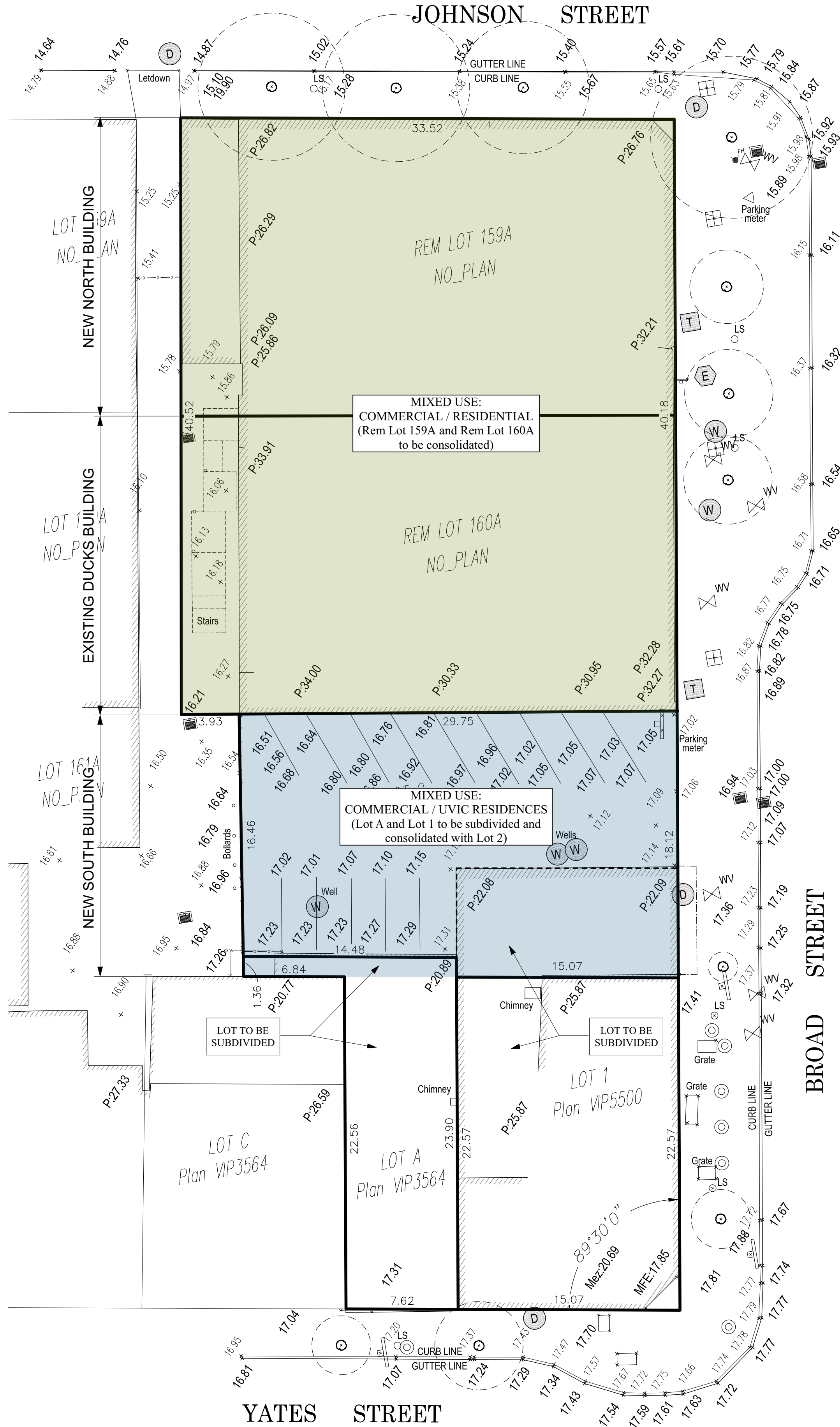


1
A001 Context Plan
Scale: 1:500



2
A001 Site Context Plan
Scale: 1:200



Revisions

Received Date:
December 7, 2017

PROJECT DESCRIPTION

CIVIC ADDRESS:
1312-1324 BROAD STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500,
AND REM. LOT 160A AND REM. LOT 160A.
VICTORIA DISTRICT

REGISTERED OWNER

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BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL / GROUP D - COMMERCIAL

BUILDING AREA:
• 1,580 m²

BUILDING HEIGHT:
• 7 STOREYS

NUMBER OF STREETS FACING:
• 2

ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING STALLS

CONSTRUCTION REQUIREMENTS:
• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND
LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
7 STOREY RESIDENTIAL BUILDING

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

EXISTING ZONE: CA-3C

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE

SITE AREA: 1,888 m² (20,325 sq')

FLOOR AREA:
COMM./RETAIL Level 1: 1,580 m²
RESIDENTIAL Level 2: 1,224 m²
RESIDENTIAL Level 2A: 246 m²
RESIDENTIAL Level 3: 1,310 m²
RESIDENTIAL Level 4: 1,557 m²
RESIDENTIAL Level 5: 1,557 m²
RESIDENTIAL Level 6: 1,156 m²
RESIDENTIAL Level 7: 1,123 m²
TOTAL PROPOSED:

FLOOR SPACE RATIO: 5.0 : 1 FSR

SITE COVERAGE: 94%

OPEN SITE SPACE: 7%

GRADE OF BUILDING: 16.63 m (GEODETTIC)
See Site Plan for Grades

HEIGHT OF BUILDING: 21.57 m

NUMBER OF STOREYS: 7 STOREYS

RESIDENTIAL PARKING: None

COMMERCIAL PARKING: None

BICYCLE PARKING: 1.0 per suite = 167 Class 1

SETBACKS: 0.0 m SETBACK

LIST OF DRAWINGS

Architectural

A001	Project Data
A002	Project Data
A100	Site Survey
A101	Site Plan
A201	Basement Plan
A202	Ground Floor Plan
A203	Level 2 Floor Plan
A204	Level 2A Floor Plan
A205	Level 3 Floor Plan
A206	Level 4-5 Floor Plan
A207	Level 6 Floor Plan
A208	Level 7 Floor Plan
A301	Proposed Sections
A401	Existing Elevations
A402	Proposed North Elevations
A403	Proposed South Elevations
A404	Proposed East Elevations
A405	Proposed West Elevations
A501	Site Context
A502	Site Context
A503	Perspective Studies
A504	Perspective Studies
A505	Perspective Studies
A506	Bicycle Parking

