

HERALD & CHATHAM

REISSUED FOR REZONING AND DEVELOPMENT PERMIT

FEBRUARY 04, 2026

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Revisions		
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8	Issued for Draft 3	25-07-03
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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	

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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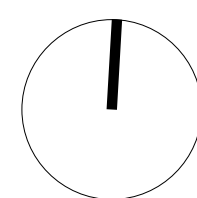
Project 25-108

Herald

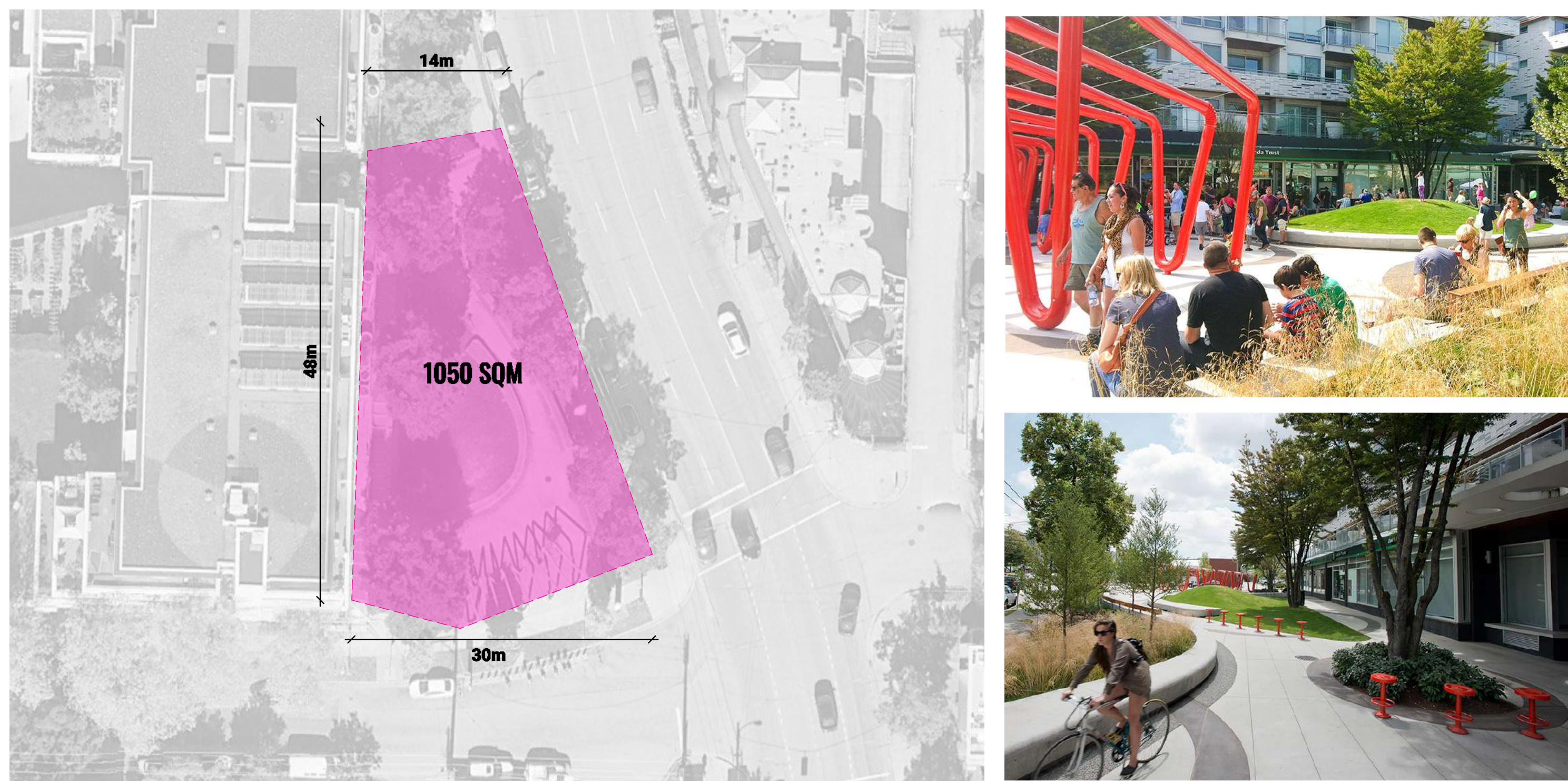
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INSPIRATION AND PRINCIPLES

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SUN HOP PARK, VANCOUVER



MELLEMGRUMMET PARK, COPENHAGEN



MARKET SQUARE, VICTORIA



HERALD & CHATHAM



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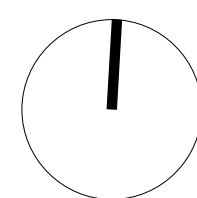
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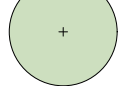
SPATIAL STUDIES

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Drawn By	LN
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Scale	1:400
Original Size	

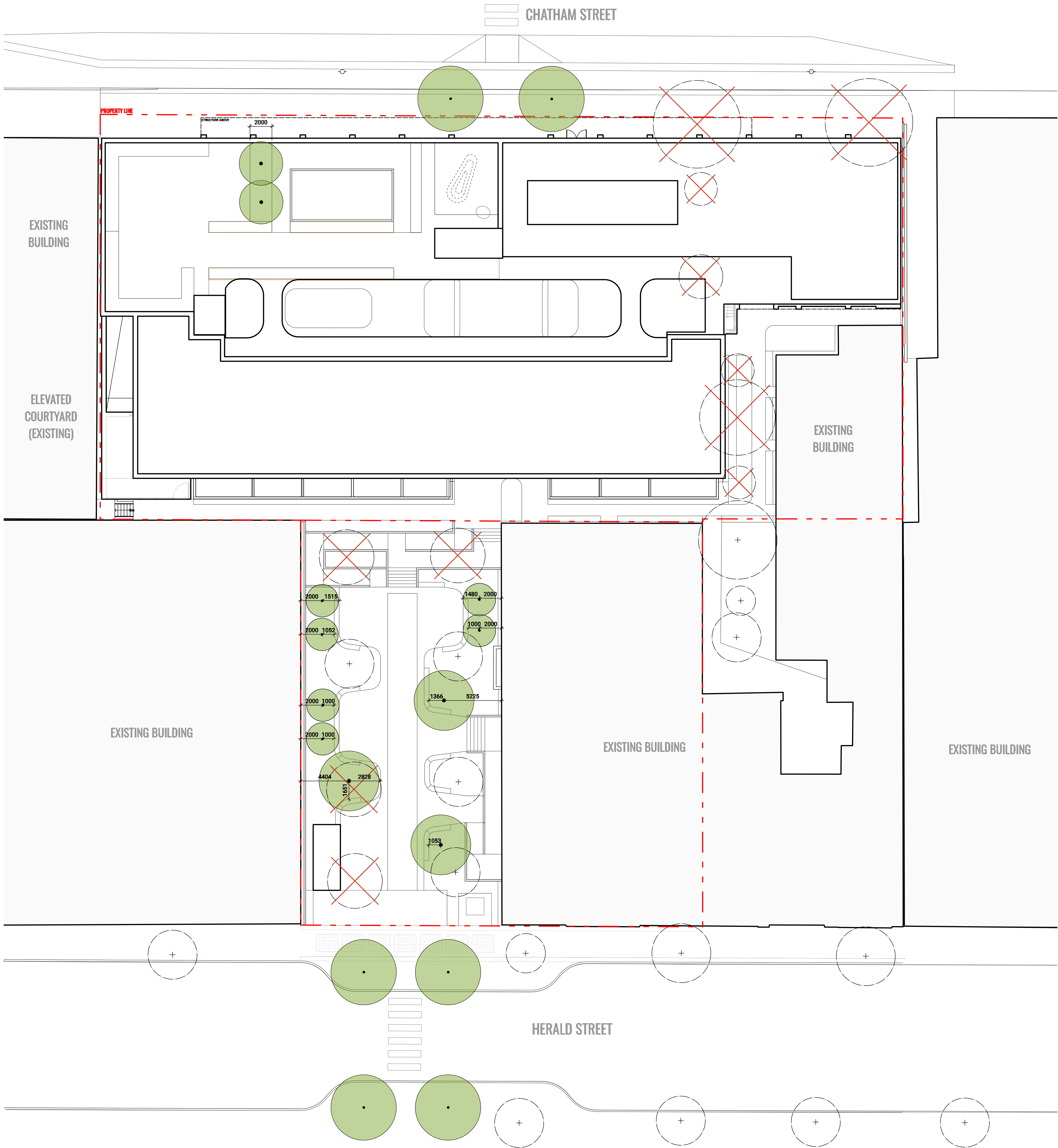


L0.03

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	PROPOSED REPLACEMENT TREES (REQUIRED 16) (ONSITE - 2 SMALL & 9 MEDIUM (OFFSITE TOTAL 6)

NOTE:
ALL REPLACEMENT TREES MUST BE SINGLE STEMMED AND AT LEAST 6 CM CALIPER AT TIME OF PLANTING FOR ALL DECIDUOUS TREES AND A MINIMUM OF 2 M IN HEIGHT AT THE TIME OF PLANTING FOR CONIFEROUS. PER CITY OF VICTORIA STANDARDS



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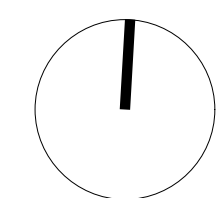
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TREE MANAGEMENT PLAN

Date	LN
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Checked By	OM
Scale	1:200
Original Size	



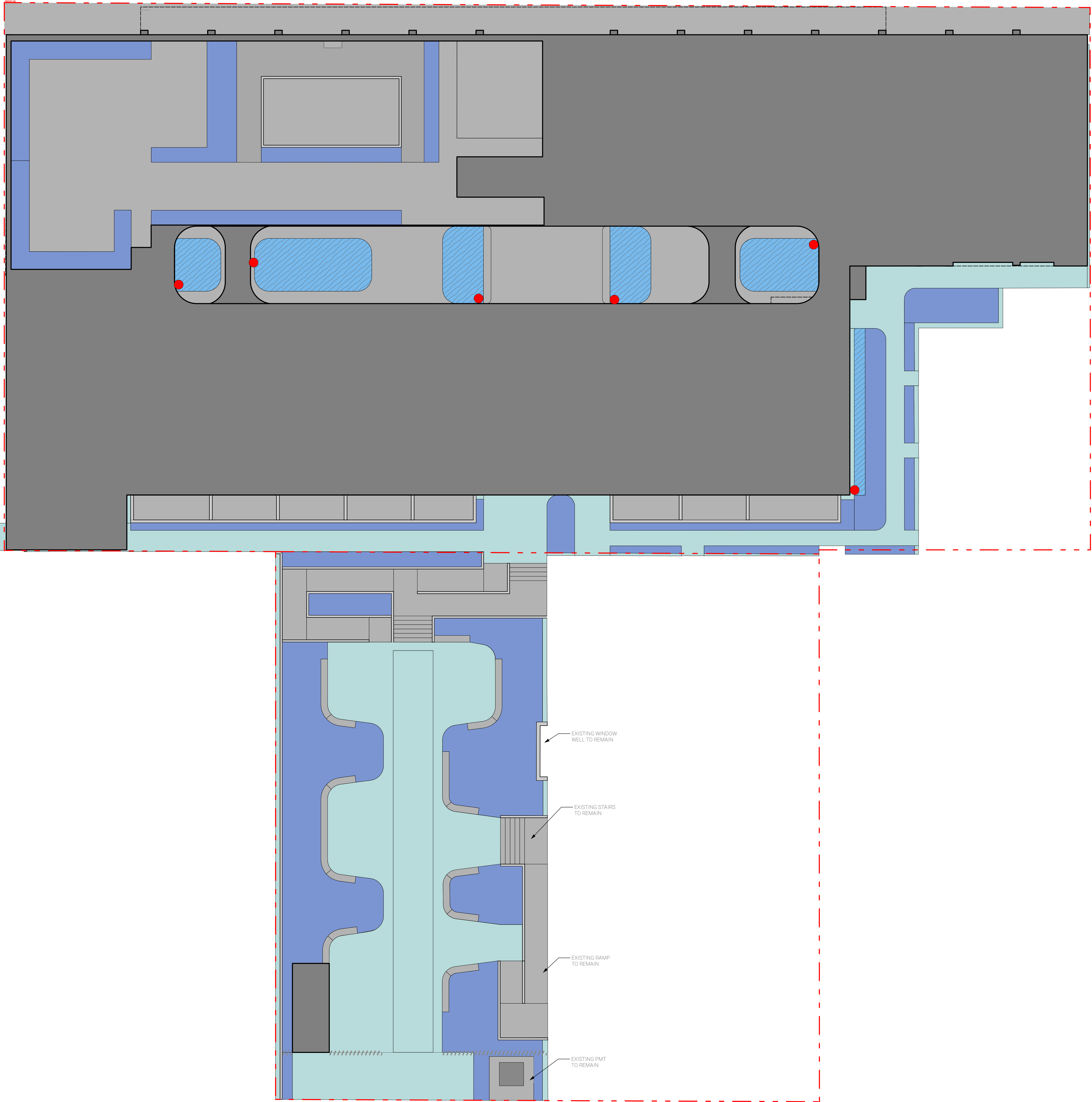
L0.04

0 5 10 M

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

INFILTRATION LEGEND

KEY	DESCRIPTION
<div></div>	PERMEABLE HARDSCAPING
<div></div>	PROPOSED SHRUB / GROUND COVER PLANTING
<div></div>	PROPOSED RAIN GARDEN ZONES
<div></div>	IMPERMEABLE HARDSCAPING
<div></div>	ROOF
<div></div>	OUTLET TO RAIN GARDEN LOCATIONS PER ARCHT



0 5 10 m

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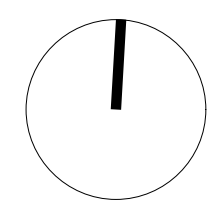
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INFILTRATION DIAGRAM

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L0.06

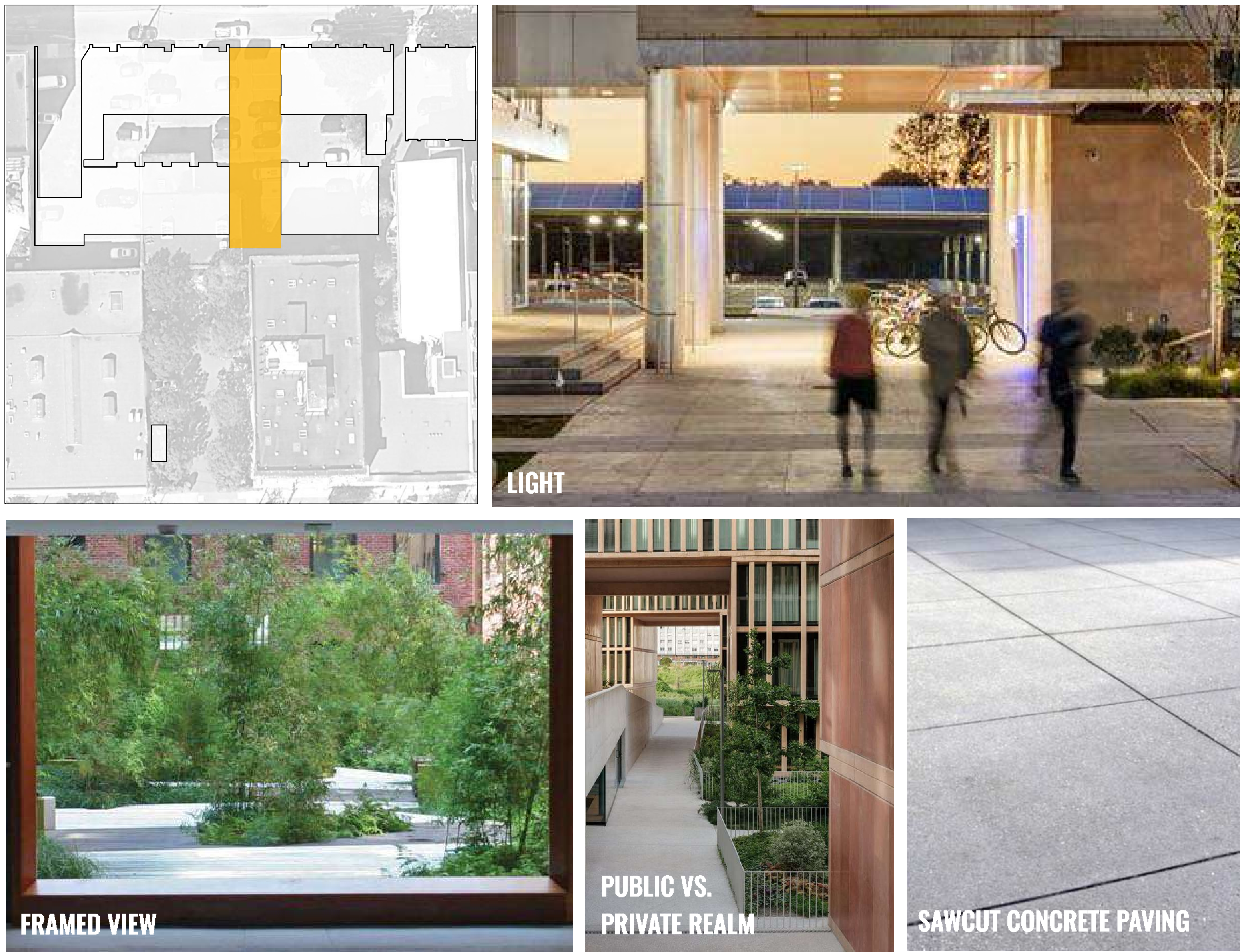
POCKET PARK

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.



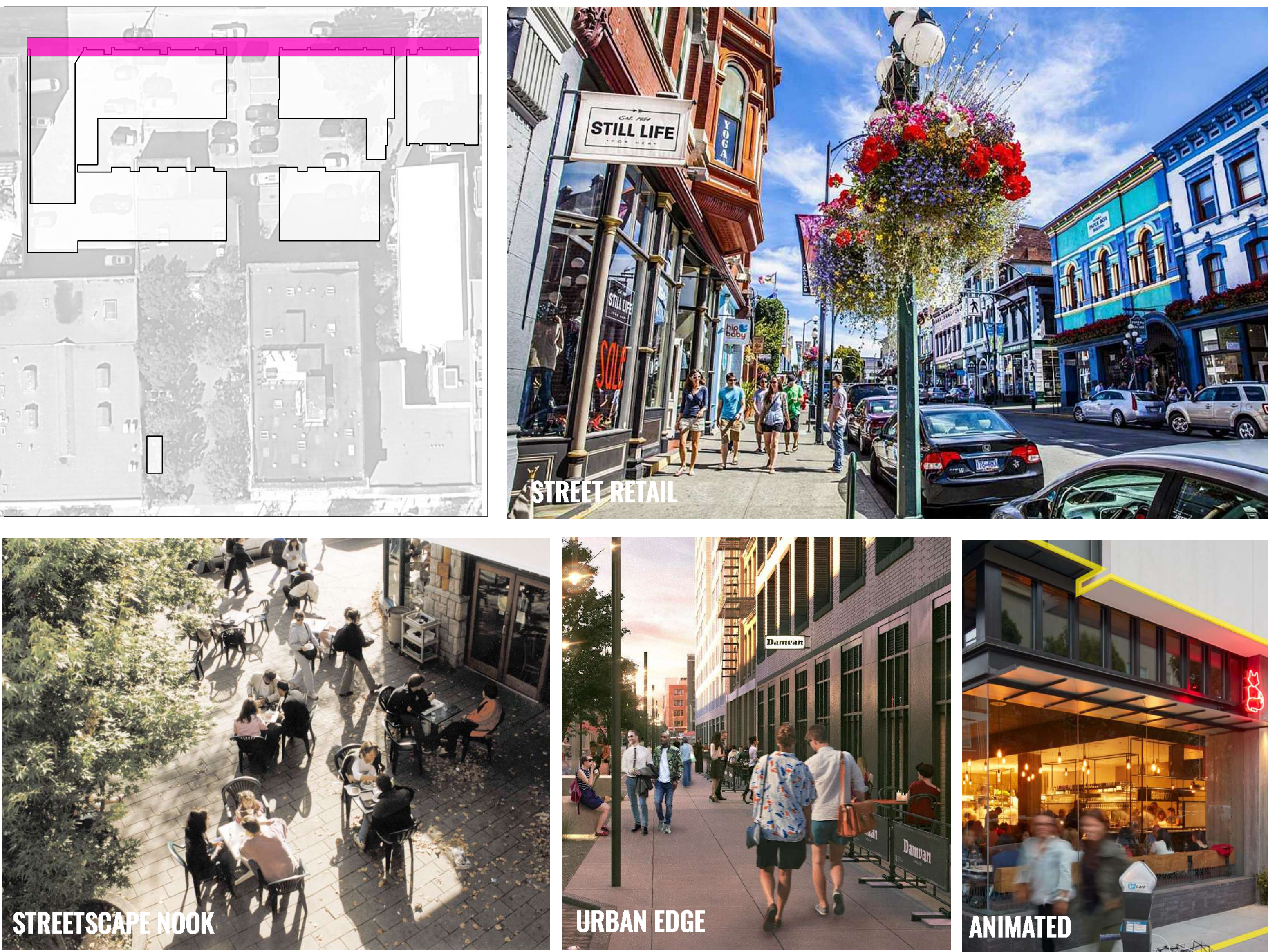
POP-UP RETAIL

Anchored by a refurbished shipping container, the Pop-Up Retail 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.



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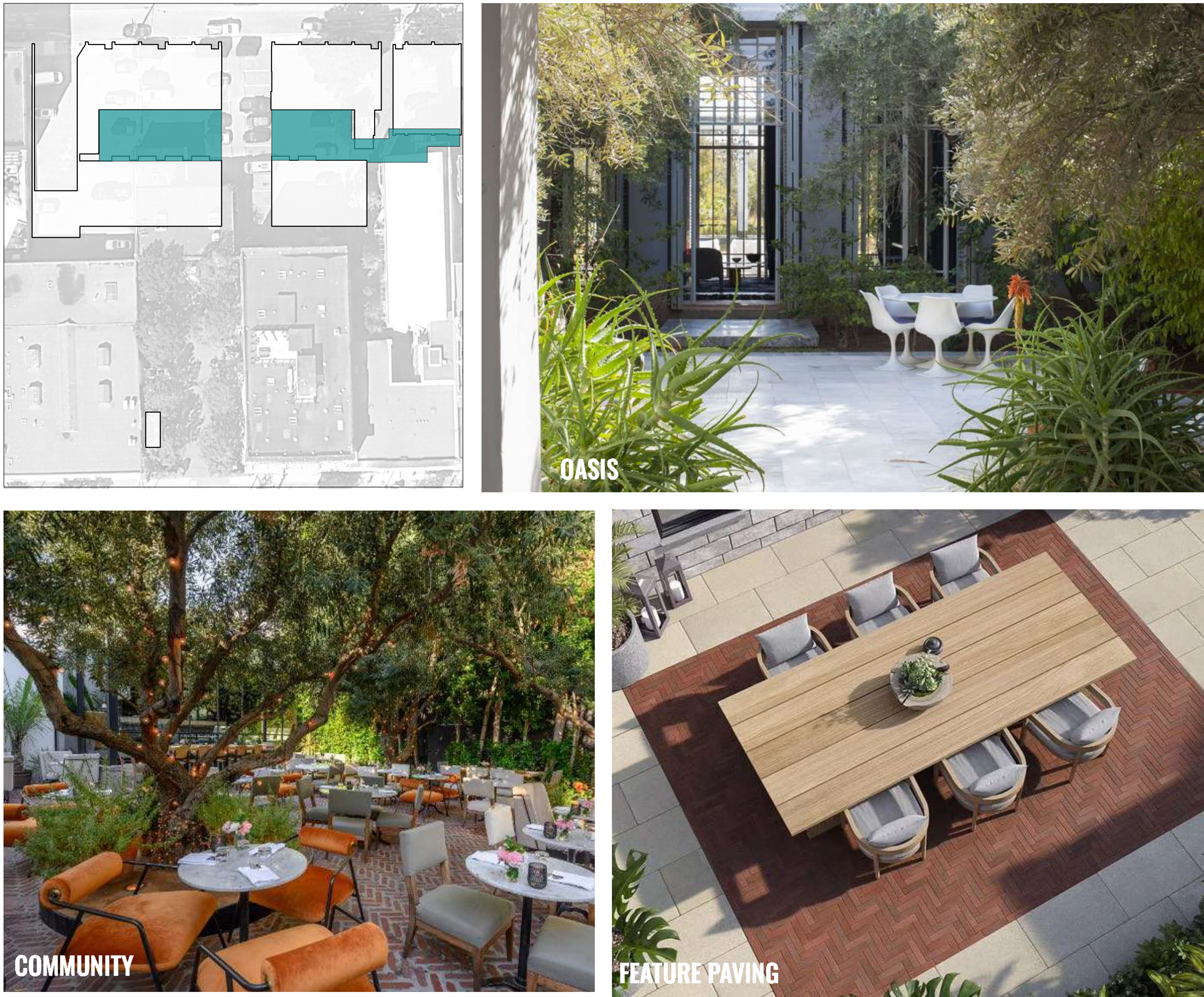
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PROGRAM & MATERIAL PRECEDENTS

Date	
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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.



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PROGRAM & MATERIAL
PRECEDENTS

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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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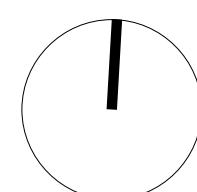
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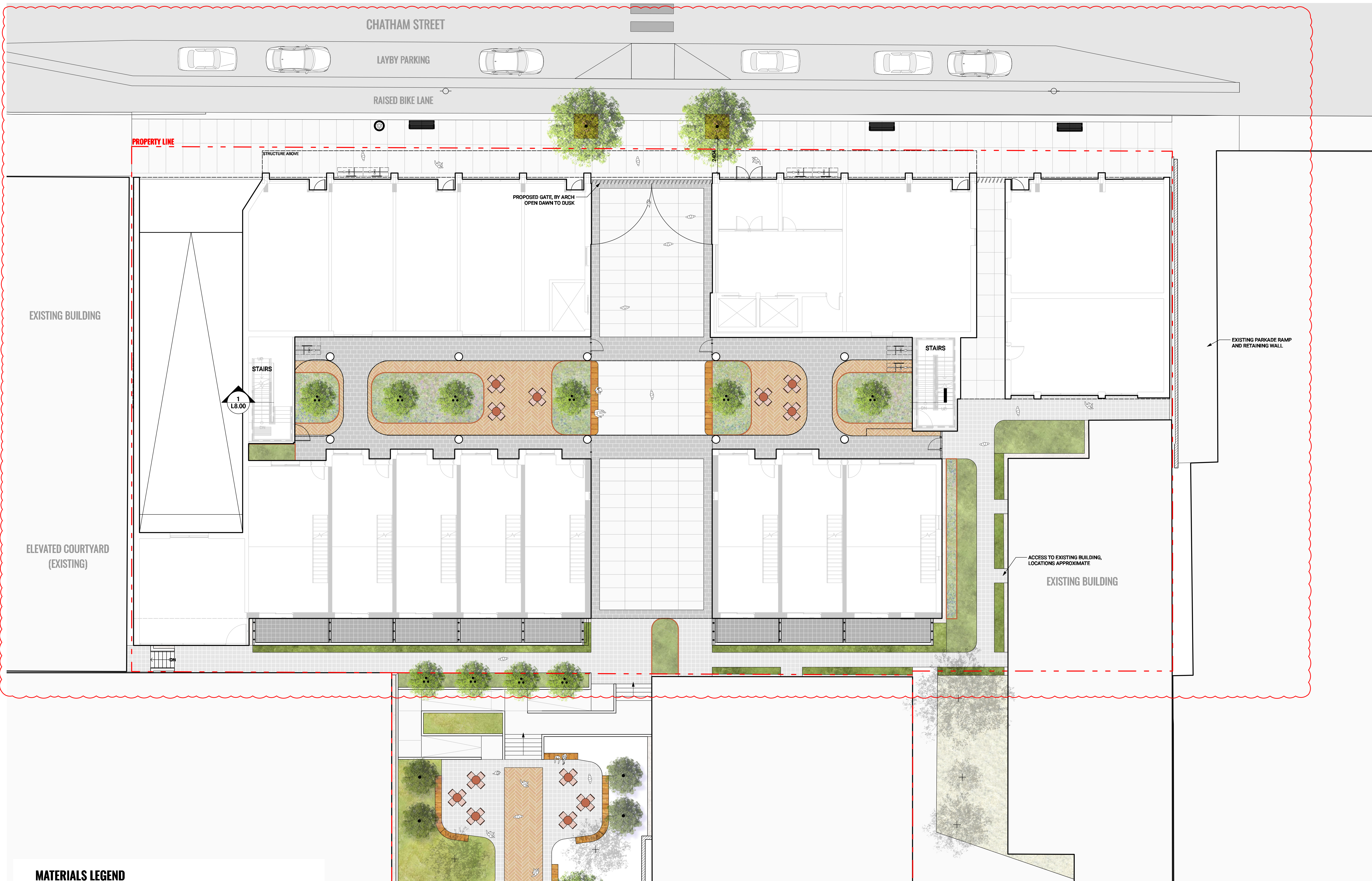
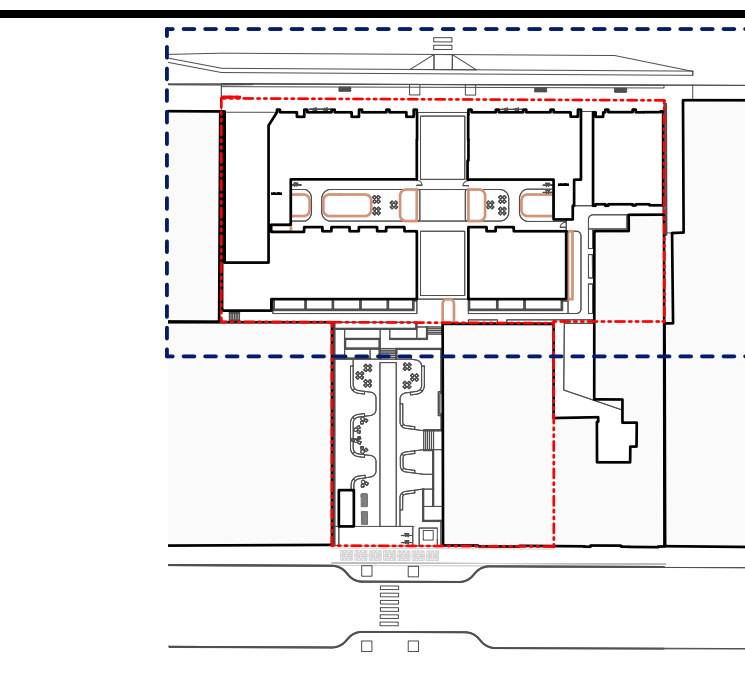
OVERALL SITE PLAN

