

VIEW FROM GOVERNMENT AND CHATHAM STREET



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LANDSCAPE

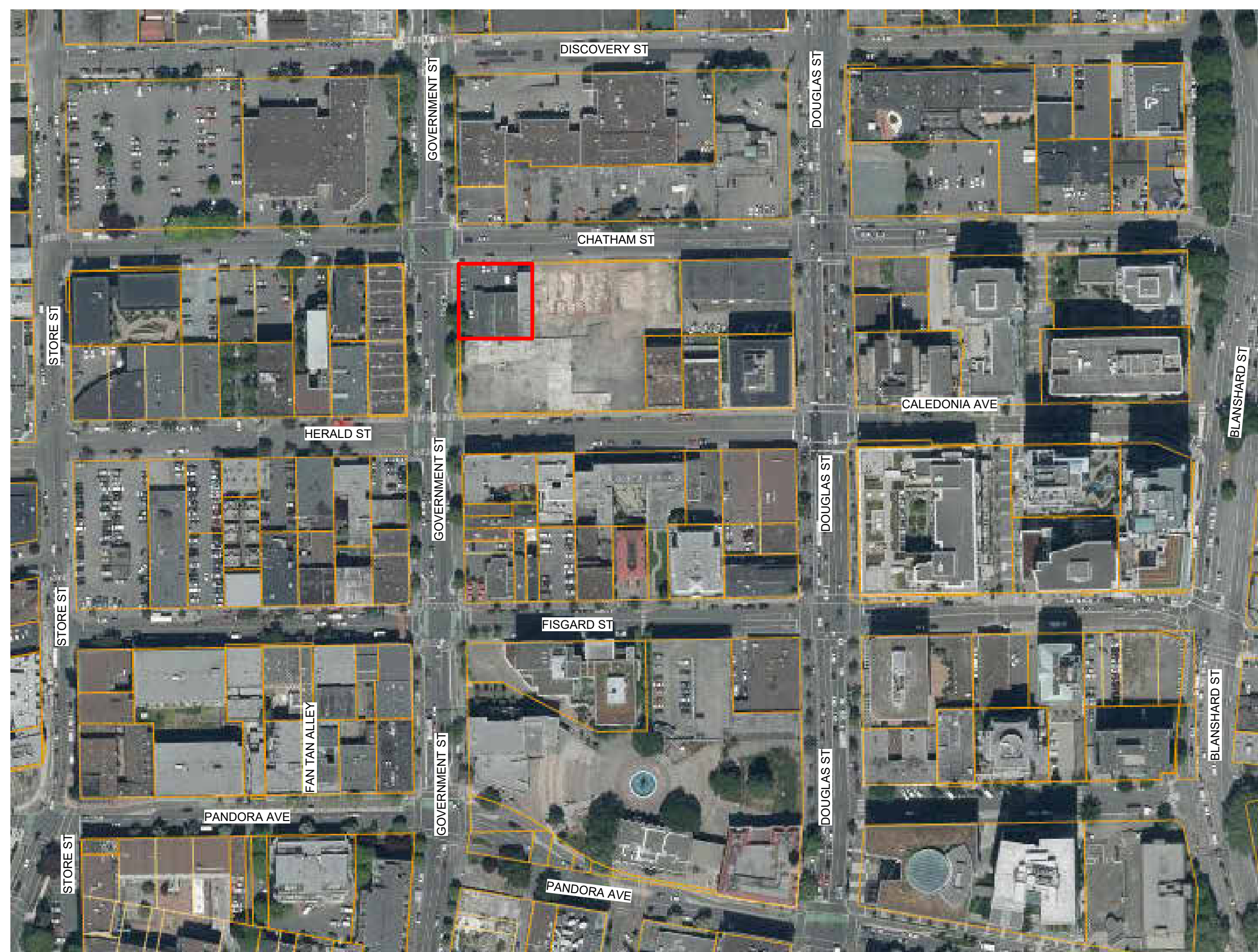
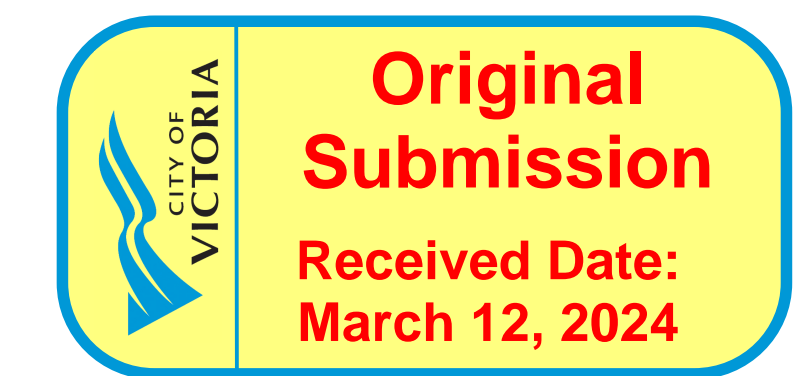
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CIVIL

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Victoria, BC

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P.Eng
DPritchard@heroldengineering.com



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

REZONING & DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

ARCHITECTURAL

- A 000 COVER
- A 010 PERSPECTIVES
- A 012 CONTEXT ELEVATION
- A 013 SHADOW STUDIES
- A 050 SITE PLAN & PROJECT DATA
- A 051 ZONING CALCULATIONS
- A 052 CODE REVIEW
- A 053 SPATIAL SEPARATION
- A 100 PARKADE PROPOSED PLAN
- A 101 LEVEL 1 PROPOSED PLAN
- A 102 LEVEL 2 PROPOSED PLAN
- A 103 LEVEL 3-6 TYPICAL PROPOSED PLAN
- A 200 EXTERIOR ELEVATIONS
- A 201 EXTERIOR ELEVATIONS
- A 300 BUILDING SECTIONS

CIVIL

- C200 CONCEPTUAL SITE SERVICING

LANDSCAPE

- L1 LANDSCAPE CONCEPT PLAN

NICOLA WEALTH REAL ESTATE
1885 GOVERNMENT ST.
 March 6, 2024

Project #	2311	Date	March 6, 2024
Sheet #	A 000	Revision	



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COURTYARD VIEW 1



COURTYARD VIEW 2



VIEW FROM CHATHAM STREET

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name
PERSPECTIVES

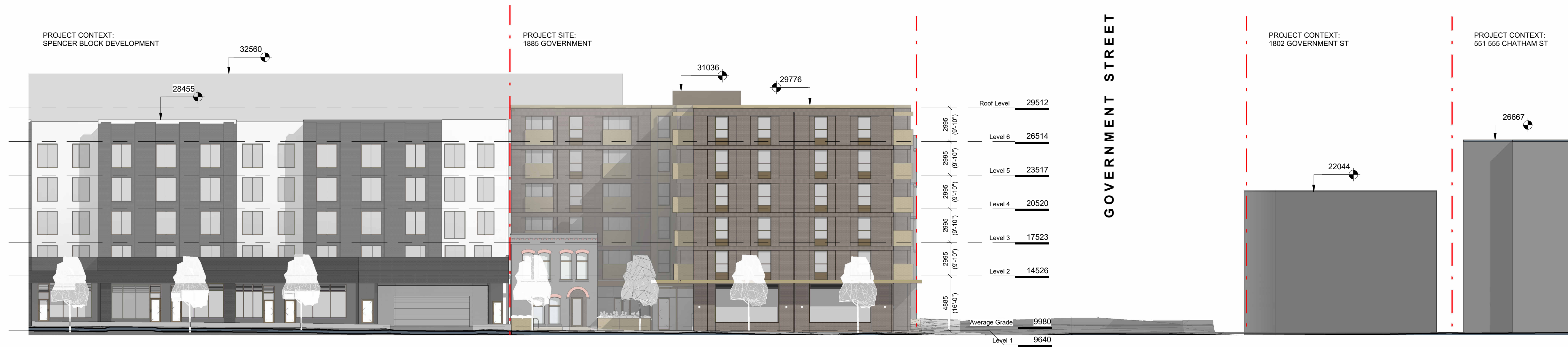
Date
March 6, 2024

Scale
Project # 2311

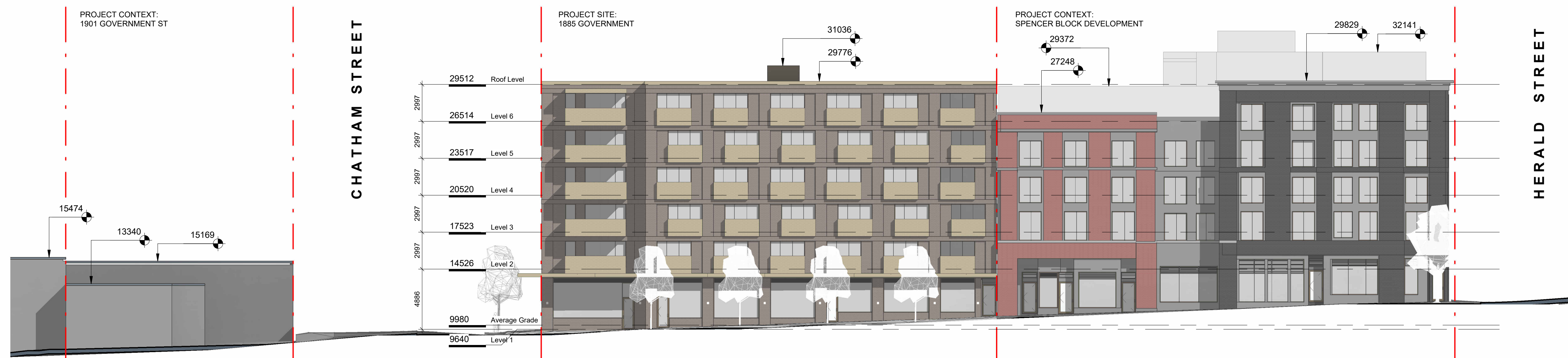
Revision
March 6, 2024 **2**

Sheet #
A 010





2 Context Elevation - Chatham Street
SCALE = 1 : 200



1 Context Elevation - Government Street
SCALE = 1 : 200

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NICOLA WEALTH REAL ESTATE

Sheet Name
CONTEXT ELEVATION

Date
March 6, 2024

Scale
1 : 200

Project #
2311

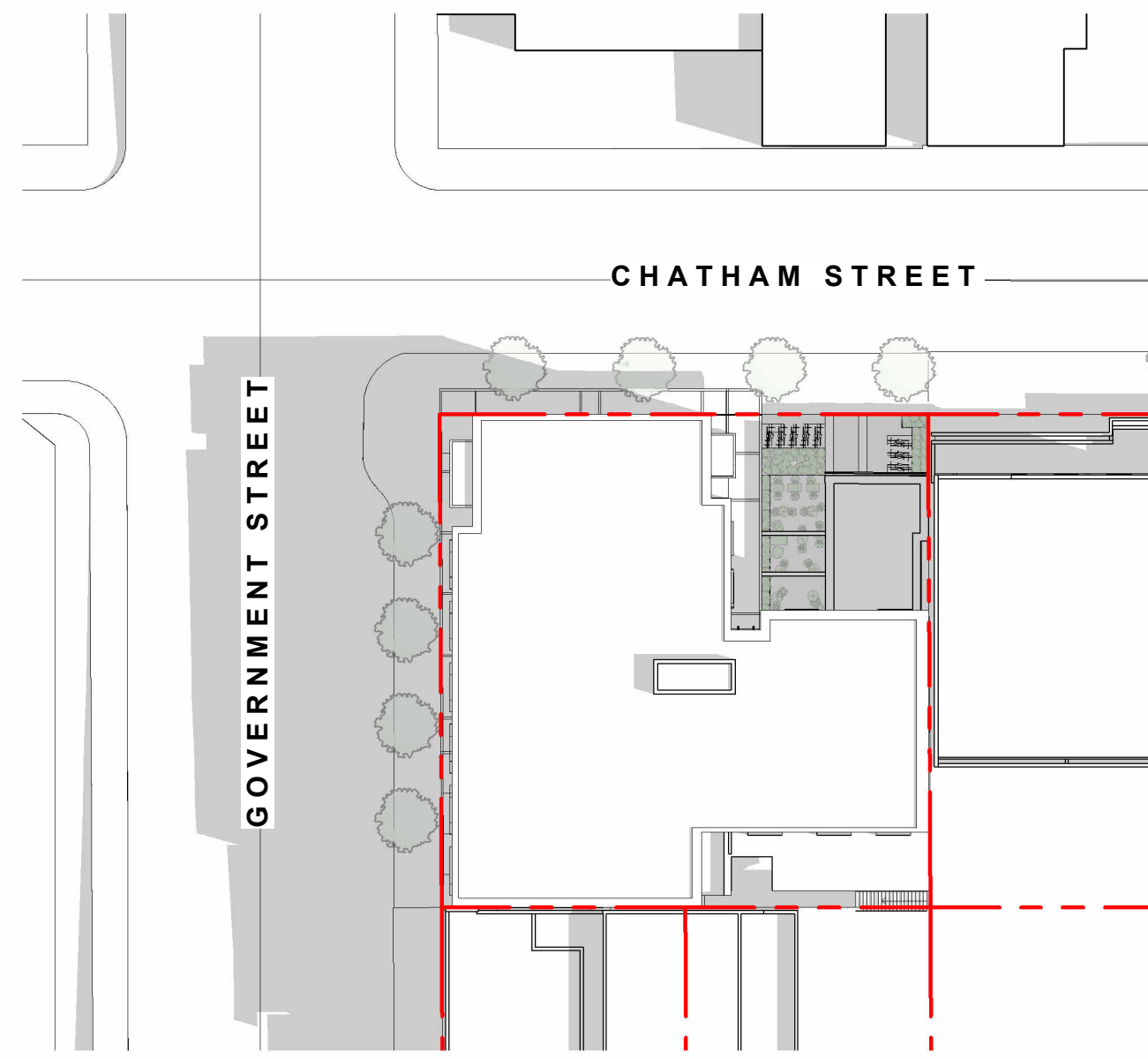
Revision
March 6, 2024

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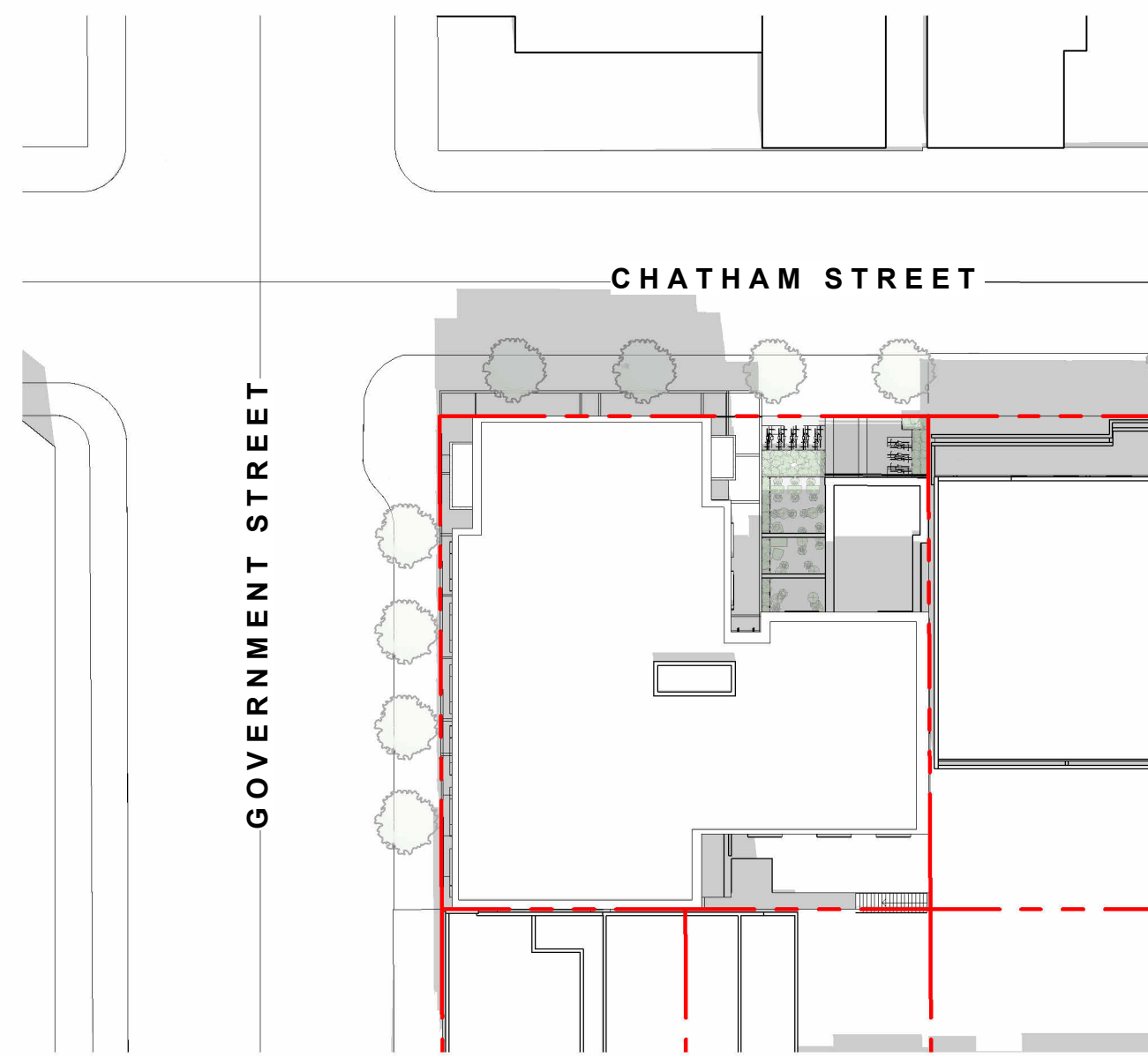
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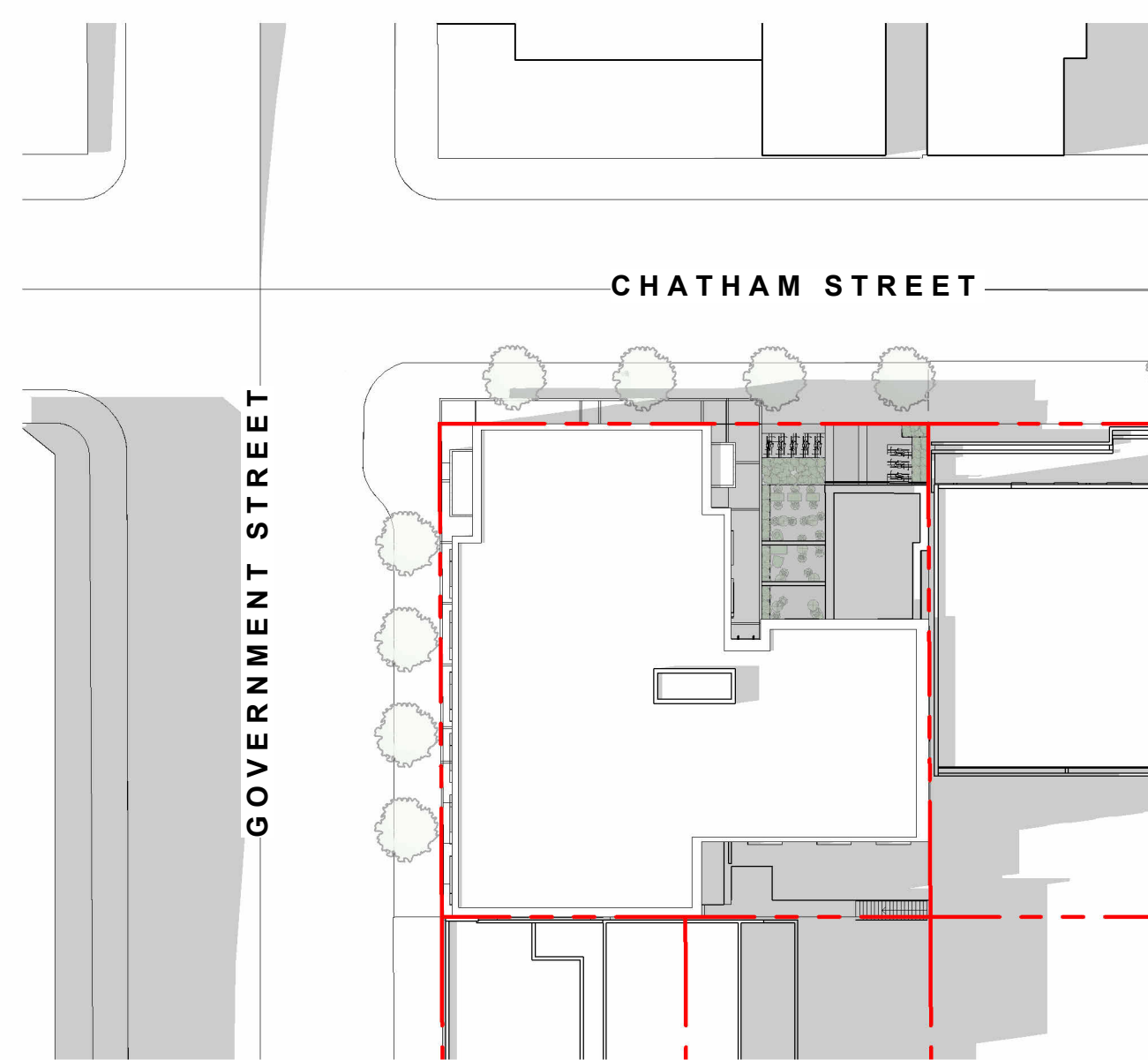
SUMMER SOLSTICE