Rev	Date	Description
1	29 AUG 17	Issued for 1721.2 A200 Plans
2	29 AUG 17	Issued for 1721.2 A200 Plans
3	29 AUG 17	Issued for 1721.2 A200 Plans
4	29 AUG 17	Issued for 1721.2 A200 Plans
5	29 AUG 17	Issued for 1721.2 A200 Plans
6	29 AUG 17	Issued for 1721.2 A200 Plans
7	29 AUG 17	Issued for 1721.2 A200 Plans
8	29 AUG 17	Issued for 1721.2 A200 Plans
9	29 AUG 17	Issued for 1721.2 A200 Plans
10	29 AUG 17	Issued for 1721.2 A200 Plans

NOTE: All dimensions are shown in millimeters.



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Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

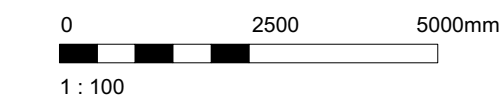
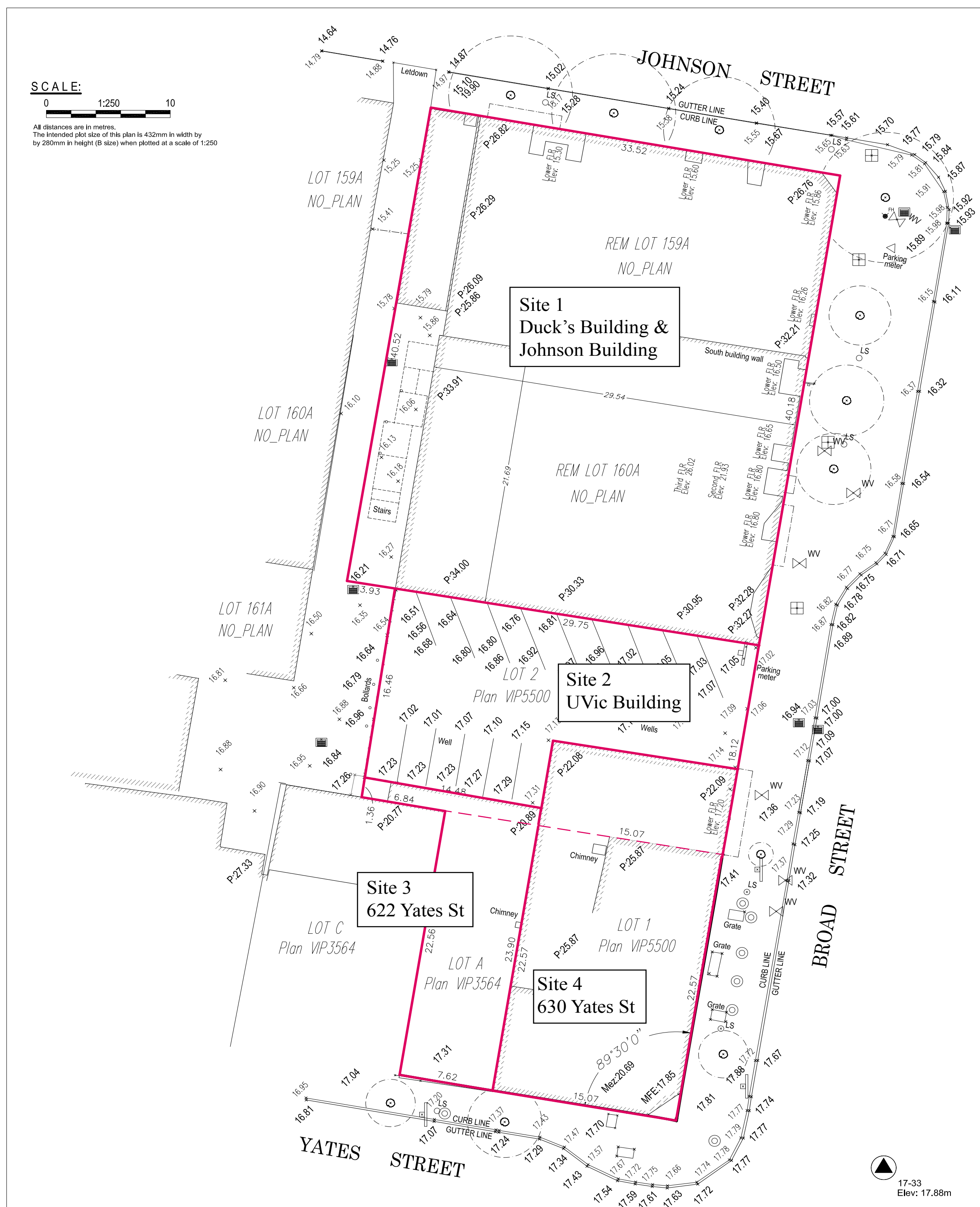
Project Data

