



1 Site Location
1:8

ARCHITECT:

Eric Barker Architect Inc.
727 Pandora Ave.
Victoria, B.C.
V8W 1N9
(250) 385-4565

STRUCTURAL:

R/C
Read Jones Christoffersen

Leon Platt P.Eng
Suite 220, 645 Tyee Road
Victoria, B.C.
V8A 6X5
(250) 386-7794

Civic Address:

584 John Street
Victoria, B.C.
V8T 1T6

Legal Address:

PID# 007-636-788
The Eastern 1/2 of lot 24,
Block R, Section 4,
Victoria District,
Plan 33-A

CODE ANALYSIS

ZONE:
M-2 (Light Industrial District)

F-2 (Medium Hazard Industrial Occupancy) BCRC 3.2.2.72

Group F, Division 2, Any Height, Any Area, Sprinklered

- shall be of noncombustible construction
- shall be sprinklered throughout
- floors and supporting assemblies shall have a fire-resistance rating not less than 2 hr.

FSR (Floor Space Ratio) is an area calculation for zoning purposes that excludes certain categories of areas (see below). It is used by Planning departments to ensure density targets for a zone are not exceeded.

'FLOOR AREA' MEANS THE ENTIRE AREA WHICH IN PLAN IS ENCLOSED BY THE INTERIOR FACE OF THE EXTERIOR WALLS.

THIS EXCLUDES:

- AREAS USED FOR REQUIRED PARKING OR MOVEMENT OF MOTOR VEHICLES AS SET OUT IN SCHEDULE 'C'
- THE AREAS OF EXPOSED BALCONIES, EXPOSED DECKS, PATIOS OR ROOFS; AND
- THE AREA OF ELEVATOR SHAFTS

ZONING ALLOWS FOR AN FSR NOT EXCEEDING THREE TIMES THE LOT AREA

DATA:

4 COMMERCIAL UNITS ON 4 LEVELS

PARKING GROUND FLOOR
204 SM (2195 SF)

REQ'D BICYCLE STORAGE:

MINIMUM 6

PROVIDED: 14 CLASS 1
4 CLASS 2

VARIANCE 1

REQ'D PARKING:

1 SPACE PER 93m² IN 'SCHEDULE C'
THEREFORE 10 REQ'D

PARKING STALLS PROVIDED: 5

VARIANCE 2 - NO LOADING BAY

AVERAGE GRADE CALCULATIONS

GRADE POINTS

A = 10.12m B = 10.42m
C = 10.69m D = 10.75m
E = 10.87m F = 10.55m
G = 9.96m H = 9.03

- A - B ((10.12 + 10.42) / 2) * 17.26 = 177.20
- B - C ((10.42 + 10.69) / 2) * 3.73 = 39.37
- C - D ((10.69 + 10.75) / 2) * 13.43 = 143.97
- D - E ((10.75 + 10.87) / 2) * 9.07 = 98.04
- E - F ((10.87 + 10.55) / 2) * 12.73 = 136.34
- F - G ((10.55 + 9.96) / 2) * 3.34 = 34.25
- G - H ((9.96 + 9.03) / 2) * 19.26 = 182.87
- H - A ((9.03 + 10.12) / 2) * 9.07 = 88.84

TOTAL = 808.05

AVERAGE GRADE CALCULATION

808.05 / 87.89 (building perimeter) = 10.22 m / 33.6'

Site Area	Proposed		M2 Zone Allowed Req'd	
	sq. m	sq. ft	sq. m	sq. ft
Lot Area	344.53	3708.49	-	-
Lot Coverage	300.85m ²	87.32%	-	-
FSR	955.20 / 344.53 = 2.77		3.0	
Floor Areas				
	sq. m	sq. ft	sq. m	sq. ft
Level 1	57.66	620.69	-	-
Level 2	212.17	2283.78	-	-
Level 3	238.46	2568.78	-	-
Level 4	223.50	2405.73	-	-
Level 5	223.50	2405.73	-	-
Total Floor Area	955.20	10,282.65	-	-
Setbacks				
	m	ft	m	ft
Front lot line South	1.22	4.0	0.00	0.00
Rear lot line North	0.00	0.0	0.00	0.00
Sideway East	0.00	0.0	0.00	0.00
Sideway West	0.00	0.0	0.00	0.00
Height (Geodetic)				
	m	ft	m	ft
Average grade (Geodetic)	10.22	33.5	n/a	
Building Height above average natural grade	15.00	49.00	15.00	49.21

