



PROPOSED MIXED-USE DEVELOPMENT

816 GOVERNMENT ST., VICTORIA, B.C.

ARCHITECT

STUDIO ONE ARCHITECTURE INC.
240 - 385 West 8th Avenue
Vancouver, B.C. V5Y 3X2

Phone: 604-731-3996
Fax: 604-734-1121

ARCHITECT CONSULTANT

PAUL MERRICK CONSULTING LTD.
6574 Tidewater Rd E
Sooke, B.C. V9Z 1A5

Phone: 250-642-7708
Fax: 250-889-1109

HERITAGE CONSULTANT

DONALD LUXTON & ASSOCIATES INC.
1030-470 Granville Street
Vancouver, B.C. V6C 1V5

Phone: 604-688-1216

STRUCTURAL CONSULTANT

READ JONES CHRISTOFFERSEN LTD
645 Yess Road, Suite 220
Victoria, B.C. V8A 6X5

P: 250.366.7794
F: 250.

MECHANICAL CONSULTANT

AYALON MECHANICAL
300-1815 Blanshard Street
Victoria, B.C. V8A 3P2

P: 250.
F: 250.

ELECTRICAL CONSULTANT

AES ENGINEERING
300-1815 Blanshard Street
Victoria, B.C. V8A 3P2

P: 250.381.6121
F: 250.381.6811

CIVIL CONSULTANT

McIlhenny Consulting Services Ltd.
Suite 500-3560 Quadra Street
Victoria, B.C. V8X 4A3

Phone: 250-370-9221
Fax:

LANDSCAPE ARCHITECT

DURANTE KREUK LTD.
102-1673 WS Avenue
Vancouver, B.C. V6J 1N5

Phone: 604-684-6511
Fax: 604-684-0577

studio one
architecture inc.

PAUL MERRICK CONSULTING LTD.

ARCHITECTURAL	
A1.1 COVER PLAN	
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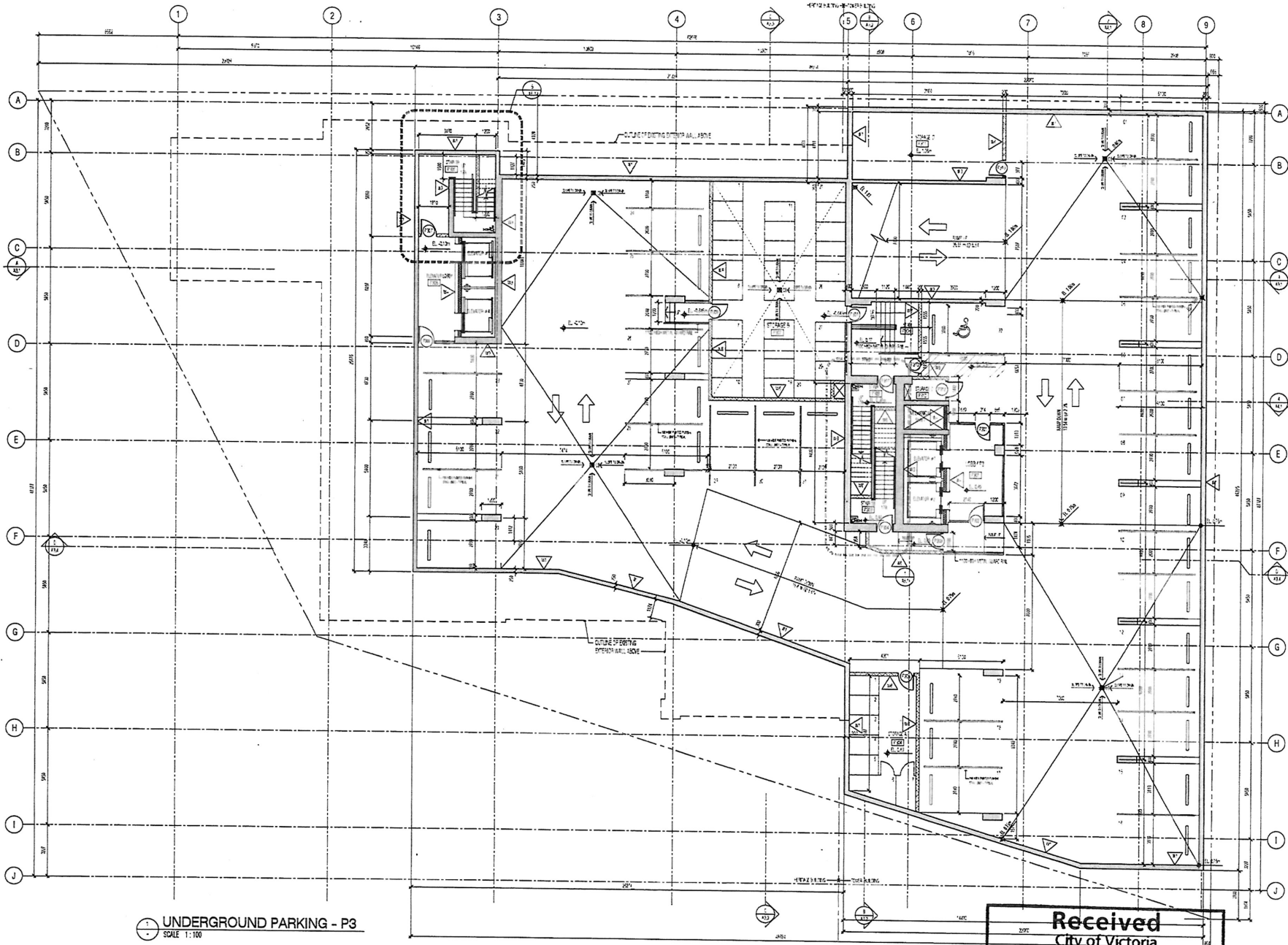
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PROGRESS SET
11.14.2017

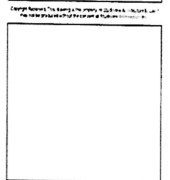
Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division



UNDERGROUND PARKING - P3
SCALE 1:100



1:2500' 1/4" = 1' 0"

project title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.,
VICTORIA, B.C.

drawing title:
PARKING P3

project no.: 13029
drawn by: GM/10/11
checked by: JW
date: August 2015
scale: AS NOTED

drawing no.:
A1.2

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JAN 17 2018

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Development Services Division

UNDERGROUND PARKING - P2
SCALE 1:100

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

Project title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.
Drawing title:
PARKING P2

Project no.: 13029
Drawn by: GAYMAREL
Checked by: JW
Date: August 2015
Scale: AS NOTED

A1.3





WV VERTICAL CLEARANCE 2.00 M. (6'-7")
WV VERTICAL CLEARANCE FOR DISABLED PARKING INCLUDING
ACCESSIBLE 2.30 M. (7'-7")

no.:	date:	description
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project title: MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
PARKING P1

