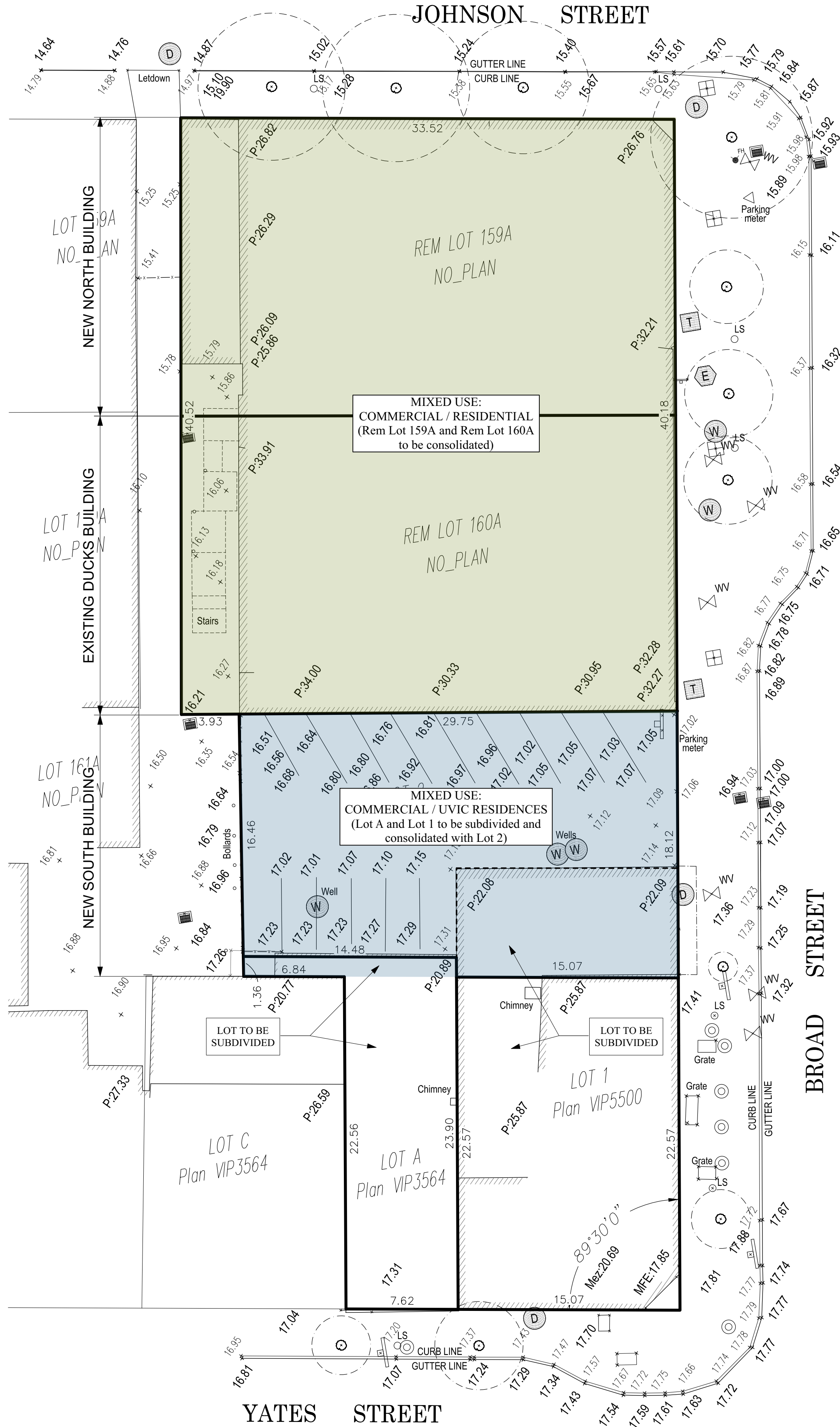
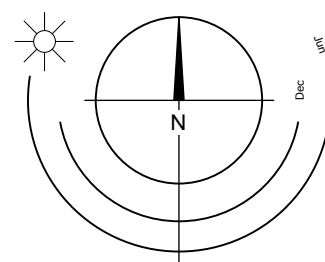




1 Context Plan
A001 Scale: 1:500

2 Site Context Plan
A001 Scale: 1:200



Revisions

Received Date:
February 27, 2018

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 ABD REM. LOT 160A.
VICTORIA DISTRICT

REGISTERED OWNER

University of Victoria
3800 Finnerty Rd
P.O. Box 3040 STN. SCC
Victoria, BC
V8W 3N7

DEVELOPER

CHARD DEVELOPMENT LTD Chris Mooi
#500, 509 RICHARDS STREET tel: 604.558-7849
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V9A 6X5 lplett@rjc.ca

