



780 BLANSHARD ST. - REHABILITATION + ADDITION

VICTORIA, BC

REISSUED FOR HERITAGE ALTERATION PERMIT
AUGUST 24TH, 2026

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION	GEOTECHNICAL	ACOUSTIC
Reliance Properties	office of mcfarlane biggar architects + designers	Gauthier + Associates Landscape Architects	KOR Structural	WATT Consulting Group	Ryzuk Geotechnical Ltd.	BAP ACOUSTICS
305-111 Water St Vancouver, BC V6B 1A7 604.683.2404	301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344	629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682	Suite 501 - 510 Burrard St Vancouver, BC V6C 3A8 778.652.1885	302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874	#6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131	105 - 829 Goldstream Avenue Victoria, BC V9B 2X8 250.412.8802
Contact Juan Pereira juanp@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officemb.ca	Contact Bryce Gauthier bryce@gauthierla.com	Contact John Markulin jmarkulin@korstructural.com	Contact Tania Wegwitz twegwitz@wattoconsultinggroup.com	Contact Cameron Schellenberg cschellenberg@ryzuk.com	Contact Leanne Farmer leanne@bapacoustics.com
MECHANICAL	ELECTRICAL	ARBORIST	CIVIL	CODE	ENVELOPE	
Avalon Mechanical	e2 Engineering Inc.	D. Clark Arboriculture	WSP	TCCP	JRS Engineering	
#520 -1112 W Pender St Vancouver, BC V6E 2S1 250-940-2976	549 Herald Street Victoria, BC V8W 1S5 778.402.3060	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000	769 Roslyn Blv. North Vancouver, BC V7G 1P4 604.929.8520	#301 - 3450 Uptown Blvd Victoria, BC V8Z 0B9 250.475.3131	
Contact Kevin Jackson kjackson@avalonmechanical.com	Contact Jay Singh jay.singh@e2eng.ca	Contact Clarkarbor@gmail.com	Contact Jeff Somerville Jeff.Somerville@wsp.com	Contact Barry Thorson barry@tccp.ca	Contact Adam Jarolim ajarolim@jrseengineering.com	

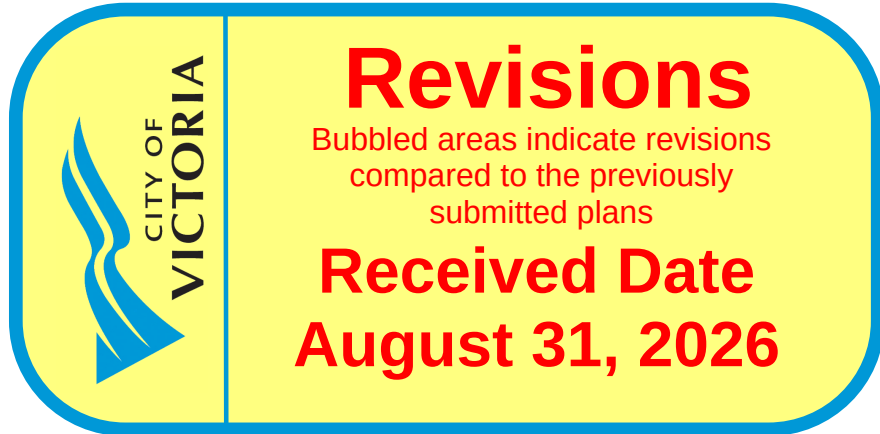
DRAWINGS LIST

A000	COVER SHEET	A105	LEVEL 5 FLOOR PLAN	LANDSCAPE DRAWINGS	CIVIL DRAWINGS
A001	3D VIEWS	A106	ROOF PLAN	L0.0 COVER SHEET	C01 SITE AND DEMOLITION PLAN
A002	LEGENDS + ABBREVIATIONS	A200	ELEVATION NORTH (BLANSHARD ST)	L0.1 TREE SURVEY	C02 CONCEPTUAL CIVIL SERVICING PLAN
A010	CONTEXT PLAN	A201	ELEVATION SOUTH (FAIRFIELD ROAD)	L0.2 TREE MANAGEMENT PLAN	C03 CONCEPTUAL ULTIMATE SURFACE WORKS & SITE GRADING
A011	PROJECT STATISTICS	A202	EAST ELEVATION	L1.0 OVERALL SITE PLAN	
A012	PROJECT STATISTICS DIAGRAMS	A203	WEST ELEVATION	L1.1 WEST ENLARGEMENT PLAN	
A013	CONTEXT STREETSCAPES	A204	TYPICAL OPENINGS	L1.2 NORTH ENLARGEMENT PLAN	
A021	CODE ANALYSIS - PLANS	A300	BUILDING LONGITUDINAL SECTION EAST-WEST	L1.3 SOUTH ENLARGEMENT PLAN	
A030	SITE PLAN EXISTING	A301	BUILDING CROSS SECTIONS EAST-WEST	L2.0 LEVEL 5: MATERIALS AND LAYOUT PLAN	
A031	LEVEL 1 DEMOLITION/RETENTION PLAN	A302	BUILDING CROSS SECTIONS NORTH-SOUTH		
A032	LEVEL 2 DEMOLITION/RETENTION PLAN				
A033	LEVEL 3 DEMOLITION/RETENTION PLAN				
A034	LEVEL 4 DEMOLITION/RETENTION PLAN				
A035	LEVEL 5 DEMOLITION/RETENTION PLAN				
A036	DEMOLITION/RETENTION ELEVATION NORTH				
A037	DEMOLITION/RETENTION ELEVATION SOUTH				
A038	DEMOLITION/RETENTION ELEVATIONS				
A039	DEMOLITION/RETENTION ELEVATIONS				
A100	SITE PLAN PROPOSED				
A101	LEVEL 1 FLOOR PLAN				
A102	LEVEL 2 FLOOR PLAN				
A103	LEVEL 3 FLOOR PLAN				
A104	LEVEL 4 FLOOR PLAN				

REVISION LIST

#	DESCRIPTION
1	Updated 3D views.
2	Description of off-site parking proximity to building.
3	Updated project stats with increase in program area.
4	New rooftop structures setback diagram.
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34	Replace GL4 glass guard with MET5 painted metal.
35	Revised interior layout.
36	Retaining wall encroachment clarification
37	Substation retaining wall clarification
38	Road dedication at corner of Fairfield and Blanshard
39	Rock wall removal
40	Flared letdown
41	Disassemblable waste area for SRW access for city
42	Substation grounding within property line
43	Egress path clarification

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1 NORTH VIEW FROM BLANSHARD ST
A001 1:1

REV#1
Updated 3D views.



2 WEST VIEW FROM BURDETT AND PENWILL
A001 1:1



3 EAST VIEW FROM FAIRFIELD RD
A001 1:1

2026-08-24 6:31:41 PM

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca



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B	MAY 29, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A001
3D VIEWS

SYMBOLS

PROJECT NORTH PN N TRUE NORTH	NORTH SYMBOL
1View Name A1001/8" = 1'-0"	DRAWING TITLE
27 27 27	GRID HEAD
1/ A101 1/ A101 1/ A101	SECTION SYMBOL
1 2 A101 3 4	ELEVATION SYMBOL
15 SIM A101	CALLOUT TAG
LEVEL 1 1825	ELEVATION MARKER
Elevation Name	ELEVATION / GRADE SYMBOL
ROOM NAME 101 150m²	ROOM TAG
100	DOOR TAG
EW1	WALL TAG
F1	FLOOR TAG
R1	ROOF TAG
W1	WINDOW TAG
C1	CEILING TAG
A11	FIXTURES / EQUIPMENT TAG
M11.1	MILLWORK TAG
MAT1	MATERIAL TAG
01	REVISION TAG

HATCHES

CONCRETE EXISTING	
CONCRETE NEW	
PARTITION EXISTING	
CONCRETE MASONRY	
STEEL	
ALUMINIUM	
GB	
GB TYPE X	
PLYWOOD	
MINERAL WOOL	
SPRAY INSULATION	
RIGID INSULATION	
RIGID INSULATION 02	
SEMI RIGID INSULATION	
BATT/LOOSE FILL INSULATION	
EARTH	
GRAVEL DRAINAGE LAYER	
ENGINEERED FILL	
COMPACTED GRANULAR FILL	
SAND	
DEMO	
EXISTING AREA TO BE RETAINED + REUSED	
EXISTING AREA TO BE PRESERVED + RESTORED	
EXISTING ELEMENT TO BE PRESERVED + RESTORED	

ABBREVIATIONS

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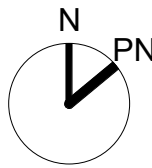


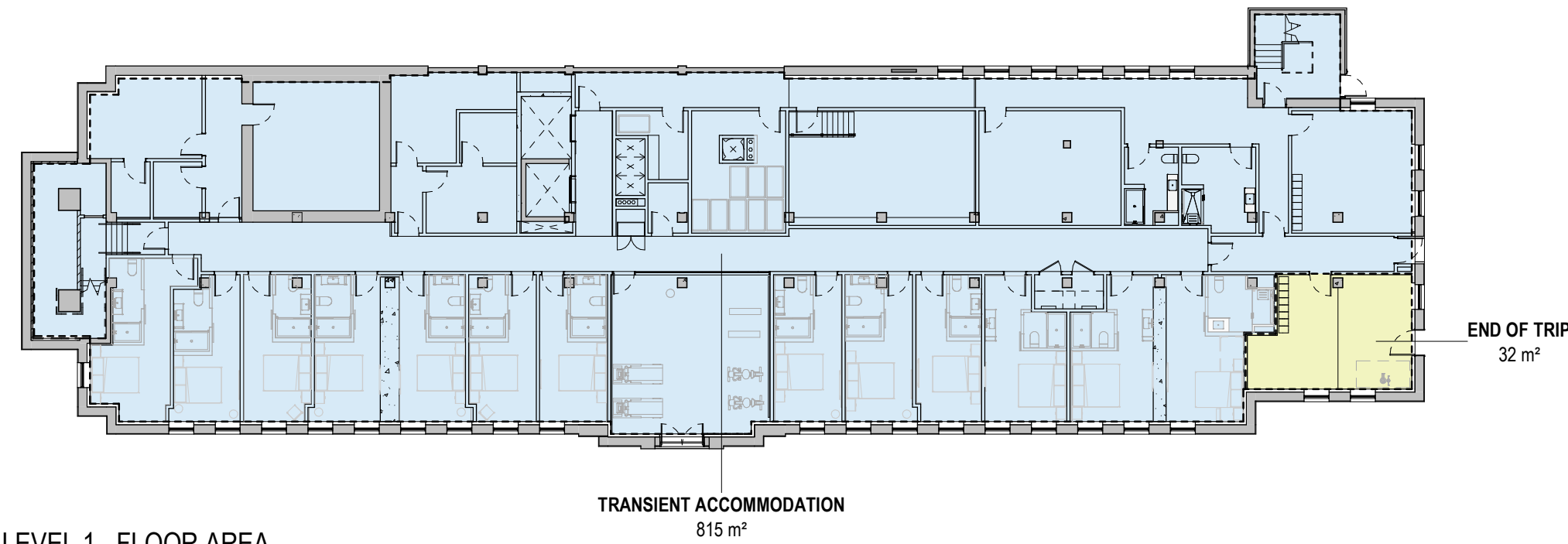
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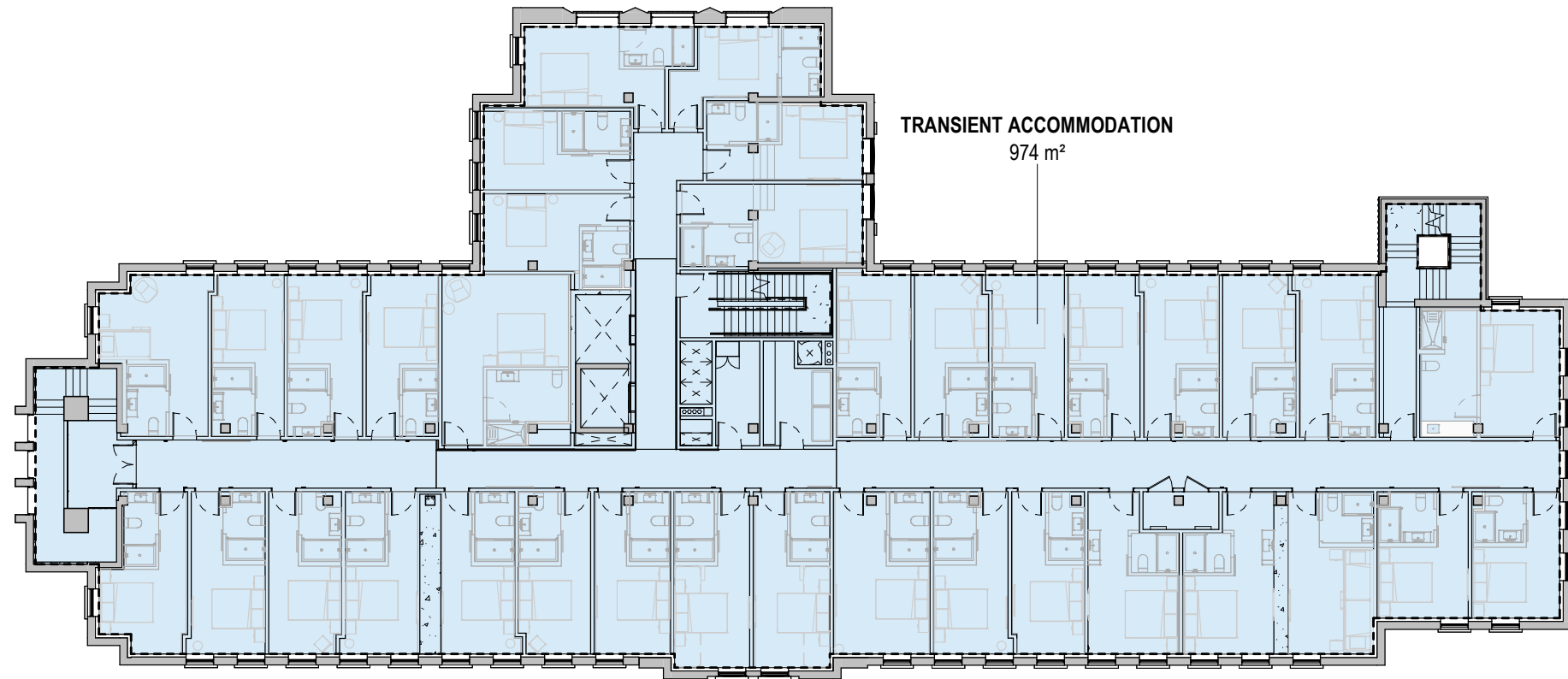
780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

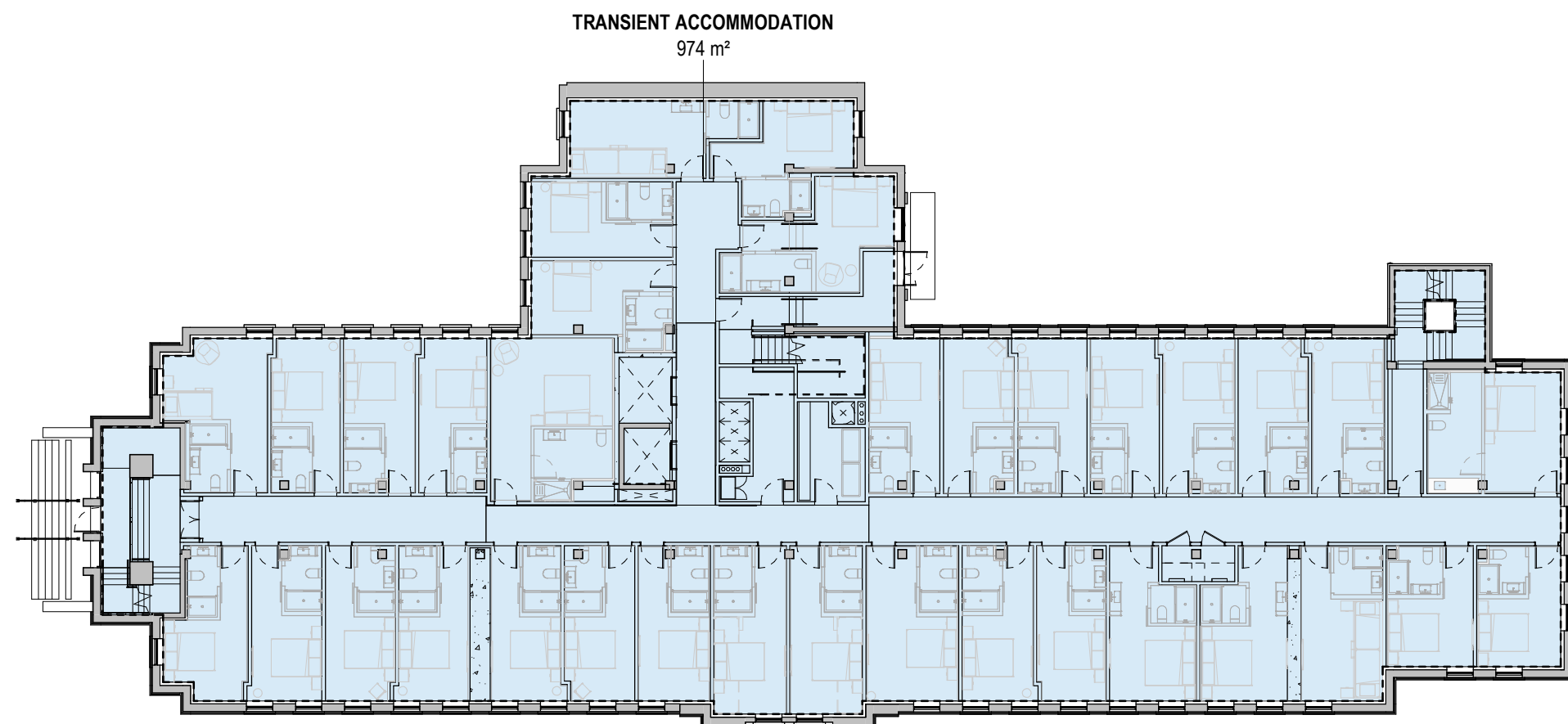




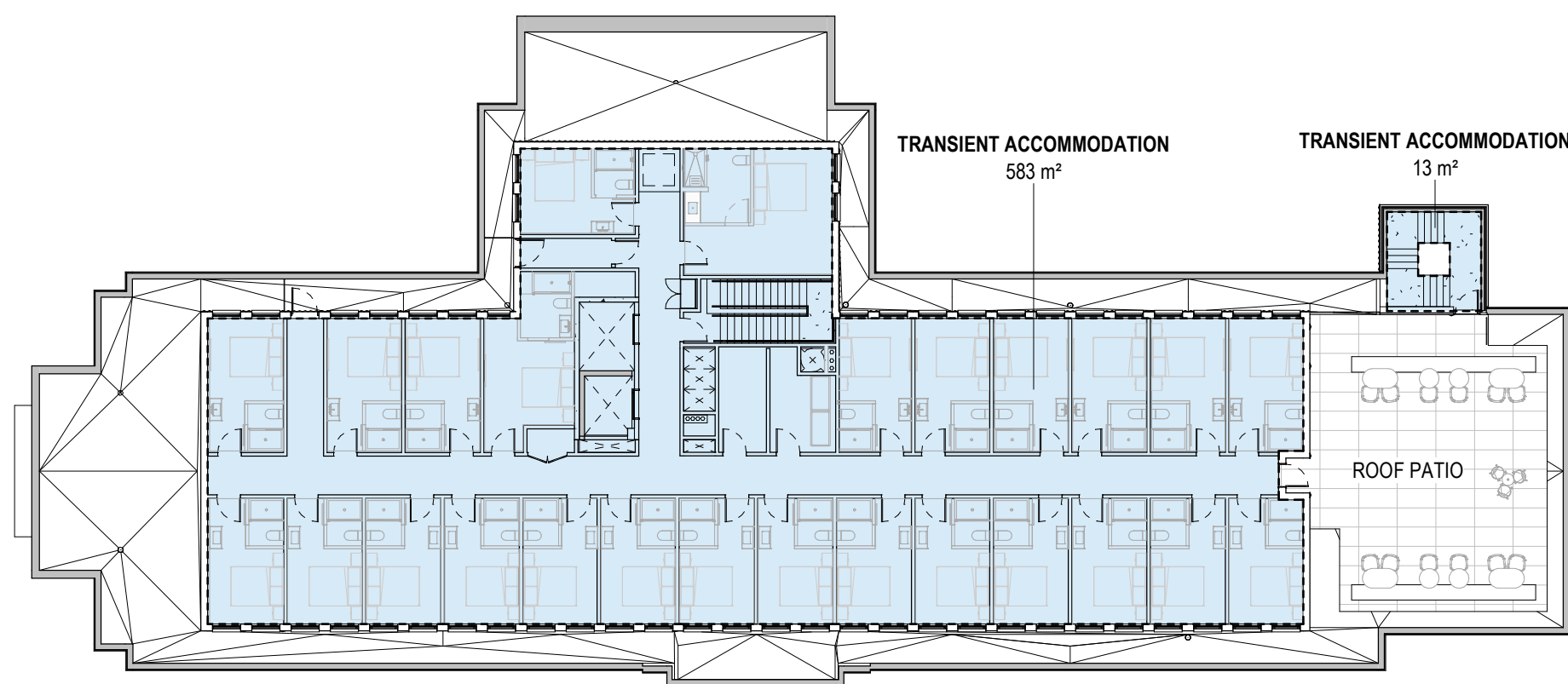
1 LEVEL 1 - FLOOR AREA
A011 1 : 250



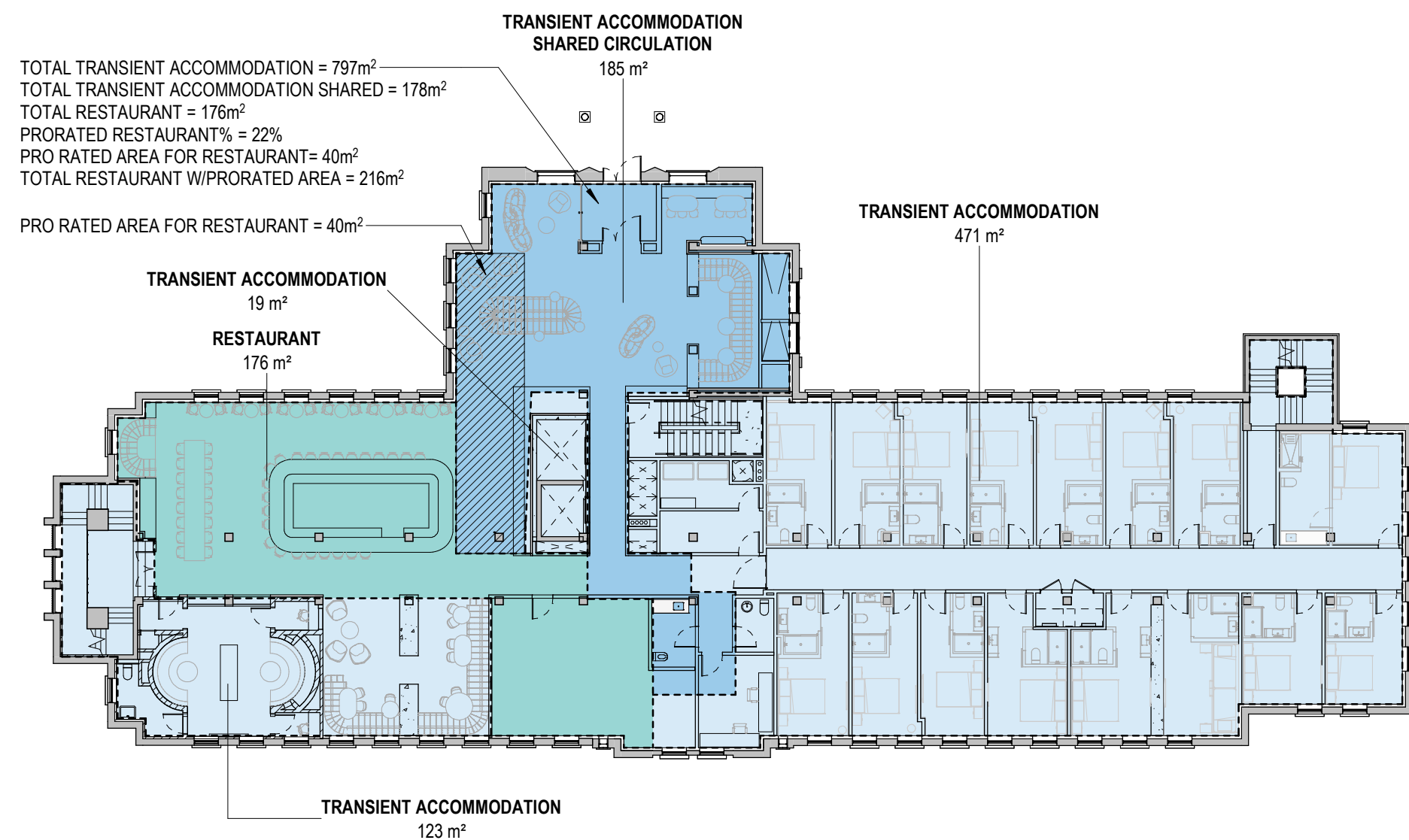
4 LEVEL 4 - FLOOR AREA
A011 1 : 250



2 LEVEL 2 - FLOOR AREA
A011 1 : 250



5 LEVEL 5 - FLOOR AREA
A011 1 : 250



3 LEVEL 3 - FLOOR AREA
A011 1 : 250

FLOOR AREA	
USE	AREA
LEVEL 1	
END OF TRIP	32 m ²
TRANSIENT ACCOMMODATION	815 m ²
LEVEL 2	
TRANSIENT ACCOMMODATION	974 m ²
LEVEL 3	
RESTAURANT	176 m ²
TRANSIENT ACCOMMODATION	613 m ²
TRANSIENT ACCOMMODATION	185 m ²
SHARED CIRCULATION	974 m ²
LEVEL 4	
TRANSIENT ACCOMMODATION	974 m ²
LEVEL 5 SLAB	
TRANSIENT ACCOMMODATION	596 m ²
TOTALS	4366 m ²

FLOOR AREA EXCLUSIONS	
USE	AREA
LEVEL 1	
END OF TRIP	31.7 m ²
TOTAL EXCLUSIONS	31.7 m ²

FLOOR SPACE RATIO

SITE AREA = 2272m²

FSR = $4366m^2 \text{ (TOTAL AREA)} - 32.0m^2 \text{ (EXCLUSIONS)} = 4,334m^2$

FSR (TOTAL) = $4,334m^2 / 2,272m^2 = 1.9$

*TOTAL FLOOR AREA DOCUMENTED PER CITY OF VICTORIA DEFINITION, TO INSIDE FACES OF EXTERIOR WALLS.

REV#3
Updated project stats with increase in program area.