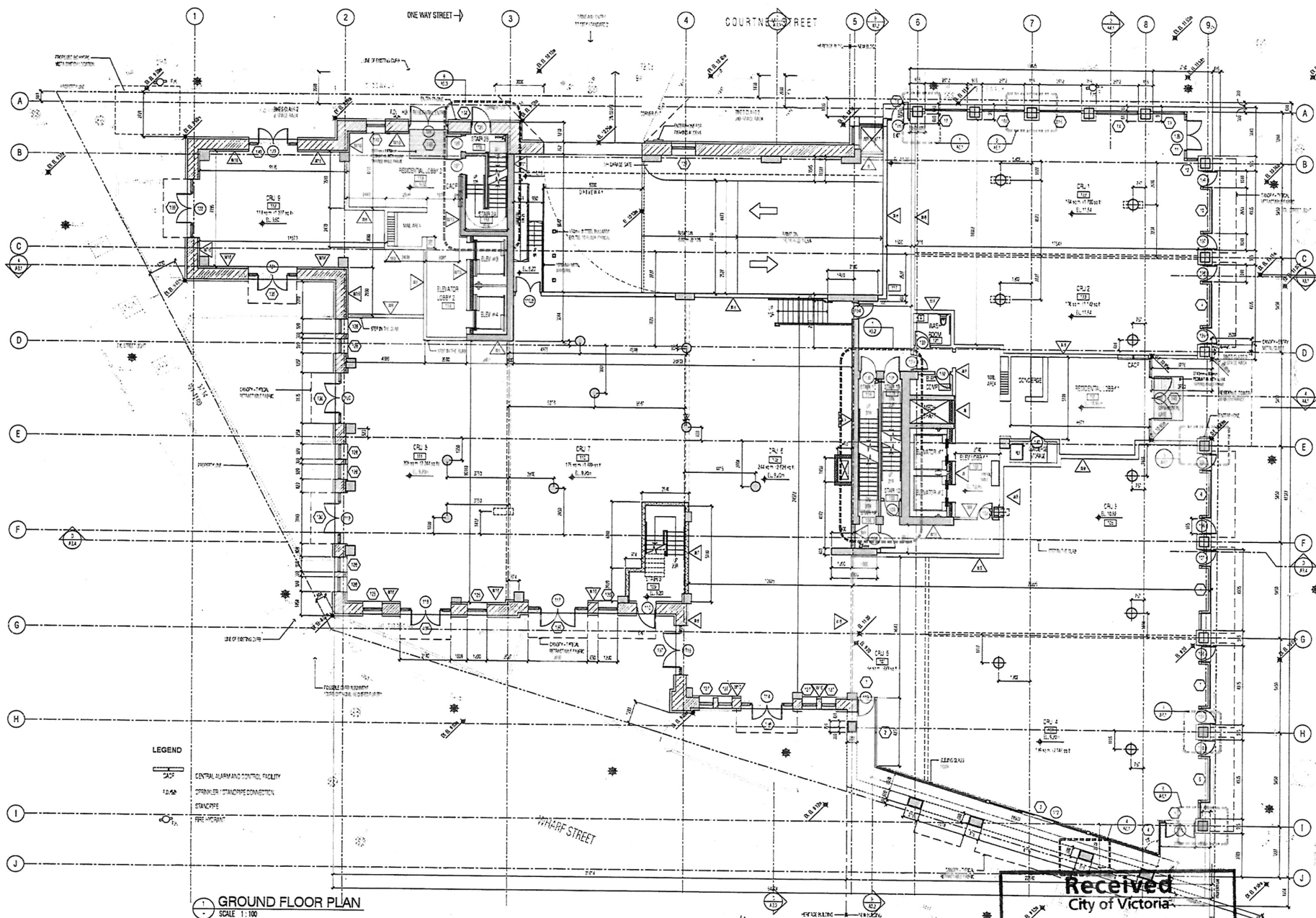
project no. 13029	
drawn by: GM/HG/EL	
checked by JW	
date August 2015	
scale AS NOTED	

drawing no.:
A1.4

Received
City of Victoria

JAN 17 2018

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Development Services Division



ROOM NO.	AREA	AREA	AREA
ROOM 1	1100		
ROOM 2	1100		
ROOM 3	1100		
ROOM 4	1100		
ROOM 5	1100		
ROOM 6	1100		
ROOM 7	1100		
ROOM 8	1100		
ROOM 9	1100		

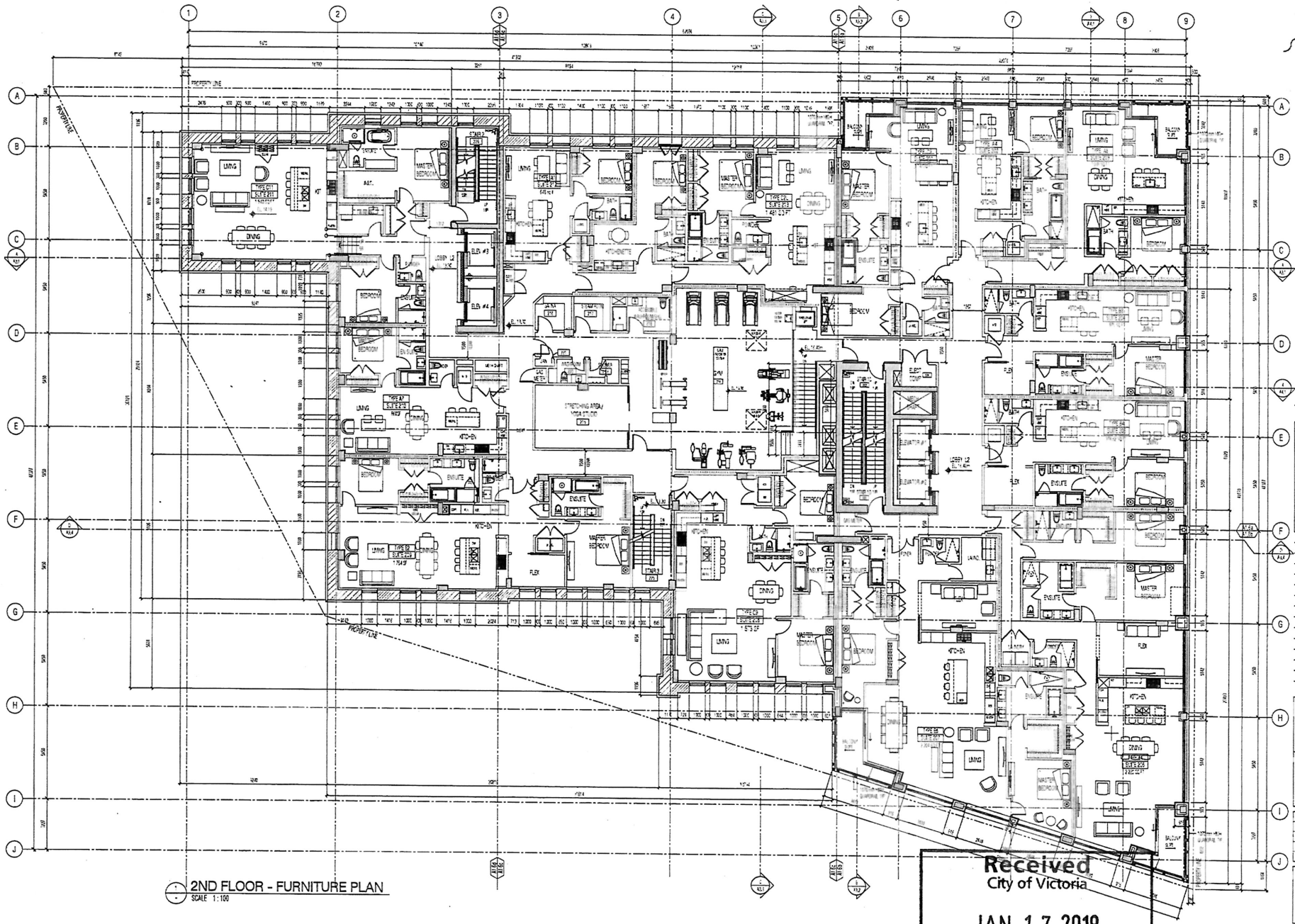
NO.	DATE	DESCRIPTION
1	11/15/2017	Revised by T. Ford
2	11/15/2017	Revised by T. Ford
3	11/15/2017	Revised by T. Ford
4	11/15/2017	Revised by T. Ford
5	11/15/2017	Revised by T. Ford
6	11/15/2017	Revised by T. Ford
7	11/15/2017	Revised by T. Ford
8	11/15/2017	Revised by T. Ford
9	11/15/2017	Revised by T. Ford

