

An architectural rendering of the Davidson Signature building, a multi-story structure with a prominent clock tower on the left. The building features a mix of brick and light-colored panels. The name "DAVIDSON SIGNATURE" is visible on the upper right facade. The building is surrounded by mature trees and a parking lot with several cars. A sign in the foreground reads "DAVIDSON SIGNATURE" and "AYEM".

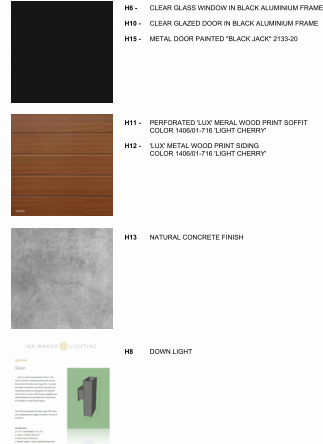
LANDSCAPE DRAWING BREAKDOWN							
No.	NAME	REVISION No.	REVISION DATE	No.	NAME	REVISION No.	REVISION DATE
DP01	LANDSCAPE PLAN	0					
DP02	LANDSCAPE DETAILS	0					

[illegible]

COVER SHEET	
Scale 1" = 100'-0"	A-0.01
Date July 18th, 2024	
Drawn DD	
Checked PWK	

A-0.01

	H1 • PAINTED HARDPANEL C/W REVEALS 'PEARL GRAY'
	H2 • PAINTED HARDPANEL C/W REVEALS 'IRON GREY'
	H3 • PAINTED HARDPANEL C/W REVEALS 'BLACK JACK'
	H4 • BRICK SIDING PANEL BRICK 'BLACK'
	H5 • BRICK SIDING PANEL BRICK 'BROWN'



① North Architectural Building Elevation
1:100

VICTORIA SIGNATURE EXTERIOR FINISHES		FACILITIES AND RESTAURANT FINISHES	
HOTEL FINISHES			
H1	HARDIPANEL, C/W REVEALS "PEARL GRAY"	C1	HARDIPANEL, C/W REVEALS AGED PEWTER
H2	HARDIPANEL, C/W REVEALS "IRON GRAY"	C2	"GLAZED GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H3	PAINTED HARDIPANEL C/W REVEALS "BLACK JACK" 2133-20	C3	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H4	BRICK SIDING PANEL, BRICK "BLACK"	C4	PAINTED STEEL PATIO STRUCTURE "BLACK JACK" 2133-20
H5	BRICK SIDING PANEL, BRICK "BROWN"	C5	NATURAL CONCRETE FINISH
H6	CLEAR GLASS WINDOW W/ BLACK ALUMINUM FRAME	C6	"C" CHANNEL LINING PAINTED "BLACK JACK" 2133-20
H7	AC UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7	CLEAR GLAZED DOOR IN BLACK ALUM. FRAME
H8	DOWN LIGHT	C8	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H9	ILLUMINATED SIGNAGE (SEE A-2.03 FOR DETAILS)	C9	ILLUMINATED SIGNAGE
H10	CLEAR GLAZED DOOR IN BLACK ALUM. FRAME	C10	METAL DOOR PAINTED "BLACK JACK" 2133-20
H11	PERFORATED LUX METAL WOOD PRINT SOFFIT COLOR 140851-716 "LIGHT CHERRY"		
H12	"LUX" METAL WOOD PRINT SOFFIT COLOR 140801-716 "LIGHT CHERRY"		
H13	NATURAL CONCRETE FINISH		
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL		
H15	METAL DOOR PAINTED "BLACK JACK" 2133-20		
H16	UP LIGHT		
H17	OPAQUE GLASS PANEL		
H18	"GLAZED GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES		
H19	"C" CHANNEL LINING PAINTED "BLACK JACK" 2133-20		



We warrant that the information contained in this document is true and correct to the best of our knowledge and belief, and that it does not contain any material misstatements or omissions. We warrant that the information contained in this document is true and correct to the best of our knowledge and belief, and that it does not contain any material misstatements or omissions.

KEY PLAN

[illegible]

**Pacific Coast
Architecture Inc.**
501 - 3262 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.349.6515

**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

MATERIALS BOARD		A-0.02
Scale	As indicated	
Date	July 18th, 2024	
Drawn	DD	
Checked	PWK	

A-0.02

The accompanying shadow study is prepared to justify that the height and size of the proposed building does not pose a substantial visual impact to the sunlight exposure of Gorge road, Douglas street and the intersection of Douglas and Gorge for the majority of the summer and fall/spring times.

The Base Mapping shows an area 4.0 times the height of the development north, east and west at a minimum coverage of 96m, and 1.5 times the building height south at a minimum coverage of 36m.

The information taken from Google Map regarding the site of 2706 Government Street, Victoria, BC is located at:

Latitude: 48°26'20.30"N
Longitude: 123°22'05.30"W
Astronomic north was determined by geolocating the 3D model in SketchUp based on Bing Map.
The base mapping obtained from VicMap, a interactive mapping system.

Sketchup Pro was used for 3D work and shadow calculation. Final composite images were done in AutoCAD.

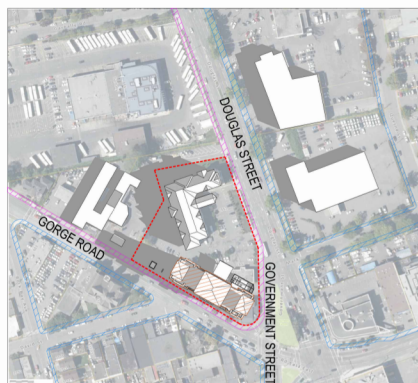
Table 1-2 are the analysis of the shadow studies.

Time	Incremental shade on		
	Gorge	Douglas	Intersection of Douglas & Gorge
5:59 AM		Sunrise	
9:00 AM	On adjacent sidewalk only	No	No
12:00 PM	No	No	No
3:00 PM	No	On adjacent sidewalk only	No
6:13 PM		Sunset	

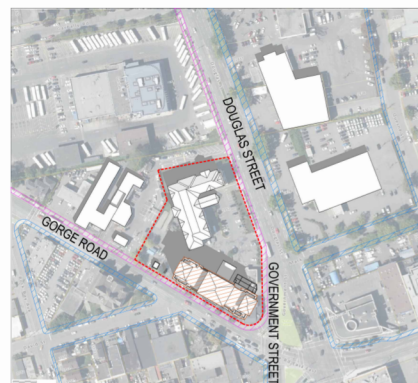
Time	Incremental shade on		
	Gorge	Douglas	Intersection of Douglas & Gorge
4:12 AM		Sunrise	
9:00 AM	On adjacent sidewalk only	No	No
12:00 PM	No	No	No
3:00 PM	No	On adjacent sidewalk only	No
6:00 PM	No	On adjacent sidewalk only	No
8:19 PM		Sunset	

- There are at least 6 hours, including 12pm, without incremental shade on either Gorge Road or Douglas;

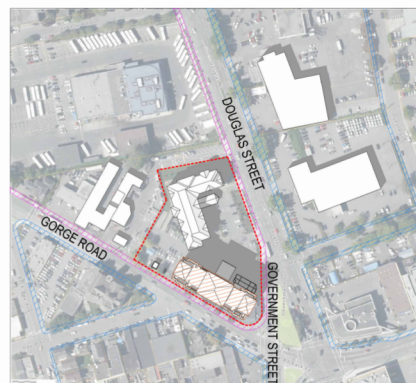
Based on the analysis, it is our opinion that the proposed building will create minimal and acceptable shadowing impact on Gorge Road, Douglas Street, and the intersection of Douglas & Gorge for the majority of the summer and fall/spring times.



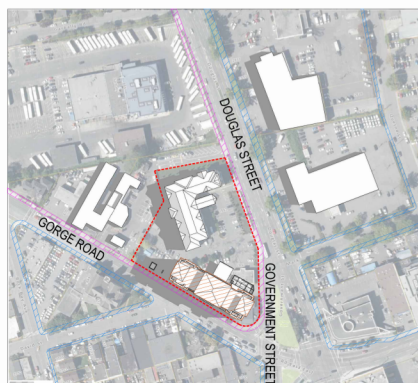
MAR/ SEP 21	09:00am
SUNRISE-	05:59am



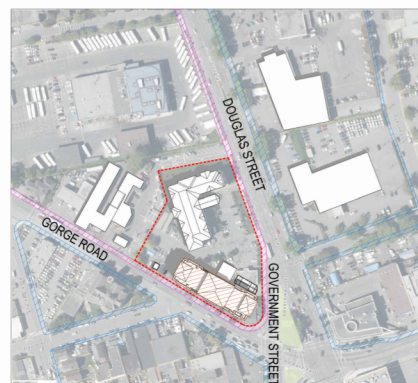
MAR/ SEP 21 12:00noon



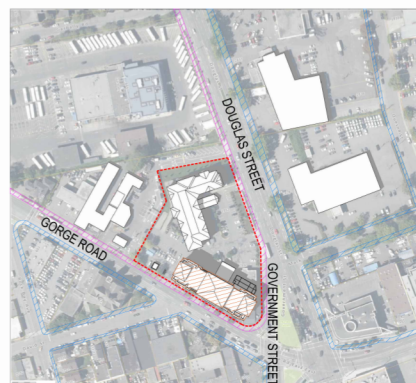
MAR/ SEP 21	03:00pm
SUNSET-	06:13pm



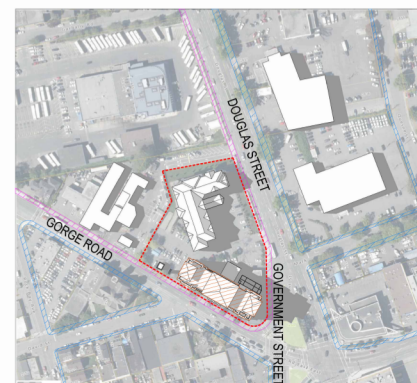
JUN 21 09:00am
SUNRISE- 04:12am



JUN 21 12:00noon



JUN 21 03:00pm



JUN 21 06:00pm
SUNSET- 08:19pm

SUNSET- 09.15pm



This drawing and design are and shall at all times remain the property of Pacific Coast Petroleum Co.

KEY PLAN

No.	Description	Date
1	RE-ISSUED FOR DP	3.27.20
2	REVISED DP SUBMISSION	12.05.20



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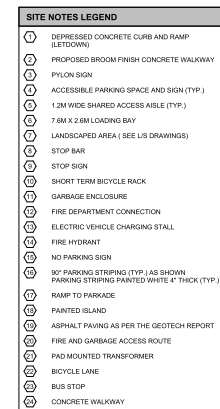
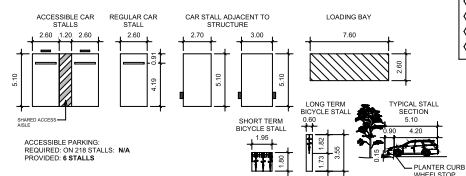
**PROPOSED
SIGNATURE HOTEL**

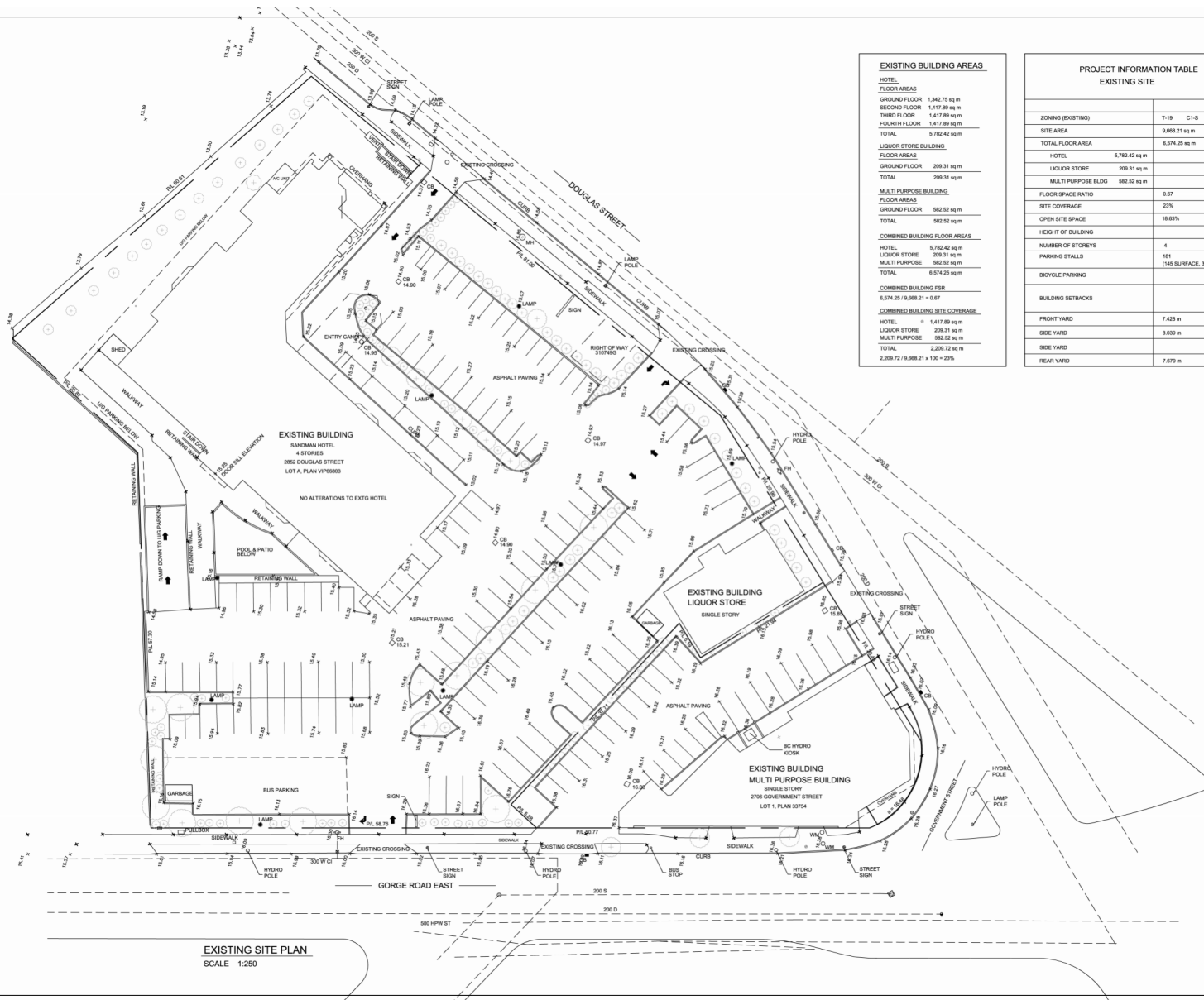
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

SHADOW IMPACT STUDY

Scale	A-0.0
Date July 18th, 2024	
Drawn Author	
Checked Checker	

A-0.03





EXISTING SITE PLAN
SCALE 1:250

EXISTING BUILDING AREAS

HOTEL FLOOR AREAS	
GROUND FLOOR	1,342.75 sq m
SECOND FLOOR	1,417.89 sq m
THIRD FLOOR	1,417.89 sq m
FOURTH FLOOR	1,417.89 sq m
TOTAL	5,796.42 sq m
LIQUOR STORE BUILDING FLOOR AREAS	
GROUND FLOOR	209.31 sq m
TOTAL	209.31 sq m
MULTI PURPOSE BUILDING FLOOR AREAS	
GROUND FLOOR	582.52 sq m
TOTAL	582.52 sq m
COMBINED BUILDING FLOOR AREAS	
HOTEL	5,796.42 sq m
LIQUOR STORE	209.31 sq m
MULTI PURPOSE	582.52 sq m
TOTAL	6,574.25 sq m
COMBINED BUILDING FSR	
6,574.25 / 9,686.21 = 0.67	
COMBINED BUILDING SITE COVERAGE	
HOTEL	1,417.89 sq m
LIQUOR STORE	209.31 sq m
MULTI PURPOSE	582.52 sq m
TOTAL	2,209.72 sq m
2,209.72 / 9,686.21 = 100 x 23%	