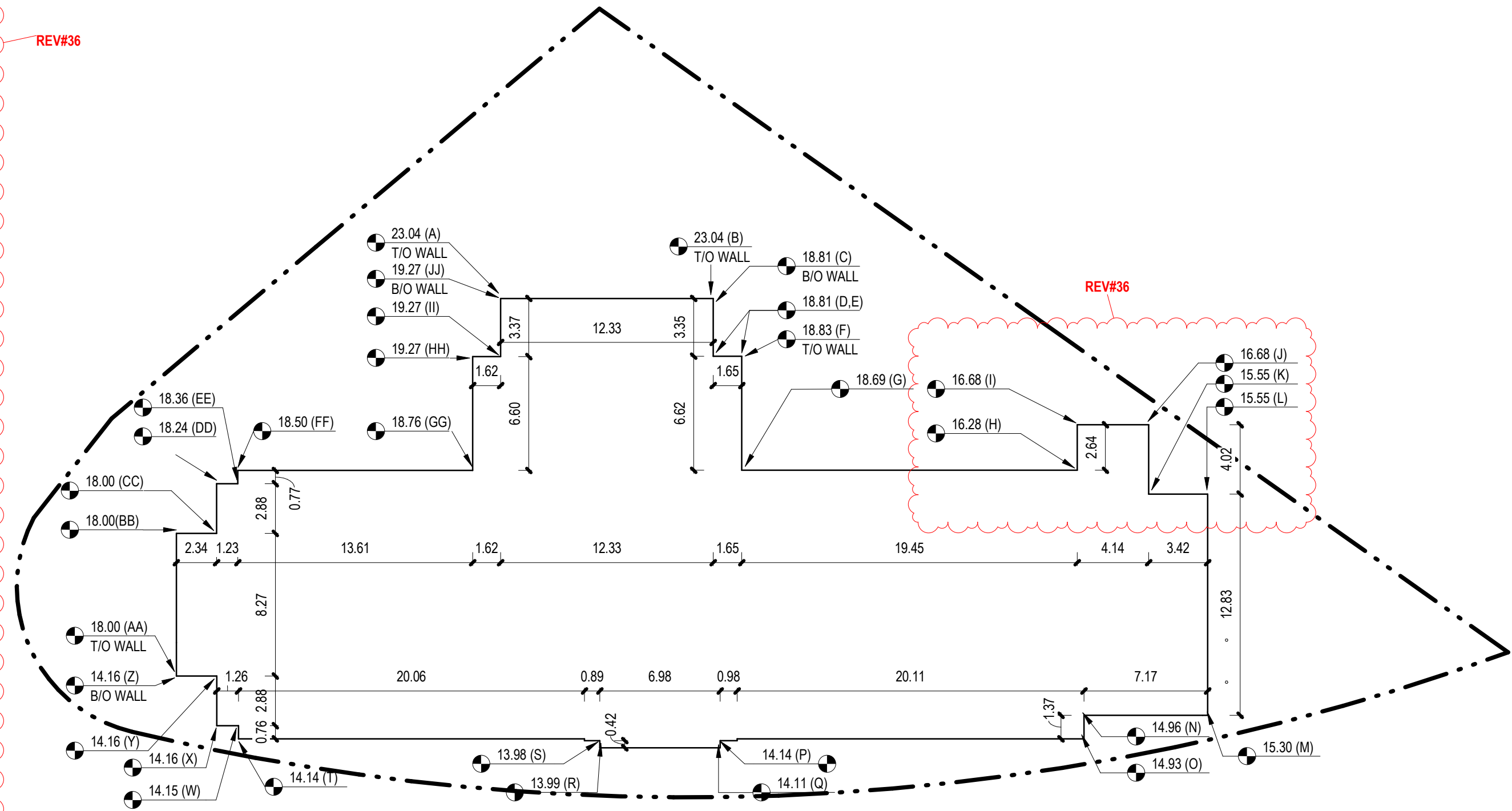
PARKING CALCULATIONS:

BYLAW	USE	AREA (M²) / # OF SUITES	REQUIRED (BYLAW 2018 PART 5)	PROPOSED	REDUCTION THROUGH TDM	SHORTFALL	REFERENCE
BYLAW 2018 (PART 5) & BYLAW AMENDMENT (NO.1363) PARKING MODERNIZATION	HOTEL	126 SUITES	64	0 AS PER DRAFT ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO.1363) – PARKING MODERNIZATION	NA	0	PER SECTION 5.1 TABLE 1 COLUMN B.3 – 0.5 SPACES PER ROOM
	FOOD AND BEVERAGE SERVICE	217M² *INCLUSIVE OF PRORATED SHARED CIRCULATION SPACE	5				PER SECTION 5.1 TABLE 1 COLUMN B.3 – 1 SPACE PER 40 M²
	TOTAL	-	69				
NOTE: 2 ON-SITE ACCESSIBLE STALLS TO BE ELECTRIFIED.							
BYLAW	USE	AREA (M²) / # OF SUITES	REQUIRED	PROPOSED	SURPLUS	REFERENCE	
BYLAW 2018 (PART 5) & BYLAW AMENDMENT (NO.1363) PARKING MODERNIZATION	HOTEL	126 SUITES	6	14 INCLUSIVE OF 4 OVERSIZED STALLS	+7	PER SECTION 5.1 TABLE 2 COLUMN B – 1 SPACE PER 25 ROOMS	
	FOOD AND BEVERAGE SERVICE	216M²	1			PER SECTION 5.1 TABLE 2 COLUMN B – 1 SPACE PER 400M²	
	TOTAL	-	7				
BYLAW	USE	AREA (M²) / # OF SUITES	REQUIRED	PROPOSED	SURPLUS	REFERENCE	
BYLAW 2018 (PART 5) & BYLAW AMENDMENT (NO.1363) PARKING MODERNIZATION	HOTEL	126 SUITES	4	8 INCLUSIVE OF 1 OVERSIZED STALL	+1	PER SECTION 5.1 TABLE 2 COLUMN C – 1 SPACE PER 40 ROOMS	
	FOOD AND BEVERAGE SERVICE	216M²	3			PER SECTION 5.1 TABLE 2 COLUMN C – 1 SPACE PER 100M²	
	TOTAL	-	7				

AVERAGE GRADE CALCULATIONS:

	POINT 1	POINT 2	DISTANCE	TOTALS
A+B	23.04	23.04	12.33	284.08
C+D	18.81	18.81	3.35	63.01
D+E	18.81	18.81	1.65	31.04
F+G	18.83	18.69	6.62	124.19
G+H	18.69	16.28	19.45	340.08
H+I	16.28	16.68	2.64	43.51
I+J	16.68	16.68	4.14	69.06
J+K	16.68	15.55	4.02	64.78
K+L	15.55	15.55	3.42	53.18
L+M	15.55	15.30	12.83	197.90
M+N	15.30	14.96	7.17	108.48
N+O	14.96	14.93	1.37	20.47
O+P	14.93	14.14	21.09	306.54
P+Q	14.14	14.11	0.42	5.93
Q+R	14.11	13.99	6.98	98.07
R+S	13.99	13.98	0.42	5.87
S+T	13.98	14.14	20.95	294.56
T+W	14.14	14.15	0.76	10.75
W+X	14.15	14.16	1.26	17.84
X+Y	14.16	14.16	2.88	40.78
Y+Z	14.16	14.16	2.34	33.13
AA+BB	18.00	18.00	8.27	148.86
BB+CC	18.00	18.00	2.34	42.12
CC+DD	18.00	18.24	2.88	52.19
DD+EE	18.24	18.36	1.23	22.51
EE+FF	18.36	18.50	0.77	14.19
FF+GG	18.50	18.76	13.61	253.55
GG+HH	18.76	19.27	6.60	125.50
HH+II	19.27	19.27	1.62	31.22
II+JJ	19.27	19.27	3.37	64.94
			176.78	2968.35
				16.79

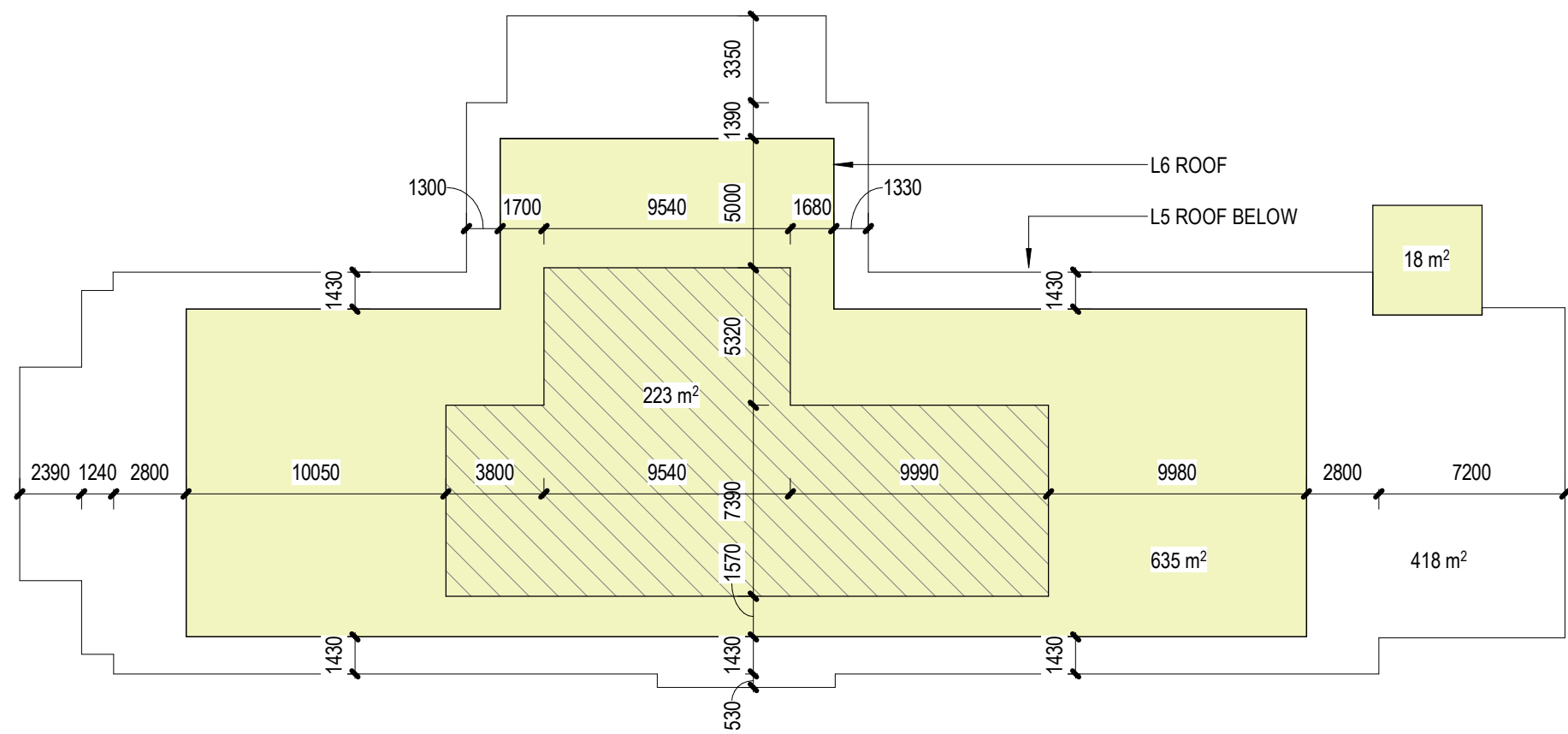
TOTAL = 2968.35
PERIMETER = 176.78m
AVERAGE PROPOSED GRADE = 16.79m



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REV#4

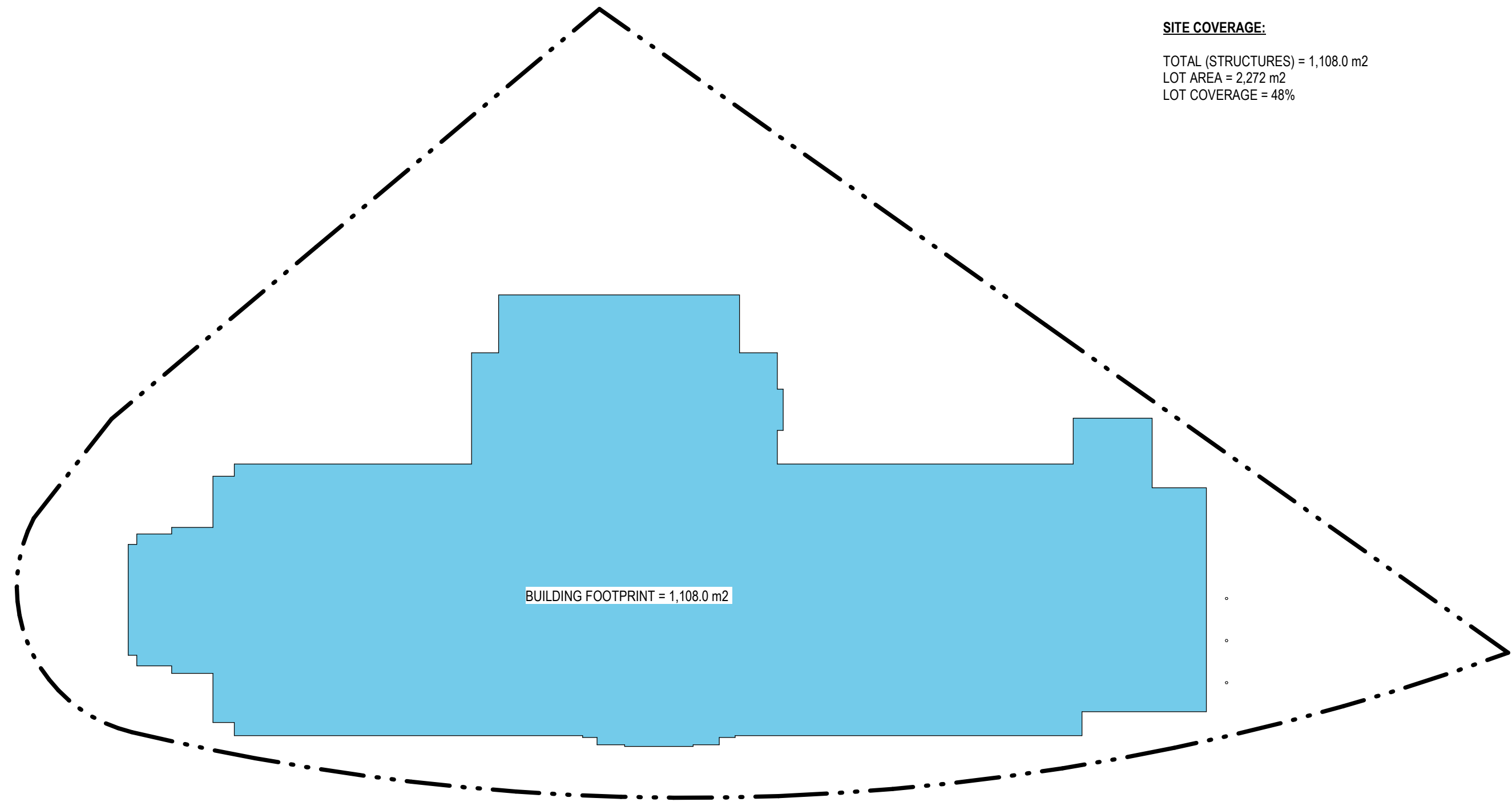


CALCULATIONS:
L5 ROOF AREA= 418m²
L6 ROOF AREA= 635m²
L6 MECH. SCREEN AREA= 223m²
MECH. SCREEN % (COMBINED L5 &6 ROOF AREA)=21%
MECH. SCREEN % (L6 ROOF AREA ONLY)=35%

LEGEND
L5 ROOF AREA
L6 MECHANICAL SCREEN AREA
L6 ROOF AREA

SITE COVERAGE:

TOTAL (STRUCTURES) = 1,108.0 m2
LOT AREA = 2,272 m2
LOT COVERAGE = 48%



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T 604 558 6344 E info@officeomb.ca officeomb.ca



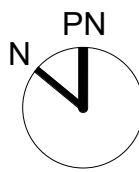
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780 Blanshard St, Victoria BC
2025-004



A012
PROJECT STATISTICS DIAGRAMS
SCALE: 1 : 250



1 STREETSCAPE - BLANSHARD STREET
A013 N.T.S.



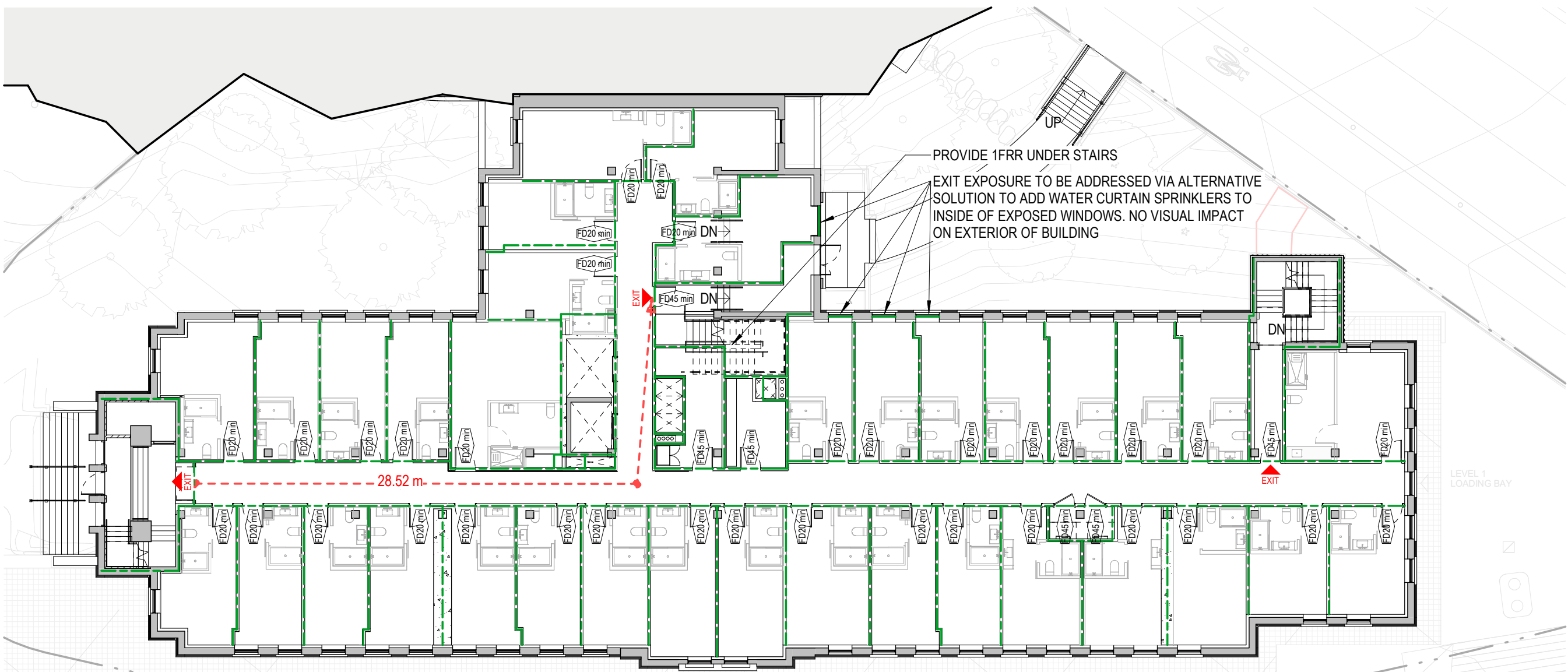
2 STREETSCAPE - FAIRFIELD ROAD
A013 N.T.S.

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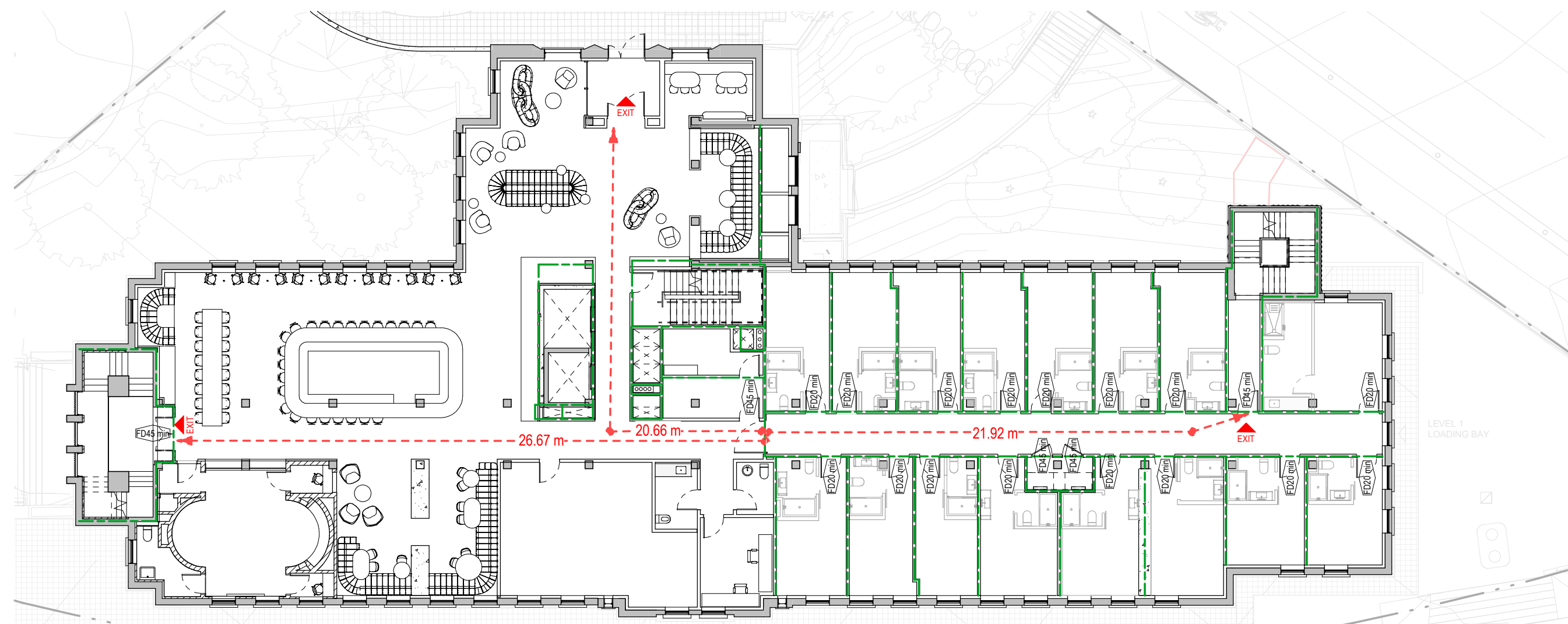
1 CODE ANALYSIS PLAN - LEVEL 1

A021 1 : 200



2 CODE ANALYSIS PLAN - LEVEL 2

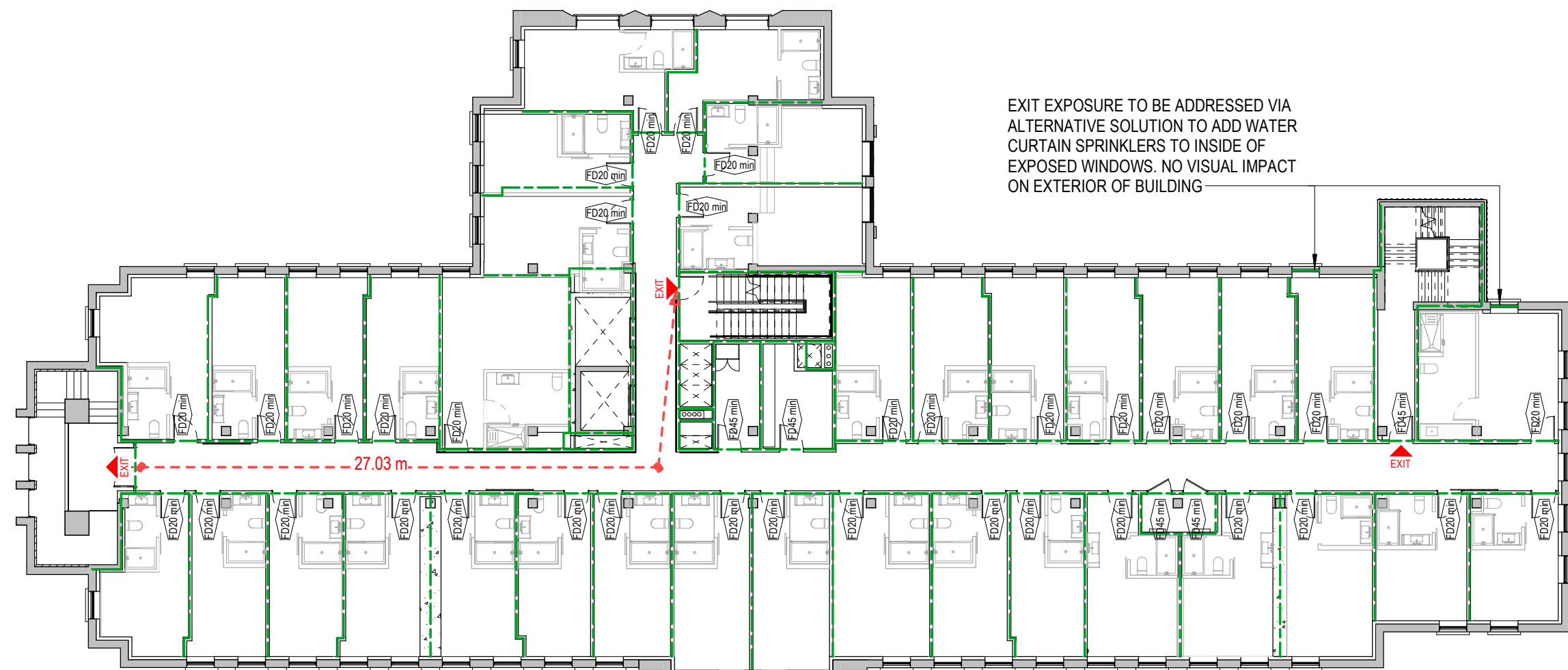
A021 1 : 200



3 CODE ANALYSIS PLAN - LEVEL 3

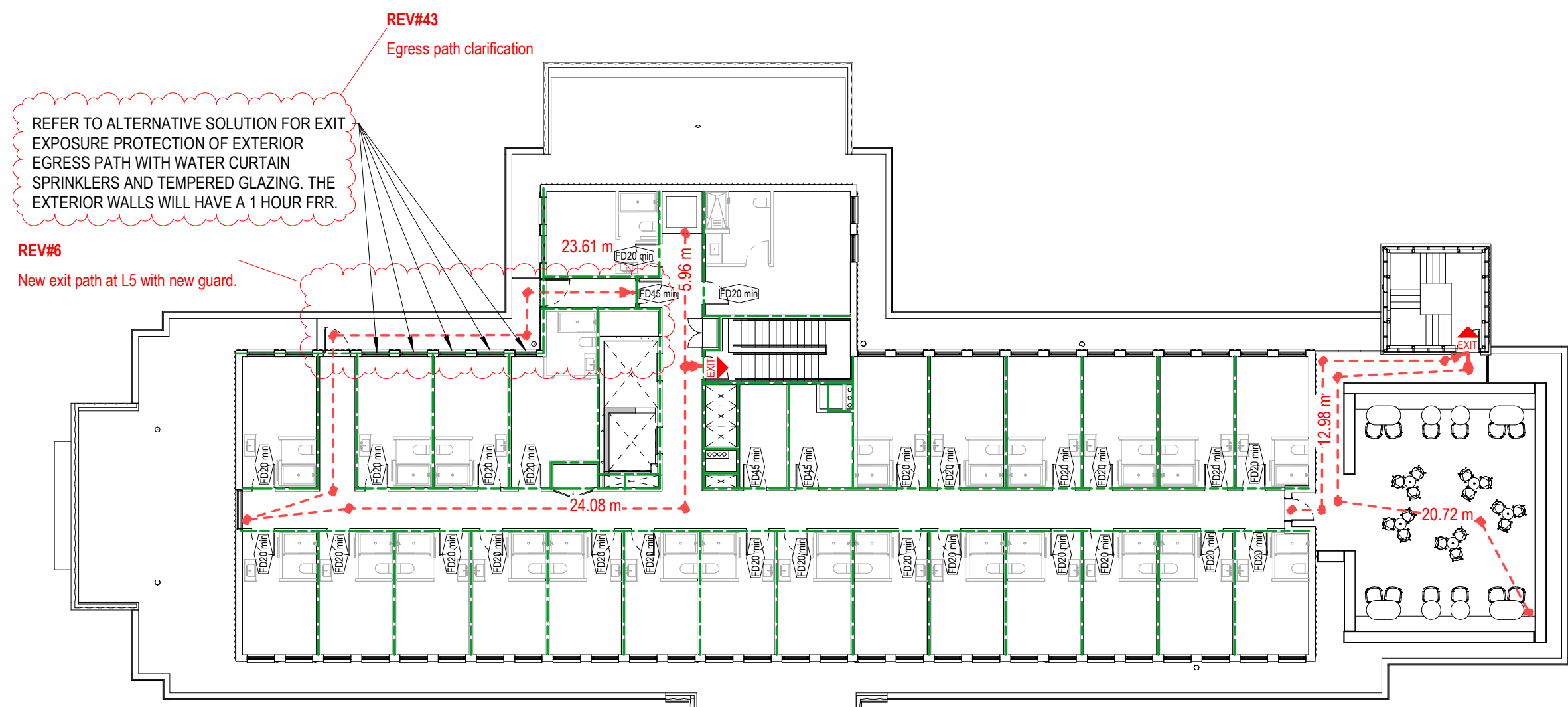
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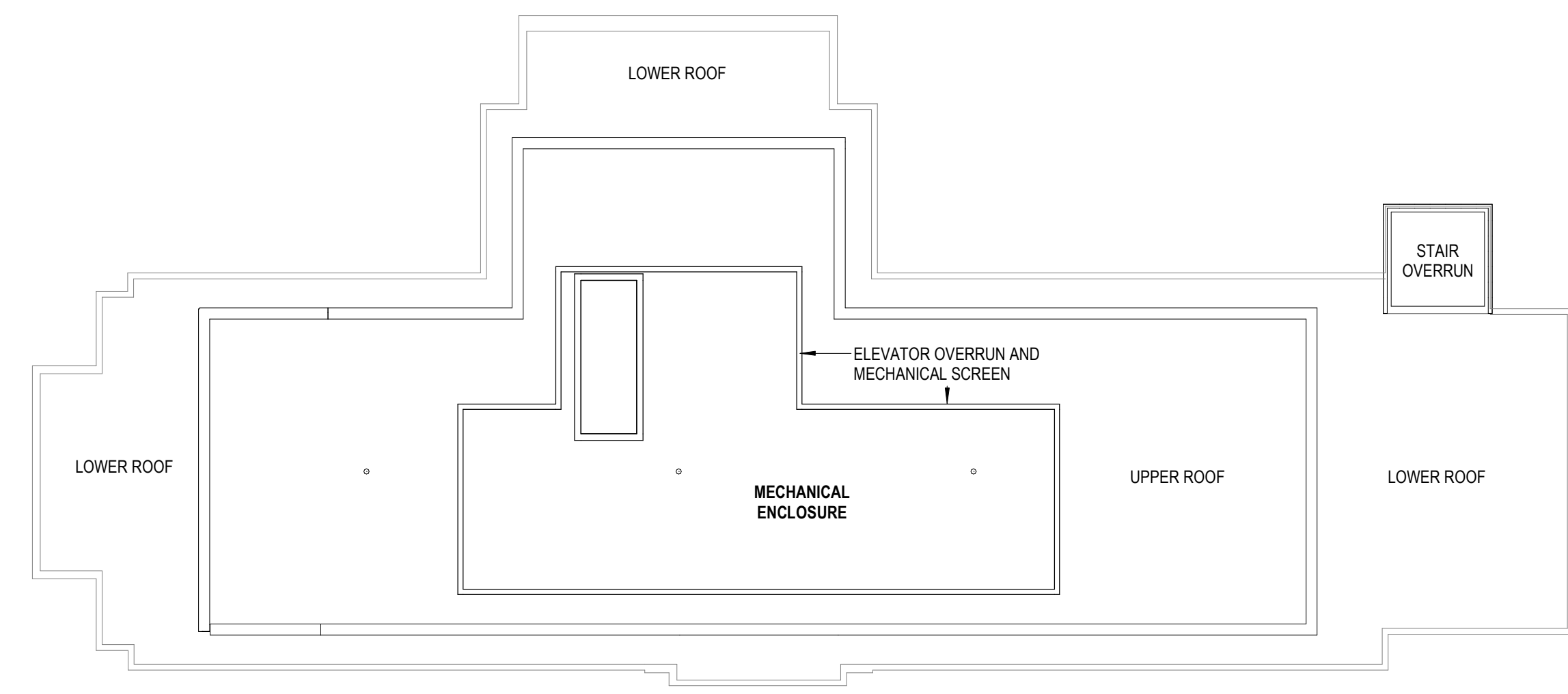
4 CODE ANALYSIS PLAN - LEVEL 4

