

TELUS VICTORIA CO

ROOFTOP VESTIBULE ADDITION

826 YATES STREET, VICTORIA, BC V8W 2H9

ISSUED FOR DEVELOPMENT PERMIT DECEMBER 21, 2021



SITE PLAN

SCALE: 1:500



PROJECT DESCRIPTION

FIRM NAME	GUSTAVSON WYLIE ARCHITECTS INC. 280-1040 WEST GEORGIA ST. VANCOUVER, BC V6E 4H1	
APPLICABLE CODE	BRITISH COLUMBIA BUILDING CODE 2018	PART 3 [DIV]
CIVIC ADDRESS	826 YATES ST. VICTORIA, BC	
LEGAL DESCRIPTION	PID: 023-850-671 LOT 1 PLAN VIP65118 LAND DISTRICT 57 EXCEPT PLAN VIP83639 OF LOTS 368 370 371 372 383 384 385 386 & 387	
PROJECT DESCRIPTION	ADDITION OF VESTIBULE AT ROOFTOP	
EXISTING ZONING	CBD-1	
EXISTING USE OF SITE	GENERAL COMMERCIAL	
PROPOSED USE OF SITE	(NO CHANGE) GENERAL COMMERCIAL	
TYPE OF CONSTRUCTION	COMBUSTIBLE CONSTRUCTION	
SETBACKS	FRONT: PERMITTED: 0 UP TO 20 m THEN INCLINING AT 5:1 EXISTING: CONFORMING PROPOSED: NO CHANGE REAR & SIDE: PERMITTED: 20 m TO 30 m: 3.0 m EXISTING: CONFORMING PROPOSED: NO CHANGE HEIGHT: PERMITTED: 43.0 m EXISTING: 25.4 m PROPOSED: 25.4 m DENSITY DEVELOPMENT: PERMITTED: 3.0:1 EXISTING: 80,633/29,428 = 2.74:1 PROPOSED: 80,850/29,428 = 2.75:1	