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Victoria, BC fax: 250.
V8W 1M8 jsingh@appliedengineering.ca

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V8T 5A4 jsingh@appliedengineering.ca

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V8Z 1G1 scott@mdidesign.ca

CIVIL CONSULTANT

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V8Z 4B7

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V8Z 1S3 isabelle@ryzuk.com

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V8T 4M1 kennet@explorersurvey.com

ENVELOPE

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V9A 6X5 kpickwick@rjc.ca

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: MIXED-USE
MAIN FLOOR: RETAIL
UPPER FLOORS: RESIDENTIAL, CONDOMINIUMS, TRANSIENT
ACCOMMODATION,
MARKET RENTAL

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: 4.8 : 1 FSR

SITE COVERAGE: 94%

OPEN SITE SPACE: 7%

GRADE OF BUILDING: 16.63 m (GEODETIC)
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
A507	Stone Wall

Rev	Date	Description
1	29 AUG 17	1721.2 A200 Plans
2	29 AUG 17	1721.2 A200 Plans
3	29 AUG 17	1721.2 A200 Plans
4	29 AUG 17	1721.2 A200 Plans
5	29 AUG 17	1721.2 A200 Plans
6	29 AUG 17	1721.2 A200 Plans
7	29 AUG 17	1721.2 A200 Plans
8	29 AUG 17	1721.2 A200 Plans
9	29 AUG 17	1721.2 A200 Plans
10	29 AUG 17	1721.2 A200 Plans
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99	29 AUG 17	1721.2 A200 Plans
100	29 AUG 17	1721.2 A200 Plans

NOTE: All dimensions are shown in millimeters.



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977 Fort Street
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T 1-250-608-3367

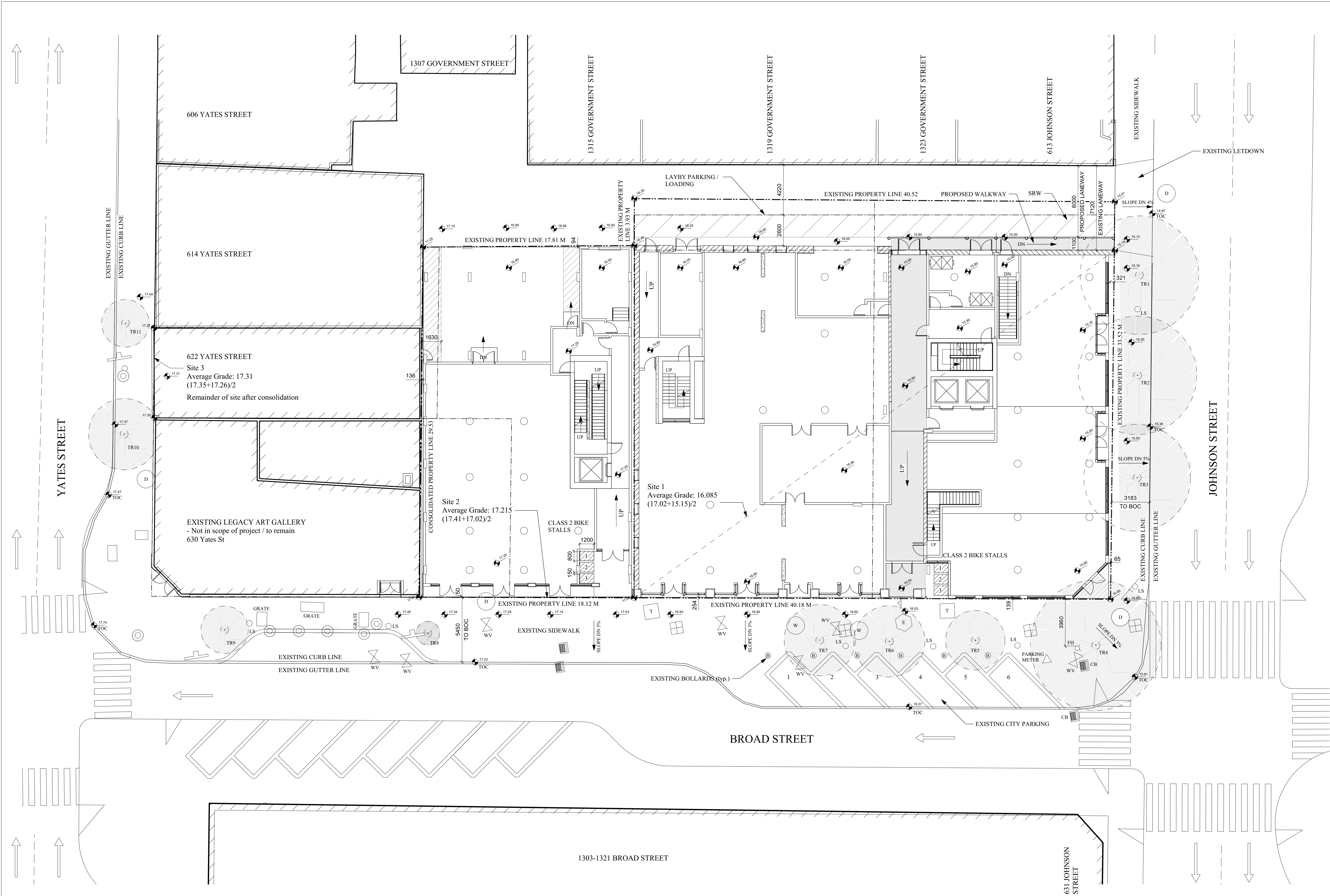
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