Project Name: Broad Street Redevelopment
Project No: A001
Revision No: -

LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, AND REM. LOT 160A
ABD REM. LOT 160A. VICTORIA DISTRICT

	Site 1	Site 2	Site 1 + Site 2	Site 3	Site 4
	Duck's & Johnson Building	UVic Building	Duck's & Johnson + UVic	Dress Shop	Legacy Art Gallery
Civic Address	1314 Broad + 1312 Broad	1312 Broad + Strip of 622 Yates		Remainder of 622 Yates	Remainder of 630 Yates
Legal Address	Rem Lot 159A + Rem Lot 160A	Lot 2 Plan VIP5500 + Strip of Lot A Plan VIP3564		Remainder of Lot A Plan VIP3564	Remainder of Lot 1 Plan VIP5500
Final Site Area (sm)	1,355.65	532.14	1,887.79	171.91	340.12
Final Gross Floor Area (sm)	6,042.00	3,165.00	9,207.00	171.91	340.12
Final FAR	4.5	5.9		1.0	1.0
Duck's Building Current Floor Area	2,346				
Duck's Building Retained Floor Area	2,346				
Total Floor Area (@ ground)	1179.48	518.01	1697.49	171.95	340.12
Commercial Floor Area	714	282	996	assumed 171.95	assumed 340.12
Building Area Over City Property		4			
Site Coverage	87%	97%		100%	100%
Open Site Space	13%	3%		0%	0%
Height of Building	21.57	21.57		5.09	7.93
Number of Storeys	7	7		1	1
Parking Stalls on Site	0	0		0	0
Bicycle Parking (Class 1 & Class 2)	108	60	168	0	0
Building Setbacks					
Front Yard	0 M	0 M		0 M	0 M
Rear Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Combined Side Yard	0 M	0 M		0 M	0 M
Residential Use Details					
Total Number of Units	108	59	167	N/a	N/a
Unit Type	Bachelor / One and Two Bedroom	Bachelor / One Bedroom		N/a	N/a
Ground-Orientated Units	0	0		N/a	N/a
Min Unit Floor Area	28	24		N/a	N/a
Total Residential Floor Area	5,193	2,723	7,916	N/a	N/a

Note: Unit count does not include **one** Storage / Guest unit on Level 2

[illegible]

NOTE: All dimensions are shown in millimeters

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 Nanaimo BC V9T 2K8
 T 1-250-885-9810

Broad Street Redevelopment
 1312-1324 Broad Street
 Victoria BC

Project Data

drawing title

PROJECTED DATE

COMPILED BY

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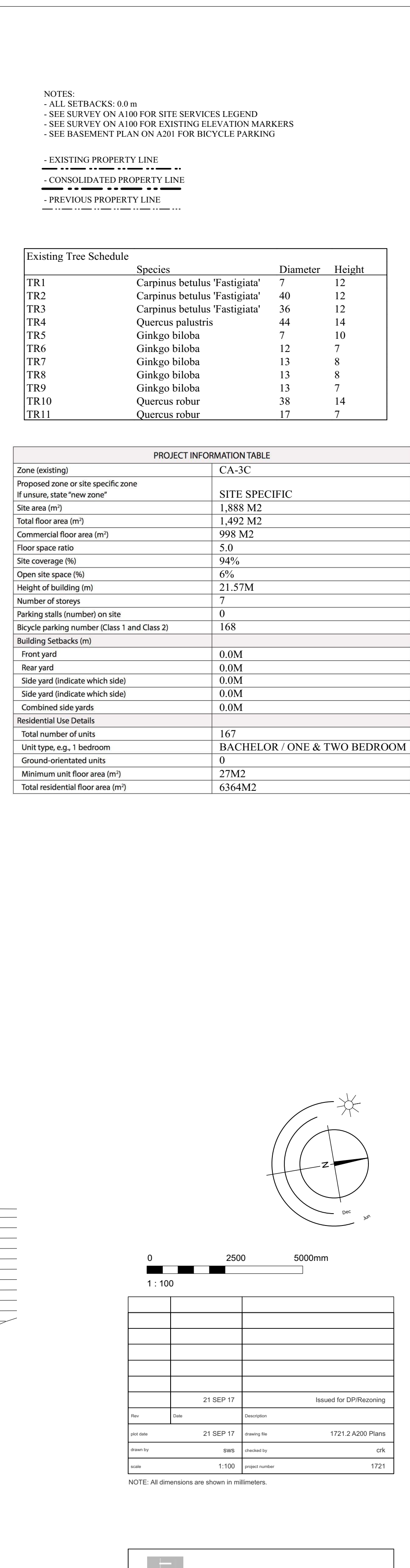
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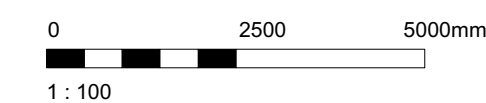
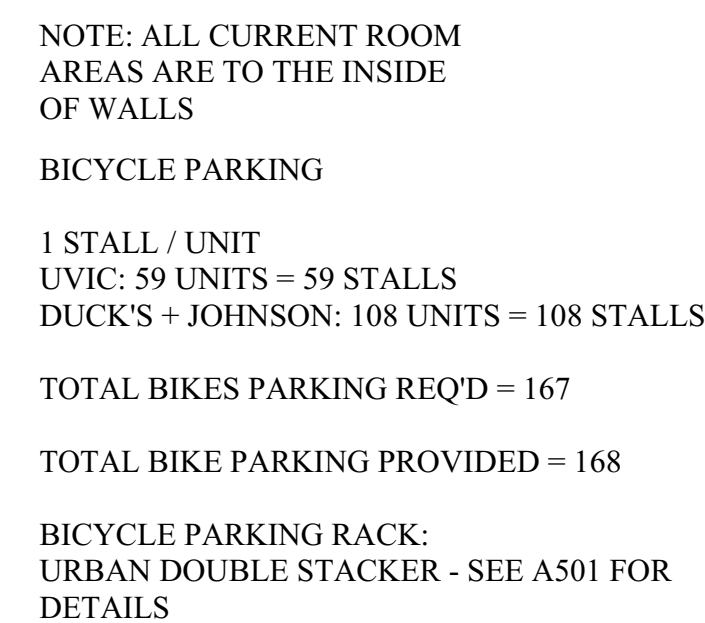
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DATE

