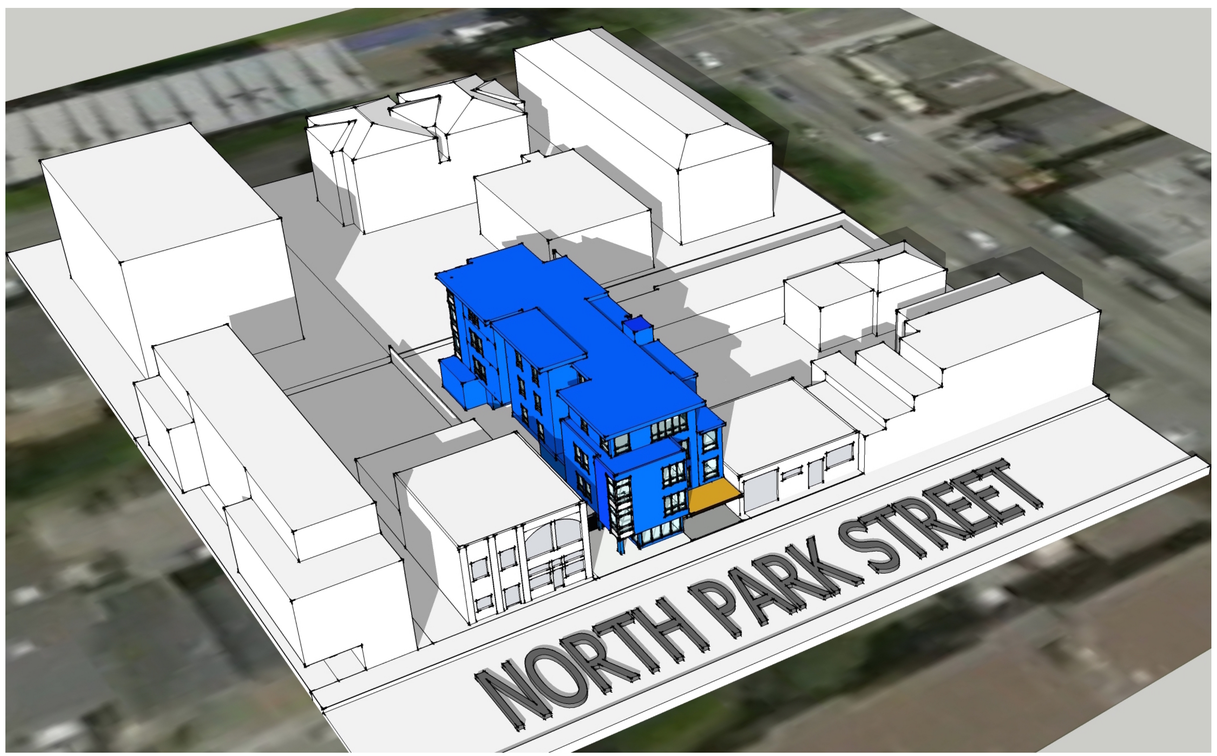

PROJECT TEAM

Client
MI Ventures

Lead Design Consultant
Arcata
924 McClure St.
Victoria BC
T 778.432.3550

Architect - CRP
Steller Architectural Consulting
210- 4252 Commerce Circle
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T 250.294.8076

LIST OF DRAWINGS

Architectural

A 0.0	Cover Page
A 0.1	Project Data, Site Plan, Context Plan
A 0.2	Average Grade, Survey
A 1.0	Lower & Main Floor Plans, Landscape Plan
A 1.1	Upper Floor Plans (2nd, 3rd, 4th)
A 2.0	Elevations
A 2.1	Sections, Street Study, Window Overlay
A 3.0	Shadow Study
A 4.0	Street Context, Perspectives

CITY OF VICTORIA

Revisions

Received Date:
September 18/18

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PROJECT
1046 & 1048
NORTH PARK STREET
Supportive Housing Model

A 0.0

Project Data

Civic Address
1046 & 1048 North Park Street,
Victoria, BC
Legal address:
Lot 24 Plan VIP 26 Sublot 13 Land District 57
Lot 24 Plan VIP 26 Section SL Land District 57
except Plan E PT

Zoning CR-NP North Park
Commercial Residential District

Site Area 654.3 m2 (7,042 sq. ft)

Site Coverage
Building area = 386 m2 (4,155 sq. ft.)
proposed 63.5 %
59% building
4.5% trellis

Floor Area -
Lower level - 343.5 m2 (3,697 sq.ft.)
Main Level - 209.5 m2 (2,255 sq. ft.)
Level 2 - 360 m2 (3,878 sq. ft.)
Level 3 - 360 m2 (3,878 sq. ft.)
Level 4 - 323 m2 (3,480 sq. ft.)
Total Floor Area - 1,596 m2 (17,199 sq. ft.)

Floor Area Ratio
Proposed 1.91 - total floor area 1,252.5 m2 (13,478 sq. ft)
not including lower level

Height
Proposed 12.50 m, 4 storeys.