DRAWING LIST

- 01 COVER SHEET
- 02 SITE PLAN
- 03 CONTEXT ELEVATIONS
- 04 PROPOSED PLAN
- 05 PROPOSED ELEVATIONS

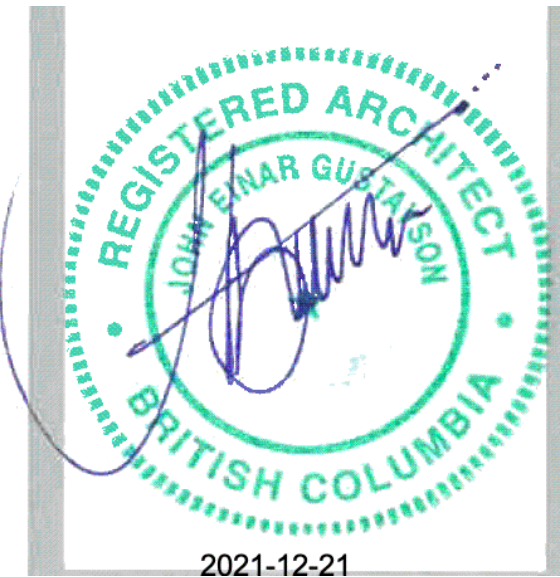
LOCATION PLAN



CONSULTANT LIST

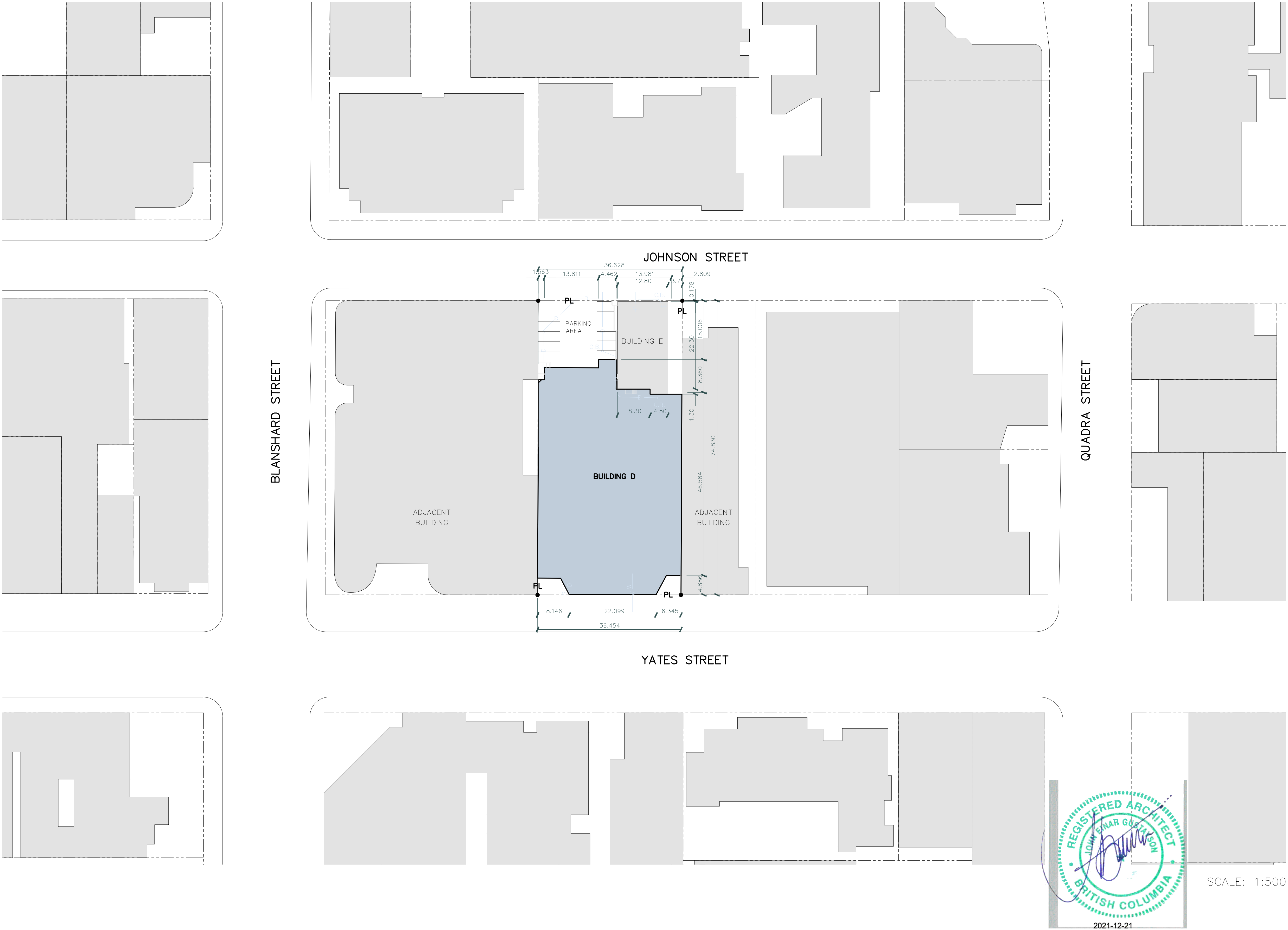
LANDLORD REPRESENTATIVE: NICOLE STEVENS
PROJECT MANAGER
CBRE GLOBAL WORKSPACE SOLUTIONS
MOBILE: 778-686-9576
EMAIL: NICOLE.STEVENS@CBRE.COM

CONSULTING ARCHITECT: GUSTAVSON WYLIE ARCHITECTS INC.
CONTACT: CAMERON EVANS
280 - 1040 WEST GEORGIA ST,
VANCOUVER, BC V6E 4H1
PHONE : 604.687.2511
FAX : 604.687.4203
EMAIL : CEVANS@GWA.CA



2021-12-21

SITE PLAN



CONTEXT ELEVATION STREETSCAPE



YATES STREET CONTEXT ELEVATION | LOOKING NORTH

SCALE: NTS NOTE: PROPOSED ADDITION IS NOT VISIBLE FROM STREET SIDEWALK ALONG YATES STREET.



