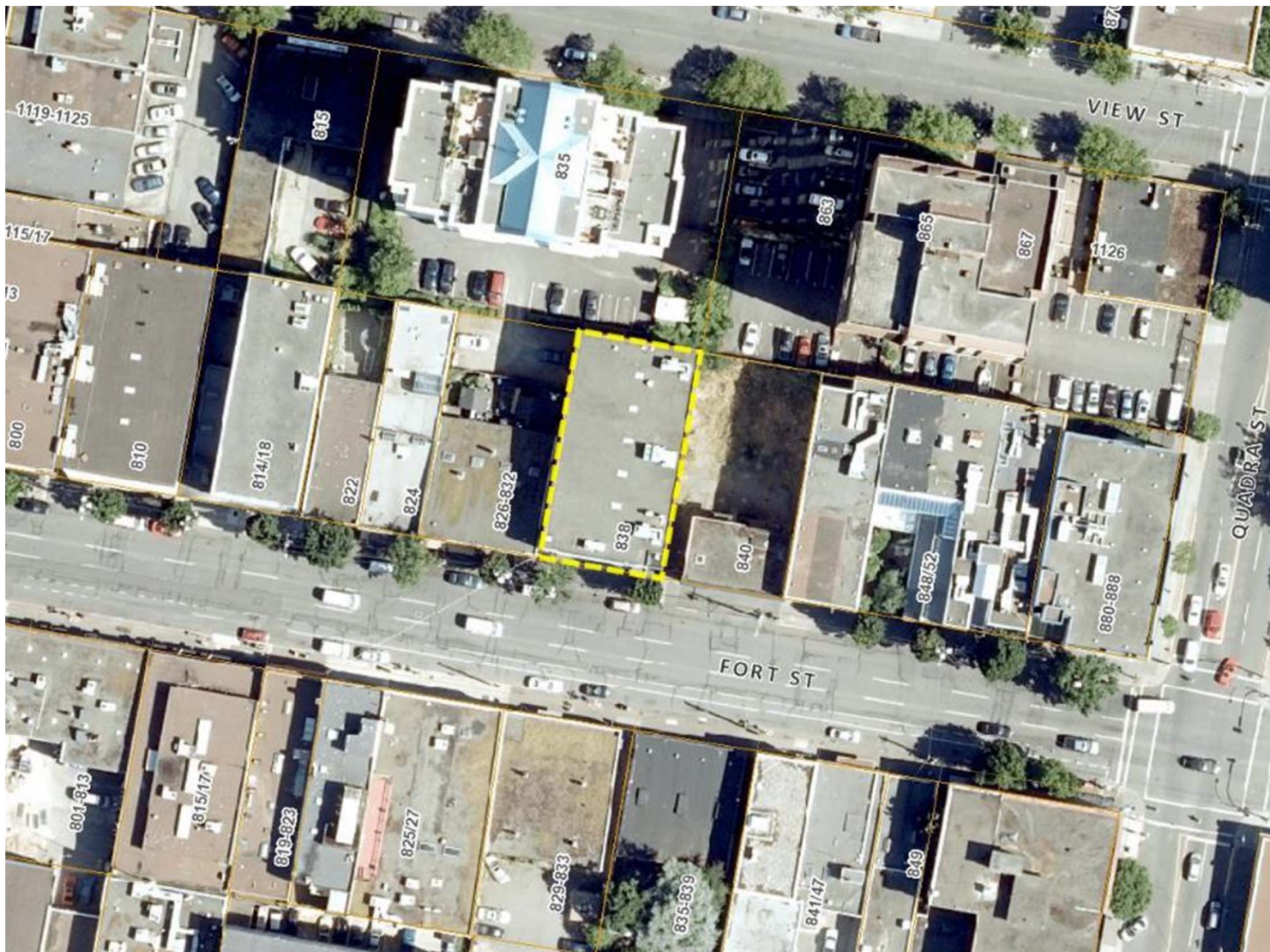






FORT STREET – NORTH SIDE

CONTEXT



FORT STREET – SOUTH SIDE

CONTEXT



SUBJECT SITE – EXISTING BUILDING

CONTEXT

de Hoog & Ke rulf adhi te ctso
977 Frt Street
Victoria, BC V V 3K3
tel: (50) 658-3367
fax: 2 50) 658-3397

Sunstone Holdings Inc.
910-5 W Georgia Street
Vancouver, BC V6C 3L2

CIVIL ADDRESS
838 Fort Street, Victoria, BC

Lot 289, Victoria City Elected Southerly T
8 F Thereof

CA-4 Harris Ge en Commercial District

Commercial Office / R tail

- Fcade R furbishment
- N w Lbby & Storefront Glazing
- N w Roof Top Access & Deck

Building Area: 600 m²
Stores: Three () Storeys plus Basement
Streets Facing: One ()
BC Building Code: 2012 - Part 3
Occupancy: Group D
- Business & Personal Services