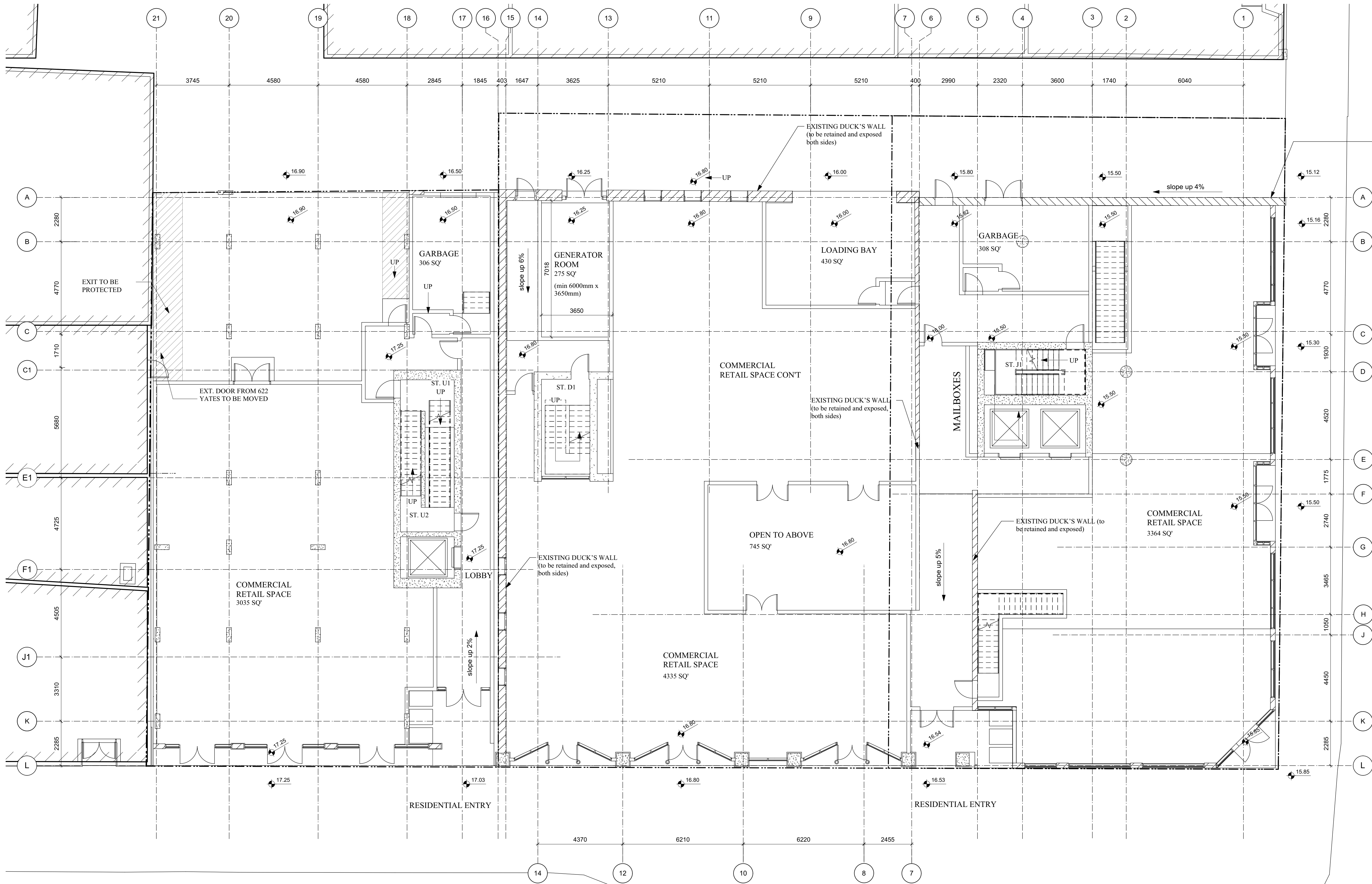
A002

-





NOTE: All dimensions are shown in millimeters.



NOTE: ALL CURRENT ROOM AREAS ARE TO THE INSIDE OF WALLS

EXISTING STONE WALL (to be retained and exposed both sides)

EXISTING DUCK'S WALL (to be retained and exposed both sides)

LOADING BAY 430 SQ'

GARBAGE 308 SQ'

GENERATOR ROOM 275 SQ' (min 6000mm x 3650mm)

COMMERCIAL RETAIL SPACE CON'T

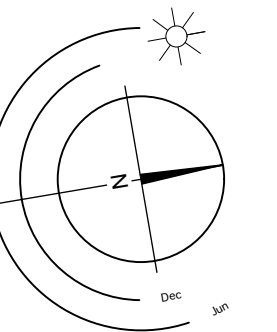
OPEN TO ABOVE 745 SQ'

COMMERCIAL RETAIL SPACE 3364 SQ'

COMMERCIAL RETAIL SPACE 3035 SQ'

RESIDENTIAL ENTRY

RESIDENTIAL ENTRY



0 2500 5000mm
1:100

Rev	Date	Description
1	21 SEP 17	Issued for DPR/Recording
2	21 SEP 17	Revised for 1721.2 A200 Plans
3	21 SEP 17	Revised for 1721.2 A200 Plans
4	21 SEP 17	Revised for 1721.2 A200 Plans
5	21 SEP 17	Revised for 1721.2 A200 Plans
6	21 SEP 17	Revised for 1721.2 A200 Plans
7	21 SEP 17	Revised for 1721.2 A200 Plans
8	21 SEP 17	Revised for 1721.2 A200 Plans
9	21 SEP 17	Revised for 1721.2 A200 Plans
10	21 SEP 17	Revised for 1721.2 A200 Plans
11	21 SEP 17	Revised for 1721.2 A200 Plans
12	21 SEP 17	Revised for 1721.2 A200 Plans
13	21 SEP 17	Revised for 1721.2 A200 Plans
14	21 SEP 17	Revised for 1721.2 A200 Plans
15	21 SEP 17	Revised for 1721.2 A200 Plans
16	21 SEP 17	Revised for 1721.2 A200 Plans
17	21 SEP 17	Revised for 1721.2 A200 Plans
18	21 SEP 17	Revised for 1721.2 A200 Plans
19	21 SEP 17	Revised for 1721.2 A200 Plans
20	21 SEP 17	Revised for 1721.2 A200 Plans
21	21 SEP 17	Revised for 1721.2 A200 Plans

