HERALD & CHATHAM, VICTORIA, BC

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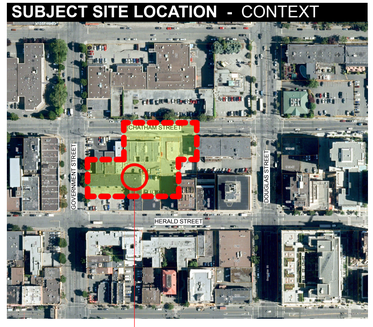
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CONTACT LIST

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CONTRACTOR	**FARMER CONSTRUCTION LTD.** 360 Harbour Rd. Victoria BC, V9A 3S1	*Ken McRae*	250.388.5121

SUBJECT SITE LOCATION - CONTEXT



Integra
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[PROJECT TEAM]

REVISIONS:
1.
DRAWING LIST UPDATED [ADDITIONAL PLANS ADDED]
2.
RENDERING UPDATED [NEW COLOURS/MATERIALS]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD WATT
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Cover Sheet

[PROJECT]
19503

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-0.000

HERALD & CHATHAM, VICTORIA, BC

PROJECT OWNER:	Nicola Herald Limited Partnership c/o Denciti Development Corp.			
PROJECT CONTACT:	David Fawley / Guadalupe Font		1620-1185 West Georgia Street, Vancouver BC V6E 4E6	T.604.638.0771
PROJECT ARCHITECT:	Steve Watt	Integra Architecture Inc.	Suite 2330 - 200 Granville Street, Vancouver BC V6C 1S4	T.604.688.4220
PROJECT NUMBER:	19503			
CIVIC ADDRESS:	610-624 Herald Street & 611-635 Chatham Street, Victoria, British Columbia			
LEGAL DESCRIPTION:	Lots 620, 621, 622, 623, 624, 632, 633, 634, and 635, Victoria City			
PROJECT DESCRIPTION:	5-Storey Multi-family Apartment with Ground Floor Commercial			
ZONING:				
Existing Zoning:	OTD-1 - SITE SPECIFIC (Old Town District)			
Neighbourhood	Downtown			
Proposed Zoning:				
OCP Designation	Heritage Conservation Area (HCA)			
Development Permit Area	DPA 1 (HC)			
ISSUE:	ISSUE 6.0 - DP RESUBMISSION			
DATE:	May 14, 2021			

SITE AREA

Total Site Area		Sq. Ft.	m2
Total Gross Site Area	1.502 Acres	65,418	6,077.48

** To Be Confirmed by Survey - Wey Mayenburg Land Surveying Inc.*

SITE COVERAGE

	sq. ft.	m2	%
HERALD	25,648	2,382.8	39%
CHATHAM	19,708	1,830.9	30%
TOTAL	45,356	4,213.7	69%
OPEN SPACE	20,062	1,863.8	31%

SETBACKS

	Permitted by Existing Zoning Ft.	M	Proposed Ft.	m
HERALD	0.00	0.0	0.00	0.00
CHATHAM	0.00	0.0	0.00	0.00
GOV'NMENT	0.00	0.0	0.00	0.00
SIDE	0.00	0.0	0.00	0.00

FLOOR AREA RATIO (FAR)

Maximum FSR	FSR	Sq. Ft.	m2
Maximum Floor Area	3.00	**196,254.0**	**18,232.4**
Proposed FSR	FSR	Sq. Ft.	m2
Proposed Floor Area	**3.00**	**196,176.00**	**18,225.2**
TOTAL FLOOR AREA (FOR FSR)	**196,176.00 sq.ft.**	**18,225.34 m2**	

BUILDING HEIGHT (excluding elevator dog-house)

	Permitted by Existing Zoning Ft.	M	Proposed Ft.	m	Variance m	
HERALD	49.21	15.0	69.15'	21.07	**6.07**	Measured from average grade of 36'-4" to top of roof sheathing
CHATHAM	49.21	15.0	52.40'	16.18	**1.18**	Measured from average grade of 36'-4" to top of roof sheathing

(2%) Parapets 1.0m additional projection permitted
Roof Top Structures 5.0m additional projection permitted

HERALD	True height from grade	54.73'	16.59	Measured from grade at North end of Government façade to top of parapet
HERALD	True height from grade	58.00'	17.68	Measured from grade at West end of Herald façade to top of parapet
HERALD	True height from grade	62.73'	19.12	Measured from grade at East end of Herald façade to top of 6th floor parapet
CHATHAM	True height from grade	59.71'	18.12	Measured from grade at West end of Chatham façade to top of roof parapet

GFA - Chatham

Level	Floor Area [For FSR]	Breakdown (sq. ft.) Residential	Retail	Common	Amenity	Services	FSR Exclusions	Total Floor Area Check	m^2	Floor Plate Efficiency	Unit Summary Jr Studio	Studio	Jr 1 Bed	1 Bed	Jr 2 Bed	2 Bed	3 Bed	Total	GFA
Level P1	-	-					48,006	-	-	-	-	-	-	-	-	-	-	-	48,681
Level 1 Chatham	12,712	-	8,527	3,371	291	523	49,909	12,712	1,181	71%	-	-	-	-	-	-	-	-	63,437
Level 1 Herald	15,760	13,688	-	2,072	-	-	-	15,760	1,464	84%	0	18	0	8	1	2	0	29	16,277
Level 2	15,762	13,899	-	1,863	-	-	-	15,762	1,464	85%	0	18	0	8	1	2	0	29	16,261
Level 3	15,762	13,899	-	1,863	-	-	-	15,762	1,464	85%	0	18	0	8	1	2	0	29	16,261
Level 4	15,762	13,899	-	1,863	-	-	-	15,762	1,464	85%	0	18	0	8	1	2	0	29	16,261
Total	**75,758**	**55,385**	**8,527**	**11,032**	**291**	**523**	**97,915**	**75,758**	**7,038**	**85%**	**0**	**72**	**0**	**32**	**4**	**8**	**0**	**116**	**177,178**

GFA - Herald

Level	Floor Area [For FSR]	Breakdown (sq. ft.) Residential	Retail	Common	Amenity	Services	FSR Exclusions	Total Floor Area Check	m^2	Floor Plate Efficiency	Unit Summary Jr Studio	Studio	Jr 1 Bed	1 Bed	Jr 2 Bed	2 Bed	3 Bed	Total	GFA
Level 1 Chatham	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Level 1 Herald	23,850	4,833	11,049	2,733	5,235	-	-	23,850	2,216	89%	0	2	0	7	0	0	0	9	24,536
Level 2	21,794	18,800	-	2,994	-	-	-	21,794	2,025	83%	1	16	0	11	4	4	0	36	22,737
Level 3	21,794	18,800	-	2,994	-	-	-	21,794	2,025	83%	1	16	0	11	4	4	0	36	22,737
Level 4	21,794	18,800	-	2,994	-	-	-	21,794	2,025	83%	1	16	0	11	4	4	0	36	22,737
Level 5	20,038	17,066	-	2,972	-	-	-	20,038	1,862	81%	0	13	0	10	3	4	1	31	20,998
Level 6	11,148	9,279	-	1,869	-	-	-	11,148	1,036	80%	0	1	0	7	2	3	1	14	11,580
Total	**120,418**	**87,578**	**11,049**	**16,556**	**5,235**	**-**	**-**	**120,418**	**11,187**	**86%**	**3**	**64**	**0**	**57**	**17**	**19**	**2**	**162**	**125,325**
																		278	

GFA - Chatham + Herald

	FSR	Breakdown (sq. ft.) Residential	Retail	Common	Amenity	Services	FSR Exclusions	Total Floor Area Check		Floor Plate Efficiency	Unit Summary/Mix Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	GFA
Total	**196,176**	**142,963**	**19,576**	**27,588**	**5,526**	**523**	**97,915**	**196,176**		**86%**	**139**	**89**	**48**	**2**	**278**	**302,503** SF
Total (m2)	**18,225**	**13,282**	**1,819**	**2,563**	**513**	**49**	**9,097**	**18,225**			50%	32%	17%	1%	100%	**28,103** SQM

UNIT MIX & SIZES - Chatham

UNIT TYPE	LEVEL 1 CHATHAM	LEVEL 1 HERALD	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	AREA SQFT	AREA SQ M	TOTAL SQFT	TOTAL SQ M	NET SQFT	NET SQ M	GFA AREA SQFT	GFA AREA SQ M	GFA TOTAL SQFT	GFA TOTAL SQ M	AVERAGE SQ FT
S2 [STUDIO]	-	8	8	8	8	-	32	388	36.04	12411	1,153	361	33.56	394	36.65	12619	1,173	
S3 [STUDIO]	-	6	6	6	6	-	24	424	39.37	10166	945	395	36.69	430	39.97	10322	959	
S3E [STUDIO]	-	4	4	4	4	-	16	411	38.23	6581	612	390	36.27	418	38.83	6685	621	
S4 [STUDIO]	-	1	0	0	0	-	1	451	41.92	458	43	439	40.78	469	43.56	469	44	
A2 [1 BEDROOM]	-	3	3	3	3	-	12	574	53.35	6888	640	547	50.81	584	54.32	7014	652	
A3 [1 BEDROOM]	-	3	3	3	3	-	12	567	52.68	6802	632	538	50.03	576	53.56	6916	643	
A3E [1 BEDROOM]	-	1	1	1	1	-	4	545	50.66	2181	203	517	48.01	555	51.55	2219	206	
B5 [JR 2 BEDROOM]	-	1	1	1	1	-	4	619	57.54	2476	230	588	54.69	629	58.42	2514	234	
B6 [JR 2 BEDROOM]	-	1	1	1	1	-	4	654	60.82	2618	243	631	58.61	667	61.96	2667	248	
C1 [2 BEDROOM]	-	0	1	1	1	-	3	680	63.23	2041	190	641	59.58	695	64.55	2084	194	
C3 [2 BEDROOM]	-	1	1	1	1	-	4	712	66.18	2848	265	686	63.72	726	67.50	2905	270	
							116									**56,413**	5243	
TOTAL	**-**	**29**	**29**	**29**	**29**	**-**	**116**			**55,470**	5155							**478**

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 exterior wall.

Net Area is measured "paint to paint" for parking calculation purposes.

OFF-STREET PARKING - Chatham

Units	116	Required Per Unit	Units	Total	Provided	
Residential Parking	Up to 45m2	0.5	73	36.5	37	*1*
	45 to 70m2	0.6	43	25.8	26	*0*
	> 70m2	1.0	-	0.0	0	*0*
Subtotal			116	63.3	63	*0*
Visitor Parking		0.1	116	11.6	12	*0*
Total Residential Parking				**74.9**	75	*0*
Retail				-	10	*10*
Total Residential + Retail				**75**	85	*10*
Accessible Parking - Resident*					2	
Accessible Parking - Visitor*					2	
Accessible Parking - Retail*					2	
Loading Bays					0	

Notes:
*Included in total parking count

BICYCLE PARKING - Chatham

Units	116	Required Per Unit	Units	Total	Provided	
Residential						
Long Term	Up to 45m2	1.00	73	73		
	> 45 to 70m2	1.25	43	54		
Subtotal			**116**	**127**	128	*1*
Short Term*		0.10	116	12	12	*0*
Total				**139**	140	*1*
Retail						
Long Term	1 per 200m2			4	4	*0*
Short Term	1 per 200m2			4	4	*0*
Total				**8**	8	*0*
Total Residential + Retail				**147**	148	*1*

Notes:
* Greater of 6 / Building or 0.1 per unit

UNIT TYPE	LEVEL 1 CHATHAM	LEVEL 1 HERALD	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	AREA SQFT	AREA SQ M	TOTAL SQFT	TOTAL SQ M	NET SQFT	NET SQ M	GFA AREA SQFT	GFA AREA SQ M	GFA TOTAL SQFT	GFA TOTAL SQ M	AVERAGE SQ FT
S1 [Jr STUDIO]	-	0	1	1	1	0	0	3	326	30.27	977	91	297	27.62	332	30.88	997	93	
S2* [STUDIO]	-	1	0	0	0	0	0	1	373	34.71	373	35	354	32.87	380	35.32	380	35	
S2A [STUDIO]	-	0	1	1	1	1	1	5	364	33.81	1,819	169	335	31.13	370	34.42	1,852	172	
S3 [STUDIO]	-	0	13	13	13	10	0	49	424	39.37	20,755	1929	395	36.69	430	39.97	21,074	1959	
S3* [STUDIO]	-	1	0	0	0	0	0	1	415	38.60	415	39	384	35.70	422	39.20	422	39	
S3E [STUDIO]	-	0	2	2	2	2	0	8	411	38.23	3,291	306	381	35.39	418	38.83	3,343	311	
A1* [1 BEDROOM]	-	1	0	0	0	0	0	1	569	52.89	569	53	537	49.86	580	53.86	580	54	
A2 [1 BEDROOM]	-	0	4	4	4	3	1	16	574	53.35	9,184	854	547	50.81	584	54.32	9,352	869	
A3 [1 BEDROOM]	-	0	4	4	4	4	4	20	567	52.68	11,337	1054	538	50.03	576	53.56	11,527	1071	
A3* [1 BEDROOM]	-	6	0	0	0	0	0	6	567	52.68	3,401	316	538	50.03	576	53.56	3,458	321	
A3E [1 BEDROOM]	-	0	1	1	1	1	1	5	545	50.66	2,726	253	517	48.01	555	51.55	2,773	258	
A3E2 [1 BEDROOM]	-	0	1	1	1	1	1	5	538	49.98	2,689	250	509	47.32	547	50.86	2,736	254	
A4 [1 BEDROOM]	-	0	1	1	1	1	0	4	620	57.64	2,481	231	592	55.04	631	58.62	2,523	234	
B2 [JR 2 BEDROOM]	-	0	1	1	1	0	0	3	579	53.86	1,738	162	547	50.80	590	54.82	1,770	164	
B3 [JR 2 BEDROOM]	-	0	1	1	1	1	0	4	617	57.34	2,468	229	587	54.54	627	58.27	2,508	233	
B3E [JR 2 BEDROOM]	-	0	1	1	1	1	0	4	596	55.39	2,384	222	561	52.17	606	56.27	2,422	225	
B4 [JR 2 BEDROOM]	-	0	0	0	0	0	2	2	711	66.03	1,421	132	682	63.37	724	67.24	1,447	134	
B6 [JR 2 BEDROOM]	-	0	1	1	1	1	0	4	667	62.01	2,669	248	637	59.16	679	63.14	2,718	253	
C2 [2 BEDROOM]	-	0	1	1	1	1	0	4	729	67.79	2,918	271	701	65.14	748	69.51	2,992	278	
C4 [2 BEDROOM]	-	0	1	1	1	1	0	4	764	71.04	3,057	284	737	68.49	795	73.86	3,179	295	
C5 [2 BEDROOM]	-	0	1	1	1	1	1	5	758	70.46	3,791	352	736	68.41	773	71.81	3,863	359	
C6 [2 BEDROOM]	-	0	1	1	1	1	0	4	865	80.38	3,459	322	828	76.91	881	81.91	3,525	328	
C7 [2 BEDROOM]	-	0	0	0	0	0	1	1	929	86.35	929	86	898	83.46	946	87.93	946	88	
C8 [2 BEDROOM]	-	0	0	0	0	0	1	1	799	74.23	799	74	739	68.73	821	76.30	821	76	
D1 [3 BEDROOM]	-	0	0	0	0	1	0	1	993	92.32	993	92	969	90.06	1027	95.43	1,027	95	
D2 [3 BEDROOM]	-	0	0	0	0	0	1	1	1127	104.76	1,127	105	1117	103.81	1192	110.77	1,192	111	
								162											
TOTAL	**-**	**9**	**36**	**36**	**36**	**31**	**14**	**162**			**86,794**	8066					**88,428**	8218	**536**

OFF-STREET PARKING - Herald

Units	162	Required Per Unit	Units	Total	Provided	
Residential Parking	Up to 45m2	0.5	67	33.5	34	*0*
	45 to 70m2	0.6	78	46.8	47	*0*
	> 70m2	1.0	17	17.00	16	*-1*
Subtotal			162	97.3	97	*0*
Visitor Parking		0.1	162	16.0	16	*0*
Total Residential Parking				**113.30**	113	
Retail				-	12	
Total Residential + Retail				**113**	125	
Accessible Parking - Resident*					2	
Accessible Parking - Visitor*					2	
Accessible Parking - Retail*					2	
Loading Bays					0	

Notes:
*Included in total parking count

OFF-STREET PARKING - Herald + Chatham

Units	278	Required Per Unit	Units	Total	Provided
Residential Parking	Up to 45m2	0.5	140	70.00	71
	45 to 70m2	0.6	121	72.60	73
	> 70m2	1.0	17	17.00	16
Subtotal			278	159.60	160
Visitor Parking		0.1	278	27.80	28
Total Residential Parking				**187.40**	188
Retail				-	22
Total Residential + Retail				**187**	210
Accessible Parking - Resident*					4
Accessible Parking - Visitor*					2
Accessible Parking - Retail*					2
Loading Bays					0

Notes:
*Included in total parking count

BICYCLE PARKING - Herald

Units	162	Required Per Unit	Units	Total	Provided	
Residential						
Long Term	Up to 45m2	1.00	67	67		
	> 45m2	1.25	95	119		
Subtotal			**162**	**186**	186	*0*
Short Term*		0.10	162	16	16	*0*
Total				**202**	202	
Retail						
Long Term	1 per 200m2			5	6	*1*
Short Term	1 per 200m2			5	6	*1*
Total				**11**	12	*1*
Total Residential + Retail				**213**	214	

Notes:
* Greater of 6 / 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
GOV'NMENT AWNINGS	4.17	1.27
GOV'NMENT CANOPY [CORNER]	5.17	1.56

PRIVATE STORAGE LOCKERS PROVIDED IN PARKADE

187 LOCKERS PROVIDED

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[PROJECT TEAM]

REVISIONS:
3.
BUILDING HEIGHTS AMENDED TO INDICATE HEIGHT TO TOP OF ROOF. VARIANCE REVISED ACCORDINGLY.
4.
DATA UPDATED.
5.
DATA UPDATED.

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

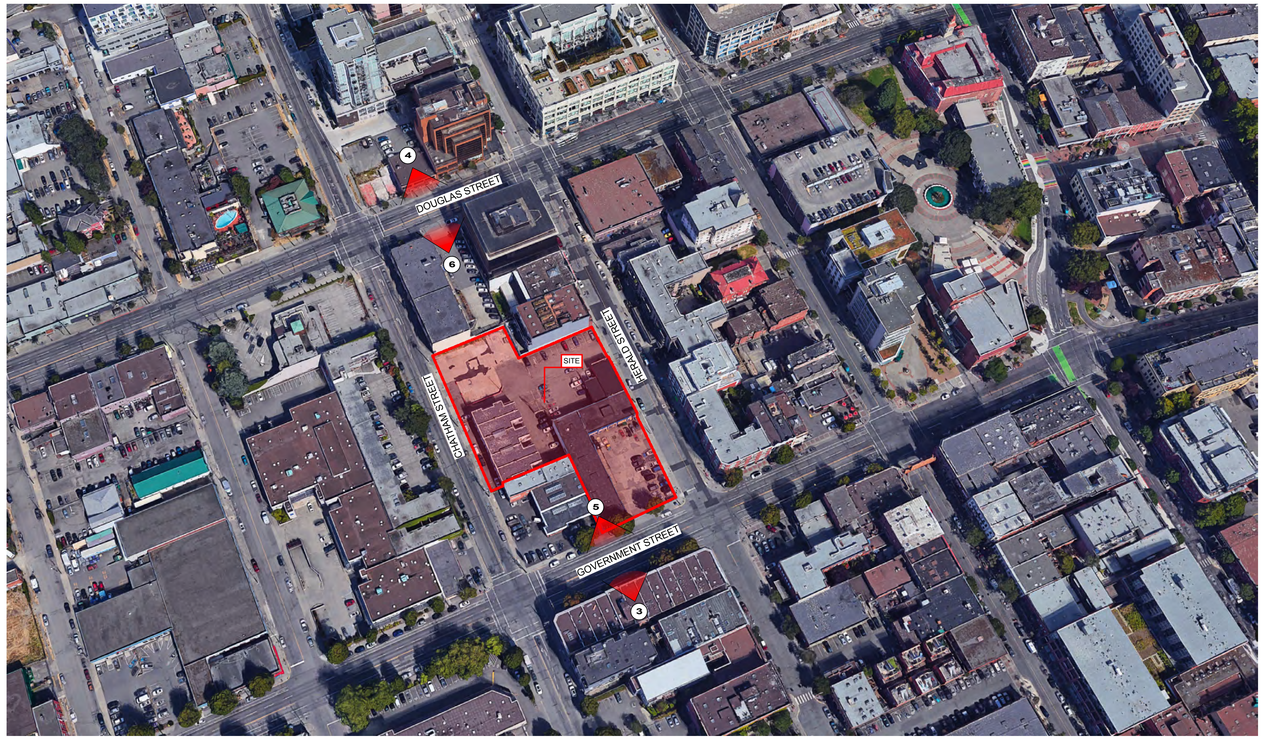
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REGISTERED ARCHITECT STEVEN EDWARD WATT BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

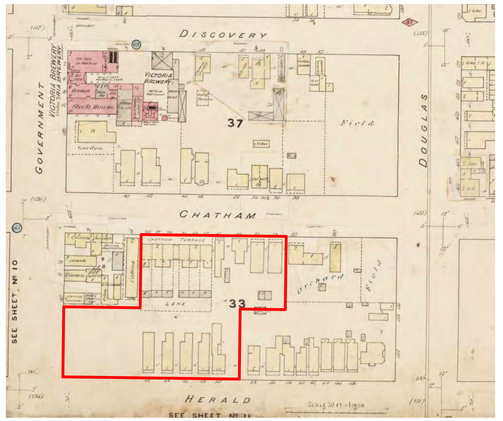
[PROJECT]
Herald & Chatham
610-624 Herald Street & 611-635 Chatham Street Victoria BC

[TITLE]
Project Data

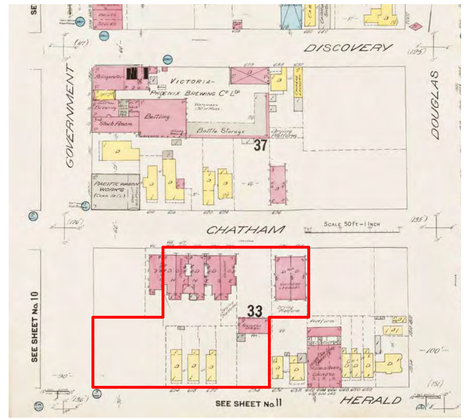
19503 [PROJECT]
[SCALE]
[DATE]
Friday, May 14, 2021
[ISSUE]
Issue 6.0 - DP RESUBMISSION
[DRAWING]
A-0.100



1 Aerial View



2 Fire Insurance Map 1891



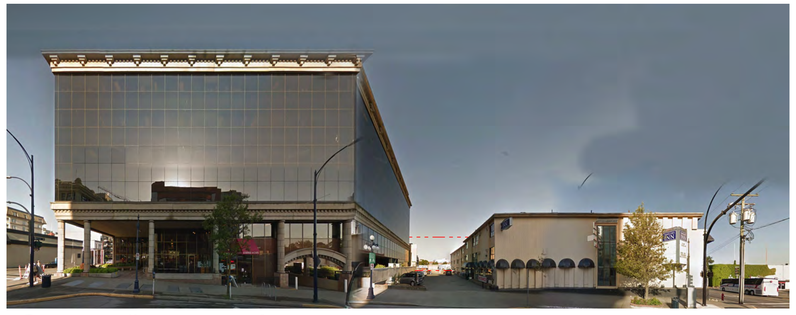
3 Fire Insurance Map 1911



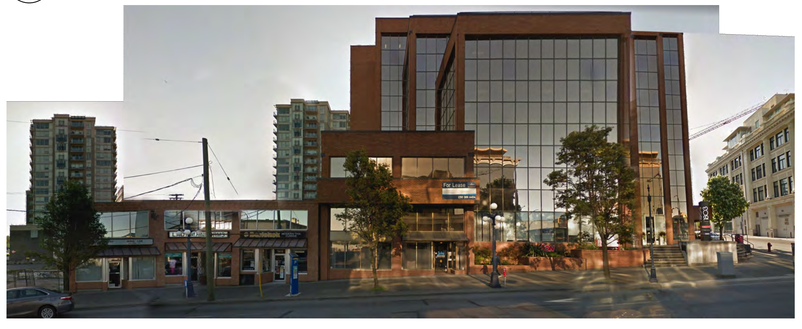
3 View #3: Government Street [East]