JOHNSON STREET CONTEXT ELEVATION | LOOKING SOUTH

SCALE: NTS

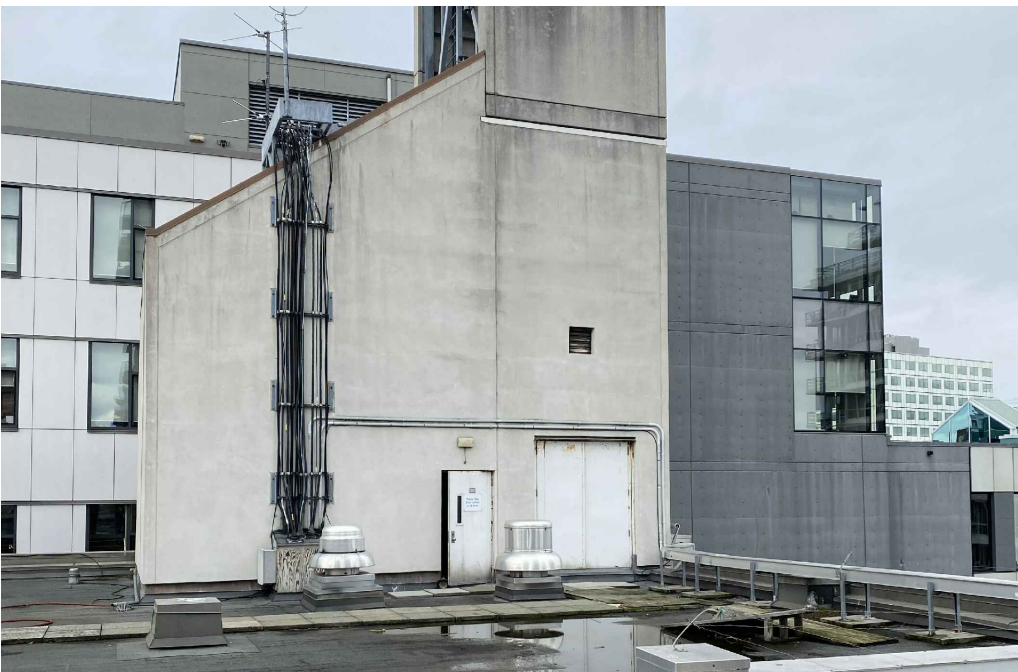


2. YATES STREET | FRONT PERSPECTIVE VIEW

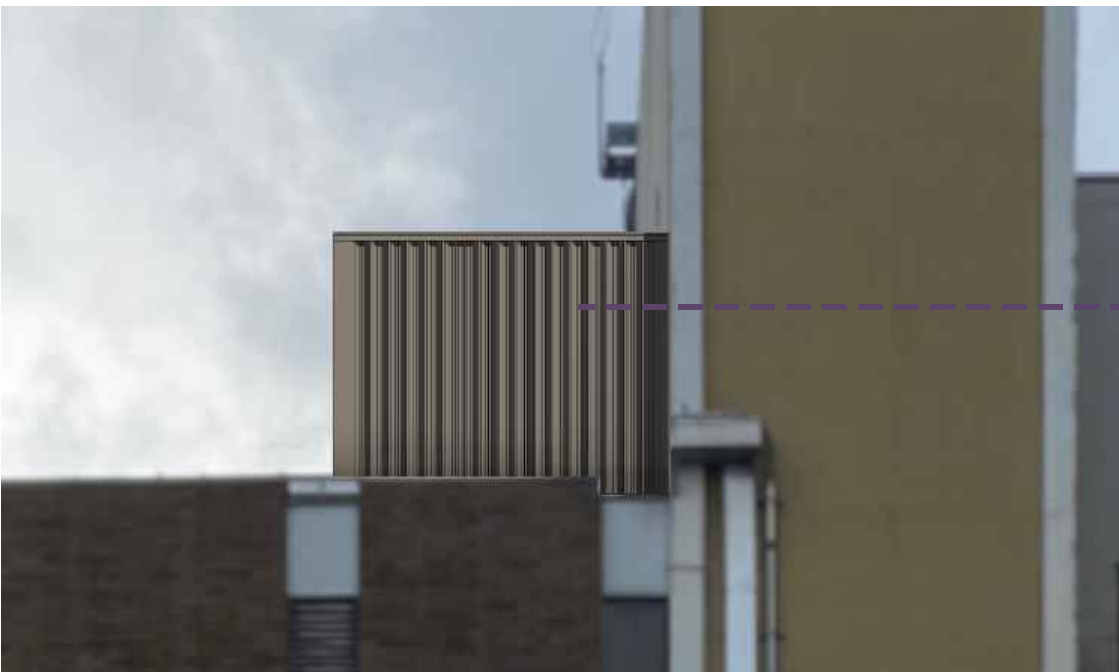
