



1702 QUADRA STREET + 862 FISGARD STREET

VICTORIA, BC

18.07.2025 ISSUED FOR DDP

ARYZE
ARYZE DEVELOPMENT
1839 Fairfield Road
Victoria, BC, V8S 1G9
P: 250.940.3568

5468796 ARCHITECTURE INC.
266 McDermot Avenue
Winnipeg, MB, R3B 0S8
P: 204.480.8421
E: info@5468796.ca

Revisions
Bubbled areas indicate revisions
compared to the previously
submitted plans
Received Date
July 22, 2025

ARCHITECTURAL:



5468796 ARCHITECTURE INC.
266 McDermot Ave
Winnipeg, MB. R3B 0S8
P: 204.480.8421
F: 204.480.8876

Sasa Radulovic | Principal Architect
E: sasa@5468796.ca

Pablo Batista | Architect
E: pablo@5468796.ca

- COVER
AG.1 GENERAL NOTES
AG.2 RENDERINGS
AG.3 RENDERINGS
AG.4 MATERIAL BOARD
AG.5 SHADOW STUDIES
AG.6 SITE CONTEXT ELEVATIONS
AG.7 WINDOW + DOOR SCHEDULE
AG.8 ZONING CALCULATIONS
AG.9 SITE SURVEY

- A0.1 CONTEXT SITE PLAN
A0.2 EXISTING SITE PLAN + DEMOLITION
A0.3 PROPOSED SITE PLAN

- A1.1 LEVEL 00 PLAN
A1.2 LEVEL 01 PLAN
A1.3 LEVEL 02 PLAN
A1.4 LEVEL 03 PLAN
A1.5 LEVEL 04/06/08/10/12 PLAN
A1.6 LEVEL 05/07/09/11 PLAN
A1.7 LEVEL 13
A1.8 ROOF PLAN

- A2.1 BUILDING ELEVATION
A2.2 BUILDING ELEVATION
A2.3 BUILDING ELEVATION
A2.4 BUILDING ELEVATION

- A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 BUILDING SECTION
A3.5 BUILDING SECTION
A3.6 BUILDING SECTION

- A4.1 ENLARGED PLAN - BIKE ROOM

DEVELOPER:

ARYZE

ARYZE DEVELOPMENTS INC.
1839 Fairfield Road
Victoria, BC, V8S 1G9
P250.940.3568

Vinit Jain
E: vinit@aryze.ca

CIVIL:



MCELHANNEY
Suite 500 - 3960 Quadra Street
Victoria, BC, V8X 4A3
P: 778.746.7417

Nathan Dunlop
E: ndunlop@mcelhanney.com

CONCEPTUAL SERVICING

ELECTRICAL:



e2 ENGINEERING
549 Herald Street
Victoria, BC, V8W 1S5
P: 778.433.9391

Peter Xu
E: peter.xu@e3eng.ca

MECHANICAL:



AVALON MECHANICAL
300-1245 Esquimalt Road
Victoria, BC, V9A 3P2
P: 250.940.2976.

Kevin Jackson
E: kjackson@avalonmechanical.com

ENVELOPE:



RDH BUILDING SCIENCE
602-740 Hillside Avenue
Victoria, BC, V8T 1Z4
P: 250.479.1110.

Byron Searle
E: bsearle@rdh.com

LANDSCAPE:



BIOPHILIA
1608 Camosun Street
Victoria, BC, V8T 3E6
P: 250.590.1156

Bianca Bodley
E: bianca@biophiliacollective.ca

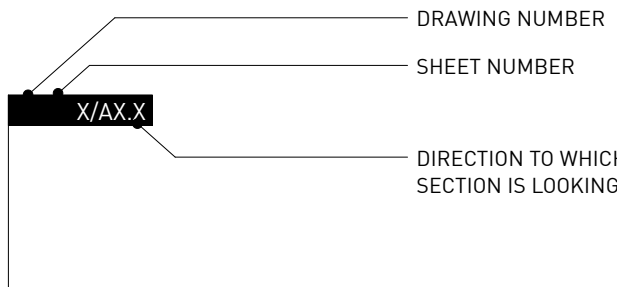
Elizabeth Balderson
E: elizabeth@biophiliacollective.ca

- L0 TREE REMOVAL AND PROTECTION PLAN
L1 LANDSCAPE SITE PLAN
L2 OFF-SITE PLANTING PLAN
L3 PRODUCTS AND SITE FURNITURE
L4 ROOFTOP AMENITY AREA

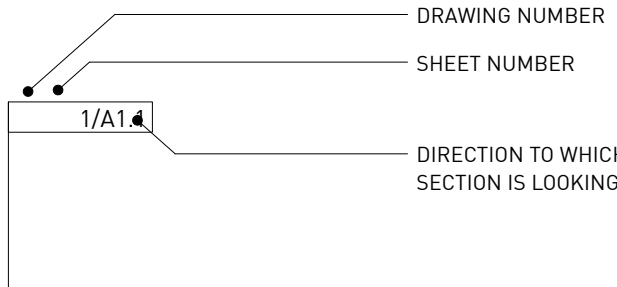
SYMBOL LEGEND:

WALL TYPE	W1
WINDOW TYPE	W01
DOOR NUMBERS	D001
EXISTING DOOR	
NEW DOOR	
FINIISH TYPE	F-1
FLOOR TYPE	LABEL
ROOF TYPE	LABEL
NOTES	N1
GRIDLINE MARKER	1

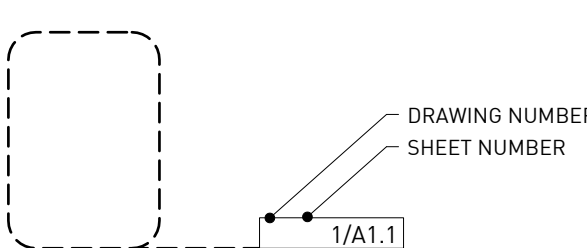
BUILDING SECTIONS:



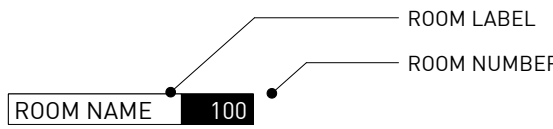
SECTIONS:



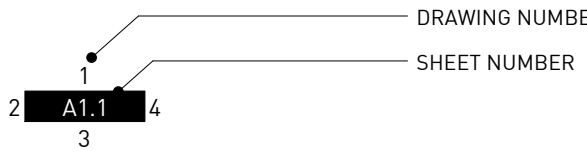
DETAILS:



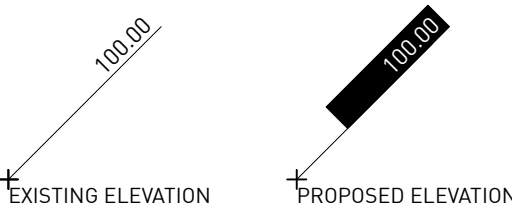
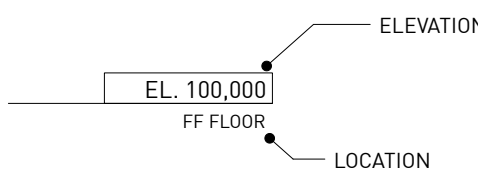
ROOM LABELS:



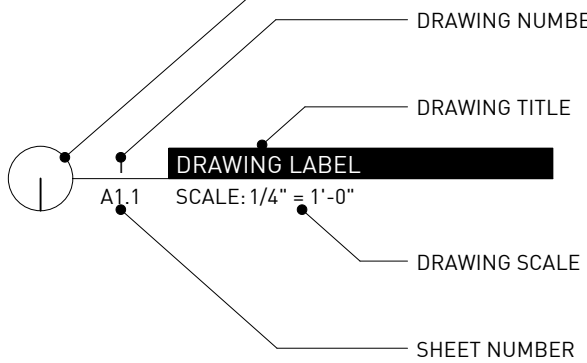
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



ABBREVIATIONS:

& ABV AFF ALUM ANOD B ARCH AT AVB	AND ABOVE ABOVE FINISHED FLOOR ALUMINUM ANODIZED AT ARCHITECTURAL ACOUSTIC TILE AIR/VAPOUR BARRIER
BLDG BLKG BRG BS B TO B	BUILDING BLOCKING BEARING BOTH SIDES BACK TO BACK
CB CF CG CJ CL CLB CLR COL CONC CONN CONT CORR CT C/W	CATCH BASIN CLEAR FINISH CORNER GUARD CONTROL JOINT CENTRE LINE CEILING CLEAR COLUMN CONCRETE CONNECTION CONTINUOUS CORRIDOR CERAMIC TILE COMPLETE WITH
Ø DIM DN DRWG DTL	DIAMETER DIMENSION DOWN DRAWING DETAIL
EL EW EA ELEC EQ EXIST EJ EXT	ELEVATION EACH WAY EACH ELECTRICAL EQUAL EXISTING EXPANSION JOINT EXTERIOR
FDN FE FEJ FIN FD FFD FF FLEX FO FR FRR	FOUNDATION FIRE EXTINGUISHER FLOOR EXPANSION JOINT FINISHED FLOOR DRAIN FUNNEL DRAIN FINISHED FACE FLEXIBLE FACE OF FRIDGE FIRE RESISTANCE RATING
G GA GWB GCB GC GL	GRILL GAUGE GYPSUM WALL BOARD GYPSUM CEILING BOARD GENERAL CONTRACTOR GLASS
HM HMI HORIZ HR HSDG HSS HSTG HT HVAC	HOLLOW METAL HOLLOW METAL INSULATED HORIZONTAL HOUR HERMETICALLY SEALED DOUBLE GLAZING HOLLOW STEEL SECTION HERMETICALLY SEALED TRIPLE GLAZING HEIGHT HEATING, VENTILATING, AIR CONDITIONING
ID IF INSUL INT	INSIDE DIAMETER INSIDE FACE INSULATION INTERIOR
L	LENGTH
m mm MT MAT'L MAX MDF MECH MET MIN MISC MN MO	METRE MILLIMETRE MOUNT MATERIAL MAXIMUM MEDIUM DENSITY FIBREBOARD MECHANICAL METAL MINIMUM MISCELLANEOUS MINUTE MASONRY OPENING
NIC NO NOM NTS	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
OC OD OPN'G OH OPP OTA OTB OV	ON CENTRE OUTSIDE DIAMETER OPENING OVERHEAD OPPOSITE OPEN TO ABOVE OPEN TO BELOW OVEN
PLAM PLBG PR PREF PS PT PTF PL	PLASTIC LAMINATE PLUMBING PAIR PREFINISHED PRESSED STEEL PRESSURE TREATED PAINTED FINISH PROPERTY LINE
R RD REINF REQ'D REV RO	RADIUS ROOF DRAIN REINFORCED REQUIRED REVISION, REVISED, REVERSED ROUGH OPENING
SH SIM SPC'D SQ ST STD STN STRUCT SUSP	SHEET FLOORING SIMILAR SPECIFIED SQUARE STEEL STANDARD STAIN FINISH STRUCTURAL SUSPENDED
TEMP TG TO TYP	TEMPERED TEMPERED GLASS TOP OF TYPICAL
U/N U/S	UNLESS OTHERWISE NOTED UNDERSIDE
V VERT	VARNISHED FINISH VERTICAL
W W/ W/D WHD W/C	WIDE, WIDTH WITH WASHER/DRYER WOOD WOOD HOLLOW CORE WOOD SOLID CORE

7	Issued for DDP	18.07.2025
6	Issued for DDP	11.07.2025
5	Issued for DDP	08.07.2025

Drawn By:	EA / MM / AR
Checked By:	PB
Printing Date:	18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



1702 QUADRA STREET
+ 862 FISGARD STREET

GENERAL NOTES	Project 0650 Sheet AG.1
---------------	----------------------------------



RENDER 5: AERIAL VIEW OF BUILDING



RENDER 3: STREETVIEW EXPERIENCE ALONG QUADRA



RENDER 4: STREET LEVEL VIEW OF THE BUILDING FROM FISGARD SIDEWALK

7	Issued for DDP	18.07.2025
6	Issued for DDP	11.07.2025
5	Issued for DDP	08.07.2025
4	Issued for DDP	26.05.2025
3	Issued for TR62 response	14.12.2023
2	Issued for TR61 response	21.09.2023
1	Issued for DP	01.06.2023

Drawn By: BG / RG
Checked By: PG
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

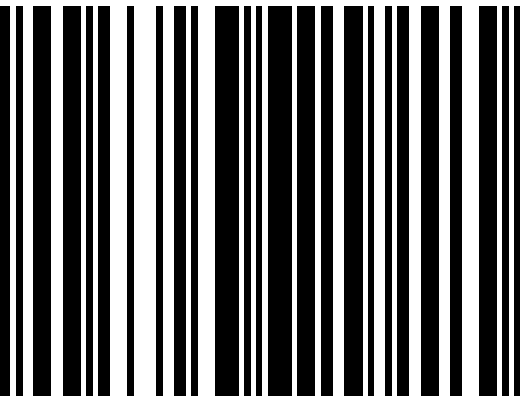
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025



5 4 6 8 7 9 4
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

RENDERINGS
Project
0650
Sheet

AG.2

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: BG / RG
Checked By: PG
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

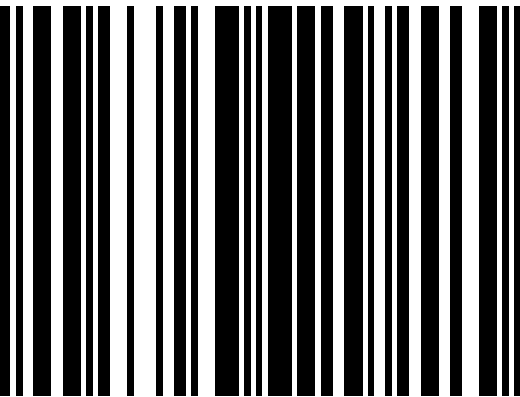
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

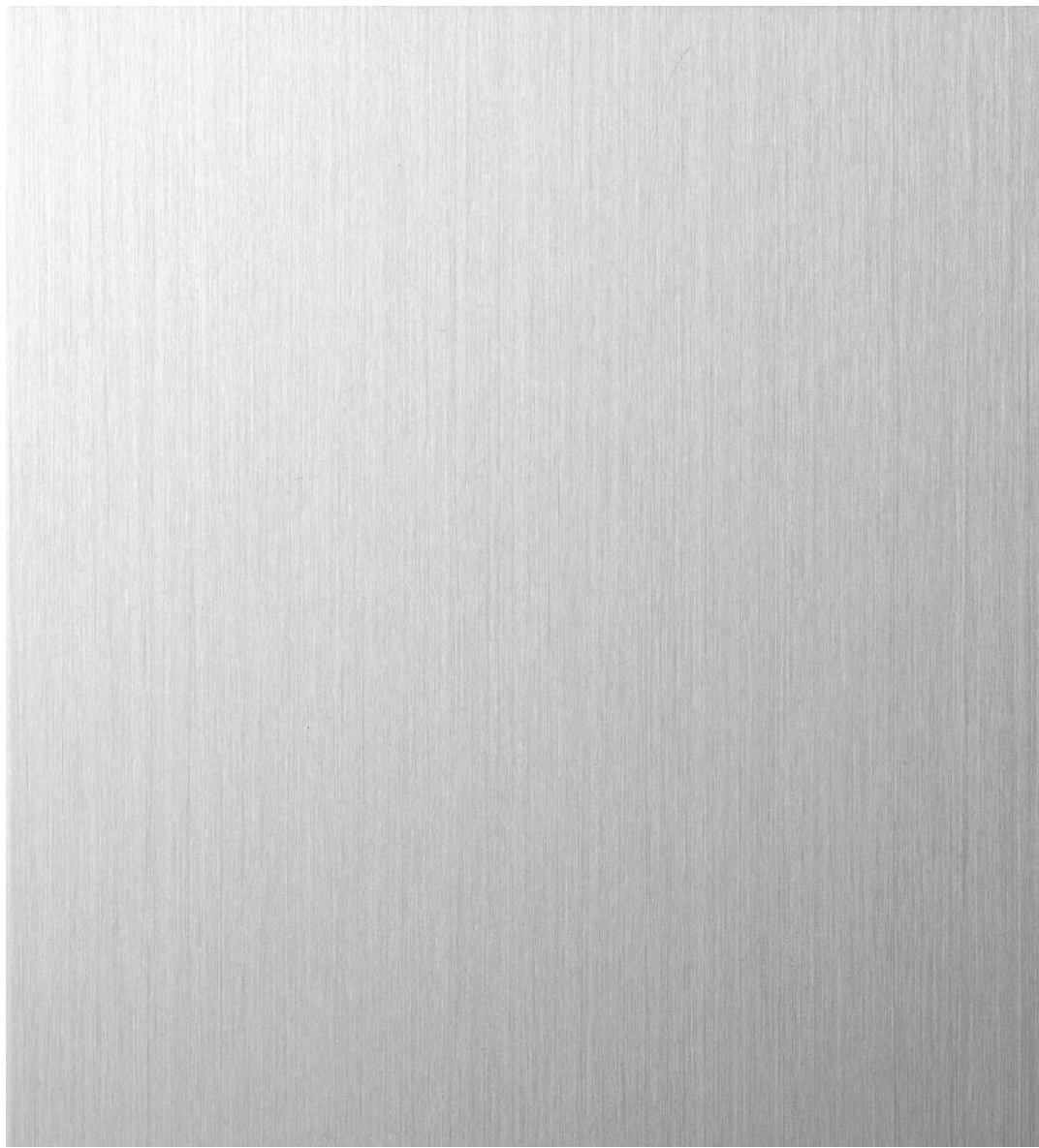


5 4 6 8 7 9 6
A R C H I T E C T U R E I N C
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