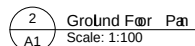
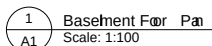
3.2.2.58 **Garage** Duct 3 Storeys Ceiling 1 Street
1600mm Max Area
4h min. rated Floor/Wall/Ceiling/Columns/Roof
NOTES: Eiling For Ref Assemblies and
Supporting Structure - N Fire Resistance Rating
Construction: Combustible and Non-combustible
Fire Protection: Non-Sprinklered Building

Number of Exits Two () Exits provided
(one riot safe)
Separation of Exits 1/2 diagonal floor area but not
less than 9 m (. 42.3.(1)(b)).
Floor area a diagonal = 37.5m
Exits partitioned less than 18.75m
Exit Separation = 30m
Travel Distance : 4m (. 42.5.(1)(b)) maximum;
26.7m at all .

Flodr Ae a : 50 m2
Occupant Lad : 50 / 9.3 = 5 .069: 5e p ople
(single t nancy)
Wastbrooms R q'd: 30 M = 2 wc + 1 lv
(provided)

Universal Toilet Room provided on 2nd floor vel.

Floor Ae a : 60 m2
Occupant Load : $60 / 9.3 = 6.45 = 7$ people
Washrooms R q'd = 1 ui $\Rightarrow x = 1$ wc + 1 lv
(provided - 3,7,2,2,4)

[illegible]

Subject
Property

	EXISTING	PROPOSED	EXISTING
Zone	C42	C42	EXISTING
Station	r/a	05:45pm	05:45pm
Thick concrete	r/a	12583cp.	1257cp.
Concrete concrete	r/a	12583cp.	1257cp.
Reinforcement	2510k	2801	2751
Building edge	13m	13m	1300m
Thick concrete	4100k	4100k	3100k
Steel Reinforcement	29457m	336m	13m
Steel Reinforcement Slab	29457m	336m	0m
Reinforcement	reinforced	reinforced	-
Reinforcement	reinforced	40k	40k
BUILDING			
Reinforcement	30m	13m	13m
Reinforcement	00m	r/a	00m
Reinforcement	00m	r/a	00m
Reinforcement	00m	r/a	00m
Reinforcement	r/a		

Exam	Binding Component
D01	Sdnhnpase histone dco2/panic hactone dco2s dco2estpmpg
D02	435 nhd35 dco2estpmpg
D03	not used
D04	Sdnhnpase histone dco2/panic hactone dco2s dco2estpmpg
D05	Sdnhnpase histone dco2/panic hactone dco2s dco2estpmpg
D06	725 nhd35 dco2estpmpg

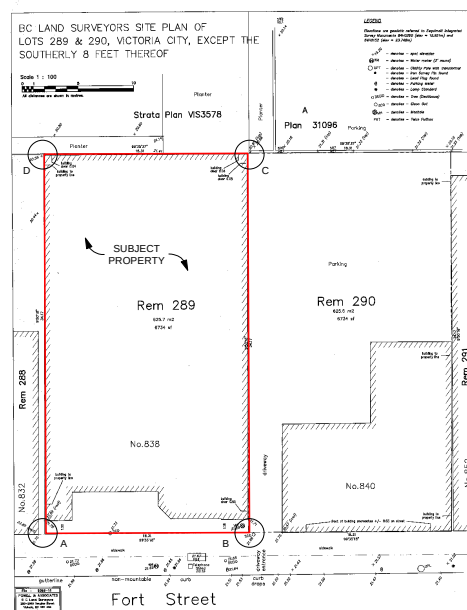
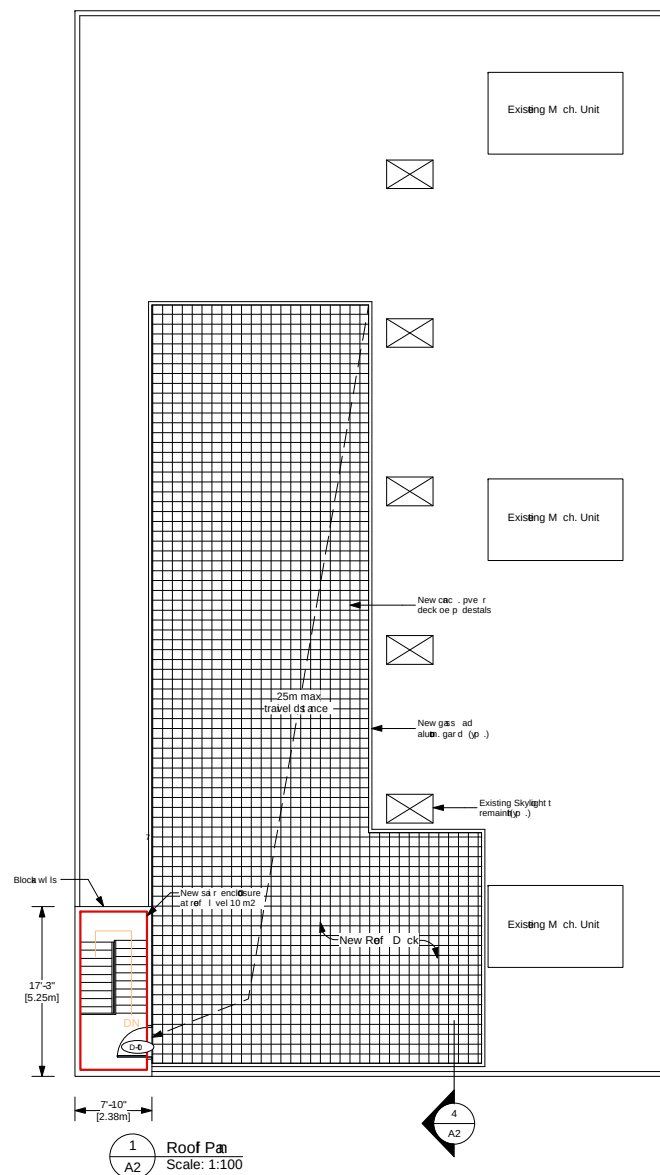
1	11 FEB 2015		Rezonning R visioins
Info	Date 02 FEB 2015	Description	Issued for R zoning
project n	11 F 5 2015	drawing for	838 Fri 1 Pab -vww
designer is	map	checkboxing is	crfo
scale	AS SCAP	project with list	1449



