

Architectural Drawing Index

A-0.000 Cover	
A-0.000	Cover Sheet
A-0.100	Project Data
A-0.201	Site Context
A-0.202	Site Context
A-0.203	Site Context
A-0.204	Concept Imagery
A-0.205	Urban Context / Significant & Mixed-use Buildings
A-0.206	Zoning, Locality & Weather
A-0.207	BCBC 2018 Code Summary
A-0.208	Design Rationale
A-1.000 Site	
A-1.100	Survey / Average Grade Calculation
A-1.101	Site Plan
A-2.000 Plans	
A-2.020	Level P1 Parking Plan
A-2.021	Partial P1 Parking Plan - North East
A-2.022	Partial P1 Parking Plan - North West
A-2.023	Partial P1 Parking Plan - South West
A-2.024	Partial P1 Parking Plan - South East
A-2.100	Level 1 Chatham St Floor Plan
A-2.101	Partial Level 1 Parking Plan - North East
A-2.102	Partial Level 1 Parking Plan - North West
A-2.103	Partial Level 1 Parking Plan - South West
A-2.104	Partial Level 1 Parking Plan - South East
A-2.200	Level 1 Herald St Floor Plan
A-2.300	Level 2 Floor Plan
A-2.400	Level 3 Floor Plan
A-2.500	Level 4 Floor Plan
A-2.600	Level 5 Floor Plan
A-2.700	Level 6 Floor Plan
A-2.000 Plans FSR	
A-2.020	FSR Overlay Level P1 Parking Plan
A-2.100	FSR Overlay Level 1 Chatham St Floor Plan
A-2.200	FSR Overlay Level 1 Herald St Floor Plan
A-2.300	FSR Overlay Level 2 Floor Plan
A-2.400	FSR Overlay Level 3 Floor Plan
A-2.500	FSR Overlay Level 4 Floor Plan
A-2.600	FSR Overlay Level 5 Floor Plan
A-2.700	FSR Overlay Level 6 Floor Plan
A-3.000 Enlarged Plans	
A-3.100	Level 1 Chatham St (Bike Storage)
A-4.000 Elevations	
A-4.111	Context Section and Elevation
A-4.101	Elevations
A-4.102	Courtyard Elevations
A-4.110	Enlarged Elevations / Signage
A-5.000 Sections	
A-5.100	Building Sections (1)
A-5.200	Building Sections
A-5.300	Wall Sections (1)
A-5.400	Wall Sections (2)
A-5.500	Wall Sections
A-5.200	CROSS SECTION
A-8.000 Supplemental	
A-8.011	Perspective Rendering
A-8.012	Perspective Rendering
A-8.013	Perspective Rendering
A-8.014	Perspective Rendering
A-8.015	Perspective Rendering
A-8.016	Perspective Rendering
A-8.017	Perspective Rendering
A-8.018	Perspective Rendering
A-8.019	Perspective Rendering
A-8.020	Perspective Rendering
A-8.001	Shadow Study
A-8.002	Shadow Study (Summer)
A-8.003	Material Board
A-8.004	Material Board

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HERALD & CHATHAM, VICTORIA, BC



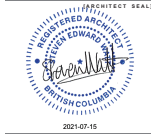
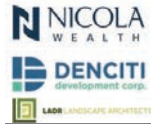
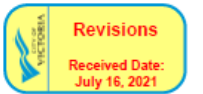
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[PROJECT TEAM]



[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Cover Sheet

19503 [PROJECT]

[SCALE]

Wednesday, July 14, 2021 [DATE]

Issue 7.0 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.000

PROJECT OWNER:	Nicola Herd Limited Partnership c/o Densoli Development Corp.	
PROJECT CONTACT:	Dave Fawley / Guadalupe Fort	1620-1185 West Georgia Street, Vancouver BC V6E 4E6
PROJECT ADDRESS:	Site 2330 - 205 Integra Architecture Inc.	T 604 638 0771 T 604 688 4220
PROJECT NUMBER:	19053	
CIVIC ADDRESS:	610-624 Herald Street & 611-635 Chatham Street, Victoria, British Columbia	
LEGAL DESCRIPTION:	Lots 620, 621, 622, 623, 624, 625, 633, 634, and 635, Victoria City	
PROJECT DESCRIPTION:	5-storey Multi-family Apartment with Ground Floor Commercial	
ZONING:	OTD-1, SITE SPECIFIC (Old Town District)	
Neighbourhood:	Downtown	
Proposed Zoning:	Heritage Conservation Area (HCA)	
OCF Designation:	DPA 1 (HC)	
Development Permit Area	ISSUE R.O. - OP RESUBMISSION	
DATE:	May 14, 2021	

SETBACKS				
	Permitted by Existing Zoning		Proposed	
	Ft.	M	Ft.	m
HERALD	0.00	0.0	0.00	0.00
CHATHAM	0.00	0.0	0.00	0.00
GOVERNMENT	0.00	0.0	0.00	0.00
SIDE	0.00	0.0	0.00	0.00

BUILDING HEIGHT (excluding elevator dog-house)				
	Permitted by Existing Zoning		Proposed	
	Ft.	M	Ft.	m
HERALD	49.21	15.0	69.15'	21.07
CHATHAM	49.21	15.0	52.40'	16.18
<i>Parapets 1.0m additional projection permitted</i>				
<i>Roof Top Structures 5.0m additional projection permitted</i>				
HERALD	True height from grade		54.73'	16.59
HERALD	True height from grade		58.00'	17.68
HERALD	True height from grade		62.73'	19.12
CHATHAM	True height from grade		59.71'	18.12

GFA
48,681
63,437
16,277
16,261
16,261
16,261
177,178

GFA
-
24,536
22,737
22,737
22,737
20,998
11,580
125,325

GFA	
302,503	SF
28,103	SQM

NOTES:
Unit Area measured to centreline of party walls,
centreline of corridor wall and to inside face of exterior wall
Floor Plate Efficiency = Floor Area for FSR - Common / Floor Area for FSR
(Includes Amenity)
Chatham & Herald combined efficiency includes residential, commercial and Amenity, excluding common space, services and parking.
GFA is measured to the external face of wall & is for the developer/owner information.
Floor Area for FSR is measured to inside face of wall calculation.
Net Area is measured "paint to paint" for parking calculation purposes.

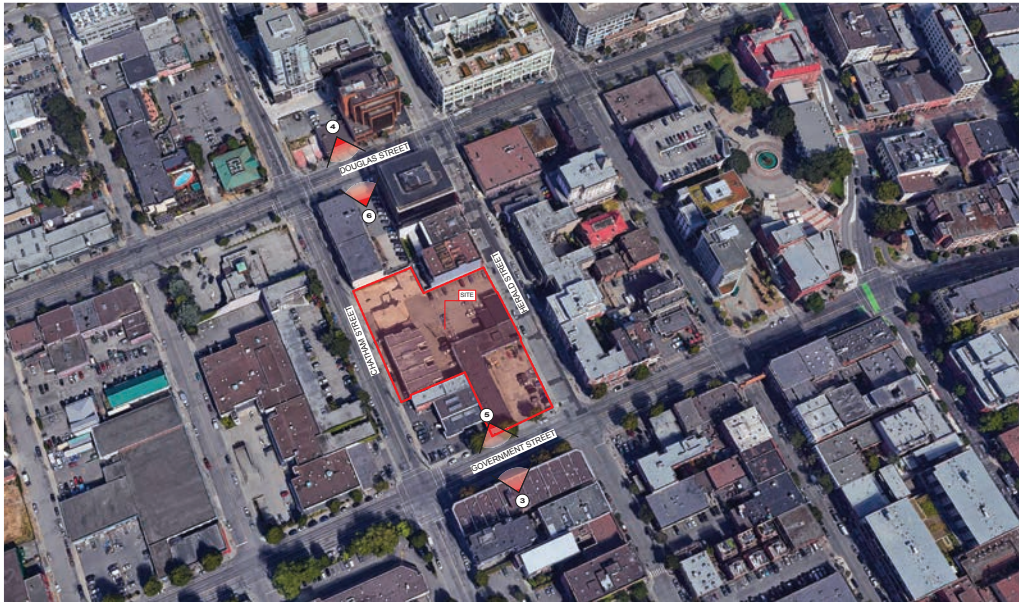
BIKE PARKING - Chatham				
Units	116	Per Unit	Required Units	Provided
Residential				
Long Term	Up to 45m	1.00	73	73
	> 45 to 75m	1.25	43	54
Subtotal			116	127
Short Term	0.10	116	12	129
Total				140
Long Term	1 per 200sqm		4	0
Short Term	1 per 200sqm		4	4
Total			8	4
Total Residential + Retail				147
Notes:				148
Factor of 6 / Building or 0.1 per unit				

OFF-STREET PARKING - Herard				
Units	152	Per Unit	Required Units	Provided
Residential Parking	45 to 49	0.5	78	31.5
Up to 44 units			78	45.8
45 to 70 units	1.0	1.0	17	49.8
71 to 90			162	97.3
Subtotal		0.1	162	166
Other Parking				
Total Residential Parking			113.30	113.30
Retail			-	10
Total Residential + Retail			113.30	123.30
Accessible Parking - Resident*				
Accessible Parking - Visitor*				
Accessible Parking - Retail*				
Location Notes				
Notes:				
Referenced to total building count				

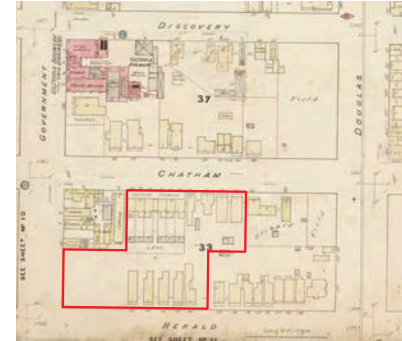
Bicycle Planning - Herat					
Cycles	162	Required		Provided	
		Per Unit	Units	Total	
Acquisition					
Long Term	Up to 45m2	1.00	67	67	
	> 45m2	1.25	85	119	
Subtotal*			152	186	186
Short Term*		0.10	162	16	
Total				202	202
Realt					
Long Term	1 per 200m2		5	6	
Short Term	1 per 200m2		5	5	
Total				11	12
Total Residential + Realt				213	214
Notes:					
* Greater of 1/3 Building or 0.1 per unit					

AWNING & CANOPY ENCROACHMENTS		
	Proposed	
	Ft.	m
HERALD ENTRY CANOPY	5.42	1.65
HERALD CANOPY [CORNER]	4.58	1.39
CHATHAM AWNINGS	1.83	0.56
CHATHAM CANOPY	0.92	0.28
GOVNTMENT AWNINGS	4.17	1.27
GOVNTMENT CANOPY [CORNER]	5.17	1.56

PRIVATE STORAGE LOCKERS PROVIDED IN PARKADE



1 Aerial View



2 Fire Insurance Map 1891



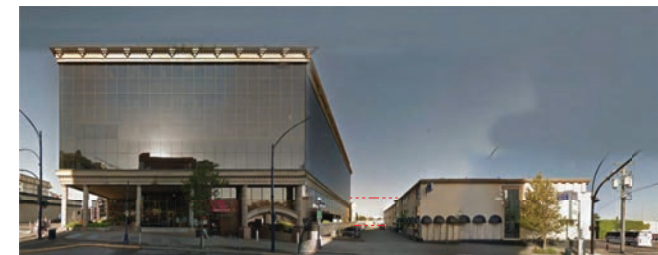
3 Fire Insurance Map 1911



3 View #3: Government Street [East]



5 View #5: Government Street [West]



4 View #4: Douglas Street [West]



6 View #6: Douglas Street [East]



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(PROJECT TEAM)



(CLIENT)
Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Site Context

(PROJECT)
19503

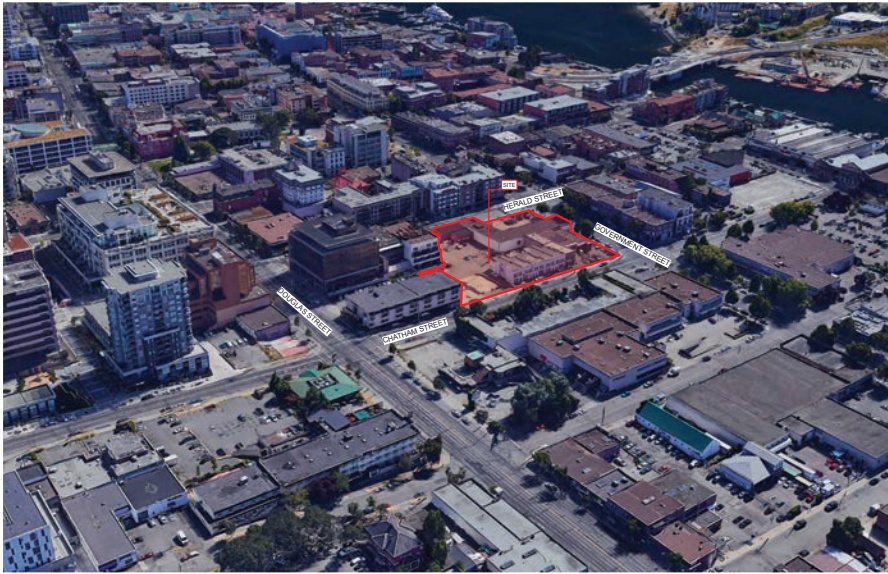
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(DATE)
Wednesday, July 14, 2021

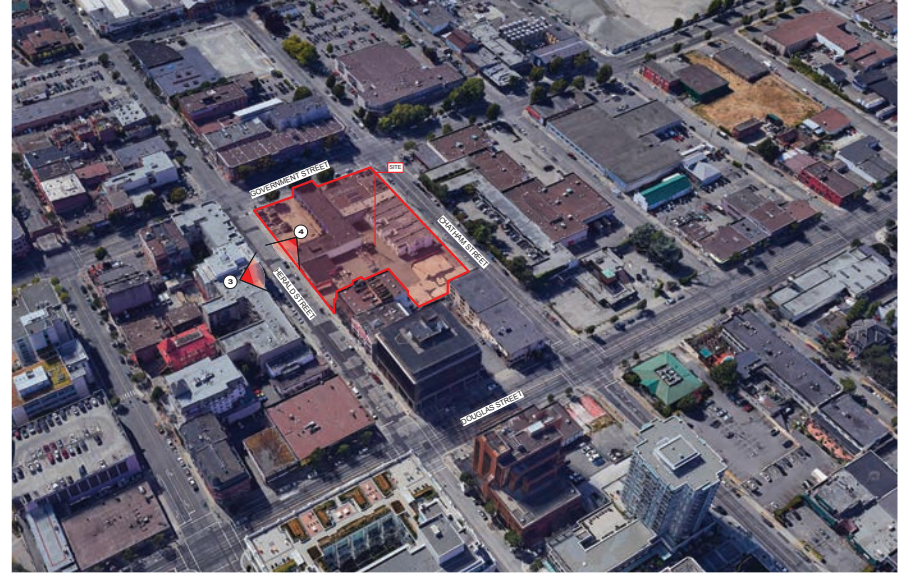
(ISSUE)
Issue 7.0 - DP RESUBMISSION

(DRAWING)

A-0.201



1 Bird's Eye View from North-East



2 Bird's Eye View from South-East



3 Herald Street [North]



4 Herald Street [South]



1 Bird's Eye View from North-West



2 Bird's Eye View from South-West



3 View #3: Chatham Street [South]



5 View #4: Chatham Street [North]

[PROJECT TEAM]

[CLIENT]

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[PROJECT]

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Issue 7.0 - DP RESUBMISSION

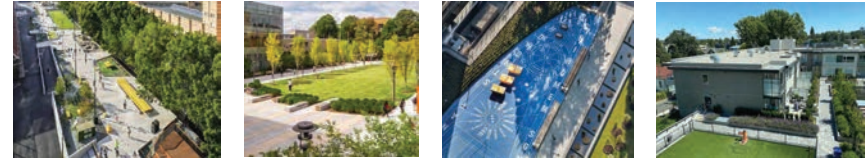
[ISSUE]

A-0.203

[DRAWING]



FACADE ARTICULATION



INTERNAL COURTYARD LANDSCAPING



STREET WALL ARTICULATION



INTERNAL COURTYARD LANDSCAPING



ARCHITECTURAL FLOURISHES



STREET WALL/ADDRESSING THE STREET



CONTEMPORARY MATERIALITY



PARKADE WAYFINDING



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[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Concept Imagery

[PROJECT]

19503

[SCALE]

[DATE]

Wednesday, July 14, 2021

[ISSUE]

Issue 7.0 - DP RESUBMISSION

[DRAWING]

A-0.204

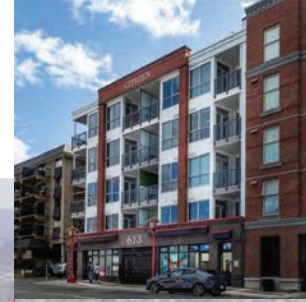
658 HERALD STREET



648 HERALD STREET



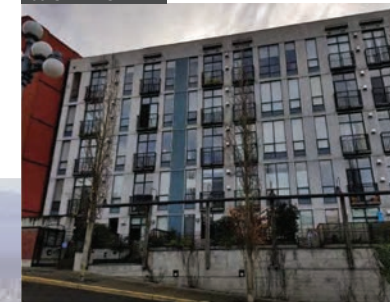
613 HERALD STREET



625 FISGARD STREET



409 SWIFT STREET



1802 GOVERNMENT STREET



555 CHATHAM STREET



IRONWORKS 5 STOREY [MIXED USE]



UNION 5 STOREY [MIXED USE] - PANDORA & FISGARD STREETS

THE JANION - 456 PANDORA STREET



iA

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(PROJECT TEAM)

NICOLA WEALTH

DENCITI development corp.

LAMB ARCHITECTS

REGISTERED ARCHITECT
EDWARD J. LAMB
BRITISH COLUMBIA
2021-07-15

(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

610-624 Herald Street & 611-635 Chatham Street Victoria BC

Urban Context / Significant & Mixed-use Buildings

(PROJECT)

19503

(SCALE)

Wednesday, July 14, 2021

(DATE)

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A-0.205



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(PROJECT TEAM)



(CLIENT)

Nicola Herald Limited
Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

**BCBC 2018 Code
Summary**

(PROJECT)

19903

(SCALE)

(DATE)

Wednesday, July 14, 2021

(ISSUE)

Issue 7.0 - DP RESUBMISSION

(DRAWING)

A-0.207

Building Code Analysis - Overview - Parkade Building

GENERAL INFORMATION									
NO.	ITEM	DESCRIPTION	REFERENCE(S)						
1	PROJECT TYPE	☒ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION	-						
2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-						
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A ☒ B ☒ C ☒ D ☒ E ☒ F1 ☒ F2 ☒ F3 ☒	DIV A - 1.3.3						
4	MAJOR OCCUPANCY(IES)	A1 ☒ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.						
5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ☒ NO	3.1.3.						
6	FIREWALL(S)	☐ YES ☒ NO	3.1.10.						
7	OCCUPANT LOAD	780	3.1.17.						
8	BUILDING AREA (m²)	4442	3.1.1.						
9	GRADE ELEVATION (m, GEODETIC)	+10.20 CHATHAM STREET LOBBY FLOOR ELEVATION	3.1.2.						
10	BUILDING HEIGHT	☐ STOREYS ABOVE GRADE PER 3.2.1.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO STOREY) BUILDING FOR PURPOSES OF SUBSECTION 3.2.2. ☒ STOREYS (BUILDING HEIGHT)	3.1.2.1. & 3.2.1.2.						
11	FIRE ALARM & DETECTION SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.4.1(i)						
12	AUTOMATIC SPRINKLER SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.2.8.2 & 3.2.5.12.						
13	MEZZANINE(S)	☐ YES ☒ NO	3.2.8.2.						
14	INTERCONNECTED FLOOR SPACE	☐ YES ☒ NO	3.2.8.2.						
15	NUMBER OF STREETS FACING	1 STREET(S) FACING	3.2.2.10.						
16	FIRE DEPARTMENT ACCESS ROUTES	☒ REQUIRED ☐ PROVIDED ☐ N/A DIRECT ACCESS VIA STAIRWAY	3.2.5.2.						
17	HIGH BUILDING	☐ YES ☒ NO	3.2.6.						
18	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.3.						
19	STANDPIPE SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.8.						
20	LIGHTING AND EMERGENCY POWER	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.7.						
21	EMERGENCY GENERATOR	☐ YES ☒ NO	3.2.7.						
22	ACCESS FOR PERSONS W/ DISABILITIES	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.8.2.						
23	ALTERNATE SOLUTIONS REQUIRED	☐ YES ☒ NO	-						
CONSTRUCTION CLASSIFICATION (PARKADE) GROUP F, DIVISION 3, UP TO 4 STOREYS, SPRINKLERED			3.2.2.8.2.						
24	CONSTRUCTION TYPE(S)	☒ COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A ☐ NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A							
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS) ☐ FLOOR ☐ MEZZANINE ☒ ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY. ROOF TO BE PROVIDED WITH 2 HR. F.R.B. FIRE SEPARATION, AS PER 3.2.1.2.							
26	BUILDING HEIGHT (IN STOREYS)	☐ PERMITTED ☐ PROPOSED							
27	BUILDING AREA (m²)	7,200 MAXIMUM 4482 PROPOSED							

Building Code Analysis - Overview - Mixed Use Buildings "Herald Street - Building #2"

GENERAL INFORMATION									
NO.	ITEM	DESCRIPTION	REFERENCE(S)						
1	PROJECT TYPE	☒ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION	-						
2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-						
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A ☒ B ☒ C ☒ D ☒ E ☒ F1 ☒ F2 ☒ F3 ☒	DIV A - 1.3.3						
4	MAJOR OCCUPANCY(IES)	A1 ☒ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.						
5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ☒ NO MIN. F.R.B. (HOURS) 2 FIRE SEPARATION RESIDENTIAL (GROUP "C" MAJOR OCCUPANCY) PER 3.2.2.7, FOR MAJOR OCCUPANCIES LOCATED ENTIRELY ABOVE OTHER, SUBSECTION 3.2.2. REQUIREMENTS TO APPLY TO THAT PORTION ONLY. RESIDENTIAL STOREYS MAY THUS BE COMBUSTIBLE CONSTRUCTION.	3.1.3. & 3.2.2.6 & 3.2.2.7.						
6	FIREWALL(S)	☒ YES ☐ NO	3.1.10.						
7	OCCUPANT LOAD	780 BUILDING "Herald East" 780 BUILDING "Herald West"	3.1.17.						
8	BUILDING AREA (m²)	1008 BUILDING "Herald East" 1335 BUILDING "Herald West"	3.1.1.						
9	GRADE ELEVATION (m, GEODETIC)	+12.389 BUILDING "Herald East" +10.20 BUILDING "Herald West"	3.1.2.						
10	BUILDING HEIGHT	☒ STOREYS ABOVE GRADE ☒ STOREYS BELOW GRADE 5 STOREYS (BUILDING "Herald East" HEIGHT) 3 STOREYS (BUILDING "Herald West" HEIGHT) PER 3.2.1.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO STOREY) BUILDING FOR PURPOSES OF SUBSECTION 3.2.2.	3.1.2.1. & 3.2.1.2.						
11	FIRE ALARM & DETECTION SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.4.1(i)						
12	AUTOMATIC SPRINKLER SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.2.8.2 & 3.2.5.12.						
13	MEZZANINE(S)	☐ YES ☒ NO	3.2.8.2.						
14	INTERCONNECTED FLOOR SPACE	☐ YES ☒ NO	3.2.8.2.						
15	NUMBER OF STREETS FACING	2 STREET(S) FACING	3.2.2.10.						
16	FIRE DEPARTMENT ACCESS ROUTES	☒ REQUIRED ☐ PROVIDED ☐ N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.2.						
17	HIGH BUILDING	☐ YES ☒ NO	3.2.6.						
18	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.3.						
19	STANDPIPE SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.8.						
20	LIGHTING AND EMERGENCY POWER	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.7.						
21	EMERGENCY GENERATOR	☐ YES ☒ NO	3.2.7.						
22	ACCESS FOR PERSONS W/ DISABILITIES	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.8.2.						
23	ALTERNATE SOLUTIONS REQUIRED	☐ YES ☒ NO	-						
CONSTRUCTION CLASSIFICATION (RESIDENTIAL) GROUP C, UP TO 6 STOREYS, SPRINKLERED (COVERING AT RESIDENTIAL AND ROOFTOP LEVELS)			3.2.2.10.						
24	CONSTRUCTION TYPE(S)	☒ COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A ☐ NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A							
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS) ☒ FLOOR ☒ MEZZANINE ☐ ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY							
26	BUILDING HEIGHT (IN STOREYS)	☒ PERMITTED ☐ PROPOSED							
27	BUILDING AREA (m²)	1,200 MAXIMUM 1008 PROPOSED ("Herald East") 1335 PROPOSED ("Herald West")							
CONSTRUCTION CLASSIFICATION (BUSINESS & PERSONAL SERVICES) GROUP D, UP TO 6 STOREYS, SPRINKLERED			3.2.2.10.						
28	CONSTRUCTION TYPE(S)	☒ COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A ☐ NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A							
29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS) ☐ FLOOR ☐ MEZZANINE ☐ ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY							
30	BUILDING HEIGHT (IN STOREYS)	☒ PERMITTED ☐ PROPOSED							
31	BUILDING AREA (m²)	1,200 MAXIMUM 1008 PROPOSED ("Herald East") 1335 PROPOSED ("Herald West")							
CONSTRUCTION CLASSIFICATION (LIVE/WORK) GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED (COVERING AT LIVE/WORK LEVELS)			3.2.2.6.2.						
32	CONSTRUCTION TYPE(S)	☒ COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A ☐ NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A							
33	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS) ☐ FLOOR ☐ MEZZANINE ☐ ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY							
34	BUILDING HEIGHT (IN STOREYS)	☒ PERMITTED ☐ PROPOSED							
35	BUILDING AREA (m²)	1,200 MAXIMUM 1008 PROPOSED							

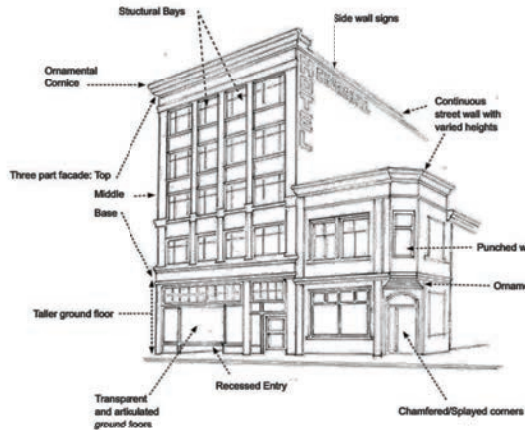
Building Code Analysis - Overview - Residential Buildings "Chatham - Building #1"

GENERAL INFORMATION									
NO.	ITEM	DESCRIPTION	REFERENCE(S)						
1	PROJECT TYPE	☒ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION	-						
2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS	-						
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A ☒ B ☒ C ☒ D ☒ E ☒ F1 ☒ F2 ☒ F3 ☒	DIV A - 1.3.3						
4	MAJOR OCCUPANCY(IES)	A1 ☒ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.						
5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ☒ NO	3.1.3.						
6	FIREWALL(S)	☐ YES ☒ NO	3.1.10.						
7	OCCUPANT LOAD	780 BUILDING "Chatham"	3.1.17.						
8	BUILDING AREA (m²)	1,800 BUILDING "Herald"	3.1.1.						
9	GRADE ELEVATION (m, GEODETIC)	+10.20 BUILDING "Herald"	3.1.2.						
10	BUILDING HEIGHT	☒ STOREYS ABOVE GRADE ☒ STOREYS BELOW GRADE 2 STOREYS (BUILDING "Herald" HEIGHT) 3 STOREYS (BUILDING "Chatham" HEIGHT) PER 3.2.1.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO STOREY) BUILDING FOR PURPOSES OF SUBSECTION 3.2.2.	3.1.2.1. & 3.2.1.2.						
11	FIRE ALARM & DETECTION SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.4.1(i)						
12	AUTOMATIC SPRINKLER SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.2.8.2 & 3.2.5.12.						
13	MEZZANINE(S)	☐ YES ☒ NO	3.2.8.2.						
14	INTERCONNECTED FLOOR SPACE	☐ YES ☒ NO	3.2.8.2.						
15	NUMBER OF STREETS FACING	1 STREET(S) FACING	3.2.2.10.						
16	FIRE DEPARTMENT ACCESS ROUTES	☒ REQUIRED ☐ PROVIDED ☐ N/A TO PRINCIPAL ENTRANCE BLDG. FACE	3.2.5.2.						
17	HIGH BUILDING	☐ YES ☒ NO	3.2.6.						
18	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.3.						
19	STANDPIPE SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.8.						
20	LIGHTING AND EMERGENCY POWER	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.7.						
21	EMERGENCY GENERATOR	☐ YES ☒ NO	3.2.7.						
22	ACCESS FOR PERSONS W/ DISABILITIES	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.8.2.						
23	ALTERNATE SOLUTIONS REQUIRED	☐ YES ☒ NO	-						
CONSTRUCTION CLASSIFICATION (RESIDENTIAL) GROUP C, UP TO 6 STOREYS, SPRINKLERED			3.2.2.10.						
24	CONSTRUCTION TYPE(S)	☒ COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A ☐ NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A							
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS) ☒ FLOOR ☐ MEZZANINE ☐ ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.B. AS SUPPORTED ASSEMBLY. PER 3.2.2.12. (3) & (4), FLOOR F.R.B. AND FIRE SEPARATION REQUIREMENTS WAIVED.							
26	BUILDING HEIGHT (IN STOREYS)	☒ PERMITTED ☐ PROPOSED							
27	BUILDING AREA (m²)	1,800 MAXIMUM 1506 PROPOSED ("Chatham")							

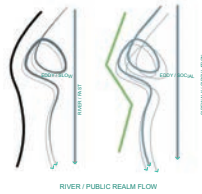
DESIGN RATIONALE

- Along all street frontages a strong street wall has been maintained in keeping with the local context of Victoria's Chinatown and Old Town neighbourhoods.
- Along the Facades the design has integrated vertical and horizontal facade articulation through the use of block recesses spaced in such a way to reference the existing 80' lots which have been consistent on this block for some time. The guidelines describe typical 66' lots; however a review of the historical maps of this block has influenced the design to better reflect the neighbourhood and provides a more authentic response.
- Each of the building 'blocks' are broken down vertically into a top, middle and base in several different visual ways to reflect both the historic context as well as a modern reinterpretation of that context.
- Depth and vertical breaks are created through the use of repeating, recessed facades with balcony elements between the positive street-wall blocks, accentuated with parapets and cornice. These recesses help to accentuate the variation in the roof line from the pedestrian level, reduce the scale and mass of the building, and offer some relief to the pedestrian along the street edge in the form of 'eddies' where people can linger, sit, access retail, etc.
- Each street-wall 'block' is treated slightly differently in materiality and detail. This approach is intended to give a sense that the building is a series of buildings developed incrementally over time, while maintaining a sense of visual unity/continuity as one building.
- To minimize visual clutter on the building commercial tenants will be able to utilize the canvas awnings for each CRU's signage. This is consistent with other signage treatment in the area.
- To maintain the Old Town feel the parkade entry is accessed from Chatham St. and integrated into the CRU facade design.
- The chosen material palette both reflects the context as well as the requirements for quality materials that last and age well. For the Herald & Government facades, the majority of visual weight is made up with the masonry facade with the secondary material of cementitious panels. On the Chatham facade will be a masonry base with a primary corrugated metal element with cementitious panel infill material.
- Similar to many local instances, the design team proposes creating entry lobbies to the residential buildings that read more as enclosed courtyards, allowing the feature street paving to merge into the building, blurring the street edge and enhancing the building's contextual fit.
- The 5 storey form is appropriate and fits the local context (equivalently scaled 5 and 6 buildings occupy the South side of Herald Street) while allowing the undulating streetscape when taking the larger view East along Herald and Chatham.

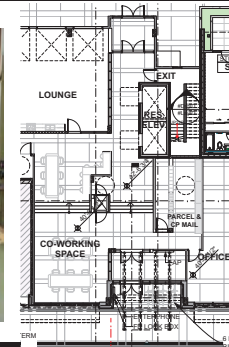
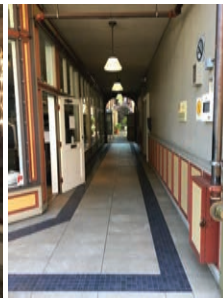
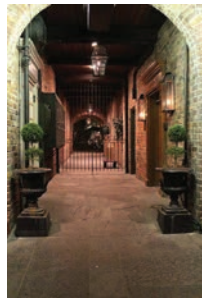
Old Town – Character Defining Elements



EDDIES AND FLOW IN THE URBAN CONTEXT



LOBBY INSPIRATION



VARIATION IN THE ROOF LINE IN THE OLD TOWN CONTEXT



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(PROJECT TEAM)

NICOLA WEALTH
DENCITI
development corp.
LAM ARCHITECTS
REGISTERED ARCHITECT
EDWARD
BRITISH COLUMBIA
2021-07-15
(CLIENT)

Nicola Herald Limited Partnership
(PROJECT)
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

Design Rationale
(PROJECT)
19503
(SCALE)
Wednesday, July 14, 2021
(DATE)
Issue 7.0 - DP RESUBMISSION
(ISSUE)
(DRAWING)

A-0.208



AVERAGE GRADE CALCULATION:

POINTS A&B: $[9.7+10.3]/2 \times 73.2m$	= 732.00
POINTS B&C: $[10.3+10.6]/2 \times 36.93m$	= 385.92
POINTS C&D: $[10.6+10.5]/2 \times 18.29m$	= 192.96
POINTS D&E: $[10.5+13.2]/2 \times 36.93m$	= 437.62
POINTS E&F: $[13.2+12.0]/2 \times 91.44m$	= 1152.14
POINTS F&G: $[12.0+10.6]/2 \times 36.93m$	= 417.31
POINTS G&H: $[10.6+10.2]/2 \times 36.58m$	= 380.43
POINTS H&A: $[10.2+9.7]/2 \times 36.93m$	= 367.45
	= 4065.83

GRADE CALCULATION:

$4065.83 / 367.23 = 11.07m$ [36'-4"] rounded to nearest 1/2"



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(PROJECT TEAM)



(CLIENT)

Nicola Herald Limited
Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

**Survey / Average
Grade Calculation**

19503

(PROJECT)

(SCALE)

Wednesday, July 14, 2021

(DATE)

Issue 7.0 - DP RESUBMISSION

(ISSUE)

(DRAWING)

A-1.100



OBJECT TEAM]



**Nicola Herald Limited
Partnership**

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

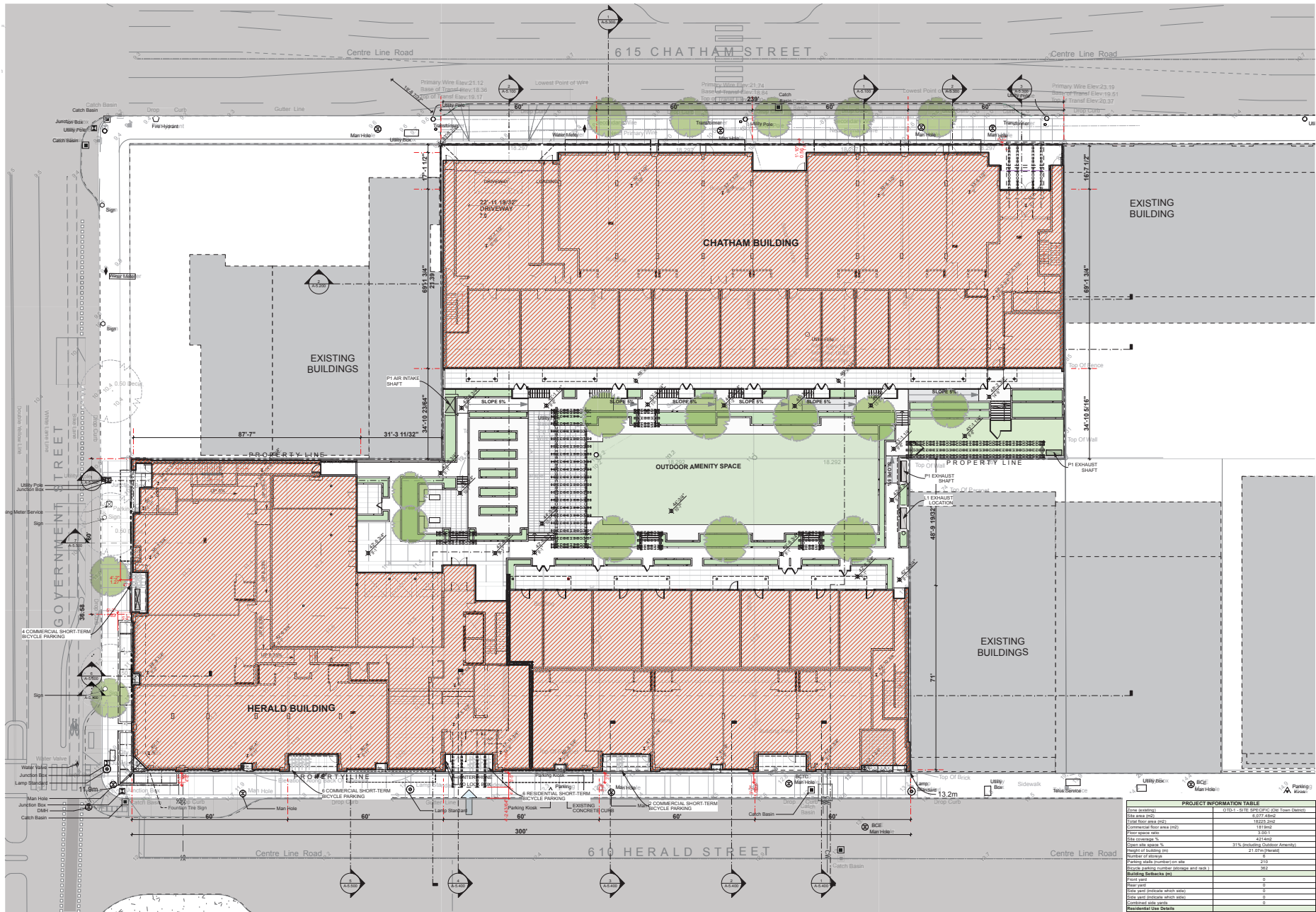
Site Plan

19503 [PROJECT]

Wednesday, July 14, 2021

Issue 7.0 - DP RESUBMISSION

A-1.101





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Nicola Herald Limited Partnership
[CLIENT]

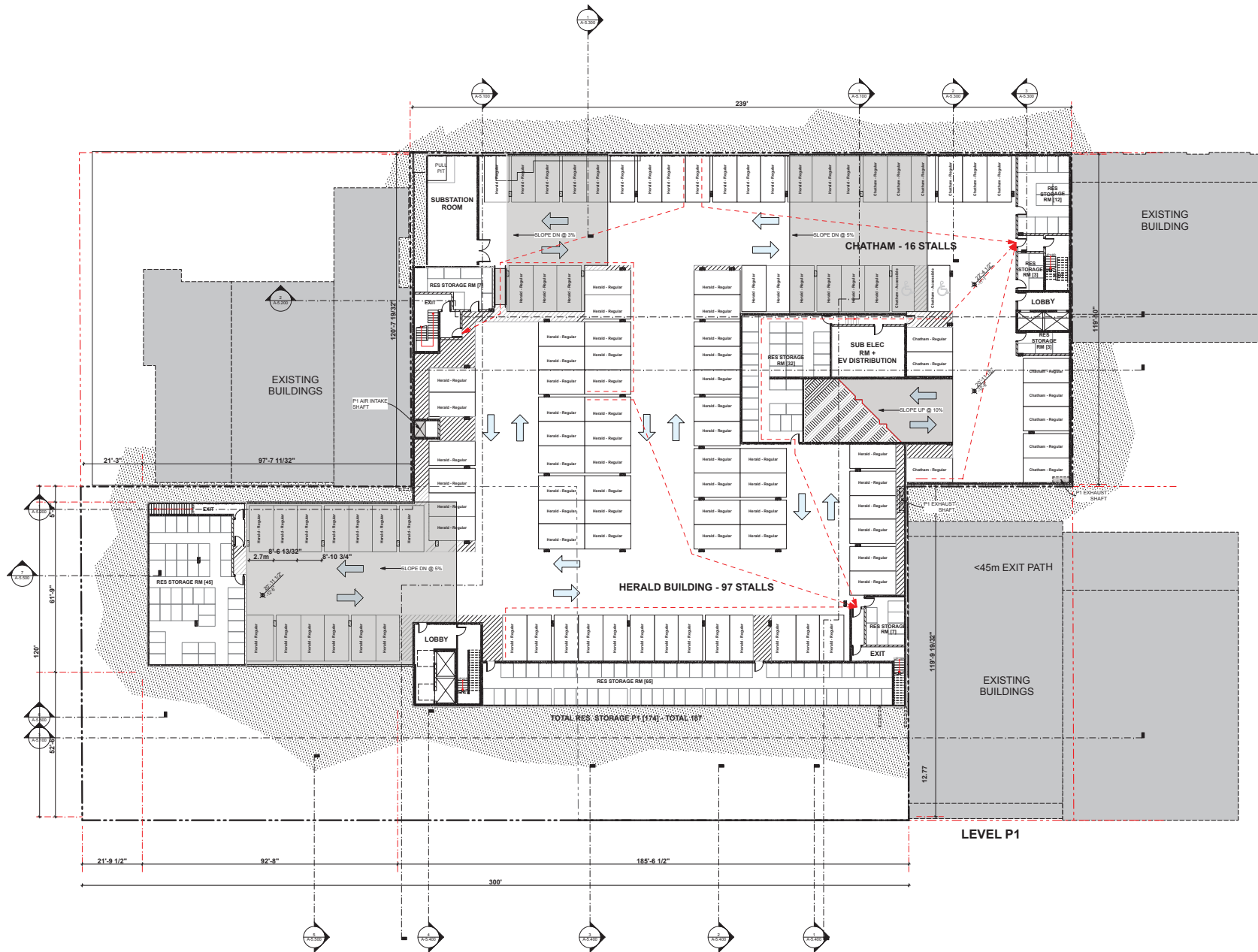
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC
[PROJECT]

Level P1 Parking Plan
[TITLE]

19503 [PROJECT]
1/16" = 1'-0" [SCALE]

Wednesday, July 14, 2021 [DATE]
Issue 7.0 - DP RESUBMISSION [ISSUE]
[DRAWING]

A-2.020





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(PROJECT TEAM)



(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Partial P1 Parking Plan - North East

(PROJECT)

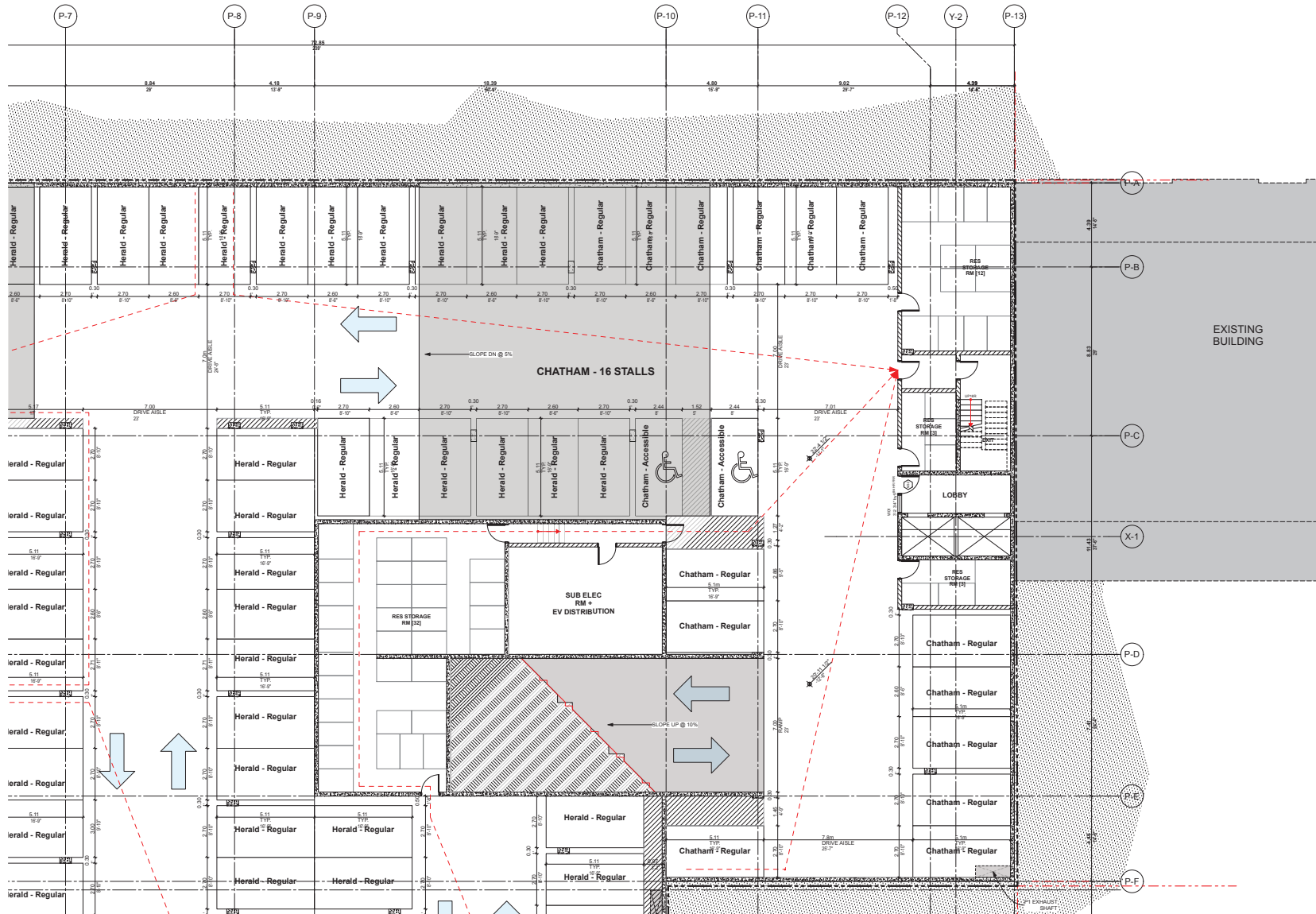
19503 (SCALE)

1/8" = 1'-0" (DATE)

Wednesday, July 14, 2021 (ISSUE)

Issue 7.0 - DP RESUBMISSION (DRAWING)

A-2.021



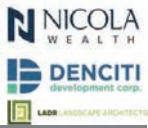
1 PARTIAL P1 PLAN - NORTHEAST
SCALE: 1/8" = 1'-0"



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2021.07.15 (CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Partial P1 Parking Plan - Northwest

(PROJECT)

19503

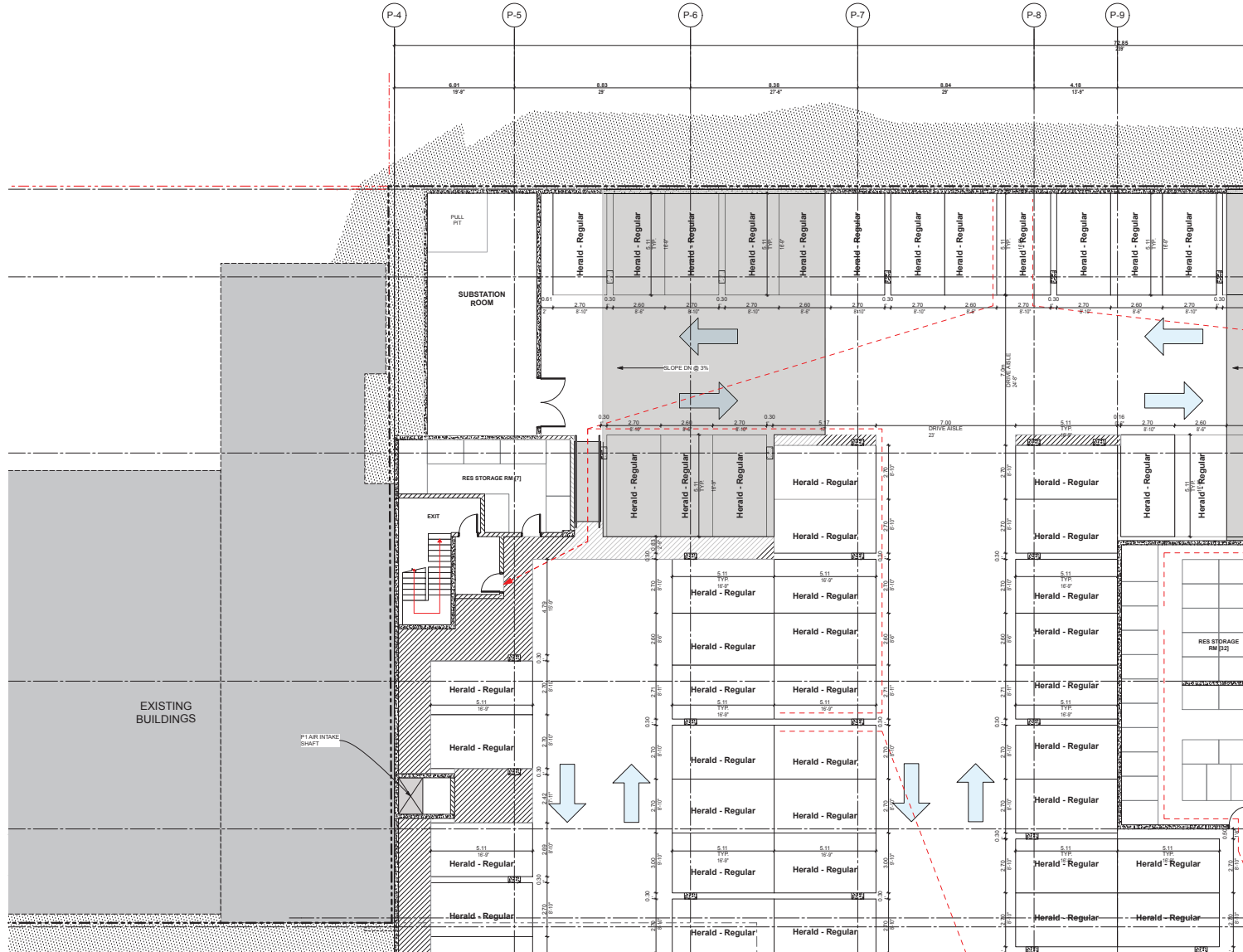
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Wednesday, July 14, 2021

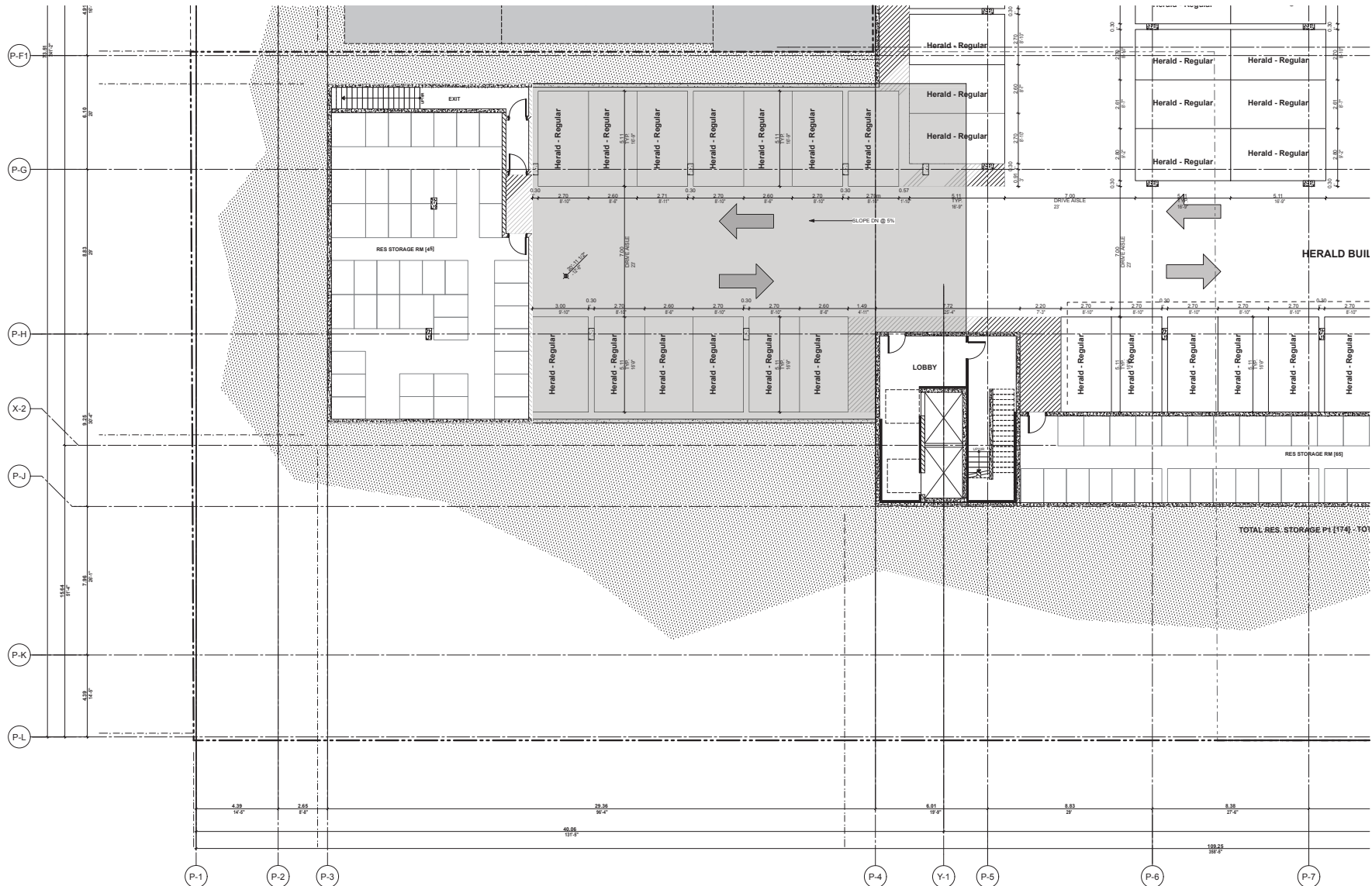
Issue 7.0 - DP RESUBMISSION

(DRAWING)

A-2.022



1 PARTIAL P1 PLAN - NORTHWEST
SCALE: 1/8" = 1'-0"



1 PARTIAL P1 PLAN - SOUTHWEST
SCALE: 1/8" = 1'-0"



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(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Partial P1 Parking Plan - South West

(PROJECT)

19503 (SCALE)

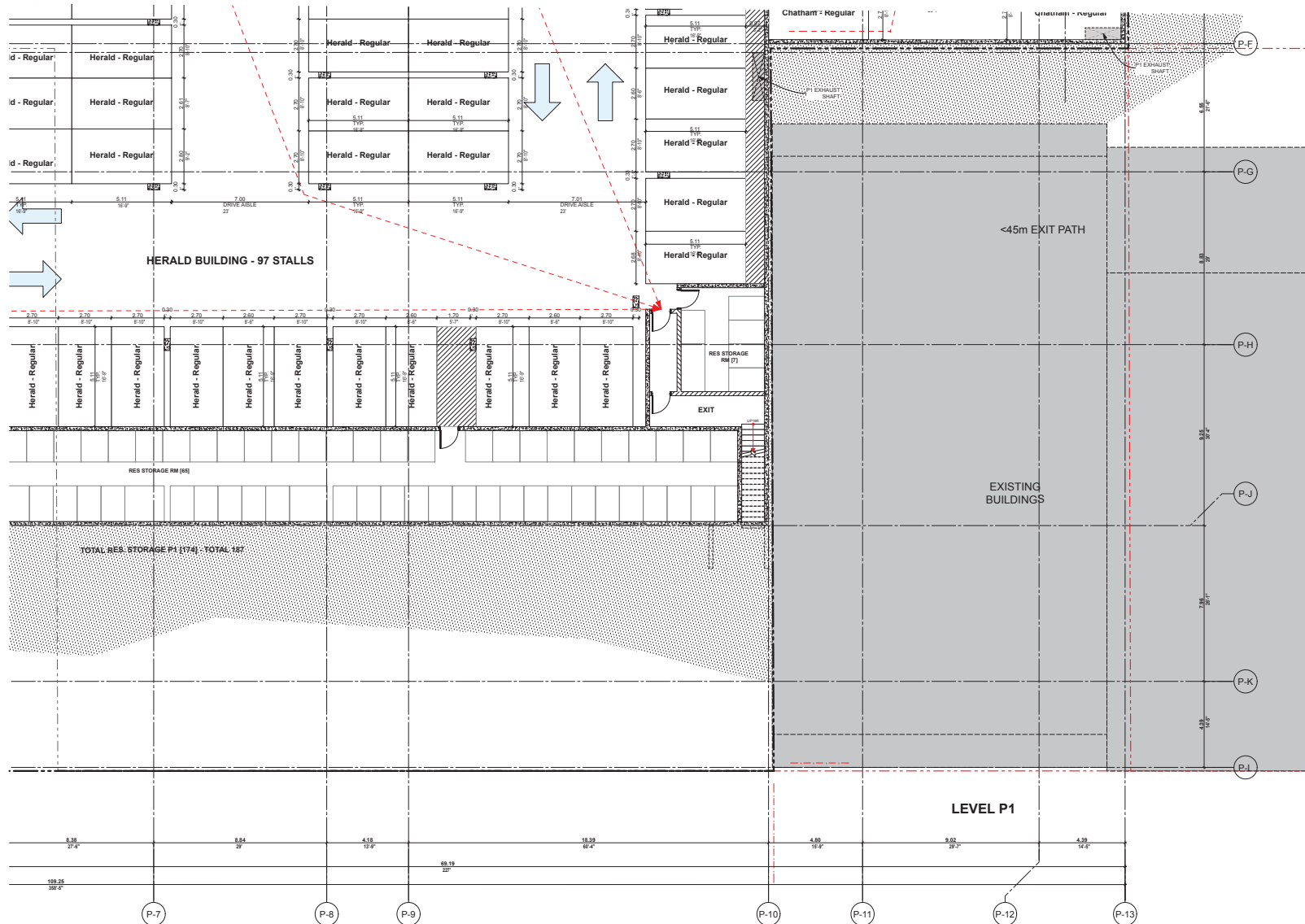
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Wednesday, July 14, 2021 (DATE)

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(DRAWING)

A-2.023



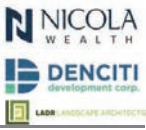
1 PARTIAL P1 PLAN - SOUTHEAST
SCALE: 1/8" = 1'-0"



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[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

**Partial P1 Parking
Plan - South East**

19503 [PROJECT]

1/8" = 1'-0" [SCALE]

Wednesday, July 14, 2021 [DATE]

Issue 7.0 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.024

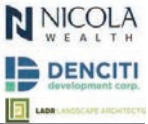


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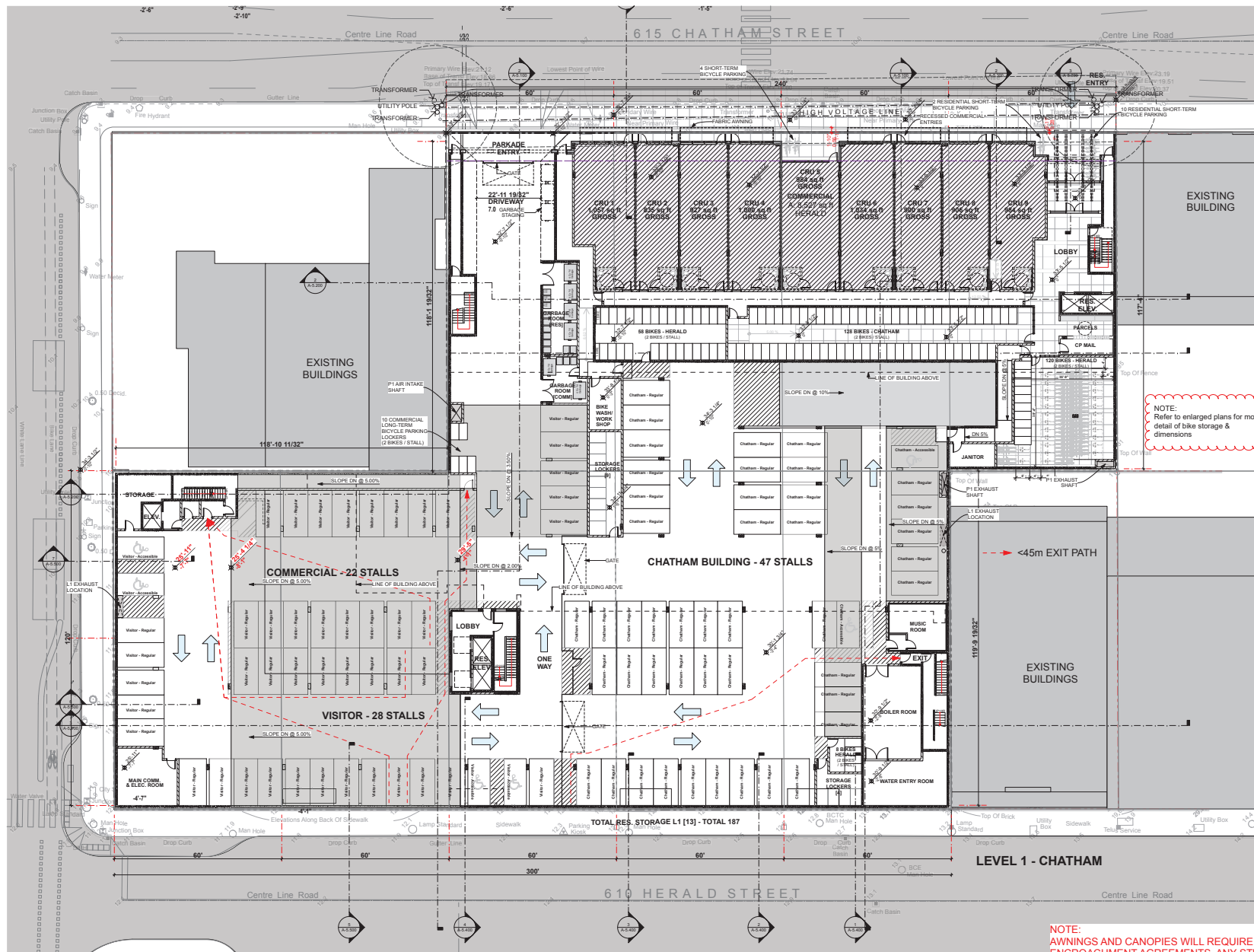
Nicola Herald Limited Partnership
(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

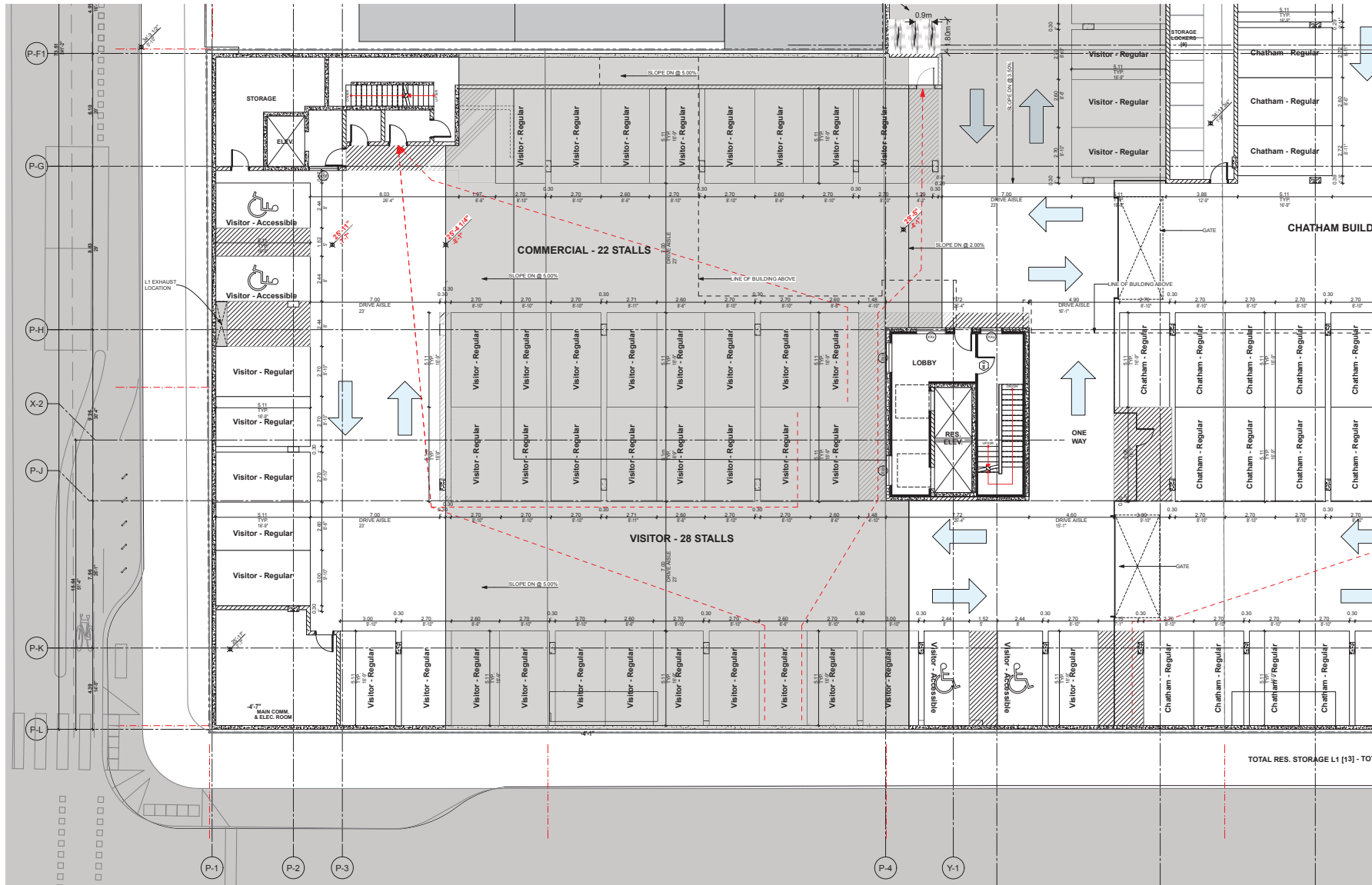
**Level 1 Chatham
St Floor Plan**

19503 (PROJECT)
1/16" = 1'-0" (SCALE)
Wednesday, July 14, 2021 (DATE)
Issue 7.0 - DP RESUBMISSION (ISSUE)
(DRAWING)

A-2.100



NOTE:
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1 PARTIAL LEVEL 1 PLAN - SOUTHWEST



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Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

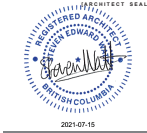
**Partial Level 1
Parking Plan -
South West**

19503 (PROJECT)
1/8" = 1'-0" (SCALE)
Wednesday, July 14, 2021 (DATE)
Issue 7.0 - DP RESUBMISSION (ISSUE)
(DRAWING)

A-2.103



[PROJECT TEAM]

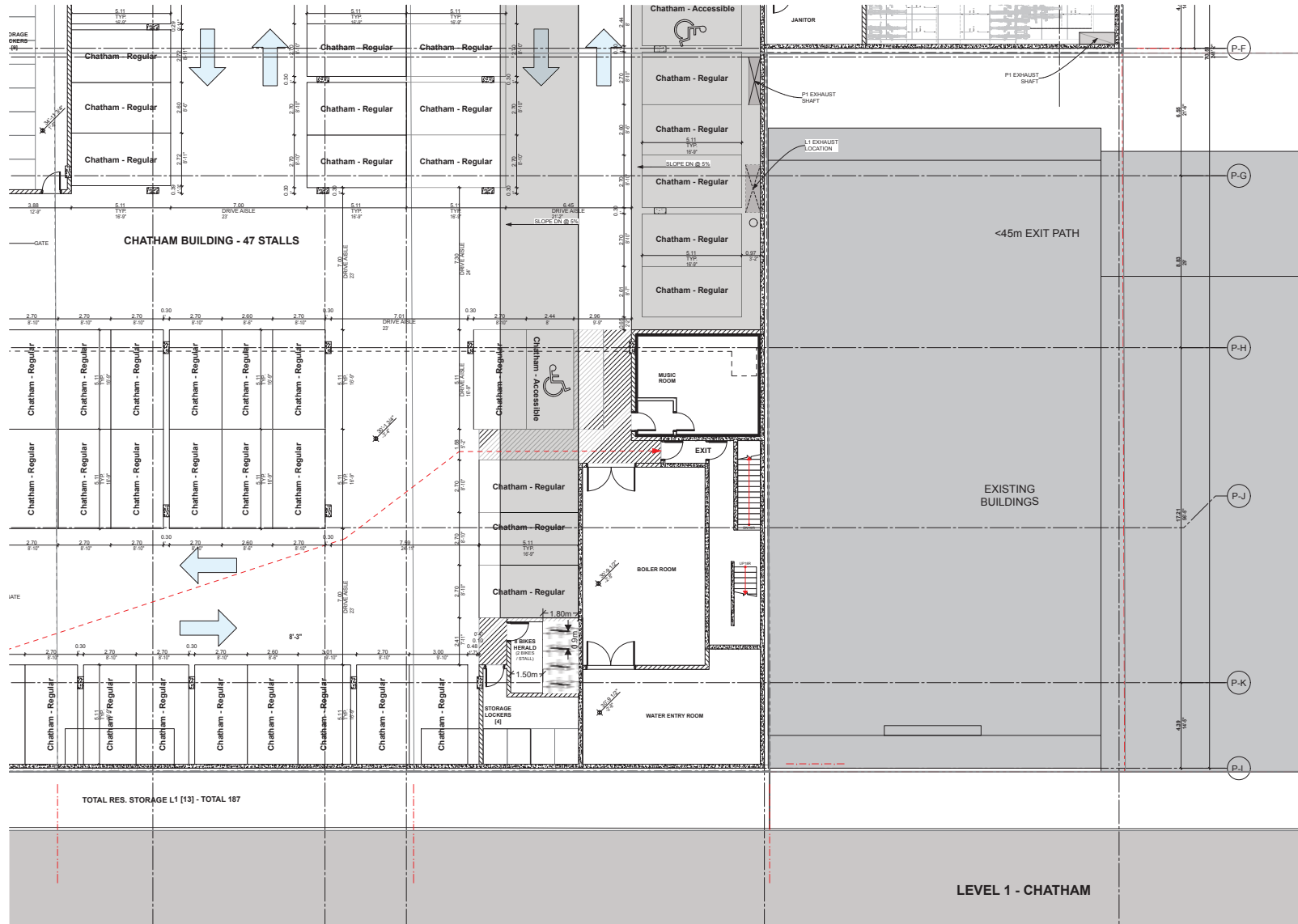


Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

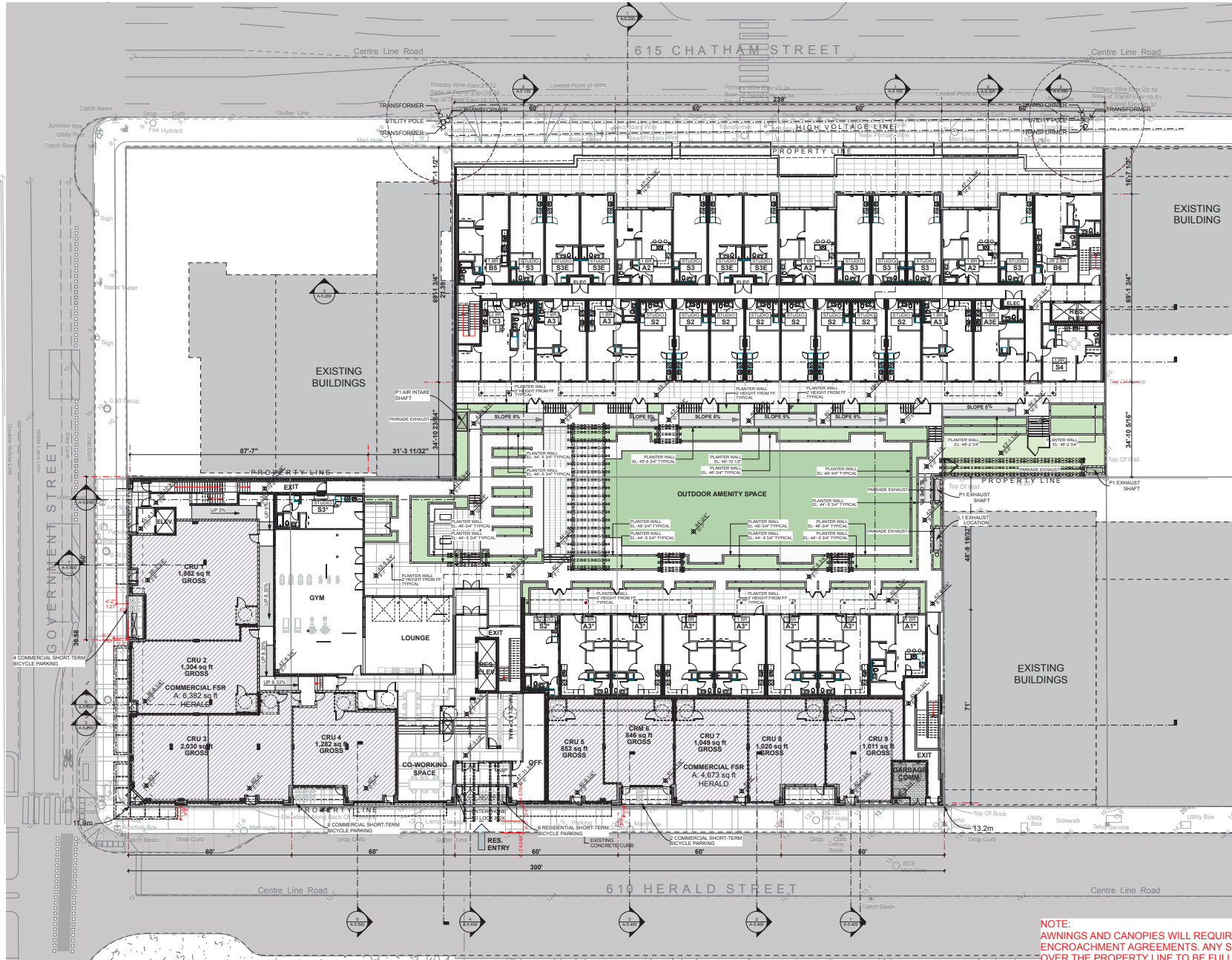
Partial Level 1 Parking Plan - South East

A-2 104

A-2.104



1 PARTIAL LEVEL 1 PLAN - SOUTHWEST



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(CLIENT)

Nicola Herald Limited
Partnership

(PROJECT)

Herald & Chatham

610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

**Level 1 Herald St
Floor Plan**

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Wednesday, July 14, 2021 (DATE)

Issue 7.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.200



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(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Level 2 Floor Plan

19503 (PROJECT)

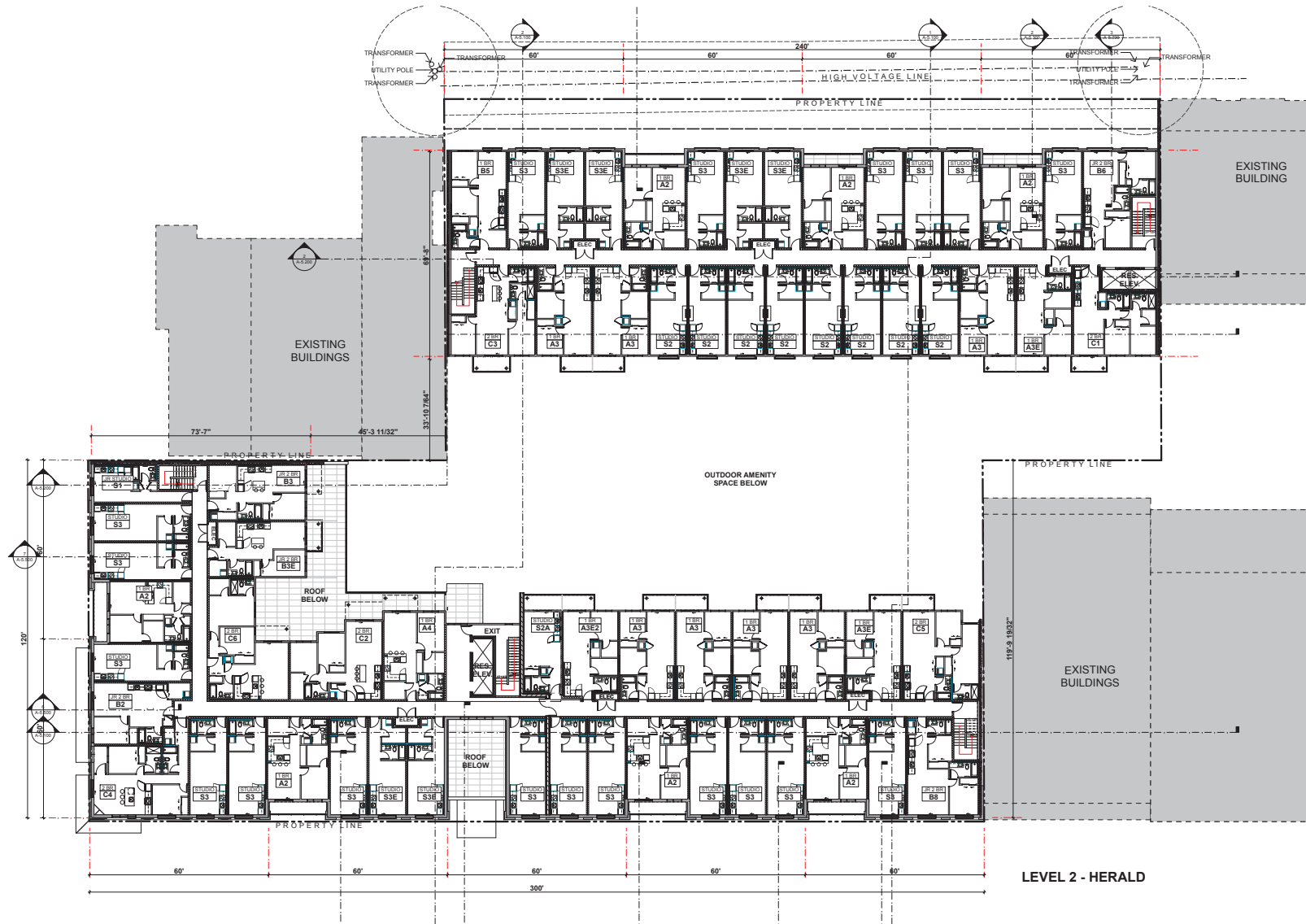
1/16" = 1'-0" (SCALE)

Wednesday, July 14, 2021 (DATE)

Issue 7.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.300



LEVEL 2 - HERALD



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(PROJECT TEAM)



(CLIENT)
Nicola Herald Limited Partnership

(PROJECT)
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)
Level 3 Floor Plan

(PROJECT)
19503

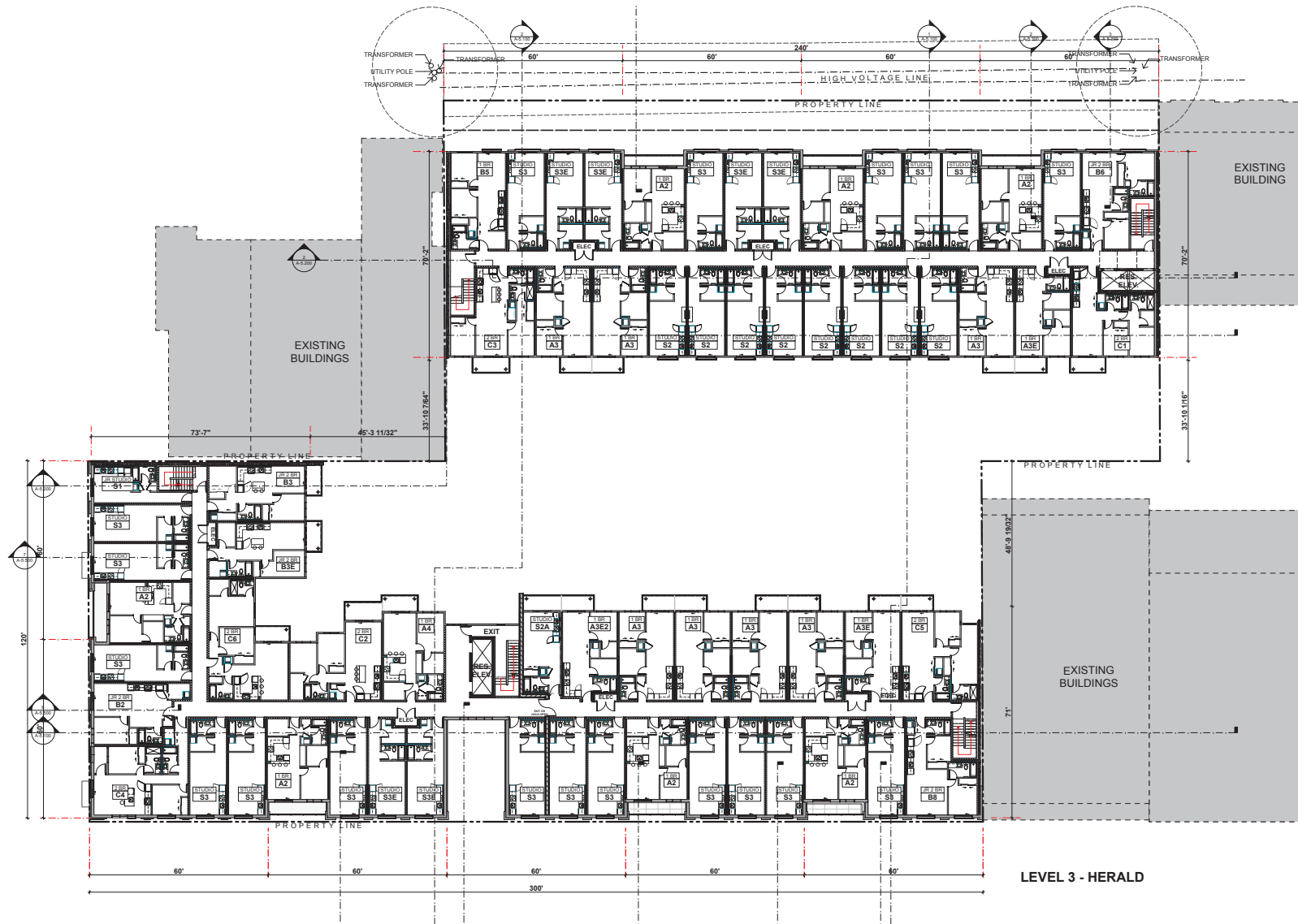
(SCALE)
1/16" = 1'-0"

(DATE)
Wednesday, July 14, 2021

(ISSUE)
Issue 7.0 - DP RESUBMISSION

(DRAWING)

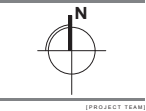
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(PROJECT TEAM)



2021.07.15 (CLIENT)

Nicola Herald Limited Partnership (PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Level 4 Floor Plan

19503 (PROJECT)

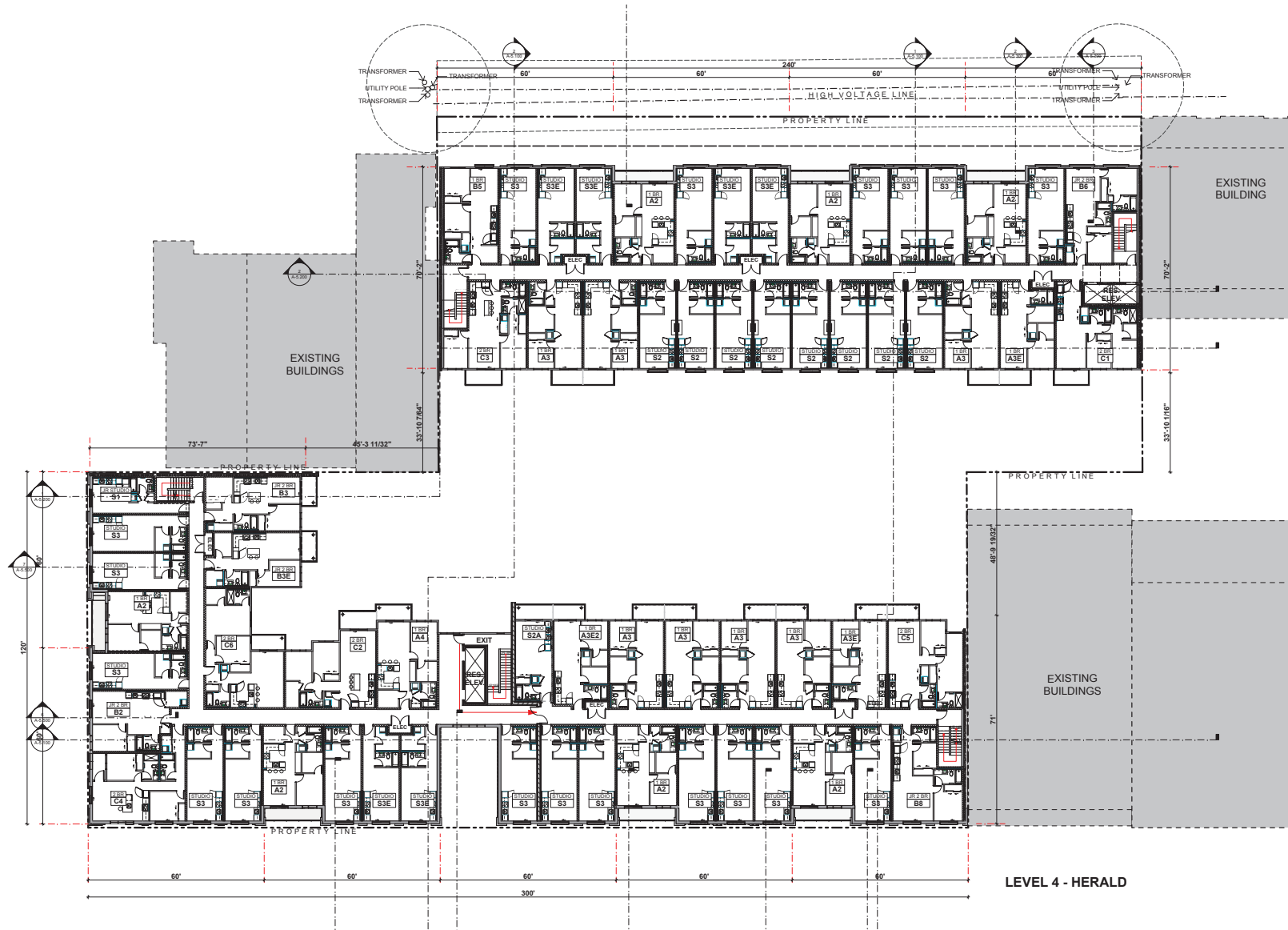
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Wednesday, July 14, 2021 (DATE)

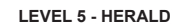
Issue 7.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.500



LEVEL 4 - HERALD





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NICOLA
WEALTH

DENCITI
development corp.

LABS ARCHITECTURE



[CLIENT]

**Nicola Herald Limited
Partnership**

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Level 6 Floor Plan

19503 [PROJECT]

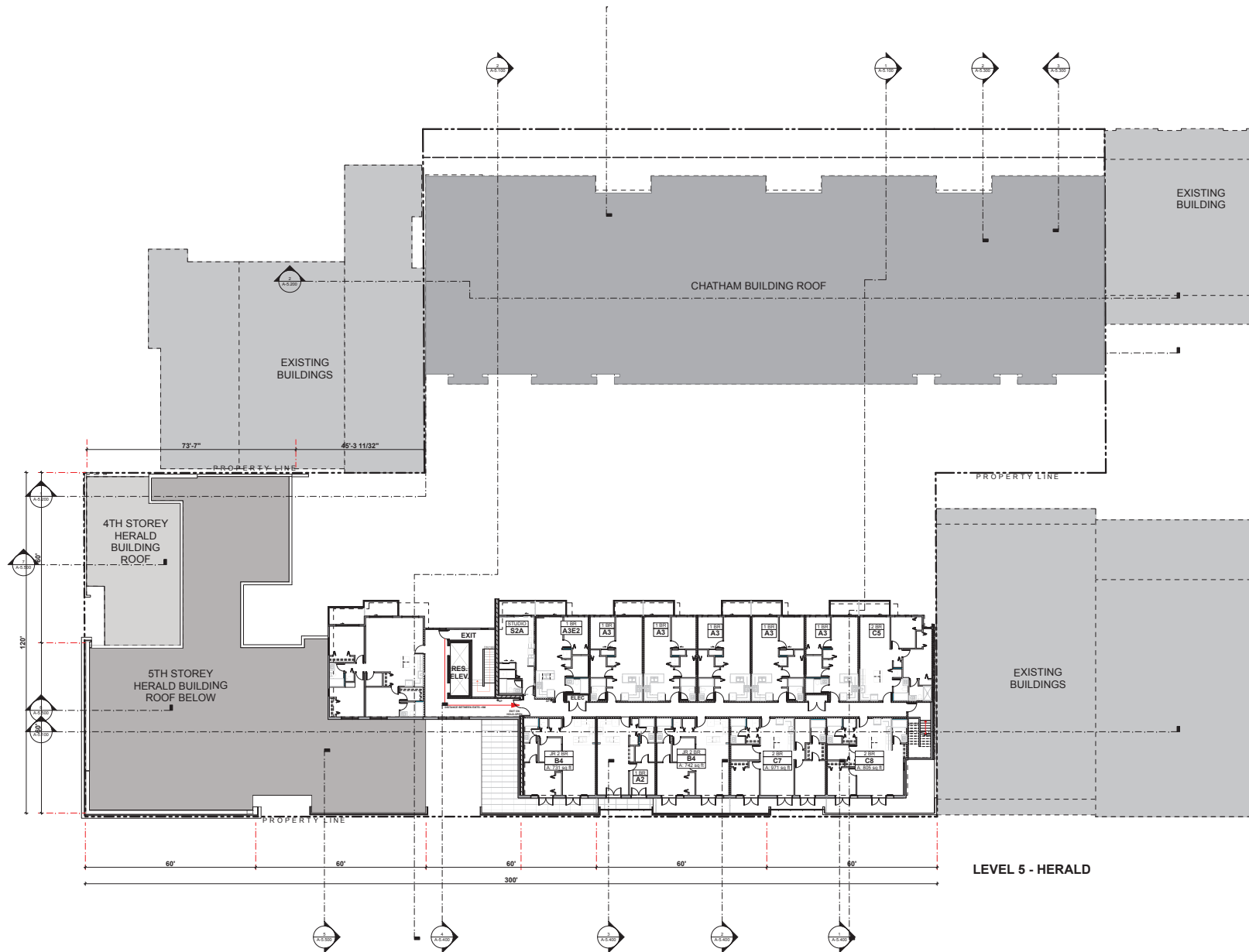
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Wednesday, July 14, 2021 [DATE]

Issue 7.0 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.700



LEVEL 5 - HERALD

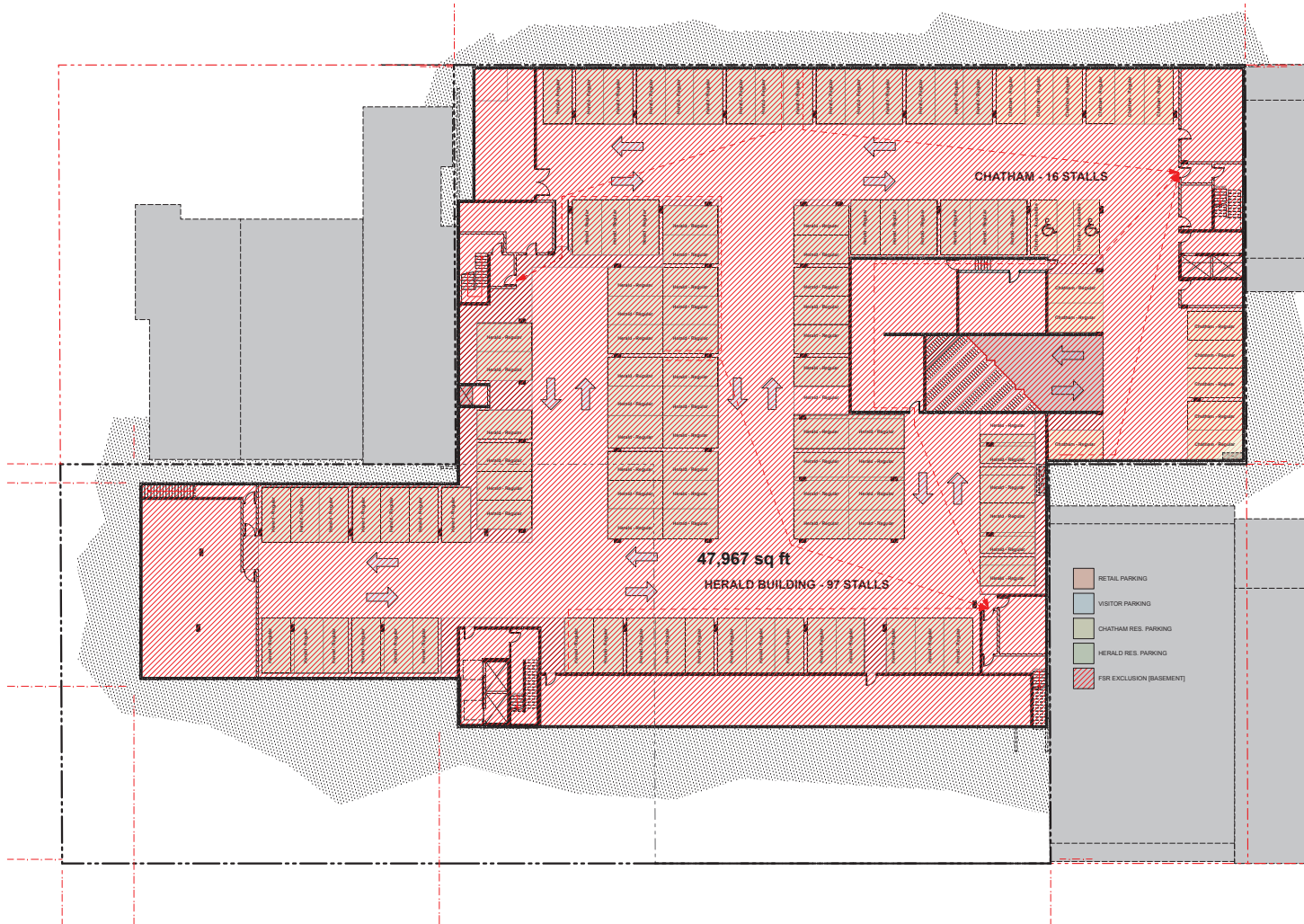


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Nicola Herald Limited Partnership

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

**FSR Overlay
Level P1 Parking
Plan**

19503
1/16" = 1'-0"

Wednesday, July 14, 2021
Issue 7.0 - DP RESUBMISSION

(DRAWING)

A-2.020



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(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

610-624 Herald Street & 611-635 Chatham Street Victoria BC

**FSR Overlay
Level 1 Chatham
St Floor Plan**

(PROJECT)

19503

1/16" = 1'-0"

(SCALE)

Wednesday, July 14, 2021

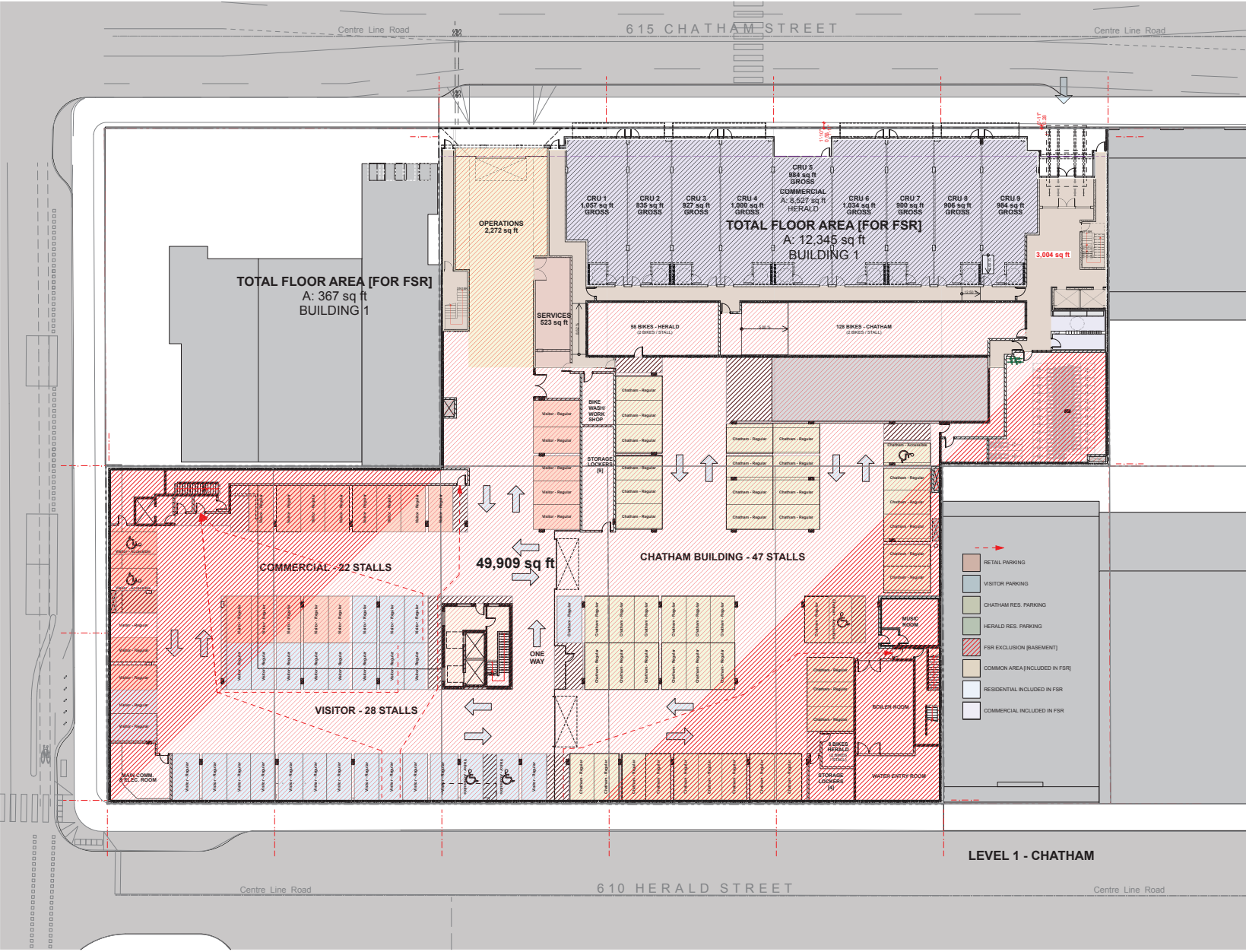
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Issue 7.0 - DP RESUBMISSION

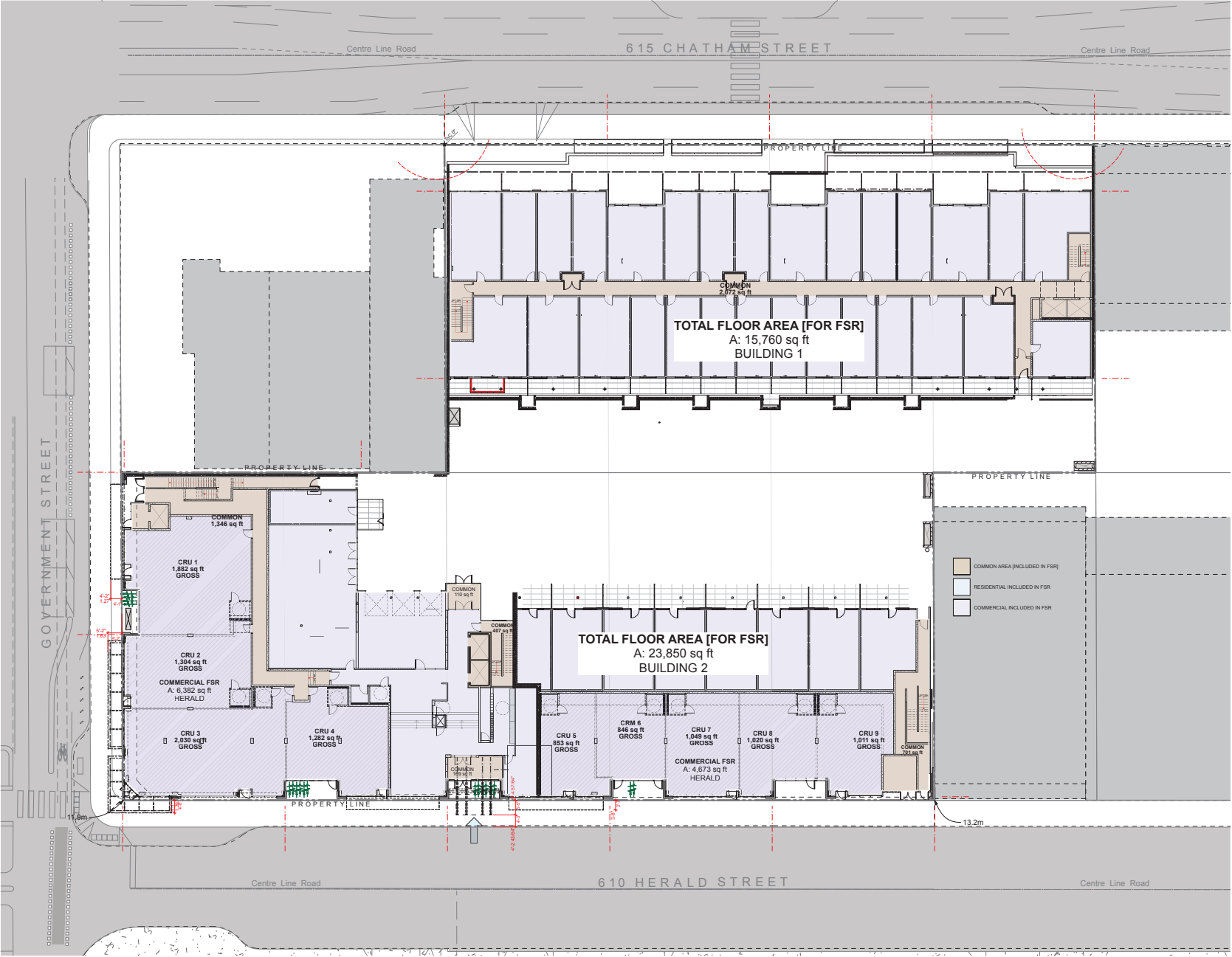
(ISSUE)

(DRAWING)

A-2.100



LEVEL 1 - CHATHAM





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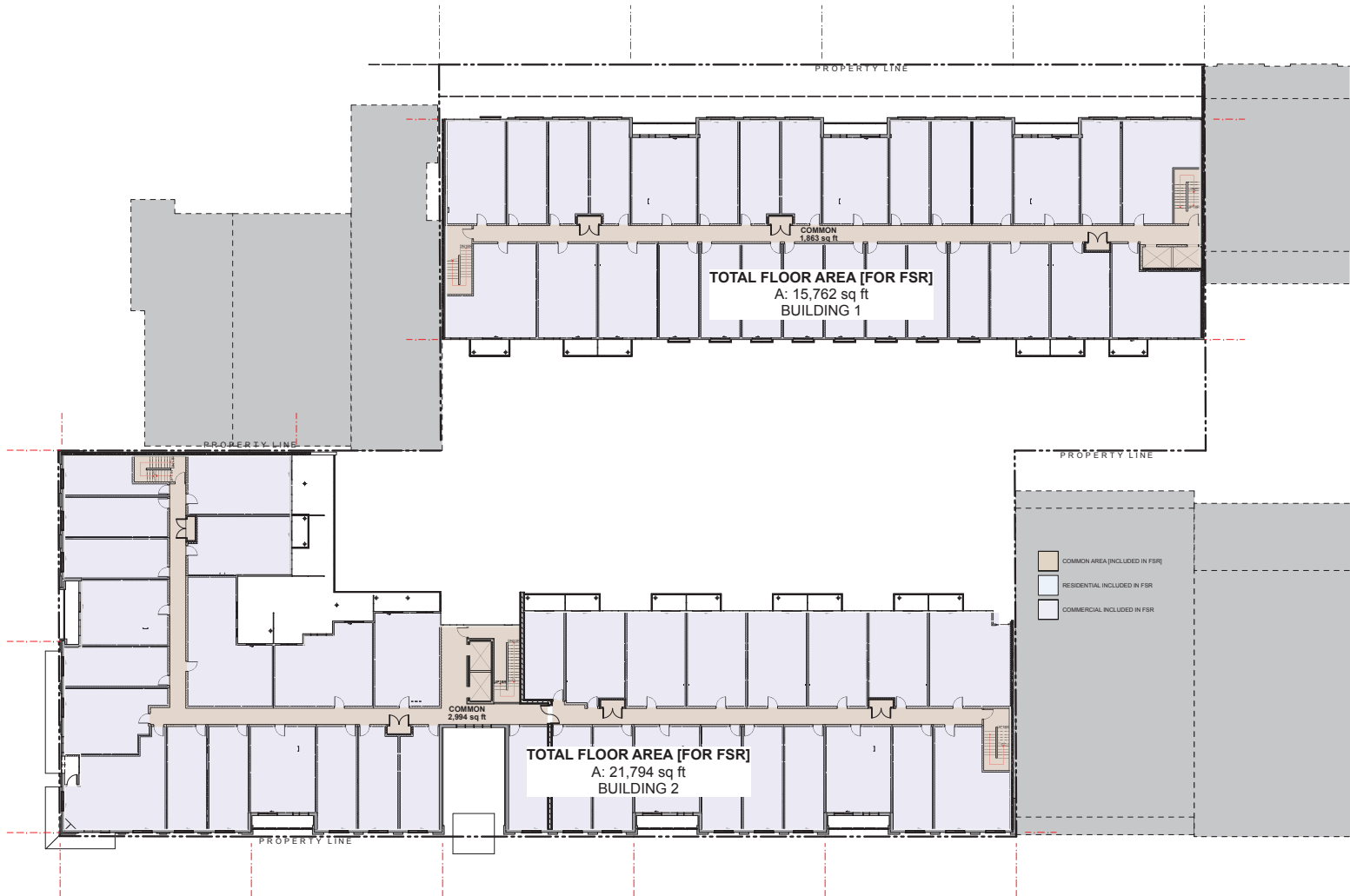
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(CLIENT)
Nicola Herald Limited Partnership

(PROJECT)
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

FSR Overlay Level 2 Floor Plan

(PROJECT)
19503

(SCALE)
1/16" = 1'-0"

(DATE)
Wednesday, July 14, 2021

(ISSUE)
Issue 7.0 - DP RESUBMISSION

(DRAWING)

A-2.300



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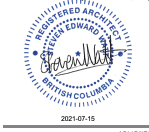
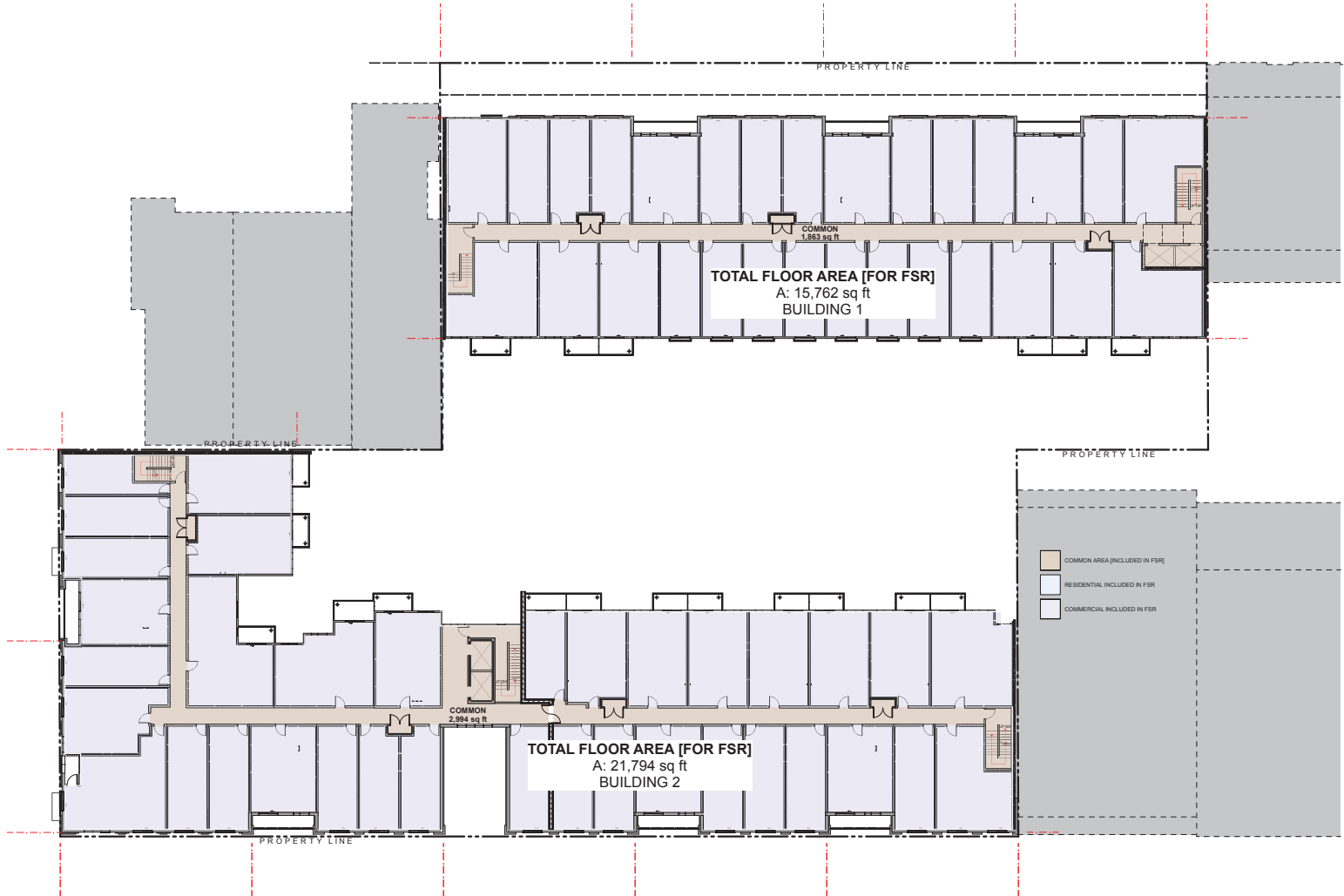
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2021-07-15 (CLIENT)

Nicola Herald Limited Partnership (PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

FSR Overlay Level 3 Floor Plan

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Wednesday, July 14, 2021 (DATE)

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A-2.400



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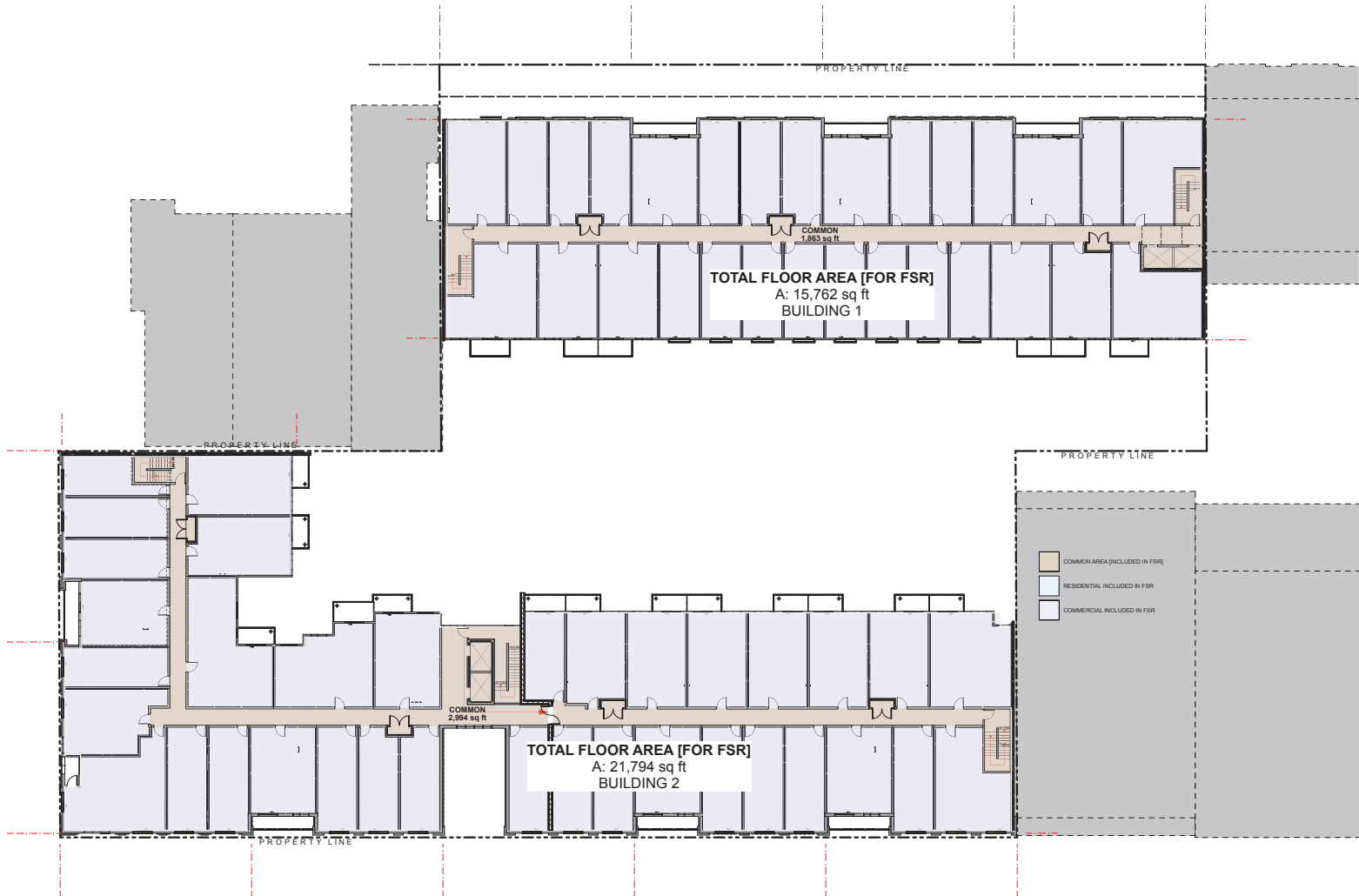
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2021-07-15 (CLIENT)

Nicola Herald Limited Partnership (PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

FSR Overlay Level 4 Floor Plan

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Wednesday, July 14, 2021 (DATE)

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PROJECT TEAM



CLIENT

**Nicola Herald Limited
Partnership**

PROJECT

Herald & Chatham

610-624 Herald Street & 611-635
Chatham Street Victoria BC

FSR Overlay Level 5 Floor Plan

19503 [PROJECT]

1/16" = 1'-0" [SCALE

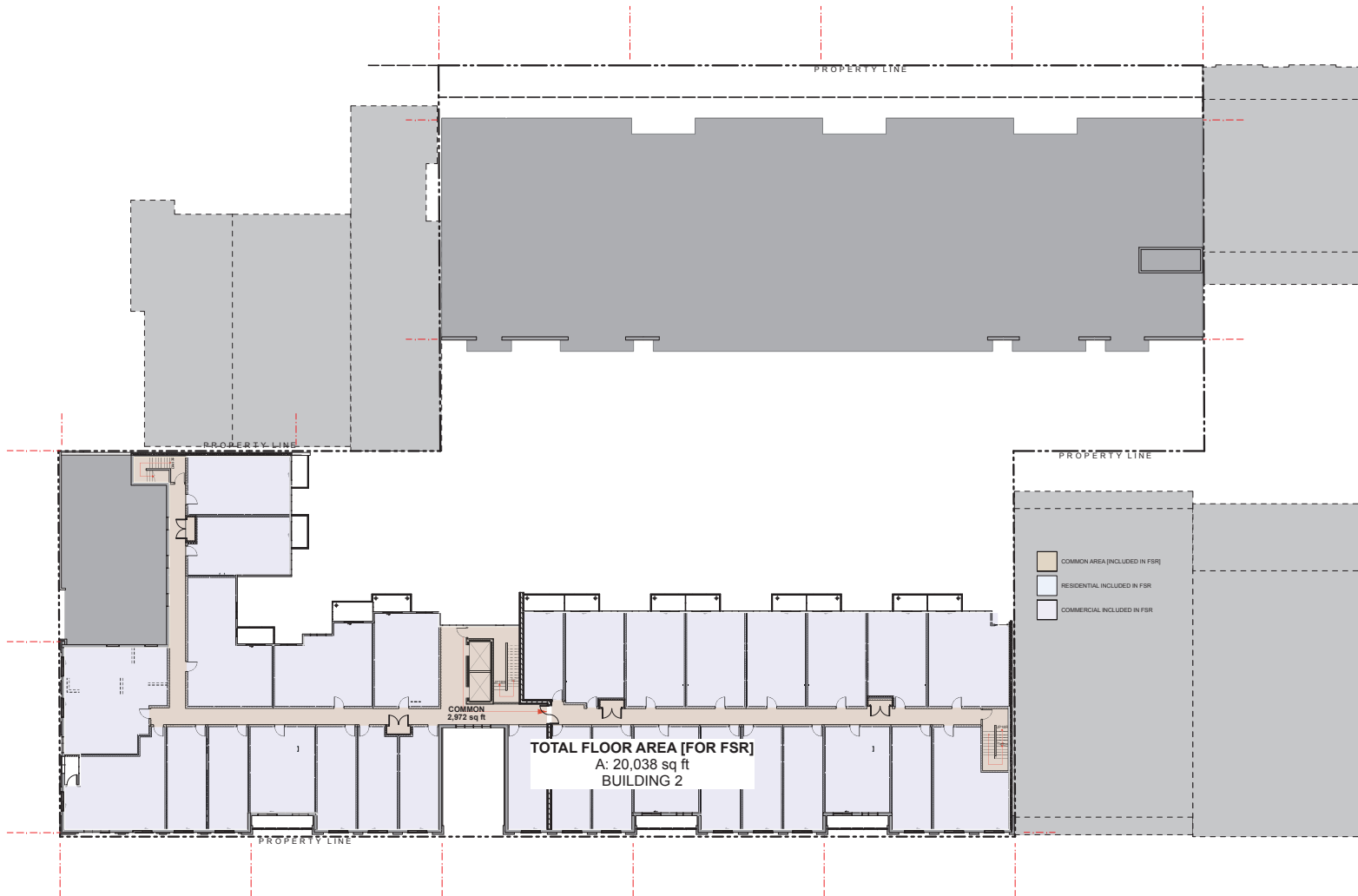
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[DRAWING]

A-2.600

A-2.600





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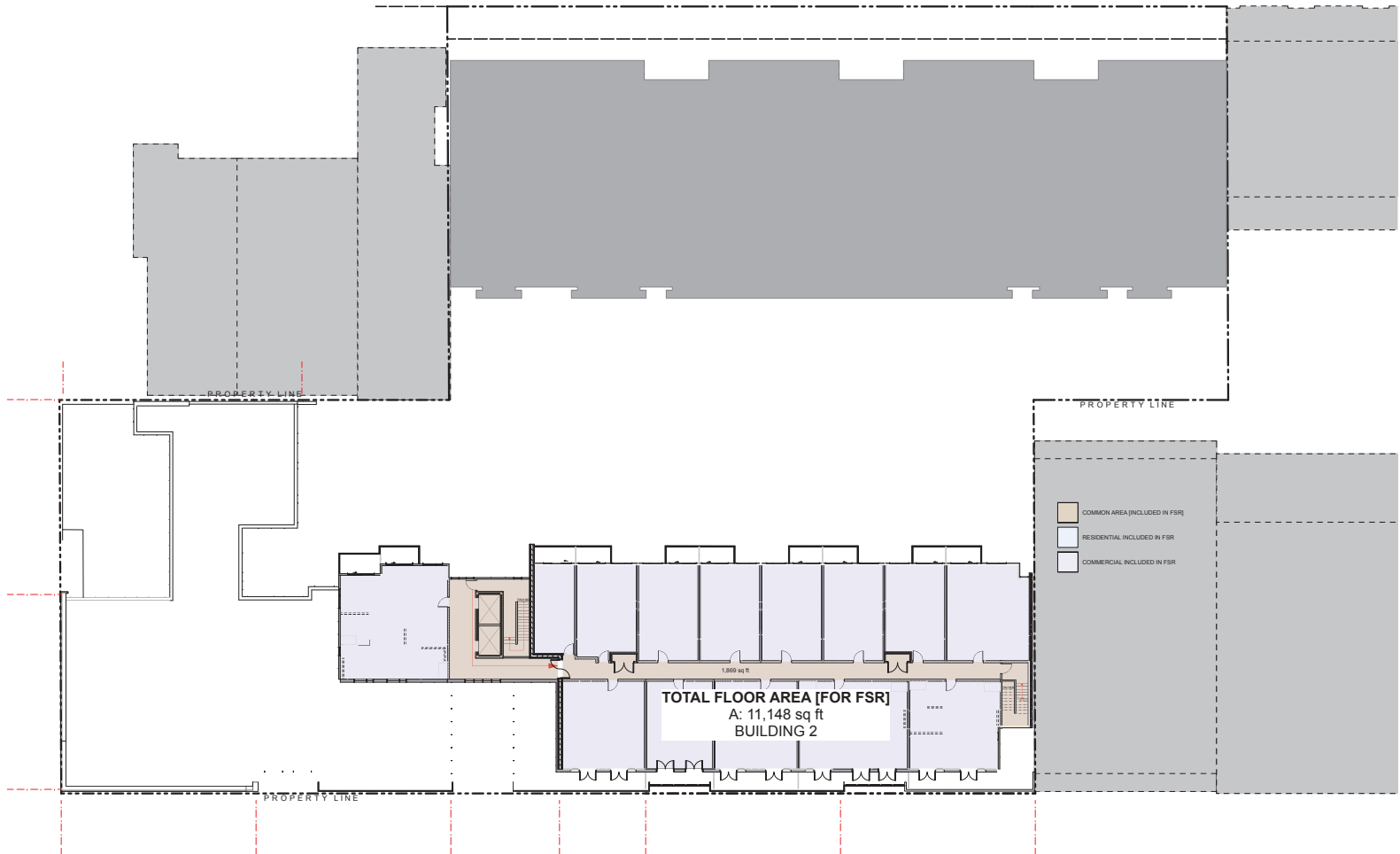
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[PROJECT TEAM]



[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

FSR Overlay Level 6 Floor Plan

19503

[SCALE]

Wednesday, July 14, 2021

[DATE]

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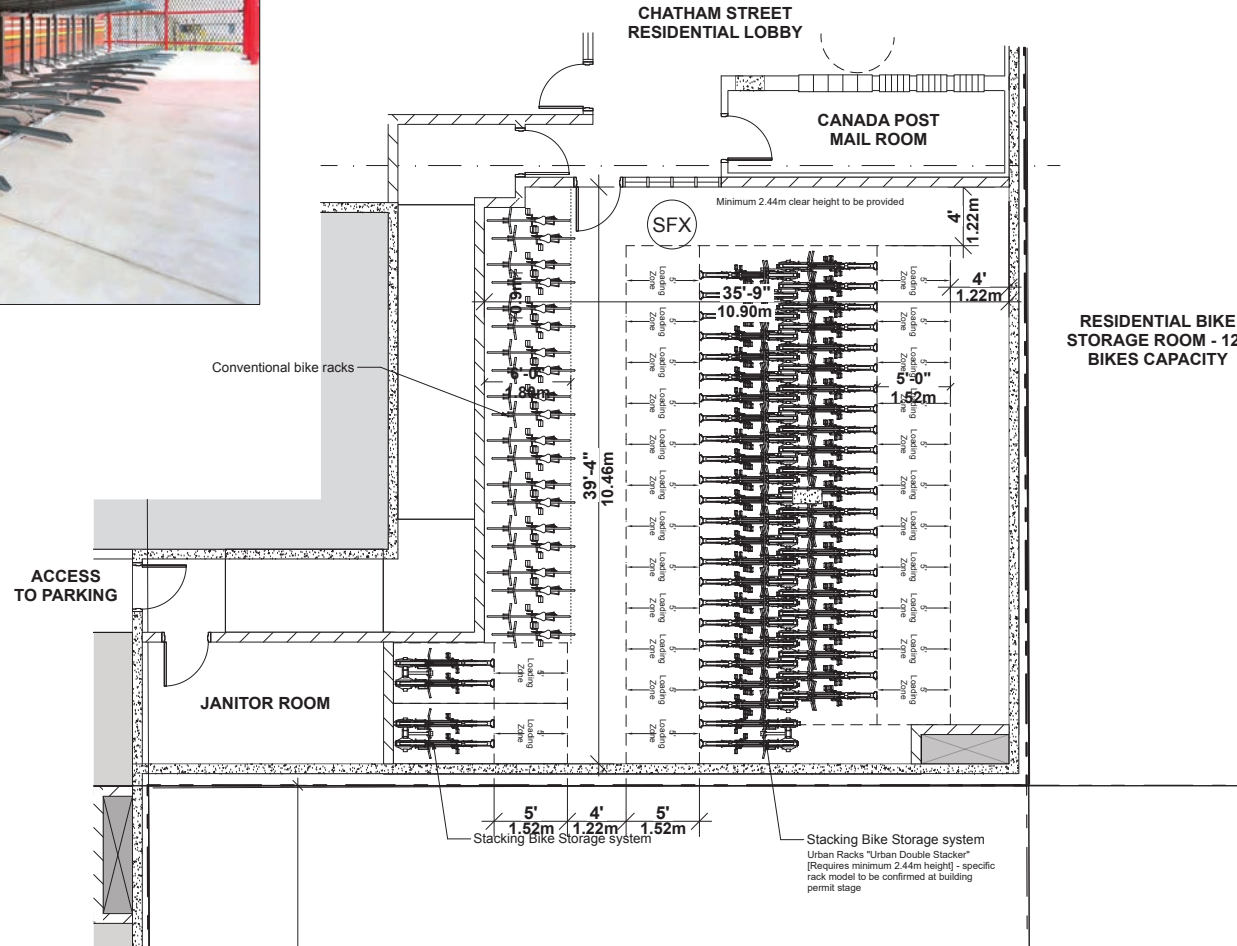
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[DRAWING]

A-2.700



1 Stacking Bike Storage System example



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Nicola Herald Limited
Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

**Level 1 Chatham
St (Bike Storage)**

(PROJECT)

19503

(SCALE)

Wednesday, July 14, 2021

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**Nicola Herald Limited
Partnership**

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

**Context Section
and Elevation**

19503 (PROJECT)

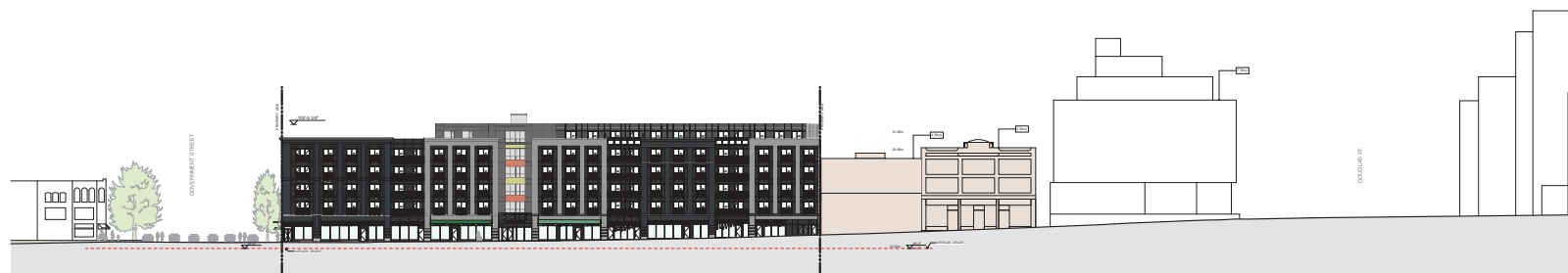
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(DATE)

Wednesday, July 14, 2021 (ISSUE)

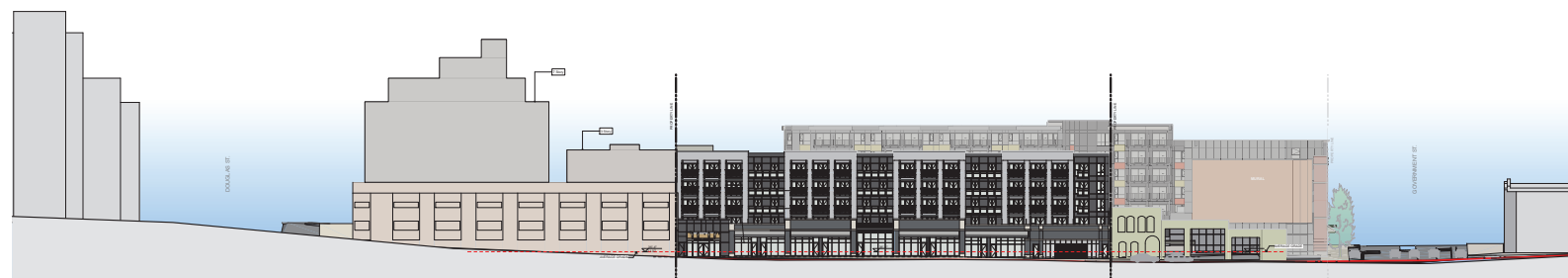
Issue 7.0 - DP RESUBMISSION (DRAWING)

A-4.111



1 Herald Street Elevation

SCALE: 1/32" = 1'-0"



2 Chatham Street Elevation

SCALE: 1/32" = 1'-0"



3 Government Street Elevation

SCALE: 1/32" = 1'-0"



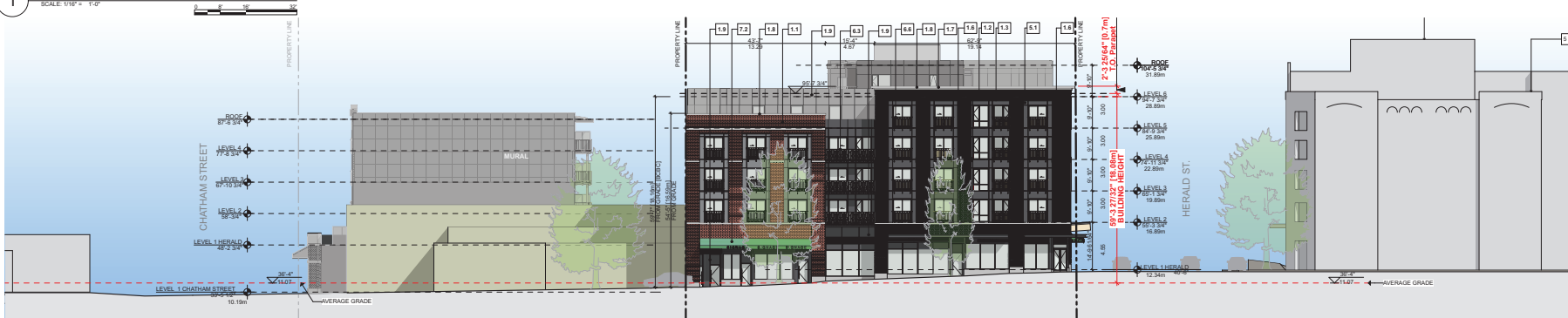
4 Herald Street Long Section

SCALE: 1/32" = 1'-0"



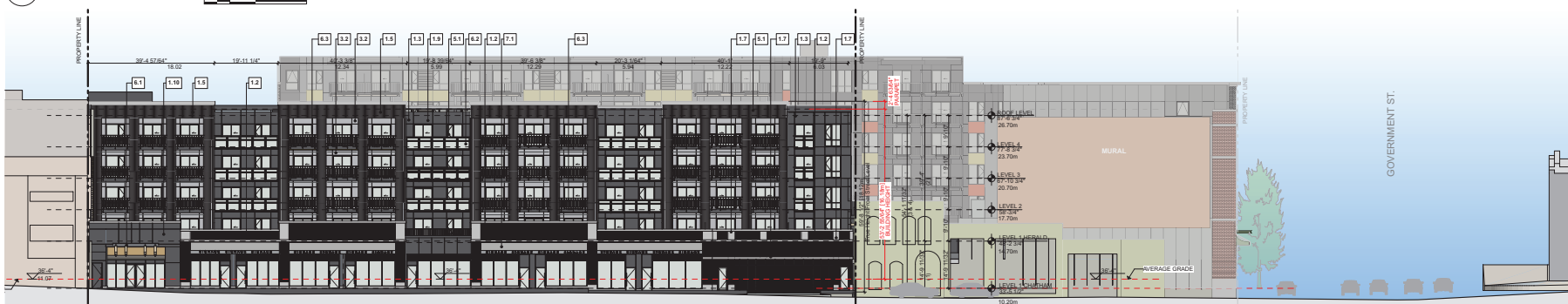
1 Herald Street Elevation

SCALE: 1/8" = 1'-0"



2 Government Street Elevation

SCALE: 1/8" = 1'-0"



3 Chatham Street Elevation

SCALE: 1/8" = 1'-0"

Material and Colour Legend				
Code	Material/Colour	Finish/Notes	Location	Notes
CLADDING				
1.1	Red	Red Cherry Interlock Brick (24)	X	Exterior walls
1.2	Gray	Mingmen Interlock Reddish clay products (24)	X	Exterior walls
1.3	Gray	Hardie Panel Gray Night	X	Exterior walls
1.4	Off White	Hardie Panel	X	Exterior walls
1.5	Gray	Weathered Zinc Coated Metal Weathering	X	Exterior walls - Feature
1.6	Gray	Mingmen Interlock Reddish clay products (24)	X	Exterior walls - Feature
1.7	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls
1.8	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls
1.9	Charcoal	Hardie Panel Gray	X	Exterior walls
1.10	Charcoal	Treppa Nelson Graphite Gray Panel	X	Exterior walls - Feature Entry

1.11	Gray	Hardie Panel Gray Night	X	Exterior walls
1.12	Charcoal	Hardie Panel Gray Night	X	Exterior walls
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffit
2.2	Dark	Fibre Cement Boards (Wood Grain)	X	Feature Soffit
3.1	Charcoal	Combined Pine Wood / Flaming	X	Roofs / Overhangs / Flashings
3.2	Charcoal	Charcoal Powder coated Aluminium Matt		
3.3	X	Color Matched Steel Trim		
3.4	Yellow	Hardie Panel Golden Luster	Feature Panel	
3.5	Red	Hardie Panel Royal Red	Feature Panel	
4.1	Gray	Concrete Floor	X	Roofs / Decks

5.1	Black	Vinyl Windows	Black	Windows / Glazing
5.2	Charcoal	Ridge	X	Charcoal ridge or roof glazing
5.3	White	Vinyl Windows	White	Painted vinyl windows
6.1	Color	Feature Wood Beam	Color Solid Steel	Feature Wood
6.2	Black	Blackheads Powder coated Aluminium with Treaded glass	Glass	Equipped wood structure to entry
6.3	Black	Blackheads Powder coated Aluminium	Matt	Jull Balconies
6.4	Black	Stone front Glazing Powder coated Aluminium Frame	Glass	Podium Level
6.5	Black	Black Framing (Door to ceiling)	Matt	Podium Level
6.6	Black	Blackheads Powder coated Aluminium	Matt	Jull Balconies
7.1	Charcoal	Aspen Fabric solid colour	N/A	Miscellaneous
7.2	Green	Aspen Fabric solid colour	N/A	



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(PROJECT TEAM)



(CLIENT)
Nicola Herald Limited Partnership

(PROJECT)
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Elevations

(PROJECT)

19503

(SCALE)

(DATE)

Wednesday, July 14, 2021

(ISSUE)

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A-4.101



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(PROJECT TEAM)



1 South Courtyard Elevation
SCALE: 1/8" = 1'-0"



2 West Courtyard Elevation
SCALE: 1/8" = 1'-0"



3 North Courtyard Elevation
SCALE: 1/8" = 1'-0"



Material and Colour Legend					
Color	Product/Manufacturer	Notes/Comments	Location		
CLADDING					
1.1	Red	Red Cherry Interstate Brick [36]	X	Exterior walls	
1.2	Gray	Manganese Ironpat Endcoat clay products [36]	X	Exterior walls	
1.3	Gray	Hardie Panel Gray Night	X	Exterior walls	
1.4	Off White	James Hardie Panel	X	Exterior walls	
1.5	Gray	Weathered Zinc Coated Metal Sheathing	X	Exterior walls - Feature	
1.6	Gray	Manganese Ironpat Endcoat clay products [36]		Exterior walls - Feature	
1.7	Gray	Cast in place Raw Concrete	X	Exterior walls	
1.8	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls	
1.9	Charcoal	Hardie Panel Iron Gray	X	Exterior walls	
1.10	Charcoal	Treasure Mason Graphite Gray Panel	X	Exterior walls - Feature Entry	
1.11	Gray	Hardie Panel Gray Night	X	Exterior walls	
1.12	Charcoal	Hardie Panel Iron Gray	X	Exterior walls	
SOFFIT					
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffit	
2.2	Color	Pink Cement Boards (Wood Grain)	X	Feature Soffit	

TRIMS / FLASHINGS			
3.1	Charcoal	Combust Face Wood / Flashing	X
3.2	Charcoal	Charcoal Powder coated Aluminum Matt	
3.3	X	Colour Matched Easy Trim	
3.4	Yellow	Hardie Panel Golden Luster	Feature Panel
3.5	Red	Hardie Panel Ironpat Red	Feature Panel
ROOFS / DECKS			
4.1	Gray	Concrete Floor	X
4.2	Gray	Concrete Floor	
WINDOWS / GLAZINGS			
5.1	Black	Vinyl Windows	Black
5.2	Charcoal	Railings	X
5.3	White	Vinyl Windows	White
FEATURE WOODS			
6.1	Color	Feature Wood Beam	Color Solid Stain
6.2	Black	Balustrade Powder coated Aluminum with Tinted glass	Gloss
6.3	Black	Balustrade Powder coated Aluminum	Mat
6.4	Black	Stair Hand Glazing Powder coated Aluminum Frame	Gloss
6.5	Black	Black Fencing (Rear to ceiling)	Mat
6.6	Brass	Balustrade Powder coated Aluminum	Mat
MISCELLANEOUS			
7.1	Charcoal	Awaiting Fabric solid colour	NA
7.2	Green	Awaiting Fabric solid colour	NA



(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Courtyard Elevations

(PROJECT)

19903

(SCALE)

(DATE)

Wednesday, July 14, 2021

(ISSUE)

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(DRAWING)

A-4.102



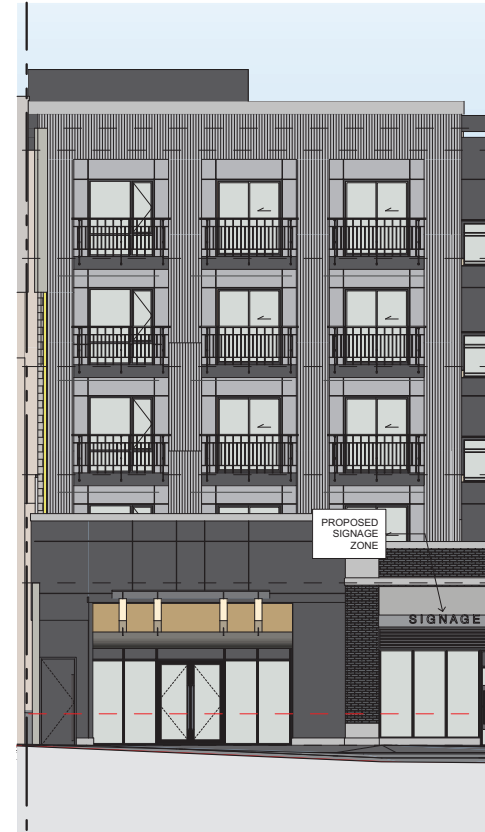
OLD TOWN VICTORIA BRICK DETAIL



1 Herald / Government Corner
SCALE: 3/16" = 1'-0"



2 Herald Street Entry
SCALE: 3/16" = 1'-0"



3 Chatham Entry
SCALE: 3/16" = 1'-0"



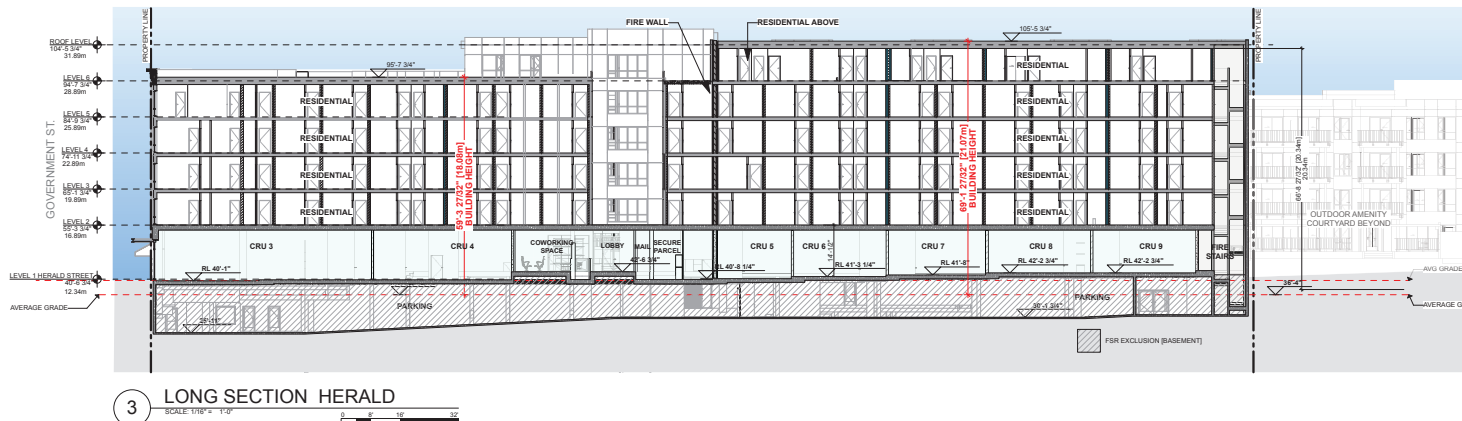
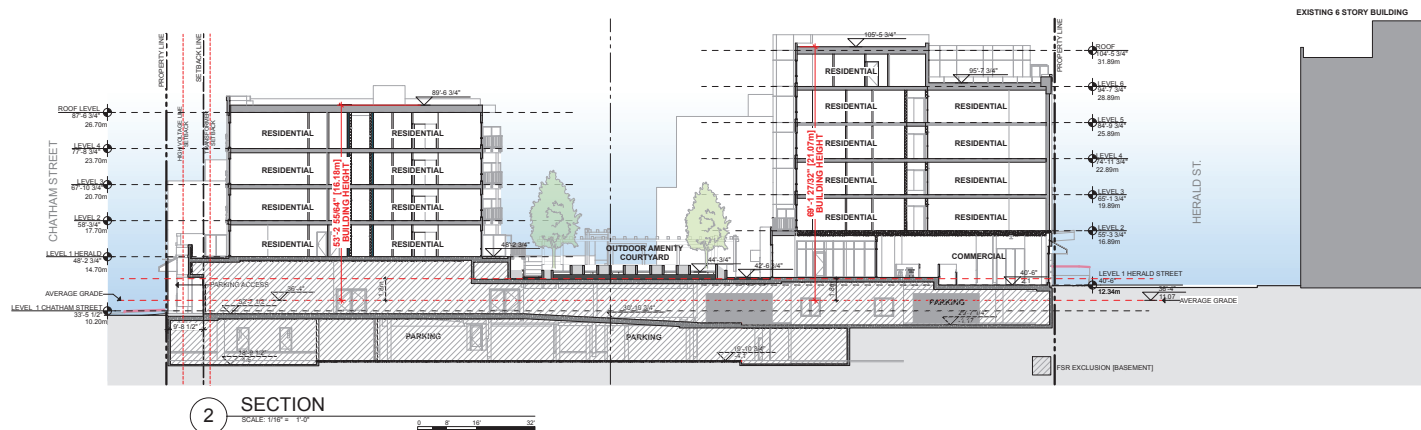
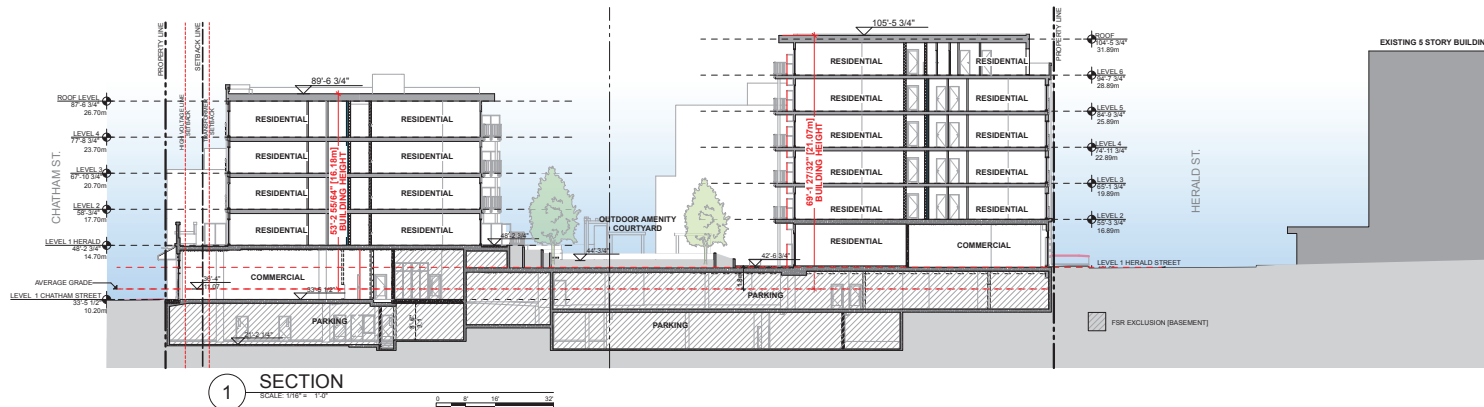
Victoria Signage precedents



Victoria Signage precedents

Material and Colour Legend					
Color	Product (Manufacturer)	Finish (Remarks)	Location		
CLADDING					
1.1	Red	Red Cherry Interlock Brick (S&L)	X	Exterior walls	
1.2	Grey	Manganese Ironpat Endcoat clay products (S&L)	X	Exterior walls	
1.3	Grey	Hardie Panel Gray Night	X	Exterior walls	
1.4	Off White	James Hardie Panel	X	Exterior walls	
1.5	Grey	Weathered Zinc Corrugated Metal Weathering	X	Exterior walls - Feature	
1.6	Grey	Manganese Ironpat Endcoat clay products (S&L)		Solder Course	
1.7	Grey	Cast in place Raw Concrete	X	Exterior walls	
1.8	Grey	Cast in place Concrete with Dark oxide	X	Exterior walls	
1.9	Charcoal	Hardie Panel Iron Gray	X	Exterior walls	
1.10	Charcoal	Treplex Mason Graphite Gray Panel	X	Exterior walls - Feature Entry	
1.11	Grey	Hardie Panel Gray Night	X	Exterior walls	
1.12	Charcoal	Hardie Panel Iron Gray	X	Exterior walls	
SOFFIT					
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffit	
2.2	Color	Fibre Cement Boards (Wood Grain)	X	Feature Soffit	

TERMS / FINISHES					
3.1	Charcoal	Combust Face Wood / Flushing	X	Roofs / Overhangs / Flashings	
3.2	Charcoal	Charcoal Powder coated Aluminum Mesh			
3.3	X	Color Matched Entry Trim			
3.4	Yellow	Hardie Panel Golden Luster		Feature Panel	
3.5	Red	Hardie Panel Royal Red		Feature Panel	
ROOF DECKS					
4.1	Grey	Concrete Slab	X	Deck	
WINDOWS / GLAZING					
5.1	Black	Vinyl Windows	Black	Painted vinyl windows	
5.2	Charcoal	Painting	X	Charcoal painting of clear glazing	
5.3	White	Vinyl Windows	White	Painted vinyl windows	
FETTER WOOD					
6.1	Color	Feature Wood Beam	Color Solid Stain	Exposed wood structure to entry	
6.2	Black	Blackoxide Powder coated Aluminum with Troughed glass	Gloss	Infill Balconies	
6.3	Black	Blackoxide Powder coated Aluminum	Mat	Juliet Balconies	
6.4	Black	Black Iron Cladding / Powder coated Aluminum Frame	Gloss	Podium Level	
6.5	Black	Black Finishing (Door to lobby)	Mat	Podium Level	
6.6	Bronze	Blackoxide Powder coated Aluminum	Mat	Juliet Balconies	
MISCELLANEOUS					
7.1	Charcoal	Avering Fabric solid colour	NA		
7.2	Green	Avering Fabric solid colour	NA		





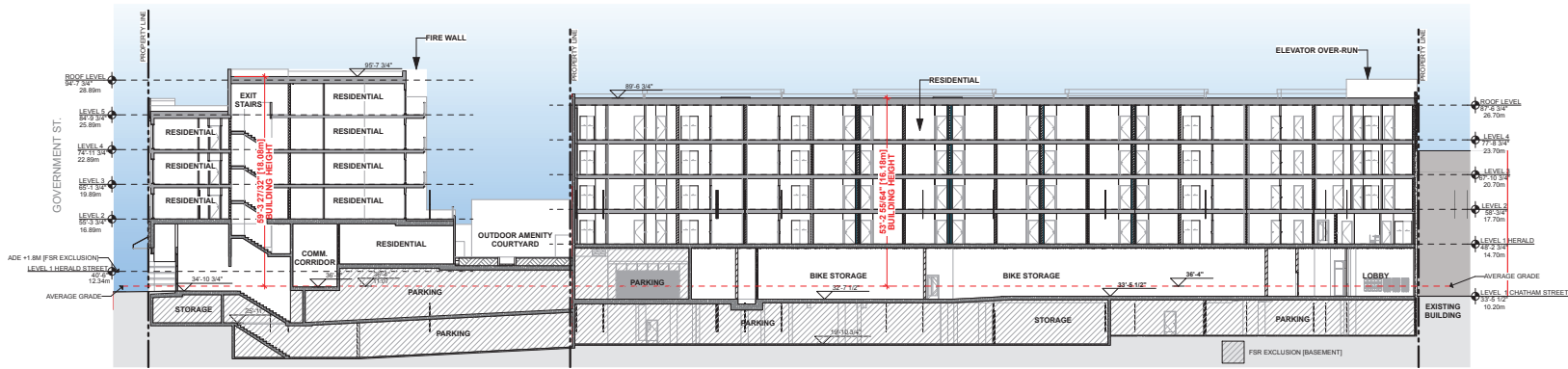
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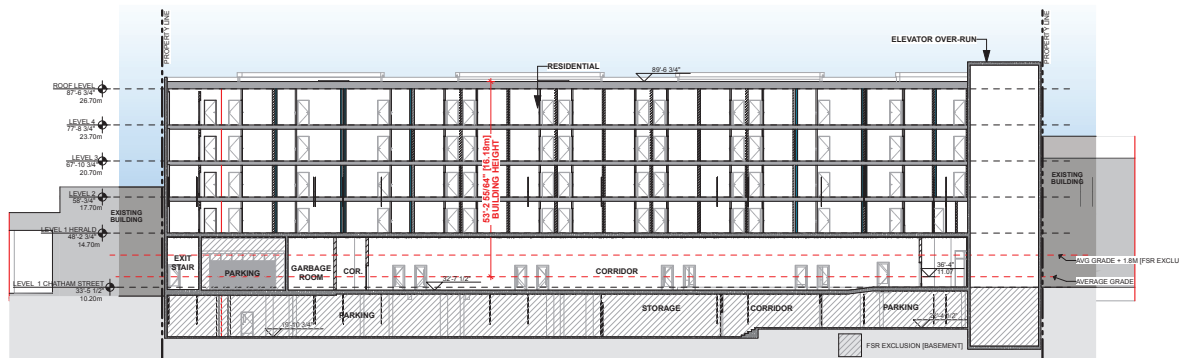
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[PROJECT TEAM]



1 SECTION
SCALE: 1/8" = 1'-0"
0 5 10 15



2 SECTION
SCALE: 1/8" = 1'-0"
0 5 10 15



[CLIENT]

Nicola Herald Limited
Partnership

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Building Sections

[PROJECT]

19503

[SCALE]

[DATE]

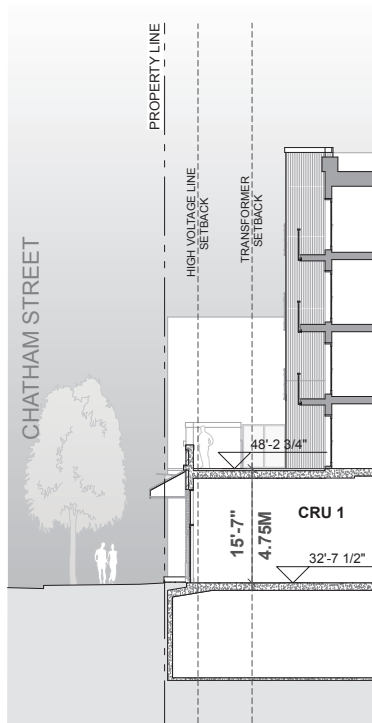
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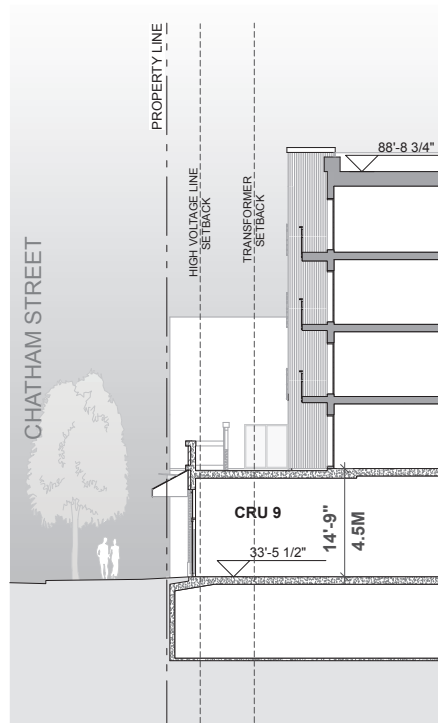
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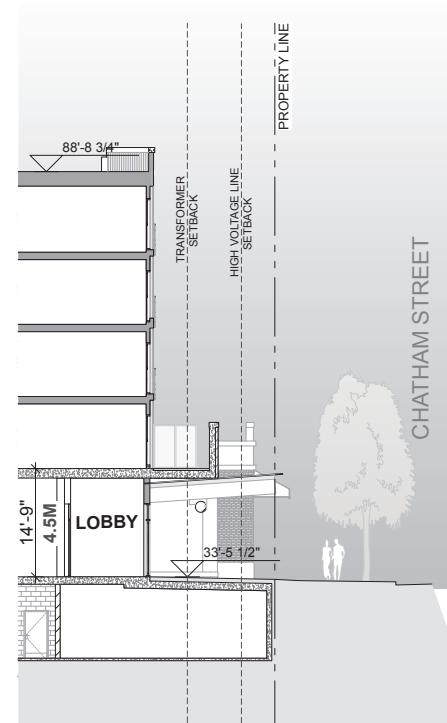
A-5.200



1 WALL SECTION CHATHAM ST



2 WALL SECTION CHATHAM ST



3 WALL SECTION CHATHAM ST



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L&B ARCHITECTS



Nicola Herald Limited
Partnership

[CLIENT]

[PROJECT]

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Wall Sections

19503

[PROJECT]

[SCALE]

Wednesday, July 14, 2021

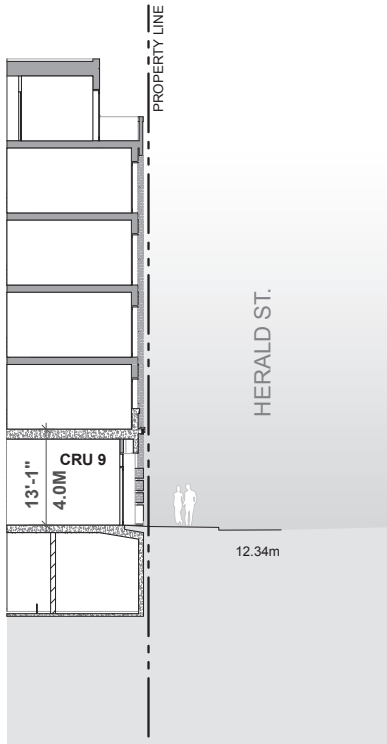
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Issue 7.0 - DP RESUBMISSION

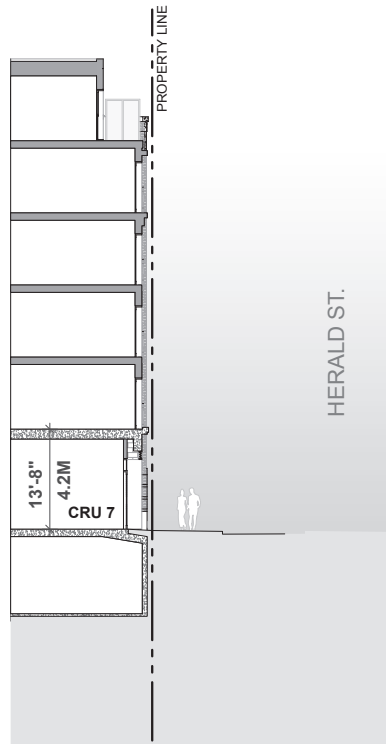
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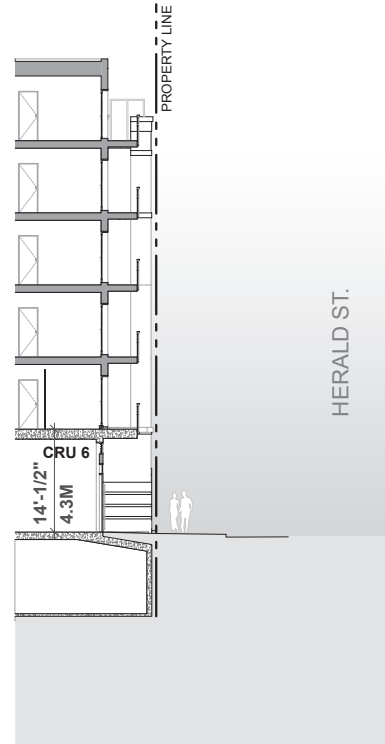
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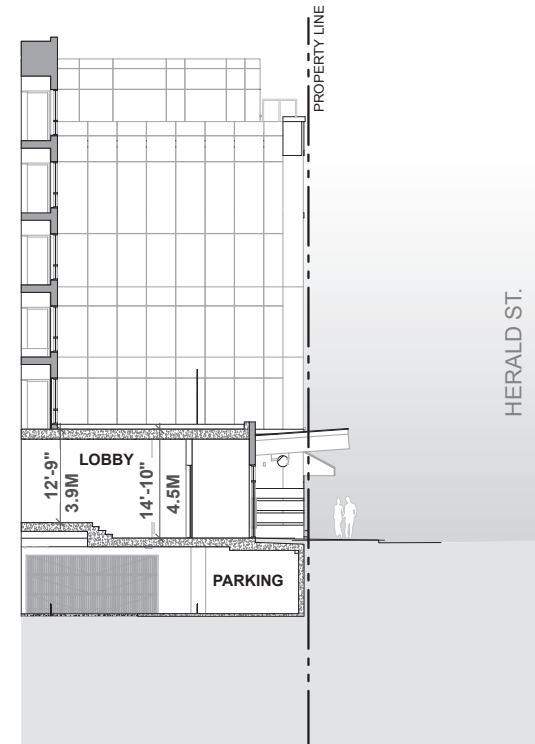
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2 WALL SECTION HERALD ST



3 WALL SECTION HERALD ST



4 WALL SECTION HERALD ST



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Chatham Street Victoria BC

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Chatham Street Victoria BC

[TITLE]

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19503 [PROJECT]

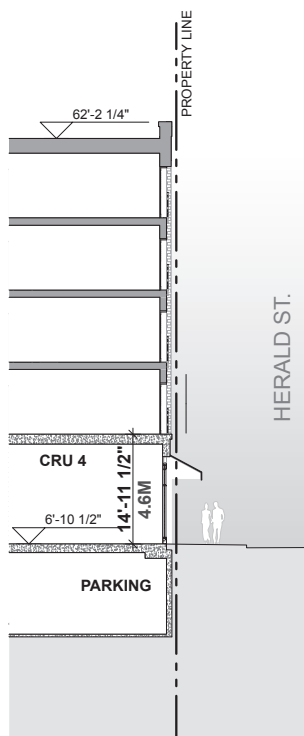
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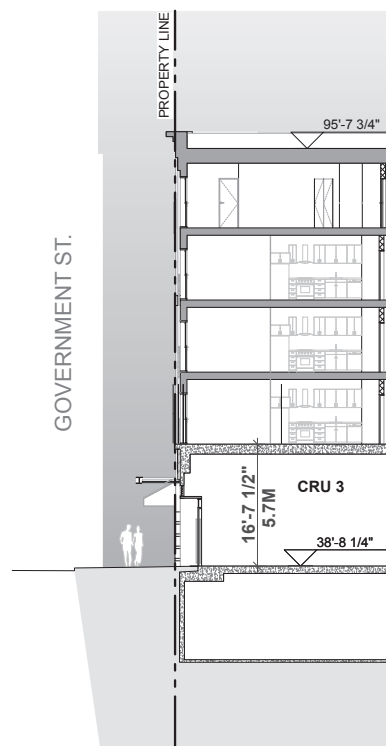
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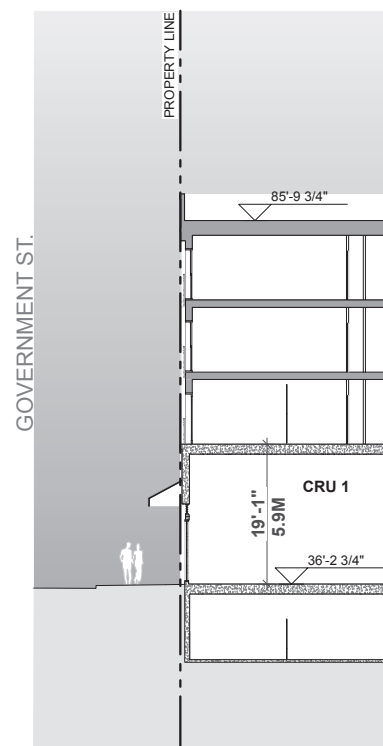
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5 WALL SECTION HERALD ST



6 WALL SECTION GOVERNMENT ST



7 WALL SECTION GOVERNMENT ST



Corner of Government Street & Herald Street



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[PROJECT]

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610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

Perspective Rendering

[PROJECT]

19503

[SCALE]

[DATE]

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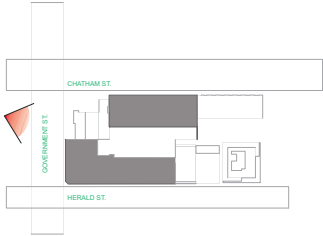
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[DRAWING]

A-8.011



Corner of Government Street & Herald Street



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Chatham Street Victoria BC

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19503

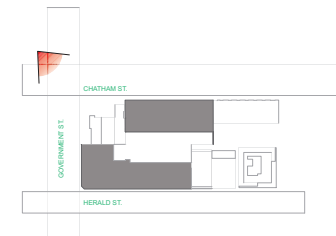
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A-8.012



Government Street and Chatham



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Chatham Street Victoria BC

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[PROJECT]

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A-8.013



Chatham Street Elevation





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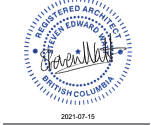
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Chatham Street Entry



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2021-07-15

(CLIENT)

Nicola Herald Limited Partnership

610-624 Herald Street & 611-635 Chatham Street Victoria BC

(PROJECT)

Herald & Chatham

610-624 Herald Street & 611-635 Chatham Street Victoria BC

(TITLE)

Perspective Rendering

19503

(PROJECT)

(SCALE)

(DATE)

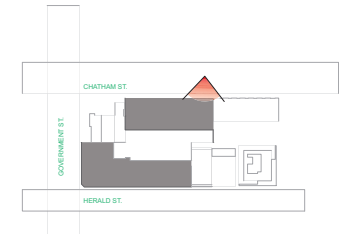
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(ISSUE)

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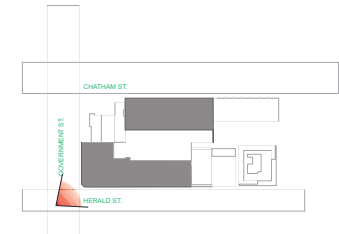
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A-8.015





Corner of Government Street & Herald Street



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610-624 Herald Street & 611-635
Chatham Street Victoria BC

[TITLE]

**Perspective
Rendering**

[PROJECT]

19503

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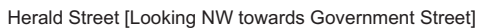
Wednesday, July 14, 2021

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A-8.016



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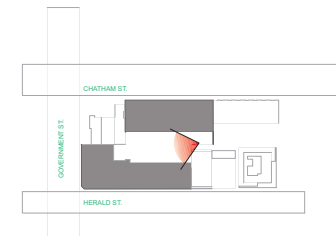
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A-8.017



Courtyard - Outdoor Amenity



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19503 [PROJECT]

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DATE: _____

Wednesday, July 14, 2021

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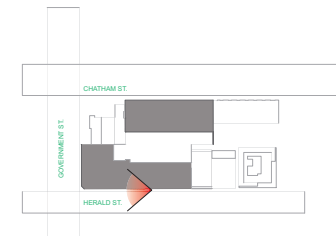
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[DRAWING]

A-8.018



Herald Street - Street Realm



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Chatham Street Victoria BC

[TITLE]

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19503 [PROJECT]

[SCALE]

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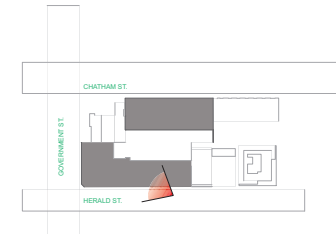
Wednesday, July 14, 2021 [ISSUE]

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A-8.019



Herald Street - Street Realm



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Chatham Street Victoria BC

[TITLE]

**Perspective
Rendering**

19503 [PROJECT]

[SCALE]

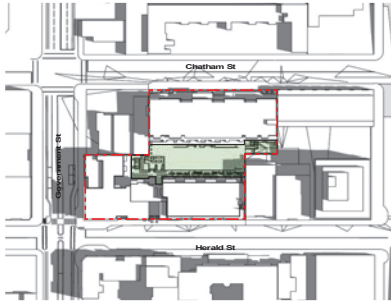
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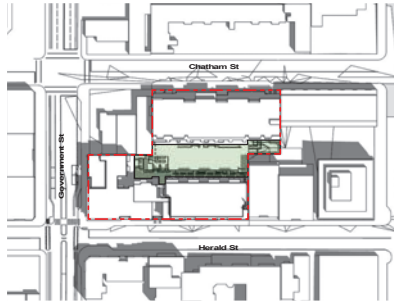
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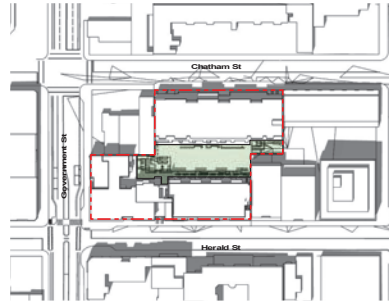
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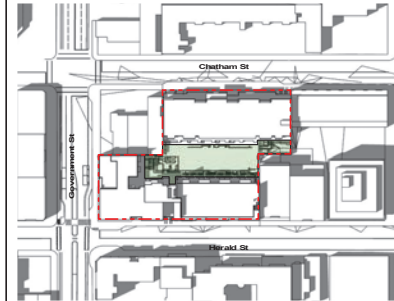
June 10am



June Noon

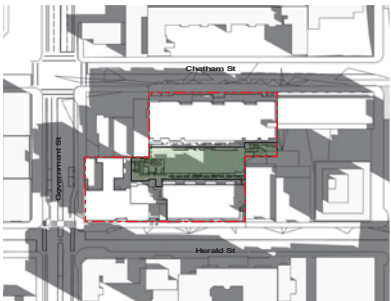


June 2pm

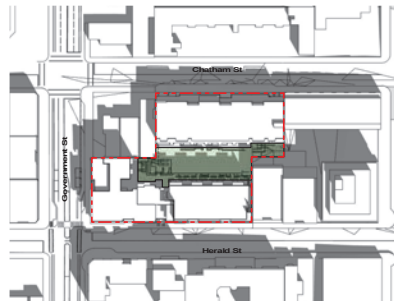


June 4pm

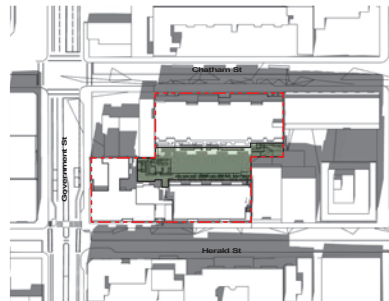
SUMMER SOLSTICE



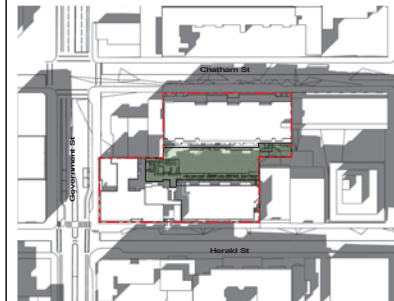
March/September 10am



March/September Noon



March/September 2pm

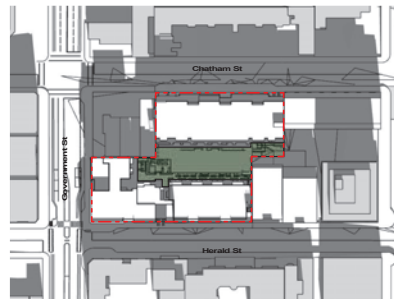


March/September 4pm

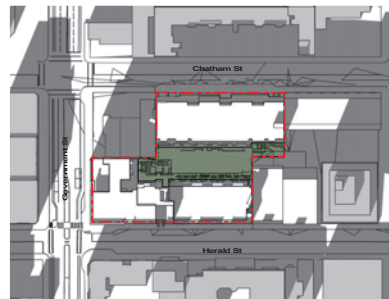
SPRING/FALL EQUINOX



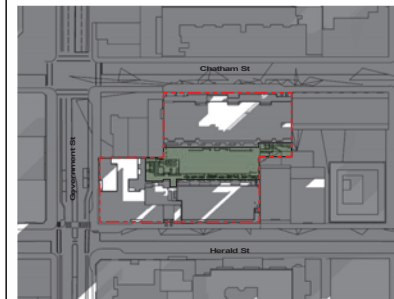
December 10am



December Noon



December Noon



December 2pm

WINTER SOLSTICE



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Nicola Herald Limited Partnership

(PROJECT)
Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

Shadow Study

(PROJECT)
19503

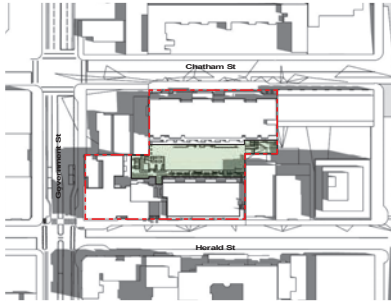
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Wednesday, July 14, 2021

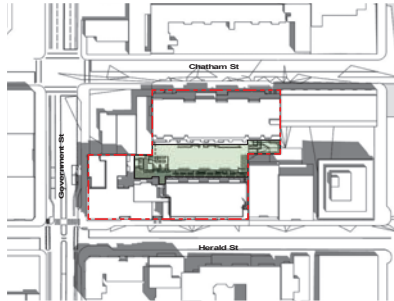
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Issue 7.0 - DP RESUBMISSION

(DRAWING)

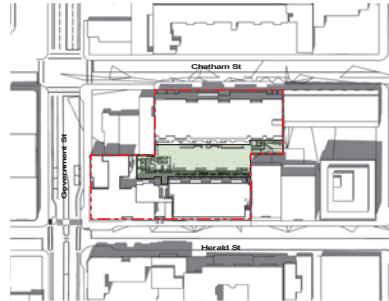
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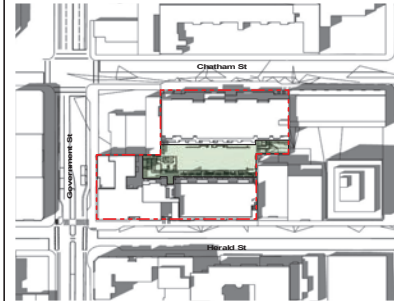
June 21 10am



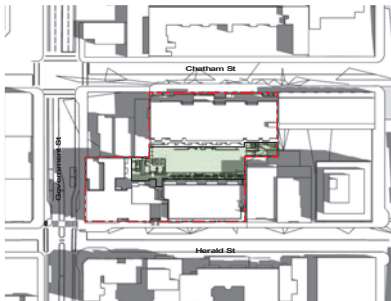
June 21 Noon



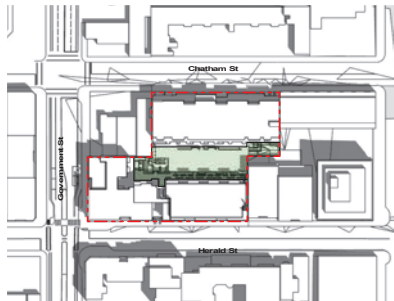
June 21 2pm



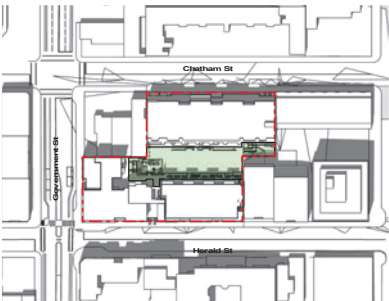
June 21 4pm



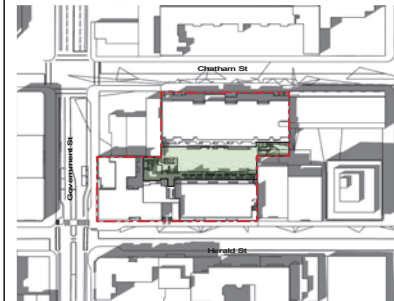
July 21 10am



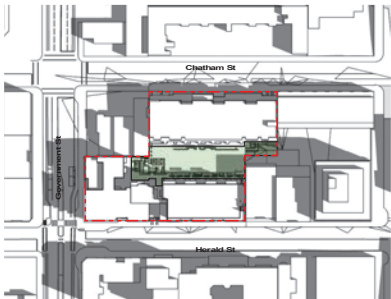
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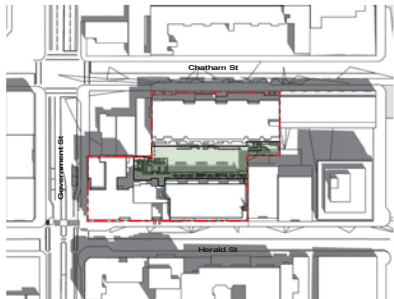
July 21 2pm



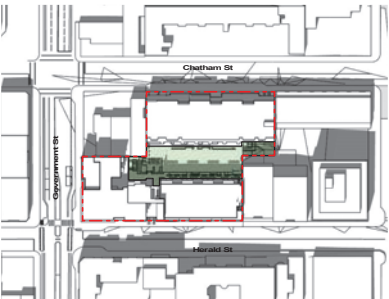
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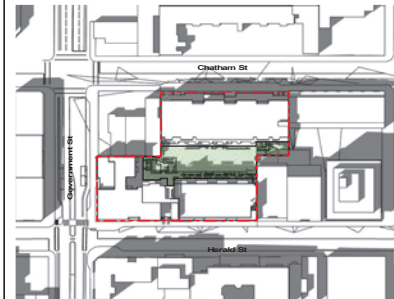
August 21 10am



August 21 Noon



August 21 2pm



August 21 4pm



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Nicola Herald Limited
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[CLIENT]

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Wille Address2
Victoria, BC

[PROJECT]

Shadow Study
[Summer]

[PROJECT]

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Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Material Board

19503

Wednesday, July 14, 2021

Issue 7.0 - DP RESUBMISSION

(DRAWING)

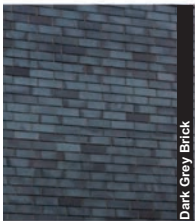
A-8.003



Corrugated Metal



Light Grey Brick



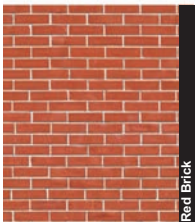
Dark Grey Brick



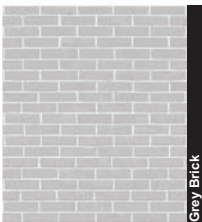
Chatham Street Elevation



Government and Herald



Red Brick



Grey Brick



Cementitious Panel - Dark Colour



Cementitious panel - dark grey



Feature Wood Beam



Awning - Green



Black Vinyl Coat Window

Material and Colour Legend									
Color		Product (material)		Finish (texture)		Location			
CLADDING									
1	1.1	Red	Red Cherry Interlock Brick [3A]	X		Exterior walls			
	1.2	Grey	Manganese Interlock Bricklet clay products [3A]	X		Exterior walls			
	1.3	Grey	Harle Panel Gray Night	X		Exterior walls			
	1.4	Off White	James Harle Panel	X		Exterior walls			
	1.5	Grey	Weathered Zinc Corrugated Metal Weathering	X		Exterior walls - Feature			
	1.6	Grey	Manganese Interlock Bricklet clay products [3A]		Slider Concrete	Exterior walls - Feature			
	1.7	Grey	Cast in place Blue Concrete	X		Exterior walls			
	1.8	Grey	Cast in place Concrete with Dark inlets	X		Exterior walls			
	1.9	Charcoal	Harle Panel Iron Gray	X		Exterior walls			
	1.10	Charcoal	Frappo Mirror Graphite Gray Panel	X		Exterior walls - Feature Entry			
	1.11	Grey	Harle Panel Gray Night	X		Exterior walls			
	1.12	Charcoal	Harle Panel Panel Gray	X		Exterior walls			
	1.13	Grey	Interlock Brick [3A]	X		Exterior walls			
SOFFIT									
2	2.1	Charcoal	Harle Panel Iron Gray	Charcoal		Soffits			
	2.2	Color	Flare Cement Board (Wood Finish)	X		Feature Soffit			

TRIM/FLASHINGS				
3.1	Charcoal	Combust Face Wood / Flaming	X	Roofs / Overhangs / Flashings
3.2	Charcoal	Charcoal Powder coated Aluminum Matt		
3.3	X	Colour Matched Bayon Trim		
3.4	Yellow	Harle Panel Golden Luster	Feature Panel	
3.5	Red	Harle Panel Royal Red	Feature Panel	

ROOF/DECKS				
4.1	Gray	Concrete Slab	X	Decks

WINDOW/GLAZING				
5.1	Black	Vinyl Windows	Black	Polished vinyl windows
5.2	Charcoal	Roofing	X	Charcoal shingle or slate glazing
5.3	White	Vinyl Windows	White	Finished vinyl windows

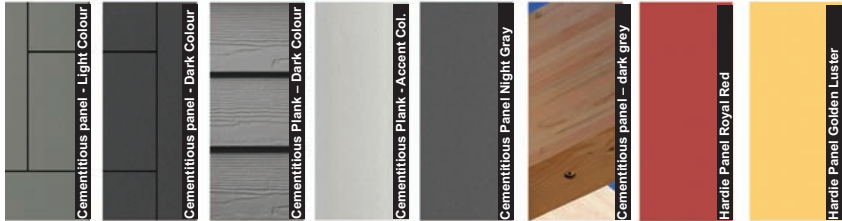
FEATURE WOOD				
6.1	Color	Feature Wood Beam	Color Solid Stain	Exposed wood structure to vanity
6.2	Black	Blackoxide Powder coated Aluminum with Troughed Glass	Gloss	Infill Balconies
6.3	Black	Blackoxide Powder coated Aluminum	Matt	Juillet Balconies



Black Vinyl Frame Window



Courtyard



Material and Colour Legend					
Colour		Material		Location	
CLADDING					
1.1	Red	Red Cherry Interlamin Brk [S&L]	X	Exterior walls	
	Gray	Megamix Terrapoint Interlock brick products [S&L]	X	Exterior walls	
	Gray	Hardie Panel Gray Night	X	Exterior walls	
	Off White	James Hardie Panel	X	Exterior walls	
	Gray	Woodward Zinc Corrugated Metal Sheetrock	X	Exterior walls - Feature	
	Gray	Megamix Terrapoint Interlock brick products [S&L]	X	Exterior walls - Feature	
	Gray	Cast in place Raw Concrete	X	Exterior walls	
	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls	
	Charcoal	Hardie Panel Iron Gray	X	Exterior walls	
	Charcoal	Trepana Mason Graphite Gray Panel	X	Exterior walls - Feature Entry	
	Gray	Hardie Panel Gray Night	X	Exterior walls	
	Charcoal	Hardie Panel Pearl Gray	X	Exterior walls	
	Gray	Interlamin Brk [S&L]	X	Exterior walls	
SOFFIT					
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffits	
	Charcoal	Fibre Cement Boards (Wood Boats)	X	Feature Soffit	

TRIMS / FLASHINGS					
3.1	Cementitious	Corbalt Face Wood / Flashing	X	Roofs / Overhangs / Flashings	
3.2	Cementitious	Cementitious Powder coated Aluminum Matt			
3.3	X	Color Matched Entry Trim			
3.4	Yellow	Hardie Panel Golden Luster		Feature Panel	
3.5	Red	Hardie Panel Royal Red		Feature Panel	
ROOFS / DECKS					
4.1	Gray	Concrete Slab	X	Decks	
WINDOWS / GLAZING					
5.1	Black	Vinyl Windows	Black	Painted vinyl windows	
5.2	Cementitious	Railings	X	Cementitious railings or clear glazing	
5.3	White	Vinyl Windows	White	Painted vinyl windows	
FUTURE WOOD					
6.1	Cedar	Feature Wood Beam	Cedar Solid Stem	Exposed wood structure to entry	
6.2	Black	Aluminum Powder coated Aluminum with Troughed glass	Glass	Infill Balconies	
6.3	Black	Aluminum Powder coated Aluminum	Mat	Juist Balconies	
6.4	Black	Black Iron Cladding/Powder coated Aluminum Frame	Glass	Podium Level	
6.5	Black	Black Finishing (door to ceiling)	Mat	Podium Level	
6.6	Brown	Aluminum Powder coated Aluminum	Mat	Juist Balconies	
MISCELLANEOUS					
7.1	Cementitious	Aerating Fabric solid colour	NA		
7.2	Green	Aerating Fabric solid colour	NA		



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(PROJECT TEAM)



(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham
610-624 Herald Street & 611-635
Chatham Street Victoria BC

(TITLE)

Material Board

(PROJECT)

19503

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