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

Project Data

drawing no.
A001

revision no.
-



NOTES:

- ALL SETBACKS: 0.0 m
- SEE SURVEY ON A100 FOR SITE SERVICES LEGEND
- SEE SURVEY ON A100 FOR EXISTING ELEVATION MARKERS
- SEE BASEMENT PLAN ON A201 FOR BICYCLE PARKING

LEGEND:

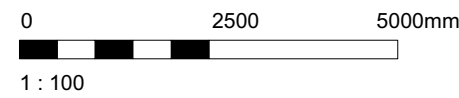
- EXISTING PROPERTY LINE
- CONSOLIDATED PROPERTY LINE
- PREVIOUS PROPERTY LINE

Existing Tree Schedule

	Species	Diameter	Height
TR1	Carpinus betulus 'Fastigiata'	7	12
TR2	Carpinus betulus 'Fastigiata'	40	12
TR3	Carpinus betulus 'Fastigiata'	36	12
TR4	Quercus palustris	44	14
TR5	Ginkgo biloba	7	10
TR6	Ginkgo biloba	12	7
TR7	Ginkgo biloba	13	8
TR8	Ginkgo biloba	13	8
TR9	Ginkgo biloba	13	7
TR10	Quercus robur	38	14
TR11	Quercus robur	17	7



- EXISTING STONE WALL
(to be retained and exposed
both sides) SEE A507



	21 SEP 17	Issued for DPRezoning
Rev.	Date	Description
plot date	21 SEP 17	Issuing file 1721.2.A200 Plans
designed by	SWS	checked by cjk
scales	1:100	project number 1721

NOTE: All dimensions are shown in millimeter

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NANAIMO OFFICE
1022-1150 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-589-5810

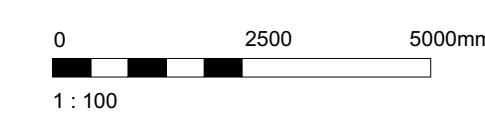
PROJECT NAME
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

BRANDING
Existing Elevations East-West

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DRAWING NO.
A401

DATE
-

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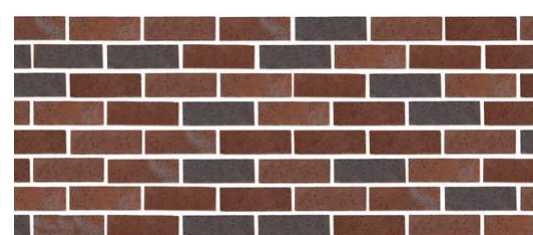
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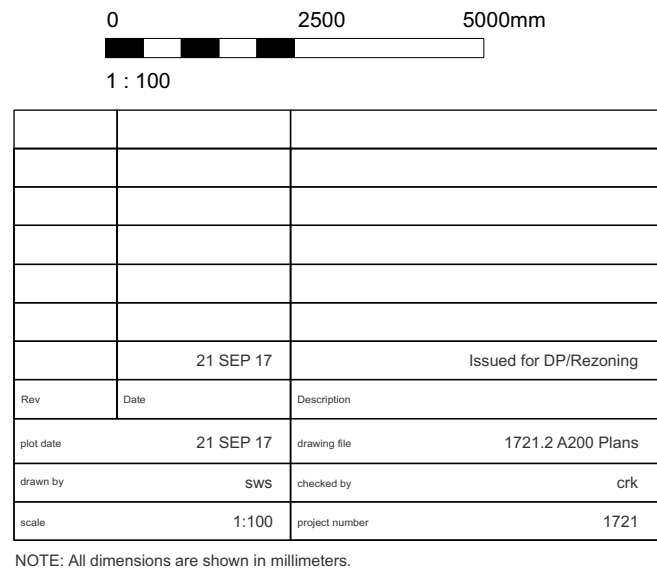
1 TERRA COTTA TILE VENEER
CLADDING - LIMESTONE SMOOTH