7 Shadow Study 9am SUMMER SOLSTICE
SCALE = 1 : 500

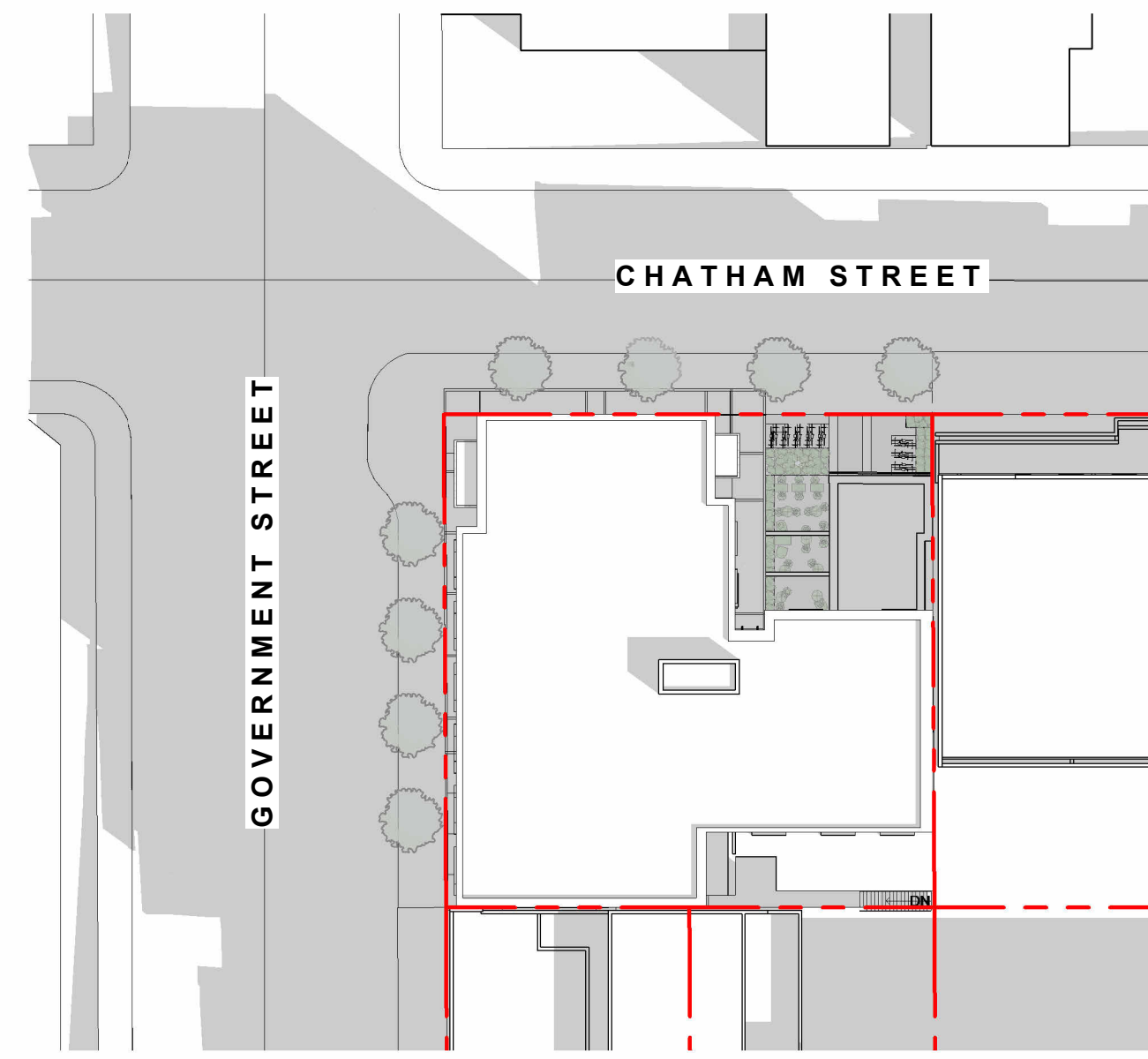


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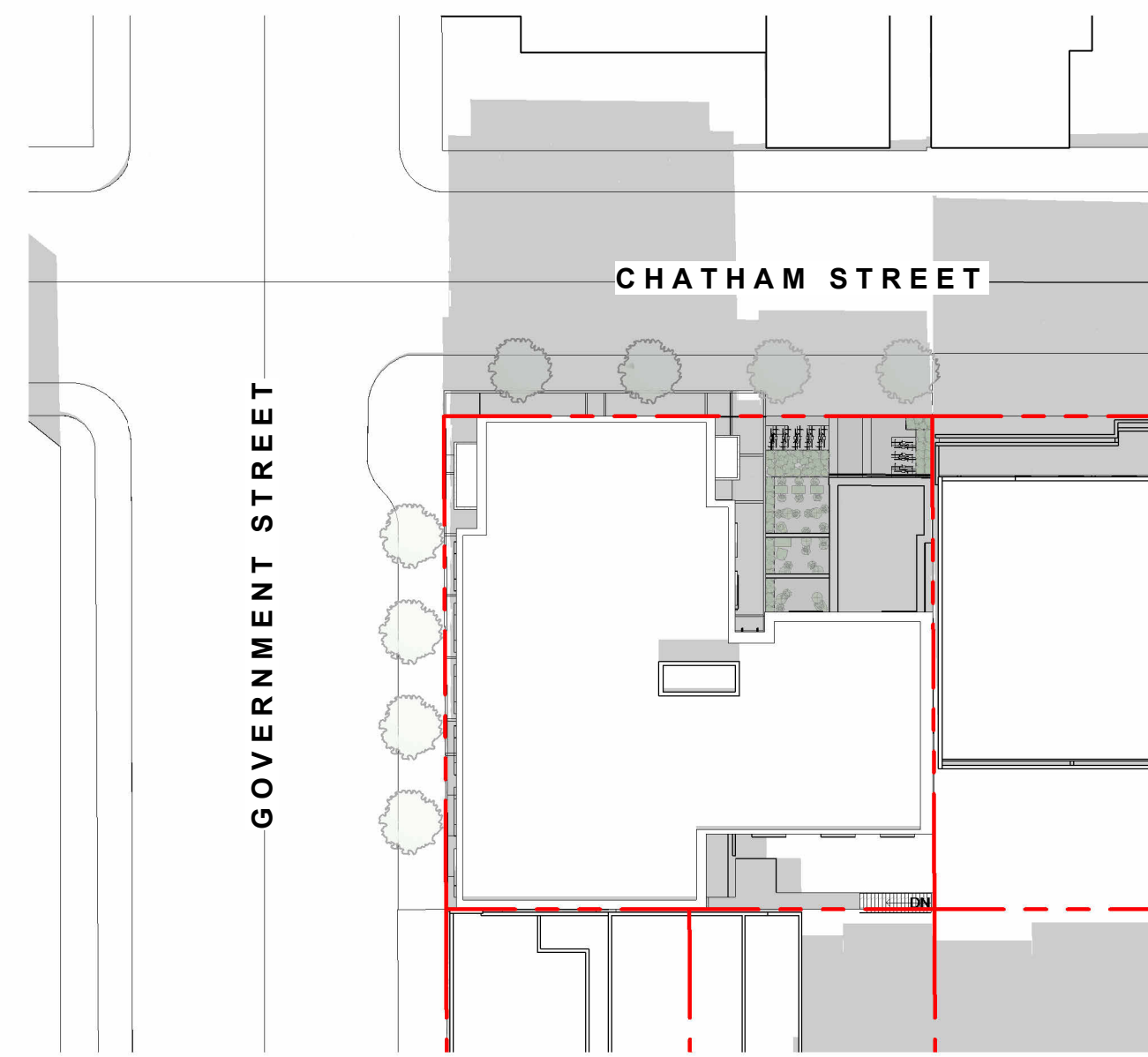


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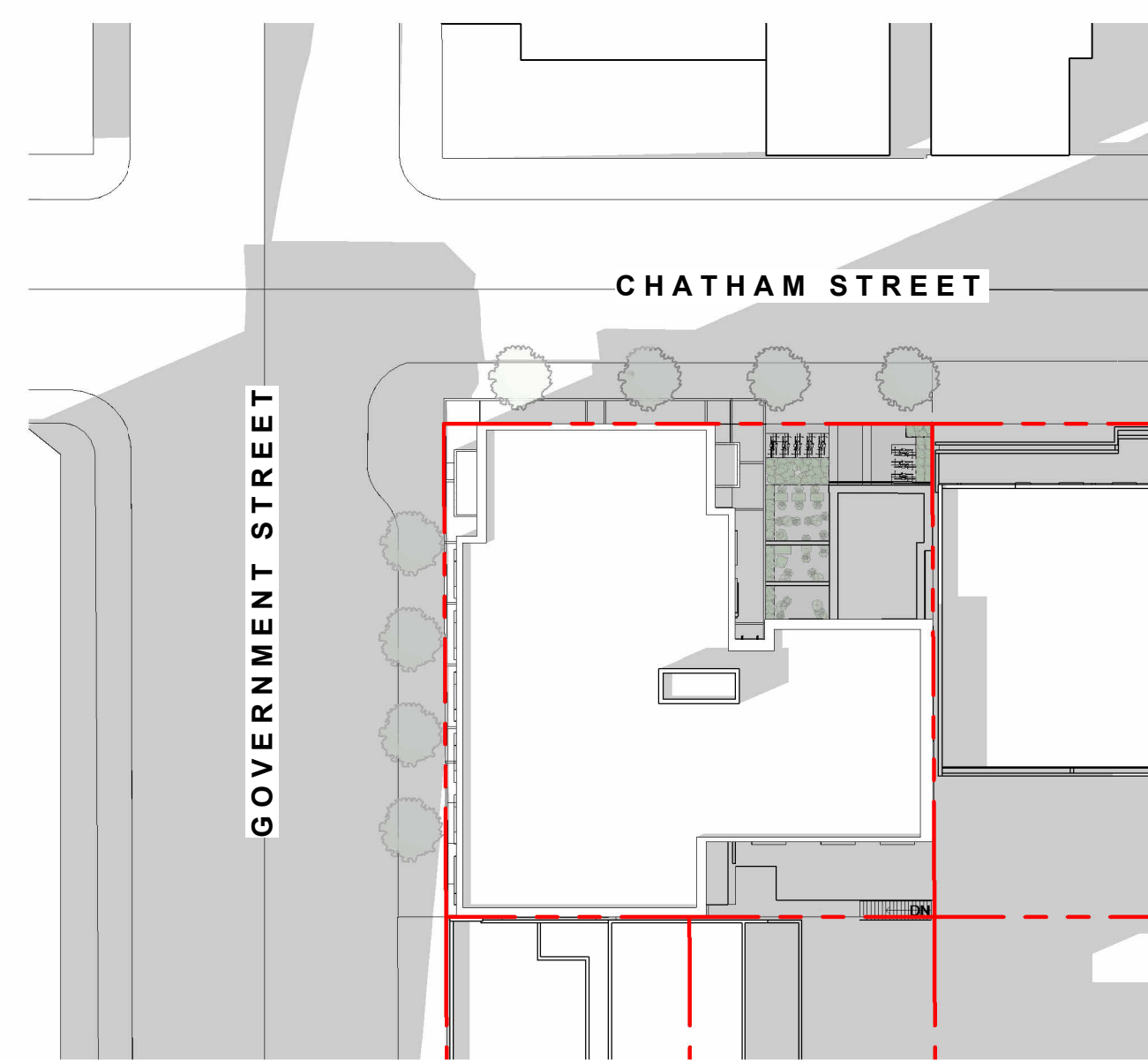
EQUINOX



6 Shadow Study 9am EQUINOX
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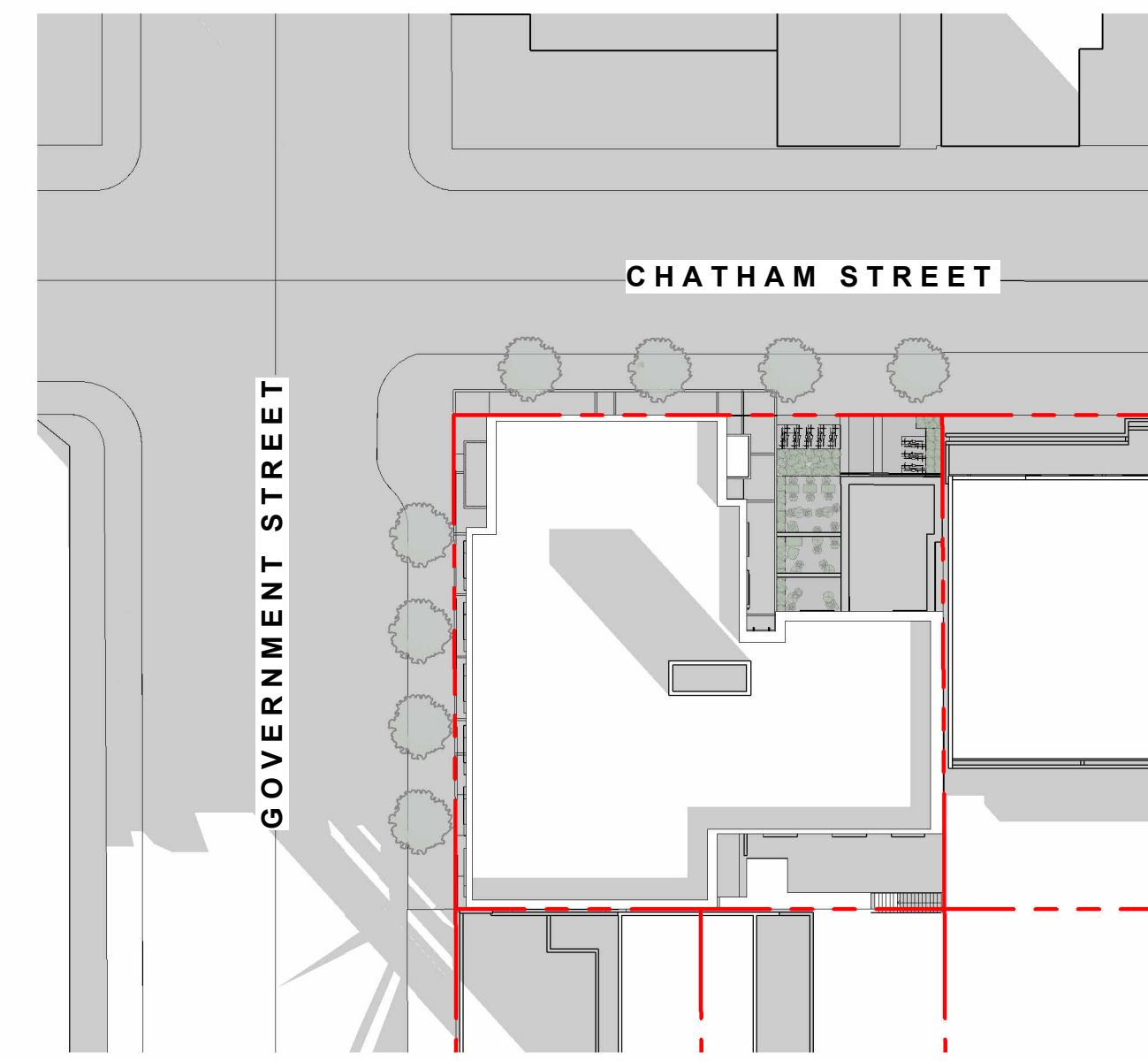


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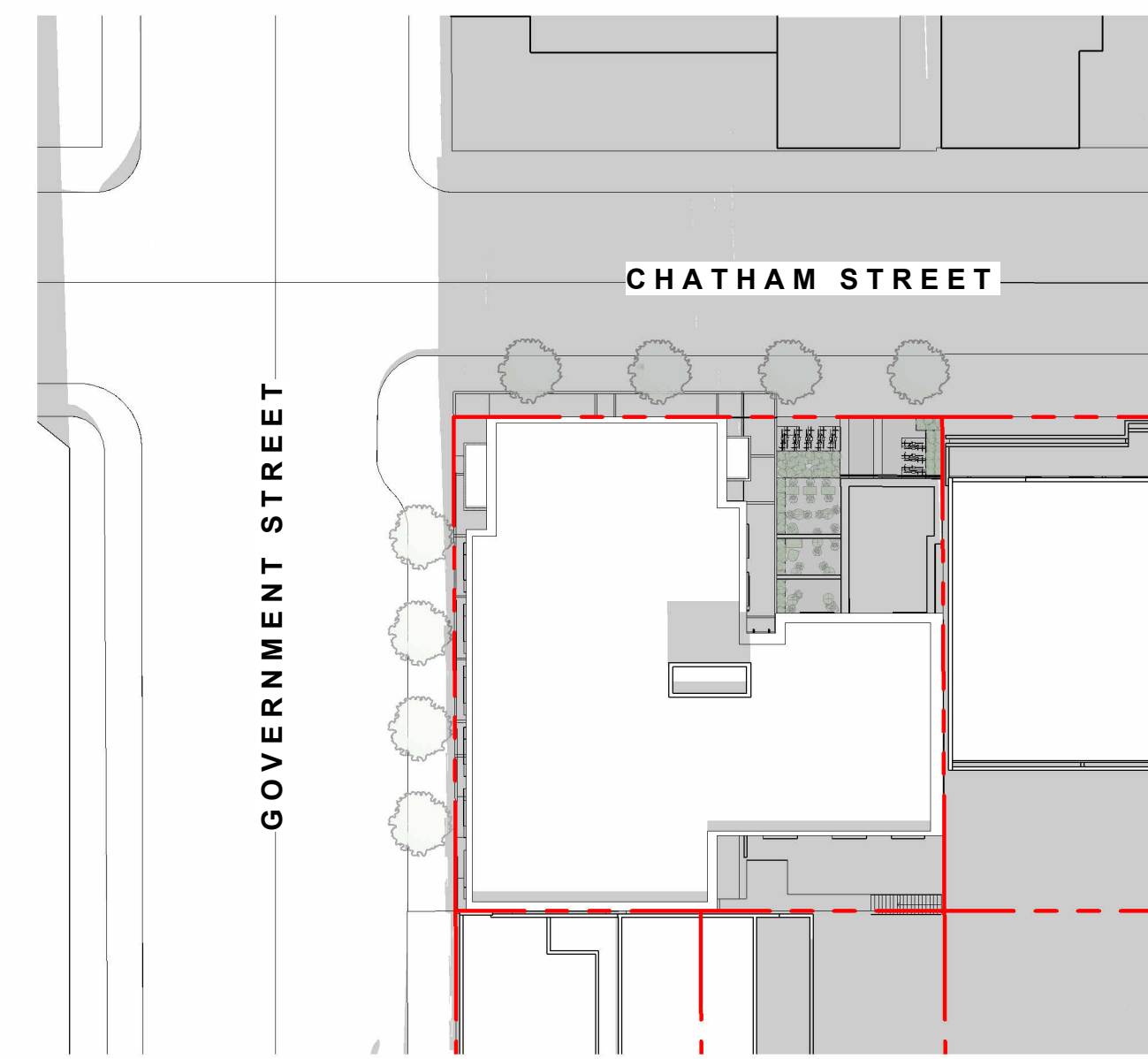


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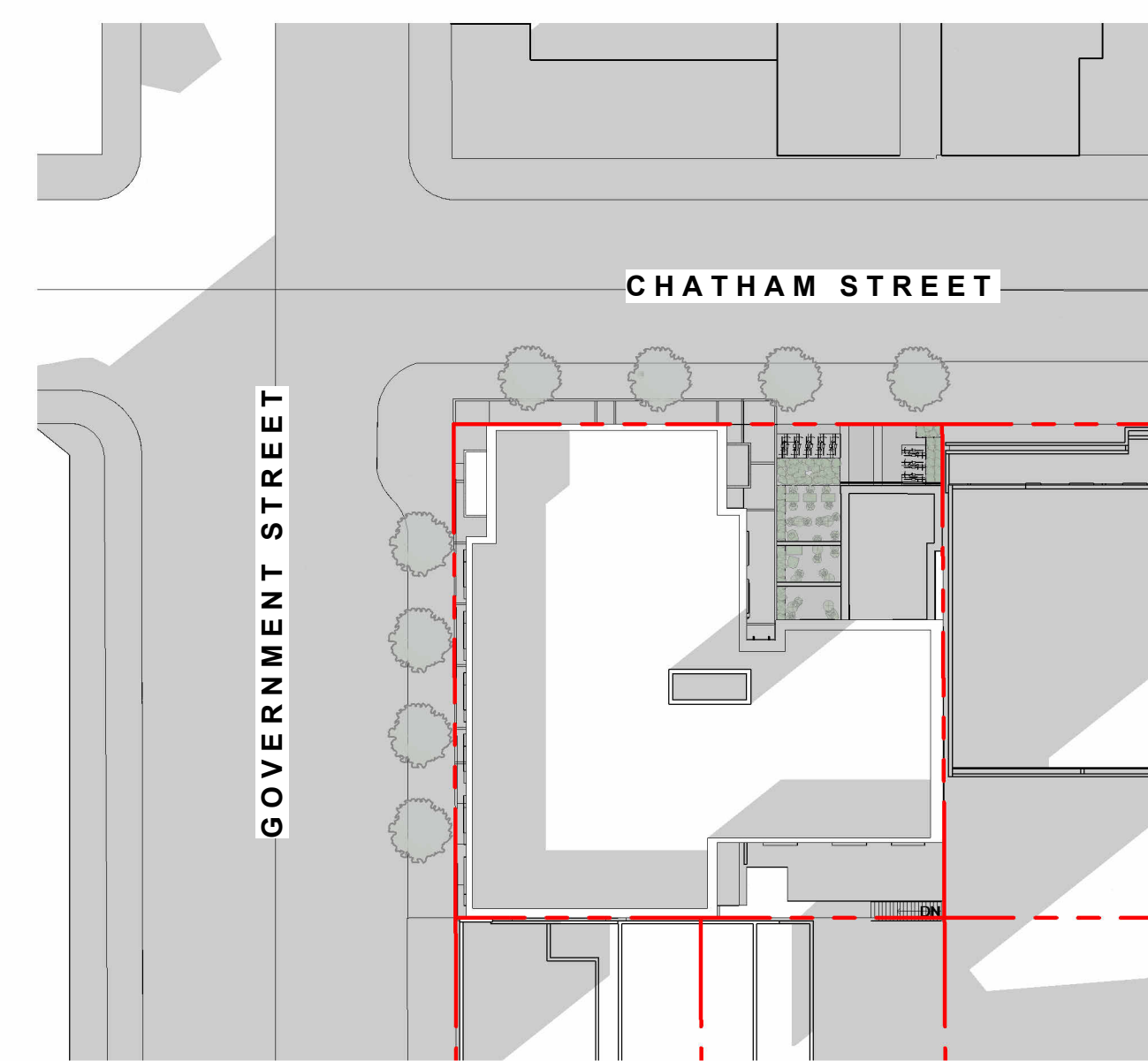
WINTER SOLSTICE



