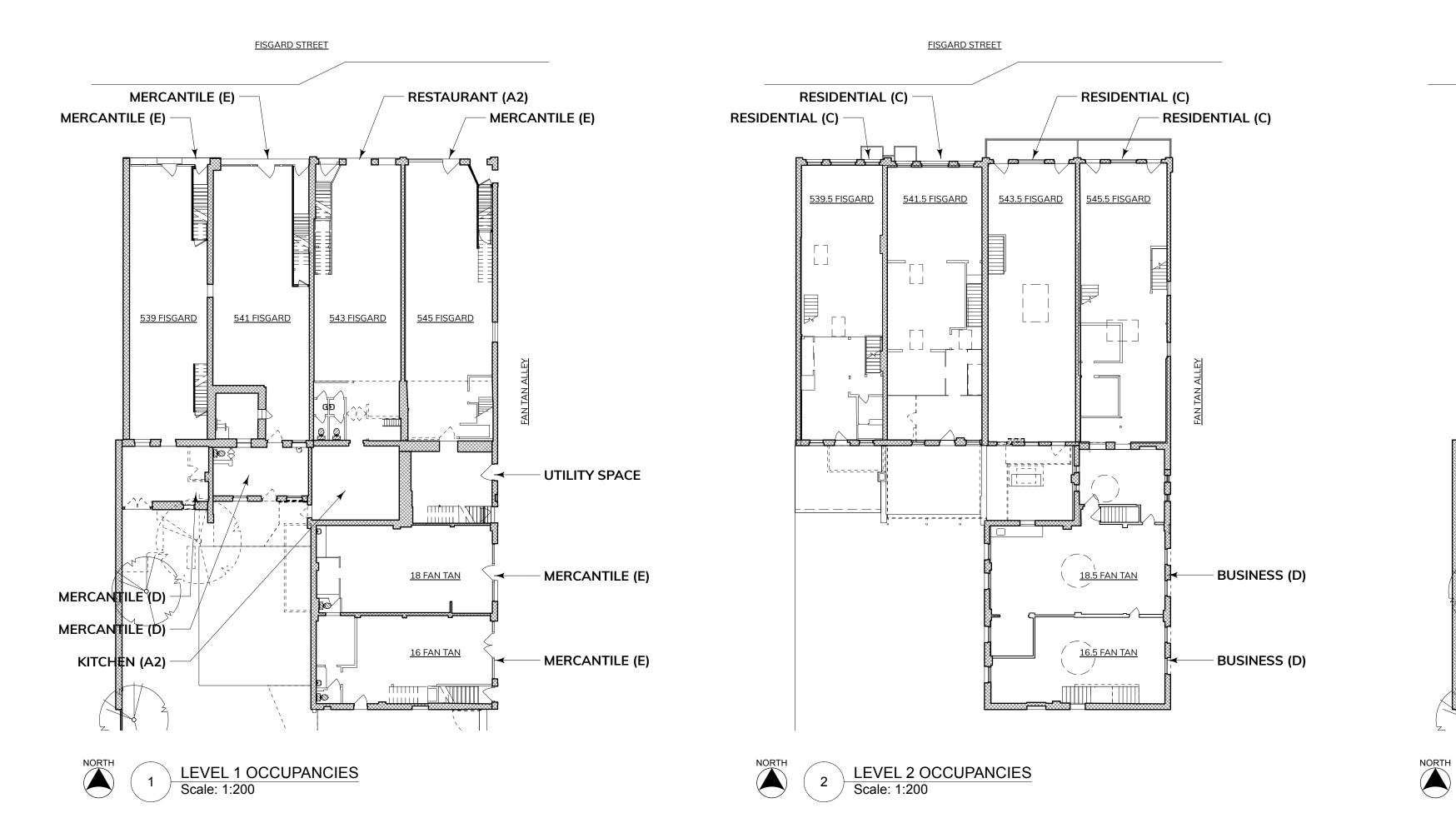
	Re-Issued for HAP	2021-07-09
	Issued for Coordination	2021-06-07
ISSUED FOR:	Heritage Alteration Permit	2021-03-08



OWNER

Fisgard Street Holdings Suite 225-209 Carral Street, Vancouver, BC

Contact: Robert Fung Phone: (778) 329-0962 rfung@thesalientgroup.com Email:

ARCHITECT OF RECORD & CRP Waymark Architecture

1826 Government Street Victoria, BC V8T 4N5

Contact: Will King Phone: (778) 977 0660 Email: will@waymarkarchitecture.com STRUCTURAL Read Jones Christofferson ltd.

645 Tyee Rd #220, Victoria, BC V9A 6X5

Contact: Clint Plett Phone: (778) 746-1125 Email: cplett@rjc.ca

MECHANICAL Avalon Mechanical Consultants Ltd.

1245 Esquimalt Rd #300, Victoria, BC V9A 3P2

Contact: Kevin Jackson Phone: 250 940 2976 kjackson@avalonmechanical.com Email:

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ATTACHMENT D

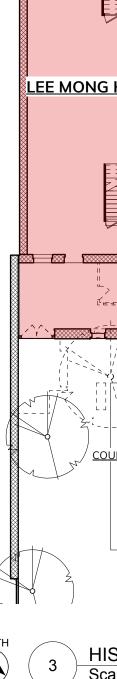
ELECTRICAL **AES Engineering**

3795 Carey Rd #500, Victoria, BC V8Z 6T8

Contact: Gurp Malhi Phone: 250-940-3495 Email: Gurp.Malhi@aesengr.com CIVIL J.E. Anderson & Associates

4212 Glanford Ave.,

Contact: Ross Tuck Phone: 250 893-8770 Email: rtuck@jeanderson.com









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No.	Date	Appr	Revision Notes
		9 Re-Issue	
			Alteration Permit Alteration Permit
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REMOVE FEELING PAINT AND CAULKINGS – FROM MASONRY PILASTERS AND REPAINT RESTORE WINDOWS AND DOORS (AS PER HAP005)

А

в)

EXTERIOR DOORS REPLACED WITH NEW AND -WINDOWS RESTORED AS SHOWN ON HAP005. EXTERIOR MASONRY WALLS TO BE REPAIRED AS REQUIRED (SEE STRUCTURE) NEW WASHROOM SUITE ADDED BEHIND 539 FISGARD TO SERVE COURTYARD PATRONS EXISTING WASHROOM IN 541 PERSERVED WITH NEW SINK AND DOOR ADDED

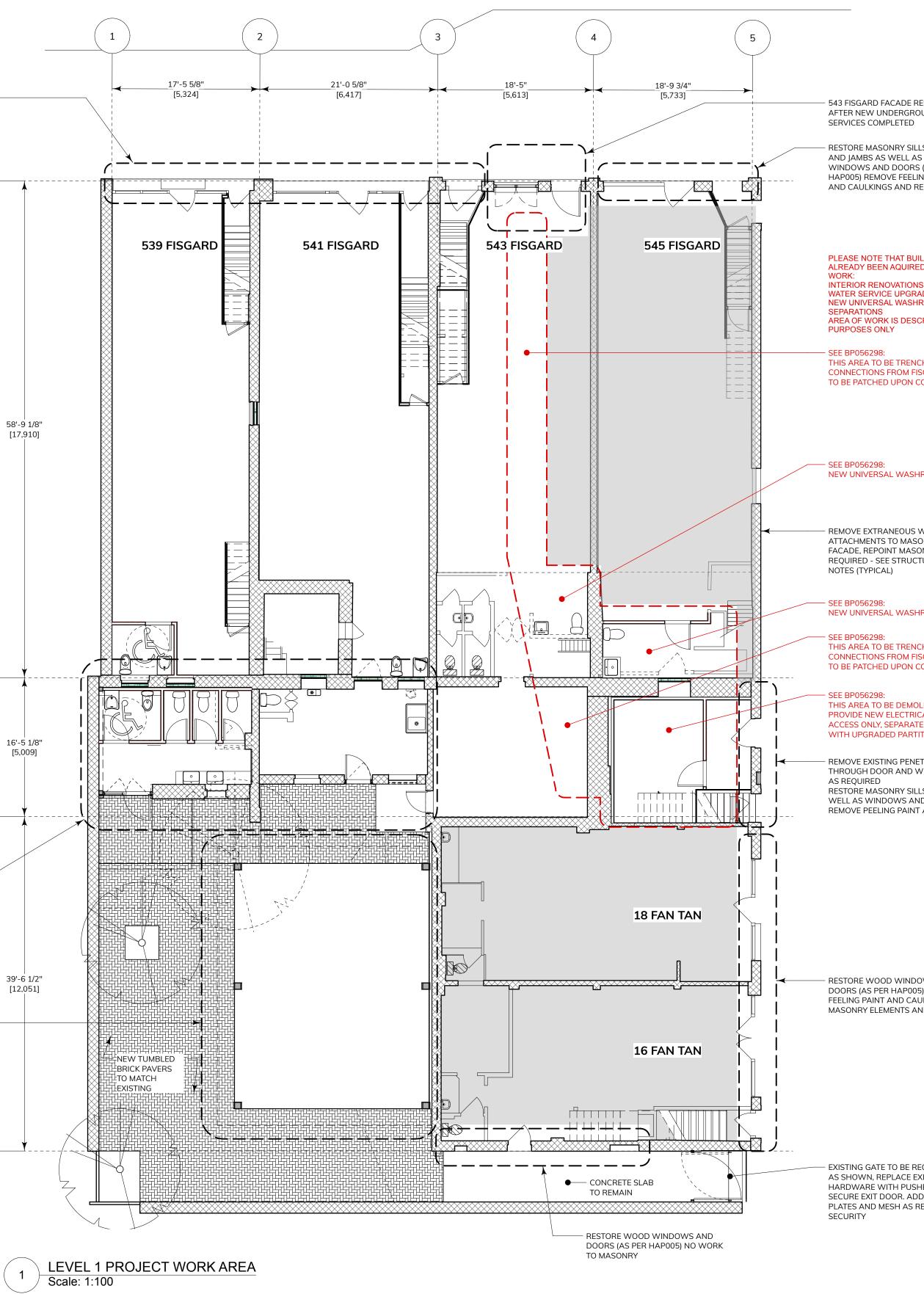
EXISTING SHED TO BE REMOVED AND EXISTING CONCRETE SLAB TO BE RESTORED. NEW TIMBER FRAME TO SUPPORT CANOPY. SEE HAP403

> NORTH

D

WAYMARK

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- 543 FISGARD FACADE RESTORATION AFTER NEW UNDERGROUND

- RESTORE MASONRY SILLS, HEADERS, AND JAMBS AS WELL AS WOOD WINDOWS AND DOORS (AS PER HAP005) REMOVE FEELING PAINT AND CAULKINGS AND REPAINT

PLEASE NOTE THAT BUILDING PERMIT **BP056298** HAS ALREADY BEEN AQUIRED FOR THE FOLLOWING SCOPE OF

WORK: INTERIOR RENOVATIONS INCLUDING ELECTRICAL AND WATER SERVICE UPGRADES, NEW ELECTRICAL ROOM, NEW UNIVERSAL WASHROOMS, UPGRADE EXISTING FIRE AREA OF WORK IS DESCRIBED HERE FOR COORDINATION

THIS AREA TO BE TRENCHED FOR NEW SERVICE

CONNECTIONS FROM FISGARD STREET. CONCRETE FLOOR TO BE PATCHED UPON COMPLETION

NEW UNIVERSAL WASHROOM TO BE PROVIDED

- REMOVE EXTRANEOUS WIRING AND ATTACHMENTS TO MASONRY FACADE, REPOINT MASONRY AS REQUIRED - SEE STRUCTURAL

- SEE BP056298: NEW UNIVERSAL WASHROOM TO BE PROVIDED

THIS AREA TO BE TRENCHED FOR NEW SERVICE CONNECTIONS FROM FISGARD STREET. CONCRETE FLOOR TO BE PATCHED UPON COMPLETION

THIS AREA TO BE DEMOLISHED AND RENOVATED TO PROVIDE NEW ELECTRICAL SERVICE ROOM. EXTERIOR ACCESS ONLY. SEPARATE ROM ADJACENT OCCUPANCIES WITH UPGRADED PARTITIONS

- REMOVE EXISTING PENETRATIONS, PATCH OPENINGS THROUGH DOOR AND WINDOW FRAMES AND REPAIR

RESTORE MASONRY SILLS, JAMBS AND HEADERS, AS WELL AS WINDOWS AND DOORS (AS PER HAP005) REMOVE PEELING PAINT AND CAULKINGS AND REPAINT

- RESTORE WOOD WINDOWS AND DOORS (AS PER HAP005) REMOVE FEELING PAINT AND CAULKINGS ON MASONRY ELEMENTS AND REPAINT

- EXISTING GATE TO BE RECONFIGURED AS SHOWN, REPLACE EXISTING HARDWARE WITH PUSHBAR FOR SECURE EXIT DOOR. ADD METAL PLATES AND MESH AS REQUIRED FOR



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No.	Date	Appr	Revision Notes
G	2021-07-09	Re-lesue	d for HAP
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	2021-02-11	•	Alteration Permit
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Lev	/el 1 Overview
Scale:	Sheet Number:
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Architect of Record:	
Will King	
Drawn by:	HAP002
WK, KT, CL	
Reviewed by	
GMV	
Project ID:	
2019-005	

REMOVE FEELING PAINT AND — CAULKINGS FROM MASONRY PILASTERS AND REPAINT RESTORE WINDOWS AND DOORS (AS PER HAP005)

