



Original
Submission

Received Date:
October 29, 2024



ARCHITECTURAL

PROJECT DIRECTORY

DEVELOPER BROAD STREET LIMITED PARTNERSHIP 1400-510 BURRARD ST. VANCOUVER, B.C. V6C 3A8 TEL: 604.682.6046	DEVELOPMENT MANAGER CHARD DEVELOPMENT LTD. 1400-510 BURRARD ST. VANCOUVER, B.C. V6C 3A8 TEL: 604.682.6046 CC: BYRON CHARD KNIGHTSTONE 1001 - 45 ST CLAIR AVE. TORONTO, ON. M4V 1K9 TEL: 416.306.2287 CC: ALAN PERLIS	ARCHITECT MCMP 1900 - 1066 W HASTINGS ST. VANCOUVER, B.C. V6E 3X1 TEL: 604.687.2990 CC: MARK THOMPSON INTERIOR DESIGN CHIL 1706 W 1ST AVE VANCOUVER, B.C. V6J 0E4 TEL: 604.688.8571 CC: ADELE RANKIN	STRUCTURAL RJC 220 - 645 TYEE RD. VICTORIA, B.C. V9A 6X5 TEL: 604.386.7794 CC: CLINT PLETT CIVIL JE ANDERSON 4212 GLANFORD AVE. VICTORIA, B.C. V8Z 4B7 TEL: 250.727.2214 CC: ROSS TUCK	MECHANICAL AME 721 JOHNSON ST. VICTORIA, B.C. V8T 5A4 TEL: 250.382.5999 CC: CASSIDY TAYLOR GEOTECHNICAL RYZUK GEOTECHNICAL 28 CREASE AVE. VICTORIA, B.C. V8Z 1S3 TEL: 250.475.3131 CC: ISABELLE MALTAIS	ELECTRICAL AES 3RD FLR - 1815 BLANDSHARD ST. VICTORIA, B.C. V8T 5A4 TEL: 250.381.6121 CC: BAL KLEAR SURVEYOR EXPLORER LAND SURVEY 101 - 2610 DOUGLAS ST. VICTORIA, B.C. TEL: CC: KENNETH NG	LANDSCAPE MURDOCH DE GREEFF INC. 200 - 524 CULDUTHEL RD. VICTORIA, B.C. V8Z 1G1 TEL: 250.412.2819 CC: SCOTT MURDOCH ENVELOPE RJC 220 - 645 TYEE RD. VICTORIA, B.C. V9A 6X5 TEL: 604.386.7794 CC: KEVIN PICKWICK	HERITAGE DONALD LUXTON AND ASSOCIATES INC. 1030 - 470 GRANVILLE STREET VANCOUVER, B.C. V6C 1V5 TEL: 604.688.1216 CC: DONALD LUXTON
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BROAD STREET

222021

Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

COVER SHEET

Drawing

Scale

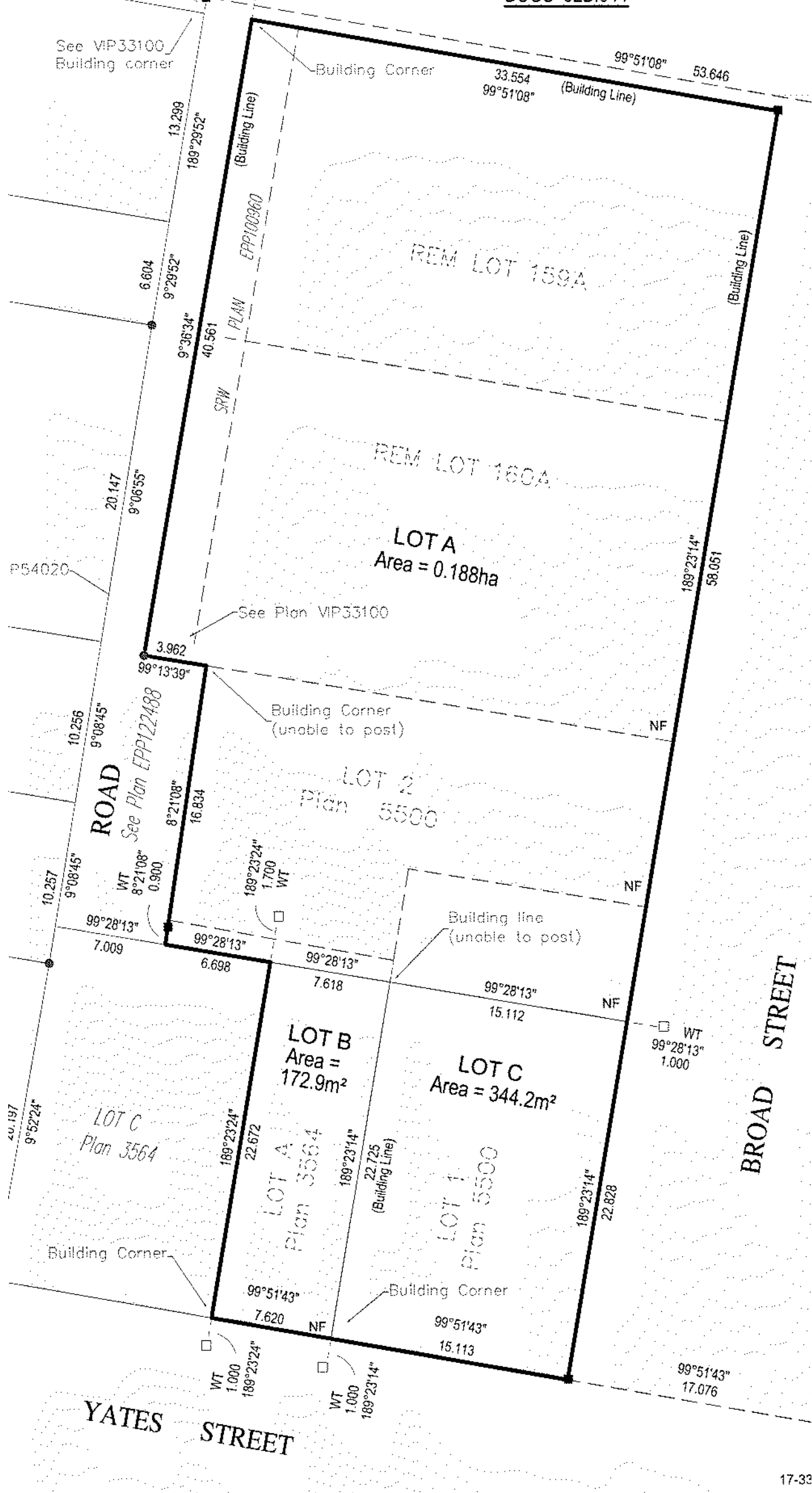
Project 222021

Sheet

A000



LOCATION PLAN



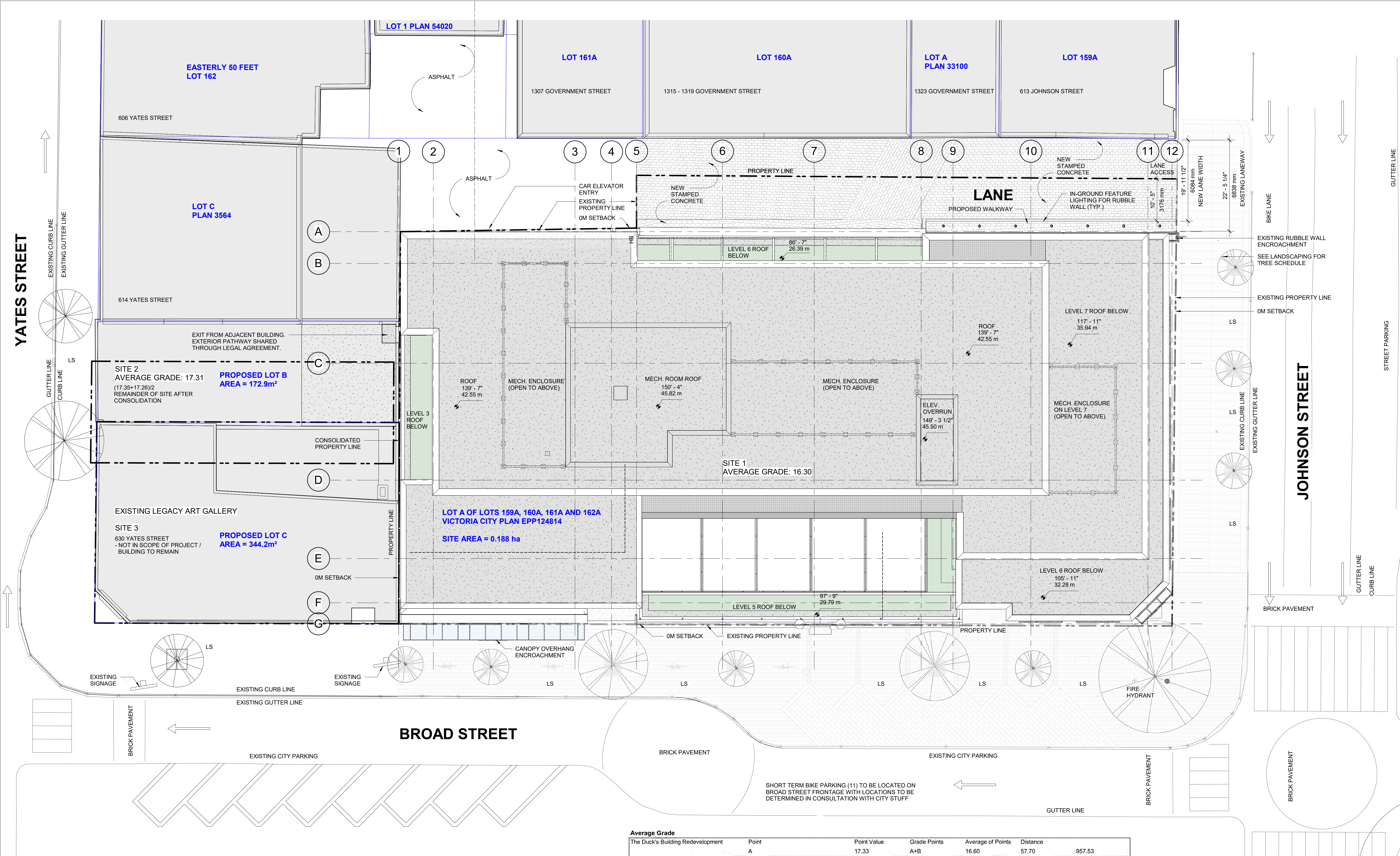
CONTEXT SURVEY PLAN

BROAD STREET REDEVELOPMENT			
Civic Address	1312-1324 Broad Street, Victoria, BC		
Legal Address	New Consolidated LOT A		
Building Description	8 Storey Hotel Building		
Uses	Residential Occupancy (Hotel)		
Existing Zone	OTD-1 (2018)		
Proposed Zone	Site Specific		
Development Permit Area	DPA1 (HC) Historic Core		
Final Site Area (sm)			1,889
Final Gross Floor Area (sm)			9,157
Final FAR			4.85
Duck's Building Current Floor Area (sm)			2,346
Ducks Building Retained Floor Area (sm)			2,346
Total Floor Area @ Ground (sm)			1,338
Commercial Floor Area: Restaurant and Café (sm)			494
Restaurant and Café are part of the Hotel			
Site Coverage			90%
Open Site Space			10%
Average Grade (m)			16.3
Refer to calculations on A103			
Height of Building (m)			26.25
Refer to A311, A312			
Roof Top Structures:			
Distance from Top of Roof (m)	Mechanical Screen (L7)	2.44	
Refer to A210	Mechanical Screen (Roof)	4.46	
	Mechanical Room (Roof)	2.14	
	Elevator Overrun (Roof)	0.78	
Minimum From Property Line (m)	South	7.73	
Refer to A210	North	4.29	
Roof Coverage			24%
Refer to A210			
Parking Stalls on Site (REQ) (PROVIDED)			(40) (18)
Bicycle Parking Long Term (REQ) (PROVIDED)			(27) (27)
Bicycle Parking Short Term (REQ) (PROVIDED)			(11) (0)
Placement of short term bike parking on public sidewalks will be explored			
Number of Storeys			8
Building Setbacks:			
Front Yard (m)			0
Rear Yard (m)			0
Side Yard (m)			0
Side Yard (m)			0
Combined Side Yard (m)			0
Residential Use Details:			
Total Number of Units			166
Unit Type			Hotel
Ground Oriented Units			0
Min Unit Floor Area (sm)			25
Total Residential Floor Area (sm)			5,339

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

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

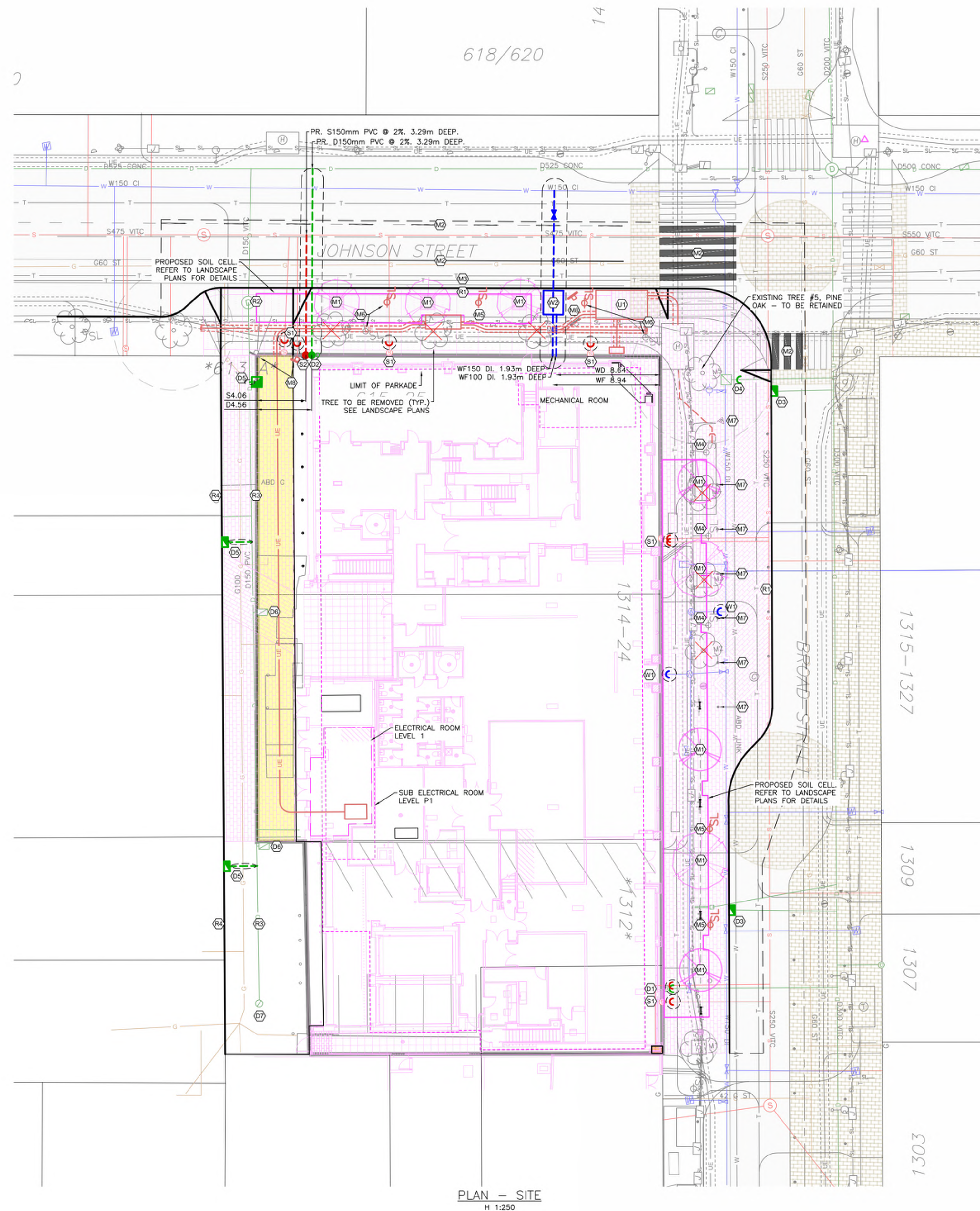




1 SITE PLAN
A301 SCALE: 3/32" = 1'-0"

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

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



SHEET NOTES:

DRAIN

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

SEWER

- 01 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICES AT DEVELOPERS EXPENSE.
- 02 CITY OF VICTORIA CREWS TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.

