

VIEW FROM GOVERNMENT AND CHATHAM STREET

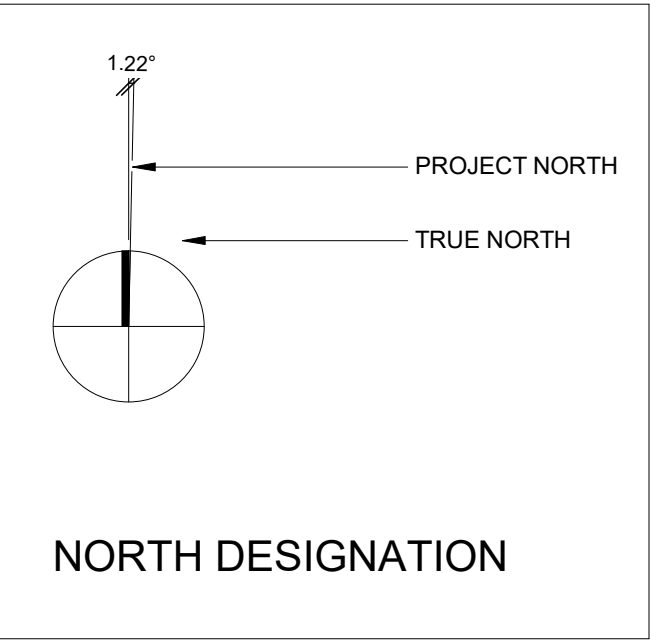


Original Submission
Received Date:
October 6, 2025

Final Approved Plans
Adopted Date:
October 23, 2025

SHEET LIST

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A-402	Detail Plan - Bike Room & Cargo Bike Room
L1	LANDSCAPE CONCEPT PLAN
C1	CONCEPTUAL SITE SERVICING



PROJECT LOCATION PLAN



PROJECT CONTACTS

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NICOLA REAL ESTATE
1885 Government Street
ISSUED FOR DDP - Sept. 26, 2025

Project #	Date	Revision	Sheet #
2311	Sept. 26, 2025	Sept. 26, 2025	6
A-00			

CASCADIA ARCHITECTS INC
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REGISTERED ARCHITECT
GREGORY L.F. DAMANT
2025-09-23
BRITISH COLUMBIA



COURTYARD VIEW 1



VIEW FROM CHATHAM STREET

3	RZ DP Rev1	June XX, 2024
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	PERSPECTIVES
Date	June 26, 2024
Scale	Project # 2311
	Revision June XX, 2024 3
	Sheet # A 010
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COURTYARD VIEW 2



COURTYARD VIEW 3

3	RZ DP Rev1	June XX, 2024
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

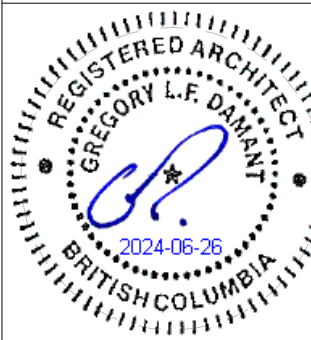
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PERSPECTIVES

Date
June 26, 2024

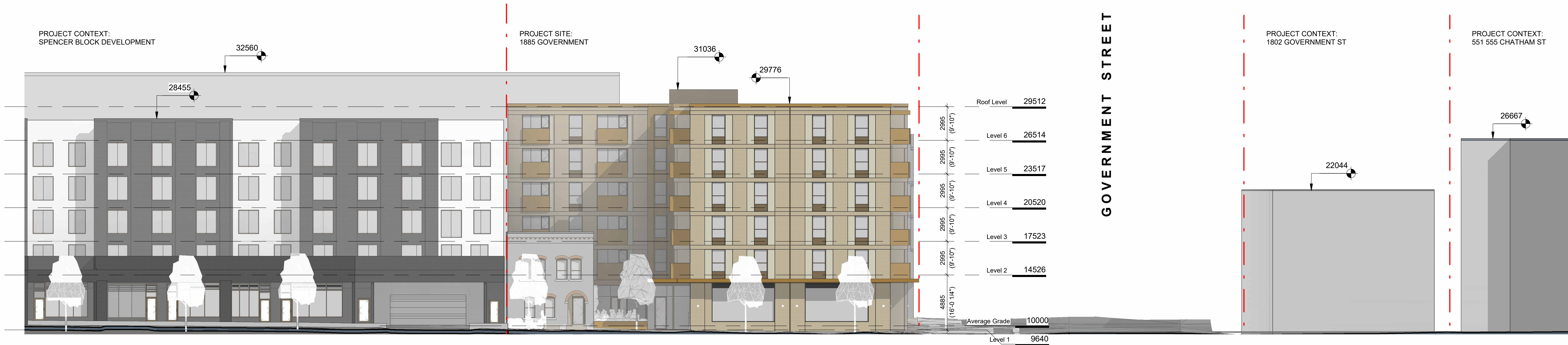
Scale
Project #
2311

Revision
June XX, 2024
3

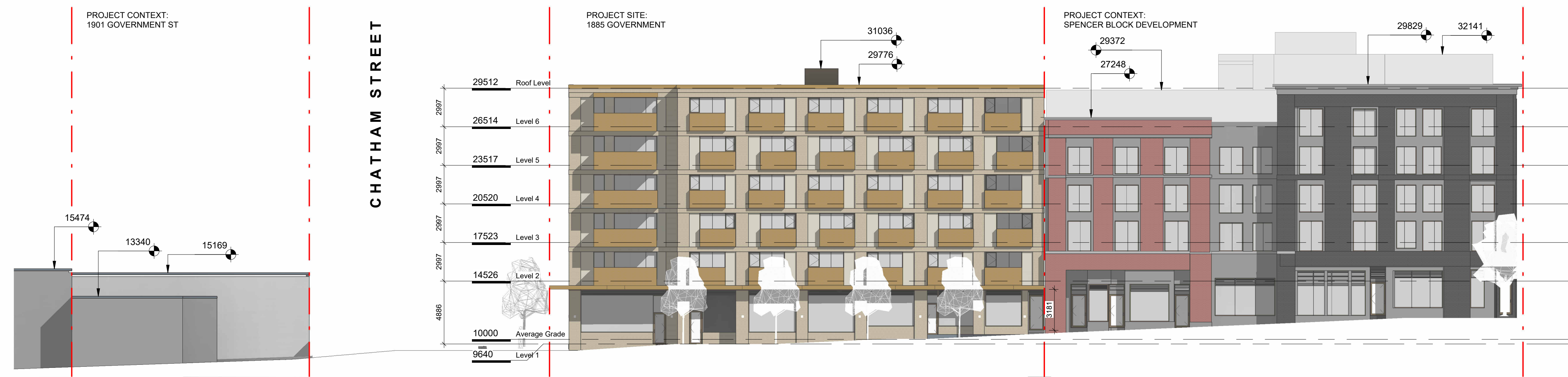
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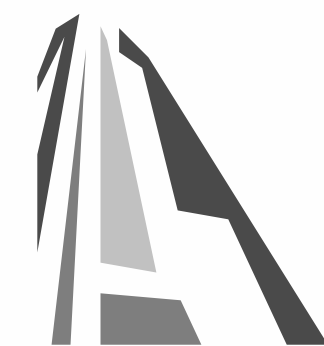


2 Context Elevation - Chatham Street
SCALE = 1 : 200



1 Context Elevation - Government Street
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



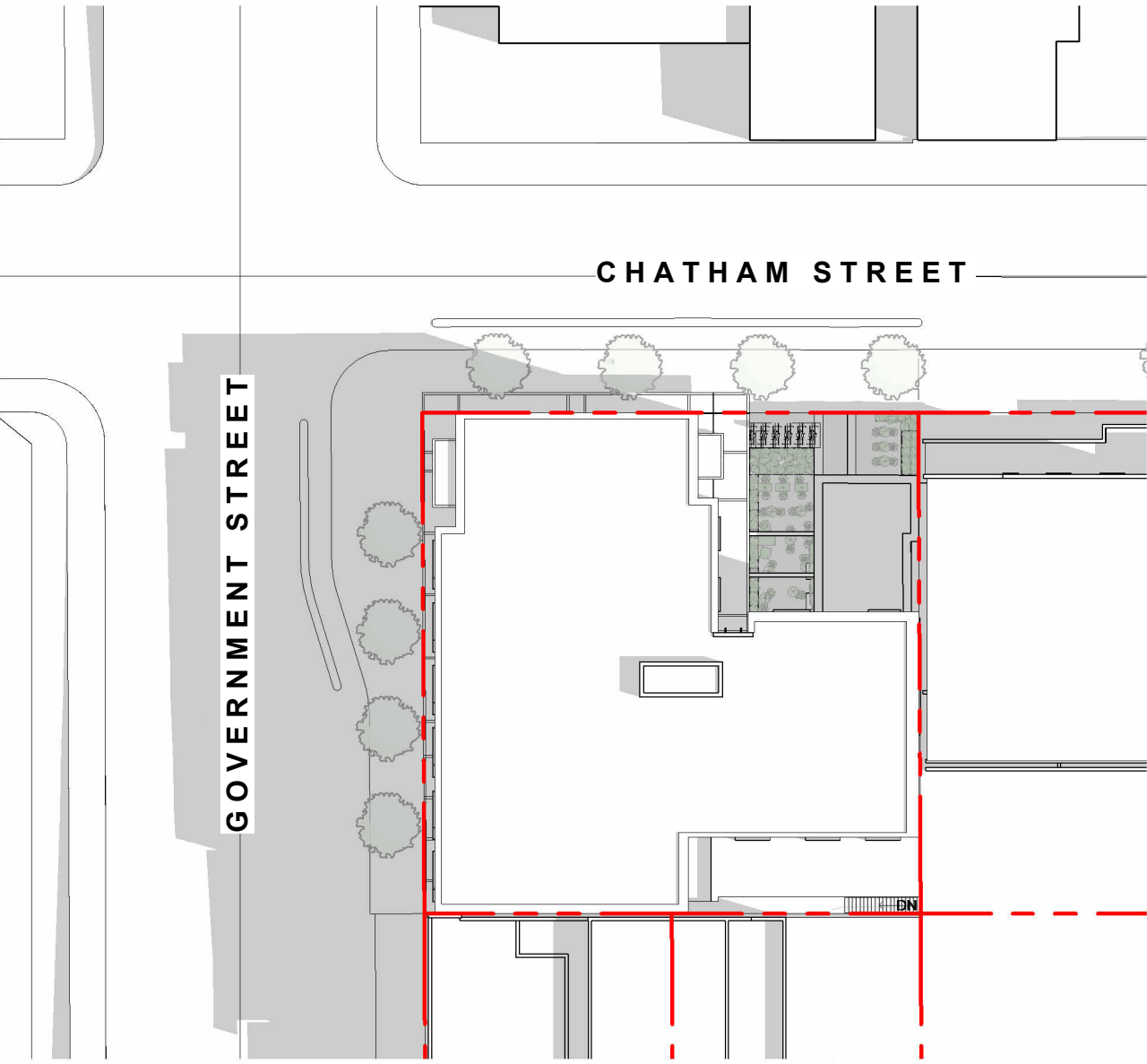
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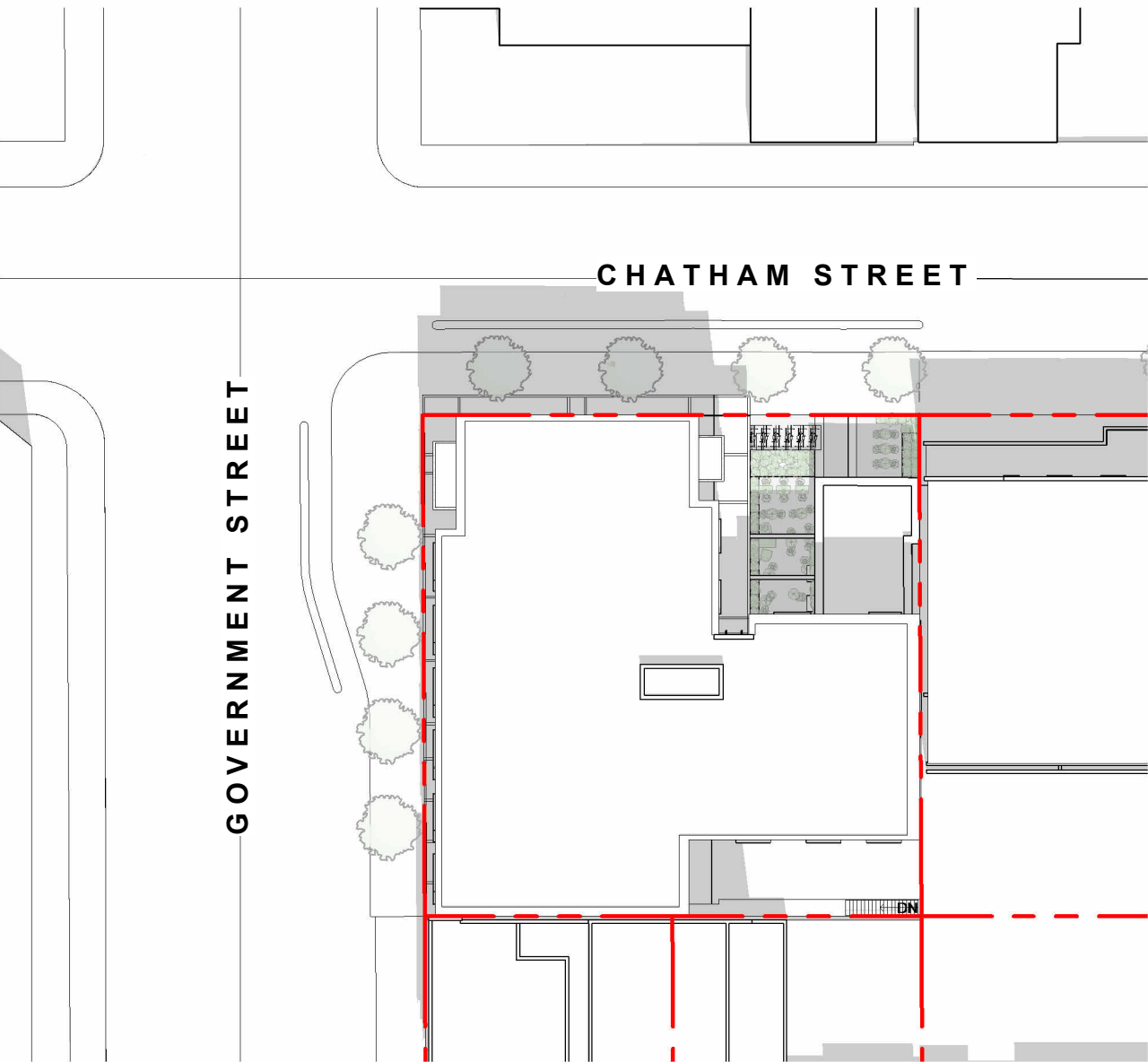
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NICOLA WEALTH REAL ESTATE		
Sheet Name CONTEXT ELEVATION		
Date June 26, 2024		
Scale 1 : 200	Project # 2311	Revision June XX, 2024 3
Sheet # A 012		

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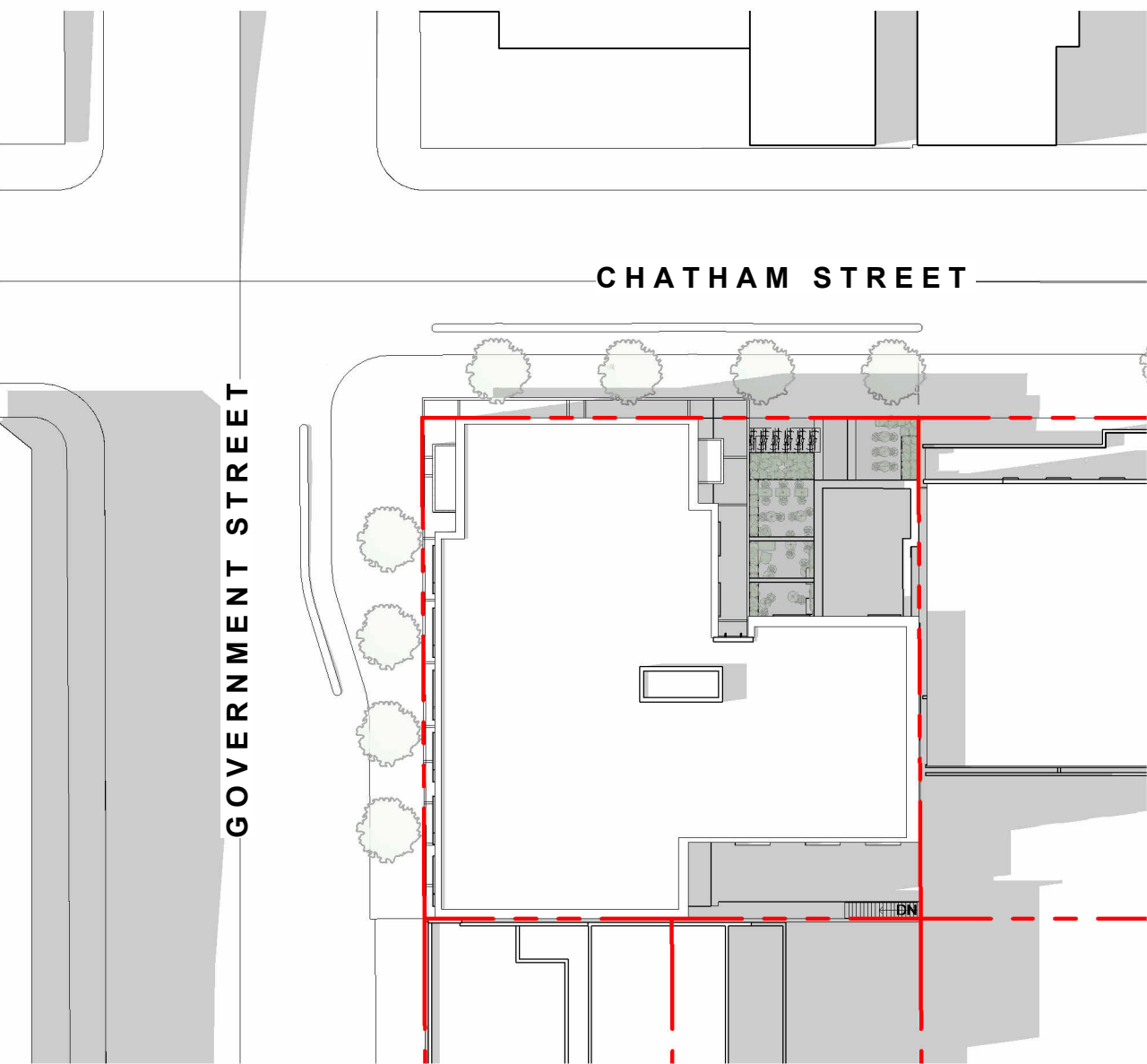
SUMMER SOLSTICE