Off Street Parking
Supportive Housing and Community Care Facility
Required:
1.0 space per 80 m2 of floor area
1,257 m2/ 80 = 15.7
Required - 16 stalls
Provided- 4 stalls

Bicycle Parking
Supportive Housing and Community Care Facility

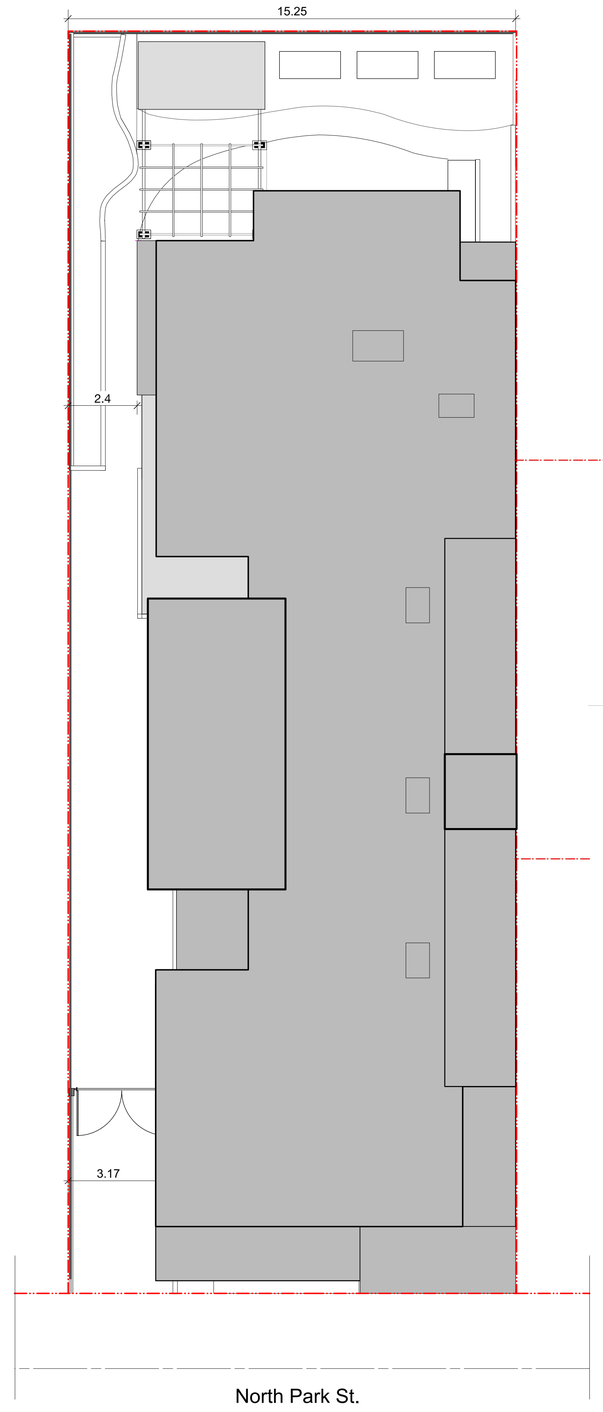
Short Term:
1 stall per 200 m2 floor area
1275m2 / 200 = 6
required 6 stalls
proposed 8 stalls
6 stalls at entrance and 2 stalls in rear yard

Long Term : :
1 stall per 700 m2 floor area
1275m2 / 700 = 1.79
required 2 stalls
proposed 12 stalls

Unit Count
34 single rooms, +/- 115 -150 sq.ft. / per unit

Setbacks

Rear yard	6.4 m
Front yard	0.4 m
Side yard, west	2.4 m
Side yard, east	0.0 m



Proposed Roof Plan
Scale 1:100

Context
Scale: NTS

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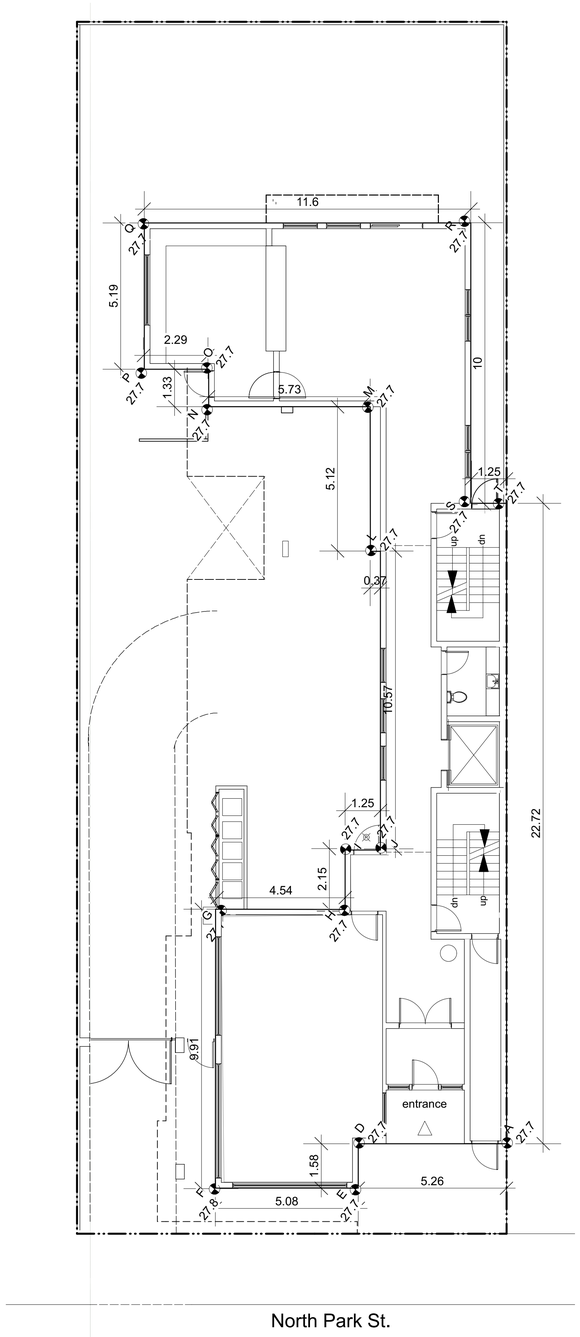
PROJECT
1046 & 1048
NORTH PARK STREET
Supportive Housing Model