1 Shadow Study 9am WINTER SOLSTICE
SCALE = 1 : 500



2 Shadow Study 12pm WINTER SOLSTICE
SCALE = 1 : 500



3 Shadow Study 4pm WINTER SOLSTICE
SCALE = 1 : 500

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NICOLA WEALTH REAL ESTATE

Sheet Name
SHADOW STUDIES

Date
March 6, 2024

Scale
1 : 500

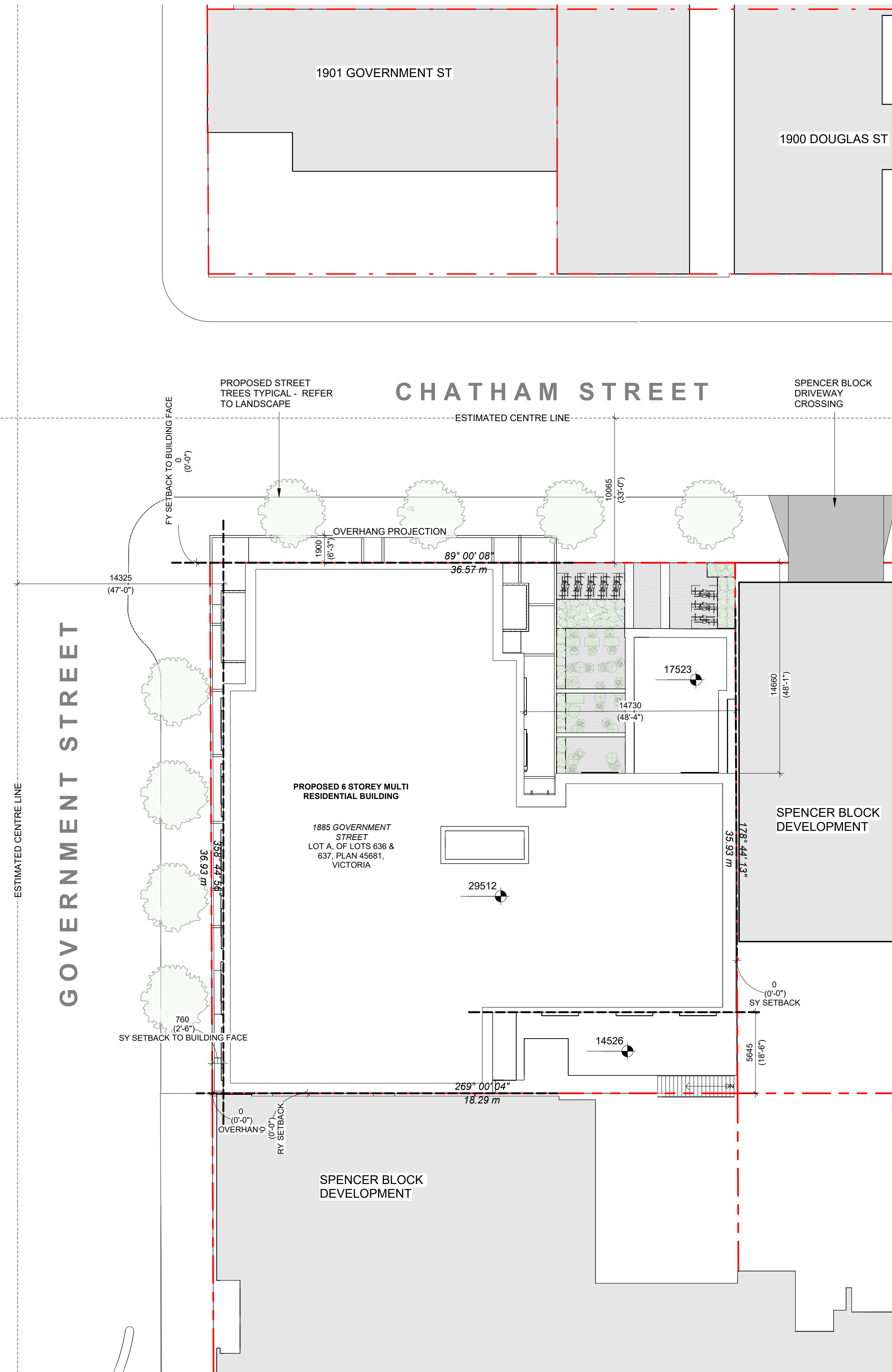
Project #
2311

Revision
March 6, 2024

Sheet #
A 013

2





DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1885 GOVERNMENT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	6 STOREY MULTI UNIT RESIDENTIAL BUILDING

PROJECT INFORMATION

ZONE (EXISTING)	OTD-1
PROPOSED ZONE	CD-1
LOT AREA (m ²)	1,380.67m ²
TOTAL FLOOR AREA (m ²)	5,504m ²
COMMERCIAL FLOOR AREA (m ²)	786m ²
FLOOR SPACE RATIO	4.07 : 1
LOT COVERAGE (%)	91%
OPEN SITE SPACE (%)	15%
HEIGHT (m)	19.53m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	64 11
PARKING STALLS - VISITOR (#) ON SITE	8 0
BICYCLE PARKING (#) SHORT TERM	10 16
BICYCLE PARKING (#) LONG TERM	89 89

BUILDING SETBACKS (m)

	PROPOSED
FRONT LOT LINE (CHATHAM STREET)	Nominal 0
REAR LOT LINE	Nominal 0
INTERIOR SIDE LOT LINE	Nominal 0
SIDE LOT LINE (GOVERNMENT STREET)	Nominal 0
COMBINED SIDE YARDS	Nominal 0

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	79
UNIT TYPE	Studio 1 Bedroom 2 Bedroom
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m ²)	32m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	3625.2m ²

Site Plan Of:
Lot A of Lots 636 and 637,
Victoria City, Plan 45681.
P.I.D. 008-491-283



Scale = 1:200

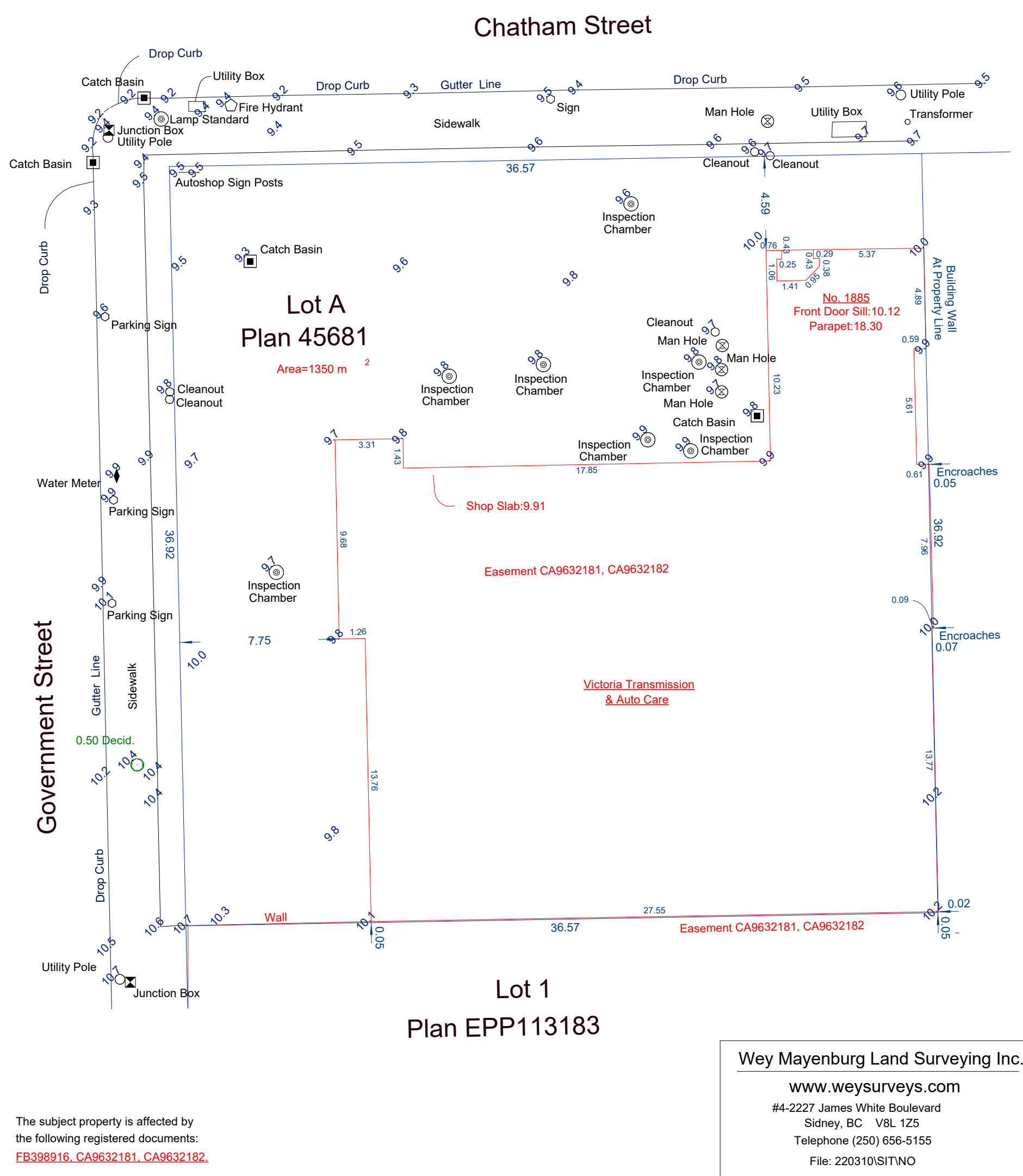
Dated this 16th day of November, 2022.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 17-97.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



2 Existing Site Survey
SCALE = 1 : 200

2	RZ DP Submission	March 6, 2024
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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
SITE PLAN & PROJECT DATA

Date
March 6, 2024

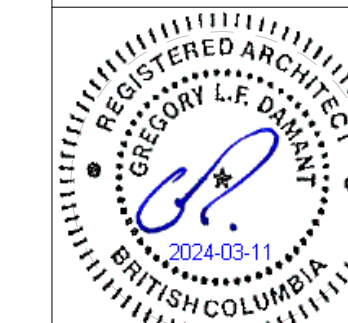
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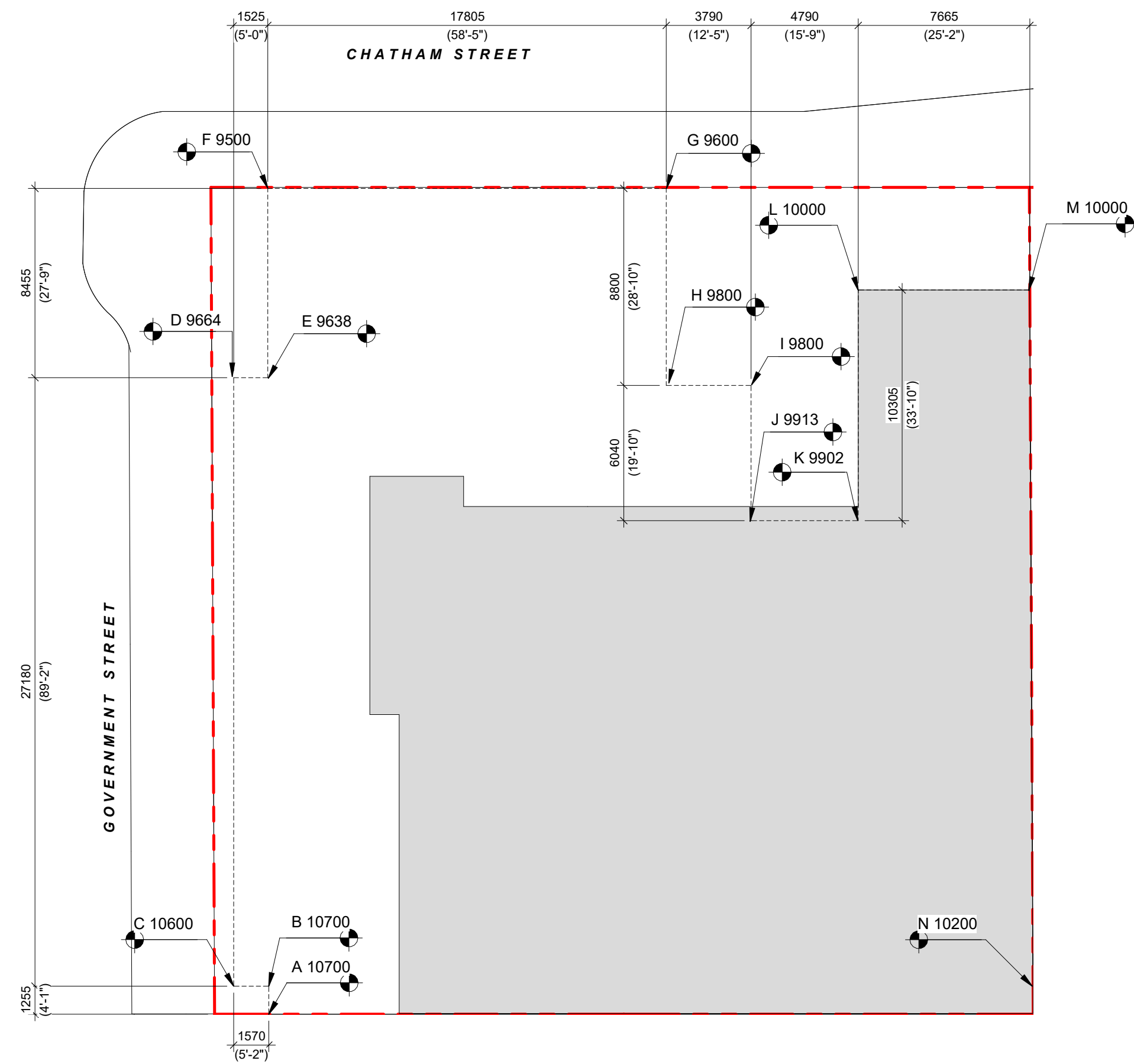
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2311

Revision
March 6, 2024

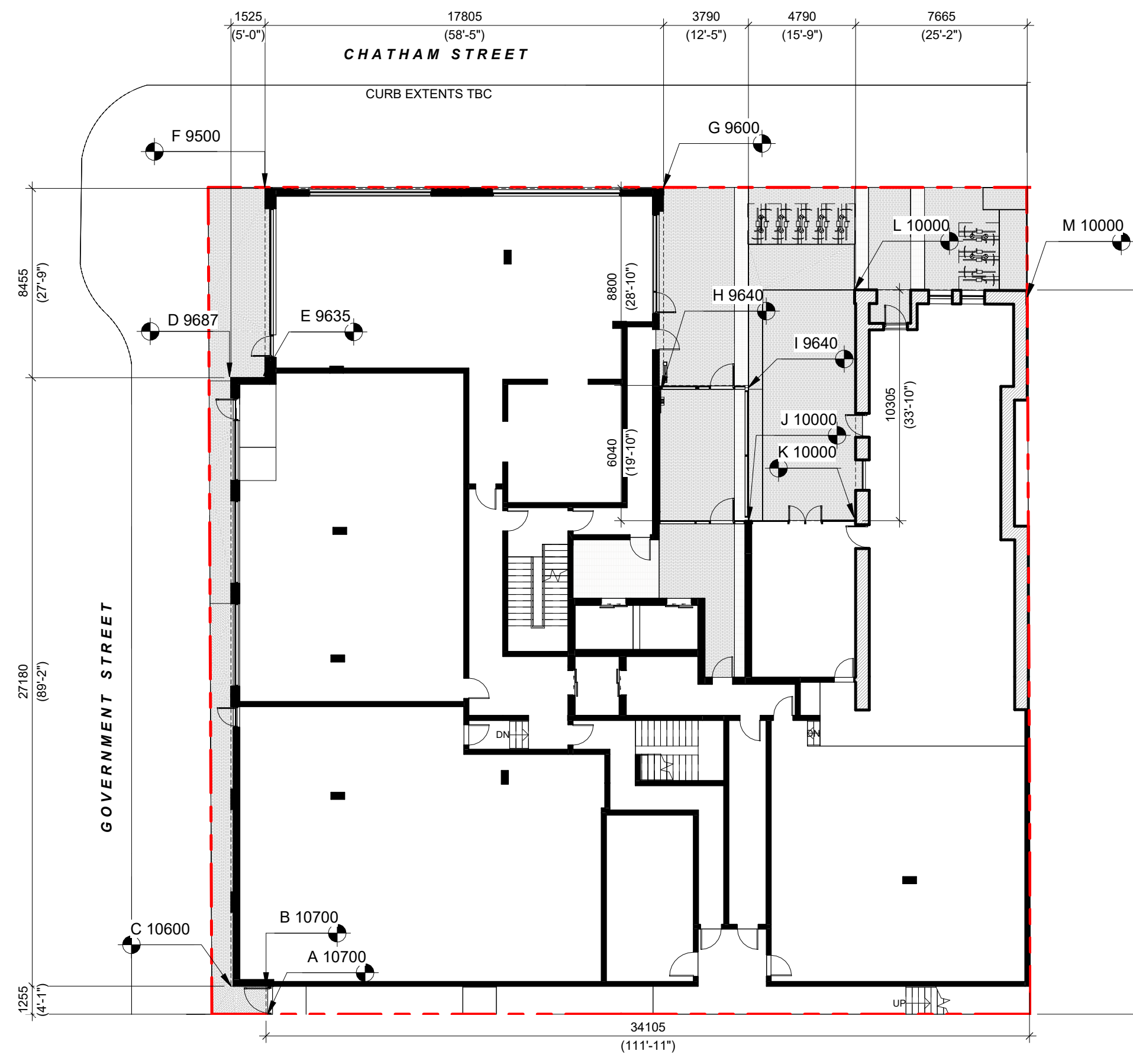
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Sheet #
A 050





2 Natural Grade Key Plan
SCALE = 1 : 200



3 Proposed Grade Key Plan
SCALE = 1 : 200

SUPPORTING CALCULATIONS

AVERAGE GRADE CALCULATIONS

A to B	(10.700m+10.700m)/2 x 1.255m	=	13.429
B to C	(10.700m+10.600m)/2 x 1.570m	=	16.729
C to D	(10.600m+9.640m)/2 x 27.180m	=	274.61
D to E	(9.640m+9.638m)/2 x 1.525m	=	14.700
E to F	(9.638m+9.500m)/2 x 8.455m	=	80.906
F to G	(9.500m+9.600m)/2 x 17.805m	=	170.04
G to H	(9.600m+9.640m)/2 x 8.800m	=	84.656
H to I	(9.640m+9.640m)/2 x 3.790m	=	36.537
I to J	(9.640m+9.913m)/2 x 6.040m	=	59.050
J to K	(9.913m+9.902m)/2 x 4.790m	=	47.457
K to L	(9.902m+9.880m)/2 x 10.305m	=	101.33
L to M	(9.880m+10.00m)/2 x 7.665m	=	76.190
M to N	(10.00m+10.00m)/2 x 32.350m	=	323.50
N to A	(10.00m+10.626m)/2 x 34.105m	=	351.17
TOTAL			1653.1

Divided by perimeter 1653.2 / 165.635 = 9.980

Average grade = 9.980m

ZONING REGULATION BYLAW FLOOR AREAS

LEVEL 1	996m ²
LEVEL 2	900m ²
LEVEL 3	902m ²
LEVEL 4	902m ²
LEVEL 5	902m ²
LEVEL 6	902m ²
GRAND TOTAL : 6	5504m²

FLOOR SPACE RATIO

5,504m² / 1,350.67 = 4.07
FSR = 4.07 : 1

LOT COVERAGE

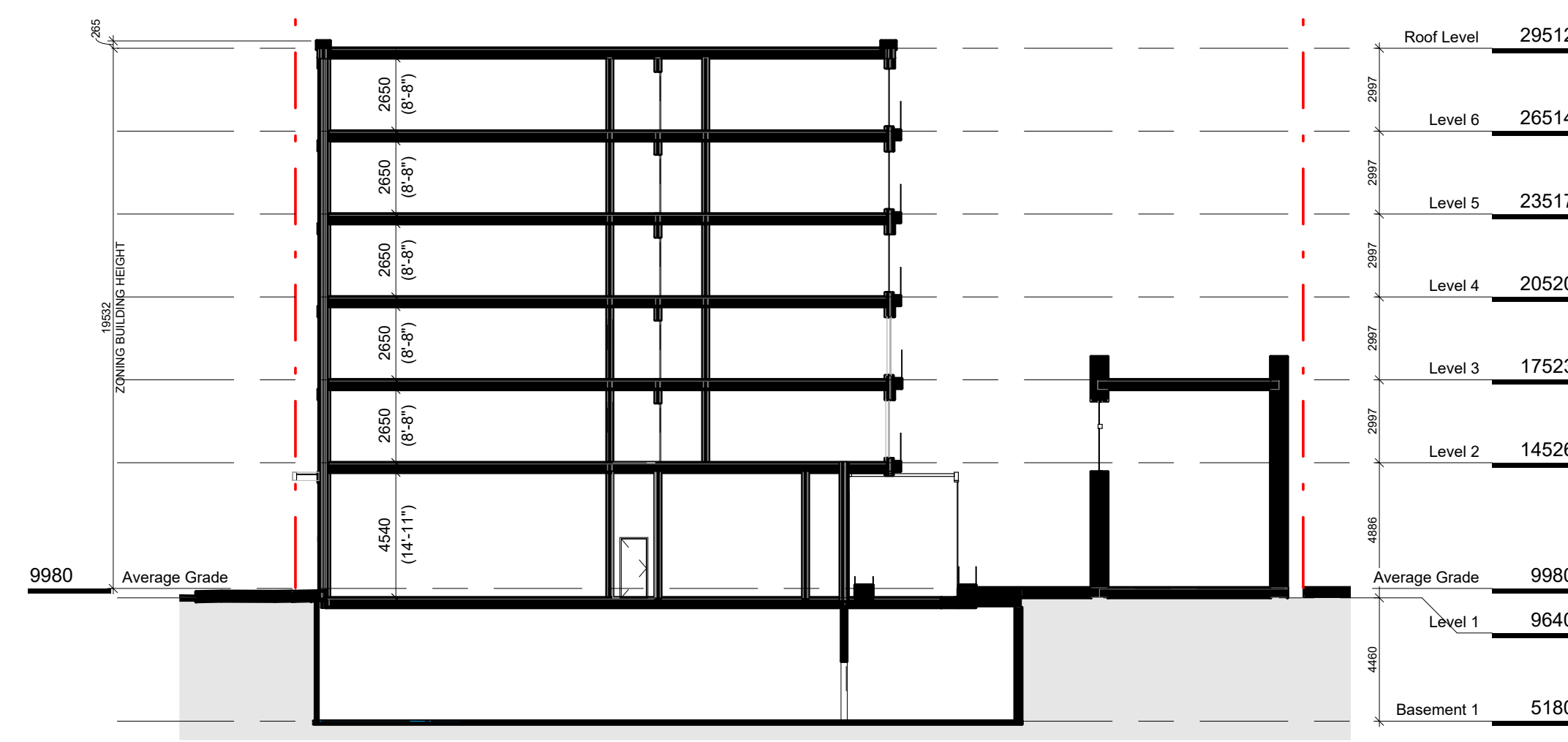
1,224m² / 1,350.67m² = 0.906 (91%)

OPEN SITE SPACE

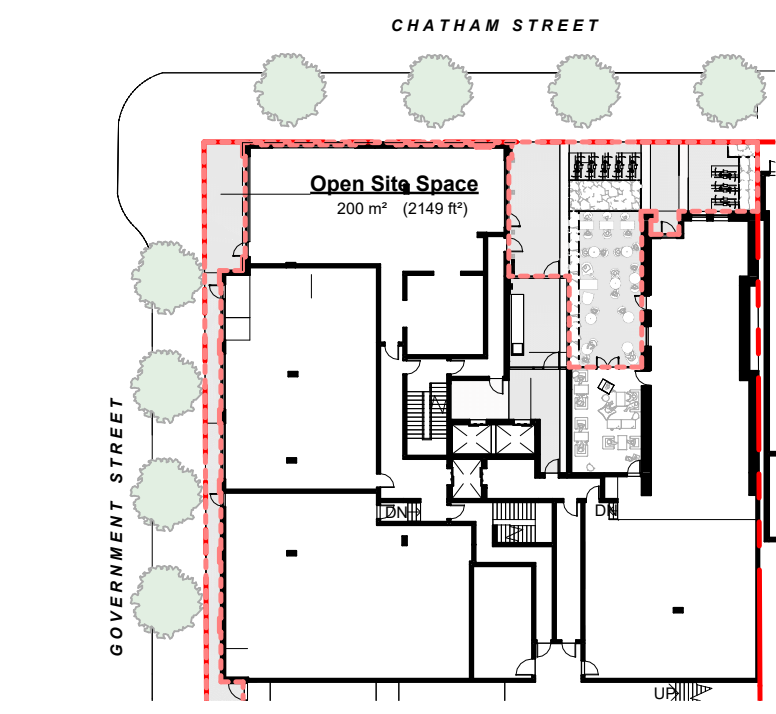
200m² / 1,350.67m² = 0.148 (15%)

COMMERCIAL FLOOR AREA

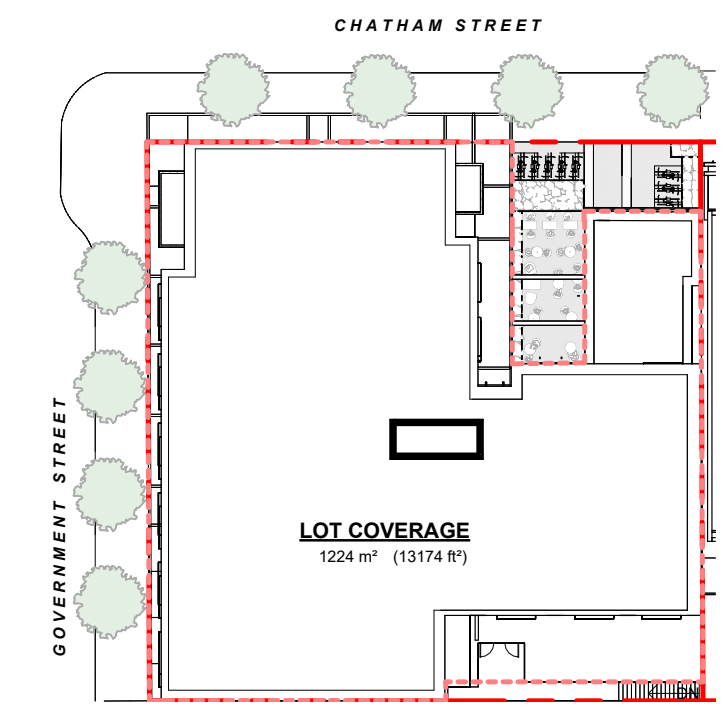
Level 1 = 786m²



1 BUILDING HEIGHT
SCALE = 1 : 200



4 Open Site Space
SCALE = 1 : 500



5 Lot Coverage
SCALE = 1 : 500

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NICOLA WEALTH REAL ESTATE

Sheet Name
ZONING CALCULATIONS

Date
March 6, 2024

Scale
As indicated

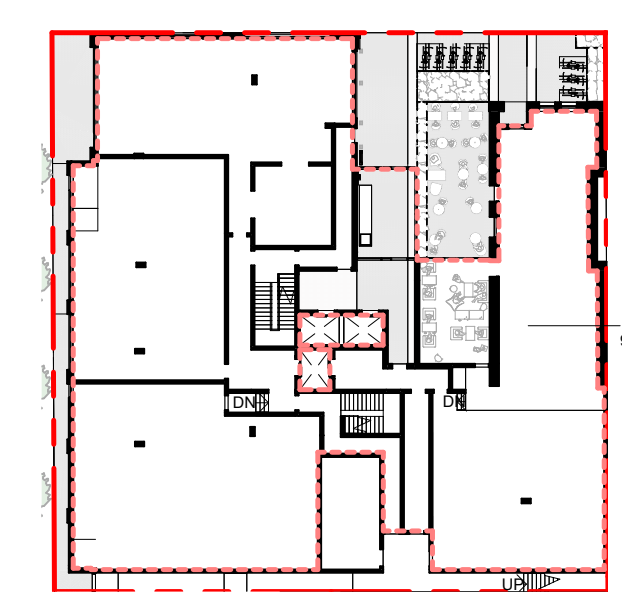
Project #
2311

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March 6, 2024

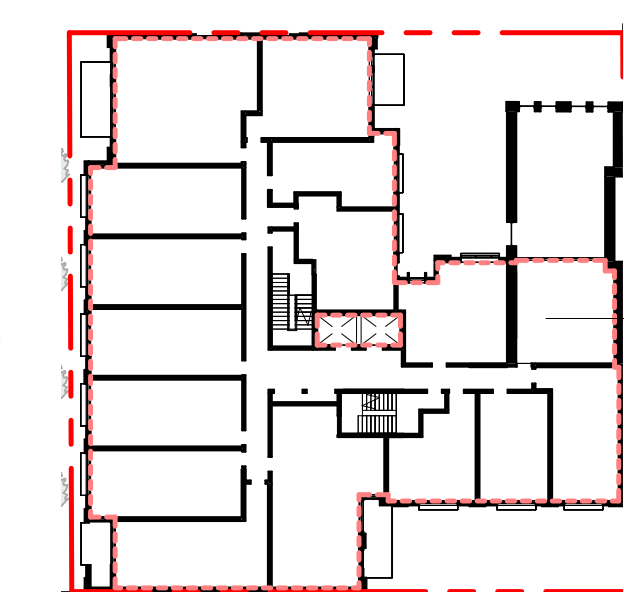
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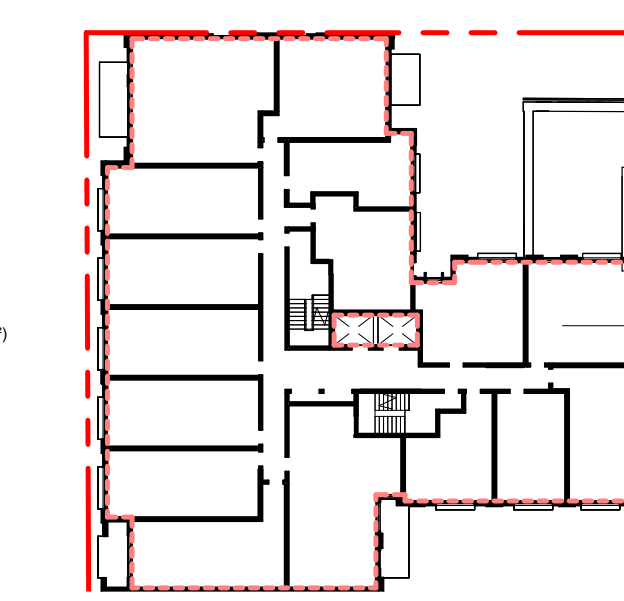
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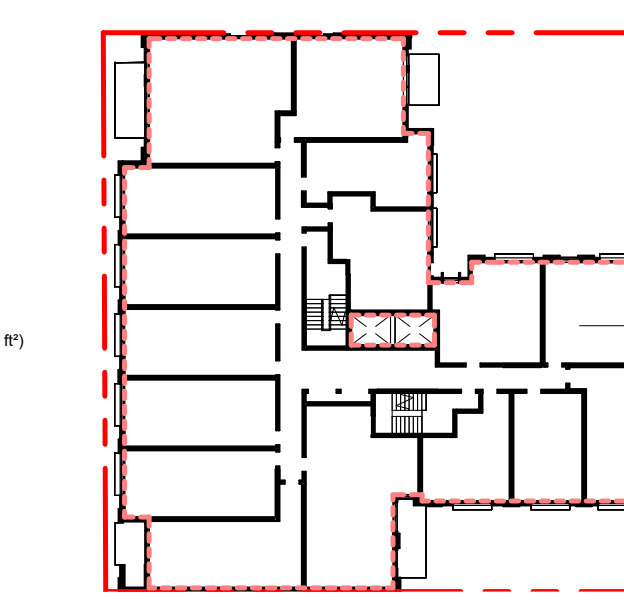
6 Level 1
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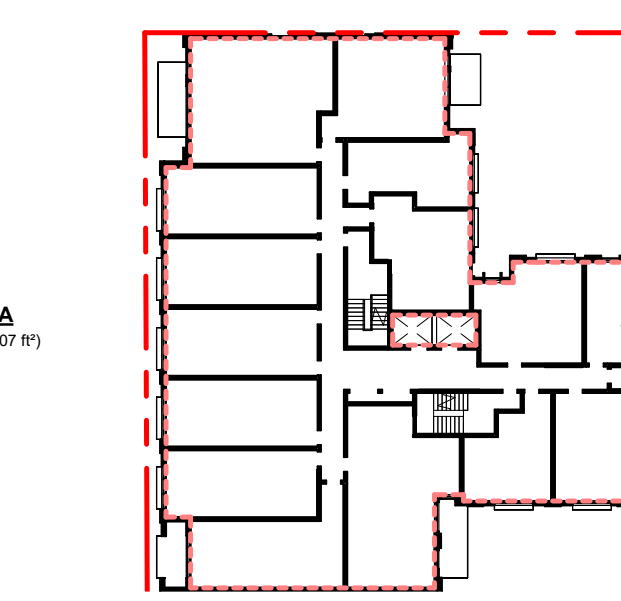
7 Level 2
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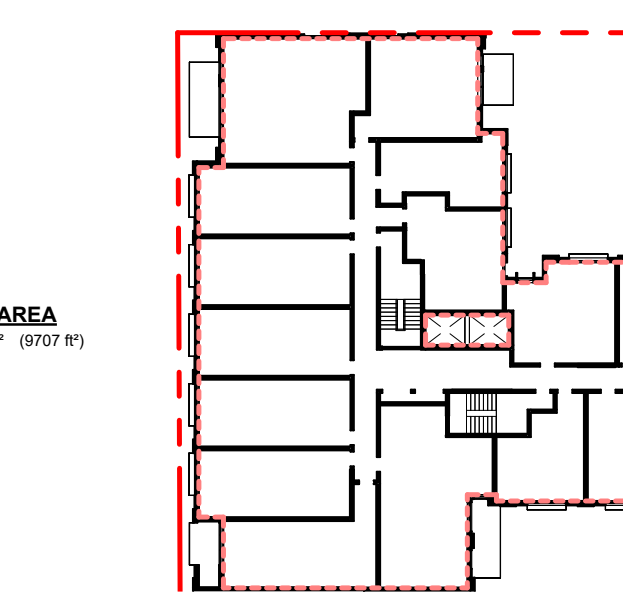
8 Level 3
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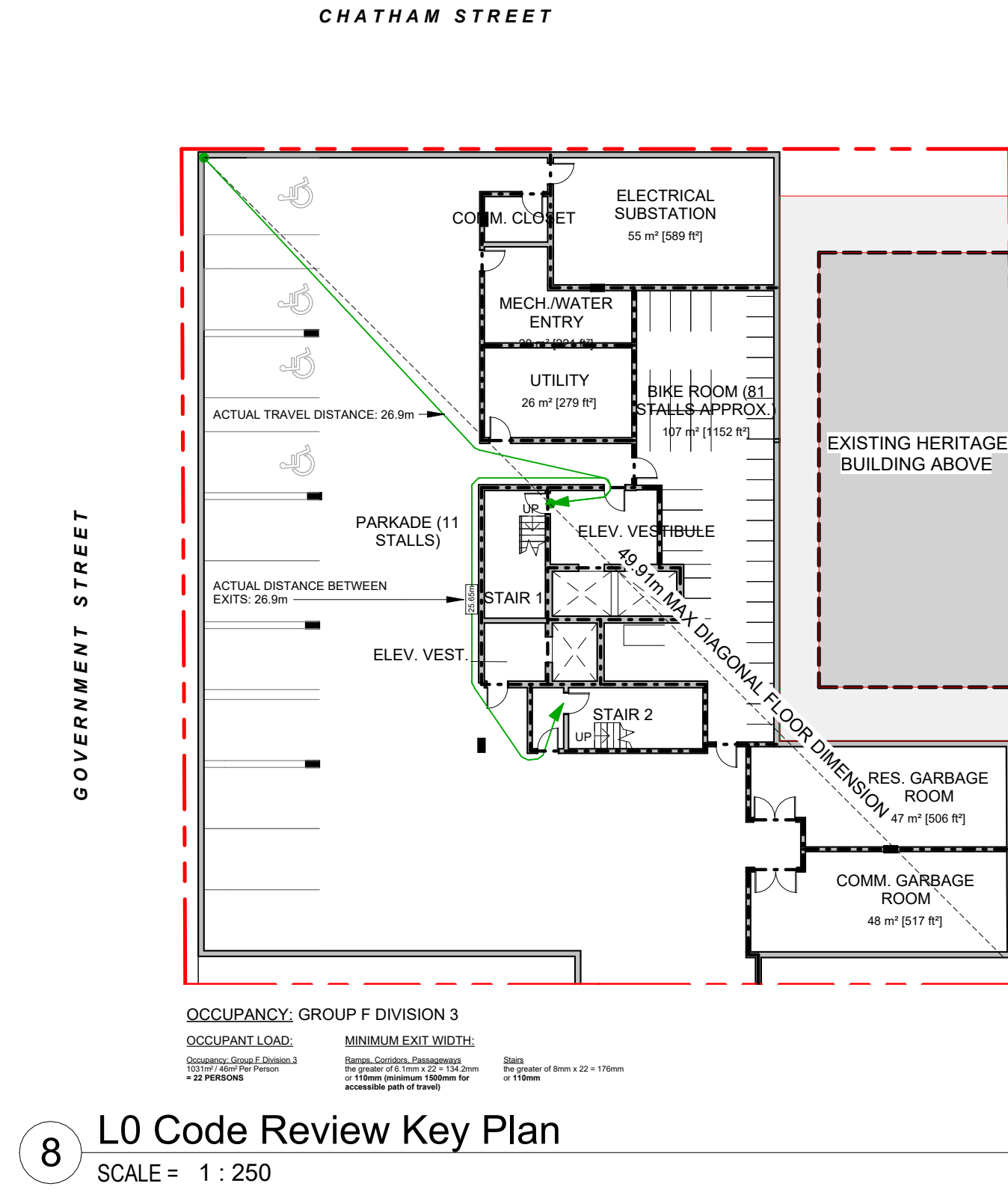
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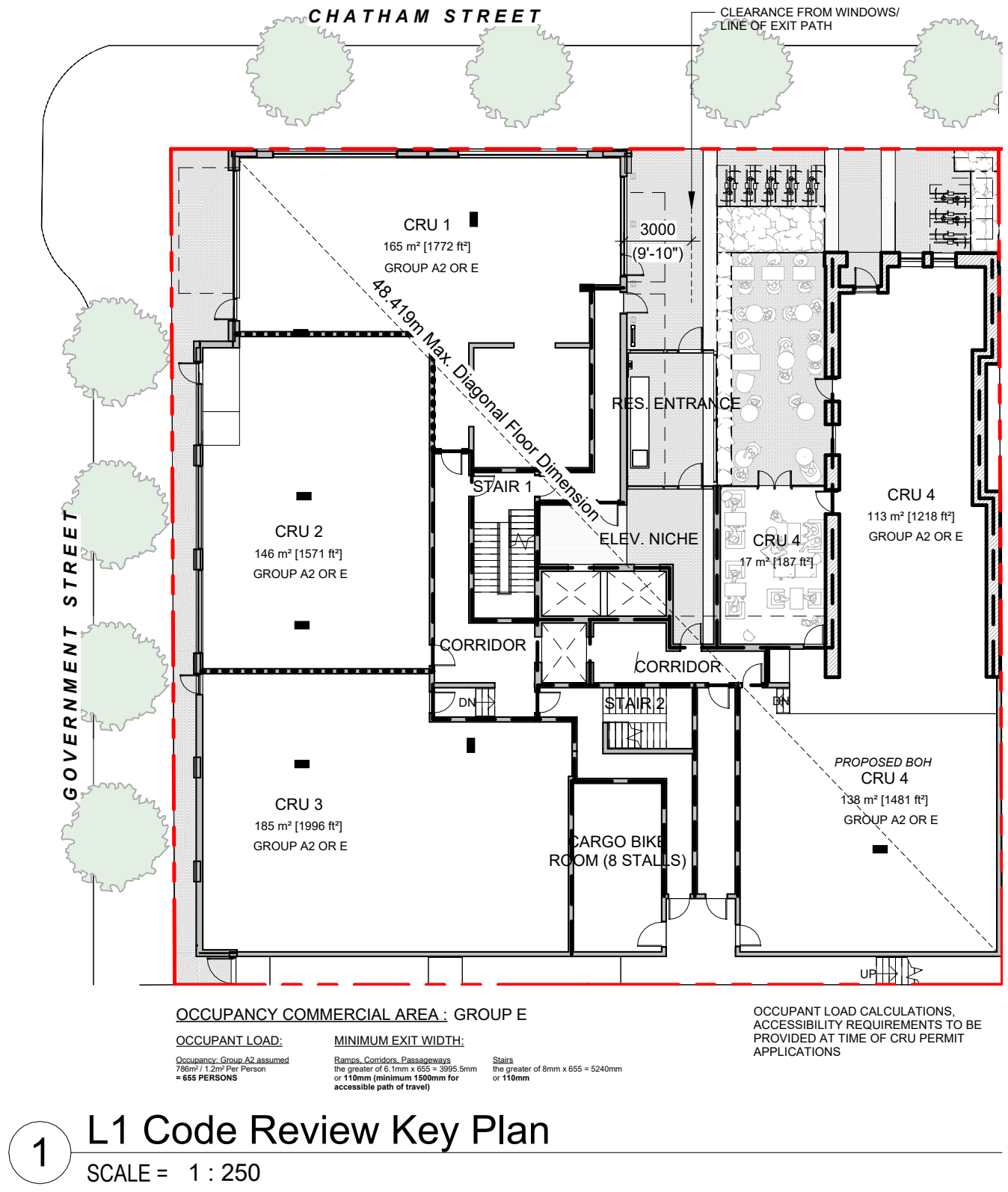
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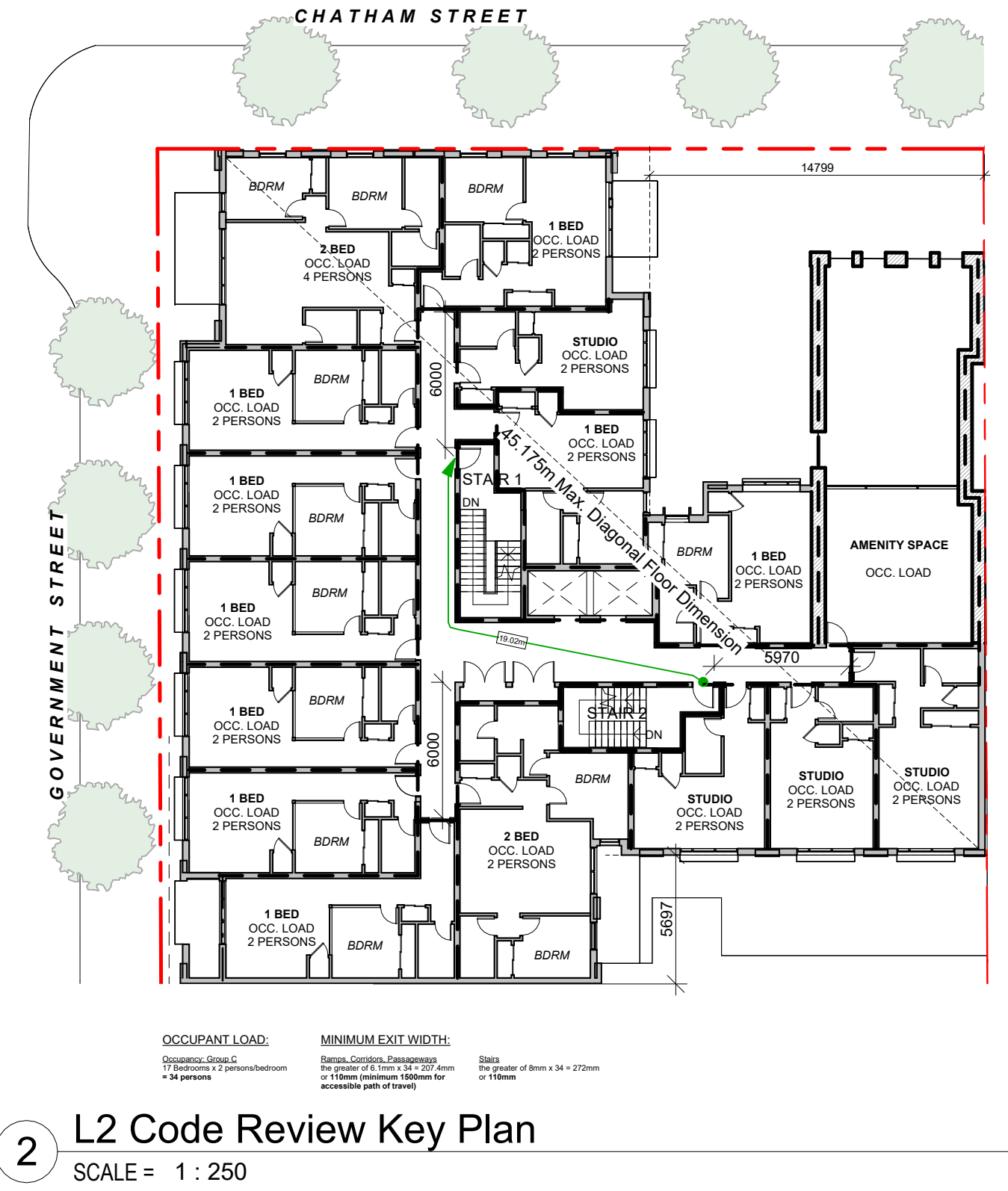
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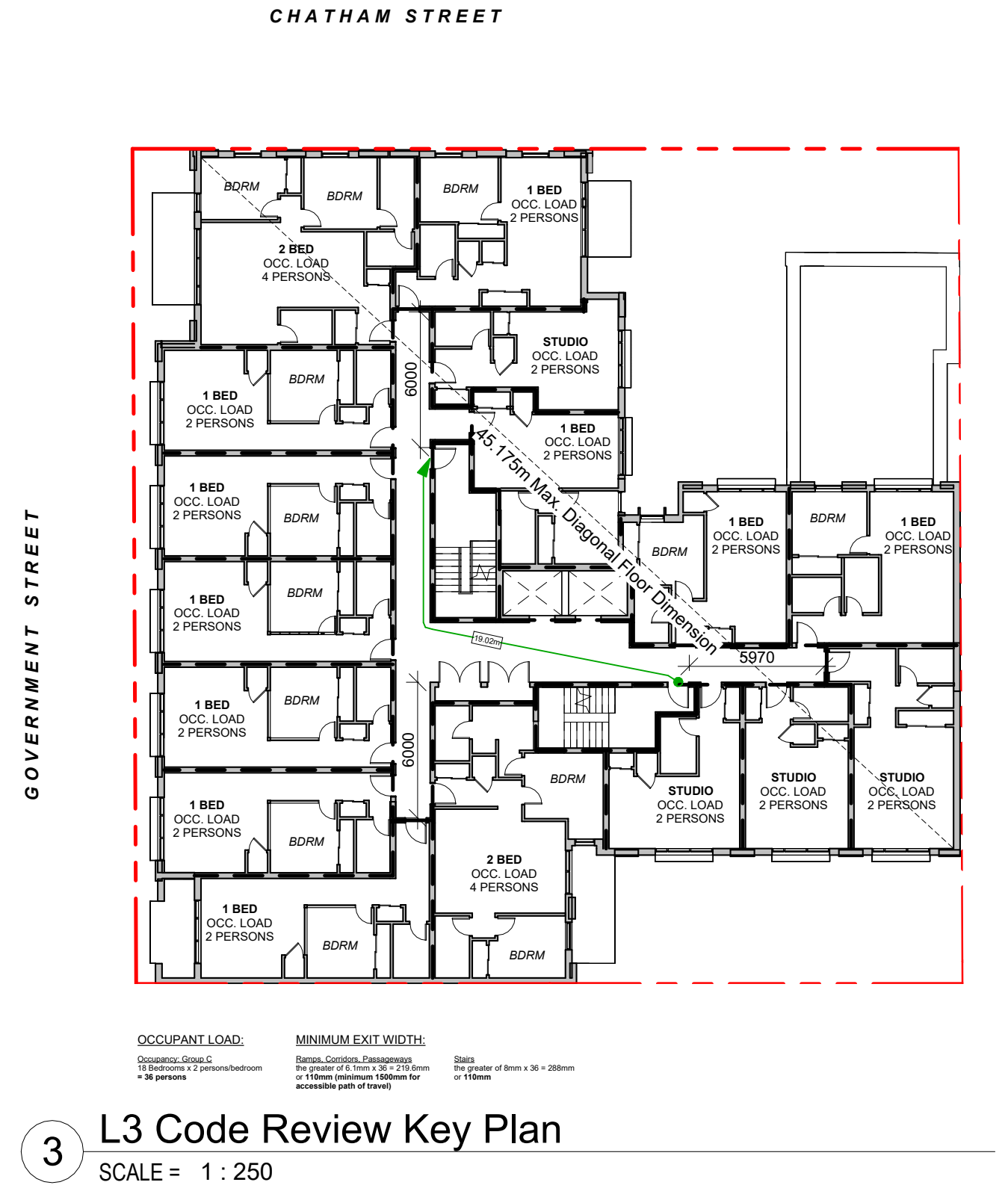
8 L0 Code Review Key Plan
SCALE = 1 : 250



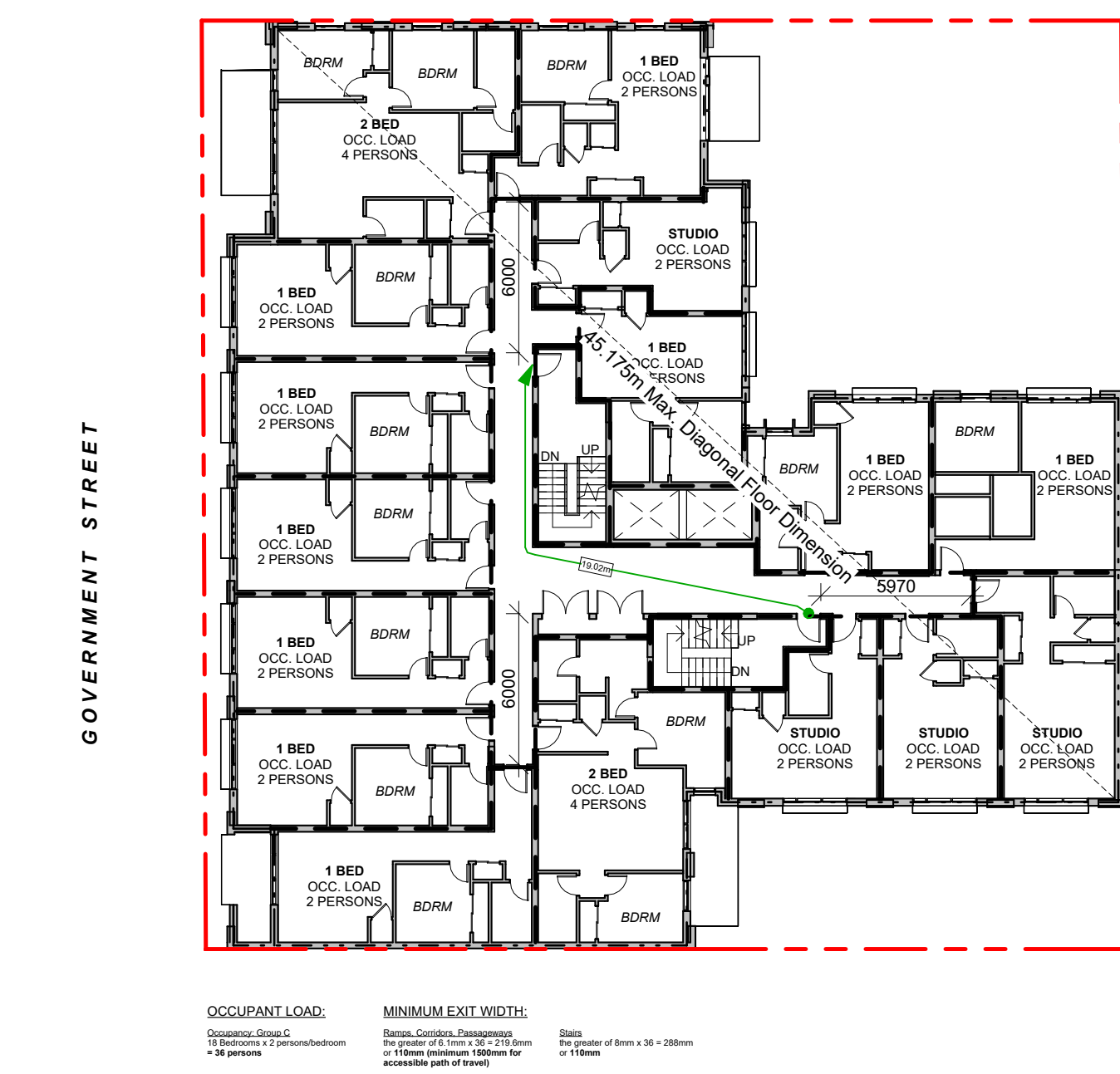
1 L1 Code Review Key Plan
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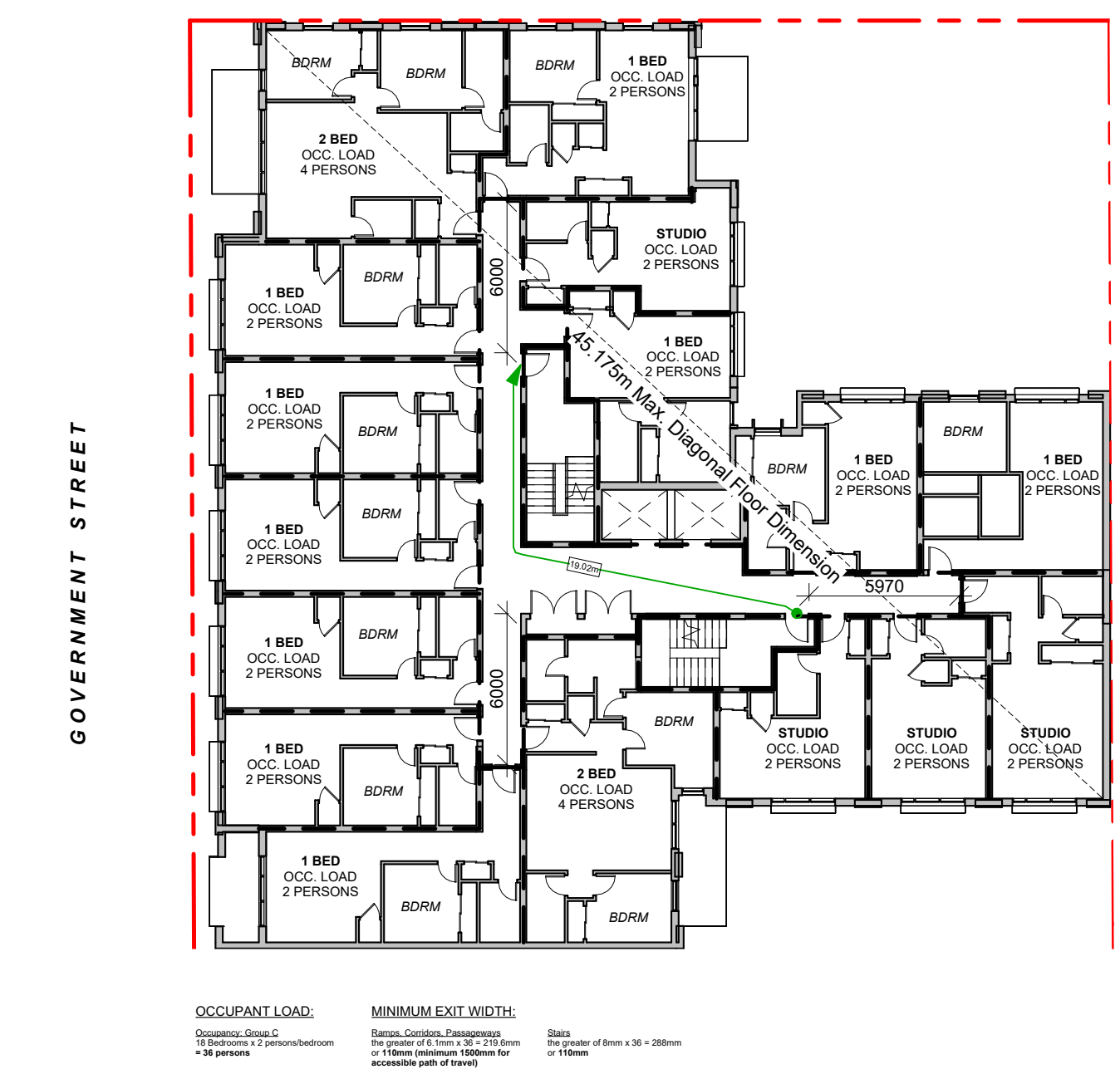
2 L2 Code Review Key Plan
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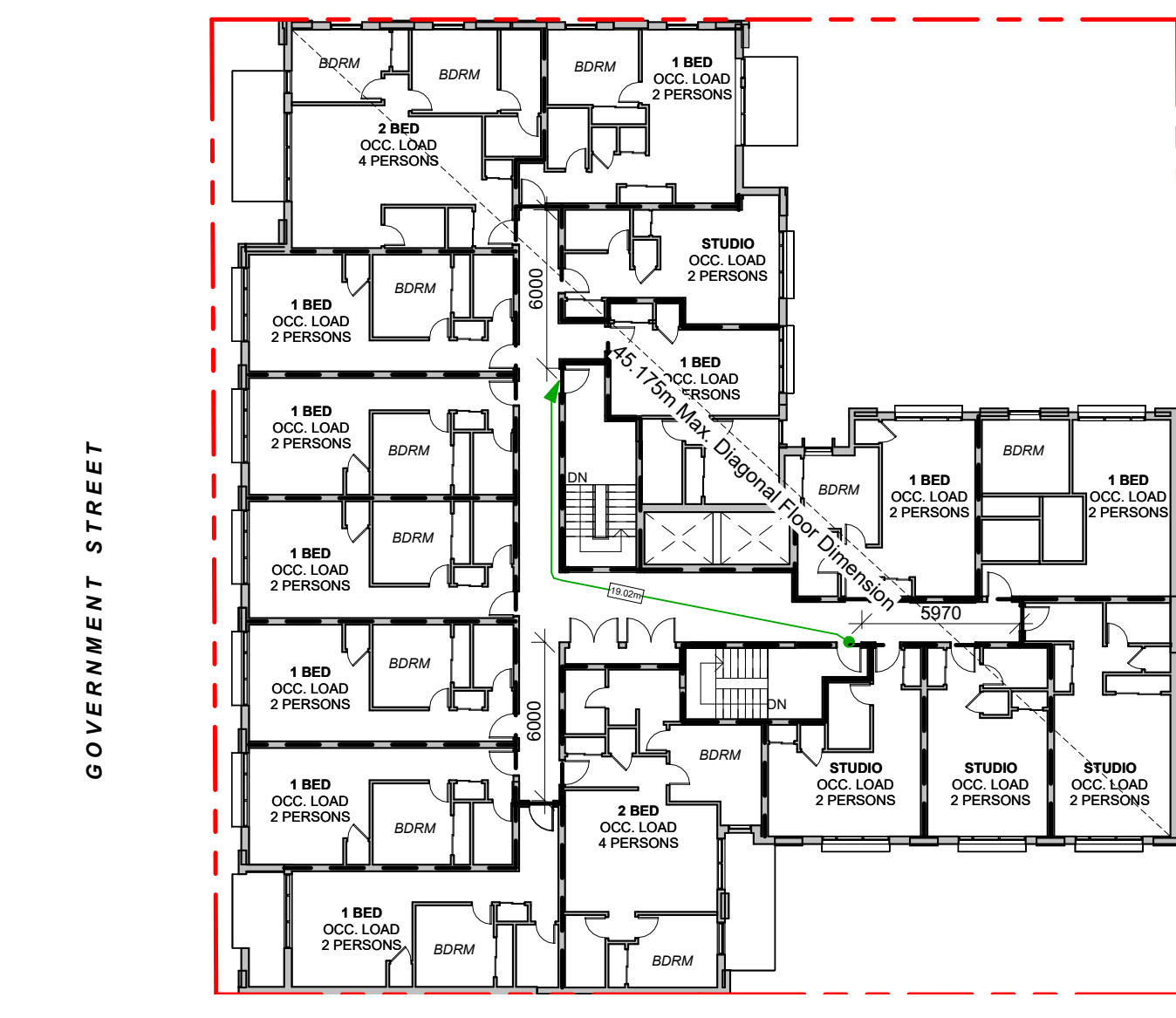
3 L3 Code Review Key Plan
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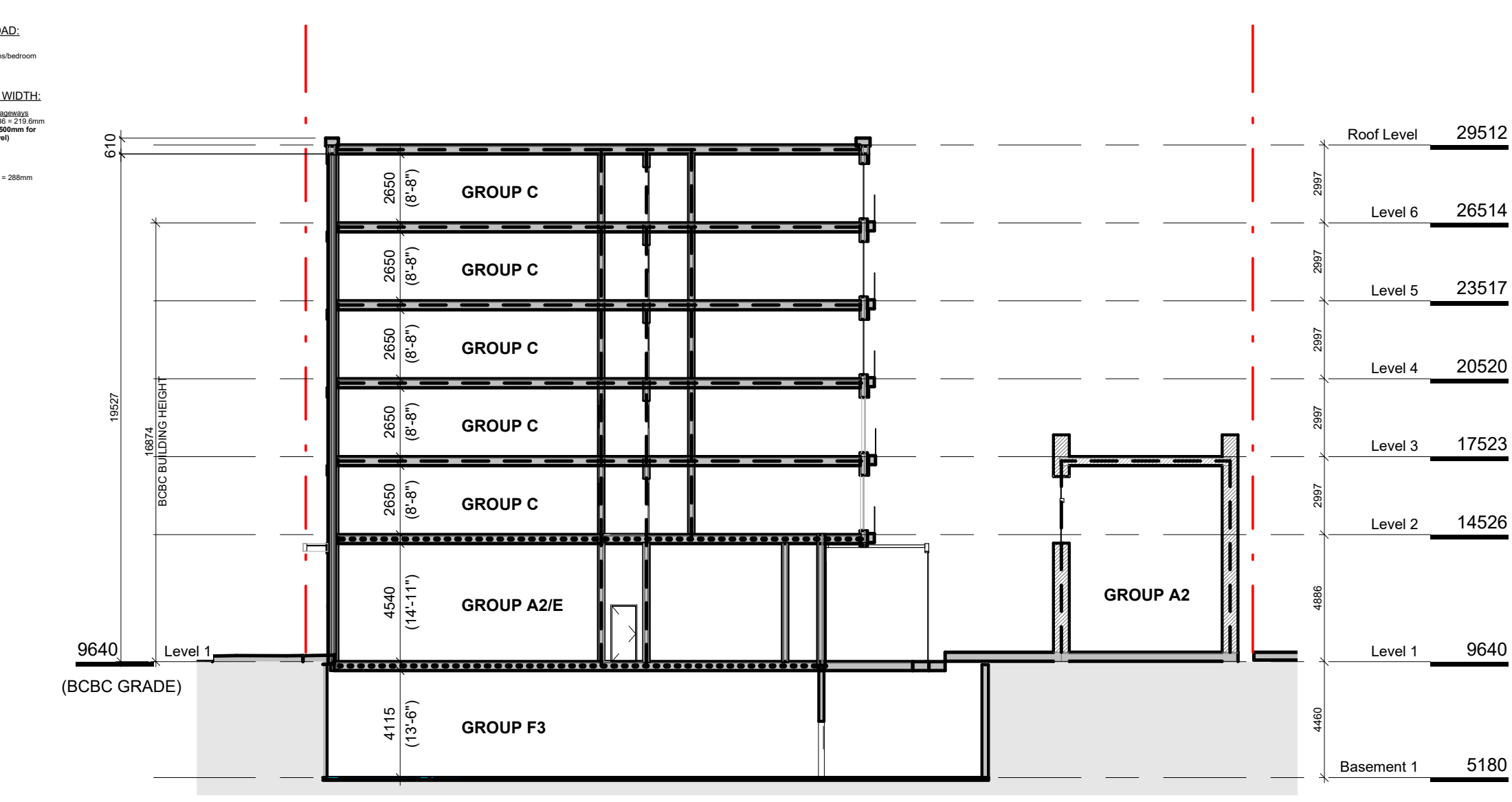
4 L4 Code Review Key Plan
SCALE = 1 : 250



5 L5 Code Review Key Plan
SCALE = 1 : 250



6 L6 Code Review Key Plan
SCALE = 1 : 250



7 Code Review Key Building Section
SCALE = 1 : 200

BUILDING CODE ANALYSIS			
PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE [3] PART		REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input checked="" type="checkbox"/>	3.1.2.1.	
BUILDING AREA	1094 m ² (Outside face of Exterior Walls)		Div A 1.4.1.2.
GRADE	9.640 m		Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE	16.87 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL	Div A 1.4.1.2.
	1 STOREYS BELOW GRADE		

SPATIAL SEPARATION LEGEND	
-----	0 HR
- - - - -	1 HR
- . - . -	1.5 HR
.....	2 HR

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m ²	3.2.2.50
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
EXITS	1 hr	3.4.4.1

NO.	DESCRIPTION	DATE
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1885 GOVERNMENT ST.
 NICOLA WEALTH REAL ESTATE

Sheet Name
CODE REVIEW

Date
 March 6, 2024

Scale
 As indicated

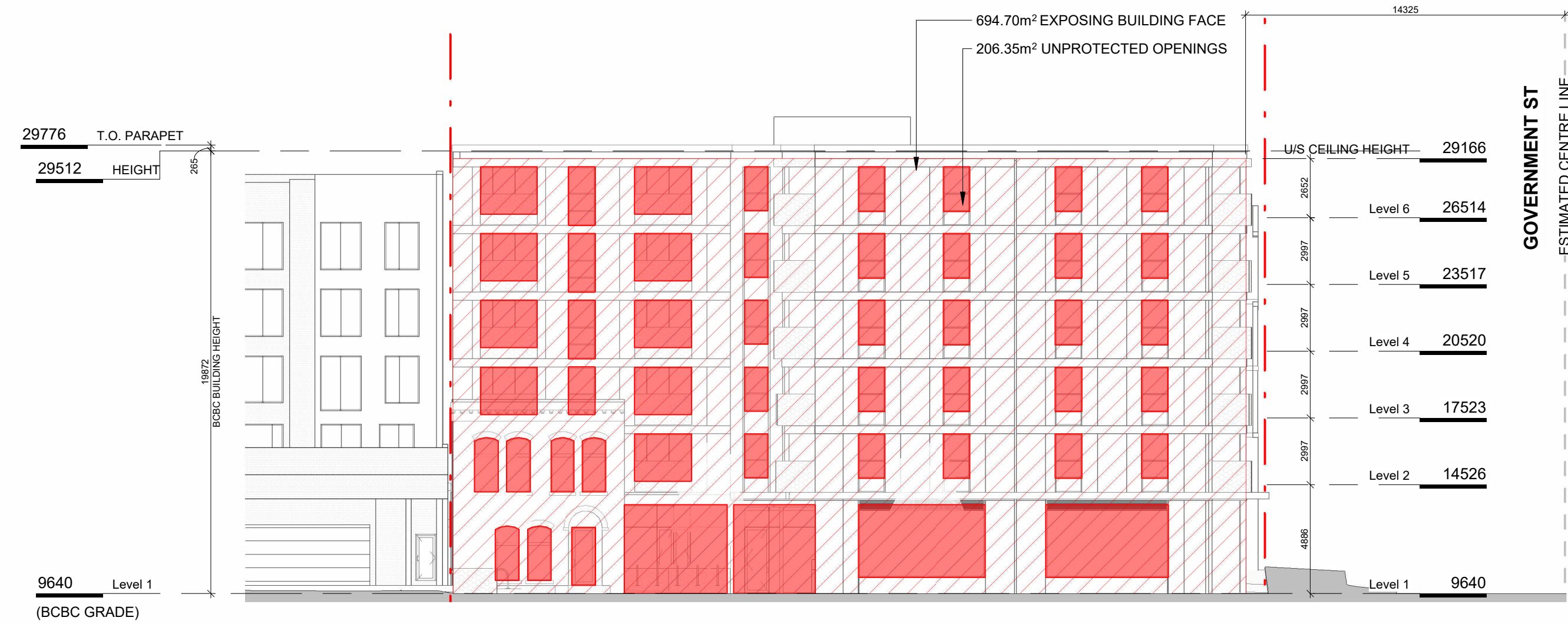
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 2

Sheet #
A 052

2024-03-11
 BRITISH COLUMBIA REGISTERED ARCHITECT
 GREGORY L.F. DANKO

2024-03-11 9:53:40 AM



NORTH ELEVATION

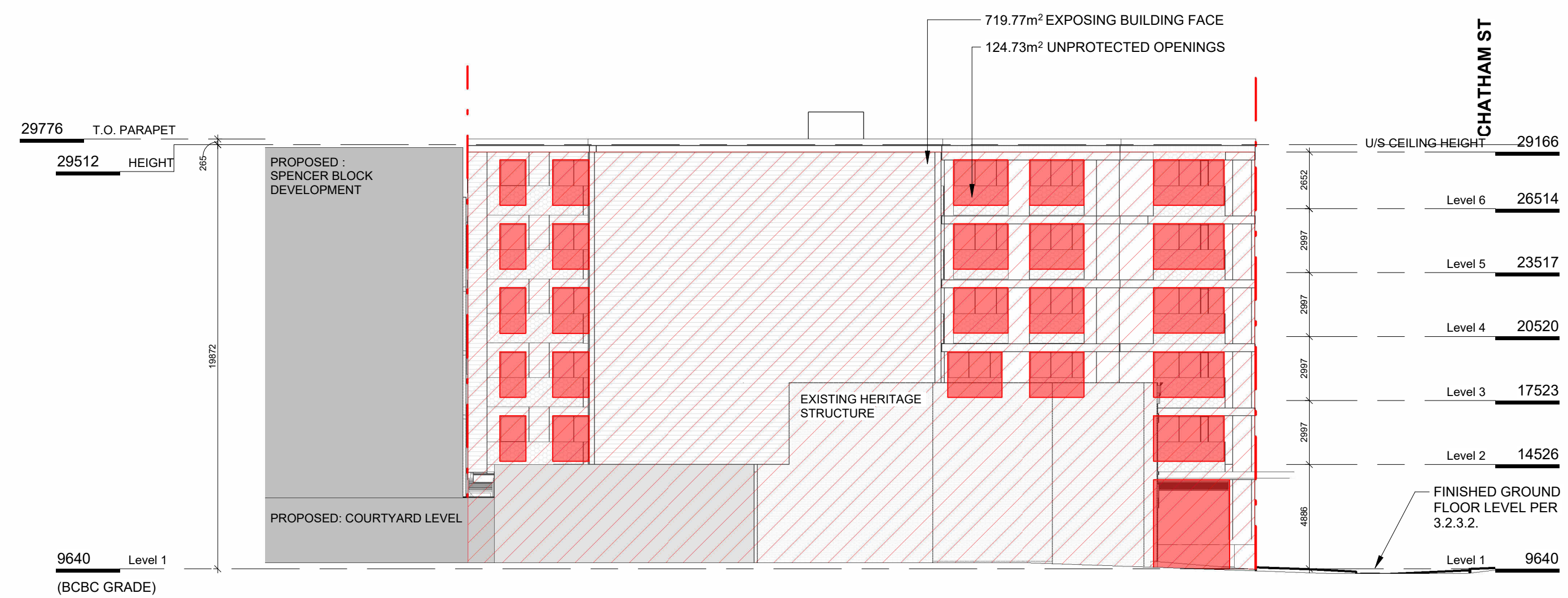
TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10.17m (>9m)	100	694.70	206.35	29.70

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

1 North Elevation - LD Key
SCALE = 1 : 200



EAST ELEVATION

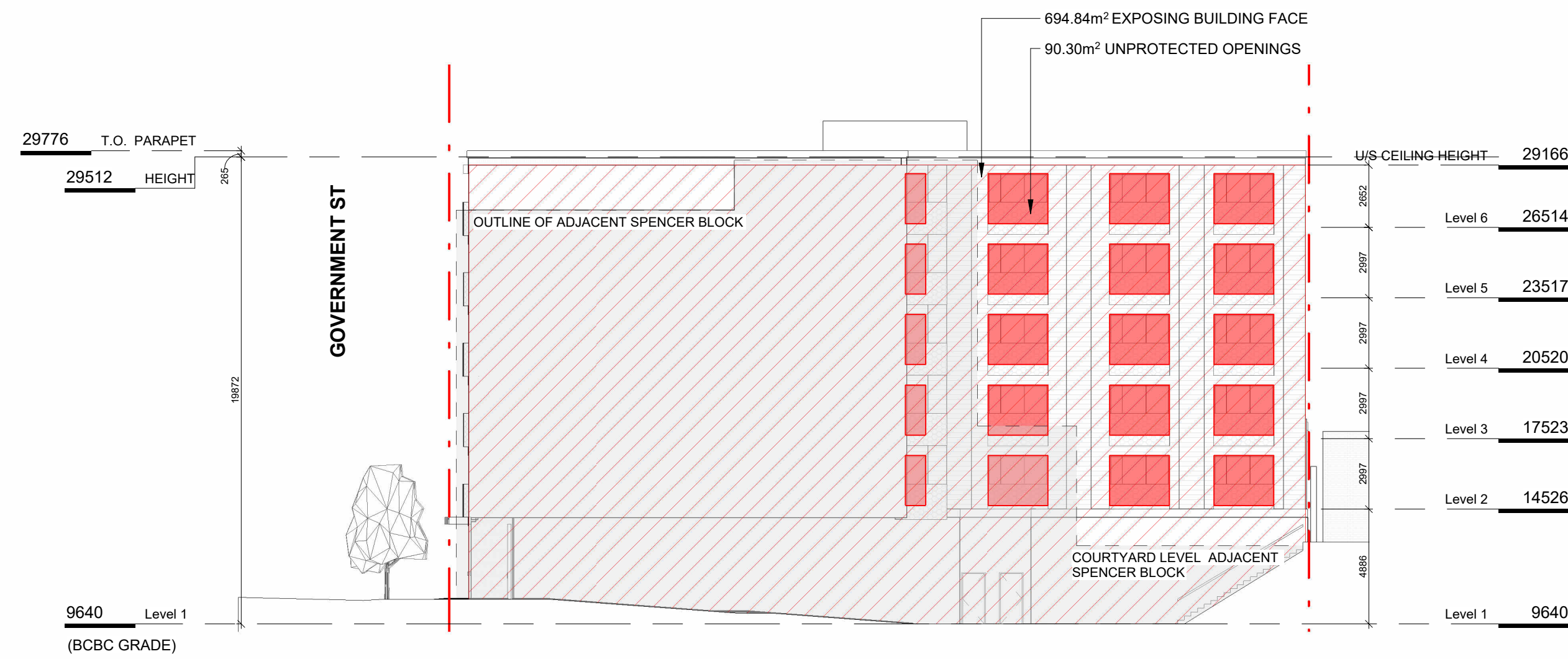
TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.80m (>9m)	100	719.77	124.7	17.3

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

2 East Elevation - LD Key
SCALE = 1 : 200



SOUTH ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
5.70m	100	694.84	90.30	13.0

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

3 South Elevation -LD Key
SCALE = 1 : 200



WEST ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.30m (>9m)	100	720.24	312.90	43.44

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	Combustible or Noncombustible

4 West Elevation - LD Key
SCALE = 1 : 200

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
SPATIAL SEPARATION

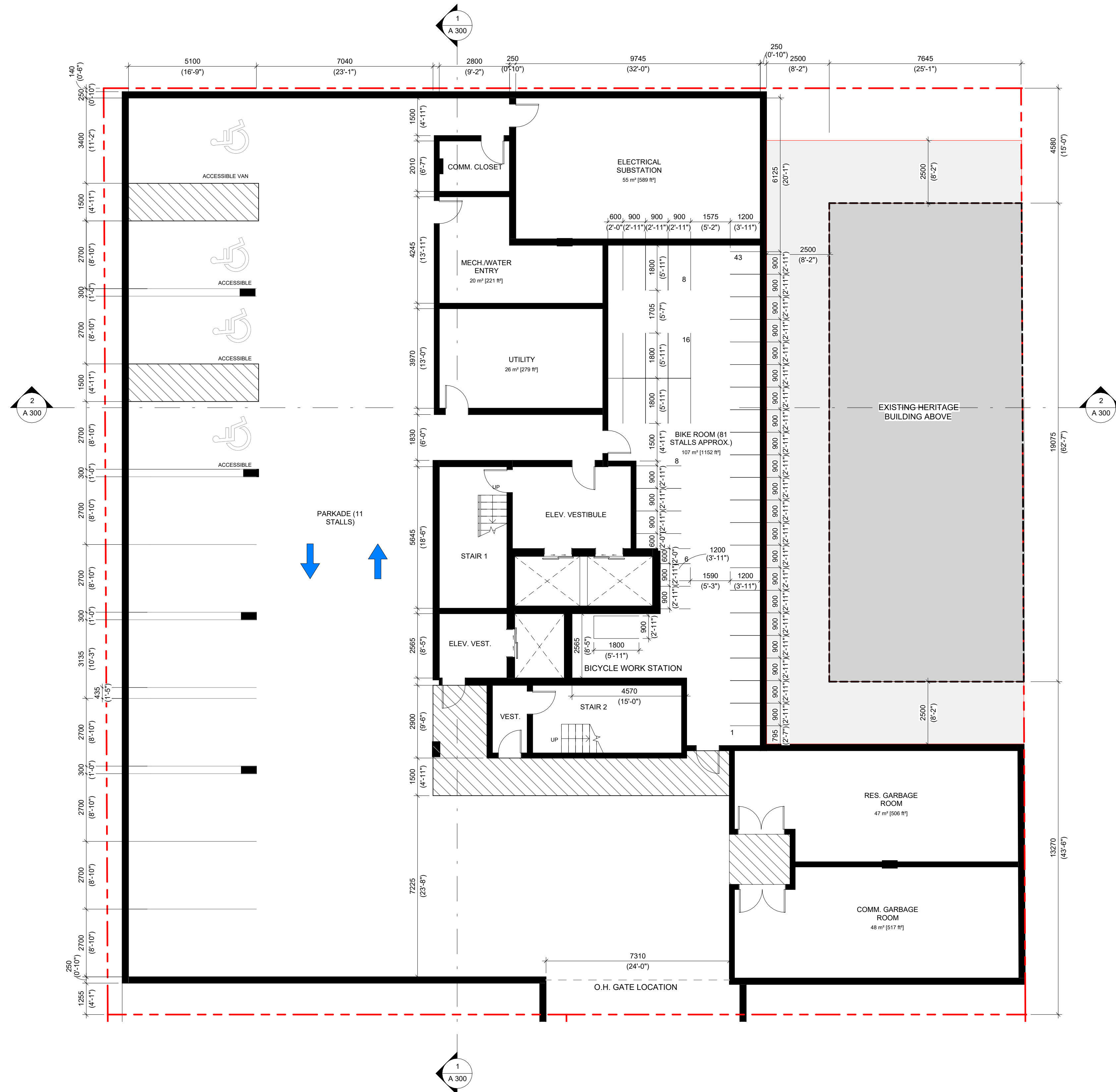
Date
March 6, 2024

Scale
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Project #
2311

Revision
March 6, 2024

Sheet #
A 053



2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
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NICOLA WEALTH REAL ESTATE

Sheet Name
PARKADE PROPOSED PLAN

Date
March 6, 2024

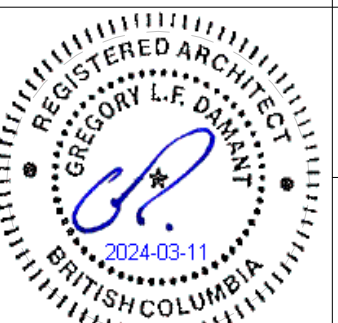
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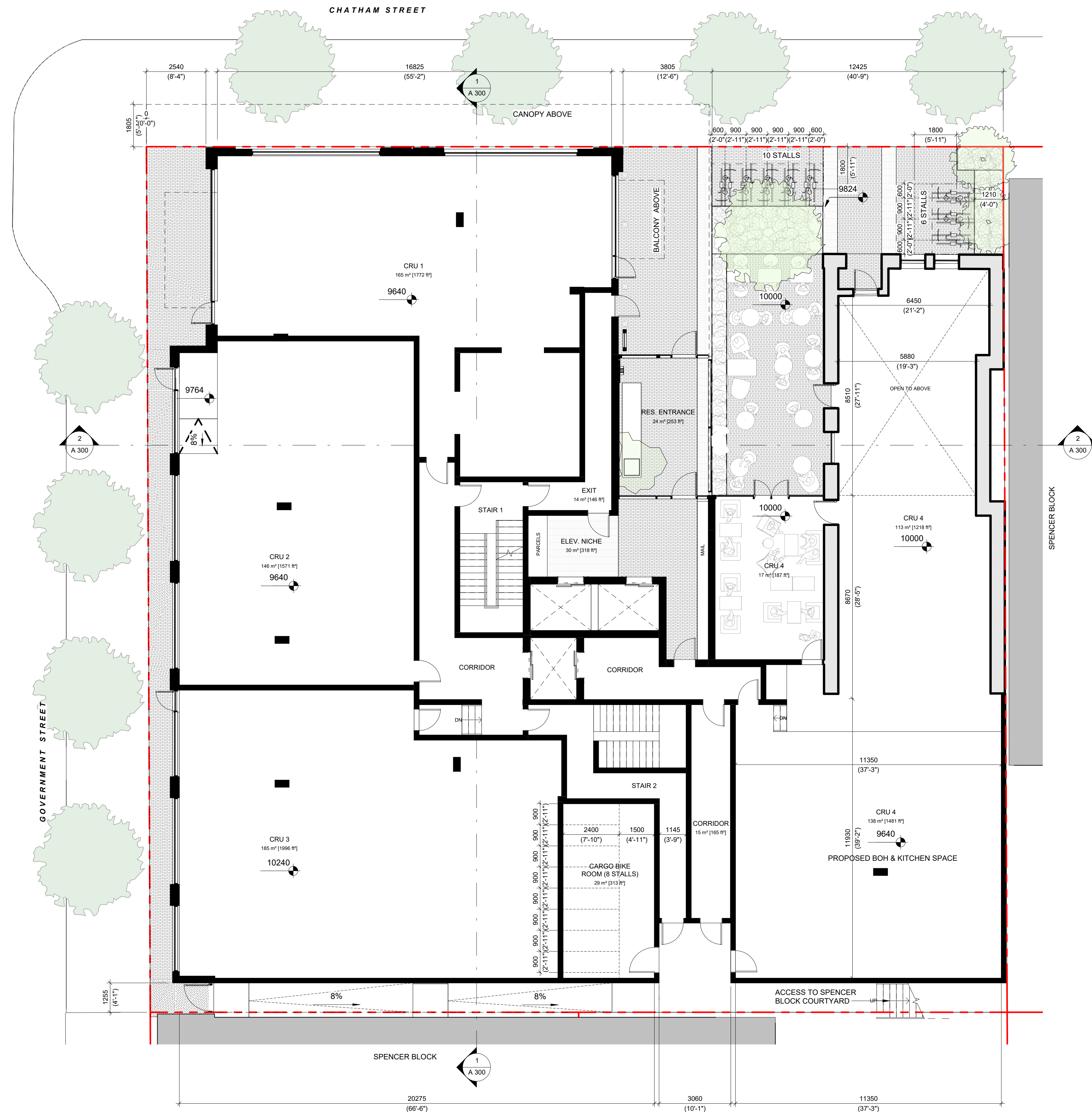
Project #
2311

Revision
March 6, 2024

2

Sheet #
A 100





NO.	DESCRIPTION	DATE
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 1 PROPOSED PLAN

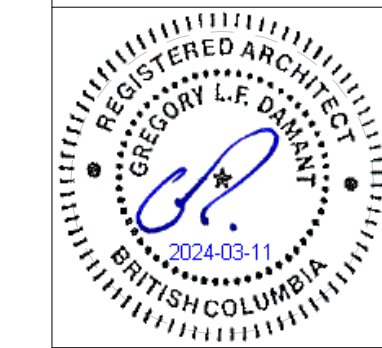
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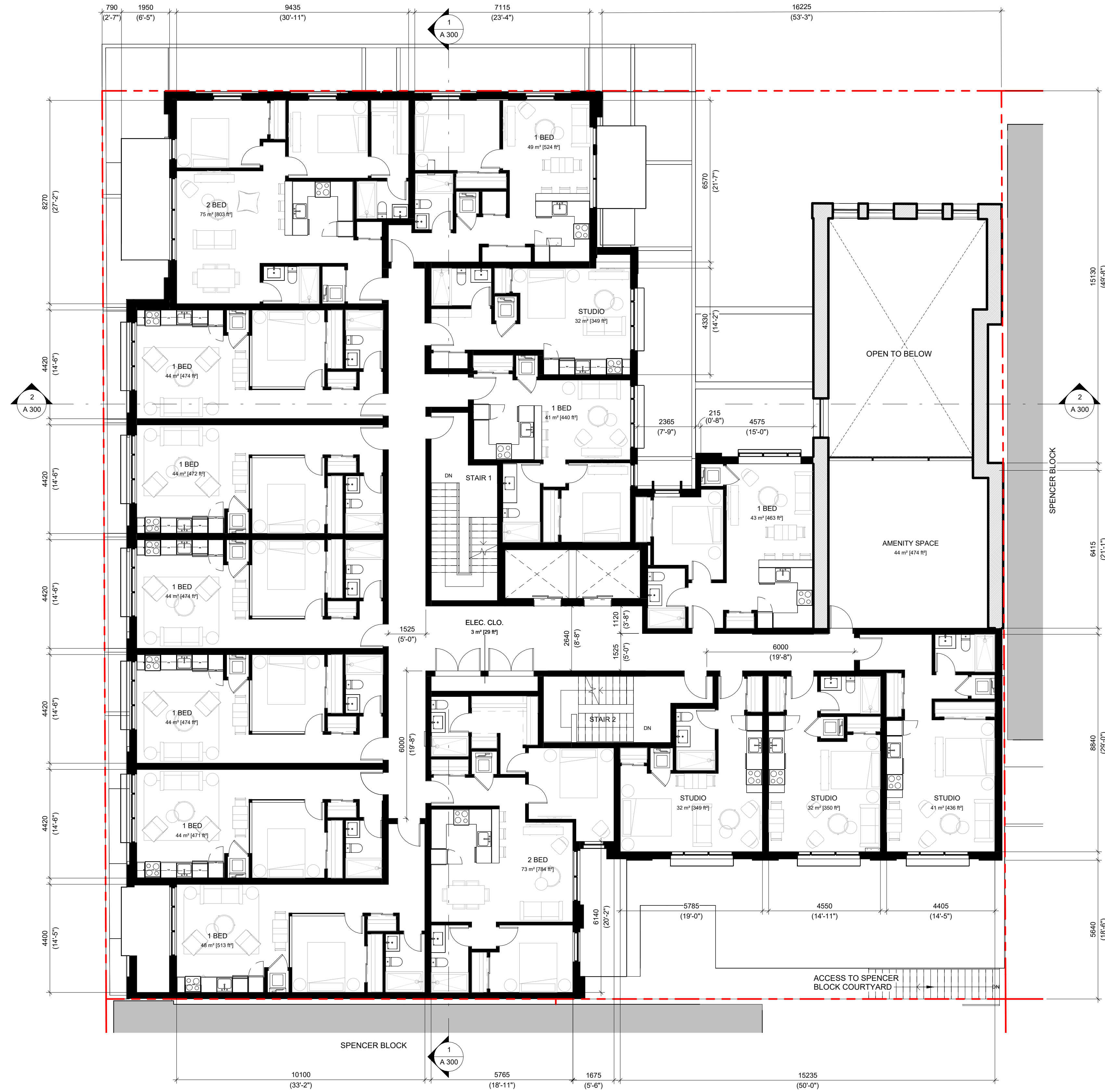
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Project #
2311

Revision
March 6, 2024
2

Sheet #
A 101





2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 2 PROPOSED PLAN

Date
March 6, 2024

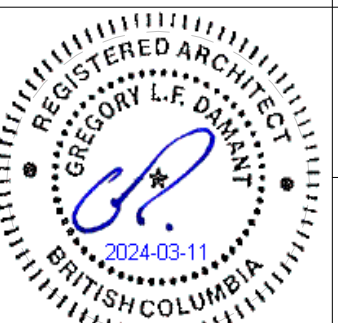
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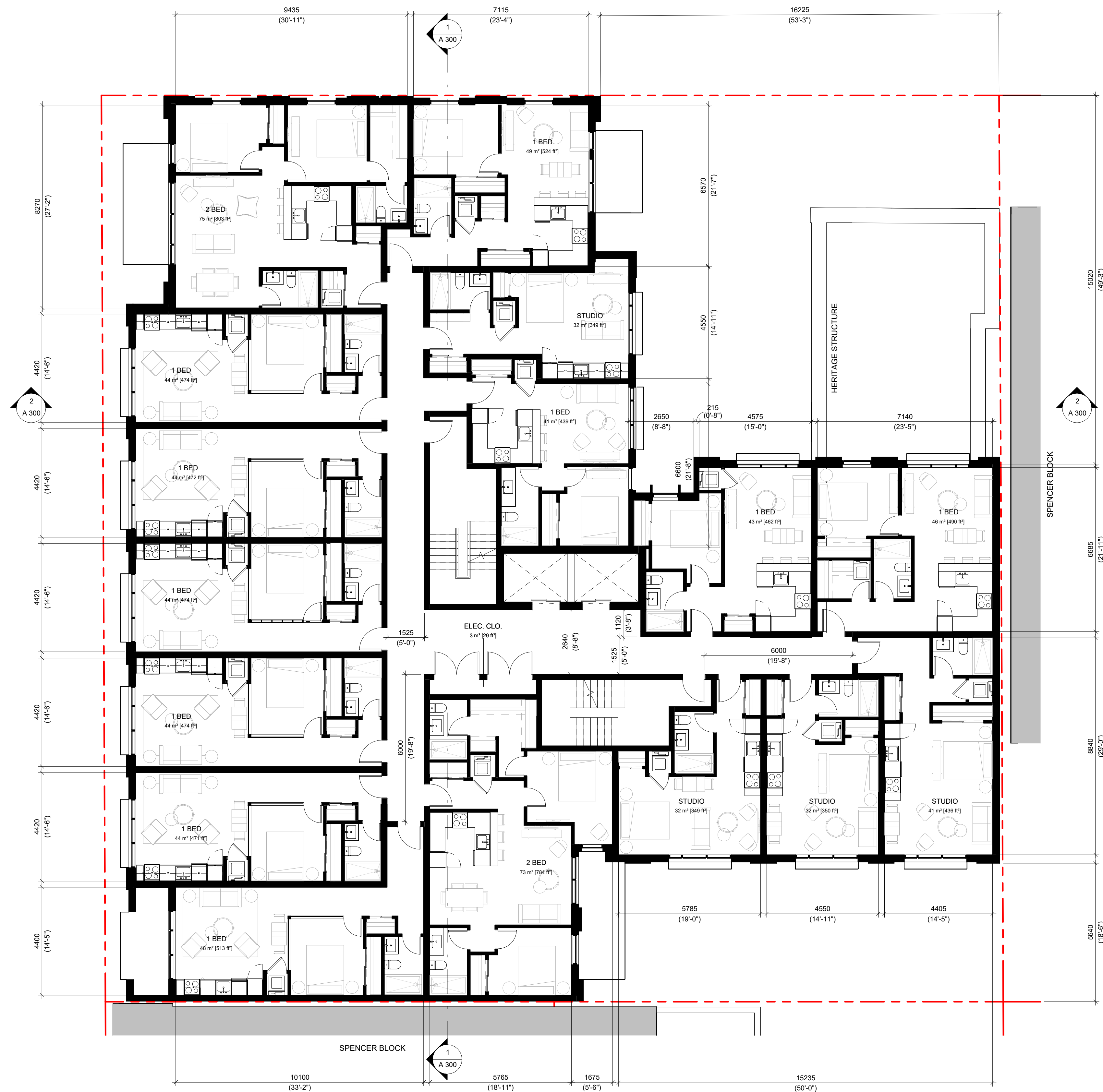
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2311

Revision
March 6, 2024

2

Sheet #
A 102





2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 3-6 TYPICAL PROPOSED PLAN

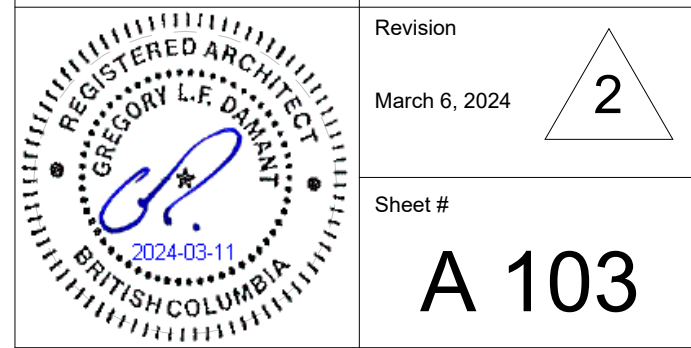
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March 6, 2024

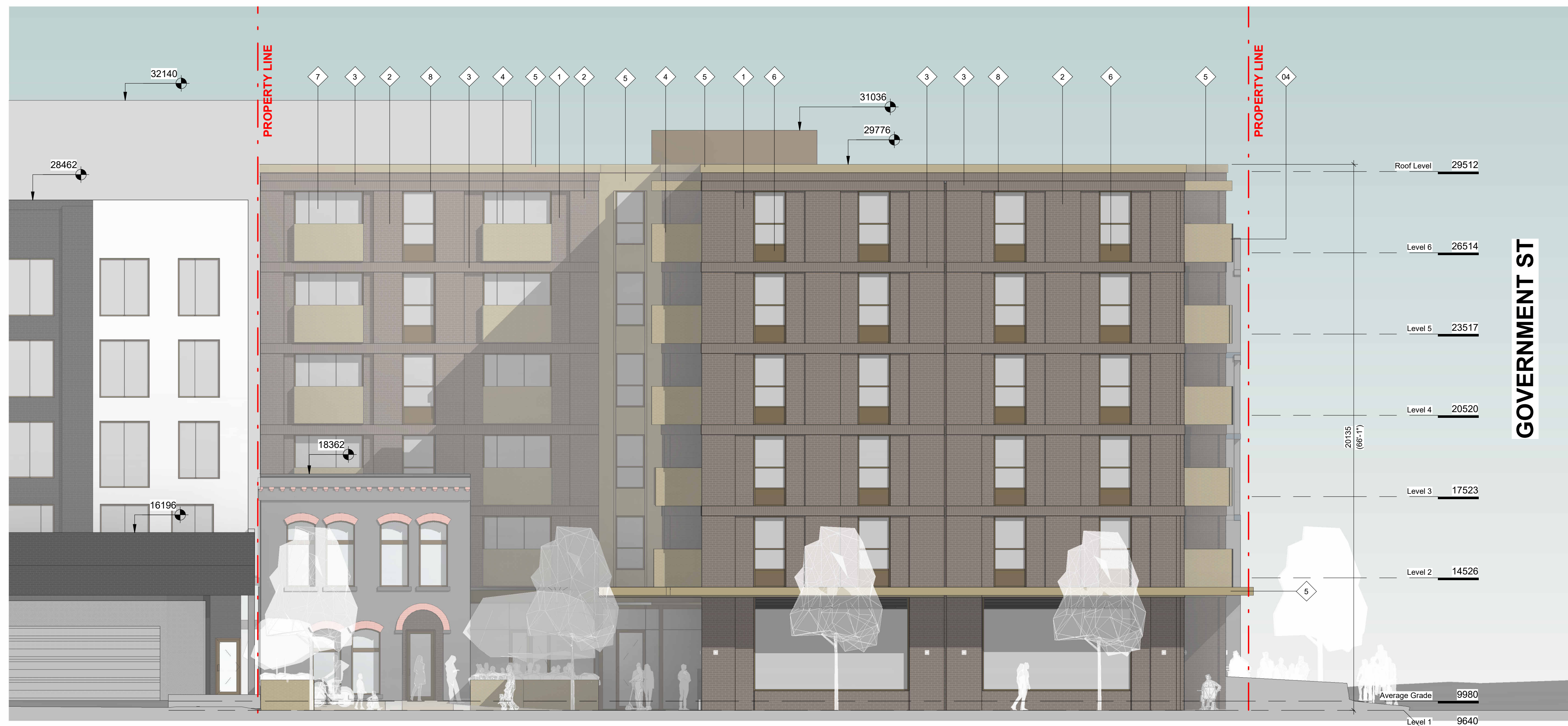
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Project #
2311

Revision
March 6, 2024

Sheet #
A 103

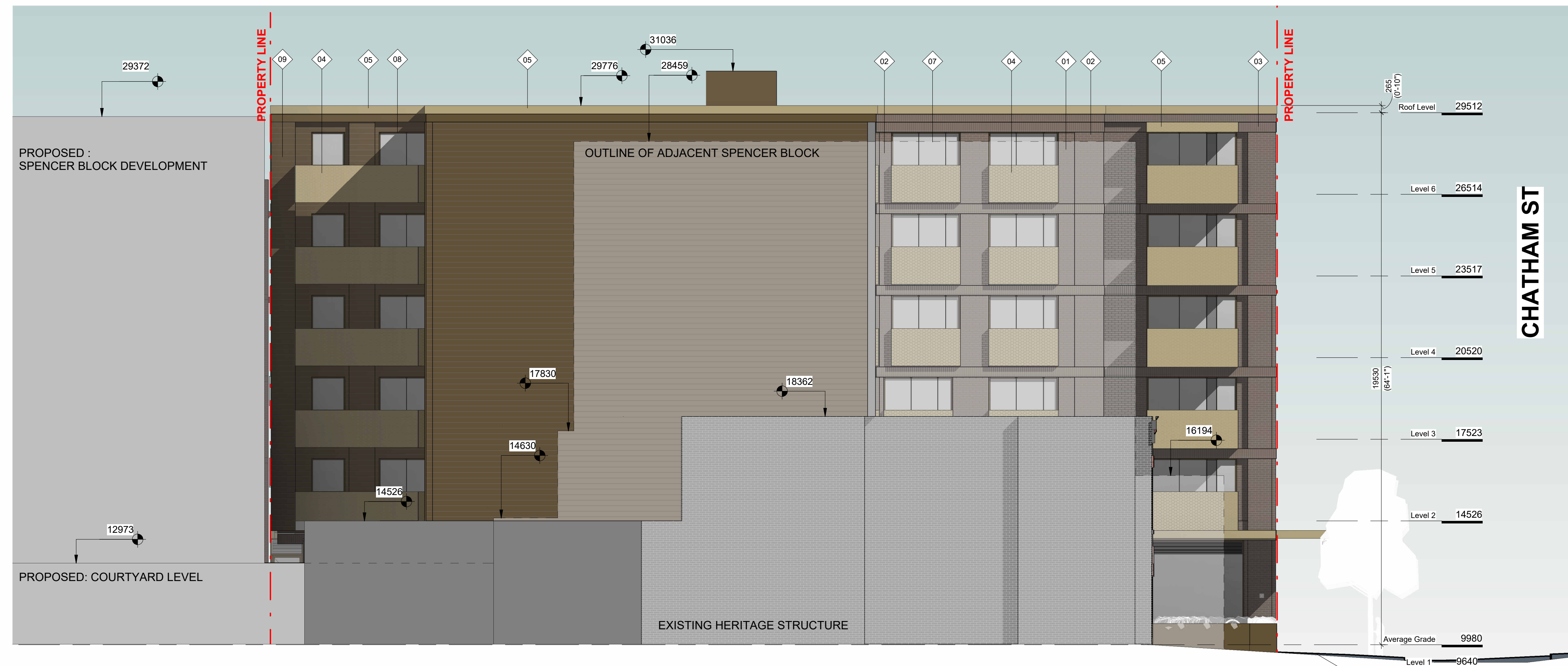




FINISH SCHEDULE

- ① **BRICK (1)**
WARM BRICK, LIGHT GROUT
- ② **BRICK (2)**
WARM BRICK, LIGHT GROUT
- ③ **BRICK (3)**
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**
BALCONY GUARDS
BRONZE GLOSSY FINISH
- ⑤ **METAL**
SOFFITS, FASCIA, CORNICE
BRONZE MATTE FINISH
- ⑥ **METAL PANEL**
EXTERIOR WALLS
BROWN MATTE FINISH
- ⑦ **GLAZING**
DOORS & WINDOWS
CLEAR GLASS
- ⑧ **VINYL**
DOORS & WINDOWS
- ⑨ **CEMENTITIOUS CLADDING**
EXTERIOR WALLS
BROWN MATTE FINISH

① **North Elevation**
SCALE = 1 : 100



② **East Elevation**
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
March 6, 2024

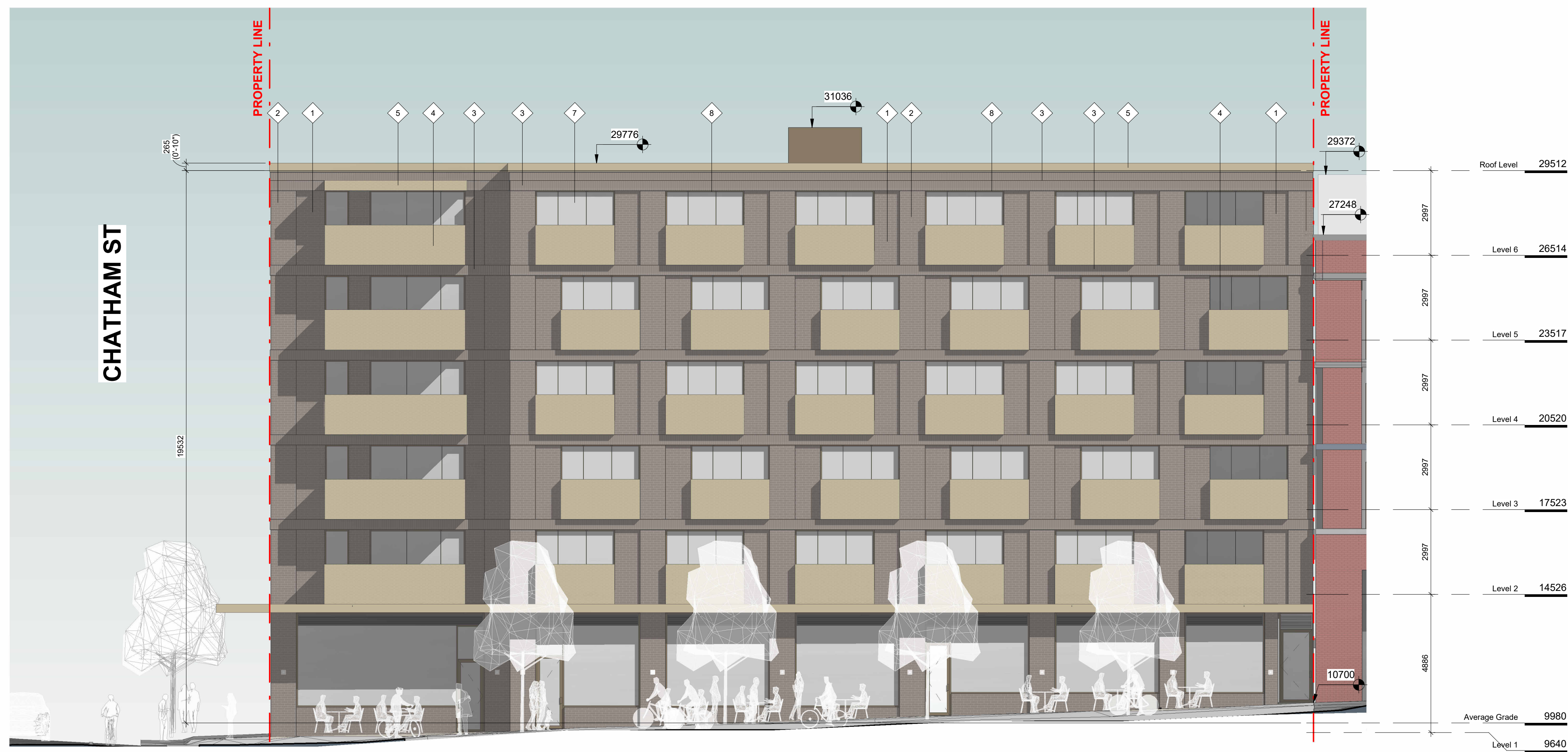
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Project #
2311

Revision
March 6, 2024

2

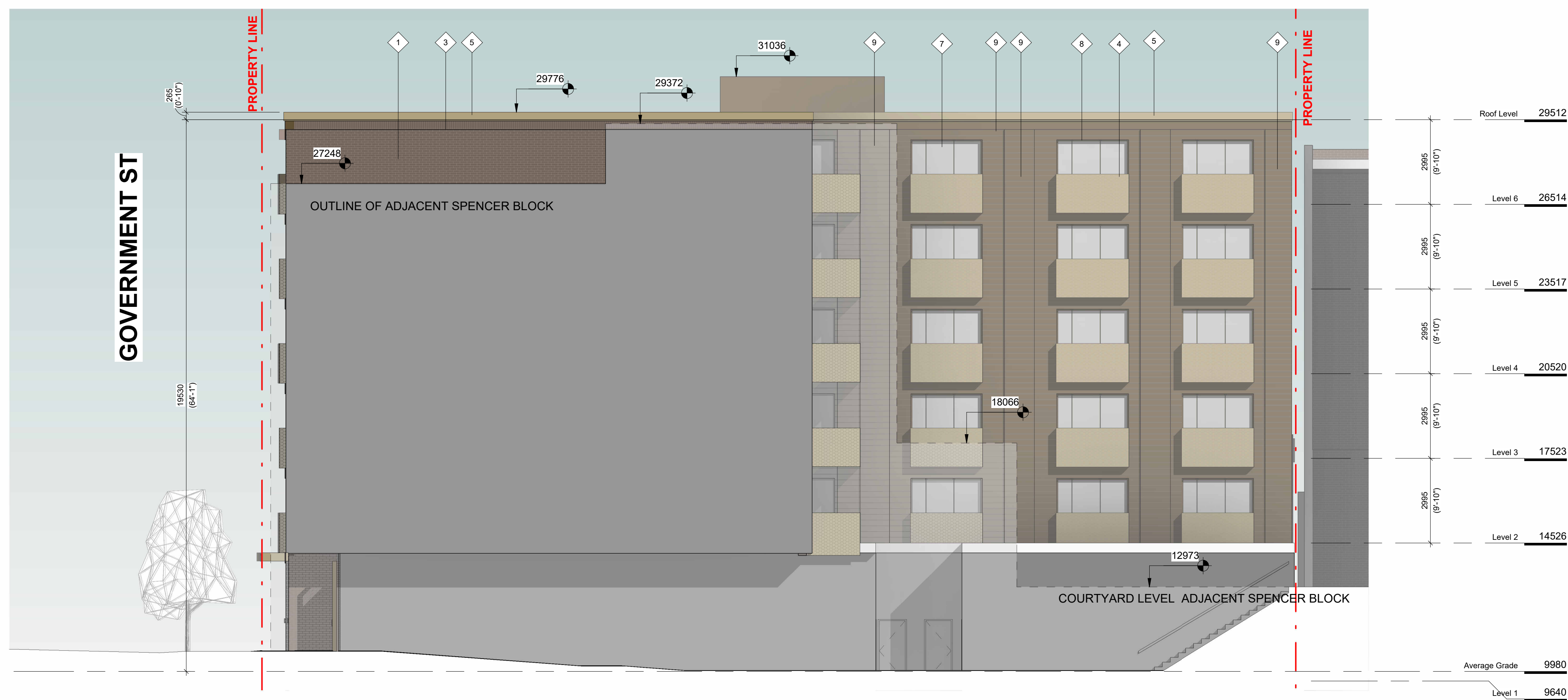
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A 200



1 West Elevation
SCALE = 1 : 100

FINISH SCHEDULE

- 1 BRICK (1)
WARM BRICK, LIGHT GROUT
- 2 BRICK (2)
WARM BRICK, LIGHT GROUT
- 3 BRICK (3)
WARM BRICK, LIGHT GROUT
- 4 EXPANDED METAL MESH
BALCONY GUARDS
BRONZE GLOSSY FINISH
- 5 METAL
SOFFITS, FASCIA, CORNICE
BRONZE MATTE FINISH
- 6 METAL PANEL
EXTERIOR WALLS
BROWN MATTE FINISH
- 7 GLAZING
DOORS & WINDOWS
CLEAR GLASS
- 8 VINYL
DOORS & WINDOWS
- 9 CEMENTITIOUS CLADDING
EXTERIOR WALLS
BROWN MATTE FINISH



2 South Elevation
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
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NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
March 6, 2024

Scale
As indicated

Project #
2311

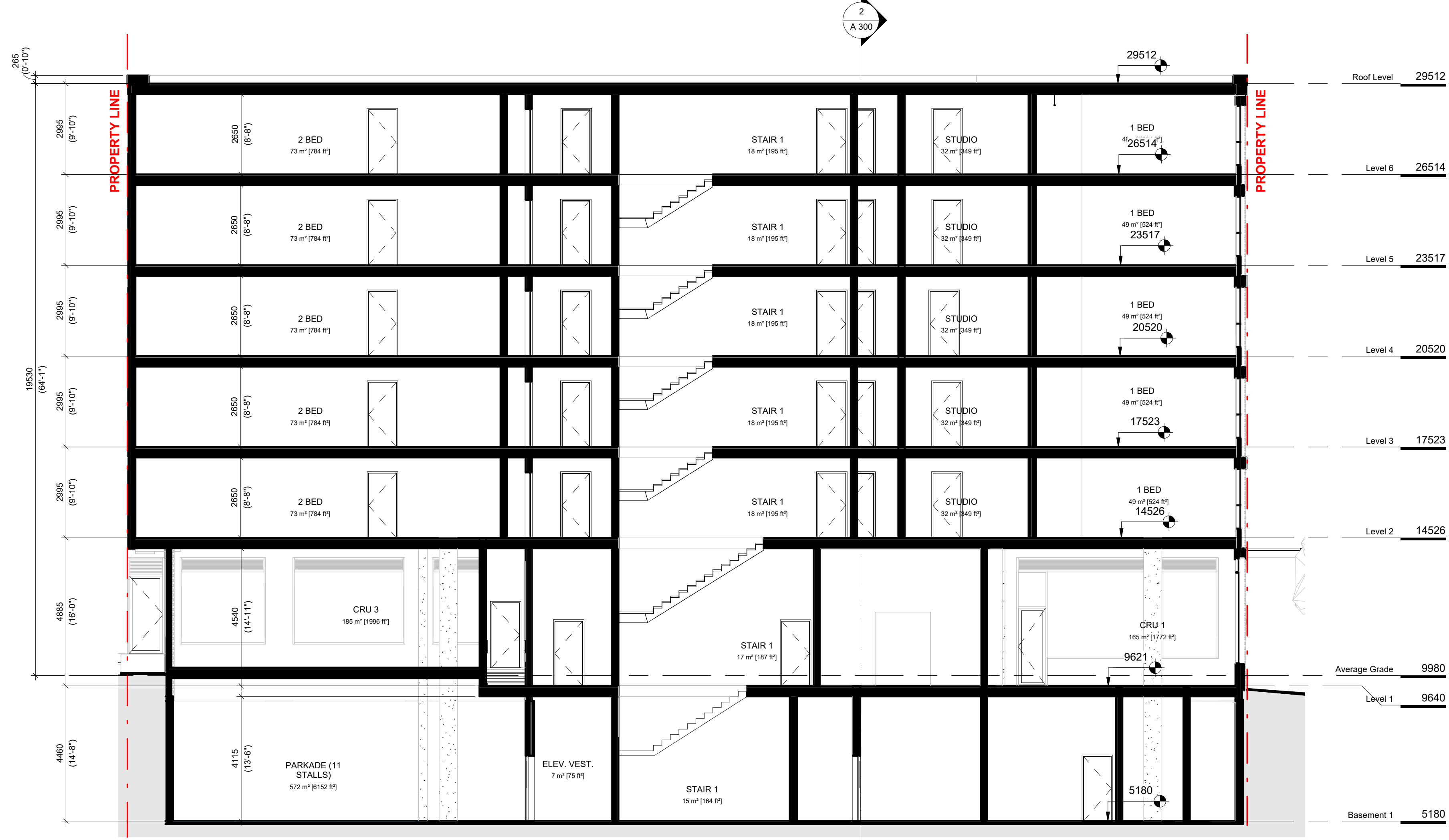
Revision
March 6, 2024

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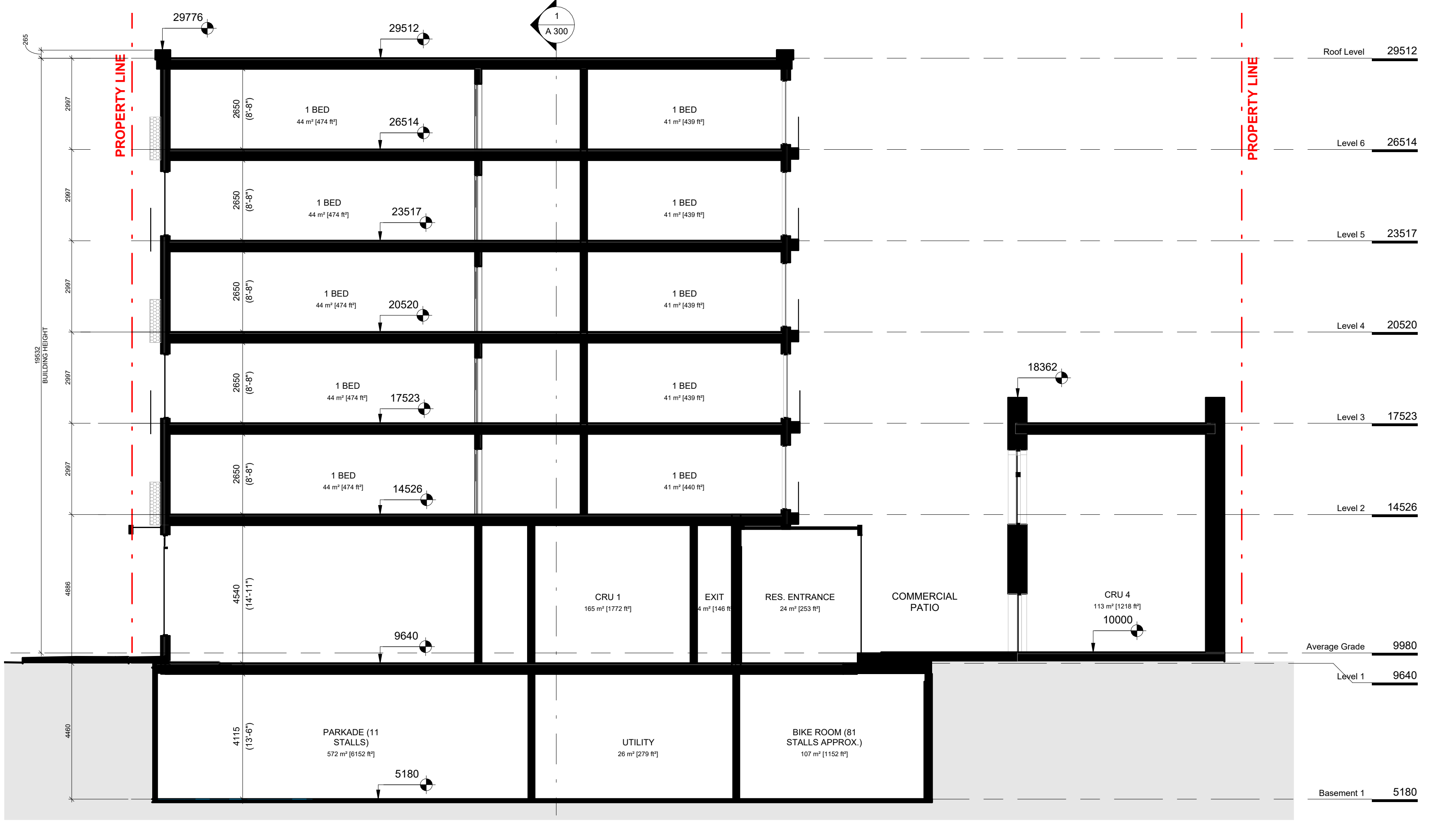
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1 SECTION 1
SCALE = 1 : 100



2 SECTION 2
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
BUILDING SECTIONS

Date
March 6, 2024

Scale
1 : 100

Project #
2311

Revision
March 6, 2024

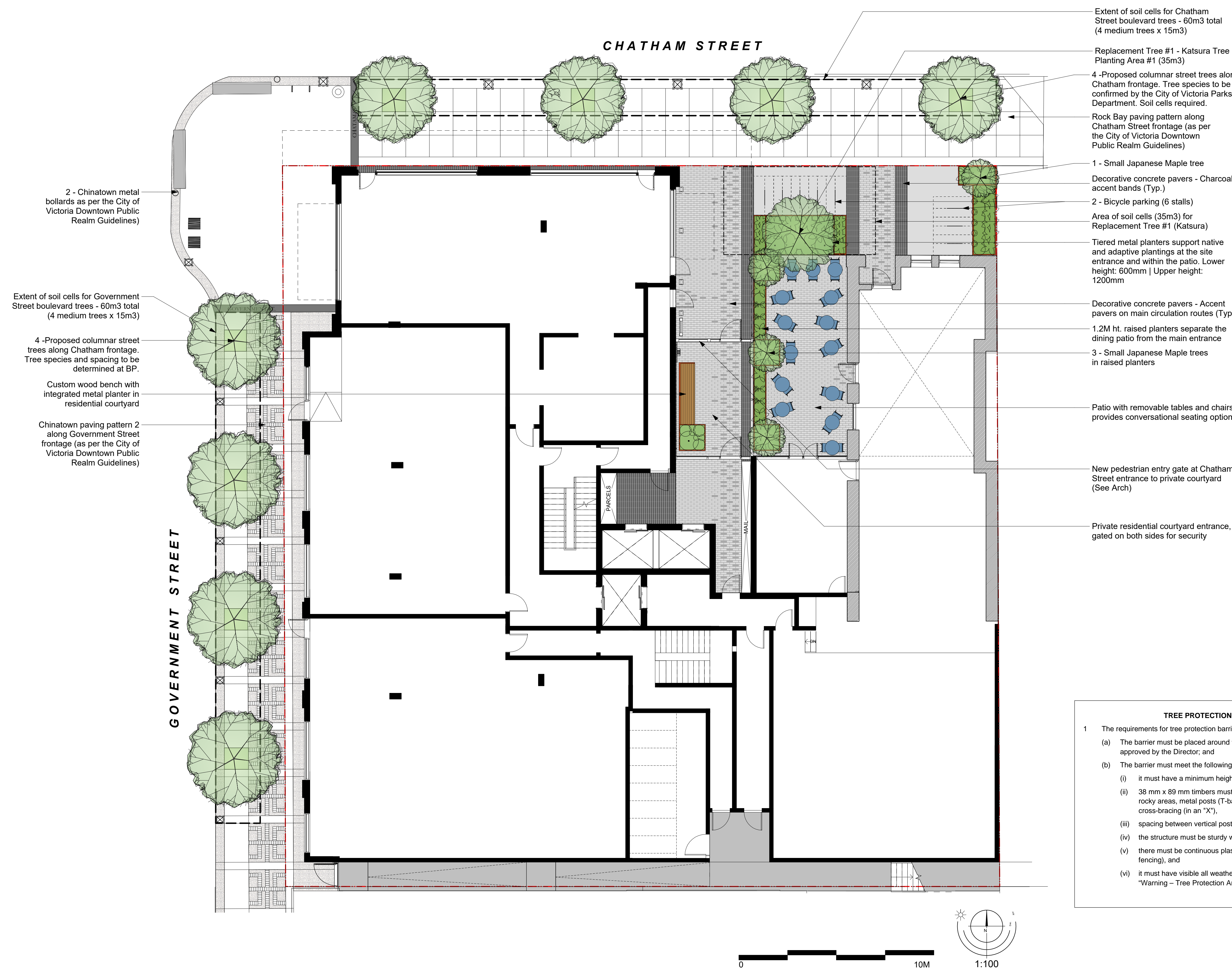
Sheet #
A 300



2

A 300

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Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 5	Acer palmatum 'Butterfly'	Butterfly Japanese Maple	4cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.

Large Shrubs	Botanical Name	Common Name	Size
Total: 2	Ribes sanguineum	Red Flowering Currant	#7 pot

Small Shrubs	Botanical Name	Common Name	Size
Total: 76	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	Gaultheria shallon	Salal	#1 pot

Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 34	Blechnum spicant	Deer Fern	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#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

Planting Area ID	Area (m2)	Soil volume multiplier	Replacement Trees Proposed				Soil Volume Required (m³)			Total
			A. Estimated soil volume	# Small	# Medium	# Large	E. Small	F. Medium	G. Large	
Onsite										
Planting Area X	35	1	35			1			35	35

TREE DATA TABLE

REQUIRED TREES (1350M² SITE AREA)	7
EXISTING TREES	0
PROPOSED TREES (ONSITE REPLACEMENT)	1
PROPOSED TREES (BOULEVARD)	8

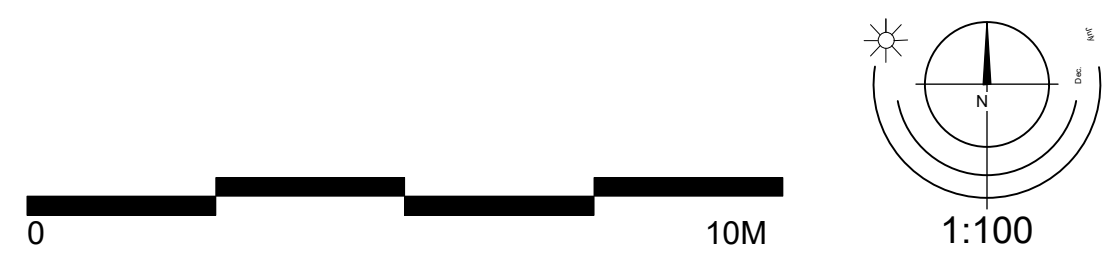
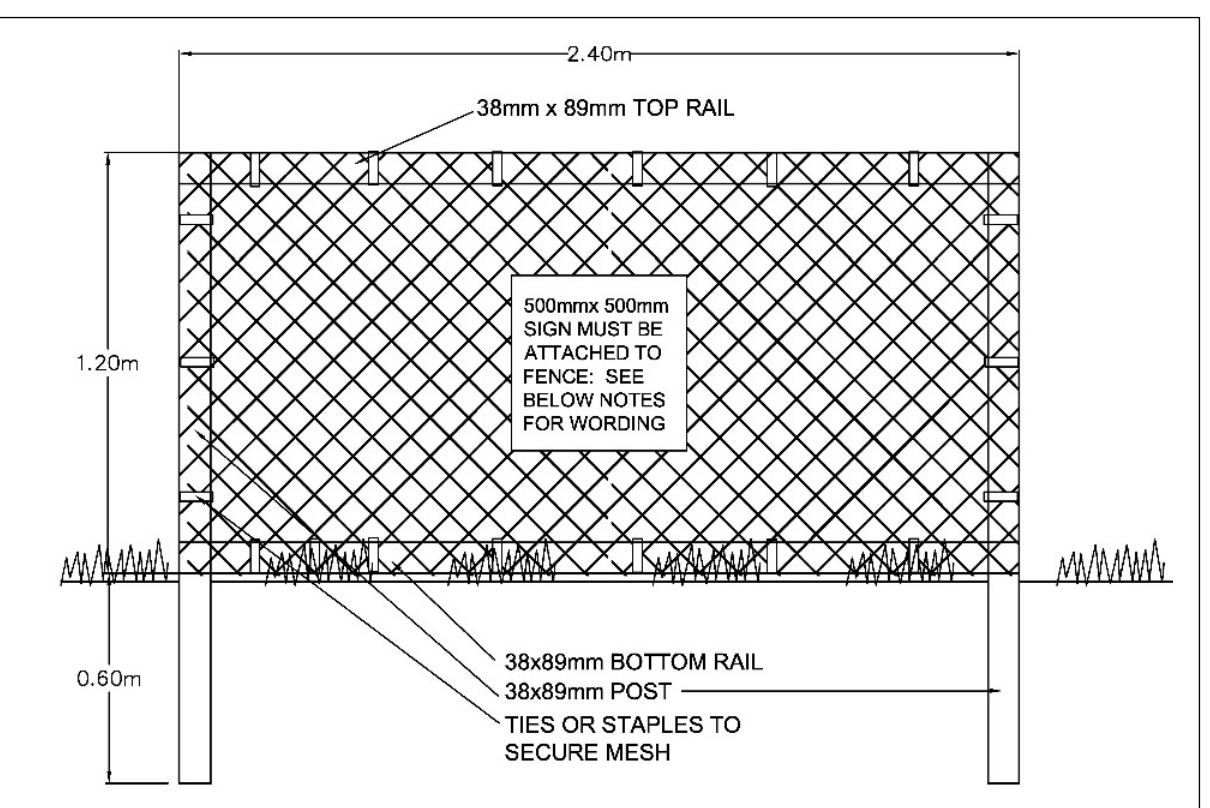
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E", Part 1	1	X 1	B. 1
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 1
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*	7		G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	1	X 1	K. 1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	1	X 1	L. 1
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 6
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$12,000

8 BOULEVARD TREES PROPOSED, 1 REPLACEMENT TREE REQUIRED, 7 NON-REPLACEMENT BOULEVARD TREES PROPOSED

TREE PROTECTION BARRIER REQUIREMENTS

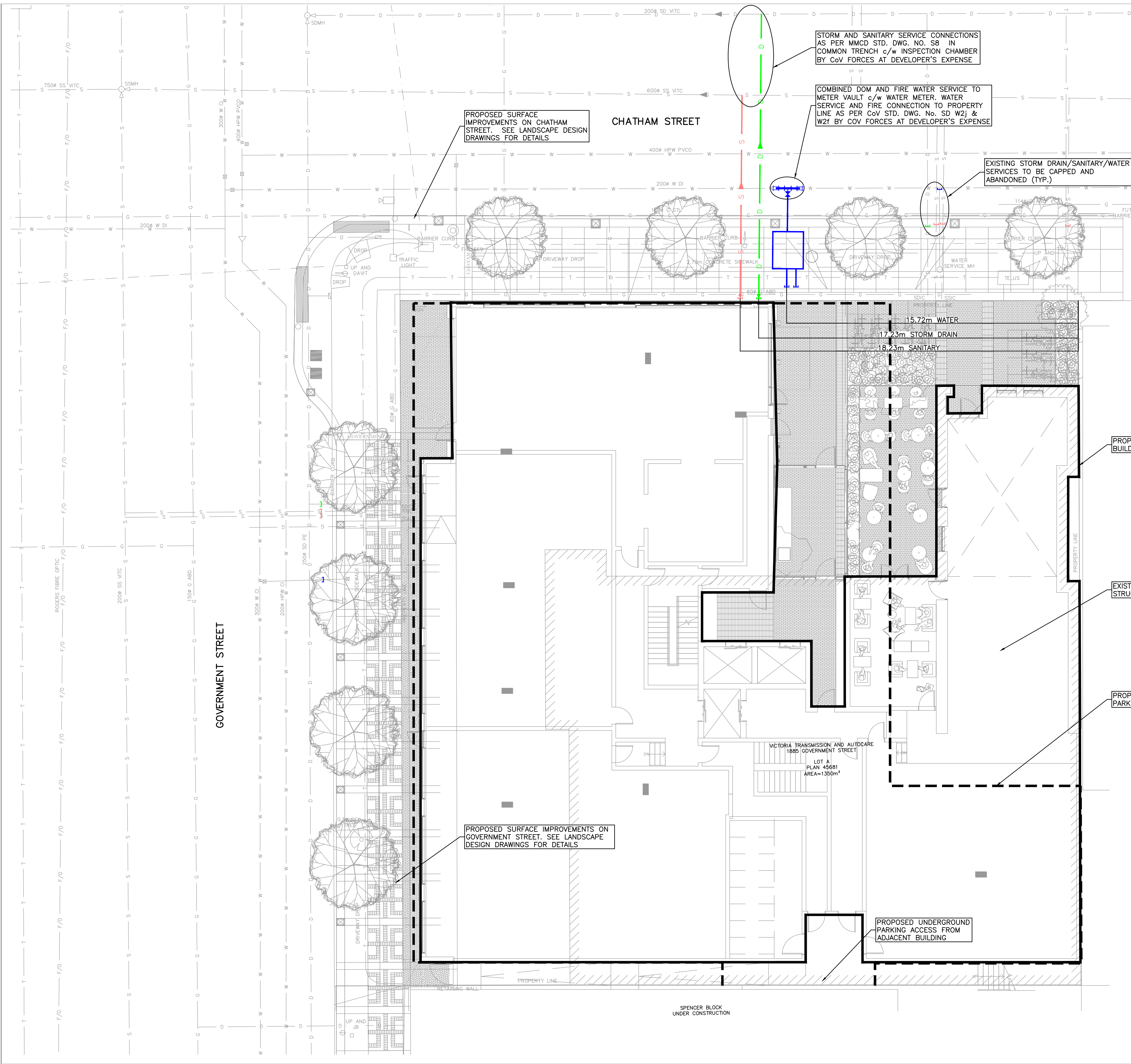
1 The requirements for tree protection barriers are as follows:

- The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
- The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".



1885 Government Street | Landscape Concept Plan

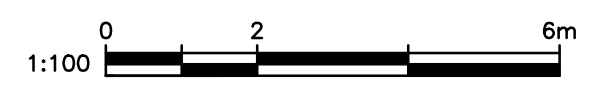
File: \\Projects\6327-001 1885 Government Street - Civil\04c Drawings\6327-001 Civil.dwg Plot Time: Mar. 5, 24 3:09 PM User: Matt Ziegler



- NOTES:**
- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
 - ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR

ISSUED FOR
CO-ORDINATION



1885 GOVERNMENT STREET
6 STOREY MULTI UNIT RESIDENTIAL BUILDING

CITY OF VICTORIA
NICOLA WEALTH REAL ESTATE

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

**SITE SERVICING
CONCEPT PLAN**

DESIGNED DP	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED SAC	
DRAFTING REVIEW	
PROJECT No. 6327-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C200	REVISION 1 of 1