7 Shadow Study 9am SUMMER SOLSTICE
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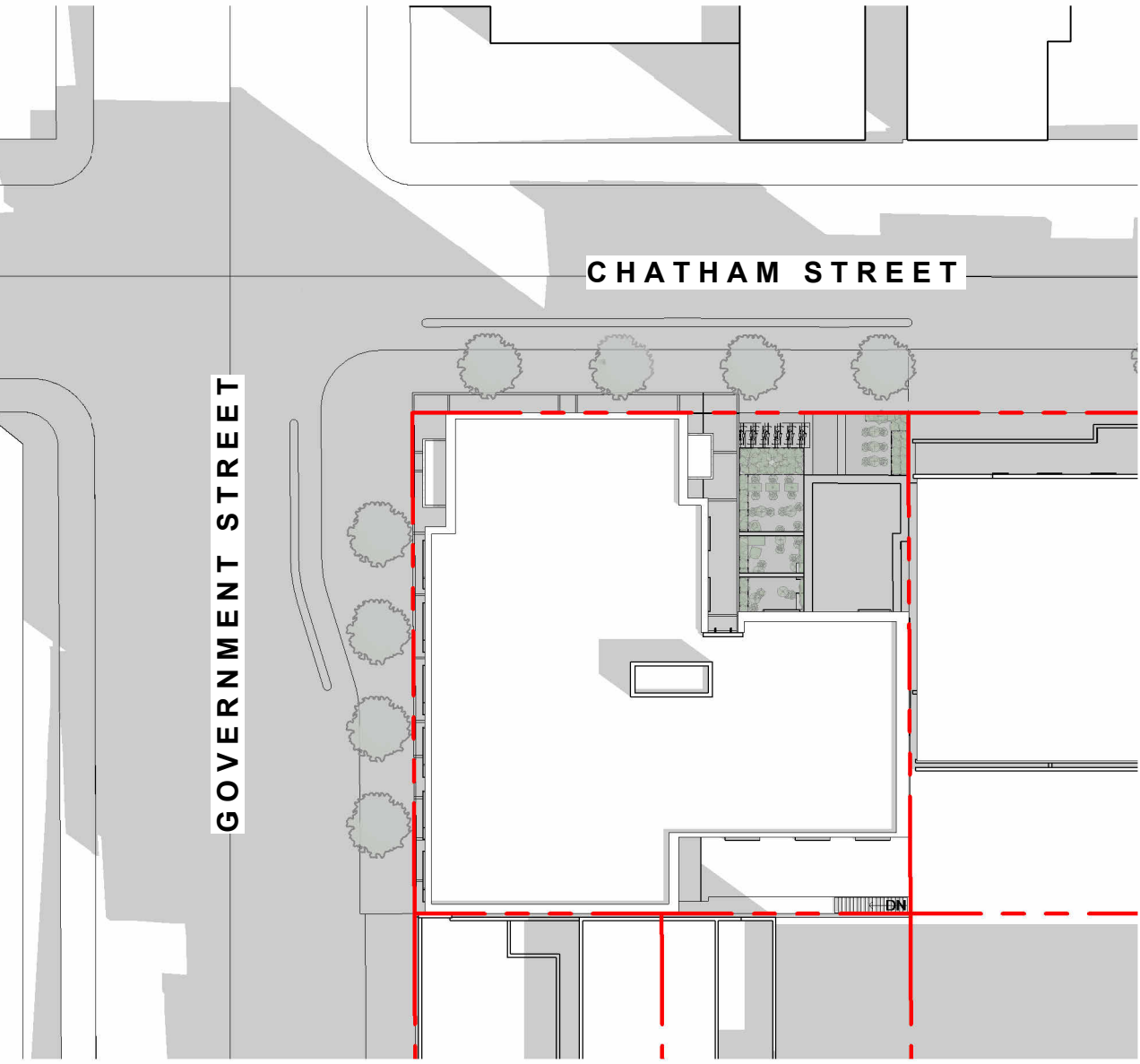


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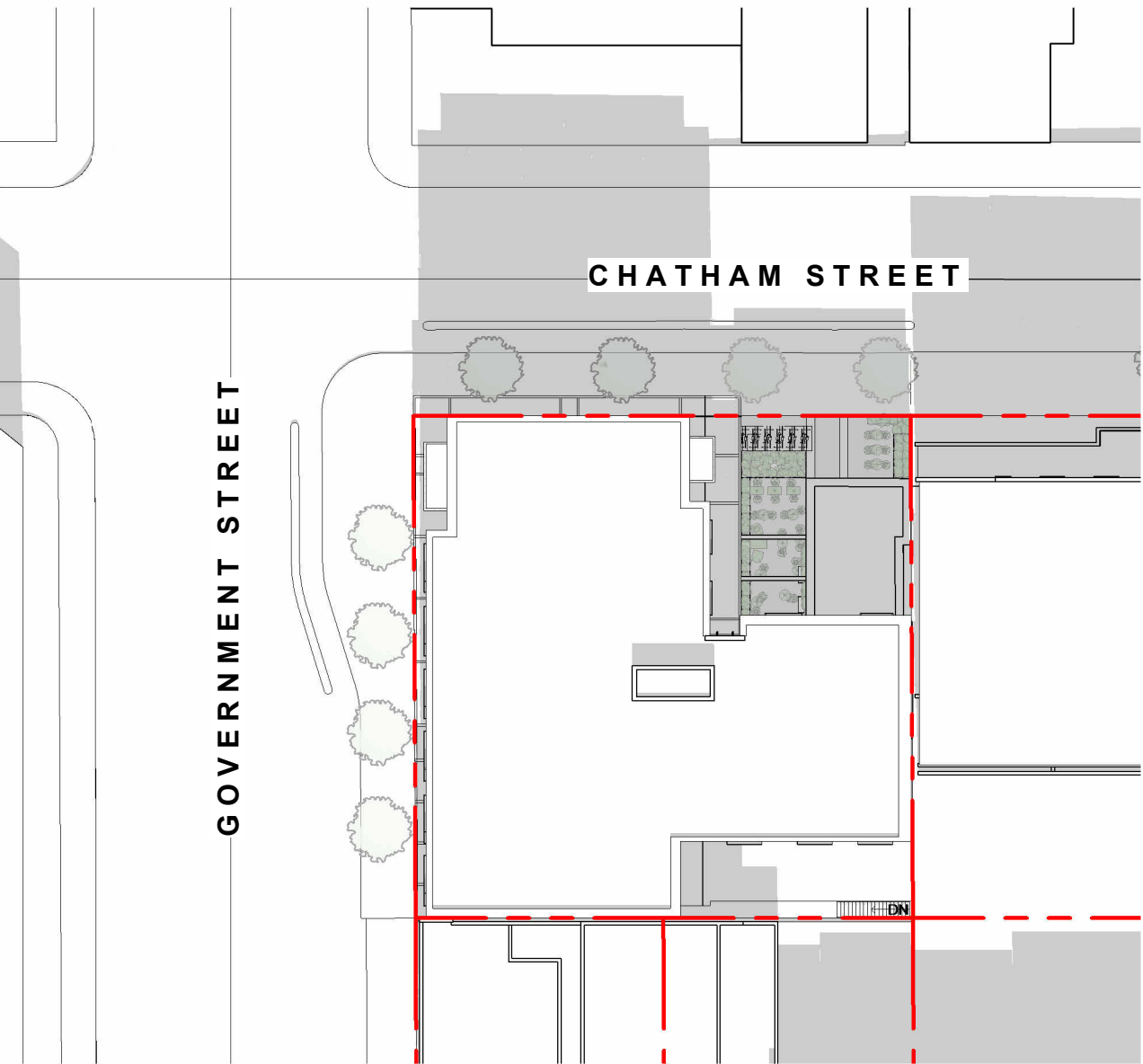


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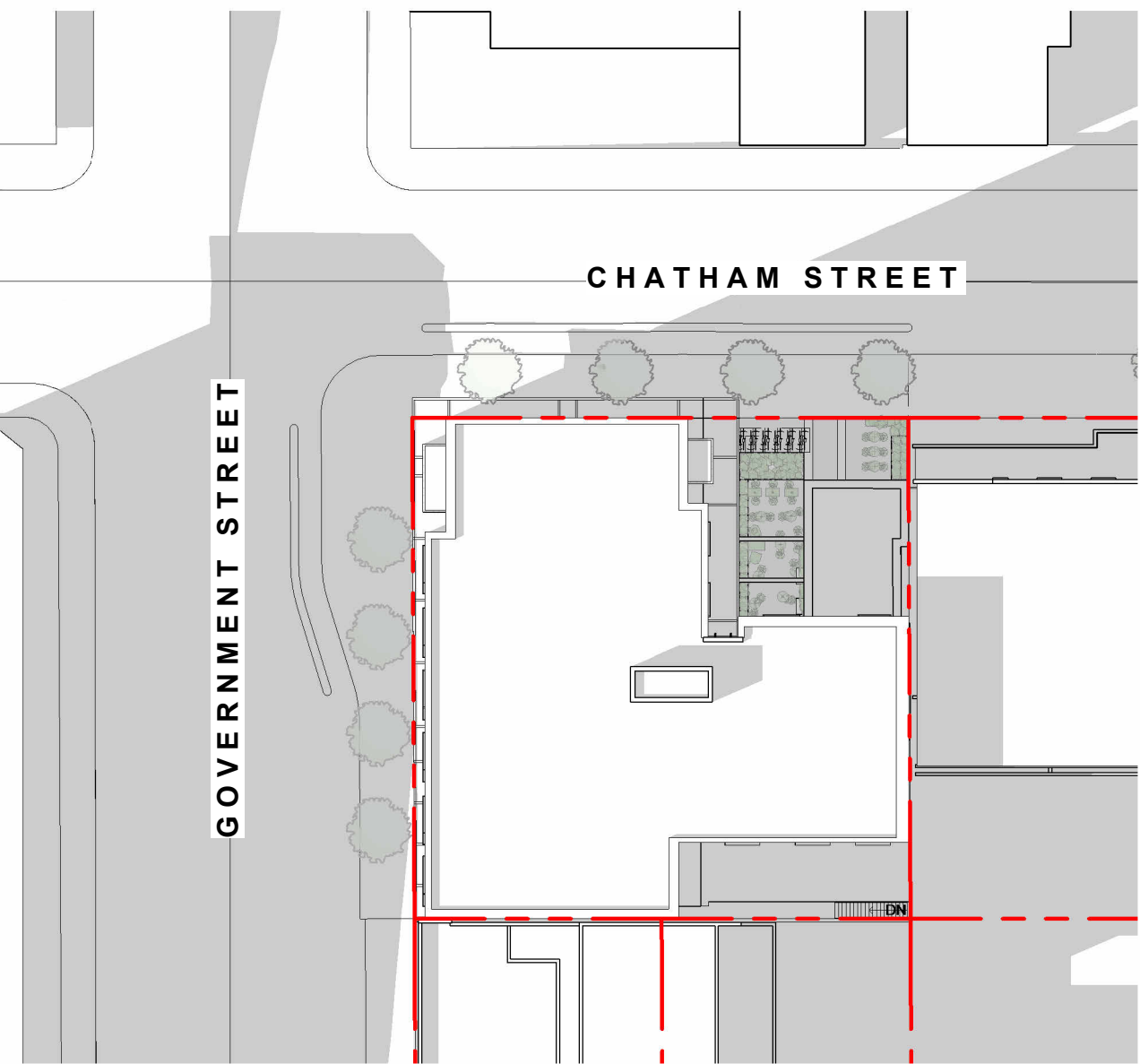
EQUINOX



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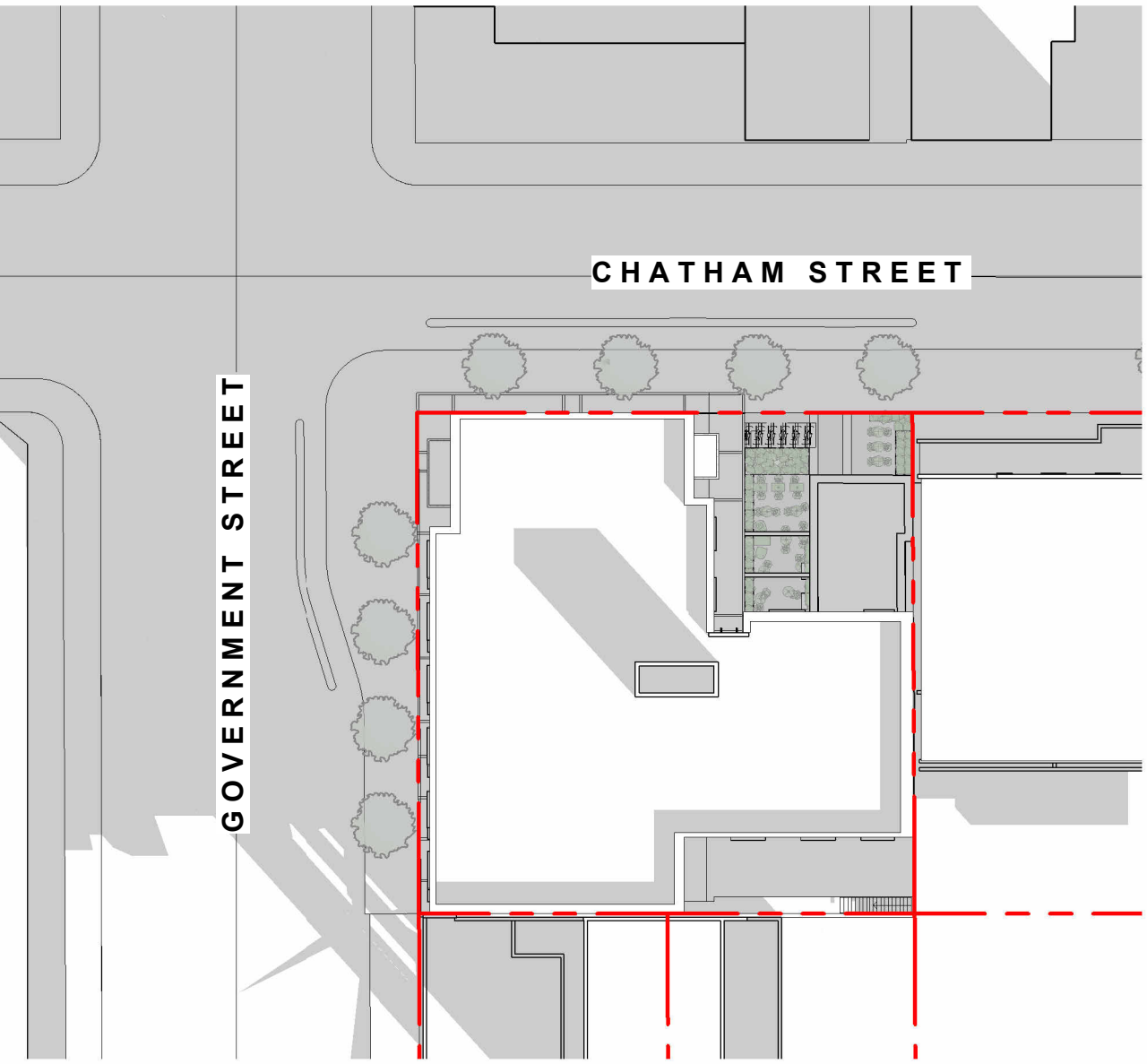


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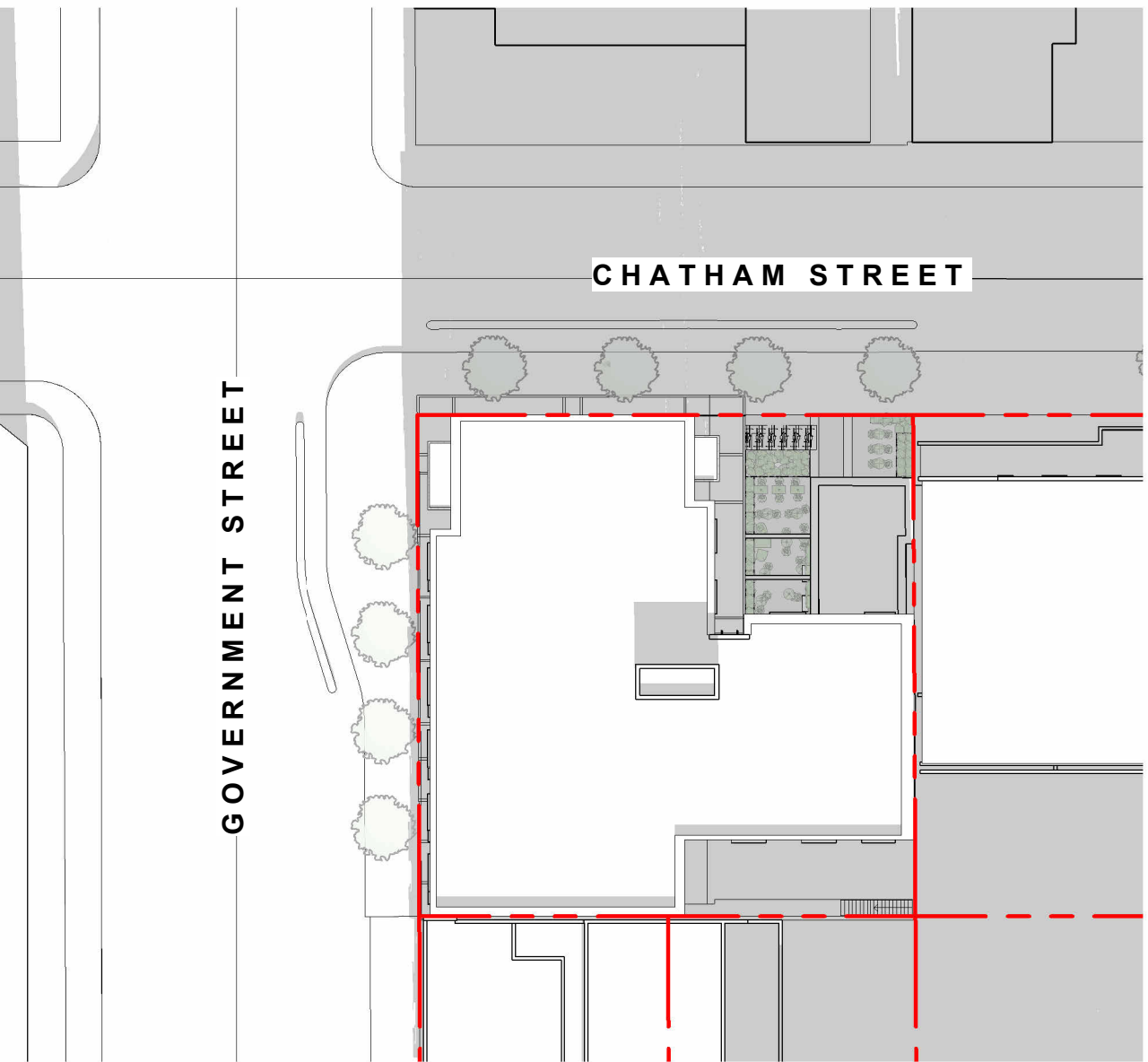


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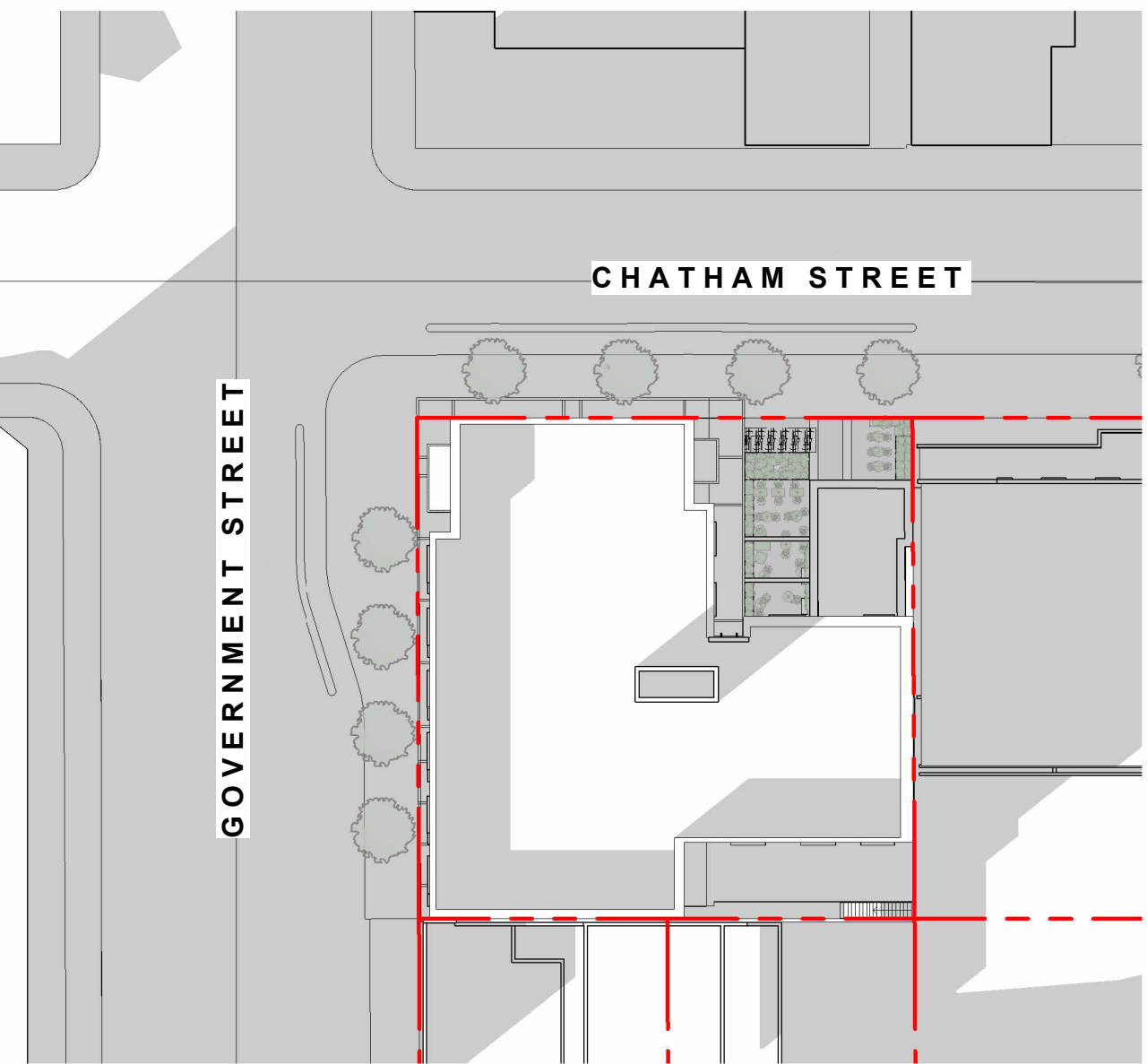
WINTER SOLSTICE



