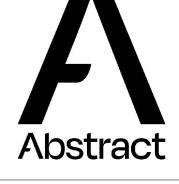
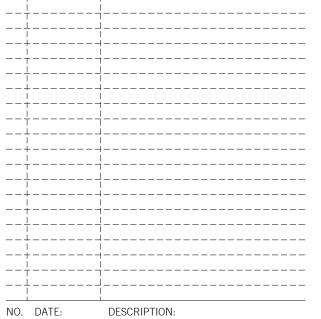


443 GOVERNMENT STREET CALUC PRESENTATION







VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
VICTORIA BC V8T 3Y3

T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

2024-004 1:100

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

GOVERNMENT STREET

SITE PLAN

TREE LEGEND:

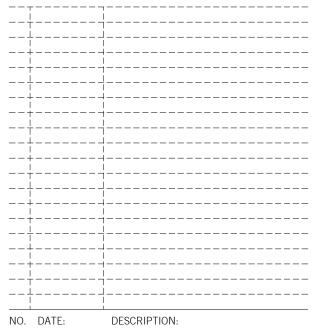
EXISTING TREE TO BE REMOVED EXISTING TREE TO REMAIN CRITICAL ROOT ZONE (CRZ)



EXISTING POWER POLES







URBAN WEST ARCHITECTURE

 VANCOUVER
 VICTORIA

 102-1688 WEST 1ST AVE
 2822 PRIOR ST

 VANCOUVER BC V6J 1G1
 VICTORIA BC V8T 3Y3

 T 604 603 1333
 T 604 603 1333
 T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

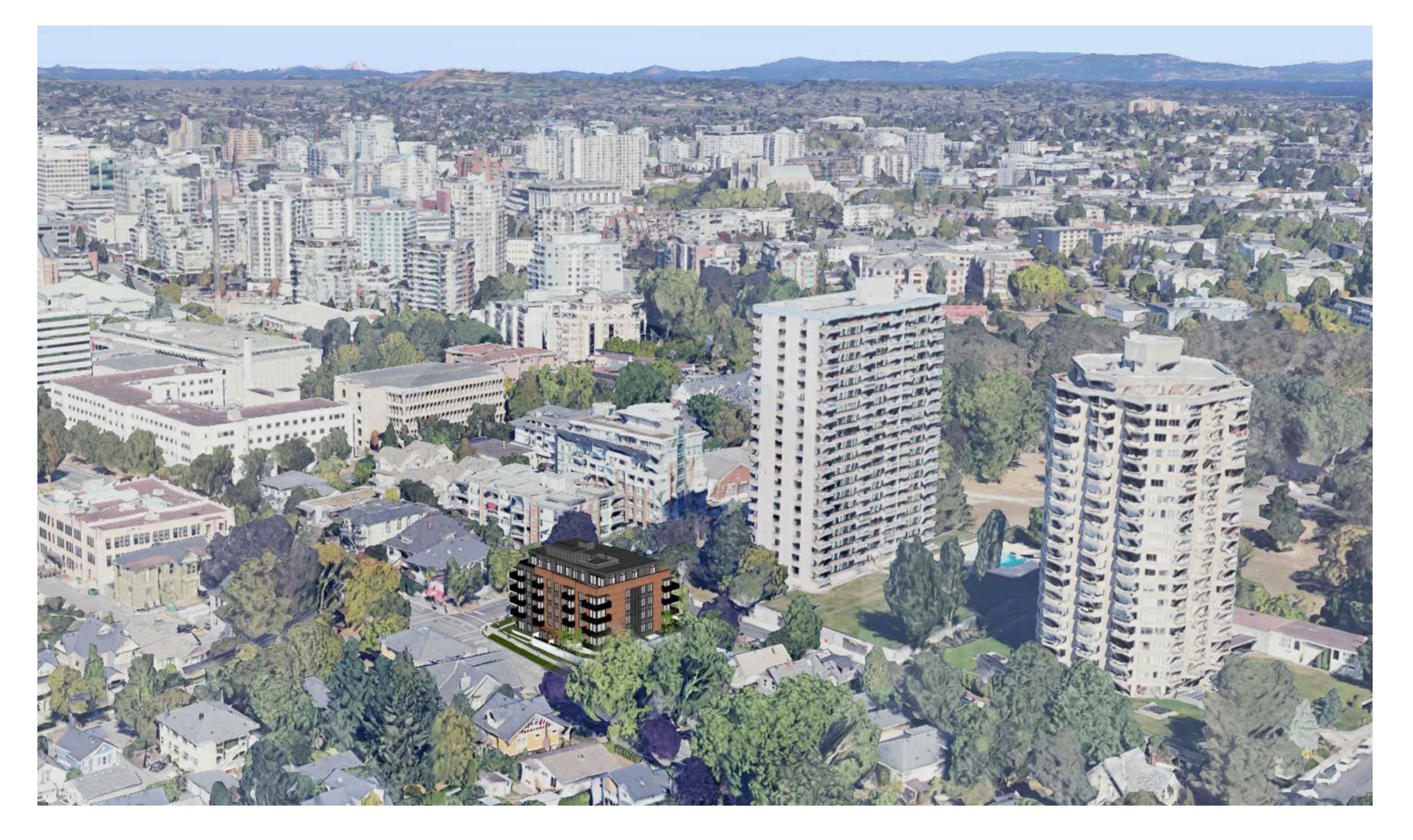
DATE: 2024-12-13 PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

