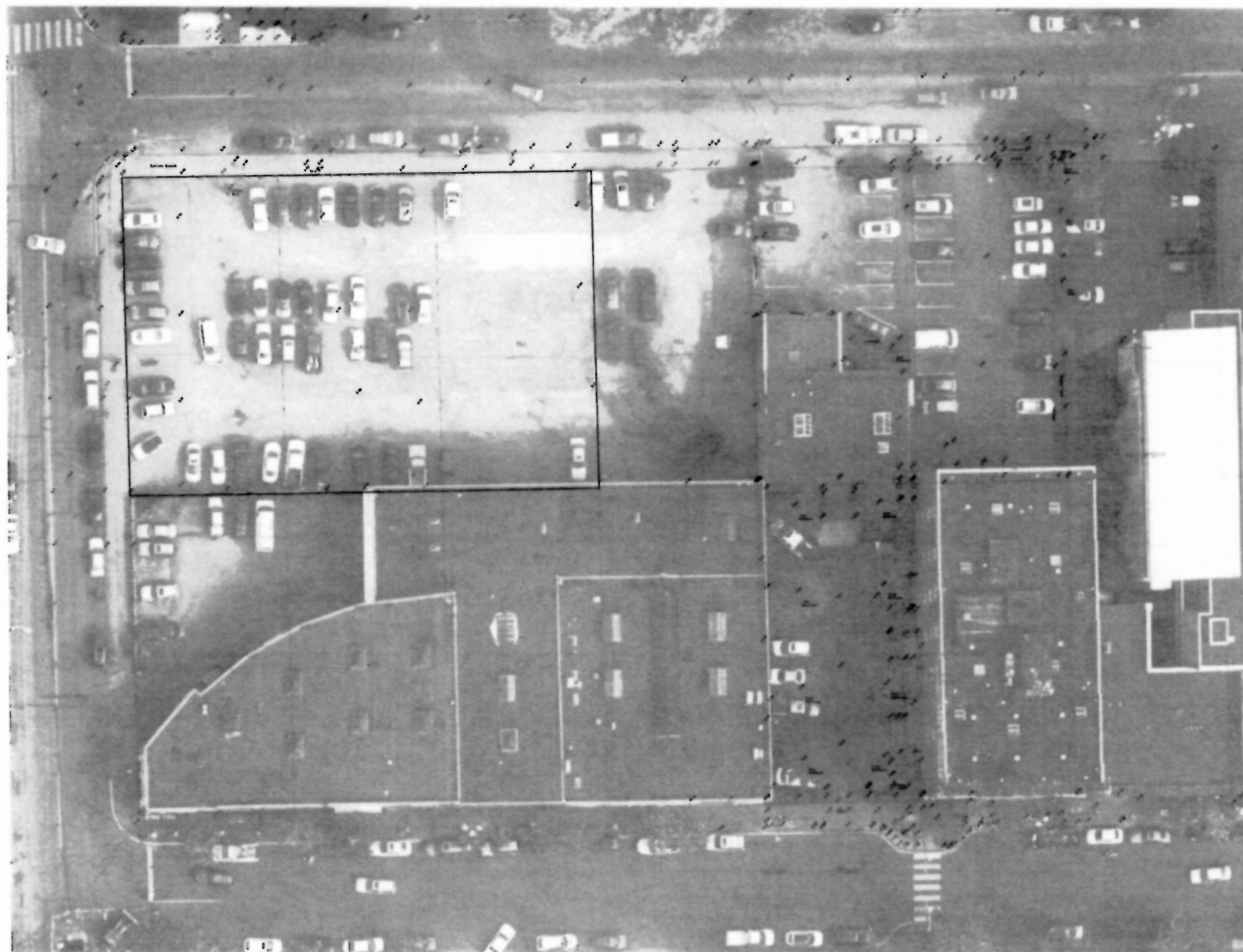




NOT TO SCALE
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THE SURVEYOR'S OFFICE IS LOCATED AT 1000 BROADVIEW AVE. S. VICTORIA, B.C. V8M 1A1.
TEL: 250-383-1111
FAX: 250-383-1112

REVISIONS AND COMMENTS
REVISIONS AND COMMENTS

SITE PLAN

LeFevre & Co.

Lots 484, 485, 486

Victoria City

Scale: 1:1000

DATE: 2018-07-10

BY: JEA

JEANERSON & ASSOCIATES

1000 BROADVIEW AVE. S. VICTORIA, B.C. V8M 1A1

TEL: 250-383-1111

FAX: 250-383-1112

1. Survey map

2. Section map

3. Section map

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10. Section map

Christine Lintott
Architects

1000 BROADVIEW AVE. S. VICTORIA, B.C. V8M 1A1

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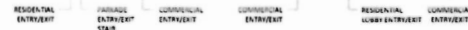
OP Submission July 10, 2018

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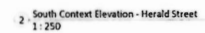
515 & 533 Chatham
Street
Victoria, BC