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

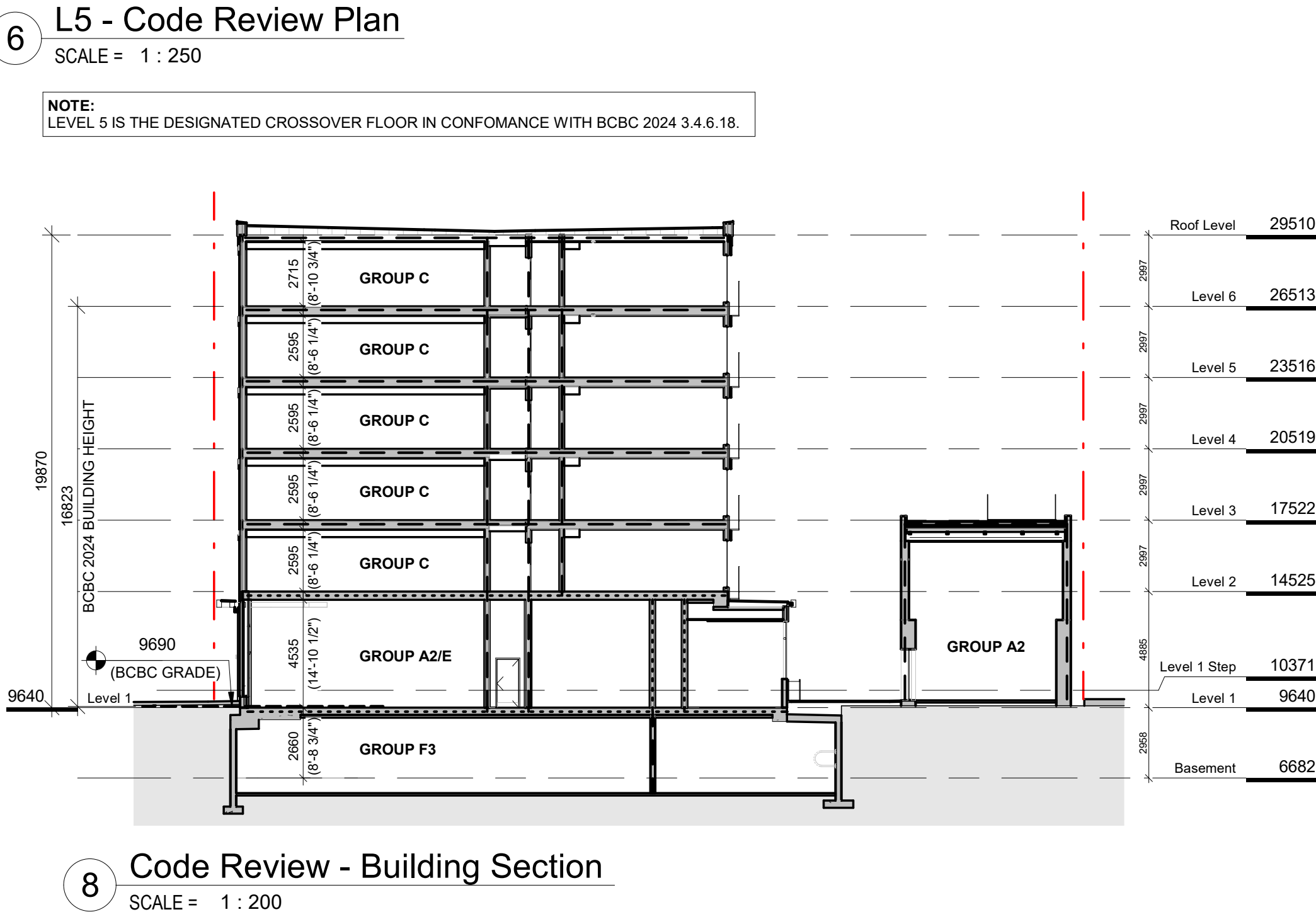
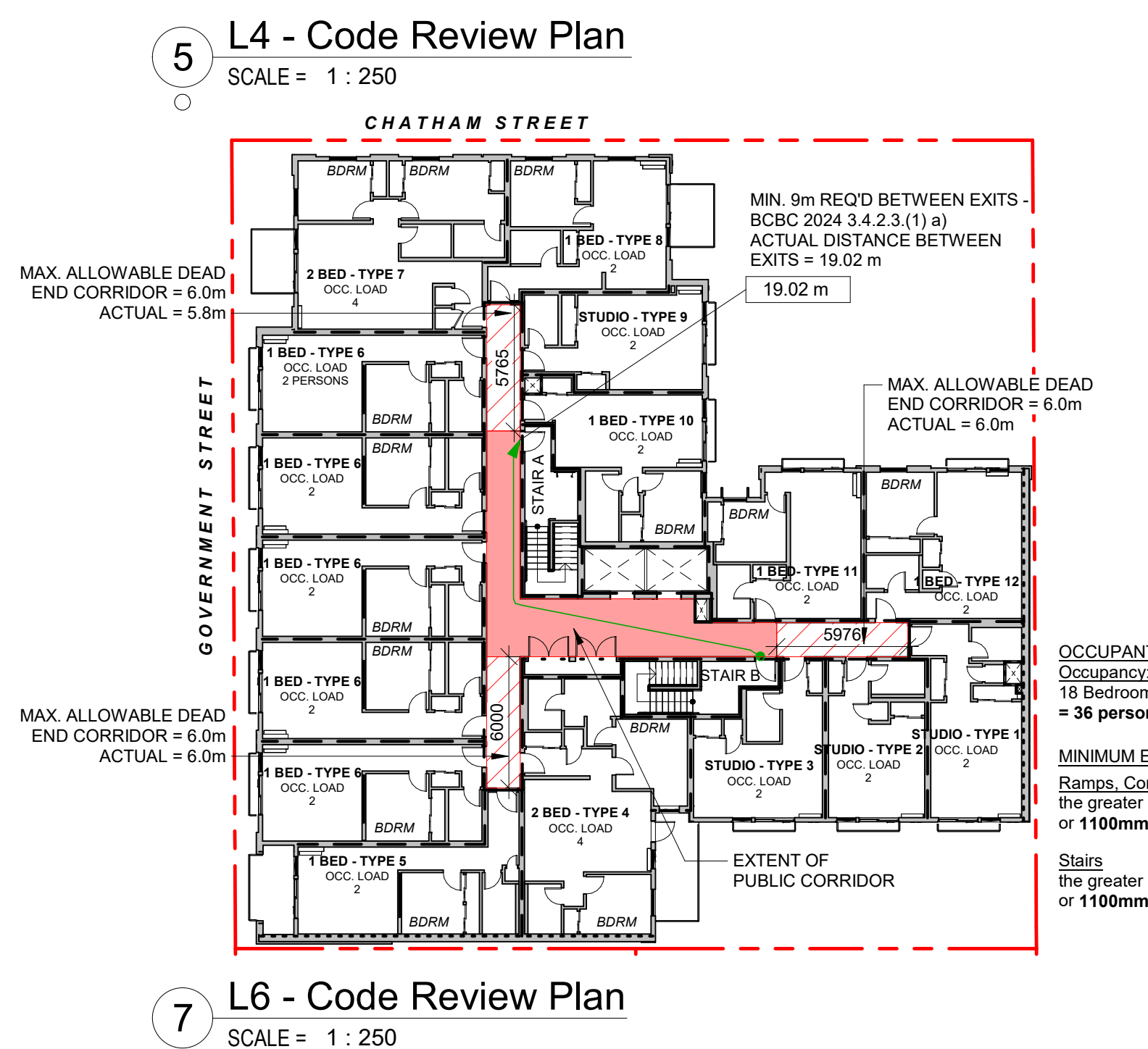
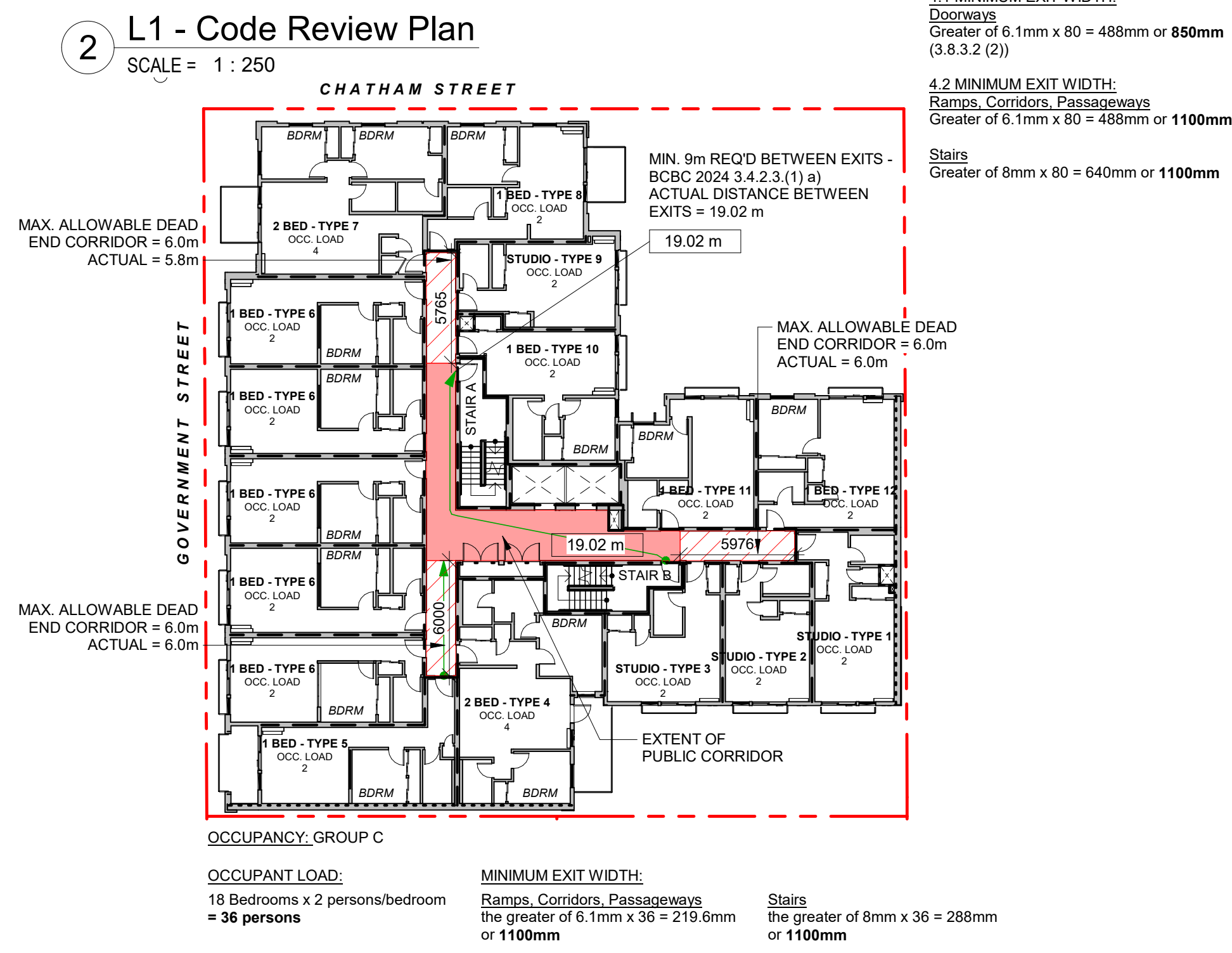
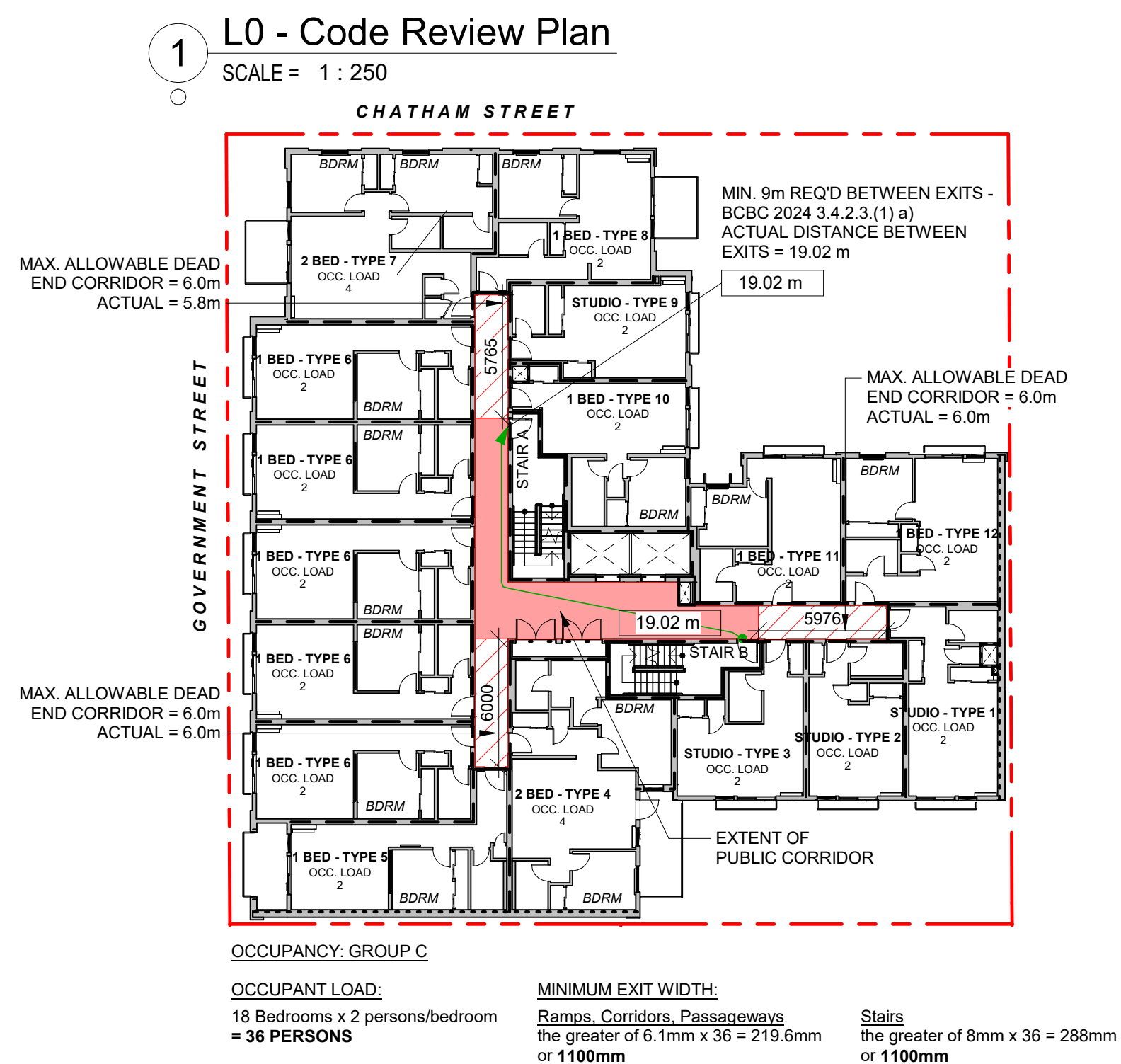
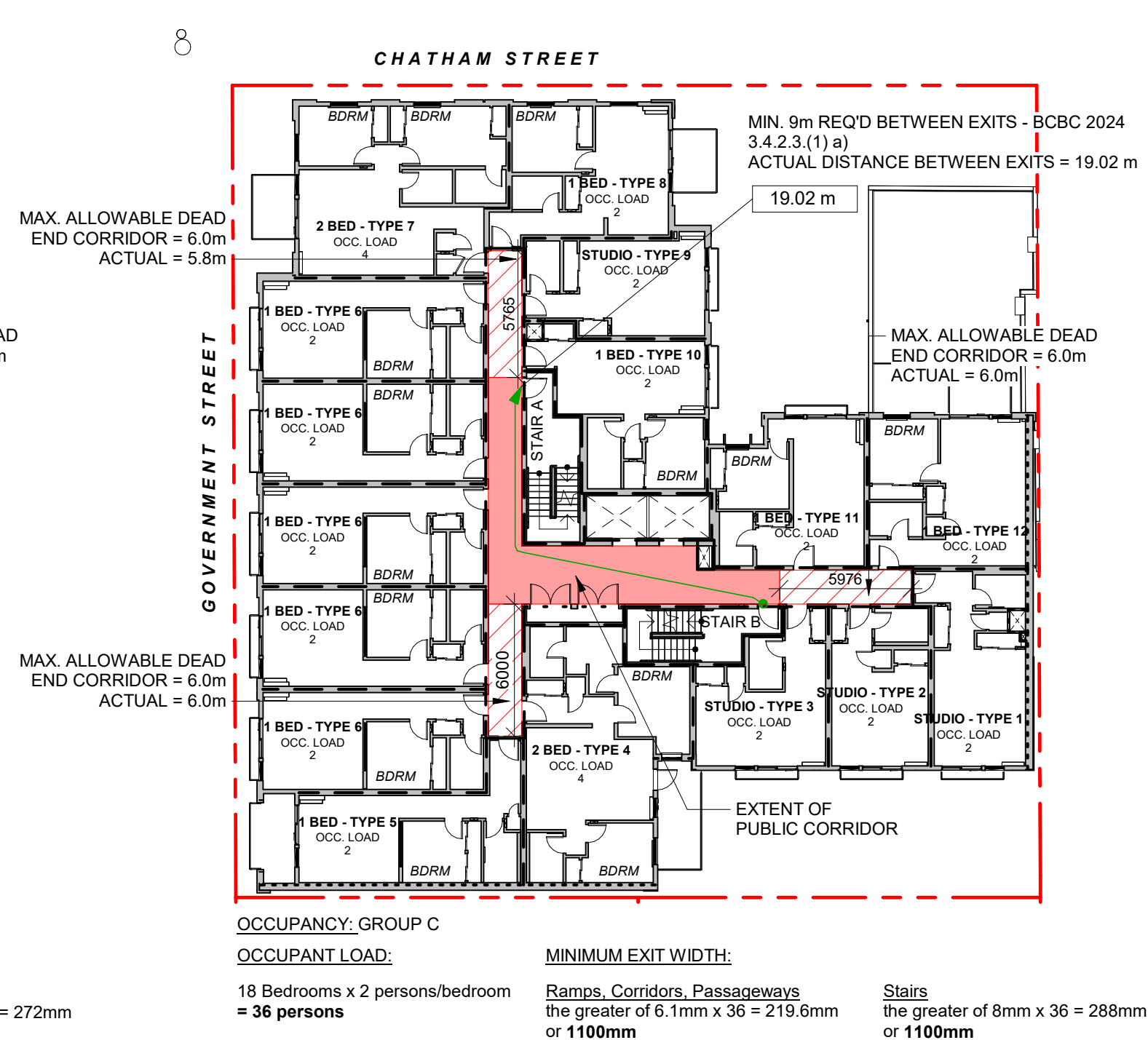
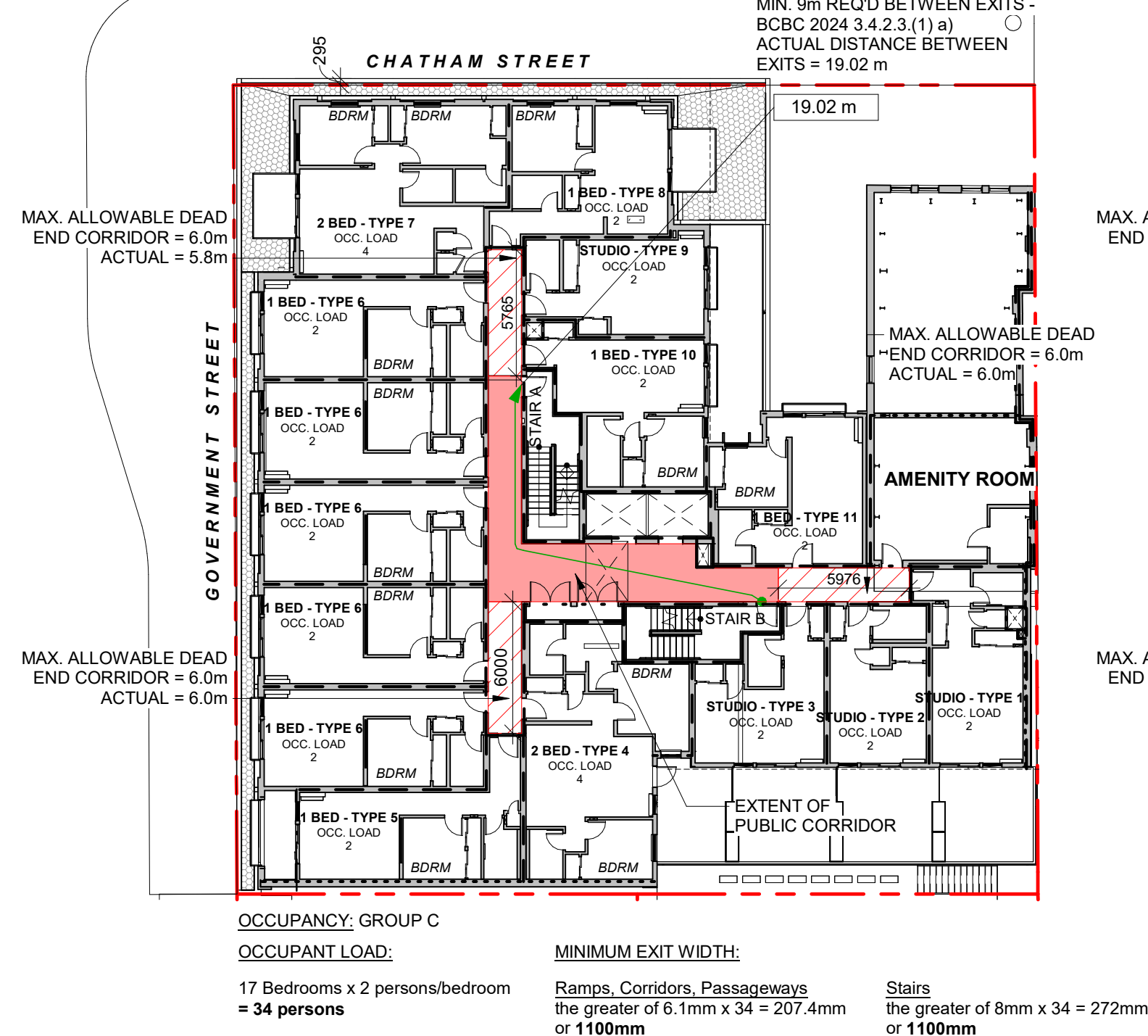
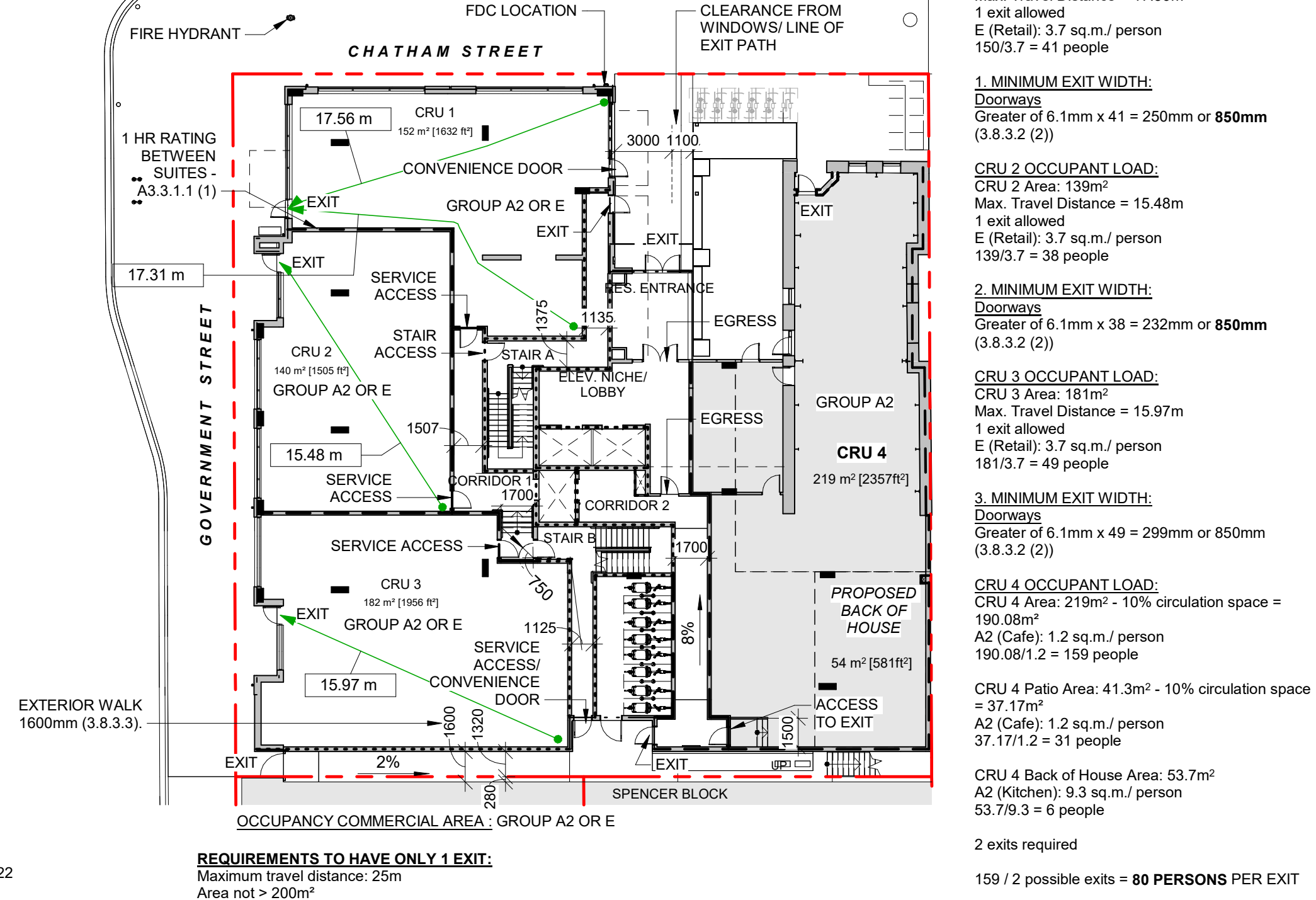
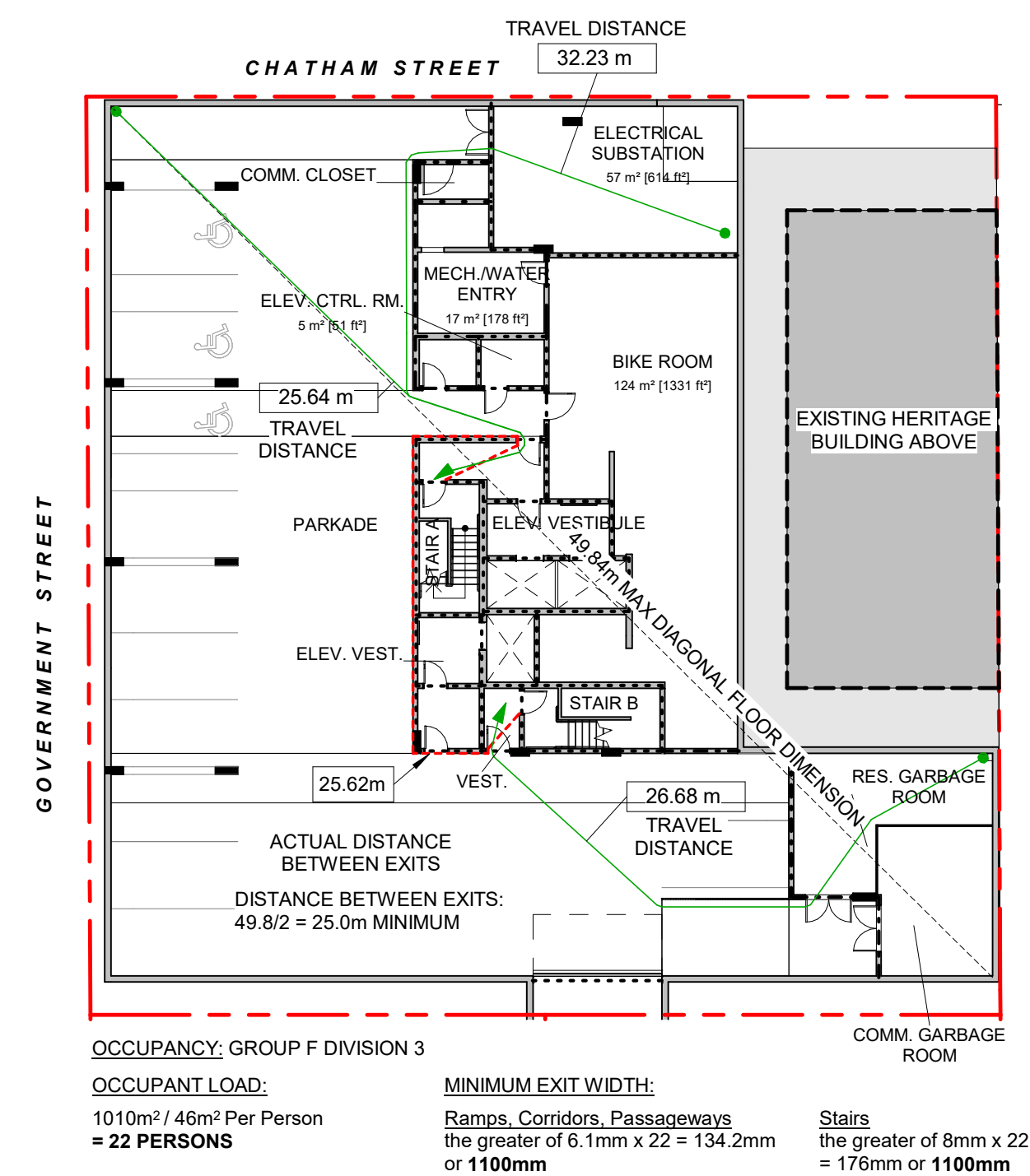
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.		
NICOLA WEALTH REAL ESTATE		
Sheet Name SHADOW STUDIES		
Date June 26, 2024		
Scale 1 : 500	Project # 2311	Revision March 6, 2024 2
Sheet # A 013		



SPATIAL SEPARATION LEGEND

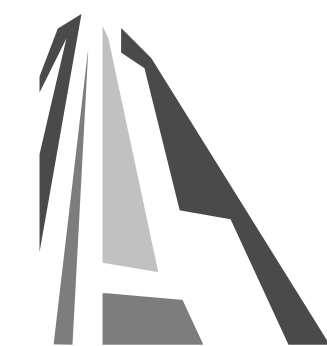
BUILDING CODE ANALYSIS													
PROJECT TYPE	☒ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE 3 PART												
MAJOR OCCUPANCIES	A1 ☐	A2 ☒	A3 ☐	A4 ☐	B1 ☐	B2 ☐	C ☒	D ☐	E ☒	F1 ☐	F2 ☐	F3 ☒	3.1.2.1.
BUILDING AREA	1109 m² (Outside face of Exterior Walls)												Div A 1.4.1.2.
GRADE	9.69 m (9.50 + 9.54 + 9.64 + 9.64 + 9.86 + 9.95) / 6 = 9.69 m												Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 16.82 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL - MAX 18m												Div A 1.4.1.2.
	1 STOREYS BELOW GRADE												

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.51
MAXIMUM BUILDING AREA	1500 m²	3.2.2.51
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☒	3.2.2.51
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPARATION 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 ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS							
HORIZONTAL SEPARATIONS	1 hr	FLOORS	1 hr	MEZZANINE	1hr	ROOF	3.2.2.51
LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.							
EXITS	1 hr						3.4.4.1

6	Issued for DDP	Sept. 26, 2025
5	Issued for BP Resubmission	Aug. 1, 2025
4	Issued for Building Permit	May 7, 2025
3	RZ DP Rev 2	Sept 10, 2024
NO.	DESCRIPTION	DATE



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1885 Government Street

NICOLA REAL ESTATE



Code Review

Date Sept. 26, 2025

Scale	Project #
As indicated	0214

	Revision 
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REGISTRY OF PROFESSIONAL ENGINEERS
GREGORY L.F. DAMA
Sept. 26, 2025
6

Sheet #

A-050

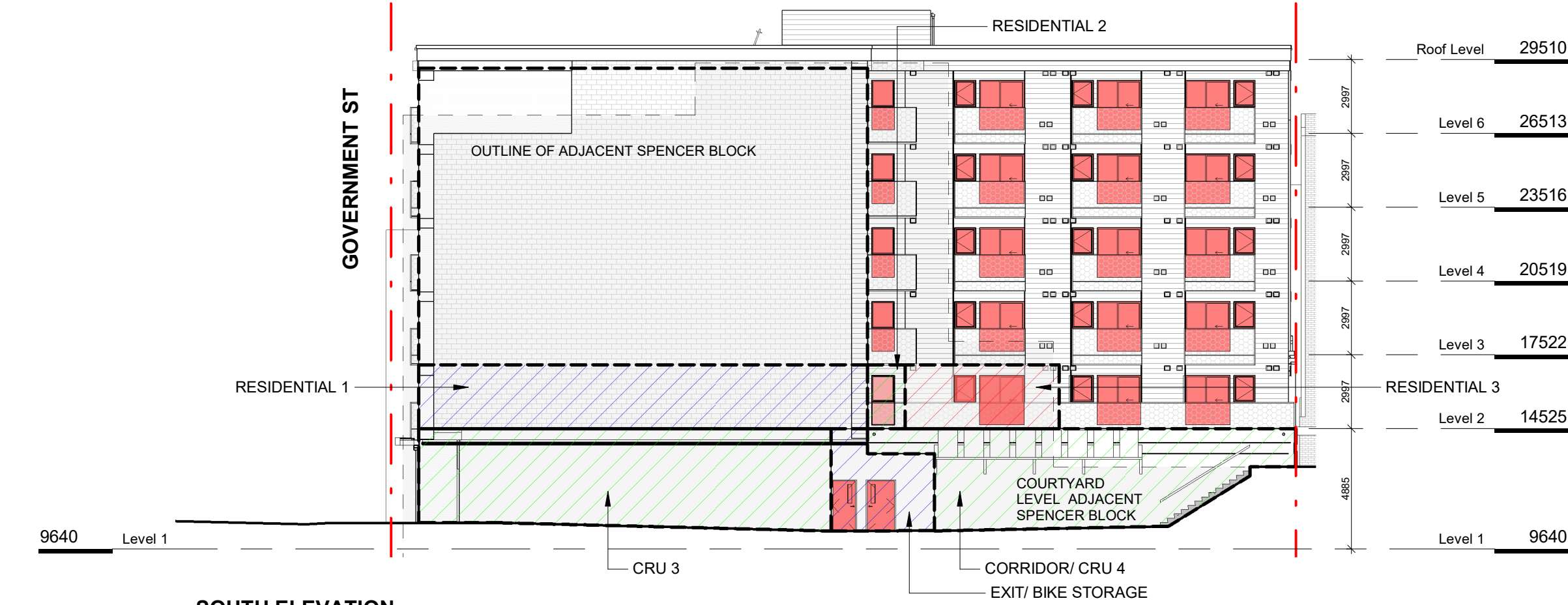
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NORTH ELEVATION

TABLE 3.2.3.1. -D/E	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
15m (>9m) (TO C/L OF STREET)	100		659	194.09	29.45
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP E/A2/ C	100		45 MIN.	ANY	NONCOMBUSTIBLE

1 North Elevation - Spatial Separation Calculation
SCALE = 1 : 200



SOUTH ELEVATION

CRU 3	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.1. -E	1.3m	8	57.89	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP E	8		2 HOUR	NONCOMBUSTIBLE	NONCOMBUSTIBLE

EXIT/ BIKE STORAGE

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	3.0m	72	13.79	4.10	29.73
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP F3	72		45 MIN	COMBUSTIBLE	NONCOMBUSTIBLE

CORRIDOR/ CRU 4

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	1.3m	15	49.65	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C/ A2	15		1 HOUR	COMBUSTIBLE	NONCOMBUSTIBLE

RESIDENTIAL 1 - 04-05 UNITS ON ONE FLOOR

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	0.3m	0	47.31	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	0		1 HOUR	NONCOMBUSTIBLE REFER TO AS-3	NONCOMBUSTIBLE REFER TO AS-3

RESIDENTIAL 2 - SETBACK PORTION OF 04 UNIT ON ONE FLOOR

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	6.2m	100	4.0	1.84	46
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100		1 HOUR	ANY	NONCOMBUSTIBLE REFER TO AS-3

RESIDENTIAL 3 - 03 UNIT ON ONE FLOOR

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	5.8m	100	17.3	4.59	26.53
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100		45 MIN.	ANY	NONCOMBUSTIBLE

3 South Elevation - Spatial Separation Calculation
SCALE = 1 : 200



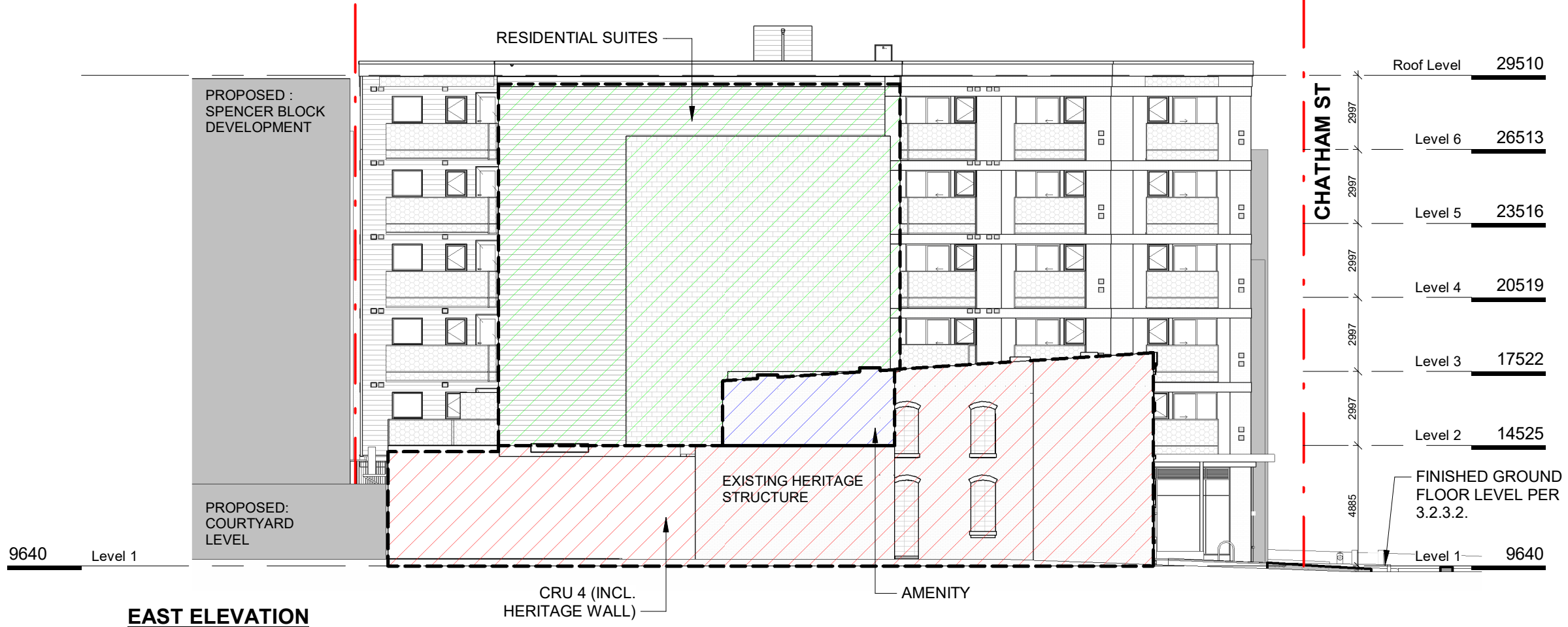
WEST ELEVATION

CRU's	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.1. -E	15m (>9m) (TO C/L OF STREET)	100	143	87.57	61.24
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP E	100		1 HOUR	ANY	NONCOMBUSTIBLE

RESIDENTIAL

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	15m (>9m) (TO C/L OF STREET)	100	538.12	177.19	32.93
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100		45 MIN.	ANY	NONCOMBUSTIBLE

2 West Elevation - Spatial Separation Calculation
SCALE = 1 : 200



EAST ELEVATION

CRU 4 (INCL. HERITAGE WALL)

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	0.3m (to 0.255m)	0	186.35	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP A2	0		1 HOUR	NONCOMBUSTIBLE	NONCOMBUSTIBLE

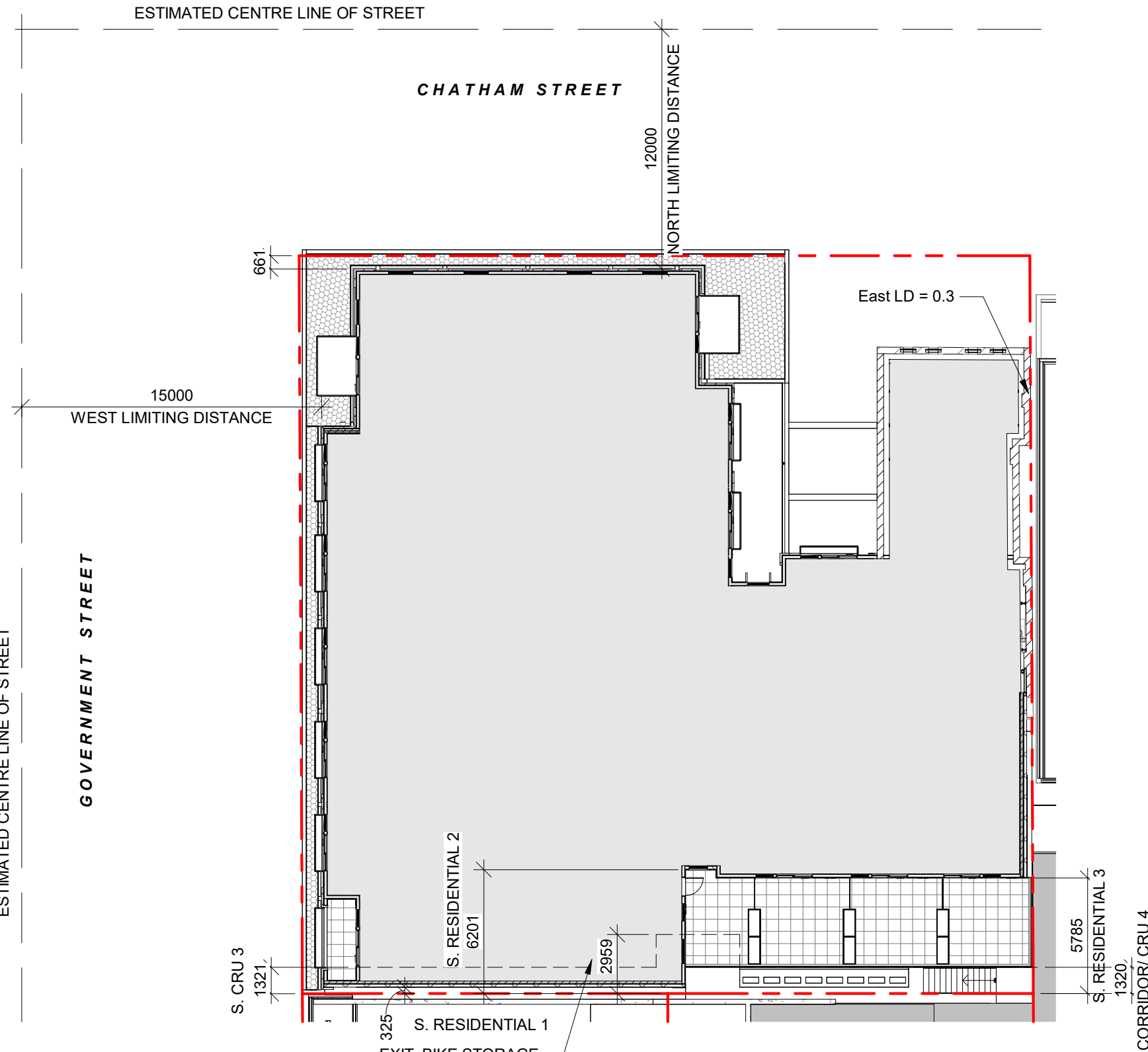
AMENITY

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	0.3m (to 0.255m)	0	20.13	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP A2	0		1 HOUR	NONCOMBUSTIBLE REFER TO AS-3	NONCOMBUSTIBLE

RESIDENTIAL SUITES

TABLE 3.2.3.1. -D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
TABLE 3.2.3.7	14.90m (to 17.40) (>9m)	0	217.29	0	0
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	0		1 HOUR	NONCOMBUSTIBLE REFER TO AS-3	NONCOMBUSTIBLE

4 East Elevation - Spatial Separation Calculation
SCALE = 1 : 200



5 Spatial Separation Key Plan
SCALE = 1 : 250

6	Issued for DDP	Sept. 26, 2025
5	Issued for BP Resubmission	Aug. 1, 2025
4	Issued for Building Permit	May 7, 2025
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NO.	DESCRIPTION	DATE



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1885 Government Street

NICOLA REAL ESTATE



Sheet Name

Spatial Separation & Exposure Protection

Date

Sept. 26, 2025

Scale

As indicated

Project #

2311

Revision

6

Sheet #

A-051

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COMMERCIAL FLOOR AREA

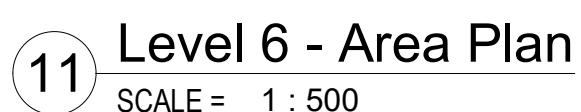
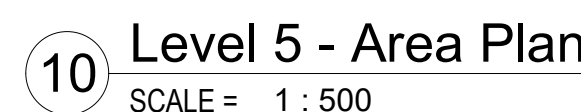
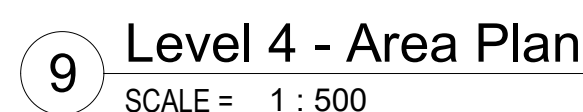
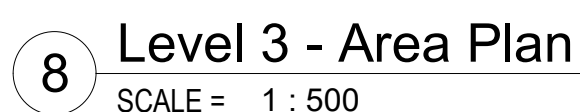
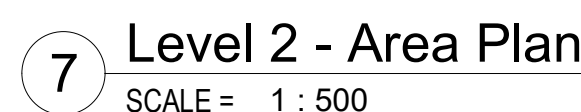
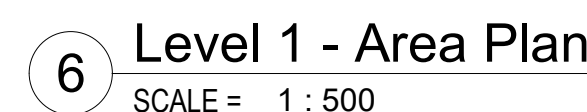
Level 1 = 779.08m²



BICYCLE PARKING SUPPLY REQUIREMENT & PROVISION					
LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment, Long Term	55 units (<45 m2)	1 / unit	55 Long Term	86 Long Term	+1 Long Term
	24 units (> 45 m2)	1.25 / unit	30 Long Term		
Apartment, Short Term	1 building, 79 units	Greater of 6 / building OR 0.1 / unit	8 Short Term	8 Short Term	-
Retail, Long Term	778 m2	1 / 200 m2	4 Long Term	4 Long Term	+0 Long Term
Retail, Short Term	778 m2	1 / 200 m2	4 Short Term	4 Short Term	+0 Short Term
TOTAL			89 Long Term	90 Long Term	+1 Long Term
			12 Short Term	12 Short Term	+0 Short Term

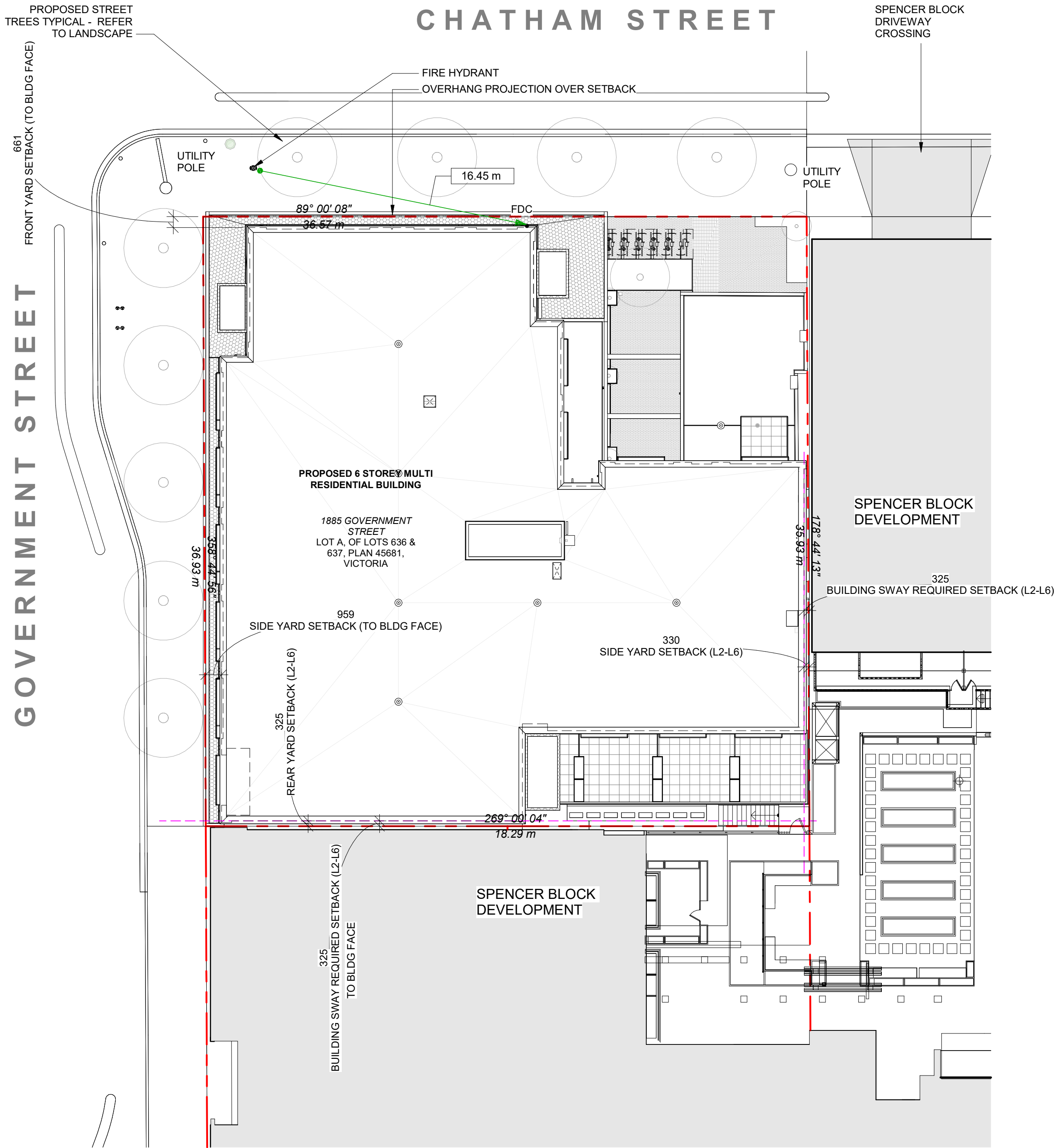
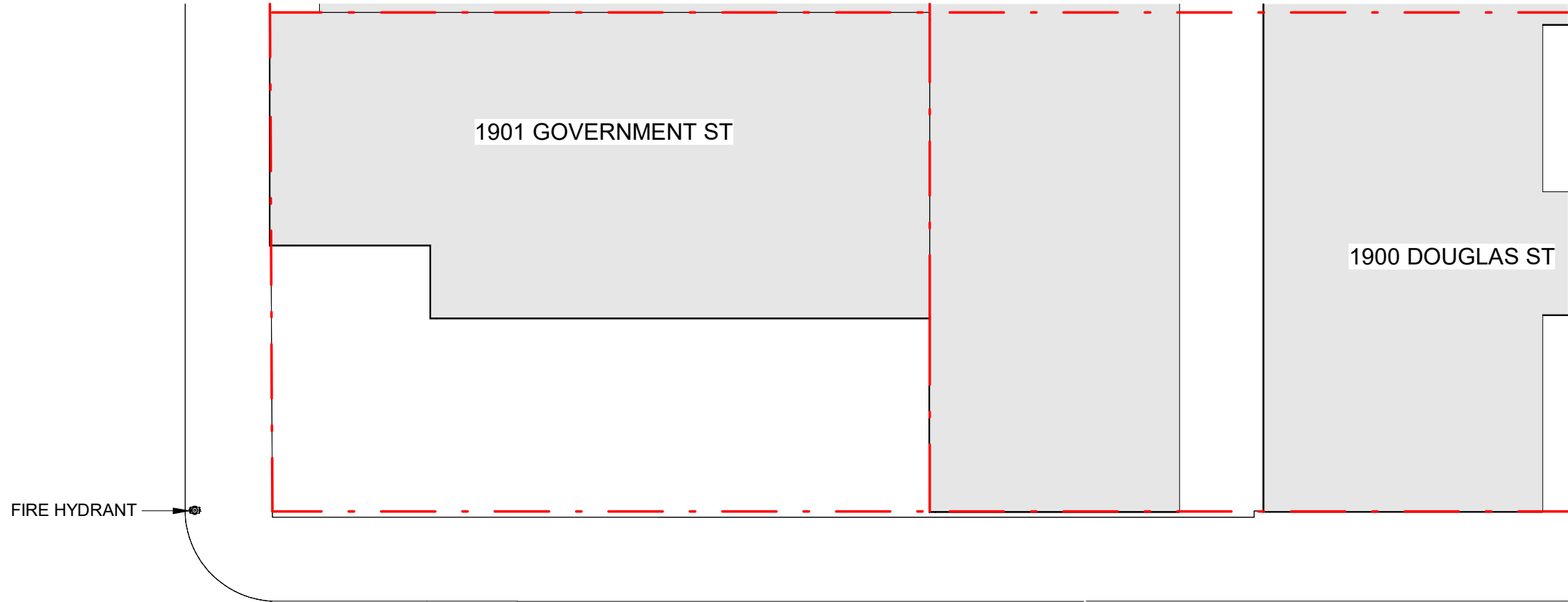


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2025-09-29 11:05:15 AM

P:\2011\1885 Government Street\3. CONSTRUCTION DOCUMENTS\3.2 Drawings Issued By Date\25.09.25 - DDP Sept 1885 Government Street_LDD MODEL_25.09.25.rvt



1 Site Context Plan & Project Data
SCALE = 1 : 200

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 (m²)	1,350.67m²
TOTAL FLOOR AREA (m²)	5,499m²
COMMERCIAL FLOOR AREA (m²)	779.08m²
FLOOR SPACE RATIO	4.07 : 1
LOT COVERAGE (%)	91%
OPEN SITE SPACE (%)	17%
HEIGHT (m)	19.49m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	54 13
PARKING STALLS - VISITOR (#) ON SITE	8 0
BICYCLE PARKING (#) SHORT TERM	12 12
BICYCLE PARKING (#) LONG TERM	89 90

BUILDING SETBACKS (m)

FRONT LOT LINE (CHATHAM STREET)	0.661m
REAR LOT LINE	0.325m
INTERIOR SIDE LOT LINE (EAST)	0m
SIDE LOT LINE (GOVERNMENT STREET)	0.959m
COMBINED SIDE YARDS	0.325m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	79
UNIT TYPE	Studio 1 Bedroom 2 Bedroom
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	30m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	4759.55m² L2 TO L6 + L1 COMMON AREA

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



Scale = 1:200

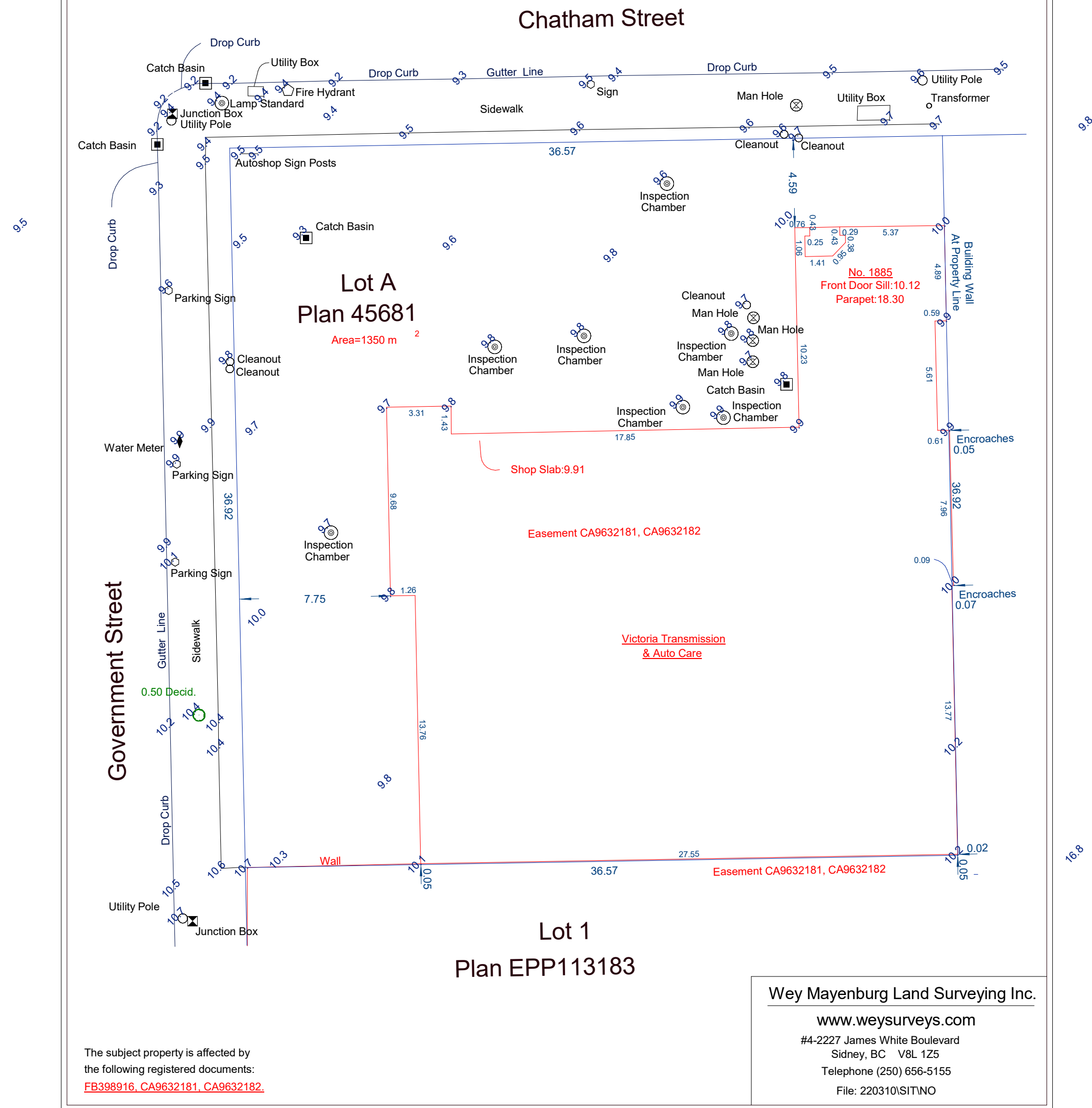
Dated this 16th day of November, 2022.

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

6	Issued for DDP	Sept. 26, 2025
5	Issued for BP Resubmission	Aug. 1, 2025
4	Issued for Building Permit	May 7, 2025
3	RZ DP Rev 2	Sept 10, 2024
NO.	DESCRIPTION	DATE



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1885 Government Street
NICOLA REAL ESTATE



Sheet Name
Site Context Plan & Project Data

Date
Sept. 26, 2025

Scale
As indicated

Project #
2311

Revision
Sept. 26, 2025

6

Sheet #

A-100

2025-09-29 11:05:16 AM

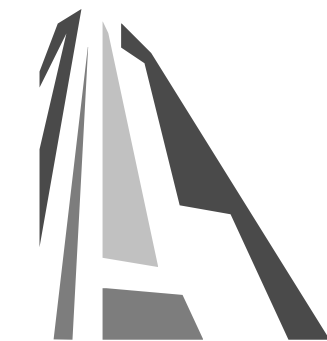
SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
----- 1.5 HR
..... 2 HR

NOTATION LEGEND

- STUD FRAME WALL
BEARING WALL
SHEAR / BEARING WALL
SERVICE WALL
CONCRETE MASONRY UNIT
CONCRETE
301.3 DOOR TAG
P1 ASSEMBLY TAG
1-W01 GLAZING TAG (UNIT TYPE, ELEVATION, #)
ELEC ELECTRICAL PANEL
COMM COMMS PANEL
H20 HOSE BIBB
PS PULL STATION
PD PLANTER DRAIN
BD BI-LEVEL DRAIN
TD TRENCH DRAIN
RD ROOF DRAIN
UP UTILITY POLE
AO AUTO DOOR OPERATOR
UP CLOSE SPACED WATER CURTAIN SPRINKLERS (2 HR FRR)
WS TYCO WS SPRINKLERS FOR SPECIFIC APPLICATION (2 HR FRR)
F FIRE EXTINGUISHER

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street
NICOLA REAL ESTATE
NICOLA
REAL ESTATE

1:22"
Project North
Sheet Name
Floor Plan - Parkade

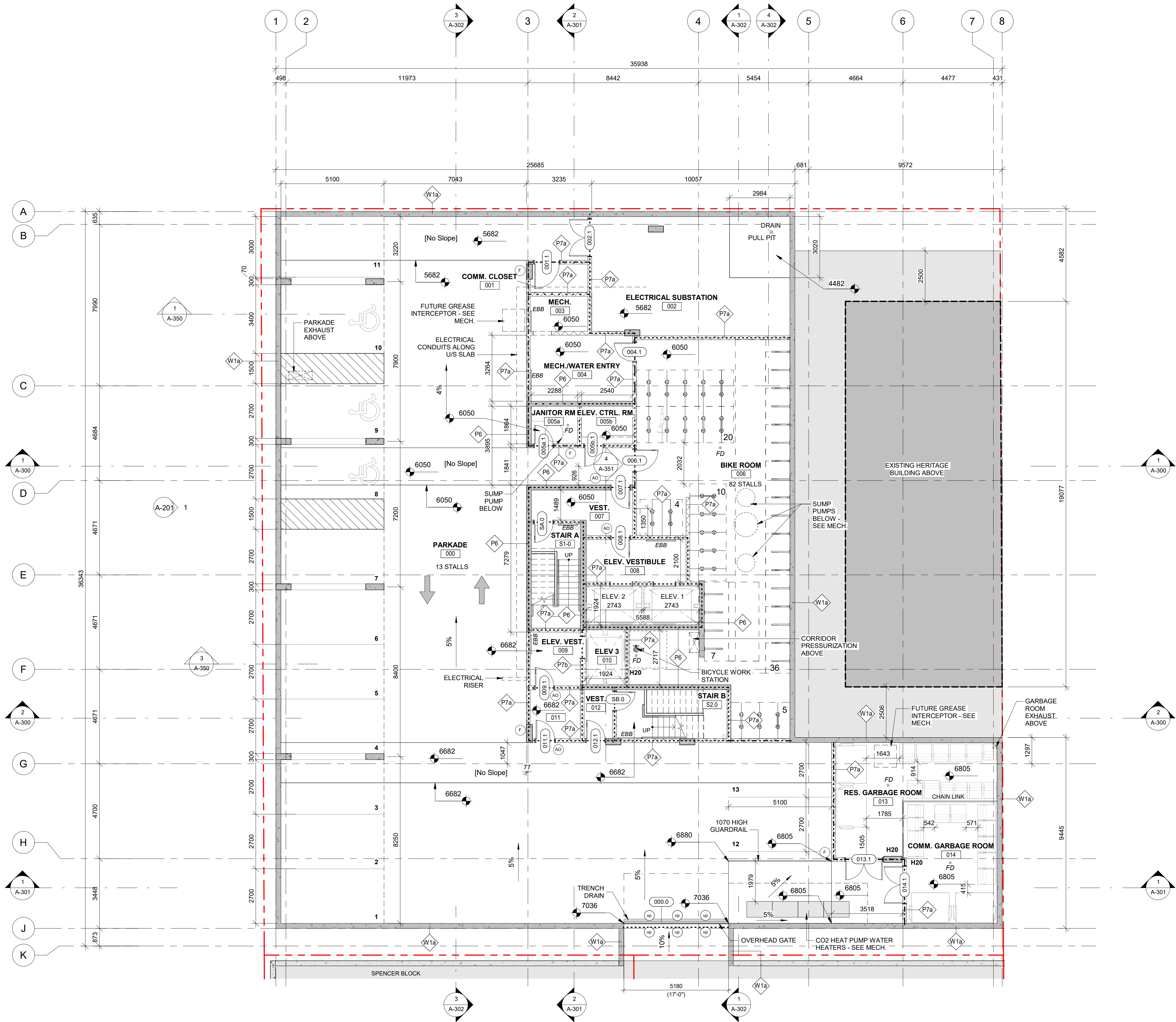
Date
Sept. 26, 2025

Scale
1 : 100

Project #
2311

Revision
Sept. 26, 2025
6

Sheet #
A-120



1 Level 0 - Parkade Plan
SCALE = 1 : 100

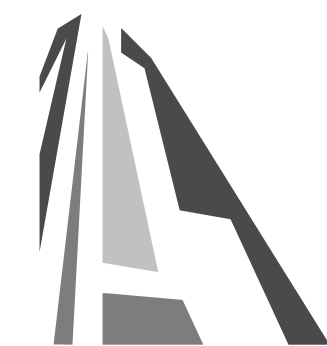
SPATIAL SEPARATION LEGEND

- 0 HR
1 HR
1.5 HR
2 HR

NOTATION LEGEND

- STUD FRAME WALL
BEARING WALL
SHEAR / BEARING WALL
SERVICE WALL
CONCRETE MASONRY UNIT
CONCRETE
DOOR TAG
ASSEMBLY TAG
GLAZING TAG (UNIT TYPE, ELEVATION, #)
ELECTRICAL PANEL
COMMS PANEL
HOSE BIBB
PULL STATION
PLANTER DRAIN
BI-LEVEL DRAIN
TRENCH DRAIN
ROOF DRAIN
UTILITY POLE
AUTO DOOR OPERATOR
CLOSE SPACED WATER CURTAIN SPRINKLERS (2 HR FRR)
TYCO WS SPRINKLERS FOR SPECIFIC APPLICATION (2 HR FRR)
FIRE EXTINGUISHER

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street
NICOLA REAL ESTATE
NICOLA
REAL ESTATE

Project North

Sheet Name
Floor Plan - Level 1 - Assemblies

Date
Sept. 26, 2025

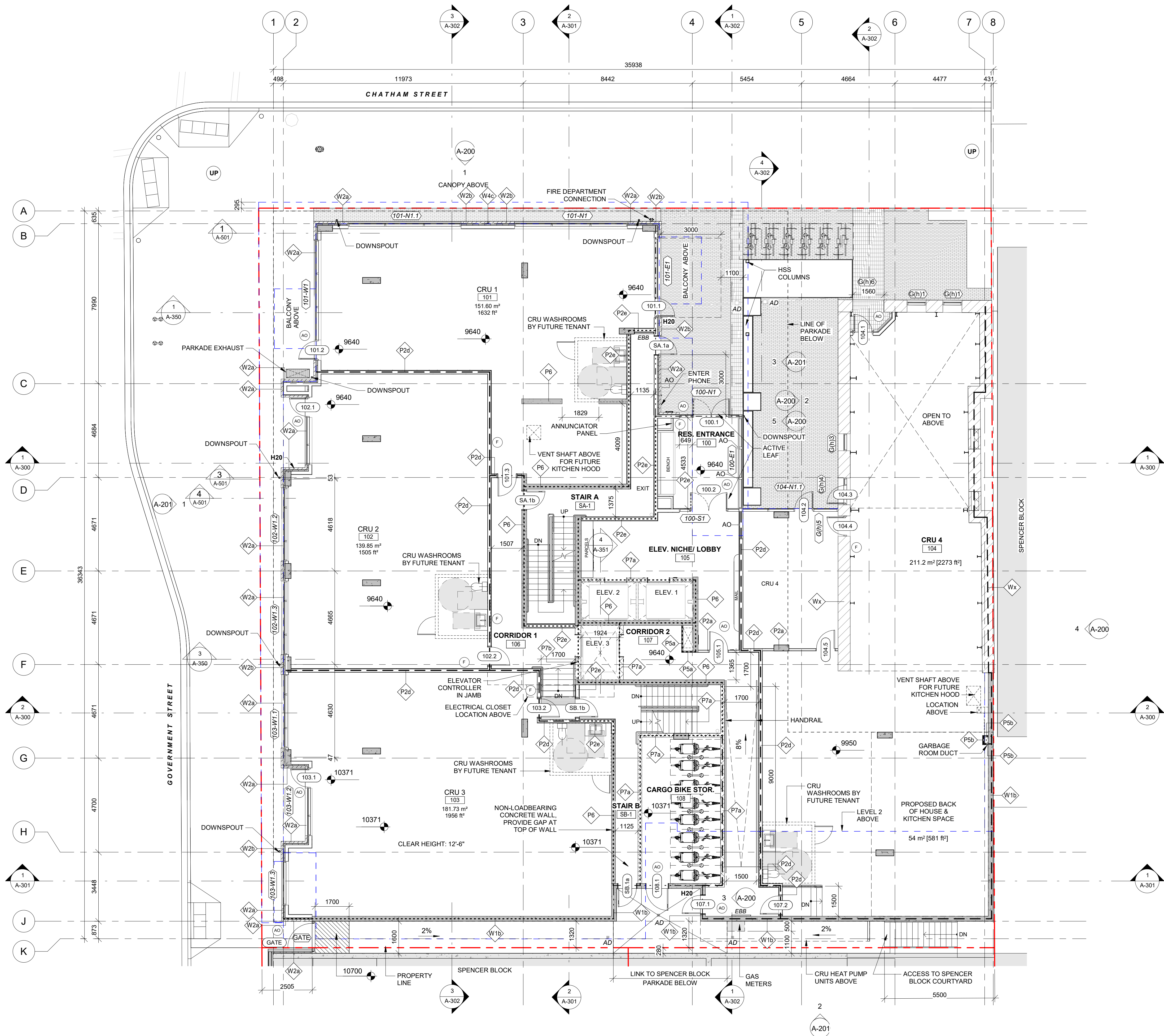
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Project #
2311

Revision
Sept. 26, 2025
6

Sheet #
A-121a

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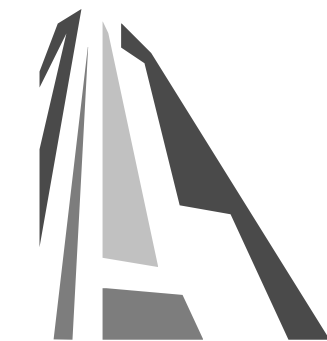
SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
----- 1.5 HR
..... 2 HR

NOTATION LEGEND

- STUD FRAME WALL
BEARING WALL
SHEAR / BEARING WALL
SERVICE WALL
CONCRETE MASONRY UNIT
CONCRETE
301.3 DOOR TAG
P1 ASSEMBLY TAG
1-W01 GLAZING TAG (UNIT TYPE, ELEVATION, #)
ELEC ELECTRICAL PANEL
COMM COMMS PANEL
H20 HOSE BIBB
PS PULL STATION
PD PLANTER DRAIN
BD BI-LEVEL DRAIN
TD TRENCH DRAIN
RD ROOF DRAIN
UP UTILITY POLE
AO AUTO DOOR OPERATOR
UP CLOSE SPACED WATER CURTAIN SPRINKLERS (2 HR FRR)
WS TYCO WS SPRINKLERS FOR SPECIFIC APPLICATION (2 HR FRR)
F FIRE EXTINGUISHER

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1885 Government Street
NICOLA REAL ESTATE
NICOLA
REAL ESTATE

1.22°
Project North

Sheet Name
Floor Plan - Level 2 - Assemblies

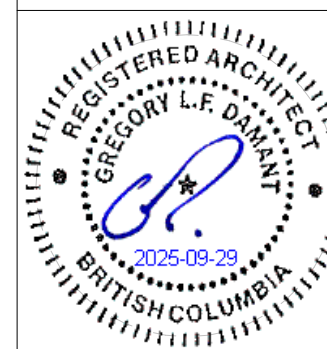
Date
Sept. 26, 2025

Scale
1 : 100

Project #
2311

Revision
Sept. 26, 2025
6

Sheet #
A-122a

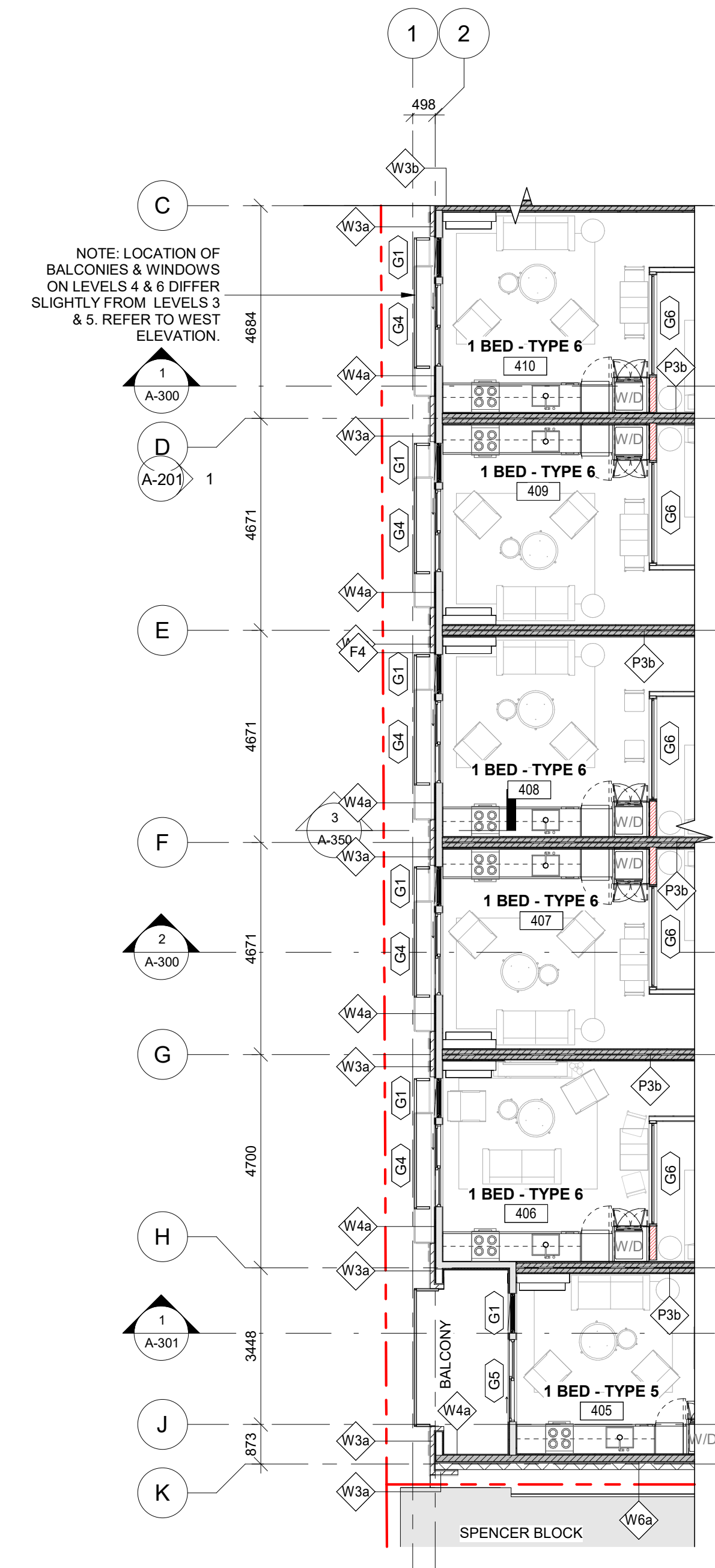


2025-09-29 11:05:23 AM



1 Level 2 - Assemblies
SCALE = 1 : 100

NOTE: THIS PARTIAL PLAN HIGHLIGHTS CHANGES IN THE WINDOW PLACEMENTS FOR THE FOLLOWING SUITES: 405, 605; 406, 606; 407, 607; 408, 608; 409, 609; & 410, 610.



2 Level 4 & 6- West Unit Assemblies
SCALE = 1 : 100



1 Level 3-6 - Assemblies
SCALE = 1 : 100

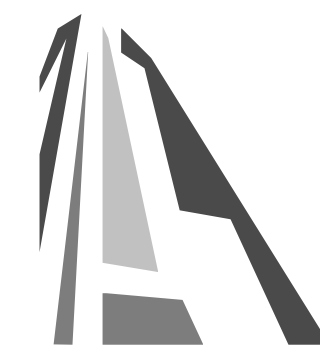
SPATIAL SEPARATION LEGEND

-----	0 HR
-----	1 HR
-----	1.5 HR
-----	2 HR

NOTATION LEGEND

=====	STUD FRAME WALL
=====	BEARING WALL
=====	SHEAR / BEARING WALL
=====	SERVICE WALL
=====	CONCRETE MASONRY UNIT
=====	CONCRETE
301.3	DOOR TAG
P1	ASSEMBLY TAG
1-W01	GLAZING TAG (UNIT TYPE, ELEVATION, #)
ELEC	ELECTRICAL PANEL
COMM	COMMS PANEL
H20	HOSE BIBB
PS	PULL STATION
PD	PLANTER DRAIN
BD	BI-LEVEL DRAIN
TD	TRENCH DRAIN
RD	ROOF DRAIN
UP	UTILITY POLE
AO	AUTO DOOR OPERATOR
WP	CLOSE SPACED WATER CURTAIN SPRINKLERS (2 HR FRR)
WS	TYCO WS SPRINKLERS FOR SPECIFIC APPLICATION (2 HR FRR)
F	FIRE EXTINGUISHER

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1885 Government Street
NICOLA REAL ESTATE

1.22"

Project North

NICOLA
REAL ESTATE

Sheet Name
Floor Plan - Level 3-6 - Assemblies

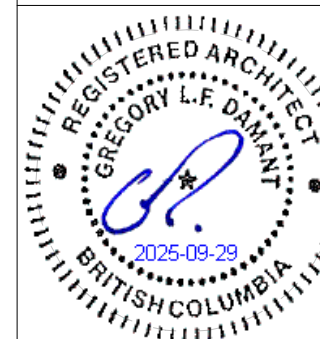
Date
Sept. 26, 2025

Scale
1 : 100

Project #
2311

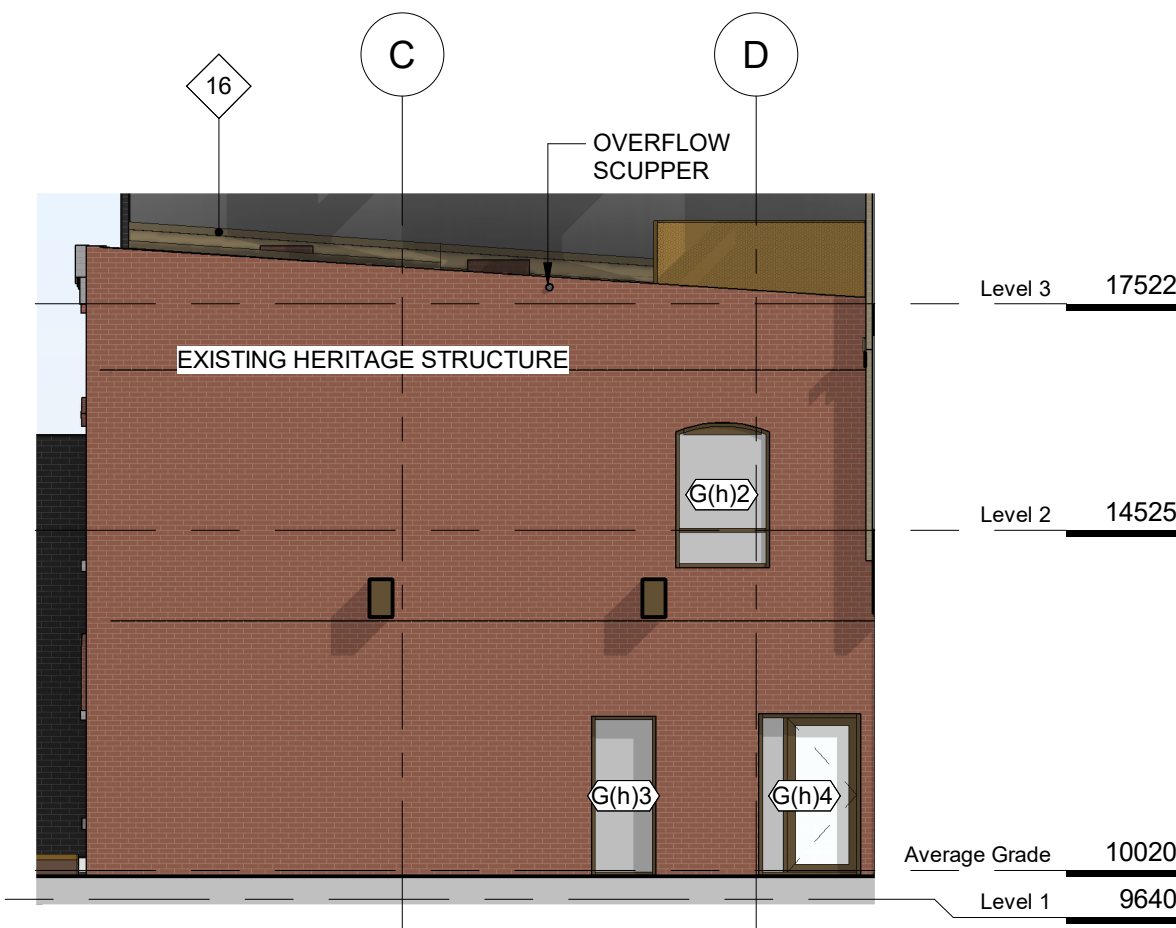
Revision
Sept. 26, 2025
6

Sheet #
A-123a

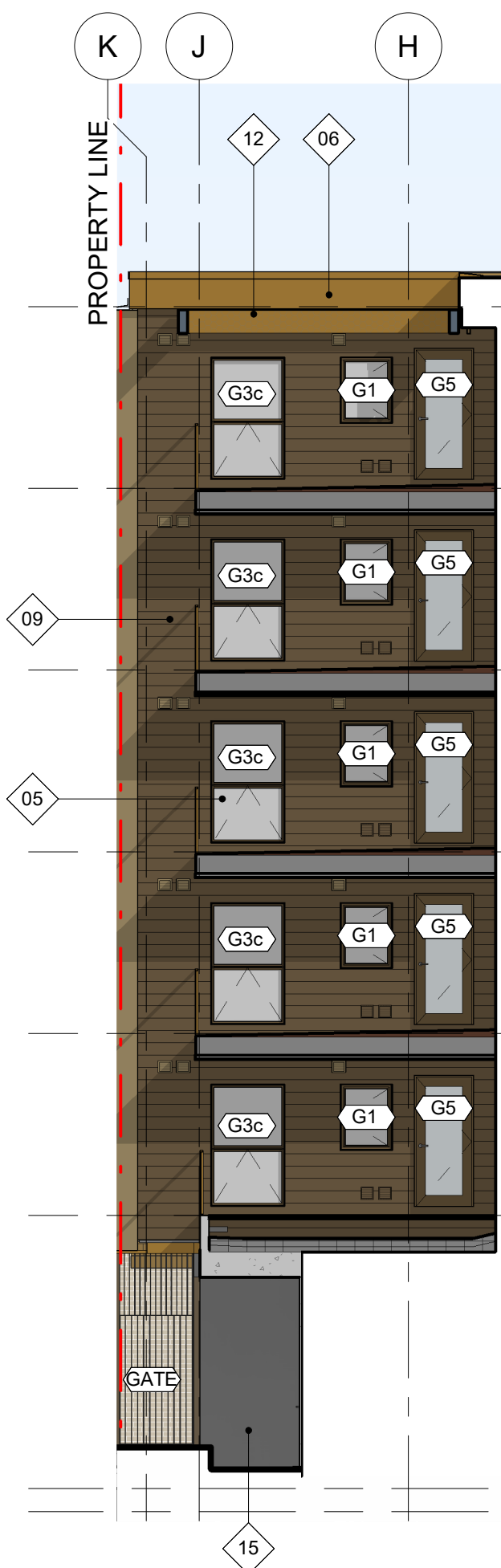




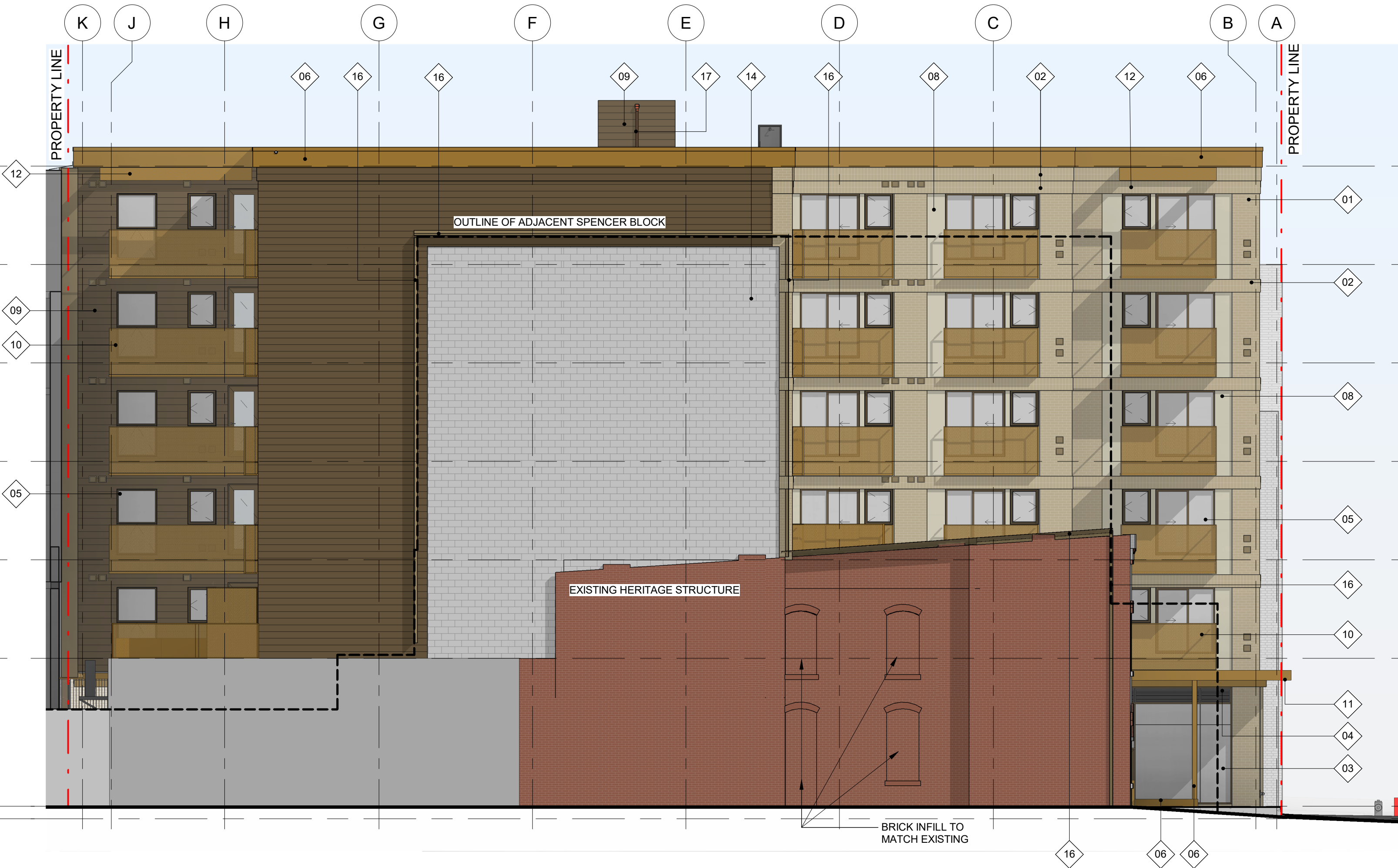
1 North Building Elevation
SCALE = 1 : 100



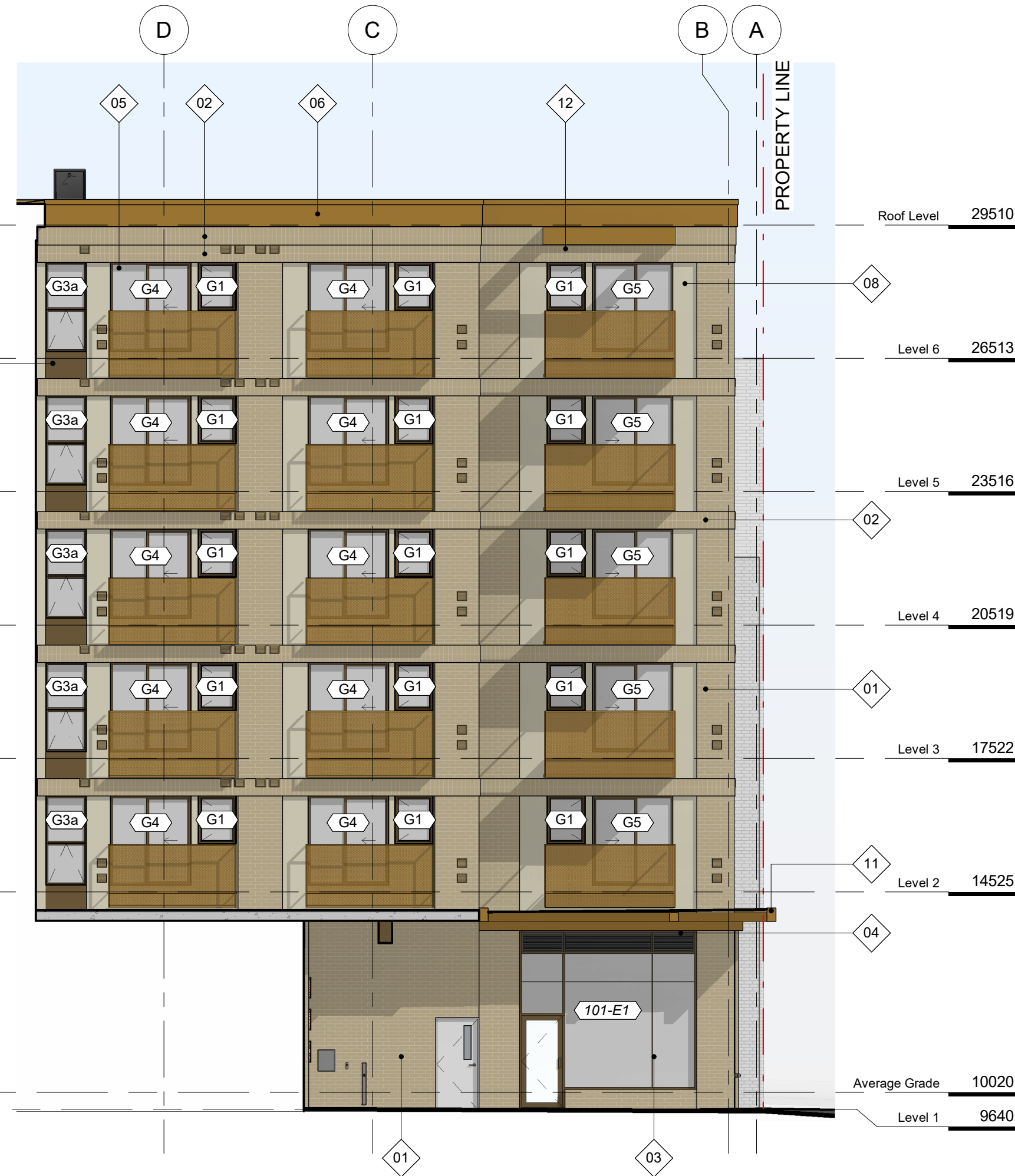
2 Hidden Alcove (North) Elevation (Existing)
SCALE = 1 : 100



3 Hidden Alcove (South) Elevation
SCALE = 1 : 100



4 East Building Elevation
SCALE = 1 : 100



5 Hidden Alcove (North) Elevation (New)
SCALE = 1 : 100

FINISH MATERIALS

01. BRICK - COLOUR 1 (RUNNING BOND)
02. BRICK - COLOUR 1 (SOLDIER COURSE)
03. CURTAIN WALL GLAZING
04. INTEGRATED LOUVRE
05. VINYL WINDOWS - COLOUR 1 (BROWN)
06. METAL PANEL - COLOUR 1 (GOLD)
07. METAL PANEL - COLOUR 2 (DARK BROWN)
08. METAL PANEL - COLOUR 3 (LIGHT BROWN)
09. CEMENTITIOUS PANEL CLADDING - COLOUR 1 (DARK BROWN)
10. EXPANDED METAL MESH - GLOSSY FINISH (GOLD)
11. PREFINISHED METAL CANOPY (GOLD) W/ FRITTED GLASS
12. PREFINISHED METAL ROOF OVERHANG (GOLD) W/ FRITTED GLASS
13. ALUM. VERTICAL SUNSHADE (GOLD)
14. CONCRETE MASONRY UNIT
15. ARCHITECTURAL CONCRETE
16. PREFINISHED METAL FLASHING (TO CLOSE OFF GAP BETWEEN BUILDINGS)
17. GALVANIZED STEEL PIPE DOWNSPOUT (COLOUR TO MATCH ADJACENT CLADDING)

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street
NICOLA REAL ESTATE

NICOLA
REAL ESTATE

Sheet Name
Exterior Elevations - North & East (& Hidden Alcoves)

Date
Sept. 26, 2025

Scale
As indicated

Project #
2311

Revision
Sept. 26, 2025

6

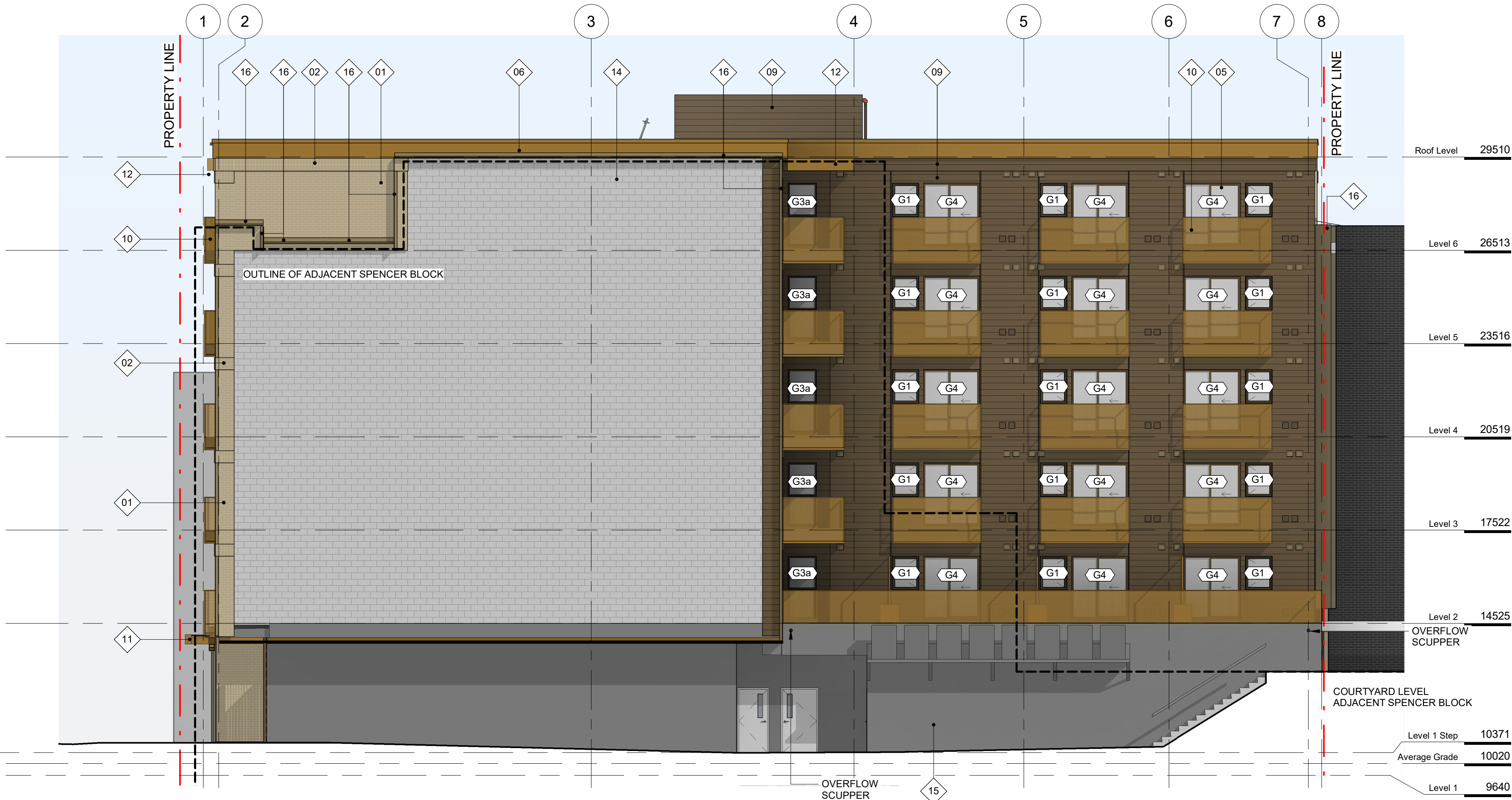
Sheet #
A-200

FINISH MATERIALS

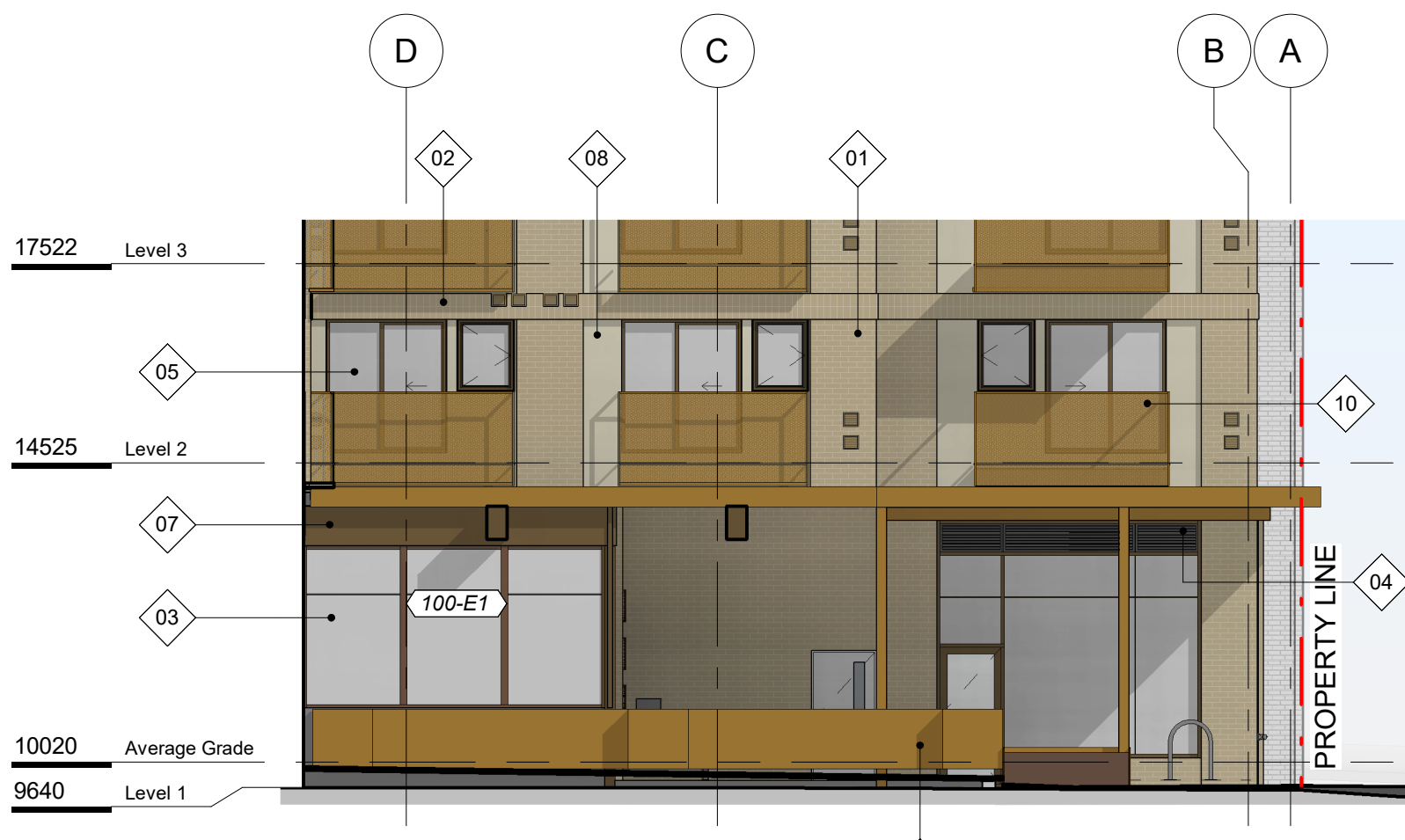
01. BRICK - COLOUR 1 (RUNNING BOND)
02. BRICK - COLOUR 1 (SOLDIER COURSE)
03. CURTAIN WALL GLAZING
04. INTEGRATED LOUVRE
05. VINYL WINDOWS - COLOUR 1 (BROWN)
06. METAL PANEL - COLOUR 1 (GOLD)
07. METAL PANEL - COLOUR 2 (DARK BROWN)
08. METAL PANEL - COLOUR 3 (LIGHT BROWN)
09. CEMENTITIOUS PANEL CLADDING - COLOUR 1 (DARK BROWN)
10. EXPANDED METAL MESH - GLOSSY FINISH (GOLD)
11. PREFINISHED METAL CANOPY (GOLD) W/ FRITTED GLASS
12. PREFINISHED METAL ROOF OVERHANG (GOLD) W/ FRITTED GLASS
13. ALUM. VERTICAL SUNSHADE (GOLD)
14. CONCRETE MASONRY UNIT
15. ARCHITECTURAL CONCRETE
16. PREFINISHED METAL FLASHING (TO CLOSE OFF GAP BETWEEN BUILDINGS)
17. GALVANIZED STEEL PIPE DOWNSPOUT (COLOUR TO MATCH ADJACENT CLADDING)



1 West Building Elevation
SCALE = 1 : 100

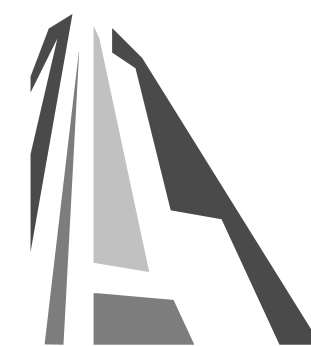


2 South Building Elevation
SCALE = 1 : 100



3 Hidden Alcove (North) Partial Elevation
SCALE = 1 : 100

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street
NICOLA REAL ESTATE

NICOLA
REAL ESTATE

Sheet Name
Exterior Elevations - South
& West (North Partial)

Date
Sept. 26, 2025

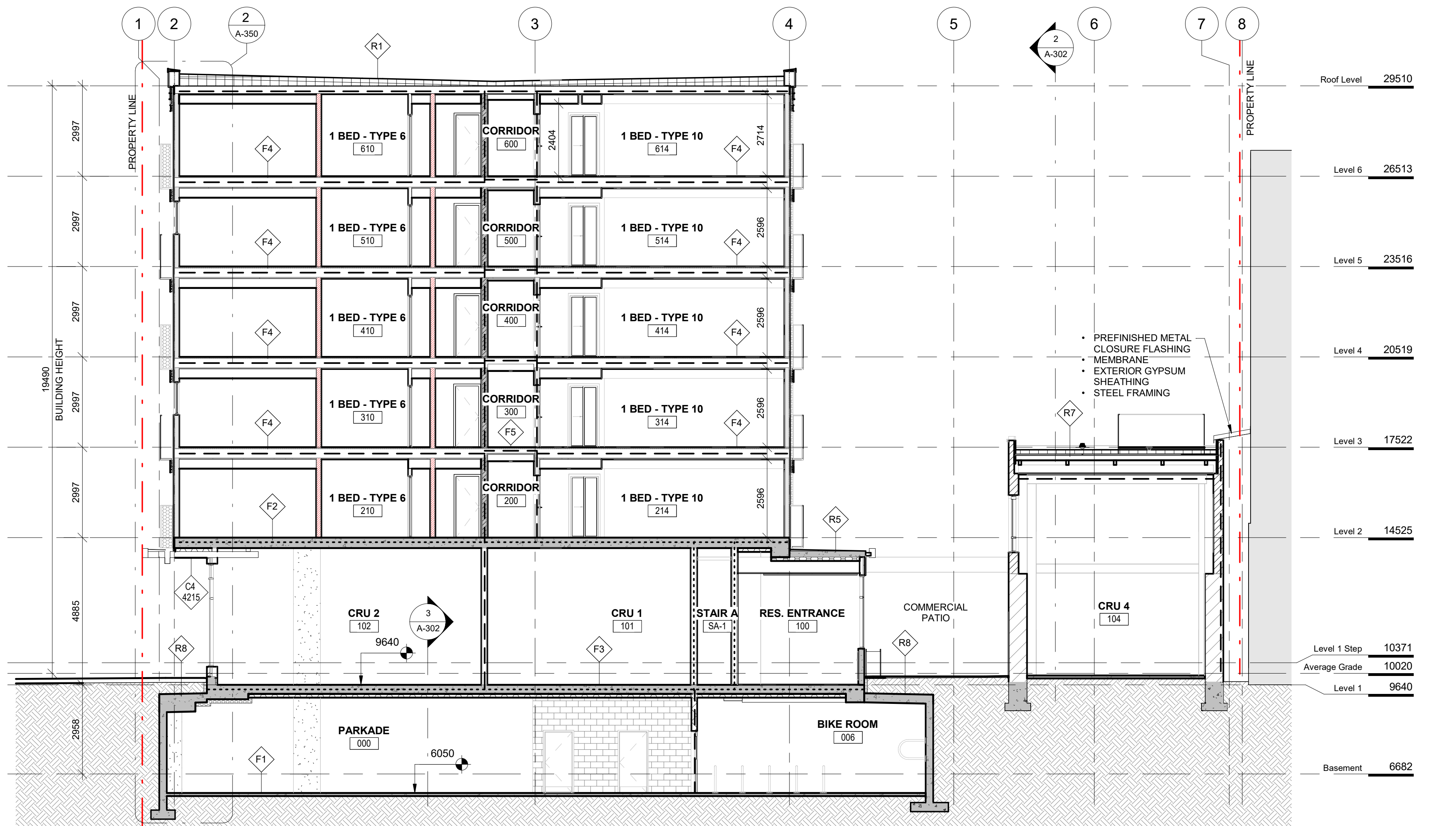
Scale
As indicated

Project #
2311

Revision
Sept. 26, 2025

6

Sheet #
A-201



1 Building Section EW 1 - Looking North
SCALE = 1 : 100

SPATIAL SEPARATION LEGEND

.....	0 HR
-----	1 HR
- - - - -	1.5 HR
.....	2 HR



2 Building Section EW 2 - Looking North
SCALE = 1 : 100

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street
NICOLA REAL ESTATE
NICOLA
REAL ESTATE

Sheet Name
Building Sections - East-West

Date
Sept. 26, 2025

Scale
1 : 100

Project #
2311

Revision
Sept. 26, 2025
6

Sheet #
A-300

2025-09-29
BRITISH COLUMBIA
REGISTERED ARCHITECT
GREGORY L.F. DAWSON



1 Building Section - EW 3 - Looking North
SCALE = 1 : 100



2 Building Section NS 1 - Looking West
SCALE = 1 : 100

SPATIAL SEPARATION LEGEND

.....	0 HR
-----	1 HR
- - - - -	1.5 HR
.....	2 HR

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street

NICOLA REAL ESTATE



Sheet Name
**Building Sections -
East-West & North-South**

Date
Sept. 26, 2025

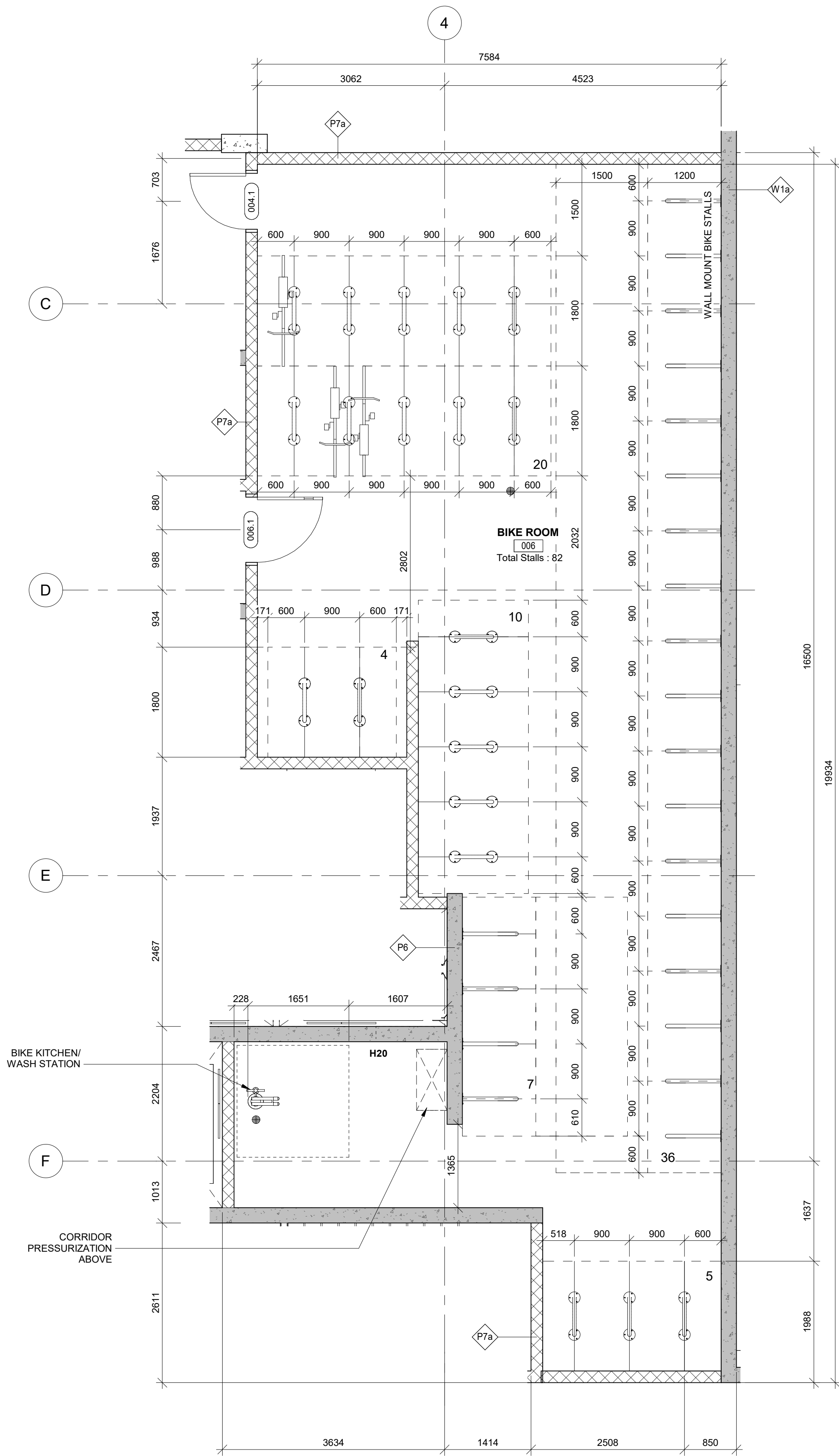
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Project #
2311

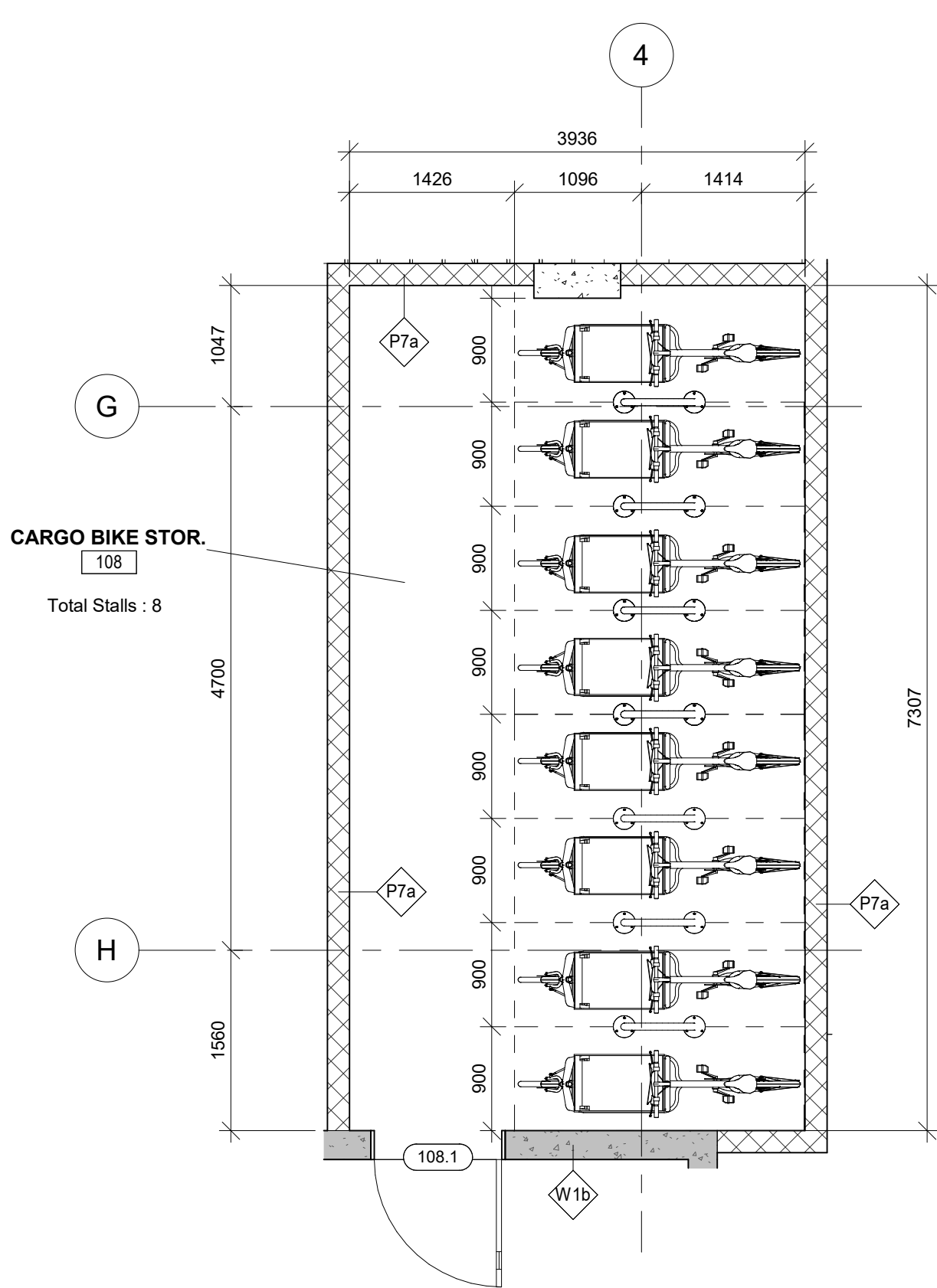


Revision
Sept. 26, 2025
6

Sheet #
A-301

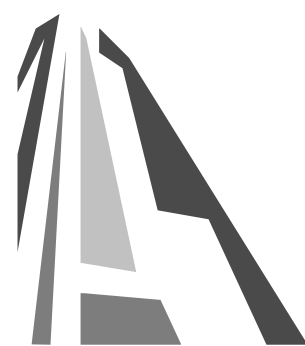


1 Bike Room Plan - Parkade
SCALE = 1 : 50



2 Cargo Bike Room Plan - Level 1
SCALE = 1 : 50

6	Issued for DDP	Sept. 26, 2025
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1885 Government Street

NICOLA REAL ESTATE



1.22"

Project North

Sheet Name

Detail Plan - Bike Room & Cargo Bike Room

Date

Sept. 26, 2025

Scale

1 : 50

Project #

2311

Revision

6

Sheet #

A-402

REGISTERED ARCHITECT

GREGORY L.F. DAWSON

2025-09-29

BRITISH COLUMBIA