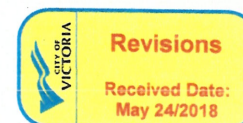


240 - 388 West 5th Ave.
Vancouver, B.C. V5Y 3Y2
Tel: 604 - 731 - 3966
Fax: 604 - 734 - 1121
studioonearchitecture.ca
Tomas Wolf Architect ABC

studioone
architecture inc.

DRAWING LIST

A0.0	COVER
A0.1	PROJECT STATISTICS, CONTEXT & RATIONALE
A0.5	SITE PLAN & SITE SURVEY
A1.0	PROPOSED & EXISTING BASEMENT FLOOR PLAN
A1.1	PROPOSED & EXISTING SECOND FLOOR PLAN
A1.2	PROPOSED & EXISTING SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	FIFTH FLOOR PLAN
A2.0	BUILDING SECTION
A3.0	NORTH ELEVATION (PROPOSED & EXISTING)
A3.1	PROPOSED EAST ELEVATION
A3.2	PROPOSED SOUTH & WEST ELEVATIONS



PROPOSED RENOVATION | 727 YATES STREET, VICTORIA, B.C.

ISSUED IN RESPONSE TO TRG COMMENTS

CONSULTANTS:

Architectural
STUDIO ONE ARCHITECTURE INC.
240 - 388 West 5th Avenue
Vancouver, BC V5Y 3Y2
Tomas Wolf
P: 604.731.3966
F: 604.734.1121

Heritage
DONALD LUXTON & ASSOCIATES INC.
1030 - 470 Granville Street
Vancouver, BC V6C 1V5
Donald Luxton
P: 604.688.1216

MAY 08, 2018

Received
City of Victoria

MAY 24 2018

Planning & Development Department
Development Services Division

DESIGN RATIONALE

SITE & EXISTING BUILDING

The site is located mid-block along the south side of Yates Street between Douglas & Blanchard Streets. The site falls under the CA-4 Zone (Central Area Commercial Office District) of the Victoria Zoning By-law as well as the Core Business Area of the Official Community Plan. This site faces a newly built 15-story multi-family residential development across the street to the north and a 10-story office building to the south that increased on a 1.5 store podium. Adjacent to the site to the east is a 7-story office building, to the west is a designated heritage Churchill building, that has had renovation, seismic upgrade and addition complete over 5 years ago. The existing building by the name Hall Block was constructed in 1887 of masonry construction to serve commercial purposes. The building underwent a renovation in the mid 60s and the front facade was altered with the addition of a wing wall and tile to cover the original facade. Along its timeline, the ground floor has served as a bank and retail mall. Currently, the building is vacant.

THE PROPOSAL

The proposal is for an adaptive reuse of the building by converting the existing commercial building to a mixed-use building which will help integrate the area and provide residential apartments in the downtown core. The proposed development will have retail use on the ground floor, and will look to create unique rental residential units above. The feasibility of this project relies on the strategy of utilizing the vertical circulation of the adjacent building at 721 Yates. The proposal looks to tap into this by creating access through the existing party walls adjacent to the elevator on the east side of the Churchill Building.

The building is designated Heritage. In order to effect the reuse of structural seismic upgrades and rehabilitation of the 1887 heritage facade, the proposal looks to add two and a half storeys of residential above the existing building structure. The additional storeys will be set back and recessed from the front heritage facade to maintain the existing street wall facade. This will keep the heritage facade as the prominent street wall facade with the addition being subordinate to the original building. This addition will visually differ from the existing facade but will use similar materials as the additional storeys on the Churchill Building; this will accentuate the original and give a more vibrant character to the street.

Business & Police will be provided to the upper floors apartments to give residents access to outdoor space & enhance livability.

The ground floor storefront will be required to be restored to resemble the original wooden storefront, along with some service details. This development will bring life and animate the street with retail on the ground floor and rental residential on the upper floors. The rental residential component to the downtown core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community. Existing building does not have any parking and the proposal will not be providing any parking. A relocation is required due to existing conditions.



1 BIRD'S EYE STREET VIEW
N/S

PROPOSED HERITAGE RENOVATION



2 CONTEXT PLAN
N/S

PROJECT INFORMATION TABLE

	721 YATES (SCOPE OF PROPOSAL)	721 YATES (EXISTING)	TOTAL (AFTER CONSOLIDATION)
Civic Address	721 YATES STREET	719-725 YATES STREET	
Legal Address	THE HERSTLEY 50 FEET OF LOT 15 VICTORIA CITY	LOT 4 OF LOTS 4, 16, 17 VICTORIA - 0P01877	CONSOLIDATION BY PROGRESS
Zoning	CA-4	CA-4	CA-4
Site Dimensions			120 x 120 (irregular shape)
Site Area	334.5 m ² (8 800 sf)	1117 m ² (12 023 sf)	1451.5 m ² (15 624 sf)
Existing Building Area (FSR)	371.3 m ² (3 997 sf)	3 260.4 m ² (35 095 sf)	
Existing Floor-Space Ratio	1.11	2.92	
Proposed Building Area (FSR)	655.5 m ² (7 085 sf)	3 260.4 m ² (35 095 sf)	4215.9 m ² (45 380 sf)
Proposed Floor-Space Ratio	2.86	2.92	2.92
Site Coverage	85%	73%	
Open Site Space	15%	27%	
Number of Storeys	6 (2 EXISTING + 3 ADDITIONAL)		
Parking Stalls On Site	0		
Bicycle Off-Street Parking	12		
Building Setbacks			
Front Yard	0m		
Rear Yard	1.9 m		
West Side Yard	0m		
East Side Yard	0.6 m		

CODE REFERENCE

BC BUILDING CODE 2012

ZONING REQ'T & PROPOSED

	REQUIRED (CA-4 ZONE)	PROPOSED
Site Area	1451.5 m ² (15 624 sf)	
Floor Space Ratio	3.00	2.86
Height	43.0m	17.5m (57' 5")
Street Wall Height	10.0m	10.74m (EXISTING HERITAGE FACADE)
Parking Stalls	8	0
Bicycle Off-Street Parking	12	12 (in basement of adjoining 725 Yates)
Parking Calculation	8 (111 res units x 0.7 = 7.7)	
Bicycle Req't Calculation	12 (REQ: 11 = Units / 11; COMMPL: 1 = 200m ² / 205m ²)	

LEVEL	EXISTING			PROPOSED CONSOLIDATED			TOTAL
	721 Yates	721 Yates	TOTAL	COMMERCIAL	RESIDENTIAL	TOTAL	
Basement	0 SF	7 955 SF	7 955 SF	2 677 SF	5 078 SF	7 955 sf	
Ground Floor	2747 SF	9 309 SF	12 106 SF	12 106 SF	0 SF	12 106 SF	
2nd Floor	1250 SF	6 815 SF	8 065 SF	0 SF	9 508 SF	9 508 SF	1 443 SF ADDITION
3rd Floor	0 SF	6 922 SF	6 922 SF	0 SF	9 448 SF	9 448 SF	2 526 SF ADDITION
4th Floor	0 SF	6 452 SF	6 452 SF	0 SF	8 283 SF	8 283 SF	1 831 SF ADDITION
5th Floor	0 SF	5 597 SF	5 597 SF	0 SF	6 035 SF	6 035 SF	428 SF ADDITION
TOTALS	3 997 SF	43 050 SF	47 047 SF	14 933 SF	38 402 SF	53 335 SF	
TOTAL FSR AREA	3 997 SF	35 095 SF	12 106 SF	33 324 SF	45 380 SF		
FSR	1.11	2.92	-	0.77	2.13	2.90	

UNIT MIX

TOTAL NEW UNITS (727 Yates)	11	(1 BEDROOM)	521 - 872 SF
EXISTING UNITS (721 Yates)	40	(STUDIO - 1BR - 2BR)	415 - 1000 SF



3 EXISTING YATES STREET STREETSCAPE
N/S

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3A2
Tel: 604 - 731 - 9996
Fax: 604 - 734 - 1121
studio@studiooneinc.com
Toronto: 416-593-1121

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Inc. and is not to be reproduced without the written consent of Studio One Inc.