RENDERINGS Project
0650 Sheet

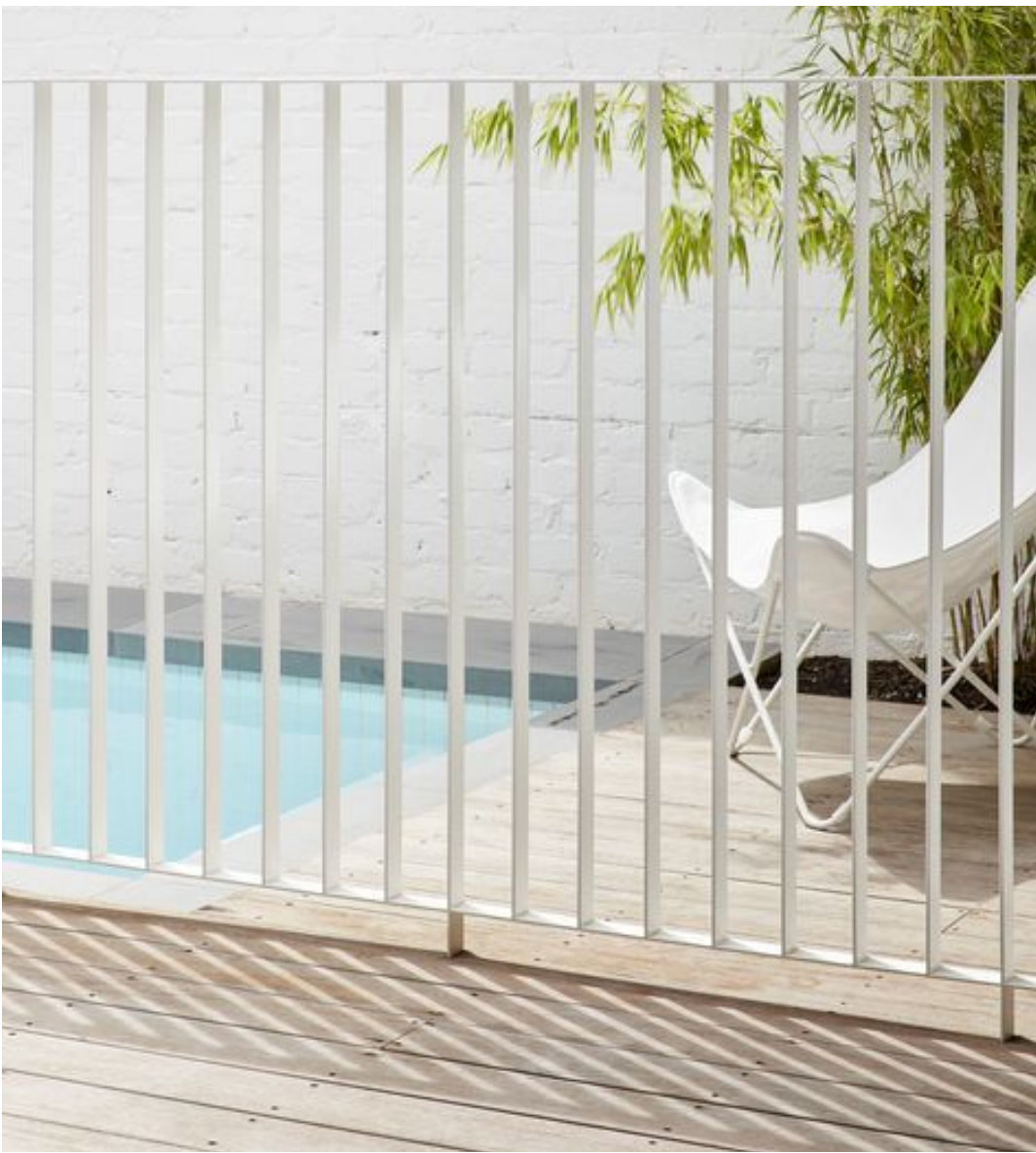
AG.3



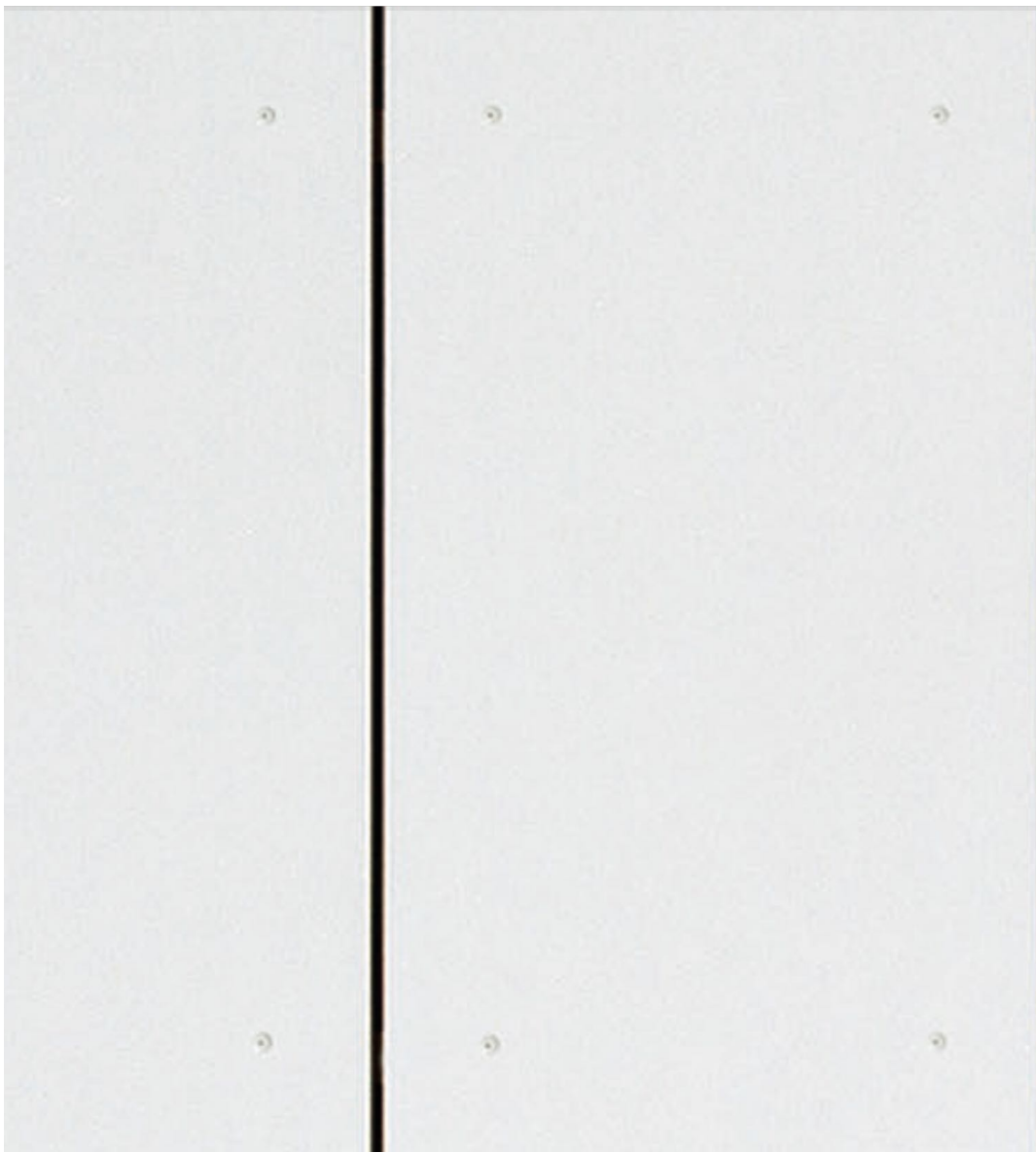
ALUMINUM MILL FINISH



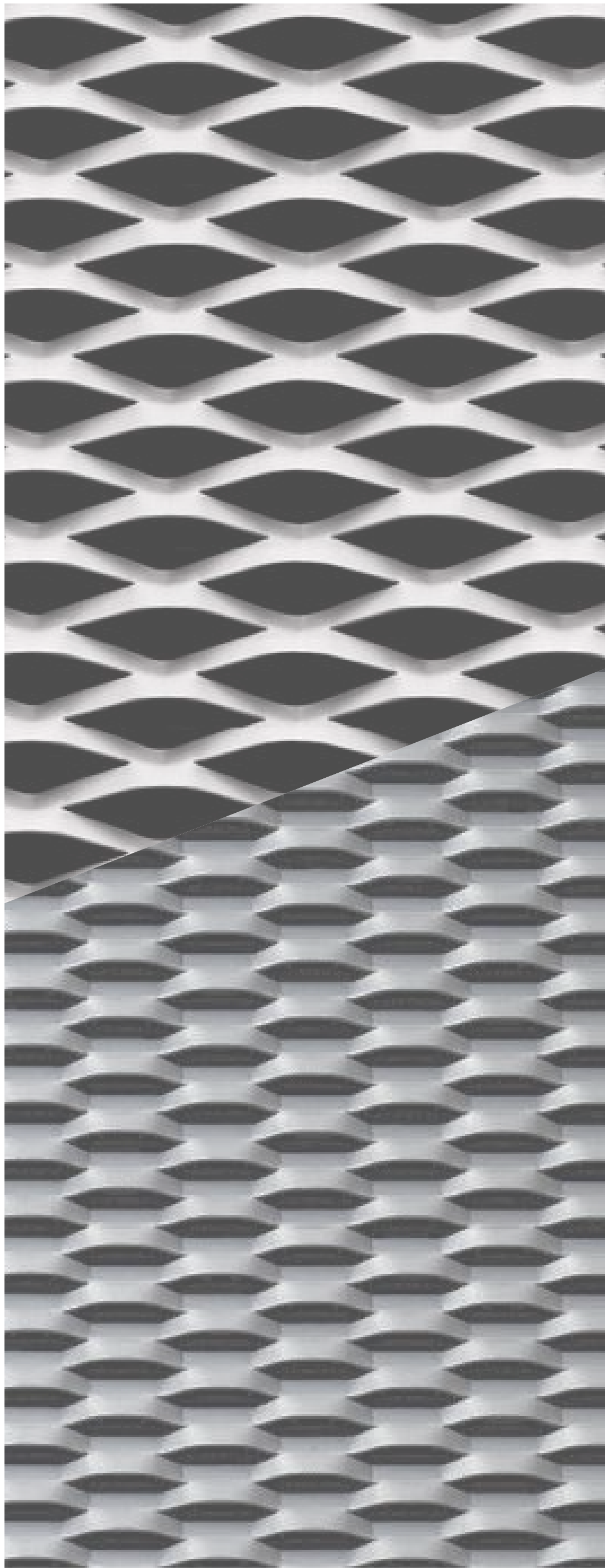
ALUMINUM REFLECTIVE



WHITE METAL FENCE



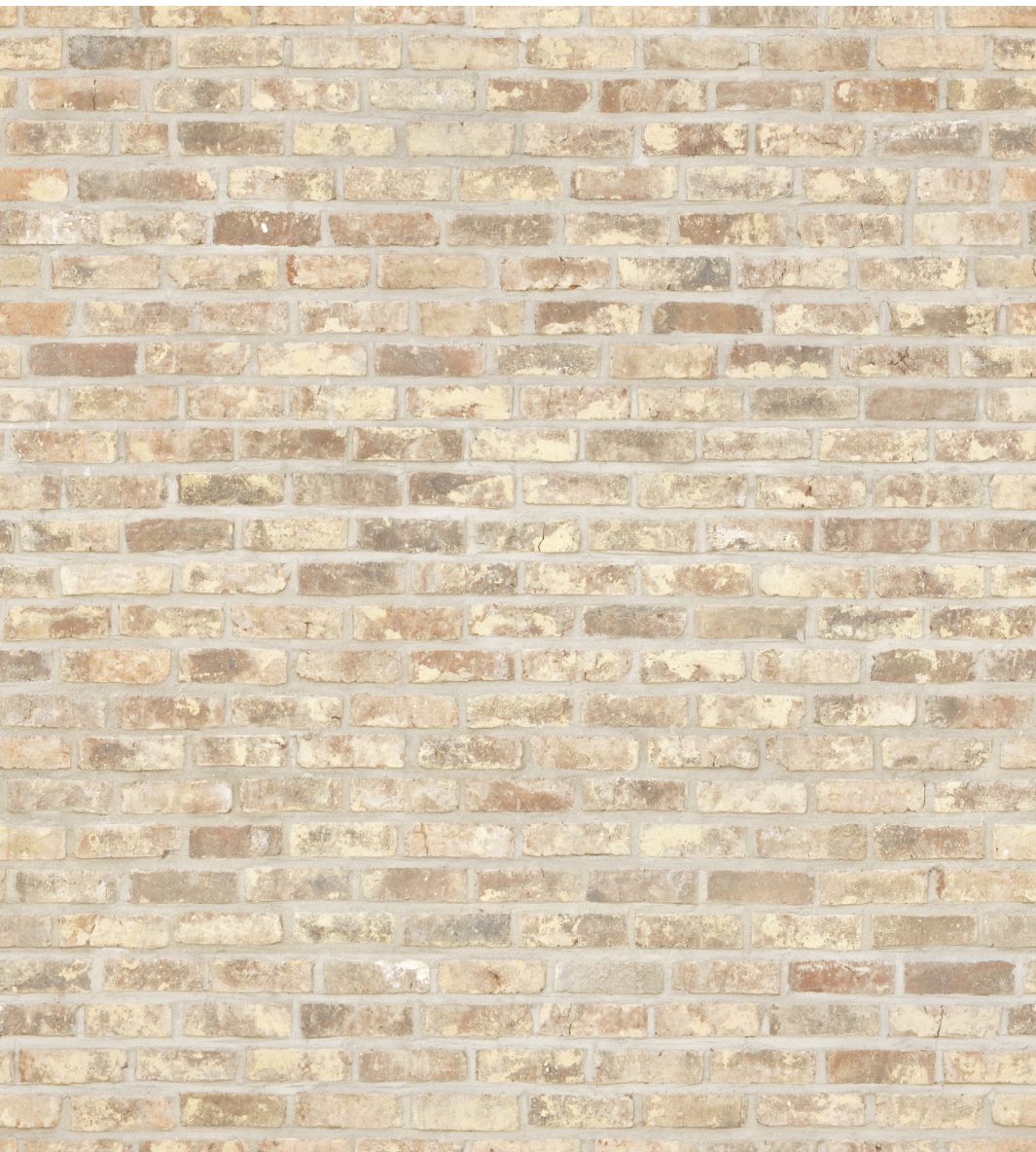
WHITE CEMENTITIOUS PANEL



EXPANDED METAL [ALUMINUM FINISH]



CONCRETE



BRICK



GLASS - REFLECTIVE



GLASS - TRANSLUCEN

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: AR / RG
Checked By: PG
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

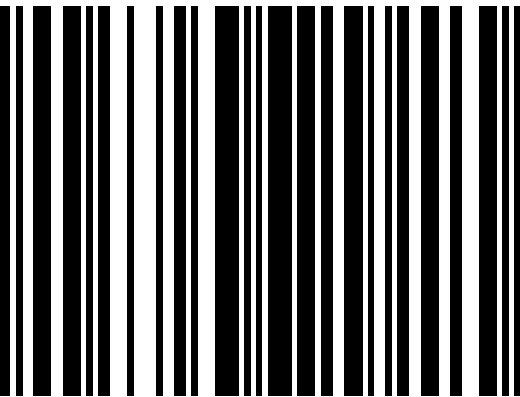
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025



5 4 6 8 7 9 6
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

MATERIALS Project
0650
Sheet



MARCH 20 9:00 AM



JUNE 21 9:00 AM



SEPTEMBER 22 9:00 AM



DECEMBER 21 9:00 AM



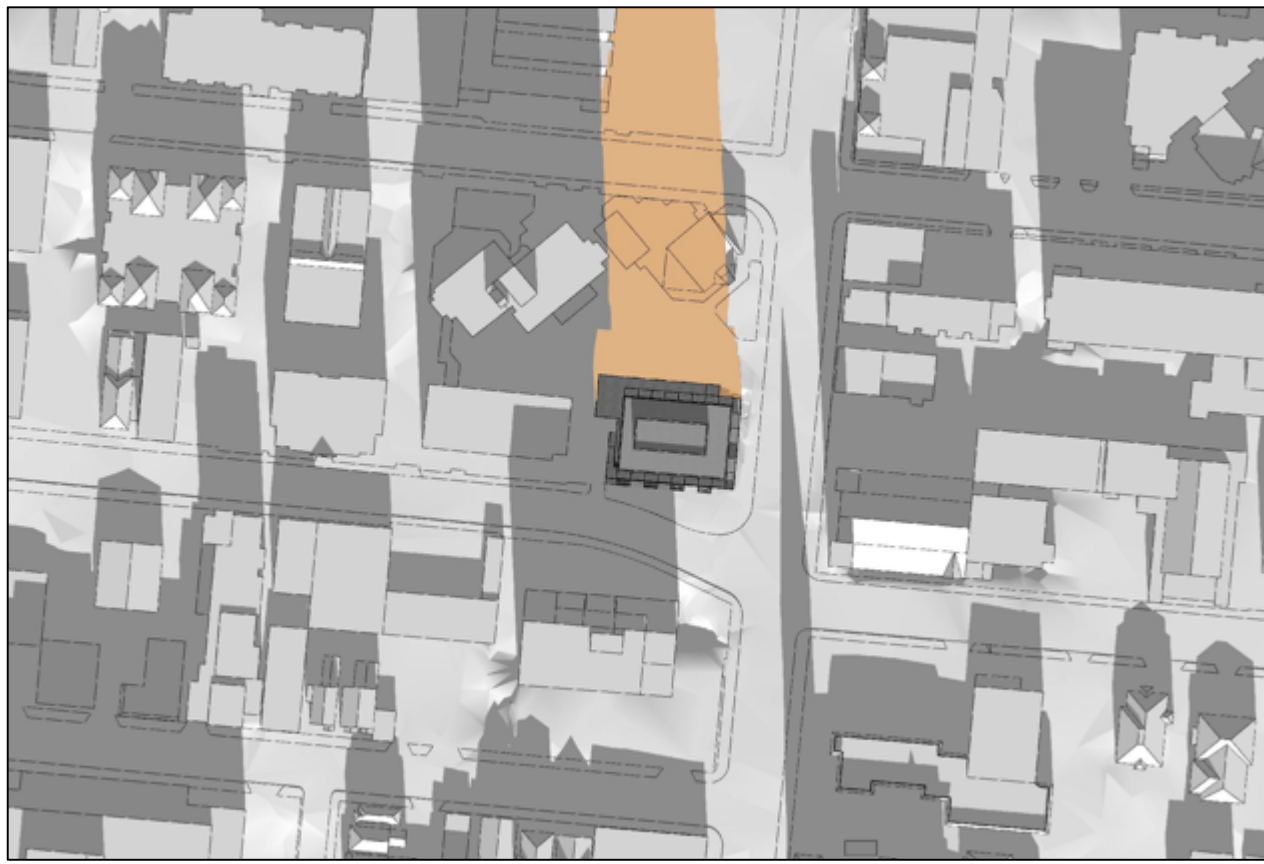
MARCH 20 12:00 PM



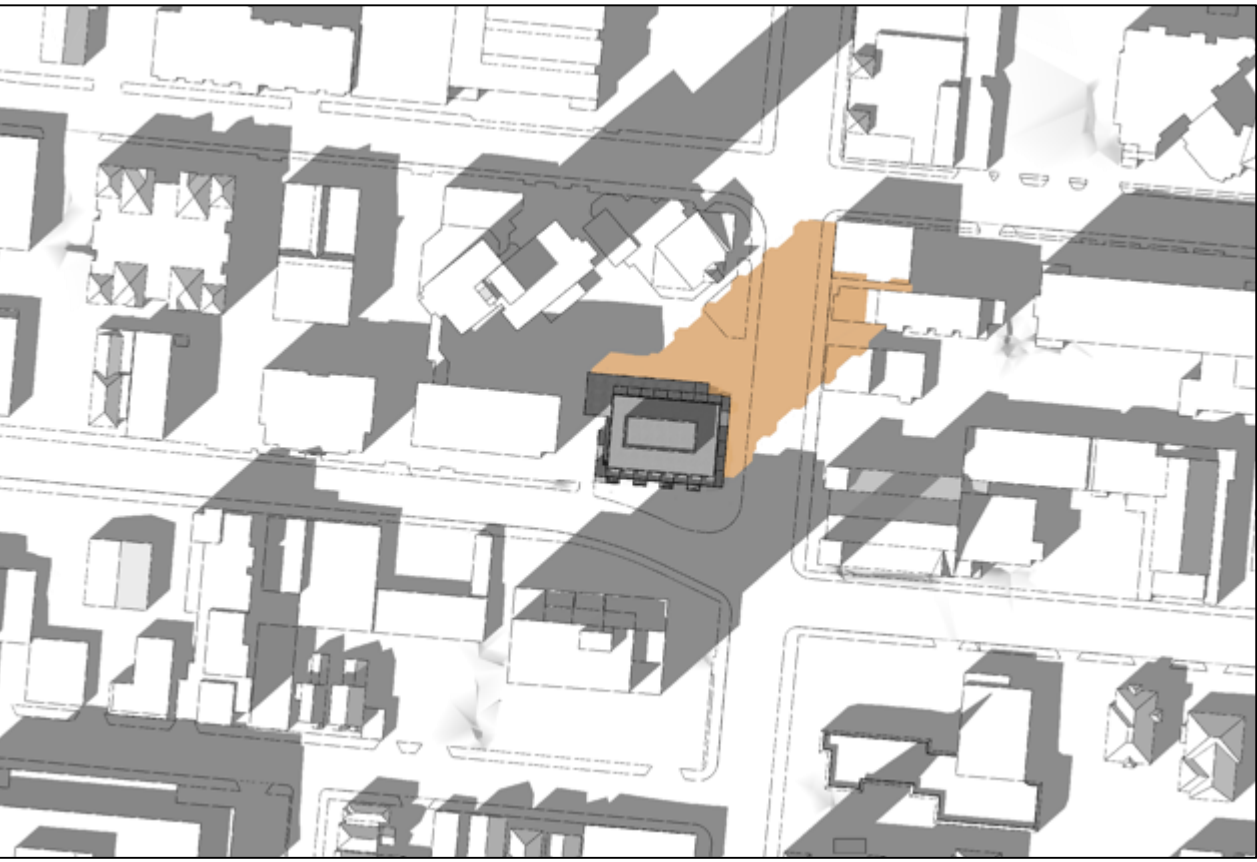
JUNE 21 12:00 PM



SEPTEMBER 22 12:00 PM



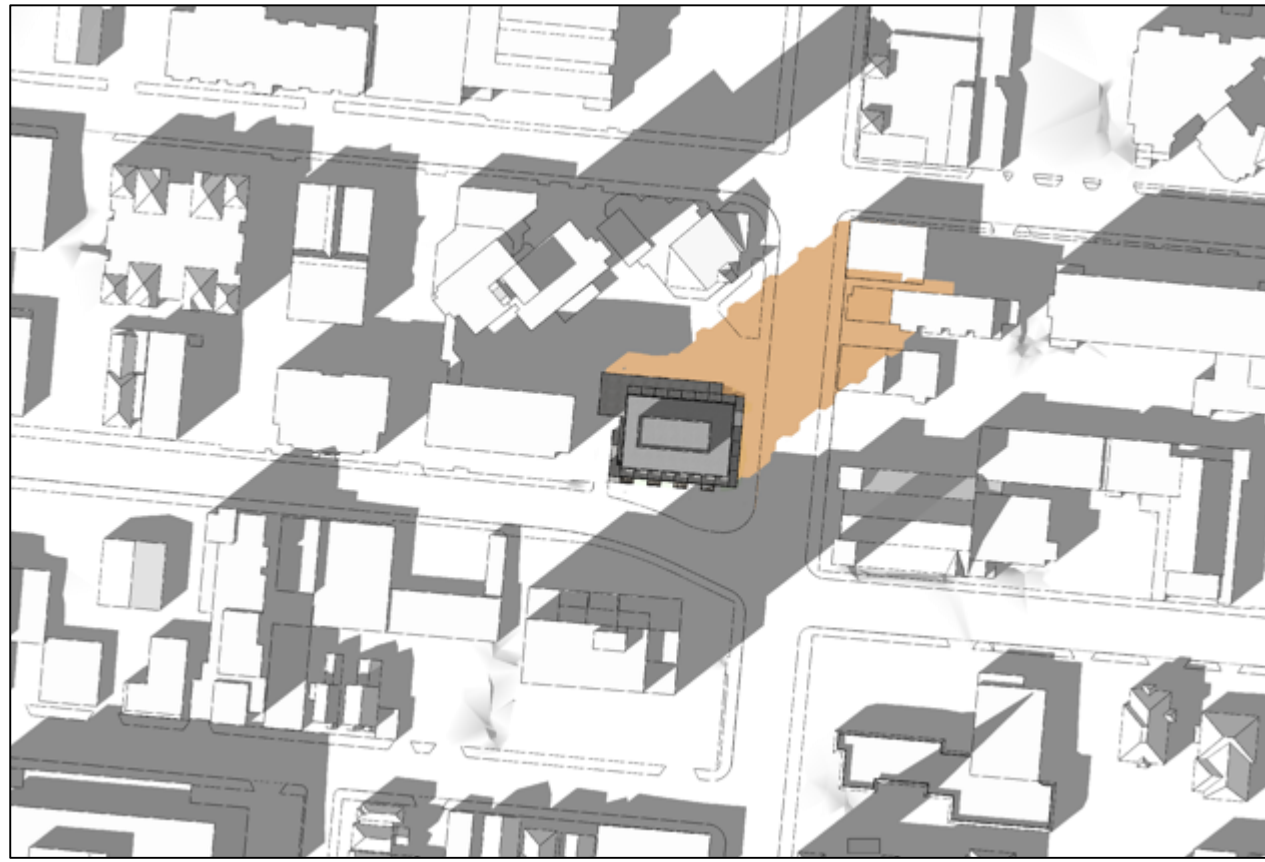
DECEMBER 21 12:00 PM



MARCH 20 4:00 PM



JUNE 21 4:00 PM



SEPTEMBER 22 4:00 PM



DECEMBER 21 4:00 PM



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / AR
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

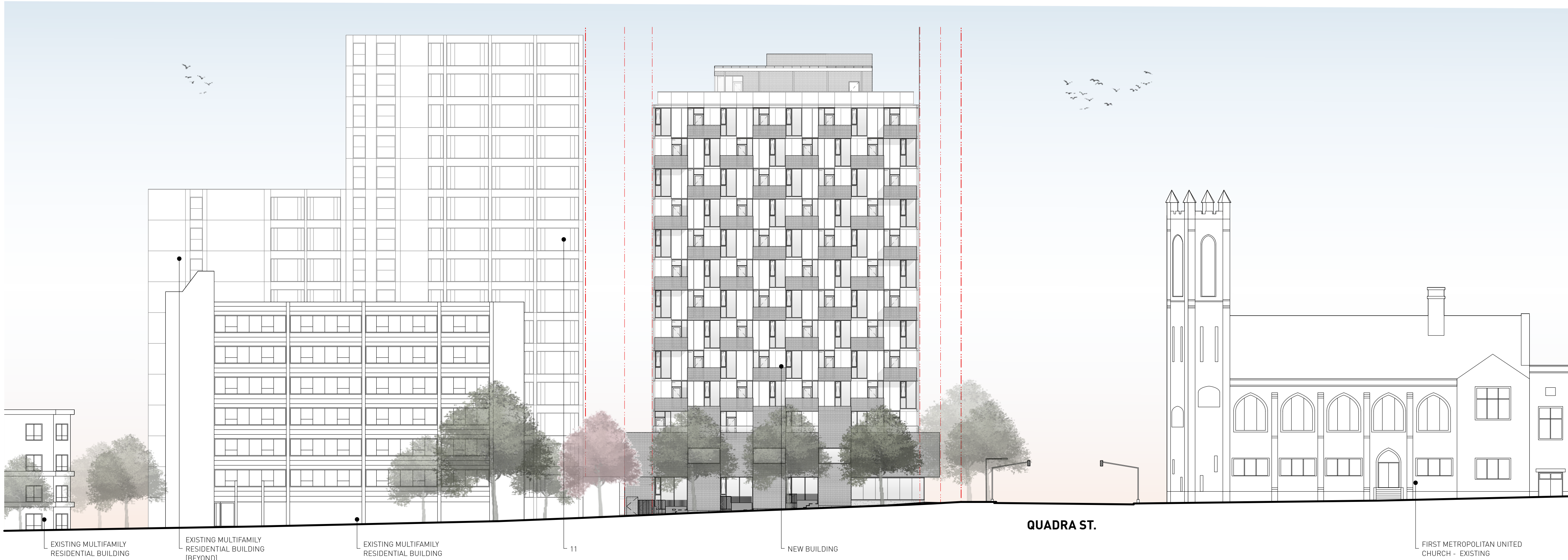
All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

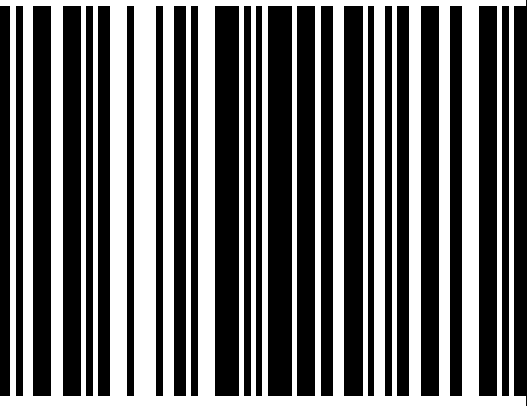
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025



ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

CONTEXT ELEVATIONS Project
0650
Sheet

AG.6

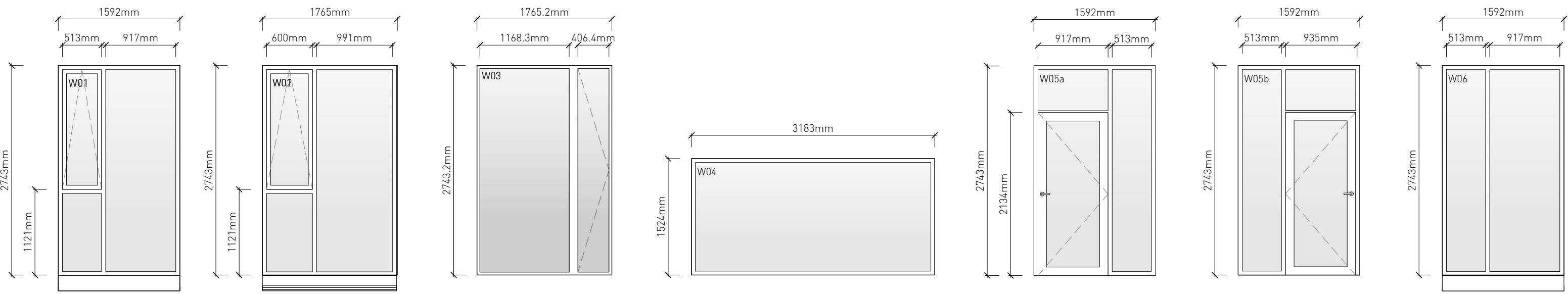
RESIDENTIAL WINDOW SCHEDULE

- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALUMINUM WINDOW WALL SYSTEM
- REFER TO WINDOW SUPPLIER CUT SHEETS FOR TEMPERING REQUIREMENTS
- PROVIDE PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS, COLOUR TO BE SELECTED BY ARCHITECT
- GLASS TO BE 3mm CLEAR (UNLESS OTHERWISE NOTED OR REQUIRED BY MANUFACTURING ENGINEER)
- ALL INTERIOR CASINGS TO BE GYPSUM BOARD RETURN
- ALL WINDOWS TO MEET NAFS-17 & CANADIAN TEST STANDARDS, ENVELOPE CONSULTANT TO REVIEW TESTING DATA.
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- REFER TO ENVELOPE CONSULTANT WINDOW INSTALLATION GUIDELINES FOR SILL AND THREE SIDES MEMBRANE DETAILING FOR ALL RESIDENTIAL WINDOWS
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

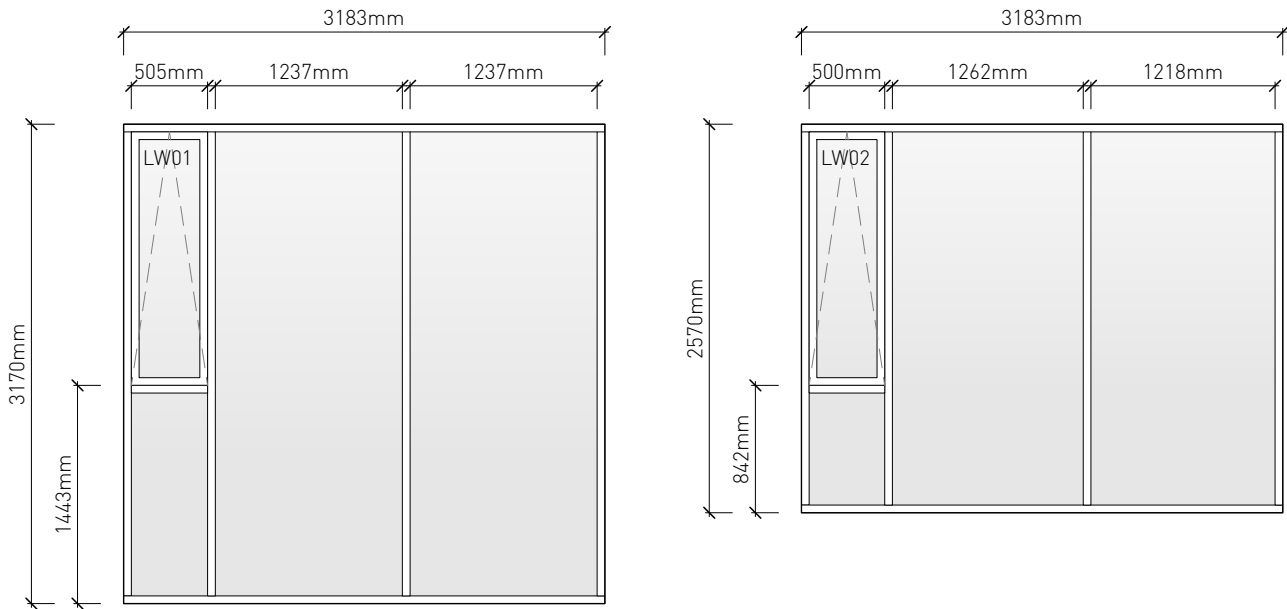
COMMERCIAL WINDOW SCHEDULE

- ALUMICOR THERMALLY BROKEN STOREFRONT OR APPROVED EQUAL, SSG, ANTI-ROTATION BLOCKS TO BE ALUMINUM OR PVC
- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALL EXTERIOR CURTAINWALL TO BE TEMPERED, BLACK FRAME
- GLASS TO BE 6mm CLEAR & TEMPERED
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- SUPPLY SPANDREL PANEL AS REQUIRED FOR MECHANICAL GRILLE PENETRATIONS OF CURTAIN WALL.
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