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



L2.00

0 5 10 M



MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
	CIP CONCRETE PAVING HERALD STREET FINE BROOM FINISH, TROWEL JOINTS, WITH EXPOSED AGGREGATE BAND AND RED BRICK PER CHINATOWN PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING CHATHAM STREET TROWEL JOINT EDGES, 1200 SCORE LINE PATTERN, FINE BROOM FINISH PER ROCK BAY PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING ONSITE SAW-CUT, NATURAL	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER TYPE 1 LEVEL 1, ON SLAB	6 / L9.00
	STONE PAVER LEVEL 1, ON SLAB	7 / L9.00
	CONCRETE SLAB PAVER TYPE 1 LEVEL 1, PRIVATE PATIOS	8 / L9.00
	CONCRETE SLAB PAVER TYPE 2 ROOF LEVEL	8 / L9.00
	PERMEABLE PAVER TYPE 1 LEVEL 1, ON GRADE	5 / L9.00
	PERMEABLE PAVER TYPE 2 LEVEL 1, ON GRADE	5 / L9.00

	WOOD DECK	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	10 / L9.00 11 / L9.00
	RAIN GARDEN	
	LOW PLANTING AREA	3 / L9.10
	SHADE GARDEN	4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF TRAYS	5 / L9.10

	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	
	BIKE RACK QTY: 9 (14 SPACES)	8 / L9.20
	BENCH TYPE 1 LEVEL 1, SEAT WALL	4 / L9.20
	BENCH TYPE 2 ROOF LEVEL, FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE LEVEL 1	
	OUTDOOR DINING TABLE ROOF LEVEL	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
	OFFSITE FURNISHINGS PER CITY OF VICTORIA STANDARDS	
	FENCE AND GATE	12 / L9.20
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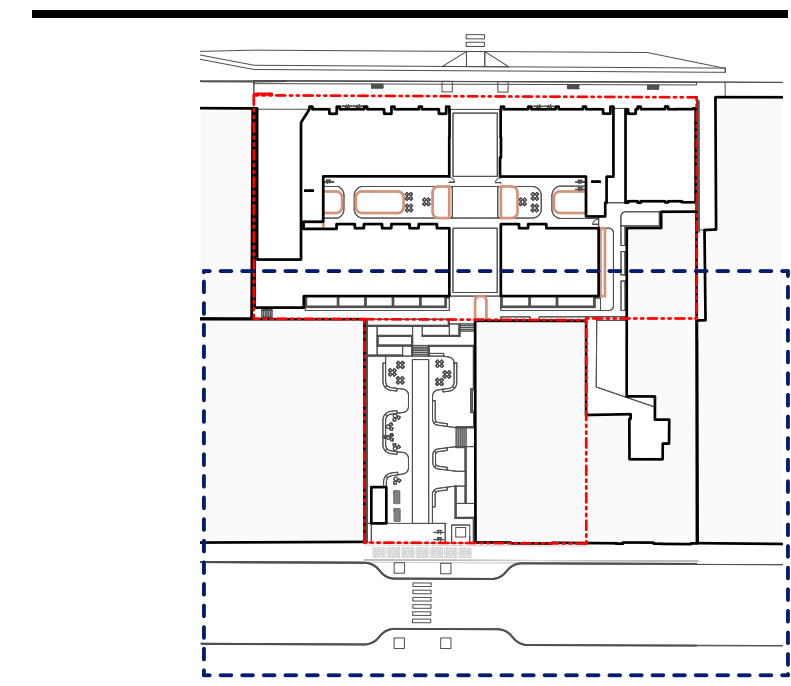
Project 25-108

Herald

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MATERIALS PLAN - GROUND LEVEL NORTH

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



POPS LANDSCAPED AREAS RATIO		
	AREA	PERCENTAGE
SOFTSCAPE	202 m²	35%
HARDSCAPE	367 m²	65%
TOTAL PARK AREA	569 m²	

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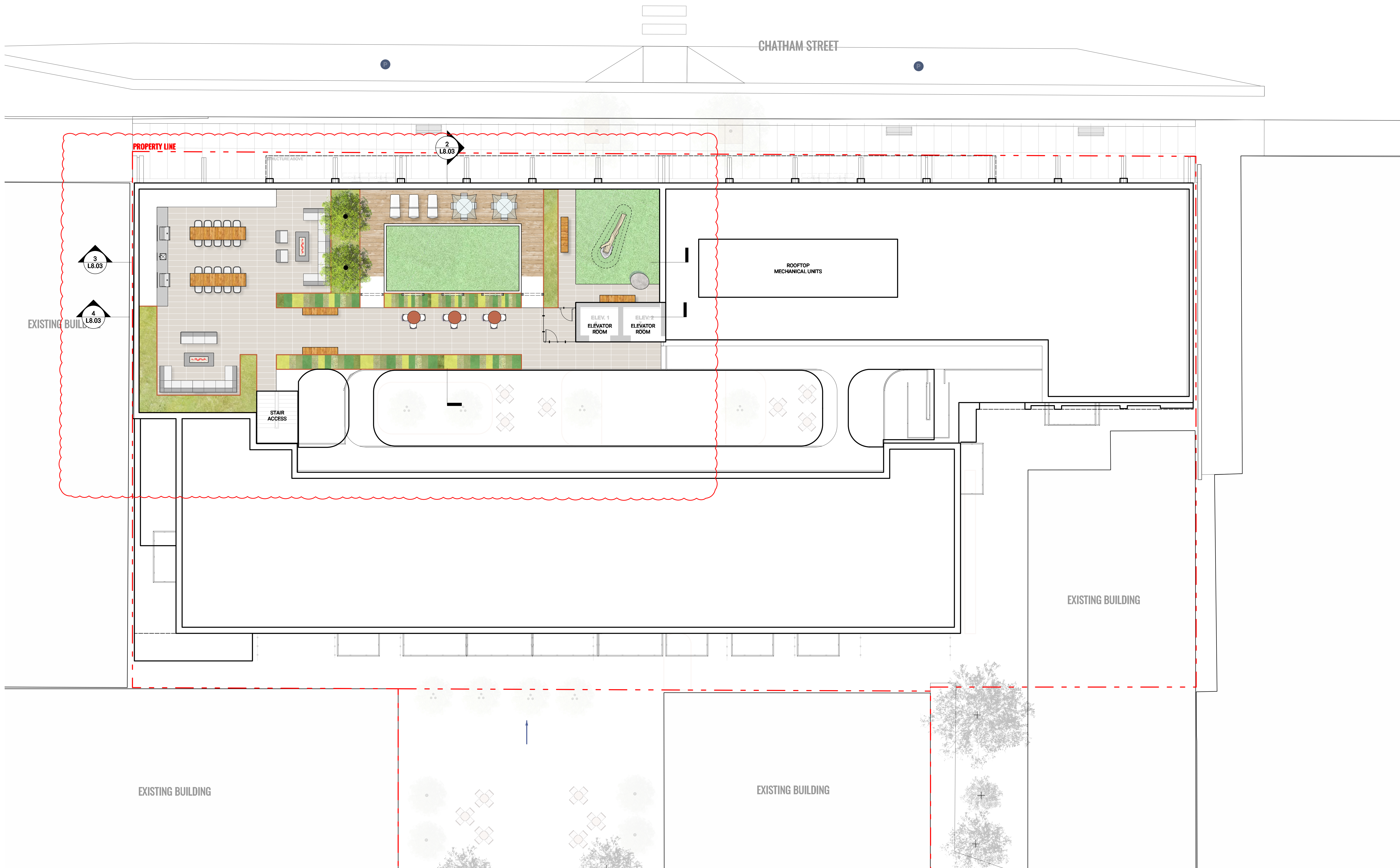
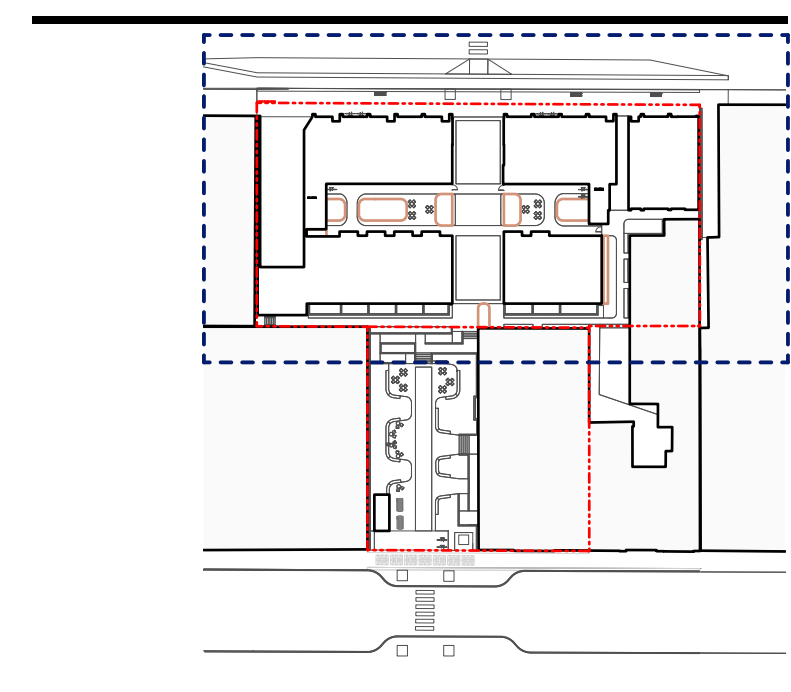
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MATERIALS PLAN - GROUND LEVEL SOUTH

Date	LN
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Checked By	1:100
Scale	Original Size

L2.02

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	CIP CONCRETE PAVING CHATHAM STREET TROWEL JOINT EDGES, 1200 SCORE LINE PATTERN, FINE BROOM FINISH PER ROCK BAY PAVING STANDARDS	1 / L9.00 2 / L9.00
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	LOW PLANTING AREA	4 / L9.10
	SHADE GARDEN	1 / L9.10 2 / L9.10
	HEDGE	4 / L9.10
	EXISTING LANDSCAPE	4 / L9.10
	EDIBLE PLANTING	5 / L9.10
	GREEN ROOF TRAYS	5 / L9.10
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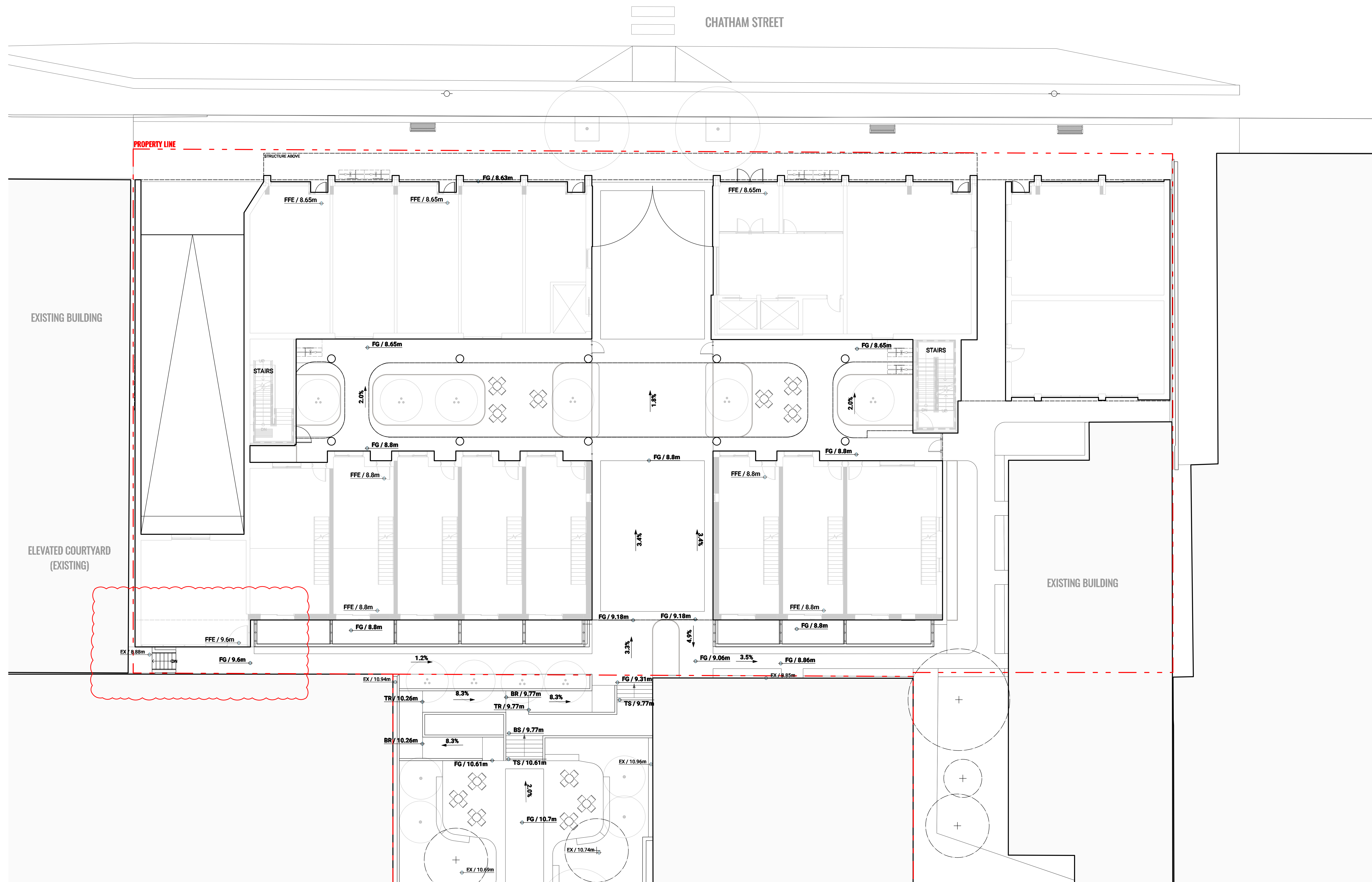
Herald

532-536 Herald Street &
517-533 Chatham Street

MATERIALS PLAN - ROOF

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

L2.03



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)

0 5 10 M

Revisions

No.	Description	Date
8	Issued for Draft 3	25-07-03
9	Issued for Rezoning + DP	25-07-15
10	Issued for Draft RZ/DP Response	25-11-07
11	Reissued for RZ/DP	25-12-05
12	Issued for Review/Coordination	26-01-26
13	Issued for Review/Coordination	26-01-27
14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

Project 25-108

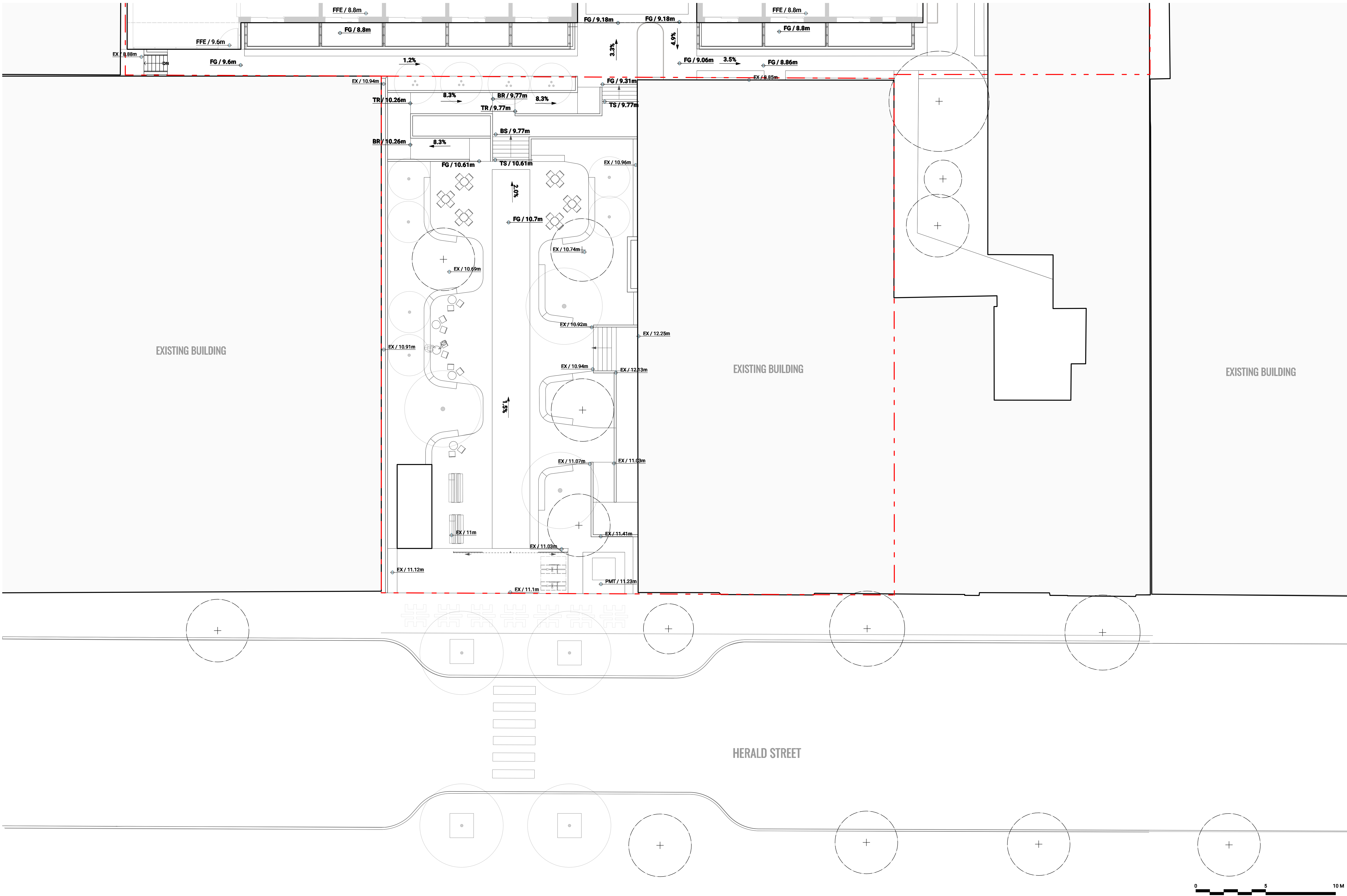
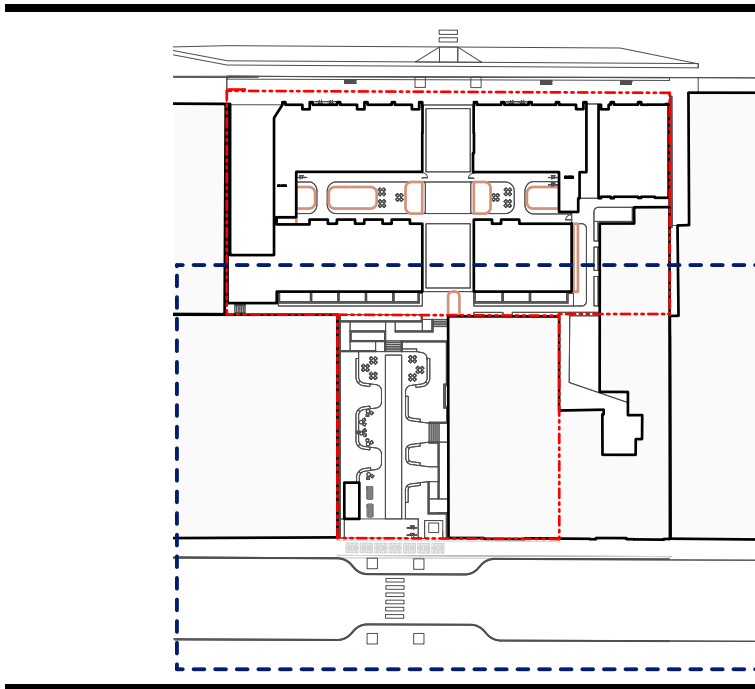
Herald

532-536 Herald Street &
517-533 Chatham Street

GRADING PLAN - GROUND LEVEL NORTH

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

L4.00



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)

0 5 10 M

Revisions		
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14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

GRADING PLAN - GROUND LEVEL SOUTH

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

SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM 200MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 600MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH
	SOIL CELLS 900MM DEPTH

TREE SOIL VOLUME LEVEL 1

ZONE	AREA	SOIL VOLUME
ZONE 1		
GROWING MEDIA ON GRADE	23 m²	23m³
STRUCTURAL SOIL ON GRADE	40 m²	7m³
SUM		30m³
NO. OF MED TREES	2	
SOIL VOLUME/TREE	15m³	
ZONE 2		
GROWING MEDIA ON GRADE	48 m²	48m³
NO. OF MED TREES	3	
SOIL VOLUME/TREE	16m³	
ZONE 3		
GROWING MEDIA ON GRADE	25 m²	25m³
STRUCTURAL SOIL ON GRADE	21 m²	4m³
SUM		30m³
NO. OF MED TREES	2	
SOIL VOLUME/TREE	15m³	
ZONE 4		
GROWING MEDIA ON GRADE	25 m²	25m³
NO. OF MED. TREES	1	
SOIL VOLUME/TREE	25m³	
ZONE 5		
GROWING MEDIA ON GRADE	18 m²	18m³
STRUCTURAL SOIL ON GRADE	7 m²	1m³
SUM		19m³
NO. OF MED TREES	1	
SOIL VOLUME/TREE	19m³	
ZONE 6 (OFFSITE)		
GROWING MEDIA ON GRADE	6 m²	6m³
SOIL CELLS ON GRADE	28 m²	29m³
SUM		29m³
NO. OF MED TREES	2	
SOIL VOLUME/TREE	15m³	
ZONE 7 (OFFSITE)		
GROWING MEDIA ON GRADE	6 m²	6m³
SOIL CELLS ON GRADE	28 m²	23m³
SUM		29m³
NO. OF MED TREES	2	
SOIL VOLUME/TREE	15m³	
ZONE 8 (OFFSITE)		
GROWING MEDIA ON GRADE	7 m²	7m³
SOIL CELLS ON GRADE	29 m²	24m³
SUM		31m³
NO. OF MED TREES	2	
SOIL VOLUME/TREE	15m³	



Revisions

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13	Issued for Review/Coordination	26-01-27
14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

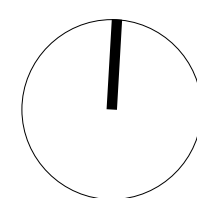
Project 25-108

Herald

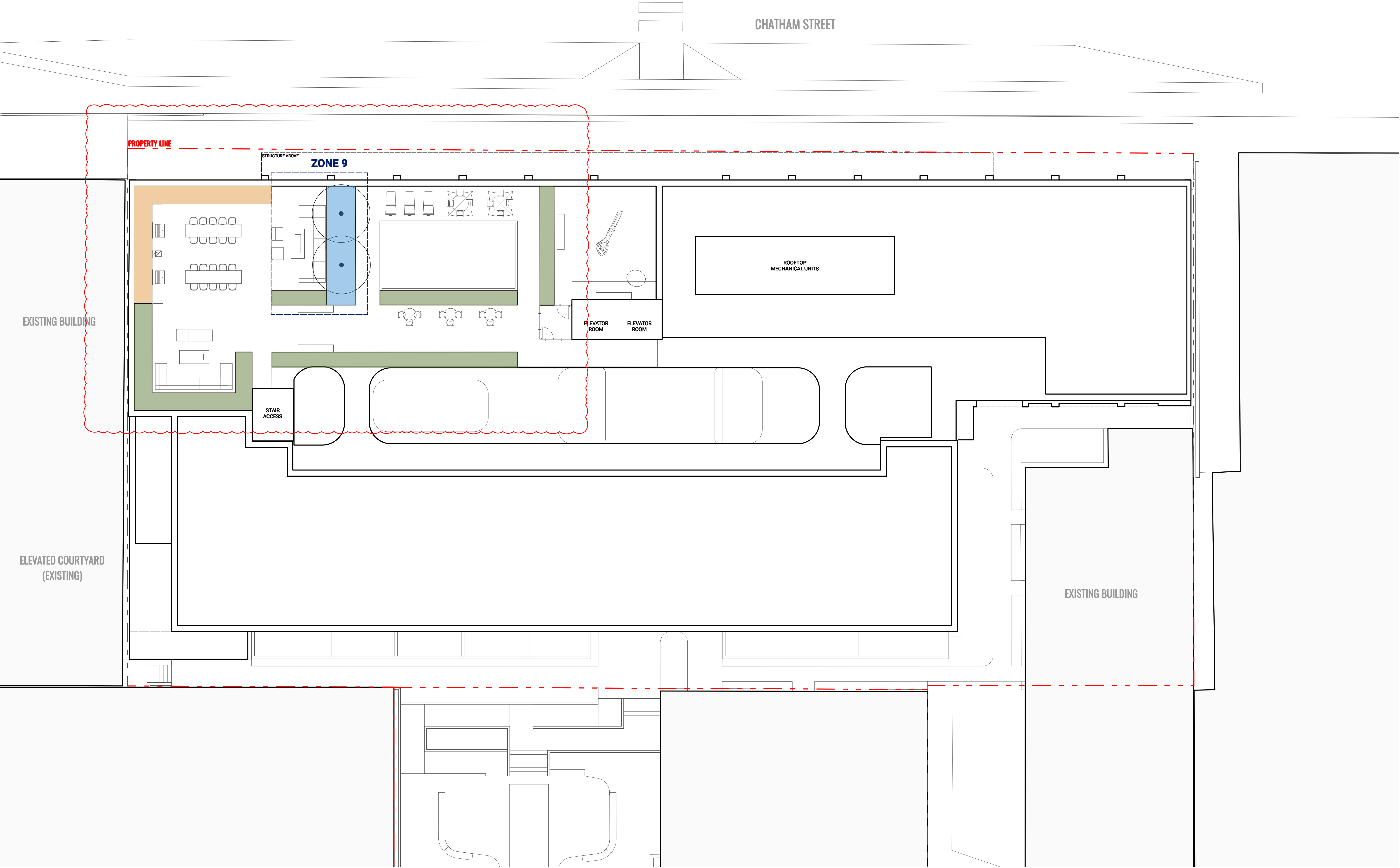
532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - GROUND LEVEL

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



L5.00



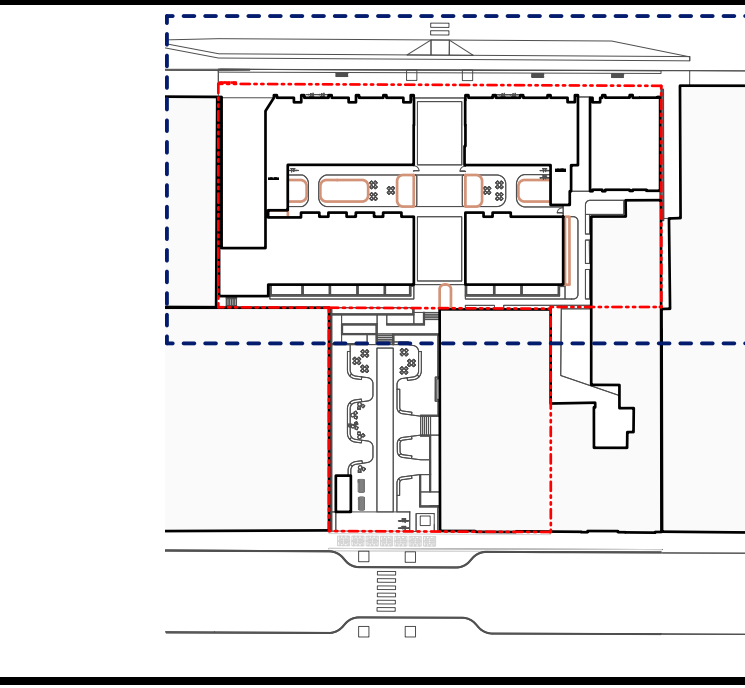
SOILS LEGEND

KEY	DESCRIPTION
<div></div>	GROWING MEDIUM 200MM DEPTH
<div></div>	GROWING MEDIUM 450MM DEPTH
<div></div>	GROWING MEDIUM 600MM DEPTH
<div></div>	GROWING MEDIUM 900MM DEPTH
<div></div>	STRUCTURAL SOIL 900MM DEPTH
<div></div>	SOIL CELLS 900MM DEPTH

TREE SOIL VOLUME ROOF

ZONE	AREA	SOIL VOLUME
ZONE 9 0.9M DEPTH GROWING MEDIA ON STRUCTURE	16 m ²	15m ³
	NO. OF SMALL TREES	2
	SOIL VOLUME/TREE	7m ³

0 5 10 M



Revisions

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14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

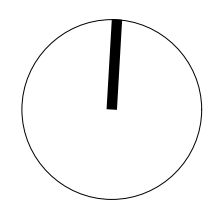
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - ROOF

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



L5.01

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
REPLACEMENT DECIDUOUS TREES					
BN	3	Betula nigra DURA-HEAT 'BM7M'	Pyramidal River Birch	6cm, cal.	AS SHOWN
CK	2	Comus kousa	Kousa Dogwood	6cm, cal.	AS SHOWN
REPLACEMENT CONIFEROUS TREES					
PC	6	Pinus contorta esp. contorta	Shore Pine	3m HL	AS SHOWN
LARGE FEATURE SHRUBS					
AA	6	Amelanchier alnifolia	Serviceberry	2-3m HL, multistem	5121 o.c.