2024-004 CALUC 1:200

PROJECT
TRUE

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

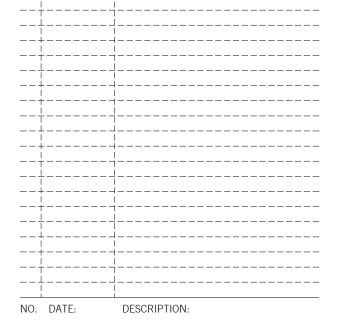
SITE PLAN











URBAN WEST ARCHITECTURE

 VANCOUVER
 VICTORIA

 102-1688 WEST 1ST AVE
 2822 PRIOR ST

 VANCOUVER BC V6J 1G1
 VICTORIA BC V8T 3Y3

 T 604 603 1332
 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

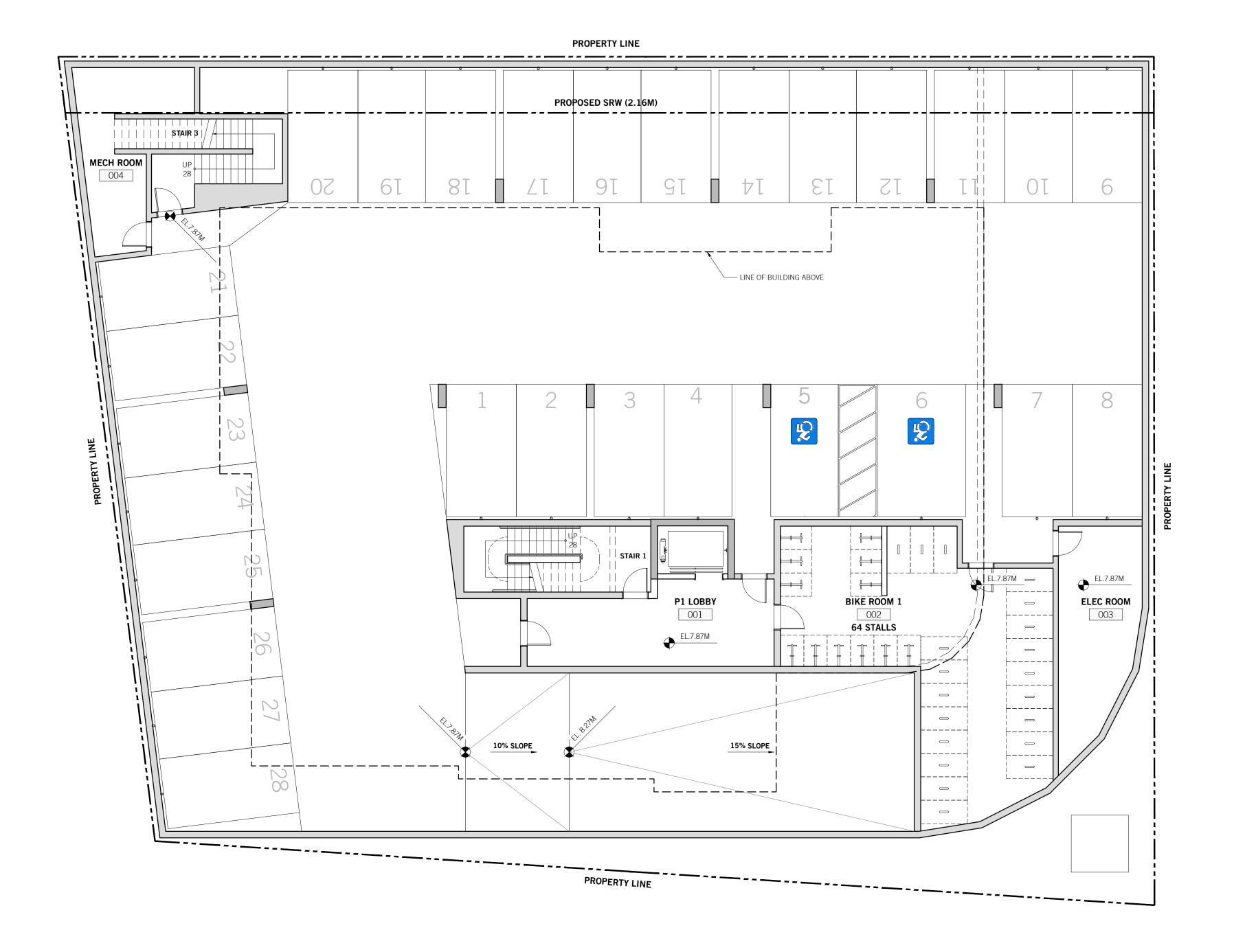
PROJECT
TRUE

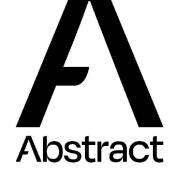