PROJECT INFORMATION TABLE EXISTING SITE

ZONING (EXISTING)	
T-19	C-1-S
SITE AREA	
9,686.21 sq m	
TOTAL FLOOR AREA	
5,796.42 sq m	
HOTEL	
209.31 sq m	
LIQUOR STORE	
582.52 sq m	
MULTI PURPOSE BLDG	
0.67	
FLOOR SPACE RATIO	
23%	
SITE COVERAGE	
18.63%	
OPEN SITE SPACE	
HEIGHT OF BUILDING	
NUMBER OF STOREYS	
4	
PARKING STALLS	
181	
(145 SURFACE, 36 UPGROUND)	
BIKE PARKING	
BUILDING SETBACKS	
FRONT YARD	7.428 m
SIDE YARD	8.036 m
REAR YARD	7.679 m



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KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11/04/2024
2	REVISED BY SUBMISSION	12/05/2024



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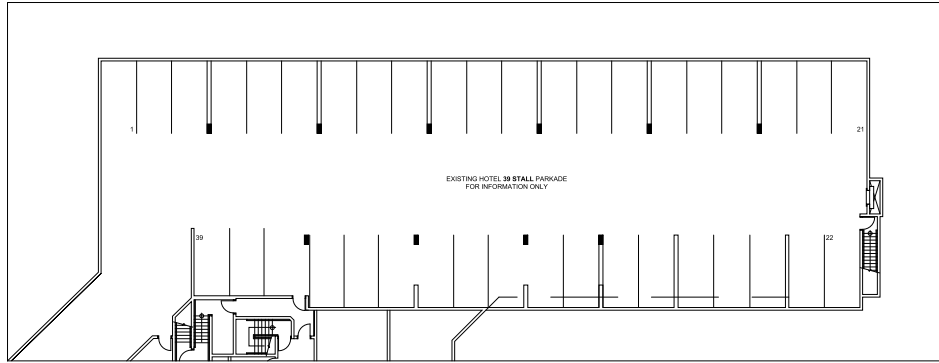
PROPOSED SIGNATURE HOTEL

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

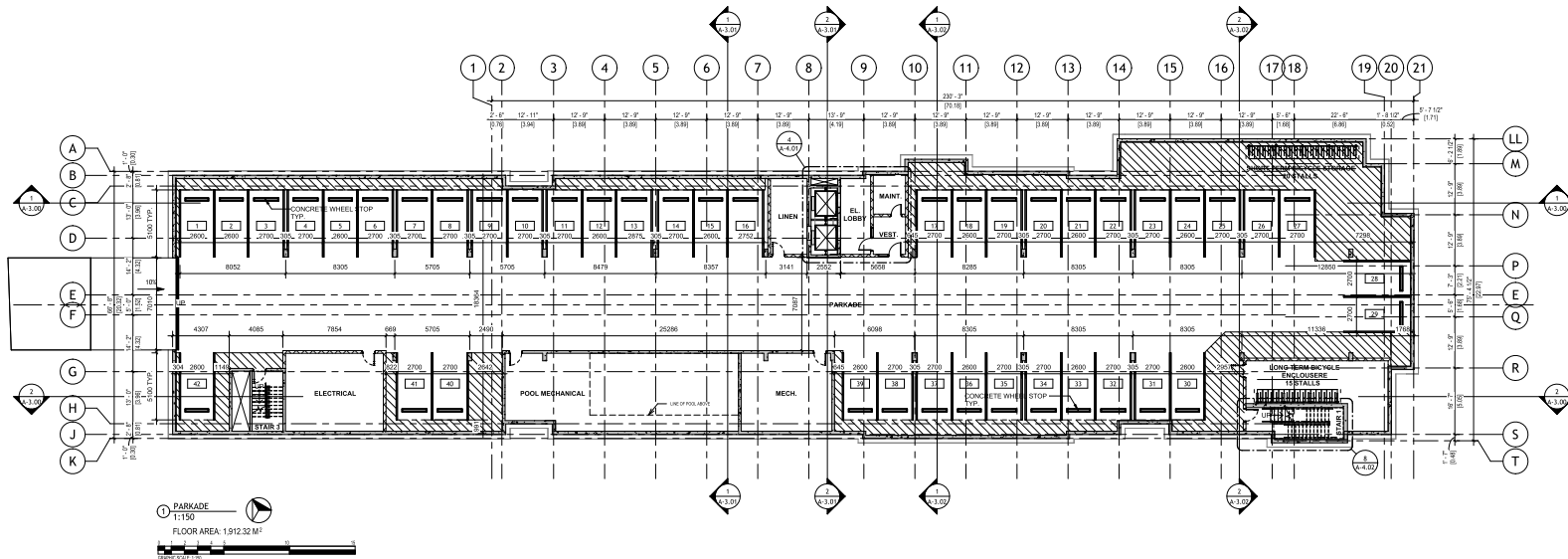
EXISTING SITE PLAN (INFORMATION ONLY)

Scale	
Date	July 18th, 2024
Drawn	Author
Checked	Checker

A-1.00a



2 EXISTING PARKADE FLOOR PLAN
1:150



KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED PER JURISDICTION	11.24.2021
3	REVISED PER CITY COMMENTS	12.06.2021
4	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
5	REVISED PER INTERNAL COMMENTS	4.20.2022
6	RE-ISSUED FOR DP	3.27.2022
7	REVISED DP SUBMISSION	12.05.2024

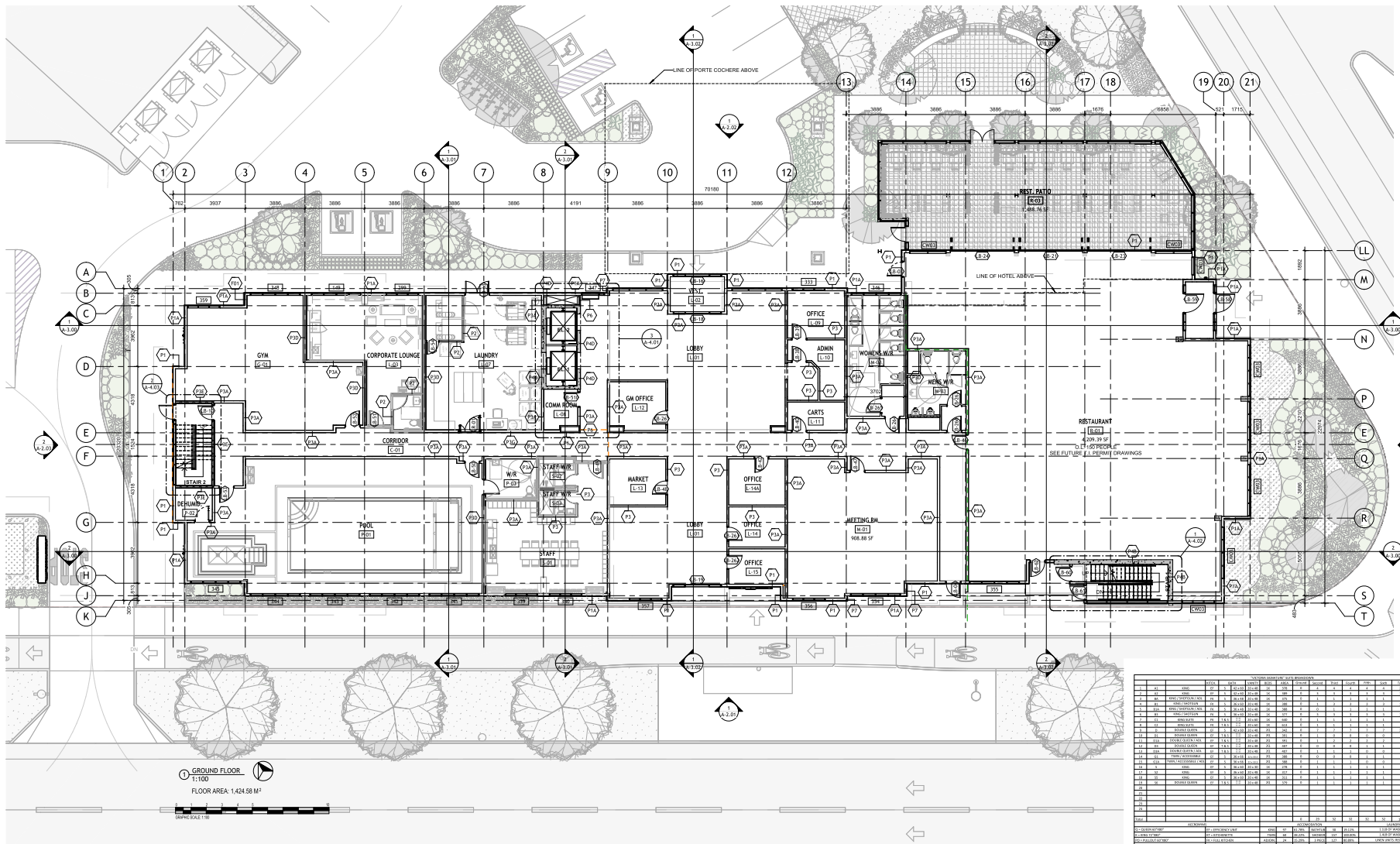


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2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

BELOW GRADE PARKADE PLAN	
Scale	As Indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-1.01



REVISIONS											
No.	Description	Date	By	Check	Appr.	Rev.	By	Check	Appr.	Rev.	By
1	ISSUED FOR DP	11.04.2021									
2	REVISED FOR DP	12.22.2021									
3	REVISED FOR DP	5.28.2022									
4	REVISED FOR DP	6.07.2022									
5	REVISED FOR DP	3.27.2023									
6	REVISED FOR DP	3.24.2023									
7	REVISED FOR DP	11.08.2024									

NORTHLAND PROPERTIES
We Proudly Build

KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED FOR DP	12.22.2021
3	REVISED FOR DP	5.28.2022
4	REVISED FOR DP	6.07.2022
5	REVISED FOR DP	3.27.2023
6	REVISED FOR DP	3.24.2023
7	REVISED FOR DP	11.08.2024

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-12-05

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

GROUND FLOOR PLAN

Date	Scale	As Indicated
July 18th, 2024	As Indicated	
Drawn	DD	
Checked	PWK	

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED PER JURISDICTION	11.24.2021
3	REVISED PER CITY COMMENTS	12.06.2021
4	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
5	REVISED DP SUBMISSION	12.05.2024

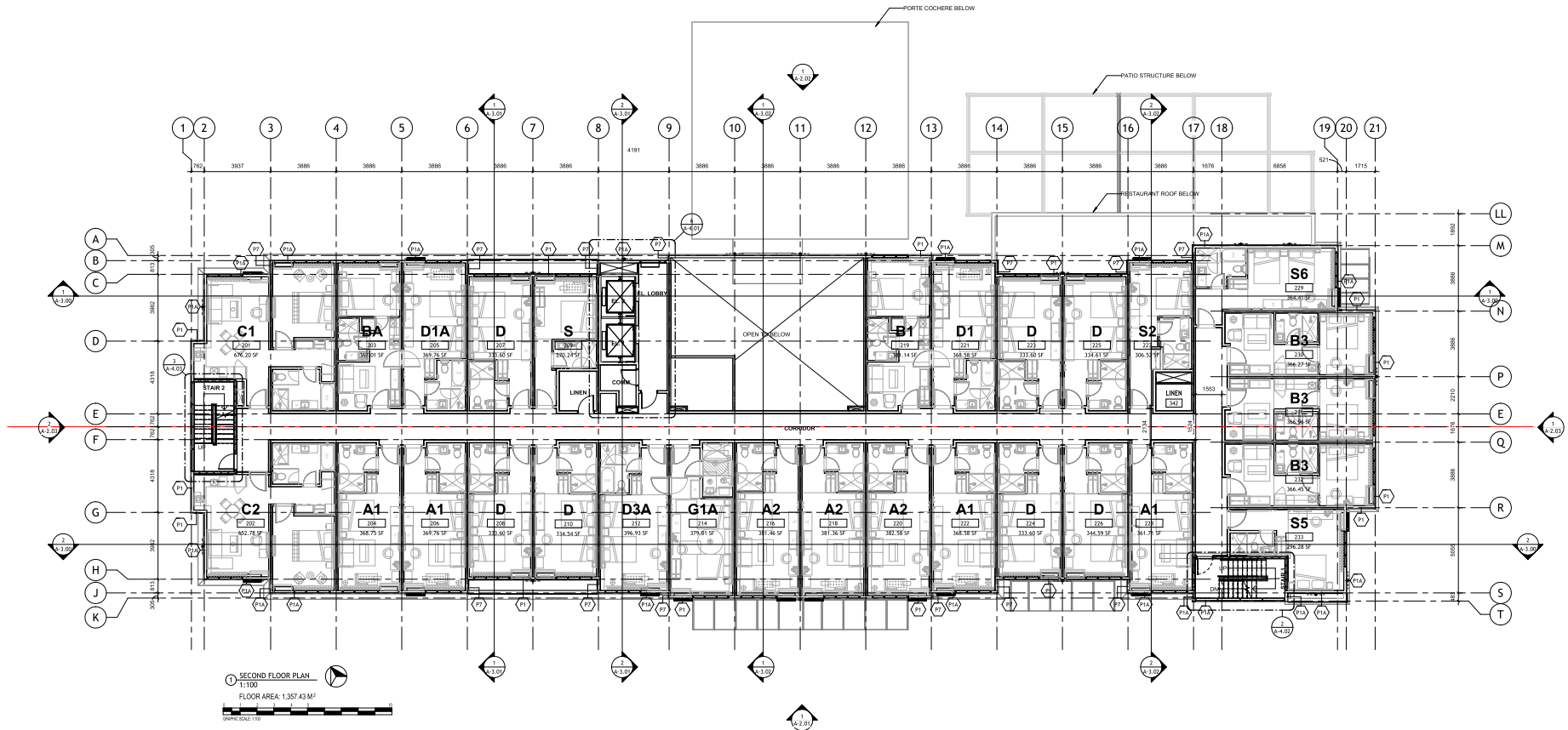


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**PROPOSED
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2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

2ND FLOOR PLAN	
Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-1.03



1 SECOND FLOOR PLAN
1:100
FLOOR AREA: 1,357.43 M²
DRAWING SCALE 1/8" = 1'-0"



No.	Description	Date
1	ISSUED FOR DP	11.04.20
2	REVISED PER CITY COMMENTS	12.09.20
3	REVISED FOR STRUCTURAL COORDINATION	1.26.21
4	REVISED DP SUBMISSION	12.05.21

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**PROPOSED
SIGNATURE HOTEL**