Project number	CLA 16-30
Date	July 10, 2018
Drawn by	BH
Checked by	CL

Scale 1:250



1 North Context Elevation - Chatham Street
1:250



3. West Context Elevation
1:250

JUL 16 2018

Planning & Development Department
Development Services Division



1 View from Chatham & Store St. - Looking SE
1:1



2 View Along Chatham St
1:1



3 Chatham St.
1:1

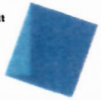


4 Chatham Building from Courtyard
1:1



5 View of Connecting Walkway from Courtyard
1:1

Christine Lintott
Architects



DP Submission: July 10, 2018

Revision
No. Description Date

Consultant
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

IRONWORKS

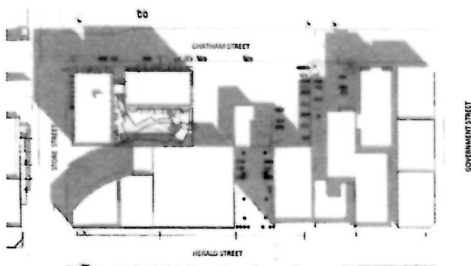
515 & 533 Chatham
Street
Victoria, BC

Perspective Studies

Project Number: A1.03
Date: July 10, 2018
By: BN
Checked By: CL

A1.03

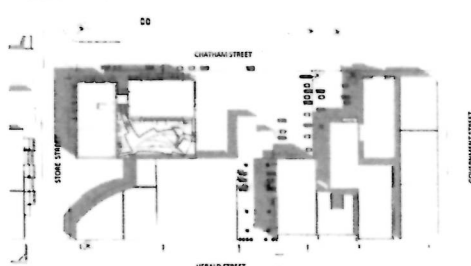
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2 Shadow Study - Equinox - 10AM
1:1000



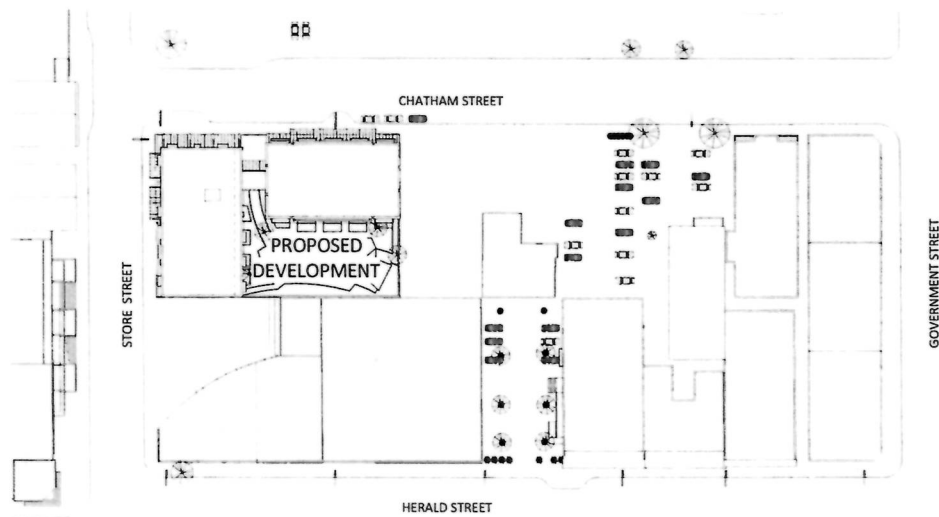
3 Shadow Study - Equinox - 3PM
1:1000



4 Shadow Study - Summer Solstice - 10AM
1:1000



7 Shadow Study - Winter Solstice - 10AM
1:1000



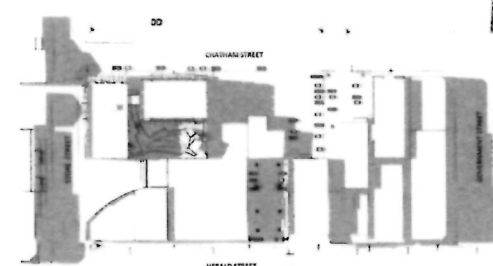
1 Site Context Plan
1:500



5 Shadow Study - Summer Solstice - 1PM
1:1000



8 Shadow Study - Winter Solstice - 1PM
1:1000



6 Shadow Study - Summer Solstice - 3PM
1:1000



9 Shadow Study - Winter Solstice - 3PM
1:1000

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DR Submission July 10, 2018

Revision No. Description Date

Received
City of Victoria

JUL 16 2018

Consultant

Planning & Development Department
Development Services Division

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Shadow Studies

Project number: CIA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A1.04

Scale: As indicated

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Building Code Analysis - Overview - Mixed Use Building

[illegible]

GENERAL INFORMATION		ANALYSIS		EXPLANATION		ACTION	
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DIP Submission July 10, 2018

