



1 NORTH ELEVATION - LIMITING DISTANCE KEY
SCALE = 1 : 250

NORTH ELEVATION

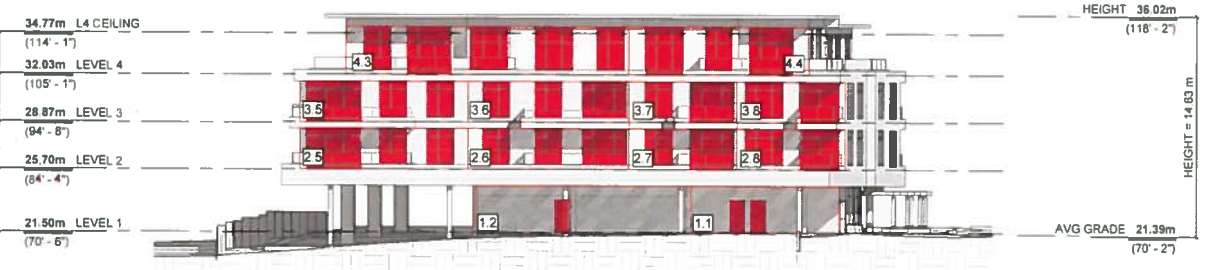
FIRE COMPARTMENT	3 2 3 1-D LIMITING DISTANCE (m)	3 2 3 7 LIMITING DISTANCE (m)	AREA OF EXPOSING BUILDING FACE (sq m)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (sq m)	PROPOSED OPENINGS (%)	REQUIRED FIRE RESISTANCE RATING	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
4.4	16.30	16.30	25.5	no limit	14.9	58	n/a	n/a	n/a
4.1	16.30	16.30	20.8	no limit	8.7	41	n/a	n/a	n/a
3.8	13.47	13.47	36.6	no limit	23.1	63	n/a	n/a	n/a
3.1	13.47	13.47	27.8	no limit	10.3	37	n/a	n/a	n/a
2.8	13.47	13.47	36.6	no limit	23.1	63	n/a	n/a	n/a
2.1	13.47	13.47	27.8	no limit	10.3	37	n/a	n/a	n/a
1.2	24.99	24.99	5.47	no limit	2.2	40	n/a	n/a	n/a
1.1	15.37	15.37	35.8	no limit	23.6	66	n/a	n/a	n/a



3 SOUTH ELEVATION - LIMITING DISTANCE KEY
SCALE = 1 : 250

SOUTH ELEVATION

FIRE COMPARTMENT	3 2 3 1-D LIMITING DISTANCE (m)	3 2 3 7 LIMITING DISTANCE (m)	AREA OF EXPOSING BUILDING FACE (sq m)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (sq m)	PROPOSED OPENINGS (%)	REQUIRED FIRE RESISTANCE RATING	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
4.3	5.47	5.26	24.5	no limit	15.0	61	n/a	n/a	n/a
4.2	5.47	5.26	21.4	no limit	10.3	48	n/a	n/a	n/a
3.5	4.00	4.00	31.9	64	19.1	60	45min	all	all
3.4	4.00	4.00	33.4	64	15.3	46	45min	all	all
2.5	4.00	4.00	31.9	64	19.1	60	45min	all	all
2.4	4.00	4.00	33.4	64	15.3	46	45min	all	all
1.2	16.55	13.52	46.2	no limit	7.1	15	n/a	n/a	n/a



2 EAST ELEVATION - LIMITING DISTANCE KEY
SCALE = 1 : 250

EAST ELEVATION

FIRE COMPARTMENT	3 2 3 1-D LIMITING DISTANCE (m)	3 2 3 7 LIMITING DISTANCE (m)	AREA OF EXPOSING BUILDING FACE (sq m)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (sq m)	PROPOSED OPENINGS (%)	REQUIRED FIRE RESISTANCE RATING	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
4.4	13.07	13.07	38.9	no limit	22.8	59	n/a	n/a	n/a
4.3	13.07	13.07	60.5	no limit	34.7	57	n/a	n/a	n/a
3.8	9.19	9.19	19.8	no limit	13.0	66	n/a	n/a	n/a
3.7	9.19	9.19	19.8	no limit	12.5	63	n/a	n/a	n/a
3.6	9.19	9.19	29.3	no limit	20.2	69	n/a	n/a	n/a
3.5	9.19	9.19	30.6	no limit	18.7	61	n/a	n/a	n/a
2.8	9.19	9.19	19.8	no limit	13.0	66	n/a	n/a	n/a
2.7	9.19	9.19	19.8	no limit	12.5	63	n/a	n/a	n/a
2.6	9.19	9.19	29.3	no limit	20.2	69	n/a	n/a	n/a
2.5	9.19	9.19	30.6	no limit	18.7	61	n/a	n/a	n/a
1.2	19.30	19.30	45.5	no limit	2.2	5	n/a	n/a	n/a
1.1	19.30	19.30	31.2	no limit	4.5	14	n/a	n/a	n/a



4 WEST ELEVATION - LIMITING DISTANCE KEY
SCALE = 1 : 250

WEST ELEVATION

FIRE COMPARTMENT	3 2 3 1-D LIMITING DISTANCE (m)	3 2 3 7 LIMITING DISTANCE (m)	AREA OF EXPOSING BUILDING FACE (sq m)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (sq m)	PROPOSED OPENINGS (%)	REQUIRED FIRE RESISTANCE RATING	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
4.2	15.86	15.86	49.3	no limit	32.9	67	n/a	n/a	n/a
4.1	15.86	15.86	44.0	no limit	29.1	66	n/a	n/a	n/a
3.4	13.11	13.11	25.8	no limit	15.8	61	n/a	n/a	n/a
3.3	13.11	13.11	21.1	no limit	13.1	62	n/a	n/a	n/a
3.2	13.11	13.11	21.1	no limit	13.1	62	n/a	n/a	n/a
3.1	13.11	13.11	26.4	no limit	16.7	63	n/a	n/a	n/a
2.4	13.11	13.11	25.8	no limit	15.8	61	n/a	n/a	n/a
2.3	13.11	13.11	21.1	no limit	13.1	62	n/a	n/a	n/a
2.2	13.11	13.11	21.1	no limit	13.1	62	n/a	n/a	n/a
2.1	13.11	13.11	26.4	no limit	16.7	63	n/a	n/a	n/a
1.2	14.91	14.91	50.1	no limit	10.0	20	n/a	n/a	n/a
1.1	14.91	14.91	49.0	no limit	32.2	66	n/a	n/a	n/a



VIEW FROM CORDOVA BAY ROAD

BUILDING CODE REVIEW

SITE ADDRESS: 5229 Cordova Bay Road, Victoria BC V8Y 2L1
LEGAL ADDRESS: Lot A, Section 32 Lakeland District Plan 14500, Parcel Identifier (PID) 004-416-015
TYPE OF WORK: New Construction
BUILDING CODE ANALYSIS
REFERENCED DOCUMENT: British Columbia Building Code 2018, Part 3
BUILDING AREA: 798 sq m **GROSS AREA:** 2,365 sq m **FIREWALLS:** No **No. OF STREETS:** 2
CONSTRUCTION REQUIREMENTS
MAJOR OCCUPANCY: Group C **SUBSIDIARY OCCUPANCY:** Group A-2
BUILDING CLASSIFICATION: 3 2 2 50 (Group C, up to 6 storeys, sprinklered)
No. STOREYS: 4 **SPRINKLERED:** Yes **NON-COMBUSTIBLE CONSTRUCTION:** No
FIRE RESISTANCE RATING OF BUILDING COMPONENTS:
FLOORS: 1hr; 2hr level 2 **ROOFS:** 1hr **MEZZANINES:** n/a **SUPP. STRUCTURE:** not less than supported
FRR OF CORRIDOR: 1hr **SPATIAL SEPARATION:** See Drawings
MEZZANINE: No **FIRE ALARM SYSTEM:** Yes **STANDPIPE:** Yes **EMERGENCY LIGHTING:** Yes
FIRE SEPARATIONS WITHIN OCCUPANCIES:
SUITES: 1hr **SERVICE SPACES:** 1hr **EXITS:** 1hr **CORRIDORS:** 1hr **SERVICE ROOMS:** 1hr
INTERCONNECTED FLOORS: n/a **REPAIR GARAGE:** n/a **STORAGE GARAGE:** n/a
OCCUPANT LOAD:
LEVEL 1 (A-2; FLOOR AREA 84 SQ.M): <60 (posted) **LEVEL 2 (C):** 26 **LEVEL 3 (C):** 26 **LEVEL 4 (C):** 11
EXITING: Refer to plans **SPATIAL SEPARATIONS:** Refer to elevations this sheet
ACCESSIBILITY REQUIREMENTS:
ENTRANCE: Yes **PARKING SPACES:** 1 **PATH OF TRAVEL:** Yes

2	REZONING & DP RE SUBMISSION 1	JAN 23, 2020
1	REZONING & DP	MAY 1, 2019
No	DESCRIPTION	DATE



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5229 CORDOVA BAY ROAD
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 VICTORIA BC

Sheet Name
BUILDING CODE REVIEW

Date
 JAN 23, 2020

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 DISTRICT OF SAANICH

Project No
 1828

Revision
 2

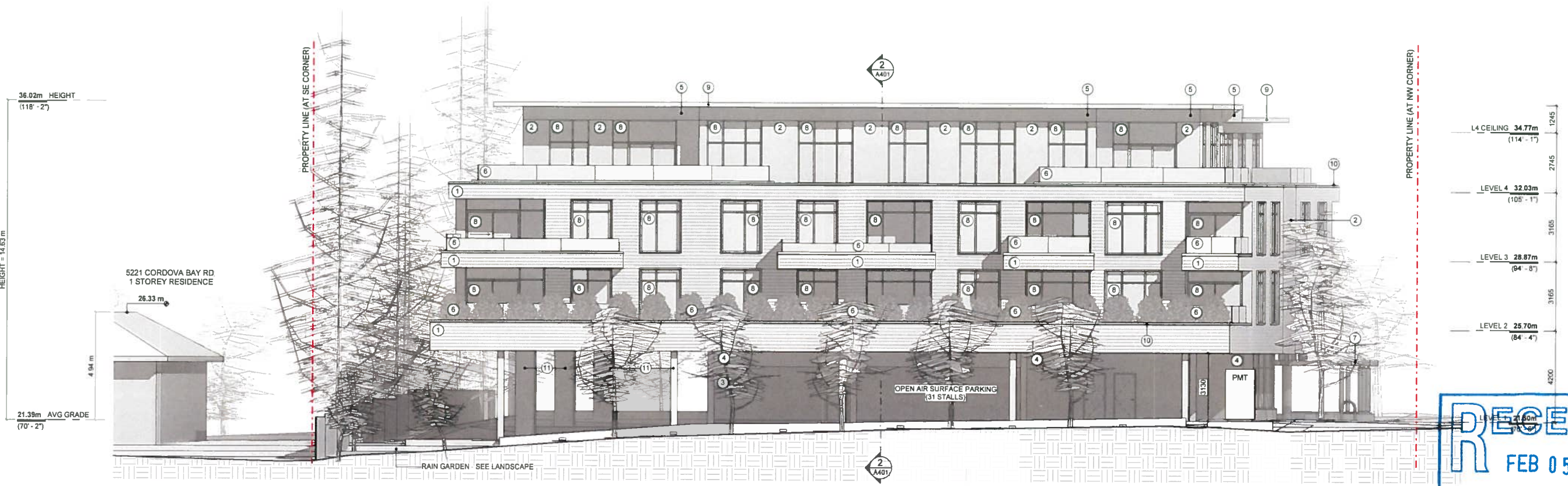
Sheet #
A001

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- MATERIALS LIST**
- 1 SMALL EXPOSURE LAPPED FIBRE CEMENT SIDING
 - 2 CERAMIC COATED FIBRE CEMENT TEXTURED PANEL SIDING
 - 3 NATURAL STONE, LOOSE STACK
 - 4 CHARCOAL PREFINISHED STEEL PANEL SIDING
 - 5 HORIZONTAL T&G CEDAR, SOFFITS & SIDING
 - 6 FRITTED GLASS PANELS
 - 7 TIMBER ARBOR
 - 8 DARK FRAMED WINDOWS WITH METAL CLAD SUNSHADES & BOXED TRIM
 - 9 PREFINISHED METAL CLAD FASCIA
 - 10 PREFINISHED METAL CAP FLASHINGS
 - 11 ARCHITECTURAL CONCRETE COLUMNS



1 PROPOSED NORTH (FENN AVENUE) ELEVATION
SCALE = 1 : 100



2 PROPOSED EAST ELEVATION
SCALE = 1 : 100

2	REZONING & DP RE-SUBMISSION 1	JAN 23, 2020
1	REZONING & DP	MAY 1, 2019
No	DESCRIPTION	DATE

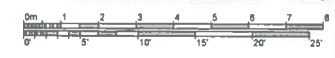
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PROPOSED ELEVATIONS

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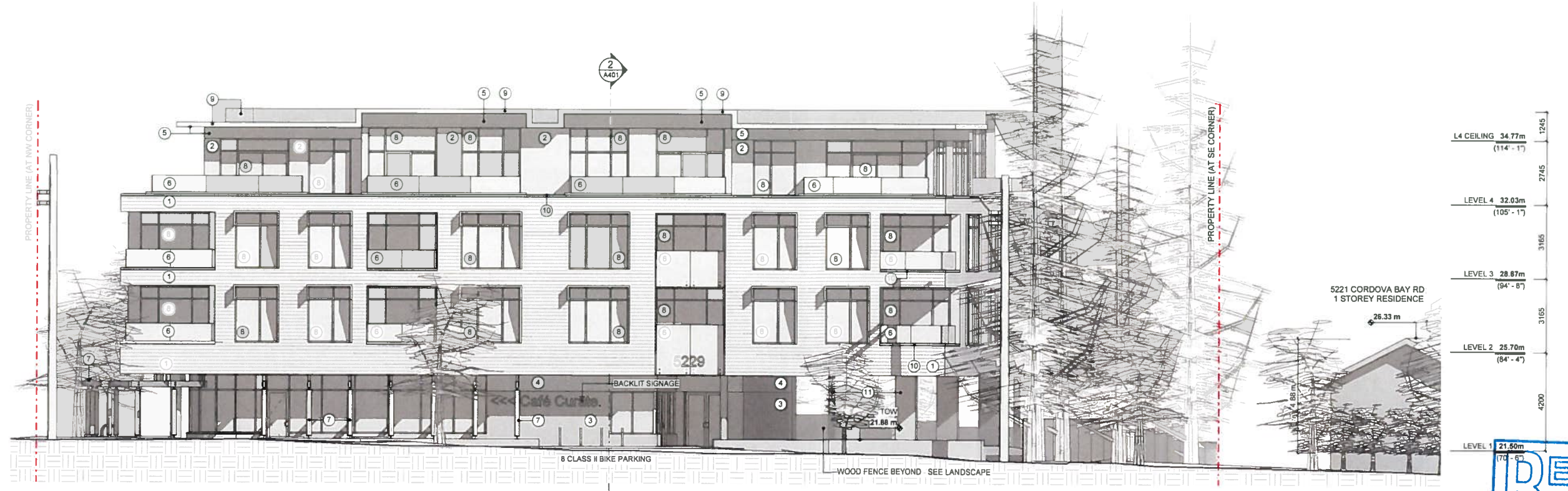


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1 PROPOSED SOUTH ELEVATION
SCALE = 1 : 100



2 PROPOSED WEST (CORDOVA BAY ROAD) ELEVATION
SCALE = 1 : 100

2	REZONING & DP RE-SUBMISSION 1	JAN 23, 2020
1	REZONING & DP	MAY 1, 2019
No	DESCRIPTION	DATE



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Sheet Name
PROPOSED ELEVATIONS

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Date: JAN 23, 2020
Project No: 1828
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