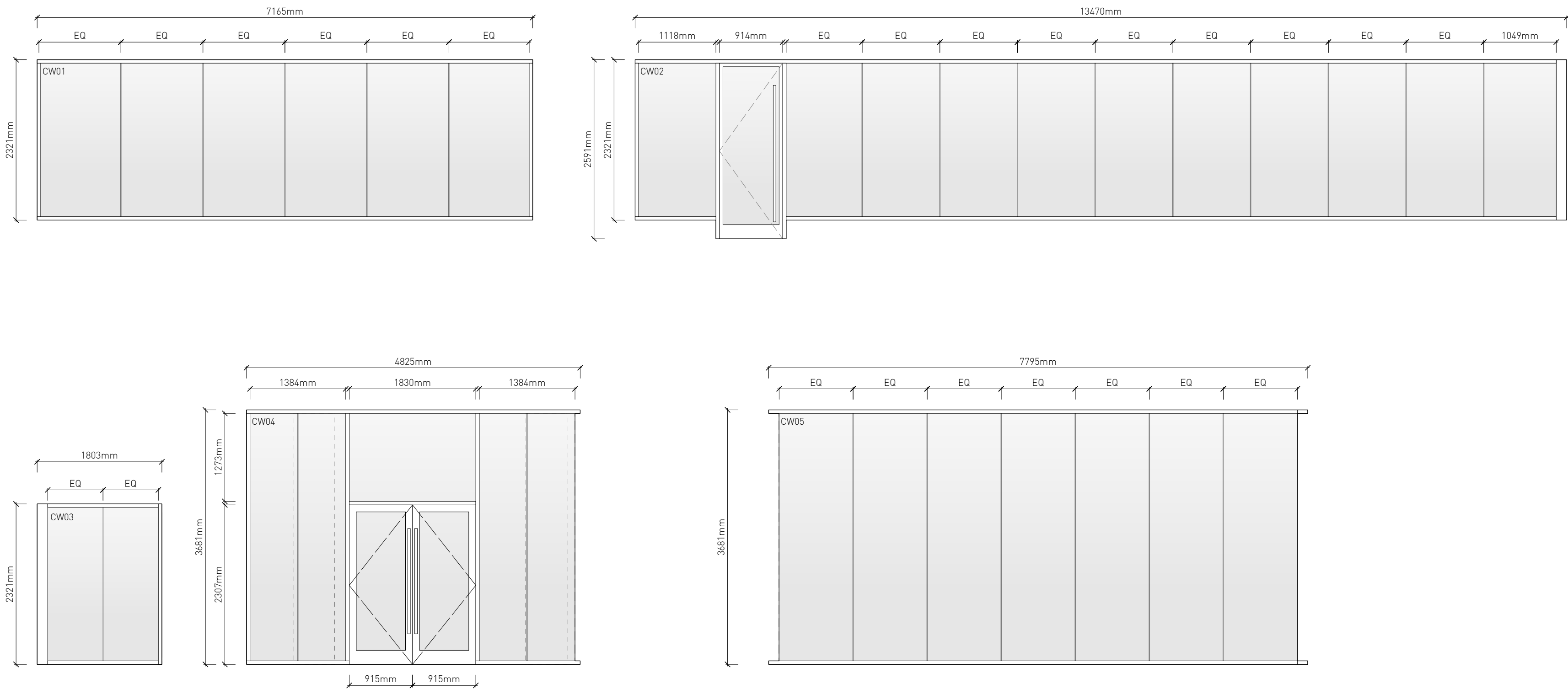
RESIDENTIAL WINDOW WALL



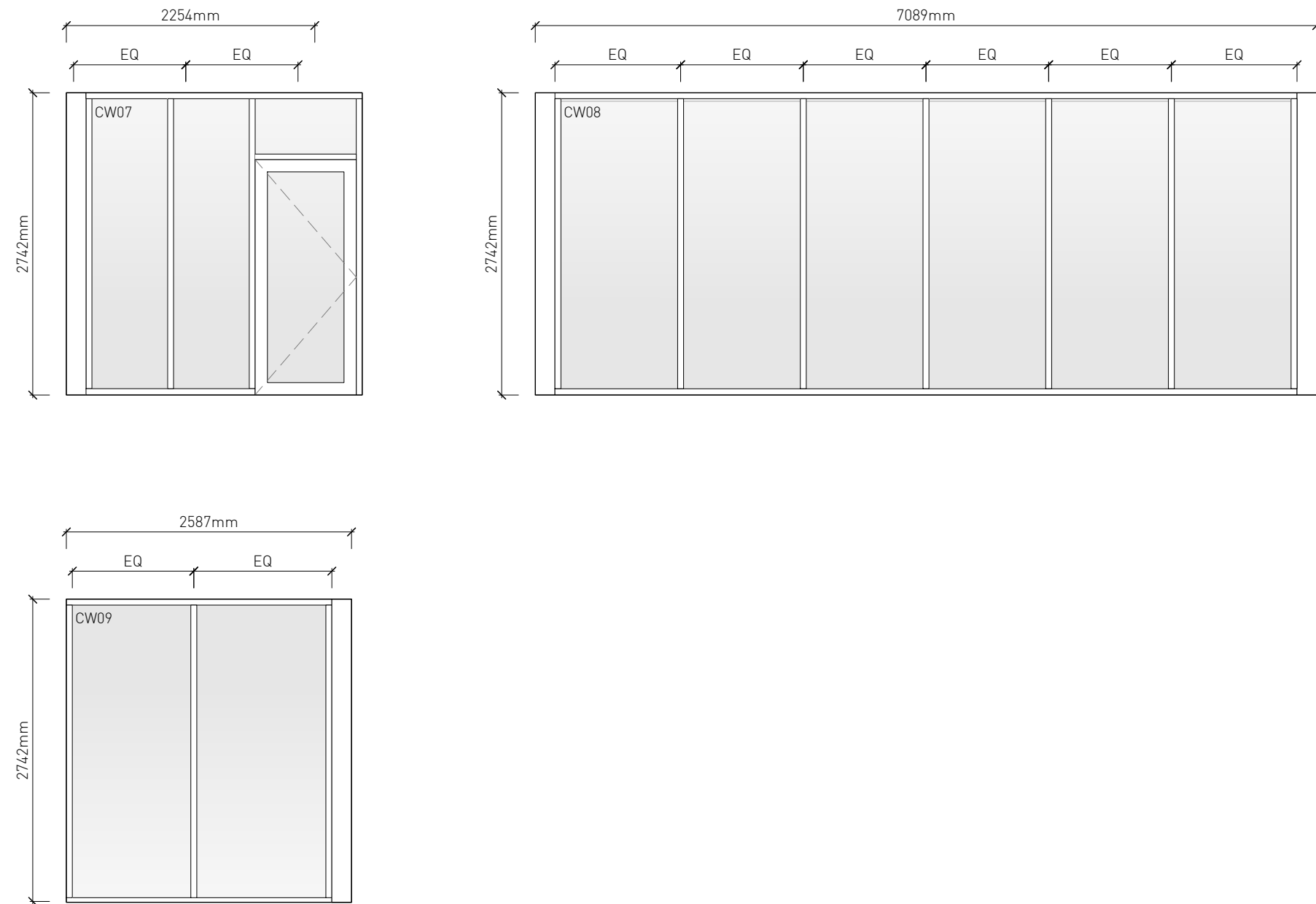
LIVE WORK STOREFRONT



COMMERCIAL STOREFRONT



PENTHOUSE STOREFRONT



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: JK
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:

18.07.2025

5 4 6 8 7 9 6
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

WINDOW & DOOR
SCHEDULE

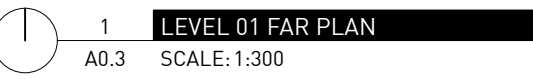
Project
0650
Sheet



CALCULATION	AVERAGES	DISTANCE	TOTALS
A & B	24.87	3.10	77.10
B & C	24.65	6.30	154.00
C & D	23.95	5.40	129.33
D & E1	23.87	3.77	89.99
E2 & F1	24.67	13.2	325.58
F1 & F2	25.05	8.3	207.92
F2 & F3	25.45	1.2	30.53
F3 & G	26.01	20.6	535.81
G & H	26.60	4.40	117.04
H & I	26.60	2.26	60.12
I & J	26.60	5.36	142.58
J & K	26.57	1.80	47.83
K & L	26.49	13.19	349.40
L & M1	26.19	7.01	183.59
M1 & M2	25.93	1.5	38.89
M2 & N2	25.85	3.21	82.98
N2 & N1	26.06	1.5	39.09
N1 & O1	26.02	3.21	83.51
O1 & O2	25.69	1.5	38.53
O2 & P2	26.61	3.21	82.19
P2 & P1	26.62	1.5	38.43
P1 & Q1	25.70	3.21	82.50
Q1 & Q2	25.57	1.5	38.35
Q2 & R2	25.35	3.21	81.37
R2 & R1	25.49	1.5	38.23
R1 & A	25.29	6.01	151.99

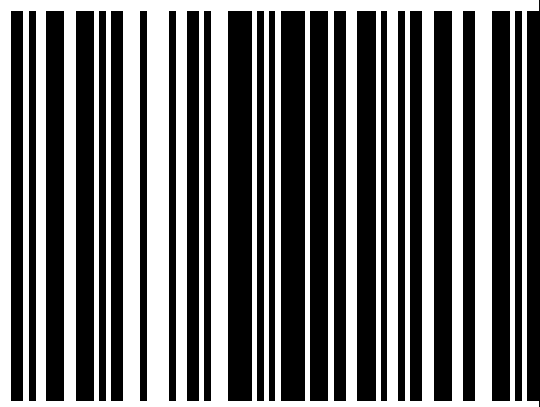
AVERAGE GRADE

25.58



TOTAL PROPOSED		4	
REQUIRED BIKE PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
LONG TERM			
UNIT < 45 M ²	44	1.0 STALLS / UNIT	44
UNIT => 45 M ²	47	1.25 STALLS / UNIT	59
RESTAURANT	183.40	1.0 STALLS / 400m ²	1
TOTAL REQUIRED			104
TOTAL PROPOSED			182
SHORT TERM			
RESIDENTIAL	91	0.1 STALLS / UNIT	9.1
RESTAURANT	183.40	1.0 STALLS / 100m ²	2
TOTAL REQUIRED			12
TOTAL PROPOSED			14

18.07.2025

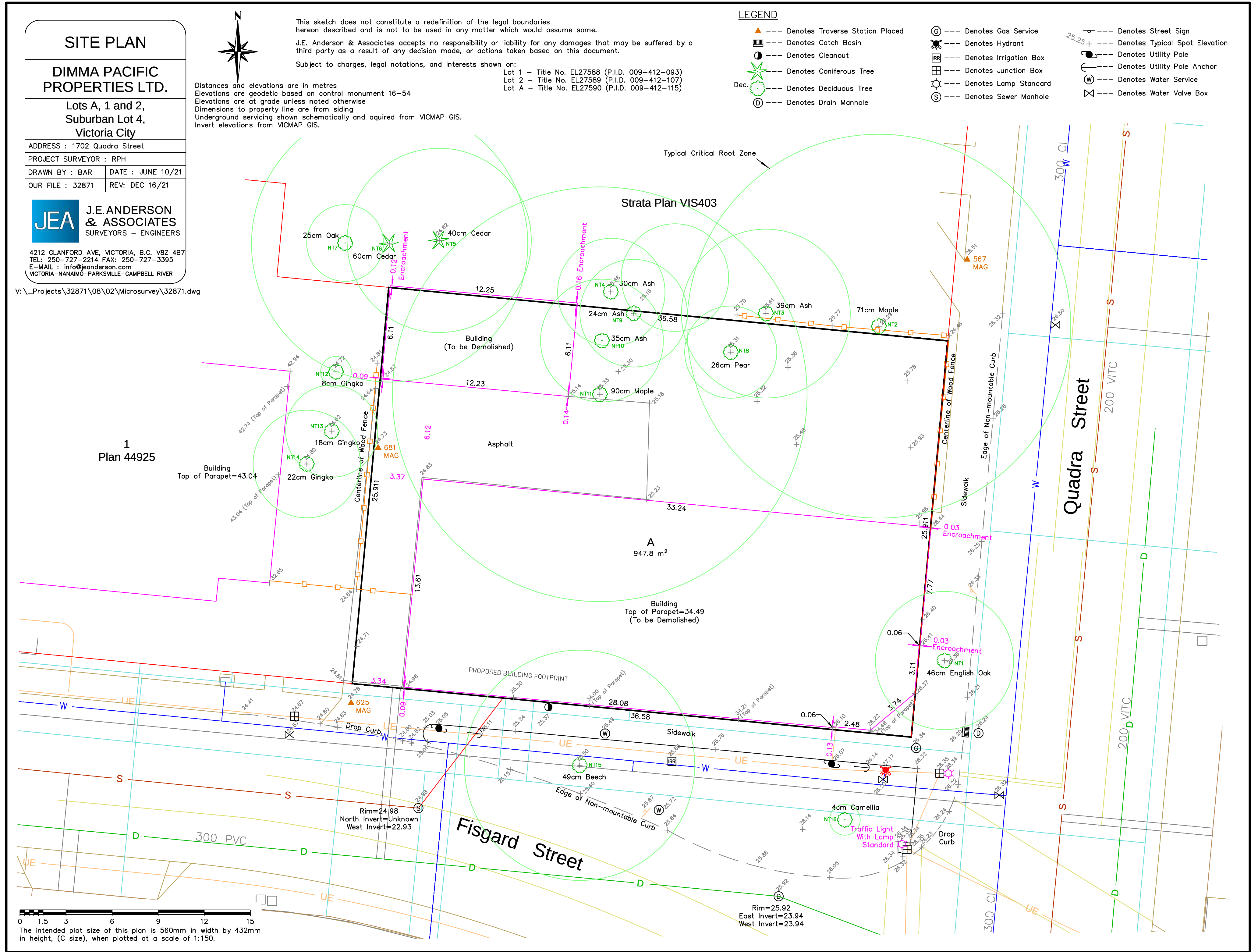


5 4 6 8 7 9 6
A R C H I T E C T U R E I N C
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

ZONING CALCULATIONS

AG.8



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025
4 Issued for DDP 26.05.2025

Drawn By: EA
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

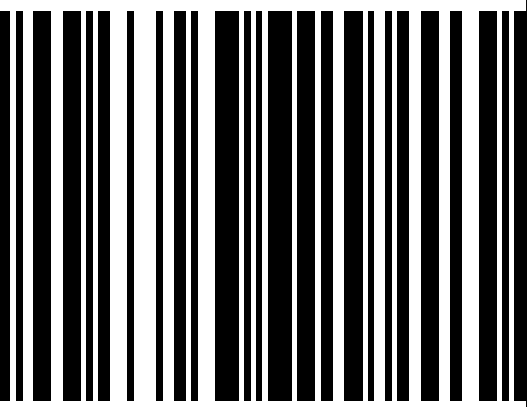
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

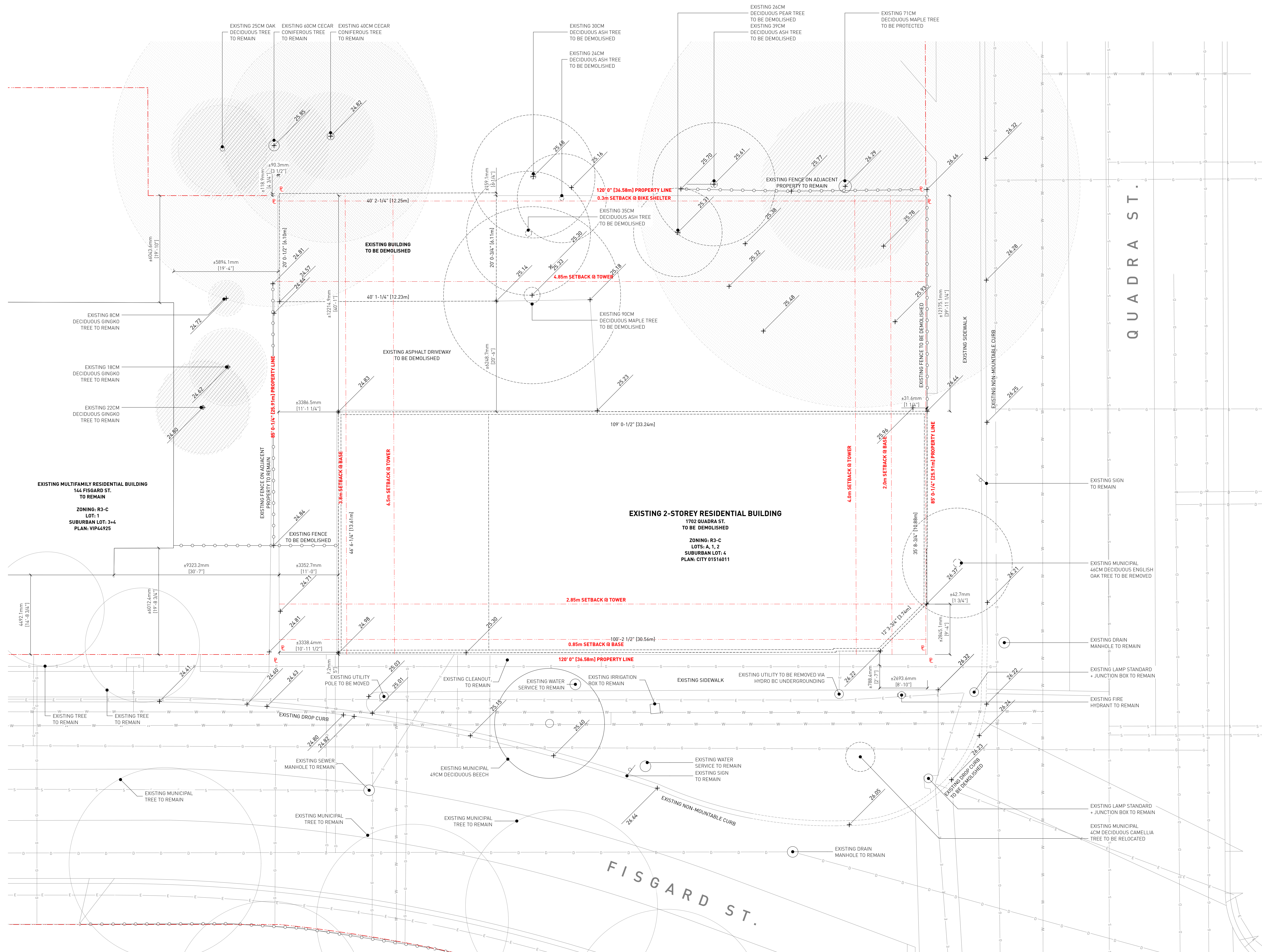


5 4 6 8 7 9 4
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

SITE SURVEY Project
0650
Sheet

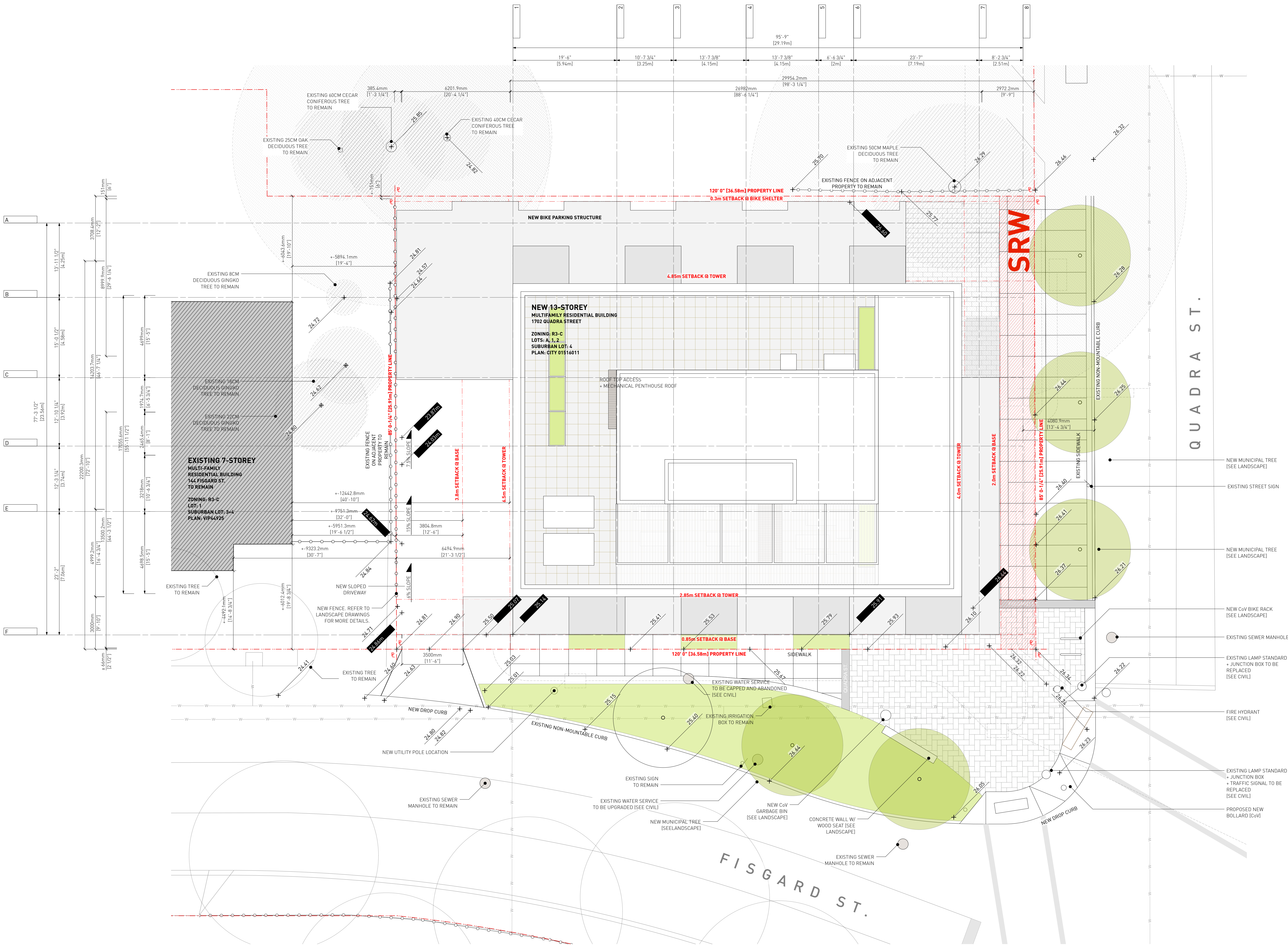
AG.9



LEGEND:

EXISTING SITE PLAN +
DEMOLITION

A0.2



LEGEND:

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

7 Issued for DDP 18.07.2025

6 Issued for DDP 11.07.2025

5 Issued for DDP 08.07.2025

Drawn By: AL

Checked By: PB

Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



5 4 6 8 7 9 4

ARCHITECTURE INC

266 MCDERMOT AVE

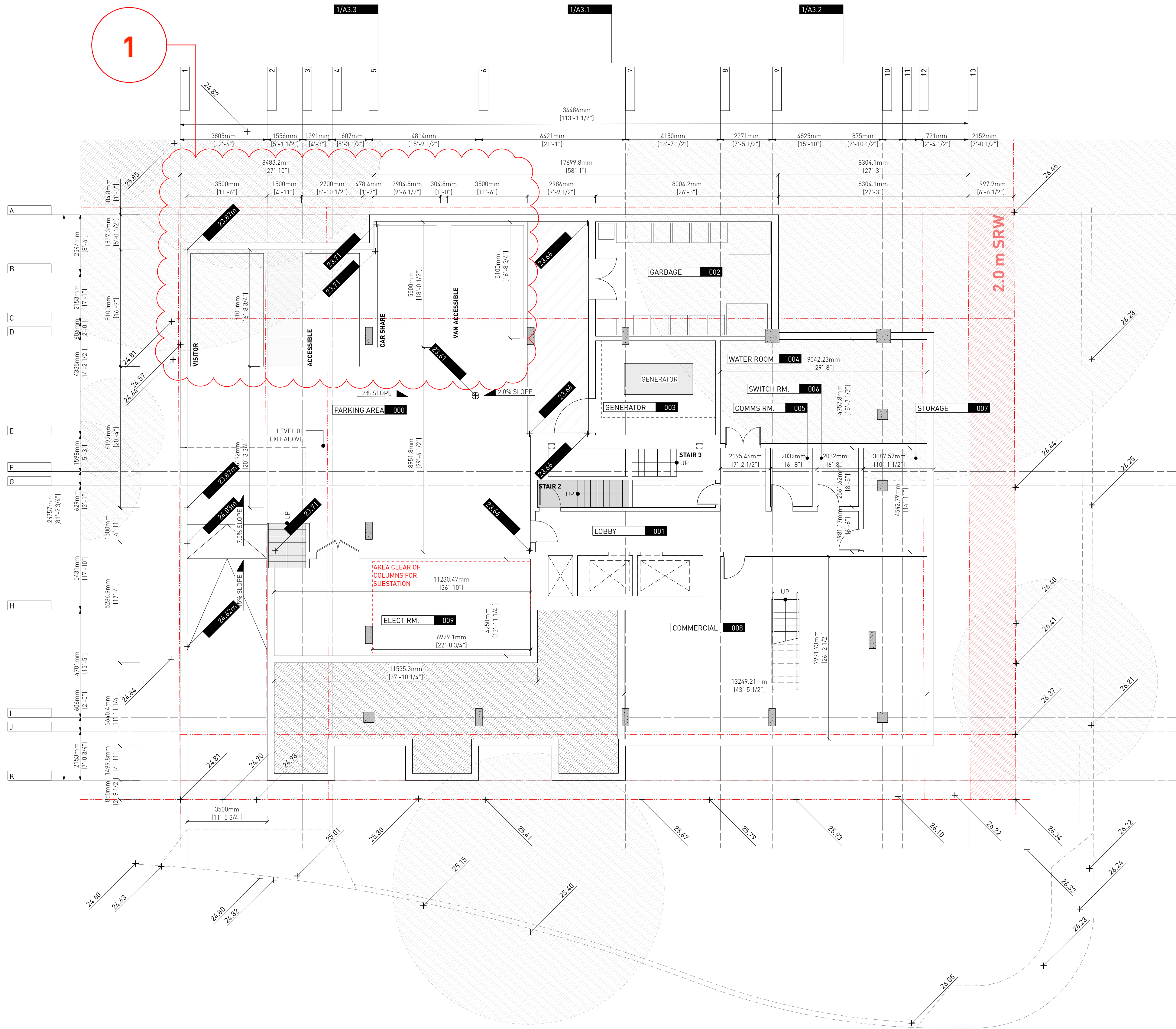
Winnipeg MB R3B 0S8

P: 204.480.8421

F: 204.480.8876

1702 QUADRA STREET

+ 862 FISGARD STREET



- LEGEND:**
- BELOW
 - ABOVE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPERTY LINE
 - SETBACK LINE
 - FENCE
 - TREE (REF. TO ANNOTATION)
 - CRITICAL ROOT ZONE
 - EXISTING HYDRO POLE
 - EXISTING FIRE HYDRANT
 - PROPOSED DECK / BENCH
 - PROPOSED BIKE PARKING

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / PB
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

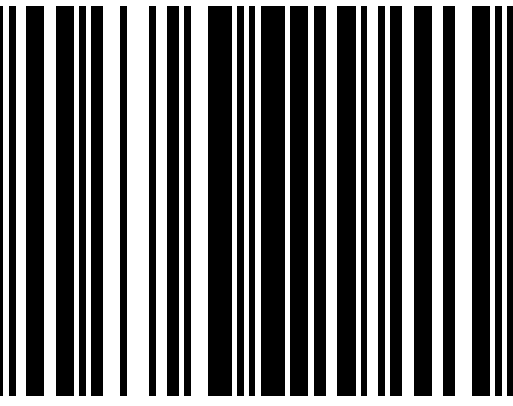
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