A021 1 : 200



5 CODE ANALYSIS PLAN - LEVEL 5

A021 1 : 200



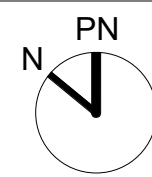
6 CODE ANALYSIS - ROOFPLAN

A021 1 : 200

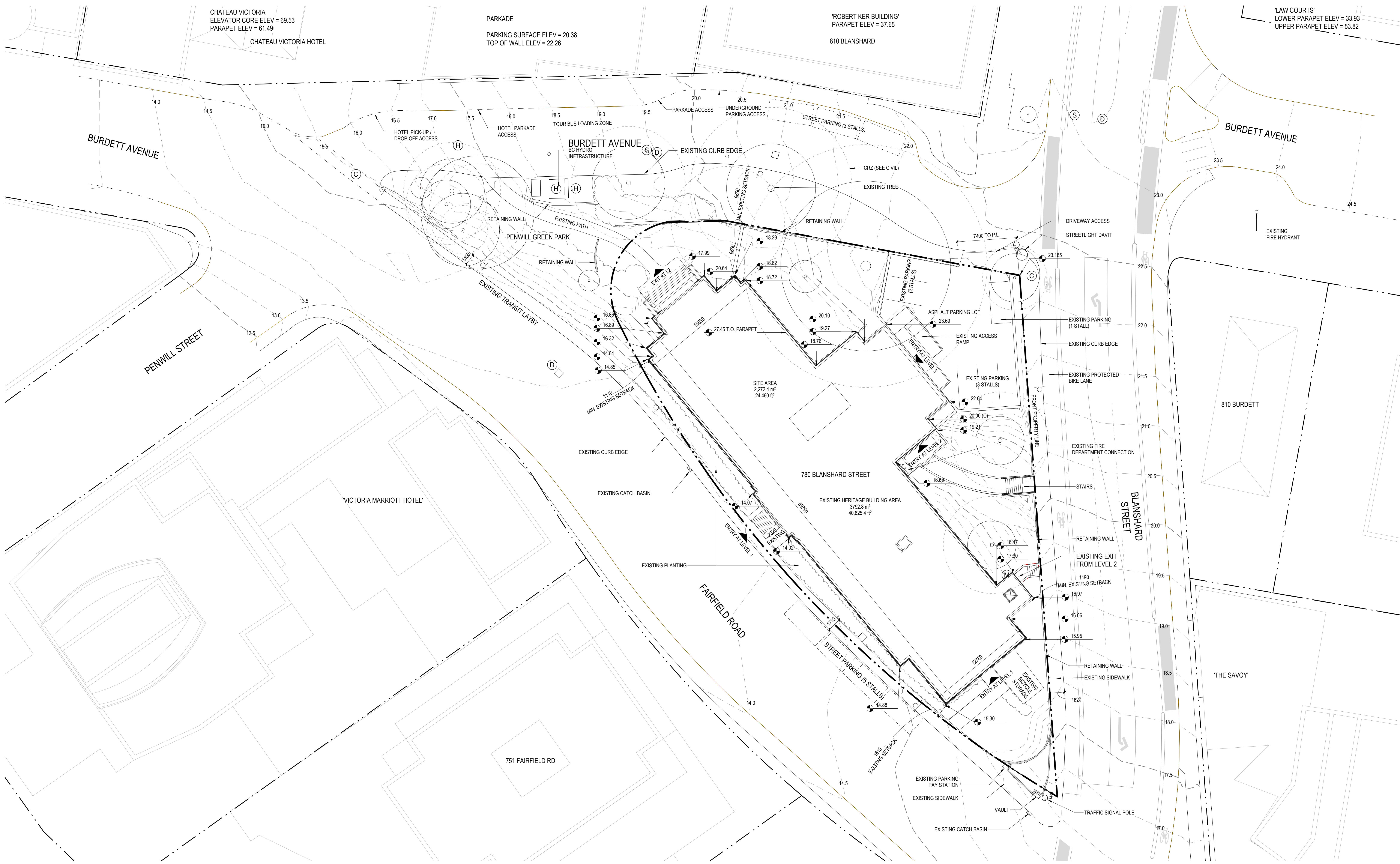
LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.
- FD20 min 20 MINUTES F.P.R.
- FD45 min 45 MINUTES F.P.R.
- FD60 min 60 MINUTES F.P.R.
- TRAVEL DISTANCE

NOTE:
1. DRAWING TO BE READ IN COLOUR.
2. DRAWING TO BE READ IN CONJUNCTION WITH OUTLINE CODE COMPLIANCE REPORT PROVIDED BY TOCP.



A021
CODE ANALYSIS - PLANS
SCALE: As indicated



2026-08-24 6:32:30 PM

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca

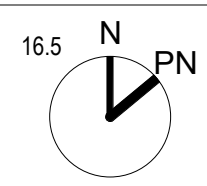


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B	MAY 29, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT
C	AUG 24, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT



780 Blanshard Hotel
780 Blanshard St, Victoria BC
2025-004



A030
SITE PLAN EXISTING
SCALE: 1:200

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE AND CONSERVATION PLAN ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

LEGEND

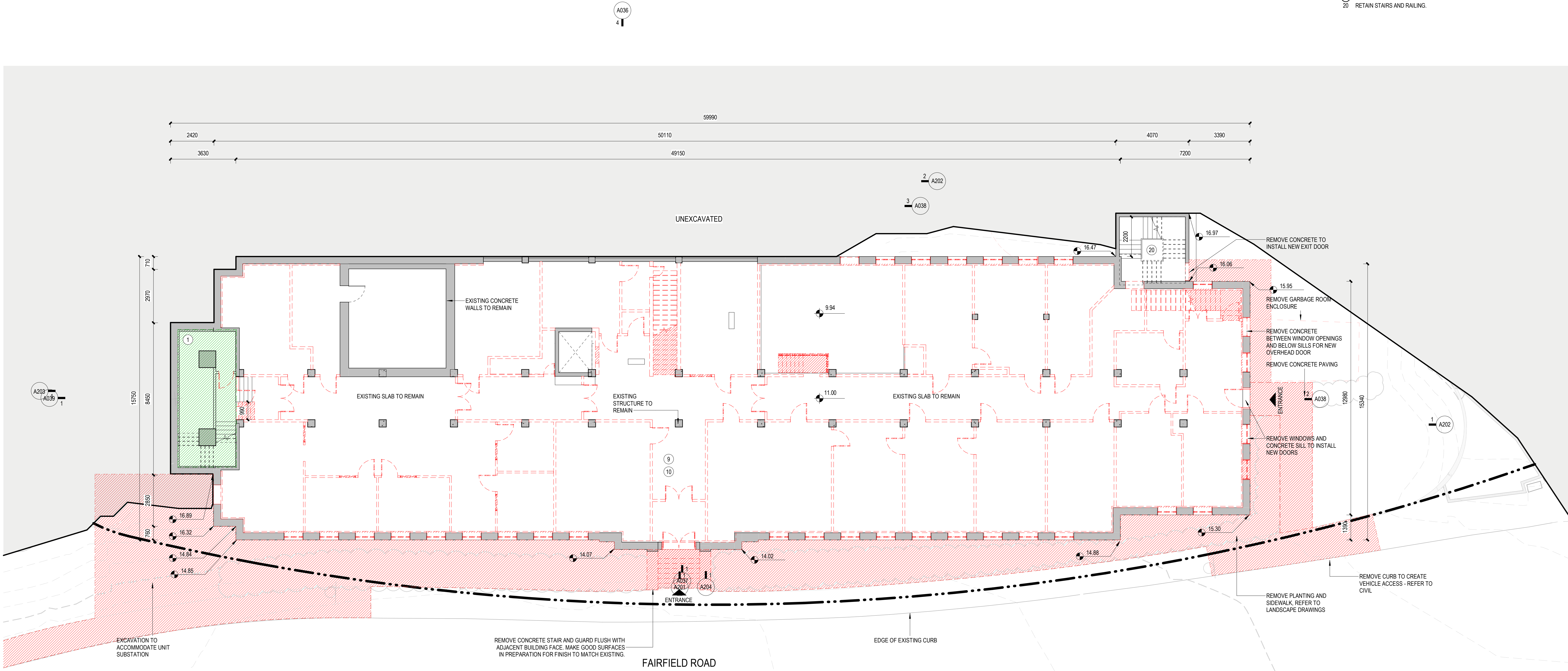
- EXISTING TO BE RETAINED (SEE GENERAL NOTES REGARDING FINISHES)
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE ORIGINAL FINISHES, FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND STORE FOR POTENTIAL FUTURE: REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND STORE FOR POTENTIAL FUTURE: REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.

- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE AMENITY SPACES.
- REMOVE AND RETAIN WOOD PANELED WHERE NEW GLAZING IS PROPOSED BETWEEN CORRIDOR AND CONFERENCE ROOM (CHAIRMAN'S OFFICE).
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- REMOVE AND RETAIN DOOR BETWEEN EAST VESTIBULE AND THE CONFERENCE ROOM (CHAIRMAN'S OFFICE). PRESERVE DOOR FRAME AND PATCH WHERE HARDWARE REMOVED. IF POSSIBLE, MODIFY DOOR LEAF FOR OPPOSITE SWING AND RELOCATE TO NEW OPENING BETWEEN EAST VESTIBULE AND CORRIDOR.
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- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.



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omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@omb.ca office@omb.ca



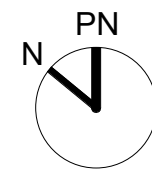
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A031
LEVEL 1 DEMOLITION/RETENTION PLAN
SCALE: 1:100

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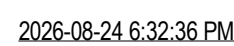
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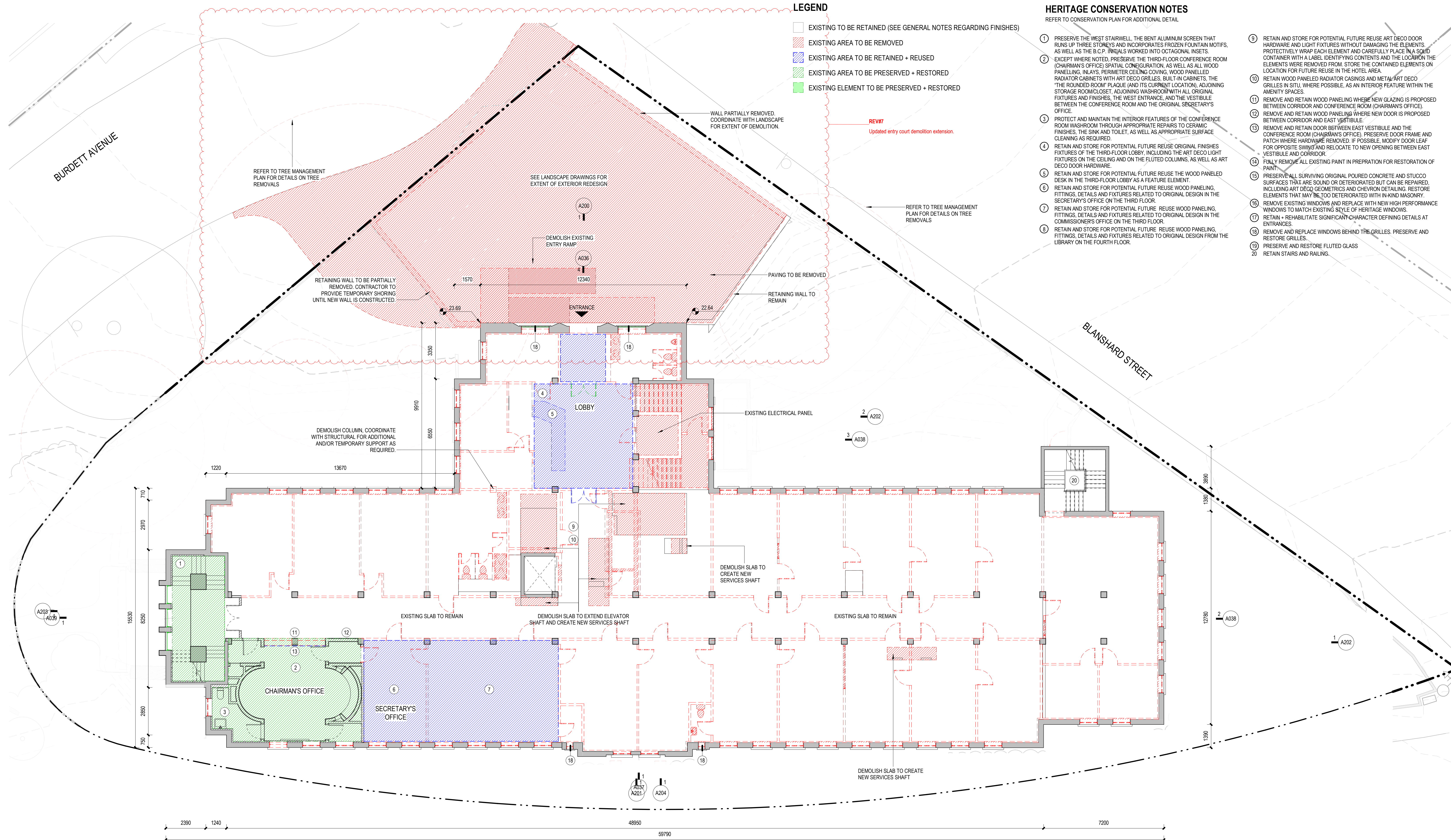
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REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

- ① PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THRE STORES AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- ② EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELING, INLAYS, CARVINGS, AND CARVING, WOOD PANELED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- ③ PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- ④ RETAIN AND STORE FOR POTENTIAL FUTURE REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE.
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- ⑥ RETAIN AND STORE FOR POTENTIAL FUTURE REUSE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
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- 10 RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE AMENITY SPACES.
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- 12 REMOVE AND RETAIN WOOD PANELING WHERE NEW DOOR IS PROPOSED BETWEEN CORRIDOR AND VESTIBULE.
- 13 REMOVE AND RETAIN DOOR BETWEEN EAST VESTIBULE AND THE CONFERENCE ROOM (CHAIRMAN'S OFFICE). PRESERVE DOOR FRAME AND PATCH WHERE HARDWARE REMOVED. IF POSSIBLE, MODIFY DOOR LEAF FOR OPPOSITE SWING AND RELOCATE TO NEW OPENING BETWEEN EAST VESTIBULE AND CORRIDOR.
- 14 FULLY REMOVE ALL EXISTING PAINT IN PREPARATION FOR RESTORATION OF PAINT.
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- 19 PRESERVE AND RESTORE FLUTED GLASS
- 20 RETAIN STAIRS AND RAILING.





LEGEND

- EXISTING TO BE RETAINED (SEE GENERAL NOTES REGARDING FINISHES)
- EXISTING AREA TO BE REMOVED
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HERITAGE CONSERVATION NOTES

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- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.

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omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@omb.ca office@omb.ca



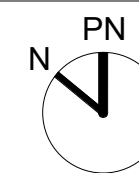
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A033

LEVEL 3 DEMOLITION/RETENTION PLAN
SCALE: 1:100

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RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

LEGEND

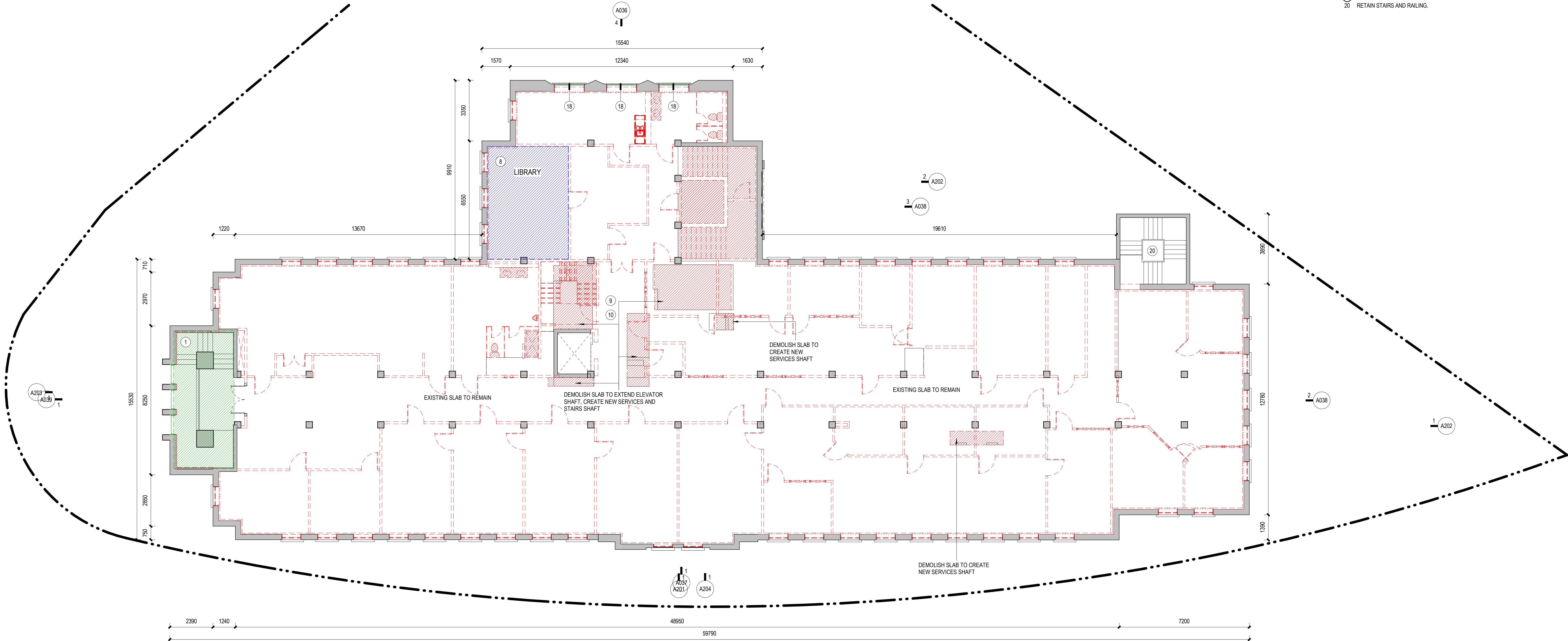
- EXISTING TO BE RETAINED (SEE GENERAL NOTES REGARDING FINISHES)
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- EXCEPT WHERE NOTED, PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANNELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE ORIGINAL FINISHES, FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND STORE FOR POTENTIAL FUTURE: REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND STORE FOR POTENTIAL FUTURE: REUSE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.

- RETAIN AND STORE FOR POTENTIAL FUTURE REUSE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE AMENITY SPACES.
- REMOVE AND RETAIN WOOD PANELED WHERE NEW GLAZING IS PROPOSED BETWEEN CORRIDOR AND CONFERENCE ROOM (CHAIRMAN'S OFFICE).
- REMOVE AND RETAIN WOOD PANELED WHERE NEW DOOR IS PROPOSED BETWEEN CORRIDOR AND EAST VESTIBULE.
- REMOVE AND RETAIN DOOR BETWEEN EAST VESTIBULE AND THE CONFERENCE ROOM (CHAIRMAN'S OFFICE). PRESERVE DOOR FRAME AND PATCH WHERE HARDWARE REMOVED. IF POSSIBLE, MODIFY DOOR LEAF FOR OPPOSITE SWING AND RELOCATE TO NEW OPENING BETWEEN EAST VESTIBULE AND CORRIDOR.
- FULLY REMOVE ALL EXISTING PAINT IN PREPRATION FOR RESTORATION OF PAINT.
- PRESERVE ALL SURVIVING ORIGINAL POURED CONCRETE AND STUCCO SURFACES THAT ARE SOUND OR DETERIORATED BUT CAN BE REPAIRED, INCLUDING ART DECO GEOMETRICS AND CHEVRON DETAILING. RESTORE ELEMENTS THAT MAY BE TOO DETERIORATED WITH IN-KIND MASONRY.
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW HIGH PERFORMANCE WINDOWS TO MATCH EXISTING STYLE OF HERITAGE WINDOWS.
- RETAIN + REHABILITATE SIGNIFICANT CHARACTER DEFINING DETAILS AT ENTRANCES.
- REMOVE AND REPLACE WINDOWS BEHIND THE GRILLES. PRESERVE AND RESTORE GRILLES.
- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.



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omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca



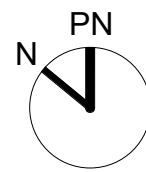
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REV.	DATE	DESCRIPTION
A	OCT 31, 2025	ISSUED FOR HERITAGE ALTERATION PERMIT
B	MAY 29, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT
C	AUG 24, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT



780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A034

LEVEL 4 DEMOLITION/RETENTION PLAN
SCALE: 1 : 100

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE: REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE AND CONSERVATION PLAN ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

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LEGEND

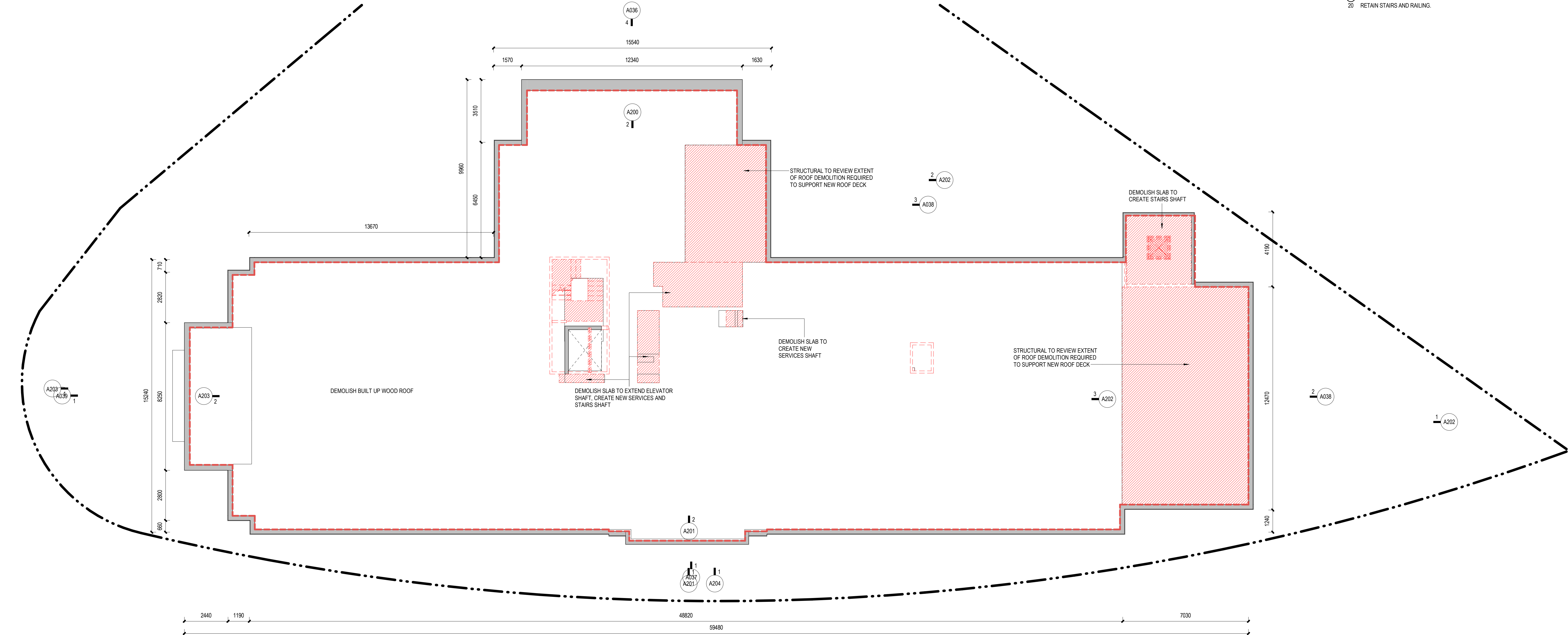
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- EXISTING AREA TO BE PRESERVED + RESTORED
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HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

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- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.



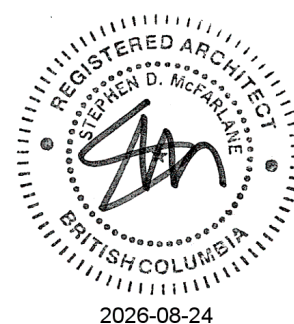
1 Level 1 Demolition Plan
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A035 1 : 100

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca



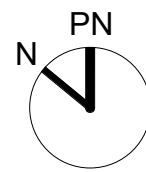
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C	AUG 24, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT



780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A035

LEVEL 5 DEMOLITION/RETENTION PLAN
SCALE: 1 : 100

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

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ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

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GENERAL NOTES - HERITAGE RETENTION:

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LEGEND

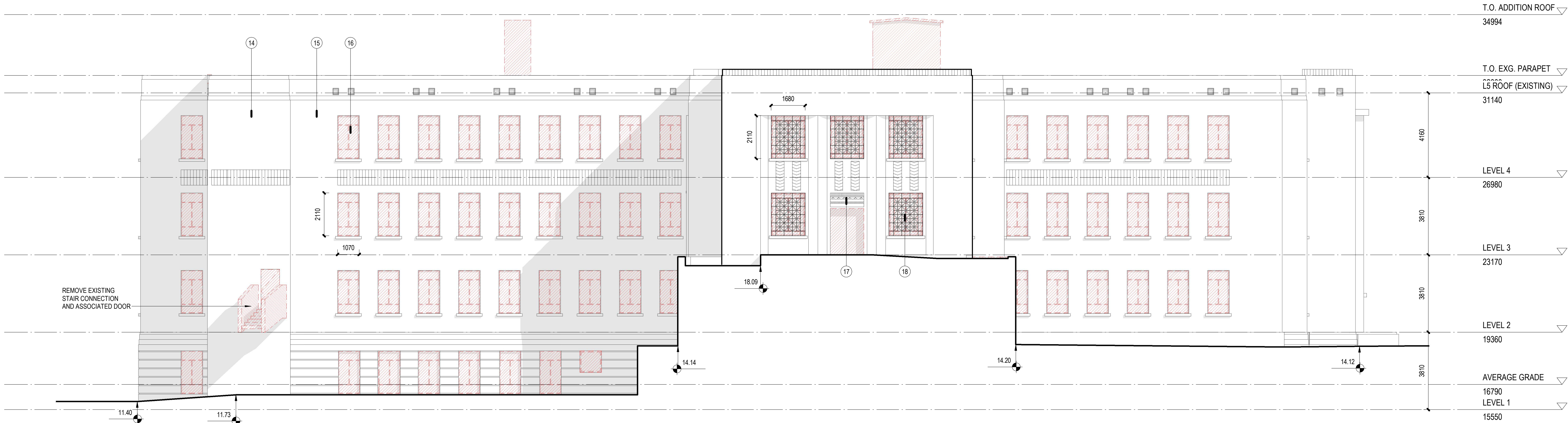
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HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

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- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.



