

An architectural rendering of the Sandman Signature Hotel. The building is a modern, multi-story structure with a dark facade and large glass windows. The "SANDMAN SIGNATURE" logo is prominently displayed on the upper part of the building. The architecture features a mix of dark panels and glass, with a distinctive corner entrance. The building is surrounded by lush green trees and a clear blue sky with a few clouds. In the foreground, there are several cars parked or driving on a road, and a few people are visible near the entrance, giving a sense of scale and activity. The overall scene is bright and clear, suggesting a sunny day.

An architectural rendering of a modern, multi-story hotel building. The building features a dark facade with large glass windows and a prominent entrance area. The name "SANDMAN SIGNATURE" is visible on the upper part of the building. The scene includes a street with several cars, trees, and a clear blue sky.

[illegible][illegible]

LANDSCAPE DRAWING BREAKDOWN								
No.	NAME	REVISION No.	REVISION DATE		No.	NAME	REVISION No.	REVISION DATE
DP01	LANDSCAPE PLAN	0						
DP02	LANDSCAPE DETAILS	0						

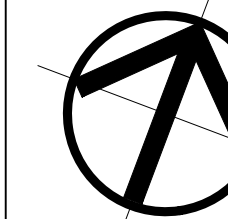


N O R T H L A N D

PROPERTIES

We Proudly Build

NORTH



**Pacific Coast
Architecture Inc.**

501 - 3292 Production Way
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COVER SHEET		A-0.01 R
Scale	NTS	
Date	April 20th, 2021	
Drawn	T.Ng	
Checked	P.Kwasnicky	

VICTORIA SIGNATURE HOTEL

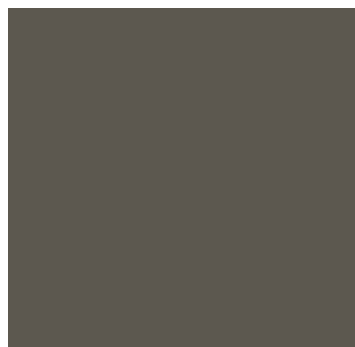
MATERIALS PALLET



H1
PEARL GRAY
HARDIE PANEL



H2
AGED PEWTER
HARDIE PANEL



H3
RICH ESPRESSO
HARDIE PANEL



H4
BLACK JACK
HARDIE PANEL



H5
IRONSTONE
BRICK VENEER



H6
H7
CLEAR GLASS
DOOR & WINDOW

H8
H10
BLACK
LIGHT FIXTURE & A/C COVER



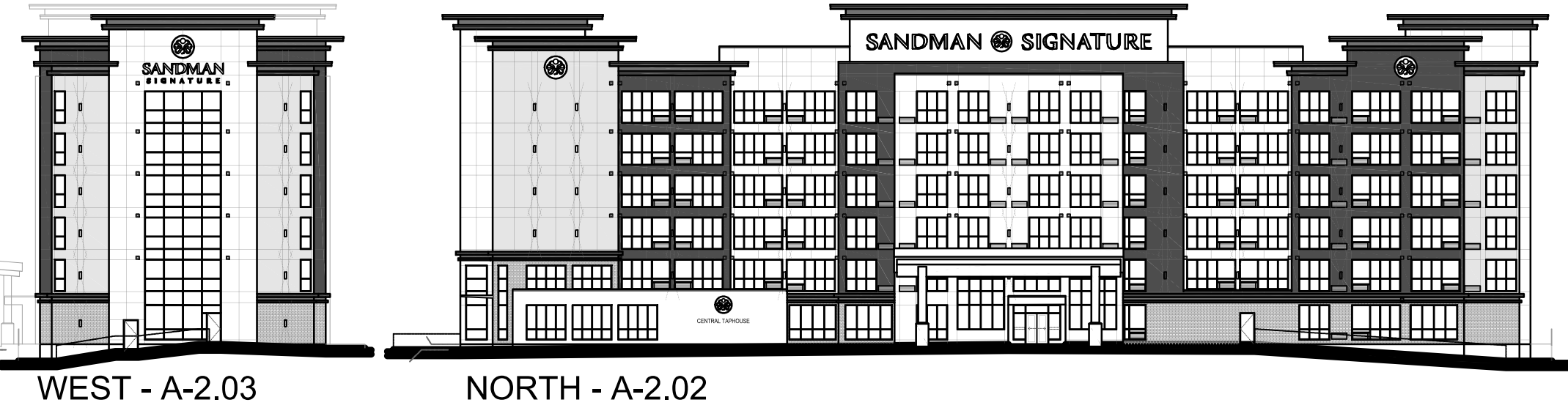
H9
ILLUMINATED
SIGNAGE



H11
H12
LIGHT CHERRY
WOOD PRINT SIDING



H13
NATURAL CONCRETE
FINISH



SOUTH-EAST PERSPECTIVE

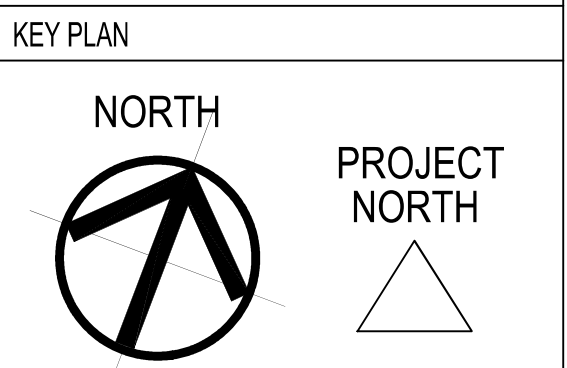
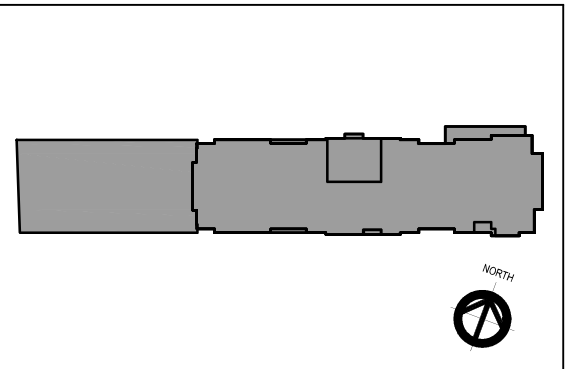


NORTH-EAST PERSPECTIVE

VICTORIA EXTERIOR FINISHES			
H1	PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY'		
H2	PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER'		
H3	PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO'		
H4	PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20		
H5	BRICK VENEER SYSTEM - RUNNING BOND COLOR: 'IRONSTONE' MD 2140		
H6	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME		
H7	CLEAR GLAZED DOOR IN BLACK ALUM FRAME		
H8	UP / DOWN LIGHT		
H9	ILLUMINATED SIGNAGE - SEPARATE SIGNAGE PERMITS ARE REQUIRED. SEE A-2.04 FOR DETAILS	F9	PAINTED METAL "C" CHANNEL AWNING COLOR: BENJAMIN MOORE BLACK JACK 2133-20
H10	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	F10	GLASS GUARDRAIL
H11	PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'		
H12	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'		
H13	NATURAL CONCRETE FINISH		
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL		



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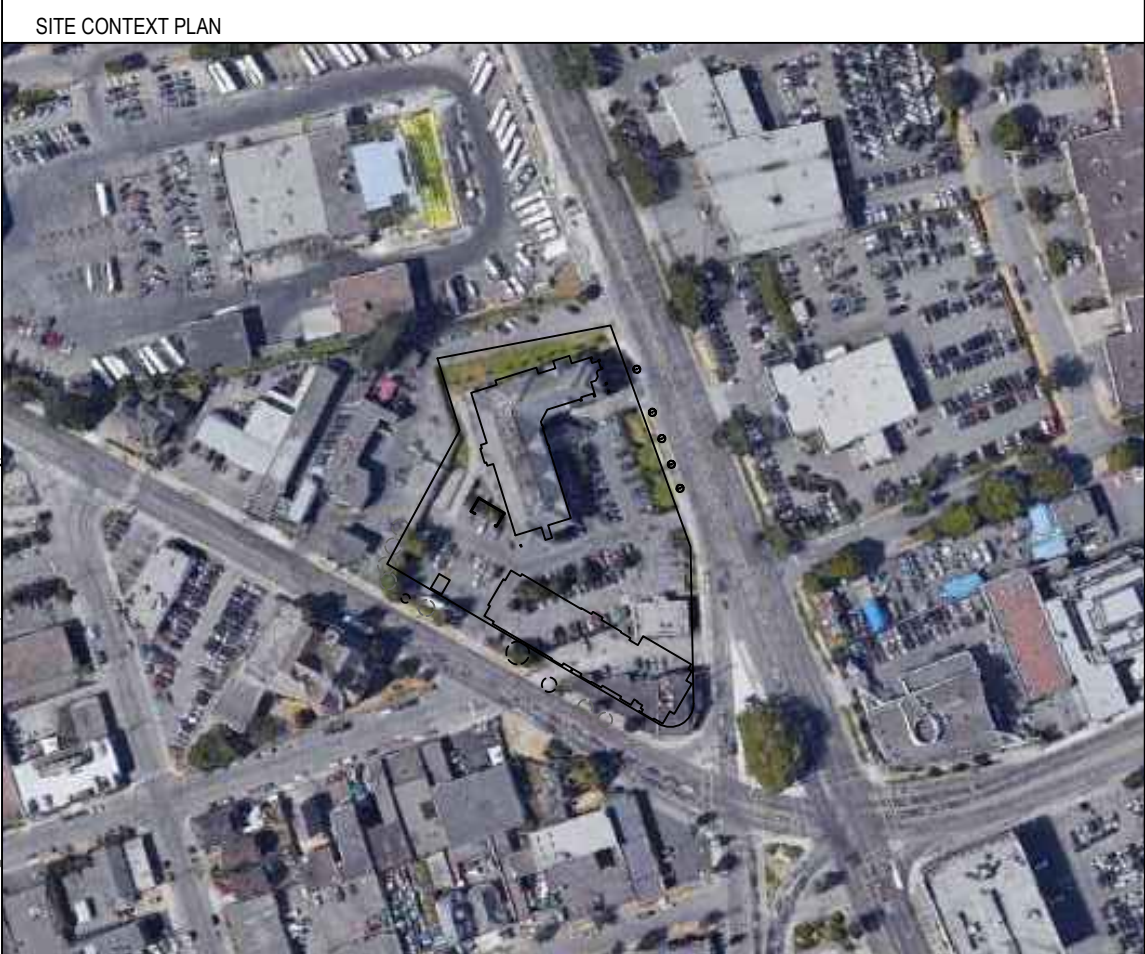
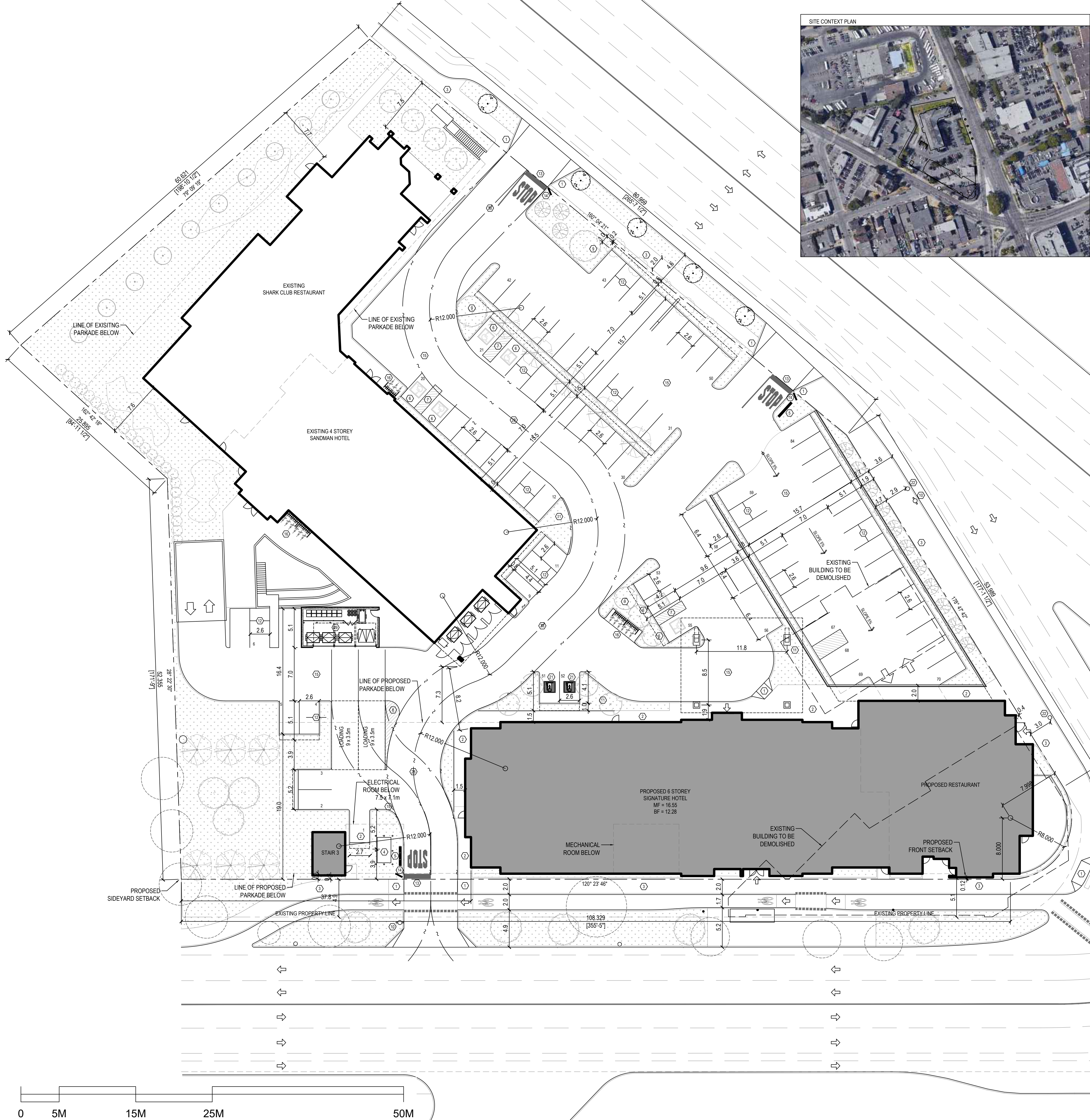
JUNE 28th, 2022		
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

MATERIALS BOARD		
Scale	NTS	A-0.02
Date	April 20th, 2021	
Drawn	J.Mullis	
Checked	P.Kwassnicky	



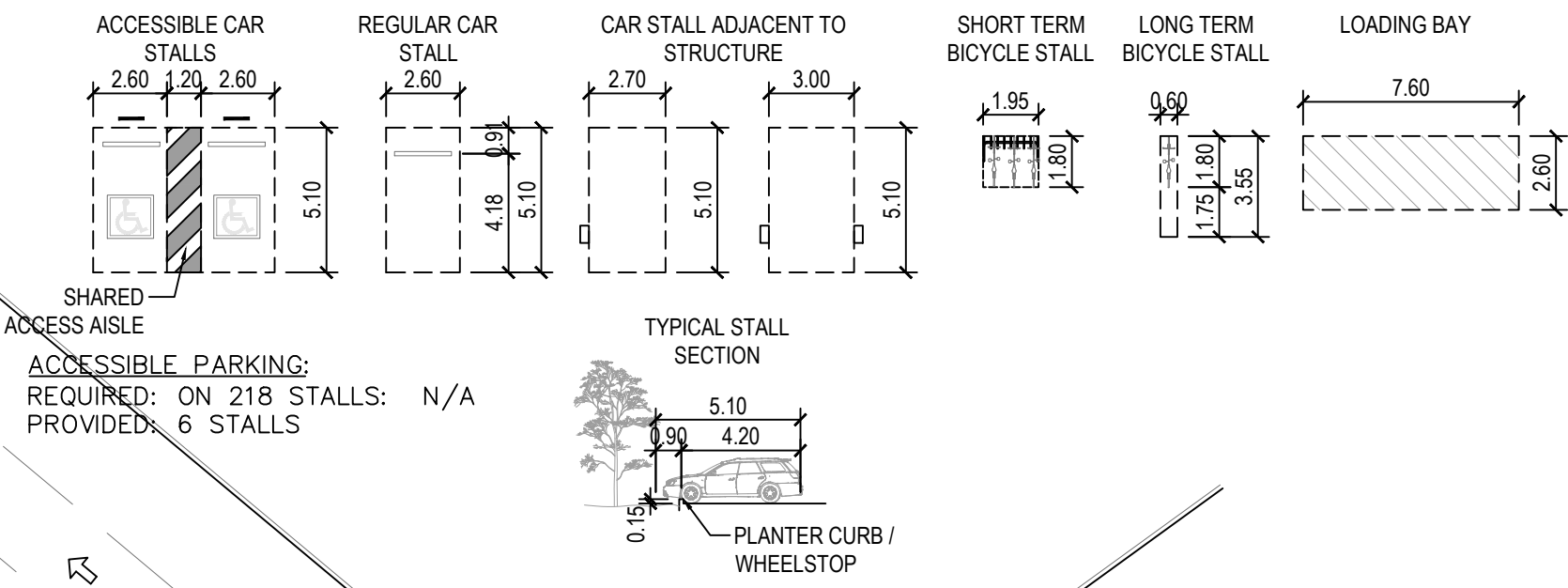


PROJECT SUMMARY			
PROJECT NAME:	HOTEL + RESTAURANT AND CONFERENCE CENTER		
CIVIC ADDRESS:	2706 GOVERNMENT STREET & 2852 DOUGLAS STREET VICTORIA, BC		
LEGAL DESCRIPTION:	LOT 1, SECTION 4 VICTORIA DISTRICT, PLAN 33754 LOT 6, SECTION 4 VICTORIA DISTRICT, PLAN V16683		
ZONE:	= SITE SPECIFIC		
SITE AREA:	= 97,835.44 SQFT	= 9,089.21 M ²	= 2.25 ACRES
FLOOR SPACE INDEX:	= 153,729.37 SQFT	= 14,281.96 M ²	= 1.57
LOT COVERAGE:	= 31,808.65 SQFT	= 2,955.12 M ²	= 32.51%
OPEN SITE SPACE:	= 27,537.10 SQFT	= 2,558.28 M ²	= 28.15%
NEW BUILDING TOTAL GROSS FLOOR AREA			
GROUND FLOOR	= 15,948.04 SQFT	= 1,481.82 M ²	
SECOND FLOOR	= 14,271.37 SQFT	= 1,325.86 M ²	
THIRD FLOOR	= 15,385.96 SQFT	= 1,429.40 M ²	
FOURTH FLOOR	= 15,385.96 SQFT	= 1,429.40 M ²	
FIFTH FLOOR	= 15,385.96 SQFT	= 1,429.40 M ²	
SIXTH FLOOR	= 15,385.96 SQFT	= 1,429.40 M ²	
TOTAL GROSS FLOOR AREA	= 91,763.25 SQFT	= 8,525.08 M ²	
BELOW GRADE PARKADE	= 21,347.25 SQFT	= 1,983.22 M ²	
OUTDOOR PATIO	= 547.47 SQFT	= 50.86 M ²	
EXISTING BUILDING TOTAL GROSS FLOOR AREA			
GROUND FLOOR	= 15,313.38 SQFT	= 1,422.66 M ²	
SECOND FLOOR	= 15,039.55 SQFT	= 1,397.22 M ²	
THIRD FLOOR	= 15,808.09 SQFT	= 1,468.62 M ²	
FOURTH FLOOR	= 15,808.09 SQFT	= 1,468.62 M ²	
TOTAL GROSS FLOOR AREA	= 61,969.12 SQFT	= 5,757.12 M ²	
BELOW GRADE PARKADE	= 22,902.05 SQFT	= 2,127.67 M ²	
OUTDOOR PATIO	= 315.92 SQFT	= 29.35 M ²	

PROJECT INFORMATION TABLE PROPOSED SITE		
ZONING (EXISTING)	T-19	C1-S
SITE AREA	9,089.21	
TOTAL FLOOR AREA	14,282.24 SQM	
EXISTING HOTEL	5,757.12 SQM	
PROPOSED HOTEL	8,525.12 SQM	
FLOOR SPACE RATIO	0.64	
SITE COVERAGE	31.9%	
OPEN SITE SPACE	28.15% (2,558.28 SQM)	
HEIGHT OF BUILDING	23.57 M	
NUMBER OF STOREYS	6	
PARKING STALLS	171 (84 SURFACE, 87 U'GROUND)	
BICYCLE PARKING	14 CLASS A 18 CLASS B	
BUILDING SETBACKS		
	PROVIDED	REQUIRED
FRONT YARD	0.12 M	7.50 M
SIDE YARD	0.00 M	3.00 M
SIDE YARD	14.19 M	6.00 M
REAR YARD	29.06 M	12.00 M

PARKING CALCULATION: (AS PER THE CITY OF VICTORIA, ZONING BY-LAW No. 80-159 SCHEDULE C)			
		REQUIRED	PROVIDED
HOTEL	NEW HOTEL	GROUND FLOOR = 0 ROOMS SECOND FLOOR = 28 ROOMS THIRD FLOOR = 36 ROOMS FOURTH FLOOR = 36 ROOMS FIFTH FLOOR = 36 ROOMS SIXTH FLOOR = 36 ROOMS SUB-TOTAL = 177 ROOMS	139 STALLS
	EXISTING HOTEL	GROUND FLOOR = 0 ROOMS SECOND FLOOR = 32 ROOMS THIRD FLOOR = 34 ROOMS FOURTH FLOOR = 34 ROOMS SUB-TOTAL = 100 ROOMS	
	HOTEL TOTAL	=177 + 100 ROOMS = 277 x 0.5 STALLS PER ROOM	
EXISTING RESTAURANT	NEW RESTAURANT	623 SQM	48 STALLS 84 STALLS 39 STALLS
	RESTAURANT TOTAL	= 623 + 370 SQM = 993 SQM / 20 (1 STALL PER 20 SQM GFA)	
		139 STALLS	171 STALLS
		47 STALLS	-15 STALLS
		186 STALLS	171 STALLS

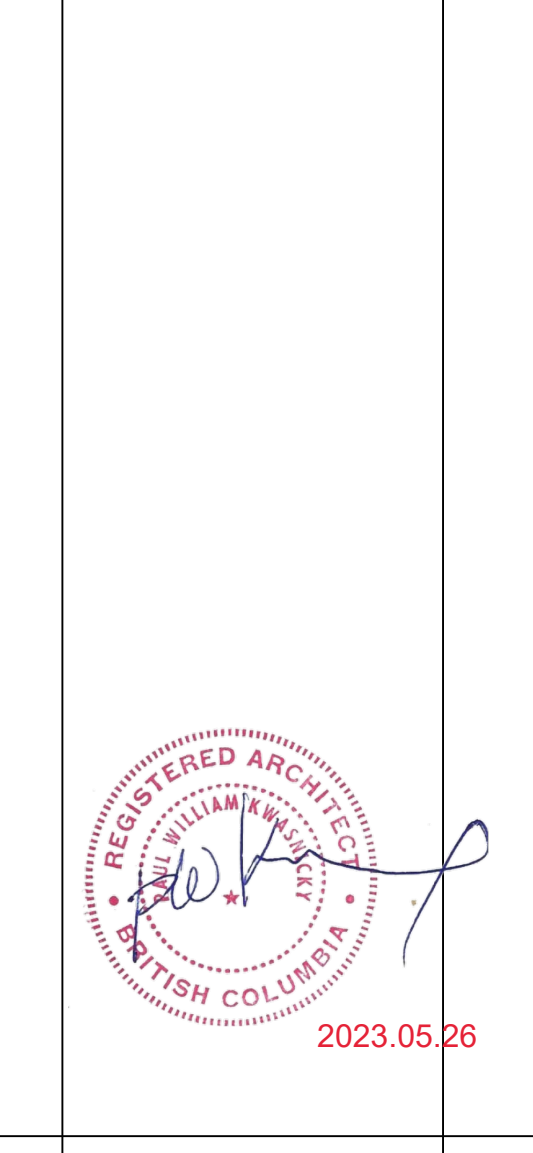
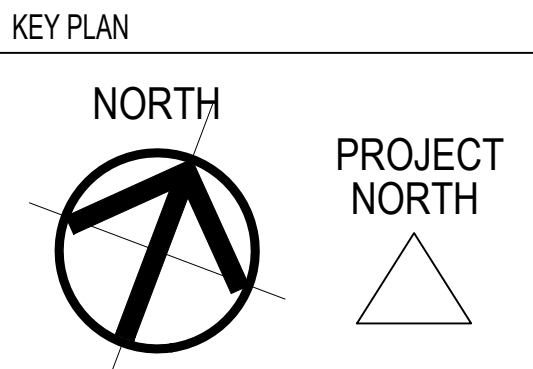
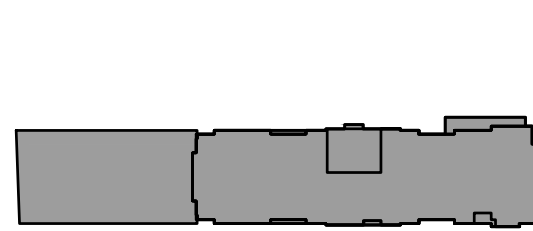
BICYCLE PARKING CALCULATION: (AS PER THE CITY OF VICTORIA, ZONING BY-LAW No. 80-159 SCHEDULE C)			
		REQUIRED	PROVIDED
NEW HOTEL	GROUND FLOOR = 1 ROOMS SECOND FLOOR = 28 ROOMS THIRD FLOOR = 36 ROOMS FOURTH FLOOR = 36 ROOMS FIFTH FLOOR = 36 ROOMS SIXTH FLOOR = 36 ROOMS	7.08 STALLS 4.43 STALLS	
	TOTAL =177 ROOMS x 1 CLASS A STALL PER 25 ROOMS TOTAL =177 ROOMS x 1 CLASS B STALL PER 40 ROOMS		
NEW RESTAURANT	1 CLASS A STALL PER 400 SQM = 415 / 400 1 CLASS B STALL PER 100 SQM = 415 / 100	1.04 STALLS 4.15 STALLS	
EXISTING HOTEL	GROUND FLOOR = 0 ROOMS SECOND FLOOR = 32 ROOMS THIRD FLOOR = 34 ROOMS FOURTH FLOOR = 34 ROOMS	4 STALLS 2.5 STALLS	
	TOTAL =100 ROOMS x 1 CLASS A STALL PER 25 ROOMS TOTAL =100 ROOMS x 1 CLASS B STALL PER 40 ROOMS		
EXISTING RESTAURANT	1 CLASS A STALL PER 400 SQM = 623 / 400 1 CLASS B STALL PER 100 SQM = 623 / 100	1.56 STALLS 6.23 STALLS	
		14 CLASS A STALLS	14 STALLS
		+0 STALLS	+0 STALLS
		18 CLASS B STALLS	18 STALLS
		+0 STALLS	+0 STALLS



- SITE NOTES**
- DEPRESSED CONCRETE CURB AND SLOPED RAMP (LETDOWN) C/W EXPANSION JOINTS
 - PROPOSED BROOM FINISH CONCRETE WALKWAY
 - SIDEWALK
 - PAD MOUNT TRANSFORMER
 - PLYON SIGN
 - ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
 - 1.2M (4'-0") SHARED ACCESS AISLE (TYP.)
 - PAINTED ISLAND
 - LANDSCAPED ISLAND (TYP.) AS SHOWN
 - EXISTING FIRE HYDRANT
 - LANDSCAPE AREA
 - 90° PARKING STRIPING (TYP.) AS SHOWN
 - PARKING STRIPING PAINTED WHITE 4" THICK (TYP.)
 - STOP BAR
 - STOP SIGN
 - ASPHALT PAVING AS PER THE GEOTECH REPORT
 - SHORT TERM BICYCLE RACK
 - LONG TERM BICYCLE ENCLOSURE (SEE A-1.01)
 - FIRE DEPARTMENT CONNECTION
 - ELECTRIC VEHICLE CHARGING LOCATION AND PAINTED SIGN ON ASPHALT
 - EXISTING HYDRO POLES



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9	REVISED PER CITY COMMENTS	05.26.2023
8	REVISED PER CITY COMMENTS	03.27.2023
7	REVISED PER CITY COMMENTS	12.12.2022
6	REVISED PER CITY COMMENTS	9.07.2022
5	REVISED PER CITY COMMENTS	5.04.2022
4	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
3	REVISED PER CITY COMMENTS	12.09.2021
2	REVISED RESTAURANT	11.24.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

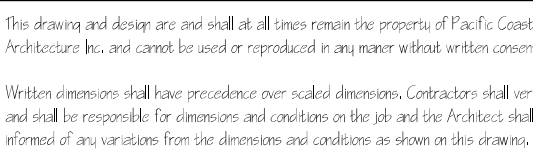
SITE PLAN	
Scale	1:250
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwasnicki
A-1.00	
R	



EXISTING BUILDING AREAS

PROJECT INFORMATION TABLE

EXISTING SITE



JUNE 28th, 2022

No	Revision/Issue
----	----------------

501 - 3292 Production Way
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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

(INFORMATION ONLY)

Scale 1:250

Date April 20th, 202

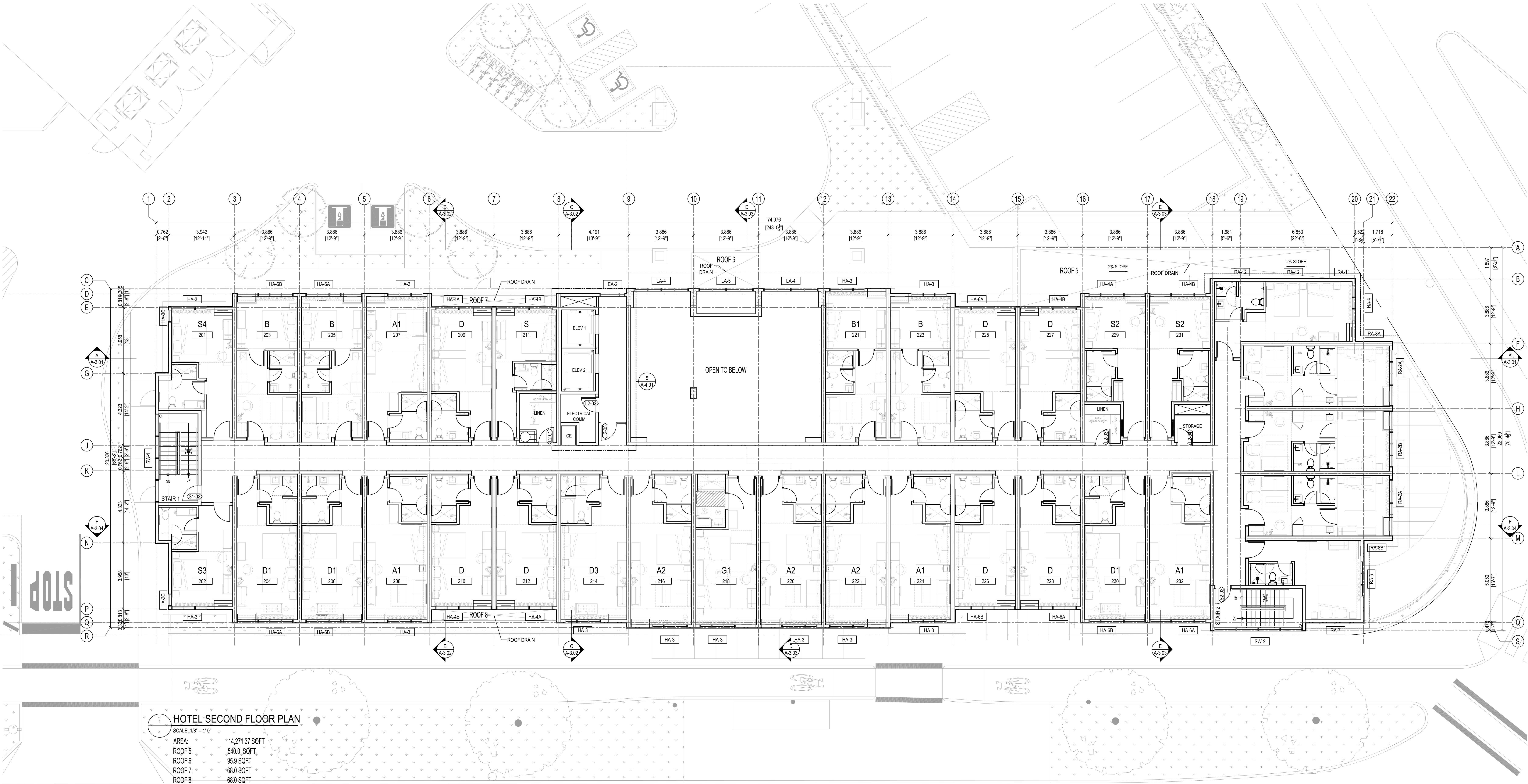
Drawn J.Muti

Checked P.Kwasnicki

A-1.00a

R





HOTEL SECOND FLOOR PLAN

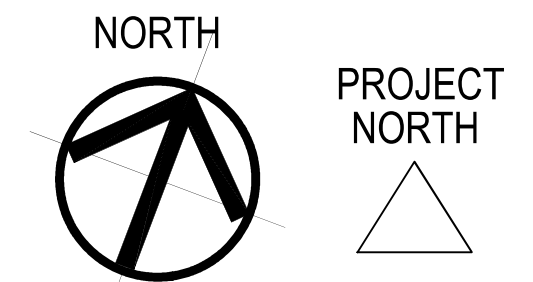
SCALE: 1/8" = 1'-0"

AREA: 14,271.37 SQFT
ROOF 5: 540.0 SQFT
ROOF 6: 95.9 SQFT
ROOF 7: 68.0 SQFT
ROOF 8: 68.0 SQFT

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KEY PLAN



JUNE 20TH, 2022

4	REVISED FOR STRUCTURAL COORDINATION	1/26/2022
3	REVISED PER CITY COMMENTS	12/09/2021
2	REVISED RESTAURANT	11/24/2021
1	ISSUED FOR DEVELOPMENT PERMIT	11/04/2021
No.	Revision/Issue	Date mm.dd.yyyy

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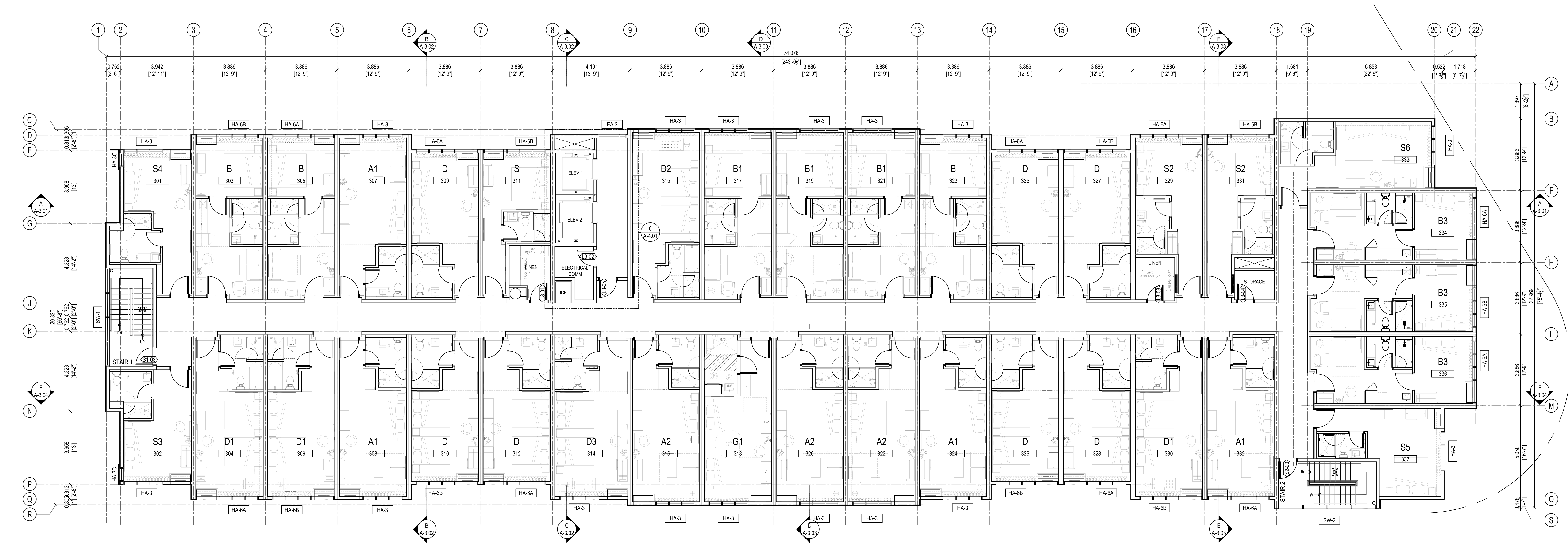
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: April 20th, 2021
Drawn: J.Mullis
Checked: P.Kwasnicky

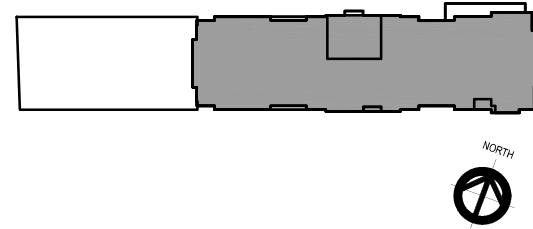
A-1.03

R



1 HOTEL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 15,385.96 SQFT

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KEY PLAN
NORTH
PROJECT NORTH



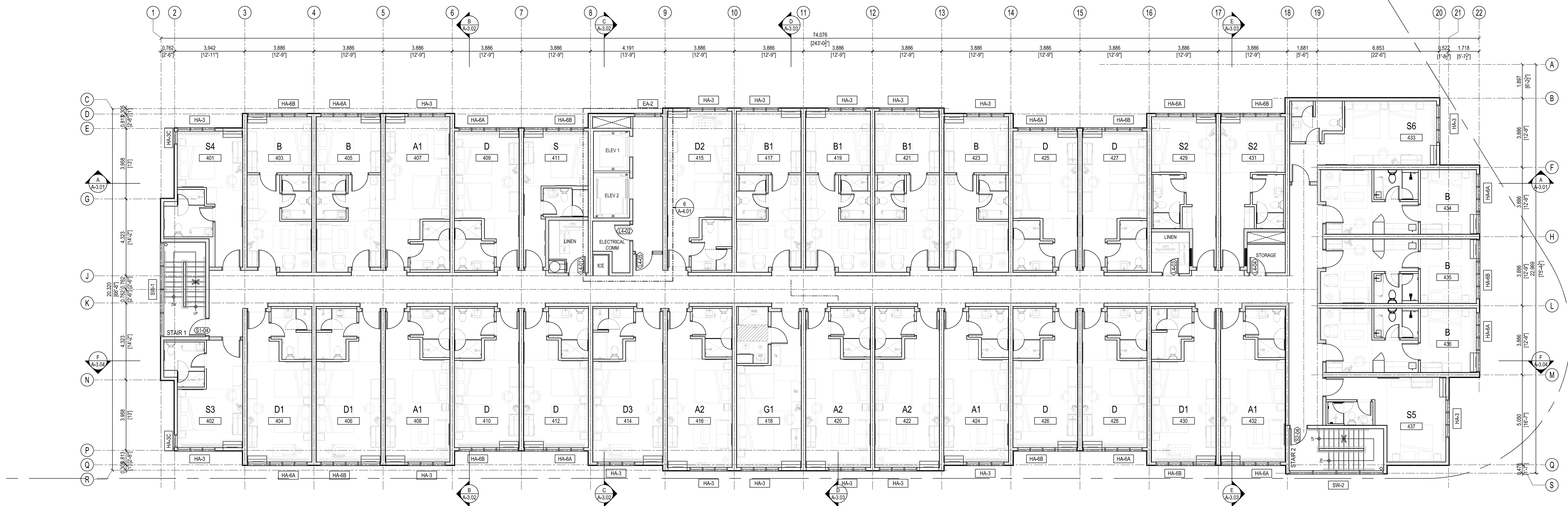
JUNE 20TH, 2022

3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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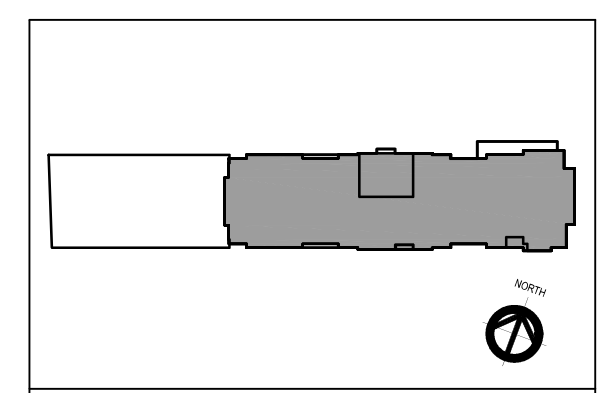
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL THIRD FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	J.Mullis
Checked	P.Kwassnick
A-1.04	
R	



1 HOTEL FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 15,365.96 SQFT

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KEY PLAN
NORTH
PROJECT NORTH

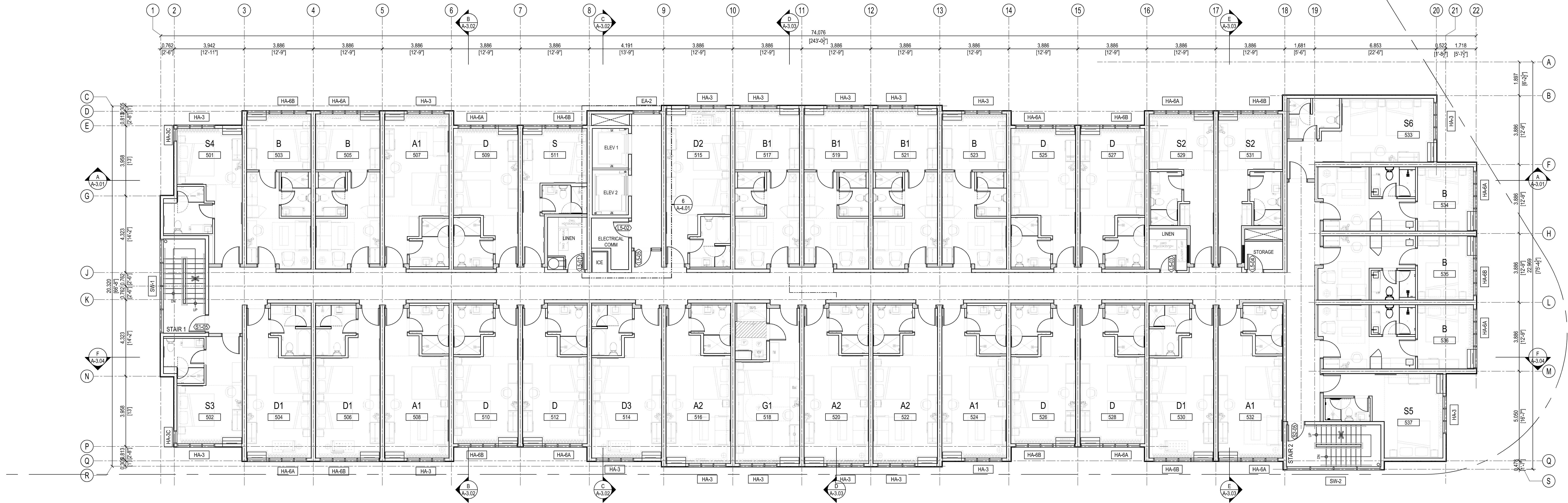


3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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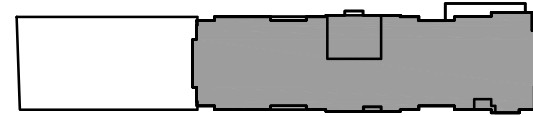
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL FOURTH FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	J.Mullis
Checked	P.Kwassnick
A-1.05	
R	



1 HOTEL FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 15,365.96 SQFT

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KEY PLAN
NORTH
PROJECT NORTH



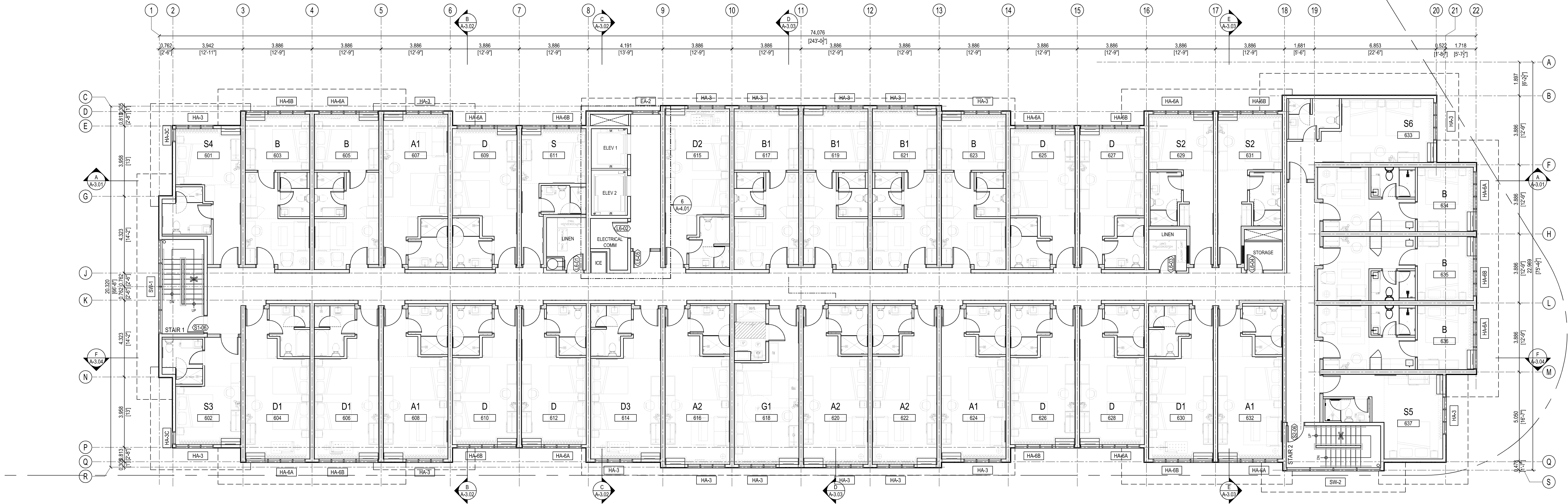
JUNE 28th, 2022

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2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
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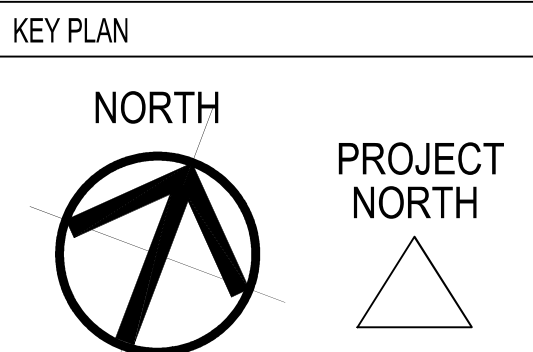
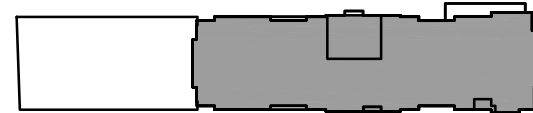
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL FIFTH FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	J.Mullis
Checked	P.Kwassnicky
A-1.06	
R	



1 HOTEL SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 15,385.96 SQFT

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JUNE 28th, 2022

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2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

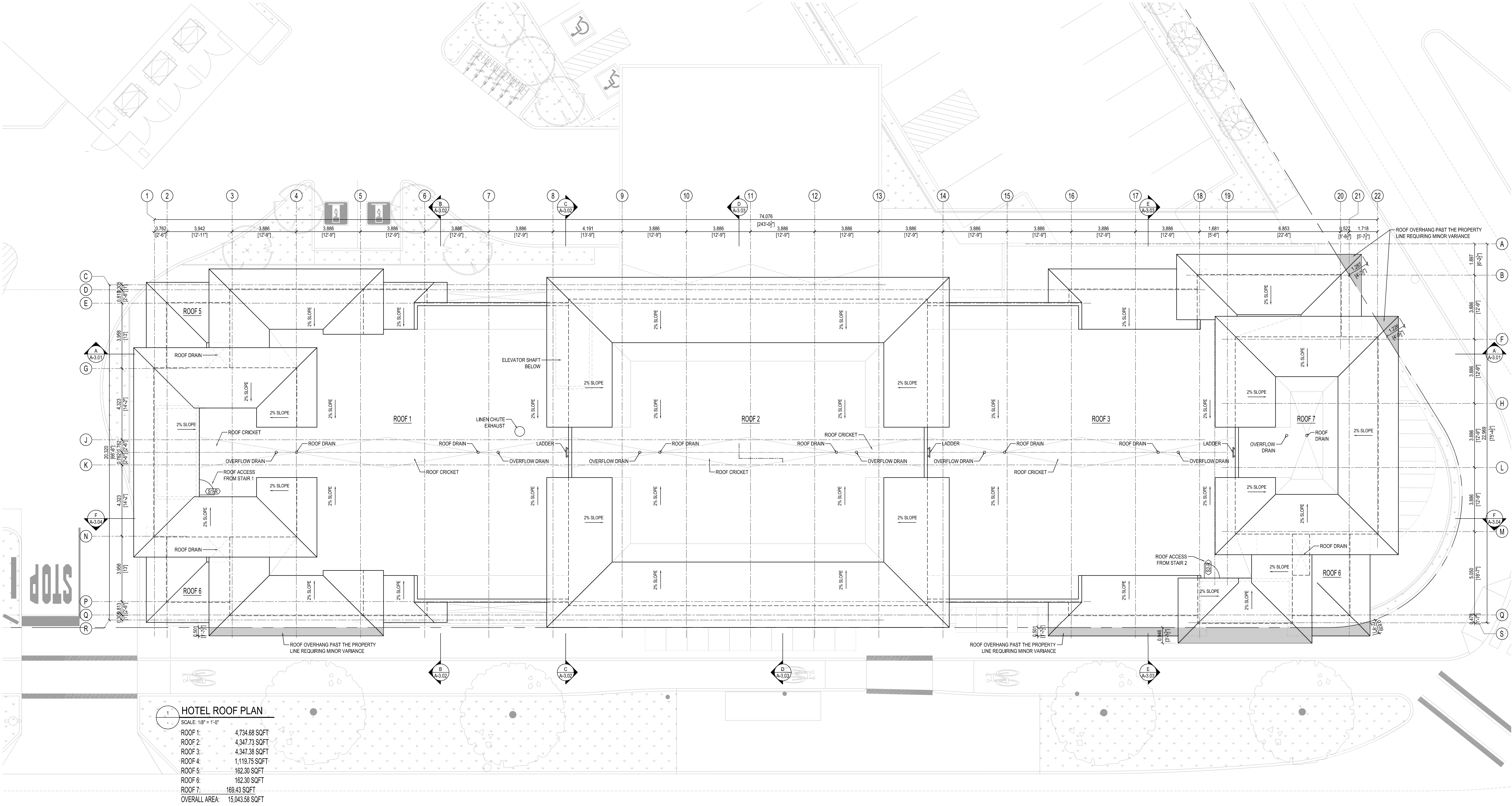
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fax: 303.320.9559

PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL SIXTH FLOOR PLAN

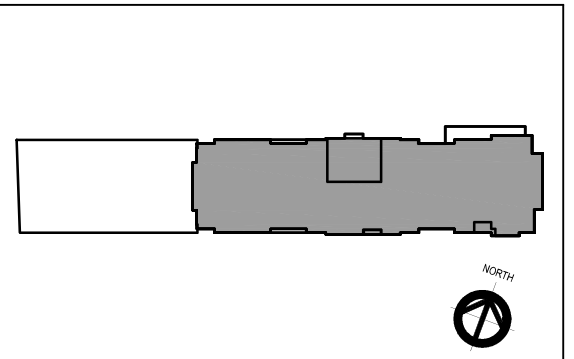
Scale	1/8" = 1'-0"	A-1.07
Date	April 20th, 2021	
Drawn	J.Mullis	
Checked	P.Kwassnick	

R



HOTEL ROOF PLAN	
SCALE: 1/8" = 1'-0"	
ROOF 1:	4,734.68 SQFT
ROOF 2:	4,347.73 SQFT
ROOF 3:	4,347.38 SQFT
ROOF 4:	1,119.75 SQFT
ROOF 5:	162.30 SQFT
ROOF 6:	162.30 SQFT
ROOF 7:	169.43 SQFT
OVERALL AREA:	15,043.58 SQFT

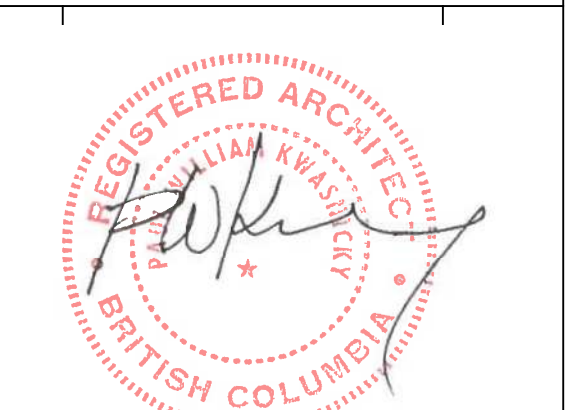
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KEY PLAN

NORTH

PROJECT NORTH



JUNE 28th, 2022

3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED RESTAURANT	11.24.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

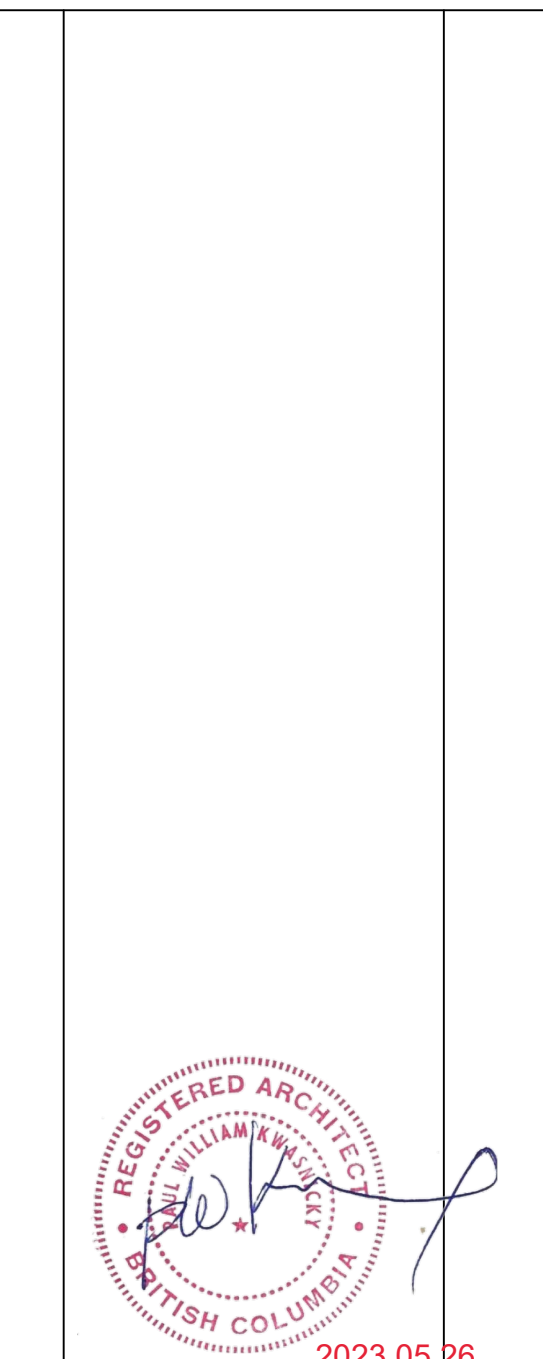
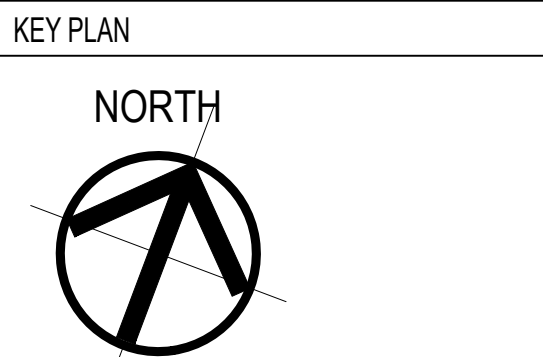
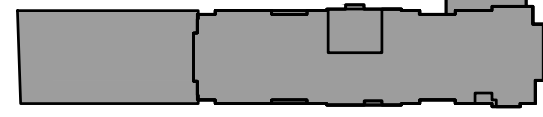
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

HOTEL ROOF PLAN	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	J.Mullis
Checked	P.Kwassnick
A-1.08	
R	



VICTORIA EXTERIOR FINISHES	
H1 PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'PEARL GRAY'	
H2 PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'AGED PEWTER'	
H3 PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'RICH ESPRESSO'	
H4 PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20	
H5 BRICK VENEER SYSTEM - RUNNING BOND COLOR: 'IRONSTONE' MD 2140	
H6 CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	
H7 CLEAR GLAZED DOOR IN BLACK ALUM FRAME	
H8 UP / DOWN LIGHT	
H9 ILLUMINATED SIGNAGE - SEPARATE SIGNAGE PERMITS ARE REQUIRED. SEE A-2.04 FOR DETAILS	F9 PAINTED METAL "C" CHANNEL AWNING COLOR: BENJAMIN MOORE BLACK JACK 2133-20
H10 A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	F10 GLASS GUARDRAIL
H11 PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'	
H12 'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'	
H13 NATURAL CONCRETE FINISH	
H14 METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	

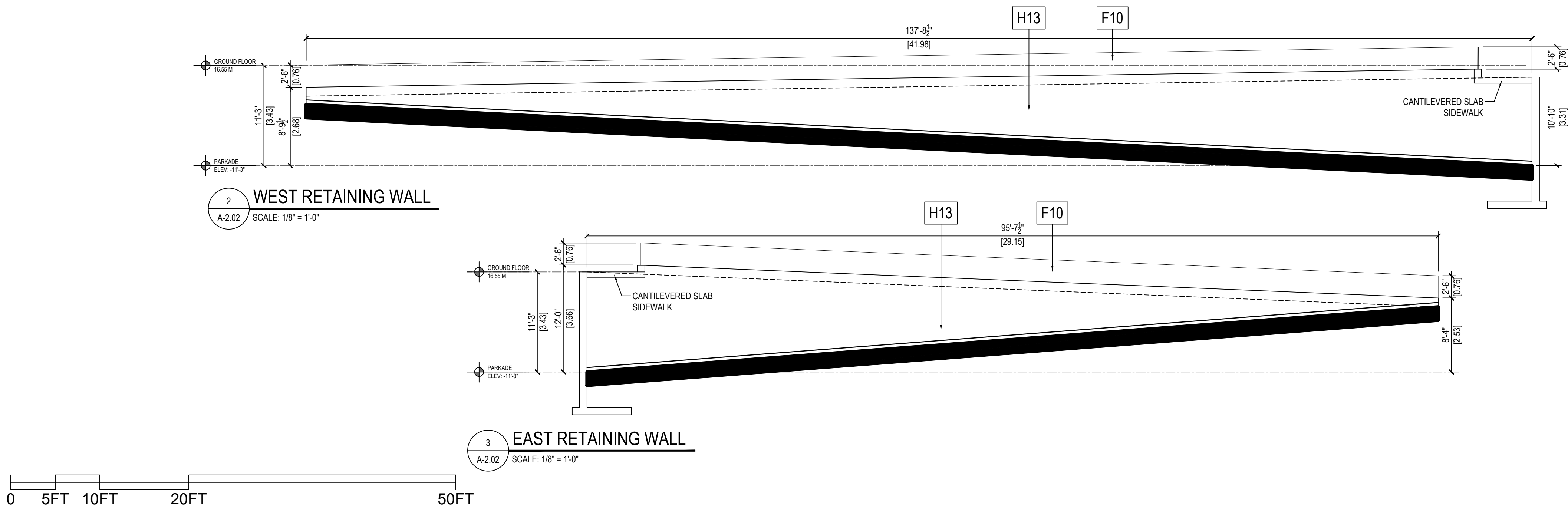
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4	REVISED FOR STRUCTURAL COORDINATION	5.24.2023
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

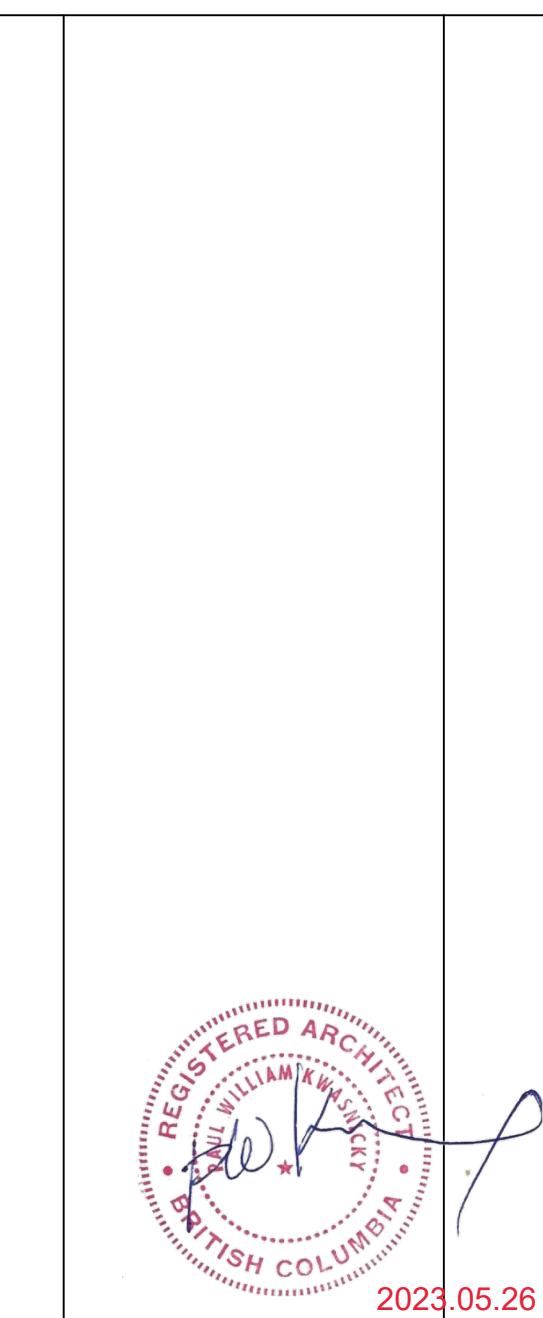
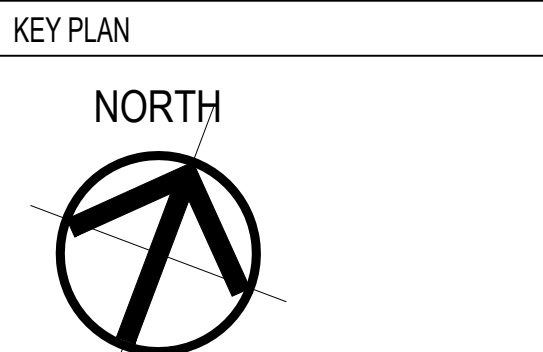
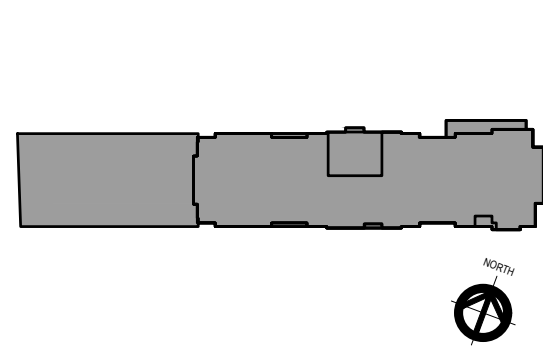
Pacific Coast
Architecture Inc.
501-2292 Production Way
Burnaby, B.C.
Canada, V5A 3R3
office 303.368.7317
fax 303.320.9559

PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA



VICTORIA EXTERIOR FINISHES	
H1	PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'PEARL GRAY'
H2	PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'AGED PEWTER'
H3	PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS 'RICH ESPRESSO'
H4	PAINTED HIGH DENSITY COMPOSITE PANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20
H5	BRICK VENEER SYSTEM - RUNNING BOND COLOR: 'IRONSTONE' MD 2140
H6	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME
H7	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H8	UP / DOWN LIGHT
H9	ILLUMINATED SIGNAGE - SEPARATE SIGNAGE PERMITS ARE REQUIRED. SEE A-2.04 FOR DETAILS
H10	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL
H11	PERFORATED 'LUX' METAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'
H12	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'
H13	NATURAL CONCRETE FINISH
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
F9	PAINTED METAL "C" CHANNEL AWNING COLOR: BENJAMIN MOORE BLACK JACK 2133-20
F10	GLASS GUARDRAIL

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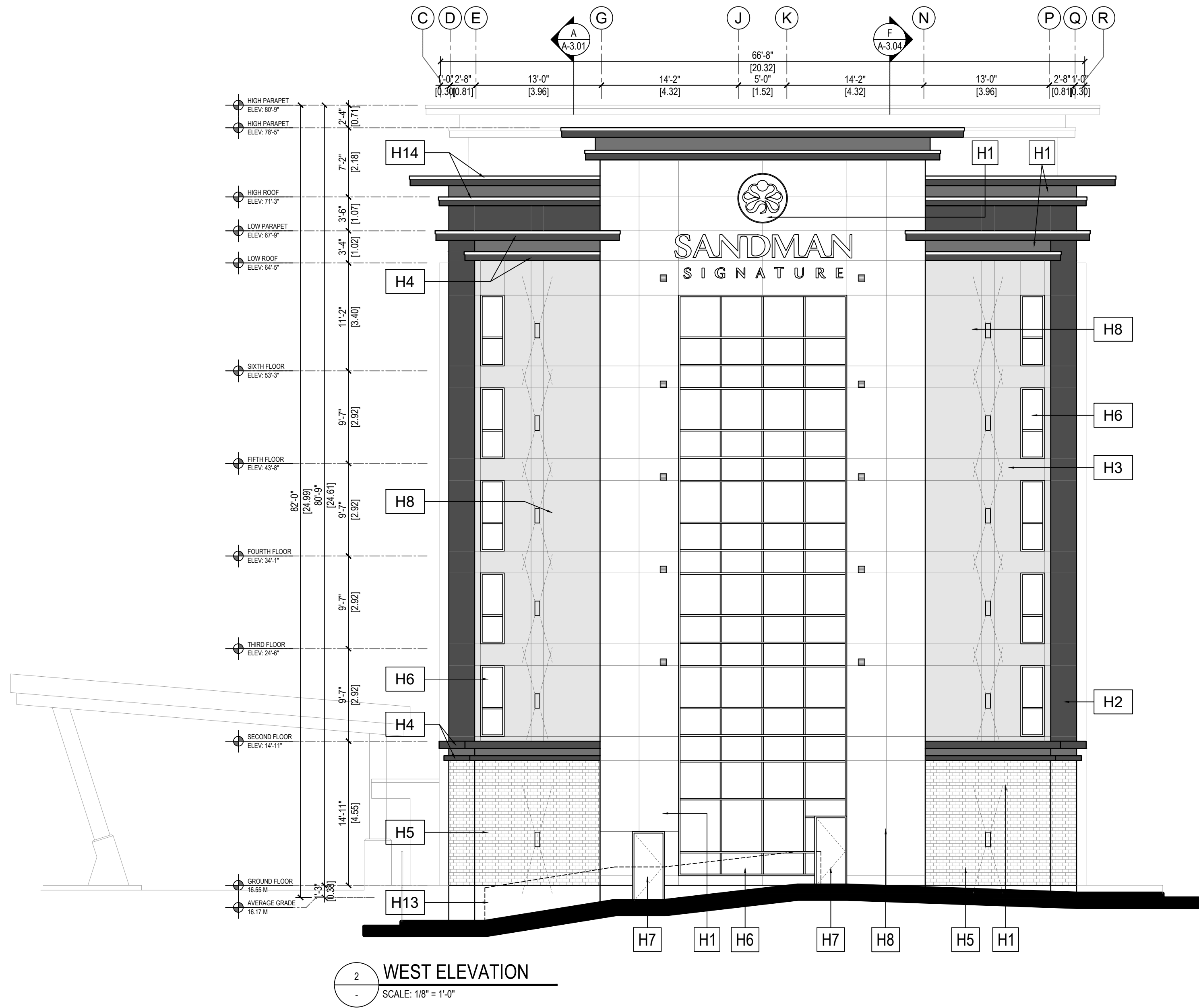
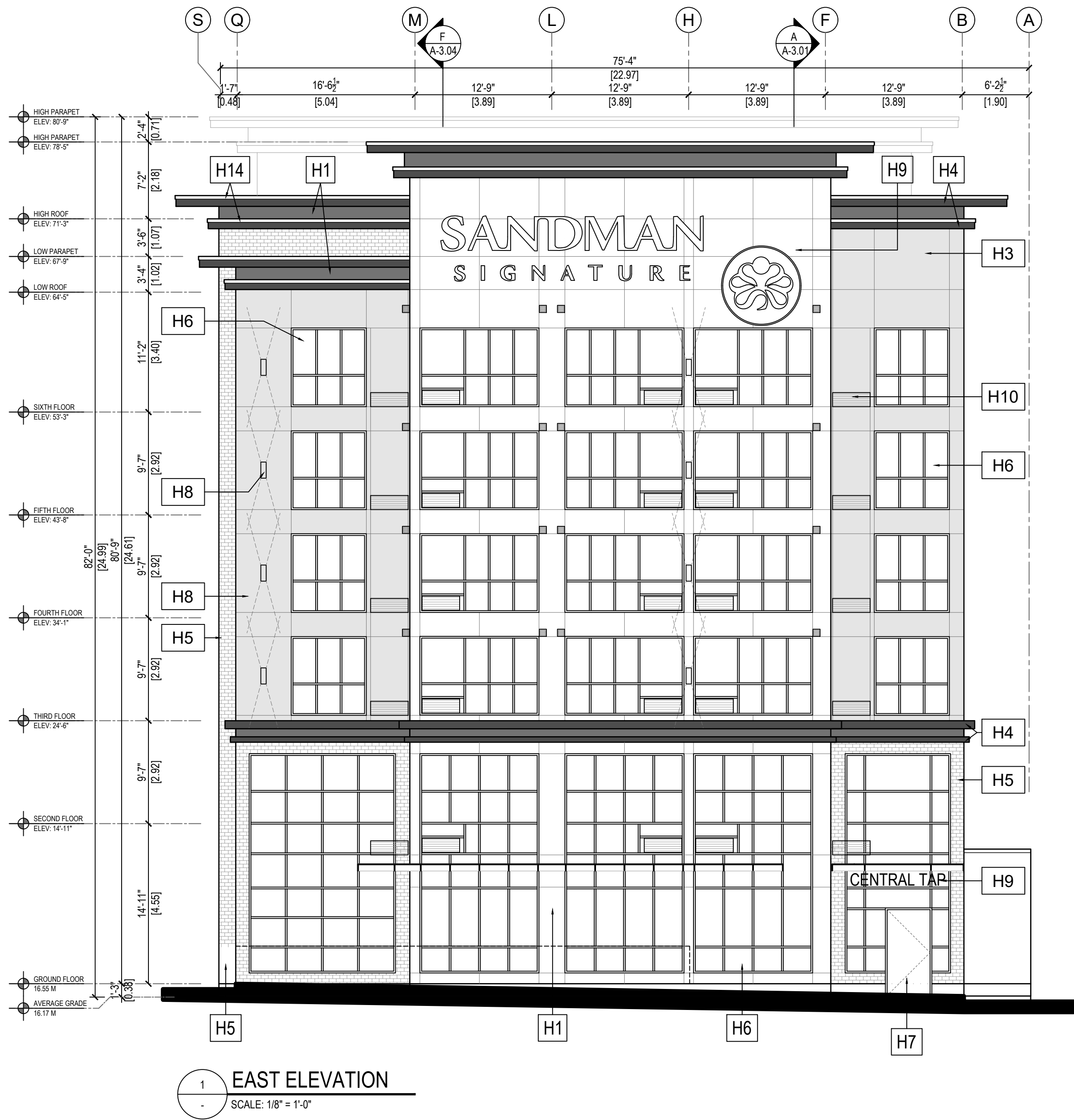


5	REVISED FOR STRUCTURAL COORDINATION	5.24.2023
4	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
3	REVISED PER CITY COMMENTS	12.09.2021
2	REVISED RESTAURANT	11.24.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

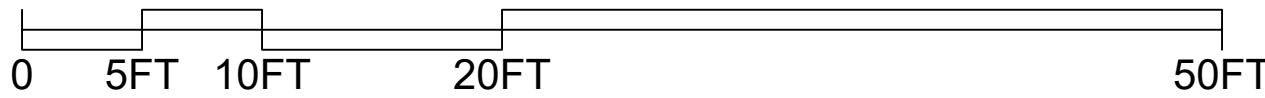
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Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwasnicky
A-2.02	
R	



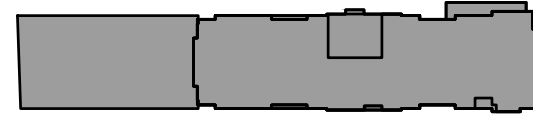
VICTORIA EXTERIOR FINISHES

- H1** PAINTED HIGH DENSITY COMPOSITE PANELS
C/W REVEALS 'PEARL GRAY'
- H2** PAINTED HIGH DENSITY COMPOSITE PANELS
C/W REVEALS 'AGED PEWTER'
- H3** PAINTED HIGH DENSITY COMPOSITE PANELS
C/W REVEALS 'RICH ESPRESSO'
- H4** PAINTED HIGH DENSITY COMPOSITE PANELS
C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20
- H5** BRICK VENEER SYSTEM - RUNNING BOND
COLOR: 'IRONSTONE' MD 2140
- H6** CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME
- H7** CLEAR GLAZED DOOR IN BLACK ALUM FRAME
- H8** UP / DOWN LIGHT
- H9** ILLUMINATED SIGNAGE - SEPARATE SIGNAGE
PERMITS ARE REQUIRED. SEE A-2.04 FOR DETAILS
- H10** A/C UNIT COVERS PAINTED TO MATCH
SURROUNDING WALL
- H11** PERFORATED 'LUX' METAL WOOD PRINT SOFFIT
COLOR 1406/01-716 'LIGHT CHERRY'
- H12** 'LUX' METAL WOOD PRINT SIDING
COLOR 1406/01-716 'LIGHT CHERRY'
- H13** NATURAL CONCRETE FINISH
- H14** METAL CAP FLASHING PAINTED COLOR
TO MATCH SURROUNDING WALL

- F9** PAINTED METAL "C" CHANNEL AWNING
COLOR: BENJAMIN MOORE BLACK JACK 2133-20
- F10** GLASS GUARDRAIL

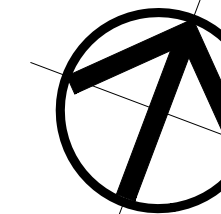


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KEY PLAN

NORTH



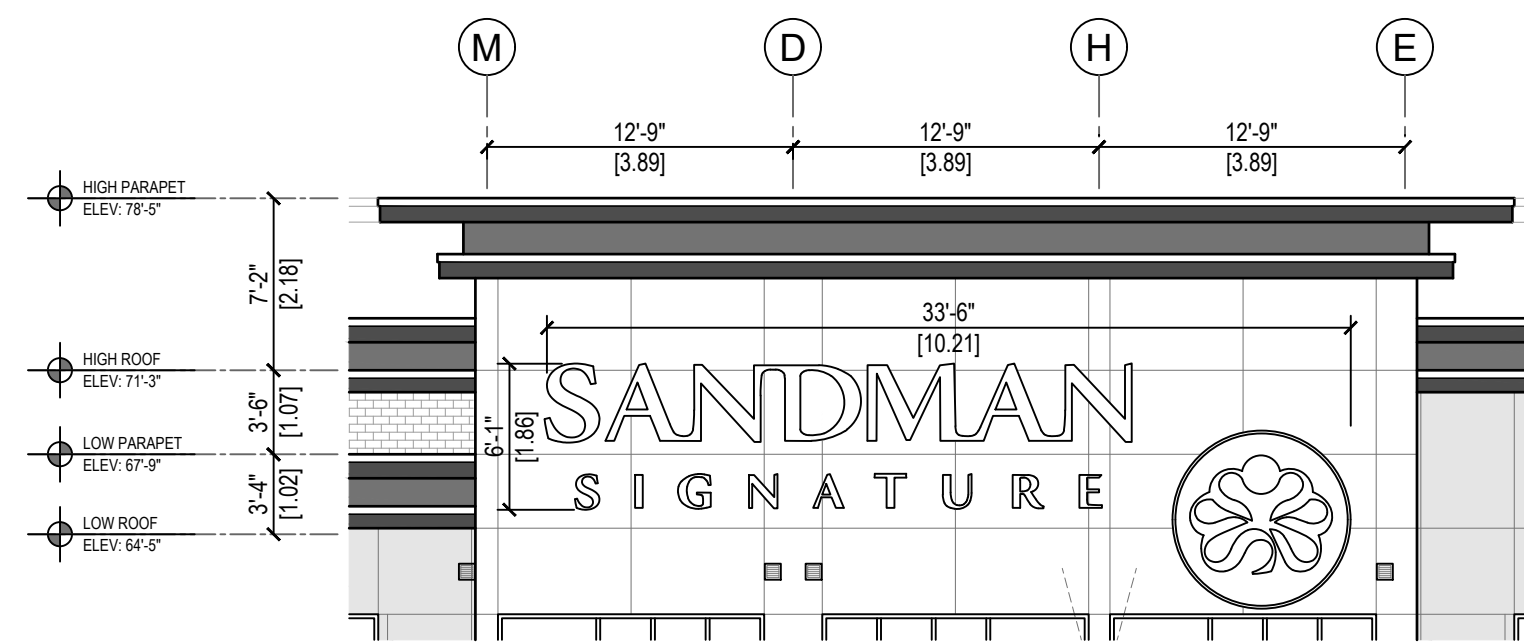
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3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
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1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
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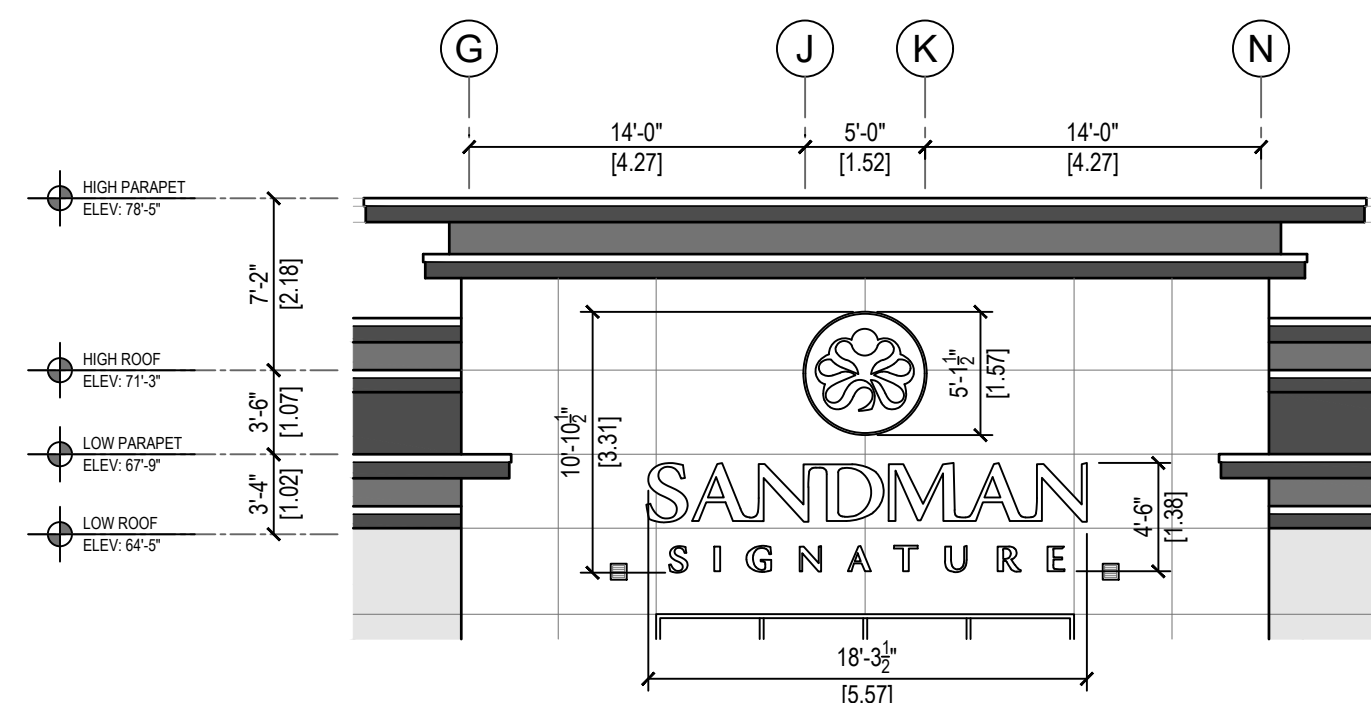
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

EAST & WEST ELEVATIONS

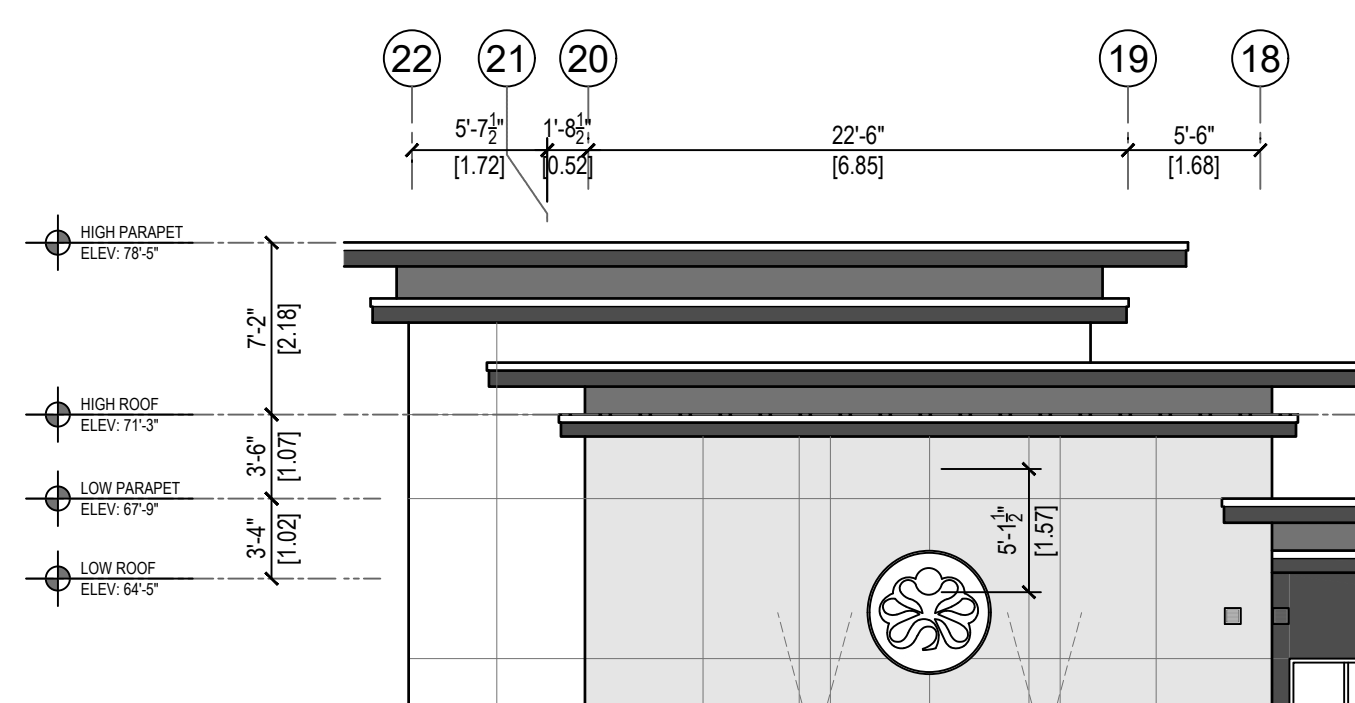
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Date	April 20th, 2021	
Drawn	T.Ng	
Checked	P.Kwasnicky	



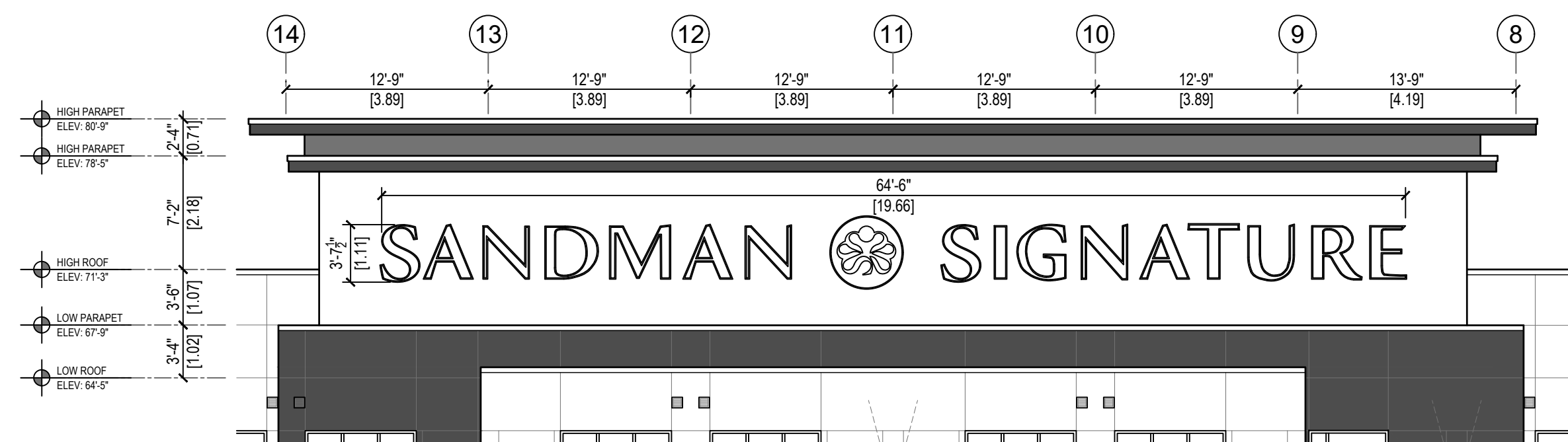
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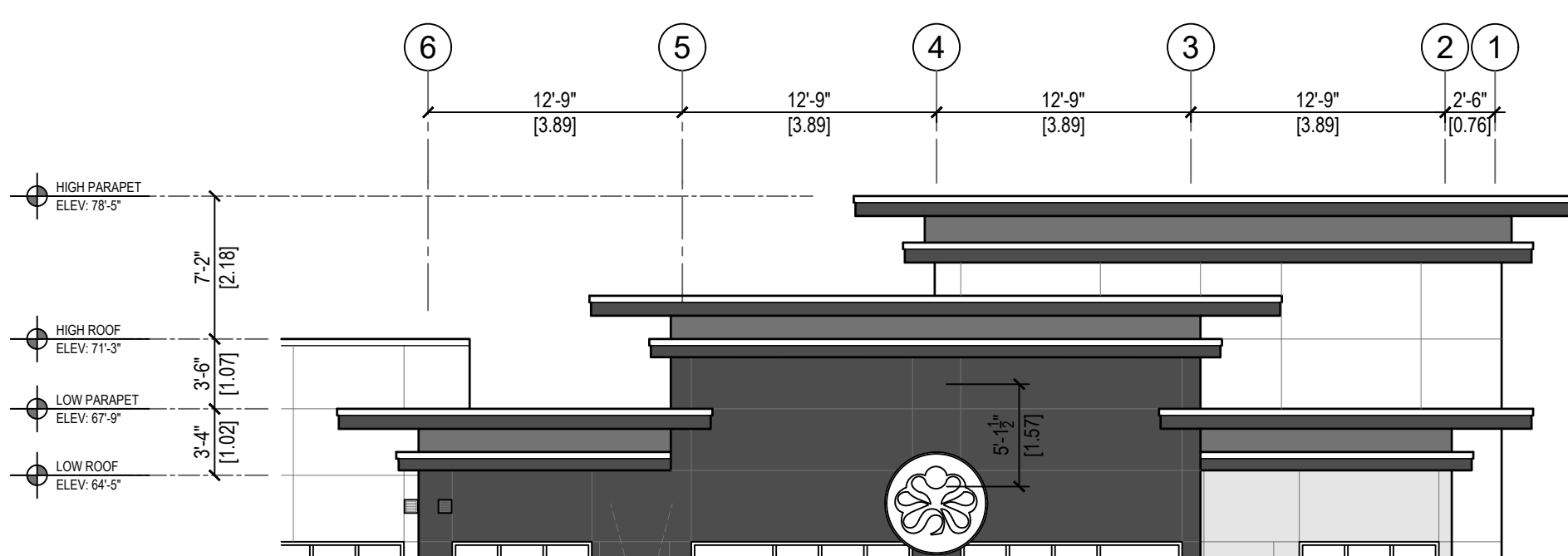
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SCALE: 1/8" = 1'-0"



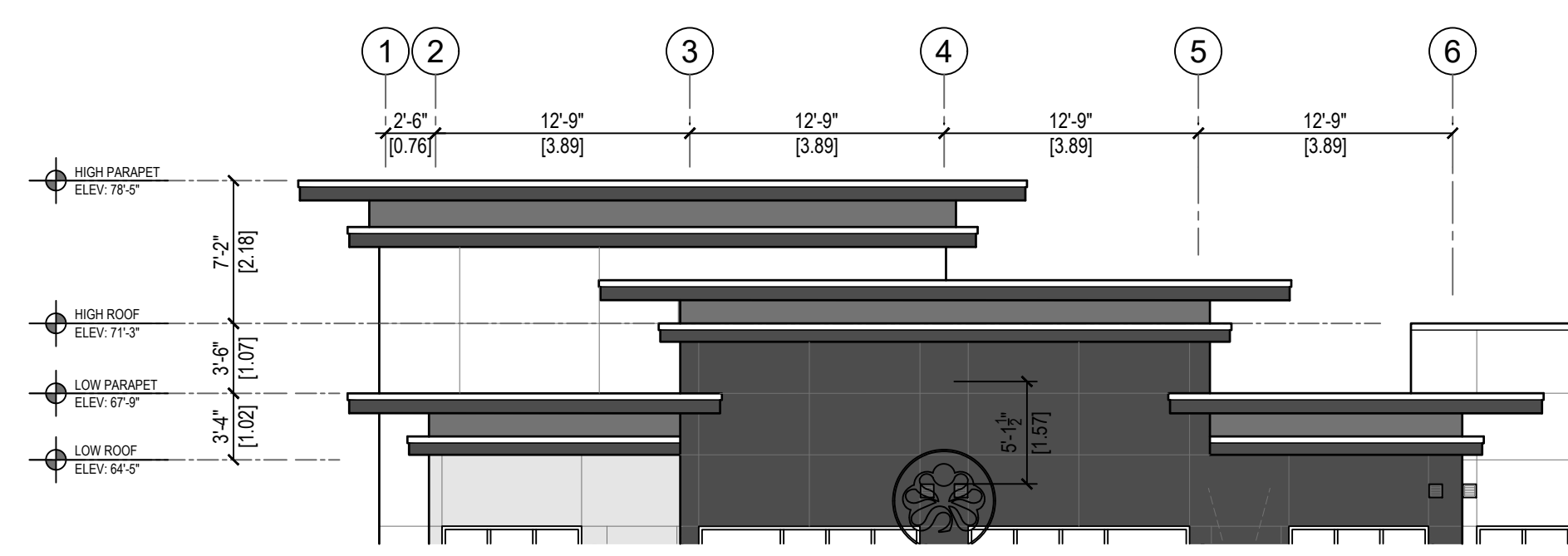
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



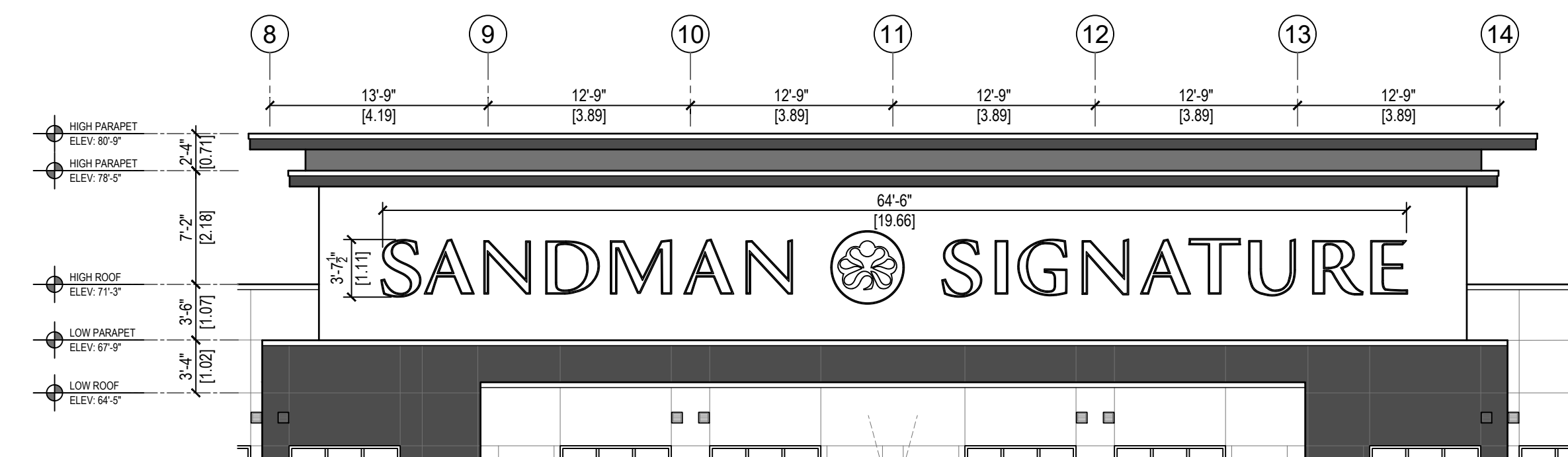
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



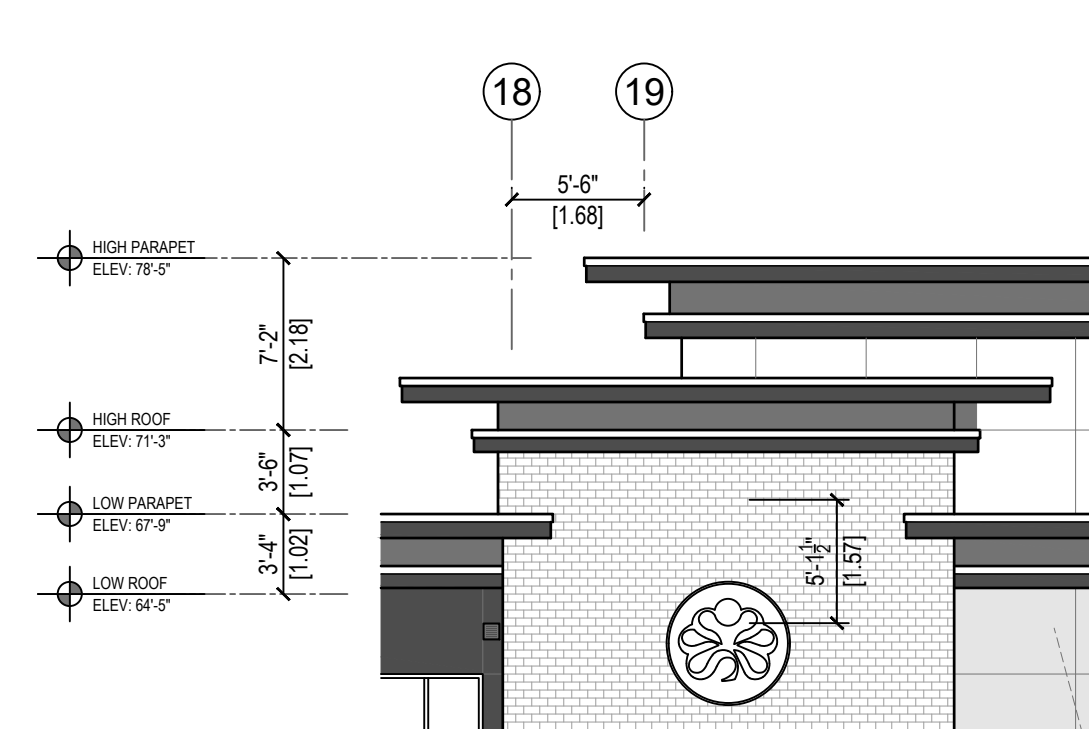
5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



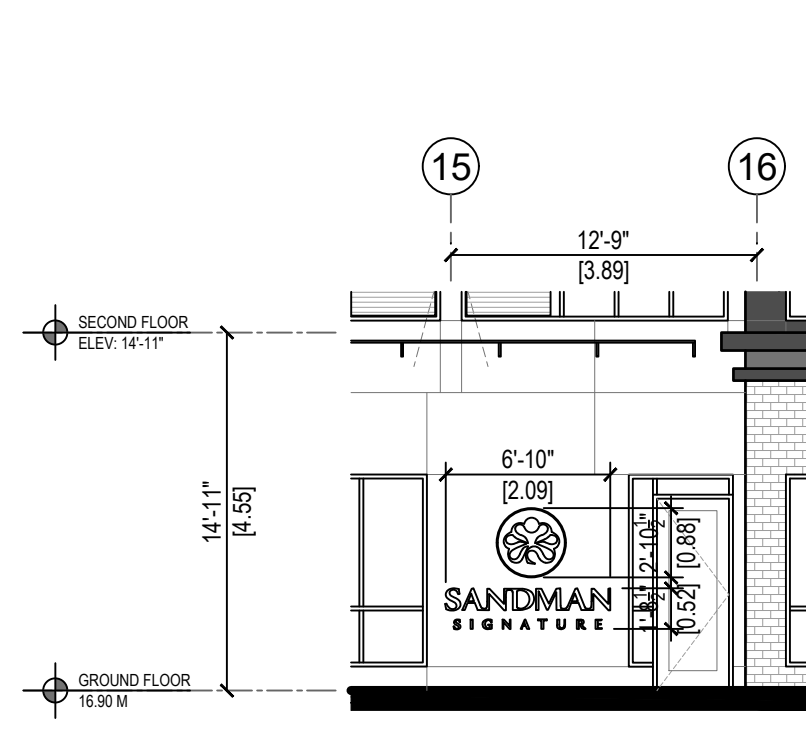
6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



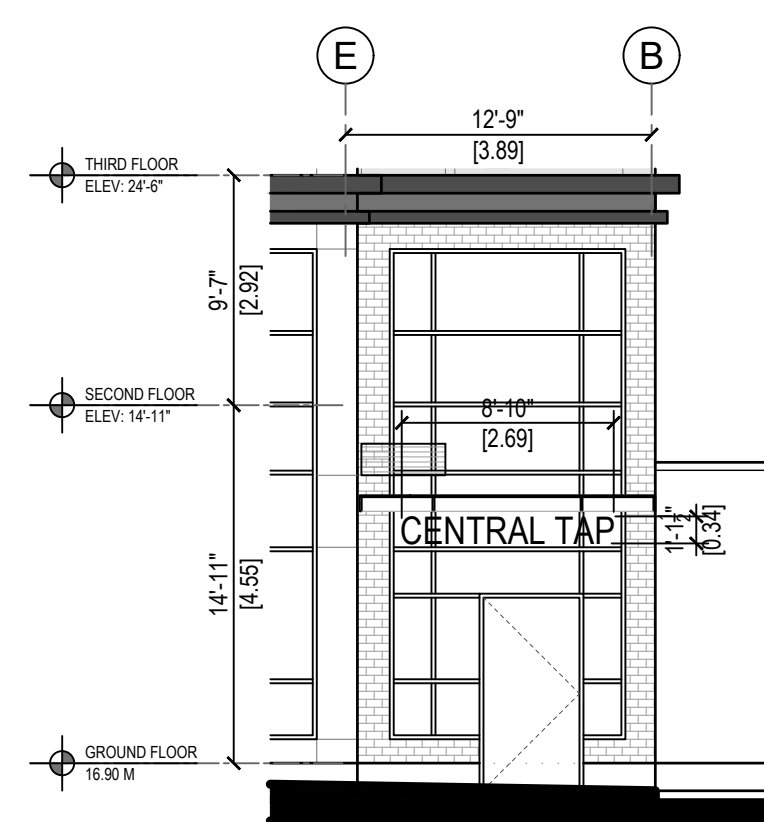
7 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



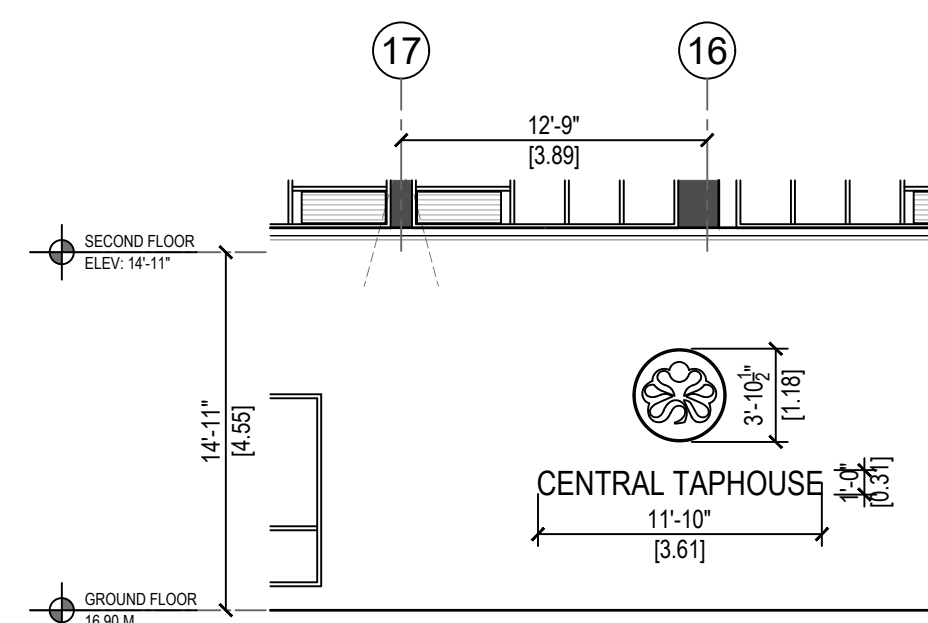
8 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



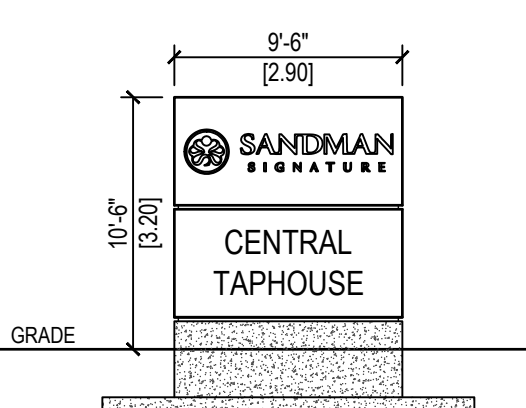
9 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



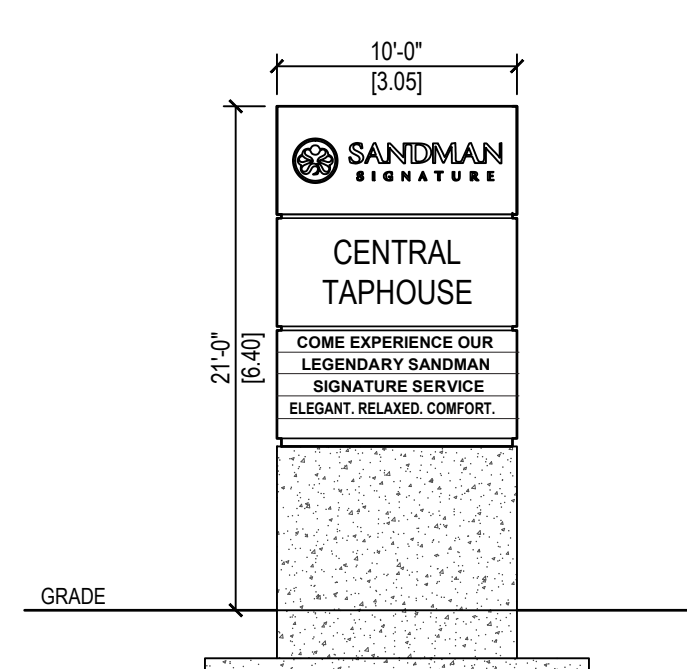
11 EAST ELEVATION
SCALE: 1/8" = 1'-0"



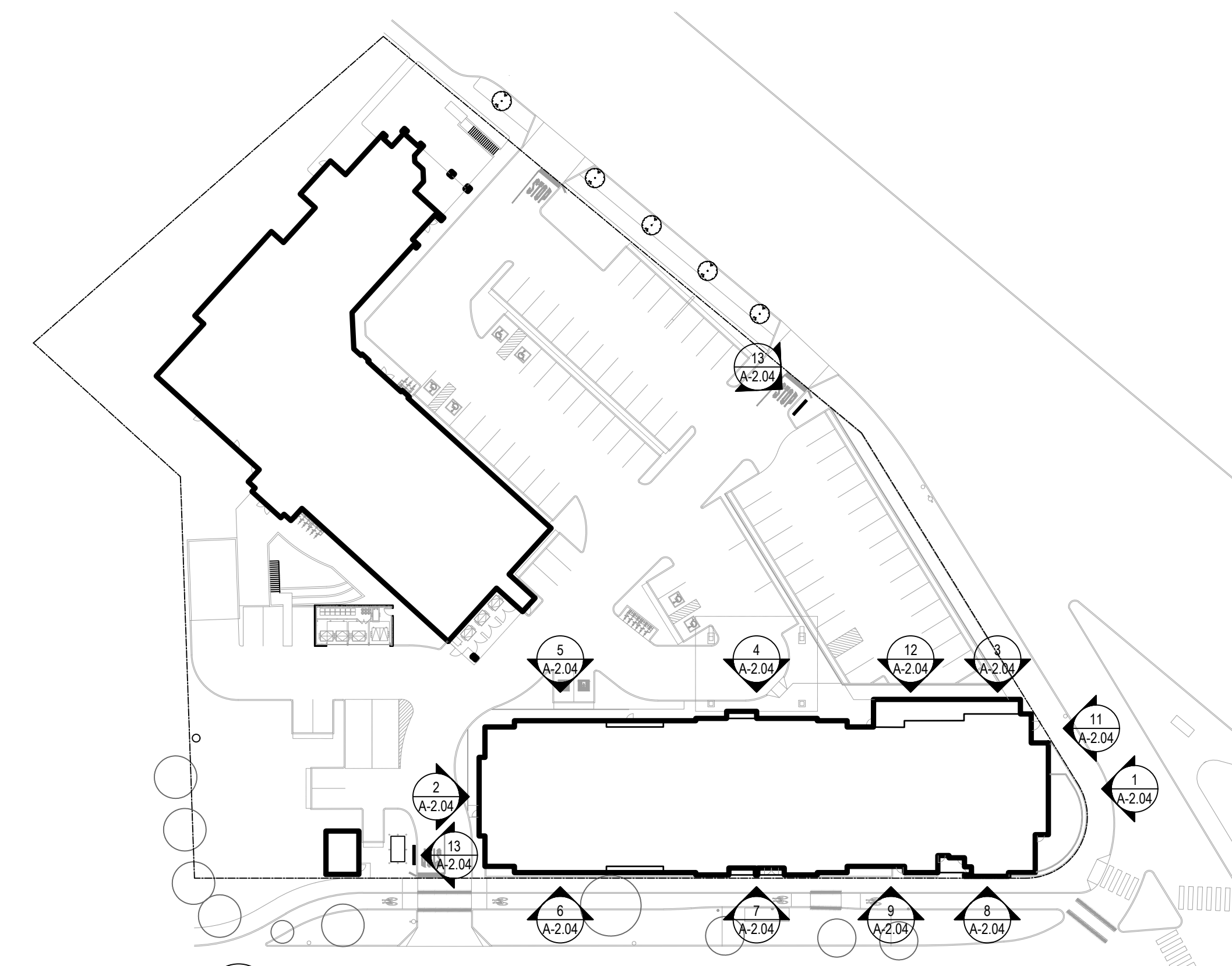
12 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



13 MONUMENT SIGN
SCALE: 1/8" = 1'-0"



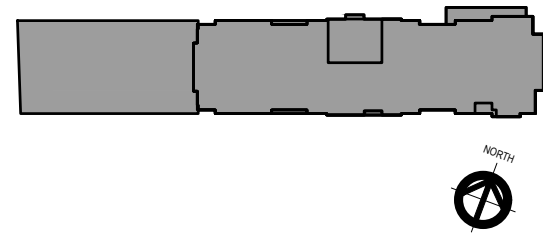
14 PYLON SIGN
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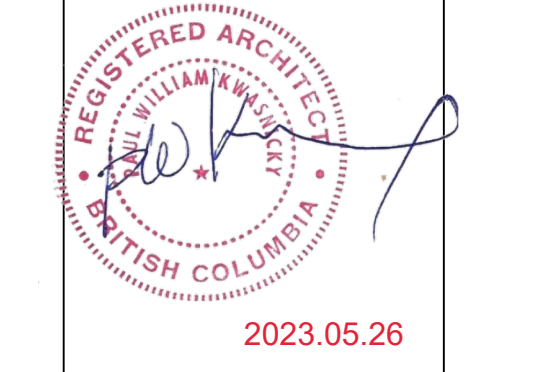
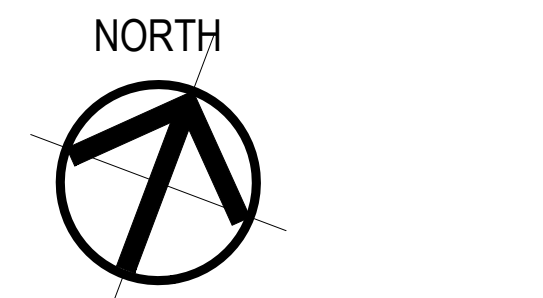
15 KEY PLAN
SCALE: NTS

SEPARATE SIGNAGE PERMITS ARE REQUIRED

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KEY PLAN



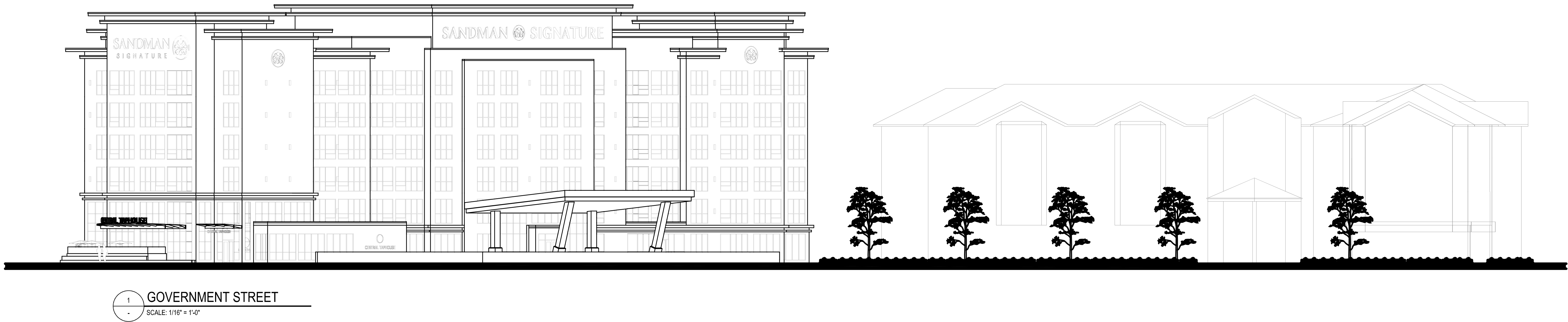
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2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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501-2292 Production Way
Burnaby, B.C.
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Fax 303.920.9559

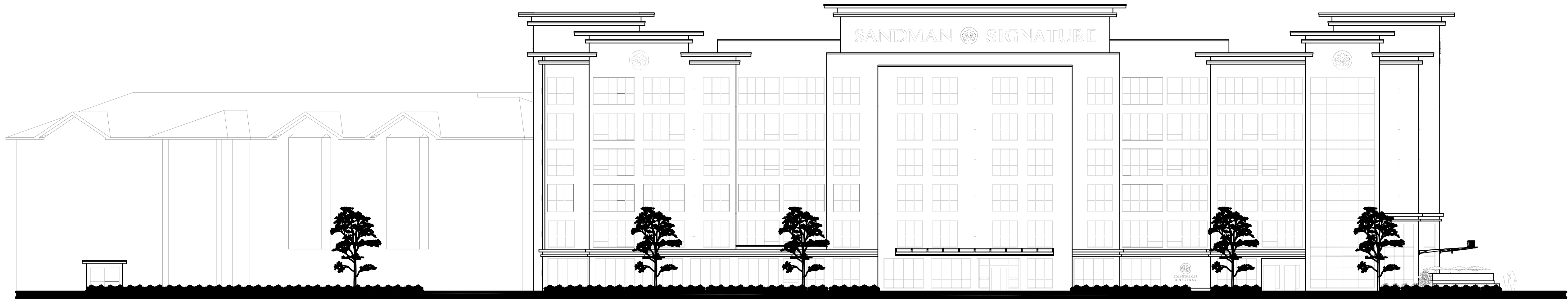
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SIGNAGE PLAN

Scale	AS NOTED	A-2.04 R
Date	April 20th, 2021	
Drawn	T.Ng	
Checked	P.Kwasnicky	

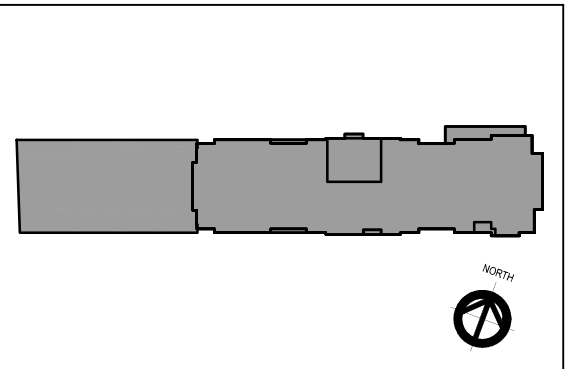


1 GOVERNMENT STREET
SCALE: 1/16" = 1'-0"



2 GORGE STREET
SCALE: 1/16" = 1'-0"

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KEY PLAN



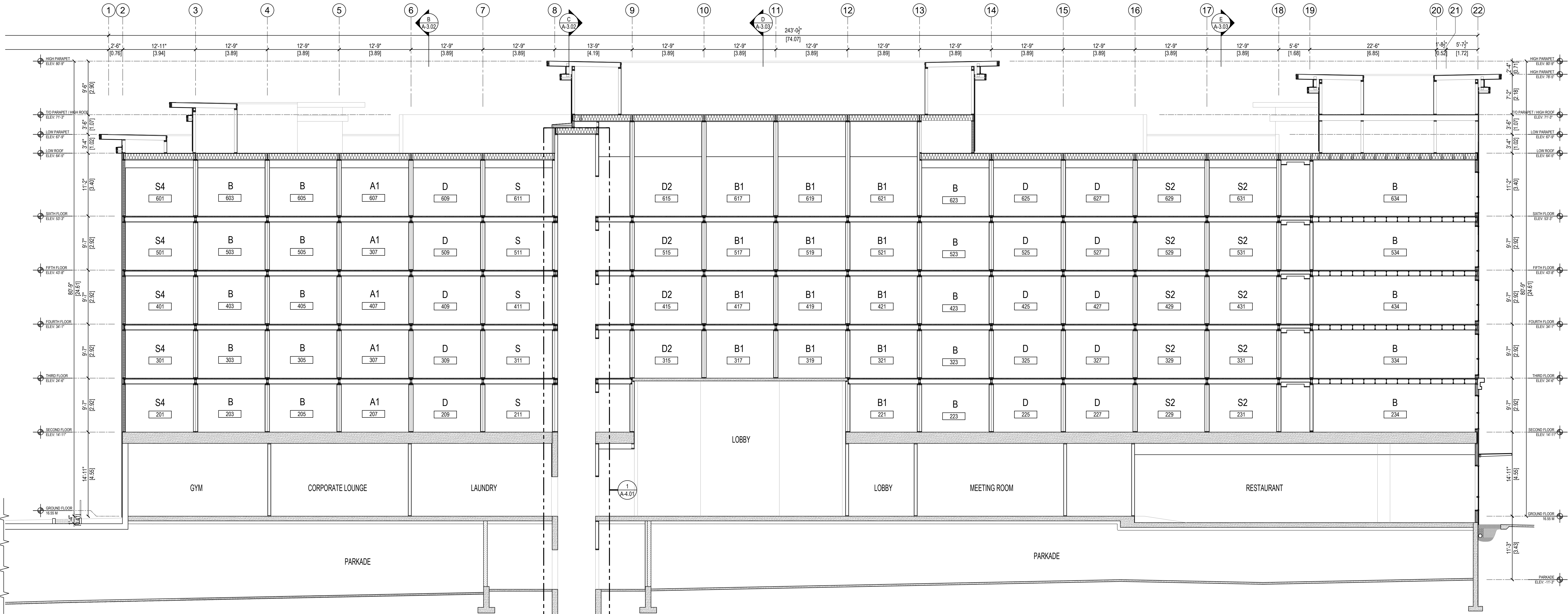
JUNE 28th, 2022

1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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Architecture Inc.
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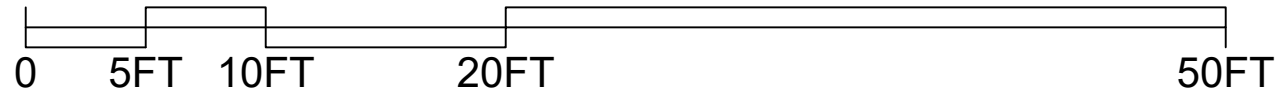
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

STREETSCAPE		
Scale	1/8" = 1'-0"	A-2.05 R
Date	April 20th, 2021	
Drawn	J.Mullis	
Checked	P.Kwassnick	

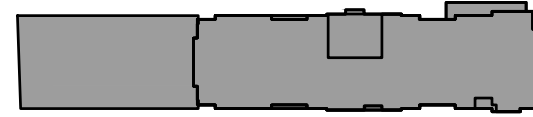


1 SECTION A
SCALE: 1/8" = 1'-0"

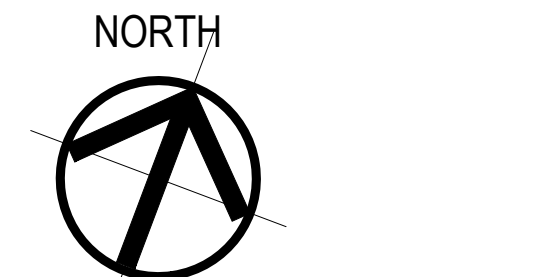
2 SECTION A
SCALE: 1/8" = 1'-0"



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KEY PLAN



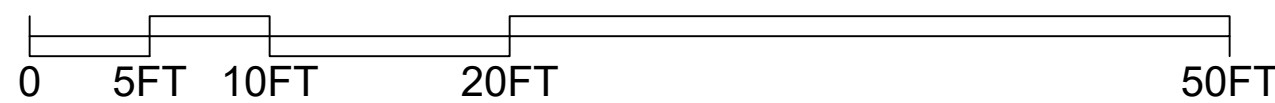
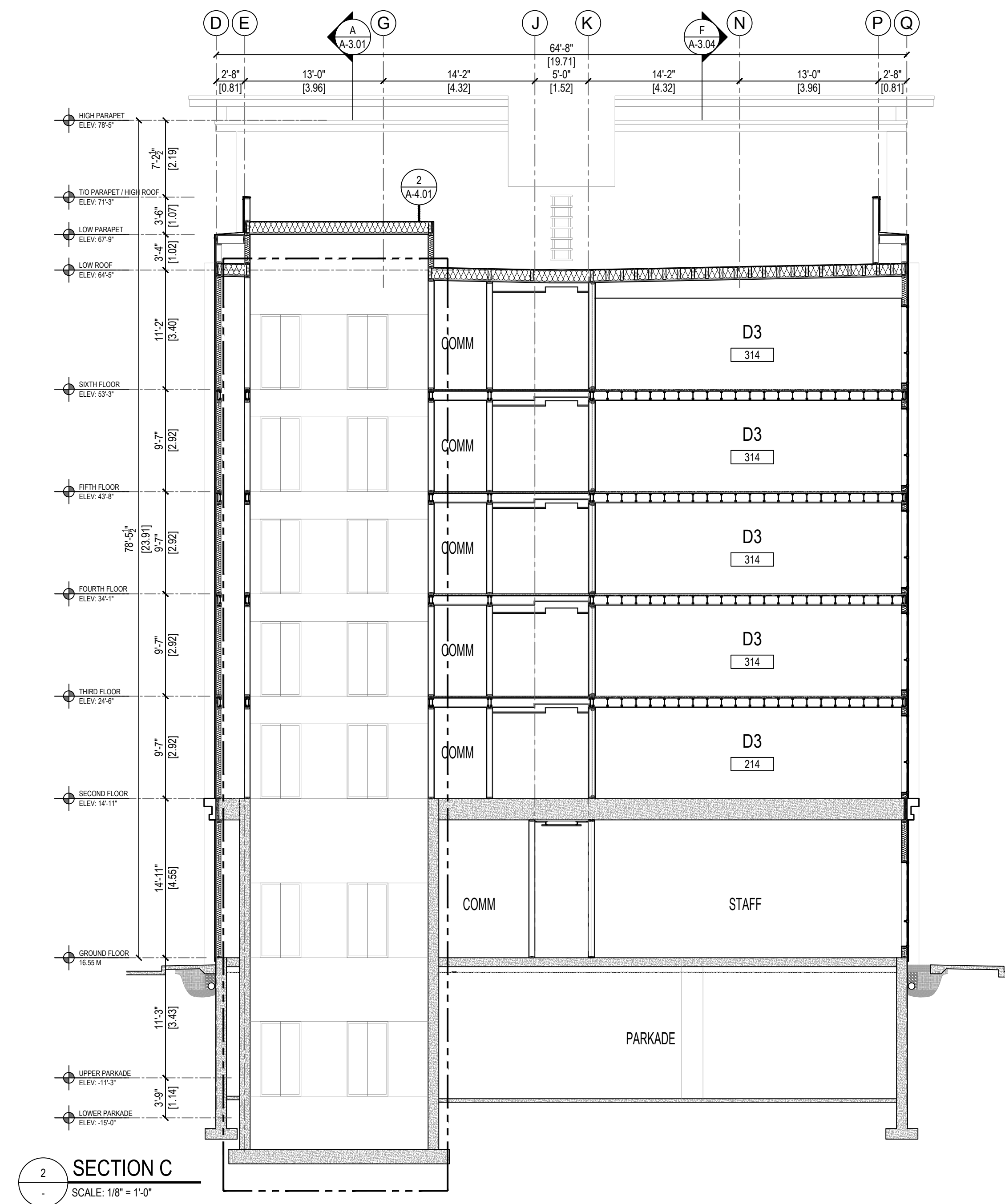
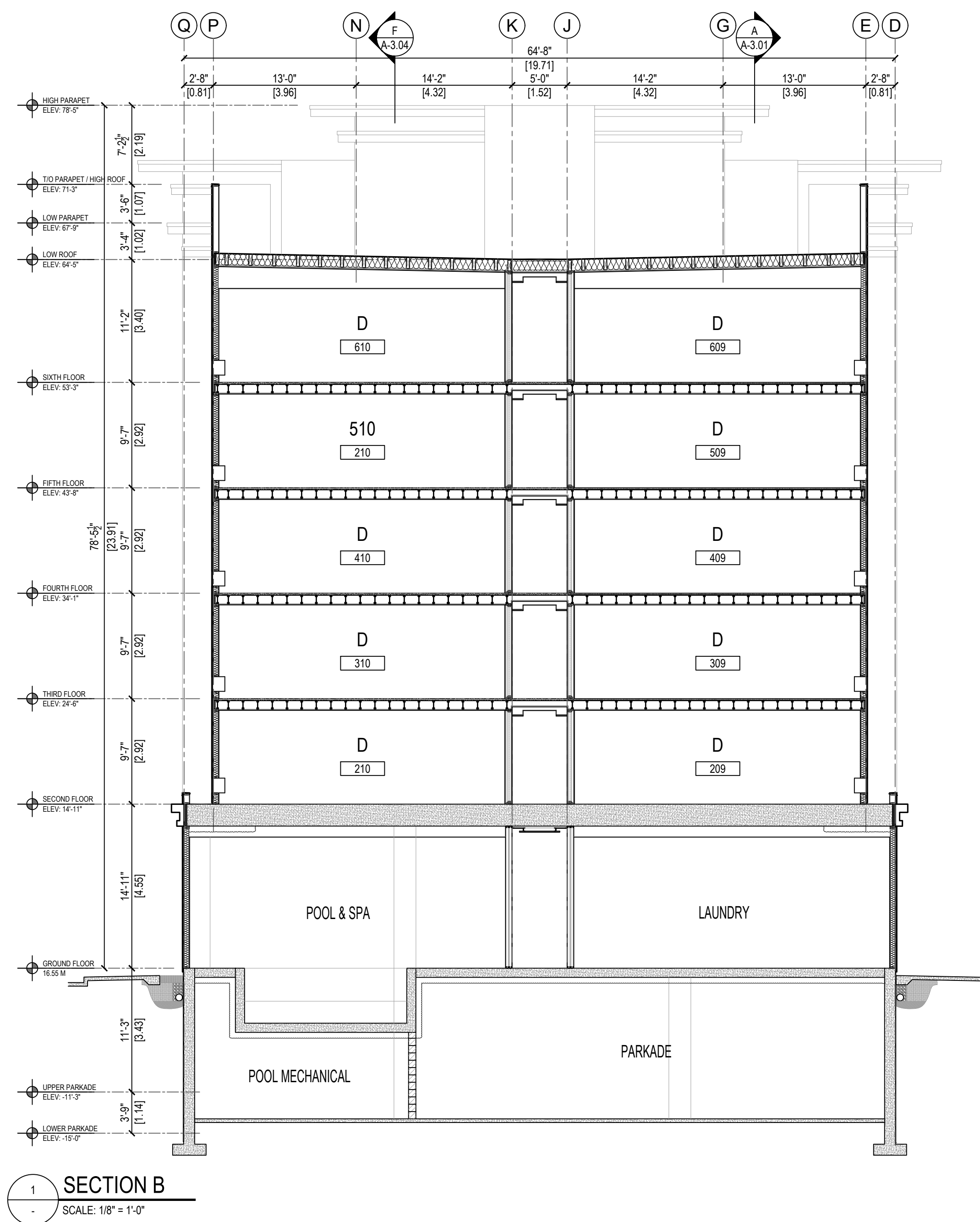
REGISTERED ARCHITECT
BRITISH COLUMBIA
2023.05.26

4	REVISED FOR STRUCTURAL COORDINATION	05.24.2023
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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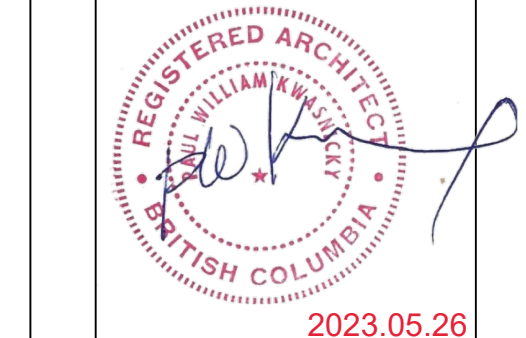
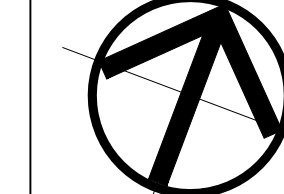
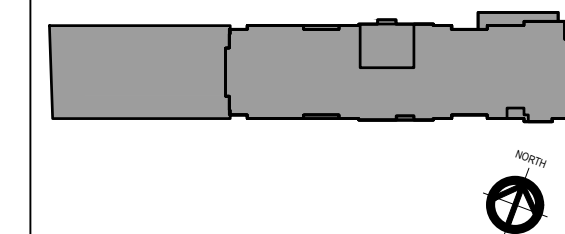
PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SECTION A	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwasnicky
A-3.01	
R	



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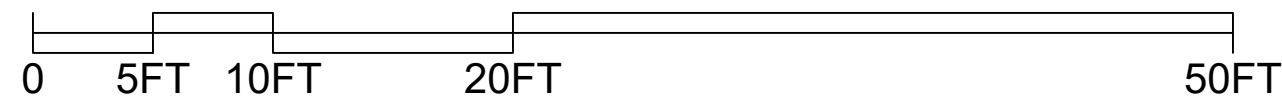
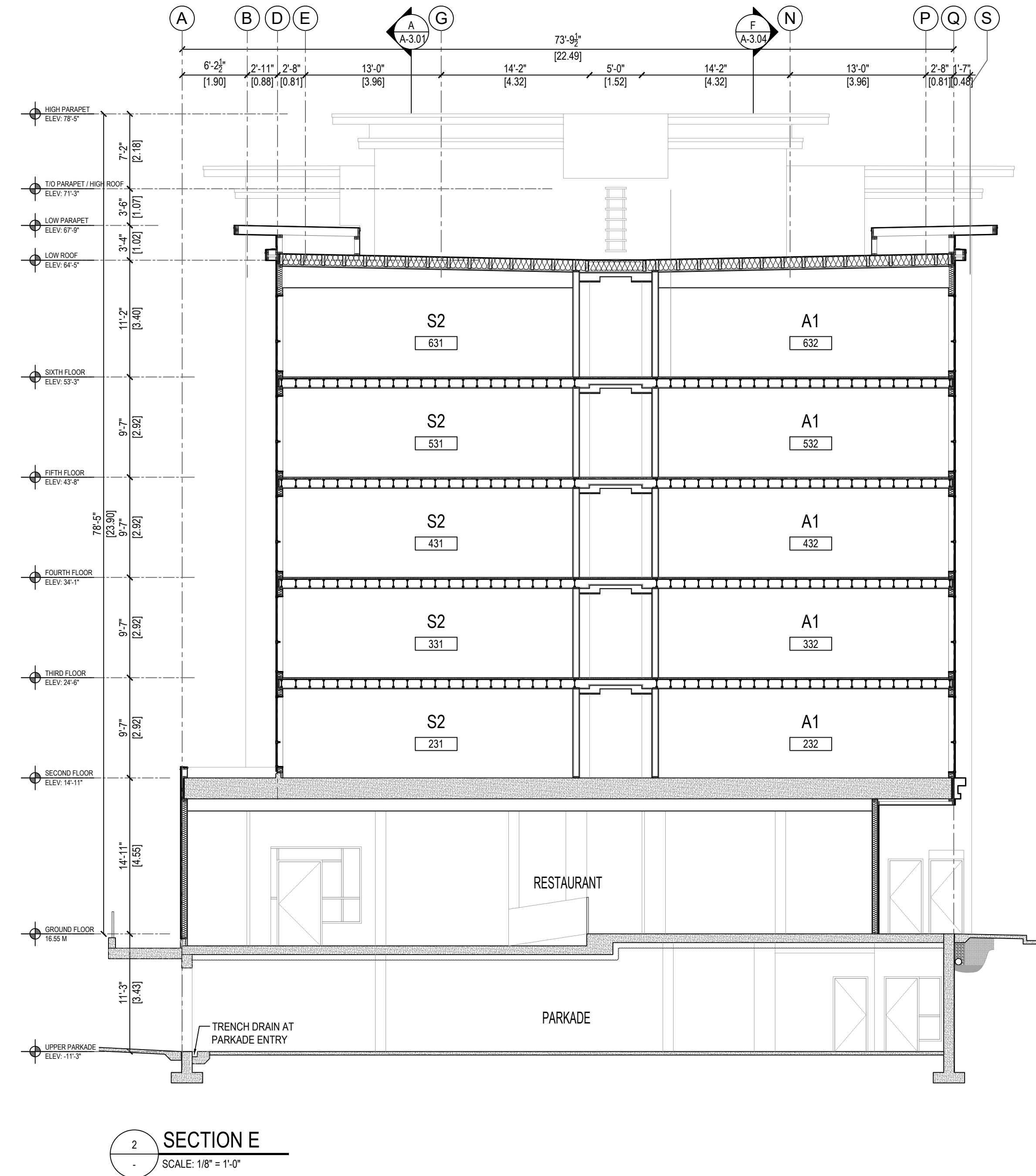
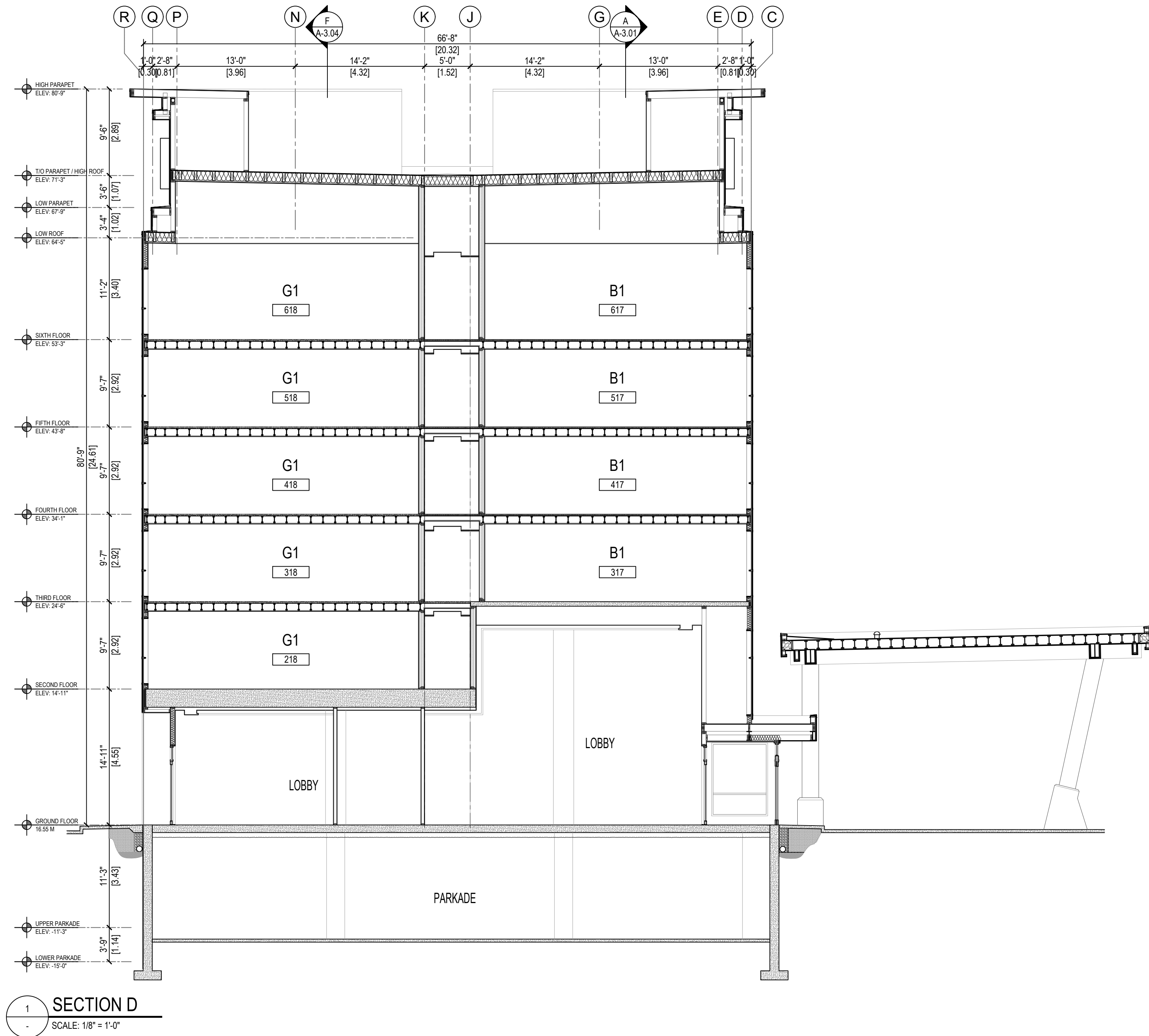
3	REVISED FOR STRUCTURAL COORDINATION	5.24.2021
2	REVISED FOR STRUCTURAL COORDINATION	1.26.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2020
No.	Revision/Issue	Date mm.dd.yy

**Pacific Coast
Architecture Inc.**
501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 3R3

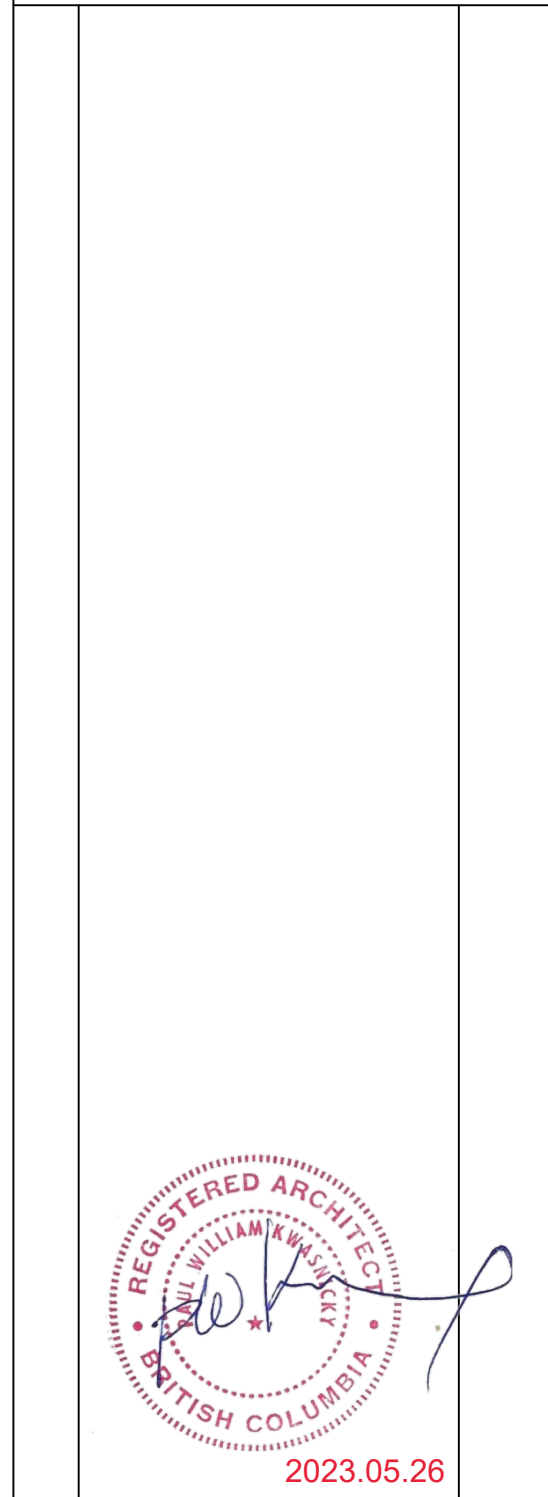
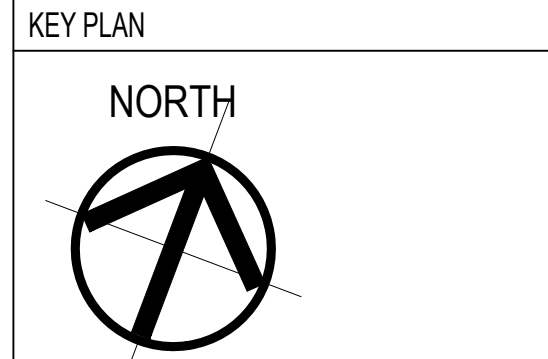
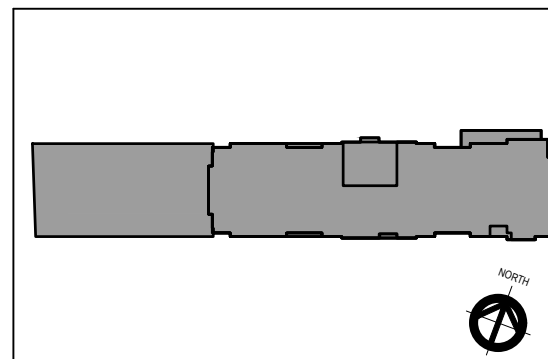
office 303.368.7317
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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SECTIONS B & C		A-3.02 R
Scale	1/8" = 1'-0"	
Date	April 20th, 2021	
Drawn	T.Ng	
Checked	P.Kwasnicky	



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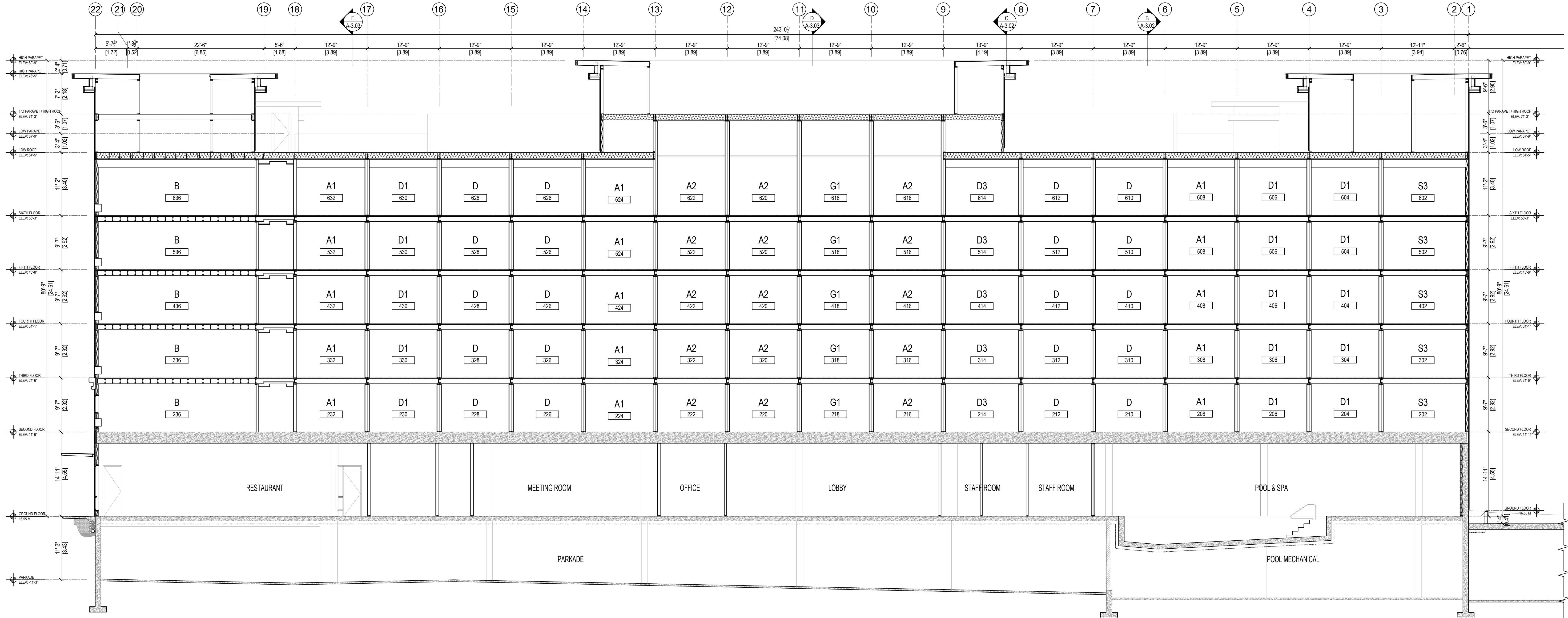
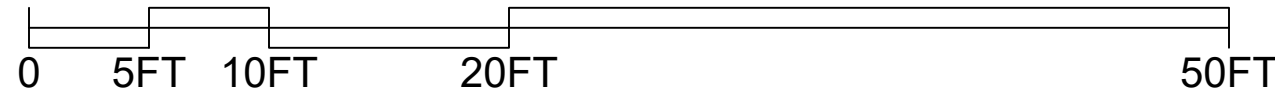


3	REVISED FOR STRUCTURAL COORDINATION	5.24.2023
2	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

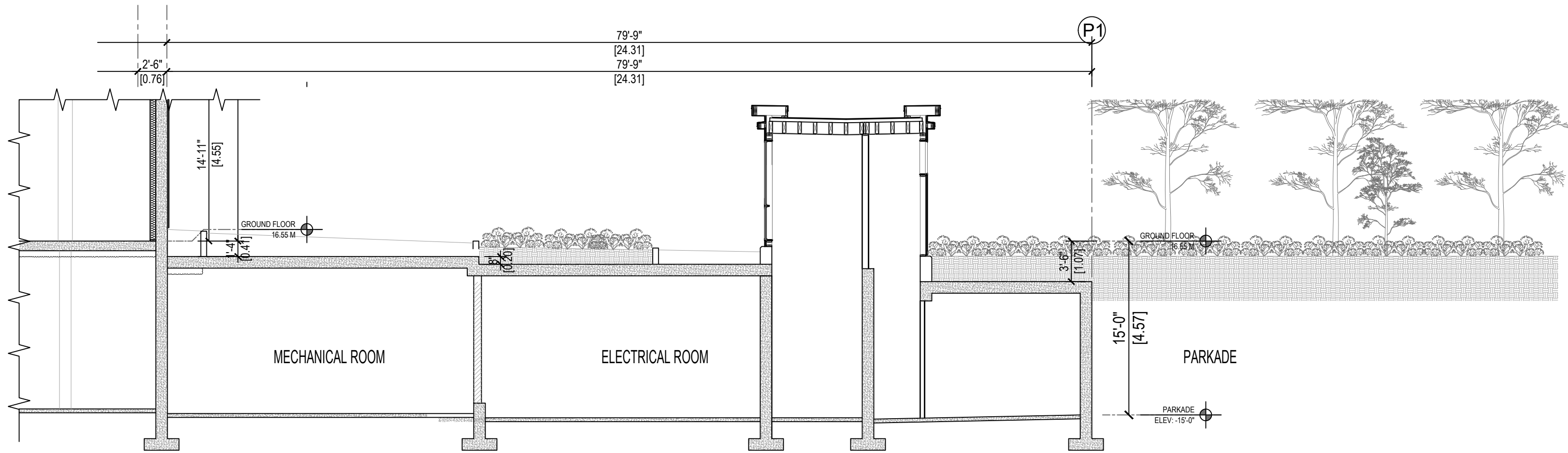
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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SECTIONS D & E	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwasnicky
A-3.03	
R	

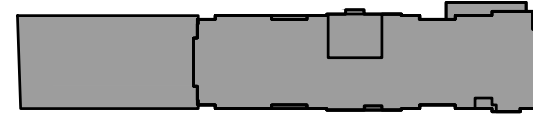


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SCALE: 1/8" = 1'-0"



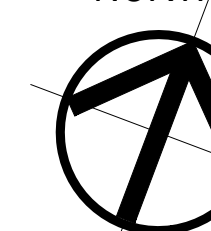
2 SECTION F
SCALE: 1/8" = 1'-0"

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KEY PLAN

NORTH

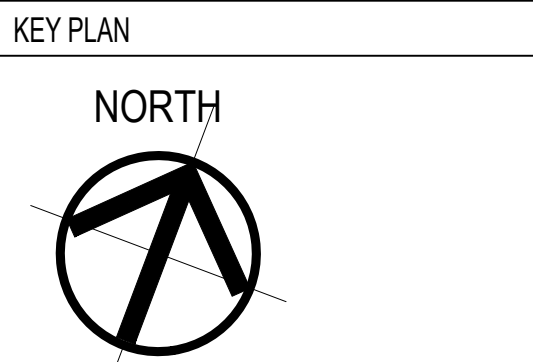
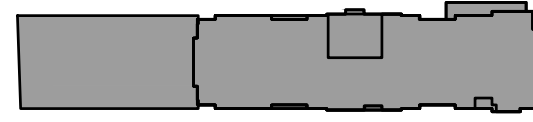
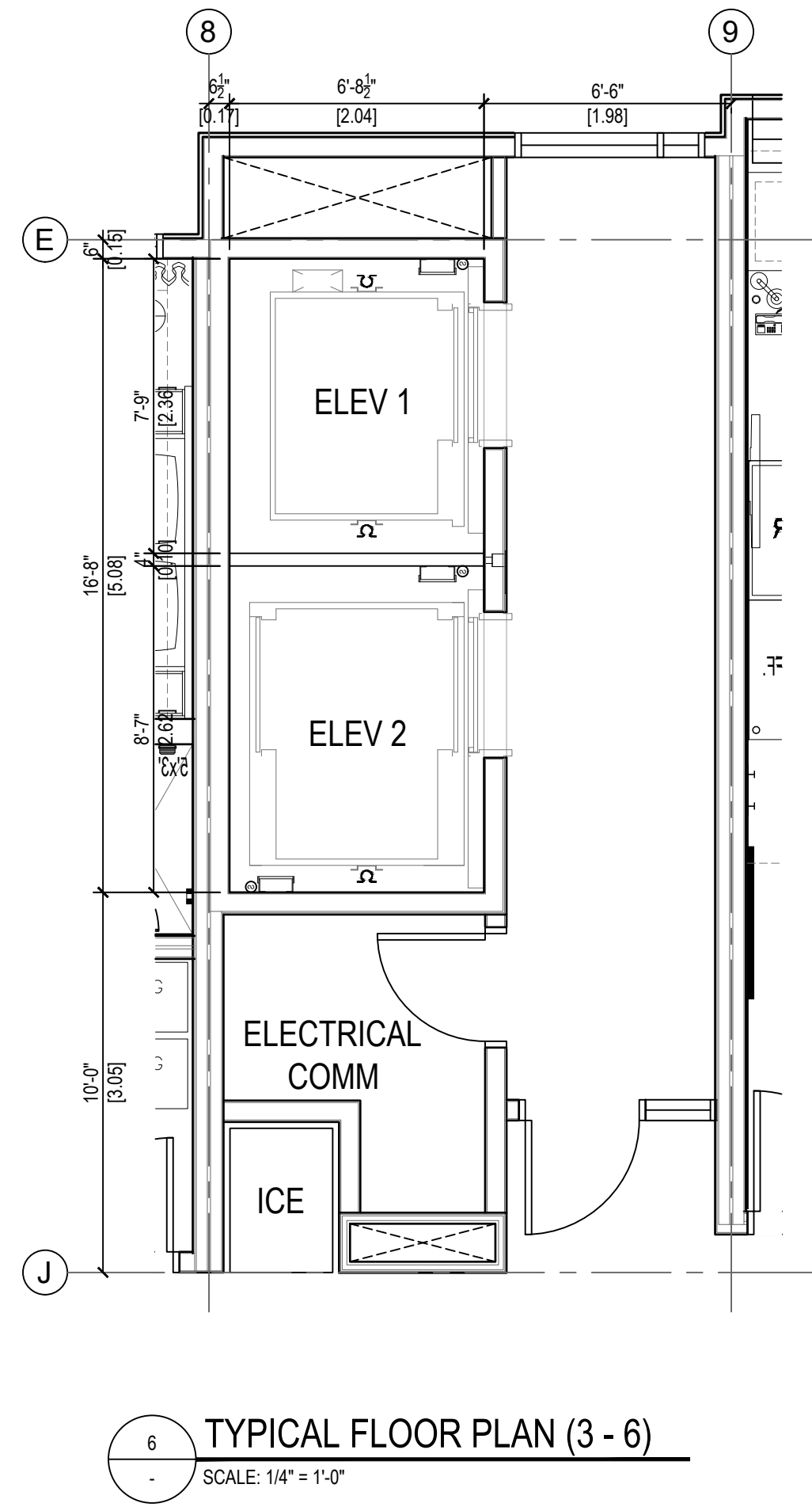
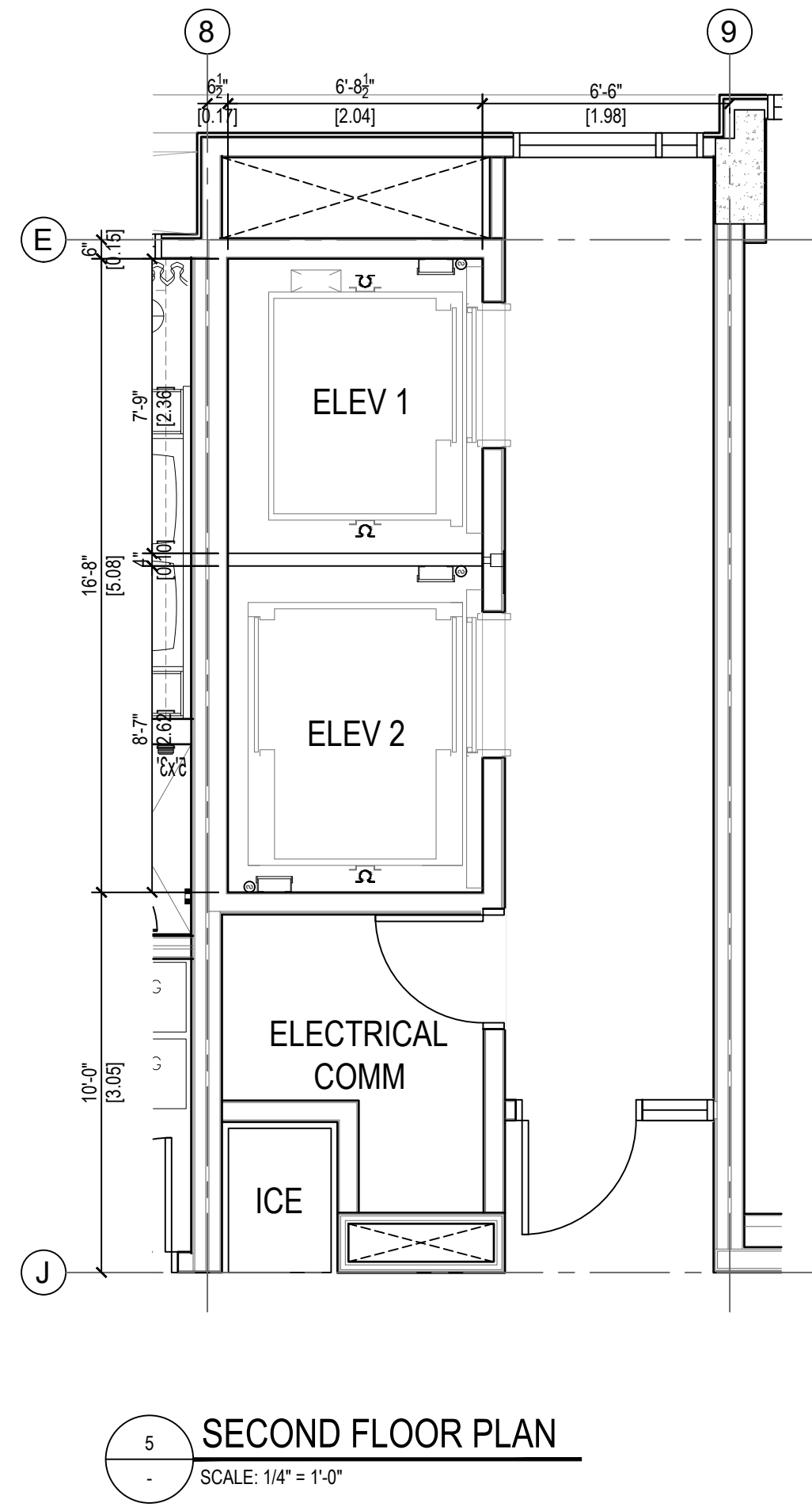
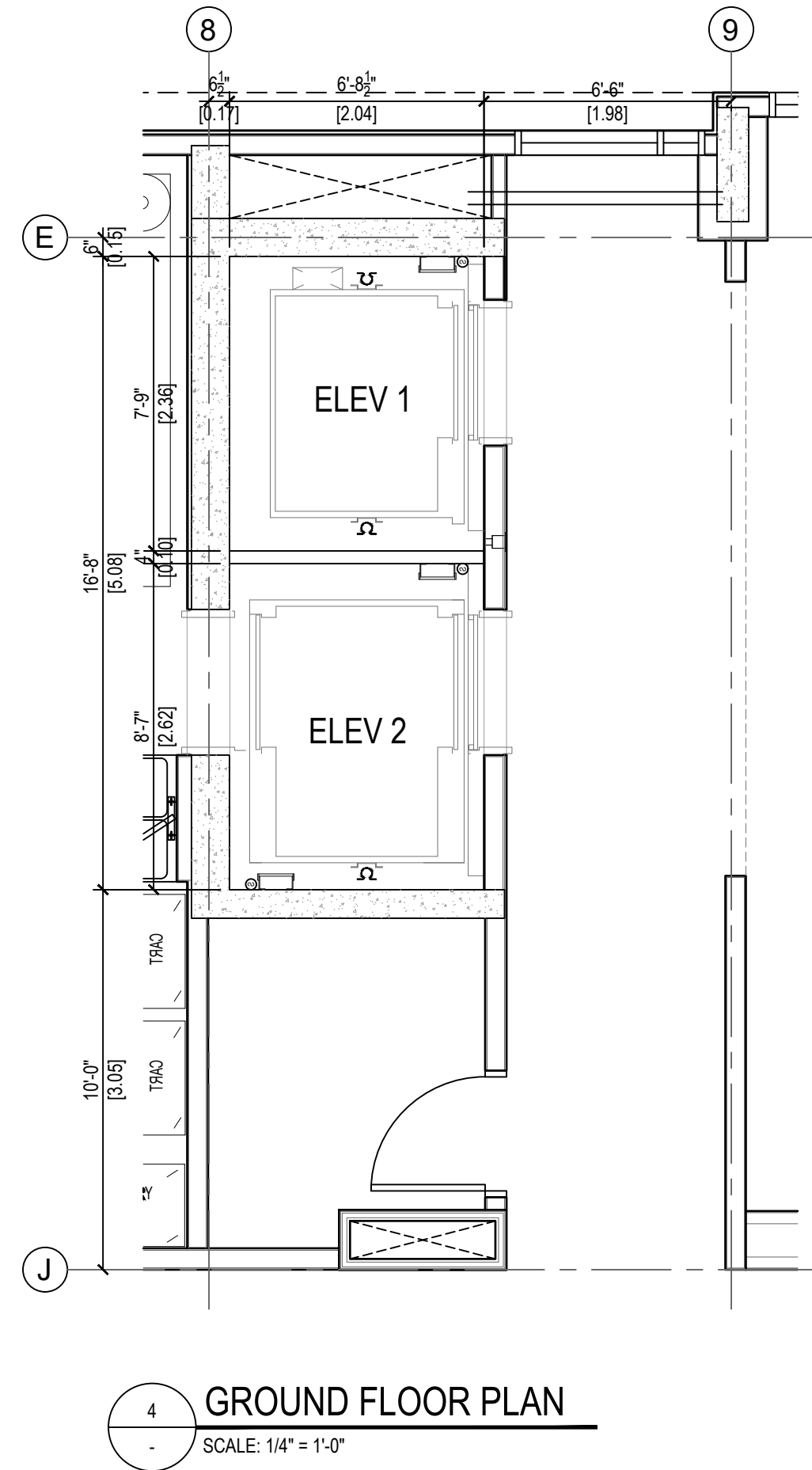
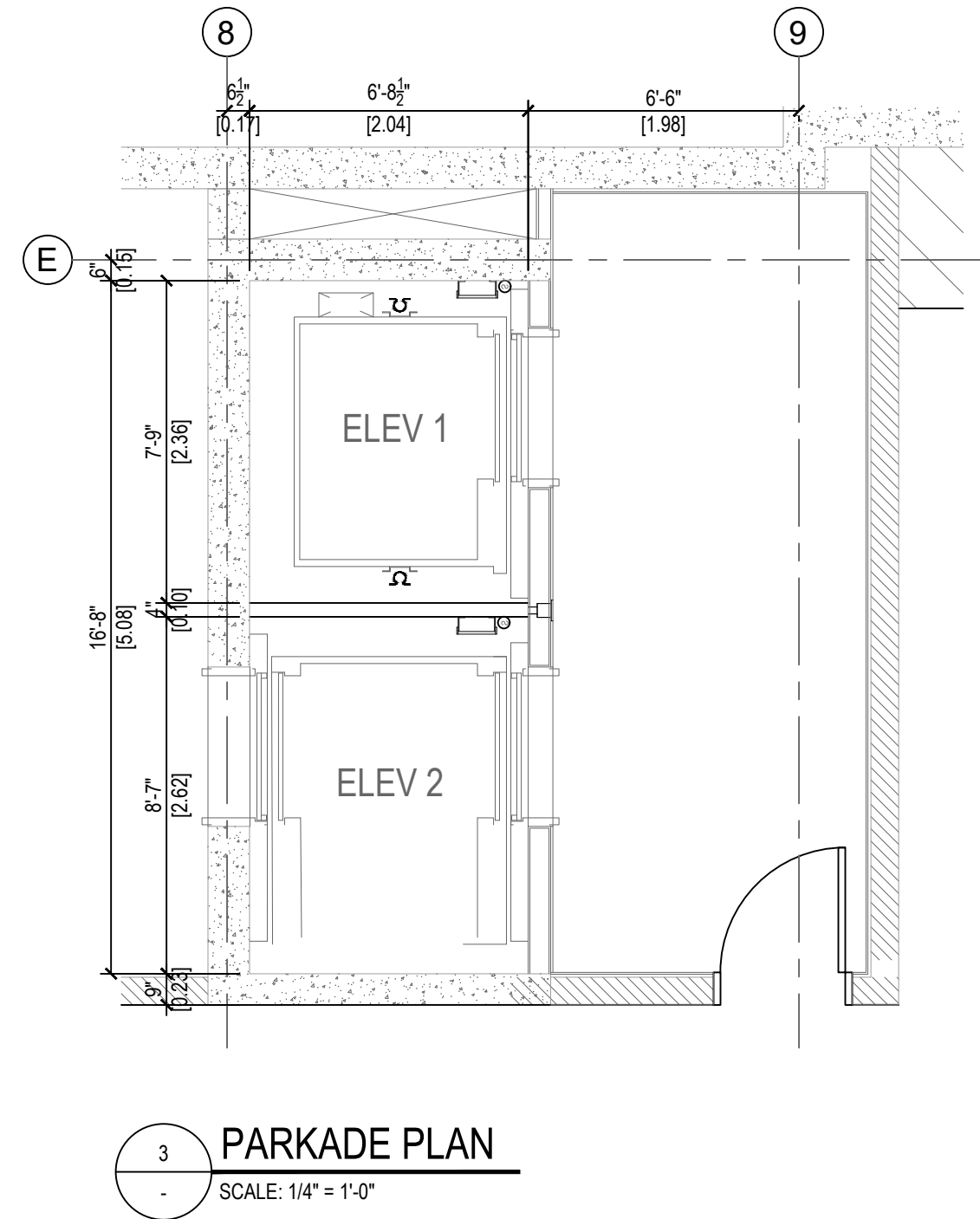
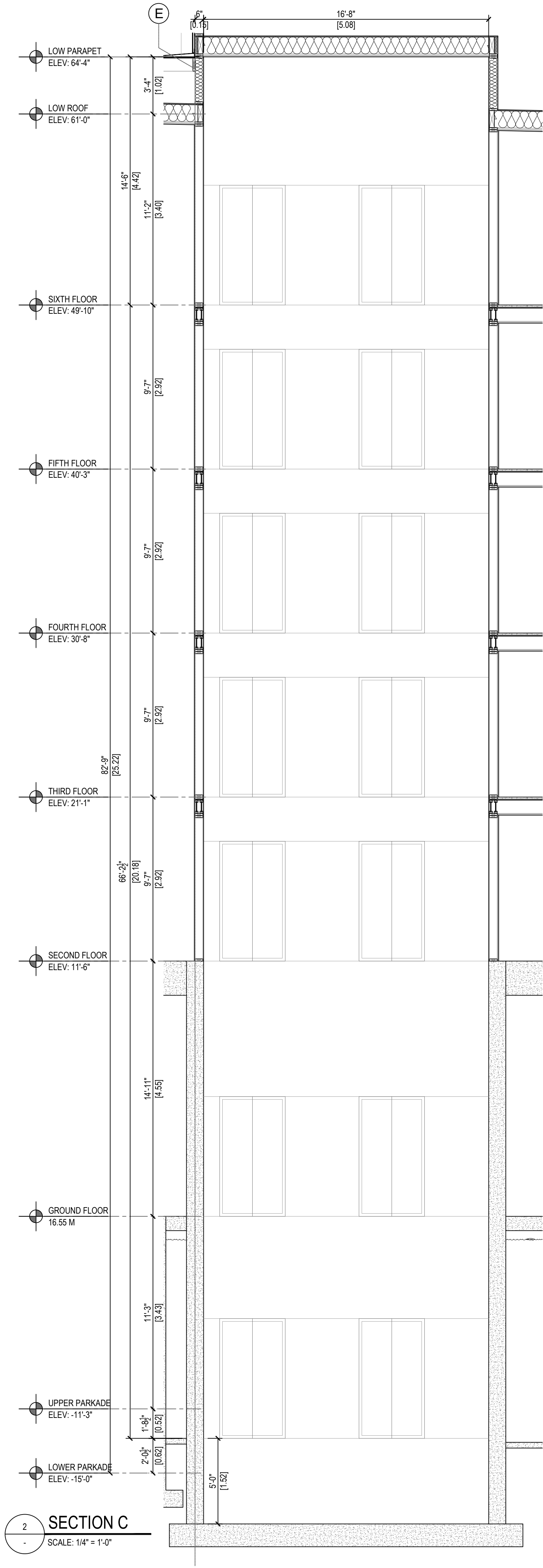
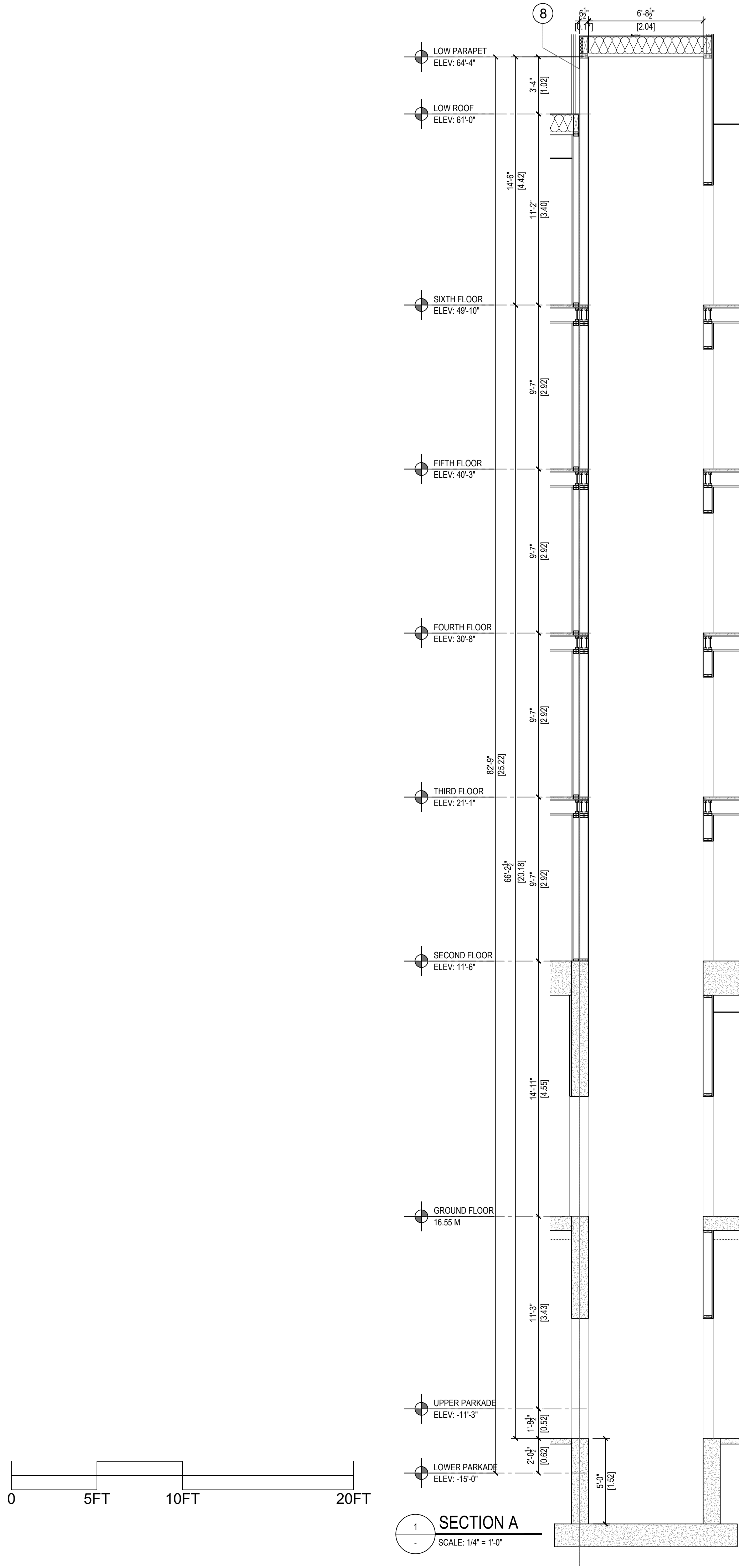


3	REVISED FOR STRUCTURAL COORDINATION	5.24.2023
2	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SECTION F	
Scale	1/8" = 1'-0"
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwasnicky
A-3.04	
R	

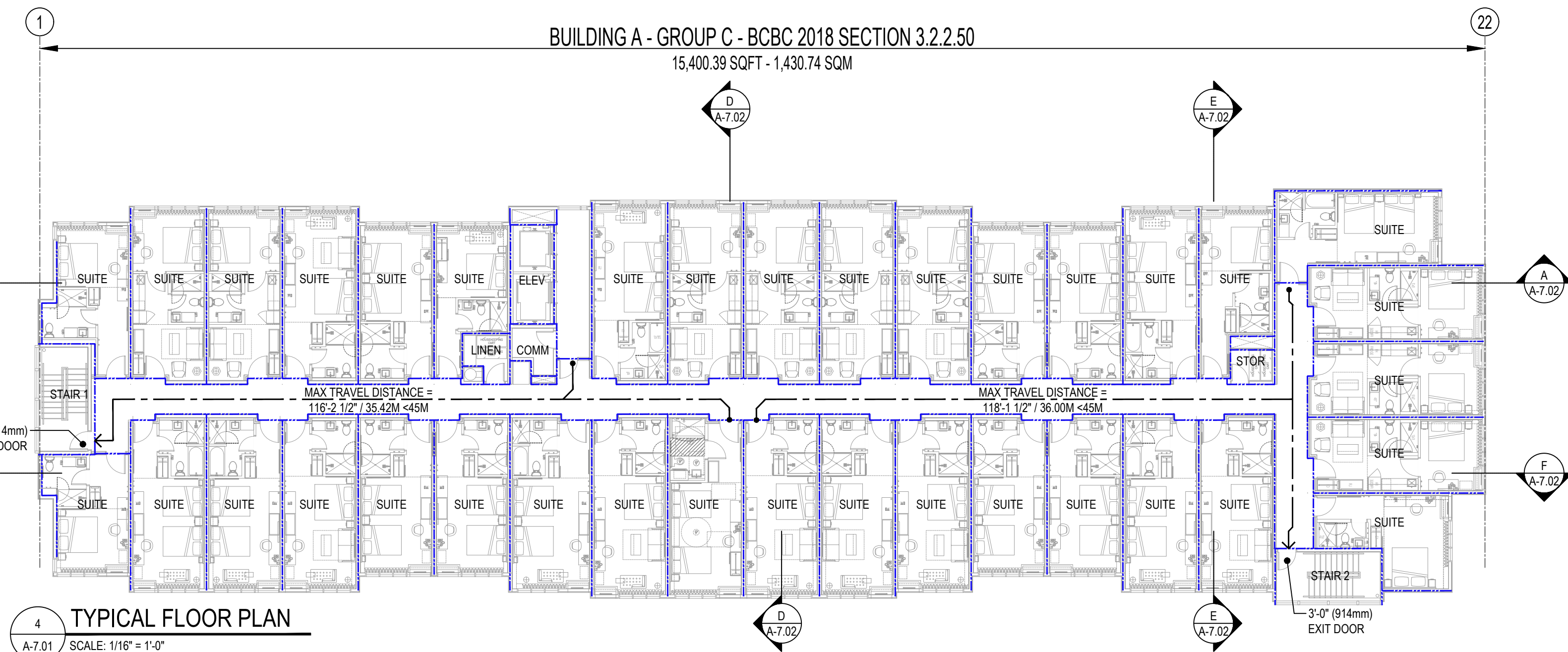
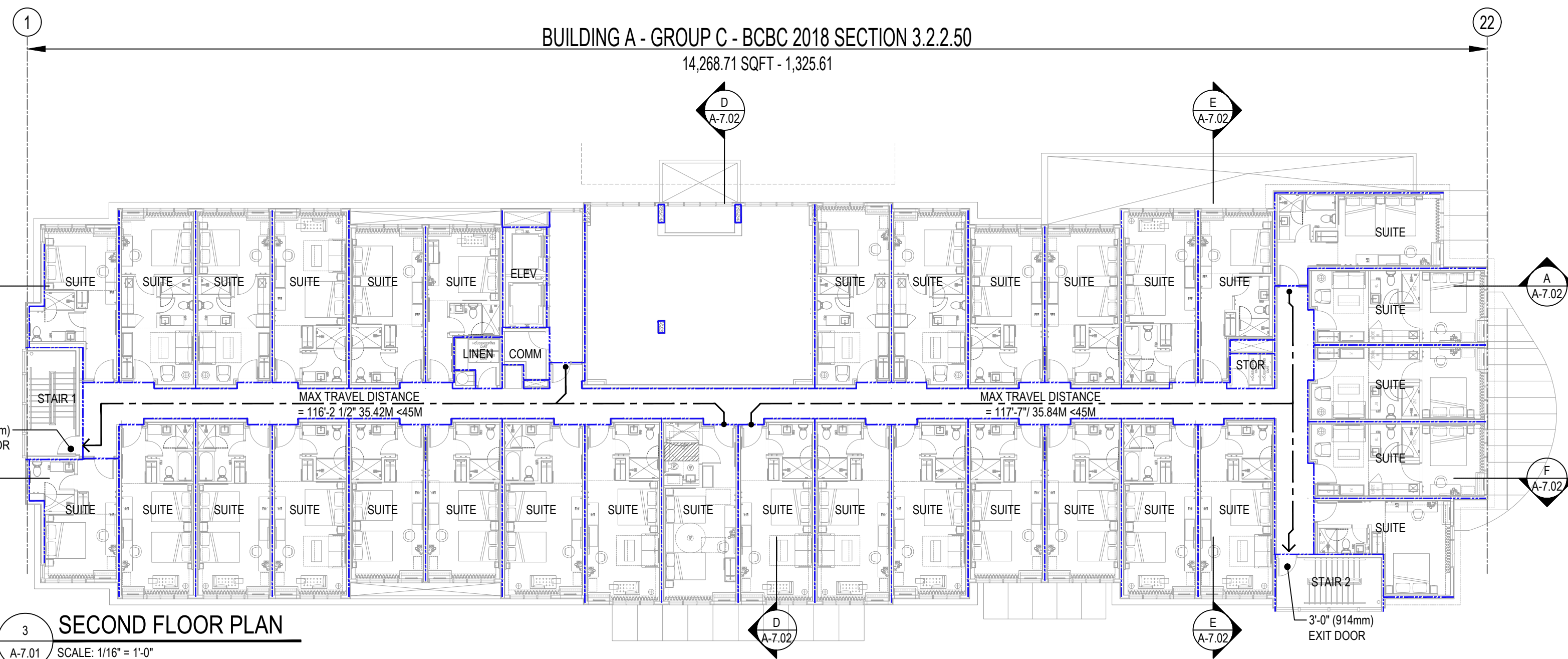
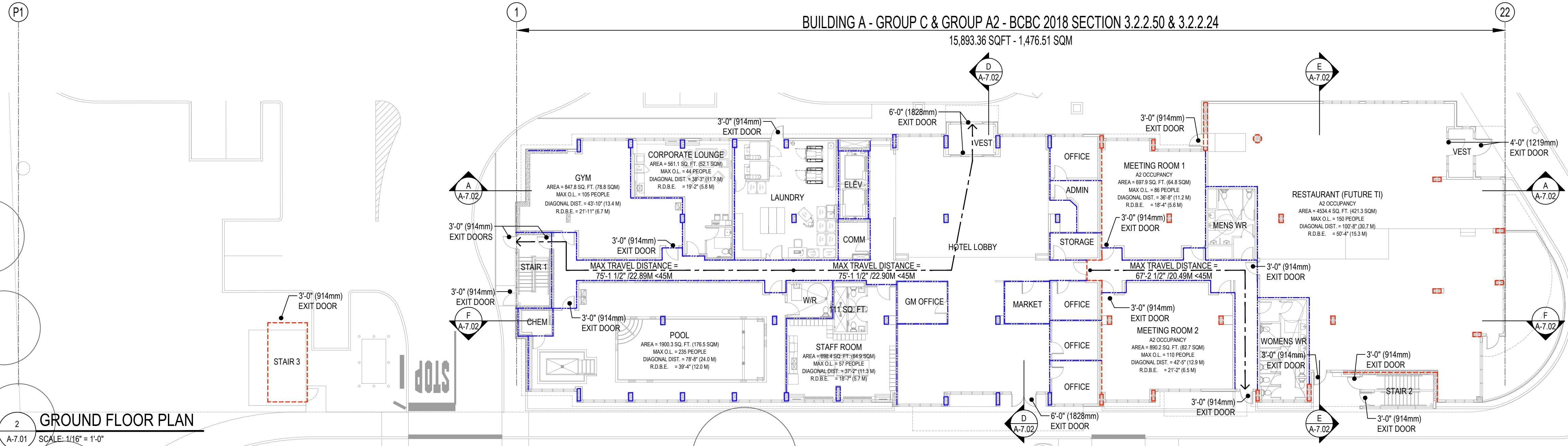
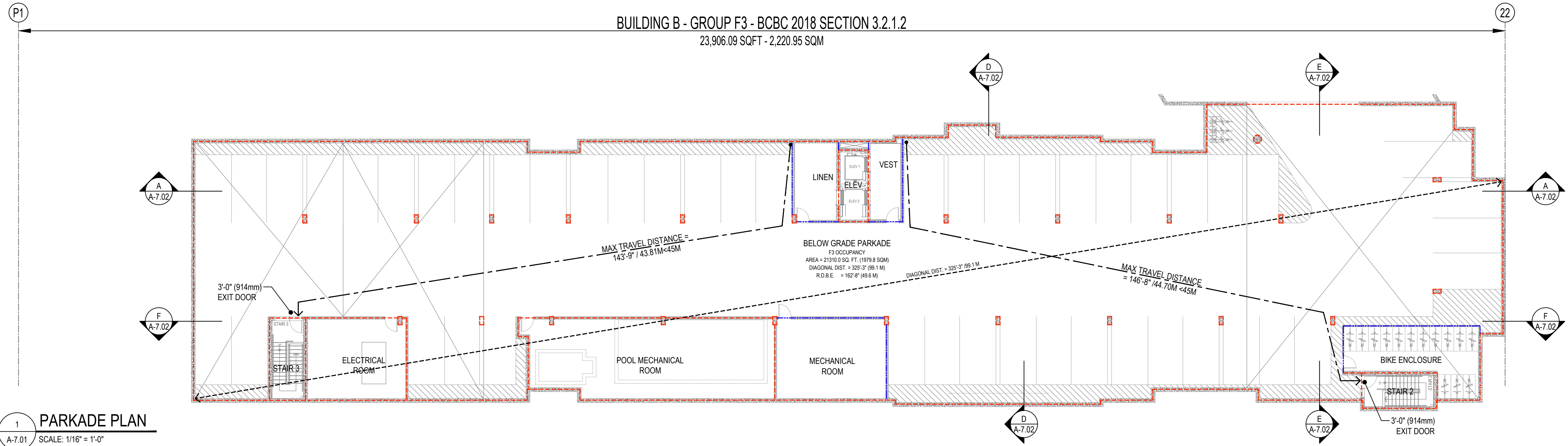


2	REVISED FOR STRUCTURAL COORDINATION	5.24.2023
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

ELEVATOR DETAILS	
Scale	1/4" = 1'-0"
Date	April 20th, 2021
Drawn	T.Ng
Checked	P.Kwassnicky
A-4.00	
R	



BUILDING CODE NOTES

BRITISH COLUMBIA BUILDING CODE 2018

NOTE: BUILDINGS A & B ARE TO BE SEPARATED BY A FIREWALL CONFORMING TO BCBC 2018 #3.2.1.2

BUILDING A

3.2.2.50

GROUP C

BUILDING B

3.2.1.2

GROUP F DIV 3

CODE REQUIREMENTS

BUILDING A

3.2.2.50 (GROUP C)

SPRINKLERS REQUIRED

6 STOREYS MAX

1,500 SQM MAX IF 6 STOREYS IN BUILDING HEIGHT

18M HEIGHT MAX

COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION PERMITTED

FLOOR ASSEMBLIES TO HAVE 1 HR FIR

ROOF ASSEMBLIES TO HAVE 1 HR FIR

LOAD BEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIR NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

GROUP A2 MAJOR OCCUPANCY CAN BE LOCATED BELOW THIRD FLOOR

3.2.2.24 (GROUP A2)

SPRINKLERS REQUIRED

6 STOREYS MAX

1,500 SQM MAX IF 6 STOREYS IN BUILDING HEIGHT

NON COMBUSTIBLE CONSTRUCTION PERMITTED

FLOOR ASSEMBLIES TO HAVE 1 HR FIR

ROOF ASSEMBLIES TO HAVE 1 HR FIR

LOAD BEARING WALLS, COLUMNS & ARCHES SHALL HAVE A FIR NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

3.2.1.31

2 HR FIR BETWEEN MAJOR OCCUPANCIES A2 & C

BUILDING B

3.2.1.2 (2) & (3)

SPRINKLERS REQUIRED

FLOOR AND ROOF ASSEMBLIES ABOVE THE BASEMENT AND THE EXTERIOR WALLS OF THE BASEMENT ABOVE THE ADJOINING GROUND LEVEL TO BE 2 HR FIR

BUILDING COMPLIANCE

BUILDING A

6 STOREYS, FLOOR AREA 1,476.51 SQM

SPRINKLERED

COMBUSTIBLE & NON COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO HAVE 1 HR FIR & 2 HR FIR BETWEEN OCCUPANCIES A2 & C

ROOF ASSEMBLIES TO HAVE 1 HR FIR

LOAD BEARING WALLS, COLUMNS & ARCHES TO HAVE 1 HR FIR

BUILDING B

ONE STOREY, FLOOR AREA 1979.80 SQM

SPRINKLERED

NON-COMBUSTIBLE CONSTRUCTION

LOAD BEARING WALLS, COLUMNS & ARCHES TO HAVE 2 HR FIR

FIRE SEPARATIONS

HOTEL ROOM TO ROOM

FRR

BCBC 2018

HOTEL ROOM TO CORRIDOR

60 MIN.

3.3.4.2 (1)

EXIT STAIRS

60 MIN. / 120 MIN. (PARKADE)

3.4.4.1 (1)

SERVICE ROOMS

60 MIN.

3.6.2.1

STORAGE ROOMS

60 MIN.

3.6.2.5

ELEVATOR SHAFT

60 MIN. / 120 MIN. (PARKADE)

3.5.3.1 (1) & TABLE 3.5.3.1

ELEVATOR MACHINE ROOM

120 MIN.

3.5.3.3 (2)

VERTICAL SERVICE SPACES (DUCTS)

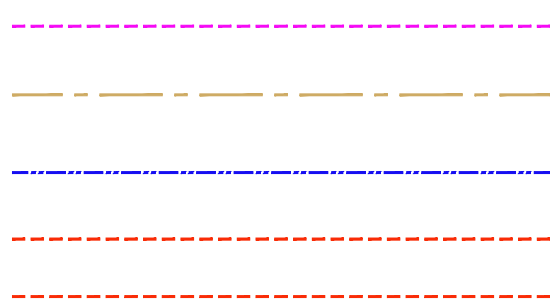
45 MIN.

3.6.3.1 (1) & TABLE 3.6.3.1

LINEN CHUTE

60 MIN.

3.6.3.3 (2)

FIRE RATING OF DOORS		
BCBC 2018	PARTITION F.R	DOOR F.R
3.1.8.4 (2) & TABLE 3.1.8.4	45 OR 60 MIN	45 MIN
	90 MIN	60 MIN
	120 MIN	90 MIN
3.1.8.12(1)(a)(i)	20 MIN F.R DOOR ALLOWED BETWEEN SUITE & CORRIDOR IF PARTITION F.R IS NOT MORE THAN 1HR	
SOUND TRANSMISSION		
BCBC 2018	LOCATION	SOUND RATING
5.8.1.1(1)	SUITE TO ANY OTHER SPACE	STC 50 OR ASTC 47
5.8.1.1(2)	SUITE TO ELEVATOR SHAFT OR REFUSE CHUTE	STC 55
STANDPIPES, HYDRANTS, F.D. CONNECTION		
SEE DRAWINGS BY FIRE SUPPRESSION ENGINEER		
SPRINKLERS		
AS PER N.F.P.A. 13 ALL BUILDINGS A & B ARE TO BE SPRINKLERED TO N.F.P.A. 13 REQUIREMENTS		
SEE DRAWINGS BY FIRE SUPPRESSION ENGINEER		
FIRE STOPPING		
FIRE STOPPING OF PIPES & ELECTRICAL WIRING IN FIRE SEPARATIONS TO CONFORM TO BCBC 2018 SECTION 3.1.9.1 & CANULC-S115		
FIRE ALARMS		
(3.2.4.1, 3.2.4.4)		
SINCE ALL BUILDINGS ARE REQUIRED TO BE SPRINKLERED AS PER N.F.P.A. 13, ALL BUILDINGS ARE REQUIRED TO HAVE A 2-STAGE FIRE ALARM SYSTEM INSTALLED WITH THE SYSTEM CONTINUOUS THROUGHOUT THE ENTIRE BUILDING. FOR FIRE ALARM & DETECTION SYSTEM DETAILS REFER TO DWGS BY ELEC ENG.		
ELEVATORS		
ELEVATORS TO BE DESIGNED, CONSTRUCTED AND INSTALLED TO CONFORM BCBC 2018 #3.5.2.1		
TYPE:	HYDRAULIC PASSENGER ELEVATOR	
CAPACITY:	1 @ 2100lb & 1 @ 2500lb	
SPEED:	150 FPM	
CONTROL:	DUPLEX SELECTIVE COLLECTIVE	
DOORS:	1 CAR 36" x 84" SINGLE SLIDE POWER OPERATED & 1 CAR 42" x 84" DOUBLE SLIDE POWER OPERATED	
CODE :	COMPLIANT TO B44 ELEVATOR SAFETY CODE & THE ELEVATING DEVICES SAFETY REGULATION	
ACCESS:	ALL ELEVATORS MEET BCBC 2018 #3.3.3.7	
PATIENT STRETCHER:	AT LEAST ONE ELEVATOR HAS INSIDE DIMENSIONS THAT WILL ACCOMMODATE AND PROVIDE ADEQUATE ACCESS FOR PATIENT STRETCHER 2100MM LONG AND 610MM WIDE IN THE PRONE POSITION	
FIRE RATED PARTITION LEGEND		
		UNRATED SMOKE SEPARATION
		34 HR
		1 HR
		2 HR
		2 HR FIREWALL

NORTHLAND
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KEY PLAN

NORTH

REGISTERED ARCHITECT
BRITISH COLUMBIA
2023.05.26

4	DESIGN DEVELOPMENT	5.25.2023
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022
2	REVISED PER CITY COMMENTS	12.09.2021
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

BUILDING CODE 1 of 2

Scale 1/16" = 1'-0"
Date April 20th, 2021
Drawn T.Ng
Checked P.Kwasnicky

A-7.01
R



BUILDING B - GROUP F3 - BCBC 2018 SECTION 3.2.1.2

23,906.09 SQFT - 2,220.95 SQM

Architectural floor plan of Building B - Group F3 - BCBC 2018 Section 3.2.1.2. The plan shows a long, narrow building with various rooms and structural elements. Key areas include a LINEN room, ELEVATOR (ELEV), VEST, POOL MECHANICAL ROOM, BIKE ENCLOSURE, and three stairwells (STAR 1, STAR 2, STAR 3). The plan is divided into sections by vertical lines, and the overall dimensions are 23,906.09 SQFT and 2,220.95 SQM. The drawing is labeled 'P1' on the left and '22' on the right.

BUILDING A - GROUP C & GROUP A2 - BCBC 2018 SECTION 3.2.2.50 & 3.2.2.24

15,893.36 SQFT - 1,476.51 SQM

1

22

STAIR 3

STOP

LAUNDRY

ELEV

COMM

VEST

OFFICE

ADMIN

STORAGE

MENS WR

MARKET

OFFICE

OFFICE

OFFICE

STAFF ROOM

WOMENS WR

STAIR 2

2

GROUND FLOOR PLAN

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

BUILDING A - GROUP C - BCBC 2018 SECTION 3.2.2.50

14,268.71 SQFT - 1,325.61

33 SUITES x (2) PEOPLE PER SUITE = 66 PEOPLE

The second floor plan shows a long, narrow building layout. On the left side, there is a staircase labeled 'STAIR 1'. The top row of the plan contains 11 suites, followed by a central area with an elevator ('ELEV'), linen closet ('LINEN'), and common area ('COMM'). To the right of this central area is a large open space, followed by another set of 11 suites, a linen closet ('LINEN'), and a storage area ('STOR'). On the far right, there is a separate wing containing 5 more suites. At the bottom of the plan, there is a long row of 17 suites. A second staircase, 'STAIR 2', is located at the bottom right corner. The plan includes various furniture and fixtures such as beds, desks, and chairs within the suites.

3 SECOND FLOOR PLAN

1

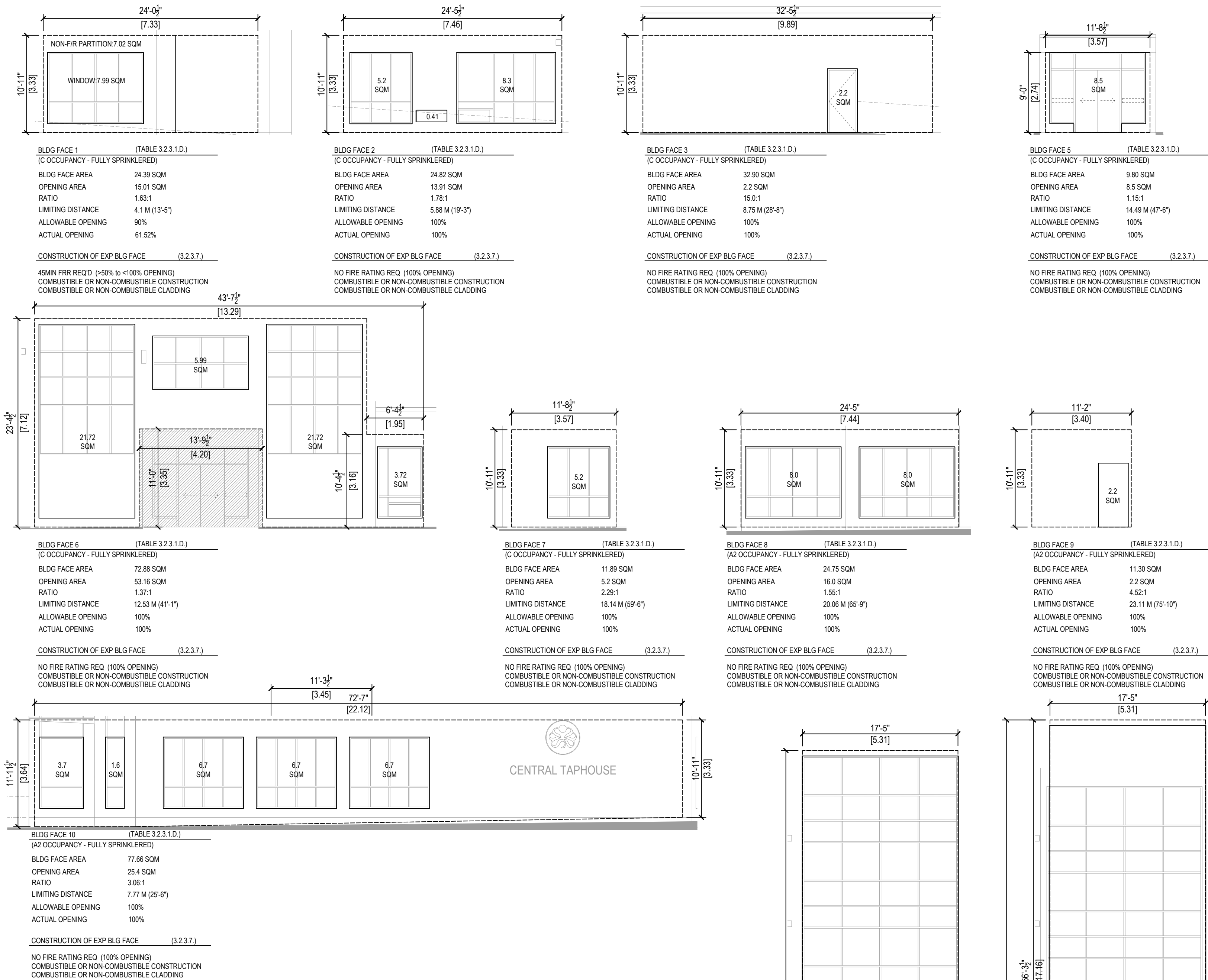
BUILDING A - GROUP C - CBC 2018 SECTION 3.2.2.50

15,400.39 SQFT - 1,430.74 SQM

36 SUITES x (2) PEOPLE PER SUITE = 72 PEOPLE

2

OCCUPANT LOAD CALCULATIONS			
RESTAURANT	4534.4 SQFT	421.3 SQM - 150 SEATS = 150 PEOPLE	
MEETING ROOM 1	697.9 SQFT	64.8 SQM / 0.75 = 86 PEOPLE	
MEETING ROOM 2	890.2 SQFT	82.7 SQM / 0.75 = 110 PEOPLE	
TOTAL			346 PEOPLE
WASHROOM COUNT	(TABLE 3.7.2.2-A)		
173 WOMEN	2 WC REQ	8 WC + 1 UNIV. WR PROVIDED	
173 MEN	4 WC REQ	2 WC + 3 UR PROVIDED	

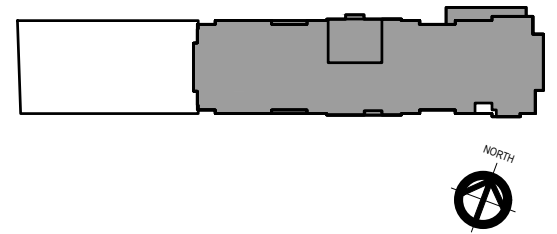


N O R T H L A N D

PROPERTIES

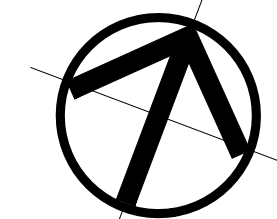
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KEY PLAN

NORTH



		 2023.05.26	
4	DESIGN DEVELOPMENT	5.25.2023	
3	REVISED FOR STRUCTURAL COORDINATION	1.26.2022	
3	REVISED PER CITY COMMENTS	12.09.2021	
2	REVISED RESTAURANT	11.24.2021	
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021	
No.	Revision/Issue	Date mm.dd.yyyy	

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SPATIAL SEPARATION 1 OF 2

Scale 1/8" = 1'-0"

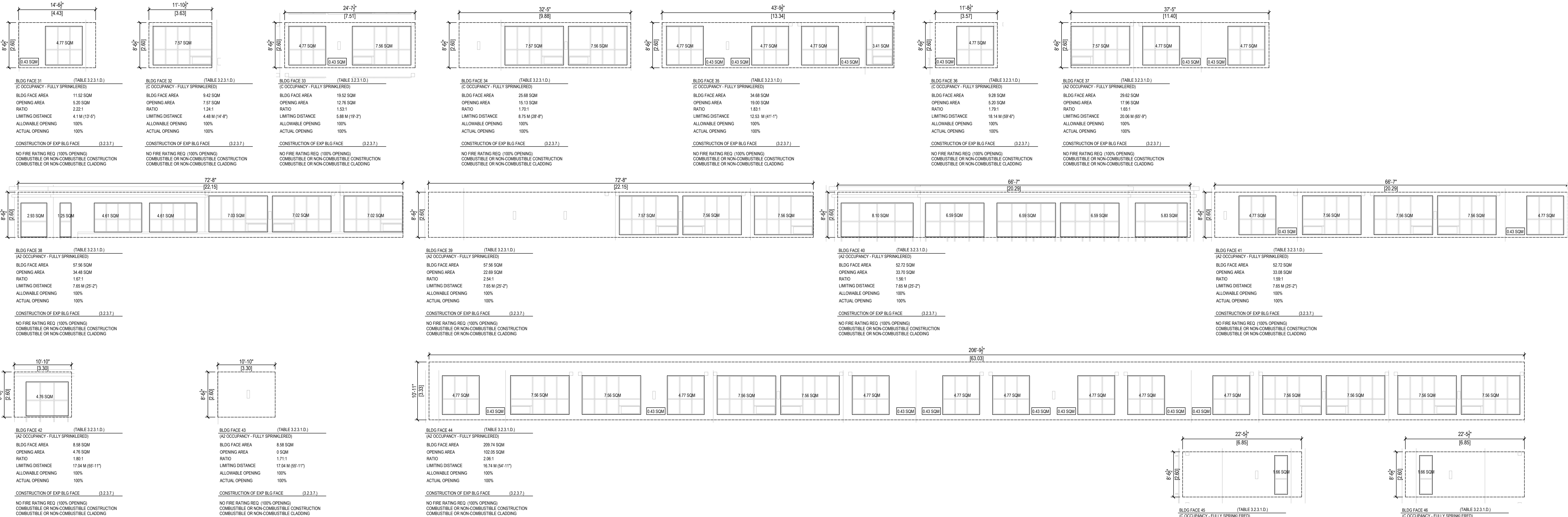
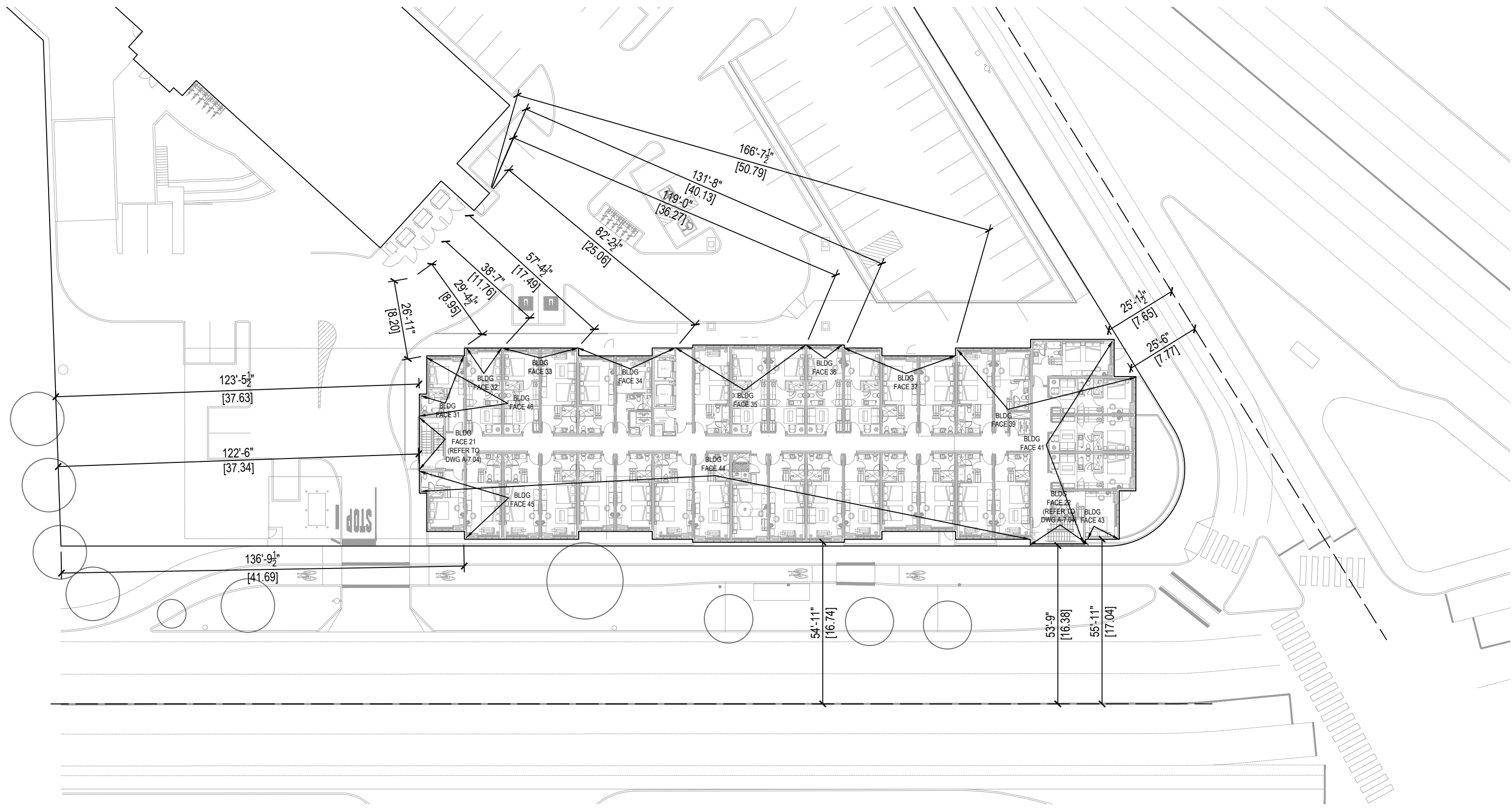
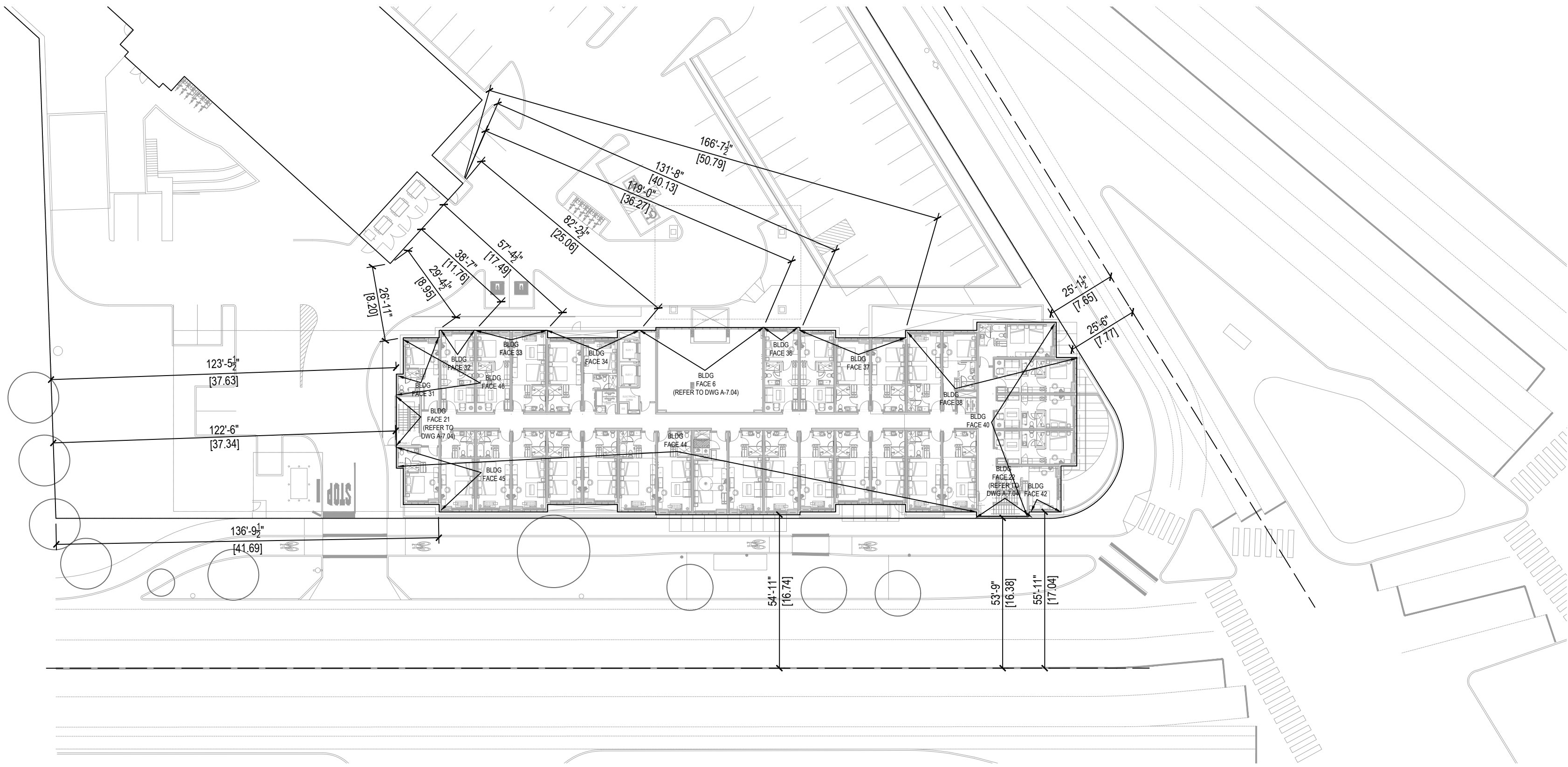
Date April 20th, 2021

Drawn T.N.

Checked P.Kwasnick

A-7.04

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KEY PLAN

2DESIGN DEVELOPMENT5.25.2023

1ISSUED FOR DEVELOPMENT PERMIT11.04.2021

No. Revision/IssueDatemm.dd.yyyy

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PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

SPATIAL SEPARATION 2 OF 2

Scale1/8" = 1'-0"

DateApril 20th, 2021

DrawnT.Ng

CheckedP.Kavashnicky

A-7.05

COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING

HARDWARE SETS SCHEDULE

DOOR HARDWARE TO BE CONFIRMED
FOR BUILDING PERMIT SUBMISSION

HOTEL COMMON AREA DOORS

DOOR										FRAME		HARDWARE				COMMENTS		
NUMBER	LOCATION FROM	LOCATION TO	HAND	WALL	TYPE	WIDTH	HEIGHT	THK	MATERIAL	FINISH	MATERIAL	FINISH	RATING	LOCK	ELEC STRIKER	CLOSER	HOW SET	COMMENTS
BG-01	PARKADE (BG-01)	BICYCLE ENCLOSURE				30	70	BY MANUF.			BY MANUF.		0			N		
BG-02	PARKADE (BG-03)	MAIN ELEC RM (BG-02)				10	70	1-3/4"					45			N		
BG-03	PARKADE (BG-03)	MAIN MECH RM (BG-03)				70	70	1-3/4"					45			N		
BG-04	PARKADE (BG-03)	POOL MECH RM (BG-01)				10	70	1-3/4"					45			N		
BG-05	PARKADE (BG-03)	LINE RM (BG-05)				70	70	1-3/4"					45			N		
BG-06	PARKADE (BG-03)	ELEV VEST (BG-06)				10	70	1-3/4"					45			N		
L-01	EXTERIOR	LOBBY (L-01)				60	70	1-3/4"					0			Y		AUTOMATIC DOOR OPERATOR
L-01A	LOBBY (L-01)	GND FLR EAST CORRIDOR				30	70	1-3/4"					0			Y		
L-01B	EXTERIOR	GND FLR EAST CORRIDOR				30	70	1-3/4"					0			Y		
L-02A	EXTERIOR	VESTIBULE (L-02)				60	70	BY MANUF.					0			N		SLIDING DOORS, AUTOMATIC DOOR OPERATOR
L-02B	LOBBY (L-01)	VESTIBULE (L-02)				60	70	BY MANUF.					0			N		SLIDING DOORS, AUTOMATIC DOOR OPERATOR
L-03	GND FLR WEST CORRIDOR	CONF LOUNGE (L-03)				70	70	1-3/4"					20			N		
L-04	CONF LOUNGE (L-03)	WASHROOM (L-08)				10	70	1-3/4"					45			N		
L-07	GND FLR WEST CORRIDOR	LAUNDRY (L-07)				10 & 10	70	1-3/4"					45			Y		
L-07A	EXTERIOR	LAUNDRY (L-07)				70	70	1-3/4"					0			N		
L-07B	LAUNDRY (L-07)	SPRINK SERVICE RM				26	70	1-3/4"					45			N		
L-08	LOBBY (L-01)	COMM RM (L-08)				30	70	1-3/4"					45			N		
L-09	ADMIN (L-30)	OFFICE (L-09)				30	70	1-3/4"					45			N		
L-10	RECEPTION	ADMIN (L-30)				30	70	1-3/4"					45			N		
L-11	LOBBY (L-01)	CARTS (L-11)				30	70	1-3/4"					0			Y		
L-12	LOBBY (L-01)	GND OFFICE (L-12)				210	80	1-3/4"					45			N		
L-13	LOBBY (L-01)	MARKET (L-13)				70	80	1-3/4"					45			N		
L-14	LOBBY (L-01)	OFFICE (L-14)				210	80	1-3/4"					45			N		
L-14A	OFFICE (L-14)	OFFICE (L-14A)				210	70	1-3/4"					0			N		
L-15	LOBBY (L-01)	OFFICE (L-15)				210	80	1-3/4"					45			N		
S-01	LOBBY (L-01)	STAFF RM (S-01)				10	70	1-3/4"					20			Y		
S-02	STAFF (S-01)	WASHROOM (S-02)				26	70	1-3/4"					0			N		
S-03	STAFF (S-01)	WASHROOM (S-03)				26	70	1-3/4"					0			N		
G-01	GND FLR WEST CORRIDOR	GYM (G-01)				30	70	1-3/4"					45			Y		
P-01A	GND FLR WEST CORRIDOR	POOL (P-01)				30	70	1-3/4"					45			Y		
P-01B	GND FLR WEST CORRIDOR	POOL (P-01)				30	70	1-3/4"					45			Y		
P-02	POOL (P-01)	BEHIND RM (P-02)				10	70	1-3/4"					45			N		
P-03	POOL (P-01)	WASHROOM (P-03)				30	70	1-3/4"					0			Y		
M-01	GND FLR EAST CORRIDOR	MEETING RM (M-01)				10	70	1-3/4"					45			Y		
M-02	GND FLR EAST CORRIDOR	MEETING RM (M-02)				10	70	1-3/4"					45			Y		
M-03A	GND FLR EAST CORRIDOR	MEN'S W/R VESTIBULE				210"	70	1-3/4"					0			Y		
M-03B	MEN'S W/R VESTIBULE	MEN'S WASHROOM				210"	70	1-3/4"					0			Y		
M-04A	GND FLR EAST CORRIDOR	WOMEN'S W/R VESTIBULE				210"	70	1-3/4"					0			Y		
M-04B	WOMEN'S W/R VESTIBULE	WOMEN'S WASHROOM				210"	70	1-3/4"					0			Y		
R-01	EXTERIOR	VESTIBULE				40	80	BY MANUF.					0			Y		AUTOMATIC DOOR OPERATOR
R-02	VESTIBULE	RESTAURANT (R-02)				40	80	BY MANUF.					0			Y		AUTOMATIC DOOR OPERATOR
R-03	RESTAURANT (R-01)	GND FLR EAST CORRIDOR				10	70	1-3/4"					45			Y		AUTOMATIC DOOR OPERATOR
R-04	RESTAURANT (R-01)	EXTERIOR				10	70	1-3/4"					0			Y		PANIC BAR
R-05	RESTAURANT (R-01)	EXTERIOR				10	70	1-3/4"					0			Y		
R-06	RESTAURANT (R-01)	EXTERIOR (PATIO)				10	80	1-3/4"					0			Y		
L2-01	2ND FLR WEST CORRIDOR	2ND FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L2-02	2ND FLR WEST CORRIDOR	2ND FLR ELEC CLOSET				10	70	1-3/4"					45			N		
L2-03	2ND FLR EAST CORRIDOR	2ND FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L2-04	2ND FLR EAST CORRIDOR	2ND FLR STORAGE				10	70	1-3/4"					45			N		
L2-05	2ND FLR EAST CORRIDOR	ELEVATOR VESTIBULE				30	70	1-3/4"					45			Y		COLD OPENS
L3-01	3RD FLR WEST CORRIDOR	3RD FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L3-02	3RD FLR WEST CORRIDOR	3RD FLR ELEC CLOSET				10	70	1-3/4"					45			N		
L3-03	3RD FLR EAST CORRIDOR	3RD FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L3-04	3RD FLR EAST CORRIDOR	3RD FLR STORAGE				10	70	1-3/4"					45			N		
L3-05	3RD FLR EAST CORRIDOR	ELEVATOR VESTIBULE				10	70	1-3/4"					45			Y		COLD OPENS
L4-01	4TH FLR WEST CORRIDOR	4TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L4-02	4TH FLR WEST CORRIDOR	4TH FLR ELEC CLOSET				10	70	1-3/4"					45			N		
L4-03	4TH FLR EAST CORRIDOR	4TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L4-04	4TH FLR EAST CORRIDOR	4TH FLR STORAGE				30	70	1-3/4"					45			N		
L4-05	4TH FLR EAST CORRIDOR	ELEVATOR VESTIBULE				10	70	1-3/4"					45			Y		COLD OPENS
L5-01	5TH FLR WEST CORRIDOR	5TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L5-02	5TH FLR WEST CORRIDOR	5TH FLR ELEC CLOSET				10	70	1-3/4"					45			N		
L5-03	5TH FLR EAST CORRIDOR	5TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L5-04	5TH FLR EAST CORRIDOR	5TH FLR STORAGE				30	70	1-3/4"					45			N		
L5-05	5TH FLR EAST CORRIDOR	ELEVATOR VESTIBULE				30	70	1-3/4"					45			Y		COLD OPENS
L6-01	6TH FLR WEST CORRIDOR	6TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L6-02	6TH FLR WEST CORRIDOR	6TH FLR ELEC CLOSET				10	70	1-3/4"					45			N		
L6-03	6TH FLR EAST CORRIDOR	6TH FLR LINEN CLOSET				30	70	1-3/4"					45			N		
L6-04	6TH FLR EAST CORRIDOR	6TH FLR STORAGE				10	70	1-3/4"					45			N		
L6-05	6TH FLR EAST CORRIDOR	ELEVATOR VESTIBULE				30	70	1-3/4"					45			Y		COLD OPENS
S1-01A	EXTERIOR	STAIR 1				30	70	1-3/4"					0			Y		
S1-01B	GND FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-02	2ND FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-03	3RD FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-04	4TH FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-05	5TH FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-06	6TH FLR WEST CORRIDOR	STAIR 1				10	70	1-3/4"					1.5			Y		
S1-R	ROOF	STAIR 1				10	70	1-3/4"					0			Y		
S2-P1	EXTERIOR	STAIR 2				30	70	1-3/4"					0			Y		
S2-P2	PARKADE	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-01	EXTERIOR	STAIR 2				30	70	1-3/4"					0			Y		
S2-02	2ND FLR EAST CORRIDOR	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-03	3RD FLR EAST CORRIDOR	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-04	4TH FLR EAST CORRIDOR	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-05	5TH FLR EAST CORRIDOR	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-06	6TH FLR EAST CORRIDOR	STAIR 2				10	70	1-3/4"					1.5			Y		
S2-R	ROOF	STAIR 2				10	70	1-3/4"					0			Y		
S3-P1	EXTERIOR	STAIR 3				30	70	1-3/4"					0			Y		
S3-P2	PARKADE	STAIR 3				10	70	1-3/4"					1.5			Y		
S4-01	EXTERIOR	STAIR 4				30	70	1-3/4"					0			Y		
S4-P1	PARKADE	STAIR 4				10	70	1-3/4"					1.5			Y		

SUITE DOORS

DOOR										FRAME		HARDWARE				COMMENTS	
NUMBER	LOCATION FROM	LOCATION TO	TYPE	TYPE	WIDTH	HEIGHT	THK	MATERIAL	FINISH	MATERIAL	FINISH	RATING	LOCK	ELEC STRIKER	CLOSER	HOW SET	COMMENTS
SUITE	CORRIDOR	SUITE	C1	C1	30	70	1-3/4"	WOOD	ST	WOOD	ST	20					
H/C SUITE	CORRIDOR	SUITE	C2	C2	30	70	1-3/4"	WOOD	ST	WOOD	ST	20		YES		AUTO	
	SUITE	BATHROOM	E1	E1	210	70	1-3/8"	WOOD	ST	WOOD	ST					N	
	H/C SUITE	BATHROOM	E2	E2	30	70	1-3/8"	WOOD	ST	WOOD	ST					N	
	SUITE	BEDROOM	E4	E4	210	70	1-3/8"	WOOD	ST	WOOD	ST					N	
		</															

DOOR SCHEDULE LEGEND

LEGEND
A = SLAB
B1 = 1/2" X 20" GLASS
C = 1/2" SLIT GLASS
D = FULL GLASS
CL-C2 = SLAB WOOD
E1-E5 = INTERIOR WOOD FINISHING
G = FULL GLASS RESTAURANT FRONT ENTRY
GL = FULL GLASS FACULTY DOOR
HM = HOLLOW METAL
WD = WOOD
P = PAINT
ST = STAINED
STL = STEEL
ALUM = ALUMINUM
CND =

ALL DOOR SWINGS AND HARDWARE TO BE CONFIRMED
BY PROJECT COORDINATOR PRIOR TO ORDERING

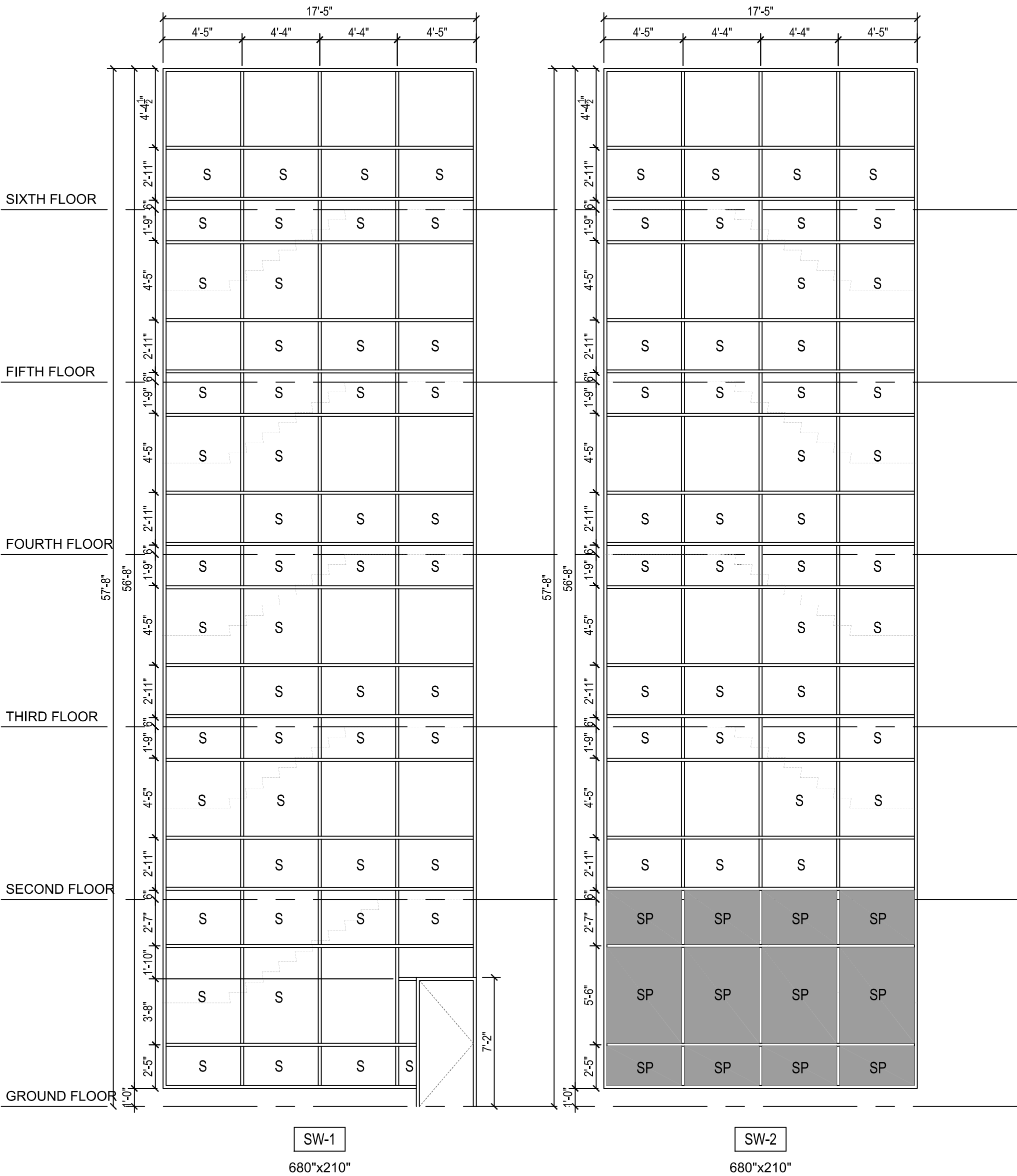
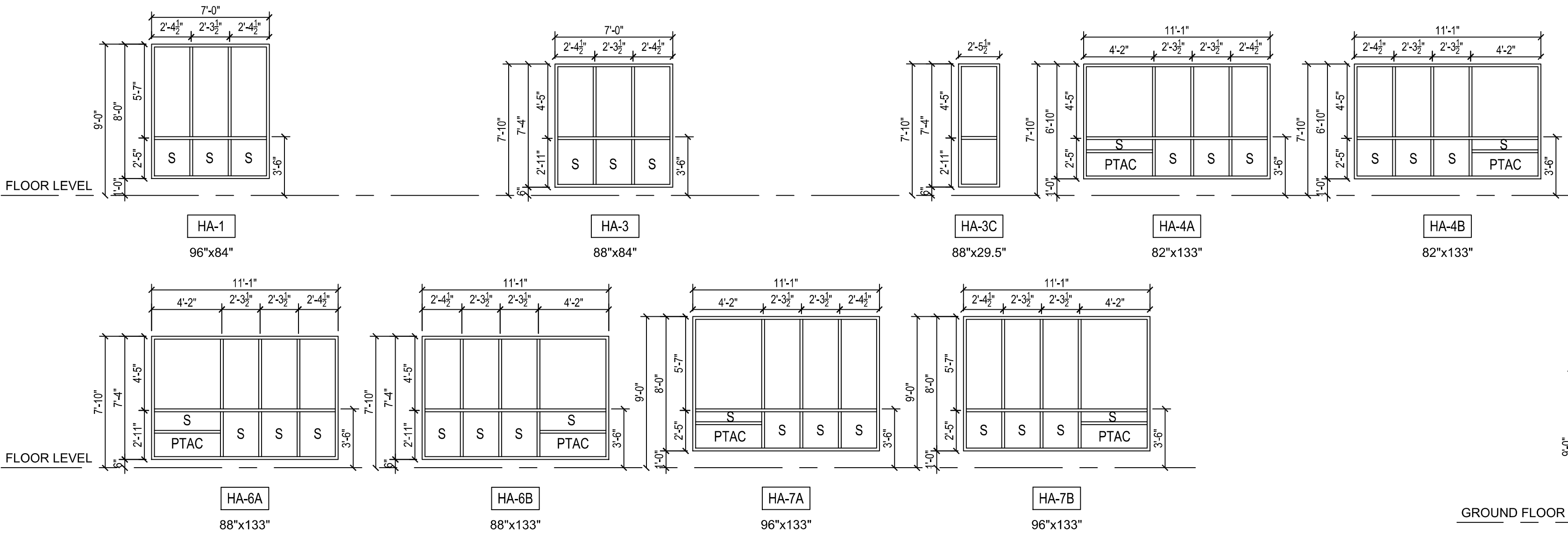
REFER TO FLOOR PLANS FOR ALL PATIO DOOR SWINGS
PROJECT COORDINATOR TO CONFIRM APPROPRIATE
OPERATOR PRIOR TO ORDERING

NOTES:

- DOOR RELEASE HARDWARE SHALL ME

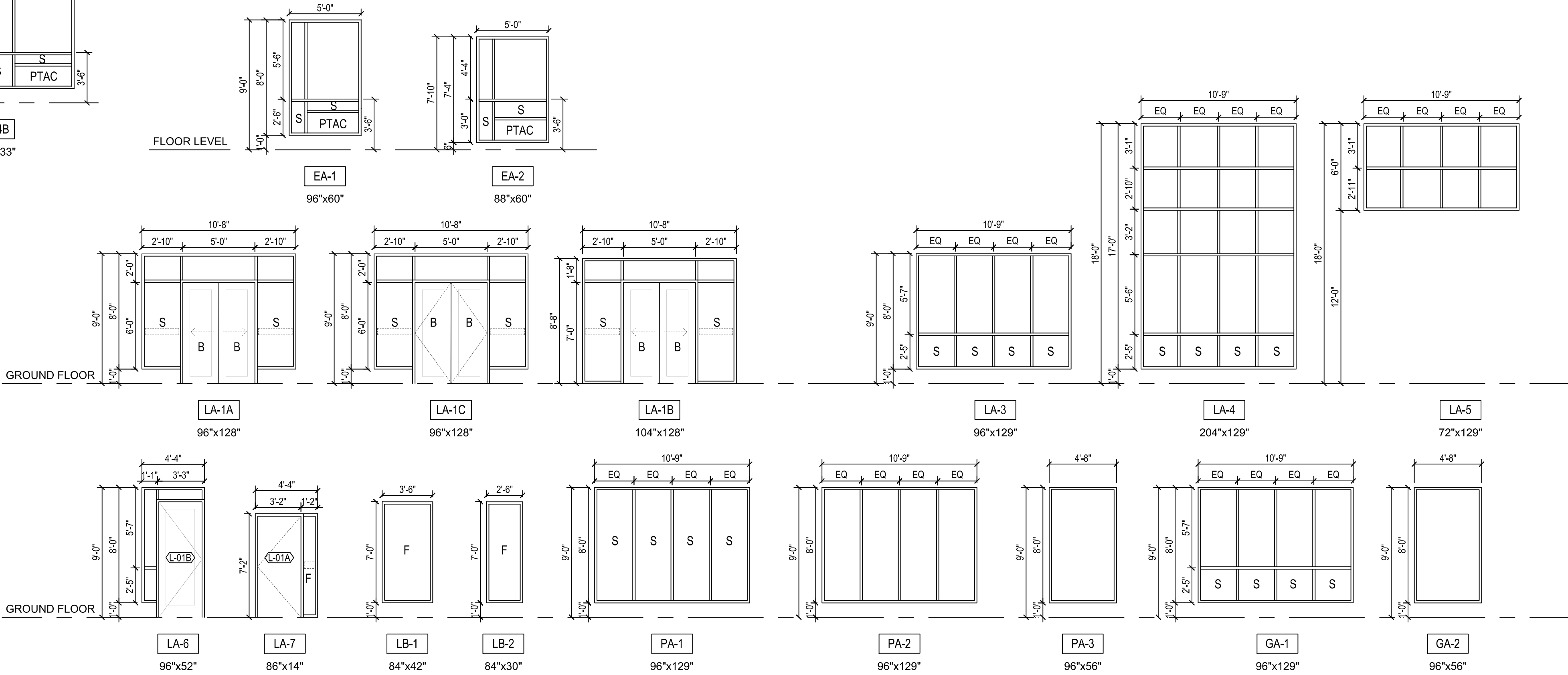
HOTEL SUITE WINDOWS

HA = HOTEL ROOM WINDOWS TO BE CLEAR GLAZED
IN BLACK ALUMINUM FRAMES AND HAVE A
MINIMUM STC RATING OF 34
DOUBLE GLAZED U.N.O. S = DENOTES SAFETY GLASS REQ'D
SP = DENOTES INSULATED SPANDREL PANEL
COLOR TO BE CONFIRMED



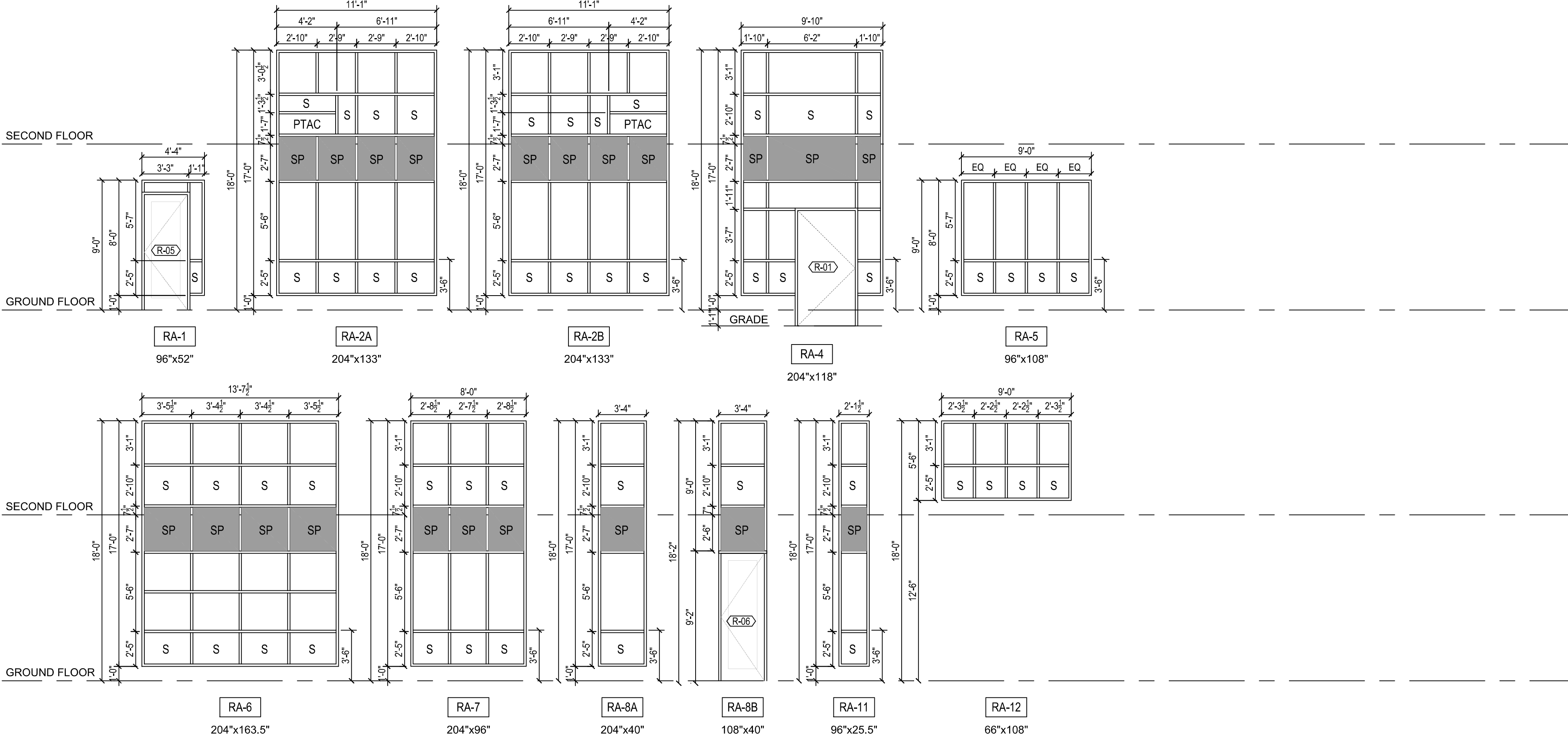
HOTEL COMMON WINDOWS

EA = HOTEL ELEVATOR WINDOWS TO BE GREY FLOAT
TINTED GLASS IN BLACK ALUMINUM FRAMES
LA = HOTEL LOBBY WINDOWS TO BE GREY FLOAT
TINTED GLASS IN BLACK ALUMINUM FRAMES
OA = HOTEL OFFICE WINDOWS TO BE GREY FLOAT
TINTED GLASS IN BLACK ALUMINUM FRAMES
S = DENOTES SAFETY GLASS REQ'D
F = DENOTES FIRELITE GLAZING AND STEEL FRAMES REQ'D
B = DENOTES BREAK AWAY GRAPHICS REQ'D
PA = HOTEL POOL WINDOWS TO BE TRIPLE GLAZED AND
GREY FLOAT TINTED GLASS IN BLACK ALUMINUM FRAMES
GA = HOTEL GYM WINDOWS TO BE GREY FLOAT TINTED
GLASS IN BLACK ALUMINUM FRAMES
SP = DENOTES INSULATED SPANDREL PANEL
COLOR TO BE CONFIRMED

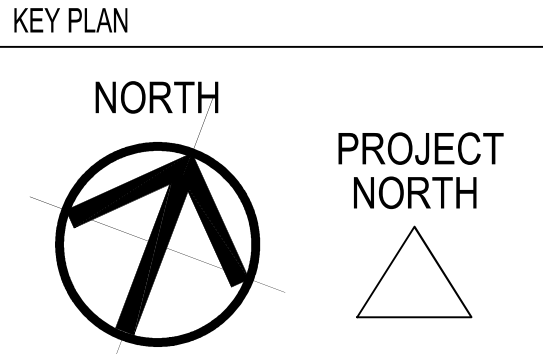
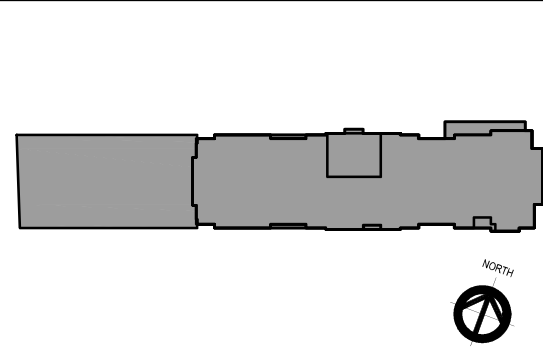


RESTAURANT WINDOWS

RA = RESTAURANT WINDOWS TO BE GREY FLOAT
TINTED GLASS IN BLACK ALUMINUM FRAMES
S = DENOTES SAFETY GLASS REQ'D
DOUBLE GLAZED U.N.O. SP = DENOTES INSULATED SPANDREL PANEL
COLOR TO BE CONFIRMED



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JUNE 28th, 2022

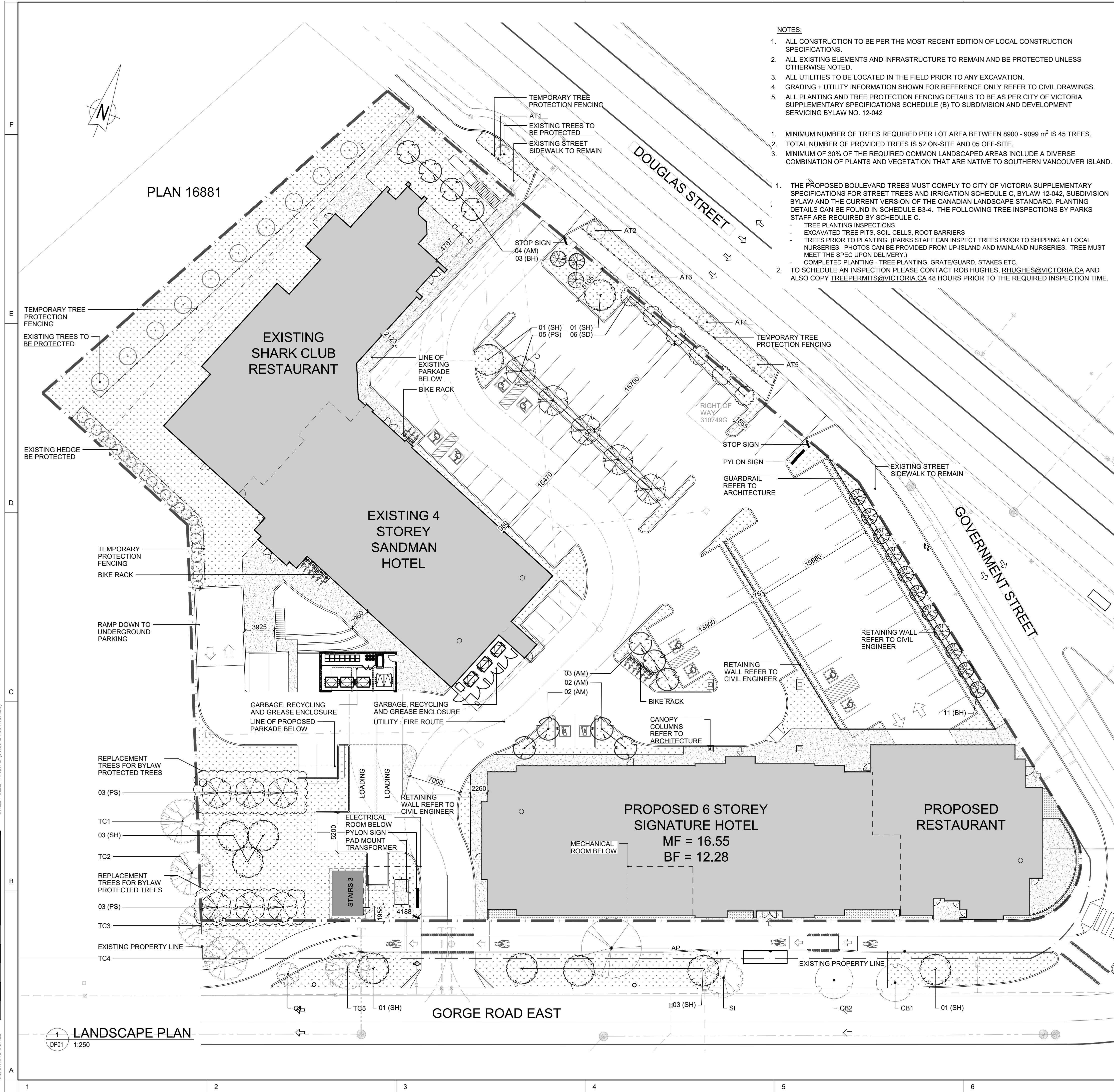
1	ISSUED FOR DEVELOPMENT PERMIT	11.04.2021
No.	Revision/Issue	Date mm.dd.yyyy

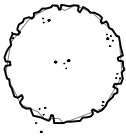
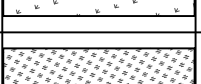
Pacific Coast
Architecture Inc.
501-2292 Production Way
Burnaby, B.C.
Canada, V5A 3R3
office 303.368.7317
fax 303.320.9559

PROPOSED SIGNATURE HOTEL
2706 GOVERNMENT STREET
VICTORIA BRITISH COLUMBIA

WINDOW SCHEDULE		
Scale	NTS	A-8.03
Date	April 20th, 2021	
Drawn	J.Mullis	
Checked	P.Kwashinsky	

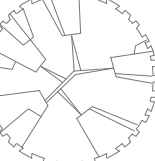
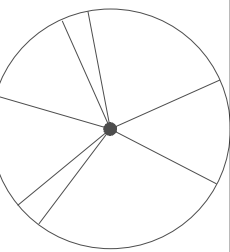
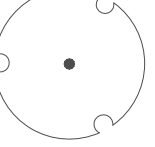
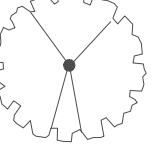
ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED IN
INSULATED AND THERMALLY BROKEN FRAMES U.N.O.

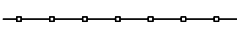


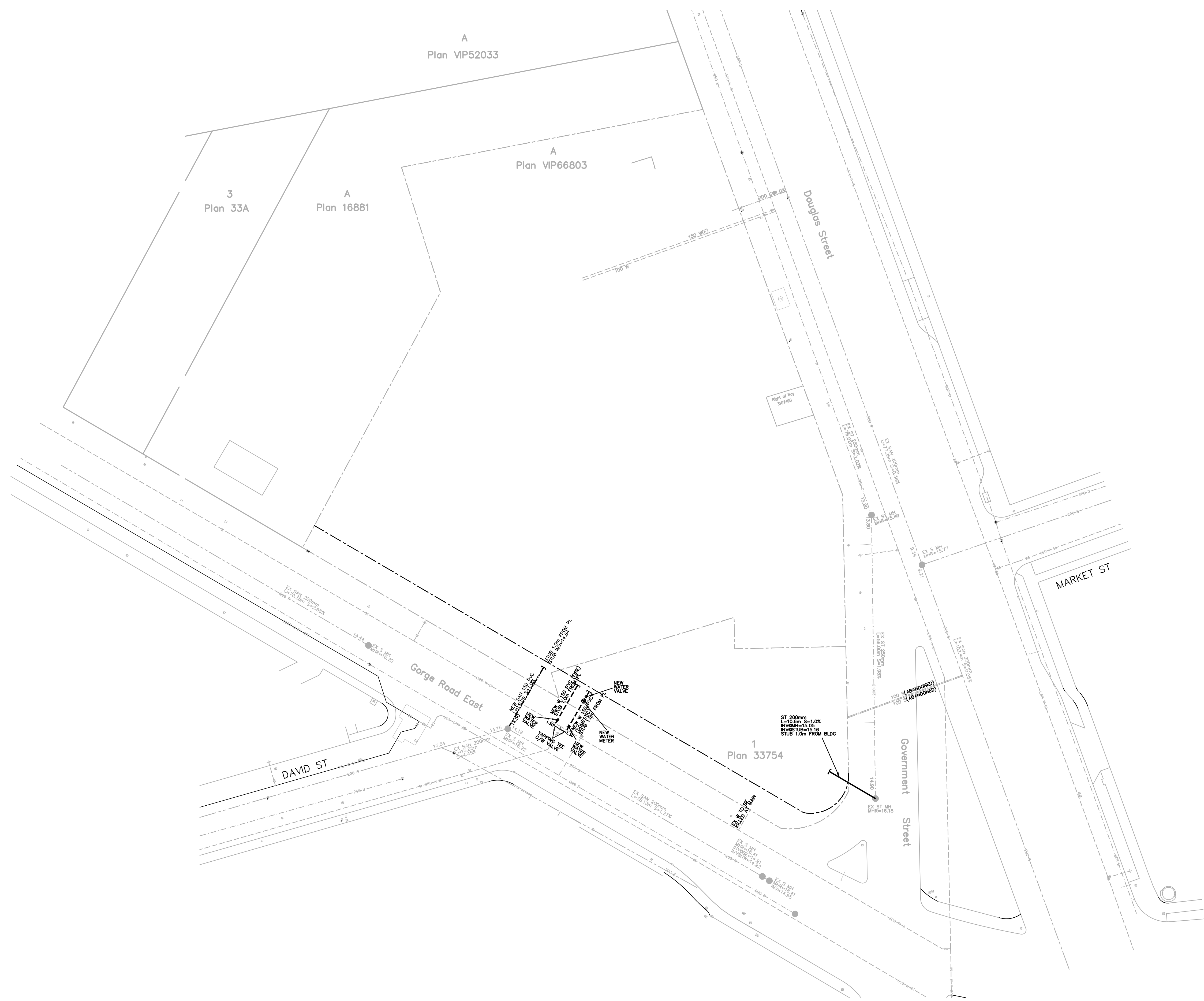
QTY	CODE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
5	SH		SHADEMASTER HONEYLOCUST	<i>GLEDTISIA TRIACANTHOS</i> "SHADEMASTER"	60mm CAL.	B&B/WIRE BASKET
11	AM		ARMSTRONG MAPLE	<i>ACER RUBRUM</i> "ARMSTRONG"	60mm CAL.	B&B/WIRE BASKET
11	PS		PACIFIC SUNSET MAPLE	<i>ACER TRUNCATUM</i> x <i>PLATANOIDES</i>	60mm CAL.	B&B/WIRE BASKET
6	SD		SATOMI DOGWOOD	<i>CORNUS KOUSA</i> "SATOMI"	60mm CAL.	B&B/WIRE BASKET
14	BH		BLACK HAWTHORN	<i>CRATAEGUS DOUGLASII</i>	60mm CAL.	B&B/WIRE BASKET
GRASSES						
1767.44 m ²			SOD			
45.34 m ²			FLOWERS BED			

OFF-SITE PROPOSED PLANTING SCHEDULE							
QTY	CODE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
DECIDUOUS TREES							
5	SH		SHADEMASTER HONEYLOCUST	<i>GLEDITSIA TRIACANTHOS</i> "SHADEMASTER"	60mm CAL.	B&B/WIRE BASKET	

EXISTING TREES TO BE PROTECTED							
CODE	SYMBOL	SPECIES	BOTANICAL NAME	cm/DBH	HEIGHT/m	SPREAD	PRZ/m
AT1		ACER TRUNCATUM	THE SHANTUNG MAPLE	3	3	2	0
AT2				3	3	2	0
AT3				3	3	2	0
AT4				3	3	2	0
AT5				3	3	2	0

OFF-SITE EXISTING TREES TO BE REMOVED							
CODE	SYMBOL	SPECIES	BOTANICAL NAME	cm/DBH	HEIGHT/m	SPREAD	PR/m
TC1		TILIA CORDATA	LITTLE-LEAF LINDEN	28	9	7	3
TC2				21	7	5	3
TC3				29	11	7	3
TC4				27	11	10	3
TC5				32	13	10	4
AP		ACER PLATANOIDES	NORWAY MAPLE	36	9	8	4
CJ		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	16	6	3	2
CB1		CARPINUS BETULUS	COMMON HORNBEAM	23	12	5	3
CB2				25	12	5	3
SI		SORBUS INTERMEDIA	THE SWEDISH WHITEBEAM	20	6	5	2

CLIENT						
 N O R T H L A N D PROPERTIES We Proudly Build						
CONSULTANT						
 GEORGE HARRIS COLLABORATIVE INC. Landscape Architecture / Urban Design						
GENERAL LEGEND						
 PROPOSED LIMIT OF WORK  EXISTING PROPERTY LINE  BUILDING OUTLINE  TEMPORARY TREE PROTECTION FENCING GUARDRAIL						
HARDSCAPE						
 STANDARD CONCRETE PAVING  GRAVEL MULCH						
FURNITURE						
 BIKE RACK  SIGN						
UTILITIES						
PROPOSED EXISTING STORM SEWERST 250 PVCST 250 PVC SANITARY SEWERS 250 PVCSS 250 PVC WATER MAINW 250 PVCW 250 PVC						
CATCHBASIN						
MANHOLE						
WATER VALVE						
FIRE HYDRANT						
CAPPED PIPE END						
WATER METER		M				
ICD				 EX		
						
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REV	DATE	ISSUED FOR	DRAWN	CHECK	DESIGN	
PROJECT						
SIGNATURE HOTEL						
DISCIPLINE						
LANDSCAPE						
MUNICIPALITY						
VICTORIA , BC						
SHEET TITLE						
LANDSCAPE PLAN						
SCALE		PROJECT NO.		SHEET NO.		REV
1:250		21-670		DP01		00





**RICHVIEW
ENGINEERING INC.**
CONSULTING ENGINEERS
UNIT D, 203 38TH AVE NE, CALGARY, ALBERTA T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

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LEGEND:		PROPOSED	EXISTING
SITE PROPERTY LINE		---	---
EASEMENT LINE		---	---
STORM SEWER		ST 250 PVC	ST 250 PVC
SANITARY SEWER		S 250 PVC	S 250 PVC
WATER MAIN		W 250 PVC	W 250 PVC
CATCHBASIN		□	□
MANHOLE		○	○
WATER VALVE		⊗	⊗
FIRE HYDRANT		⊗	⊗
CAPPED PIPE END		└	└

MUNICIPAL ADDRESS
2852 DOUGLAS STREET VICTORIA BC

REVISIONS						
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	EL	RL
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CLIENT
NORTHLAND PROPERTIES

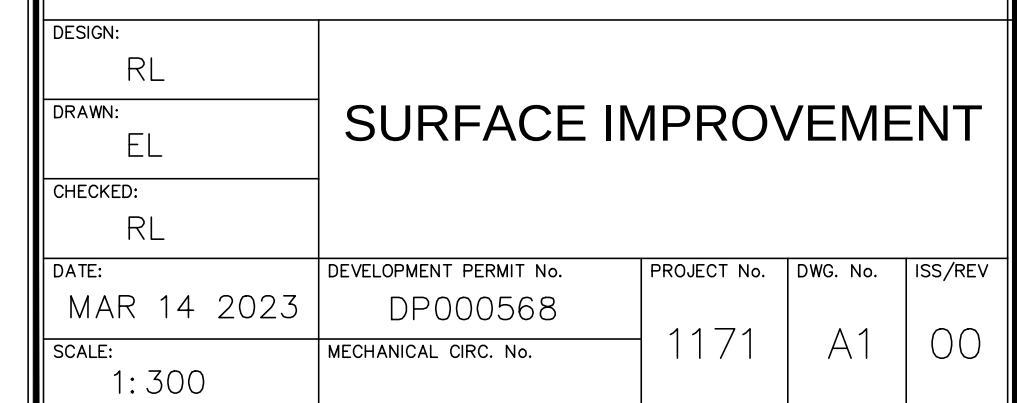
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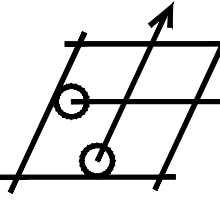
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DATE: MAR 14 2023	DEVELOPMENT PERMIT No. DP	PROJECT No. 1171	DWS. No. B	ISS/REV 00
SCALE: 1:400	DSSP CIRC. No.			

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K:\1171 Victoria\Drawings\1171-30-DSSP-Rev 4.dwg, Service Office, 02/14/2023 11:25 am Jessica

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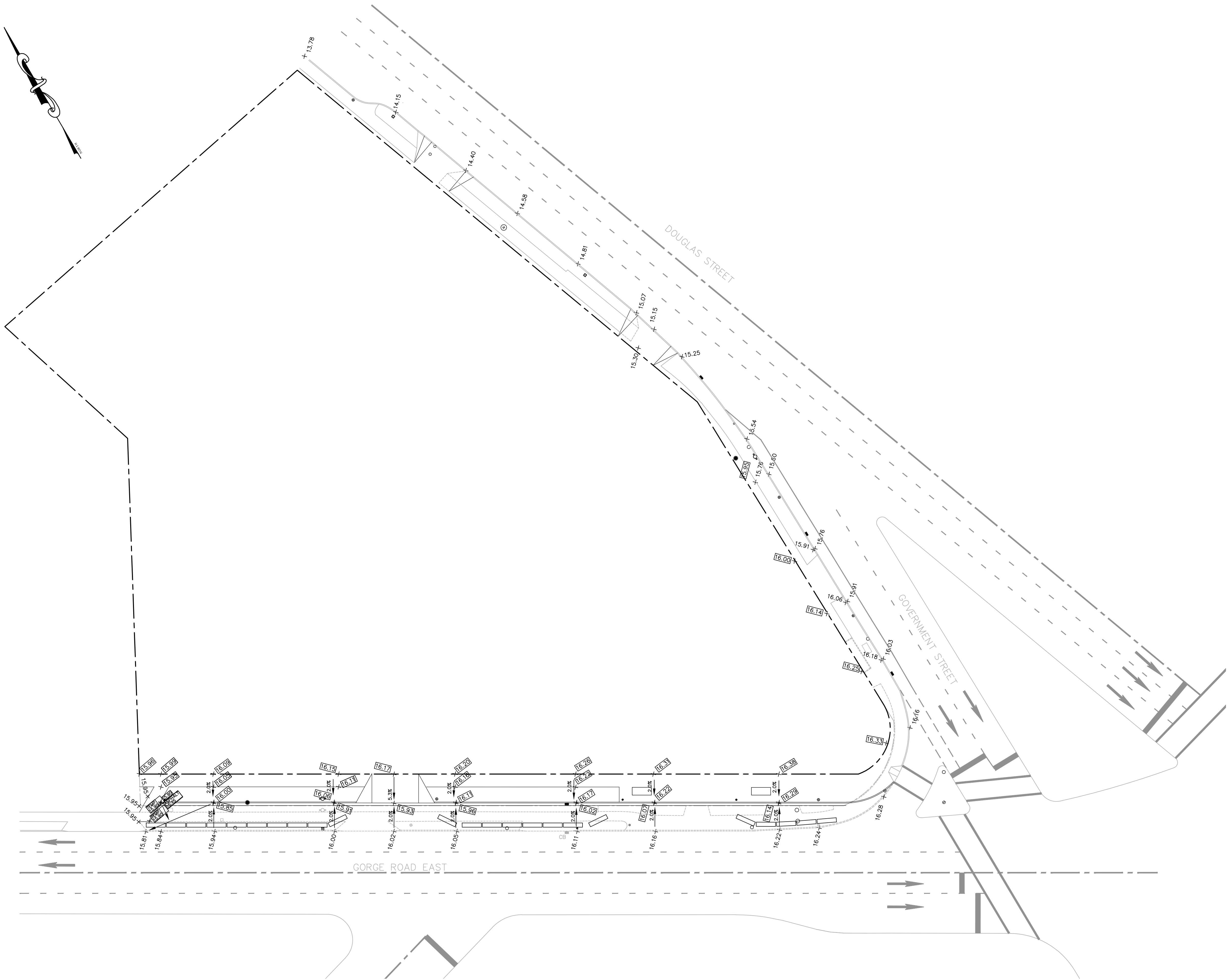
REVISIONS									
REV.	Y	M	D	ISSUE/REVISION	DESCRIPTION	EL	RL	DRN	CHK
0	20	03	16	FOR APPROVAL					



NORTHLAND PROPERTIES

SANDMAN HOTEL EXTENSION

DESIGN: RL	SURFACE GRADING			
DRAWN: EL				
CHECKED: RL				
DATE: MAR 14 2023	DEVELOPMENT PERMIT No. DP000568	PROJECT No. 1171	DWG. No. A2	ISS/REV 00
SCALE: 1:300	MECHANICAL CIRC. No.			



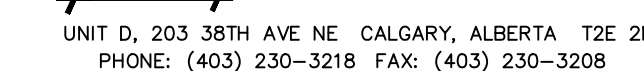
NOT FOR CONSTRUCTION
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BY THE CITY OF VICTORIA

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- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.

R:\1171 VICTORIA\DRAWINGS\1171-3D\SSP-REV A.DWG. SURFACE GRADING. 02/11/2023 11:10 AM JERICA



NOTE:
EXISTING SANITARY, STORM AND WATER CONNECTION TO BE CAP-OFF FOR THE BUILDINGS
WHICH ARE GOING TO BE DEMOLISHED. EXISTING SERVICES LOCATION TO BE CONFIRMED ONSITE



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MUNICIPAL ADDRESS
2852 DOUGLAS STREET VICTORIA BC

31 May 23

NORTHLAND PROPERTIES

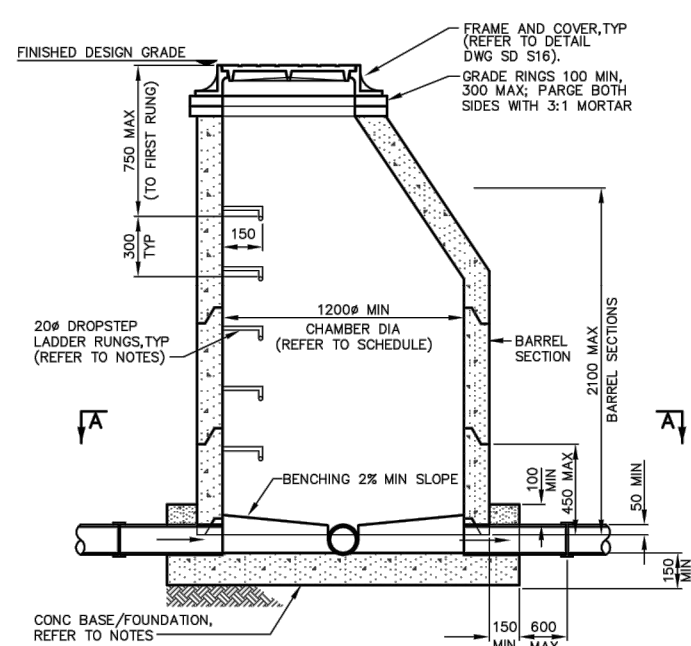
PROJECT

PROPOSED HOTEL EXTENSION

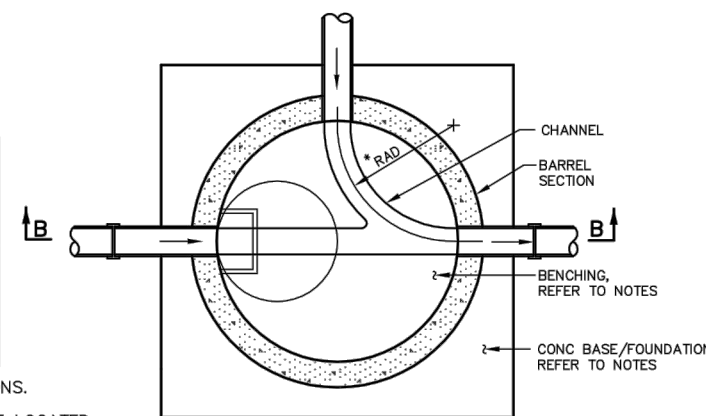
DESIGN:	RL	SITE SERVICING PLAN	DATE: MAY 30 3023 SCALE: 1: 400	DEVELOPMENT PERMIT No. DP DSSP CIRC. No.	PROJECT No. 1171	DWG. No. 01
DRAWN:	EL					
CHECKED:	RL					



SUPPLEMENTARY STANDARD DETAIL DRAWINGS



SECTION B - B



SECTION A - A

PRECAST MANHOLE SCHEDULE			
MAIN SIZE (INSIDE DIA)	CHAMBER SIZE (INSIDE DIA)	CHAMBER SIZE (OUTSIDE DIA)	* LADDER RUNG LOCATION
200 TO 300	1200 MIN	1460 MIN	CENTRED OVER UPSTREAM CHANNEL.
375 TO 450	1350 MIN	1630 MIN	
525 TO 600	1500 MIN	1800 MIN	CENTRED OVER LARGEST UPSTREAM RIFA

* FRAMES AND COVERS TO BE CENTERED OVER LADDER RUNG LOCATIONS

* WHERE A DROP STRUCTURE FOR MAIN SIZES 200 - 300 ID IS TO BE LOCATED ON THE UPSTREAM CHANNEL, PLACE LADDER RUNGS OVER DOWNSTREAM CHANNEL.

NOTES

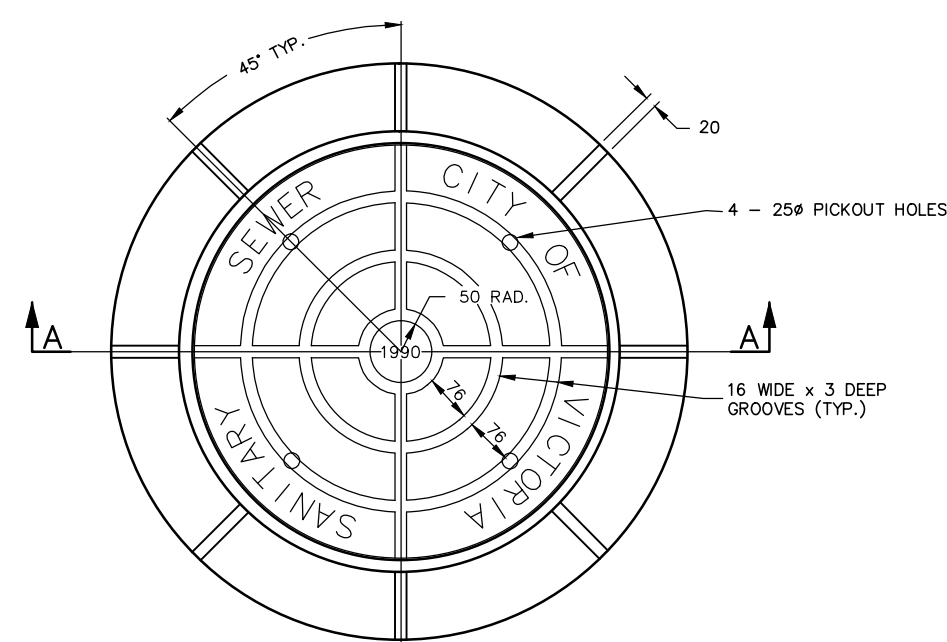
- 1 MANHOLES WITH PIPE DIAMETS UP TO 600mm SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE TO ASTM C443 LATEST EDITION UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 2 MANHOLES WITH PIPE DIAMETERS GREATER THAN 600mm REQUIRE DESIGN TO BE APPROVED BY A PROFESSIONAL ENGINEER.
- 3 MANHOLE BASES SHALL BE MONOLITHICALLY POURED IN PLACE CONCRETE AND BASES SHALL REST ON UNDISTURBED SOIL. SURFACE COURSE MATERIAL, FIRST 150mm OF BASE SHALL BE SET INTO CONCRETE BASES.
- 4 BENCHING (AS SHOWN IN SECTION B-B), CONCRETE SHALL BE READY MIX CONFORMING TO M400 STANDARDS AND SPECIFICATIONS. RADIUS FROM THE CENTRE LINE OF THE CHANNEL SHALL BE A MINIMUM OF 2.5 TIMES THE DIAMETER OF THE UPSTREAM PIPE.
- 5 CHANNELING AND BENCHING SHALL HAVE A SMOOTH STEEL TROWELLED FINISH.
- 6 LARGEST BENCHING AREA SHALL HAVE A MINIMUM WIDTH OF 450mm.
- 7 PRECAST RECTANGULAR JOINTS SHALL BE TONGUE AND GROOVE AND 10' RADIUS SEALED IN ACCORDANCE TO ASTM C443.
- 8 LADDER RUNS SHALL UNLINKED STEEL AND BE AN INTEGRAL PART OF THE MANHOLE SECTION.
- 9 ALTERNATE LADDER RUN DESIGNS MAY BE SUBSTITUTED AND APPROVED BY THE CITY ENGINEER.

NOT TO SCALE

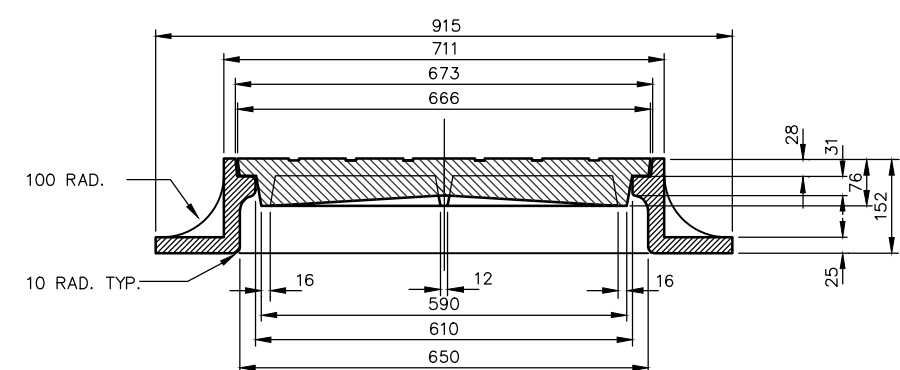
STANDARD MANHOLE & CONNECTION DETAIL

REVISIONS	DRAWING NUMBER: SD S1
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**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**



PLAN – FRAME & COVER



SECTION A-A

NOTES:

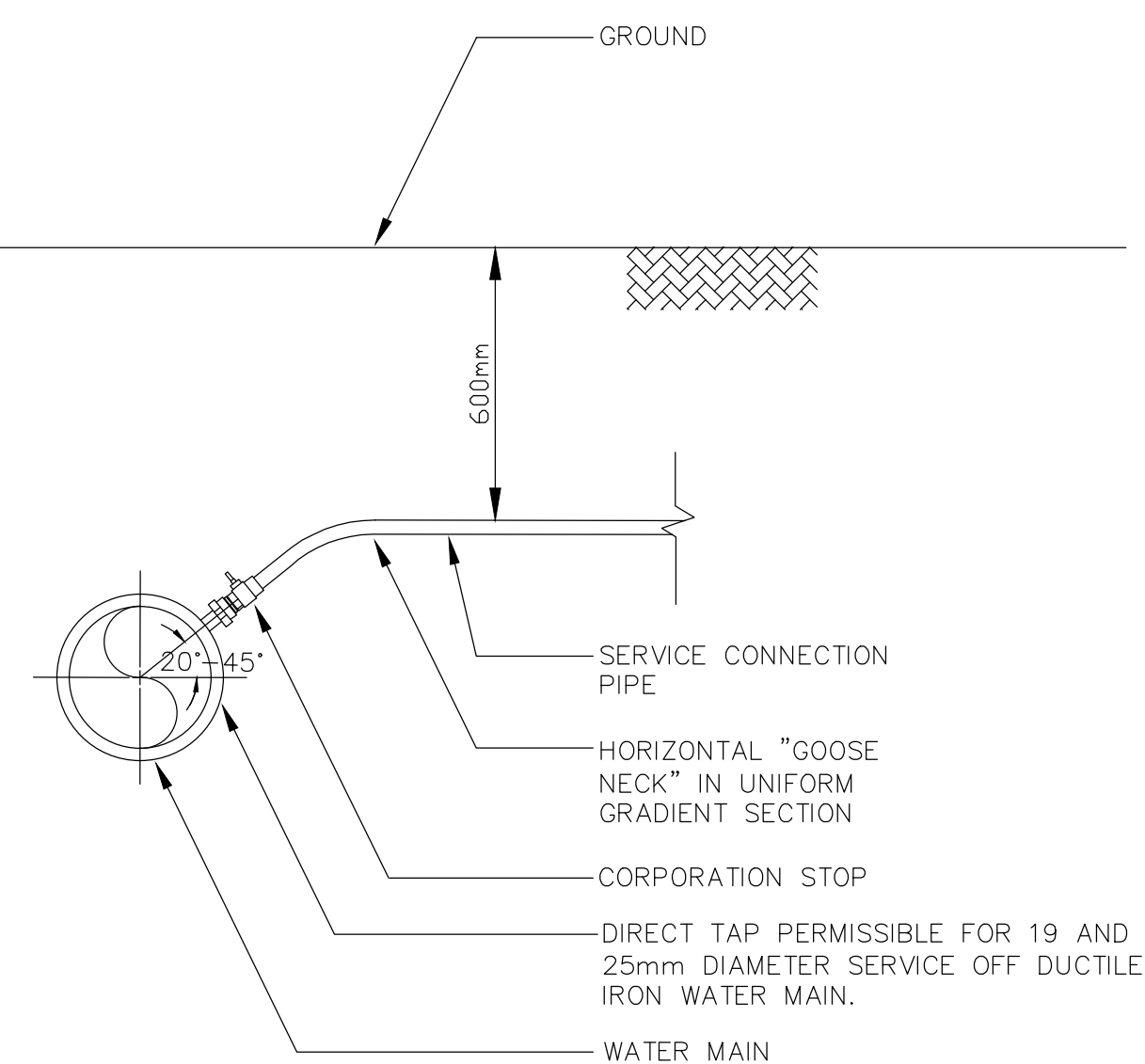
1. CASTING SHALL HAVE A DESIGN LOAD STRENGTH IN ACCORDANCE WITH ASHTO H20 LOADING.
2. ALL METAL BEARING SURFACES BETWEEN FRAME AND COVER MACHINED TO INSURE GOOD SEATING.
3. YEAR OF DATE MANUFACTURED ON COVER
4. FURNISH WHEN SPECIFIED: COVER TO BE IDENTIFIED EITHER "STORM DRAIN"
"STORM SEWER," "WATER" OR "CATCH BASIN" AS SHOWN IN DRAWING.
5. INSIDE EDGES OF RING TO BE ROUNDED TO 10mm RADIUS.
10mm RADIUS.
6. DIMENSIONS ARE BASED ON GRAY IRON CASTINGS.

NOT TO SCALE

**MANHOLE/CATCH BASIN
FRAME & COVER**

REVISIONS	DRAWING NUMBER: SD S16
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**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**



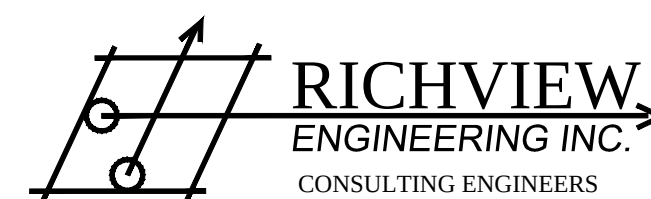
NOTES:

1. THIS DETAIL FOR SERVICES 19 TO 50mm ONLY.
2. PVC SADDLES AS PER THE APPROVED PRODUCT LIST.
3. INSTALL SERVICE PIPE WITH "GOOSE NECK" IN HORIZONTAL POSITION.

NOT TO SCALE

WATER SERVICE CONNECTION FOR 19mm TO 50mm

REVISIONS	DRAWING NUMBER: SD W2a
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MUNICIPAL ADDRESS

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REVISIONS

[illegible]

ENGINEER



31 May 2

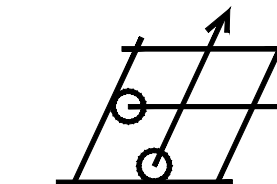
CLIENT

NORTHLAND PROPERTIES

PROJECT

PROPOSED HOTEL EXTENSION

DESIGN: RL	NOTES AND DETAILS PLAN			
DRAWN: EL				
CHECKED: RL				
DATE: MAY 30 2023	DEVELOPMENT PERMIT No. DP	PROJECT No.	DWG. No.	ISS/REV
SCALE: NTS	DSSP CIRC. No.	1171	02	00



RICHVIEW
ENGINEERING INC.
CONSULTING ENGINEERS
UNIT D, 203 38 AVE NE CALGARY, AB, T2E 2M3
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LEGEND	
PROPOSED GRADE	+ 15.20
PROPOSED SLOPE	1.00%
EXISTING GRADE	+ 17.75
SLAB ELEVATION	MF=48.75

MUNICIPAL ADDRESS
2852 DOUGLAS STREET VICTORIA BC

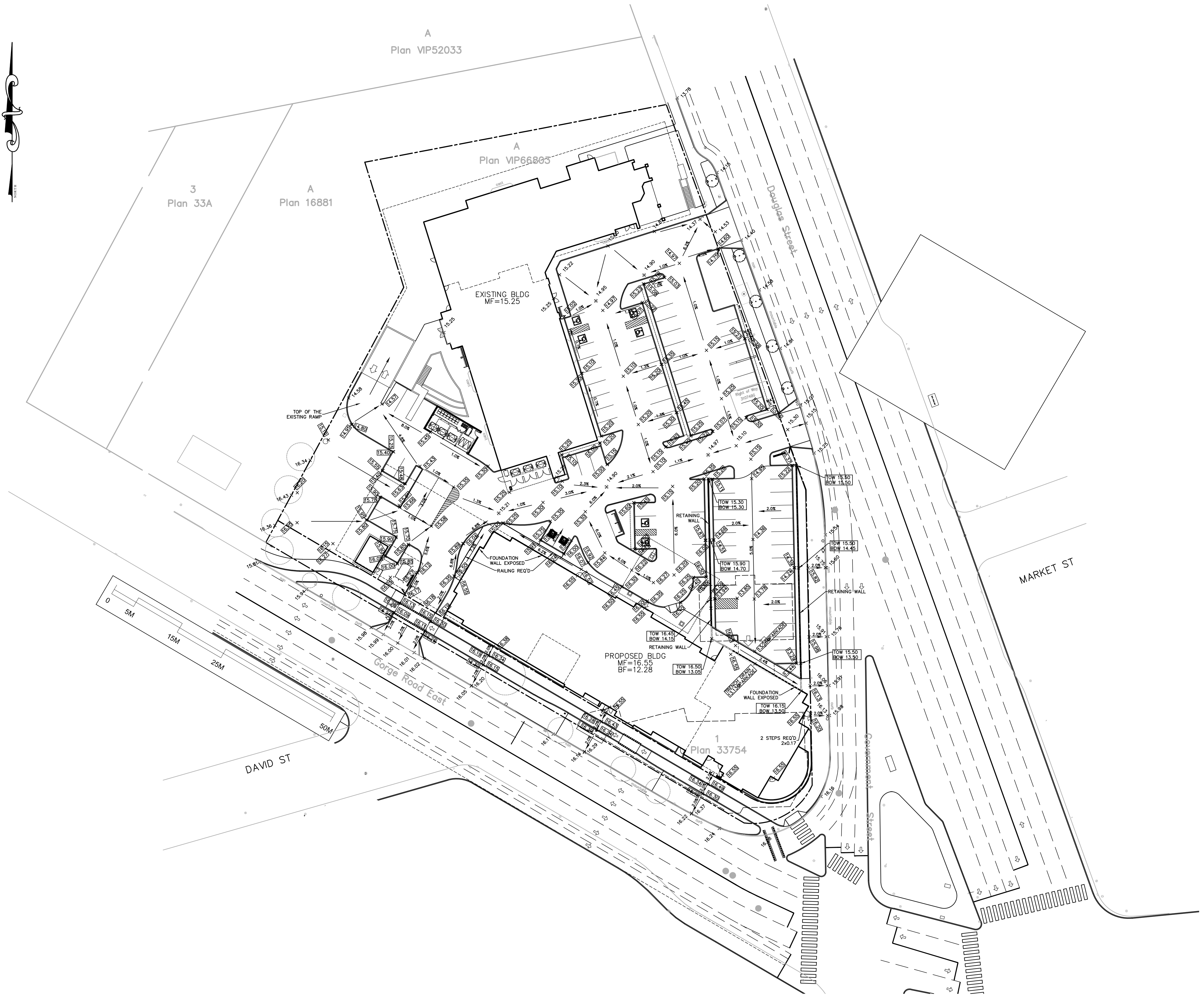
REVISIONS						EL	RL
REV	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN		
0	21	07	21	FOR APPROVAL			



CLIENT
NORTHLAND PROPERTIES

PROJECT
SANDMAN HOTEL EXTENSION

DESIGN: RL	SITE GRADING PLAN			
DRAWN: EL				
CHECKED: RL				
DATE: MAY 30 2023	DEVELOPMENT PERMIT No. DP	PROJECT No. 1171	DWG. No. 03	ISS/REV 00
SCALE: 1:400	MECHANICAL CIRC. No.			



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K:\171 VICTORIA\DRAWINGS\171-3D-DSSP-REV 4.DWG, GRADE, 05/31/2023 10:34 AM, JESSICA