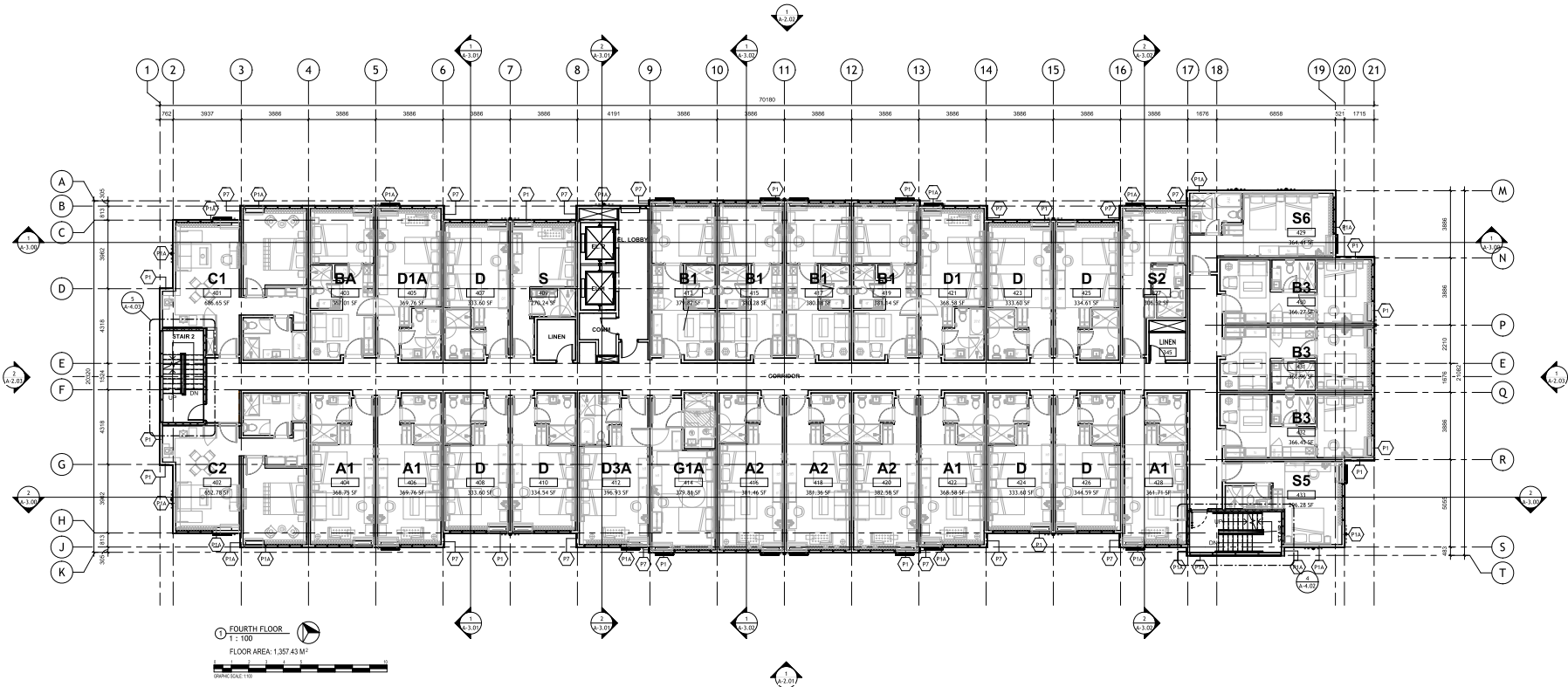
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

3RD FLOOR PLAN

Scale	As indicated	A-1.0
Date	July 18th, 2024	
Drawn	DD	
Checked	PWK	

A-1.04

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED FOR CITY	12.09.2021
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
4	REVISED DP SUBMISSION	12.09.2022





No.	Description	Date
1	ISSUED FOR DP	11.04.20
2	REVISED PER CITY COMMENTS	12.09.20
3	REVISED FOR STRUCTURAL COORDINATION	1.26.202
4	REVISED DP SUBMISSION	12.05.20

[illegible]

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2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

5TH FLOOR PLAN

Scale	As indicated	A-1.00
Date	July 18th, 2024	
Drawn	DD	
Checked	PRK	

A-1.06



No.	Description	Date
1	ISSUED FOR DP	11.04.2
2	REVISED PER CITY COMMENTS	12.09.2
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2
4	REVISED DP SUBMISSION	12.05.2

No.	Description	Date
1	ISSUED FOR DP	11.04.2
2	REVISED PER CITY COMMENTS	12.09.2
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2
4	REVISED DP SUBMISSION	12.05.2



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2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

6TH FLOOR PLAN

Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PNK

A-1.07



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No.	Description	Date
1	ISSUED FOR DP	11.04.2022
2	REVISED RESTAURANT	11.24.2022
3	REVISED FOR STRUCTURAL COORDINATION	1.28.2022
4	REVISED DP SUBMISSION	12.05.2022

[illegible]

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2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

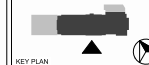
A-1.08



1 South Architectural Building Elevation
1:100



HOTEL FINISHES		FACILITIES AND RESTAURANT FINISHES	
H1	HARDIPANEL C/W REVEALS 'PEARL GRAY'	C1	HARDIPANEL C/W REVEALS 'AGED PEWTER'
H2	HARDIPANEL C/W REVEALS 'IRON GREY'	C2	'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H3	PAINTED HARDIPANEL C/W REVEALS 'BLACK JACK' 2133-20	C3	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H4	BRICK SIDING PANEL BRICK 'BLACK'	C4	PAINTED STEEL PANO STRUCTURE 'BLACK JACK' 2133-20
H5	BRICK SIDING PANEL BRICK 'BROWN'	C5	NATURAL CONCRETE FINISH
H6	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	C6	'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20
H7	A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H8	DOWN LIGHT	C8	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H9	ILLUMINATED SIGNAGE (SEE A-2.03 FOR DETAILS)	C9	ILLUMINATED SIGNAGE
H10	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C10	METAL DOOR PAINTED 'BLACK JACK' 2133-20
H11	PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR 148501-716 'LIGHT CHERRY'		
H12	'LUX' METAL WOOD PRINT SIDING COLOR 148501-716 'LIGHT CHERRY'		
H13	NATURAL CONCRETE FINISH		
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL		
H15	METAL DOOR PAINTED 'BLACK JACK' 2133-20		
H16	UP LIGHT		
H17	OPAQUE GLASS PANEL		
H18	'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES		
H19	'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20		



KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED PER ALUMINUM COMMENTS	11.24.2021
3	REVISED PER CITY COMMENTS	12.06.2021
4	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
5	RE-ISSUED FOR DP	5.24.2023
6	REVISED DP SUBMISSION	12.05.2024



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**PROPOSED
SIGNATURE HOTEL**
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

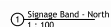
SOUTH ELEVATION	
Scale	As Indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-2.01

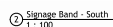


E & W ELEVATIONS		A-2.03
Scale	As indicated	
Date	July 18th, 2024	
Drawn	DD	
Checked	PWK	

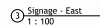
A-2.03



① Signage Band - North
1 : 100



② Signage Band - South
1 : 100



③ Signage - East
1 : 100



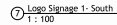
④ Signage - West
1 : 100



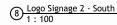
⑤ Tavern Signage - East
1:100



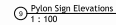
⑥ Tavern Signage - North
1" = 100



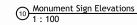
7 Logo Signage 1- South
1 : 100



8 Logo Signage 2 - South
1 : 100



9 Pylon Sign Elevations
1 : 100



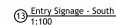
10 Monument Sign Elevations
1 : 100



11 Logo Signage 1 - North
1 : 100



12 Logo Signage 2 - North
1 : 100



13 Entry Signage - South
1:100



NORTHLAND
PROPERTIES
We Proudly Build

KEY PLAN

[illegible]

PROFESSIONAL REGISTERED ARCHITECT
PAUL WILLIAM KENNEDY
BRITISH COLUMBIA
2024-12-05

**Pacific Coast
Architecture Inc.**
501 - 3252 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.349.6515

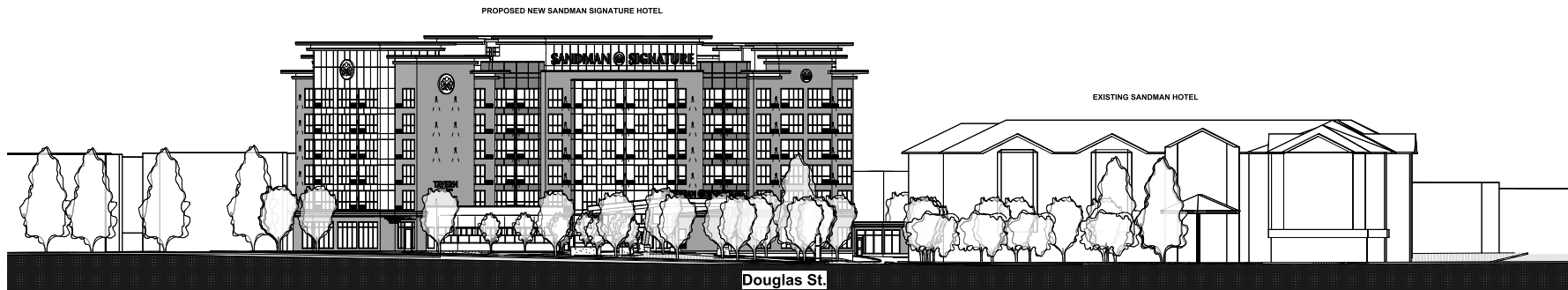
**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

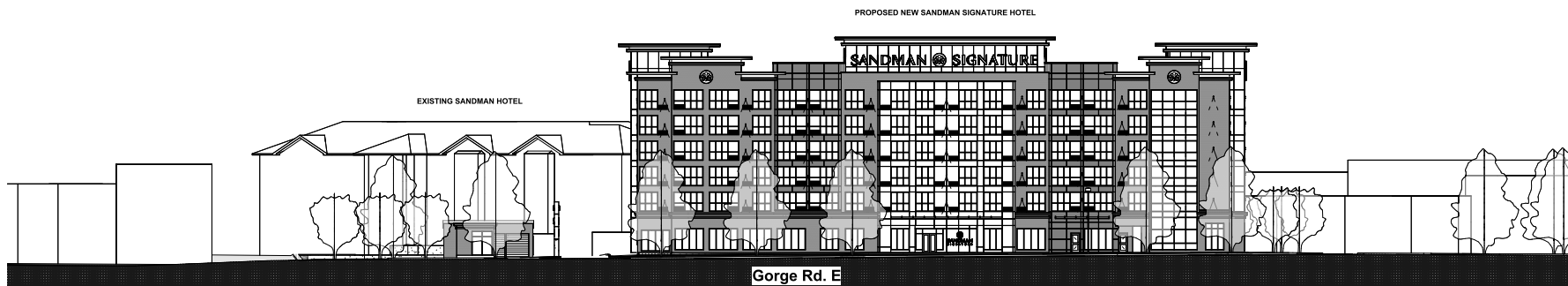
SIGNAGE PLAN

Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PNK

A-2.04



① Site Section 1
1 : 200



② Site Section 2
1 : 200

KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11/04/2021
2	REVISED DP SUBMISSION	12/05/2023



Pacific Coast
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**PROPOSED
SIGNATURE HOTEL**
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

STREETSCAPE
Scale 1 : 200
Date July 18th, 2024
Drawn DD
Checked PWR

A-2.05

KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED FOR CITY	12.09.2021
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
4	REVISED FOR DP	1.34.2023
5	REVISED DP SUBMISSION	12.05.2024

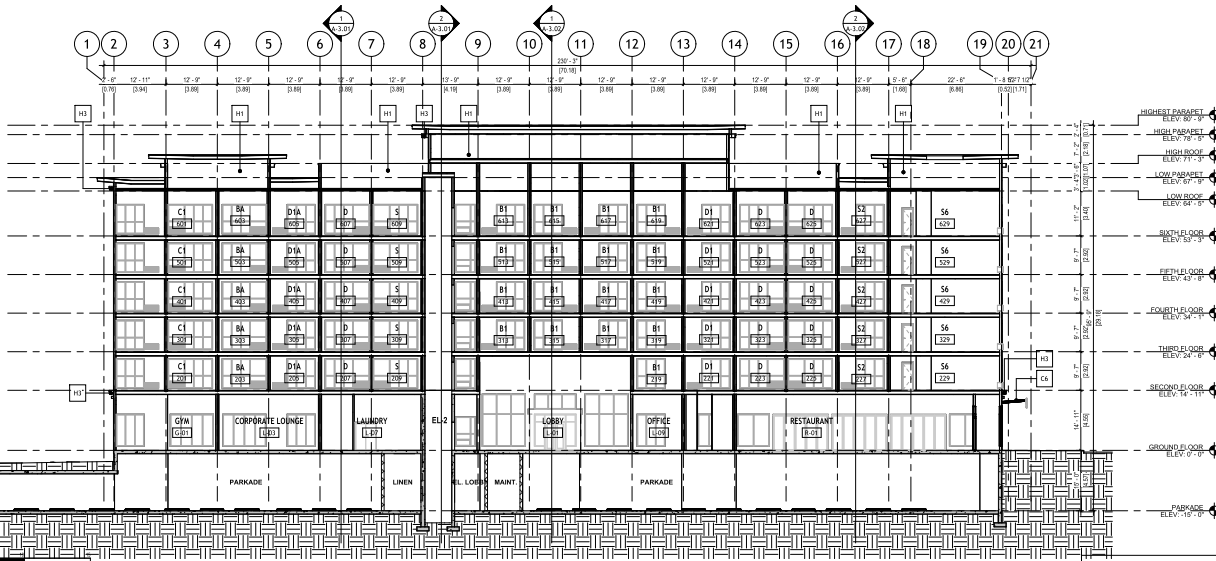


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**PROPOSED
SIGNATURE HOTEL**
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

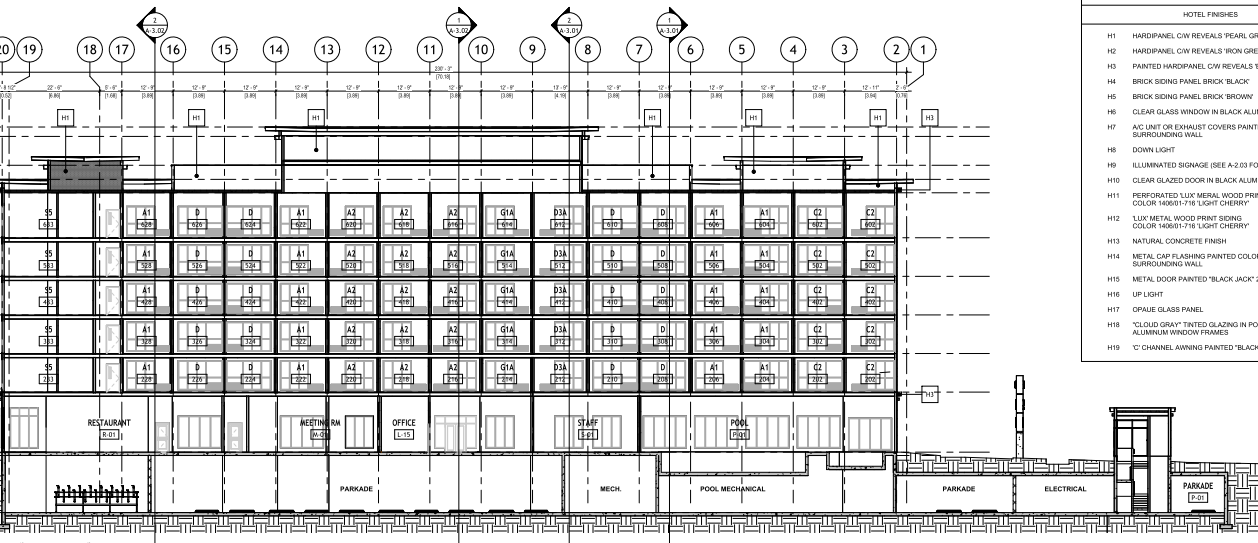
SECTIONS	
Scale	As Indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-3.00



