

HERALD & CHATHAM

ISSUED FOR REZONING + DP

JULY 15, 2025

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Revisions		
No.	Description	Date
2	Issued for CALUC Review	25-05-07
3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22
5	Issued for Draft 1	25-06-11
6	Issued for Draft 2	25-06-17
7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Rezoning + DP	25-07-15

Key Plan

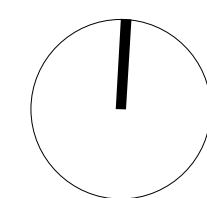
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

COVER SHEET

Date
Drawn By LN
Checked By OM
Scale N/A
Original Size



L0.00

VISION

Inspired by the local context at the edge of historic Chinatown and Old Town in Victoria, the landscape emphasizes placemaking, culture, and green space. The design aspires to create a vibrant public and private realm where neighbors and the local community can come together through shared spaces and activities.



PLACE MAKING

Seamlessly blends in the historic Old Town neighbourhood context.



CULTURE & COMMUNITY

Invite gathering, play, celebration, and reflection.
Cultivate engagement and foster social connection



URBAN NATURE

Enrich urban life by weaving green space throughout
Dissolve boundaries between built and wild



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Project 25-108

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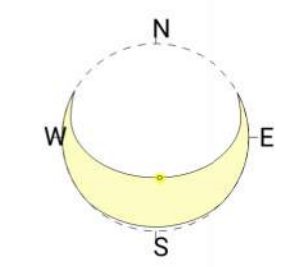
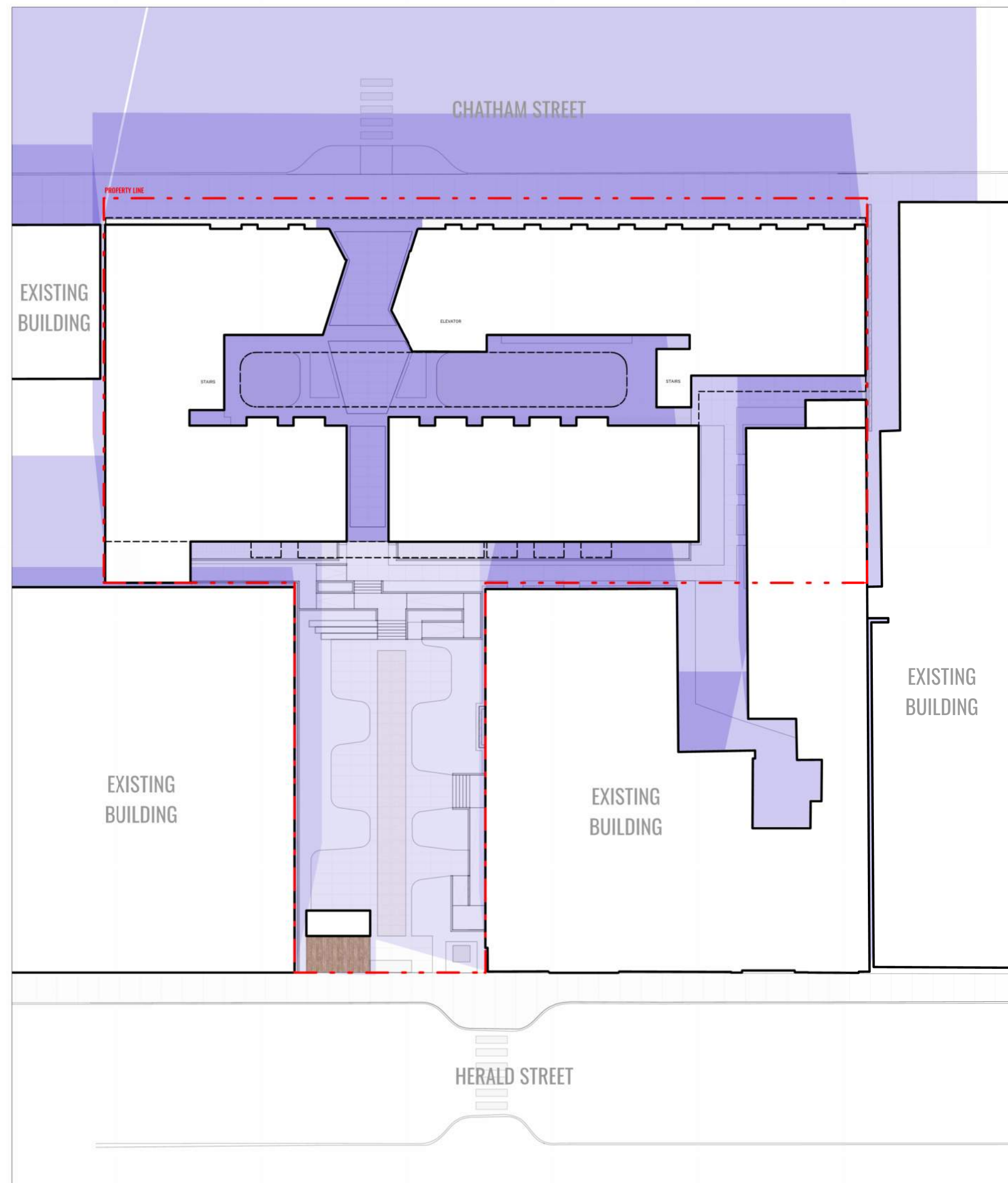
532-536 Herald Street &
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INSPIRATION AND PRINCIPLES

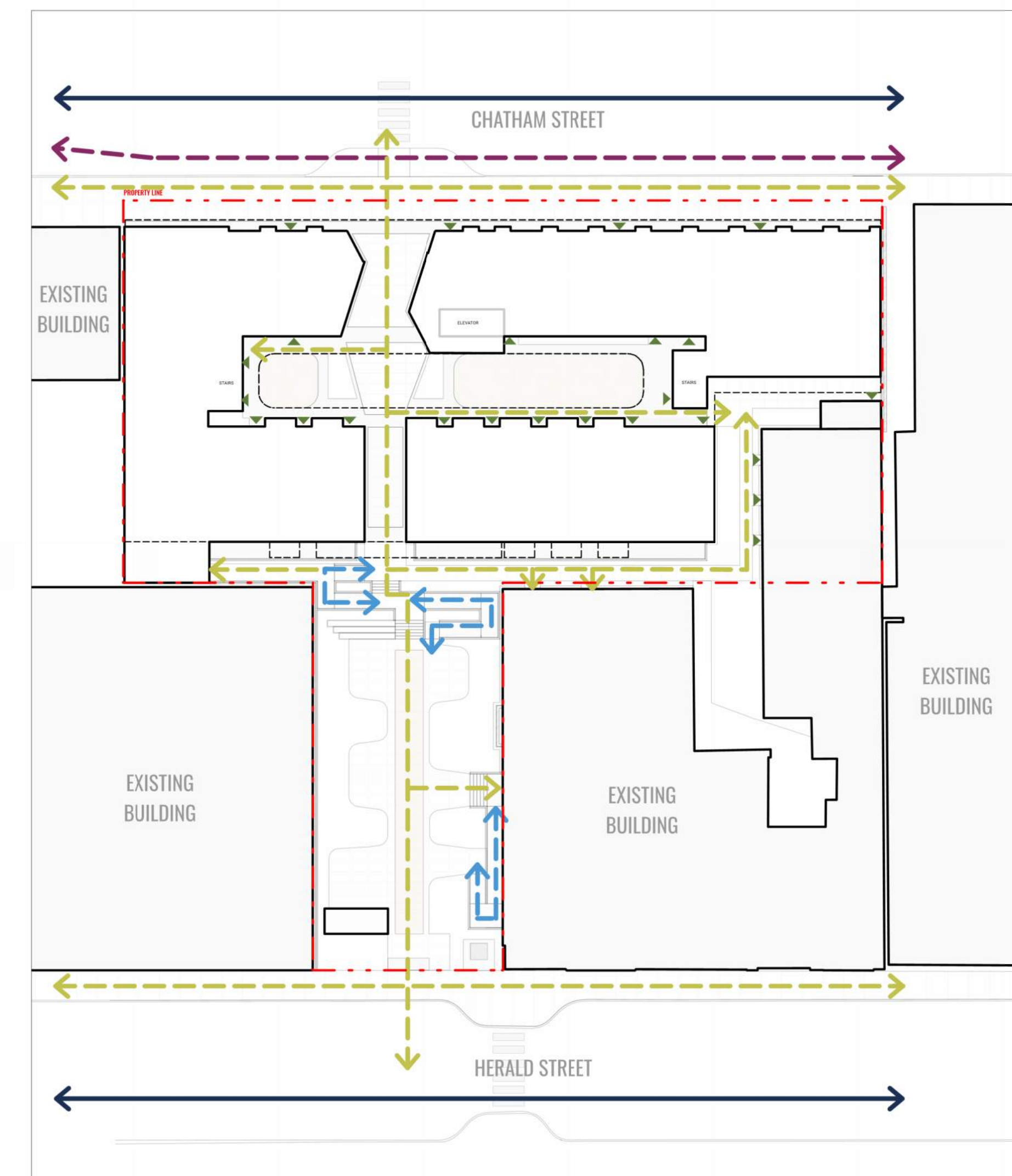
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SUN/SHADE



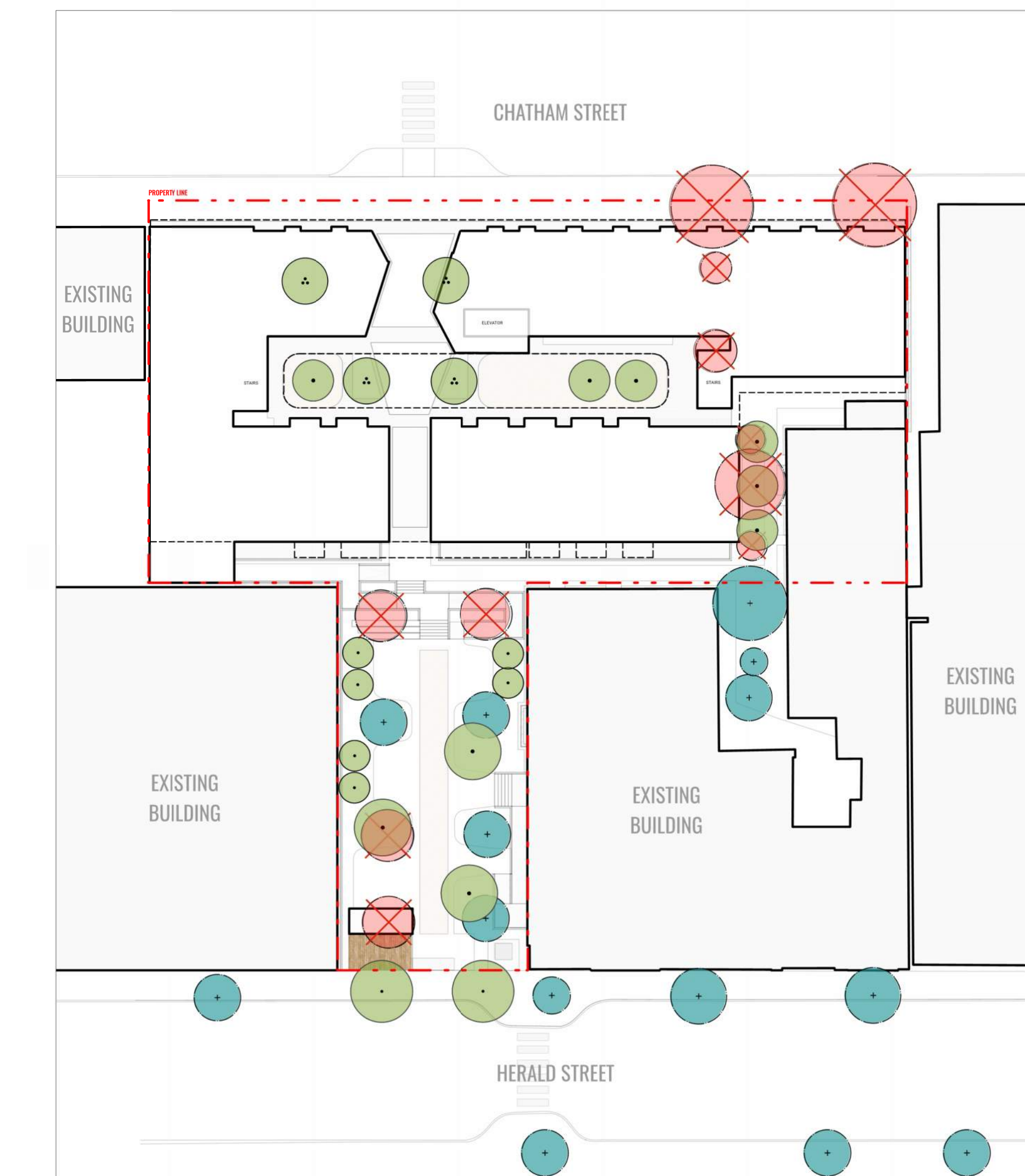
CIRCULATION



CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- ACCESSIBLE PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

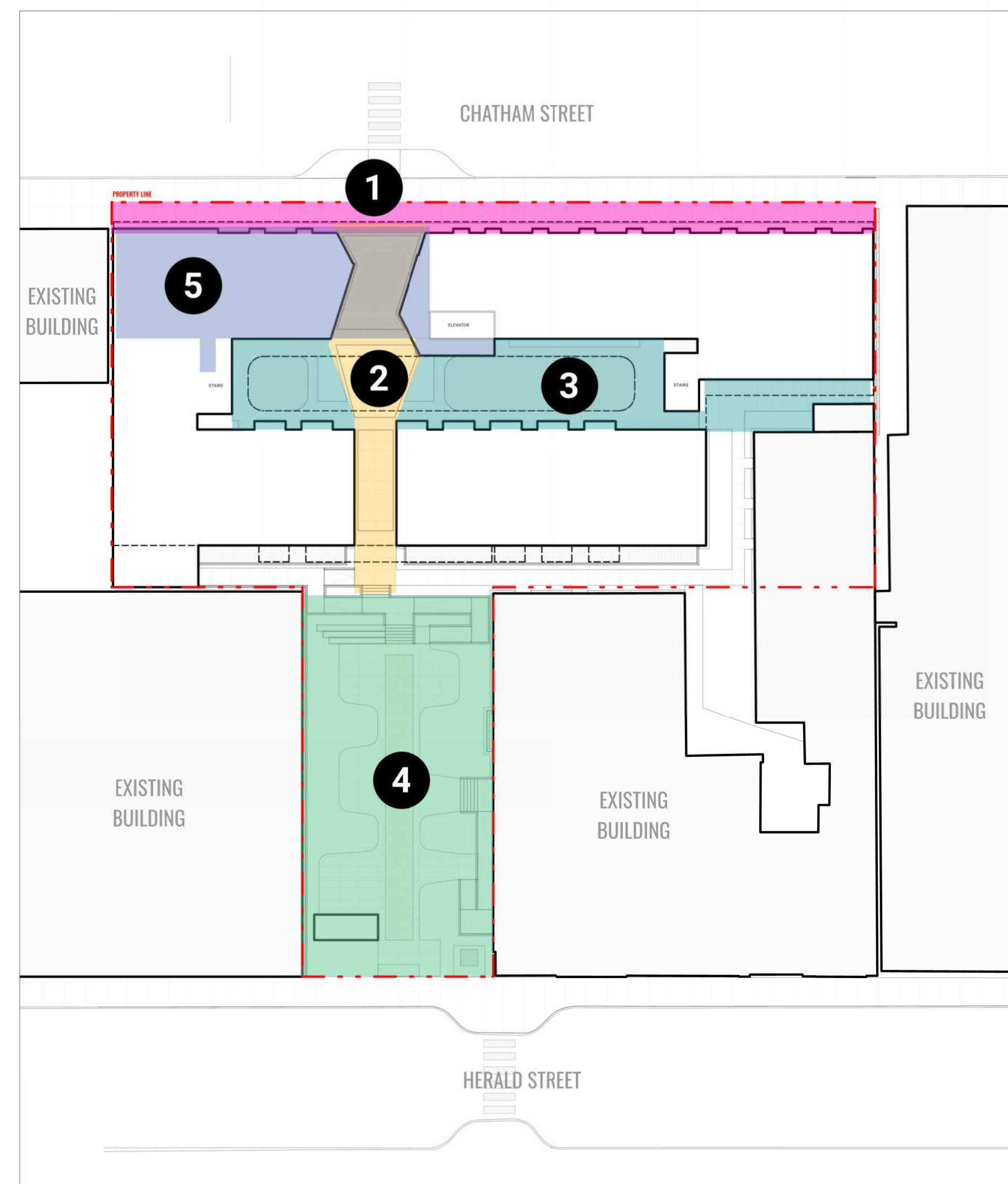
TREE MANAGEMENT



TREE MANAGEMENT LEGEND

- EXISTING TREES TO BE RETAINED (TOTAL 14)
- EXISTING TREES TO BE REMOVED (TOTAL 11)
- PROPOSED TREES (ONSITE - 10 SMALL & 9 MEDIUM (OFFSITE TOTAL 2))

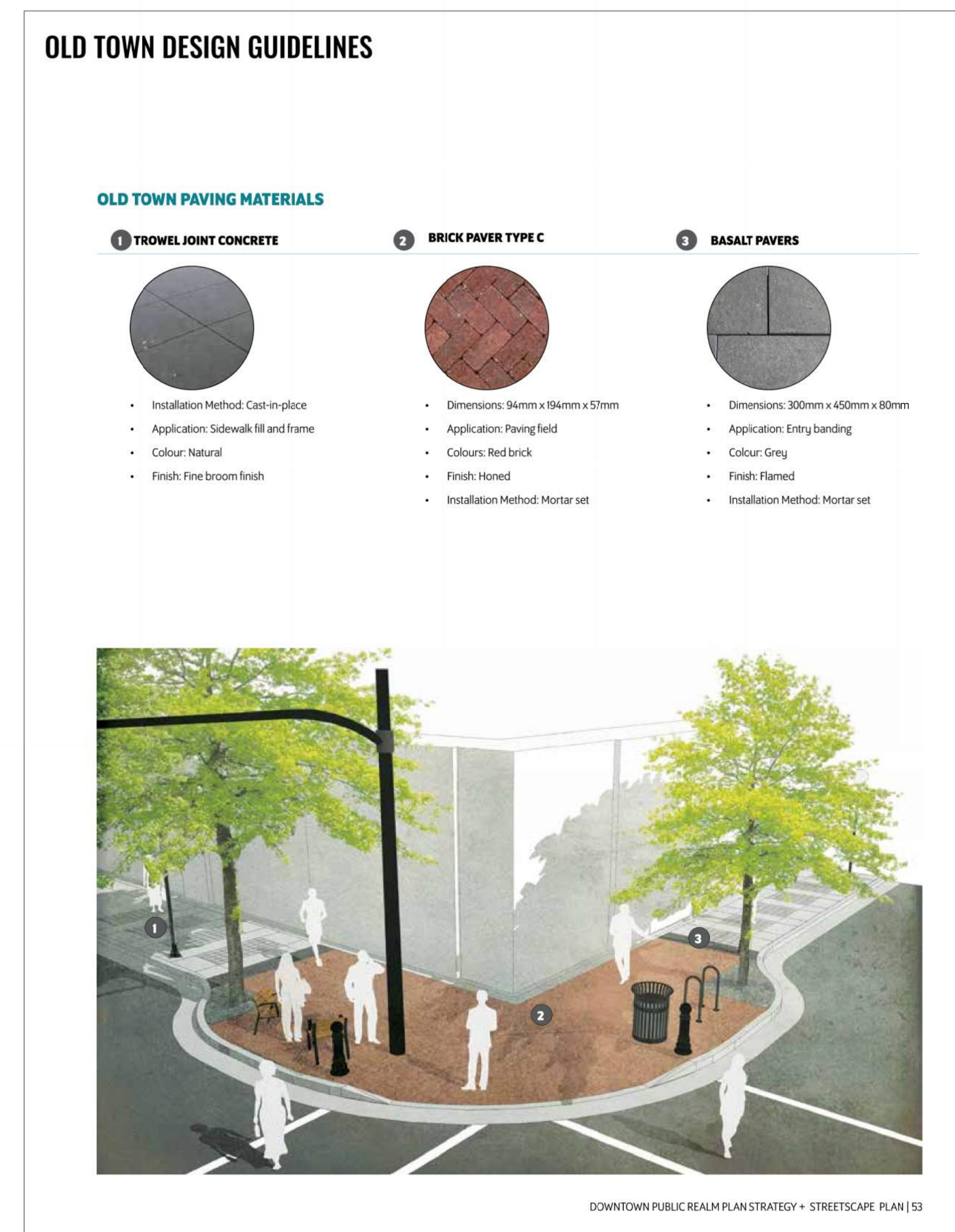
PROGRAM



PROGRAM LEGEND

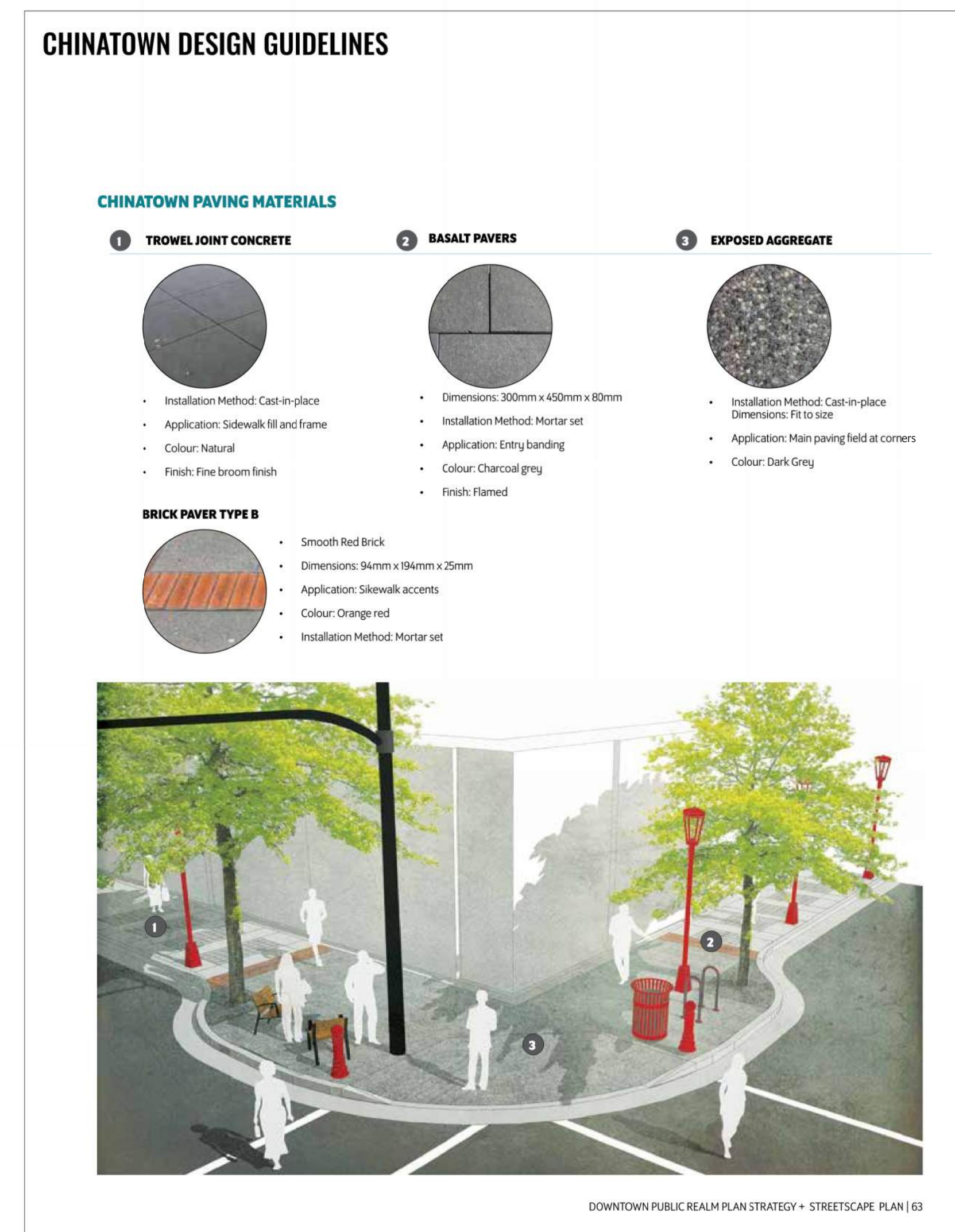
- 1. CHATHAM STREETSCAPE
- 2. THE PASSAGE
- 3. THE COURTYARD
- 4. THE POCKET PARK
- 5. ROOF AMENITY

DESIGN GUIDELINES



OLD TOWN PAVING MATERIALS

- 1. TROWEL JOINT CONCRETE
- 2. BRICK PAVER TYPE C
- 3. BASALT PAVERS



CHINATOWN PAVING MATERIALS

- 1. TROWEL JOINT CONCRETE
- 2. BASALT PAVERS
- 3. EXPOSED AGGREGATE

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Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

DIAGRAMS

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Checked By	OM
Scale	1:400
Original Size	



GENERAL NOTES

- A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPYFROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- 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.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- COMPANY X PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY X (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT, EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
- COMPANY Y PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFERENCED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY Y (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

GENERAL DEMOLITION NOTES

- REMOVE ITEMS SHOWN ON THE DRAWINGS TO BE REMOVED TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS DESIGNATED TO REMAIN.
- VERIFY WITH CONSULTANT THE EXTENT AND LOCATION OF ITEMS TO REMAIN (OR TO BE REMOVED) PRIOR TO COMMENCEMENT OF THE WORK.
- ITEMS (SITE STRUCTURES) ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.

GENERAL LAYOUT NOTES

- ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALE. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS AND AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.
- THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- ALL CURVES TO BE SMOOTH AND CONTINUOUS.

