

HERALD & CHATHAM

REISSUED FOR REZONING AND DEVELOPMENT PERMIT

FEBRUARY 04, 2026

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

OREN MIZRAHI, PRINCIPAL
604-681-3203 x231
OREN@CONNECTLA.CA

LIVIA NEWMAN, LANDSCAPE DESIGNER
604-681-3303
LIVIA@CONNECTLA.CA

INTRACORP HOMES
550 BURRARD STREET, VANCOUVER, BC V6C 2B5

MATT KOLEC, DEVELOPMENT DIRECTOR
604-801-7032
MKOLEC@INTRACORPHOMES.COM

SHAPE ARCHITECTURE
1462 W 7TH AVE, VANCOUVER, BC V6H 0C3

NICK SULLY, PRINCIPAL
604-687-4457
N.SULLY@SHAPEARCHITECTURE.CA

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Revisions

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

Key Plan

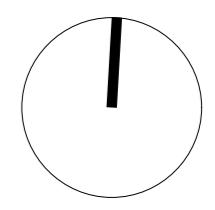
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

COVER SHEET

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



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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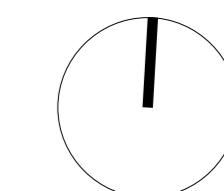
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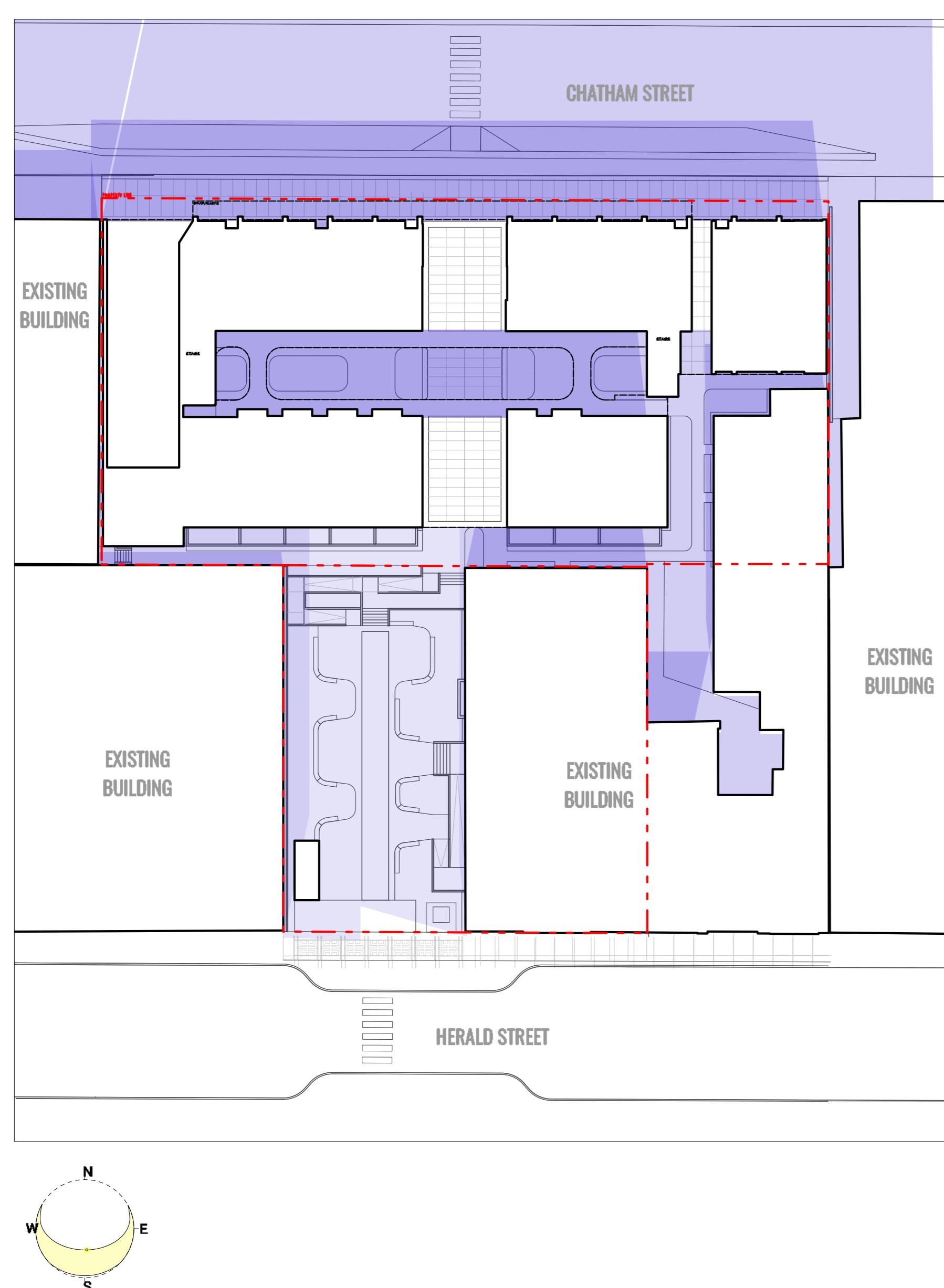
INSPIRATION AND PRINCIPLES

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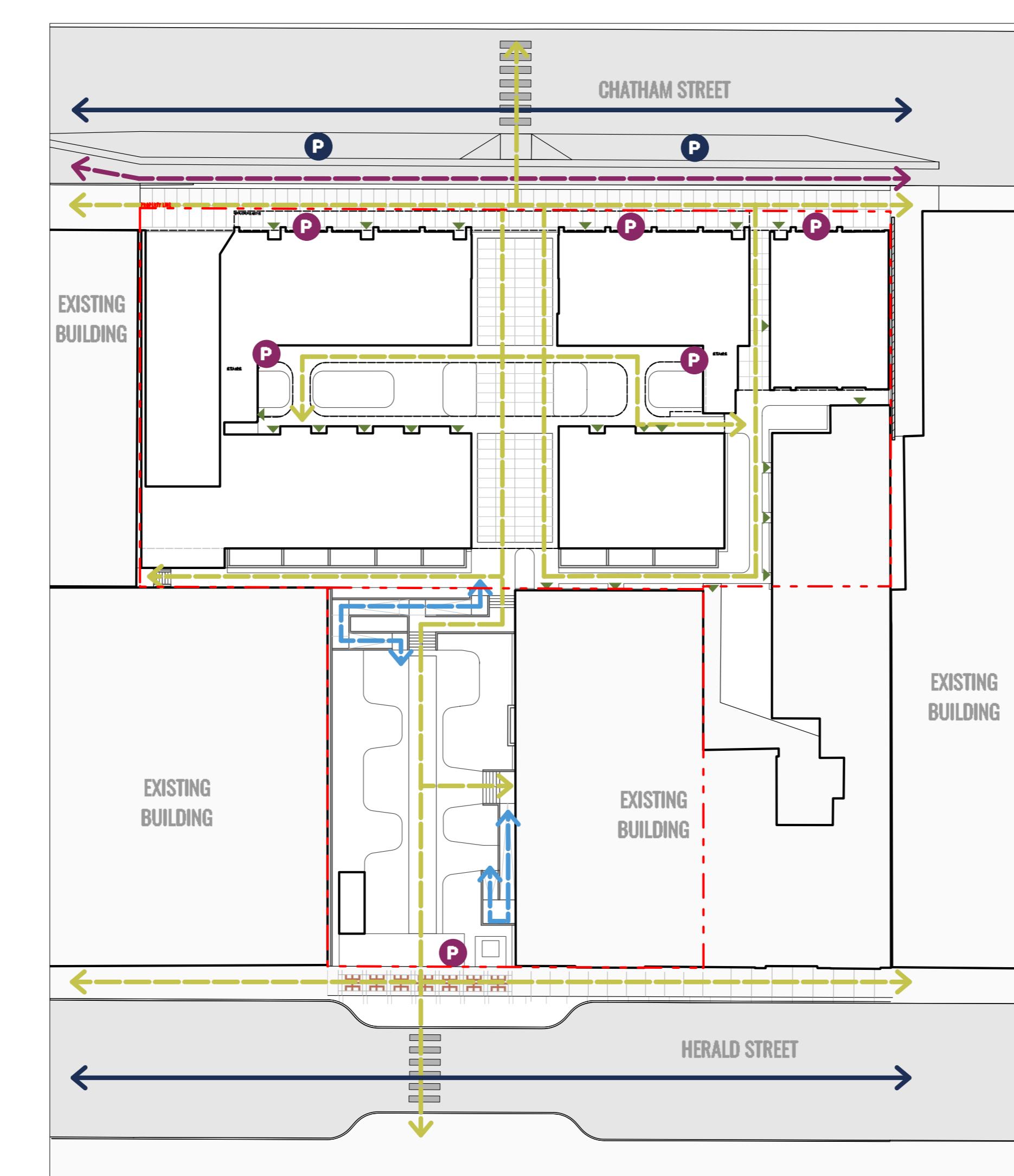


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SUN/SHADE



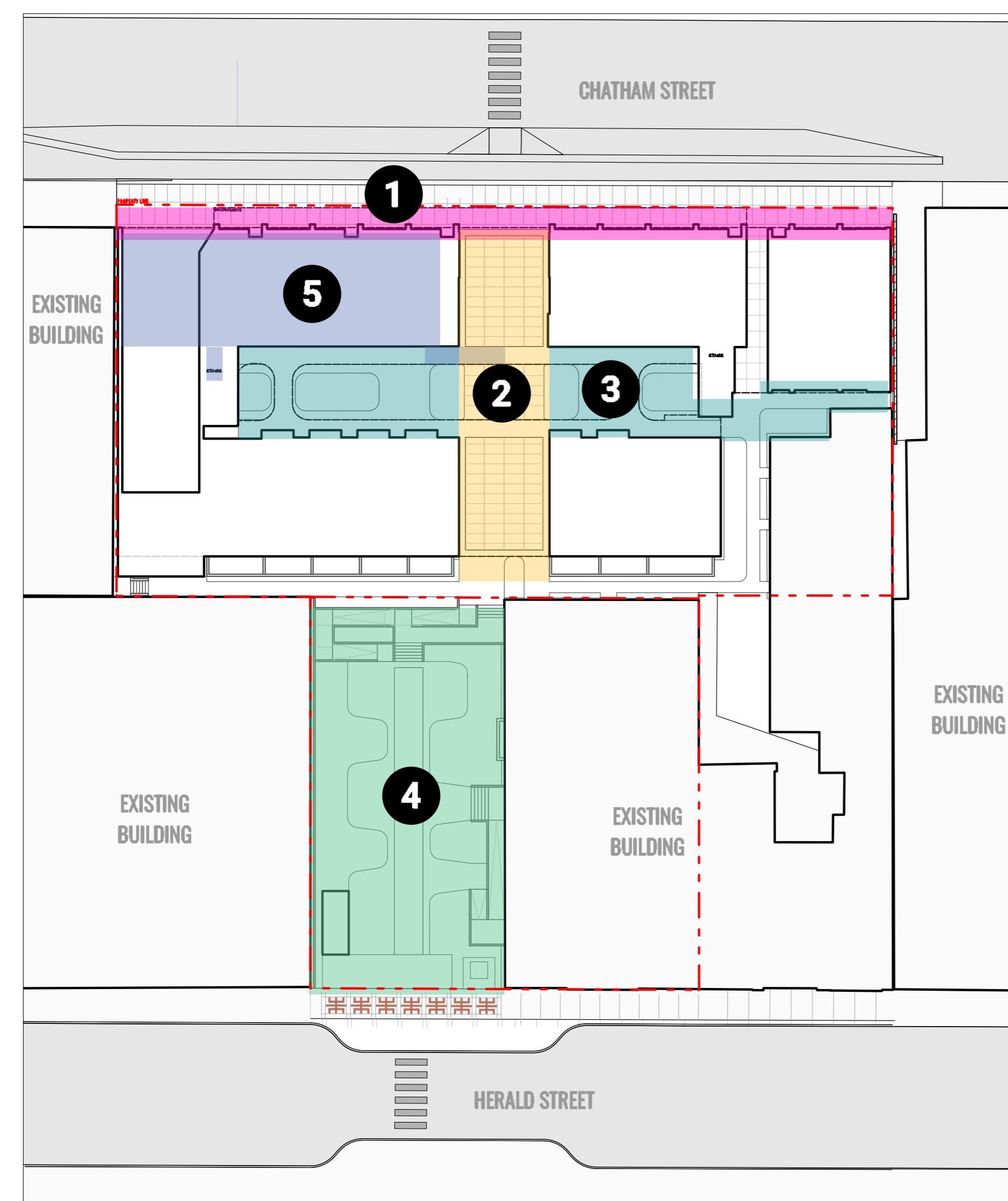
CIRCULATION



CIRCULATION LEGEND

<--> PEDESTRIAN CIRCULATION <--> BICYCLE CIRCULATION P BICYCLE PARKING
 <--> ACCESSIBLE PEDESTRIAN CIRCULATION <--> VEHICULAR CIRCULATION P VEHICULAR PARKING

PROGRAM



PROGRAM LEGEND

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

DESIGN GUIDELINES

ROCK BAY DESIGN GUIDELINES

ROCK BAY PAVING MATERIALS
 1 TROWEL JOINT CONCRETE 2 SANCUT CONCRETE 3 BASALT PAVERS



68 | CITY OF VICTORIA

CHINATOWN DESIGN GUIDELINES

CHINATOWN PAVING MATERIALS
 1 TROWEL JOINT CONCRETE 2 BASALT PAVERS 3 EXPOSED AGGREGATE
BRICK PAVE TYPE B
 4 SMOOTH RED BRICK



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETSCAPE PLAN | 63

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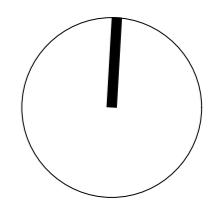
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Herald

532-536 Herald Street & 517-533 Chatham Street

DIAGRAMS

Date	Drawn By	LN
Checked By		OM
Scale		1:400
Original Size		



SUN HOP PARK, VANCOUVER



MELLEM RUMMET PARK, COPENHAGEN



MARKET SQUARE, VICTORIA



HERALD & CHATHAM



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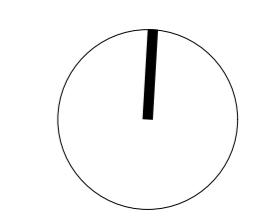
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SPATIAL STUDIES

Date	Drawn By	LN
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Original Size		

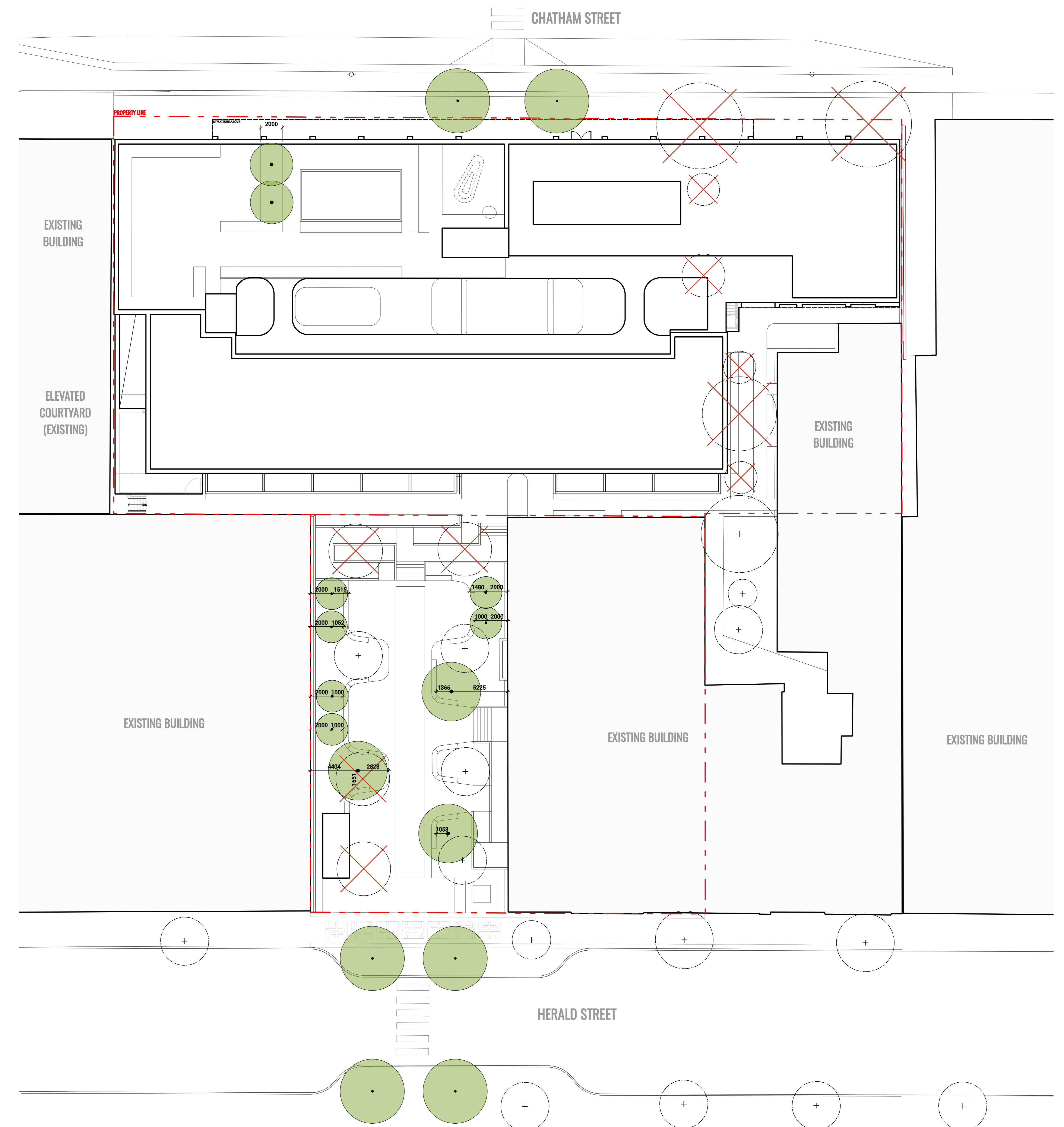


TREE MANAGEMENT LEGEND

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)

NOT

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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Project 25-108

Herald

32-536 Herald Street &
17-533 Chatham Street

TREE MANAGEMENT PLAN

Date _____

Drawn By LN

Checked By OM

Scale 1:200

Original Size _____

L0.04

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 COPY FROM 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 DIRECTION.
- 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 ITEMS TO REMAIN (OR TO BE REMOVED) 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 PRIORITY 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.

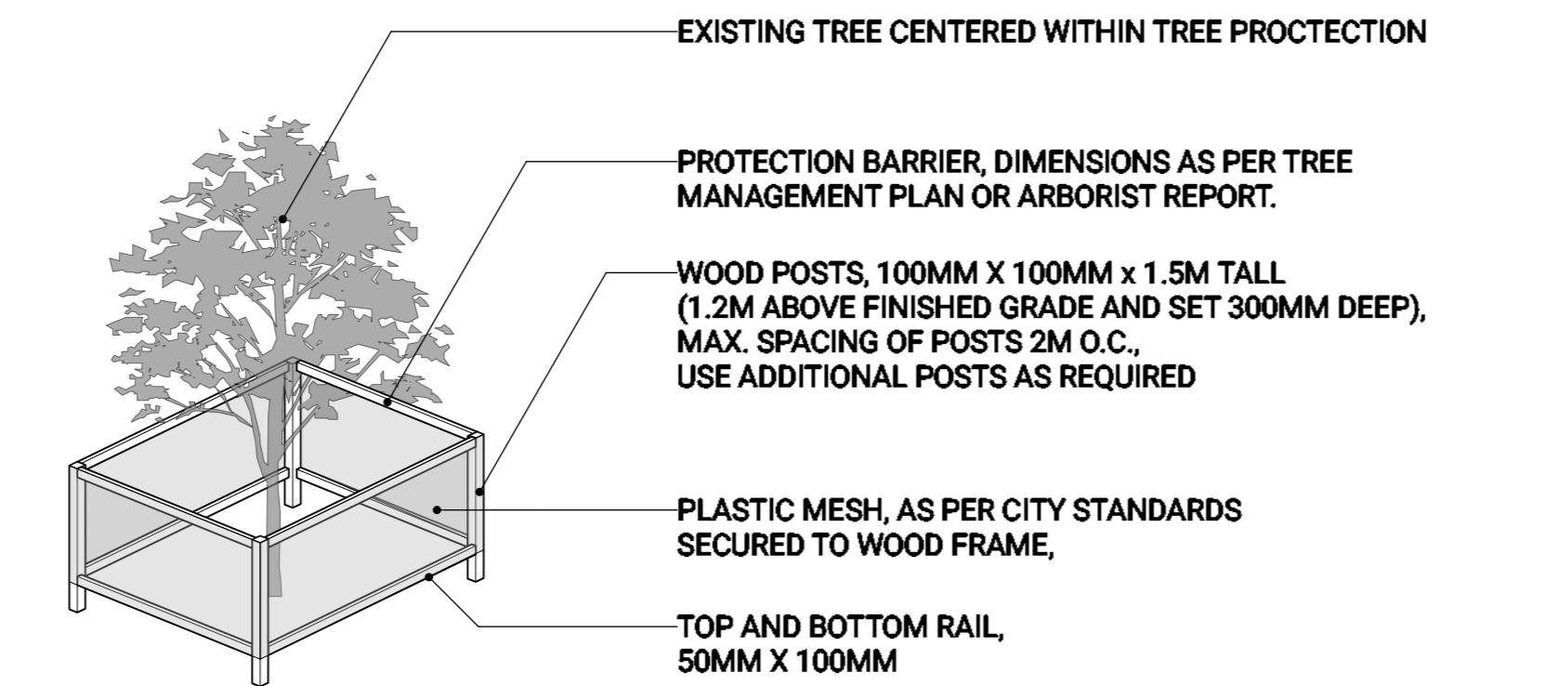
GENERAL GRADING NOTES

- 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 IDS/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 DO NOT REPRESENT ACTUAL DRIP LINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIP LINE 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 ZONE.
- 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) DUMPING 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 PLANT 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 DISCREPANCIES 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 OR 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 IABC (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 DRAINAGE, DRAIN LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBILITY PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- LEED WATER EFFICIENCY CREDIT CRITERIA TO BE MET (MIN. 5% 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 TREGATOR SLOW RELEASE WATERING BAG - (1) PER TREE.

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	PIPO 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 COMPAKTED	R RISER
CONC CONCRETE	RA RADIUS
CONT CONTINUOUS	REBAR REINFORCING BAR
DEG DEGREE	REQD 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 ENGINE/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
FCC 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
HFF 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

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
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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

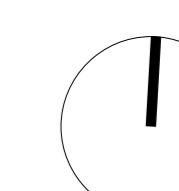
25-108

Herald

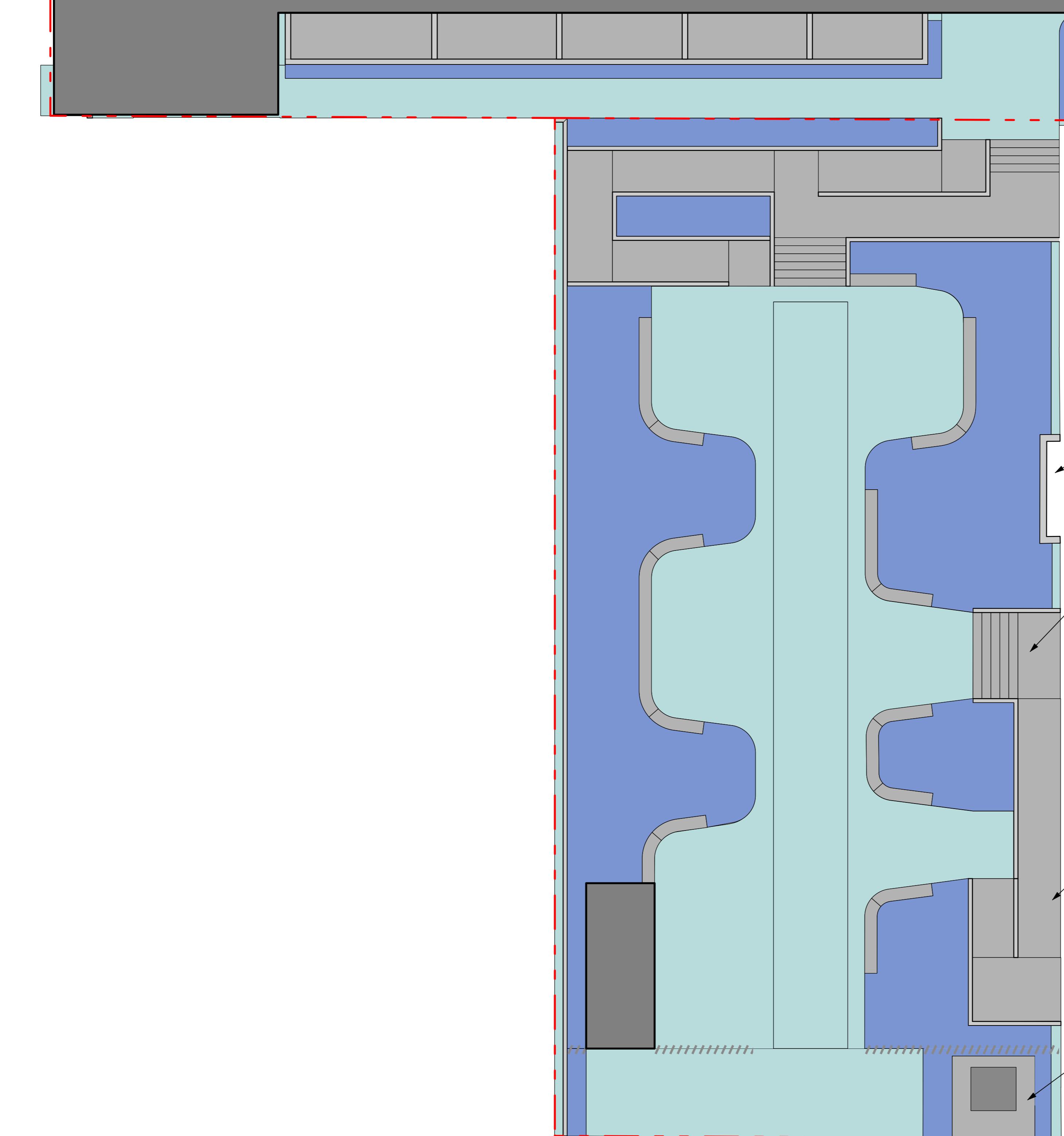
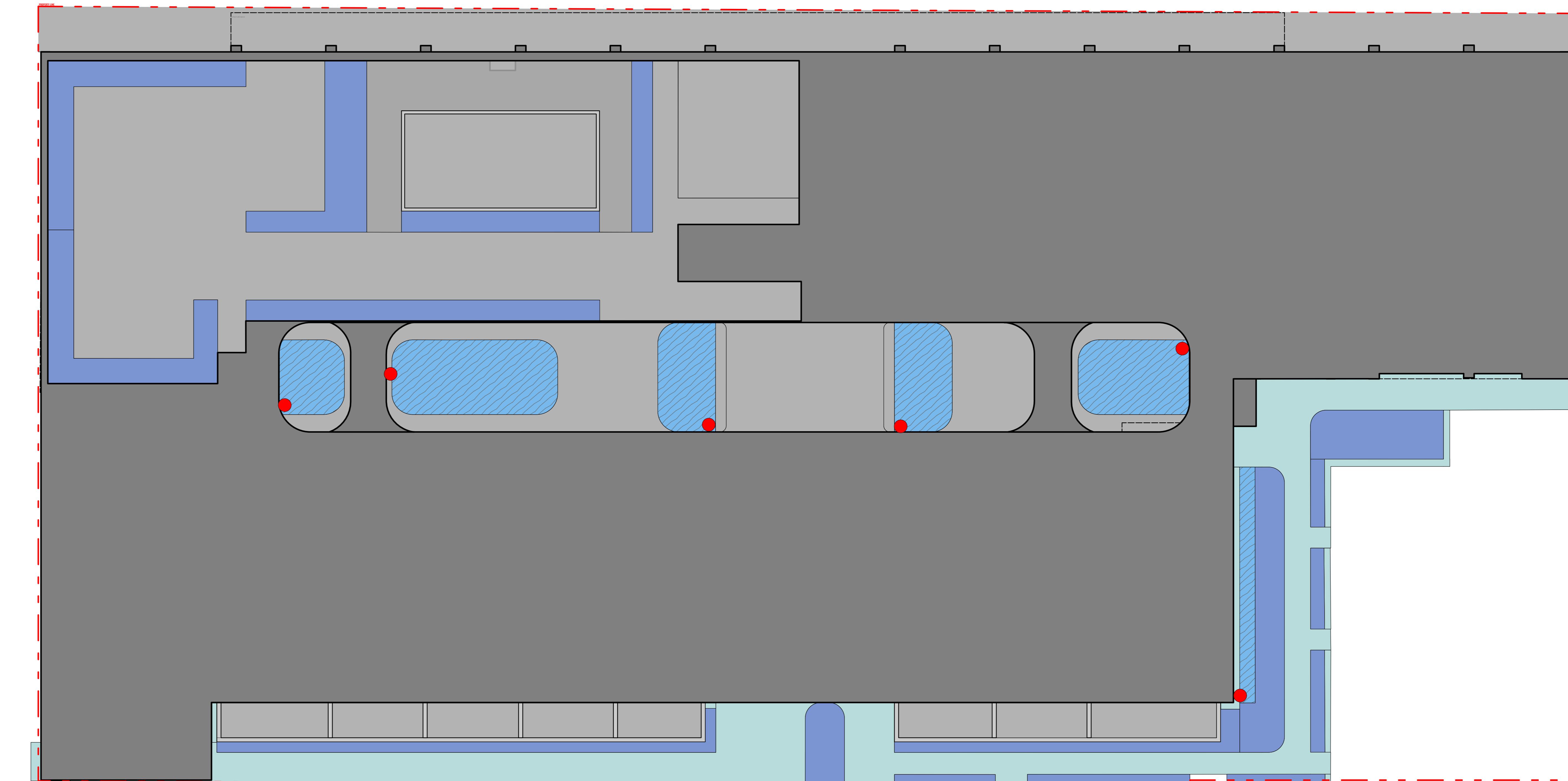
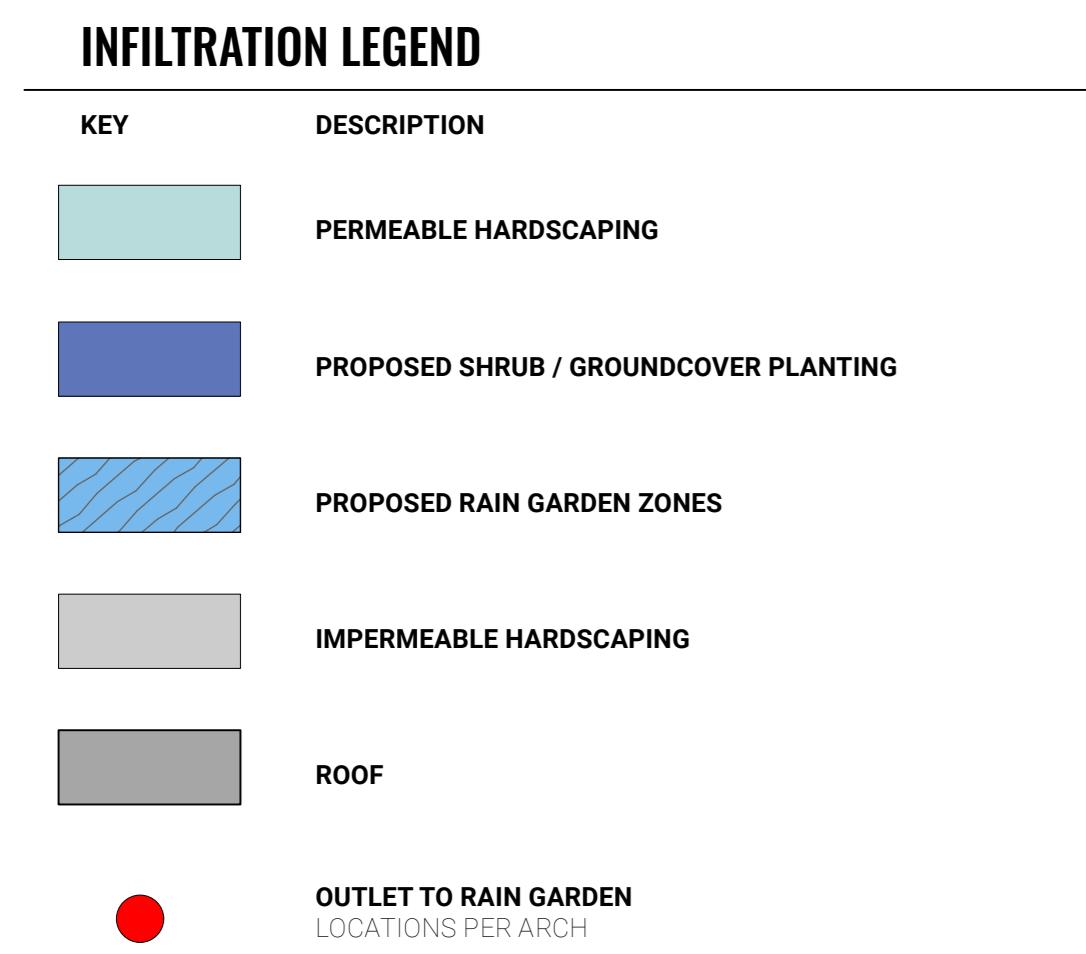
532-536 Herald Street &
517-533 Chatham Street

