



OWNER:

CLEMENTS
CENTRE SOCIETY

2731

Vian Street	Schematic Design
Building Type:	4 storey wood frame construction
Parking Type:	Cover parking at Main Floor With concret slab ceiling
Residential Units:	21 units total
Residential Units Type:	All units will be designed to Universal Design guidelines. 4 x 1-bed units are designed as Fully Accessible units.

ARCHITECT:



CLEMENTS CENTER



VIAN STREET



VIAN STREET



COWICHAN COMMUNITY CENTRE



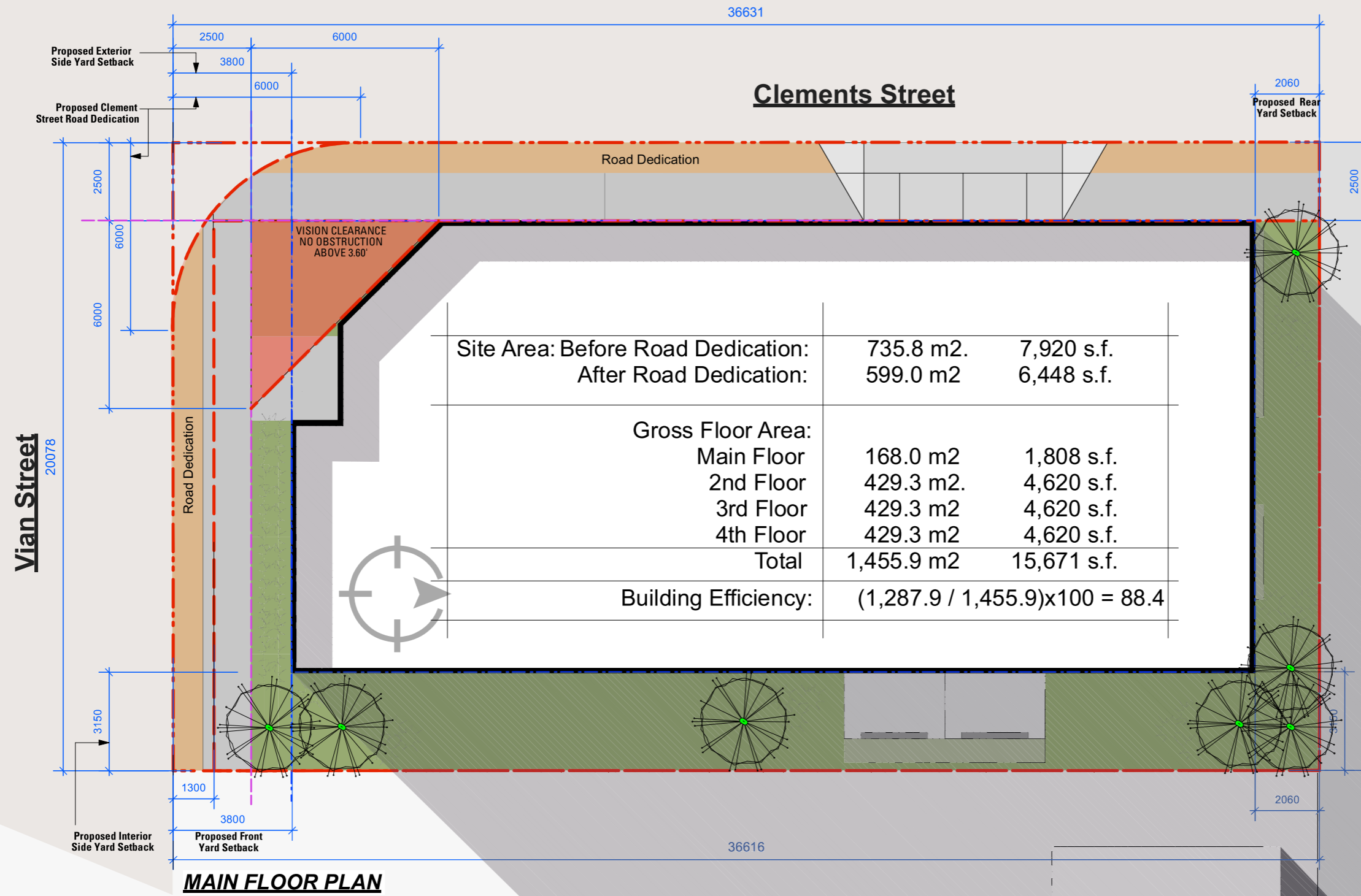
AQUATIC CENTERS



CLEMENTS CENTRE SOCIETY

- Pedestrian friendly area.
- Access to major bus routes.
- Within walking distance