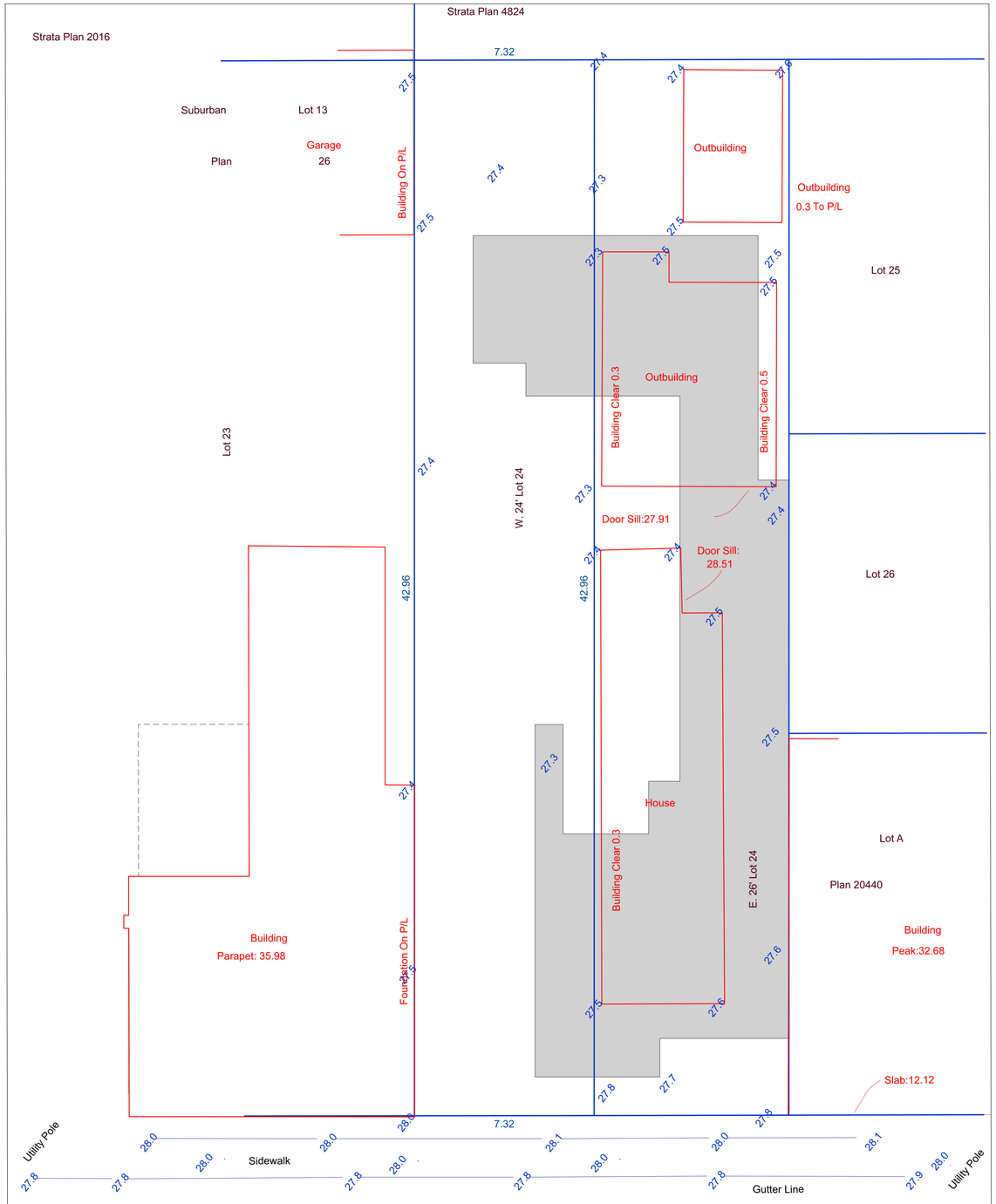
A 0.1
Project Data
Site Plan
Context

Average Grade Calculation:

A & D (27.7+ 27.7) /2= 27.7 x 5.3 = 146.81
D & E (27.7+ 27.7) /2= 27.7 x 1.58 = 43.76
E & F (27.7+ 27.8) /2= 27.75 x 5.1 = 141.5
F & G (27.8+ 27.7) /2= 27.75 x 9.91 = 275
G & H (27.7+ 27.7) /2= 27.7 x 4.5 = 124.6
H & I (27.7+ 27.7) /2= 27.7 x 2.1 = 58
I & J (27.7+ 27.7) /2= 27.7 x 1.3 = 36
J & K (27.7+ 27.7) /2= 27.7 x 10.6 = 293.62
K & L (27.7+ 27.7) /2= 27.7 x 0.37 = 9.97
L & M (27.7+ 27.7) /2= 27.7 x 5.12 = 141.8
M & N (27.7+ 27.7) /2= 27.7 x 5.73 = 158.7
N & O (27.7+ 27.7) /2= 27.7 x 1.33 = 36.84
O & P (27.7+ 27.7) /2= 27.7 x 2.29 = 63.43
P & Q (27.7+ 27.7) /2= 27.7 x 5.19 = 143.7
Q & R (27.7+ 27.7) /2= 27.7 x 11.6 = 321
R & S (27.7+ 27.7) /2= 27.7 x 10 = 277
S & T (27.7+ 27.7) /2= 27.7 x 1.25 = 34.6
T & A (27.7+ 27.7) /2= 27.7 x 22.7 = 628.79
2935 / 105.6 = 27.8 Average grade



Average Grade Calculation
Scale 1:100



Site Plan Of:
The Westerly 24 Feet Of Lot 24, And
The Easterly 26 Feet Of Lot 24, Suburban Lot 13,
Victoria City, Plan 26.
Dated this 24th day of April, 2017.
Distances and elevations shown are in metres.
Elevations are based on geodetic datum CVD28BC and derived from OCM 16-49A.