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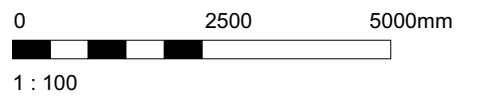
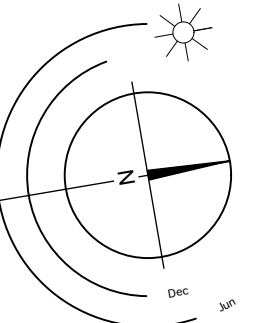
NANAIMO OFFICE
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project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing no.
Ground Floor Plan

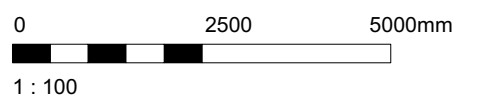
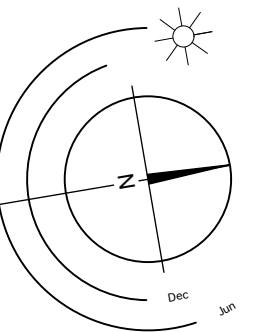
sheet no.
A202

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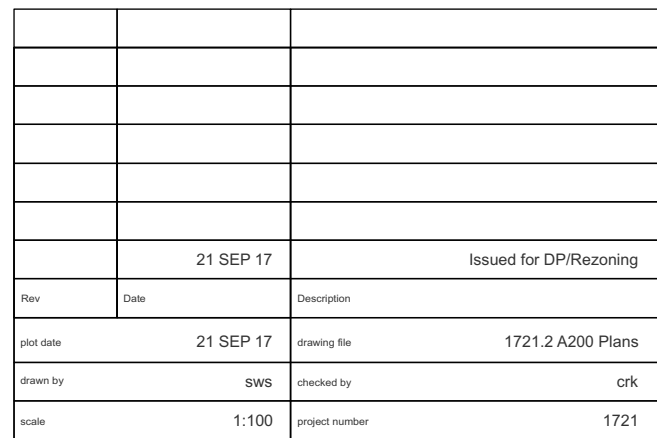
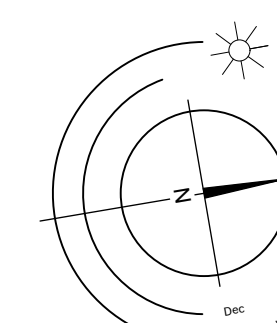
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Draw	Date	Description	
print date	21 SEP 17	drawing file	17121.2 A200 Plans
drawn by	SWG	checked by	CRK
scale	1:100	project number	17121

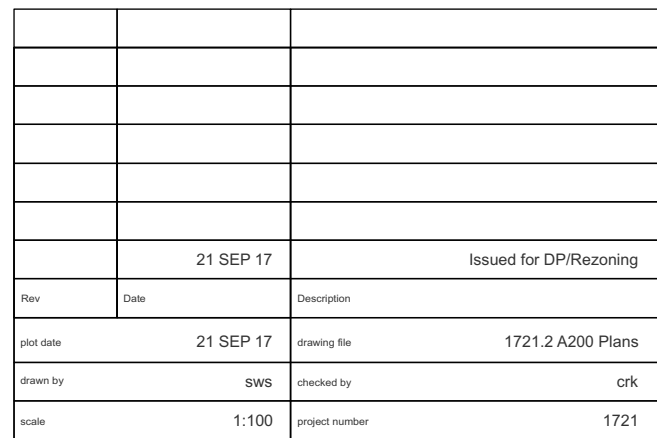
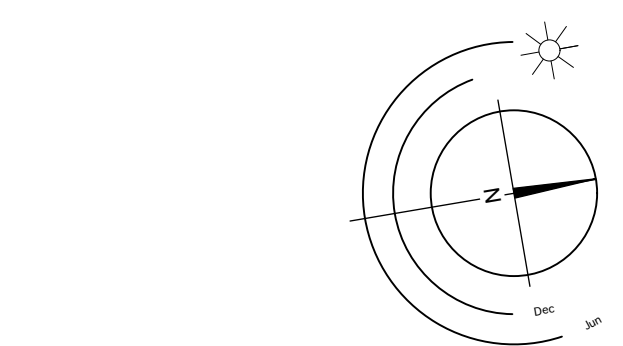
NOTE: All dimensions are shown in millimeters.



NOTE: All dimensions are shown in millimeters.

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T 1-250-885-9810

project name

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing title

Level 4-5 Floor Plan

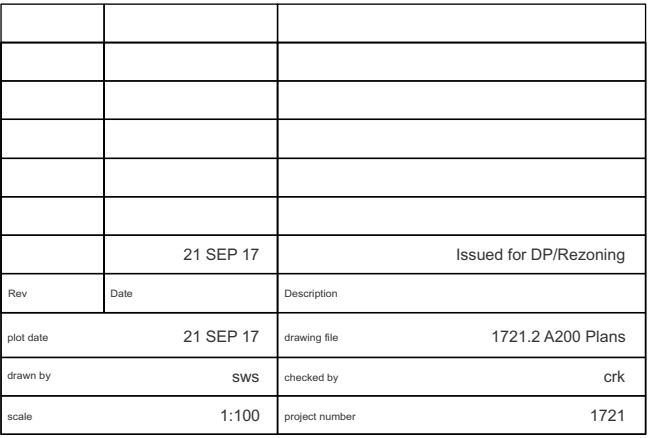
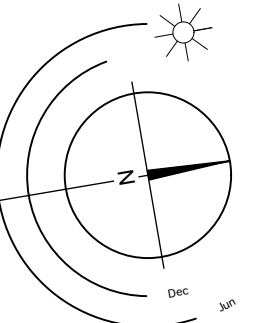
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A206

revision no.