DATE: PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

2024-12-13 2024-004 CALUC 1:100

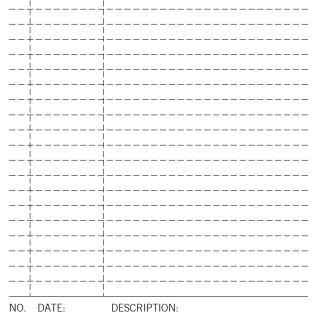
443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

SITE CONTEXT









URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE 2822 PRIOR ST VANCOUVER BC V6J 1G1 VICTORIA BC V8T 3Y3 T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

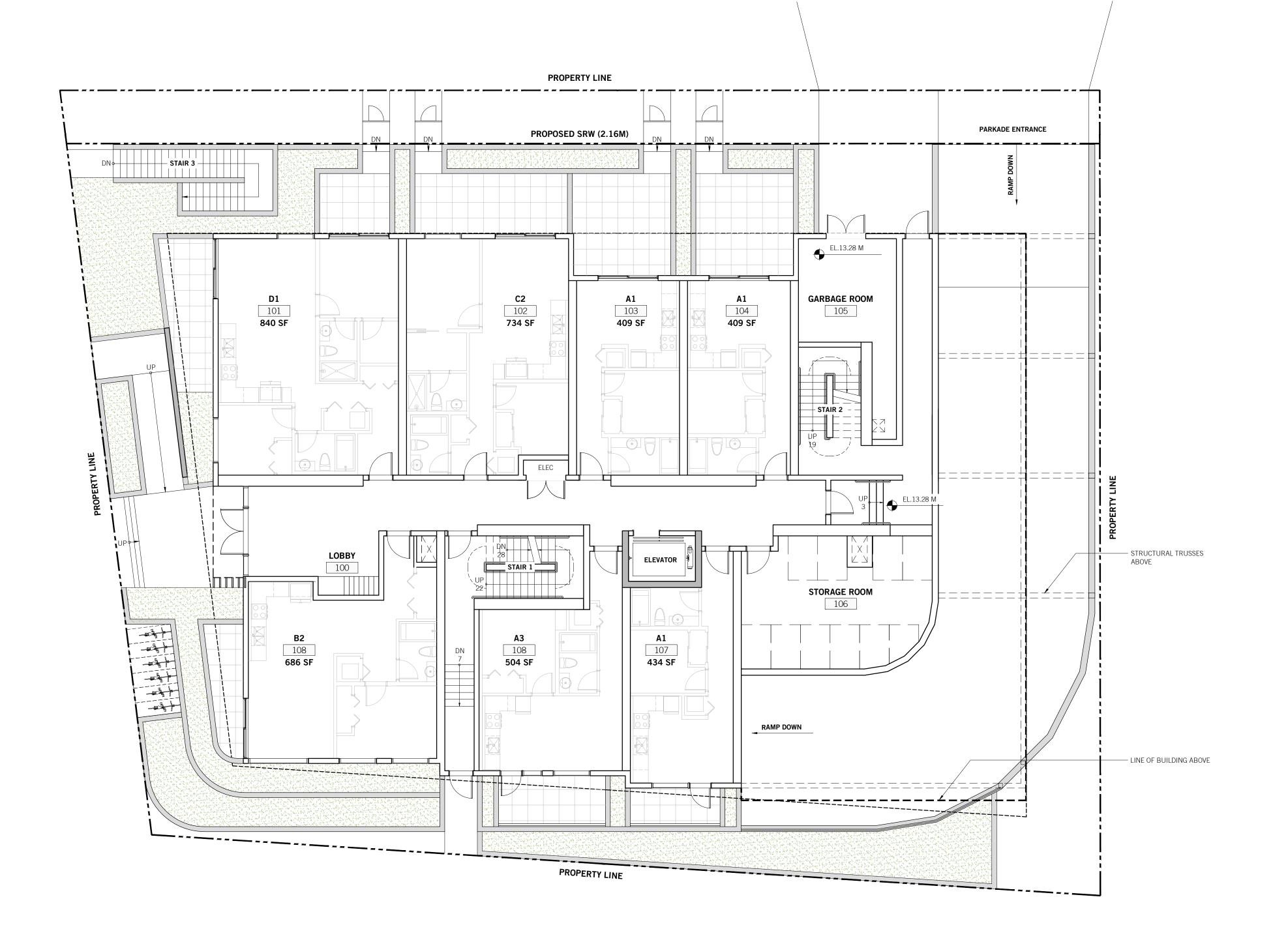
DATE: PROJECT NO. ISSUE: SCALE: DRAWN BY:

CHECKED BY:

2024-12-11 2024-004 CALUC 1:100

PROJECT

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

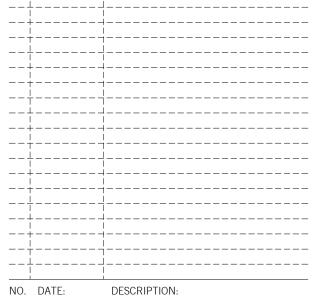




SEAL:



2024-12-13



UVA URBAN WEST ARCHITECTURE

 VANCOUVER
 VICTORIA

 102-1688 WEST 1ST AVE
 2822 PRIOR ST

 VANCOUVER BC V6J 1G1
 VICTORIA BC V8T 3Y3

 T 604 603 1332
 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

PROJECT

DATE:
PROJECT NO.
ISSUE:
SCALE:
DRAWN BY:
CHECKED BY:

2024-12-13 2024-004 CALUC 1:100 BC JB

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

A201

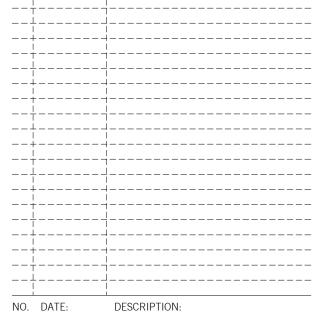
FLOOR PLAN L1







2024-12-13



URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE 2822 PRIOR ST VANCOUVER BC V6J 1G1 VICTORIA BC V8T 3Y3 T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