PROJECT NO.	PROJECT NAME
11020	MIXED-USE DEVELOPMENT FOR CUSTOMS HOUSE 816 GOVERNMENT ST. VICTORIA, B.C.
DRAWING NO.	DRAWING TITLE
11020-01	GROUND FLOOR PLAN

PROJECT NO.	PROJECT NAME
11020	MIXED-USE DEVELOPMENT FOR CUSTOMS HOUSE 816 GOVERNMENT ST. VICTORIA, B.C.
DRAWING NO.	DRAWING TITLE
11020-01	GROUND FLOOR PLAN

A1.5

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City of Victoria
JAN 17 2018
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Development Services Division



2ND FLOOR - FURNITURE PLAN
SCALE 1:100

Room No.	Room Name	Area (sq. ft.)	Area (sq. m.)
201	Living Room	1,147	106.5
202	Dining Room	1,129	104.8
203	Kitchen	1,111	103.0
204	Breakfast Room	1,111	103.0
205	Living Room	1,111	103.0
206	Dining Room	1,111	103.0
207	Kitchen	1,111	103.0
208	Breakfast Room	1,111	103.0
209	Living Room	1,111	103.0
210	Dining Room	1,111	103.0
211	Kitchen	1,111	103.0
212	Breakfast Room	1,111	103.0
213	Living Room	1,111	103.0
214	Dining Room	1,111	103.0
215	Kitchen	1,111	103.0
216	Breakfast Room	1,111	103.0
217	Living Room	1,111	103.0
218	Dining Room	1,111	103.0
219	Kitchen	1,111	103.0
220	Breakfast Room	1,111	103.0

The floor plan is based on the building's existing structure and is not to be used for construction purposes.

1. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220
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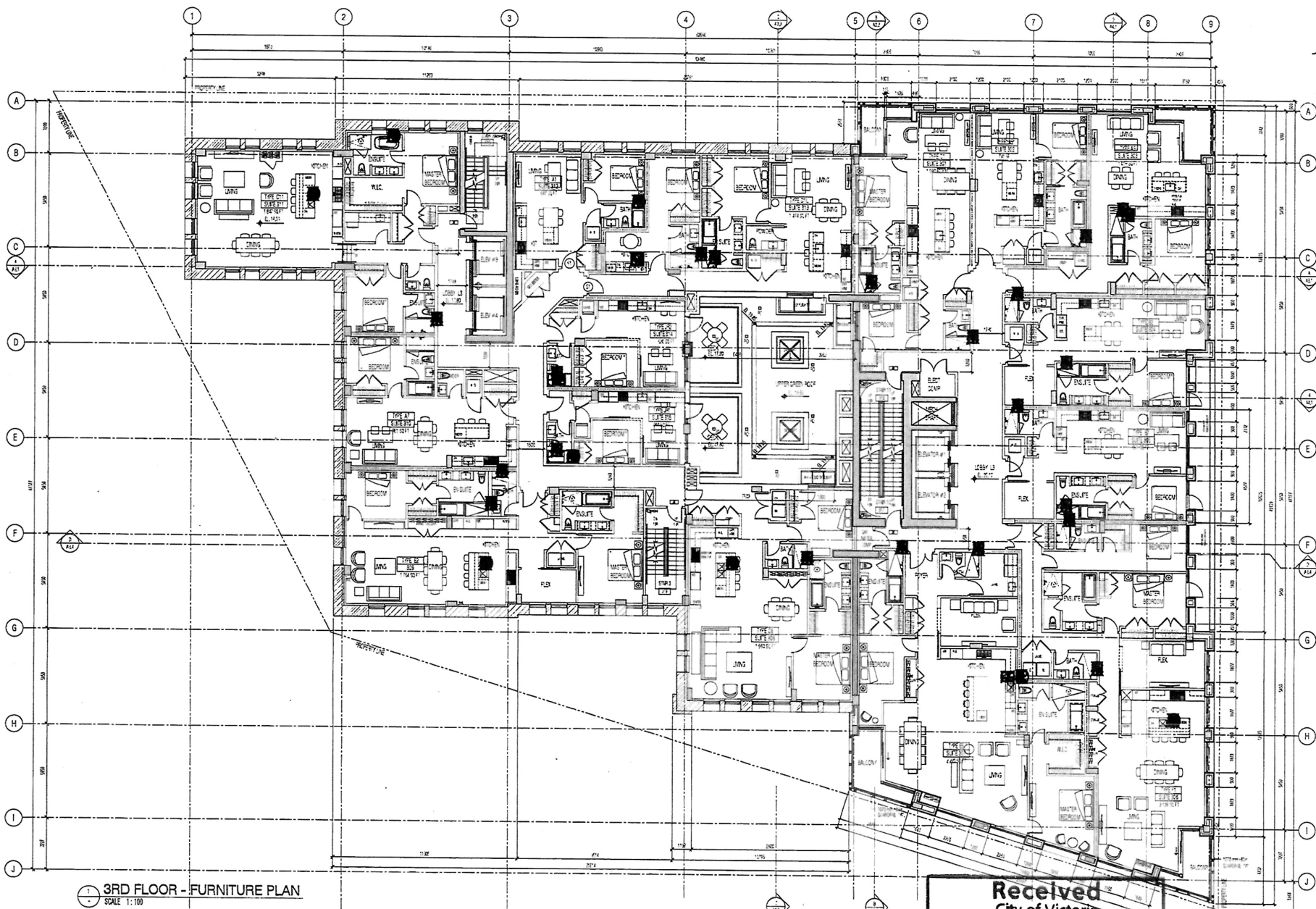
PROJECT TITLE:
 MIXED-USE DEVELOPMENT FOR
 CUSTOMS HOUSE
 816 GOVERNMENT ST.
 VICTORIA, B.C.

