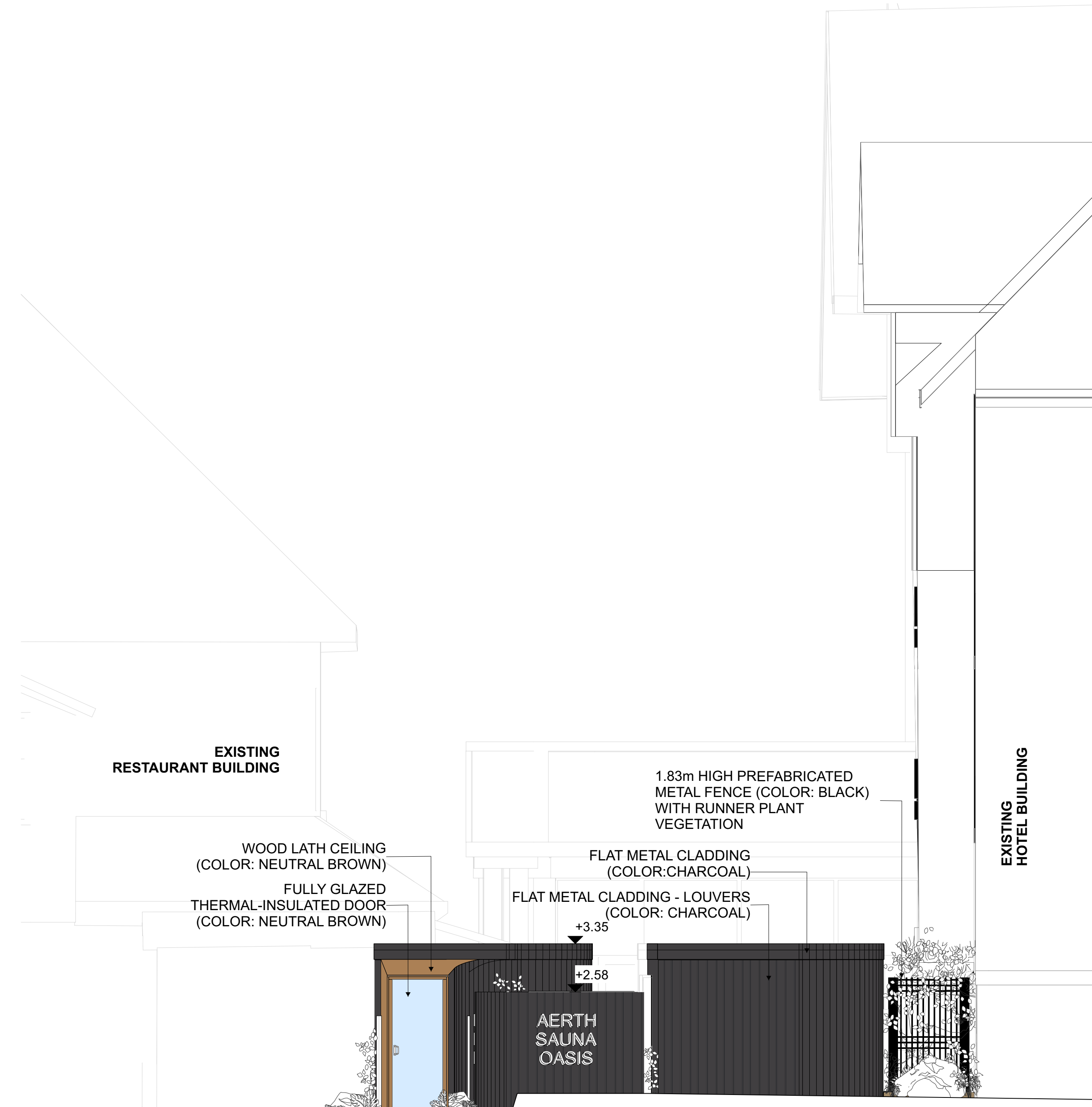
WOOD LATH CEILING
(COLOR: NEUTRAL BROWN)



