



ARCHITECTURAL

PROJECT DIRECTORY

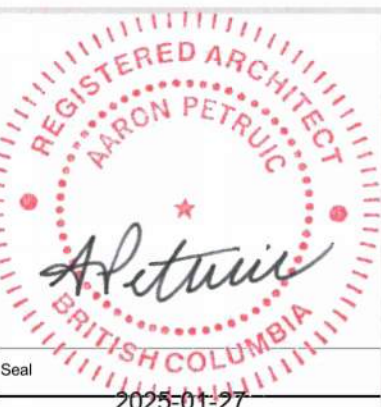
DEVELOPER BROAD STREET LIMITED PARTNERSHIP 1400-510 BURRARD ST. VANCOUVER, B.C. V6C 3A8 TEL: 604.682.6046	DEVELOPMENT MANAGER CHARD DEVELOPMENT LTD. 1400-510 BURRARD ST. VANCOUVER, B.C. V6C 3A8 TEL: 604.682.6046 CC: BYRON CHARD KNIGHTSTONE 1001 - 45 ST CLAIR AVE. TORONTO, ON, M4V 1K9 TEL: 416.306.2287 CC: ALAN PERLIS	ARCHITECT MCMP 1900 - 1066 W HASTINGS ST. VANCOUVER, B.C. V6E 3X1 TEL: 604.687.2990 CC: MARK THOMPSON INTERIOR DESIGN CHIL 1706 W 1ST AVE VANCOUVER, B.C. V6J 0E4 TEL: 604.688.8571 CC: ADELE RANKIN	STRUCTURAL RJC 220 - 645 TYEE RD. VICTORIA, B.C. V8A 6X5 TEL: 604.386.7794 CC: CLINT PLETT CIVIL JE ANDERSON 4212 GLANFORD AVE. VICTORIA, B.C. V8Z 4B7 TEL: 250.727.2214 CC: ROSS TUCK	MECHANICAL AME 721 JOHNSON ST. VICTORIA, B.C. V8T 5A4 TEL: 250.382.5999 CC: CASSIDY TAYLOR GEOTECHNICAL RYZUK GEOTECHNICAL 28 CREASE AVE. VICTORIA, B.C. V8Z 1S3 TEL: 250.475.3131 CC: ISABELLE MALTAIS	ELECTRICAL AES 3RD FLR - 1815 BLANDSHARD ST. VICTORIA, B.C. V8T 5A4 TEL: 250.381.6121 CC: BAL KLEAR SURVEYOR EXPLORER LAND SURVEY 101 - 2610 DOUGLAS ST. VICTORIA, B.C. TEL: CC: KENNETH NG	LANDSCAPE MURDOCH DE GREEFF INC. 200 - 524 CULDUTHEL RD. VICTORIA, B.C. V8Z 1G1 TEL: 250.412.2819 CC: SCOTT MURDOCH ENVELOPE RJC 220 - 645 TYEE RD. VICTORIA, B.C. V8A 6X5 TEL: 604.386.7794 CC: KEVIN PICKWICK	HERITAGE DONALD LUXTON AND ASSOCIATES INC. 1030 - 470 GRANVILLE STREET VANCOUVER, B.C. V6C 1V5 TEL: 604.688.1216 CC: DONALD LUXTON
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Revisions
Received Date:
February 4, 2025

BROAD STREET

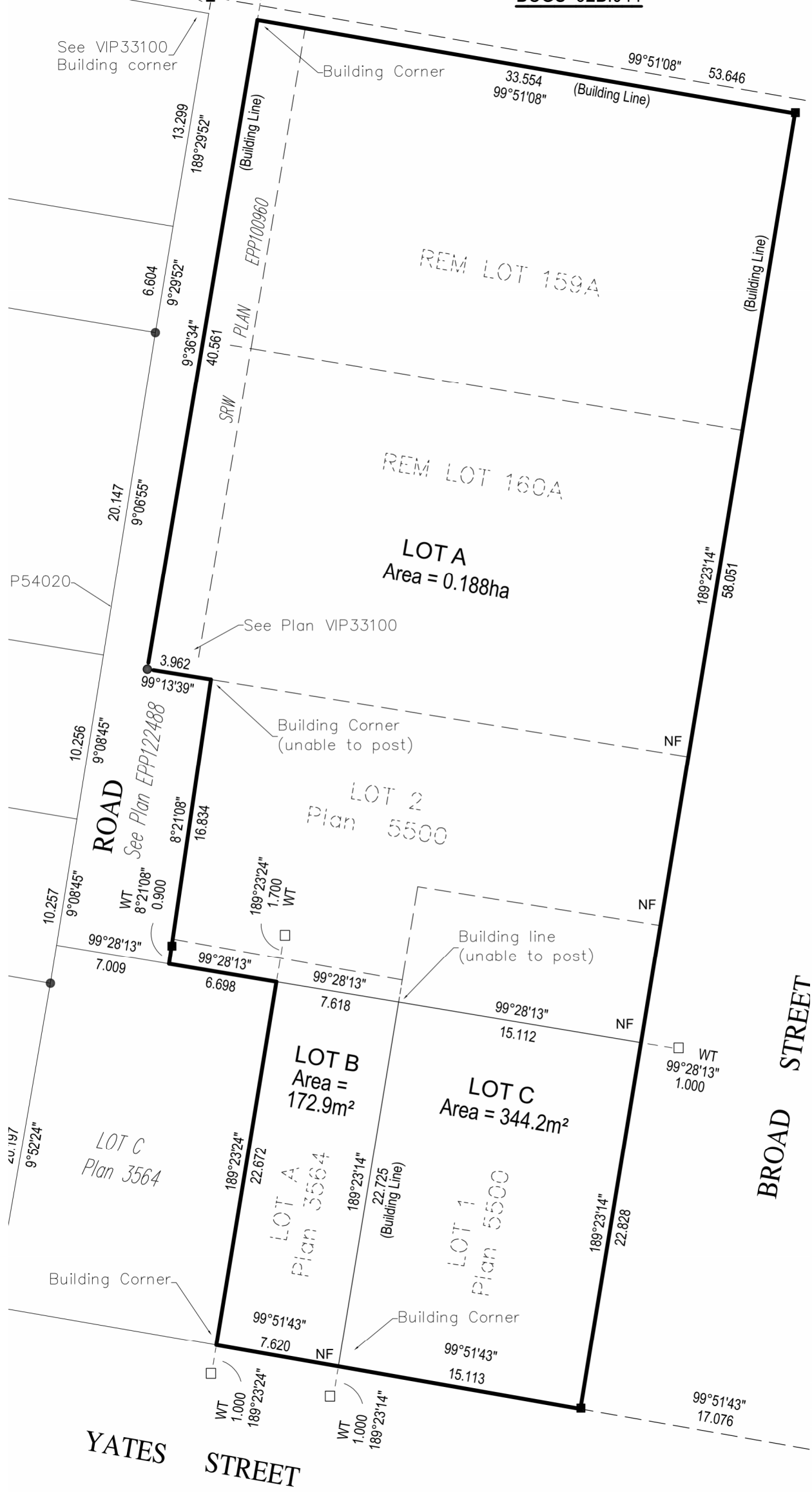
222021



BROAD STREET
1312-1324 BROAD STREET
VICTORIA, B.C.
Project
COVER SHEET
Drawing
Scale
Project 222021
Sheet



LOCATION PLAN



CONTEXT SURVEY PLAN

BROAD STREET REDEVELOPMENT			
Civic Address	1312-1324 Broad Street, Victoria, BC		
Legal Address	New Consolidated LOT A		
Building Description	8 Storey Hotel Building		
Uses	Hotel		
Existing Zone	OTD-1 (2018)		
Proposed Zone	Site Specific		
Development Permit Area	DPA1 (HC) Historic Core		
Final Site Area (sm)			1,889
Final Gross Floor Area (sm)			9,177
Final FAR			4.86
Duck's Building Current Floor Area (sm)			2,346
Ducks Building Retained Floor Area (sm)			2,346
Total Floor Area @ Ground (sm)			1,338
Commercial Floor Area: Restaurant and Café (sm)			494
Restaurant and Café are part of the Hotel			
Site Coverage			90%
Open Site Space			10%
Average Grade (m)			16.3
Refer to calculations on A103			
Height of Building (m)			26.25
Refer to A311, A312			
Roof Top Structures:			
Distance from Top of Roof (m)	Mechanical Screen (Roof)		1.4
Refer to A210	Mechanical Room (Roof)		2.14
	Elevator Overrun (Roof)		0.78
Minimum From Property Line (m)	South		7.73
Refer to A210	North		4.29
Roof Coverage			29%
Refer to A210			
Parking Stalls on Site (REQ)(PROVIDED)			(42)(18)
EV Outlets (REQ)(PROVIDED)			(2)(2)
Refer to A201 for locations			
Drive Aisle Slope (%)			0%
One level of parking accessed by car elevator - Refer to A201			
Driveway Slope (%)			0%
One level of parking accessed by car elevator - Refer to A201			
Driveway /parking materials			Concrete (Solid)
Bicycle Parking Long Term (REQ)(PROVIDED)			(7)(27)
Bicycle Parking Short Term (REQ)(PROVIDED)			(4)(0)
Placement of short term bike parking on public sidewalks will be explored			
Number of Storeys			8
Building Setbacks:			
Front Yard (m)			0
Rear Yard (m)			0
Side Yard (m)			0
Side Yard (m)			0
Combined Side Yard (m)			0
Hotel Use Details:			
Total Number of Units			167
Unit Type			Hotel
Ground Oriented Units			0
Min Unit Floor Area (sm)			25
Total Hotel Floor Area (sm)			8,683

FLOOR AREA											
	Parking ¹		Roof Top Structures ²		Commercial ³		Hotel		Assembly ⁴		Total
	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf
P1	15,210	1,413	0	0	0	0	0	0	0	0	0
Level 1	0	0	0	0	5,318	494	9,084	844	0	14,402	1,338
Level 2	0	0	0	0	0	0	4,900	455	0	4,900	455
Level 3	0	0	0	0	0	0	16,771	1,558	0	16,771	1,558
Level 4	0	0	0	0	0	0	16,233	1,508	0	16,233	1,508
Level 5	0	0	0	0	0	0	14,163	1,316	0	14,163	1,316
Level 6	0	0	0	0	0	0	12,832	1,192	0	12,832	1,192
Level 7	0	0	0	0	0	0	9,742	905	0	9,742	905
Level 8	0	0	0	0	0	0	9,742	905	0	9,742	905
Roof	0	0	0	0	0	0	0	0	0	0	0
Total	15,210	1,413	1,557	145	5,318	494	93,467	8,683	0	98,785	9,177

¹ Parking excluded from overall area calculation

² Roof top structures excluded from overall area calculation

³ Restaurant and Café are part of the hotel and contribute to hotel area for overall area calculations

⁴ Assembly designation is for hotel suites to be used as a rotating gallery for calculation of short term bicycle parking, but contribute to hotel area for overall calculations

PARKING					
Type of Building or Use	Units / Floor Area	Parking Required	Total	Visitor Parking Required	Total
Hotel ¹	167	167 x 0.25 =	41.75	n/a	0

¹ 0.25 spaces per room

BICYCLE PARKING					
Type of Building or Use	Units / Floor Area	Long Term Bicycle - Required	Total	Short Term Bicycle - Required	Total
Hotel ^{1,2}	167	167 / 25 =	6.68	167 / 40 =	4.175
Assembly ³	0	n/a	0	0 / 2152sf =	0
Total			7		4

¹ 1 long term space per 25 rooms and 1 short term space per 40 rooms

² Per Zoning Bylaw 2018 'hotel' use may include accessory amenities such as 'restaurant' so for the purposes of calculating bicycle parking the café and restaurant space are considered under 'hotel' use.

³ 1 space per 200m2 (2152 sf) of floor area (or part thereof)

Sheet List		
Sheet Number	Sheet Name	Sheet Scale
A000	COVER SHEET	N/A
A001	PROJECT DATA	N/A
A101	SITE SURVEY	N/A
A102	EXISTING SITE PLAN	3/32" = 1'-0"
A103	SITE PLAN	3/32" = 1'-0"
A104	CIVIL PLAN	N/A
A201	LEVEL P1	1/8" = 1'-0"
A202	LEVEL 1	1/8" = 1'-0"
A203	LEVEL 2	1/8" = 1'-0"
A204	LEVEL 3	1/8" = 1'-0"
A205	LEVEL 4 (CROSSOVER FLOOR)	1/8" = 1'-0"
A206	LEVEL 5	1/8" = 1'-0"
A207	LEVEL 6	1/8" = 1'-0"
A208	LEVEL 7	1/8" = 1'-0"
A209	LEVEL 8	1/8" = 1'-0"
A210	ROOF PLAN	1/8" = 1'-0"
A301	BUILDING ELEVATION NORTH	1/8" = 1'-0"
A302	BUILDING ELEVATION SOUTH	1/8" = 1'-0"
A303	BUILDING ELEVATION EAST	1/8" = 1'-0"
A304	BUILDING ELEVATION WEST	1/8" = 1'-0"
A311	BUILDING SECTION	1/8" = 1'-0"
A312	BUILDING SECTION	1/8" = 1'-0"
A501	SITE CONTEXT	N/A
A502	SITE CONTEXT	N/A
A503	PERSPECTIVE STUDIES	N/A
A503a	PERSPECTIVE STUDIES - PREVIOUSLY APPROVED DP	N/A
A504	PERSPECTIVE STUDIES	N/A
A504a	PERSPECTIVE STUDIES - PREVIOUSLY APPROVED DP	N/A
A510	STONE WALL AND DETAILS	3/16" = 1'-0"



Musson Cattell Mackey Partnership

Architects Designers Planners

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1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
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MCMPartnership.com

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

PROJECT DATA

Drawing

Scale

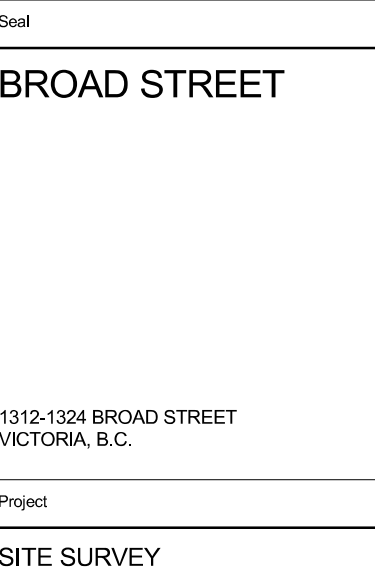
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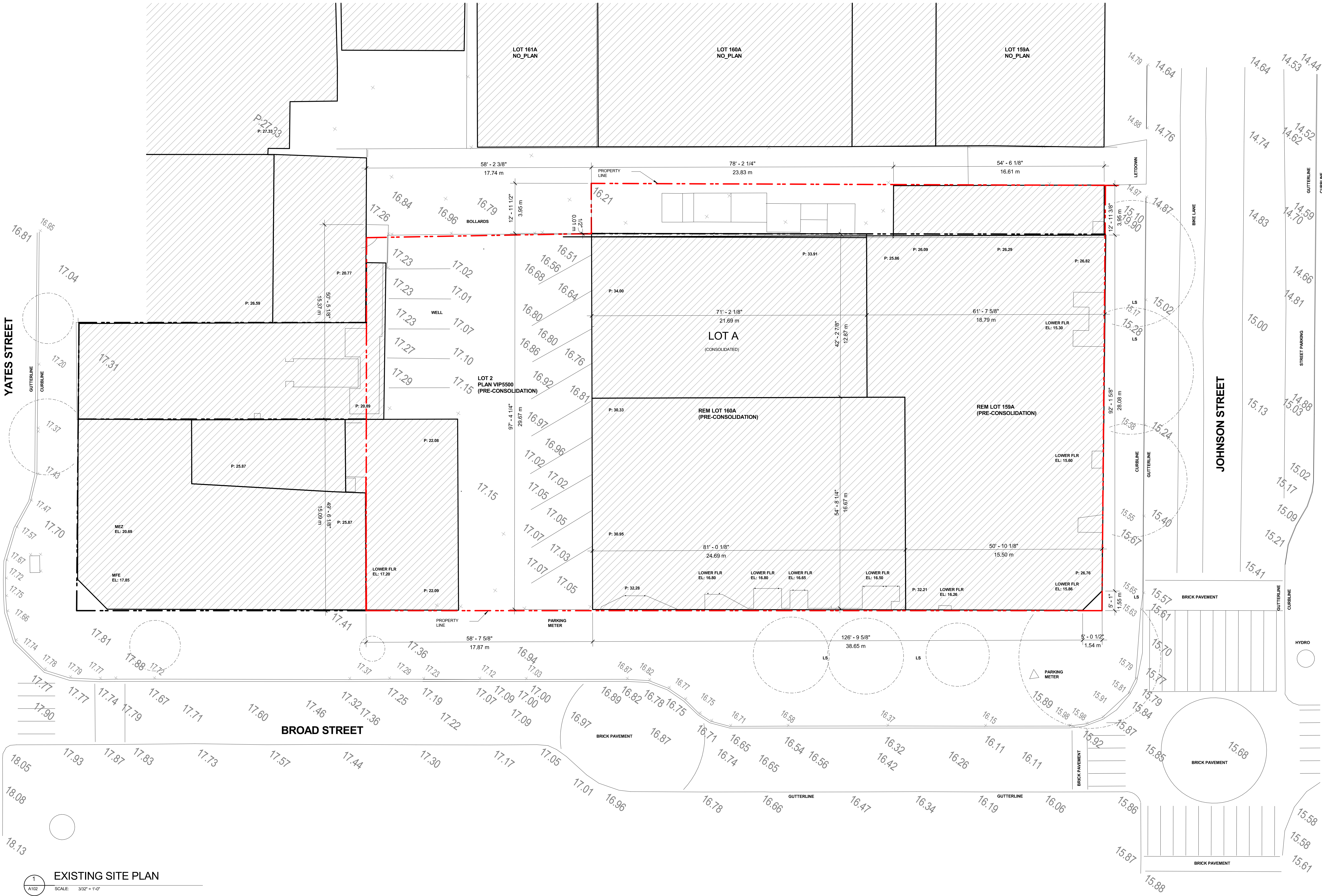
222021