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED
2. DEC. 2017 REVISED FOR H.A.P.
3. JUL. 2017 REVISED FOR H.A.P.
4. JUL. 2017 REVISED FOR H.A.P.
5. JUL. 2017 REVISED FOR H.A.P.
6. JUL. 2017 REVISED FOR H.A.P.
7. JUL. 2017 REVISED FOR H.A.P.
8. JUL. 2017 REVISED FOR H.A.P.
9. JUL. 2017 REVISED FOR H.A.P.
10. JUL. 2017 REVISED FOR H.A.P.

project title:
721 YATES STREET
VICTORIA, BC

drawing title:
PROJECT STATISTICS
CONTEXT & RATIONALE

project no.: 2017-01
drawn by: ER
checked by: JW
date: MAY 03, 2018
scale: AS NOTED

drawing no.:

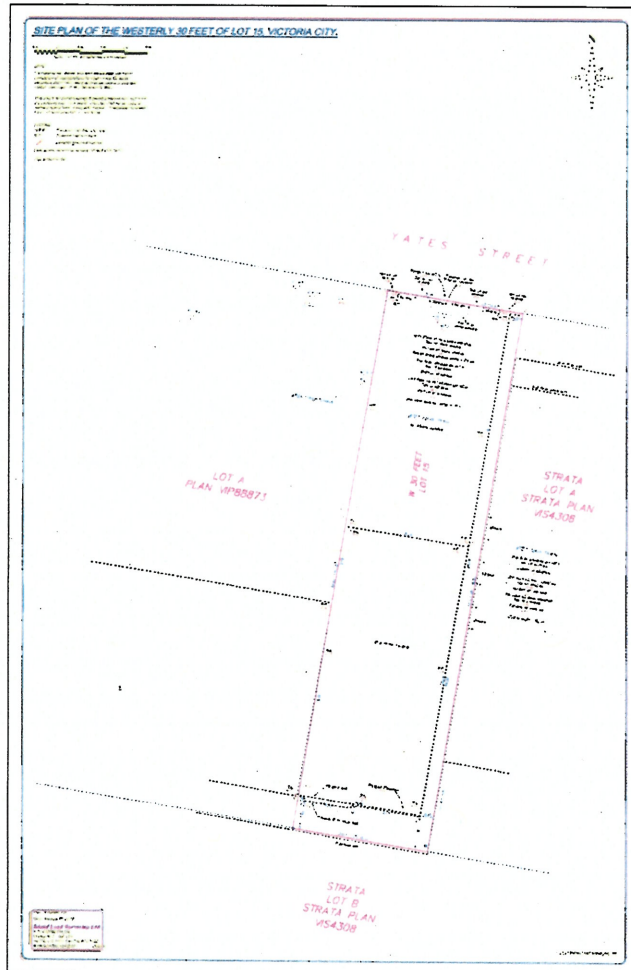
A0.1

Received
City of Victoria

MAY 24 2018

Planning & Development Department
Development Services Division

YATES STREET

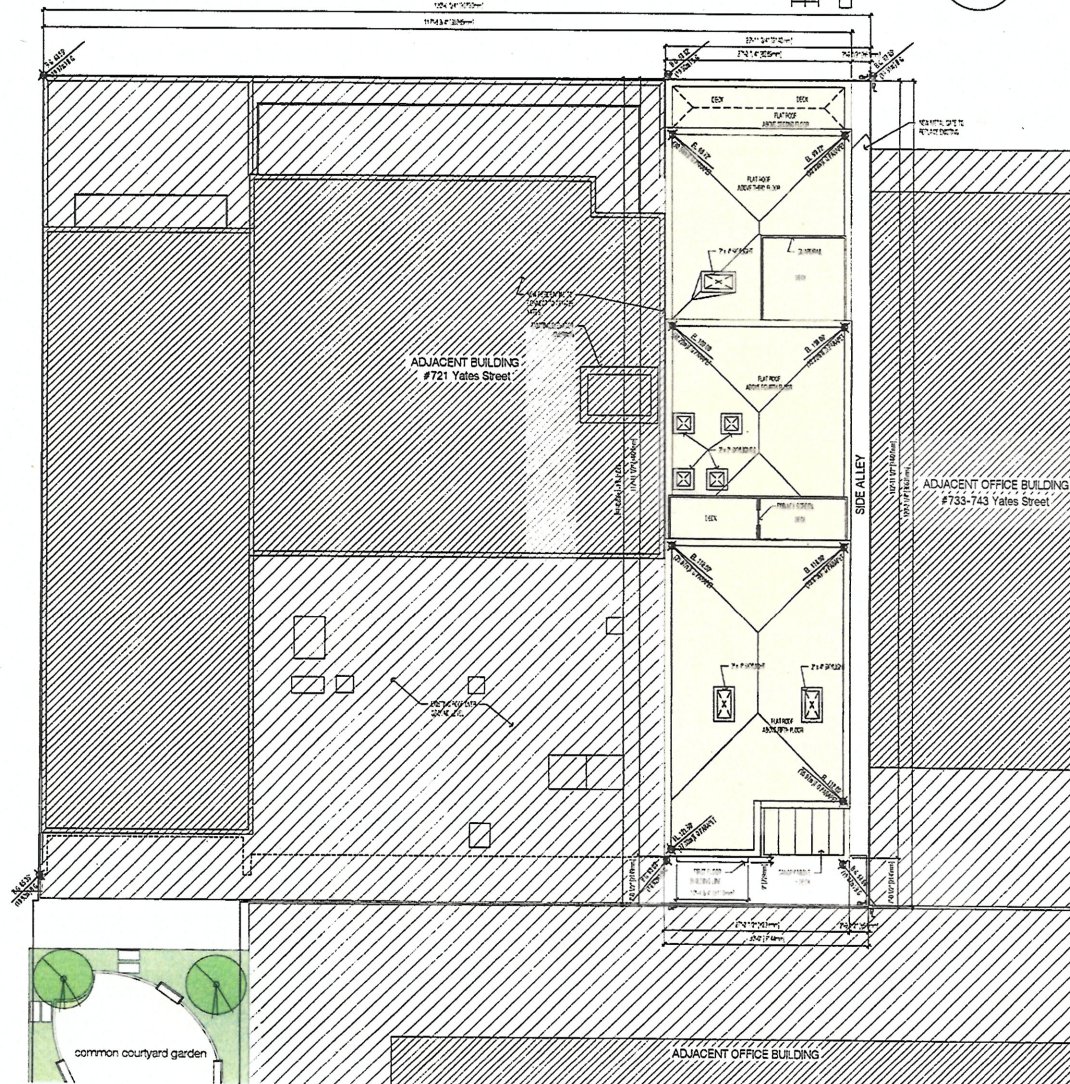


2 SITE SURVEY PLAN
scale: 1:100

PROJECT INFORMATION TABLE

DATE	BY	FOR	PROJECT
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT A
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT B
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT C
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT D
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT E
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT F
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT G
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT H
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT I
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT J
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT K
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT L
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT M
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT N
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT O
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT P
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT Q
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT R
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT S
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT T
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT U
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT V
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT W
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT X
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT Y
2017-05-01	W. J. JONES	THE VICTORIA CITY	STRATA LOT Z

CODE REFERENCE



1 PROPOSED SITE PLAN
scale: 1:100

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3A2
Tel: 604-731-1996
Fax: 604-731-1121
studioonearchitecture.ca
Tomas Hoff Architects ABC

studioone
architecture inc.

Copyright Reserved: This drawing is the property of Studio One Architecture Inc. All rights reserved. No part of this drawing may be reproduced without written permission.

1. 100% COMPLETE
2. 100% COMPLETE
3. 100% COMPLETE
4. 100% COMPLETE
5. 100% COMPLETE
6. 100% COMPLETE
7. 100% COMPLETE
8. 100% COMPLETE
9. 100% COMPLETE
10. 100% COMPLETE
11. 100% COMPLETE
12. 100% COMPLETE
13. 100% COMPLETE
14. 100% COMPLETE
15. 100% COMPLETE
16. 100% COMPLETE
17. 100% COMPLETE
18. 100% COMPLETE
19. 100% COMPLETE
20. 100% COMPLETE
21. 100% COMPLETE
22. 100% COMPLETE
23. 100% COMPLETE
24. 100% COMPLETE
25. 100% COMPLETE
26. 100% COMPLETE
27. 100% COMPLETE
28. 100% COMPLETE
29. 100% COMPLETE
30. 100% COMPLETE
31. 100% COMPLETE
32. 100% COMPLETE
33. 100% COMPLETE
34. 100% COMPLETE
35. 100% COMPLETE
36. 100% COMPLETE
37. 100% COMPLETE
38. 100% COMPLETE
39. 100% COMPLETE
40. 100% COMPLETE
41. 100% COMPLETE
42. 100% COMPLETE
43. 100% COMPLETE
44. 100% COMPLETE
45. 100% COMPLETE
46. 100% COMPLETE
47. 100% COMPLETE
48. 100% COMPLETE
49. 100% COMPLETE
50. 100% COMPLETE
51. 100% COMPLETE
52. 100% COMPLETE
53. 100% COMPLETE
54. 100% COMPLETE
55. 100% COMPLETE
56. 100% COMPLETE
57. 100% COMPLETE
58. 100% COMPLETE
59. 100% COMPLETE
60. 100% COMPLETE
61. 100% COMPLETE
62. 100% COMPLETE
63. 100% COMPLETE
64. 100% COMPLETE
65. 100% COMPLETE
66. 100% COMPLETE
67. 100% COMPLETE
68. 100% COMPLETE
69. 100% COMPLETE
70. 100% COMPLETE
71. 100% COMPLETE
72. 100% COMPLETE
73. 100% COMPLETE
74. 100% COMPLETE
75. 100% COMPLETE
76. 100% COMPLETE
77. 100% COMPLETE
78. 100% COMPLETE
79. 100% COMPLETE
80. 100% COMPLETE
81. 100% COMPLETE
82. 100% COMPLETE
83. 100% COMPLETE
84. 100% COMPLETE
85. 100% COMPLETE
86. 100% COMPLETE
87. 100% COMPLETE
88. 100% COMPLETE
89. 100% COMPLETE
90. 100% COMPLETE
91. 100% COMPLETE
92. 100% COMPLETE
93. 100% COMPLETE
94. 100% COMPLETE
95. 100% COMPLETE
96. 100% COMPLETE
97. 100% COMPLETE
98. 100% COMPLETE
99. 100% COMPLETE
100. 100% COMPLETE