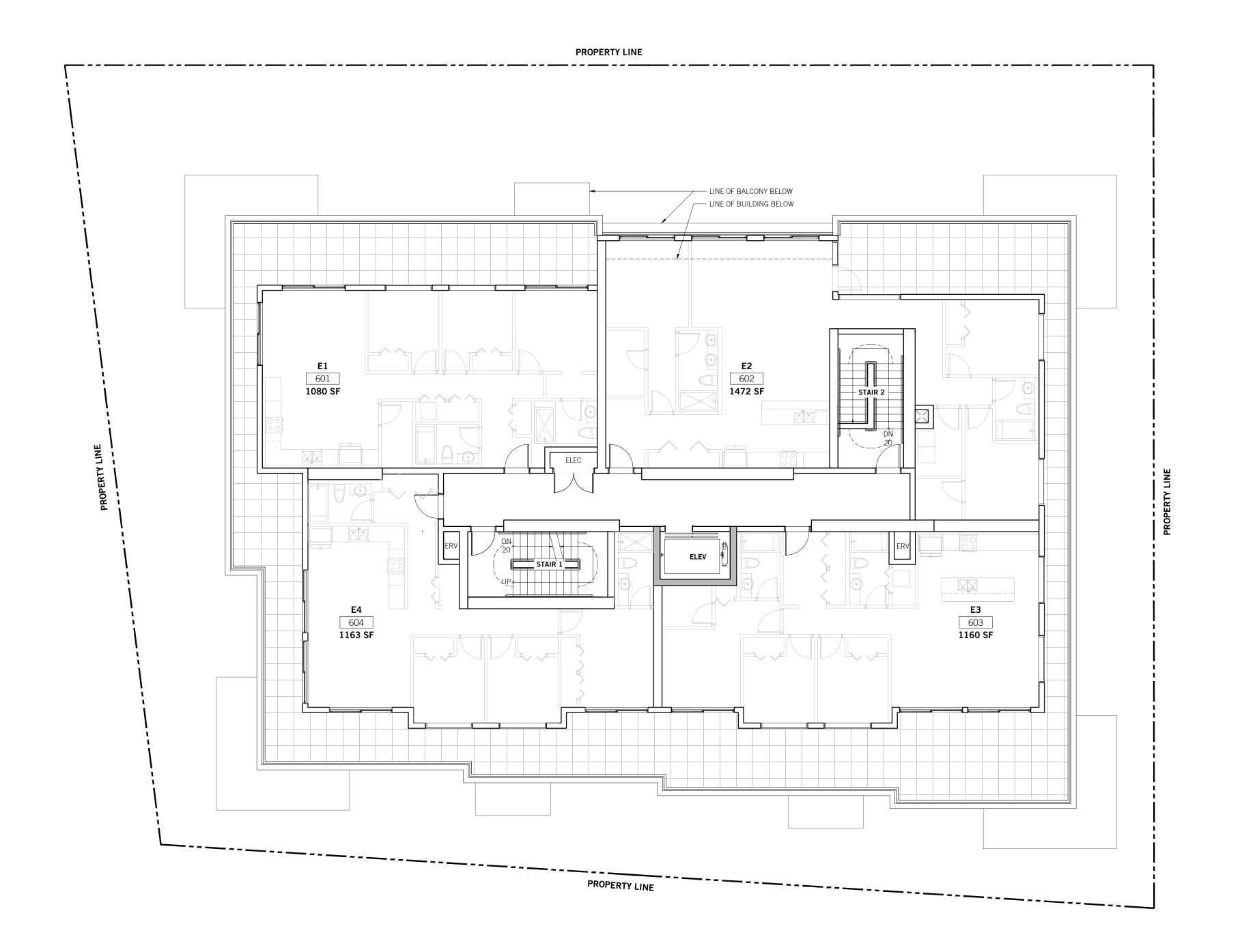
DATE: PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

2024-12-12 2024-004 CALUC 1:100

PROJECT

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

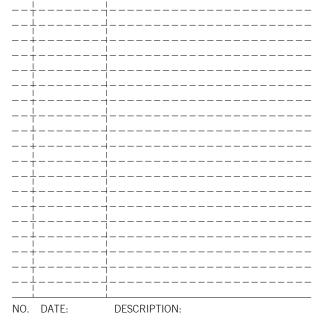
FLOOR PLAN L2 - L5







2024-12-13



URBAN WEST ARCHITECTURE

VANCOUVER

102-1688 WEST 1ST AVE 2822 PRIOR ST VANCOUVER BC V6J 1G1 VICTORIA BC V8T 3Y3 T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