Sheet

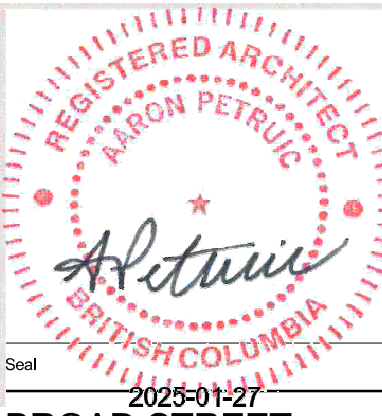
A001

Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-2
2 REISSUED FOR HRA	2025-01-2



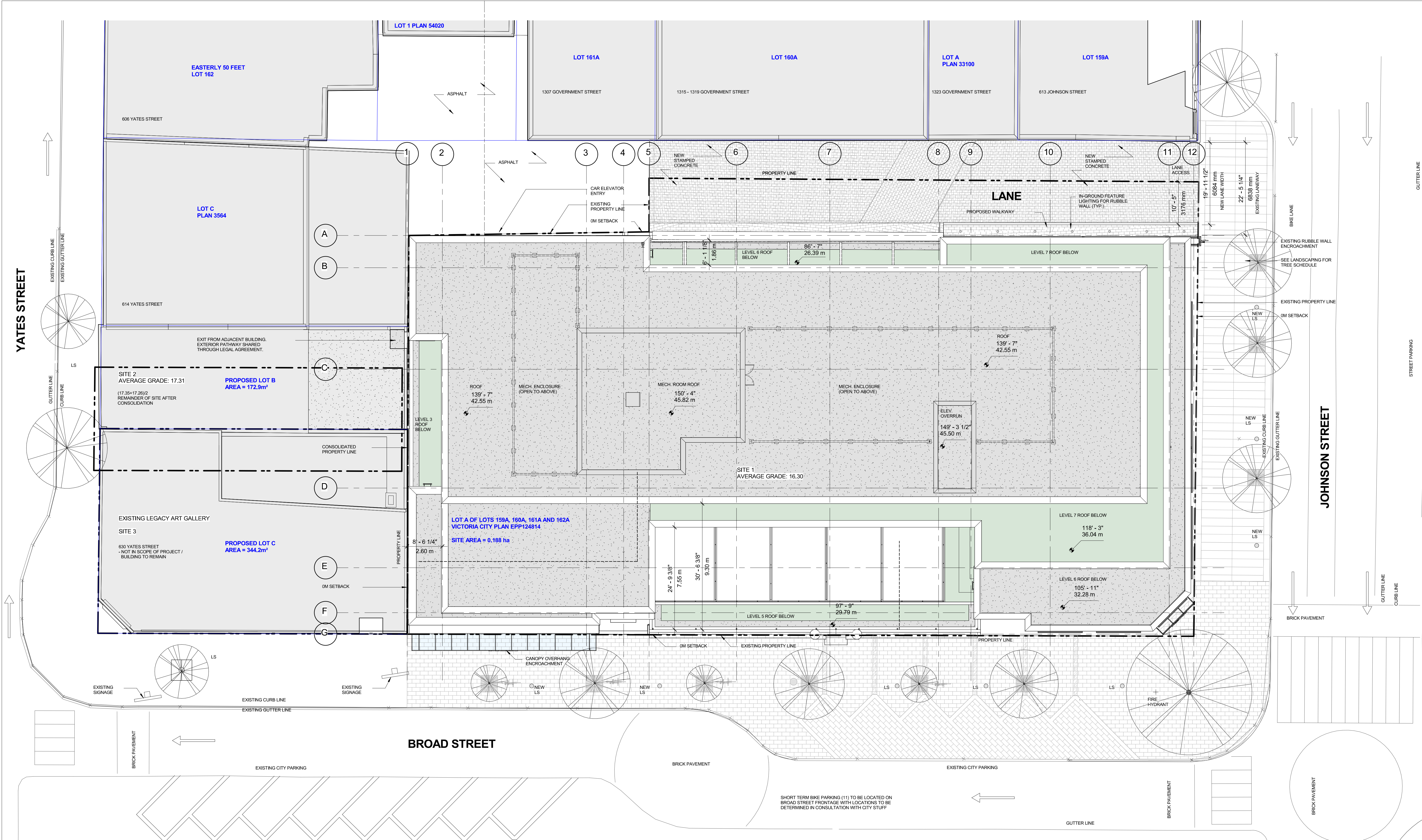


1
A102
EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



1312-1324 BROAD STREET
VICTORIA, B.C.
Project
EXISTING SITE PLAN

Drawing
Scale 3/32" = 1'-0"
Project 222021



1 SITE PLAN
A301 SCALE: 3/32" = 1'-0"

Average Grade					
The Duck's Building Redevelopment					
Point	Point Value	Grade Points	Average of Points	Distance	
A	17.33	A+B	16.60	57.70	957.53
B	15.86	B+C	15.49	29.30	453.86
C	15.12	C+D	16.01	57.70	923.78
D	16.90	D+A	17.12	29.30	501.47
Average Grade				Perimeter	Sum
16.30				174.00	2836.64

Existing Duck's Building					
Point	Point Value	Grade Points	Average of Points	Distance	
A	17.02	A+B	16.44	40.31	662.70
B	15.86	B+C	15.49	29.30	453.86
C	15.12	C+D	15.74	40.31	634.48
D	16.36	D+A	16.69	29.30	489.02
Average Grade				Perimeter	Sum
16.09				139.22	2240.05

Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-2
2 REISSUED FOR HRA	2025-01-2



V:_Projects\33915 - Chard Development - 1324 Broad St\07 - Engineering\02 - Drawings & Sketches (Eng)\33915 - DESIGN.dwg Plot Date: January 27, 2025

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DRAIN

- 01 CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICES AT DEVELOPERS EXPENSE.
- 02 CITY OF VICTORIA CREWS TO INSTALL A 150mm DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- 03 CONTRACTOR TO RESET EXISTING CATCHBASINS AS REQUIRED AS PER CITY OF VICTORIA SD 511g.
- 04 CONTRACTOR TO REMOVE EXISTING AREA DRAIN AND CAP LEAD AS REQUIRED.
- 05 CITY OF VICTORIA CREWS TO INSTALL CATCHBASIN LEAD. CONTRACTOR TO INSTALL PROPOSED TOP-INLET CATCH BASIN AS PER CITY OF VICTORIA SD 11g.
- 06 CONTRACTOR TO REMOVE EXISTING CATCH BASIN AND CAP LEAD AS REQUIRED.
- 07 CONTRACTOR TO REMOVE AND REPLACE EXISTING DRAIN VENT AS REQUIRED.

SEWER

- (S1) CONTRACTOR TO CAP AND ABANDON EXISTING SANITARY SERVICES AT DEVELOPERS EXPENSE.
- (S2) CITY OF VICTORIA CREWS TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- (S3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 100mm SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER TO 630 YATES STREET AS REQUIRED. SRW REQUIRED FOR SERVICE AND MAINTENANCE.

WATER

- W1 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
- W2 CITY OF VICTORIA CREWS TO INSTALL 100mm DOMESTIC WATER AND 150mm FIRE SERVICE COMPLETE WITH DCA AND VAULT AS PER CITY OF VICTORIA SD W21 AT DEVELOPERS EXPENSE. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- W3 CITY OF VICTORIA CREWS TO INSTALL PROPOSED IRRIGATION WATER SERVICE AND METER. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

ROAD

- (R1) CONTRACTOR TO REINSTATE FRONTAGE INCLUDING: GUTTER, SIDEWALK, BOULEVARD, BRICK WORK AND PARKING TO CENTERLINE AS REQUIRED. SEE LANDSCAPE PLANS FOR PAVEMENT PATTERN AND CONCRETE DETAILS.
- (R2) CONTRACTOR TO INSTALL 6.0m DRIVEWAY COMPLETE WITH 1.5m FLARES AS PER CITY OF VICTORIA SD C7a HIGHWAY ACCESS BYLAW. DRIVEWAY TO BE 3.0% MAX SLOPE FOR FIRST 6.0m.
- (R3) CONTRACTOR TO RECONSTRUCT AND REGRADE 6.0m LANE. SEE LANDSCAPE AND ARCHITECT PLANS FOR DETAILS.
- (R4) CONTRACTOR TO CONSTRUCT ASPHALT WATER-CONTROL CURB AS REQUIRED.

UTILITIES

- (U1) PROPOSED VISTA SWITCH AND HYDRO SERVICING LOCATION, REFER TO BC HYDRO PLANS FOR DETAILS.
- MISCELLANEOUS
- (M1) PROPOSED BOULEVARD TREES COMPLETE WITH GRATES AS PER CITY OF VICTORIA SPECIFICATIONS. SEE LANDSCAPE PLANS FOR DETAILS.
- (M2) CONTRACTOR TO REINSTATE CROSSWALK AND LINE PAINT AS REQUIRED. PAINT TO BE THERMOPLASTIC AS PER TAC SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL PAINT LOCATIONS AND SPECIFICATIONS WITH THE CITY OF VICTORIA AT TIME OF CONSTRUCTION.
- (M3) CONTRACTOR TO REINSTATE WHITE AND YELLOW CURB PAINTING ON JOHNSON STREET REQUIRED.
- (M4) EXISTING STREETLIGHT TO BE RETAINED. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- (M5) CONTRACTOR TO INSTALL NEW STREETLIGHTS AS PER CITY OF VICTORIA STANDARDS. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- (M6) CONTRACTOR TO RELOCATE EXISTING STREETLIGHT AS REQUIRED. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- (M7) CONTRACTOR TO REMOVE AND REPLACE EXISTING PARKING POSTS AND METER KIOSK ON BROAD STREET TO THE SATISFACTION OF THE CITY OF VICTORIA.
- (M8) CONTRACTOR TO RE/RE-SIGNAGE ON JOHNSON AND BROAD STREET FRONTAGE AS REQUIRED. CONTRACTOR TO COORDINATE WITH THE CITY OF VICTORIA.

IRRIGATION NOTES:

ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.

- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- CONTACT PARKS AT tsheho@victoria.ca OR 250-361-0600 WITH AT LEAST 48 HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
 - a) IRRIGATION SLEEVING PRIOR TO BACKFILL.
 - b) OPEN TRENCH MAINLINE AND LATERAL LINES.
 - c) PRESSURE TEST.
 - d) IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, AND BACKFLOW ASSEMBLY (INCLUDING INSPECTION TAG AND TESTING REPORT).

CONCRETE ROAD BASE NOTE:

- ALL WORKS WITHIN ROADWAY WITH CONCRETE ROAD BASE ARE SUBJECT TO CITY OF VICTORIA CONCRETE ROAD BASE RESTORATION AS PER CITY OF VICTORIA DETAIL SD 65b.

SOIL NOTE:

4.4. DUE TO RECENT CHANGES TO PROVINCIAL LEGISLATION RELATED TO SOIL RELOCATION AND SOIL RECEIVING SITES, THAT CAME INTO EFFECT ON MARCH 1, 2023, THE APPLICANT IS REQUIRED TO RETAIN THE SERVICES OF A QUALIFIED PROFESSIONAL FOR ANY PROJECT REQUIRING EXCAVATION AND DISPOSAL OF ANY VOLUME OF SOIL FOR THE PURPOSE OF CHARACTERIZING THE SOIL AND DETERMINING A SUITABLE DISPOSAL FACILITY. THE SOIL ASSESSMENT MUST INCLUDE SAMPLES FROM PROPOSED SERVICE TRENCH LOCATIONS, WITH A REPORT TO BE PROVIDED TO THE CITY. THIS REPORT IS REQUIRED BY THE CITY TO PROVIDE THE MOST ACCURATE ESTIMATE AND TO INSTALL THE NEW SERVICE MOST EFFICIENTLY. ADDITIONALLY, THE SOIL FROM PROPERTY WITH A CURRENT OR FORMER BC CSR SCHEDULE 2 ACTIVITY MUST COMPLY WITH PROVINCIAL SOIL RELOCATION REQUIREMENTS, INCLUDING THE ONE WEEK NOTIFICATION PERIOD PRIOR TO SOIL RELOCATION.



LEGAL DESCRIPTION: LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500,
REM LOT 159A AND REM LOT 160A, VICTORIA DISTRICT.

BENCHMARK: MONUMENT 17-33
ELEV. 17.88m



CHARD DEVELOPMENTS
1324 BROAD STREET
SITE SERVICING PLAN

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Sheet	1	of	1
Eng. Project No.	33915		
Drafted by.	JA		

 J E ANDERSON &
ASSOCIATES

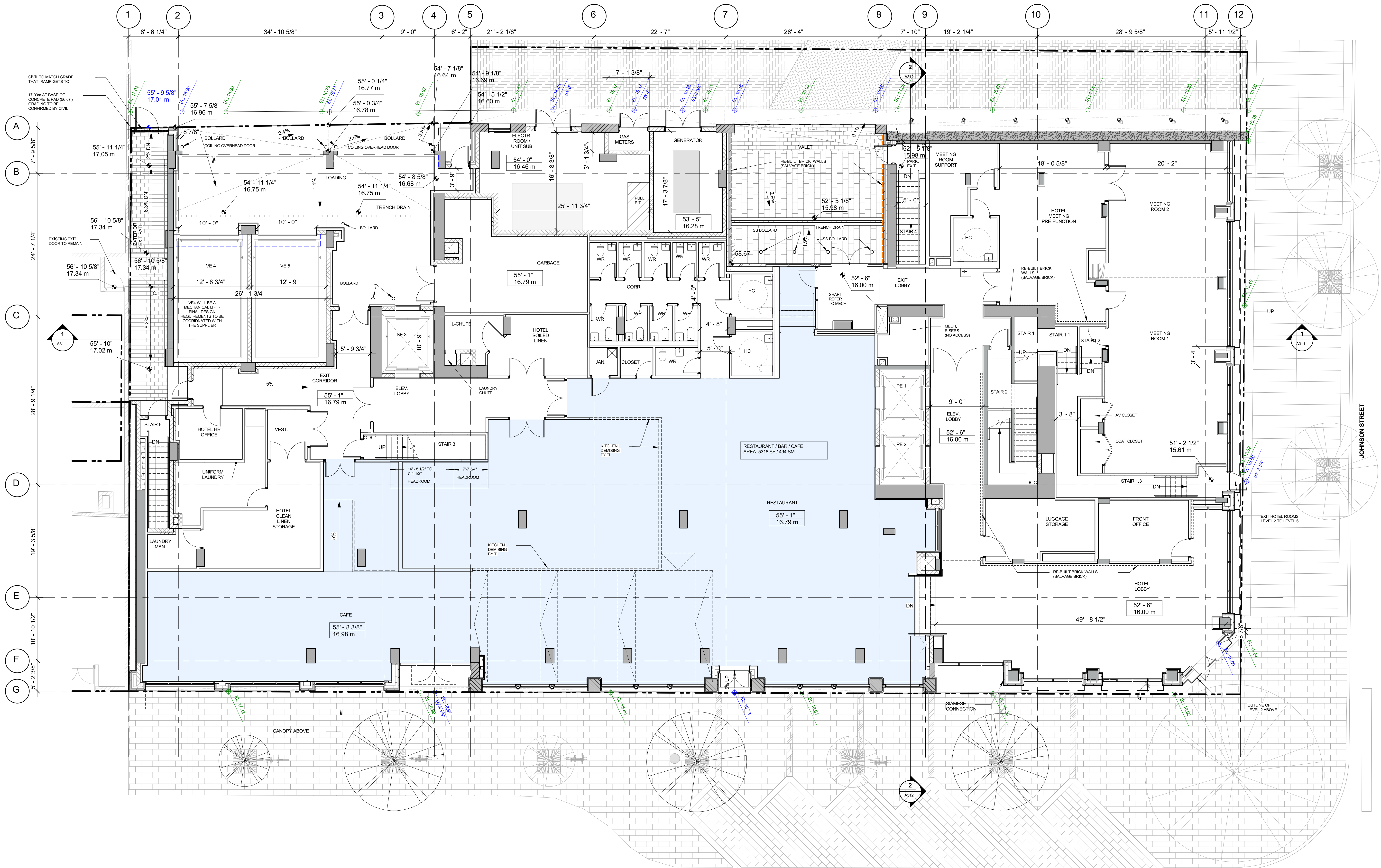
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

1	ISSUED FOR HRA	2024-10-2
2	REISSUED FOR HRA	2025-01-2



Bike Stalls			
Level	Horizontal Stalls	Vertical Stalls	Total
LEVEL P1	15	0	15

* TANDEM STALLS ARE NOT BYLAW COMPLIANT AND DO NOT COUNT TOWARDS THE REQUIRED BYLAW REQUIRED STALLS



WALL MATERIALS:

- EXIST. BRICK WALL
- EXIST. STONE WALL
- EXIST. RUBBLE WALL
- NEW CONCRETE STRUCTURE



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 2

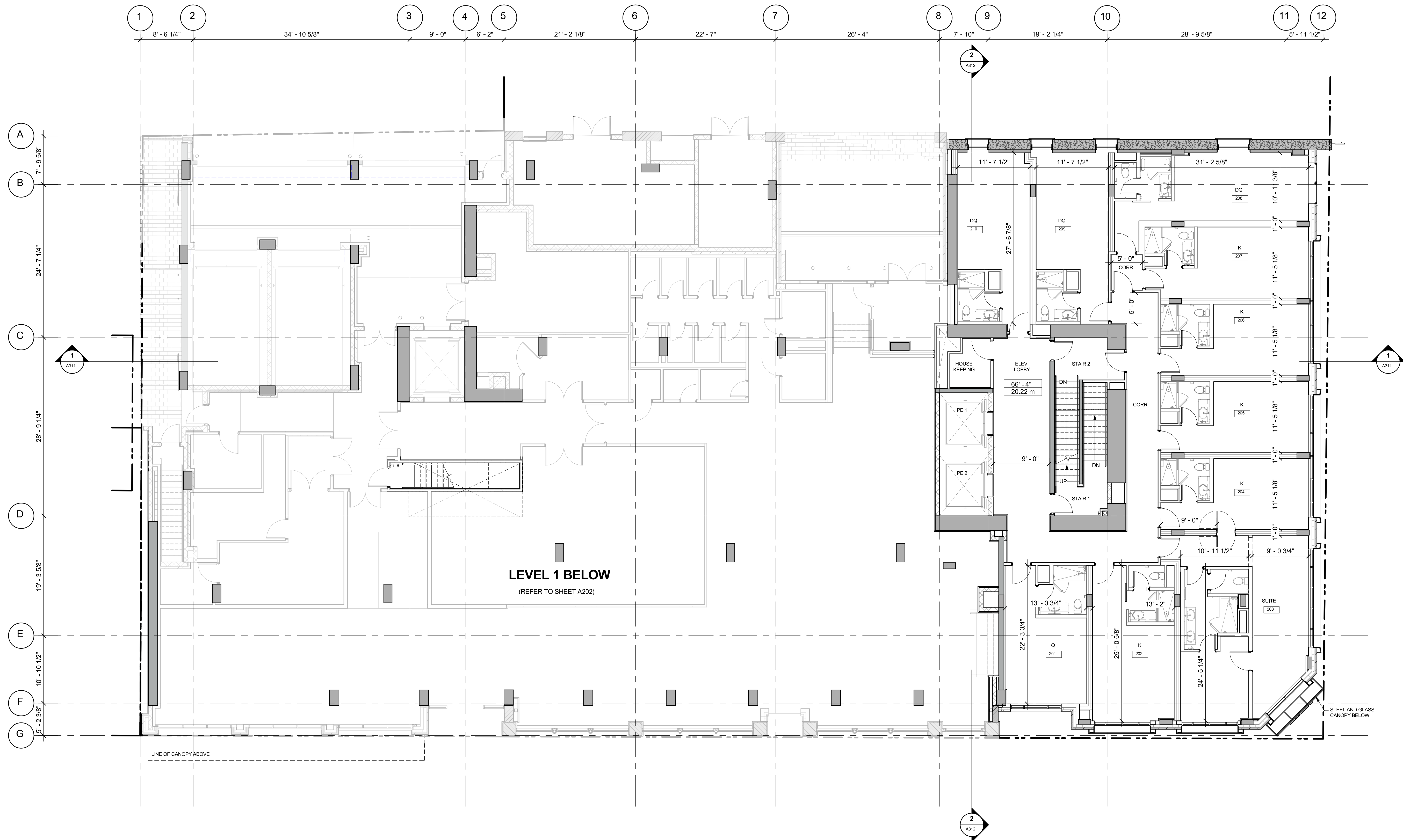
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Project 222021

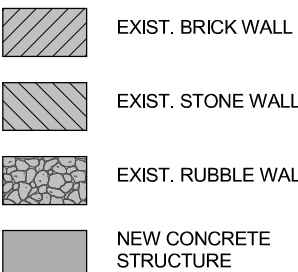
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A203

1
A301
LEVEL 2
SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167

WALL MATERIALS:



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 3

Drawing

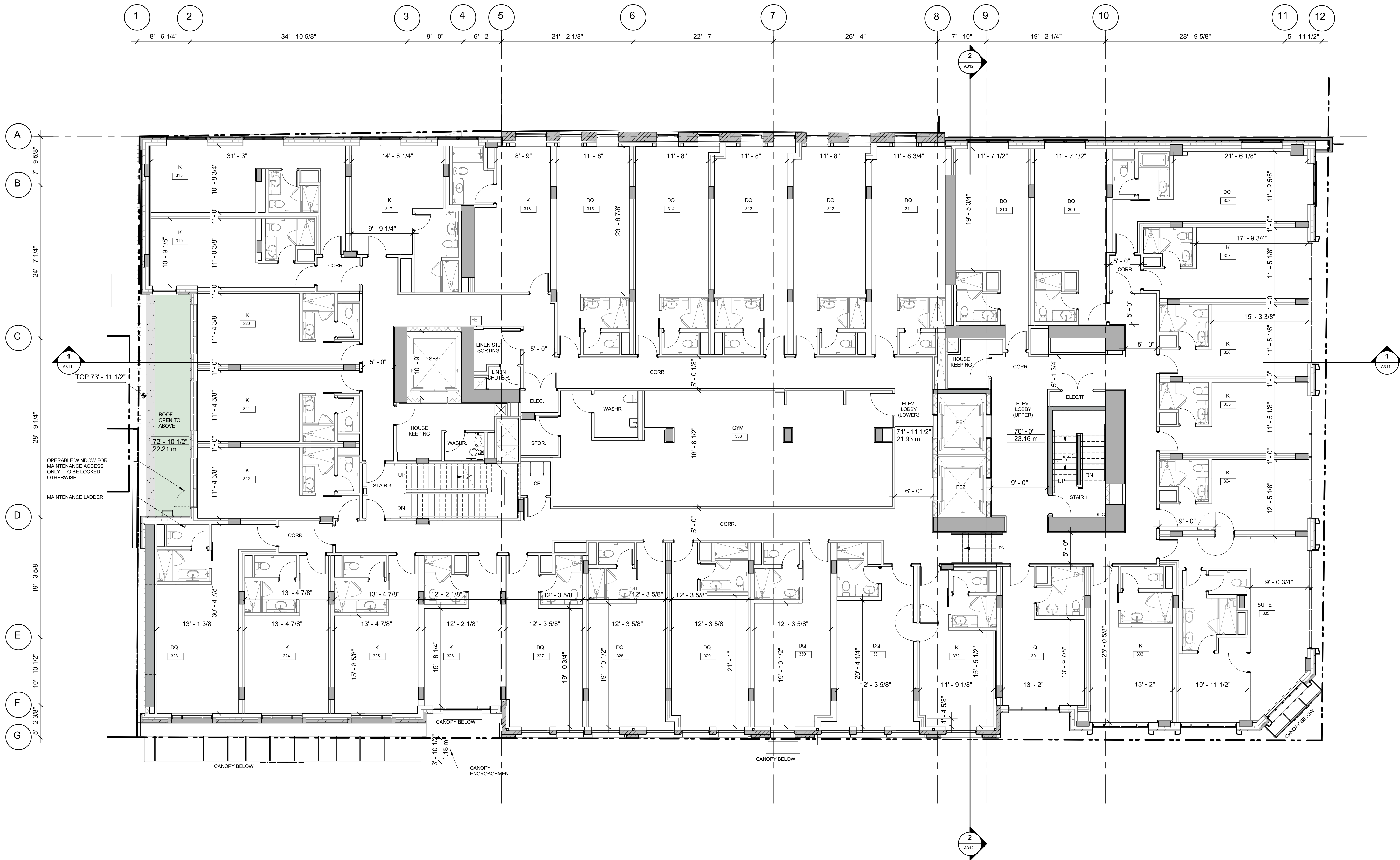
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Project

222021

A204

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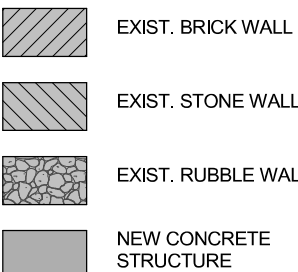
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A301

LEVEL 3

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

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167

WALL MATERIALS:



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 5

Drawing

Scale 1/8" = 1'-0"

Project

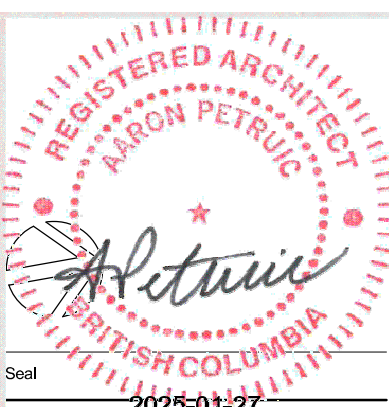
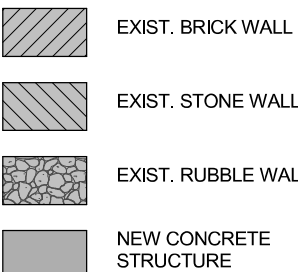
22/2021

Sheet

1
A301
LEVEL 5
SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167

WALL MATERIALS:



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 6

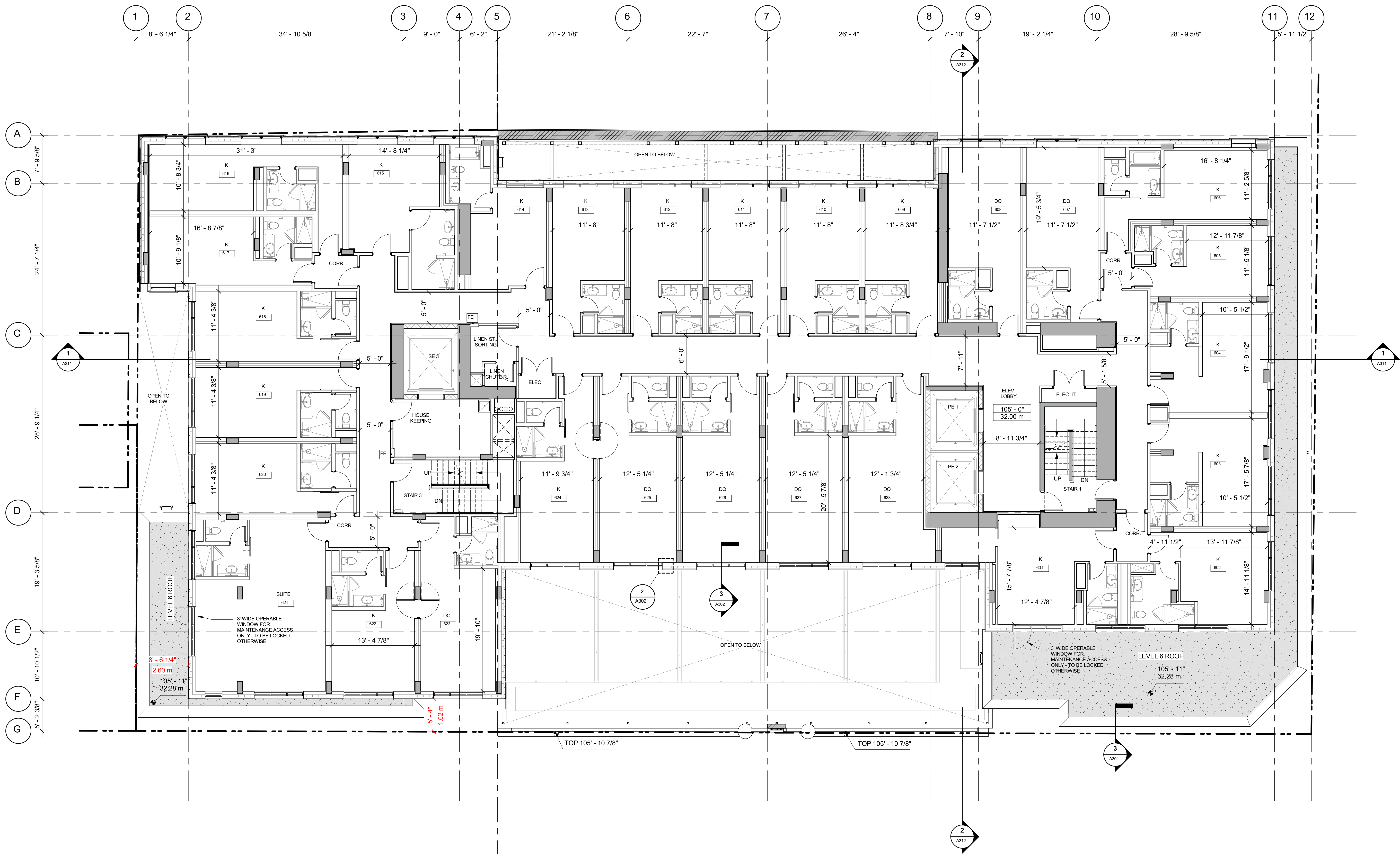
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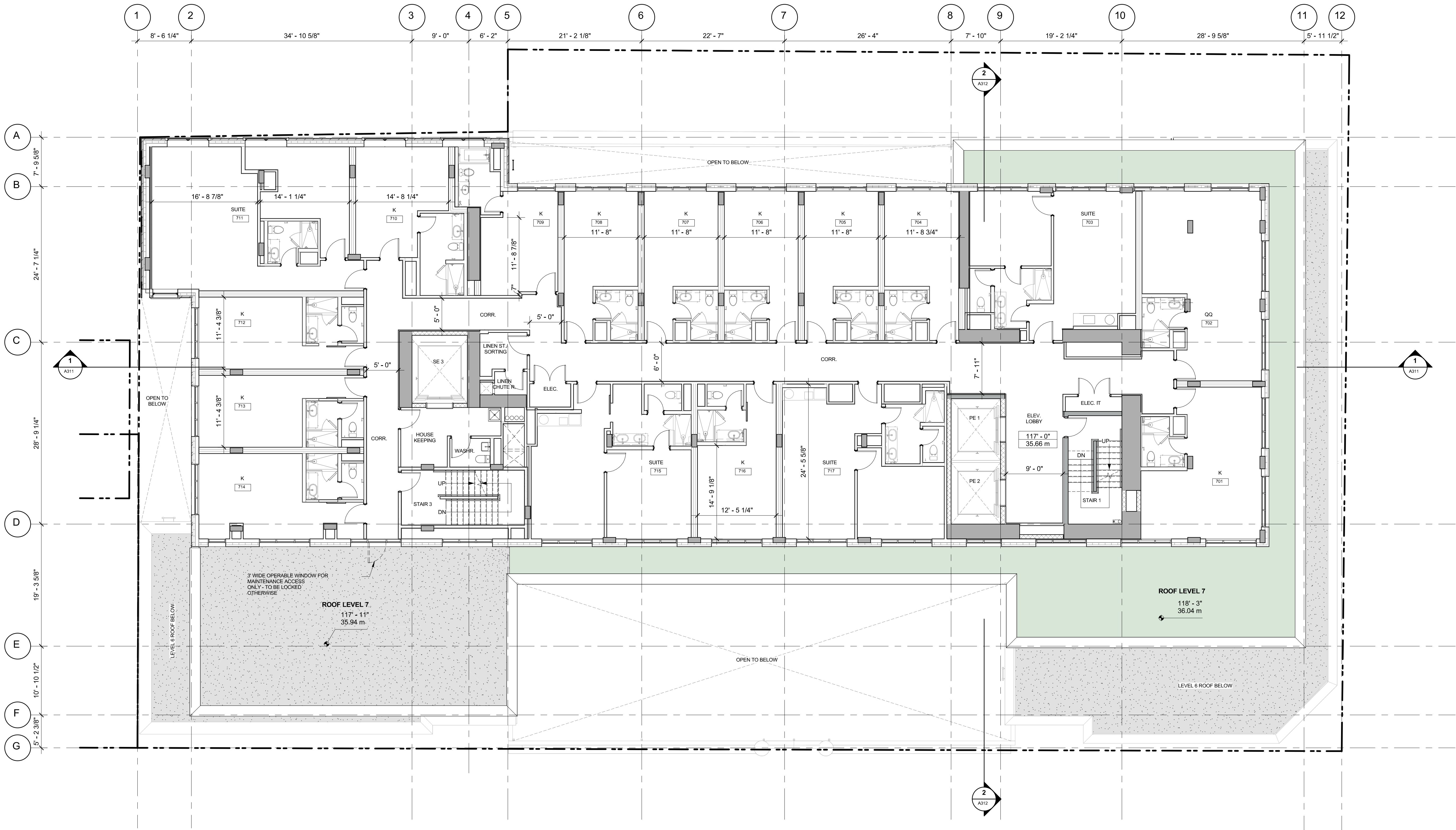
Project

222021

Sheet

1
A301
LEVEL 6
SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167



1 LEVEL 7
A208 SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167

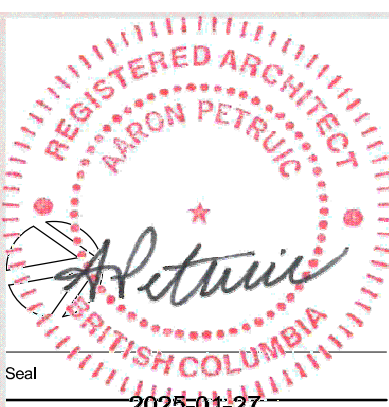
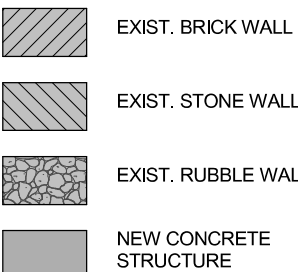


1 LEVEL 8
A209 SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	7	20	1	28
LEVEL 7	0	1	12	4	17
LEVEL 8	0	1	12	4	17
ROOF PLAN	0	0	0	0	0
TOTAL	4	44	106	13	167

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24

WALL MATERIALS:



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

ROOF PLAN

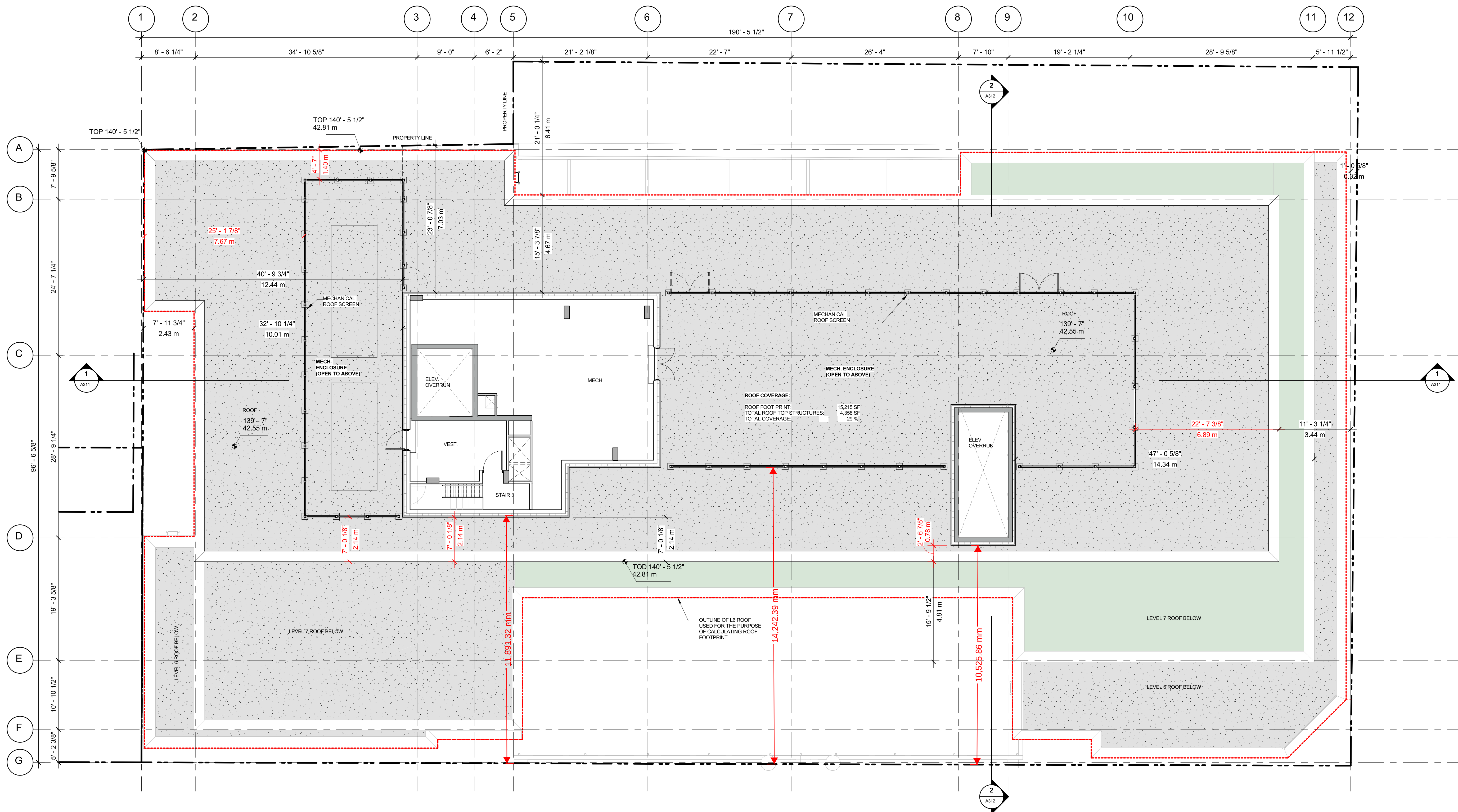
Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

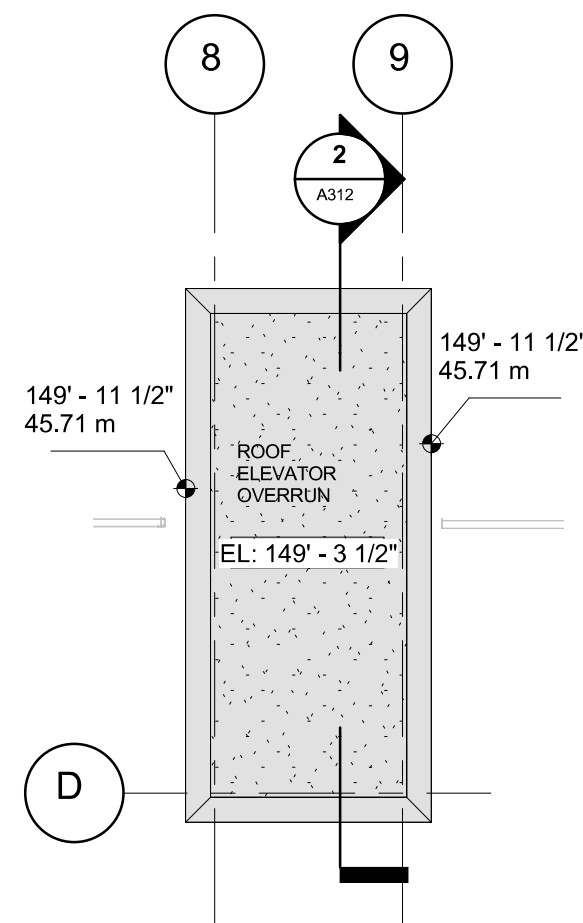
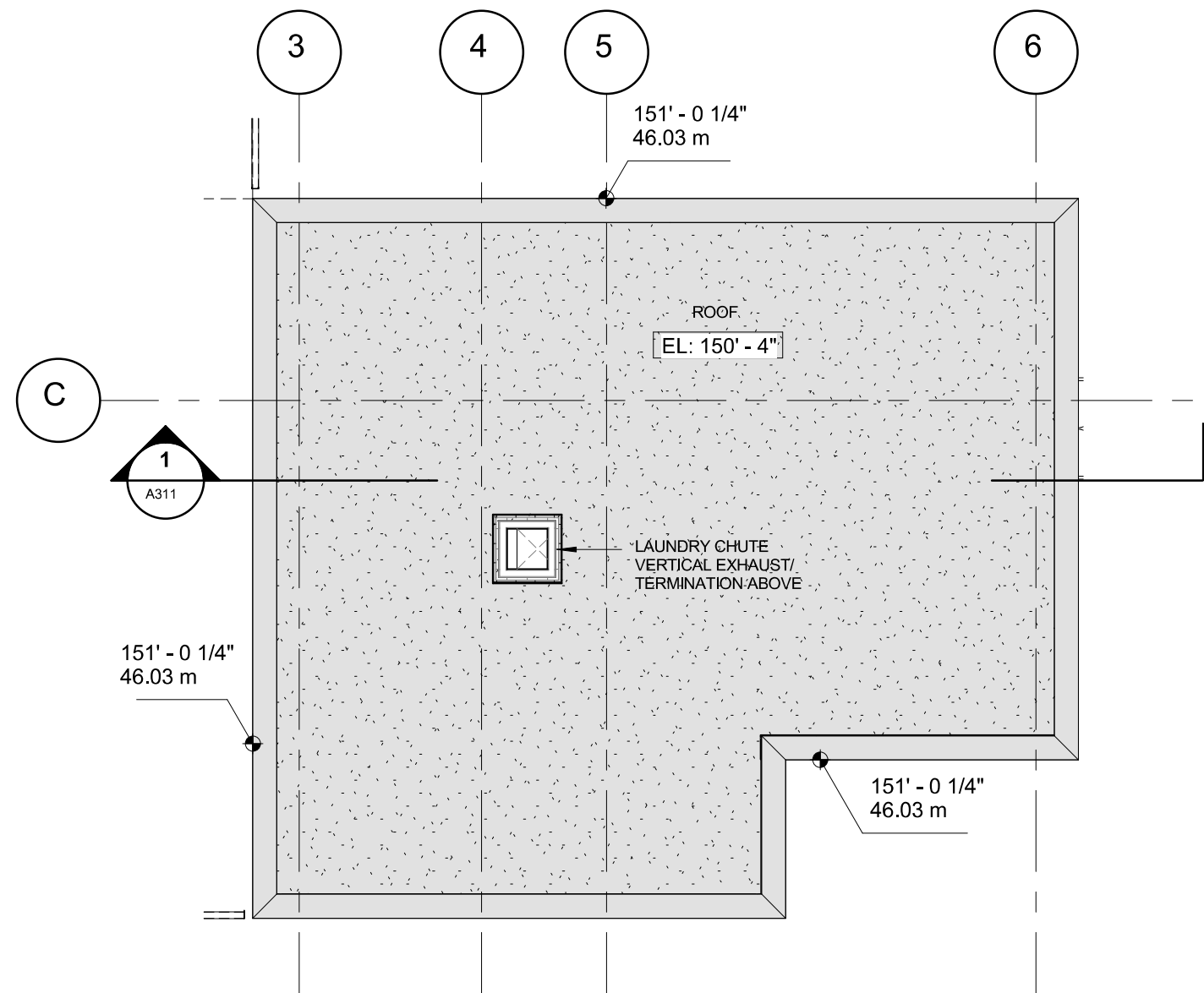
A210

2
A210
SCALE: 1/8" = 1'-0"

ROOF PLAN

1
A210
SCALE: 1/8" = 1'-0"

MECHANICAL ROOM ROOF

3
A210
SCALE: 1/8" = 1'-0"

ELEVATOR OVERRUN ROOF

CONSERVATION STRATEGY:

REFER TO OBSERVATION PLAN (MARCH 2023) FOR ADDITIONAL DESCRIPTION AND DETAILS OF HERITAGE CONSERVATION STRATEGY AND REQUIREMENTS.

MASONRY:

BRICKWORK, STONE, PARGING, AND MASONRY DETAILS TO BE PRESERVED (TYP.)

EXTERIOR BRICK WALLS AND STONE ELEMENTS TO BE PRESERVED (TYP.)

EXTERIOR RUBBLE STONE WALL TO BE PRESERVED (TYP.)

ORIGINAL CORNICE WITH CORBELLED DETAILING, BRACKETS, CENTRAL TRIANGULAR PEDIMENT WITH DECORATIVE NAME AND DATE PLATES TO BE PRESERVED (TYP.)

RUSTICATED STONE PIERS, LINTELS, SILLS TO BE PRESERVED (TYP.)

REMOVE PAINT FROM EXTERIOR BRICK WORK, STONE, PARGING WHERE APPLICABLE. UNDERTAKE TEST SAMPLES FOR ALL CLEANING AND PAINT REMOVAL IN INCONSPICUOUS AREA USING ONLY APPROVED PRODUCTS AND PROCESSES. CLEANING AND PAINT REMOVAL NOT TO CAUSE DAMAGE TO MASONRY.

REPAIR DETERIORATED MASONRY USING APPROVED MASONRY REPAIR MORTARS AND TECHNIQUES. COMPLETE MOCK UP OF REPAIR FOR APPROVAL BY CONSULTANTS PRIOR TO PROCEEDING WITH WORK. IF MASONRY IS TOO DETERIORATED TO REPAIR, REPLACE IN KIND.

REPOINT MASONRY USING MORTAR MATCHING STRENGTH, COMPOSITION, COLOUR, AND JOINT PROFILE AS ORIGINAL. COMPLETE MOCK UP OF REPOINTING FOR APPROVAL BY CONSULTANTS PRIOR TO PROCEEDING WITH WORK. BRICK TO BE LEFT EXPOSED, FINAL CONDITION TO BE REVIEWED BY HERITAGE CONSULTANT AND BUILDING ENVELOPE ENGINEER.

PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

FENESTRATION:

PRESERVE EXISTING WINDOW OPENINGS OF FRONT ELEVATION. PRESERVE WOOD JAMBS AND REPAIR, REPLACE IN KIND JAMBS TOO DETERIORATED TO REPAIR. REHABILITATE DOUBLE-HUNG WINDOW SASHES WITH NEW WOOD SASHES WITH THERMAL GLAZING UNITS REFLECTIVE OF ORIGINAL SASHES.

PRESERVE AND REHABILITATE WINDOWS OF REAR ELEVATION TO SUIT NEW SITE USE AND INTERIOR LAYOUT. UPPER FLOOR WINDOW OPENINGS TO BE PRESERVED AND WINDOW ASSEMBLIES REMOVED. MAKE GOOD OPENINGS OF UPPER FLOOR WHERE WINDOWS HAVE BEEN REMOVED. LOWER FLOOR WINDOW OPENINGS TO BE PRESERVED WITH SOME OPENINGS REHABILITATED TO SUIT NEW INTERIOR LAYOUT. PRESERVE WOOD JAMBS AND REPAIR, REPLACE IN KIND JAMBS TOO DETERIORATED TO REPAIR. REHABILITATE WINDOW SASHES WITH NEW WOOD SASHES WITH THERMAL GLAZING UNITS REFLECTIVE OF HISTORICAL ORIGINAL SASHES.

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REHABILITATE STOREFRONT OF FRONT ELEVATION WITH NEW WOOD ASSEMBLY STOREFRONT WITH NEW STOREFRONT, TRANSOM, AND ENTRIES REFLECTIVE OF THE APPEARANCE OF THE ORIGINAL AND MADE TO SUIT THE NEW INTERIOR LAYOUT.

METALWORK:

PRESERVE AND REPAIR THE CAST IRON COLUMNS OF THE FRONT ELEVATION'S STOREFRONT.

COLOUR SCHEME:

REFER TO CONSERVATION PLAN FOR COLOUR SCHEME FOR PAINTED ELEMENTS OF RETAINED FRONT AND REAR ELEVATIONS.

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



T-1 TERRACOTTA
TY09-1



T-2 TERRACOTTA
TW01



PRELIMINARY COLOUR TABLE

Element	Colour*	Code	Sample	Finish
Window Sash & Storefront	Blackwatch Green Pratt & Lambert	19-17		Gloss
Signage/lettering backdrop	Hastings Red	SW 2801		Low Lustre
Parging	Haddington Grey	SW 2845		Flat
Sandstone	Mineral Paint matched to Haddington Grey	Beek or Keim		Flat
Cast Iron Columns	Blackwatch Green Pratt & Lambert	19-17		Gloss

1. PAINT COLORS MATCHED FROM BENJAMIN MOORE'S HISTORICAL VANCOUVER TRUE COLOURS

2. PRIOR TO INSTALLATION SAMPLES OF NOTED COLORS TO BE PLACED ON THE BUILDING TO BE VIEWED IN NATURAL LIGHT BY PROJECT HERITAGE CONSULTANT.

NOTE: BRICK TO BE RUNNING BOND U.N.O.
GLAZING DIMENSIONS TO C.L. OF MULLION U.N.O.

MATERIAL LEGEND

B-1	BRICK (FOREST BLEND, NORMAN SIZE BRICK)
B-2	BRICK (WHEAT, NORMAN SIZE BRICK)
C-1	SEALED EXPOSED CONCRETE
C-3	PRECAST CONCRETE PANEL (EXPOSED)
C-4	PRECAST CONCRETE FRAME (EXPOSED)
C-5	PRECAST CONCRETE PARAPET (EXPOSED)
C-6	PRECAST CONCRETE HEADER/SILL (EXPOSED)
CA-1	STEEL AND GLASS CANOPY
EB-1	EXISTING BRICK
EG-1	REHABILITATED HISTORICALLY COMPATIBLE WINDOW
ES-1	EXISTING STONE
GL-1	DOUBLE GLAZED WINDOW W/ CHARCOAL GREY MULLIONS
GL-2	INSULATED METAL SPANDREL (BLACK)
GL-3	INSULATED SINGLE GLAZED SPANDREL (HARMONIZED WITH VISION GLASS)
M-1	PREFINISHED ALUMINUM LOUVERS (COLOR TO MATCH MULLIONS)
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P-2	METAL PANEL - BLACK
P-3	METAL PANEL - DARK GREY
T-1	TERRACOTTA TILE - MAIN WALL FILL
T-2	TERRACOTTA TILE - WINDOW SHADOW BOX

M C M

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MCMPartners.com

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

BUILDING ELEVATION
NORTH

Drawing

Scale As indicated

Project 222021

Sheet

A301

CONSERVATION STRATEGY:

REFER TO CONSERVATION PLAN (MARCH 2023) FOR ADDITIONAL DESCRIPTION AND DETAILS OF HERITAGE CONSERVATION STRATEGY AND REQUIREMENTS.

MASONRY:
BRICKWORK, STONE, PARING, AND MASONRY DETAILS TO BE PRESERVED (TYP.)
EXTERIOR BRICK WALLS AND STONE ELEMENTS TO BE PRESERVED (TYP.)
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PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

FENESTRATION:
PRESERVE EXISTING WINDOW OPENINGS OF FRONT ELEVATION. PRESERVE WOOD JAMBS AND REPAIR, REPLACE IN KIND JAMBS TOO DETERIORATED TO REPAIR. REHABILITATE DOUBLE-HUNG WINDOW SASHES WITH NEW WOOD SASHES WITH THERMAL GLAZING UNITS REFLECTIVE OF ORIGINAL SASHES.

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METALWORK:
PRESERVE AND REPAIR THE CAST IRON COLUMNS OF THE FRONT ELEVATION'S STOREFRONT.

COLOUR SCHEME:
REFER TO CONSERVATION PLAN FOR COLOUR SCHEME FOR PAINTED ELEMENTS OF RETAINED FRONT AND REAR ELEVATIONS.