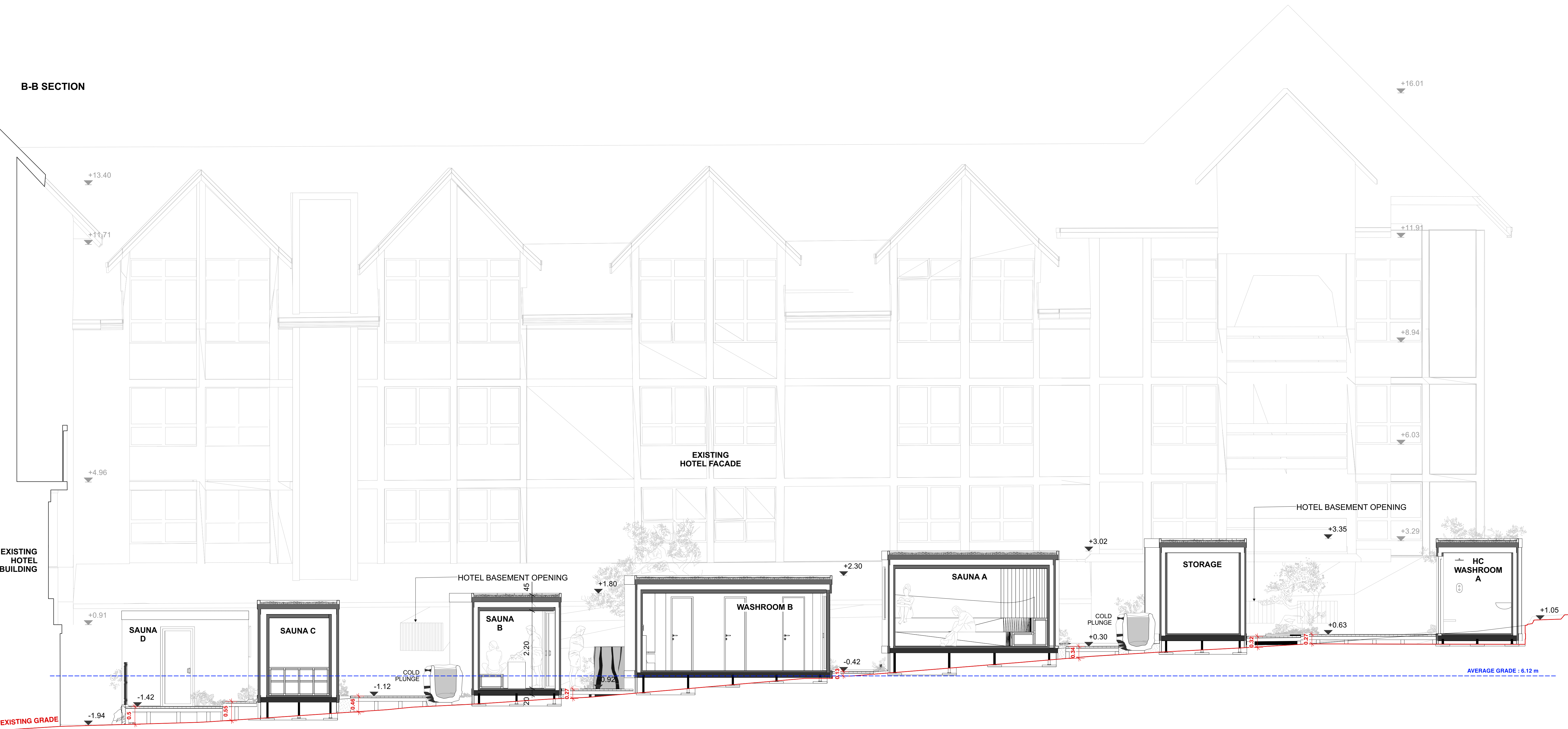
FULLY GLAZED
THERMAL-INSULATED DOOR
(COLOR: NEUTRAL BROWN)