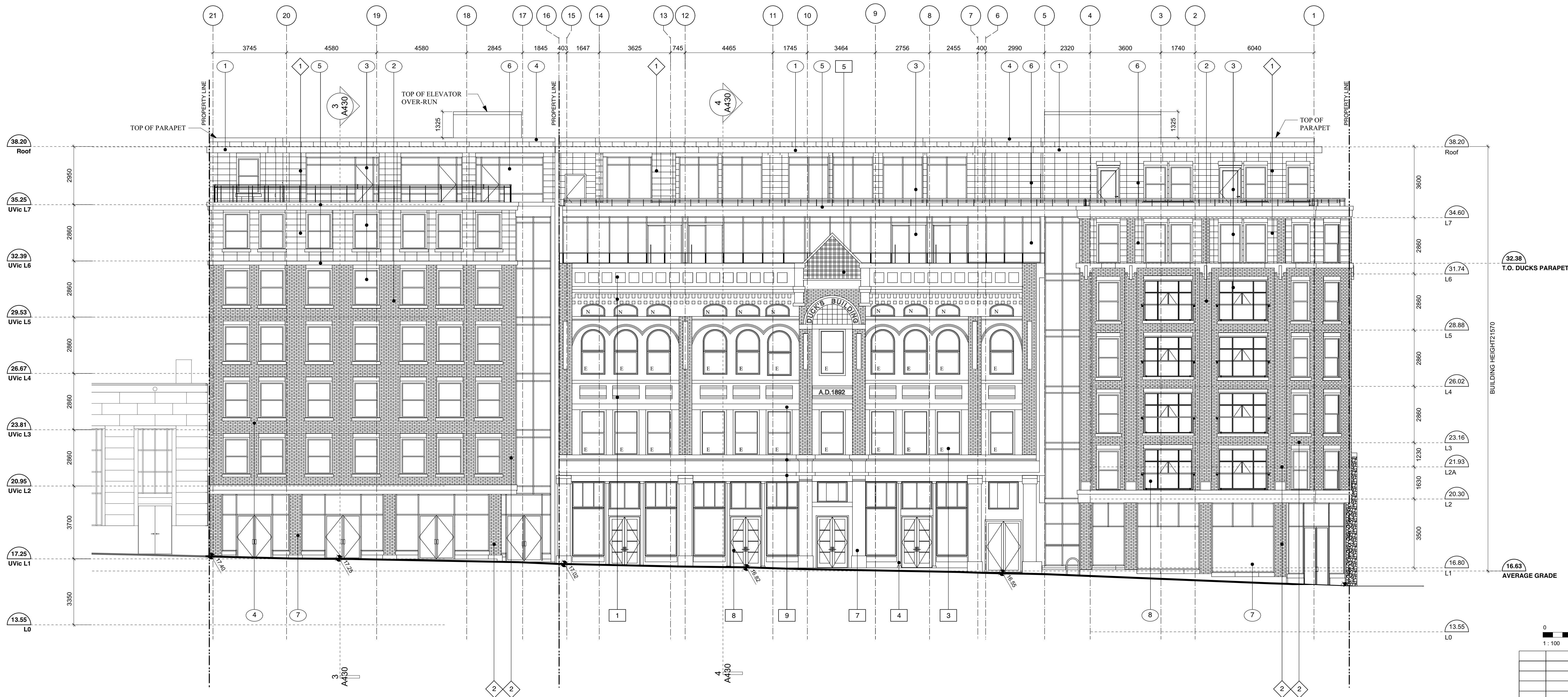


- 1 PREFINISHED METAL ROOF AND PARAPET
- 2 BRICK MASONRY VENEER CLADDING - FOREST BLEND
- 3 PREFINISHED METAL WINDOW
- 4 PREFINISHED METAL CLADDING
- 5 PRECAST CONCRETE
- 6 TERRA COTTA TILE VENEER CLADDING - LIMESTONE
- 7 STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM

- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL
- 13 WOOD FRAMED DOUBLE GLAZED DOOR







EXISTING LEGACY ART GALLERY
- Not in scope of project / to remain
630 Yates St

NEW University of Victoria
Market Rental (Graduate
Student Preference)

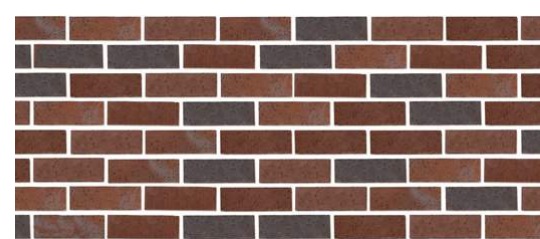
EXISTING Duck's Building
- Renovation / Mixed-use
1312 Broad St