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ERIC BARKER ARCHITECT INC.
727 PANDORA AVENUE, VICTORIA, B.C.
0000 385-4565 Fax: 0000 385-4565 V8W 1N9

Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	SITE PLAN & SURVEY
A101	LEVELS 1, 2 & 3
A102	LEVELS 4, 5 & ROOF
A201	ELEVATIONS
A301	SECTIONS

Received
City of Victoria

SEP 16 2016

Planning & Development Department
Development Services Division

12	Sept 12, 2016	Removed Driveway Variance #3
10	Sept 12, 2016	Added Class 2 Data Rows
9	Sept 12, 2016	30m Setbacks
7	Sept 12, 2016	Changed Variance in Driveway Width
6	Sept 1, 2016	Changed Occupancy from P3 to P2
3	Sept 1, 2016	Removed Loading Zone
No.	Date	Description
A: Current drawings 1000000_2015 Projects 101009 584 John Street Development Permit Submission View Drawings 1584 John St March 16, 2016		

DEVELOPMENT PERMIT REV.

Sept 12, 2016

Michael Arneja

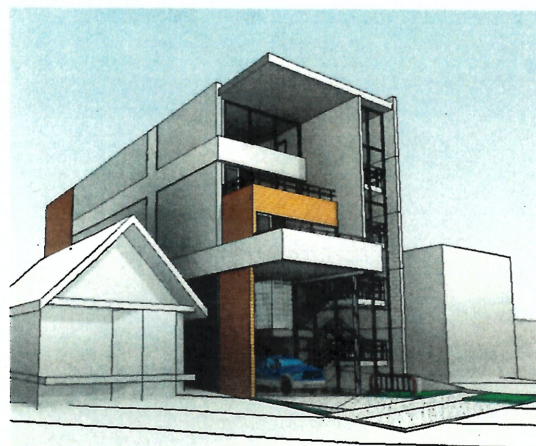
584 John Street

COVER SHEET

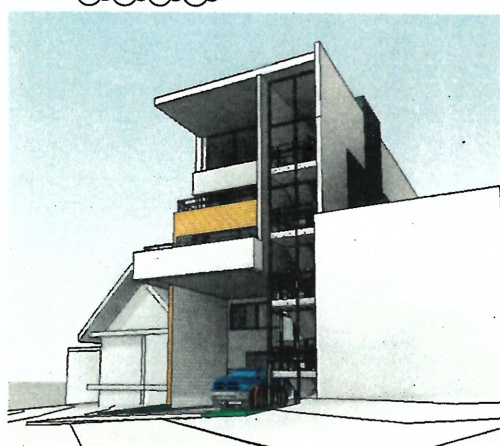
Project Number	201509
Permit Issue Date	Sept 12, 2016
Project Issue Date	09/12/2016
Drawn by	JBN / J
Checked by	EB