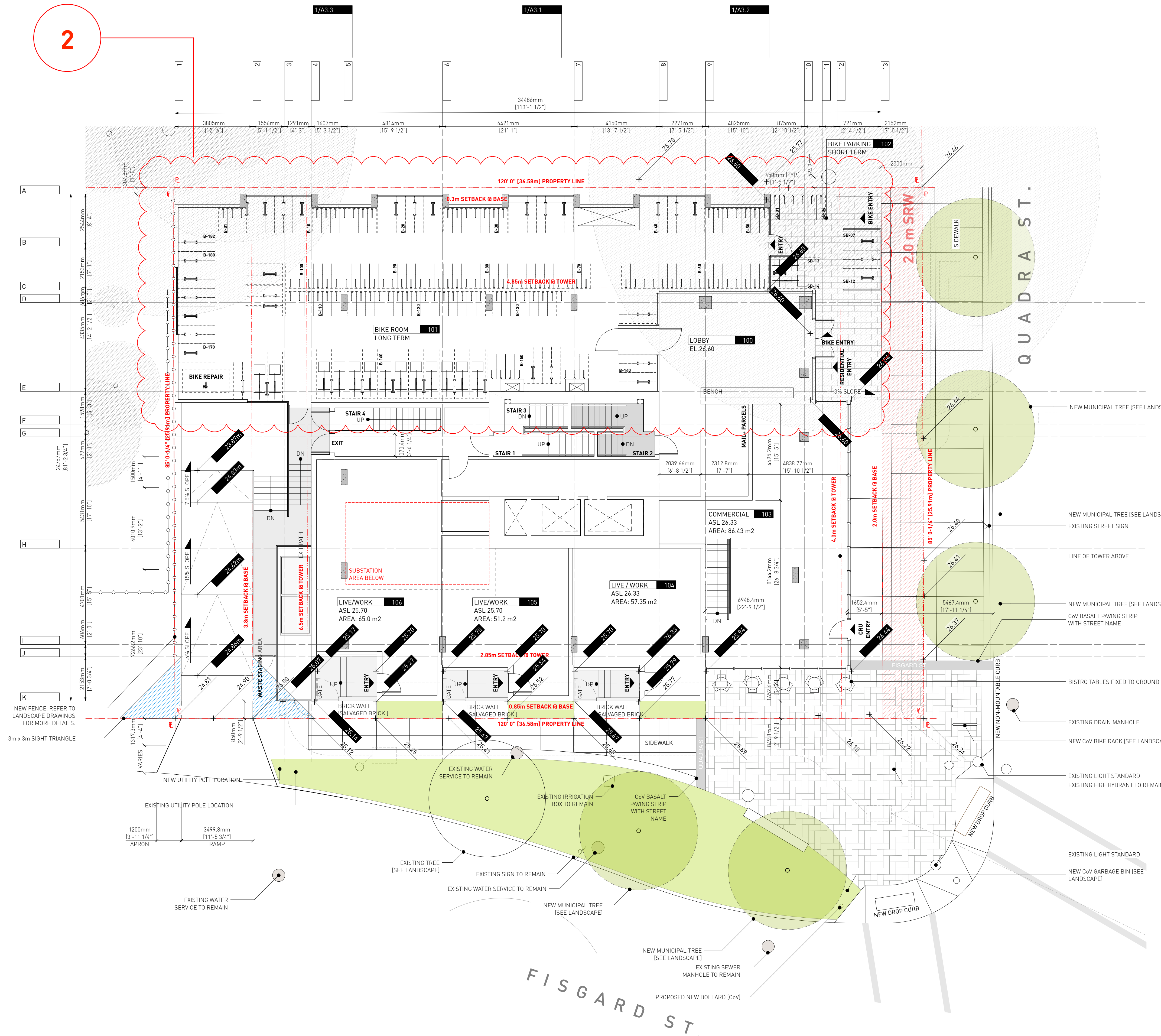


5 4 6 8 7 9 4
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

LEVEL 00 PLAN Project
0650
Sheet

A1.1



LEGEND:

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

A

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / PB
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

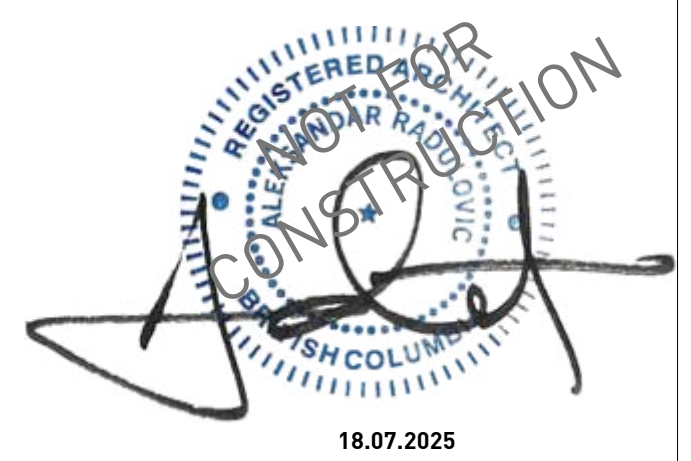
All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



5 4 6 8 7 9 4
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET



A1.3

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

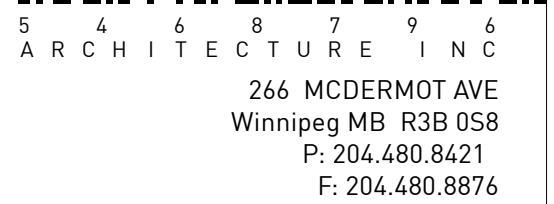
FENCE

Drawn By:	EA / MM
Checked By:	PB
Printing Date:	18.07.2025

All errors and omissions to be reported to the Architect before proceeding.

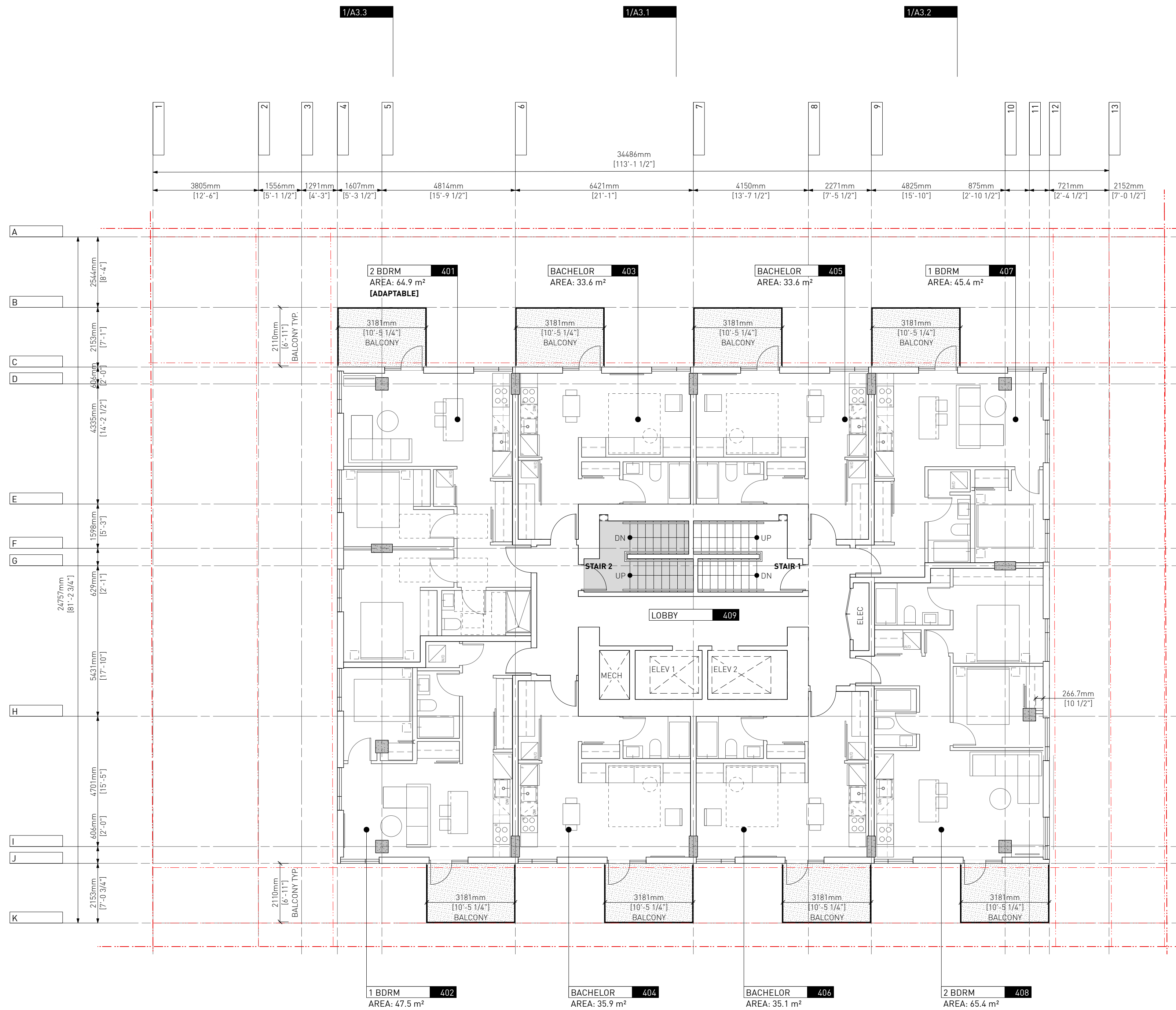
This drawing is the property of the Architect; the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

This drawing is not to be used for building purposes until countersigned by:



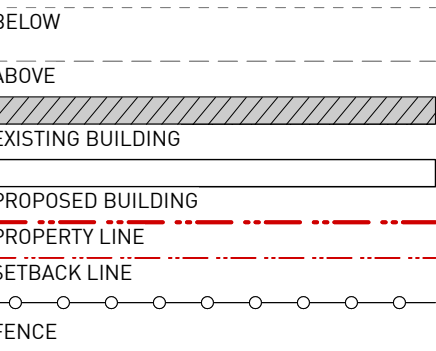
A1.4





2 LEVEL 04/06/08/10/12
A1.5 SCALE: 1:100

LEGEND:



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA/MM
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

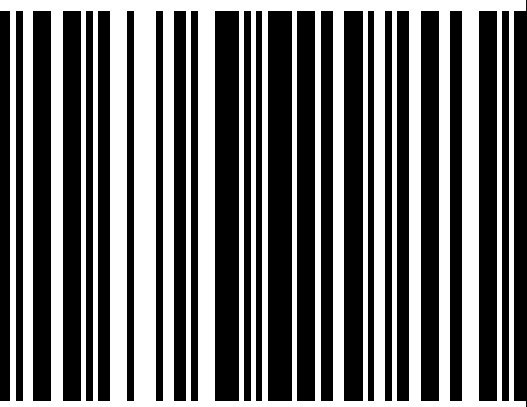
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025



ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

LEVEL 04/06/08/10/12 Project
0650
Sheet

A1.5

Diagram illustrating the layout of a lot with setbacks and building footprints:

- BELOW**: Indicated by a dashed line.
- ABOVE**: Indicated by a dashed line.
- EXISTING BUILDING**: A shaded rectangular area.
- PROPOSED BUILDING**: A white rectangular area.
- PROPERTY LINE**: A red dashed line.
- SETBACK LINE**: A line with circular markers.
- FENCE**: Indicated by a line with circular markers.

Drawn By: EA / MM
Checked By: PB
Printing Date: 18.07.2025

All errors and omissions to be reported to the Architect before proceeding.

This drawing is the property of the Architect; the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

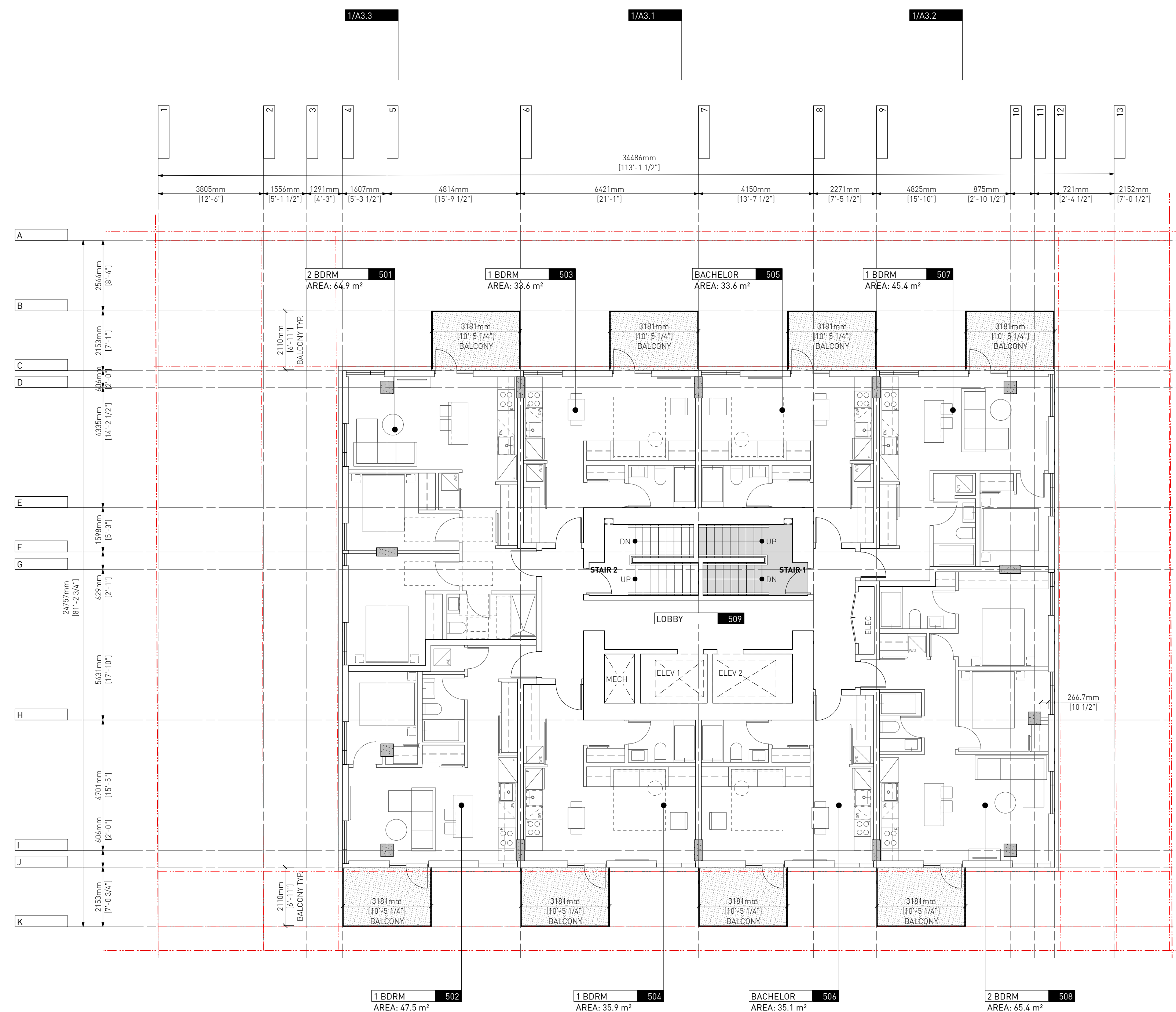
Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



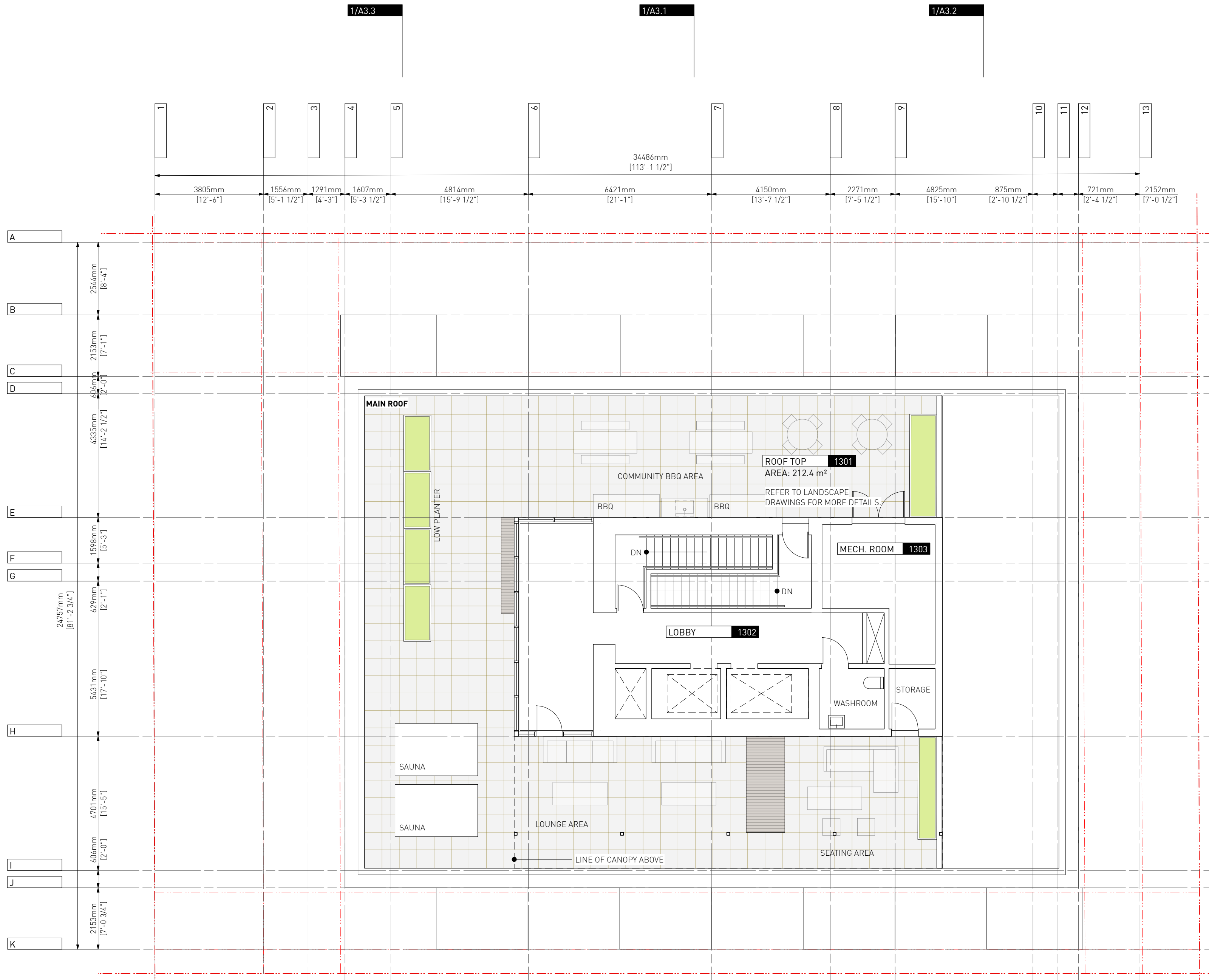
1702 QUADRA STREET
+ 862 FISGARD STREET

A1.6



3
A1.6

LEVEL 05 / 07 / 09 / 11
SCALE: 1:100



LEGEND:

BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / MM
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

2 LEVEL 05 / 07 / 09 / 11
A1.7 SCALE: 1:100

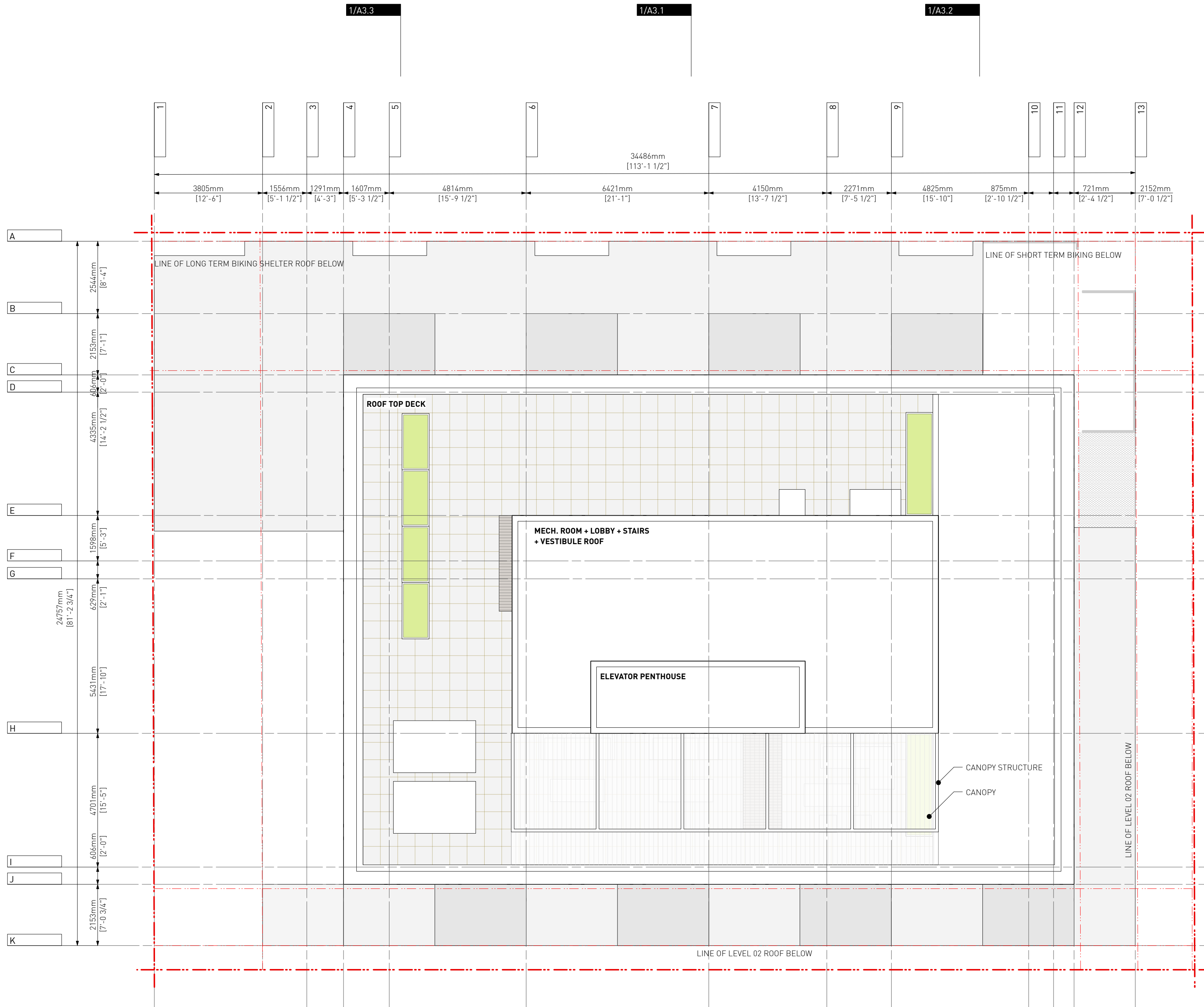


266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

LEVEL 13 Project
0650
Sheet

A1.7



LEGEND:

BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA/MM
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

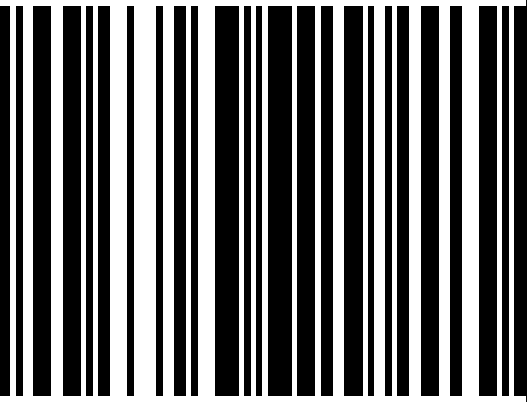
Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

1 LEVEL ROOF
A1.8 SCALE: 1:100

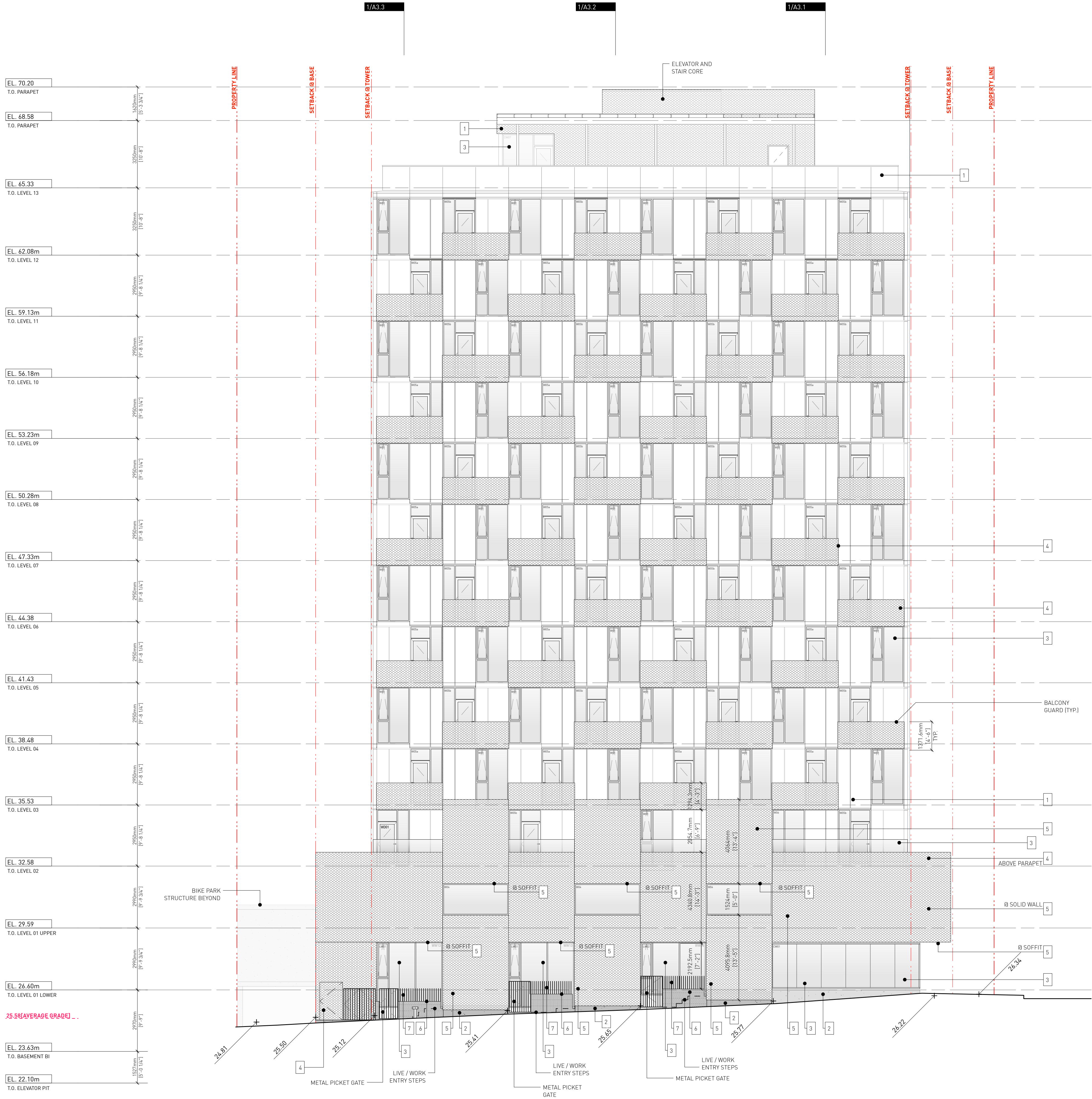


5 4 6 8 7 9 6
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

ROOF PLAN Project
0650
Sheet

A1.8



1 BUILDING ELEVATION [SOUTH]
A2.1 SCALE: 1:100

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / MM
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