NEW Johnson Building
- New Mixed-Use

BRICK AND TILE COLOUR

1 TERRA COTTA TILE VENEER
CLADDING - LIMESTONE SMOOTH

2 BRICK MASONRY VENEER
CLADDING - FOREST BLEND
MISSION



CONSERVATION STRATEGY

1 BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)

2 EXTERIOR BRICK WALLS TO BE PRESERVED (typ.)

3 EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLE-HUNG WOOD SASHES WHERE NEEDED

4 IRON COLUMNS TO BE RETAINED (typ.)

5 ORIGINAL CORBELLED CORNICE DETAILING WITH BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (typ.)

6 PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)

7 RUSTICATED MASONRY PIERS TO BE PRESERVED (typ.)

8 NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (typ.)

9 STONE LINTALS TO BE PRESERVED (typ.)

E = EXISTING OPENING
REFERBISHED WINDOW

EM = EXISTING OPEING
MODIFIED WINDOW / DOOR

N = NEW WINDOW

MATERIALS SCHEDULE

1 PREFINISHED METAL ROOF AND PARAPET

2 BRICK MASONRY VENEER CLADDING - FOREST BLEND

3 PREFINISHED METAL WINDOW

4 PREFINISHED METAL CLADDING

5 PRECAST CONCRETE

6 TERRA COTTA TILE VENEER
CLADDING - LIMESTONE

7 STOREFRONT WINDOW SYSTEM - CLEAR
ANODIZED ALUMINUM

8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD
W/ ALUMINUM FRAME

9 STEEL DOOR

10 SECTIONAL OVERHEAD DOOR

11 EXISTING WINDOW TO REMAIN (E)

12 WINDOW INFILL

13 WOOD FRAMED DOUBLE GLAZED
DOOR

Rev	Date	Description
21	SEP 17	Issued for DPR/Recording
20	SEP 17	Issued for DPR/Recording
19	SEP 17	Issued for DPR/Recording
18	SEP 17	Issued for DPR/Recording
17	SEP 17	Issued for DPR/Recording
16	SEP 17	Issued for DPR/Recording
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3	SEP 17	Issued for DPR/Recording
2	SEP 17	Issued for DPR/Recording
1	SEP 17	Issued for DPR/Recording

NOTE: All dimensions are shown in millimeters.

de Hoog & Kierulf architects

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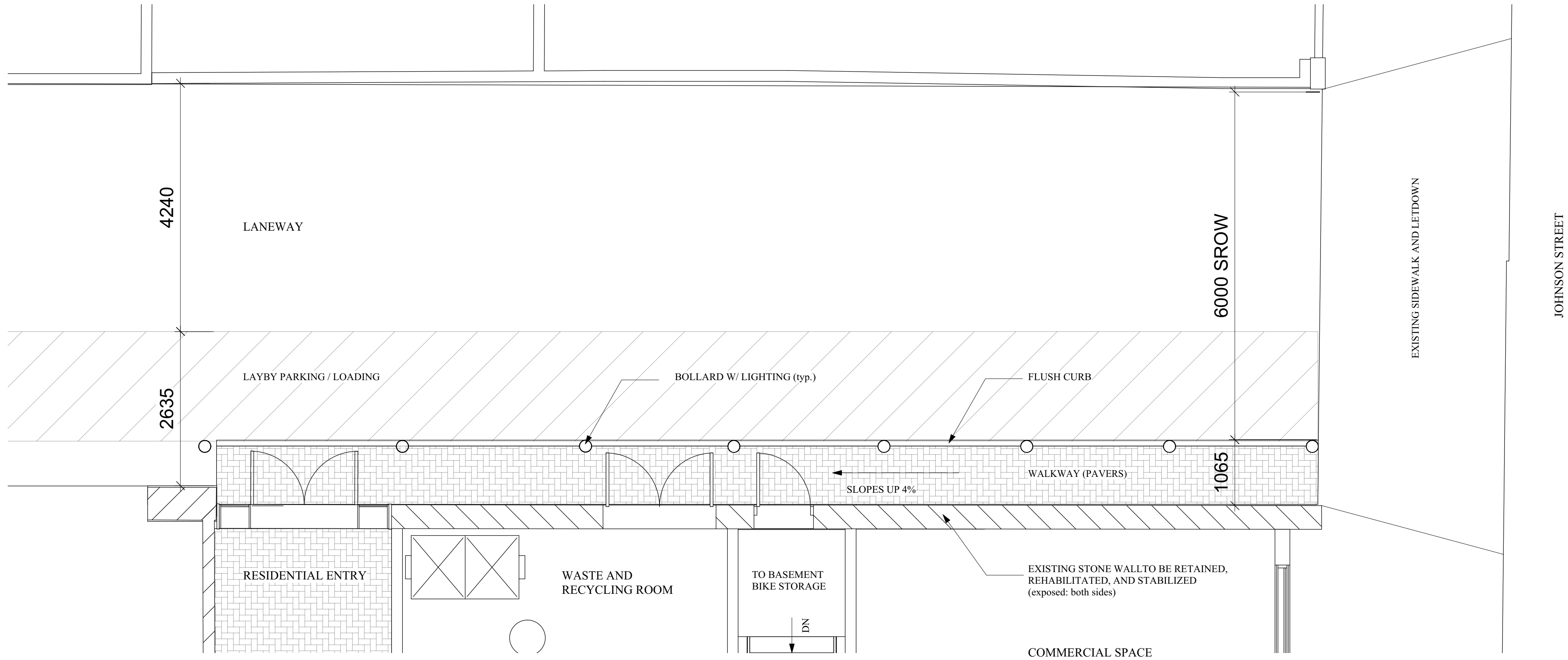
NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 2K6
T 1-250-585-5810