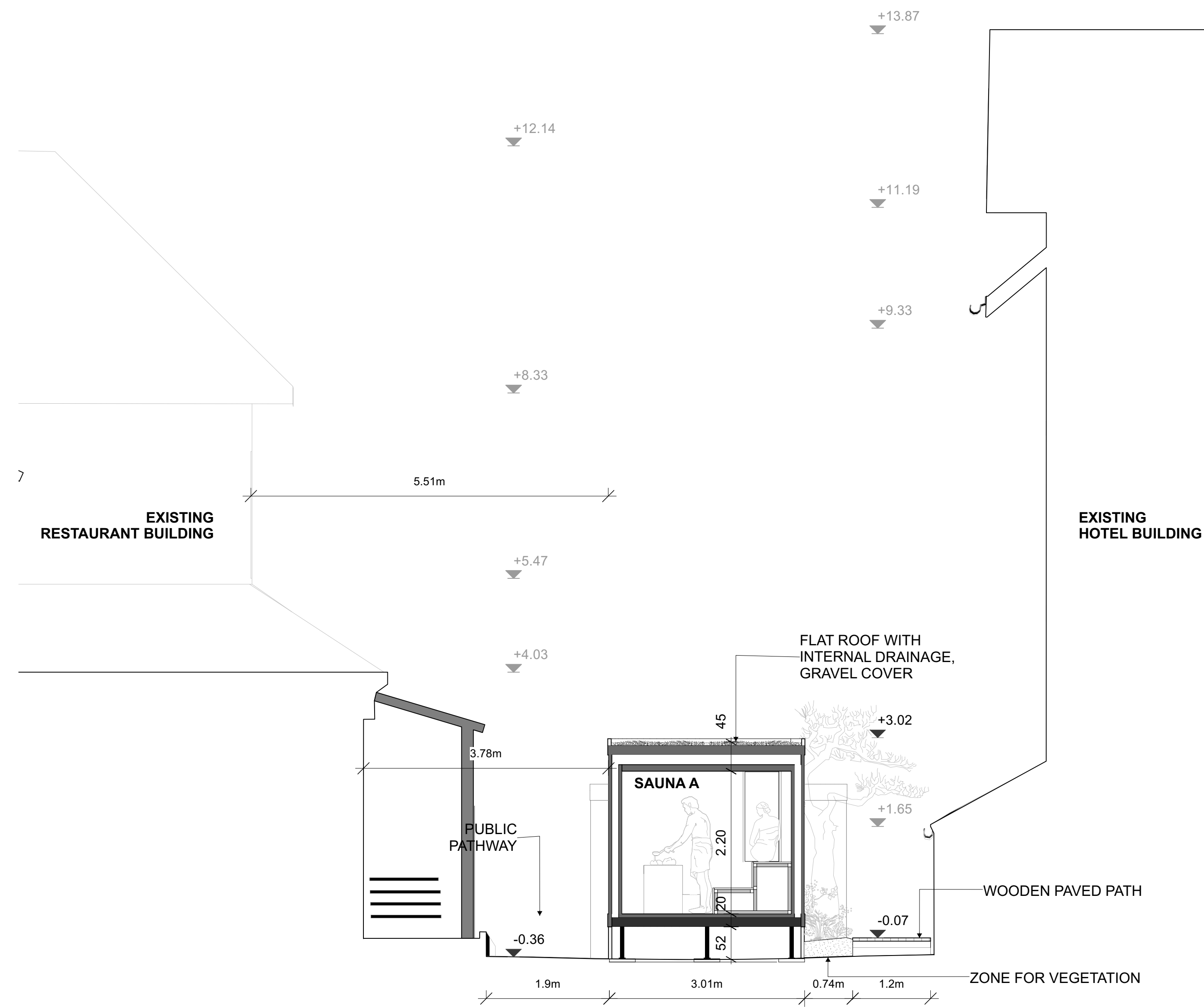
1.83m HIGH PREFABRICATED METAL
FENCE (COLOR: BLACK) WITH
RUNNER PLANT VEGETATION



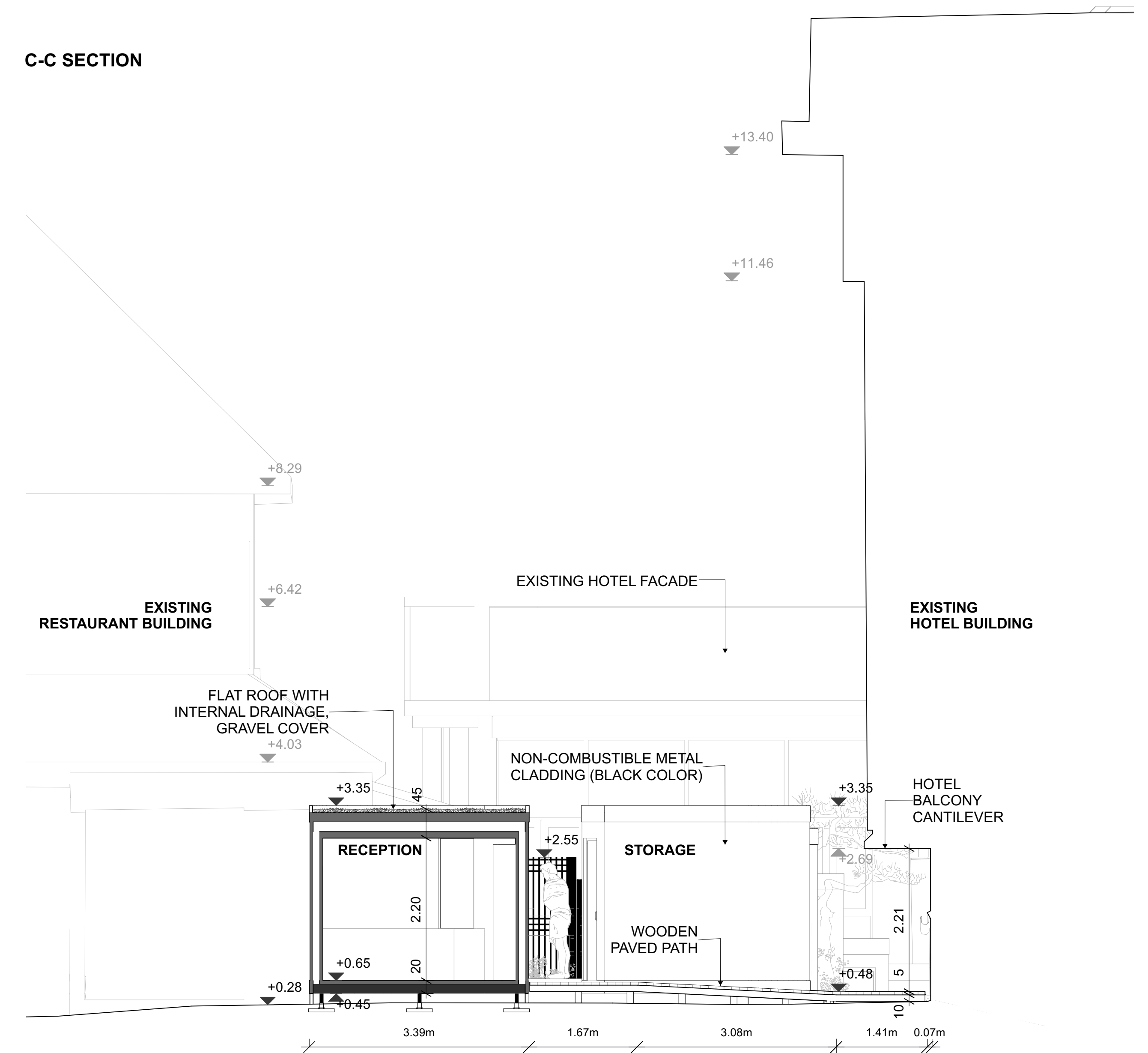
B-B SECTION



A-A SECTION



C-C SECTION



**A4.1 - PERPENDICULAR SECTIONS
AERTH SAUNA OASIS**

309 BELLEVILLE ST, VICTORIA, B.C. PROJECT NO. 23019
SCALE: 1:50 DATE: JULY 16, 2024

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