PROPOSED ADDITION NOT VISIBLE FROM STREET



1. JOHNSON STREET | FRONT PERSPECTIVE VIEW



3. ROOF VIEW | LOOKING WEST | PROPOSED LOCATION



ELEVATION VIEW | LOOKING SOUTH FROM JOHNSON STREET

SCALE: NTS

CORRUGATED METAL
COLOUR: BROWN (TBD)
TO MATCH EXIST. COLOUR

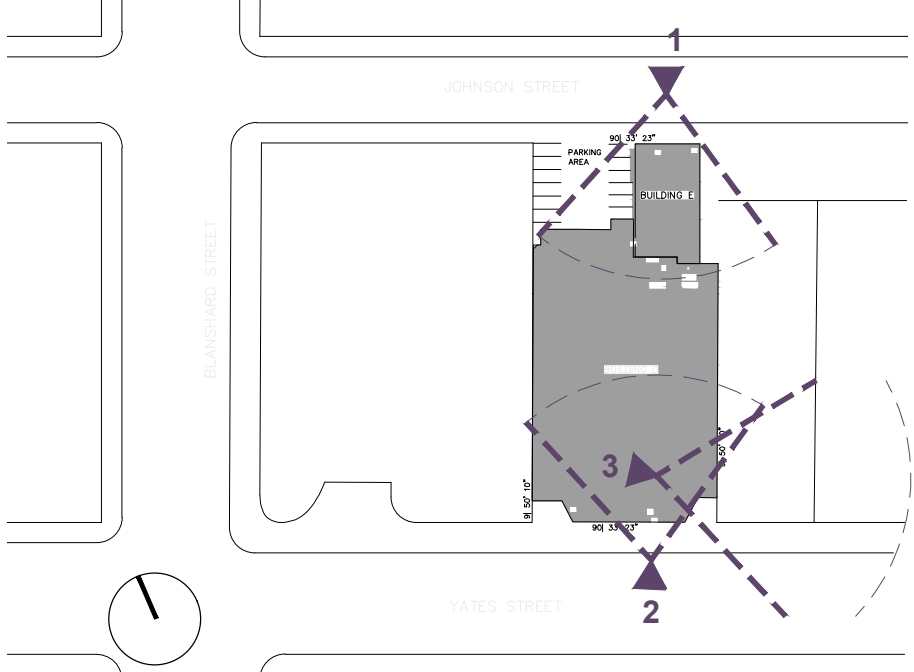
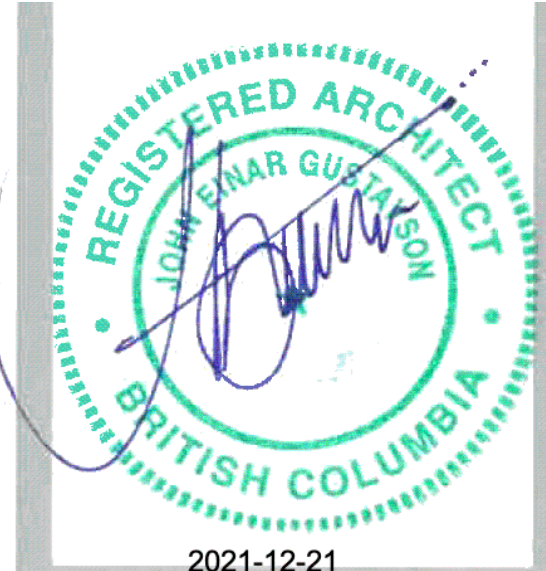
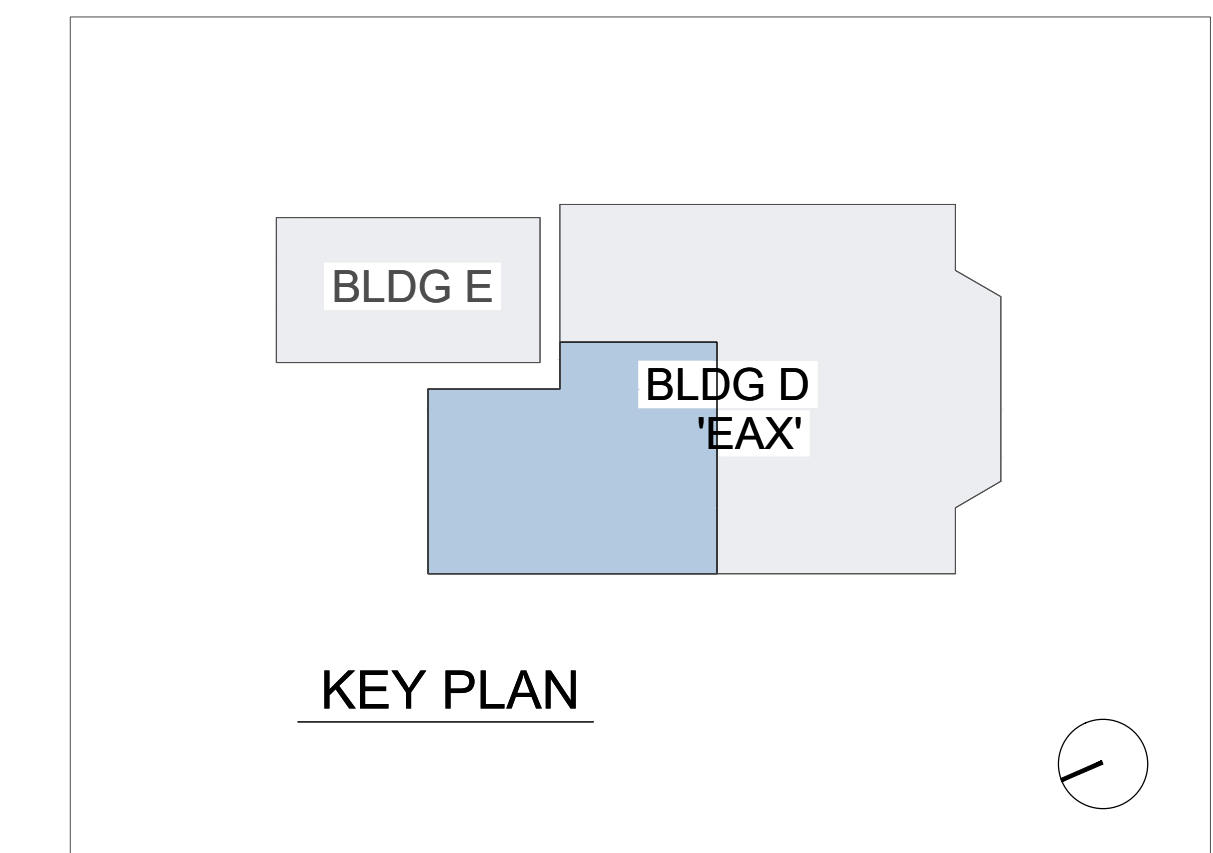
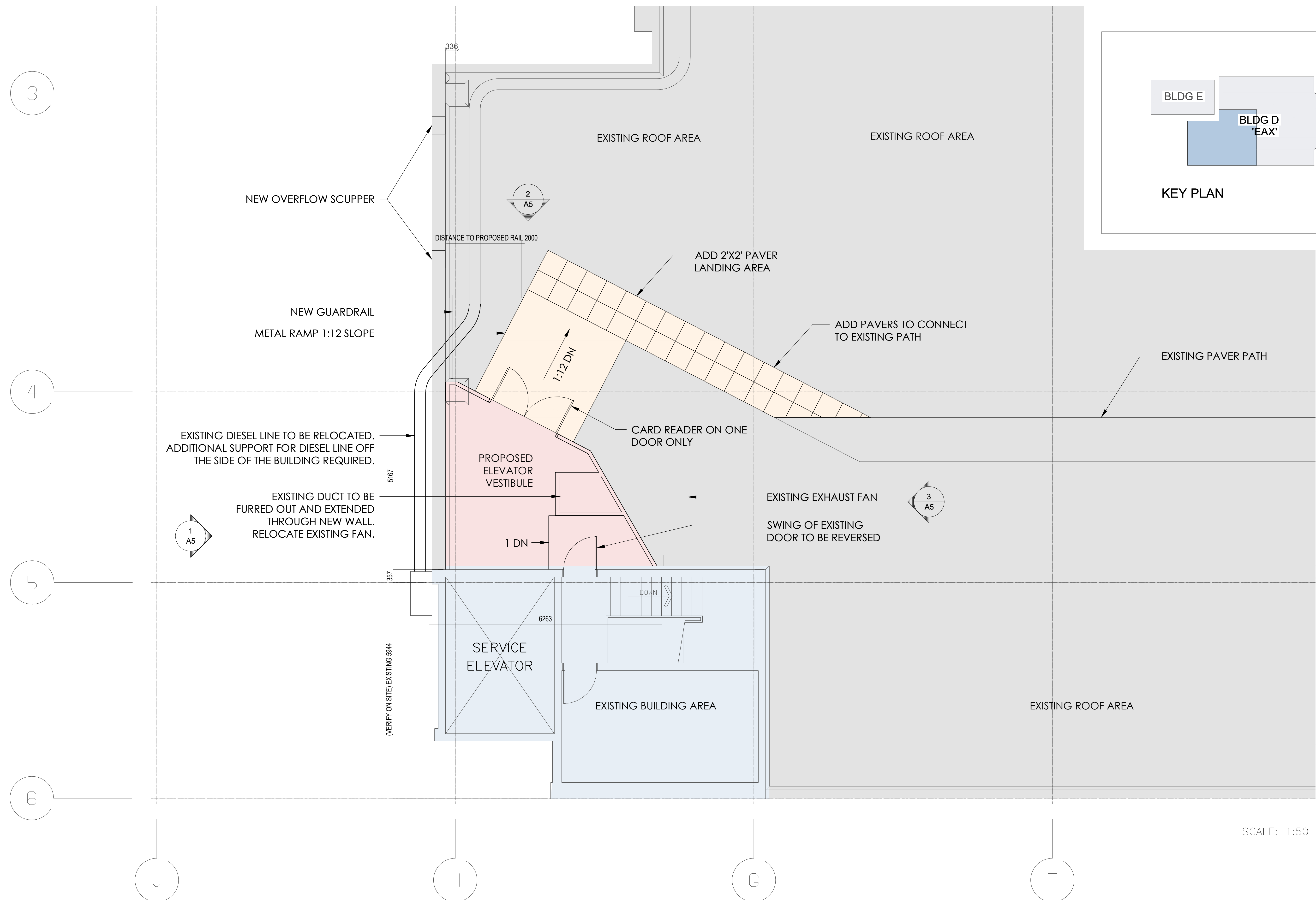