WATER

- 01 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
- 02 CITY OF VICTORIA CREWS TO INSTALL 100mm DOMESTIC WATER AND 150mm FIRE SERVICE COMPLETE WITH DCVA AND AND VAULT AS PER CITY OF VICTORIA SD W2f AT DEVELOPERS EXPENSE. CITY OF VICTORIA CREWS TO ADJUST VAULT AS REQUIRED TO FIT ISOLATION VALVE VALVE.

ROAD

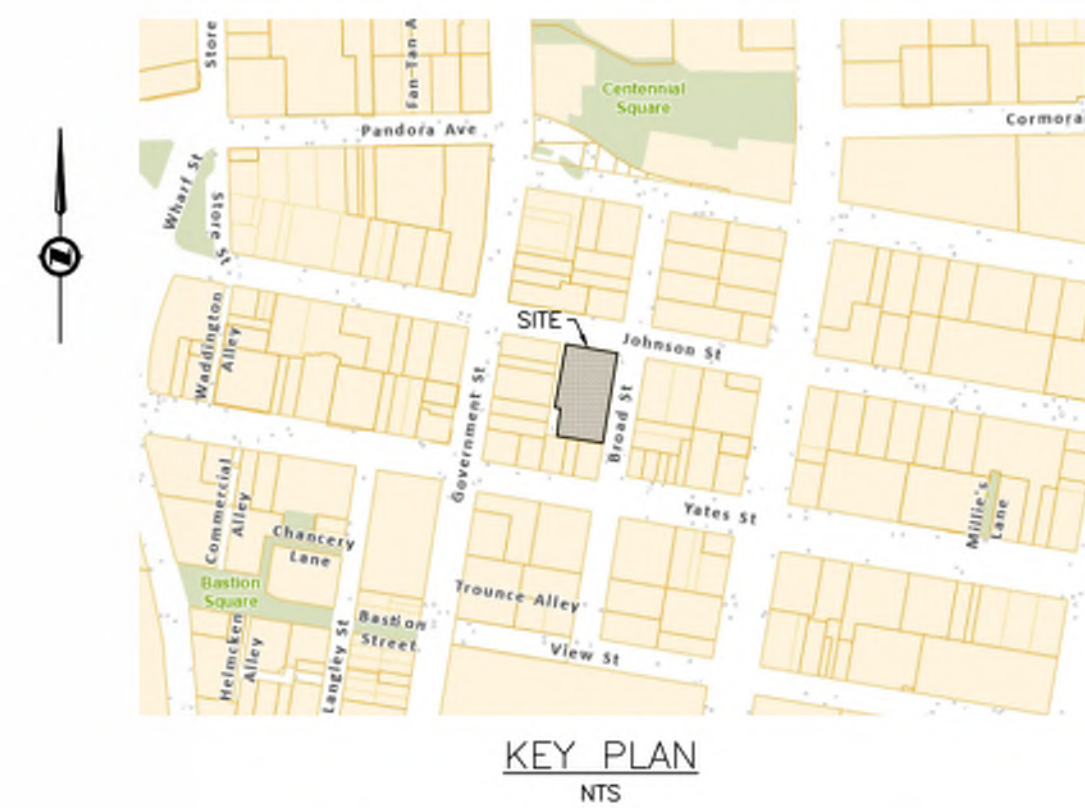
- 01 CONTRACTOR TO REINSTATE FRONTAGE INCLUDING GUTTER, SIDEWALK, BOULEVARD, BRICK WORK AND PARKING TO CENTERLINE AS REQUIRED. SEE LANDSCAPE PLANS FOR PAVEMENT PATTERN AND CONCRETE DETAILS.
- 02 CONTRACTOR TO INSTALL 6.0m DRIVEWAY COMPLETE WITH 1.5m FLARES AS PER CITY OF VICTORIA SD C7a HIGHWAY ACCESS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

UTILITIES

- 01 PROPOSED VISTA SWITCH AND HYDRO SERVICING LOCATION. REFER TO BC HYDRO PLANS FOR DETAILS.

MISCELLANEOUS

- 01 PROPOSED BOULEVARD TREES COMPLETE WITH GRATES AS PER CITY OF VICTORIA SPECIFICATIONS. SEE LANDSCAPE PLANS FOR DETAILS.
- 02 CONTRACTOR TO REINSTATE CROSSWALK AND LINE PAINT AS REQUIRED. PAINT TO BE THERMOPLASTIC AS PER TAC SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL PAINT LOCATIONS AND SPECIFICATIONS WITH THE CITY OF VICTORIA AT TIME OF CONSTRUCTION.
- 03 CONTRACTOR TO REINSTATE WHITE AND YELLOW CURB PAINTING ON JOHNSON STREET REQUIRED.
- 04 EXISTING STREETLIGHT TO BE RETAINED. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- 05 CONTRACTOR TO INSTALL NEW STREETLIGHTS AS PER CITY OF VICTORIA STANDARDS. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- 06 CONTRACTOR TO RELOCATE EXISTING STREETLIGHT AS REQUIRED. SEE LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS.
- 07 CONTRACTOR TO REMOVE AND REPLACE EXISTING PARKING POSTS AND METER KIOSK ON BROAD STREET TO THE SATISFACTION OF THE CITY OF VICTORIA.
- 08 CONTRACTOR TO RE/RE SIGNAGE ON JOHNSON AND BROAD STREET FRONTAGE AS REQUIRED. CONTRACTOR TO COORDINATE WITH THE CITY OF VICTORIA.



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

BENCHMARK: MONUMENT 17-33
ELEV. 17.88m

CHARD DEVELOPMENTS
1324 BROAD STREET
SITE SERVICING PLAN

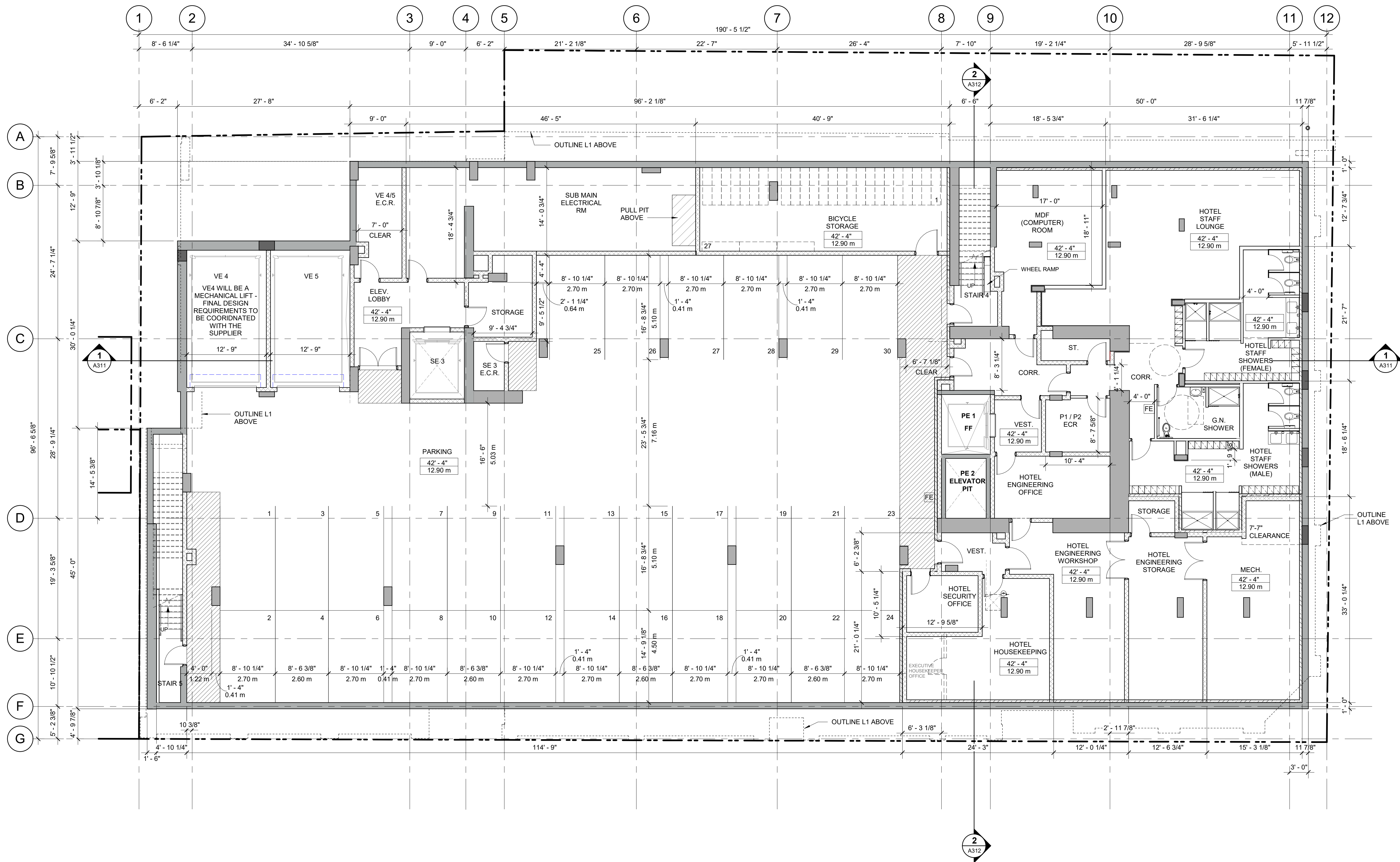
Scale 1:200 Scale N/A
horiz. vert.
Sheet 1 of 1
Eng. Project No. 33915
Drafted by. JA



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

ISSUED FOR DEVELOPMENT PERMIT

W:\Projects\33915 - Chard Development - 1324 Broad St\07 - Engineering\02 - Drawings & Sketches (Eng)\33915 - DESIGN.dwg Plot Date: October 22, 2024