The Westerly 24 Feet Of Lot 24 is affected by the following registered document: CA4449030.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 140282\SIT\GH

Survey Plan
Scale 1:100

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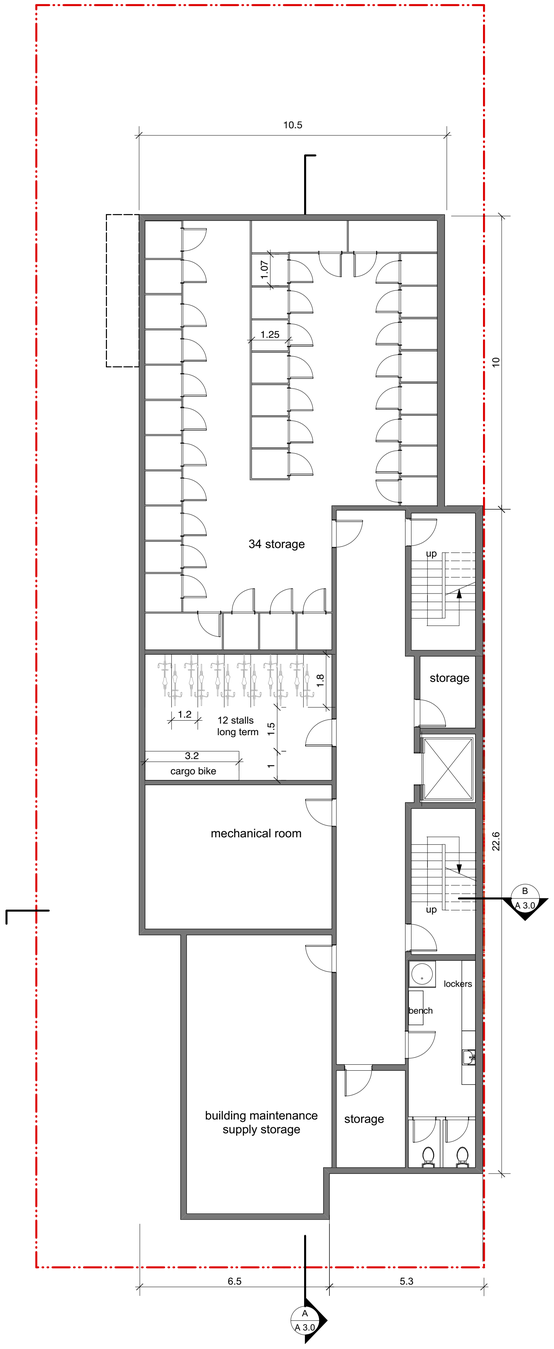
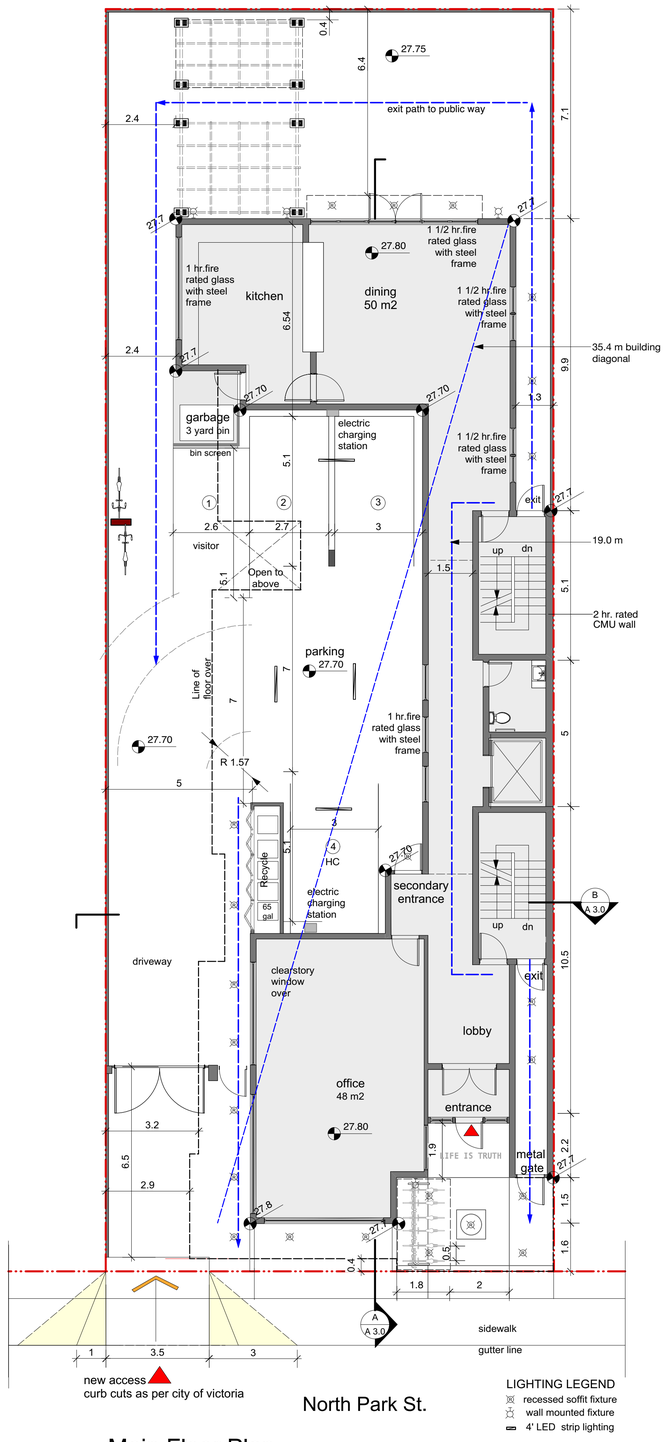
1046 & 1048
NORTH PARK STREET
Supportive Housing Model

A 0.2
Average Grade
Survey Plan



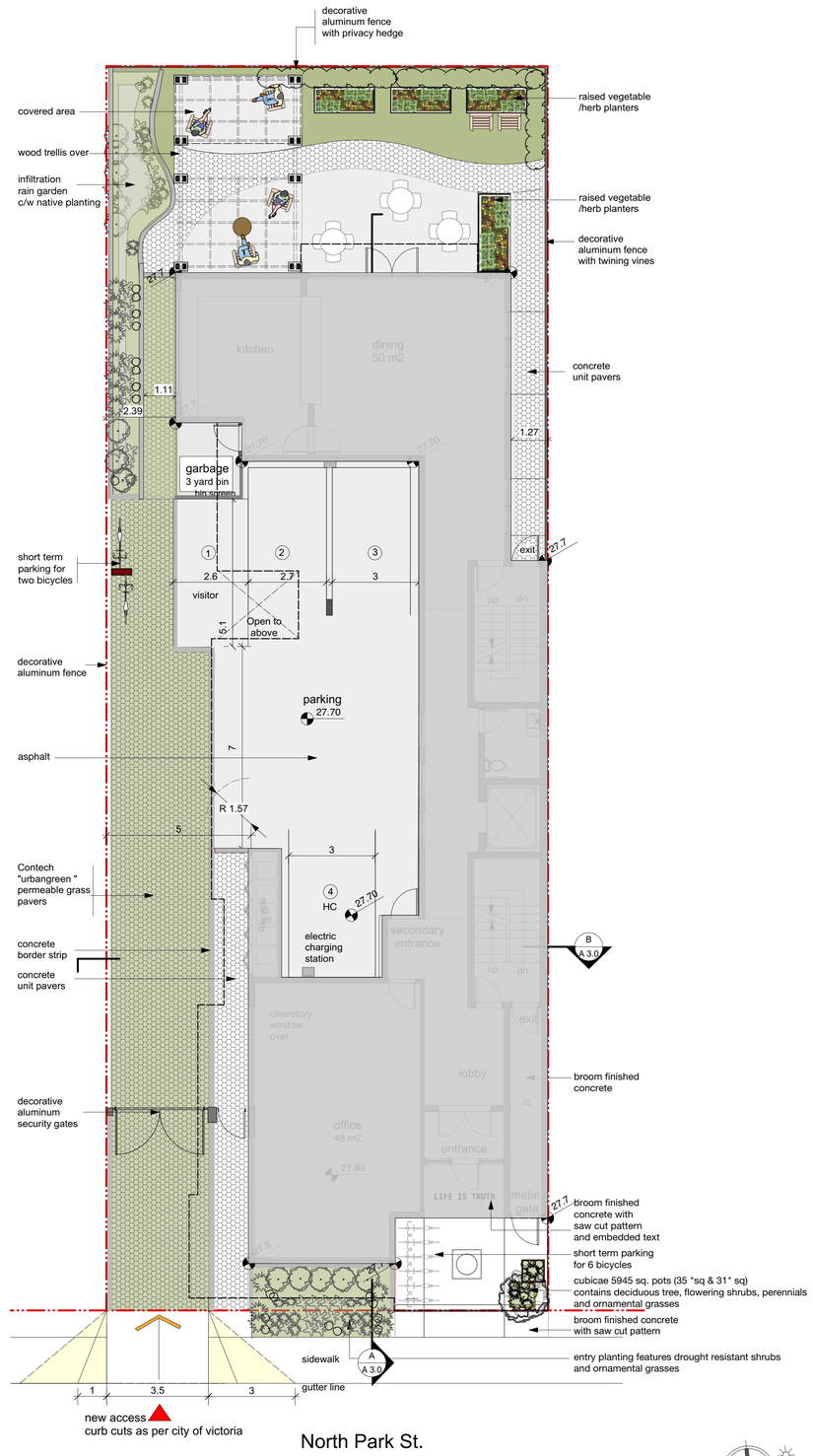
Lower Floor Plan

Scale 1:100 Floor area 3,697 sq.ft



Main Floor Plan

Scale: 1:100 Floor area 2,307 sq.ft



Landscape Plan

Scale: 1:100

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PROJECT
1046 & 1048
NORTH PARK STREET
Supportive Housing Model

A 1.0

Lower & Main
Floor Plans
Landscape PLan

2nd Floor Plan

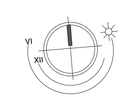
Scale 1:100

3rd Floor Plan

Scale 1:100

4th Floor Plan

Scale 1:100



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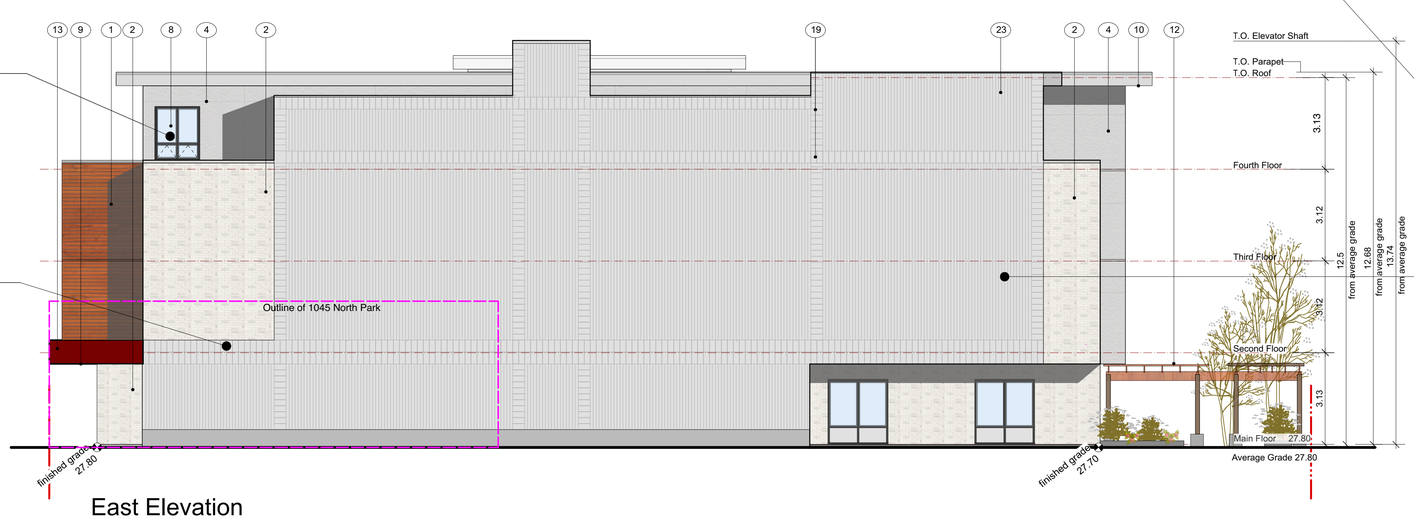
1046 & 1048
NORTH PARK STREET
Supportive Housing Model

A 1.1
Second
Third & Fourth
Floor Plans

South Elevation
Scale 1:100

North Elevation
Scale 1:100

West Elevation
Scale 1:100

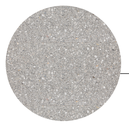


East Elevation
Scale 1:100

stucco - flat sand texture-
colour / light grey

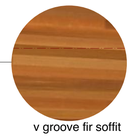
veneer brick
IXL spice white

aluminum window with dark frame
clear glazing

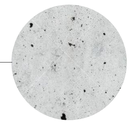


coloured ground face cmu
natural grey

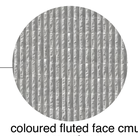
"longboard" aluminum pane
dark fir finish no. 501 02-73



v groove fir soffit



architectural concrete



coloured fluted face cmu
natural grey

FINISH SCHEDULE

1- ALUMINUM METAL PANEL - LONGBOARD DARK FIR FINISH NO. 1501 02-733
2- BRICK VENEER
4- STUCCO - FLAT SAND TEXTURE-COLOUR / LIGHT GREY
6- METAL CAP FLASHING - GALVALUME COLOR
7- DECORATIVE ALUMINUM GATE
8- ALUMINUM WINDOW WITH DARK FRAME CLEAR GLAZING
9- V GROOVE FIR SOFFIT
10- ALUMINUM SOFFIT
11- WOOD SCREEN (2 X 2 STAINED CEDAR)
12- CEDAR WOOD TRELLIS
13- METAL ENTRANCE CANOPY
14- ARCHITECTURAL CONCRETE COLUMN
15- GALVANIZE STEEL FRAME WITH CEDAR BOARD INSERTS
16- WOOD COLUMN ON CONCRETE BASE
17- PAINTED METAL DOOR
18- ALUMINUM STOREFRONT GLAZING ENTRANCE DOOR & WINDOWS
19- GROUND FACE CMU NATURAL GREY
20- CEMENT PANEL / PARKING CEILING
22- CURTAIN WALL WITH SPANDREL PANEL
23- FLUTED FACE CMU NATURAL GREY

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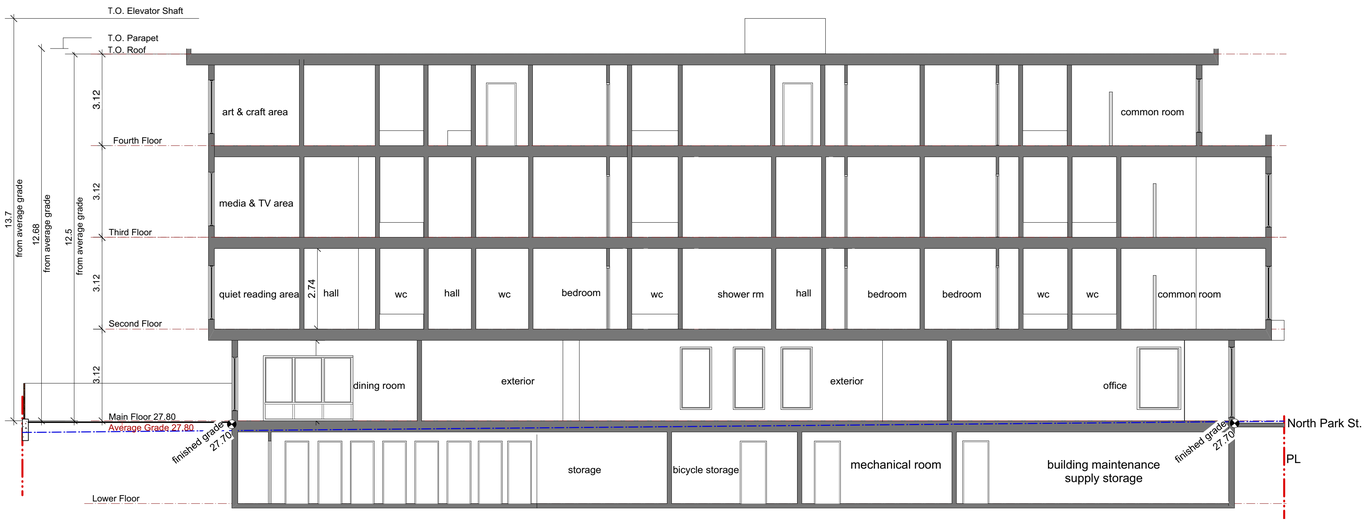
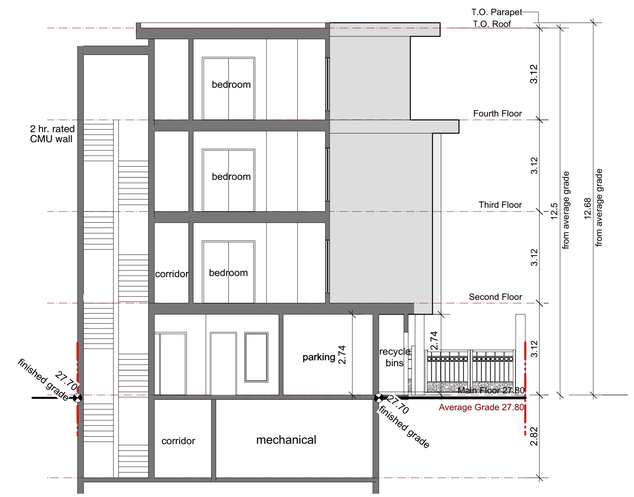
NORTH PARK STREET
Supportive Housing Model

A 2.0
Elevations



Section 'A'
Scale 1:100

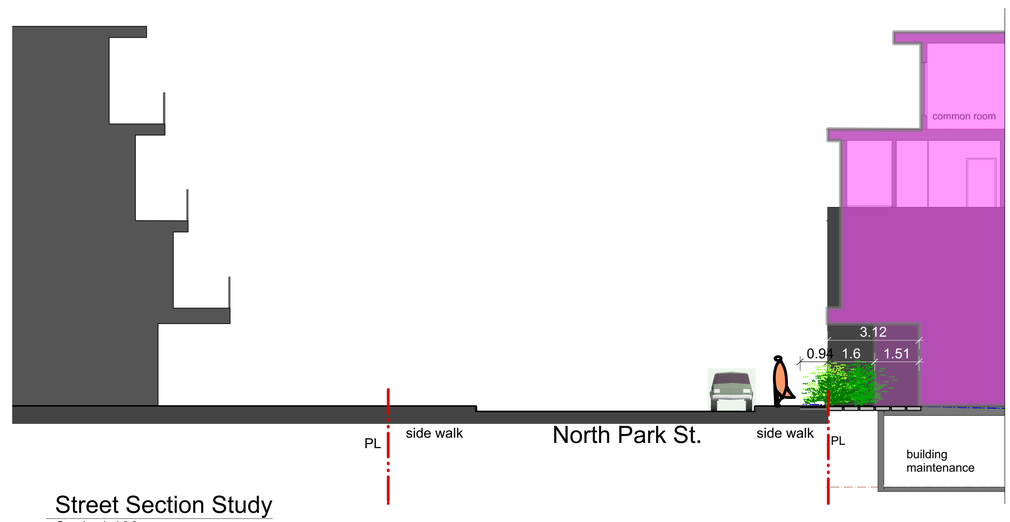


Section 'B'
Scale 1:100

West Elevation / Window Overlay
Scale 1:100

Outline of adjacent building (1040 North Park)

Windows at east side of 1040 North Park



Street Section Study
Scale 1:100

Outline of propossed building

Outline of existing

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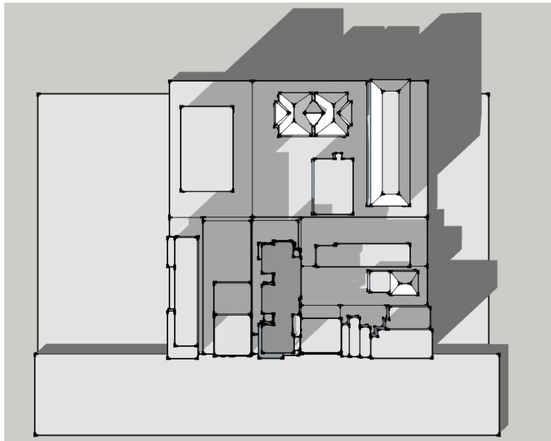
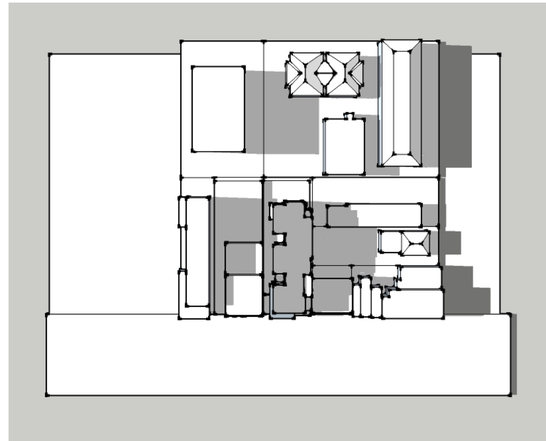
NORTH PARK STREET
Supportive Housing Model

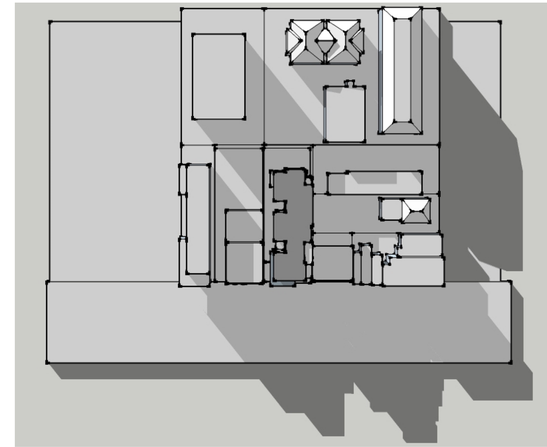
A 2.1
Sections
Street Study
Window Overlay