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

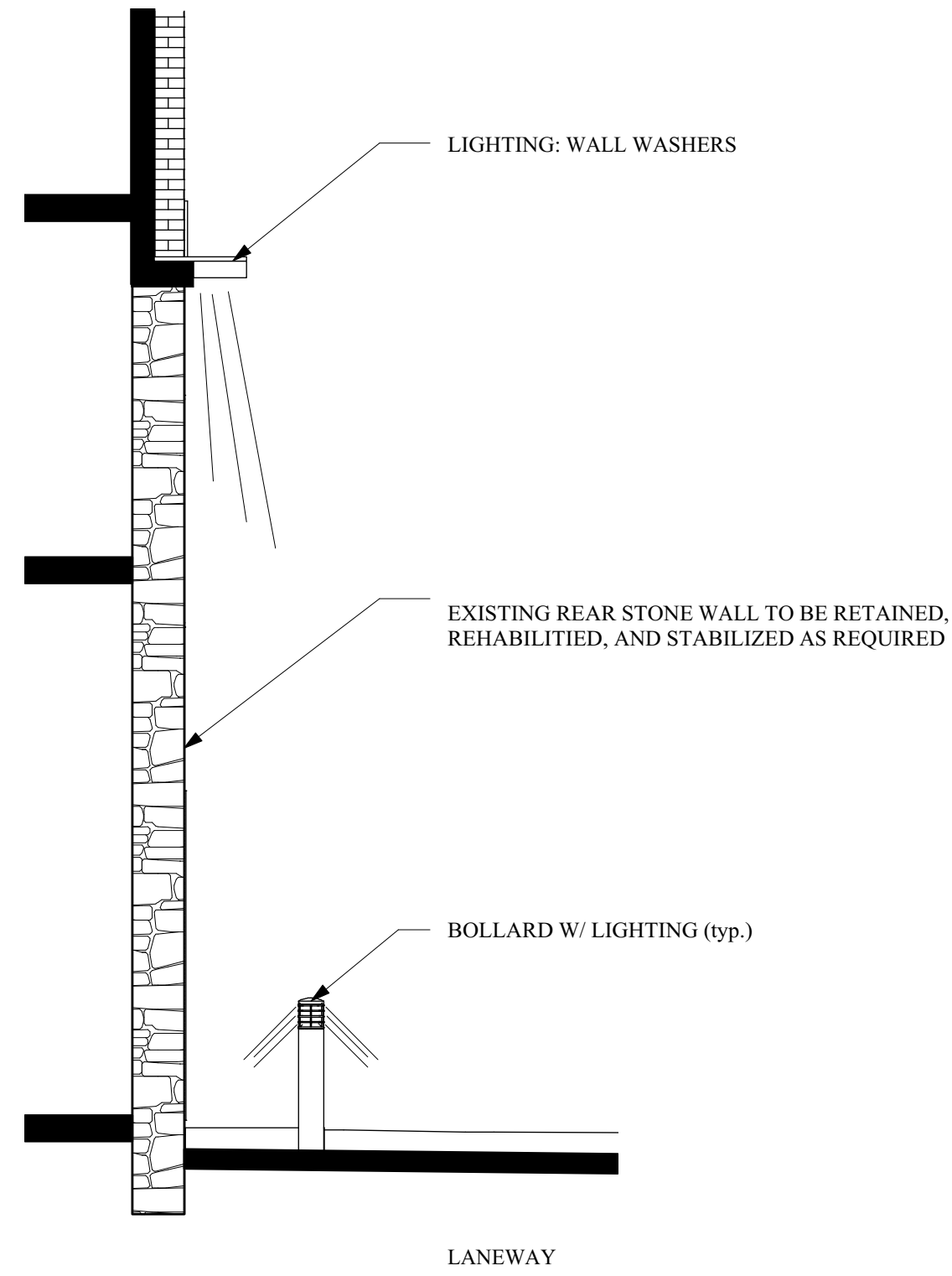
drawing no.
A404