VICTORIA SIGNATURE EXTERIOR FINISHES

HOTEL FINISHES	FACILITIES AND RESTAURANT FINISHES
H1 HARDPANEL C/W REVEALS 'PEARL GRAY'	C1 HARDPANEL C/W REVEALS 'AGED PEWTER'
H2 HARDPANEL C/W REVEALS 'IRON GREY'	C2 'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H3 PAINTED HARDPANEL C/W REVEALS 'BLACK JACK' 2133-20	C3 FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H4 BRICK SIDING PANEL BRICK 'BLACK'	C4 PAINTED STEEL PATIO STRUCTURE 'BLACK JACK' 2133-20
H5 BRICK SIDING PANEL BRICK 'BROWN'	C5 NATURAL CONCRETE FINISH
H6 CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	C6 'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20
H7 A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7 CLEAR GLAZED DOOR IN BLACK ALUM. FRAME
H8 DOWN LIGHT	C8 METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H9 ILLUMINATED SIGNAGE (SEE A-2.03 FOR DETAILS)	C9 ILLUMINATED SIGNAGE
H10 CLEAR GLAZED DOOR IN BLACK ALUM. FRAME	C10 METAL DOOR PAINTED 'BLACK JACK' 2133-20
H11 PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR '140651-718 'LIGHT CHERRY''	
H12 'LUX' METAL WOOD PRINT SIDING COLOR '140651-718 'LIGHT CHERRY''	
H13 NATURAL CONCRETE FINISH	
H14 METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	
H15 METAL DOOR PAINTED 'BLACK JACK' 2133-20	
H16 UP LIGHT	
H17 OPAQUE GLASS PANEL	
H18 'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES	
H19 'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20	



Building Section 2

1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

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1 : 150

GRAPHIC SCALE (1:50)

1 : 150

GRAPHIC SCALE (1:50)

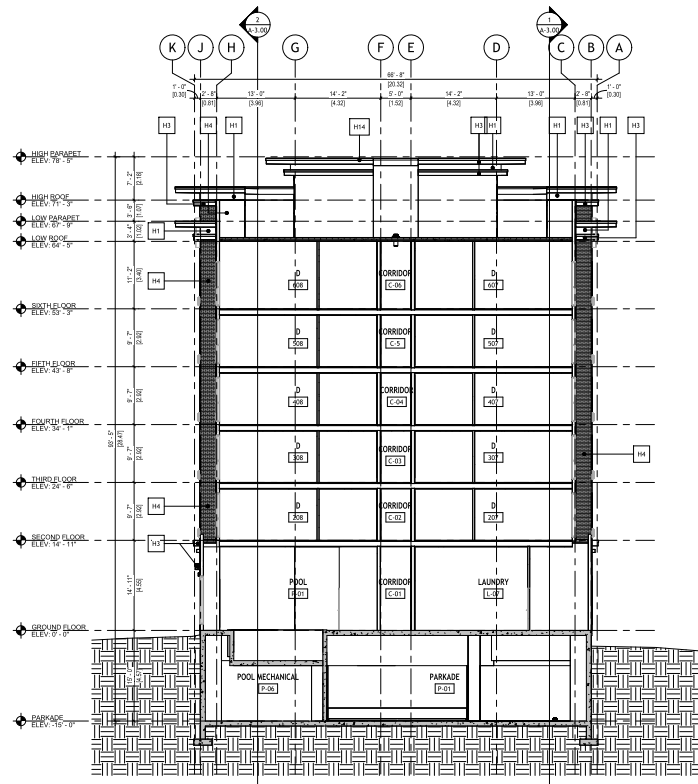
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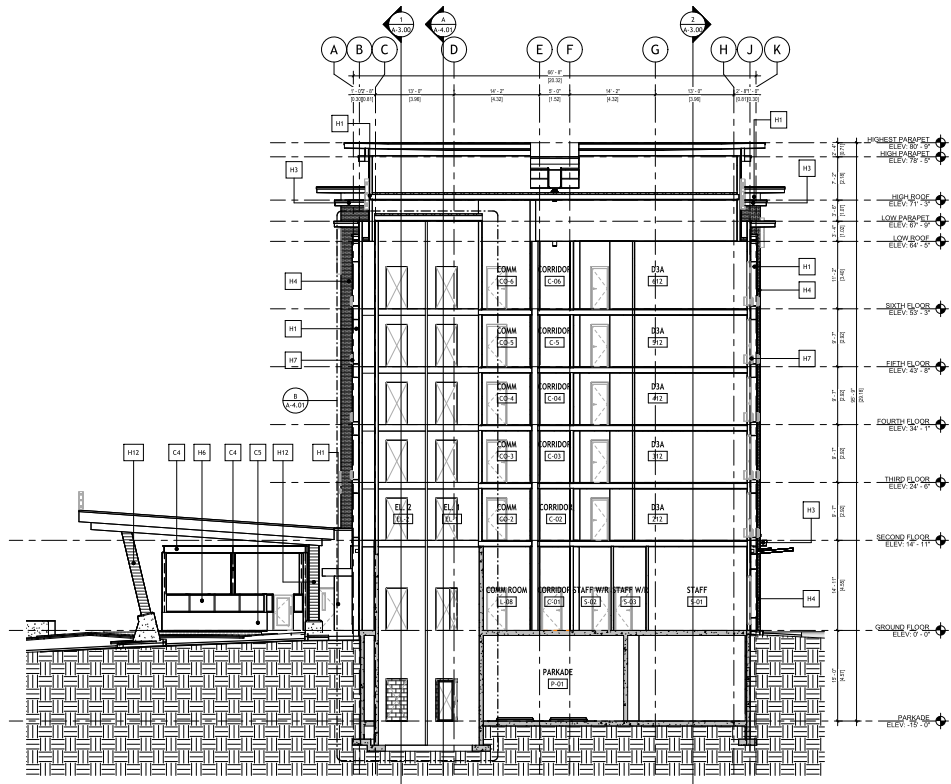
1 : 150

GRAPHIC SCALE (1:50)

1 : 150



Section 1
1" = 100'
GRAPHIC SCALE 1:100



Section 2
1" = 100'
GRAPHIC SCALE 1:100

VICTORIA SIGNATURE EXTERIOR FINISHES	
HOTEL FINISHES	FACILITIES AND RESTAURANT FINISHES
H1 HANDPANEL C/W REVEALS 'PEARL GRAY'	C1 HANDPANEL C/W REVEALS 'AGED PEWTER'
H2 HANDPANEL C/W REVEALS 'IRON GREY'	C2 'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H3 PAINTED HANDPANEL C/W REVEALS 'BLACK JACK' 2133-20	C3 FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H4 BRICK SIDING PANEL BRICK 'BLACK'	C4 PAINTED STEEL PATIO STRUCTURE 'BLACK JACK' 2133-20
H5 BRICK SIDING PANEL BRICK 'BROWN'	C5 NATURAL CONCRETE FINISH
H6 CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	C6 'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20
H7 A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7 CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H8 DOWN LIGHT	C8 METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H9 ILLUMINATED SIGNAGE (SEE A-3.03 FOR DETAILS)	C9 ILLUMINATED SIGNAGE
H10 CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C10 METAL DOOR PAINTED 'BLACK JACK' 2133-20
H11 PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR 148501-716 'LIGHT CHERRY'	
H12 'LUX' METAL WOOD PRINT SIDING COLOR 148501-716 'LIGHT CHERRY'	
H13 NATURAL CONCRETE FINISH	
H14 METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	
H15 METAL DOOR PAINTED 'BLACK JACK' 2133-20	
H16 UP LIGHT	
H17 OPAQUE GLASS PANEL	
H18 'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES	
H19 'C' CHANNEL AWNING PAINTED 'BLACK JACK' 2133-20	

NORTHLAND PROPERTIES
We Proudly Build

KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED FOR STRUCTURAL COORDINATION	1.30.2022
3	REVISED FOR DP	5.24.2023
4	REVISED DP SUBMISSION	12.05.2024

PROFESSIONAL ARCHITECT
REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-12-05

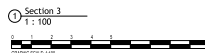
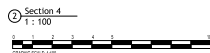
Pacific Coast Architecture Inc.
501-3302 Production Way
Burnaby, B.C.
Canada V5A 6K4
office 604.348.6515

PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

SECTIONS

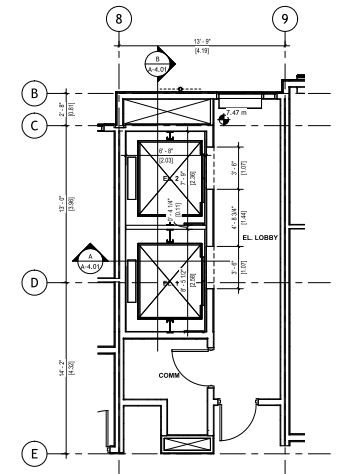
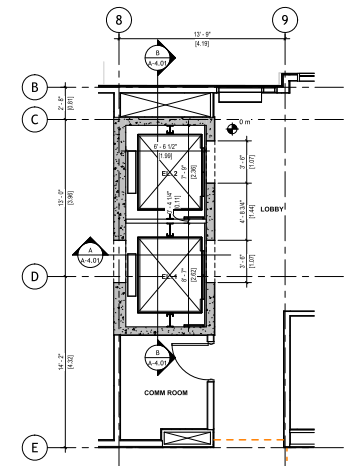
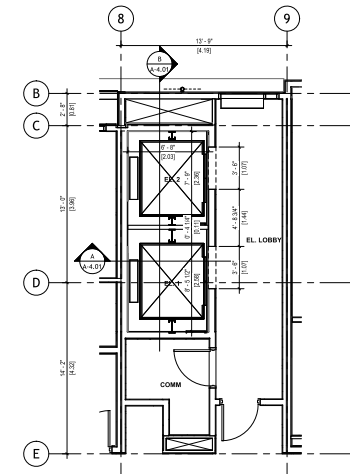
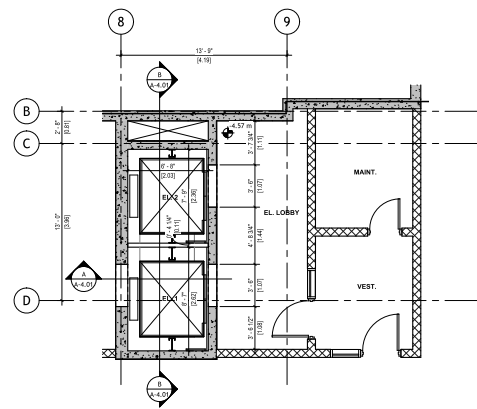
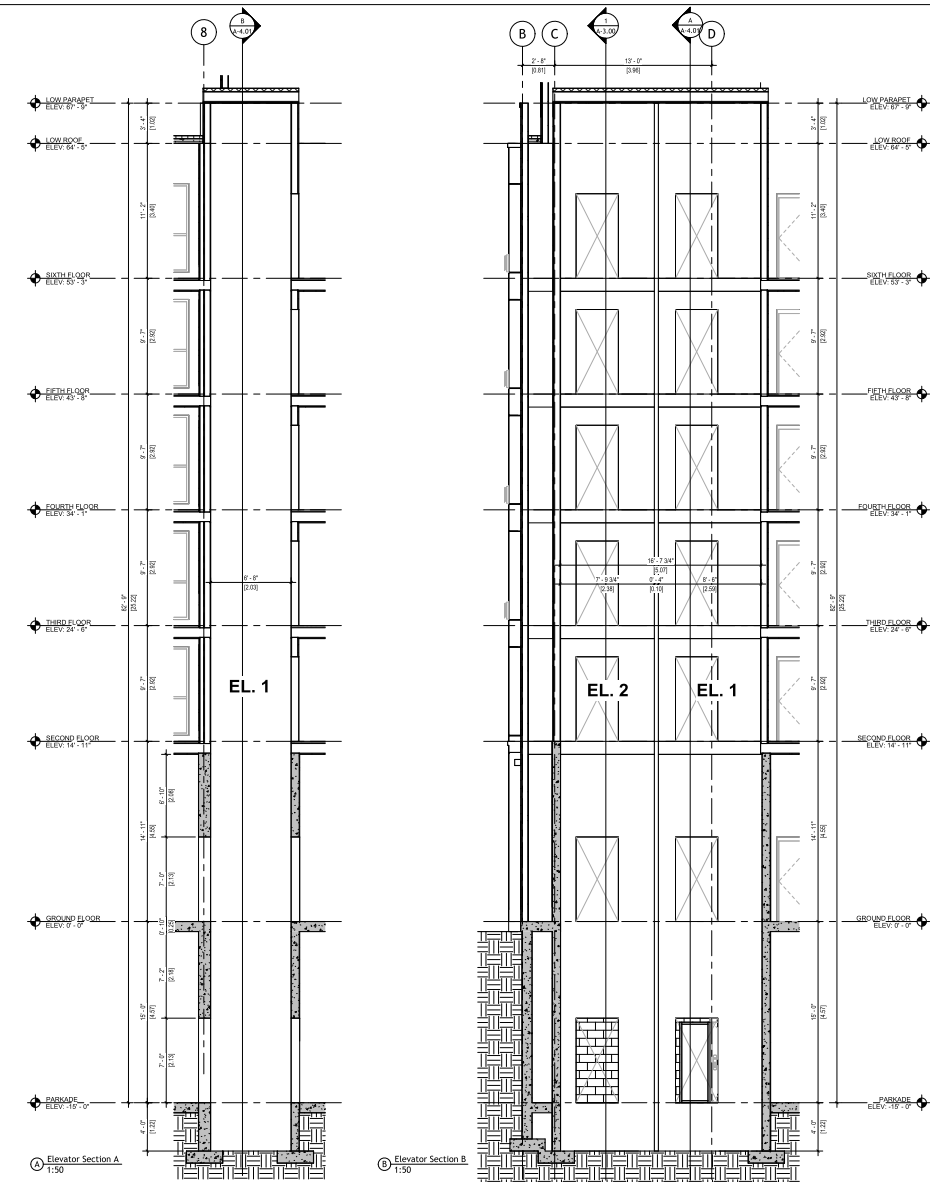
Scale	As Indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-3.01



VICTORIA SIGNATURE EXTERIOR FINISHES			
HOTEL FINISHES		FACILITIES AND RESTAURANT FINISHES	
H11	HARDPANEL, C/W REVEALS 'PEARL GRAY'	C11	HARDPANEL, C/W REVEALS 'AGED PEWTER'
H12	HARDPANEL, C/W REVEALS 'IRON GREY'	C12	COLOR GRAY 'TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES'
H13	PAINTED HARDPANEL, C/W REVEALS 'BLACK JACK' 2133-20	C3	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H14	BRICK SIDING PANEL BRICK 'BLACK'	C4	PAINTED STEEL PATIO STRUTTING 'BLACK JACK' 2133-20
H15	BRICK SIDING PANEL BRICK 'BROWN'	C5	NATURAL CONCRETE FINISH
H16	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	C6	'C' CHANNEL ANVING PAINTED 'BLACK JACK' 2133-20
H17	DOWN EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H18	AC LIGHT	C8	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H19	ILLUMINATED SIGNAGE (SEE A-2.03 FOR DETAILS)	C9	ILLUMINATED SIGNAGE
H20	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C10	METAL DOOR PAINTED 'BLACK JACK' 2133-20
H21	PERFORATED 1/2" X 1/2" METAL WOOD PRINT SOFFIT COLOR 140681-78 'LIGHT CHERRY'		
H22	1/2" METAL WOOD PRINT SOFFIT COLOR 140681-78 'LIGHT CHERRY'		
H23	NATURAL CONCRETE FINISH		
H24	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL		
H25	METAL DOOR PAINTED 'BLACK JACK' 2133-20		
H26	UP LIGHT		
H27	OPAQUE GLASS PANEL		
H28	'CLOUD GRAY' TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES		
H29	'C' CHANNEL ANVING PAINTED 'BLACK JACK' 2133-20		

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
3	RE-ISSUED FOR DP	5.24.2023
4	REVISED DP SUBMISSION	12.05.2024



NORTHLAND PROPERTIES
We Proudly Build

KEY PLAN

No.	Description	Date
1	ISSUED FOR DP	11.04.2021
2	REVISED PER PLANNING	11.24.2021
3	REVISED DP SUBMISSION	12.06.2024