-



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PROJECT DATA

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing 101

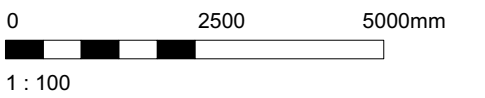
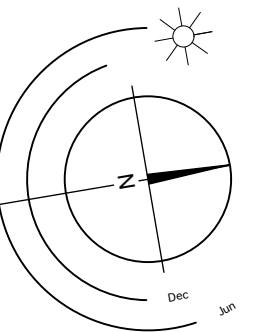
Level 6 Floor Plan

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drawing 101

A207

—



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Rev.	Date	Description
grid date	21 SEP 17	drawing file 1721.2 A200 Plans
drawn by	SWS	checked by crk
scale	1:100	project number 1721

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project name

Broad Street Redevelopment
 1312-1324 Broad Street
 Victoria BC

working files

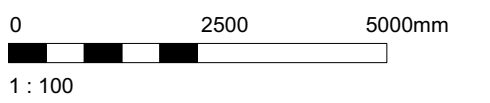
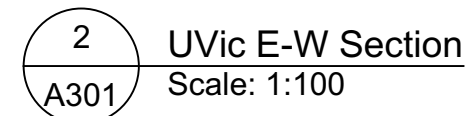
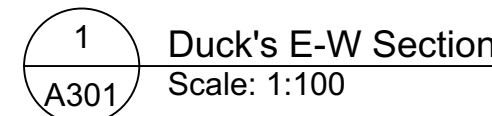
Level 7 Floor Plan

CONTRACTOR: TREVOR THOMAS
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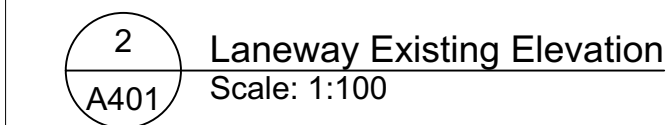
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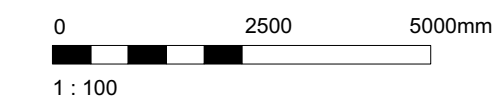
revision 01



	21 SEP 17	Issued for DPR/Re zoning
File #	Date	Description
year code	21 SEP 17	drawing file 1721.2.A200 Plans
drawn by	BWS	checked by cjk
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.



[illegible]

NOTE: All dimensions are shown in millimeters

1	PREFINISHED METAL ROOF AND PARAPET	8	JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME
2	BRICK MASONRY VENEER CLADDING	9	STEEL DOOR
3	PREFINISHED METAL WINDOW	10	SECTIONAL OVERHEAD DOOR
4	PREFINISHED METAL CLADDING	11	EXISTING WINDOW TO REMAIN (E)
5	PRECAST CONCRETE	12	WINDOW INFILL
6	TERRA COTTA TILE VENEER CLADDING		
7	STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM		

1 North Elevation
A402 Scale: 1:100

diKa

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project title

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing title

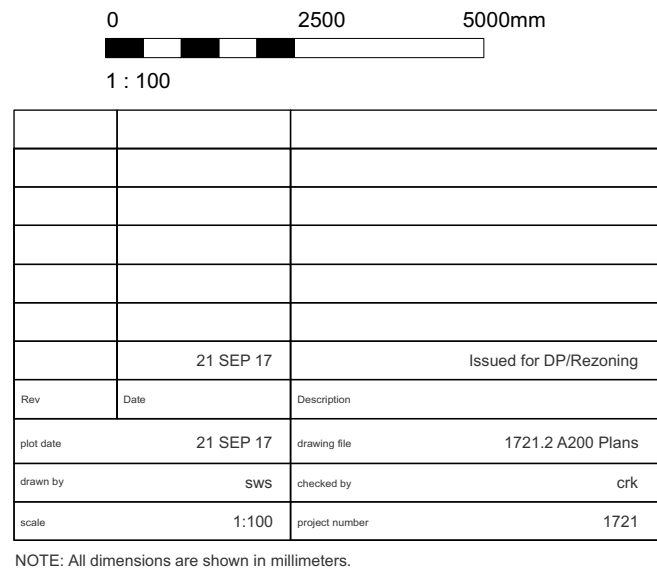
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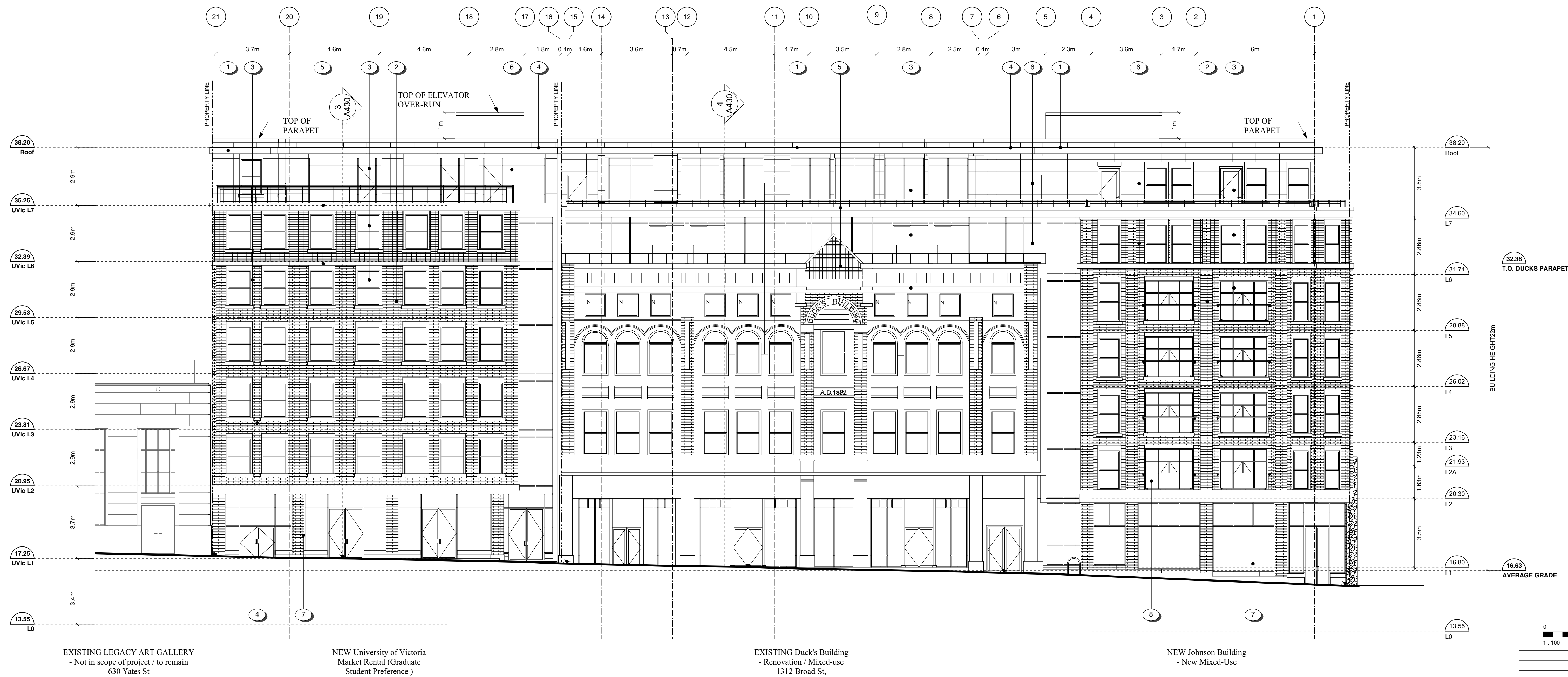
drawing no.

material no.

A402

-





1
A404
East Elevation
Scale: 1:100

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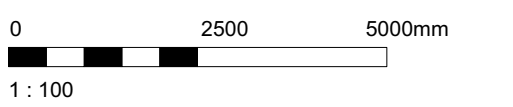
project name
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Building Elevation East

drawing no.
A404

revision no.
-

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Rev	Date	Description
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drawn by	BWS	checked by crk
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.

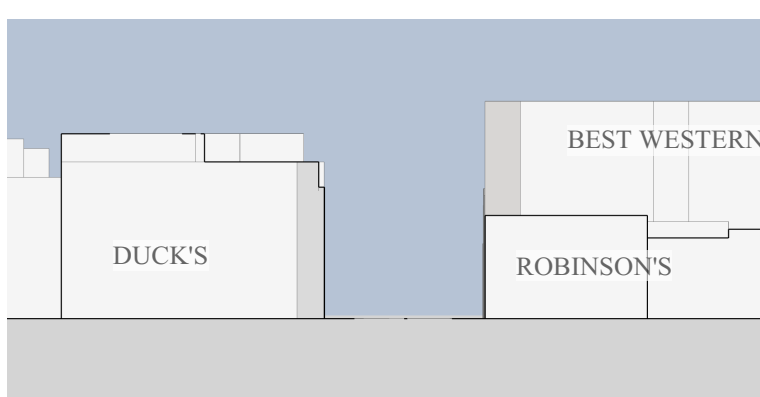


BEST WESTERN
636 JOHNSON STREET

2 Johnson Street Context Facing North
A502 Scale: 1:200

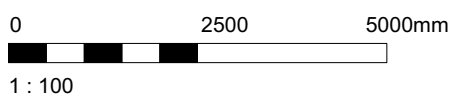


EQUINOX 2 P.M.



DUCK'S SCHEMATIC SECTION -
BROAD STREET

5 Broad Street Sections
A502 Scale: 1:200



	21 SEP 17	Issued for DPR/Reozining	
Flow	Date	Description	
grid date	21 SEP 17	drawing file	1721.2.A200 Plans
drawn by	BWS	checked by	crk
scale	1:100	project number	1721

NOTE: All dimensions are shown in millimeters.

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project name

Broad Street Redevelopment
 1321-1324 Broad Street
 Victoria BC

drawing title

Site Context

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PROJECT NO.

A501

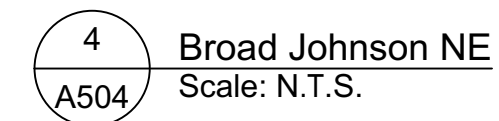
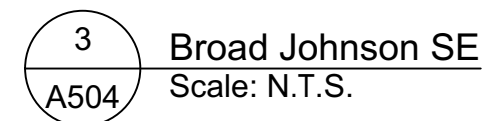
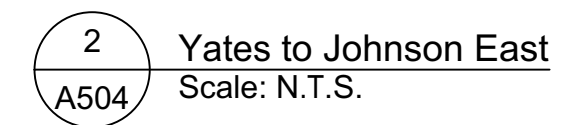
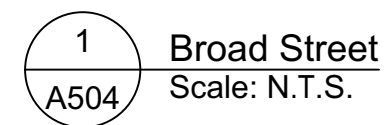
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	03 OCT 2017	
Rev.	Date	Description
pmt date	03 OCT 17	drawing file 1721.2 A200 P
distant lg	SWS	checkboxack lg
scales	NTS	project number

NOTE: All dimensions are shown in millimeter.