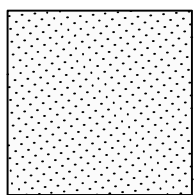
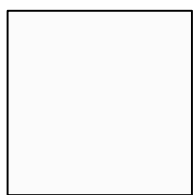
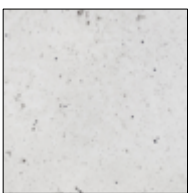
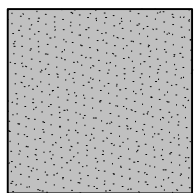
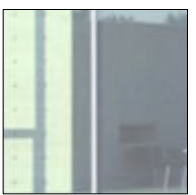
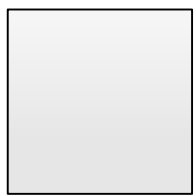
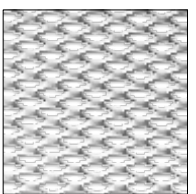
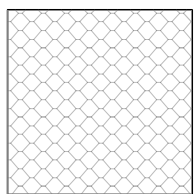
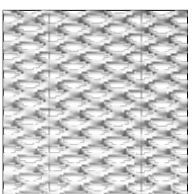
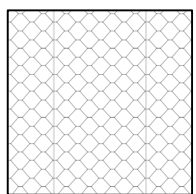
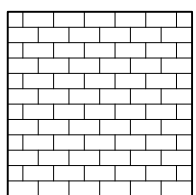
All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:

- 1 ALUMINUM

- 2 CONCRETE

- 3 GLASS WINDOWS / GUARDRAIL

- 4 EXPANDED METAL MESH GUARD / SCREEN

- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL

- 6 SALVAGED BRICK

- 7 METAL FENCE




1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING ELEVATIONS Project
0650
Sheet

A2.1



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: EA / MM
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

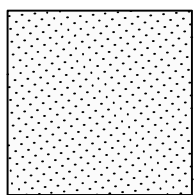
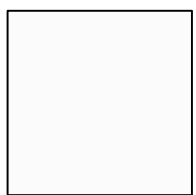
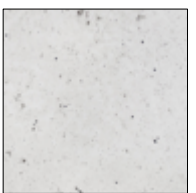
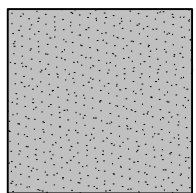
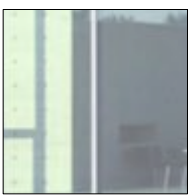
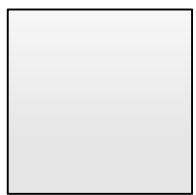
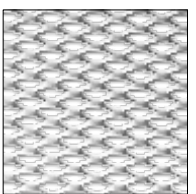
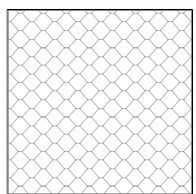
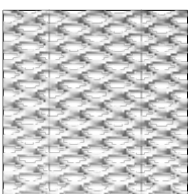
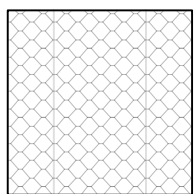
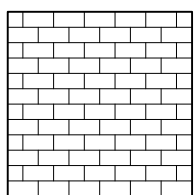
All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

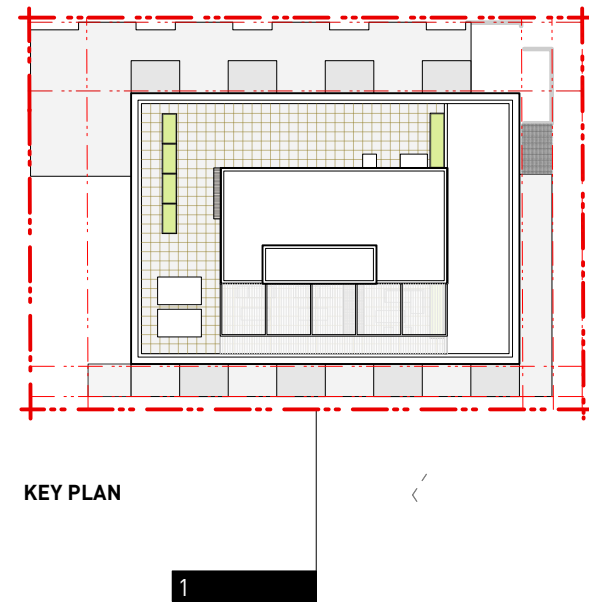
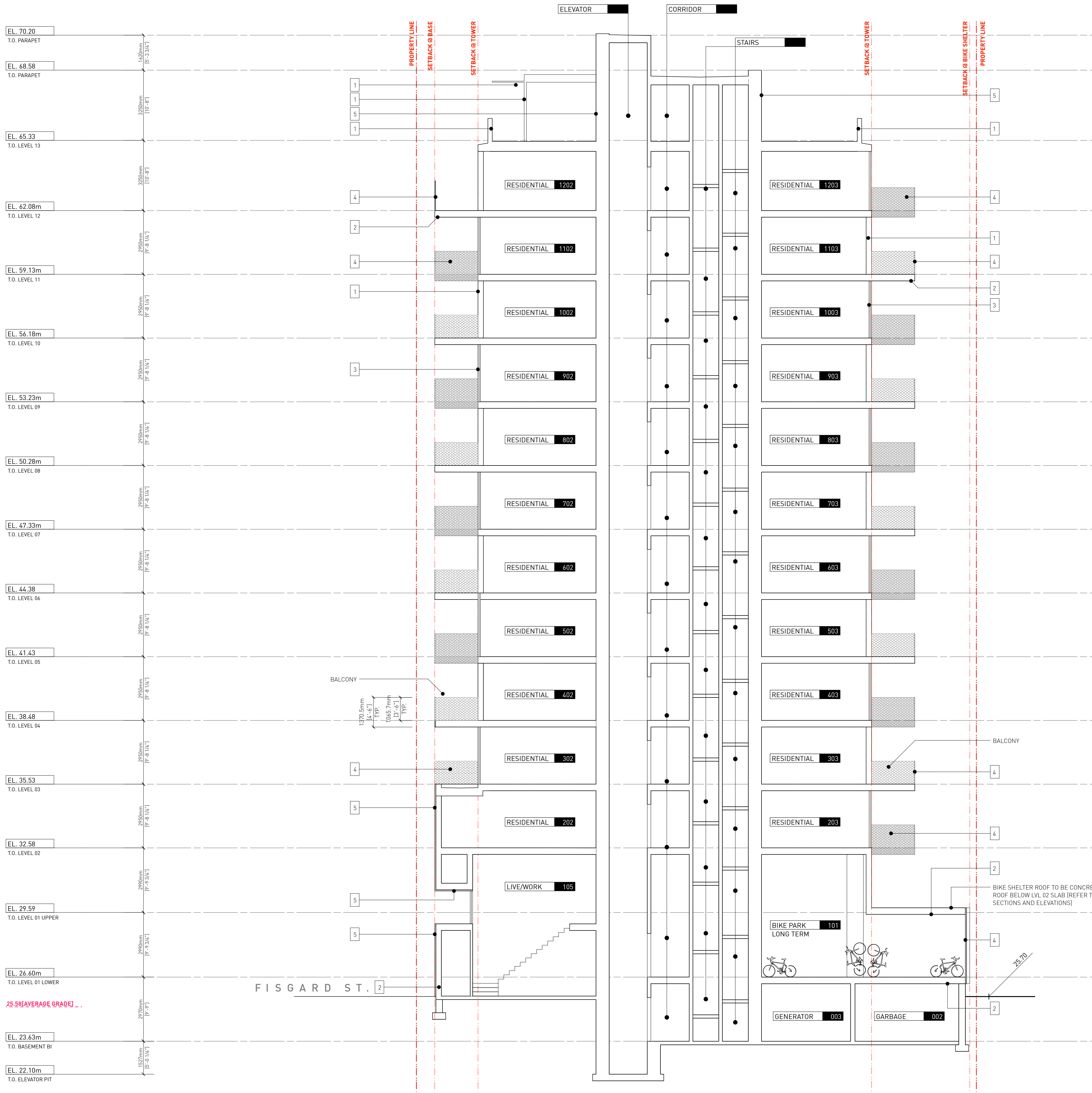
Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:

- 1 ALUMINUM

- 2 CONCRETE

- 3 GLASS WINDOWS / GUARDRAIL

- 4 EXPANDED METAL MESH GUARD / SCREEN

- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL

- 6 SALVEGED BRICK

- 7 METAL FENCE




1702 QUADRA STREET
+ 862 FISGARD STREET



7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: PB
Checked By: 18.07.2025
Printing Date:

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

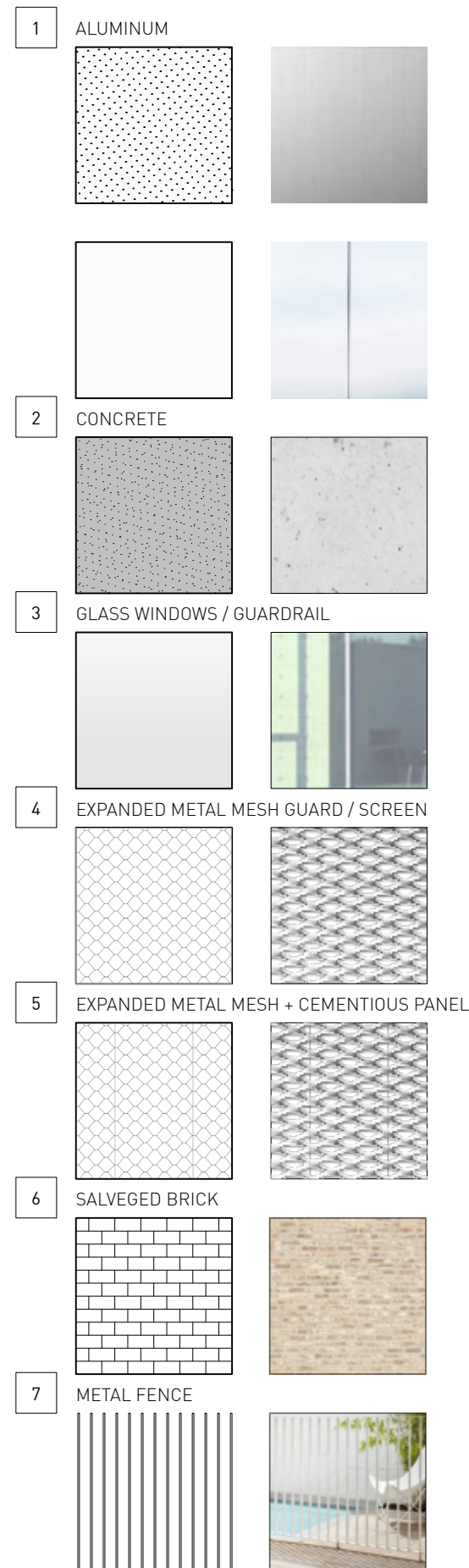
All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



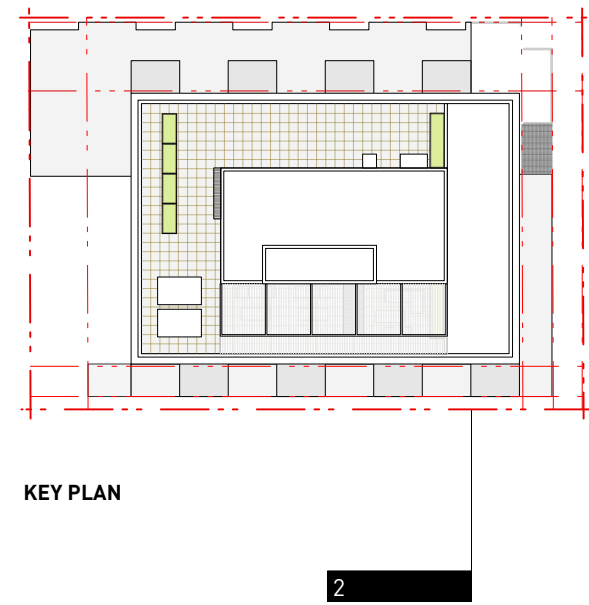
18.07.2025



1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet

A3.1



KEY PLAN

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: PB
Checked By: 18.07.2025
Printing Date:

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:

- 1 ALUMINUM
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 4 EXPANDED METAL MESH GUARD / SCREEN
- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL
- 6 SALVAGED BRICK
- 7 METAL FENCE



1702 QUADRA STREET
+ 862 FISGARD STREET

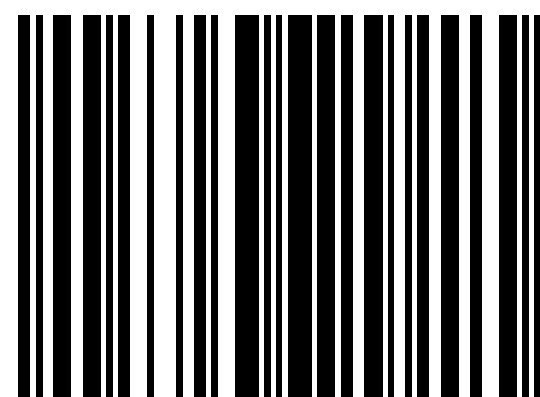
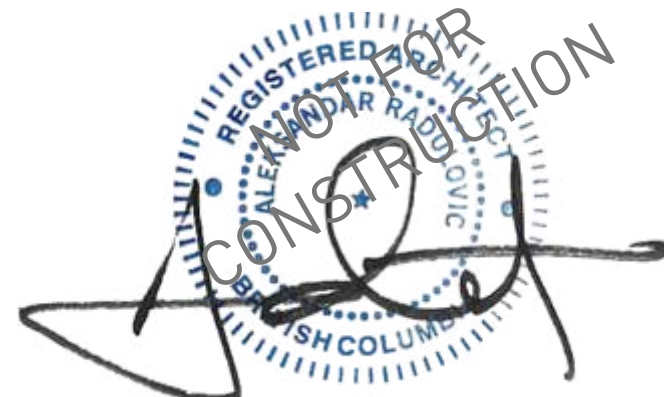
BUILDING SECTION Project
0650
Sheet

A3.2



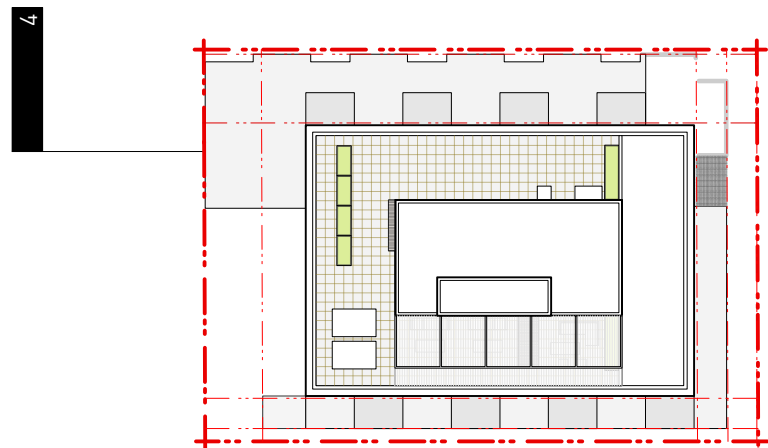
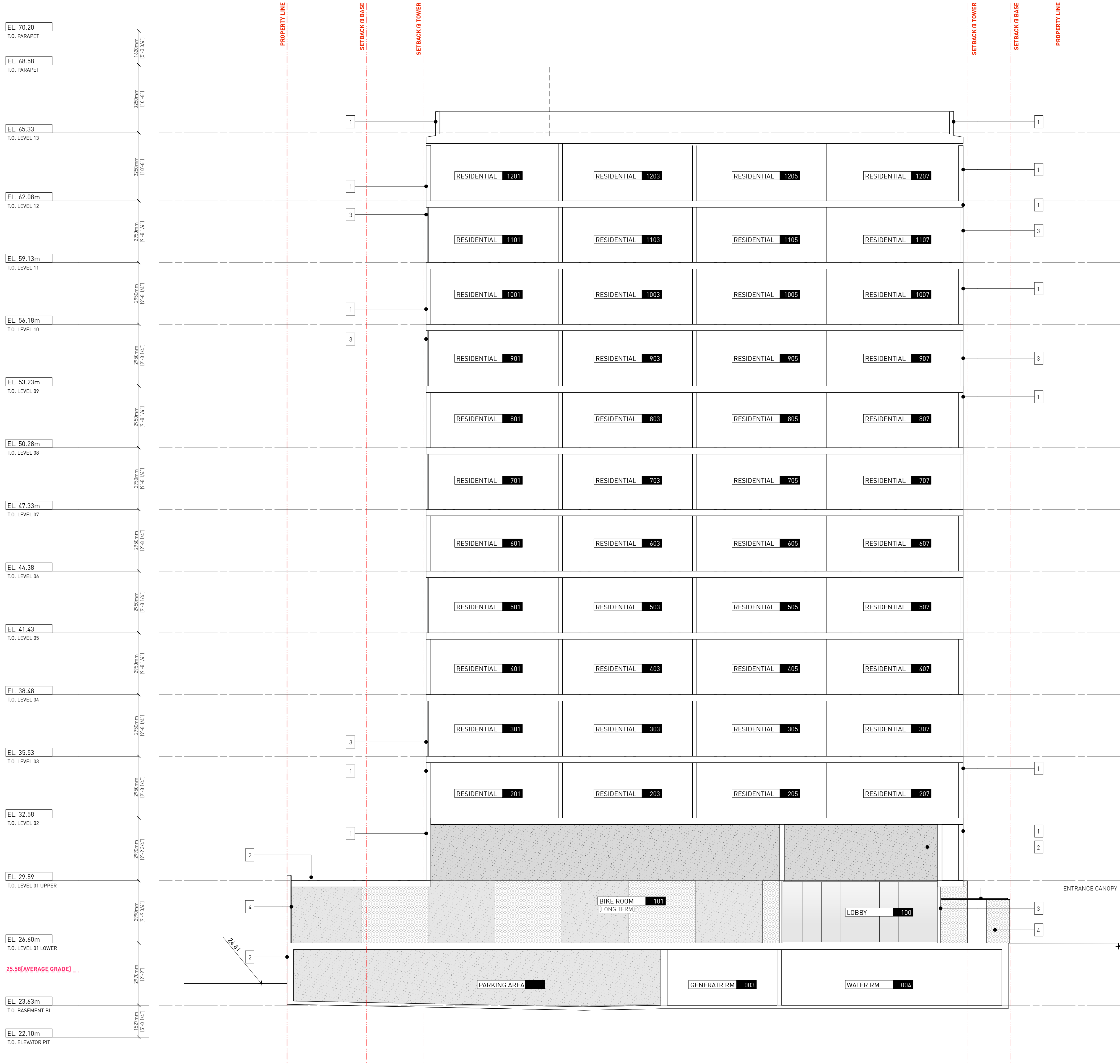
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 18.07.2025

This drawing is not to be used for building purposes until countersigned by:



1702 QUADRA STREET
+ 862 FISGARD STREET

A3.3



KEY PLAN

- | | | |
|---|--|--|
| 1 | ALUMINUM | |
| 2 | CONCRETE | |
| 3 | GLASS WINDOWS / GUARDRAIL | |
| 4 | EXPANDED METAL MESH GUARD / SCREEN | |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL | |
| 6 | SALVAGED BRICK | |
| 7 | METAL FENCE | |

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: PB
Checked By: 18.07.2025
Printing Date:

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

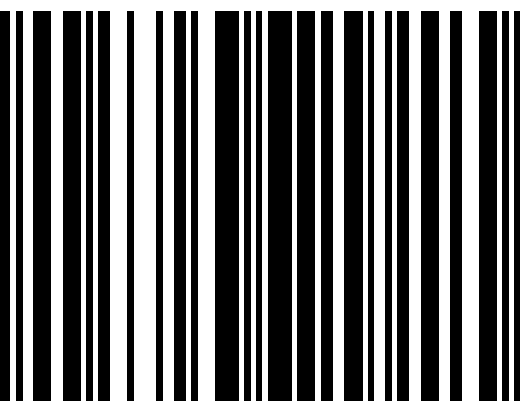
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



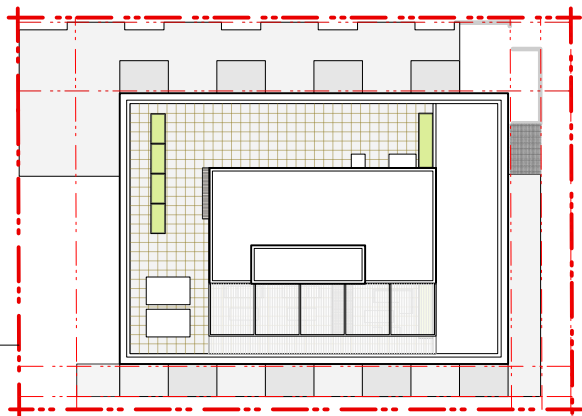
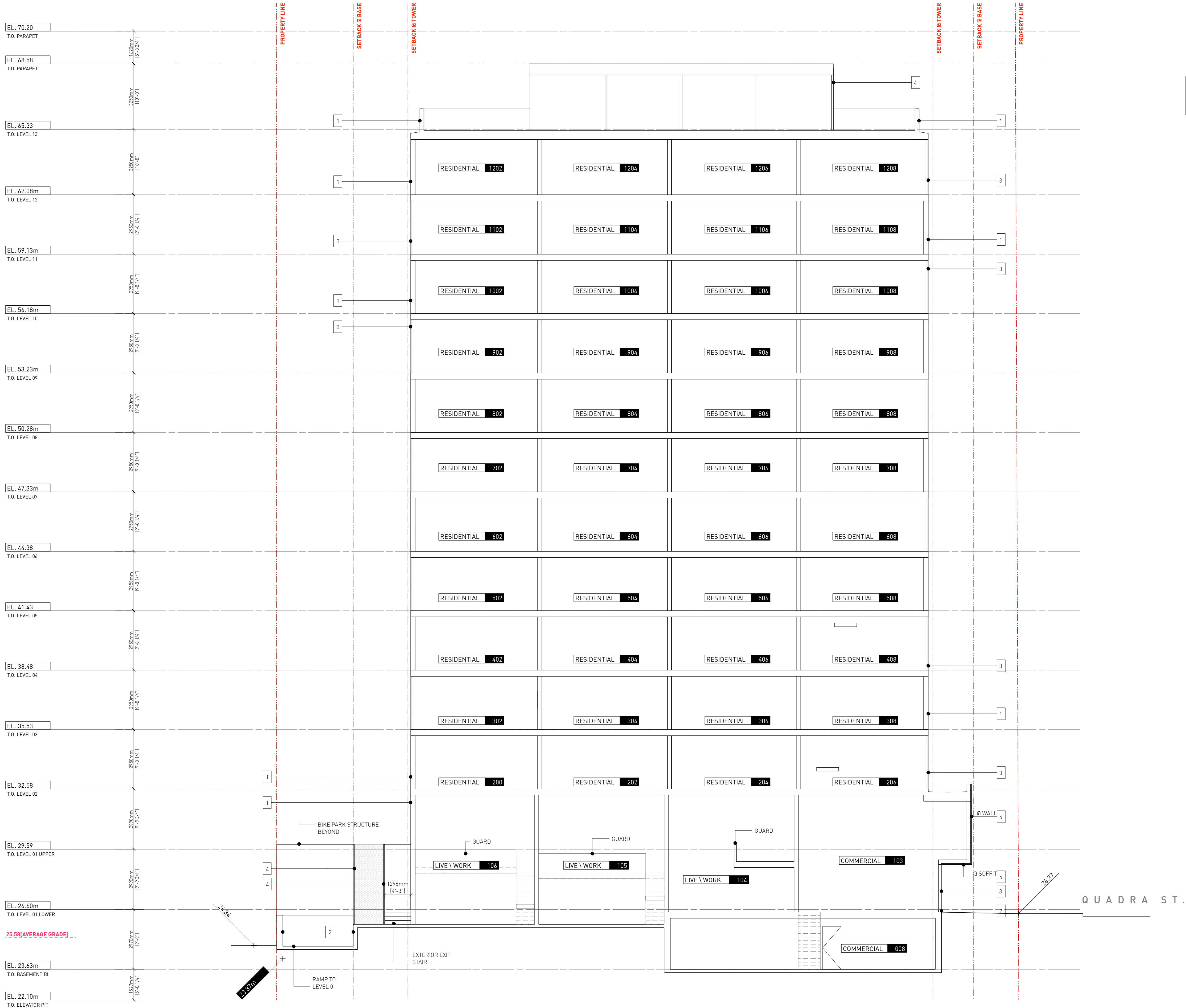
18.07.2025



5 4 6 8 7 9 6
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet



KEY PLAN

- | | | |
|---|--|--|
| 1 | ALUMINUM | |
| 2 | CONCRETE | |
| 3 | GLASS WINDOWS / GUARDRAIL | |
| 4 | EXPANDED METAL MESH GUARD / SCREEN | |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL | |
| 6 | SALVEGED BRICK | |
| 7 | METAL FENCE | |

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: PB
Checked By: 18.07.2025
Printing Date:

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

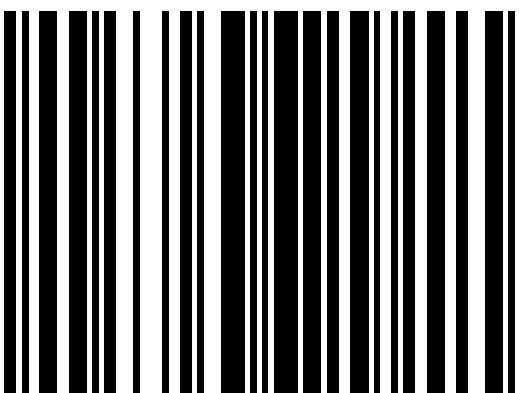
This drawing is the property of the Architect; the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