A000

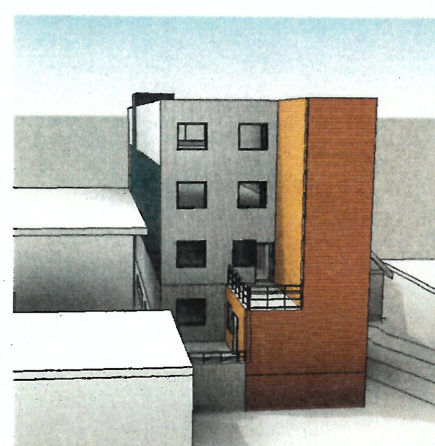
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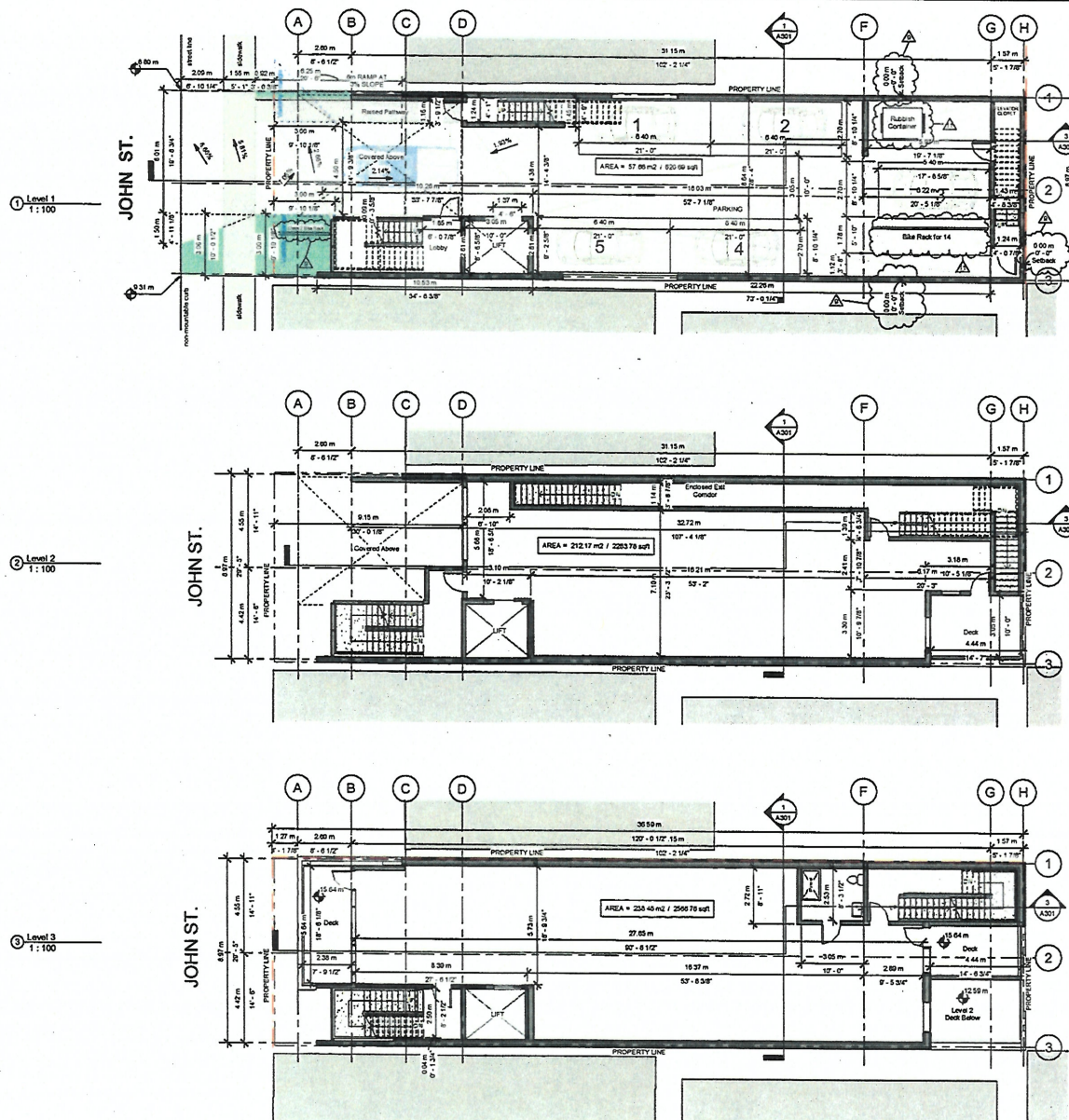
2 East Up John St



3 West Down John St



4 North East Perspective



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 304 JOHN STREET PERMIT REV. 12/2016
 ERIC BAREER
 ARCHITECT INC.
 793 PRINCEPA AVE. SUITE 100, VICTORIA, B.C.
 250.260-4500 F: 250.4500 V: 250.4500