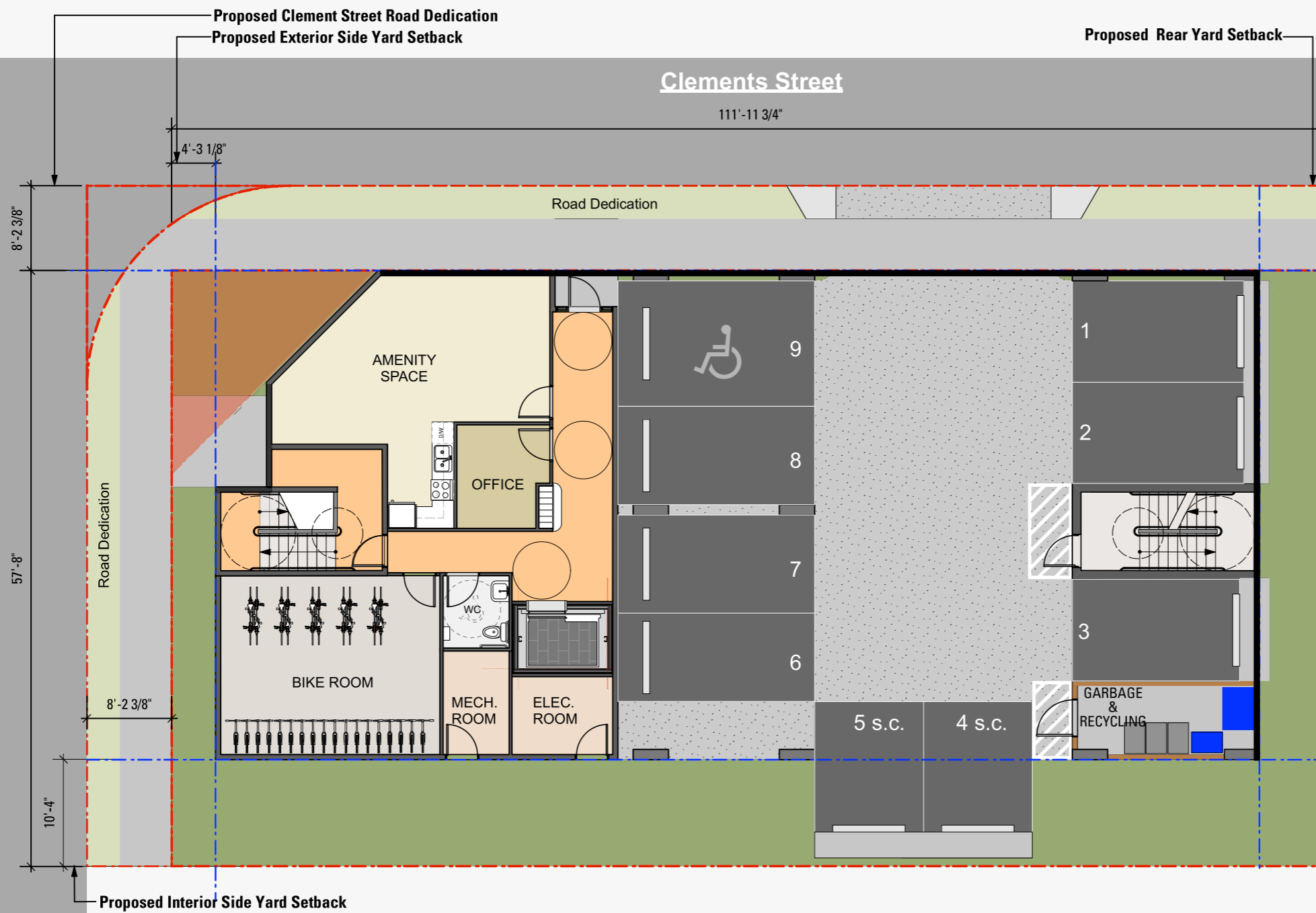
- 2 min. (120 M) to CLEMENTS CENTER
- 6 min. (450 M) to COWICHAN C. C.
- 6 Min. (450 M) to AQUATIC CENTERS
- 2 Min. (120 M) to BUS STOP
- Etc.



CLEMENTS CENTRE SOCIETY

Setbacks:
 Front Yard (South) : Proposed: 3.80 m
 Side Yard (East) : Proposed: 3.15 m
 Rear Yard (North): Proposed: 2.06 m
 Side Yard (West) : Proposed: 2.50 m

Vian Street



MAIN FLOOR PLAN

Clements Street

111'-11 3/4"

8'-2 3/8"

57'-8"

8'-2 3/8"

10'-4"

Proposed Interior Side Yard Setback

Proposed Clement Street Road Dedication
Proposed Exterior Side Yard Setback

4'-3 1/8"

Road Dedication

Proposed Rear Yard Setback

AMENITY SPACE

OFFICE

BIKE ROOM

MECH. ROOM

ELEC. ROOM



9

8

7

6

5 s.c.

4 s.c.