GENERAL NOTES

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



L0.05



Revisions		
No.	Description	Date
8	Issued for Draft 3	25-07-03
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Key Plan

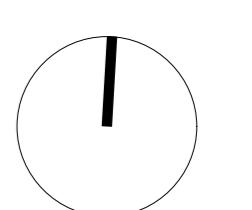
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

INFILTRATION DIAGRAM

Date
Drawn By
Checked By
Scale
Original Size



L0.06

0 5 10m

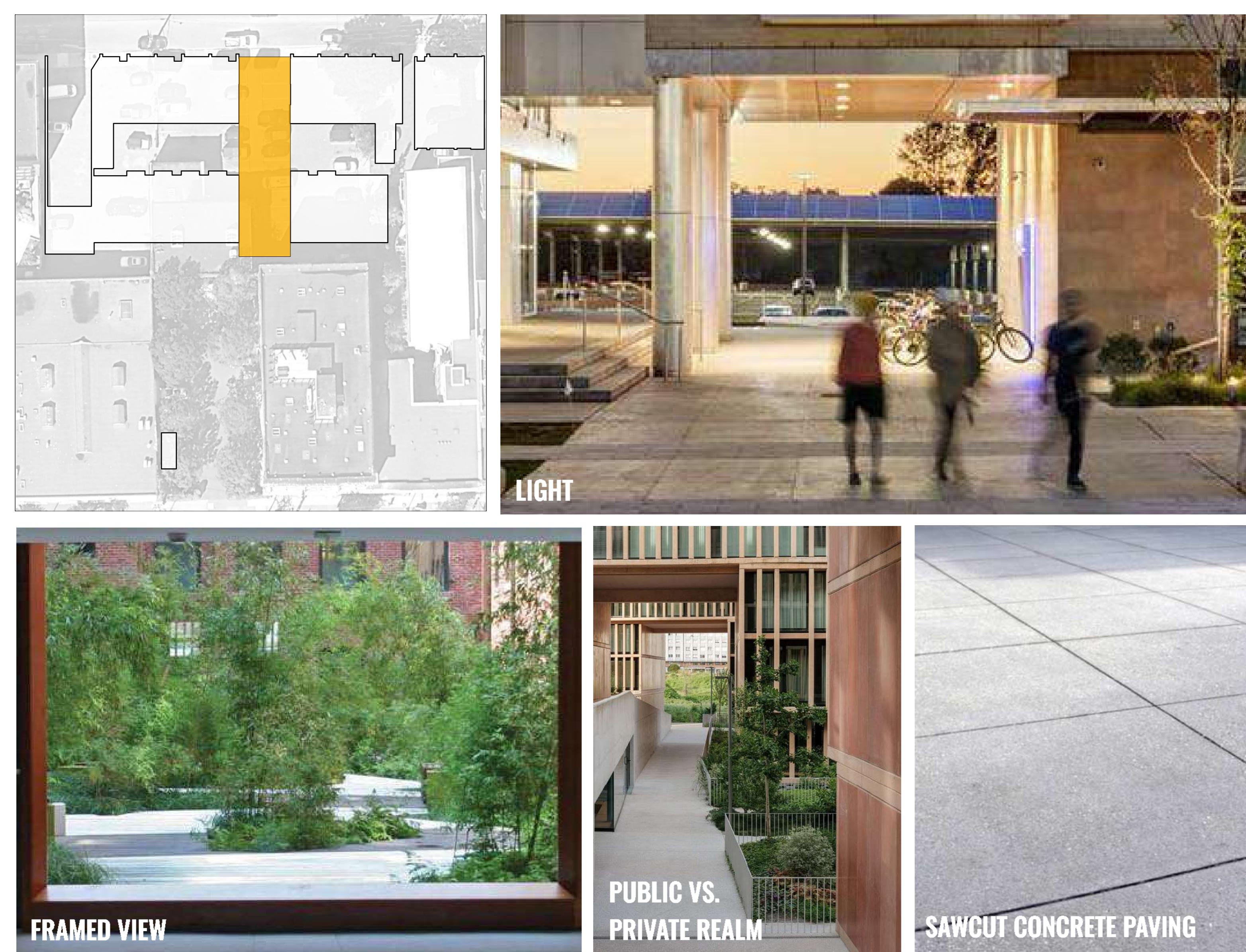
POCKET PARK

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.



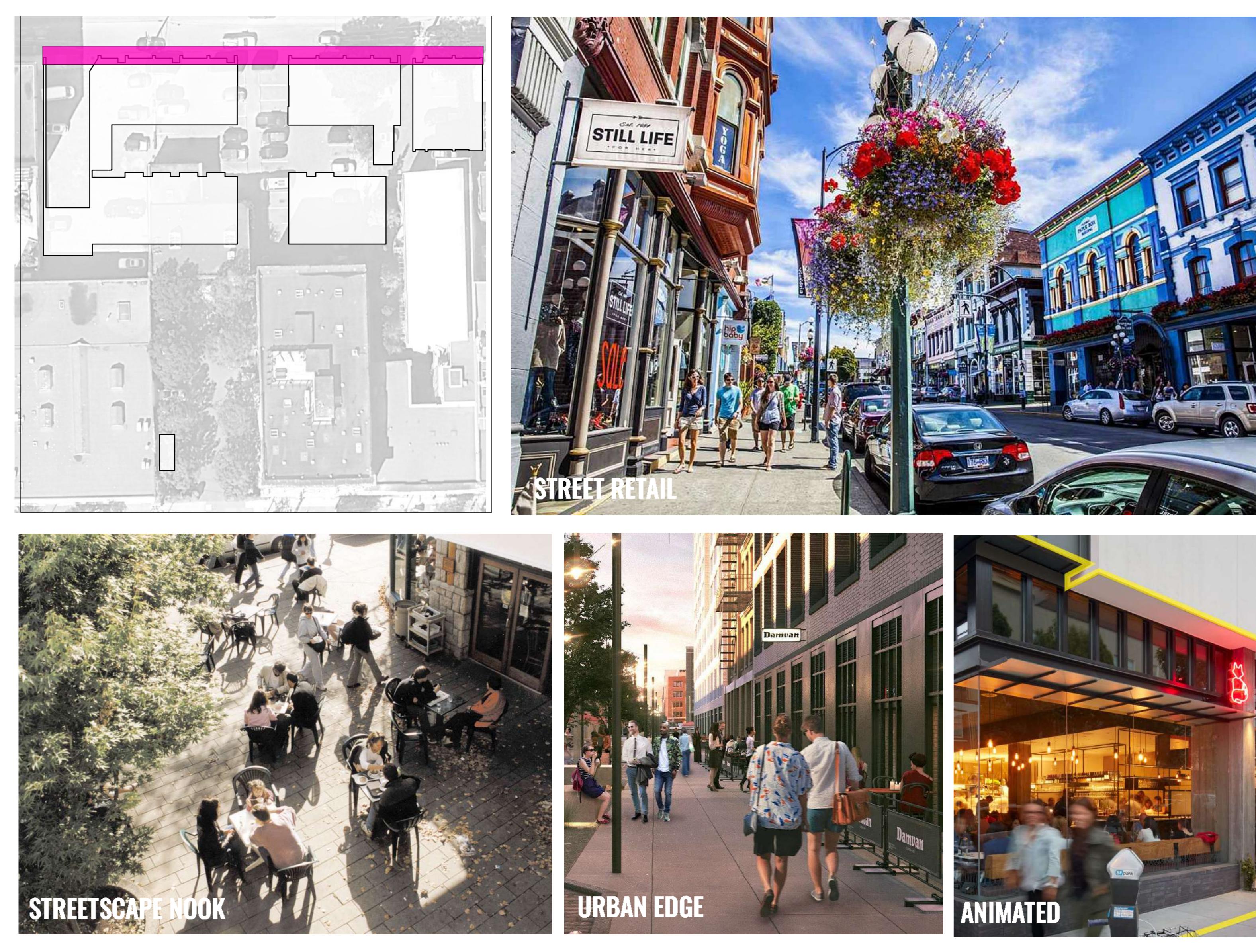
POP-UP RETAIL

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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Key Plan

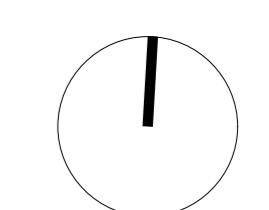
Project 25-108

Herald

532-536 Herald Street & 517-533 Chatham Street

PROGRAM & MATERIAL PRECEDENTS

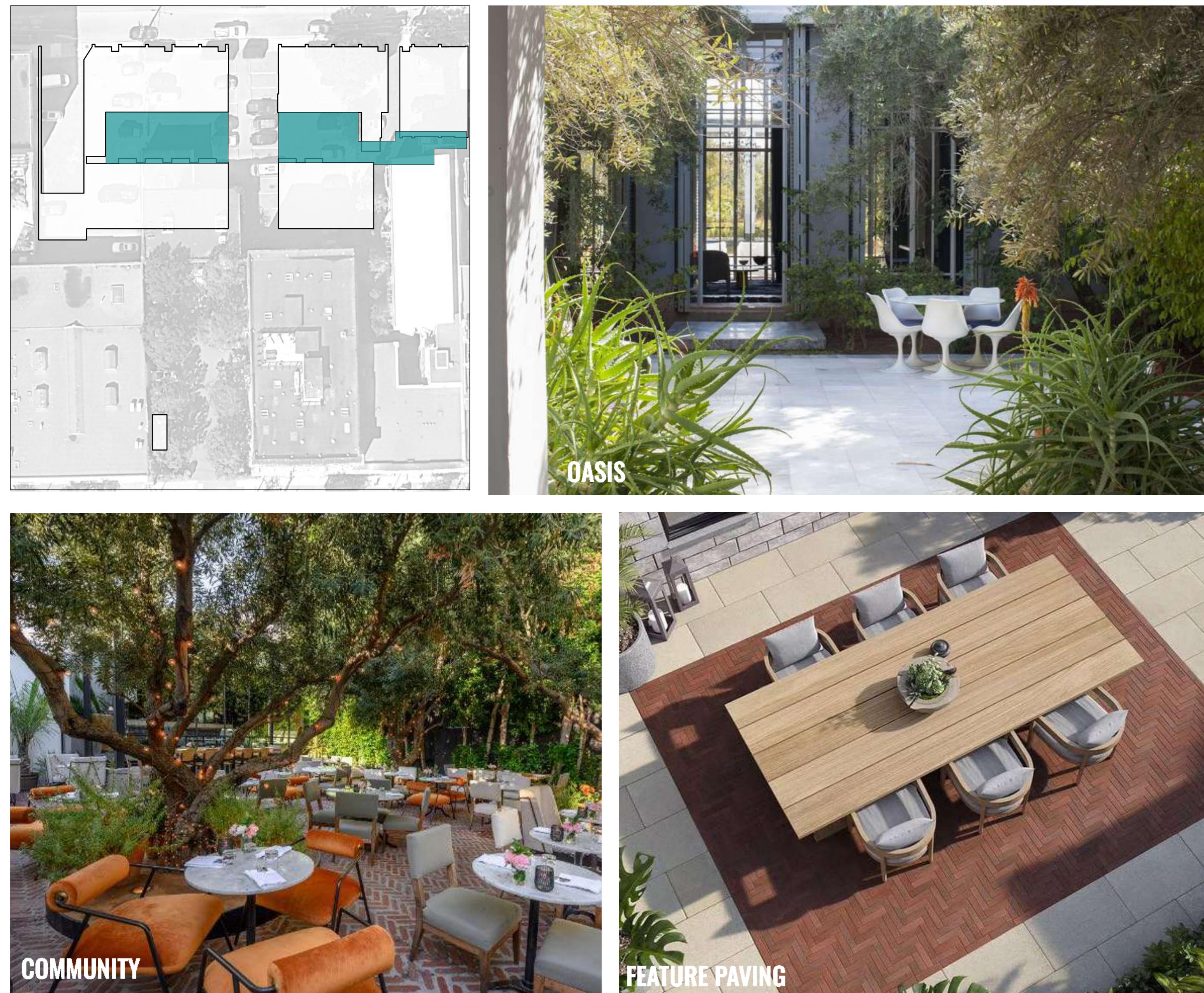
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Checked By	N/A
Scale	
Original Size	



L1.00

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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Key Plan

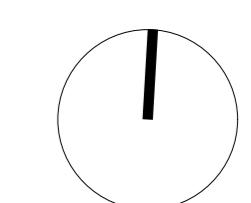
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

PROGRAM & MATERIAL PRECEDENTS

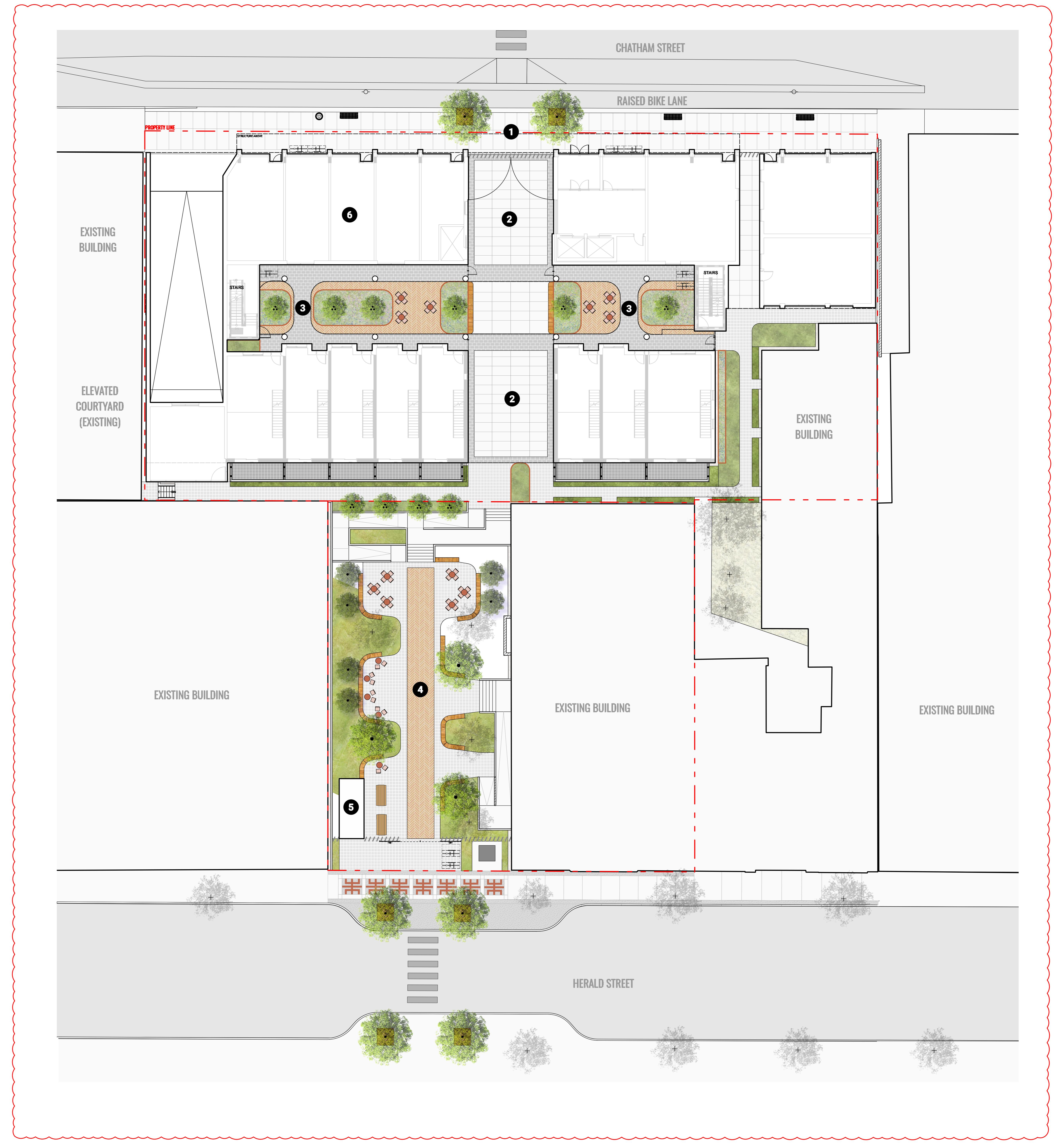
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Checked By	OM	
Scale	N/A	
Original Size		



L1.01

PROGRAM LEGEND

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



2305 Hemlock Street
Vancouver, BC, V6H 2V1
Canada
Tel 604 681 3303
Email info@connectla.ca
Web www.connectla.ca
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Seal

Revisions		
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Key Plan

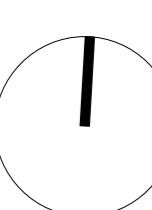
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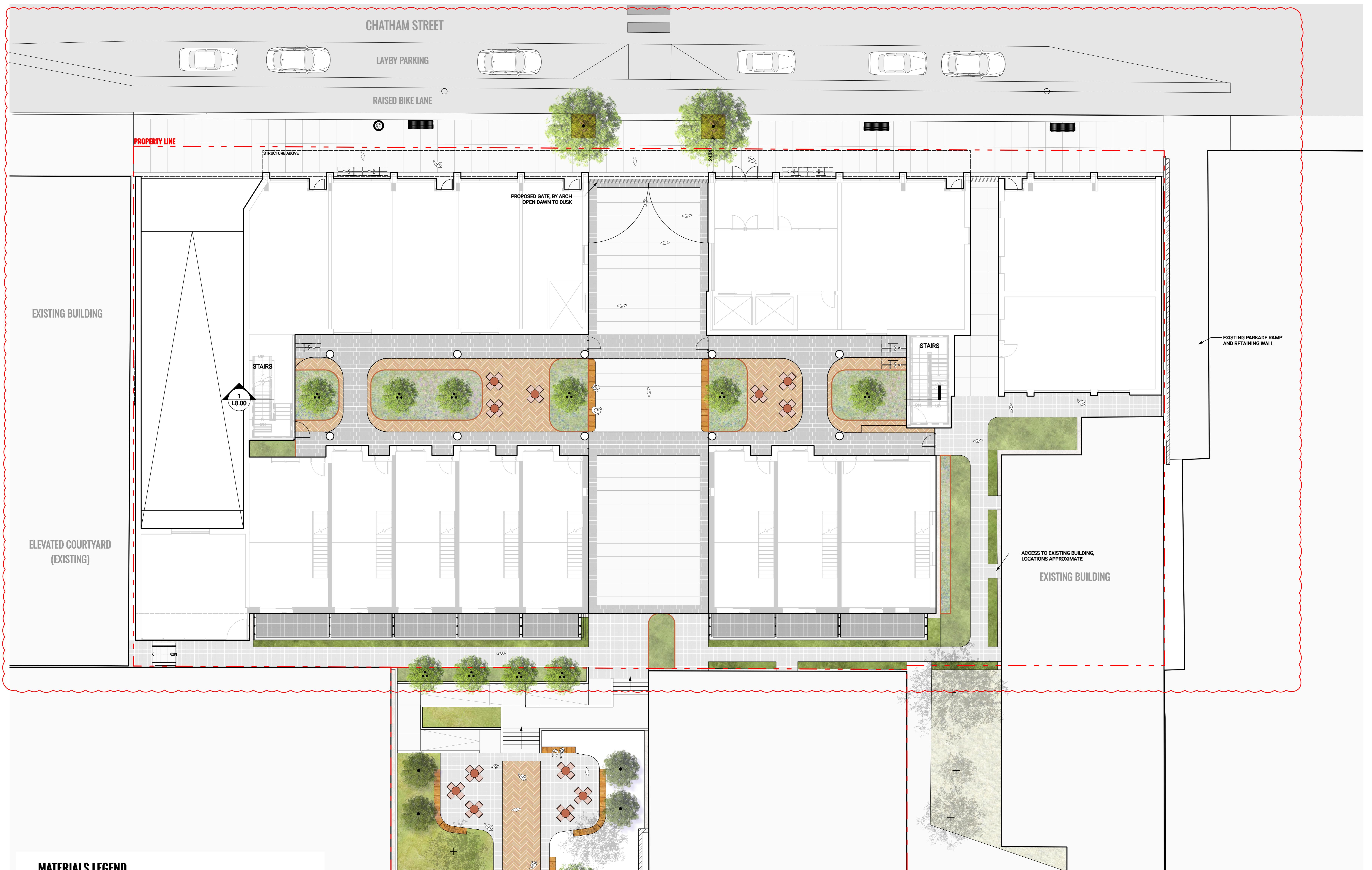
532-536 Herald Street &
517-533 Chatham Street

OVERALL SITE PLAN

Date
Drawn By
Checked By
Scale
Original Size



L2.00



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
	ENTRANCE FENCE AND GATE	

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Key Plan

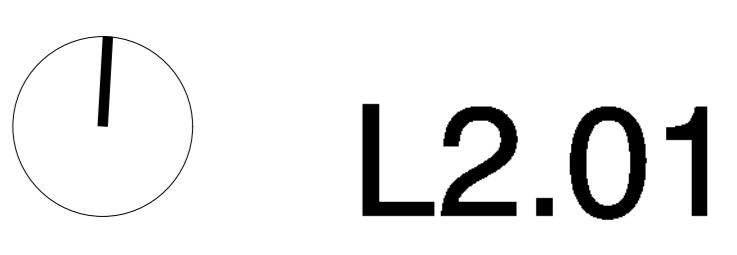
Project 25-108

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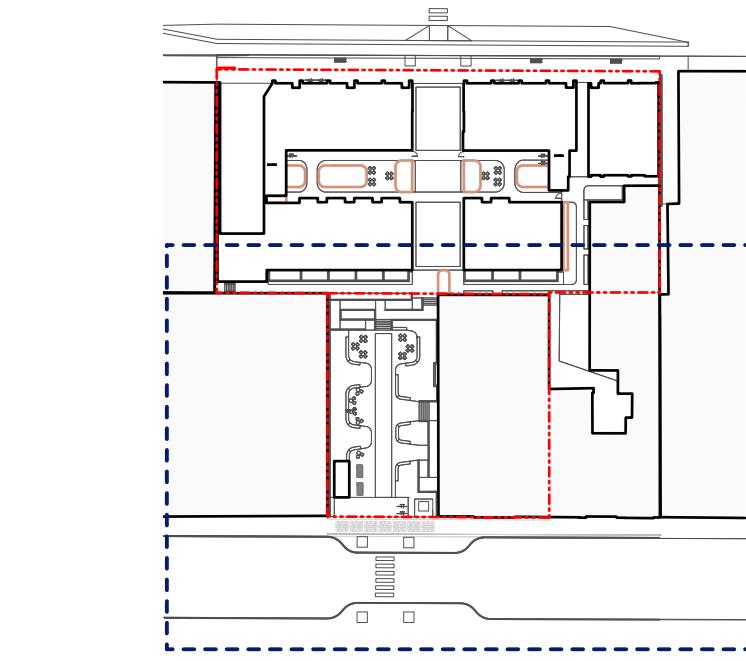
532-536 Herald Street & 517-533 Chatham Street

MATERIALS PLAN - GROUND LEVEL NORTH

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



L2.01



	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
	SOFTSCAPE	
	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	
	FURNISHING	
	BIKE RACK QTY: 9 (4 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
	ENTRANCE FENCE AND GATE	

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Revisions		
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15	Reissued for RZ/DP	26-02-04

Key Plan

Project 25-108

Herald

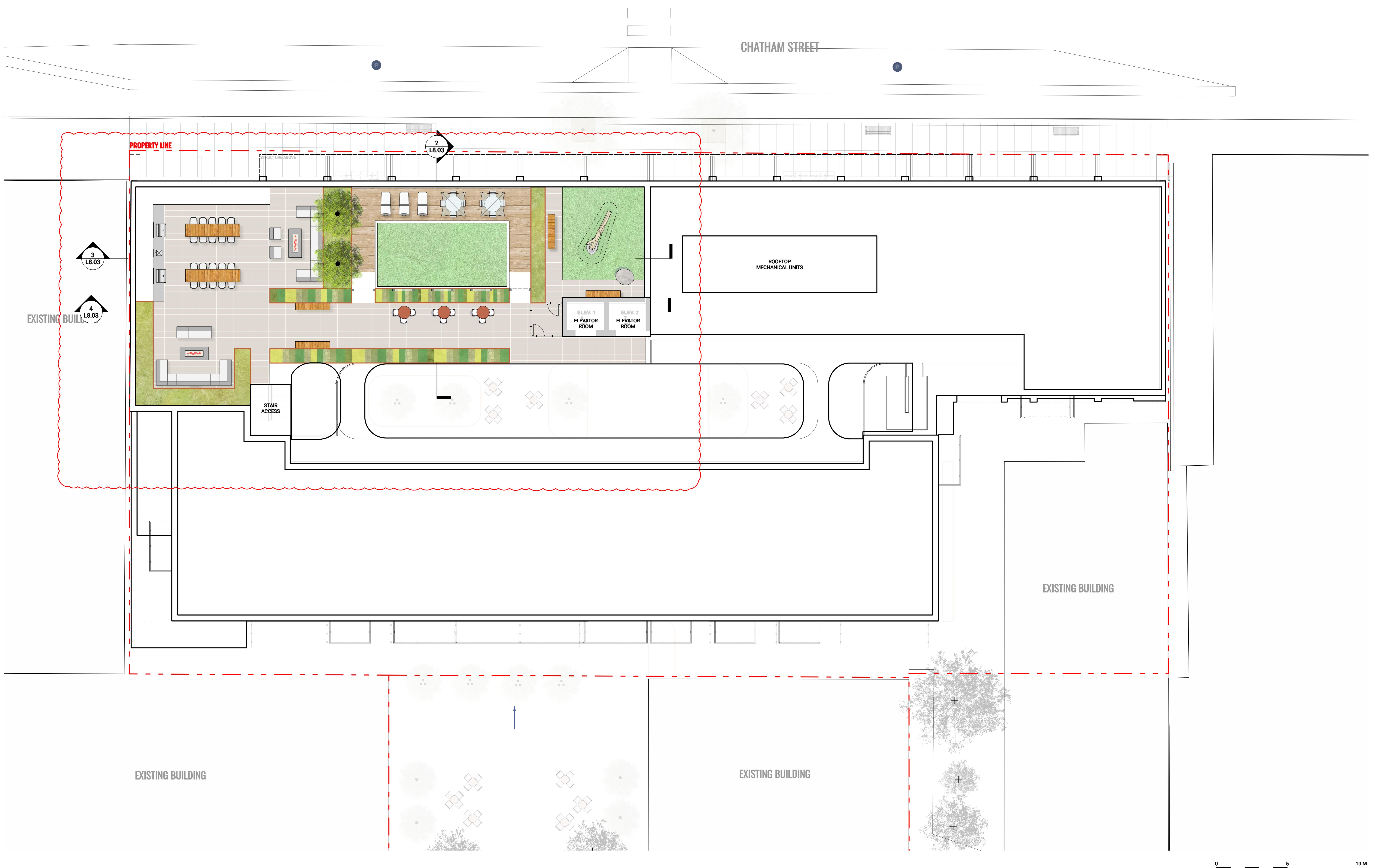
532-536 Herald Street & 517-533 Chatham Street

MATERIALS PLAN - GROUND LEVEL SOUTH

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



L2.02



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

Key Plan

MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
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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
	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
Softscape		
	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
Furnishing		
	EXISTING TREE TO RETAIN	
Bike Rack		
	BIKE RACK QTY: 9 (14 SPACES)	8 / L9.20
Bench Type 1		
	BENCH TYPE 1 LEVEL 1, SEAT WALL	4 / L9.20
Bench Type 2		
	BENCH TYPE 2 ROOF LEVEL, FREE STANDING	5 / L9.20
Flexible Seating		
	FLEXIBLE SEATING	7 / L9.20
Picnic Table		
	PICNIC TABLE LEVEL 1	
Outdoor Dining Table		
	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		
	OFFSITE FURNISHINGS PER CITY OF VICTORIA STANDARDS	
	FENCE AND GATE	12 / L9.20
Entrance Fence and Gate		

Herald

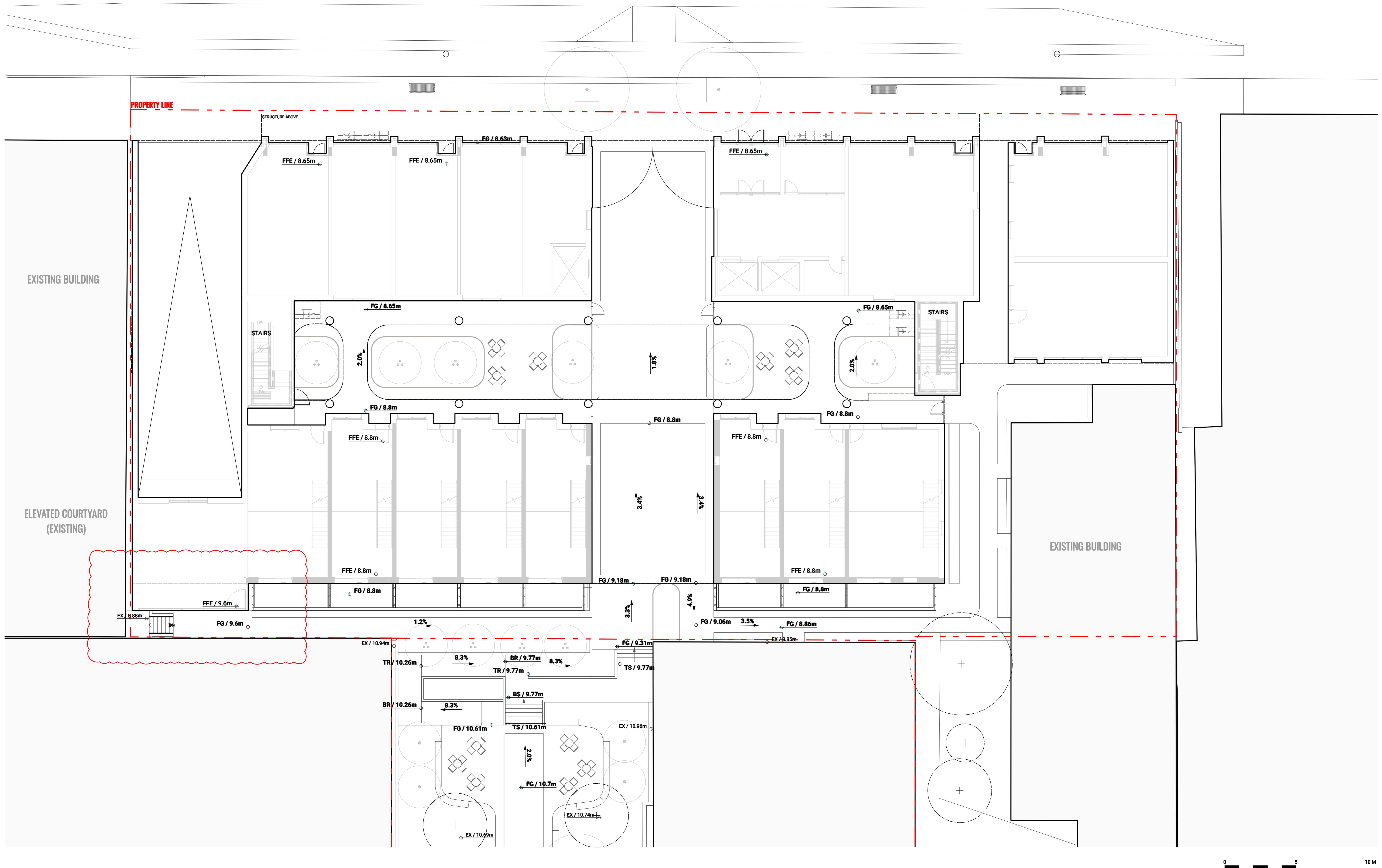
532-536 Herald Street & 517-533 Chatham Street

MATERIALS PLAN - ROOF

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

L2.03

CHATHAM STREET



Revisions		
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Key Plan

Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

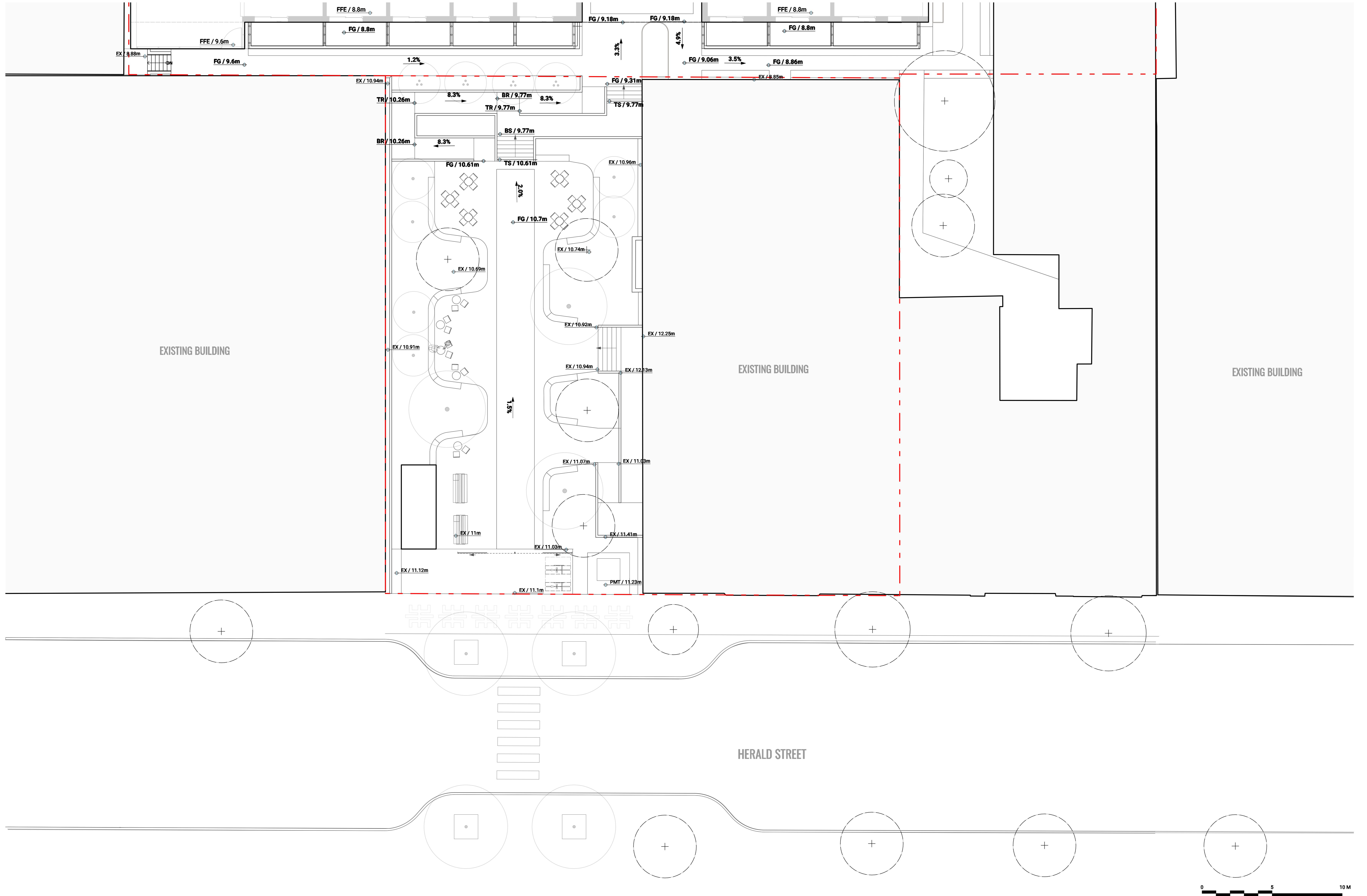
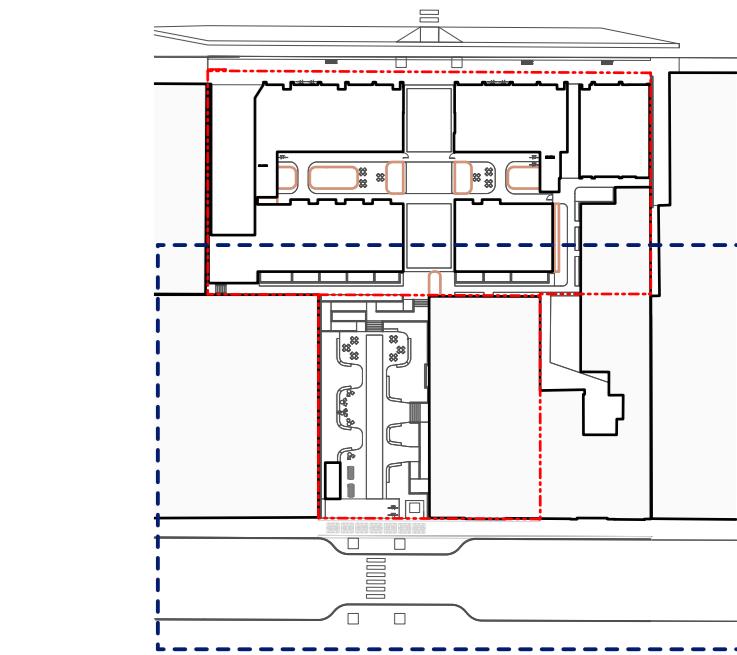
GRADING PLAN - GROUND LEVEL NORTH

Date	Drawn By	LN
Drawn By		
Checked By	OM	
Scale		
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)



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)
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FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)

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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

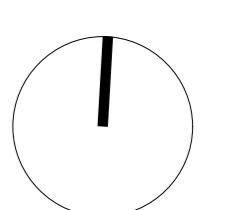
Project 25-108

Herald

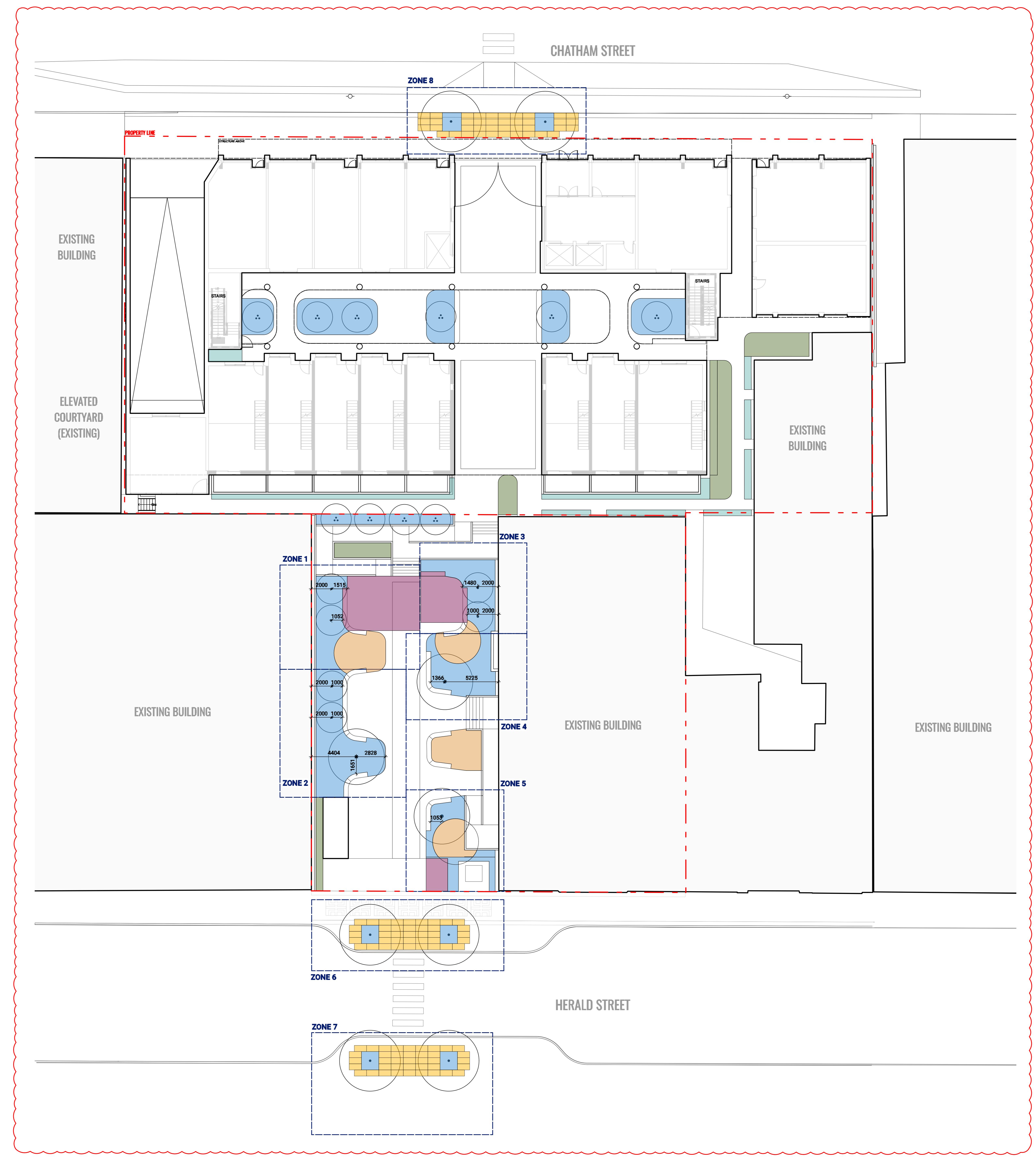
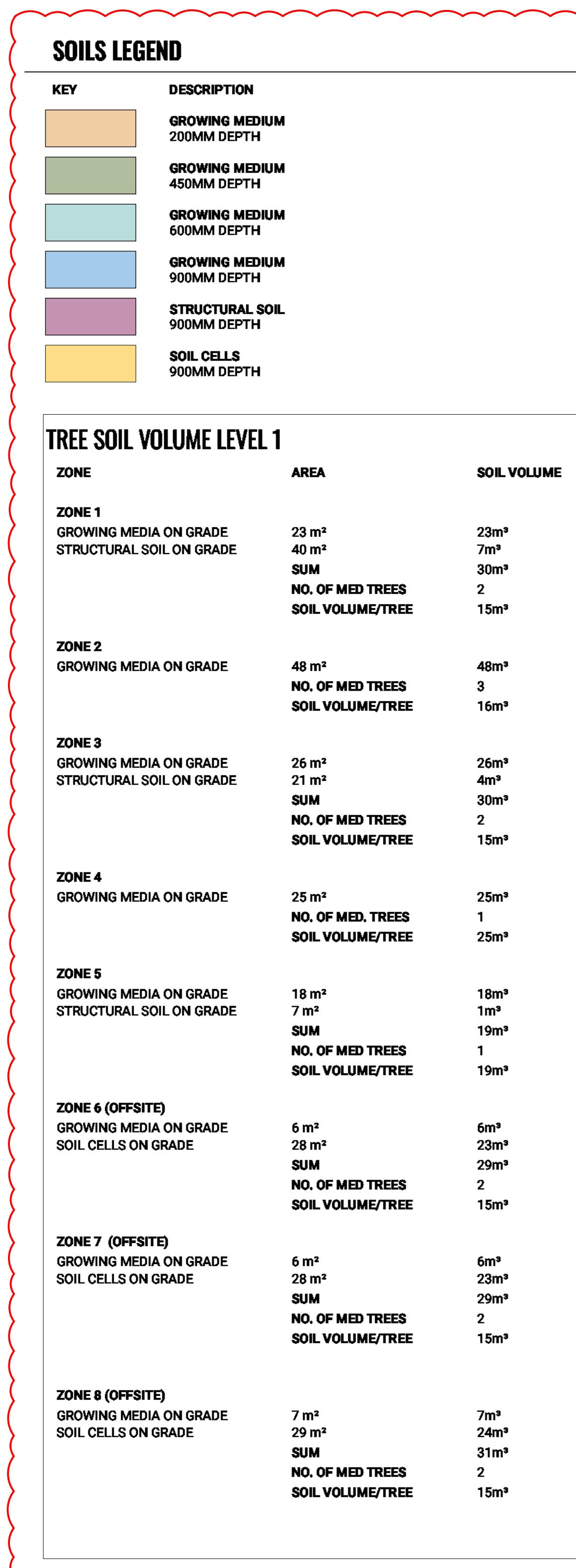
532-536 Herald Street &
517-533 Chatham Street

GRADING PLAN - GROUND LEVEL SOUTH

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



L4.01



Revisions		
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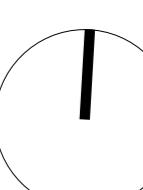
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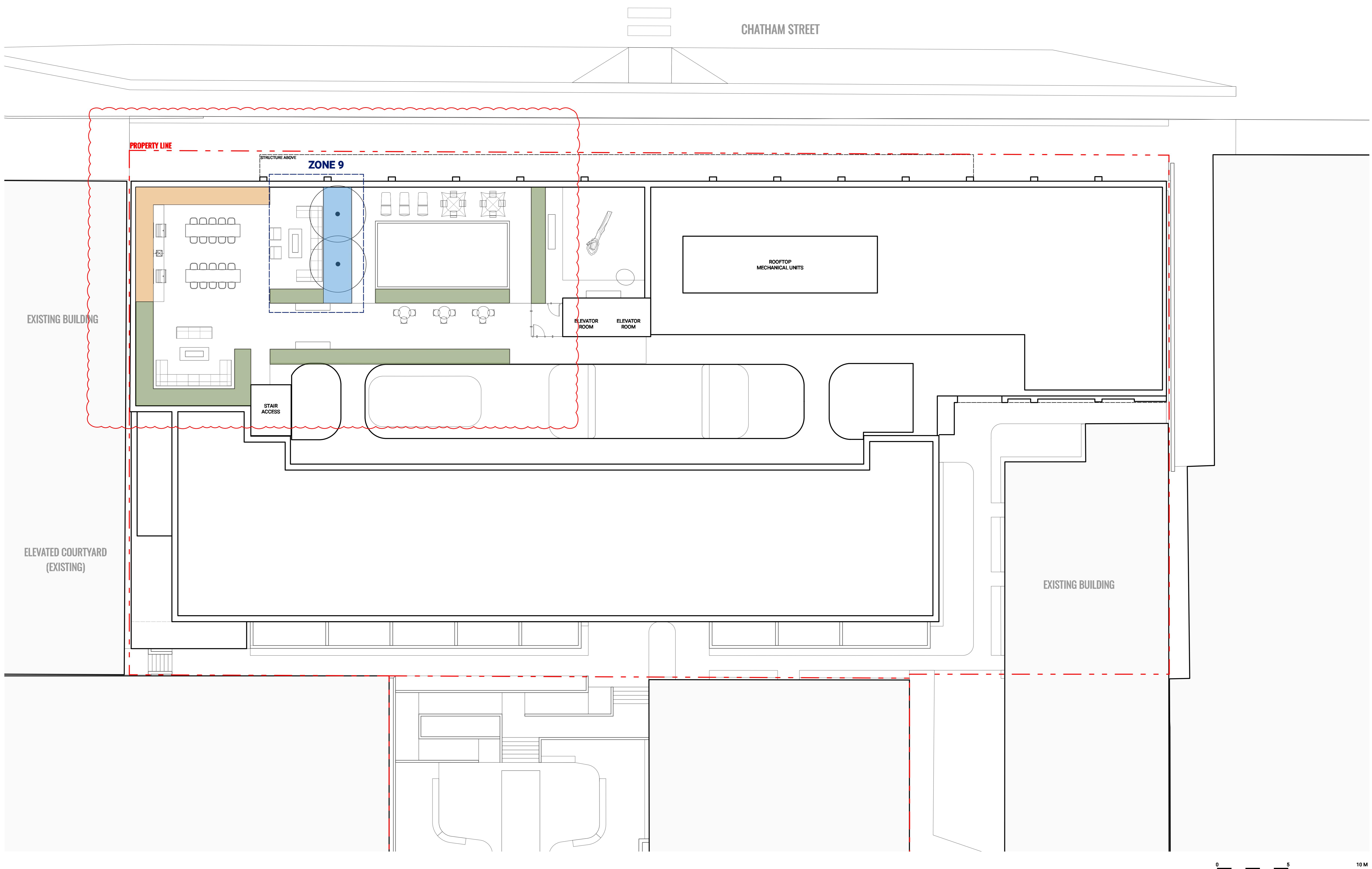
532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - GROUND LEVEL

Date
Drawn By
Checked By
Scale
Original Size



L5.00



Revisions		
No.	Description	Date
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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

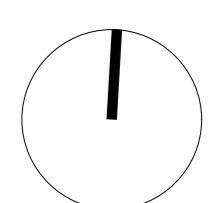
Project 25-108

Herald

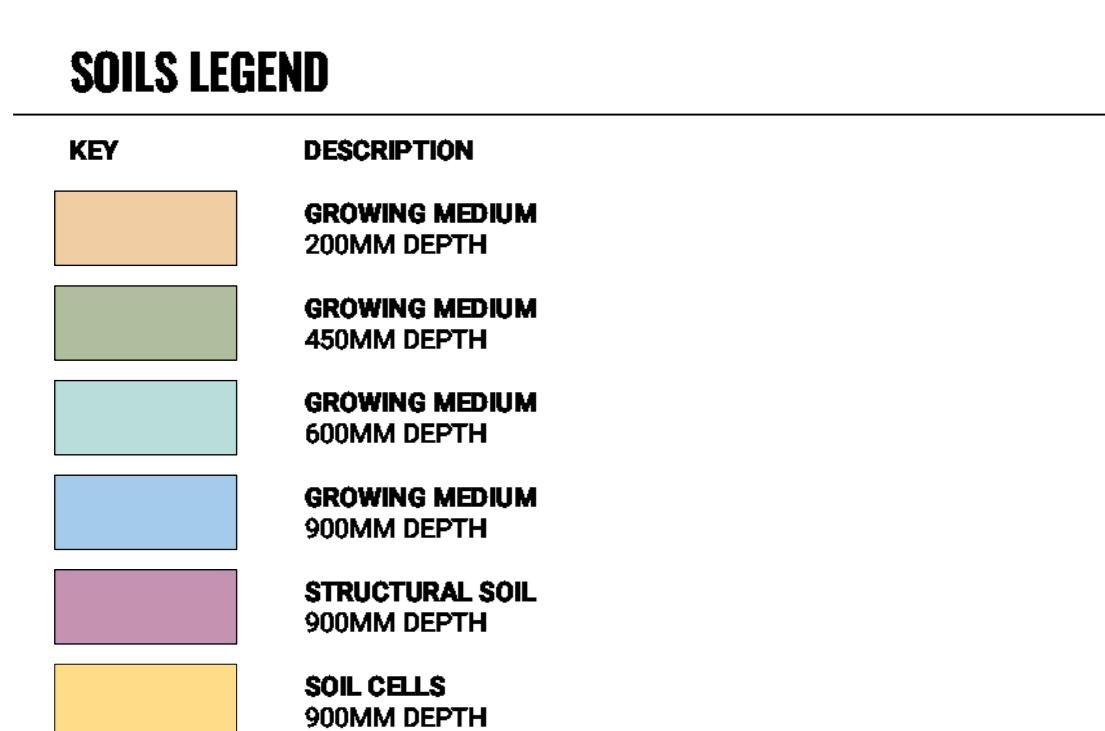
532-536 Herald Street &
517-533 Chatham Street

SOILS PLAN - ROOF

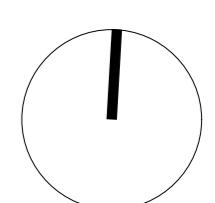
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Checked By	OM	
Scale		1:100
Original Size		



L5.01



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



L5.01

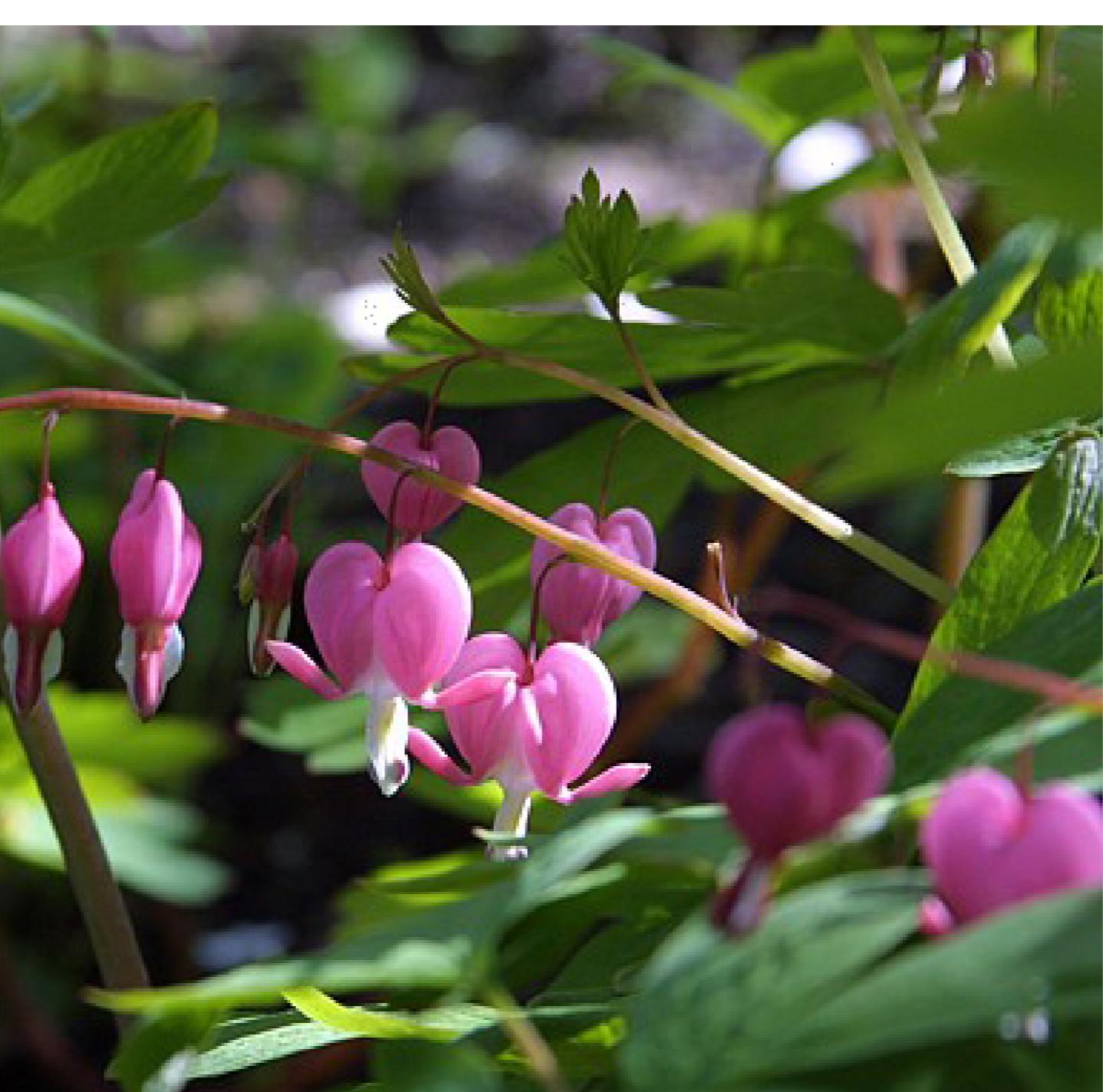
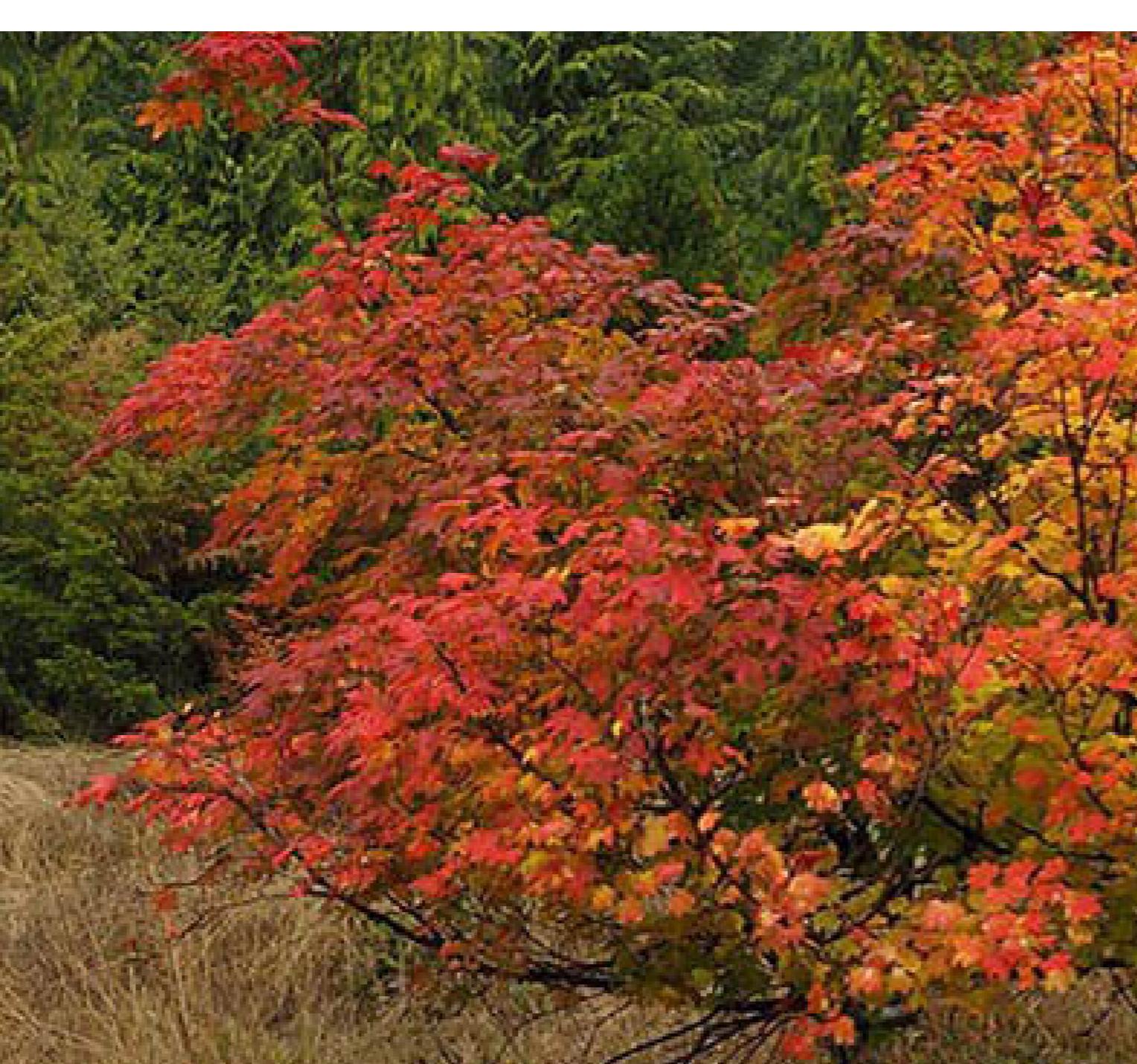
PLANT LIST					
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
REPLACEMENT DECIDUOUS TREES					
BN	3	<i>Betula nigra DURA-HEAT BNMTF</i>	Pyramidal River Birch	6cm, cal.	AS SHOWN
CK	2	<i>Corus kousa</i>	Kousa Dogwood	6cm, cal.	AS SHOWN
REPLACEMENT CONIFEROUS TREES					
PC	6	<i>Pinus contorta</i> ssp. <i>contorta</i>	Shore Pine	3m Ht.	AS SHOWN
LARGE FEATURE SHRUBS					
AA	6	<i>Amelanchier alnifolia</i>	Serviceberry	2-3m Ht., 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	85	100% <i>Taxus x media</i> 'Hicksii'	Hicks Yew	1.5m Ht.	600 o.c.
Low Planting Area	107	10% <i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	450 o.c.
	121	5% <i>Athyrium filix-femina</i>	Lady Fern	#1 pot	600 o.c.
	107	10% <i>Blechnum spicant</i>	Deer Fern	#1 pot	450 o.c.
	121	5% <i>Fragaria chiloensis</i>	Coastal Strawberry	10cm pot	300 o.c.
	78	20% <i>Hosta Patriot</i>	Plantain Lily 'Patriot'	#1 pot	750 o.c.
	107	10% <i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.
	51	5% <i>Melantherum nemorum</i>	False Solomon's Seal	#1 pot	450 o.c.
	121	5% <i>Oxalis oregana</i>	Redwood Sorrel	#1 pot	300 o.c.
	121	20% <i>Polygonatum setiferum</i>	Soft Field Fern	#1 pot	600 o.c.
Rain Garden	20	2% <i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
	13	5% <i>Athyrium filix-femina</i>	Lady Fern	#1 pot	600 o.c.
	25	5% <i>Blechnum spicant</i>	Deer Fern	#1 pot	450 o.c.
	7	15% <i>Geum urbanum</i>	Red Twig Dogwood	#3 pot	1500 o.c.
	20	2% <i>Geum urbanum</i>	Wintergreen	#1 pot	300 o.c.
	13	5% <i>Geum urbanum</i>	Salal	#1 pot	600 o.c.
	9	15% <i>Geum urbanum</i>	Oceanspray	#1 pot	1200 o.c.
	23	5% <i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.
	20	2% <i>Oxalis oregana</i>	Redwood Sorrel	#1 pot	300 o.c.
	9	15% <i>Physocarpus capitatus</i>	Pacific Ninebark	#1 pot	1200 o.c.
	9	15% <i>Ribes sanguineum</i>	Red Flowering Currant	#2 pot	1200 o.c.
	9	15% <i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1 pot	1200 o.c.
Rooftop Shrubs	24	5% <i>Allium cernuum</i>	Nodding Onion	bulbs	300 o.c.
	11	5% <i>Aster laevis</i>	Smooth Aster	#1 pot	450 o.c.
	11	5% <i>Echinacea purpurea</i>	Coneflower	#1 pot	450 o.c.
	18	15% <i>Geum urbanum</i>	Salal	#1 pot	600 o.c.
	6	20% <i>Holodiscus discolor</i>	Oceanspray	#1 pot	1200 o.c.
	15	15% <i>Philadelphus lewisii</i> 'Blizzard'	Buzzard Mock Orange	#3 pot	900 o.c.
	6	20% <i>Ribes sanguineum</i>	Red Flowering Currant	#2 pot	1200 o.c.
	9	15% <i>Rosa nutkana</i>	Nootka Rose	#2 pot	900 o.c.
Shade Garden	14	2% <i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
	9	5% <i>Athyrium filix-femina</i>	Lady Fern	#1 pot	600 o.c.
	15	5% <i>Blechnum spicant</i>	Deer Fern	#1 pot	450 o.c.
	18	15% <i>Geum urbanum</i>	Red Twig Dogwood	#3 pot	1500 o.c.
	14	2% <i>Geum urbanum</i>	Wintergreen	#1 pot	300 o.c.
	9	5% <i>Geum urbanum</i>	Salal	#1 pot	600 o.c.
	6	15% <i>Geum urbanum</i>	Oceanspray	#1 pot	1200 o.c.
	15	5% <i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.
	14	2% <i>Oxalis oregana</i>	Redwood Sorrel	#1 pot	300 o.c.
	6	15% <i>Physocarpus capitatus</i>	Pacific Ninebark	#1 pot	1200 o.c.
	6	15% <i>Ribes sanguineum</i>	Red Flowering Currant	#2 pot	1200 o.c.
	6	15% <i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1 pot	1200 o.c.



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Key Plan

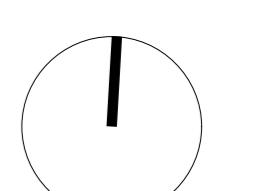
Project 25-108

Herald

532-536 Herald Street & 517-533 Chatham Street

PLANT LIST AND IMAGES

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



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



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Review Plan

Project 25.100

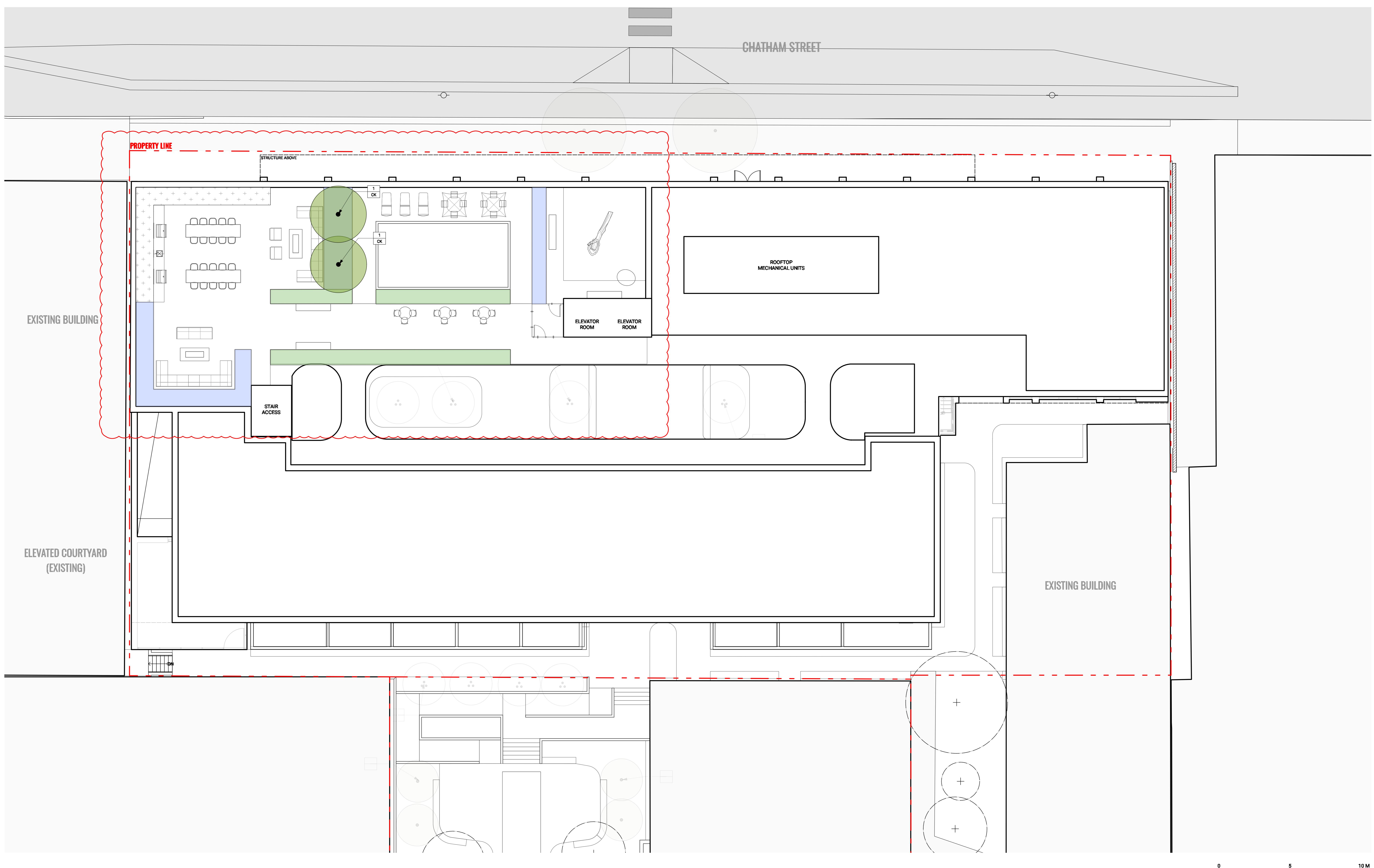
Herald

32-536 Herald Street &
17-533 Chatham Street

PLANTING PLAN - GROUND LEVEL

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rawn By LN
checked By OM
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L6.01



Revisions		
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Key Plan

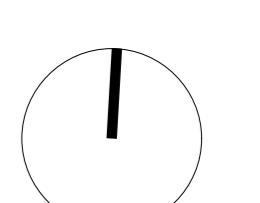
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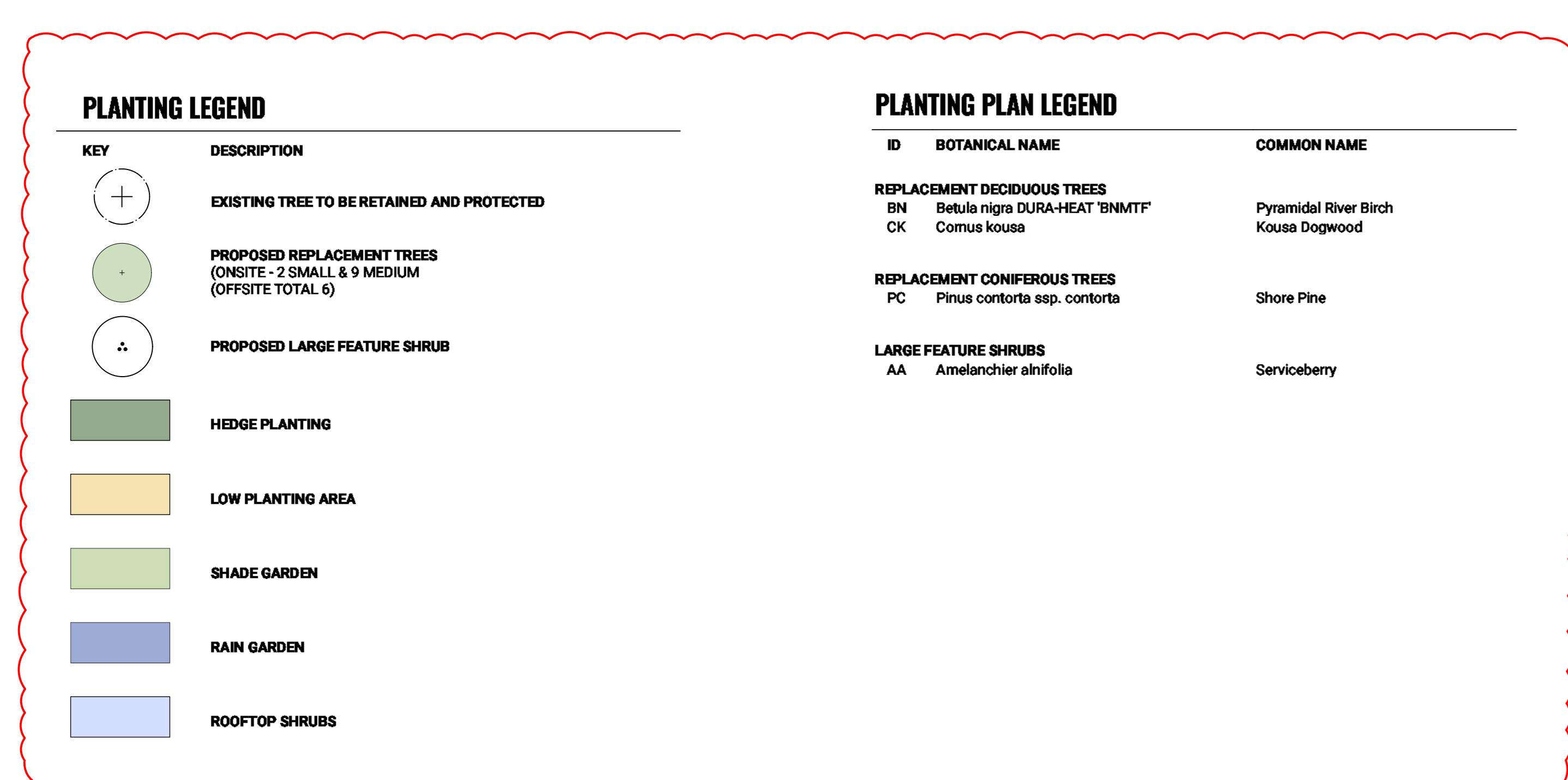
PLANTING PLAN - ROOF

Date
Drawn By
Checked By
Scale
Original Size

LN
OM
1:100



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.



0 5 10 M

2306 Hemlock Street
Vancouver, BC, V6H 2V1
Canada
tel 604 681 3303
email info@connectla.ca
web www.connectla.ca

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Seal

Revisions		
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Key Plan

Project 25-108

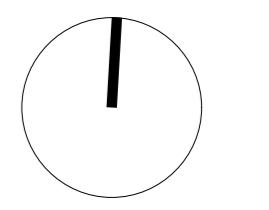
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532-536 Herald Street &
517-533 Chatham Street

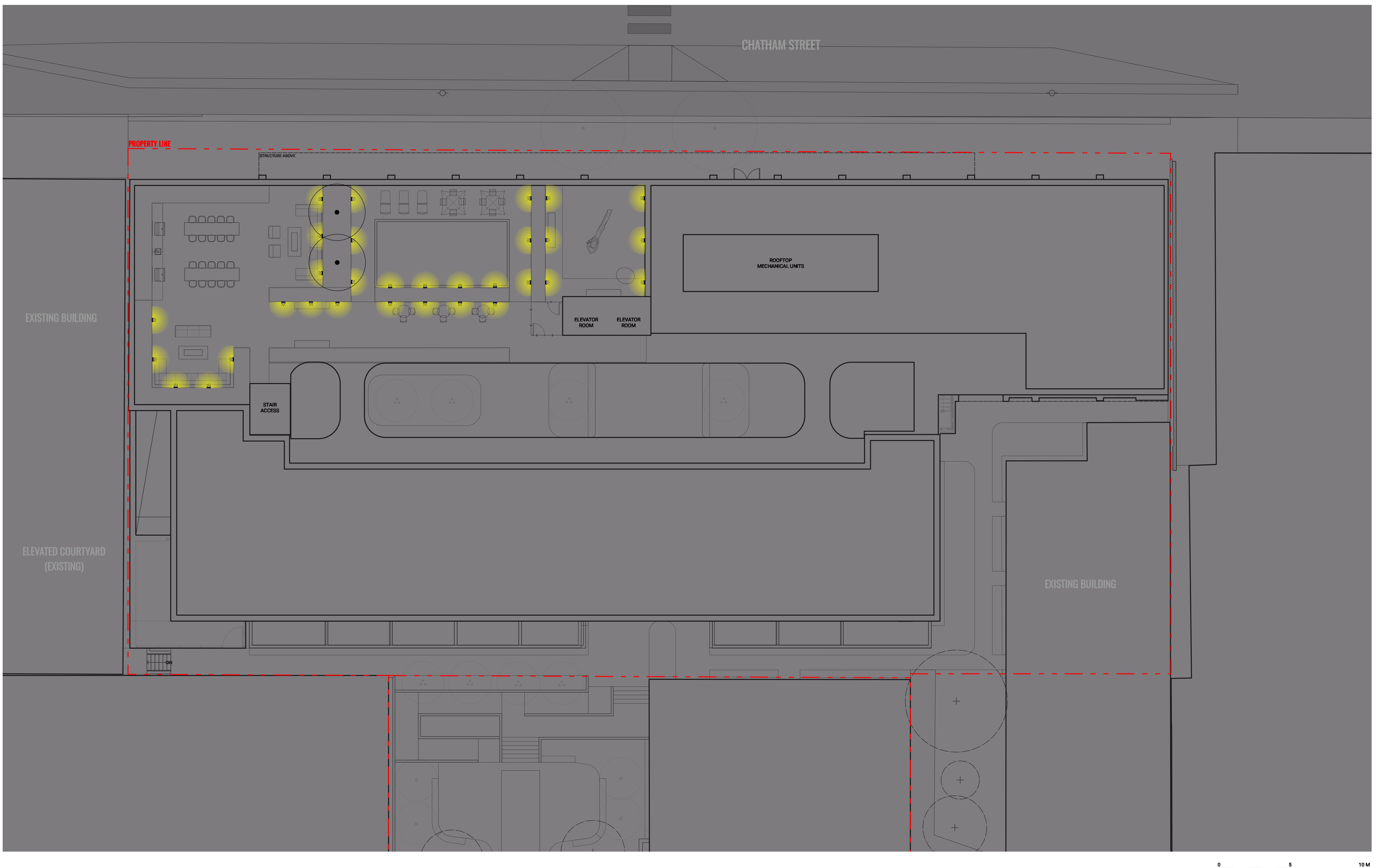
LIGHTING PLAN - GROUND LEVEL

Date
Drawn By
Checked By
Scale
Original Size

LN
OM
1:150



L7.00



Revisions		
No.	Description	Date
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Key Plan

Project 25-108

Herald

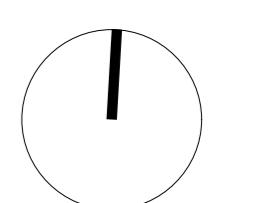
532-536 Herald Street &
517-533 Chatham Street

LIGHTING LEGEND	
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	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.

LIGHTING PLAN - ROOF

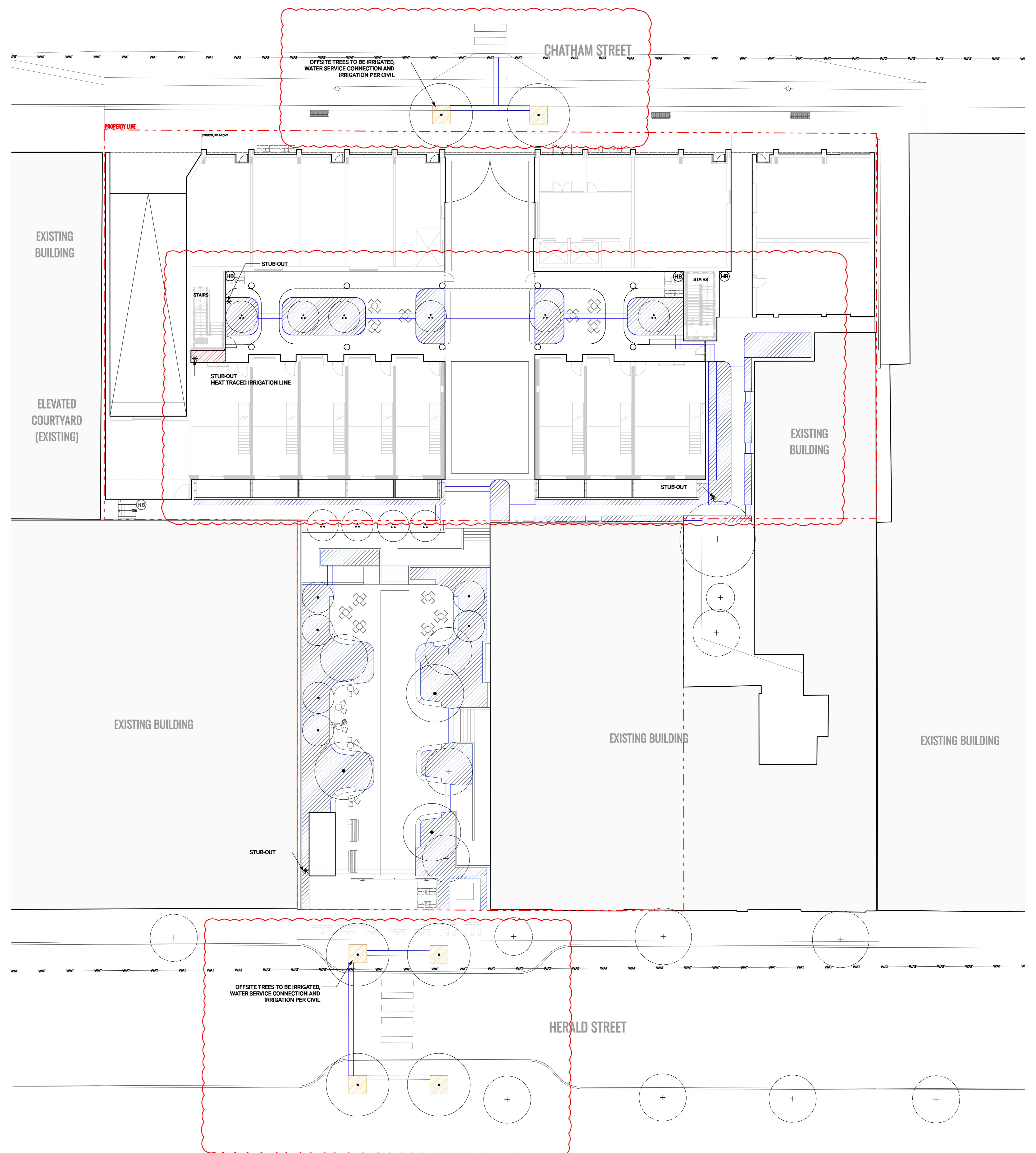
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Drawn By	LN
Checked By	OM
Scale	1:100
Original Size	



L7.01

IRRIGATION LEGEND

KEY	DESCRIPTION
(HB)	HOSE BIB REFER TO ELECTRICAL & MECHANICAL
*	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
ON-SITE AUTOMATIC IRRIGATION HEAT TRACED	
ON-SITE AUTOMATIC IRRIGATION	
OFF-SITE AUTOMATIC Drip IRRIGATION PER CITY OF VICTORIA'S STANDARDS	
IRRIGATION SLEEVING	



2305 Hemlock Street
Vancouver, BC, V6Y 2V1
Canada
Tel: 604 681 3303
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Seal

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Key Plan

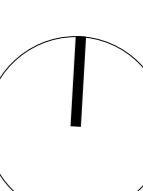
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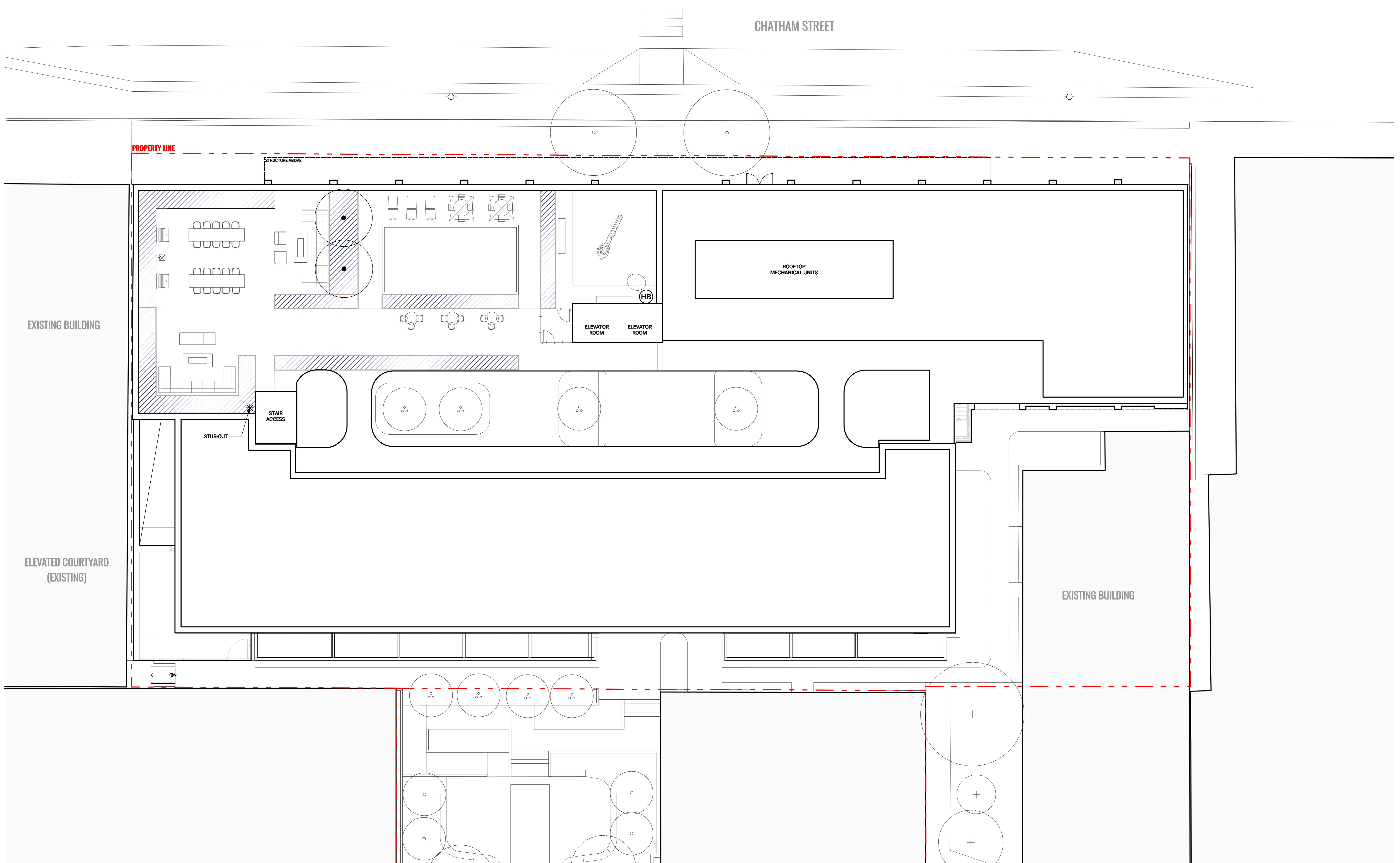
532-536 Herald Street & 517-533 Chatham Street

IRRIGATION PLAN - GROUND LEVEL

Date
Drawn By
Checked By
Scale
Original Size



L7.02



Revisions		
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Key Plan

Project 25-108

Herald

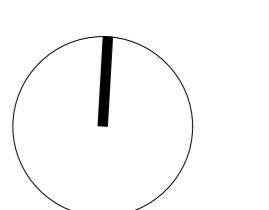
532-536 Herald Street &
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IRRIGATION LEGEND

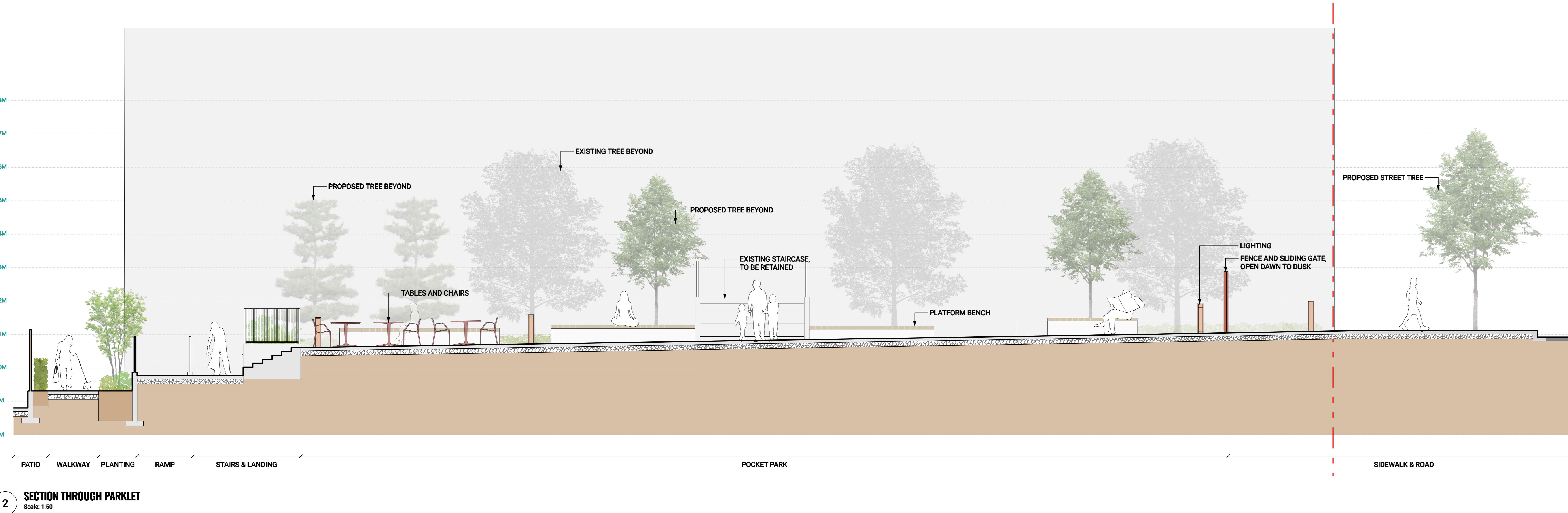
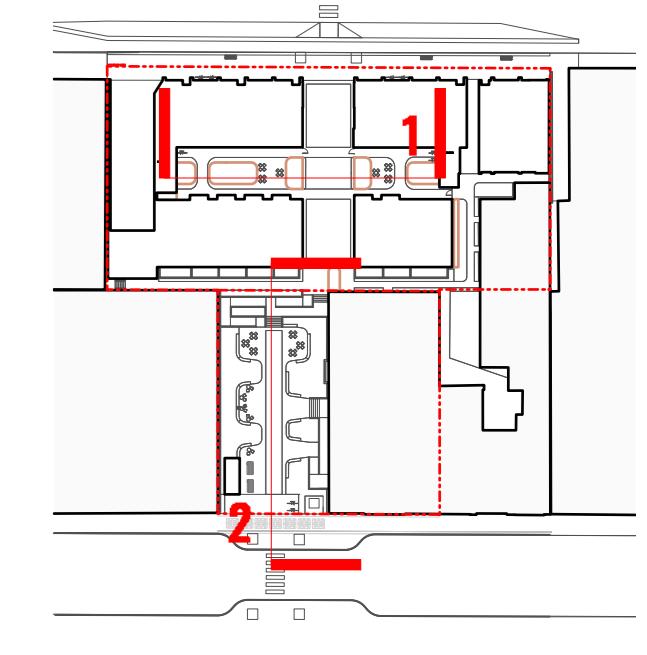
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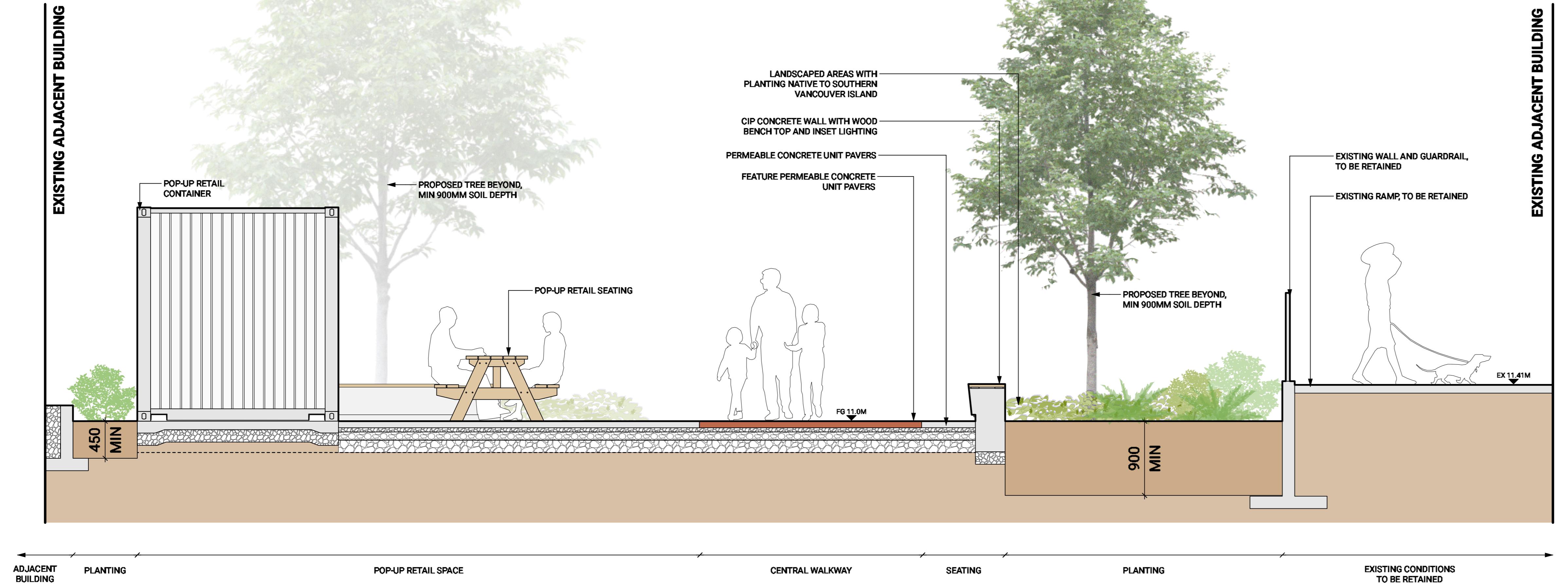
IRRIGATION PLAN - ROOF

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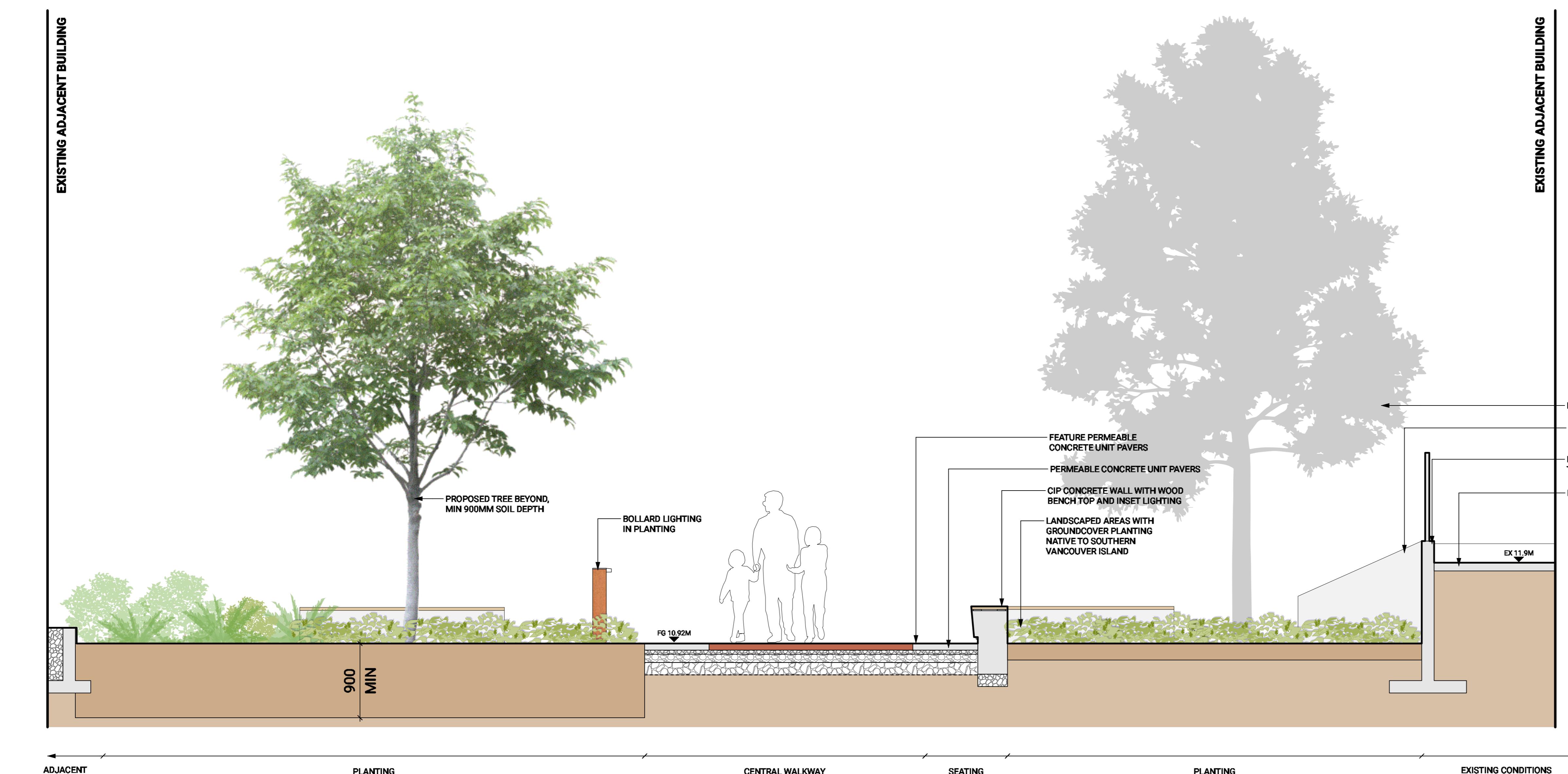
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1 SECTION THROUGH PARKLET - POP UP RETAIL SPACE

Scale: 1:30



2 SECTION THROUGH PARKLET

Scale: 1:30

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Key Plan

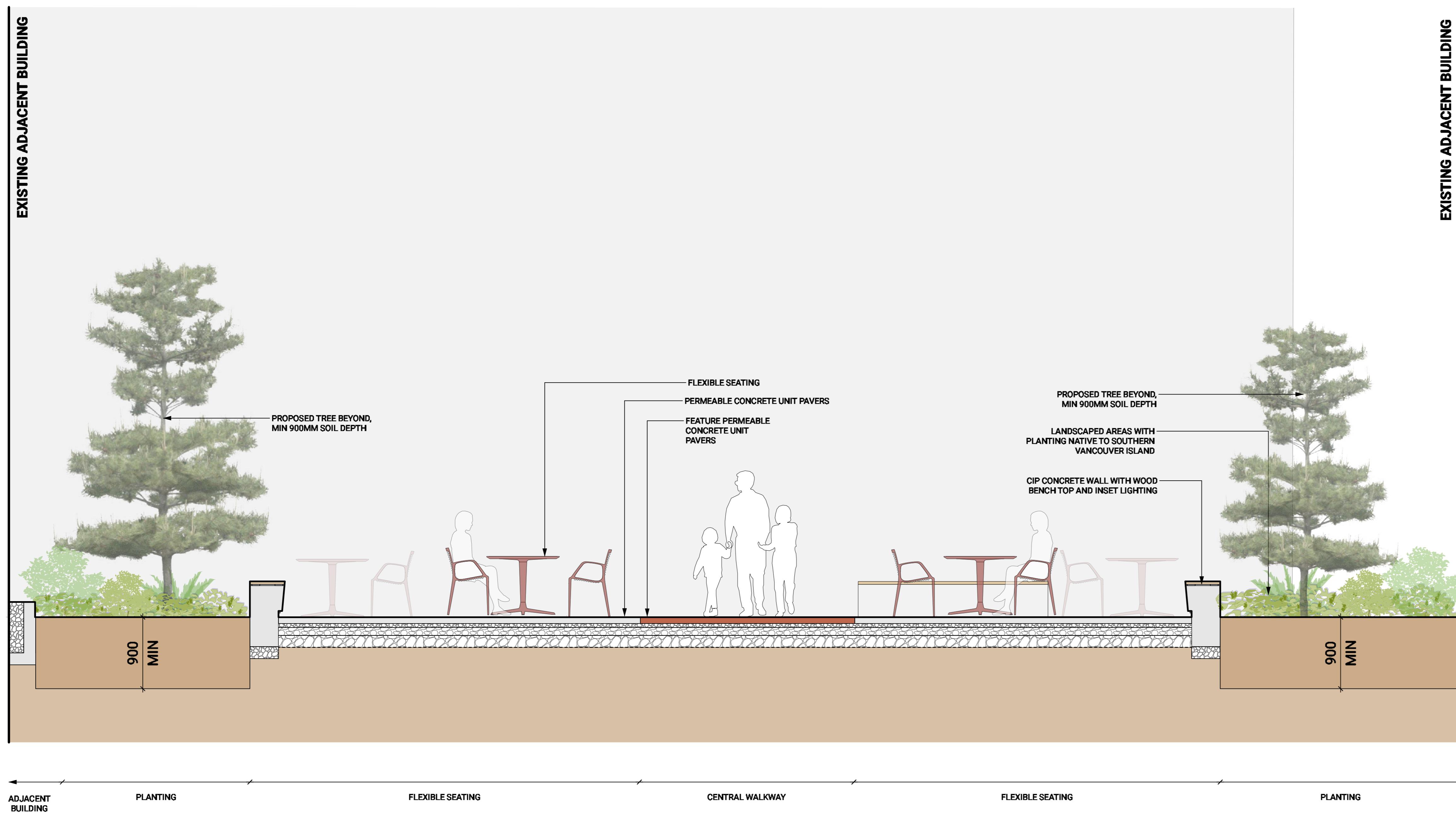
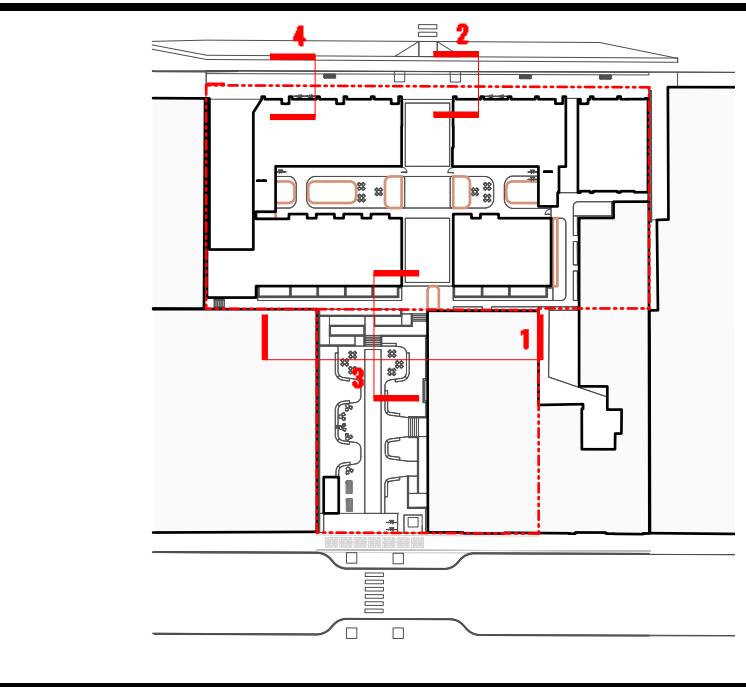
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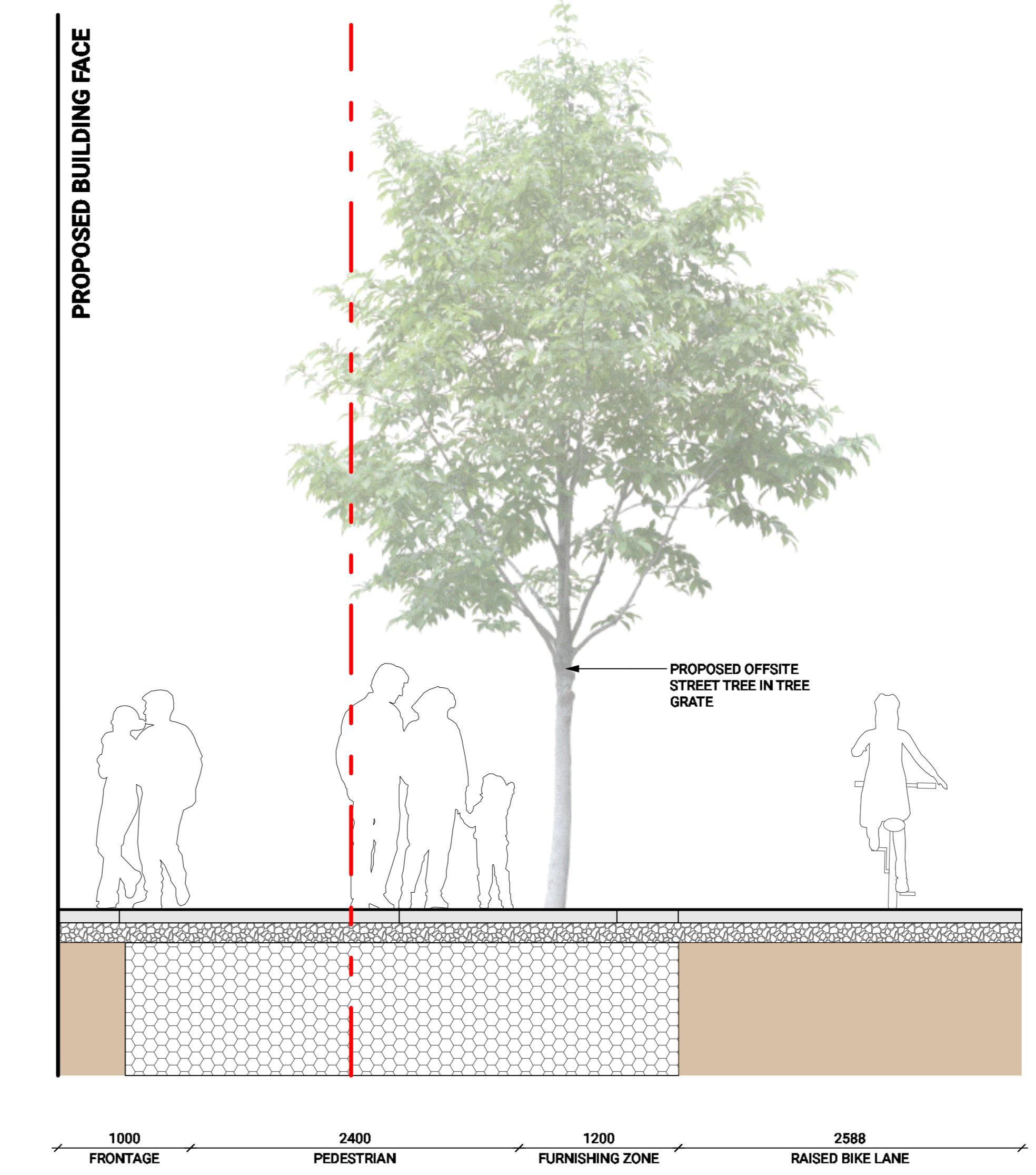
532-536 Herald Street &
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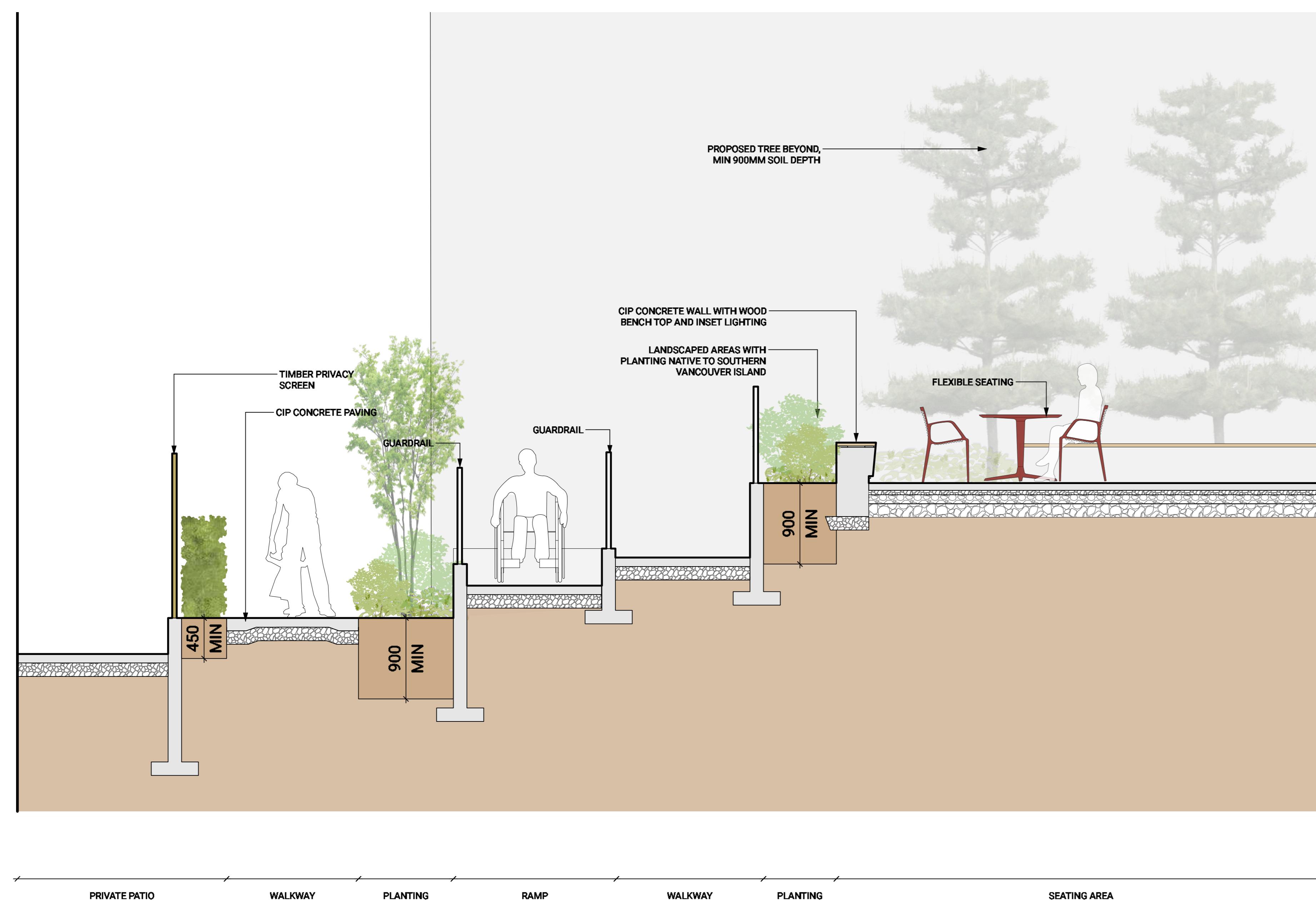
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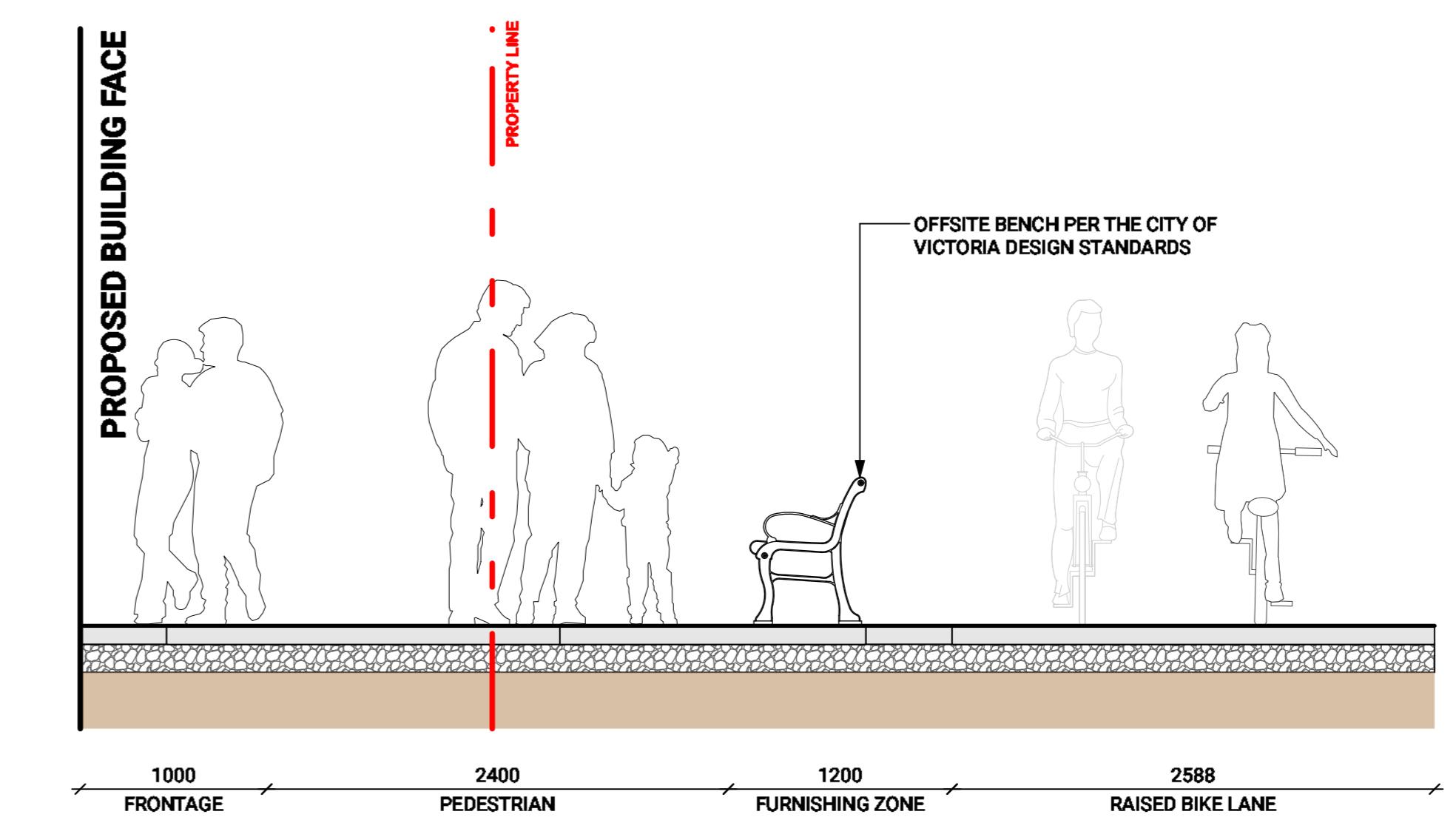
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Scale: 1:30