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SEP 16 2016

Planning & Development Department
 Development Services Division

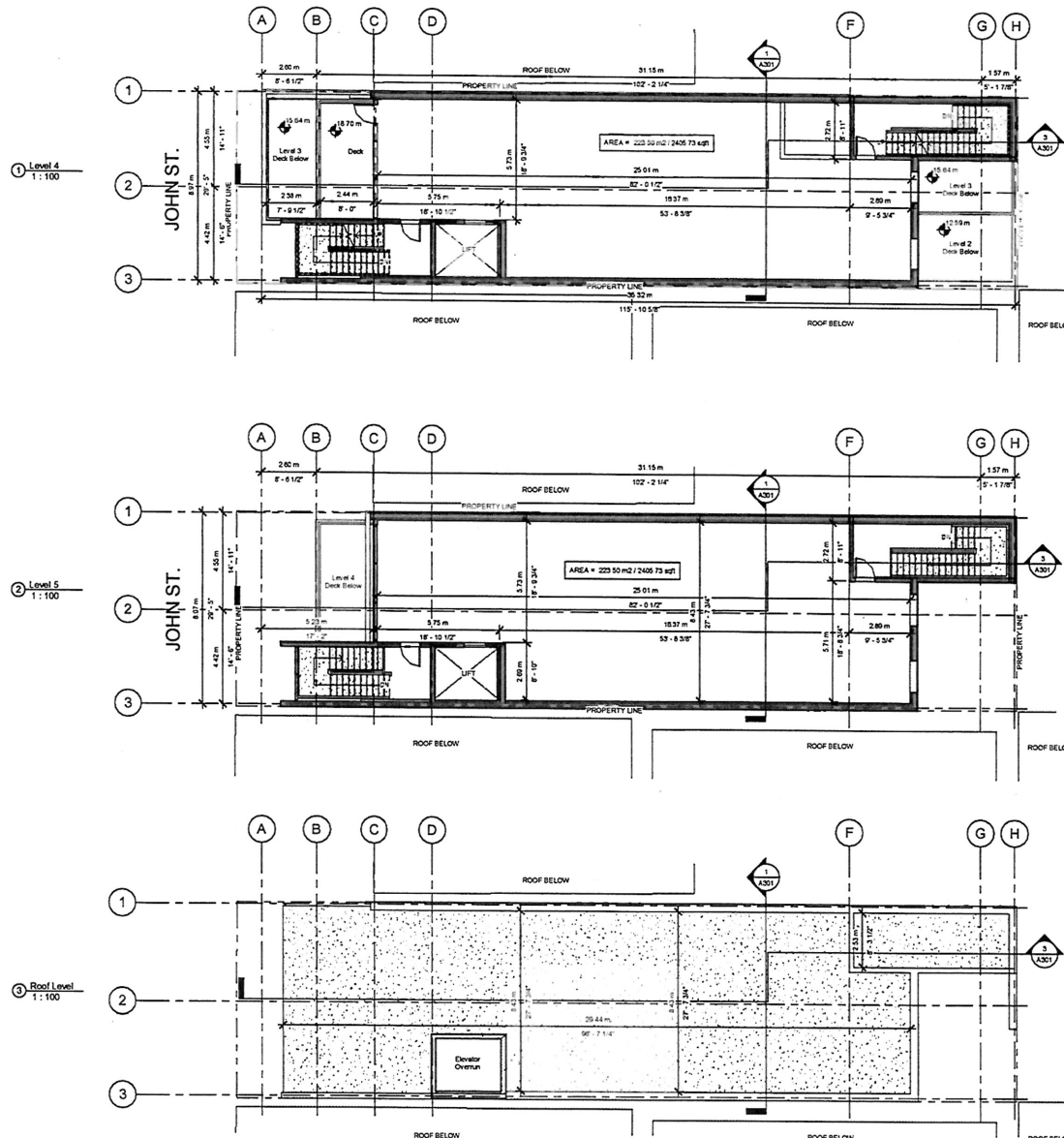
No.	Date	Description
11	Sept 12, 2016	Revised Site Plan for Garage
10	Sept 12, 2016	2 On Site
9	July 18, 2016	Accessible Washroom Level 3
8	April 1, 2016	Revised Driveway and Apron
7	April 1, 2016	Revised Driveway and Apron
6	April 1, 2016	Revised Driveway and Apron
5	April 1, 2016	Revised Driveway and Apron
4	April 1, 2016	Revised Driveway and Apron
3	April 1, 2016	Revised Driveway and Apron
2	April 1, 2016	Revised Driveway and Apron
1	April 1, 2016	Revised Driveway and Apron

DEVELOPMENT PERMIT REV.
 Sept 12, 2016
 Michael Ameja
 584 John Street

LEVELS 1, 2 & 3

Project Number	201509
Draw Date	Sept 12, 2016
Project Location	304 John Street
Drawn By	JBH / JJ
Checked By	JB
Scale	As Shown

A101



16/09/2016 2:40:13 PM
ERIC BARKER
ARCHITECT INC.
 7421 HURONTARIO AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4V 1P4
 905.266.4509 Fax 905.266.4509 WWW.EBARCHITECT.COM

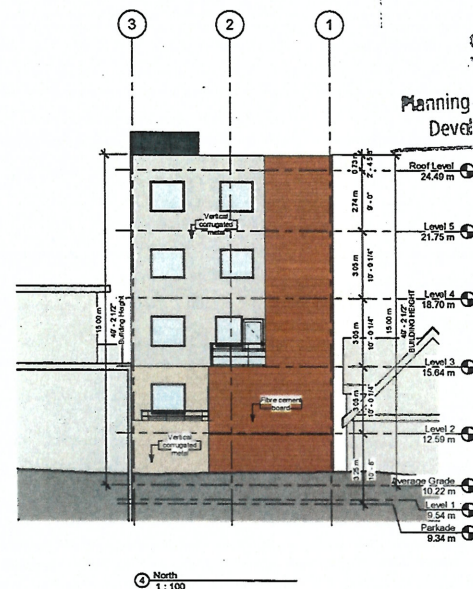
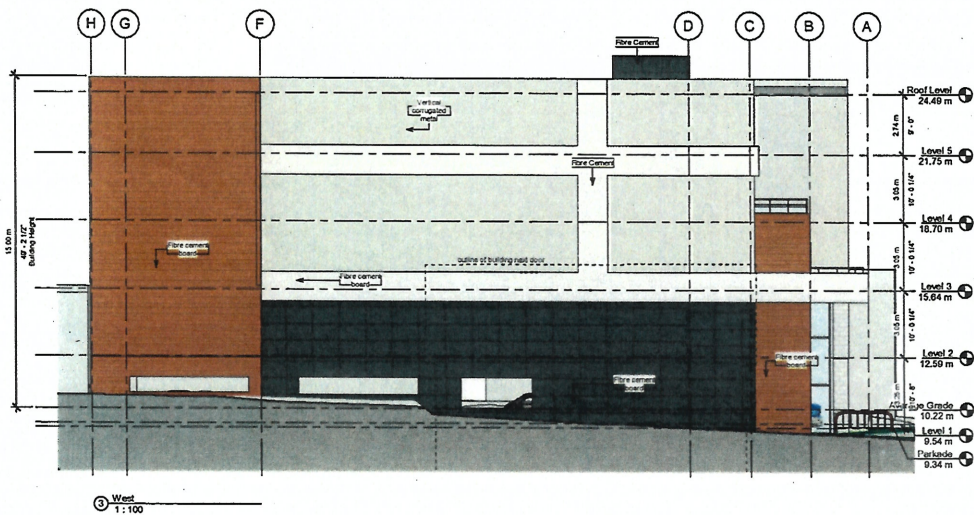
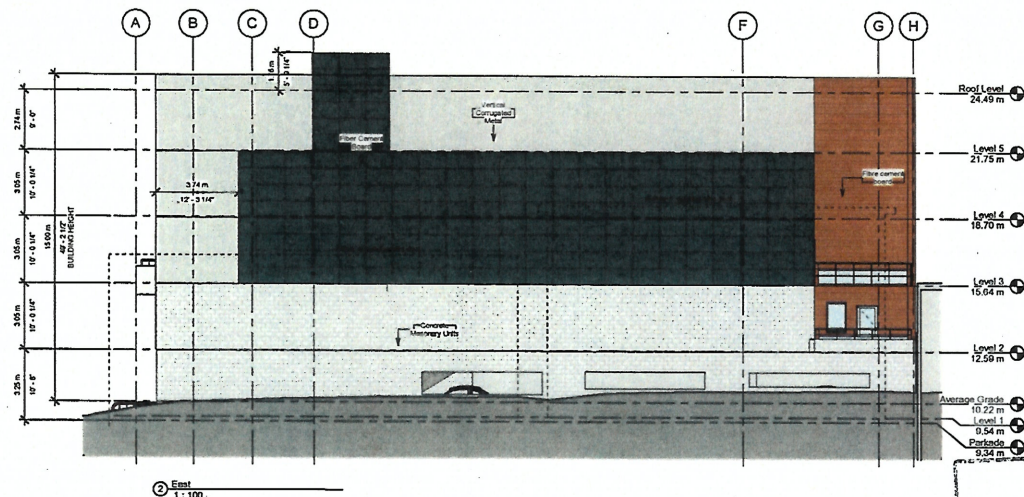
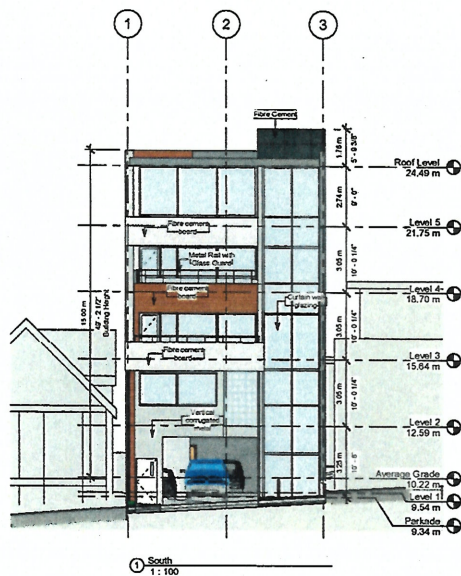
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SEP 18 2016