NOTE: All dimensions are shown in millimeters.

de Hoog & Kierulf architects

Broad Street Redevelopment

1312-1324 Broad Street
Victoria BC

Architects

de Hoog & Kierulf

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NANAIMO OFFICE

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project title

Planning Site

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Project No.

A504

Revision No.

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Rev:	Date	Description
print date	03 OCT 17	drawing file 1721.2 A200 P
eDraw by	SWS	checked by
scale	NTS	project number

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PROJECT NAME

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

ISSUING OFFICE

Perspective Studies

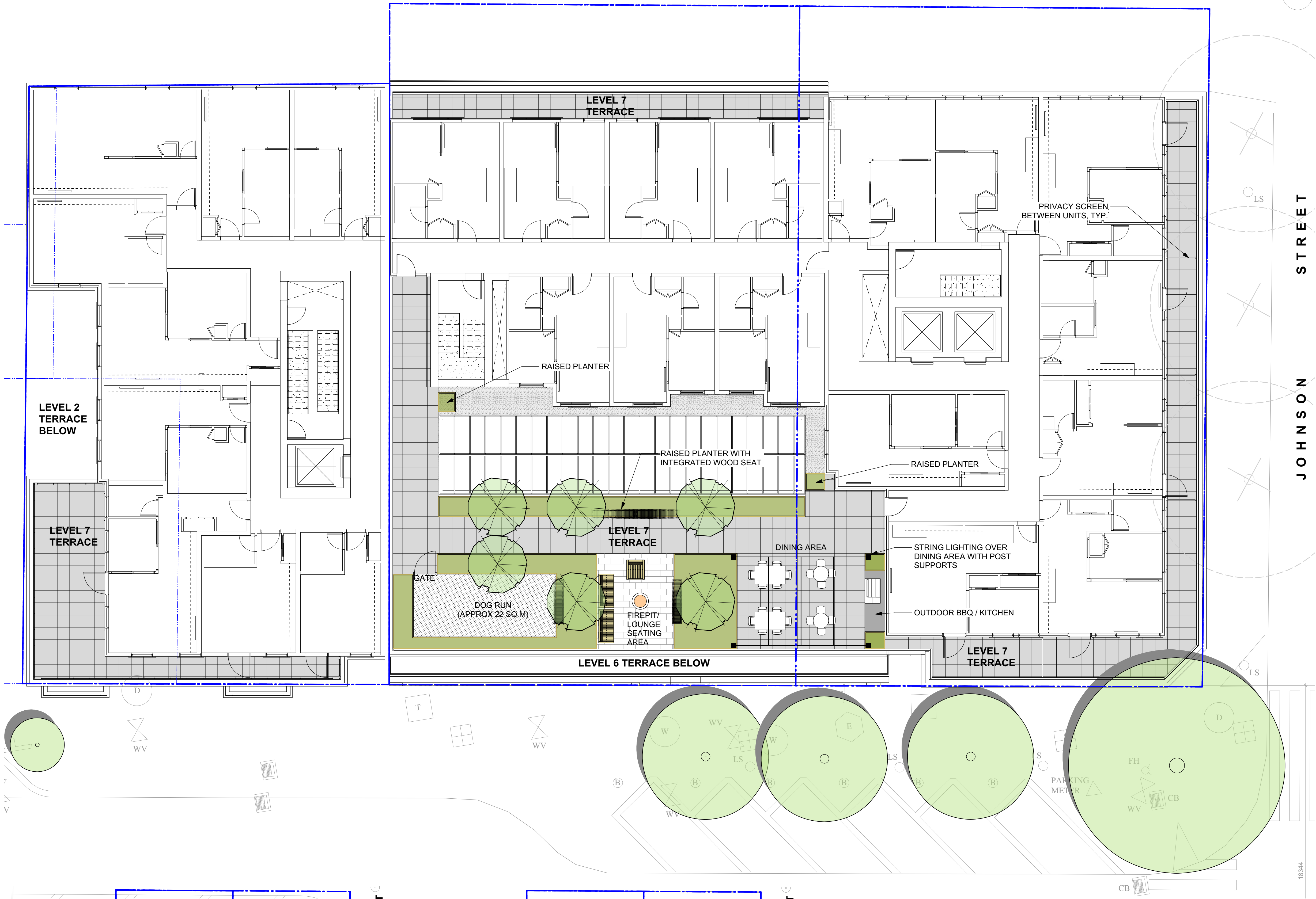
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A503

ISSUING FOR

CONCEPTUAL DESIGN: THESE DRAWINGS AND ALL AT ALL TIMES REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS. NO PARTS OF THESE DRAWINGS ARE TO BE USED FOR THE PROJECT UNLESS AND MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION.

2 Bicycle Parking Detail 2
A506 Scale: 1:200



LEGEND

Property line

LANDSCAPE MATERIALS

Level 2, 6 and 7 - Hydrapressed slab paving on pedestal

Level 7 - Specialty unit paving on pedestal

Raised Planter
400 mm depth growing medium
Type 1P, refer to Canadian Landscape Standard

Gravel Surfacing

Existing Tree to be Retained

Existing Tree to be Removed

1 Level 2 Landscape Plan
Scale: 1:350

2 Level 7 Landscape Plan
Scale: 1:350

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.

2. All plan dimensions in metres and all detail dimensions in millimetres.

3. Plant quantities on Plans shall take precedence over plant list quantities.

4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.

5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.

6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.

7. Landscape installation to carry a 1 year warranty from date of acceptance.

8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.

9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

Murdoch
de Greeff INC
Landscape Planning & Design

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Phone: 250 412-2991
Fax: 250 412-2992

client

CHARD DEVELOPMENT

project

BROAD ST. REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

sheet title

Landscape Materials
Plan - Terrace Levels

project no.

117.33

scale

1:100 @ 24"x36"

drawn by

ML

checked by

SM/PdG

revision no.

sheet no.

1

L1.02