Revision		
No.	Description	Date

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Building Code Analysis

Project number	CIA 16-30
Date	July 10, 2018
Drawn by	BH
Checked by	CL

A1.05

Scale 1:1

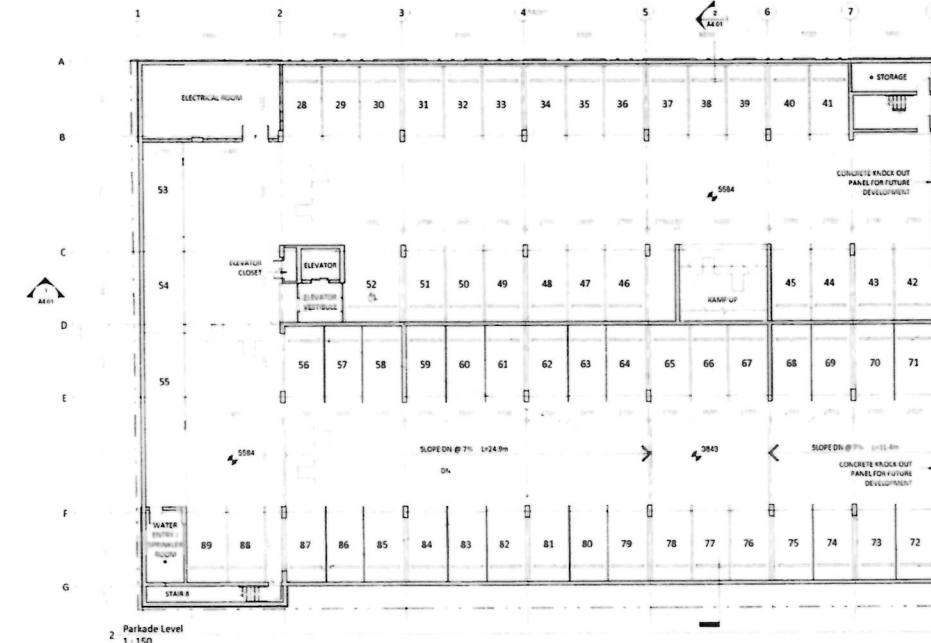
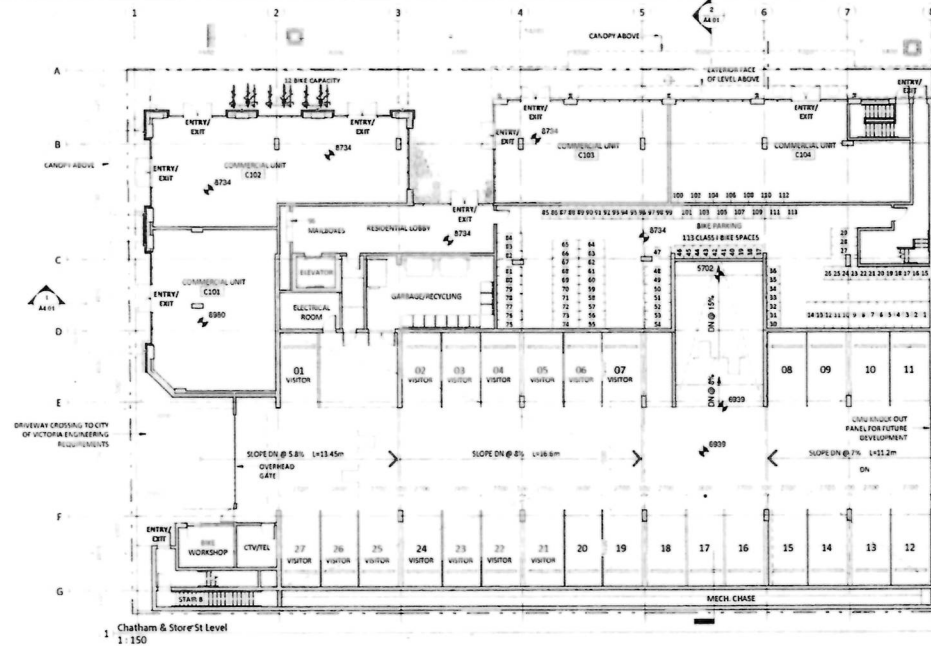
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Development Services Division

Parking Schedule	
Staff Type	Count
Chatham & Store St Level	27
Regular Staff	27
Parking Level 1	
HC Accessible Staff	1
Regular Staff	61
62	
Total Staff: 89	

Class I Bicycle Parking	
Type	Count
Standard Bike Space	55
Vertical Bike Space	38
Total Bike Spaces: 113	



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IRONWORKS
515 & 533 Chatham
Street
Victoria, BC

Parkade, Chatham St Level
Plans

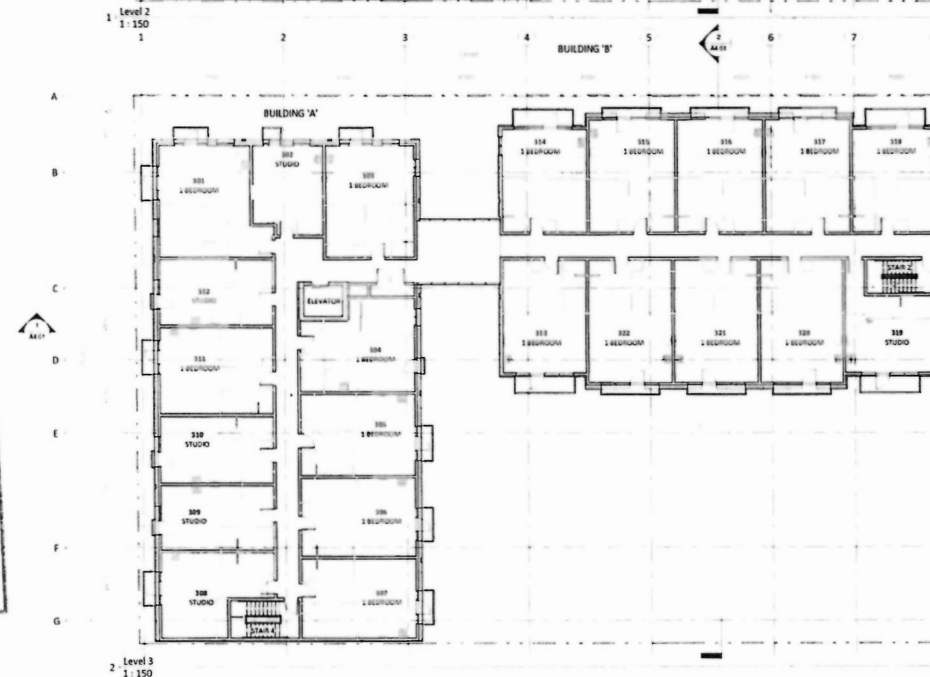
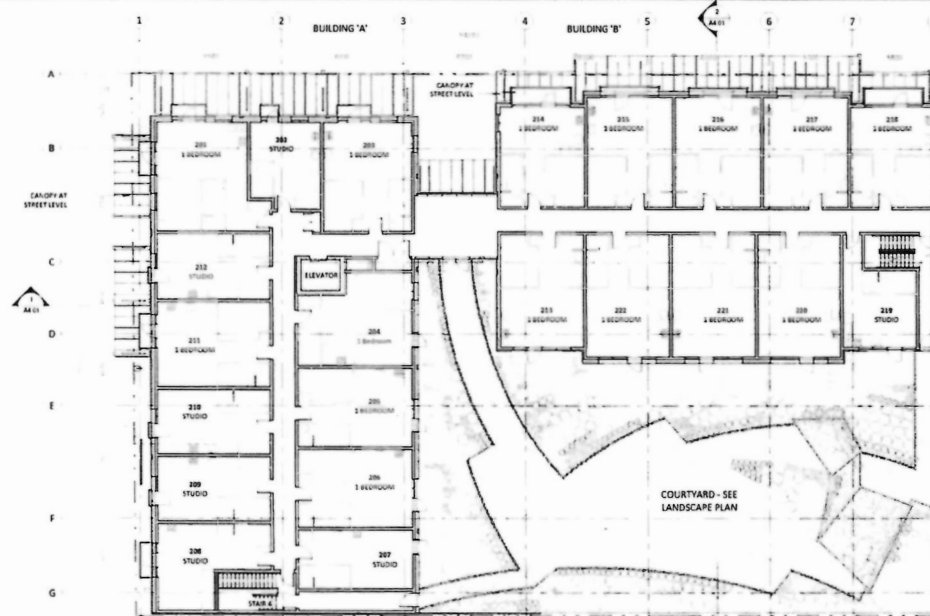
Project number: CIA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A2.01

Scale 1:150

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Suite Summary		
Name	Count	
Level 2		
1 Bedroom	15	
Studio	7	
Level 3		
1 Bedroom	16	
Studio	6	
Level 4		
1 Bedroom	16	
Studio	6	
Level 5		
1 Bedroom	16	
Studio	6	
Total Suites	85	



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Courtyard, Level 3 & 4
Plans

Project Number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A2.02

Scale: 1:150

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The floor plan shows two main buildings, Building A and Building B, connected by a central corridor. Building A is on the left and contains rooms 101 through 108. Building B is on the right and contains rooms 110 through 119. The plan includes a grid system with columns 1 through 8 and rows A through G. A north arrow is located in the upper right corner, pointing towards the top right. The rooms are labeled with their numbers and types, such as '1 BEDROOM', 'STUDIO', and 'ELEVATOR'. The plan also shows a staircase and a set of stairs labeled 'STAIRS' and 'DOWN'.

Level 1, 150

Building A:

- 101 1 BEDROOM
- 102 STUDIO
- 103 1 BEDROOM
- 104 STUDIO
- 105 1 BEDROOM
- 106 1 BEDROOM
- 107 STUDIO
- 108 1 BEDROOM

Building B:

- 110 1 BEDROOM
- 111 1 BEDROOM
- 112 2 BEDROOM
- 113 1 BEDROOM
- 114 2 BEDROOM
- 115 1 BEDROOM
- 116 1 BEDROOM
- 117 2 BEDROOM
- 118 2 BEDROOM
- 119 STUDIO

Other Features:

- ELEVATOR
- STAIRS
- DOWN

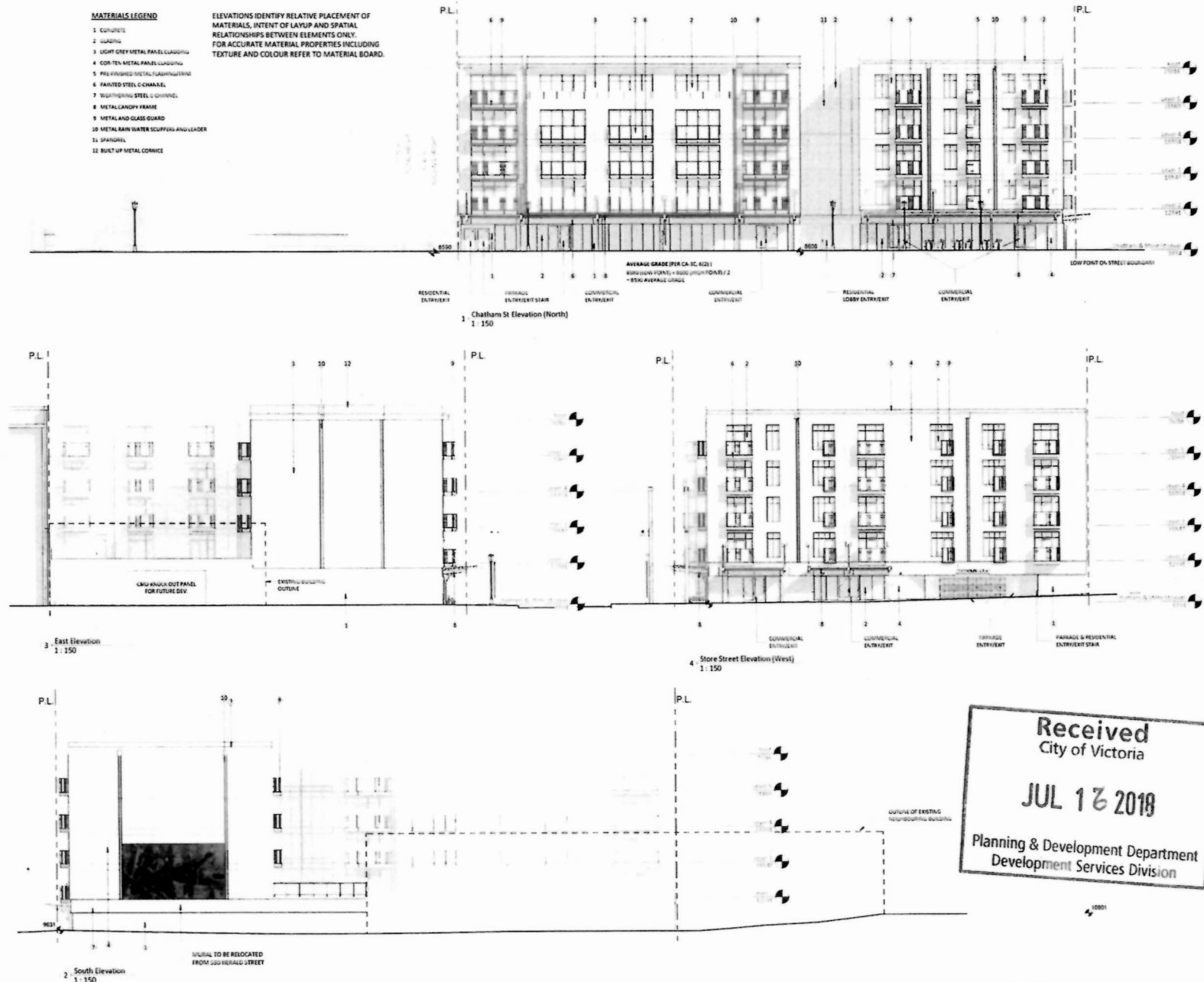
A2.03

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MATERIALS LEGEND

1. CURTAINS
2. GLAZING
3. LIGHT GREY METAL PANEL CLADDING
4. COR-TEN METAL PANEL CLADDING
5. POLY-FINISHED METAL CLADDING
6. PAINTED STEEL CHANNEL
7. WEATHERING STEEL CHANNEL
8. METAL CANOPY FRAME
9. METAL AND GLASS GUARD
10. METAL RAIN WATER SCUFFING AND LEADER
11. SPANDREL
12. BUILT-UP METAL CORNICE

ELEVATIONS IDENTIFY RELATIVE PLACEMENT OF MATERIALS, INTENT OF LAYOUT AND SPATIAL RELATIONSHIPS BETWEEN ELEMENTS ONLY. FOR ACCURATE MATERIAL PROPERTIES INCLUDING TEXTURE AND COLOUR REFER TO MATERIAL BOARD.



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IRONWORKS

515 & 533 Chatham
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Overall Elevations

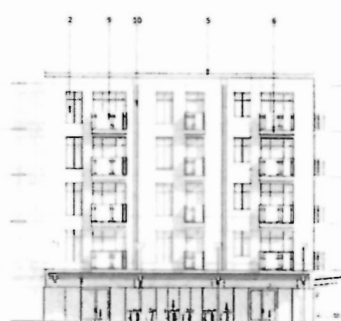
Project number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A3.01

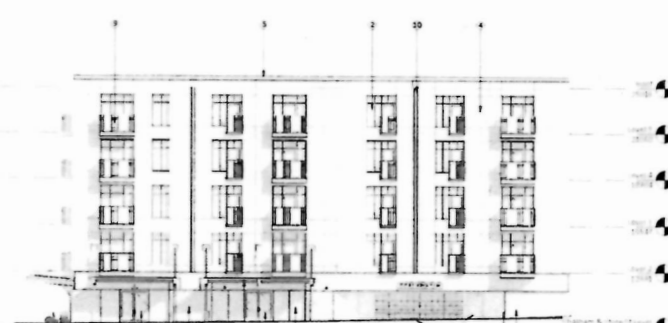
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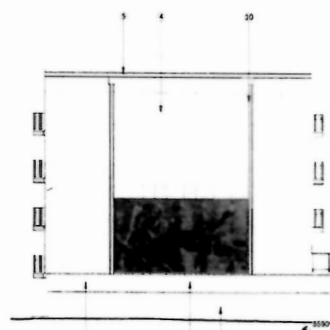
1 BLDG A East Elevation
1:150



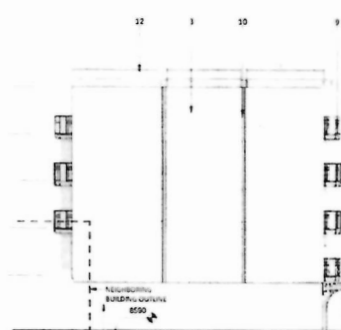
2 BLDG A North Elevation
1:150



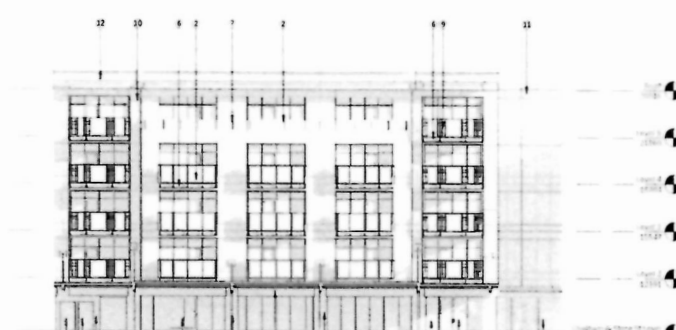
4 BLDG A West Elevation
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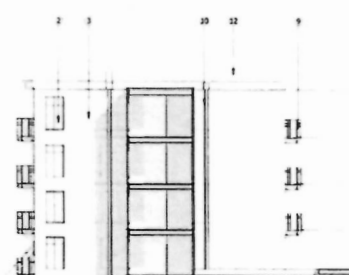
3 BLDG A South Elevation
1:150



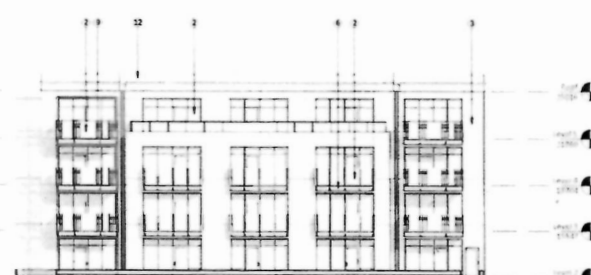
5 BLDG B East Elevation
1:150



6 BLDG B North Elevation
1:150



7 BLDG B West Elevation
1:150



8 BLDG B South Elevation
1:150

MATERIALS LEGEND

1. CONCRETE
2. GLASS
3. LIGHT GREY METAL PANEL CLADDING
4. COR-TEN METAL PANEL CLADDING
5. PRE-FINISHED METAL FLASHING/TRIM
6. PAINTED STEEL C CHANNEL
7. WEATHERING STEEL C CHANNEL
8. METAL CANOPY FRAME
9. METAL AND GLASS GUARD
10. METAL RAIN WATER SCUPPERS AND LEADER
11. SPANDREL
12. BUILT UP METAL CORNICE

ELEVATIONS IDENTIFY RELATIVE PLACEMENT OF MATERIALS, INTENT OF LAYOUT AND SPATIAL RELATIONSHIPS BETWEEN ELEMENTS ONLY. FOR ACCURATE MATERIAL PROPERTIES INCLUDING TEXTURE AND COLOUR REFER TO MATERIAL BOARD.

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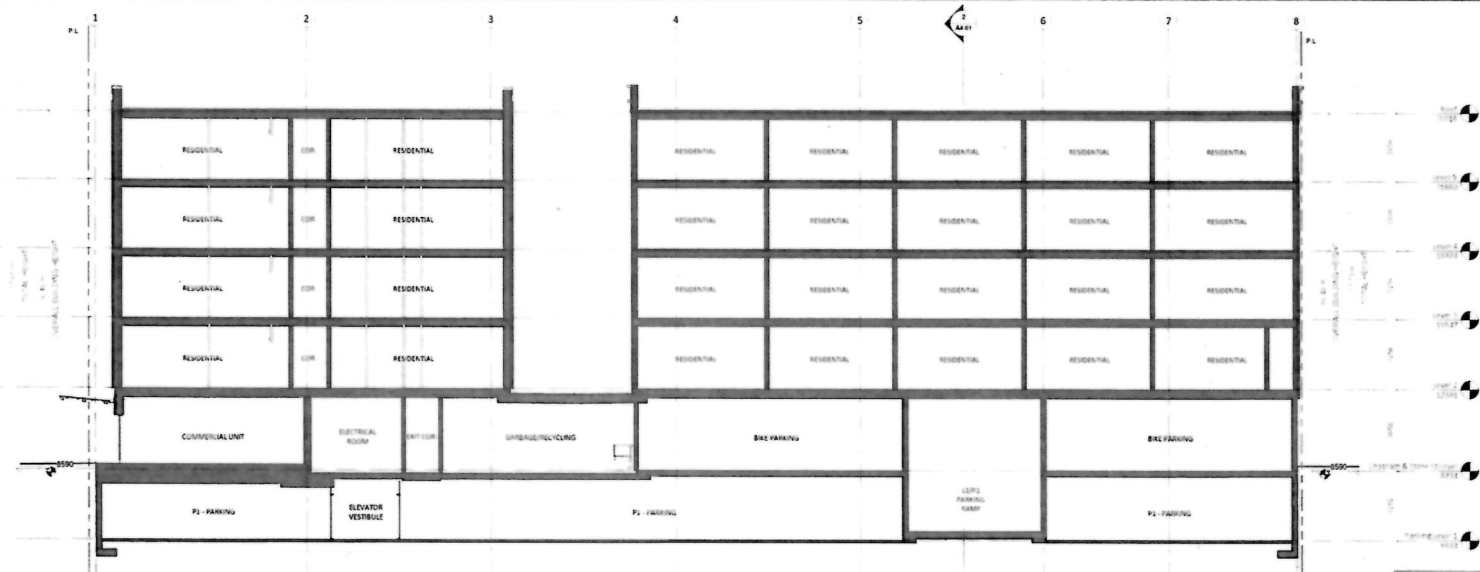
515 & 533 Chatham
Street
Victoria, BC

Building Elevations

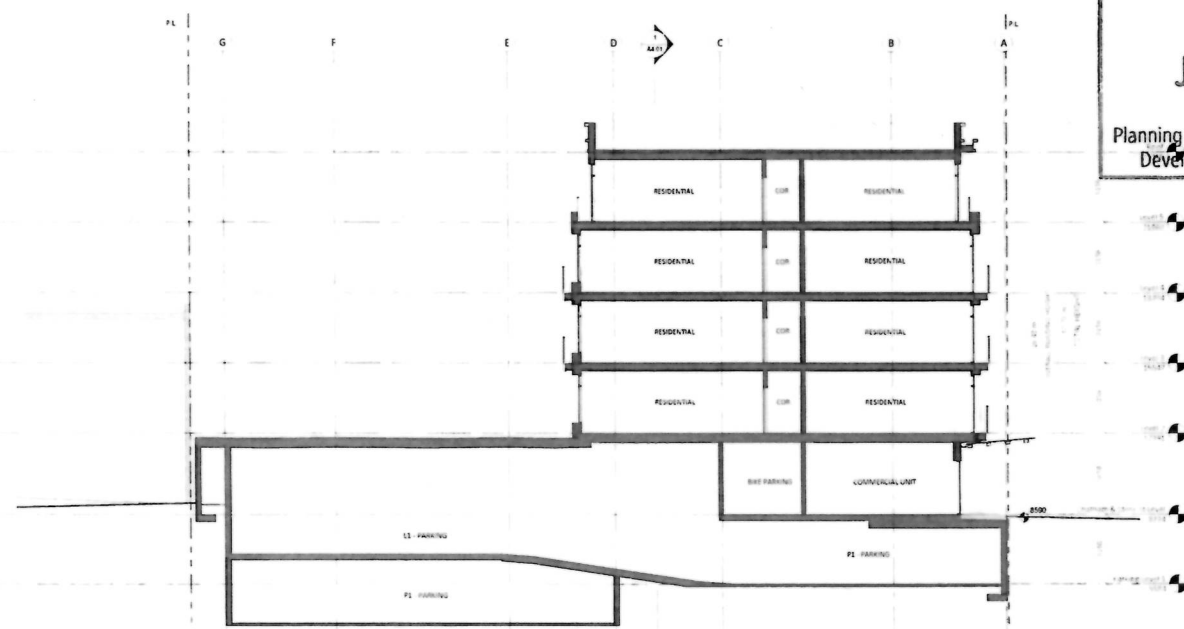
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A3.02

Scale: 1:150



1 Long Section
1:100



2 Cross Section
1:100

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IRONWORKS

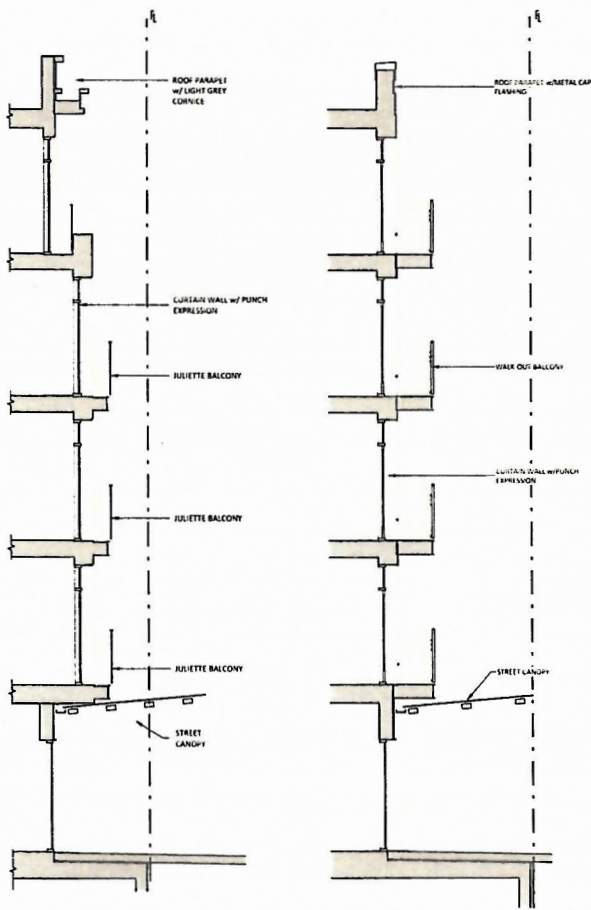
515 & 533 Chatham
Street
Victoria, BC

Building Sections

Project number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

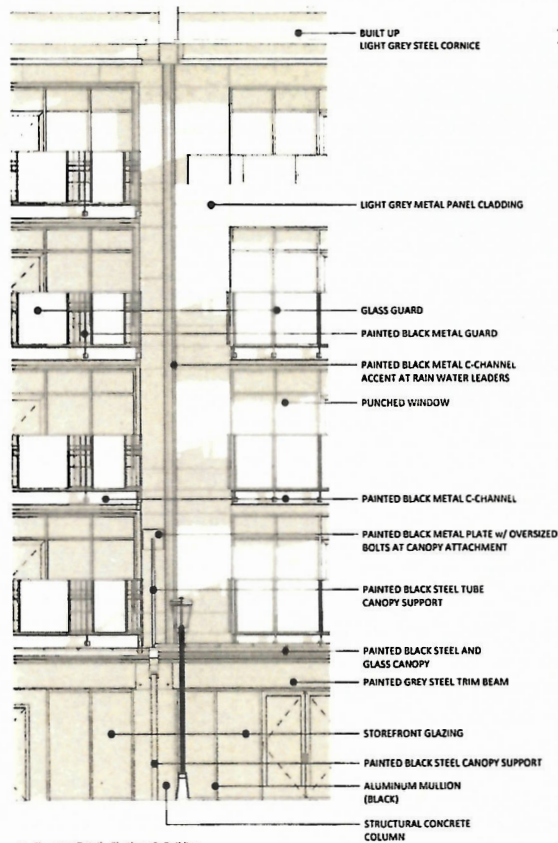
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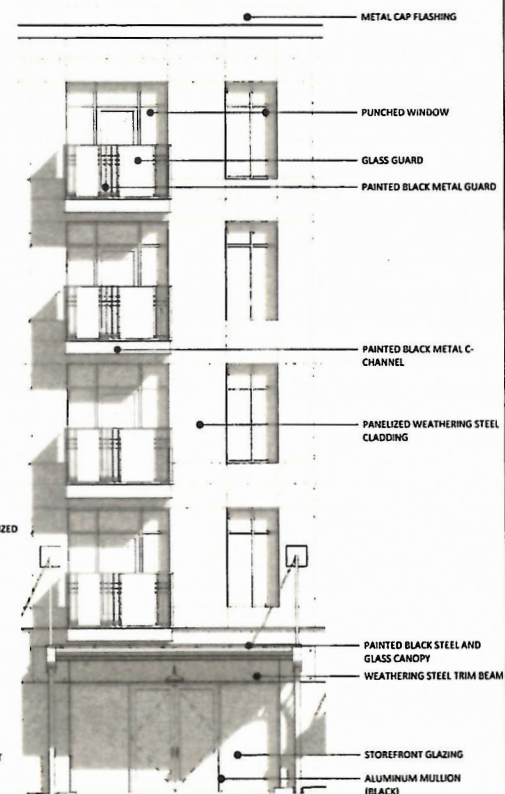


① Metal Panel Cladding Section
1:50

② Corten Panel Cladding Section
1:50



③ Elevation Detail - Chatham St Building
1:50



④ Elevation Detail - Store St Building
1:50



PRECEDENT - METAL PANEL CLADDING



PRECEDENT - PANELIZED WEATHERING STEEL CLADDING



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IRONWORKS
515 & 533 Chatham
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Cladding Details

Project Number: CLA 16-30

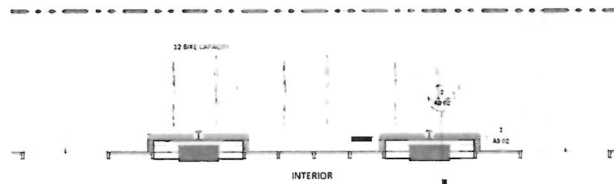
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Drawn by: BH

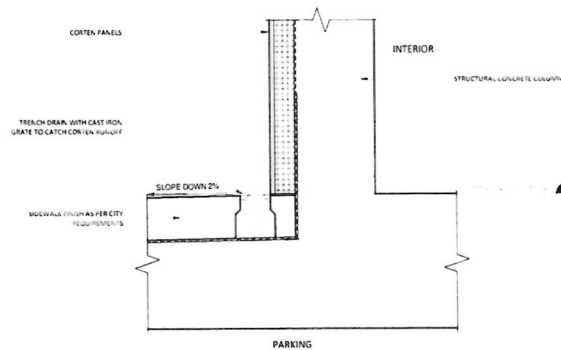
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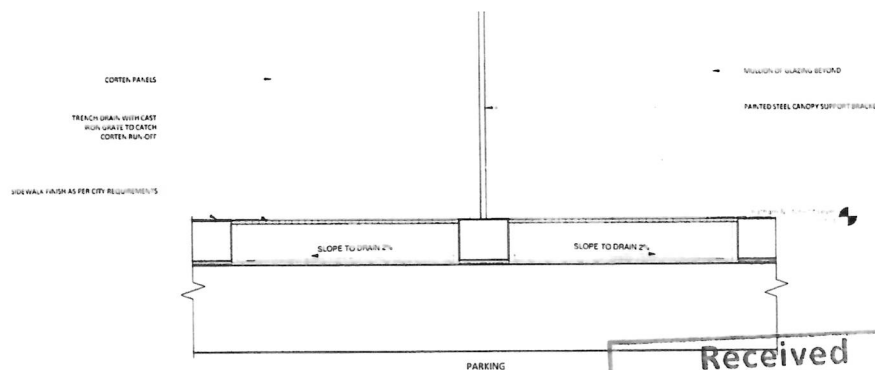
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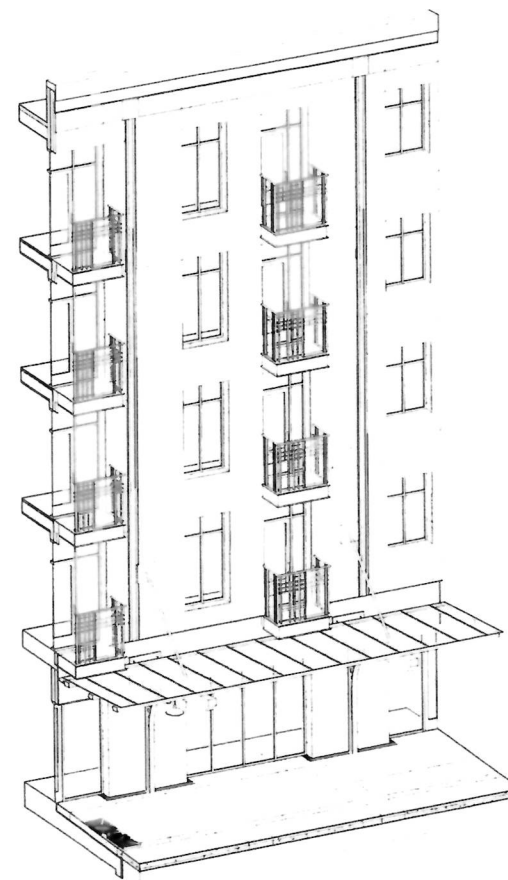
1 Chatham & Store St Level - Entry Columns
1:50



2 Section 1 at Chatham Street Entry
1:10



3 Section 2 at Chatham Street Entry
1:10



4 Entrance at Chatham Street



5 Grate Sample
1:1500

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IRONWORKS

515 & 533 Chatham
Street
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Weathering Steel
Termination Details

Project number: CLA 16-30
Date: July 10, 2018
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A9.02

Scale: As indicated

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CHATHAM & STORE STREET



GUARDS / GATES



COURTYARD FURNITURE



FINS / SHADES



CAST IRON DOWNSPOUT



EXTERIOR LIGHTING



SIGNAGE



COURTYARD PAVING



PROJECT SIGNAGE

Christine Lintott
Architects

July 10, 2018

Revision No.	Description	Date
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IRONWORKS

515 & 533 Chatham
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Character Details

Project Number	CJA 16-30
Date	July 10, 2018
Location	BC
Client	CL

A9.03

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