DRAWING TITLE:
 2ND FLOOR PLAN
 EL. 16.40 - Tower Bldg
 EL. 13.30 - Heritage Bldg

PROJECT NO.: 13020
 DRAWN BY: SM/AG
 CHECKED BY: JW
 DATE: August 2015
 SCALE: AS NOTED

DRAWING NO.:
A1.6F

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 City of Victoria
 JAN 17 2018
 Planning & Development Department
 Development Services Division



DATE	TIME	START	END	PLAN
07	01	1148	12	ONE BEDROOM
10	01	700	12	ONE BEDROOM
11	10	1100	12	ONE BEDROOM
12	02	808	12	ONE BEDROOM
13	01	700	11	ONE BEDROOM
17	01	2100	12	ONE BEDROOM
17	01	2100	12	ONE BEDROOM
20	04	1100	12	ONE BEDROOM
20	02	1100	12	ONE BEDROOM
21	01	700	12	ONE BEDROOM
22	11	1100	12	ONE BEDROOM
22	01	1000	12	ONE BEDROOM
23	11	1100	12	ONE BEDROOM
24	02	1100	12	ONE BEDROOM
25	01	1100	12	ONE BEDROOM

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no.	date	description
1	3.28.2017	hr. 43 to 45

project title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
3rd Floor Furniture Plan
EL 20.10 - Tower Bldg
EL 17.80 - Heritage Bldg.

project no.	13029
drawn by	GM/JG
checked by	JW
date	August 2015
scale	AS NOTED



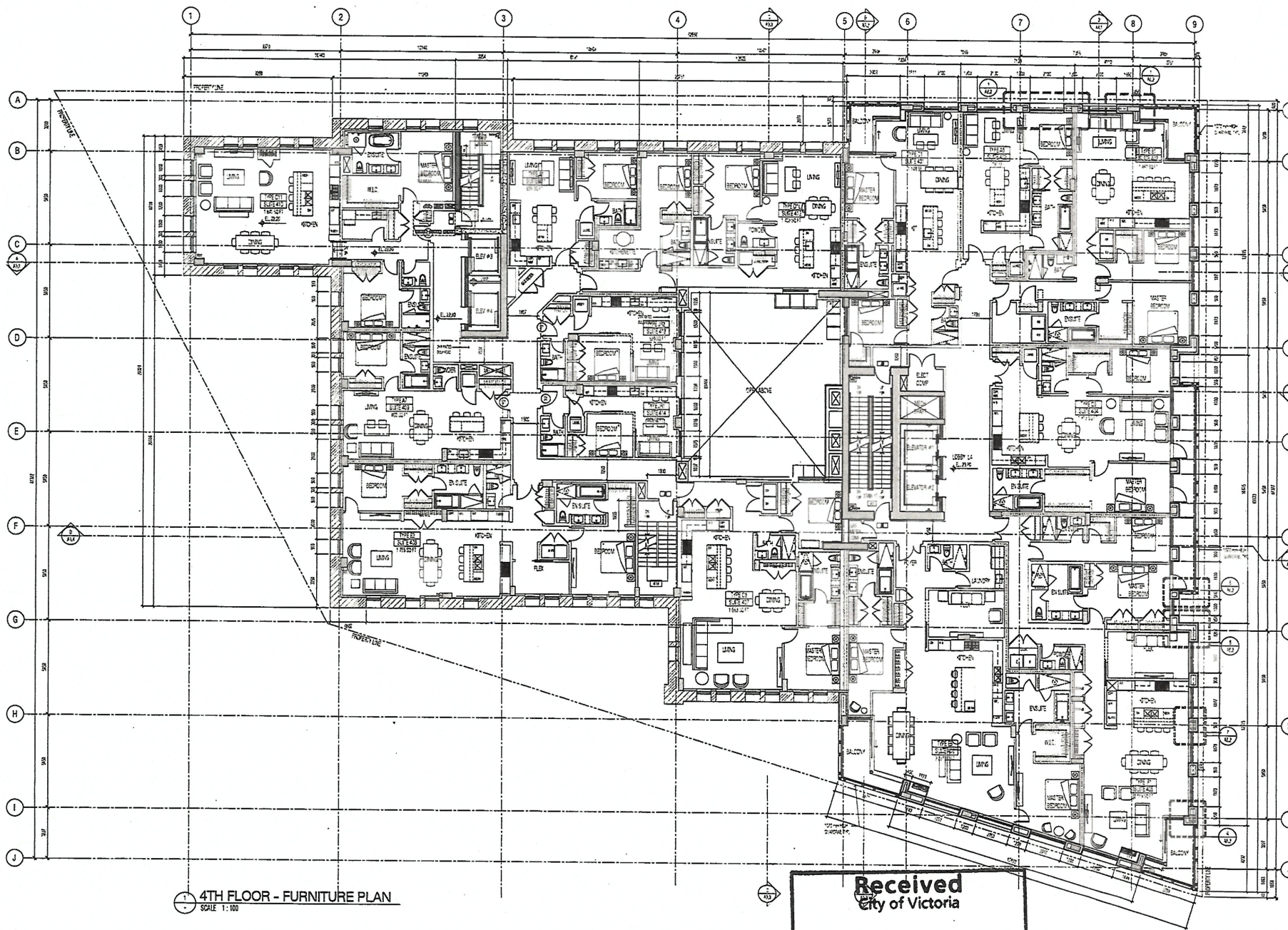
designed by:

A1.7F

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division



4TH FLOOR - FURNITURE PLAN
SCALE 1:100

REV	NO	DATE	DESCRIPTION
1	1	11/14/2017	ISSUED FOR PERMIT
2	2	11/14/2017	ISSUED FOR PERMIT
3	3	11/14/2017	ISSUED FOR PERMIT
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18	18	11/14/2017	ISSUED FOR PERMIT
19	19	11/14/2017	ISSUED FOR PERMIT
20	20	11/14/2017	ISSUED FOR PERMIT

Let's get started. The Planning & Development Department of the City of Victoria, B.C. is your partner in creating a better future for all.

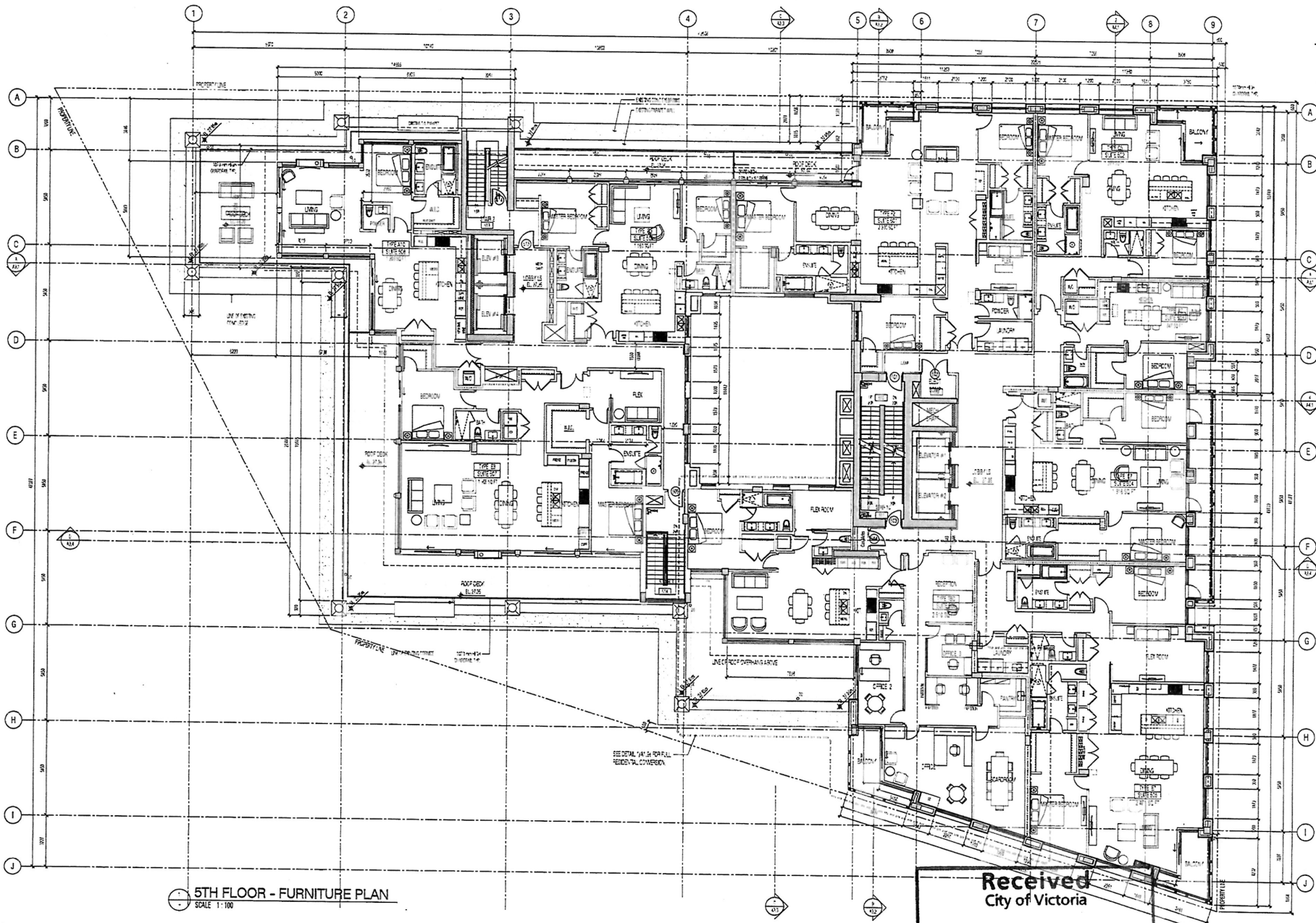
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no. date description
revisions