PROFESSIONAL ARCHITECT
REGISTERED ARCHITECT
BRITISH COLUMBIA

Pacific Coast Architecture Inc.
501 - 3202 Production Way
Burnaby, B.C.
Canada V5A 6K4
office 604.348.6515

PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

ELEVATOR DETAILS

Scale	1:50
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-4.01



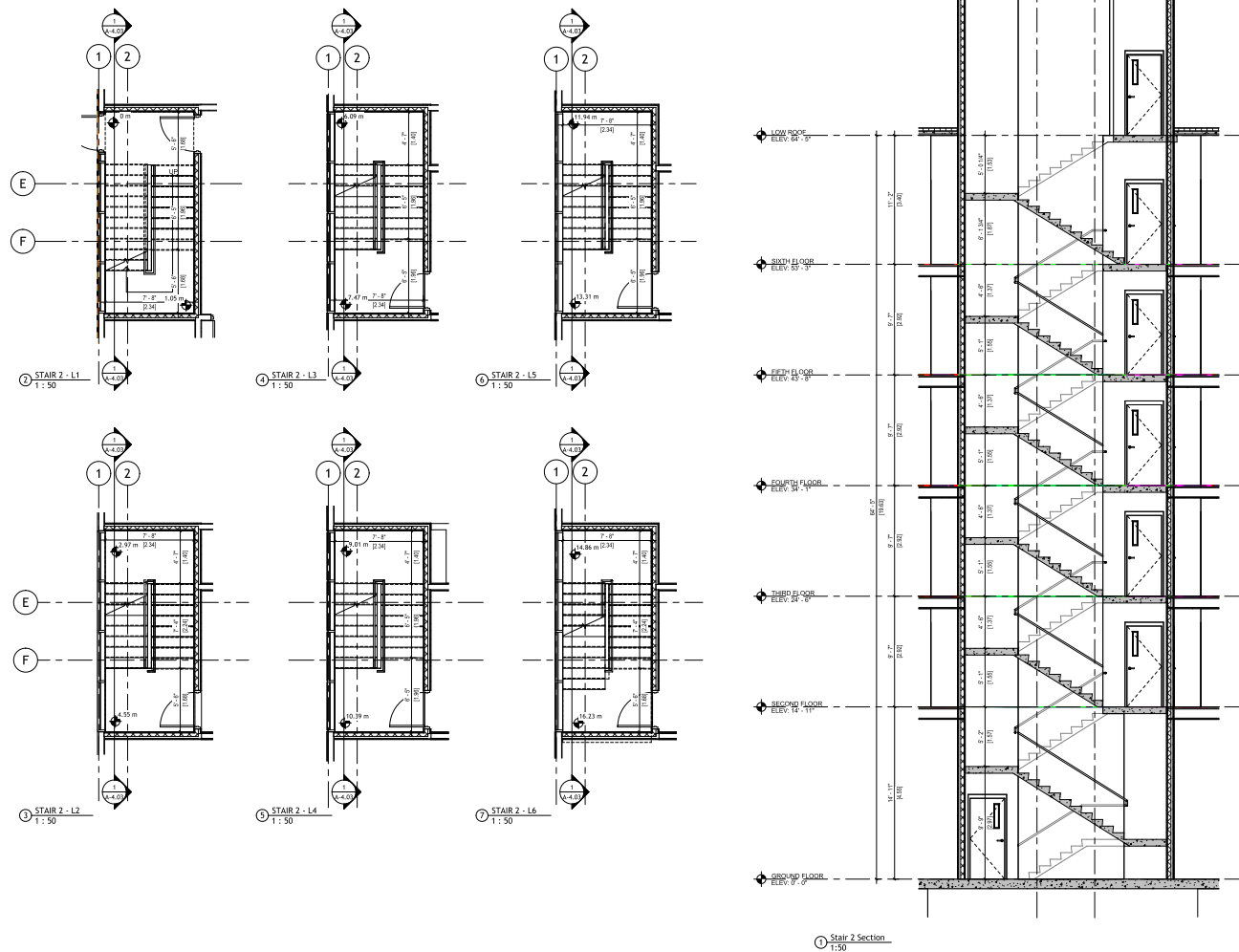
No.	Description	Date
1	REVISED DP SUBMISSION	12.05.202

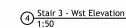
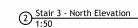
2024-12-05

**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

A-4.03





VICTORIA SIGNATURE EXTERIOR FINISHES		FACILITIES AND RESTAURANT FINISHES	
HOTEL FINISHES			
H11	HARDIPANEL C/W REVEALS 'PEARL GRAY'	C1	HARDIPANEL C/W REVEALS 'AGED PEWTER'
H2	HARDIPANEL C/W REVEALS 'IRON GREY'	C2	"CLOUD GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H3	PARTIAL HARDIPANEL C/W REVEALS "BLACK JACK" 2133-20	C3	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H4	BRICK SIDING PANEL BIRCH "BLACK"	C4	PAINTED STEEL PANT STRUCTURE "BLACK JACK" 2133-20
H5	BRICK SIDING PANEL BIRCH "BROWN"	C5	NATURAL CONCRETE FINISH
H6	CLARE GLASS WINDOW IN BLACK ALUMINUM FRAME	C6	"C" CHANNEL HAVING PAINTED "BLACK JACK" 2133-20
H7	AIN/INT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C7	CLARE GLAZED DOOR IN BLACK ALUM. FRAME
H8	DOWN LIGHT	C8	METAL CAP FINISHING PAINTED COLOR TO MATCH SURROUNDING WALL
H9	ILLUMINATED SIGNAGE (SEE A-2.03 FOR DETAILS)	C9	ILLUMINATED SIGNAGE
H10	CLARE GLAZED DOOR IN BLACK ALUM. FRAME	C10	METAL DOOR PAINTED "BLACK JACK" 2133-20
H11	PERFORATED 1/2" METAL WOOD PINT OFFSPRINT COLOR 1406/0-716 "LIGHT CHERRY"		
H12	1/2" METAL WOOD PINT "BOLD COLOR 1406/0-716 "LIGHT CHERRY"		
H13	NATURAL CONCRETE FINISH		
H14	METAL CAP FINISHING PAINTED "BLACK" TO MATCH SURROUNDING WALL		
H15	METAL DOOR PAINTED "BLACK JACK" 2133-20		
H16	UP LIGHT		
H17	OPALUE GLASS PANEL		
H18	"CLOUD GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES		
H19	"C" CHANNEL HAVING PAINTED "BLACK JACK" 2133-20		



Any drawing and design not made shall at all times remain the property of Pacific Coast Architects Inc. and cannot be used or reproduced in any manner without written consent.

We the Associates shall have produced our original drawings. Contractors shall verify and shall be responsible for dimensions and conditions in the job and for its fitness and be informed if any variation has for dimensions and conditions in drawings or drawings.

KEY PLAN

[illegible]

**Pacific Coast
Architecture Inc.**
501 - 3262 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604.349.6515

**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

STAIR 3

Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PWK

A-4.04



No.	Description	Date
1	REVISED OP SUBMISSION	12.05.2022

PROFESSIONAL SEAL

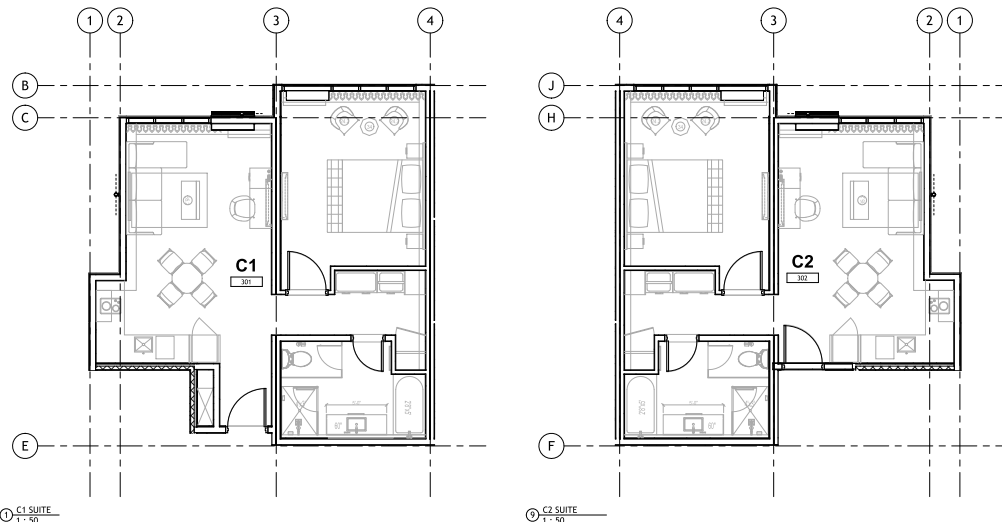
REGISTERED ARCHITECT
PAUL WILLIAM KIMMELT
BRITISH COLUMBIA

2024-12-01

**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

Scale	As indicated
Date	July 18th, 2024
Drawn	DD
Checked	PNK



NATIONAL RACIAL/ETHNIC DISPARITIES												
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71	111	100	100	100	100	100	100	100	100	100	100	100
72	112	100	100	100	100	100	100	100	100	100	100	100
73	113	100	100	100	100	100	100	100	100	100	100	100
74	114	100	100	100	100	100	100	100	100	100	100	100
75	115	100	100	100	100	100	100	100	100	100	100	100
76	116	100	100	100	100	100	100	100	100	100	100	100
77	117	100	100	100	100	100	100	100	100	100	100	100
78	118	100	100	100	100	100	100	100	100	100	100	100
79	119	100	100	100	100	100	100	100	100	100	100	100
80	120	100	100	100	100	100	100	100	100	100	100	100
81	121	100	100	100	100	100	100	100	100	100	100	100
82	122	100	100	100	100	100	100	100	100	100	100	100
83	123	100	100	100	100	100	100	100	100	100	100	100
84	124	100	100	100	100	100	100	100	100	100	100	100
85	125	100	100	100	100	100	100	100	100	100	100	100
86	126	100	100	100	100	100	100	100	100	100	100	100
87	127	100	100	100	100	100	100	100	100	100	100	100
88	128	100	100	100	100	100	100	100	100	100	100	100
89	129	100	100	100	100	100	100	100	100	100	100	100
90	130	100	100	100	100	100	100	100	100	100	100	100
91	131	100	100	100	100	100	100	100	100	100	100	100
92	132	100	100	100	100	100	100	100	100	100	100	100
93	133	100	100	100	100	100	100	100	100	100	100	100
94	134	100	100	100	100	100	100	100	100	100	100	100
95	135	100	100	100	100	100	100	100	100	100	100	100
96	136	100	100	100	100	100	100	100	100	100	100	100
97	137	100	100	100	100	100	100	100	100	100	100	100
98	138	100	100	100	100	100	100	100	100	100	100	100
99	139	100	100	100	100	100	100	100	100	100	100	100
100	140	100	100	100	100	100	100	100	100	100	100	100
101	141	100	100	100	100	100	100	100	100	100	100	100
102	142	100	100	100	100	100	100	100	100	100	100	100
103	143	100	100	100	100	100	100	100	100	100	100	100
104	144	100	100	100	100	100	100	100	100	100	100	100
105	145	100	100	100	100	100	100	100	100	100	100	100
106	146	100	100	100	100	100	100	100	100	100	100	100
107	147	100	100	100	100	100	100	100	100	100	100	100
108	148	100	100	100	100	100	100	100	100	100	100	100
109	149	100	100	100	100	100	100	100	100	100	100	100
110	150	100	100	100	100	100	100	100	100	100	100	100
111	151	100	100	100	100	100	100	100	100	100	100	100
112	152	100	100	100	100	100	100	100	100	100	100	100
113	153	100	100	100	100	100	100	100	100	100	100	100
114	154	100	100	100	100	100	100	100	100	100	100	100
115	155	100	100	100	100	100	100	100	100	100	100	100
116	156	100	100	100	100							



No.	Description	Date
1	REVISED DP SUBMISSION	12.05.20

[illegible]

**PROPOSED
SIGNATURE HOTEL**

2706 GOVERNMENT STREET
VICTORIA, BRITISH COLUMBIA

SUITE LAYOUTS 2 of 2

Scale	As indicated	A-5.0
Date	July 18th, 2024	
Drawn	DD	
Checked	PWK	

A-5.0

[illegible]

No.	Description	Date
1	ISSUED FOR CIP	11.04.2021
2	REVISED FOR CITY	12.09.2021
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
4	REVISED FOR CITY	5.25.2022
5	REVISED FOR SIGNATURE	12.05.2024

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BUILDING CODE NOTES	
BRITISH COLUMBIA BUILDING CODE 2024	
NOTE: BUILDINGS A & B ARE TO BE SEPARATED BY A PERIMETER CONFORMING TO BCBC 2024 4.3.2.1.2	
BUILDING A	3.2.2.49 GROUP C
BUILDING B	3.2.2.1 GROUP C
CODE REQUIREMENTS	
BUILDING A	
3.2.2.49 (GROUP C)	SPRINKLERS REQUIRED 6 STOREY MAX 4.00 SQM MAX IF 5 STOREYS IN BUILDING HEIGHT NON-COMBUSTIBLE CONSTRUCTION PERMITTED FLOOR ASSEMBLIES TO HAVE 1-HR FIRE ROOF ASSEMBLIES TO HAVE 1-HR FIRE ROOF ASSEMBLIES NO RATING REQUIRED LOAD BEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIRE NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY GROUP A MAJOR OCCUPANCY CAN BE LOCATED BELOW THIRD FLOOR
3.2.2.49 (GROUP C)	SPRINKLERS REQUIRED NON-COMBUSTIBLE CONSTRUCTION PERMITTED FLOOR ASSEMBLIES TO HAVE 1-HR FIRE ROOF ASSEMBLIES TO HAVE 1-HR FIRE ROOF ASSEMBLIES NO RATING REQUIRED LOAD BEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIRE NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY
3.1.3.1	A 1-HR FIRE RESISTANCE RATING IS REQUIRED AS PER BCBC 2024 TABLE 3.1.3.1.1. NOTE (B) BETWEEN GROUP A2 AND GROUP C OCCUPANCY
BUILDING B	
3.2.2.1 (A)	SPRINKLERS REQUIRED FLOOR AND ROOF ASSEMBLIES ABOVE THE BASEMENT AND THE EXTERIOR WALLS OF THE BASEMENT ABOVE THE ADJACENT GROUND LEVEL TO BE 1-HR FIRE
BUILDING COMPLIANCE	
BUILDING A	
6 STOREYS BUILDING AREA 14932 SQM	SPRINKLERS NON-COMBUSTIBLE CONSTRUCTION WALL ASSEMBLIES TO HAVE 1-HR FIRE BETWEEN OCCUPANCIES A & C FLOOR ASSEMBLIES TO HAVE 1-HR FIRE BETWEEN OCCUPANCIES A & C LOAD BEARING WALLS, COLUMNS & ARCHES TO HAVE 1-HR FIRE
BUILDING B	
ONE STOREY BUILDING AREA 19122 SQM	SPRINKLERS NON-COMBUSTIBLE CONSTRUCTION CHANGING WALLS, COLUMNS & ARCHES TO HAVE 1-HR FIRE
FIRE SEPARATIONS	
HOTEL ROOM TO ROOM	60 MIN. 3.3.4.2 (1)
HOTEL ROOM TO CORRIDOR	60 MIN. 3.3.4.4
EXIT STAIRS	60 MIN. 3.3.4.1 (1)
STORAGE ROOM	60 MIN. 3.3.4.1
STORAGE ROOM	60 MIN. 3.3.4.1
ELEVATOR SHAFT	60 MIN. 3.3.4.1 TABLE 3.3.1
VERTICAL SERVICE SPACES (DUCTS)	40 MIN. 3.3.1.1 (1) TABLE 3.3.1
UNDERGARMENT	60 MIN. 3.3.4.2 (2)