Project Title:
727 YATES STREET
VICTORIA, BC

Drawing Title:
SITE PLAN &
SITE SURVEY

Project No.: 1000
Drawn by: BH
Checked by: JH
Date: MAY 01, 2013
Scale: AS NOTED

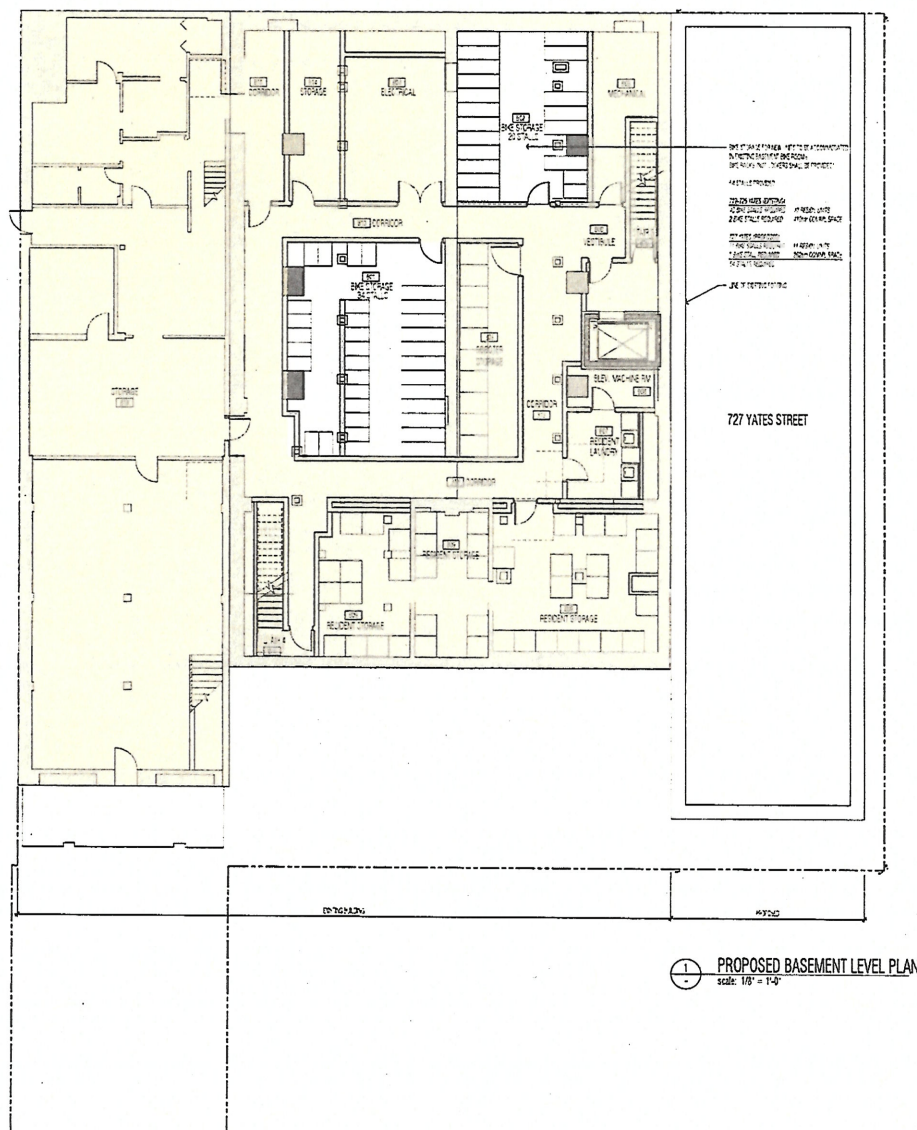
Drawing No.:
A0.5

MAY 24 2018

Planning & Development Department
Development Services Division

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3X2
Tel: 604 - 731 - 3965
Fax: 604 - 734 - 1121
studioonearchitecture.ca
Tomas Wolf Architect AIBC

studio **one**
architecture inc.



3	10/10/79	ISS. IN RESPONSE TO THE GOVERNMENT
4	08/22/77	COPIED FOR H.A.P.
4	10/22/77	ISSUED FOR H.A.P./TUCUMC
no.	date	description

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
**PROPOSED & EXISTING
BASEMENT FLOOR PLAN**

project no.:	100
drawn by:	
checked by:	
date:	May 03, 20
scale:	AS NOTED

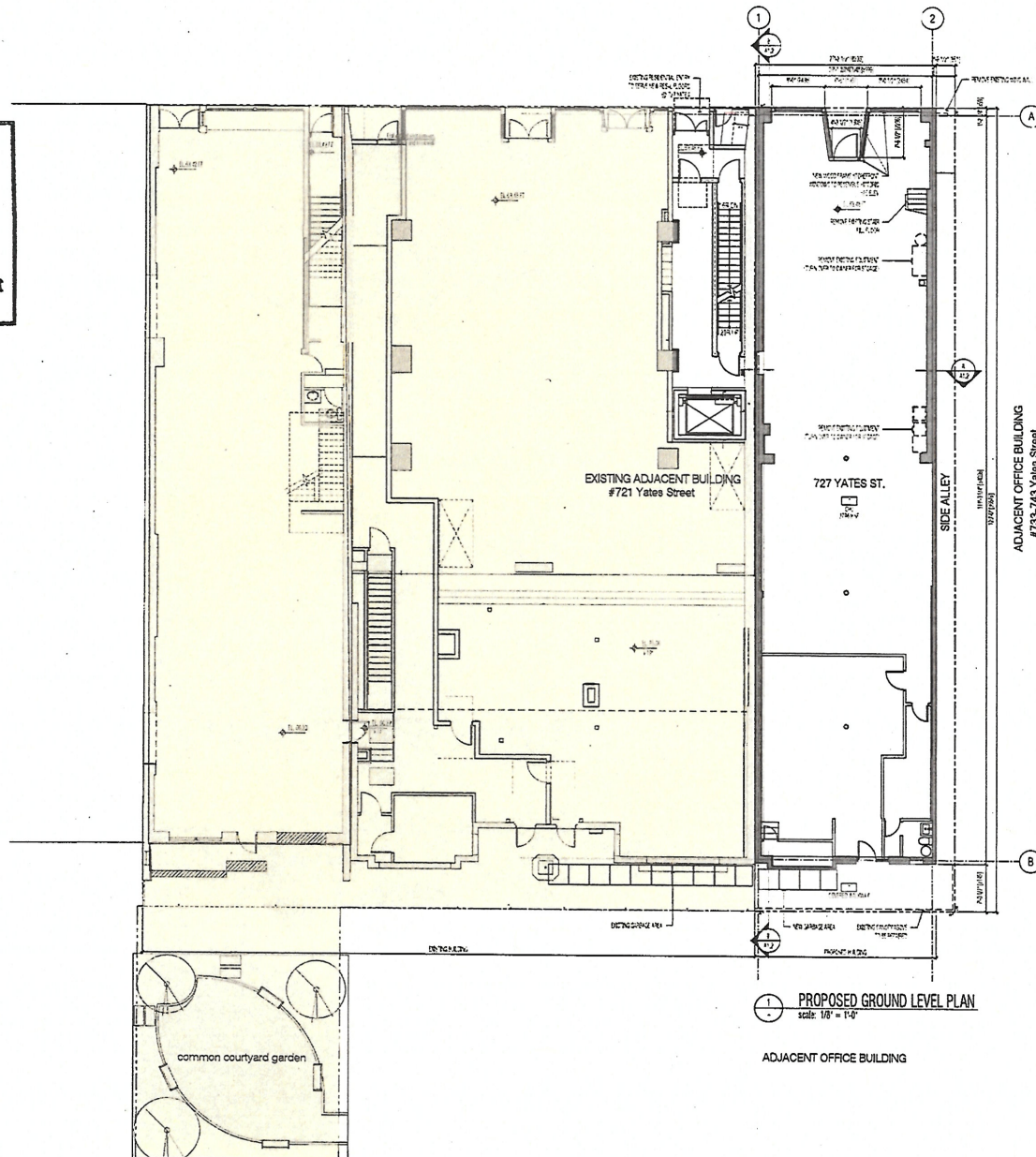
drawing no.