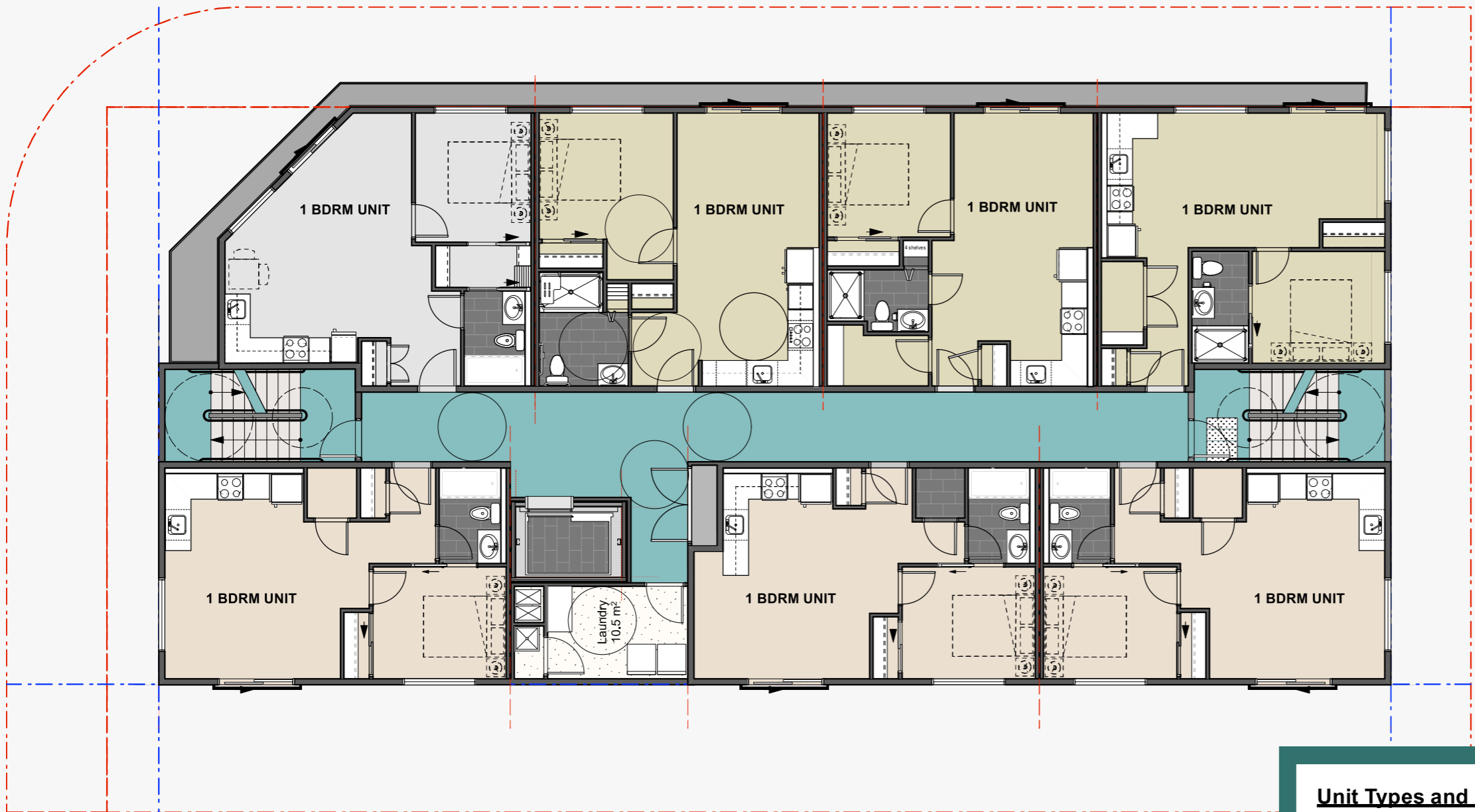
1

2

3

GARBAGE & RECYCLING

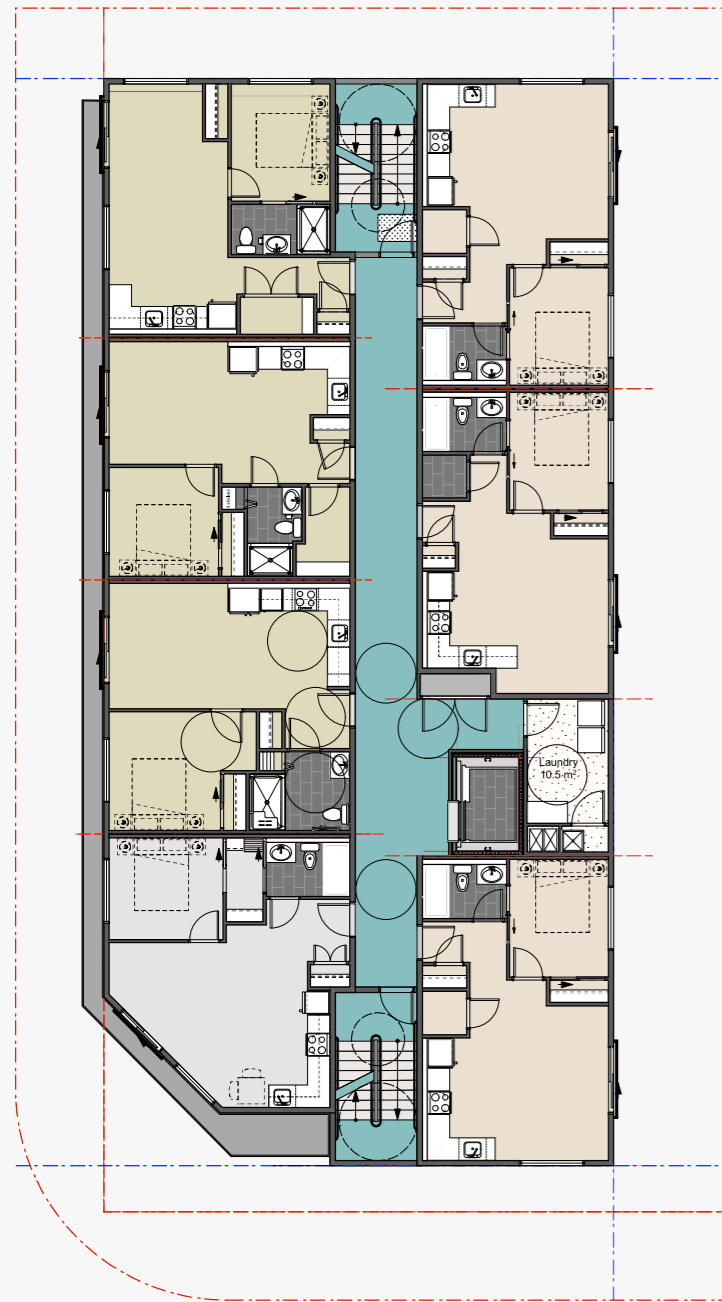
CLEMENTS
CENTRE SOCIETY



2ND FLOOR PLANS

CLEMENTS
 CENTRE SOCIETY

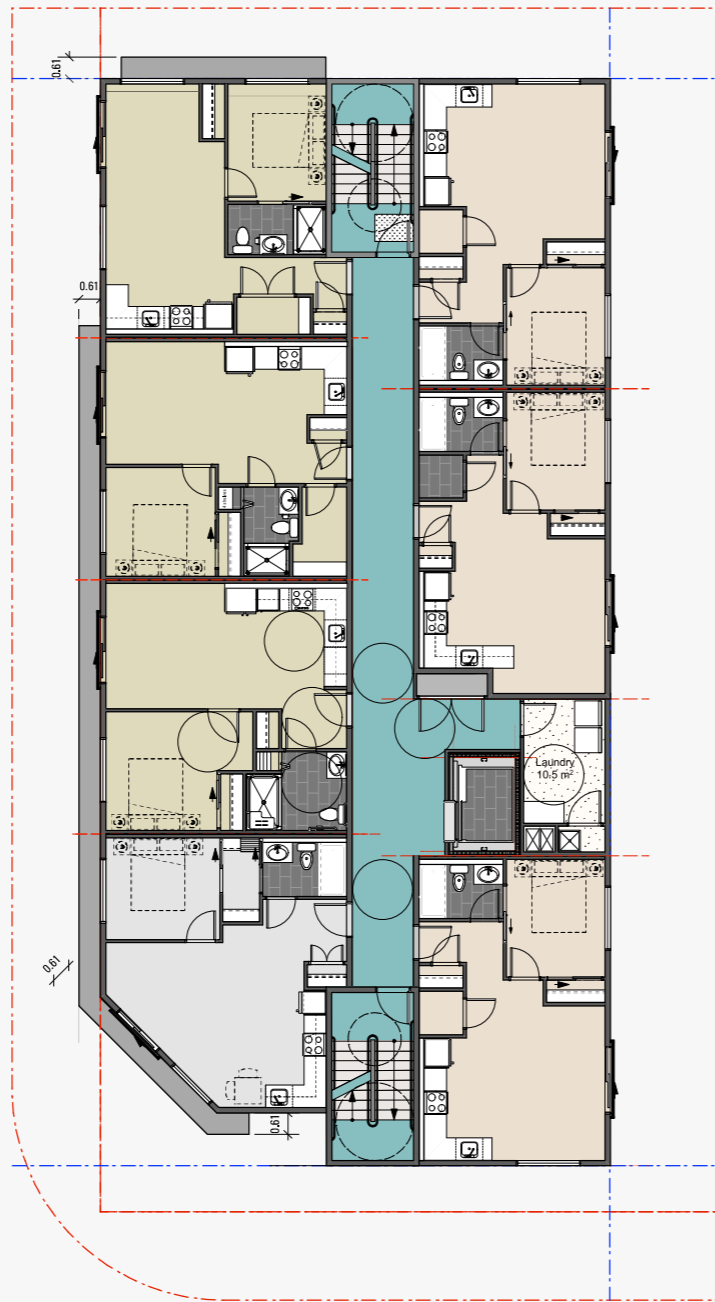
Unit Types and Numbers:			
Floor	1 bedroom	1 bedroom - HCTotal	Units each Floor