Morning

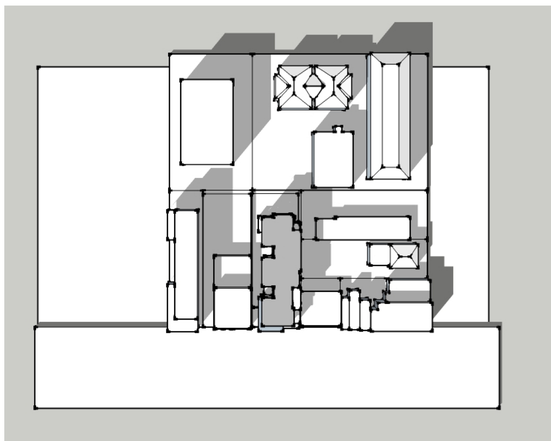


Noon

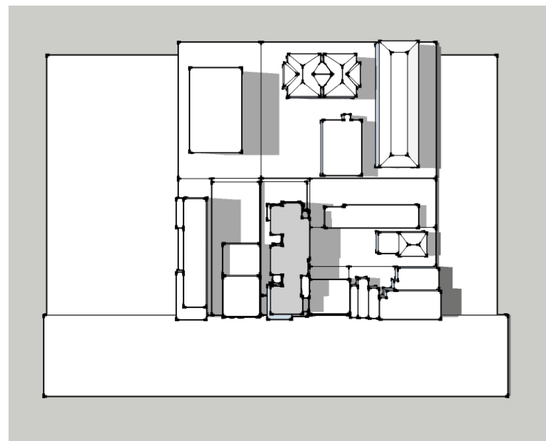


Evening

Summer Solstice



Morning



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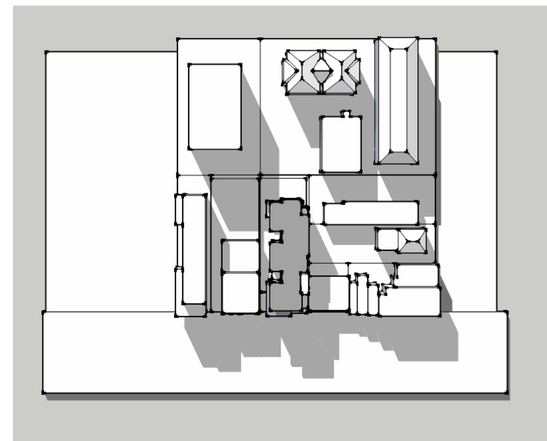
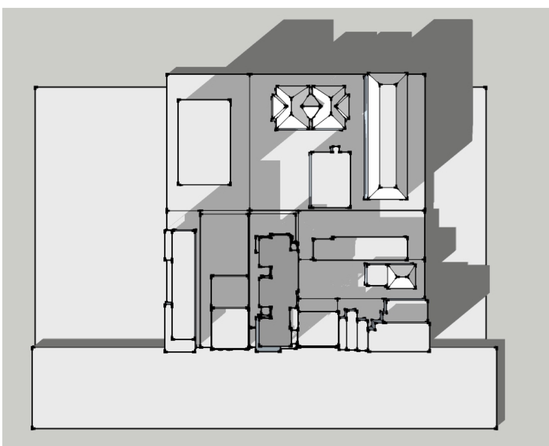
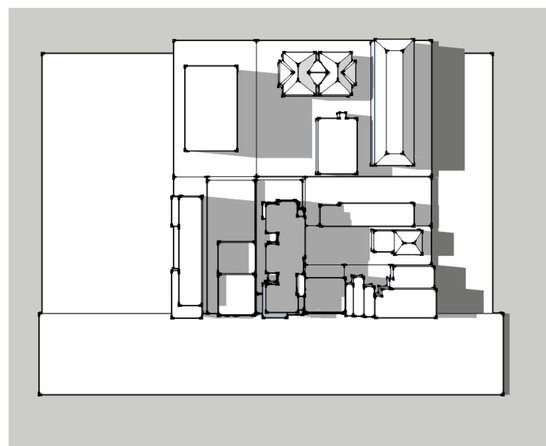


Evening

Equinox



Morning



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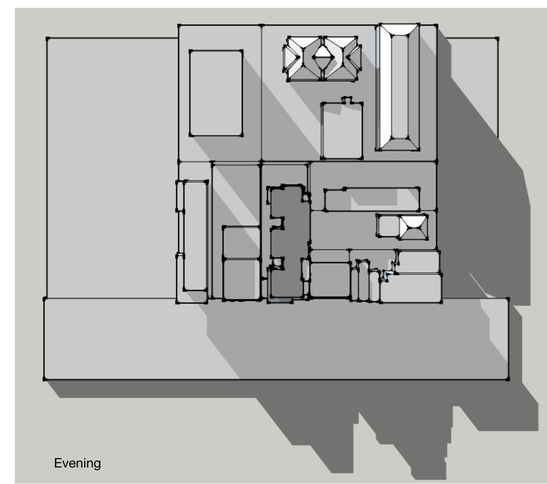
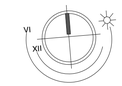


Evening

Winter Solstice



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1046 & 1048
NORTH PARK STREET
Supportive Housing Model

A 3.0
Shadow Study

Street View Looking East

Street View Looking West

Street Context
Scale 1:150

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A 4.0
Street Context
Perspectives