A1.0

Received
City of Victoria

MAY 24 2018

Planning & Development Department
Development Services Division



240 - 388 West 6th Ave.
Vancouver, B.C. V5Y 0R2
Tel: 604-731-3955
Fax: 604-734-1121
studioonearchitecture.ca
Tomasz Hoff Architect ABC

studioone
architecture inc.

Design Notes: This drawing is the property of studioone architecture inc. and is not to be reproduced without the written consent of studioone architecture inc.

1. 1/18/2017, 08:21, RESPONSE TO THE PROPOSAL
2. 02/20/17, 08:21, FOR A.P.
3. 03/20/17, 08:21, FOR A.P.
4. 04/20/17, 08:21, FOR A.P.
rev. date description

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
PROPOSED & EXISTING
GROUND FLOOR PLAN

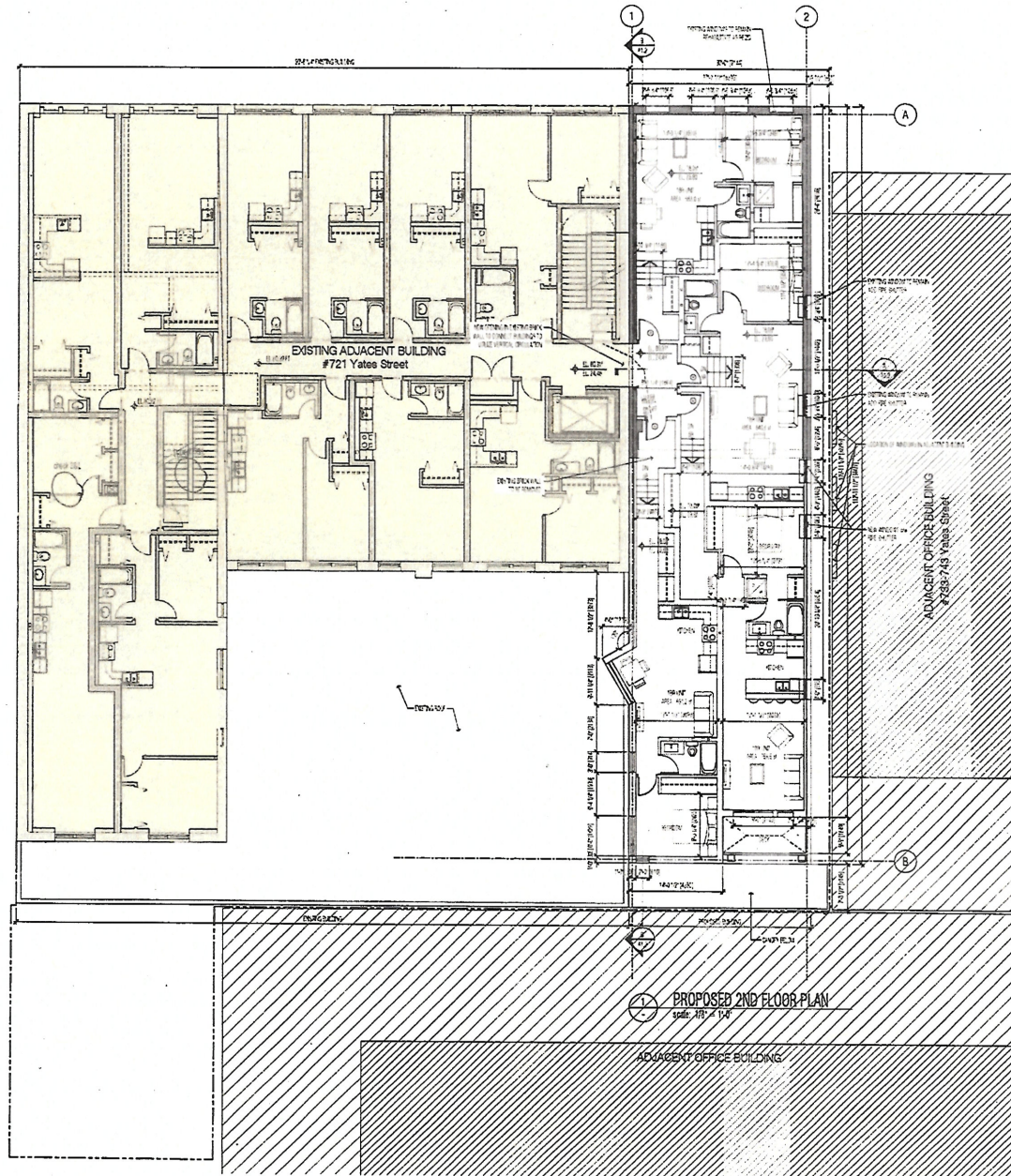
project no.: 1001
drawn by: EH
checked by: JH
date: 10/21/2015
scale: AS NOTED

drawing no.: A1.1

Received
City of Victoria

MAY 24 2018

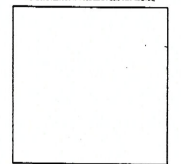
Planning & Development Department
Development Services Division



240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3G2
Tel: 604 - 731 - 2995
Fax: 604 - 731 - 1121
studioonearchitecture.ca
Tomas / Neri Architects ABC

studioone
architecture inc.

Copyright Reserved: This drawing is the property of Studio One Architecture Inc. and is not to be reproduced without the written consent of Studio One Architecture Inc.



no.	date	description

C. 10/1/2015 REV. N. RESPONSE TO THE COUNCIL
B. 08/1/2017 REVISED FOR MAX
A. 01/1/2017 REVISED FOR MAX
no. date description