project title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.
drawing title:
4TH FLOOR PLAN
EL 23.80 - Tower Bldg
EL 22.80 - Heritage Bldg.

project no. 13020
drawn by: GAN/JS
checked by: JAV
date: August 2015
scale: AS NOTED

drawing no. A1.8F
1/4" = 1'-0"

Received
City of Victoria
JAN 17 2018
Planning & Development Department
Development Services Division



5TH FLOOR - FURNITURE PLAN
SCALE 1:100

NO.	DATE	DESCRIPTION	BY	CHKD.
01	11/11/15	ISSUED FOR PERMIT	JM	
02	03/12/15	REVISED	JM	
03	03/12/15	REVISED	JM	
04	03/12/15	REVISED	JM	
05	03/12/15	REVISED	JM	
06	03/12/15	REVISED	JM	
07	03/12/15	REVISED	JM	
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09	03/12/15	REVISED	JM	
10	03/12/15	REVISED	JM	

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NO.	DATE	DESCRIPTION
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10	03/12/15	REVISED

PROJECT TITLE
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.

DRAWING TITLE
Furniture Plan - 5th Floor
EL 27.35 - Tower Bldg
EL 27.35 - Heritage Bldg

PROJECT NO. 13079
DRAWN BY: JM, AG
CHECKED BY: JW
DATE: August 2015
SCALE: AS NOTED

DRAWING NO.
A1.9F

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City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

6TH FLOOR - FURNITURE PLAN
SCALE 1:100

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City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

NO.	DATE	DESCRIPTION
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03	2011	REVISED
04	2011	REVISED
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15	2011	REVISED
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19	2011	REVISED
20	2011	REVISED

1:100 Scale - 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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20	2011	REVISED

1:100 Scale - 1/4" = 1'-0"

PROJECT TITLE: VIDEO-USE DEVELOPMENT FOR CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.
DRAWING TITLE: FURNITURE PLAN
6TH FLOOR
EL. 30.90

PROJECT NO.: 13029
DRAWN BY: GM/AG
CHECKED BY: JMT
DATE: August 2011
SCALE: AS NOTED

DRAWING NO.: A1.10F
1/2" = 1'-0" SCALE
PROCESSED BY: JMT

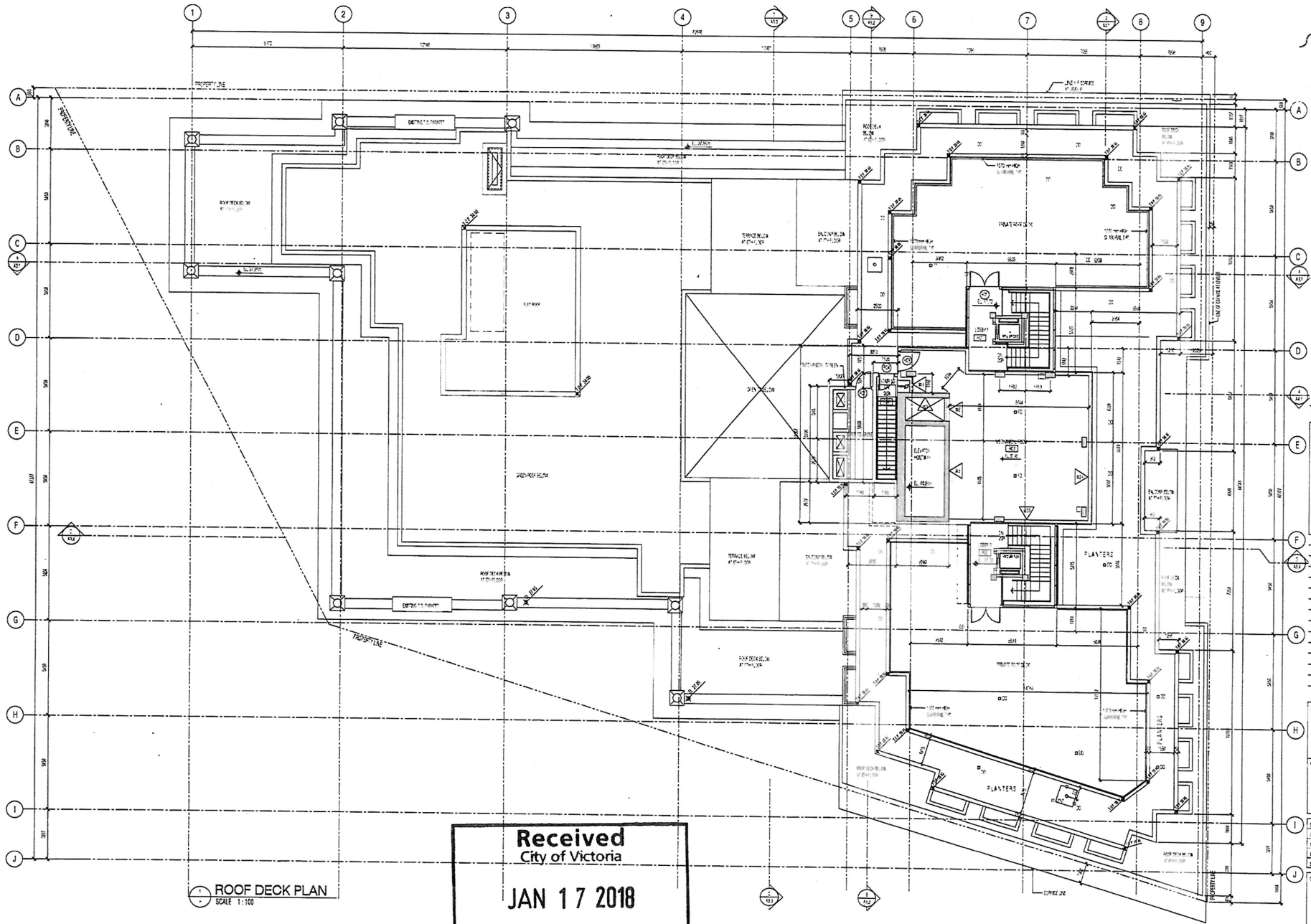




Planning & Development Department
Development Services Division

drawing no.:
A1.11F
1/10/00 (C.O.F.C.T.) 20/00/00 (C.O.F.C.T.)





ROOF DECK PLAN
SCALE 1:100

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

sheet	max size
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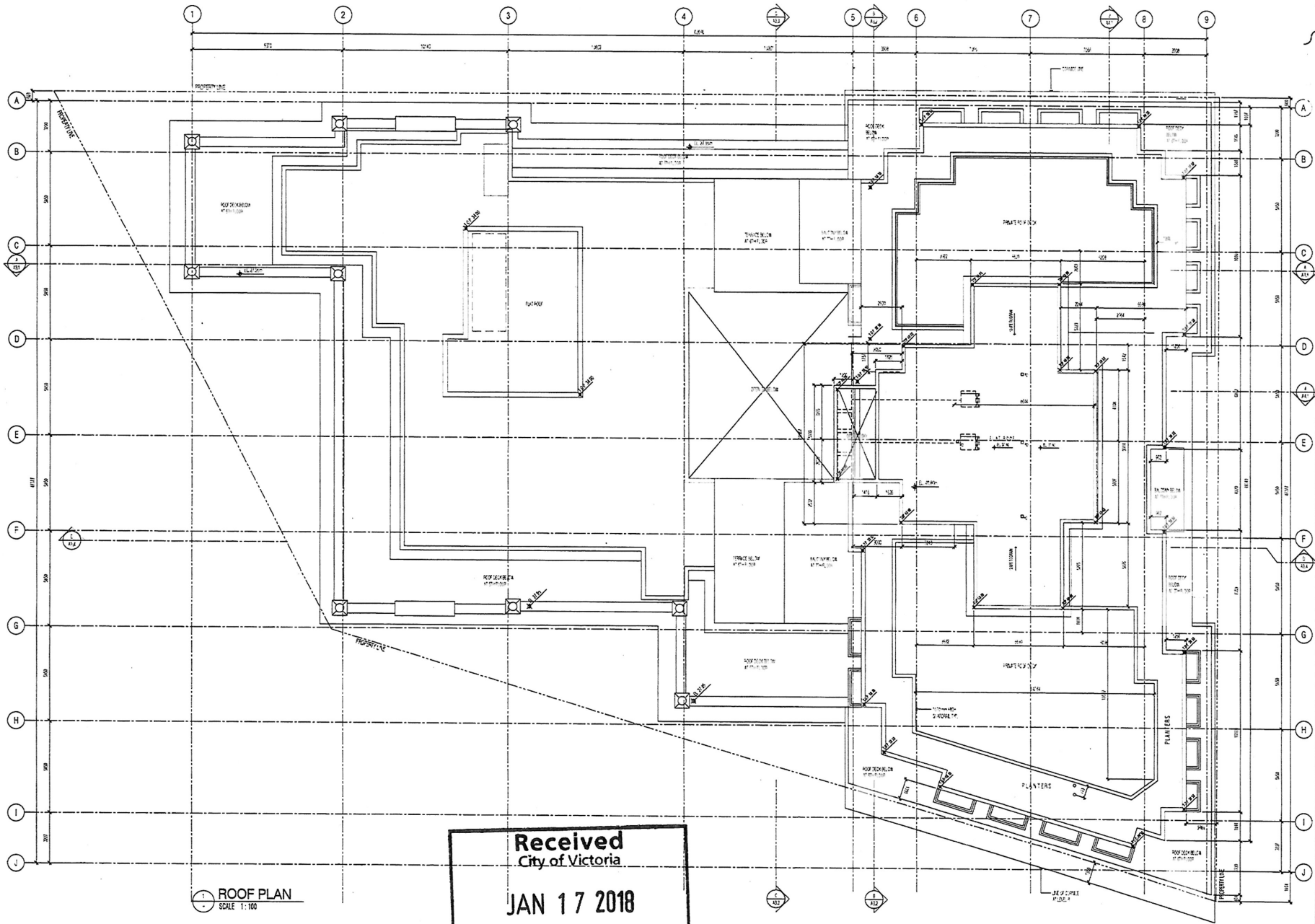
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project title	client
MIXED-USE DEVELOPMENT FOR CUSTOMS HOUSE 816 GOVERNMENT ST. VICTORIA, B.C.	City of Victoria

drawing title:
ROOF DECK PLAN

project no.	15029
drawn by	GM/AG
checked by	JW
date	August 2015
scale	AS NOTED

drawing no.:
A1.12



1 ROOF PLAN
SCALE 1:100

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

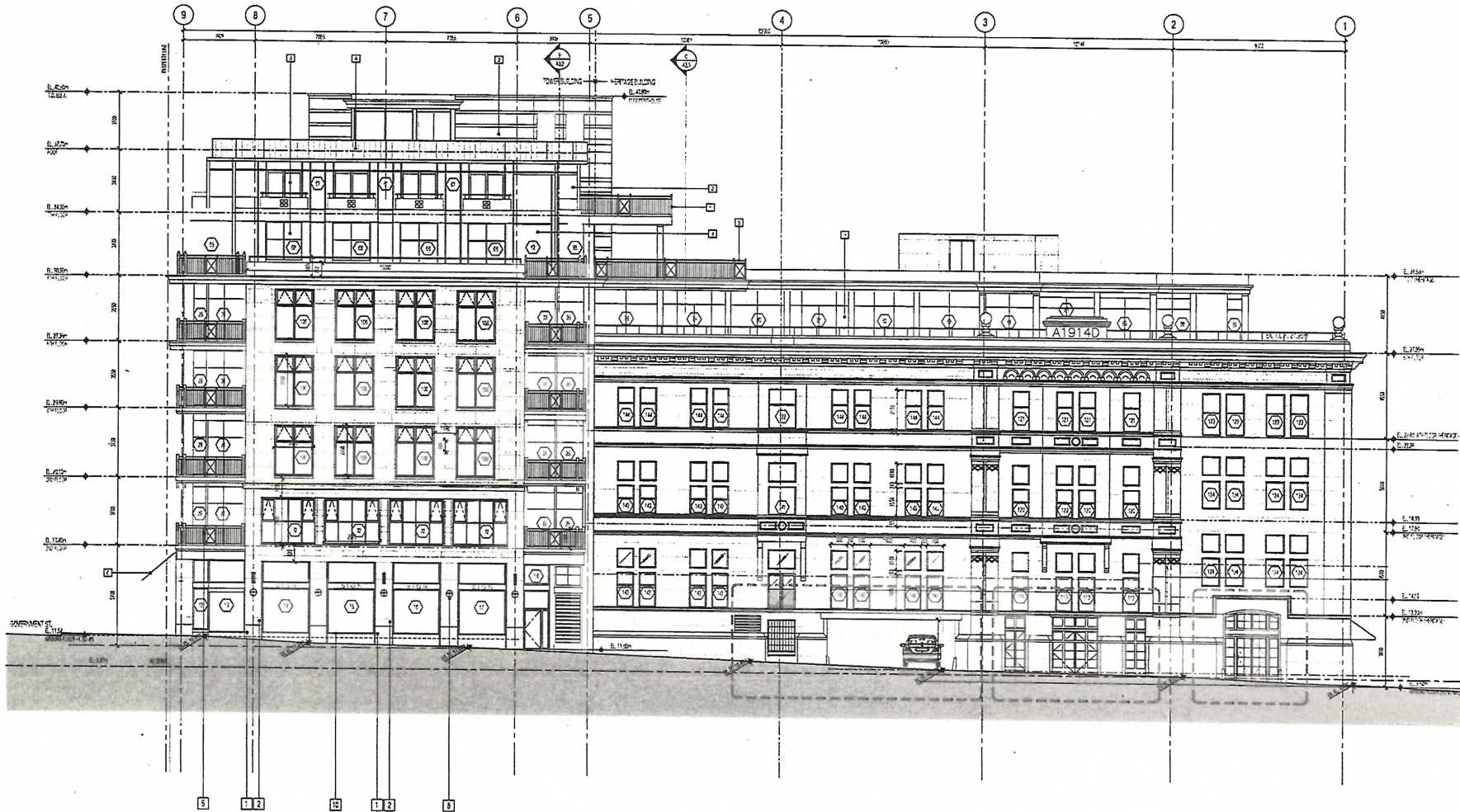
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project title:
**MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.**
drawing title:
MAIN ROOF PLAN

project no.: 19029
drawn by: GM/MS
checked by: JW
date: August 2016
scale: AS NOTED



A1.13



MATERIAL FINISHES SCHEDULE

- 1 - SHIRT SLUING
- 2 - SHIRT SLUING
- 3 - POLISHED CONCRETE FLOOR AND WALL
- 4 - POLISHED CONCRETE FLOOR
- 5 - METAL TRUSS TRIM, STAINLESS STEEL
- 6 - METAL TRUSS TRIM, STAINLESS STEEL
- 7 - BLACK BRASS
- 8 - BLACK BRASS
- 9 - POLISHED CONCRETE FLOOR AND WALL
- 10 - POLISHED CONCRETE FLOOR

Project Name: The Customs House, 816 Government St, Victoria, B.C.

Project Number: 10000

Project Date: 10/10/2015

Project Location: 816 Government St, Victoria, B.C.

Project Description: North Elevation

Project Status: In Progress

Project Contact: [Redacted]

Project Phone: [Redacted]

Project Email: [Redacted]

Project Website: [Redacted]

Project Address: [Redacted]

Project City: [Redacted]

Project State: [Redacted]

Project Country: [Redacted]

Project Zip: [Redacted]

Project Postcode: [Redacted]

Project Latitude: [Redacted]

Project Longitude: [Redacted]

Project Elevation: [Redacted]

Project Orientation: [Redacted]

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Project Elevation: [Redacted]

Project Orientation: [Redacted]

1 NORTH ELEVATION - COURTNEY STREET
SCALE 1:100

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division

Project No. 10000

Drawn by: CMK

Checked by: JW

Date: August 2015

Scale: AS NOTED

Sheet No. 1

Sheet Title: NORTH ELEVATION

Sheet Date: 10/10/2015

Sheet Scale: 1:100

Sheet Status: In Progress

Sheet Contact: [Redacted]

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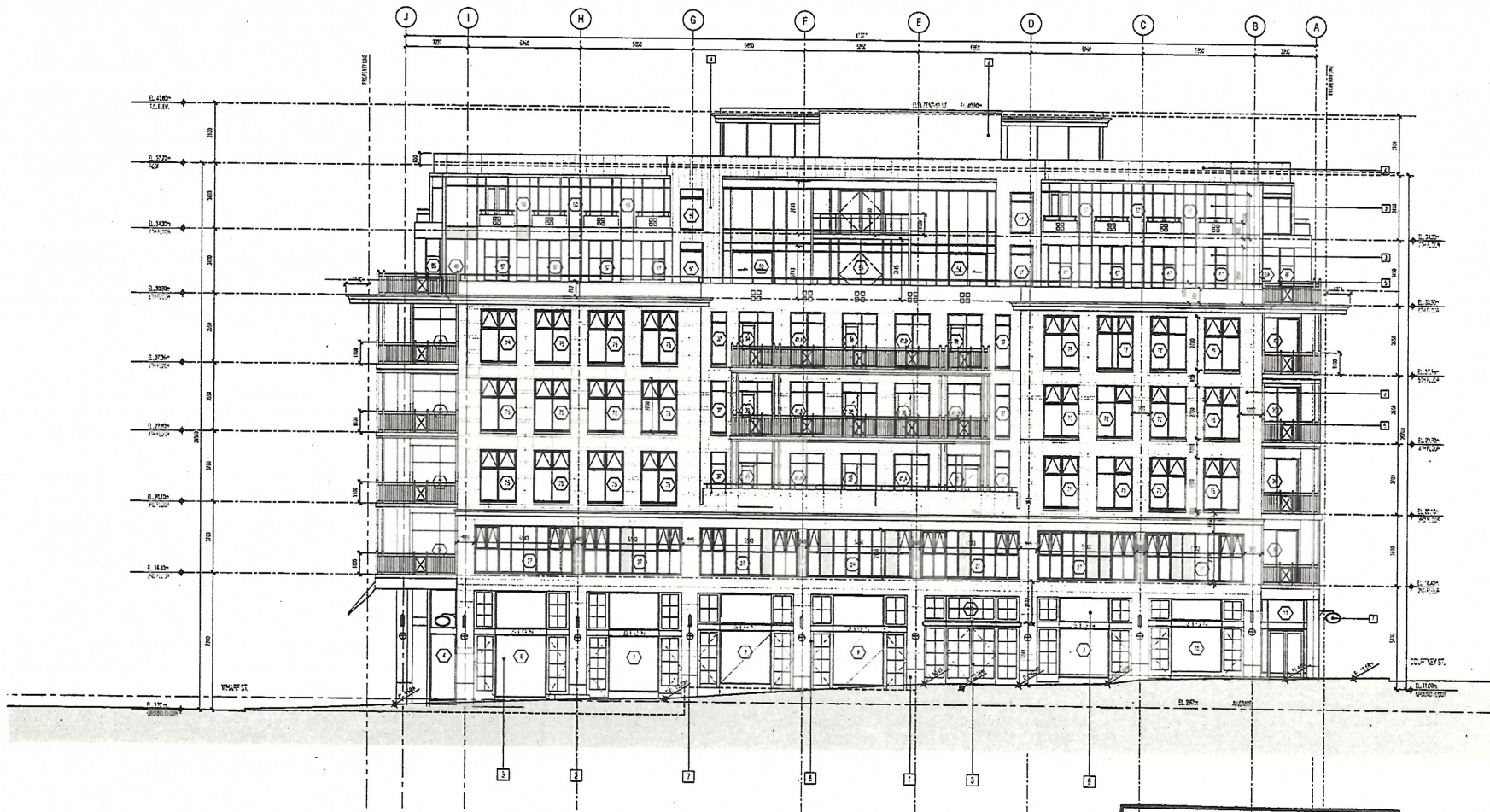
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1 EAST ELEVATION - GOVERNMENT STREET
SCALE 1:100

MATERIAL FINISHES SCHEDULE

- 1 - STONE CLADDING
- 2 - BRICK CLADDING
- 3 - COLORED GLASS AND METAL FRAME WINDOW SYSTEM
- 4 - BRICK CLADDING
- 5 - METAL PANEL SYSTEM, CLADDING
- 6 - METAL PANEL SYSTEM, CLADDING
- 7 - STONE CLADDING
- 8 - STONE CLADDING
- 9 - COLORED GLASS AND METAL FRAME WINDOW SYSTEM
- 10 - METAL CLADDING

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2 11/10/2017 Issued for "Permit"
1 5/28/2017 Issued by SP
no. date description
revisions

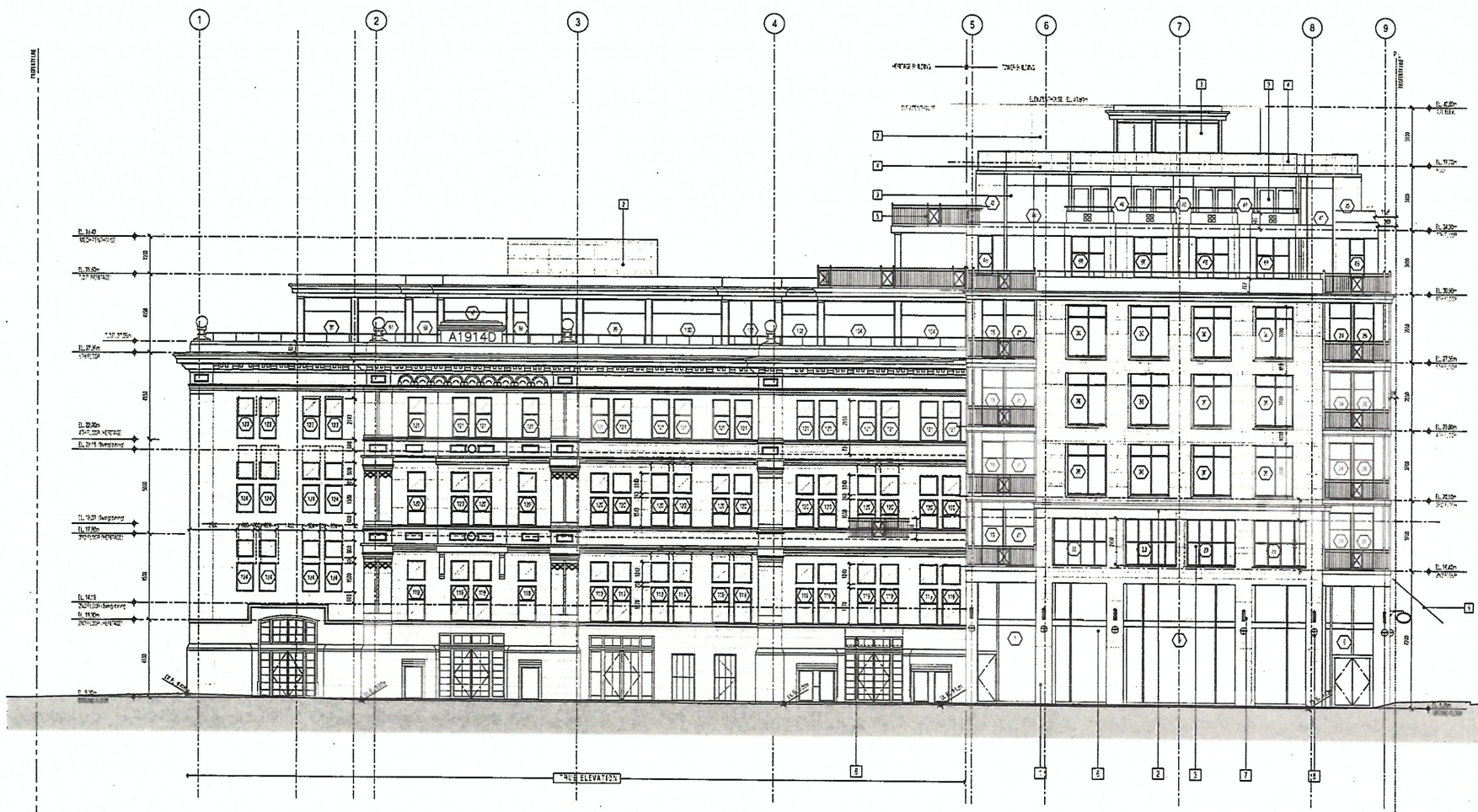
Project Title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.

Drawing Title:
EAST ELEVATION

Issued no.: 13029
Drawn by: GAN/AG
Checked by: JW
Date: August 2015
Scale: AS NOTED

Drawing no.:
A2.2
NOT FOR CONSTRUCTION PROPOSED BY "STUDIO ONE"

Received
City of Victoria
JAN 17 2018
Planning & Development Department
Development Services Division



MATERIAL FINISHES SCHEDULE

- 1 - WHITE GLAZING
- 2 - ASH STONE CLADDING
- 3 - COLORED GLAZING WITH WHITE INTERIOR PAINT
- 4 - COLORED GLAZING
- 5 - METAL ROOFING WITH GLAZING
- 6 - METAL ROOFING WITH GLAZING
- 7 - BRICK
- 8 - COLORED GLAZING WITH WHITE INTERIOR PAINT
- 9 - COLORED GLAZING

Design Notes: The building is a multi-story structure with a central section and a side section. The building is located at 816 Government St., Victoria, B.C.



2	11.10.2017	Issued by: T. J. J.
1	10.10.2017	Issued by: T. J. J.
no.	date	description
revisions		

Project title:
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.,
VICTORIA, B.C.

Drawing title:
SOUTH ELEVATION

Project no.:	19029
Drawn by:	GM/AG
Checked by:	JW
Date:	August 2015
Scale:	AS NOTED

Drawing no.:

A2.3

NOT FOR CONSTRUCTION PROGRESS BY: 11/10/2017

SOUTH ELEVATION - WHARF STREET
SCALE 1:100

Received
City of Victoria

JAN 17 2018

Planning & Development Department
Development Services Division



Planning & Development Department
Development Services Division

- 1 - DRIVE CLIPPING
- 2 - LINE POINT CLIPPING
- 3 - DOUBLE BUFFER ALGORITHM FROM DIFFERENTIAL SYSTEM
- 4 - BACKVIEW CLIPPING
- 5 - META-LEVEL OPTIMIZATION FOR CLIPPING
- 6 - META-LEVEL FRAME CANNING
- 7 - RACE POINT
- 8 - Z-TESTING
- 9 - Z-TESTING
- 10 - Z-TESTING

George Knowles The diary & the story of Jefferson's trial

no.	date	description
revisions		

project title-
MIXED-USE DEVELOPMENT FOR
CUSTOMS HOUSE
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
WEST ELEVATION

project no.:	13029
drawn by:	GM/JG/EL
checked by:	JIV
date:	August 2015
scale:	AS NOTED

drawing no

A2.4