Area.	48.2 m2 - 48.86 m2.	50.74 m2	n/a
Main Floor	n/a	n/a	n/a
2nd Floor	6 units	1 unit	7 units
3rd Floor	6 units	1 unit	7 units
4th Floor	6 units	1 unit	7 units
	18 units	3 unit	Total: 21 units



2ND FLOOR PLANS

SCALE 1:100

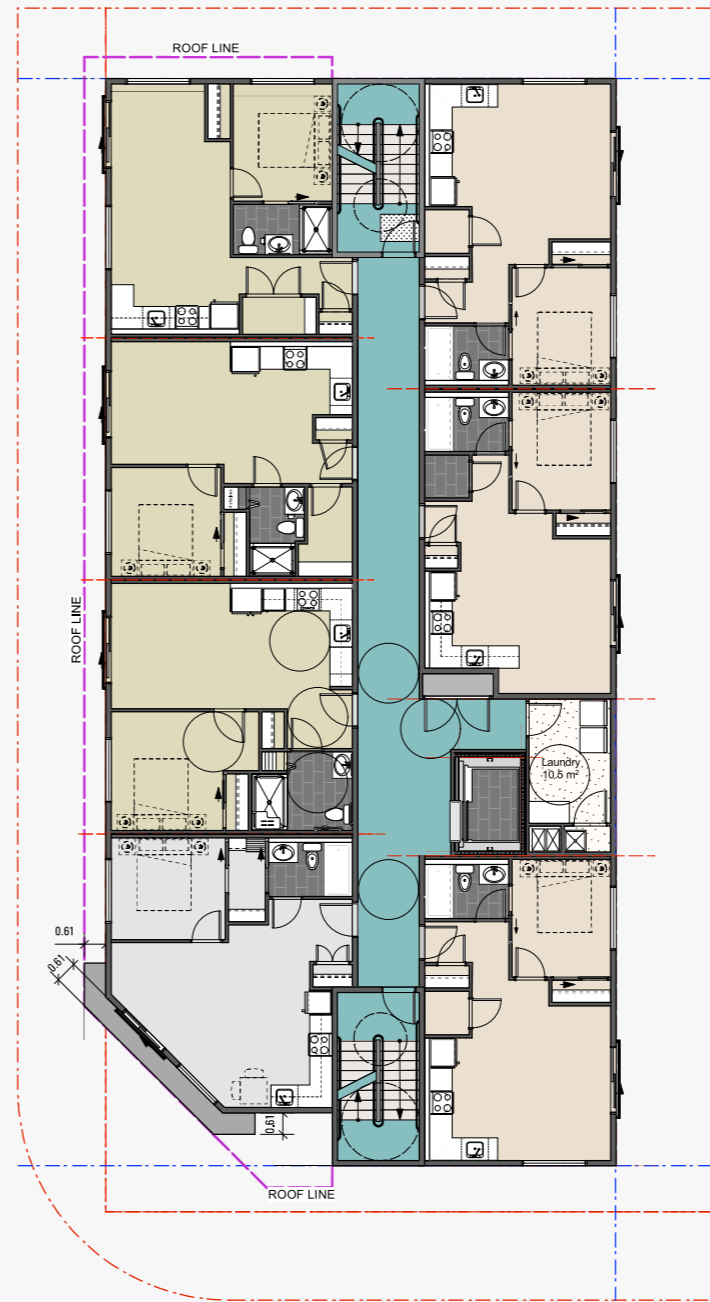
2nd Floor | 6 units + 1 unit HC | Total: 7 units