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



T-1 TERRACOTTA
TYP01



T-2 TERRACOTTA
TYP01



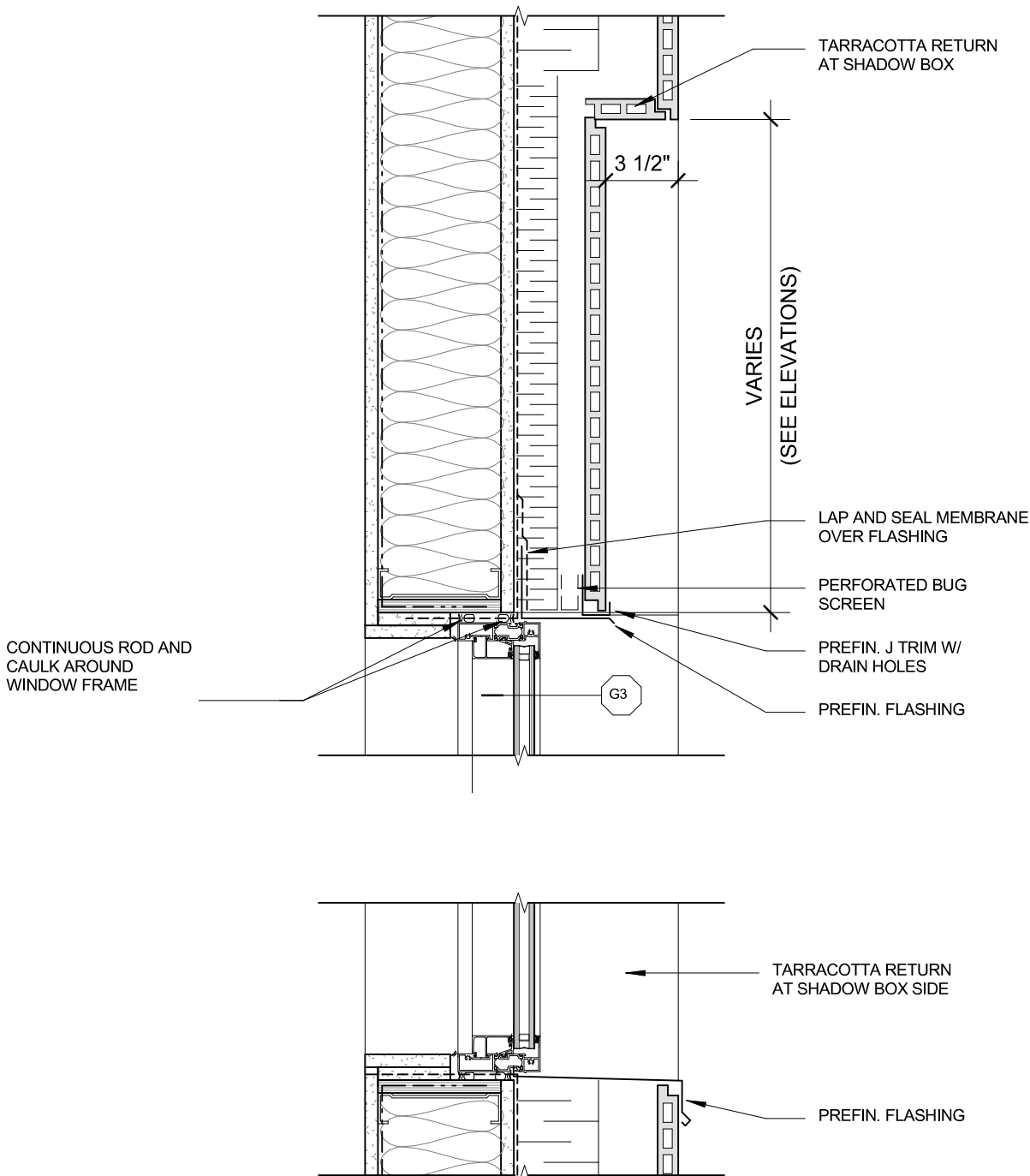
PRELIMINARY COLOUR TABLE

Element	Colour*	Code	Sample	Finish
Window Sash & Storefront	Blackwatch Green Pratt & Lambert	19-17		Gloss
Signage/lettering backdrop	Hastings Red	SW 2801		Low Lustre
Parping	Haddington Grey	SW 2845		Flat
Sandstone	Mineral Paint matched to Haddington Grey	Beek or Keim		Flat
Cast Iron Columns	Blackwatch Green Pratt & Lambert	19-17		Gloss

1. PAINT COLORS MATCHED FROM BENJAMIN MOORE'S HISTORICAL VANCOUVER TRUE COLOURS
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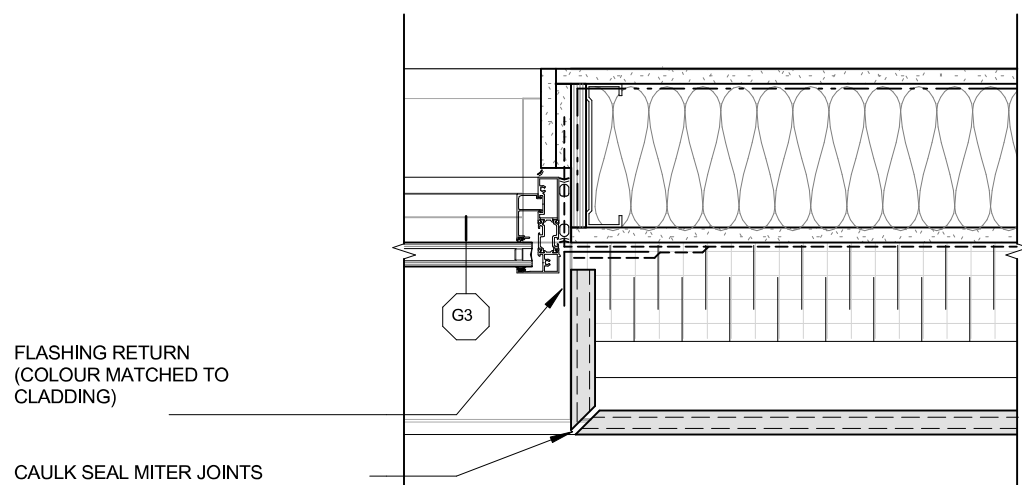
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M-1	PREFINISHED ALUMINUM LOUVERS (COLOR TO MATCH MULLIONS)
P-1	METAL PANEL - LIGHT GREY
P-2	METAL PANEL - BLACK
P-3	METAL PANEL - DARK GREY
T-1	TERRACOTTA TILE - MAIN WALL FILL
T-2	TERRACOTTA TILE - WINDOW SHADOW BOX



3 SHADOW BOX WINDOW HEAD

A302 SCALE: 1 1/2" = 1'-0"



2 WINDOW PLAN DETAIL

A302 SCALE: 1 1/2" = 1'-0"



1 SOUTH ELEVATION

A302 SCALE: 1/8" = 1'-0"

CONSERVATION STRATEGY:

REFER TO CONSERVATION PLAN (MARCH 2023) FOR ADDITIONAL DESCRIPTION AND DETAILS OF HERITAGE CONSERVATION STRATEGY AND REQUIREMENTS.

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PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

FENESTRATION:

PRESERVE EXISTING WINDOW OPENINGS OF FRONT ELEVATION. PRESERVE WOOD JAMBS AND REPAIR, REPLACE IN KIND JAMBS TOO DETERIORATED TO REPAIR. REHABILITATE DOUBLE-HUNG WINDOW SASHES WITH NEW WOOD SASHES WITH THERMAL GLAZING UNITS REFLECTIVE OF ORIGINAL SASHES.

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METALWORK:

PRESERVE AND REPAIR THE CAST IRON COLUMNS OF THE FRONT ELEVATION'S STOREFRONT.

COLOUR SCHEME:

REFER TO CONSERVATION PLAN FOR COLOUR SCHEME FOR PAINTED ELEMENTS OF RETAINED FRONT AND REAR ELEVATIONS.

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



T-1 TERRACOTTA
TY09-1



T-2 TERRACOTTA
TW01



PRELIMINARY COLOUR TABLE

Element	Colour*	Code	Sample	Finish
Window Sash & Storefront	Blackwatch Green Pratt & Lambert	19-17		Gloss
Signage/lettering backdrop	Hastings Red	SW 2801		Low Lustre
Parging	Haddington Grey	SW 2845		Flat
Sandstone	Mineral Paint matched to Haddington Grey	Beek or Keim		Flat
Cast Iron Columns	Blackwatch Green Pratt & Lambert	19-17		Gloss

1. PAINT COLORS MATCHED FROM BENJAMIN MOORE'S HISTORICAL VANCOUVER TRUE COLOURS

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NOTE: BRICK TO BE RUNNING BOND U.N.O.
GLAZING DIMENSIONS TO C.L. OF MULLION U.N.O.

MATERIAL LEGEND

B-1	BRICK (FOREST BLEND, NORMAN SIZE BRICK)
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M C M

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Revisions YYYYYMMDD

1 ISSUED FOR HRA 2024-10-21
2 REISSUED FOR HRA 2025-01-24



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

BUILDING ELEVATION
EAST

Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A303

CONSERVATION STRATEGY:

REFER TO ONSERVATION PLAN (MARCH 2023) FOR ADDITIONAL DESCRIPTION AND DETAILS OF HERITAGE CONSERVATION STRATEGY AND REQUIREMENTS.

MASONRY:
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PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

FENESTRATION:
PRESERVE EXISTING WINDOW OPENINGS OF FRONT ELEVATION. PRESERVE WOOD JAMBS AND REPAIR. REPLACE IN KIND JAMBS TOO DETERIORATED TO REPAIR. REHABILITATE DOUBLE-HUNG WINDOW SASHES WITH NEW WOOD SASHES WITH THERMAL GLAZING UNITS REFLECTIVE OF ORIGINAL SASHES.

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TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



T-1 TERRACOTTA
TY09-1



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Element	Colour*	Code	Sample	Finish
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ES-1	EXISTING STONE
GL-1	DOUBLE GLAZED WINDOW W/ CHARCOAL GREY MULLIONS
GL-2	INSULATED METAL SPANDREL (BLACK)
GL-3	INSULATED SINGLE GLAZED SPANDREL (HARMONIZED WITH VISION GLASS)
M-1	PREFINISHED ALUMINUM LOUVERS (COLOR TO MATCH MULLIONS)
P-1	METAL PANEL - LIGHT GREY
P-2	METAL PANEL - BLACK
P-3	METAL PANEL - DARK GREY
T-1	TERRACOTTA TILE - MAIN WALL FILL
T-2	TERRACOTTA TILE - WINDOW SHADOW BOX



WEST ELEVATION

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

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24

Oceanic Plaza
1066 West Hastings Street
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Vancouver, British Columbia
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T. 604.687.2990
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MCMParhitects.com



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

BUILDING ELEVATION
WEST

Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A304

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

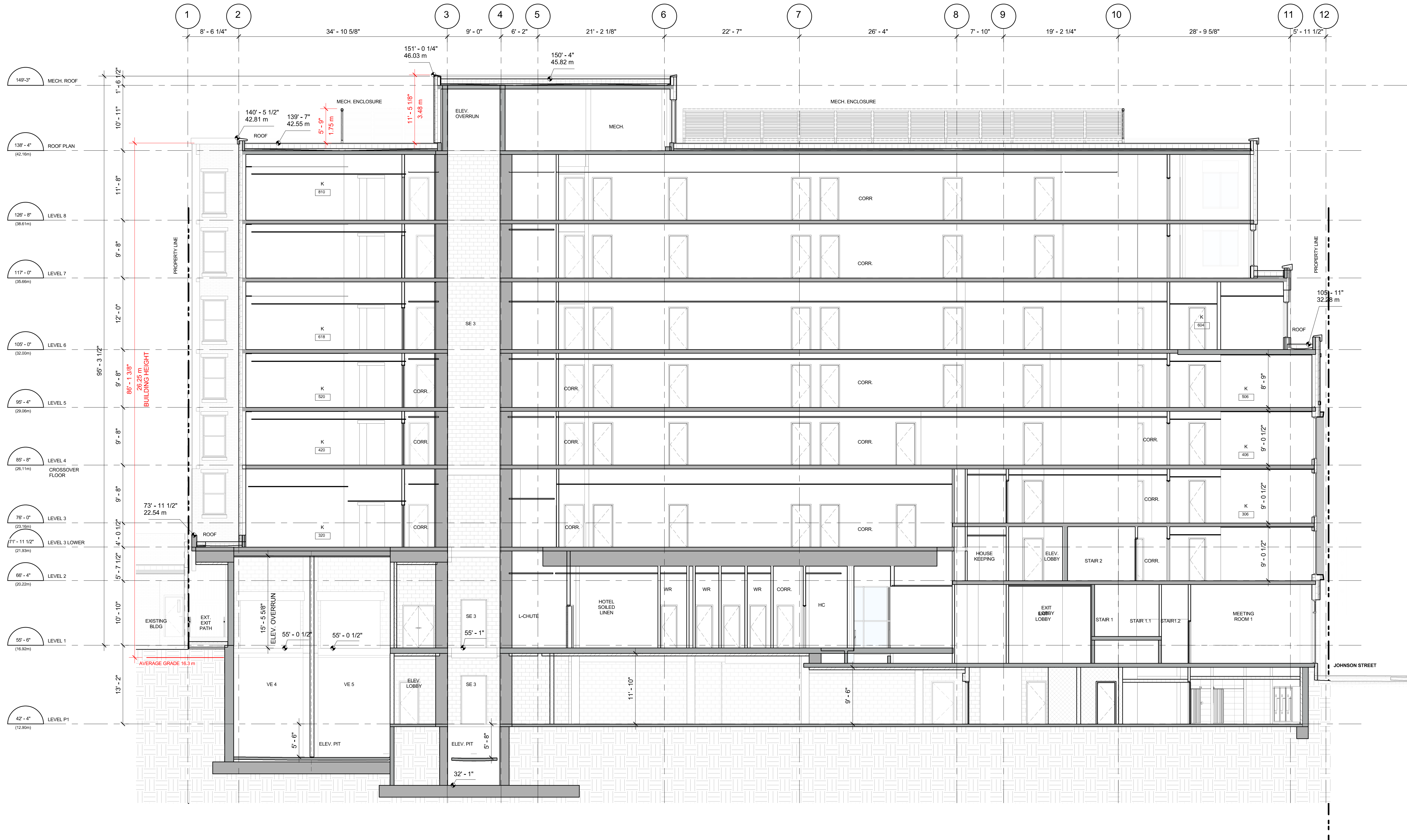
BUILDING SECTION

Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A311

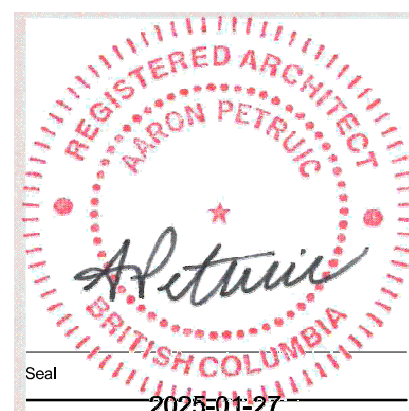
1 BUILDING SECTION 1
A201 SCALE: 1/8" = 1'-0"

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



2 BUILDING SECTION 2

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



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

BUILDING SECTION

Drawing

Scale

1/8" = 1'-0"

Project

222021

Sheet

A312

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project
SITE CONTEXT

Drawing

Scale 1" = 20'-0"

Project 222021

Sheet
A501



3 EAST ELEVATION CONTEXT PROPOSED

SCALE: 1" = 20'-0"



1 EAST ELEVATION CONTEXT EXISTING

SCALE: 1" = 20'-0"



4 NORTH ELEVATION CONTEXT PROPOSED

SCALE: 1" = 20'-0"



2 NORTH ELEVATION CONTEXT EXISTING

SCALE: 1" = 20'-0"



JOHNSON STREET

LONDON FLATS
1313 BROAD STREET

ROBINSON'S OUTDOOR STORE
1307 BROAD STREET

METTA YOGA
1303 BROAD STREET

YATES STREET

1 BROAD STREET CONTEXT FACING EAST
SCALE: N/A



606 - 614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

2 JOHNSON STREET CONTEXT FACING NORTH
SCALE: N/A



1288 BROAD STREET SQUARE



AUDIO VIDEO REPLAY
620 JOHNSON STREET



631 - 635 JOHNSON STREET

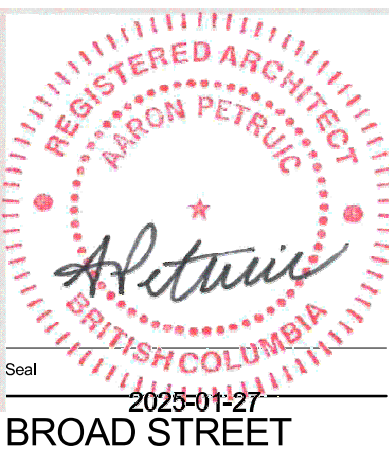


605 - 613 JOHNSON STREET

3 BROAD STREET CONTEXT FACING WEST
SCALE: N/A

4 JOHNSON STREET CONTEXT FACING SOUTH
SCALE: N/A

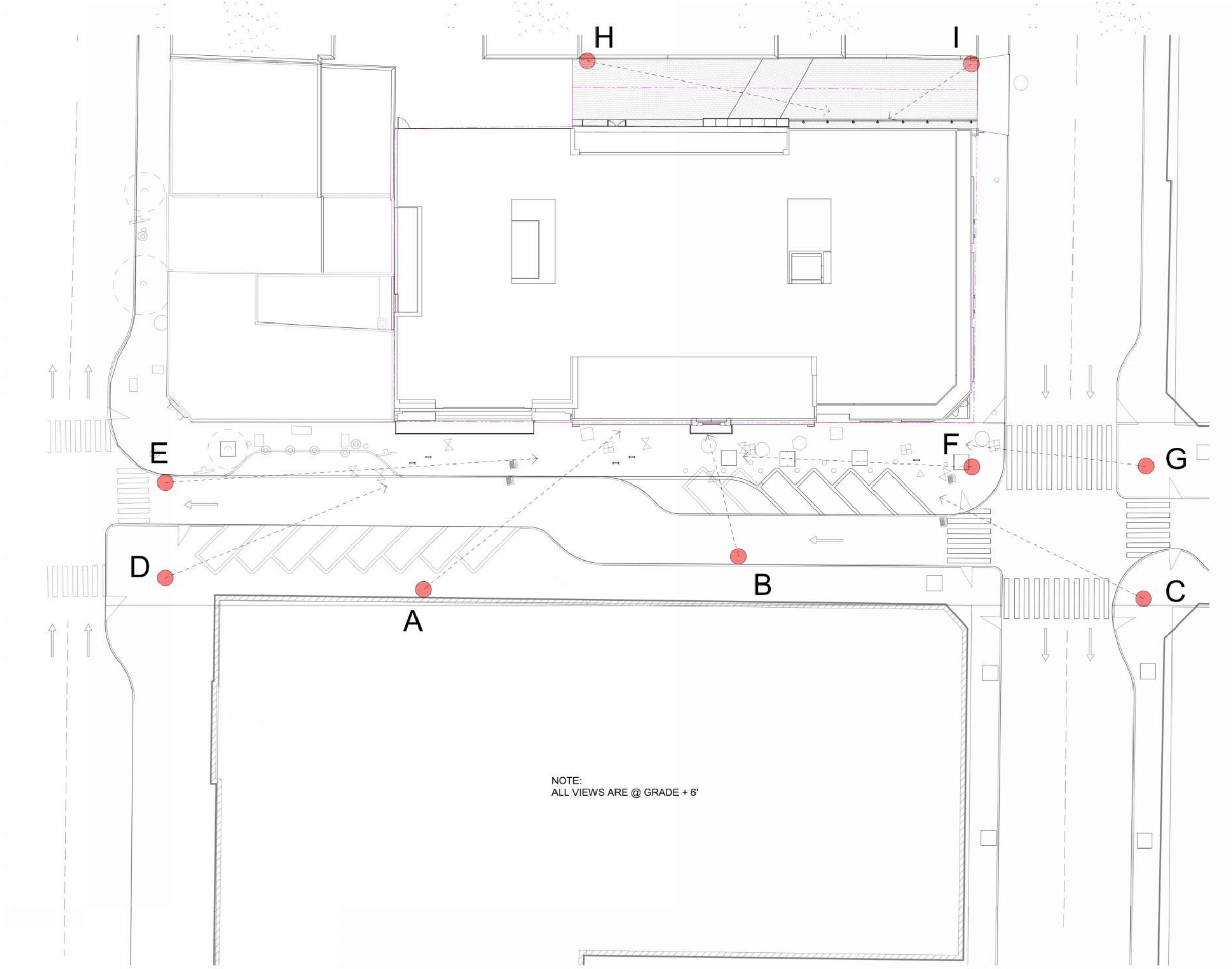
Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



1312-1324 BROAD STREET
VICTORIA, B.C.
Project
SITE CONTEXT

Drawing
Scale 1/8" = 1'-0"
Project 222021
Sheet
A502

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



1 KEY PLAN SHEET VIEW IMAGES
A503 SCALE: 1/8" = 1'-0"



2 YATES TO JOHNSON EAST - A
A503 SCALE:



3 BROAD STREET - SOUTH BUILDING & DUCKS - B
A503 SCALE:



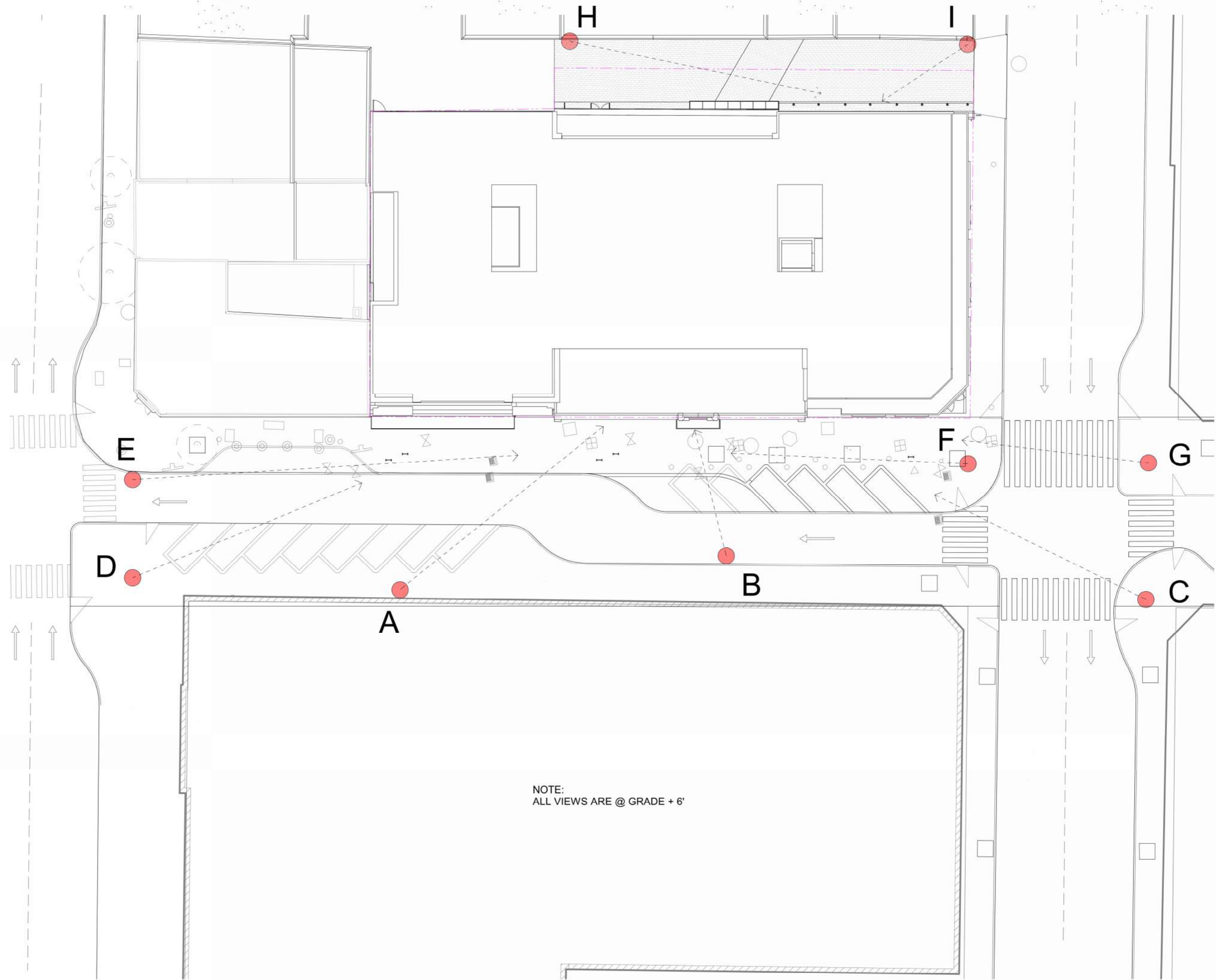
4 BROAD & JOHNSON - C
A503 SCALE:



1312-1324 BROAD STREET
VICTORIA, B.C.
Project
PERSPECTIVE
STUDIES

Drawing
Scale 1/8" = 1'-0"
Project 222021
Sheet
A503

Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



1 Key Plan Sheet View Images
A506 SCALE: 1 : 350



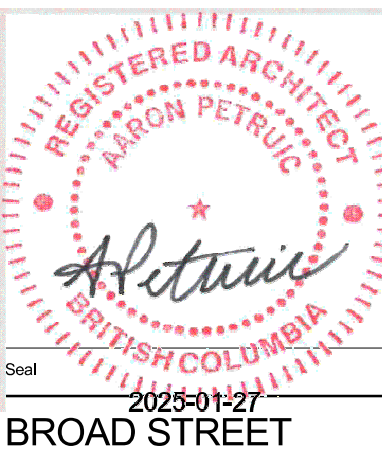
2 Yates to Johnson East
A506 A



3 Broad Street - South Building & Ducks
A506 B



4 Broad & Johnson
A506 C



1312-1324 BROAD STREET
VICTORIA, B.C.

Project
PERSPECTIVE
STUDIES -
PREVIOUSLY
APPROVED DP

Drawing

Scale

Project 222021

Sheet
A503a



1 YATES & BROAD - D
SCALE: N/A



2 YATES & BROAD - E
SCALE: N/A



3 BROAD & JOHNSON - F
SCALE: N/A



4 BROAD & JOHNSON - G
SCALE: N/A



5 LANEWAY TO JOHNSON - H
SCALE: N/A



6 LANEWAY STONEWALL - I
SCALE: N/A



BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

PERSPECTIVE
STUDIES

Drawing

Scale

Project 222021

Sheet

A504



1 Yates & Broad A
A507
D



2 Yates & Broad B
A507
E



3 Broad & Johnson A
A507
F



4 Broad & Johnson B
A507
G

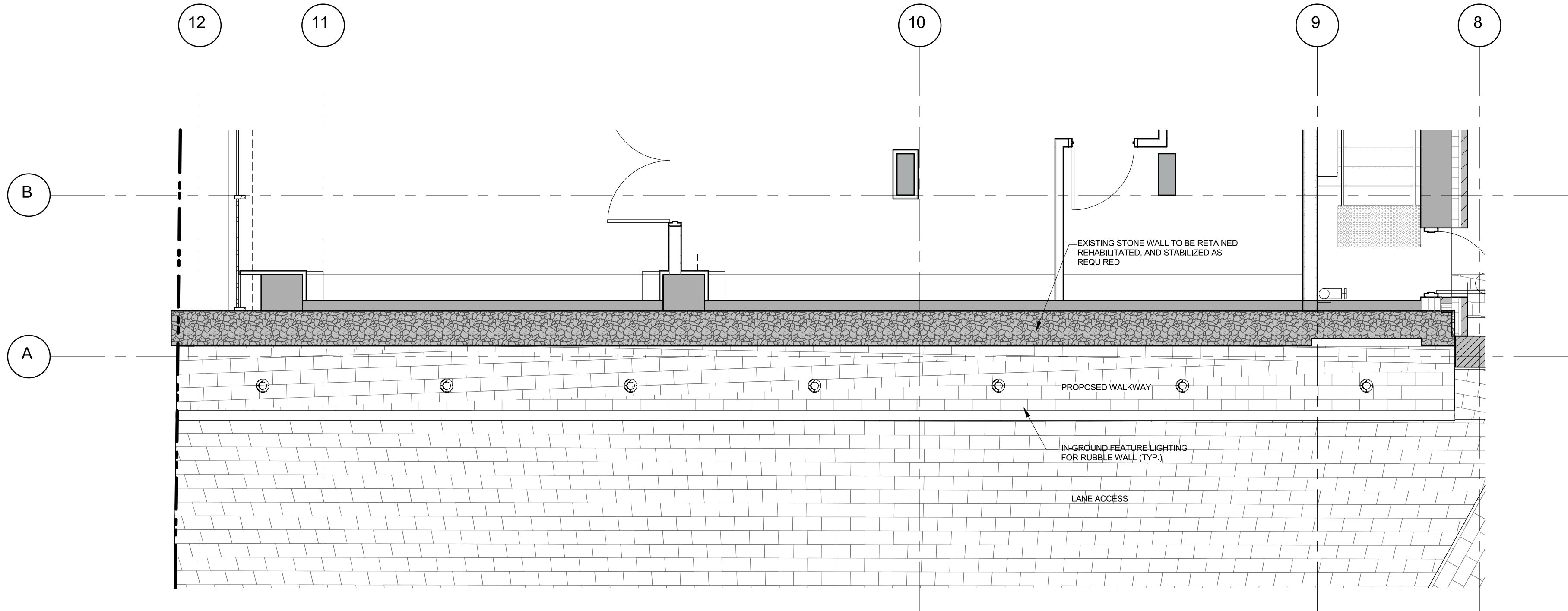


5 Laneway to Johnson
A507
H

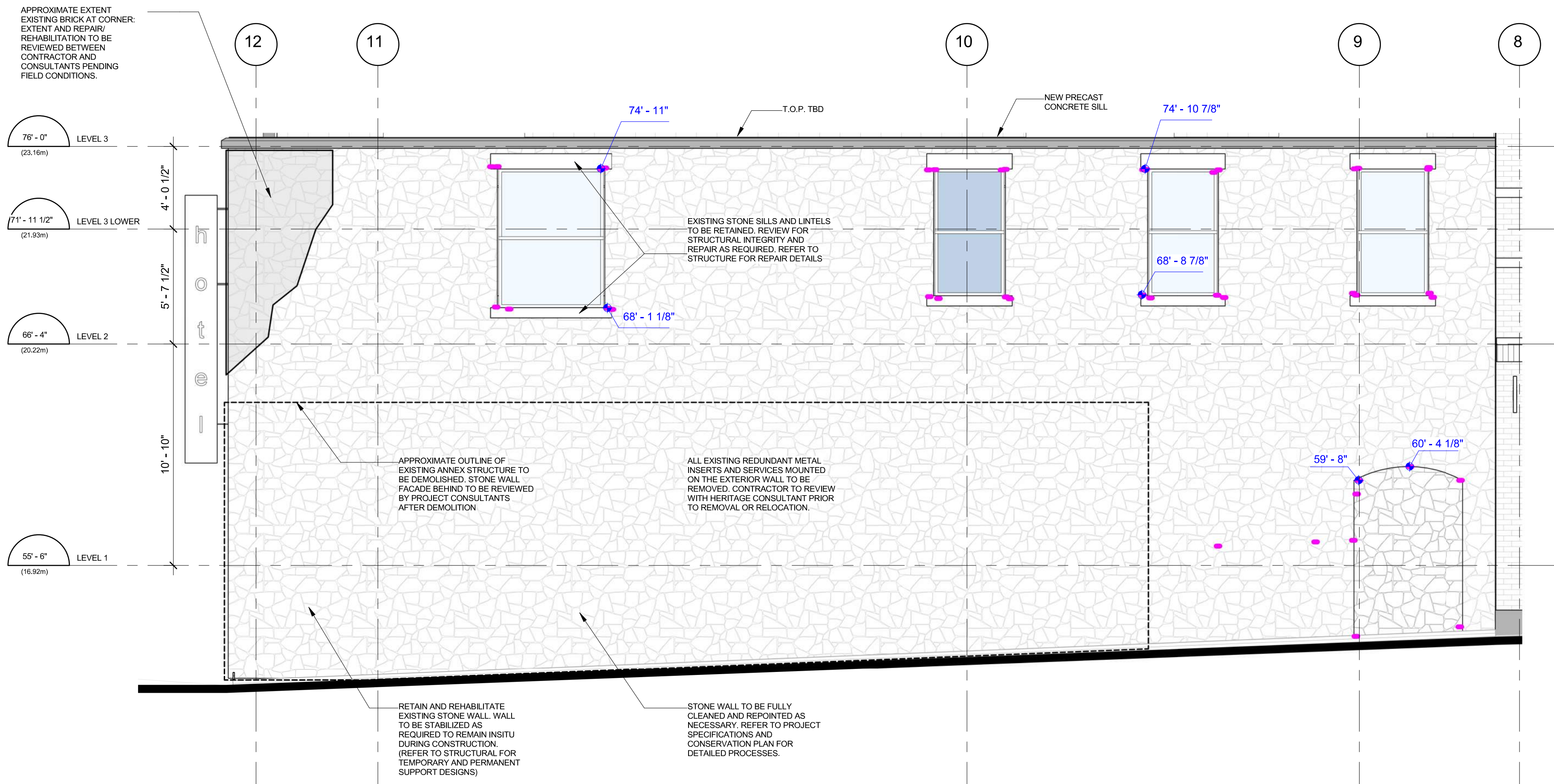


6 Laneway Stonewall
A507
I

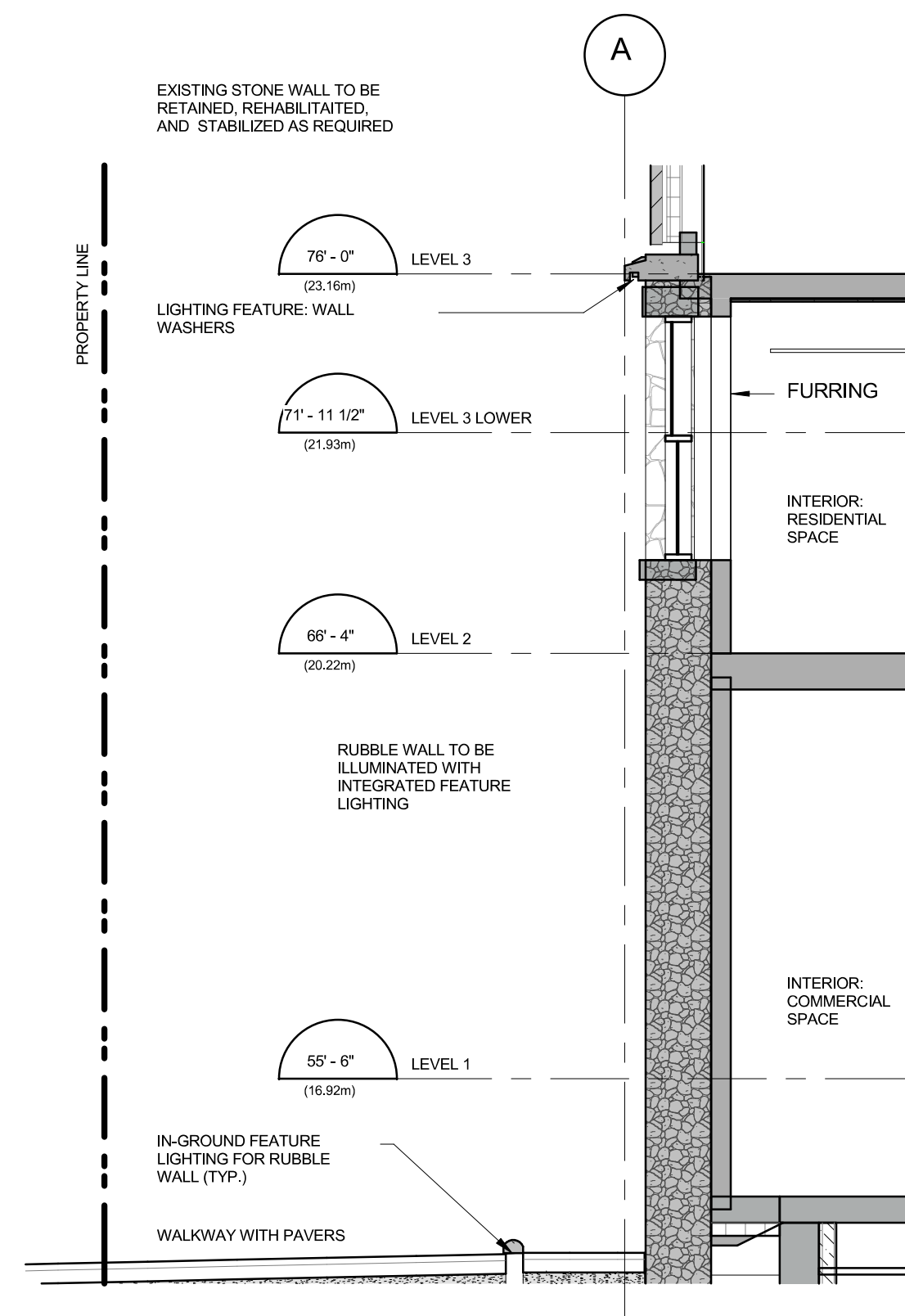
Revisions	YYYYMMDD
1 ISSUED FOR HRA	2024-10-21
2 REISSUED FOR HRA	2025-01-24



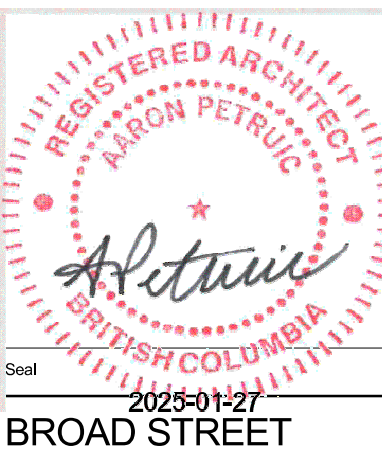
3
A510
STONE WALL L1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A510
HERITAGE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2
A510
STONE WALL SECTION
SCALE: 1/4" = 1'-0"



1312-1324 BROAD STREET
VICTORIA, B.C.

Project
STONE WALL AND DETAILS

Drawing

Scale 1/4" = 1'-0"

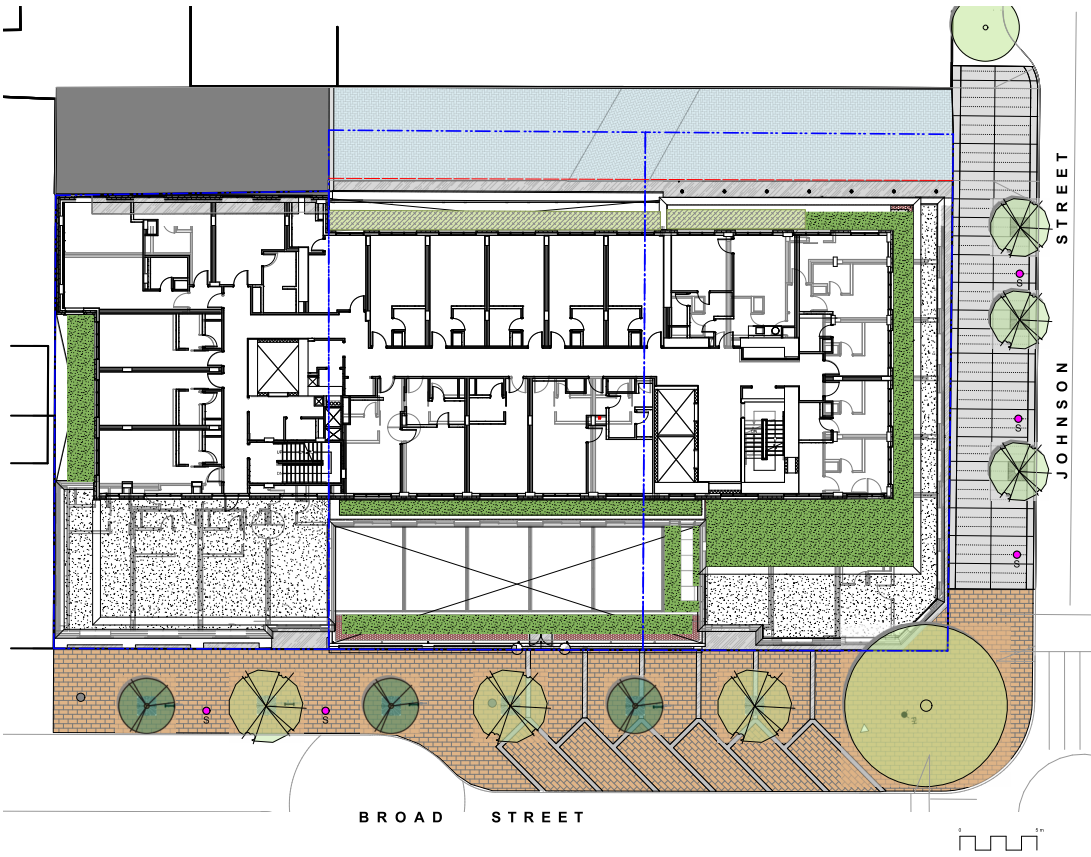
Project 222021

Sheet
A510

1312-1314 BROAD STREET

VICTORIA BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information
L0.02	Onsite Stormwater Management Plan
L1.01	Landscape Materials Plan - At Grade
L1.02	Landscape Materials Plan - Terrace Levels
L2.01	Planting Plan
L2.02	Soil Cell Information - Boulevard Trees



MDI LANDSCAPE ARCHITECTS
1100 STREET 1000
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NOT FOR CONSTRUCTION



2	DP REV	2025-01-27
1	DP	2024-10-22
No.	Issued For	Issue Date



client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title
Cover

project no. 123.13
scale 1:150 @ 24"x36"
drawn by ML/SC
checked by SM
sheet no.

L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for review and approval.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to construction. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for review and approval.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and dwg formats at least two weeks prior to contract installation of irrigation installation.
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeve shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto landscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system.

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyager Way, Richmond, BC, V6X 3G9, p. 604-273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review are required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

OFF-SITE IRRIGATION NOTES

1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw".
2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
3. Design/build drawings for boulevard irrigation drawings must be submitted to Parks Division and Landscape Architect for review and approval minimum 30 days prior to installation work.
4. Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and innercontroller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
5. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
6. Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter; XZCLF-100w-PRF 1.
7. 10mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

1. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C, Please contact Tom Sherbo, tshebo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- (1) Irrigation sleeving prior to backfilling
- (2) Open trench main line and pressure test
- (3) Open trench lateral line
- (4) Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches.
3. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.
4. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.5 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD PS (Tree Planting in Sidewalk with Tree Guard), soil cell specs and the Canadian Landscape Standard.
5. Please contact Eryn Buzza, ebuzza@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

1. The following inspections are required for all off-site horticulture areas:
- (1) Excavated and scarified subgrade prior to placement of growing media.
- (2) Installed and prepared growing media prior to planting.
- (3) Plant material on-site prior to planting.
- (4) Planted landscape prior to mulch installation.
- (5) At time that planted and mulched landscape meets the conditions for Total Performance as required by MACD.
2. Required Parks inspectors for street tree planting:
1. Inspection of excavated tree pits, soil cells, root barriers.
2. Inspection of tree stock prior to planting.
3. Inspection of installed tree - tree planting, grade/guard, stakes, etc. 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.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVS	AVERAGE	MFR	MANUFACTURER
B&S	BALLED AND BURLAPPED	MIN	MINIMUM
BM	BOTTOM OF CURB	MISC	MISCELLANEOUS
BLDG	BUILDING	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BT	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CURB FEET	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	PC	POLYURETHANE
CL	CENTER LINE	PI	POINT OF INTERSECTION
CLR	CLEARANCE	PL	PROPERTY LINE
CM	CENTIMETER	POI	POINT OF INTERSECTION
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CONT	CONTINUOUS	QTY	QUANTITY
CU M	CUBIC METRE	R	RADIUS
DEG	DEGREE	REF	REFERENCE
DEMO	DEMOLISH, DEMOLITION	RENF	REINFORCED
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	REV	REVISION
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SANITARY	SANITARY
ENG	ENGINEER	SD	STORM DRAIN
EQ	EQUAL	SF	SQUARE FOOT (FEET)
EST	ESTIMATE	SHT	SHEET
E W	EACH WAY	SIM	SIMILAR
EXIST	EXISTING	SPECIFICATIONS	SPECIFICATIONS
EXP	EXPANSION, EXPOSED	SQ M	SQUARE METRE
FEE	FINISHED FLOOR ELEVATION	ST	STATION
FG	FINISHED GRADE	SYN	SYMMETRICAL
FOC	FACE OF CURB	TL	TOP LINE
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TH	THICK
GA	GRADE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
H	HEIGHT	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF WALL
INS	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VOL	VOLUME
INCL	INCLUDED	W	WEIGHT
INT	INTERIOR	W/O	WITHOUT
JT	JOINT	WL	WATER LEVEL
LF	LINEAR FEET	WVF	WELDED WIRE FRAME
LP	LOW POINT	YD	YARD
		@	AT

LINE TYPE LEGEND

---	Property line
---	Building Footprint
---	Extent of Roof / Canopy, above
---	Extent of Parkade, below
---	Right of Way
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.5m interval
---	Existing Contour Line, 0.5m interval
---	Extent of Existing Tree Line
---	SPEA
---	RAR Setback

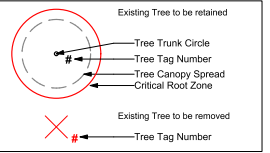
UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings)

EXISTING	PROPOSED
---	Storm Drain
---	Sewer
---	Water
---	Electrical
---	Gas
---	Hydro Tel

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies)



MATERIALS LEGEND		DETAIL
	Municipal Sidewalk Cast in Place Concrete with Fine Broom Finish, Tieded Joints and Barbed Wire per City of Victoria Streetscape Guidelines.	Refer to Civil
	Asphalt Paving	Refer to Civil
	Broad Street Paving Specialty flat Black Paving, mortar set, to match existing	Refer to Civil
(1.0) HARDSCAPE SURFACES		DETAIL/ SPEC NO.
1.1	Permeable Concrete Unit Paving - Vehicular Belgard Aquapave Series, 80 mm thickness, herringbone pattern, rhodium grey colour	1-L3.01 32 14 13
1.2	Unit Paver - On Pedestal Belgard Travels Stab, Natural Colour	2-L3.01 32 14 13
1.3	Concrete Paving Sawcut control joints, light broom finish	Refer to Arch/ Structural
1.4	Stamped Concrete Pattern to be reviewed with consultant prior to installation.	Refer to Arch/ Structural
1.5	Concrete Band 300mm wide	3-L3.01 32 14 13
(3.0) SOFTSCAPE		DETAIL/ SPEC NO.
3.1	Green Roof Area Next Level Live/Less II, pre-grown roof equivalent, installed by Next Level qualified installer.	1-DET1 L3.01 See Mtr Spec
(5.0) SITE FURNISHINGS		DETAIL/ SPEC NO.
5.1	Bike Rack Downtown Bike rack	4-L3.01 32 33 00
5.2	Proposed Single Globe Light To match existing, refer to Civil	Refer to Civil
5.3	Tree Grate - Broad Street Square specialty tree grate to match existing	32 33 00
5.4	Tree Grate - Johnson Street 48" W square tree grate	32 33 00
5.5	In Ground Lighting Refer to Electrical for fixture	Refer to Elec.

MDI LANDSCAPE ARCHITECTS
1100 BROAD STREET, SUITE 200
VICTORIA BC V8V 2P6
Tel: 250-361-0600
Email: info@mdi.ca

NOT FOR CONSTRUCTION

2	DP REV	2025-01-27
1	DP	2024-10-22
No.	Issued For	Issue Date

2025-01-27

client

CHARD DEVELOPMENT

project

BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title

General Information

project no.

123.13

scale

@ 24"x36"

drawn by

MU/SC

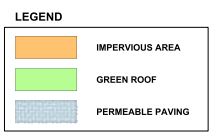
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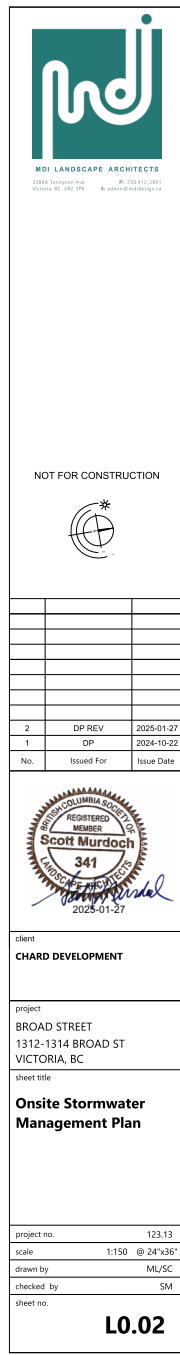
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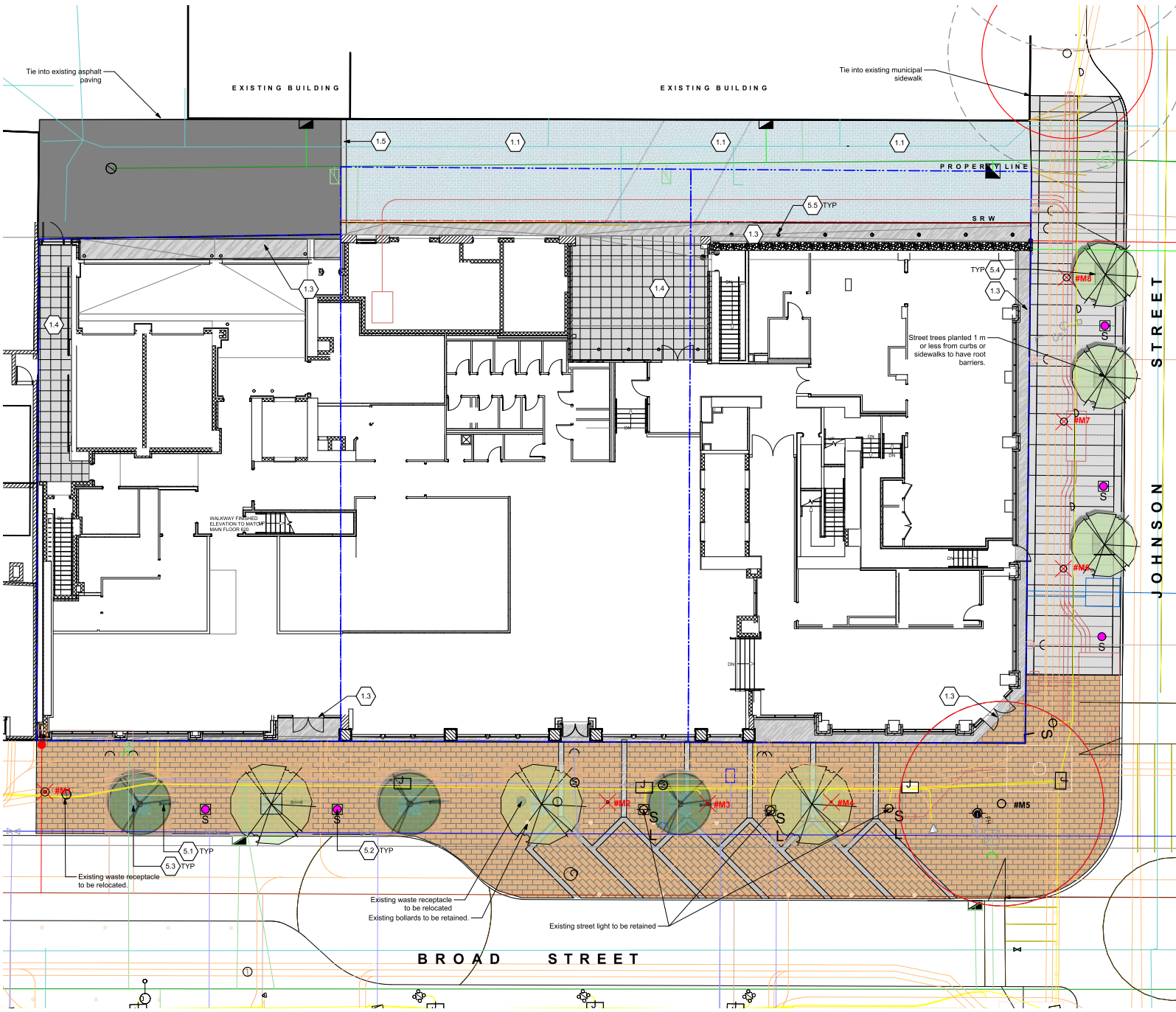
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



CITY OF VICTORIA STORMWATER CALCULATIONS		
Site Stormwater Storage Requirements		
	Area	Required Storage Volume for Design Storm ¹
	(sq. m.)	(cu. m./day)
Total Site Area	1884.5	60.3
Onsite Building and Hardscape Area (includes permeable paving and Green Roof)	1884.5	60.3
Permeable Paving Area **	163.6	5.2
Green Roof Area***	293.0	9.4
Total Impervious Area	1427.9	45.7

Assumptions
¹ Design storm is 32mm of water, in a 24 hr period.
 ** Permeable paving area to be permeable unit paving without rock reservoir and is designed to manage only rainfall that falls directly to its surface.
 ***Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.





EXISTING TREE LEGEND
(Refer to Arborist Report and Tree Management Plan for full details and management strategies.)

Existing Tree to be retained

- Tree Trunk Circle
- Tree Tag Number
- Tree Canopy Spread
- Critical Root Zone

Existing Tree to be removed

- Tree Tag Number

MATERIALS LEGEND

- Municipal Sidewalk
Cast in Place Concrete with Fine Broom Finish, Tolerated Joints and Basalt Banding, as per City of Victoria Streetscape Guidelines.
- Asphalt Paving
- Broad Street Paving
Specially Red Brick Paving, mortar set, to match existing.

1.0 HARDSCAPE SURFACES

- 1.1 Permeable Concrete Unit Paving - Vehicular
Belgard Aquiline Series, 60 mm thickness, herringbone pattern, shadow grey colour.
- 1.2 Unit Paver - On Pedestal
Belgard Trexado S&B, Natural Colour.
- 1.3 Concrete Paving
Sawcut control joints, light broom finish.
- 1.4 Stamped Concrete
Pattern to be reviewed with consultant prior to installation.
- 1.5 Concrete Band
300mm wide.

3.0 SOFTSCAPE

- 3.1 Green Roof Area
Next Level LiteNLess III, pre-grown roof modules on tray system, or approved equivalent. Installed by Next Level qualified installer.

5.0 SITE FURNISHINGS

- 5.1 **I** Bike Rack
Downtown Bike rack.
- 5.2 **S** Proposed Single Globe Light
To match existing, refer to Civil.
- 5.3 Tree Grate - Broad Street
Square specialty tree grate to match existing.
- 5.4 Tree Grate - Johnson Street
48" W square tree grate.
- 5.5 In Ground Lighting
Refer to Electrical for fixture.

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2	DP REV	2025-01-27
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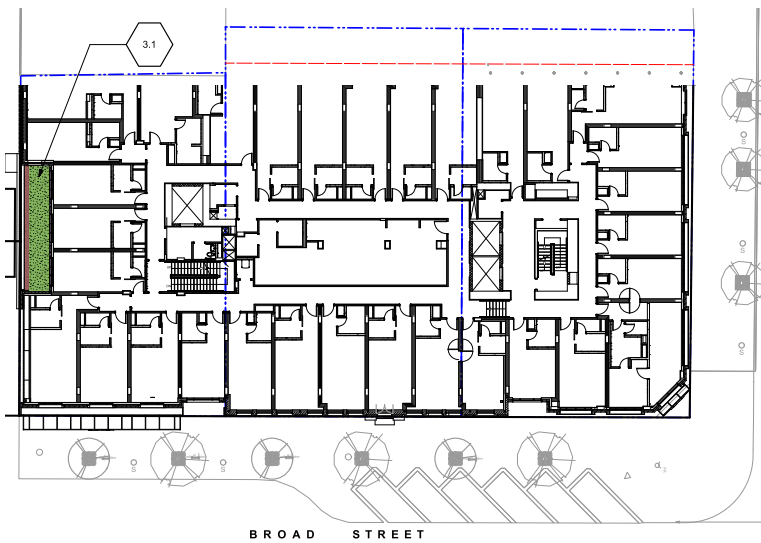
2025-01-27

client
CHARD DEVELOPMENT

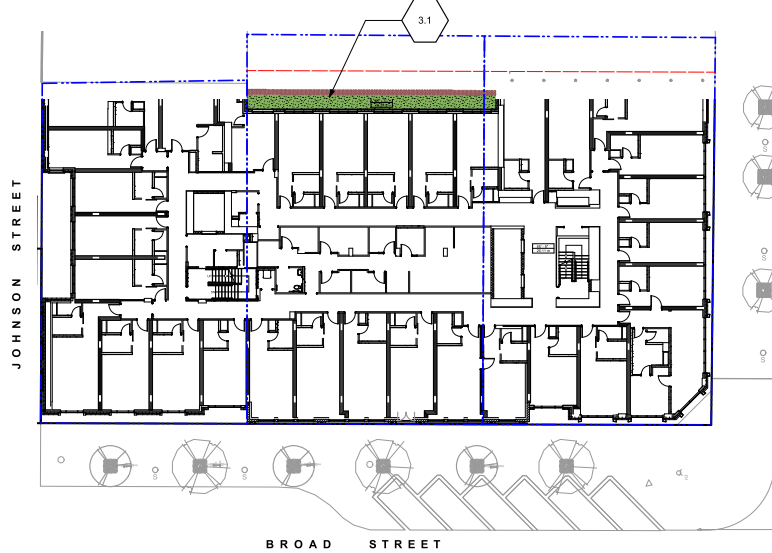
project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title
Landscape Materials Plan - At Grade

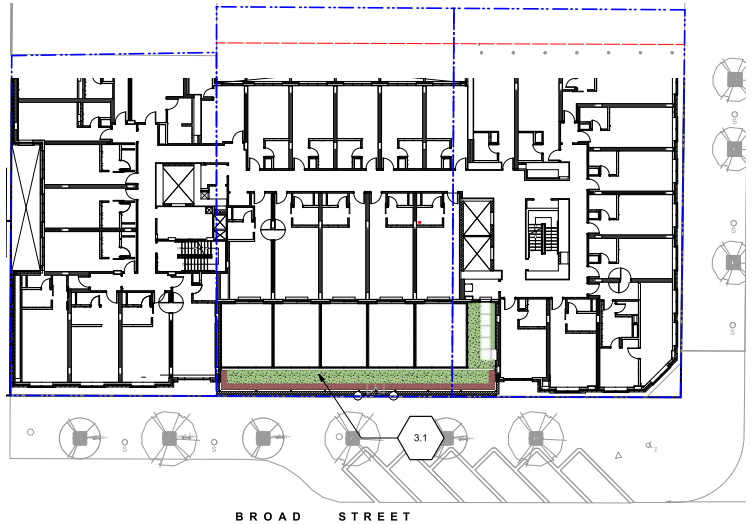
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scale	1:100 @ 24"x36"
drawn by	ML/SC
checked by	SM
sheet no.	L1.01



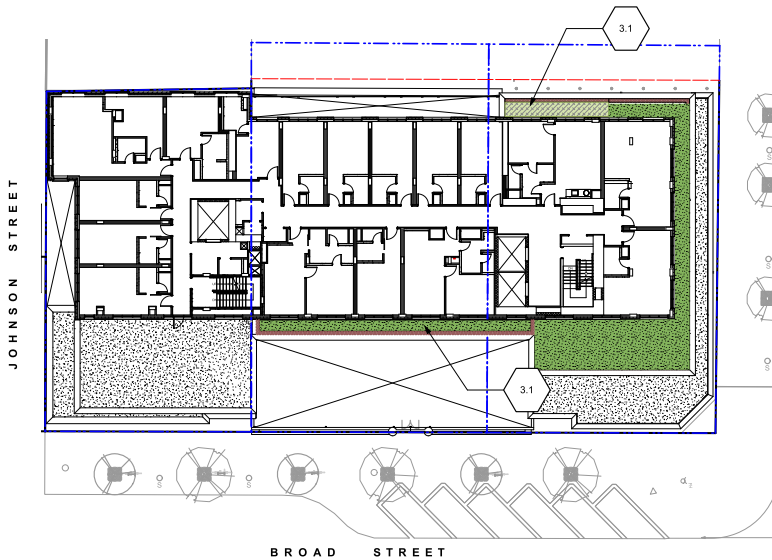
1 Level 3 Landscape Plan
Scale: 1:200



2 Level 4 Landscape Plan
Scale: 1:200



3 Level 5 Landscape Plan
Scale: 1:200



4 Level 7 Landscape Plan
Scale: 1:200

MATERIALS LEGEND	
	Municipal Sidewalk Cast in Place Concrete with Fine Broom Finish, Tied Joints and Bead Banding, as per City of Victoria Streetscape Guidelines.
	Asphalt Paving
	Broad Street Paving Specialty Red Brick Paving, mortar set, to match existing
	1.0 HARDSCAPE SURFACES
	1.1 Permeable Concrete Unit Paving - Vehicular Belgard Aquiline Series, 80 mm thickness, herringbone pattern, shadow grey colour
	1.2 Unit Paver - On Pedestal Belgard Texada Slab, Natural Colour
	1.3 Concrete Paving Sawcut control joints, light broom finish
	1.4 Stamped Concrete Pattern to be reviewed with consultant prior to installation.
	1.5 Concrete Band 300mm wide
	3.0 SOFTSCAPE
	3.1 Green Roof Area Next Level LieNLess III, pre-green roof modules on tray system, or approved equivalent. Installed by Next Level qualified installer.
	5.0 SITE FURNISHINGS
	5.1 Bike Rack Downtown Bike rack
	5.2 Proposed Single Globe Light To match existing, refer to Civil
	5.3 Tree Grate - Broad Street Square specialty tree grate to match existing
	5.4 Tree Grate - Johnson Street 48" W square tree grate
	5.5 In Ground Lighting Refer to Electrical for fixture



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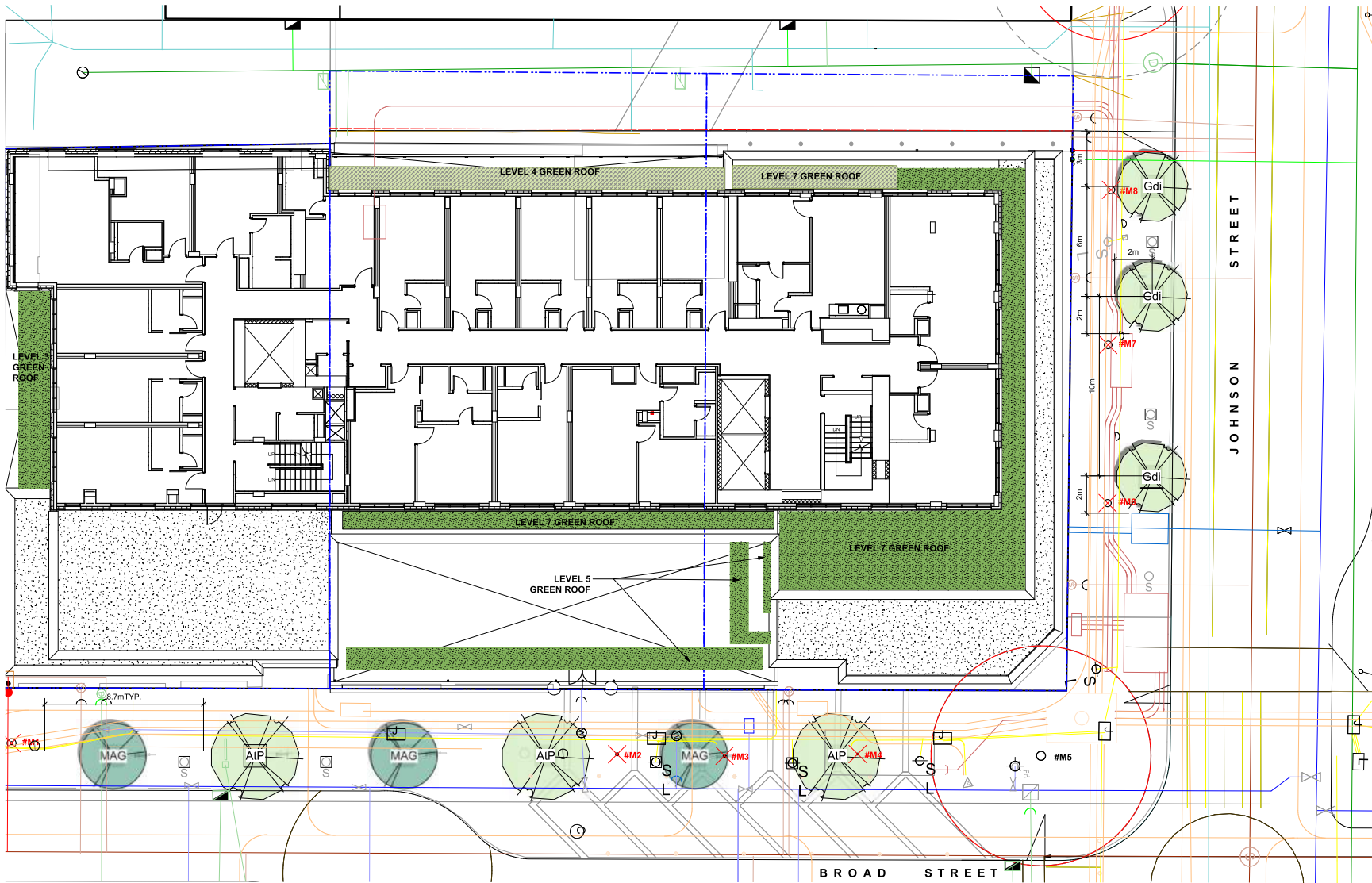
client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title
**Landscape
Materials Plan -
Terrace Levels**

project no. 123.13
scale 1:100 @ 24"x36"
drawn by ML/SC
checked by SM
sheet no.

L1.02



PLANT LIST				
LEVEL 1				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
ASP	3	Acer truncatum 'Pacific Sunset'	Shantung Maple	5.0 cm cal, b+b
Gdi	3	Gymnocladus dioica 'espresso'	Espresso Coffee tree	5.0 cm cal, b+b
MAG	3	Magnolia kobus	Kobus Magnolia	5.0 cm cal, b+b
LEVEL 3 GREEN ROOF - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SUNNY AREAS				
AREA: 18.6 sq m				
20%		Sedum acre		
20%		Sedum album 'Coral Carpet'		
20%		Sedum kamtschaticum		
20%		Sedum rupestre		
20%		Sedum spurius		

GREEN ROOF LEVEL 4 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SHADY AREAS				
AREA: 26.4 sq m				
16.5 %		Aquilegia formosa	Red Columbine	Sp3, 30cm o.c.
16.5 %		Cornus canadensis	Bunchberry	Sp3, 30cm o.c.
16.5 %		Dicentra formosa	Western Bleeding Heart	Sp3, 30cm o.c.
16.5 %		Gaultheria shallon	Salal	Sp3, 30cm o.c.
16.5 %		Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
16.5 %		Polypodium glycyrrhiza	Licorice Fern	Sp3, 30cm o.c.
GREEN ROOF LEVEL 5 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SUNNY AREAS				
AREA: 34.8 sq m				
20%		Sedum acre		
20%		Sedum album 'Coral Carpet'		
20%		Sedum kamtschaticum		
20%		Sedum rupestre		
20%		Sedum spurius		

GREEN ROOF LEVEL 7 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SHADY AREAS				
AREA: 11.1 sq m				
16.5 %		Aquilegia formosa	Red Columbine	Sp3, 30cm o.c.
16.5 %		Cornus canadensis	Bunchberry	Sp3, 30cm o.c.
16.5 %		Dicentra formosa	Western Bleeding Heart	Sp3, 30cm o.c.
16.5 %		Gaultheria shallon	Salal	Sp3, 30cm o.c.
16.5 %		Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
16.5 %		Polypodium glycyrrhiza	Licorice Fern	Sp3, 30cm o.c.
GREEN ROOF LEVEL 7 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SUNNY AREAS				
AREA: 98.6 sq m				
20%		Sedum acre		
20%		Sedum album 'Coral Carpet'		
20%		Sedum kamtschaticum		
20%		Sedum rupestre		
20%		Sedum spurius		

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 1185 sq m
Minimum # of Trees for Lot Area: 9

ONSITE Minimum replacement tree requirement			
1:1 Replacement Trees - Schedule E Part 1	Count	Multiplier	Total
2:1 Replacement Trees - Schedule E Part 2	-	-	-
Total Replacement Trees Proposed			9



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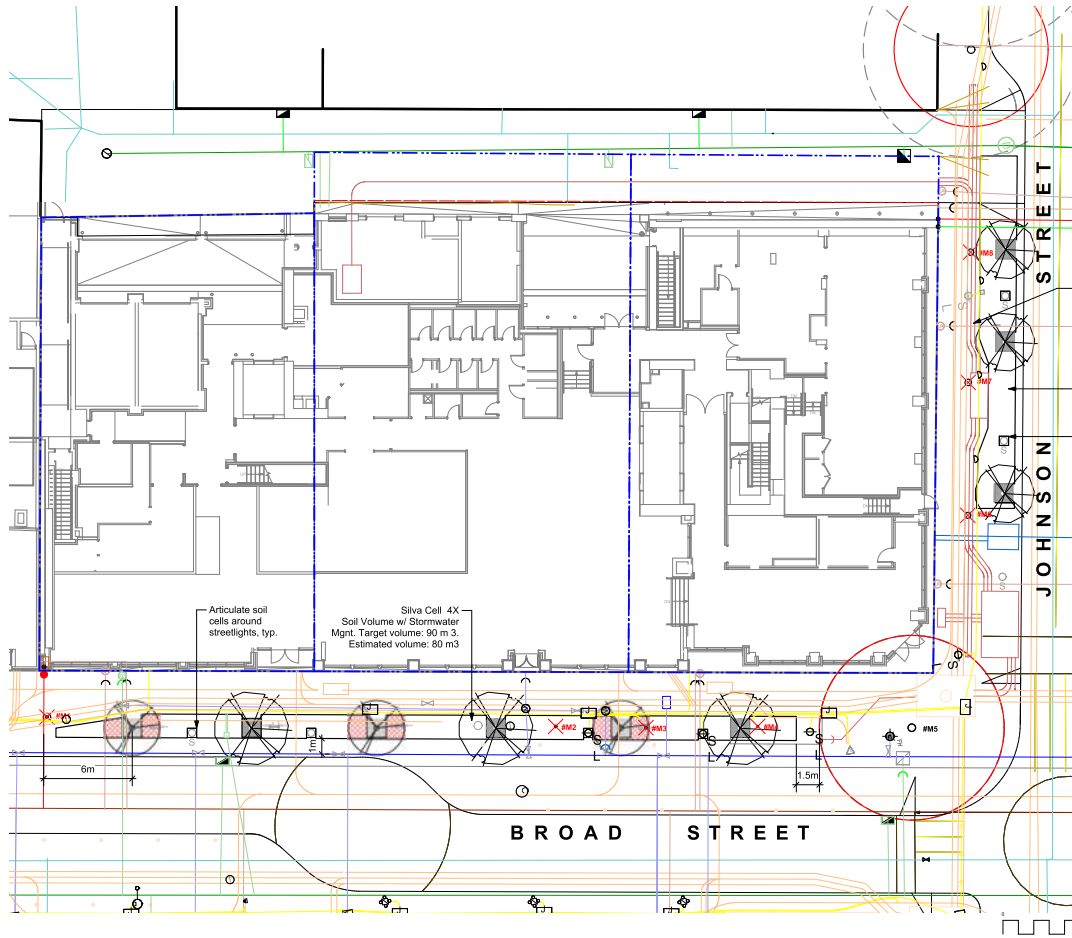
client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title
Planting Plan

project no. 123.13
scale 1:100 @ 24"x36"
drawn by MU/SC
checked by SM
sheet no.

L2.01

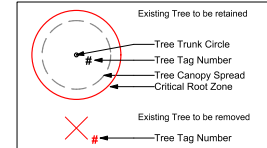


SOIL CELLS LEGEND

3.11 Soil Cell
Structural Soil Cell with integrated stormwater management, no infiltration target volume and estimated volume noted on plan. Detailed design will confirm actual volumes available based on target volumes and area suitable for soil cells.

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies.)



GENERAL NOTES:
ALL VOLUMES ARE APPROXIMATE - PRECISE VOLUMES WILL BE DETERMINED IN CONSULTATION WITH SOIL CELL SUPPLIER.



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client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title
**Soil Cell
Information -
Boulevard Trees**

project no. 123.13
scale 1:200 @ 24"x36"
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sheet no.

L2.02

TREE CELLS WITH INTEGRATED STORMWATER MGMT SAMPLE DETAILS