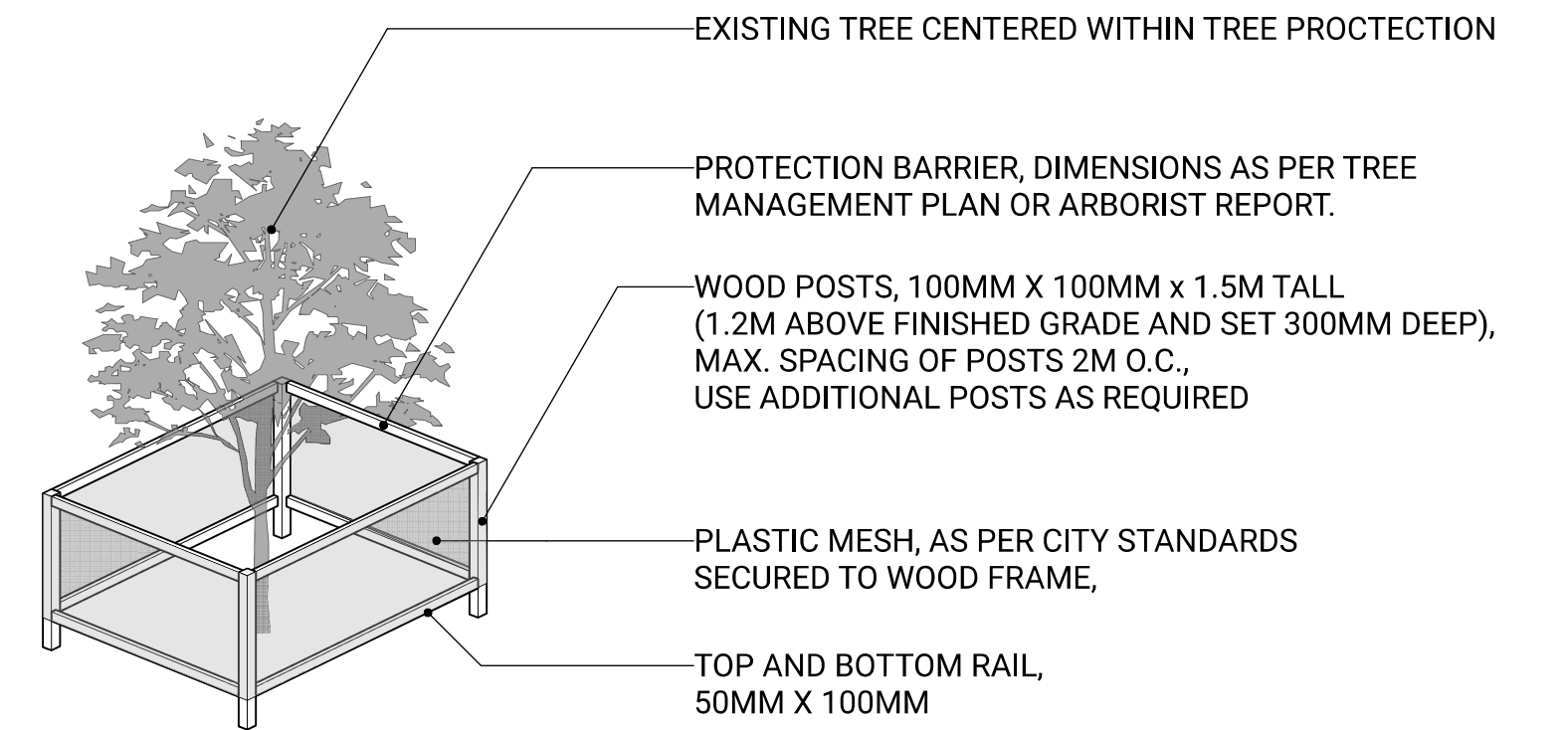
GENERAL GRADING NOTES

- ALL CONTOURS / ELEVATIONS ARE METRIC (METERS). DO NOT SCALE DRAWINGS.
- LANDSCAPE CONTOURING AND BERM LAYOUTS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINISH GRADING.
- REFER TO CIVIL DRAWINGS ALL SUBSURFACE DRAINAGE.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 2:1 SLOPE.
- EXISTING UTILITY LIDS/COVERS PROTECTED DURING DEMOLITION TO BE ADJUSTED TO FINAL GRADE AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.

TREE AND PLANT PROTECTION NOTES

- PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.
- INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
- TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
- ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.
- THE FOLLOWING ACTIONS ARE PROHIBITED: (A) STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS. (B) PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTION AREAS AT ANY TIME. (C) SOIL DISTURBANCE OR STRIPPING FROM THE TREE PROTECTION AREAS. NATURAL GRADE MUST BE MAINTAINED. (D) STOCKPILING OF SOILS, FILL, SAND, GRAVEL OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME, INCLUDING THE DEMOLITION AND SITE PREPARATION PHASES. (E) DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREAS.

TREE PROTECTION DETAIL (NTS)



NOTE

- UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATIVE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL.

GENERAL PLANTING NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREAPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
- CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

GENERAL IRRIGATION NOTES

- PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE SOFTSCAPE PLANTING AREAS.
- TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- LEED WATER EFFICIENCY CREDIT CRITERIA TO BE MET (MIN. 50% REDUCTION IN POTABLE IRRIGATION WATER) AND DEMONSTRATED AS PART OF SHOP DRAWING SUBMITTAL.
- HIGH-EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH-EFFICIENCY DRIP IRRIGATION LINES, HIGH-EFFICIENCY POP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER.
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

GENERAL ESTABLISHMENT IRRIGATION NOTES

- ALL PLANTING AREAS ARE TO BE WATERED FROM TIME OF INSTALLATION FOR DURATION AS SPECIFIED.
- ALL PLANTED AREAS ARE TO BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEMS.
- ONE-YEAR ESTABLISHMENT IRRIGATION PER SPECIFICATIONS.
- STUB-OUT CONNECTIONS ARE PROVIDED AS SHOWN FOR THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- SUBMIT SHOP DRAWING FOR TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE AND MECHANICAL PRIOR TO INSTALLATION.
- PROVIDE 'TREEGATOR' SLOW RELEASE WATERING BAG - (1) PER TREE.

GENERAL SITE LIGHTING NOTES

- LIGHTING SYMBOLS ON PLANS ARE DIAGRAMMATIC. REFER TO ELECTRICAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ACTUAL DIMENSIONS, PRODUCT INFORMATION, AND WIRING.
- LAYOUT DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. STAKE LOCATION OF LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH EXISTING AND PROPOSED UTILITIES. ALL FOOTINGS TO BE MINIMUM 1.0M AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FIXTURE PLACEMENT.

LIST OF ABBREVIATIONS

AD AREA DRAIN	LP LOW POINT
ALT ALTERNATE	M METERS
ALUM ALUMINUM	MAX MAXIMUM
APPROX APPROXIMATE	MH MANHOLE
ARCH ARCHITECT / ARCHITECTURAL	MIN MINIMUM
AVG AVERAGE	MISC MISCELLANEOUS
B BOTTOM	NIC NOT IN CONTRACT
BC BOTTOM OF CURB ELEVATION	NO NUMBER
BG BUILDING GRADE	NTS NOT TO SCALE
BLDG BUILDING	OC ON CENTRE
BOL BOLLARD	OD OUTSIDE DIMENSION
BR BOTTOM OF RAMP	PA PLANTING AREA
BS BOTTOM OF STEP	PC POINT OF CURVATURE
BW BOTTOM OF WALL	PD PLANTER DRAIN
CAL CALIPER	PER PERPENDICULAR
CB CATCH BASIN	PI POINT OF INTERSECTION
CIV CIVIL	PIP POUR-IN-PLACE
CJ CONTROL JOINT	PL PROPERTY LINE
CL CENTRE LINE	PO POINT OF ORIGIN
CO CLEAN OUT	PSI POUNDS PER SQUARE INCH
COJ CONSTRUCTION JOINT	QTY QUANTITY
COMP COMPACTED	R RISER
CONC CONCRETE	RA RADIUS
CONT CONTINUOUS	REBAR REINFORCING BAR
DEG DEGREE	REQ'D REQUIRED
DEMO DEMOLISH, DEMOLITION	ROW RIGHT OF WAY
DET DETAIL	SAN SANITARY
DIA DIAMETER	SB SETBACK
DIM DIMENSION	SECT SECTION
DN DOWN	SHT SHEET
DWG DRAWING	SPEC SPECIFICATIONS
E.W. EACH WAY	SQ SQUARE
EA EACH	SS STAINLESS STEEL
EJ EXPANSION JOINT	ST STORM SEWER
EL ELEVATION	STD STANDARD
ENG ENGINEER/ENGINEERING	STL STEEL
EQ EQUAL	T TOP
EX EXISTING	T+B TOP AND BOTTOM
FC FLUSH CURB	TAN TANGENCY
FFE FINISHED FLOOR ELEVATION	TC TOP OF CURB ELEVATION
FG FINISHED GRADE	TD TRENCH DRAIN
FIN FINISH	TEMP TEMPORARY
FOC FACE OF CURB	TF TOP OF FOOTING
FTG FOOTING	THK THICK
GA GAUGE	TOS TOP OF SLAB
GALV GALVANIZED	TPZ TREE PROTECTION ZONE
GEN GENERAL	TR TOP OF RAMP
HEF HORIZONTAL EACH FACE	TS TOP OF STAIRS
HP HIGH POINT	TW TOP OF WALL
HT HEIGHT	TYP TYPICAL
HWL HIGH WATER LEVEL	VEF VERTICAL EACH FACE
ID INSIDE DIAMETER/DIMENSION	VERT VERTICAL
INCL INCLUDE / INCLUDING	W/ WITH
INV INVERT ELEVATION	W/O WITHOUT
JT JOINT	WF WATER FEATURE
LOW LIMIT OF WORK	@ AT

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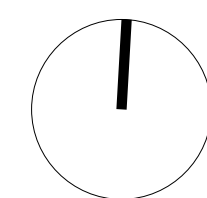
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Herald

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GENERAL NOTES

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L0.03

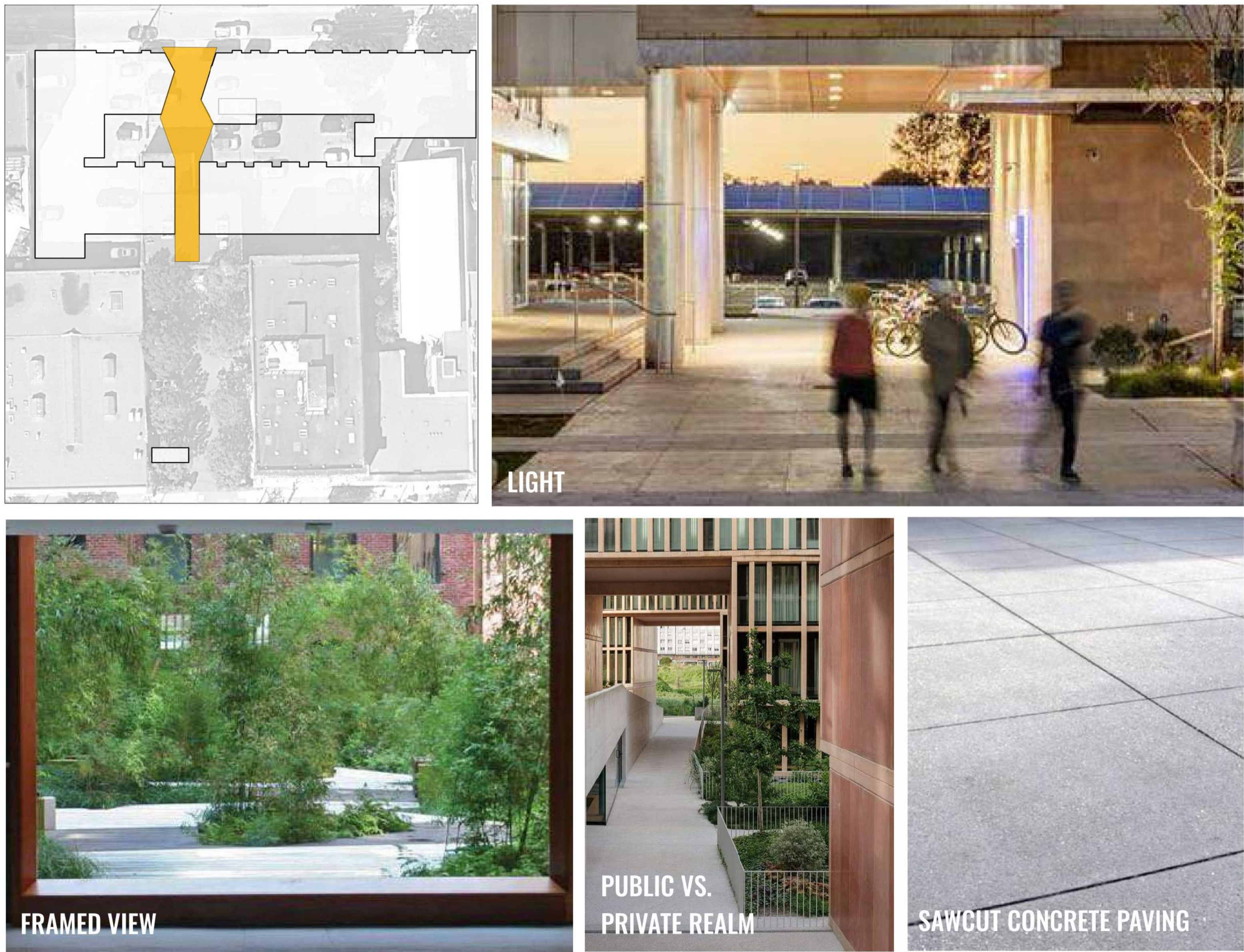
POCKET PARK

Nestled within the urban fabric, the Pocket Park offers a welcoming green retreat for the community—a place to pause, connect, or enjoy a quiet moment. A central walkway, framed by lush planting, guides visitors through the space, with access provided via a staircase and accessible ramp from the north. This intimate park balances openness and enclosure, creating a flexible, inclusive environment for everyday use.



THE PASSAGE

The Passage is a publicly accessible north–south corridor that connects Chatham and Herald Street, offering a clear and welcoming route through the development. Designed to support the historic network of alleyways and laneways in adjacent Chinatown, it invites the public into the site while reinforcing the area's cultural and spatial heritage. This connection enhances permeability and encourages exploration within the urban fabric.



POP UP PATIO IN PARK

Anchored by a refurbished shipping container, the Pop-Up Patio brings a food and beverage offering to the Pocket Park, creating a lively destination within the green space. This unique feature invites park-goers to gather, dine, and socialize, becoming a vibrant focal point that enhances the park's sense of place and community.



CHATHAM FRONTAGE

The Chatham Street frontage is envisioned as a vibrant commercial edge, supporting local businesses and encouraging pedestrian activity through active retail frontages. Streetscape materials are selected in alignment with the Old Town Design Guidelines, reinforcing the historic character of the area. This treatment creates a cohesive and inviting public realm that blends heritage with contemporary urban life.



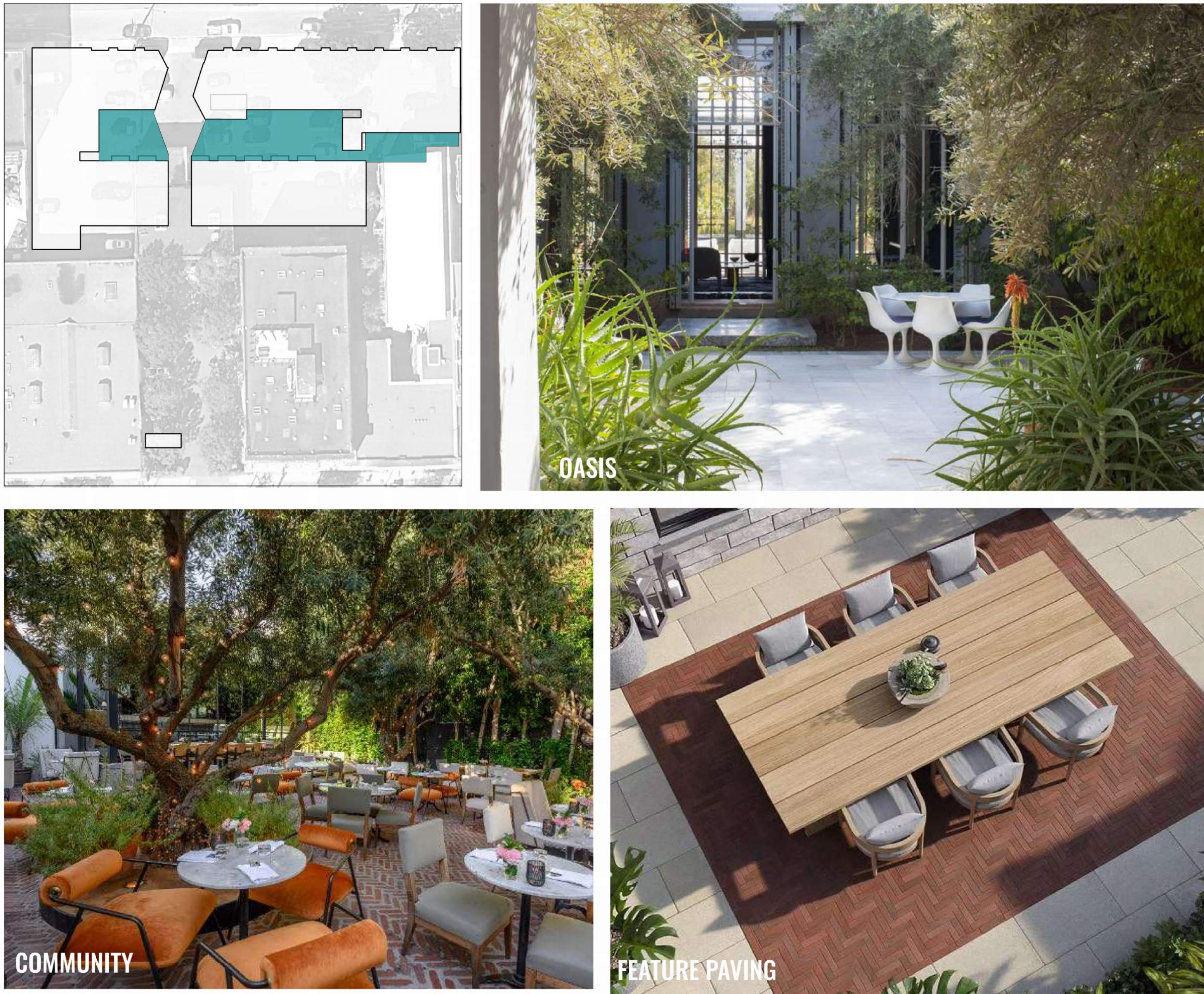
Revisions		
No.	Description	Date
2	Issued for CALUC Review	25-05-07
3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22
5	Issued for Draft 1	25-06-11
6	Issued for Draft 2	25-06-17
7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Reasoning + DP	25-07-15

PROGRAM & MATERIAL
PRECEDENTS

Date	
Drawn By	LN
Checked By	OM
Scale	N/A
Original Size	

THE COURTYARD

The Courtyard is a quiet, private garden space designed for residents to enjoy from within their homes or viewed from above. Shaded seating, lush planting, and a sculptural water bowl create a serene atmosphere for reflection, conversation, or calm retreat. This intimate landscape offers a moment of pause within the residential setting.



ROOFTOP AMENITY

The rooftop amenity offers residents a dynamic, multi-use outdoor space designed to foster connection and community. With features including a pet relief area, edible gardens, sun deck with bocce court, BBQ dining, and lounge zones, it supports a wide range of shared activities. This elevated retreat becomes a social heart of the building, encouraging everyday interaction and relaxation.



Reserved



Revisions		
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8	Issued for Draft 3	25-07-03
9	Issued for Reasoning + DP	25-07-15

Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

PROGRAM & MATERIAL
PRECEDENTS

Date	
Drawn By	LN
Checked By	OM
Scale	N/A
Original Size	

PROGRAM LEGEND

1. CHATHAM STREETScape
2. THE PASSAGE
3. THE COURTYARD
4. THE POCKET PARK
5. POP UP PATIO
6. ROOF AMENITY



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Key Plan

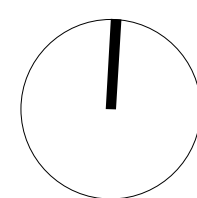
Project 25-108

Herald

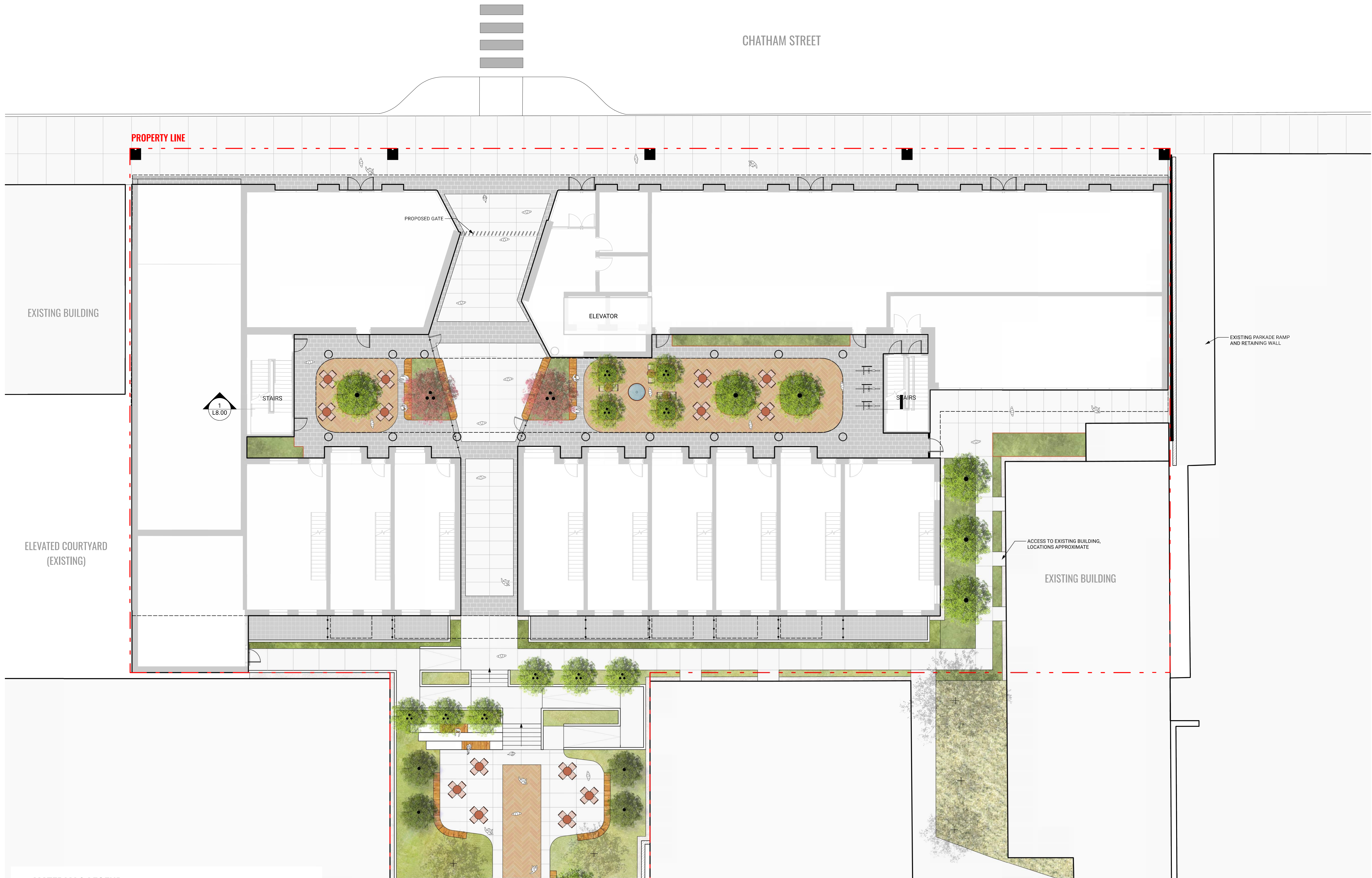
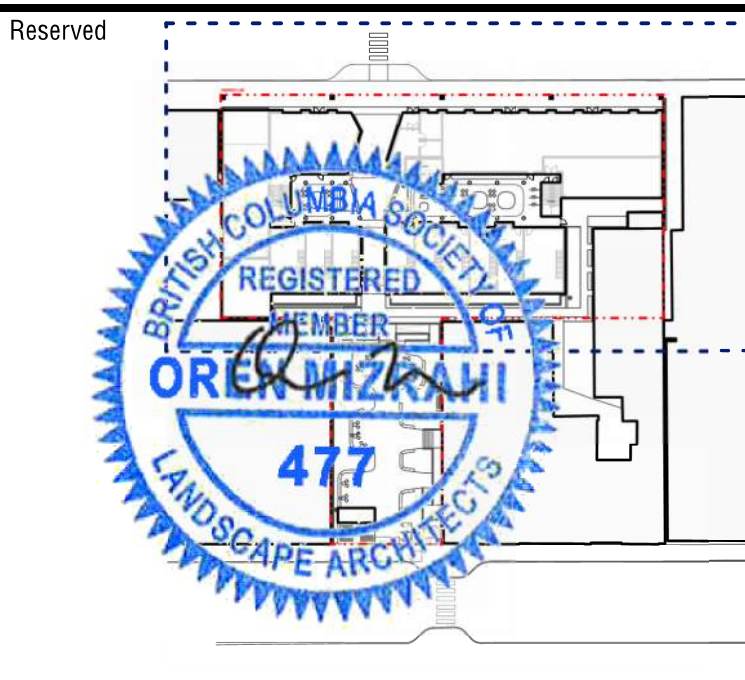
532-536 Herald Street &
517-533 Chatham Street

OVERALL SITE PLAN

Date
Drawn By LN
Checked By OM
Scale 1:150
Original Size



L2.00



MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER	4 / L9.00 5 / L9.00
	STONE PAVER BASALT	7 / L9.00 8 / L9.00
	CONCRETE SLAB PAVER TYPE 1	9 / L9.00
	CONCRETE SLAB PAVER TYPE 2	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

SOFTSCAPE

	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF	5 / L9.10
	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	