PHOTO LOCATION LEGEND



PROPOSED PLAN



PROPOSED ROOF PLAN

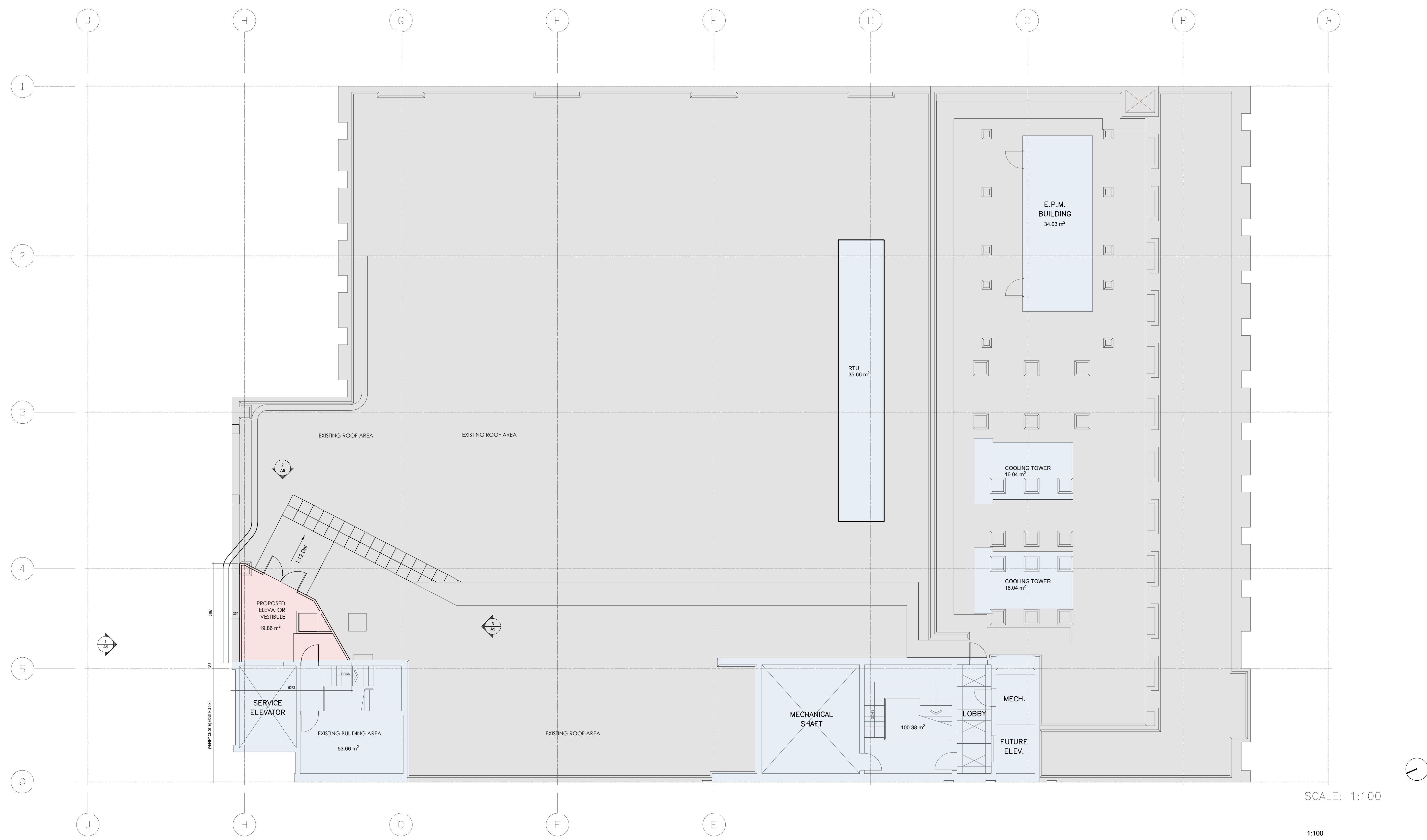
ROOF AREA
+ 185.81 m²

EXISTING ROOF TOP STRUCTURES AREA
SERV. ELEV. + 19.86 m²
E.P.M. + 34.03 m²
RTU + 35.66 m²
COOLING TOWER + 16.04 m²
TOTAL E.M. + 105.59 m²

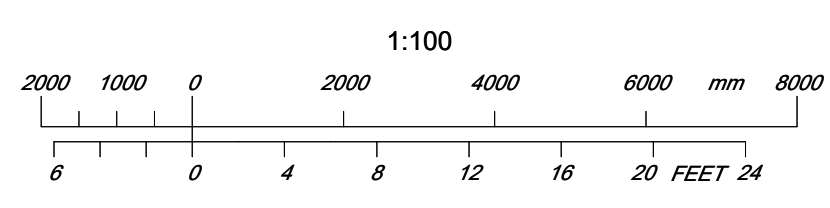
PERCENTAGE OF ROOF COVERED BY ROOF EXISTING STRUCTURES
+ 105.59 m² OF ROOF AREA
+ 105.59 m² OF ROOF COVERED BY ROOF EXISTING STRUCTURES
PROPOSED + 185.81 m²