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omb office of mcfarlane biggar architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca



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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A036

DEMOLITION/RETENTION ELEVATION NORTH
SCALE: 1 : 100

DEMOLITION NOTES:

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GENERAL NOTES - HERITAGE RETENTION:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

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LEGEND

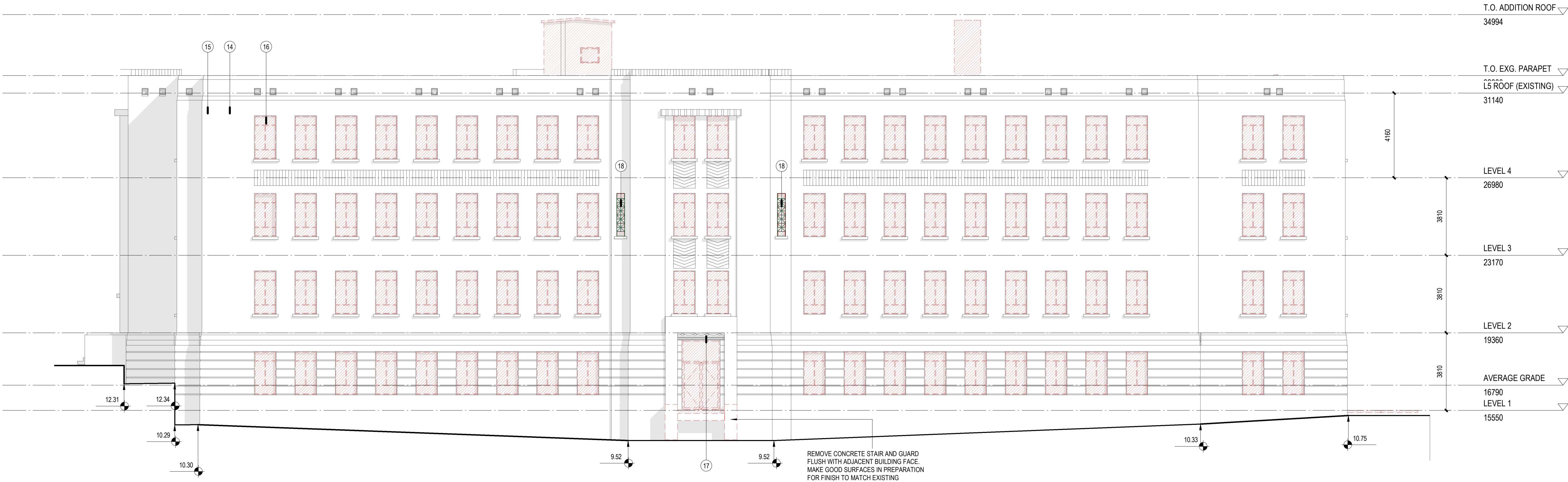
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- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

HERITAGE CONSERVATION NOTES

REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

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- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE AMENITY SPACES.
- REMOVE AND RETAIN WOOD PANELING WHERE NEW GLAZING IS PROPOSED BETWEEN CORRIDOR AND CONFERENCE ROOM (CHAIRMAN'S OFFICE).
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- FULLY REMOVE ALL EXISTING PAINT IN PREPRATION FOR RESTORATION OF PAINT.
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- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW HIGH PERFORMANCE WINDOWS TO MATCH EXISTING STYLE OF HERITAGE WINDOWS.
- RETAIN + REHABILITATE SIGNIFICANT CHARACTER DEFINING DETAILS AT ENTRANCES.
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- PRESERVE AND RESTORE FLUTED GLASS
- RETAIN STAIRS AND RAILING.



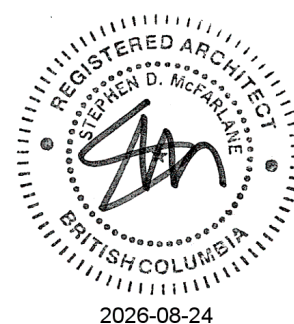
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omb office of mcfarlane biggar architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca



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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A037

DEMOLITION/RETENTION ELEVATION SOUTH
SCALE: 1 : 100

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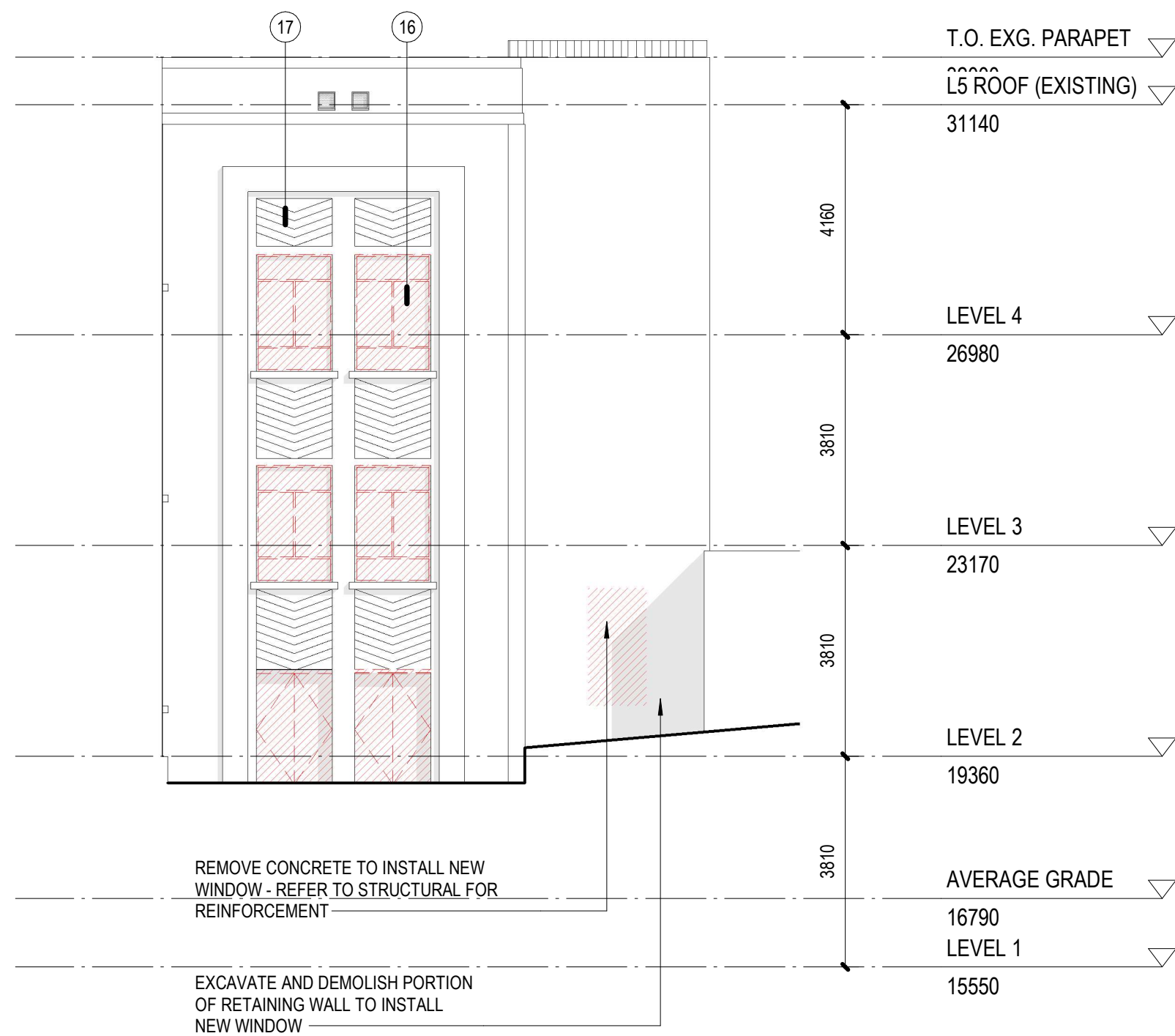
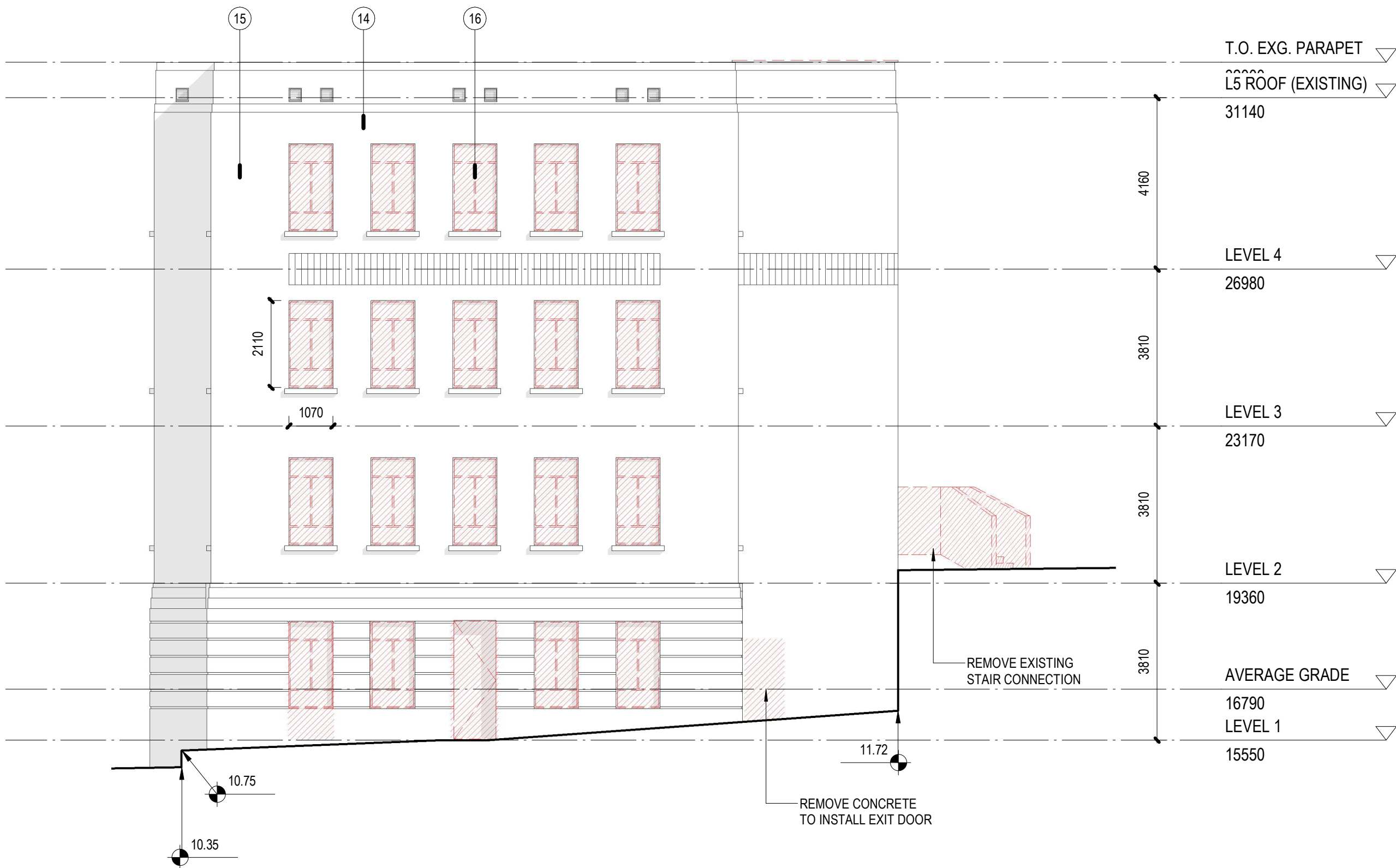
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omb office of mcfarlane biggar architects + designers
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A038
DEMOLITION/RETENTION ELEVATIONS
SCALE: 1:100

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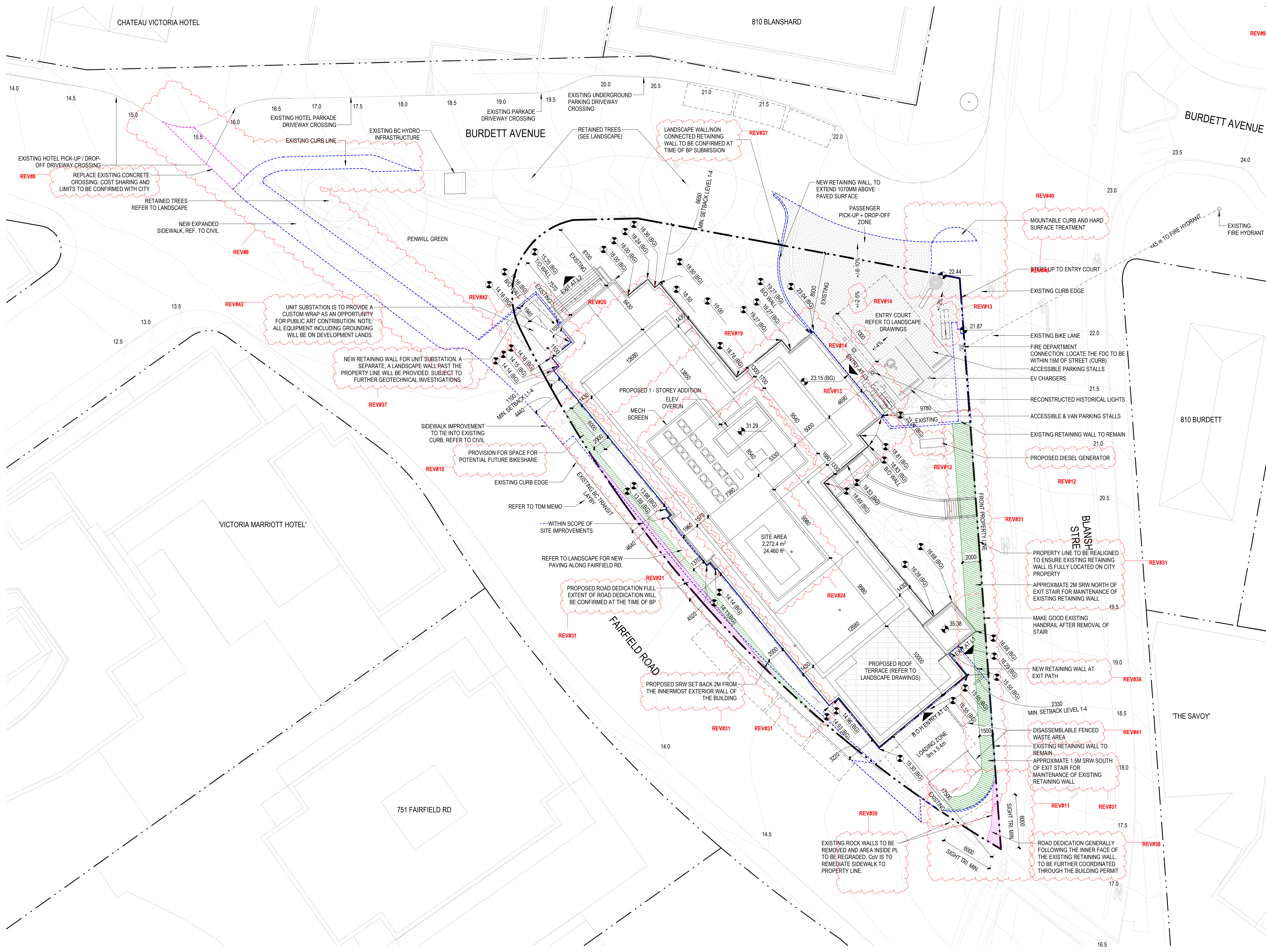
REV.	DATE	DESCRIPTION
A	OCT 31, 2025	ISSUED FOR HERITAGE ALTERATION PERMIT
B	MAY 29, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT
C	AUG 24, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT



780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A039
DEMOLITION/RETENTION ELEVATIONS
SCALE: 1 : 100



PROJECT INFORMATION			
	EXISTING	PERMITTED/REQUIRED	PROPOSED
ZONE	CBD-1	-	CBD-1
SITE AREA	2,272 m ² / 24,460 ft ²	-	2,272 m ² / 24,460 ft ²
TOTAL FLOOR AREA (m ²)	3,793 m ² / 40,827 ft ²	-	4,360 m ² / 46,930 ft ²
FLOOR SPACE RATIO	1.67	3.0	1.9
SITE COVERAGE	48%	-	48%
OPEN SITE SPACE	52%	-	52%
HEIGHT OF BUILDING	15.01 m/49'-3"	43.0 m/141'-1"	18.85m/61'-8"
NUMBER OF STOREYS	4	-	5 (4 EXISTING+ 1 ADDITION)
PARKING STALLS	6	69 (AS OF EXISTING...)	0 (AS OF DRAFT BYLAW)
BICYCLE PARKING (CLASS 1)	0	7	14
BICYCLE PARKING (CLASS 2)	12 (LOCATED BEHIND LOCKED FENCE)	7	8

BUILDING SETBACKS			
FRONT YARD - BLANSHARD STREET	1.19 m/3'-11"	-	LEVELS 1-4 1.05 m/3'-5"
SIDE/REAR YARD - BURDETT AVENUE	6.65 m/21'-10"	-	6.65 m/21'-10"
SIDE/REAR YARD - FAIRFIELD ROAD	1.10 m/3'-7"	-	1.10 m/3'-7"
ROOFTOP STRUCTURE (PROJECT N.)	9.95	3m	LEVEL 5 1.5m-5m (VARIANCE)
ROOFTOP STRUCTURE (PROJECT E.)	8.84	3m	1.5m-9.98m (VARIANCE)
ROOFTOP STRUCTURE (PROJECT S.)	8.76	3m	1.57m (VARIANCE)
ROOFTOP STRUCTURE (PROJECT W.)	2.94	3m	1.5m-10.05m (VARIANCE)

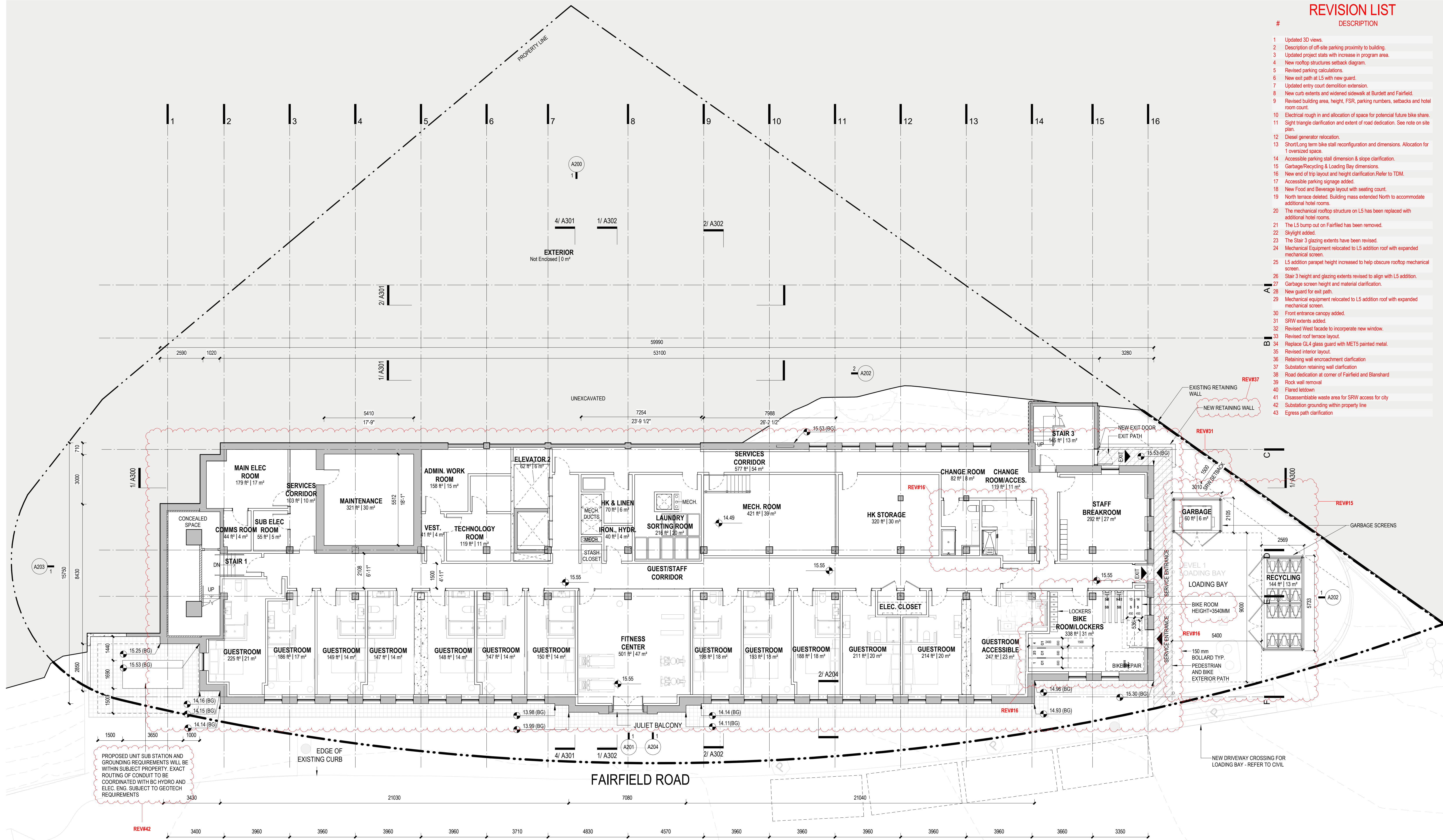
HOTEL USE DETAILS			
TOTAL NUMBER OF 1 BEDROOM HOTEL ROOMS	-	-	126
TOTAL ACCESSIBLE HOTEL ROOMS	-	-	7
GROUND ORIENTED UNITS	-	-	0
MINIMUM HOTEL UNIT FLOOR AREA	-	-	13.65 m ² / 147 ft ²

- PROJECT INFORMATION TABLE GENERAL NOTES
- REFER TO A012 FOR TDM MEMO TO REDUCE TOTAL PARKING NUMBERS REQUIRED.
 - IT IS ASSUMED GROUND ORIENTED SUITES ARE SUITES THAT HAVE DIRECT ACCESS OUTSIDE AT GRADE, WHICH FOR THIS BUILDING THERE ARE NO HOTEL SUITES WITH GROUND FLOOR ACCESS.
 - THE EXISTING BUILDING IS NOT PARALLEL TO THE PROPERTY LINE. SETBACKS IN THE TABLE ABOVE ARE THE MINIMUM SETBACKS ON THE THREE EDGES OF THE PROPERTY LINE. ZONE CBD-1 DOES NOT OUTLINE ANY MINIMUM SETBACKS FOR BUILDINGS UNDER 20M.
 -
- LEGEND
- SCOPE OF SITE IMPROVEMENTS
 - PROPOSED ROAD DEDICATION
 - PROPOSED SRW

- REVISION LIST
- | # | DESCRIPTION |
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| 8 | New curb extents and widened sidewalk at Burdett and Fairfield. |
| 9 | Revised building area, height, FSR, parking numbers, setbacks and hotel room count. |
| 10 | Electrical rough in and allocation of space for potential future bike share. |
| 11 | Sight triangle clarification and extent of road dedication. See note on site plan. |
| 12 | Diesel generator relocation. |
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| 19 | North terrace deleted. Building mass extended North to accommodate additional hotel rooms. |
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| 21 | The L5 bump out on Fairfield has been removed. |
| 22 | Skylight added. |
| 23 | The Stair 3 glazing extents have been revised. |
| 24 | Mechanical Equipment relocated to L5 addition roof with expanded mechanical screen. |
| 25 | L5 addition parapet height increased to help obscure rooftop mechanical screen. |
| 26 | Stair 3 height and glazing extents revised to align with L5 addition. |
| 27 | Garbage screen height and material clarification. |
| 28 | New guard for exit path. |
| 29 | Mechanical equipment relocated to L5 addition roof with expanded mechanical screen. |
| 30 | Front entrance canopy added. |
| 31 | SRW extents added. |
| 32 | Revised West facade to incorporate new window. |
| 33 | Revised roof terrace layout. |
| 34 | Replace GL4 glass guard with MET5 painted metal. |
| 35 | Revised interior layout. |
| 36 | Retaining wall encroachment clarification |
| 37 | Substation retaining wall clarification |
| 38 | Road dedication at corner of Fairfield and Blanshard |
| 39 | Rock wall removal |
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| 43 | Egress path clarification |

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EDGE OF EXISTING CURB
EDGE OF PROTECTED BIKE LANE CURB

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omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@omb.ca office@omb.ca



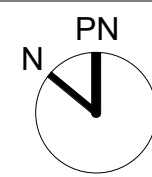
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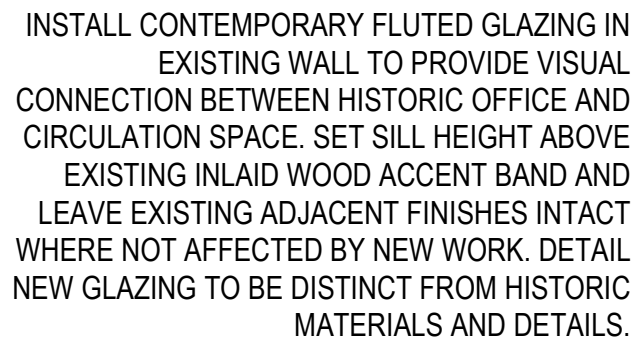
780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

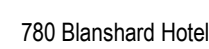


A102
LEVEL 2 FLOOR PLAN
SCALE: 1 : 100

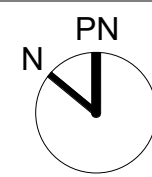
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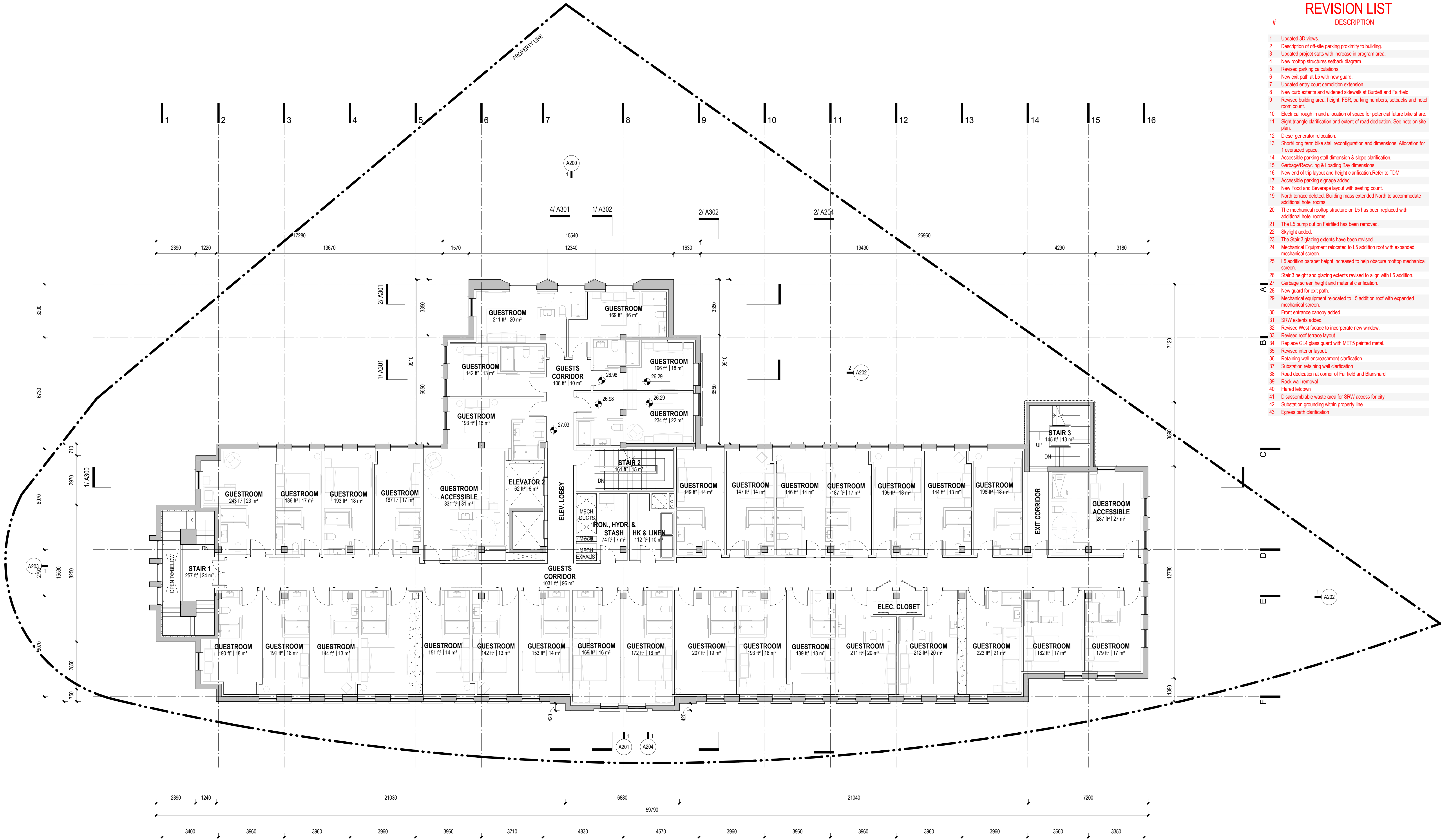