**1**
A311
LEVEL P1
SCALE: 1/8" = 1'-0"

Car Parking Stalls			
Level	Regular Stalls	Tandem*	Total
LEVEL P1	18	12	30

Bike Stalls			
Level	Horizontal Stalls	Vertical Stalls	Total
LEVEL P1	27	0	27

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



Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL P1

Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A201

Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-21

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



Sea

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 1

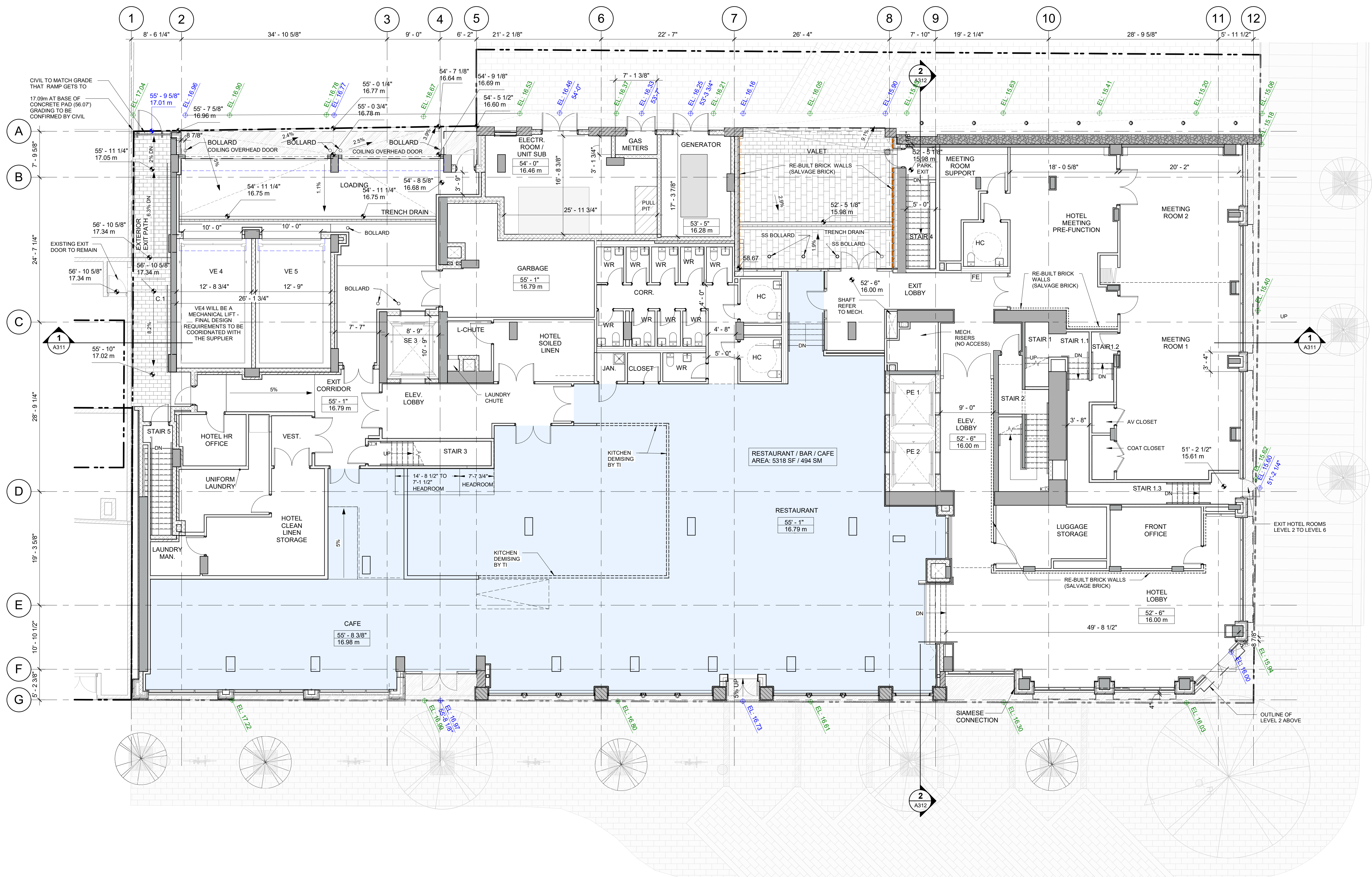
Drawing

Scale $1/8" = 1'-0"$

Project 222021

She

A202



1
A301

LEVEL 1

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



Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 2

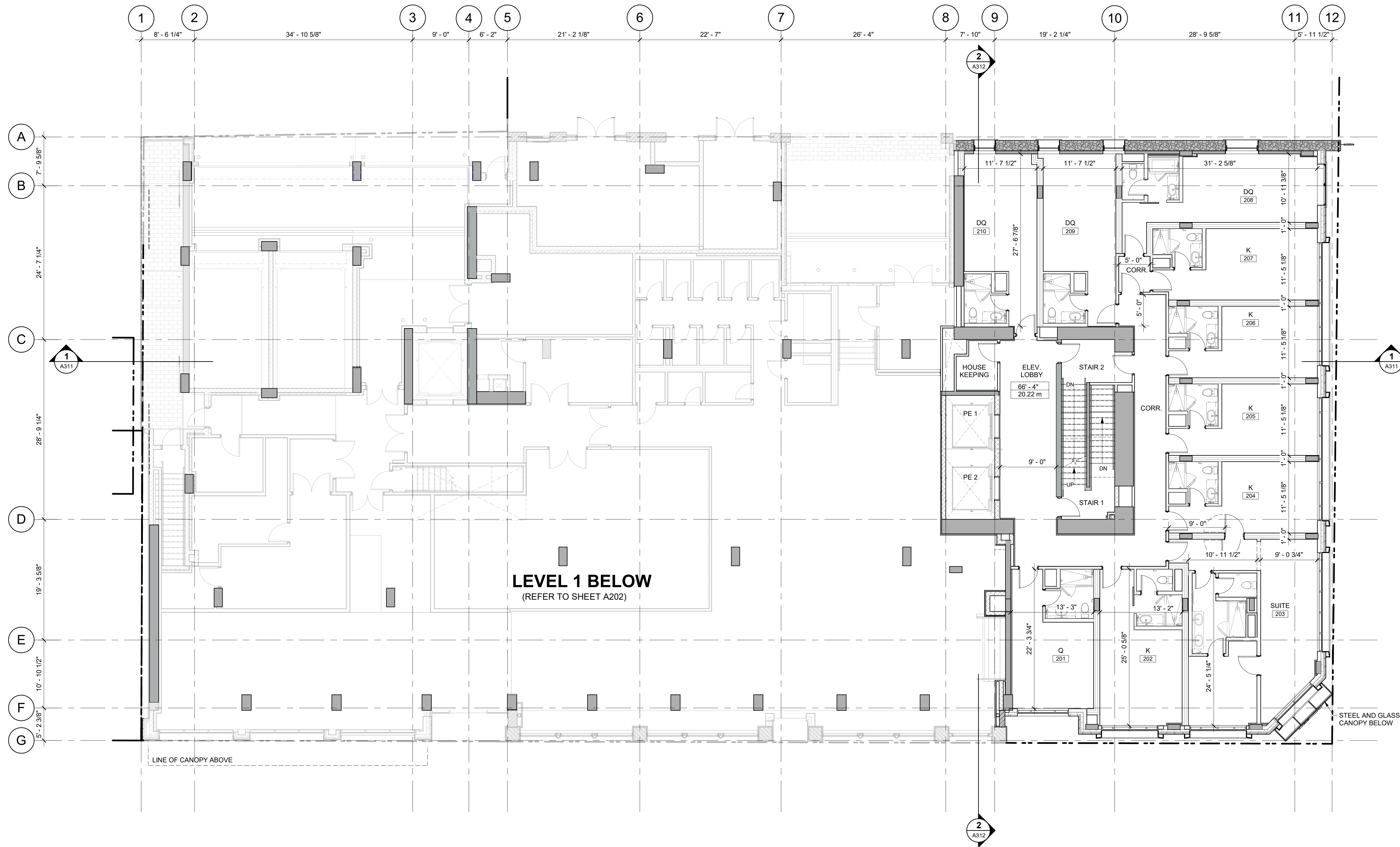
Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A203

1
A301
LEVEL 2

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

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	8	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
TOTAL	4	45	103	14	166

WALL MATERIALS:

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



Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 3

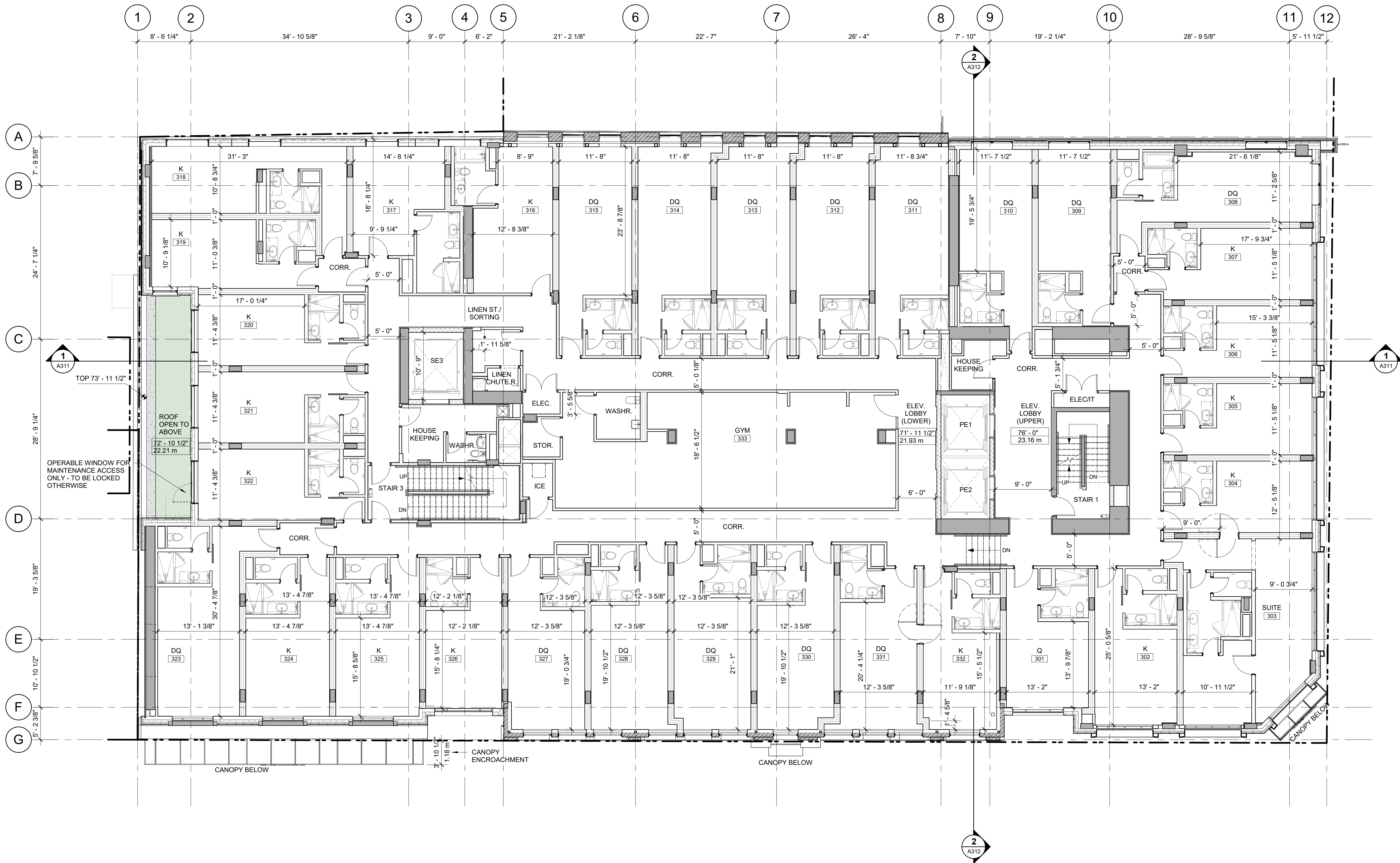
Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A204

1
A301
LEVEL 3
SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	8	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
TOTAL	4	45	103	14	166

WALL MATERIALS:

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



Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 4
(CROSSOVER
FLOOR)

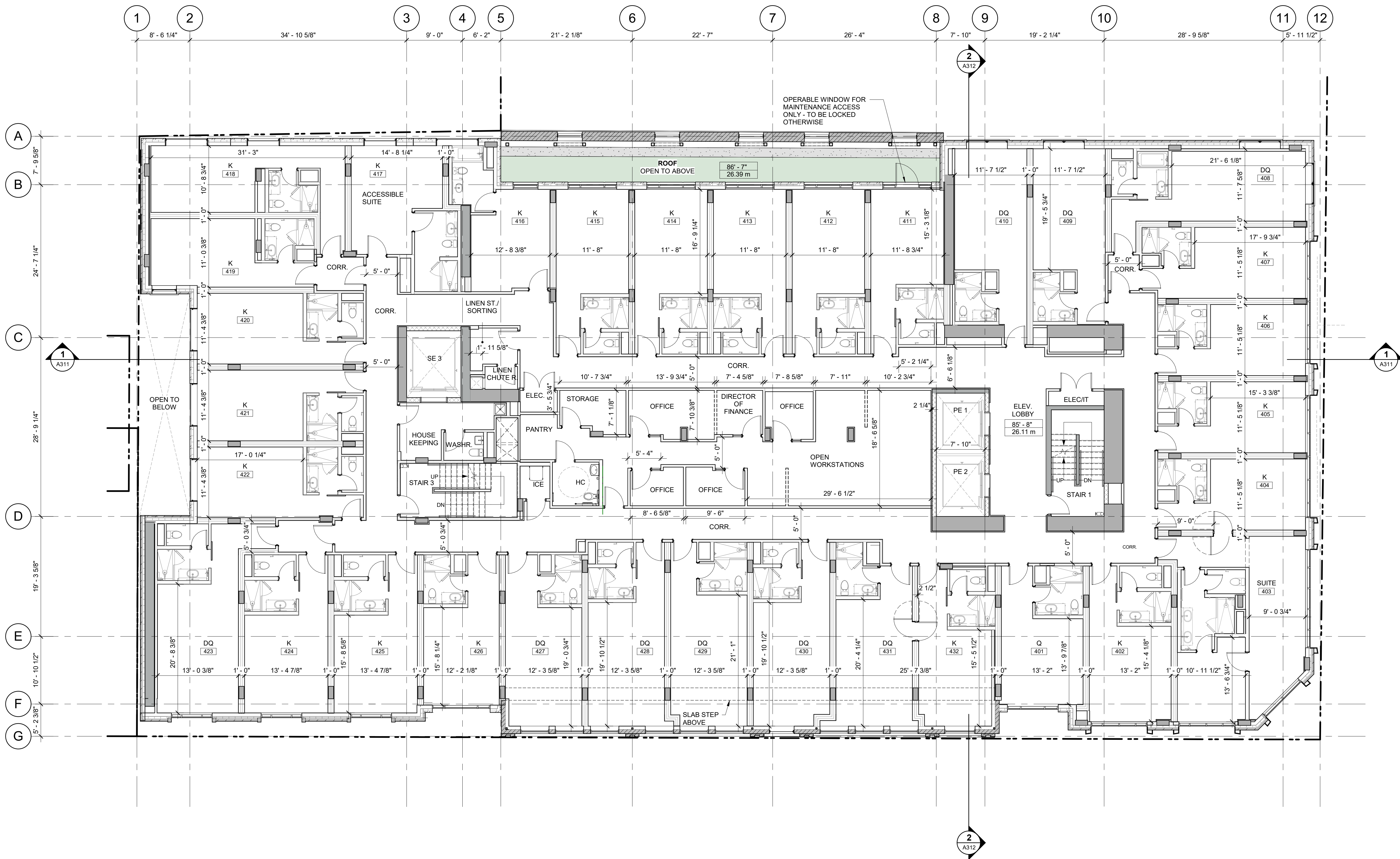
Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A205

1
A301
LEVEL 4
SCALE: 1/8" = 1'-0"

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	8	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
TOTAL	4	45	103	14	166

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



Seal

BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.

Project

LEVEL 5

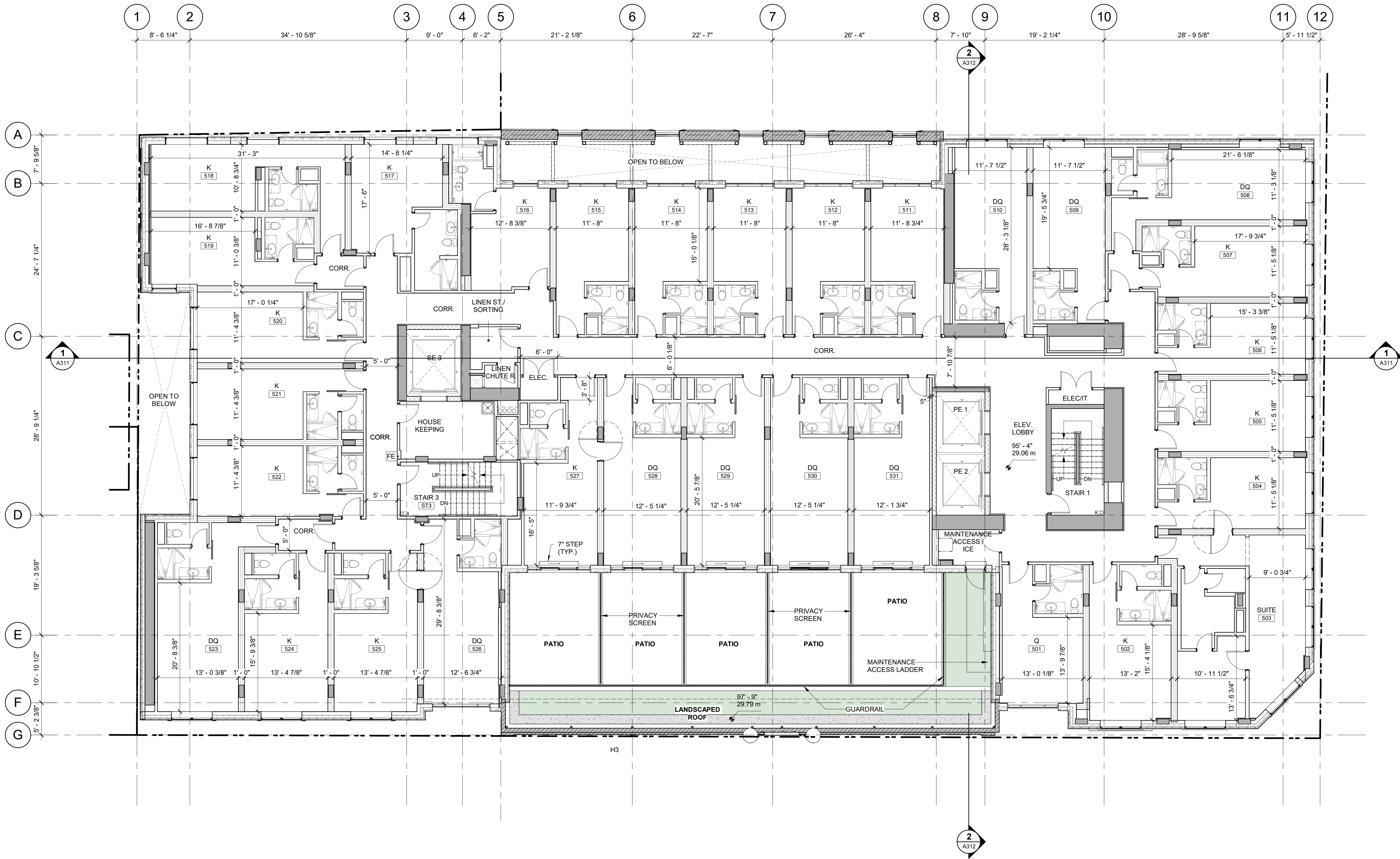
Drawing

Scale 1/8" = 1'-0"

Project 222021

Sheet

A206



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

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	8	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
TOTAL	4	45	103	14	166

LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	8	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
TOTAL	4	45	103	14	166

ROOM COUNT SCHEDULE					
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL
Not Placed	0	0	0	0	0
LEVEL 2	1	3	5	1	10
LEVEL 3	1	14	16	1	32
LEVEL 4	1	9	21	1	32
LEVEL 5	1	9	20	1	31
LEVEL 6	0	0	21	0	29
LEVEL 7	0	2	11	5	18
LEVEL 8	0	0	9	5	14
ROOF PLAN	0	0	0	0	0
	4	45	103	14	166

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

ROOM COUNT SCHEDULE						
LEVEL	Q	DOUBLE QUEEN	KING	SUITE	TOTAL	
Not Placed	0	0	0	0	0	
LEVEL 2	1	3	5	1	10	
LEVEL 3	1	14	16	1	32	
LEVEL 4	1	9	21	1	32	
LEVEL 5	1	9	20	1	31	
LEVEL 6	0	8	21	0	29	
LEVEL 7	0	2	11	5	18	
LEVEL 8	0	0	9	5	14	
ROOF PLAN	0	0	0	0	0	
TOTAL	4	45	103	14	166	

Sheet **A301**

CONSERVATION STRATEGY:

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

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

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

EXTERIOR RUBBLE STONE WALL TO BE PRESERVED (TYP.)

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

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

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

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

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

PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

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

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

REHABILITATE STREET LEVEL BRICK WALL AND FENESTRATION OF REAR ELEVATION TO SUIT NEW USE AND INTERIOR LAYOUT.