FURNISHING

	BIKE RACK QTY: 6 (12 SPACES)	8 / L9.20
	BENCH TYPE 1 SEAT WALL	4 / L9.20
	BENCH TYPE 2 FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE	
	OUTDOOR DINING TABLE	6 / L9.20
	LOUNGE FURNITURE BY OWNER	

	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
	TRELLIS	
	BBQ & COUNTER	10 / L9.20
	FIRE PIT	11 / L9.20
	WATER BOWL	9 / L9.20
	FENCE AND GATE	12 / L9.20
	ENTRANCE FENCE AND GATE	

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Key Plan

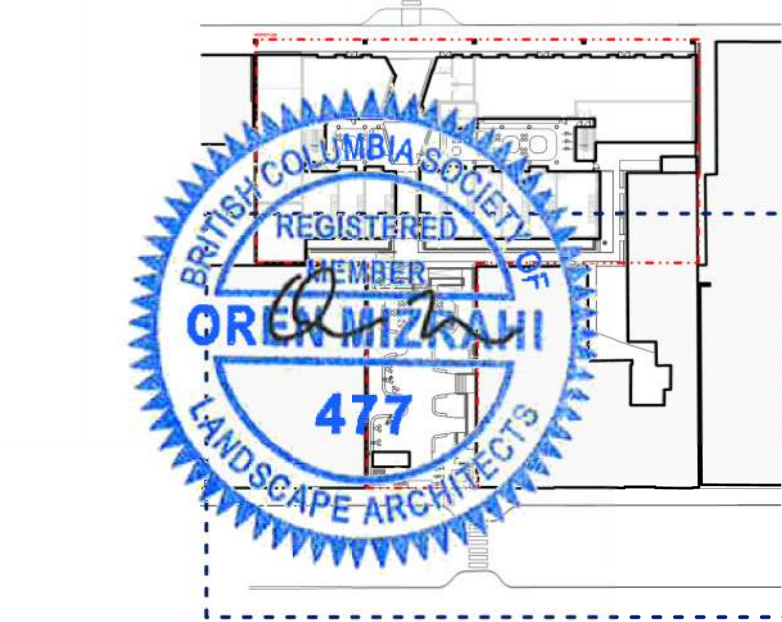
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

MATERIALS PLAN - GROUND LEVEL NORTH

Date	LN
Drawn By	OM
Checked By	1:100
Scale	
Original Size	



MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER	4 / L9.00 5 / L9.00
	STONE PAVER BASALT	7 / L9.00 8 / L9.00
	CONCRETE SLAB PAVER TYPE 1	9 / L9.00
	CONCRETE SLAB PAVER TYPE 2	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

SOFTSCAPE

	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF	5 / L9.10
	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	

FURNISHING

	BIKE RACK QTY: 6 (12 SPACES)	8 / L9.20
	BENCH TYPE 1 SEAT WALL	4 / L9.20
	BENCH TYPE 2 FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE	
	OUTDOOR DINING TABLE	6 / L9.20
	LOUNGE FURNITURE BY OWNER	

	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
	TRELLIS	
	BBQ & COUNTER	10 / L9.20
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Key Plan

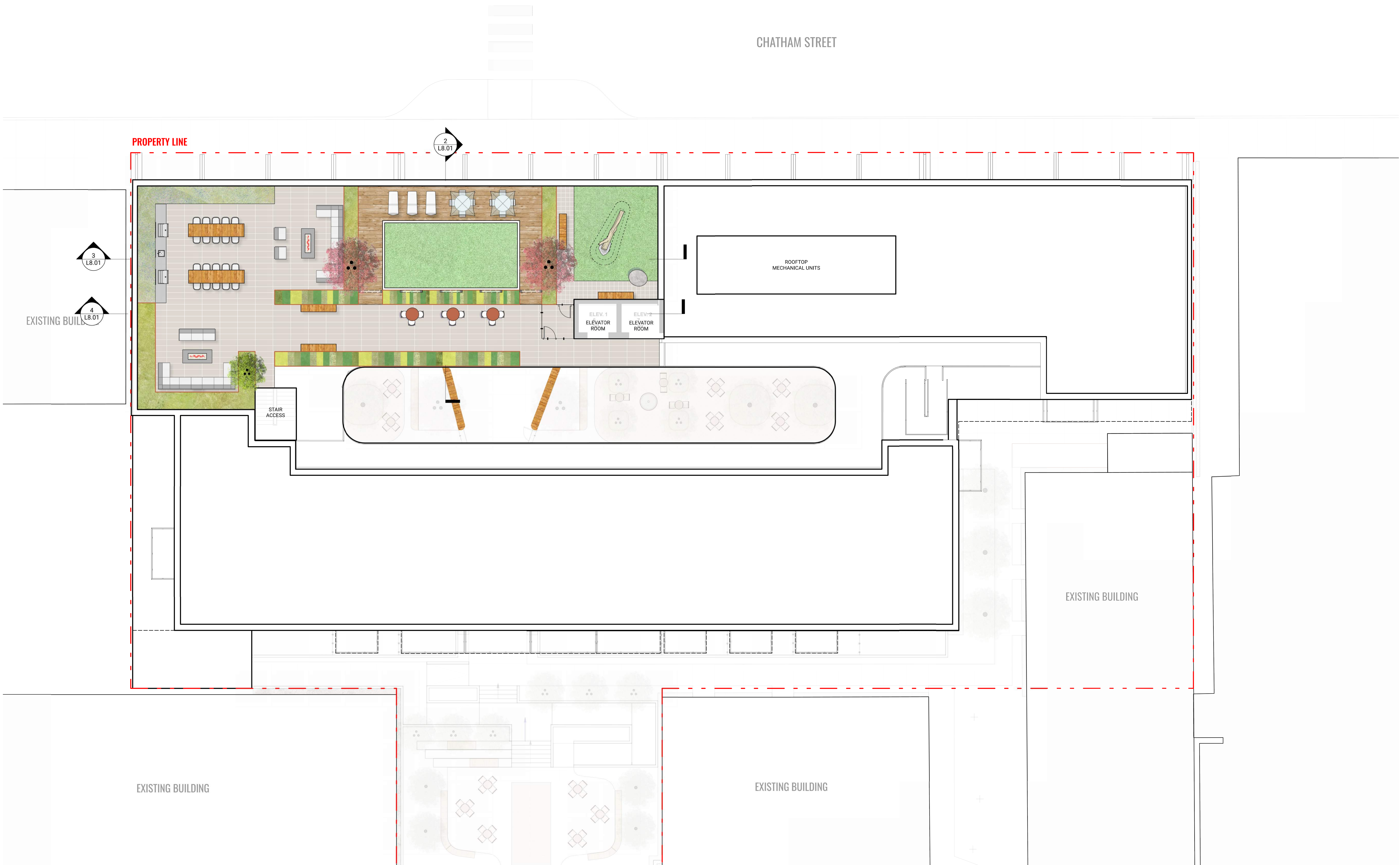
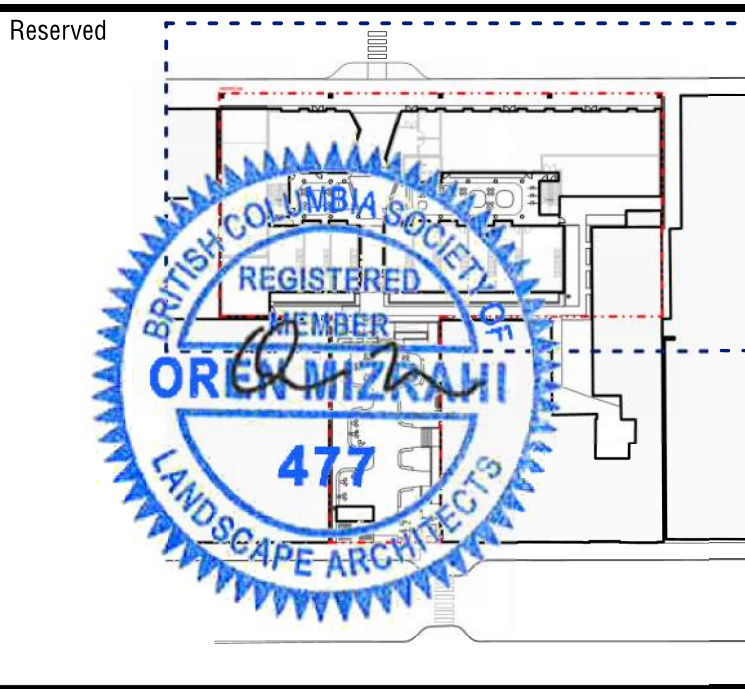
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

MATERIALS PLAN - GROUND LEVEL SOUTH

Date	LN
Drawn By	OM
Checked By	1:100
Scale	Original Size



MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER	4 / L9.00 5 / L9.00
	STONE PAVER BASALT	7 / L9.00 8 / L9.00
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	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

SOFTSCAPE

	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
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	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
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Key Plan

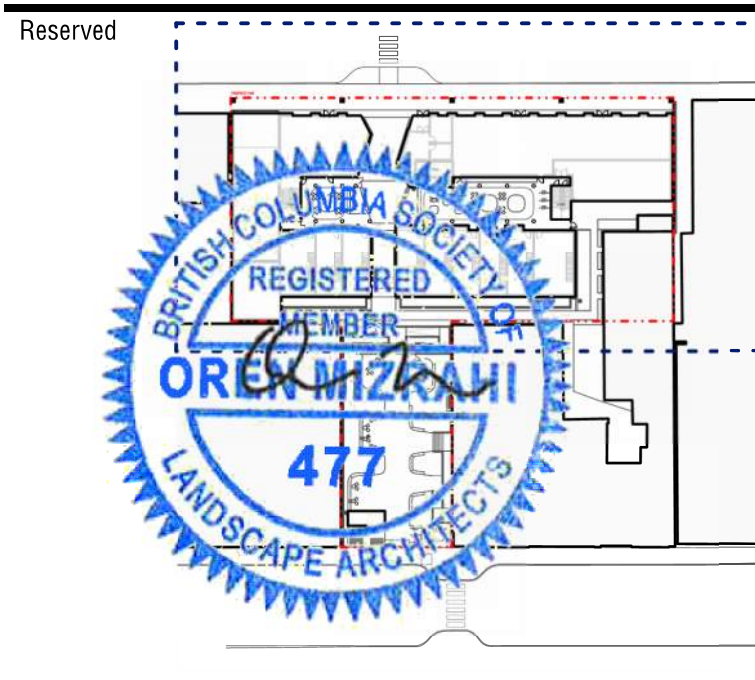
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

MATERIALS PLAN - ROOF

Date	LN
Drawn By	OM
Checked By	1:100
Scale	
Original Size	



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Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

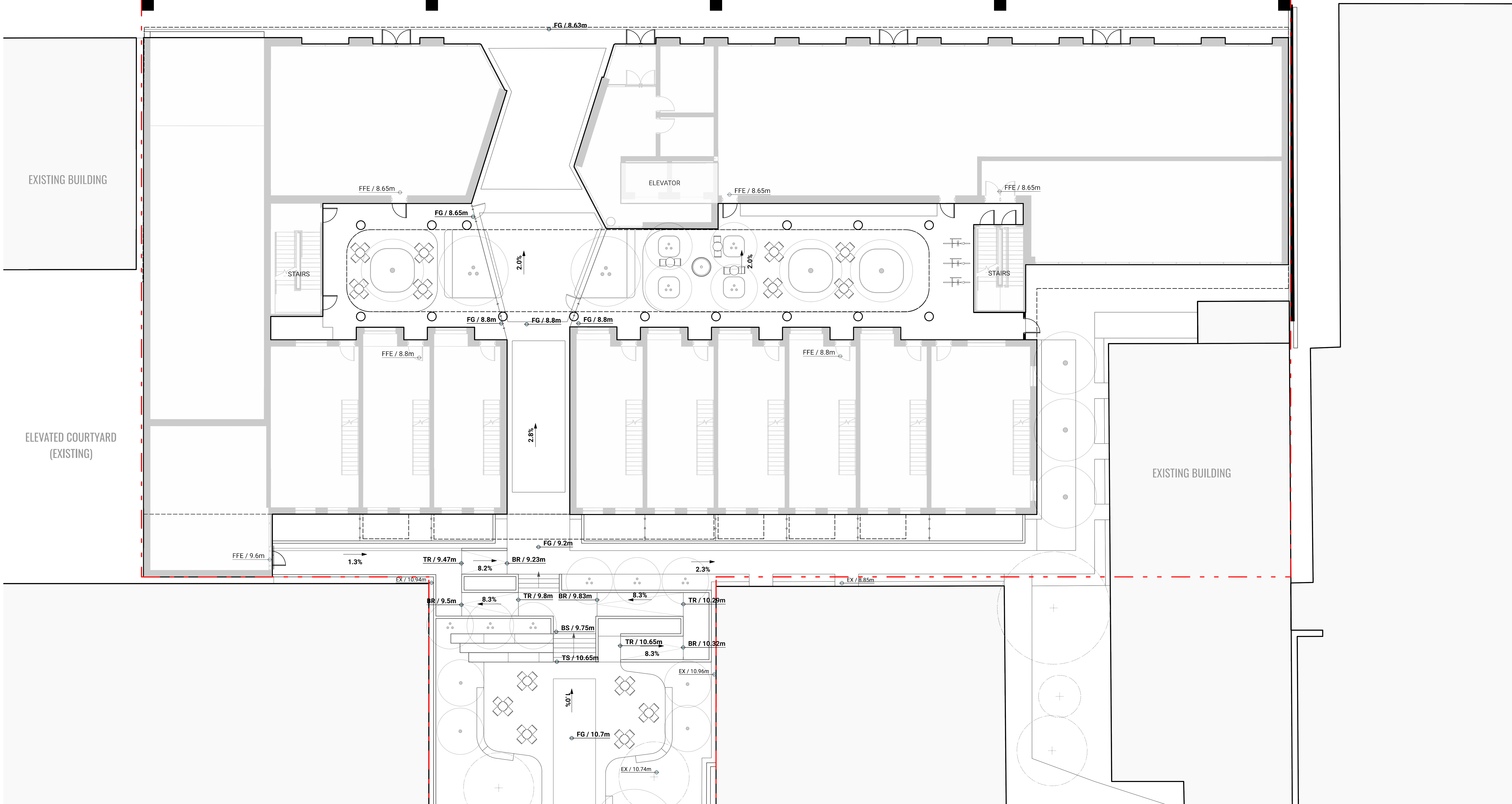
GRADING PLAN - GROUND LEVEL NORTH

Date	
Drawn By	LN
Checked By	OM
Scale	1:100
Original Size	

L4.00

CHATHAM STREET

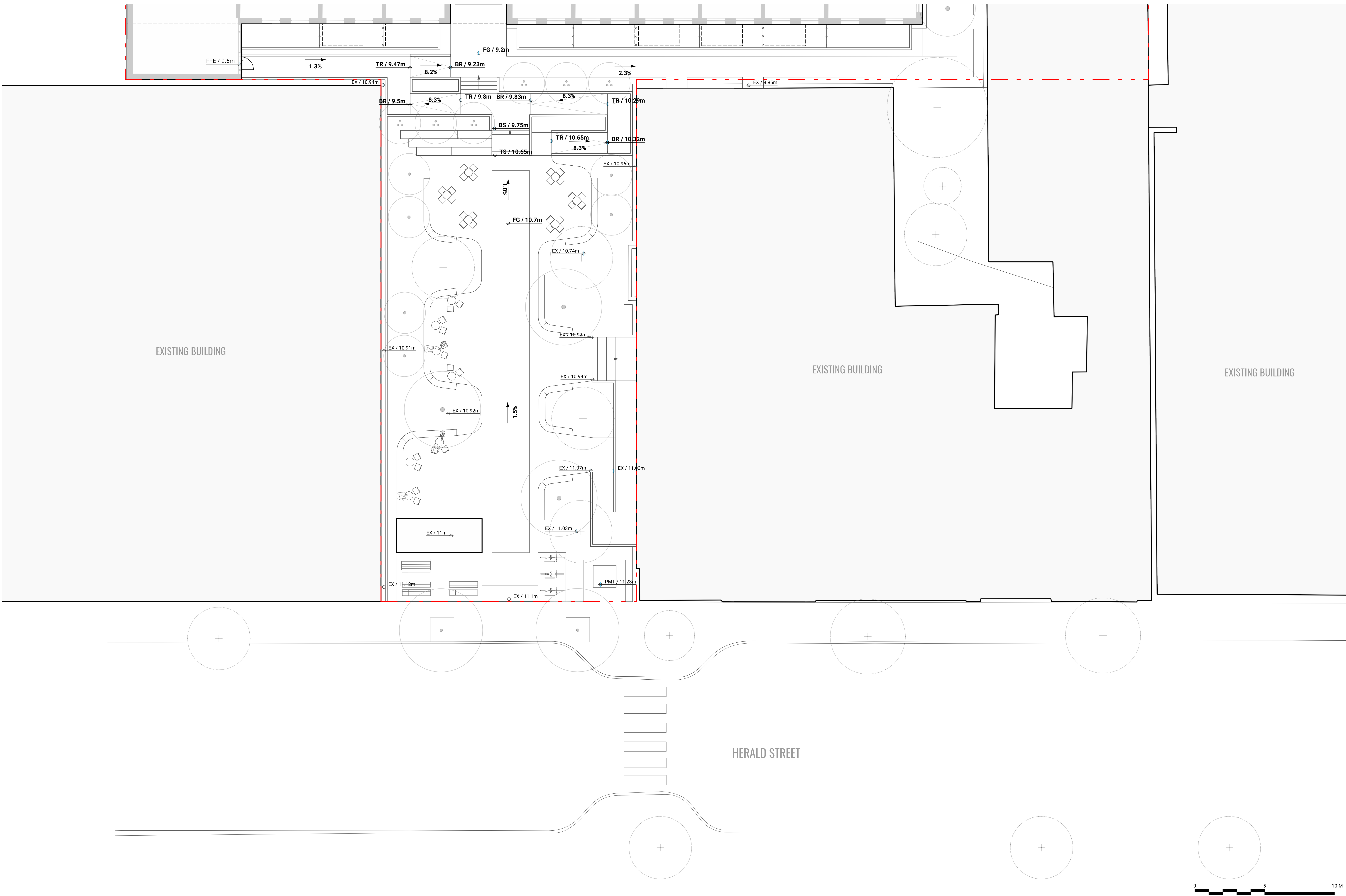
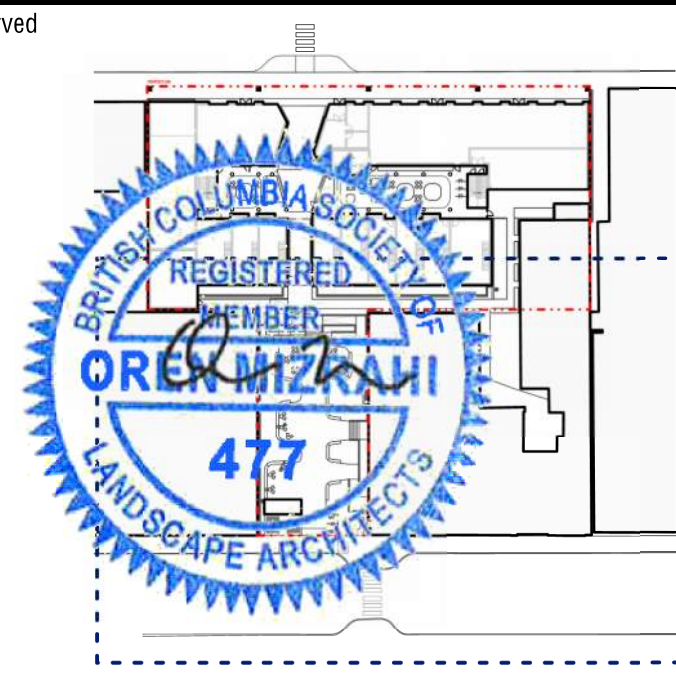
PROPERTY LINE



0 5 10 M

GRADING LEGEND

KEY	DESCRIPTION
	FG / 0m PROPOSED FIELD GRADE
	TS/BS / 0m TOP OF STAIR / BOTTOM OF STAIR
	TW/BW / 0m TOP OF WALL / BOTTOM OF WALL
	2.0% PROPOSED SLOPE
	HP / 0m HIGH POINT / RIDGE ELEVATION
	LP / 0m LOW POINT / DRAIN ELEVATION
	1.0m EXISTING CONTOUR
	1.0m PROPOSED CONTOUR (MINOR)
	5.0m PROPOSED CONTOUR (MAJOR)
	BG / 0m BUILDING GRADE (PER SURVEY/ARCHITECTURE)
	IBG / 0m INTERPOLATED BUILDING GRADE
	EX / 0m EXISTING GRADE (PER SURVEY)
	TC/BC / 0m TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
	FFE / 0m FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
	TOS / 0m TOP OF SLAB ELEVATION (PER ARCHITECTURE)



GRADING LEGEND

KEY	DESCRIPTION
FG / 0m	PROPOSED FIELD GRADE
TS/BS / 0m	TOP OF STAIR / BOTTOM OF STAIR
TW/BW / 0m	TOP OF WALL / BOTTOM OF WALL
2.0%	PROPOSED SLOPE
HP / 0m	HIGH POINT / RIDGE ELEVATION
LP / 0m	LOW POINT / DRAIN ELEVATION
1.0m	EXISTING CONTOUR
1.0m	PROPOSED CONTOUR (MINOR)
5.0m	PROPOSED CONTOUR (MAJOR)

BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
IBG / 0m	INTERPOLATED BUILDING GRADE
EX / 0m	EXISTING GRADE (PER SURVEY)
TC/BC / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)

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Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

GRADING PLAN - GROUND LEVEL SOUTH

Date	
Drawn By	LN
Checked By	OM
Scale	1:100
Original Size	

SOILS LEGEND

KEY

DESCRIPTION

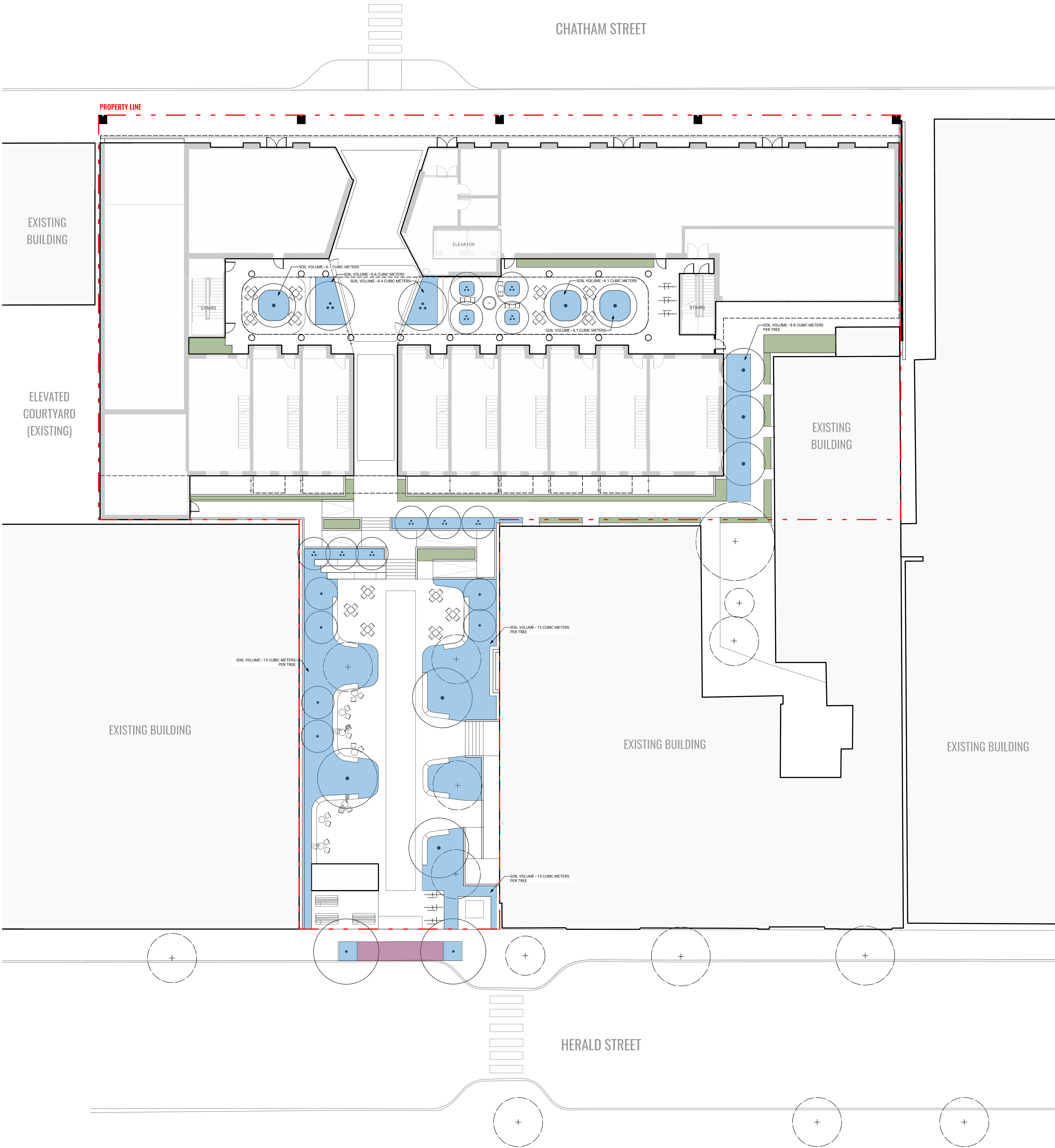
GROWING MEDIUM
150MM DEPTH

GROWING MEDIUM
450MM DEPTH

GROWING MEDIUM
600MM DEPTH

GROWING MEDIUM
900MM DEPTH

STRUCTURAL SOIL
900MM DEPTH



Reserved



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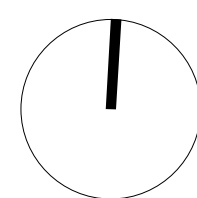
Project 25-108