revisions

project title:
721 YATES STREET
VICTORIA, BC

drawing title:
PROPOSED & EXISTING
2ND FLOOR PLAN

project no.:	1000
drawn by:	EN
checked by:	JN
date:	NOV 03 2018
scale:	AS NOTED



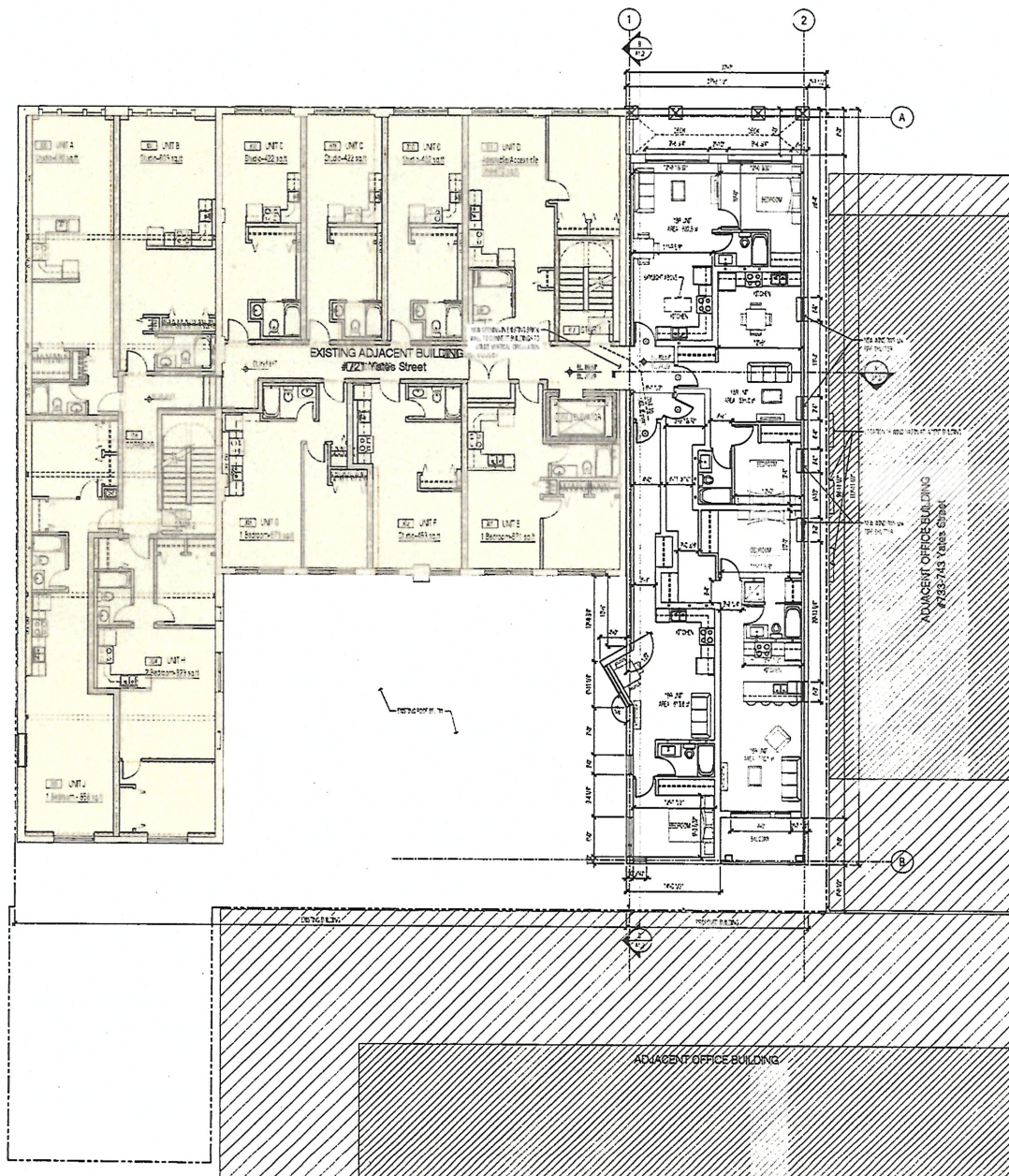
drawing no.:

A1.2

Received
City of Victoria

MAY 24 2018

Planning & Development Department
Development Services Division



1 PROPOSED 3RD FLOOR PLAN
scale 1/8" = 1'-0"

240 - 388 West 8th Ave
Vancouver, B.C. V6P 3C2
Tel: 604 - 731 - 3956
Fax: 604 - 731 - 1121
studioonearchitecture.ca
Thomas Wolf Architects ABC

studioone
architecture inc.

© 2018 Studio One Architecture Inc. All rights reserved. No part of this drawing may be reproduced without written permission from Studio One Architecture Inc.

1. 10/12/2017 REV. A. RESPONSE TO THE COMMENTS
2. 12/12/17 REV. B. REVISED PER A-1
3. 1/16/18 REV. C. REVISED PER A-1
no. date description
revisions

project title:
727 YATES STREET
VICTORIA, BC

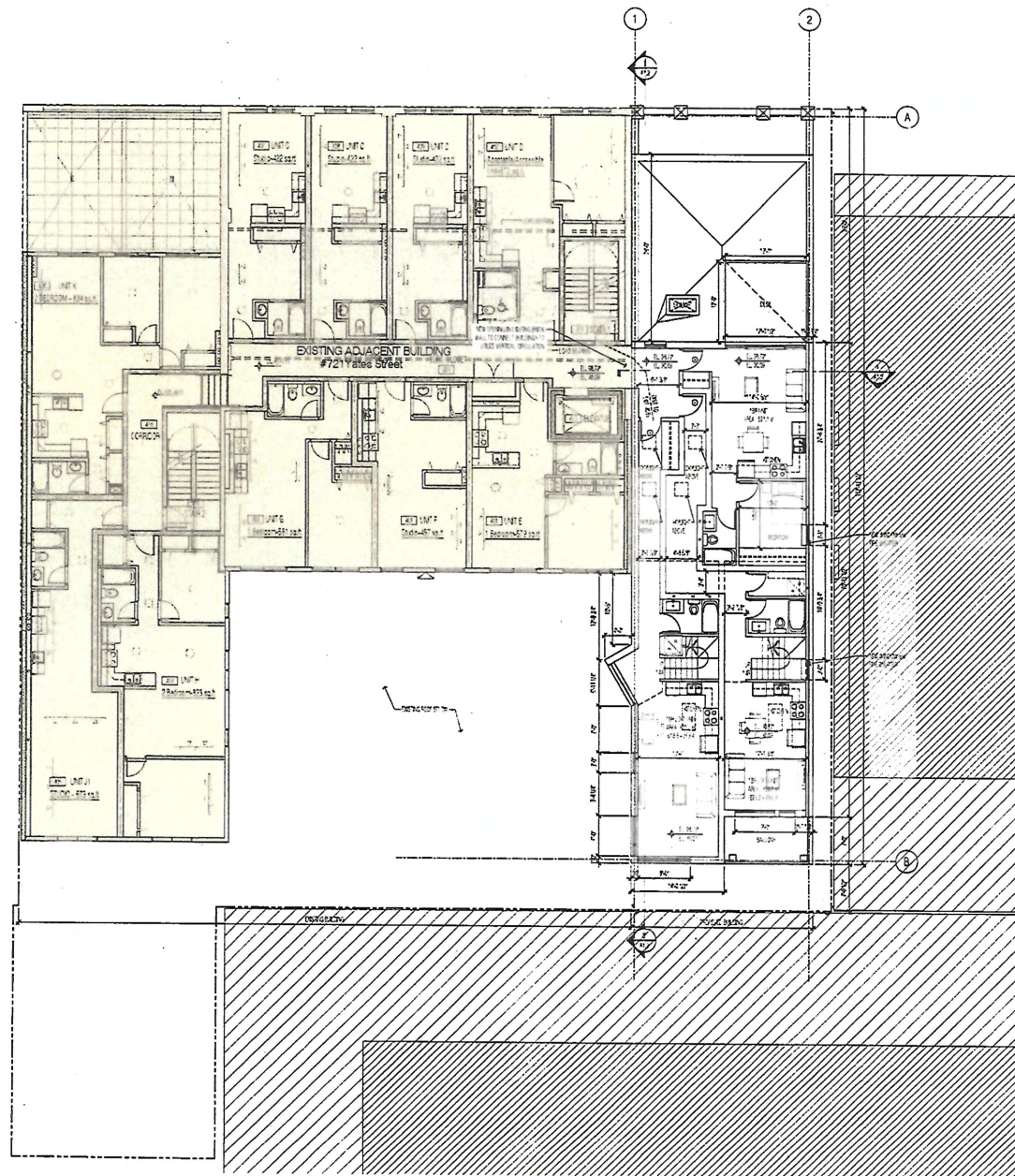
drawing title:
PROPOSED
3RD FLOOR PLAN

project no.: 17012
designed by: EA
checked by: JW
date: MAY 15, 2018
scale: AS NOTED

drawing no.: A1.3

MAY 24 2018

Planning & Development Department
Development Services Division



1
-
PROPOSED 4TH FLOOR PLAN
scale: 1/8" = 1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3X2
Tel: 604 - 731 - 3955
Fax: 604 - 734 - 1121
studio@searchfeature.ca
Tomas Wolf Architect ABC

studio **one**
architecture inc.

Source: *Journal of the American Statistical Association*, 1997, 92, 1031-1042.