TOTAL STRUCTURE AREA + PROPOSED + 175.11 m²

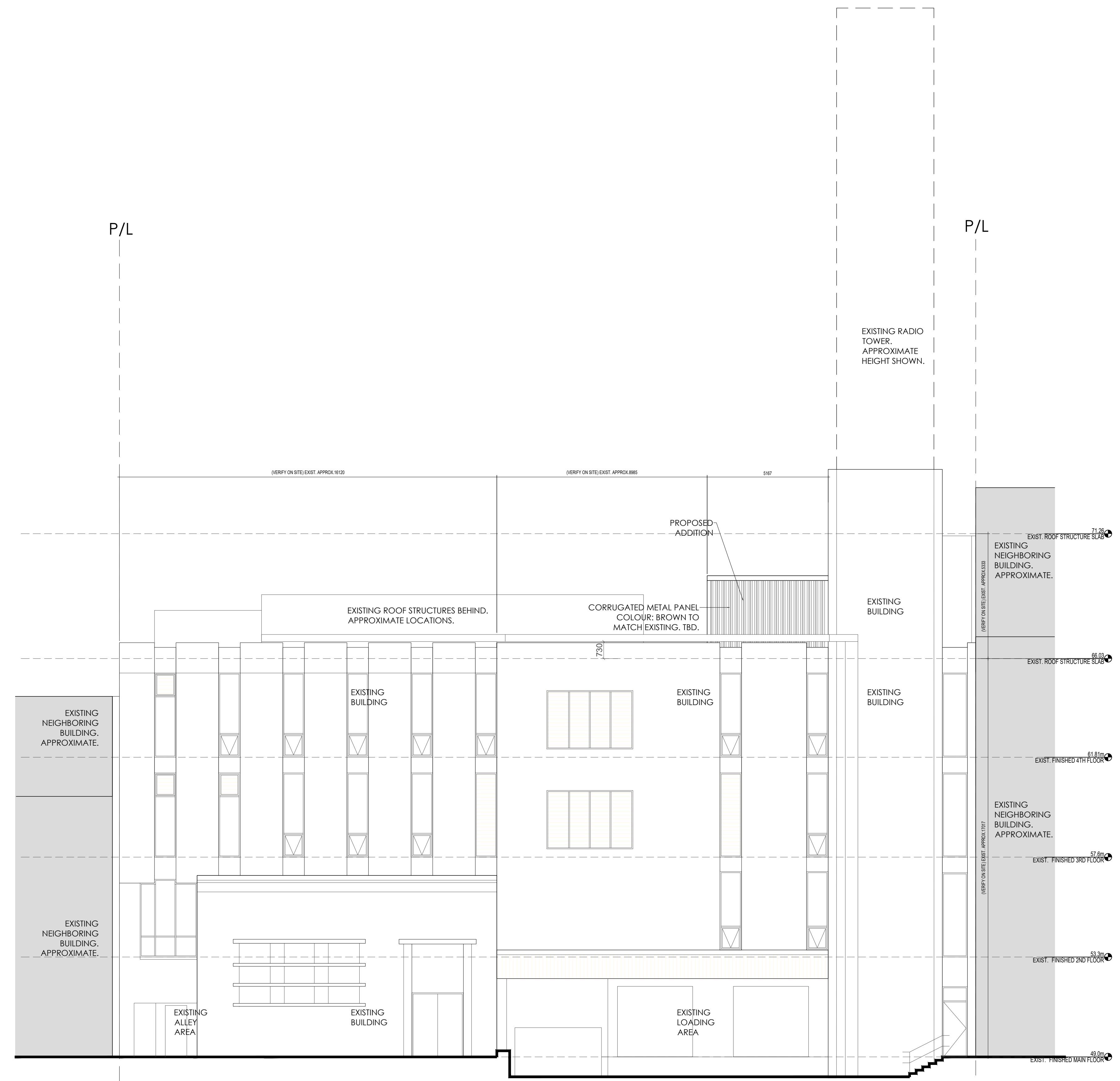
TOTAL PERCENTAGE
EXISTING + PROPOSED AREA
100% OF ROOF AREA + 175.11 m²
100%



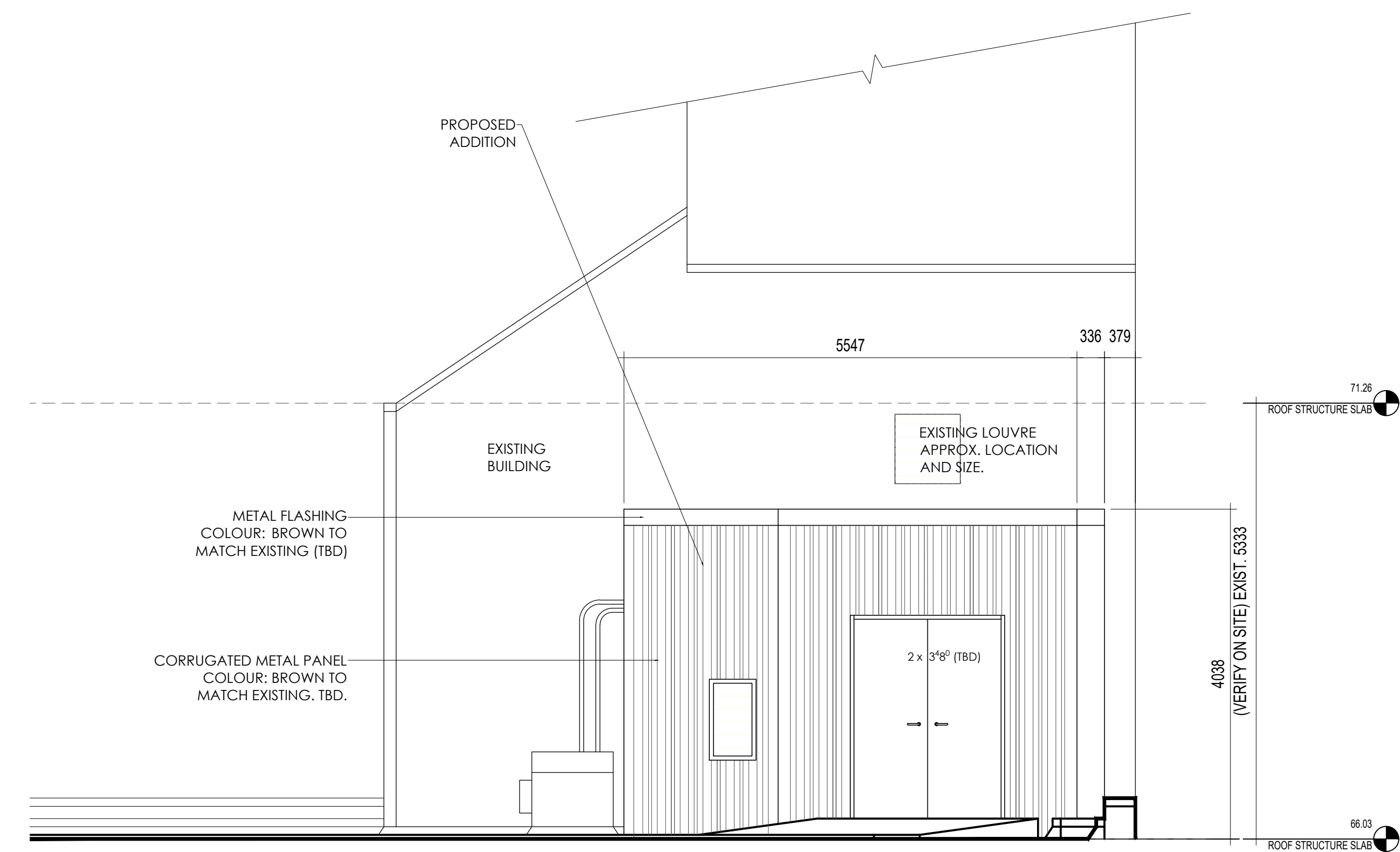
SCALE: 1:100