2 CHATHAM STREETSCAPE
Scale: 1:30



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



4 CHATHAM STREETSCAPE
Scale: 1:30

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Key Plan

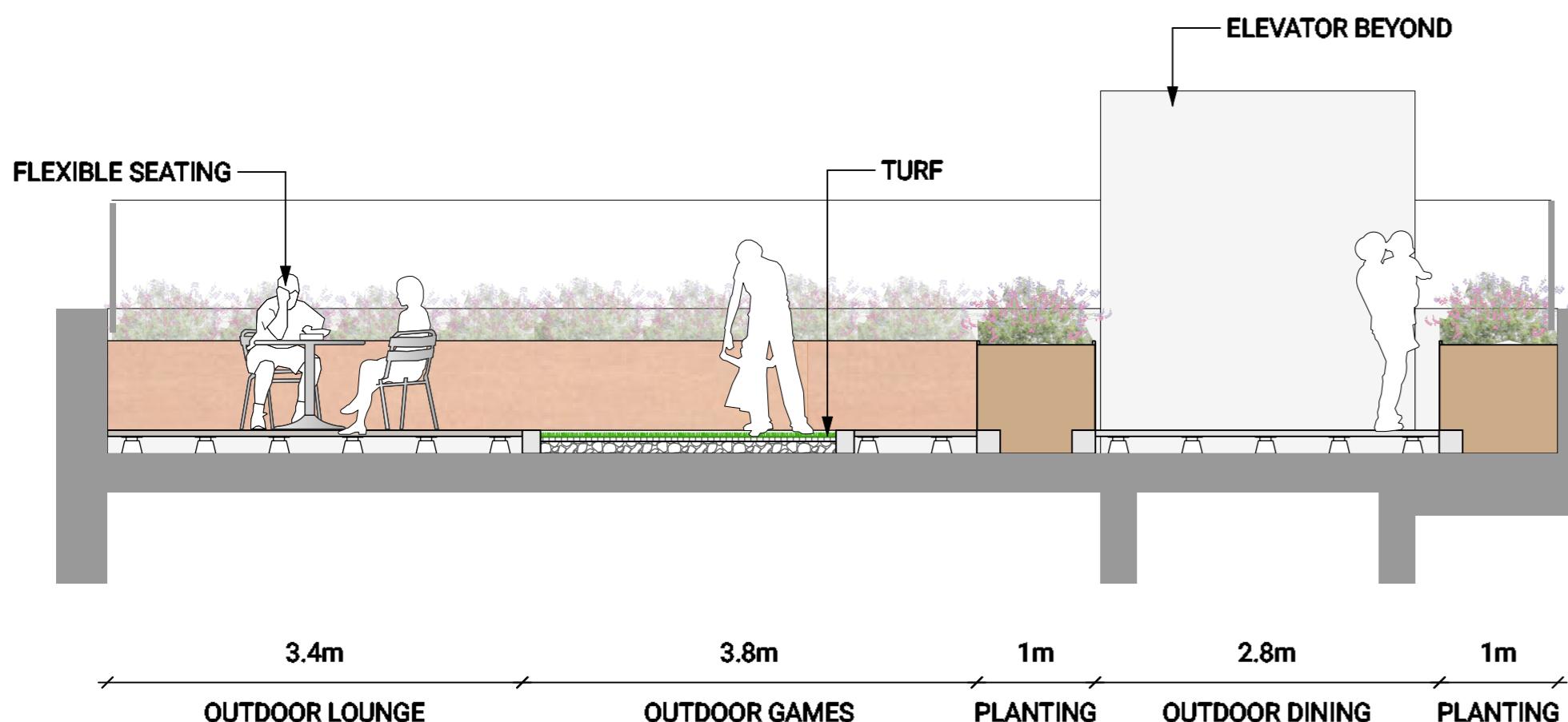
Project 25-108

Herald

532-536 Herald Street &
517-533 Chatham Street

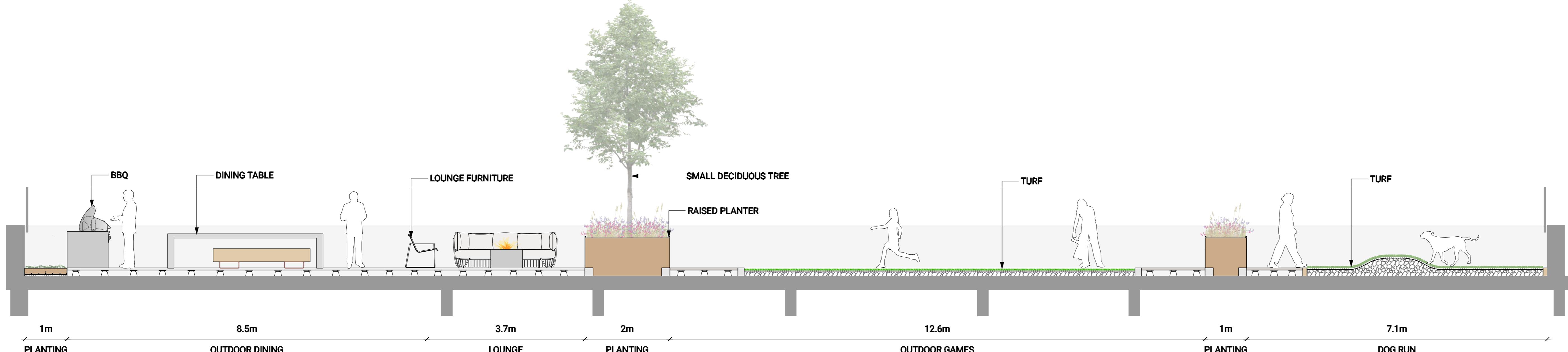
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Date
Drawn By
Checked By
Scale
Original Size



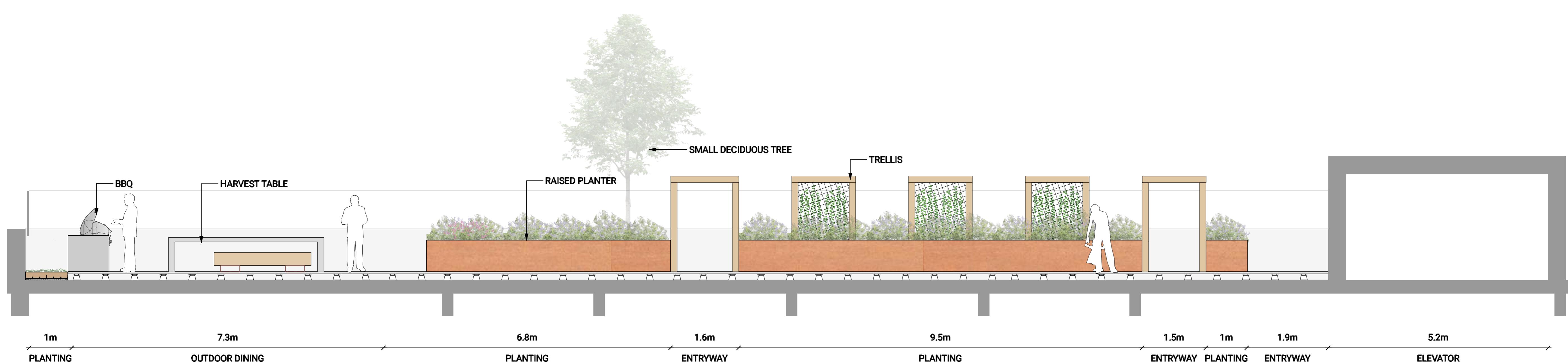
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Scale: 1:50



3 SECTION THROUGH ROOF AMENITY LOOKING NORTH

Scale: 1:50



4 SECTION THROUGH ROOF AMENITY LOOKING NORTH

Scale: 1:50

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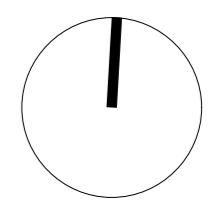
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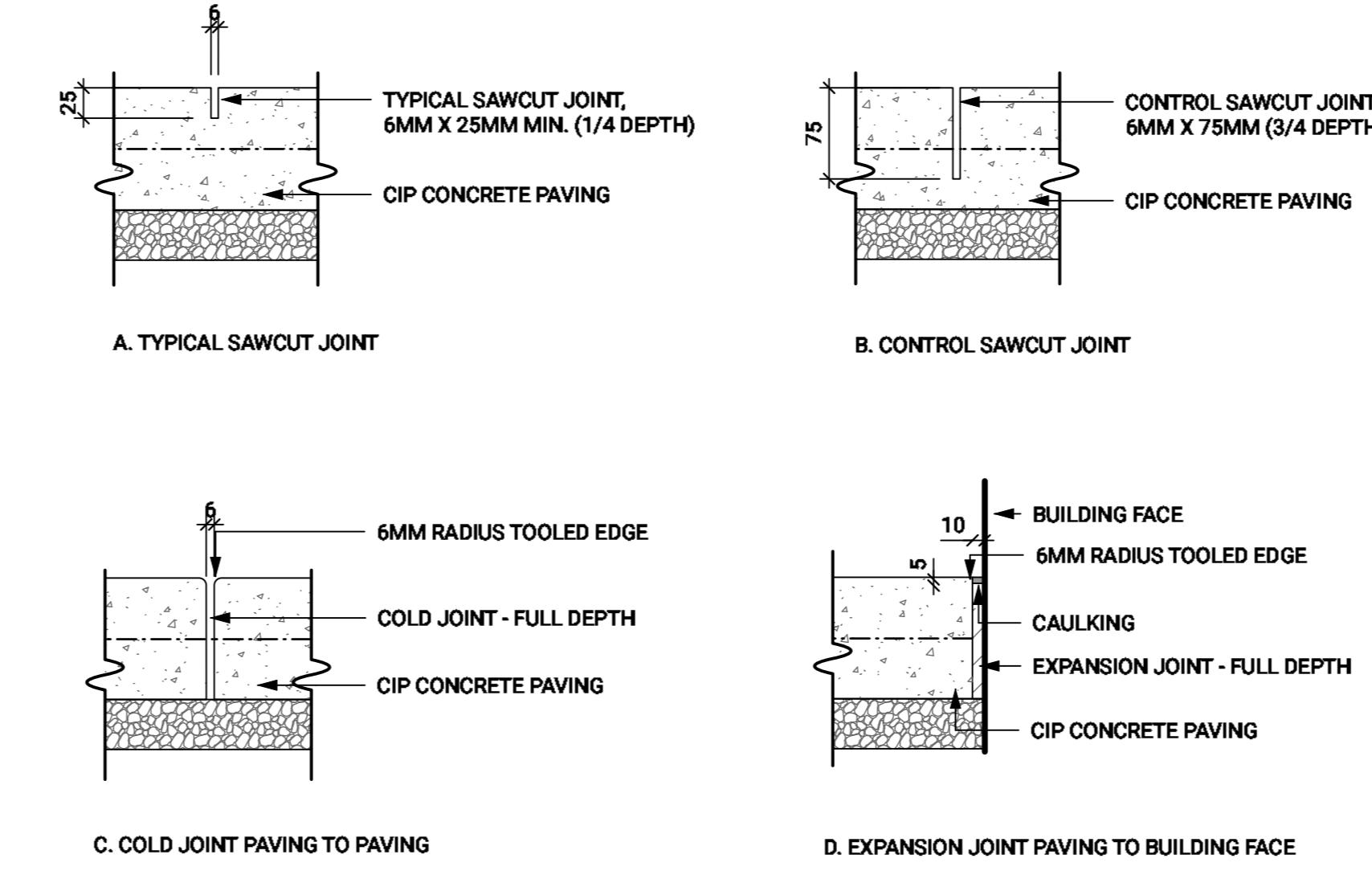
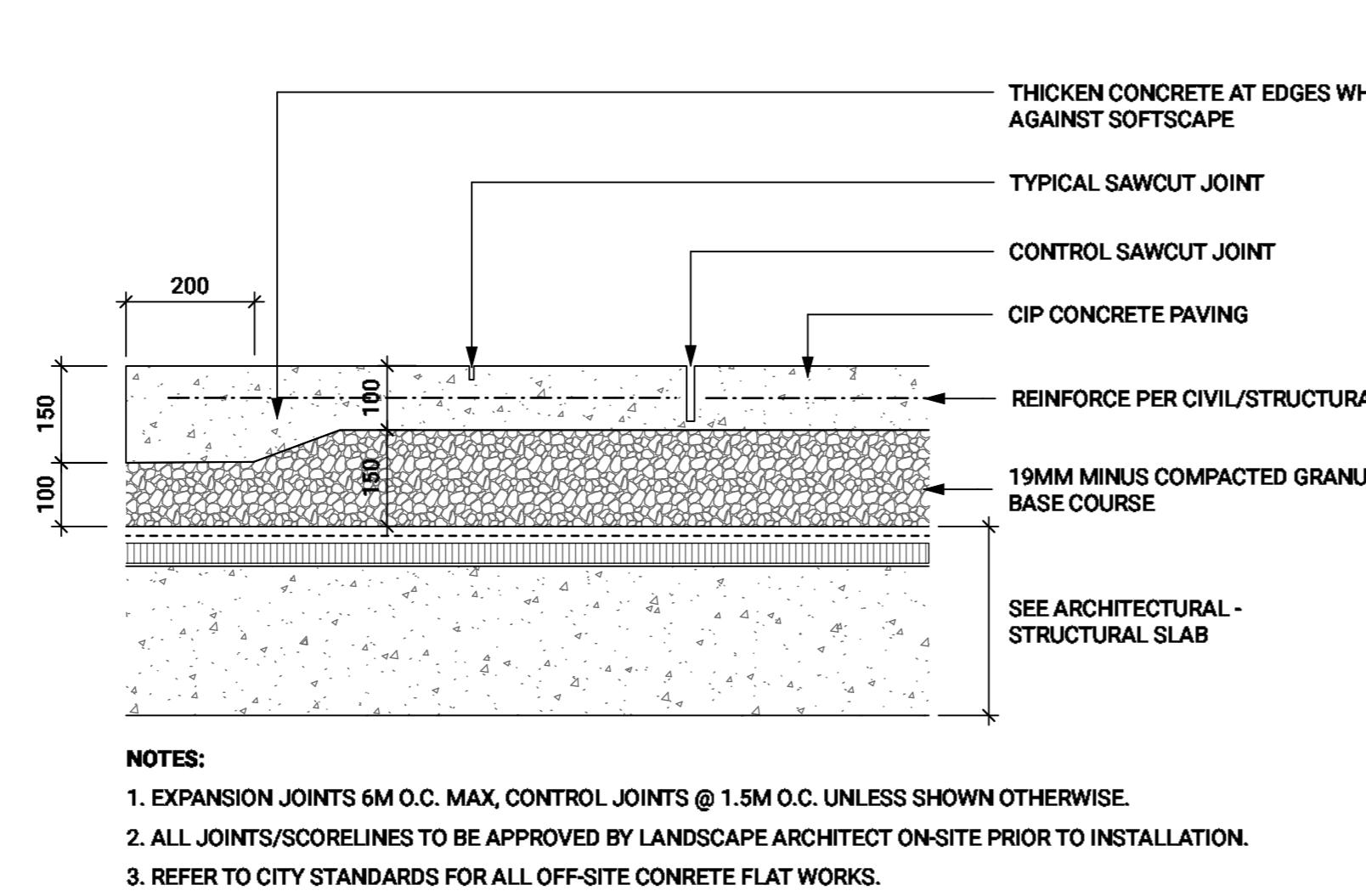
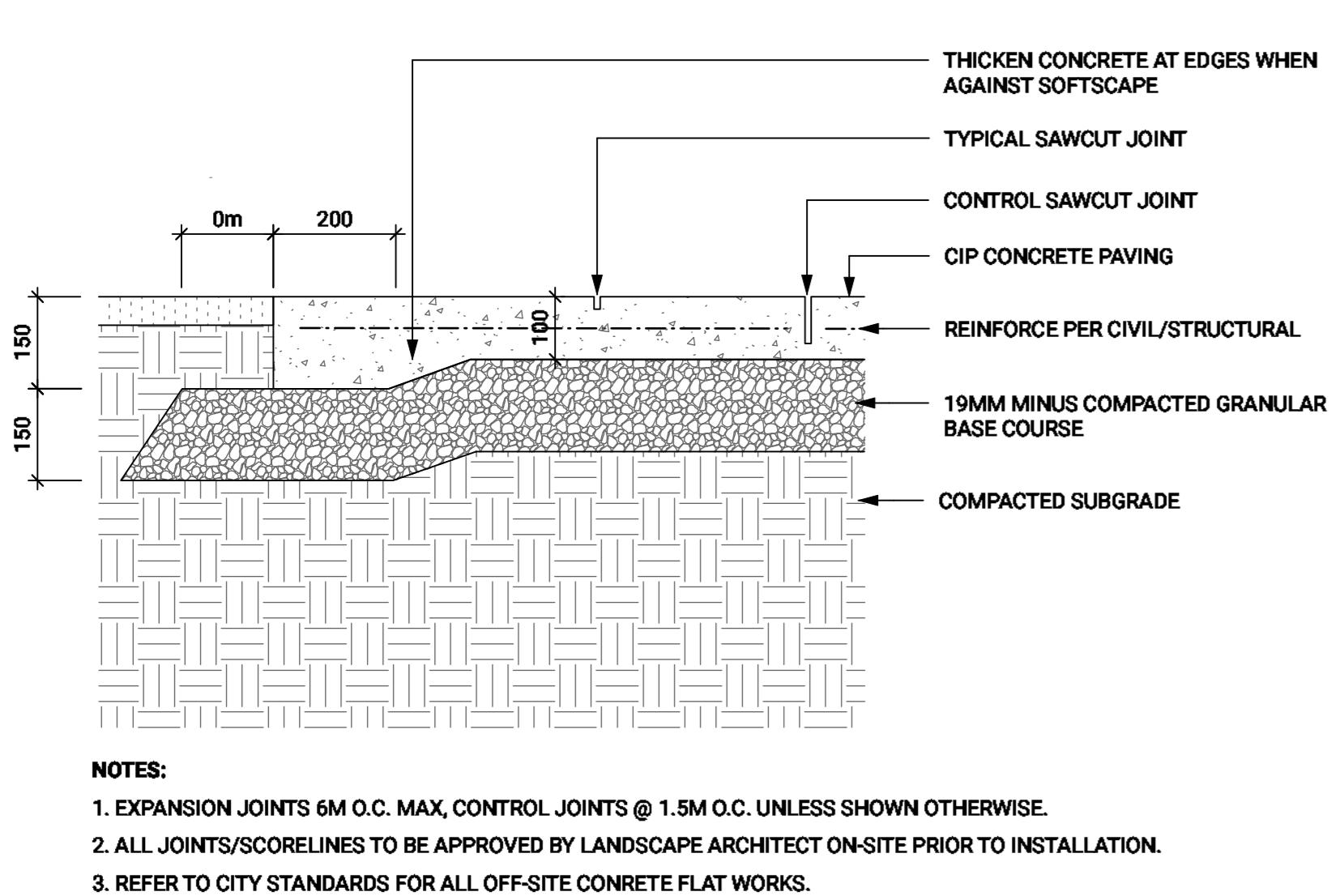
532-536 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (4)

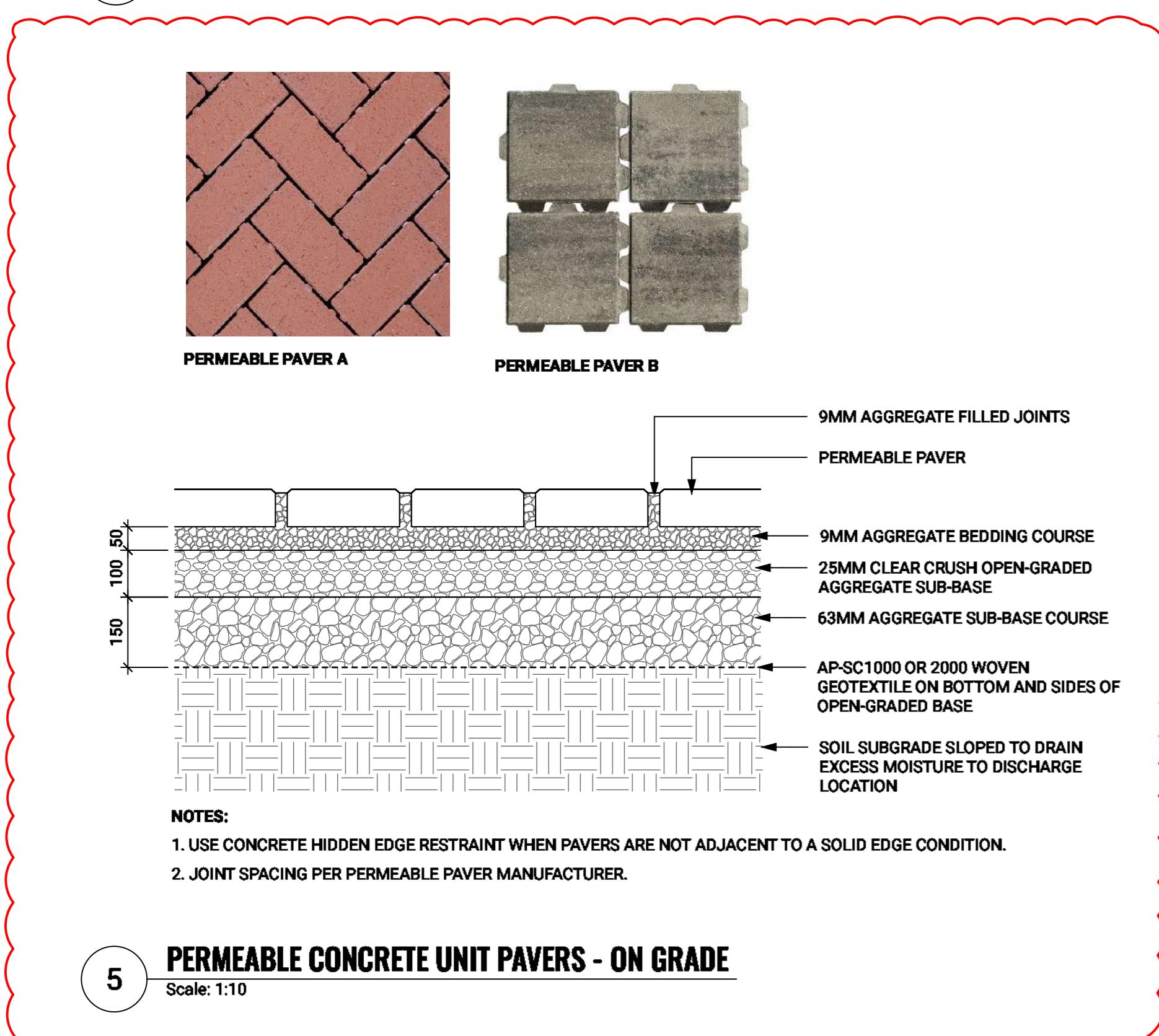
Date
Drawn By
Checked By
Scale
Original Size



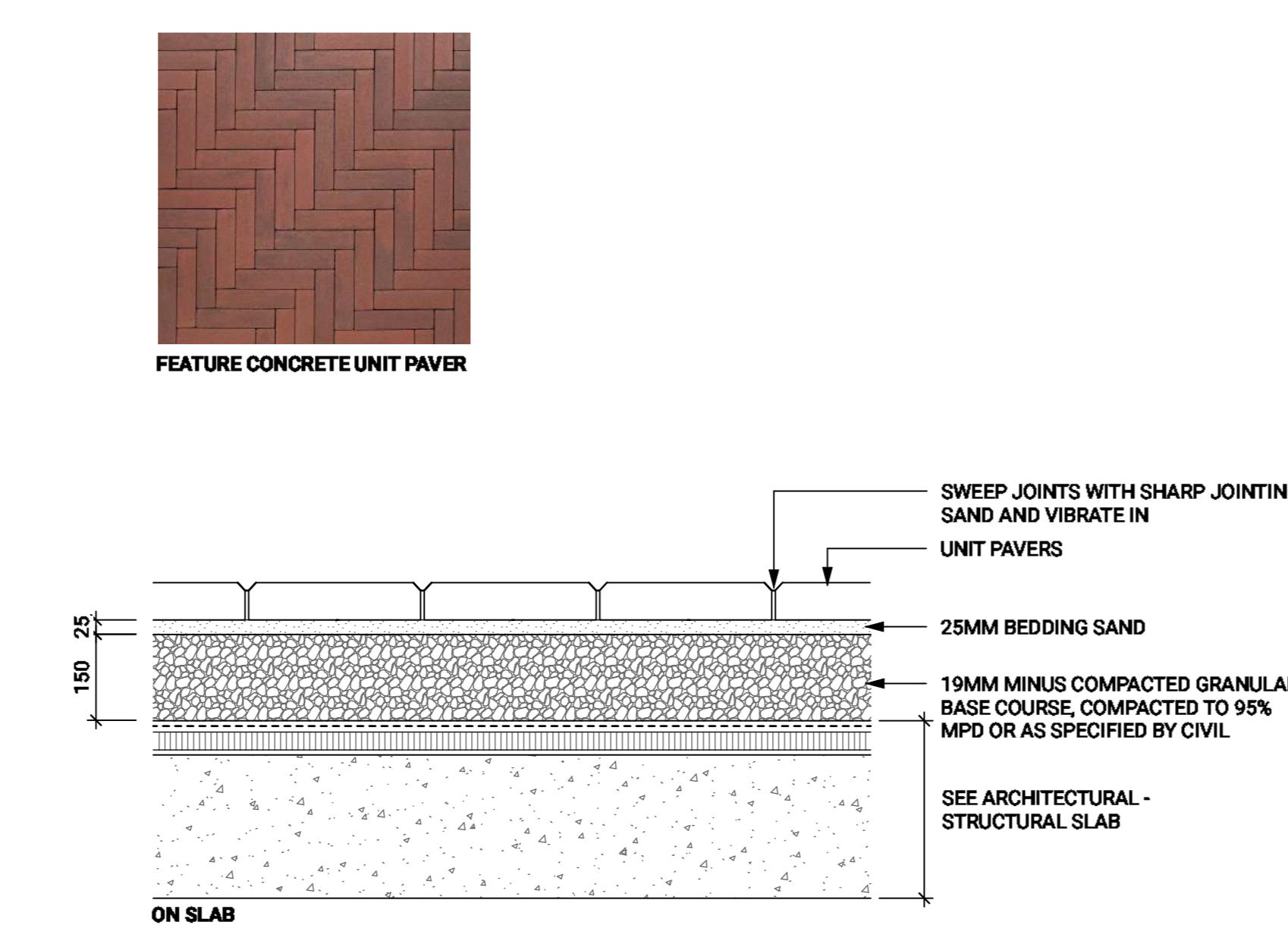
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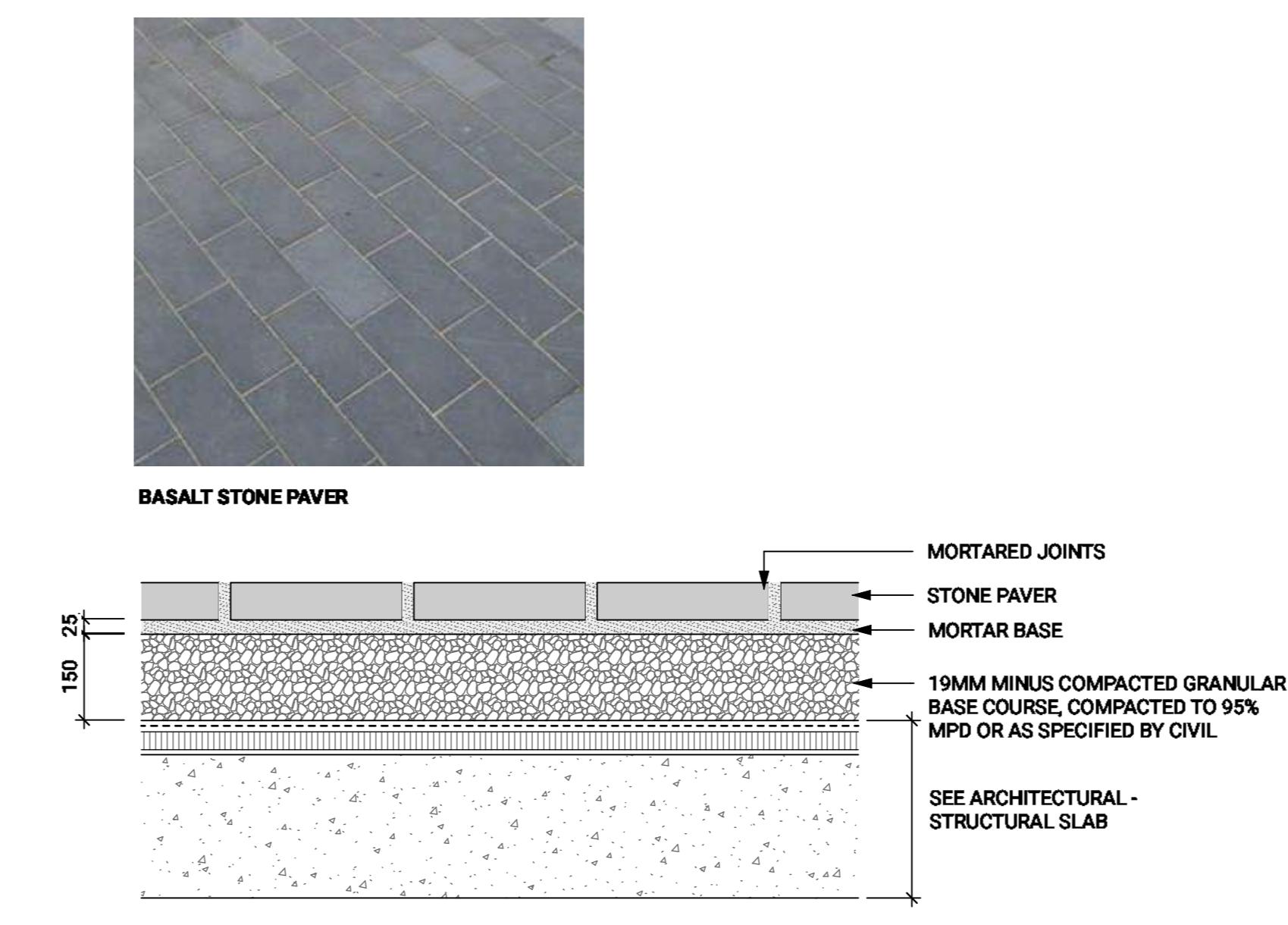
1 CIP CONCRETE - ON GRADE
Scale: 1:10