FIRE RATING OF DOORS		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

SOUND TRANSMISSION		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

STANDPIPES, HYDRANTS, F.D. CONNECTION		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

SPRINKLERS		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE STOPPING		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE ALARMS		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

ELEVATORS		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

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DOOR TYPE	LOCATION	SOUND RATING
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DOOR TYPE	LOCATION	SOUND RATING
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DOOR TYPE	LOCATION	SOUND RATING
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FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

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DOOR TYPE	LOCATION	SOUND RATING
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3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

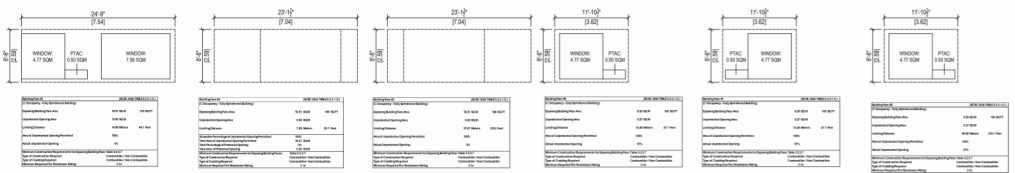
FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
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FIRE RATED PARTITION LEGEND		
DOOR TYPE	LOCATION	SOUND RATING
3.1.1.1.1.1	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.2	4.00 SQM MAX	40 DB OR 45 DB
3.1.1.1.1.3	4.00 SQM MAX	40 DB OR 45 DB

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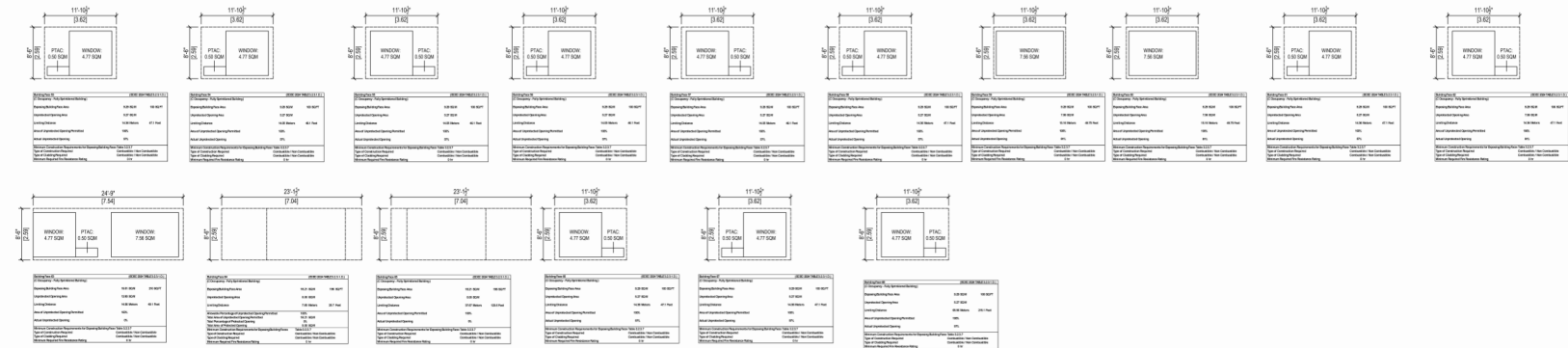


OCCUPANT LOAD CALCULATIONS			
RESTAURANT	4261.0 SQFT	395.9 SQM - 150 SEATS =	150 PEOP
MEETING ROOM	936.9 SQFT	87.0 SQM / 0.75 =	116 PEOP
TOTAL			266 PEOP
WASHROOM COUNT (TABLE 3.7.2.2-A)			
133 WOMEN	6 WC REQ	7 WC	
133 MEN	3 WC REQ	2 WC + 2 UR PROVIDED	



SPATIAL SEPARATION	
Scale	A-7.05
Date July 18th, 2024	
Drawn Author	
Checked Checker	

1 TYPICAL FLOOR KEY PLAN
A.1.16 / SCALE: 1/32" = 1'-0"





Recommended Nursery Stock

Trees

Total: 47

Botanical Name	Common Name	Size
Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
P Cornus 'Venus'	Venus Dogwood	6cm cal.
Parrotia persica	Persian Ironwood	6cm cal.
Quercus robur	English Oak	6cm cal.
Selected by City of Victoria	Street Tree	6cm cal.
P Stewartia pseudocamellia	Japanese Stewartia	6cm cal.

Large Shrubs

Total: 172

Botanical Name	Common Name	Size
P Choisya ternata	Mexican Orange Blossom	#7 pot
Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#3 pot
N Mahonia aquifolium	Tall Oregon Grape	#5 pot
N P Ribes sanguineum	Red Flowering Currant	#7 pot

Medium Shrubs

Total: 74

Botanical Name	Common Name	Size
P Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#5 pot
P Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#5 pot

Small Shrubs

Total: 339

Botanical Name	Common Name	Size
N P Gaultheria shallon	Salal	#1 pot
P Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot

Perennials, Annuals and Ferns

Total: 773

Botanical Name	Common Name	Size
N Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
N Polystichum munitum	Sword Fern	#1 pot
Stipa tenuissima	Mexican Feather Grass	#1 pot

Groundcovers

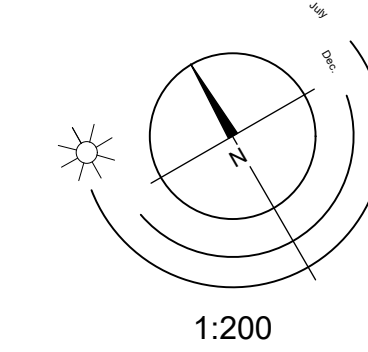
Total: 1023

Botanical Name	Common Name	Size
N P Fragaria chiloensis	Coastal Strawberry	#1 pot

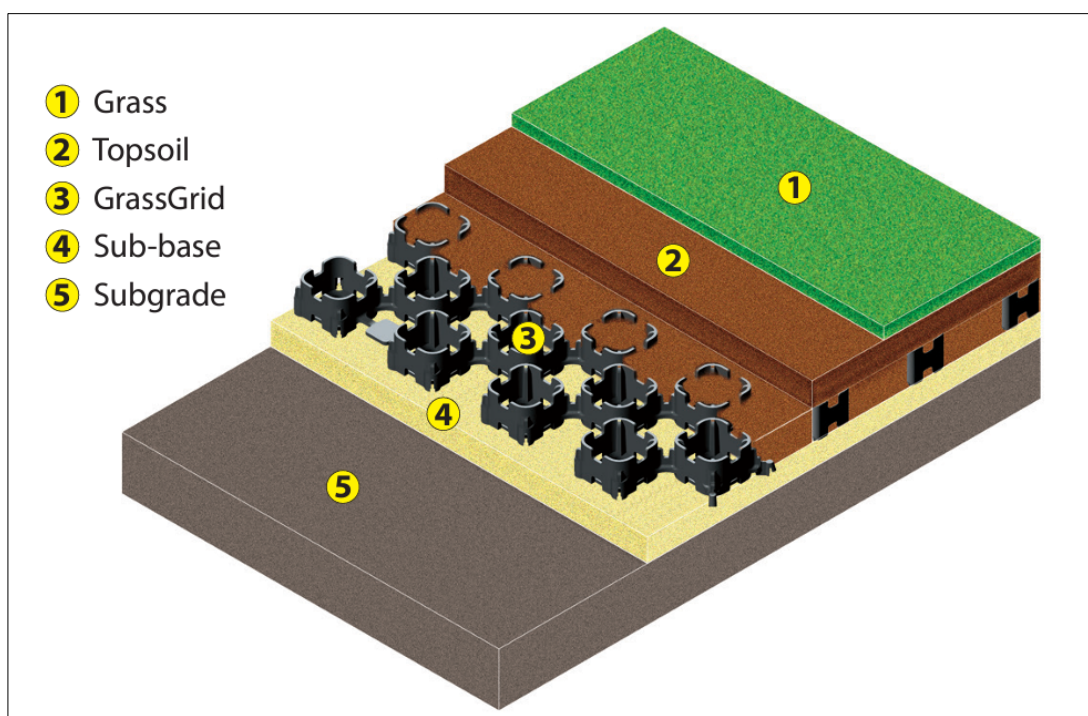
Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

P: Pollinator | N: Native | Total: 1,683/2,428 Native/Pollinator Plants = 69%



2706 Government Street | Landscape Concept Plan



Area of reinforced grass (Grass Grid). Vehicle access to reinforced grass area provided via two parking stalls as shown, allowing food trucks or wheeled platform to easily set up

Low perennial planting in the car overhang space of the parking stalls creates a visual border at the edge of the amenity lawn

Seating walls frame the plaza and provide seating and staging opportunities for gatherings

Shade-adapted planting under entry canopy



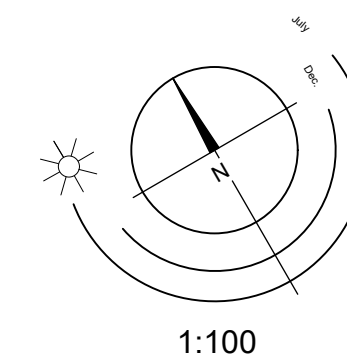
Low planting (600mm max.) within the 3M sight triangle at the parking lot entry

9 - Medium canopy trees create a border delineation at the edge of the amenity space, leaving the central lawn area open for use. Tree canopies provide shade in summer and increase screening of the adjacent public realm, enhancing a sense of natural enclosure

Tiered plantings of ornamental grasses along the edge of the municipal sidewalk create a backdrop and provide partial screening from the public realm

Pergola frames the main entry point to the amenity lawn from the plaza and adjacent dining patio

Planting adjacent to dining patio provides evergreen screening and focuses views to the adjacent plaza and lawn space



2706 Government Street | Amenity Space Concept Plan



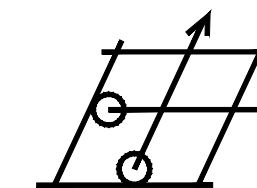
LADR LANDSCAPE ARCHITECTS

Project No: ---

Oct-31-24

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105





RICHVIEW
ENGINEERING INC.
CONSULTING ENGINEERS
UNIT D, 203 38TH AVE NE, CALGARY, ALBERTA T2E 2M3
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LEGEND:		PROPOSED	EXISTING
SITE PROPERTY LINE		---	---
EASEMENT LINE		---	---
STORM SEWER		ST 250 PVC	ST 250 PVC
SANITARY SEWER		S 250 PVC	S 250 PVC
WATER MAIN		W 250 PVC	W 250 PVC
CATCHBASIN		CB	CB
MANHOLE		M	M
WATER VALVE		WV	WV
FIRE HYDRANT		FD	FD
CAPPED PIPE END		CPE	CPE
WATER METER		WM	WM
ICD		ICD	ICD

MUNICIPAL ADDRESS
2852 DOUGLAS STREET VICTORIA BC

REVISIONS											
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION						EL	RL
0	21	10	19	FOR APPROVAL						EL	RL
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION						DRN	CHK



CLIENT
NORTHLAND PROPERTIES

PROJECT
PROPOSED HOTEL EXTENSION

DESIGN: RL	SITE SERVICING PLAN			
DRAWN: EL				
CHECKED: RL				
DATE: DEC 05 2024	DEVELOPMENT PERMIT No. DP	PROJECT No. 1171	DWS. No. 01	ISS/REV 00
SCALE: 1:400	DSSP CIRC. No.			

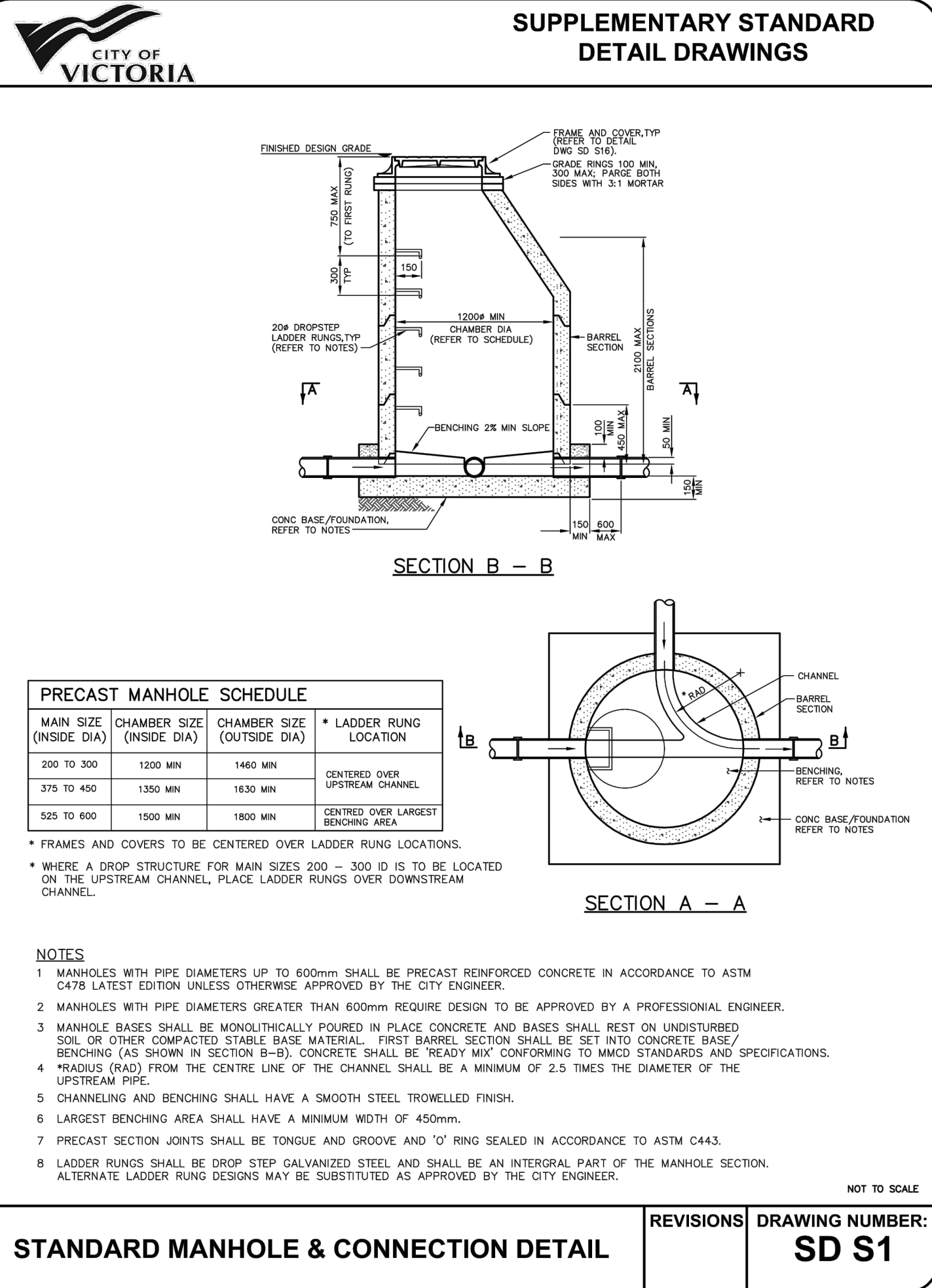
NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE CITY OF VICTORIA

NOTE:
EXISTING SANITARY, STORM AND WATER CONNECTION TO BE CAP-OFF FOR THE BUILDINGS
WHICH ARE GOING TO BE DEMOLISHED. EXISTING SERVICES LOCATION TO BE CONFIRMED ONSITE