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

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

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

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



P-3 METAL PANEL
DARK GREY



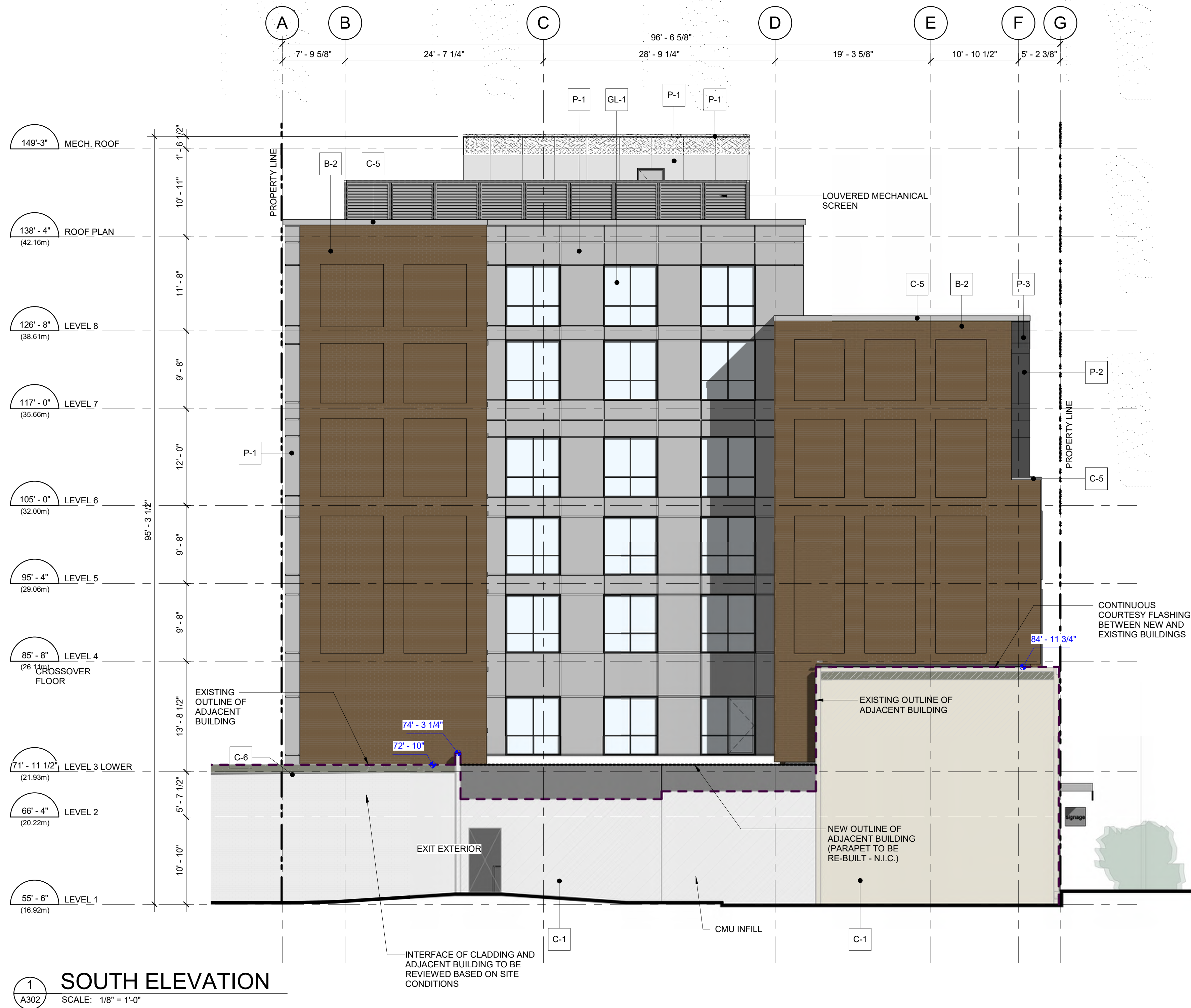
PRELIMINARY COLOUR TABLE

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

- PAINT COLORS MATCHED FROM BENJAMIN MOORE'S 'HISTORICAL VANCOUVER TRUE COLOURS'
- PRIOR TO INSTALLATION SAMPLES OF NOTED COLORS TO BE PLACED ON THE BUILDING TO BE VIEWED IN NATURAL LIGHT BY PROJECT HERITAGE CONSULTANT.

MATERIAL LEGEND

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



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

CONSERVATION STRATEGY:

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

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

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

EXTERIOR RUBBLE STONE WALL TO BE PRESERVED (TYP.)

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

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

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

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

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

PAINT SANDSTONE WITH BREATHABLE MINERAL PAINT.

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

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

REHABILITATE STREET LEVEL BRICK WALL AND FENESTRATION OF REAR ELEVATION TO SUIT NEW USE AND INTERIOR LAYOUT.

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

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

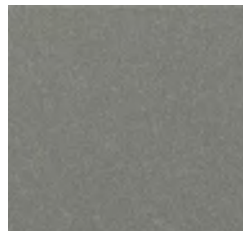
COLOUR SCHEME:
REFER TO CONSERVATION PLAN FOR COLOUR SCHEME FOR PAINTED ELEMENTS OF RETAINED FRONT AND REAR ELEVATIONS.

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



P-3 METAL PANEL
DARK GREY



PRELIMINARY COLOUR TABLE

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

1. PAINT COLORS MATCHED FROM BENJAMIN MOORE'S 'HISTORICAL VANCOUVER TRUE COLOURS'
2. PRIOR TO INSTALLATION SAMPLES OF NOTED COLORS TO BE PLACED ON THE BUILDING TO BE VIEWED IN NATURAL LIGHT BY PROJECT HERITAGE CONSULTANT.

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

MATERIAL LEGEND

B-1	BRICK (FOREST BLEND, NORMAN SIZE BRICK)
B-2	BRICK (WHEAT, NORMAN SIZE BRICK)
C-1	SEALED EXPOSED CONCRETE
C-3	PRECAST CONCRETE PANEL (EXPOSED)
C-4	PRECAST CONCRETE FRAME (EXPOSED)
C-5	PRECAST CONCRETE PARAPET (EXPOSED)
C-6	PRECAST CONCRETE HEADER/SILL (EXPOSED)
CA-1	STEEL AND GLASS CANOPY
EB-1	EXISTING BRICK
EG-1	REHABILITATED HISTORICALLY COMPATIBLE WINDOW
ES-1	EXISTING STONE
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Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-21

Seal
BROAD STREET

1312-1324 BROAD STREET
VICTORIA, B.C.
Project
BUILDING ELEVATION
EAST

Drawing
Scale 1/8" = 1'-0"
Project 222021
Sheet
A303

CONSERVATION STRATEGY:

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

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

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

TILE COLOUR

P-1 METAL PANEL
LIGHT GREY



P-3 METAL PANEL
DARK GREY



PRELIMINARY COLOUR TABLE

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Sandstone	Mineral Paint matched to Haddington Grey	Beek or Keim		Flat
Cast Iron Columns	Blackwatch Green Pratt & Lambert	19-17		Gloss

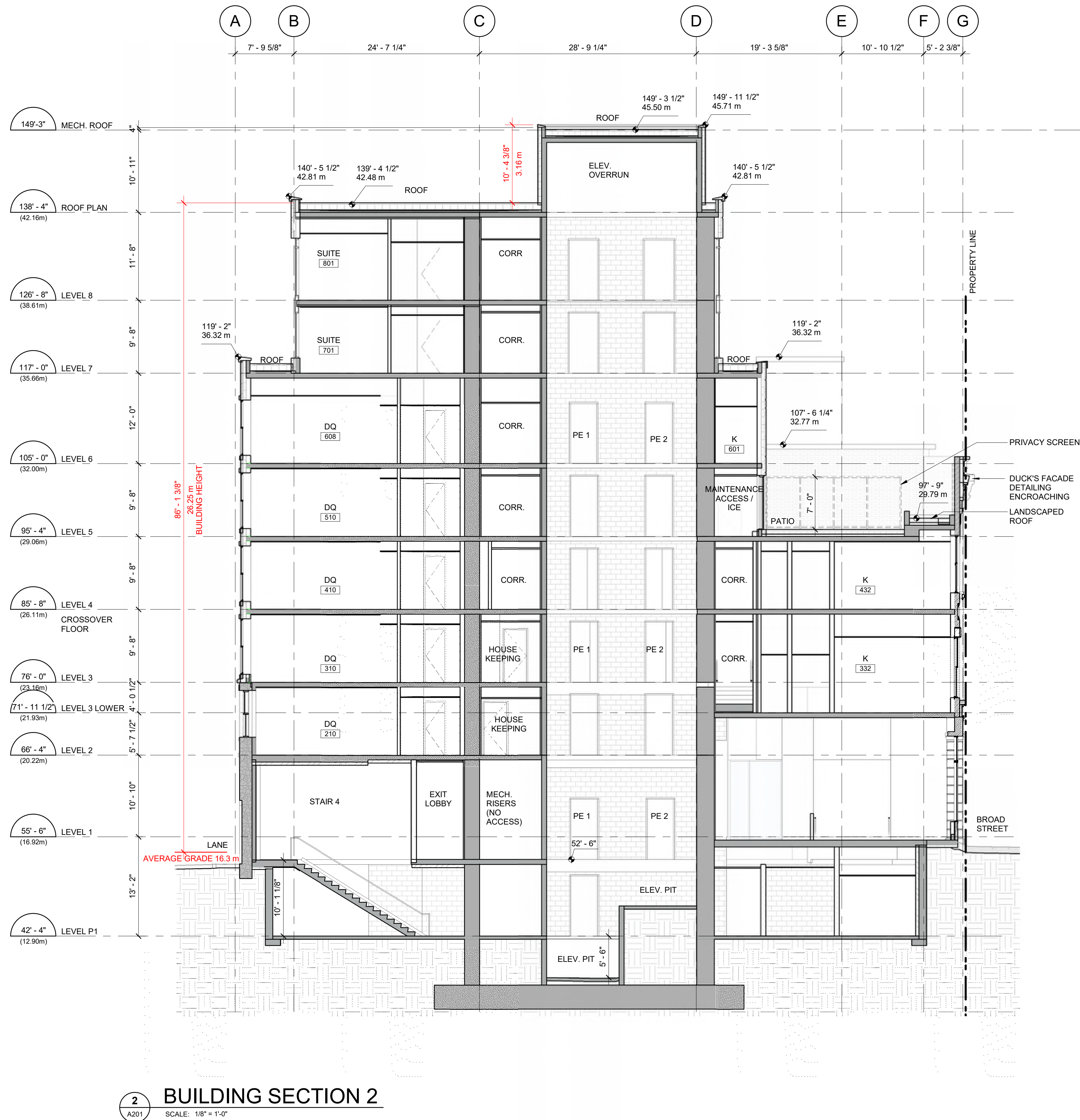
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Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-21

Seal
BROAD STREET

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

Drawing
Scale 1" = 20'-0"
Project 222021
Sheet
A501



3 EAST ELEVATION CONTEXT PROPOSED
A501 SCALE: 1" = 20'-0"



1 EAST ELEVATION CONTEXT EXISTING
A501 SCALE: 1" = 20'-0"



4 NORTH ELEVATION CONTEXT PROPOSED
A501 SCALE: 1" = 20'-0"



2 NORTH ELEVATION CONTEXT EXISTING
A501 SCALE: 1" = 20'-0"



JOHNSON STREET

LONDON FLATS
1313 BROAD STREET

ROBINSON'S OUTDOOR STORE
1307 BROAD STREET

META YOGA
1303 BROAD STREET

YATES STREET

1 BROAD STREET CONTEXT FACING EAST
SCALE: N/A



606 - 614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

2 JOHNSON STREET CONTEXT FACING NORTH
SCALE: N/A



1298 BROAD STREET SQUARE



AUDIO VIDEO REPLAY
620 JOHNSON STREET



631 - 635 JOHNSON STREET



605 - 613 JOHNSON STREET

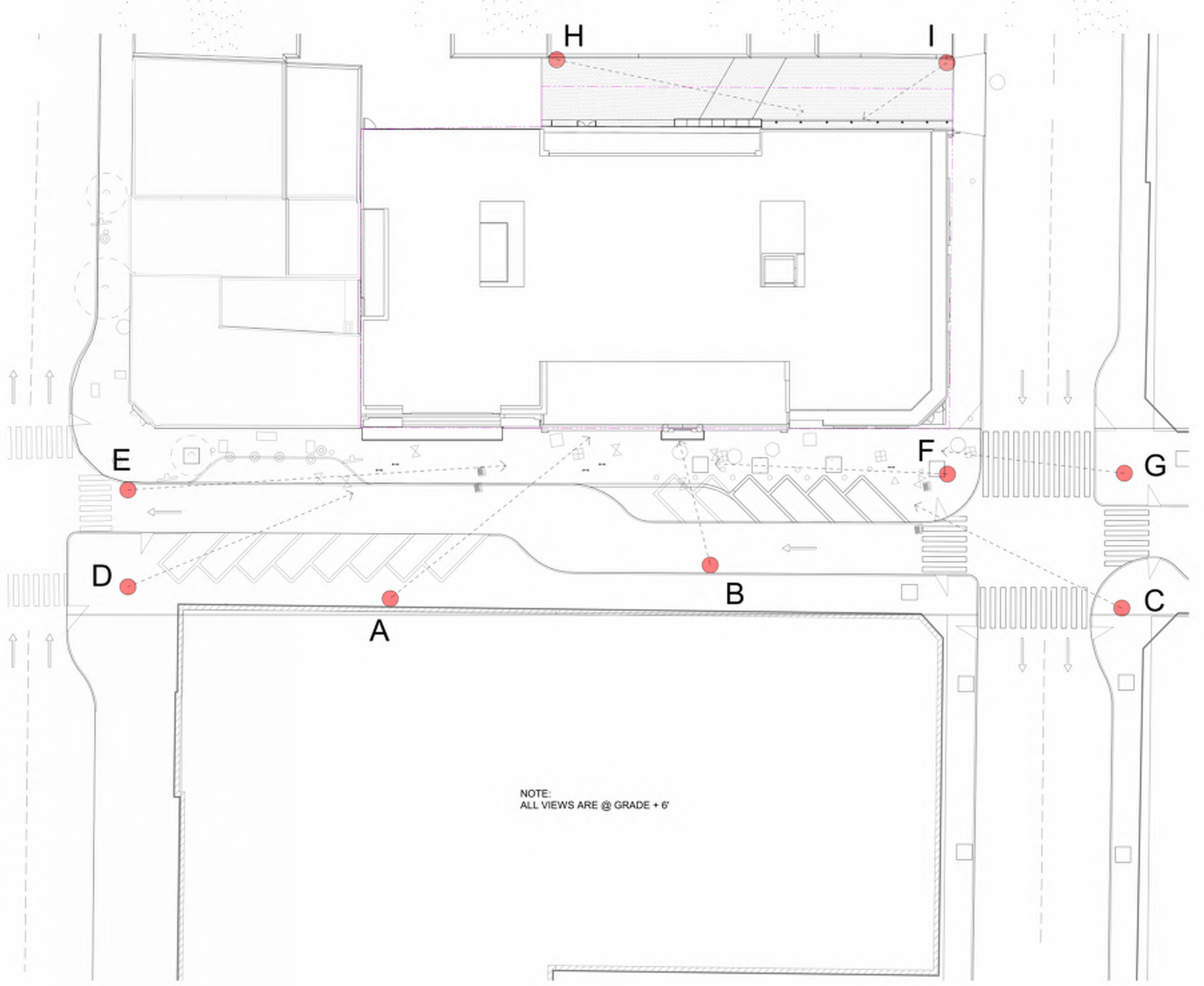
3 BROAD STREET CONTEXT FACING WEST
SCALE: N/A

