

Architectural Drawing Index

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CONTACT LIST

CLIENT	NICOLA HERALD LIMITED PARTNERSHIP 8th Floor, 1508 West Broadway Vancouver, BC V6J 1W8	Josh Anderson Andre Linakakis	604,739,6450 604,235,5280	LANDSCAPE	LADR 3-864 Queens Avenue Victoria, BC V8T 1M5	Bev Windjack Chris Windjack	250,598,0105
DEVELOPMENT MANAGER	DENCITI DEVELOPMENT CORP 1820-1185 West Georgia Street Vancouver BC V6E 4E6	David Fawley Guadalupe Font	604,638,0771	CODE	JENSEN HUGHES [CFT ENGINEERING] 500-1901 Rosser Ave Burnaby, BC V5C 6R6	Samir Eidnani	604,684,2384
ARCHITECT	INTEGRA ARCHITECTURE 2330 - 200 Granville Street Vancouver, BC V6C 1S4	Steve Watt	CRP 604,688,4220	GEOTECHNICAL	RYZUK 26 Crosse Ave Victoria, BC V8Z 1S3	Lane Campbell Shane Smith	250,475,3131
STRUCTURAL	WHM 2227 Douglas Road Burnaby, BC V5C 5A9	Dan Wicke Dave Kurniawan	604,484,2859	ENVIRONMENTAL	HEMMERA 303-1221 Broad Street Victoria, BC V8W 2A4	Lora Paul	250,388,3584
MECHANICAL	BYCAR 105A-7808 132nd Street Surrey, BC V3W 4N1	Paul Doring	604,591,2766	SURVEYOR	WEY SURVEYS 4-2227 James White Blvd. Sidney, BC V8L 1Z5	Lloyd Eakins	250,856,5155
ELECTRICAL	NEMETZ 2009 West 4th Avenue Vancouver, BC V6J 1N3	Darren Neuman	604,736,6562	CONTRACTOR	FARMER CONSTRUCTION LTD. 360 Harbour Rd. Victoria BC, V9A 3S1	Ken McRae	250,388,5121
CIVIL	JE ANDERSON 4212 Glenford Avenue Victoria, BC V8Z 4B7	Ross Tuck	250,727,2214				

HERALD & CHATHAM, VICTORIA, BC



SUBJECT SITE



Integra

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[PROJECT TEAM]



[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

PROJECT OWNER:	Noda Herold Limited Partnership c/o Dendri Development Corp.	
PROJECT CONTACT:	David Farley / Gladuspe Pte	1625-1185 West Georgia Street, Vancouver BC V6E 4E6
PROJECT ARCHITECT:	Stuart Watt	Integra Architecture Inc. Suite 2330 - 200 Granville Street, Vancouver BC V6C 1S4
PROJECT NUMBER:	19053	
CIVIC ADDRESS:	611-624 Herold Street & 611-1435 Chatham Street, Victoria, British Columbia	
LEGAL DESCRIPTION:	Lots 620, 621, 622, 623, 624, 632, 633, 634, and 635, Victoria City	T.604.638.0771
PROJECT DESCRIPTION:	Schibye Multi-Residential Apartment with Ground Floor Commercial	T.604.688.4220
ZONING:	OTD - SITE SPECIFIC (aka Town District)	
Proposed Zoning	Downtown	
Neighbourhood		
Proposed Zoning		
OCP Designation	Heritage Conservation Area (HCA)	
Development Permit Area	DPA 1 (H2)	
Issue:	ISSUE 6.2 - DP RESUBMISSION	
DATE:	May 14, 2021	

SETBACKS				
	Permitted by Existing Zoning		Proposed	
	Ft.	M	Ft.	m
HERALD	0.00	0.0	0.00	0.00
CHATHAM	0.00	0.0	0.00	0.00
GOVERNMENT	0.00	0.0	0.00	0.00
SIDE	0.00	0.0	0.00	0.00

BUILDING HEIGHT (excluding elevator doghouse)				
	Permitted by Existing Zoning		Proposed	
	Ft.	M	Ft.	m
HERALD	49.21	15.0	69.15'	21.07
CHATHAM	49.21	15.0	52.40'	16.16
Parapets 1.0m additional projection permitted				
Roof Top Structures 5.0m additional projection permitted				
HERALD	True height from grade		54.73'	16.59
HERALD	True height from grade		58.00'	17.68
HERALD	True height from grade		62.73'	19.12
CHATHAM	True height from grade		59.71'	18.12

GFA
48,681
63,437
16,277
16,261
16,261
16,261
177,178

GFA
=
24,636
22,737
22,737
22,737
20,998
11,580
125,325

GFA	
302,503	SF
28,103	SQM

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 development.
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 - Herald
Units
Residential Parking
Subtotal
Visitor Parking
Total Residential Parking

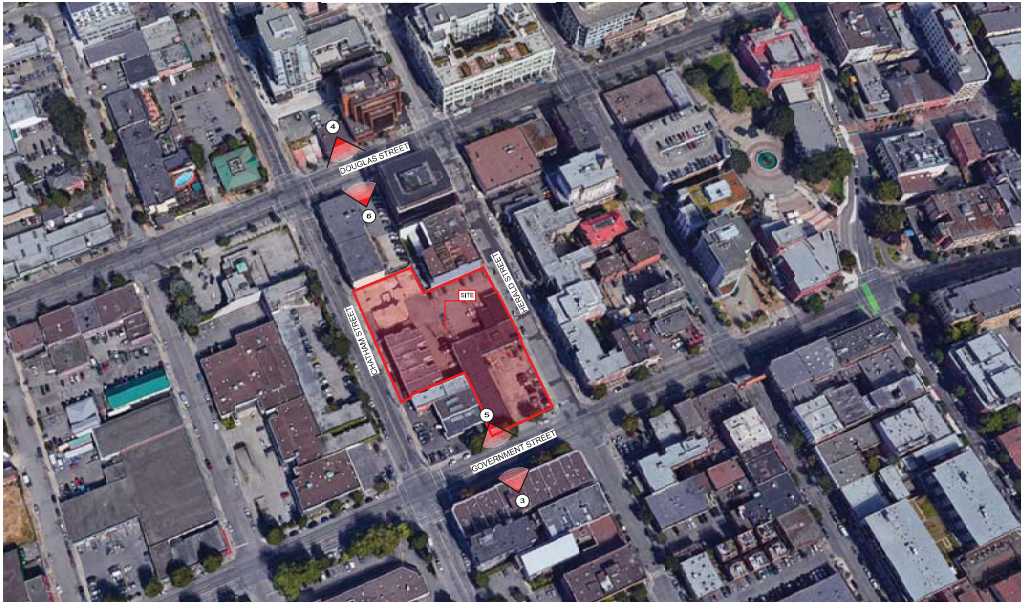
401ST STREET PARKING - Horvath				
Units	162	Registered Units	Provided	
		Per Unit	Units	Total
Residential Parking				
Up to 45sqm	15	0.27	4	53.5
45 to 120sqm	45	0.5	78	46.5
Over 120sqm	102	1.0	110	110
Subtotal			192	210
Visitor Parking				
Visitor Parking	0	0	87	87
			182	182
Total Residential Parking			115.20	113
Notes:				
			-	13
Total Residential + Notes			115.2	126
Accessible Parking - Resident*				
Accessible Parking - Visitor				
Accessible Parking - Business				
Accessible Parking - Other				
Notes				
* Reduced in total parking count				

CYCLE PARKING - Hotels					
Units	162		Required		Provided
		Per Unit	Units	Total	
Residential					
Loft/ Town	Up to 45m ²	1.00	67	67	
	> 45m ²	1.25	95	119	
Subtotal			162	186	186
Shop (perm)		0.10	162	16	16
Total				202	202
Retail					
Shop (perm)	1 per 200m ²		5	6	6
Shop (perm)	1 per 200m ²		5	6	6
Total				11	12
Total Residential + Retail				213	214

OFFICE TRAFFIC PARKING - Herald + Chatham				
Category	27E	Per Unit	Required Units	Provided
Residential Parking				
Up to 45 mph	0.5	140	70	0
45 to 70 mph	0.6	121	73	23
> 70 mph	1.5	140	210	0
Subtotal			213	23
Visitor Parking			150	160
Total Residential Parking			363	183
Retail				
Total Residential + Retail			363	213
Accessible Parking - Resident*			1	0
Accessible Parking - Visitor*			2	0
Accessible Parking - Retail*			2	0
Notes:				
* Reduced in total parking count				

AVENUE & CANOPY ENCROACHMENTS	Proposed	
	Fl	m
HERALD ENTRY CANOPY	5.42	1.65
HERALD CANOPY [CORNER]	4.58	1.39
CHATHAM AVENINGS	1.63	0.56
CHATHAM CANOPY	0.92	0.28
GOVMENT AVENINGS	4.17	1.27
GOVMENT CANOPY [CORNER]	5.17	1.56

PRIVATE STORAGE LOCKERS PROVIDED IN PARKADE



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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(PROJECT TEAM)



Nicola Herald Limited Partnership

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

Site Context

19503 (PROJECT)

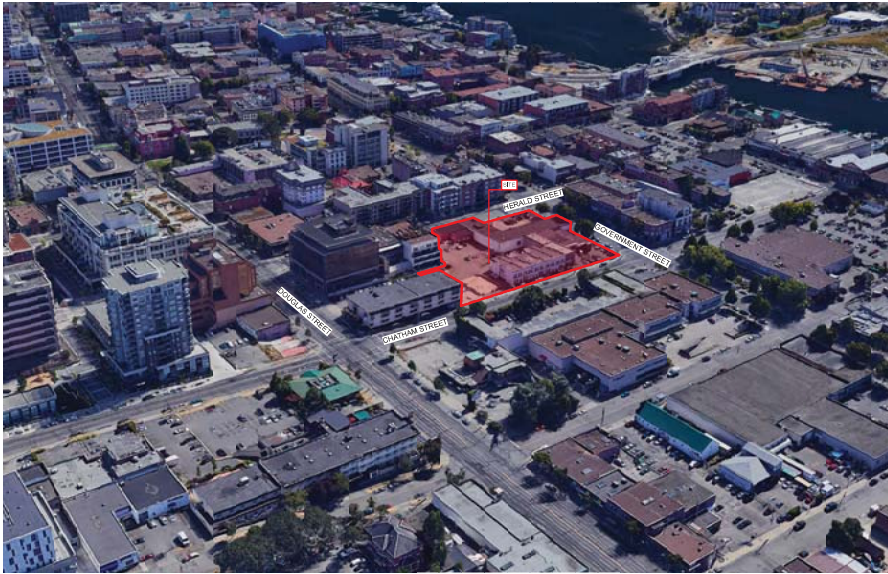
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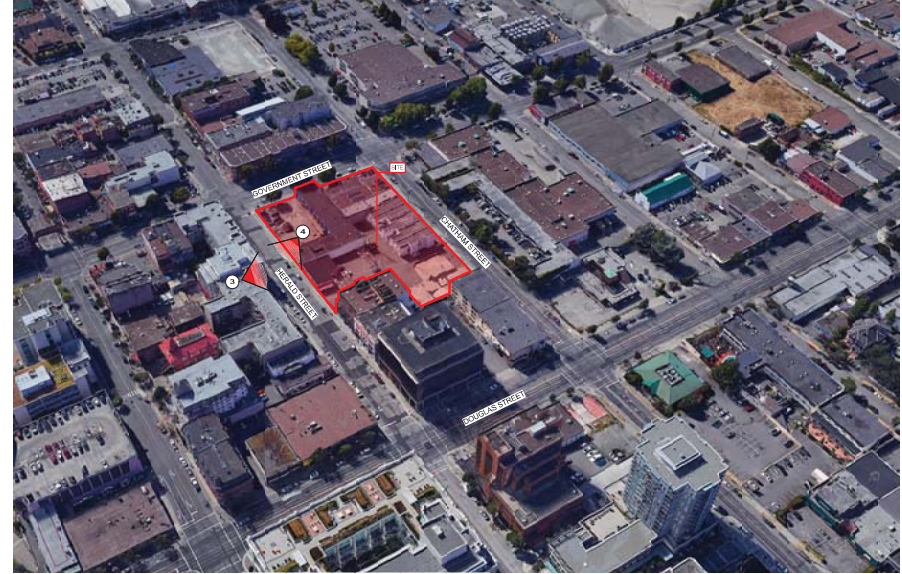
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(DRAWING)

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]



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]



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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(PROJECT TEAM)



(CLIENT)

Nicola Herald Limited
Partnership

(PROJECT)

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

(TITLE)

Concept Imagery

19503

(PROJECT)

(SCALE)

(DATE)

Friday, May 14, 2021

(ISSUE)

Issue 6.0 - DP RESUBMISSION

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A-0.204

658 HERALD STREET



648 HERALD STREET



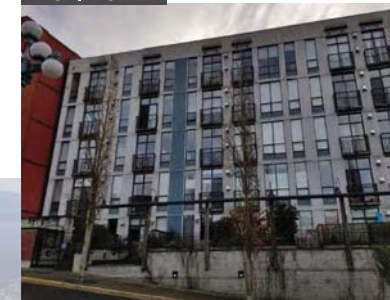
613 HERALD STREET



625 FISGARD STREET



409 SWIFT STREET



1802 GOVERNMENT STREET



555 CHATHAM STREET



IRONWORKS 5 STOREY [MIXED USE]



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

iA

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(PROJECT TEAM)

NICOLA WEALTH

DENCITI development corp.

LAM ASSOCIATE ARCHITECTS

REGISTERED ARCHITECT

BRITISH COLUMBIA

2021 JUL 14

(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

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

**Urban Context /
Significant &
Mixed-use
Buildings**

19503

(SCALE)

(DATE)

Friday, May 14, 2021

(ISSUE)

Issue 6.0 - DP RESUBMISSION

(DRAWING)

A-0.205



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(PROJECT TEAM)

NICOLA
WEALTH

DENCITI
development corp.

LAM
landscape architects



(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

Building Code Analysis - Overview - Parkade Building

GENERAL INFORMATION		REFERENCES	
NO.	ITEM	DESCRIPTION	REFERENCES
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	780	3.1.17
8	BUILDING AREA (m²)	4442	3.1.2
9	GRADE ELEVATION (m, GEODETIC)	20.20 CHATHAM STREET LOBBY FLOOR ELEVATION	1.4.1.2
10	BUILDING HEIGHT	STORIES ABOVE GRADE PER 3.1.2.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO-STORY) BUILDING FOR PURPOSES OF SUBSECTION 3.2.2. STORIES BELOW GRADE STORIES (BUILDING HEIGHT)	1.4.1.2 & 3.2.1.2
11	FIRE ALARM & DETECTION SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.4.1(i)
12	AUTOMATIC SPRINKLER SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A	3.2.2.50 & 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 STREETS 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	STANDPIPE 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	☐ YES ☐ PROVIDED ☐ N/A	3.8.2
23	ALTERNATE SOLUTIONS REQUIRED	☐ YES ☒ NO	-
CONSTRUCTION CLASSIFICATION (PARKADE)		GROUP 3, DIVISION 3, UP TO 4 STORIES, 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. (ASSEMBLY) ☐ FLOOR ☐ MEZZANINE ☒ ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY. ROOF TO BE PROVIDED WITH 2 H.R. F.R.R. FIRE SEPARATION REQUIREMENTS WAIVED.
26	BUILDING HEIGHT (IN STOREYS)	☐ PERMITTED ☐ PROPOSED	
27	BUILDING AREA (m²)	7,280 MAXIMUM 4,482 PROPOSED	

Building Code Analysis - Overview - Mixed Use Buildings "Herald Street - Building #2"

GENERAL INFORMATION		REFERENCES	
NO.	ITEM	DESCRIPTION	REFERENCES
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 FIRE SEPARATION OTHER, SUBSECTION 3.2.2, REQUIREMENTS TO APPLY TO THAT PORTION ONLY. RESIDENTIAL STOREYS MAY NOT 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	780 BUILDING "Herald East" 780 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)	412.289 BUILDING "Herald East" 410.20 BUILDING "Herald West"	1.4.1.2
10	BUILDING HEIGHT	5 STOREYS ABOVE GRADE 5 STOREYS ABOVE GRADE 4 STOREYS BELOW GRADE 4 STOREYS BELOW GRADE 5 STOREYS (BUILDING "Herald East" HEIGHT) 5 STOREYS (BUILDING "Herald West" HEIGHT) PER 3.1.2.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO-STORY) 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(i)
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 STREETS 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	STANDPIPE 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 STORIES, SPRINKLERED (COVERS AT RESIDENTIAL AND ROOFTOP LEVELS)	3.2.2.10
24	CONSTRUCTION TYPE(S)	COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (RESIDENTIAL) ☒ FLOOR ☐ MEZZANINE ☐ ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
26	BUILDING HEIGHT (IN STOREYS)	4 PERMITTED 5 PROPOSED	
27	BUILDING AREA (m²)	1,200 MAXIMUM 1,008 PROPOSED ("Herald East") 1,335 PROPOSED ("Herald West")	
CONSTRUCTION CLASSIFICATION (BUSINESS & PERSONAL SERVICES)		GROUP D, UP TO 6 STORIES, SPRINKLERED	3.2.2.36
28	CONSTRUCTION TYPE(S)	COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☒ N/A NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A	
29	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (BUSINESS) ☐ FLOOR ☐ MEZZANINE ☐ ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
30	BUILDING HEIGHT (IN STOREYS)	4 PERMITTED 5 PROPOSED	
31	BUILDING AREA (m²)	1,800 MAXIMUM 1,008 PROPOSED ("Herald East") 1,335 PROPOSED ("Herald West")	
CONSTRUCTION CLASSIFICATION (LIVE/WORK)		GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED (COVERS AT LIVE/WORK LEVELS)	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. (LIVE/WORK) ☐ FLOOR ☐ MEZZANINE ☐ ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY
34	BUILDING HEIGHT (IN STOREYS)	4 PERMITTED 5 PROPOSED	
35	BUILDING AREA (m²)	1,800 MAXIMUM 1,008 PROPOSED	

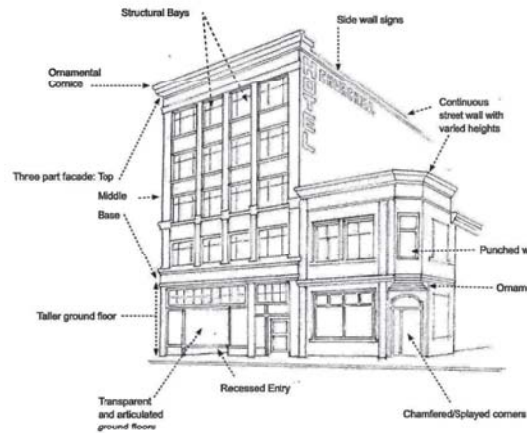
Building Code Analysis - Overview - Residential Buildings "Chatham - Building #1"

GENERAL INFORMATION		REFERENCES	
NO.	ITEM	DESCRIPTION	REFERENCES
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	780 BUILDING "Chatham"	3.1.17
8	BUILDING AREA (m²)	1805 BUILDING "Chatham"	1.4.1.2
9	GRADE ELEVATION (m, GEODETIC)	416.50 BUILDING "Chatham"	1.4.1.2
10	BUILDING HEIGHT	2 STOREYS ABOVE GRADE 2 STOREYS ABOVE GRADE 2 STOREYS BELOW GRADE 2 STOREYS BELOW GRADE 2 STOREYS (BUILDING "Chatham" HEIGHT) 2 STOREYS (BUILDING "Chatham" HEIGHT) PER 3.1.2.2, PARKADE (STORAGE GARAGE) CONSIDERED AS A SEPARATE (TWO-STORY) 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(i)
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 STREETS 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	STANDPIPE 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 5 STORIES SPRINKLERED	3.2.2.32
24	CONSTRUCTION TYPE(S)	COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A NON-COMBUSTIBLE ☐ PERMITTED ☐ PROPOSED ☐ N/A	
25	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (RESIDENTIAL) ☐ FLOOR ☐ MEZZANINE ☐ ROOF	LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY. PER 3.2.2.52(i) & (ii), FLOOR F.R.R. AND FIRE SEPARATION REQUIREMENTS WAIVED.
26	BUILDING HEIGHT (IN STOREYS)	4 PERMITTED 5 PROPOSED	
27	BUILDING AREA (m²)	1,805 MAXIMUM 1,805 PROPOSED ("Chatham")	

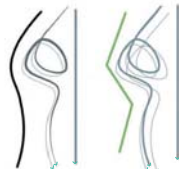
DESIGN RATIONALE

- 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 facade 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 facade design.
- The chosen material palette 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 facade with the secondary material of cementitious panels. On the Chatham facade 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.

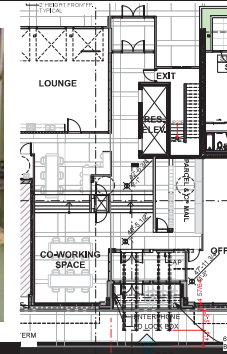
Old Town – Character Defining Elements



EDDIES AND FLOW IN THE URBAN CONTEXT



LOBBY INSPIRATION



VARIATION IN THE ROOF LINE IN THE OLD TOWN CONTEXT



iA

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NICOLA WEALTH

DENCITI development corp.