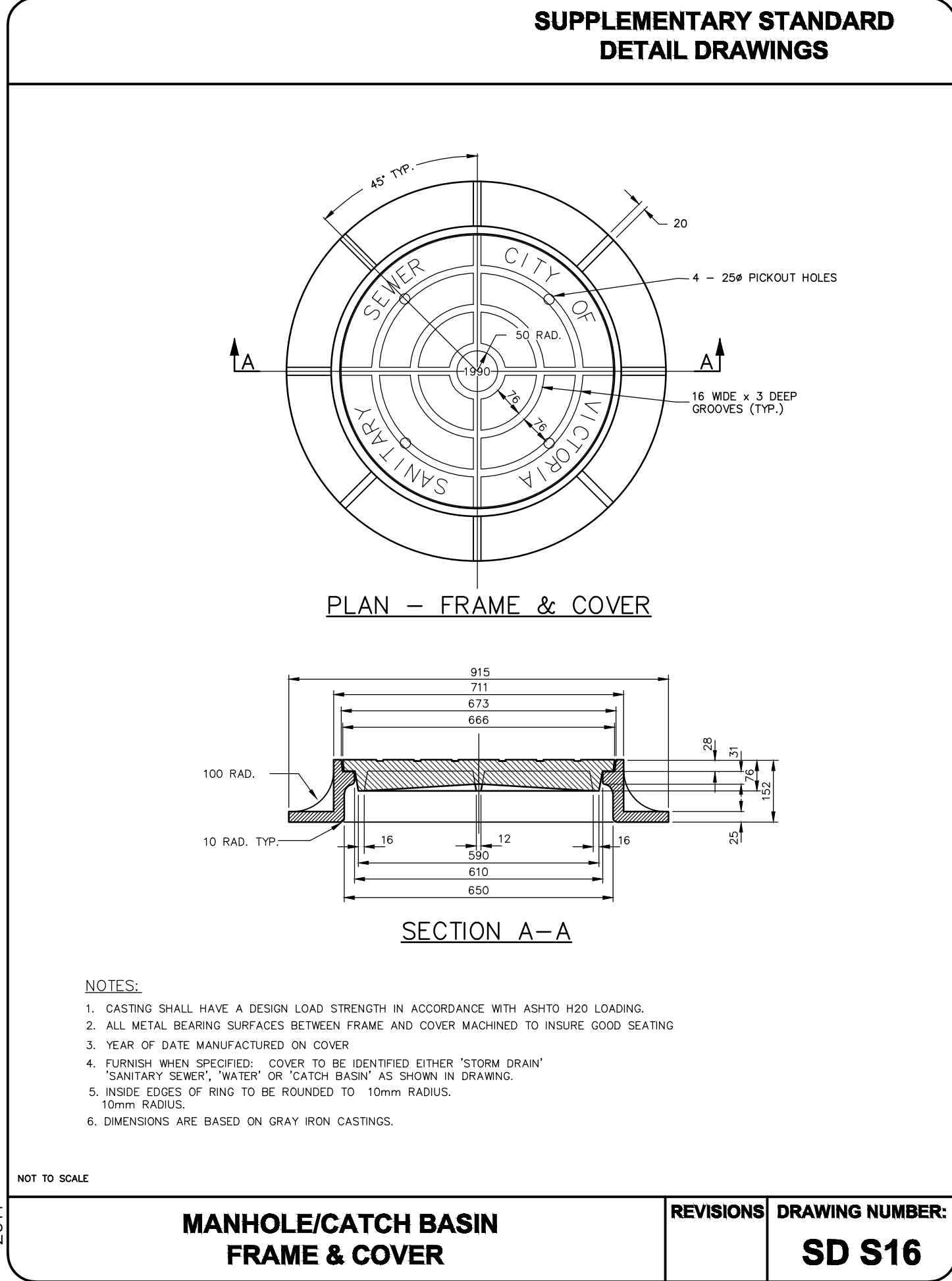
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2011



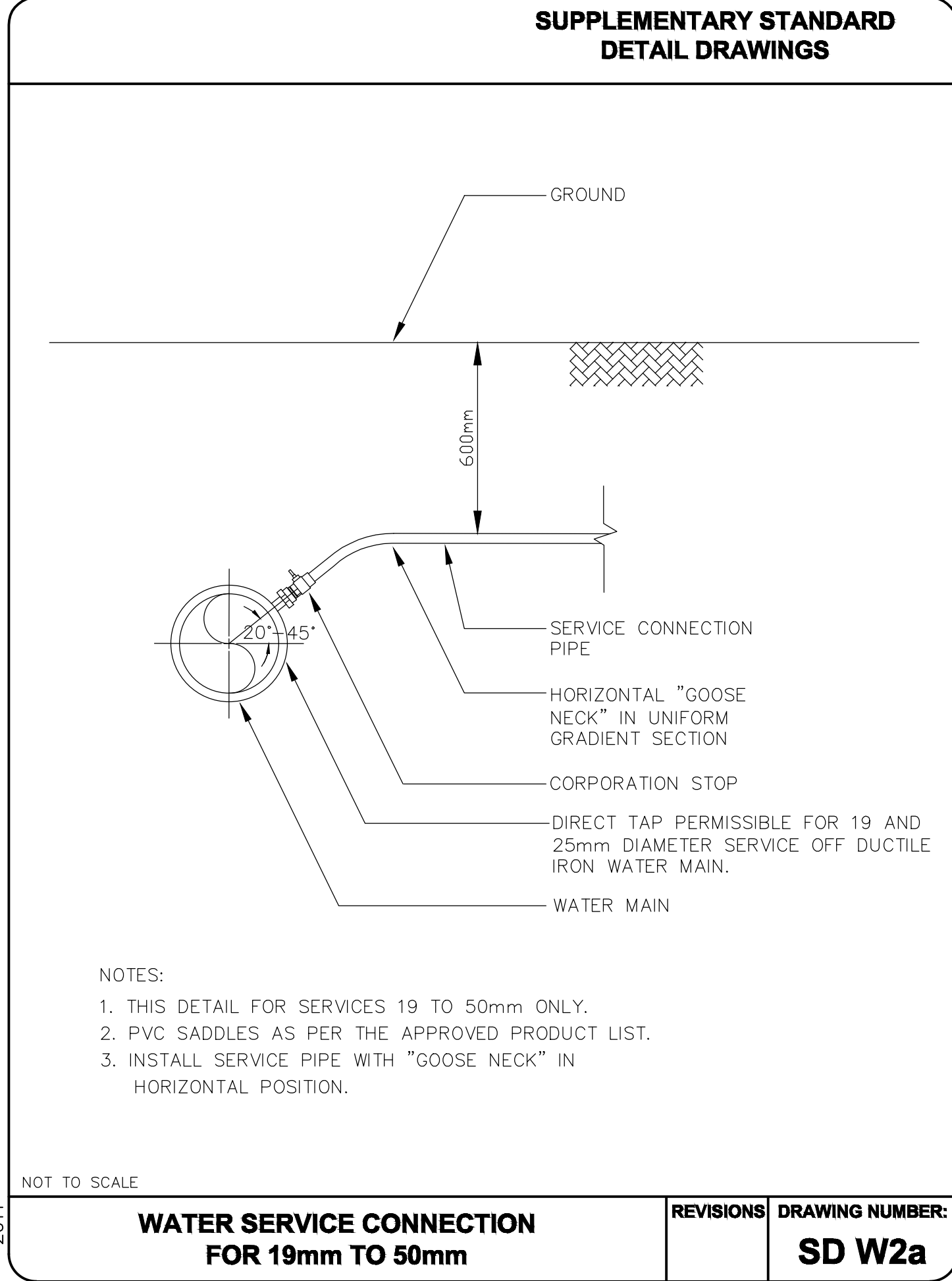
2011



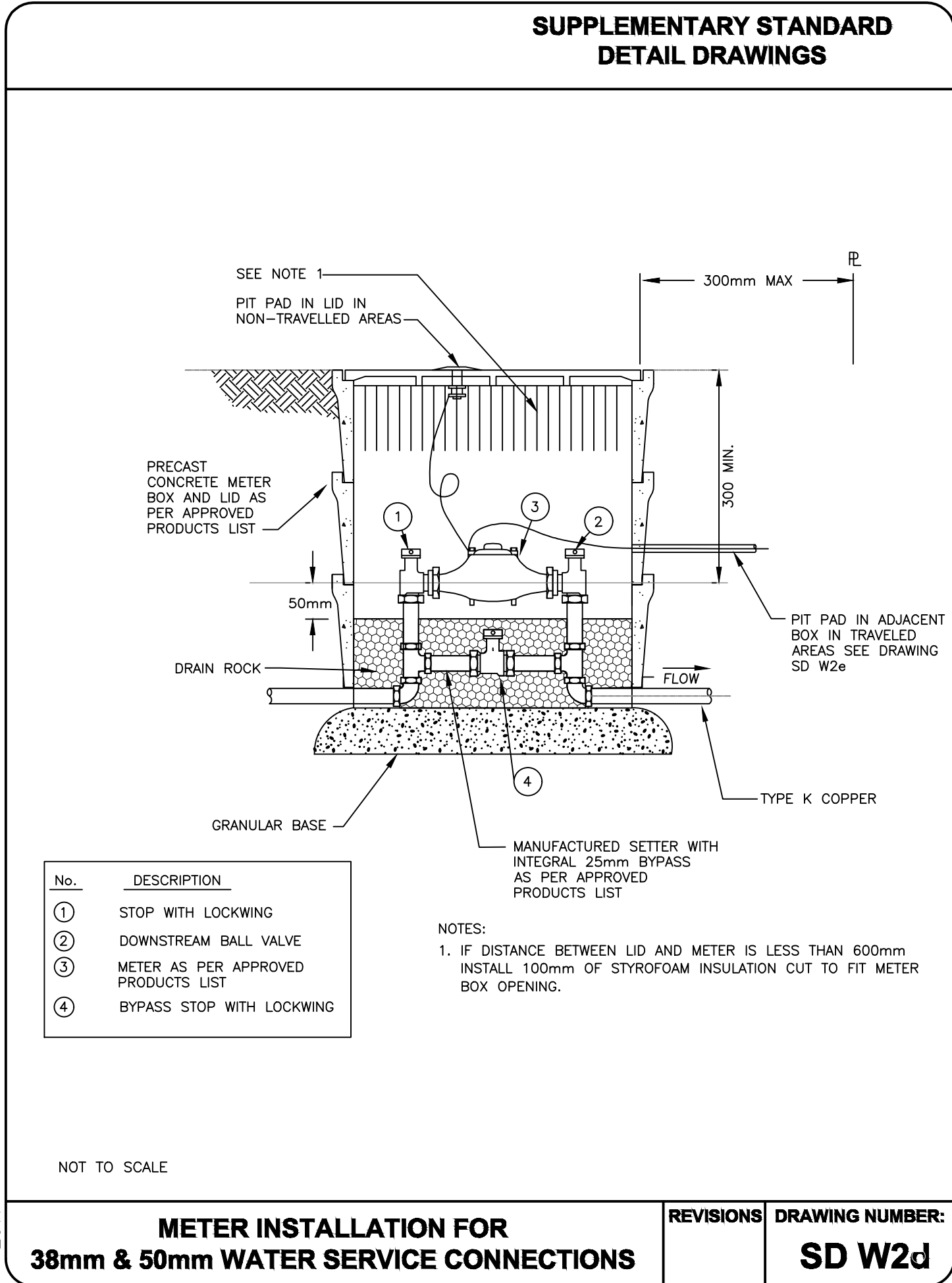
GENERAL NOTES:

- ALL THE EXISTING UTILITIES INFORMATION ARE EITHER FROM THE RECORD OF CITY OF VICTORIA OR THE SURVEY PLAN PROVIDED BY THE SURVEY COMPANY. THE CONTRACTOR SHOULD CONFIRM ALL THE EXISTING SERVICES INFORMATION (INVERTS, LOCATION, ETC) AND INFORM RICHVIEW ENGINEERING INC FOR NECESSARY ADJUSTMENT PRIOR TO CONSTRUCTION.
- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE, THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.
- THE CONTRACTOR MUST SUPPLY WRITTEN NOTICE TO RICHVIEW ENGINEERING INC OF INTENT TO START CONSTRUCTION OF THE DEEP UTILITIES AT LEAST 3 DAYS IN ADVANCE OF THE CONSTRUCTION START.
- FAILURE TO DO SO MAY RESULT IN A REQUEST TO HAVE THE LINES EXCAVATED SO AS TO ASCERTAIN BEDDING CONDITIONS AND THAT PIPE HAS BEEN PLACED CORRECTLY AND/OR TO HAVE A VIDEO EXAMINATION OF THE PIPE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- FAILURE TO HAVE THE INSPECTIONS COMPLETED ADEQUATELY WILL PREVENT RICHVIEW ENGINEERING INC'S BEING ABLE TO EXECUTE THE NECESSARY CERTIFICATIONS REQUIRED BY THE ALBERTA BUILDING CODE AND THE NATIONAL BUILDING CODE.

2011



2011



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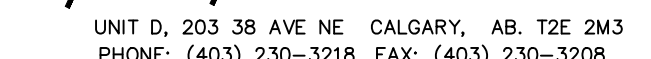
REVISIONS											
REV.	Y	M	D	ISSUE/REVISION	DESCRIPTION	DRN	CHK	EL	RL		
0	21	10	19	FOR APPROVAL				EL	RL		



CLIENT
NORTHLAND PROPERTIES

PROJECT
PROPOSED HOTEL EXTENSION

DESIGN: RL		NOTES AND DETAILS PLAN				
DRAWN: EL						
CHECKED: RL						
DATE: DEC 05 2024	DEVELOPMENT PERMIT No. DP	PROJECT No.	DWG. No.	ISS/REV		
SCALE: NTS	DSSP CIRC. No.	1171	02	00		



LEGEND

PROPOSED GRADE

PROPOSED SLOPE

EXISTING GRADE

SLAB ELEVATION

4

1.00

x 47.