Herald

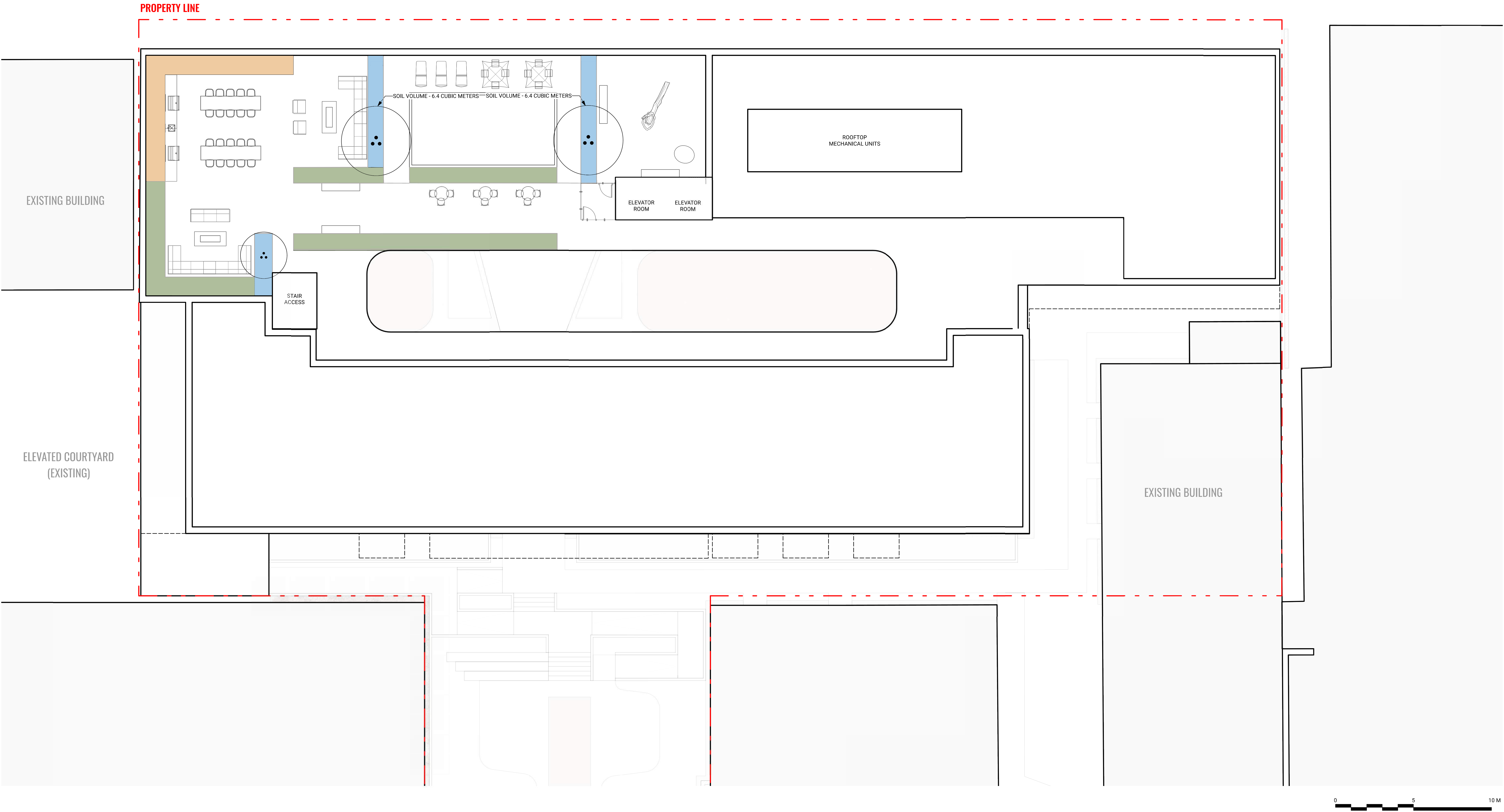
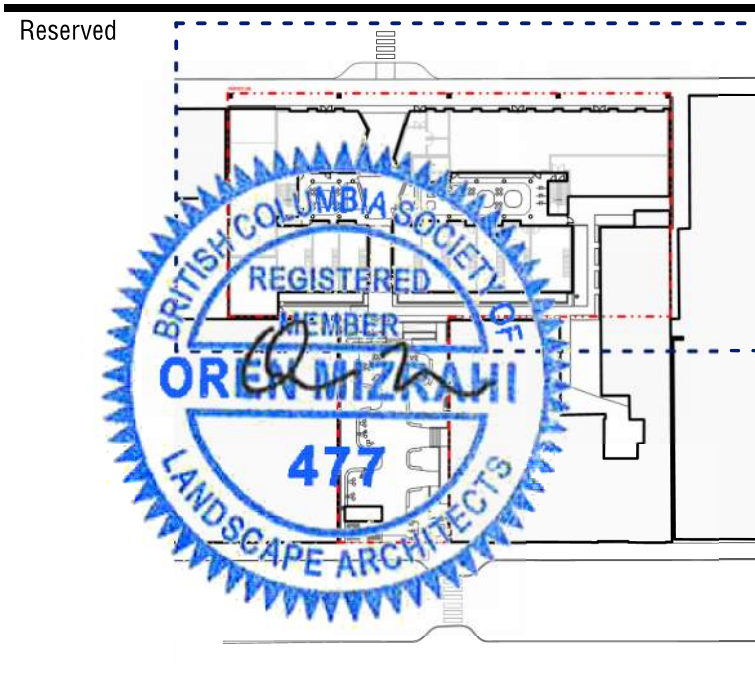
532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - GROUND LEVEL

Date	
Drawn By	LN
Checked By	OM
Scale	1:150
Original Size	



L5.00



SOILS LEGEND

KEY	DESCRIPTION
GROWING MEDIUM 150MM DEPTH	
GROWING MEDIUM 450MM DEPTH	
GROWING MEDIUM 600MM DEPTH	
GROWING MEDIUM 900MM DEPTH	
STRUCTURAL SOIL 900MM DEPTH	

Revisions		
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Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - ROOF

Date	
Drawn By	LN
Checked By	OM
Scale	1:100
Original Size	

PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
ACI	6	Acer circinatum	Vine Maple	#25 pot	AS SHOWN
APs	4	Acer palmatum 'Sango Kaku'	Coral Bark Maple	3m HL, multistem	AS SHOWN
AA	11	Amelanchier alnifolia	Serviceberry	2-3m HL, multistem	AS SHOWN
BN	3	Betula nigra DURA-HEAT BMMTF	Pyramidal River Birch	6cm, cal.	AS SHOWN
CONIFEROUS TREES					
PC	6	Pinus contorta ssp. contorta	Shore Pine	3m HL	AS SHOWN

MASS PLANTING LIST

AREA NAME	QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Hedge	101	100%	Taxus x media 'Hicksii'	Hick's Yew	1.5m Ht.	---
Low Planting Area	111	10%	Aquilegia formosa	Red Columbine	#1 pot	450 o.c.
	126	5%	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
	111	10%	Blechnum spicant	Deer Fern	#1 pot	450 o.c.
	126	5%	Fragaria chiloensis	Coastal Strawberry	10cm pot	300 o.c.
	82	20%	Hosta 'Patriot'	Plantain Lily 'Patriot'	#1 pot	750 o.c.
	111	10%	Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
	56	5%	Maianthemum racemosum	False Solomon's Seal	#1 pot	450 o.c.
	126	5%	Oxalis oregana	Redwood Sorrel	#1 pot	300 o.c.
	126	20%	Polystichum setiferum	Soft Field Fern	#1 pot	600 o.c.
Rooftop Shrubs	20	5%	Allium cernuum	Nodding Onion	bulbs	300 o.c.
	9	5%	Aster laevis	Smooth Aster	#1 pot	450 o.c.
	9	5%	Echinacea purpurea	Coneflower	#1 pot	450 o.c.
	15	15%	Gautheria shallon	Salal	#1 pot	600 o.c.
	5	20%	Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	7	15%	Philadelphus lewisii 'Bilzard'	Bilzard Mock Orange	#3 pot	900 o.c.
	5	20%	Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	7	15%	Rosa nutkana	Nootka Rose	#3 pot	900 o.c.
Shade Garden	22	2%	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
	12	5%	Athyrium filix-femina	Lady Fern	#1 pot	600 o.c.
	23	5%	Blechnum spicant	Deer Fern	#1 pot	450 o.c.
	6	15%	Cornus sericea	Red Twig Dogwood	#3 pot	1500 o.c.
	22	2%	Gautheria procumbens	Wintergreen	#1 pot	300 o.c.
	12	5%	Gautheria shallon	Salal	#1 pot	600 o.c.
	11	15%	Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	23	5%	Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
	22	2%	Oxalis oregana	Redwood Sorrel	#1 pot	300 o.c.
	11	15%	Physocarpus capitatus	Pacific ninebark	#1 pot	1200 o.c.
	11	15%	Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	11	15%	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	1200 o.c.



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Key Plan

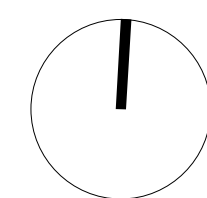
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

PLANT LIST AND IMAGES

Date	
Drawn By	LN
Checked By	OM
Scale	N/A
Original Size	



L6.00



Revisions		
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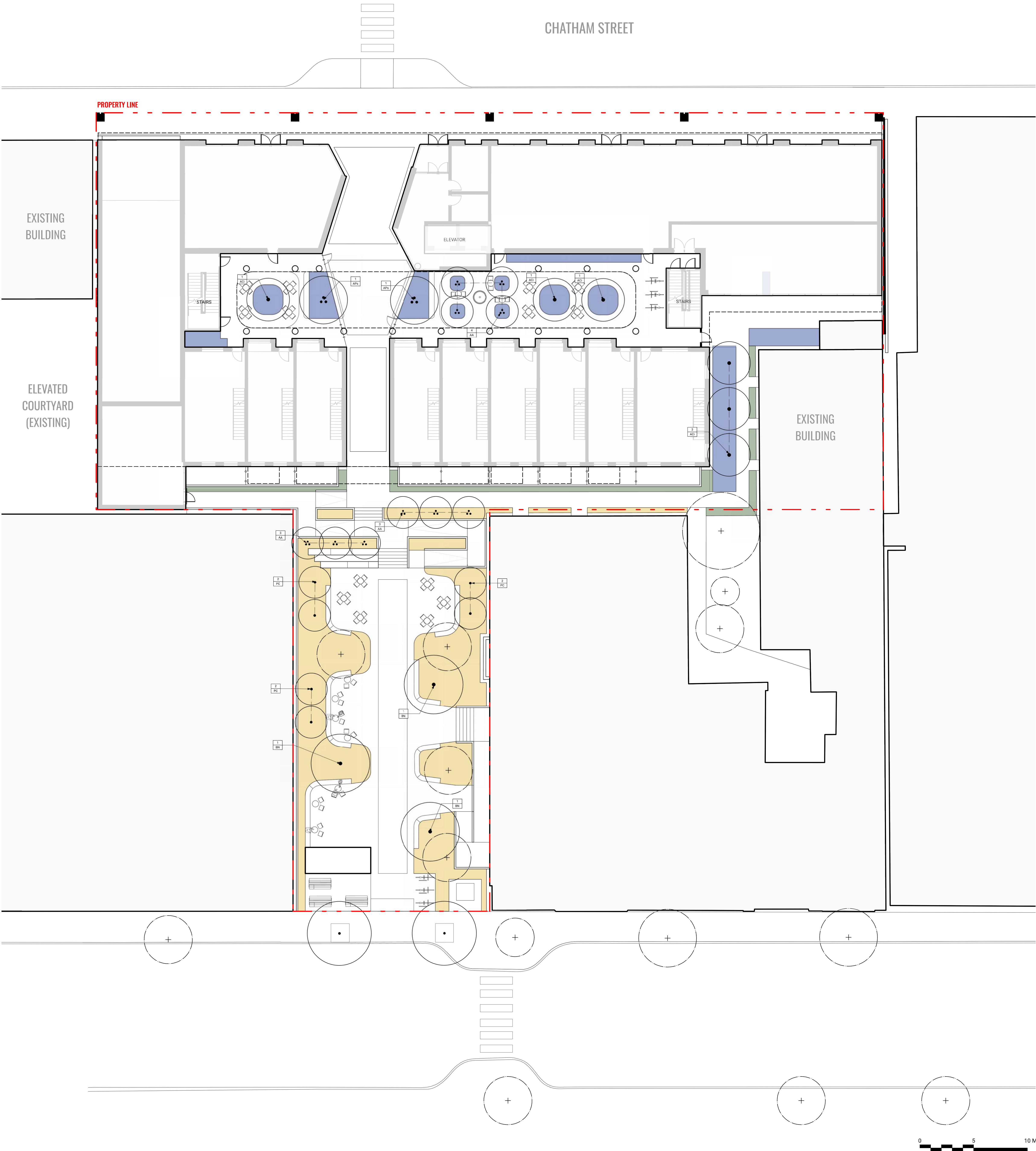
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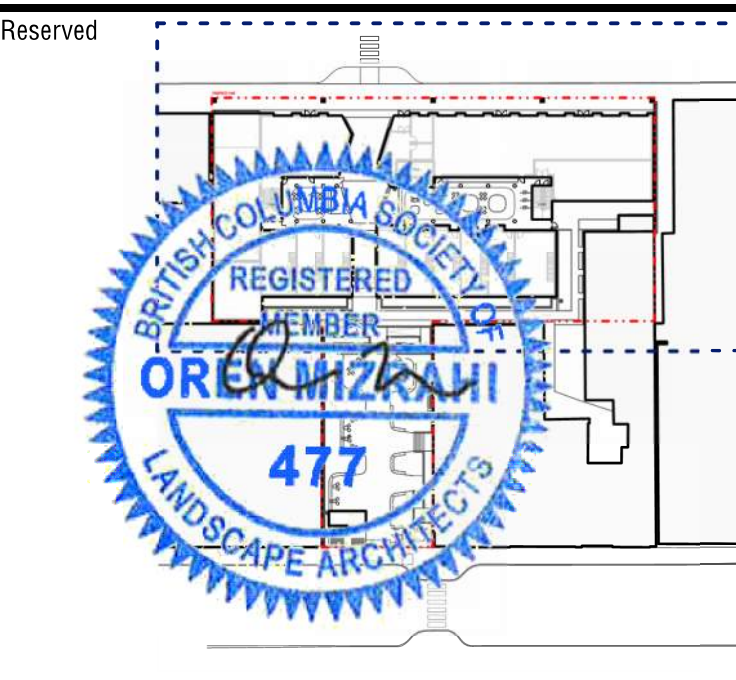
Herald

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517-533 Chatham Street

PLANTING PLAN - GROUND LEVEL

Date	LN
Drawn By	OM
Checked By	1:150
Scale	Original Size





Key Plan

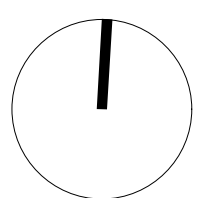
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

PLANTING PLAN - ROOF

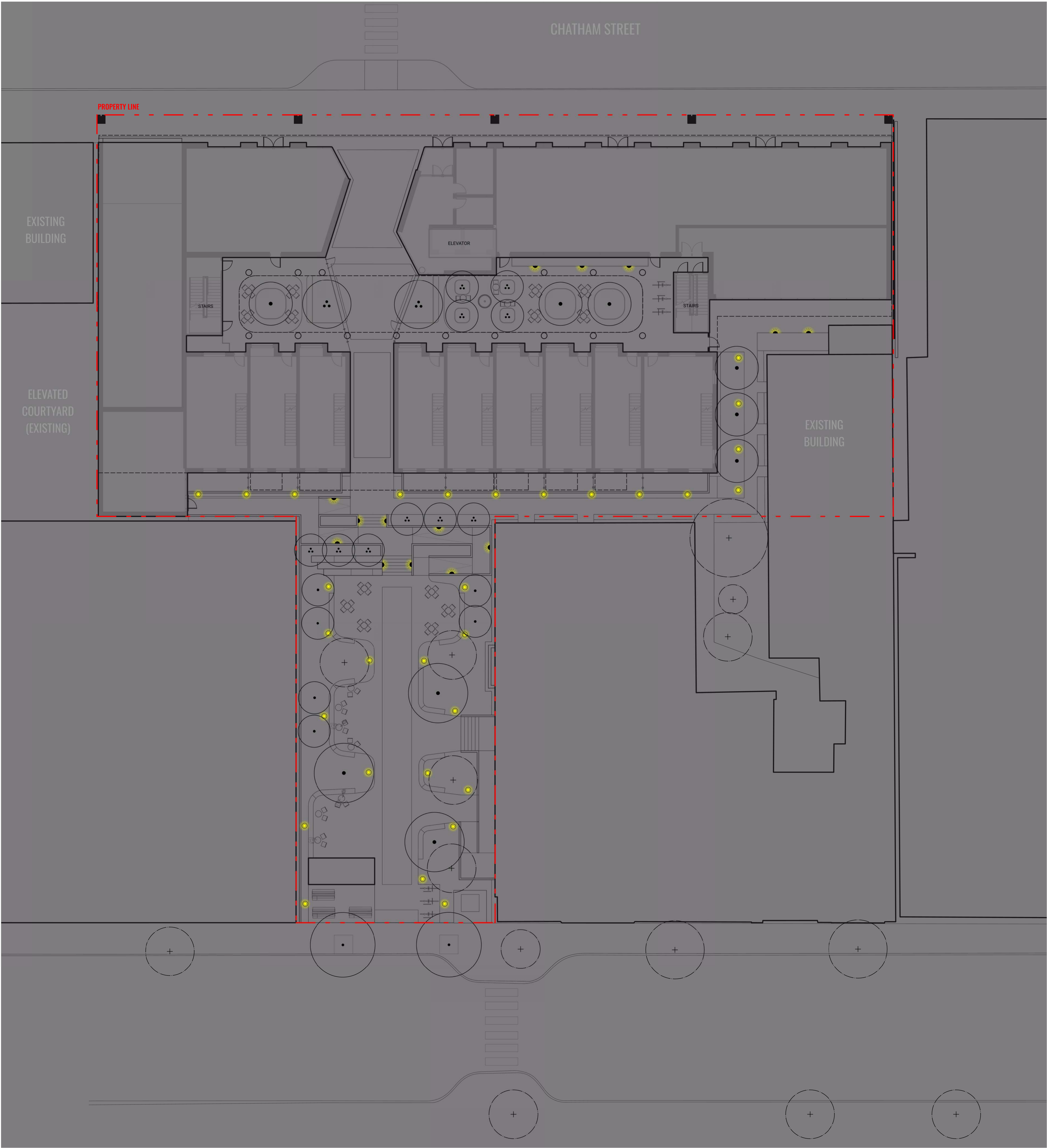
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Drawn By	LN
Checked By	OM
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Original Size	



LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: INGROUND LIGHT
	LIGHT TYPE 3: BOLLARD LIGHT

NOTE:
LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.



0 5 10 M



Revisions		
No.	Description	Date
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3	Issued for Coordination	25-05-21
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7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Reasoning + DP	25-07-15

Key Plan

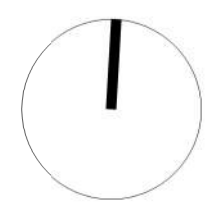
Project 25-108

Herald

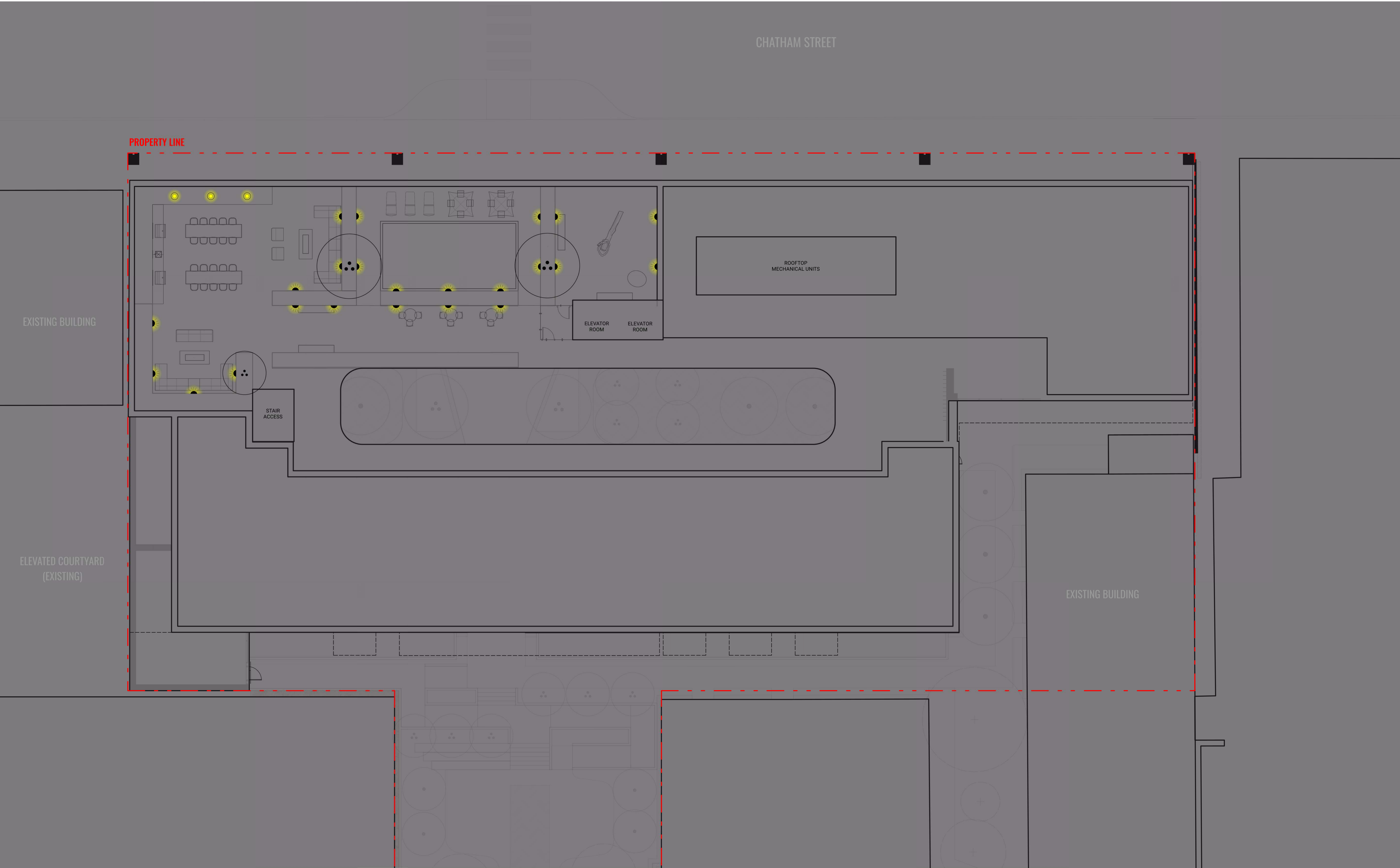
532-536 Herald Street &
517-533 Chatham Street

LIGHTING PLAN - GROUND
LEVEL

Date	LN
Drawn By	OM
Checked By	1:150
Scale	Original Size



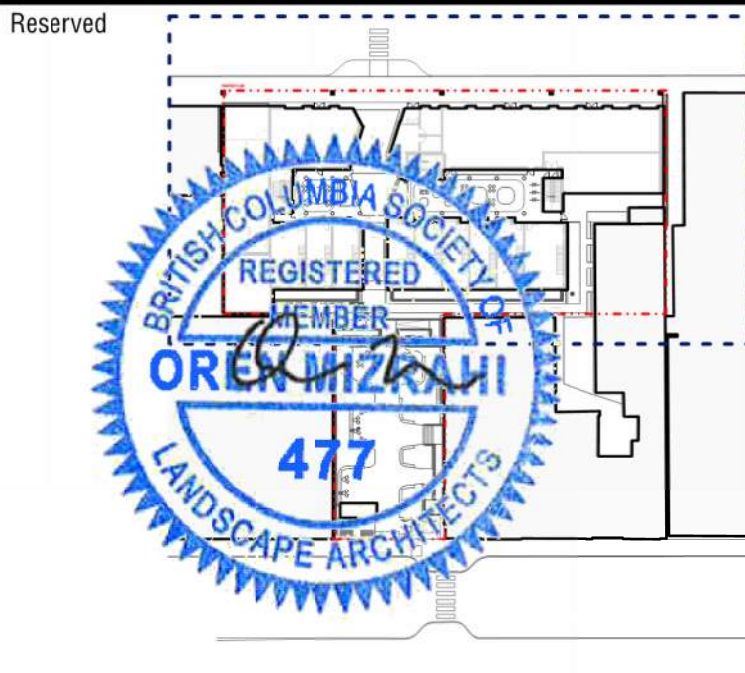
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LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: INGROUND LIGHT
	LIGHT TYPE 3: BOLLARD LIGHT

NOTE:
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9	Issued for Reasoning + DP	25-07-15

Key Plan

Project 25-108


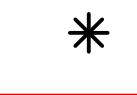
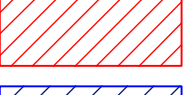
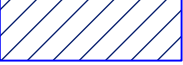
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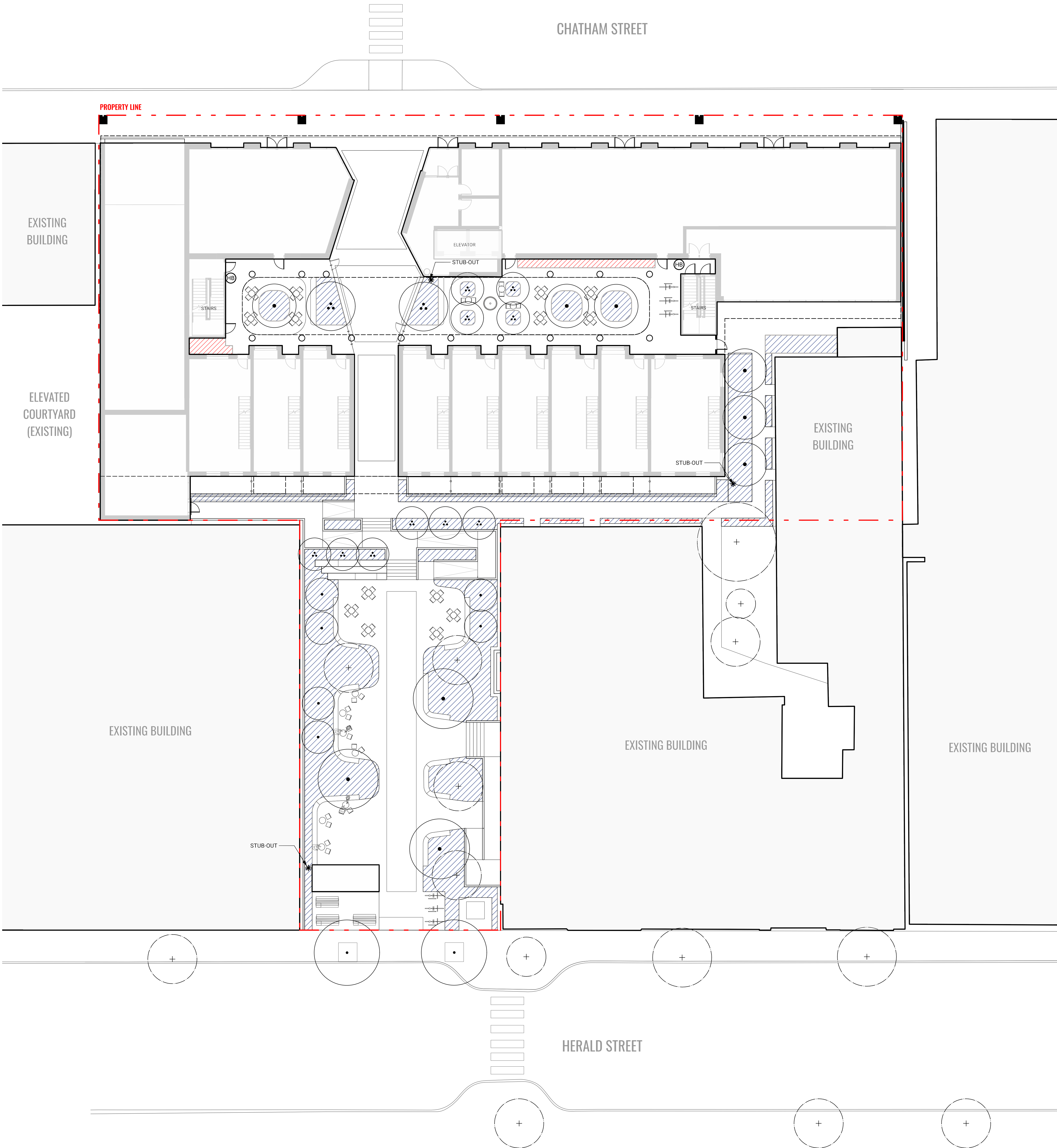
532-536 Herald Street &
517-533 Chatham Street

LIGHTING PLAN - ROOF

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Original Size	

IRRIGATION LEGEND

KEY	DESCRIPTION
	HOSE BIB REFER TO ELECTRICAL & MECHANICAL
	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
	IRRIGATED PLANTING HEAT TRACED
	IRRIGATED PLANTING



Reserved



Revisions		
No.	Description	Date
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8	Issued for Draft 3	25-07-03
9	Issued for Reconciling + DP	25-07-15

Key Plan

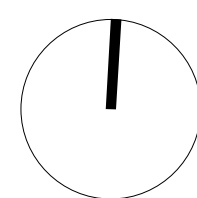
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

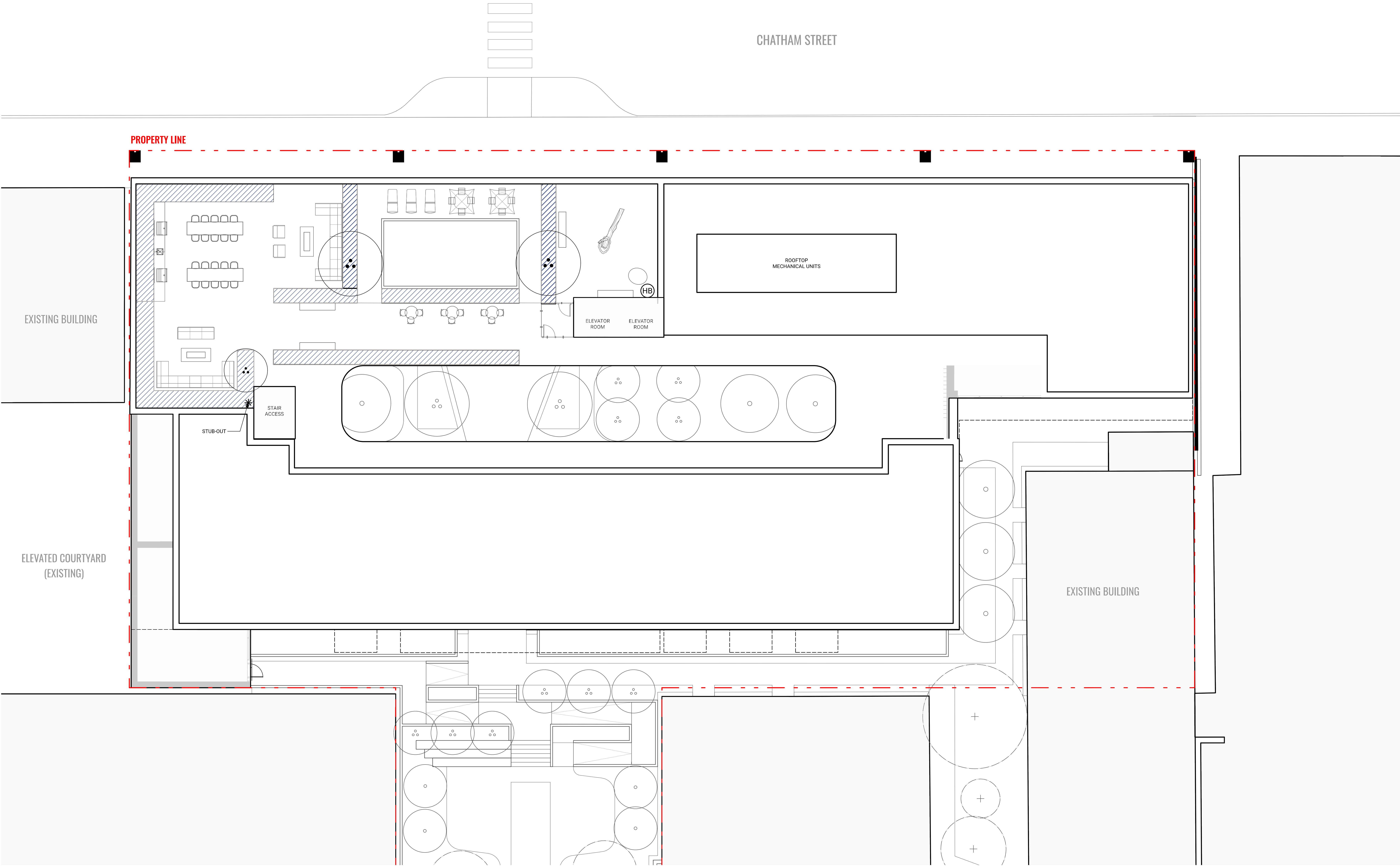
IRRIGATION PLAN - GROUND
LEVEL

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Checked By	
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Original Size	




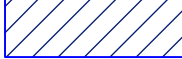


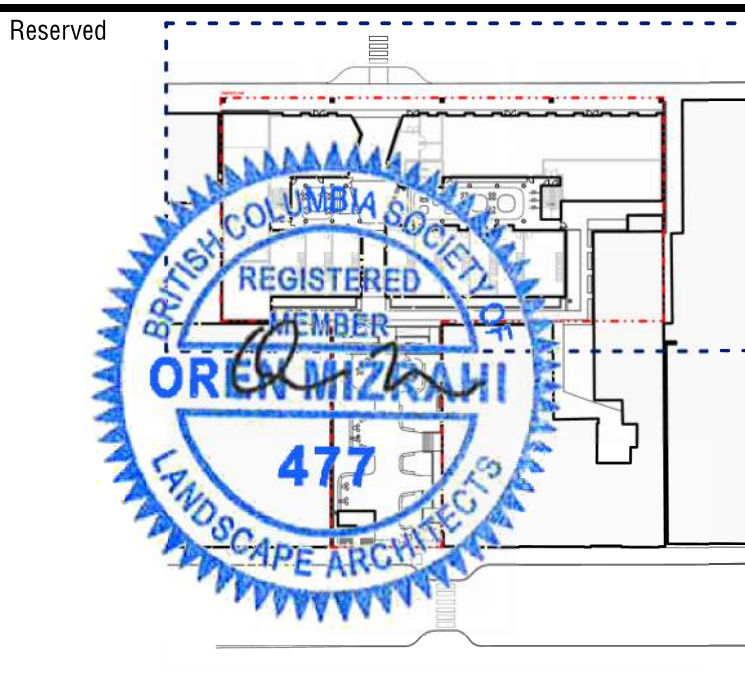
L7.02

0 5 10 M



IRRIGATION LEGEND

KEY	DESCRIPTION
	HOSE BIB REFER TO ELECTRICAL & MECHANICAL
	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
	IRRIGATED PLANTING HEAT TRACED
	IRRIGATED PLANTING



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9	Issued for Rezonning + DP	25-07-15

Key Plan

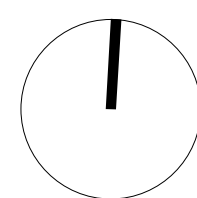
Project 25-108

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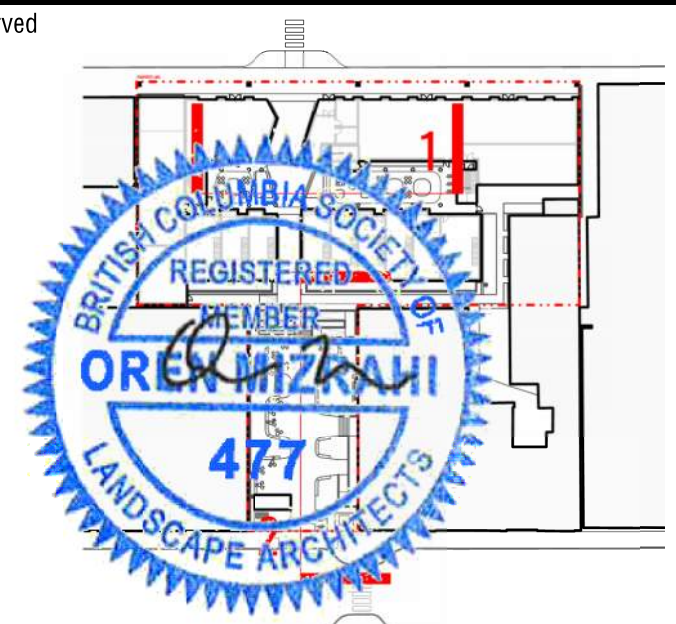
532-536 Herald Street &
517-533 Chatham Street

IRRIGATION PLAN - ROOF

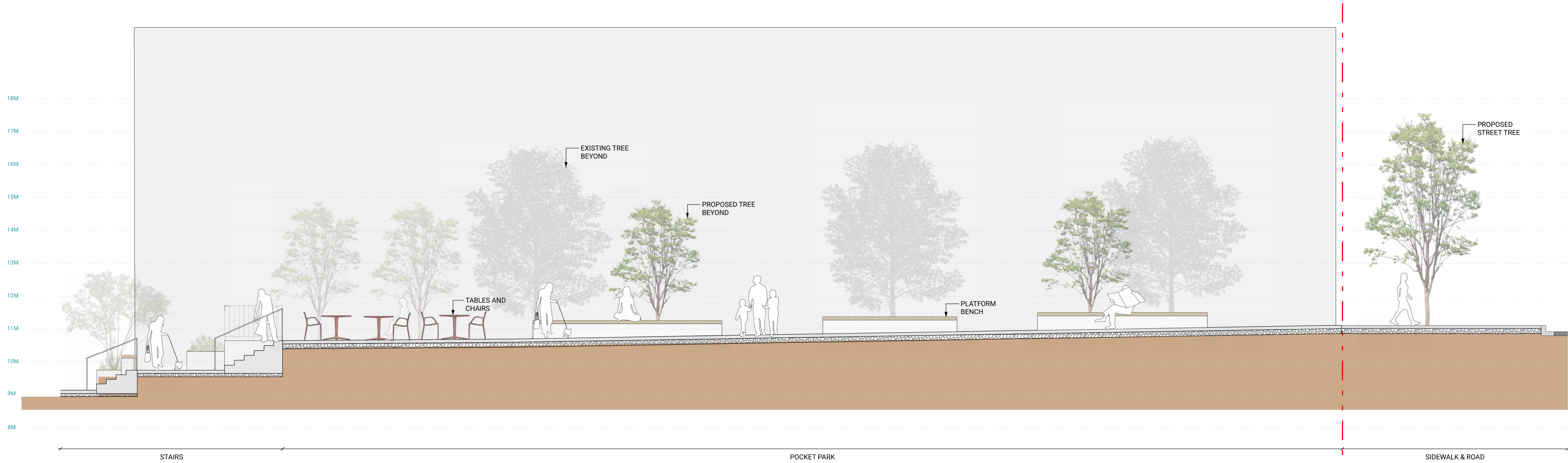
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L7.03



1 SECTION THROUGH COURTYARD
Scale: 1:50



2 SECTION THROUGH PARKLET
Scale: 1:50

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Key Plan

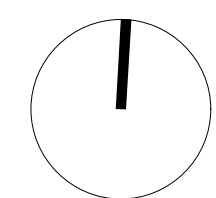
Project 25-108

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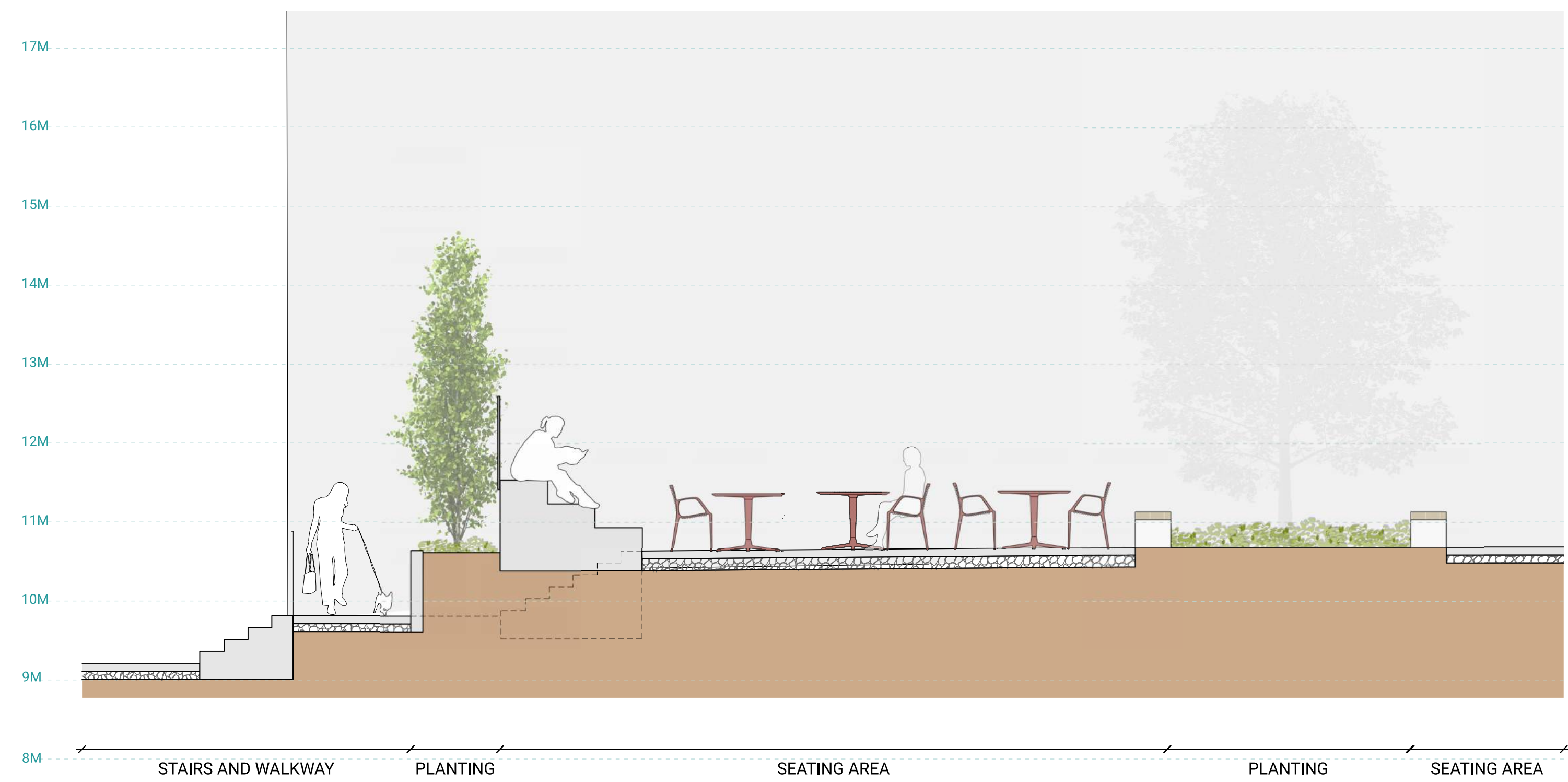
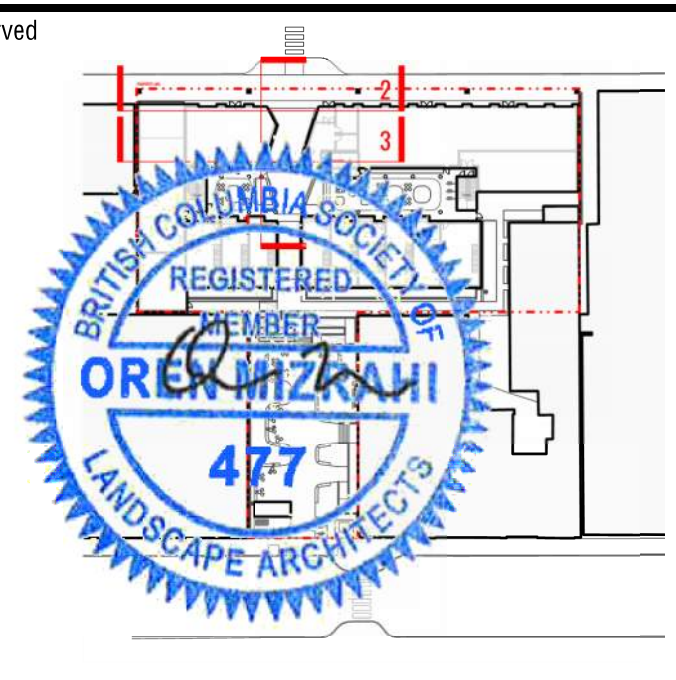
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (1)

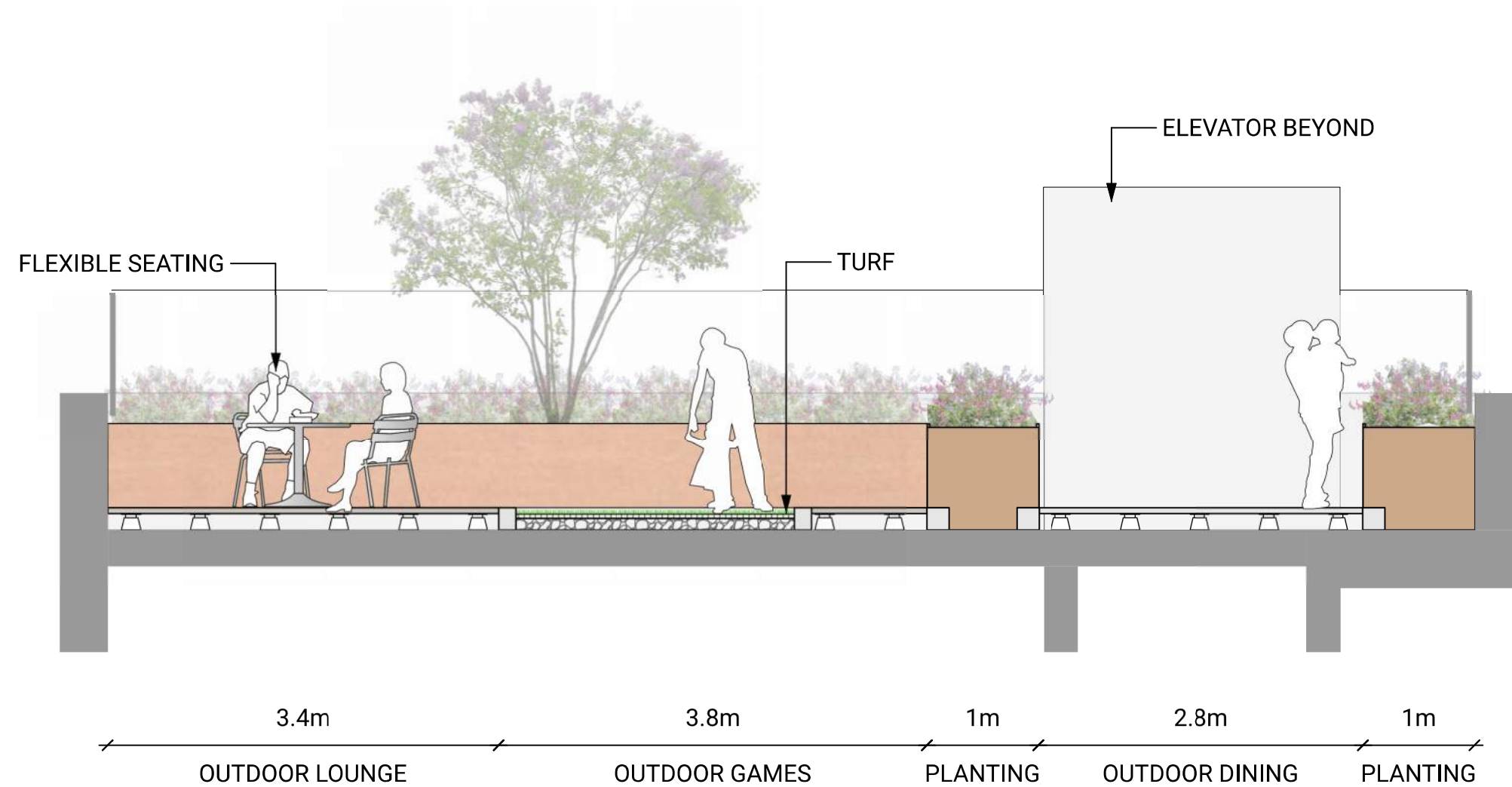
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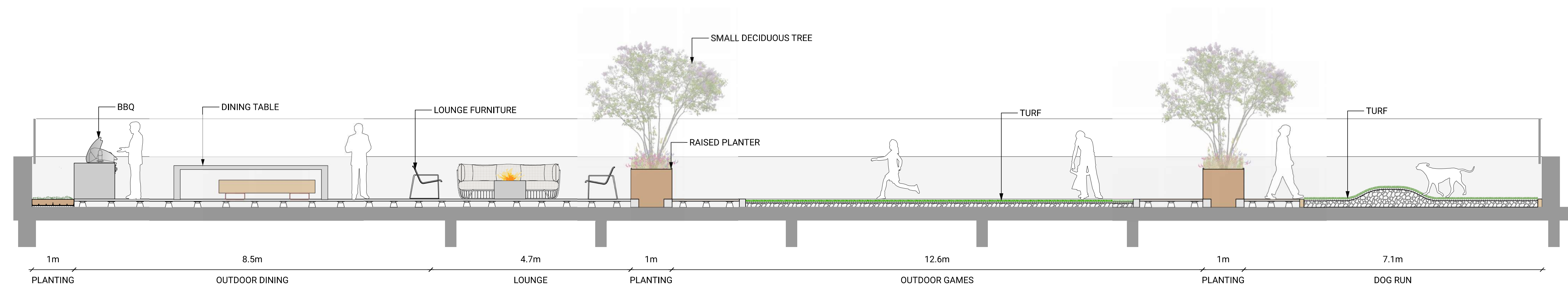
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1 SECTION THROUGH PARKLET
Scale: 1:50



2 SECTION THROUGH ROOF AMENITY LOOKING EAST
Scale: 1:50



3 SECTION THROUGH ROOF AMENITY LOOKING NORTH
Scale: 1:50



4 SECTION THROUGH ROOF AMENITY LOOKING NORTH
Scale: 1:50

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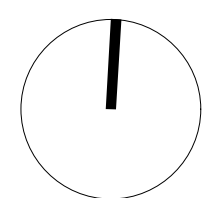
Project 25-108

Herald

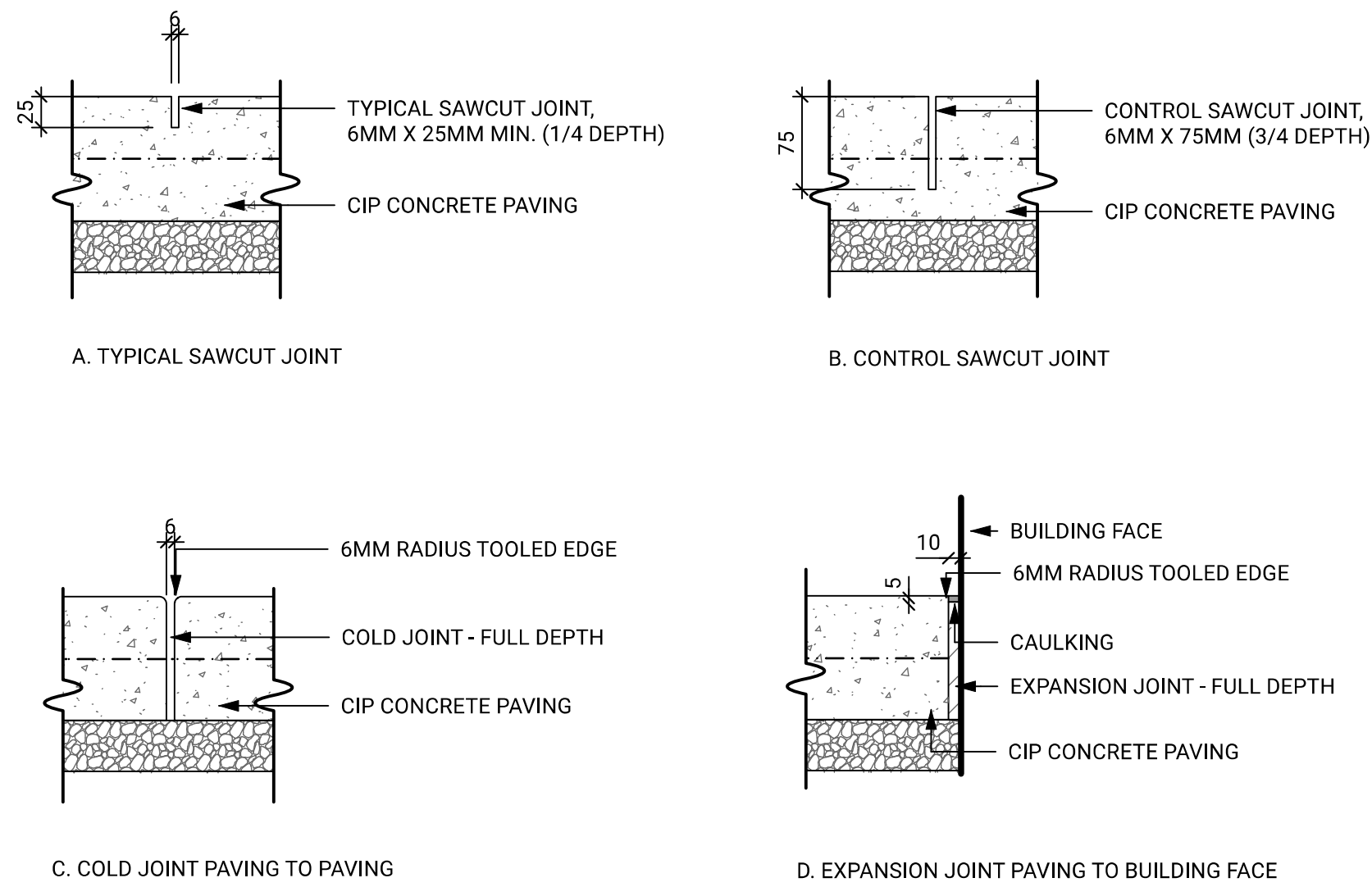
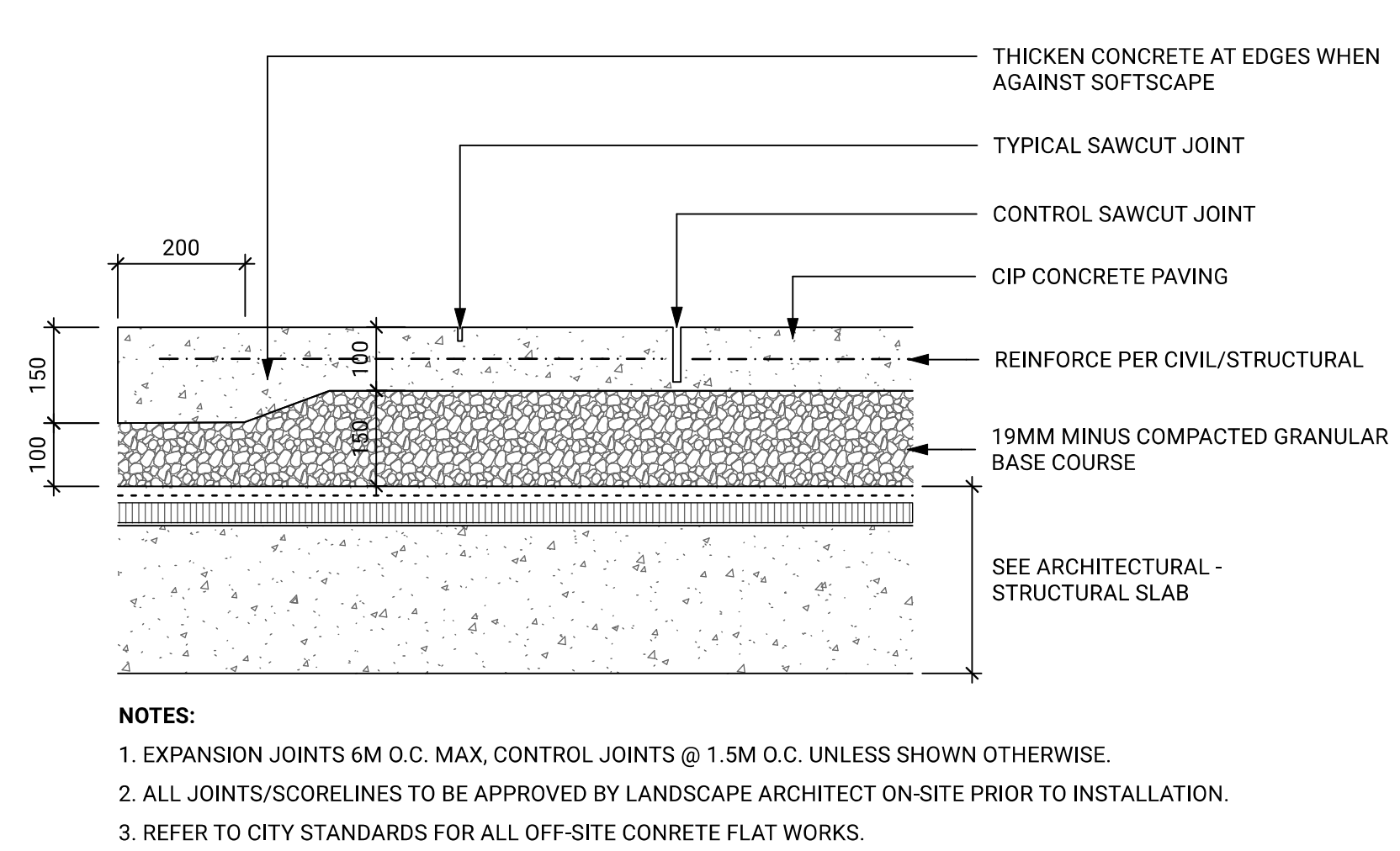
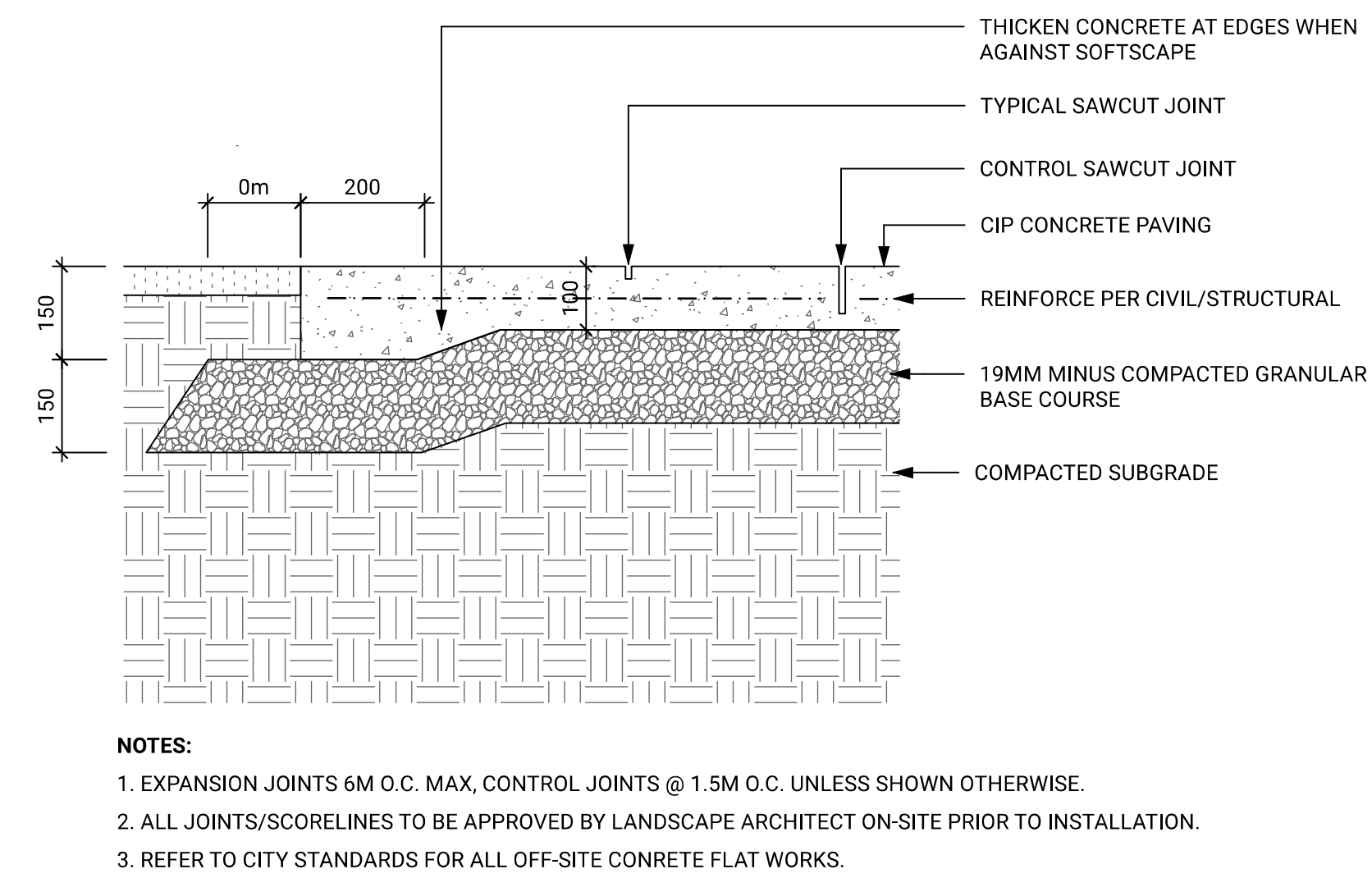
532-536 Herald Street &
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SECTIONS + ELEVATIONS (2)

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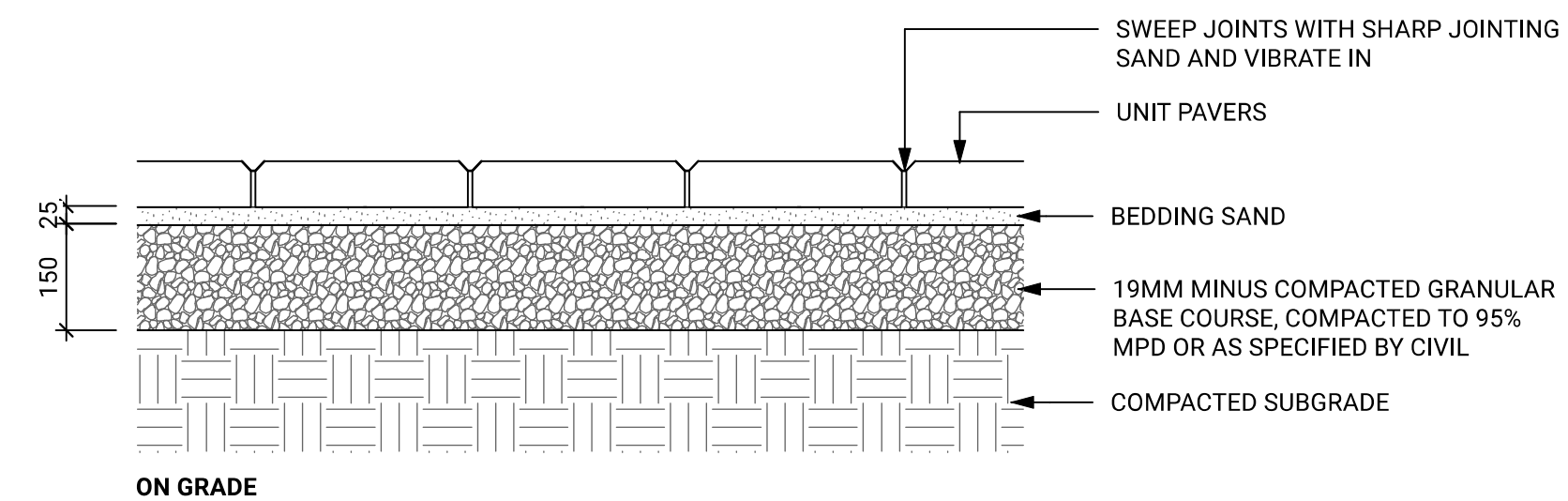
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1 CIP CONCRETE - ON GRADE
Scale: 1:10



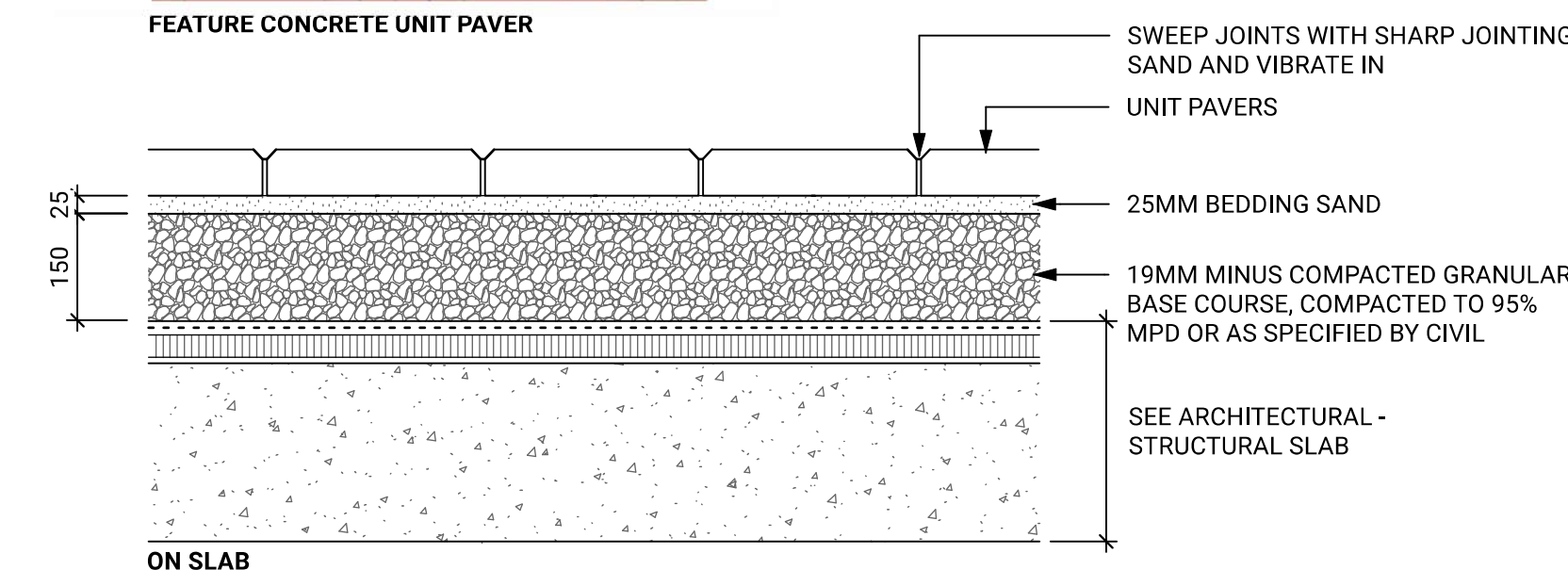
FEATURE CONCRETE UNIT PAVER



2 CIP CONCRETE - ON SLAB
Scale: 1:10



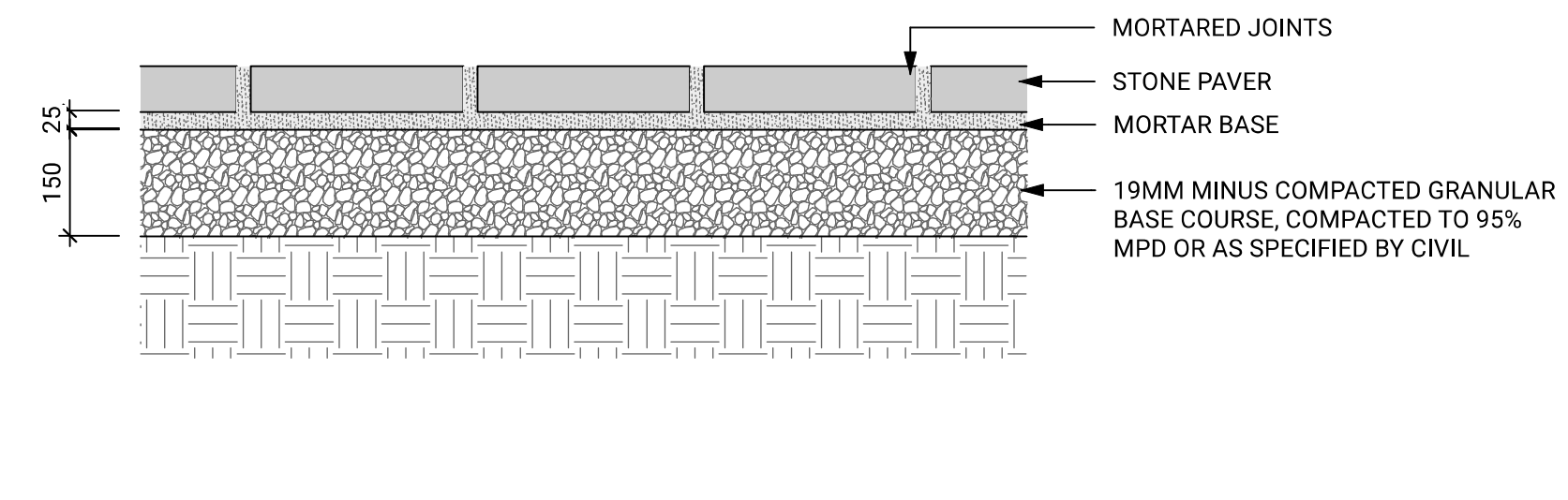
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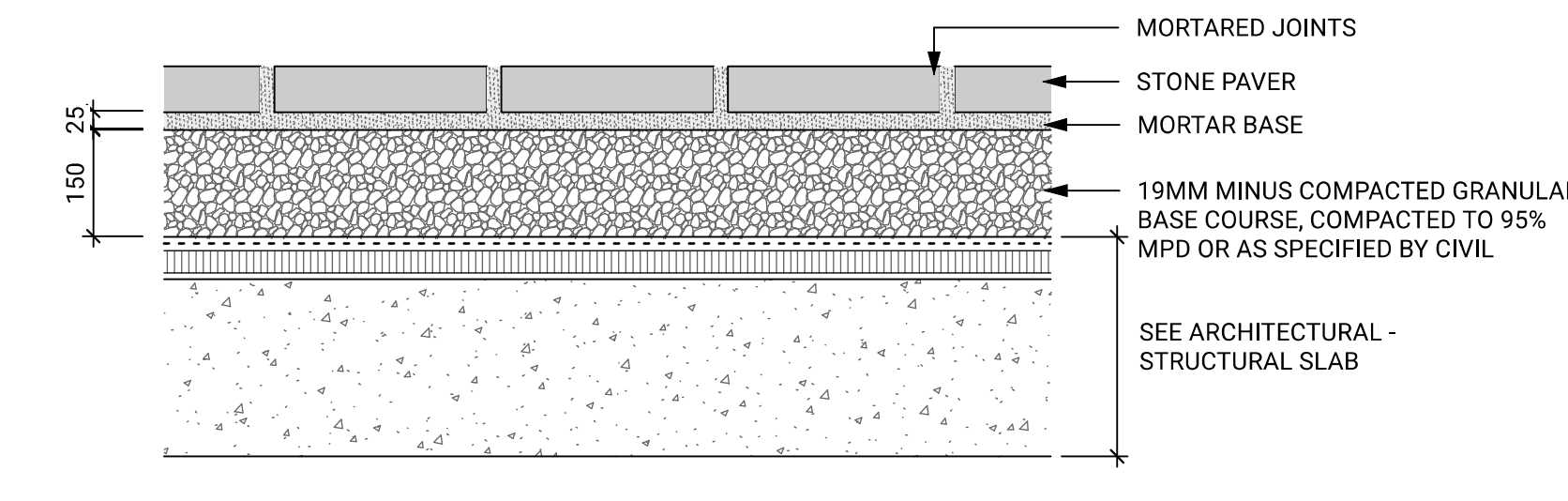
3 CIP CONCRETE PAVING JOINTS
Scale: 1:5



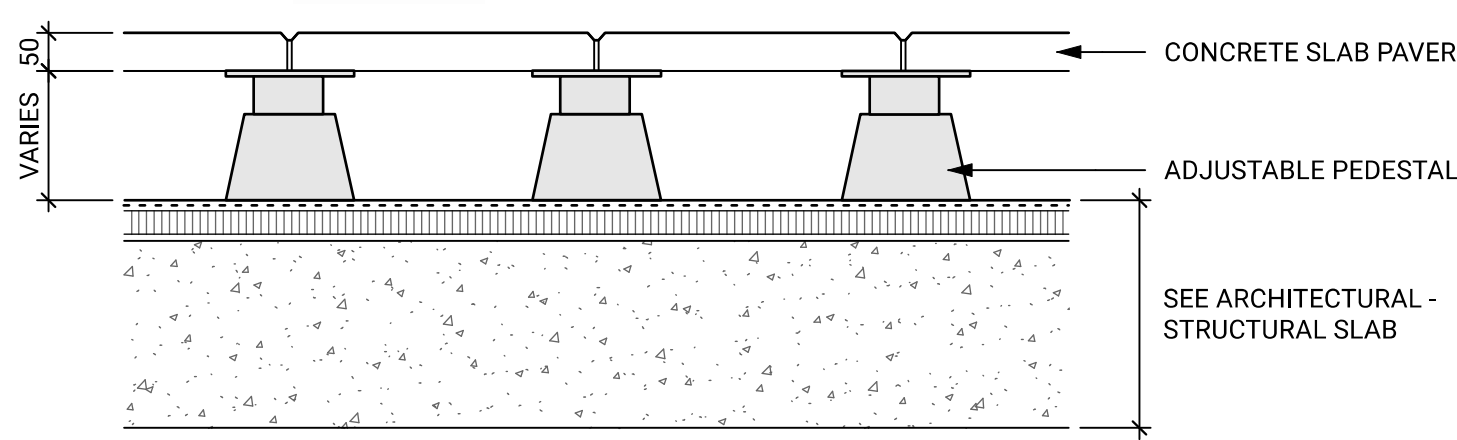
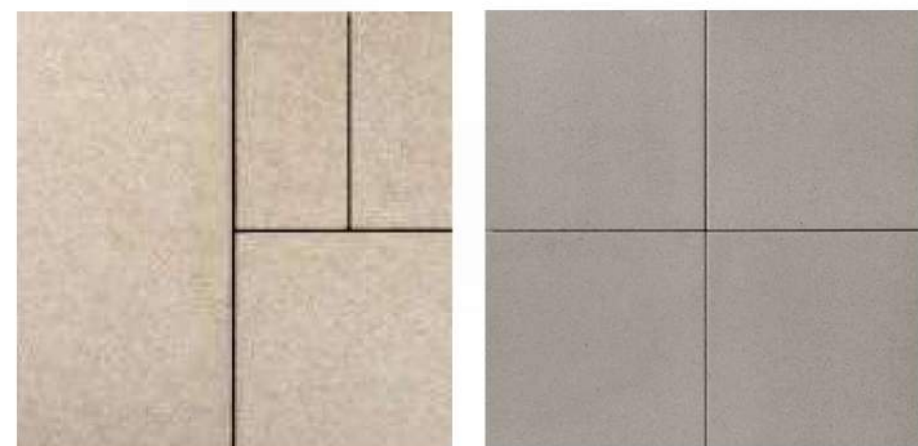
BASALT STONE PAVER



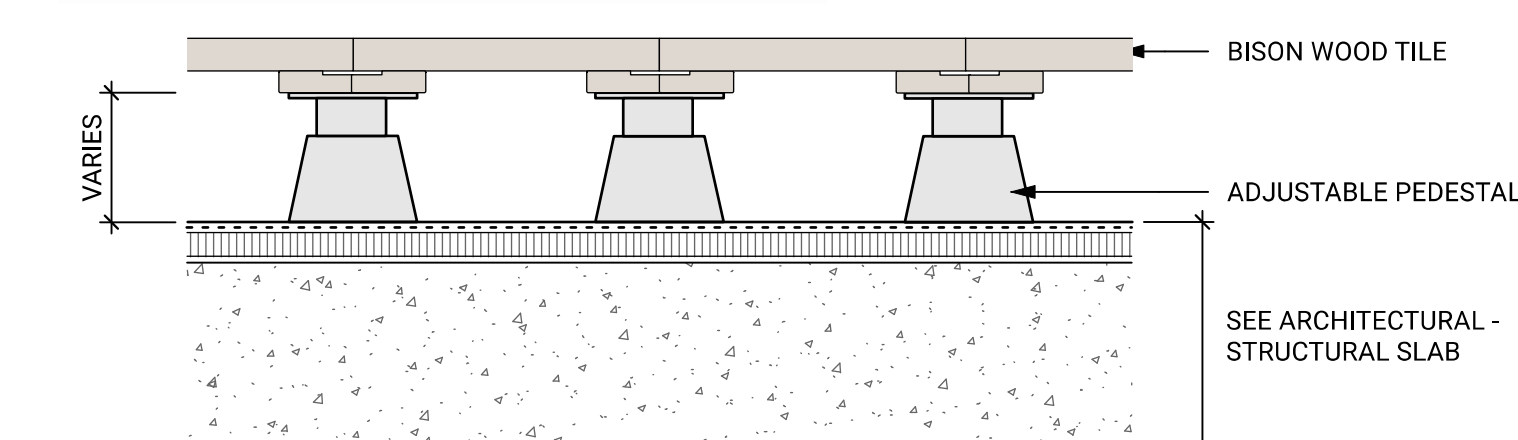
BASALT STONE PAVER



5 CONCRETE UNIT PAVERS - ON GRADE
Scale: 1:10

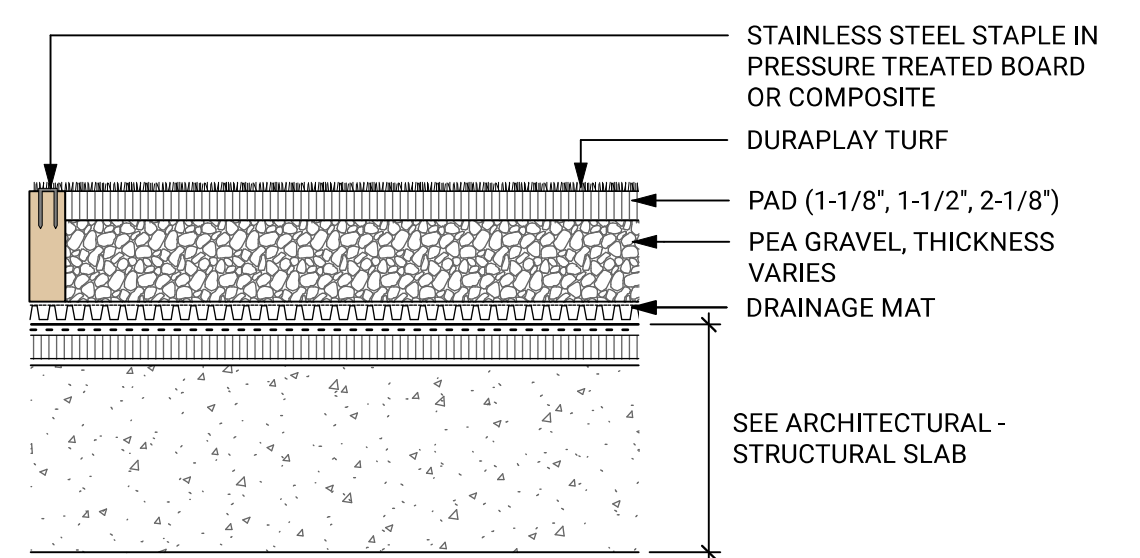


6 CONCRETE UNIT PAVERS - ON SLAB
Scale: 1:10



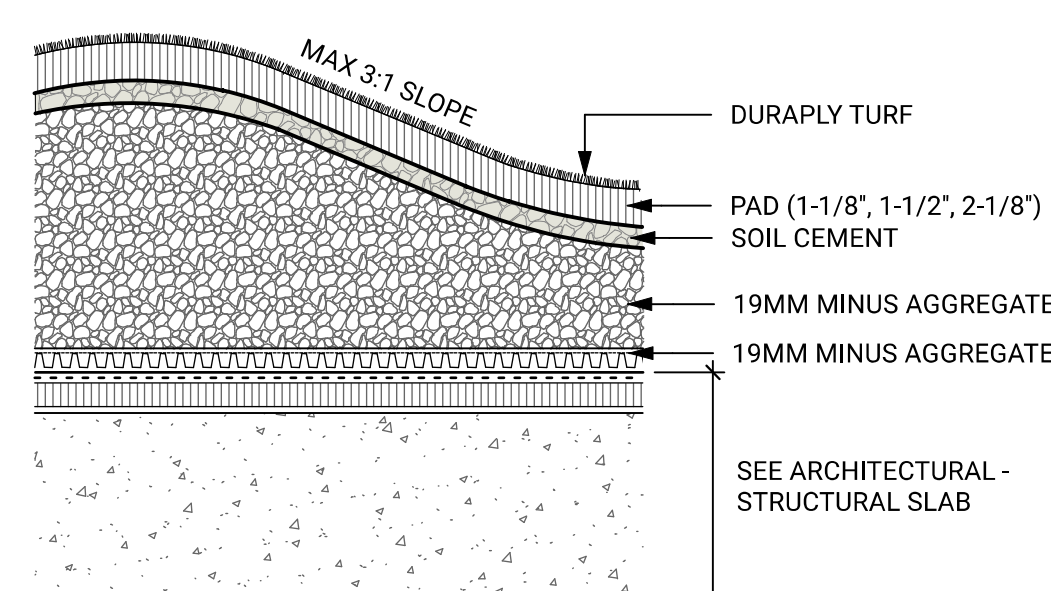
7 STONE PAVER - ON GRADE
Scale: 1:10

PRODUCT: DURAPLAY ARENA PRO BY CHALLENGER TURF OR EQUIVALENT
PILE HEIGHT: 7/16"
PILE GAUGE: 3/16"

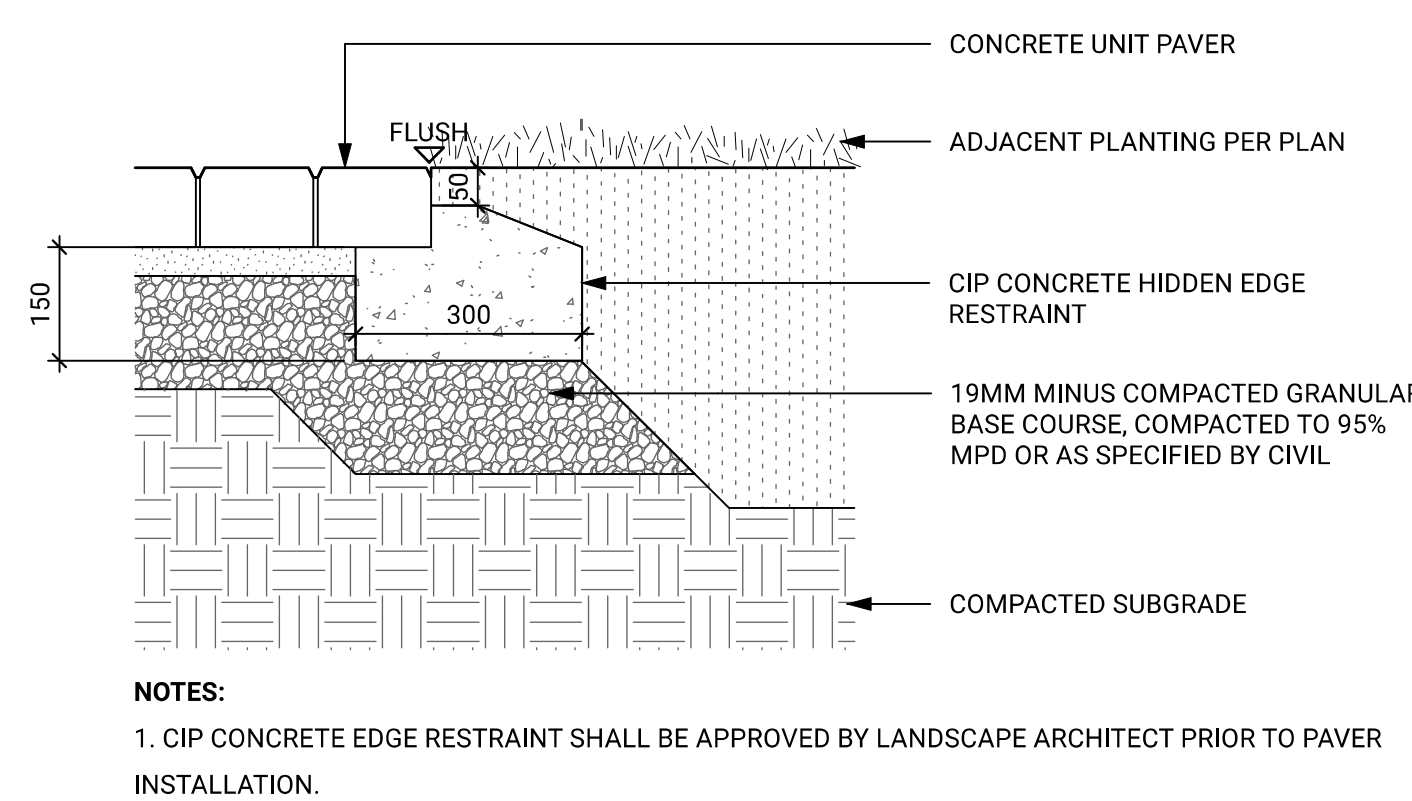


8 STONE PAVER - ON SLAB
Scale: 1:10

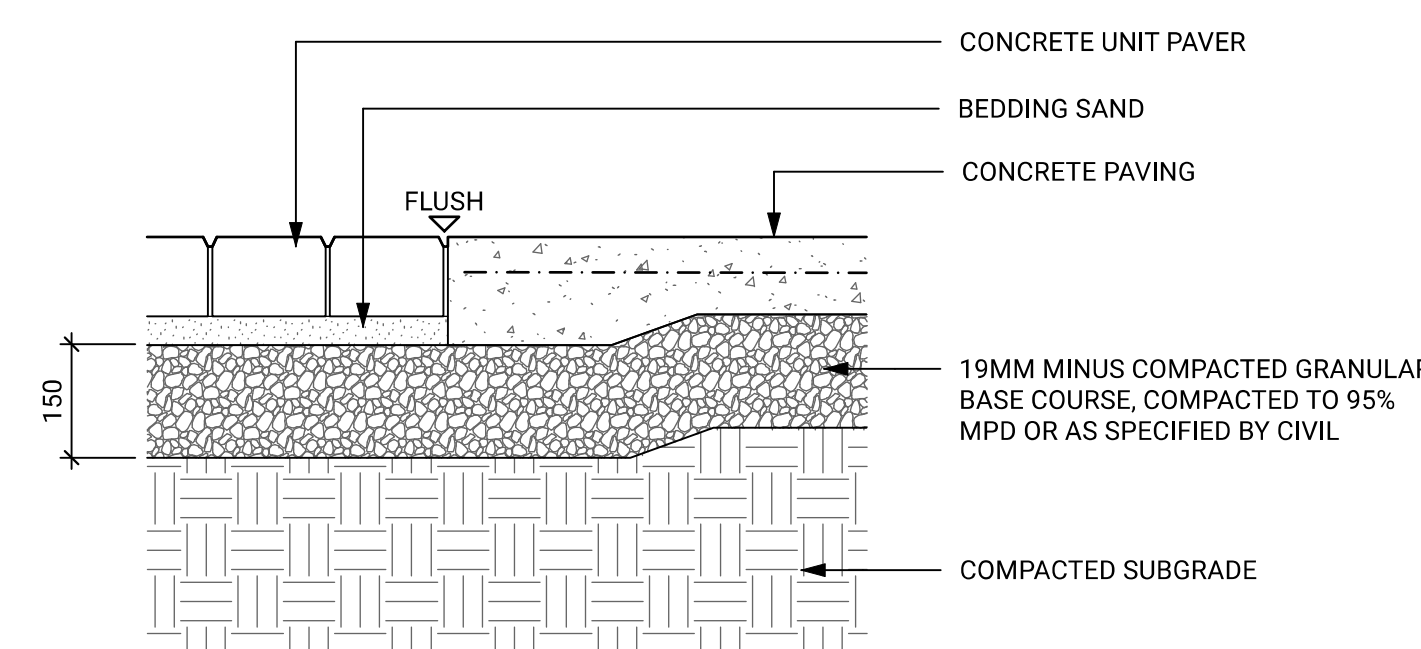
PRODUCT: DURAPLAY ARENA PRO BY CHALLENGER TURF OR EQUIVALENT
PILE HEIGHT: 7/16"
PILE GAUGE: 3/16"



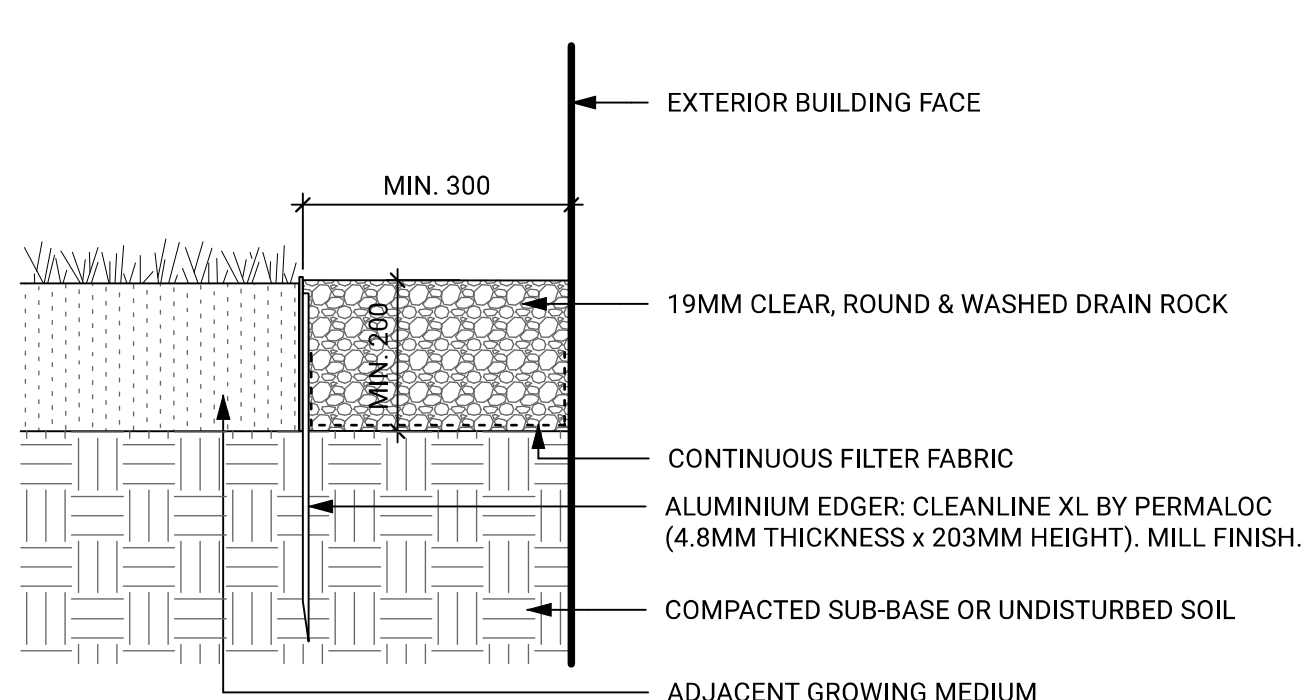
9 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB
Scale: 1:10



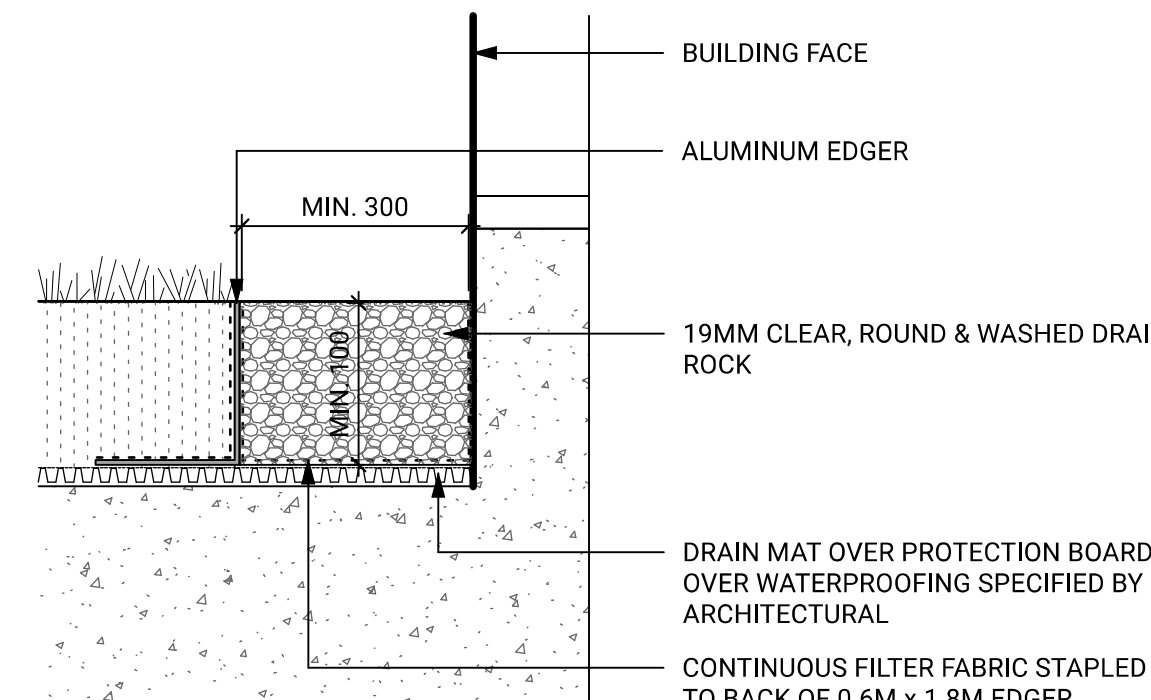
10 WOOD TILE - ON SLAB
Scale: 1:10



11 ARTIFICIAL TURF - ON SLAB
Scale: 1:10



12 ARTIFICIAL TURF MOUND - ON SLAB
Scale: 1:10



13 UNIT PAVER AT PLANTING
Scale: 1:10



14 UNIT PAVER AT CONCRETE PAVING
Scale: 1:10



15 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON GRADE
Scale: 1:10



16 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON SLAB
Scale: 1:10



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Key Plan

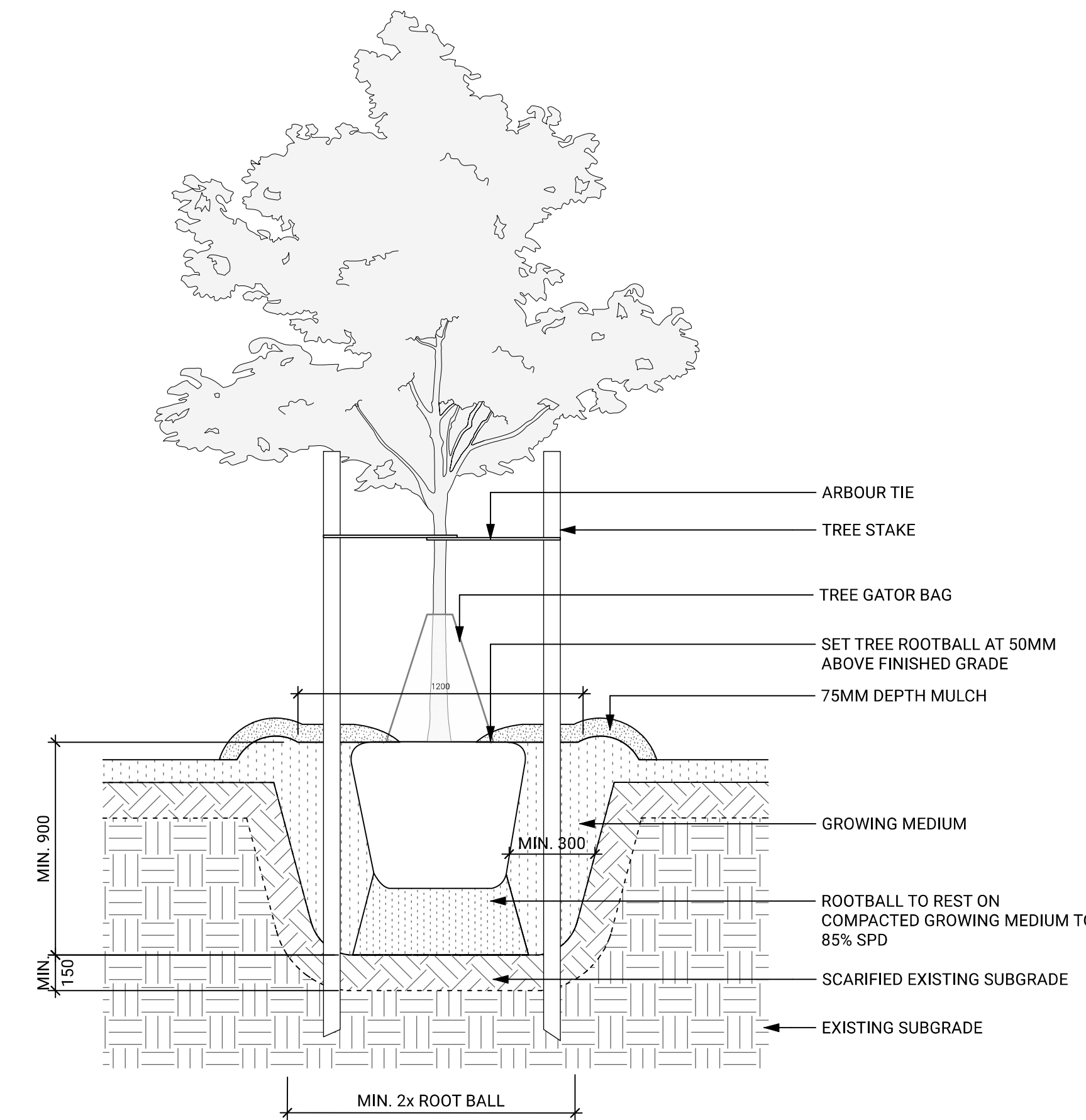
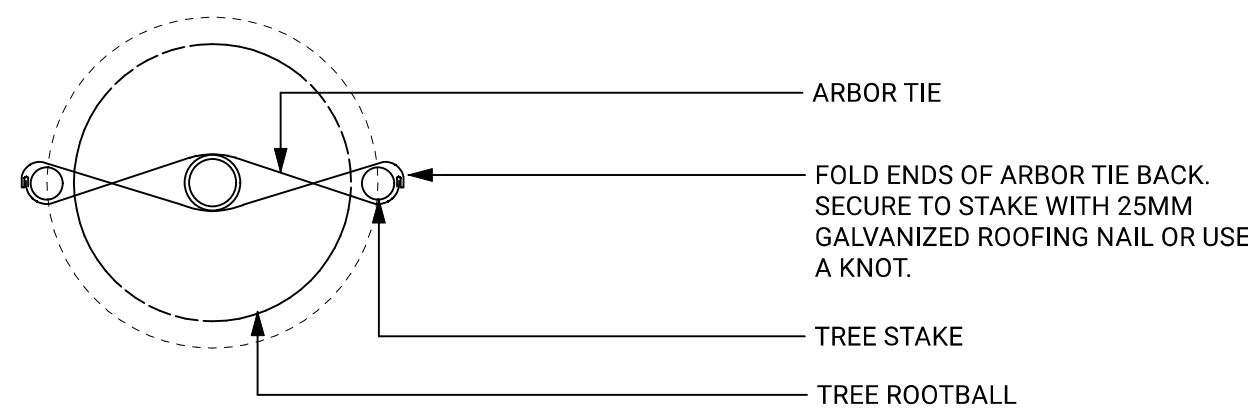
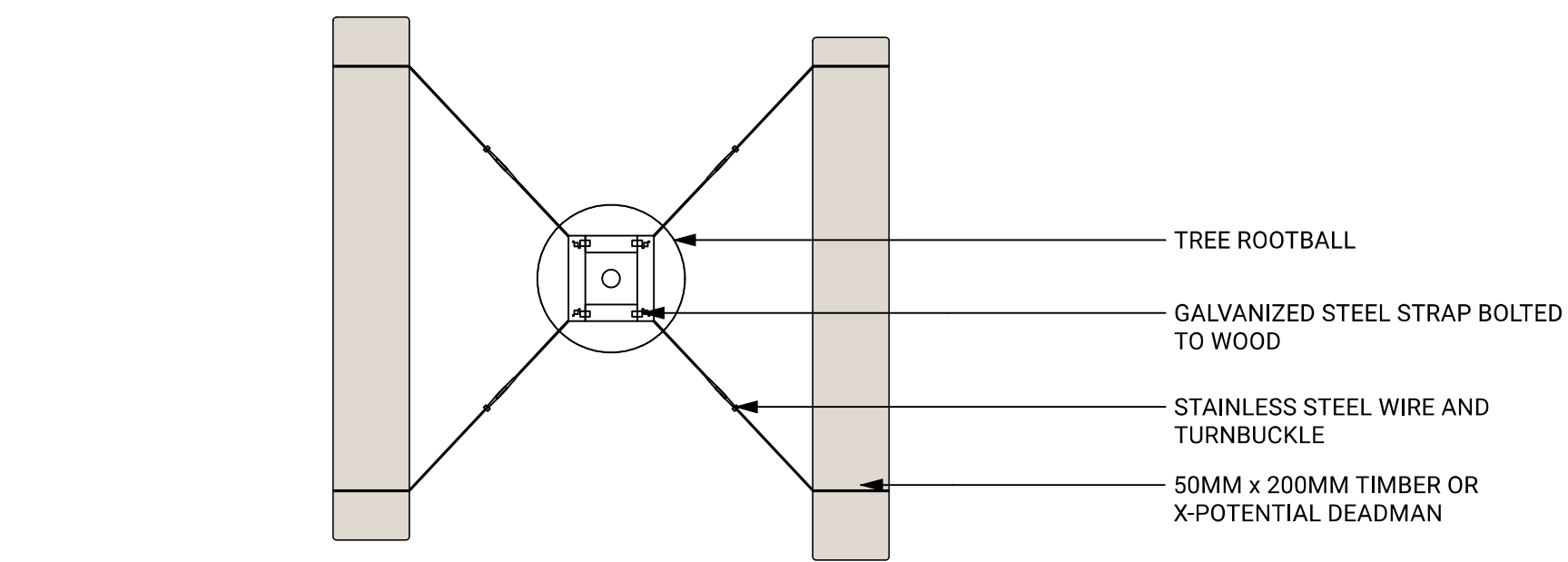
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

HARDSCAPE DETAILS

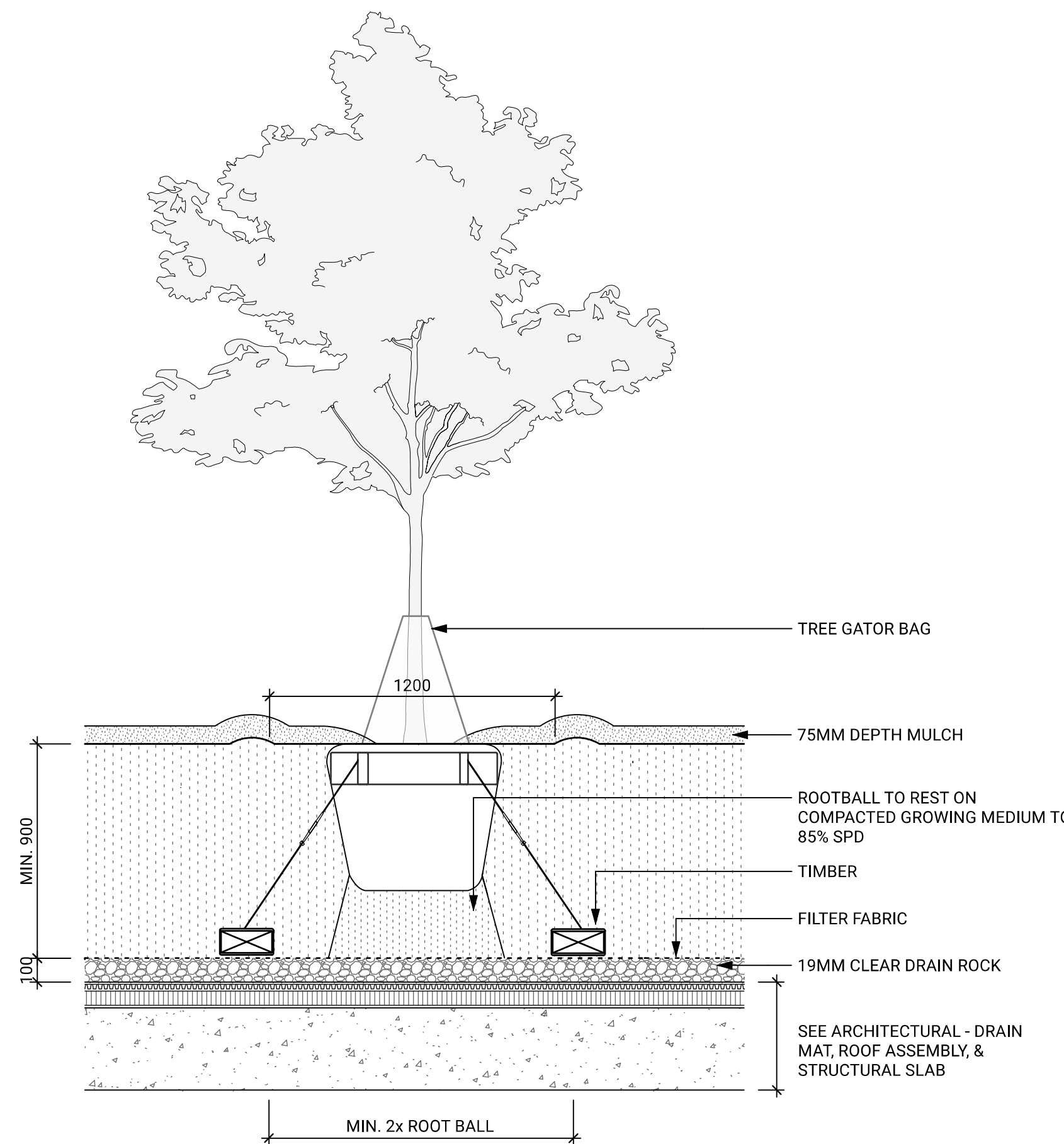
Date	LN
Drawn By	OM
Checked By	AS SHOWN
Scale	
Original Size	



- NOTES:
1. ADJACENT CONDITIONS VARY PER PLAN.
 2. DECIDUOUS TREES UP TO 12CM CAL AND CONIFEROUS TREES UP TO 3M HIEGHT PLACE 2 STAKES PER TREE.
 3. PLANTING PIT TO BE FREE DRAINING.

1 **TREE PLANTING - ON GRADE**

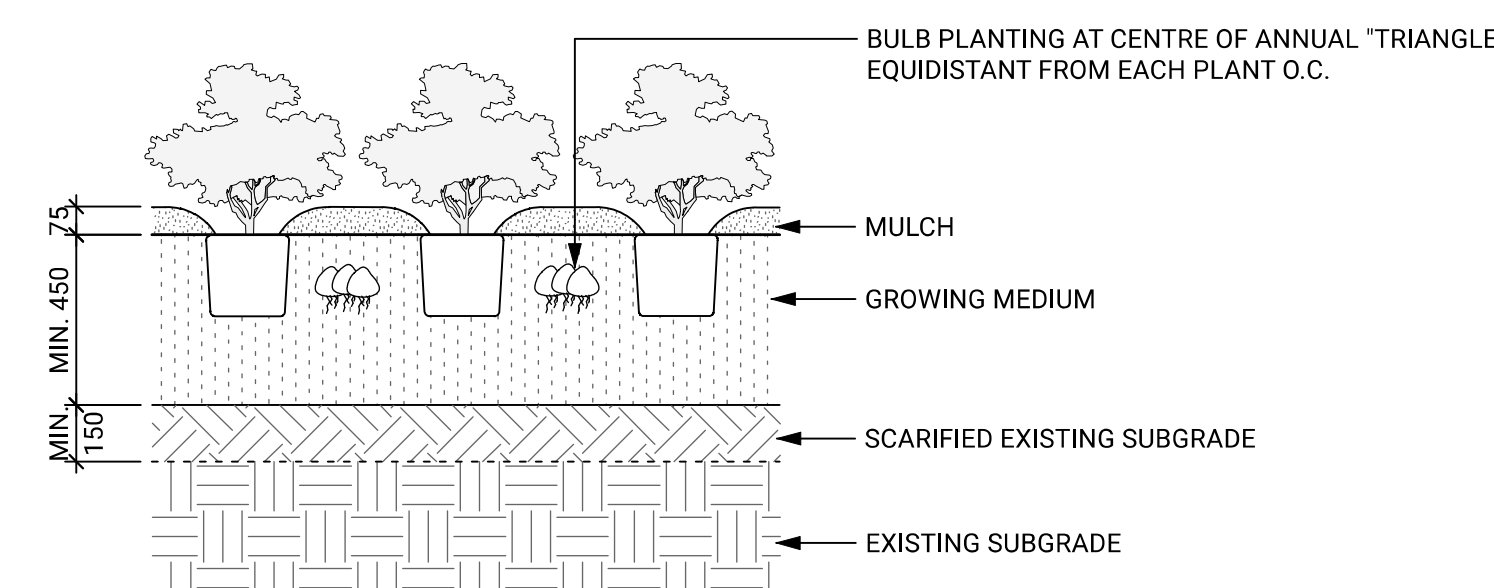
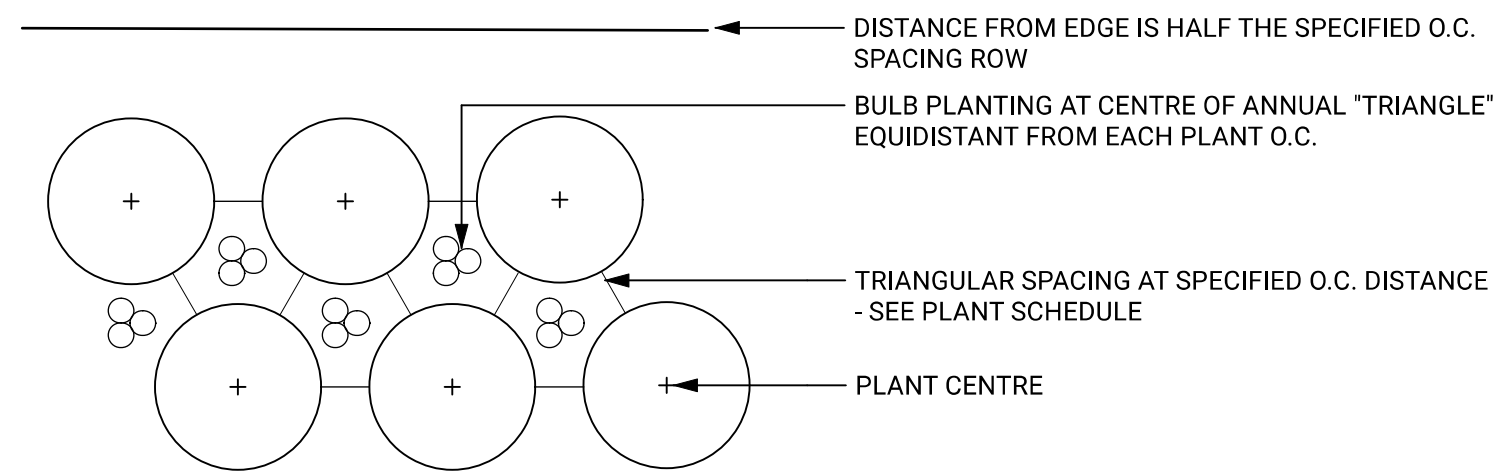
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- NOTES:
1. ADJACENT CONDITIONS VARY PER PLAN.

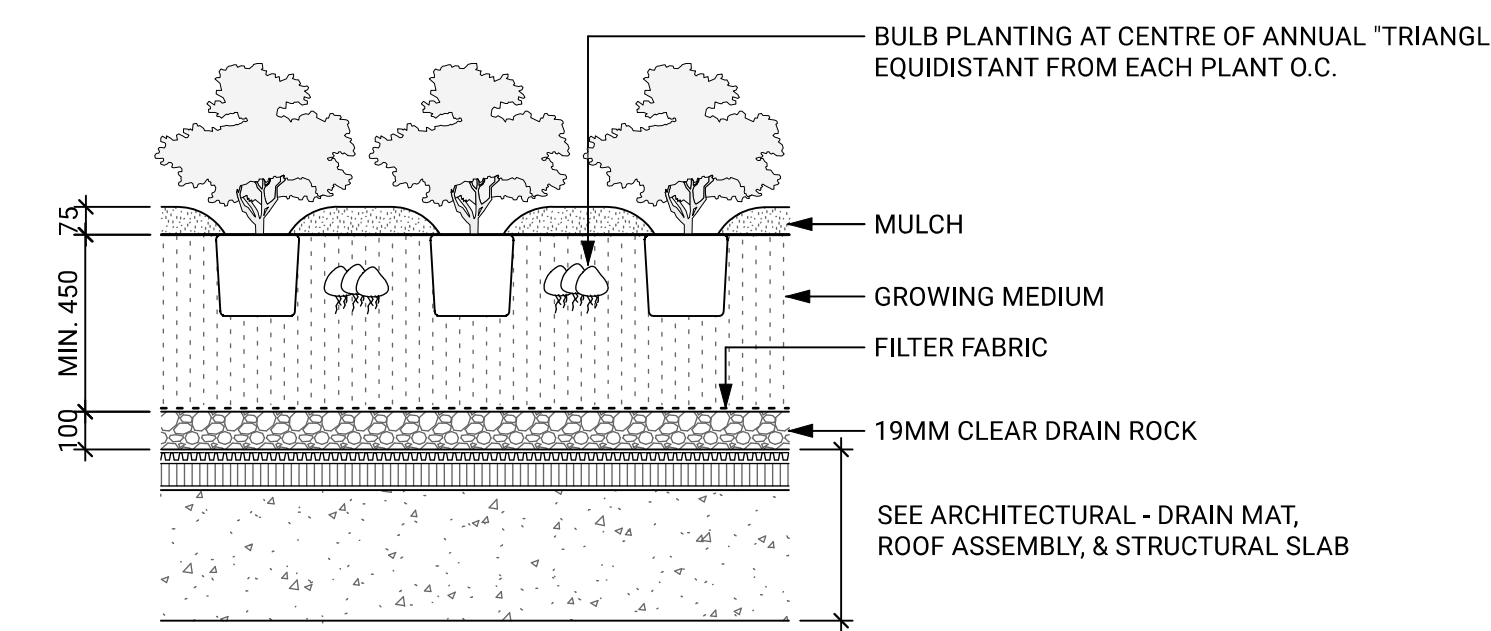
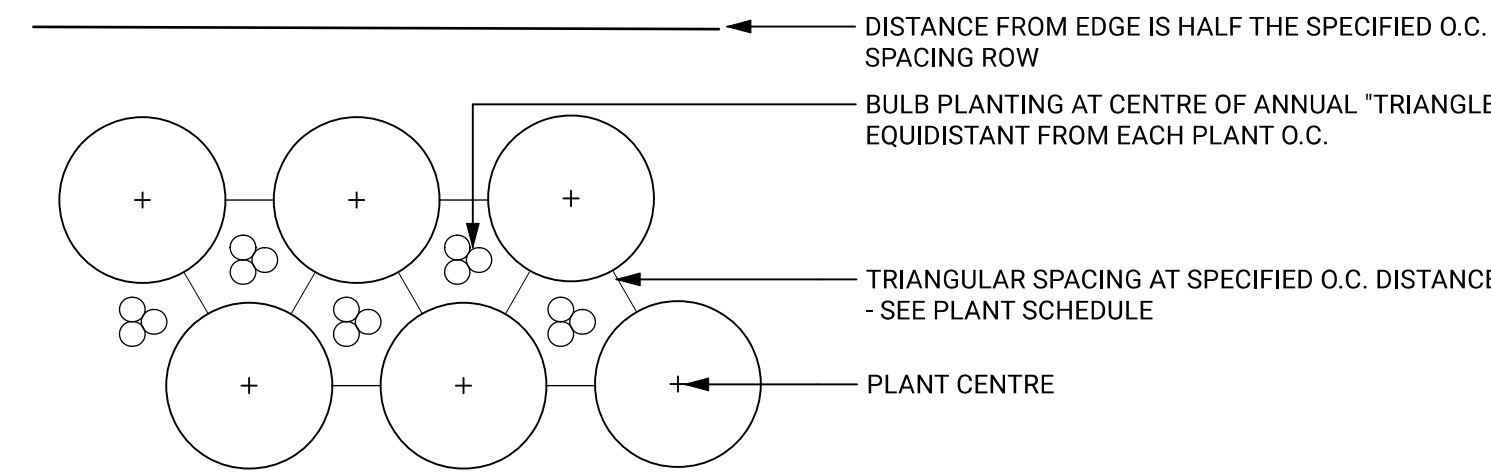
2 **TREE PLANTING - ON SLAB**

Scale: 1:20



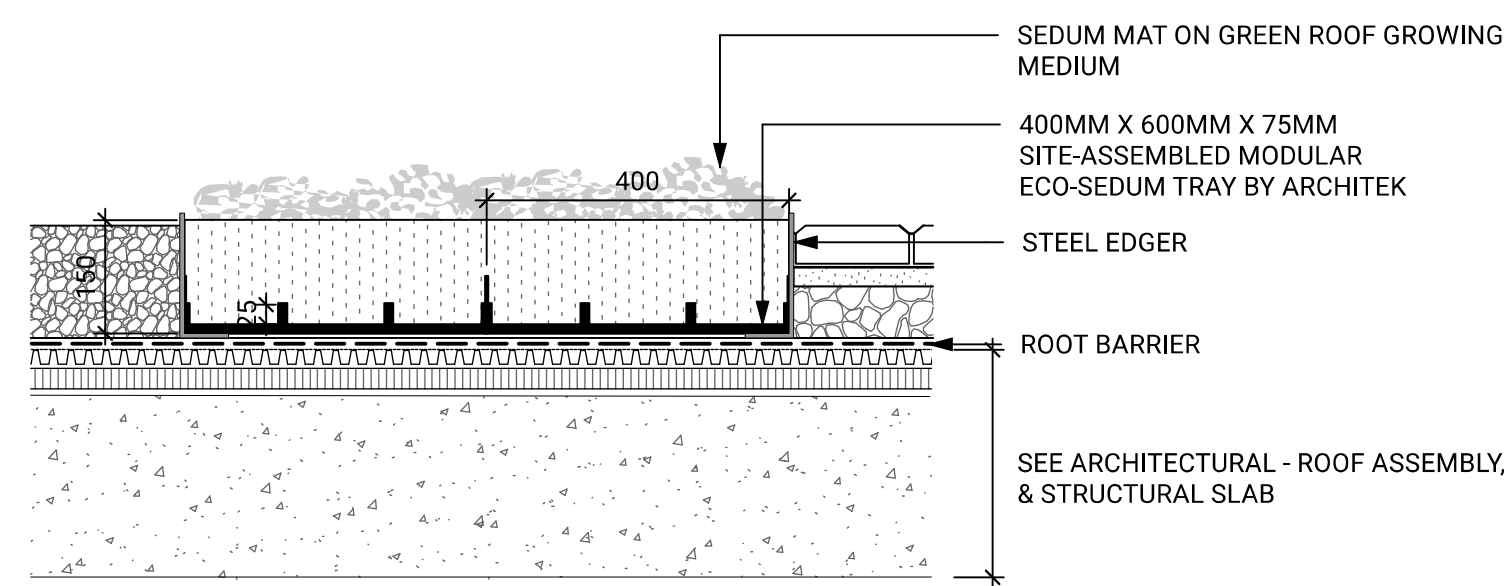
3 **PLANTING - ON GRADE**

Scale: 1:20



4 **PLANTING - ON SLAB**

Scale: 1:20



5 **GREEN ROOF**

Scale: 1:10

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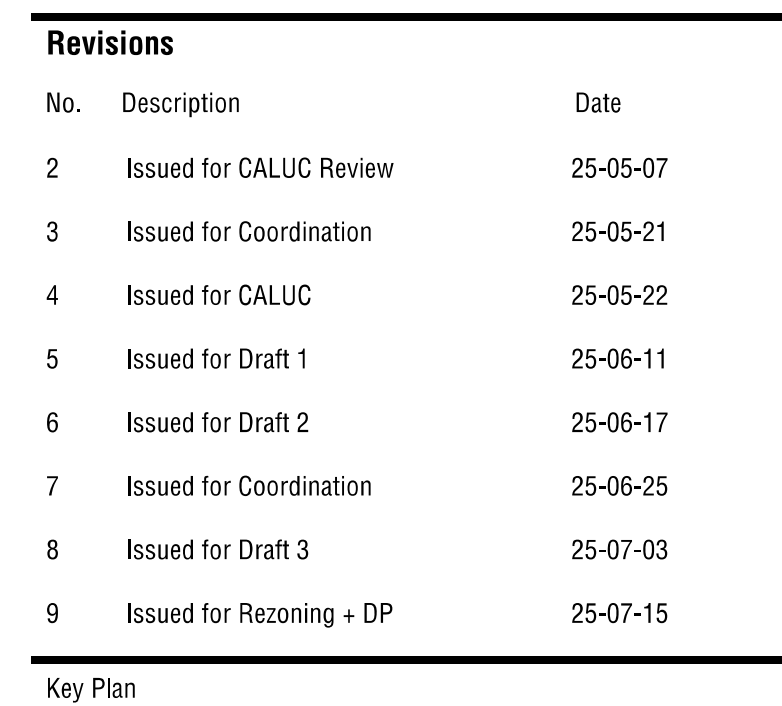
Project 25-108

Herald

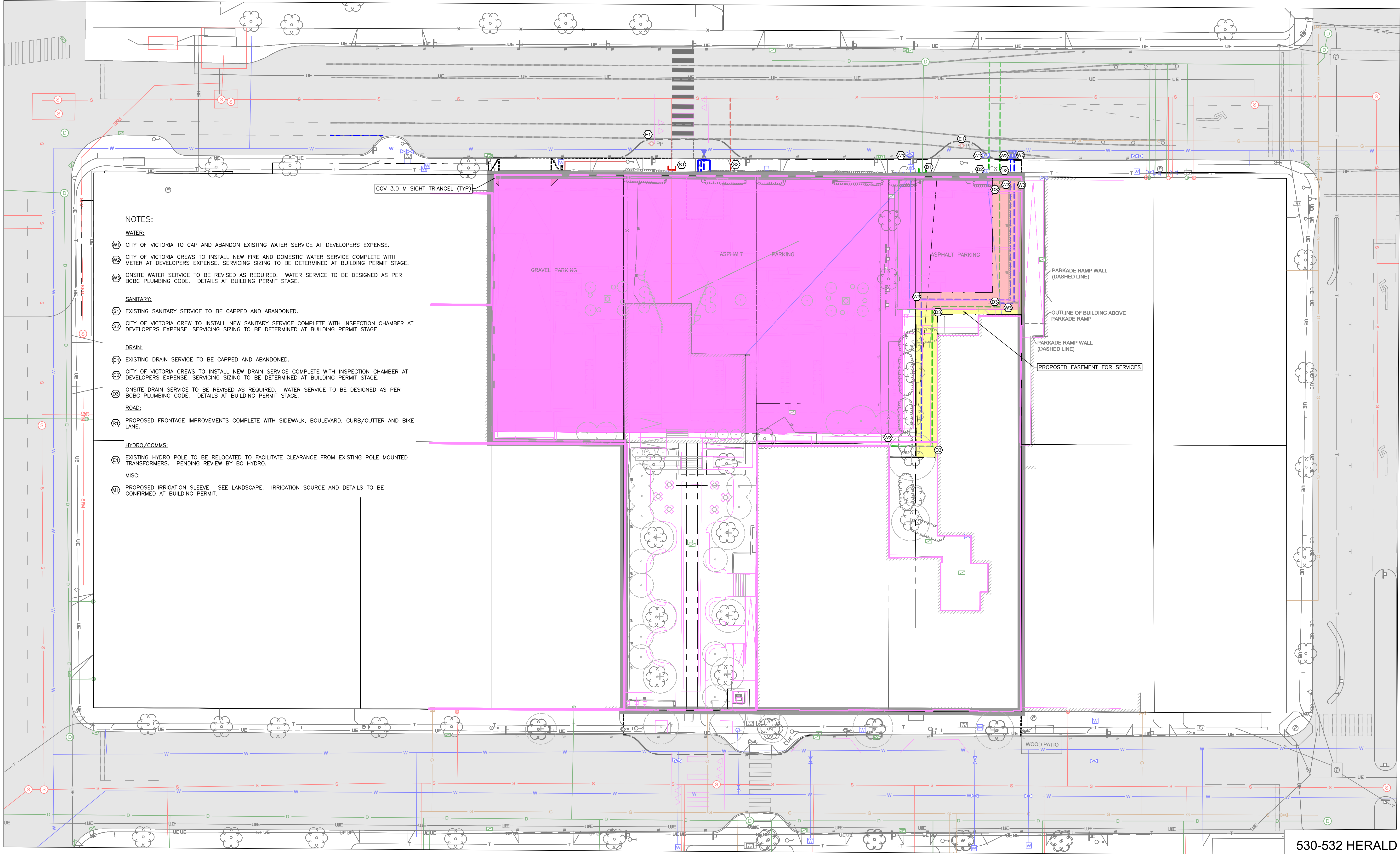
532-536 Herald Street &
517-533 Chatham Street

SOFTSCAPE DETAILS

Date	
Drawn By	LN
Checked By	OM
Scale	AS SHOWN
Original Size	



Date	
Drawn By	LN
Checked By	OM
Scale	AS SHOWN
Original Size	



NOTES:

WATER:

- WV CITY OF VICTORIA TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
- WV CITY OF VICTORIA CREWS TO INSTALL NEW FIRE AND DOMESTIC WATER SERVICE COMPLETE WITH METER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE DETERMINED AT BUILDING PERMIT STAGE.
- WV ONSITE WATER SERVICE TO BE REVISED AS REQUIRED. WATER SERVICE TO BE DESIGNED AS PER BCBC PLUMBING CODE. DETAILS AT BUILDING PERMIT STAGE.

SANITARY:

- SV EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
- SV CITY OF VICTORIA CREW TO INSTALL NEW SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE DETERMINED AT BUILDING PERMIT STAGE.

DRAIN:

- DV EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED.
- DV CITY OF VICTORIA CREWS TO INSTALL NEW DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE DETERMINED AT BUILDING PERMIT STAGE.
- DV ONSITE DRAIN SERVICE TO BE REVISED AS REQUIRED. WATER SERVICE TO BE DESIGNED AS PER BCBC PLUMBING CODE. DETAILS AT BUILDING PERMIT STAGE.

ROAD:

- RV PROPOSED FRONTAGE IMPROVEMENTS COMPLETE WITH SIDEWALK, BOULEVARD, CURB/GUTTER AND BIKE LANE.

HYDRO/COMMS:

- EV EXISTING HYDRO POLE TO BE RELOCATED TO FACILITATE CLEARANCE FROM EXISTING POLE MOUNTED TRANSFORMERS. PENDING REVIEW BY BC HYDRO.

MISC:

- AV PROPOSED IRRIGATION SLEEVE. SEE LANDSCAPE. IRRIGATION SOURCE AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

COV 3.0 M SIGHT TRIANGLE (TYP)

GRAVEL PARKING

ASPHALT

PARKING

ASPHALT PARKING

PARKADE RAMP WALL (DASHED LINE)

OUTLINE OF BUILDING ABOVE PARKADE RAMP

PARKADE RAMP WALL (DASHED LINE)

PROPOSED EASEMENT FOR SERVICES

WOOD PATIO

530-532 HERALD
517-533 CHATHAM
PRELIMINARY SERVICING PLAN

Scale
horiz. 1:250
vert. N/A
Sheet 1 of 1

Eng. Project No. 35054

JEA J E ANDERSON &
ASSOCIATES

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

**ISSUED FOR REZONING
AND DEVELOPMENT PERMIT**

V:_Projects\35054 - Intracorp - 530 - 532 Herald 517 - 532 Chatham\05 - Engineering\03 - Drawings & Sketches (Eng)\35054 - PRODUCTION - DP.dwg Plot Date: July 16, 2025



LEGEND		
LAMP STANDARD	LS	CLEANOUT
POLE(Hydro, Tel.)	PP	CATCHBASIN
U/G WIRING	UE	MANHOLE
GAS	G	SERVICE RISER
WATER	W	MOUNTABLE CURB
SEWER	S	NON-MOUNT. CURB
DRAIN	D	EDGE ASPHALT
		DITCH
		METER
		FLUSH VALVE
		VALVE
		REDUCER
		HYDRANT
		AIR VALVE