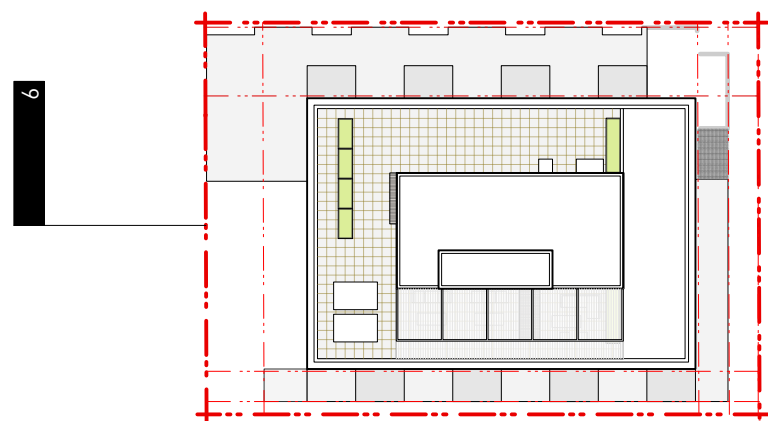
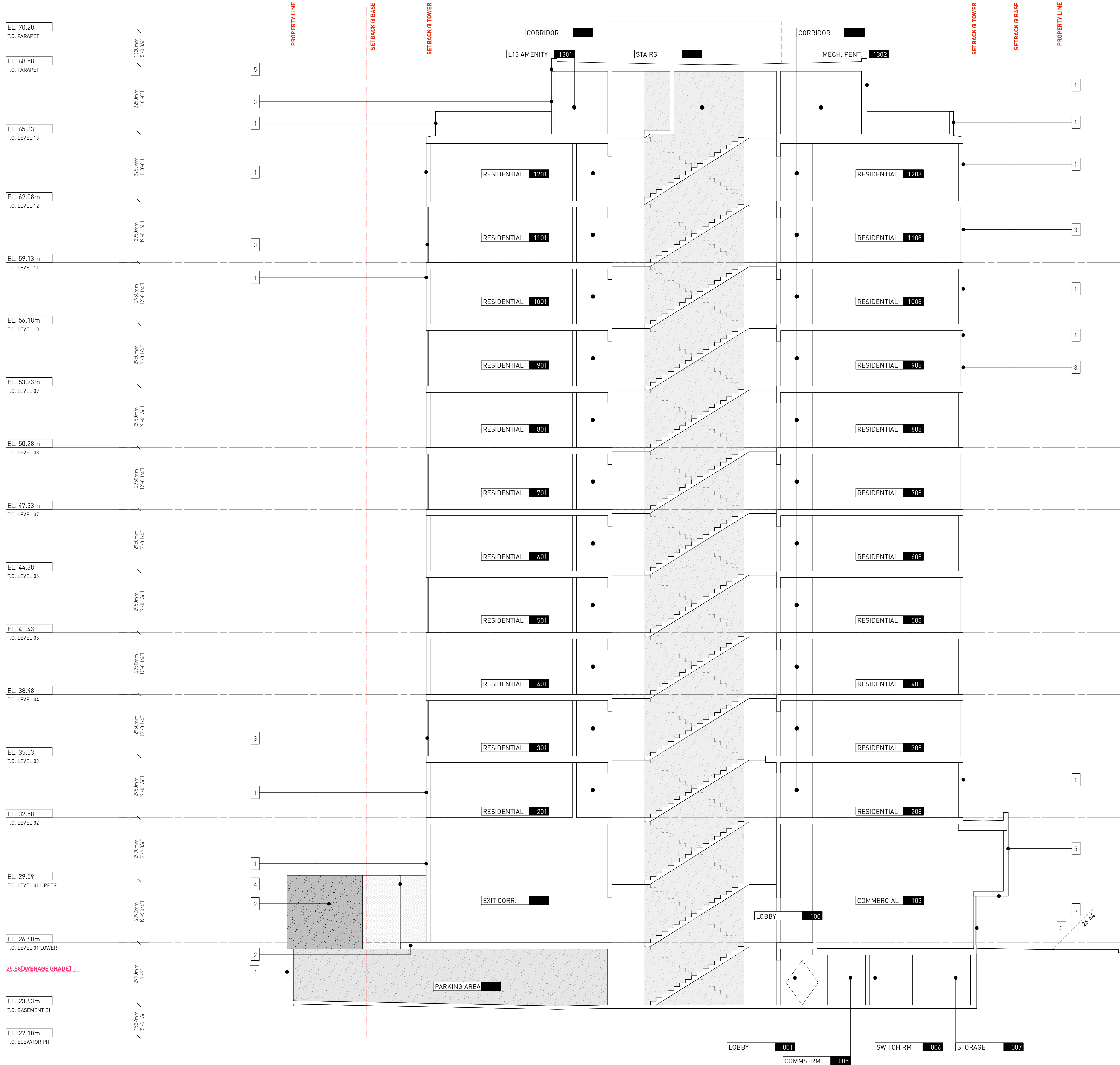


ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet

A3.5



KEY PLAN

- | | | |
|---|--|--|
| 1 | ALUMINUM | |
| 2 | CONCRETE | |
| 3 | GLASS WINDOWS / GUARDRAIL | |
| 4 | EXPANDED METAL MESH GUARD / SCREEN | |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL | |
| 6 | SALVAGED BRICK | |
| 7 | METAL FENCE | |

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: PB
Checked By: 18.07.2025
Printing Date:

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

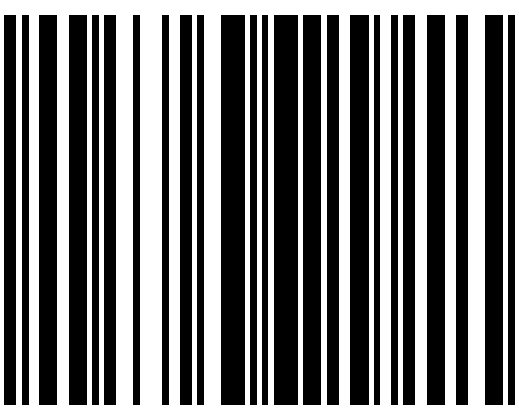
This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

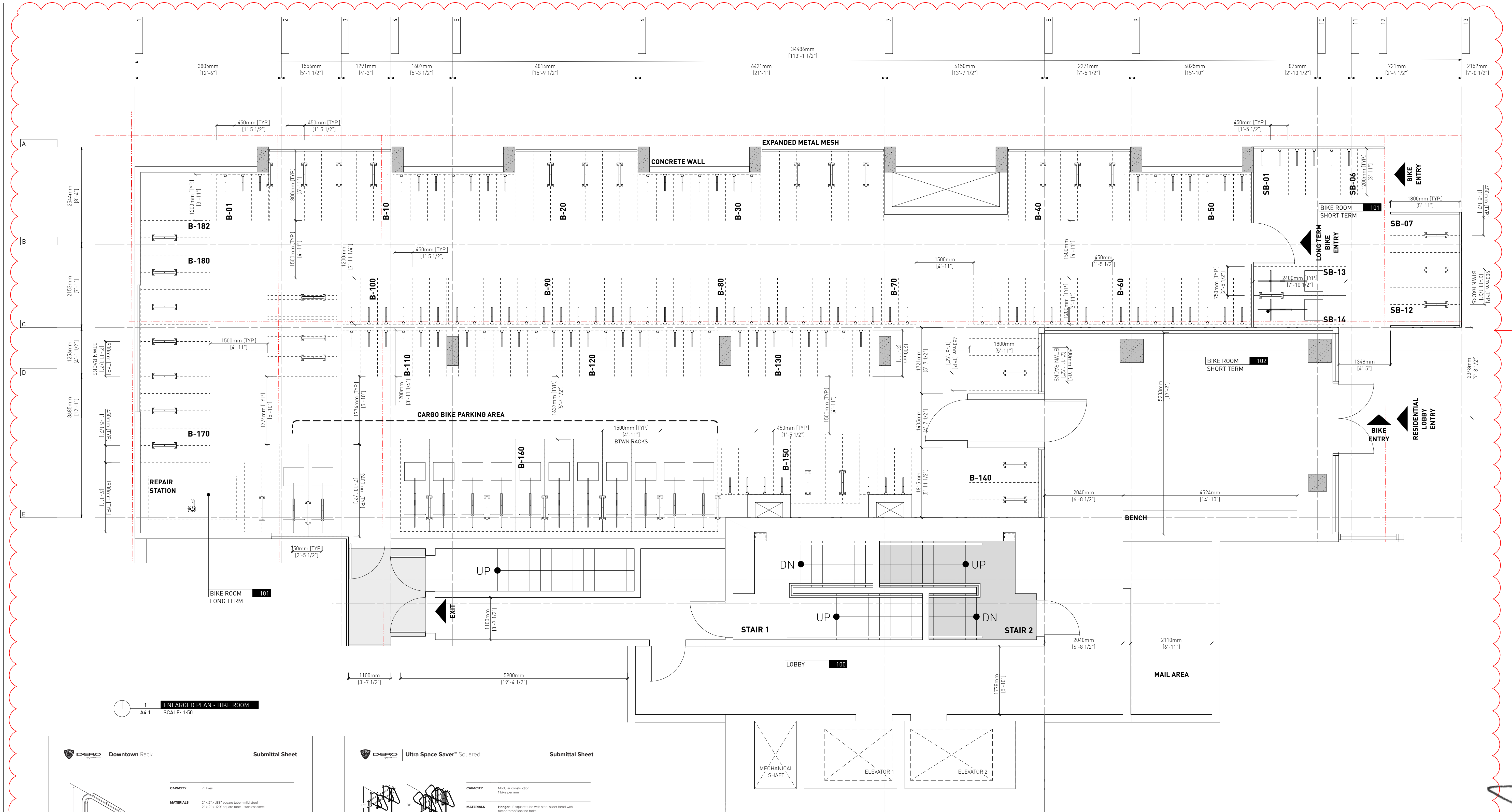


ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

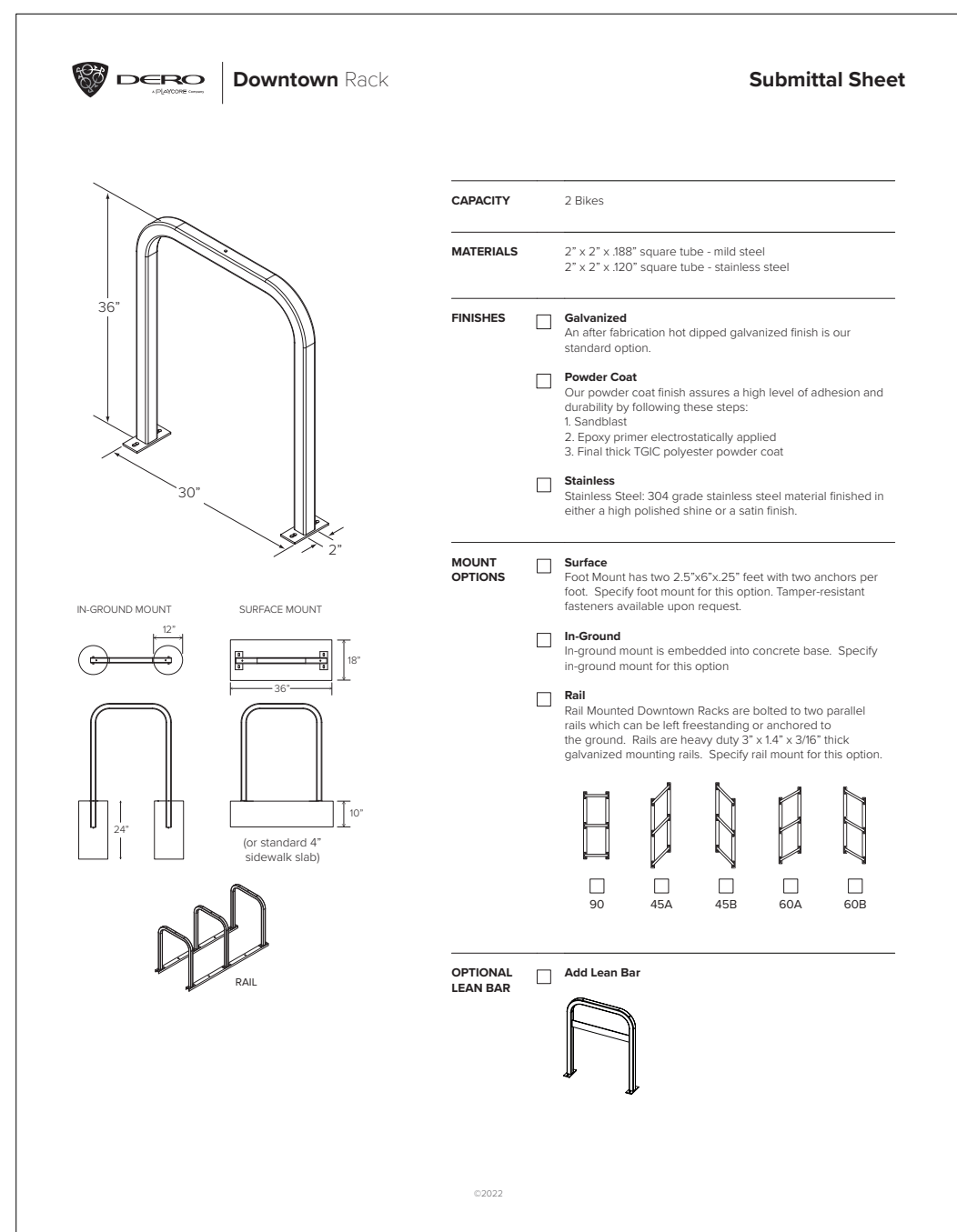
1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet

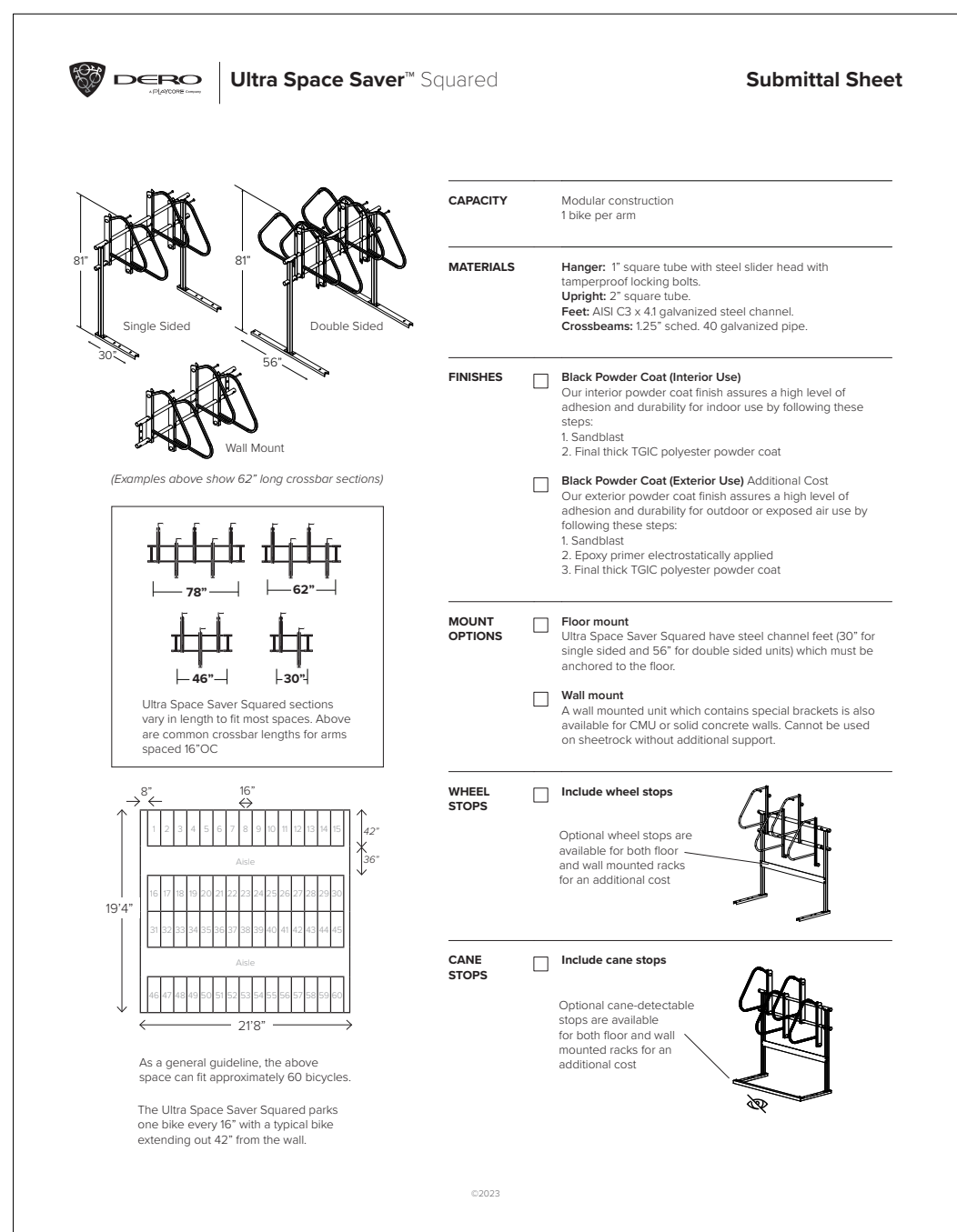
A3.6



1
A4.1
ENLARGED PLAN - BIKE ROOM
SCALE: 1:50



NOTE: GROUND FLOOR MOUNTED BIKE RACK
[FINAL PRODUCT TO BE SAME OR EQUIVALENT TO SPEC SHEET ABOVE]



NOTE: VERTICAL BIKE PARKING RACK
[FINAL PRODUCT TO BE SAME OR EQUIVALENT TO SPEC SHEET ABOVE]

7 Issued for DDP 18.07.2025
6 Issued for DDP 11.07.2025
5 Issued for DDP 08.07.2025

Drawn By: SK
Checked By: PB
Printing Date: 18.07.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

This drawing is the property of the Architect, the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission.

Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect.

This drawing is not to be used for building purposes until countersigned by:



18.07.2025

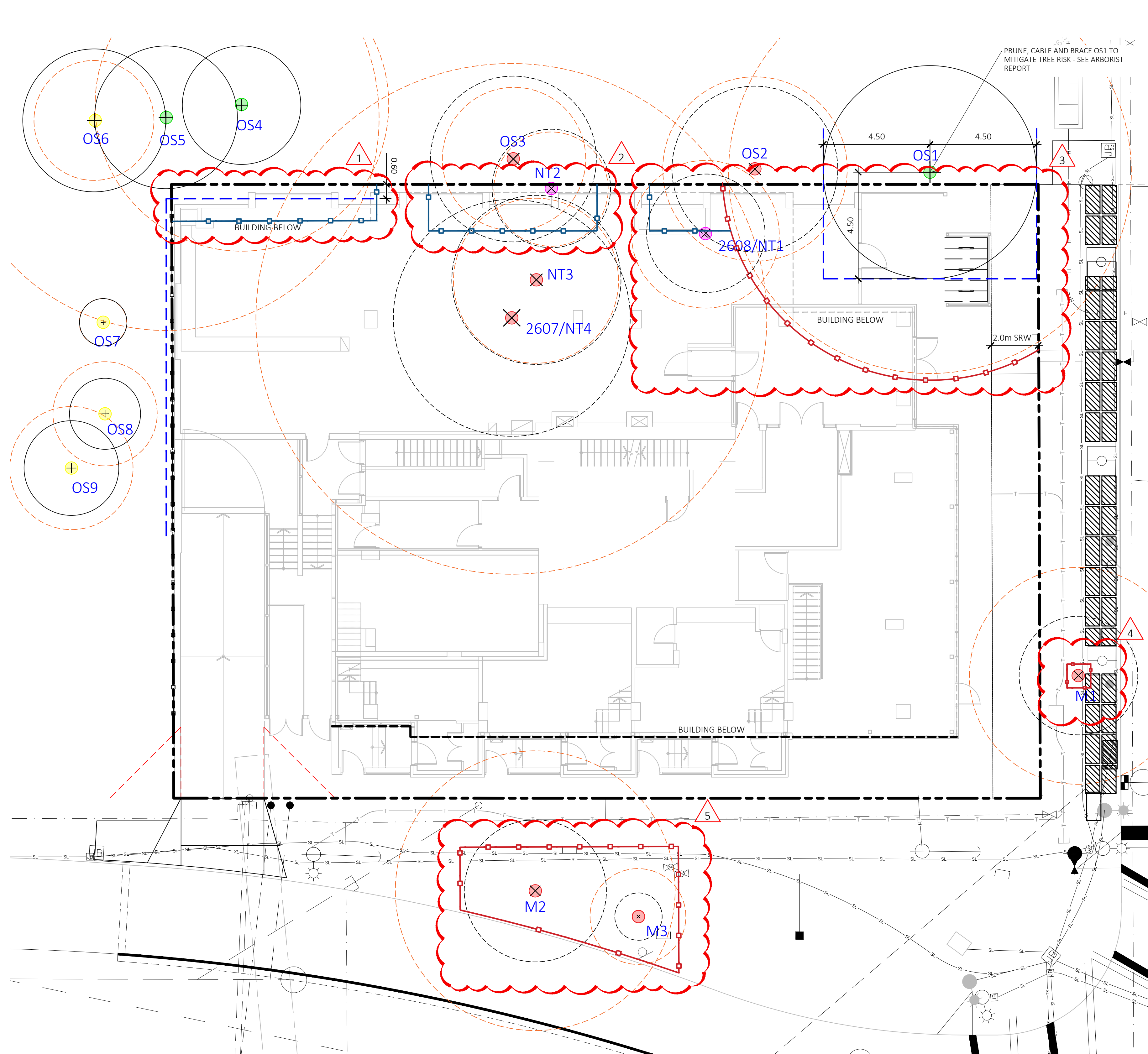


ARCHITECTURE INC
266 McDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

ENLARGED PLAN - BIKE ROOM
Project 0650
Sheet

A4.1



TREE STATUS LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
• SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

OS7 EXISTING TREE TAG

- TREE PROTECTION FENCING
 - TO OUTSIDE OF CRZ OR DRIPLINE AS POSSIBLE
 - FENCING LOCATIONS APPROXIMATE - PENDING ARBORIST REPORT
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO MUNICIPAL STANDARD

- SHORT TERM TREE PROTECTION FENCING - TYPE 1
 - TO EXTENT SHOWN ON DRAWING
 - TO BE INSTALLED UNTIL CONSTRUCTION START-UP AND THE REPLACED WITH PERMANENT TREE PROTECTION FENCING IN LOCATIONS SHOWN ON DRAWING.
 - TO MUNICIPAL STANDARD

- SHORT TERM TREE PROTECTION FENCING - TYPE 2
 - TO EXTENT SHOWN ON DRAWING
 - TO BE INSTALLED IMMEDIATELY UPON DEMOLITION OF ADJACENT HARD SURFACES OR BUILDINGS
 - TO BE MAINTAINED UNTIL CONSTRUCTION START-UP
 - TO MUNICIPAL STANDARD

BUILDING BELOW

EXTENT OF EXISTING LANDSCAPED BOULEVARD

- PROTECTED TREE TO BE RETAINED
- PROTECTED TREE FOR REMOVAL
- TREE TO BE RETAINED
- TREE FOR REMOVAL

TABLE 1. TREE INVENTORY

Tag or ID	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name Common	Botanical	dbh (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition Health	Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
M1	Yes	Municipal	Municipal	English Oak	<i>Quercus robur</i>	46	4.6	5	Fair	Fair	N/A	Good	Columnar form. Clearance pruned away from building.	Conflict with proposed underground hydro.	X
M2	Yes	Municipal	Municipal	Cut-leaf Beech	<i>Fagus sylvatica 'Asplenifolia'</i>	49 (below union)	5.9	6	Good	Fair	N/A	Poor	Measured at 1m. Hydro clearance pruned.	Conflict with proposed underground hydro.	X
M3	Yes	Municipal	Municipal	Deciduous Camellia	<i>Stewartia pseudocamellia</i>	4	1	1	Fair	Fair	N/A	Moderate	Juvenile tree. Weedwacker damage.	Frontage improvements.	X
2608/NT1	Yes	On-site	No	Pear	<i>Pyrus spp.</i>	26	3.1	5	Fair	Fair	Unsuitable	Moderate	Topped. Gravel parking adjacent.	Within building footprint.	X
NT2	Yes	On-site	No	Ash	<i>Fraxinus spp.</i>	~18,10	2.4	5	Fair	Fair-poor	Unsuitable	Good	Located between fence and storage shed. Topped, epicormic growth.	Within building footprint.	X
NT3	Yes	On-site	Yes	Ash	<i>Fraxinus spp.</i>	~35	3.5	7	Fair-poor	Poor	Unsuitable	Good	Located between storage shed and brick garage. Large sear up trunk, likely from past failure, decaying. Lowest limb actively failing has been shortened, will rest on garage roof.	Within building footprint.	X
2607/NT4	Yes	On-site	Yes	Big-Leaf Maple	<i>Acer macrophyllum</i>	90 (below unions)	10.8	10	Fair-poor	Fair-poor	Unsuitable	Moderate	Large deadwood/deckay north canopy. Pruning stubs and deadwood in primary stem, response growth lower stem. Large surface roots lifting surrounding asphalt.	Within building footprint.	X
OS1	Yes	Off-site	Yes	Big-Leaf Maple	<i>Acer macrophyllum</i>	~50,35	8.5	9	Fair	Fair	N/A	Moderate	North neighbouring property. Codominant stems, narrow attachments. Previous thinning. Located against fence.	Conflict with building footprint.	Retain*
OS2	Yes	Off-site	Yes	Ash	<i>Fraxinus spp.</i>	~30,15	3.9	7	Fair	Fair	N/A	Good	North neighbouring property. Located against fence. Previous thinning and raising. Epicormic growth.	Conflict with building footprint.	X

Construction Impact Assessment and Tree Management Plan
1702 Quadra Street
Prepared for Anyza Developments

Page 4

OS3	Yes	Off-site	Yes (if estimate is correct)	Ash	<i>Fraxinus spp.</i>	~30	3	7	Fair	Fair	N/A	Good	North neighbouring property. Located against fence. Previously topped, epicormic growth, heavy seed crop.	Conflict with building footprint.	X
OS4	Yes	Off-site	Yes	Western Red Cedar	<i>Thuja plicata</i>	56	6	5	Good	Good	N/A	Poor	North neighbouring property.	Potential impacts from building footprint.	Retain*
OS5	Yes	Off-site	Yes	Western Red Cedar	<i>Thuja plicata</i>	60	9	6	Good	Good	N/A	Poor	North neighbouring property, active inclusion in secondary stem attachment.	Potential impacts from building footprint.	Retain*
OS6	Yes	Off-site	No	English Oak	<i>Quercus robur</i>	~25	2.5	6	Good	Fair	N/A	Good	North neighbouring property.	Possibly removed.	Retain
OS7	Yes	Off-site	No	Maidenhair Tree	<i>Ginkgo biloba</i>	~8	1	2	Good	Fair	N/A	Moderate	West neighbouring property.		Retain
OS8	Yes	Off-site	No	Maidenhair Tree	<i>Ginkgo biloba</i>	~18	2.2	3	Good	Fair	N/A	Moderate	West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property.		Retain
OS9	Yes	Off-site	No	Maidenhair Tree	<i>Ginkgo biloba</i>	~22	2.6	4	Good	Fair	N/A	Moderate	West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property.		Retain

8.4. TREE IMPACT SUMMARY TABLE

Pursuant to City of Victoria Tree Preservation Bylaw No. 21-035, the tree replacement calculations are as follows:

Tree Status	A Total # of Protected Trees	B # Of Trees to be REMOVED	C # Of NEW or REPLACEMENT Trees to be Planted*	D # Of EXISTING non-protected Trees Counted as Replacements	NET CHANGE (A-B+C+D)
Onsite Trees	2	2	0	0	-2
Private Offsite Trees	5	2	2	0	0
Municipal Trees	3	3	6	N/A	3
Total	10	7	4	0	1

Figure 2—Tree Impact Summary Table: Based on bylaw criteria, a lot of this size (947.8m²) requires a 5-tree minimum on-site. Replacement tree/tree minimum requirements will be compensated cash-in-lieu, as there do not appear to be sufficient planting opportunities post-construction. The landscape plan shows the two (2) required Schedule E—Part 1 replacement trees for the neighbouring property at 877 North Park Street and six (6) replacement trees on the Quadra & Fisgard Street municipal boulevards.

NOTES:

- SEE THE CONSTRUCTION IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN, APPENDIX B, PREPARED BY TALMAC, FOR TREE PRESERVATION SUMMARY.
- 2607 (NT4), 2608 (NT1), NT2, AND NT3 ARE PROPOSED FOR REMOVAL AT THE DEMOLITION PHASE. ARBORIST SUPERVISION IS REQUIRED AS IDENTIFIED IN THE CONSTRUCTION IMPACT ASSESSMENT



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMM/DD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6	REVISED AND RE-ISSUED FOR DP	2023/12/15
7	ISSUED FOR BP RESUBMISSION	2024/04/30
8	ISSUED FOR TENDER	2024/06/28
9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/27

SEAL



NORTH ARROW



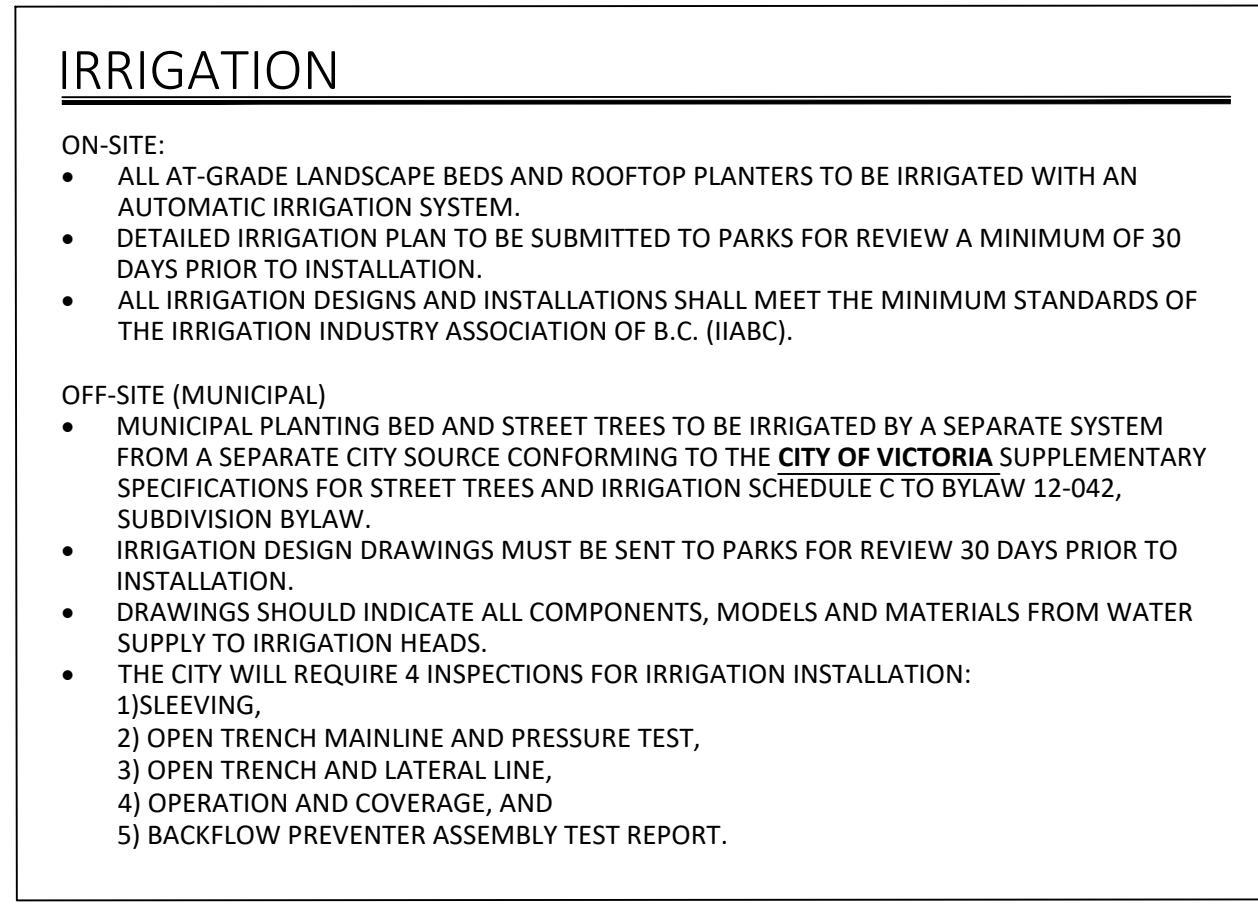
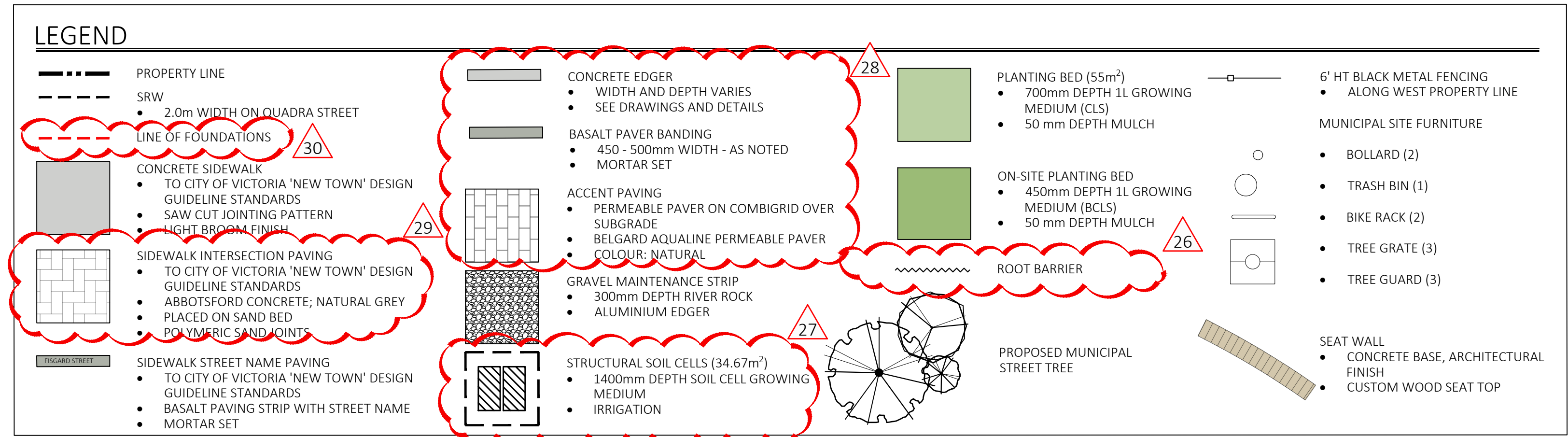
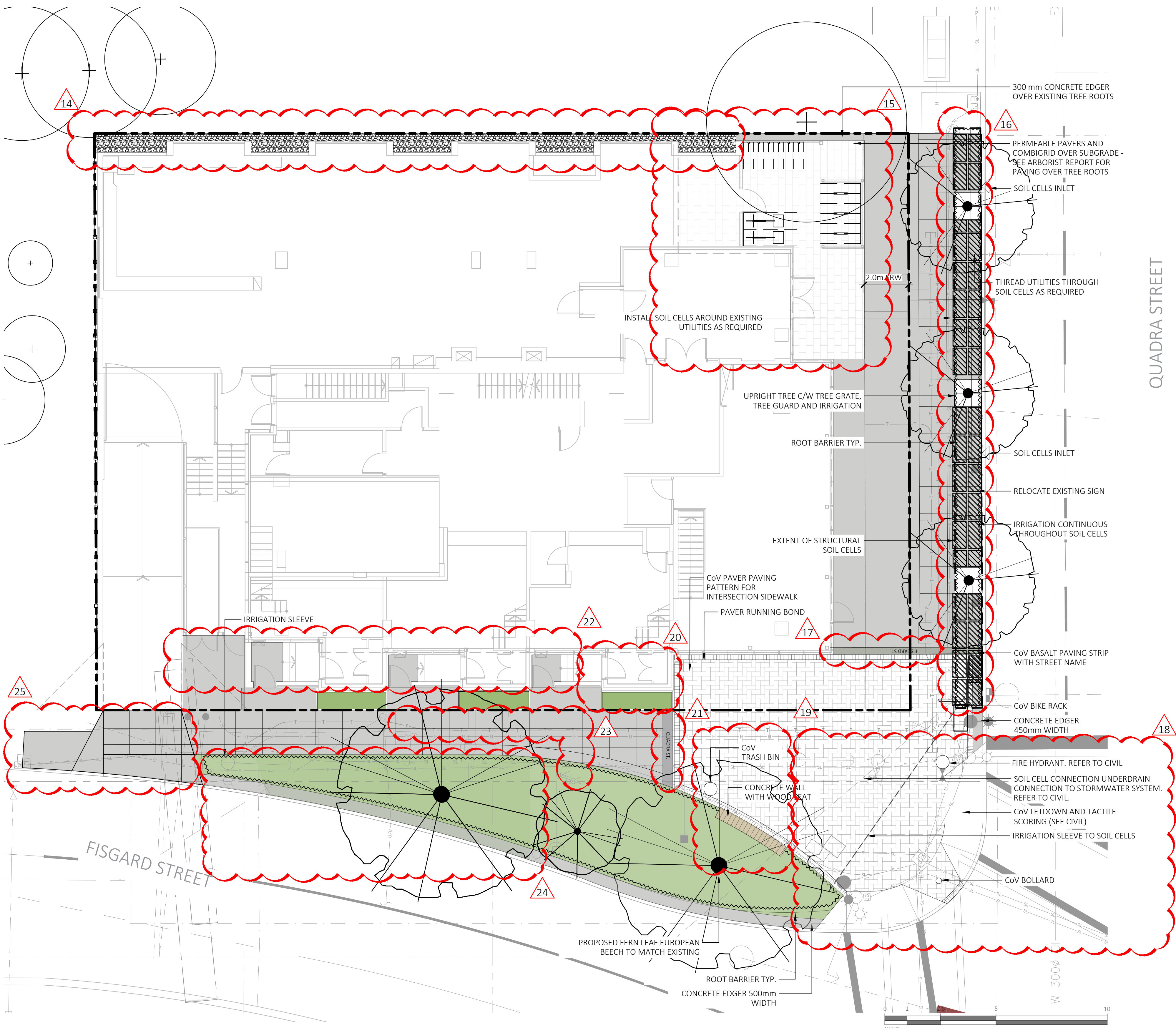
DRAWING TITLE:

TREE REMOVAL & PROTECTION PLAN

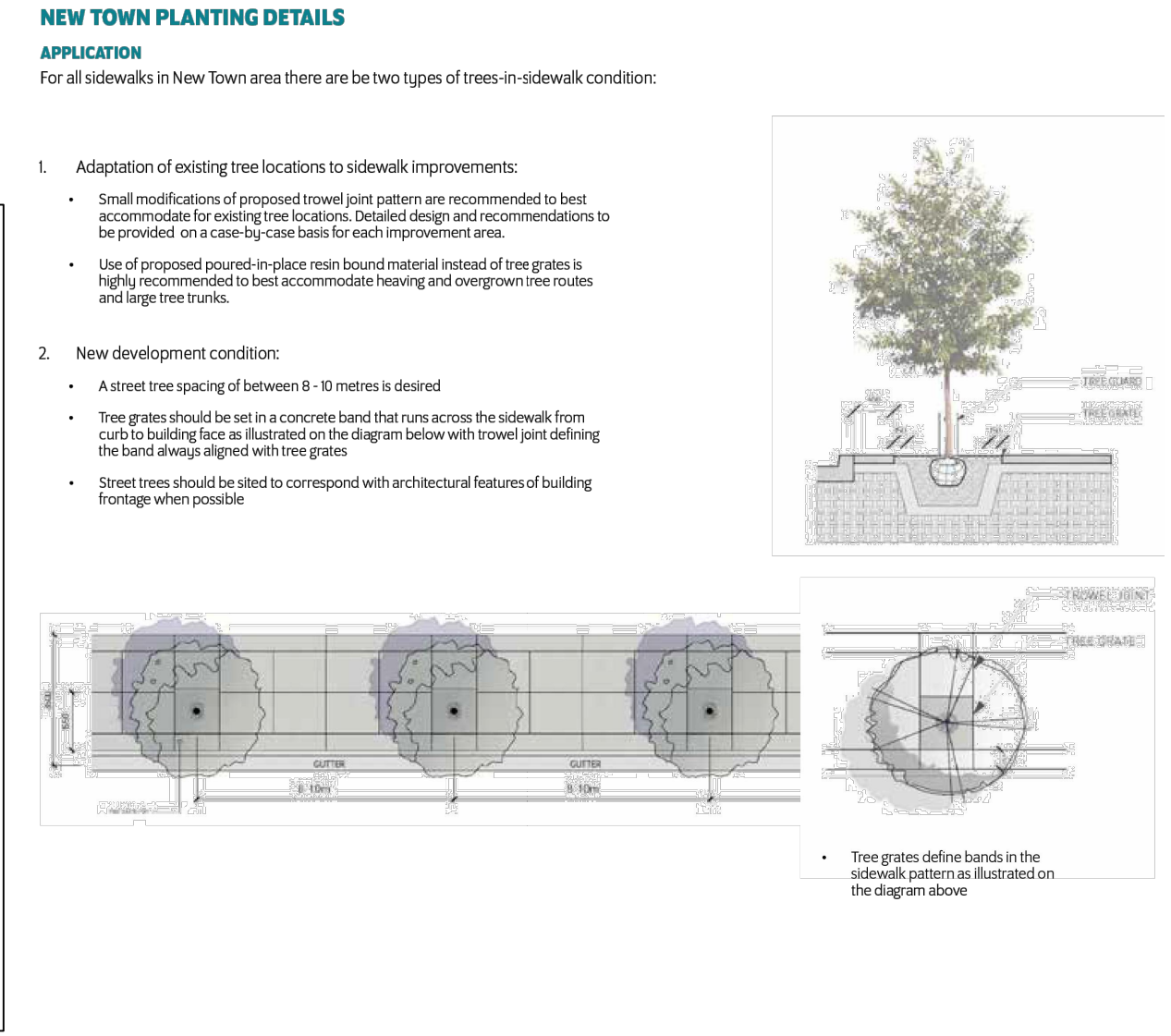
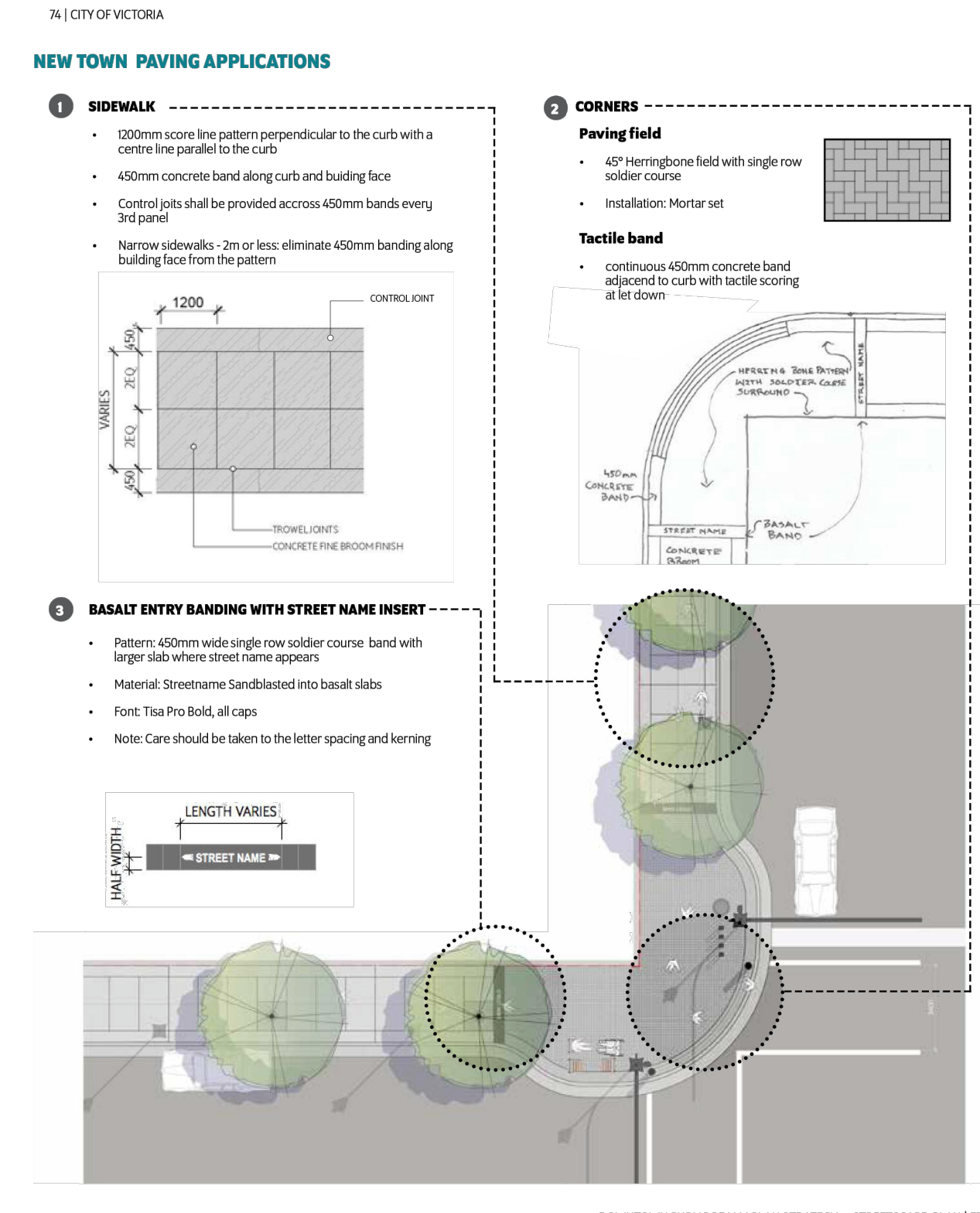
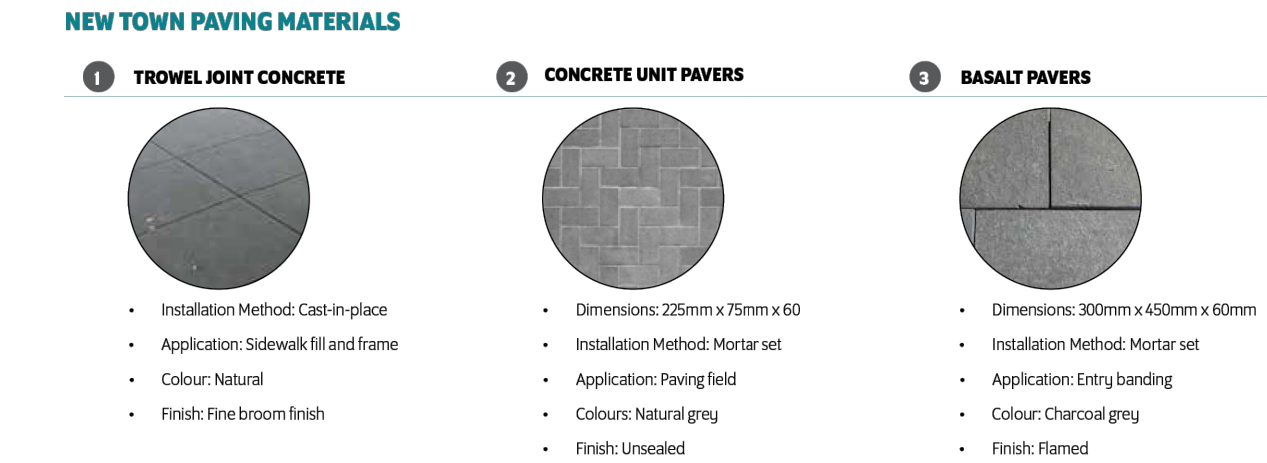
DWG NO:

SCALE: 1:100

LO



CITY OF VICTORIA DOWNTOWN REALM PLAN
AND STREETSCAPE STANDARDS - NEW TOWN



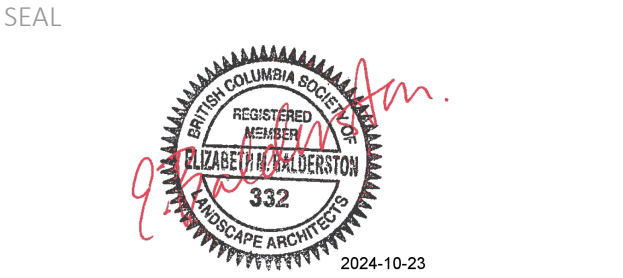
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
**1702 QUADRA STREET
VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

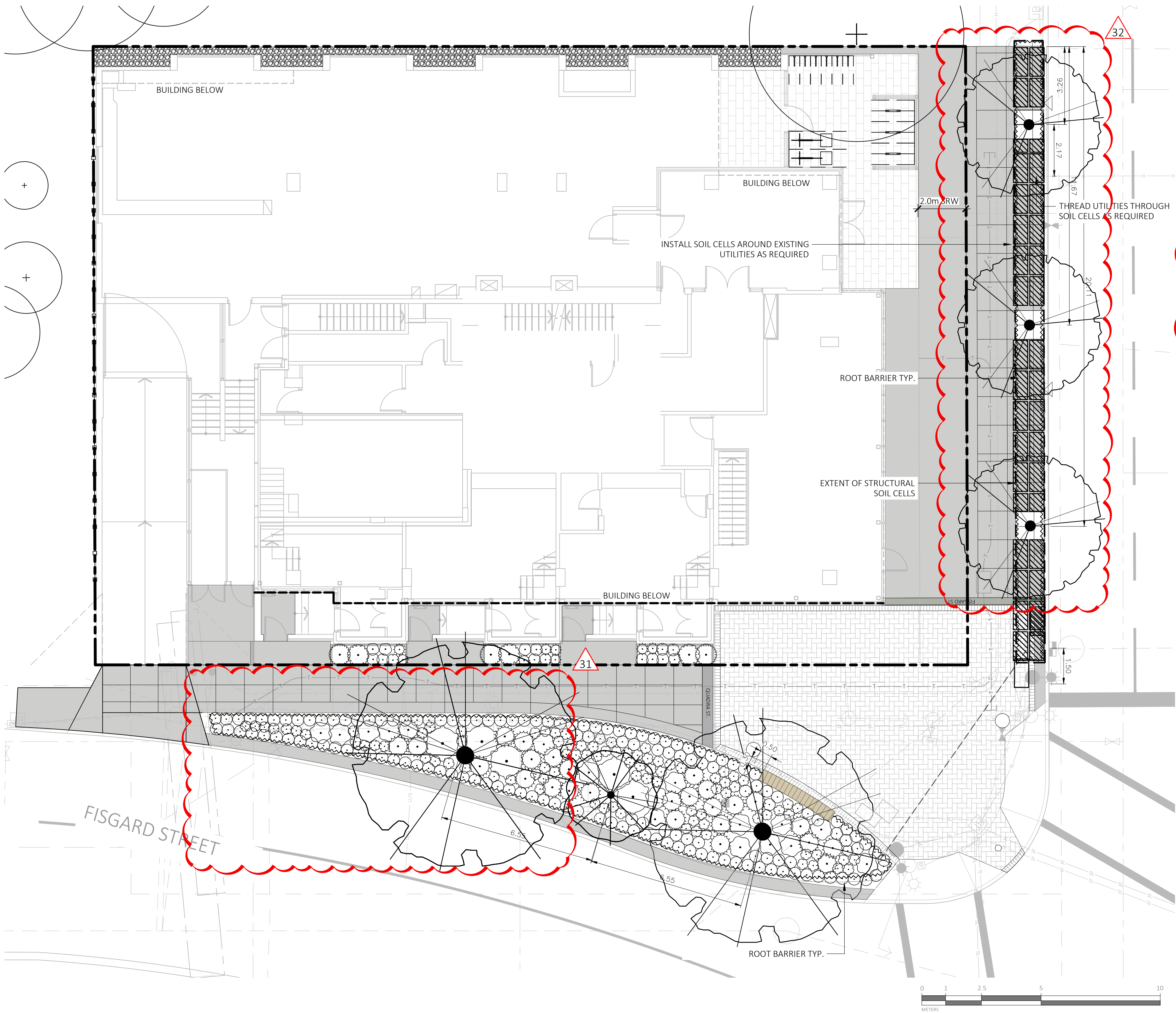
NO.	ISSUED FOR	YY/MM/DD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6	REVISED AND RE-ISSUED FOR DP	2023/12/15
7	ISSUED FOR BP RESUBMISSION	2024/04/30
8	ISSUED FOR TENDER	2024/06/28
9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/27



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:
L1

SCALE: **1:100**



PLANT SCHEDULE MAIN LEVEL

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
TREES						
	E1-LG	Fagus sylvatica heterophylla 'Asplenifolia' / Fernleaf European Beech	70mm Cal.	As Shown	SPECIES T.B.D. BY PARKS AT BP STAGE	2
	E2-SMAL	Parrotia persica / Persian Parrotia	70mm Cal.	As Shown	SPECIES T.B.D. BY PARKS AT BP STAGE	1
	E1-MED	Ulmus x 'Lobel' / Lobel Elm	70mm Cal.	As Shown	SPECIES T.B.D. BY PARKS AT BP STAGE	3
OFF-SITE SHRUBS						
	He	Hebe x 'Emerald Green' / Emerald Green Hebe	#2 POT	450mm	Full, Well Established	62
	Mr2	Mahonia repens / Creeping Mahonia	#2 POT	500mm	Full, Well Established	117
	Mm	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	Full, Well Established	27
	Pc	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#3 POT	900mm	Full, Well Established	16
	Rn	Rosa nutkana / Nootka Rose	#2 POT	1500mm	Full, Well Established	5
	Vb2	Verbena bonariensis / Tall Verbena	#1 POT	450mm	Full, Well Established	29
ON-SITE SHRUBS						
	Cp	Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge	#1 POT	500mm	Full, Well Established	8
	Mr	Mahonia repens / Creeping Mahonia	#2 POT	500mm	Full, Well Established	8
	Mm2	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	Full, Well Established	3
	Pc2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#2 POT	900mm	Full, Well Established	3
	Vb	Verbena bonariensis / Tall Verbena	#1 POT	450mm	Full, Well Established	7

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)				
PLANTING AREA ID	AREA (m2)	SC	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL	
ON-SITE AREA 36											
QUADRA STREET SOIL CELLS	34	1.4000	45	3				15		45	
FISGARD PLANTING BED	55	1	67	1		1	6		30	36	

PLANT RATIOS - OFF SITE

- NATIVE PLANTS
- % BY QUANTITY = 2%
 - % BY AREA = 1%
- POLLINATOR PLANTS
- % BY QUANTITY = 56%
 - % BY AREA = 56%

PLANT RATIOS - ON SITE

- NATIVE PLANTS
- % BY QUANTITY = 0%
 - % BY AREA = 0%
- POLLINATOR PLANTS
- % BY QUANTITY = 80%
 - % BY AREA = 50%

MUNICIPAL BOULEVARD TREES

- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING:
1) INSPECTION OF SOIL AND PLANTING AREA,
2) INSPECTION OF STOCK UPON DELIVERY, AND
3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

PRE-CONSTRUCTION MEETING

- PARKS REQUIRES A PRE-CONSTRUCTION MEETING TO BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTING THE FRONTAGE WORKS

SHRUBS + PERENNIALS



DWARF MUGO PINE



EMERALD GREEN HEBE



CREEPING MAHONIA



MISCANTHUS



VERBENA



PRAIRIE FIRE SEDGE



NOOTKA ROSE



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6	REVISED AND RE-ISSUED FOR DP	2023/12/15
7	ISSUED FOR BP RESUBMISSION	2024/04/30
8	ISSUED FOR TENDER	2024/06/28
9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/27

SEAL



NORTH ARROW



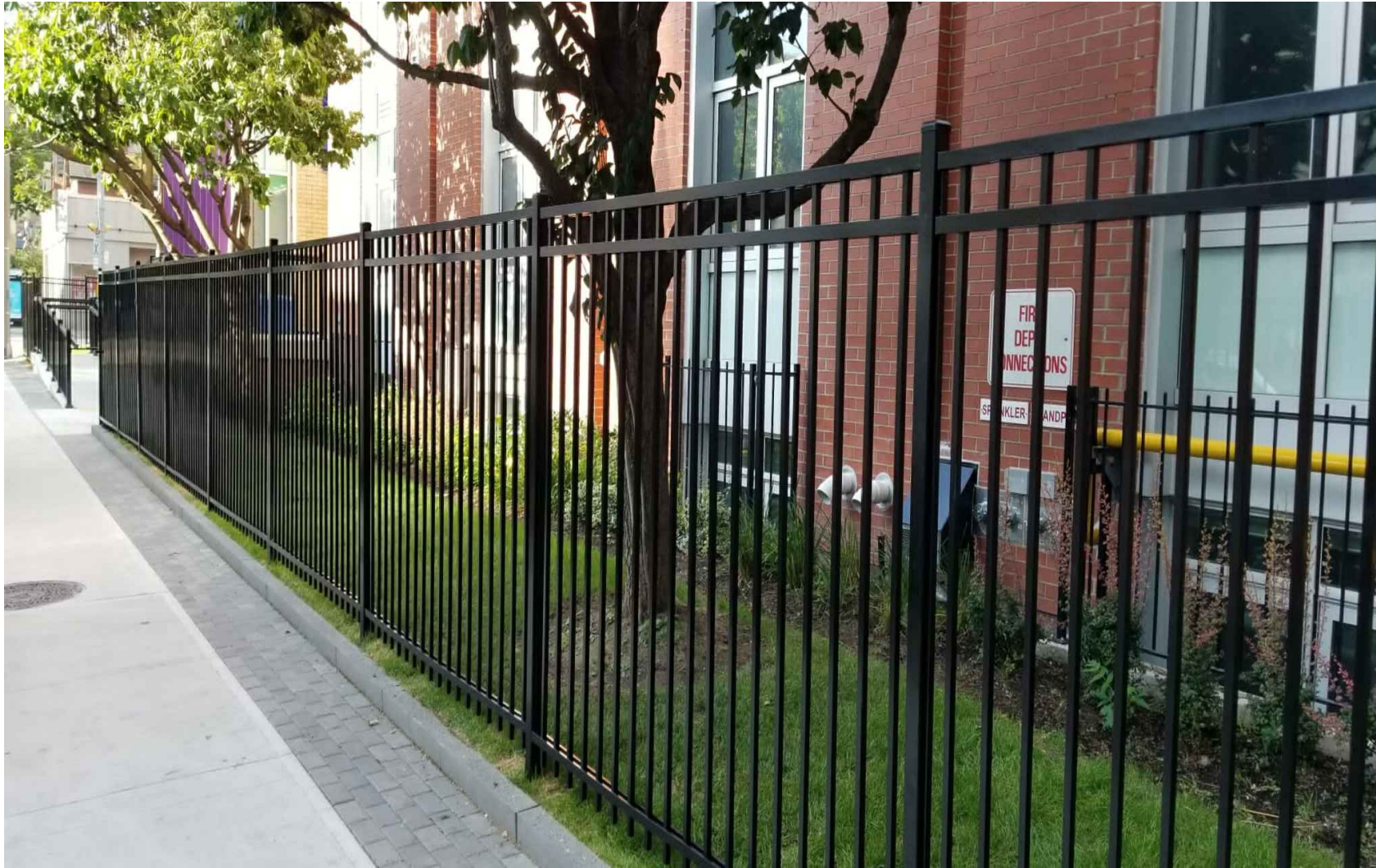
DRAWING TITLE:

PLANTING PLAN -
GROUND FLOOR

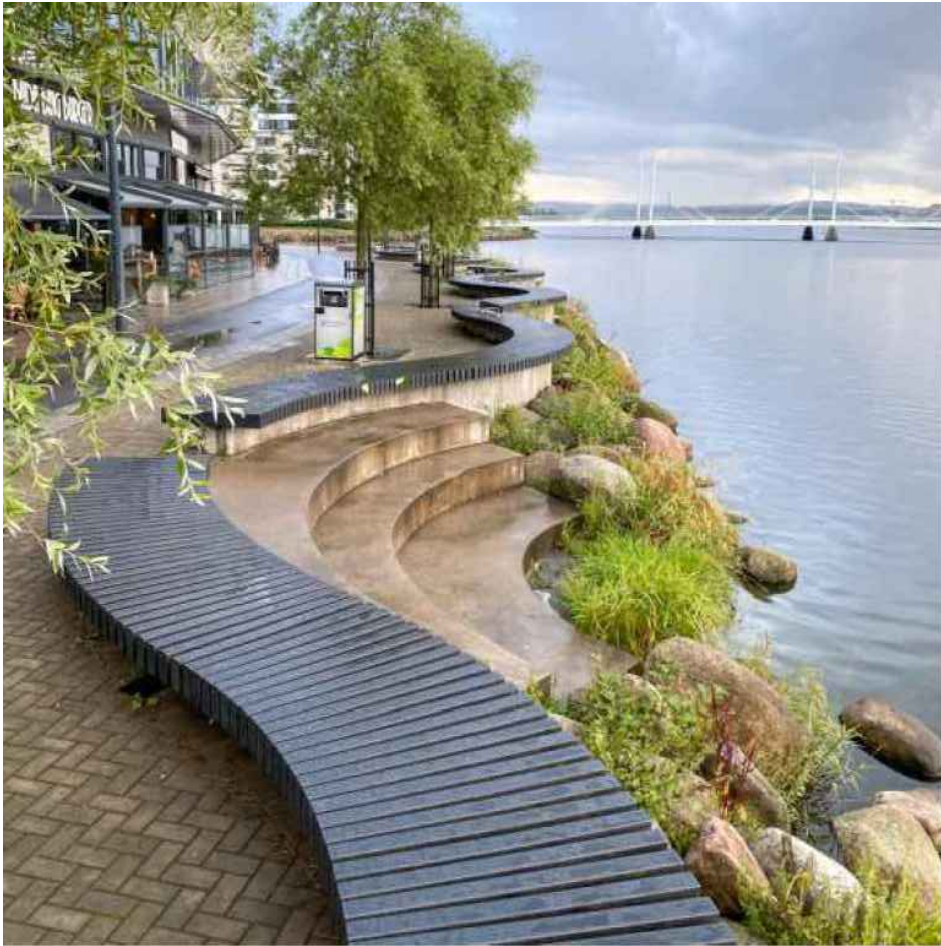
DWG NO:

SCALE: 1:100

L2



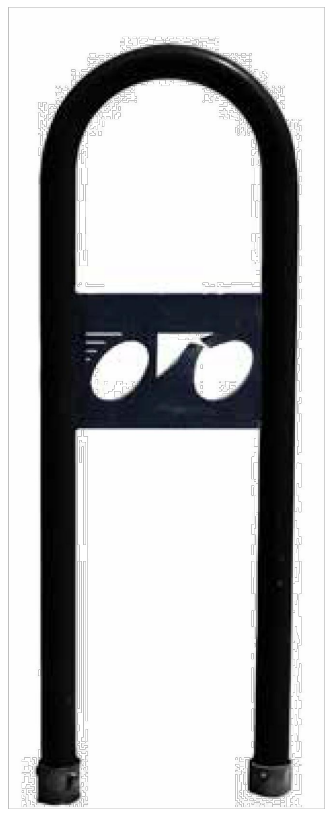
1 6' HT METAL PICKET FENCE
L3 NTS



3 CUSTOM SEAT WALL BENCH
L3 NTS

STANDARD BIKE RACK

PRODUCT TYPE: 2 Capacity Bike Rack
PRODUCT NAME: Standard Bike Rack
DESIGN STYLE: Standard
MATERIALS: 1.5" Galvanized Steel Pipe
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 12" Length, 3' Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Sleeve Mount
MANUFACTURER: City of Victoria
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



6 NEW TOWN BIKE RACK
L3 NTS



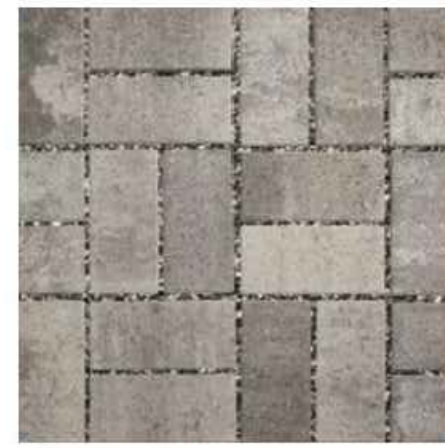
2 BELGARD AQUALINE PERMEABLE PAVER
L3 NTS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamber to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%
- Can be installed mechanically

AVAILABLE COLOURS



MIDNIGHT



NATURAL



SHADED GREY

SHAPES & SIZES

80MM
4 1/8" x 8 3/4" x 3 1/8"
110 x 221.5 x 80mm

DURAFUSION™
Unmatched Durability

RELIANCE FOUNDRY BOLLARD

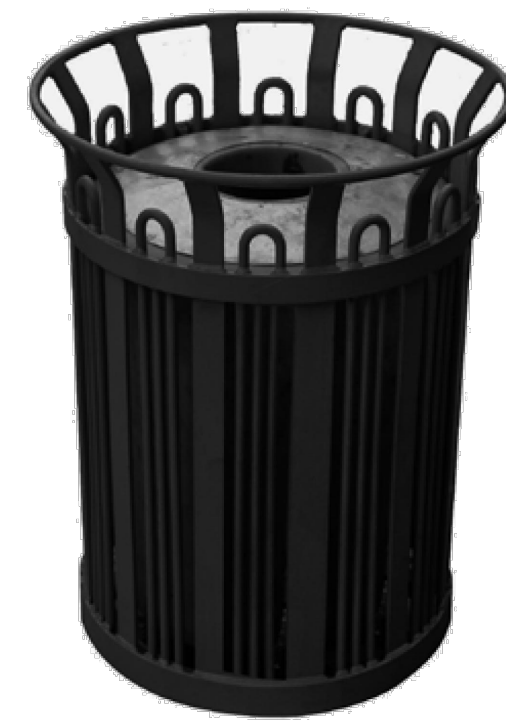
PRODUCT TYPE: Type B Bollard
PRODUCT NAME: Reliance Foundry Bollard
DESIGN STYLE: Standard
MATERIALS: Ductile Iron
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 35" Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: Surface Mount, Bolted to Concrete
MANUFACTURER: Reliance Foundry
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



4 NEW TOWN BOLLARD
L3 NTS

MODERN METAL BIN

PRODUCT TYPE: Type A Litter Bin with Recycling Component
PRODUCT NAME: Modern Metal Bin
DESIGN STYLE: Modern
MATERIALS: Metal Frame
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 42" Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MANUFACTURER: City of Victoria
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.

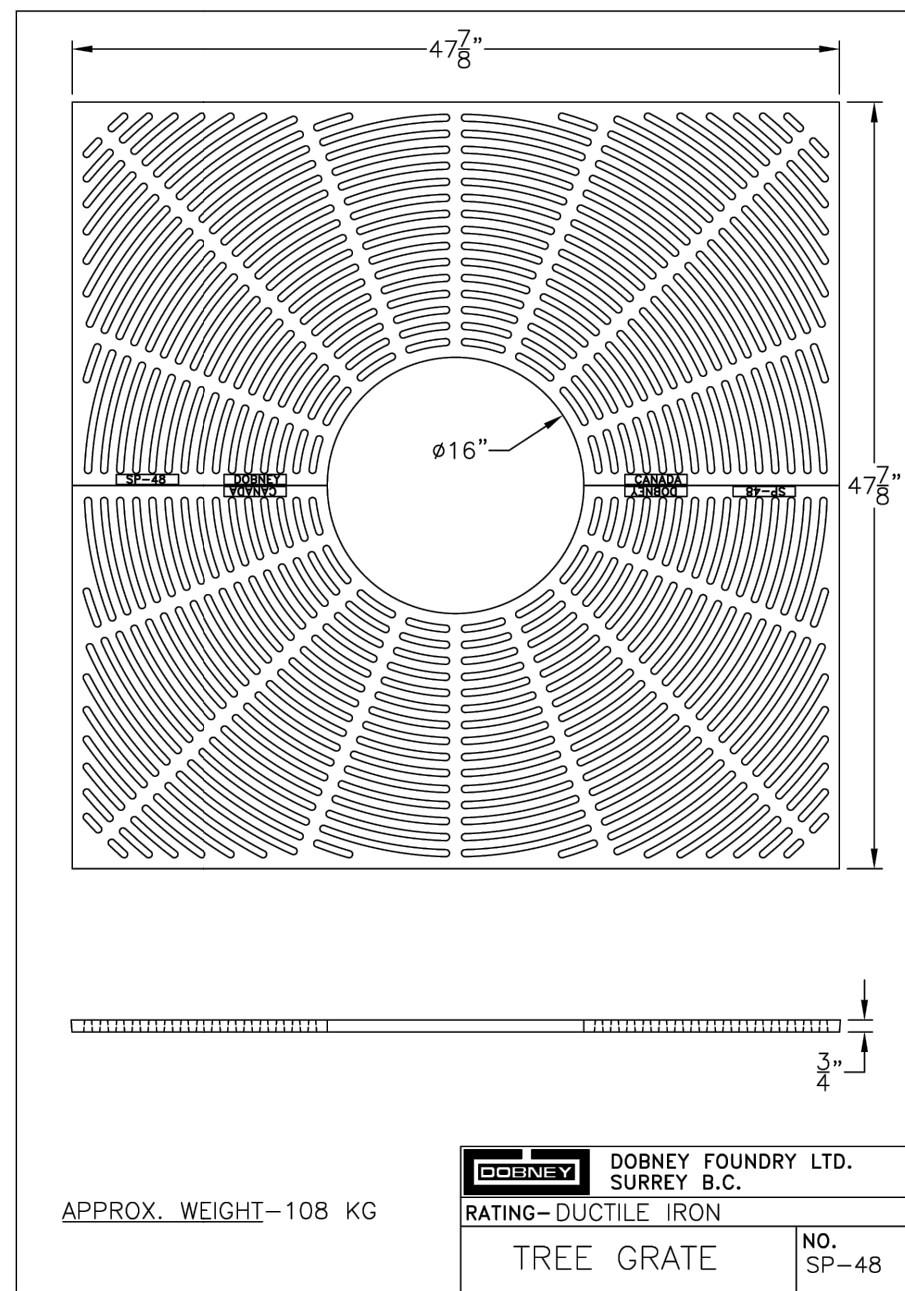


5 NEW TOWN LITTER RECEPTACLE
L3 NTS



TREE GUARD FABRICATED BY
COV PUBLIC WORKS
TO ORDER CONTACT PARKS
DIVISION: 250-361-0600

7 NEW TOWN TREE GUARD
L3 NTS



8 NEW TOWN TREE GRATE
L3 NTS



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

PROJECT NAME:

THE ABBEY

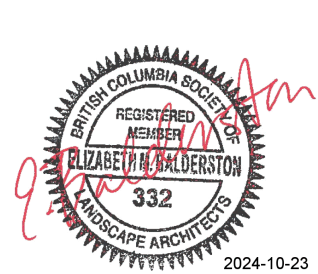
PROJECT ADDRESS:

1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6		

SEAL



NORTH ARROW



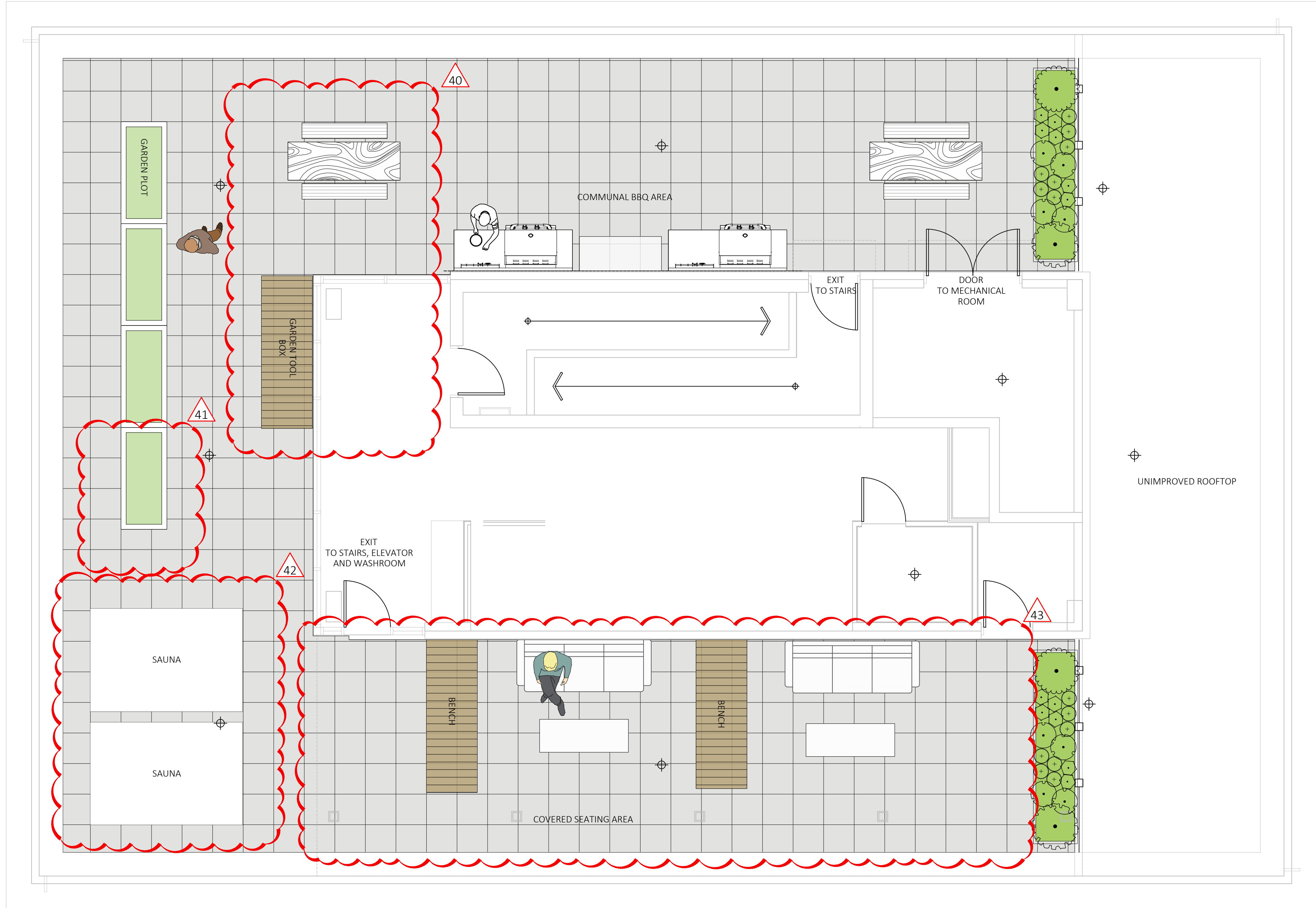
DRAWING TITLE:

LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

L3



LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

- ON PEDESTALS
- 24" X 24" (600 X 600mm)

WOOD BENCH

GUARDRAIL

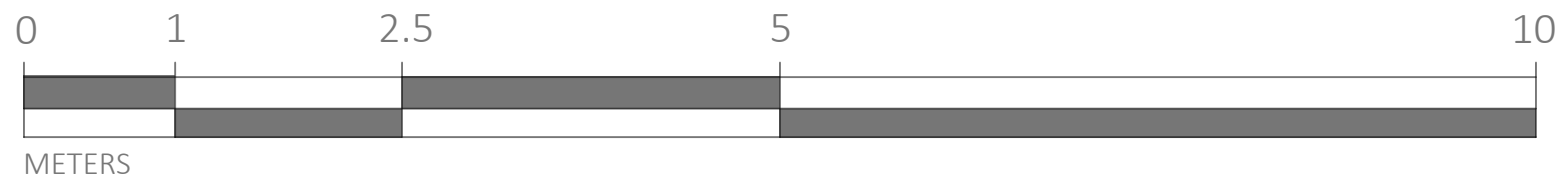
- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

- ROOFTOP FURNITURE SHOWN FOR ILLUSTRATIVE LAYOUT PURPOSES ONLY.
- PICNIC TABLES, BBQS AND LOUNGE FURNISHINGS BY OWNER





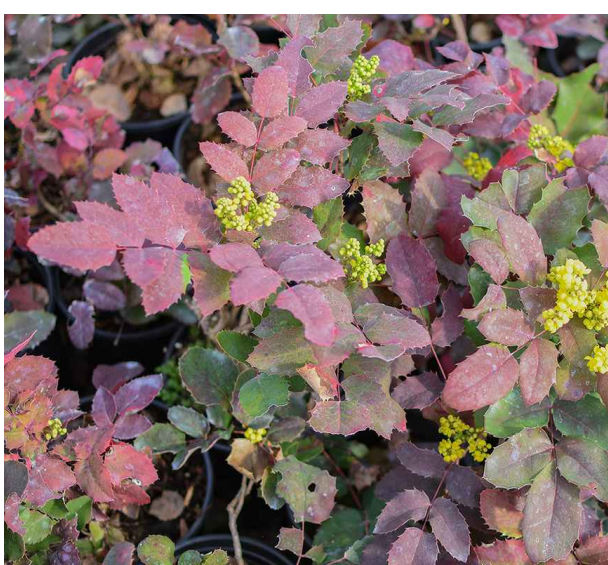
DWARF MUGO PINE



FIREFLY HEATHER



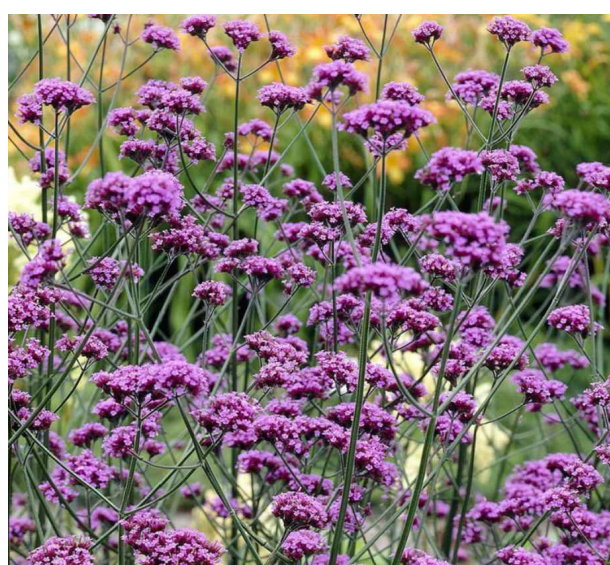
PRAIRIE FIRE SEDGE



CREeping MAHONIA



MISCANTHUS



VERBENA

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
ON-SITE SHRUBS						
	Cf	Calluna vulgaris 'Firefly' / Firefly Heather	#1 POT	300mm	Full, Well Established	15
	Cp	Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge	#1 POT	500mm	Full, Well Established	3
	Ei	Eriophyllum lanatum / Woolly Sunflower	#1 POT	300mm	Full, Well Established	14
	Mm2	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	Full, Well Established	1
	Pc2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#2 POT	900mm	Full, Well Established	2
	Vb	Verbena bonariensis / Tall Verbena	#1 POT	450mm	Full, Well Established	6



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6	REVISED AND RE-ISSUED FOR DP	2023/12/15
7	ISSUED FOR BP RESUBMISSION	2024/04/30
8	ISSUED FOR TENDER	2024/06/28
9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/27

SEAL



NORTH ARROW



DRAWING TITLE:

SITE PLAN - ROOFTOP
AMENITY

DWG NO:

L4

SCALE: 1:50