NOTE:

ALL REPLACEMENT TREES MUST BE SINGLE STEMMED AND AT LEAST 6 CM CALIPER AT TIME OF PLANTING FOR ALL DECIDUOUS TREES AND A MINIMUM OF 2 M IN HEIGHT AT THE TIME OF PLANTING FOR CONIFEROUS. PER CITY OF VICTORIA STANDARDS

MASS PLANTING LIST

AREA NAME	QTY	% BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Hedge					
Low Planting Area	85	100% Taxus x media 'Hicksii'	Hick's Yew	1.5m HL	600 o.c.
	107	10% Aquilegia formosa	Red Columbine	#1 pot	450 o.c.
	121	5% Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
	107	10% Blechnum spicant	Deer Fern	#1 pot	450 o.c.
	121	5% Fragaria chiloensis	Coastal Strawberry	10cm pot	300 o.c.
	78	20% Hosta 'Patriot'	Plantain Lily 'Patriot'	#1 pot	750 o.c.
	107	10% Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
	56	5% Malanthemum racemosum	False Solomon's Seal	#1 pot	450 o.c.
	121	5% Oxalis oregana	Redwood Sorrel	#1 pot	300 o.c.
	121	20% Polystichum setiferum	Soft Field Fern	#1 pot	600 o.c.
Rain Garden					
	20	2% Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
	13	5% Adiantum filix-femina	Lady Fern	#1 pot	600 o.c.
	23	5% Blechnum spicant	Deer Fern	#1 pot	450 o.c.
	7	15% Comus sericea	Red Twig Dogwood	#3 pot	1500 o.c.
	20	2% Gaultheria procumbens	Wintergreen	#1 pot	300 o.c.
	13	5% Gaultheria shallon	Salal	#1 pot	600 o.c.
	9	15% Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	23	5% Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
	20	2% Oxalis oregana	Redwood Sorrel	#1 pot	300 o.c.
	9	15% Physocarpus capitatus	Pacific ninebark	#1 pot	1200 o.c.
	9	15% Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	9	15% Vaccinium ovatum	Evergreen Huckleberry	#1 pot	1200 o.c.
Rooftop Shrubs					
	24	5% Alliumcernuum	Nodding Onion	bulbs	300 o.c.
	11	5% Aster levis	Smooth Aster	#1 pot	450 o.c.
	11	5% Echinacea purpurea	Coneflower	#1 pot	450 o.c.
	16	15% Gaultheria shallon	Salal	#1 pot	600 o.c.
	6	20% Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	9	15% Philadelphus lewisii 'Bizzard'	Bizzard Mock Orange	#3 pot	900 o.c.
	6	20% Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	9	15% Rose nutkana	Nootka Rose	#3 pot	900 o.c.
Shade Garden					
	14	2% Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.c.
	9	5% Adiantum filix-femina	Lady Fern	#1 pot	600 o.c.
	15	5% Blechnum spicant	Deer Fern	#1 pot	450 o.c.
	3	15% Comus sericea	Red Twig Dogwood	#3 pot	1500 o.c.
	14	2% Gaultheria procumbens	Wintergreen	#1 pot	300 o.c.
	9	5% Gaultheria shallon	Salal	#1 pot	600 o.c.
	6	15% Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	15	5% Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
	14	2% Oxalis oregana	Redwood Sorrel	#1 pot	300 o.c.
	6	15% Physocarpus capitatus	Pacific ninebark	#1 pot	1200 o.c.
	6	15% Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	6	15% Vaccinium ovatum	Evergreen Huckleberry	#1 pot	1200 o.c.



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14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

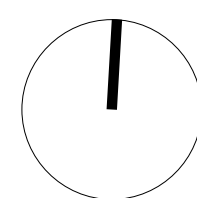
Project 25-108

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

PLANTING LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	PROPOSED REPLACEMENT TREES (ONSITE - 2 SMALL & 9 MEDIUM (OFFSITE TOTAL 6))
	PROPOSED LARGE FEATURE SHRUB
	HEDGE PLANTING
	LOW PLANTING AREA
	SHADE GARDEN
	RAIN GARDEN
	ROOFTOP SHRUBS

PLANTING PLAN LEGEND

ID	BOTANICAL NAME	COMMON NAME
REPLACEMENT DECIDUOUS TREES		
BN	Betula nigra DURA-HEAT 'BNMTF'	Pyramidal River Birch
CK	Cornus kousa	Kousa Dogwood
REPLACEMENT CONIFEROUS TREES		
PC	Pinus contorta ssp. contorta	Shore Pine
LARGE FEATURE SHRUBS		
AA	Amelanchier alnifolia	Serviceberry



Revisions

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Key Plan

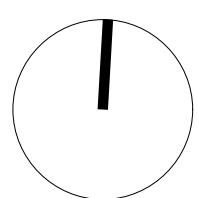
Project 25-108

Herald

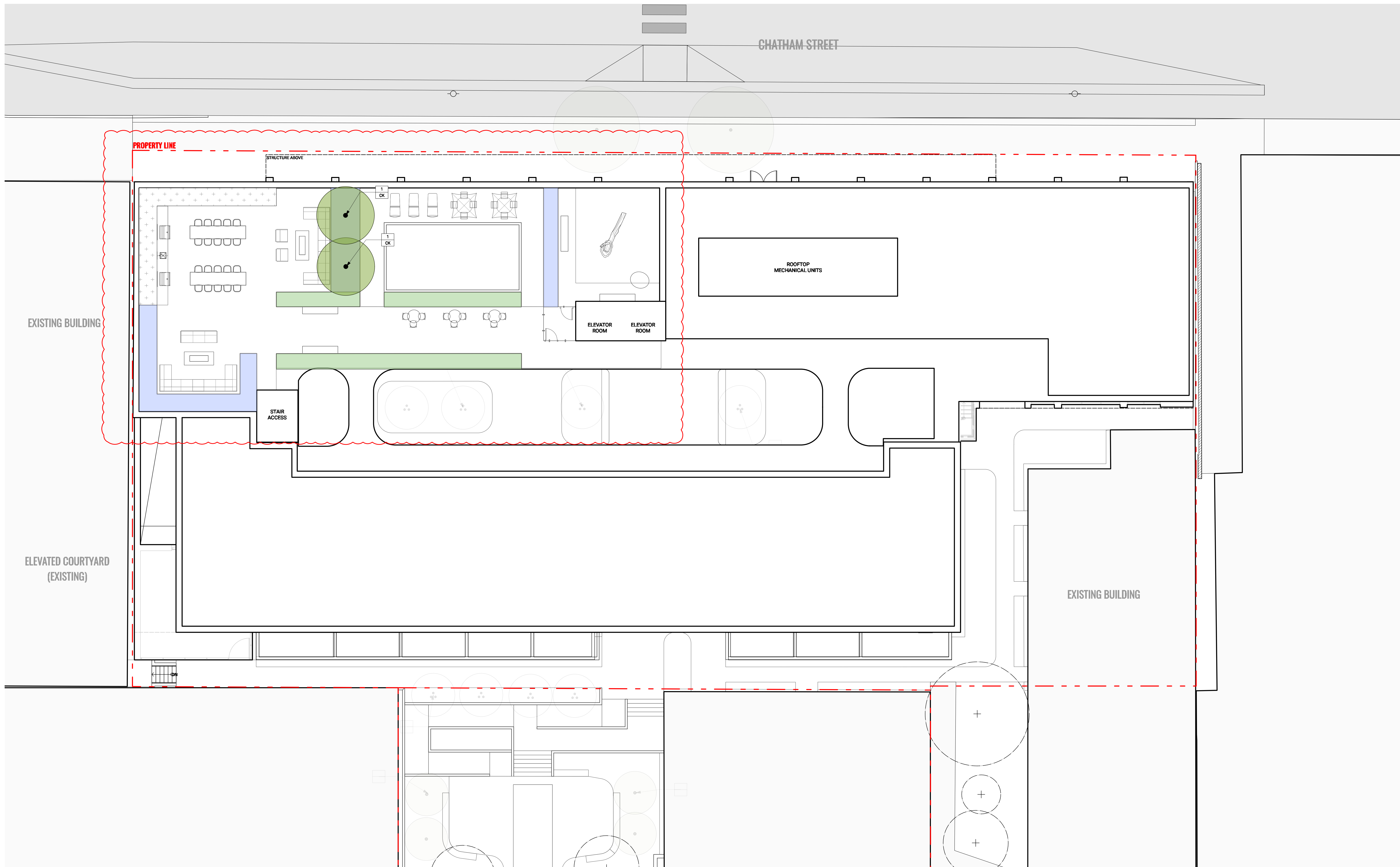
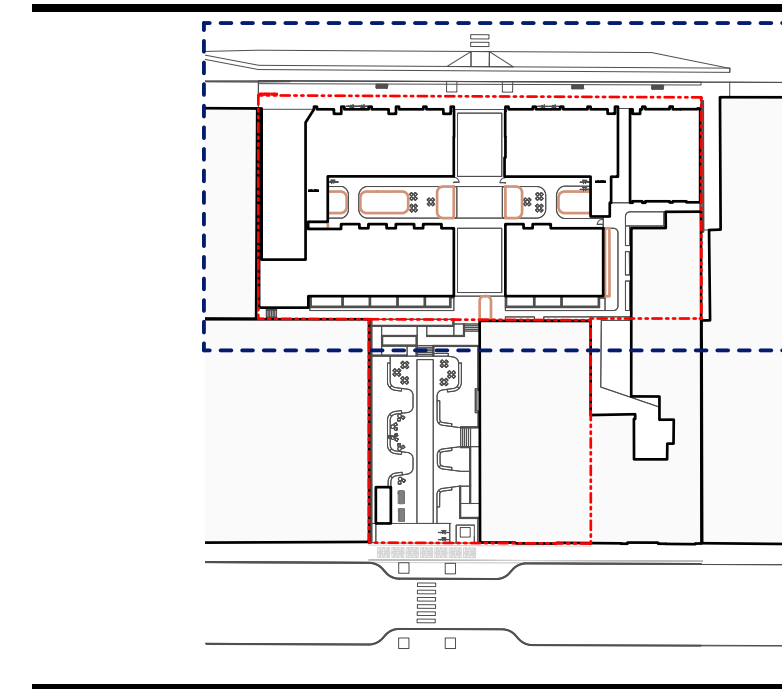
532-536 Herald Street &
517-533 Chatham Street

PLANTING PLAN - GROUND LEVEL

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



L6.01



0 5 10 M

PLANTING LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	PROPOSED REPLACEMENT TREES (ONSITE - 2 SMALL & 9 MEDIUM (OFFSITE TOTAL 6))
	PROPOSED LARGE FEATURE SHRUB
	HEDGE PLANTING
	LOW PLANTING AREA
	SHADE GARDEN
	RAIN GARDEN
	ROOFTOP SHRUBS

PLANTING PLAN LEGEND

ID	BOTANICAL NAME	COMMON NAME
REPLACEMENT DECIDUOUS TREES		
BH	Betula nigra DURA-HEAT 'BNMTF'	Pyramidal River Birch
CK	Cornus kousa	Kousa Dogwood
REPLACEMENT CONIFEROUS TREES		
PC	Pinus contorta ssp. contorta	Shore Pine
LARGE FEATURE SHRUBS		
AA	Amelanchier alnifolia	Serviceberry

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15	Reissued for RZ/DP	26-02-04

Key Plan

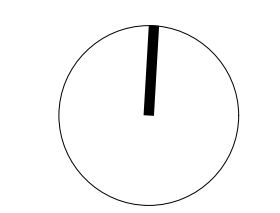
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

PLANTING PLAN - ROOF

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

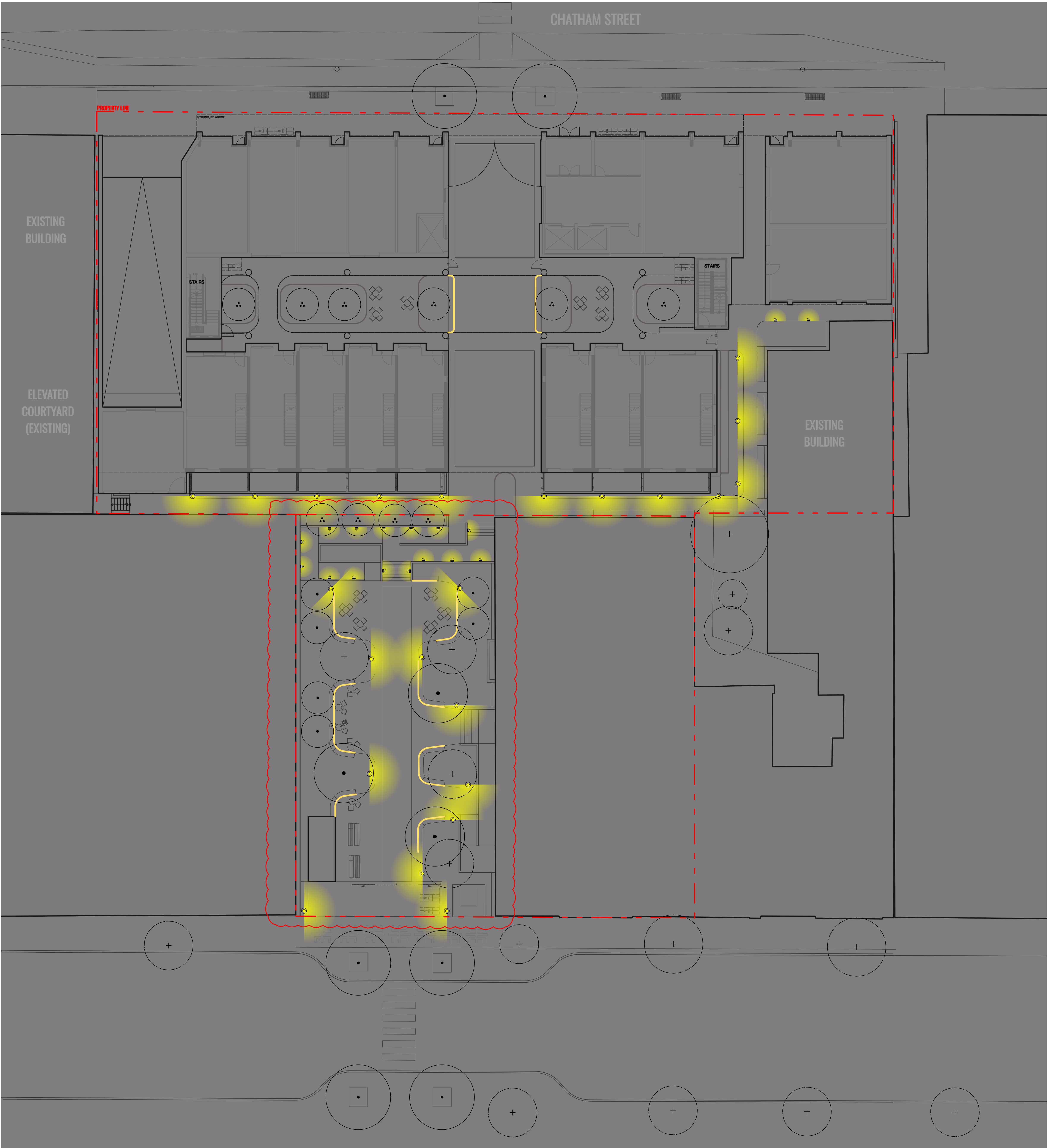


L6.02

LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: INGROUND LIGHT
	LIGHT TYPE 3: BOLLARD LIGHT
	LIGHT TYPE 4: LED LIGHT STRIP

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



Revisions		
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Key Plan

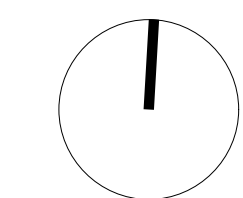
Project 25-108

Herald

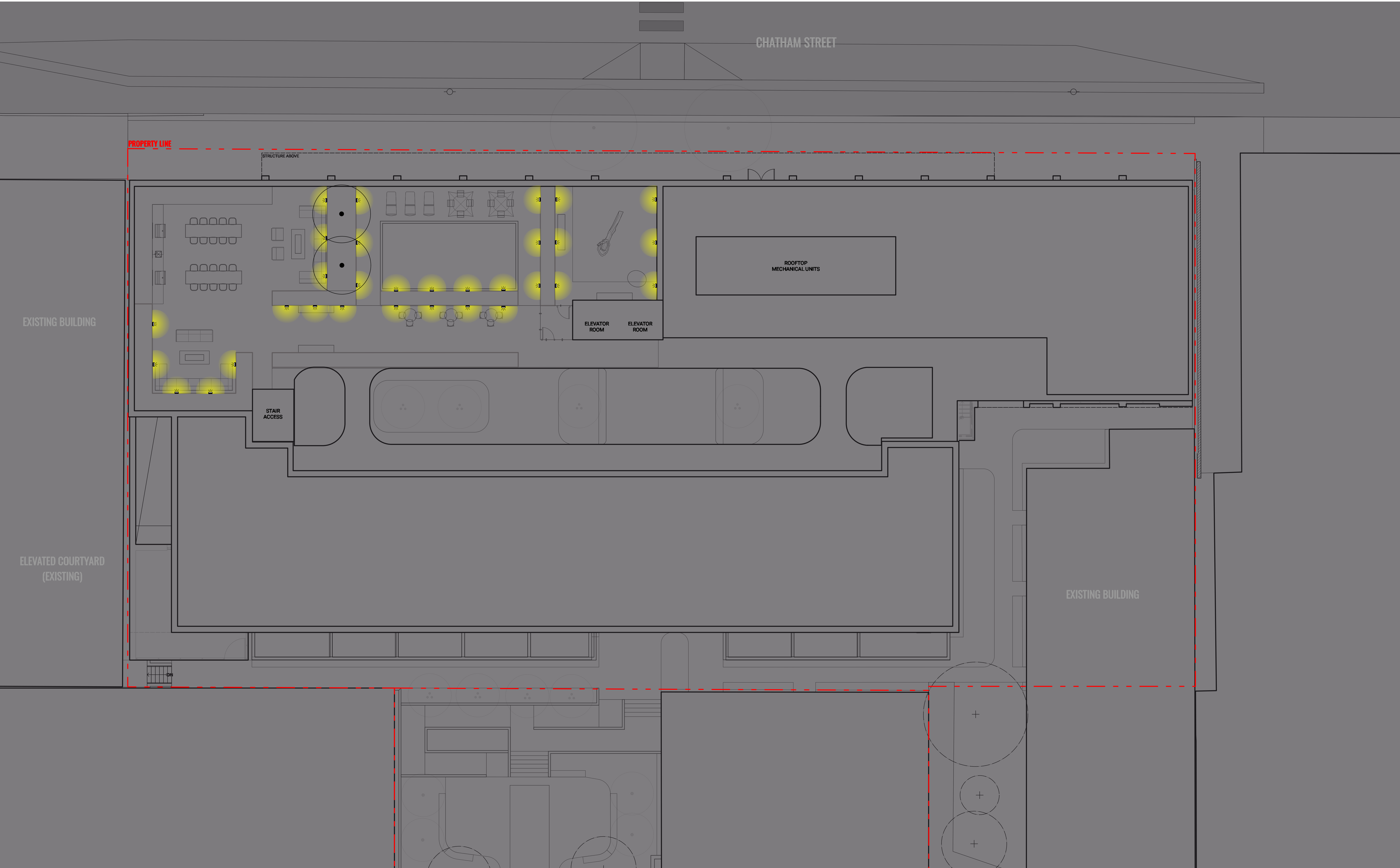
532-536 Herald Street &
517-533 Chatham Street

LIGHTING PLAN - GROUND LEVEL

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



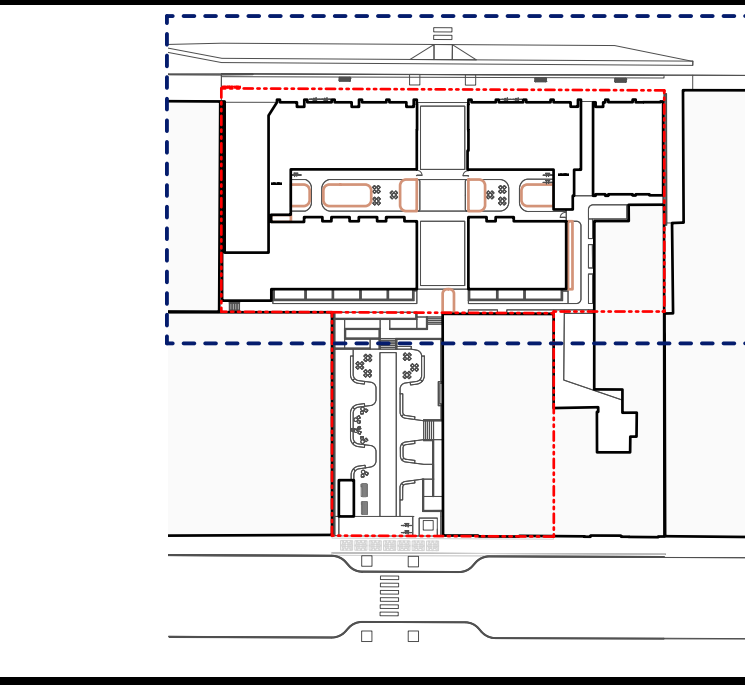
L7.00



LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: INGROUND LIGHT
	LIGHT TYPE 3: BOLLARD LIGHT
	LIGHT TYPE 4: LED LIGHT STRIP

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



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Key Plan

Project 25-108

Herald

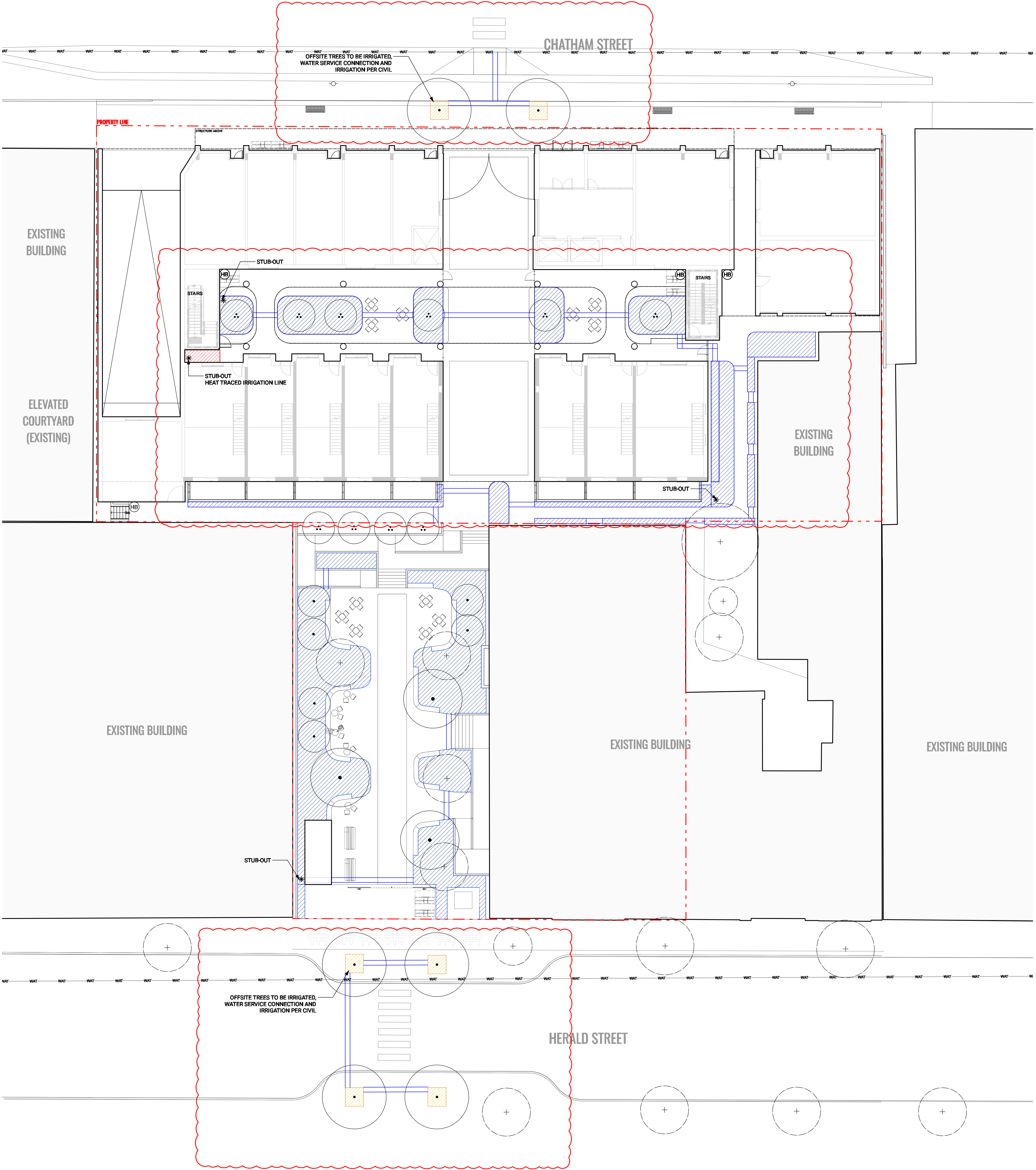
532-536 Herald Street &
517-533 Chatham Street

LIGHTING PLAN - ROOF

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

IRRIGATION LEGEND

KEY	DESCRIPTION
(HB)	HOSE BIB REFER TO ELECTRICAL & MECHANICAL
*	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
[Red hatched box]	ON-SITE AUTOMATIC IRRIGATION HEAT TRACED
[Blue hatched box]	ON-SITE AUTOMATIC IRRIGATION
[Orange hatched box]	OFF-SITE AUTOMATIC DRIP IRRIGATION PER CITY OF VICTORIA'S STANDARDS
[Blue line]	IRRIGATION SLEEVING



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Key Plan

Project 25-108

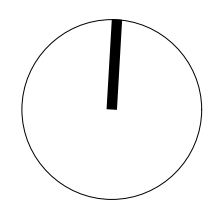
Herald

532-536 Herald Street &
517-533 Chatham Street

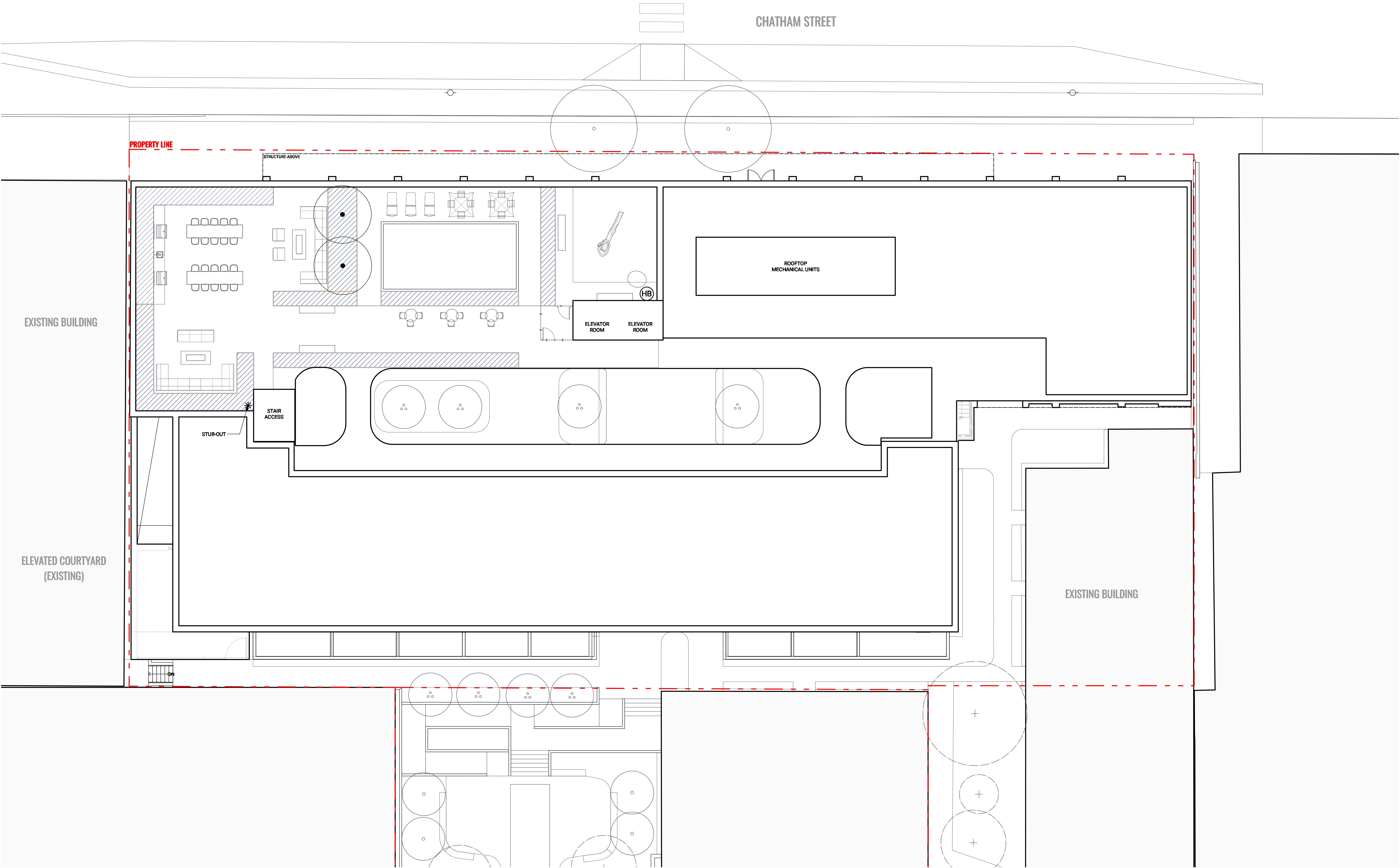
IRRIGATION PLAN -
GROUND LEVEL

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

0 5 10 M

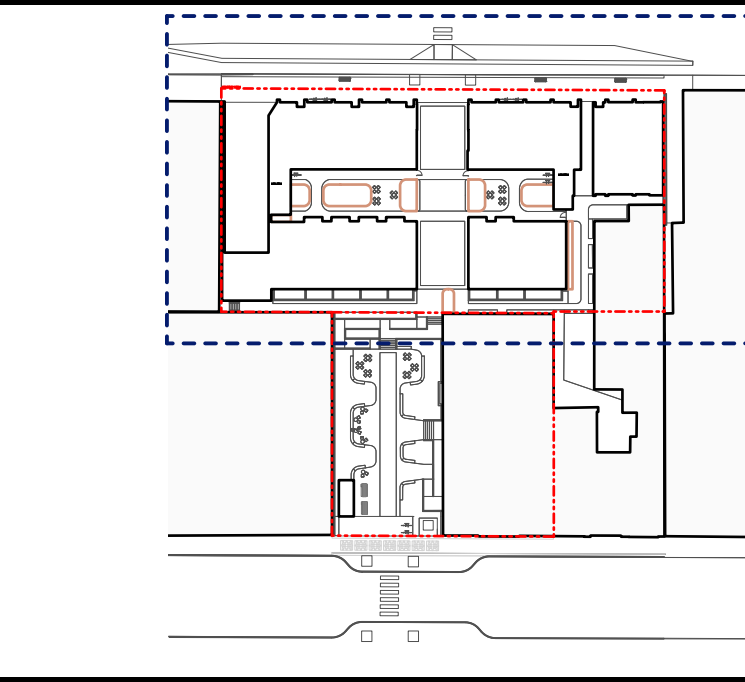


L7.02



IRRIGATION LEGEND

KEY	DESCRIPTION
	HOSE BIB REFER TO ELECTRICAL & MECHANICAL.
	STUB-OUT REFER TO ELECTRICAL & MECHANICAL.
	ON-SITE AUTOMATIC IRRIGATION HEAT TRACED
	ON-SITE AUTOMATIC IRRIGATION