A103

LEVEL 3 FLOOR PLAN
SCALE: 1 : 100

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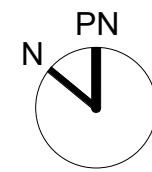
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
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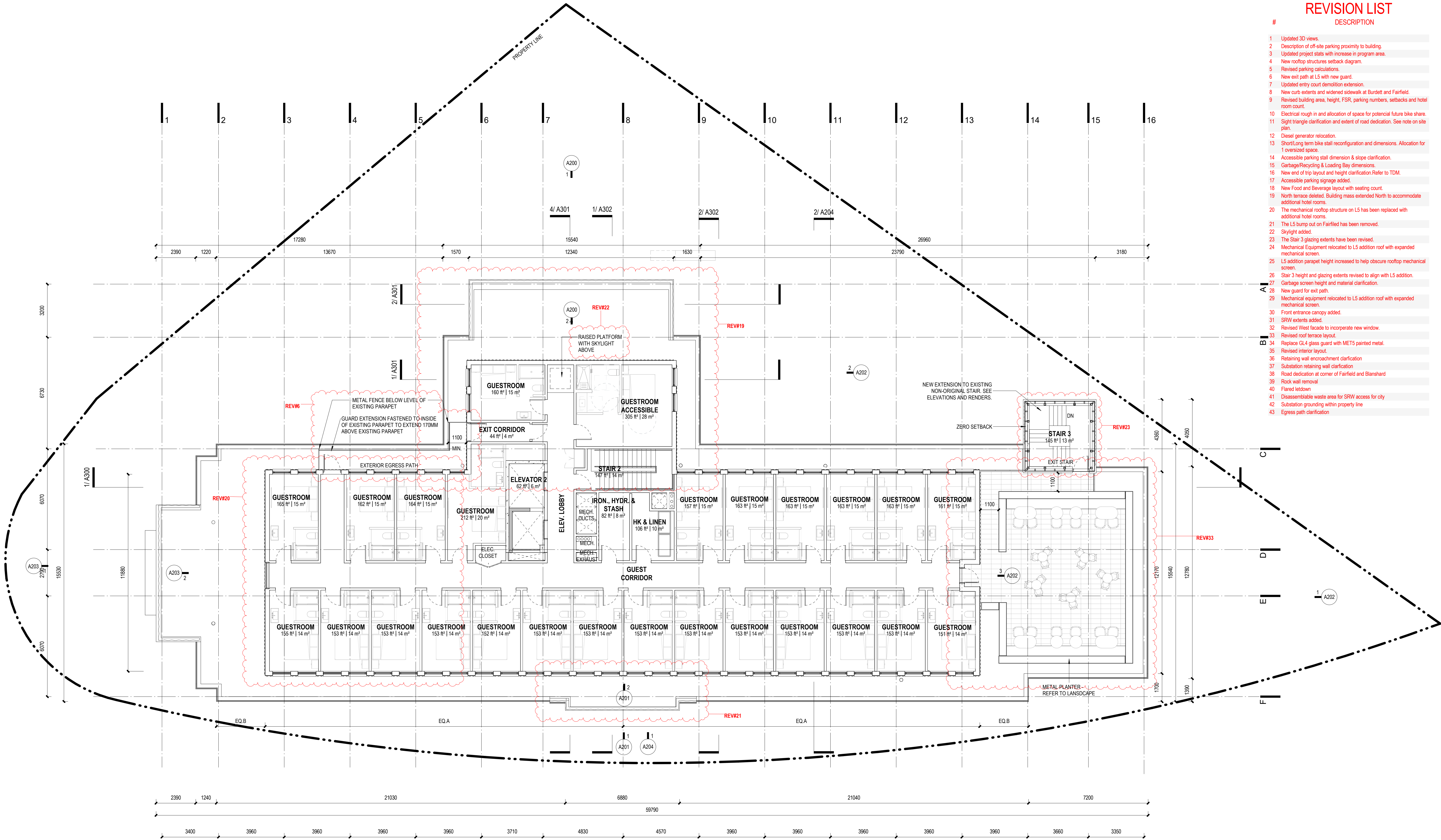


A104

LEVEL 4 FLOOR PLAN
SCALE: 1 : 100

REVISION LIST

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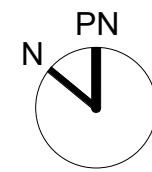
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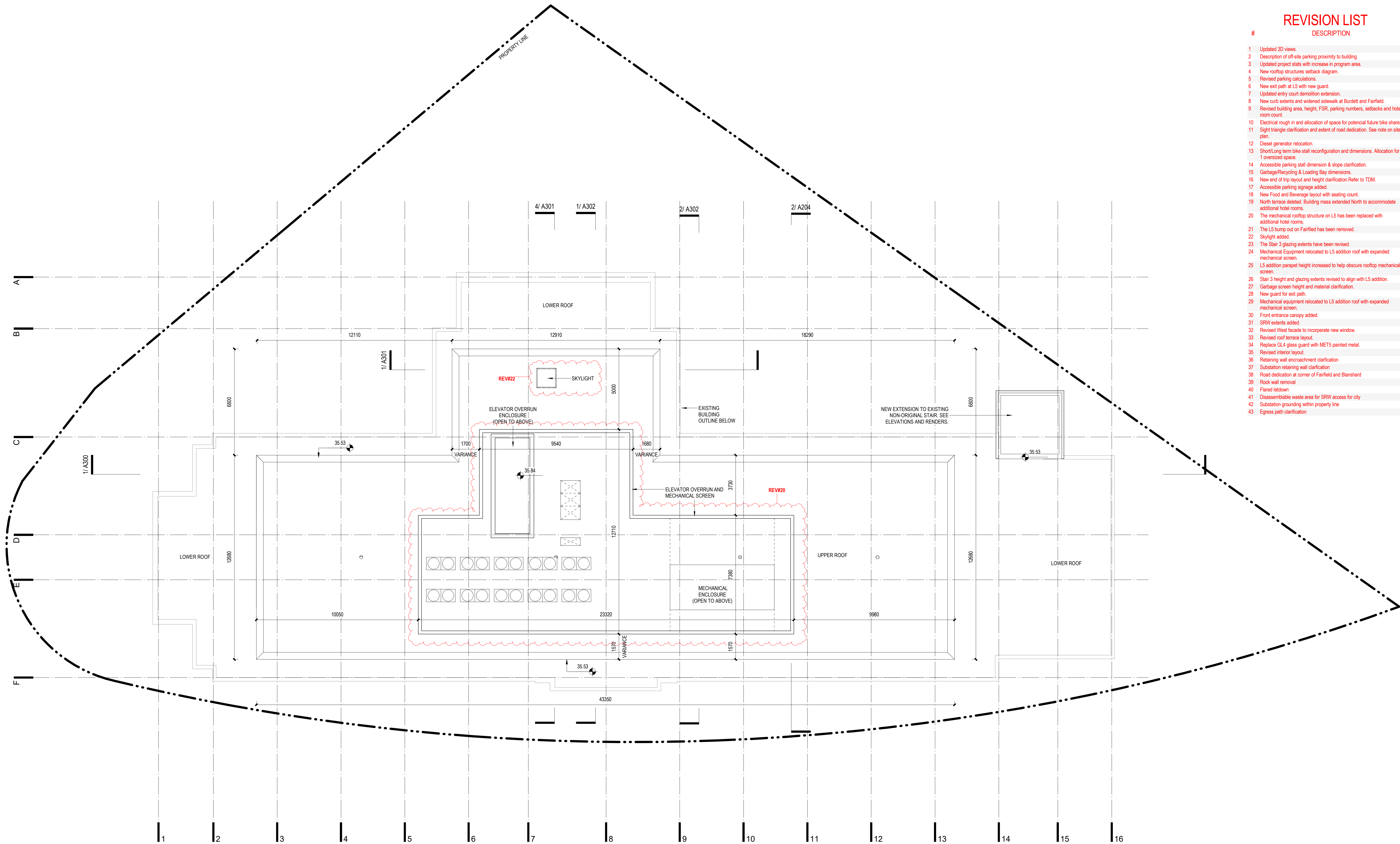


780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A105
LEVEL 5 FLOOR PLAN
SCALE: 1 : 100



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architects + designers
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T 604 558 6344 E info@officeomb.ca officeomb.ca



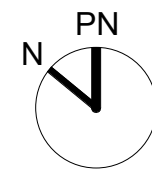
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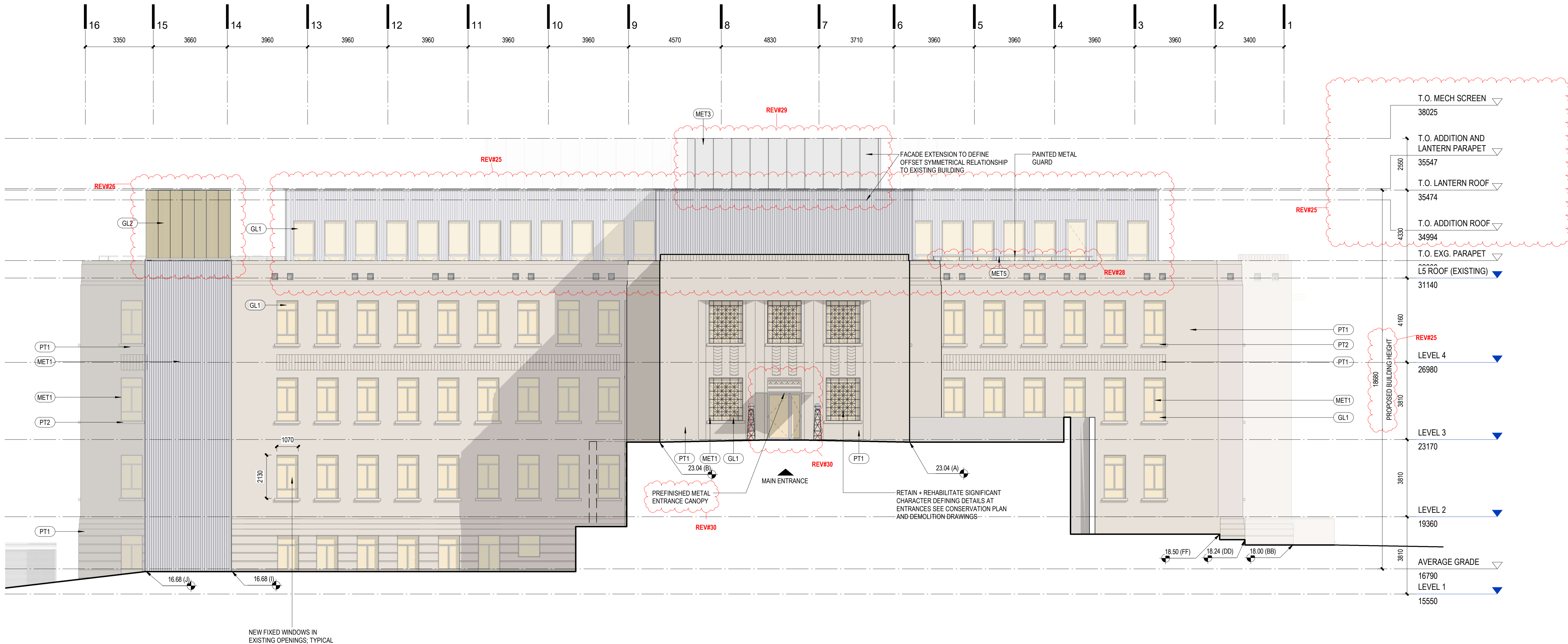
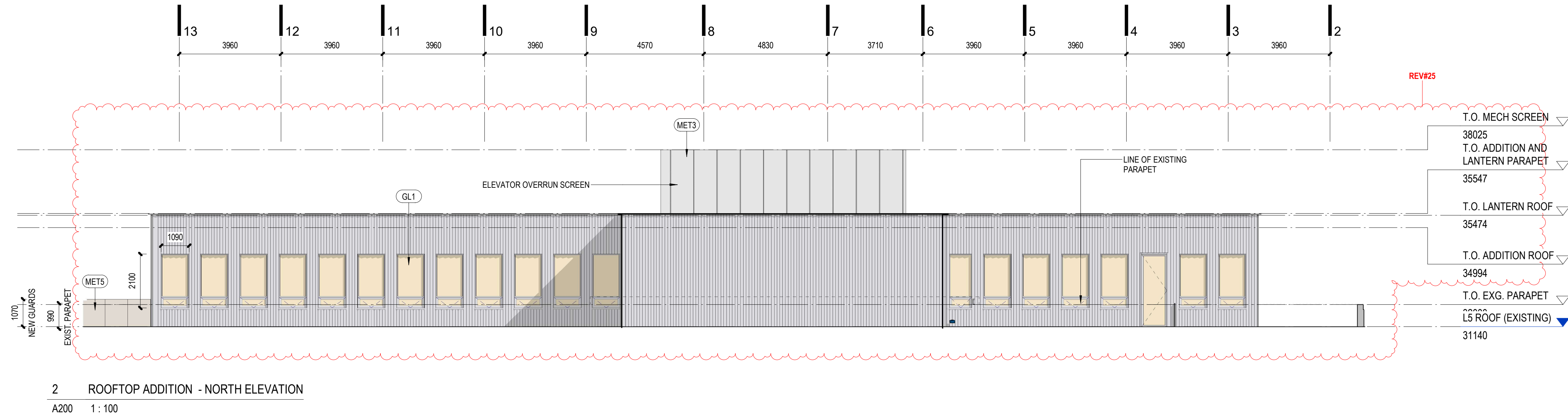


780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A106
ROOF PLAN
SCALE: 1 : 100



MATERIAL PALETTE

- GL1 CLEAR GLASS W/ ANODIZED ALUMINUM FRAME
- GL2 NEW FLUTED GLASS W/ ANODIZED ALUMINUM FRAME
- GL3 EXISTING FLUTED GLASS
- MET1 PREFINISHED CHEVRON METAL PANEL
- MET2 BLACK PAINTED METAL SCREEN
- MET3 PREFINISHED FLAT METAL PANEL
- MET4 PREFINISHED FLAT METAL PERFORATED PANEL
- MET5 PAINTED METAL HERITAGE COLOUR BERBER WHITE
- PT1 PAINT HERITAGE COLOUR BERBER WHITE
- PT2 TRAFFIC COATING HERITAGE COLOUR BERBER WHITE
- PT3 PMMA PAINT HERITAGE COLOUR BERBER WHITE

REVISION LIST

#	DESCRIPTION
1	Updated 3D views.
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11	Sight triangle clarification and extent of road dedication. See note on site plan.
12	Diesel generator relocation.
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14	Accessible parking stall dimension & slope clarification.
15	Garbage/Recycling & Loading Bay dimensions.
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26	Stair 3 height and glazing extents revised to align with L5 addition.
27	Garbage screen height and material clarification.
28	New guard for exit path.
29	Mechanical equipment relocated to L5 addition roof with expanded mechanical screen.
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31	SRW extents added.
32	Revised West facade to incorporate new window.
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34	Replace GL4 glass guard with MET5 painted metal.
35	Revised interior layout.
36	Retaining wall encroachment clarification
37	Substation retaining wall clarification
38	Road dedication at corner of Fairfield and Blanshard
39	Rock wall removal
40	Planned letdown
41	Disassemblable waste area for SRW access for city
42	Substation grounding within property line
43	Egress path clarification

1 BUILDING NORTH ELEVATION
A200 1:100

2026-08-24 6:33:37 PM

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@omb.ca office@omb.ca



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C	AUG 24, 2026	REISSUED FOR HERITAGE ALTERATION PERMIT

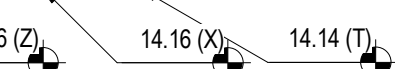


780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

A200
ELEVATION NORTH (BLANSHARD ST)
SCALE: As indicated

- 41 Disassemblable waste area for SRW access for city
42 Substation grounding within property line
43 Egress path clarification



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T 604 558 6344 E info@officeomb.ca officeomb.ca



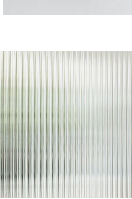
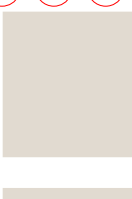
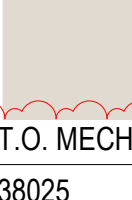
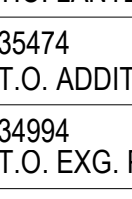
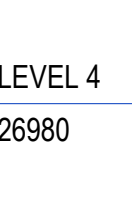
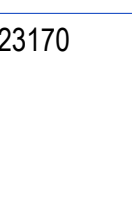
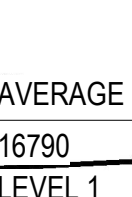
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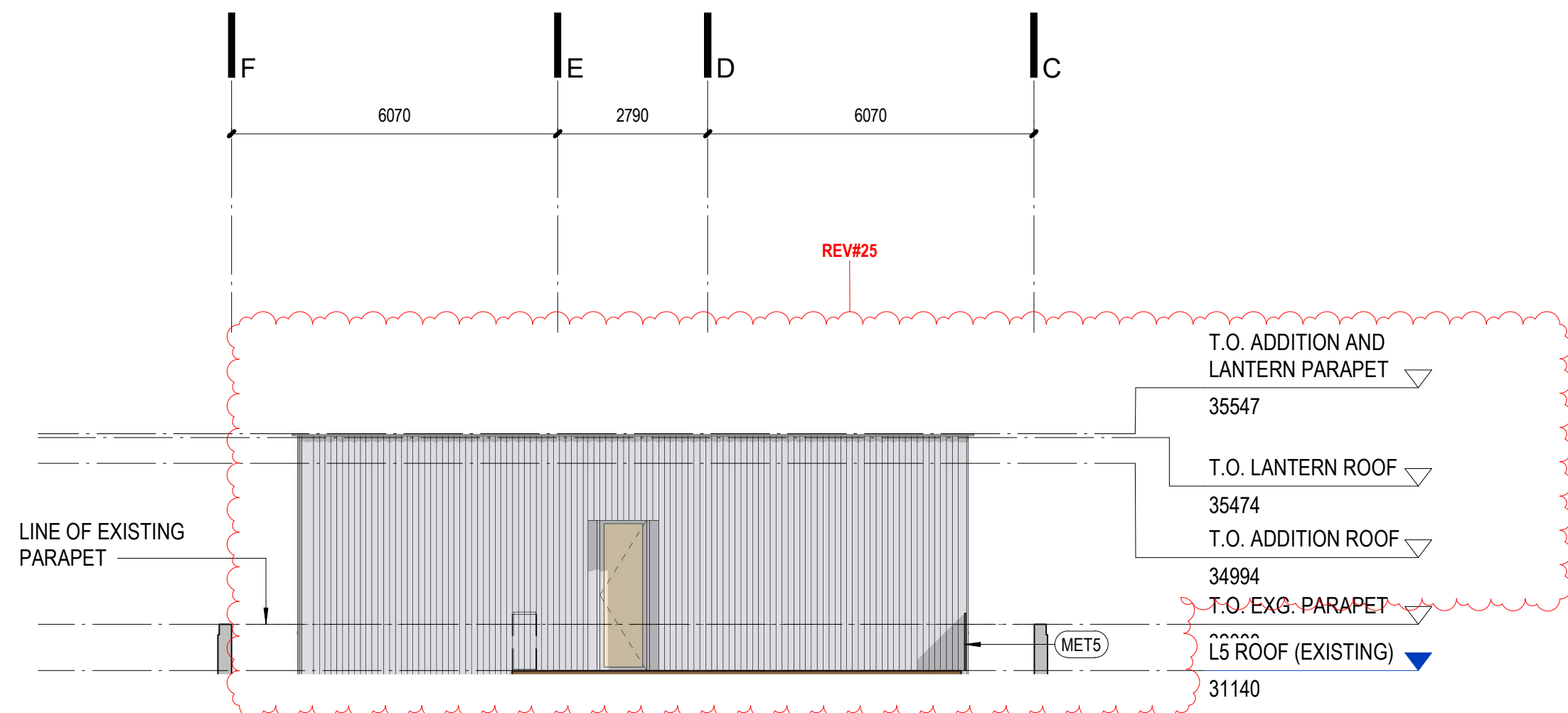


780 Blanshard St, Victoria BC
2025-004

MATERIAL PALETTE

	GL1 CLEAR GLASS W/ ANODIZED ALUMINUM FRAME
	GL2 NEW FLUTED GLASS W/ ANODIZED ALUMINUM FRAME
	GL3 EXISTING FLUTED GLASS
	MET1 PREFINISHED CHEVRON METAL PANEL
	MET2 BLACK PAINTED METAL SCREEN
	MET3 PREFINISHED FLAT METAL PANEL
	MET4 PREFINISHED FLAT METAL PERFORATED PANEL
	MET5 PAINTED METAL HERITAGE COLOUR BERBER WHITE
	PT1 PAINT HERITAGE COLOUR BERBER WHITE
	PT2 TRAFFIC COATING HERITAGE COLOUR BERBER WHITE
	PT3 PMMA PAINT HERITAGE COLOUR BERBER WHITE

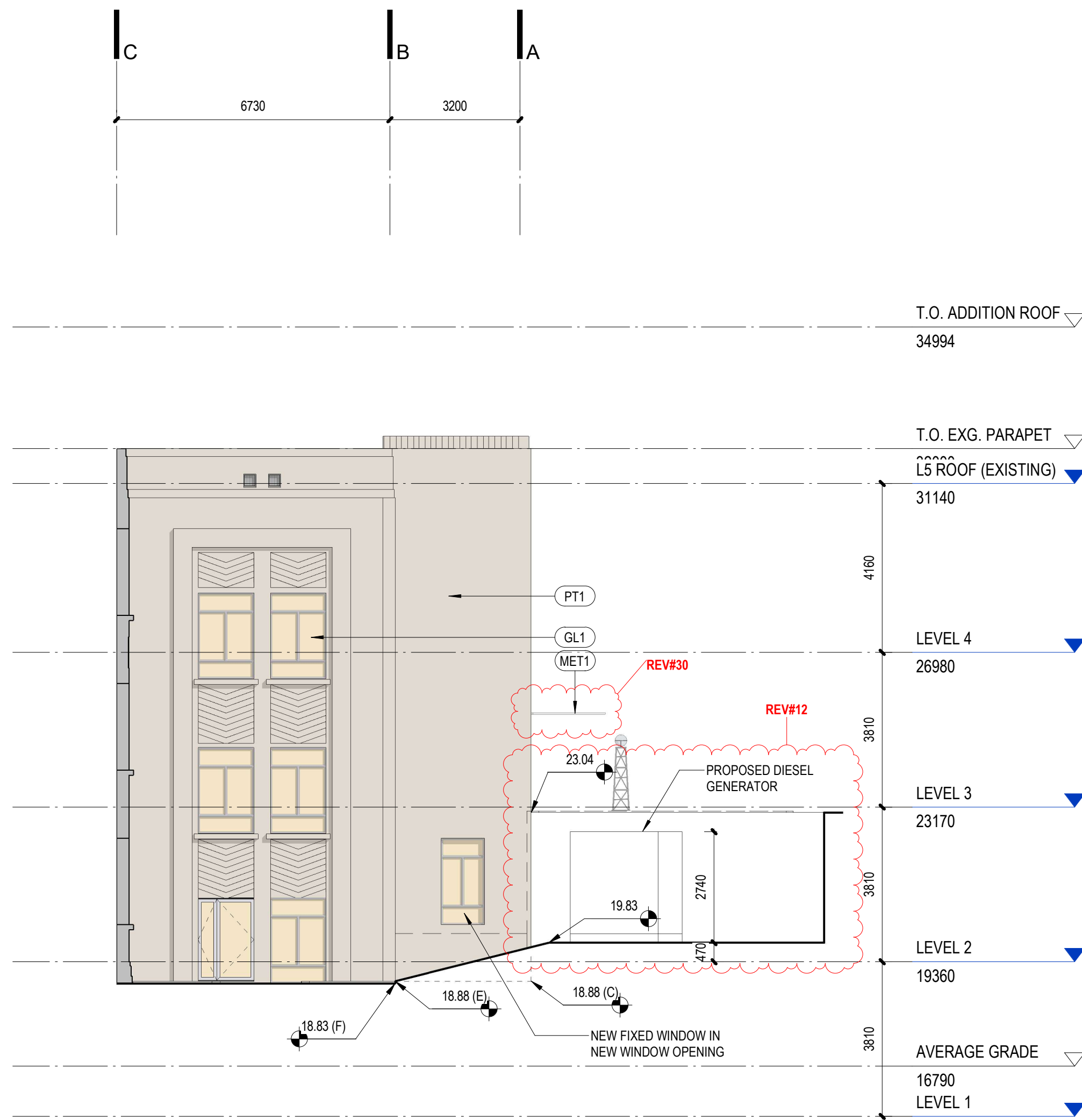
A201
ELEVATION SOUTH (FAIRFIELD ROAD)
SCALE: As indicated



3 BUILDING L5 ADDITION - EAST ELEVATION
A202 1 : 100



1 BUILDING EAST ELEVATION
A202 1 : 100



2 BUILDING NORTHEAST ELEVATION
A202 1 : 100

MATERIAL PALETTE

- GL1 CLEAR GLASS W/ ANODIZED ALUMINUM FRAME
- GL2 NEW FLUTED GLASS W/ ANODIZED ALUMINUM FRAME
- GL3 EXISTING FLUTED GLASS
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- MET2 BLACK PAINTED METAL SCREEN
- MET3 PREFINISHED FLAT METAL PANEL
- MET4 PREFINISHED FLAT METAL PERFORATED PANEL
- REV#34 MET5 PAINTED METAL HERITAGE COLOUR BERBER WHITE
- PT1 PAINT HERITAGE COLOUR BERBER WHITE
- PT2 TRAFFIC COATING HERITAGE COLOUR BERBER WHITE
- PT3 PMMA PAINT HERITAGE COLOUR BERBER WHITE

REVISION LIST

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| 7 | Updated entry court demolition extension. |
| 8 | New curb extents and widened sidewalk at Burdett and Fairfield. |
| 9 | Revised building area, height, FSR, parking numbers, setbacks and hotel room count. |
| 10 | Electrical rough in and allocation of space for potential future bike share. |
| 11 | Sight triangle clarification and extent of road dedication. See note on site plan. |
| 12 | Diesel generator relocation. |
| 13 | Short/Long term bike stall reconfiguration and dimensions. Allocation for 1 oversized space. |
| 14 | Accessible parking stall dimension & slope clarification. |
| 15 | Garbage/Recycling & Loading Bay dimensions. |
| 16 | New end of trip layout and height clarification Refer to TDM. |
| 17 | Accessible parking signage added. |
| 18 | New Food and Beverage layout with seating court. |
| 19 | North terrace deleted. Building mass extended North to accommodate additional hotel rooms. |
| 20 | The mechanical rooftop structure on L5 has been replaced with additional hotel rooms. |
| 21 | The L5 bump out on Fairfield has been removed. |
| 22 | Skylight added. |
| 23 | The Stair 3 glazing extents have been revised. |
| 24 | Mechanical Equipment relocated to L5 addition roof with expanded mechanical screen. |
| 25 | L5 addition parapet height increased to help obscure rooftop mechanical screen. |
| 26 | Stair 3 height and glazing extents revised to align with L5 addition. |
| 27 | Garbage screen height and material clarification. |
| 28 | New guard for exit path. |
| 29 | Mechanical equipment relocated to L5 addition roof with expanded mechanical screen. |
| 30 | Front entrance canopy added. |
| 31 | SRW extents added. |
| 32 | Revised West facade to incorporate new window. |
| 33 | Revised roof terrace layout. |
| 34 | Replace GL4 glass guard with MET5 painted metal. |
| 35 | Revised interior layout. |
| 36 | Retaining wall encroachment clarification |
| 37 | Substation retaining wall clarification |
| 38 | Road dedication at corner of Fairfield and Blanshard |
| 39 | Rock wall removal |
| 40 | Planned letdown |
| 41 | Disassemblable waste area for SRW access for city |
| 42 | Substation grounding within property line |
| 43 | Egress path clarification |