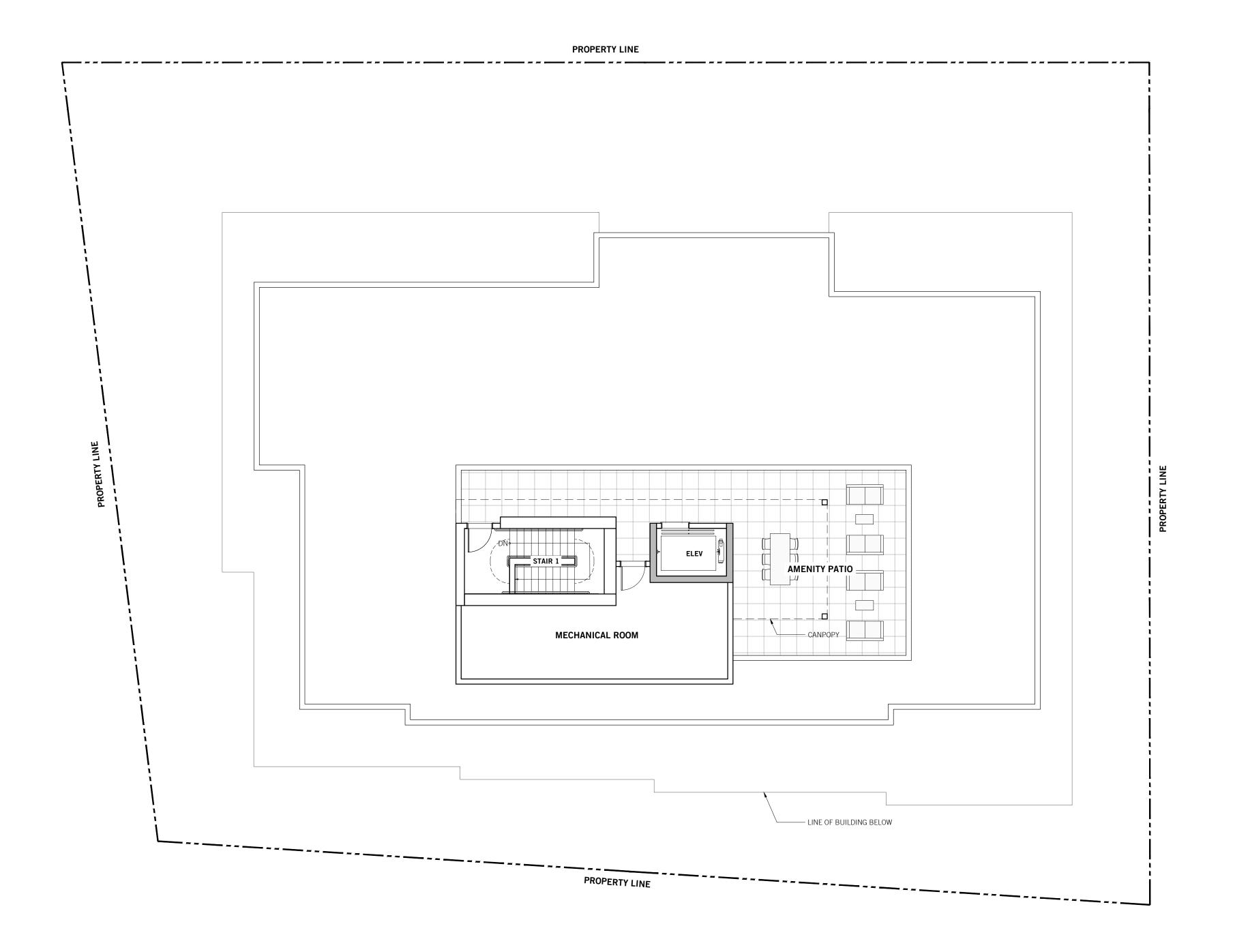
DATE: PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

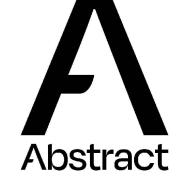
2024-12-13 2024-004 CALUC 1:100

PROJECT

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

FLOOR PLAN L6

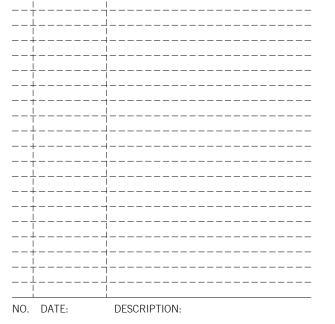




L:



2024-12-13



UVA URBAN WEST ARCHITECTURE

 VANCOUVER
 VICTORIA

 102-1688 WEST 1ST AVE
 2822 PRIOR ST

 VANCOUVER BC V6J 1G1
 VICTORIA BC V8T 3Y3

 T 604 603 1332
 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

DATE:
PROJECT NO.
ISSUE:
SCALE:
DRAWN BY:
CHECKED BY:

2024-12-13 2024-004 CALUC 1:100 BC JB

DRAWN BY: BC
CHECKED BY: JB

443 GOVERNMENT
443 GOVERNMENT STREET

PROJECT

VICTORIA, BC

A204

FLOOR PLAN L7

AMENITY ROOF DECK



NORTH ELEVATION

LEVEL 6 29.12M LEVEL 5 25.92M **GOVERNMENT STREET** YOUNG STREET LEVEL 3 19.76M

MATERIAL LEGEND

- 1a BRICK, BURNT SIENNA
- 1b BRICK, BURNT UMBER
- 2 PANEL, CHARCOAL
- 3 ARCHITECTURAL CONCRETE





	-
	<u> </u>
 	
	ļ
	<u> </u>
+	
	
+	
-	<u> </u>
	
+	
	
	
+	
+	
†	j
	!
NO. DATE:	DESCRIPTION:

 VANCOUVER
 VICTORIA

 102-1688 WEST 1ST AVE
 2822 PRIOR ST

 VANCOUVER BC V6J 1G1
 VICTORIA BC V8T 3Y3

 T 604 603 1332
 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

2024-12-13 PROJECT NO. ISSUE: SCALE: DRAWN BY: CHECKED BY:

2024-004 CALUC 1:100

PROJECT
TRUE

443 GOVERNMENT 443 GOVERNMENT STREET

VICTORIA, BC

ELEVATIONS

SOUTH ELEVATION



MATERIAL LEGEND

- 1a BRICK, BURNT SIENNA
- 1b BRICK, BURNT UMBER
- 2 PANEL, CHARCOAL
- 3 ARCHITECTURAL CONCRETE





________ --+-------------+-------------------

VANCOUVER

102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
VICTORIA BC V8T 3Y3
T 604 603 1333

NO. DATE: DESCRIPTION:

T 604 603 1332 T 604 603 1332

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

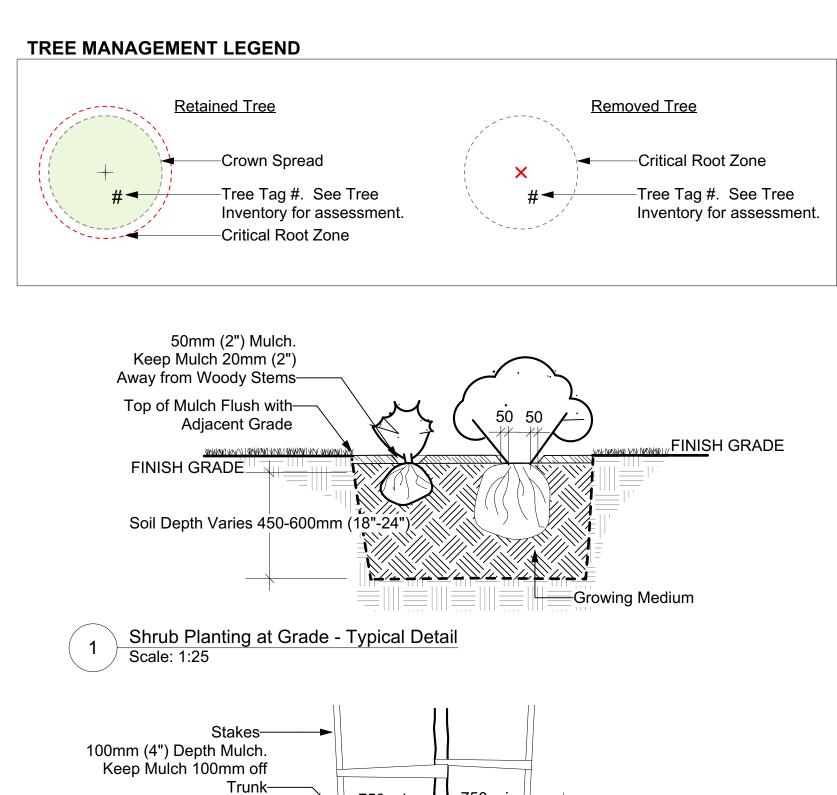
PROJECT

DATE: 2024-12-13 PROJECT NO. 2024-004 ISSUE: CALUC SCALE: 1:100 DRAWN BY: CHECKED BY:

443 GOVERNMENT 443 GOVERNMENT STREET VICTORIA, BC

ELEVATIONS





750 min

Root Flare To Be 25-50mm (1"-2"

-Set Rootball on Compacted

-Above Finish Grade

750 min

2 Tree Planting at Grade - Typical Detail Scale: 1:25

Top of Mulch Flush with—

Adjacent Grade

FINISH GRADE

NOTE:

Project No: 2415 NOV-15-24

- The plan meets the City of Victoria tree bylaw, which requires a total of 6 Bylaw Replacement trees on the site.

Rev. B: Dic 13 - 24 Rev. A: Nov 18 - 24



443 Government Street | Landscape Concept Plan

#3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105 Fax: (250) 412-0696