C	WADSWORTH	ISS. IN RESPONSE TO THE GOVERNMENT
B	DEC 22/77	ISSUED FOR W.A.P.
A	JAN 26/77	ISSUED FOR DISSEMINATION
no.:	date:	description:
revisions		

project title:
727 YATES STREET
VICTORIA, BC

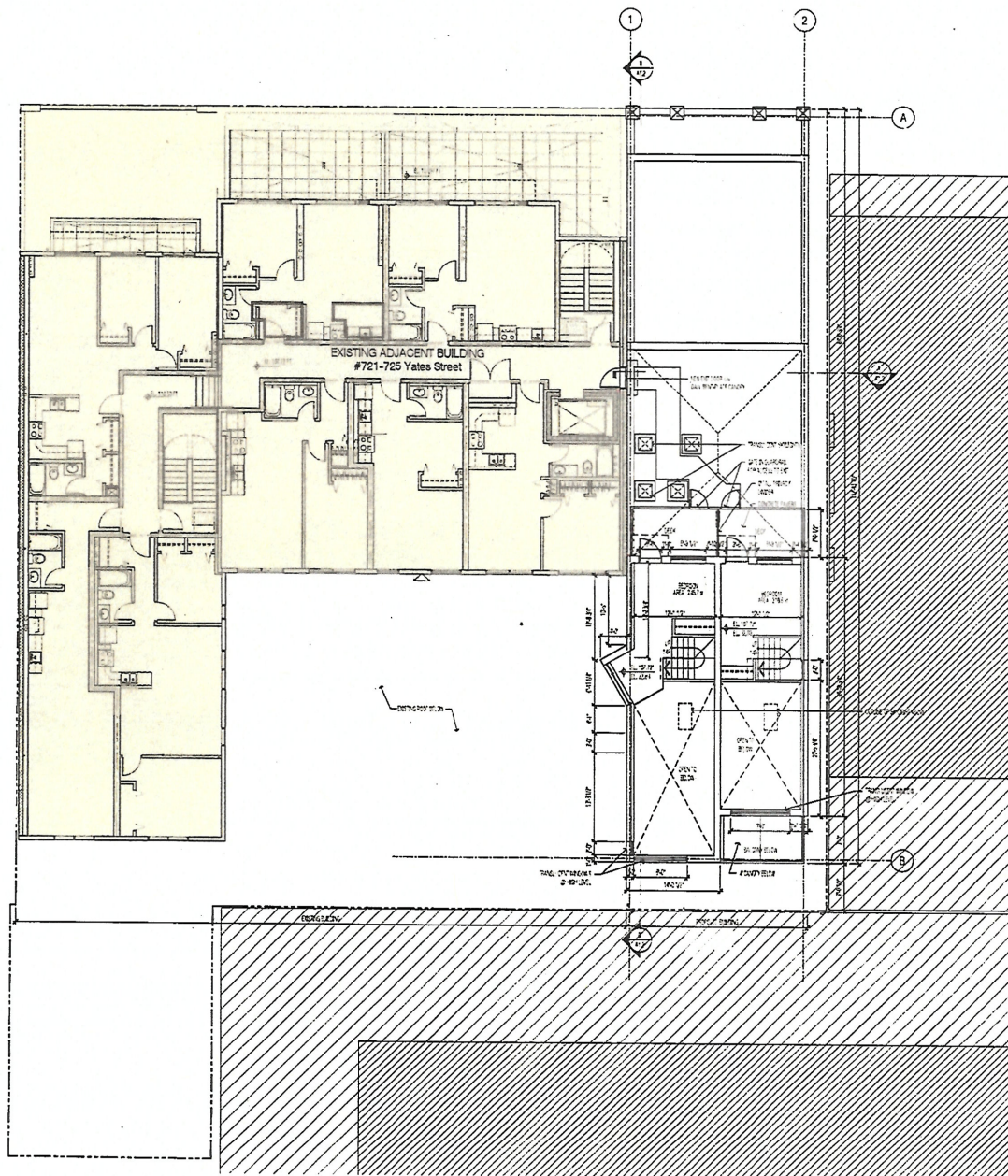
drawing title:
PROPOSED
4TH FLOOR PLAN

project no.:	100
drawn by:	E
checked by:	JY
date:	MAY 03, 201
scale:	AS NOTED

drawing no.:

A1.4

Planning & Development Department
Development Services Division



1 PROPOSED 5TH FLOOR PLAN
scale: 1/8" = 1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3D2
Tel: 604 - 731 - 3955
Fax: 604 - 734 - 1121
studioonearchitecture.ca
Tomas Hoff Architect AIBC

studio **one**
architecture inc.

C	VA/03/13	ISS. IN RESPONSE TO THE COMPLAINANT'S
B	02/27/17	ISSUED FOR H.A.P.
A	JAN 28/17	ISSUED FOR COMPLAINANT
no.	date:	description:

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
**PROPOSED
5TH FLOOR PLAN**

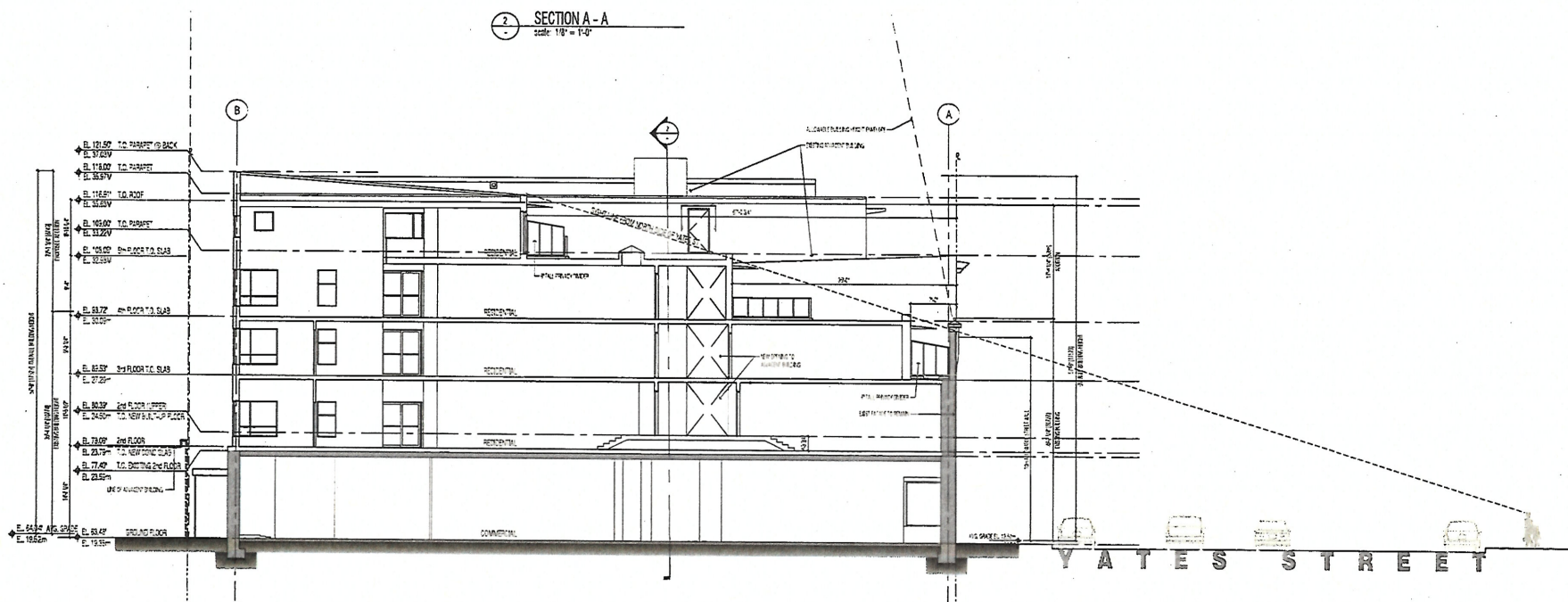
project no.:	1601
drawn by:	B
checked by:	J
date:	MAY 03, 20
scale:	AS NOTED

drawing no.

A1.5

MAY 24 2018

2 SECTION A - A
scale: 1/8" = 1'-0"



SECTION B - B
scale: 1/8" = 1'-0"

studio **one**
architecture inc.

© 2002 Blackwell Science Ltd, *Journal of Internal Medicine* 252: 103–110

2	MAY 03/98	ISS. IN RESPONSE TO THE COMPTON
3	DEC. 22/97	ISSUED FOR F.A.P.
4	JAN. 22/97	ISSUED FOR COMPTON
no.:	date:	description:

project title:
727 YATES STREET
VICTORIA, BC

drawing title
BUILDING SECTIONS

project no.:	1602
drawn by:	E
checked by:	J
date:	MAY 03, 20
scale:	AS NOTED

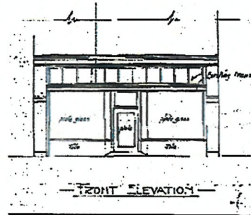
drawing no.:

A2.0

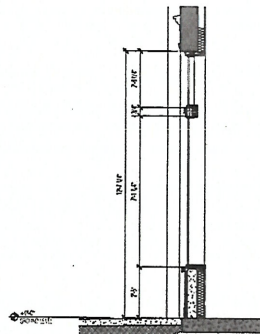
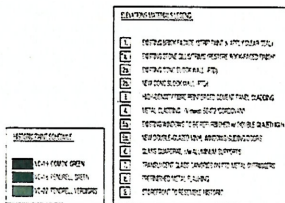
Received
City of Victoria