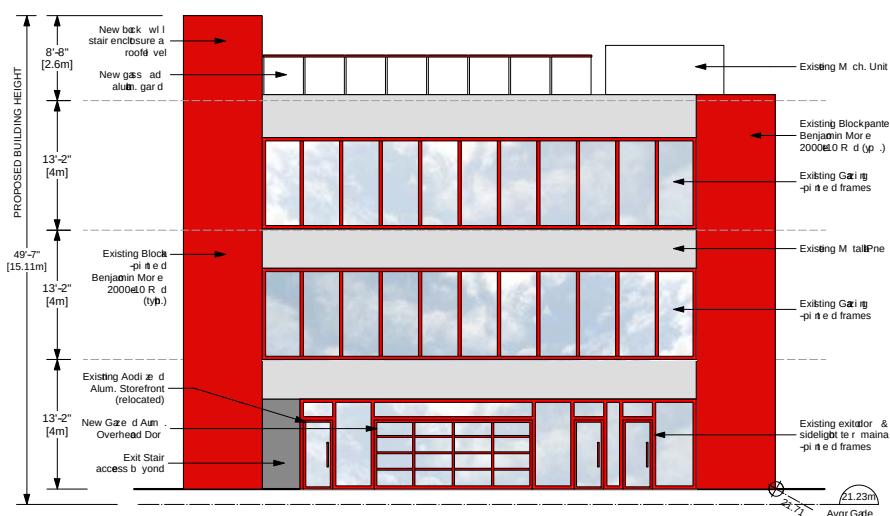
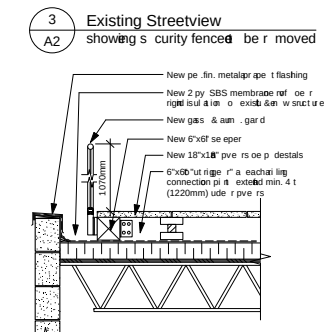
NOTE: All dimensions are shown in feet and inches.

- **Esingaltide reversed**
- **Esingaltocerin**
- **Neuroprotection (Esingaltocerin)**

 de Hog & Kierulf adhi tcs	
977 Fort Street Victoria BC V6V 3K3	Tel 250-658-3367 Fax 250-658-3397
project on	
Tenant improvements 838 Frt Street Victoria BC	
drawing for	
Basement & Ground Floor Plans	
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	number of 1



AVERAGE GRADE CALCULATIONS			
SE	DE	GE	DE
AB	BBm	(25217)	2836
BC	30m	(27210)	2290
CD	BBm	(26215)	3941
DA	30m	(25217)	2231
TA	148m		2292
	AVER	213m	

DOOR SCHEDULE

exist **Existence**

D07 **Existence**

1	11 FB 2015		Reasoning R vi
Rev	2008 02 FB 2015	Description	Issued for R 20
printed a	11 F to 2015	drawing for	838 F11 Pa
changes to	map	drawing to	
6388	map of county	638801010 Set	

NOTE: All dimensions are shown in feet and inches.



	de Hog & Kierulf <i>adhi te cts</i>	
977 Fort Street Victoria BC V8V 3K3	Tel 250-658-338 Fax 250-658-339	
project no.	Tenant's improvements. 838 Fr I Street Victoria BC	
drawing no.	Roof Panel Elevation	
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