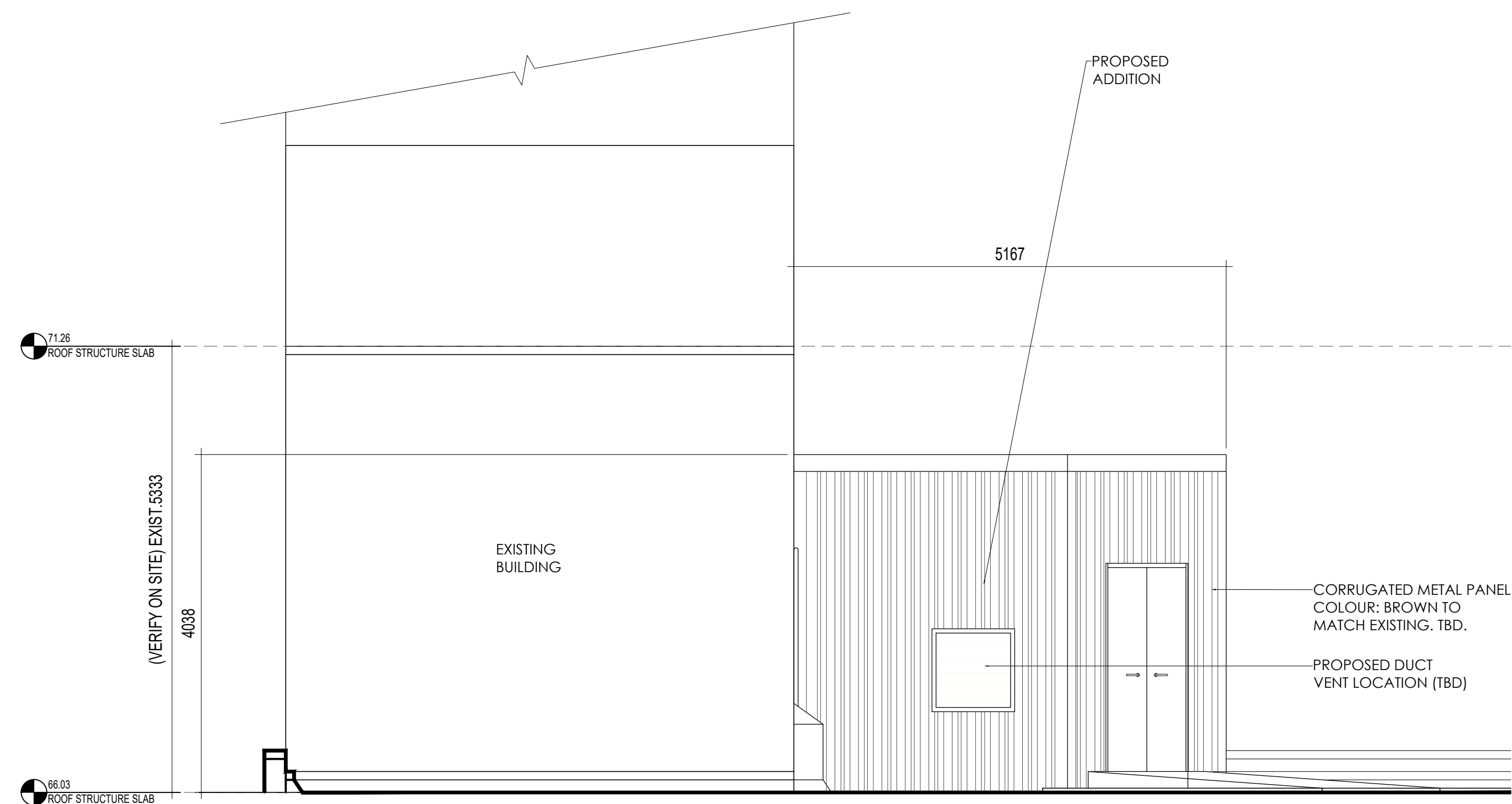
PROPOSED ELEVATIONS



1 PROPOSED ROOF VESTIBULE ELEVATION | NORTH FACE |
SCALE: 1:100



2 PROPOSED ROOF VESTIBULE ELEVATION | WEST |
SCALE: 1:50



3 PROPOSED ROOF VESTIBULE ELEVATION | SOUTH |
SCALE: 1:50