4 JOHNSON STREET CONTEXT FACING SOUTH
SCALE: N/A

Revisions	YYYY-MM-DD
1 ISSUED FOR HRA	2024-10-21

BROAD STREET

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



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



2 YATES TO JOHNSON EAST - A
A503 SCALE:



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



4 BROAD & JOHNSON - C
A503 SCALE:

Seal
BROAD STREET

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

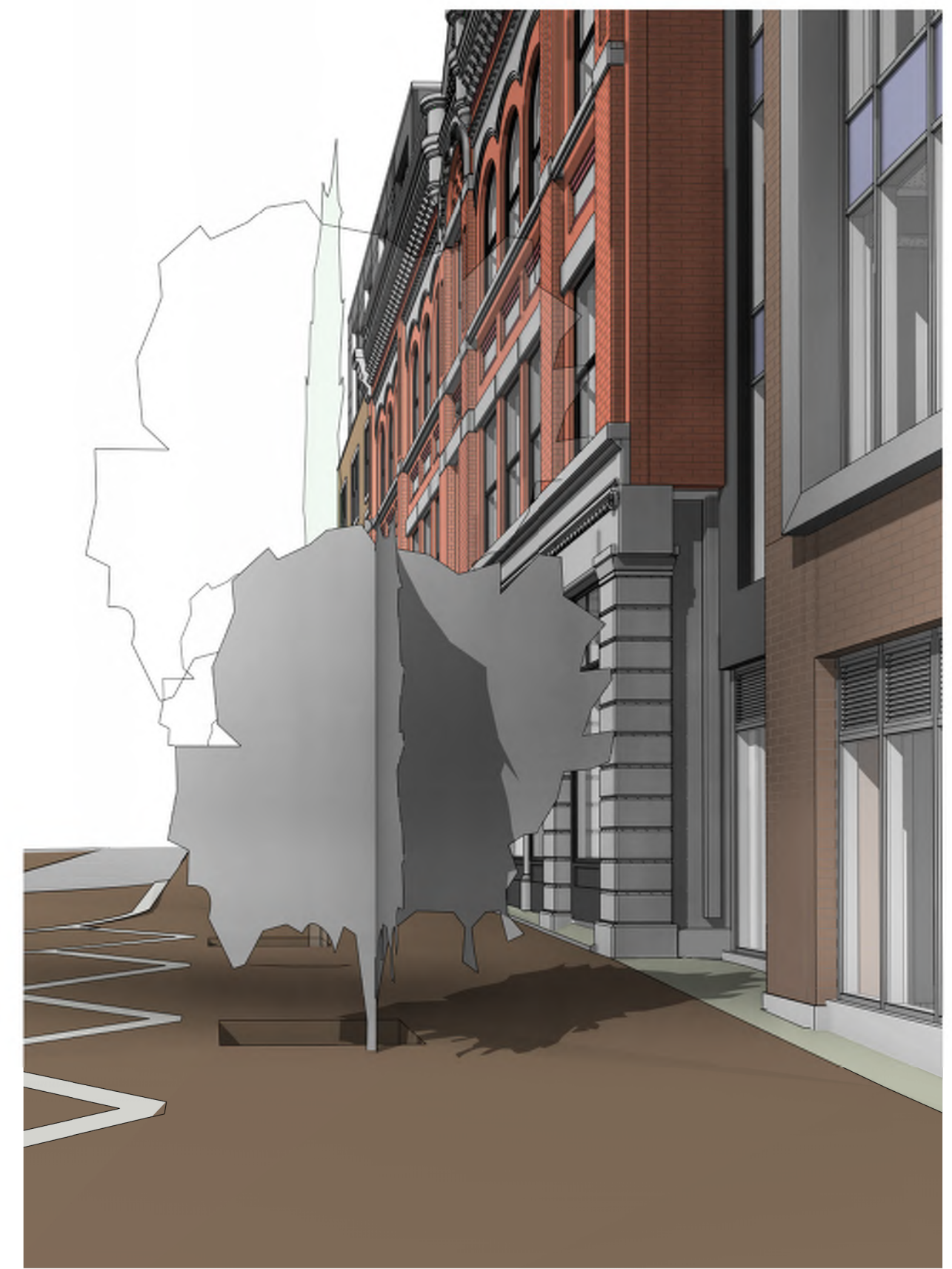
Drawing
Scale 1/8" = 1'-0"
Project 222021
Sheet A503