Revisions

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Key Plan

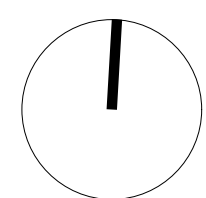
Project 25-108

Herald

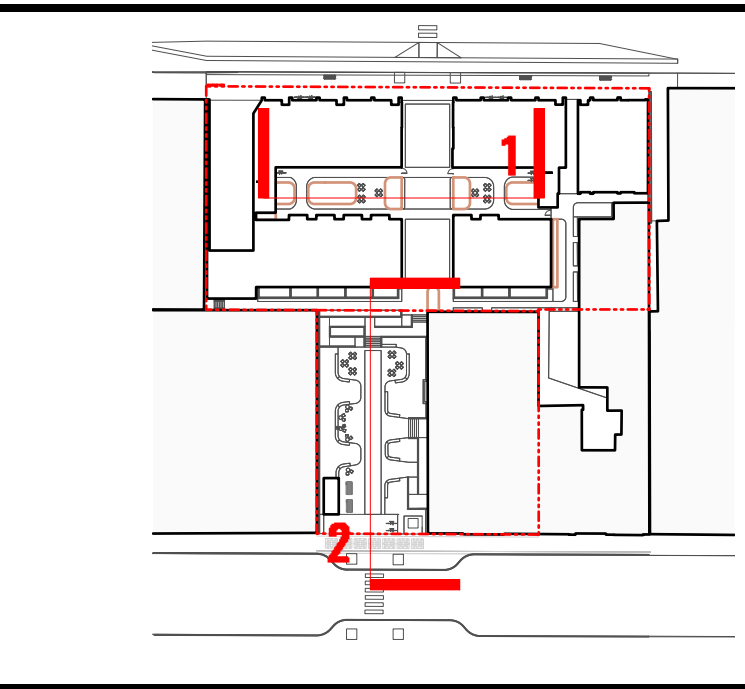
532-536 Herald Street &
517-533 Chatham Street

IRRIGATION PLAN - ROOF

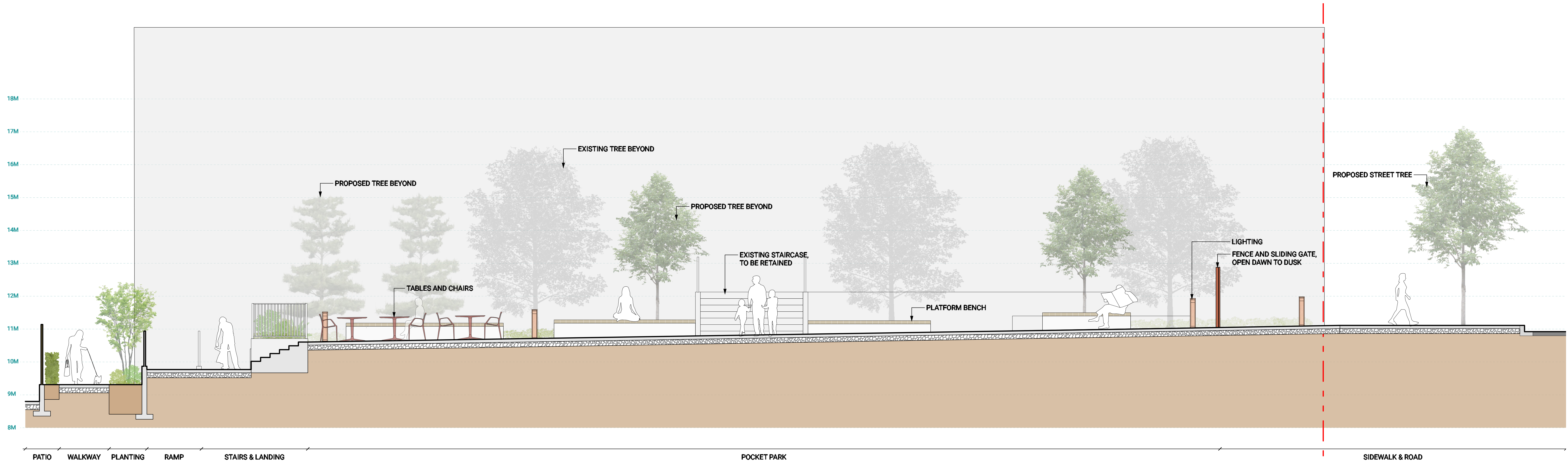
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Drawn By	OM
Checked By	1:100
Scale	Original Size



L7.03



1 SECTION THROUGH COURTYARD
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2 SECTION THROUGH PARKLET
Scale: 1:50

Revisions		
No.	Description	Date
8	Issued for Draft 3	25-07-03
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13	Issued for Review/Coordination	26-01-27
14	Issued For Review/Coordination	26-02-03
15	Reissued for RZ/DP	26-02-04

Key Plan

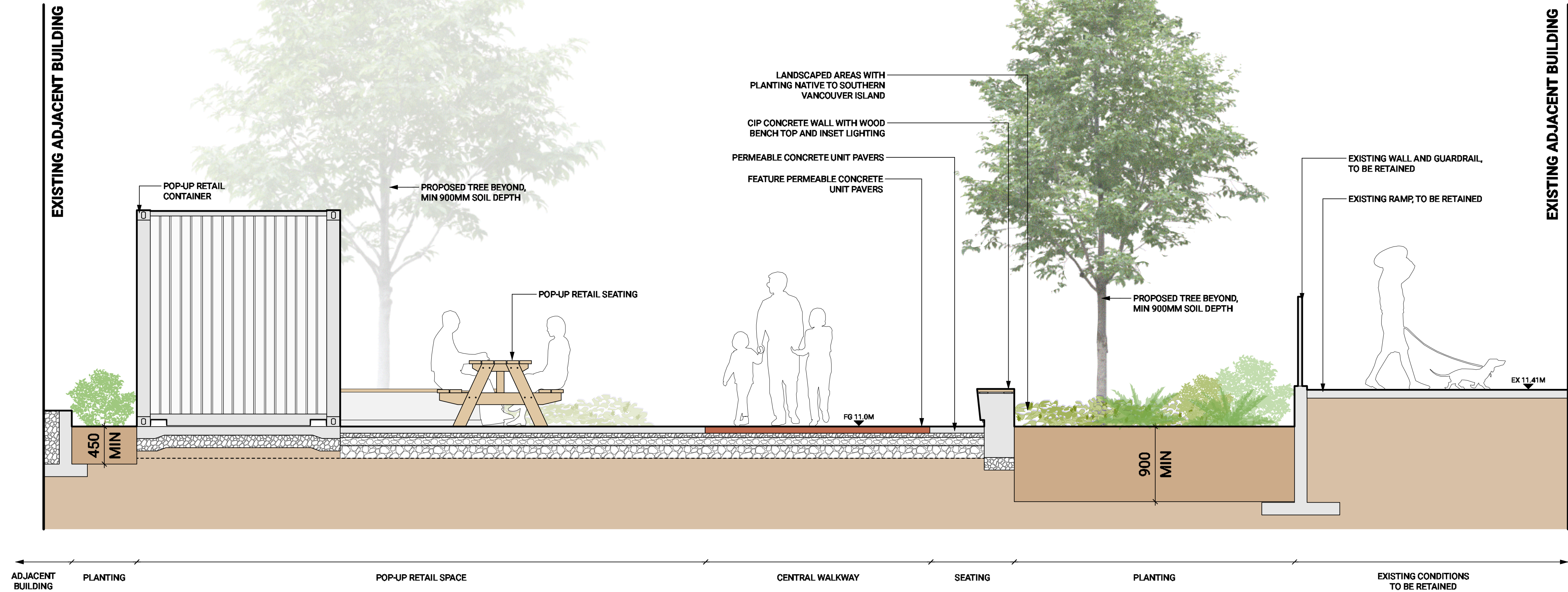
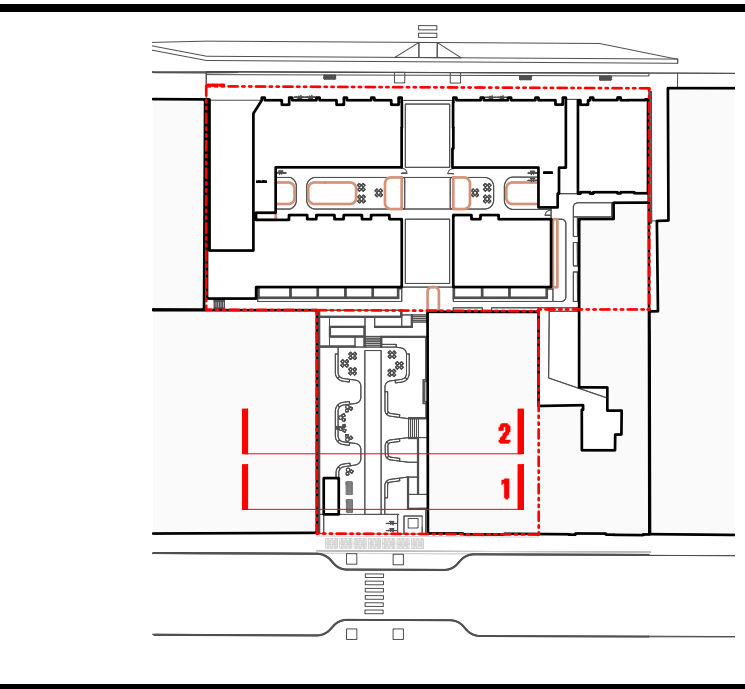
Project 25-108

Herald

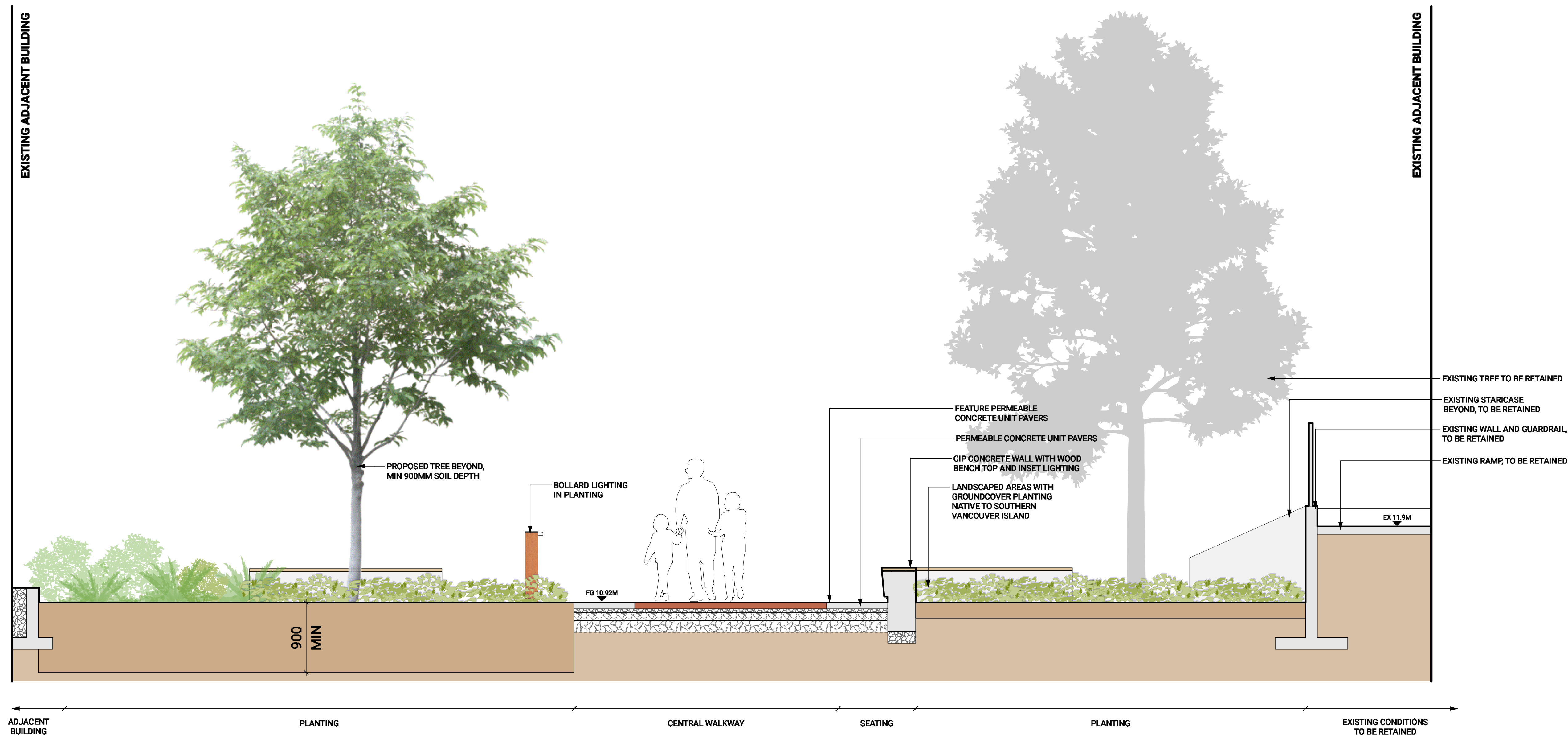
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (1)

Date	LN
Drawn By	OM
Checked By	1:50
Scale	Original Size



1 SECTION THROUGH PARKLET - POP UP RETAIL SPACE
Scale: 1:30



2 SECTION THROUGH PARKLET
Scale: 1:30

Revisions		
No.	Description	Date
8	Issued for Draft 3	25-07-03
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15	Reissued for RZ/DP	26-02-04

Key Plan

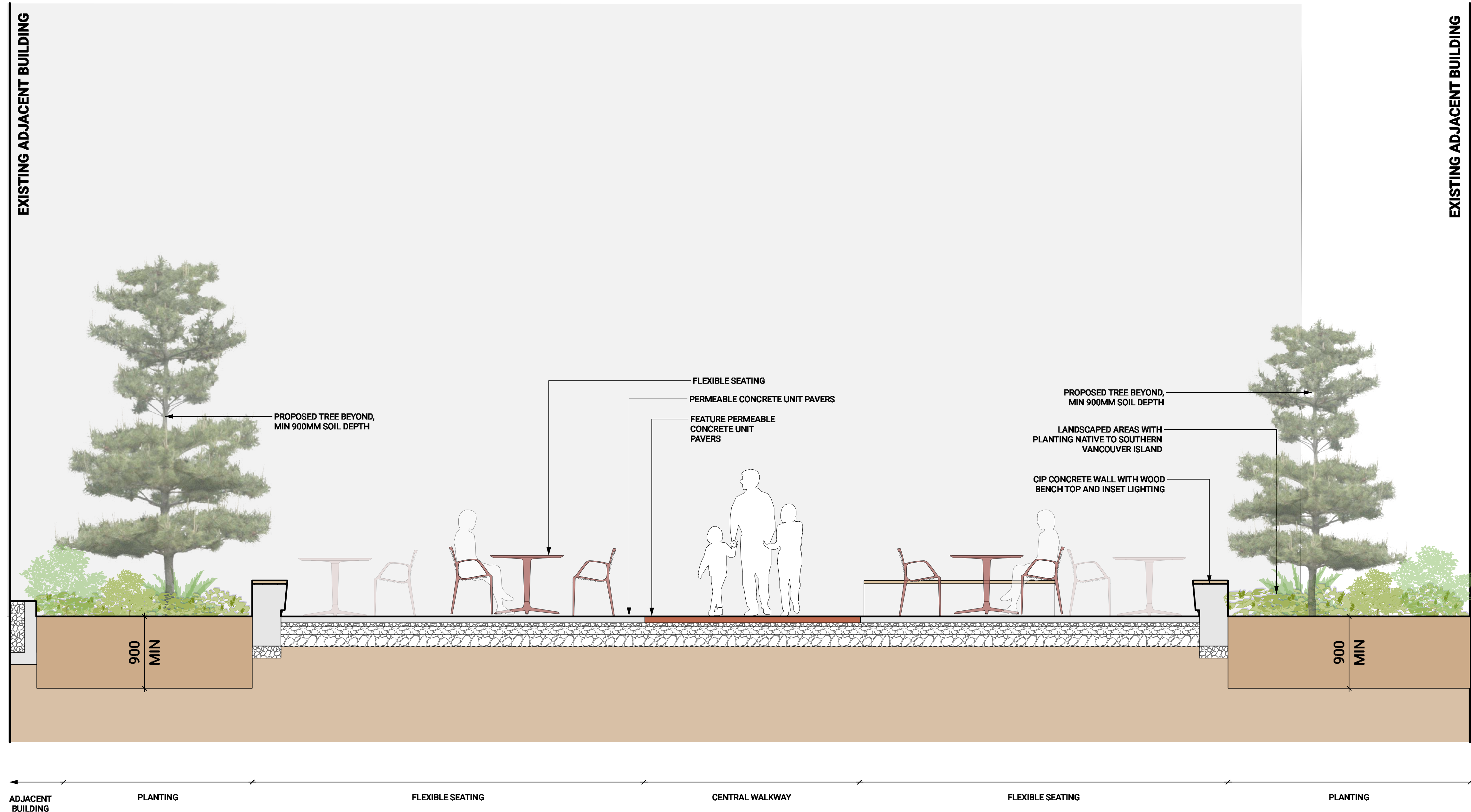
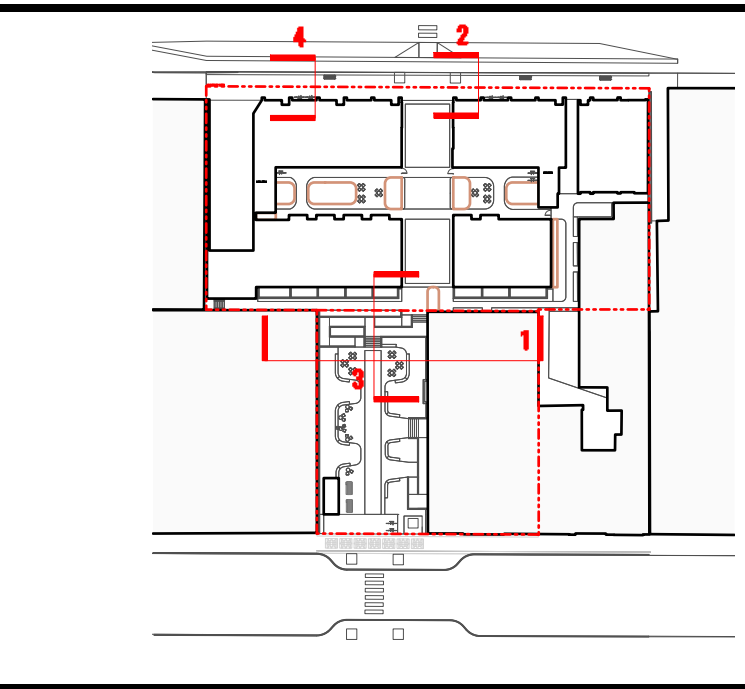
Project 25-108

Herald

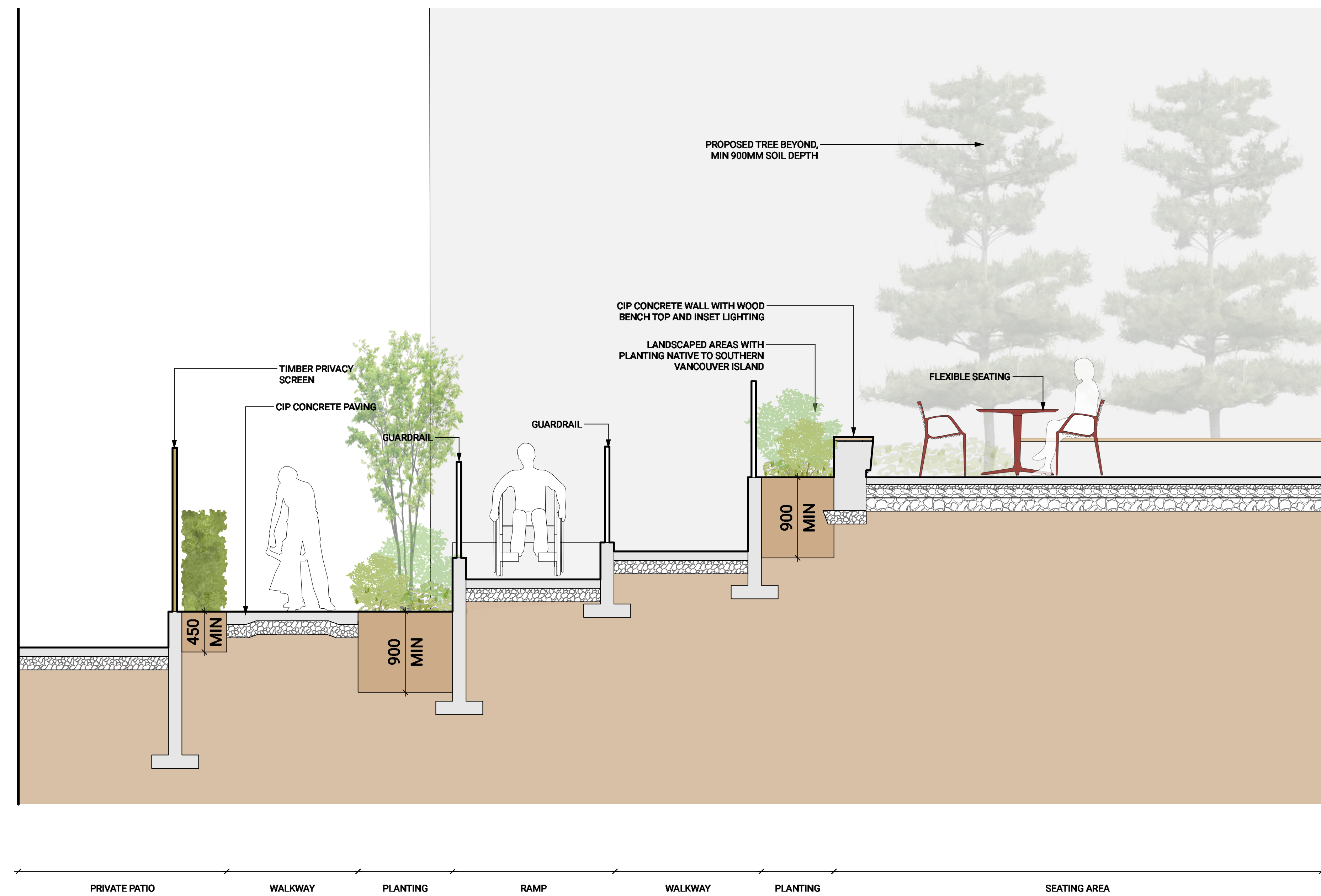
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (2)

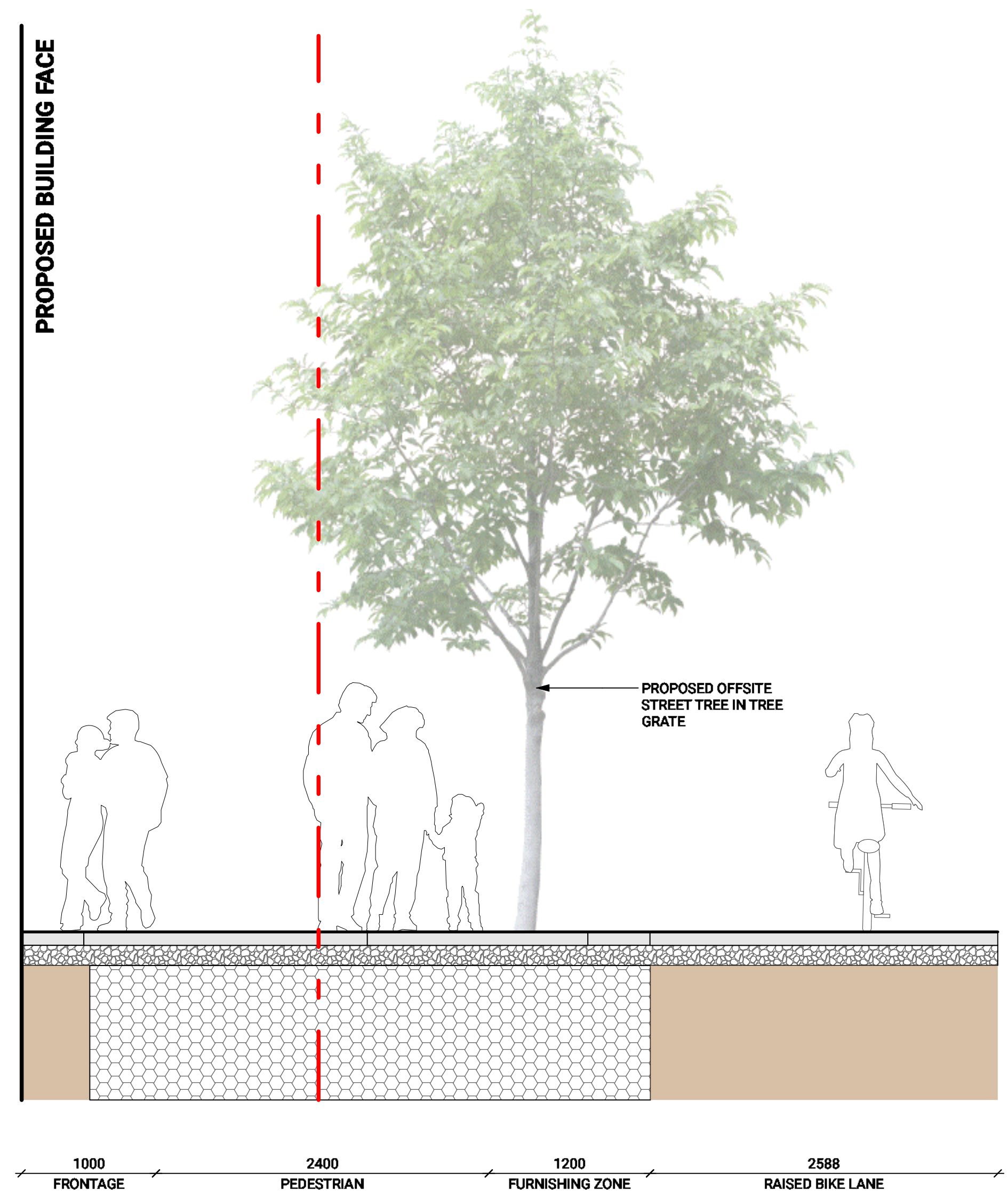
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Checked By	OM
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Original Size	



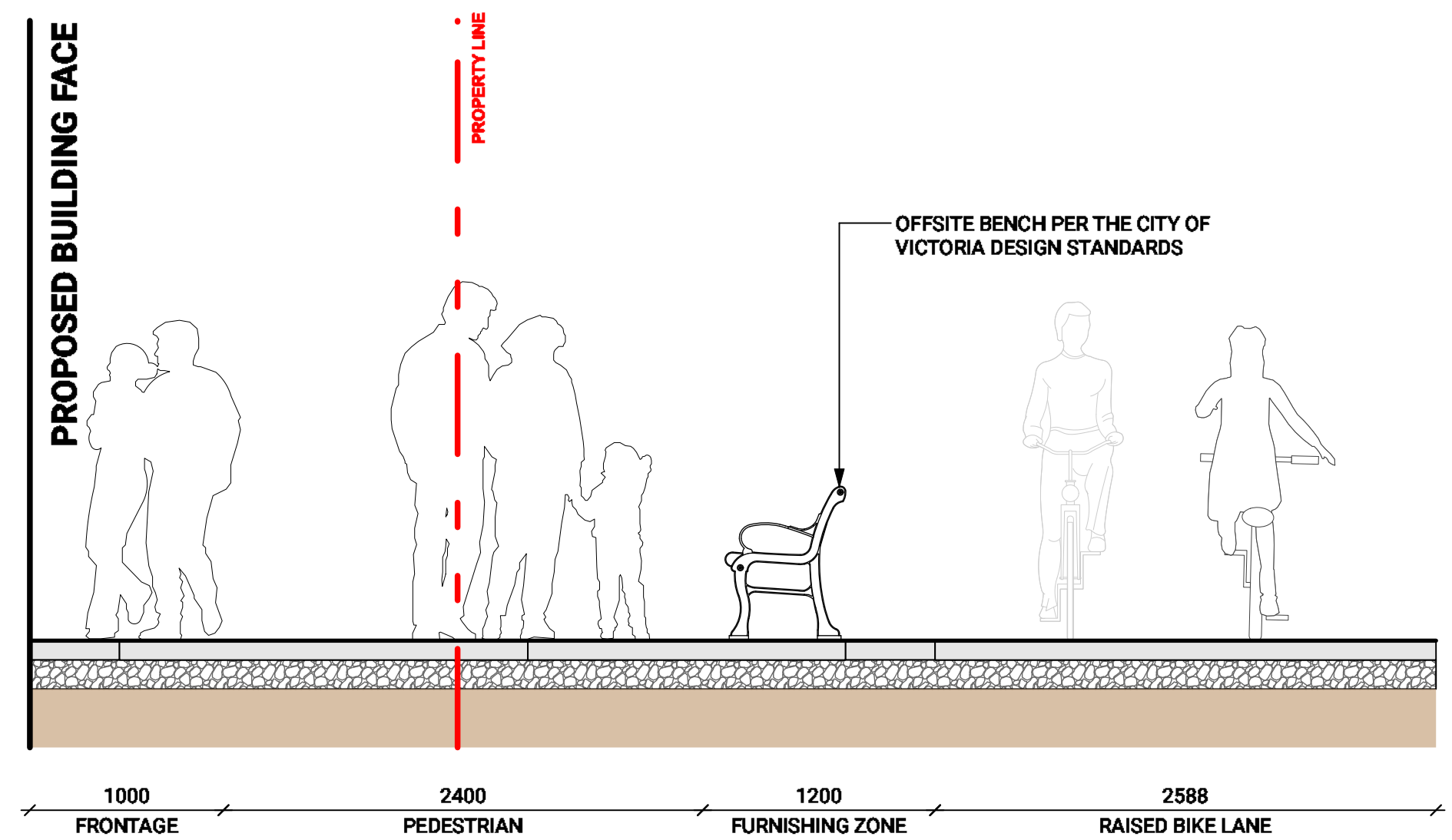
1 SECTION THROUGH PARKLET - FLEXIBLE SEATING AREA
Scale: 1:30