revision no.
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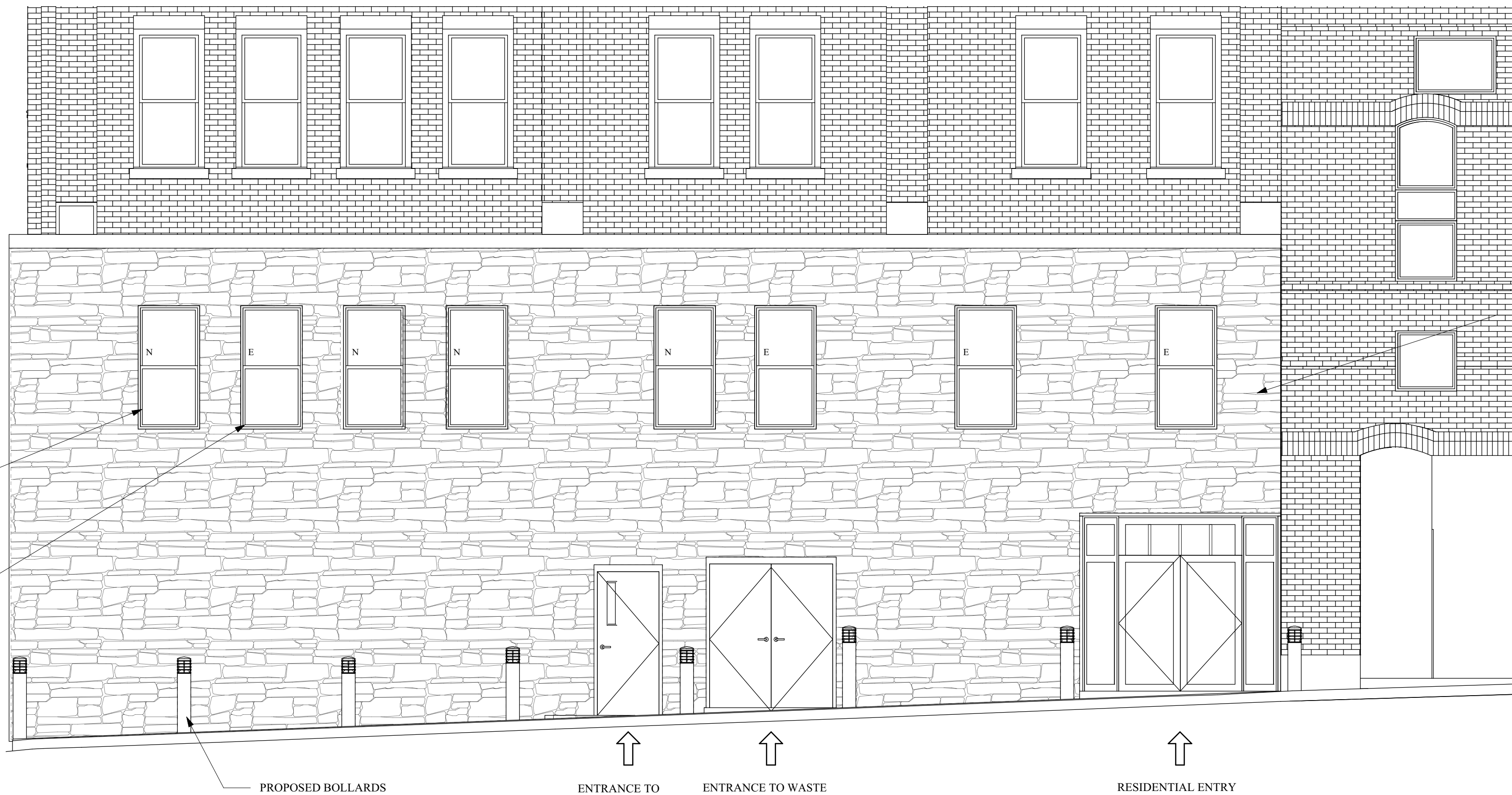