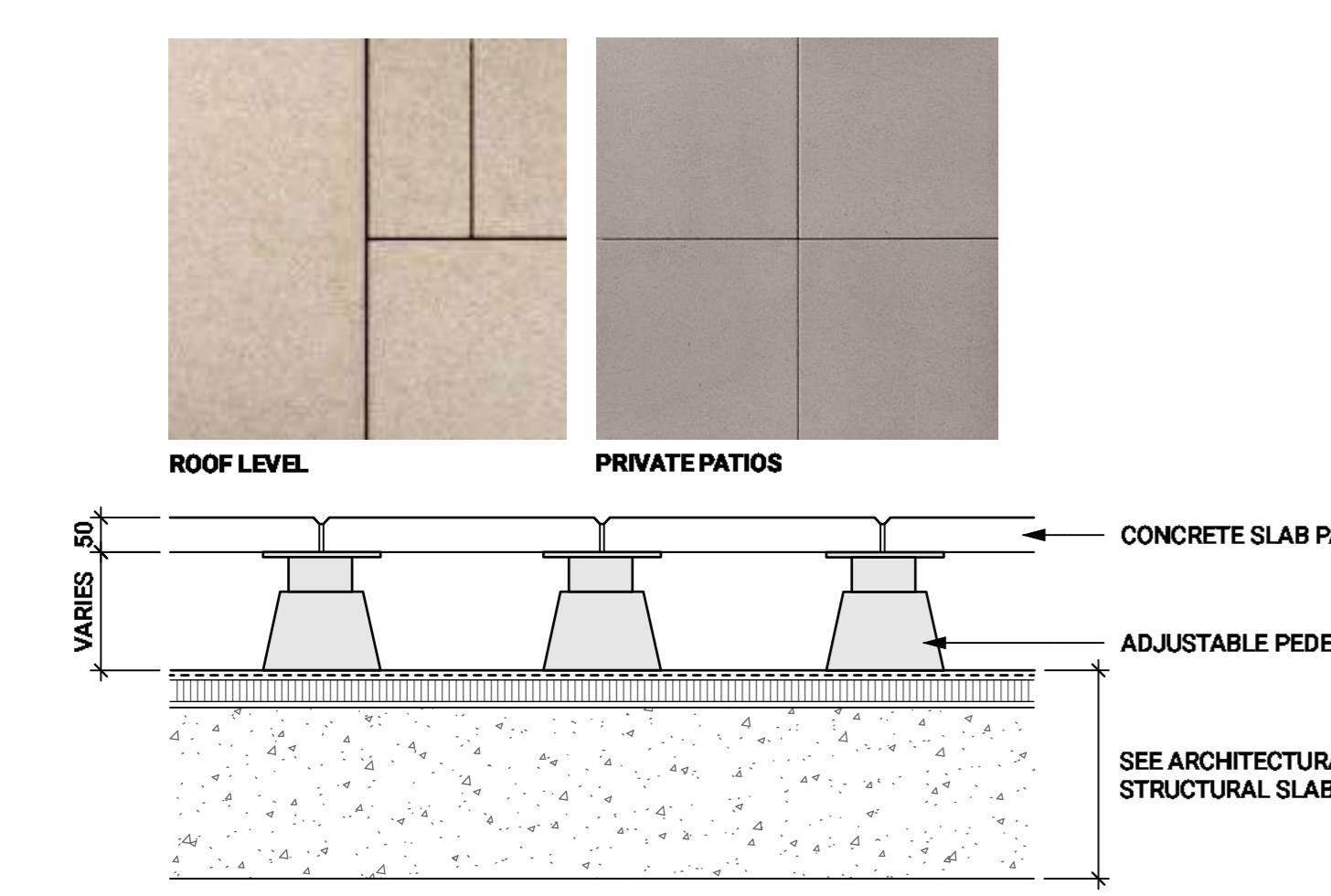
2 CIP CONCRETE - ON SLAB
Scale: 1:10



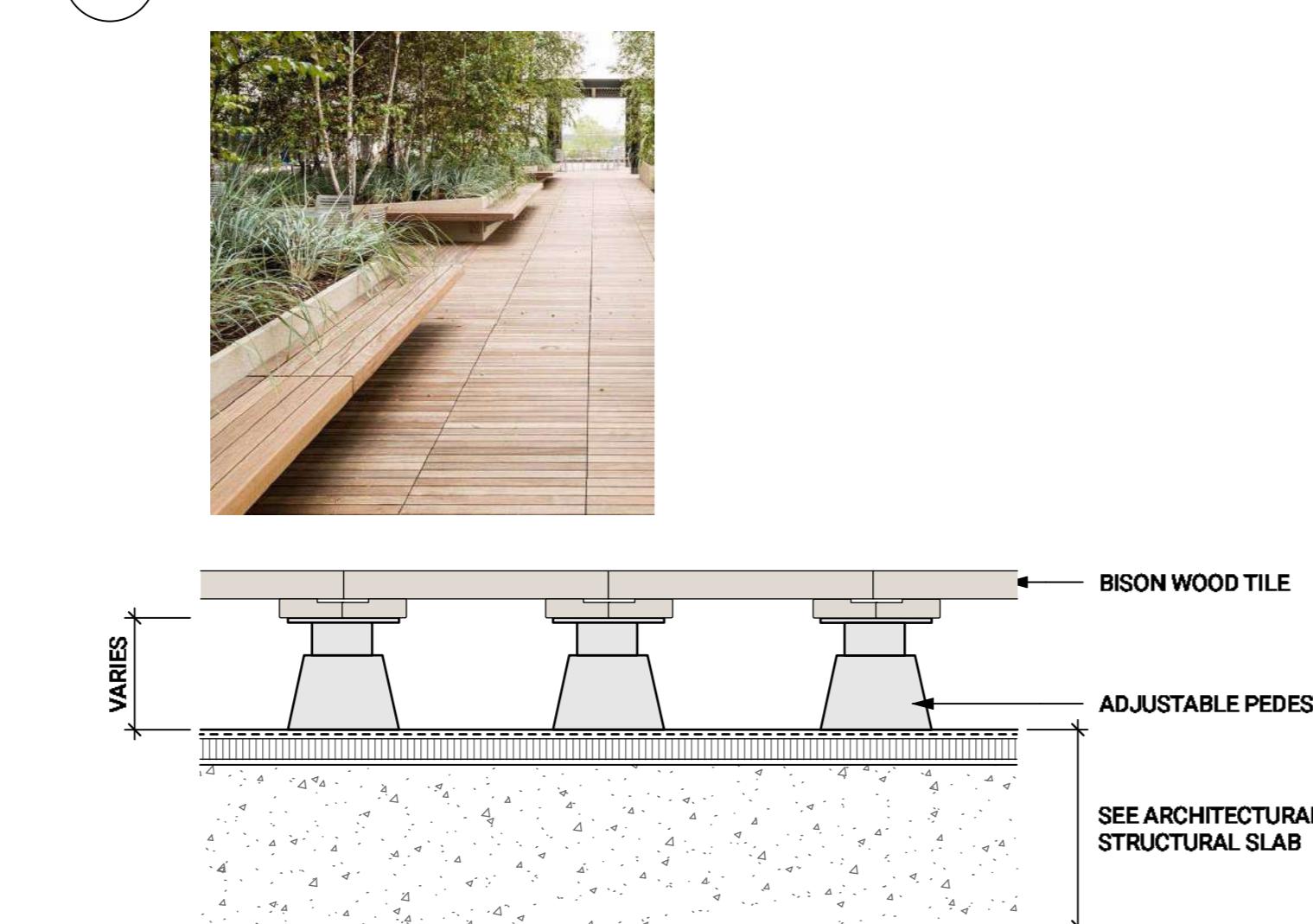
3 CIP CONCRETE PAVING JOINTS
Scale: 1:5



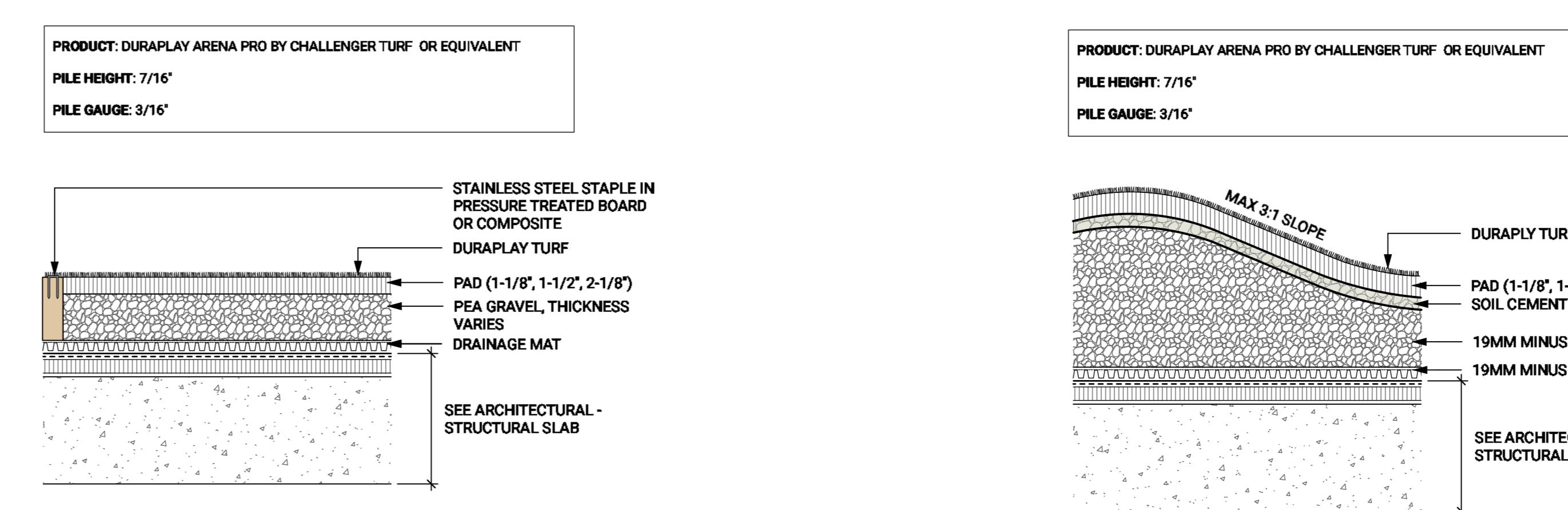
5 PERMEABLE CONCRETE UNIT PAVERS - ON GRADE
Scale: 1:10



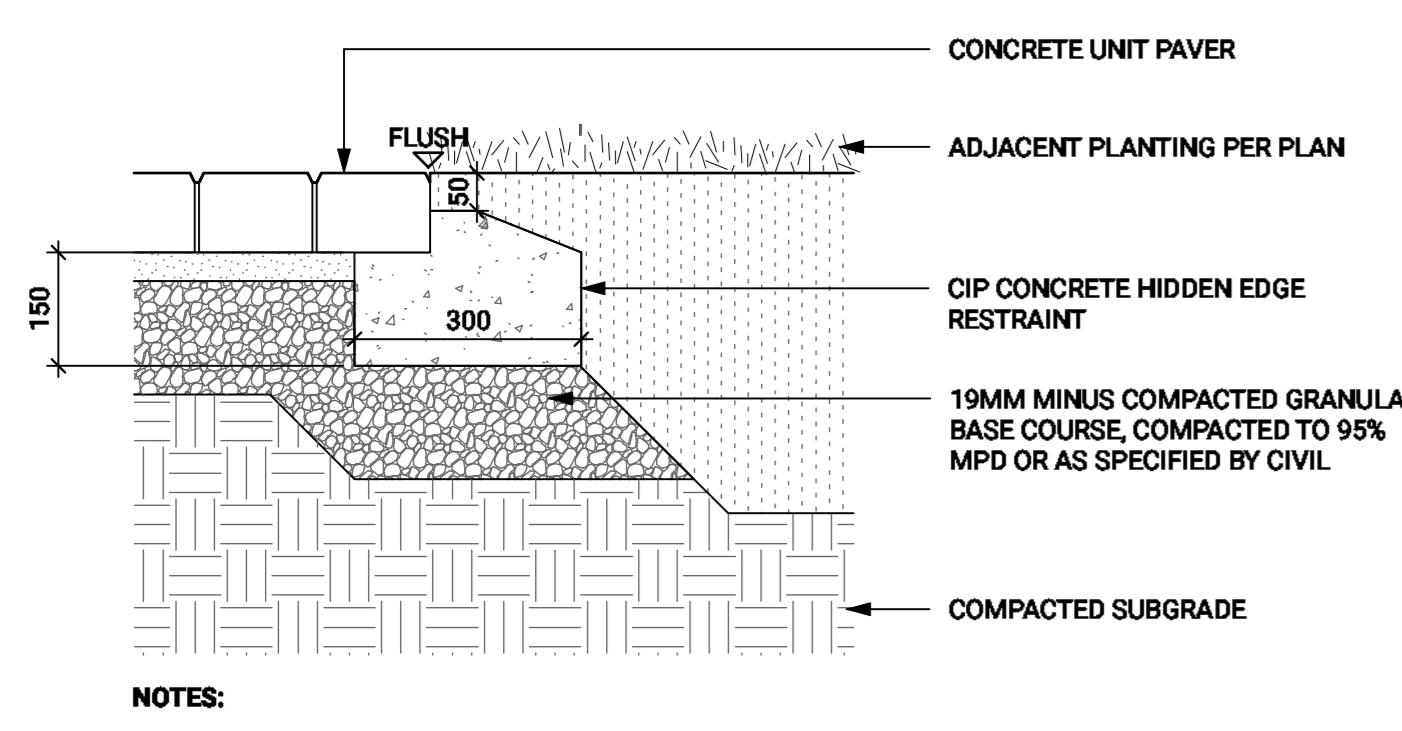
6 CONCRETE UNIT PAVERS - ON SLAB
Scale: 1:10



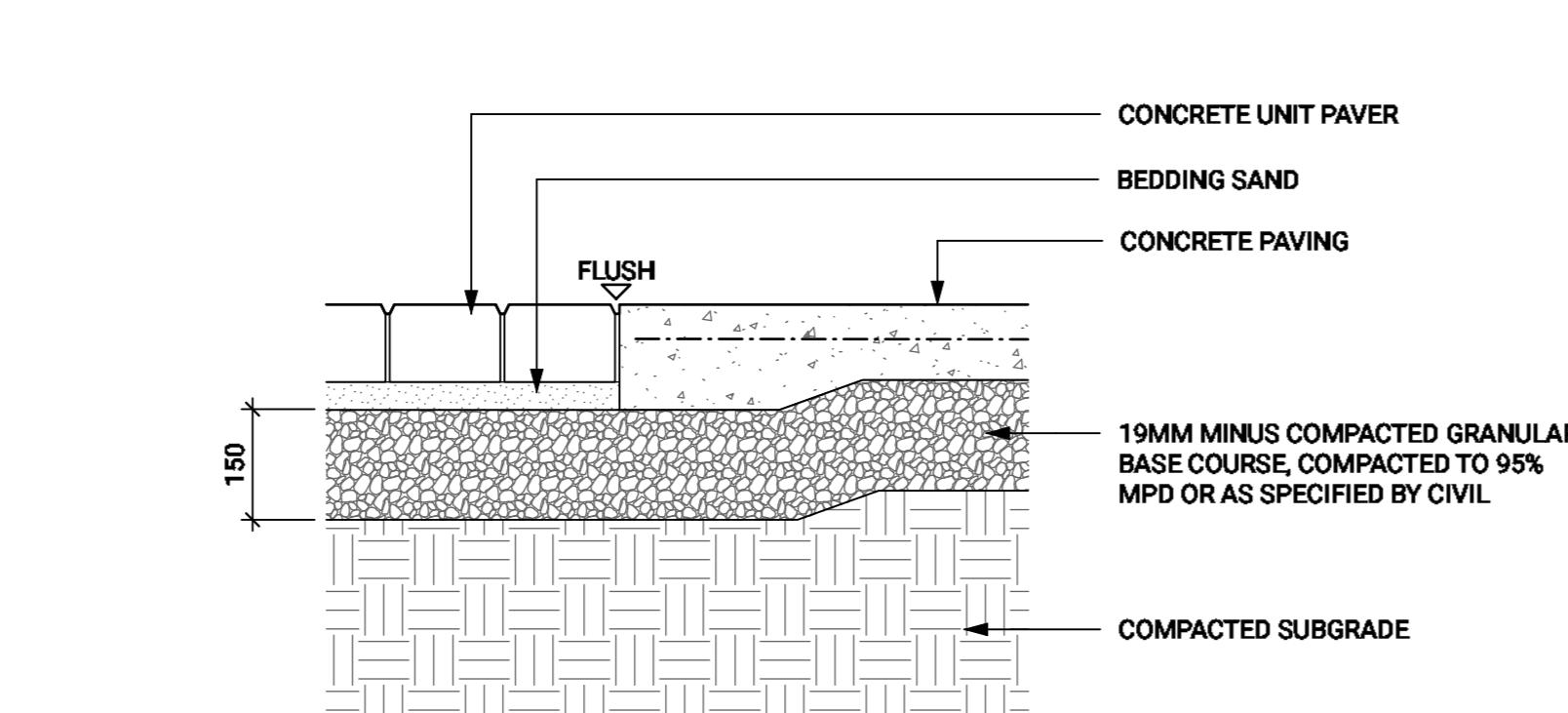
7 STONE PAVER - ON SLAB
Scale: 1:10



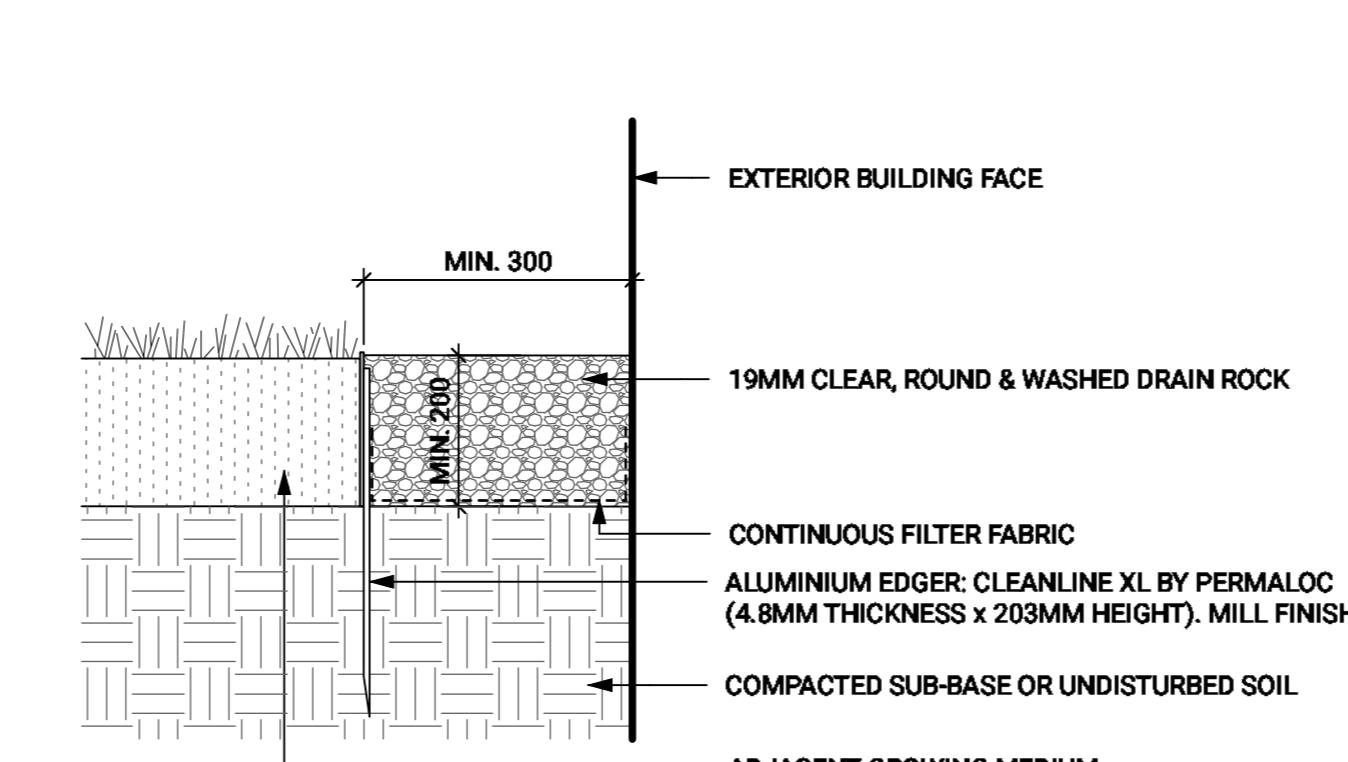
8 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB
Scale: 1:10



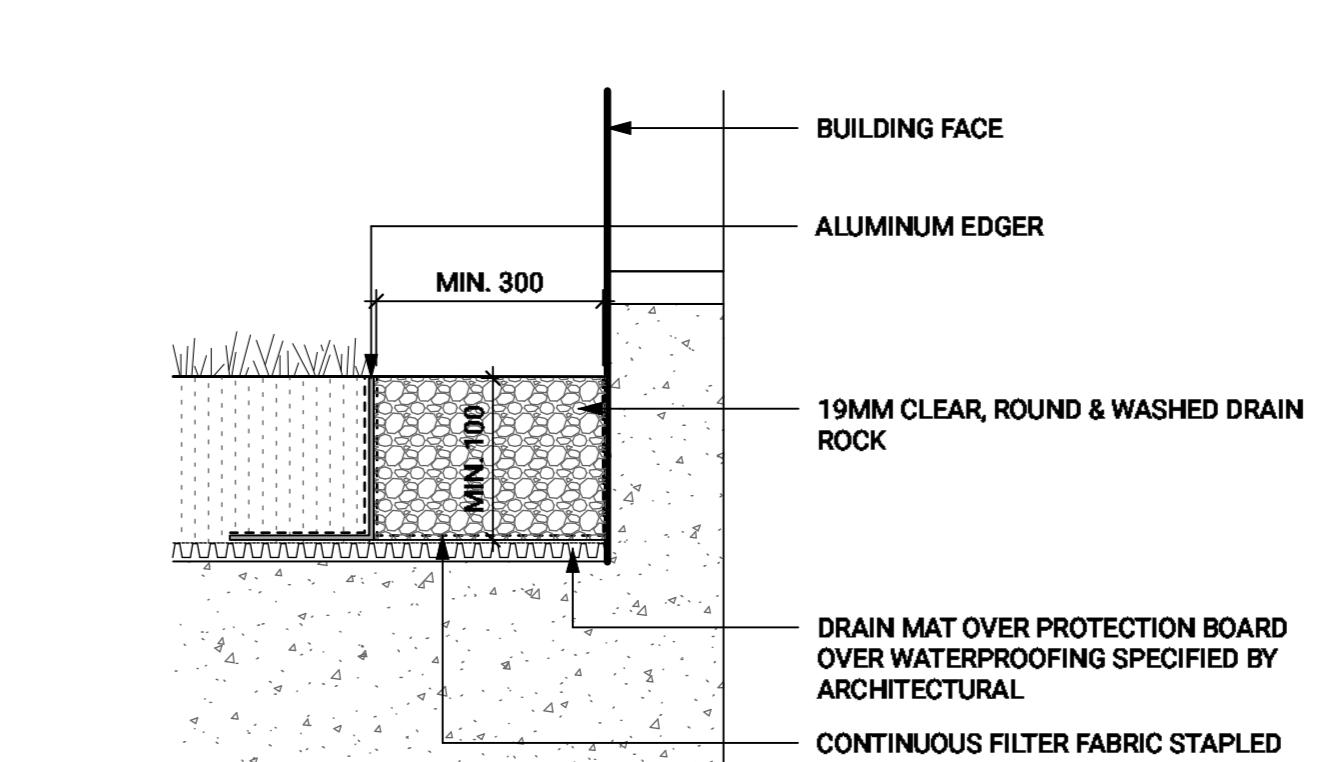
9 WOOD TILE - ON SLAB
Scale: 1:10



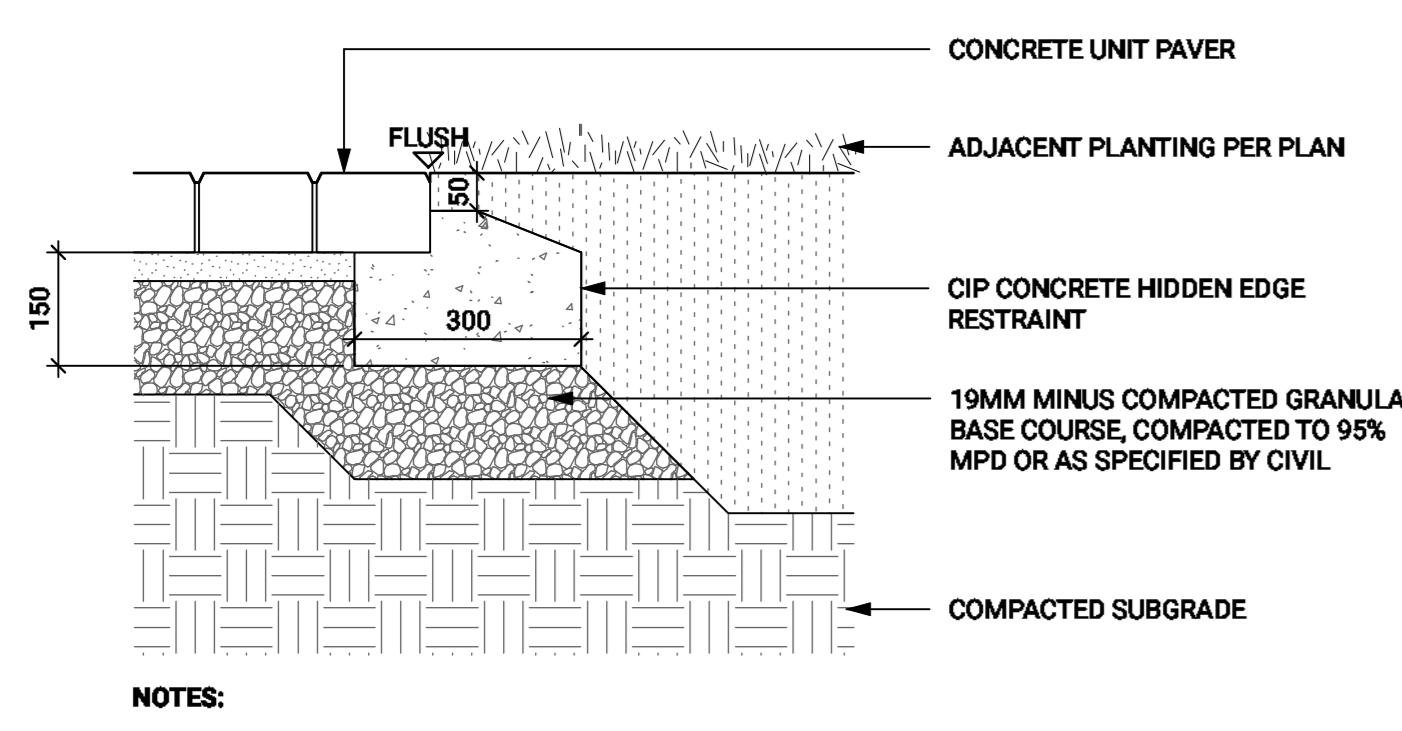
10 ARTIFICIAL TURF - ON SLAB
Scale: 1:10



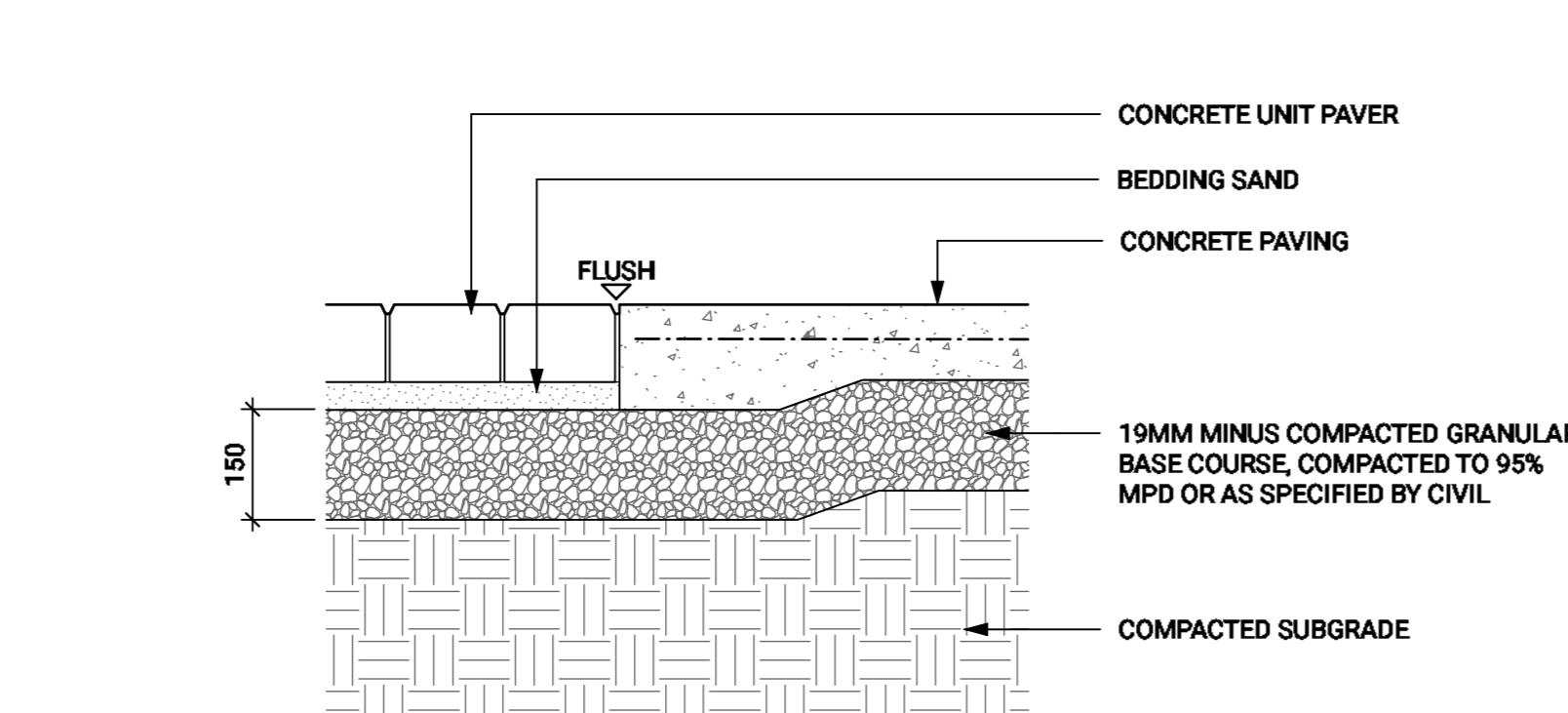
11 ARTIFICIAL TURF MOUND - ON SLAB
Scale: 1:10