Planning & Development Department
Development Services Division

Approved Building Height	
No.	Description
1	As per City of Victoria, 2015. Project 12/13/15/16
2	584 John Street Development Permit Submission View
3	Development 584 John St March 16 rev
DEVELOPMENT PERMIT REV.	
Sept 12, 2016	
Michael Arneja	
584 John Street	
LEVELS 4, 5 & ROOF	
Project No.	201509
Project Date	Sept 12, 2016
Project Status	21/09/2016
Drawn By	JBN/JJ
Checked By	EB
A102	
Last Modified	



16/09/2016 2:42:16 PM
ERIC BARKER
ARCHITECT INC.
157 RANZOM AVENUE, VICTORIA, B.C.
250-584-4500 Fax: 250-584-4501 V001 1/03

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Planning & Development Department
Development Services Division

No.	Date	Description
1	April 1, 2016	Modified Site Elevation Materials
2	April 1, 2016	Revised Building Height
3	April 1, 2016	Revised Building Height

4. Current drawings 000000_2015 Project 001509
554 John Street Development Permit, Submission Date
Drawings 004 John St March 16, 16

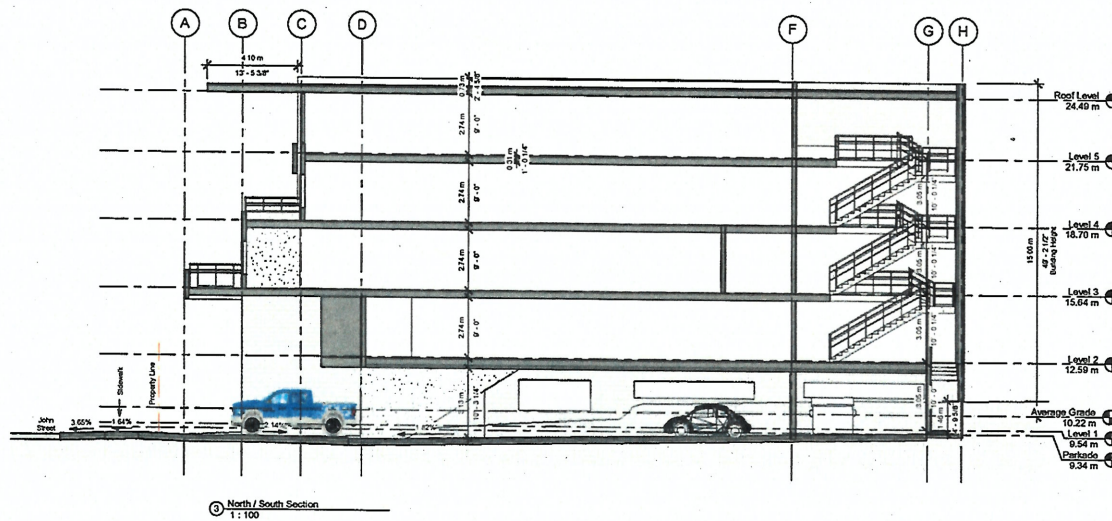
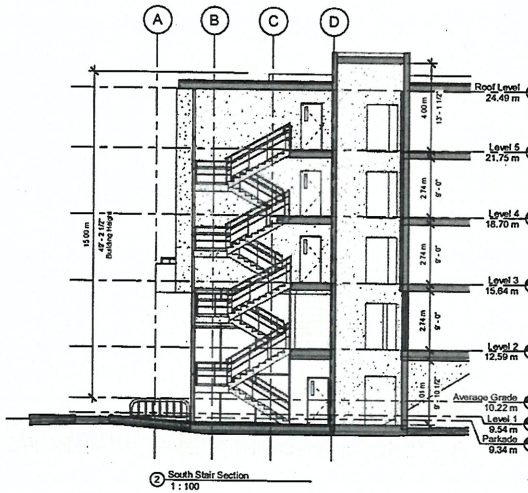
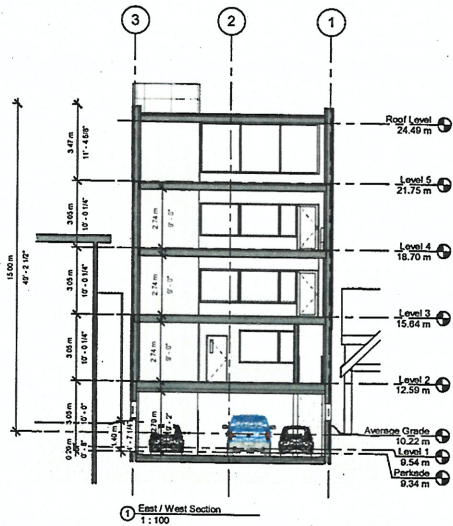
DEVELOPMENT PERMIT REV.
Sept 12, 2016
Michael Arneja
584 John Street

ELEVATIONS

Project Number	201509
Draw Date	Sept 12, 2016
Project Title	554 John Street
Drawn By	JHM / J
Checked By	J

A201

See: A10204



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ERIC BARKER ARCHITECT INC.
777 PANDORA AVENUE, VICTORIA, B.C.
250 265-4305 Fax: 250-4305 VIEW 1140

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SEP 16 2016

Manning & Development Department
Development Services Division

No.	Date	Description
1	Sept 1, 2016	Revised Building Height
2	Current drawings/00000 2015 Projects/201509	584 John Development Permit Submission/Vent
3	Drawings/00000 John St March 16, 2016	

DEVELOPMENT PERMIT REV.

Sept 12, 2016

Michael Arreja

584 John Street

SECTIONS

Project Number	201509
Issue Date	Sept 12, 2016
Project Name	584 JOHN ST
Drawn by	JMK / J
Checked by	B

A301

Scale: Horizontal