LAMB ASSOCIATE ARCHITECTS

REGISTERED ARCHITECT (PRACTICE SEAL)

BRITISH COLUMBIA

2020 JUL 14

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

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

(TITLE)

Design Rationale

19503 (PROJECT)

(SCALE)

Friday, May 14, 2021 (DATE)

Issue 6.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.208



AVERAGE GRADE CALCULATION:

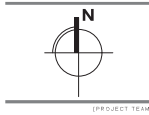
POINTS A&B: $[9.7+10.3]/2 \times 73.2m$	= 732.00
POINTS B&C: $[10.3+10.6]/2 \times 36.93m$	= 385.92
POINTS C&D: $[10.6+10.5]/2 \times 18.29m$	= 192.96
POINTS D&E: $[10.5+13.2]/2 \times 36.93m$	= 437.62
POINTS E&F: $[13.2+12.0]/2 \times 91.44m$	= 1152.14
POINTS F&G: $[12.0+10.6]/2 \times 36.93m$	= 417.31
POINTS G&H: $[10.6+10.2]/2 \times 36.58m$	= 380.43
POINTS H&A: $[10.2+9.7]/2 \times 36.93m$	= 367.45
	= 4065.83

GRADE CALCULATION:

$4065.83 / 367.23 = 11.07m$ [36'-4"] rounded to nearest 1/2"



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(ENGINEER)

Nicola Herald Limited Partnership

(PROJECT)

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

(TITLE)

**Survey / Average
Grade Calculation**

19503 (PROJECT)

(SCALE)

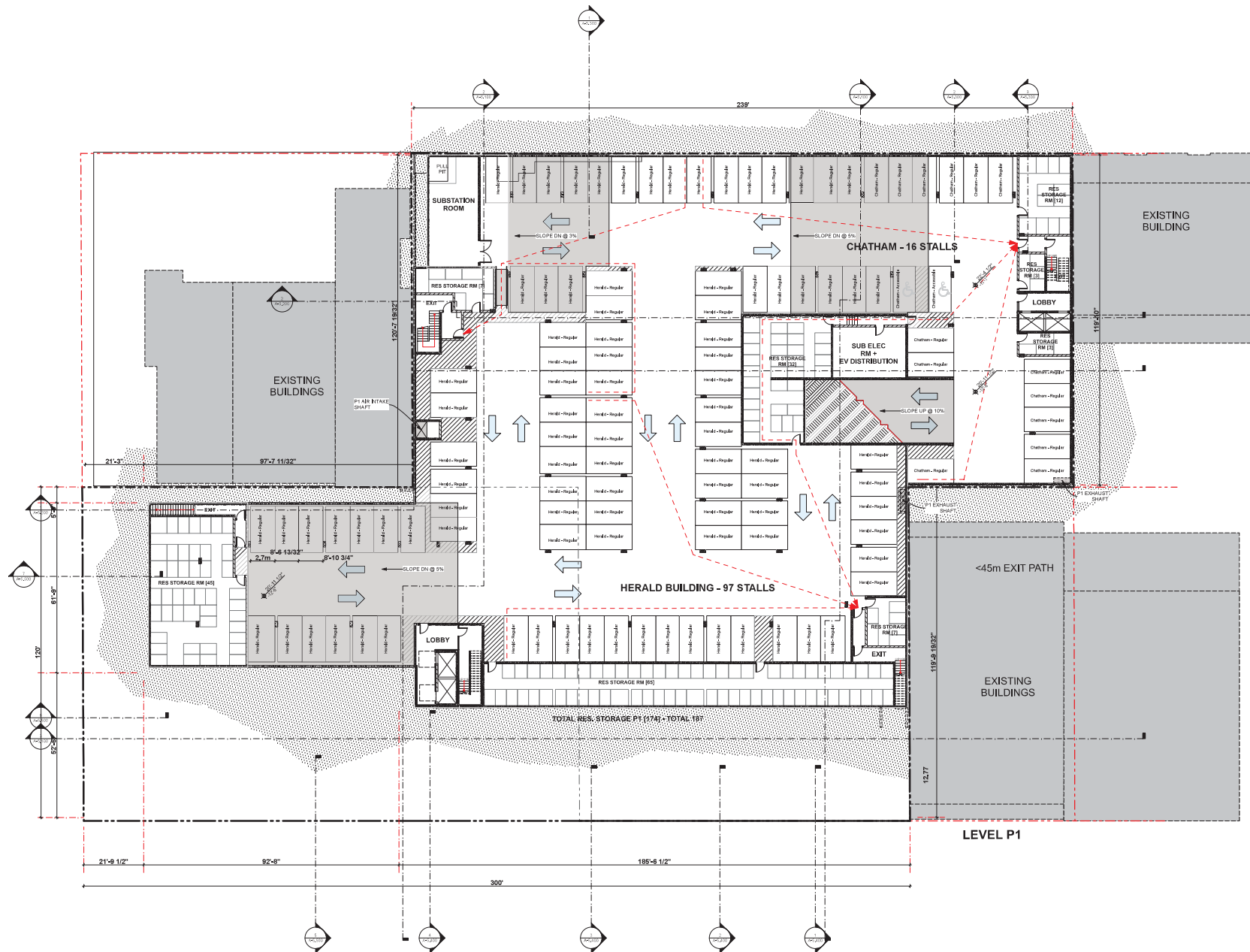
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(DRAWING)

A-1.100

PROJECT INFORMATION	
Site name (ref)	C17 - 181 St Johns Ave, Trunk Station
Site area (m2)	6,077.48m ²
Total floor area (m2)	6623.29m ²
Concrete area (m2)	193.29m ²
Floor space m2	3,385.1
Roof area m2	412.00m ²
Open site space m2	1.1% (including Council Allowance)
Height of building (m)	21.0m (Parade)
Number of stories	6
Parking spots (number on site)	210
Number of parking spaces (number of lots)	162
Building Setbacks (m)	
Front yard	0
Side yard	0
Side yard (adjacent other sites)	0
Back yard (adjacent other sites)	0
Continued into adjacent	0
Permitted Use Details	
Total number of units	270
Unit type, e.g. 1-bed/1bath	Studio, 1 Bed & 3 Bed
Overall maximum units	270
Minimum unit floor area (m2)	30.27
Overall maximum floor area (m2)	13,680.00





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(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

19903 (PROJECT)

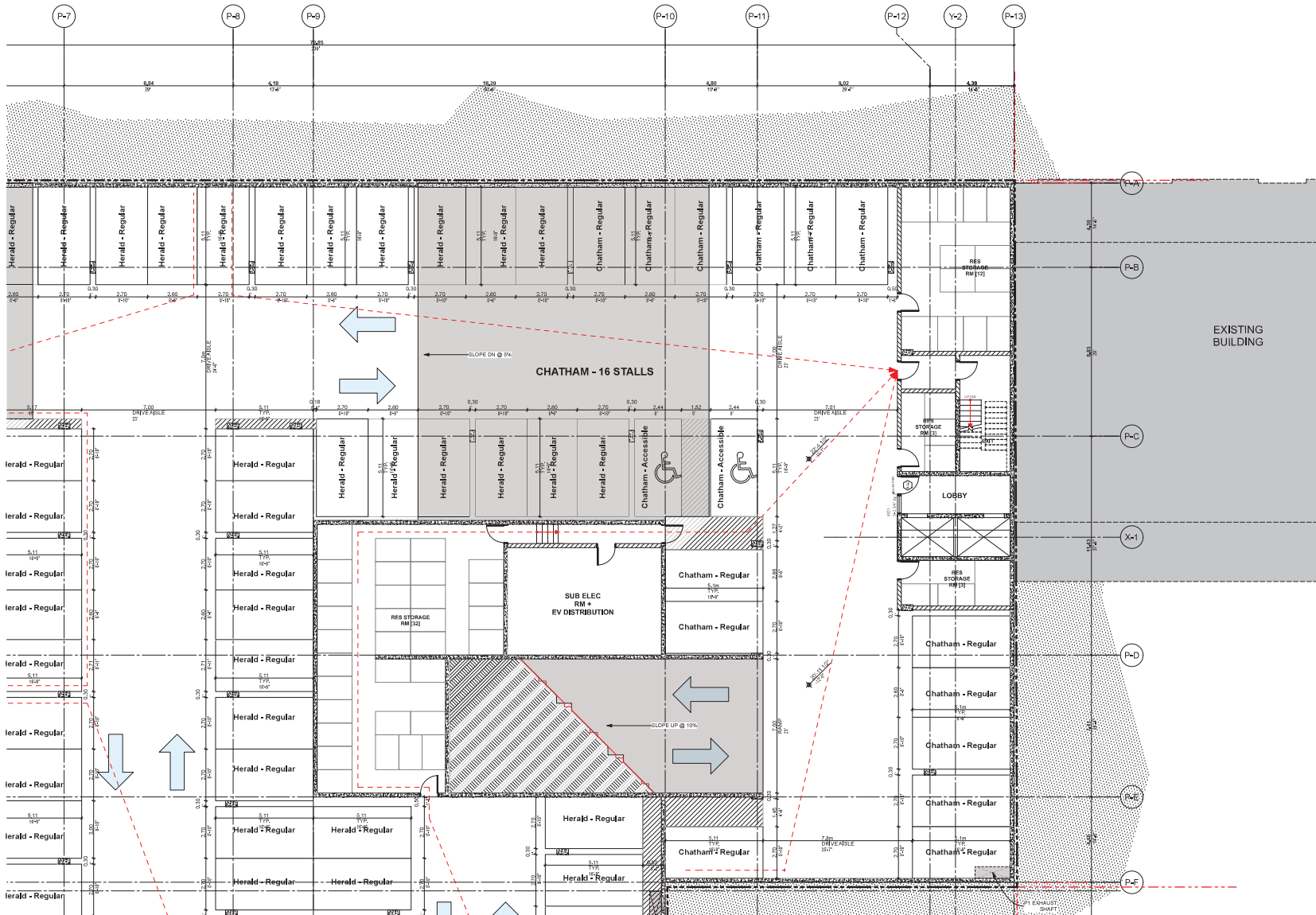
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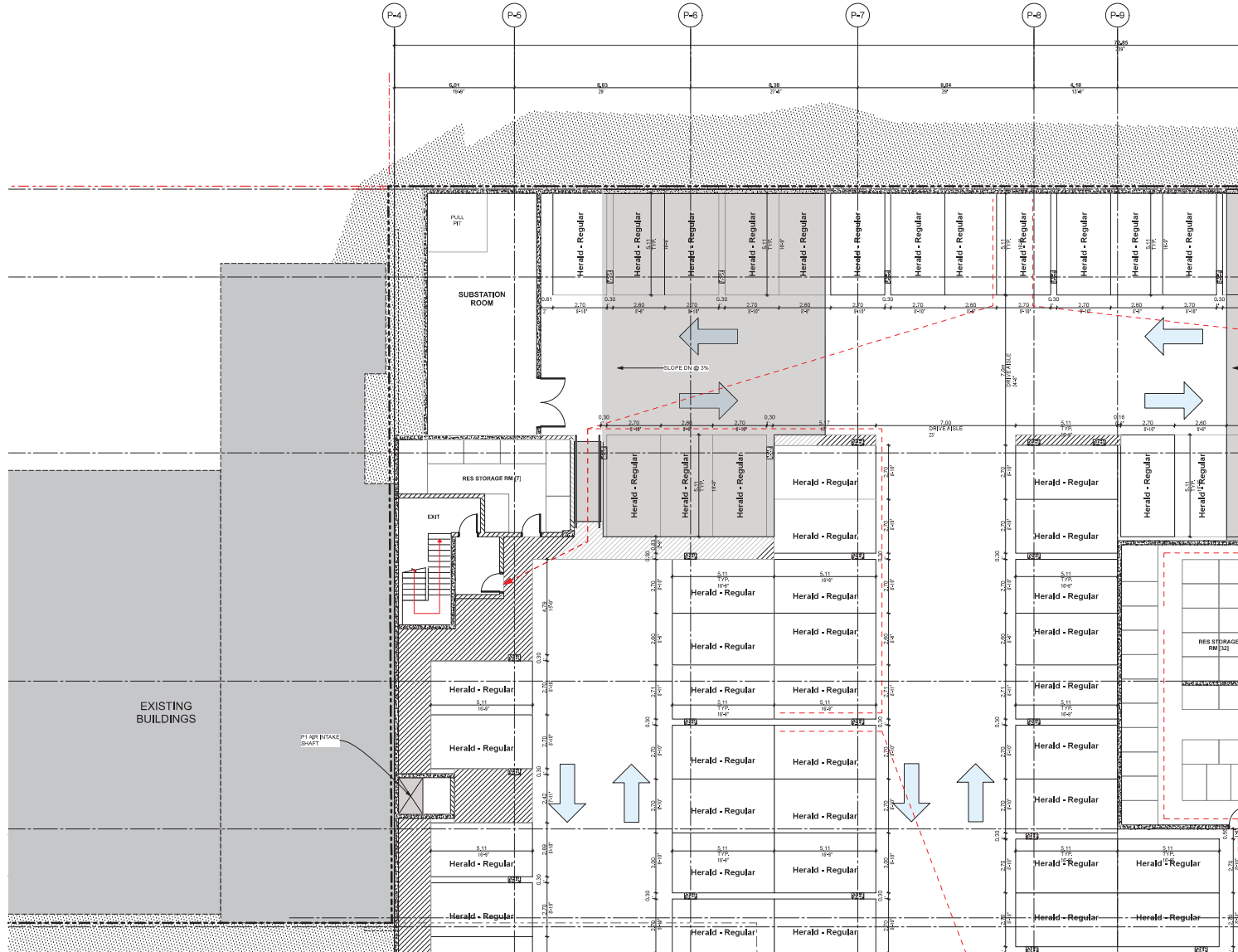
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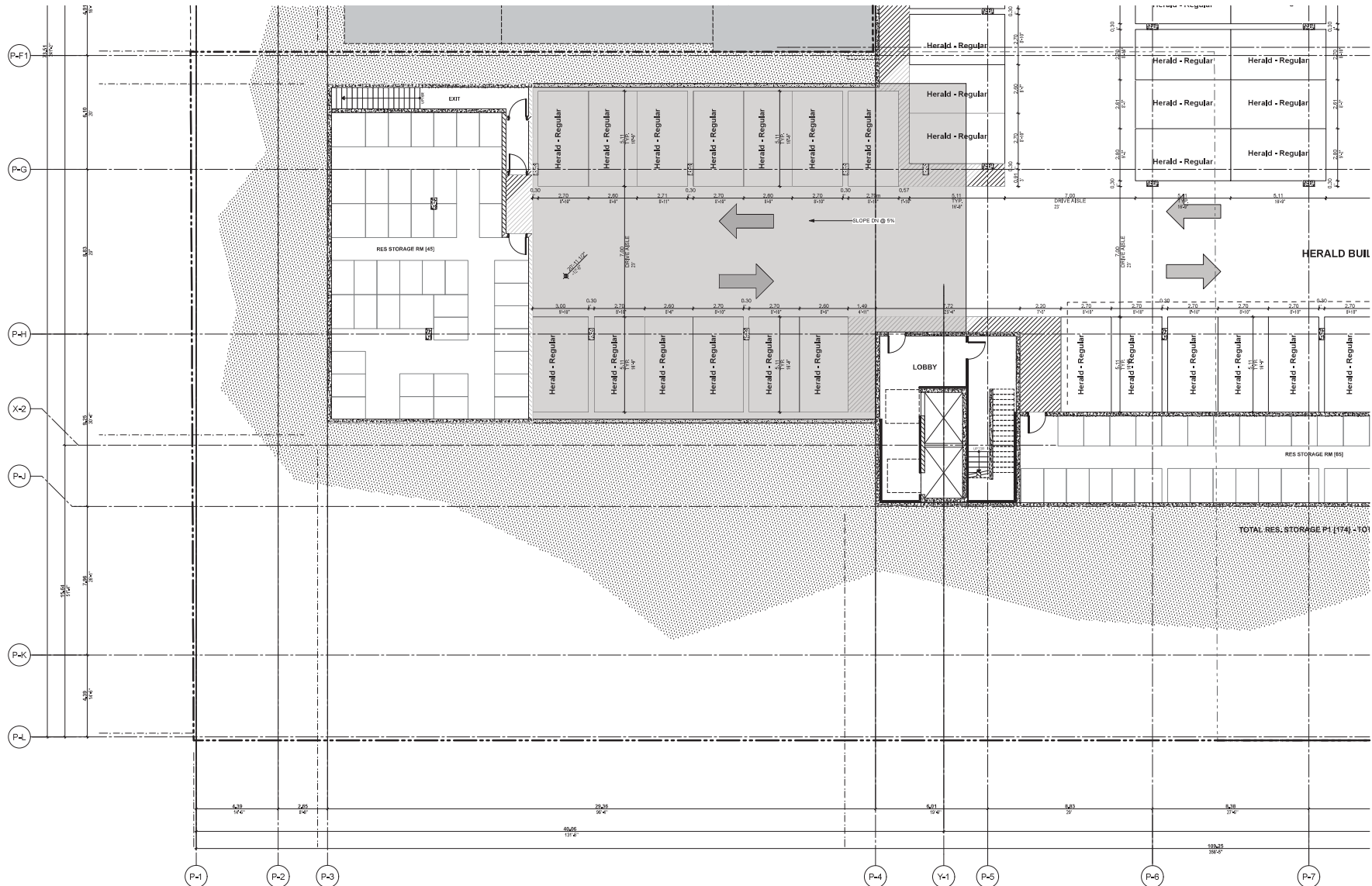
A-2.021



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



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



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



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(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**

19503 (PROJECT)

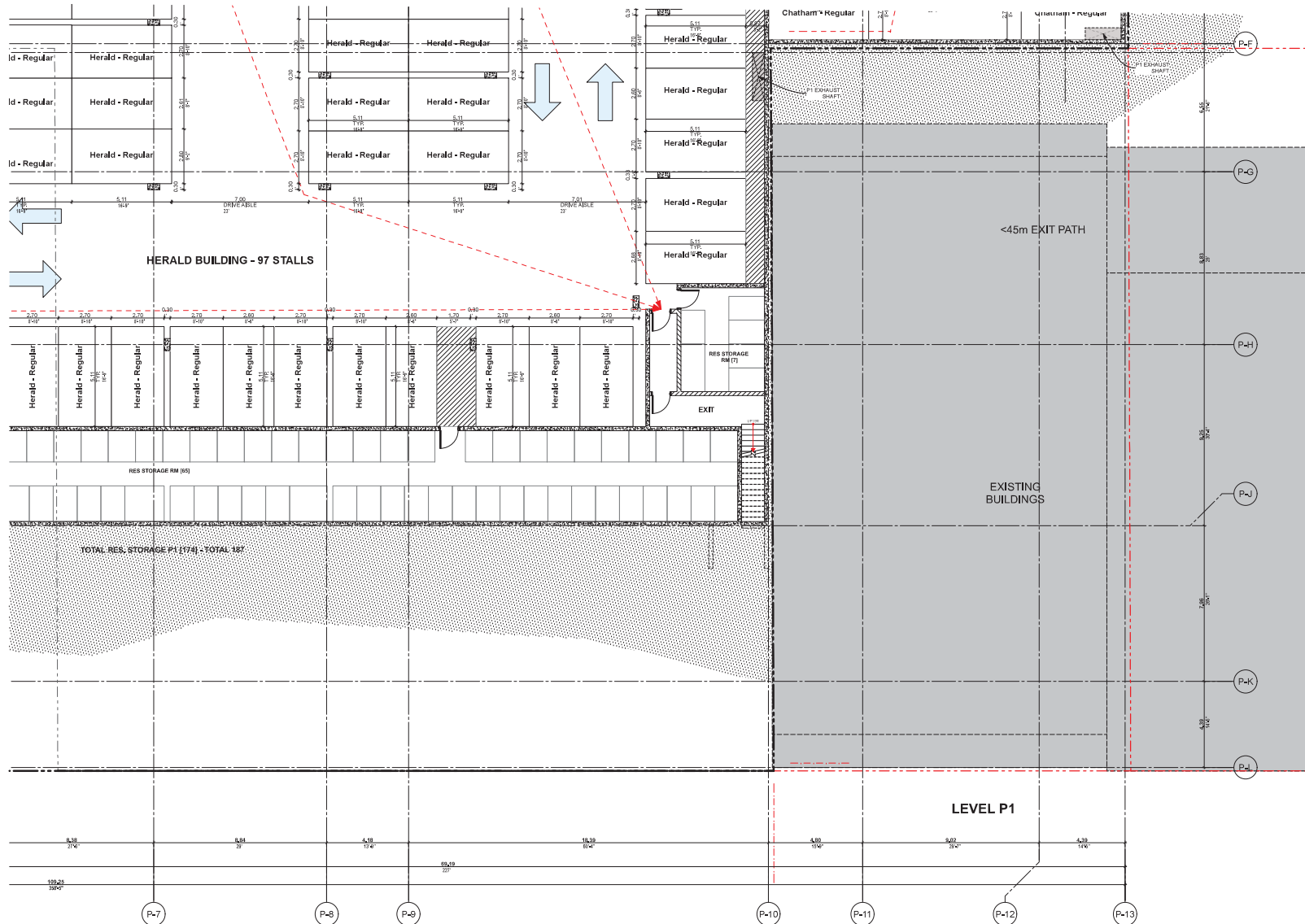
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(PROJECT)

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

(TITLE)

Partial P1 Parking Plan - South East

19503 (PROJECT)

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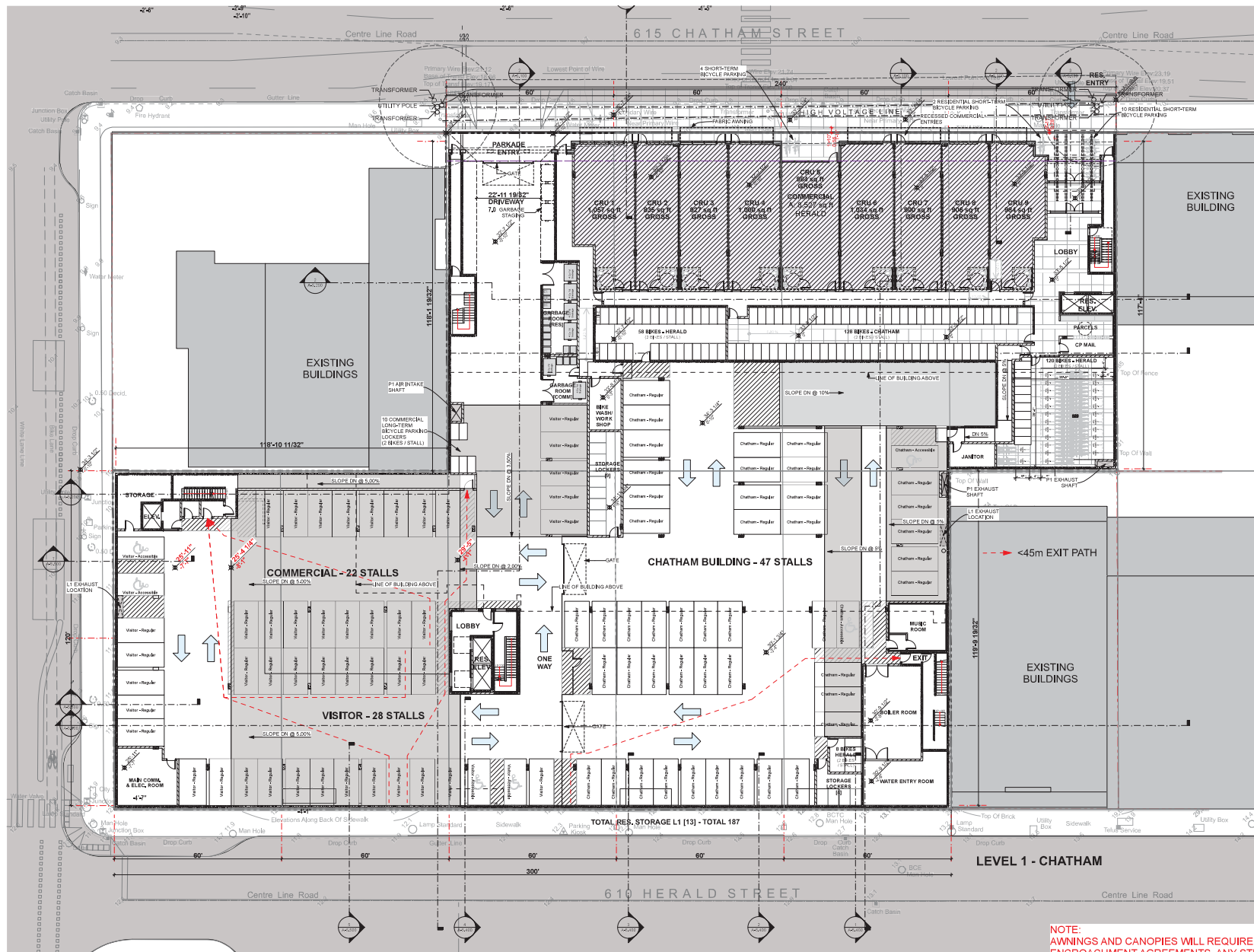
Nicola Herald Limited Partnership
(PROJECT)

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

**Level 1 Chatham
St Floor Plan**

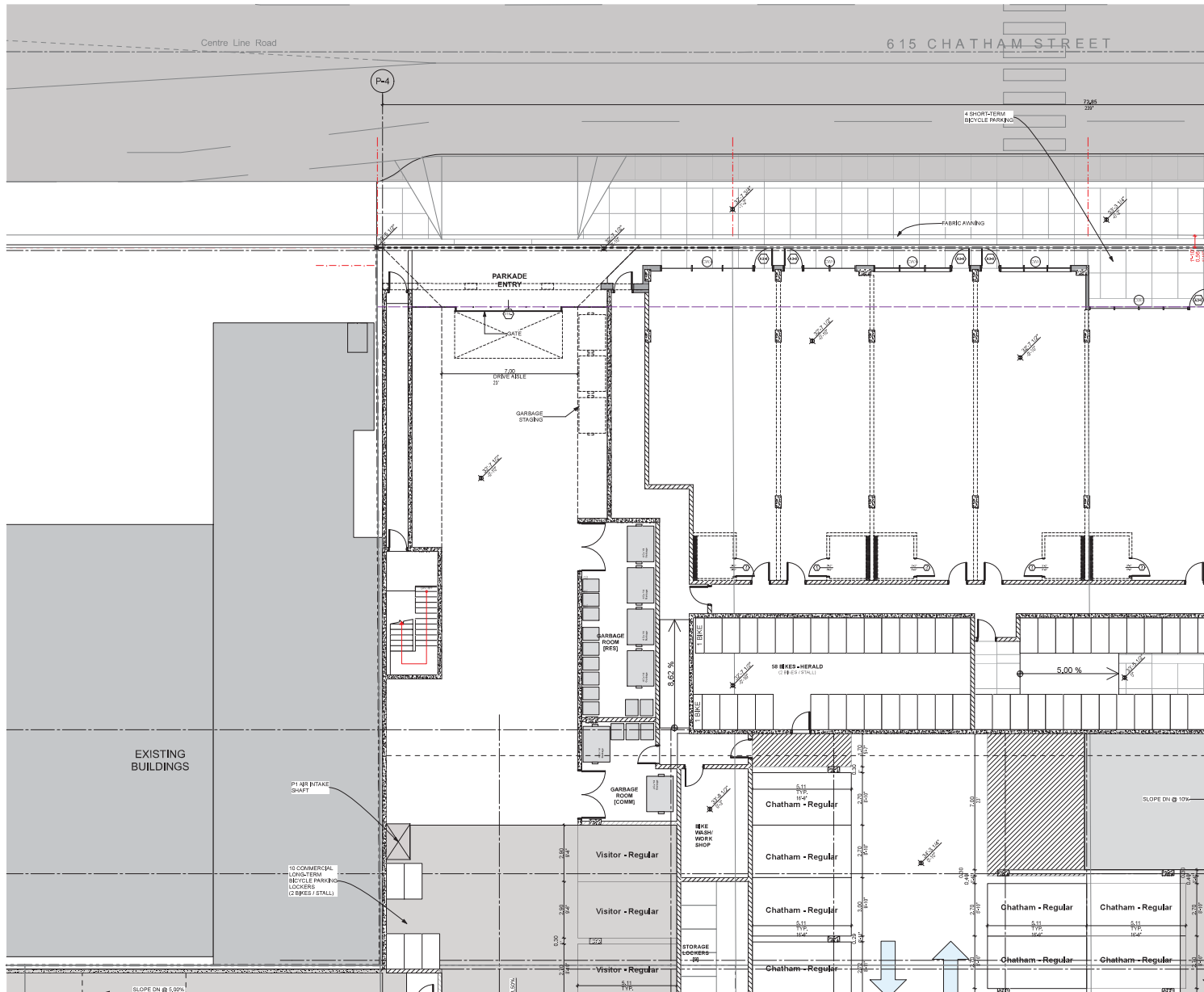
19503 (PROJECT)
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A-2.100



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1 PARTIAL LEVEL 1 PLAN - NORTHWEST



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(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)

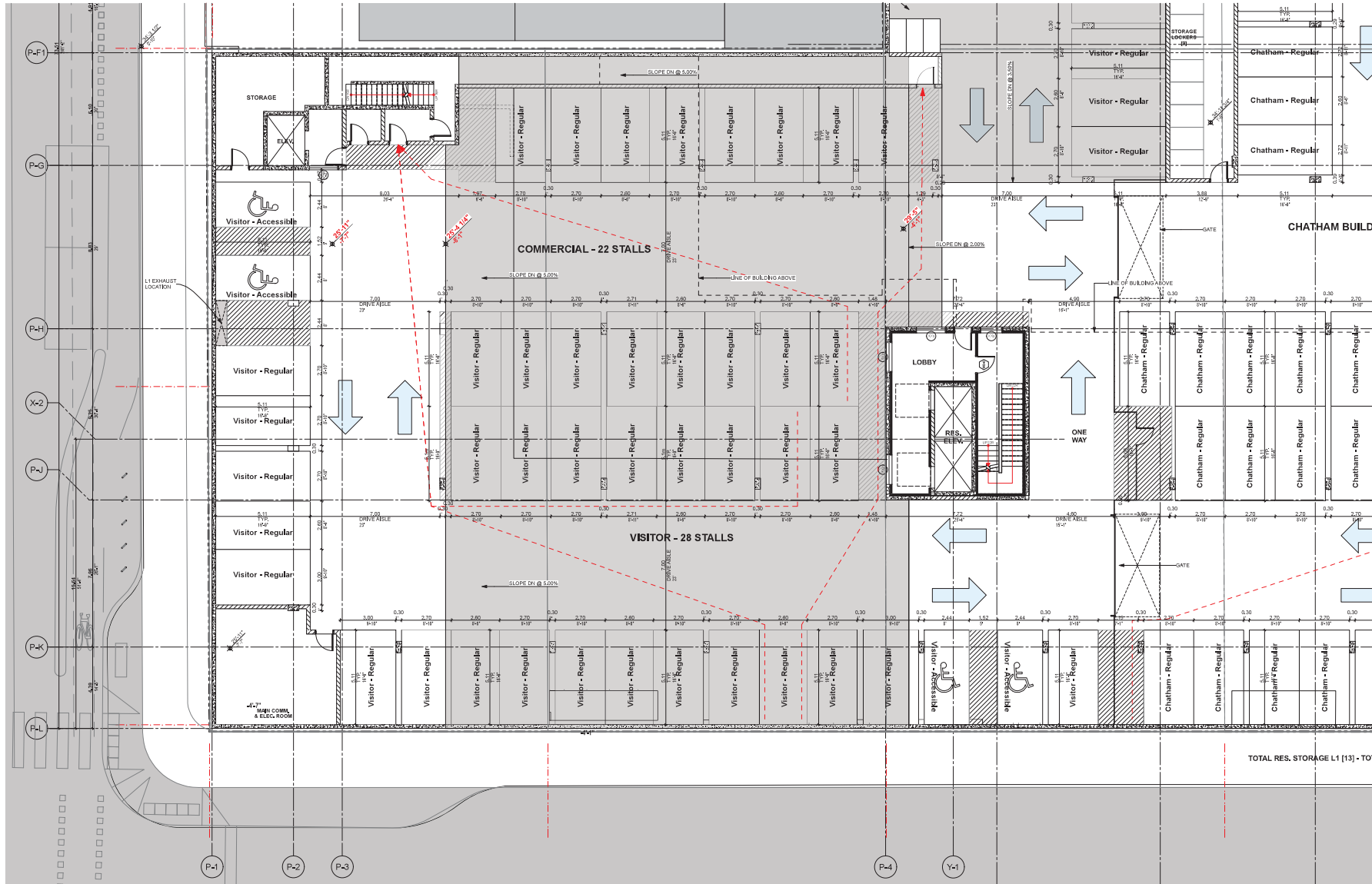
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1 PARTIAL LEVEL 1 PLAN - SOUTHWEST



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(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**

19503 (PROJECT)

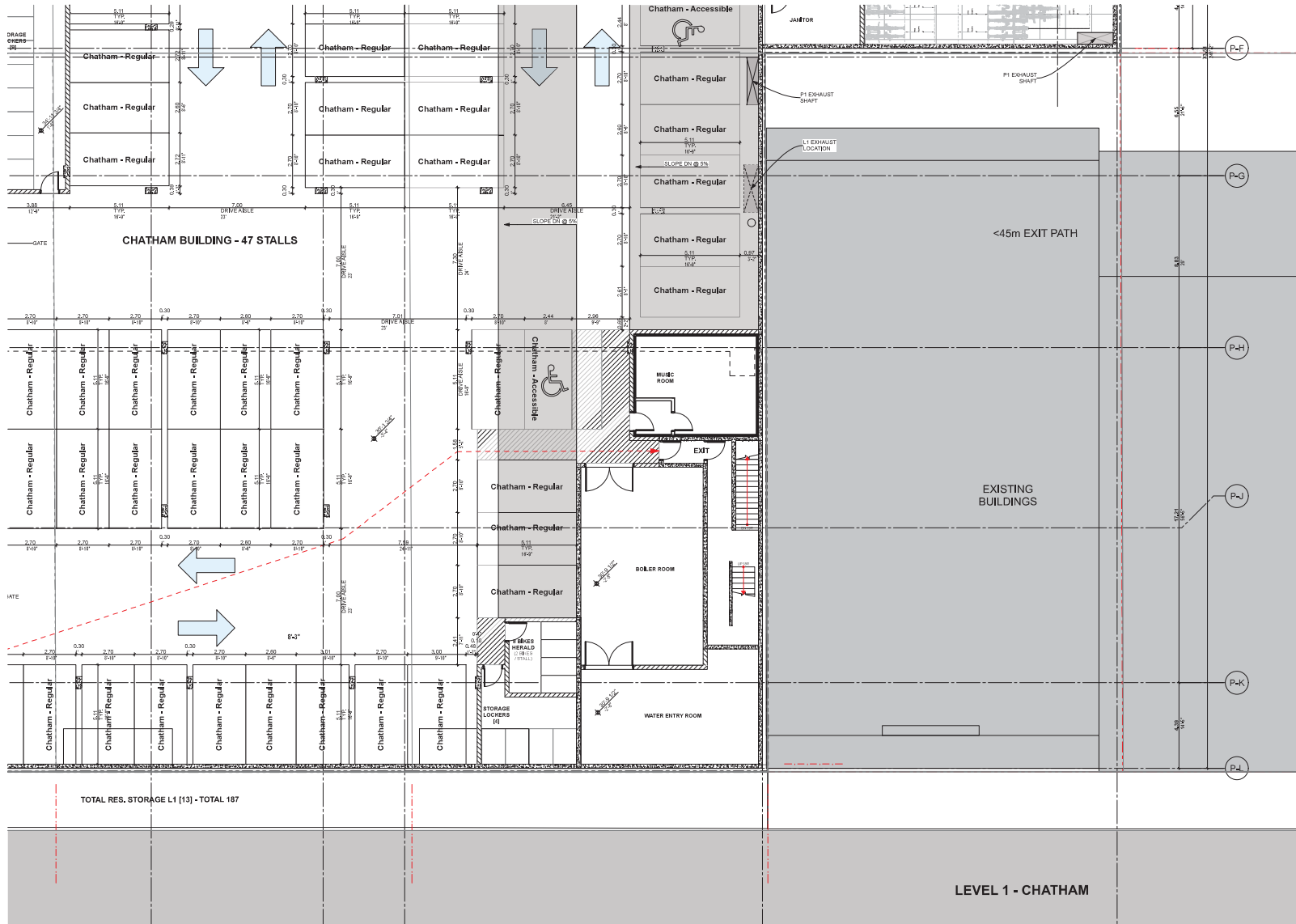
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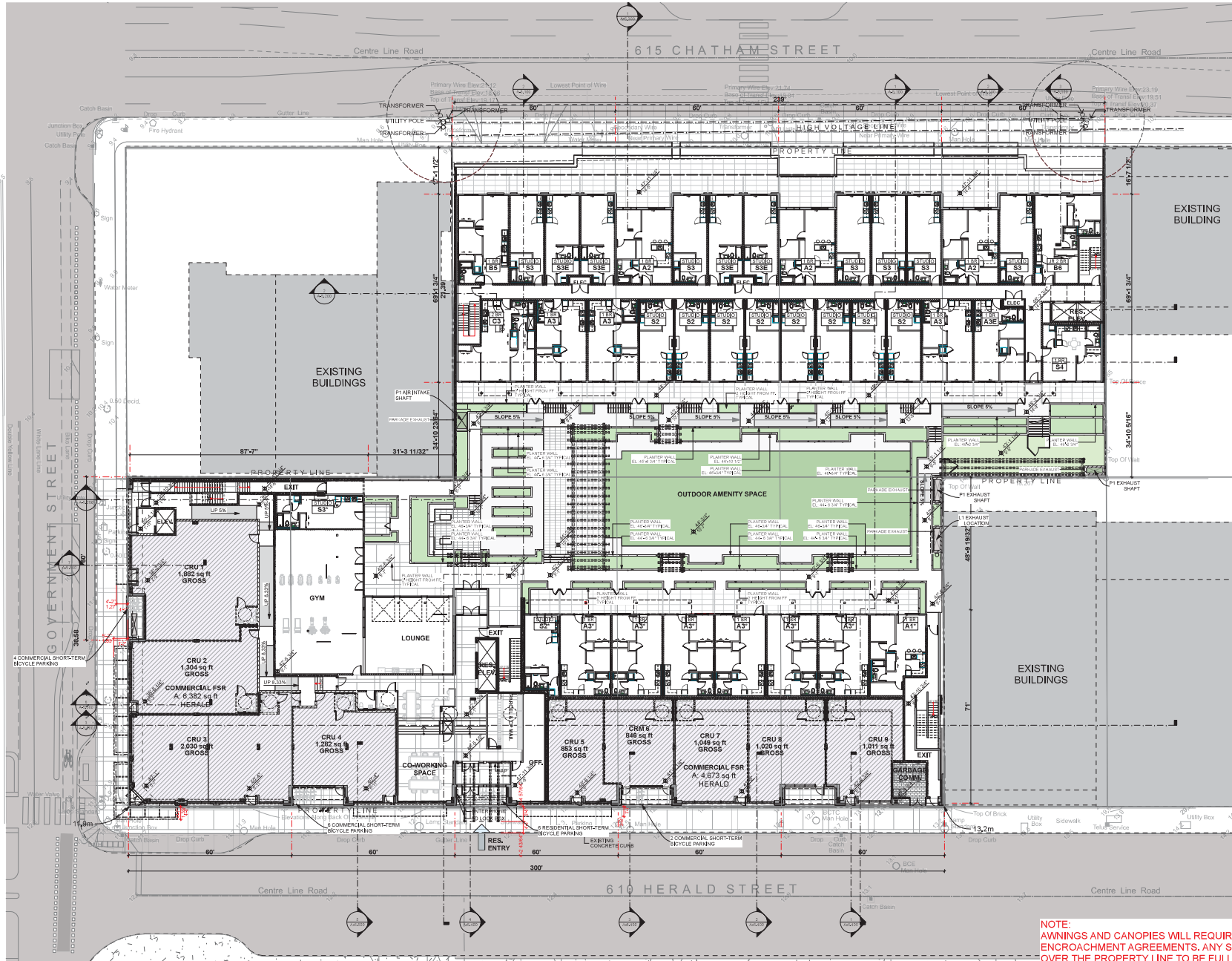
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1 PARTIAL LEVEL 1 PLAN - SOUTHWEST

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Nicola Herald Limited Partnership
(PROJECT)

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

**Level 1 Herald St
Floor Plan**

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Nicola Herald Limited
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(PROJECT)

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

(TITLE)

Level 2 Floor Plan

19503 (PROJECT)

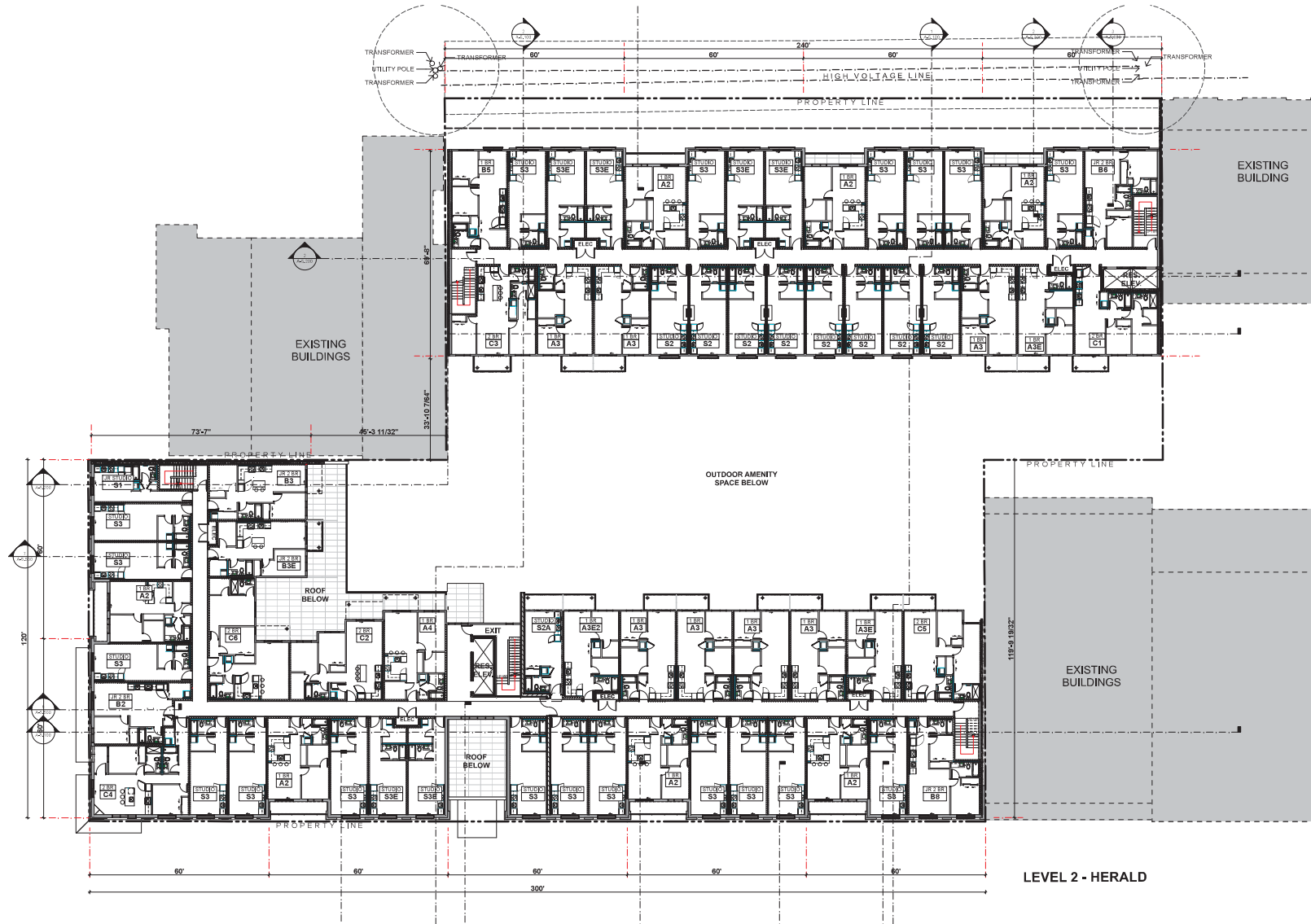
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(PROJECT)

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

(TITLE)

Level 3 Floor Plan

19503 (PROJECT)

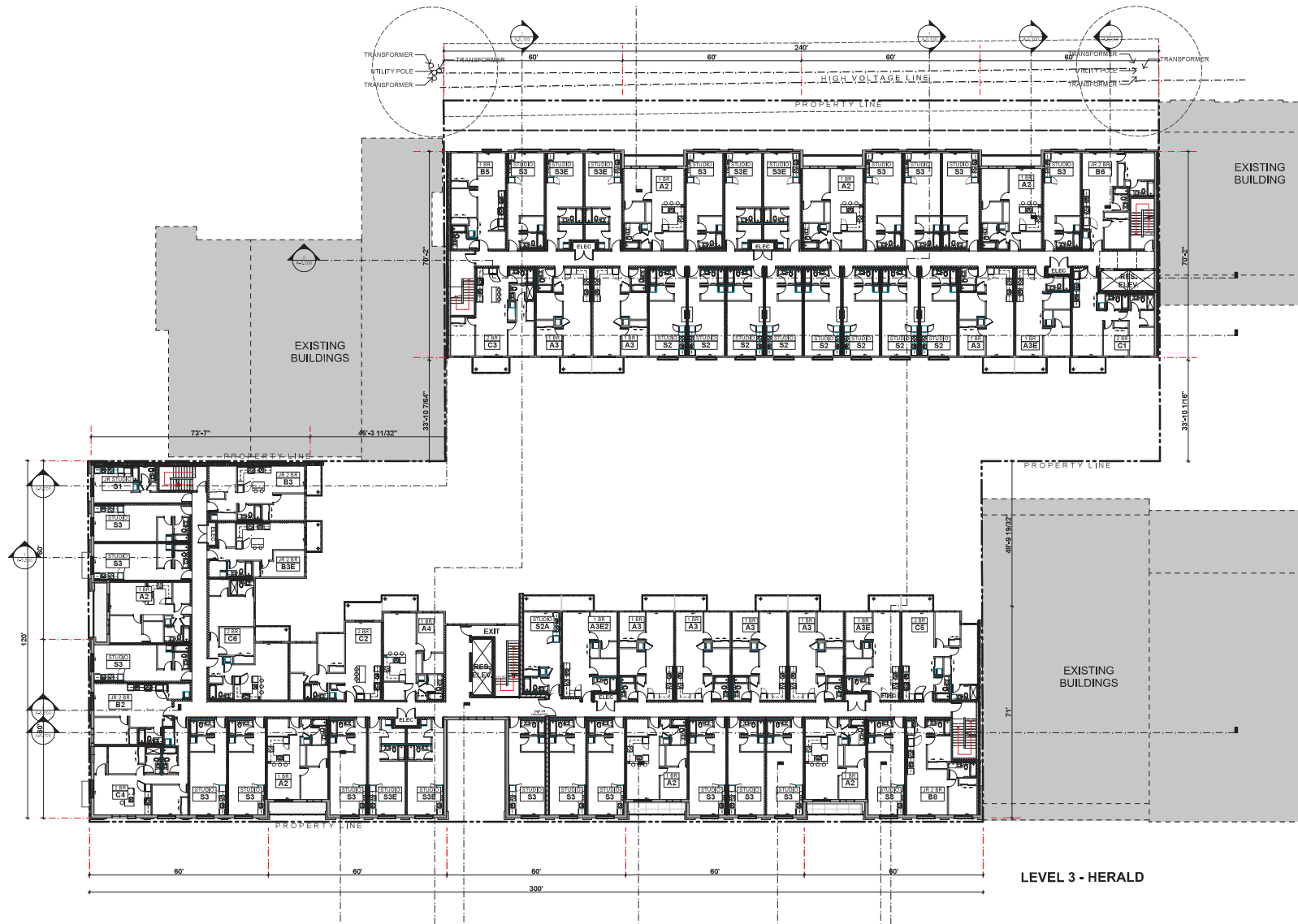
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LEVEL 3 - HERALD



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Partnership

(PROJECT)

Herald & Chatham

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

(TITLE)

Level 4 Floor Plan

19503 (PROJECT)

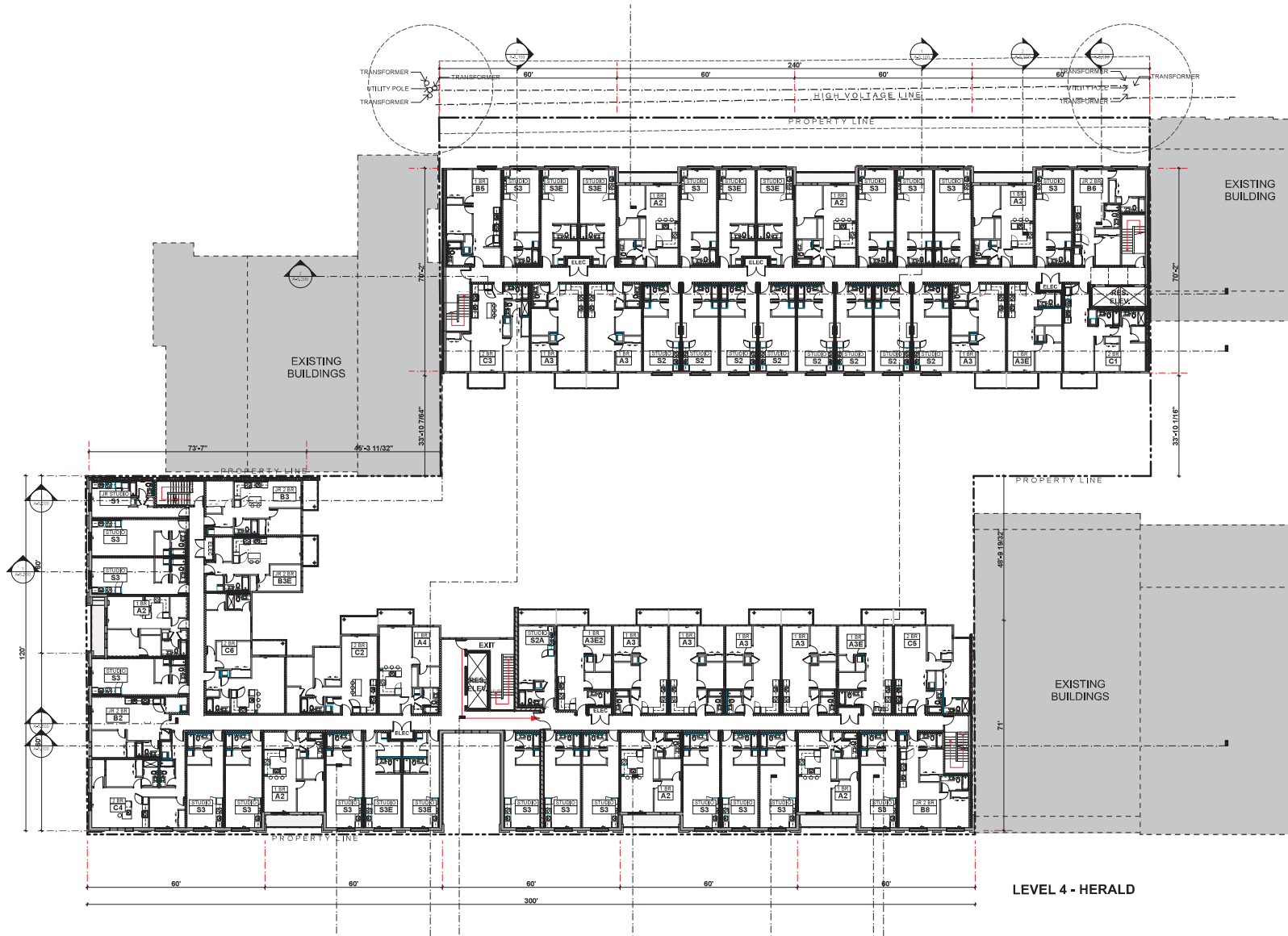
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LEVEL 4 - HERALD



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development corp.

LAMB ASSOCIATE ARCHITECTS



(CLIENT)

**Nicola Herald Limited
Partnership**

(PROJECT)

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

(TITLE)

Level 5 Floor Plan

19503 (PROJECT)

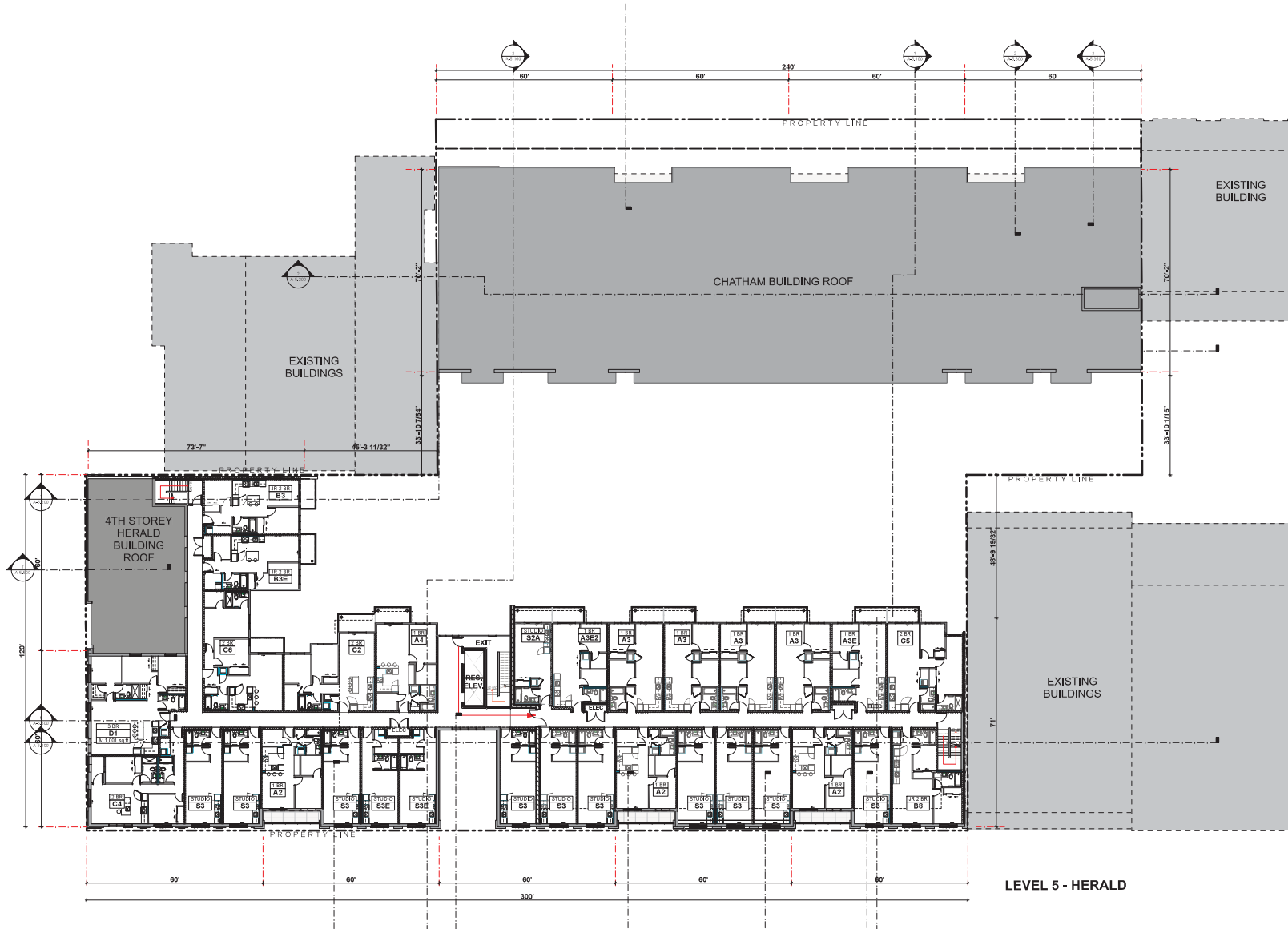
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(CLIENT)

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

(SCALE)

1/16" = 1'-0"

(DATE)

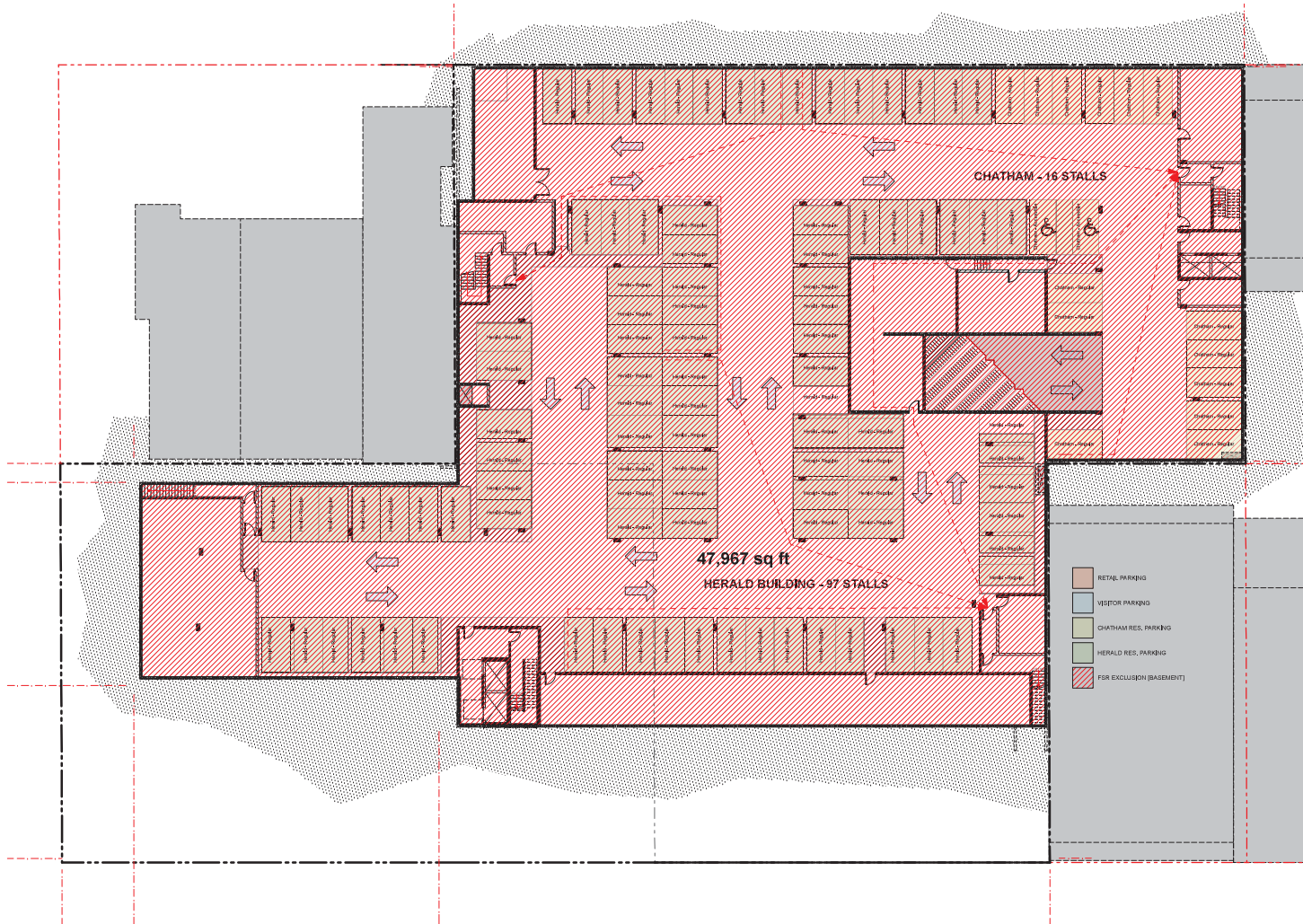
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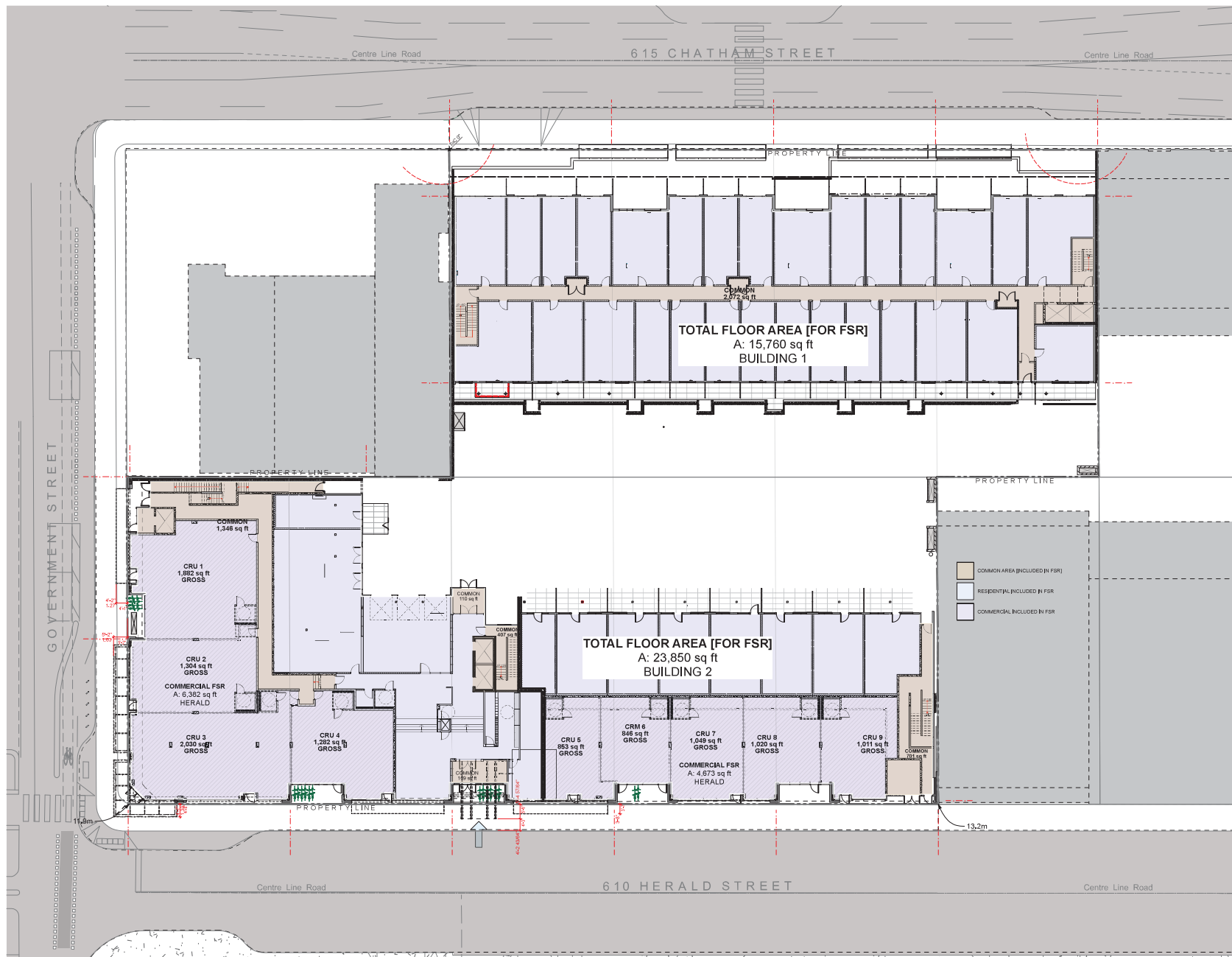
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Herald & Chatham
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Chatham Street Victoria BC

**FSR Overlay
Level 1 Herald
Floor Plan**

19503
1/16" = 1'-0"
Friday, May 14, 2021
Issue 6.0 - DP RESUBMISSION

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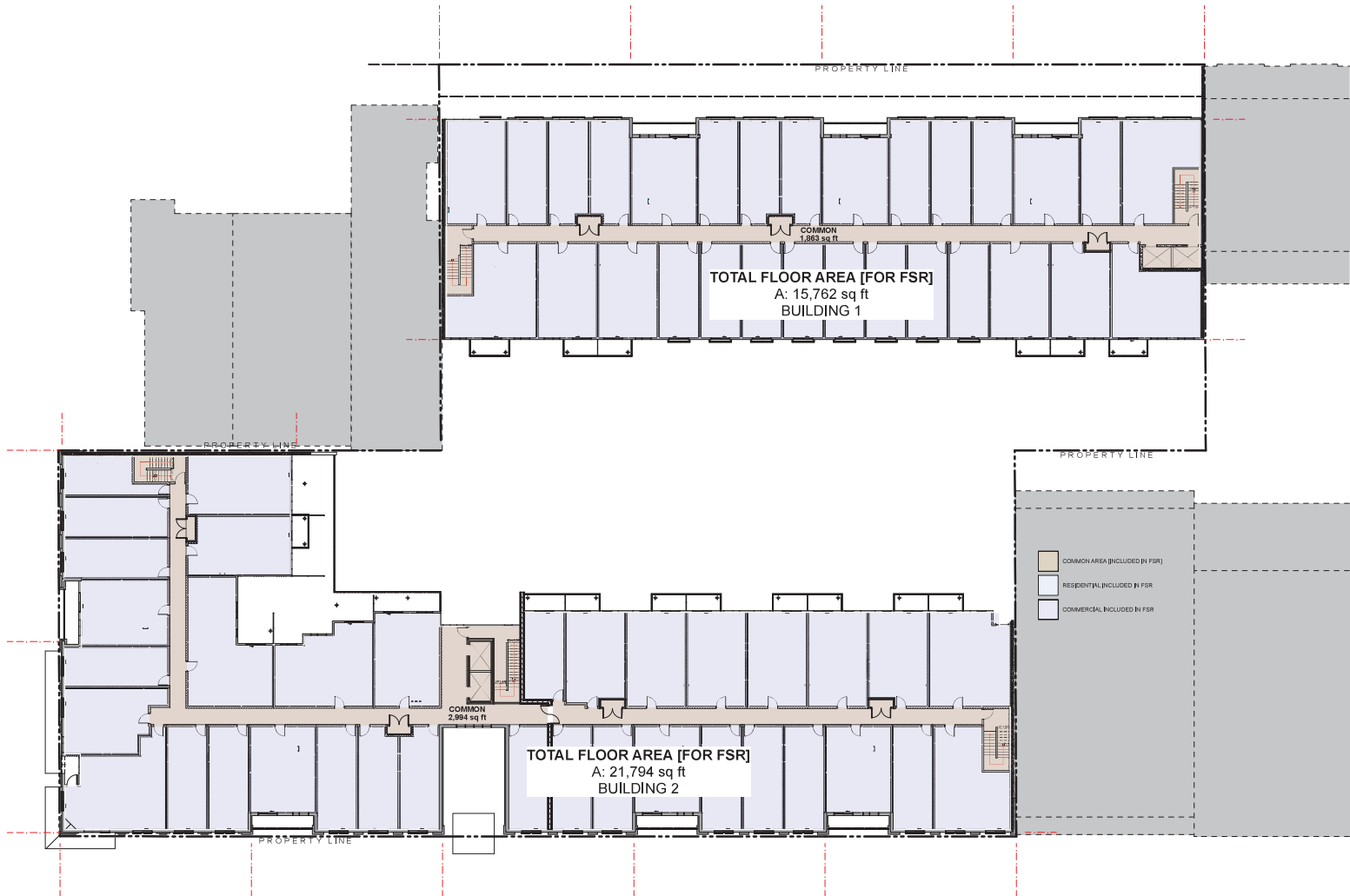
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LAMB ASSOCIATE ARCHITECTS



(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

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Friday, May 14, 2021 (DATE)

Issue 6.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.300



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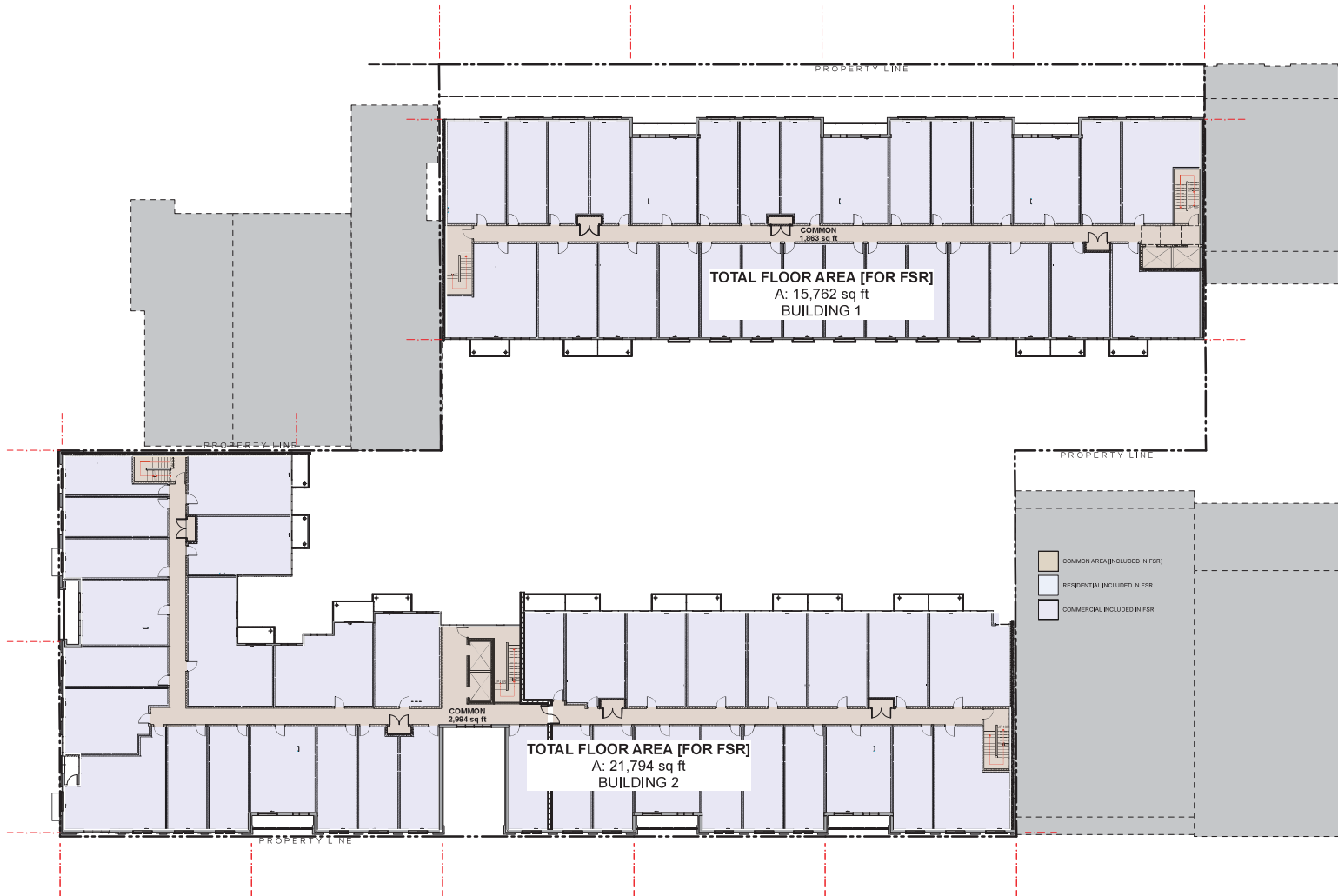
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(PROJECT TEAM)



(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

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Friday, May 14, 2021 (DATE)

Issue 6.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.400



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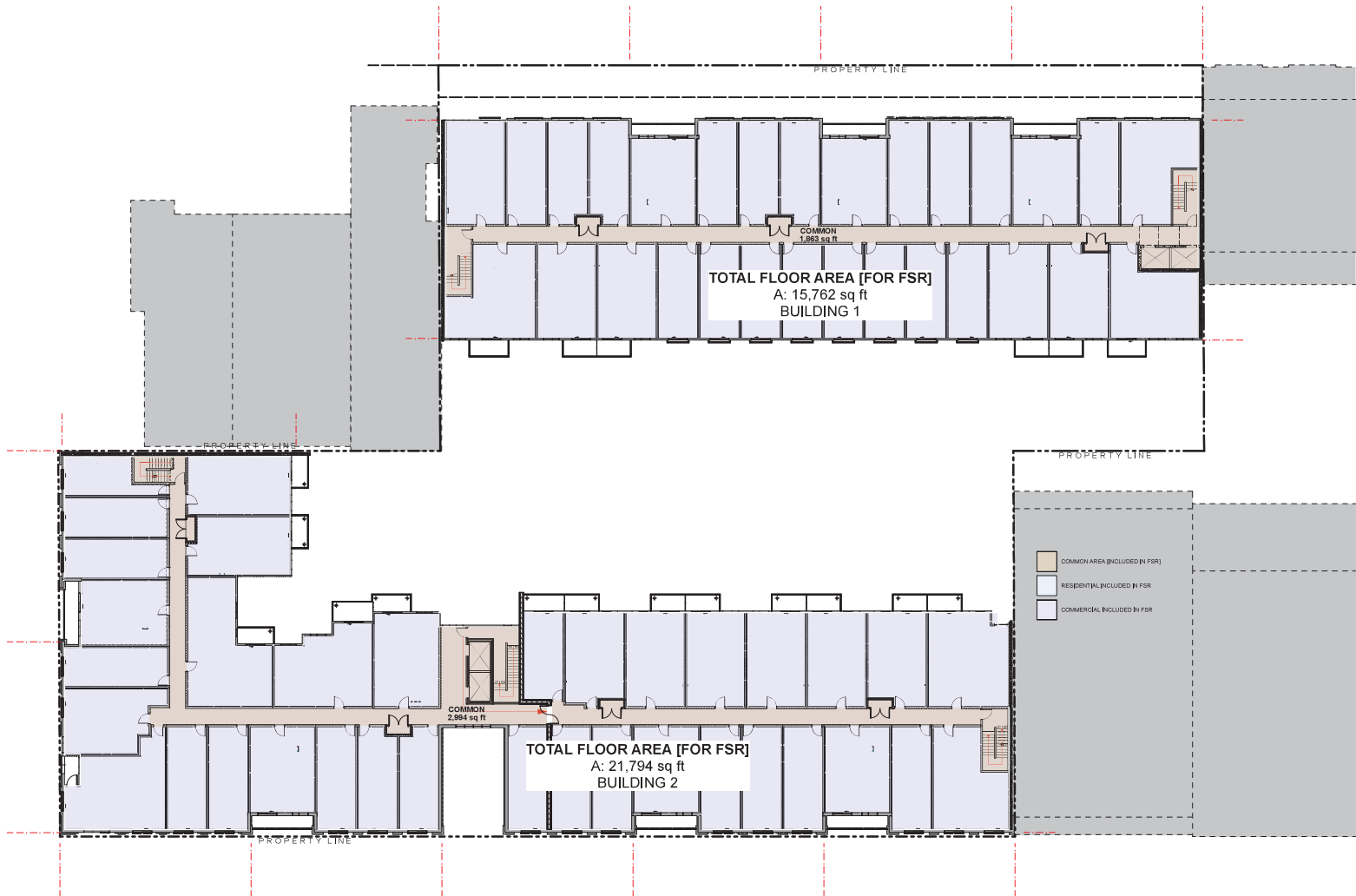
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(PROJECT TEAM)



NICOLA WEALTH

DENCITI development corp.

LAM ASSOCIATE ARCHITECTS



(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

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Friday, May 14, 2021 (DATE)

Issue 6.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.500



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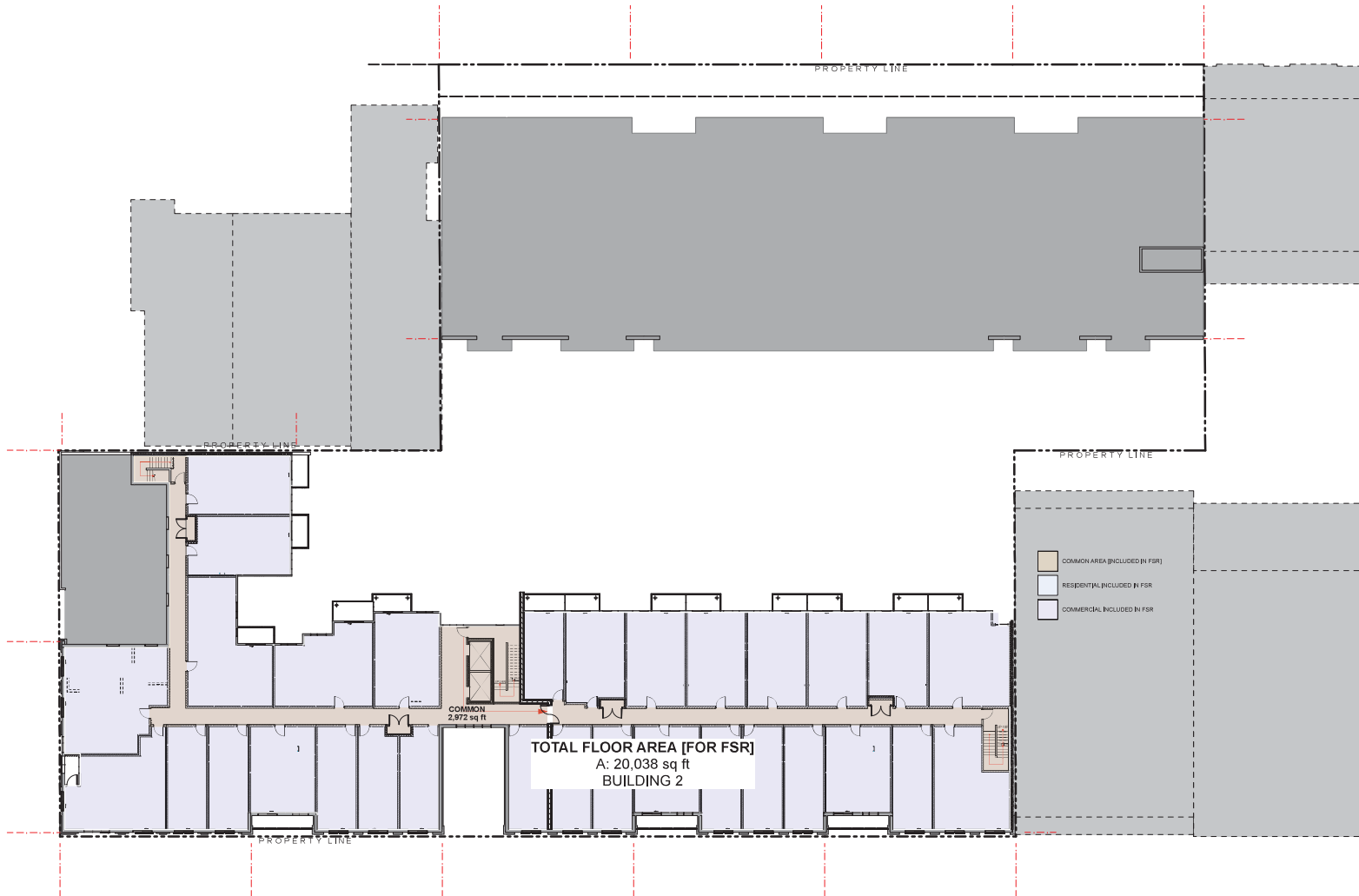
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(PROJECT TEAM)



(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

19503 (PROJECT)

1/16" = 1'-0" (SCALE)

Friday, May 14, 2021 (DATE)

Issue 6.0 - DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.600

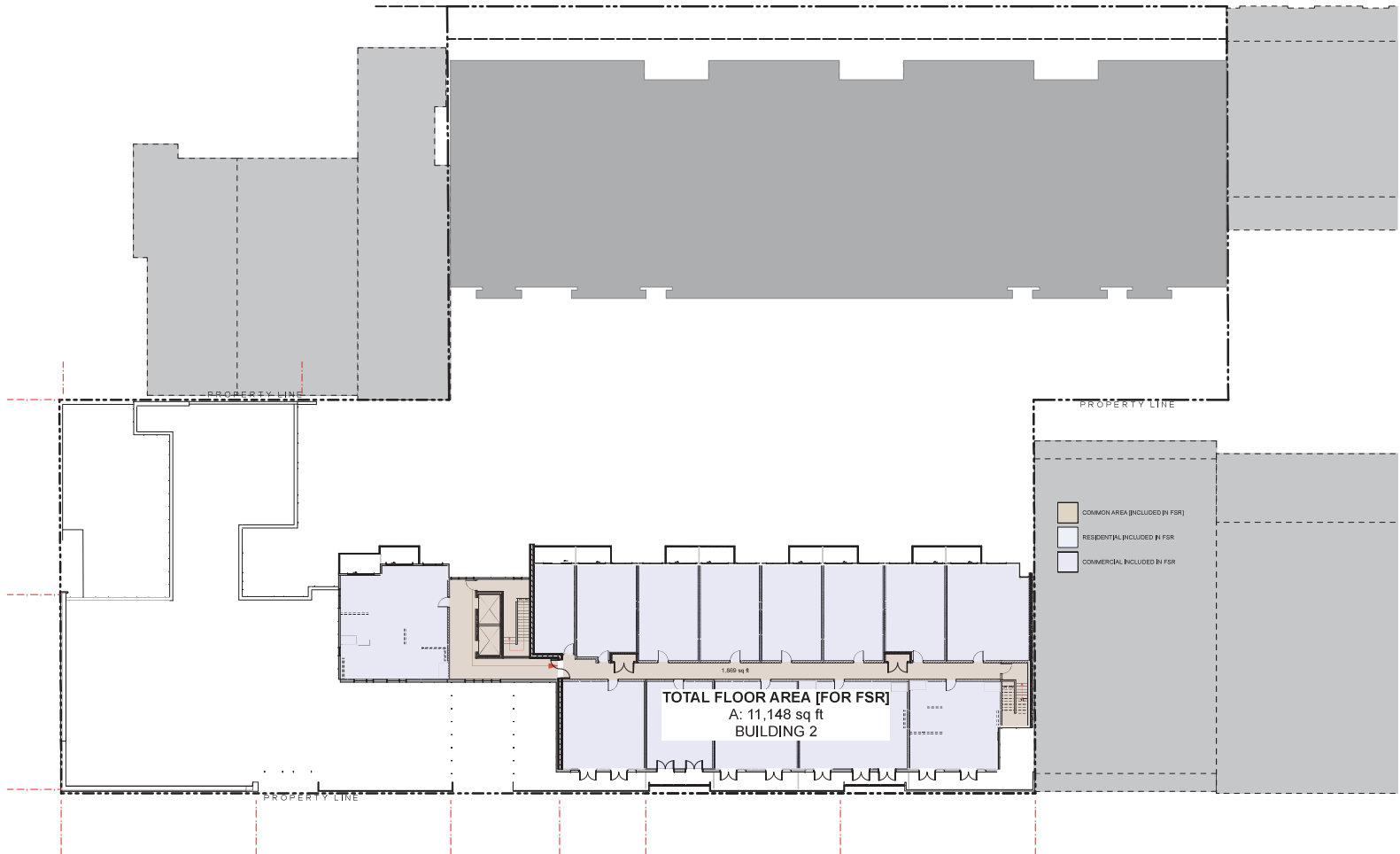
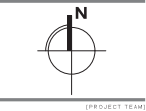


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Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

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

(TITLE)

FSR Overlay Level 6 Floor Plan

19503

(PROJECT)

(SCALE)

(DATE)

Friday, May 14, 2021

(ISSUE)

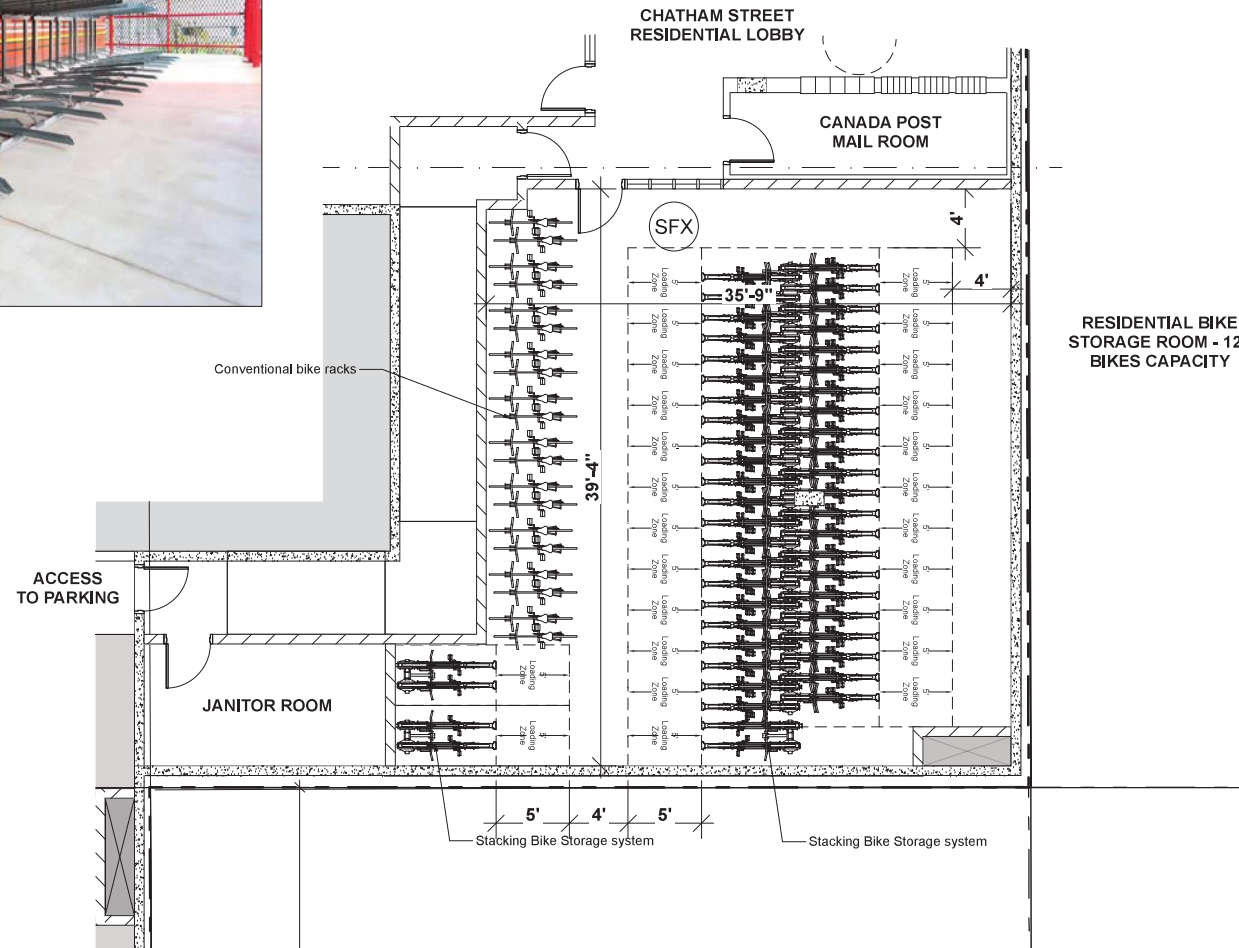
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(DRAWING)

A-2.700



1 Stacking Bike Storage System example



RESIDENTIAL BIKE
STORAGE ROOM - 120
BIKES CAPACITY



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(PROJECT TEAM)

NICOLA
WEALTH

DENCITI
development corp.

LAM ASSOCIATE ARCHITECTS



(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)**

19503

(PROJECT)

(SCALE)

(DATE)

Friday, May 14, 2021

(ISSUE)

Issue 6.0 - DP RESUBMISSION

(DRAWING)

A-3.100



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(CLIENT)

**Nicola Herald Limited
Partnership**

(PROJECT)

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

(TITLE)

**Context Section
and Elevation**

19503 (PROJECT)

(SCALE)

(DATE)

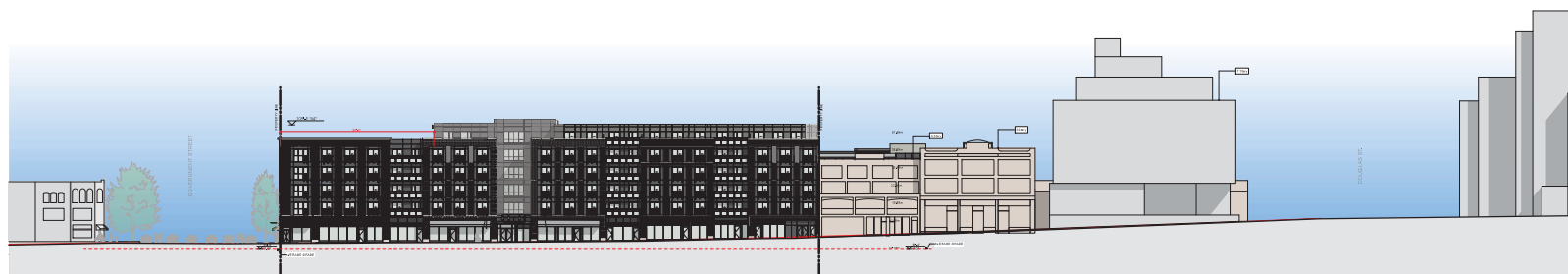
Friday, May 14, 2021

(ISSUE)

Issue 6.0 - DP RESUBMISSION

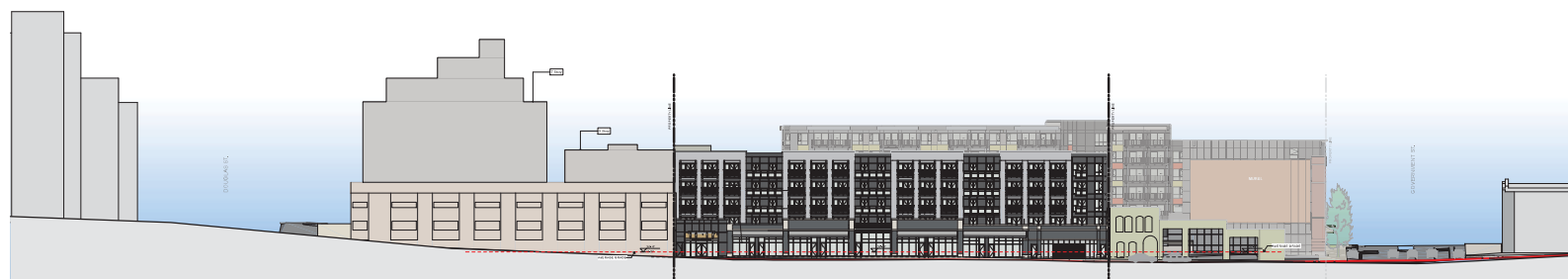
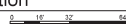
(DRAWING)

A-4.111



1 Herald Street Elevation

SCALE: 1/32" = 1'-0"



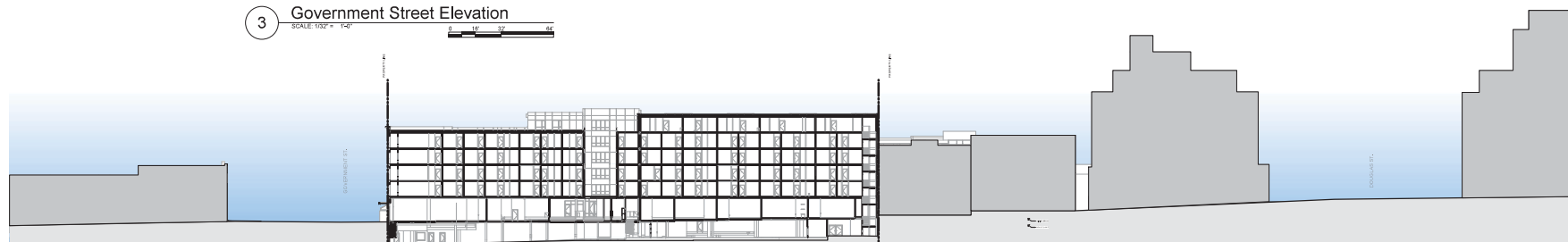
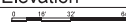
2 Chatham Street Elevation

SCALE: 1/32" = 1'-0"



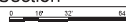
3 Government Street Elevation

SCALE: 1/32" = 1'-0"



4 Herald Street Long Section

SCALE: 1/32" = 1'-0"





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(PROJECT TEAM)



1 South Courtyard Elevation
SCALE: 1/8\"/>

2 West Courtyard Elevation
SCALE: 1/8\"/>



3 North Courtyard Elevation
SCALE: 1/8\"/>

Material and Colour Legend					
Color	Product Name	Color Name	Notes	CLADDING	
1	Red	Red Cherry (B&C)	X	Exterior walls	
2	Gray	Marginalia (B&C)	X	Exterior walls	
3	Gray	Herald Panel (Gray)	X	Exterior walls	
4	Off-white	James Panel (Off-white)	X	Exterior walls	
5	Gray	Marginalia (B&C)	X	Exterior walls	
6	Gray	Marginalia (B&C)	X	Exterior walls	
7	Gray	Castor (Black)	X	Exterior walls	
8	Gray	Castor (Black)	X	Exterior walls	
9	Gray	Herald Panel (Gray)	X	Exterior walls	
10	Gray	Herald Panel (Gray)	X	Exterior walls	
11	Gray	Herald Panel (Gray)	X	Exterior walls	
12	Gray	Herald Panel (Gray)	X	Exterior walls	
13	Gray	Herald Panel (Gray)	X	Exterior walls	
14	Gray	Herald Panel (Gray)	X	Exterior walls	
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31	Gray	Herald Panel (Gray)	X	Exterior walls	
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96	Gray	Herald Panel (Gray)	X	Exterior walls	
97	Gray	Herald Panel (Gray)	X	Exterior walls	
98	Gray	Herald Panel (Gray)	X	Exterior walls	
99	Gray	Herald Panel (Gray)	X	Exterior walls	
100	Gray	Herald Panel (Gray)	X	Exterior walls	

Material and Colour Legend			
1	Red	Red Cherry (B&C)	X
2	Gray	Marginalia (B&C)	X
3	Gray	Herald Panel (Gray)	X
4	Off-white	James Panel (Off-white)	X
5	Gray	Marginalia (B&C)	X
6	Gray	Marginalia (B&C)	X
7	Gray	Castor (Black)	X
8	Gray	Castor (Black)	X
9	Gray	Herald Panel (Gray)	X
10	Gray	Herald Panel (Gray)	X
11	Gray	Herald Panel (Gray)	X
12	Gray	Herald Panel (Gray)	X
13	Gray	Herald Panel (Gray)	X
14	Gray	Herald Panel (Gray)	X
15	Gray	Herald Panel (Gray)	X
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33	Gray	Herald Panel (Gray)	X
34	Gray	Herald Panel (Gray)	X
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99	Gray	Herald Panel (Gray)	X
100	Gray	Herald Panel (Gray)	X



Nicola Herald Limited Partnership
610-624 Herald Street & 611-635
Chatham Street Victoria BC

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

(TITLE)

Courtyard Elevations

(PROJECT)

19903

(SCALE)

Friday, May 14, 2021

Issue 6.0 - DP RESUBMISSION

(DATE)

(ISSUE)

(DRAWING)

A-4.102



OLD TOWN VICTORIA BRICK DETAIL



1 Herald / Government Corner
SCALE 3/16" = 1'-0"



2 Herald Street Entry
SCALE 3/16" = 1'-0"



3 Chatham Entry
SCALE 3/16" = 1'-0"



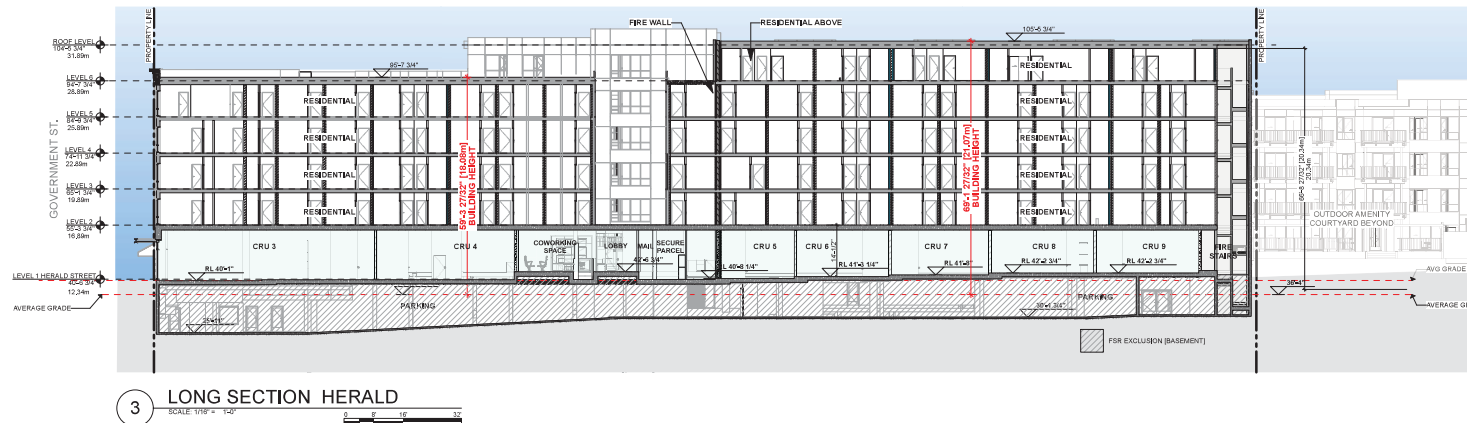
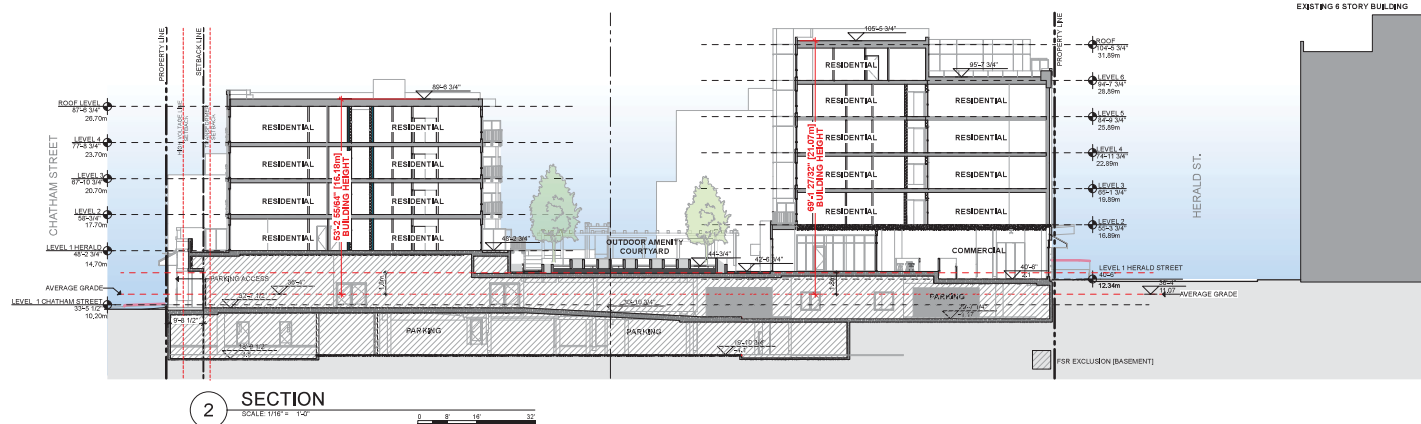
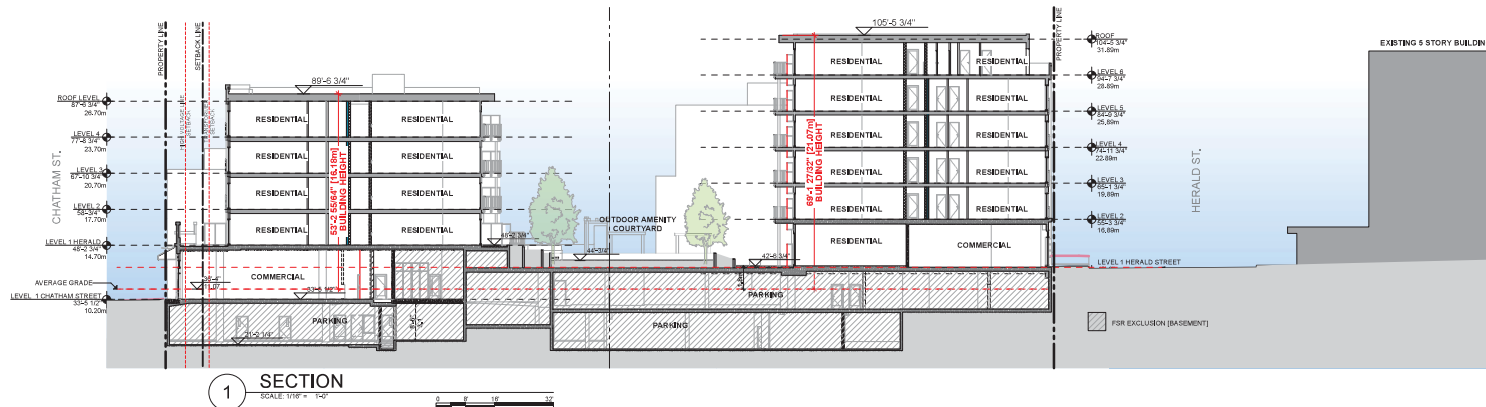
Victoria Signage precedents



Victoria Signage precedents

Color	Product Name	Material	Location
CLADDING			
1.1	Red Clay (Ceramic Brick) (B&S)	X	Exterior walls
1.2	Gray	X	Exterior walls
1.3	Gray	X	Exterior walls
1.4	Gray	X	Exterior walls
1.5	Gray	X	Exterior walls
1.6	Gray	X	Exterior walls
1.7	Gray	X	Exterior walls
1.8	Gray	X	Exterior walls
1.9	Gray	X	Exterior walls
1.10	Gray	X	Exterior walls
1.11	Gray	X	Exterior walls
1.12	Gray	X	Exterior walls
1.13	Gray	X	Exterior walls
1.14	Gray	X	Exterior walls
1.15	Gray	X	Exterior walls
1.16	Gray	X	Exterior walls
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1.26	Gray	X	Exterior walls
1.27	Gray	X	Exterior walls
1.28	Gray	X	Exterior walls
1.29	Gray	X	Exterior walls
1.30	Gray	X	Exterior walls
1.31	Gray	X	Exterior walls
1.32	Gray	X	Exterior walls
1.33	Gray	X	Exterior walls
1.34	Gray	X	Exterior walls
1.35	Gray	X	Exterior walls
1.36	Gray	X	Exterior walls
1.37	Gray	X	Exterior walls
1.38	Gray	X	Exterior walls
1.39	Gray	X	Exterior walls
1.40	Gray	X	Exterior walls
1.41	Gray	X	Exterior walls
1.42	Gray	X	Exterior walls
1.43	Gray	X	Exterior walls
1.44	Gray	X	Exterior walls
1.45	Gray	X	Exterior walls
1.46	Gray	X	Exterior walls
1.47	Gray	X	Exterior walls
1.48	Gray	X	Exterior walls
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1.89	Gray	X	Exterior walls
1.90	Gray	X	Exterior walls
1.91	Gray	X	Exterior walls
1.92	Gray	X	Exterior walls
1.93	Gray	X	Exterior walls
1.94	Gray	X	Exterior walls
1.95	Gray	X	Exterior walls
1.96	Gray	X	Exterior walls
1.97	Gray	X	Exterior walls
1.98	Gray	X	Exterior walls
1.99	Gray	X	Exterior walls
1.100	Gray	X	Exterior walls

Color	Product Name	Material	Location
CLADDING			
1.1	Red Clay (Ceramic Brick) (B&S)	X	Exterior walls
1.2	Gray	X	Exterior walls
1.3	Gray	X	Exterior walls
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1.15	Gray	X	Exterior walls
1.16	Gray	X	Exterior walls
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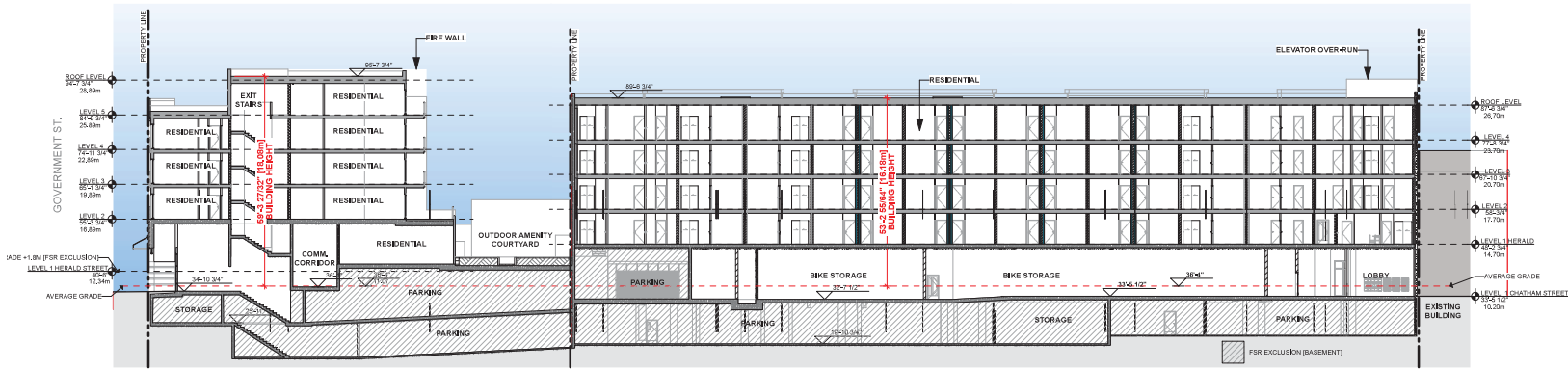


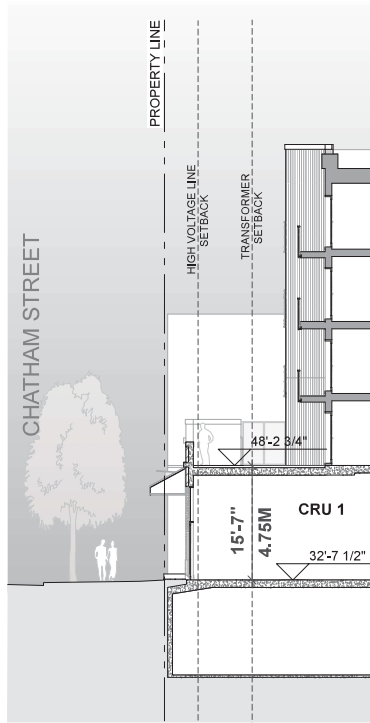


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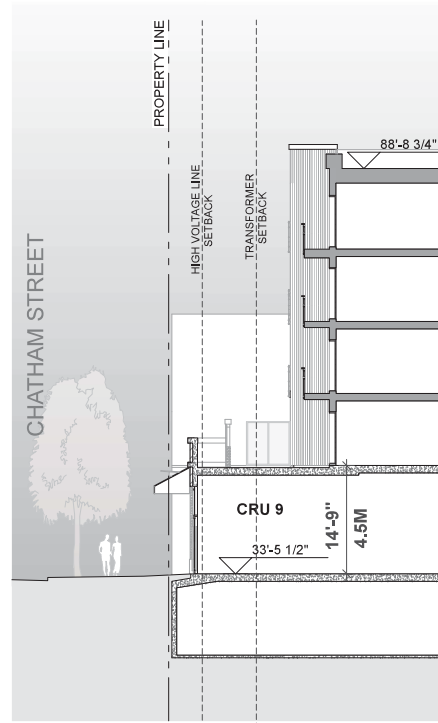
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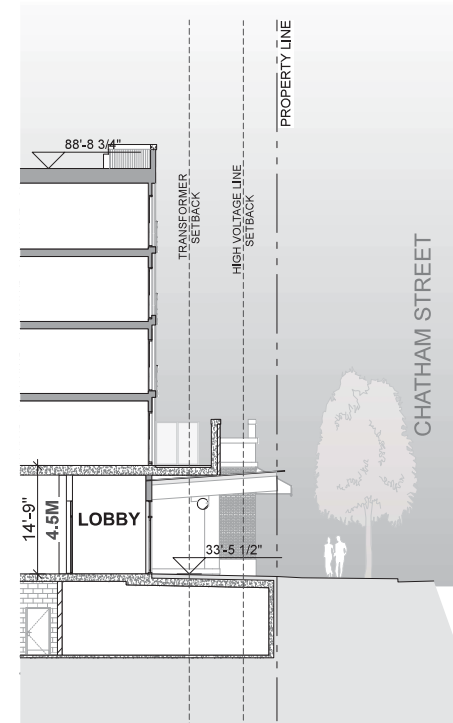




1 WALL SECTION CHATHAM ST



2 WALL SECTION CHATHAM ST



3 WALL SECTION CHATHAM ST



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(PROJECT TEAM)



(CLIENT)

**Nicola Herald Limited
Partnership**

(PROJECT)

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

(TITLE)

Wall Sections

19503 (PROJECT)

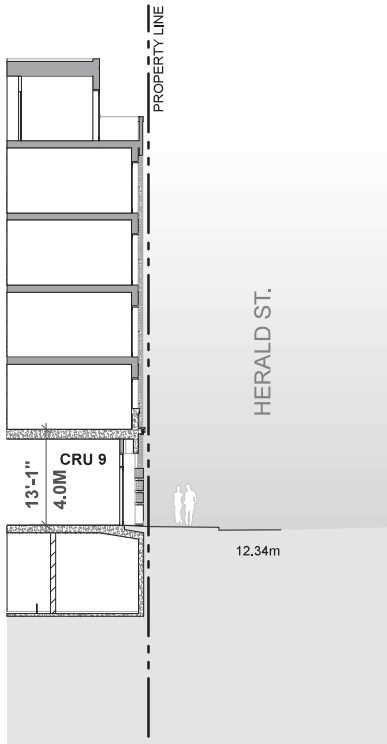
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(DATE)

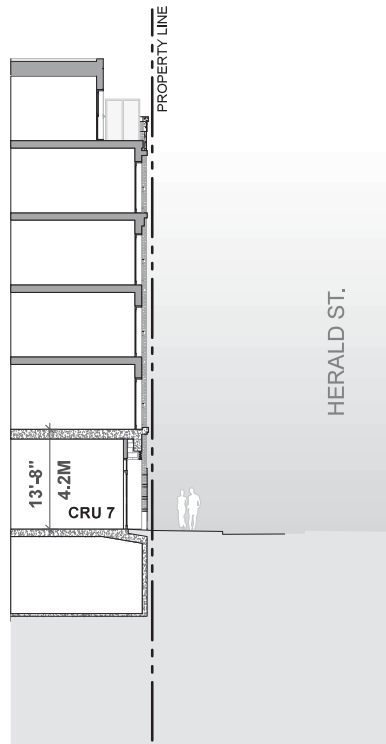
Friday, May 14, 2021 (ISSUE)

Issue 6.0 - DP RESUBMISSION (DRAWING)

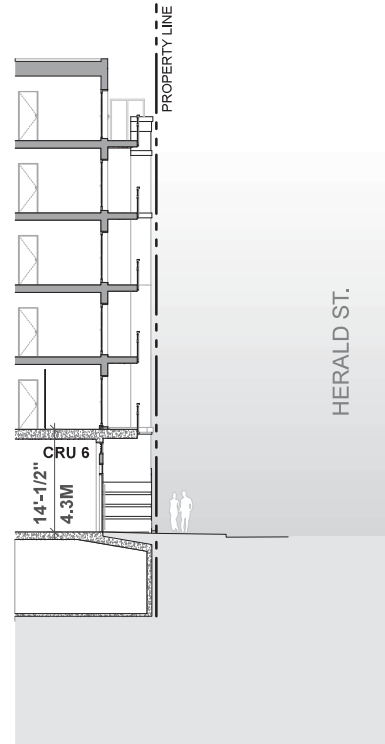
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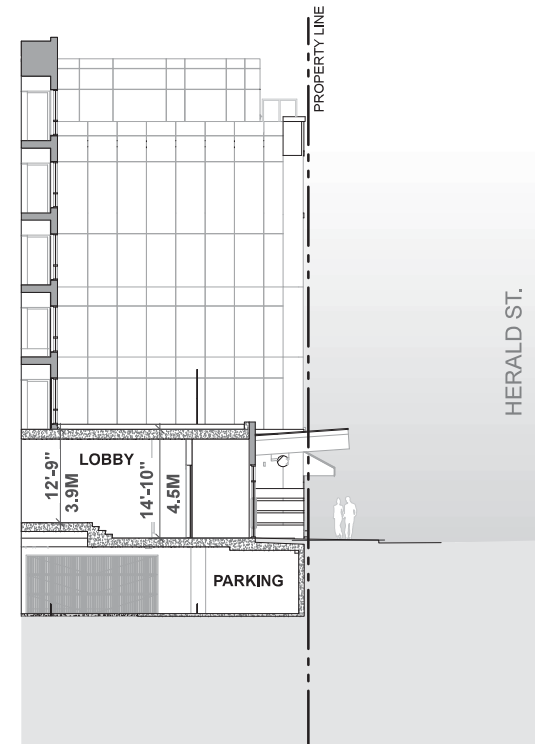
① WALL SECTION HERALD ST



② WALL SECTION HERALD ST



③ WALL SECTION HERALD ST



④ WALL SECTION HERALD ST



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NICOLA
WEALTH

DENCITI
development corp.

LAM ASSOCIATE ARCHITECTS



[CLIENT]

**Nicola Herald Limited
Partnership**

[PROJECT]

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

[TITLE]

Wall Sections

19503 [PROJECT]

[SCALE]

[DATE]

Friday, May 14, 2021 [ISSUE]

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A-5.400



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[PROJECT TEAM]



[CLIENT]

Nicola Herald Limited
Partnership

[PROJECT]

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

[TITLE]

Wall Sections

19503 [PROJECT]

[SCALE]

[DATE]

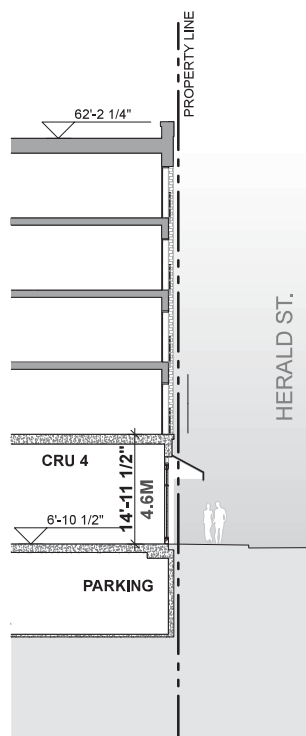
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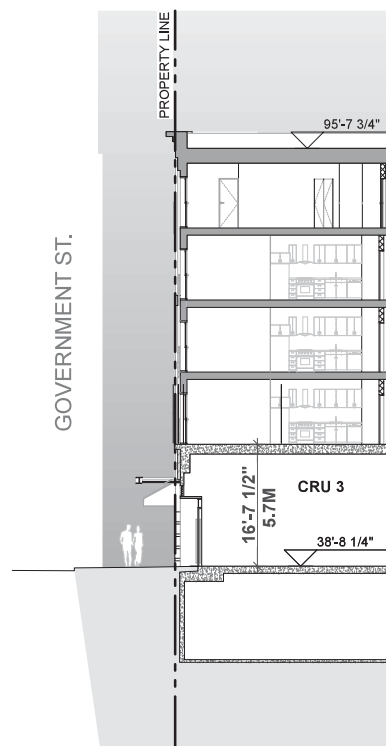
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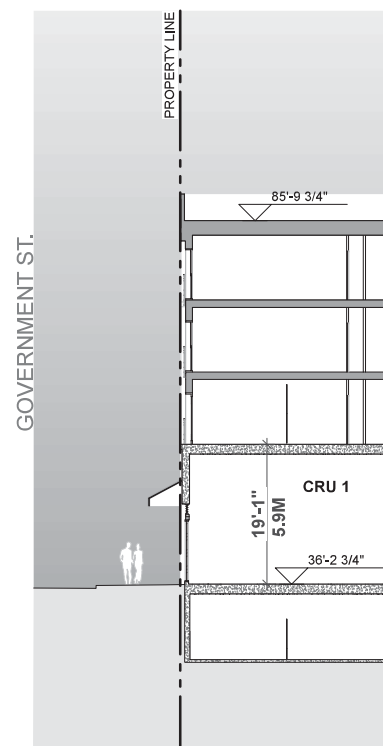
A-5.500



5 WALL SECTION HERALD ST



6 WALL SECTION GOVERNMENT ST



7 WALL SECTION GOVERNMENT ST



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(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)

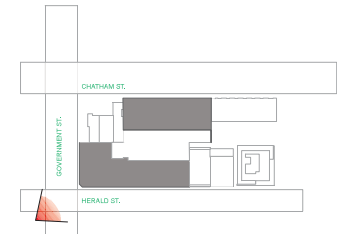
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(ISSUE)

Issue 6.0 - DP RESUBMISSION

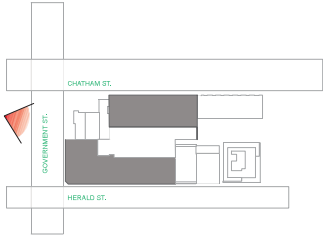
(DRAWING)

A-8.011





Corner of Government Street & Herald Street



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(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)

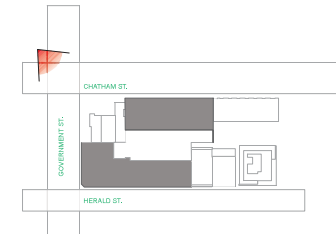
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(DRAWING)

A-8.012



Government Street and Chatham



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NICOLA
WEALTH

DENCITI
development corp.

LAMB ASSOCIATE ARCHITECTS



(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)

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A-8.013



Chatham Street Elevation



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Nicola Herald Limited Partnership

(PROJECT)

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

(TITLE)

Perspective Rendering

19503 (PROJECT)

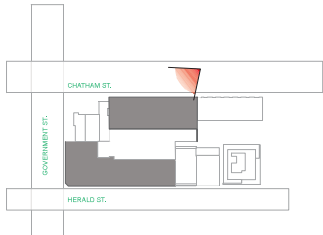
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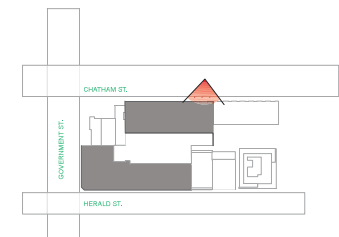
(DRAWING)

A-8.014





Chatham Street Entry



iA

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DENCITI
development corp.

LAM ASSOCIATE ARCHITECTS

PROFESSIONAL SEAL

SEAL OF THE ARCHITECT

SEAL OF THE ARCHITECT

(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

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

(TITLE)

Perspective Rendering

(PROJECT)

19503

(SCALE)

(DATE)

Friday, May 14, 2021

(ISSUE)

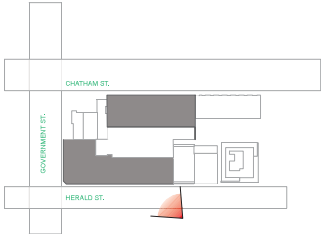
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(DRAWING)

A-8.016



Herald Street [Looking NW towards Government Street]





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[CLIENT]

Nicola Herald Limited Partnership
 610-624 Herald Street & 611-635
 Chatham Street Victoria BC

[PROJECT]

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

[TITLE]

Perspective Rendering

[PROJECT]

19503

[SCALE]

[DATE]

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A-8.017



Courtyard - Outdoor Amenity



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(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

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

(TITLE)

Perspective Rendering

19503 (PROJECT)

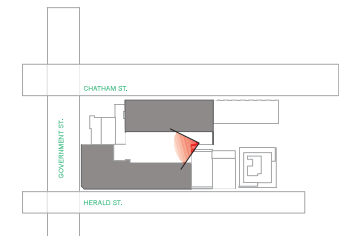
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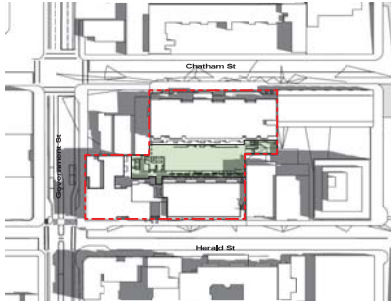
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Friday, May 14, 2021 (ISSUE)

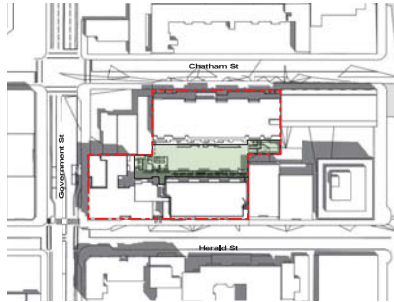
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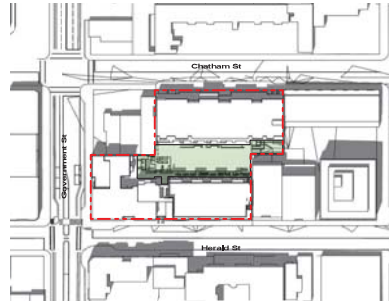




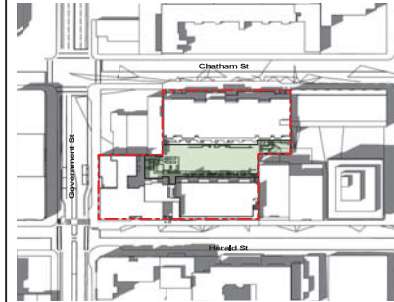
June 10am



June Noon

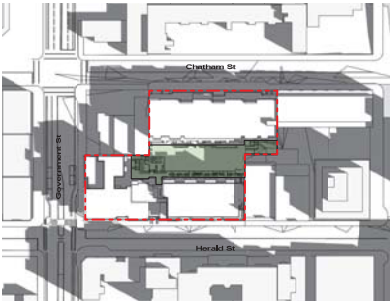


June 2pm



June 4pm

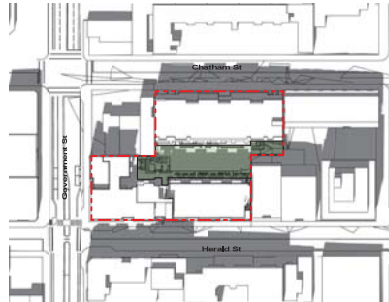
SUMMER SOLSTICE



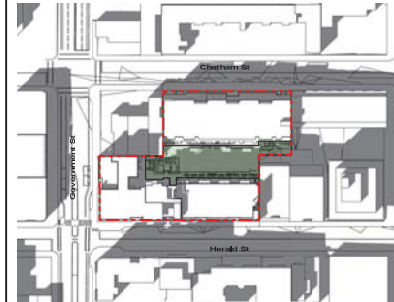
March/September 10am



March/September Noon

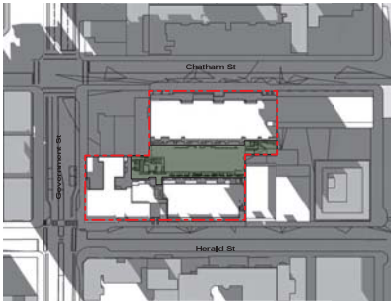


March/September 2pm

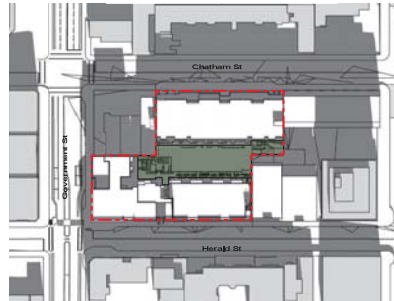


March/September 4pm

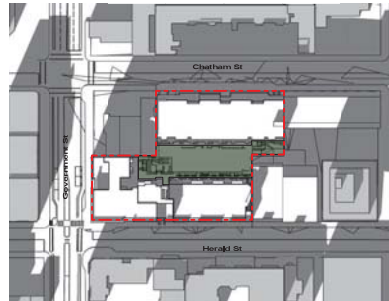
SPRING/FALL EQUINOX



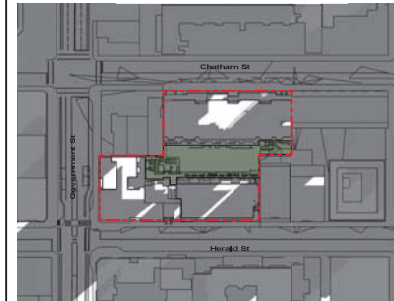
December 10am



December Noon



December Noon



December 2pm

WINTER SOLSTICE



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(CLIENT)
**Nicola Herald Limited
Partnership**

(PROJECT)

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

(TITLE)

Shadow Study

(PROJECT)
19503

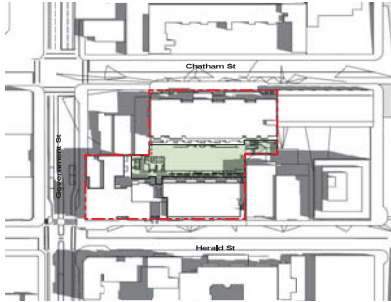
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Friday, May 14, 2021

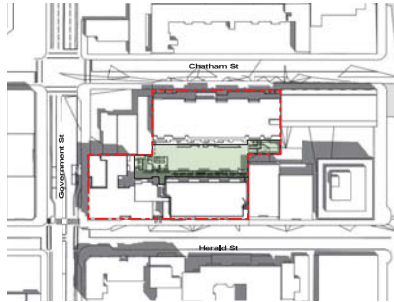
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Issue 6.0 - DP RESUBMISSION

(DRAWING)

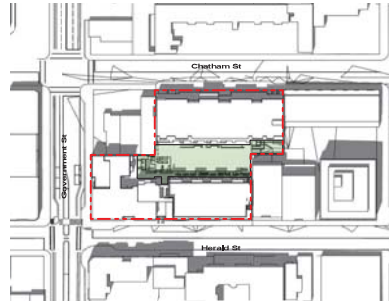
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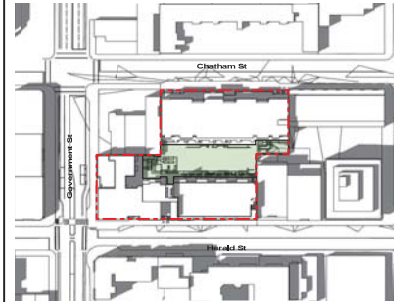
June 21 10am



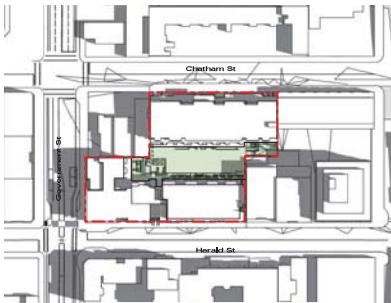
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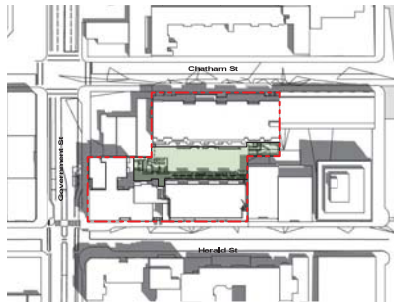
June 21 2pm



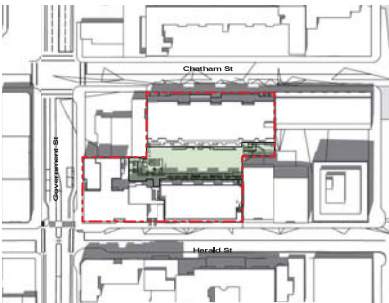
June 21 4pm



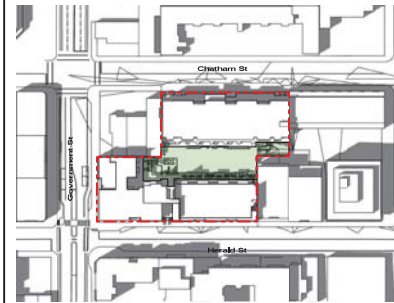
July 21 10am



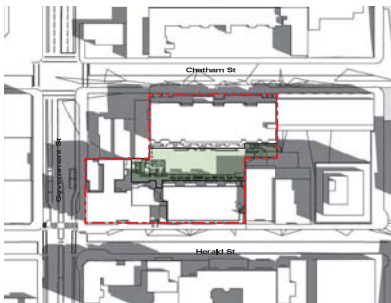
July 21 Noon



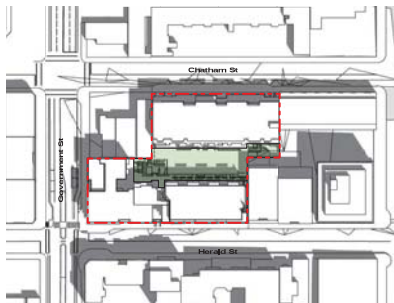
July 21 2pm



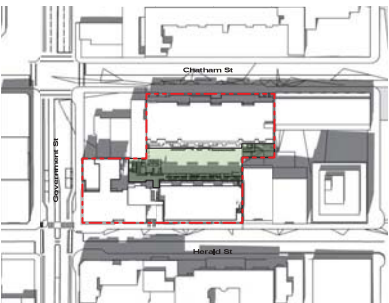
July 21 4pm



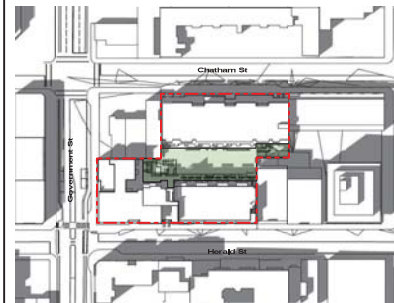
August 21 10am



August 21 Noon



August 21 2pm



August 21 4pm



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(CLIENT)

Nicola Herald Limited Partnership

(PROJECT)

Herald & Chatham

610-624 Herald Street & 611-635 Ch
White Address2
Victoria, BC

(TITLE)

Shadow Study [Summer]

(PROJECT)

19503

(SCALE)

Not To Scale

(DATE)

Friday, May 14, 2021

(ISSUE)

DP

(DRAWING)

A-8.002



(PROJECT TEAM



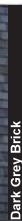
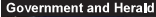
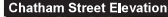
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[TITLE]

10503 (PROJECT)

(DRAWING)

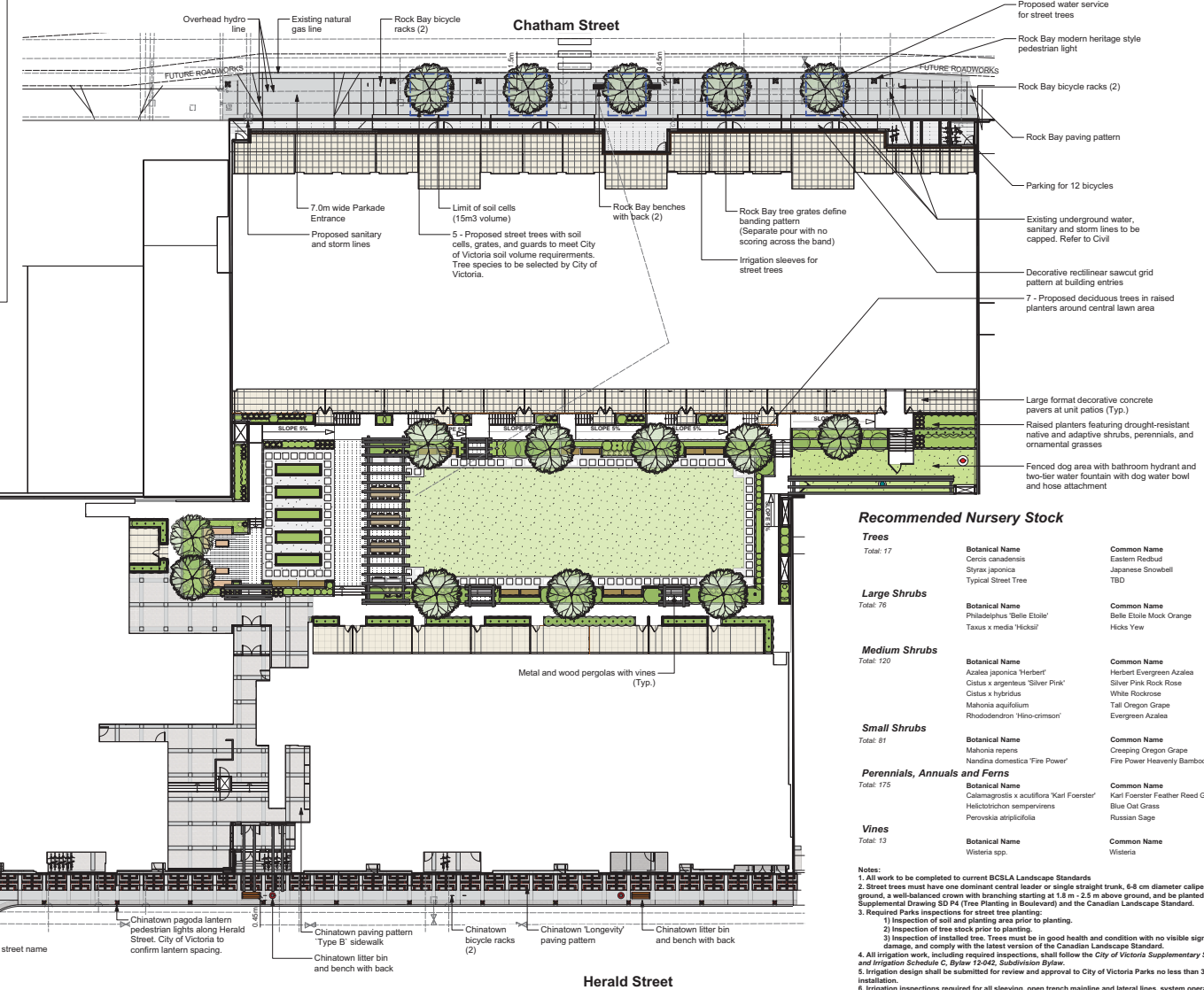
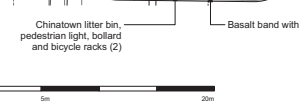
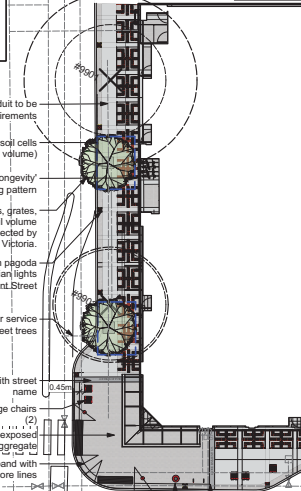
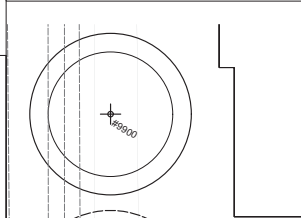
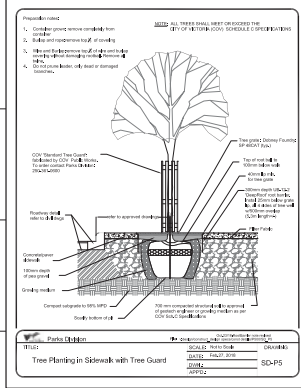
A-8.003



		Material and Colour Legend			
	Code	Product/Component	Material	Colour	
CLADDING					
1	1	Red Clay Concrete Tiles (RCC Tiles)	X	Concrete walls	
2	2	Hempcrete (Hempcrete) Clay products (H.C.)	X	Concrete walls	
3	3	Hempcrete Clay Tiles	X	Concrete walls	
4	4	Clay Tiles	X	Concrete walls	
5	5	Weathered Clay Concrete Tiles (Weathered Clay Tiles)	X	Concrete walls - Chertona	
6	6	Hempcrete (Hempcrete) Clay products (H.C.)	Suber Course	Concrete walls - Features	
7	7	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
8	8	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
9	9	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
10	10	Clay Tiles (Red Clay Tiles)	X	Concrete walls - Features Entry	
11	11	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
12	12	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
13	13	Clay Tiles (Red Clay Tiles)	X	Concrete walls	
SOFFIT					
14	14	Hempcrete (Hempcrete) Clay products (H.C.)	Chertona	Gutta	
15	15	Fibre Cement Boards (Fibre Cement)	X	Plaster Soffit	

[illegible]

Chinatown heritage chair and bench with back	Rock Bay metal modern bench with back
Chinatown heritage litter bin	Rock Bay modern heritage litter bin
Chinatown heritage bike rack	Rock Bay modern heritage bike rack
Chinatown heritage bollard	City of Victoria tree guard and Dobney Foundry grate as per SD-95
Chinatown pagoda lantern pedestrian light	Rock Bay modern heritage pedestrian light



Trees		Common Name		Size
Total: 17				
	<i>Cercis canadensis</i>	Eastern Redbud		6m cal.
	<i>Styrax japonica</i>	Japanese Snowbell		6m cal.
	Typical Street Tree	TBD		6m cal.
Large Shrubs				
Total: 76				
	Botanical Name	Common Name		Size
	<i>Philadelphus 'Belle Etoile'</i>	Belle Etoile Mock Orange	#1 pot	
	<i>Taxus x media 'Hicksii'</i>	Hicks Yew		1.2m ht.
Medium Shrubs				
Total: 120				
	Botanical Name	Common Name		Size
	<i>Azalea japonica 'Herbert'</i>	Herbert Evergreen Azalea		5m pot
	<i>Cas x argentea 'Silver Pink'</i>	Silver Pink Rock Rose		#5 pot
	<i>Cistus x hybridus</i>	White Rockrose		#5 pot
	<i>Mahonia aquifolium</i>	Tall Oregon Grape		#5 pot
	<i>Rhododendron 'Hino-crimson'</i>	Evergreen Azalea		#5 pot
Small Shrubs				
Total: 81				
	Botanical Name	Common Name		Size
	<i>Mahonia repens</i>	Creeping Oregon Grape		#1 pot
	<i>Nandina domestica 'Fire Power'</i>	Fire Power Heavenly Bamboo		#1 pot
Perennials, Annuals and Ferns				
Total: 175				
	Botanical Name	Common Name		Size
	<i>Callamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass		#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass		#1 pot
	<i>Perovskia atriplicifolia</i>	Russian Sage		#1 pot
Vines				
Total: 13				
	Botanical Name	Common Name		Size
	<i>Wisteria</i> spp.	Wisteria		#5 pot

- Notes:
 - 1. All work to be completed to current BCSLA Landscape Standards
 - 2. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground and be planted per the City of Victoria Tree Planting and Maintenance Manual, 2016, 2019 and the Canadian Landscape Standard
 - 3. Required Parks inspections for street tree planting:
 - a. Inspection of soil and planting area in good health
 - b. Inspection of tree stock prior to planting
 - c. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard
 - d. All irrigation work, including required inspections, shall follow the City of Victoria *Supplementary Specifications for Street Tree Planting* available at <http://www.victoria.ca/231231>
 - e. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation
 - f. Irrigation inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller and backflow prevention, inspection tag and testing report. Call Parks at 250-361-0900 at least 2 days in advance to arrange for irrigation inspections



Raised Garden Plots



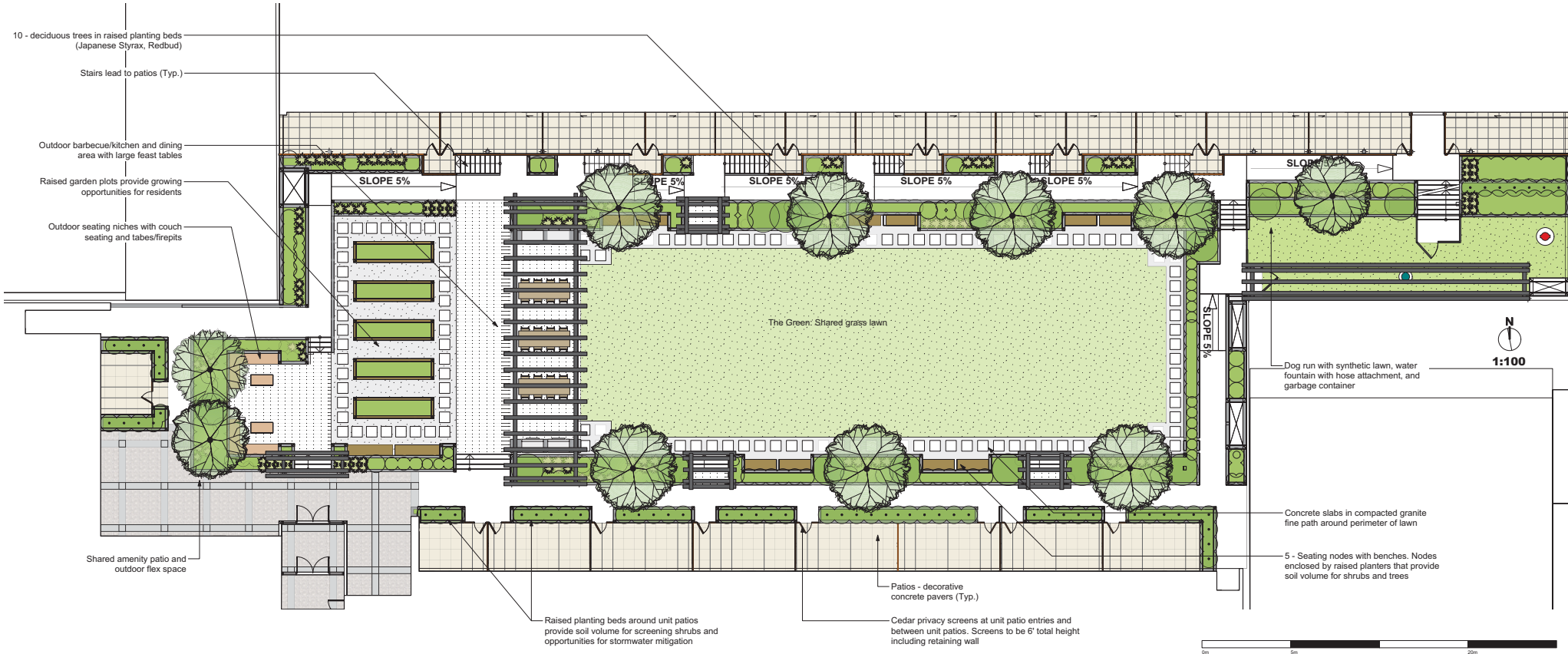
Large Retractable Shade Umbrellas



Outdoor BBQ + Dining Space



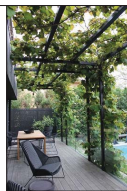
Shared 'Commons' Open Lawn Area



Seating Nodes

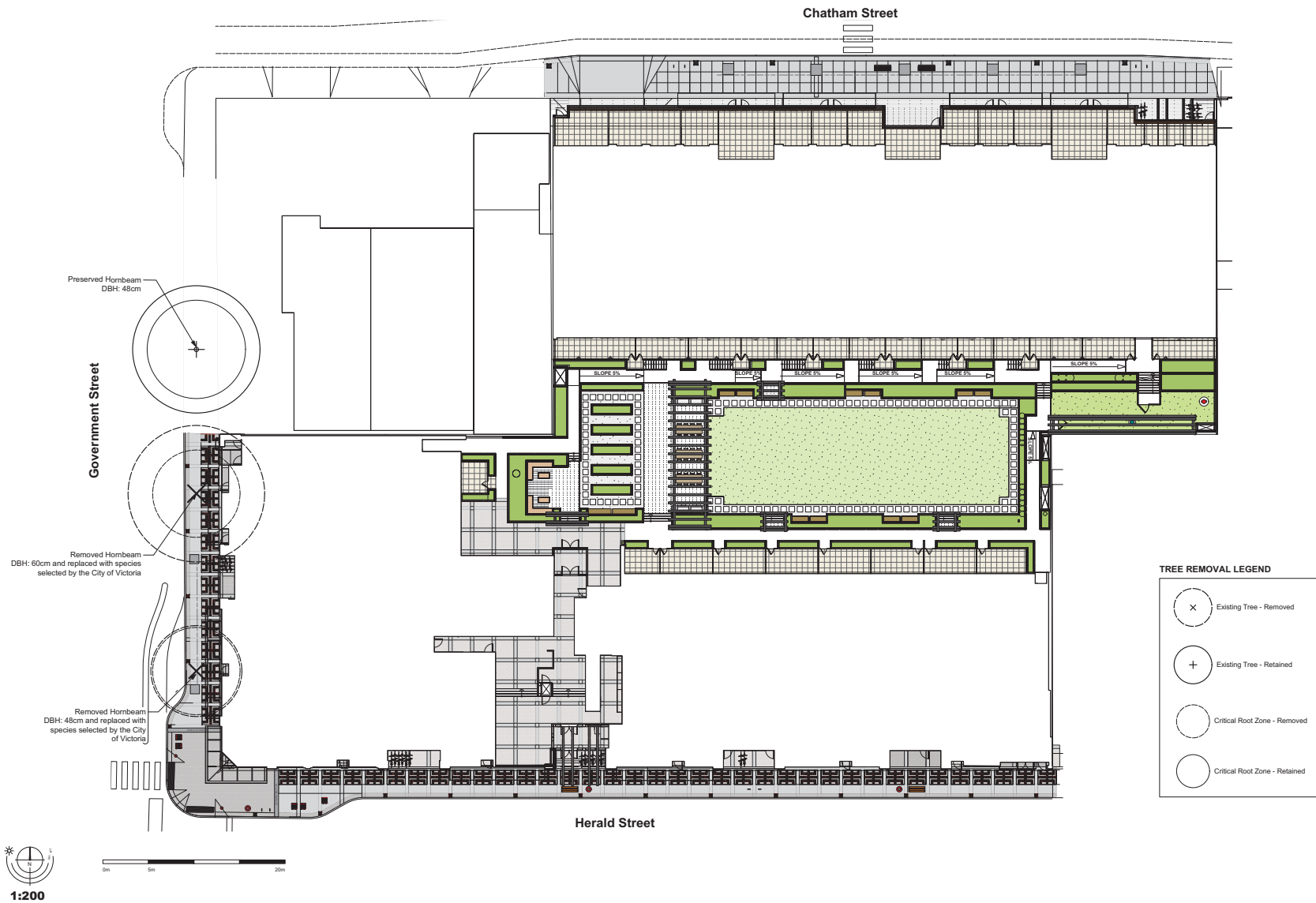


Steel + Wood Pergolas with Vines



Dog Run with Synthetic Lawn + Water Fountain/Hose

610-624 Herald Street & 611-635 Chatham Street - Shared Courtyard Landscape Site



610-624 Herald Street & 611-635 Chatham Street - Tree Management Plan



LADR LANDSCAPE ARCHITECTS

Project No: 2023 Sept 10, 2020

May 14, 2021
Mar 16, 2021
Dec 18, 2020
Sept 24, 2020

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Phone: (250) 598-0105