MF=48.75

MUNICIPAL ADDRESS

2852 DOUGLAS STREET VICTORIA BC

REVISIONS

[illegible]

0	21	07	21	FOR APPROVAL	EL	R
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	C

ENGINEER



CLIENT

NORTHLAND PROPERTIES

PROJECT

SANDMAN HOTEL EXTENSION

DESIGN:

RL

DRAWN:

EL

CHECKED: _____

RL

SITE GRADING PLAN

DATE: DEC 05 2024

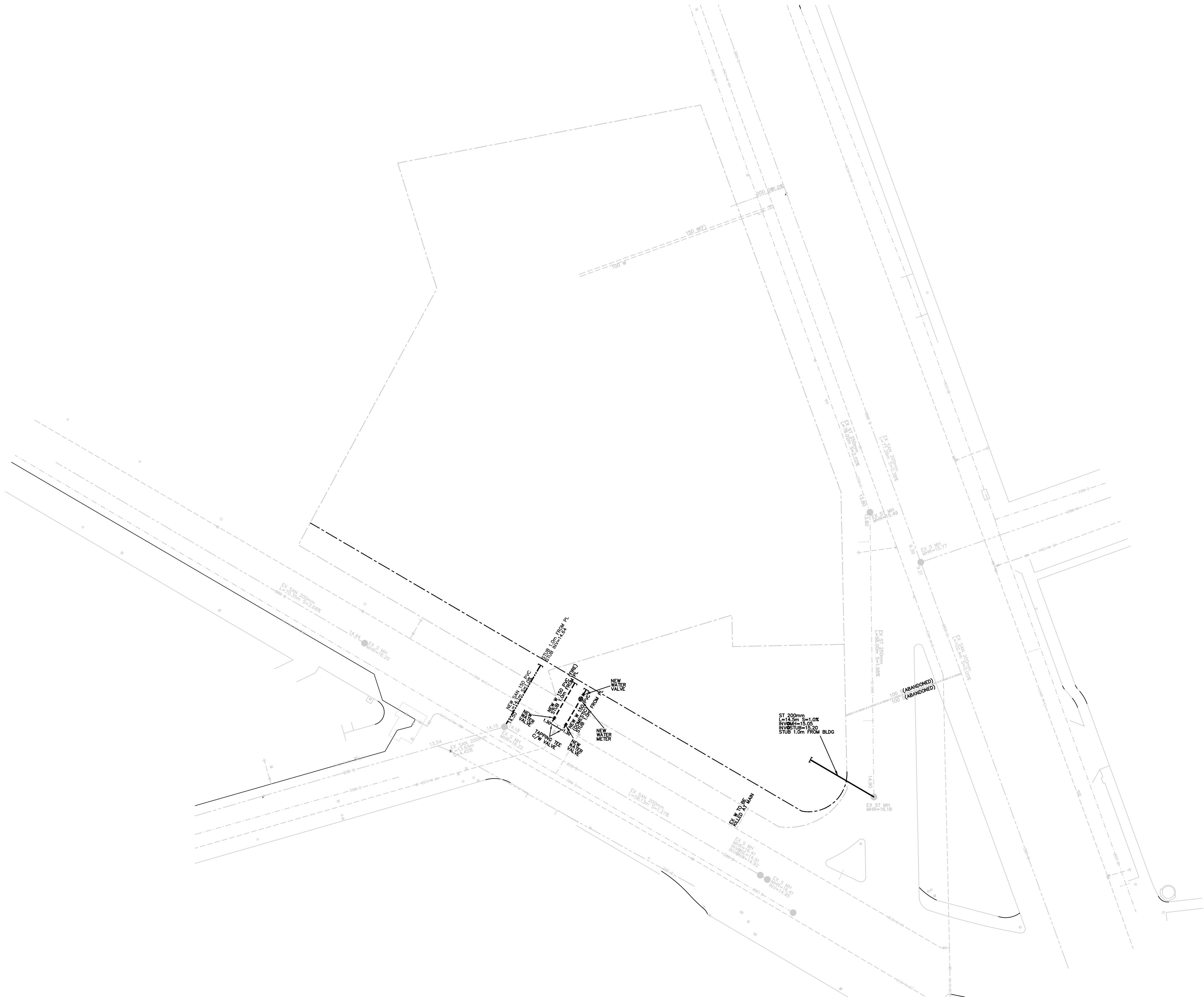
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1:400

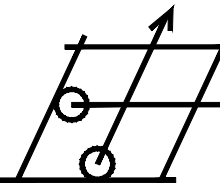
DEVELOPMENT PERMIT No.	PROJECT No.	DWG. No.	ISS/REV
DP			

MECHANICAL CIRC. No.	1171	03	00
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LEGEND:	PROPOSED	EXISTING
SITE PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM SEWER	ST 250 PVC	ST 250 PVC
SANITARY SEWER	S 250 PVC	S 250 PVC
WATER MAIN	W 250 PVC	W 250 PVC
CATCHBASIN	CB	CB
MANHOLE	MH	MH
WATER VALVE	WV	WV
FIRE HYDRANT	FD	FD
CAPPED PIPE END	CPE	CPE

MUNICIPAL ADDRESS
2852 DOUGLAS STREET VICTORIA BC

REVISIONS													
	</												

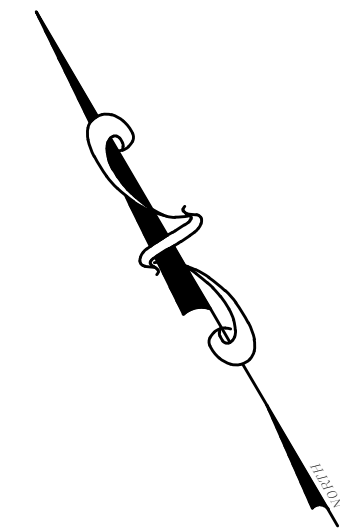
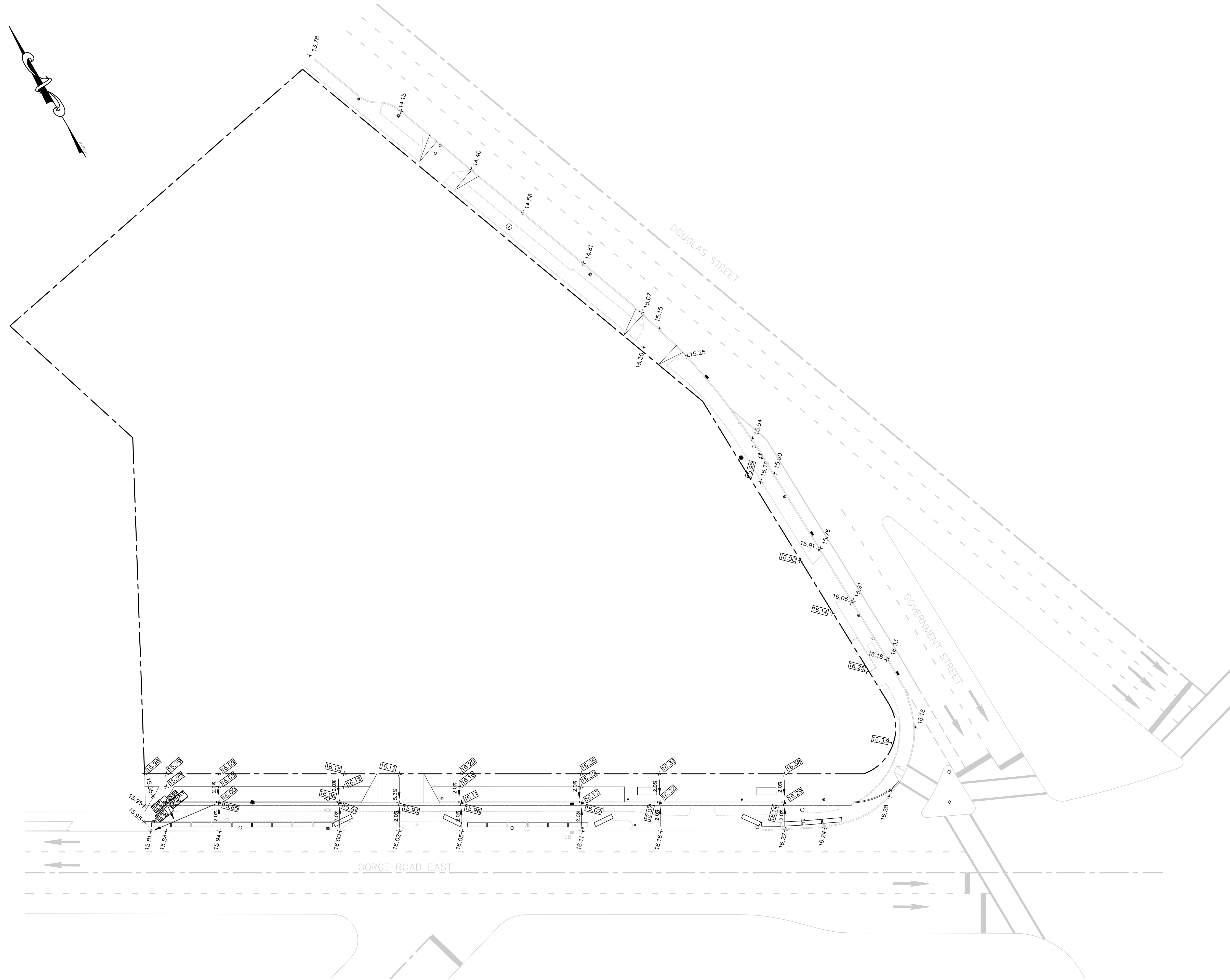
5 Dec 24

CLIENT
NORTHLAND PROPERTIES

PROJECT
PROPOSED HOTEL EXTENSION

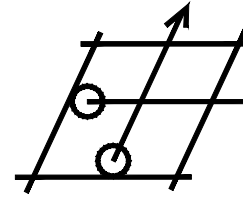
DESIGN: RL	OFFSITE SERVICING			
DRAWN: EL				
CHECKED: RL				
DATE: DEC 05 2024	DEVELOPMENT PERMIT No. DP	PROJECT No. 1171	DWS. No. B	ISS/REV 00
SCALE: 1:400	DSSP CIRC. No.			

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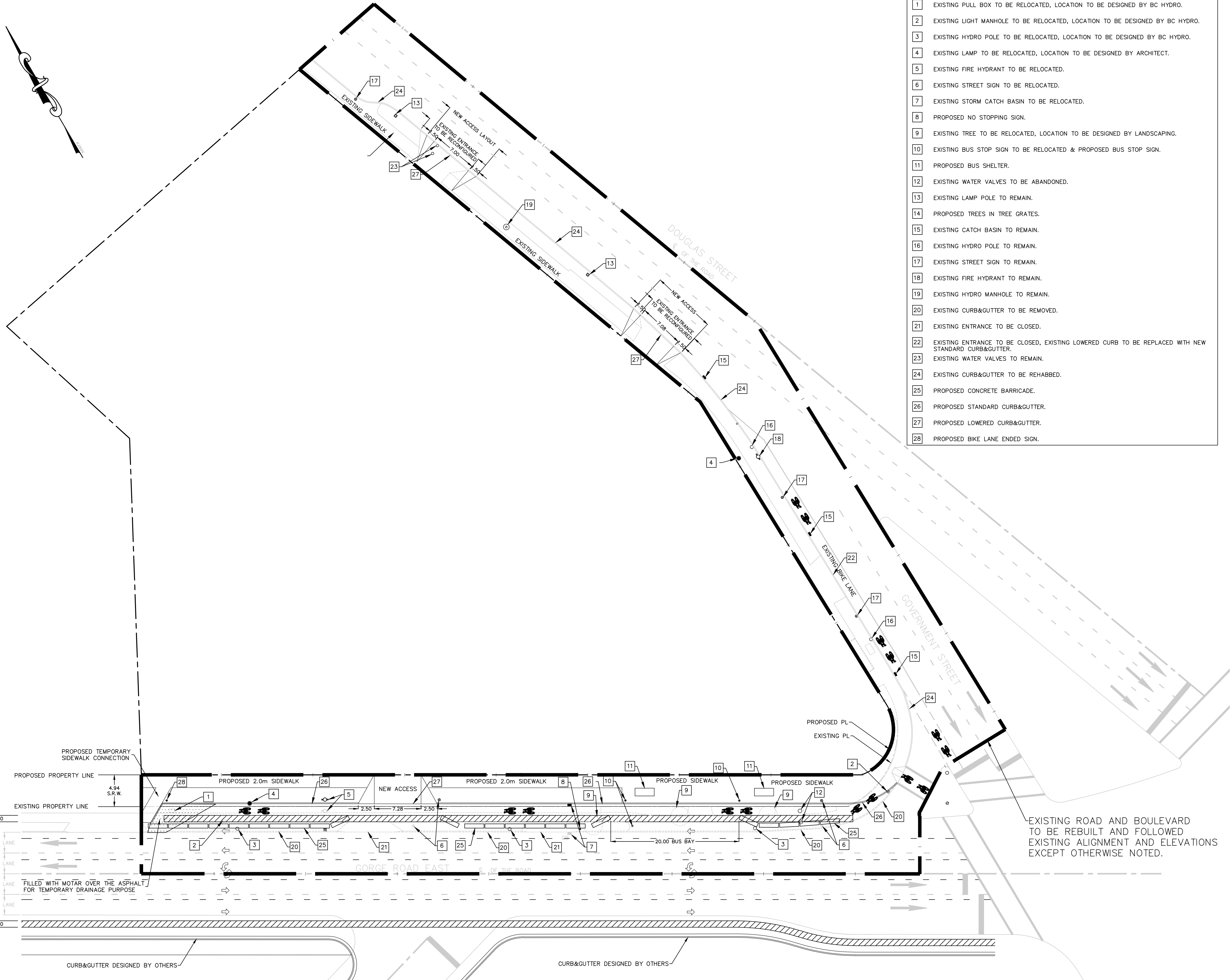
REVISIONS											
0	20	03	16	FOR APPROVAL						EL	RL
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION						DRN	CHK
ENGINEER											

5 Dec 24

CIENT
NORTHLAND PROPERTIES

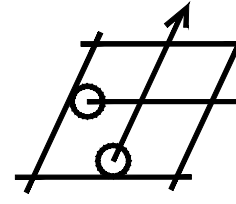
PROJECT
SANDMAN HOTEL EXTENSION

DESIGN: RL	SURFACE GRADING			
DRAWN: EL				
CHECKED: RL				
DATE: DEC 05 2024	DEVELOPMENT PERMIT No. DP000568	PROJECT No. 1171	DWG. No. A2	ISS/REV 00
SCALE: 1:300	MECHANICAL CIRC. No.			



KEYNOTES:

- 1 EXISTING PULL BOX TO BE RELOCATED, LOCATION TO BE DESIGNED BY BC HYDRO.
- 2 EXISTING LIGHT MANHOLE TO BE RELOCATED, LOCATION TO BE DESIGNED BY BC HYDRO.
- 3 EXISTING HYDRO POLE TO BE RELOCATED, LOCATION TO BE DESIGNED BY BC HYDRO.
- 4 EXISTING LAMP TO BE RELOCATED, LOCATION TO BE DESIGNED BY ARCHITECT.
- 5 EXISTING FIRE HYDRANT TO BE RELOCATED.
- 6 EXISTING STREET SIGN TO BE RELOCATED.
- 7 EXISTING STORM CATCH BASIN TO BE RELOCATED.
- 8 PROPOSED NO STOPPING SIGN.
- 9 EXISTING TREE TO BE RELOCATED, LOCATION TO BE DESIGNED BY LANDSCAPING.
- 10 EXISTING BUS STOP SIGN TO BE RELOCATED & PROPOSED BUS STOP SIGN.
- 11 PROPOSED BUS SHELTER.
- 12 EXISTING WATER VALVES TO BE ABANDONED.
- 13 EXISTING LAMP POLE TO REMAIN.
- 14 PROPOSED TREES IN TREE GRATES.
- 15 EXISTING CATCH BASIN TO REMAIN.
- 16 EXISTING HYDRO POLE TO REMAIN.
- 17 EXISTING STREET SIGN TO REMAIN.
- 18 EXISTING FIRE HYDRANT TO REMAIN.
- 19 EXISTING HYDRO MANHOLE TO REMAIN.
- 20 EXISTING CURB&GUTTER TO BE REMOVED.
- 21 EXISTING ENTRANCE TO BE CLOSED.
- 22 EXISTING ENTRANCE TO BE CLOSED, EXISTING LOWERED CURB TO BE REPLACED WITH NEW STANDARD CURB&GUTTER.
- 23 EXISTING WATER VALVES TO REMAIN.
- 24 EXISTING CURB&GUTTER TO BE REHABBED.
- 25 PROPOSED CONCRETE BARRICADE.
- 26 PROPOSED STANDARD CURB&GUTTER.
- 27 PROPOSED LOWERED CURB&GUTTER.
- 28 PROPOSED BIKE LANE ENDED SIGN.



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NOTE:
REFER TO LANDSCAPING PLAN FOR THE TREES LOCATIONS

REVISIONS											
REV	NO	DATE	BY	CHK	DESCRIPTION	EL	RL	DRN	CHK		
0	20	03	16		FOR APPROVAL					EL	RL
ENGINEER											

5 Dec 24

CUSTOMER
NORTHLAND PROPERTIES

PROJECT
SANDMAN HOTEL EXTENSION

DESIGN: RL	SURFACE IMPROVEMENT			
DRAWN: EL				
CHECKED: RL				
DATE: DEC 05 2024	DEVELOPMENT PERMIT No. DP000568	PROJECT No. 1171	DWG. No. A1	ISS/REV 00
SCALE: 1:300	MECHANICAL CIRC. No.			

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