MAY 24 2018

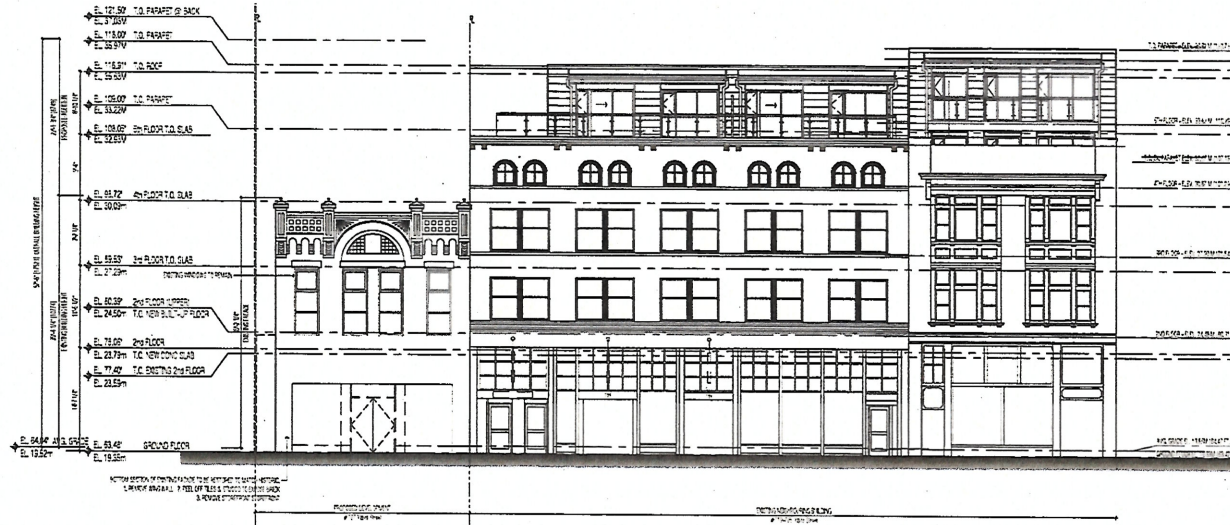
Planning & Development Department
Development Services Division



1 HISTORIC FACADE REFERENCE
scale: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
scale: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
scale: 1/8" = 1'-0"

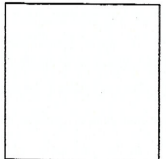


2 PROPOSED NORTH ELEVATION
scale: 1/8" = 1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C. V5V 3V2
Tel: 604-731-3556
Fax: 604-734-1121
studioone architecture inc.
Tami Wolf Architect ARBC

studioone
architecture inc.

The information on this drawing is the property of studioone architecture inc. and is not to be reproduced or used in any way without the written consent of studioone architecture inc.



2 MAY 2018 ISS. IN RESPONSE TO THE COMMENTS
3 DEC 2017 ISSUED FOR A.R.
11 JAN 2017 ISSUED FOR PERMIT REVIEW

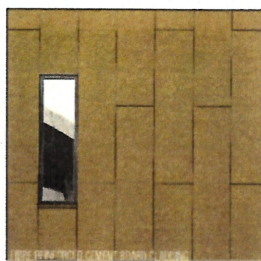
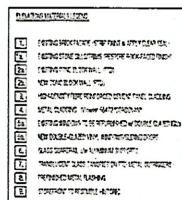
project title:
721 YATES STREET
VICTORIA, BC

drawing title:
NORTH ELEVATION
PROPOSED & EXISTING

project no.: 15018
drawn by: EA
checked by: JH
date: MAY 20 2018
scale: AS NOTED

drawing no.:
A3.0

studio **one**
architecture inc.



 MATERIAL BOARD
scale: NTS

Received
City of Victoria
MAY 24 2018
Planning & Development Department
Development Services Division

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
PROPOSED
EAST ELEVATION

project no.:	*0036
drawn by:	ER
checked by:	JW
date:	MAY 03, 2018
scale:	AS NOTED

drawing no.:

A3.1

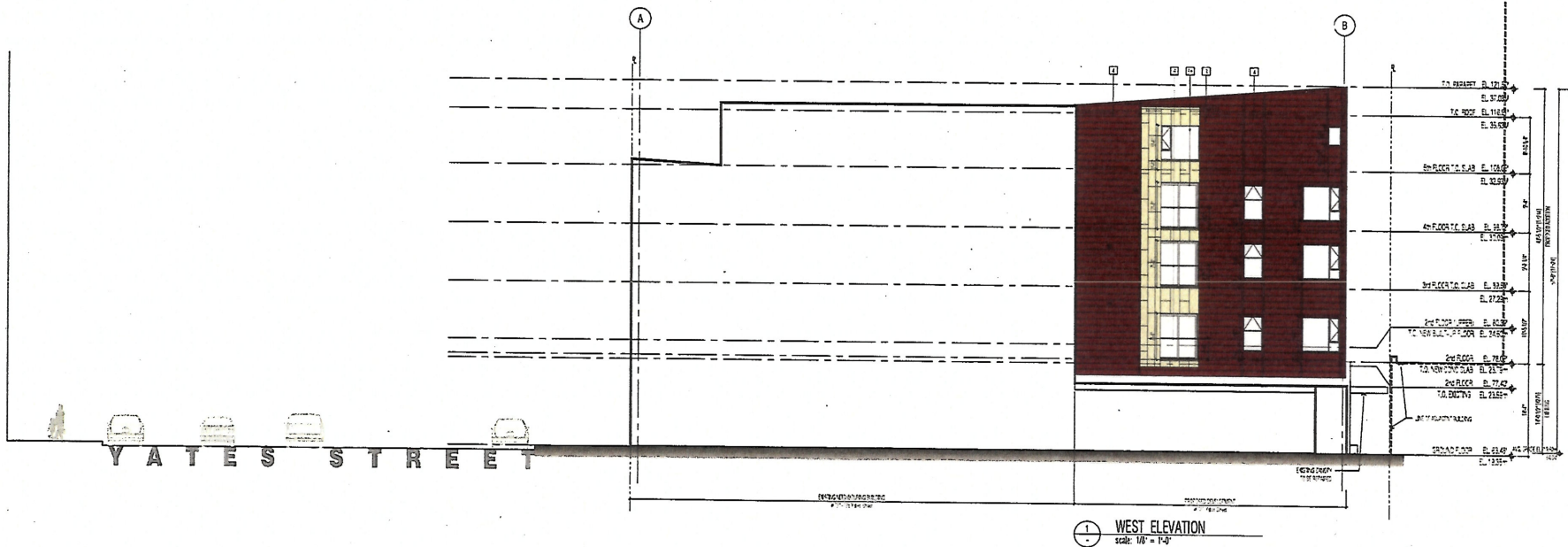
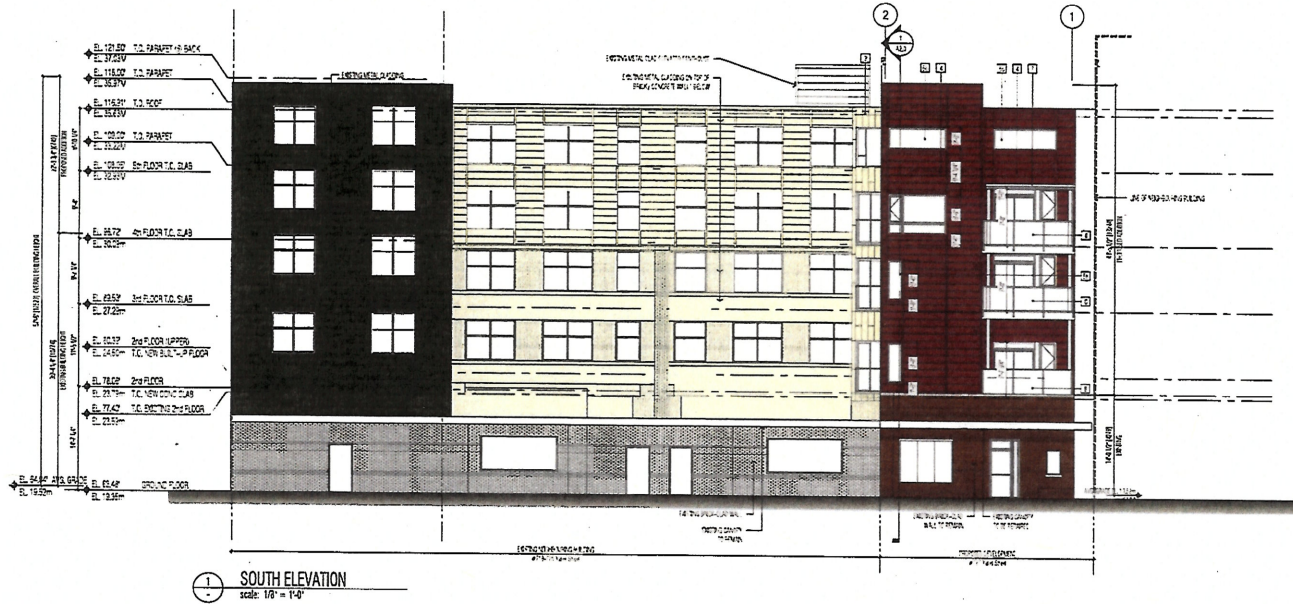
Received
City of Victoria