2026-08-24 6:33:50 PM

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
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T 604 558 6344 E info@omb.ca office@omb.ca



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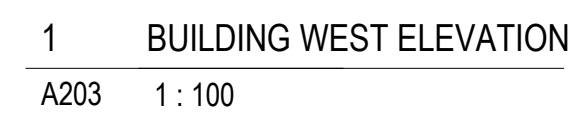
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780 Blanshard Hotel

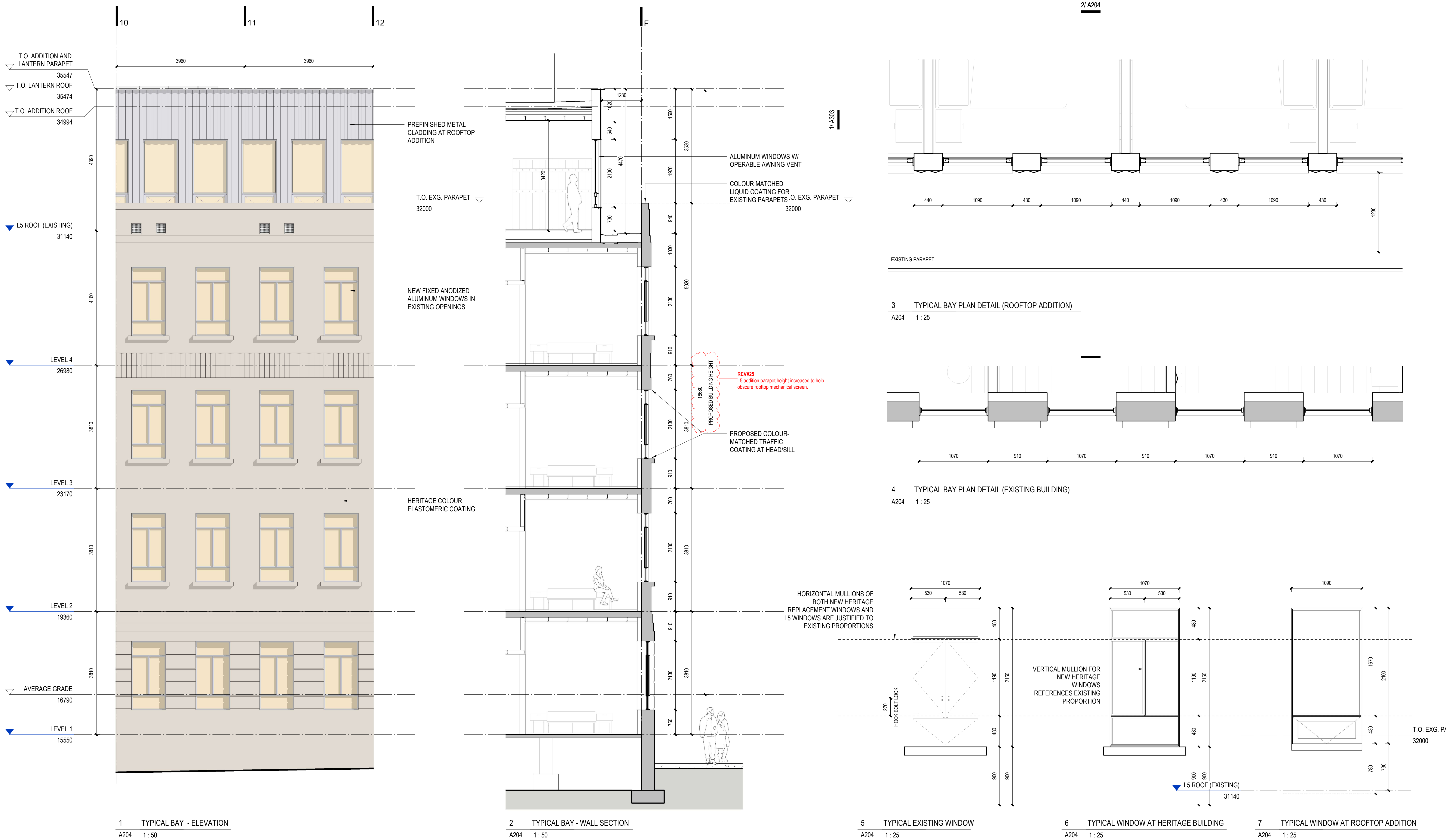
780 Blanshard St, Victoria BC
2025-004

A202
EAST ELEVATION
SCALE: As indicated



REVISION LIST

#	DESCRIPTION
1	Updated 3D views.
2	Description of off-site parking proximity to building.
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4	New roof structure setback diagram.
5	Revised parking calculations.
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17	Accessible parking signage added.
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19	North terrace deleted. Building mass extended North to accommodate additional hotel rooms.
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21	The L5 bump out on Fairfield has been removed.
22	Skylight added.
23	The Stair 2 glass extents have been revised.
24	Mechanical Equipment relocated to L5 additional roof with expanded mechanical screen.
25	L5 additional parapet height increased to help obscure rooftop mechanical screen.
26	Stair 2 height and glazing extents revised to align with L5 addition.
27	Garbage screen height and material clarification.
28	New guard for exit path.
29	Mechanical equipment relocated to L5 additional roof with expanded mechanical screen.
30	Front entrance canopy added.
31	SRW extents added.
32	Revised West facade to incorporate new window.
33	Revised roof terrace layout.
34	Replace GL4 glass guard with MET5 painted metal.
35	Revised interior layout.
36	Retaining wall encroachment clarification
37	Substation retaining wall clarification
38	Road dedication at corner of Fairfield and Blandhard
39	Rock wall removal
40	Flared setback
41	Disassemble waste area for SRW access for city
42	Substation grounding within property line
43	Egress path clarification



2026-08-24 6:33:59 PM

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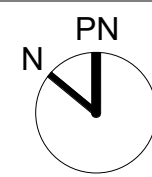
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780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004



A204
TYPICAL OPENINGS
SCALE: As indicated

REVISION LIST

#	DESCRIPTION
1	Updated 3D views.
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2026-08-24 6:34:03 PM

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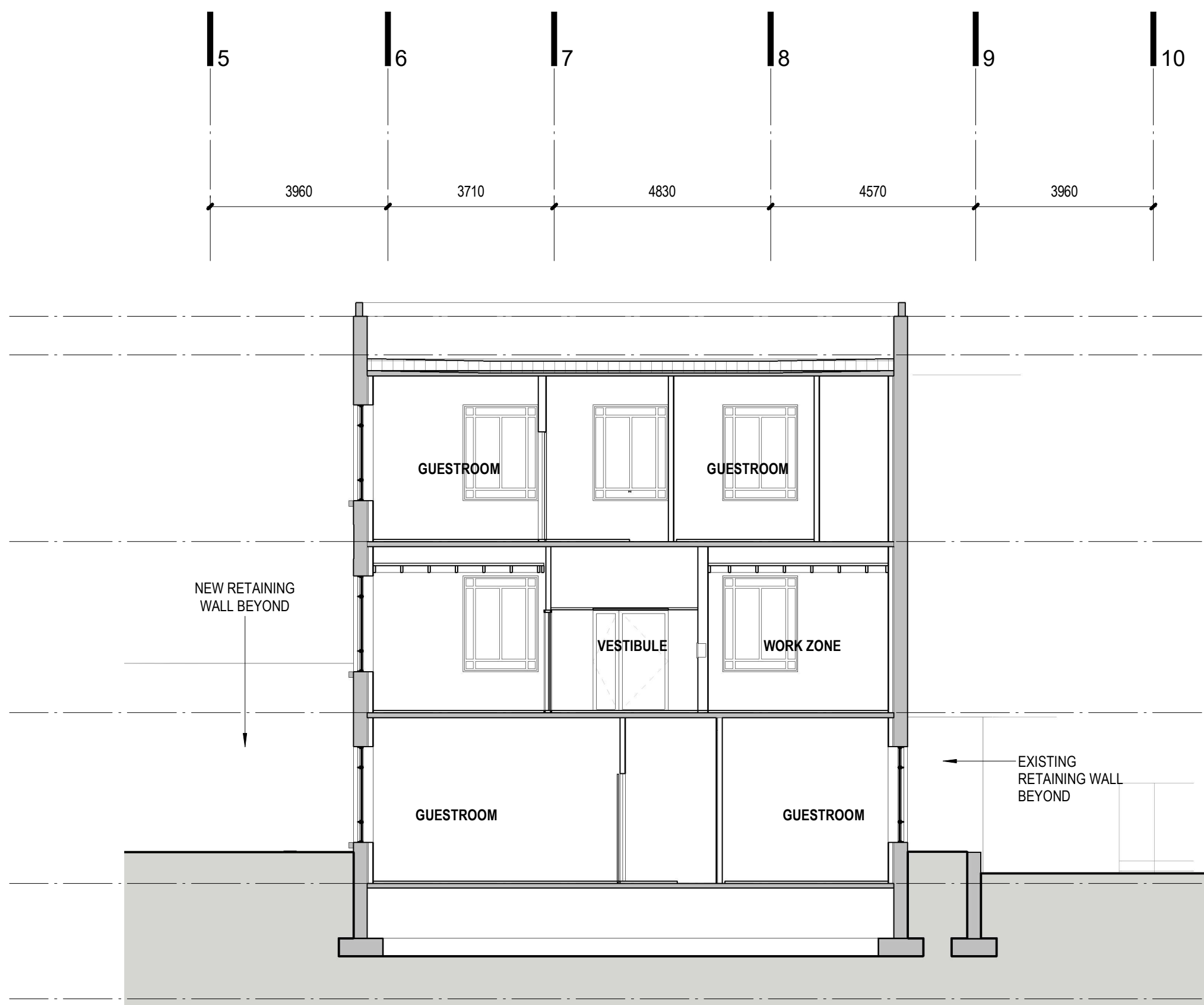
780 Blanshard Hotel

780 Blanshard St, Victoria BC
2025-004

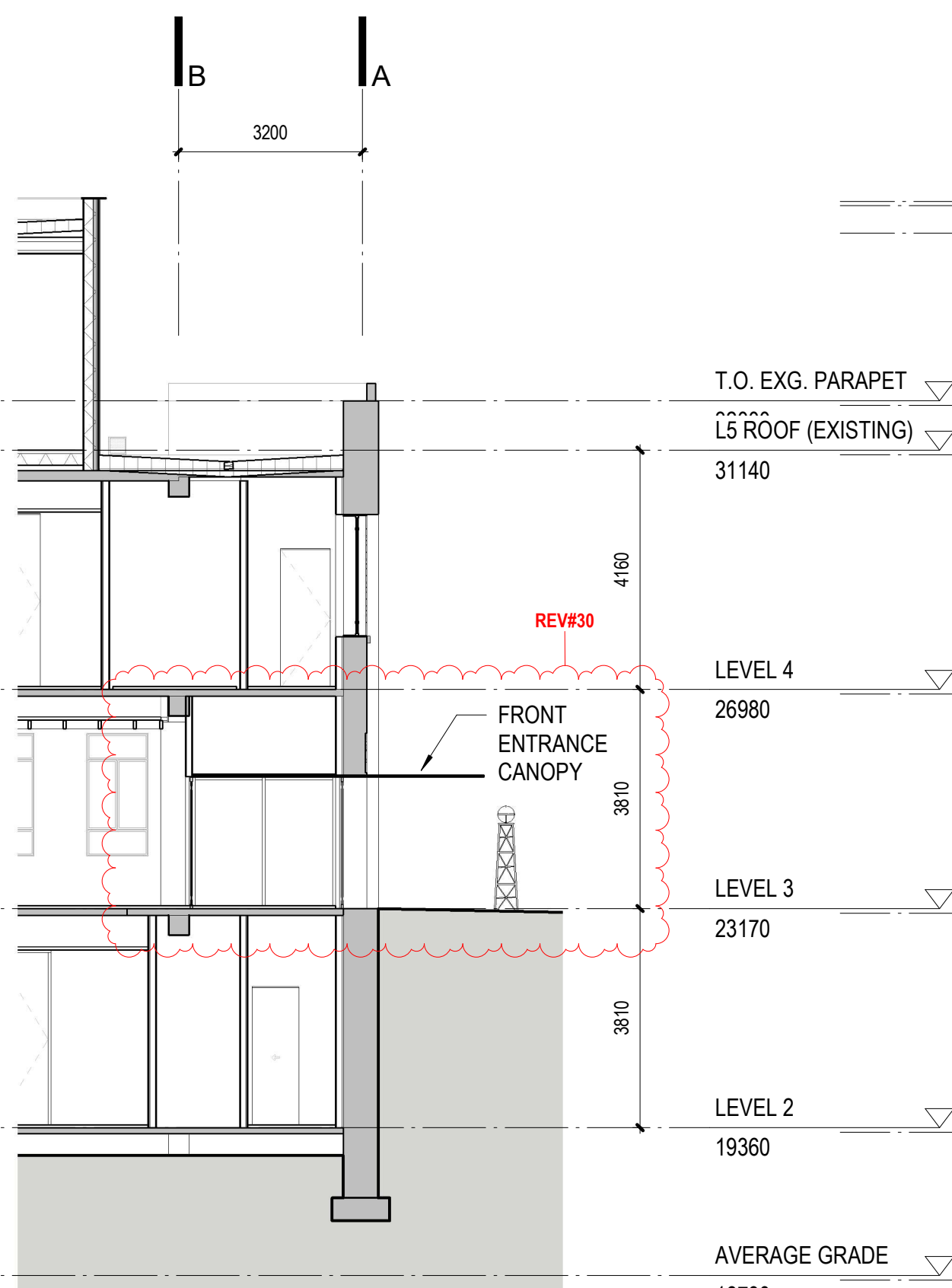
A300
BUILDING LONGITUDINAL SECTION EAST-WEST
SCALE: 1 : 100

REVISION LIST

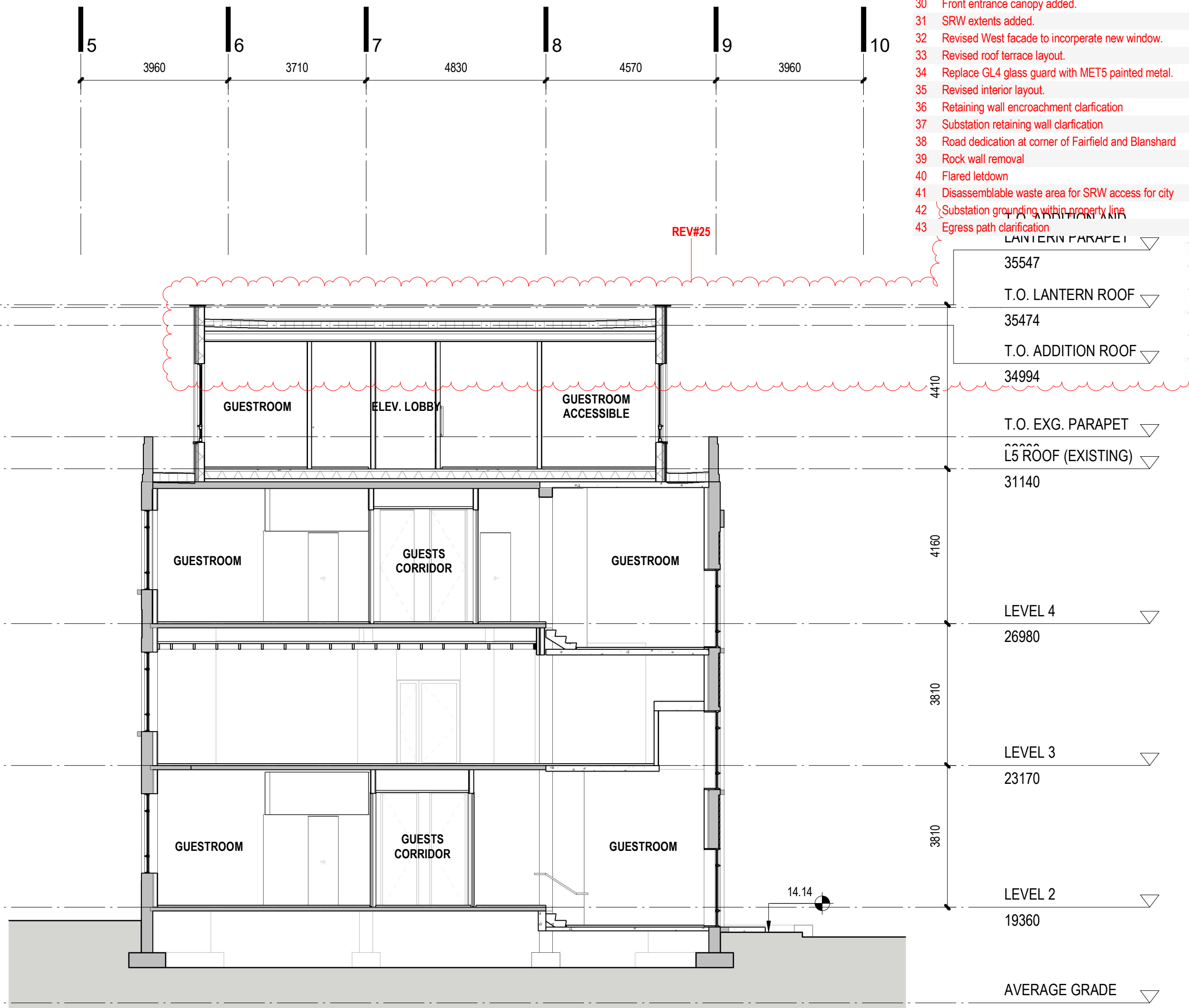
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2 CROSS SECTION @ ENTRY VESTIBULE
A301 1 : 100



4 CROSS SECTION NORTH SOUTH @ ENTRY VESTIBULE
A301 1 : 100



1 CROSS SECTION @ ENTRY LOBBY
A301 1 : 100

2026-08-24 6:34:07 PM

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301-1825 Quebec Street Vancouver, BC V5T 2Z3
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780 Blanshard Hotel

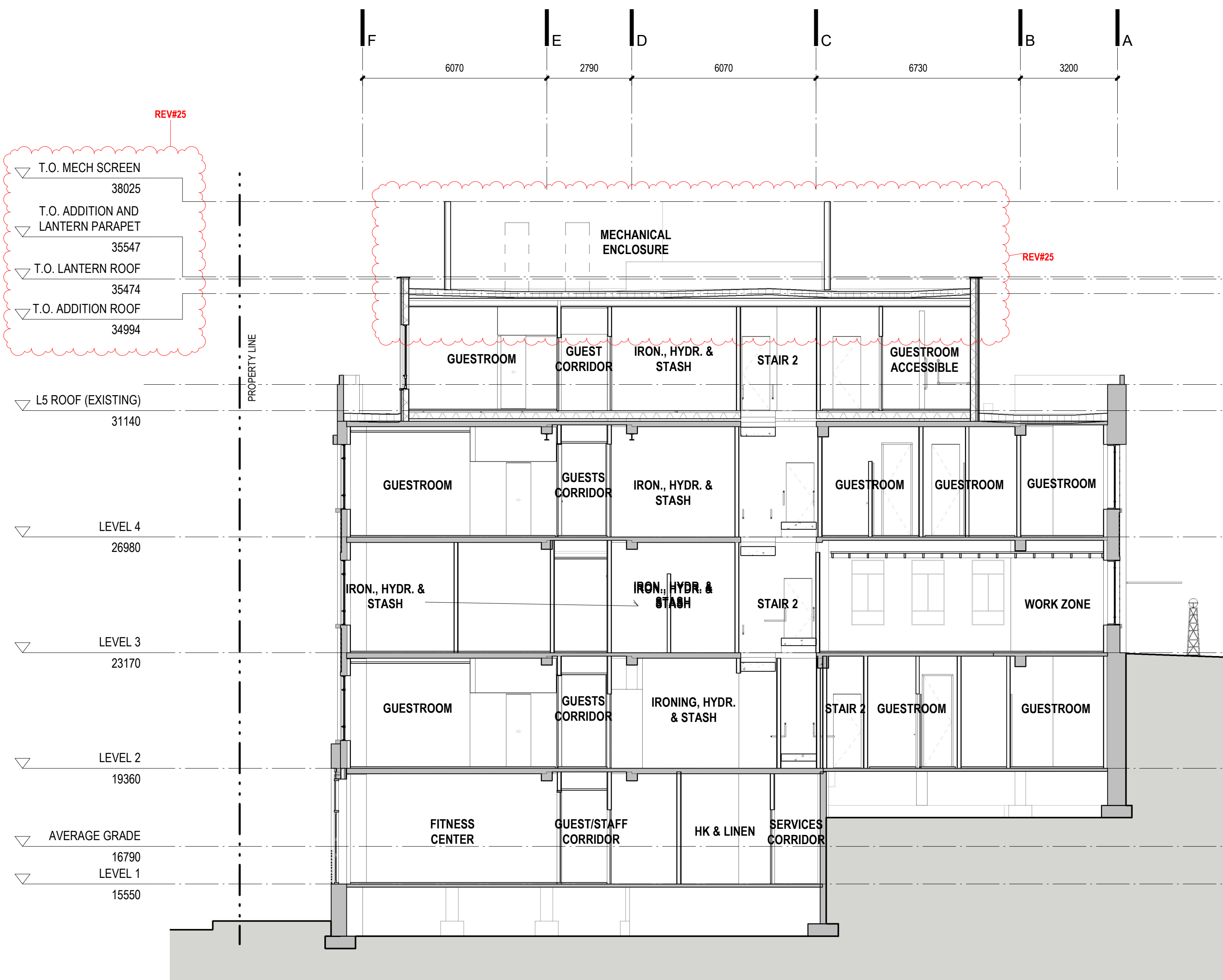
780 Blanshard St, Victoria BC
2025-004

A301

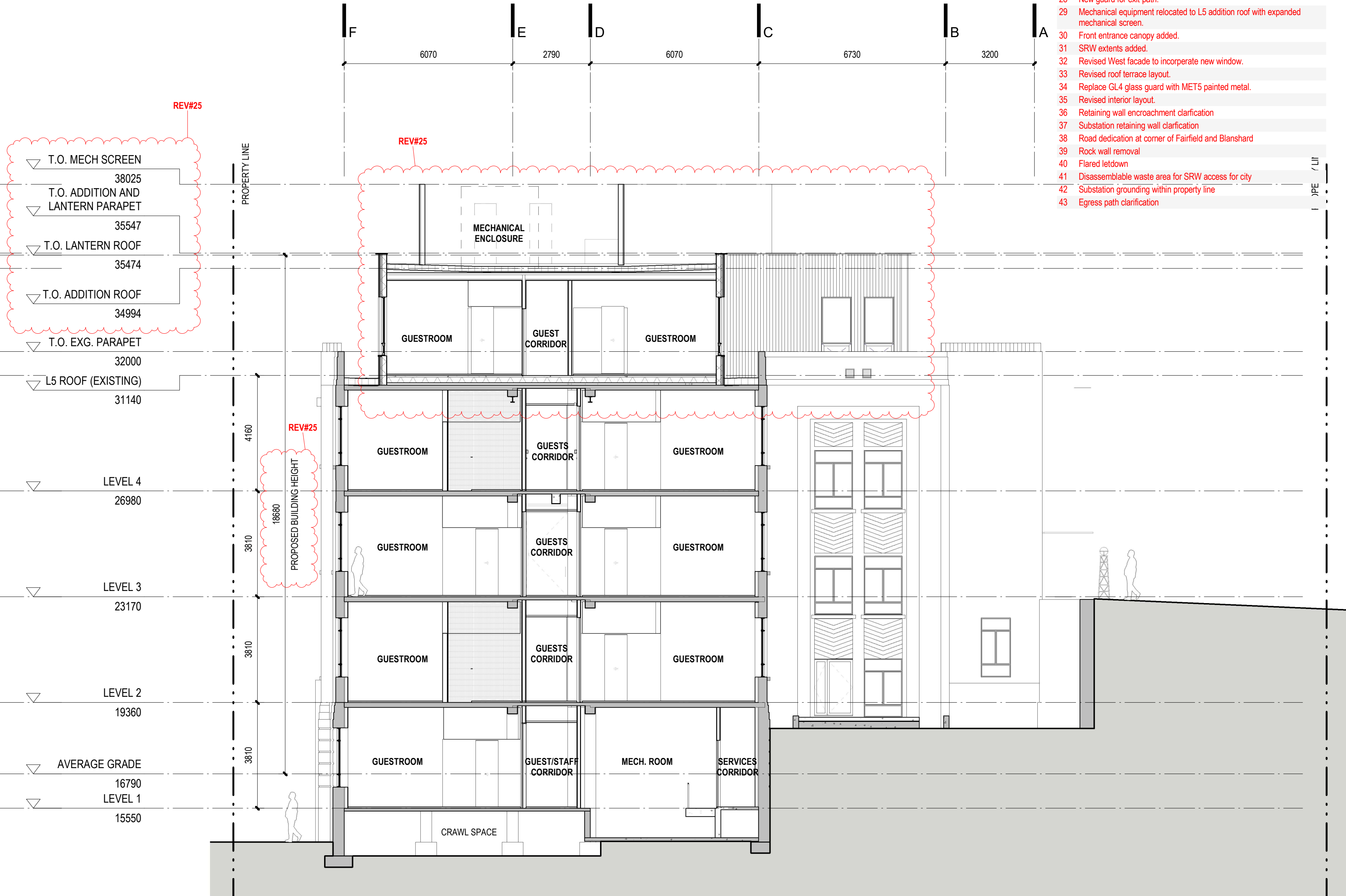
BUILDING CROSS SECTIONS EAST-WEST
SCALE: 1 : 100

REVISION LIST

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1 CROSS SECTION NORTH SOUTH @ ENTRY
A302 1:100



2 CROSS SECTION NORTH-SOUTH @ RIGHT WING
A302 1:100

2026-08-24 6:34:12 PM

780 BLANSHARD STREET

REISSUED FOR HERITAGE ALTERATION PERMIT

CLIENT:
RELIANCE PROPERTIES LTD.

JUAN PEREIRA
juanp@reliancproperties.ca
604.694.8680

ARCHITECTS:
OFFICE OF MCFARLANE BIGGAR ARCHITECTS + DESIGNERS INC.

RORY FULBER
rfulber@officemb.ca
604.558.6256

LANDSCAPE ARCHITECT:
GIALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

LANDSCAPE DRAWING INDEX PERMIT

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L0.2	TREE MANAGEMENT PLAN
L0.3	REPLACEMENT TREE PLAN
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L1.2	NORTH ENLARGEMENTPLAN
L1.3	SOUTH ENLARGEMENT PLAN
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPARATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M):
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
24. TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
25. IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
26. MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED TREE CANOPY OUTLINE - - - PROTECTED ROOT ZONE
	EXISTING TREE TO BE RETAINED: TREE CANOPY OUTLINE ——— PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING CONDITIONS



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2026-08-24

780 Blanshard Street
Victoria, BC

Reliance Properties
2148

L0.1

TREE SURVEY

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPARATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
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11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
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	EXISTING TREE TO BE REMOVED TREE CANOPY OUTLINE - - - PROTECTED ROOT ZONE
	EXISTING TREE TO BE RETAINED: TREE CANOPY OUTLINE ——— PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING CONDITIONS
	TREE PROTECTION FENCE



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780 Blanshard Street
Victoria, BC

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L0.2

TREE MANAGEMENT PLAN

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VICTORIA ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VICTORIA STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
12. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
13. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVEING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT.
14. REFER TO SUBDIVISION AND DEVELOPEMENT SERVICE BYLAW NO. 12-042, SCHEDULE C AND TRANSPORTATION COMMENTS FOR PUBLIC REALM IMPROVEMENT REQUIREMENTS. STREET TREE PLANTING LOCATIONS, SPECIES SELECTION, AND THE NUMBER OF TREES IS SUBJECT TO APPROVAL BY THE CITY OF VICTORIA PARKS DIVISION.
15. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:

1. INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.

2. INSPECTION OF TREE STOCK PRIOR TO PLANTING.

3. INSPECTION OF INSTALLED TREE - TREE PLANTING, GRATE GUARD, STAKES, ETC. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.
16. THE DETAILS FOR THE SEED AND SOD BOULEVARD CAN BE FOUND IN SCHEDULE B3-4. (PLEASE ENSURE THAT ADEQUATE SOIL VOLUMES FOR THE PROPOSED STREET TREES ARE INSTALLED IN GRASS BOULEVARDS). PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME TO SCHEDULE AN INSPECTION. PLEASE INCLUDE THE FOLLOWING NOTES FOR GRASS BOULEVARD INSPECTIONS:
REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:

1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.

2. INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.

3. INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
17. PLANT MATERIAL AND INSTALLATION MUST MEET OR EXCEED THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD AND SPECIFICATIONS FOR PLANTED LANDSCAPES AS REQUIRED IN THE MMCD. TO SCHEDULE AN INSPECTION PLEASE CONTACT TOM SHERBO, TSHERBO@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME. PLEASE INCLUDE THE FOLLOWING NOTES FOR PLANTED LANDSCAPE INSPECTIONS:
REQUIRED PARKS INSPECTIONS FOR LANDSCAPED/PLANTED AND RAIN GARDEN AREAS:

1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR PLACEMENT OF THE GROWING MEDIA.

2. INSPECTION OF INSTALLED AND PREPARED GROWING MEDIUM PRIOR TO PLANTING.

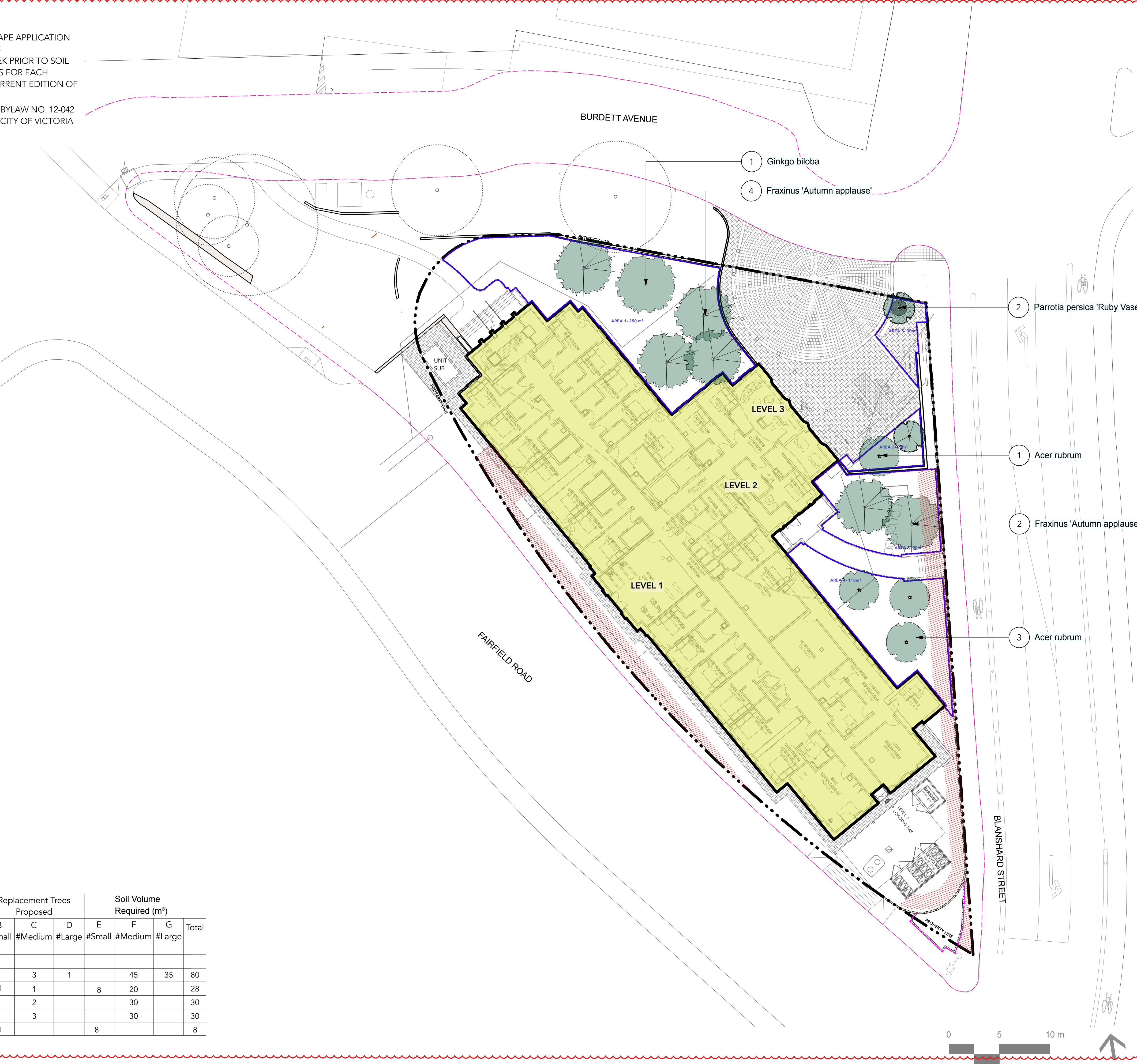
3. INSPECTION OF PLANT MATERIAL ON-SITE PRIOR TO PLANTING.

4. INSPECTION OF PLANTED LANDSCAPE PRIOR TO THE INSTALLATION OF MULCH.

5. INSPECTION WHEN THE PLANTED AND MULCHED LANDSCAPING MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE MMCD.

18. A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
19. THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBPAGE.

SOIL VOLUME				Replacement Trees Proposed			Soil Volume Required (m³)			Total
Planting Area ID	Area (m²)	Soil volume multiplier	A: Estimated Soil Volume (m³)	B #Small	C #Medium	D #Large	E #Small	F #Medium	G #Large	
#1	250	1	250		3	1		45	35	80
#2	26	1	26	1	1		8	20		28
#3	90	1	90		2			30		30
#4	118	1	118		3			30		30
#5	30	0.2	8	1			8			8



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CURB LINE
	SCOPE OF WORK
	1 EXISTING PAVING TO REMAIN
	2 PAVING TYPE 1 CIP Concrete Paving
	3 PAVING TYPE 2 TBD
	4 PAVING TYPE 3 Cobblestone, TBD
	PLANTING TYPE 1 Existing Planting Area
	EXISTING TREE TO REMAIN
	5 SITE FURNISHING Stone elements with low-level lighting
	6 SITE FURNISHING Standard Bike Rack as per New Town Public Realm Design
	7 SITE FURNISHING Stone Bench, TBD
	PROPOSED UTILITIES. REFER TO CIVIL
	8 STEPPING STONES

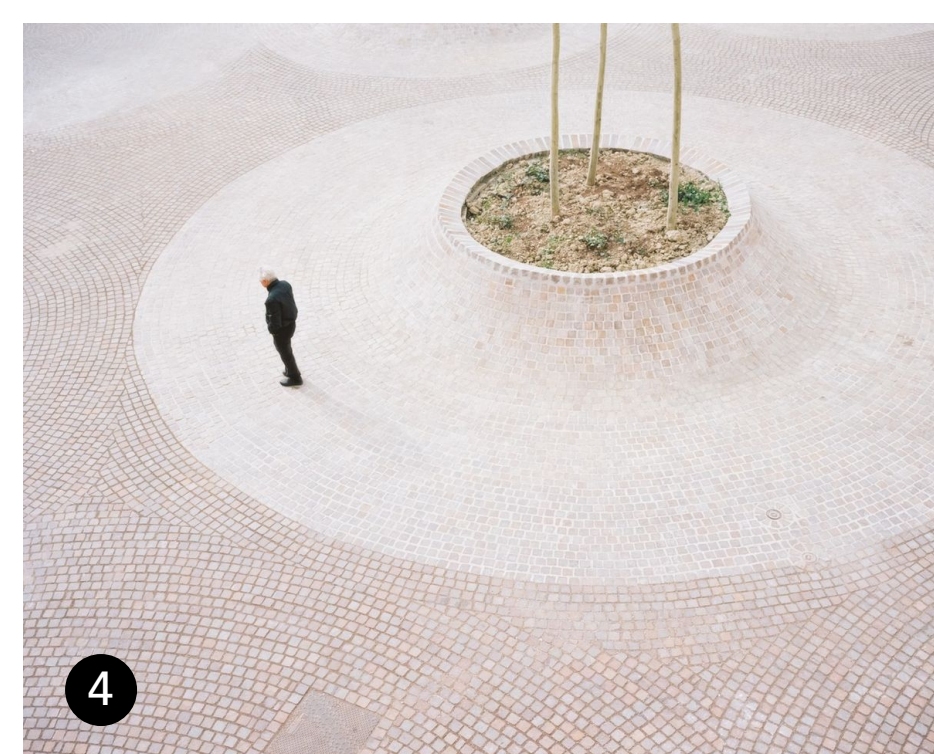
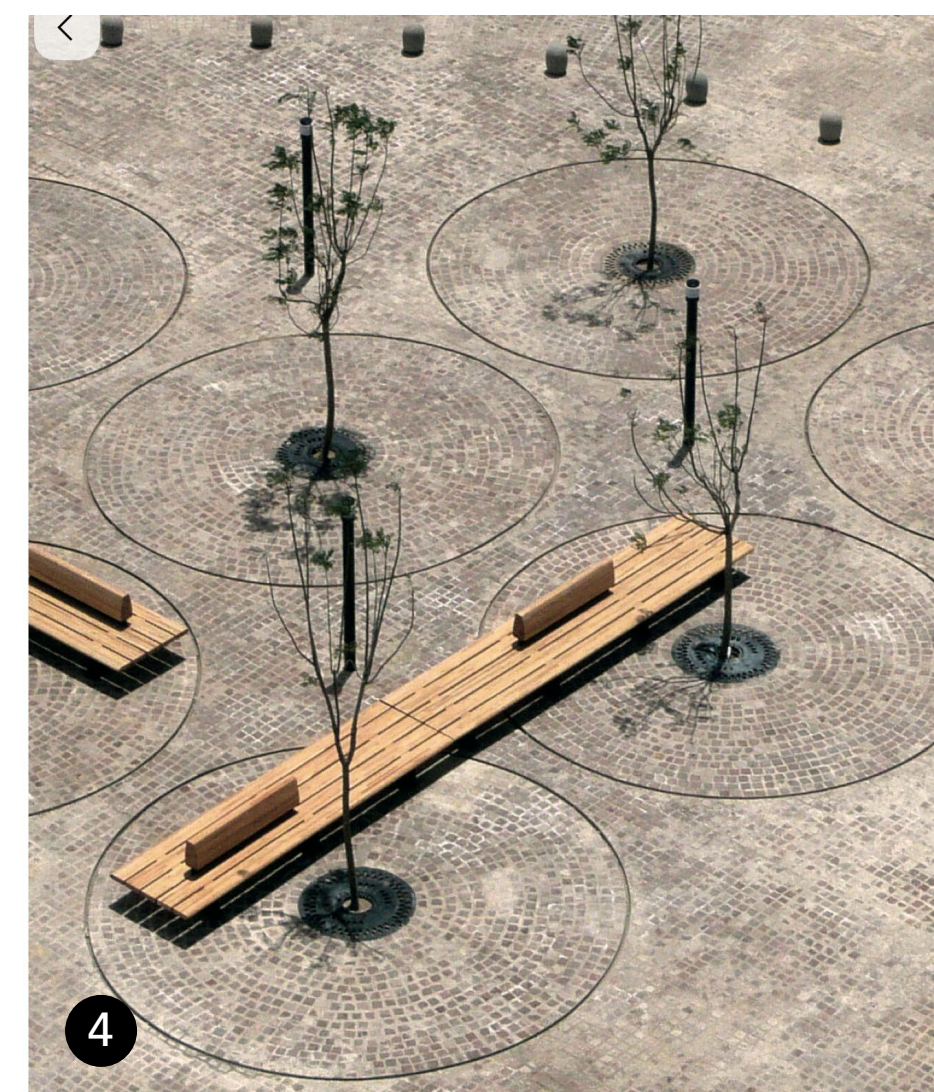
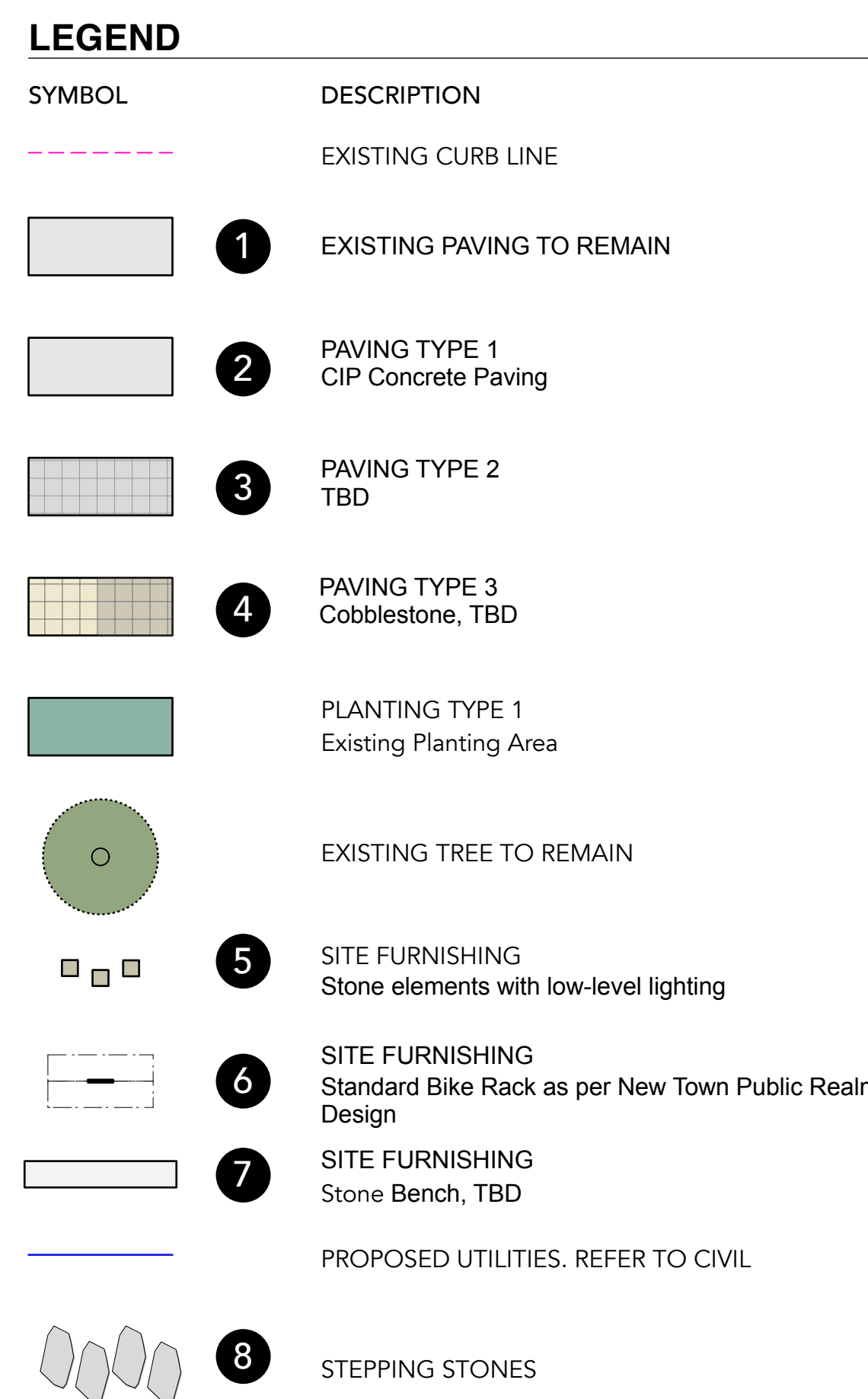


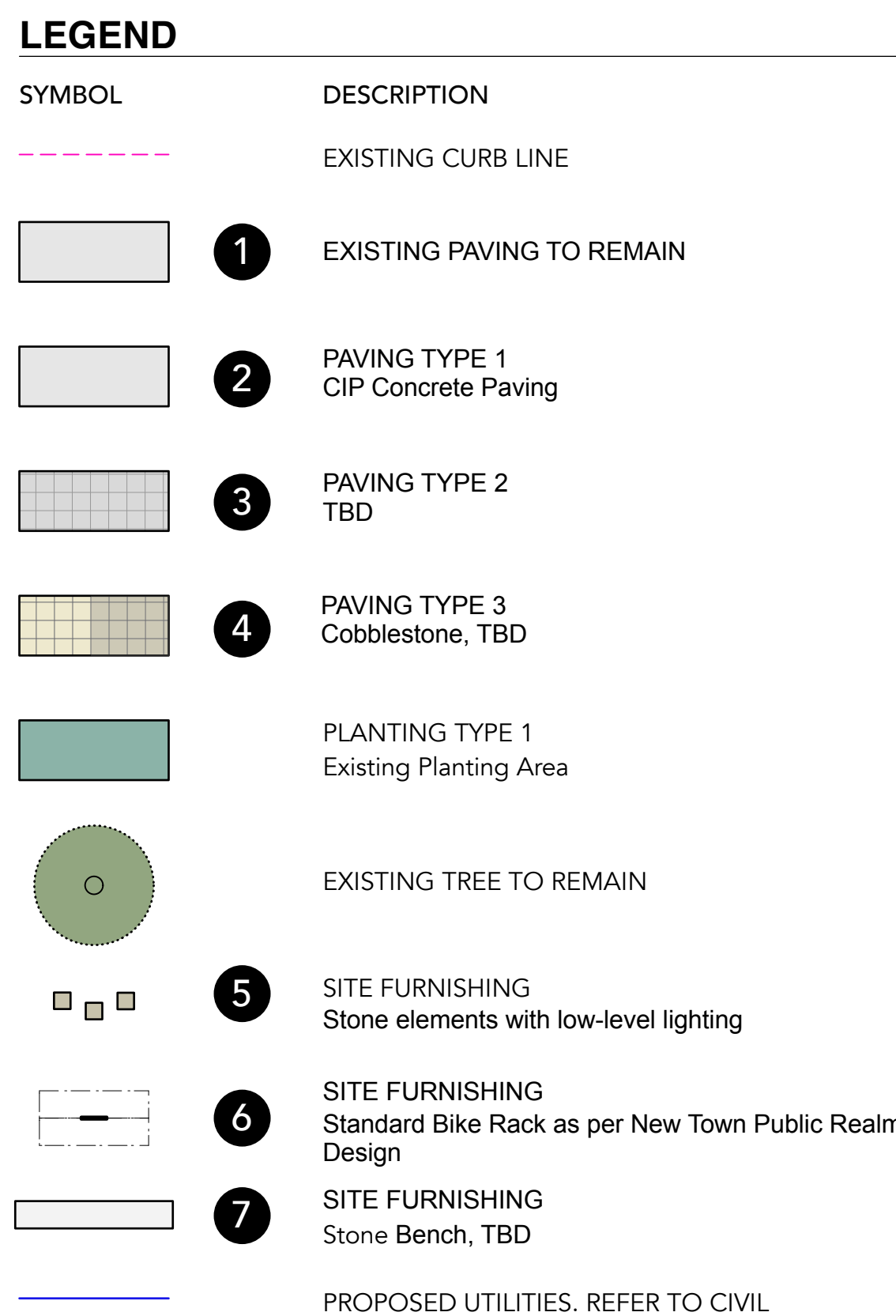


LEGEND

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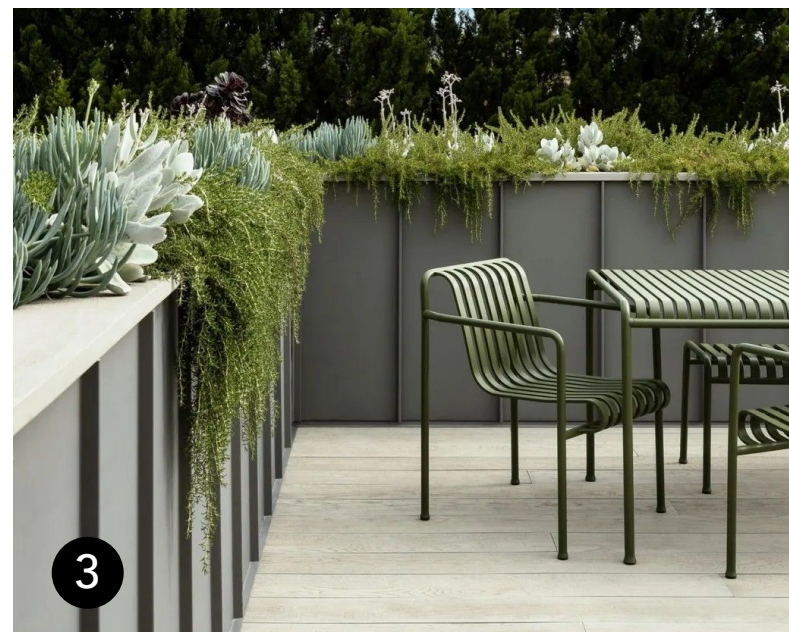
LEGEND	
SYMBOL	DESCRIPTION
	1 PAVING TYPE 5 Unit Pavers, TBD
	2 PLANTING TYPE 1 Aluminum Planter
	3 WEATHERPROOF OUTDOOR FURNITURE Every Day Line by Landscape Forms
	4 WOODEN RECLINER + TABLE



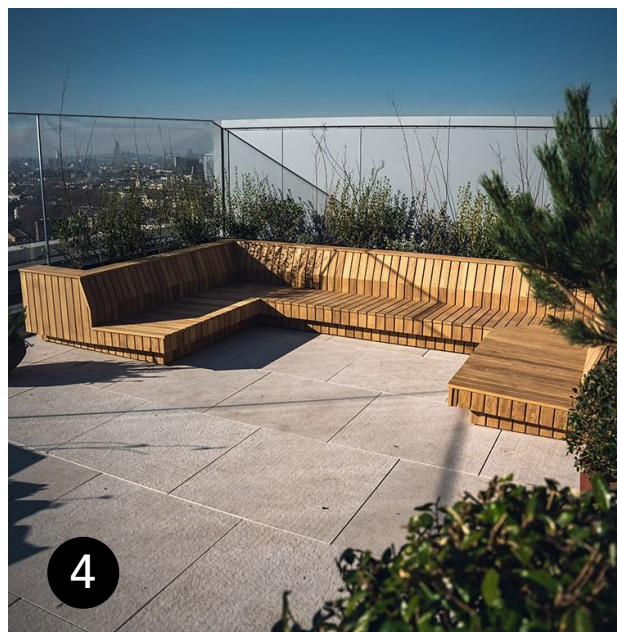
LOW PLANTING AREA



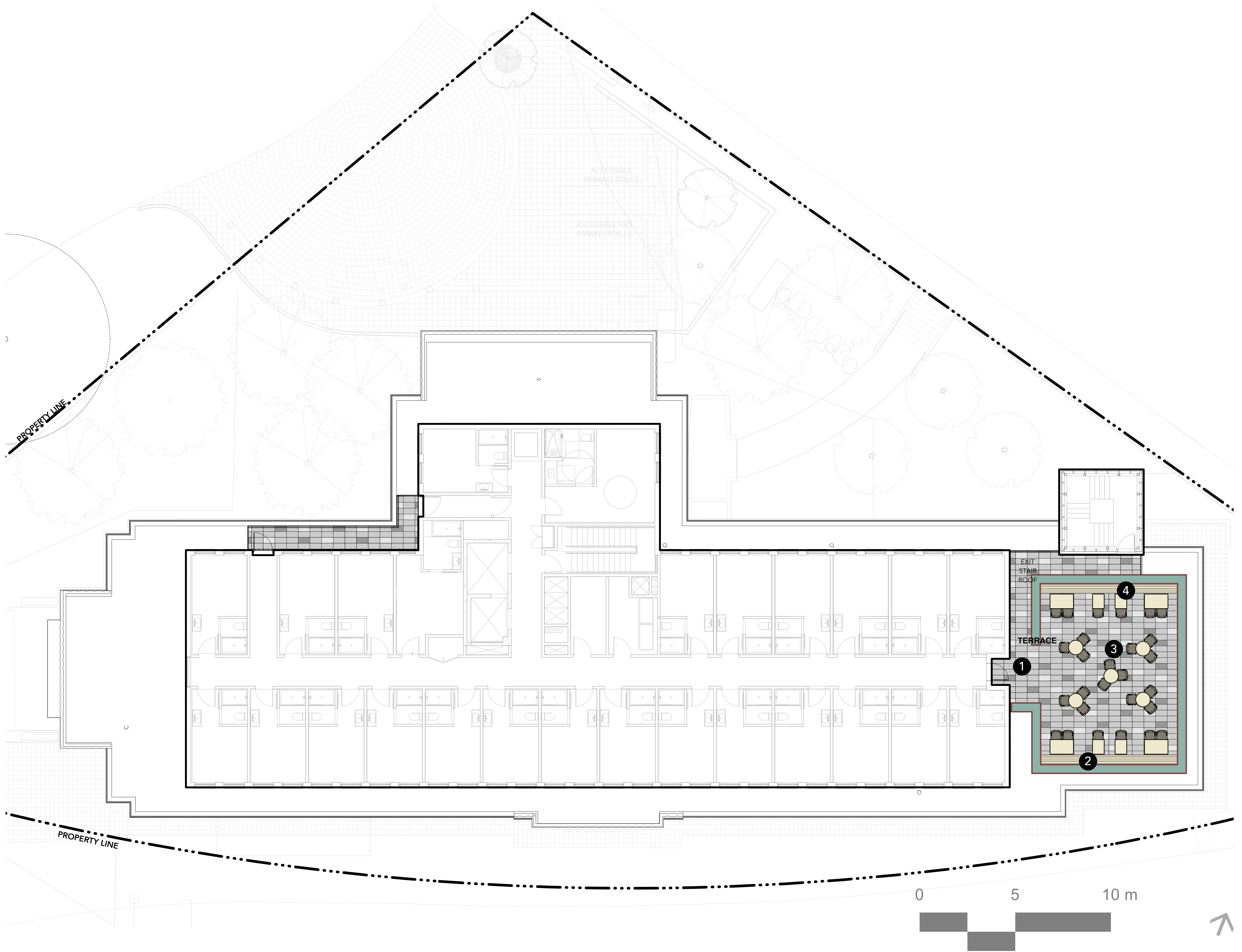
METAL PLANTERS



WEATHERPROOF OUTDOOR FURNITURE



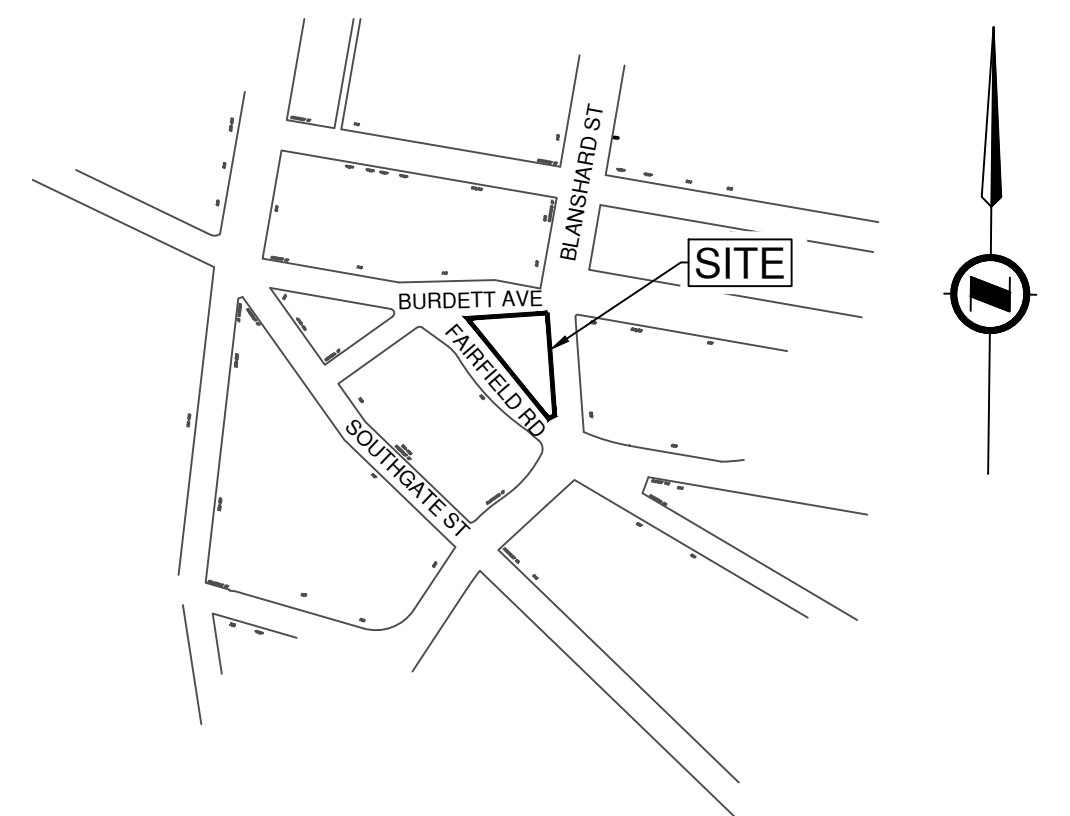
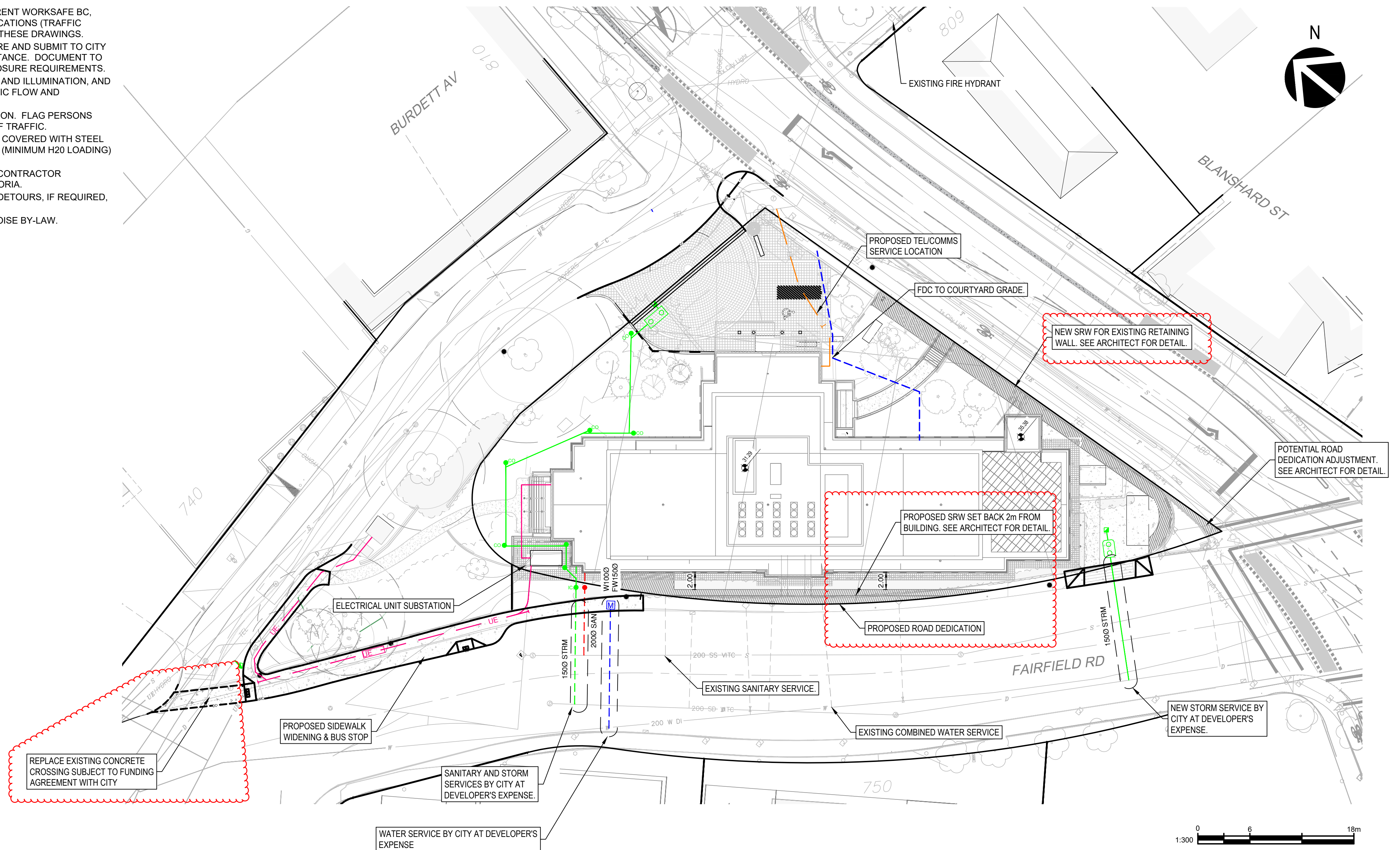
WOODEN RECLINER