1 Stone Wall Plan
Scale: 1:200



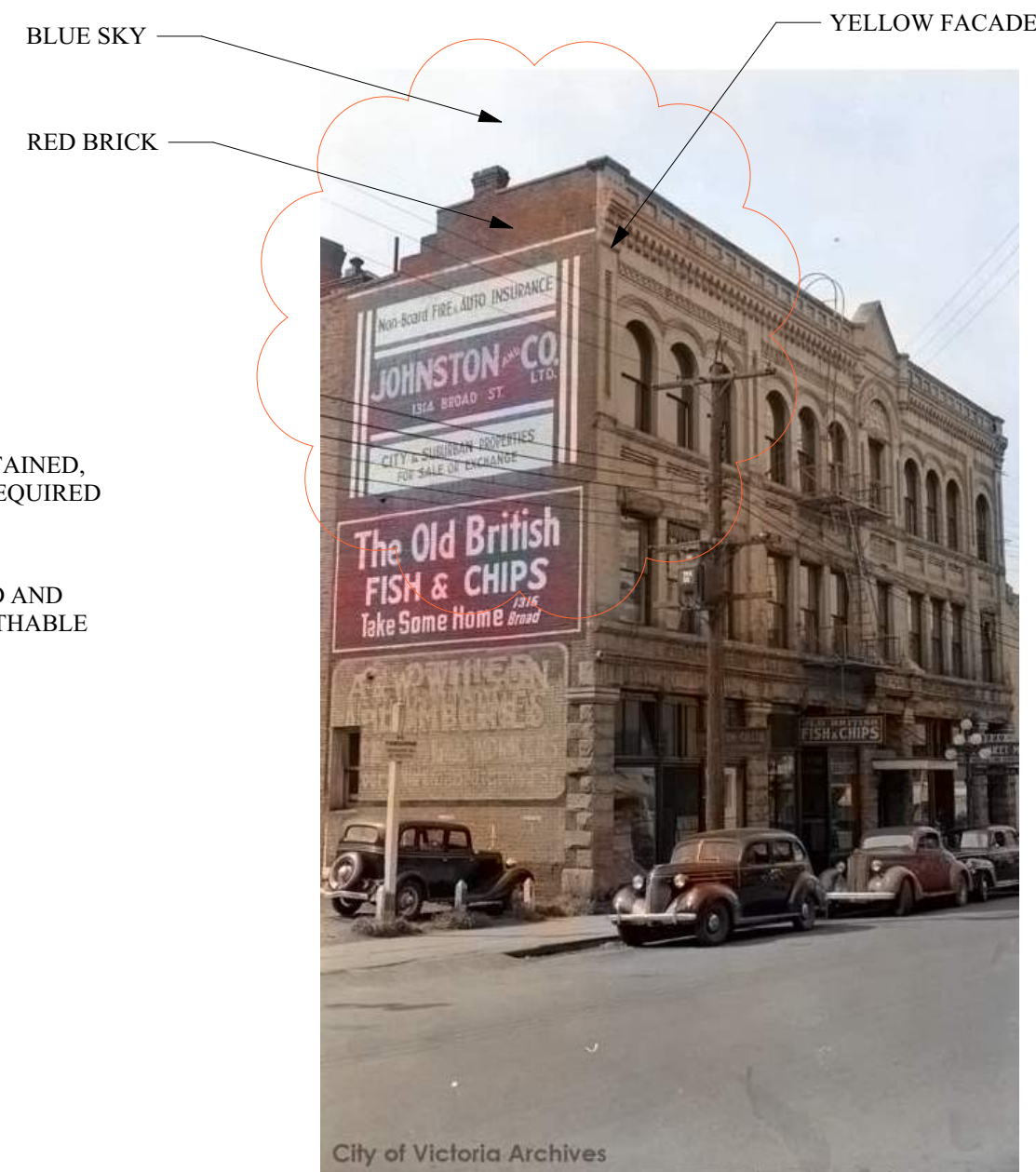
3 Stone Wall - Section
Scale: 1:200



2 Stone Wall - Elevation
Scale: 1:200

EXISTING REAR STONE WALL TO BE RETAINED,
REHABILITATED, AND STABILIZED AS REQUIRED

SANDSTONE SURFACES TO BE REPAIRED AND
RE-COATED AS NECESSARY WITH BREATHABLE
KEIM MINERAL PAINT



ORIGINAL BLACK & WHITE ARCHIVAL PHOTOGRAPH
- COLOURIZED WITH PARTIAL RESULTS
- EAST FACADE IS WASHED OUT WITH YELLOW

4 Colourized Archival Photograph
NTS

0 2500 5000mm
1 : 100

Rev	Date	Description
21 SEP 17		Issued for CIP/Reopening

Print Date	Drawn By	Checked By	Project Number
21 SEP 17	BWS	CPK	1721.2 A200 Plans

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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

project title

Stone Wall

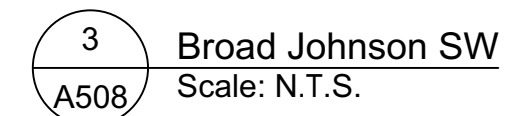
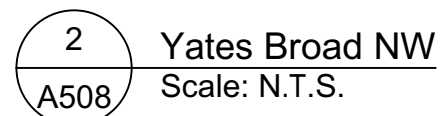
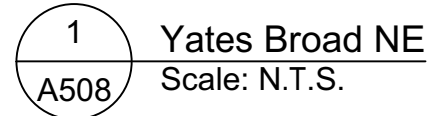
project no.

A507

revision no.

-

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