1 YATES & BROAD - D
SCALE: N/A



2 YATES & BROAD - E
SCALE: N/A



3 BROAD & JOHNSON - F
SCALE: N/A



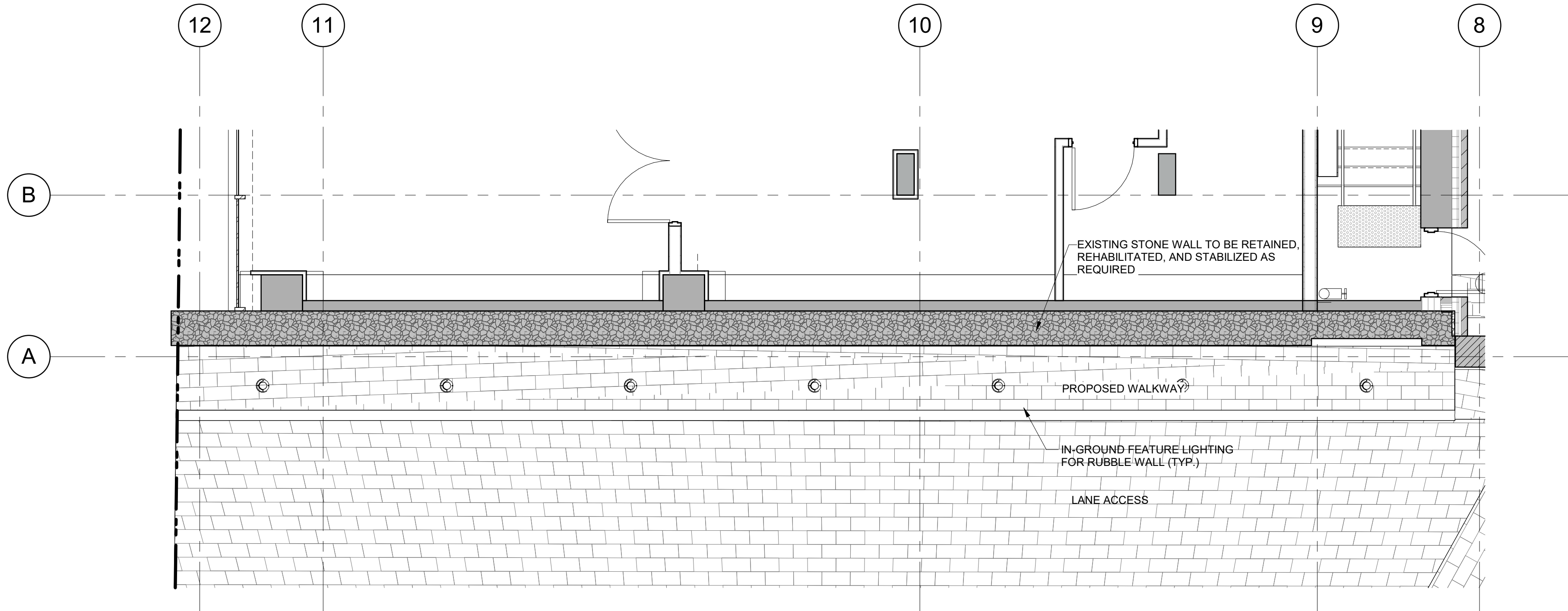
4 BROAD & JOHNSON - G
SCALE: N/A



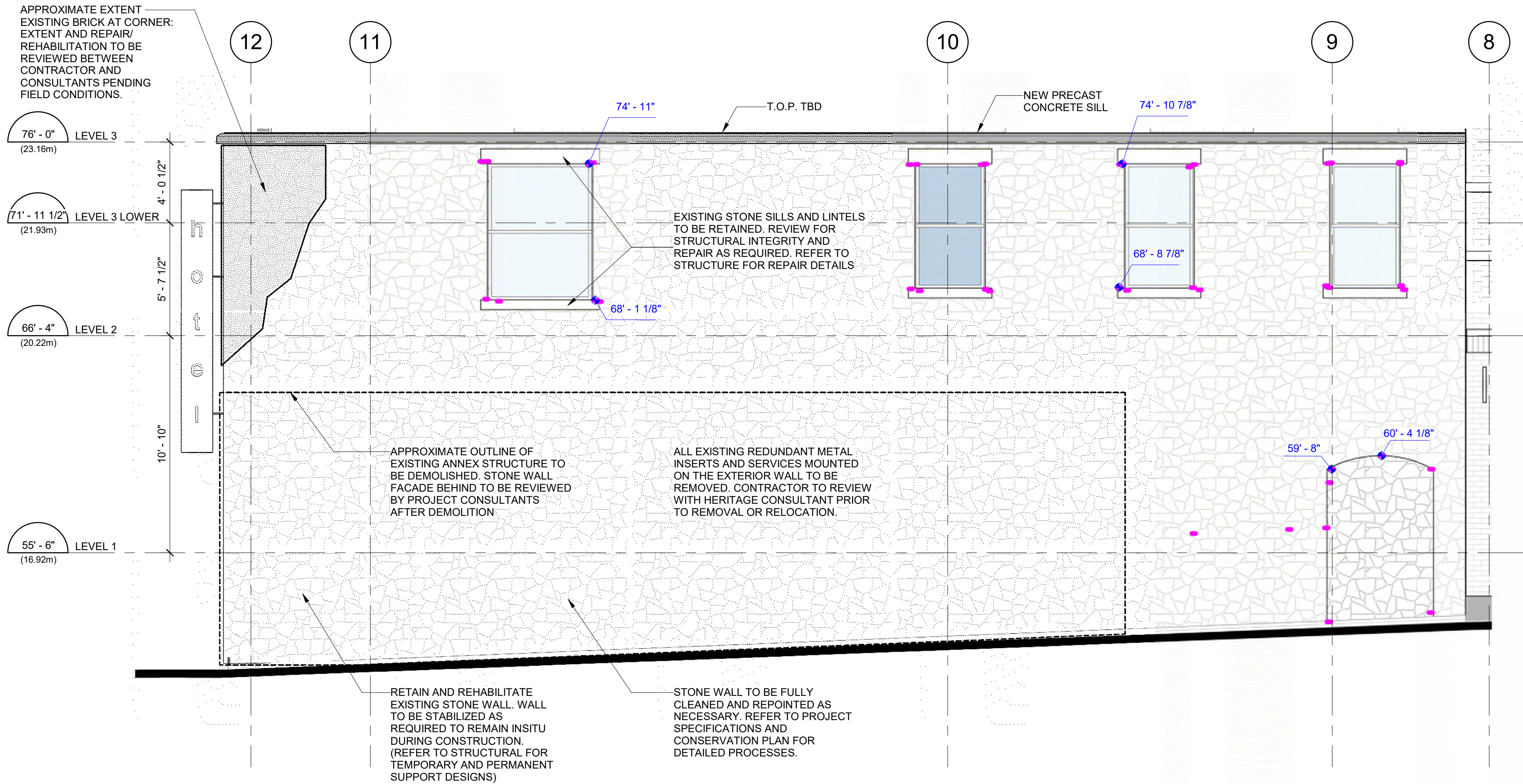
5 LANEWAY TO JOHNSON - H
SCALE: N/A



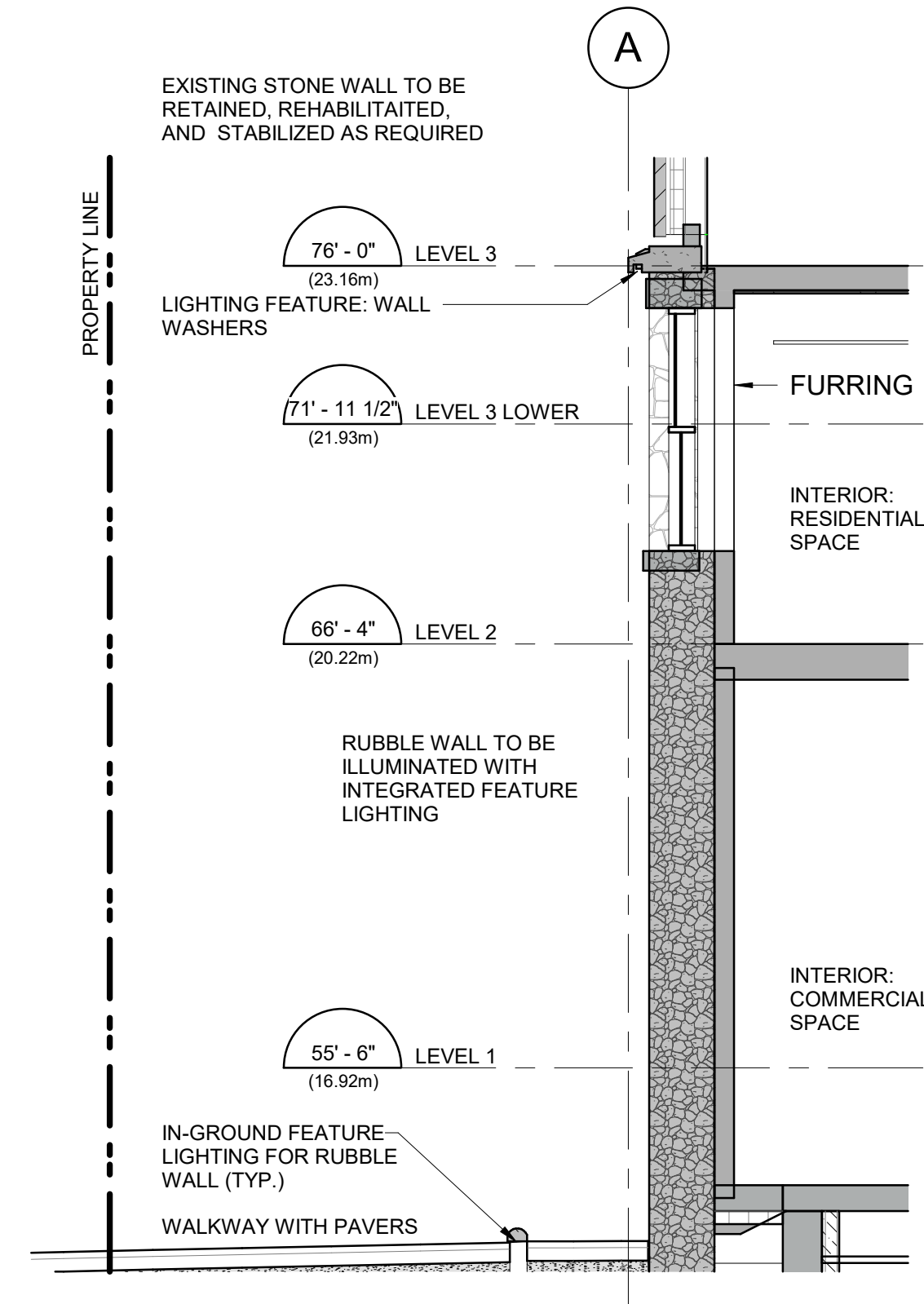
6 LANEWAY STONEWALL - I
SCALE: N/A



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



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

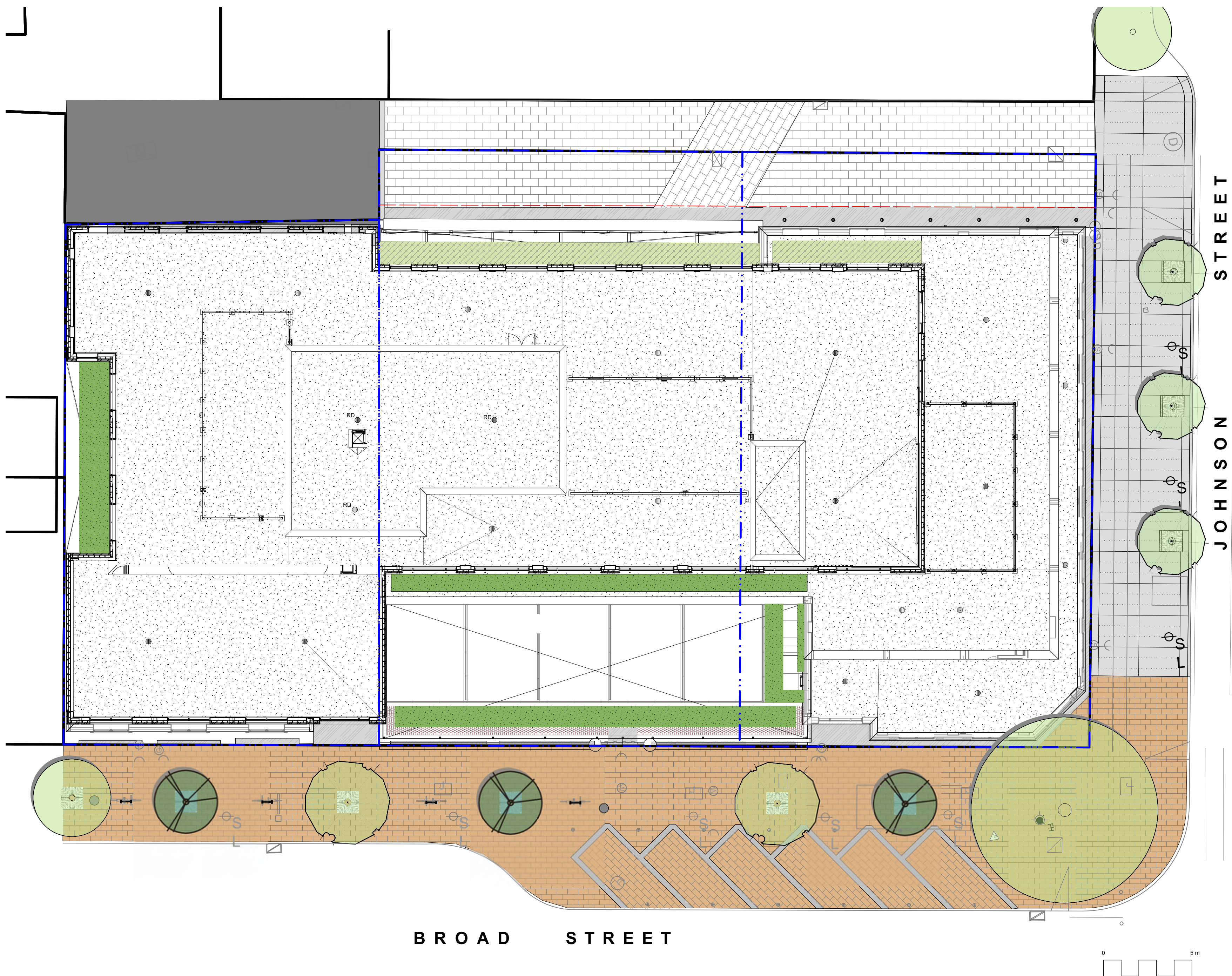


2 STONE WALL SECTION
SCALE: 1/4" = 1'-0"

1312-1314 BROAD STREET

VICTORIA BC

KEY PLAN

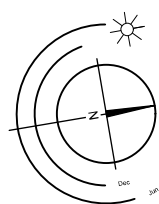


Landscape Sheets

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



NOT FOR CONSTRUCTION



1	DP	2024-10-22
No.	Issued For	Issue Date



client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title

Cover

project no.	123.13
scale	1:150 @ 24"x36"
drawn by	ML/SC
checked by	SM
sheet no.	L0.00

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined in the drawings or outside of the limits of disturbance to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

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

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

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

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

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

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

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

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

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

1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Please contact Tom Sherbo, tsherbo@victoria.ca and copy tsherbo@victoria.ca on the required inspection time to schedule an inspection.
3. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepreprints@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.

1. The following inspections are required for all off-site horticulture areas:
 - (1) Excavated and scarified subgrade prior to placement of growing media.
 - (2) Installed and prepared growing media prior to planting.
 - (3) Plant material on-site prior to planting.
 - (4) Planted landscape prior to mulch installation.
 - (5) At time that planted and mulched landscape meets the conditions for Total Performance as required by MMCD.

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

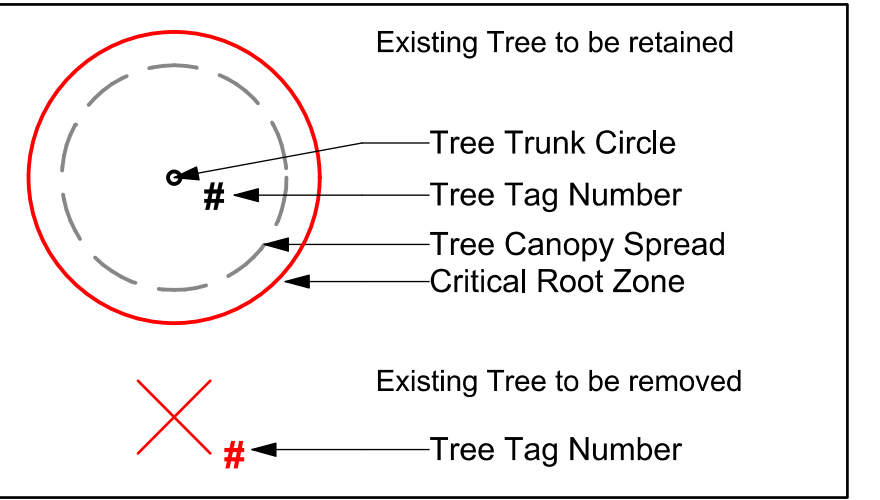
APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MINUM	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BN	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CF	CAST IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PE	POLYURETHANE
CLR	CLEARANCE	PI	POINT OF INTERSECTION
CM	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CU M	CUBIC METRE	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE(D)
DIM	DIMENSION	REQD	REQUIRE(D)
DTL	DETAIL	REV	REVISION
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EAVE	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
E.W.	EACH WAY	SPECS	SPECIFICATIONS
EXIST	EXISTING	SQ M	SQUARE METRE
EXP	EXPANSION, EXPOSED	ST	STORM SEWER
FFE	FINISHED FLOOR ELEVATION	STA	STATION
FL	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	SYM	SYMMETRICAL
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FT	FOOT (FEET)	TC	TOP OF CURB
FTTG	FOOTING	TF	TOP OF FOOTING
FTG	GAUGE	TH	THICK
GR	GENERAL	TOPO	TOPOGRAPHY
GEN	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF WALL
IND	INSIDE DIAMETER	TYP	TYPICAL
IN	INVERT ELEVATION	VAR	VARIES
IN	INCHES	VOL	VOLUME
INCL	INCLUDE(D)	W	WITH
JL	JOINT	W/O	WITHOUT
JT	JOINT	WT	WEIGHT
LP	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWF	WELDED WIRE FRAME
		YD	YARD

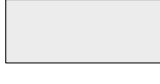
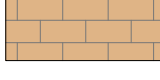
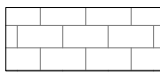
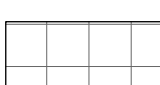
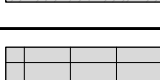
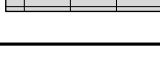
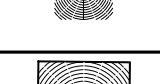
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval
	Extent of Existing Treeline
	SPEA
	RAR Setback

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

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

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



MATERIALS LEGEND			DETAIL
		Municipal Sidewalk Cast in Place Concrete with Fine Broom finish, Tooled Joints and Basalt Banding, as per City of Victoria Streetscape Guidelines.	Refer to Civil
		Asphalt Paving	Refer to Civil
		Broad Street Paving Specialty Red Brick Paving, mortar set, to match existing	Refer to Civil
1.0	HARDSCAPE SURFACES		DETAIL/ SPEC NO.
1.1		Concrete Unit Paving - Vehicular Belgard Standard Series, 80 mm thickness, herringbone pattern, shadow grey colour	1-L3.01 32 14 3
1.2		Unit Paver - On Pedestal Belgard Texada Slab, Natural Colour	2-L3.01 32 14 13
1.3		Concrete Paving Sawcut control joints, light broom finish	Refer to Arch, Structural
1.4		Stamped Concrete Pattern to be reviewed with consultant prior to installation.	Refer to Arch, Structural
1.5		Concrete Band 300mm wide	3-L3.01 32 14 13
3.0	SOFTSCAPE		DETAIL/ SPEC NO.
3.1		Green Roof Area Next Level TerraExt, 100 mm depth engineered soil, pre-grown roof modules on tray system. Installed by Next Level qualified installer.	1-DET/ L3.01 See Mfr. Spec
5.0	SITE FURNISHINGS		DETAIL/ SPEC NO.
5.1		Bike Rack Downtown Bike rack	4 -L3.01 32 33 00
5.2		Single Globe Light To match existing, refer to Civil	Refer to Civil
5.3		Tree Grate - Broad Street Square specialty tree grate to match existing	32 33 00
5.4		Tree Grate - Johnson Street 48" W square tree grate	32 33 00
5.5		In Ground Lighting Refer to Electrical for fixture	Refer to Elec.



MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave
Victoria, BC V8Z 3P6

P: 250.412-2891
E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

1	DP	2024-10-22
No.	Issued For	Issue Date



client

CHARD DEVELOPMENT

project

BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

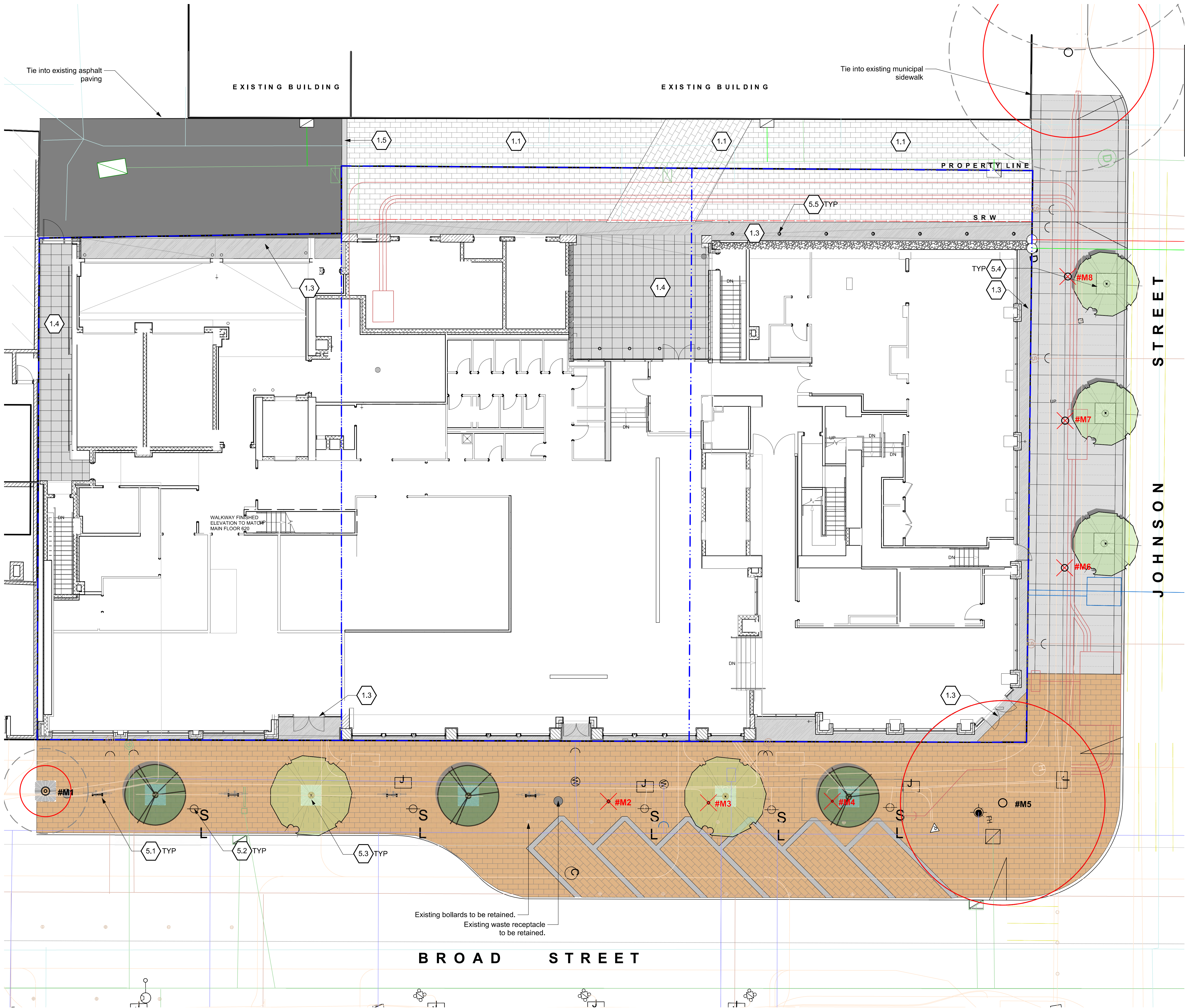
sheet title

**General
Information**

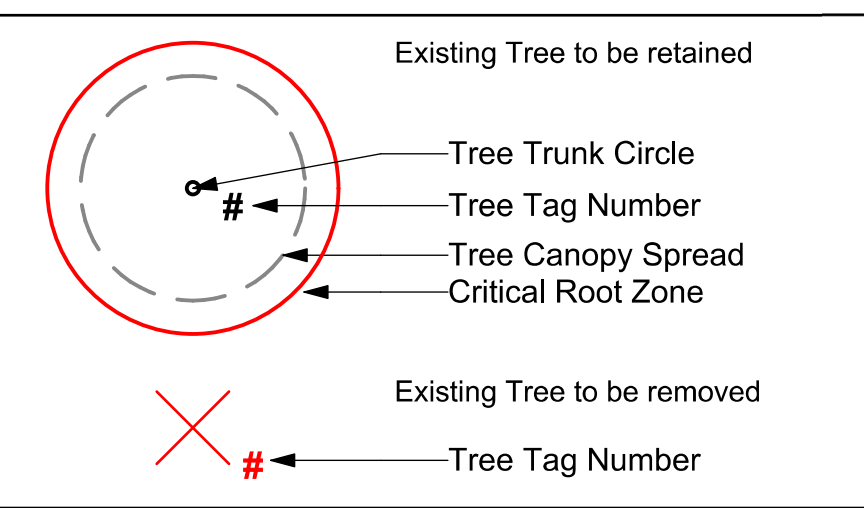
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scale	@ 24"x36"
drawn by	ML/SC
checked by	SM
sheet no.	