1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF VICTORIA ENGINEERING SPECIFICATIONS/DETAILS, MMCD SPECIFICATIONS AND DETAILS, BC PLUMBING CODE AND THESE DRAWINGS.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK.
3. EXISTING SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND CANNOT BE GUARANTEED FOR ACCURACY. CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING SERVICES IN THE FIELD PRIOR TO CONSTRUCTION.
4. A PERMIT AND SECURITY DEPOSIT ARE REQUIRED FOR WORKS WITHIN A MUNICIPAL ROAD ALLOWANCE AND/OR MUNICIPAL RIGHT OF WAY AND MUST BE OBTAINED BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
5. MAINTAIN VEHICULAR ACCESS TO EXISTING LOTS.
6. CAREFULLY RELOCATE EXISTING LANDSCAPE FEATURES, TRAFFIC SIGNS AND SITE FEATURES TO ACCOMMODATE CONSTRUCTION WORK. ALL EXISTING WORKS TO BE RETURNED TO AS FOUND OR BETTER CONDITION.
7. A PERMIT TO CONSTRUCT WORKS ADJACENT TO BOULEVARD OR BY-LAW PROTECTED TREES MUST BE OBTAINED FROM CITY OF VICTORIA BEFORE WORKS COMMENCE. ARBORIST REQUIRED WHEN WORK IS INSIDE CRITICAL ROOT ZONE OF BOULEVARD TREES AND PRIVATE BYLAW PROTECTED TREES.
8. CONTACT BC-1 (1-800-474-6886), BC HYDRO, ROGERS CABLE, AND FORTIS GAS FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
9. DISPOSE OF ALL EXCAVATED MATERIAL UNSUITABLE FOR REUSE AT A SUITABLE OFF-SITE DISPOSAL AREA, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
10. ALL ELEVATIONS ARE METRIC GEODETIC.

1. ALL TRAFFIC CONTROL TO CONFORM TO MOST CURRENT WORKSAFE BC, MCMC, AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS), AND THESE DRAWINGS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO PREPARE AND SUBMIT TO CITY OF VICTORIA A TRAFFIC CONTROL PLAN FOR ACCEPTANCE. DOCUMENT TO INCLUDE DETAILS OF ALL WORK SITES AND LANE CLOSURE REQUIREMENTS.
3. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES AND ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS.
4. ALL FLAG PERSONS TO HAVE PROOF OF CERTIFICATION. FLAG PERSONS STRICTLY REQUIRED WHEN ONLY ONE OPEN LANE OF TRAFFIC.
5. AT THE END OF EVERY DAY, EXCAVATIONS SHALL BE COVERED WITH STEEL TRAFFIC PLATES SUITABLE FOR VEHICULAR TRAFFIC (MINIMUM H20 LOADING) WHEREVER POSSIBLE.
6. 24 HOUR EMERGENCY CONTACT INFORMATION FOR CONTRACTOR REPRESENTATIVE TO BE PROVIDED TO CITY OF VICTORIA.
7. CITY OF VICTORIA TO BE ADVISED OF ROUTING FOR DETOURS, IF REQUIRED, PRIOR TO ACCEPTANCE.
8. CONTRACTOR TO CONFORM TO CITY OF VICTORIA NOISE BY-LAW.

- CONSTRUCTION TO BE UNDERTAKEN USING BEST MANAGEMENT PRACTICES FOR STORMWATER TREATMENT. CONTRACTOR IS RESPONSIBLE TO PREPARE AND FOLLOW A SILT ABATEMENT PLAN WHICH WILL PREVENT CONTAMINATED WATER FROM ENTERING THE STORM SYSTEM, OVERLAND DRAINAGES, CREEKS AND WETLAND AREAS.
2. SEWER/WATER/DRAIN CONSTRUCTION WITHIN PRIVATE EASEMENTS TO BE IN ACCORDANCE WITH BC PLUMBING CODE.
3. CONNECTIONS TO EXISTING WATERMAINS AND METERS TO BE BY CITY OF VICTORIA CREWS AT APPLICANT'S EXPENSE.
4. FOR CROSSING OF EXISTING SEWERS, WHERE THE WATER SERVICE DOES NOT HAVE THE REQUIRED 450mm VERTICAL SEPARATION, WRAP THE SEWER JOINTS WITH PETROLATUM TAPE 1.5m EITHER SIDE OF THE WATER MAIN. WHERE A VERTICAL SEPARATION OF 150mm CAN NOT BE ACHIEVED, SPECIAL MITIGATIVE MEASURES SHALL BE APPROVED.
5. CATCHBASINS AND MANHOLE COVERS TO HAVE GEOTEXTILE PLACED BETWEEN FRAME AND GRATES TO REDUCE INFLOW OF SEDIMENT UNTIL SITE IS PAVED AND LANDSCAPED. CONTRACTOR TO CLEAN/REPLACE GEOTEXTILE AS REQUIRED TO ACHIEVE FLOW INTO CATCHBASINS.
6. CONNECTION TO EXISTING SANITARY AND DRAIN MAINS TO BE COMPLETED BY CITY OF VICTORIA OR UNDER CITY OF VICTORIA SUPERVISION.
7. NEW STORM DRAIN LEADS BY COV TO BE HUB CONNECTIONS 1.0m OF 150Ø 2% UNLESS OTHERWISE NOTED. CONTRACTOR TO EXPOSE CONNECTION POINTS AT STORM MAIN.
8. STORM DRAIN LATERALS ON-SITE TO BE 100Ø PVC UNLESS OTHERWISE NOTED.
9. EXISTING SERVICES MUST BE EXPOSED AT CROSSING AND TIE-IN POINTS PRIOR TO CONSTRUCTION FOR GRADE CHECK.
10. PIPES THAT ARE TO BE ABANDONED SHALL BE SAW-CUT A MINIMUM OF 1.5m FROM EXISTING CONNECTION WITH ENDS CAPPED AND ENCASED IN CONCRETE. REMOVE/FILL ALL REDUNDANT CASTINGS ONCE TURNOVER IS COMPLETE.
11. ALL RESIDENTS TO BE NOTIFIED IN WRITING A MINIMUM OF 48 HOURS PRIOR TO ANY SCHEDULED WATER SERVICE OR ACCESS DISRUPTIONS. MAXIMUM SHUTDOWN 4 HOURS.
12. ANY UNSCHEDULED UTILITY SERVICE DISRUPTIONS TO BE RECTIFIED IN A TIMELY MANNER. CONTRACTOR TO KEEP STANDARD REPAIR COMPONENTS ON SITE AT ALL TIMES. CONTRACTOR TO IMMEDIATELY NOTIFY CITY OF VICTORIA AND/OR CRD REPRESENTATIVE OF ANY UNSCHEDULED UTILITY SERVICE DISRUPTION.
13. ALL ROADS ARE KEPT CLEAN OF DEBRIS ON A REGULAR BASIS.
14. ALL EXISTING ASPHALT TO BE CUT SQUARE WITH ASPHALT SAW.
15. CONTRACTOR TO COORDINATE CONCRETE, ASPHALT AND AGGREGATE TESTS AS REQUIRED BY ENGINEER.
16. UNDERGROUND WIRING AND GAS TO BE CONSTRUCTED IN ACCORDANCE WITH BC HYDRO/TEL/CABLE/GAS DRAWINGS AND SPECIFICATIONS.



①	STORM DRAIN MANHOLE	Ⓜ	HYDRO MANHOLE	⊠	WATER VALVE ON MAIN
②	STORM DRAIN VENT	Ⓟ	HYDRO POLE	⊡	WATER SERVICE VALVE
Ⓟ	CATCH BASIN	Ⓢ	HYDRO POLE WITH DIP	⊞	WATER METER
Ⓢ	DRAIN CLEANOUT	Ⓜ	JOINT POLE	⊞	BOULEVARD SERVICE
△	DRAIN LATERAL	Ⓜ	HYDRO POLE WITH LIGHT	Ⓢ	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE	Ⓜ	HYDRO SERVICE BOXES	Ⓢ	REDUCER
Ⓢ	SANITARY SEWER VENT	Ⓜ		Ⓢ	LIGHT MANHOLE
Ⓢ	SEWER CLEANOUT	Ⓜ	HYDRO VAULT	Ⓢ	LIGHT PULL BOX - SIDEWALK

 TEL POLE
 TEL POLE WITH DIP
 TEL POLE WITH LIGHT
 TEL SERVICE BOXES
 TEL VAULT
 POLE ANCHOR
 HYDRO/TEL POLE TO BE RELOCATED

- LIGHT/SIGNAL PULL BOX - STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP - TYPE A
- CLUSTER LAMP - TYPE B
- STREET SIGN
- PARKING METER

- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP

— *D* — **STORM**
— *W* — **WATER**
— *UE* — **HYDRO**
— *L* — **LIGHTING**
— *G* — **GAS**
— *T* — **TEL/CABLE**

REVISION:						
REV	DATE	DESCRIPTION	DES	DRN	CHK	
3	2026/08/24	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	YOK	SG	JCS	
2	2026/06/01	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	JCS	WKQ	JCS	
1	2026/10/01	RE-ISSUED FOR HERITAGE PERMIT	JCS	SG	---	
0	2025/09/19	ISSUED FOR HERITAGE PERMIT	JCS	SG	---	

SEAL: _____ 	ORIGINAL SCALE: _____ 1:200	DATE: _____ 2025/09/15
	DESIGNED BY: _____ JCS	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
	CHECKED BY: _____ JCS	
	DRAWN BY: _____ SG	
	APPROVED BY: _____ --	
	DISCIPLINE: _____ CIVIL	
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 WSP Canada Inc. 301-3600 Uptown Boulevard, Victoria, BC, V8Z 0B9 T 250-384-5510 www.wsp.com PROJECT NUMBER: 221-03333-00	CLIENT: RELIANCES PROPERTIES CLIENT REF. #: --
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TITLE: GENERAL NOTES & SITE PLAN	PROJECT: 780 BLANSHARD STREET VICTORIA, BC	
	DRAWING NUMBER: C101	REV. 3

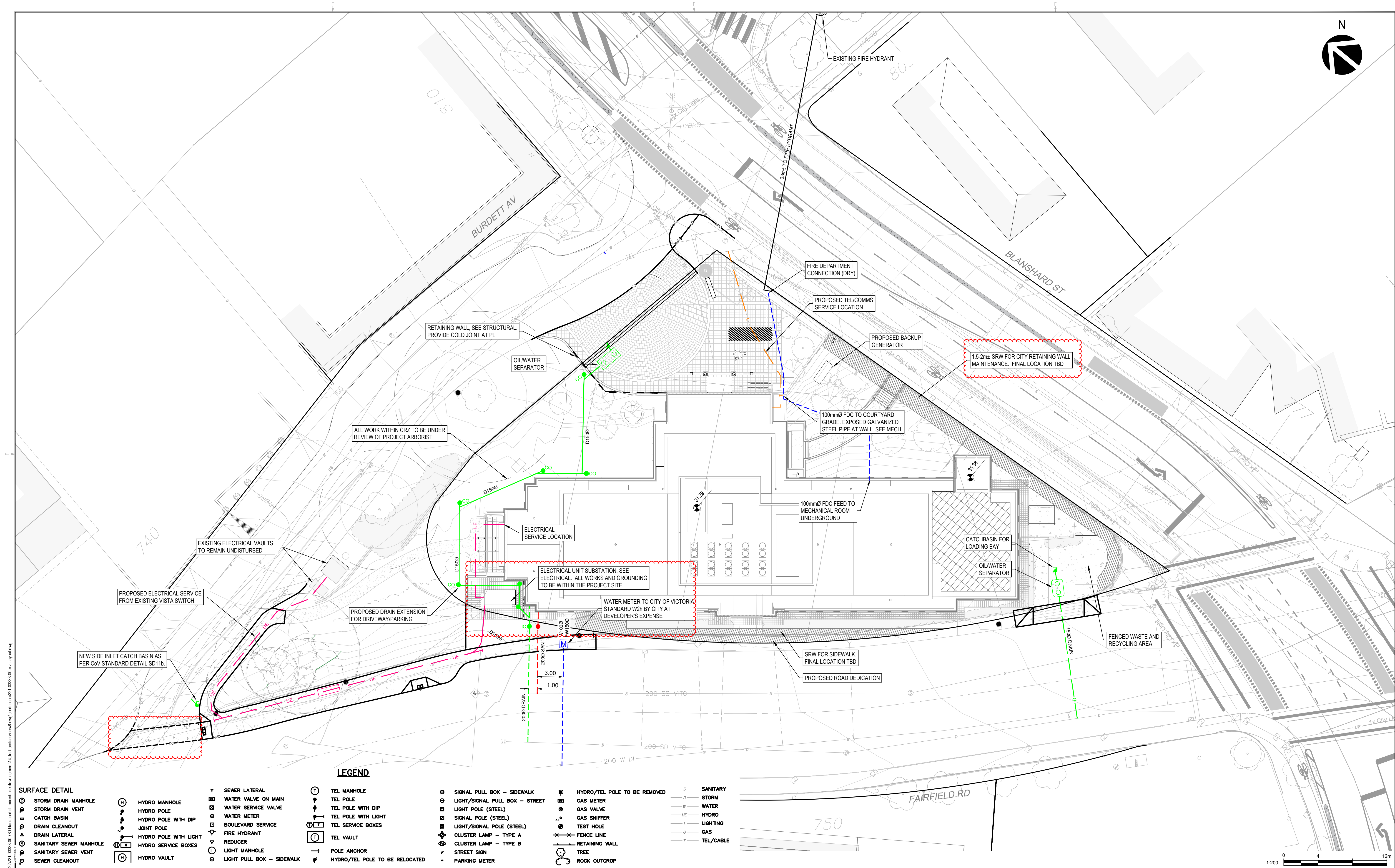


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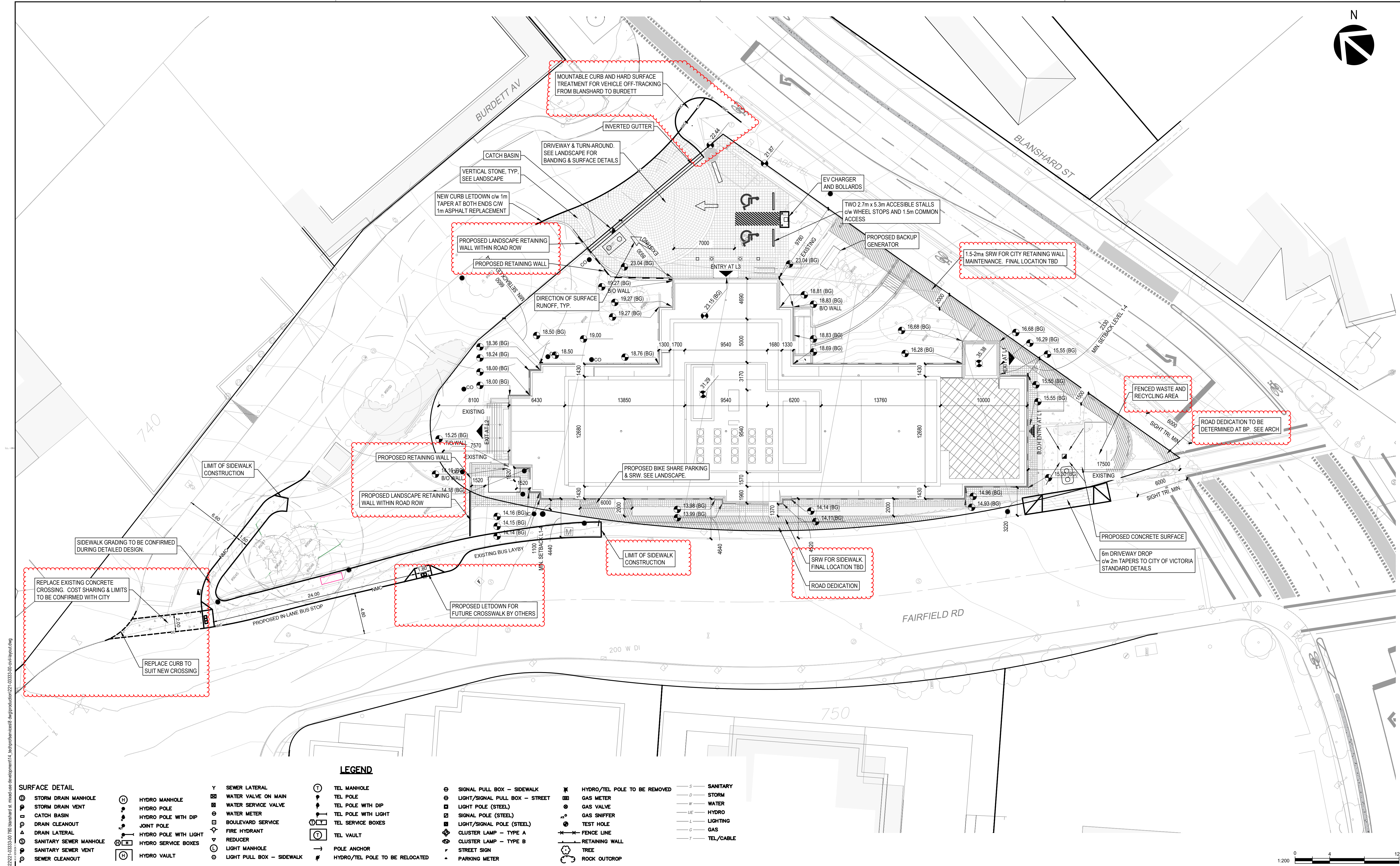
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PROJECT NUMBER: 221-03333-01

		C102	9
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FILE: r:\p
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LEGEND

SURFACE DETAIL

- STORM DRAIN MANHOLE
- STORM DRAIN VENT
- CATCH BASIN
- DRAIN CLEANOUT
- DRAIN LATERAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER VENT
- SEWER CLEANOUT

- HYDRO MANHOLE
- HYDRO POLE
- HYDRO POLE WITH DIP
- JOINT POLE
- HYDRO POLE WITH LIGHT
- HYDRO SERVICE BOXES
- HYDRO VAULT

- SEWER LATERAL
- WATER VALVE ON MAIN
- WATER SERVICE VALVE
- WATER METER
- BOULEVARD SERVICE
- FIRE HYDRANT
- REDUCER
- LIGHT MANHOLE
- LIGHT PULL BOX - SIDEWALK

- TEL MANHOLE
- TEL POLE
- TEL POLE WITH DIP
- TEL POLE WITH LIGHT
- TEL SERVICE BOXES
- TEL VAULT
- POLE ANCHOR
- HYDRO/TEL POLE TO BE RELOCATED

- SIGNAL PULL BOX - SIDEWALK
- LIGHT/SIGNAL PULL BOX - STREET
- LIGHT POLE (STEEL)
- SIGNAL POLE (STEEL)
- LIGHT/SIGNAL POLE (STEEL)
- CLUSTER LAMP - TYPE A
- CLUSTER LAMP - TYPE B
- STREET SIGN
- PARKING METER

- HYDRO/TEL POLE TO BE REMOVED
- GAS METER
- GAS VALVE
- GAS SNIFFER
- TEST HOLE
- FENCE LINE
- RETAINING WALL
- TREE
- ROCK OUTCROP

- SANITARY
- STORM
- WATER
- HYDRO
- LIGHTING
- GAS
- TEL/CABLE

REVISION:

REV	DATE	DESCRIPTION	DES	DRN	CHK
1	2025/09/19	ISSUED FOR HERITAGE PERMIT	JCS	SG	
2	2025/10/31	RE-ISSUED FOR HERITAGE PERMIT	JS	SG	
3	2026/06/01	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	JCS	VKQ	JCS
4	2026/08/24	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	VQK	SG	JCS

SEAL:

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ORIGINAL SCALE: 1:200

DESIGNED BY: JCS

CHECKED BY: JCS

DRAWN BY: SG

APPROVED BY: JCS

DATE: 2025/09/15

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25mm

DISCIPLINE: CIVIL

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CLIENT: RELIANCES PROPERTIES

TITLE: CONCEPTUAL ULTIMATE SURFACE WORKS & SITE GRADING

PROJECT: 780 BLANSHARD STREET VICTORIA, BC

DRAWING NUMBER: C104

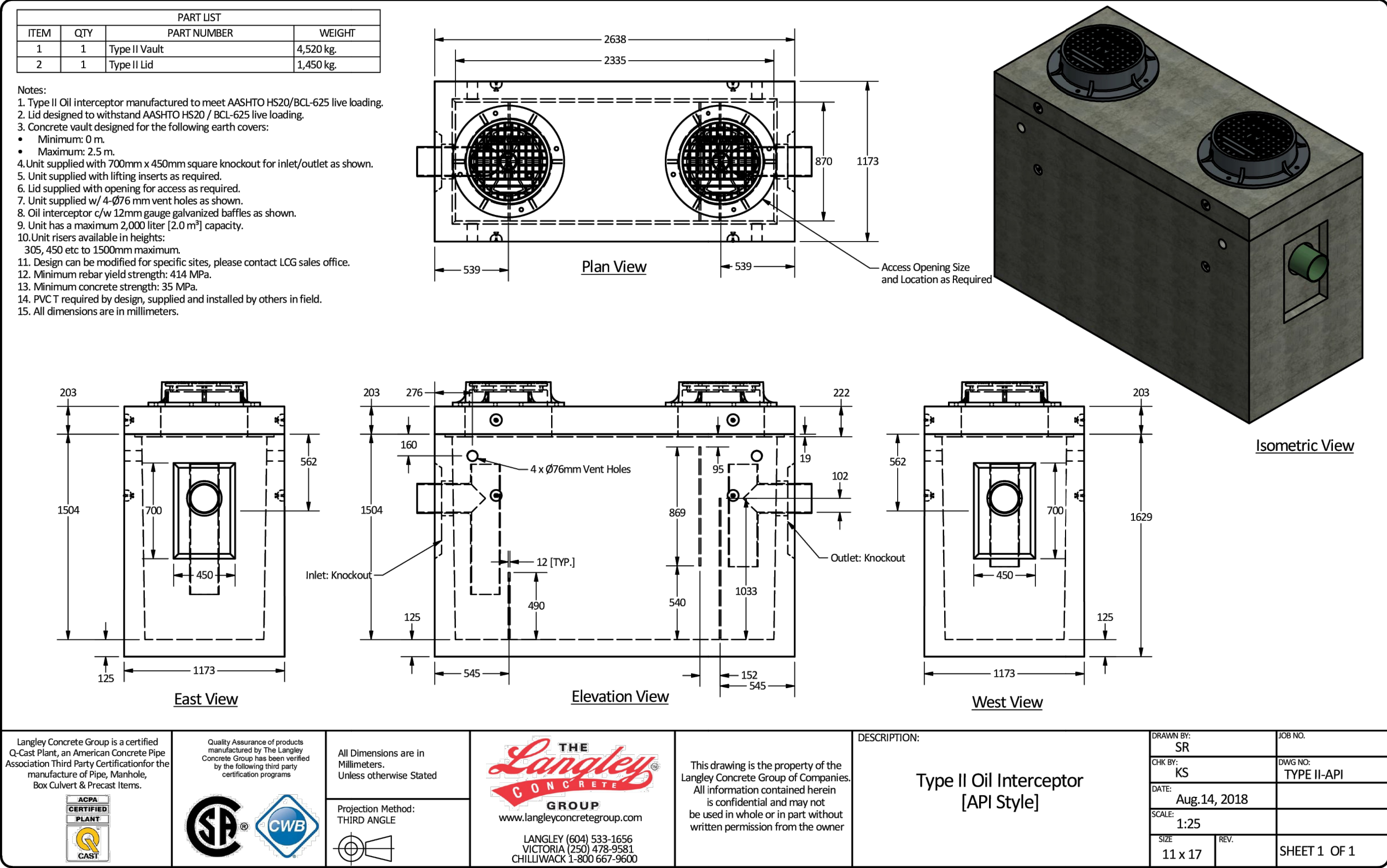
REV: 3

PROJECT NUMBER: 221-03333-00

CLIENT REF. #: --

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PLOT SCALE: 1:200
PLOT SHEETS: 3
PLOT STATUS: SUCCESS

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REVISION:					
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3	2026/08/24	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	VOK	SG	JCS
2	2026/06/01	RE-ISSUED FOR HERITAGE ALTERATION PERMIT	JCS	VOK	JCS
1	2025/10/31	RE-ISSUED FOR HERITAGE PERMIT	JCS	VOK	JCS
0	2025/09/19	ISSUED FOR HERITAGE PERMIT	JCS	SG	###
REV	DATE	DESCRIPTION	DES	DRN	CHK

SEAL:

ORIGINAL SCALE:
AS NOTED

DESIGNED BY:
JCS

CHECKED BY:
JCS

DRAWN BY:
SG

APPROVED BY:
JCS

DISCIPLINE:
CIVIL

DATE:
2025/09/15

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PROJECT NUMBER: 221-03333-00

CLIENT:

RELIANCES PROPERTIES

CLIENT REF. #: --

TITLE:

DETAILS

PROJECT:

780 BLANSHARD STREET
VICTORIA, BC

DRAWING NUMBER:	REV:
C105	3