5 View #5: Government Street [West]



4 View #4: Douglas Street [West]



6 View #6: Douglas Street [East]

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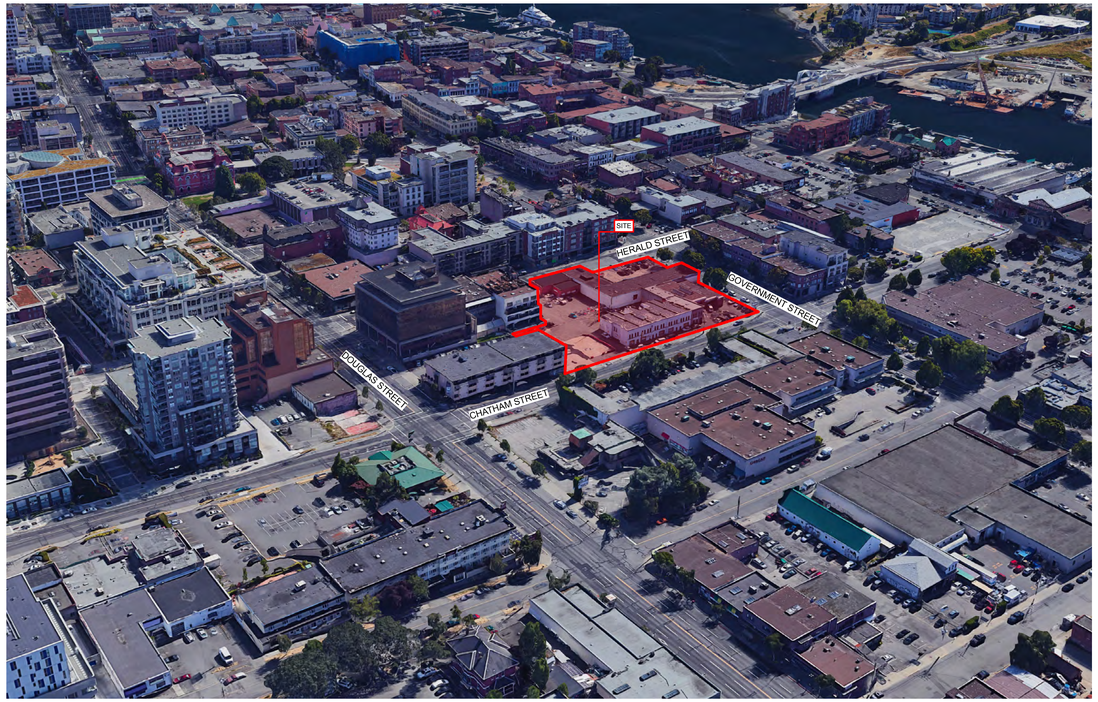
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REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

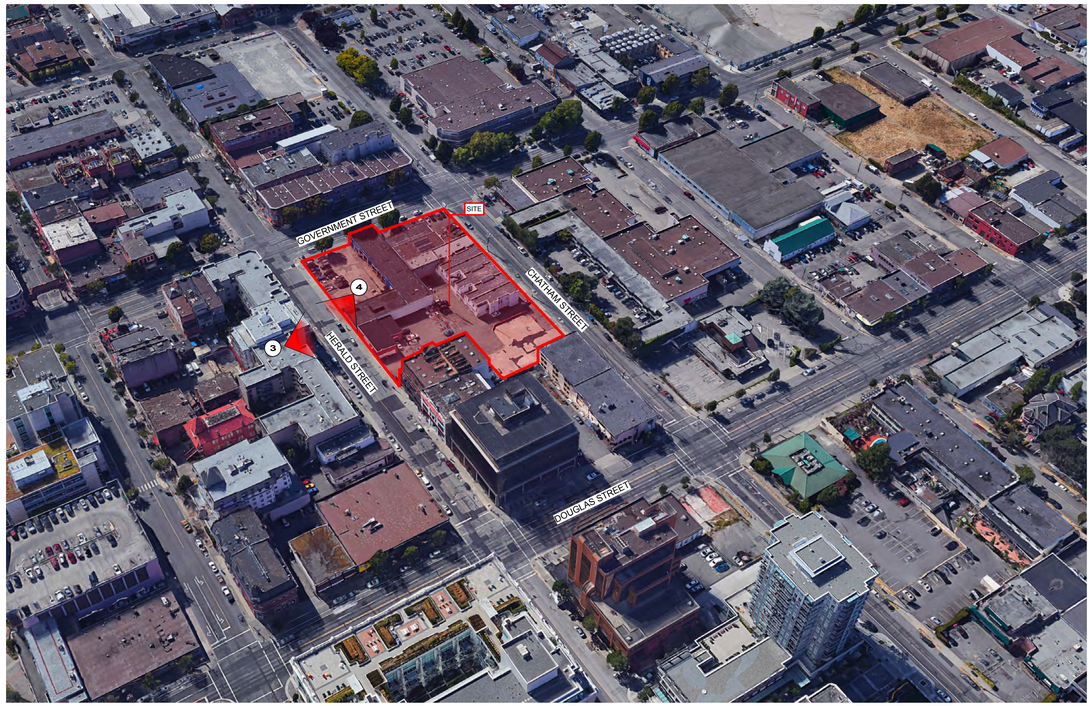
[PROJECT]
Herald & Chatham
610-624 Herald Street & 611-635 Chatham Street Victoria BC

[TITLE]
Site Context

[PROJECT] 19503
[SCALE]
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - 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]

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[ARCHITECT SEAL]
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STEVEN EDWARD GREENHILL
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Site Context

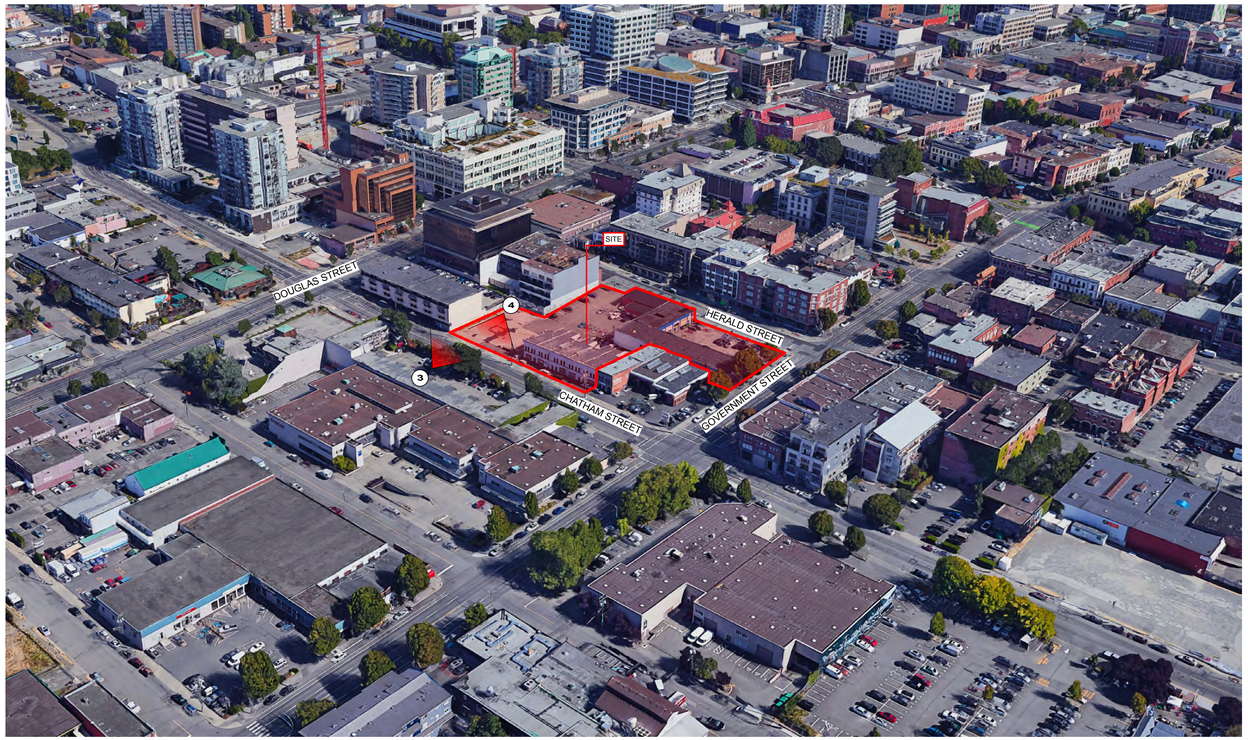
[PROJECT]
19503

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-0.202



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]

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REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Site Context

[PROJECT] **19503**
[SCALE]
[DATE] **Friday, May 14, 2021**
[ISSUE] **Issue 6.0 - DP RESUBMISSION**
[DRAWING] **A-0.203**









FACADE ARTICULATION









INTERNAL COURTYARD LANDSCAPING









STREET WALL ARTICULATION







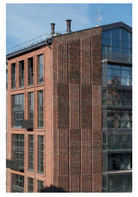


INTERNAL COURTYARD LANDSCAPING









ARCHITECTURAL FLOURISHES









STREET WALL/ADDRESSING THE STREET

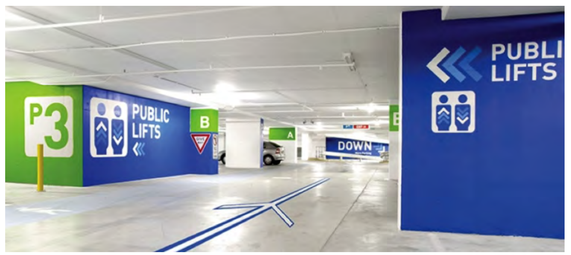








CONTEMPORARY MATERIALITY



PARKADE WAYFINDING

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

2021-05-17

[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] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-0.204

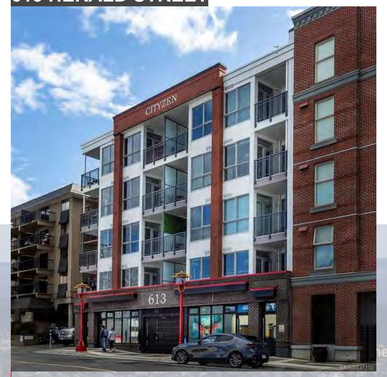
658 HERALD STREET



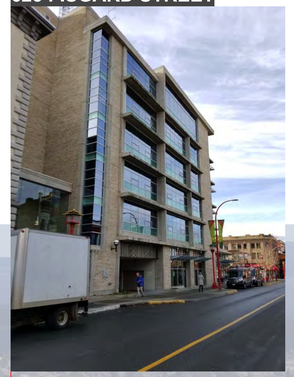
648 HERALD STREET



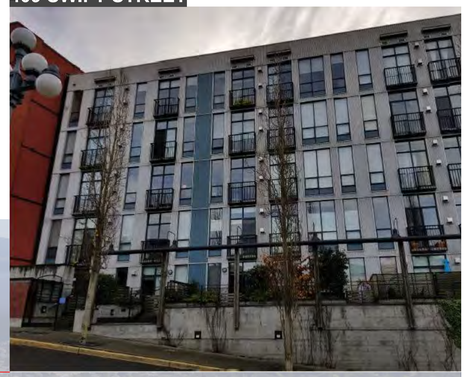
613 HERALD STREET



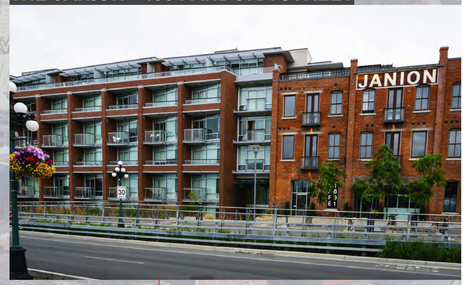
625 FISGARD STREET



409 SWIFT STREET



THE JANION - 456 PANDORA STREET

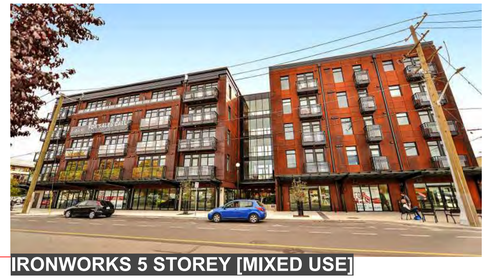




1802 GOVERNMENT STREET



555 CHATHAM STREET



IRONWORKS 5 STOREY [MIXED USE]



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

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Urban Context / Significant & Mixed-use Buildings

[PROJECT] 19503

[SCALE]

[DATE] Friday, May 14, 2021

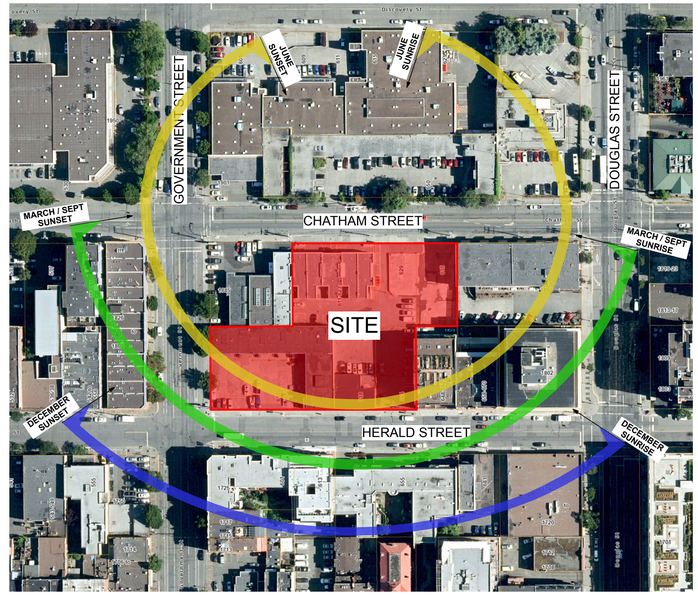
[ISSUE] Issue 6.0 - DP RESUBMISSION

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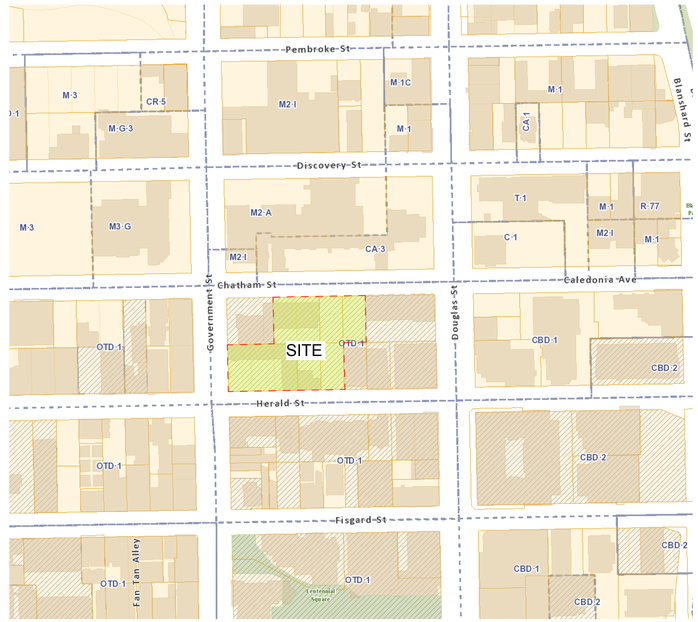
A-0.205



1 Old Town Victoria Map



2 Weather data



3 Zoning

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAMBLE
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Zoning, Locality & Weather

19503 [PROJECT]

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-0.206

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 ■ ■	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	TBD	3.1.17.
8	BUILDING AREA (m²)	4442	1.4.1.2.
9	GRADE ELEVATION (m, GEODETIC)	+10.20 CHATHAM STREET LOBBY FLOOR ELEVATION	1.4.1.2.
10	BUILDING HEIGHT	1 STOREYS ABOVE GRADE + 1 STOREYS BELOW GRADE 2 **STOREYS** (BUILDING HEIGHT) PER 3.2.1.2., PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO STOREY) BUILDING FOR PURPOSES OF SUBSECTION 3.2.2.	1.4.1.2. & 3.2.1.2.
11	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.(1)
12	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.82. & 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	STANDIPIPE 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	3.2.2.82.
24	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ☐ PERMITTED ☐ PROPOSED ■ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 2 FLOOR ☐ MEZZANINE 2 ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY. ROOF TO BE PROVIDED WITH 2 HR. F.R.R. FIRE SEPARATION, AS PER 3.2.1.2.	
26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 2 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 ■ ■	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 - RESIDENTIAL (GROUP "C" MAJOR OCCUPANCY) - PER 3.2.2.7., FOR MAJOR OCCUPANCIES LOCATED ENTIRELY ABOVE *MIN F.R.R. (HOURS):* 2 FIRE SEPARATION OTHERS, 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	TBD BUILDING "Herald East" TBD BUILDING "Herald West"	3.1.17.
8	BUILDING AREA (m²)	1008 BUILDING "Herald East" 1335 BUILDING "Herald West"	1.4.1.2.
9	GRADE ELEVATION (m, GEODETIC)	+12.359 BUILDING "Herald East" +10.20 BUILDING "Herald West"	1.4.1.2.
10	BUILDING HEIGHT	5 STOREYS ABOVE GRADE + 0 STOREYS BELOW GRADE = 5 **STOREYS (BUILDING "Herald East" HEIGHT)** 5 STOREYS ABOVE GRADE + 0 STOREYS BELOW GRADE = 5 **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.	1.4.1.2. & 3.2.1.2.
11	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.(1)
12	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.50. & 3.2.2.56. & 3.2.2.62. & 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	3.2.5.4.
17	HIGH BUILDING	☐ YES ■ NO	3.2.6.
18	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.5.3.
19	STANDIPIPE 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 (GOVERNS AT RESIDENTIAL AND ROOFTOP LEVELS)	3.2.2.50.
24	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 1 FLOOR 1 MEZZANINE - ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
27	BUILDING AREA (m²)	1,800 MAXIMUM 1008 PROPOSED ("Herald East") 1335 PROPOSED ("Herald West")	
	CONSTRUCTION CLASSIFICATION (BUSINESS & PERSONAL SERVICES)	GROUP D, UP TO 6 STOREYS, SPRINKLERED	3.2.2.56.
28	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ☐ PERMITTED ☐ PROPOSED ■ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A	
29	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 1 FLOOR 1 MEZZANINE - ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
30	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
31	BUILDING AREA (m²)	1800 MAXIMUM 1008 PROPOSED ("Herald East") 1335 PROPOSED ("Herald West")	
	CONSTRUCTION CLASSIFICATION (LIVE/WORK)	GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED (GOVERNS AT LIVE/WORK LEVEL)	3.2.2.62.
32	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ☐ PERMITTED ☐ PROPOSED ■ N/A *NON-COMBUSTIBLE:* ☐ PERMITTED ☐ PROPOSED ■ N/A	
33	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 2 FLOOR 1 MEZZANINE - ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
34	BUILDING HEIGHT (IN STOREYS)	- PERMITTED 6 PROPOSED	
35	BUILDING AREA (m²)	MAXIMUM PROPOSED 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 ■ ■	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	TBD BUILDING "Chatham"	3.1.17.
8	BUILDING AREA (m²)	1505 BUILDING "Herald"	1.4.1.2.
9	GRADE ELEVATION (m, GEODETIC)	+10.20 BUILDING "Herald"	1.4.1.2.
10	BUILDING HEIGHT	5 STOREYS ABOVE GRADE + 0 STOREYS BELOW GRADE = 5 **STOREYS (BUILDING "Herald" HEIGHT)** STOREYS ABOVE GRADE + STOREYS BELOW GRADE = **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.	1.4.1.2. & 3.2.1.2.
11	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.(5)
12	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.52. & 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	3.2.5.4.
17	HIGH BUILDING	☐ YES ■ NO	3.2.6.
18	ROOF ACCESS	☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.5.3.
19	STANDIPIPE 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	3.2.2.52.
24	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 1 FLOOR - MEZZANINE 1 ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY. PER 3.2.2.52.(3) & (4), FLOOR F.R.R. AND FIRE SEPARATION REQUIREMENTS WAIVED	
26	BUILDING HEIGHT (IN STOREYS)	6 PERMITTED 5 PROPOSED	
27	BUILDING AREA (m²)	1,800 MAXIMUM 1505 PROPOSED ("Chatham")	

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[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

BCBC 2018 Code Summary

[PROJECT] **19503**

[SCALE]

[DATE] **Friday, May 14, 2021**

[ISSUE] **Issue 6.0 - DP RESUBMISSION**

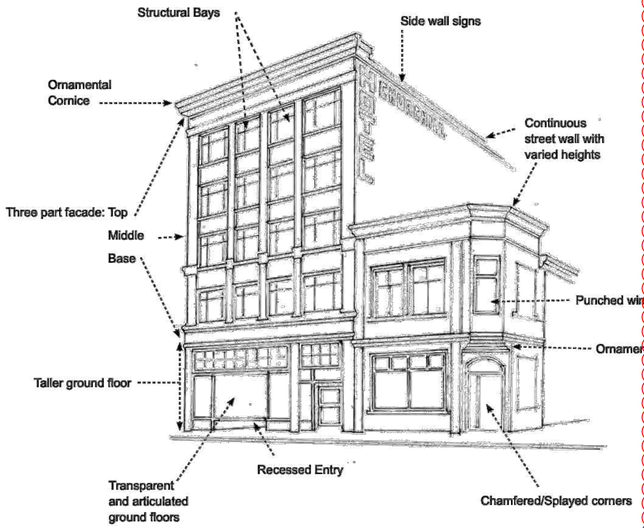
[DRAWING]

A-0.207

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 façade articulation through the use of block recesses spaced in such a way to reference the existing 60' 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 façade design.
- The chosen material pallet 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 façade with the secondary material of cementitious panels. On the Chatham façade 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.

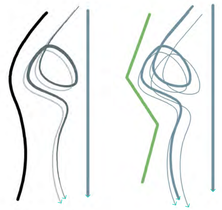
Old Town – Character Defining Elements



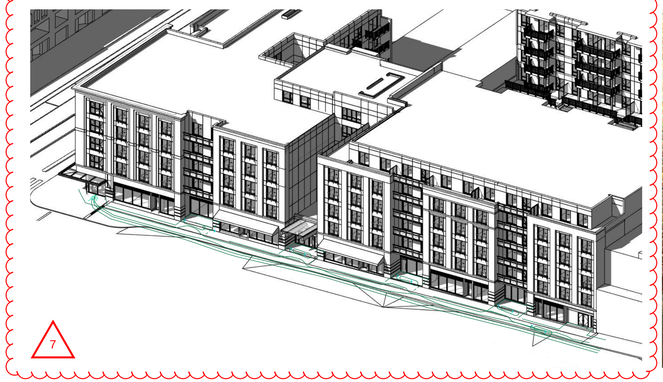


EDDIES AND FLOW IN THE URBAN CONTEXT

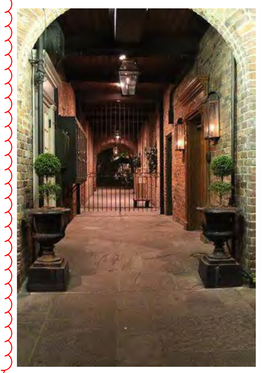






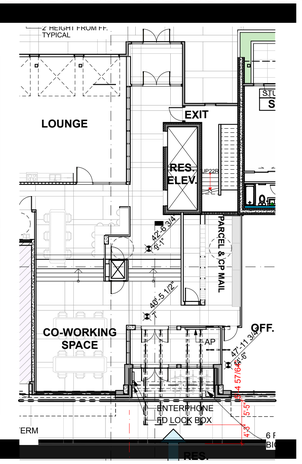


LOBBY INSPIRATION

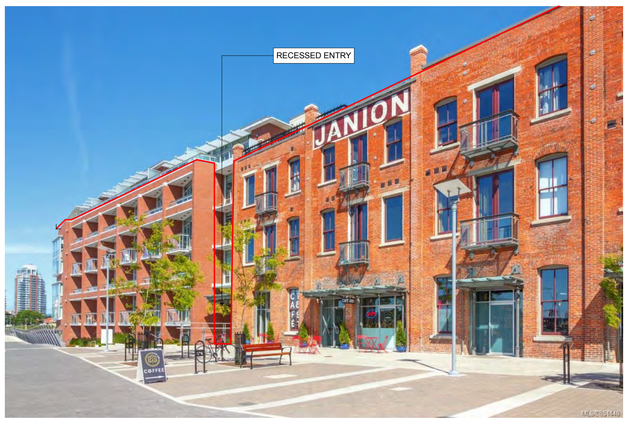








VARIATION IN THE ROOF LINE IN THE OLD TOWN CONTEXT







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[PROJECT TEAM]

REVISIONS:
6. DRAWING UPDATED.
7. DRAWING UPDATED.
8. DRAWING UPDATED.

NICOLA WEALTH

DENCITI development corp.

LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD GAMBLE BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Design Rationale

[PROJECT] **19503**

[SCALE]

[DATE] **Friday, May 14, 2021**

[ISSUE] **Issue 6.0 - DP RESUBMISSION**

[DRAWING] **A-0.208**



AVERAGE GRADE CALCULATION:

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

[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD GRENHAM BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Survey / Average Grade Calculation

[PROJECT]
19503

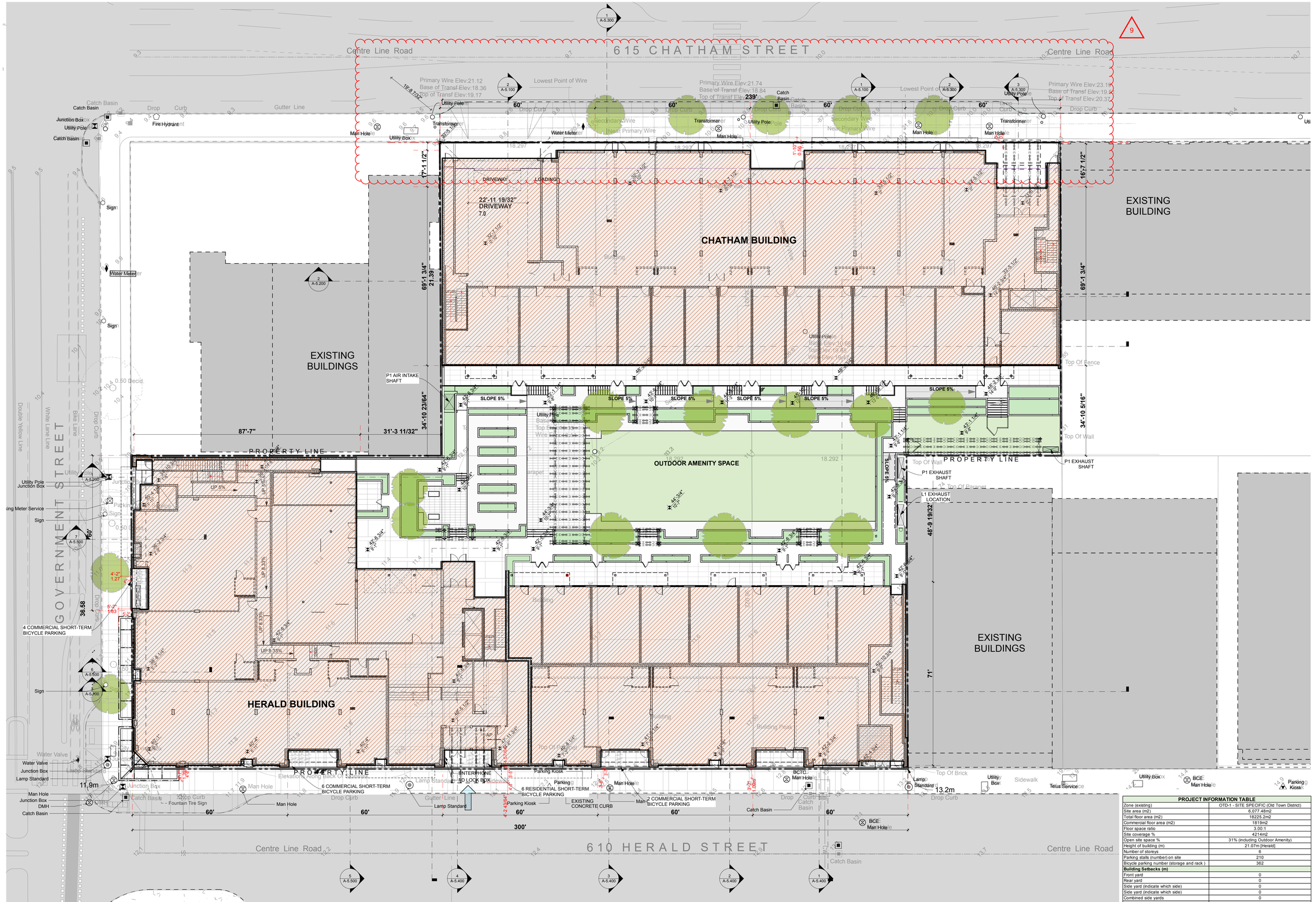
[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-1.100



PROJECT INFORMATION TABLE	
Zone (existing)	OTD-1 - SITE SPECIFIC (Old Town District)
Site area (m2)	6,077.48m2
Total floor area (m2)	18225.2m2
Commercial floor area (m2)	1819m2
Floor space ratio	3.00:1
Site coverage %	4214m2
Open site space %	31% (including Outdoor Amenity)
Height of building (m)	21.07m [Herald]
Number of storeys	6
Parking stalls (number) on site	210
Bicycle parking number (storage and rack)	362
Building Setbacks (m)	
Front yard	0
Rear yard	0
Side yard (indicate which side)	0
Side yard (indicate which side)	0
Combined side yards	0
Residential Use Details	
Total number of units	278
Unit type, e.g., 1 bedroom	Studio, 1 Bed, 2 Bed & 3 Bed
Ground-oriented units	9
Minimum unit floor area (m2)	30.27
Total residential floor area (m2)	13282m2

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REVISIONS:
9.
DRAWING COORDINATED WITH LANDSCAPE AND CIVIL DRAWINGS.

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
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STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Site Plan

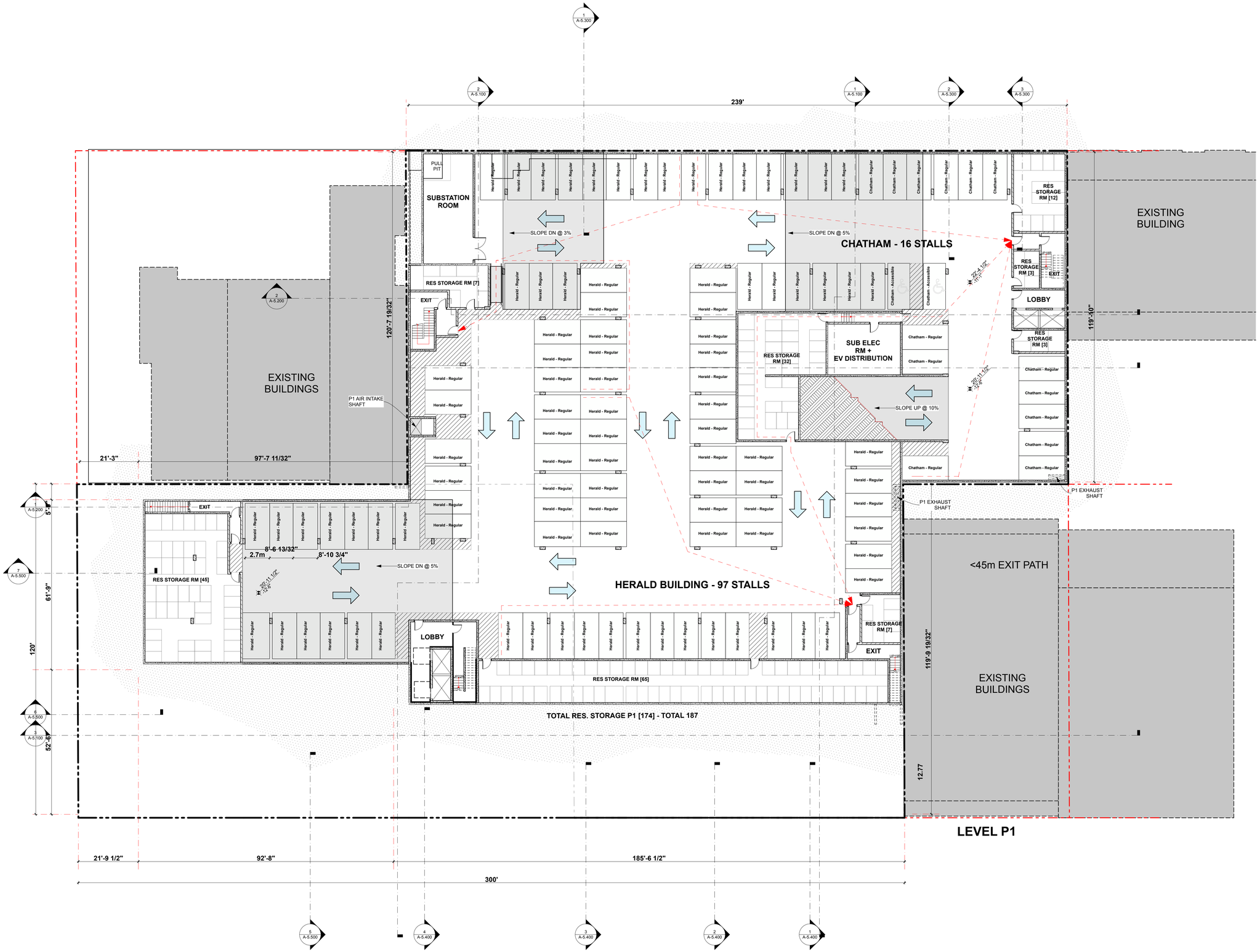
[PROJECT] 19503

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

[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-1.101**



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REVISIONS:
10 PARKING REVISED/UPDATED

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD [illegible] BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Level P1 Parking Plan

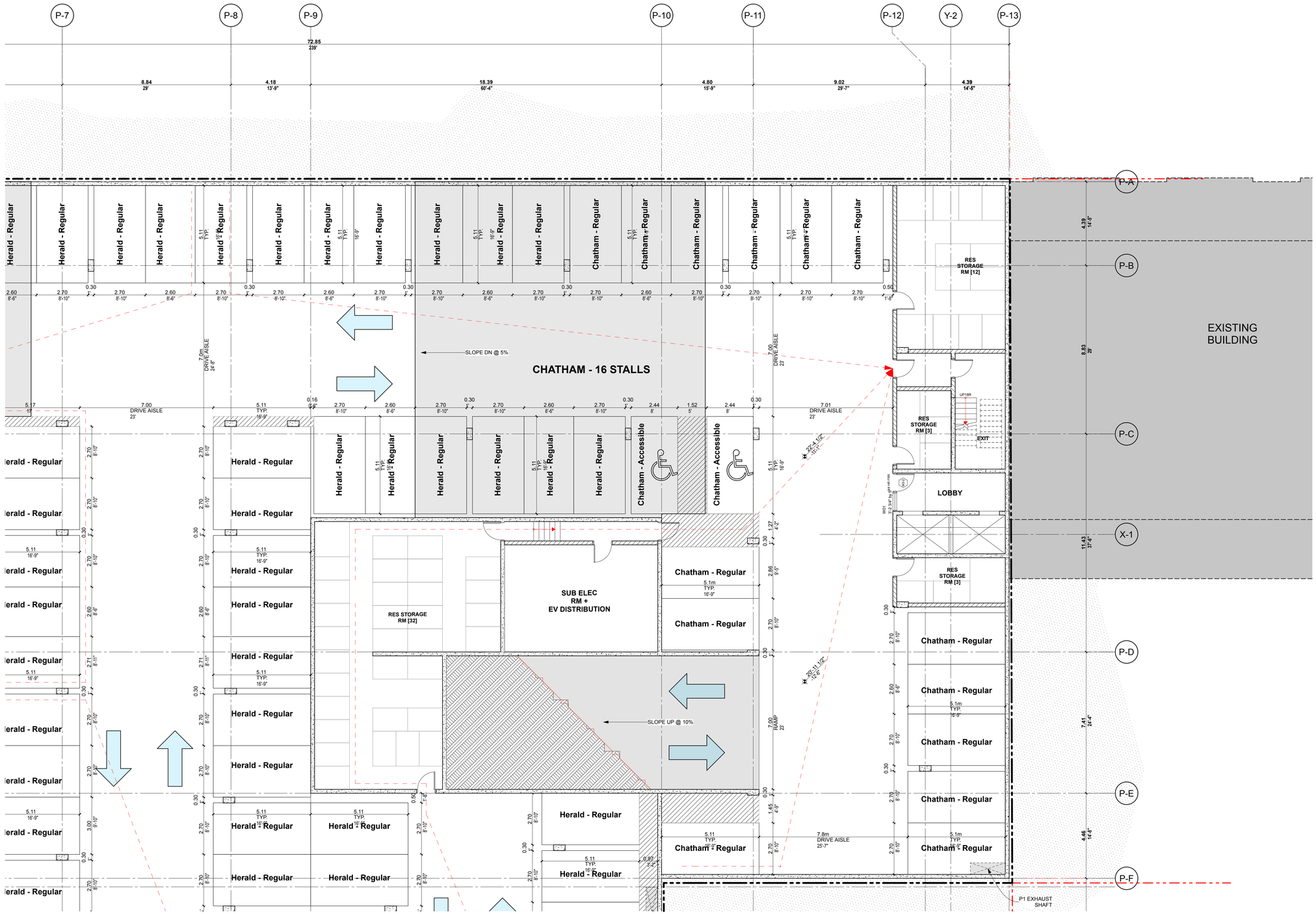
[PROJECT] 19503

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

[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-2.020**



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

11

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REVISIONS:
11
NEW DRAWING TO SHOW PARKING DIMENSIONING

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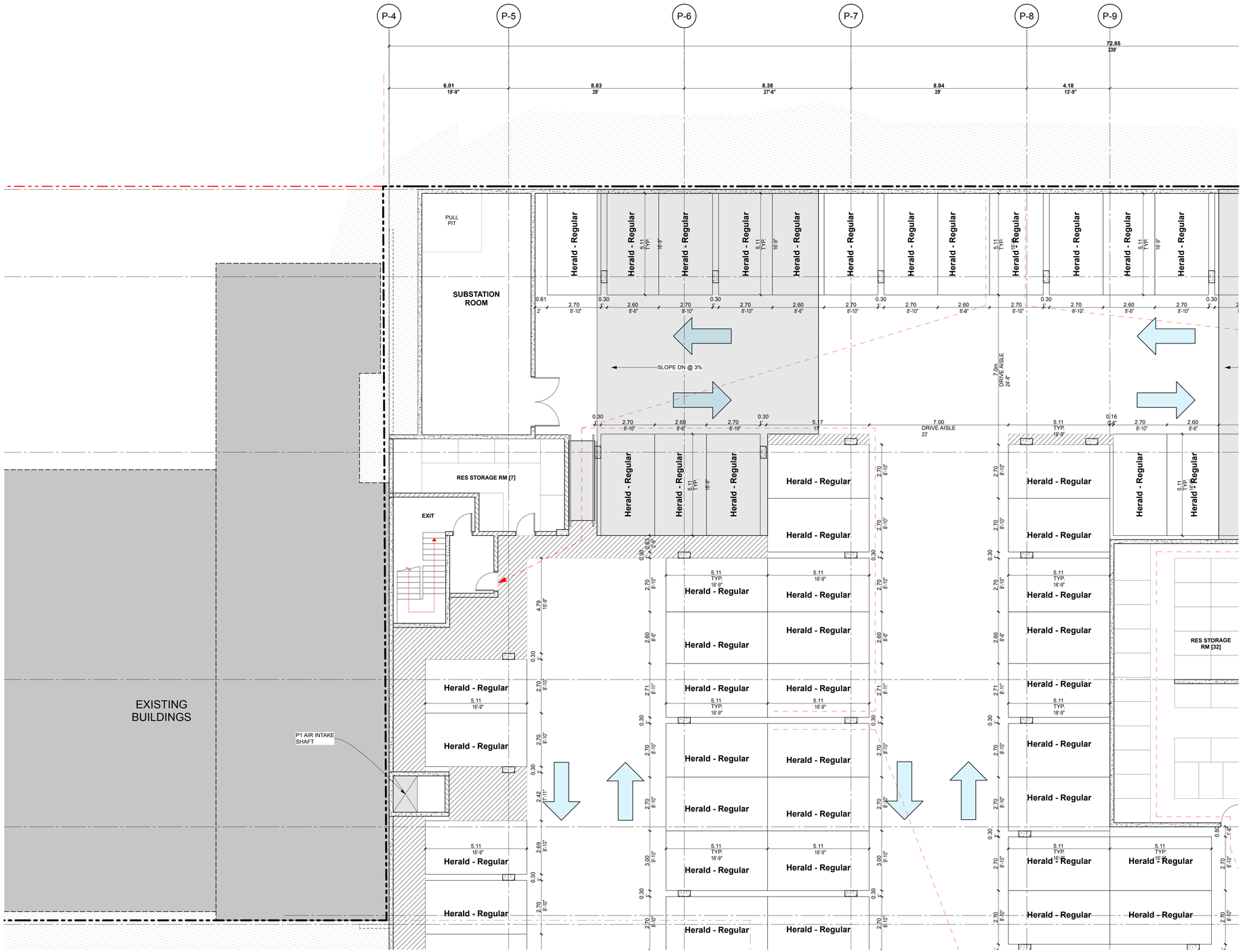
[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHALGH
BRITISH COLUMBIA
2021-05-17

[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

19503 [PROJECT]
1/8" = 1'-0" [SCALE]
[DATE]
Friday, May 14, 2021
[ISSUE]
Issue 6.0 - DP RESUBMISSION
[DRAWING]
A-2.021



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

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REVISIONS:
12
NEW DRAWING TO SHOW PARKING DIMENSIONING

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD [illegible]
BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Partial P1 Parking Plan - North West

[PROJECT] 19503
[SCALE] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-2.022



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

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[PROJECT TEAM]

REVISIONS:
13
NEW DRAWING TO SHOW PARKING DIMENSIONING

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD [illegible] BRITISH COLUMBIA

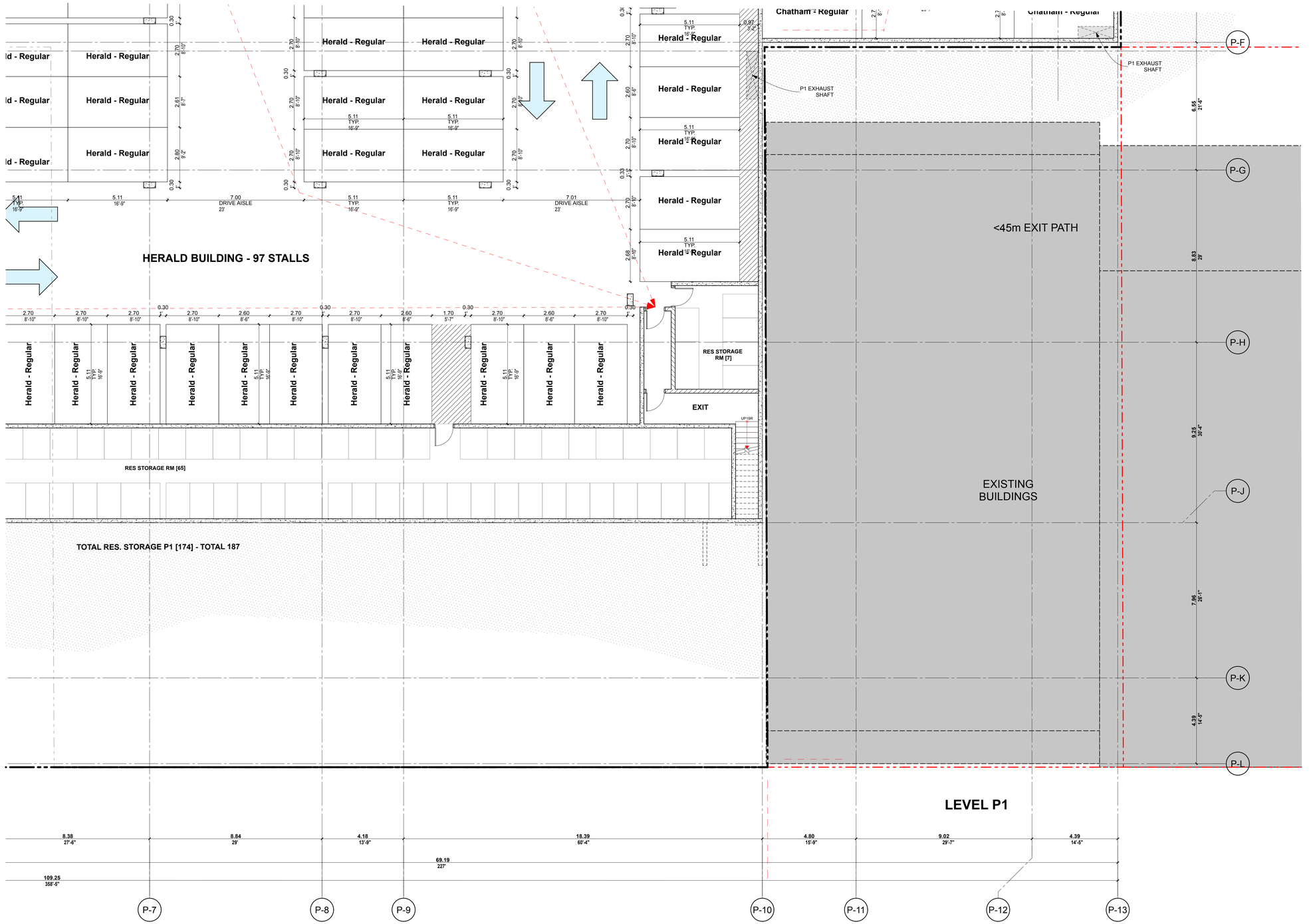
2021-05-17

[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] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-2.023



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

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[PROJECT TEAM]

REVISIONS:
14.
NEW DRAWING TO SHOW PARKING DIMENSIONING

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD INGHAM BRITISH COLUMBIA

2021-05-17

[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

[PROJECT] 19503
[SCALE] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-2.024

615 CHATHAM STREET

610 HERALD STREET

Centre Line Road

EXISTING BUILDINGS

PARKADE ENTRY

GATE

22'-11 19/32" DRIVEWAY

7.0 GARBAGE STAGING

CRU 1 1,057 sq ft GROSS

CRU 2 835 sq ft GROSS

CRU 3 927 sq ft GROSS

CRU 4 1,000 sq ft GROSS

CRU 5 984 sq ft GROSS

COMMERCIAL A: 8,527 sq ft HERALD

CRU 6 1,034 sq ft GROSS

CRU 7 900 sq ft GROSS

CRU 8 906 sq ft GROSS

CRU 9 984 sq ft GROSS

LOBBY

RES. ELEV.

RES. ENTRY

PARCELS

CP MAIL

58 BIKES - HERALD (2 BIKES / STALL)

128 BIKES - CHATHAM (2 BIKES / STALL)

120 BIKES - HERALD (2 BIKES / STALL)

GARBAGE ROOM [RES]

GARBAGE ROOM [COMM]

BIKE WASH/ WORK SHOP

STORAGE LOCKERS [9]

LINE OF BUILDING ABOVE

SLOPE DN @ 10%

SLOPE DN @ 5%

DN 5%

JANITOR

P1 EXHAUST SHAFT

P1 AIR INTAKE SHAFT

10 COMMERCIAL LONG-TERM BICYCLE PARKING LOCKERS (2 BIKES / STALL)

4 SHORT-TERM BICYCLE PARKING

2 RESIDENTIAL SHORT-TERM BICYCLE PARKING

10 RESIDENTIAL SHORT-TERM BICYCLE PARKING

RECESSED COMMERCIAL ENTRIES

FABRIC AWNING

HIGH VOLTAGE LINE

TRANSFORMER

UTILITY POLE

Primary Wire Elev:21.12
Base of Transf Elev:18.06
Top of Transf Elev:19.17

Primary Wire Elev:21.74
Base of Transf Elev:18.84
Top of Transf Elev:20.0

Primary Wire Elev:23.19
Base of Transf Elev:19.51
Top of Transf Elev:20.37

Lowest Point of Wire

Catch Basin

Drop Curb

Gutter Line

Junction Box

Utility Pole

Fire Hydrant

Water Meter

Man Hole

Utility Box

Sign

Double Yellow Line

White Lane Line

Bike Lane

Drop Curb

0.50 Decid.

Top Of Fence

Top Of Wall

Top Of Brick

Telus Service

Utility Box

BCE Man Hole

Parking Kiosk

Lamp Standard

Sidewalk

Water Valve

City Junction

Elevations Along Back Of Sidewalk

TOTAL RES. STORAGE L1 [13] - TOTAL 187

STORAGE

ELEV.

MAIN COMM. & ELEC. ROOM

-4'-7"

COMMERCIAL - 22 STALLS

VISITOR - 28 STALLS

CHATHAM BUILDING - 47 STALLS

LOBBY

RES. ELEV.

ONE WAY

MUSIC ROOM

EXIT

BOILER ROOM

8 BIKES HERALD (2 BIKES / STALL)

STORAGE LOCKERS [4]

WATER ENTRY ROOM

L1 EXHAUST LOCATION

P1 EXHAUST SHAFT

<45m EXIT PATH

EXISTING BUILDINGS

LEVEL 1 - CHATHAM

60'

300'

240'

118'-1 19/32"

118'-10 11/32"

119'-9 19/32"

117'-4"

120'

NOTE:
AWNINGS AND CANOPIES WILL REQUIRE EASEMENT/ ENCROACHMENT AGREEMENTS. ANY STRUCTURE LOCATED OVER THE PROPERTY LINE TO BE FULLY DEMOUNTABLE.

