

WILSON STREET

BC Building Code Analysis: 3.2.2.45. Group C, up to 4 Storeys

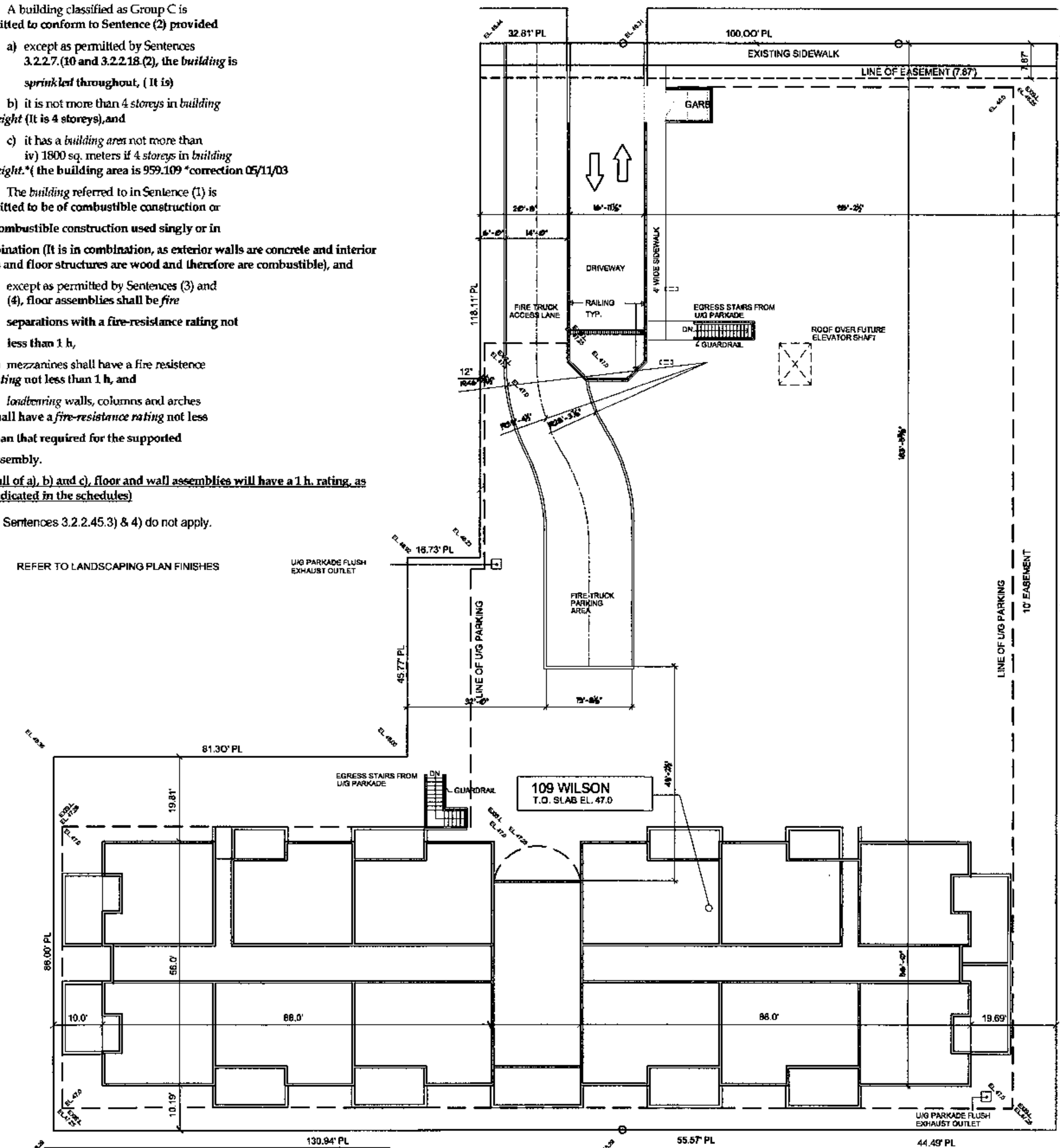
Sprinkled

- 1) A building classified as Group C is permitted to conform to Sentence (2) provided
 - a) except as permitted by Sentences 3.2.2.7.(3) and 3.2.2.18.(2), the building is sprinkled throughout, (It is)
 - b) it is not more than 4 storeys in building height (It is 4 storeys), and
 - c) it has a building area not more than
 - iv) 1800 sq. meters if 4 storeys in building height.* (the building area is 959.109 * correction 05/11/03)
- 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination (It is in combination, as exterior walls are concrete and interior walls and floor structures are wood and therefore are combustible), and
 - a) except as permitted by Sentences (3) and (4), floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h,
 - b) mezzanines shall have a fire resistance rating not less than 1 h, and
 - c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.

(all of a), b) and c), floor and wall assemblies will have a 1 h. rating, as indicated in the schedules)

Note: Sentences 3.2.2.45.3) & 4) do not apply.

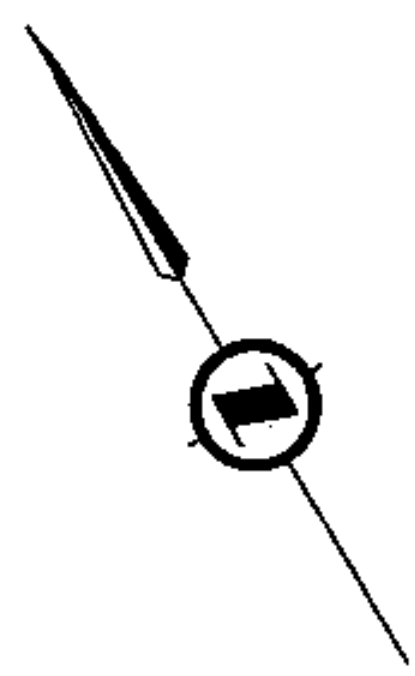
VIC WEST PARK



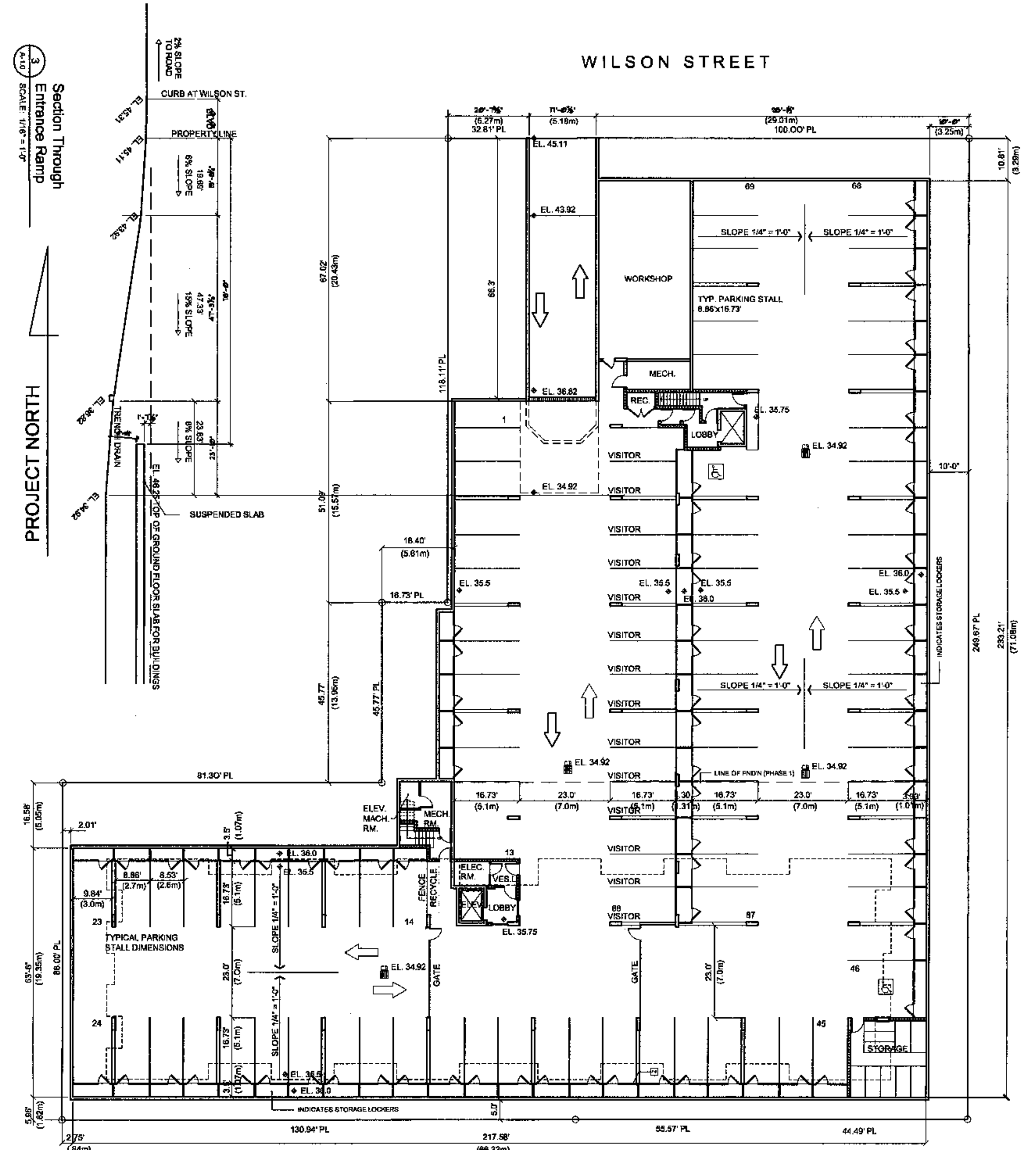
1 Site Plan
SCALE: 1/16" = 1'-0"

ZONING STATISTICS	
1. REGISTERED OWNER	SONGHEES SOCIAL RESIDENTIAL DISTRICT
2. LEGAL DESCRIPTION	880-13 ZONE, FERNANDO COSTA (S14856 BC LTD), LOT A, DISTRICT LOT 118, ESSO DISTRICT, PLAN VIP 84461, 106-109 WILSON STREET
3. STREET ADDRESS	109 WILSON T.O. SLAB EL. 47.0
4. ARCHITECT	NICHOLAS BAWLF ARCHITECT, 642 BATTERY STREET, VICTORIA, BC, PH: 250-384-9971, FAX: 250-384-9971
5. SITE AREA	2941.7 m ² (642,387 SF)
6. SITE COVERAGE	40313 SF (24.32%)
7. TOTAL FLOOR AREA	14688.3 m ² (48213.58 SF), EXCLUDING BASEMENT, PARKING AND BALCONIES
8. D. PERMIT FLOOR SPACE RATIO	2.00:1
9. SETBACKS FROM MAIN BUILDING (NOT INCLUDING BASEMENT)	1.13721 WILSON STREET 55.91m (183.44') EAST SIDE YARD 6m (19.69') SOUTH REAR YARD 3.12m (10.19') WEST SIDE YARD 3.55m (11.65') REAR YARD 8.00m (26.25') WEST SIDE YARD 13.79m (45.23')
10. GRADE OF BUILDING (AVERAGE)	AVERAGE GRADE CALCULATION (13.8 + 13.6 + 14.9 + 14.74 + 14.68 + 14.64 + 14.29 + 14.15) / 8 = 14.34m ALL BUILDINGS 4 FLOORS, 16.75m (55.27') TO MIDPOINT OF ROOF AND PARKS) 28.0m (91.87') 100 STALLS (INCL. 21 HANDICAP) VISITOR (15% x 100 = 15) REFER TO TRAFFIC STUDY
11. HEIGHT OF BUILDING	16.68 + 14.64 + 14.29 + 14.15 = 59.76m (196.05')
12. TOTAL PARKING PROVIDED	100 STALLS (INCL. 21 HANDICAP) VISITOR (15% x 100 = 15) REFER TO TRAFFIC STUDY

NOTE: THE ABOVE FIGURES HAVE BEEN CHANGED FROM THOSE SUBMITTED WITH THE DEVELOPMENT PERMIT APPLICATION TO INDICATE THE STATISTICS FOR PHASE ONE OF THE DEVELOPMENT.



WILSON STREET



2 Parkade Plan
SCALE: 1/16" = 1'-0"

DEC 12 2009
NICHOLAS BAWLF ARCHITECT
642 BATTERY STREET, VICTORIA, BC, V8V 1E5

Nicholas Bawlf Architect 642 Battery Street, Victoria, BC, V8V 1E5 Phone / Fax: 250-384-9971 email: j.pawlf@bawlf.com	The Wing Proposed Multi Family Residential Development Phase 1 105 & 109 Wilson Street, Victoria, BC	SHEET TITLE PHASE 1 - SITE PLAN & PARKADE LAYOUT	SHEET NO. A1.1
		DESIGN N. Bawlf	DRAWN 24/11/09