MAY 24 2018

Planning & Development Department
Development Services Division

REVISIONS TO ELEVATIONS

- 1. TOTAL PROPOSED CHANGES TO THE SOUTH ELEVATION
- 2. TOTAL PROPOSED CHANGES TO THE WEST ELEVATION
- 3. NEW WINDOW SIZES, TYPES
- 4. NEW WINDOW SIZES, TYPES
- 5. NEW WINDOW SIZES, TYPES
- 6. NEW WINDOW SIZES, TYPES
- 7. NEW WINDOW SIZES, TYPES
- 8. NEW WINDOW SIZES, TYPES
- 9. NEW WINDOW SIZES, TYPES
- 10. NEW WINDOW SIZES, TYPES
- 11. NEW WINDOW SIZES, TYPES
- 12. NEW WINDOW SIZES, TYPES
- 13. NEW WINDOW SIZES, TYPES
- 14. NEW WINDOW SIZES, TYPES
- 15. NEW WINDOW SIZES, TYPES
- 16. NEW WINDOW SIZES, TYPES
- 17. NEW WINDOW SIZES, TYPES
- 18. NEW WINDOW SIZES, TYPES
- 19. NEW WINDOW SIZES, TYPES
- 20. NEW WINDOW SIZES, TYPES
- 21. NEW WINDOW SIZES, TYPES
- 22. NEW WINDOW SIZES, TYPES
- 23. NEW WINDOW SIZES, TYPES
- 24. NEW WINDOW SIZES, TYPES
- 25. NEW WINDOW SIZES, TYPES
- 26. NEW WINDOW SIZES, TYPES
- 27. NEW WINDOW SIZES, TYPES
- 28. NEW WINDOW SIZES, TYPES
- 29. NEW WINDOW SIZES, TYPES
- 30. NEW WINDOW SIZES, TYPES
- 31. NEW WINDOW SIZES, TYPES
- 32. NEW WINDOW SIZES, TYPES
- 33. NEW WINDOW SIZES, TYPES
- 34. NEW WINDOW SIZES, TYPES
- 35. NEW WINDOW SIZES, TYPES
- 36. NEW WINDOW SIZES, TYPES
- 37. NEW WINDOW SIZES, TYPES
- 38. NEW WINDOW SIZES, TYPES
- 39. NEW WINDOW SIZES, TYPES
- 40. NEW WINDOW SIZES, TYPES
- 41. NEW WINDOW SIZES, TYPES
- 42. NEW WINDOW SIZES, TYPES
- 43. NEW WINDOW SIZES, TYPES
- 44. NEW WINDOW SIZES, TYPES
- 45. NEW WINDOW SIZES, TYPES
- 46. NEW WINDOW SIZES, TYPES
- 47. NEW WINDOW SIZES, TYPES
- 48. NEW WINDOW SIZES, TYPES
- 49. NEW WINDOW SIZES, TYPES
- 50. NEW WINDOW SIZES, TYPES
- 51. NEW WINDOW SIZES, TYPES
- 52. NEW WINDOW SIZES, TYPES
- 53. NEW WINDOW SIZES, TYPES
- 54. NEW WINDOW SIZES, TYPES
- 55. NEW WINDOW SIZES, TYPES
- 56. NEW WINDOW SIZES, TYPES
- 57. NEW WINDOW SIZES, TYPES
- 58. NEW WINDOW SIZES, TYPES
- 59. NEW WINDOW SIZES, TYPES
- 60. NEW WINDOW SIZES, TYPES
- 61. NEW WINDOW SIZES, TYPES
- 62. NEW WINDOW SIZES, TYPES
- 63. NEW WINDOW SIZES, TYPES
- 64. NEW WINDOW SIZES, TYPES
- 65. NEW WINDOW SIZES, TYPES
- 66. NEW WINDOW SIZES, TYPES
- 67. NEW WINDOW SIZES, TYPES
- 68. NEW WINDOW SIZES, TYPES
- 69. NEW WINDOW SIZES, TYPES
- 70. NEW WINDOW SIZES, TYPES
- 71. NEW WINDOW SIZES, TYPES
- 72. NEW WINDOW SIZES, TYPES
- 73. NEW WINDOW SIZES, TYPES
- 74. NEW WINDOW SIZES, TYPES
- 75. NEW WINDOW SIZES, TYPES
- 76. NEW WINDOW SIZES, TYPES
- 77. NEW WINDOW SIZES, TYPES
- 78. NEW WINDOW SIZES, TYPES
- 79. NEW WINDOW SIZES, TYPES
- 80. NEW WINDOW SIZES, TYPES
- 81. NEW WINDOW SIZES, TYPES
- 82. NEW WINDOW SIZES, TYPES
- 83. NEW WINDOW SIZES, TYPES
- 84. NEW WINDOW SIZES, TYPES
- 85. NEW WINDOW SIZES, TYPES
- 86. NEW WINDOW SIZES, TYPES
- 87. NEW WINDOW SIZES, TYPES
- 88. NEW WINDOW SIZES, TYPES
- 89. NEW WINDOW SIZES, TYPES
- 90. NEW WINDOW SIZES, TYPES
- 91. NEW WINDOW SIZES, TYPES
- 92. NEW WINDOW SIZES, TYPES
- 93. NEW WINDOW SIZES, TYPES
- 94. NEW WINDOW SIZES, TYPES
- 95. NEW WINDOW SIZES, TYPES
- 96. NEW WINDOW SIZES, TYPES
- 97. NEW WINDOW SIZES, TYPES
- 98. NEW WINDOW SIZES, TYPES
- 99. NEW WINDOW SIZES, TYPES
- 100. NEW WINDOW SIZES, TYPES



240 - 388 West 8th Ave.
Vancouver, B.C. V6Y 3S2
Tel: 604 - 731 - 3556
Fax: 604 - 734 - 1121
studioonearchitecture.ca
Tomas Wolf Architect ABC

studioone
architecture inc.

Copyright Reserved. This drawing is the property of Studio One Architecture Inc. and shall remain the property of Studio One Architecture Inc. and shall not be reproduced without the written consent of Studio One Architecture Inc.

no.	date	description
1	2018-01-18	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
2	2018-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
3	2018-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
4	2018-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
5	2018-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
6	2018-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
7	2018-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
8	2018-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
9	2018-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
10	2018-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
11	2018-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
12	2018-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
13	2019-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
14	2019-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
15	2019-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
16	2019-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
17	2019-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
18	2019-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
19	2019-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
20	2019-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
21	2019-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
22	2019-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
23	2019-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
24	2019-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
25	2020-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
26	2020-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
27	2020-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
28	2020-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
29	2020-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
30	2020-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
31	2020-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
32	2020-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
33	2020-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
34	2020-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
35	2020-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
36	2020-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
37	2021-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
38	2021-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
39	2021-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
40	2021-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
41	2021-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
42	2021-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
43	2021-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
44	2021-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
45	2021-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
46	2021-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
47	2021-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
48	2021-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
49	2022-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
50	2022-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
51	2022-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
52	2022-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
53	2022-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
54	2022-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
55	2022-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
56	2022-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
57	2022-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
58	2022-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
59	2022-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
60	2022-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
61	2023-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
62	2023-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
63	2023-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
64	2023-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
65	2023-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
66	2023-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
67	2023-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
68	2023-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
69	2023-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
70	2023-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
71	2023-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
72	2023-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
73	2024-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
74	2024-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
75	2024-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
76	2024-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
77	2024-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
78	2024-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
79	2024-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
80	2024-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
81	2024-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
82	2024-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
83	2024-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
84	2024-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
85	2025-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
86	2025-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
87	2025-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
88	2025-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
89	2025-05-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
90	2025-06-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
91	2025-07-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
92	2025-08-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
93	2025-09-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
94	2025-10-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
95	2025-11-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
96	2025-12-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
97	2026-01-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
98	2026-02-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
99	2026-03-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA
100	2026-04-27	ISSUED FOR PERMIT TO THE CITY OF VICTORIA

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
PROPOSED ELEVATIONS
SOUTH & WEST

prepared by: [signature]
checked by: [signature]
date: MAY 24 2018
scale: AS SHOWN

drawing no.:
A3.2