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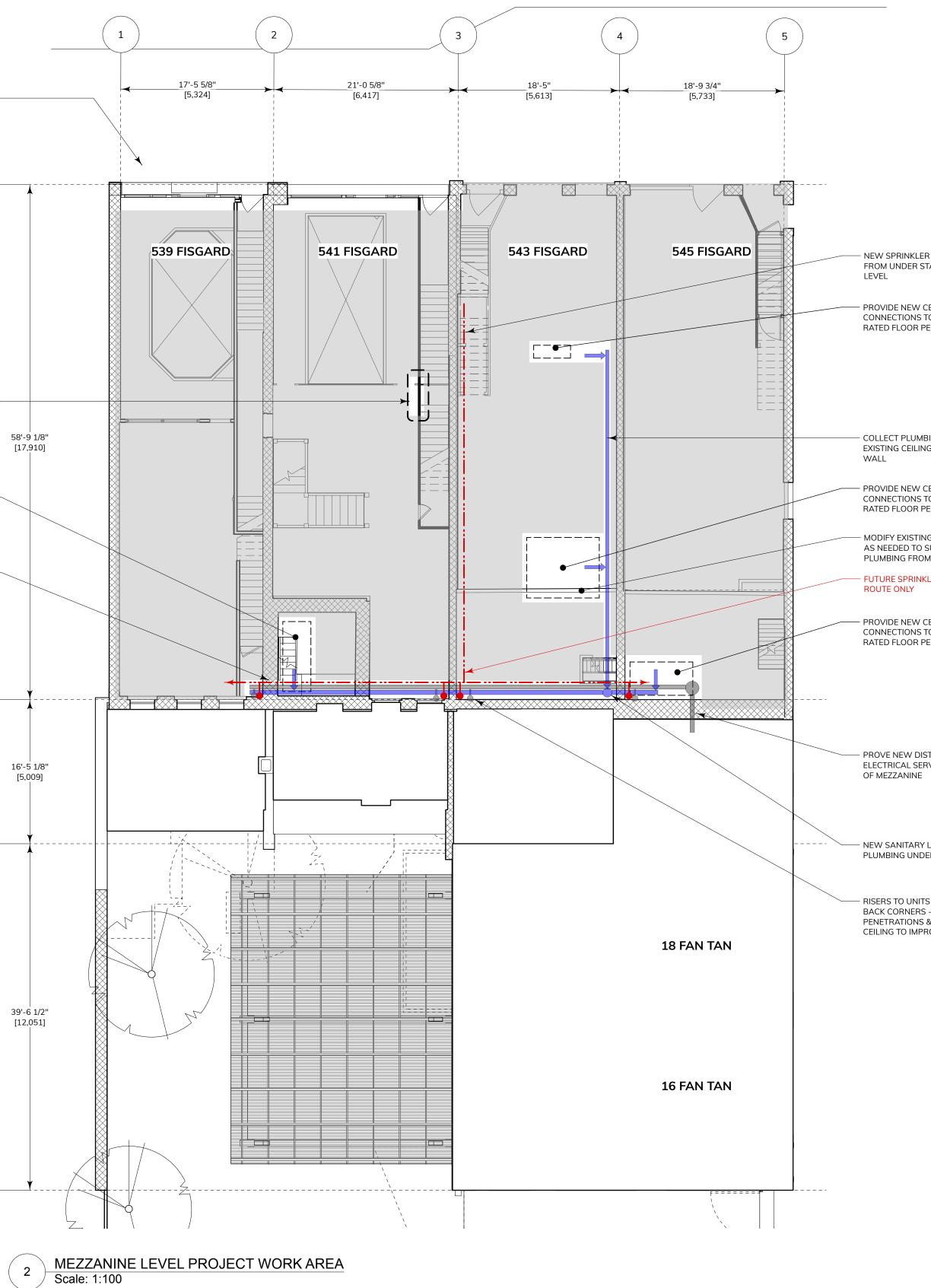
REINSTALL EXISTING DOOR AND REFINISH TRIM -ON STAIR SIDE. SEAL DOOR CLOSED WITH PLYWOOD AND DRYWALL ON MEZZANINE SIDE

PROVIDE NEW CEILING FINISH AROUND -----PLUMBING CONNECTIONS TO NEW WASHROOM ABOVE - PROVIDE RATED FLOOR PENETRATION ASSEMBLIES

PROVIDE RATED WALL PENETRATIONS AT EACH -----PARTITION & SEAL LOCAL AREA OF MASONRY WALL TO IMPROVE FIRE RESISTANCE - TYPICAL

WAY MARK

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- NEW SPRINKLER MAIN TO RUN UP FROM UNDER STAIRS TO CEILING

- PROVIDE NEW CEILING FINISH AROUND PLUMBING CONNECTIONS TO NEW WASHROOM ABOVE - PROVIDE RATED FLOOR PENETRATION ASSEMBLIES

- COLLECT PLUMBING LINES UNDER EXISTING CEILING NEAR PARTITION

- PROVIDE NEW CEILING FINISH AROUND PLUMBING CONNECTIONS TO NEW WASHROOM ABOVE - PROVIDE RATED FLOOR PENETRATION ASSEMBLIES

- MODIFY EXISTING MEZZANINE WALL AS NEEDED TO SUITE NEW PLUMBING FROM ABOVE

FUTURE SPRINKLER DISTRIBUTION ROUTE ONLY

- PROVIDE NEW CEILING FINISH AROUND PLUMBING CONNECTIONS TO NEW WASHROOM ABOVE - PROVIDE RATED FLOOR PENETRATION ASSEMBLIES

- PROVE NEW DISTRIBUTION FEED FROM NEW ELECTRICAL SERVICE - UP FROM BELOW TO CEILING

- NEW SANITARY LINES TO CONNECT TO EXISTING PLUMBING UNDER SLAB IN FLOOR BELOW

- RISERS TO UNITS ABOVE AND BELOW TO OCCUR IN BACK CORNERS - PROVIDE RATED FLOOR PENETRATIONS & TYPE X GWB IN LOCAL AREA OF CEILING TO IMPROVE FIRE RESISTANCE - TYPICAL

WAYMARK

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No.	Date	Appr	Revision Notes
G	2021-07-09	Re-Issue	d for HAP
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Architect of Record:	
Will King	
Drawn by: WK, KT, CL	HAP002.1
VVN, NI, UL	
Devieweed b	
Reviewed by	
GMV	

the Work.

UPDATE CONNECTIONS OF EXISTING FIRE ESCAPE TO MASONRY - SEE STRUCTURE, REMOVE FAILING PAINT AND REPAINT ALL METAL MEMBERS

RESTORE WOOD WINDOWS (AS PER HAP005) — REMOVE FEELING PAINT AND CAULKINGS ON MASONRY ELEMENTS AND REPAINT

Α

RENOVATIONS FOR NEW RESIDENTIAL SUITES ARE — SHOWN FOR COORDINATION PURPOSES ONLY. NEW SUITES TO BE TIED INTO NEW BUILDING SERVICES AND EXTERIOR BALCONY UPGRADES

SEE BP-001 AND BP-002

В

С

RESTORE ALL WINDOWS AND DOORS (AS PER — HAP005), REMOVE EXISTING PLUMBING PENETRATIONS TO EXISTING MASONRY AND PATCH WALLS WITH MASONRY AND MORTAR TO SUIT. REPOINT AND REPAIR MASONRY WALLS -SEE STRUCTURE

PATCH AND REPAIR EXISTING SBS ROOF OVER SHED – AREA BELOW ADD NEW FRAMING AS REQUIRED BY STRUCTURE ADD INSULATION AS PER HAP301, HAP302AND ADD NEW VENTING, FLASHINGS, GUTTERS AND DRAINS AS REQUIRED

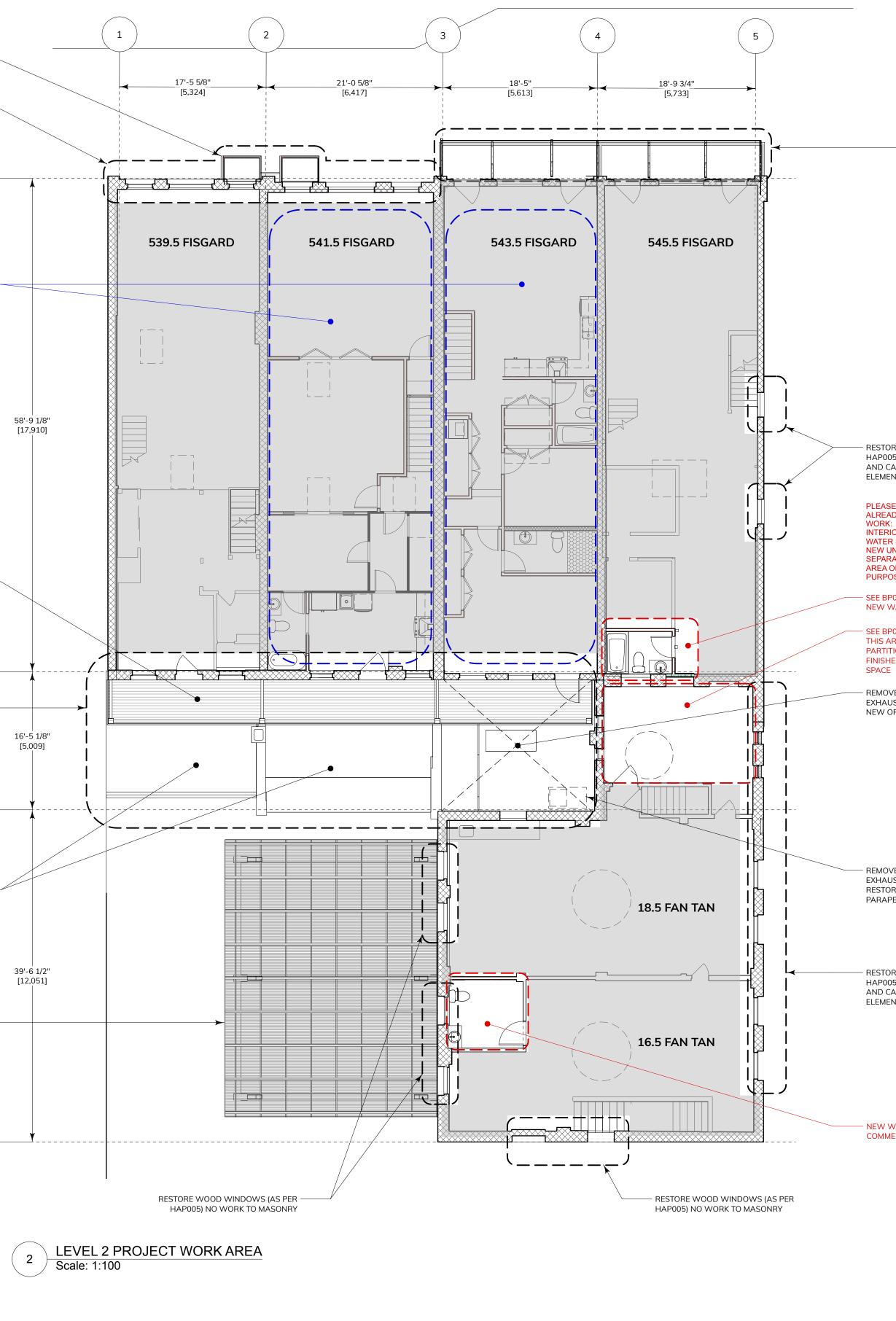
> NEW TRANSLUCENT CORRUGATED -FIBERGLASS CANOPY OVER EXISTING CONCRETE SLAB BELOW

> > D

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- REPAIR AND RESTORE EXISTING BALCONY **SEE HAP401**

 RESTORE WOOD WINDOWS (AS PER HAP005) REMOVE FEELING PAINT AND CAULKINGS ON MASONRY ELEMENTS AND REPAINT

PLEASE NOTE THAT BUILDING PERMIT **BP056298** HAS ALREADY BEEN AQUIRED FOR THE FOLLOWING SCOPE OF WORK: INTERIOR RENOVATIONS INCLUDING ELECTRICAL AND WATER SERVICE UPGRADES, NEW ELECTRICAL ROOM, NEW UNIVERSAL WASHROOMS, UPGRADE EXISTING FIRE

SEPARATIONS AREA OF WORK IS DESCRIBED HERE FOR COORDINATION PURPOSES ONLY

- SEE BP056298: NEW WASHROOM TO BE PROVIDED TO RESIDENTIAL SUITE

SEE BP056298:
 THIS AREA TO BE DEMOLISHED, EXISTING RATED
 PARTITIONS UPGRADED, PATCH AND REPAIR EXISTING
 FINISHES AND INCORPORATED INTO 18.5 FAN TAN LEASE

REMOVE EXISTING BALCONY AND KITCHEN
 EXHAUST, RE-ROOF ENTIRE AREA - REFRAME
 NEW OPENING TO REPLACE EXISTING SKYLIGHT

REMOVE EXISTING KITCHEN
 EXHAUST AND REPLACE AFTER
 RESTORATION OF MASONRY AND
 PARAPETS ABOVE

- RESTORE WOOD WINDOWS (AS PER HAP005) REMOVE FEELING PAINT AND CAULKINGS ON MASONRY ELEMENTS AND REPAINT

- NEW WASHROM PROVIDED FOR COMMERICAL LEASE AREA



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No.	Date	Appr	Revision Notes
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539-545 1/2 Fisgard Street

Project Title:

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Level 2 Overview

Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL

eviewed by GMV roject ID:

2019-005

HAP003

Α

REMOVE CHIMNEY BRICKS ABOVE – TYPICAL PARAPET HEIGHT AND PROVIDE NEW CAP FLASHING AFTER SEISMIC UPGRADE TO MASONRY

EXISTING SKYLIGHTS TO REMAIN -----

REDUCE HEIGHT OF PARAPET IN -LOCATION WHERE HEIGHT EXCEEDS 1.5x PARAPET WIDTH (TYPICAL)

REMOVE CHIMNEY BRICKS ABOVE — PARAPET AND PROVIDE NEW CAP FLASHING AFTER SEISMIC UPGRADE TO MASONRY PARAPET (TYPICAL)

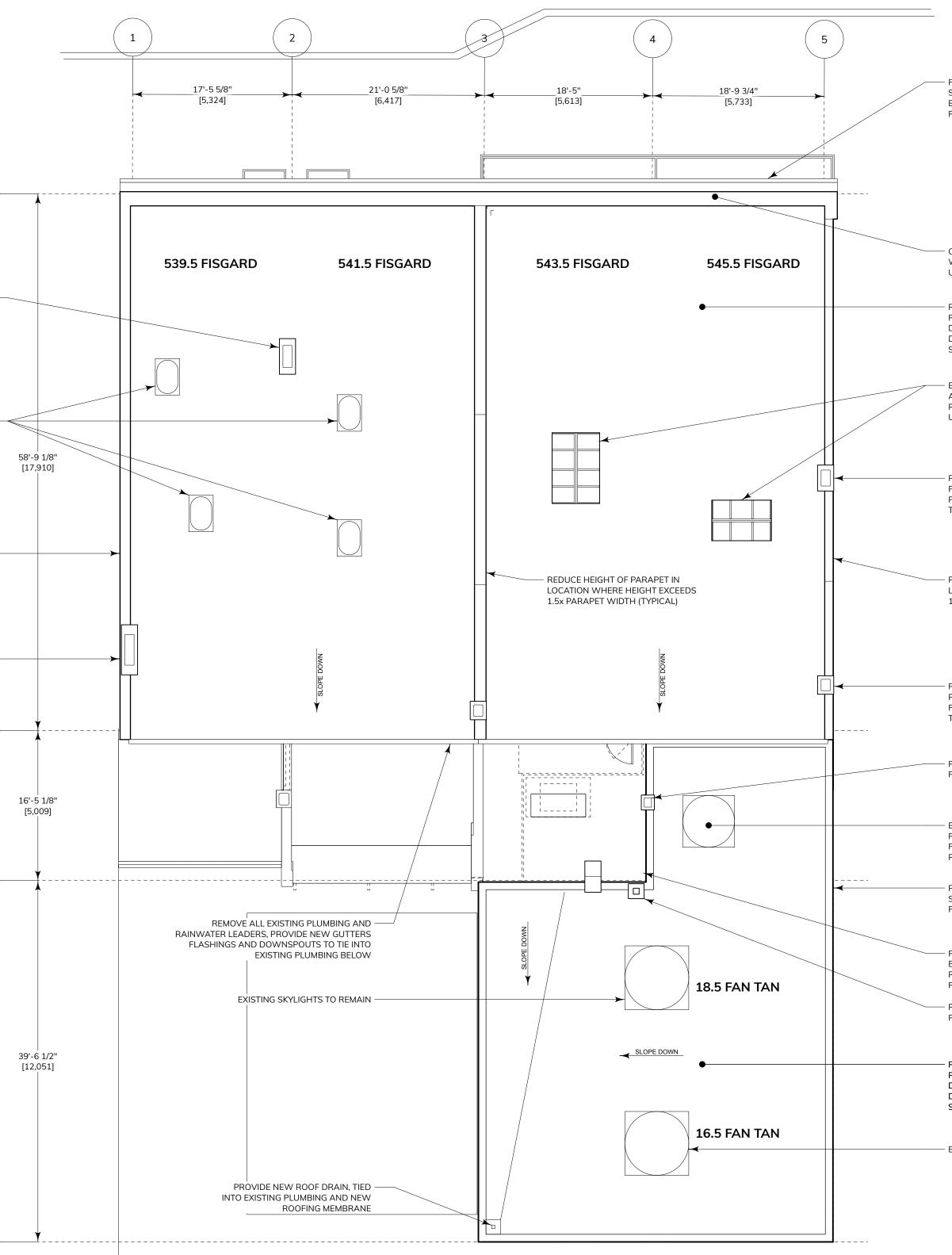
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FRONT CORNICE TO BE STRUCTURALLY SECURED TO BUILDING (SEE STRUCTURE) AND REPAINTED

- CAP FLASHING TO BE REPLACED WITH NEW AFTER PARAPET SESIMIC UPGRADE

- REMOVE EXISTING AGREGATE AND ROOF MEMBRANE - ADD NEW DIAPHRAGM AS PER STRUCTURAL DRAWINGS AND APPLY NEW 2-PLY SBS ROOF MEMBRANE ABOVE

- EXISTING SKYLIGHTS AND ASSOCIATED FLASHINGS TO BE REPLACED WITH NEW, SIMILAR UNITS, ON EXISTING CURBS

REMOVE CHIMNEY BRICKS ABOVE
 PARAPET AND PROVIDE NEW CAP
 FLASHING AFTER SEISMIC UPGRADE
 TO MASONRY PARAPET (TYPICAL)

REDUCE HEIGHT OF PARAPET IN
 LOCATION WHERE HEIGHT EXCEEDS
 1.5x PARAPET WIDTH (TYPICAL)

REMOVE CHIMNEY BRICKS ABOVE
 PARAPET AND PROVIDE NEW CAP
 FLASHING AFTER SEISMIC UPGRADE
 TO MASONRY PARAPET (TYPICAL)

- REMOVE CHIMNEY BRICKS ABOVE PARAPET AND CAP WITH FLASHING

- EXISTING SKYLIGHT COVER TO REMAIN - REPLACE AND ADD NEW FLASHING AS REQUIRED AFTER ROOF MEMBRANE REPLACEMENT

- PROVIDE NEW CAP FLASHING AFTER SEISMIC UPGRADE TO MASONRY PARAPET (TYPICAL)

REMOVE EXISTING KITCHEN
 EXHAUST AND REPLACE AFTER
 RESTORATION OF MASONRY AND
 PARAPETS ABOVE

- REMOVE CHIMNEY BRICKS ABOVE PARAPET AND CAP WITH FLASHING

- REMOVE EXISTING AGREGATE AND ROOF MEMBRANE - ADD NEW DIAPHRAGM AS PER STRUCTURAL DRAWINGS AND APPLY NEW 2-PLY SBS ROOF MEMBRANE ABOVE

- EXISTING SKYLIGHTS TO REMAIN



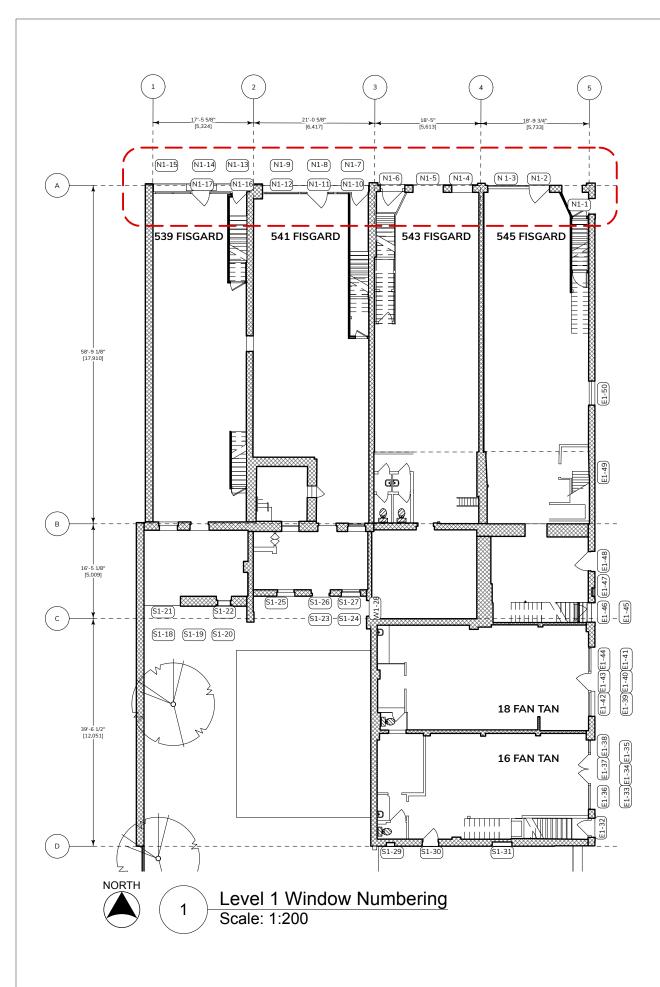
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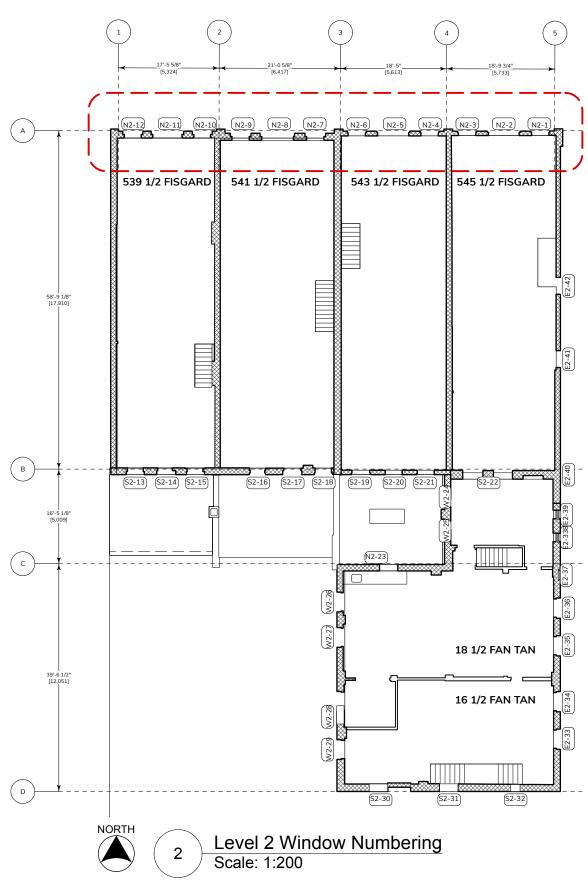
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539-54	5 1/2 Fisgard Street Roof Plan
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NOTE:

- All window repair, replacement and restoration is to be carried out as described in the **Conservatoin Plan**

RESTORATION W-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new - all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted

RESTORATION D-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- hardware to be removed, cleaned and retored to original condition and re-applied
- hinges to be cleaned, greased and restored to original condition

RESTORATION W-2:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted - window operation to be restored
- locks and handles to be removed, cleaned and re-applied
- replace missing and incongruent locks and handles to match orginal hardware package

RESTORATION W-3

- frames to be restored on site
- sashes to be removed and restored offsite
- existing glass and glazing putty to be restored where possible, otherwise replaced with similar - existing hardware to be removed, cleaned and re-applied
- pullies, roped weights and other operational hardware to be restored
- window to be made operational

REPLACEMENT W-X1:

- existing frames and glazing to be removed
- rough openings restored to original size and substrate
- provide new wood frame to match adjacent door N1-6

- provide new brickmoulds simialr to original

REPLACEMENT W-X2

- restore existing frames in place

- strip all remaining paint
- fill wood where required
- prime & paint sashes and frames

REPLACEMENT D-X1:

- provide new wood frame to match adjacent door N1-6
- provide new wood door to match adjacent N1-6

REPLACEMENT D-X2:

- restore existing frame in place
- provide new wood door to match adjacent N1-6

WAY MARK

- provide upper lite with central muntin to match adjacent door N1-6 - provide clear, single fixed lower lite (with no muntin) - provide pullies, weights, ropes etc, as required, to ensure simnilar functionality to orginal

- remove all existing hardware and restore for use on replacement sashes - replace orginal ropes, pullies and other equipment need to restore full functionality

- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty - provide replacement hardware to suit where original is missing

- rough openings restored to original size and substrate - in orginal location at building face

- provide upper lite with central muntin to match adjacent door N1-6

- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

- provide upper sash and lite with central muntin to match adjacent original doors - provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors





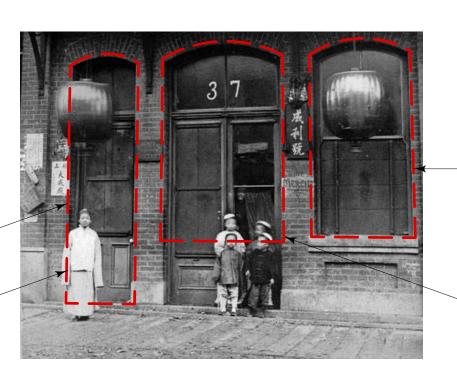
North Elevation (Facing Fisgard St) Scale: 1:100

Unit number	Action	
N1-1	NO ACTION	
N1-2	NO ACTION	
N1-3	NO ACTION	
N1-4	REPLACEMENT D-X2	
N1-5	REPLACEMENT W-X1	
N1-6	RESTORATION W-1	
N1-7	NO ACTION	
N1-8	NO ACTION	
N1-9	NO ACTION	REPLACE BROKEN GLASS PANE
N1-10	NO ACTION	
N1-11	NO ACTION	
N1-12	RESTORATION W-1	REPLACE LOWER PANEL WITH NEW OPENIN
N1-13	NO ACTION	
N1-14	NO ACTION	
N1-15	NO ACTION	REPLACE BROKEN GLASS
N1-16	REPLACEMENT D-X1	
N1-17	RESTORATION D-1	
N2-1	NO ACTION	
N2-2	NO ACTION	
N2-3	NO ACTION	
N2-4	NO ACTION	
N2-5	NO ACTION	
N2-6	NO ACTION	
N2-7	RESTORATION W-2	PROVIDE NEW LOCK AND HANDLES TO MAT
N2-8	RESTORATION W-2	
N2-9	RESTORATION W-2	PROVIDE NEW LOCK AND HANDLES TO MAT
N2-10	RESTORATION W-2	
N2-11	RESTORATION W-2	
N2-12	RESTORATION W-2	

PROVIDE NEW FRAME, TRANSOM WINDOW SASH AND DOOR, SIMILAR TO THOSE SHOWN HERE

N1-4: —

N1-6: RESTORE EXISTING DOOR TO ITS **ORIGINAL CONDITION - SIMILAR TO** THE ONE SHOWN HERE (THIS DOOR IS THE ORIGINAL DOOR IN THE LOCATION NOW LABELED N1-1)



Notes
NG PANEL TO MATCH DESIGN DETAILING OF DOORS
TCH ORIGINAL HARDWARE PACKAGE
TCH ORIGINAL HARDWARE PACKAGE

PROVIDE NEW FRAME AND WINDOW
SASHES SIMILAR TO THOSE SHOWN
HERE (SHUTTERS NOT REQUIRED)

- N1-5

N1-5 ROUGH OPENING AND WINDOW SIZE SIMILAR TO DOOR OPENING SHOWN HERE



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No.	Date	Appr	Revision Notes
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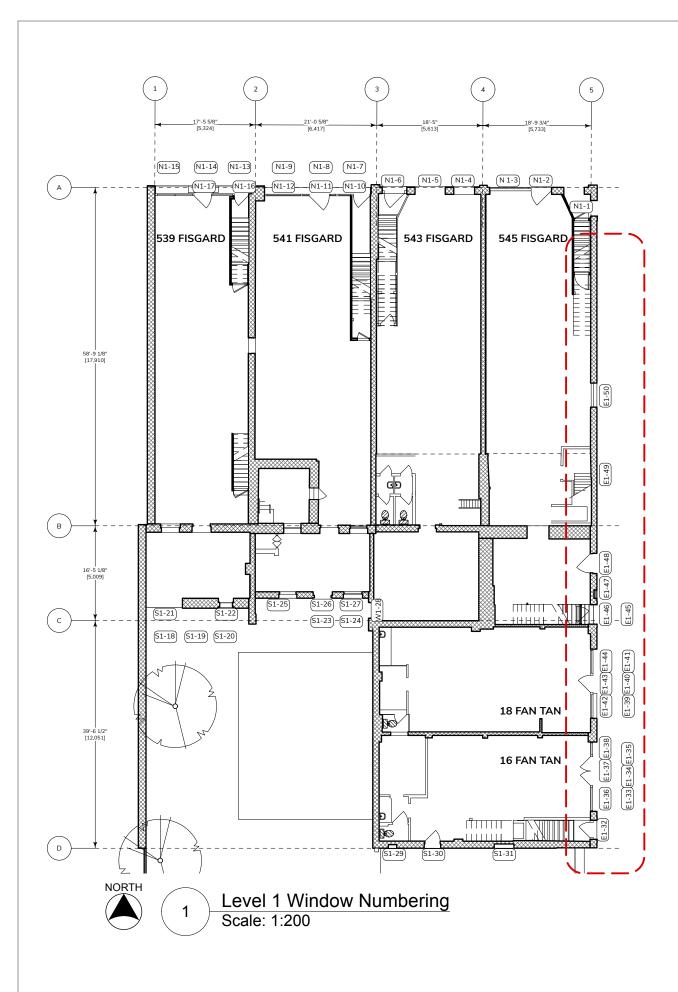
539-545 1/2 Fisgard Street

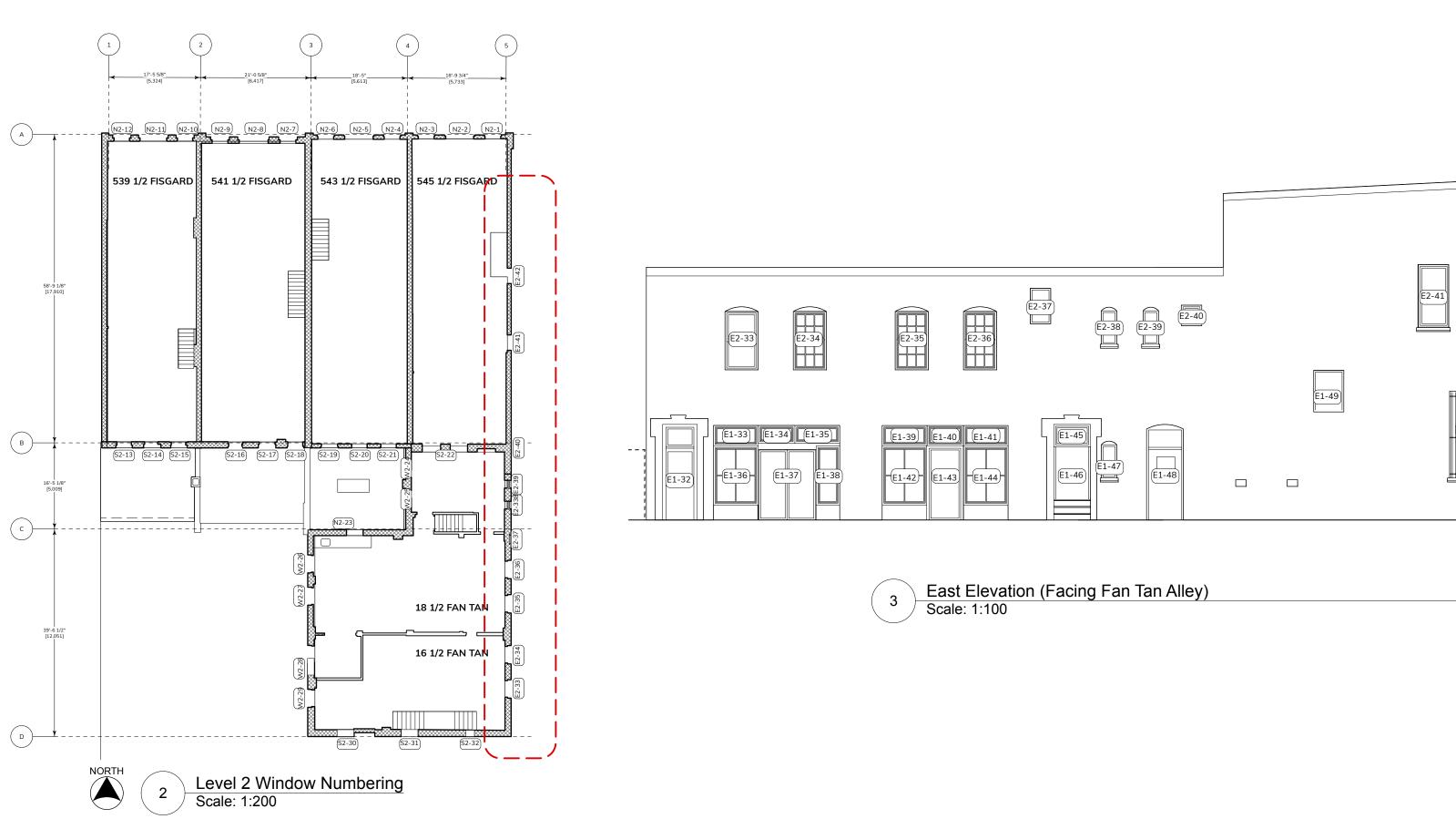
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North Windows and Doors

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Architect of Record:	
Will King	
Drawn by:	
WK, KT, CL	
Reviewed by	
GMV	
Project ID:	
2019-005	

HAP005





RESTORATION W-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted

RESTORATION D-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- hardware to be removed, cleaned and retored to original condition and re-applied
- hinges to be cleaned, greased and restored to original condition

RESTORATION W-2:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted - window operation to be restored
- locks and handles to be removed, cleaned and re-applied
- replace missing and incongruent locks and handles to match orginal hardware package

RESTORATION W-3

- frames to be restored on site
- sashes to be removed and restored offsite
- existing glass and glazing putty to be restored where possible, otherwise replaced with similar - existing hardware to be removed, cleaned and re-applied
- pullies, roped weights and other operational hardware to be restored
- window to be made operational

REPLACEMENT W-X1:

- existing frames and glazing to be removed
- rough openings restored to original size and substrate
- provide new wood frame to match adjacent door N1-6
- provide clear, single fixed lower lite (with no muntin)

REPLACEMENT W-X2

- restore existing frames in place

- strip all remaining paint
- fill wood where required
- prime & paint sashes and frames
- **REPLACEMENT D-X1:**
- provide new wood frame to match adjacent door N1-6
- provide new wood door to match adjacent N1-6
- **REPLACEMENT D-X2:**
 - restore existing frame in place
 - provide new wood door to match adjacent N1-6

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- provide upper lite with central muntin to match adjacent door N1-6

- provide pullies, weights, ropes etc, as required, to ensure simnilar functionality to orginal - provide new brickmoulds simialr to original

- remove all existing hardware and restore for use on replacement sashes - replace orginal ropes, pullies and other equipment need to restore full functionality

- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty - provide replacement hardware to suit where original is missing

- rough openings restored to original size and substrate - in orginal location at building face

- provide upper lite with central muntin to match adjacent door N1-6

- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

- provide upper sash and lite with central muntin to match adjacent original doors

- provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors

Unit number	Action	
E1-32	NO ACTION	
E1-33	NO ACTION	
E1-34	NO ACTION	
E1-35	NO ACTION	
E1-36	NO ACTION	
E1-37	NO ACTION	
E1-38	NO ACTION	
E1-39	NO ACTION	
E1-40	NO ACTION	
E1-41	NO ACTION	
E1-42	NO ACTION	
E1-43	NO ACTION	
E1-44	NO ACTION	
E1-45	NO ACTION	
E1-46	NO ACTION	
E1-47	NO ACTION	REMOVE PLYWOOD AND REPLACE GLAS
E1-48	RESTORATION D-1	
E1-49	NO ACTION	
E1-50	NO ACTION	
E2-33	RESTORATION W-2	
E2-34	RESTORATION W-2	
E2-35	RESTORATION W-2	
E2-36	RESTORATION W-2	
E2-37	RESTORATION W-1	
E2-38	RESTORATION W-1	
E2-39	RESTORATION W-1	
E2-40	RESTORATION W-1	
E2-41	RESTORATION W-2	PROVIDE NEW LOCK, HANDLES AND SAS
E2-42	RESTORATION W-2	PROVIDE NEW LOCK, HANDLES AND SAS

Notes
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ASH LIMITER TO MATCH ORIGINAL HARDWARE PACKAGE
ASH LIMITER TO MATCH ORIGINAL HARDWARE PACKAGE



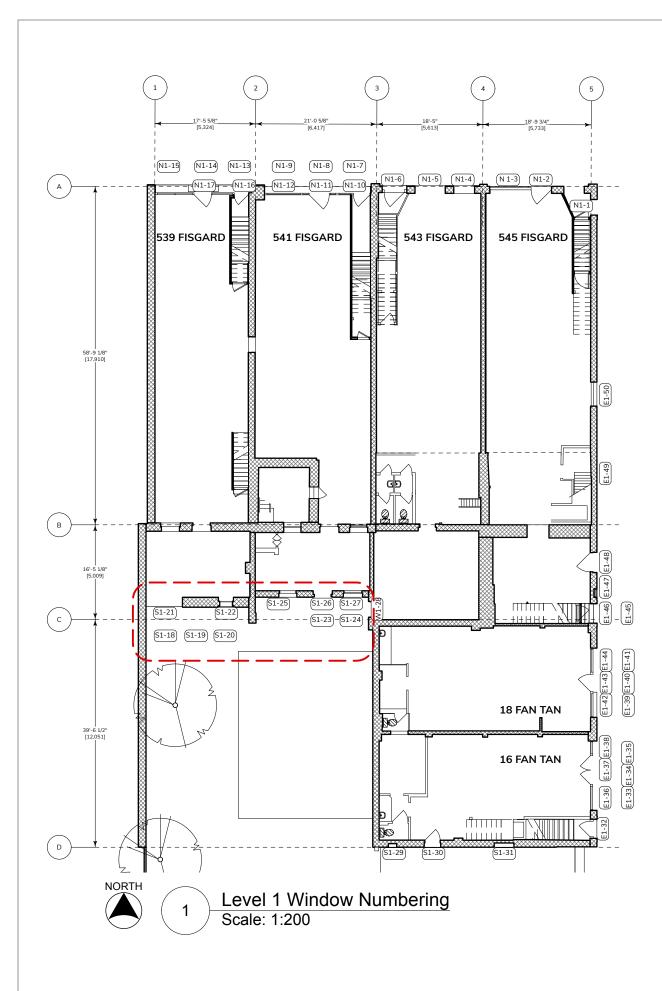
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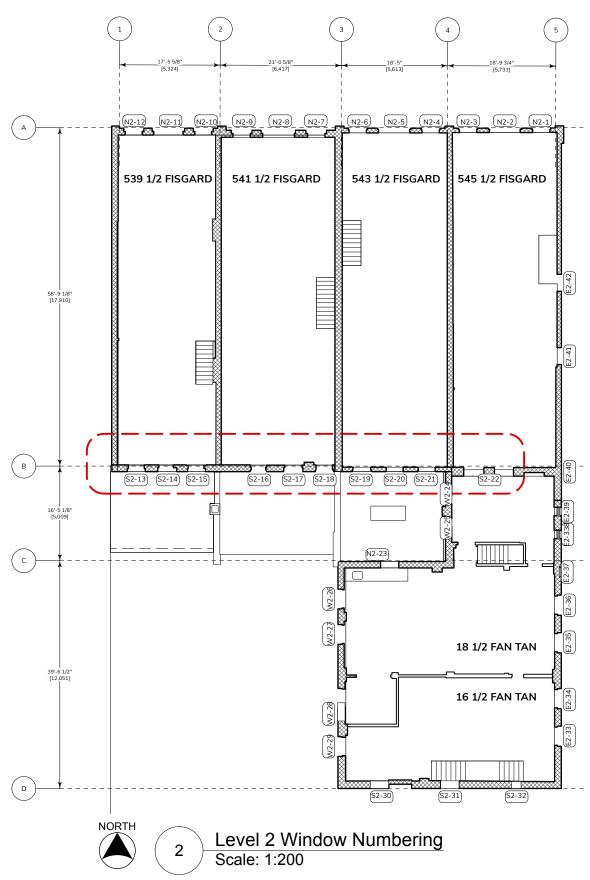
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Owner:					
Project Title:					
539-545 1/2 Fisgard Street					
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Sheet Title:					
East W	indows and Doors				
East W	indows and Doors				
Scale:	'indows and Doors Sheet Number:				
Scale: n/a					
Scale: n/a Architect of Record:					
Scale: n/a Architect of Record: Will King	Sheet Number:				
Scale: n/a Architect of Record: Will King Drawn by:					
Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL	Sheet Number:				
Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL Reviewed by	Sheet Number:				
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Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL Reviewed by	Sheet Number:				





RESTORATION W-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures - all wood elements to be primed and repainted

RESTORATION D-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- hardware to be removed, cleaned and retored to original condition and re-applied
- hinges to be cleaned, greased and restored to original condition

RESTORATION W-2:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- window operation to be restored - locks and handles to be removed, cleaned and re-applied
- replace missing and incongruent locks and handles to match orginal hardware package

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RESTORATION W-3

- frames to be restored on site
- sashes to be removed and restored offsite
- existing glass and glazing putty to be restored where possible, otherwise replaced with similar - existing hardware to be removed, cleaned and re-applied
- pullies, roped weights and other operational hardware to be restored
- window to be made operational

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REPLACEMENT W-X1:

- existing frames and glazing to be removed
- rough openings restored to original size and substrate
- provide upper lite with central muntin to match adjacent door N1-6
- provide clear, single fixed lower lite (with no muntin)
- provide pullies, weights, ropes etc, as required, to ensure simnilar functionality to orginal - provide new brickmoulds simialr to original

REPLACEMENT W-X2

- restore existing frames in place

- strip all remaining paint
- fill wood where required
- prime & paint sashes and frames
- **REPLACEMENT D-X1:**

 - provide new wood frame to match adjacent door N1-6
- provide new wood door to match adjacent N1-6
- **REPLACEMENT D-X2:**
 - restore existing frame in place

 - provide new wood door to match adjacent N1-6





South Elevation (Facing Courtyard) Scale: 1:100

- provide new wood frame to match adjacent door N1-6

- remove all existing hardware and restore for use on replacement sashes - replace orginal ropes, pullies and other equipment need to restore full functionality

- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty - provide replacement hardware to suit where original is missing

- rough openings restored to original size and substrate - in orginal location at building face

- provide upper lite with central muntin to match adjacent door N1-6

- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

- provide upper sash and lite with central muntin to match adjacent original doors - provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors

Unit number	Action	Nc
S1-18	RESTORATION W-3	
S1-19	RESTORATION W-3	
S1-20	RESTORATION W-3	
S1-21	REPLACEMENT D-X1	
S1-22	REPLACEMENT W-X1	
S1-23	RESTORATION W-1	
S1-24	RESTORATION W-1	
S1-25	RESTORATION W-2	
S1-26	RESTORATION D-1	
S1-27	REPLACEMENT WX-1	
S2-13	REPLACEMENT W-X2	
S2-14	REPLACEMENT D-X2	
S2-15	REPLACEMENT W-X2	
S2-16	REPLACEMENT W-X2	
S2-17	REPLACEMENT D-X2	ADD NEW SILL AND BRICKMOULD
S2-18	REPLACEMENT W-X2	
S2-19	REPLACEMENT W-X1	
S2-20	REPLACEMENT W-X2	
S2-21	REPLACEMENT D-X2	NEW DOOR, SILL AND BRICKMOULD
S2-22	NO ACTION	

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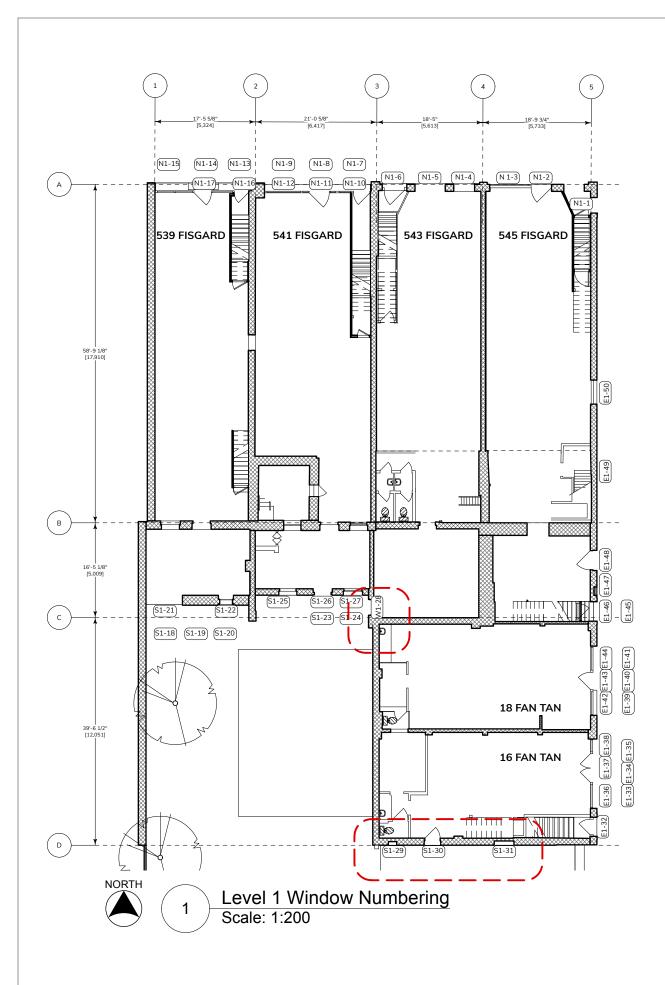
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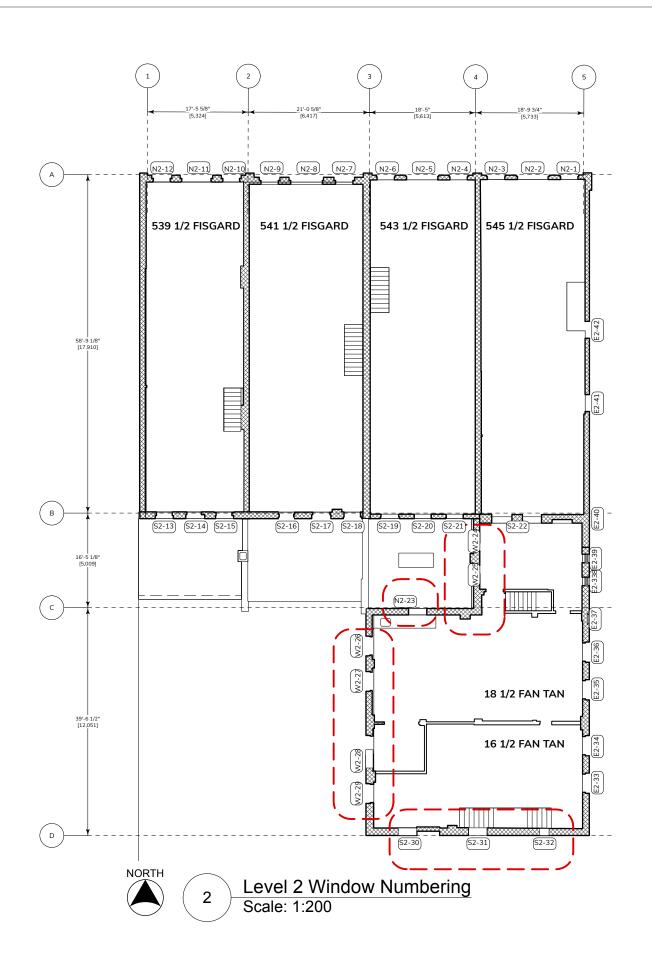
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and verify drawing dimensions, datums, and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Documents. The Contractor shall bring these items to the attention of the Archtiect for clarification before proceeding with the Work.

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539-545 1/2 Fisgard Street					
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Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL	Sheet Number:				
Scale: n/a Architect of Record: Will King Drawn by: WK, KT, CL Reviewed by	Sheet Number:				





RESTORATION W-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new - all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted

RESTORATION D-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new
- all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- hardware to be removed, cleaned and retored to original condition and re-applied
- hinges to be cleaned, greased and restored to original condition

RESTORATION W-2:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulkings to be removed and replaced with new - all wood elements to be cleaned and remove any isolated, minor paint failures
- all wood elements to be primed and repainted
- window operation to be restored
- locks and handles to be removed, cleaned and re-applied
- replace missing and incongruent locks and handles to match orginal hardware package

RESTORATION W-3

- frames to be restored on site
- sashes to be removed and restored offsite - existing glass and glazing putty to be restored where possible, otherwise replaced with similar
- existing hardware to be removed, cleaned and re-applied
- pullies, roped weights and other operational hardware to be restored
- window to be made operational

REPLACEMENT W-X1:

- existing frames and glazing to be removed
- rough openings restored to original size and substrate
- provide new wood frame to match adjacent door N1-6
- provide upper lite with central muntin to match adjacent door N1-6
- provide clear, single fixed lower lite (with no muntin) - provide pullies, weights, ropes etc, as required, to ensure simnilar functionality to orginal
- provide new brickmoulds simialr to original

REPLACEMENT W-X2

- restore existing frames in place

- strip all remaining paint
- fill wood where required

- prime & paint sashes and frames

REPLACEMENT D-X1:

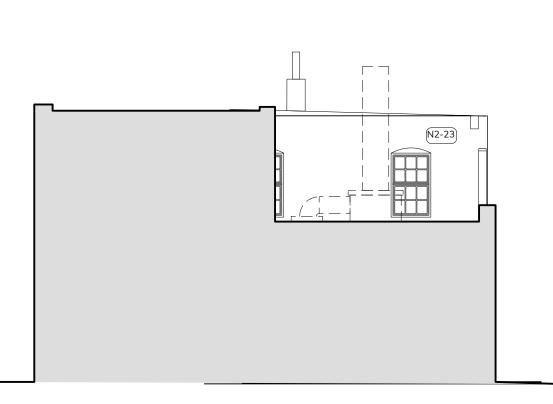
- provide new wood door to match adjacent N1-6

REPLACEMENT D-X2:

- restore existing frame in place
- provide new wood door to match adjacent N1-6

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North Elevation of 18 Fan Tan (Over Kitchen) Scale: 1:100





- remove all existing hardware and restore for use on replacement sashes - replace orginal ropes, pullies and other equipment need to restore full functionality

- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty - provide replacement hardware to suit where original is missing

- rough openings restored to original size and substrate - in orginal location at building face - provide new wood frame to match adjacent door N1-6

- provide upper lite with central muntin to match adjacent door N1-6

- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

- provide upper sash and lite with central muntin to match adjacent original doors - provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors

Unit number	Action	
S1-29	NO ACTION	
S1-30	NO ACTION	
S1-31	REPLACEMENT W-X2	LOWER SASH ONLY, UPPER SASH TO BE
W1-28	NO ACTION	
S2-30	REPLACEMENT W-X1	
S2-31	RESTORATION W-2	
S2-32	RESTORATION W-2	
N2-23	RESTORATION W-3	
W2-24	NO ACTION	
W2-25	NO ACTION	
W2-26	NO ACTION	
W2-27	NO ACTION	
W2-28	NO ACTION	
W2-29	NO ACTION	

52-30	S2-31	(S2-32)
<u>(51-30</u>)	S1-31	

South Elevation (of 16 Fan Tan) Scale: 1:100

Notes
E RESTORED ON SITE - CUSTOM STICKING 38x42

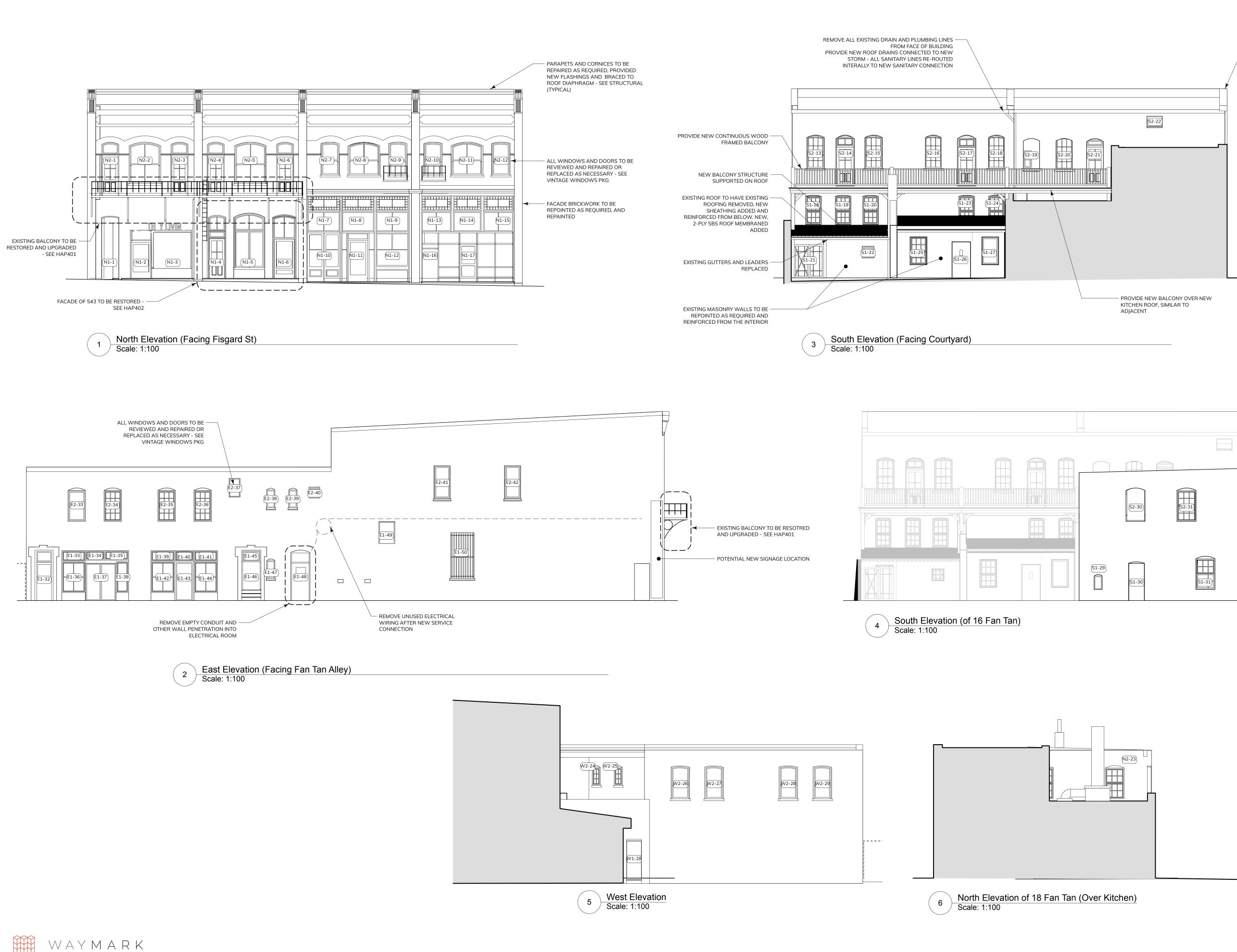
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Owner:	_
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Sheet Title:	
West W	/indows and Doors
Scale:	Sheet Number:
n/a	
Architect of Record:	
Will King	
Drawn by: WK, KT, CL	HAP008
Reviewed by	
GMV	
Project ID:	

2019-005



 PARAPETS AND CORNICES TO BE REPAIRED AS REQUIRED, PROVIDED NEW FLASHINGS AND BRACED TO ROOF DIAPHRAGM - SEE STRUCTURAL (TYPICAL)

		S2-32	
(S2-30)	52-31		
S1-30	S1-31		



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No.			
	Date	Appr	Revision Notes
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Project E Sheet T Scale: Archite	Title: 539-545 Title:	Elevatio	

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awn by:	L F
WK, KT, CL	•
viewed by	
GMV	
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Drawn by:

Reviewed by

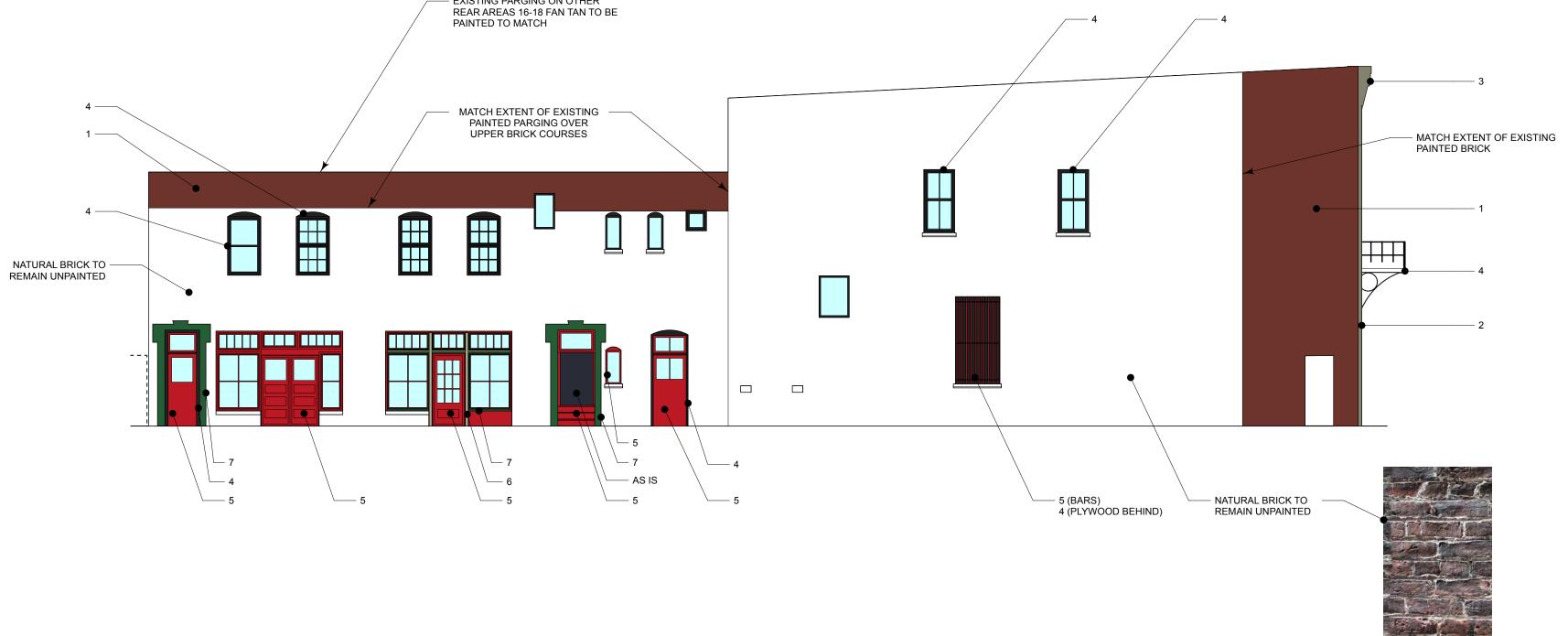
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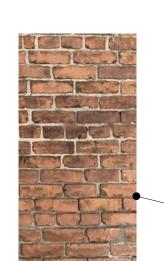
2019-005

HAP201



— EXISTING PARGING ON OTHER REAR AREAS 16-18 FAN TAN TO BE PAINTED TO MATCH





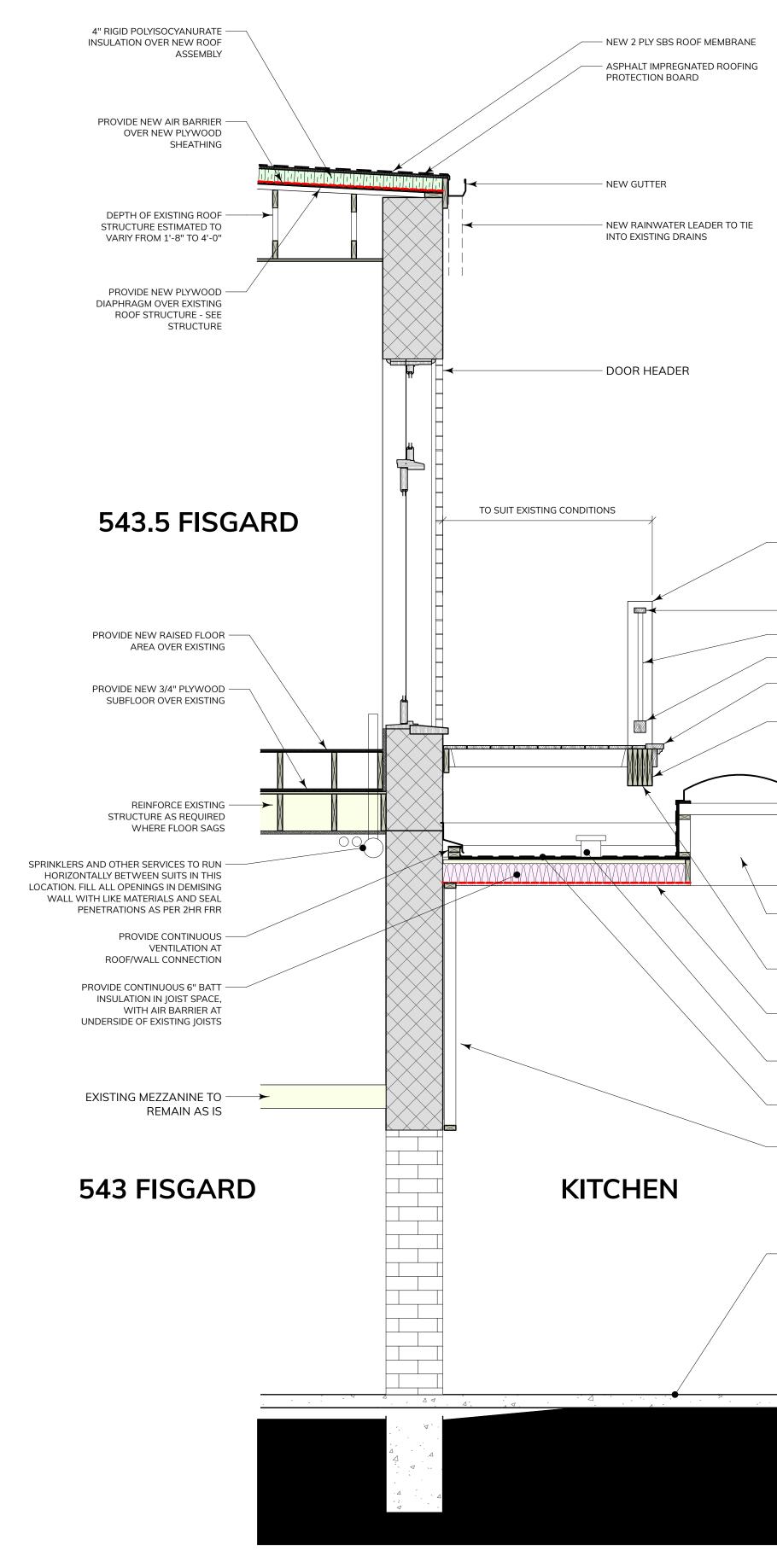
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		\sim		/ M	A R K
1: BM SIENNA 2092-20 USED ON WALLS AS FIELD COLOUR		No.	1826	ymarkarch Governme bria, BC Va Appr	
2: BM HADDINGTON GREY VC-15 ACCENT FOR WINDOW HEADERS AND SILLS, PILLASTERS AND MARQUEE AREAS **SATIN FINISH					
3: BM HADDINGTON GREY VC-15 CORNICES •• GLOSS FINISH					
4: BM GLOSS BLACK VC-35 WINDOW SASHES AND FRAMES, STOREFRONTS AND ALL METAL (DECKS RAILS ETC) **GLOSS FINISH		F 20 E 20 No.	021-06-07 021-03-08 Date ANT: This dra led for that p	Issued fo Heritage Issue Not wing is not t urpose by the	o be used for construction
5: RED DOOR AND FRAME FOR 545.5 ALL WOOD DECK MATERIALS (SOFFIT, DECK AND WOOD FRAMING)		and verify descrepa actual s Documen	y drawing dim incies betwee site condition nts. The Con of the Archtie	nensions, datu en information ns; and 2) tractor shall	ims, and levels to identify all n on this drawing and 1) the remaining Contract bring these items to the ation before proceeding with
6: BM COMOX SAGE VC-16 CORNICES •• SATIN FINISH		Owner:			
7: BM CATS EYE 2036-10 FAN TAN ALLEY DOOR TRIM •• SATIN FINISH		Project Title 53	9-545		gard Street Colour
	_	Architect of Will Drawn by:	/a	Sheet Number:	AP202

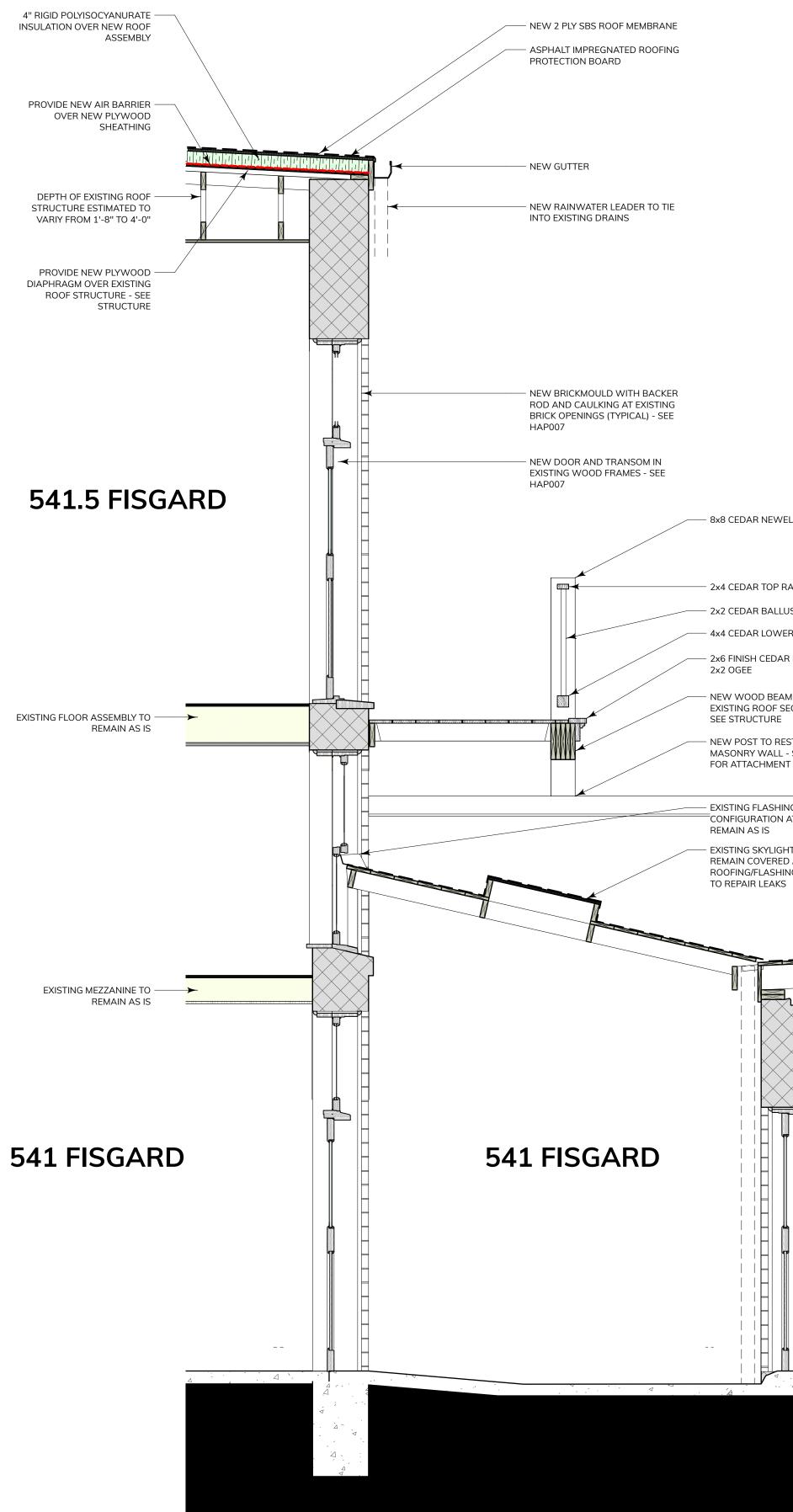
Reviewed by GMV Project ID:

2019-005



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- 8x8 CEDAR NEWEL POST

- 2x4 CEDAR TOP RAIL

- 2x2 CEDAR BALLUSTERS

- 4x4 CEDAR LOWER RAIL

– 2x6 FINISH CEDAR DECK TRIM WITH 2x2 OGEE

- NEW WOOD BEAM TO SPAN EXISTING ROOF SECTIONS BELOW -SEE STRUCTURE

- REPLACE EXISTING SKYLIGHT WITH NEW, REFRAME OPENING AND ROOF CURB TO SUIT NEW SIZE

SUPPORT END OF BEAM ON LEDGER ANGLE AT MASONRY WALL BEYOND-SEE STRUCTURAL

- NEW 5/8" TYPE X GWB CEILING FINISH. ALL ELECTRICAL TO BE SURFACE CONDUIT

- PROVIDE NEW ROOF VENTILATION OVER INSULATED AREAS

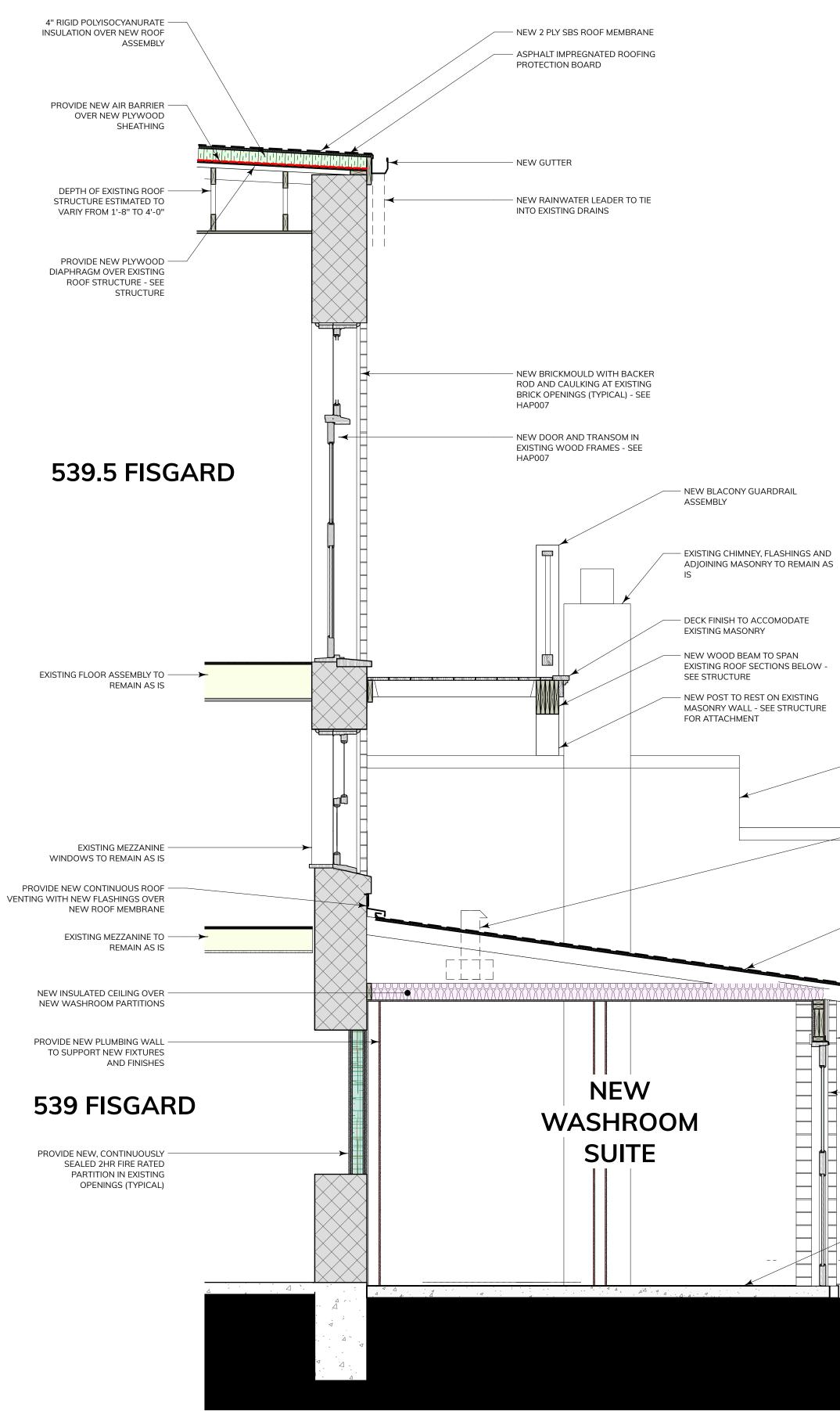
- NEW 2 PLY SBS ROOF MEMBRANE WITH NEW FLASHINGS AND REGLETS TO SUIT OVER EXISTING DECKING REMOVE EXISTING WALL FINISHES, EXISTING WALL FRAMING TO REMAIN

- REMOVE ALL EXISTING FLOOR FINISH AND PATCH CONCERTE SLAB AS REQUIRED. IDENTIFY NO-DIG AREAS TO PROTECT SERVICES BELOW

				Y M A R K
			1826	ymarkarchitecture.com Government Street oria, BC V8T 4N5
		No.	Date	Appr Revision Notes
R NEWEL POST R TOP RAIL R BALLUSTERS R LOWER RAIL CEDAR DECK TRIM WITH DD BEAM TO SPAN ROOF SECTIONS BELOW - CTURE T TO REST ON EXISTING 'WALL - SEE STRUCTURE T TO REST ON EXISTING 'WALL - SEE STRUCTURE CHMENT FLASHINGS AND ROOFING AATION AT WINDOW TO S IS SKYLIGHT OPENING TO OVERED AS-IS, APPLY NEW FLASHINGS AS REQUIRED S LEAKS	EXISTING ROOFING TO REMAIN - REPAIR AS REQUIRED WHERE LEAKS OCCUR	F E No. IMPO until Prior and v descr actua Docu	2021-06-07 2021-03-08 Date Date CRTANT: This dra issued for that p to commencement verify drawing din repancies betwe- al site conditio ments. The Cor tion of the Archti-	Re-Issued for HAP Issued for Coordination Heritage Alteration Permit Issue Notes awing is not to be used for construction impose by the Architect. Int of the Work, the Contractor shall review nensions, datums, and levels to identify all en information on this drawing and 1) en information on this drawing and 1) ins; and 2) the remaining Contract itractor shall bring these items to the ect for clarification before proceeding with
	EXISTING ROOF STRUCTURE TO REMAIN RESTORE MASONRY WALL	Seal		
	RESTORE WOOD WINDOWS (AS PER HAP007) REMOVE FEELING PAINT AND CAULKINGS ON MASONRY ELEMENTS AND REPAINT	Owner		
			539-545	1/2 Fisgard Street
		Sheet "		Sections
		Drawn N Review Project	n/a ect of Record: Will King hby: WK, KT, CL wed by GMV	Sheet Number: HAP301

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- EXISTING MASONRY WALLS, FLASHINGS TO REMAIN

- PROVIDE NEW EXHAUST FOR

WASHROOMS BELOW

		NG ROOFING TO BE REPLAC STRUCTURE TO REMAIN	CED,
		AND REPAIR EXISTING GUTT OWNSPOUT AS REQUIRED	
(EXISTIN REMAII	NG MASONRY BEYOND TO N	
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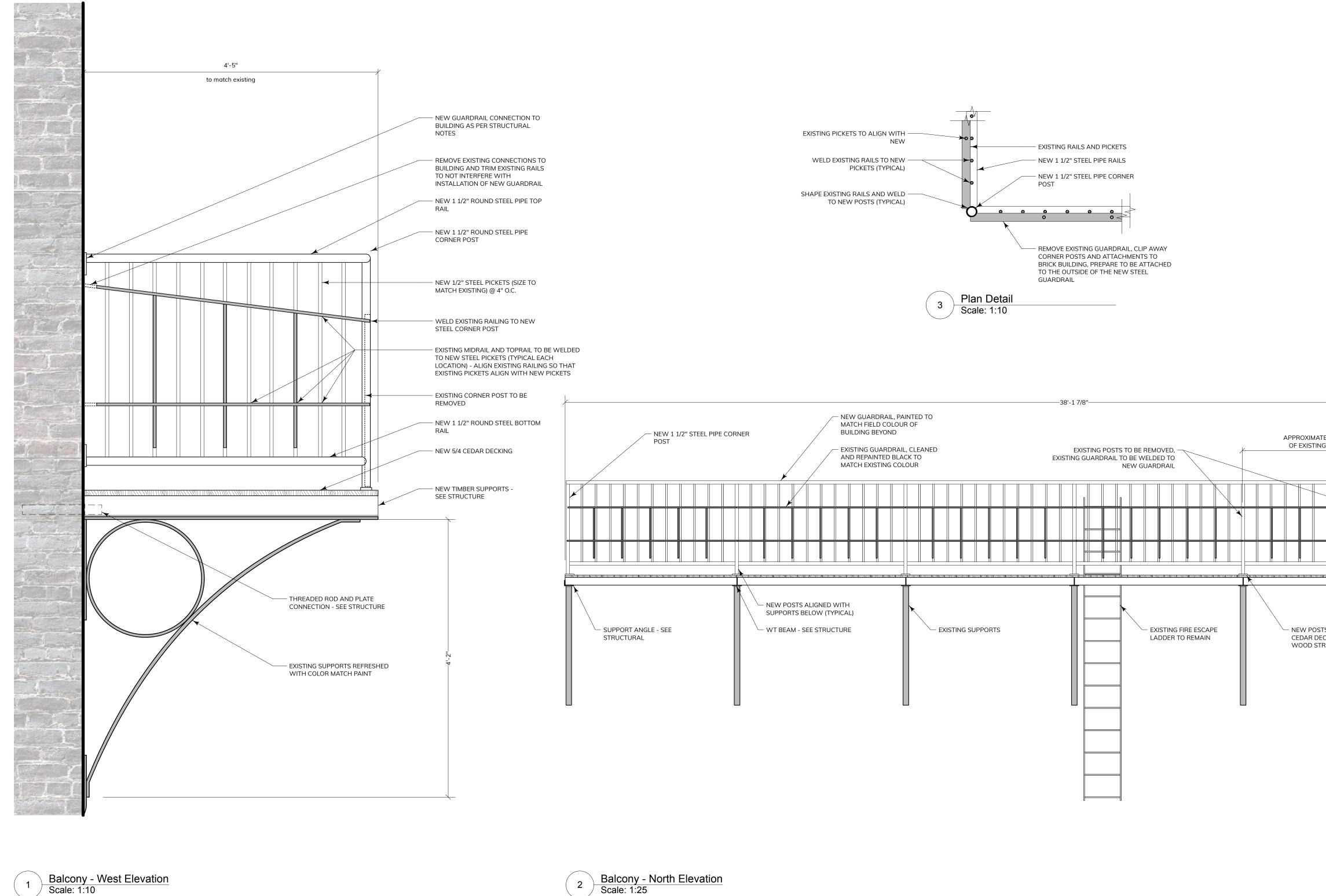
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Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Archtiect for clarification before proceeding with the Work.

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Architect of Record:	
Will King	
Drawn by:	
WK, KT, CL	HAP302
Reviewed by	
GMV	
Project ID:	
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2019-005	



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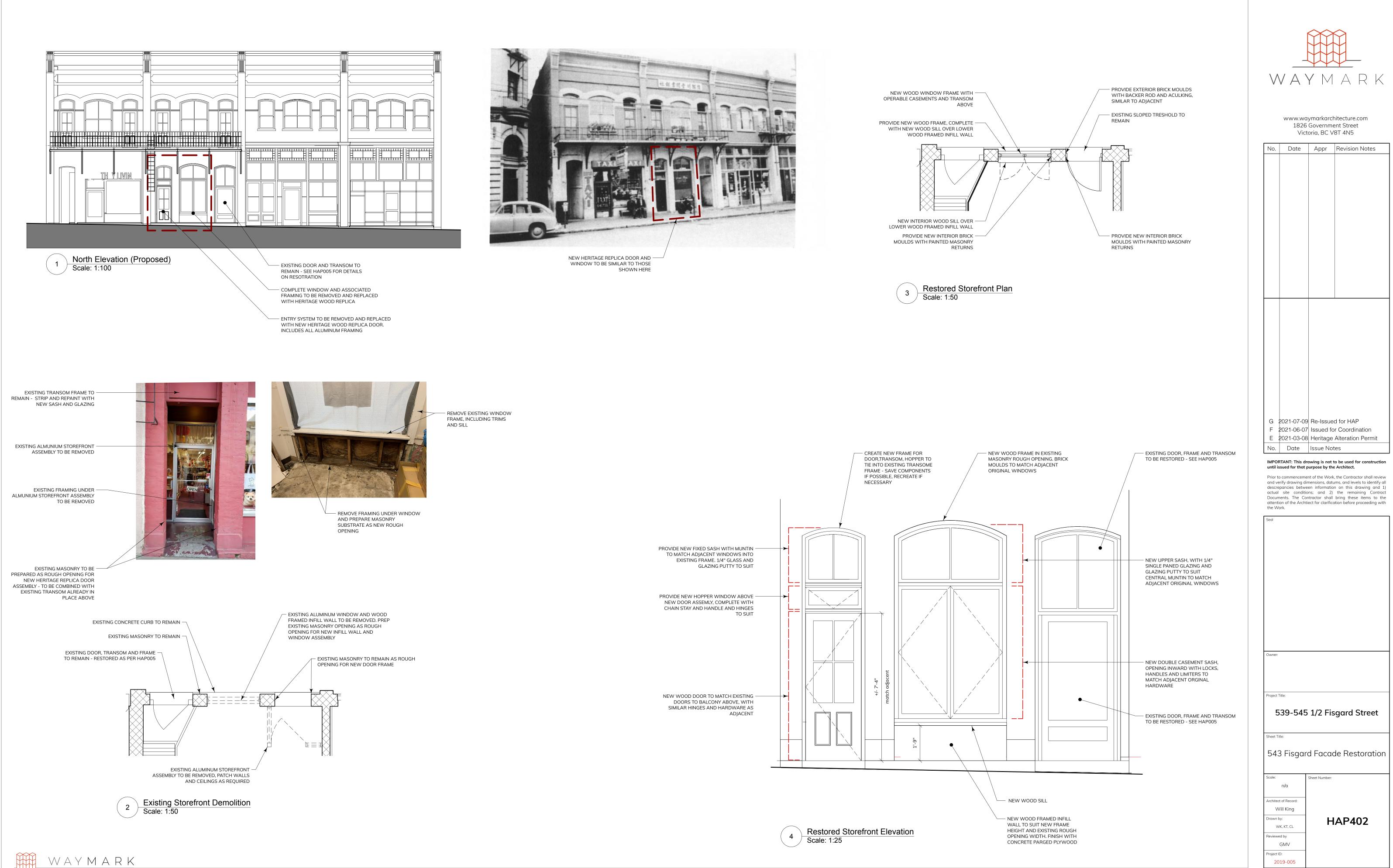
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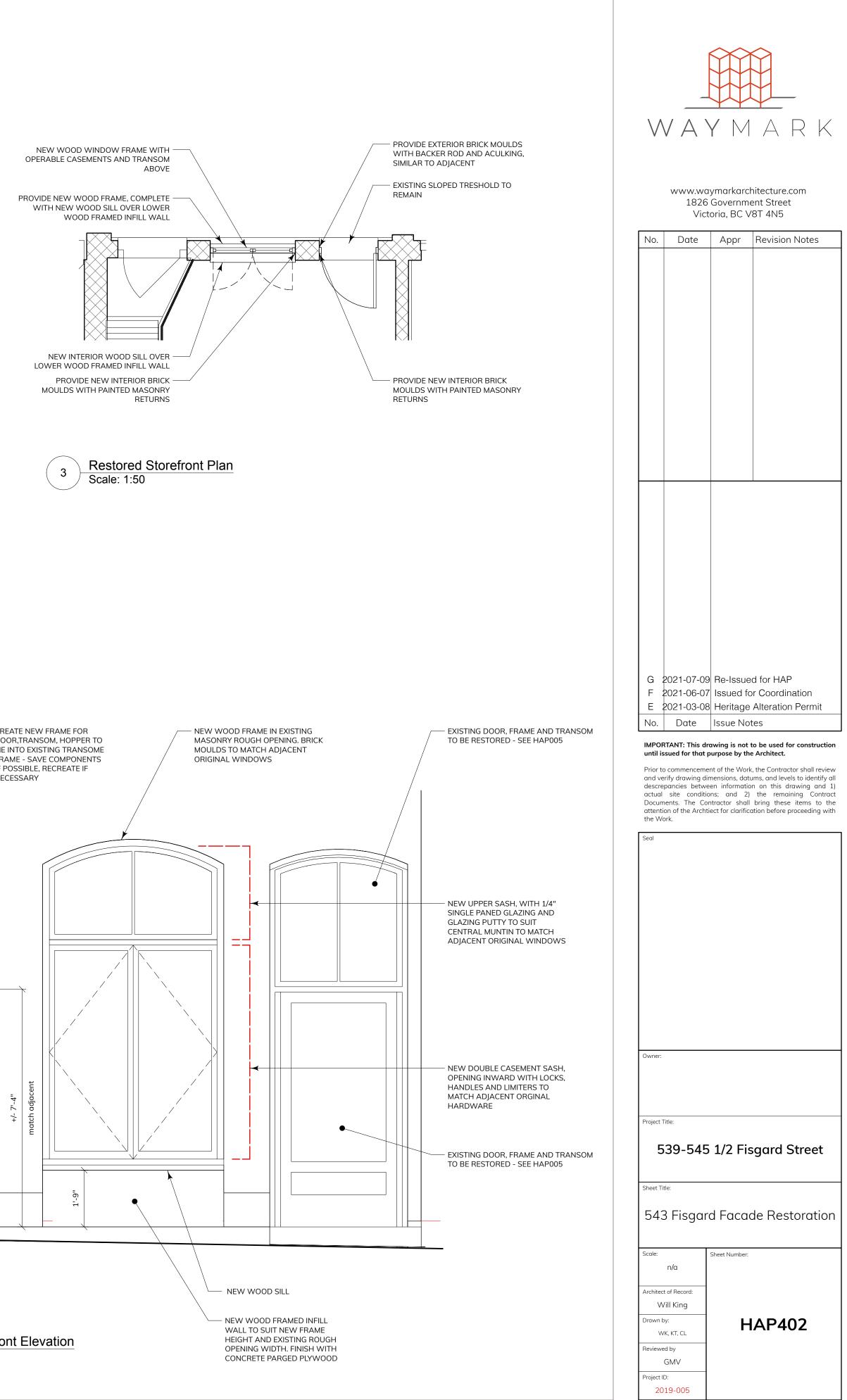
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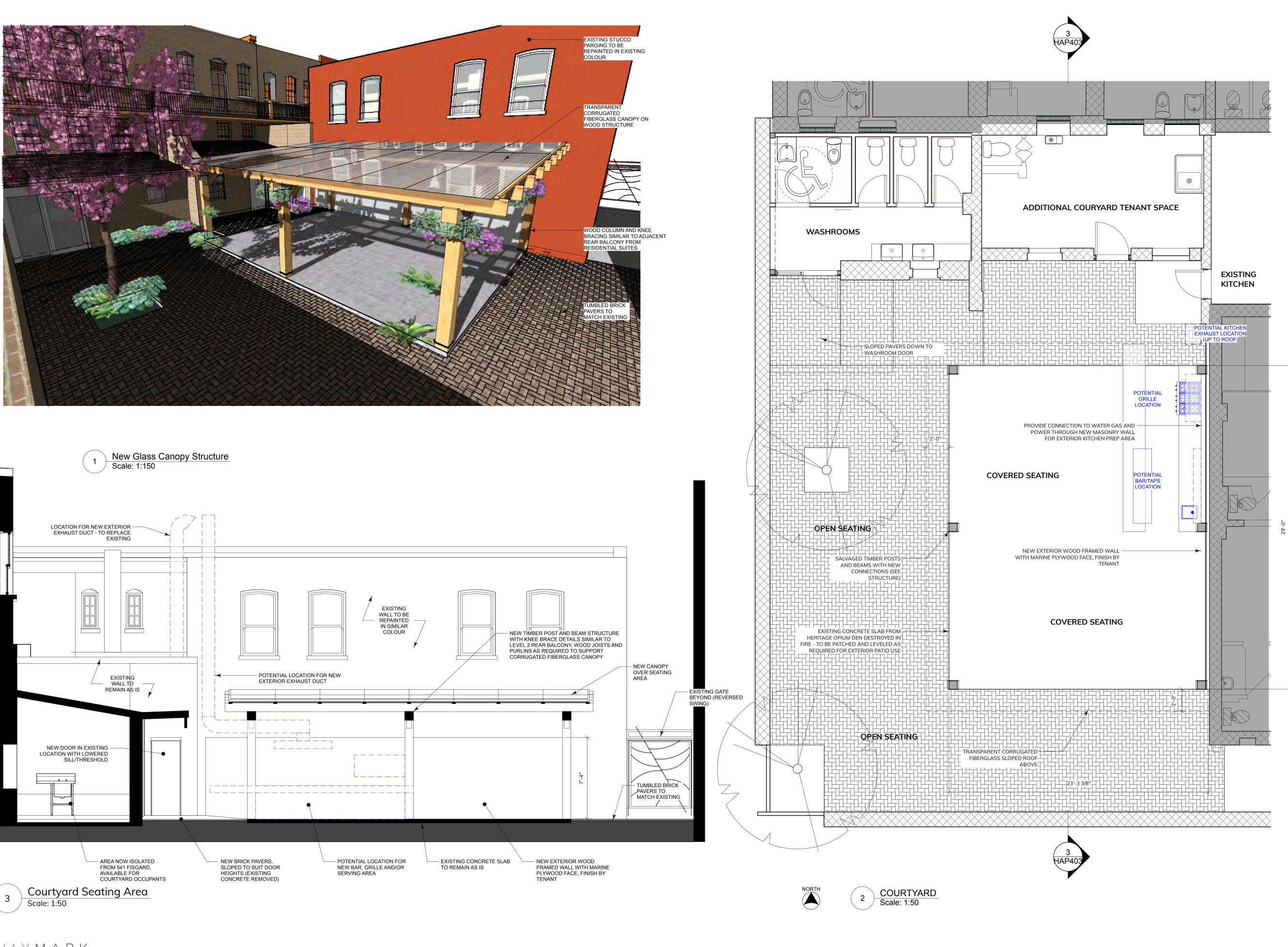
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Owner:

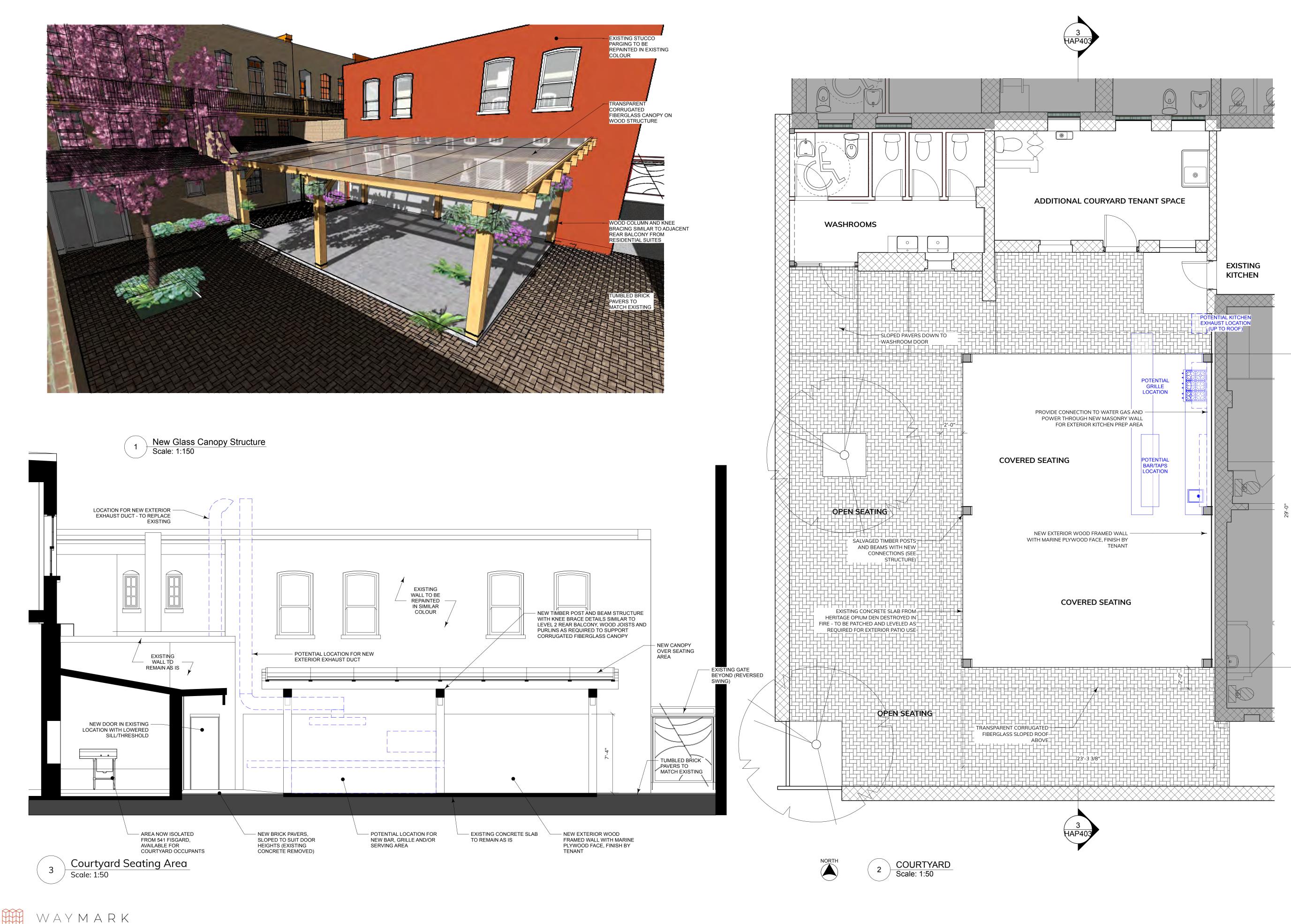
the Work.

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TS TO BE ATTACHED TO ECKING, THROUGH TO RUCTURE BELOW					











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No.	Date	Appr	Revision Notes
I	2021-07-09		d for HAP r Coordination
			Alteration Permit
No.	Date	Issue Not	
	TANT: This dro		o be used for construction

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all descrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Archtiect for clarification before proceeding with the Work.

Seal	
Owner:	
Project Title:	
539-549	5 1/2 Fisgard Street
Sheet Title:	
Courtva	rd Canopy Structure
Scale	Short Number
Scale: n/a	Sheet Number:
	Sheet Number:
n/a Architect of Record:	Sheet Number:
n/a Architect of Record: Will King	
n/a Architect of Record:	Sheet Number: HAP403
n/a Architect of Record: Will King Drawn by:	
n/a Architect of Record: Will King Drawn by: WK, KT, CL	
n/a Architect of Record: Will King Drawn by: WK, KT, CL Reviewed by	