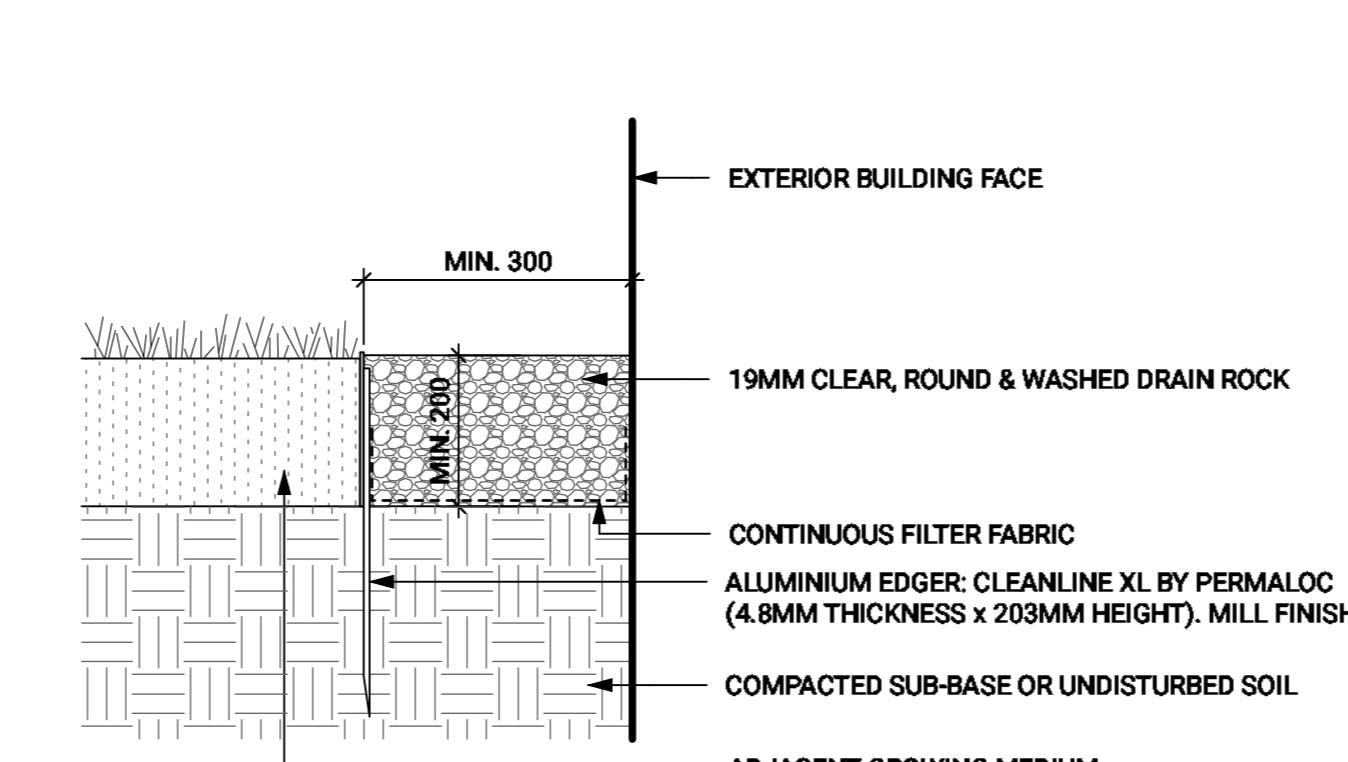
12 UNIT PAVER AT PLANTING
Scale: 1:10



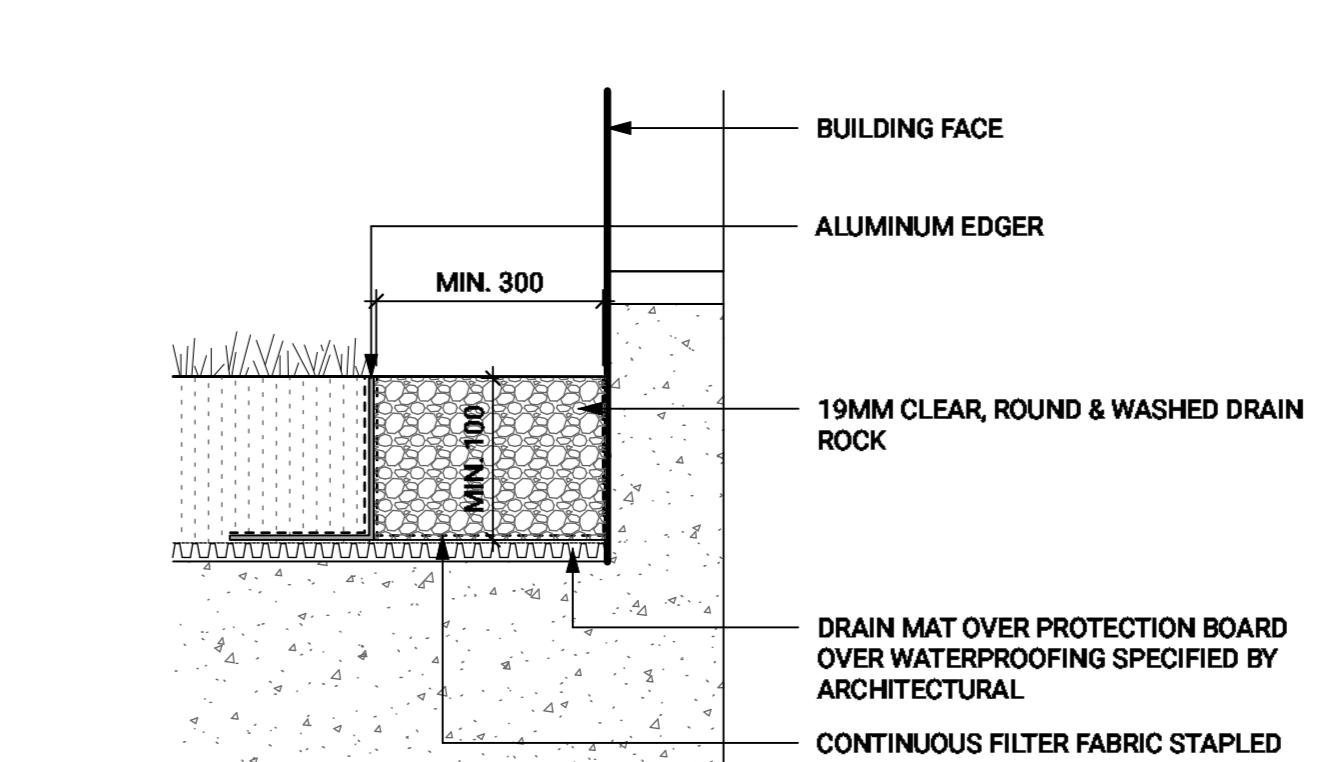
13 UNIT PAVER AT CONCRETE PAVING
Scale: 1:10



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



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



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

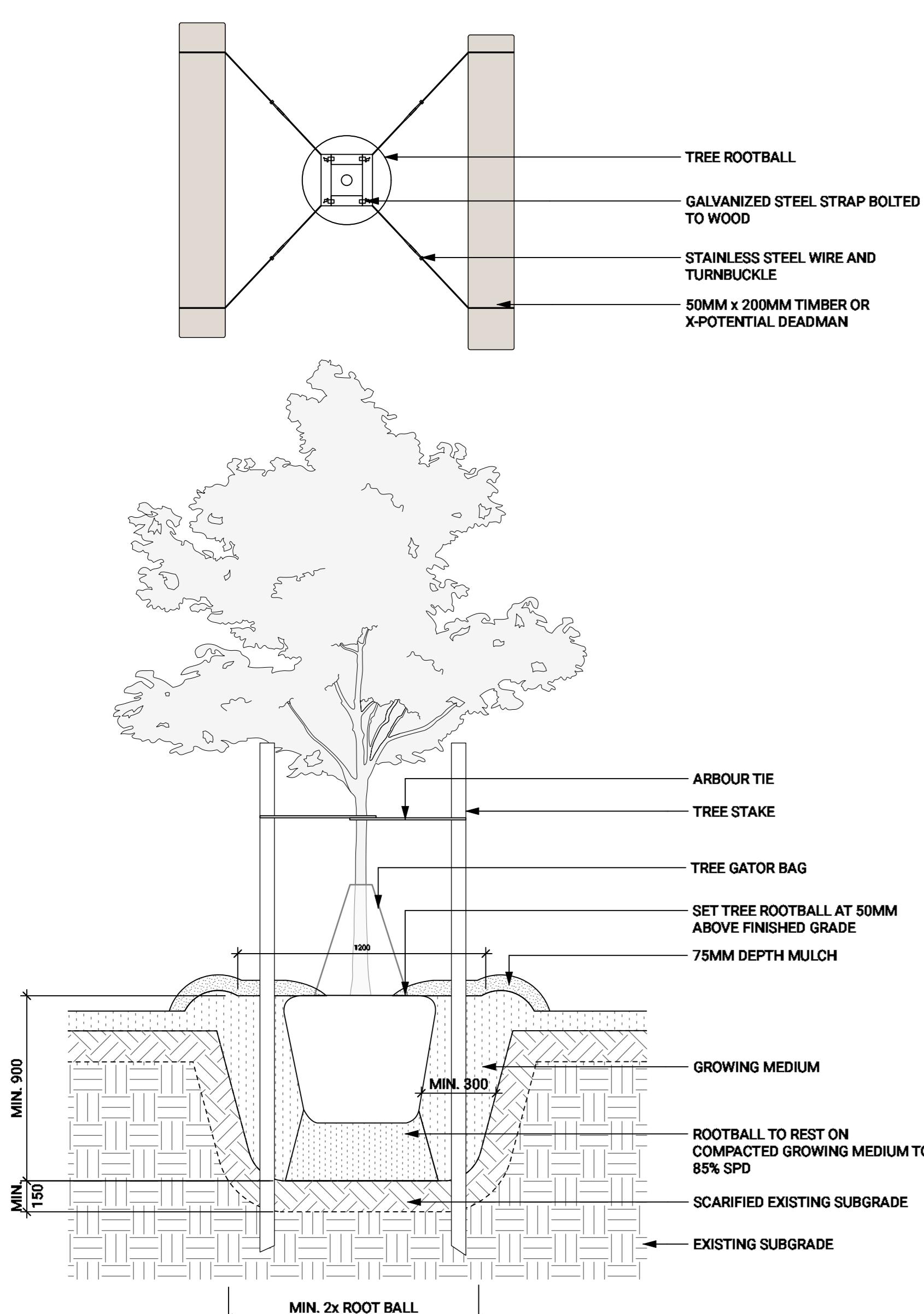
Project 25-108

Herald

532-536 Herald Street & 517-533 Chatham Street

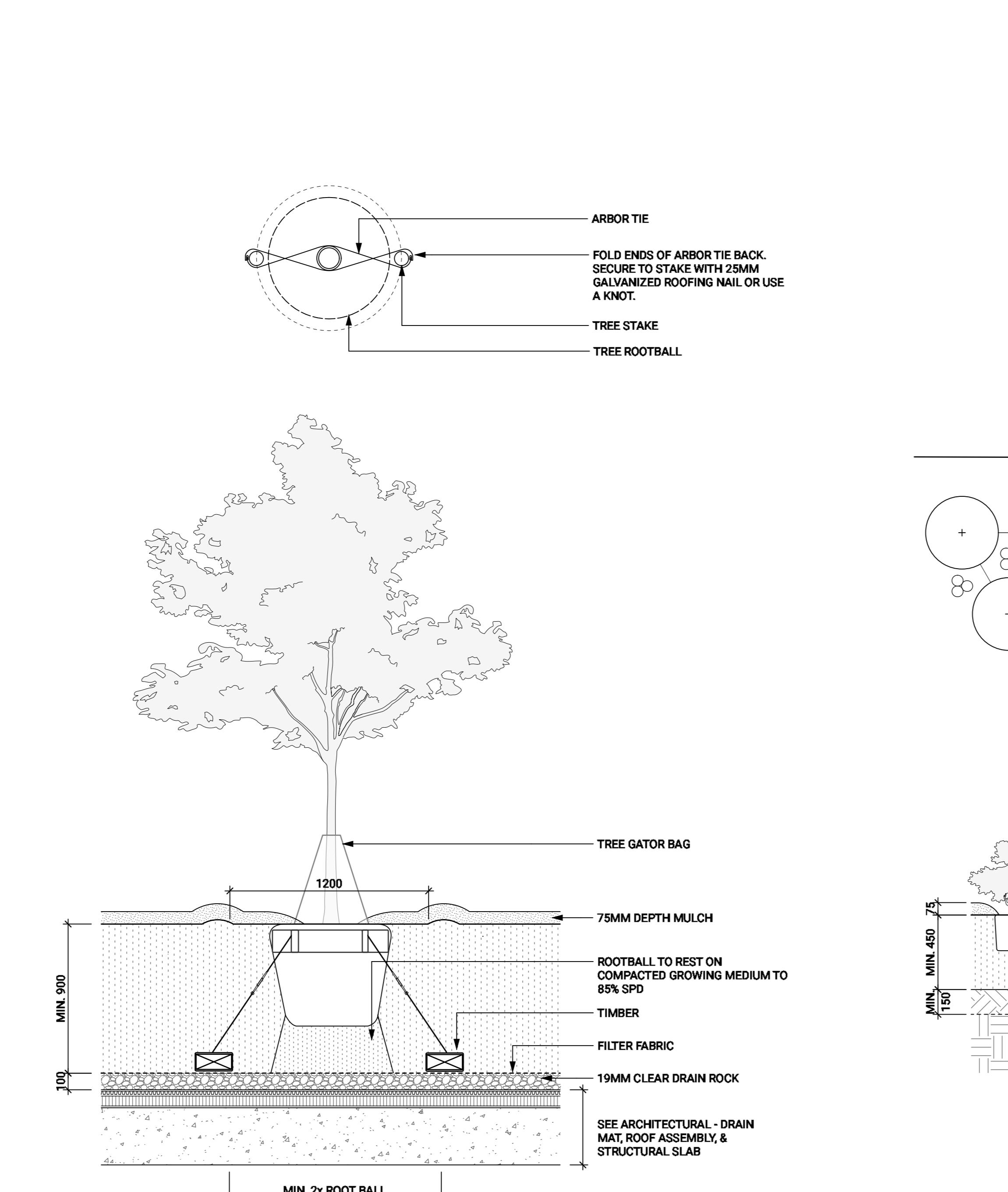
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Checked By	OM	
Scale	AS SHOWN	
Original Size		

L9.00



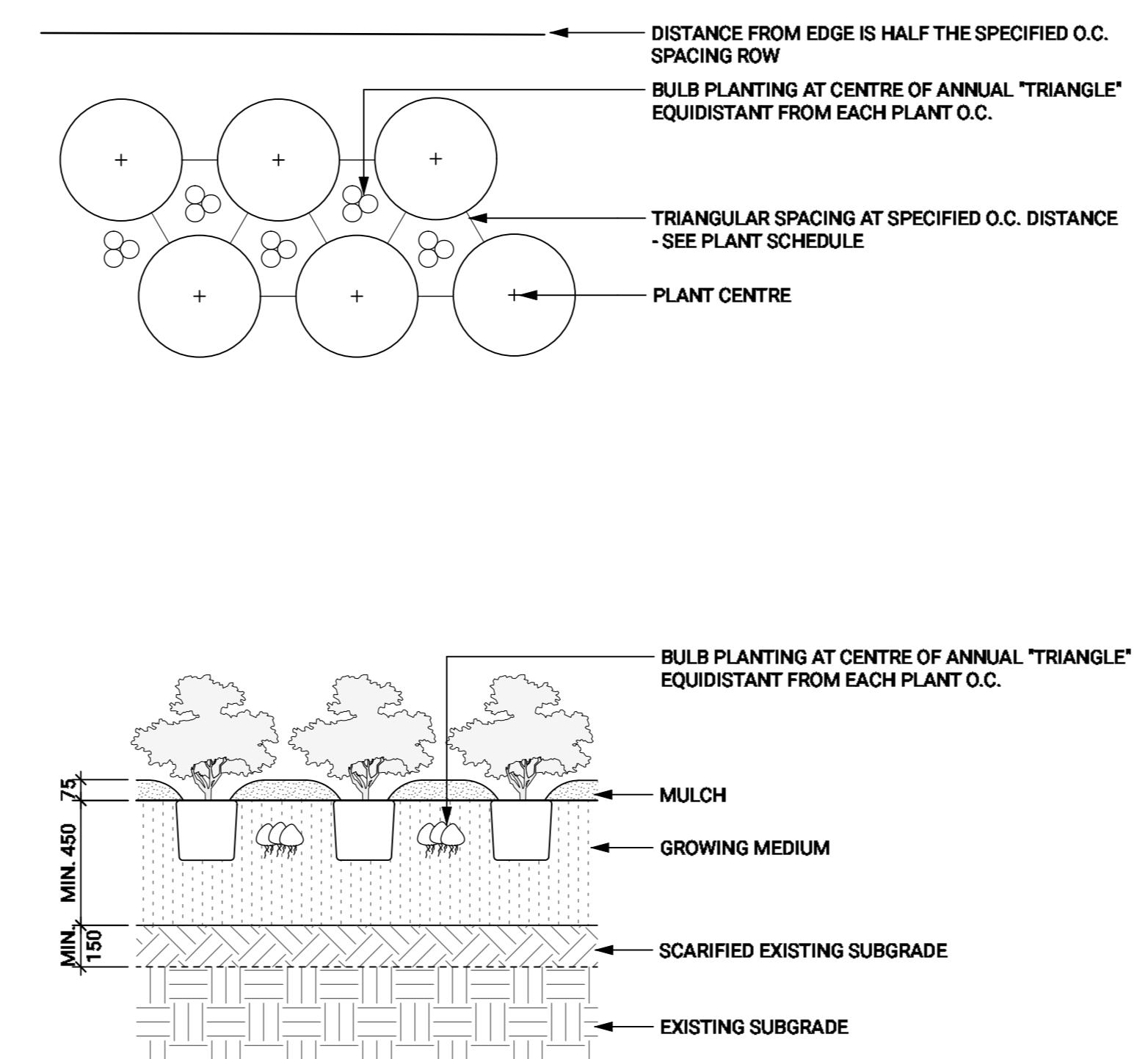
1 TREE PLANTING - ON GRADE

Scale: 1:20



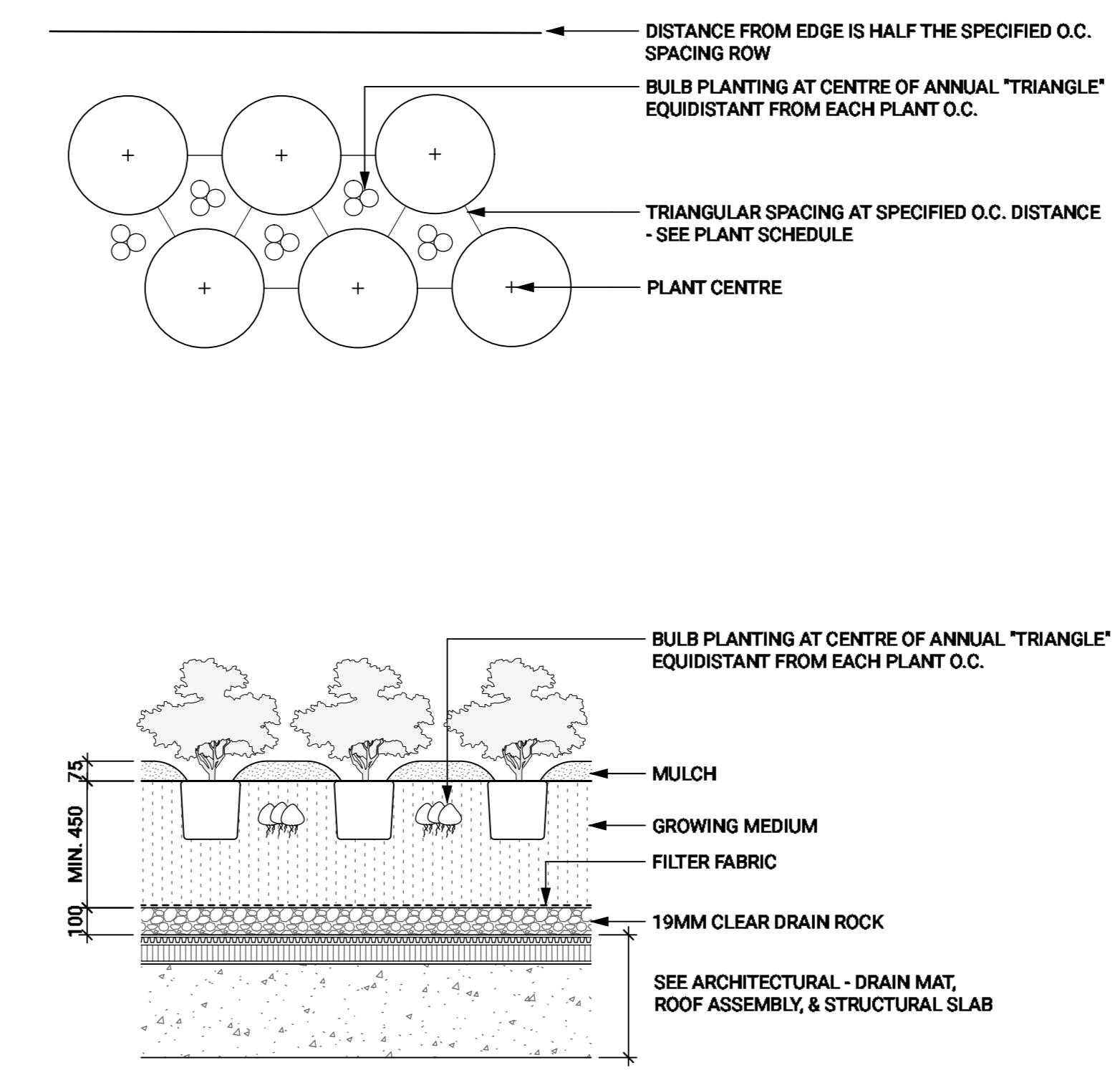
2 TREE PLANTING - ON SLAB

Scale: 1:20



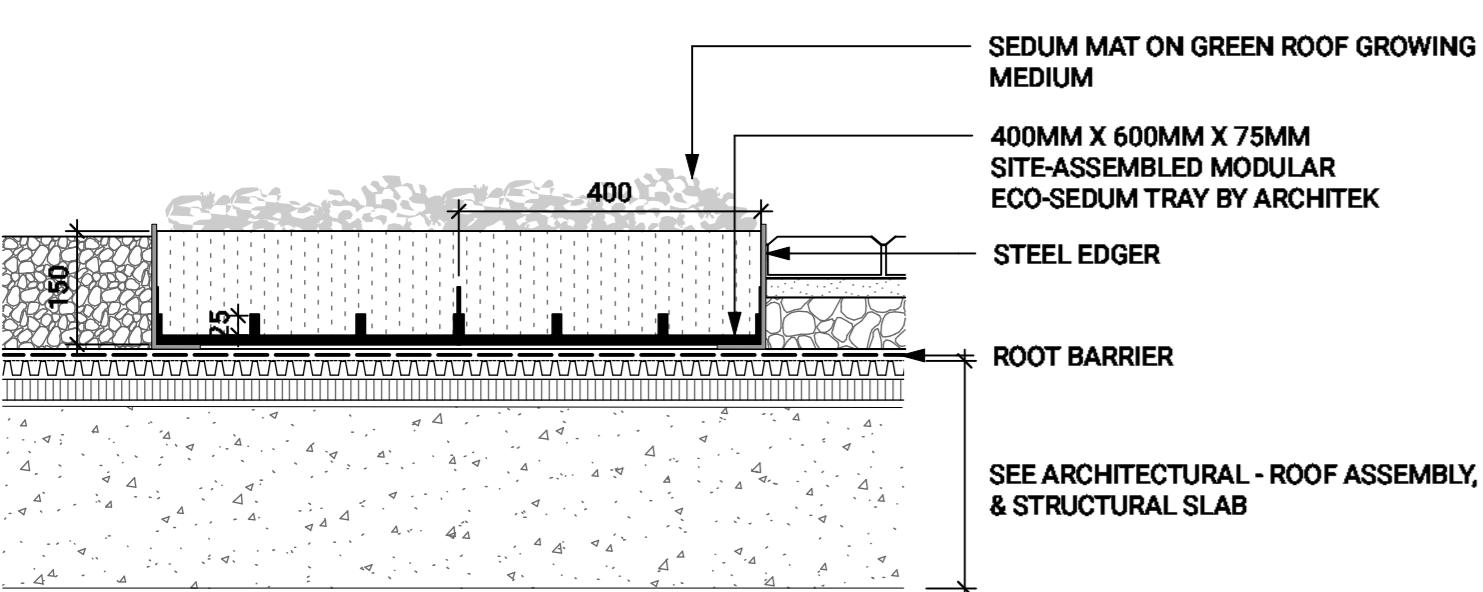
3 PLANTING - ON GRADE

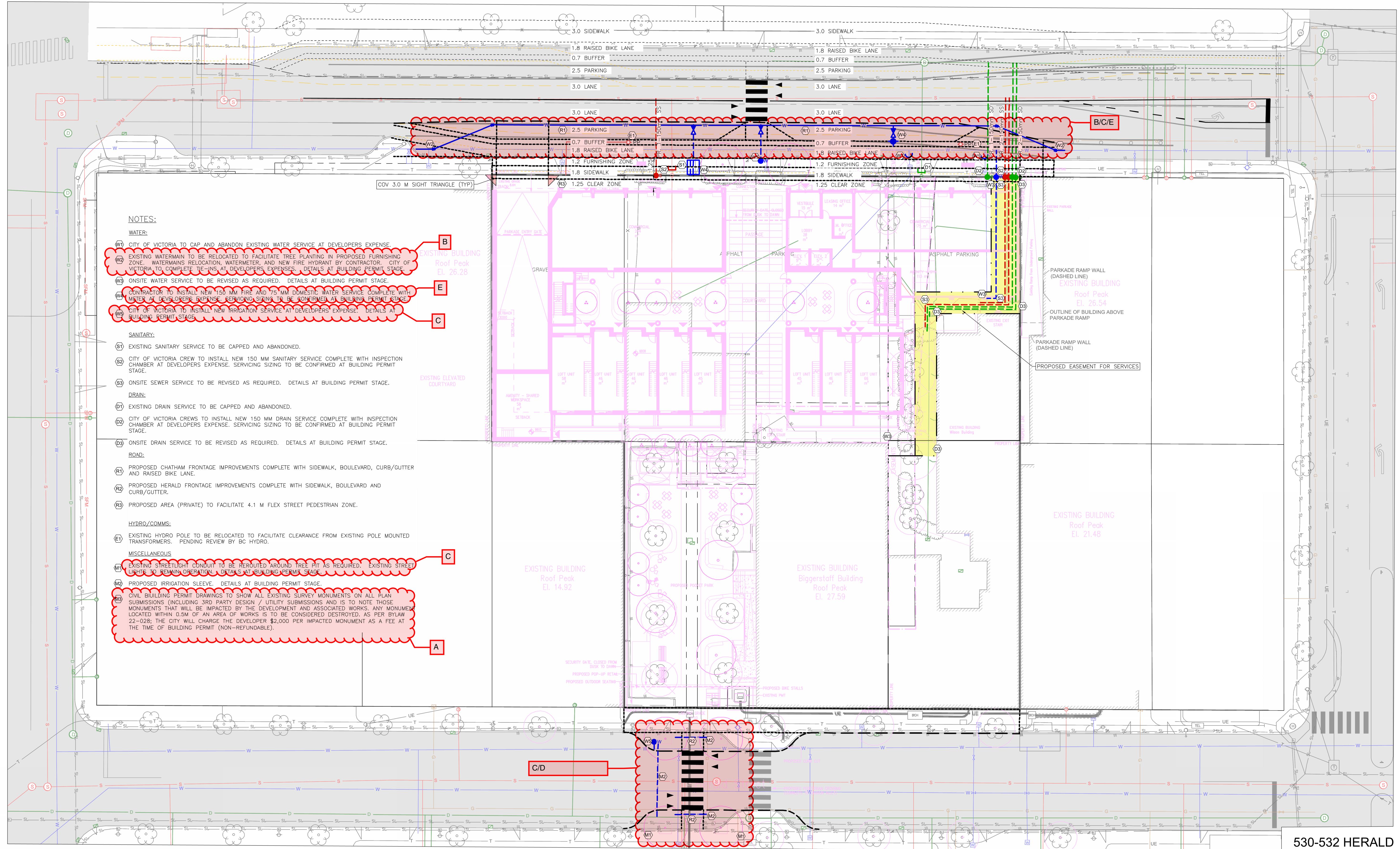
Scale: 1:20



4 PLANTING - ON SLAB

Scale: 1:20





530-532 HERALD
517-533 CHATHAM
PRELIMINARY SERVICING PLAN

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

Eng. Project No. 35054

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

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

ISSUED FOR DISCUSSION