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[PROJECT TEAM]

REVISIONS:
15. MINOR PARKING REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD GRENVILLE
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Level 1 Chatham St Floor Plan

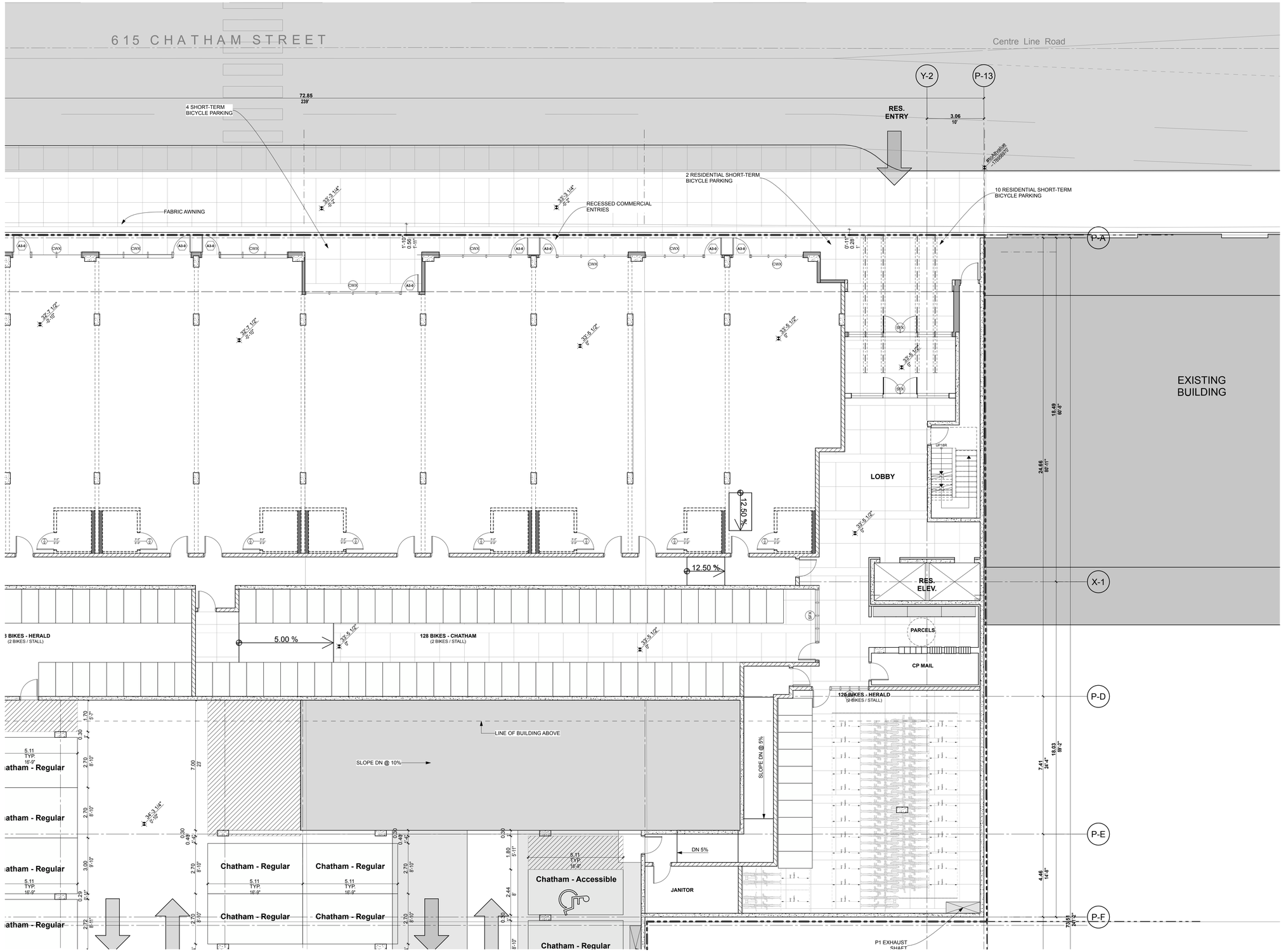
[PROJECT] 19503

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

[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-2.100**



1 PARTIAL LEVEL 1 PLAN - NORTHEAST

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[PROJECT TEAM]

REVISIONS:
16.
NEW DRAWING TO SHOW PARKING DIMENSIONING

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAP
BRITISH COLUMBIA

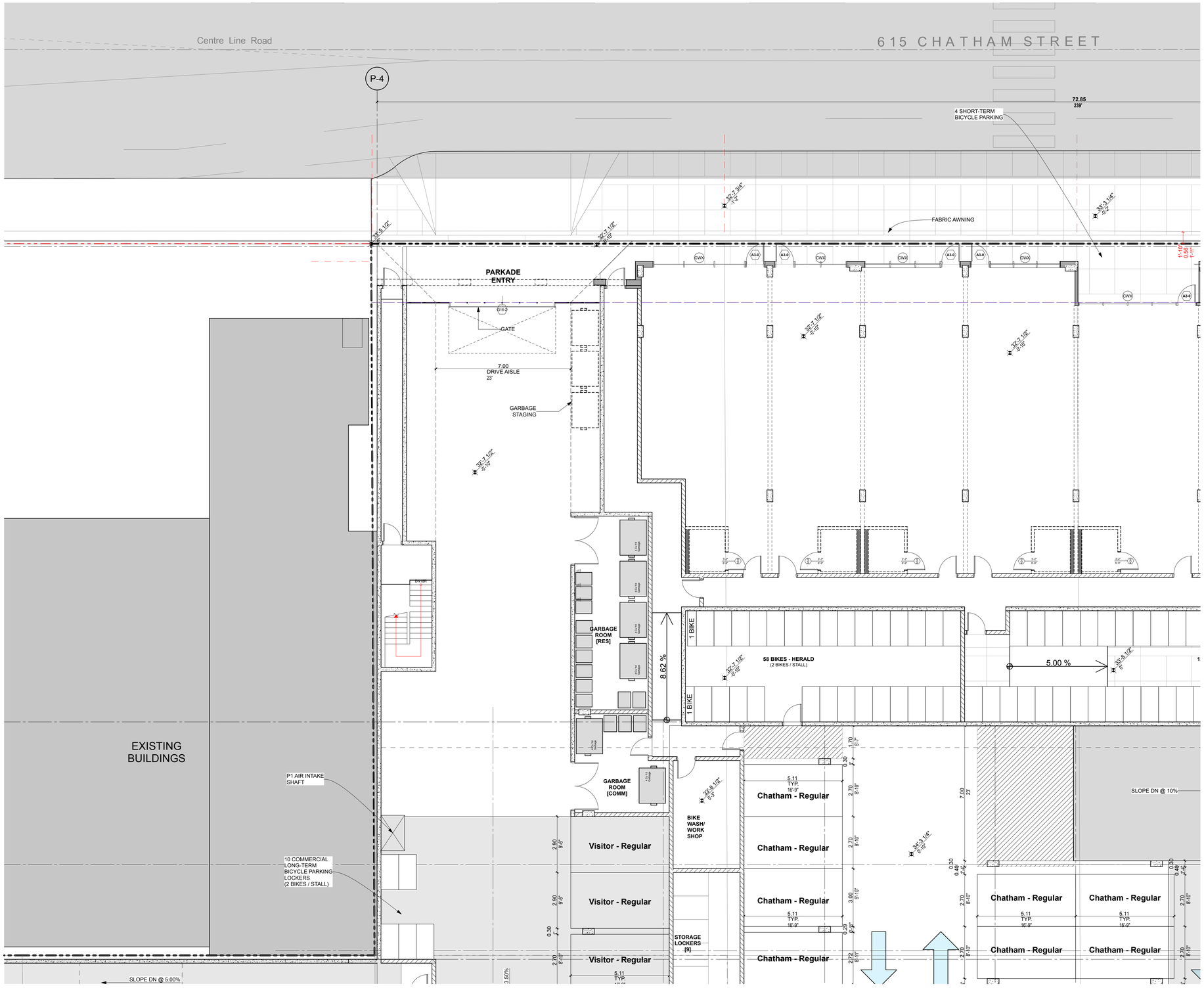
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Partial Level 1 Parking Plan - North East

[PROJECT] 19503
[SCALE] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] **A-2.101**



1 PARTIAL LEVEL 1 PLAN - NORTHWEST

17

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[PROJECT TEAM]

REVISIONS:
17.
NEW DRAWING TO SHOW PARKING DIMENSIONING

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Partial Level 1 Parking Plan - North West

[PROJECT] 19503

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

[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-2.102**



1 PARTIAL LEVEL 1 PLAN - SOUTHWEST

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[PROJECT TEAM]

REVISIONS:
18
NEW DRAWING TO SHOW PARKING DIMENSIONING

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

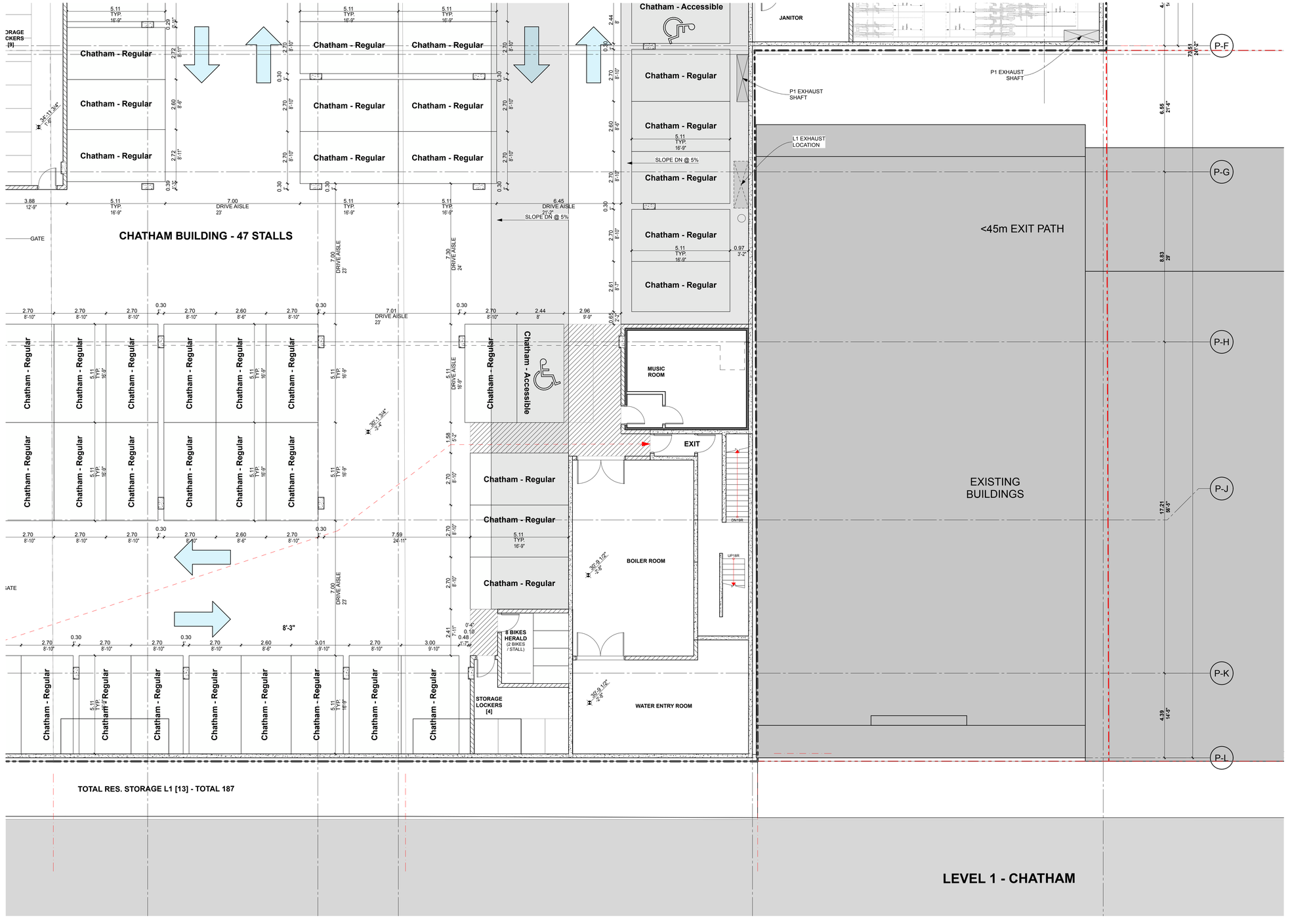
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REGISTERED ARCHITECT
STEVEN EDWARD ANDERSON
BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Partial Level 1 Parking Plan - South West

[PROJECT] 19503
[SCALE] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] **A-2.103**



1 PARTIAL LEVEL 1 PLAN - SOUTHWEST

19

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REVISIONS:
19
NEW DRAWING TO SHOW PARKING DIMENSIONING

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD GAY BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Partial Level 1 Parking Plan - South East

[PROJECT] 19503
[SCALE] 1/8" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-2.104

615 CHATHAM STREET

610 HERALD STREET

GOVERNMENT STREET

Centre Line Road

PROPERTY LINE

HIGH VOLTAGE LINE

EXISTING BUILDINGS

OUTDOOR AMENITY SPACE

GYM

LOUNGE

CO-WORKING SPACE

CRU 1 1,882 sq ft GROSS

CRU 2 1,304 sq ft GROSS

COMMERCIAL FSR A: 6,382 sq ft HERALD

CRU 3 2,030 sq ft GROSS

CRU 4 1,282 sq ft GROSS

CRU 5 853 sq ft GROSS

CRM 6 846 sq ft GROSS

CRU 7 1,049 sq ft GROSS

COMMERCIAL FSR A: 4,673 sq ft HERALD

CRU 8 1,020 sq ft GROSS

CRU 9 1,011 sq ft GROSS

RES. ENTRY

RES. ELEV.

P1 AIR INTAKE SHAFT

PARKADE EXHAUST

P1 EXHAUST SHAFT

L1 EXHAUST LOCATION

GARBAGE COMM.

PARCEL & CP MAIL

4 COMMERCIAL SHORT-TERM BICYCLE PARKING

6 COMMERCIAL SHORT-TERM BICYCLE PARKING

6 RESIDENTIAL SHORT-TERM BICYCLE PARKING

2 COMMERCIAL SHORT-TERM BICYCLE PARKING

EXISTING CONCRETE CURB

INTERPHONE TO LOCK BOX

NOTE:
AWNINGS AND CANOPIES WILL REQUIRE EASEMENT/ ENCROACHMENT AGREEMENTS. ANY STRUCTURE LOCATED OVER THE PROPERTY LINE TO BE FULLY DEMOUNTABLE.

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NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD GREENHALGH BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

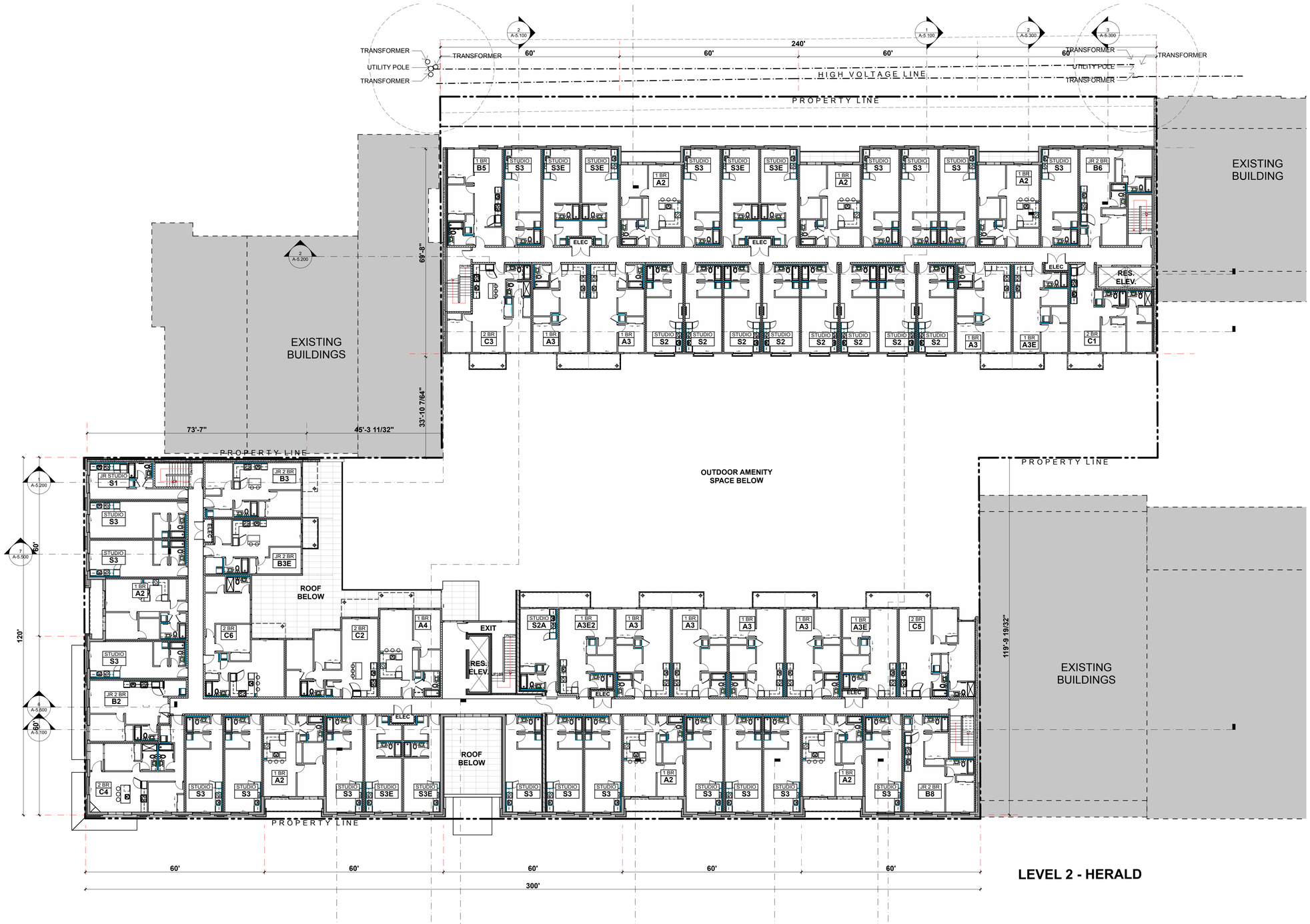
Level 1 Herald St Floor Plan

19503	[PROJECT]
1/16" = 1'-0"	[SCALE]
Friday, May 14, 2021	[DATE]
Issue 6.0 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.200

REVISIONS:
20.
DRAWING REVISED/COORDINATED WITH LANDSCAPE AND CIVIL DRAWINGS



LEVEL 2 - HERALD

21

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[PROJECT TEAM]

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21.
MINOR UNIT PLAN REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHILL
BRITISH COLUMBIA

2021-05-17

[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]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.300



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[PROJECT TEAM]

REVISIONS:
22
MINOR UNIT PLAN REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Level 3 Floor Plan

19503 [PROJECT]

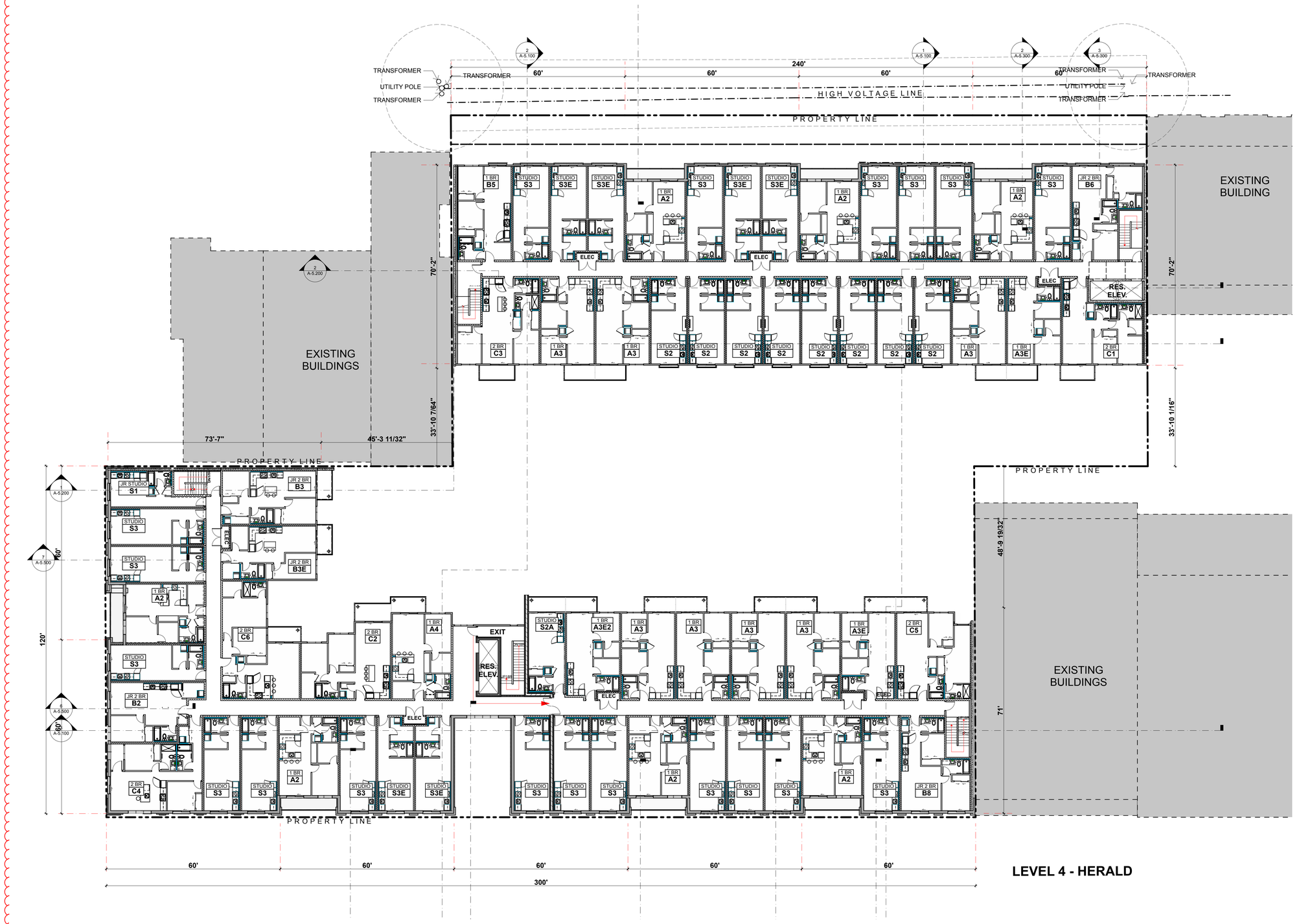
1/16" = 1'-0" [SCALE]

Friday, May 14, 2021 [DATE]

Issue 6.0 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.400



23

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[PROJECT TEAM]

REVISIONS:
23. MINOR UNIT PLAN REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Level 4 Floor Plan

[PROJECT] 19503

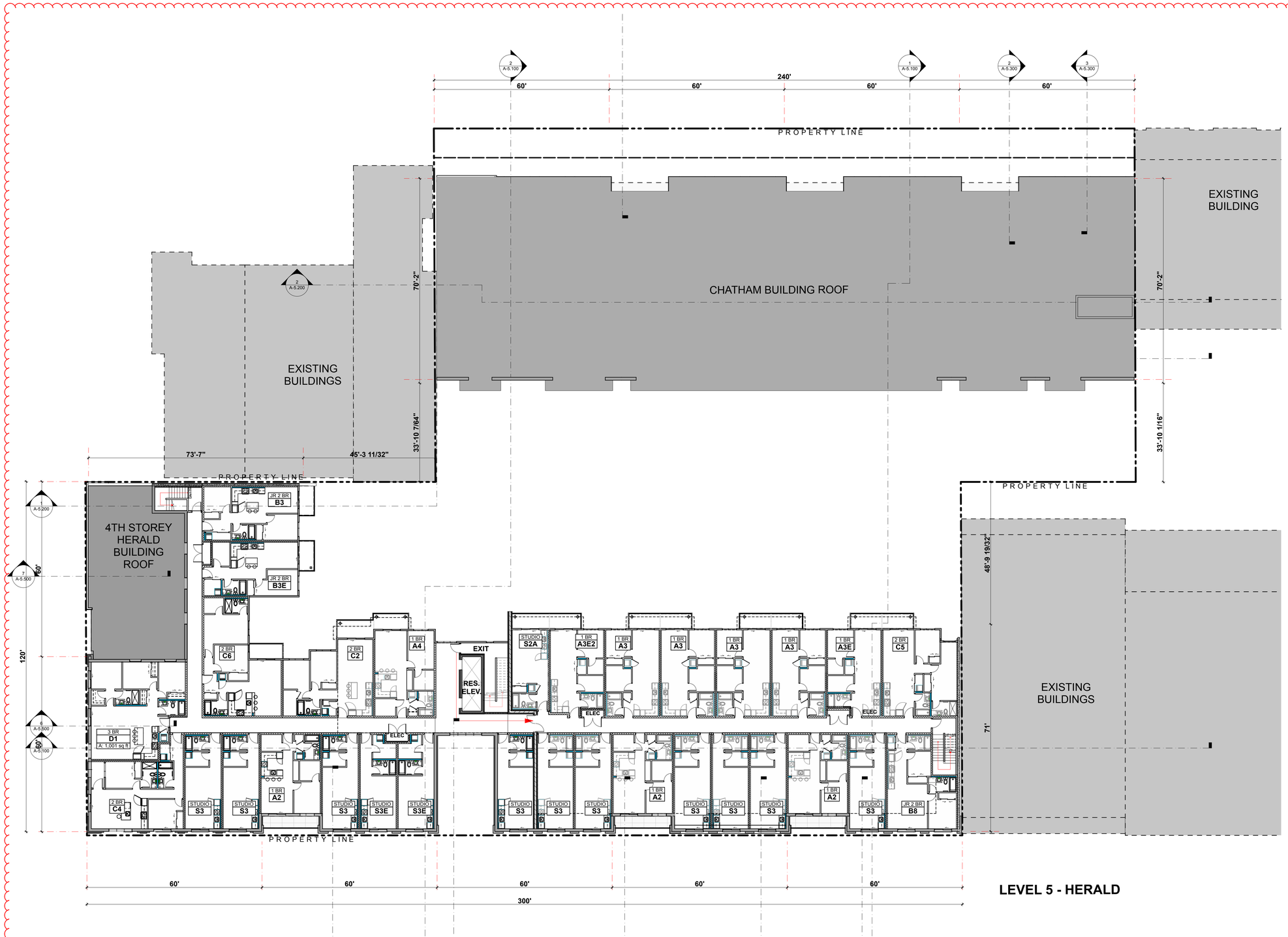
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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.500



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[PROJECT TEAM]

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24.
MINOR UNIT PLAN REVISIONS

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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHILL
BRITISH COLUMBIA