L0.01

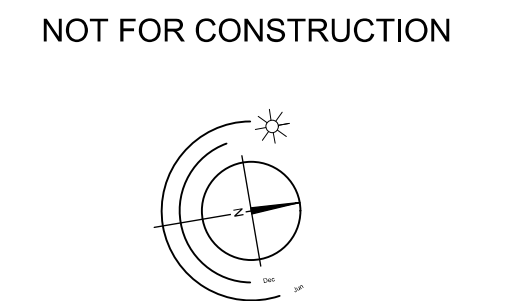
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



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



MATERIALS LEGEND	
	Municipal Sidewalk Cast in Place Concrete with Fine Broom finish, Tooled Joints and Basalt Banding, as per City of Victoria Streetscape Guidelines.
	Asphalt Paving
	Broad Street Paving Specialty Red Brick Paving, mortar set, to match existing
HARDSCAPE SURFACES	
1.1	Concrete Unit Paving - Vehicular Belgard Standard Series, 80 mm thickness, herringbone pattern, shadow grey colour
1.2	Unit Paver - On Pedestal Belgard Texada Slab, Natural Colour
1.3	Concrete Paving Sawcut control joints, light broom finish
1.4	Stamped Concrete Pattern to be reviewed with consultant prior to installation.
1.5	Concrete Band 300mm wide
SOFTSCAPE	
3.1	Green Roof Area Next Level TerraExt, 100 mm depth engineered soil, pre-grown roof modules on tray system. Installed by Next Level qualified installer.
SITE FURNISHINGS	
5.1	Bike Rack Downtown Bike rack
5.2	Single Globe Light To match existing, refer to Civil
5.3	Tree Grate - Broad Street Square specialty tree grate to match existing
5.4	Tree Grate - Johnson Street 48" W square tree grate
5.5	In Ground Lighting Refer to Electrical for fixture



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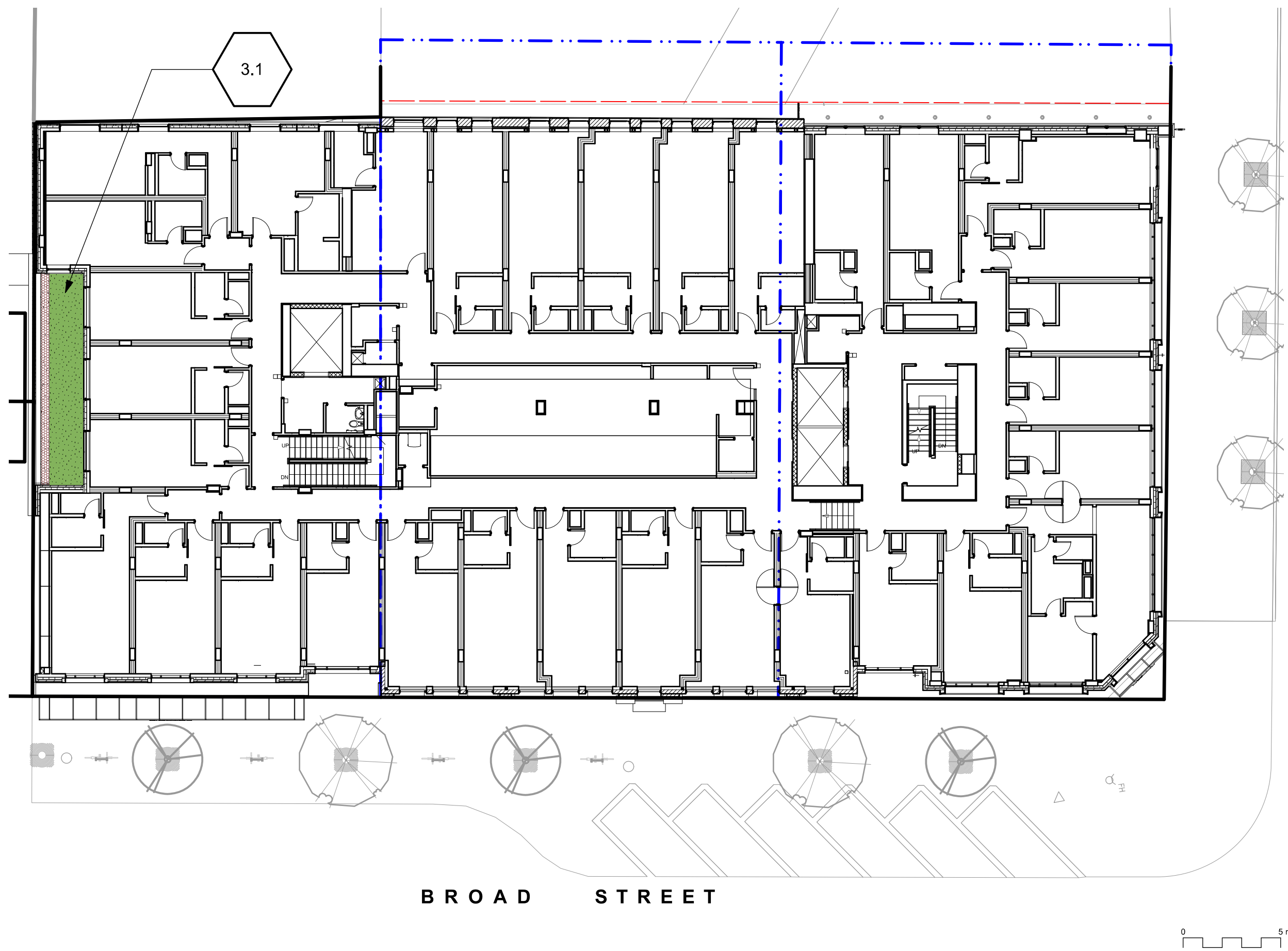
client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

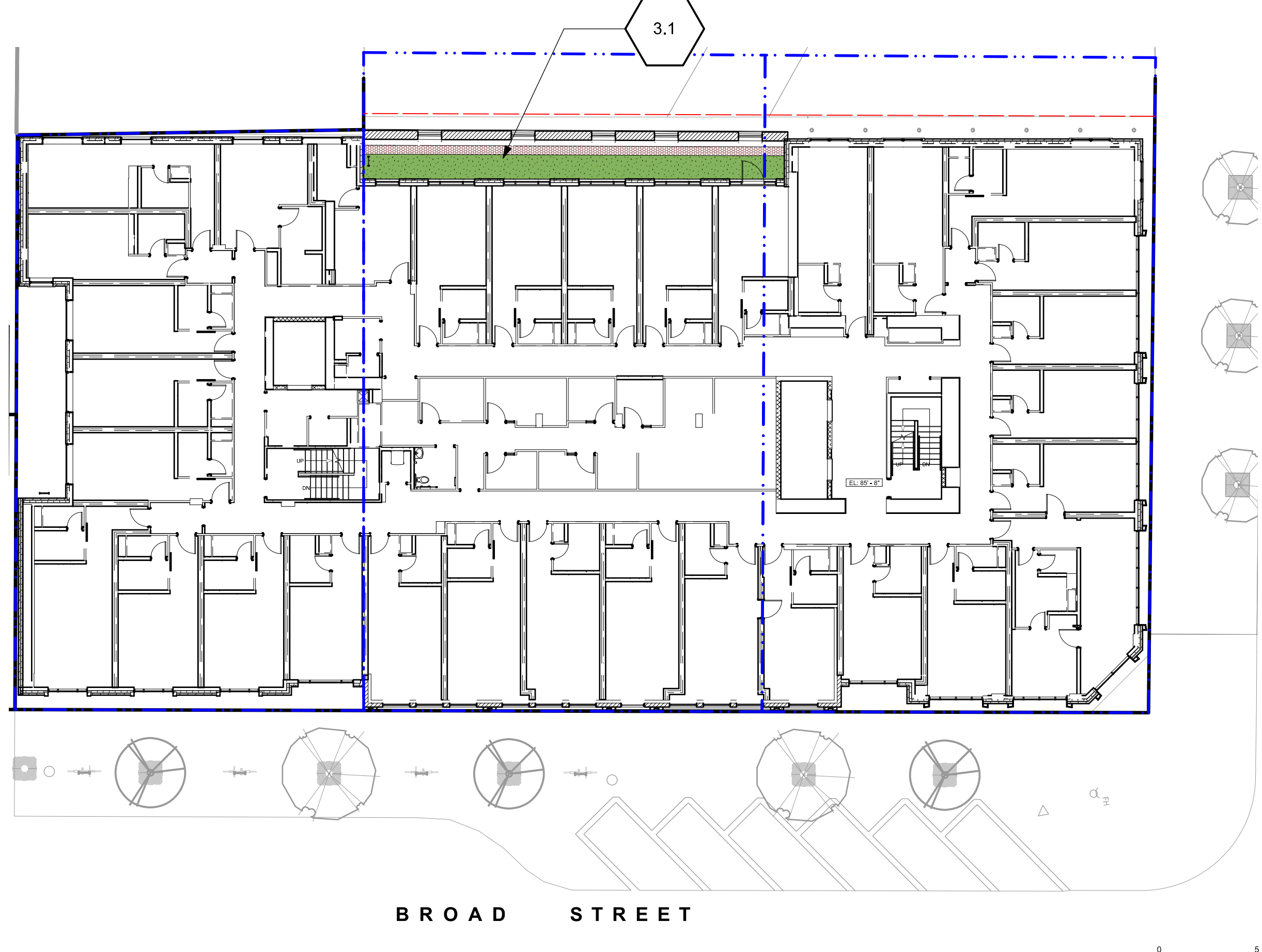
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**Landscape
Materials Plan - At
Grade**

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

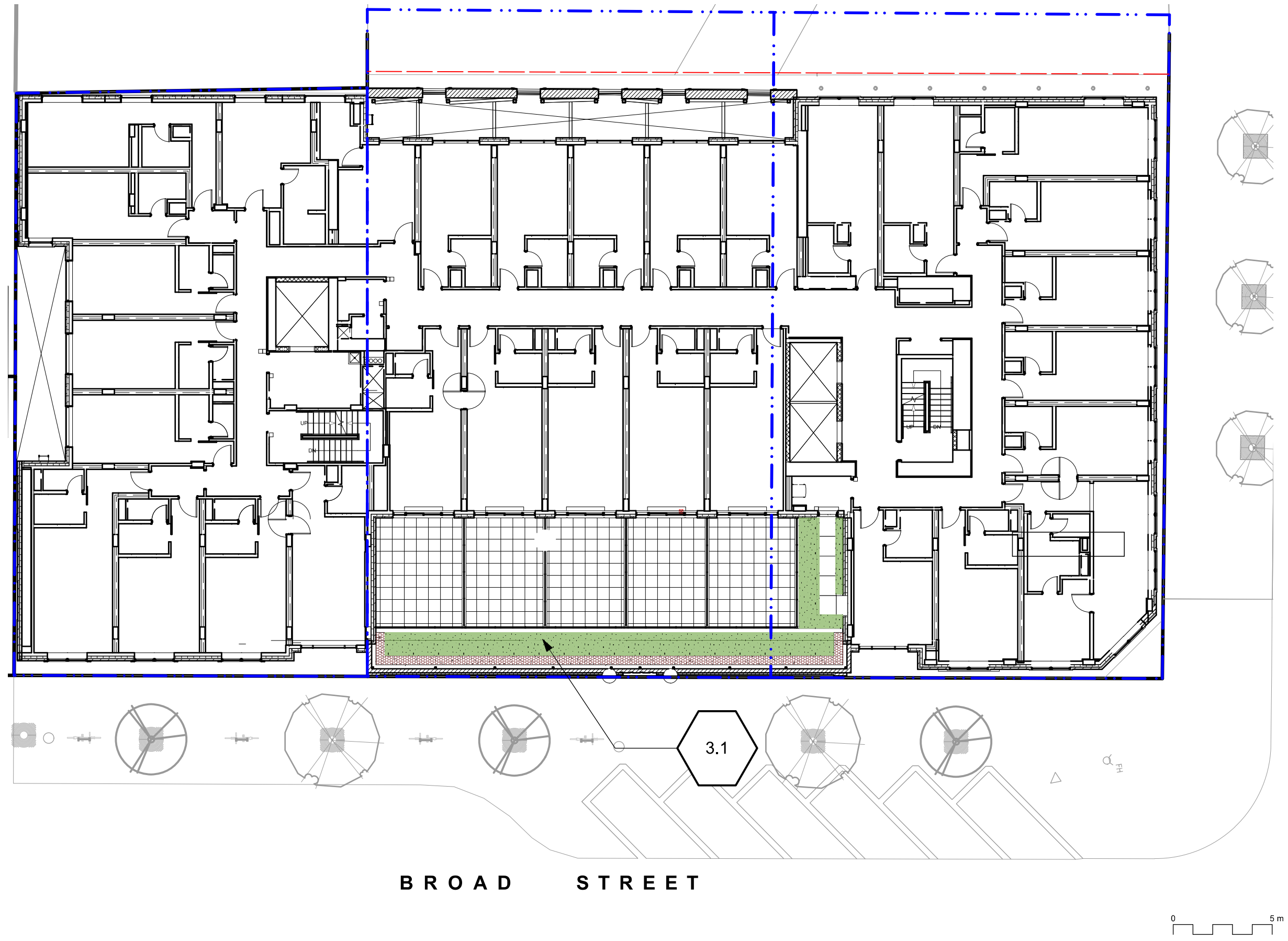
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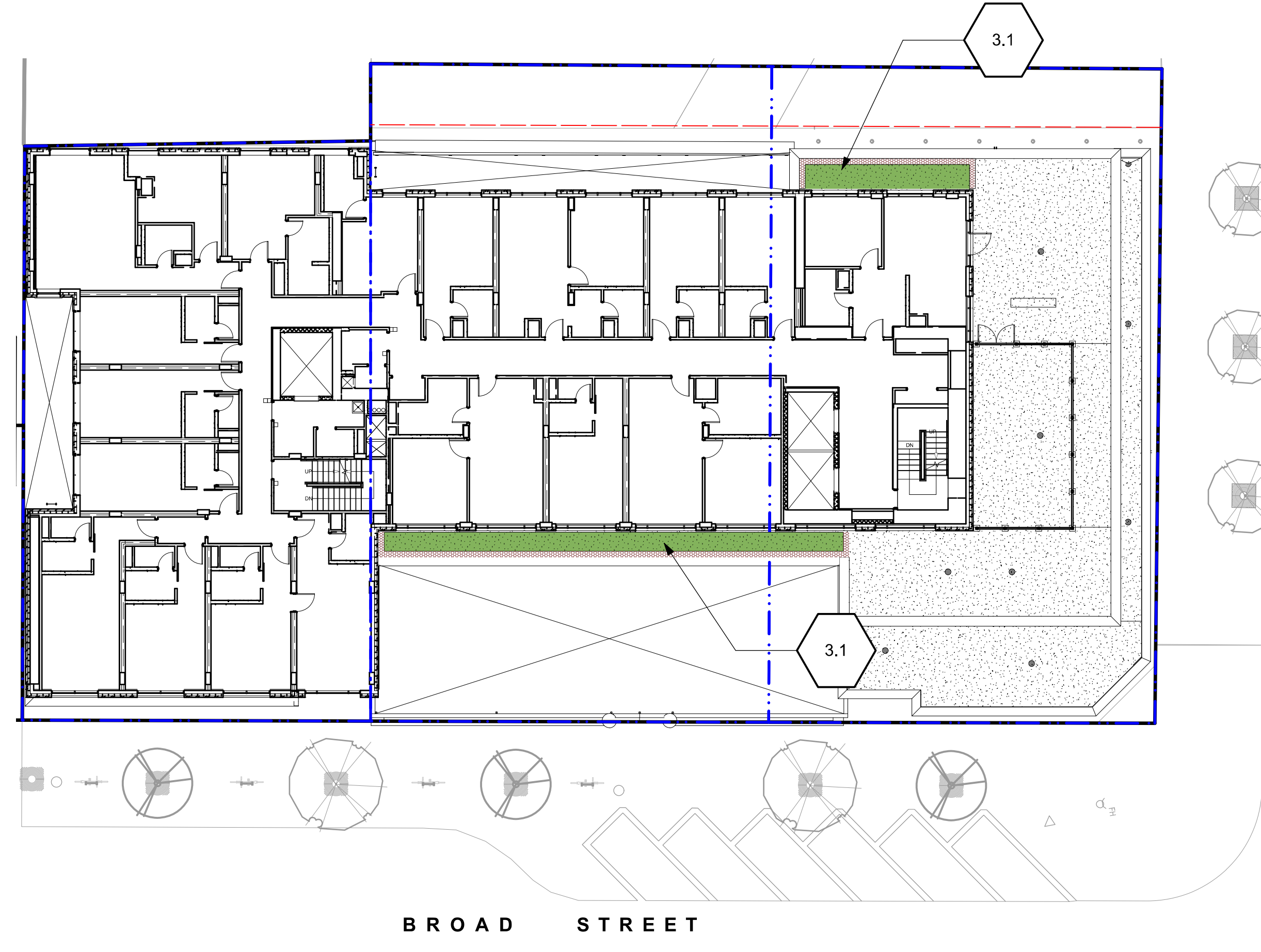
1 Level 3 Landscape Plan
Scale: 1:200