3 SECTION THROUGH PARKLET - RAMP AND ACCESS STAIRS
Scale: 1:30



2 CHATHAM STREETScape
Scale: 1:30



4 CHATHAM STREETScape
Scale: 1:30

Revisions		
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Key Plan

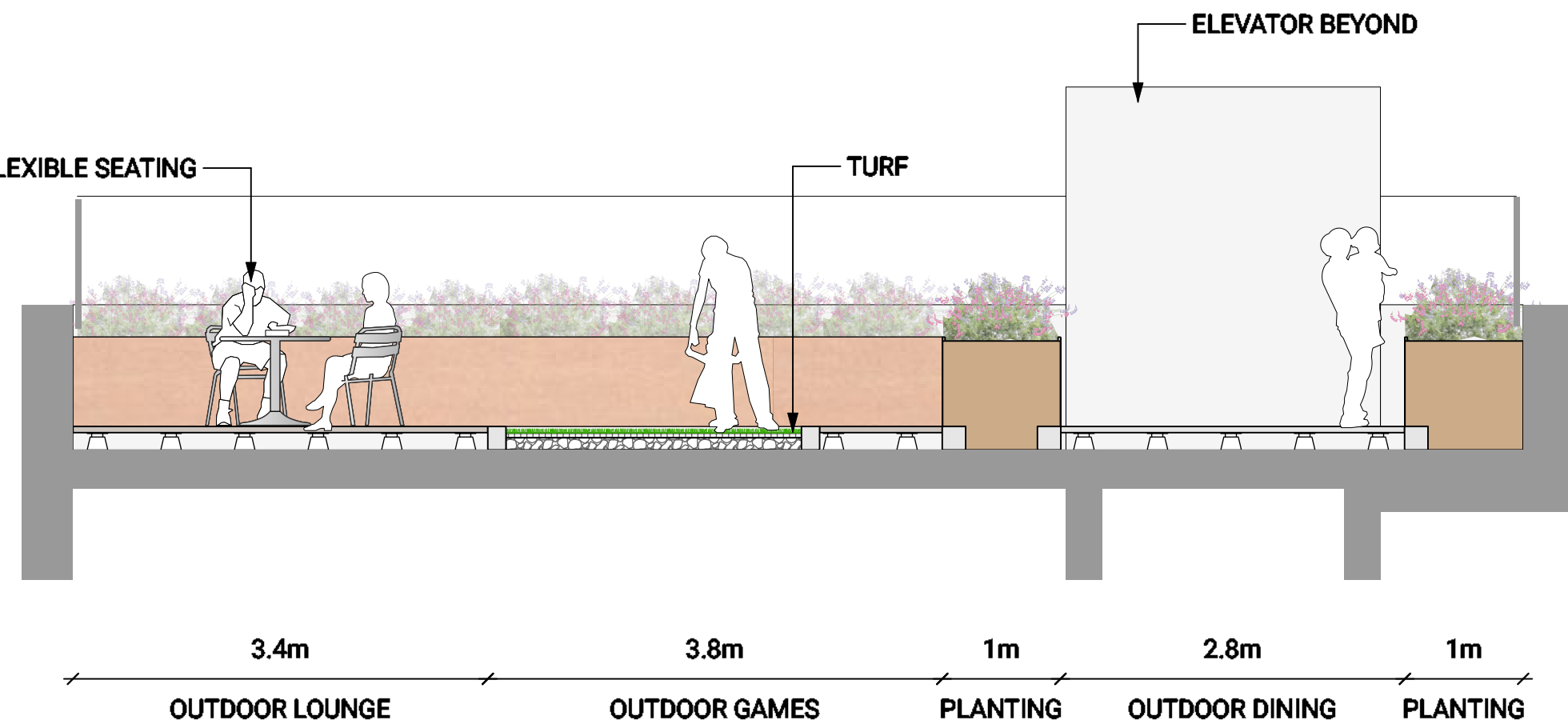
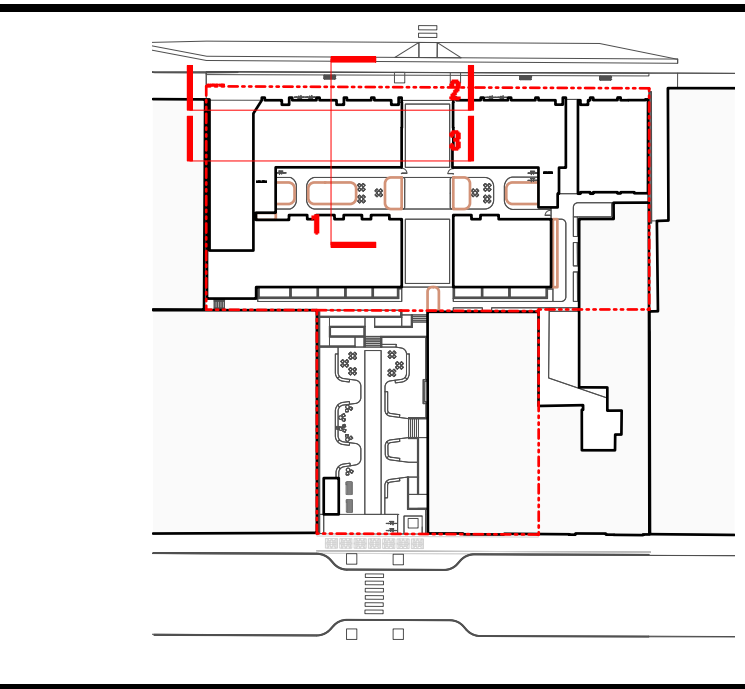
Project 25-108

Herald

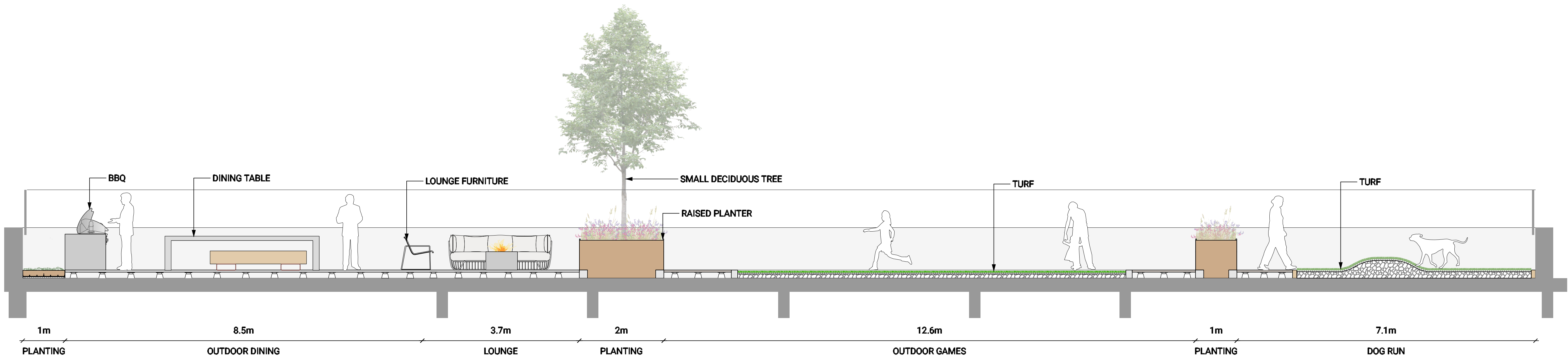
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (3)

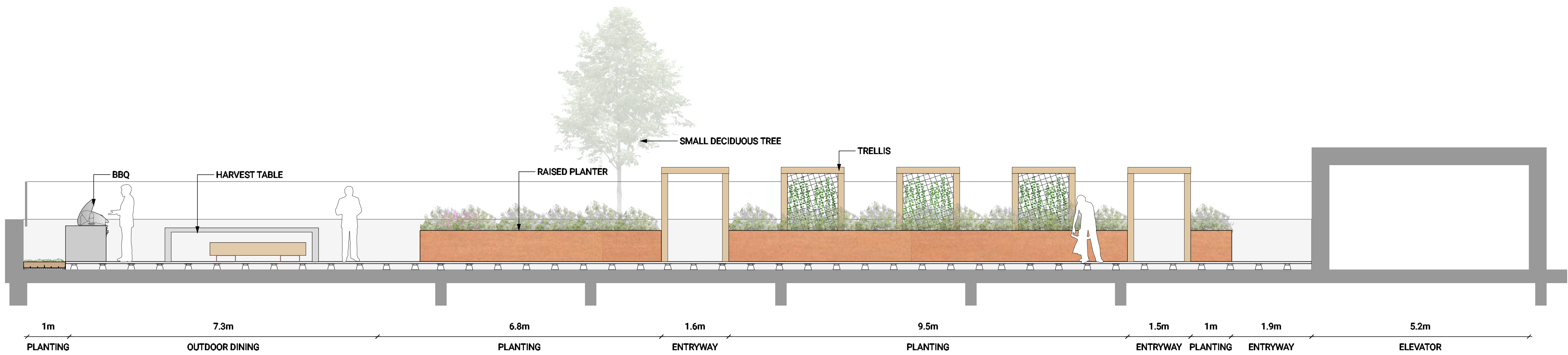
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Checked By	1:50
Scale	Original Size



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

Revisions		
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Key Plan

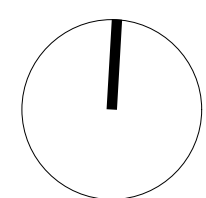
Project 25-108

Herald

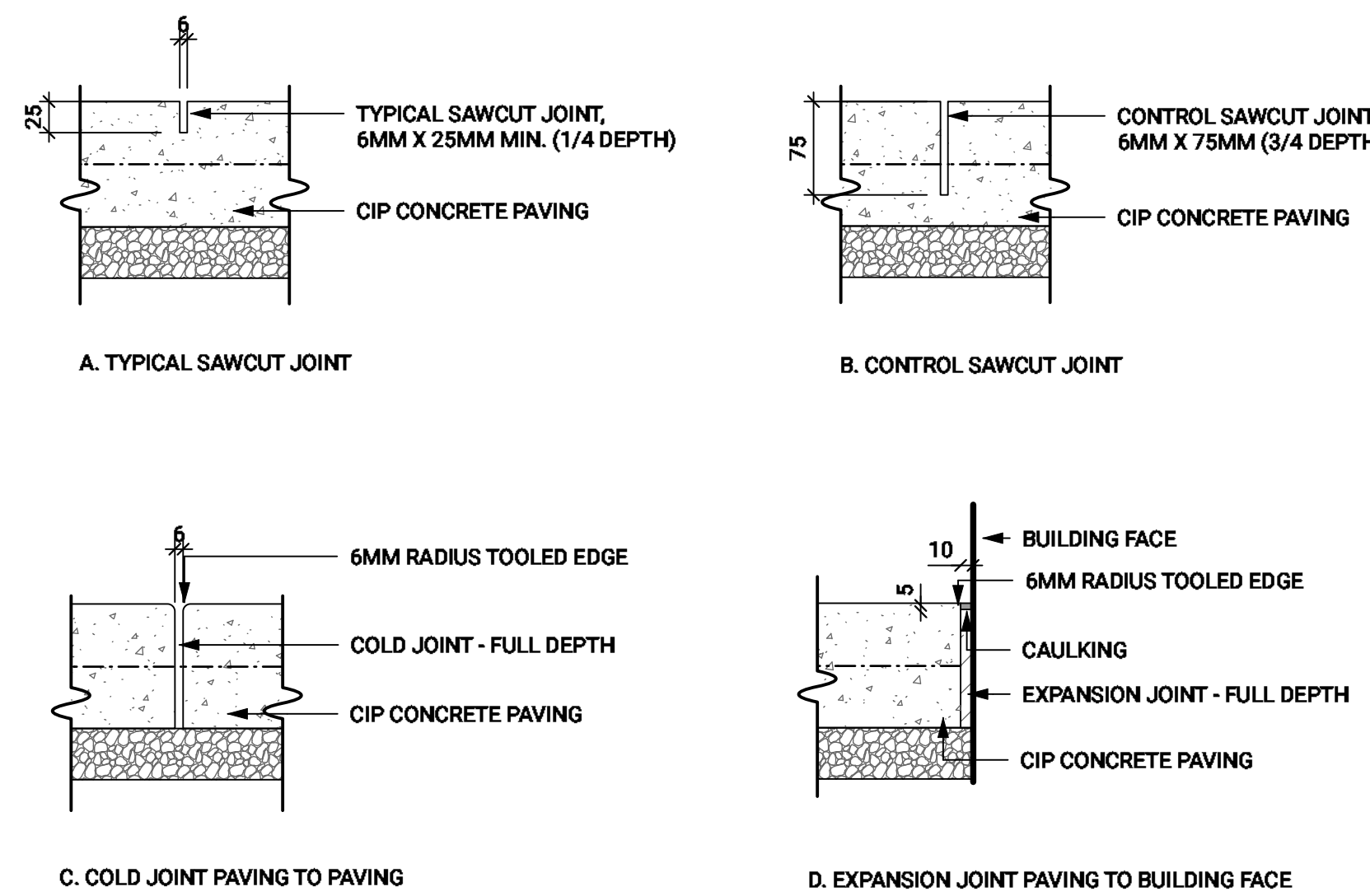
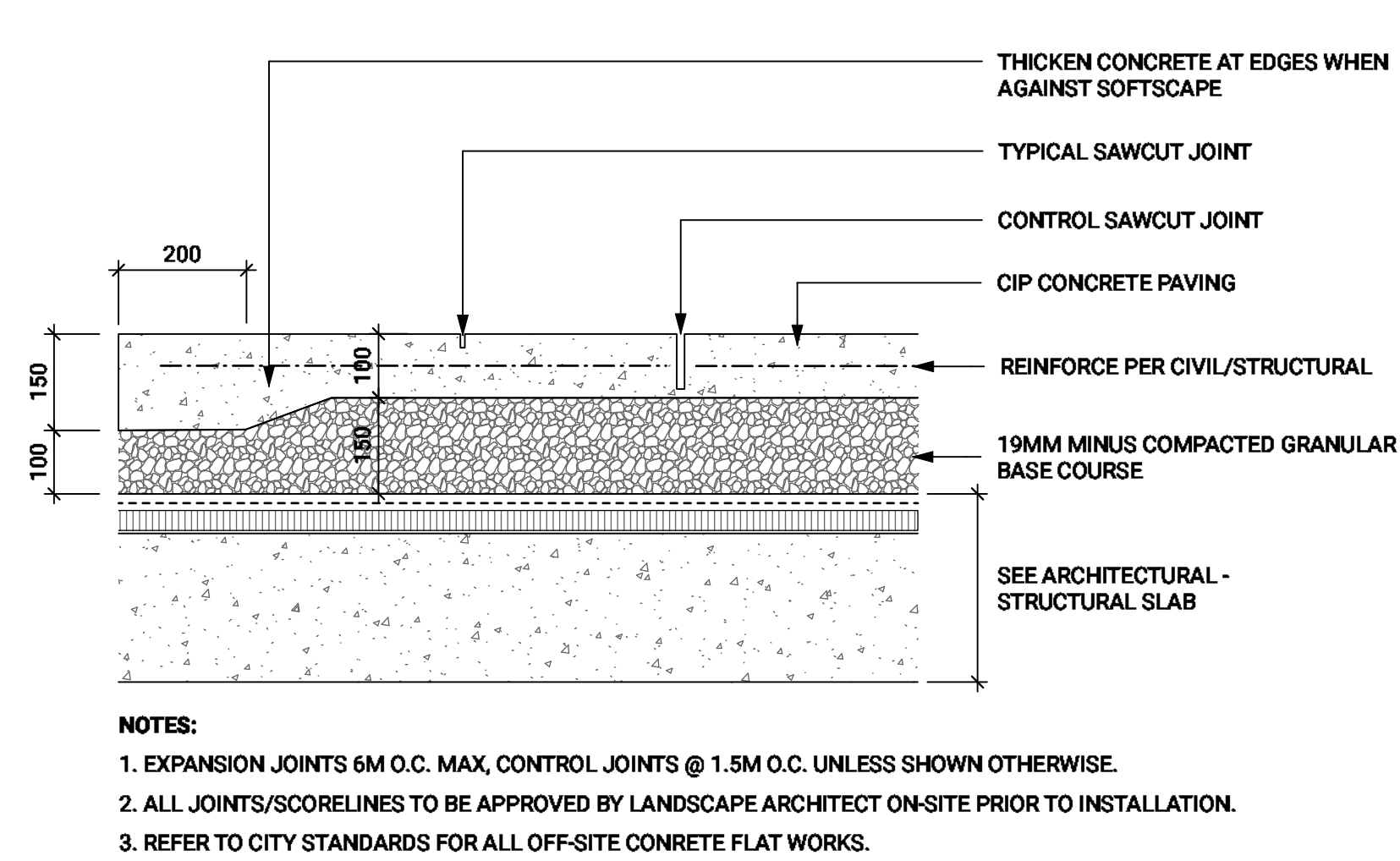
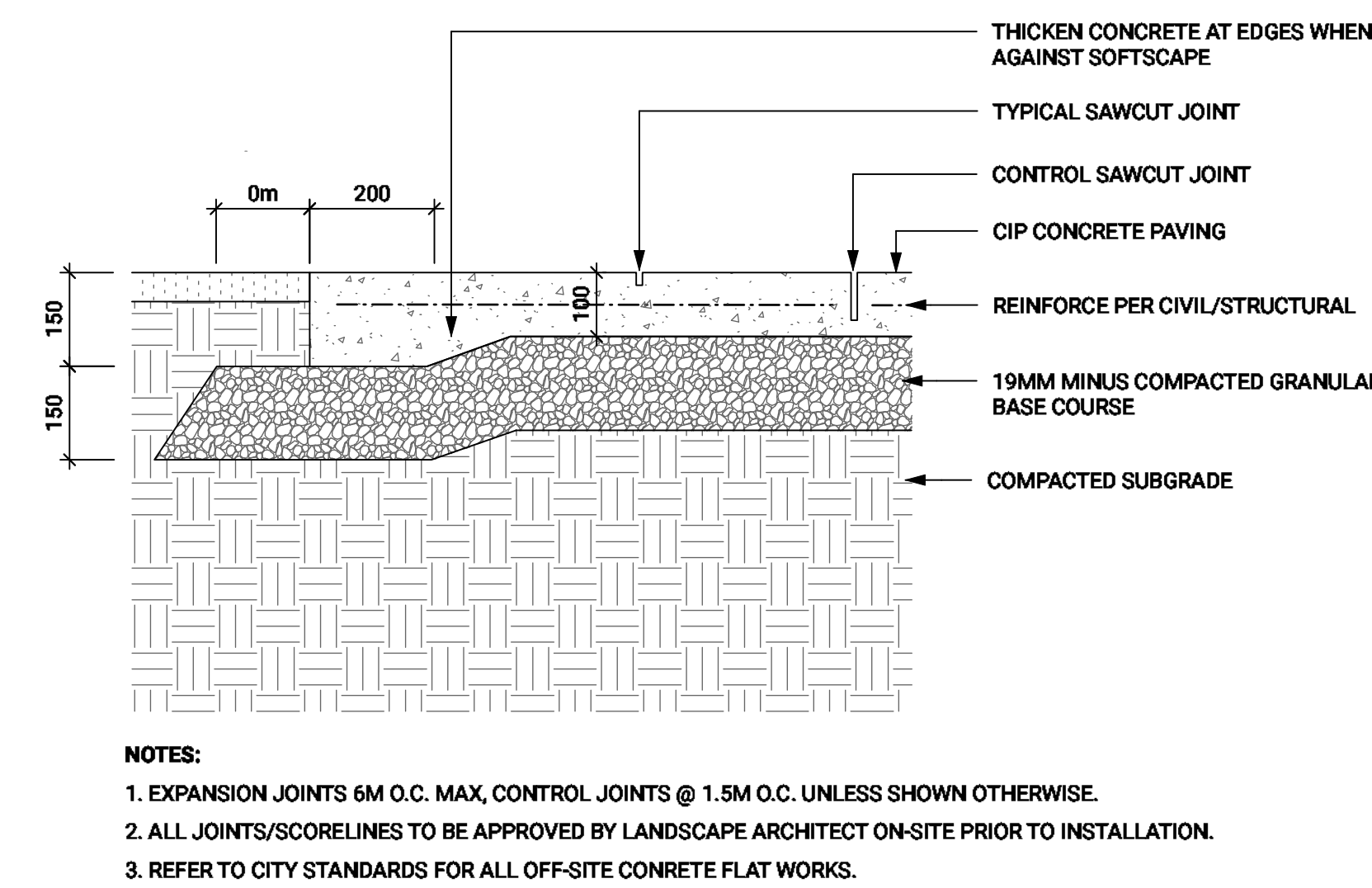
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (4)

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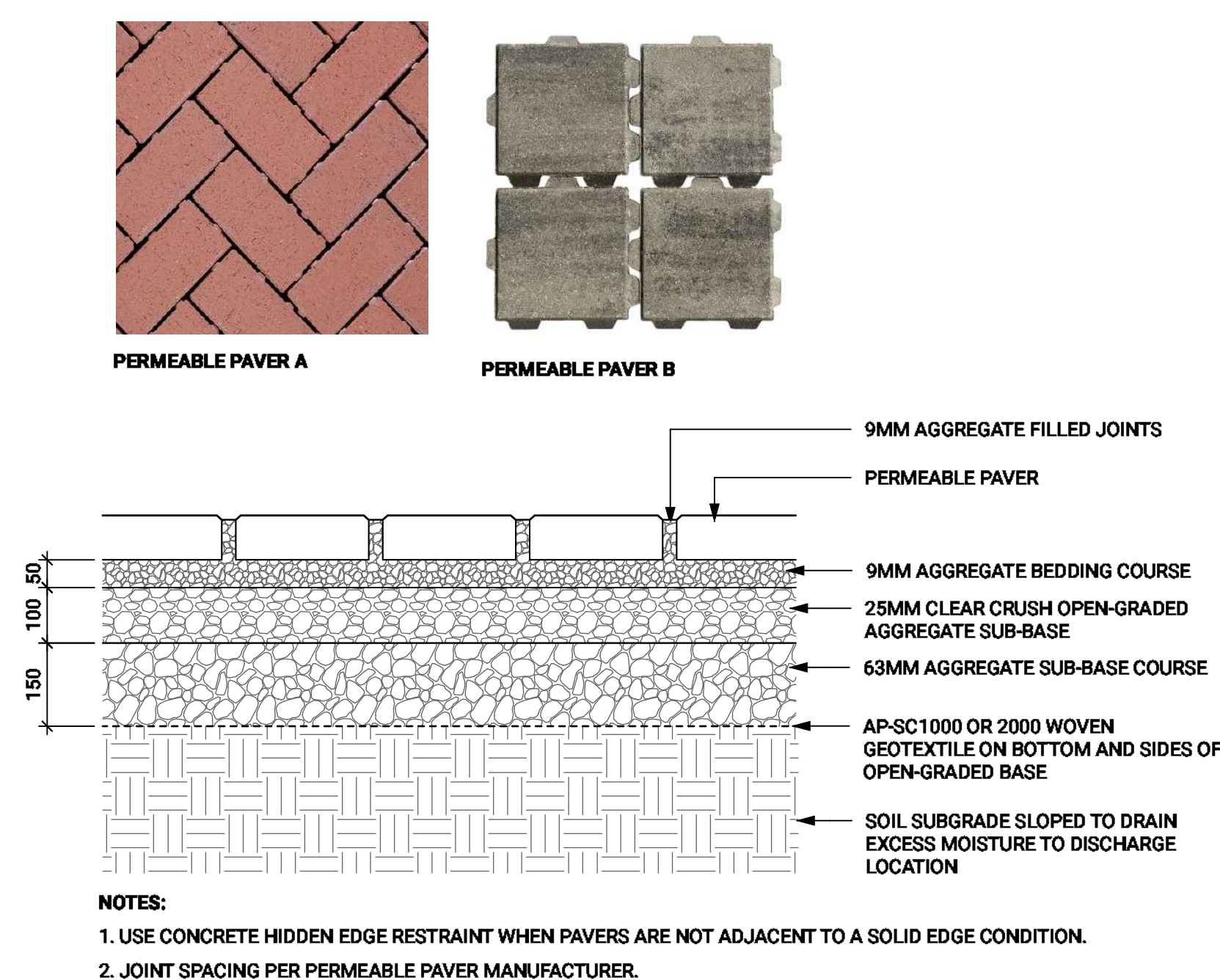


L8.03



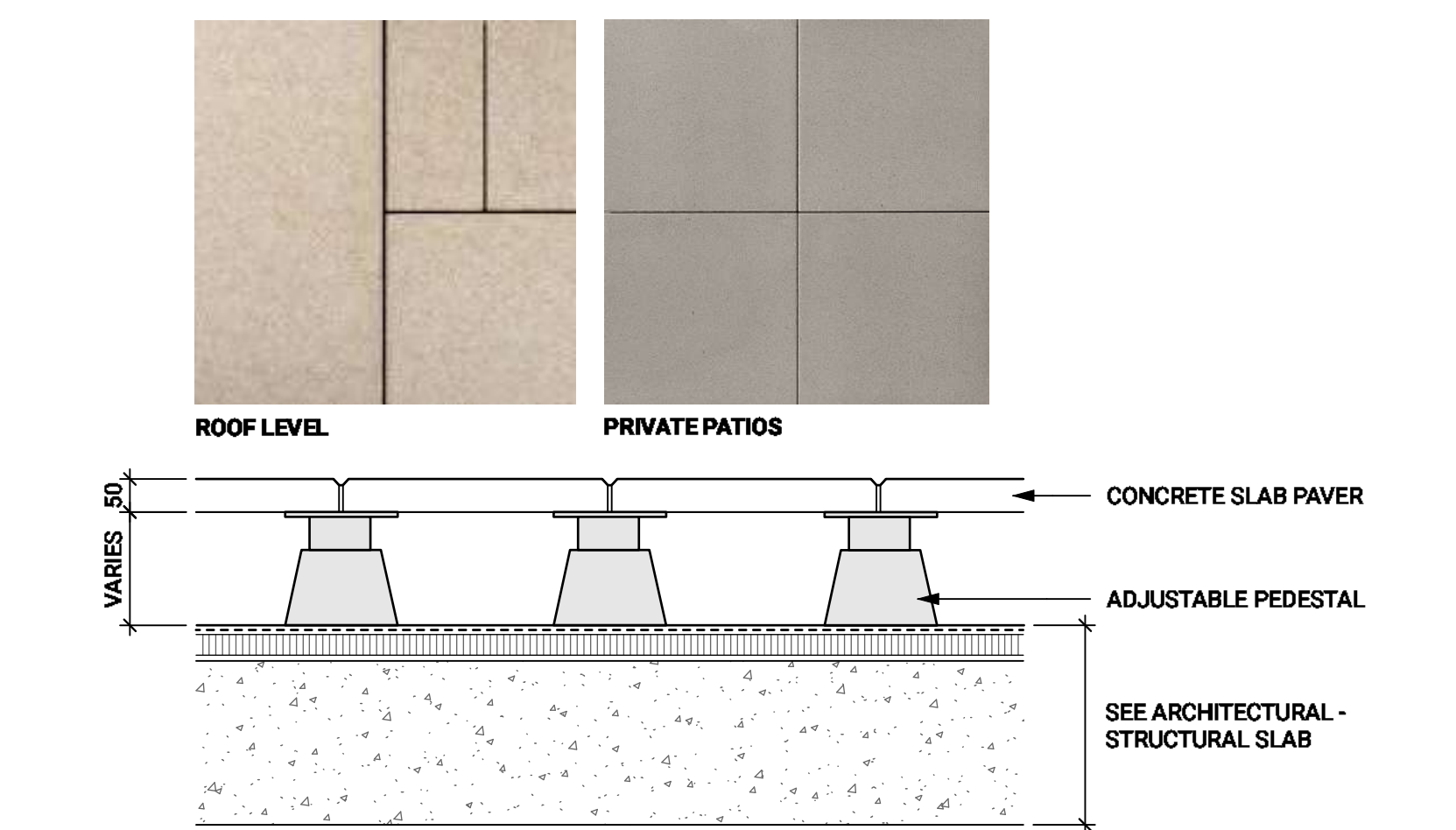
1 CIP CONCRETE - ON GRADE

Scale: 1:10



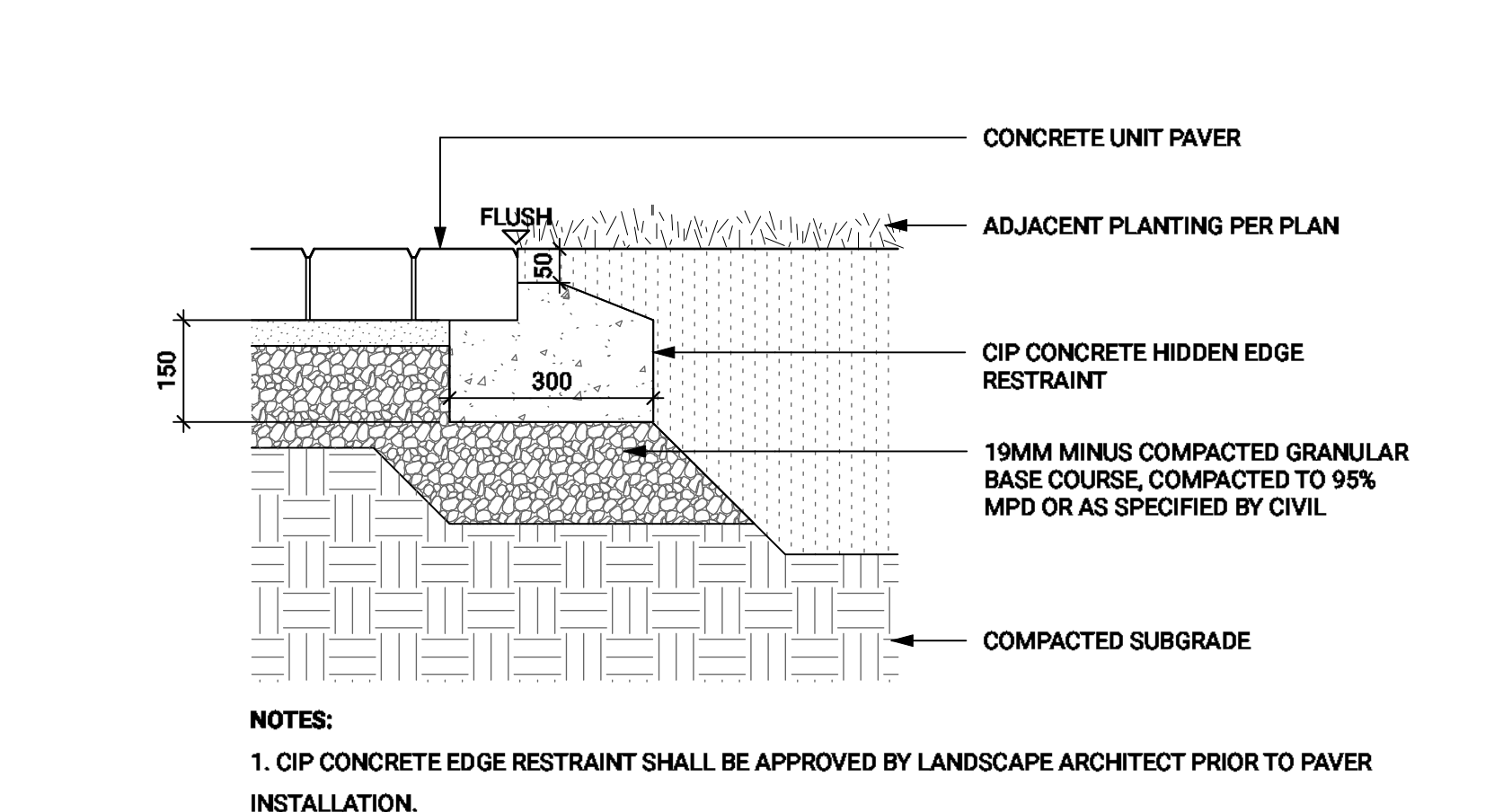
5 PERMEABLE CONCRETE UNIT PAVERS - ON GRADE

Scale: 1:10



8 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB

Scale: 1:10

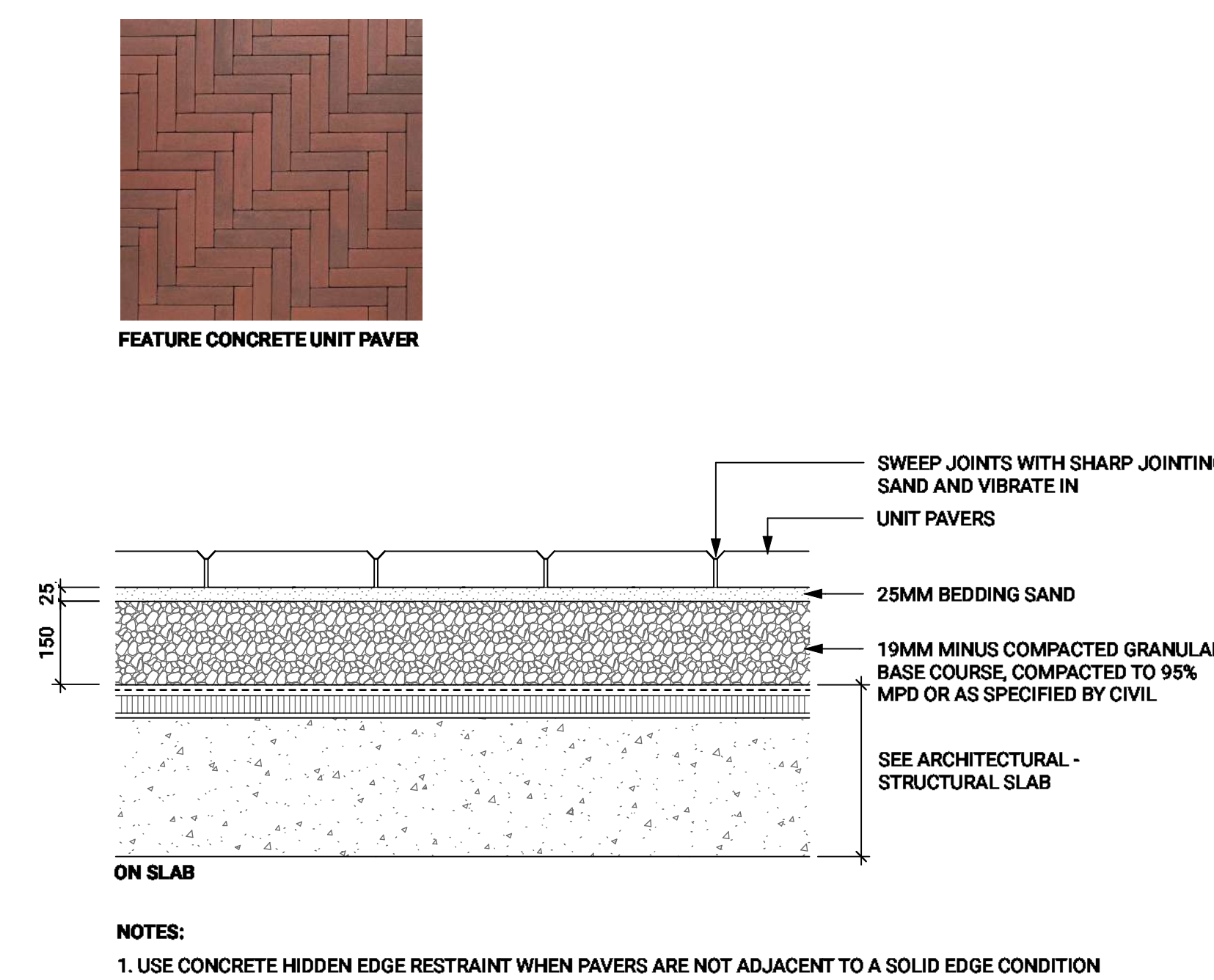


12 UNIT PAVER AT PLANTING

Scale: 1:10

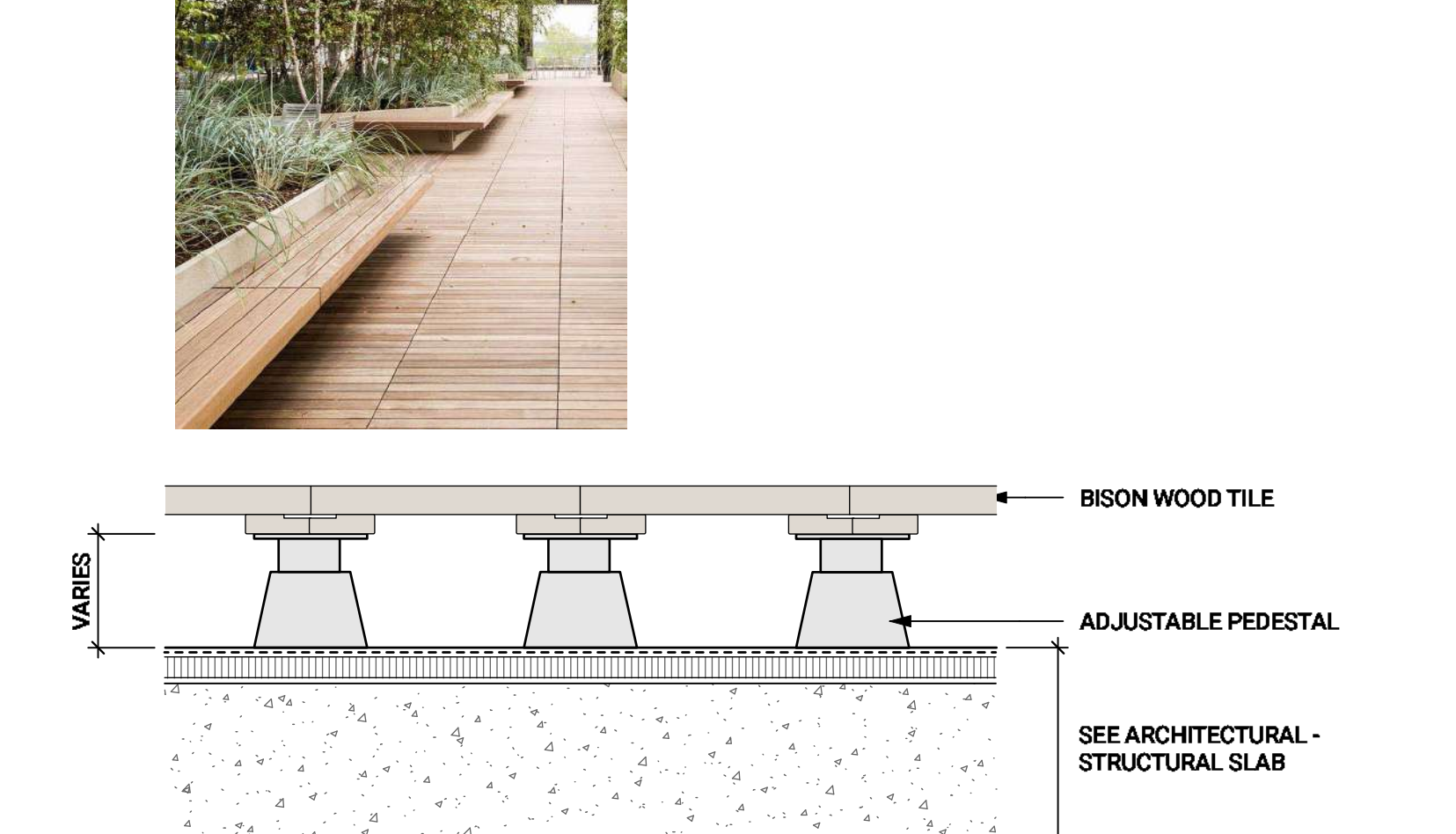
2 CIP CONCRETE - ON SLAB

Scale: 1:10



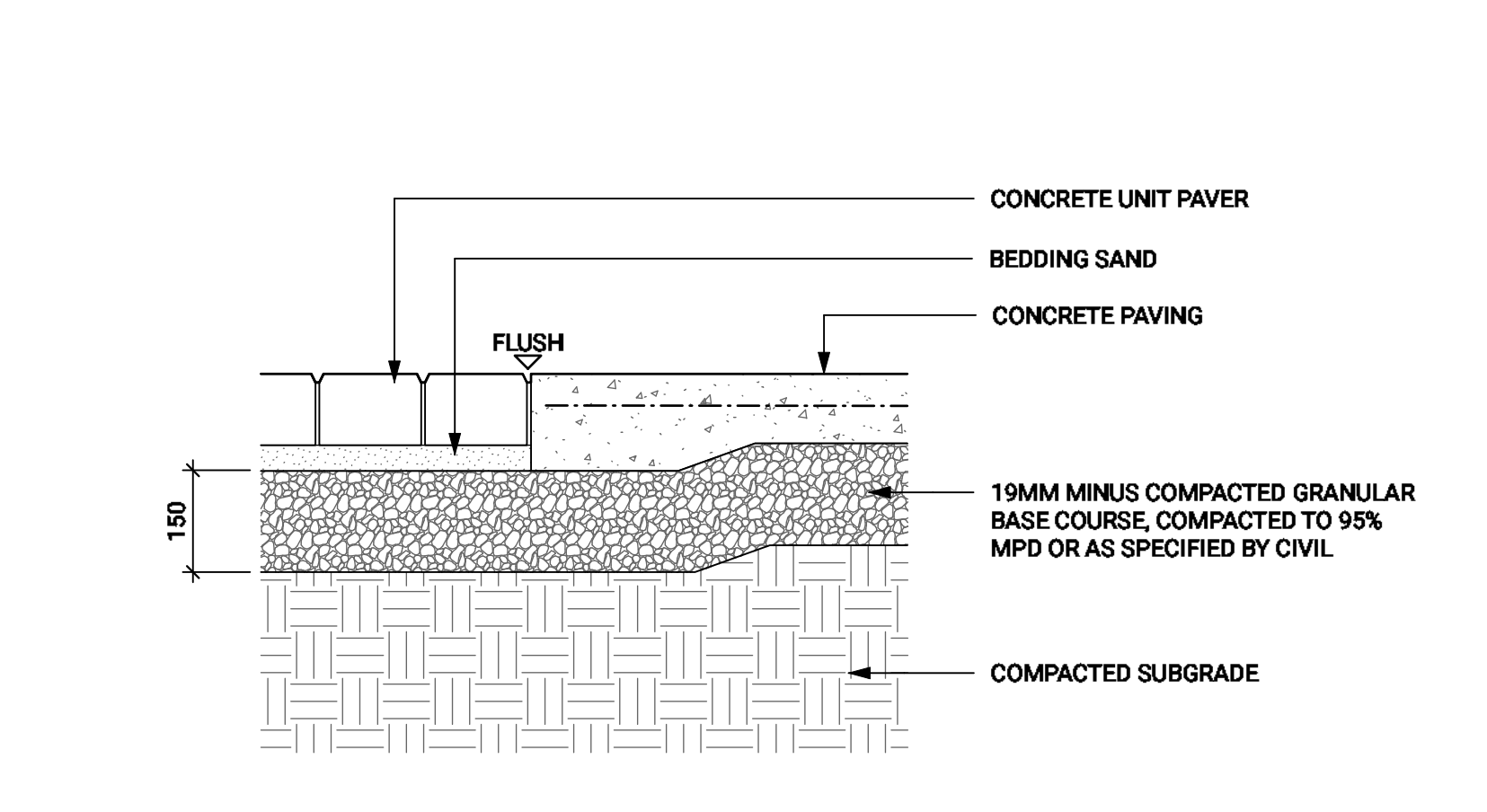
6 CONCRETE UNIT PAVERS - ON SLAB

Scale: 1:10



9 WOOD TILE - ON SLAB

Scale: 1:10



13 UNIT PAVER AT CONCRETE PAVING

Scale: 1:10

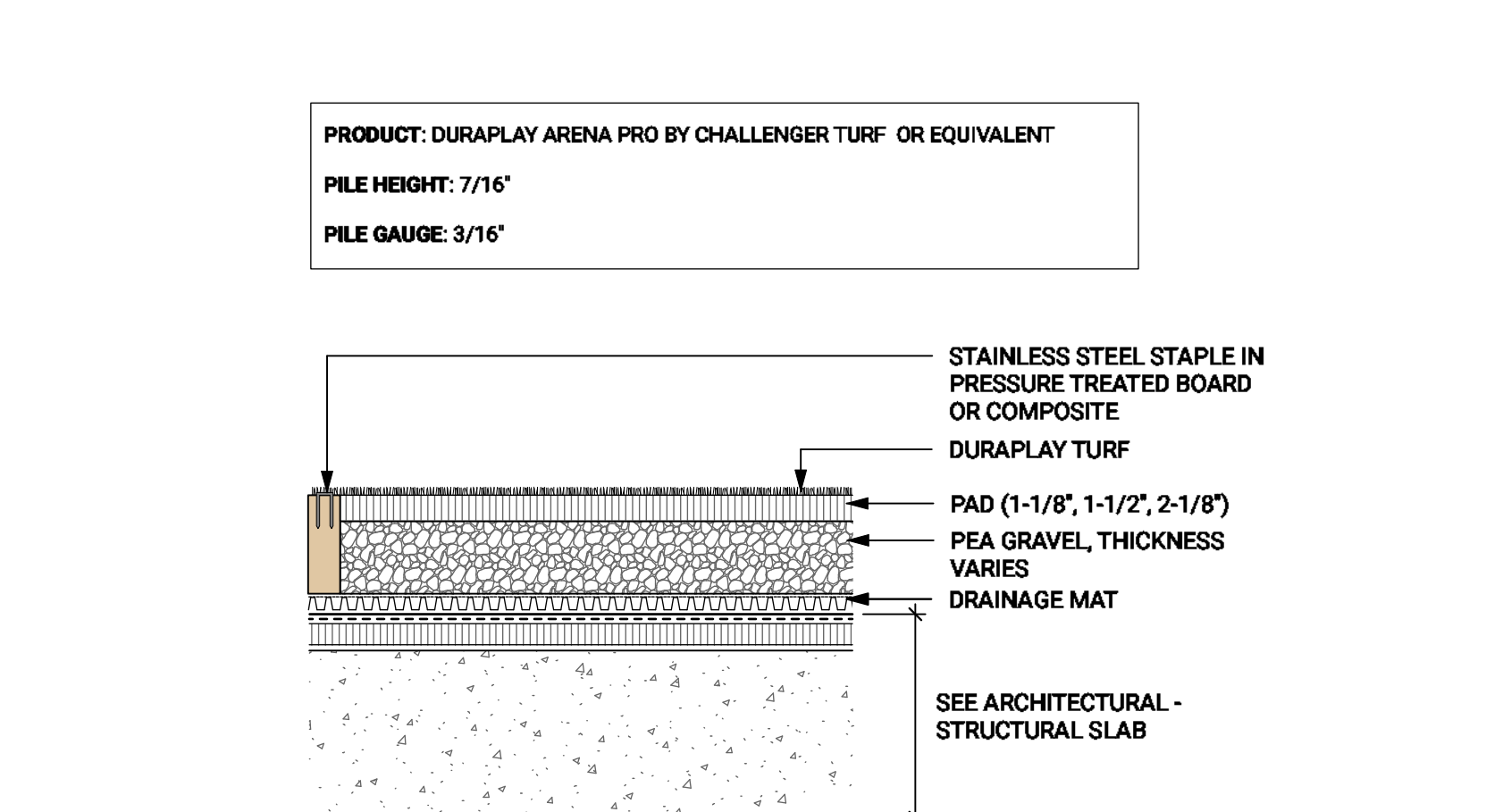
3 CIP CONCRETE PAVING JOINTS

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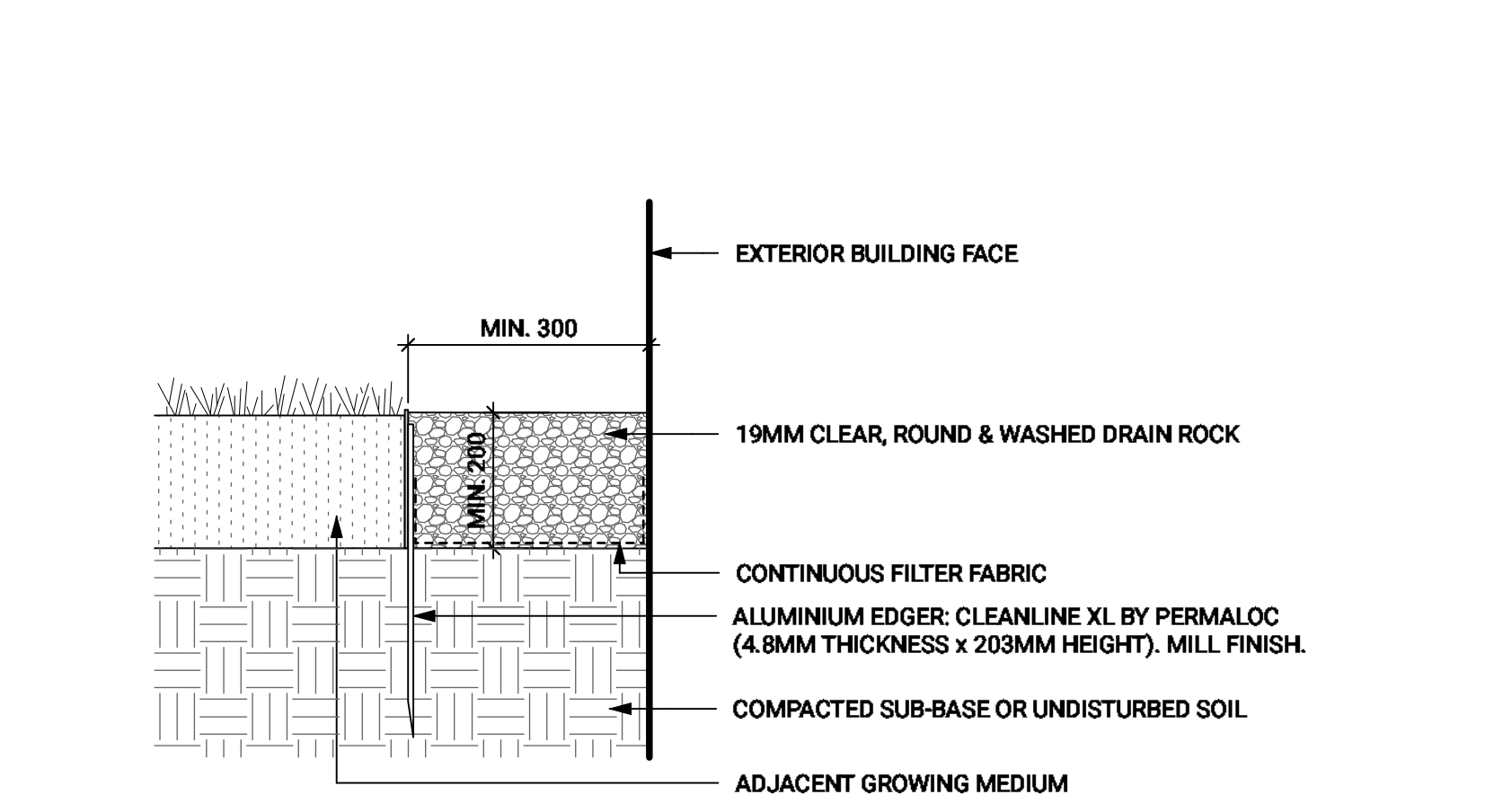
7 STONE PAVER - ON SLAB

Scale: 1:10



10 ARTIFICIAL TURF - ON SLAB

Scale: 1:10

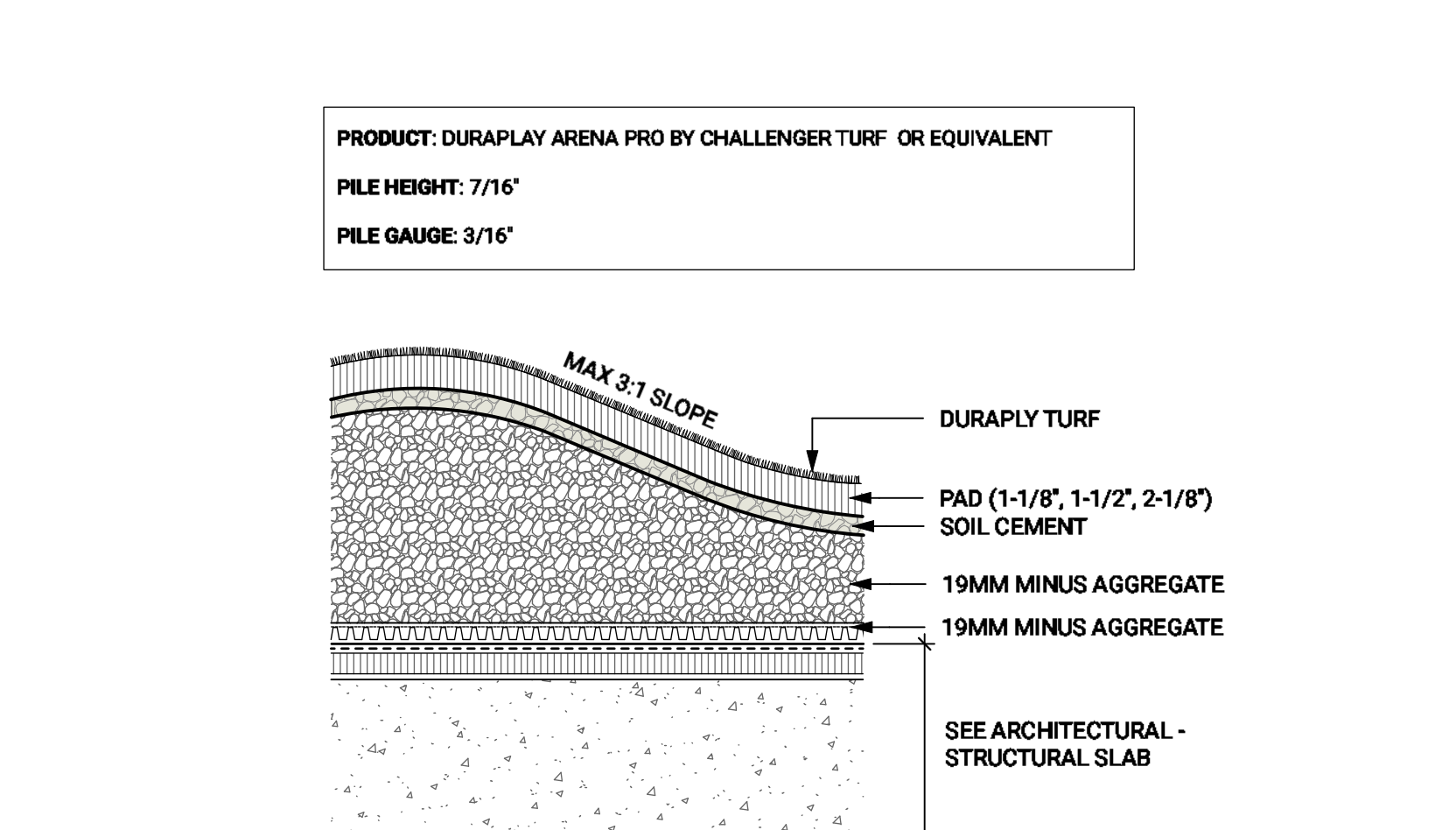


14 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON GRADE

Scale: 1:10

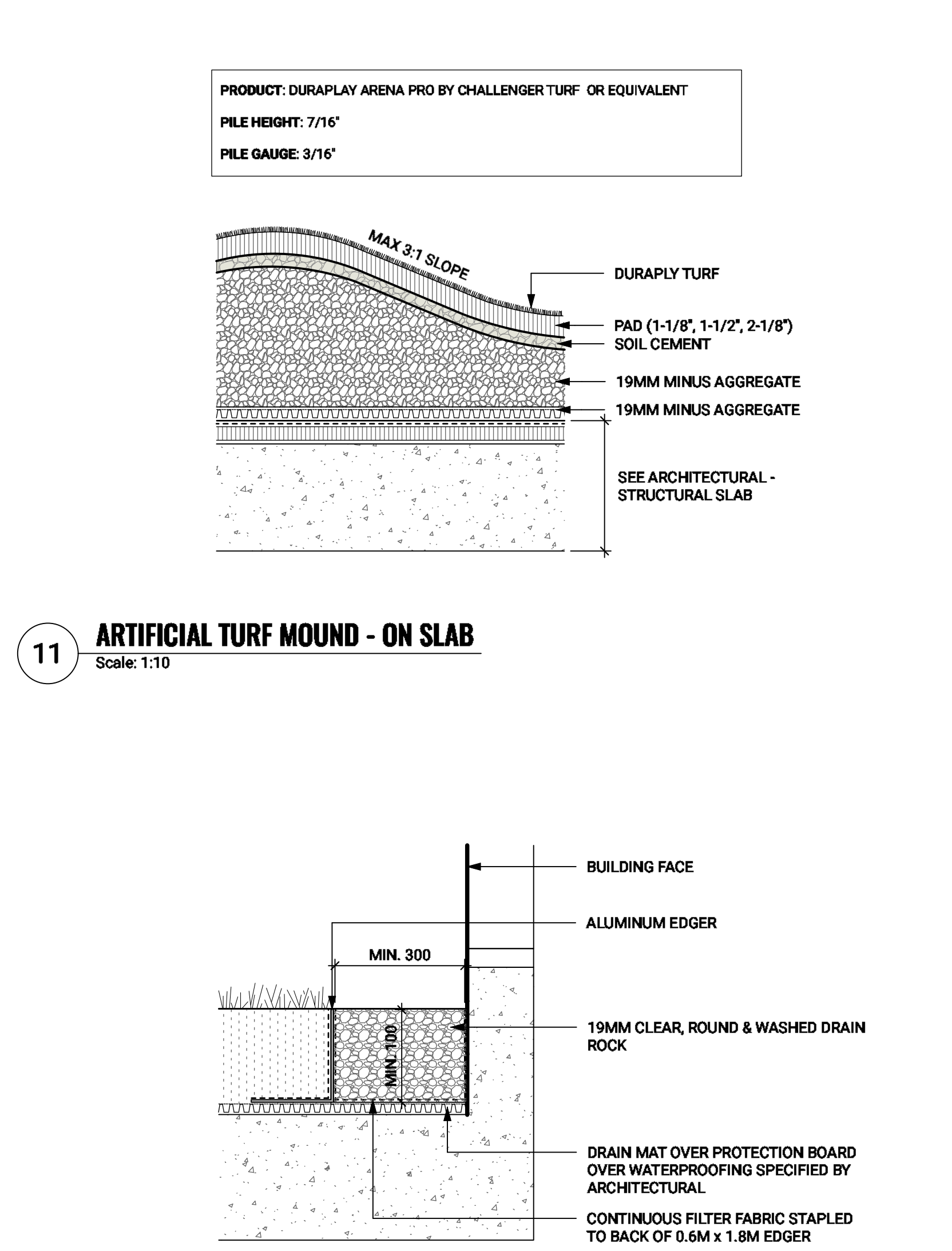
11 ARTIFICIAL TURF MOUND - ON SLAB

Scale: 1:10



15 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON SLAB

Scale: 1:10



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Key Plan

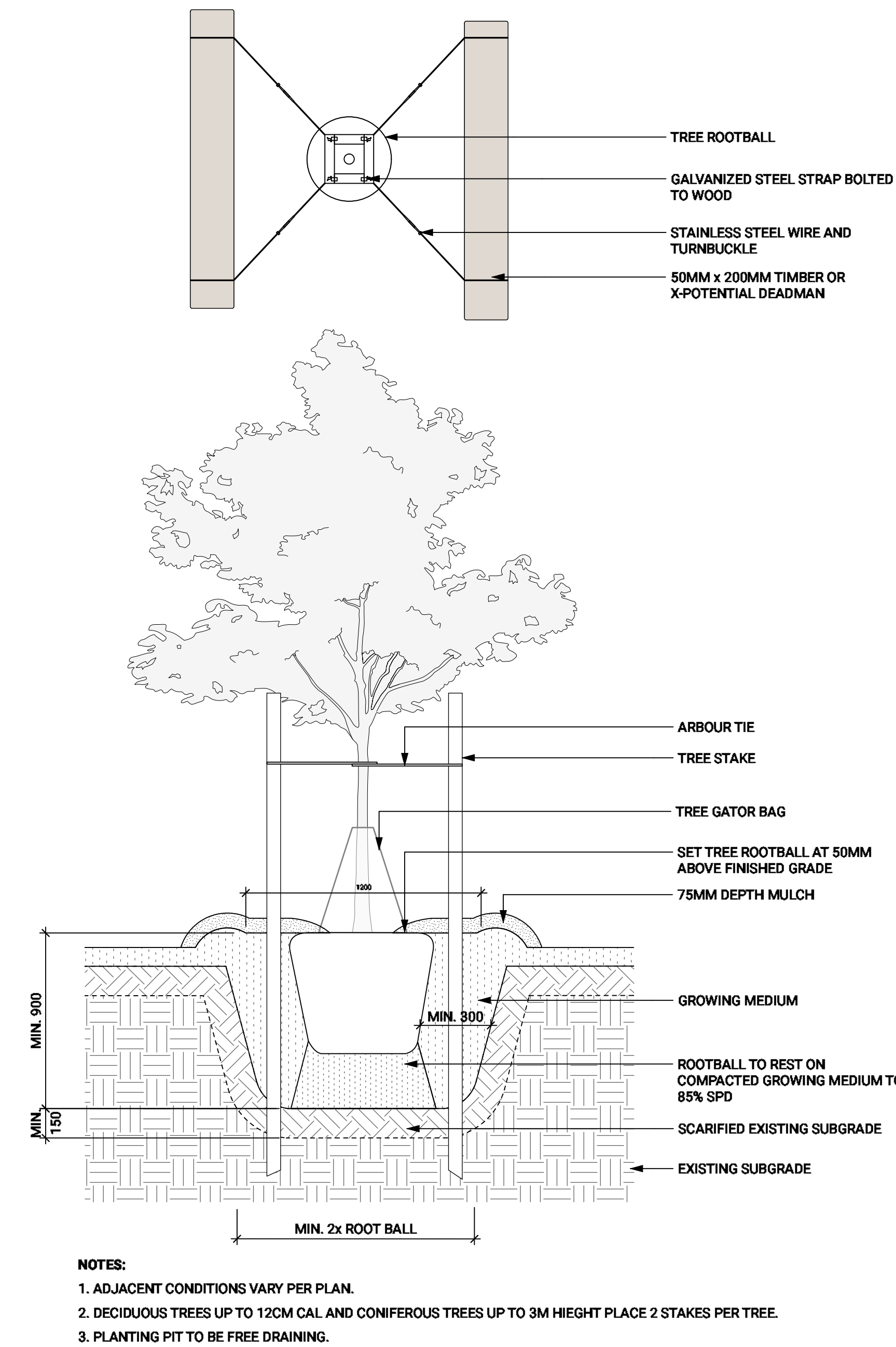
Project 25-108

Herald

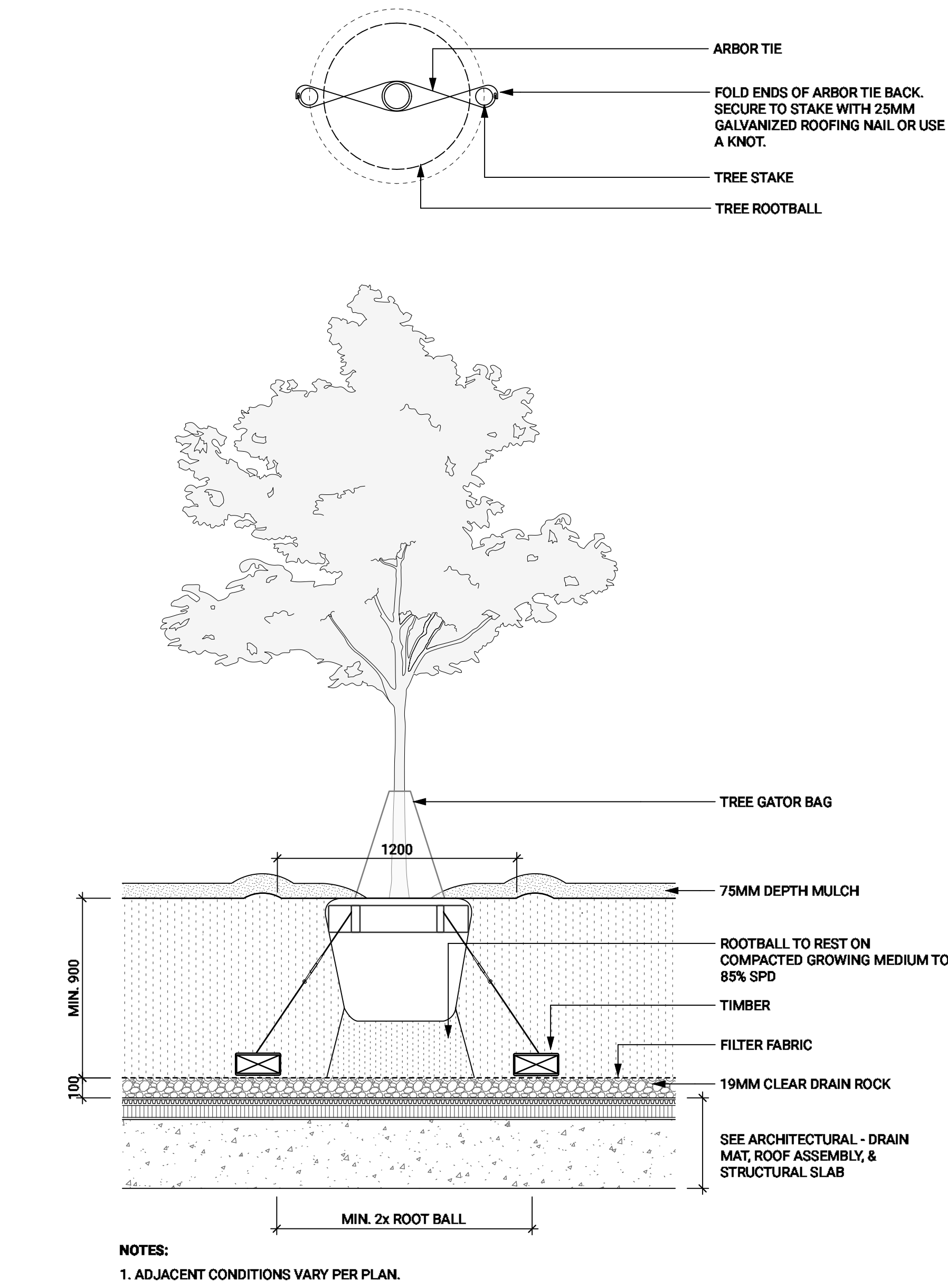
532-536 Herald Street & 517-533 Chatham Street

HARDSCAPE DETAILS

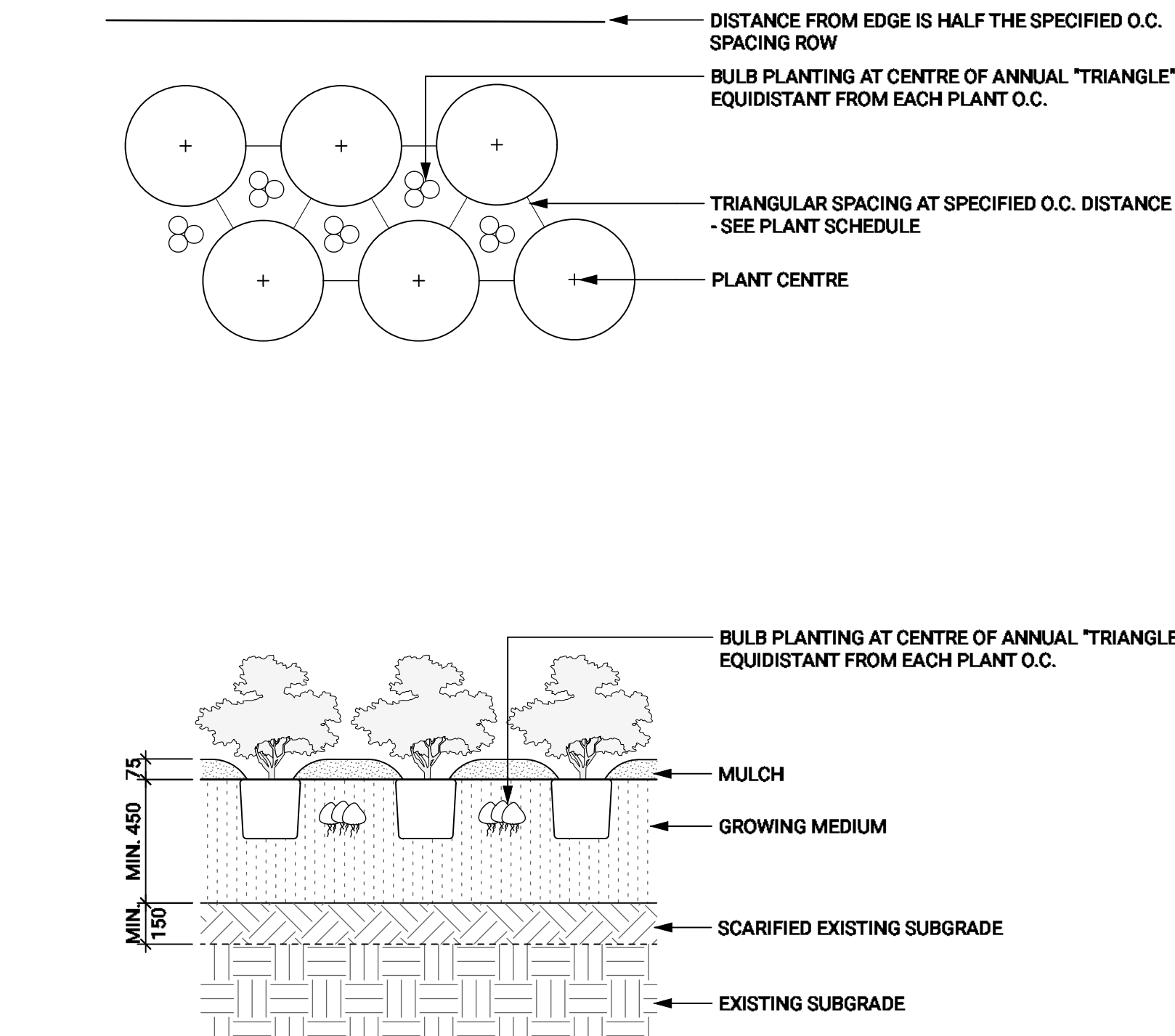
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Original Size	



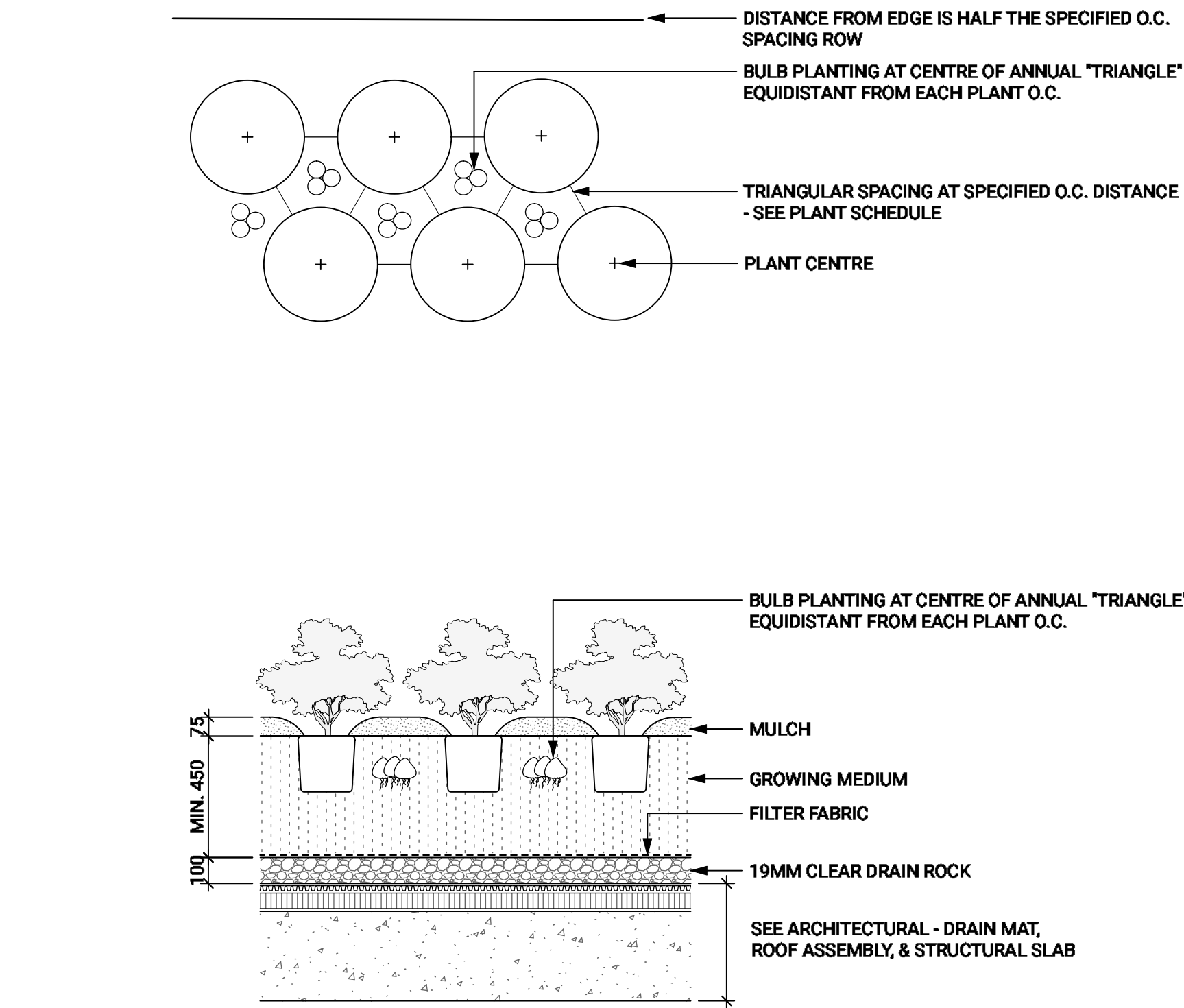
1 **TREE PLANTING - ON GRADE**
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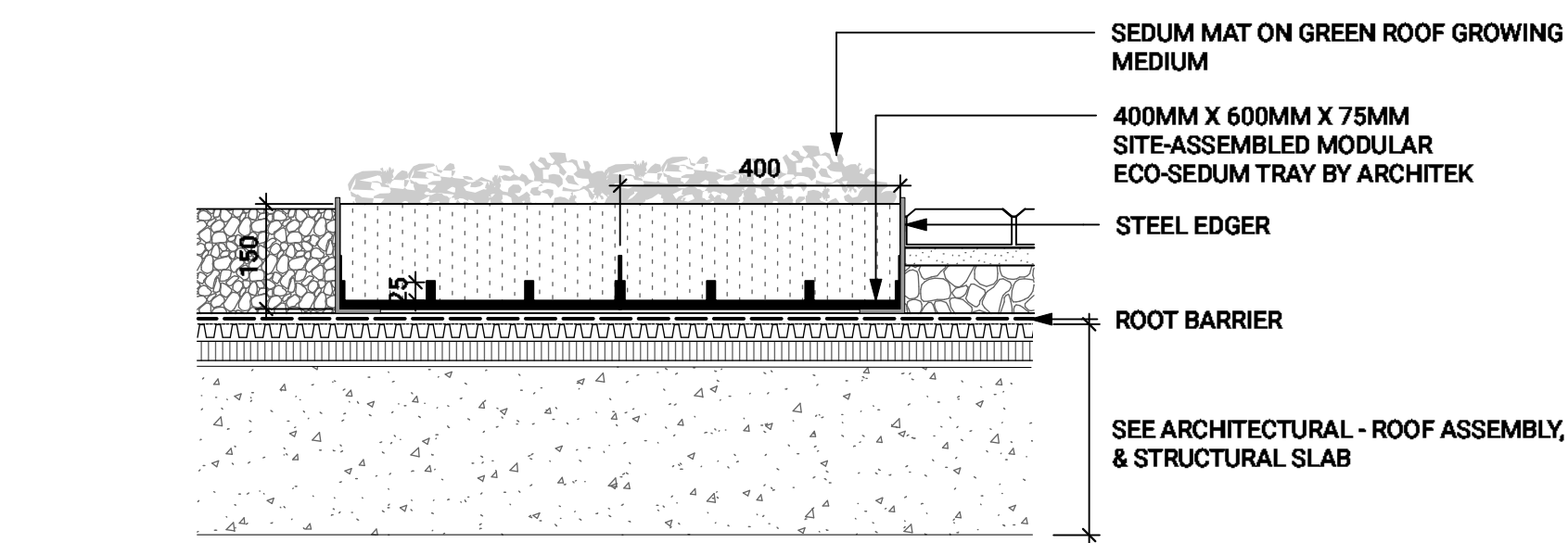
2 **TREE PLANTING - ON SLAB**
Scale: 1:20



3 **PLANTING - ON GRADE**
Scale: 1:20



4 **PLANTING - ON SLAB**
Scale: 1:20



5 **GREEN ROOF**
Scale: 1:10

Revisions		
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Key Plan		

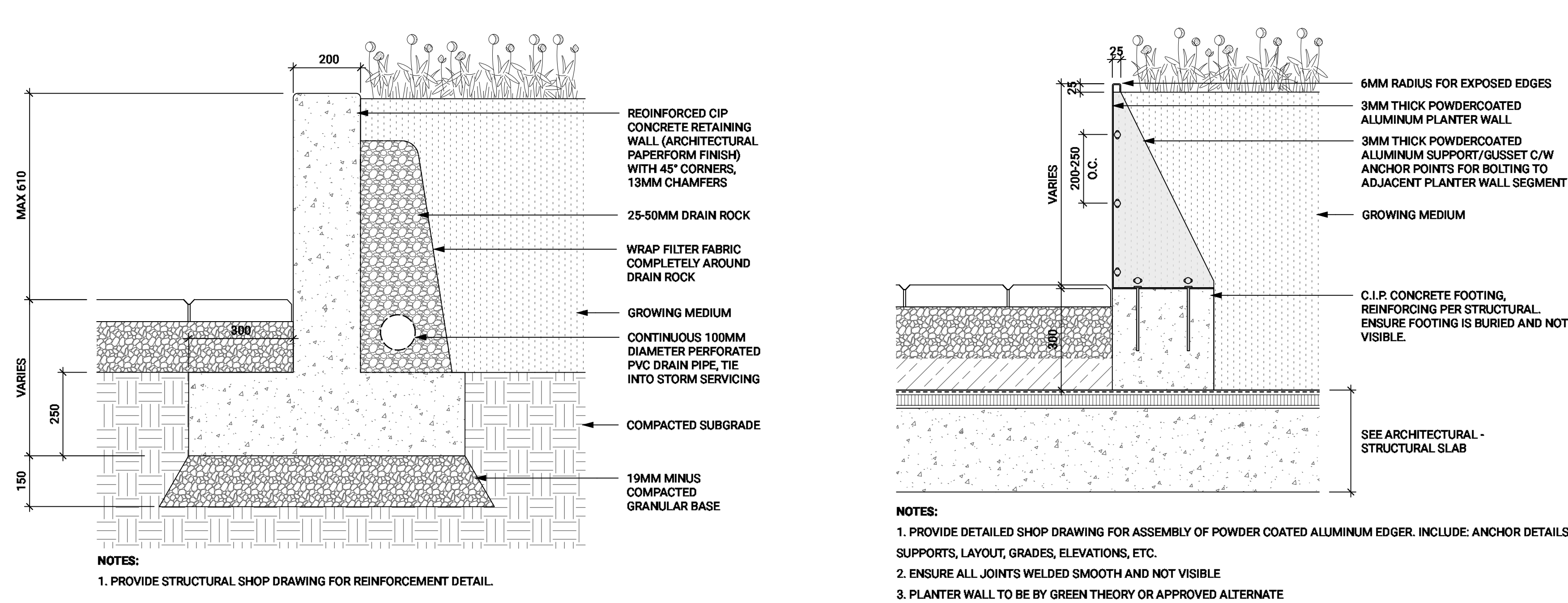
Project 25-108

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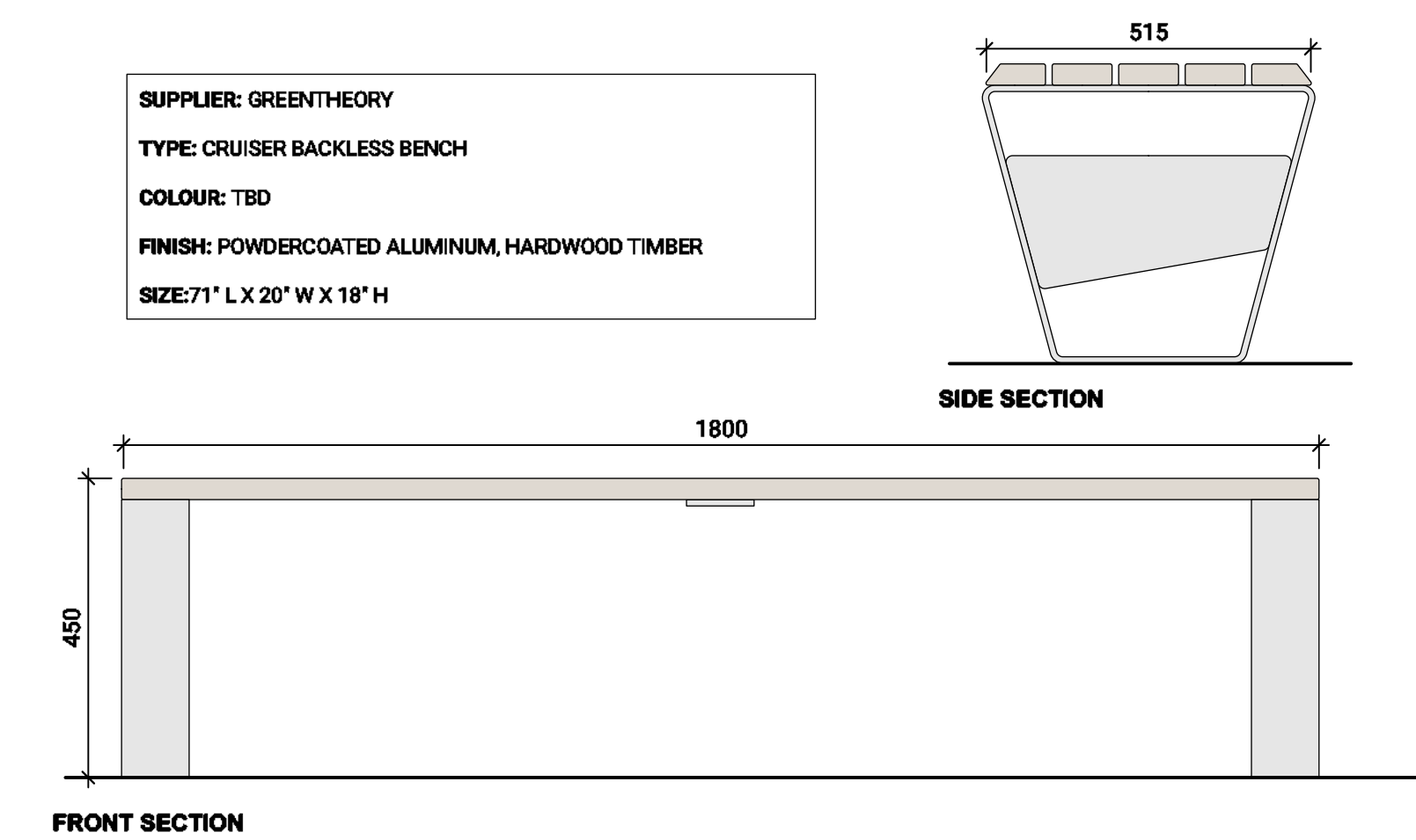
532-536 Herald Street &
517-533 Chatham Street

SOFTSCAPE DETAILS

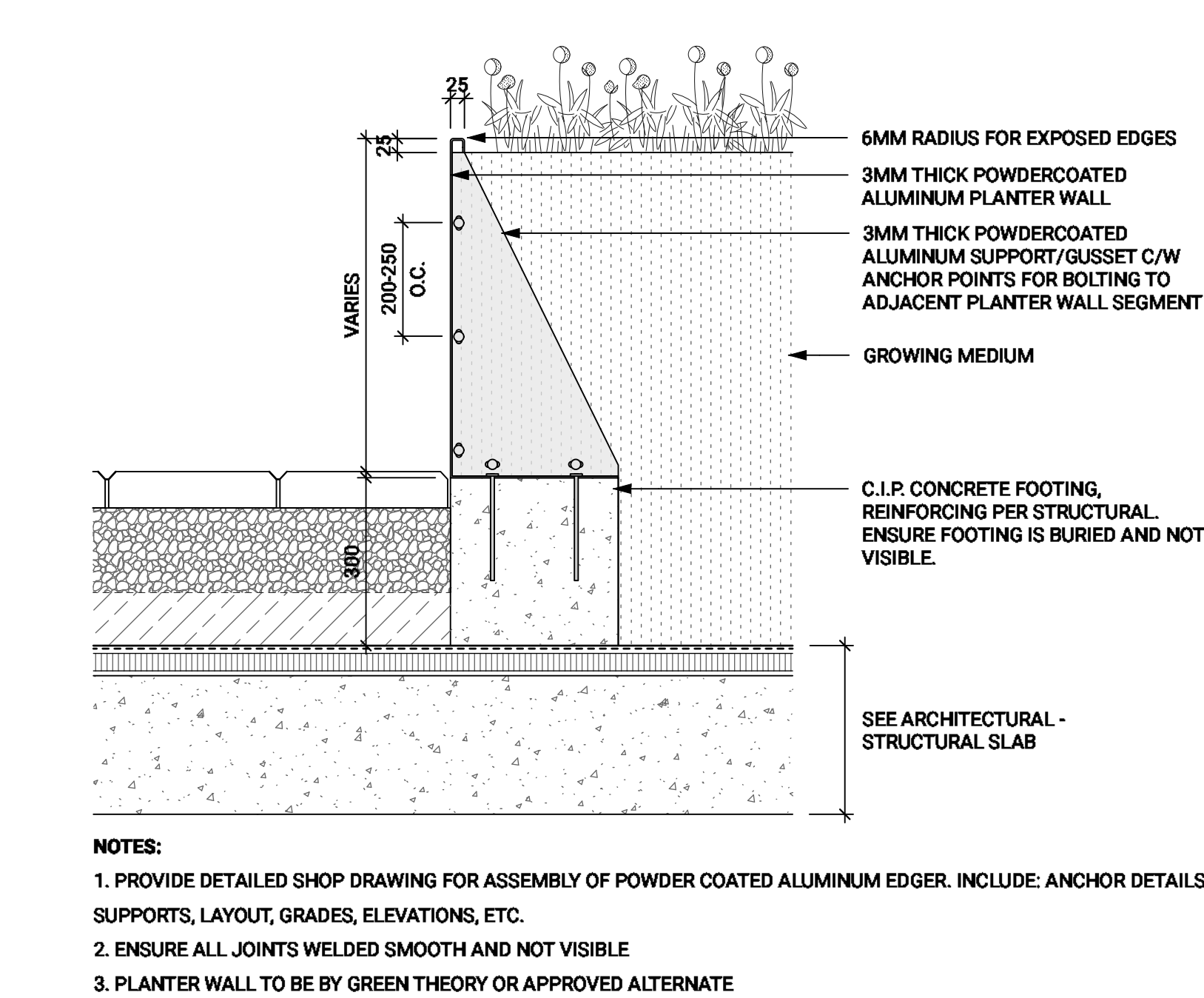
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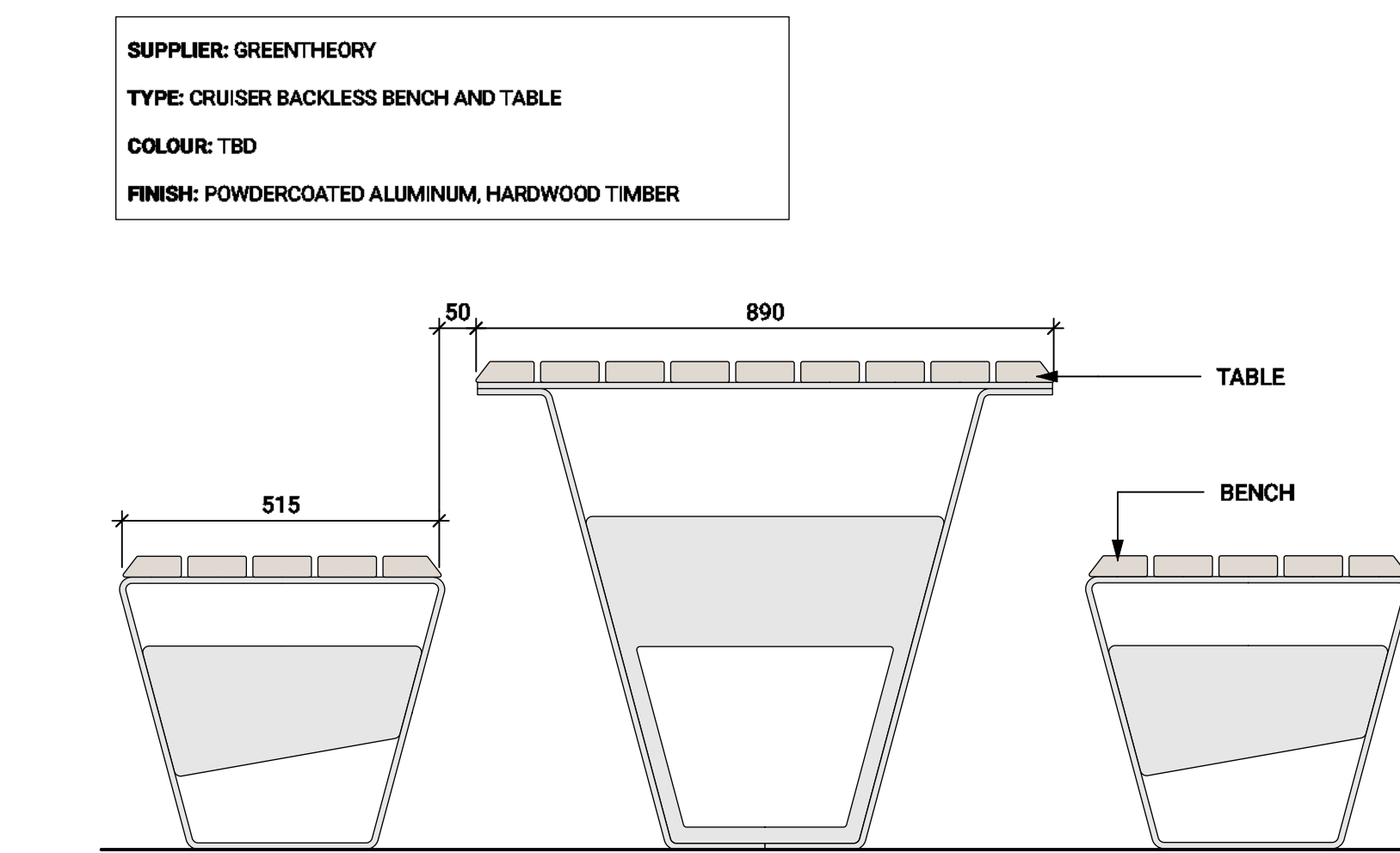
1 CIP CONCRETE WALL - ON GRADE
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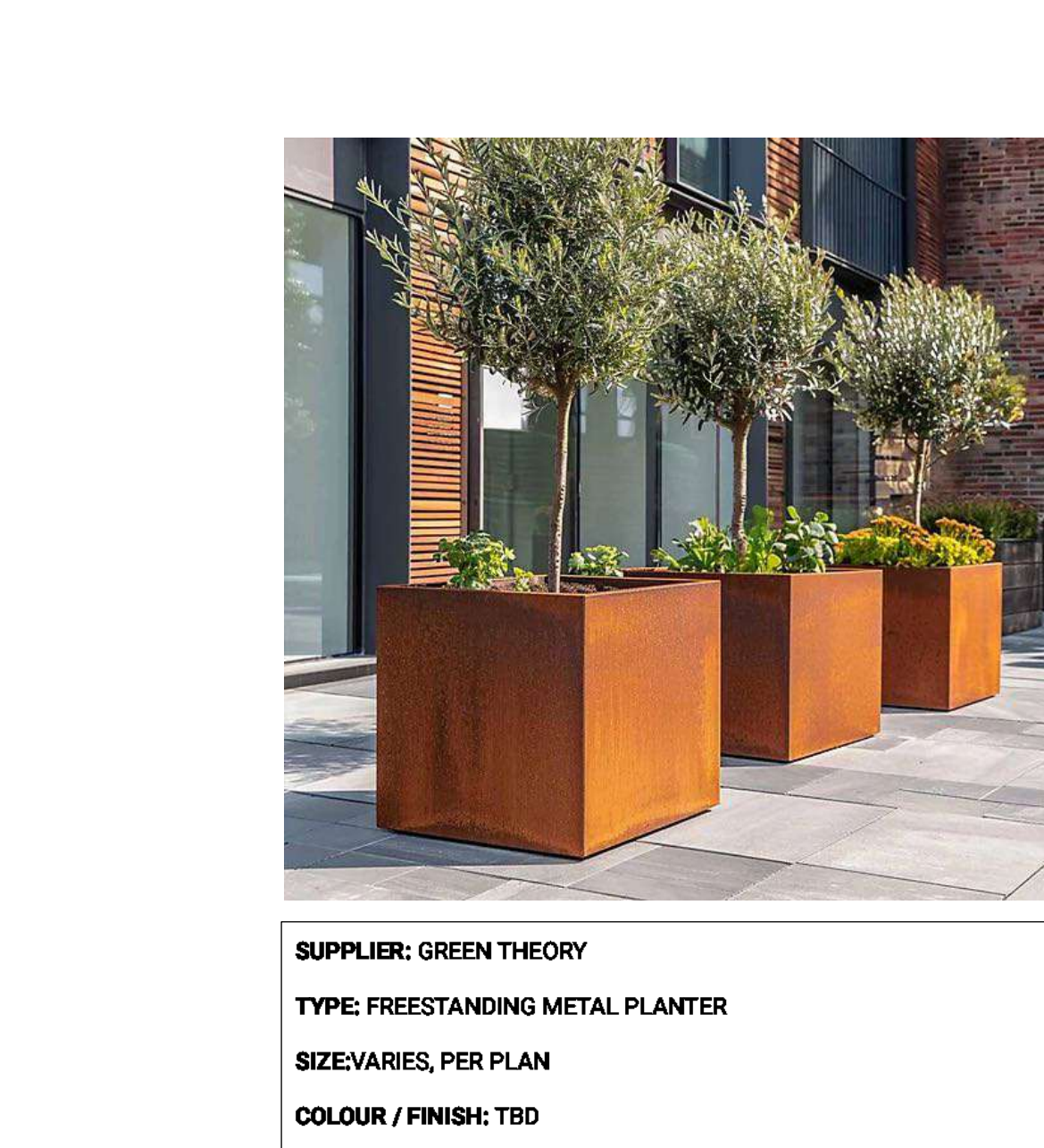
5 BENCH TYPE 2
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2 METAL PLANTER WALL ON FOOTING - ON SLAB
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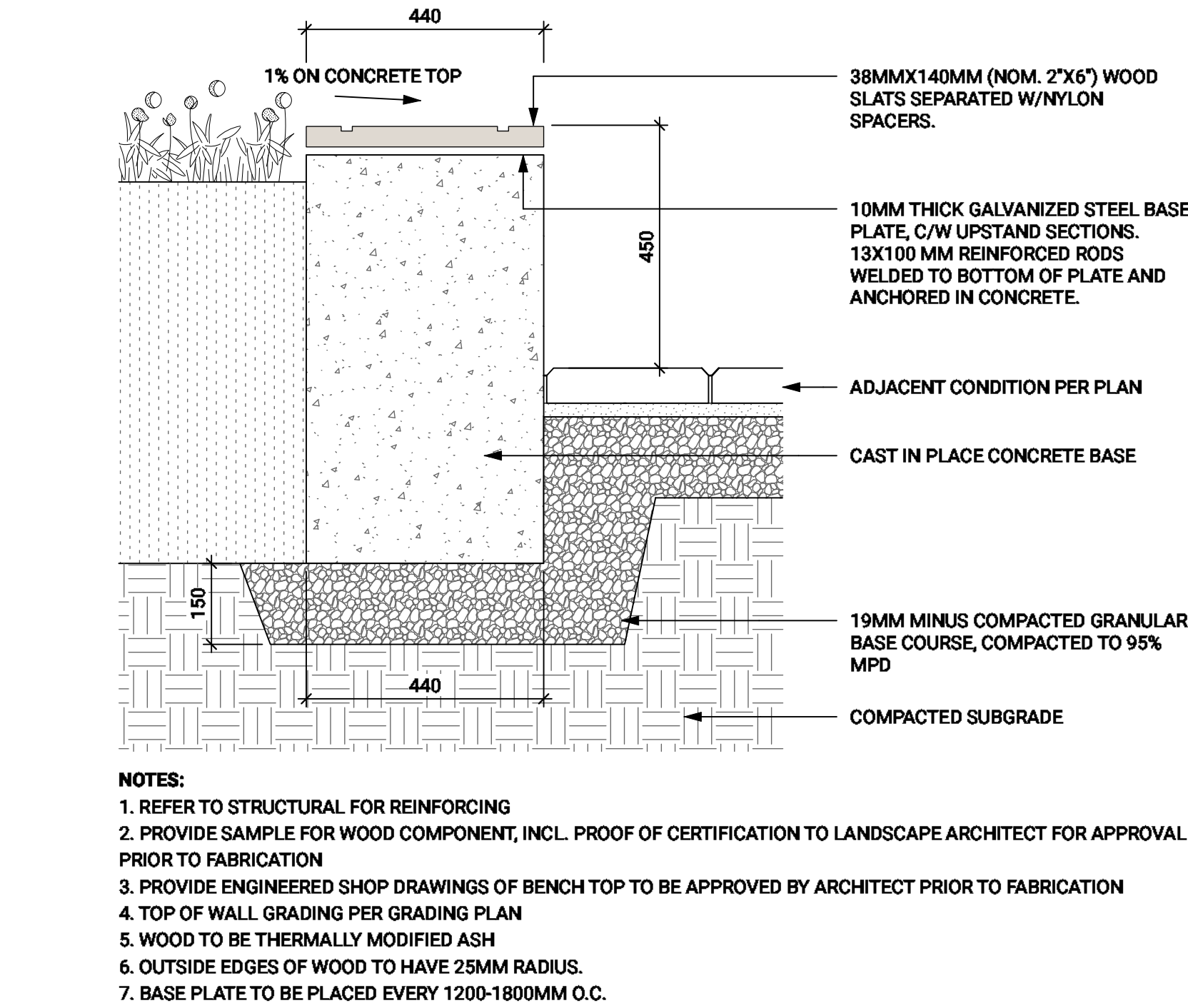
6 HARVEST TABLE
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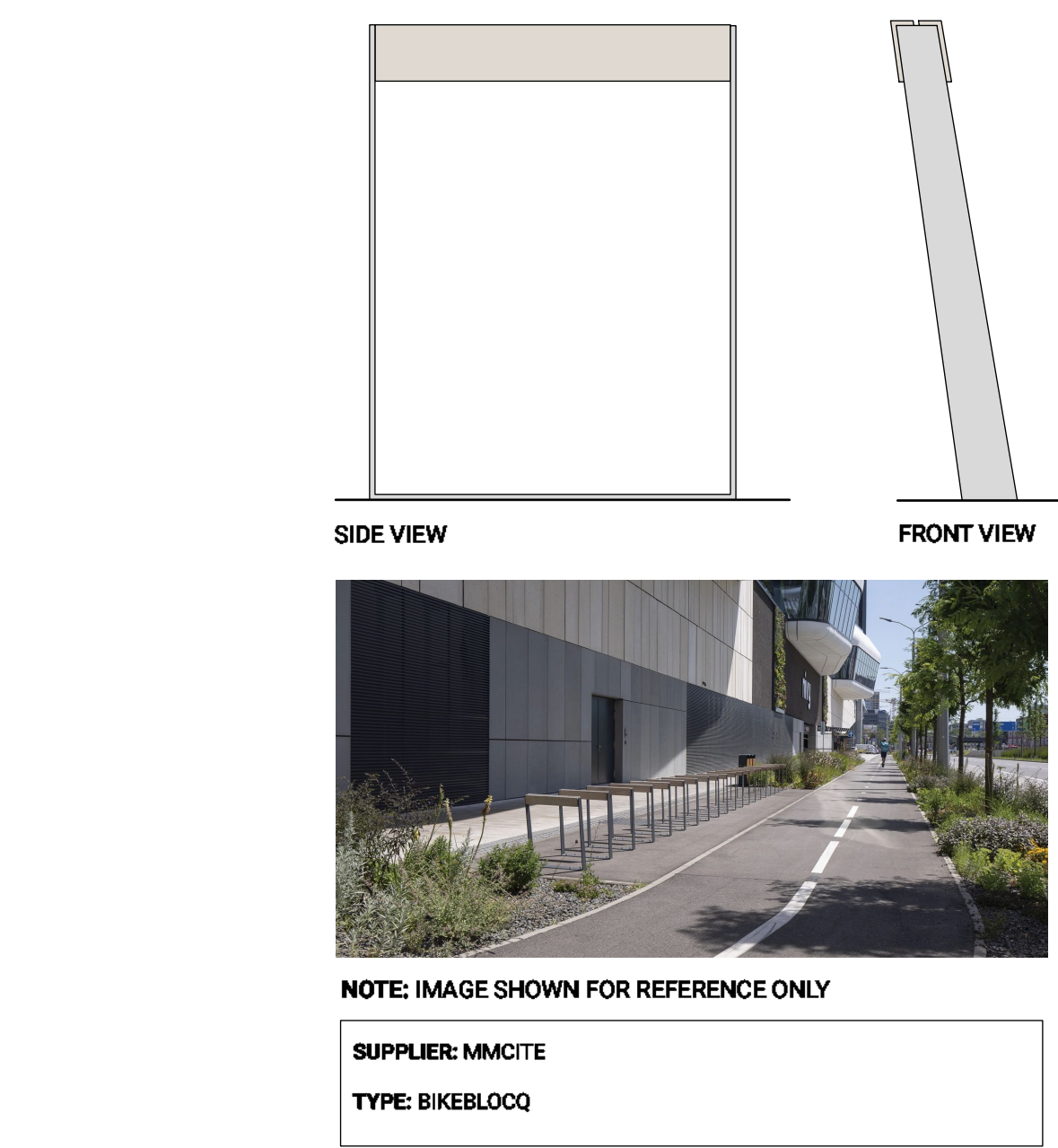
3 METAL PLANTER - FREESTANDING
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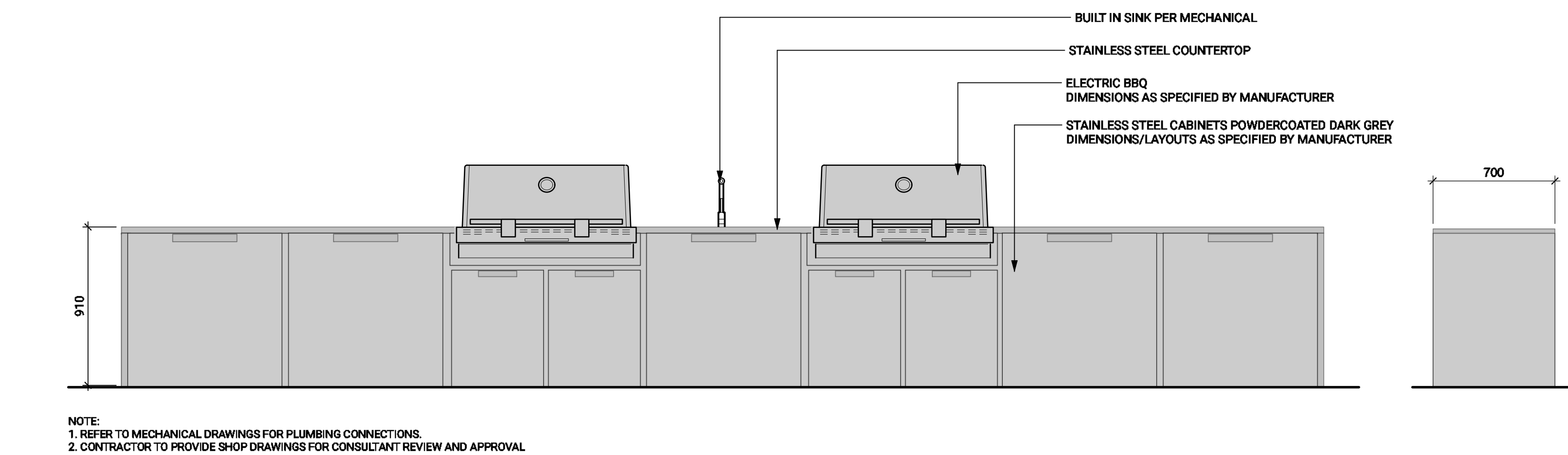
7 TABLE AND CHAIRS
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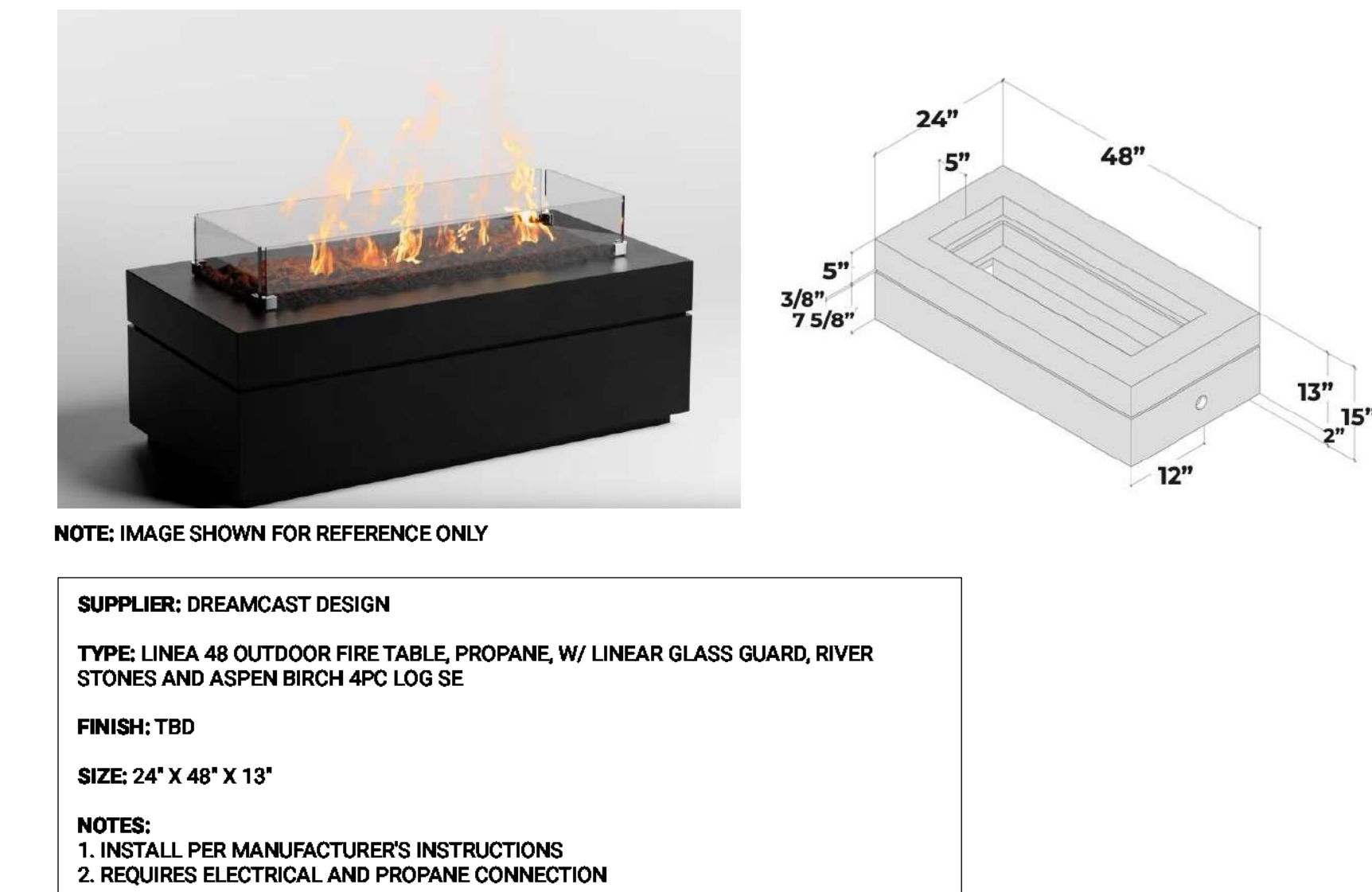
4 BENCH TYPE 1 - SEAT WALL
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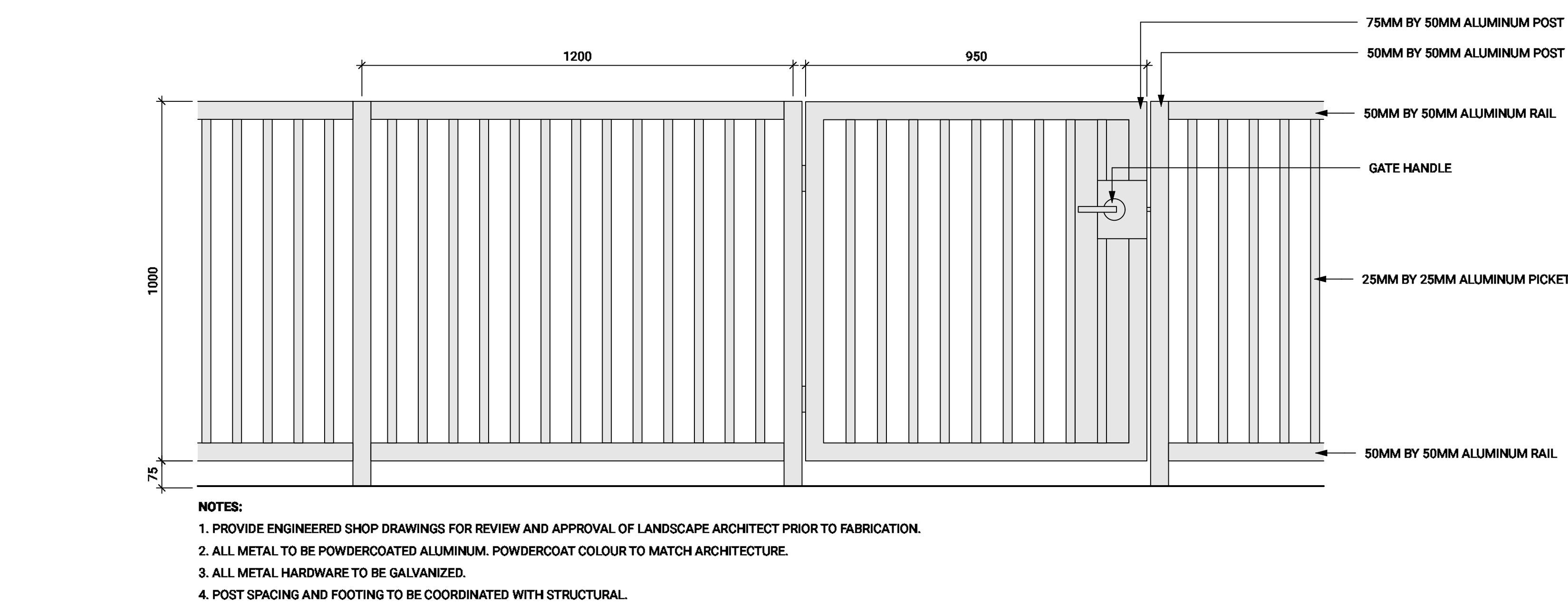
8 BIKE RACK
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10 BBQ AND COUNTER
Scale: 1:20



11 FIRE PIT
Scale: 1:10



12 FENCE AND GATE
Scale: 1:10

Revisions		
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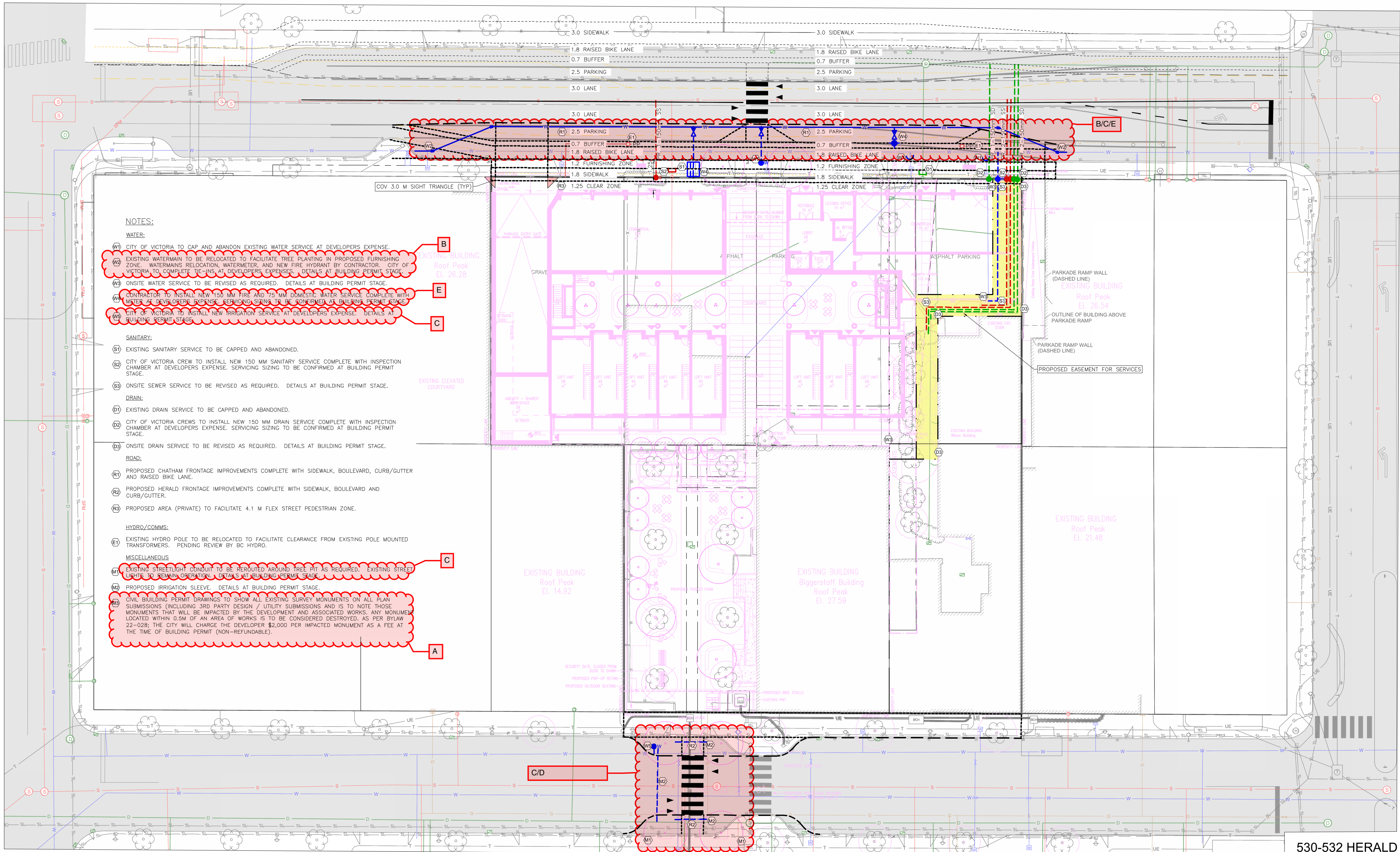
Key Plan

Project	25-108
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Herald

532-536 Herald Street &
517-533 Chatham Street

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



NOTES:

WATER:

- (W1) CITY OF VICTORIA TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
- (W2) EXISTING WATERMAIN TO BE RELOCATED TO FACILITATE TREE PLANTING IN PROPOSED FURNISHING ZONE. WATERMANS RELOCATION, WATERMETER, AND NEW FIRE HYDRANT BY CONTRACTOR. CITY OF VICTORIA TO COMPLETE TIE-INS AT DEVELOPERS EXPENSE. DETAILS AT BUILDING PERMIT STAGE.
- (W3) ONSITE WATER SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.
- (W4) CONTRACTOR TO INSTALL NEW 150 MM FIRE AND 75 MM DOMESTIC WATER SERVICE COMPLETE WITH WATER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (W5) CITY OF VICTORIA TO INSTALL NEW IRRIGATION SERVICE AT DEVELOPERS EXPENSE. DETAILS AT BUILDING PERMIT STAGE.

SANITARY:

- (S1) EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
- (S2) CITY OF VICTORIA CREW TO INSTALL NEW 150 MM SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (S3) ONSITE SEWER SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.

DRAIN:

- (D1) EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED.
- (D2) CITY OF VICTORIA CREWS TO INSTALL NEW 150 MM DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (D3) ONSITE DRAIN SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.

ROAD:

- (R1) PROPOSED CHATHAM FRONTAGE IMPROVEMENTS COMPLETE WITH SIDEWALK, BOULEVARD, CURB/GUTTER AND RAISED BIKE LANE.
- (R2) PROPOSED HERALD FRONTAGE IMPROVEMENTS COMPLETE WITH SIDEWALK, BOULEVARD AND CURB/GUTTER.
- (R3) PROPOSED AREA (PRIVATE) TO FACILITATE 4.1 M FLEX STREET PEDESTRIAN ZONE.

HYDRO/COMMS:

- (E1) EXISTING HYDRO POLE TO BE RELOCATED TO FACILITATE CLEARANCE FROM EXISTING POLE MOUNTED TRANSFORMERS. PENDING REVIEW BY BC HYDRO.

MISCELLANEOUS:

- (M1) EXISTING STREETLIGHT CONDUIT TO BE REROUTED AROUND TREE PIT AS REQUIRED. EXISTING STREET LIGHTS TO REMAIN OPERATION. DETAILS AT BUILDING PERMIT STAGE.
- (M2) PROPOSED IRRIGATION SLEEVE. DETAILS AT BUILDING PERMIT STAGE.
- (M3) CIVIL BUILDING PERMIT DRAWINGS TO SHOW ALL EXISTING SURVEY MONUMENTS ON ALL PLAN SUBMISSIONS (INCLUDING 3RD PARTY DESIGN / UTILITY SUBMISSIONS AND IS TO NOTE THOSE MONUMENTS THAT WILL BE IMPACTED BY THE DEVELOPMENT AND ASSOCIATED WORKS. ANY MONUMENT LOCATED WITHIN 0.5M OF AN AREA OF WORKS IS TO BE CONSIDERED DESTROYED. AS PER BYLAW 22-028; THE CITY WILL CHARGE THE DEVELOPER \$2,000 PER IMPACTED MONUMENT AS A FEE AT THE TIME OF BUILDING PERMIT (NON-REFUNDABLE).

530-532 HERALD
517-533 CHATHAM
PRELIMINARY SERVICING PLAN

Scale
horiz. 1:250
vert. N/A
Sheet 1 of 1
Eng. Project No. 35054

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214
info@jeanderson.com

ISSUED FOR DISCUSSION