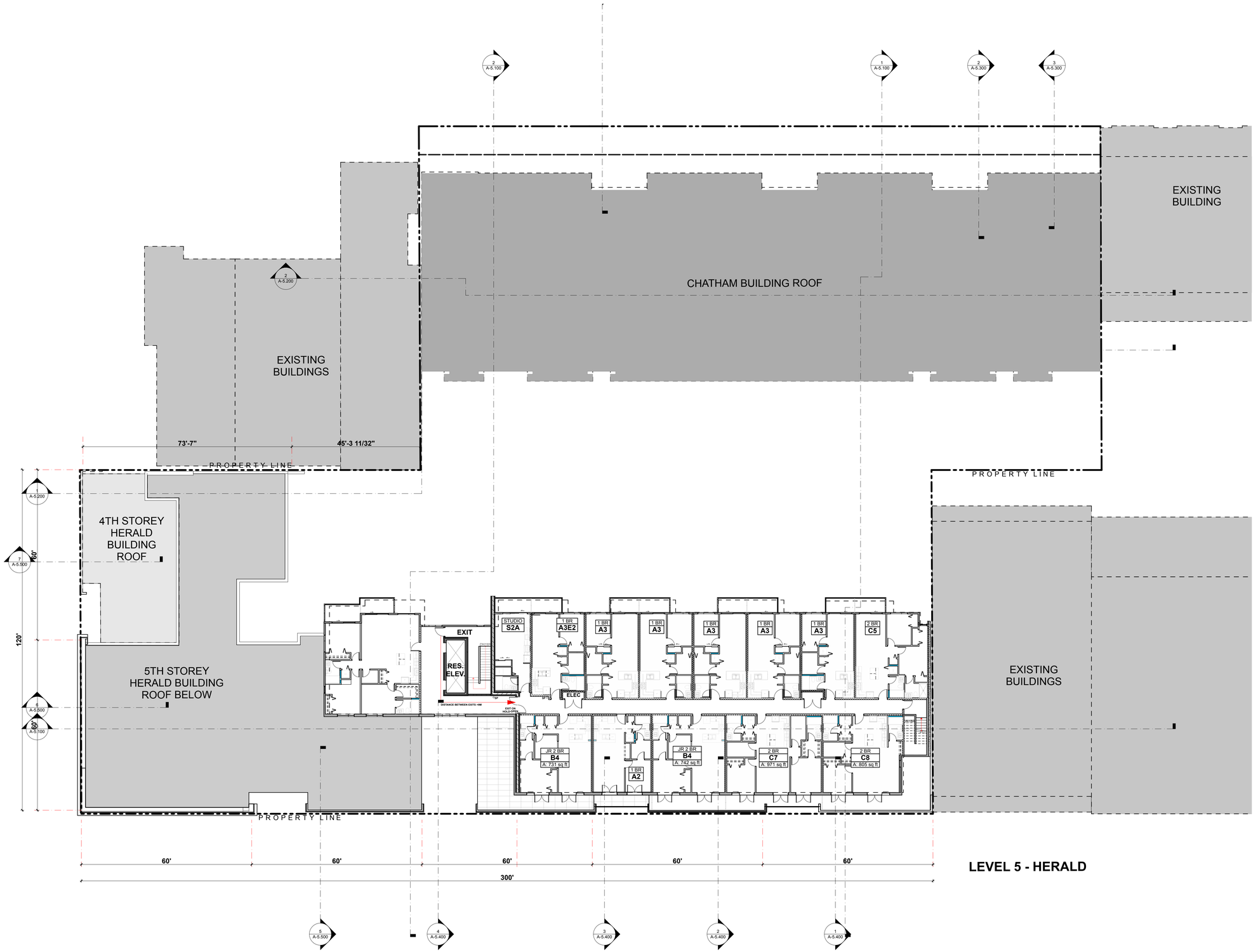
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Level 5 Floor Plan

[PROJECT] 19503
[SCALE] 1/16" = 1'-0"
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING] A-2.600



LEVEL 5 - HERALD

25

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REVISIONS:
25.
MINOR UNIT PLAN REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[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]

[SCALE]

[DATE]

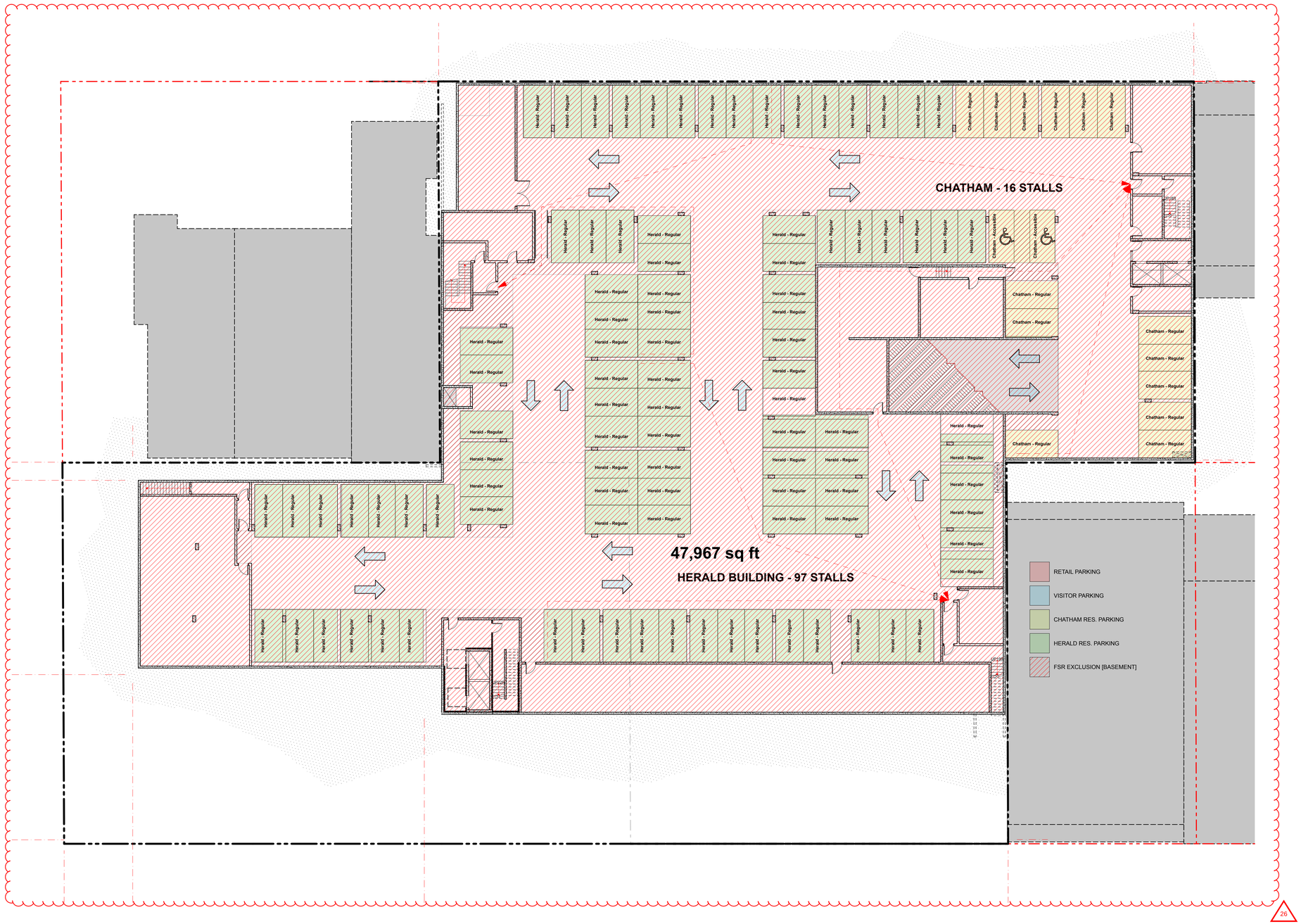
Friday, May 14, 2021

[ISSUE]

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[DRAWING]

A-2.700



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[PROJECT TEAM]

REVISIONS:
26.
MINOR PARKING REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level P1 Parking Plan

[PROJECT] 19503

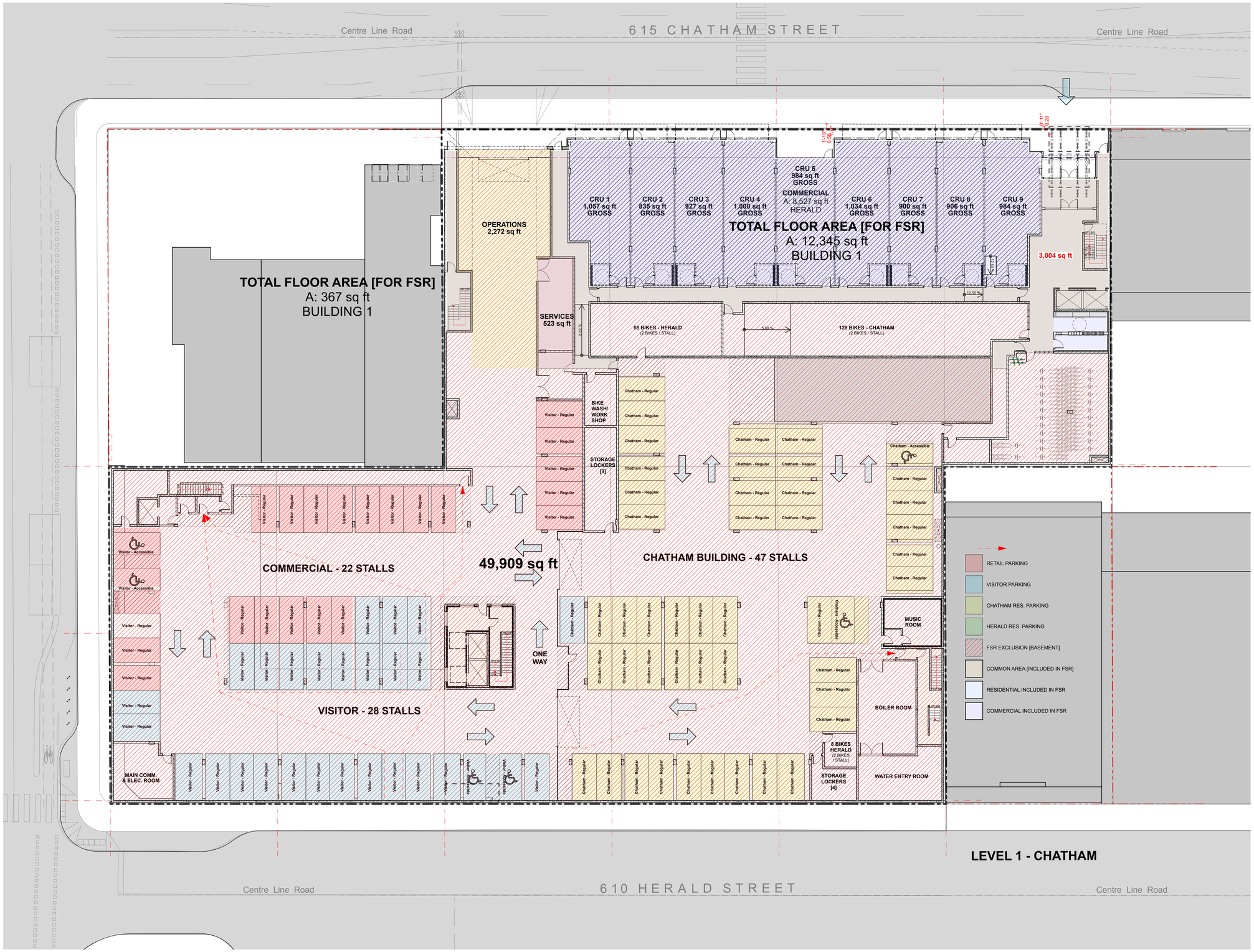
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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.020



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[PROJECT TEAM]

REVISIONS:
27.
MINOR PARKING REVISIONS

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD GAMMICH
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level 1 Chatham St Floor Plan

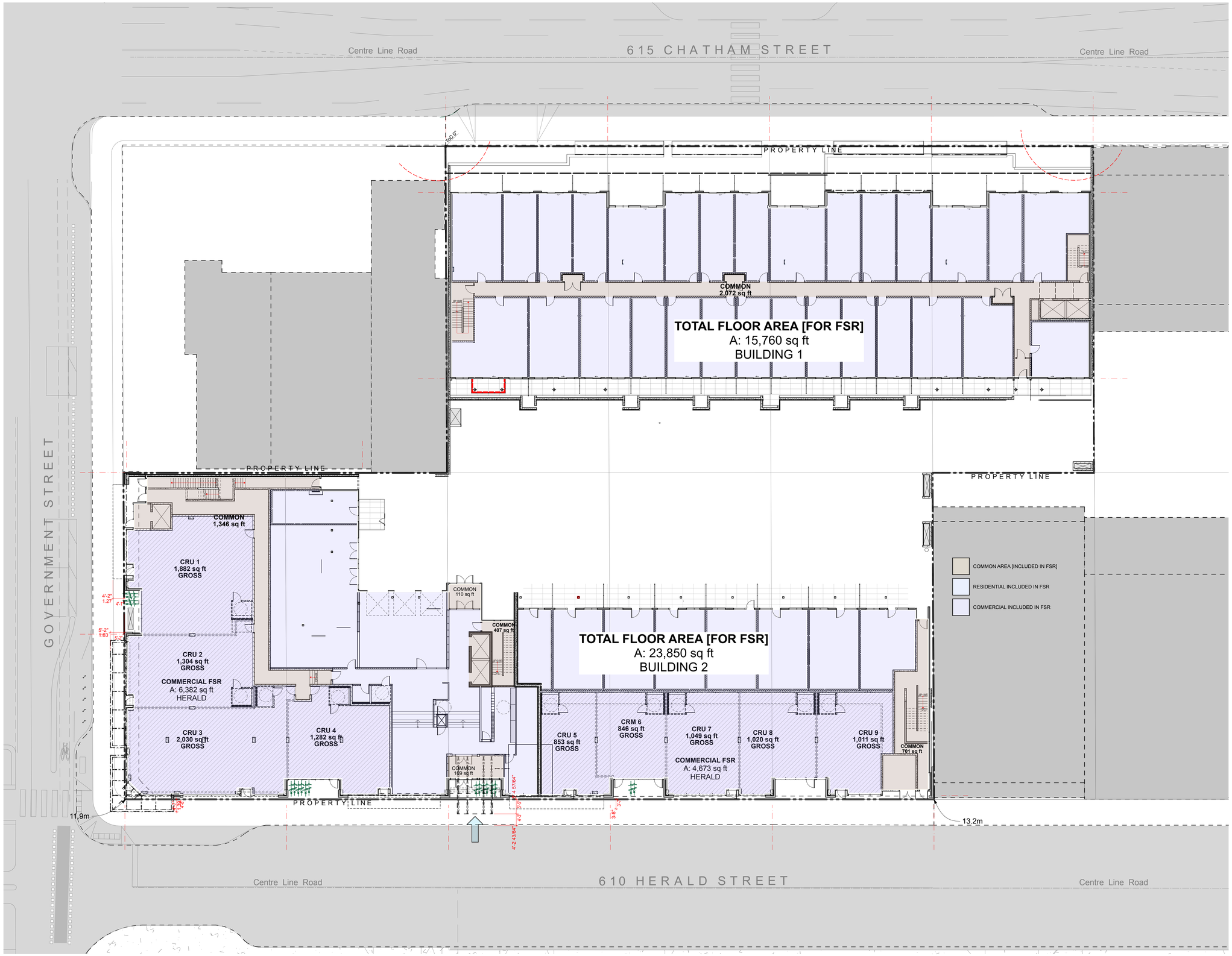
[PROJECT] 19503

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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] A-2.100



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[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level 1 Herald Floor Plan

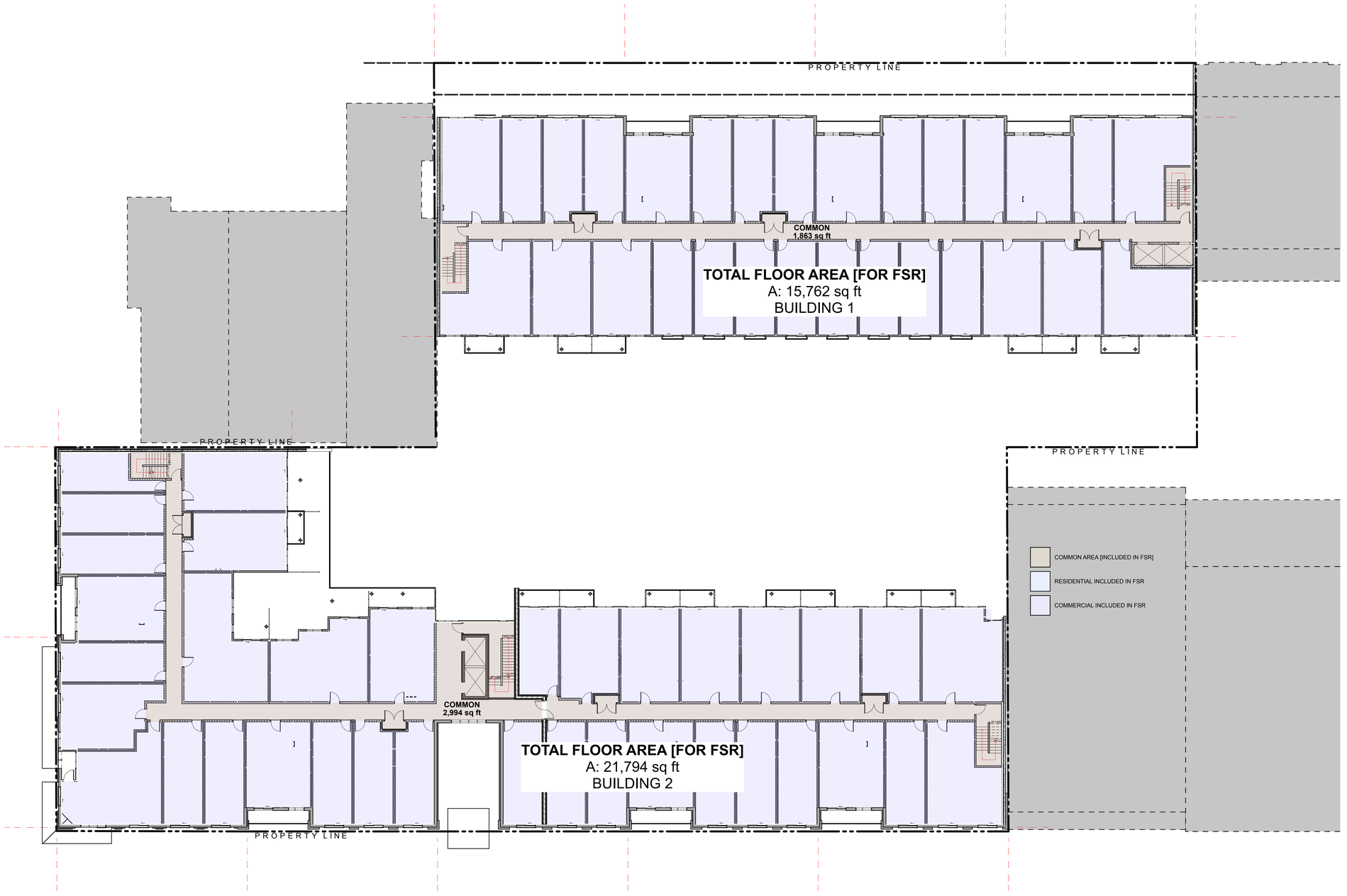
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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-2.200**



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[PROJECT TEAM]

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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAWLIK
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level 2 Floor Plan

[PROJECT] 19503

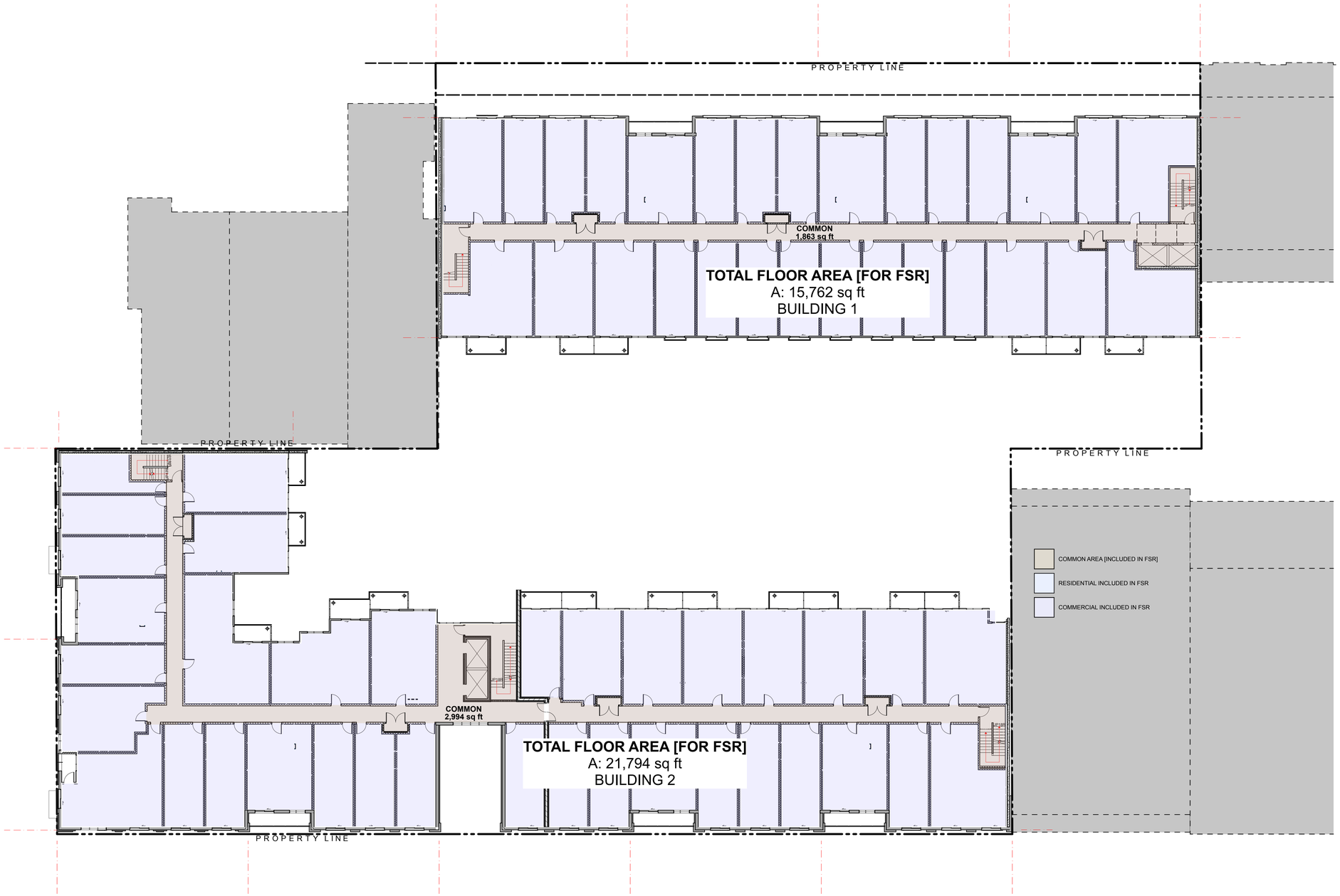
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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.300



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[PROJECT TEAM]

NICOLA WEALTH

DENCITI development corp.

LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level 3 Floor Plan

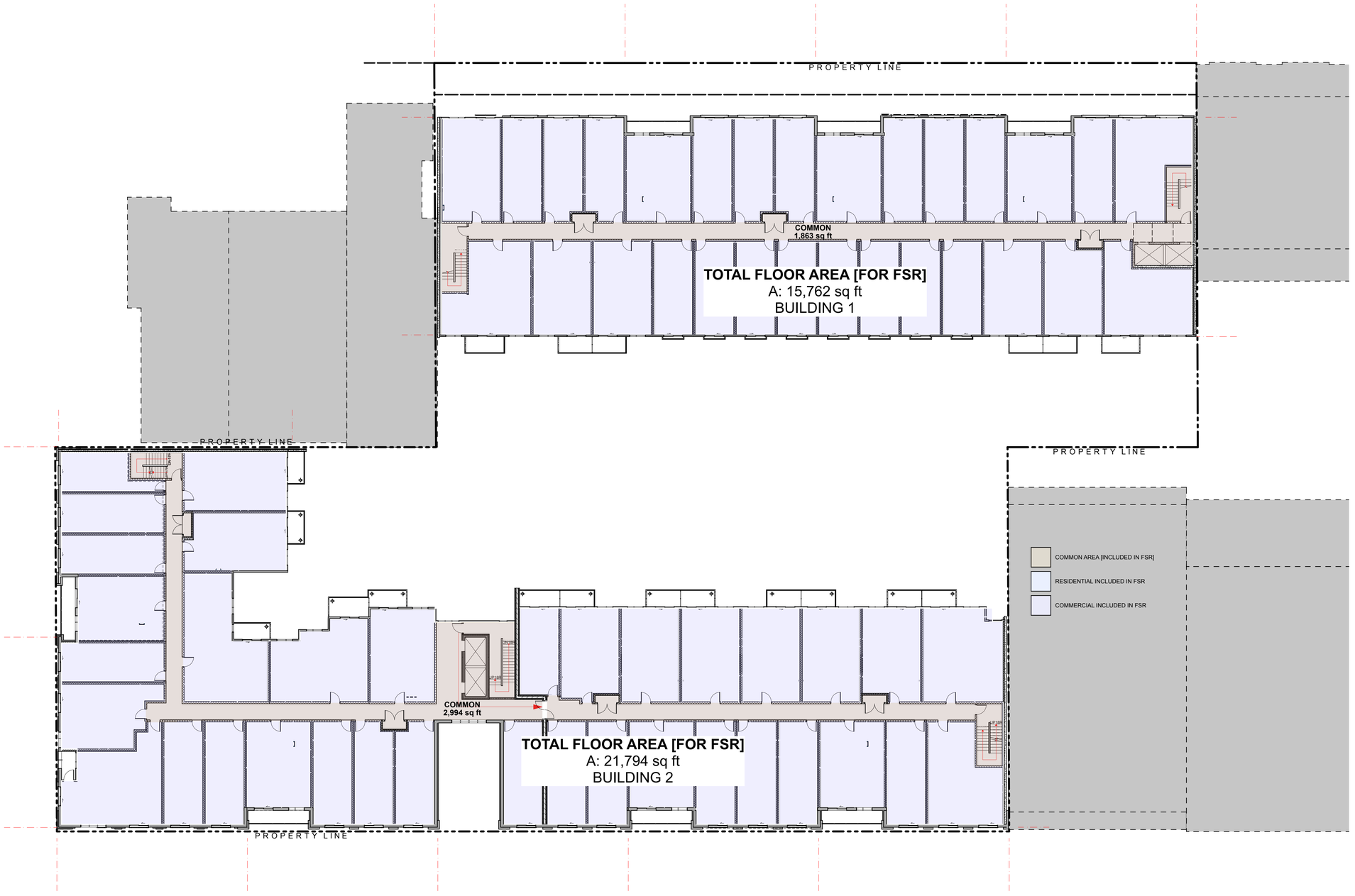
[PROJECT] 19503

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

[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING] **A-2.400**



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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA

2021-05-17

[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

[PROJECT] **19503**

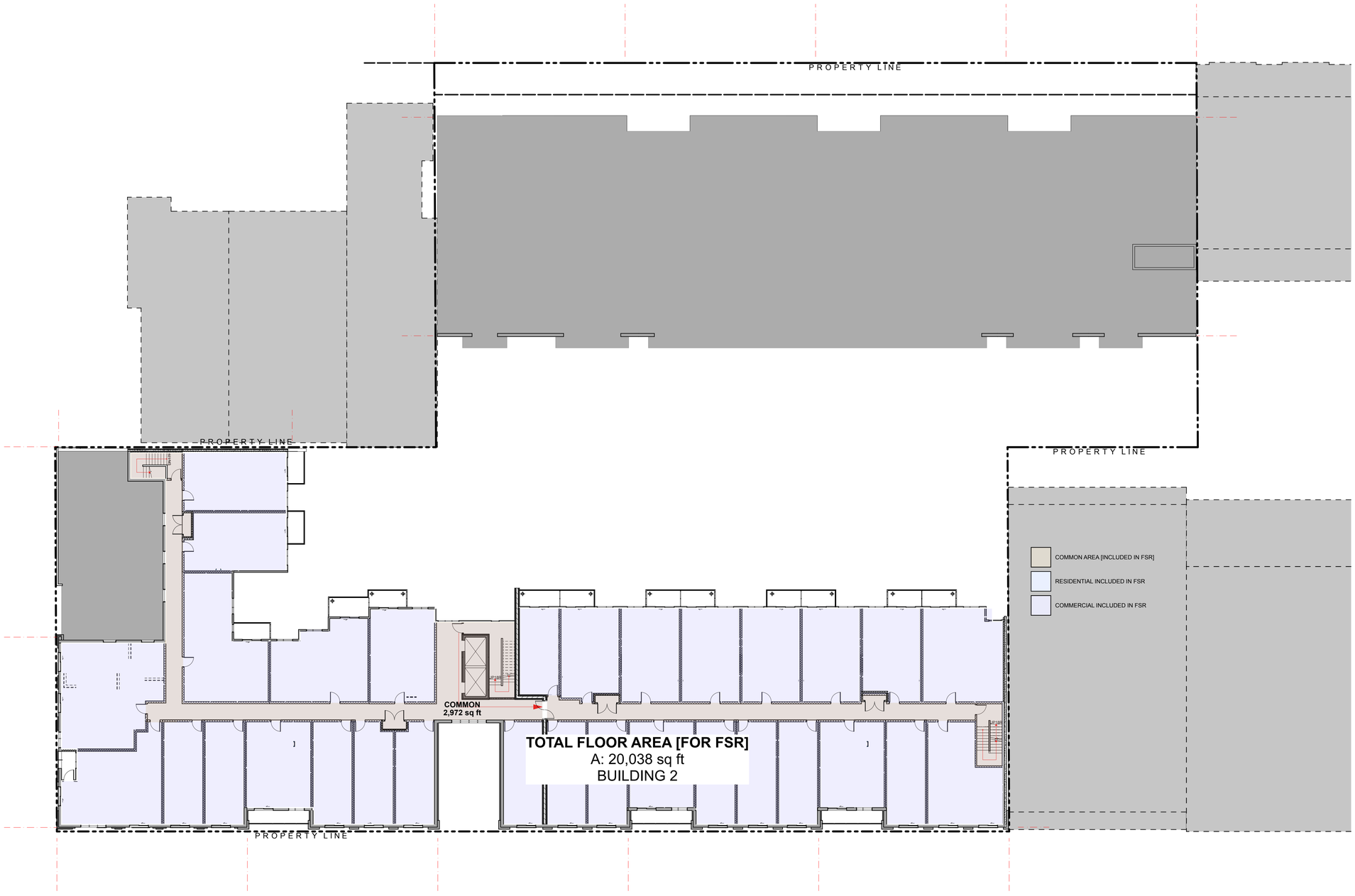
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[DATE] **Friday, May 14, 2021**

[ISSUE] **Issue 6.0 - DP RESUBMISSION**

[DRAWING]

A-2.500



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N

[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

FSR Overlay Level 5 Floor Plan

[PROJECT] 19503

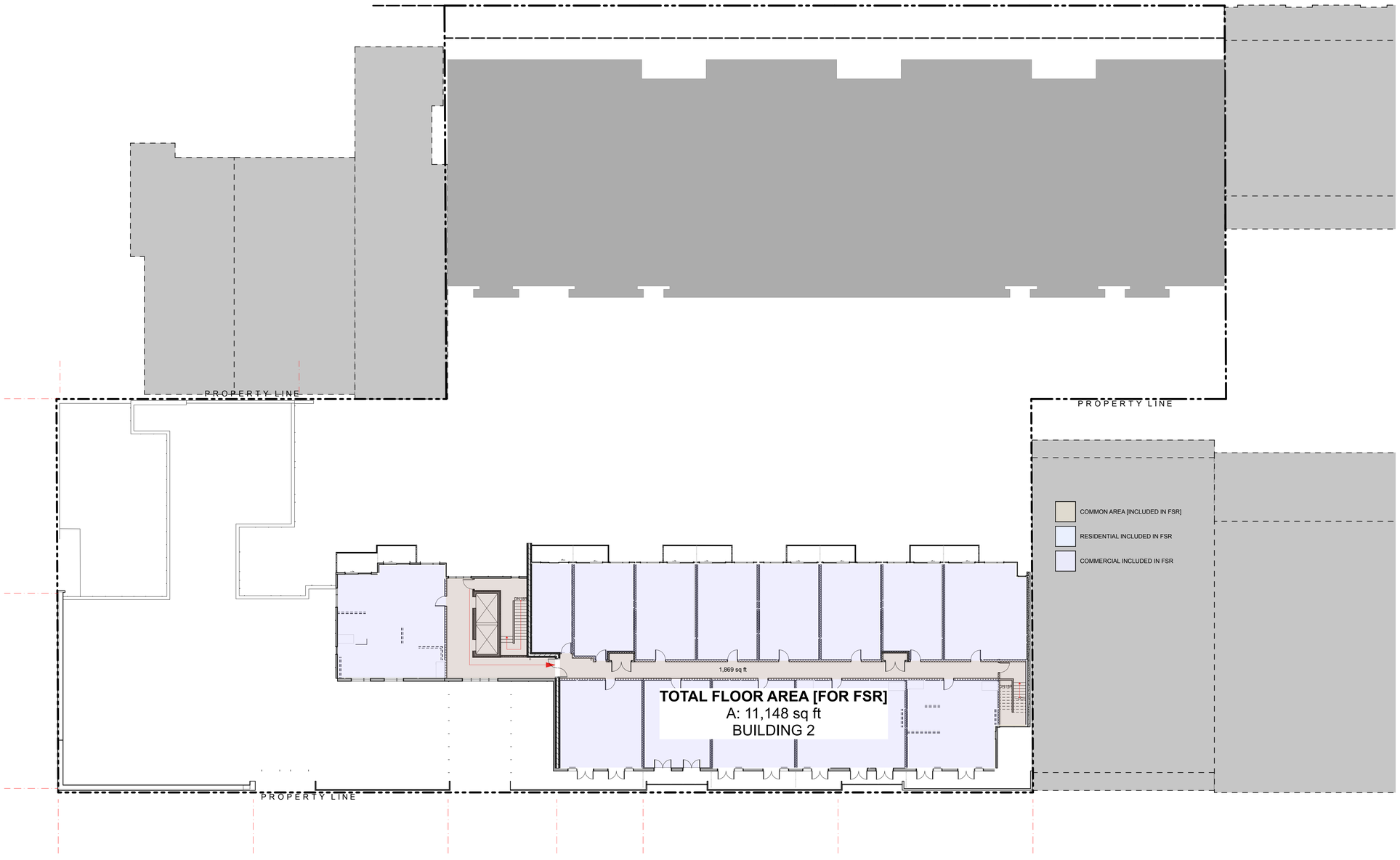
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[DATE] Friday, May 14, 2021

[ISSUE] Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.600



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N

[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[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

[PROJECT]
19503

[SCALE]

[DATE]
Friday, May 14, 2021

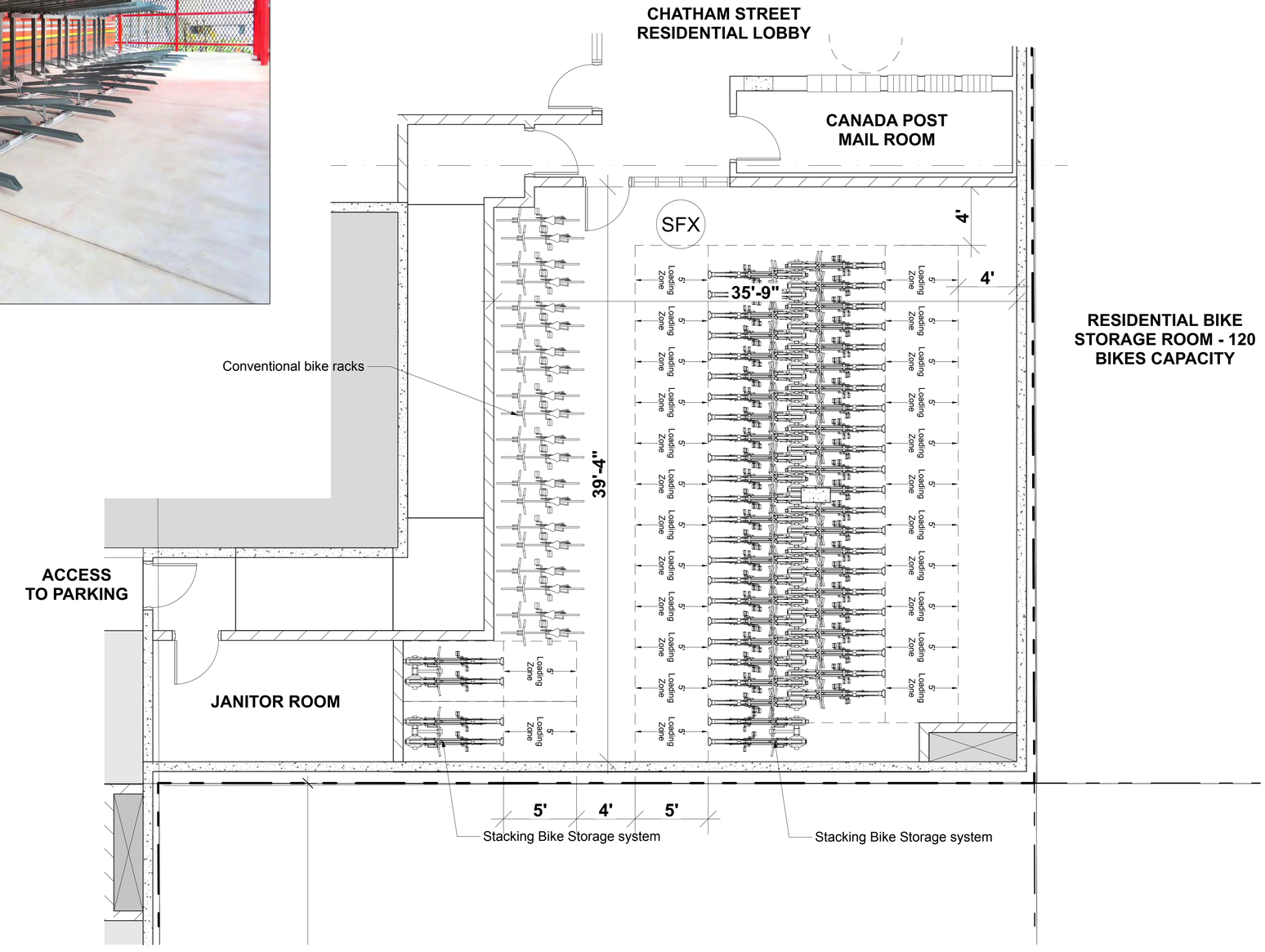
[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-2.700



1 Stacking Bike Storage System example



RESIDENTIAL BIKE STORAGE ROOM - 120 BIKES CAPACITY

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[PROJECT TEAM]

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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHILL
BRITISH COLUMBIA

2021-05-17

[CLIENT]

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**

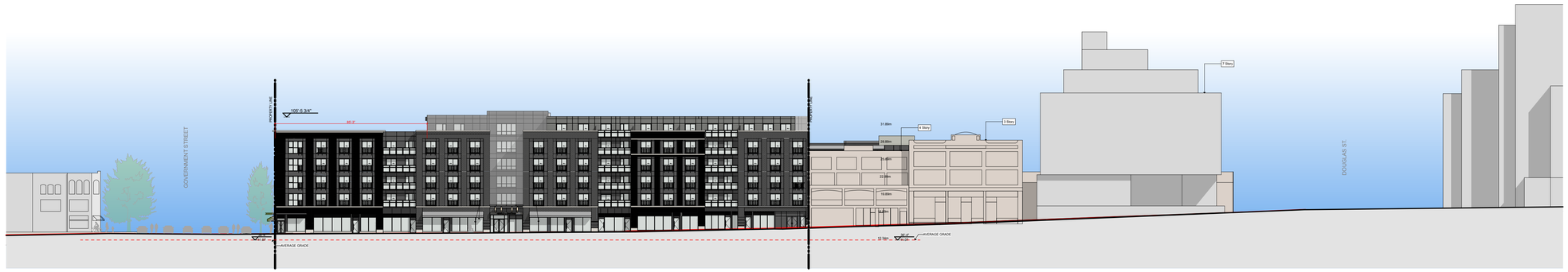
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[DATE] **Friday, May 14, 2021**

[ISSUE] **Issue 6.0 - DP RESUBMISSION**

[DRAWING]

A-3.100



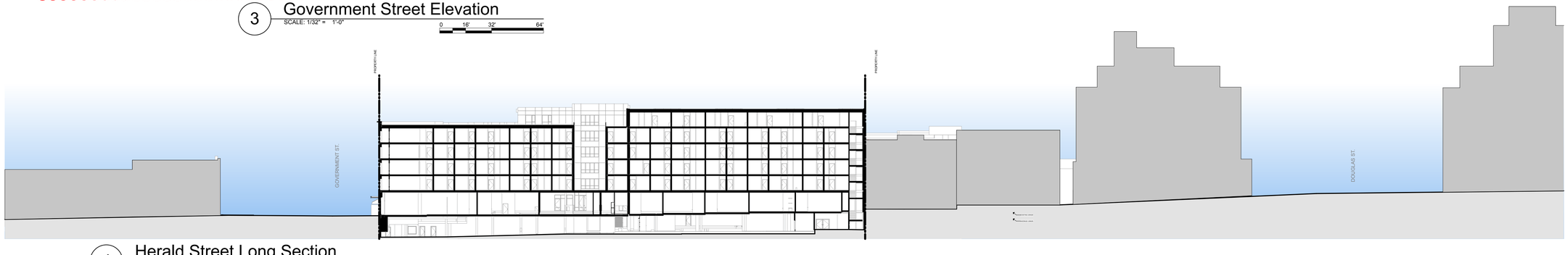
1 Herald Street Elevation
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



2 Chatham Street Elevation
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



3 Government Street Elevation
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



4 Herald Street Long Section
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

28

REVISIONS:
28.
MINOR ELEVATION REVISIONS [WINDOWS/ MATERIALS]

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NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD WHITE BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Context Section and Elevation

[PROJECT]
19503

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-4.111



1 Herald Street Elevation
SCALE: 1/16" = 1'-0"



2 Government Street Elevation
SCALE: 1/16" = 1'-0"



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

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location
1.0				CLADDING
1.1	Red	Red Cherry Interstate Brick [IXL]	X	Exterior walls
1.2	Gray	Manganese Ironspot Endicott clay products [IXL]	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 Corrugated Metal Westform	X	Exterior walls - Feature
1.6	Gray	Manganese Ironspot Endicott clay products [IXL]	Soldier Course	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	Trespa Meteon Graphite Grey Panel	X	Exterior walls - Feature Entry
1.11	Gray	Hardie Plank Gray Night	X	Exterior walls
1.12	Charcoal	Hardie Panel Pearl Gray	X	Exterior walls
2.0				SOFFIT
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffits
2.2	Cedar	Fibre Cement Boards (Wood finish)	X	Feature Soffit
3.0				TRIMS/FLASHINGS
3.1	Charcoal	Corten Rack Wood / Resitrap	X	Roofs / Overhangs / Flashings
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 Royal Red	Feature Panel	
4.0				ROOFS/DECKS
4.1	Gray	Concrete Paver	X	Decks
5.0				WINDOWS/GLAZING
5.1	Black	Vinyl Windows	Black	Prefinished vinyl windows
5.2	Charcoal	Railings	X	Charcoal railings w/ clear glazing
5.3	White	Vinyl Windows	White	Prefinished vinyl windows
6.0				FEATURE WOOD
6.1	Cedar	Feature Wood Beam	Cedar Solid Stain	Exposed wood structural beams
6.2	Black	Balustrade Powder coated Aluminum with Toughened glass	Gloss	Infill Balconies
6.3	Black	Balustrade Powder coated Aluminum	Matt	Juliet Balconies
6.4	Black	Store front Glazing Powder coated Aluminum Frame	Gloss	Podum Level
6.5	Black	Black Fencing (floor to ceiling)		Podum Level
7.0				MISCELLANEOUS
7.1	Charcoal	Awning Fabric solid colour	N/A	

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[PROJECT TEAM]

REVISIONS:
29
MINOR ELEVATION REVISIONS [WINDOWS/ MATERIALS/ HEIGHT NOTATION]

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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHALGH
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Elevations

[PROJECT]
19503

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-4.101

30



1 South Courtyard Elevation

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

0 8' 16' 32'

2 West Courtyard Elevation

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

0 8' 16' 32'



3 North Courtyard Elevation

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

0 8' 16' 32'

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location
1.0				CLADDING
1.1	Red	Red Cherry Interstate Brick [9XL]	X	Exterior walls
1.2	Gray	Manganese Ironspot Endicott clay products [9XL]	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 Corrugated Metal Westform	X	Exterior walls - Feature
1.6	Gray	Manganese Ironspot Endicott clay products [9XL]	Soldier Course	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	Trespa Meteon Graphite Grey Panel	X	Exterior walls - Feature Entry
1.11	Gray	Hardie Plank Gray Night	X	Exterior walls
1.12	Charcoal	Hardie Panel Pearl Gray	X	Exterior walls
2.0				SOFFIT
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffits
2.2	Cedar	Fibre Cement Boards (Wood finish)	X	Feature Soffit

3.0				TRIMS/FLASHINGS
3.1	Charcoal	Combed Face Wood / Flashing	X	Roofs / Overhangs / Flashings
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 Royal Red	Feature Panel	
4.0				ROOFS/DECKS
4.1	Gray	Concrete Paver	X	Decks
5.0				WINDOWS/GLAZING
5.1	Black	Vinyl Windows	Black	Prefinished vinyl windows
5.2	Charcoal	Railings	X	Charcoal railings w/ clear glazing
5.3	White	Vinyl Windows	White	Prefinished vinyl windows
6.0				FEATURE WOOD
6.1	Cedar	Feature Wood Beam	Cedar Solid Stain	Exposed wood structure to entry
6.2	Black	Balustrade Powder coated Aluminum with Toughened glass	Gloss	Infill Balconies
6.3	Black	Balustrade Powder coated Aluminum	Matt	Juliet Balconies
6.4	Black	Store front Glazing Powder coated Aluminum Frame	Gloss	Podum Level
6.5	Black	Black Fencing (floor to ceiling)		Podum Level
7.0				MISCELLANEOUS
7.1	Charcoal	Awning Fabric solid colour	N/A	

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[PROJECT TEAM]

REVISIONS:
30.
MINOR ELEVATION
REVISIONS
[WINDOWS/HEIGHT]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD GREENHILL
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Courtyard Elevations

[PROJECT]

19503

[SCALE]

[DATE]

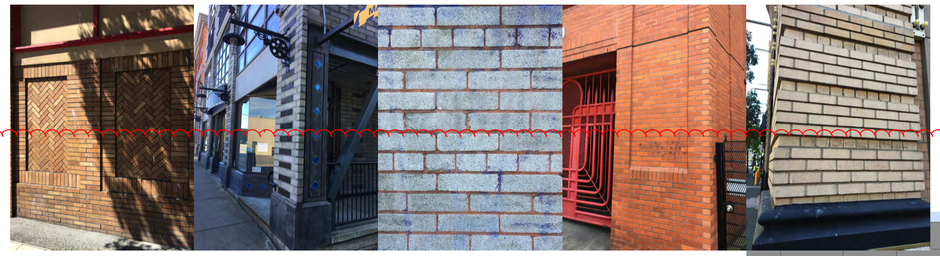
Friday, May 14, 2021

[ISSUE]

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[DRAWING]

A-4.102



OLD TOWN VICTORIA BRICK DETAIL



1 Herald / Government Corner
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

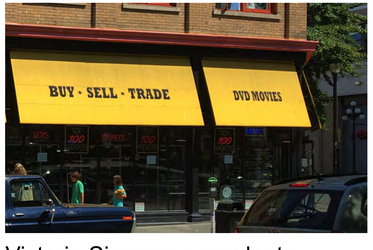


2 Herald Street Entry
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

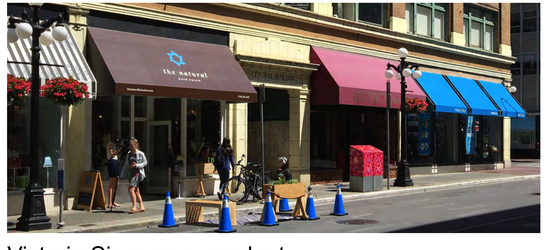




3 Chatham Entry
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



Victoria Signage precedents



Victoria Signage precedents

Material and Colour Legend

		Colour	Product (to match)	Finish (to match)	Location
1.0					CLADDING
1.1	Red		Red Cherry Interstate Brick [IXL]	X	Exterior walls
1.2	Gray		Manganese Ironspot Endicott clay products [IXL]	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 Corrugated Metal Westform	X	Exterior walls - Feature
1.6	Gray		Manganese Ironspot Endicott clay products [IXL]	Soldier Course	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		Trespa Meteon Graphite Grey Panel	X	Exterior walls - Feature Entry
1.11	Gray		Hardie Plank Gray Night	X	Exterior walls
1.12	Charcoal		Hardie Panel Pearl Gray	X	Exterior walls
2.0					SOFFIT
2.1	Charcoal		Hardie Panel Iron Gray	Charcoal	Soffits
2.2	Cedar		Fibre Cement Boards (Wood finish)	X	Feature Soffit

		Colour	Product (to match)	Finish (to match)	Location
3.0					TRIMS/FLASHINGS
3.1	Charcoal		Combed Face Wood / Flashing	X	Roofs / Overhangs / Flashings
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 Royal Red	Feature Panel	
4.0					ROOFS/DECKS
4.1	Gray		Concrete Paver	X	Decks
5.0					WINDOWS/GLAZING
5.1	Black		Vinyl Windows	Black	Prefinished vinyl windows
5.2	Charcoal		Railings	X	Charcoal railings w/ clear glazing
5.3	White		Vinyl Windows	White	Prefinished vinyl windows
6.0					FEATURE WOOD
6.1	Cedar		Feature Wood Beam	Cedar Solid Stain	Exposed wood structure to entry
6.2	Black		Balustrade Powder coated Aluminum with Toughened glass	Gloss	Infill Balconies
6.3	Black		Balustrade Powder coated Aluminum	Matt	Juliet Balconies
6.4	Black		Store front Glazing Powder coated Aluminum Frame	Gloss	Podum Level
6.5	Black		Black Fencing (floor to ceiling)		Podum Level
7.0					MISCELLANEOUS
7.1	Charcoal		Awning Fabric solid colour	N/A	

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[PROJECT TEAM]

REVISIONS:
31.
MINOR ELEVATION REVISIONS [WINDOWS/ MATERIALS]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT STEVEN EDWARD GREENHALGH BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Enlarged Elevations / Signage

[PROJECT]

19503

[SCALE]

[DATE]

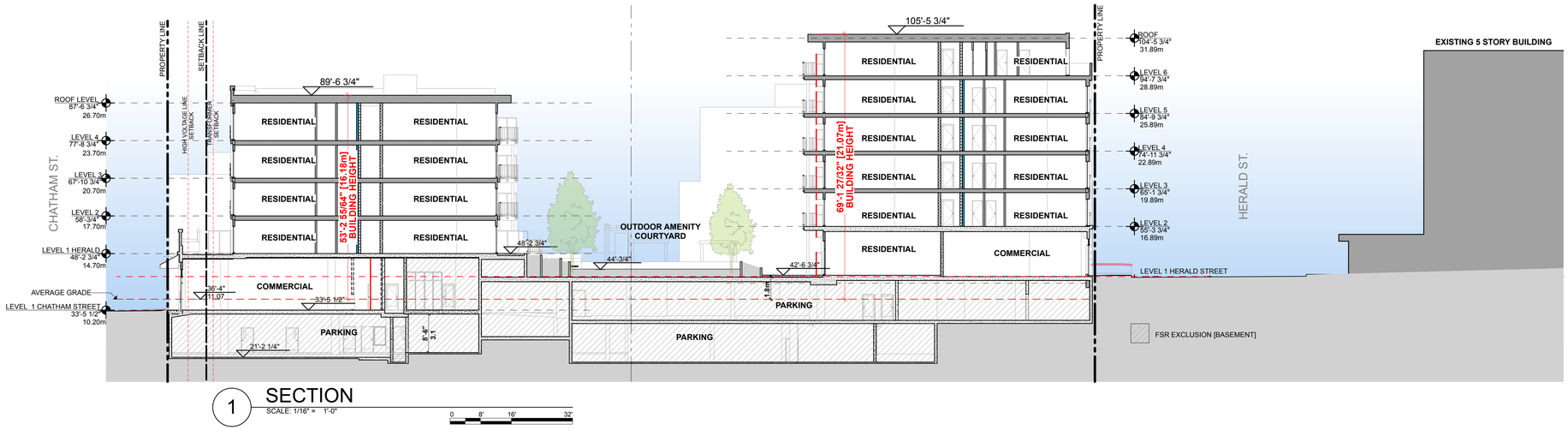
Friday, May 14, 2021

[ISSUE]