2 Level 4 Landscape Plan
Scale: 1:200



3 Level 5 Landscape Plan
Scale: 1:200

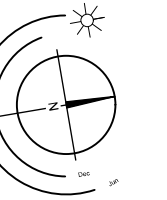


4 Level 7 Landscape Plan
Scale: 1:200

MATERIALS LEGEND		
	Municipal Sidewalk	Cast in Place Concrete with Fine Broom finish, Tooled Joints and Basalt Banding, as per City of Victoria Streetscape Guidelines.
	Asphalt Paving	
	Broad Street Paving	Specialty Red Brick Paving, mortar set, to match existing
1.0 HARDSCAPE SURFACES		
1.1		Concrete Unit Paving - Vehicular Belgard Standard Series, 80 mm thickness, herringbone pattern, shadow grey colour
1.2		Unit Paver - On Pedestal Belgard Texada Slab, Natural Colour
1.3		Concrete Paving Sawcut control joints, light broom finish
1.4		Stamped Concrete Pattern to be reviewed with consultant prior to installation.
1.5		Concrete Band 300mm wide
3.0 SOFTSCAPE		
3.1		Green Roof Area Next Level TerraExt, 100 mm depth engineered soil, pre-grown roof modules on tray sytem, Installed by Next Level qualified installer.
5.0 SITE FURNISHINGS		
5.1		Bike Rack Downtown Bike rack
5.2		Single Globe Light To match existing, refer to Civil
5.3		Tree Grate - Broad Street Square specialty tree grate to match existing
5.4		Tree Grate - Johnson Street 48" W square tree grate
5.5		In Ground Lighting Refer to Electrical for fixture



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1	DP	2024-10-22
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client
CHARD DEVELOPMENT

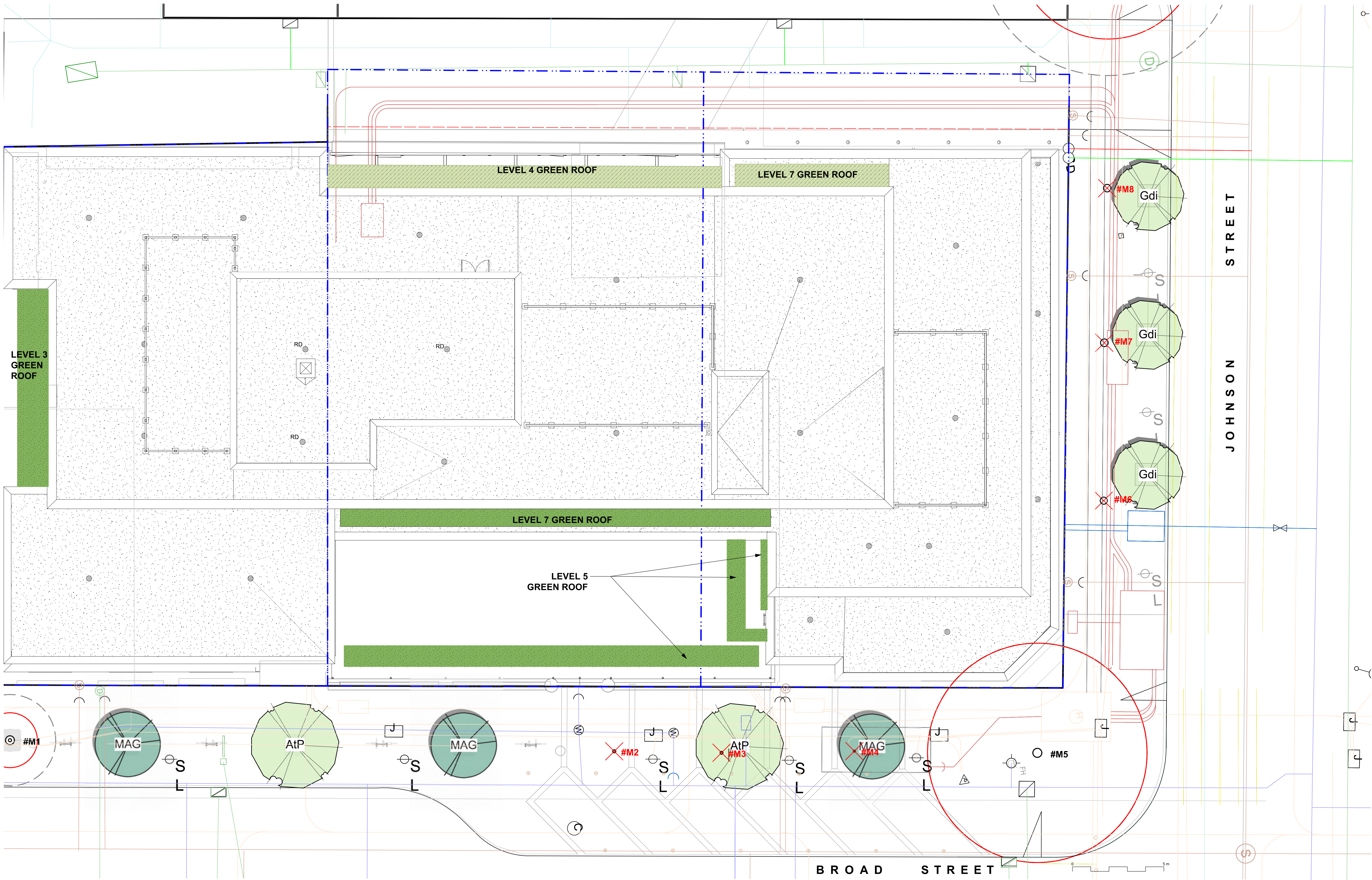
project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title

**Landscape
Materials Plan -
Terrace Levels**

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

L1.02



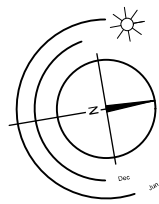
PLANT LIST				
LEVEL 1				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
AtP	2	Acer truncatum 'Pacific Sunset'	Shantung Maple	5.0 cm cal, b+b
Gdi	3	Gymnocladus dioicus 'espresso'	Espresso Coffeetree	5.0 cm cal, b+b
MAG	3	Magnolia kobus	Kobus Magnolia	5.0cm cal, b&b
LEVEL 3 GREEN ROOF - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SUNNY AREAS				
AREA: 18.6 sq m				
	20%	Sedum acre		
	20%	Sedum album 'Coral Carpet'		
	20%	Sedum kamtschaticum		
	20%	Sedum rupestre		
	20%	Sedum spurium		

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

GREEN ROOF LEVEL 7 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SHADY AREAS				
AREA: 10.4 sq m				
	16.5 %	Aquilegia formosa	Red Columbine	Sp3, 30cm o.c.
	16.5 %	Cornus canadensis	Bunchberry	Sp3, 30cm o.c.
	16.5 %	Dicentra formosa	Western Bleeding Heart	Sp3, 30cm o.c.
	16.5 %	Gaultheria shallon	Salal	Sp3, 30cm o.c.
	16.5 %	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
	16.5 %	Polypodium glycyrrhiza	Licorice Fern	Sp3, 30cm o.c.
GREEN ROOF LEVEL 7 - PREGROWN SEDUM MAT/BLANKET SUITABLE FOR SUNNY AREAS				
AREA: 23.0 sq m				
	20%	Sedum acre		
	20%	Sedum album 'Coral Carpet'		
	20%	Sedum kamtschaticum		
	20%	Sedum rupestre		
	20%	Sedum spurium		



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1	DP	2024-10-22
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client
CHARD DEVELOPMENT

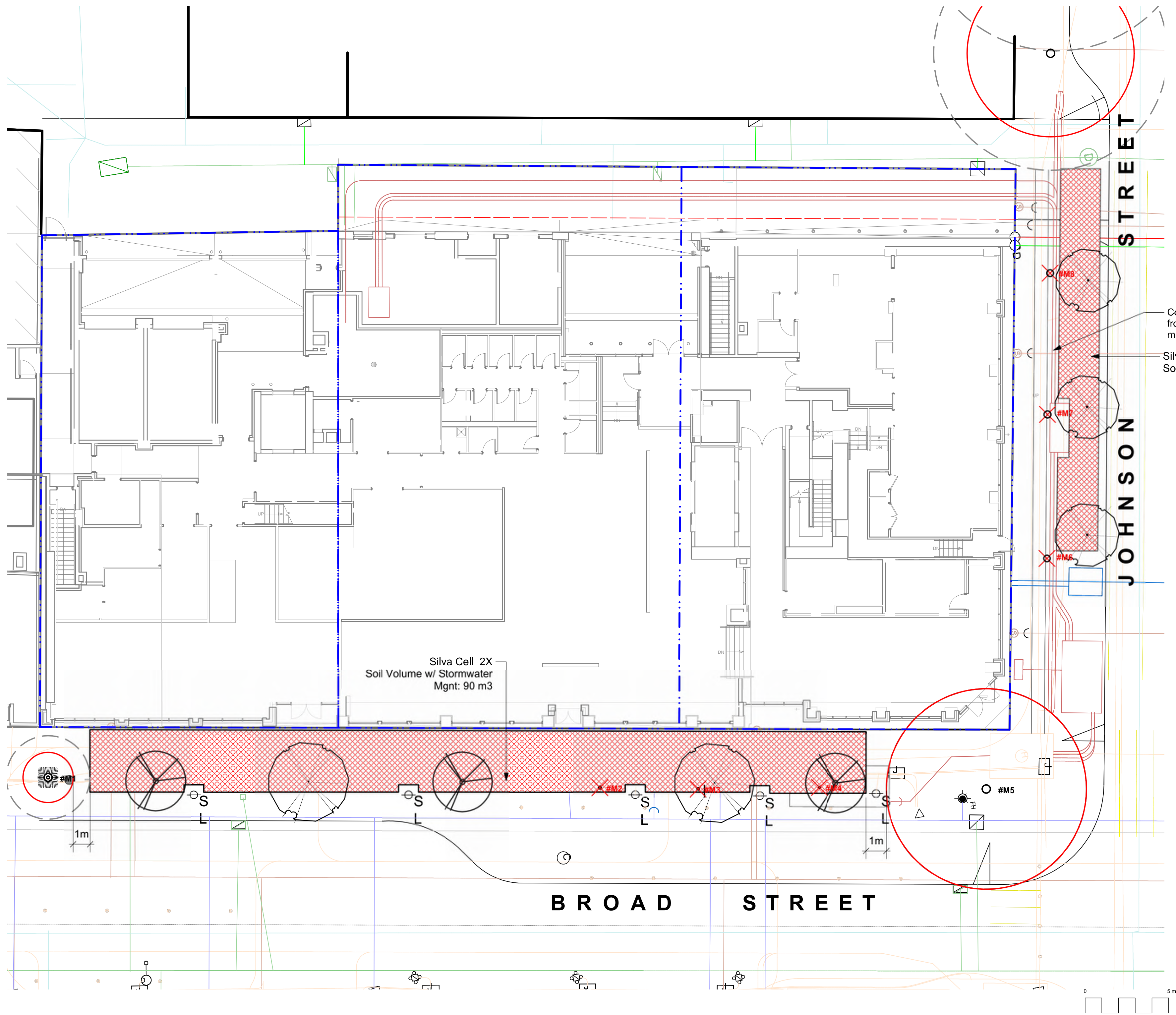
project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

sheet title

Planting Plan

project no.	123.13
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drawn by	ML/SC
checked by	SM
sheet no.	

L2.01



SOIL CELLS LEGEND

3.11 Soil Cell
-Structural Soil Cell with integrated stormwater management
-size and estimated volume as noted on plan

EXISTING TREE LEGEND

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

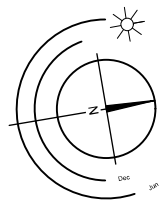
Existing Tree to be retained
Tree Trunk Circle
Tree Tag Number
Tree Canopy Spread
Critical Root Zone

Existing Tree to be removed
Tree Tag Number

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



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1	DP	2024-10-22
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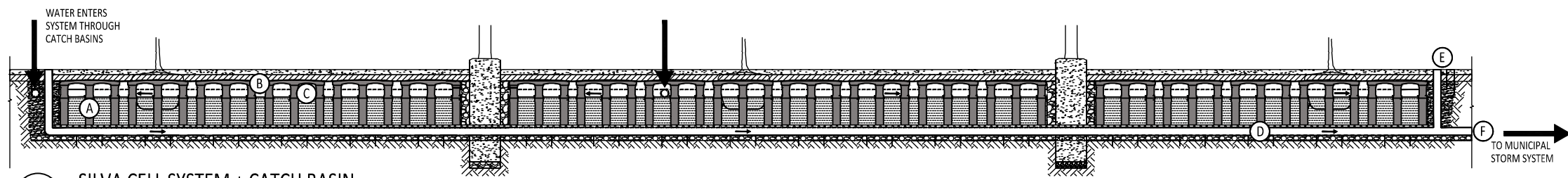
client
CHARD DEVELOPMENT

project
BROAD STREET
1312-1314 BROAD ST
VICTORIA, BC

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

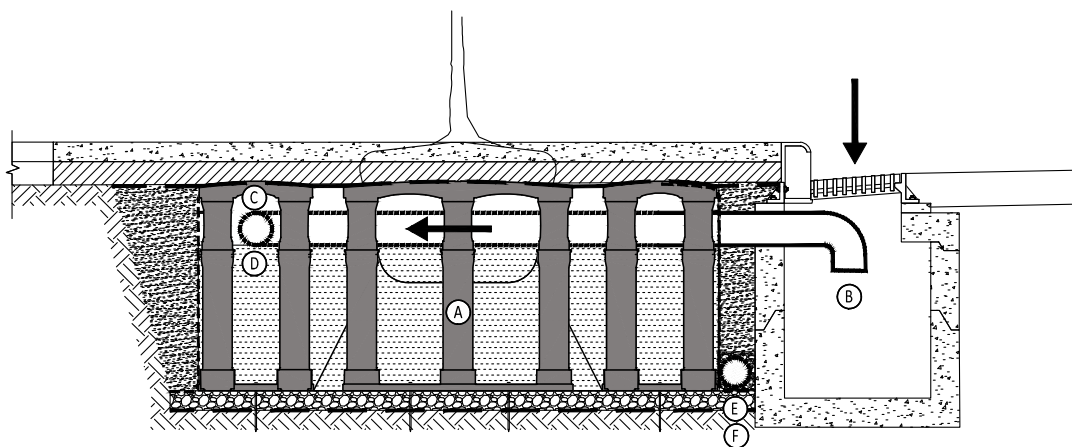
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checked by	SM
sheet no.	

TREE CELLS WITH INTEGRATED STORMWATER MGNT SAMPLE DETAILS



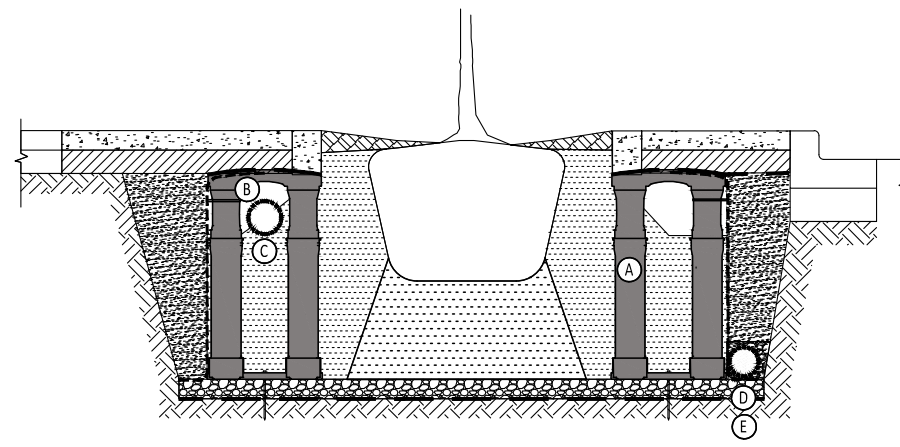
1 SILVA CELL SYSTEM + CATCH BASIN

- KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW →



2 SILVA CELL SYSTEM + CATCH BASIN

- KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B CATCH BASIN
C OPTIONAL PONDING SPACE
D DISTRIBUTION PIPE
E COLLECTION PIPE
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW →



3 SILVA CELL SYSTEM + CATCH BASIN

- KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW →