


Re-Issued for HAP
Issued for Coordination
ISSUED FOR: Heritage Alteration Permit

2021-07-09
2021-06-07
2021-03-08

ATTACHMENT D



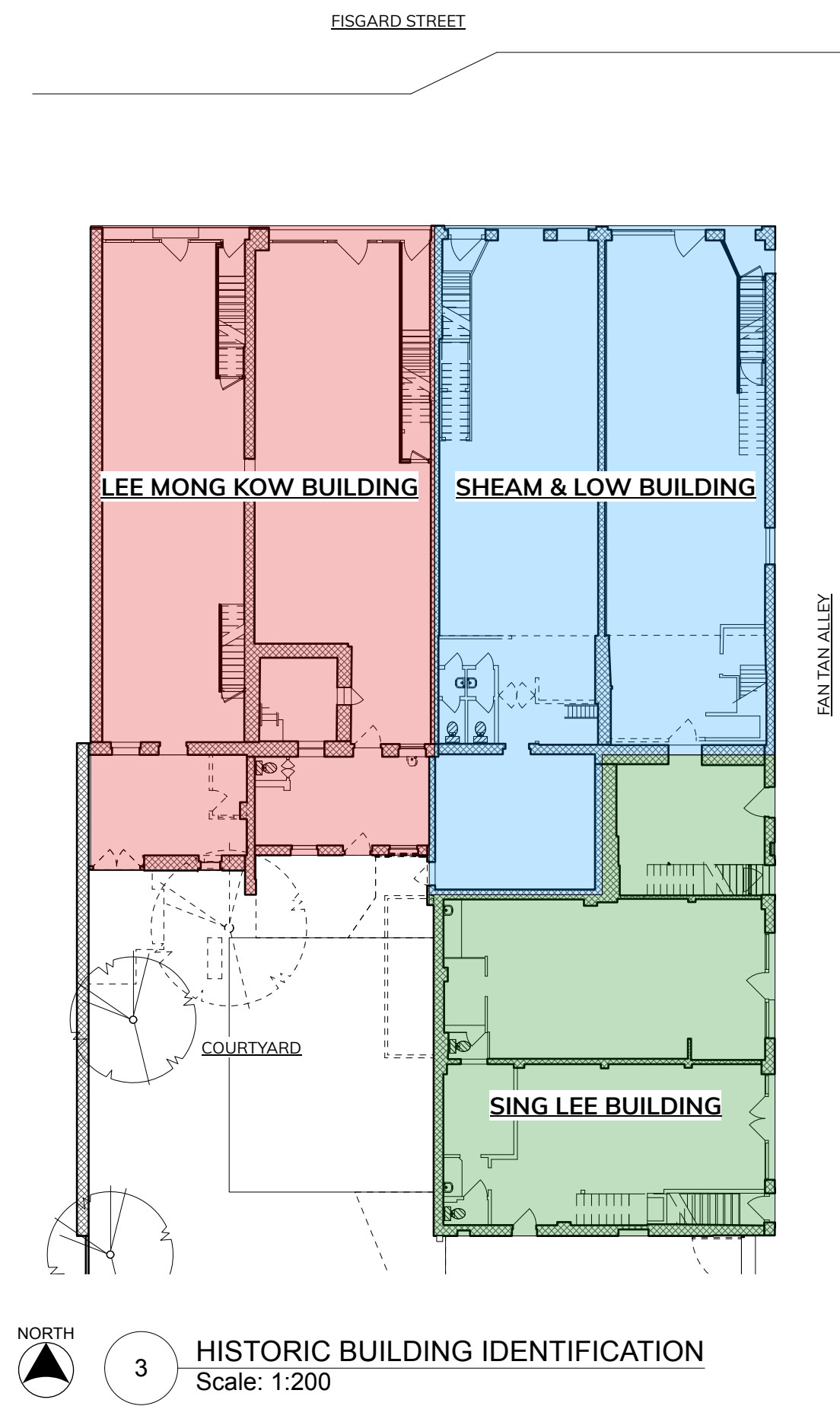
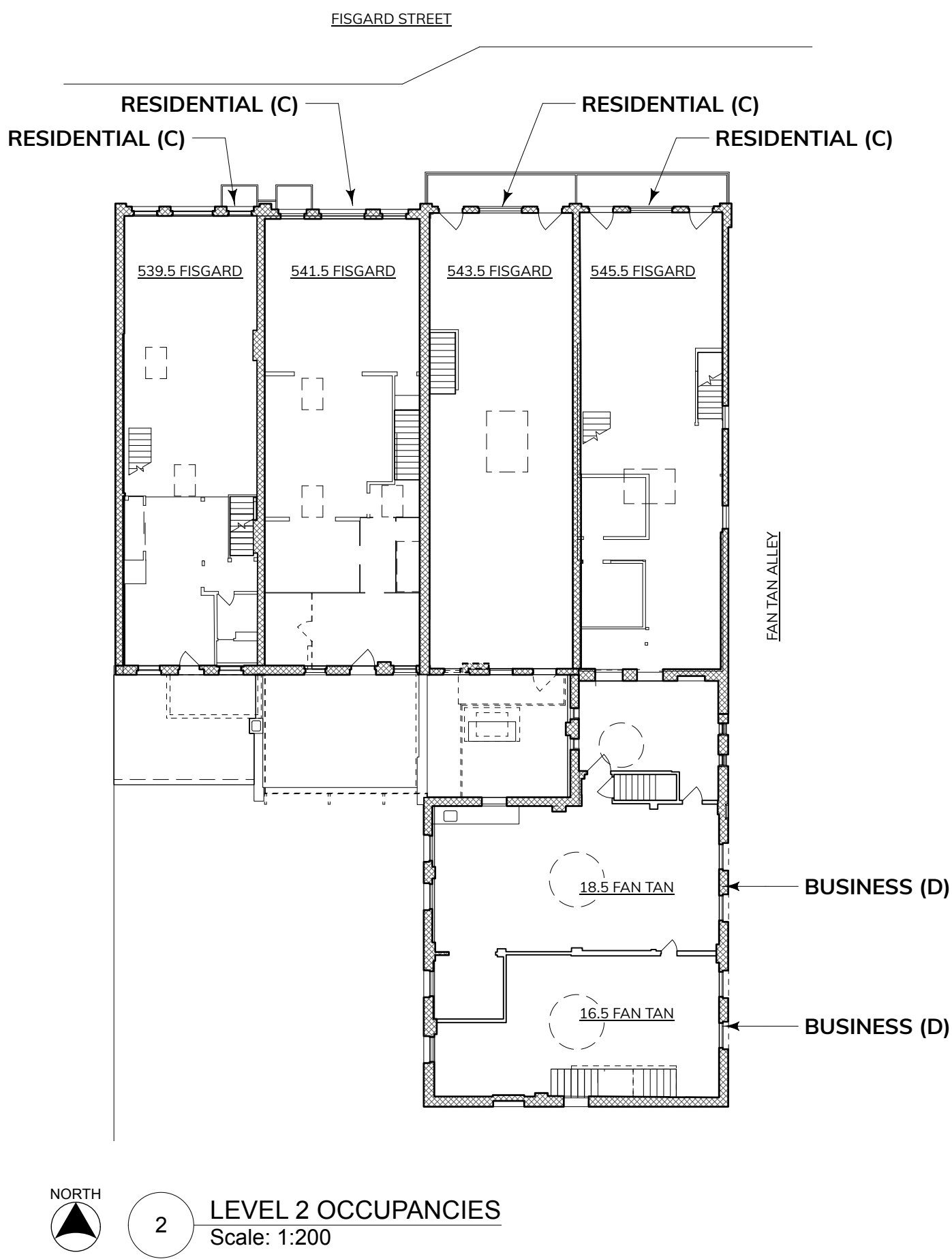
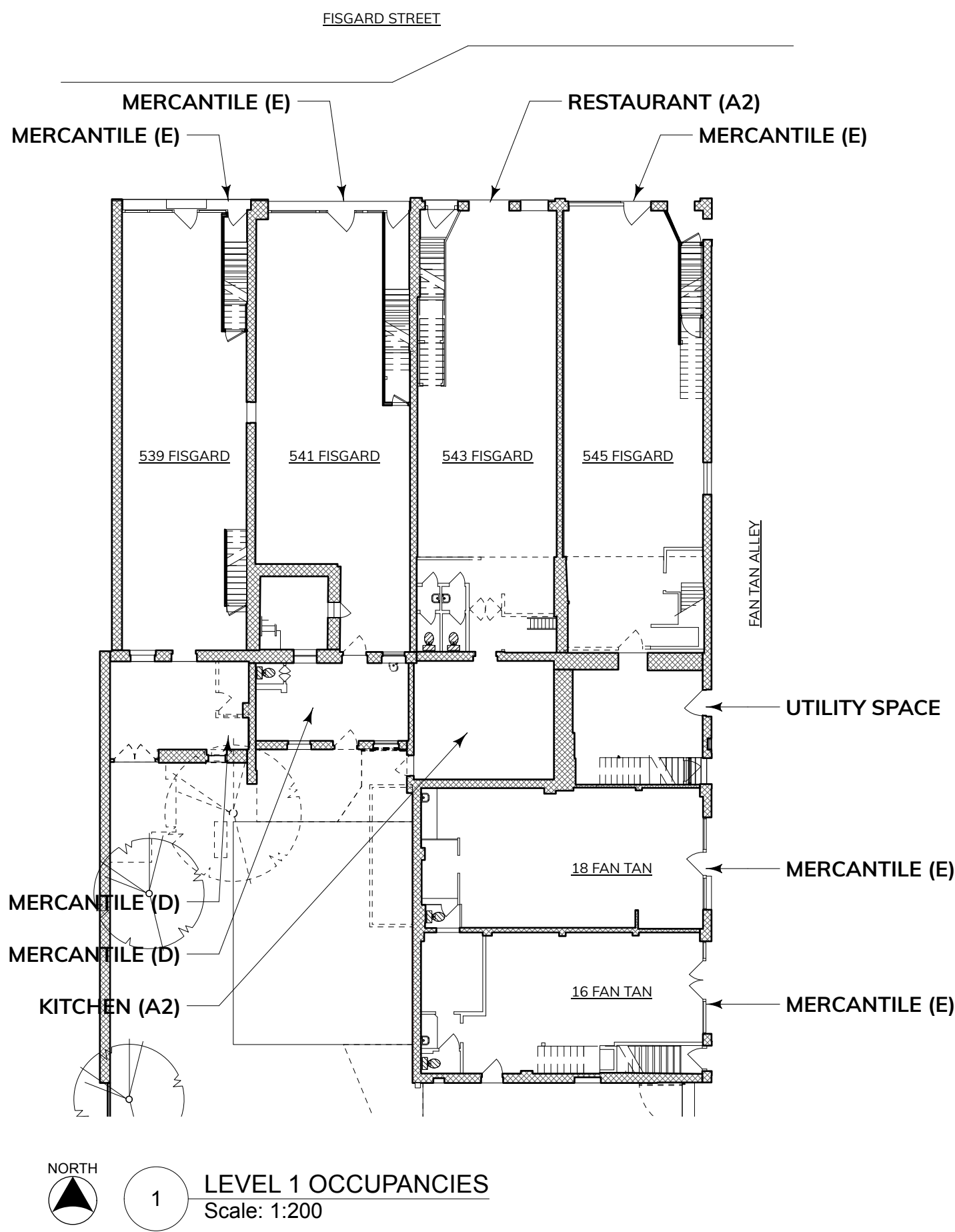
CITY OF
VICTORIA

Revisions

Received Date:
July 12, 2021



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Victoria, BC V8T 4N5



OWNER

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539-545 1/2 Fisgard Street

Re-Issued for HAP
Issued For: Heritage Alteration Permit
Date: 2021-03-08
Cover Sheet
Project ID: 2019-005

Architect of Record: Will King





No.	Date	Appr	Revision Notes
G E D	2021-07-09 2021-03-08 2021-02-11	Re-Issued for HAP Heritage Alteration Permit Heritage Alteration Permit	
No.	Date	Issue Notes	

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all discrepancies 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 Architect for clarification before proceeding with the Work.

Owned

Project Title

Sheet Title:

Scale:

Drawn by:

V/K, KT.

Project ID:

2019-005

HAP001



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No.	Date	Appr	Revision Notes
G E D	2021-07-09 2021-03-08 2021-02-11	Re-Issued for HAP Heritage Alteration Permit Heritage Alteration Permit	
No.	Date	Issue Notes	

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Seal

Owner:

Project Title:

539-545 1/2 Fisgard Street

Sheet Title:	
	Level 1 Overview

Scale: n/a	<div style="text-align: center; font-size: 2em; font-weight: bold;">HAP002</div>
Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by GMV	
Project ID: 2019-005	



1 LEVEL 1 PROJECT WORK AREA
Scale: 1:100



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No.	Date	Appr	Revision Notes
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No.	Date	Issue Notes	

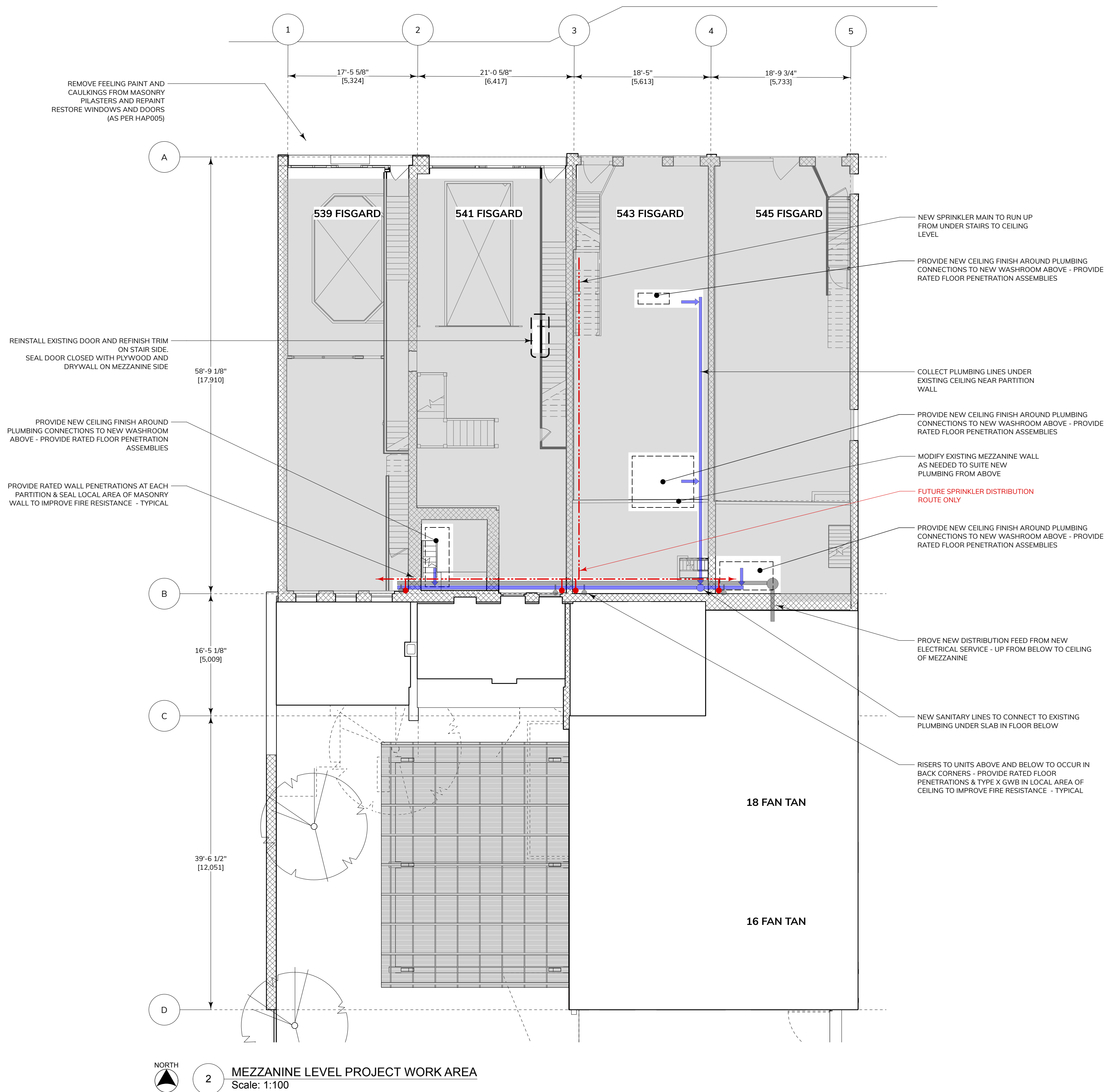
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Owner:

Sheet Title:

Mezzanine Overview

Scale: n/a	<div style="text-align: center;"> <h1>HAP002.1</h1> </div>
Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by GMV	
Project ID: 2019-005	



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Project ID:
2019-005



2 LEVEL 2 PROJECT WORK AREA
Scale: 1:100



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No.	Date	Appr	Revision Notes
G F E	2021-07-09 2021-06-07 2021-03-08	Re-Issued for HAP Issued for Coordination Heritage Alteration Permit	
No.	Date	Issue Notes	

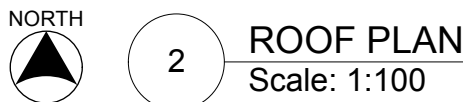
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Owner:

Sheet Title:

Roof Plan

Scale: n/a	<div style="text-align: center;"> <h1>HAP004</h1> </div>
Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by GMV	
Project ID: 2019-005	



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No.	Date	Appr	Revision Notes

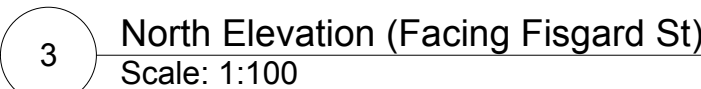
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Project Title:

539-545 1/2 Fisgard Street

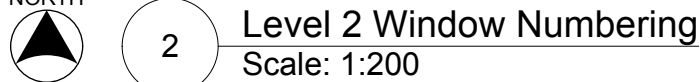
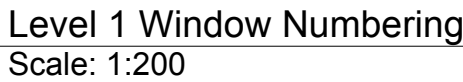
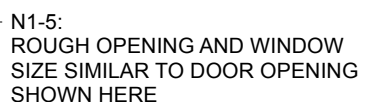
Scale: n/a	Sheet Number:
Architect of Record: Will King	

Drawn by: WK, KT, CL	HAP005
Reviewed by GMV	
Project ID: 2019-005	



N1-4
PROVIDE NEW FRAME, TRANSOM
WINDOW SASH AND DOOR, SIMILAR
TO THOSE SHOWN HERE

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)



RESTORATION W-1:

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulking 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
- caulking 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
- caulking 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 original 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 pulleys, weights, ropes etc, as required, to ensure similar functionality to original
- provide new brickmoulds similar to original

REPLACEMENT W-X2

- restore existing frames in place
- remove all existing hardware and restore for use on replacement sashes
- replace original ropes, pulleys and other equipment need to restore full functionality
- strip all remaining paint
- fill wood where required
- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty
- provide replacement hardware to suit where original is missing
- prime & paint sashes and frames

REPLACEMENT D-X1:

- rough openings restored to original size and substrate - in original location at building facade
- provide new wood frame to match adjacent door N1-6
- provide upper lite with central muntin to match adjacent door N1-6
- provide new wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

REPLACEMENT D-X2:

- restore existing frame in place
- provide upper sash and lite with central muntin to match adjacent original doors
- provide new wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailsot etc to match adjacent original doors



No.	Date	Appr	Revision Notes
G F E	2021-07-09 2021-06-07 2021-03-08	Re-Issued for HAP Issued for Coordination Heritage Alteration Permit	
No.	Date	Issue Notes	

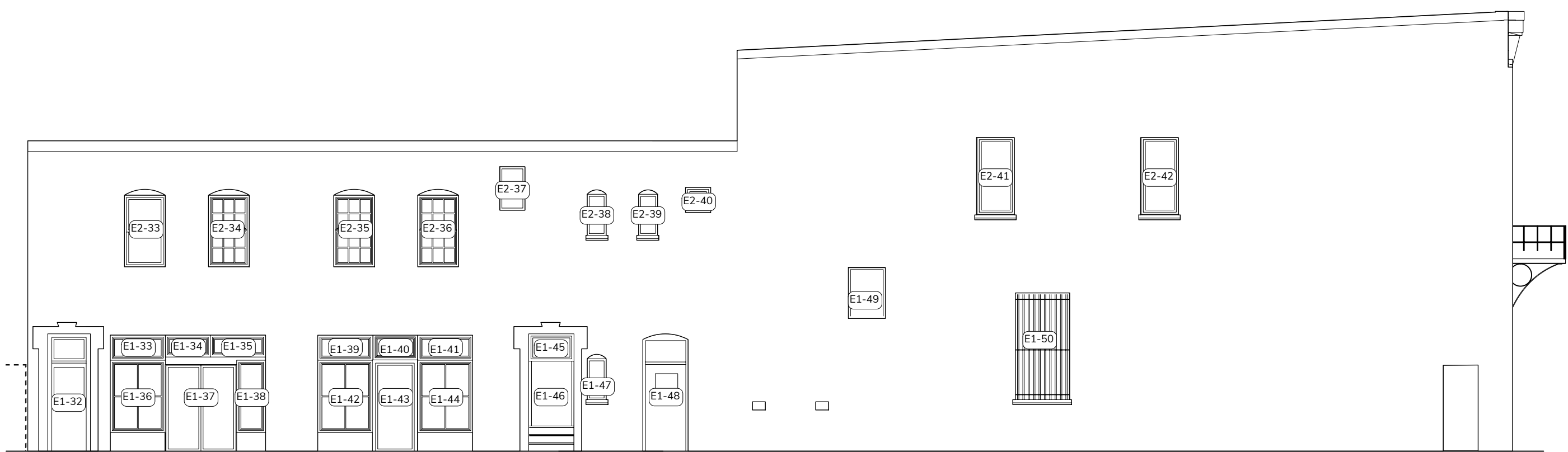
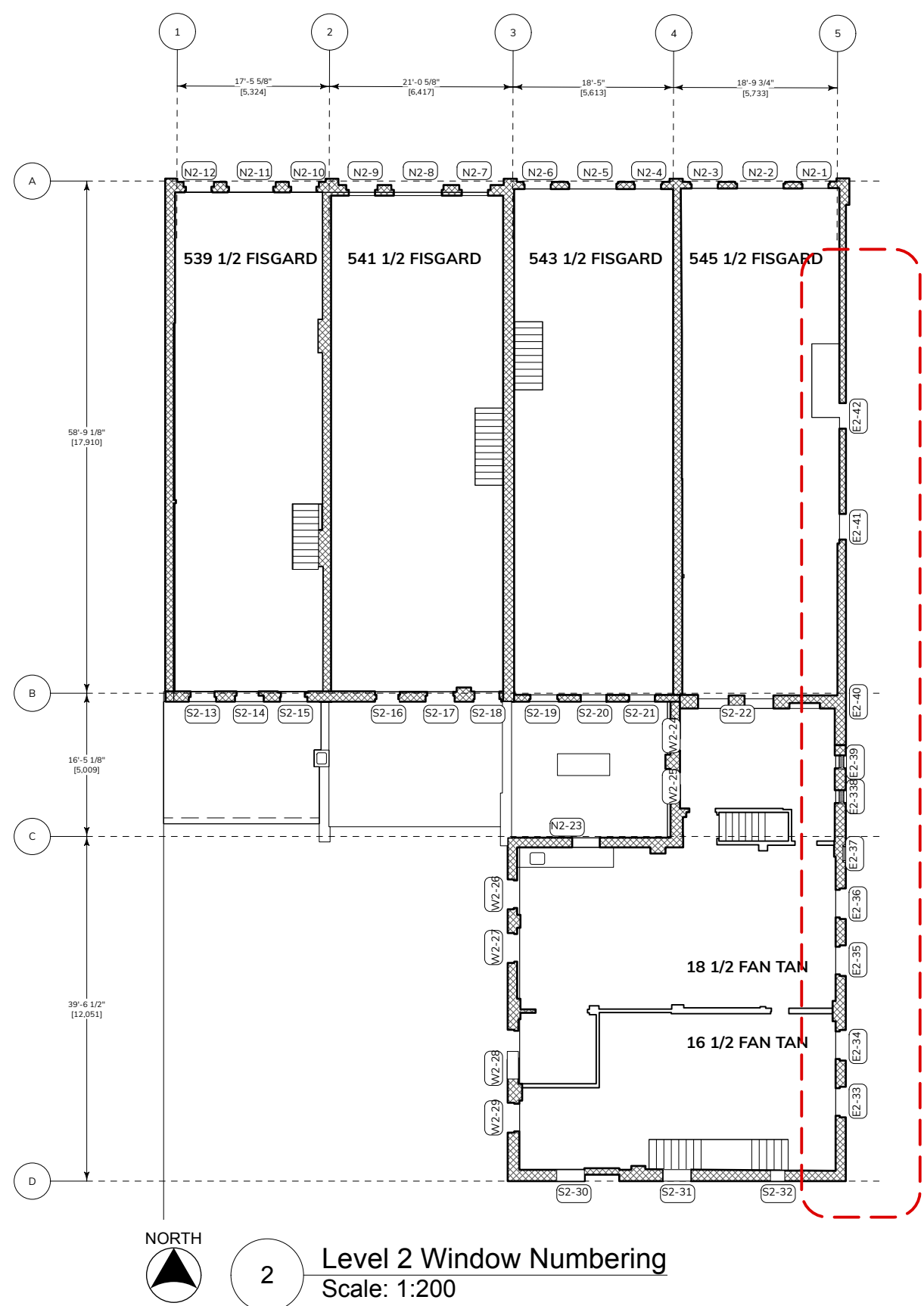
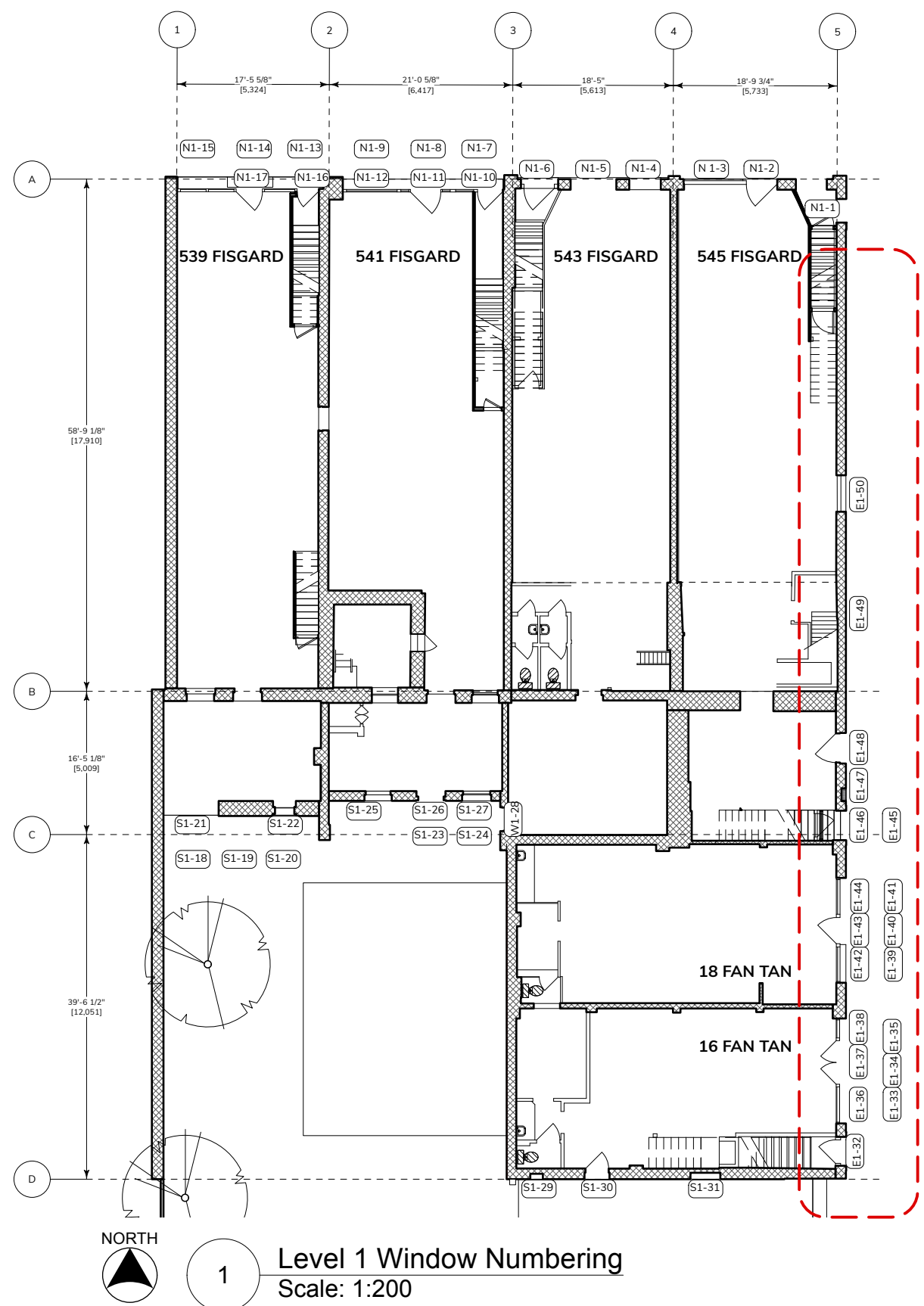
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Owner:

Sheet Title:

East Windows and Doors

Scale: n/a	<div style="text-align: center; font-size: 2em; font-weight: bold;">HAP006</div>
Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by: GMV	
Project ID: 2019-005	



3 East Elevation (Facing Fan Tan Alley)
Scale: 1:100

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulking 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

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulking 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

- glazing and frames to remain as is
- trims, brickmolds, to remain as is
- caulking 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 original hardware package

- 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

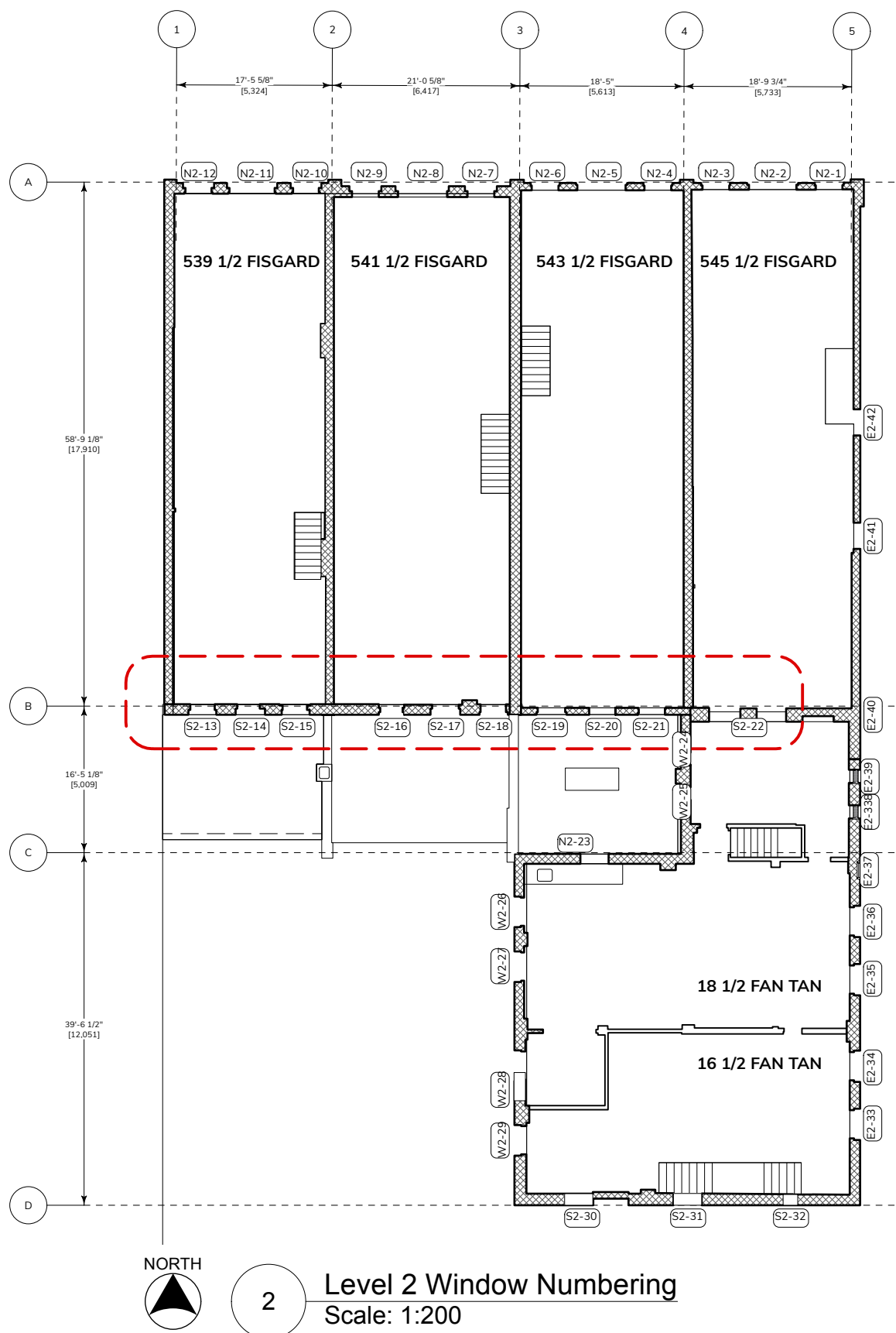
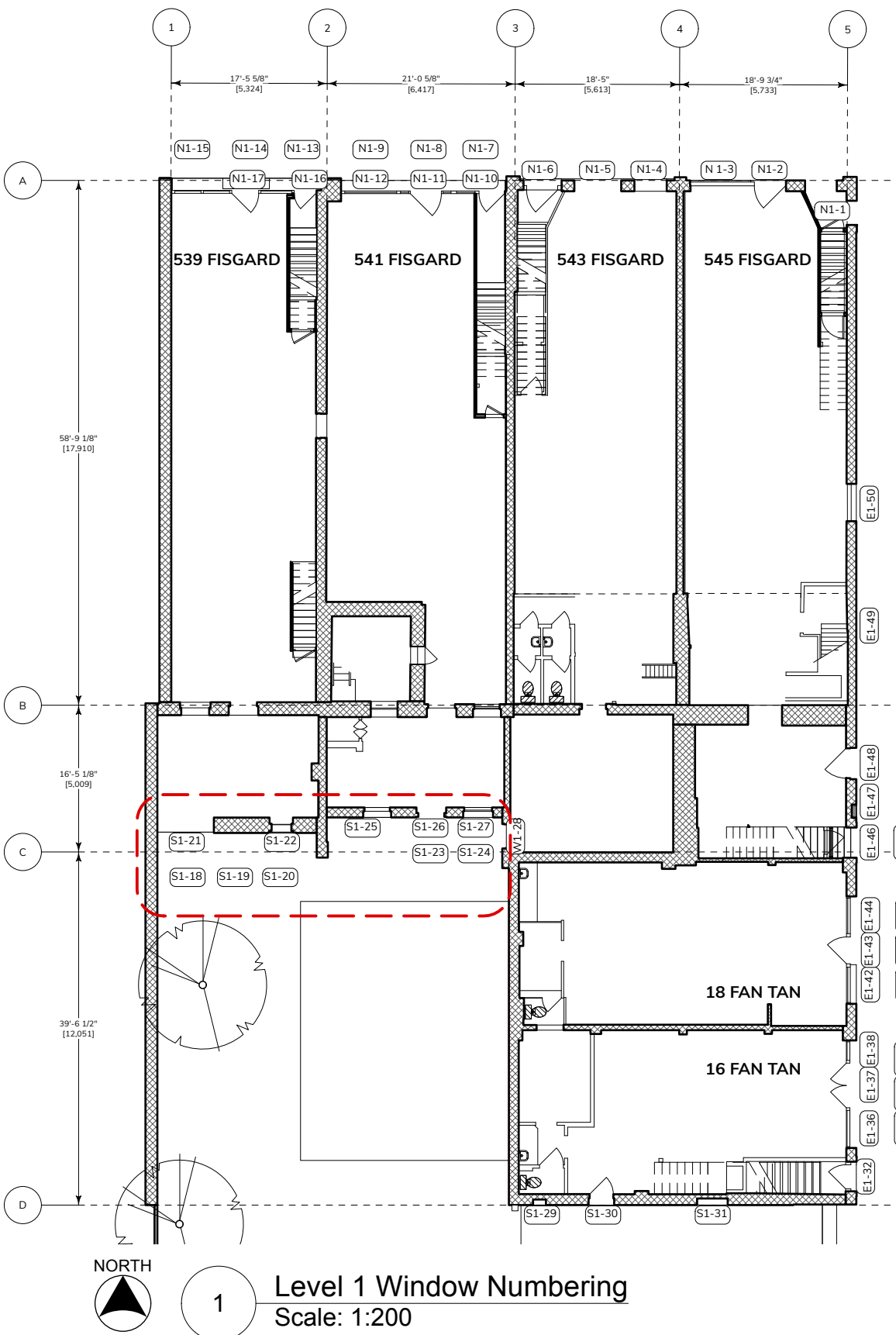
- existing frames and glazing to be removed
- rough openings restored to original size and substrate
- provide new wood frame to match adjacent door N1-6
- provide upper lite with central muntin to match adjacent door N1-6
- provide clear, single fixed lower lite (with no muntin)
- provide pullies, weights,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

- restore existing frames in place
- remove all existing hardware and restore for use on replacement sashes
- replace original ropes, pulleys and other equipment need to restore full functionality
- strip all remaining paint
- fill wood where required
- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty
- provide replacement hardware to suit where original is missing
- prime & paint sashes and frames

- rough openings restored to original size and substrate - in original 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 wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

- restore existing frame in place
- provide upper sash and lite with central muntin to match adjacent original doors
- provide new wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors

Unit number	Action	Notes
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 GLASS WITH LAMINATED PANE
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 SASH LIMITER TO MATCH ORIGINAL HARDWARE PACKAGE
E2-42	RESTORATION W-2	PROVIDE NEW LOCK, HANDLES AND SASH LIMITER TO MATCH ORIGINAL HARDWARE PACKAGE



3 South Elevation (Facing Courtyard)
Scale: 1:100

- RESTORATION W-1:**
- glazing and frames to remain as is
 - trims, brickmolds, to remain as is
 - caulking 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
 - caulking 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
 - caulking 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 original
 - provide new brickmoulds simialr to original
- REPLACEMENT W-X2**
- restore existing frames in place
 - remove all existing hardware and restore for use on replacement sashes
 - replace orginal ropes, pullies and other equipment need to restore full functionality
 - strip all remaining paint
 - fill wood where required
 - sashes to be replaced with new, similar sashes with similar glazing, muntins and putty
 - provide replacement hardware to suit where original is missing
 - prime & paint sashes and frames
- REPLACEMENT D-X1:**
- 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 wood door to match adjacent N1-6
 - provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6
- REPLACEMENT D-X2:**
- restore existing frame in place
 - provide upper sash and lite with central muntin to match adjacent original doors
 - provide new wood door to match adjacent N1-6
 - provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors

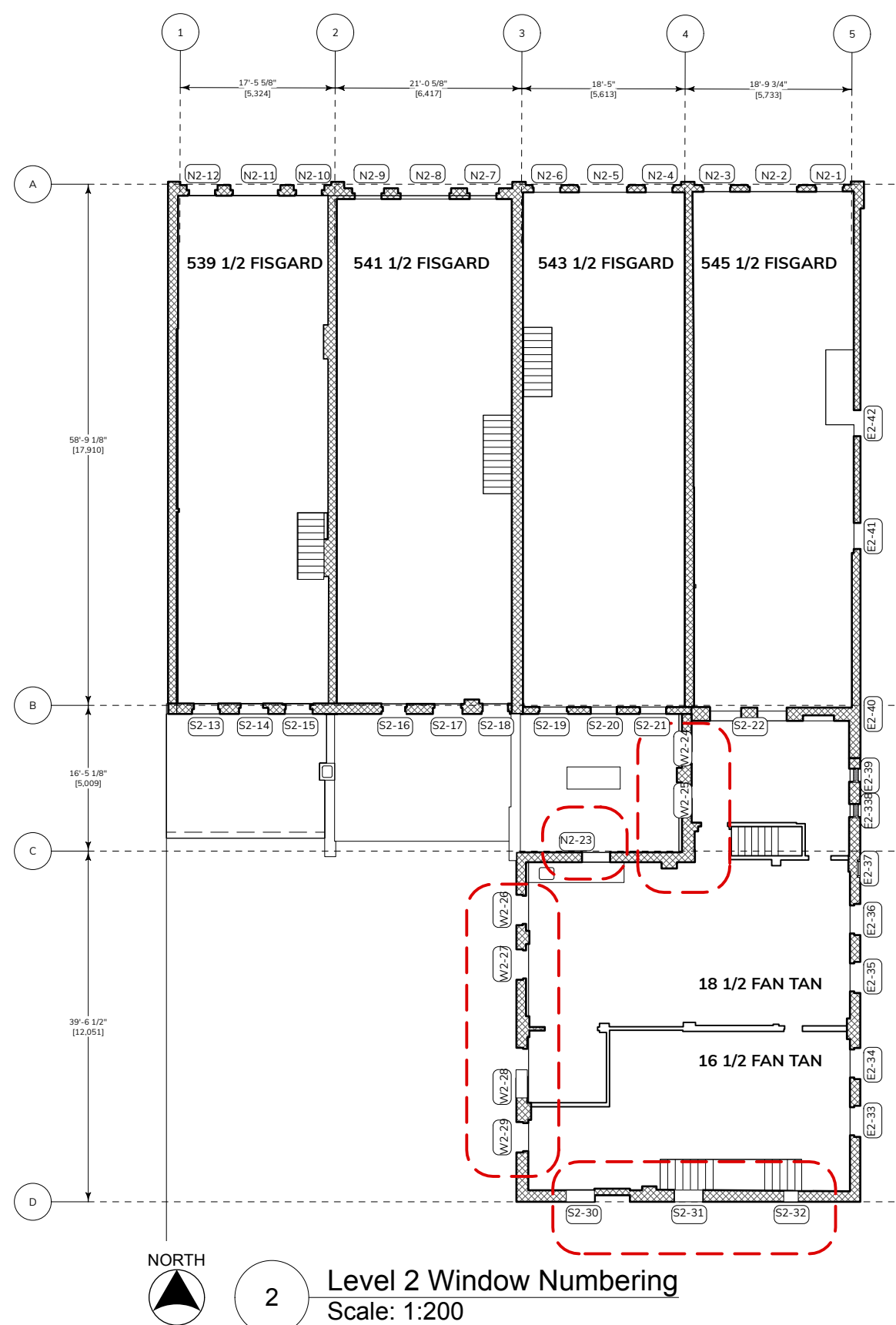
Unit number	Action	Notes
S1-18	RESTORATION W-3	
S1-19	RESTORATION W-3	
S1-20	RESTORATION W-3	
S1-21	REPLACEMENT D-X1	
S1-22	REPLACEMENT W-X1	
S1-23	RESTORATION W-1	
S1-24	RESTORATION W-1	
S1-25	RESTORATION W-2	
S1-26	RESTORATION D-1	
S1-27	REPLACEMENT WX-1	
S2-13	REPLACEMENT W-X2	
S2-14	REPLACEMENT D-X2	
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	

No.	Date	Appr	Revision Notes
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E	2021-03-08		Heritage Alteration Permit
No.	Date	Issue Notes	

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Seal	
Owner:	
Project Title: 539-545 1/2 Fisgard Street	
Sheet Title: South Windows and Doors	
Scale: n/a	Sheet Number: HAP007
Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by: GMV	
Project ID: 2019-005	



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 pulleys, weights, ropes etc, as required, to ensure similar functionality to original
- provide new brickmoulds similar to original

REPLACEMENT W-X2

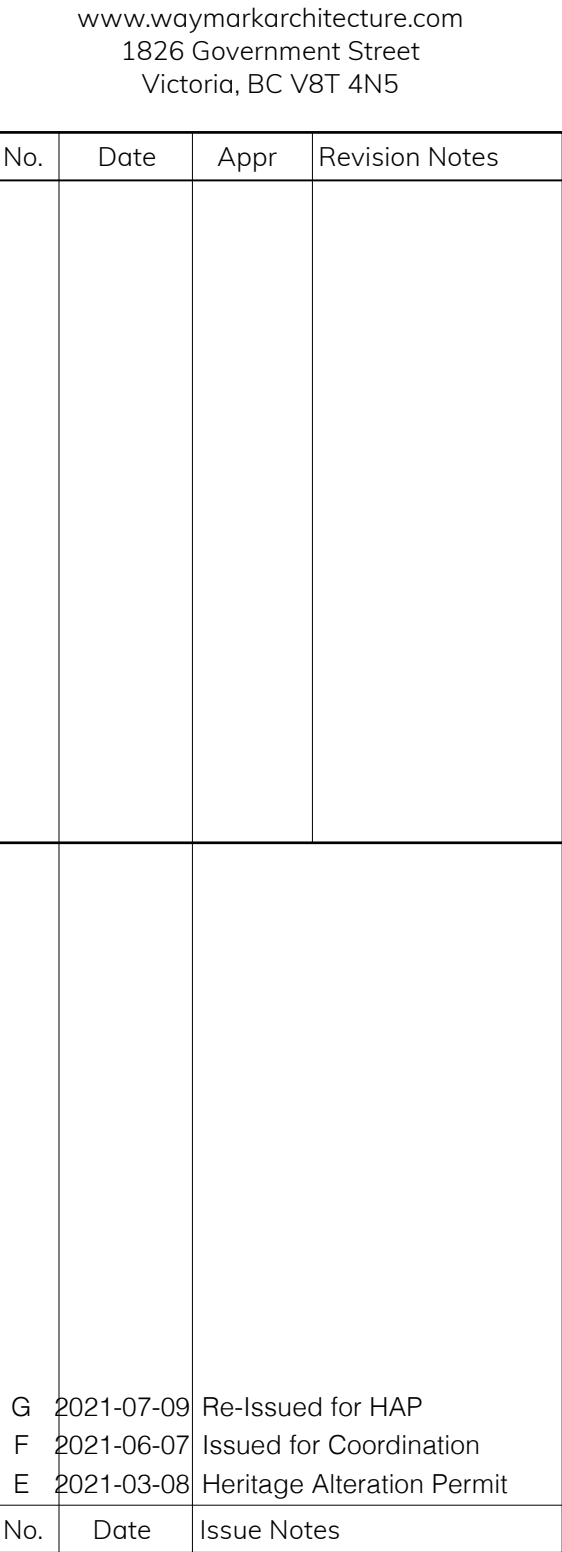
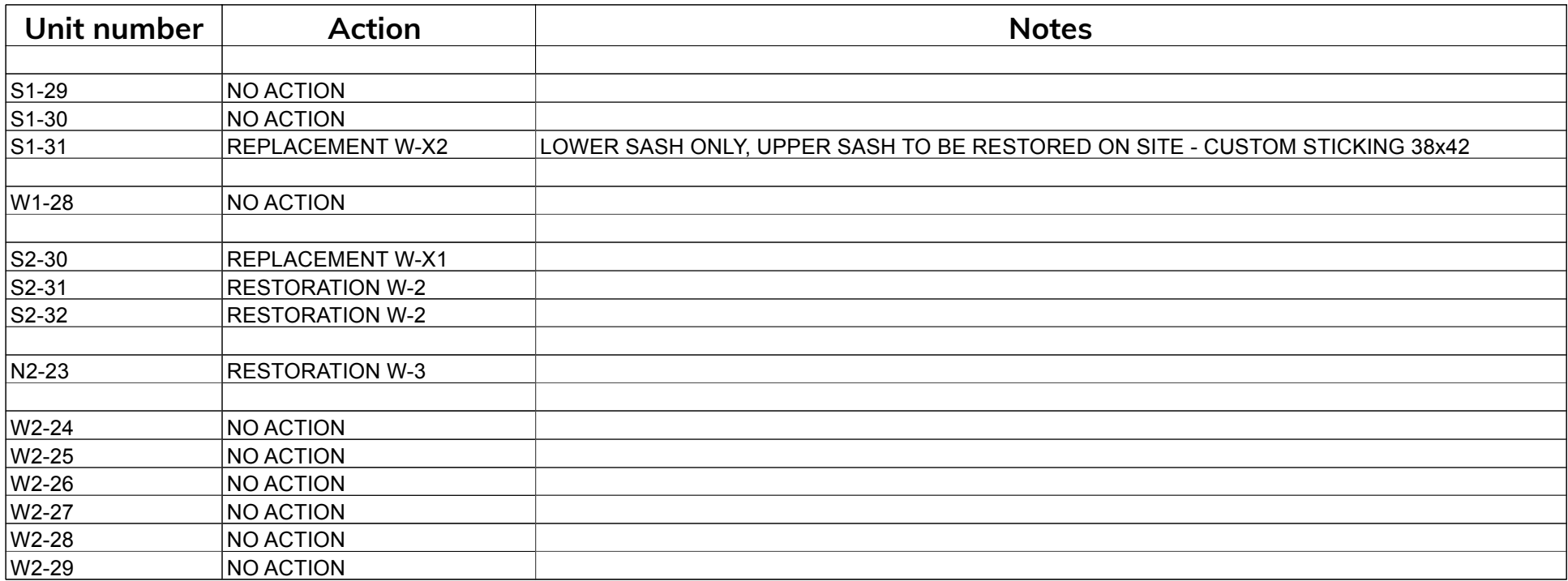
- restore existing frames in place
- remove all existing hardware and restore for use on replacement sashes
- replace original ropes, pulleys and other equipment need to restore full functionality
- strip all remaining paint
- fill wood where required
- sashes to be replaced with new, similar sashes with similar glazing, muntins and putty
- provide replacement hardware to suit where original is missing
- prime & paint sashes and frames

REPLACEMENT D-X1:

- rough openings restored to original size and substrate - in original location at building facade
- provide new wood frame to match adjacent door N1-6
- provide upper lite with central muntin to match adjacent door N1-6
- provide new wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailslot and door numbers to match N1-6

REPLACEMENT D-X2:

- restore existing frame in place
- provide upper sash and lite with central muntin to match adjacent original doors
- provide new wood door to match adjacent N1-6
- provide new hinges, door hardware & locks, mailslot etc to match adjacent original doors



Owner:	
Project Title:	
539-545 1/2 Fiskard Street	
Sheet Title:	
West Windows and Doors	
Scale:	Sheet Number:
n/a	HAP008
Architect of Record:	
Will King	
Drawn by:	
WK, KT, CL	
Reviewed by:	
GMV	
Project ID:	
2019-005	





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Owner:

Project Title:

Elevations

Scale:

Architect of Record:
Will King

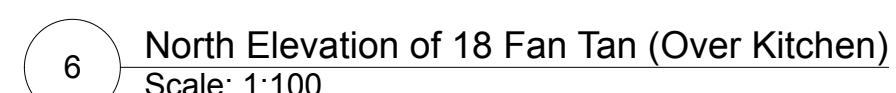
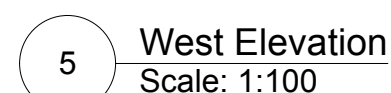
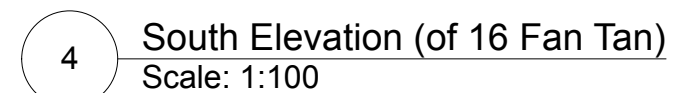
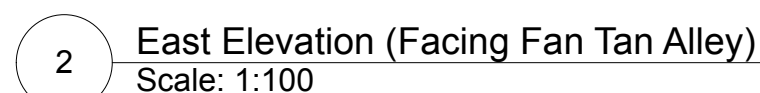
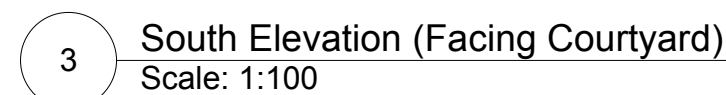
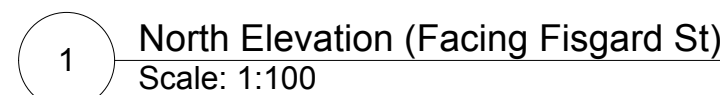
Drawn by:
WK, KT, CL

Reviewed by
GMVProject ID:
2019-005

HAP201



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No.	Date	Appr	Revision Notes
G F E	2021-07-09 2021-06-07 2021-03-08	Re-Issued for HAP Issued for Coordination Heritage Alteration Permit	
No.	Date	Issue Notes	

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Owner:

539-545 1/2 Fisgard Street

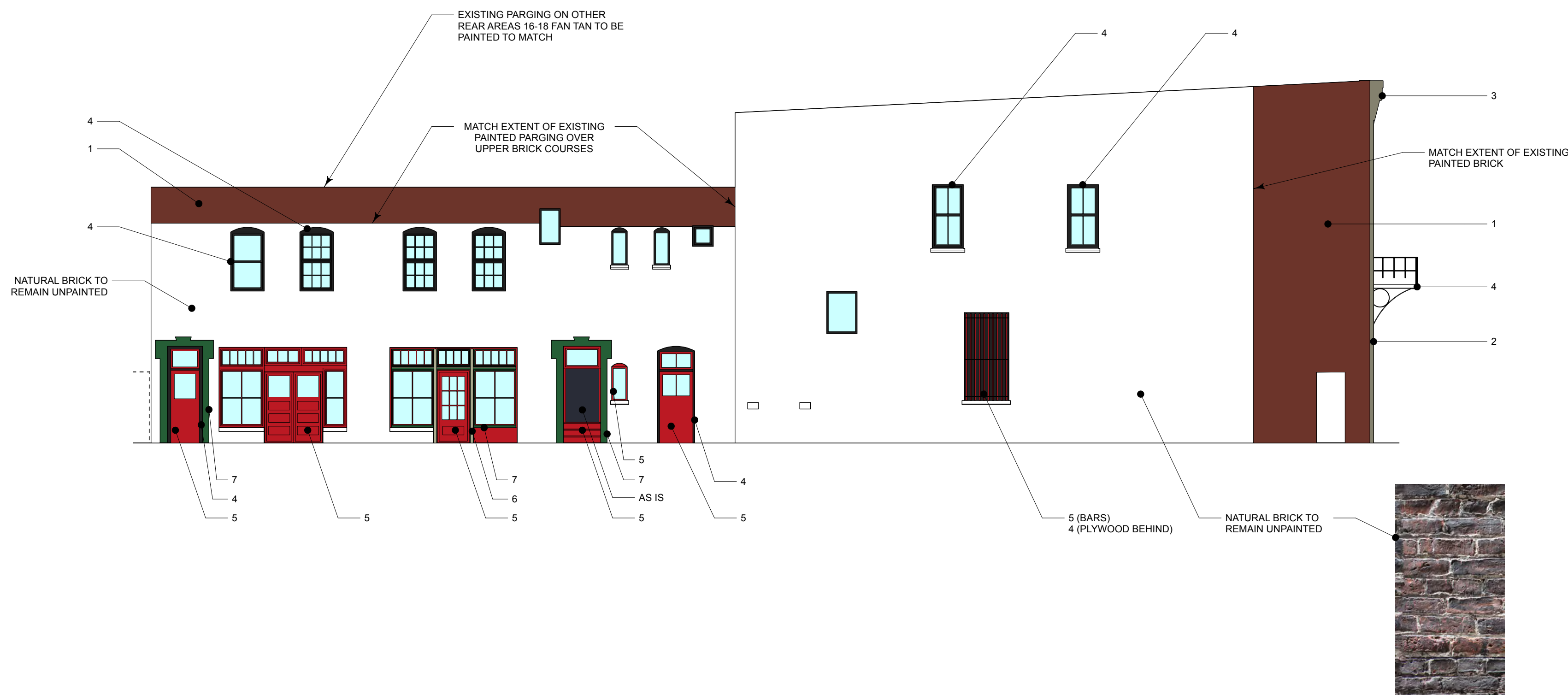
Elevations - Colour

n/a	
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Drawn by: **UAP202**

Project ID:

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7: BM CATS EYE 2036-10
FAN TAN ALLEY DOOR TRIM
** SATIN FINISH



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No.	Date	Appr	Revision Notes
G	2021-07-09	Re-Issued for HAP	
F	2021-06-07	Issued for Coordination	
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Owner: _____

539-545 1/2 Fisgard Street

Sections

200000	200000
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Drawn by: **LIAR301**

VR, KI, CL

GMV	
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Project ID:	
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HAP301



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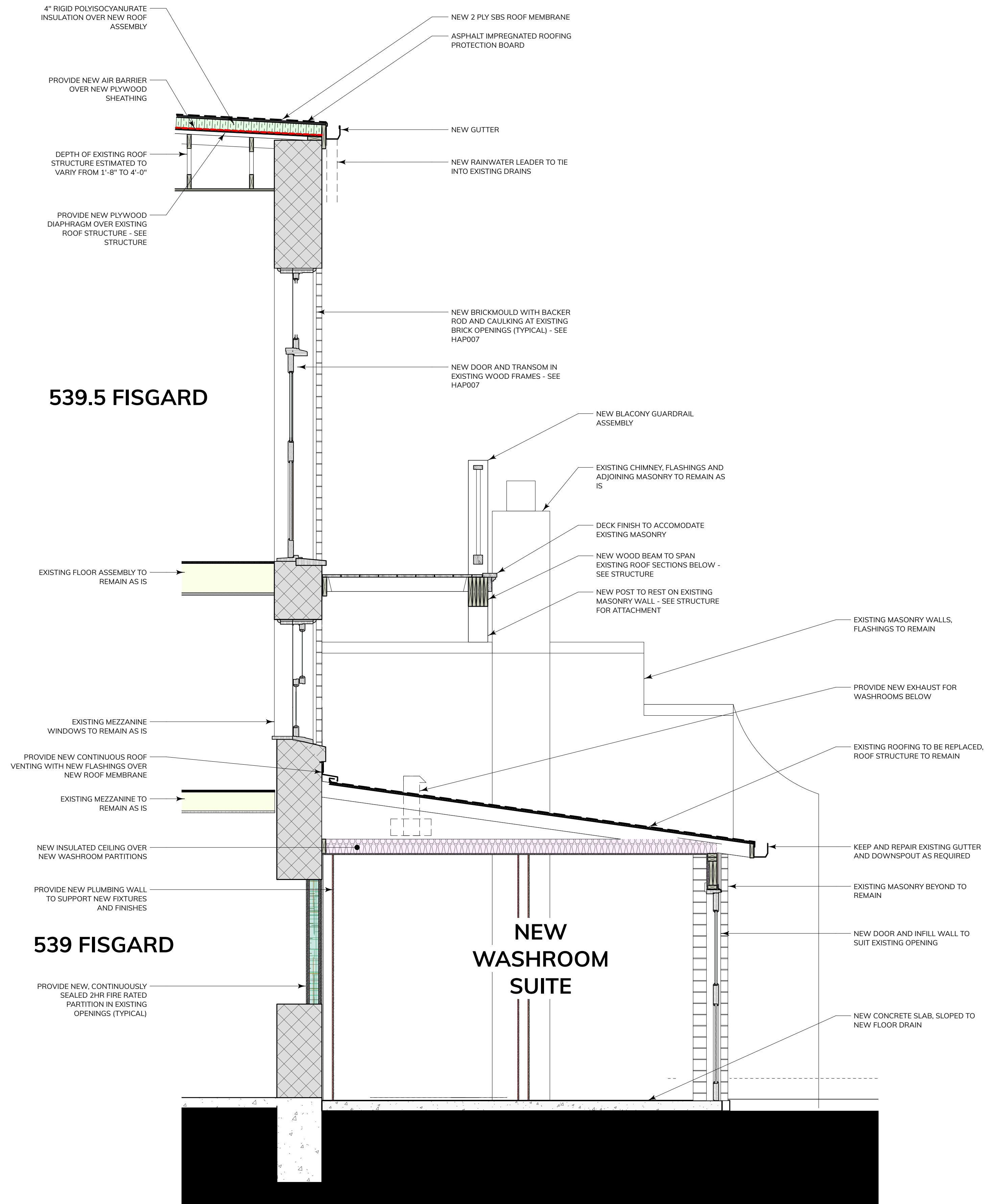
No.	Date	Appr	Revision Notes
G F E	2021-07-09 2021-06-07 2021-03-08	Re-Issued for HAP Issued for Coordination Heritage Alteration Permit	
No.	Date	Issue Notes	

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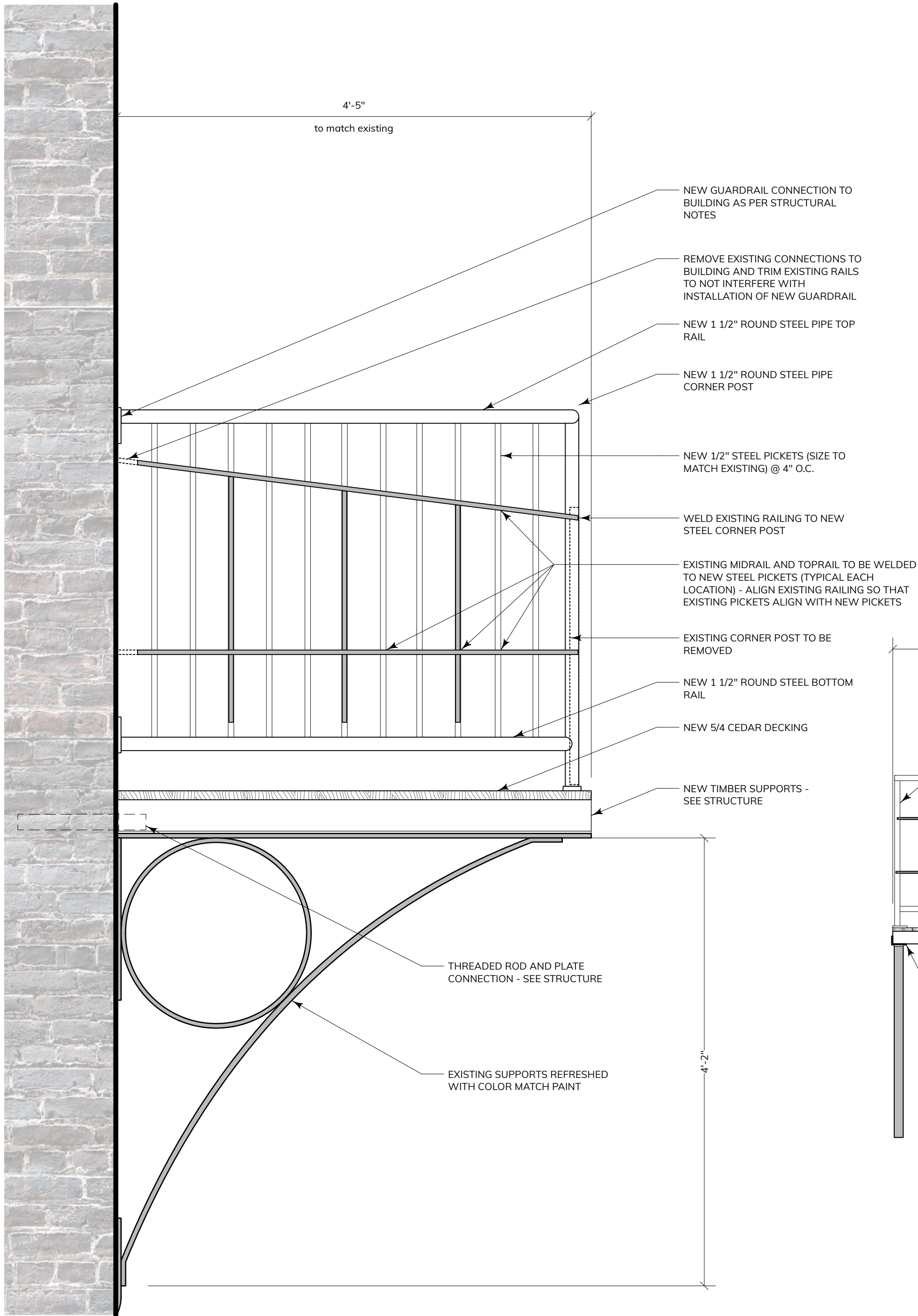
Owner:

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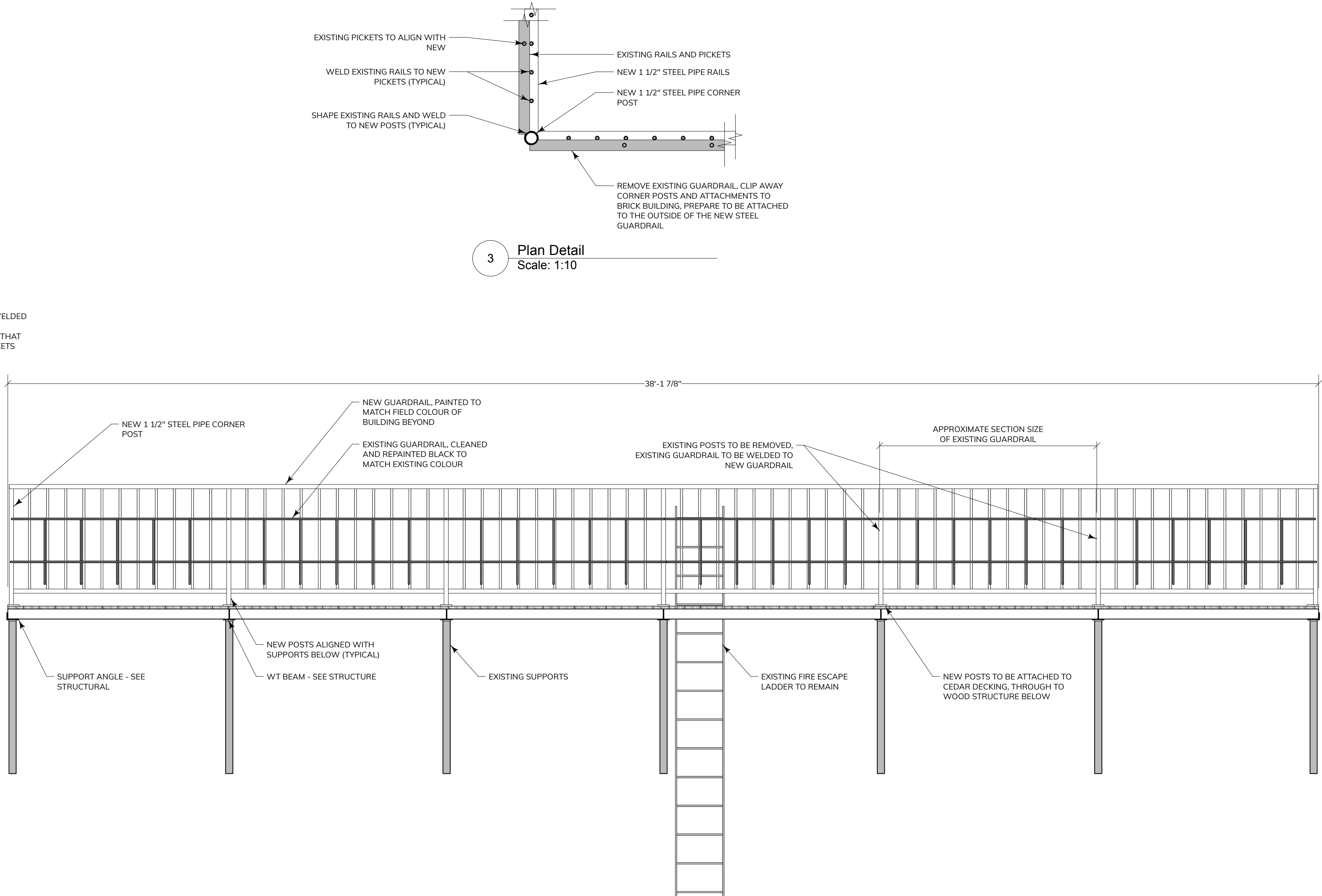
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Architect of Record: Will King	
Drawn by: WK, KT, CL	
Reviewed by GMV	
Project ID: 2019-005	



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1 Balcony - West Elevation
Scale: 1:10



2 Balcony - North Elevation
Scale: 1:25

3 Plan Detail
Scale: 1:10



WAYMARK

www.waymarkarchitecture.com
1826 Government Street
Victoria, BC V8T 4N5

No.	Date	Appr	Revision Notes
G	2021-07-09		Re-Issued for HAP
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Seal

Owner:

Project Title:

539-545 1/2 Fisgard Street

Sheet Title:

Front Balcony

Scale: n/a	Sheet Number:
Architect of Record: Will King	HAP401
Drawn by: WK, KT, CL	
Reviewed by: GMV	
Project ID: 2019-005	



WAYMARK

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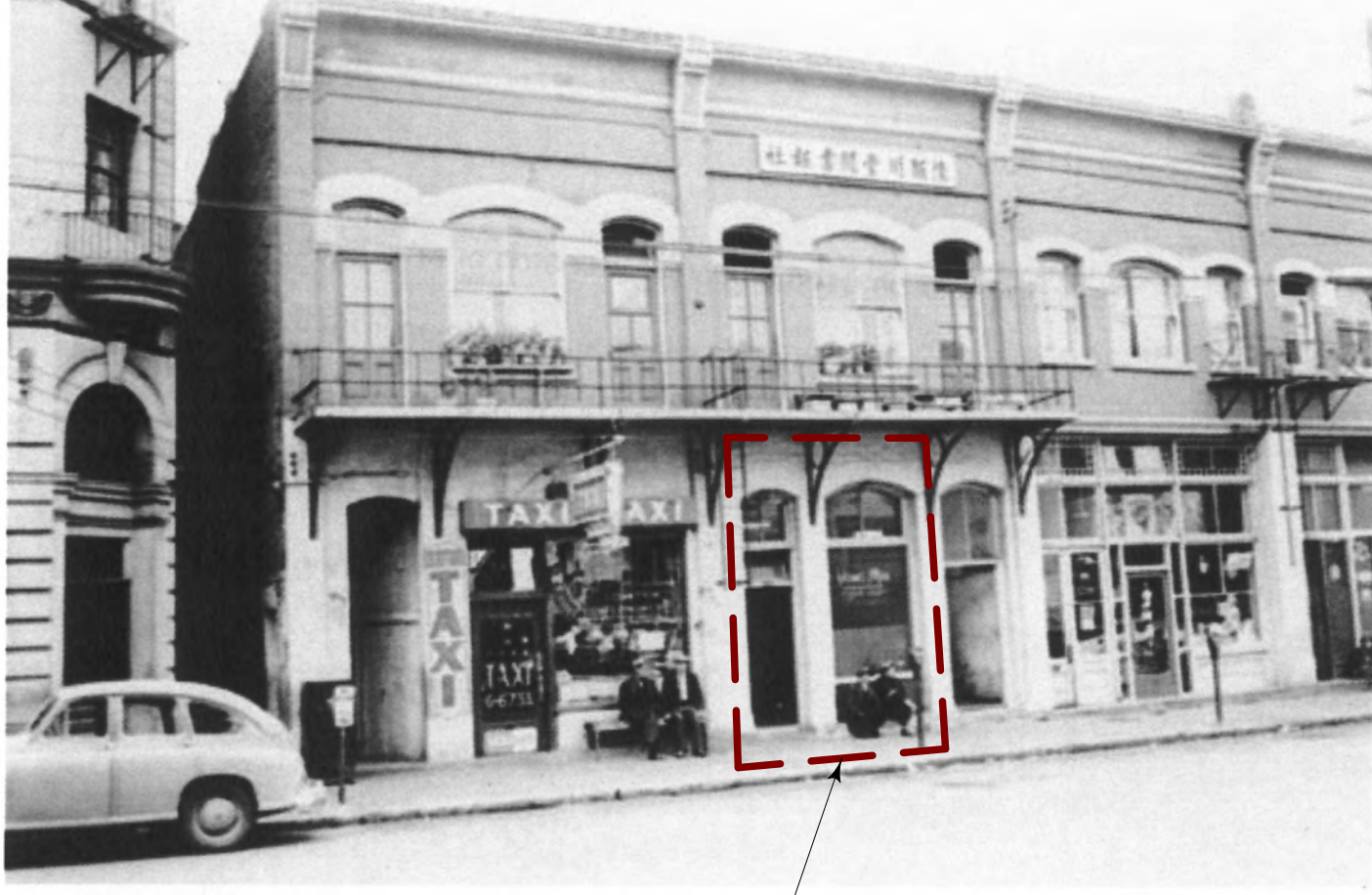


1 North Elevation (Proposed)
Scale: 1:100

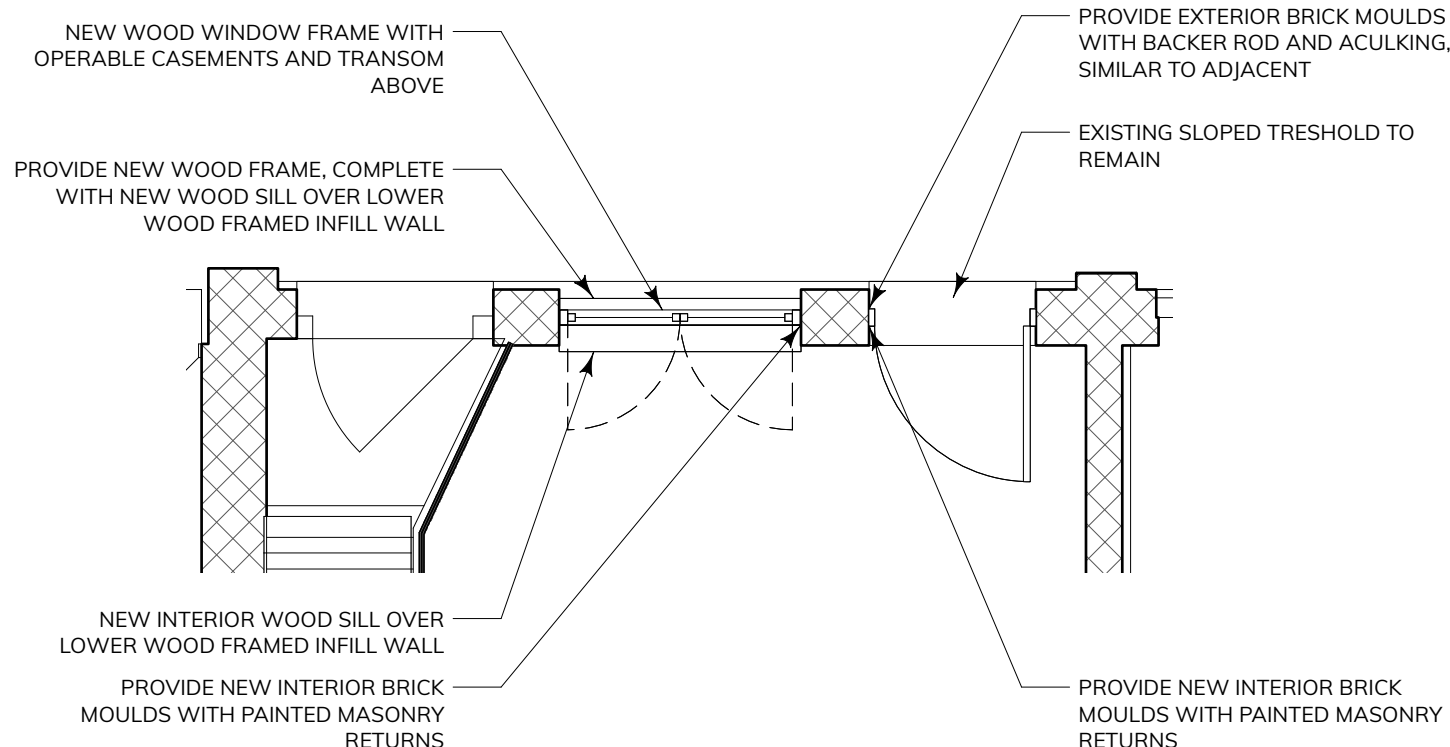
EXISTING DOOR AND TRANSOM TO REMAIN - SEE HAP005 FOR DETAILS ON RESOTRATION

COMPLETE WINDOW AND ASSOCIATED FRAMING TO BE REMOVED AND REPLACED WITH HERITAGE WOOD REPLICA

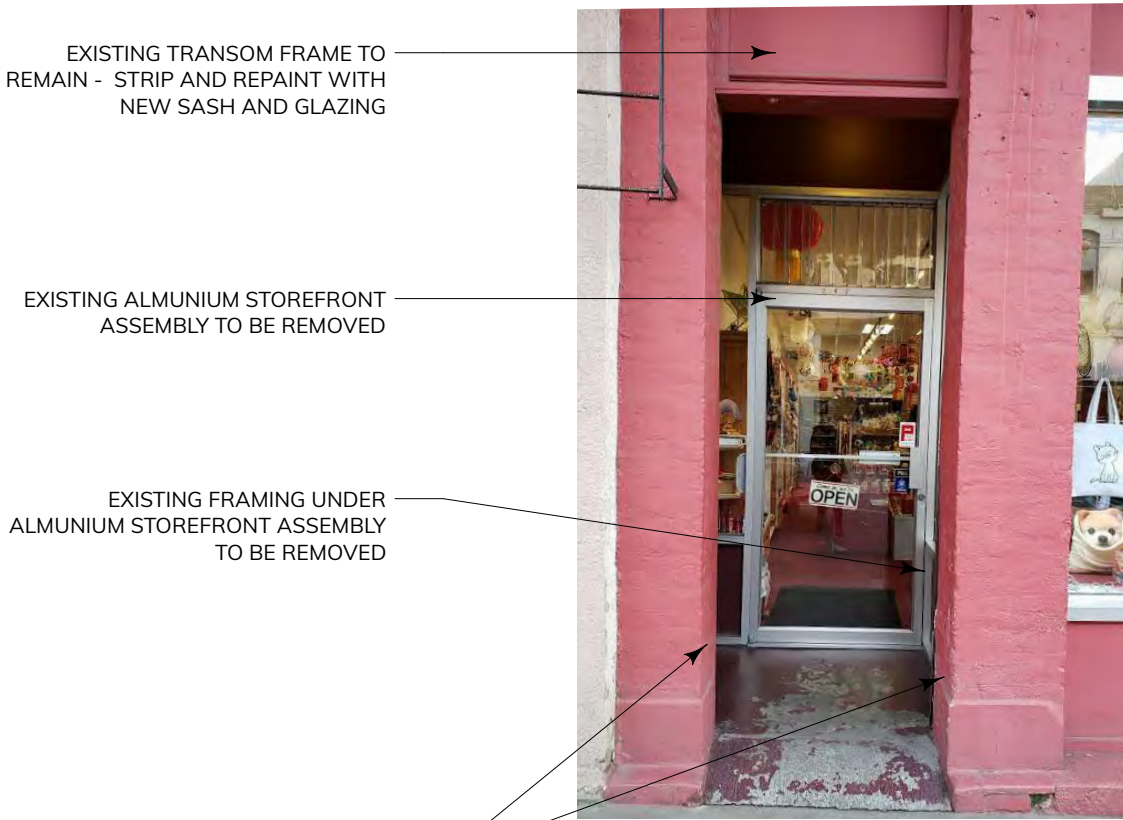
ENTRY SYSTEM TO BE REMOVED AND REPLACED WITH NEW HERITAGE WOOD REPLICA DOOR. INCLUDES ALL ALUMINIUM FRAMING



NEW HERITAGE REPLICA DOOR AND WINDOW TO BE SIMILAR TO THOSE SHOWN HERE



3 Restored Storefront Plan
Scale: 1:50



EXISTING TRANSOM FRAME TO REMAIN - STRIP AND REPAINT WITH NEW SASH AND GLAZING

EXISTING ALUMINIUM STOREFRONT ASSEMBLY TO BE REMOVED

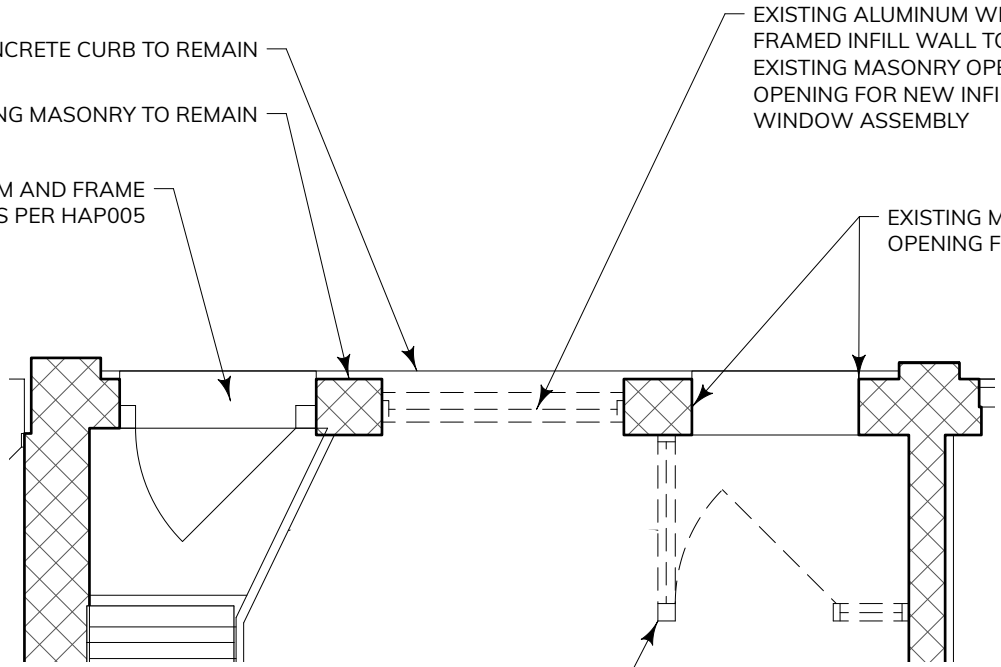
EXISTING FRAMING UNDER ALUMINIUM STOREFRONT ASSEMBLY TO BE REMOVED

EXISTING MASONRY TO BE PREPARED AS ROUGH OPENING FOR NEW HERITAGE REPLICA DOOR ASSEMBLY - TO BE COMBINED WITH EXISTING TRANSOM ALREADY IN PLACE ABOVE

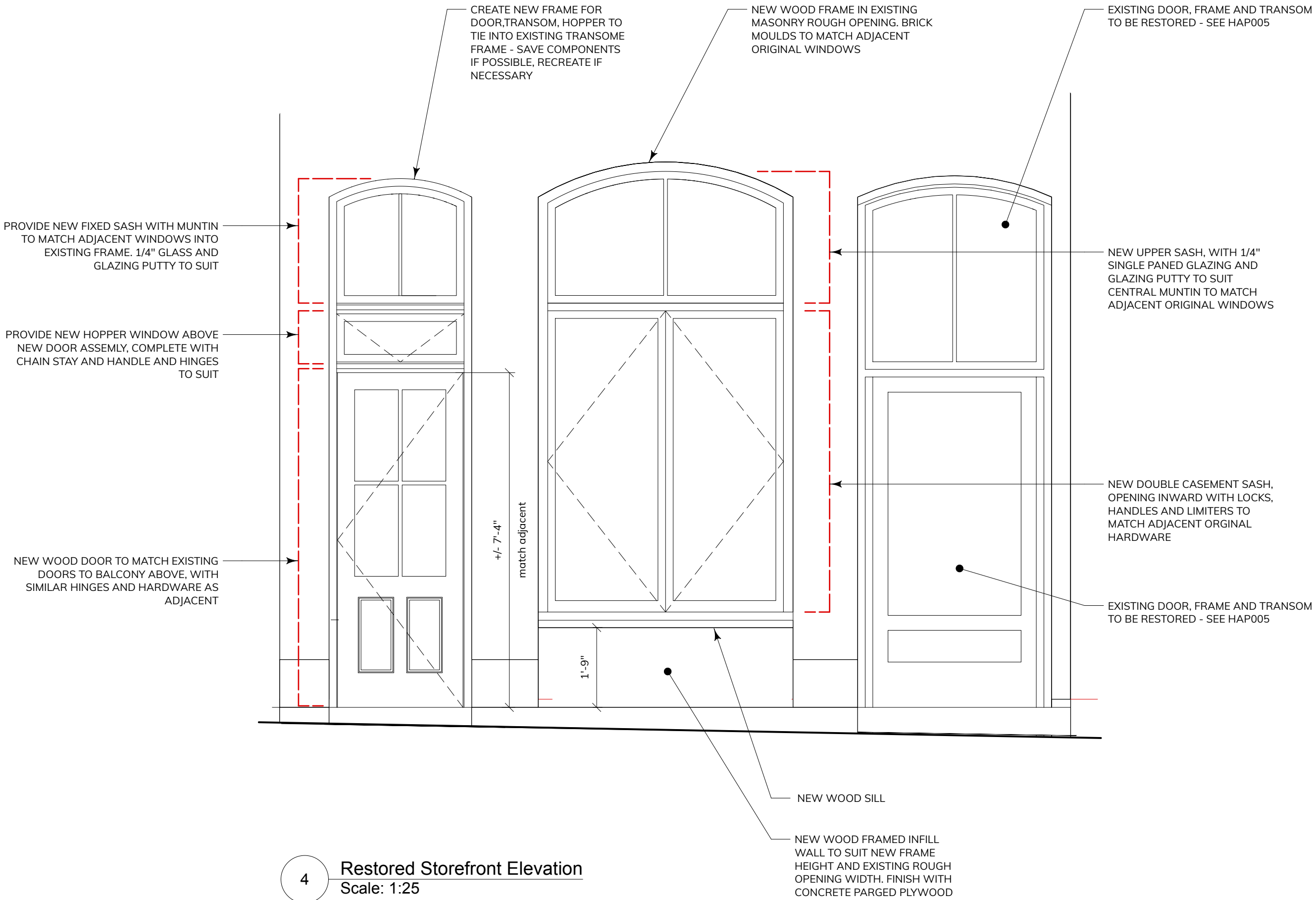


REMOVE EXISTING WINDOW FRAME, INCLUDING TRIMS AND SILL

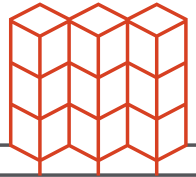
REMOVE FRAMING UNDER WINDOW AND PREPARE MASONRY SUBSTRATE AS NEW ROUGH OPENING



2 Existing Storefront Demolition
Scale: 1:50



4 Restored Storefront Elevation
Scale: 1:25



WAYMARK

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Seal	
Owner:	
Project Title:	
539-545 1/2 Fisgard Street	
Sheet Title:	
543 Fisgard Facade Restoration	
Scale:	Sheet Number:
n/a	
Architect of Record:	HAP402
Will King	
Drawn by:	
WK, KT, CL	
Reviewed by:	
GMV	
Project ID:	
2019-005	

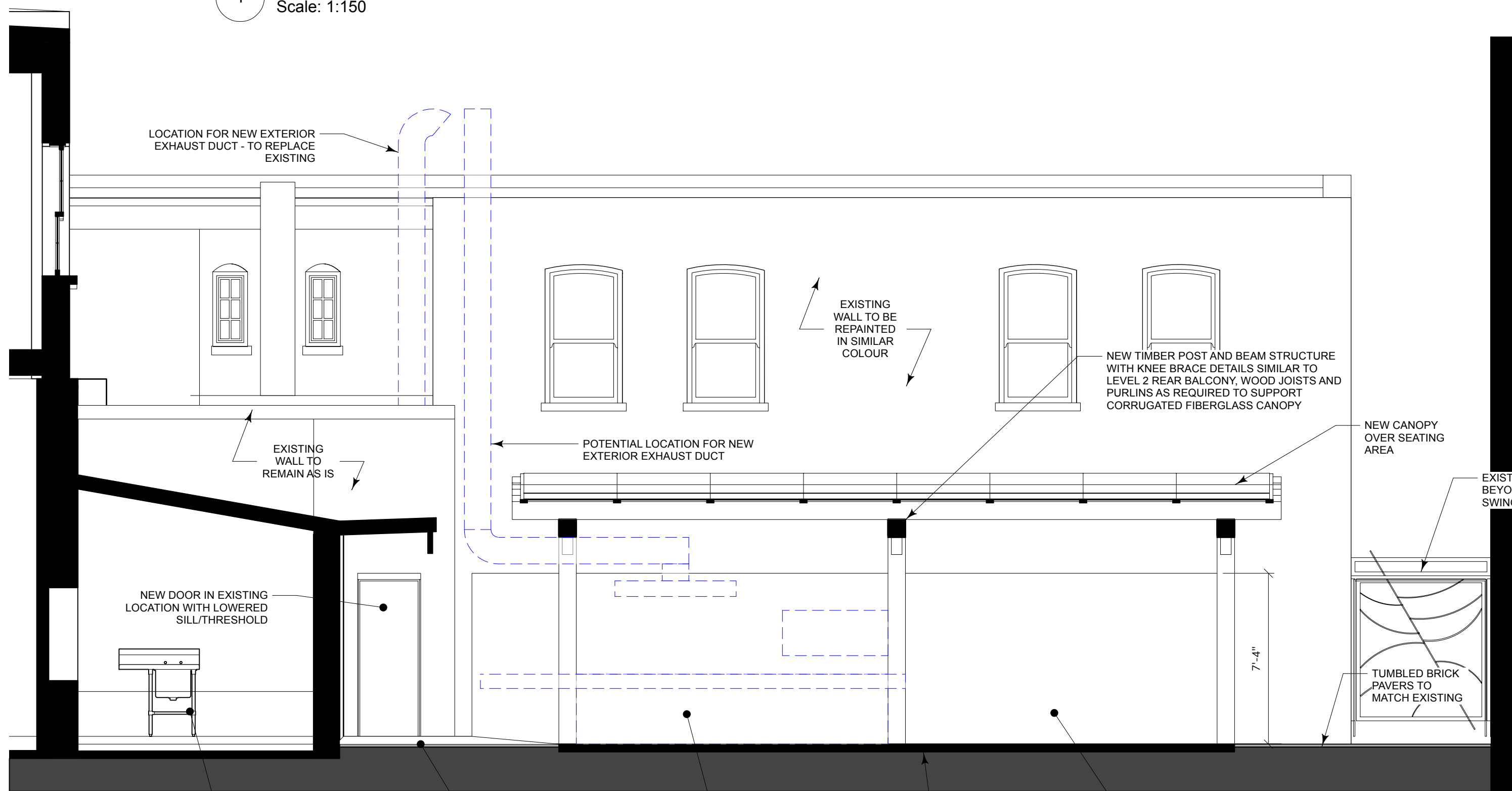


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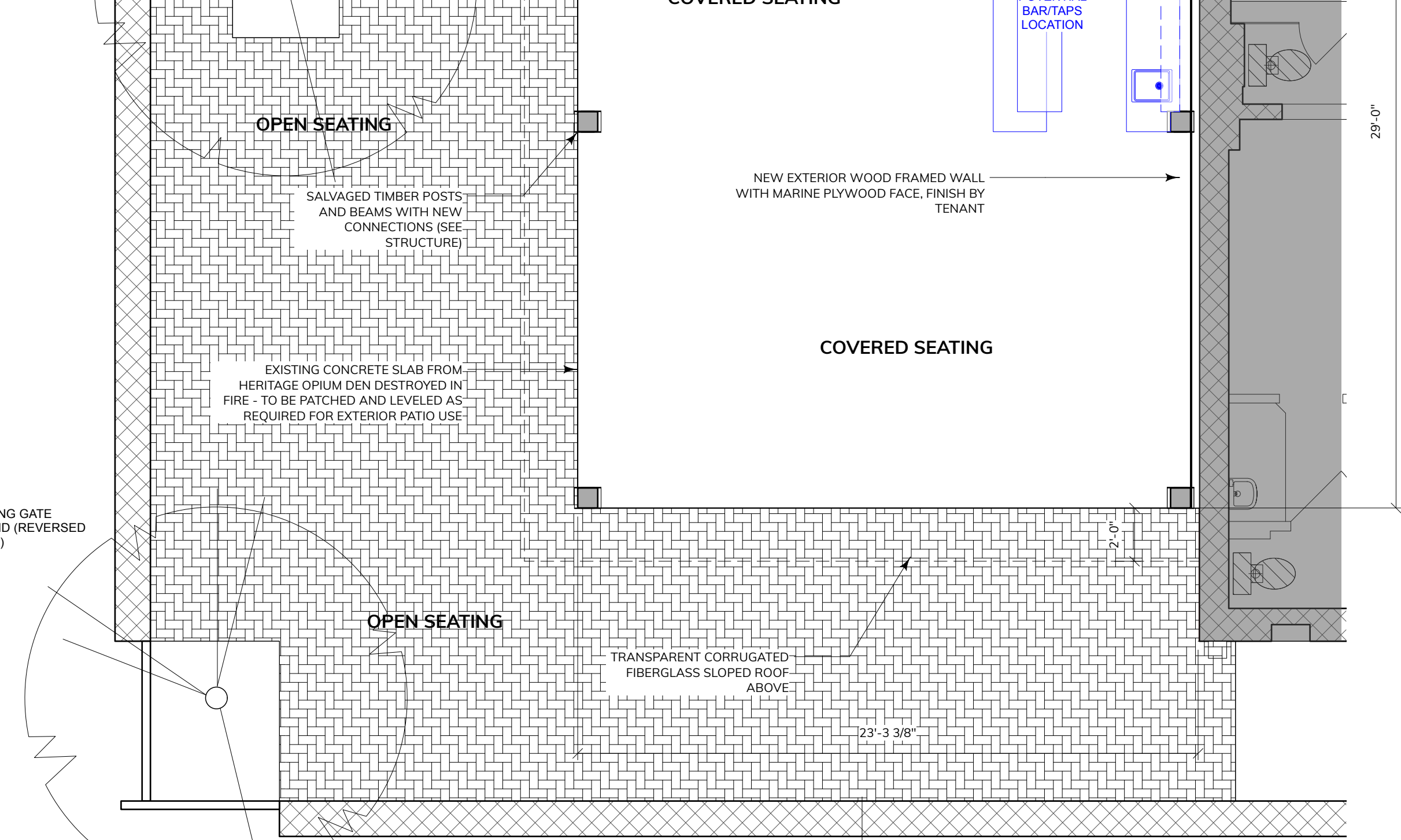
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1 New Glass Canopy Structure
Scale: 1:150



3 Courtyard Seating Area
Scale: 1:50



2 COURTYARD
Scale: 1:50

No.	Date	Appr	Revision Notes
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Owner:	
Project Title:	
539-545 1/2 Fisgard Street	
Sheet Title:	
Courtyard Canopy Structure	
Scale:	Sheet Number:
n/a	
Architect of Record:	HAP403
Will King	
Drawn by:	
WK, KT, CL	
Reviewed by:	GMV
Project ID:	
2019-005	