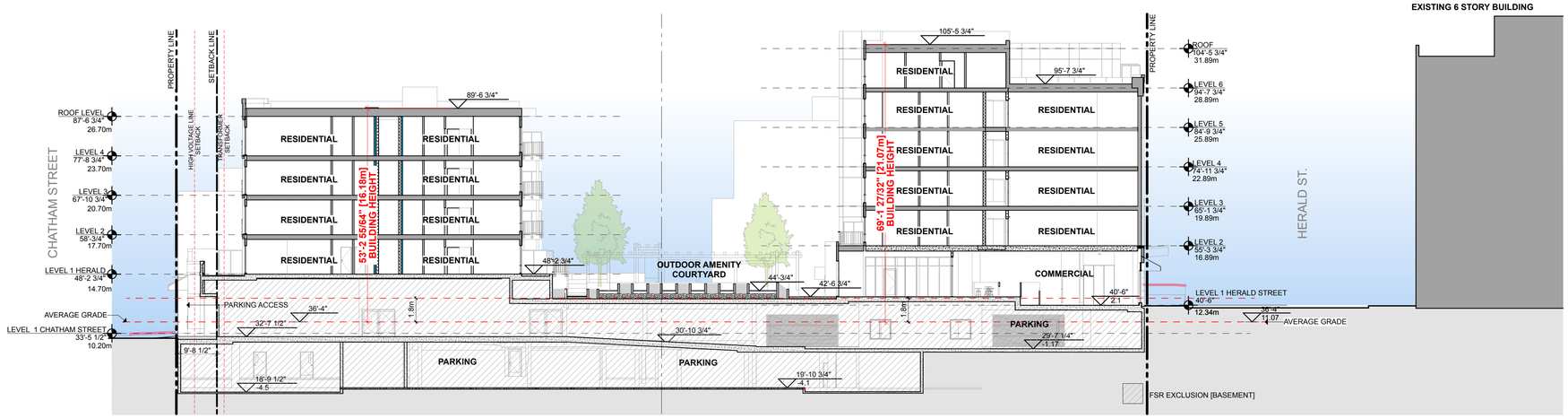
Issue 6.0 - DP RESUBMISSION

[DRAWING]

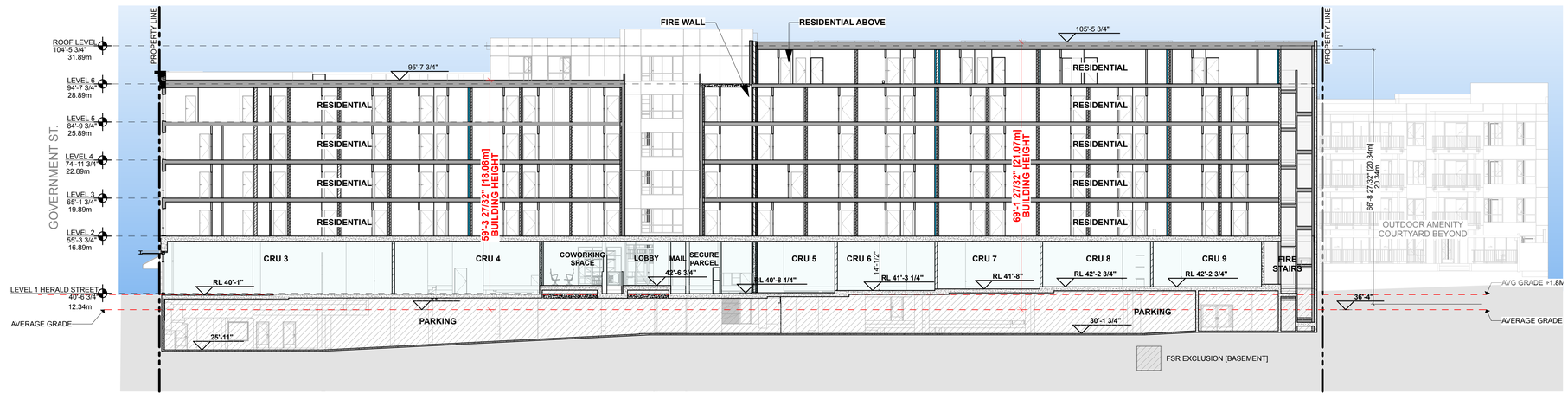
A-4.110



1 SECTION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2 SECTION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



3 LONG SECTION HERALD
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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[PROJECT TEAM]

REVISIONS:
32.
BUILDING HEIGHT NOTATION

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

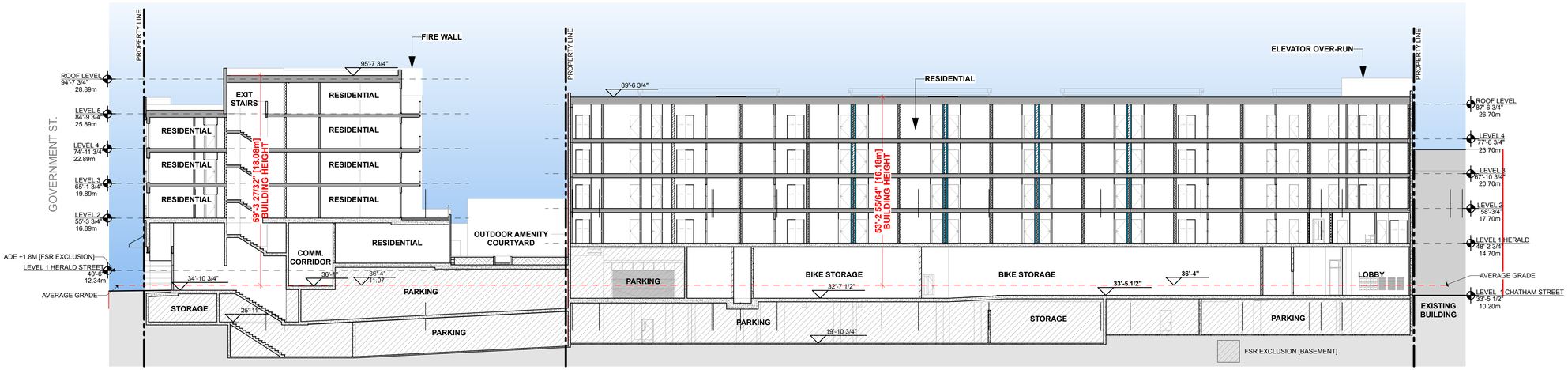
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Building Sections

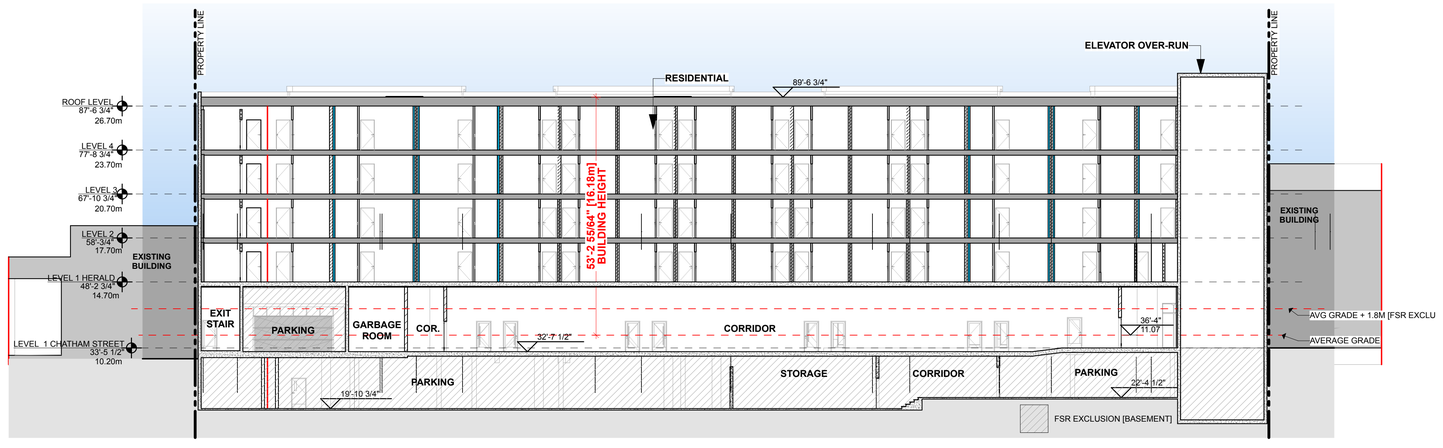
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1/16" = 1'-0" [SCALE]
[DATE]
Friday, May 14, 2021
[ISSUE]
Issue 6.0 - DP RESUBMISSION
[DRAWING]
A-5.100



1 SECTION

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

0 8' 16' 32'



2 SECTION

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

0 8' 16' 32'

33

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[PROJECT TEAM]

REVISIONS:
33. BUILDING HEIGHT NOTATION

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Building Sections

19503 [PROJECT]

[SCALE]

[DATE]

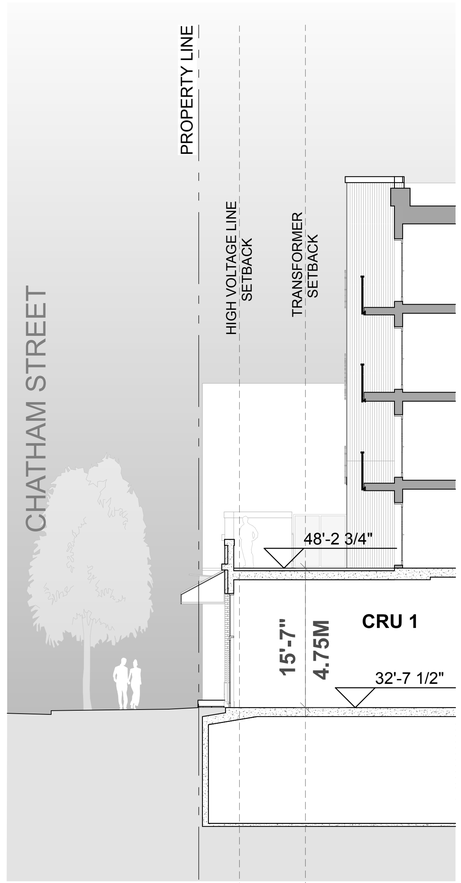
Friday, May 14, 2021

[ISSUE]

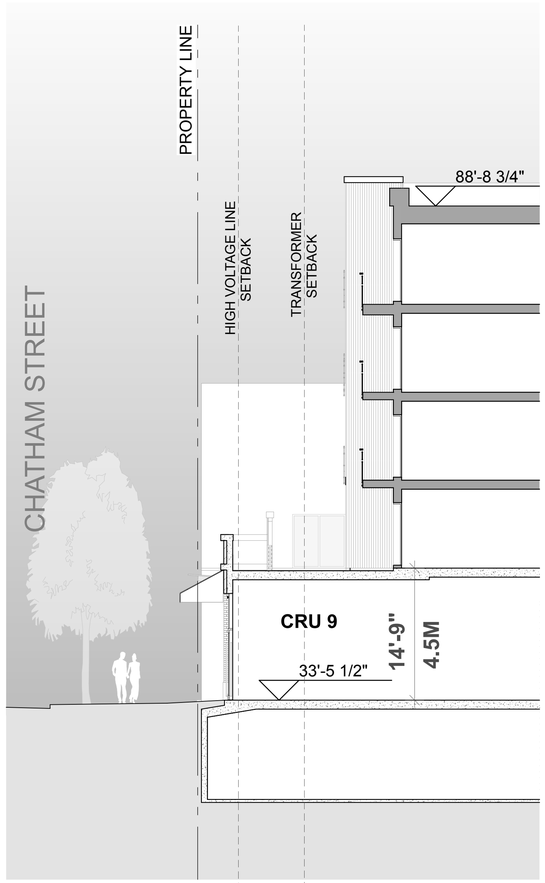
Issue 6.0 - DP RESUBMISSION

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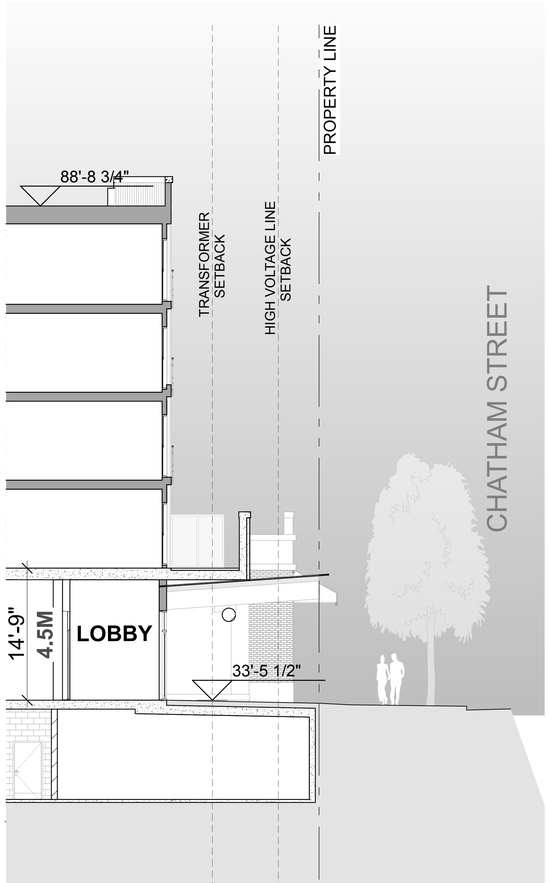
A-5.200



1 WALL SECTION CHATHAM ST



2 WALL SECTION CHATHAM ST



3 WALL SECTION CHATHAM ST

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NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GREENHALGH
BRITISH COLUMBIA
2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Wall Sections

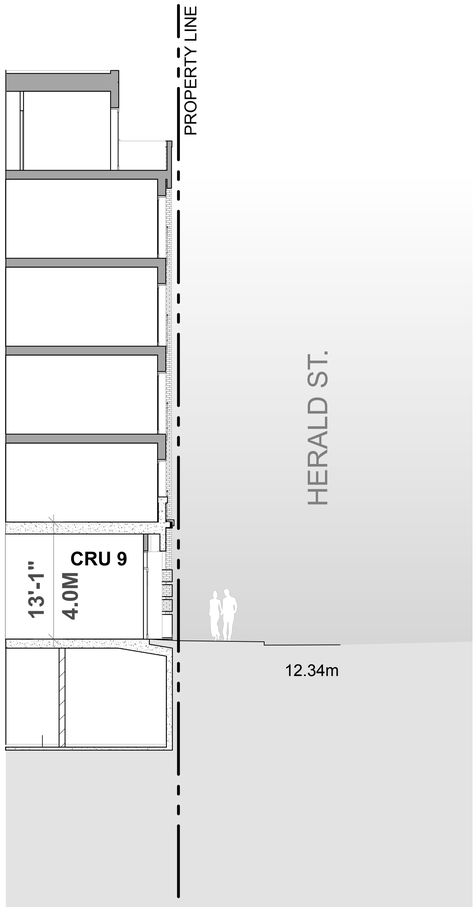
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19503

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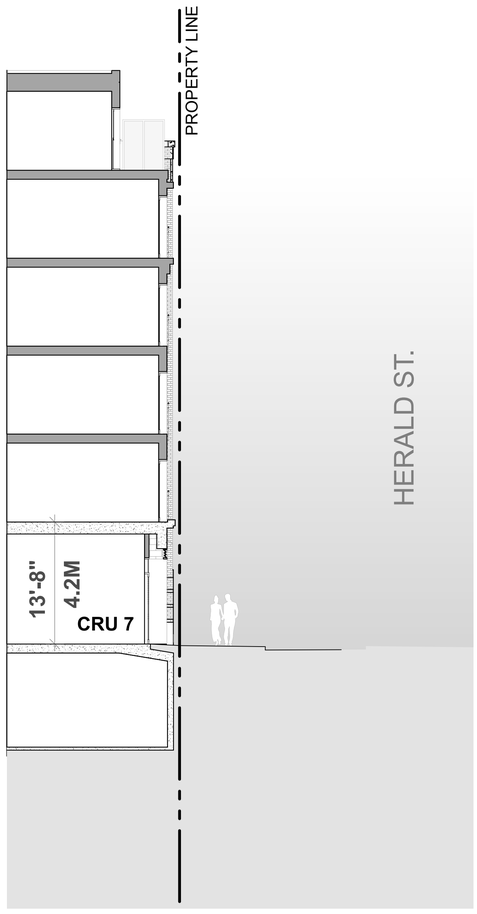
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Issue 6.0 - DP RESUBMISSION

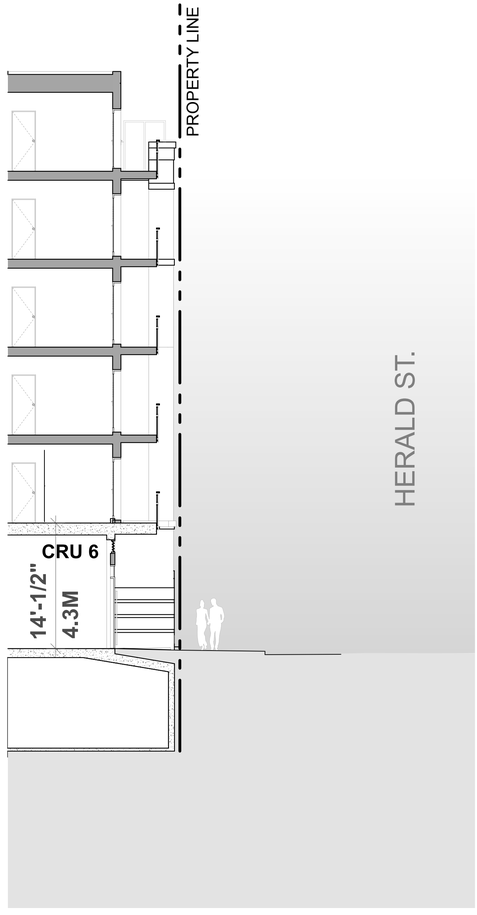
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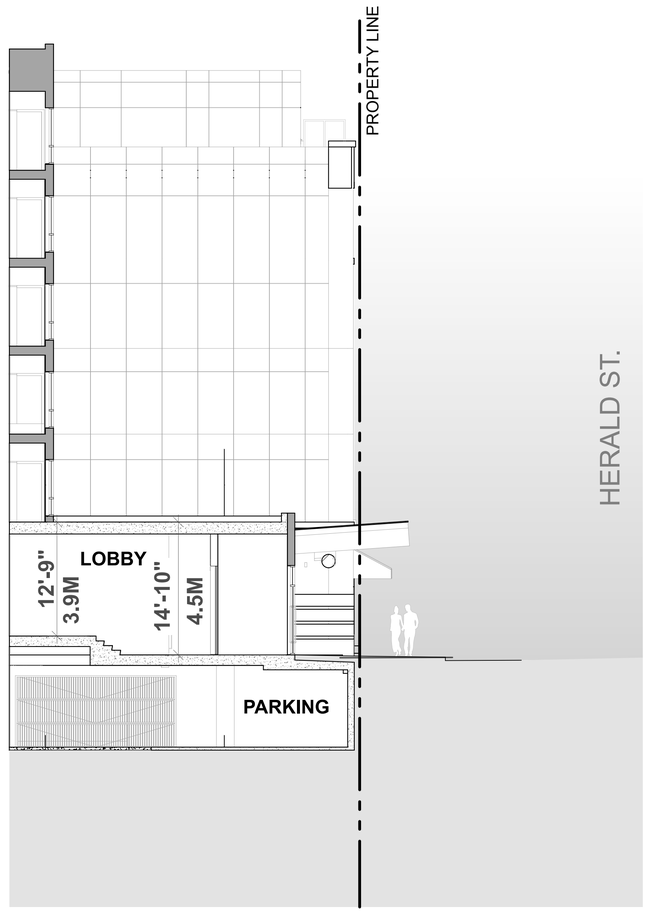
1 WALL SECTION HERALD ST



2 WALL SECTION HERALD ST



3 WALL SECTION HERALD ST



4 WALL SECTION HERALD ST

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[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

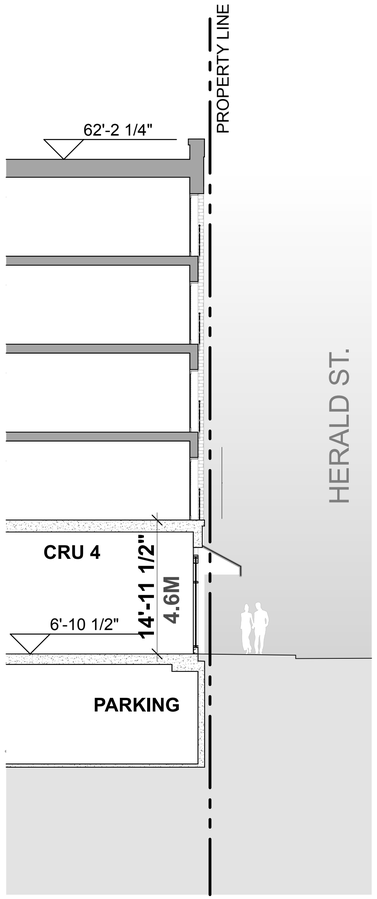
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BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

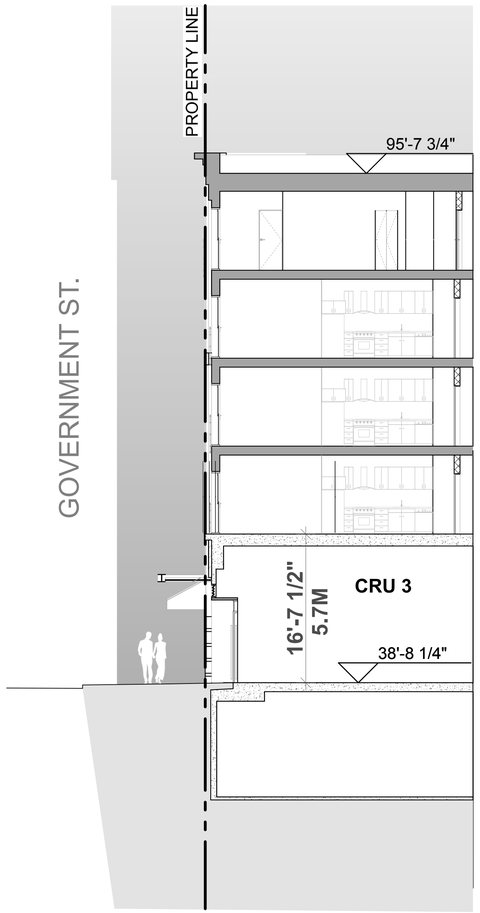
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Herald & Chatham
610-624 Herald Street & 611-635 Chatham Street Victoria BC

[TITLE]
Wall Sections

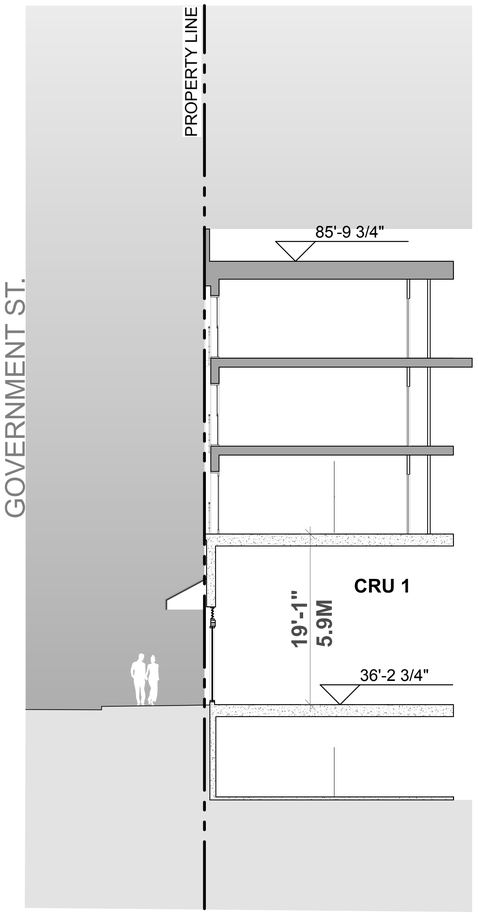
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[DATE] **Friday, May 14, 2021**
[ISSUE] **Issue 6.0 - DP RESUBMISSION**
[DRAWING] **A-5.400**



5 WALL SECTION HERALD ST



6 WALL SECTION GOVERNMENT ST



7 WALL SECTION GOVERNMENT ST

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAMBLE
BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

[TITLE]
Wall Sections

[PROJECT]
19503

[SCALE]

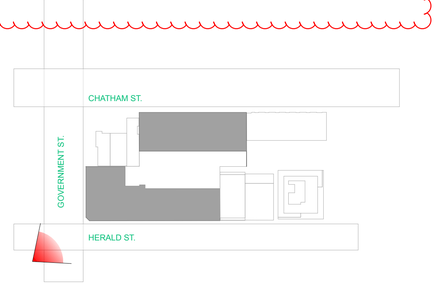
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[ISSUE]
Issue 6.0 - DP RESUBMISSION

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34
WINDOWS / MATERIALS UPDATED

NICOLA WEALTH
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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA
2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

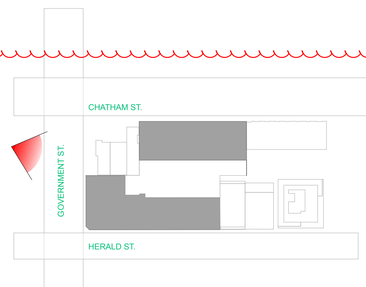
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Herald & Chatham
610-624 Herald Street & 611-635 Chatham Street Victoria BC

[TITLE]
Perspective Rendering

[PROJECT] 19503
[SCALE]
[DATE] Friday, May 14, 2021
[ISSUE] Issue 6.0 - DP RESUBMISSION
[DRAWING]
A-8.011



Corner of Government Street & Herald Street



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REVISIONS:
35.
WINDOWS UPDATED

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Perspective Rendering

[PROJECT]
19503

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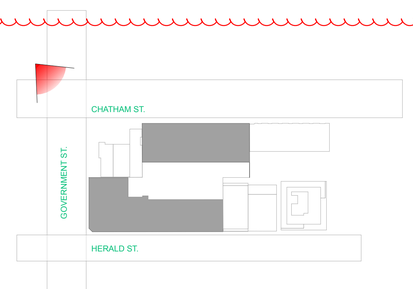
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Friday, May 14, 2021

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Issue 6.0 - DP RESUBMISSION

[DRAWING]
A-8.012



Government Street and Chatham



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36.
WINDOWS UPDATED

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD INGHAM
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Perspective Rendering

19503 [PROJECT]

[SCALE]

Friday, May 14, 2021 [DATE]

Issue 6.0 - DP RESUBMISSION [ISSUE]

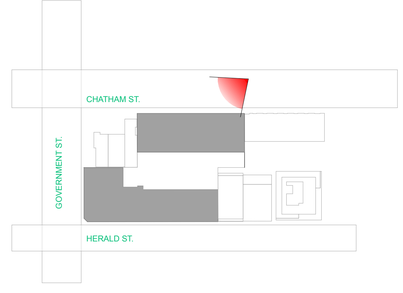
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A-8.013



Chatham Street Elevation

37



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REVISIONS:
37.
WINDOWS UPDATED

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LADR LANDSCAPE ARCHITECTS

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REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Perspective Rendering

19503 [PROJECT]

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Friday, May 14, 2021

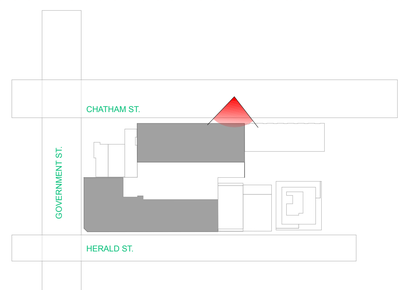
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Issue 6.0 - DP RESUBMISSION

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A-8.014



Chatham Street Entry



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38
WINDOWS / MATERIALS UPDATED

NICOLA WEALTH
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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD INNES
PROVINCE OF BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Perspective Rendering

19503 [PROJECT]

[SCALE]

[DATE]
Friday, May 14, 2021

[ISSUE]
Issue 6.0 - DP RESUBMISSION

[DRAWING]

A-8.016



Herald Street [Looking NW towards Government Street]

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WINDOWS / MATERIALS UPDATED

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REGISTERED ARCHITECT
STEVEN EDWARD GAY
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

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Perspective Rendering

19503 [PROJECT]

[SCALE]

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Friday, May 14, 2021

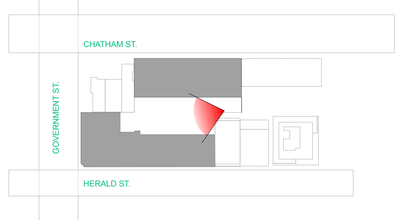
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Issue 6.0 - DP RESUBMISSION

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A-8.017



Courtyard - Outdoor Amenity



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40. WINDOWS UPDATED

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LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAP
BRITISH COLUMBIA

2021-05-17

[CLIENT]
Nicola Herald Limited Partnership

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

40

[TITLE]
Perspective Rendering

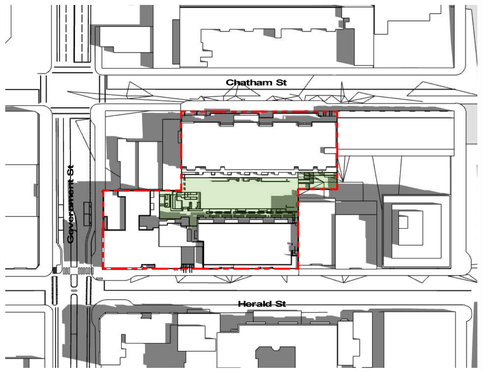
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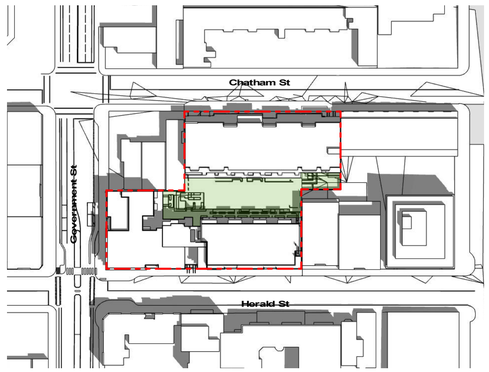
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Issue 6.0 - DP RESUBMISSION

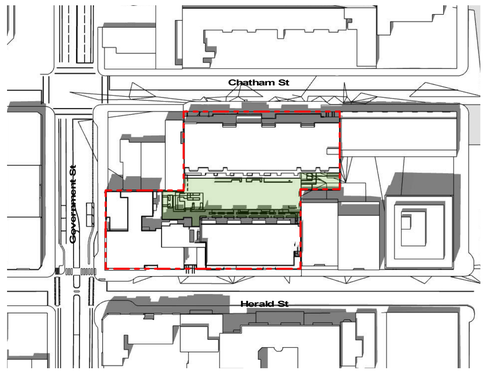
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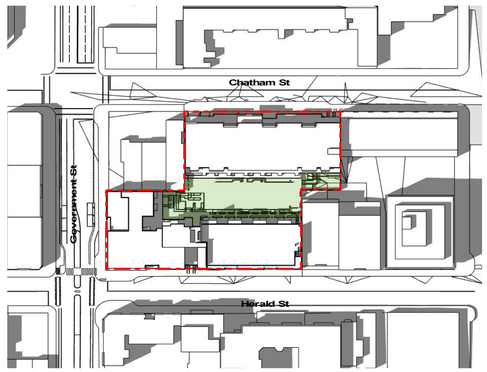
June 10am



June Noon

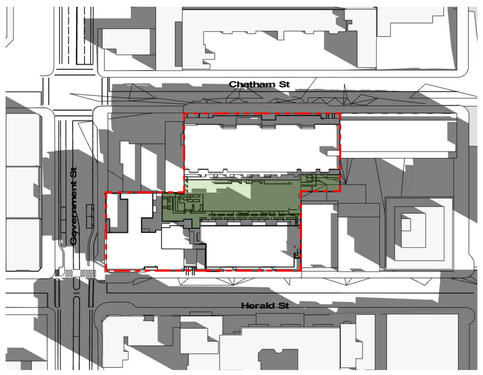


June 2pm

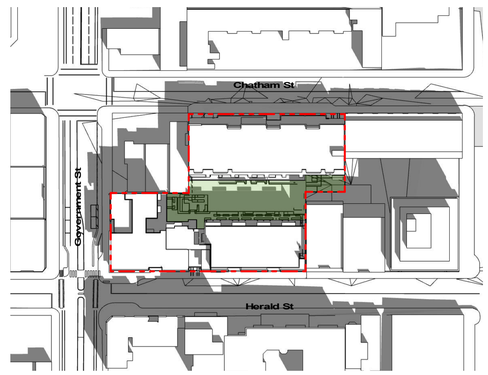


June 4pm

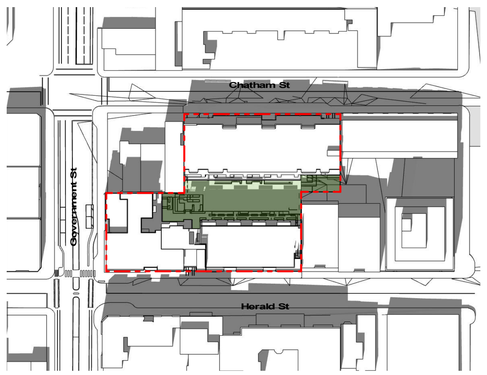
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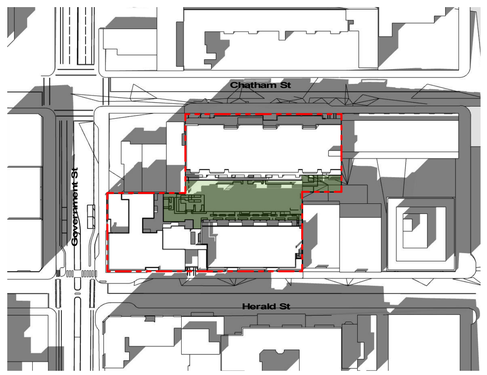
March/September 10am



March/September Noon

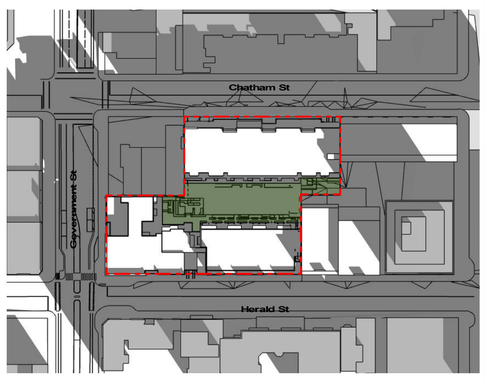


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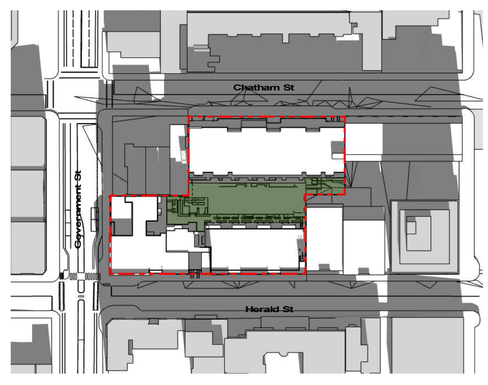


March/September 4pm

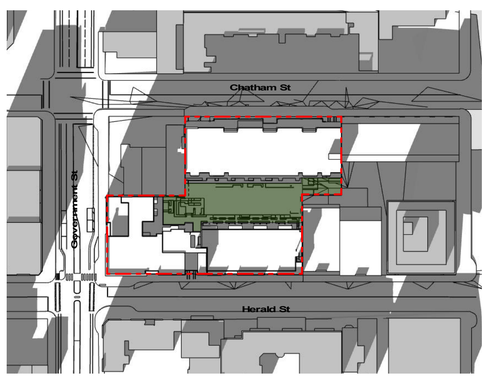
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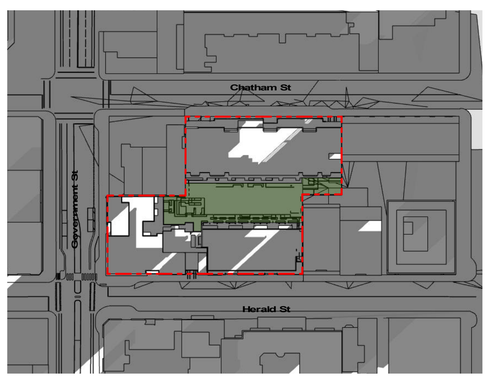
December 10am



December Noon



December Noon



December 2pm

WINTER SOLSTICE

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DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD GAMBLE
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

[TITLE]

Shadow Study

19503 [PROJECT]

[SCALE]

[DATE]

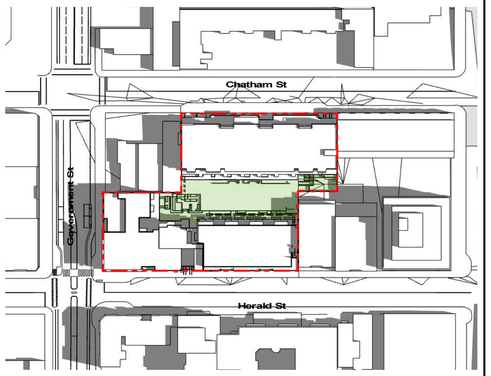
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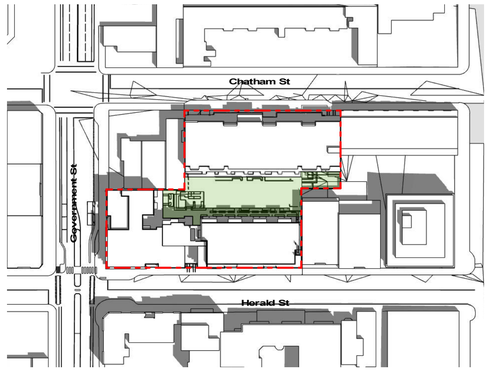
Issue 6.0 - DP RESUBMISSION

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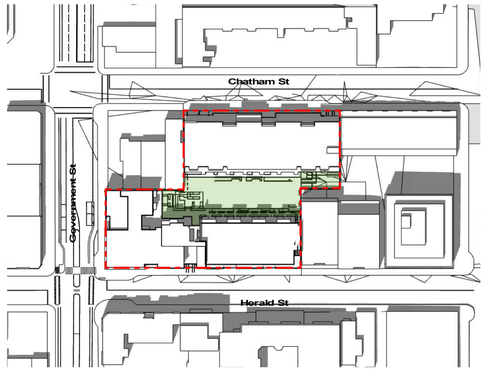
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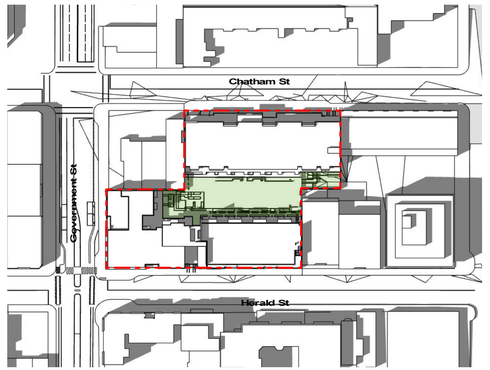
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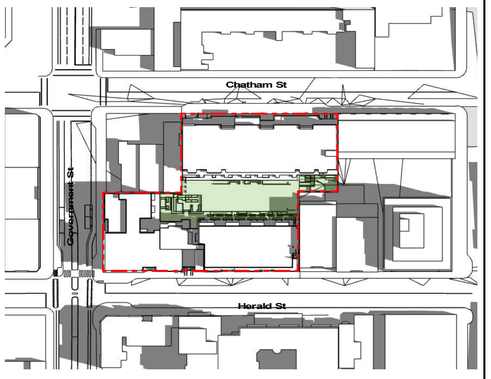
June 21 Noon



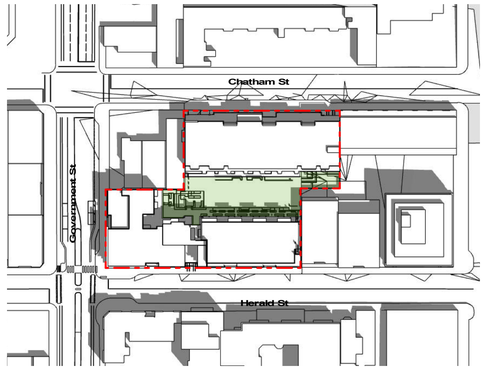
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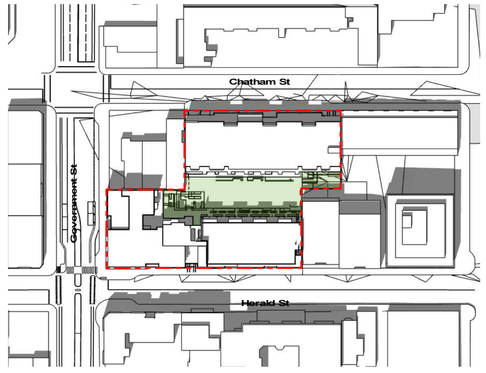
June 21 4pm



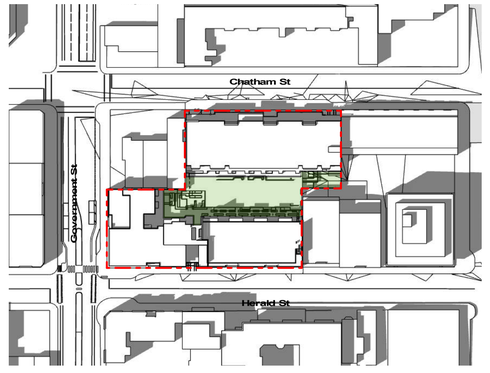
July 21 10am



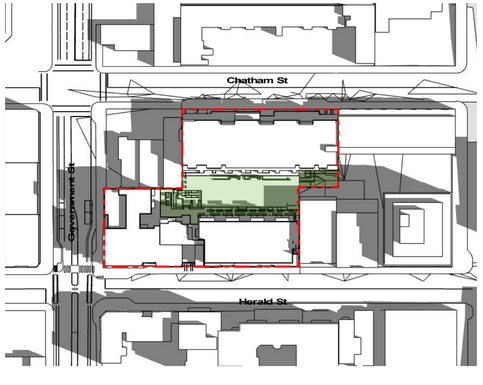
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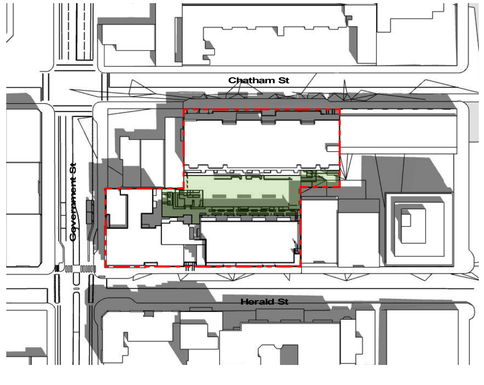
July 21 2pm



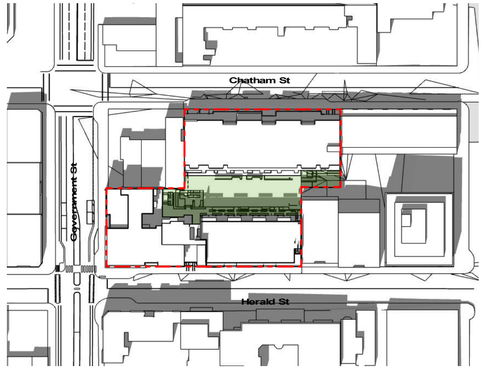
July 21 4pm



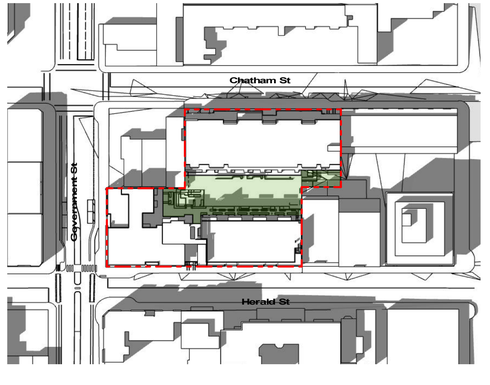
August 21 10am



August 21 Noon



August 21 2pm



August 21 4pm

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N

[PROJECT TEAM]

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

610-624 Herald Street & 611-635 Cha
#Site Address2
Victoria, BC

[TITLE]

Shadow Study [Summer]

19503	[PROJECT]
Not To Scale	[SCALE]
Friday, May 14, 2021	[DATE]
DP	[ISSUE]

[DRAWING]

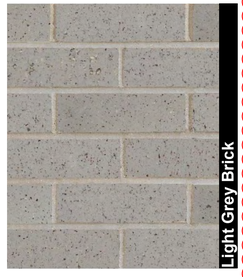
A-8.002



Black Vinyl Coat Window



Corrugated Metal



Light Grey Brick



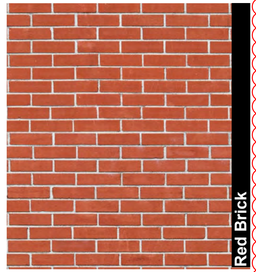
Chatham Street Elevation



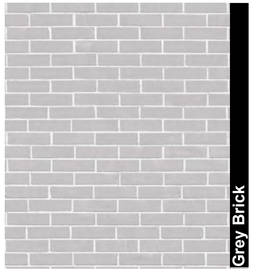
Government and Herald



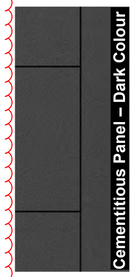
Dark Grey Brick



Red Brick



Grey Brick



Cementitious Panel – Dark Colour



Cementitious panel – dark grey



Feature Wood Beam

42

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location
1.0				CLADDING
1.1	Red	Red Cherry Interstate Brick [IXL]	X	Exterior walls
1.2	Gray	Manganese Ironspot Endicott clay products [IXL]	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 Corrugated Metal Westform	X	Exterior walls - Feature
1.6	Gray	Manganese Ironspot Endicott clay products [IXL]	Soldier Course	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	Trespa Meteon Graphite Grey Panel	X	Exterior walls - Feature Entry
1.11	Gray	Hardie Plank Gray Night	X	Exterior walls
1.12	Charcoal	Hardie Panel Pearl Gray	X	Exterior walls
1.13	Gray	Interstate Brick [IXL]	X	Exterior walls
2.0				SOFFIT
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffits
2.2	Cedar	Fibre Cement Boards (Wood finish)	X	Feature Soffit

3.0				TRIMS/FLASHINGS
3.1	Charcoal	Combed Face Wood / Flashing	X	Roofs / Overhangs / Flashings
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 Royal Red	Feature Panel	
4.0				ROOFS/DECKS
4.1	Gray	Concrete Paver	X	Decks
5.0				WINDOWS/GLAZING
5.1	Black	Vinyl Windows	Black	Prefinished vinyl windows
5.2	Charcoal	Railings	X	Charcoal railings w/ clear glazing
5.3	White	Vinyl Windows	White	Prefinished vinyl windows
6.0				FEATURE WOOD
6.1	Cedar	Feature Wood Beam	Cedar Solid Stain	Exposed wood structure to entry
6.2	Black	Balustrade Powder coated Aluminum with Toughened glass	Gloss	Infill Balconies
6.3	Black	Balustrade Powder coated Aluminum	Matt	Juliet Balconies
6.4	Black	Store front Glazing Powder coated Aluminum Frame	Gloss	Podum Level
6.5	Black	Black Fencing (floor to ceiling)		Podum Level
7.0				MISCELLANEOUS
7.1	Charcoal	Awning Fabric solid colour	N/A	

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[PROJECT TEAM]

REVISIONS:
41.
WINDOWS / MATERIALS UPDATED
42.
MATERIAL ADDED.

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]



2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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

41

[TITLE]

Material Board

[PROJECT]

19503

[SCALE]

[DATE]

Friday, May 14, 2021

[ISSUE]

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[DRAWING]

A-8.003



Courtyard

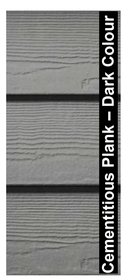


Black Vinyl Frame Window

Cementitious panel - Light Colour



Cementitious panel - Dark Colour



Cementitious Plank – Dark Colour



Cementitious Plank - Accent Col.



Cementitious Panel Night Gray



Cementitious panel – dark grey



Hardie Panel Royal Red



Hardie Panel Golden Luster

Material and Colour Legend

	Colour	Product (to match)	Finish (to match)	Location
1.0				CLADDING
1.1	Red	Red Cherry Interstate Brick [IXL]	X	Exterior walls
1.2	Gray	Manganese Ironspot Endicott clay products [IXL]	X	Exterior walls
1.3	Gray	Hardie Panel Gray Night	X	Exterior walls
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1.12	Charcoal	Hardie Panel Pearl Gray	X	Exterior walls
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2.0				SOFFIT
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffits
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3.1	Charcoal	Combed Face Wood / Flashing	X	Roofs / Overhangs / Flashings
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4.1	Gray	Concrete Paver	X	Decks
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5.1	Black	Vinyl Windows	Black	Prefinished vinyl windows
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6.0				FEATURE WOOD
6.1	Cedar	Feature Wood Beam	Cedar Solid Stain	Exposed wood structure to entry
6.2	Black	Balustrade Powder coated Aluminum with Toughened glass	Gloss	Infill Balconies
6.3	Black	Balustrade Powder coated Aluminum	Matt	Juliet Balconies
6.4	Black	Store front Glazing Powder coated Aluminum Frame	Gloss	Podum Level
6.5	Black	Black Fencing (floor to ceiling)		Podum Level
7.0				MISCELLANEOUS
7.1	Charcoal	Awning Fabric solid colour	N/A	

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[PROJECT TEAM]

REVISIONS:
43. RENDERING UPDATED

NICOLA WEALTH
DENCITI development corp.
LADR LANDSCAPE ARCHITECTS

[ARCHITECT SEAL]

2021-05-17

[CLIENT]

Nicola Herald Limited Partnership

[PROJECT]

Herald & Chatham

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[TITLE]

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19503

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A-8.004