3RD FLOOR PLANS

SCALE 1:100

3rd Floor | 6 units + 1 unit HC | Total: 7 units

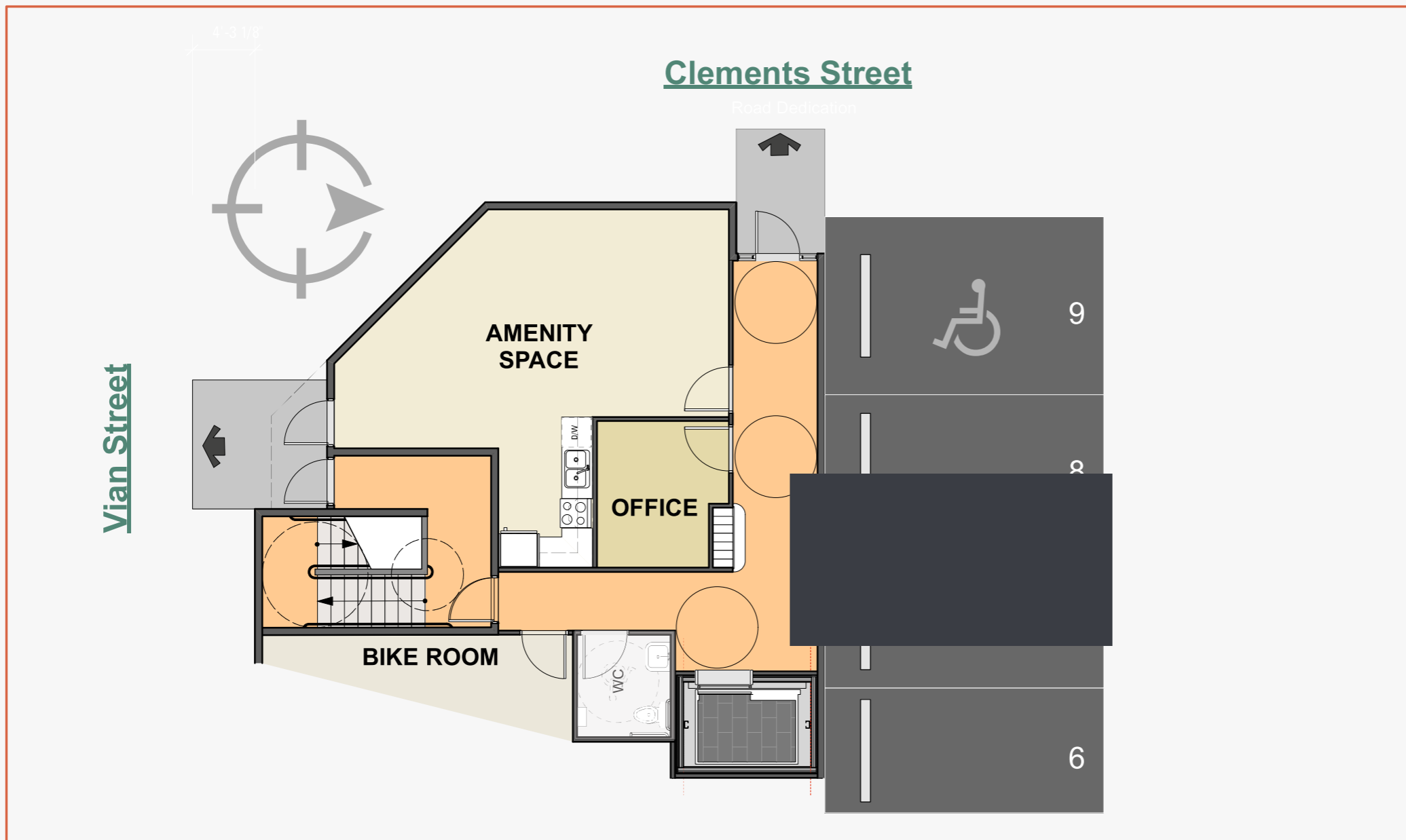


4TH FLOOR PLANS

SCALE 1:100

4th Floor | 6 units | + 1 unit HC | Total: 7 units

CLEMENTS
CENTRE SOCIETY

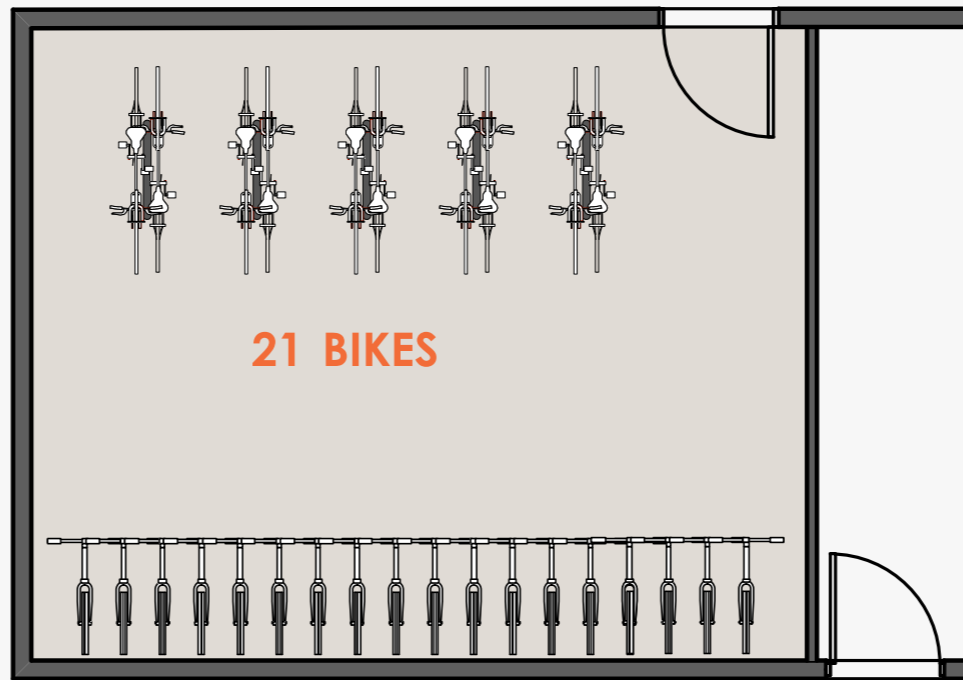
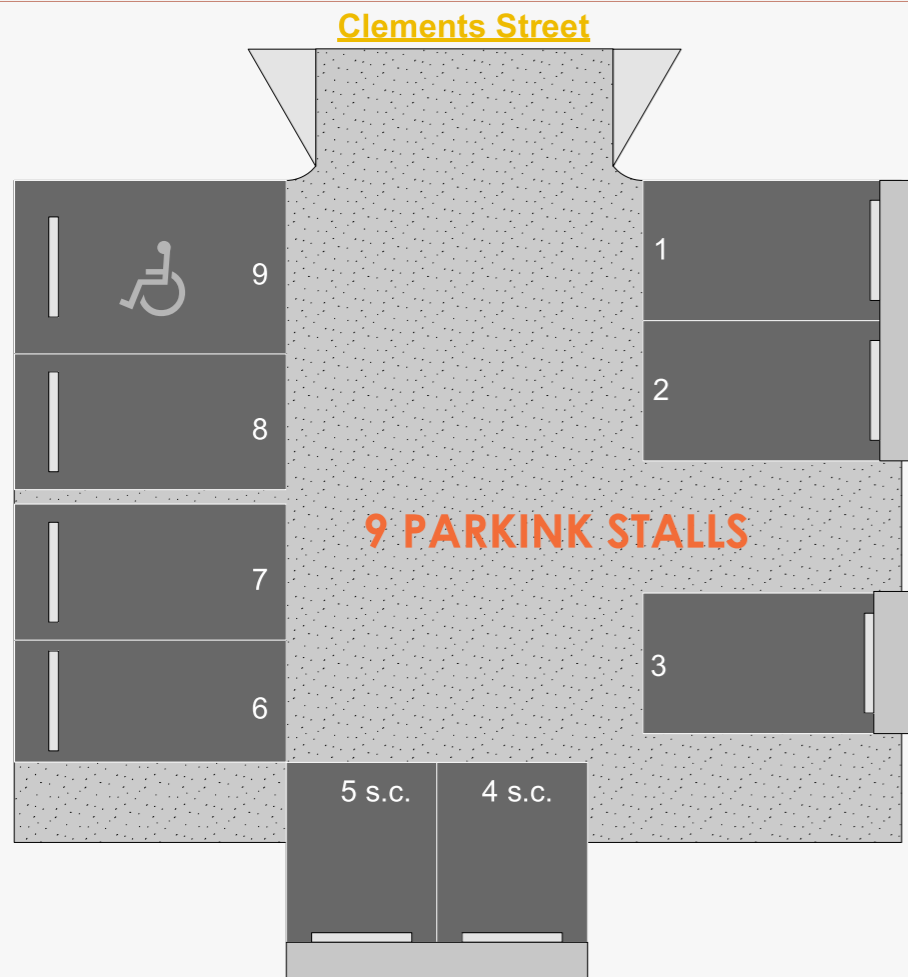


CLEMENTS CENTRE SOCIETY

• **Central Location Easy to Reach**

- Main & Side Road
- Parking
- Elevator
- Kitchen
- Restroom
- Parking
- Office
- Bike Room
- etc...

Amenities:		
Main floor	46.20 m	151.57'



CLEMENTS
CENTRE SOCIETY

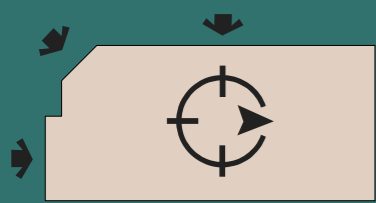
Parking:
CD-14 Zone: parking requirements that differ from Section 21 (1) of the Zoning Bylaw

Car Parking:
Required: 1 stall per 3 residential units
0 parking for other uses
 $21 / 3 = 7$ stalls required
Proposed: 9 parking stalls with one accessible stall

Bicycle Parking: Bicycle storage in the building for 21 bikes



EXTERIOR APPLICATION COLOR LEGEND



Panel Fiber Cement
Smooth Siding
BM 1613 'Silent Night'

Thin Brick
White Opal Wirecut
Thin Brick

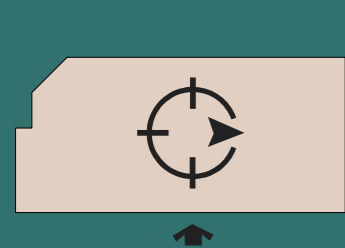
Fibre Cement Siding
5" Exposure Horizontal Siding - Painted
BM ES-45 'Natural Cedartone'

Cross Cavity
Pre-finished Metal Flashing
Dark Gray 'Galvalume'

CLEMENTS
CENTRE SOCIETY



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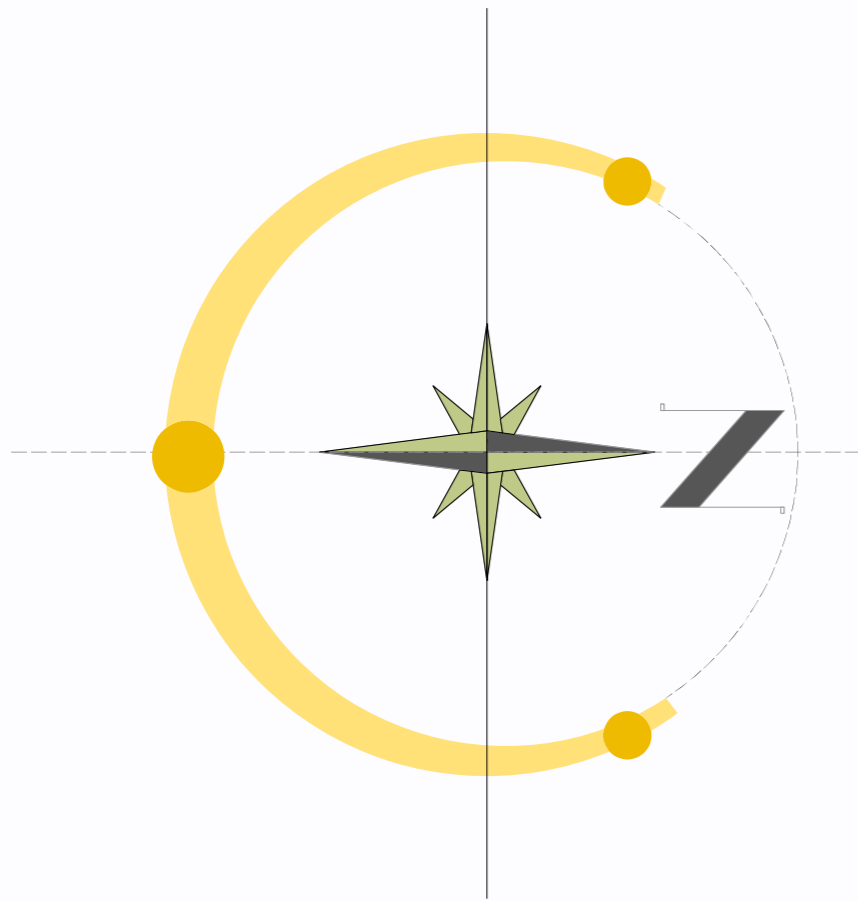
CLEMENTS
CENTRE SOCIETY



STREET ELEVATION

Top of Parapet	(15.782m)
Top of Parapet	(13.800m)
Top of Plate	(12.690m)
4th Floor FFL	(9.919m)
3rd Floor FFL	(6.788m)
2nd Floor FFL	(3.658m)
First Floor FFL	0'-0" (0.00m)

SHADOW STUDY

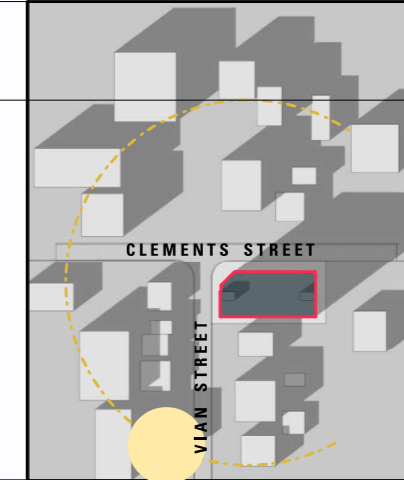
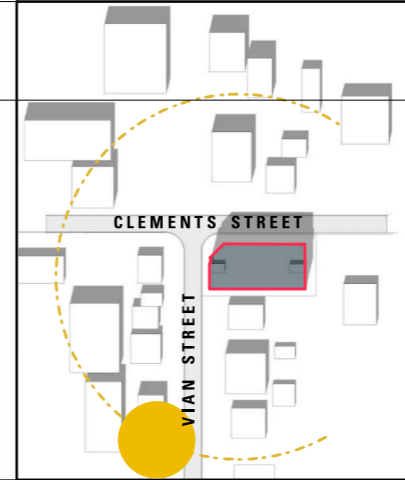
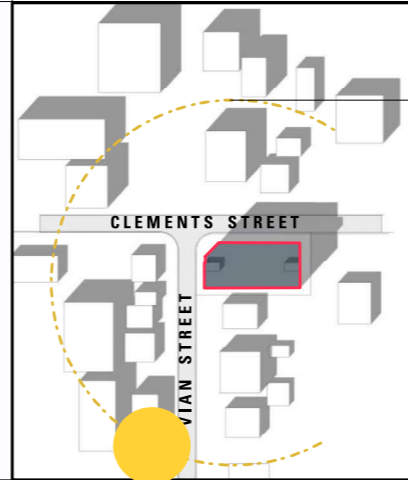


SPRING & FALL

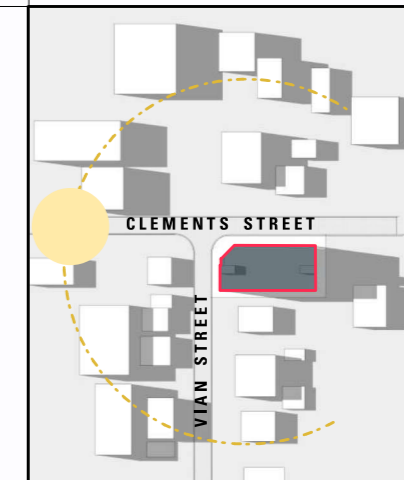
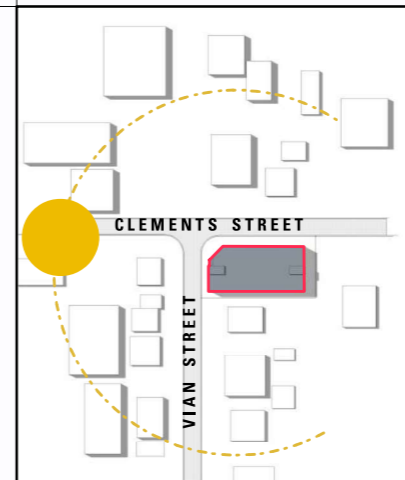
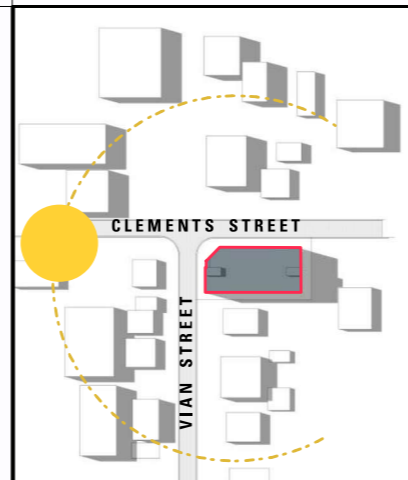
SUMMER

WINTER

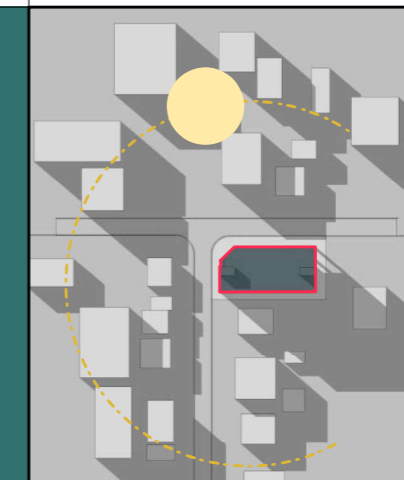
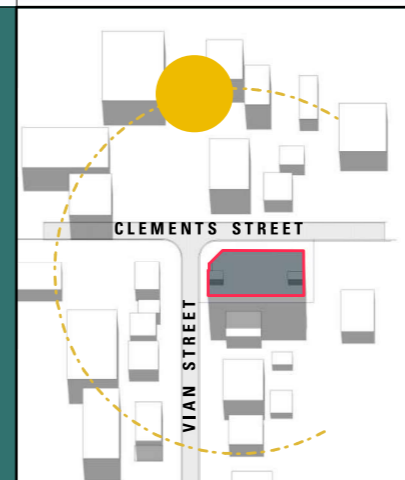
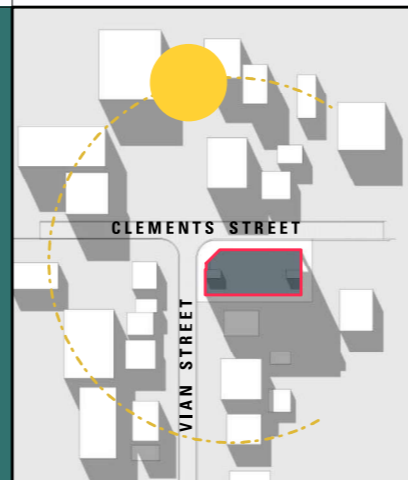
09:30 AM



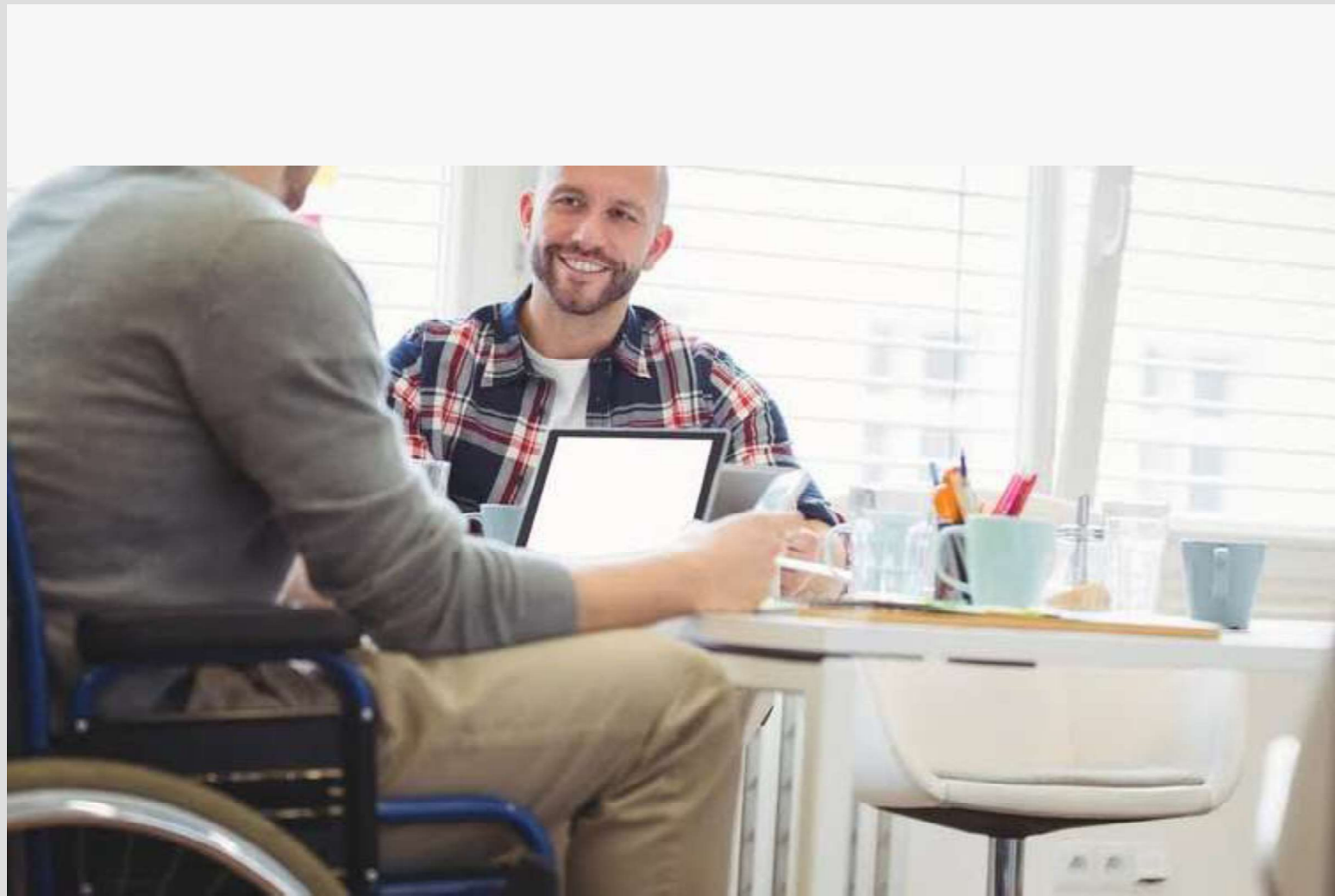
12:30 PM



03:30 PM



SPRING	<u>AVERAGE TEMP. 11° / 6°</u>
SUMMER	<u>AVERAGE TEMP. 18° / 11°</u>
FALL	<u>AVERAGE TEMP. 18° / 12°</u>
WINTER	<u>AVERAGE TEMP. 8° / 4°</u>



The aim
of the building
to be user
friendly
to a specific group
of people but to
all the groups of people.

CLEMENTS
CENTRE SOCIETY

- i. Install Ramps and Elevators
- ii. Widening Doorways and Hallways
- iii. Providing Accessible Restrooms
- i. Implementing Clear Signage and Wayfinding
- ii. Training Staff on Disability Awareness