OWNER

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Victoria BC
V8T 5G5

contact: Daniel Saxton
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email: dsaxton@greatervichousing.org

ARCHITECT

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977 Fort Street,
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V8V 3K3

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email: fwp@dhk.ca

CIVIL ENGINEER

McElhanney
500 - 3960 Quadra Street
Victoria, BC
V8X 4A3

contact: Nathan Dunlop
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email: ndunlop@mcelhanney.com

LANDSCAPE ARCHITECT

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V8Z 1G1

contact: Tamara Bonnemaison
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email: tamara@mdidesign.ca

STRUCTURAL ENGINEER

Skyline Engineering
380 - 4243 Glanford Avenue
Victoria, BC
V8Z 4B9

contact: Cord MacLean
tel: (250) 590-4133
email: cmaclean@seng.ca

MECHANICAL ENGINEER

AME Group
721 Johnson Street
Victoria, BC
V8W 1M8

contact: Cassidy Taylor
tel: (250) 382-5999
email: cassidytaylor@amegroup.ca

ELECTRICAL ENGINEER

AES Engineering
500 - 3795 Carey Road
Victoria, BC
V8Z 6T8

contact: Amir Tavakoli
tel: (250) 381-6121
email: Amir.Tavakoli@aesengr.com

ENVELOPE CONSULTANT

Herold Engineering Limited
1051 Vancouver Street
Victoria, BC
V8V 4T6

contact: Brady Taylor
tel: (250) 590-4875
email: BTaylor@heroldengineering.com

ENERGY MODELLING

AME Group
200 - 638 Smithe Street
Vancouver, BC
V6B 1E3

contact: Marc Trudeau
tel: (604) 684-5995
email: marctrudeau@amegroup.ca

GEOTECHNICAL ENGINEER

Ryzuk Geotechnical.
28 Crease Avenue
Victoria, BC
V8Z 1S3

contact: Christian Flanagan
tel: 250-475-3131
email: christian@ryzuk.com

2558 Quadra

RESUBMITTED FOR DEVELOPMENT PERMIT

OCTOBER 23, 2025

dHKa

BC LAND SURVEYORS SITE PLAN OF:

Civic: 2558 Quadra Street

Legal: Lot A, Section 4,
Victoria District, Plan 11029

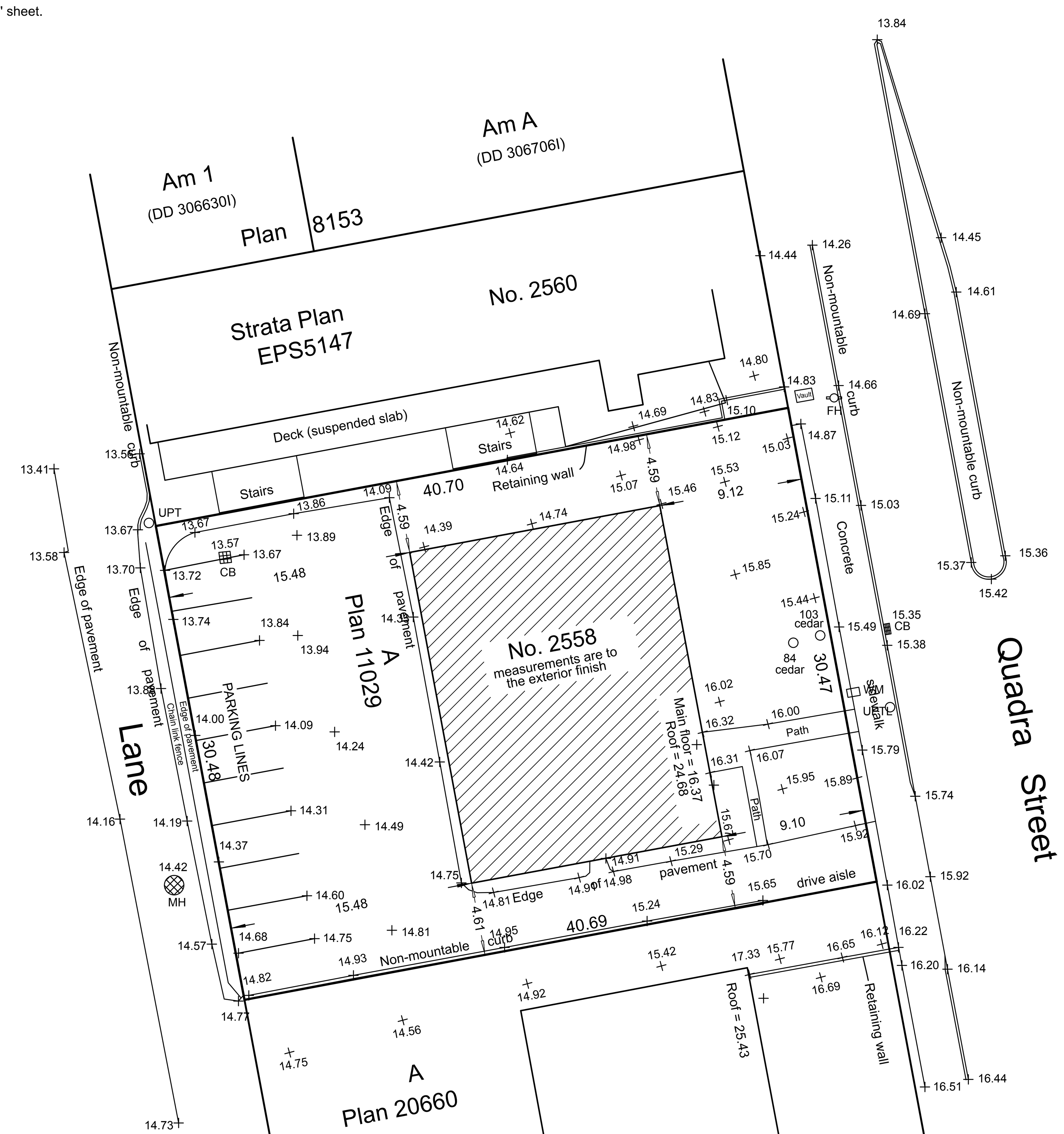
Parcel Identifier: 005-121-299 in the City of Victoria

SCALE 1 : 3 0 0

0 2 5 10 15 20

All distances are shown in metres.

Plot on 11" x 17" sheet.



LEGEND

Elevations are to geodetic datum.

- ## + - denotes - existing elevation
- WM - denotes - water meter
- CB - denotes - catch basin
- UPT - denotes - utility pole with transformer
- UPL - denotes - utility pole with light
- FH - denotes - fire hydrant
- MH - denotes - manhole

Tree diameters are in centimetres.

Lot Area = 1240 m2

August 3, 2018

File : 12,827 - 25

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

The following non-financial charges are shown on the current title and may affect the property.
M76301 - Undersurface rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

2 / A001 Site Survey NTS

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION
A002 ASSEMBLIES
A101 ARCHITECTURAL SITE PLAN
A102 PARKADE PLAN
A103 PARKADE REFLECTED CEILING PLAN
A104 SUSPENDED SLAB PLAN
A201 LEVEL 1 PLAN
A202 LEVELS 2 - 5 PLANS
A203 ROOF PLAN
A204 LEVELS 1-5 REFLECTED CEILING PLANS
A301 EXTERIOR ELEVATIONS
A401 BUILDING SECTIONS
A402 BUILDING SECTIONS
A501 WALL SECTIONS
A502 WALL SECTIONS
A601 ENLARGED LEVEL 1 PLAN
A602 ENLARGED LEVEL 2 PLAN
A603 ENLARGED LEVELS 3 - 4 PLAN
A604 ENLARGED LEVEL 5 PLAN
A605 UNIT PLANS
A606 INTERIOR ELEVATIONS
A607 INTERIOR ELEVATIONS
A701 FINISH AND DOOR SCHEDULES
A702 DOOR, FRAME, AND WINDOW TYPES
A801 DETAILS
A802 DETAILS
A803 DETAILS
A804 DETAILS
A805 DETAILS

CIVIL
18-136-REZONING CONCEPTUAL SERVICING

LANDSCAPE
L1.01 LANDSCAPE MATERIALS
L3.01 PLANTING PLAN

STRUCTURAL
S1.01 GENERAL NOTES
S1.02 GENERAL NOTES
S1.03 GENERAL NOTES
S1.04 GENERAL NOTES
S1.05 GENERAL NOTES
S1.06 GENERAL NOTES
S1.07 LOADING PLAN
S2.01 PARKADE PLAN
S2.02 LEVEL 1 PLAN
S2.02a LEVEL 1 SLAB REINFORCING PLAN
S2.02b LEVEL 1 BEAM REINFORCING PLAN
S2.03 LEVEL 2 PLAN
S2.04 LEVEL 2 PLAN WITH LEVEL 3 FRAMING OVER
S2.05 LEVEL 3 PLAN WITH LEVEL 4 FRAMING OVER
S2.06 LEVEL 4 PLAN WITH LEVEL 5 FRAMING OVER
S2.07 LEVEL 5 PLAN WITH ROOF FRAMING OVER
S3.01 SECTIONS
S3.02 SECTIONS
S3.03 SECTIONS

MECHANICAL
M001 COVER SHEET
M102 MECHANICAL PARKADE PLAN
M201 MECHANICAL LEVEL 1 PLAN
M202 MECHANICAL LEVEL 2 PLAN
M203 MECHANICAL LEVEL 3-4 PLAN
M204 MECHANICAL LEVEL 5 PLAN
M502 TYPICAL SUITE LAYOUTS
M601 DOMESTIC WATER SCHEMATIC
M602 PLUMBING SCHEMATIC

ELECTRICAL
E1.0 SITE PLAN, LEGEND AND DETAILS
E1.1 DETAILS
E1.2 RISERS
E1.3 SCHEDULES
E1.4 PMT GROUNDING DETAILS
E2.0 PARKADE ELECTRICAL LAYOUT
E2.1 LEVEL 1 ELECTRICAL LAYOUT
E2.2 LEVEL 2 ELECTRICAL LAYOUT
E2.3 LEVEL 3 ELECTRICAL LAYOUT
E2.4 LEVEL 4 ELECTRICAL LAYOUT
E2.5 LEVEL 5 ELECTRICAL LAYOUT
E2.6 ROOF ELECTRICAL LAYOUT

PROJECT INFORMATION

CIVIC ADDRESS
2558 QUADRA STREET

LEGAL DESCRIPTION
LOT A, SECTION 4, VICTORIA DISTRICT PLAN 11029

SITE AREA
1239.7 SM

PROJECT DESCRIPTION
4 STOREYS OF RESIDENTIAL AFFORDABLE HOUSING ABOVE ONE STOREY OF GROUND FLOOR COMMERCIAL WITH ONE BASEMENT LEVEL OF PARKADE.

BUILDING HEIGHT
5 STOREYS, 17.250 M (BCBC)

BUILDING AREA
700 SM (BCBC)

GROSS BUILDING FLOOR AREA	BCBC	ZONING
PARKADE	880 SM	-
GROUND FLOOR LEVEL 1	525 SM	486 SM
LEVELS 2 - 5	2400 SM	2340 SM
TOTAL (EXCLUDING PARKADE)	2945 SM	2826 SM

RESIDENTIAL UNITS	BC HOUSING	ZONING
16 STUDIO @	36 SM	33 SM
4 ACCESSIBLE STUDIO @	48 SM	44 SM
16 ONE BED @	56 SM	53 SM
4 TWO BED @	79 SM	75 SM
40 TOTAL		

COMMERCIAL UNITS		ZONING
1 COMMERCIAL/ RETAIL UNIT @	330 SM	319 SM

VEHICLE PARKING
PARKADE 22
SURFACE 8
TOTAL 30

BICYCLE PARKING
LONG TERM 48
SHORT TERM 10
TOTAL 58

1 / A001 Location Plan NTS

VICTORIA ZONING BYLAW SUMMARY

ZONING
CVD-1, COMMUNITY VILLAGE DISTRICT

USE
COMMERCIAL
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
2826/1239.7 = 2.3

LOT COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
1014/1239.7 = 82%
ALLOWABLE COVERAGE IN ZONE IS 80%. VARIANCE REQUIRED.

LANDSCAPE AREA
REQUIRED - 1239.7 SM X 6% = 74.382 SM
PROPOSED - 9 SM VARIANCE REQUIRED.

SETBACKS	ALLOWABLE	PROPOSED
FRONT	0 M	3.2 M
SIDE	0 M	2.5 M
REAR	6 M	2.9 M*

* BUILDING IS SETBACK 6.5 M BUT STAIR AND RAMP PROJECT INTO REQUIRED SETBACK 1.1 M MORE THAN THE 2.0 M ALLOWABLE. VARIANCE REQUIRED.

AVERAGE GRADE: 15.03 M (GEODETIC)
SEE SITE PLAN FOR GRADE CALCULATION

HEIGHT OF BUILDING: 18.120 M AS MEASURED FROM AVERAGE GRADE.

VEHICLE PARKING
AFFORDABLE RENTAL UNITS

< 45 SM	.2 X 20	= 4
45 - 70 SM	.5 X 16	= 8
> 70 SM	.75 X 4	= 3
SUB-TOTAL		15
VISITOR	.1 X 40	= 4
COMMERCIAL	319/20	= 16
TOTAL REQUIRED		35
PROVIDED		30

BICYCLE PARKING
LONG TERM

< 45 SM	1 X 20 = 20	
> 45 SM	1.25 X 20 = 25	
COMMERCIAL	319/150 = 3	
TOTAL LONG TERM REQUIRED		48
TOTAL PROVIDED		48

SHORT TERM

RESIDENTIAL (THE GREATER OF)	.1 X 40 OR 6	
COMMERCIAL	319/100 = 4	
TOTAL SHORT TERM REQUIRED		10
TOTAL PROVIDED		10

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018, DIVISION B - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE -
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL
GROUND FLOOR COMMERCIAL RETAIL UNIT (CRU) - ANY OF THE FOLLOWING -
GROUP A2 - ASSEMBLY
GROUP D - BUSINESS AND PERSONAL SERVICES
LEVELS 2 - 5 -
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.
A2/C - 1 HOUR
C/D - 1 HOUR
C/E - 2 HOUR

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - ANY
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1440 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.56 - GROUP D, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS
ALLOWABLE AREA - 8640 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR

3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
PARKADE -
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 880 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

BUILDING -
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 17.250 M
AREA - 700 SM
CONSTRUCTION
LEVEL 1 - NON COMBUSTIBLE (INCLUDING FLOOR ABOVE)
LEVELS 2 - 5 - COMBUSTIBLE (EXCEPT LEVEL 2 FLOOR)
FLOOR ASSEMBLY
LEVEL 2 - 2 HOUR (NON COMBUSTIBLE)
LEVELS 3 - 5 - 1 HOUR
SUPPORTING WALLS AND STRUCTURE
LEVEL 1 - 2 HOUR
LEVELS 2 - 5 - 1 HOUR
ROOF ASSEMBLY - NONE

Rev	Date	Description
1	25/10/16	DP RENEWAL

plot date JANUARY 2021 · drawing file 1826 - A000 PROJECT INFORMATION
drawn by FWP · checked by CRK
scale SEE DRAWING · project number 1826

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

dHKarchitects
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1•250•658•3367

2558 Quadra Street
2558 Quadra Street
Victoria, BC

Project Information

A001 1

R3

UPPER (WOOD FRAMED) CORRIDOR ROOF ASSEMBLY

- 2 PLY SBS MODIFIED ROOF MEMBRANE.
- ASPHALT OVERLAY BAORD MECHANICALLY FASTENED.
- TAPERED INSULATION AS REQUIRED FOR SLOPE TO DRAIN.
- RSI 4.9 (R28) RIGID INSULATION MECHANICALLY FASTENED.
- SELF ADHERED VAPOUR RETARDER.
- PLYWOOD SHEATHING.
- WOOD FRAMING.
- UTILITY CHASE.
- SUSPENDED ACOUSTIC CEILING.

R2

UPPER (WOOD FRAMED) ROOF ASSEMBLY

- 2 PLY SBS MODIFIED ROOF MEMBRANE.
- ASPHALT OVERLAY BAORD MECHANICALLY FASTENED.
- TAPERED INSULATION AS REQUIRED FOR SLOPE TO DRAIN.
- RSI 4.9 (R28) RIGID INSULATION MECHANICALLY FASTENED.
- SELF ADHERED VAPOUR RETARDER.
- PLYWOOD SHEATHING.
- WOOD FRAMING.
- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

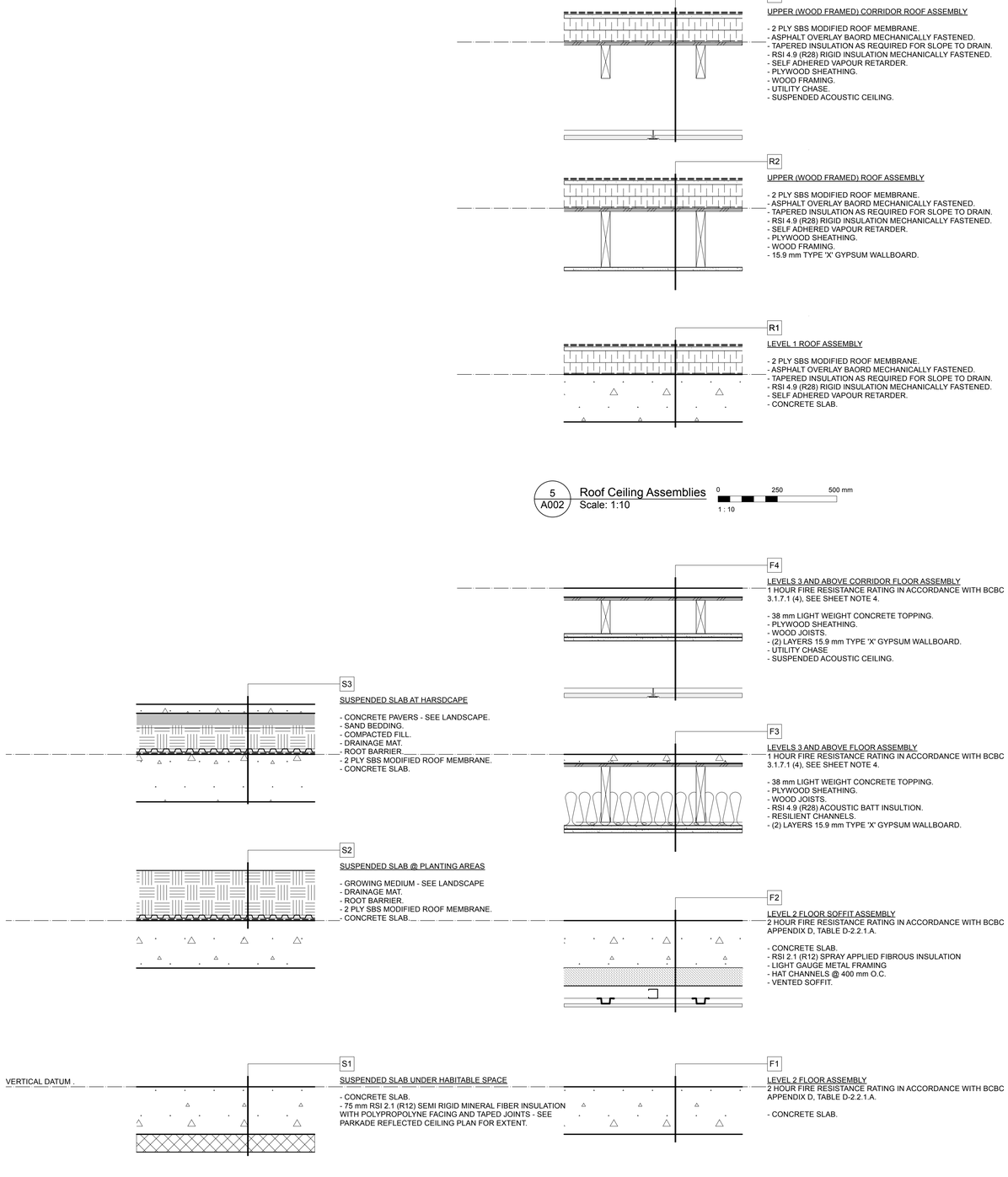
R1

LEVEL 1 ROOF ASSEMBLY

- 2 PLY SBS MODIFIED ROOF MEMBRANE.
- ASPHALT OVERLAY BAORD MECHANICALLY FASTENED.
- TAPERED INSULATION AS REQUIRED FOR SLOPE TO DRAIN.
- RSI 4.9 (R28) RIGID INSULATION MECHANICALLY FASTENED.
- SELF ADHERED VAPOUR RETARDER.
- CONCRETE SLAB.

5 A002 Roof Ceiling Assemblies
Scale: 1:10

0 250 500 mm
1 : 10



F4

LEVELS 3 AND ABOVE CORRIDOR FLOOR ASSEMBLY
1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH BCBC 3.1.7.1 (4), SEE SHEET NOTE 4.

- 38 mm LIGHT WEIGHT CONCRETE TOPPING.
- PLYWOOD SHEATHING.
- WOOD JOISTS.
- (2) LAYERS 15.9 mm TYPE 'X' GYPSUM WALLBOARD.
- UTILITY CHASE
- SUSPENDED ACOUSTIC CEILING.

S3

SUSPENDED SLAB AT HARSDCAPE

- CONCRETE PAVERS - SEE LANDSCAPE.
- SAND BEDDING.
- COMPACTED FILL.
- DRAINAGE MAT.
- ROOT BARRIER.
- 2 PLY SBS MODIFIED ROOF MEMBRANE.
- CONCRETE SLAB.

F3

LEVELS 3 AND ABOVE FLOOR ASSEMBLY
1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH BCBC 3.1.7.1 (4), SEE SHEET NOTE 4.

- 38 mm LIGHT WEIGHT CONCRETE TOPPING.
- PLYWOOD SHEATHING.
- WOOD JOISTS.
- RSI 4.9 (R28) ACOUSTIC BATT INSULTION.
- RESILIENT CHANNELS.
- (2) LAYERS 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

S2

SUSPENDED SLAB @ PLANTING AREAS

- GROWING MEDIUM - SEE LANDSCAPE
- DRAINAGE MAT.
- ROOT BARRIER.
- 2 PLY SBS MODIFIED ROOF MEMBRANE.
- CONCRETE SLAB.

F2

LEVEL 2 FLOOR SOFFIT ASSEMBLY
2 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH BCBC APPENDIX D, TABLE D-2.2.1.A.

- CONCRETE SLAB.
- RSI 2.1 (R12) SPRAY APPLIED FIBROUS INSULATION
- LIGHT GAUGE METAL FRAMING
- HAT CHANNELS @ 400 mm O.C.
- VENTED SOFFIT.

VERTICAL DATUM .

S1

SUSPENDED SLAB UNDER HABITABLE SPACE

- CONCRETE SLAB.
- 75 mm RSI 2.1 (R12) SEMI RIGID MINERAL FIBER INSULATION WITH POLYPROPOLYNE FACING AND TAPED JOINTS - SEE PARKADE REFLECTED CEILING PLAN FOR EXTENT.

F1

LEVEL 2 FLOOR ASSEMBLY
2 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH BCBC APPENDIX D, TABLE D-2.2.1.A.

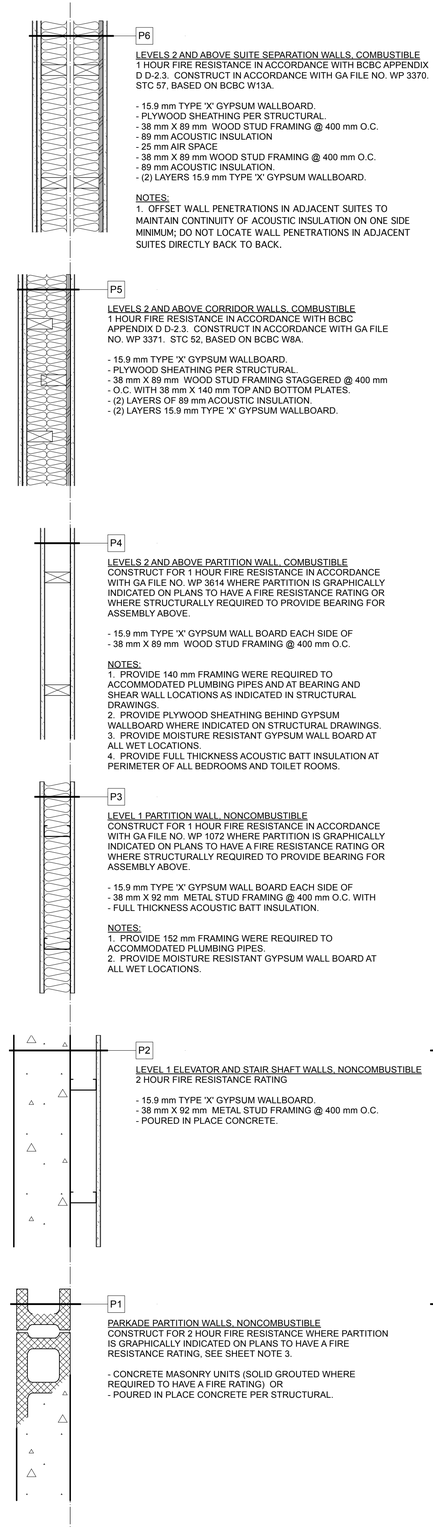
- CONCRETE SLAB.

4 A002 Suspended Slab Assemblies
Scale: 1:10

0 250 500 mm
1 : 10

3 A002 Floor Ceiling Assemblies
Scale: 1:10

0 250 500 mm
1 : 10



P6

LEVELS 2 AND ABOVE SUITE SEPARATION WALLS, COMBUSTIBLE
1 HOUR FIRE RESISTANCE IN ACCORDANCE WITH BCBC APPENDIX D D-2.3. CONSTRUCT IN ACCORDANCE WITH GA FILE NO. WP 3370. STC 57, BASED ON BCBC W13A.

- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.
- PLYWOOD SHEATHING PER STRUCTURAL.
- 38 mm X 89 mm WOOD STUD FRAMING @ 400 mm O.C.
- 89 mm ACOUSTIC INSULATION
- 25 mm AIR SPACE
- 38 mm X 89 mm WOOD STUD FRAMING @ 400 mm O.C.
- 89 mm ACOUSTIC INSULATION.
- (2) LAYERS 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

NOTES:
1. OFFSET WALL PENETRATIONS IN ADJACENT SUITES TO MAINTAIN CONTINUITY OF ACOUSTIC INSULATION ON ONE SIDE MINIMUM; DO NOT LOCATE WALL PENETRATIONS IN ADJACENT SUITES DIRECTLY BACK TO BACK.

P5

LEVELS 2 AND ABOVE CORRIDOR WALLS, COMBUSTIBLE
1 HOUR FIRE RESISTANCE IN ACCORDANCE WITH BCBC APPENDIX D D-2.3. CONSTRUCT IN ACCORDANCE WITH GA FILE NO. WP 3371. STC 52, BASED ON BCBC W8A.

- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.
- PLYWOOD SHEATHING PER STRUCTURAL.
- 38 mm X 89 mm WOOD STUD FRAMING STAGGERED @ 400 mm
- O.C. WITH 38 mm X 140 mm TOP AND BOTTOM PLATES.
- (2) LAYERS OF 89 mm ACOUSTIC INSULATION.
- (2) LAYERS 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

P4

LEVELS 2 AND ABOVE PARTITION WALL, COMBUSTIBLE
CONSTRUCT FOR 1 HOUR FIRE RESISTANCE IN ACCORDANCE WITH GA FILE NO. WP 3614 WHERE PARTITION IS GRAPHICALLY INDICATED ON PLANS TO HAVE A FIRE RESISTANCE RATING OR WHERE STRUCTURALLY REQUIRED TO PROVIDE BEARING FOR ASSEMBLY ABOVE.

- 15.9 mm TYPE 'X' GYPSUM WALL BOARD EACH SIDE OF
- 38 mm X 89 mm WOOD STUD FRAMING @ 400 mm O.C.

NOTES:
1. PROVIDE 140 mm FRAMING WERE REQUIRED TO ACCOMMODATED PLUMBING PIPES AND AT BEARING AND SHEAR WALL LOCATIONS AS INDICATED IN STRUCTURAL DRAWINGS.
2. PROVIDE PLYWOOD SHEATHING BEHIND GYPSUM WALLBOARD WHERE INDICATED ON STRUCTURAL DRAWINGS.
3. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS.
4. PROVIDE FULL THICKNESS ACOUSTIC BATT INSULATION AT PERIMETER OF ALL BEDROOMS AND TOILET ROOMS.

P3

LEVEL 1 PARTITION WALL, NONCOMBUSTIBLE
CONSTRUCT FOR 1 HOUR FIRE RESISTANCE IN ACCORDANCE WITH GA FILE NO. WP 1072 WHERE PARTITION IS GRAPHICALLY INDICATED ON PLANS TO HAVE A FIRE RESISTANCE RATING OR WHERE STRUCTURALLY REQUIRED TO PROVIDE BEARING FOR ASSEMBLY ABOVE.

- 15.9 mm TYPE 'X' GYPSUM WALL BOARD EACH SIDE OF
- 38 mm X 92 mm METAL STUD FRAMING @ 400 mm O.C. WITH
- FULL THICKNESS ACOUSTIC BATT INSULATION.

NOTES:
1. PROVIDE 152 mm FRAMING WERE REQUIRED TO ACCOMMODATED PLUMBING PIPES.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS.

P2

LEVEL 1 ELEVATOR AND STAIR SHAFT WALLS, NONCOMBUSTIBLE
2 HOUR FIRE RESISTANCE RATING

- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.
- 38 mm X 92 mm METAL STUD FRAMING @ 400 mm O.C.
- POURED IN PLACE CONCRETE.

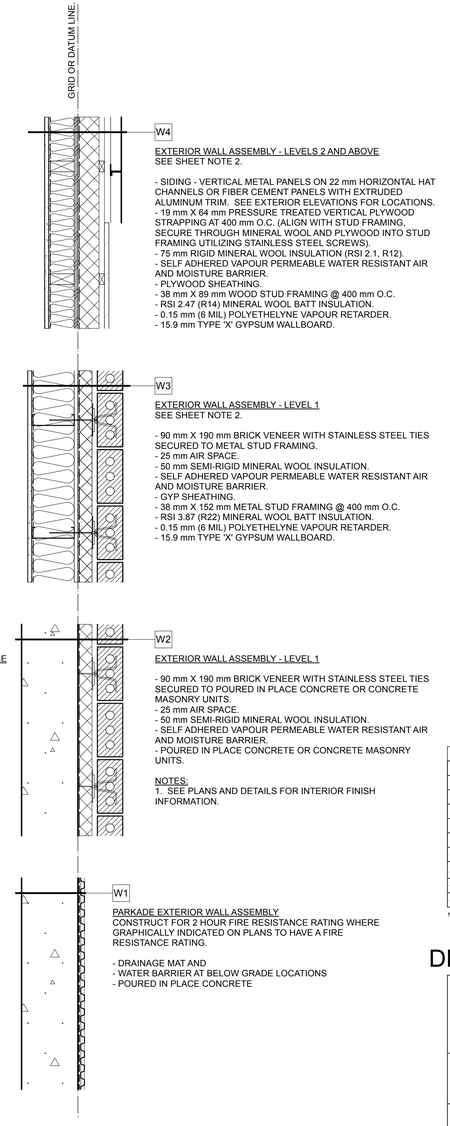
P1

PARKADE PARTITION WALLS, NONCOMBUSTIBLE
CONSTRUCT FOR 2 HOUR FIRE RESISTANCE WHERE PARTITION IS GRAPHICALLY INDICATED ON PLANS TO HAVE A FIRE RESISTANCE RATING, SEE SHEET NOTE 3.

- CONCRETE MASONRY UNITS (SOLID GROUTED WHERE REQUIRED TO HAVE A FIRE RATING) OR
- POURED IN PLACE CONCRETE PER STRUCTURAL.

2 A002 Interior Partition Assemblies
Scale: 1:10

0 250 500 mm
1 : 10



GRID OR DATUM LINE

W4

EXTERIOR WALL ASSEMBLY - LEVELS 2 AND ABOVE
SEE SHEET NOTE 2.

- SIDING - VERTICAL METAL PANELS ON 22 mm HORIZONTAL HAT CHANNELS OR FIBER CEMENT PANELS WITH EXTRUDED ALUMINUM TRIM. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
- 19 mm X 64 mm PRESSURE TREATED VERTICAL PLYWOOD STRAPPING AT 400 mm O.C. (ALIGN WITH STUD FRAMING, SECURE THROUGH MINERAL WOOL AND PLYWOOD INTO STUD FRAMING UTILIZING STAINLESS STEEL SCREWS).
- 75 mm RIGID MINERAL WOOL INSULATION (RSI 2.1, R12).
- SELF ADHERED VAPOUR PERMEABLE WATER RESISTANT AIR AND MOISTURE BARRIER.
- PLYWOOD SHEATHING.
- 38 mm X 89 mm WOOD STUD FRAMING @ 400 mm O.C.
- RSI 2.47 (R14) MINERAL WOOL BATT INSULATION.
- 0.15 mm (6 MIL) POLYETHELYNE VAPOUR RETARDER.
- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

W3

EXTERIOR WALL ASSEMBLY - LEVEL 1
SEE SHEET NOTE 2.

- 90 mm X 190 mm BRICK VENEER WITH STAINLESS STEEL TIES SECURED TO METAL STUD FRAMING.
- 25 mm AIR SPACE.
- 50 mm SEMI-RIGID MINERAL WOOL INSULATION.
- SELF ADHERED VAPOUR PERMEABLE WATER RESISTANT AIR AND MOISTURE BARRIER.
- GYP SHEATHING.
- 38 mm X 152 mm METAL STUD FRAMING @ 400 mm O.C.
- RSI 3.87 (R22) MINERAL WOOL BATT INSULATION.
- 0.15 mm (6 MIL) POLYETHELYNE VAPOUR RETARDER.
- 15.9 mm TYPE 'X' GYPSUM WALLBOARD.

W2

EXTERIOR WALL ASSEMBLY - LEVEL 1

- 90 mm X 190 mm BRICK VENEER WITH STAINLESS STEEL TIES SECURED TO POURED IN PLACE CONCRETE OR CONCRETE MASONRY UNITS.
- 25 mm AIR SPACE.
- 50 mm SEMI-RIGID MINERAL WOOL INSULATION.
- SELF ADHERED VAPOUR PERMEABLE WATER RESISTANT AIR AND MOISTURE BARRIER.
- POURED IN PLACE CONCRETE OR CONCRETE MASONRY UNITS.

NOTES:
1. SEE PLANS AND DETAILS FOR INTERIOR FINISH INFORMATION.

W1

PARKADE EXTERIOR WALL ASSEMBLY
CONSTRUCT FOR 2 HOUR FIRE RESISTANCE RATING WHERE GRAPHICALLY INDICATED ON PLANS TO HAVE A FIRE RESISTANCE RATING.

- DRAINAGE MAT AND
- WATER BARRIER AT BELOW GRADE LOCATIONS
- POURED IN PLACE CONCRETE

1 A002 Exterior Wall Assemblies
Scale: 1:10

0 250 500 mm
1 : 10

SHEET NOTES:

1. CALCULATION OF FIRE RESISTANCE RATING INCLUDING TABLE D-2.3.4.A AND TABLE D-2.3.4.C:

15.9 mm TYPE X GWB	40 MINUTES
WOOD STUDS 400 mm O.C.	20 MINUTES
TOTAL FIRE RESISTANCE:	60 MINUTES

INTERIOR VERTICAL FIRE SEPARATIONS SHALL BE RATED FROM BOTH SIDES AND INCLUDE A GWB MEMBRANE ON BOTH SIDES (D-2.3.5.(1).

2. FRAMED EXTERIOR WALL ASSEMBLIES RATED FROM INTERIOR SIDE ONLY BUT SHALL INCLUDE OUTER MEMBRANE OF SHEATHING AND CLADDING WITH SPACES BETWEEN THE STUDS FILLED WITH INSULATION CONFORMING TO CAN/ULC-702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" AND HAVING A MASS OF NOT LESS THAN 1.22 KG/M^2 OF WALL SURFACE (D-2.3.5.(2).

3. 190 mm HOLLOW CONCRETE UNITS TYPE N/S CONCRETE: EQUIVALENT THICKNESS 106 MM PROVIDING A FIRE RESISTANCE RATING OF UP TO 1.5 HR (TABLE D-2.1.1). FOR 2 HR F.R.R. GROUT BLOCK SOLID OR PROVIDE ULC 2HR LABELED BLOCK.

4. 1HR FIRE RESISTANCE RATING OF CEILING MEMBRANE PER BCBC 3.1.7.1.(4) ON THE BASIS OF M2 IN TABLE A-9.10.3.1.B. OPENINGS PERMITTED IN CONFORMANCE TO THE REQUIREMENTS OF APPENDIX D (BCBC 3.1.9.5.(1)). NOTE AMENDMENTS TO BCBC DATED MARCH 28, 2013.

5. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL TOILET ROOMS AND WET LOCATIONS.

Rev	Date	Description
plot date	JANUARY 2021	drawing No. 1828 - A000 PROJECT INFORMATION
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE
977 Fort Street
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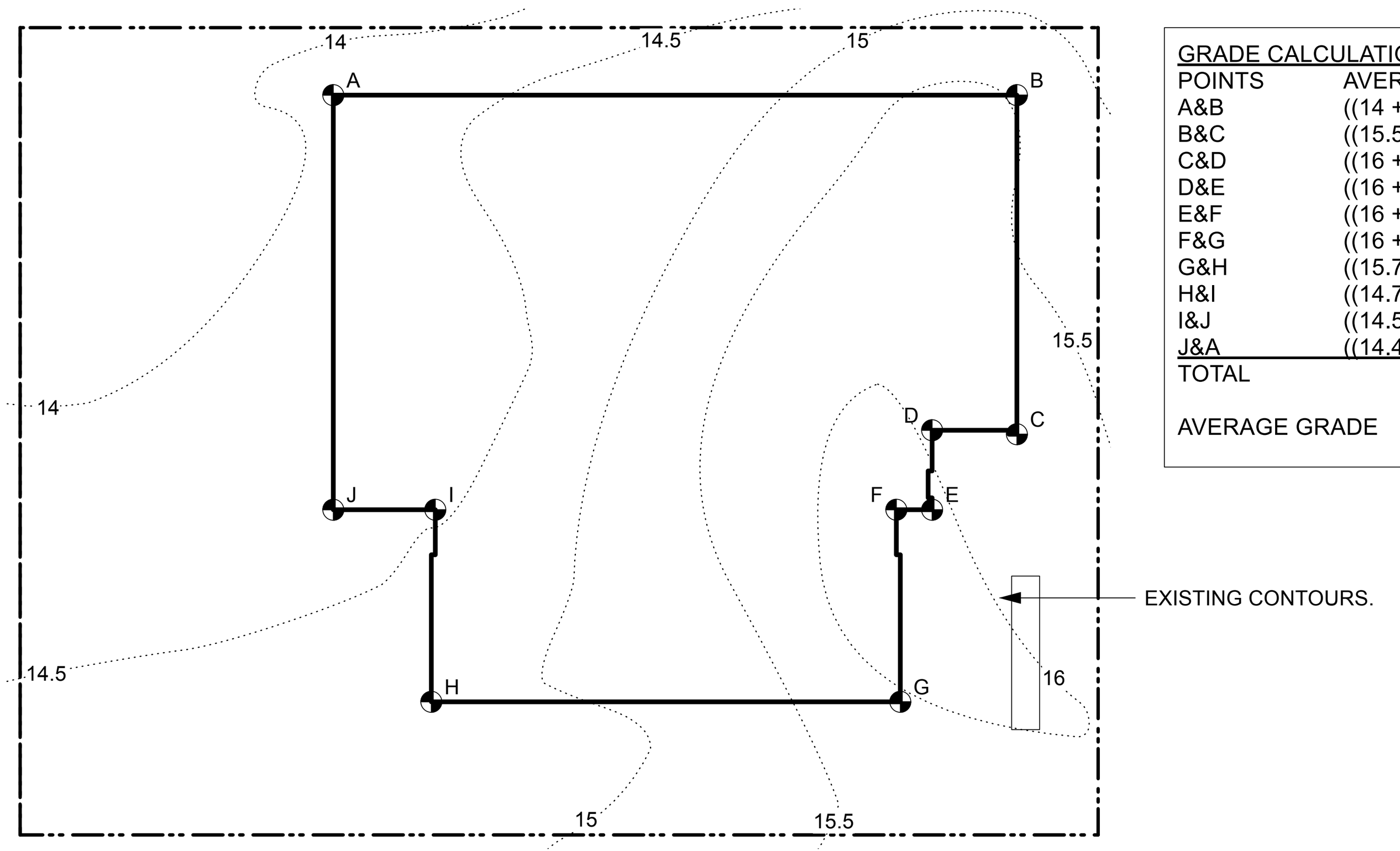
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Assemblies

drawing no. A002

revision no.

SHEET NOTES:
1.



3 A101 Average Grade Calculation
Scale: 1:100

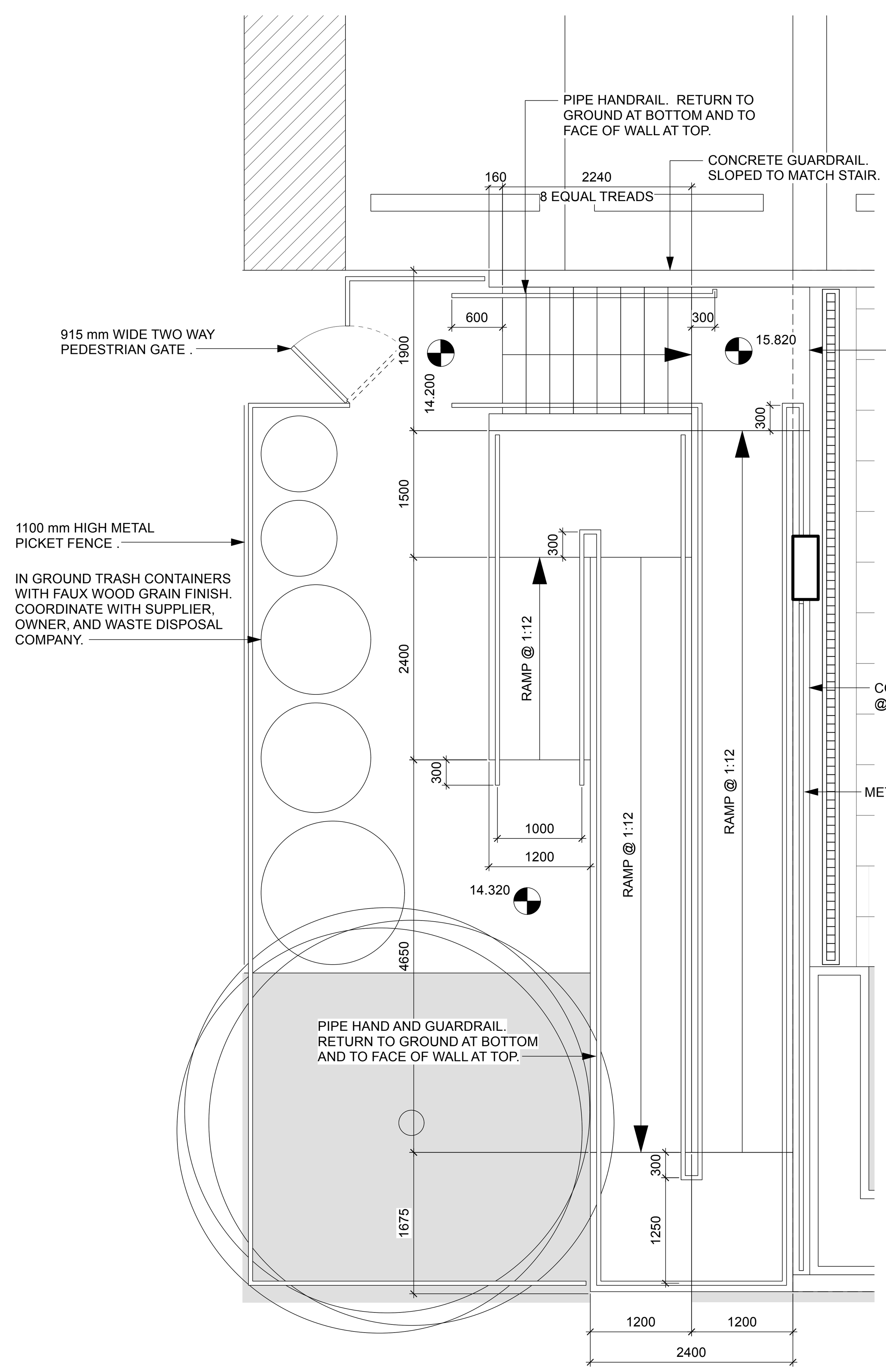
GRADE CALCULATION

POINTS	AVERAGE		DISTANCE		TOTAL
A&B	((14 + 15.5)/2)	X	25.8	=	380.55
B&C	((15.5 + 16)/2)	X	12.8	=	201.6
C&D	((16 + 16)/2)	X	3.2	=	51.2
D&E	((16 + 16)/2)	X	3.0	=	48
E&F	((16 + 16)/2)	X	1.2	=	19.2
F&G	((16 + 15.7)/2)	X	7.25	=	114.91
G&H	((15.7 + 14.75)/2)	X	17.7	=	269.48
H&I	((14.75 + 14.5)/2)	X	7.25	=	106.03
I&J	((14.5 + 14.4)/2)	X	3.85	=	55.63
J&A	((14.4 + 14)/2)	X	15.65	=	222.23
TOTAL			97.7		1468.83

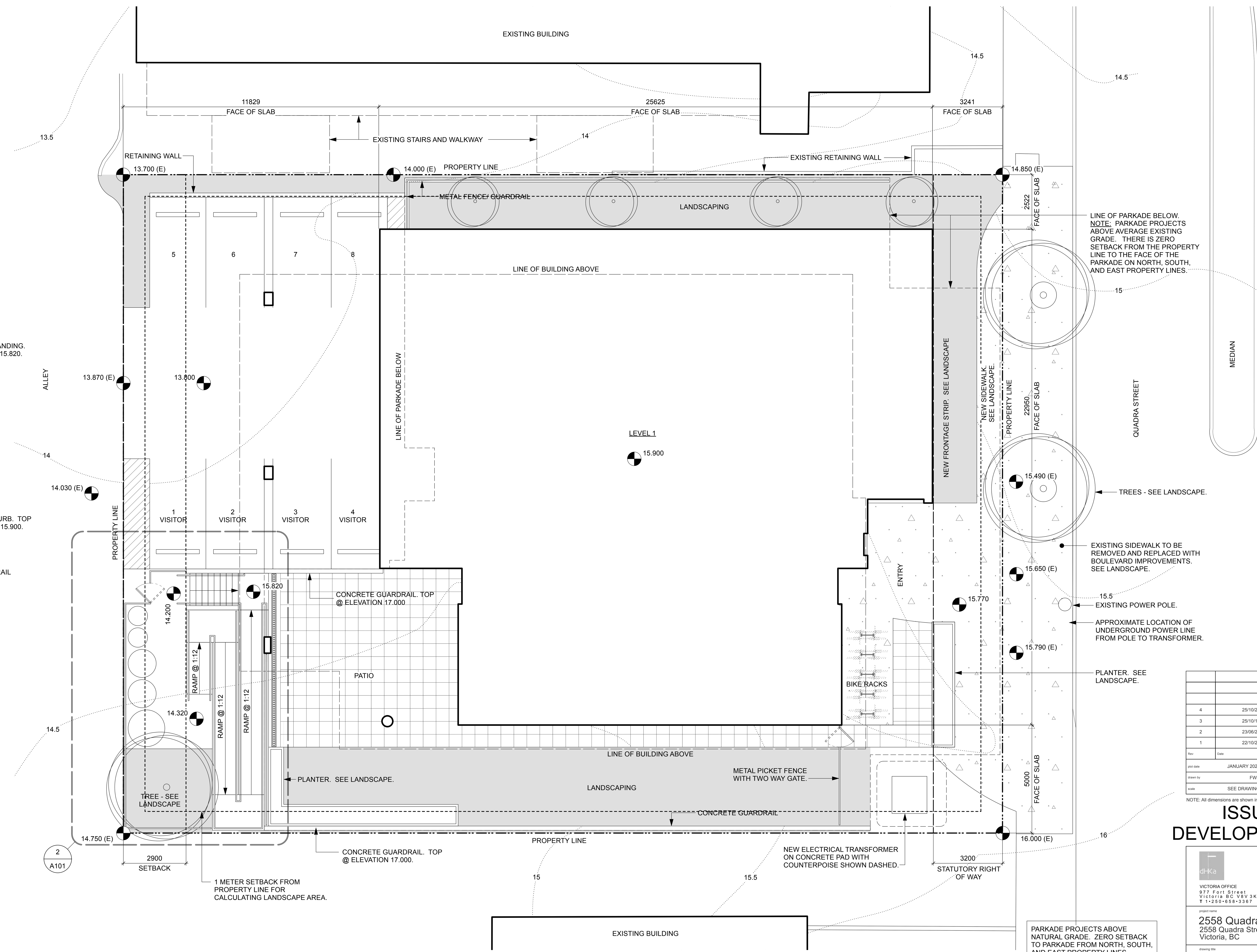
AVERAGE GRADE 1468.83 / 97.7 = 15.03

PROJECT INFORMATION TABLE

ZONE	CVD-1	**BUILDING SETBACKS (M)**	
		FRONT YARD	0
SITE AREA (SM)	1239.7	REAR YARD	2.9
TOTAL FLOOR AREA (SM)	2826	SIDE YARD (NORTH)	0
COMMERCIAL FLOOR AREA (SM)	319	SIDE YARD (SOUTH)	0
FLOOR SPACE RATIO	2.3	COMBINED SIDE YARDS	0
SITE COVERAGE (%)	82	**RESIDENTIAL USE DETAILS**	
OPEN SITE SPACE (%)	42	TOTAL NUMBER OF UNITS	40
HEIGHT OF BUILDING (M)	17.250 (18.120 AS MEASURED FROM AVERAGE GRADE)	UNIT TYPE	STUDIO, ONE BEDROOM, TWO BEDROOM
NUMBER OF STOREYS	5	GROUND ORIENTED UNITS	0
PARKING STALLS (NUMBER) ON SITE	30	MINIMUM UNIT FLOOR AREA (SM)	33
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	56	TOTAL RESIDENTIAL FLOOR AREA (SM)	1872



2 A101 Enlarged Plan
Scale: 1:50
0 1250 2500 mm
1 : 50



PARKADE PROJECTS ABOVE NATURAL GRADE. ZERO SETBACK TO PARKADE FROM NORTH, SOUTH, AND EAST PROPERTY LINES.

1 A101 Site Plan
Scale: 1:100
0 2500 5000 mm
1 : 100

Rev	Date	Description
4	25/10/23	DP RENEWAL REVIEW COMMENTS
3	25/10/16	DP RENEWAL
2	23/06/22	RESPONSE TO DP REVIEW COMMENTS
1	22/10/27	RESPONSE TO BP REVIEW COMMENTS

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name
2558 Quadra Stree
2558 Quadra Street
Victoria, BC

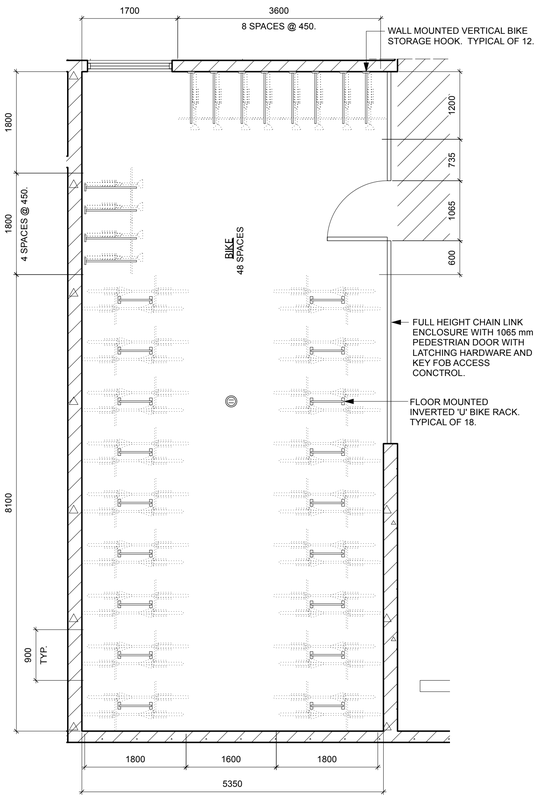
drawing title
Architectural Site P

drawing no. A101
revision no. 4

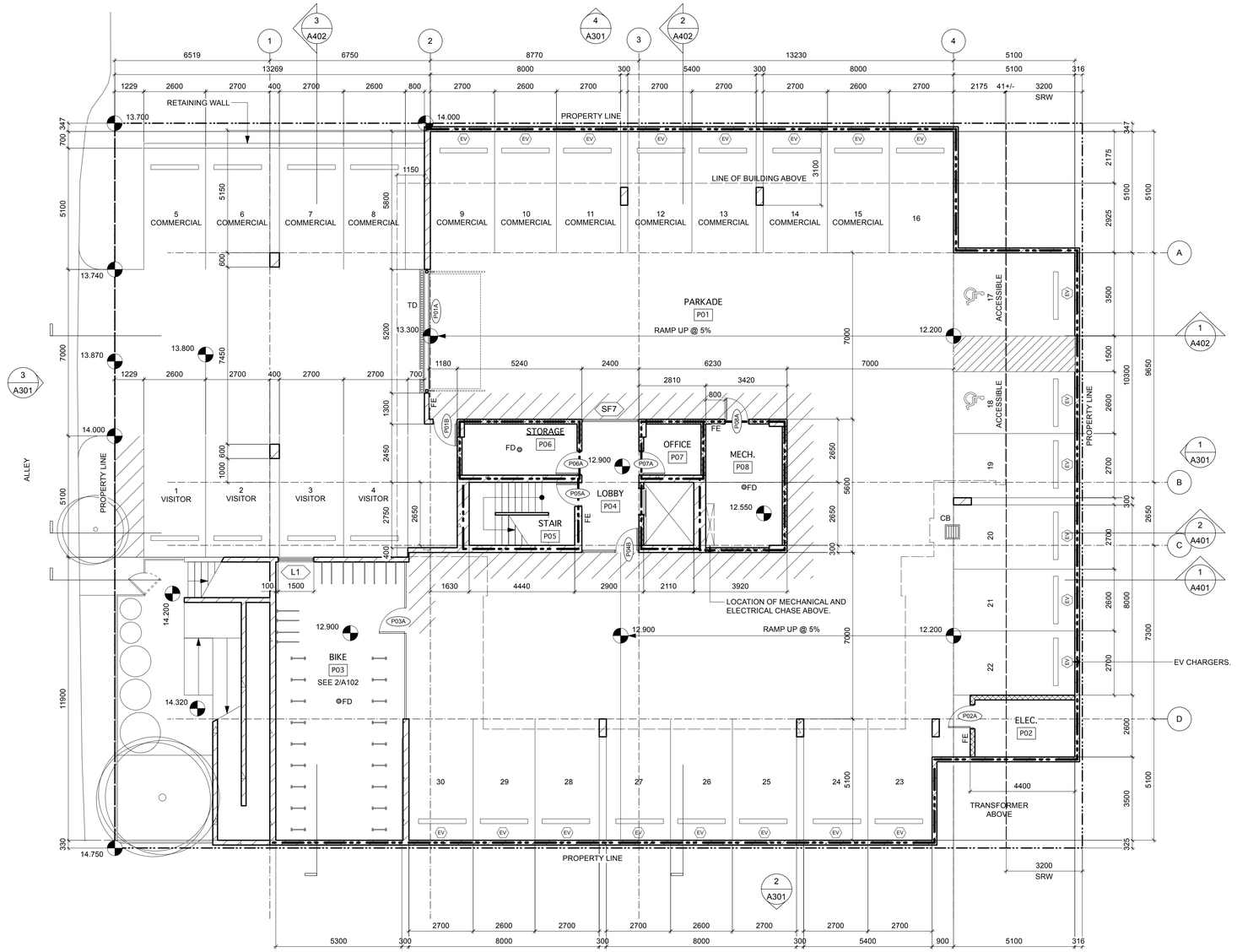
GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:
1. EXTERIOR WALLS ARE TYPE W1 UNLESS NOTED OTHERWISE.
2. INTERIOR PARTITIONS ARE TYPE P1 UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE FROM GRID LINE, FACE OF CONCRETE OR CONCRETE BLOCK, AND FACE OF SHEATHING OR FRAMING UNLESS NOTED OTHERWISE.
4. PROVIDE (4) 3A40BC 5 LB BRACKET MOUNTED FIRE EXTINGUISHERS (FE) IN LOCATIONS SHOWN.



2 A102 Bike Room Furnishings Plan
Scale: 1:100
0 1250 2500 mm
1 : 50



1 A102 Parkade Plan
Scale: 1:100
0 2500 5000 mm
1 : 100

VEHICLE PARKING CALCULATION

AFFORDABLE RENTAL UNITS

UNITS < 45 SM	20 X .2 = 4
UNITS 45-70 SM	16 X .5 = 8
UNITS >70 SM	4 X .75 = 3
SUB-TOTAL	40 15
VISITOR	40 X .1 = 4
COMMERCIAL/ RETAIL	319/20 = 16
TOTAL REQUIRED	35
PROVIDED	30

LONG TERM BIKE PARKING CALCULATION

UNITS < 45 SM	20 X 1 = 20
UNITS > 45 SM	20 X 1.25 = 25
COMMERCIAL/ RETAIL	319/150 = 3
TOTAL REQUIRED	48
PROVIDED	48

Rev.	Date	Description
3	25/10/23	
2	23/06/22	RESPONSE TO DP REVIEW COMMENTS
1	23/01/16	RESPONSE TO BP REVIEW COMMENTS
plot date	JANUARY 2021	drawing file 1828 - A100 PLANS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
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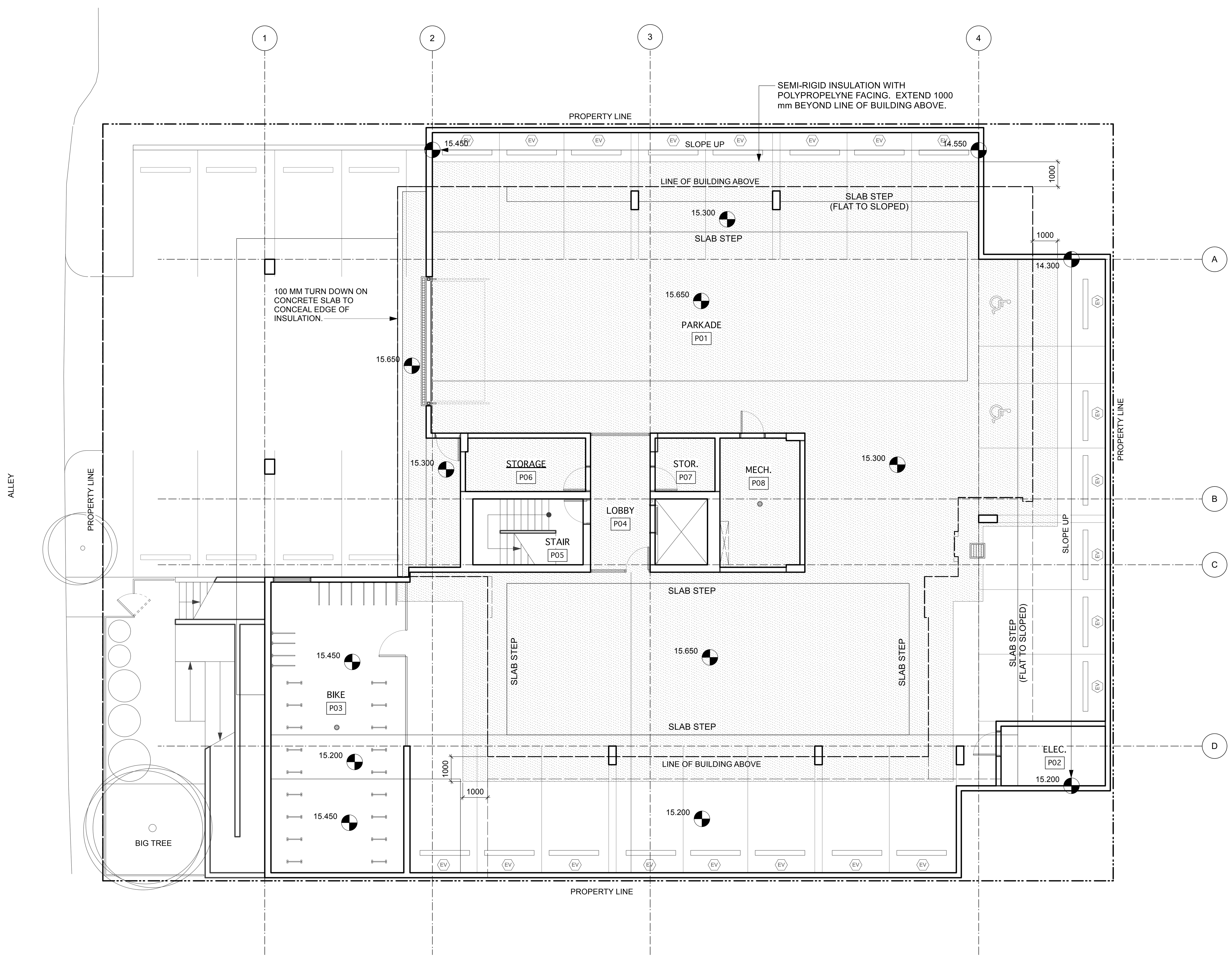
NANAIMO OFFICE

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Parkade Plan

drawing no. A102
revision no. 3

SHEET NOTES:
1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL CEILING MOUNTED FIXTURES AND EQUIPMENT.



1 A103 Parkade Reflected Ceiling Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE

REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

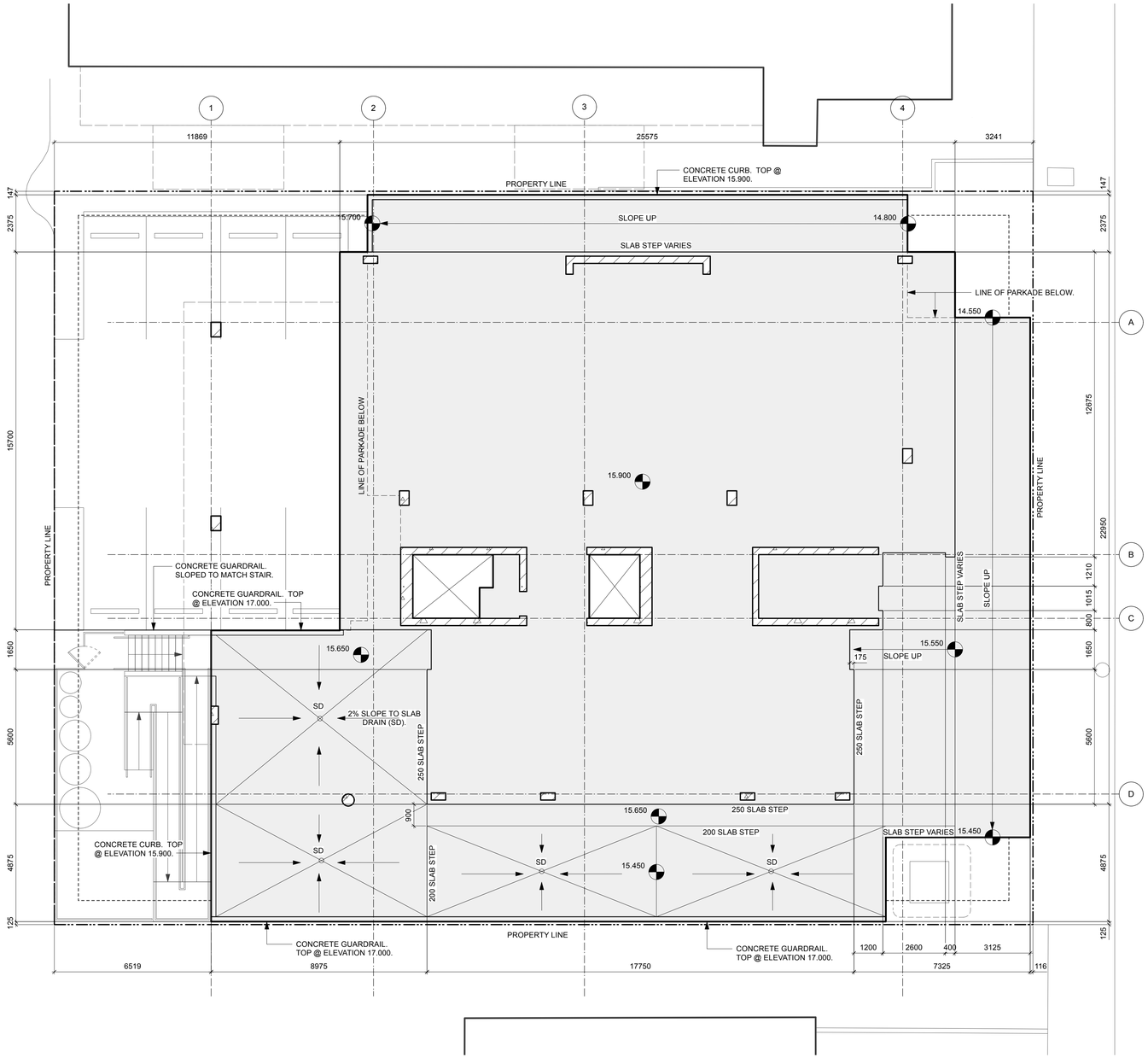
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Parkade Reflected

drawing no.
A103

revision no.
-

SHEET NOTES:
1.



1 / A104 Suspended Slab Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev.	Date	Description
plot date	JANUARY 2021	drawing file 1828 - A100 PLANS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

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MANAIMO OFFICE

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Suspended Slab Pl

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-10-28

drawing no. A104
revision no. -

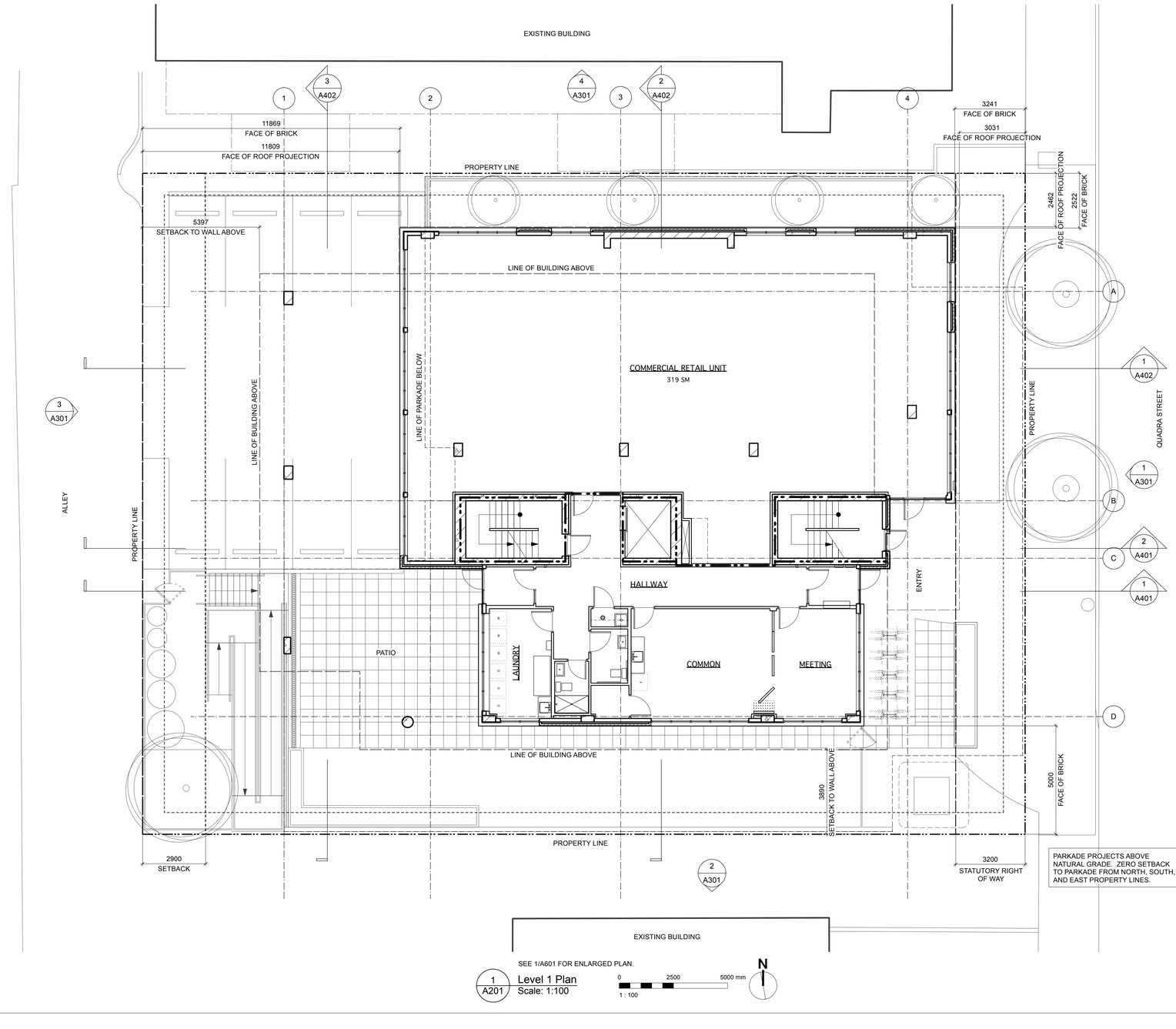
UNPROTECTED OPENING LIMITS PER TABLE 3.2.3.1 D

SUITE #	AREA OF EXPOSING BUILDING FACE (SM)		AREA OF UNPROTECTED OPENINGS (SM)	LIMITING DISTANCE (M)	AREA OF UNPROTECTED OPENINGS (%)	
					ALLOWABLE	ACTUAL
NORTH	NORTH	85.8	18	2.5	22	21
	EAST	41.9	18	> 6	100	43
	WEST	52.2	27	> 7	100	52
SOUTH	EAST	24.7	13.6	> 5	100	55
	SOUTH	59.2	17.3	5	72	29
	WEST	24.7	11.8	> 5	100	48

GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:
1.



SEE 1/A601 FOR ENLARGED PLAN.

1 A201 Level 1 Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Level 1 Plan

drawing no. A201

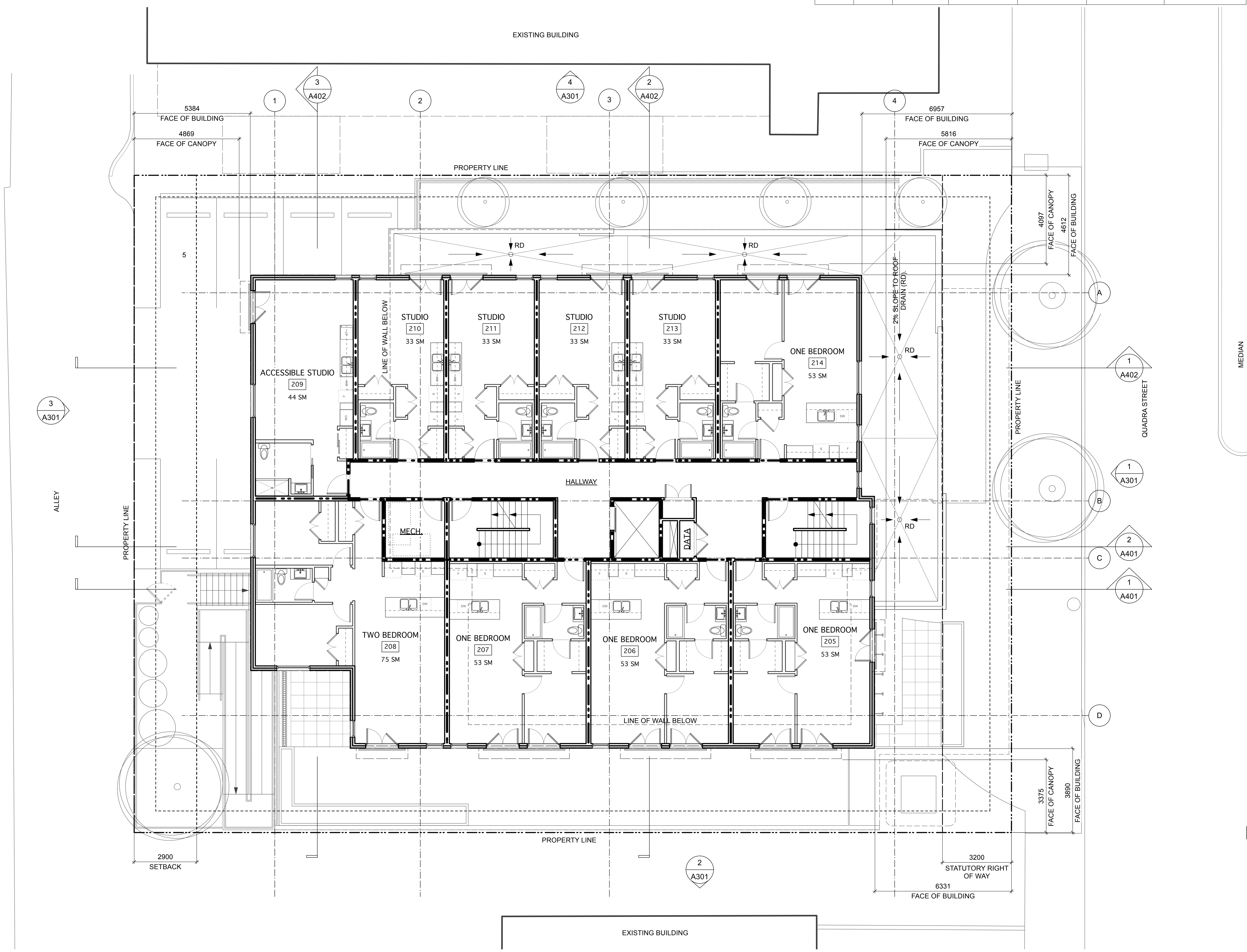
revision no.

UNPROTECTED OPENING LIMITS PER TABLE 3.2.3.1 D

SUITE #	AREA OF EXPOSING BUILDING FACE (SM)		AREA OF UNPROTECTED OPENINGS (SM)	LIMITING DISTANCE (M)	AREA OF UNPROTECTED OPENINGS (%)	
					ALLOWABLE	ACTUAL
205	EAST	24.6	5.05	> 5	100	20.5
	SOUTH	18.9	7.2	5	100	38
206, 207	SOUTH	18.9	8.65	5	100	46
208	SOUTH	25.8	7.25	5	100	28
	WEST	32.9	3.65	> 6	100	11
209	WEST	29.2	5.8	> 5	100	20
	NORTH	13.6	1.45	2.5	50	11
210 - 213	NORTH	12	5.05	2.5	50	42
214	NORTH	18.8	7.2	2.5	42	38
	EAST	24.3	4.35	> 5	100	18

GRAPHIC LEGEND:
- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:
1.



LEVEL 3-5 SIMILAR.
SEE A602, & 603 & A604 FOR ENLARGED PLANS.

1 A202 **Level 2 Plan**
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE

REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

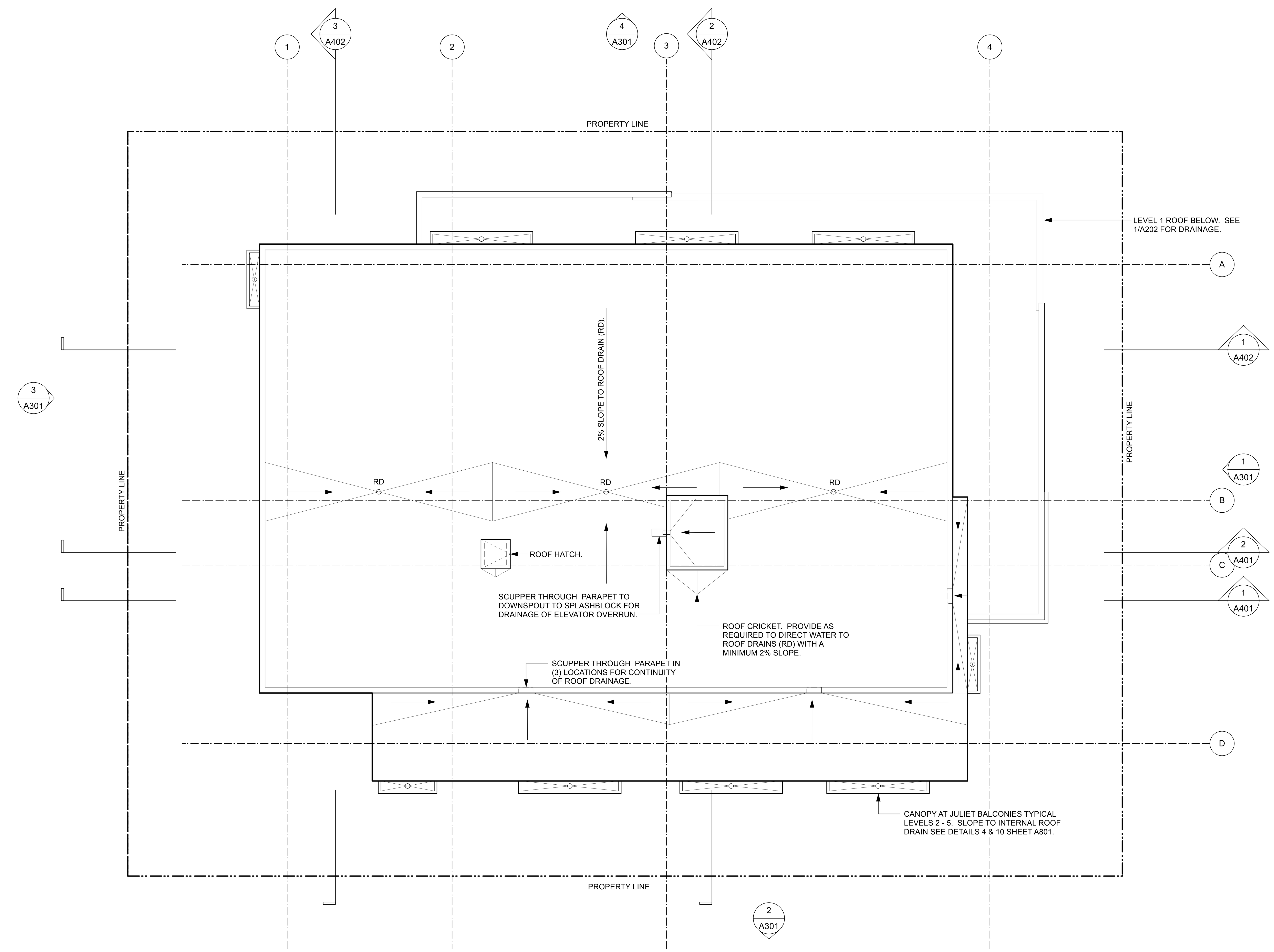
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Levels 2-5 Plans

drawing no.
A202

revision no.

SHEET NOTES:
1. PROVIDE PERMANENT ANCHORS FOR FALL PROTECTION AND WINDOW WASHING AT A MINIMUM DISTANCE OF 2 M BACK FROM THE INSIDE FACE OF THE PARAPET AROUND THE ENTIRE PERIMETER OF ROOF.



1 A203 Roof Plan
Scale: 1:100

0 2500 5000 mm
1 : 100
N

Rev	Date	Description
plot date JANUARY 2021		drawing file 1828 - A100 PLANS
drawn by FWP		checked by CRK
scale SEE DRAWING		project number 1828

NOTE: All dimensions are shown in millimeters.

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REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

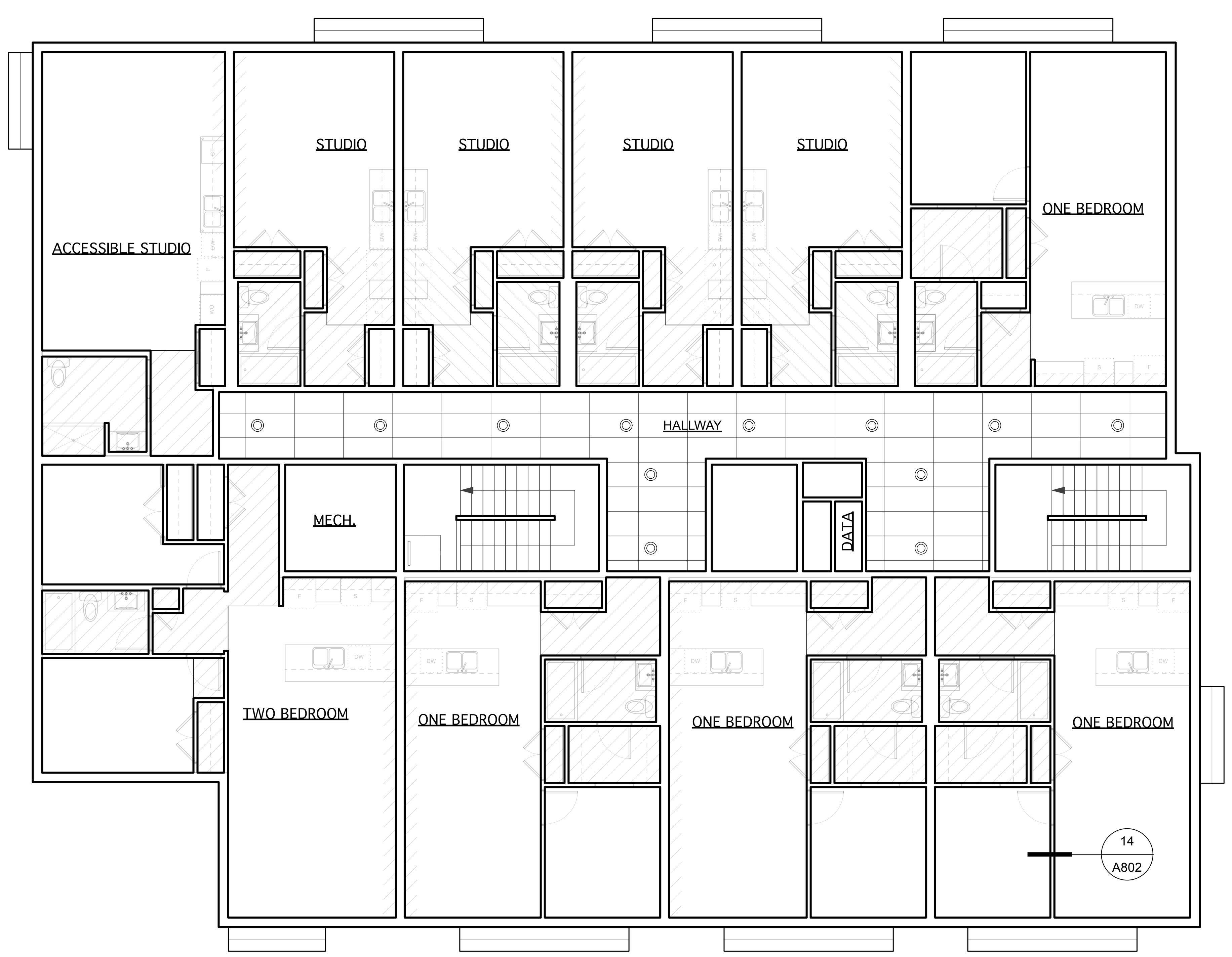
drawing title
Roof Plan

drawing no. A203
revision no.

GRAPHIC LEGEND:

- FRAMED, DROPPED, GYPSUM WALLBOARD CEILING OR BULKHEAD IN PUBLIC AREAS.
- SUSPENDED ACOUSTIC CEILING.
- VENTILATED SOFFIT.
- DROP CEILING IN UNITS.

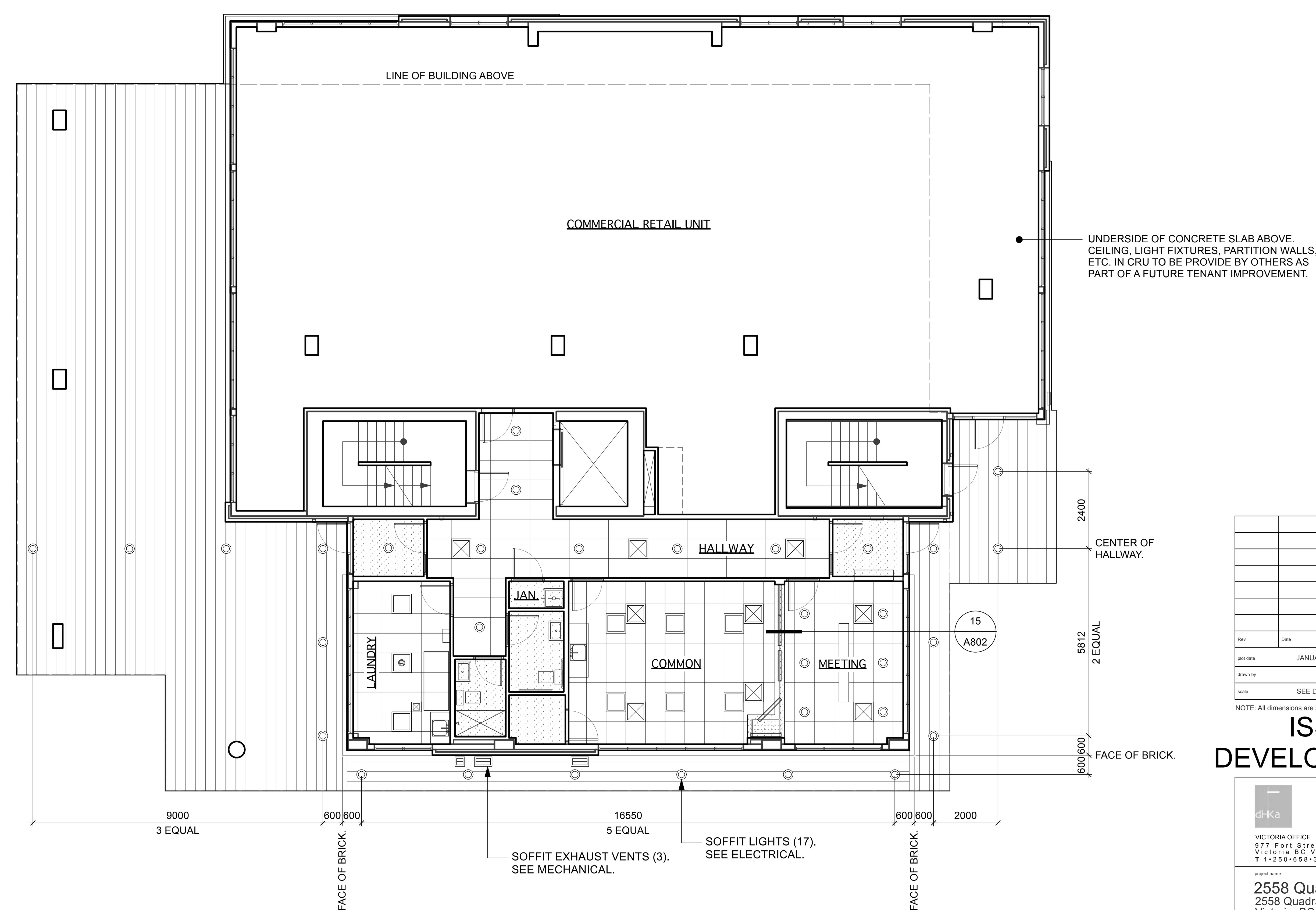
SHEET NOTES:
1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL CEILING MOUNTED FIXTURES AND EQUIPMENT.



2 A204 Levels 2-5 Reflected Ceiling Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N



1 A204 Level 1 Reflected Ceiling Plan
Scale: 1:100

0 2500 5000 mm
1 : 100

N

Rev	Date	Description
plot date JANUARY 2021		drawing file 1828 - A100 PLANS
drawn by FWP		checked by CRK
scale SEE DRAWING		project number 1828

NOTE: All dimensions are shown in millimeters.

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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

drawing title
Levels 1-5 Reflecte

drawing no. A204

revision no. -

4 / A301 North Elevation
Scale: 1:100

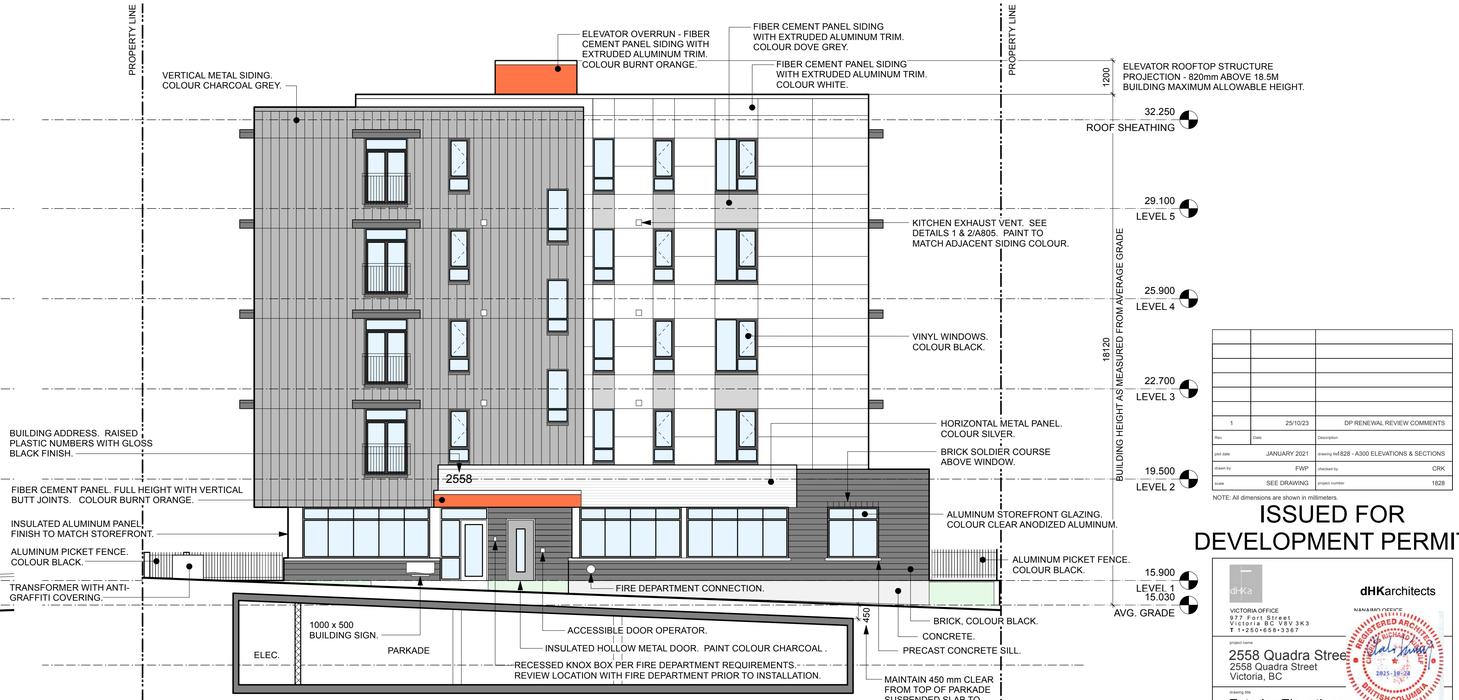
0 2500 5000 mm
1 : 100

2 / A301 South Elevation
Scale: 1:100

0 2500 5000 mm
1 : 100

3 / A301 West Elevation
Scale: 1:100

0 2500 5000 mm
1 : 100



1 / A301 East Elevation
Scale: 1:100

0 2500 5000 mm
1 : 100

1	25/10/23	DP RENEWAL REVIEW COMMENTS
Rev.	Date	Description
last date	JANUARY 2021	drawing ref 828 - A300 ELEVATIONS & SECTIONS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

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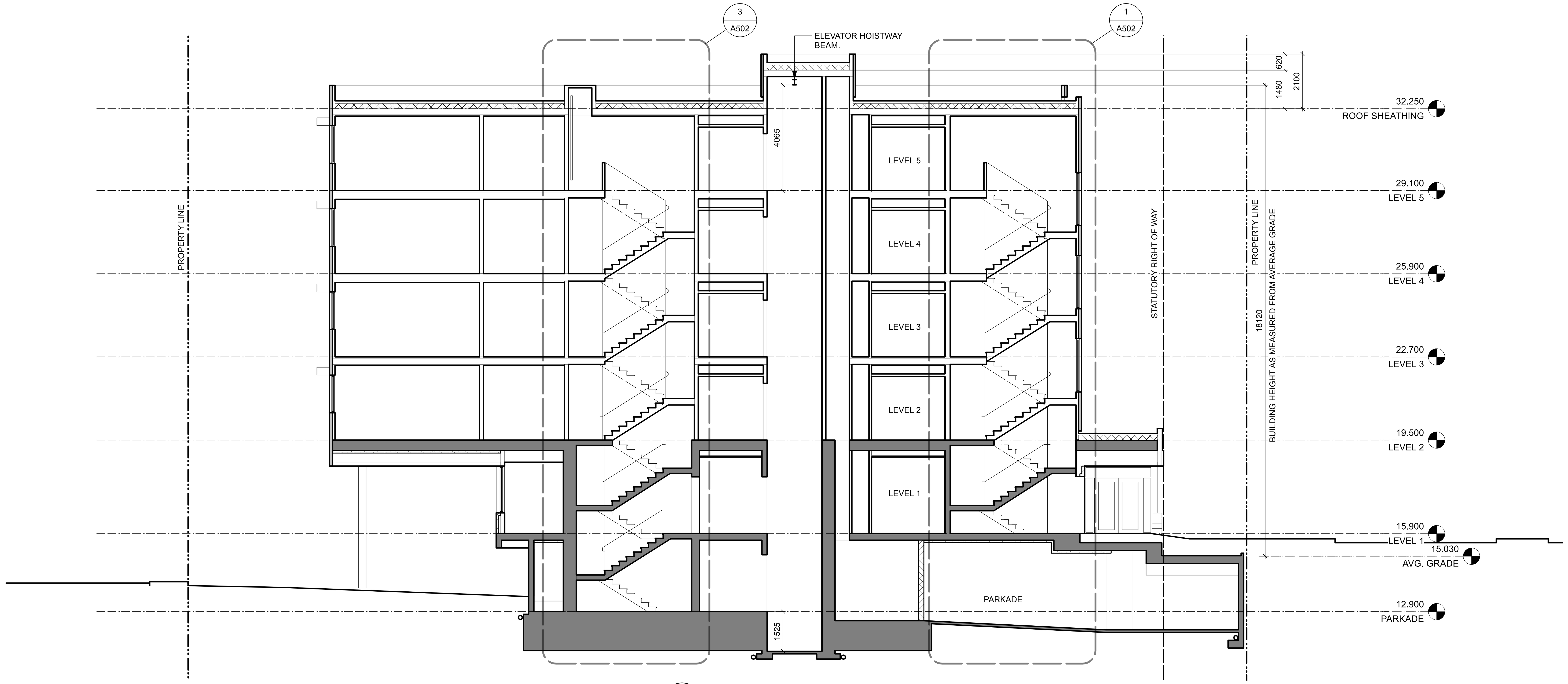
MAINLAND OFFICE

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

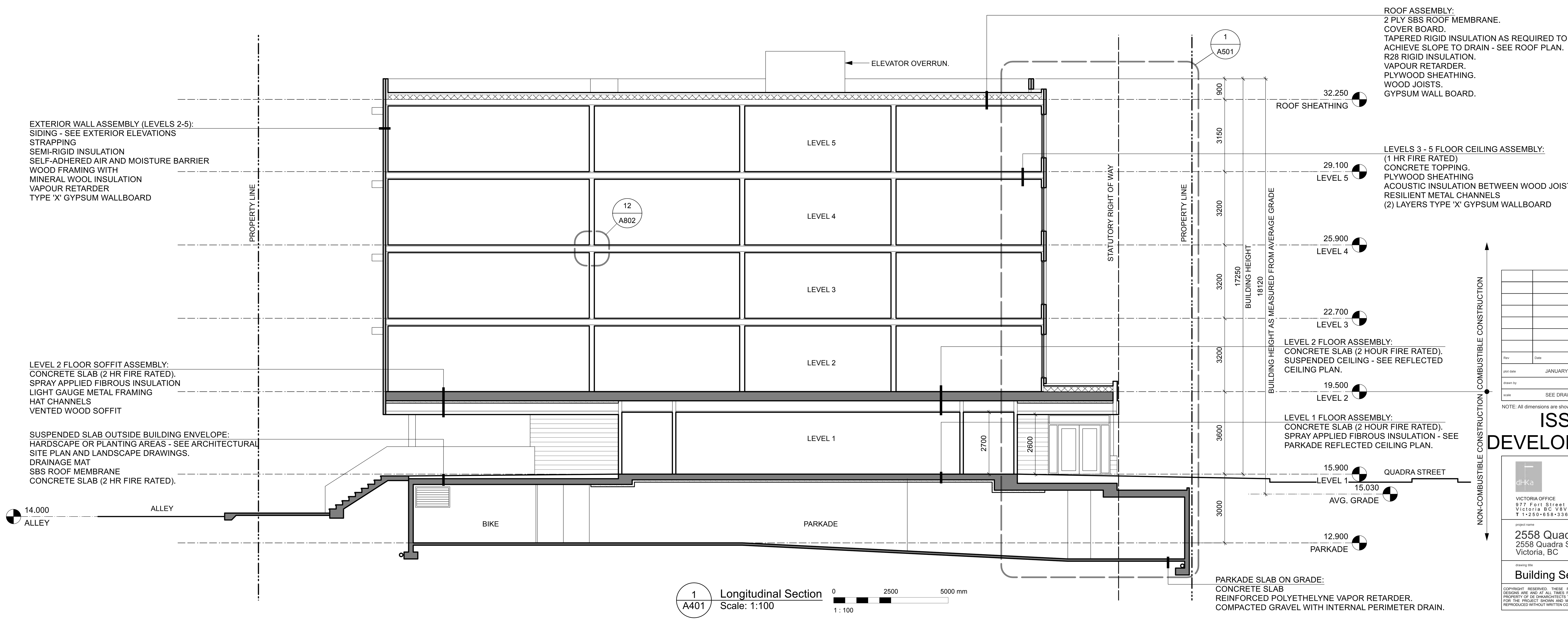
drawing title
Exterior Elevations

drawing no. A301
revision no. 1

SHEET NOTES:
1. INTERIOR PARTITIONS WITHIN SUITES NOT SHOWN FOR CLARITY.



2
A401
Longitudinal Section
Scale: 1:100
0 2500 5000 mm
1 : 100



1
A401
Longitudinal Section
Scale: 1:100
0 2500 5000 mm
1 : 100

NON-COMBUSTIBLE CONSTRUCTION | COMBUSTIBLE CONSTRUCTION

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A300 ELEVATIONS & SECTIONS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE

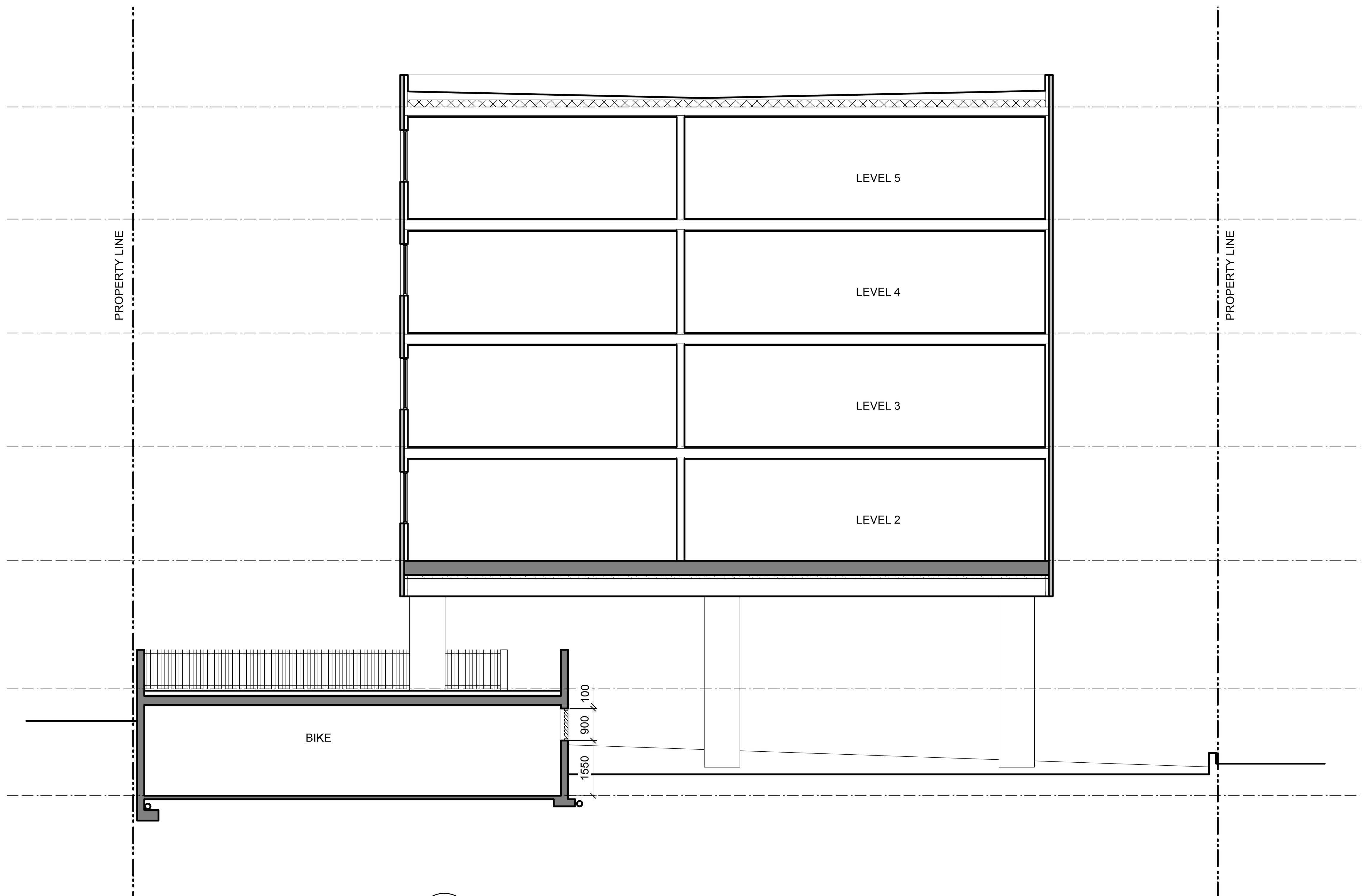
REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

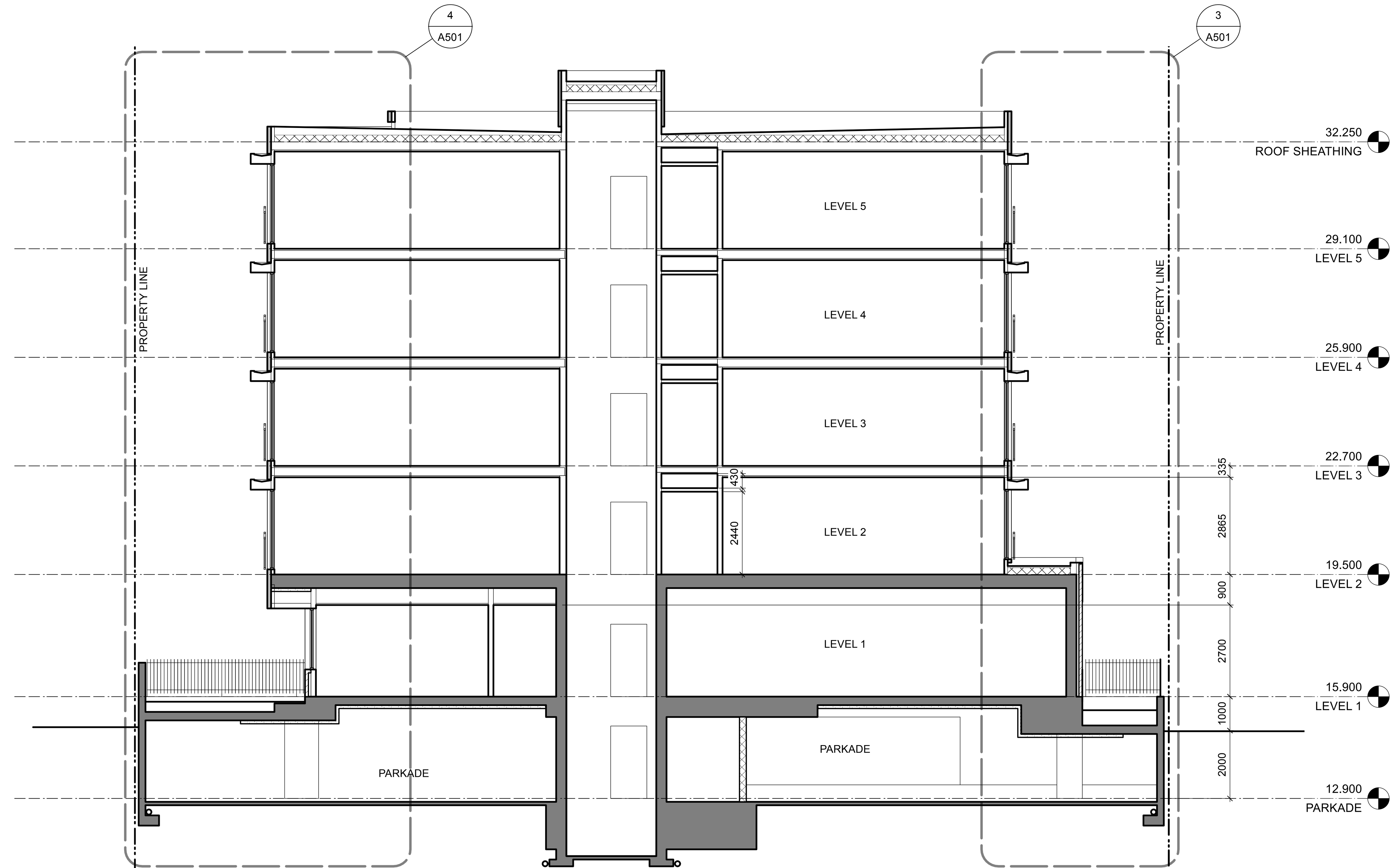
drawing title
Building Sections

drawing no.
A401

revision no.

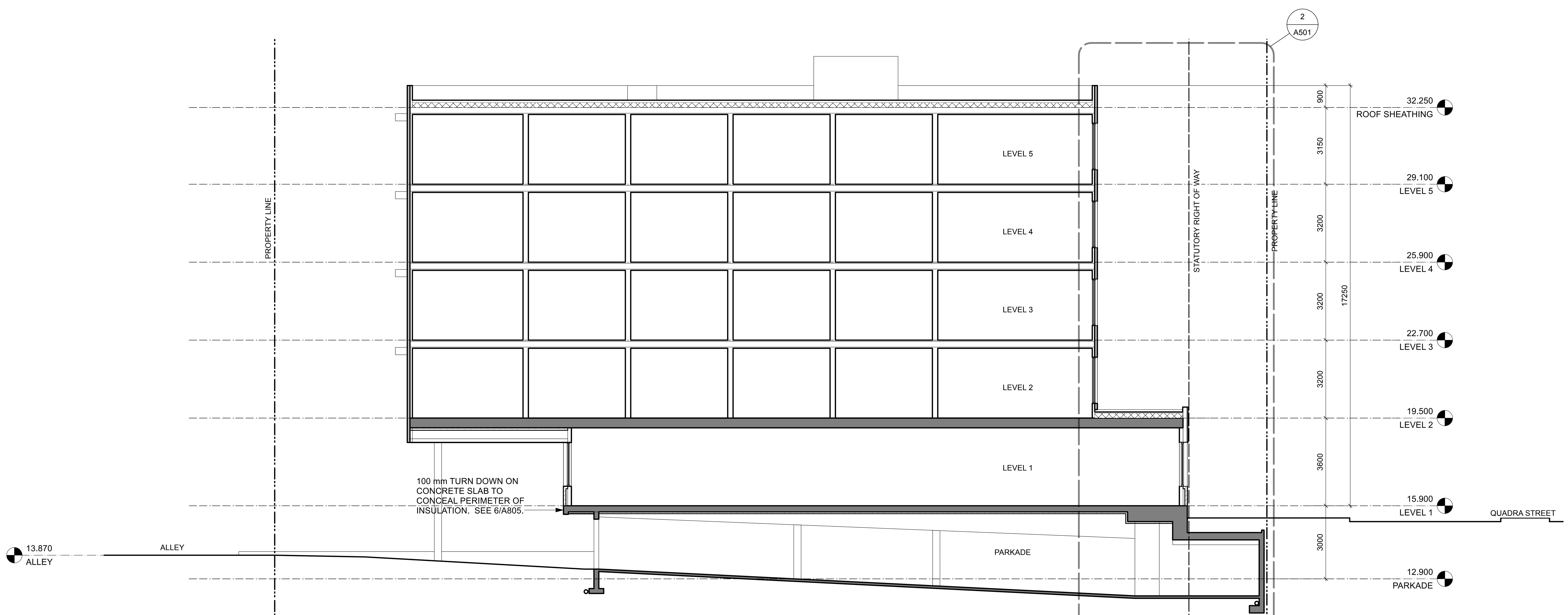


3 A402 Transverse Section
Scale: 1:100
0 2500 5000 mm
1 : 100



2 A402 Transverse Section
Scale: 1:100
0 2500 5000 mm
1 : 100

SHEET NOTES:
1. SEE SHEET A401 FOR BUILDING SECTION NOTES.



1 A402 Longitudinal Section
Scale: 1:100
0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A300 ELEVATIONS & SECTIONS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
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NANAIMO OFFICE

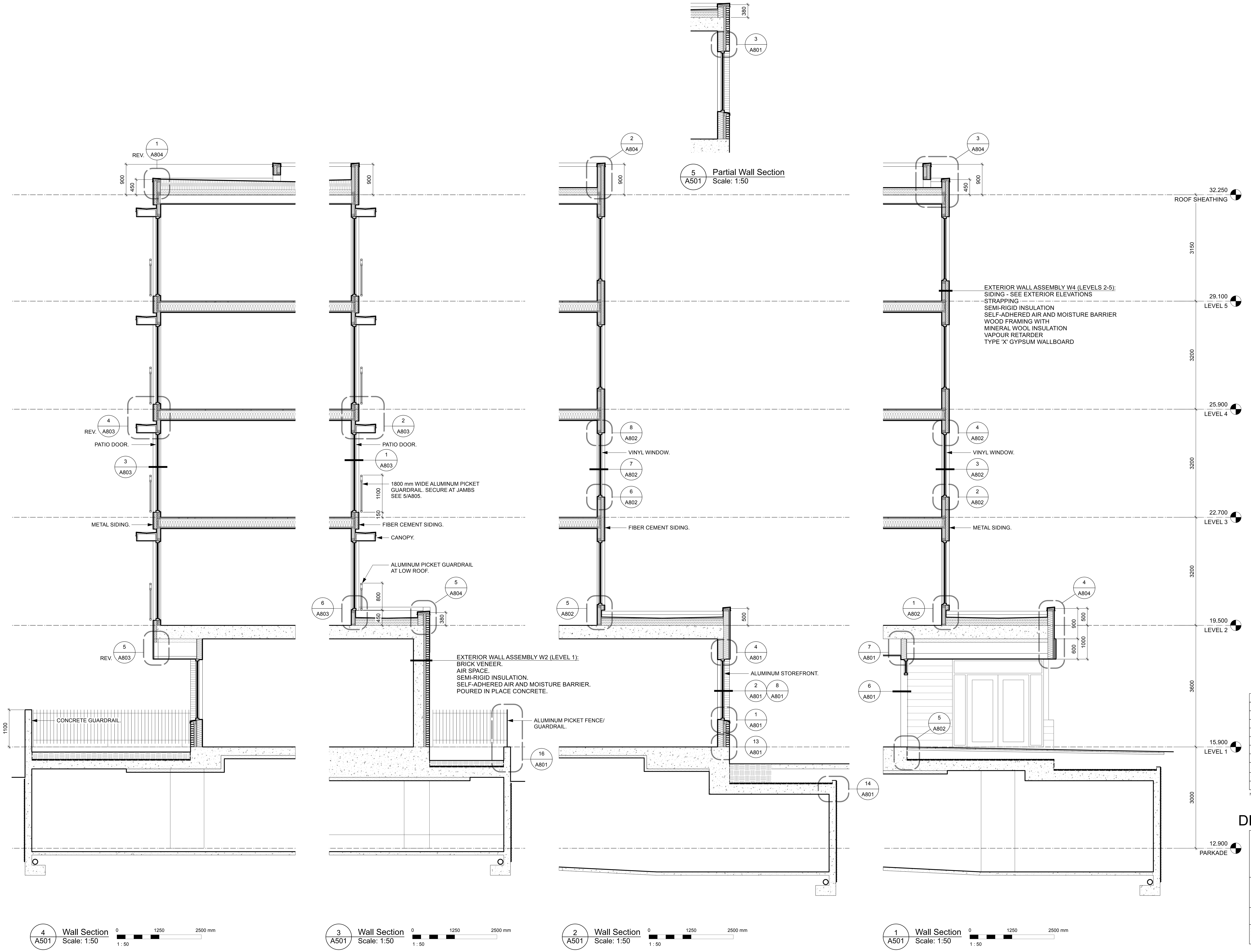
REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Building Sections

drawing no.
A402

revision no.



Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A300 ELEVATIONS & SECTIONS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
T 1•250•658•3367

NANAIMO OFFICE

REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name

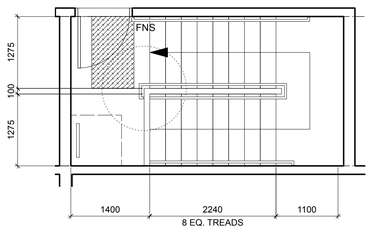
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title

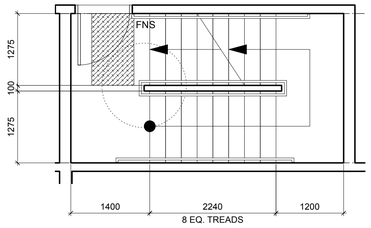
Wall Sections

drawing no. A501

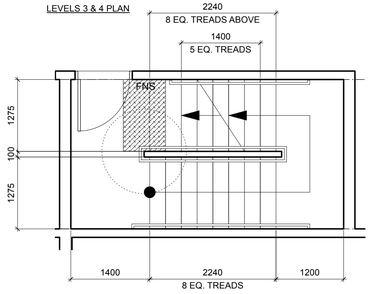
revision no. -



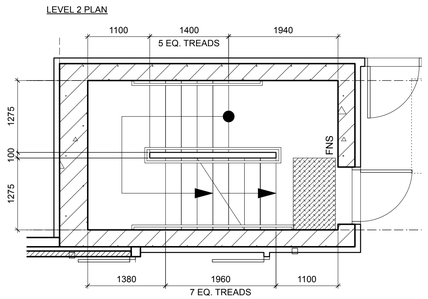
LEVEL 5 PLAN



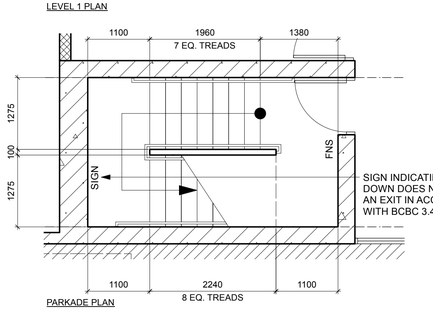
LEVELS 3 & 4 PLAN



LEVEL 2 PLAN



LEVEL 1 PLAN

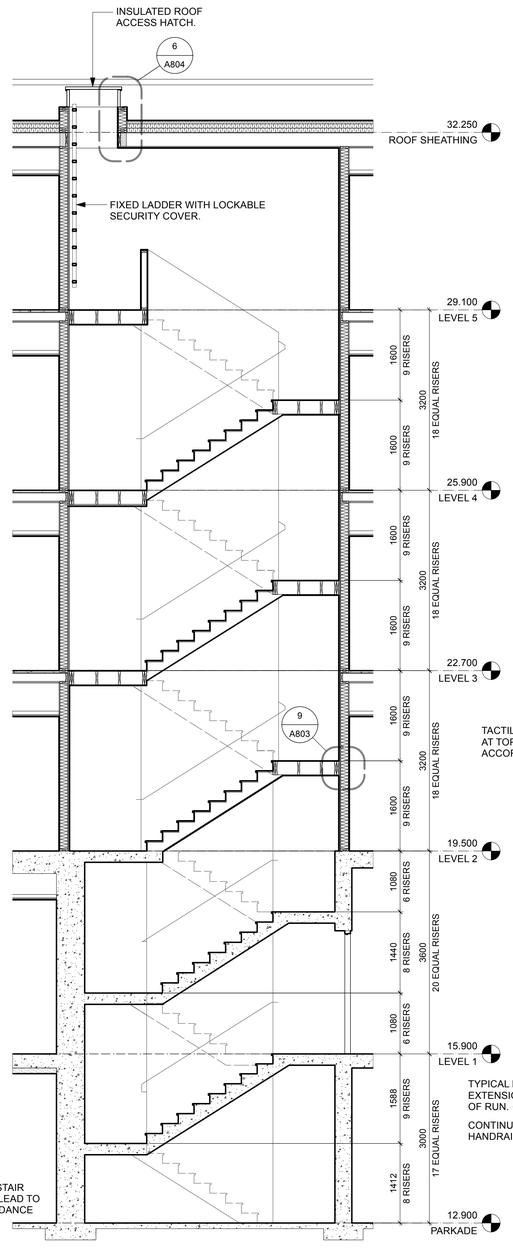


SIGN INDICATING STAIR DOWN DOES NOT LEAD TO AN EXIT IN ACCORDANCE WITH BCBC 3.4.5.2.

PARKADE PLAN

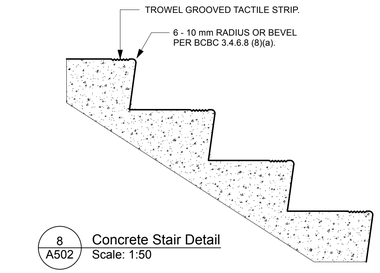
4 / A502 **West Stair Plans**
Scale: 1:50

0 1250 2500 mm
1 : 50

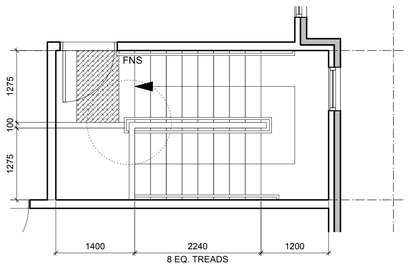


3 / A502 **West Stair Section**
Scale: 1:50

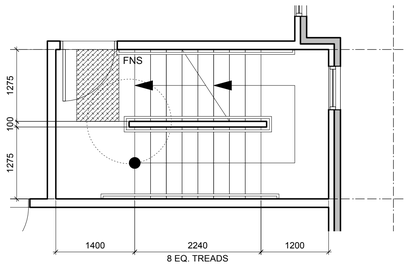
0 1250 2500 mm
1 : 50



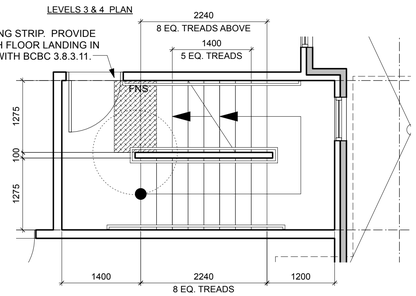
8 / A502 **Concrete Stair Detail**
Scale: 1:50



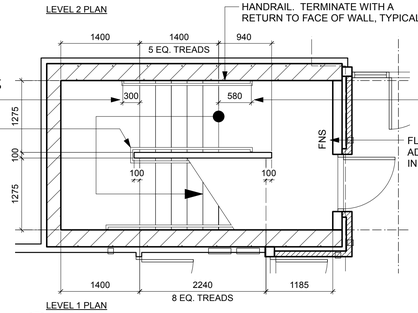
LEVEL 5 PLAN



LEVELS 3 & 4 PLAN



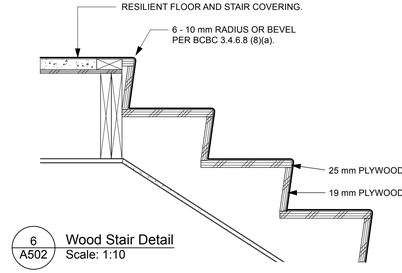
LEVEL 2 PLAN



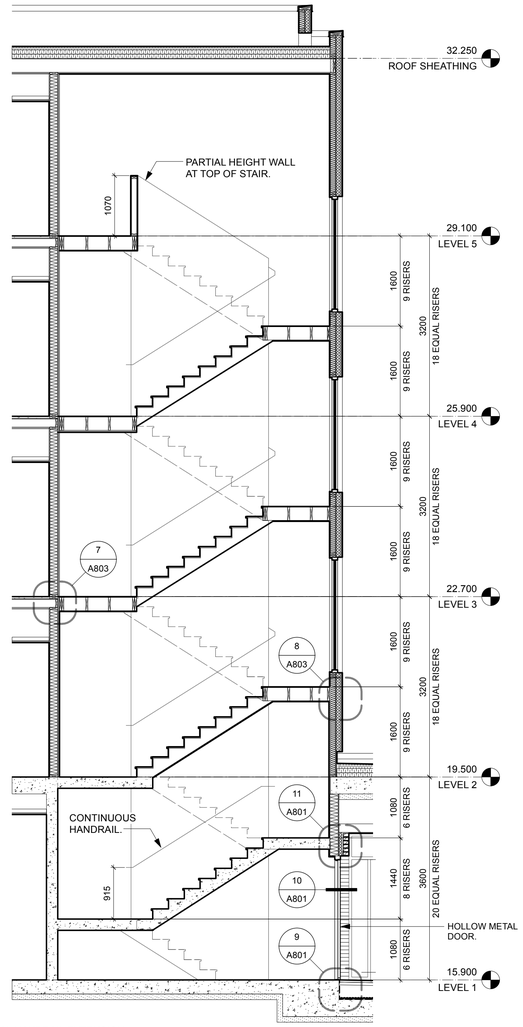
LEVEL 1 PLAN

2 / A502 **East Stair Plans**
Scale: 1:50

0 1250 2500 mm
1 : 50



6 / A502 **Wood Stair Detail**
Scale: 1:10



1 / A502 **East Stair Section**
Scale: 1:50

0 1250 2500 mm
1 : 50

1	22/10/27	RESPONSE TO BP REVIEW COMMENTS
Rev	Date	Description
plot date	JANUARY 2021	drawing ref 828 - A300 ELEVATIONS & SECTIONS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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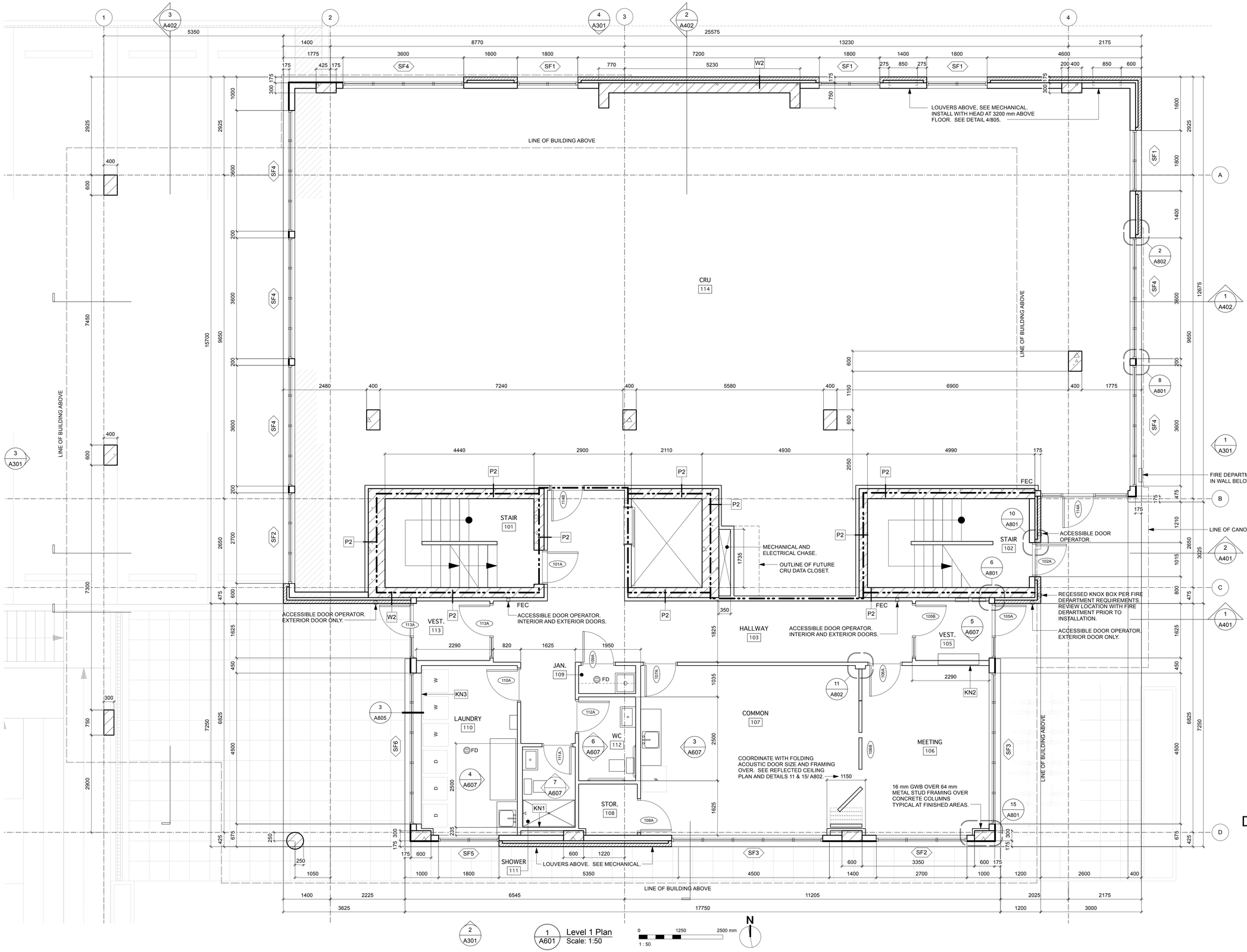
MANAIMO OFFICE

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Wall Sections

drawing no. A502

revision no. 1



LOUVERS ABOVE, SEE MECHANICAL. INSTALL WITH HEAD AT 3200 mm ABOVE FLOOR. SEE DETAIL 4/805.

FIRE DEPARTMENT CONNECTION IN WALL BELOW WINDOW.

LINE OF CANOPY OVER.

ACCESSIBLE DOOR OPERATOR.

MECHANICAL AND ELECTRICAL CHASE.

OUTLINE OF FUTURE CRU DATA CLOSET.

RECESSED KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS. REVIEW LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

ACCESSIBLE DOOR OPERATOR. EXTERIOR DOOR ONLY.

ACCESSIBLE DOOR OPERATOR. EXTERIOR DOOR ONLY.

ACCESSIBLE DOOR OPERATOR. INTERIOR AND EXTERIOR DOORS.

ACCESSIBLE DOOR OPERATOR. INTERIOR AND EXTERIOR DOORS.

COORDINATE WITH FOLDING ACOUSTIC DOOR SIZE AND FRAMING OVER. SEE REFLECTED CEILING PLAN AND DETAILS 11 & 15/ A802.

16 mm GWB OVER 64 mm METAL STUD FRAMING OVER CONCRETE COLUMNS TYPICAL AT FINISHED AREAS.

LOUVERS ABOVE. SEE MECHANICAL.

1 A601 Level 1 Plan
Scale: 1:50

GRAPHIC LEGEND:

▨	REINFORCED CONCRETE.
▩	CONCRETE BLOCK.
▭	FRAMED WALL.
▨	BRICK VENEER.
▬	SIDING AND EXTERIOR INSULATION.
— - - —	FIRE RATED SEPARATION.

SHEET NOTES:

1. EXTERIOR WALLS ARE TYPE W3 UNLESS NOTED OTHERWISE.
2. INTERIOR PARTITIONS ARE TYPE P3 UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE FROM GRID LINE, FACE OF CONCRETE OR CONCRETE BLOCK, AND FACE OF SHEATHING OR FRAMING UNLESS NOTED OTHERWISE.
4. WHERE SPACE ALLOWS OFFSET DOOR JAMBS 75 mm FROM F ACE OF ADJACENT PERPINDICULAR WALL UNLESS NOTED OTHERWISE.
5. PROVIDE (3) 3A40BC 5 LB FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS (FEC) IN LOCATIONS SHOWN.

KEY NOTES:

KN1	PROVIDE 89 mm STUD FRAMED UTILITY WALL WITH 5/8" GWB OVER INDICATED WALL ASSEMBLY. MAINTAIN CONTINUITY OF ALL WALL ASSEMBLY COMPONENTS (GWB AND VAPOR RETARDER) AT EXTERIOR WALLS.
KN2	PROVIDE 140 mm STUD FRAMING FOR SEMI-RECESSED MAILBOX.
KN3	PROVIDE 89 mm STUD FRAMED UTILITY WALL WITH 5/8" GWB AT 140 mm OFF FACE OF INDICATED WALL ASSEMBLY FOR CLOTHES WASHER BOX AND PLUMBING PIPE INSTALLATION. SEE MECHANICAL. MAINTAIN CONTINUITY OF ALL WALL ASSEMBLY COMPONENTS (GWB AND VAPOR RETARDER) AT EXTERIOR WALLS.

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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NANAIMO OFFICE

REGISTERED ARCHITECT
CHARLES RICHARD KIERULF
2025-10-24
BRITISH COLUMBIA

project name
2558 Quadra Stree
2558 Quadra Street
Victoria, BC

drawing title
Enlarged Level 1 P

drawing no.
A601

revision no.
-

GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:

1. EXTERIOR WALLS ARE TYPE W4 UNLESS NOTED OTHERWISE.
2. INTERIOR PARTITIONS ARE TYPE P4 UNLESS NOTED OTHERWISE. SEE UNIT PLANS SHEET A605.
3. DIMENSIONS ARE FROM GRID LINE, FACE OF CONCRETE OR CONCRETE BLOCK, AND FACE OF SHEATHING OR FRAMING UNLESS NOTED OTHERWISE.
4. WHERE SPACE ALLOWS OFFSET DOOR JAMBS 75 mm FROM F ACE OF ADJACENT PERPINDICULAR WALL UNLESS NOTED OTHERWISE.
5. PROVIDE (2) 3A 40BC 5 LB FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS (FEC).

ACCESSIBLE STUDIO 209 — SEE 4/A603 FOR UNIT PLAN

STUDIO 210 — SEE 1/A603 FOR UNIT PLAN

STUDIO 211 — SEE 1/A603 FOR UNIT PLAN

STUDIO 212 — SEE 1/A603 FOR UNIT PLAN

STUDIO 213 — SEE 1/A603 FOR UNIT PLAN

ONE BEDROOM TYPE 2 214 — SEE 5/A603 FOR UNIT PLAN

TWO BEDROOM 208 — SEE 3/A603 FOR UNIT PLAN

ONE BEDROOM 207 — SEE 2/A603 FOR UNIT PLAN

ONE BEDROOM TYPE 1 206 — SEE 2/A603 FOR UNIT PLAN

ONE BEDROOM TYPE 1 205 — SEE 2/A603 FOR UNIT PLAN

HALLWAY 203

STAIR 201

STAIR 202

MECH. 215

STOR. 216

DATA 204

MECHANICAL AND ELECTRICAL CHASE. 204A

FEC

LINE OF BUILDING BELOW

RD

Rev.	Date	Description
plot date	JANUARY 2021	drawing file 1828 - A100 PLANS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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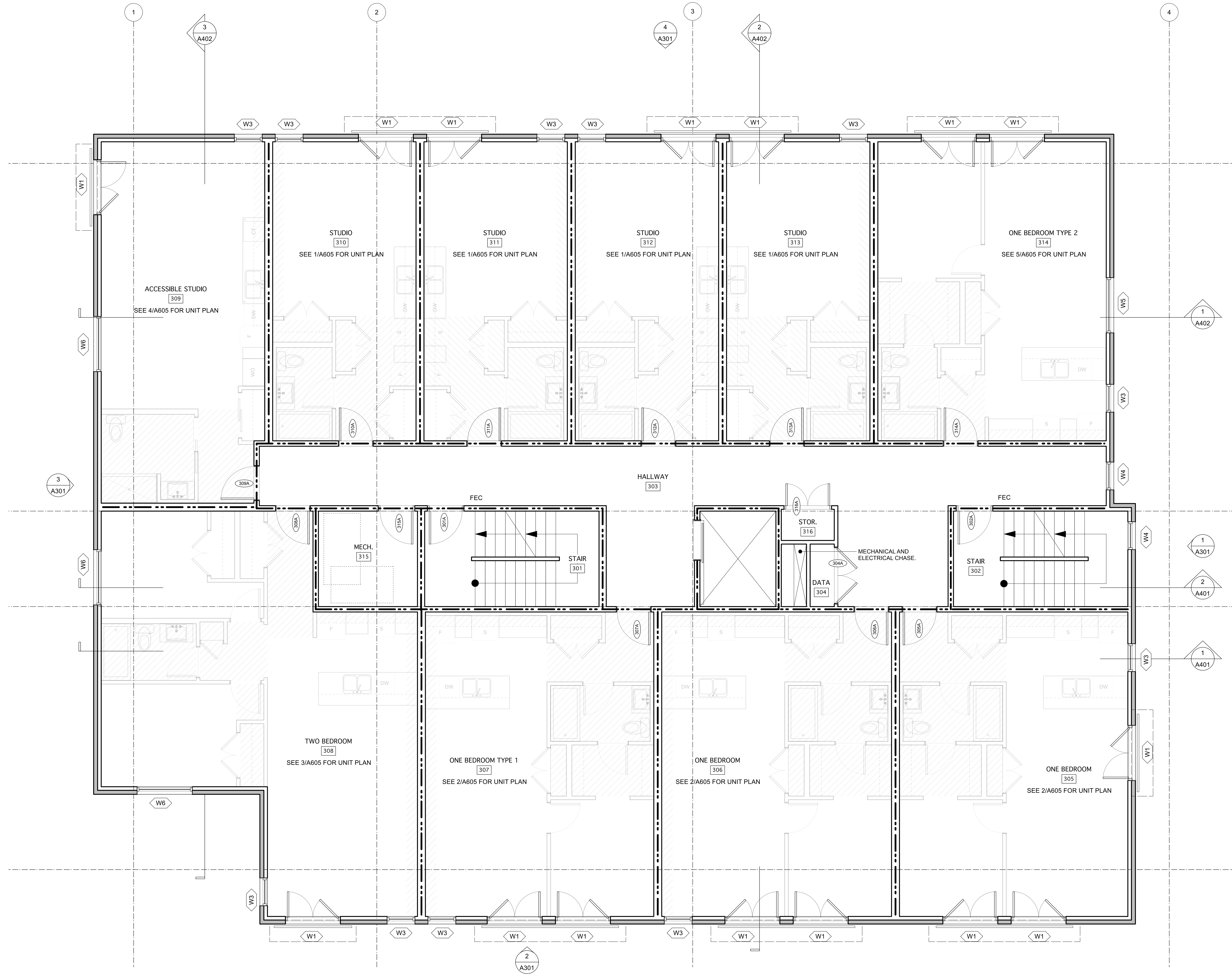
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Enlarged Level 2 P

drawing no. A602 — revision no. -

1 A602 Level 2 Plan
Scale: 1:50

0 1250 2500 mm
1 : 50



LEVEL 4 SIMILAR

1 A603 **Level 3 Plan**
Scale: 1:50

0 1250 2500 mm
1 : 50

N

GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:

1. SEE ENLARGED LEVEL 2 PLAN, SHEET A602 FOR LAYOUT, ASSEMBLY, AND OTHER INFORMATION COMMON TO LEVELS 2-5.

NOTE: WALLS AND WINDOWS ALIGN ON LEVELS 2-5. SEE ENLARGED LEVEL 2 PLAN, SHEET A602 FOR DIMENSIONS, ASSEMBLY, AND LAYOUT INFORMATION.

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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project name
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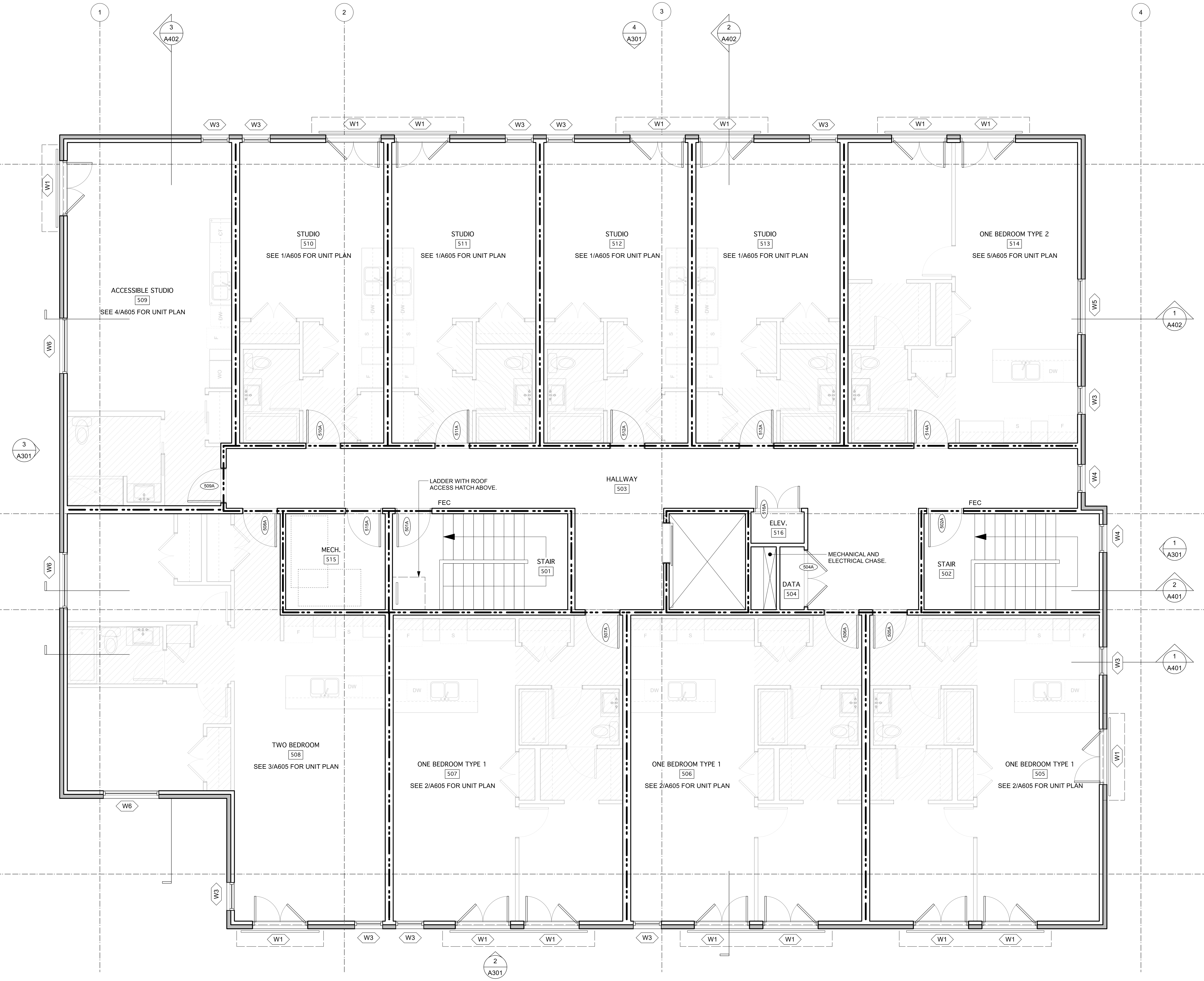
drawing title
Enlarged Levels 3 -

drawing no. A603
revision no. -



1 A604 Level 5 Plan
Scale: 1:50

0 1250 2500 mm
1 : 50
N

GRAPHIC LEGEND:

- REINFORCED CONCRETE.
- CONCRETE BLOCK.
- FRAMED WALL.
- BRICK VENEER.
- SIDING AND EXTERIOR INSULATION.
- FIRE RATED SEPARATION.

SHEET NOTES:
1. SEE ENLARGED LEVEL 2 PLAN, SHEET A602 FOR LAYOUT, ASSEMBLY, AND OTHER INFORMATION COMMON TO LEVELS 2-5.

NOTE: WALLS AND WINDOWS ALIGN ON LEVELS 2-5. SEE ENLARGED LEVEL 2 PLAN, SHEET A602 FOR DIMENSIONS, ASSEMBLY, AND LAYOUT INFORMATION.

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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project name
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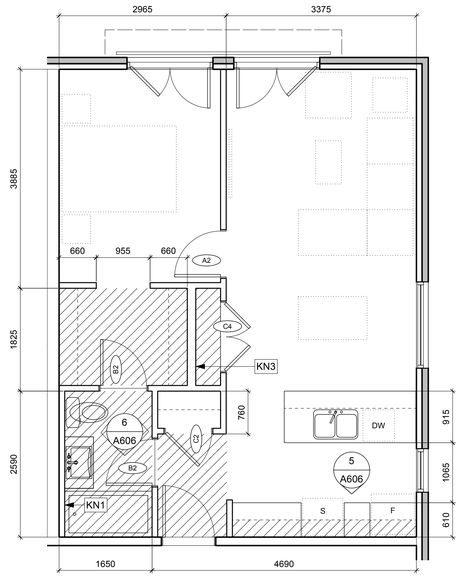
Victoria, BC

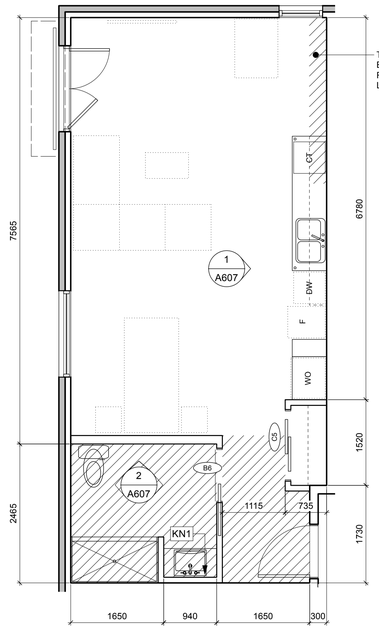
REGISTERED ARCHITECT
CHARLES RICHARD KIERULF
BRITISH COLUMBIA
2025-10-24

drawing title
Enlarged Level 5 P

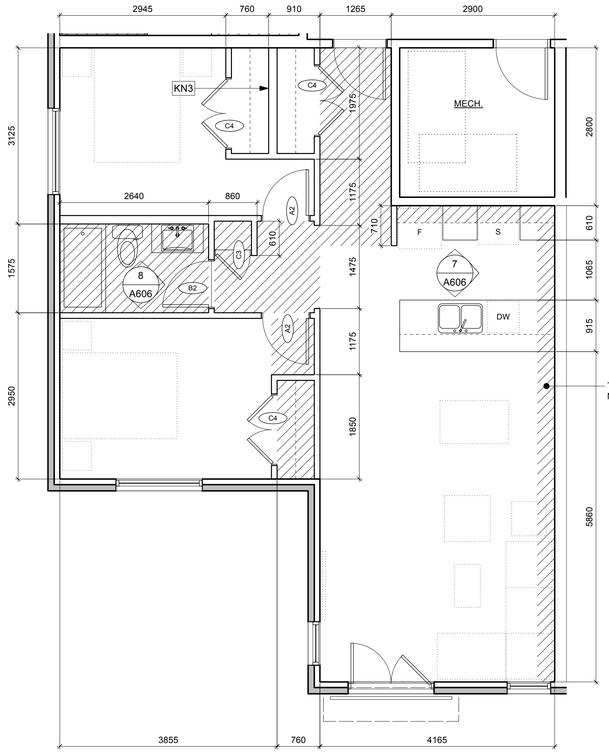
drawing no. A604
revision no. -



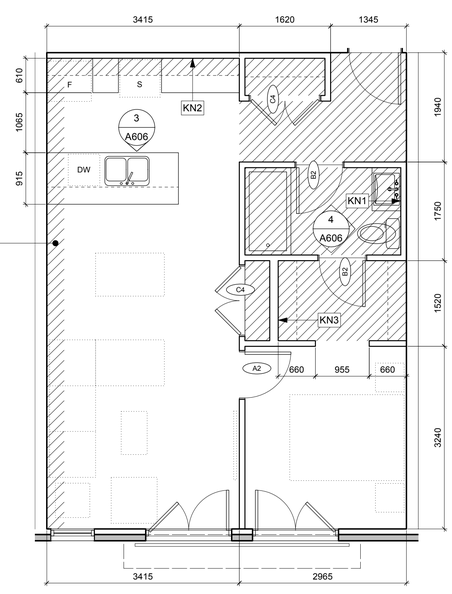
5 A605 One Bedroom Type 2
Scale: 1:50



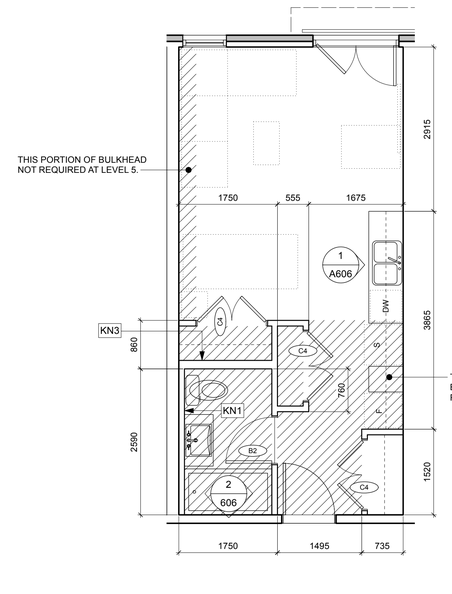
4 A605 Accessible Studio Unit
Scale: 1:50



3 A605 Two Bedroom Unit
Scale: 1:50



2 A605 One Bedroom Type 1
Scale: 1:50



1 A605 Studio Unit
Scale: 1:50

GRAPHIC LEGEND:

FRAMED DROP CEILING OR BULKHEAD WHERE REQUIRED FOR MECHANICAL DUCTWORK. BULKHEAD FOR KITCHEN EXHAUST REQUIRED AT LEVELS 2-4 ONLY; LEVEL 5 KITCHEN EXHAUST MAY GO THROUGH ROOF.

SHEET NOTES:

1. ALL PARTITIONS WITHIN UNITS ARE TYPE P1 UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE FROM FACE OF SHEATHING, OR FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. WHERE SPACE ALLOWS OFFSET DOOR JAMBS 75 mm FROM FACE OF ADJACENT PERPINDICULAR WALL UNLESS NOTED OTHERWISE.
4. PROVIDE SOLID BLOCKING IN WALLS BEHIND ALL WALL MOUNTED CASEWORK, FIXTURES, AND ACCESSORIES.
5. RESIDENTIAL UNIT FINISHES:

(THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE GVHS HOUSING GUIDELINES. PLEASE CONFIRM IDENTIFIED MATERIALS, FINISHES, AND COLOURS WITH GVHS HOUSING GUIDELINES. NOTIFY DESIGN AND CONSTRUCTION TEAM OF ANY DEVIATIONS OR DISCREPANCIES IN THESE DOCUMENTS FROM GVHS HOUSING GUIDELINES.)

FLOORING: (ALL AREAS EXCEPT WASHROOMS): LUXURY RESILIENT FLOORING - BEAULIEU CANADA, GLOBE TROTTER, BERLIN 6025.
WASHROOM FLOORING - NON-SLIP RESILIENT FLOORING - FORBO, ETERNAL, GRAPHITE STUCCO 10042.
WALL BASE - RUBBER BASE. COLOUR TO BE SELECTED FROM FULL RANGE OF MANUFACTURER'S STANDARD.
WALL PAINT - CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, SUMMIT CA019.
INTERIOR DOORS, TRIM, AND CEILING PAINT - BENJAMIN MOORE, BRILLIANT WHITE 0C-150.
WINDOW COVERINGS: PROVIDE WHITE MINI BLINDS AT ALL WINDOWS IN RESIDENTIAL UNITS.

KEY NOTES:

KN1 PROVIDE 89 mm STUD FRAMED UTILITY WALL WITH 5/8" GWB OVER INDICATED WALL ASSEMBLY. MAINTAIN CONTINUITY OF ALL WALL ASSEMBLY COMPONENTS (GWB AND VAPOR RETARDER WHERE OCCURS) AT EXTERIOR WALLS AND INTERIOR FIRE RATED WALLS.

KN2 PROVIDE 89 mm STUD FRAMED WALL WITH FULL THICKNESS ACOUSTIC INSULATION AND 5/8" GWB OVER INDICATED WALL ASSEMBLY. MAINTAIN CONTINUITY OF GWB AT STAIR AND ELEVATOR SHAFT WALLS BEHIND.

KN3 PROVIDE 140 mm STUD FRAMED WALL FOR WATER MANIFOLD. SEE MECHANICAL.

DOOR LEGEND:		
A	-	BEDROOM
B	-	BATHROOM
C	-	CLOSET
-	1	915 X 2135 SINGLE SWING
-	2	815 X 2135 SINGLE SWING
-	3	610 X 2135 SINGLE SWING
-	4	1220 X 2135 PAIR SWING
-	5	1220 X 2135 PAIR SLIDING
-	6	915 X 2135 POCKET

Rev.	Date	Description
plot date	JANUARY 2021	drawing file: 1828 - A100 PLANS
drawn by	FWP	checked by: CRK
scale	SEE DRAWING	project number: 1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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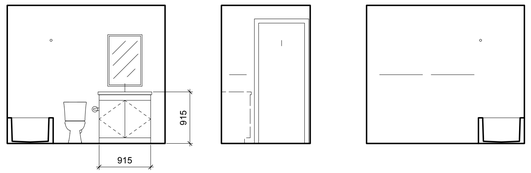
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

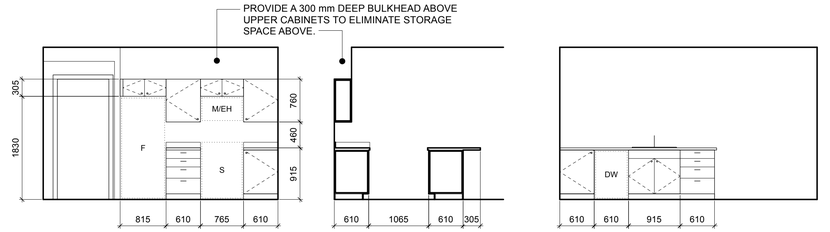
drawing title
Unit Plans

drawing no. A605
revision no. -



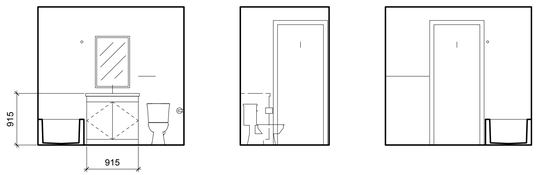
8 A606 Two Bed Bathroom
Scale: 1:50

0 1250 2500 mm
1 : 50



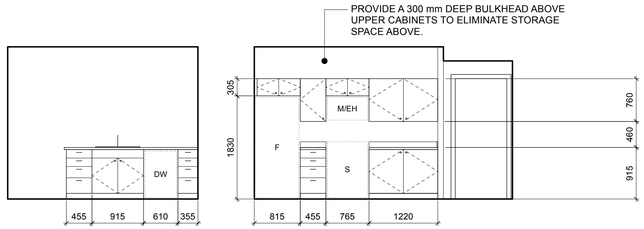
7 A606 Two Bed Kitchen
Scale: 1:50

0 1250 2500 mm
1 : 50



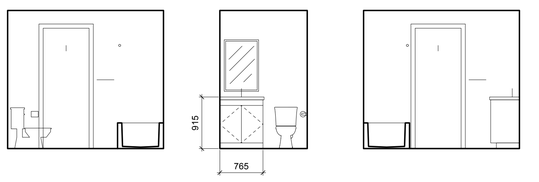
6 A606 One Bed Type 2 Bathroom
Scale: 1:50

0 1250 2500 mm
1 : 50



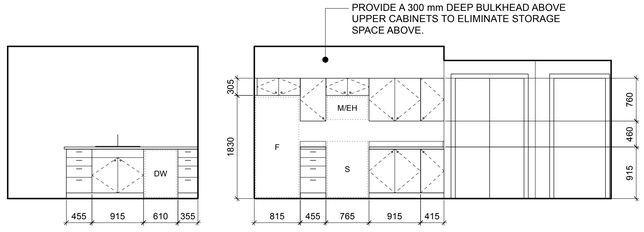
5 A606 One Bed Type 2 Kitchen
Scale: 1:50

0 1250 2500 mm
1 : 50



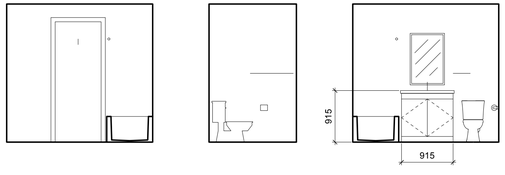
4 A606 One Bed Type 1 Bathroom
Scale: 1:50

0 1250 2500 mm
1 : 50



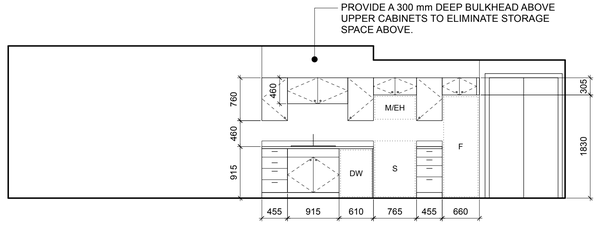
3 A606 One Bed Type 1 Kitchen
Scale: 1:50

0 1250 2500 mm
1 : 50



2 A606 Studio Bathroom
Scale: 1:50

0 1250 2500 mm
1 : 50



1 A606 Studio Kitchen
Scale: 1:50

0 1250 2500 mm
1 : 50

SHEET NOTES:
1. PROVIDE MILLWORK IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

CABINETS
BRAND: RICHELIEU
PRODUCT: MELAMINE (TFL) PANELS
COLOUR: FOLKSTONE GREY
THICKNESS: 5/8"
DOOR DESIGN: FLAT

COUNTERTOPS
19 MM HIGH DENSITY PARTICLE BOARD (WATER-RESISTANT AT ALL WET LOCATIONS)
BRAND: WILSONART
PRODUCT NO.: 1886K-21
COLOUR: COTE D'AZUR SOFT SILK FINISH
PROVIDE INTEGRAL 3.5" LAMINATE BACKSPLASH AT ALL WET LOCATIONS.

HARDWARE
EUROPEAN STYLE SELF CLOSING CONCEALED HARDWARE.
PULLS - RICHELIEU BRAND PRODUCT NO.: BP5632596195 WITH BRUSHED NICKEL FINISH.

2. ALL WASHROOMS IN RESIDENTIAL UNITS TO BE PROVIDED WITH THE FOLLOWING ACCESSORIES:

(2) TOWEL BARS,
(1) HAND TOWEL RING
(1) TOILET PAER HOLDER (BRAND: MOEN, COLLECTION: METHOD, PRODUCT NO.: YB2408CH OR YB2424CH, COLOUR: CHROME.

Rev.	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE
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Victoria BC V8V 3K3
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MANAGING DIRECTOR

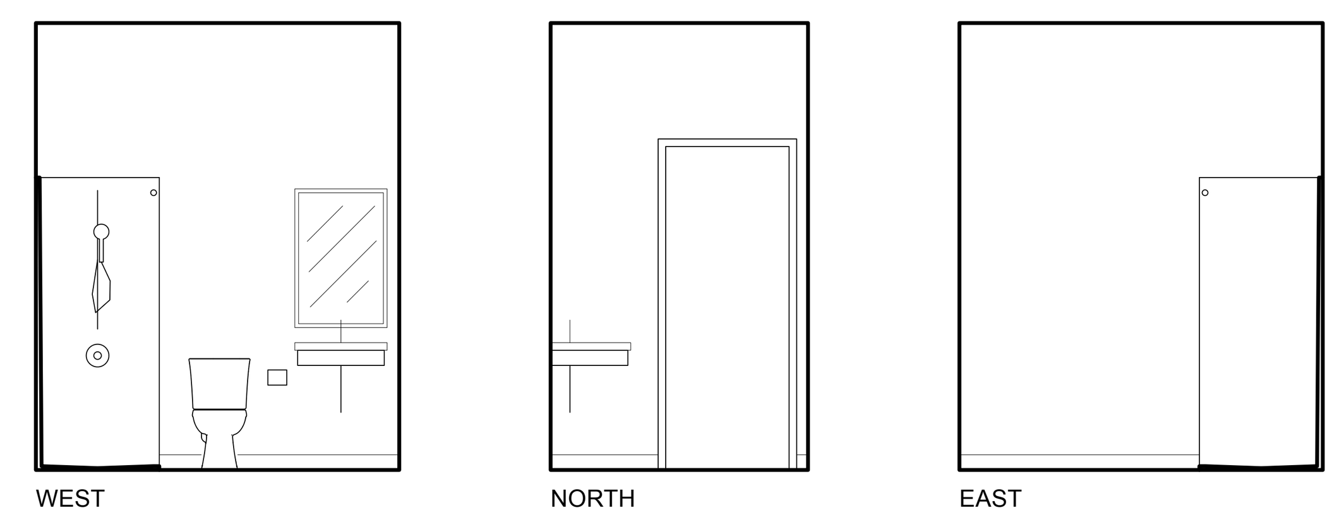
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Interior Elevations

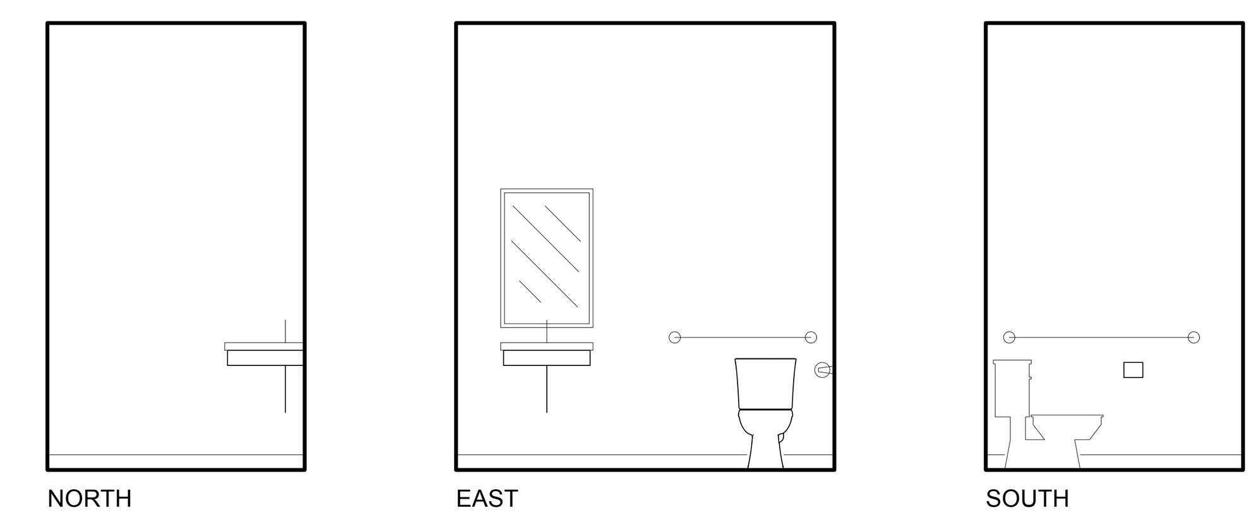
drawing no. A606

revision no. -

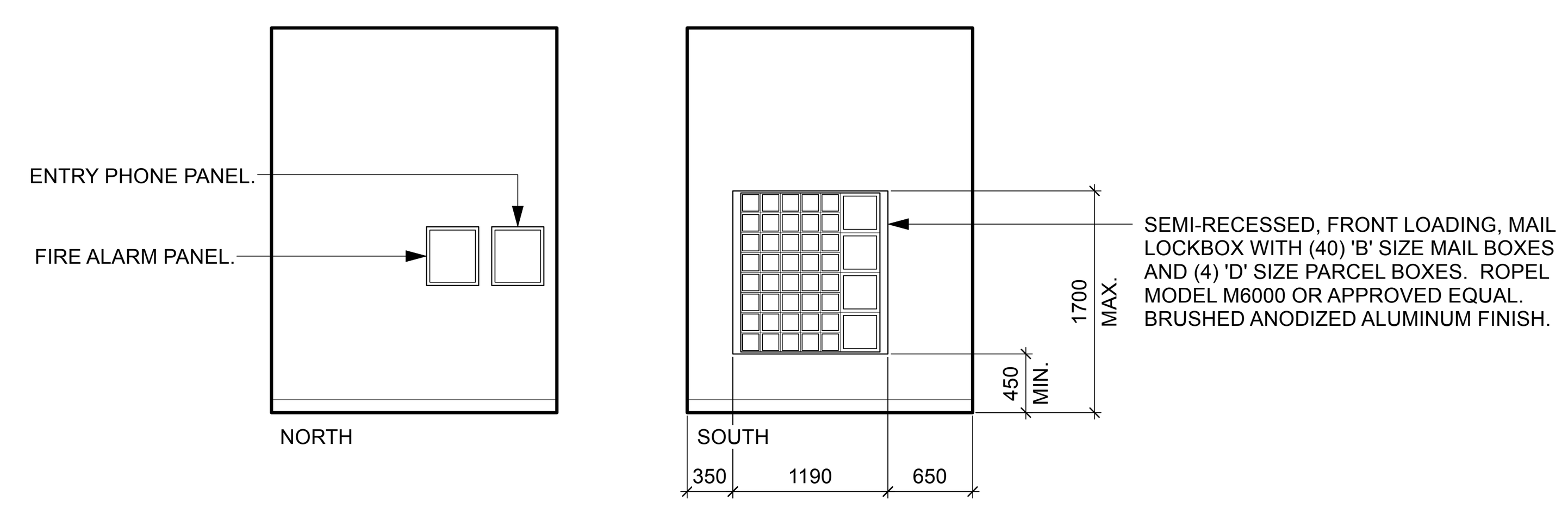
SHEET NOTES:
1. SEE SHEET A606 FOR SHEET NOTES.



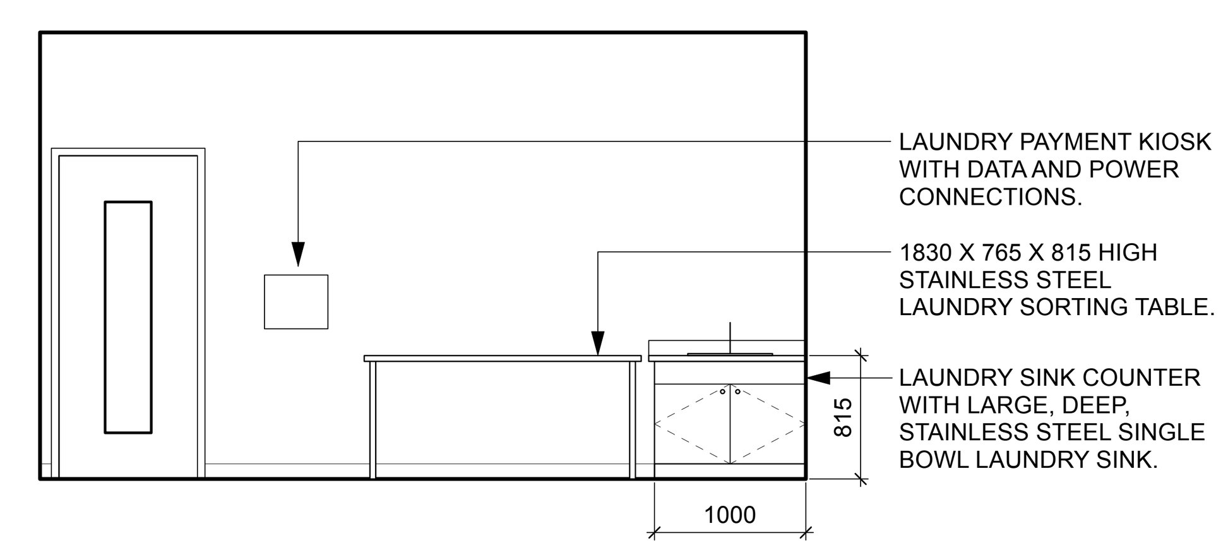
7 A607 Shower
Scale: 1:50



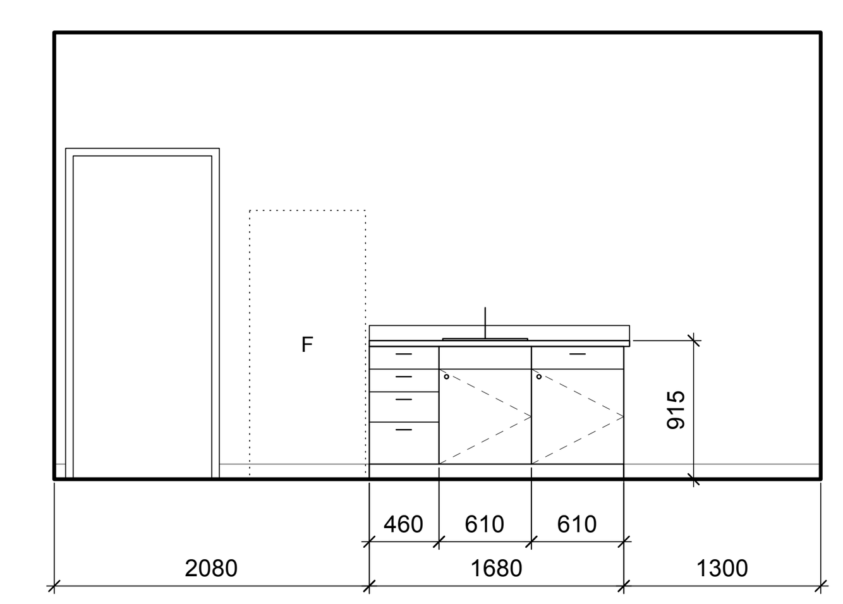
6 A607 WC
Scale: 1:50



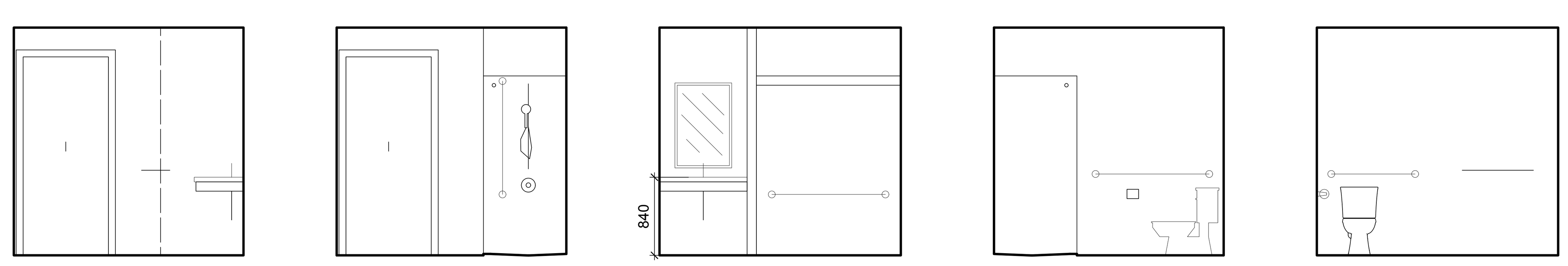
5 A607 Vestibule
Scale: 1:50



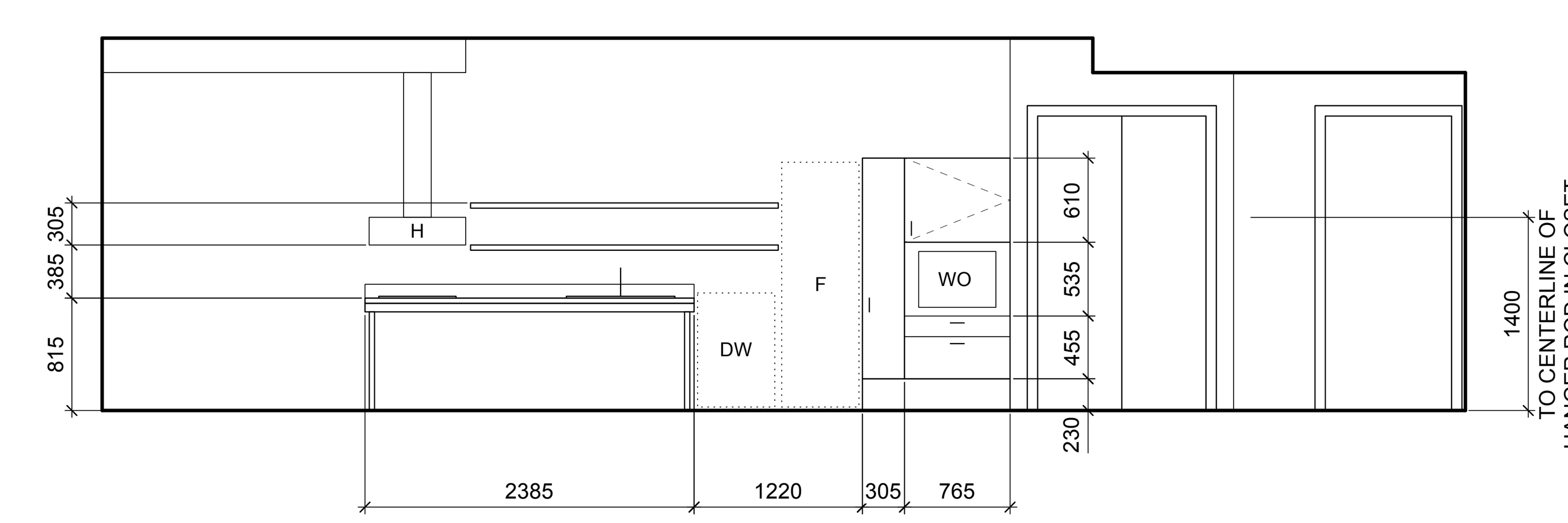
4 A607 Laundry
Scale: 1:50



3 A607 Common
Scale: 1:50



2 A607 Accessible Studio Bathroom
Scale: 1:50



1 A607 Accessible Studio Kitchen
Scale: 1:50

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A100 PLANS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Interior Elevations

drawing no. A607
revision no. -

FINISH SCHEDULE OF COMMON SPACES - SEE UNIT PLANS SHEET A605 FOR FINISHES WITHIN UNITS

ROOM		FLOORING		WALLS: WEST			WALLS: NORTH			WALLS: EAST			WALLS: SOUTH			CEILING			
NUMBER	NAME	SUBSTRATE	FINISH	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	HEIGHT	NOTES
P01	PARKADE	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	VARIES	2
P02	ELEC.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	3000	-
P03	BIKE	CONC	SEAL	CONC	-	-	CONC	-	-	CLF	-	-	CONC	-	-	CONC	-	2550	-
P04	LOBBY	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	2400	-
P05	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	-
P06	STOR.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	2400	-
P07	OFFICE	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	2400	-
P08	MECH.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	2750	-
101	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	-	-	-	-
102	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	-	-	-	-
103	HALLWAY	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	ACT	FF	2700	1,3,5
104	NOT USED																		
105	VEST.	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	2700	4
106	MEETING	CONC	CP	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT/GWB	FF/PT	2700	-
107	COMMON	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT/GWB	FF/PT	2700	5
108	STOR.	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
109	JAN.	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
110	LAUNDRY	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT	FF	2700	5
111	SHOWER	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
112	WC	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	FF	2700	-
113	VEST.	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	FF	2700	4
201	STAIR	CONC/WD	SEAL/RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
202	STAIR	CONC/WD	SEAL/RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
203	HALLWAY	CONC	CP	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT	FF	2440	1, 3
204	DATA	CONC	CP	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
215	MECH.	CONC	SEAL	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
216	STOR.	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
301-501	STAIR	WD	RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
302-502	STAIR	WD	RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
303-503	HALLWAY	LWC	CP	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT	FF	2440	1, 3
304-504	DATA	LWC	CP	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
315-515	MECH.	LWC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
316-416	STOR.	LWC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
516	ELEV.	LWC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-

FINISH SCHEDULE NOTES:
1. SEE REFLECTED CEILING PLAN FOR LAYOUT.
2. PARKADE FLOOR SLAB TO HAVE STEEL TROWEL FINISH.
3. PROVIDE CORNER PROTECTION FROM TOP OF BASE TO HEIGHT OF 800 MM.
4. ENTRY MATS TO BE SUPPLIED AND INSTALLED BY OWNER.
5. PROVIDE TACK NOTICE BOARD IN LAUNDRY, COMMON ROOM, GROUND FLOOR HALLWAY, AND ELEVATOR. BRAND: FORBO, COLLECTION: BULLETIN BOARD, PRODUCT 2214, COLOUR BLUE BERRY.

MATERIAL AND FINISH LEGEND

FLOORING	SUBSTRATES:	CONC - CONCRETE LWC - LIGHT WEIGHT CONCRETE WD - WOOD
	FINISHES:	CP - CARPET TILE. PENTZ, FIESTA, RACKET 2440. RF1 - RESILIENT FLOORING RF2 - LUXURY RESILIENT FLOORING. BEAULIEU CANADA, GLOBE TROTTER, BERLIN 6025. RF3 - NON-SLIP RESILIENT FLOORING. FORBO, ETERNAL, GRAPHITE STUCCO 10042. RF4 - RESILIENT FLOORING STAIR TREADS AND RISERS SEAL - SEALER TILE - PORCELAIN TILE. OLYMPIA, REGAL SERIES, DARK GREY MATTE, SIZE 300 X 600.
WALLS	MATERIALS:	CLF - CHAIN LINK FENCE CONC - CONCRETE. GWB - GYPSUM WALLBOARD.
	FINISHES:	FF - FACTORY FINISH PT - PAINT CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, SUMMIT CA019.
	BASES:	RB - RUBBER BASE RF - RESILIENT FLOORING INTEGRAL COVE BASE. TIILE - PORCELAIN TILE. OLYMPIA, REGAL SERIES, DARK GREY MATTE.
CEILINGS	MATERIALS:	ACT - ACOUSTIC CEILING TILE CONC. - UNDERSIDE OF CONCRETE STRUCTURE. GWB - GYPSUM WALLBOARD. WD - VENTILATED WOOD SOFFIT.
	FINISHES:	FF - FACTORY FINISH. PT - PAINT. BENJAMIN MOORE, BRILLIANT WHITE OC-150.
DOORS & FRAMES	MATERIALS:	AL - ALUMINUM. HM - HOLLOW METAL. IHM - INSULATED HOLLOW METAL. WD - WOOD.
	FINISHES:	FF - FACTORY FINISH PT1 - PAINT. CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, PUTTY CA703 PT2 - PAINT. CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, SLATE CA090.

HARDWARE GROUPS:

GROUP 1: INTERIOR VESTIBULE DOOR
ENTRY LOCKSET WITH FREE EXIT AND KEY FOB
ACCESS CONTROL
HINGES
CLOSER
WEATHERSTRIPPING
HANDICAPPED DOOR OPERATOR TIED TO KEY FOB CONTROL

GROUP 2: EXTERIOR CRU DOOR
ENTRY LOCKSET WITH FREE EXIT AND KEY FOB
ACCESS CONTROL
HINGES
CLOSER
THRESHOLD
WESTHERSTRIPPING

GROUP 3: EXTERIOR VESTIBULE DOOR
PUSH PLATE AND PULL BAR
HINGES
CLOSER
THRESHOLD
WEATHER STRIPPING
HANDICAPPED DOOR OPERATOR WITH INDEPENDENT OPERATION FOR ENTRY AND TIED TO INTERIOR DOOR FOR EXIT

GROUP 4: STAIR DOOR
LATCH SET
HINGES
CLOSER
SMOKE GASKETS
THRESHOLD

GROUP 5: STORAGE ROOM DOOR
STORAGE ROOM LOCKSET WITH DEADBOLT
HINGES
CLOSER
SMOKE GASKETS
THRESHOLD

GROUP 6: STORAGE ROOM DOOR
STORAGE ROOM LOCKSET WITH DEADBOLT
HINGES
WALL STOP

GROUP 7: STORAGE ROOM PAIR OF DOORS
STORAGE ROOM LOCKSET WITH DEADBOLT
HINGES
CLOSER (ACTIVE LEAF ONLY)
TOP AND BOTTOM FLUSH BOLTS (INACTIVE LEAF)
SMOKE GASKETS
THRESHOLD

GROUP 8: SUITE ENTRY DOOR
ENTRY DOOR LOCKSET WITH DEADBOLT
SPRING HINGES
KICKPLATE
SMOKE GASKETS
THRESHOLD

GROUP 9: MEETING ROOM DOOR
OFFICE LOCKSET
HINGES
WALL STOP

GROUP 10: TOILET ROOM DOOR
PRIVACY LOCKSET WITH OCCUPANCY INDICATOR
HINGES
ROBE HOOK
WALL STOP

GROUP 11: LAUNDRY ROOM DOOR
PASSAGE LATCH SET
HINGES
WALL STOP

GROUP 12: LOBBY ENTRY DOOR
PASSAGE LATCH SET
HINGES
CLOSER
SMOKE GASKETS
WALL STOP

GROUP 13: STAIR EXIT DOOR
EXIT ONLY LOCKSET
HINGES
CLOSER
WEATHERSTRIPPING
THRESHOLD

DOOR SCHEDULE OF COMMON AND EXTERIOR DOORS - SEE UNIT PLANS SHEET A605 FOR DOORS WITHIN UNITS

		DOOR				FRAME					
NUMBER	LOCATION	TYPE	SIZE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	FIRE RATING	HARDWARE	NOTES
P01A	PARKADE	5	5000 x 2000	-	-	-	-	-	-	-	1
P01B	PARKADE	6	1000 x 2000	-	-	-	-	-	-	-	2
P02A	ELEC.	1	915 x 2030	HM	PT1	1	HM	PT1	45 MIN.	5	-
P03A	BIKE.	-	1065 x FULL HEIGHT	CLF	-	-	CLF	-	-	-	3
P04A											6
P04B	LOBBY.	3	915 x 2030	AL	FF	3	AL	FF	-	12	-
P05A	STAIR	4	915 x 2030	HM	PT1	1	HM	PT1	90 MIN.	4	-
P06A	STOR.	4	915 x 2030	HM	PT1	1	HM	PT1	45 MIN.	5	-
P07A	OFFICE	1	915 x 2030	HM	PT1	1	HM	PT1	45 MIN.	5	-
P08A	MECH.	1	915 x 2030	HM	PT1	1	HM	PT1	45 MIN.	5	-
101A	STAIR	4	915 X 2135	HM	PT1	1	HM	PT1	45 MIN.	4	-
102A	STAIR	2	915 X 2135	IHM	PT1	1	IHM	PT1	45 MIN	13	-
105A	VEST.	3	915 X 2135	AL	FF	2	AL	FF	-	3	-
105B	VEST.	3	915 X 2135	AL	FF	2	AL	FF	-	1	-
106A	MEETING	2	915 x 2135	WD	PT2	1	HM	PT2	-	9	-
106B	MEETING	7	4750 x 2600	-	-	-	-	-	-	-	5
107A	COMMON	2	915 x 2135	WD	PT2	1	HM	PT2	-	9	-
108A	STOR.	1	915 x 2135	WD	PT1	1	HM	PT1	-	6	-
109A	JAN.	1	915 x 2135	WD	PT1	1	HM	PT1	-	6	-
110A	LAUNDRY	2	915 x 2135	WD	PT1	1	HM	PT1	-	11	-
111A	SHOWER	1	815 x 2135	WD	PT1	1	HM	PT1	-	10	-
112A	WC	1	915 x 2135	WD	PT1	1	HM	PT1	-	10	-
113A	VEST.	3	915 X 2135	AL	FF	2	AL	FF	-	3	-
113B	VEST.	3	915 X 2135	AL	FF	2	AL	FF	-	1	-
114A	CRU	3	915 x 2135	AL	FF	4	AL	FF	-	2	-
114B	CRU	2	915 x 2135	WD	PT2	1	HM	PT2	45 MIN.	8	-
201A-501A	STAIR	4	915 x 2135	HM	PT1	1	HM	PT1	45 MIN.	4	-
202A-502A	STAIR	4	915 x 2135	HM	PT1	1	HM	PT1	45 MIN.	4	-
204A-504A	DATA	1	PR. 765 x 2135	HM	PT1	1	HM	PT1	45 MIN.	7	-
205A-505A	ONE BED	1	915 x 2135	WD	PT2	1	HM	PT2	20 MIN.	8	4
206A-506A	ONE BED	1	915 x 2135	WD	PT2	1	HM	PT2	20 MIN.	8	4
207A-507A	ONE BED	1	915 x 2135	WD	PT2	1	HM	PT2	20 MIN.	8	4
208A-508A	TWO BED	1	915 x 2135	WD	PT2	1	HM	PT2	20 MIN.	8	4
209A-509A	STUDIO	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
210A-510A	STUDIO	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
211A-511A	STUDIO	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
212A-512A	STUDIO	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
213A-513A	STUDIO	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
214A-514A	ONE BED	1	915 x 2135	HM	PT2	1	HM	PT2	20 MIN.	8	4
215A-515A	MECH.	1	915 x 2135	IHM	PT1	1	IHM	PT1	45 MIN.	5	-
216A-416A	STOR.	1	PR. 610 x 2135	HM	PT1	1	HM	PT1	-	7	-
516A	ELEV.	1	PR. 610 x 2135	HM	PT1	1	HM	PT1	-	7	-

DOOR SCHEDULE NOTES:
1. OVERHEAD SECTIONAL DOOR. VERIFY OPENING SIZE PRIOR TO ORDER.
2. MAN DOOR TO MATCH OVERHEAD SECTIONAL DOOR. PROVIDE HINGES, CLOSER, AND LATCH SET WITH KEY FOB CONTROL.
3. CHAIN LINK MAN DOOR TO MATCH BIKE ROOM EAST WALL ENCLOSURE. PROVIDE HINGES AND LATCH SET WITH KEY FOB CONTROL.
4. PAINT HALL SIDE OF SUITE DOOR PT2 ONLY. PAINT INTERIOR SIDE OF SUITE DOOR BEMJAMIN MOORE, BRILLIANT WHITE OC-150.
5. FOLDING ACOUSTIC PARTITION. DOOR HEIGHT INDICATED IS FLOOR TO UNDERSIDE OF CEILING; ACTUAL DOOR HEIGHT TO ACCOUNT FOR MANUFACTURER'S FLOOR AND CEILING CLEARANCE REQUIREMENTS.
6. DOOR DELETED.

SHEET NOTES:
1. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE GVHS HOUSING GUIDELINES. PLEASE CONFIRM IDENTIFIED MATERIALS, FINISHES, AND COLOURS WITH GVHS HOUSING GUIDELINES. NOTIFY DESIGN AND CONSTRUCTION TEAM OF ANY DEVIATIONS OR DISCREPANCIES IN THESE DOCUMENTS FROM GVHS HOUSING GUIDELINES.

Rev	Date	Description
2	23/01/16	RESPONSE TO BP REVIEW COMMENTS
1	22/10/27	RESPONSE TO BP REVIEW COMMENTS

plot date	JANUARY 2021	drawing file	1828 - A700 SCHEDULES
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

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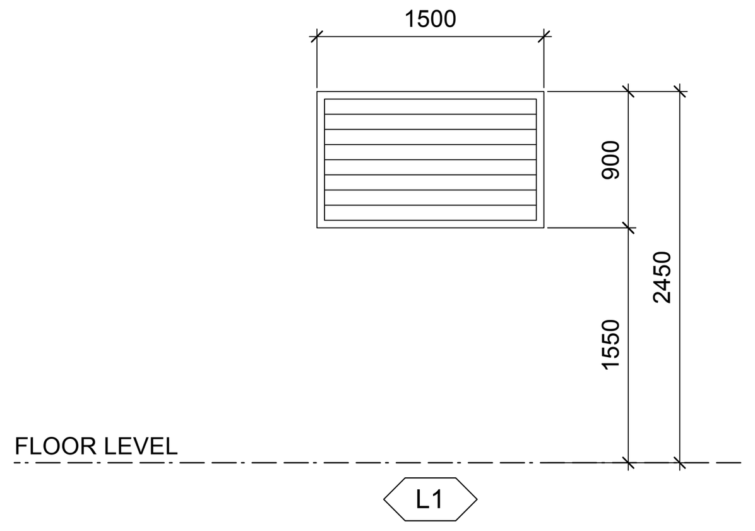
REGISTERED ARCHITECT CHARLES RICHARD KIERULF BRITISH COLUMBIA 2025-10-24

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

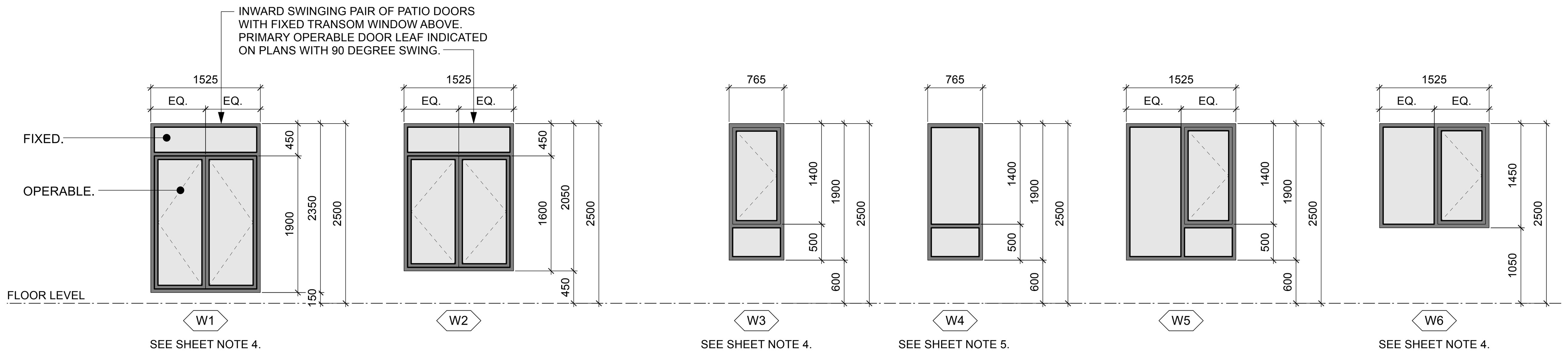
drawing title
Finish and Door Sc

drawing no. A701
revision no. 2

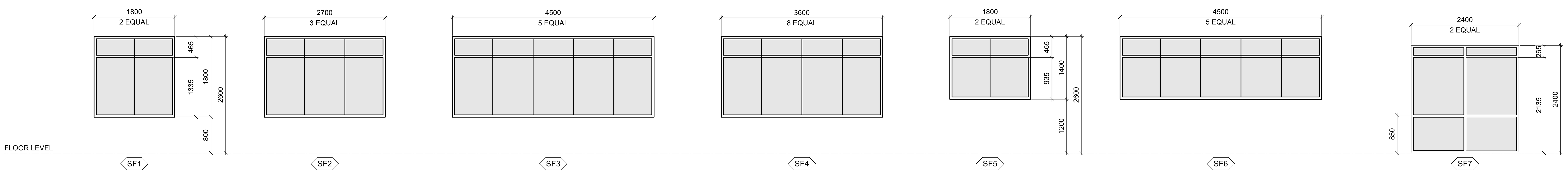
SHEET NOTES:
1. PROVIDE REMOVEABLE BUG SCREENS AT ALL OPERABLE WINDOWS. (BUG SCREEN NOT REQUIRED AT PATIO DOORS).
2. VINYL WINDOW AND PATIO DOOR FINISH: BLACK EXTERIOR, WHITE INTERIOR.
3. ALUMINUM STOREFRONT WINDOW AND DOOR FINISH - CLEAR ANODIZED ALUMINUM.
4. FOR OPERABLE WINDOWS AND PATIO DOORS INSTALLED IN ACCESSIBLE STUDIO UNITS 209 - 509 OPERATING HARDWARE MUST BE LOCATED BETWEEN 400 - 1200 mm ABOVE THE FLOOR AND COMPLY WITH ALL THE REQUIREMENTS OF CAN/CSA-B65-95 BARRIER-FREE DESIGN CLAUSES 10.1.2 AND 10.1.3.
5. DESIGN WINDOW TO RESIST LATERAL DESIGN LOADS FOR GUARDS AND WALLS IN ARTICLES 4.1.4.14 AND 4.1.5.16 IN ACCORDANCE WITH 3.4.6.6.6)B) BCBC 2018.



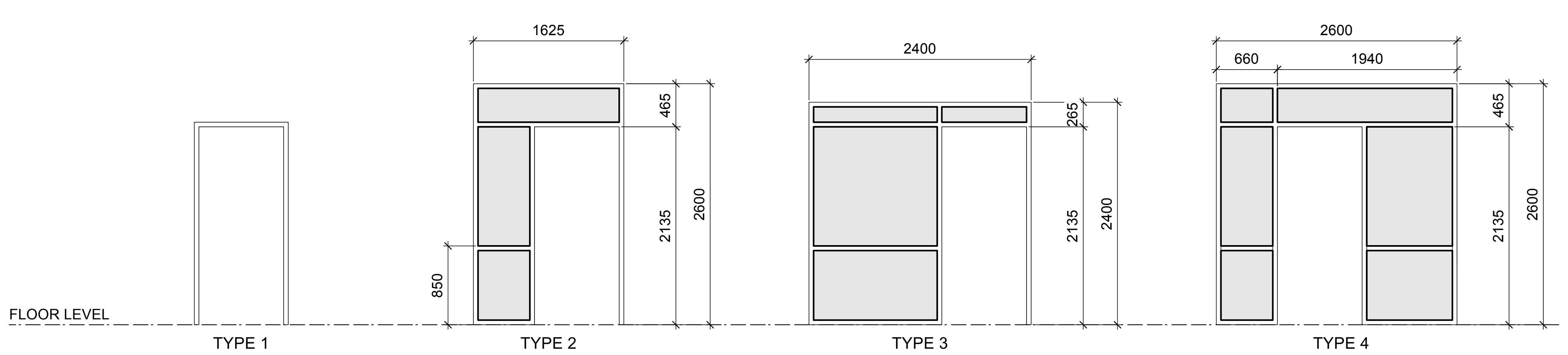
SEE MECHANICAL.
5 / A702 Louver Types
Scale: 1:50



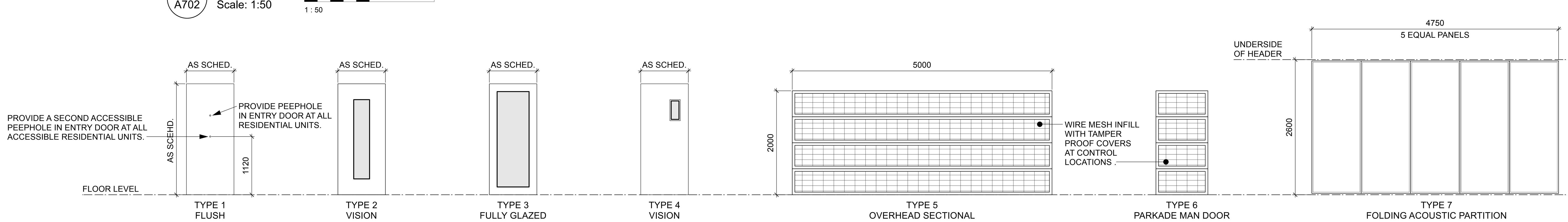
4 / A702 Vinyl Window Types
Scale: 1:50



3 / A702 Aluminum Storefront Window Types
Scale: 1:50



2 / A702 Frame Types
Scale: 1:50



1 / A702 Door Types
Scale: 1:50

Rev	Date	Description
2	23/01/05	RESPONSE TO BP REVIEW COMMENTS
1	22/10/27	RESPONSE TO BP REVIEW COMMENTS

plot date	JANUARY 2021	drawing file	1828 - A700 SCHEDULES
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

NOTE: All dimensions are shown in millimeters.

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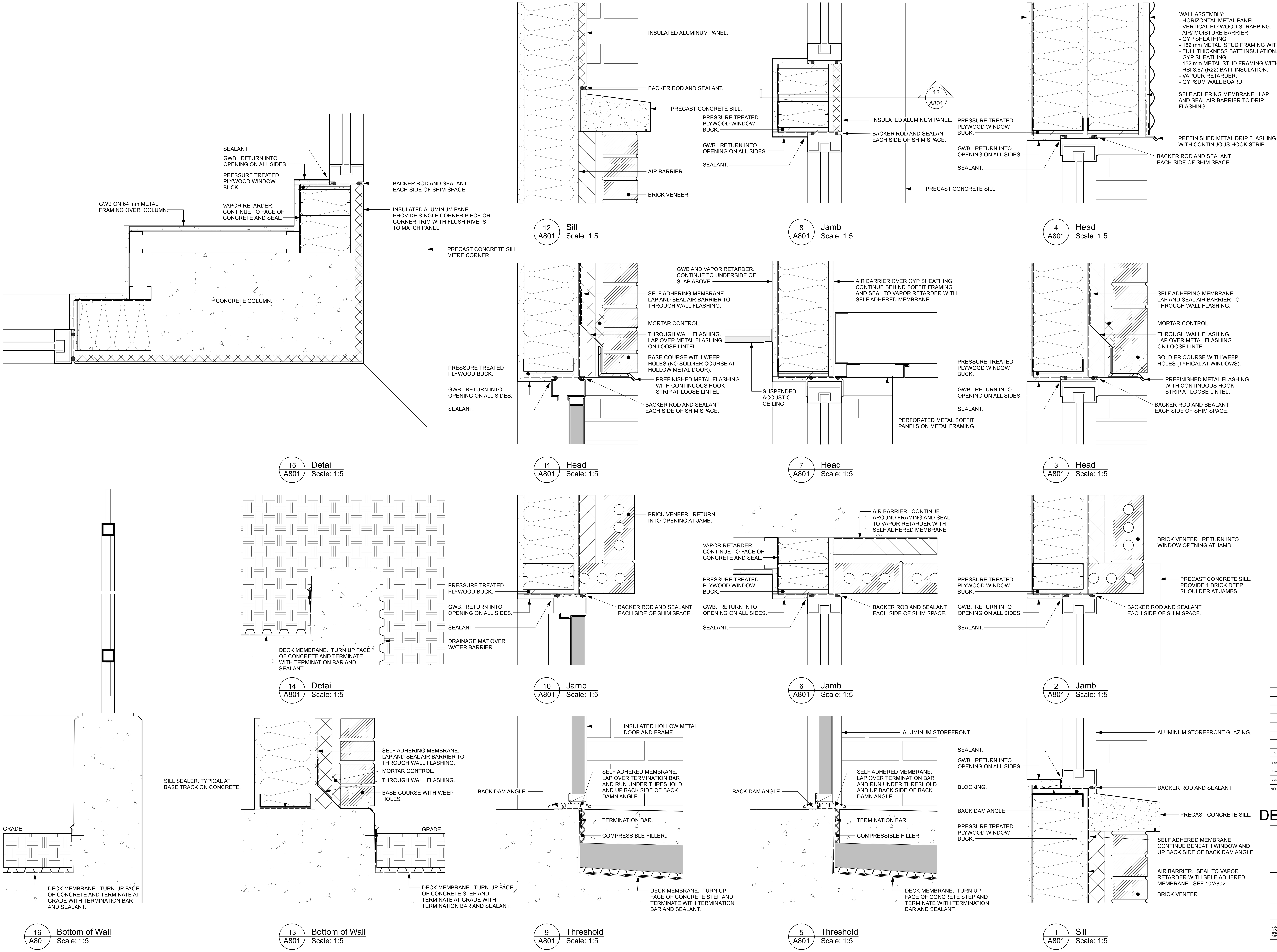
project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

drawing title
Door, Frame, and W

drawing no. A702
revision no. 2



Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A800 DETAILS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

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Victoria BC V8V 3K3
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NANAIMO OFFICE

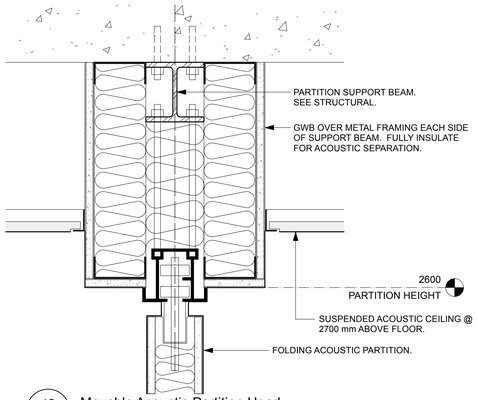
REGISTERED ARCHITECT CHARLES RICHARD KIERULF 2025-10-24 BRITISH COLUMBIA

project name
2558 Quadra Street
2558 Quadra Street
Victoria, BC

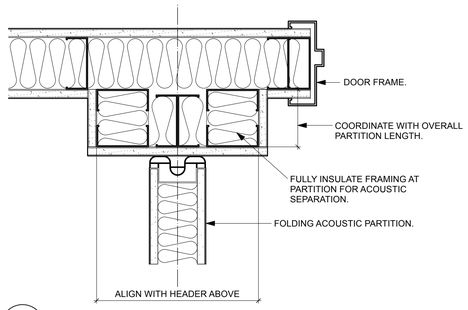
drawing title
Details

drawing no. A801

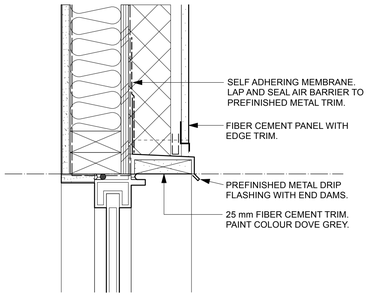
revision no. -



15 A802 Movable Acoustic Partition Head
Scale: 1:5



11 A802 Movable Partition Jamb
Scale: Not to Scale



8 A802 Head
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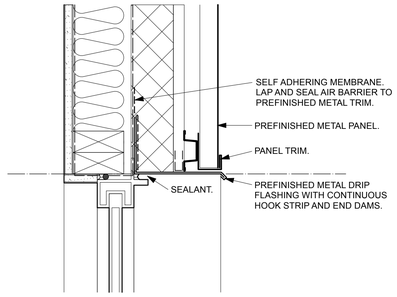
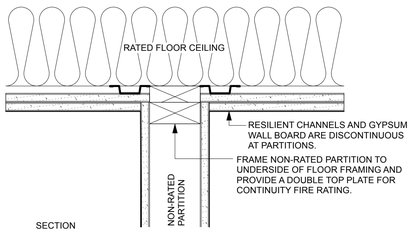
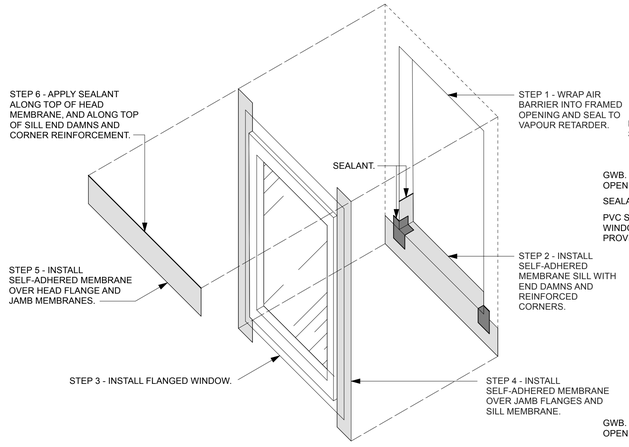


4 A802 Head
Scale: 1:5



14 A802 Intersection of
Rated Floor Ceiling and Non-Rated Partition
Scale: 1:5



10 A802 Self-Adhered Membrane Installation @ Flanged Window
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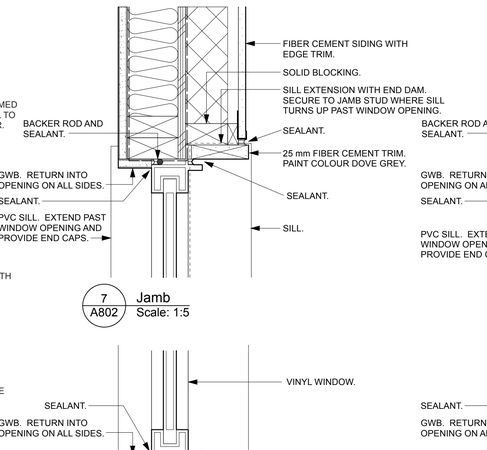
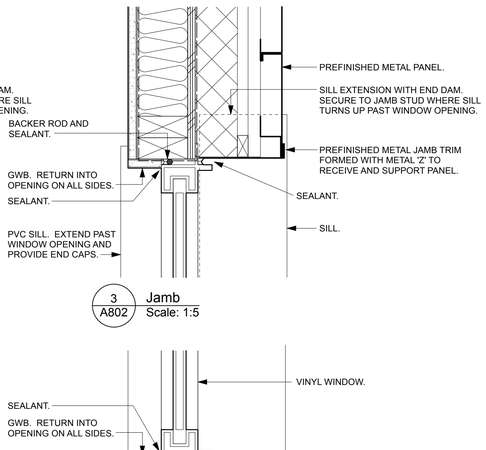


7 A802 Jamb
Scale: 1:5



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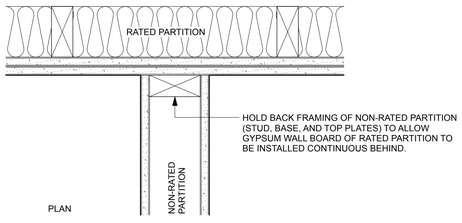

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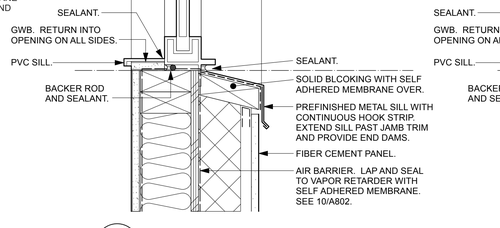
Scale: 1:5



6 A802 Sill
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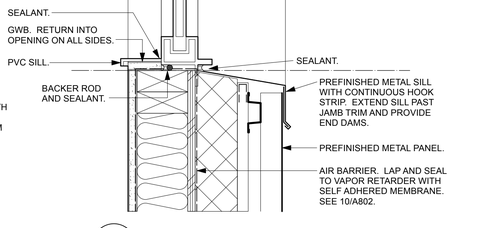

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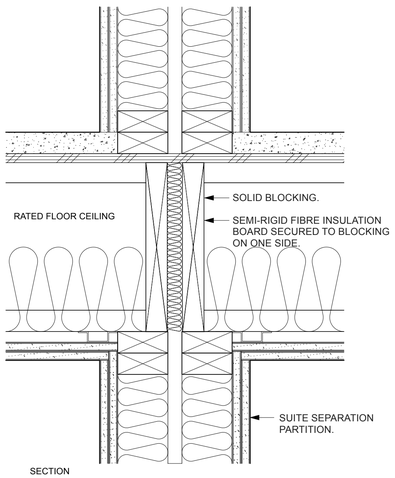

12 A802 Intersection of
Rated Floor Ceiling and Suite Separation Partition
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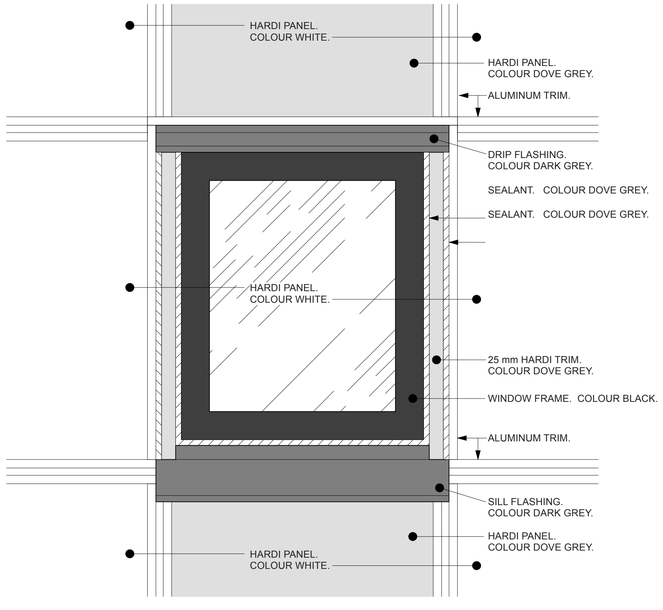

9 A802 Window Elevation in Fiber Cement Panels
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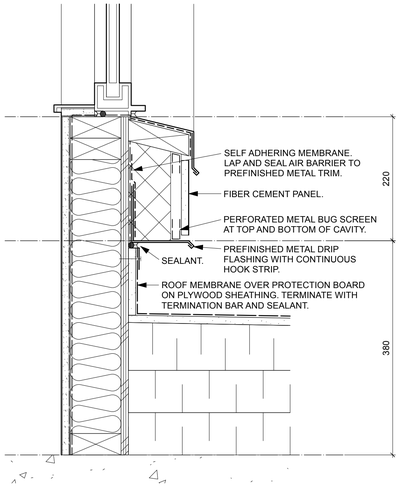

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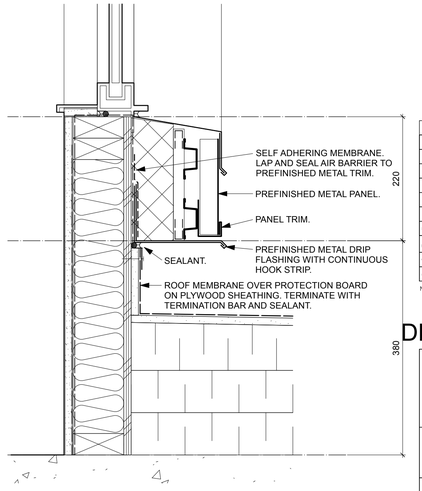

1 A802 Sill
Scale: 1:5

0 125 250 mm
1 : 5

Rev.	Date	Description
plot date	JANUARY 2021	drawing file 1828 - A800 DETAILS
drawn by	FWP	checked by CRK
scale	SEE DRAWING	project number 1828

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE
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NANAIMO OFFICE

project name
2558 Quadra Street
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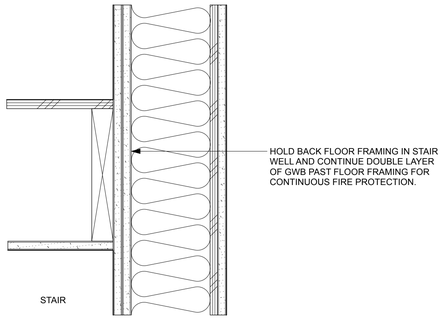
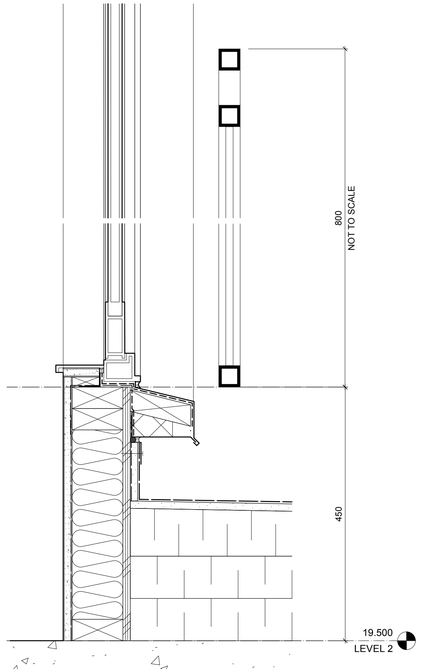
revision no. -



9 A803 Stair Landing
Scale: 1:5



6 A803 Threshold
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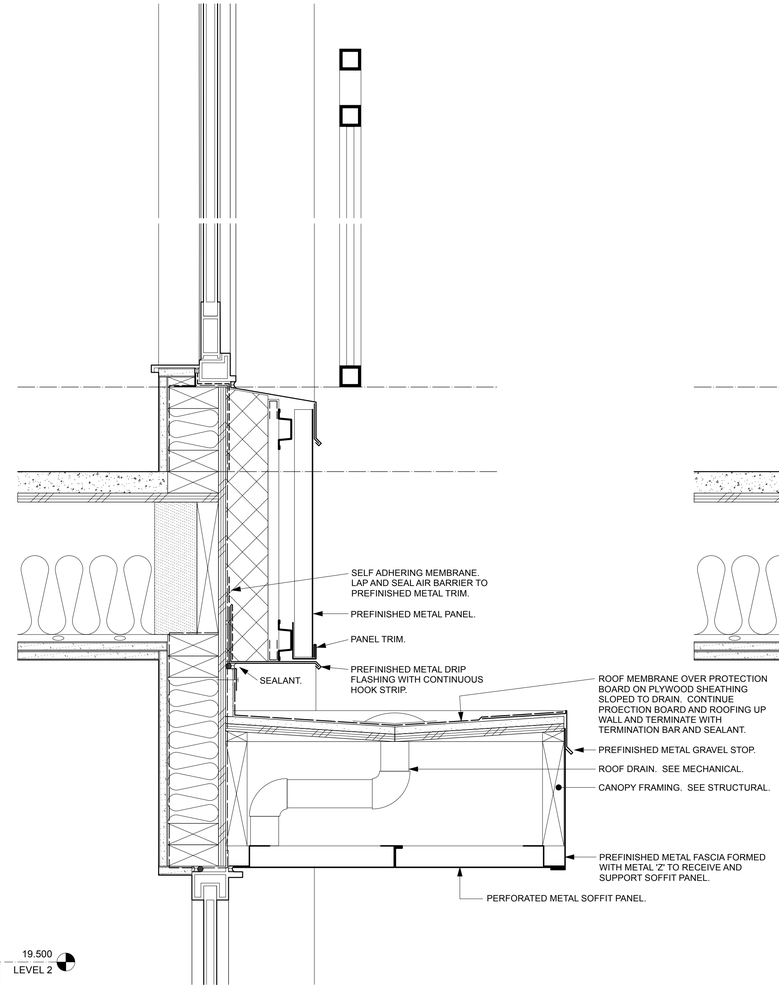
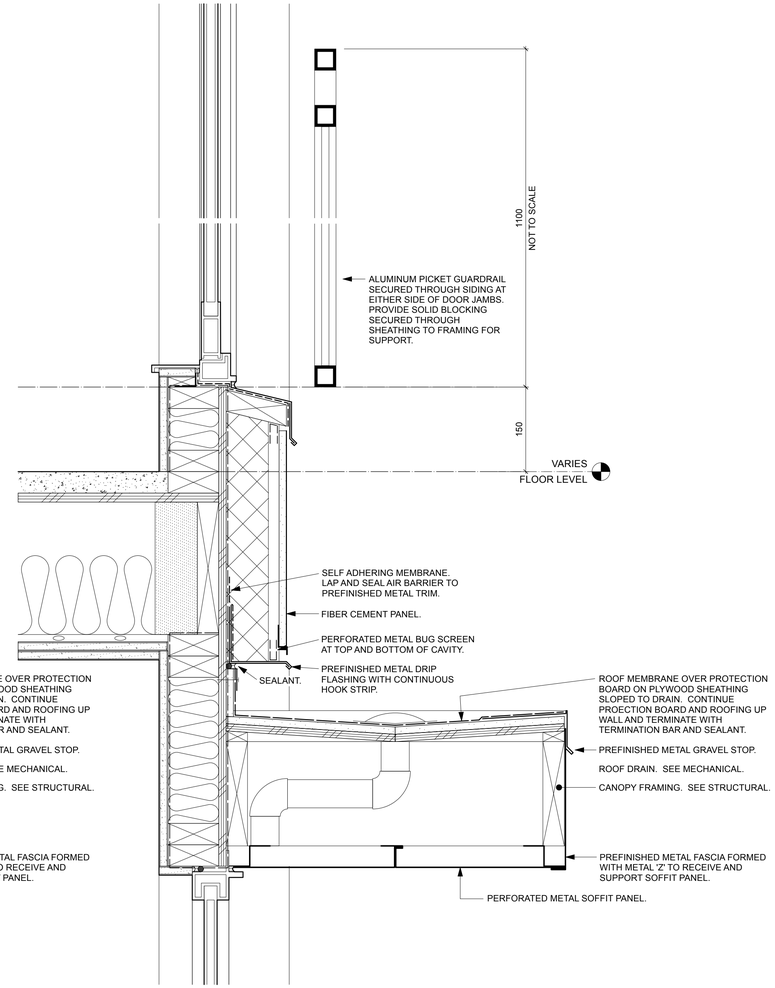


4 A803 Canopy
Scale: 1:5



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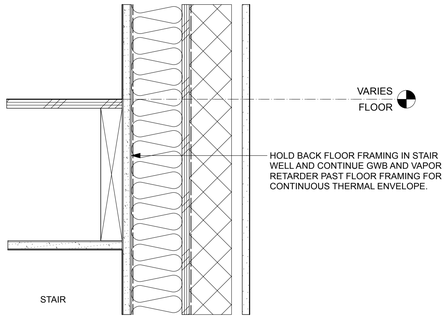

8 A803 Stair Landing at Exterior Wall
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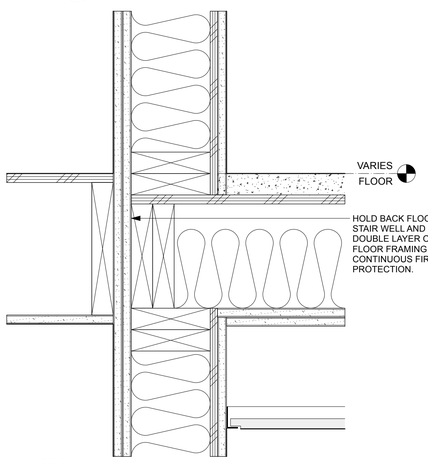

7 A803 Stair Landing
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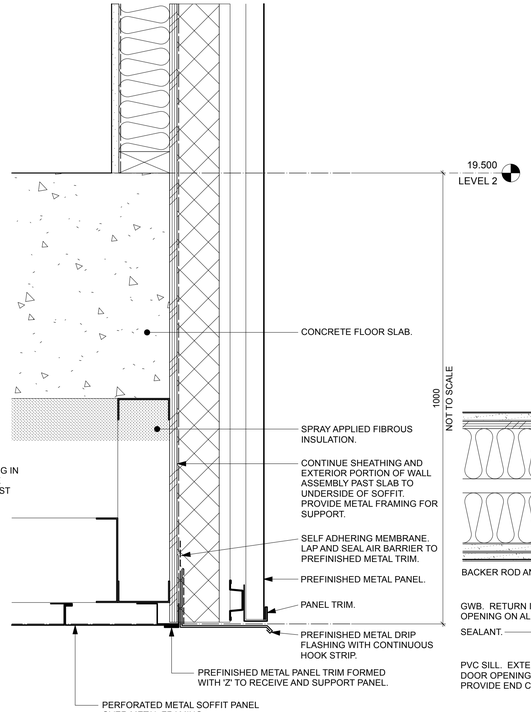

5 A803 Wall Soffit
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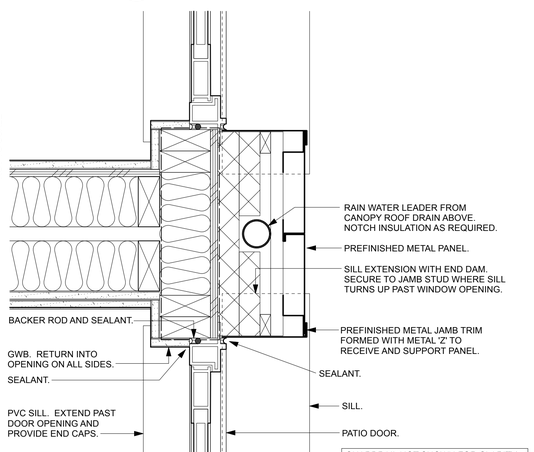

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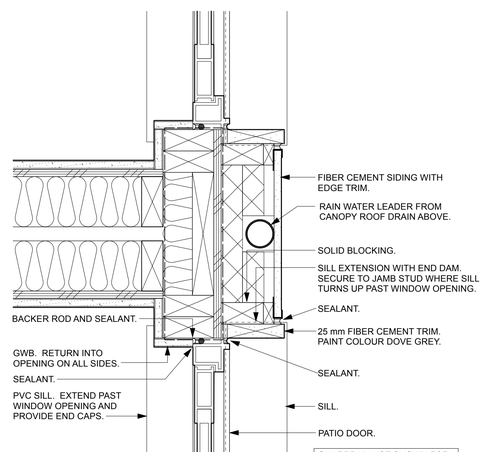

1 A803 Jamb
Scale: 1:5

0 125 250 mm
1 : 5

Rev	Date	Description

plot date	JANUARY 2021
drawing file	1828 - A800 DETAILS
drawn by	FWP
checked by	CRK
scale	SEE DRAWING
project number	1828

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DEVELOPMENT PERMIT

dHKarchitects
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Victoria BC V8V 3K3
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NANAIMO OFFICE

project name
2558 Quadra Street
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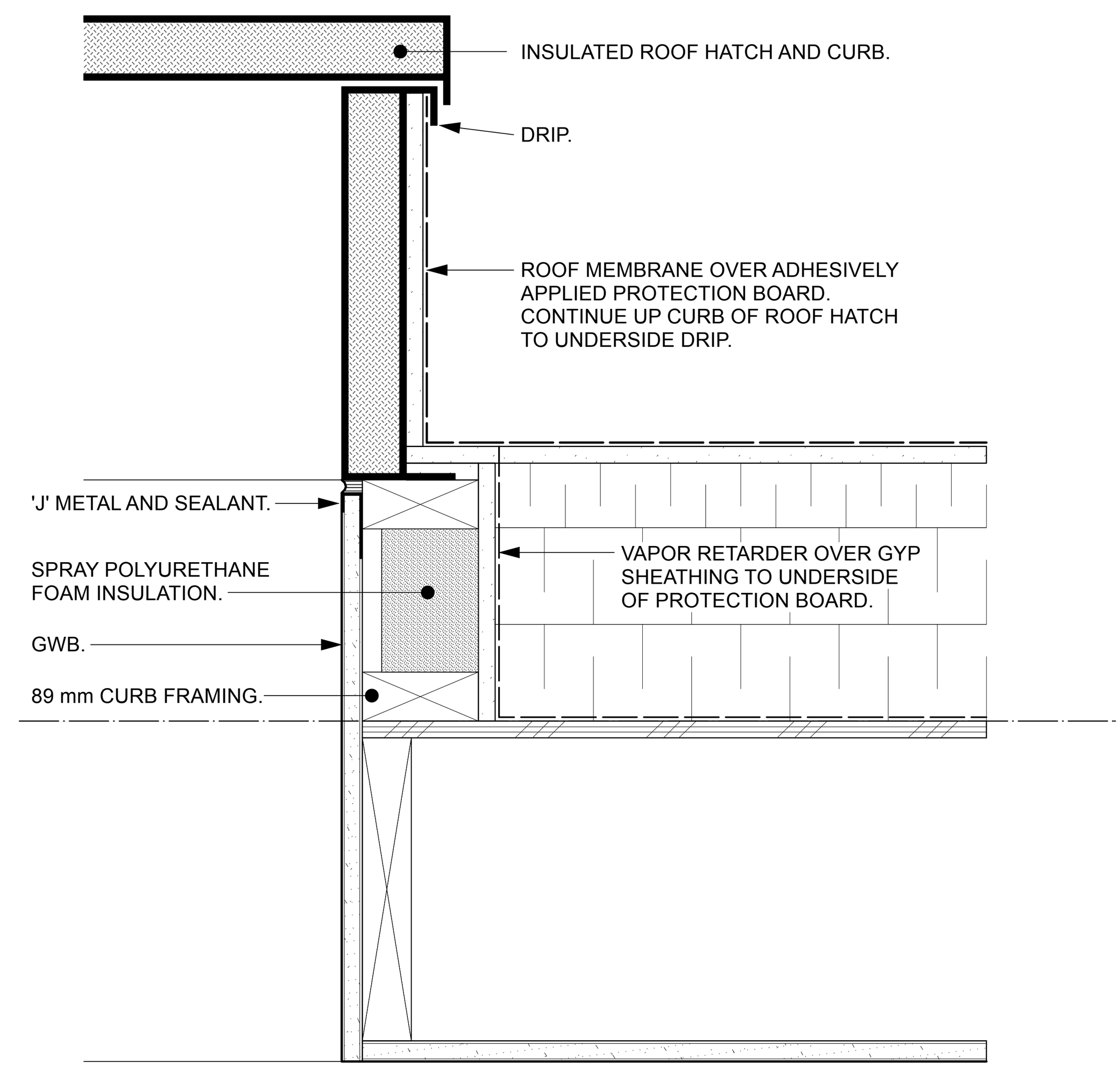
revision no. -



6 A804 Access Hatch
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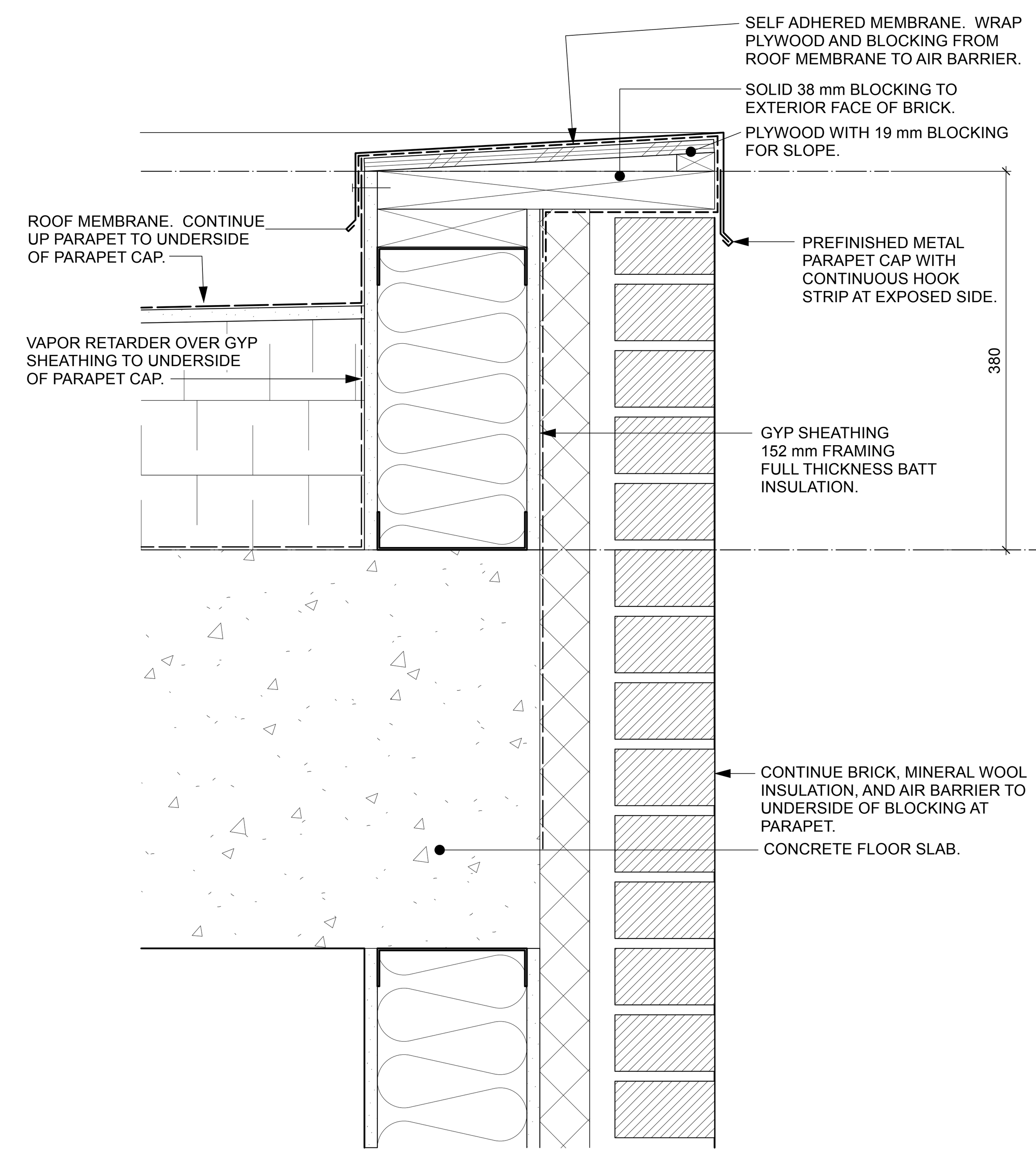

5 A804 Parapet
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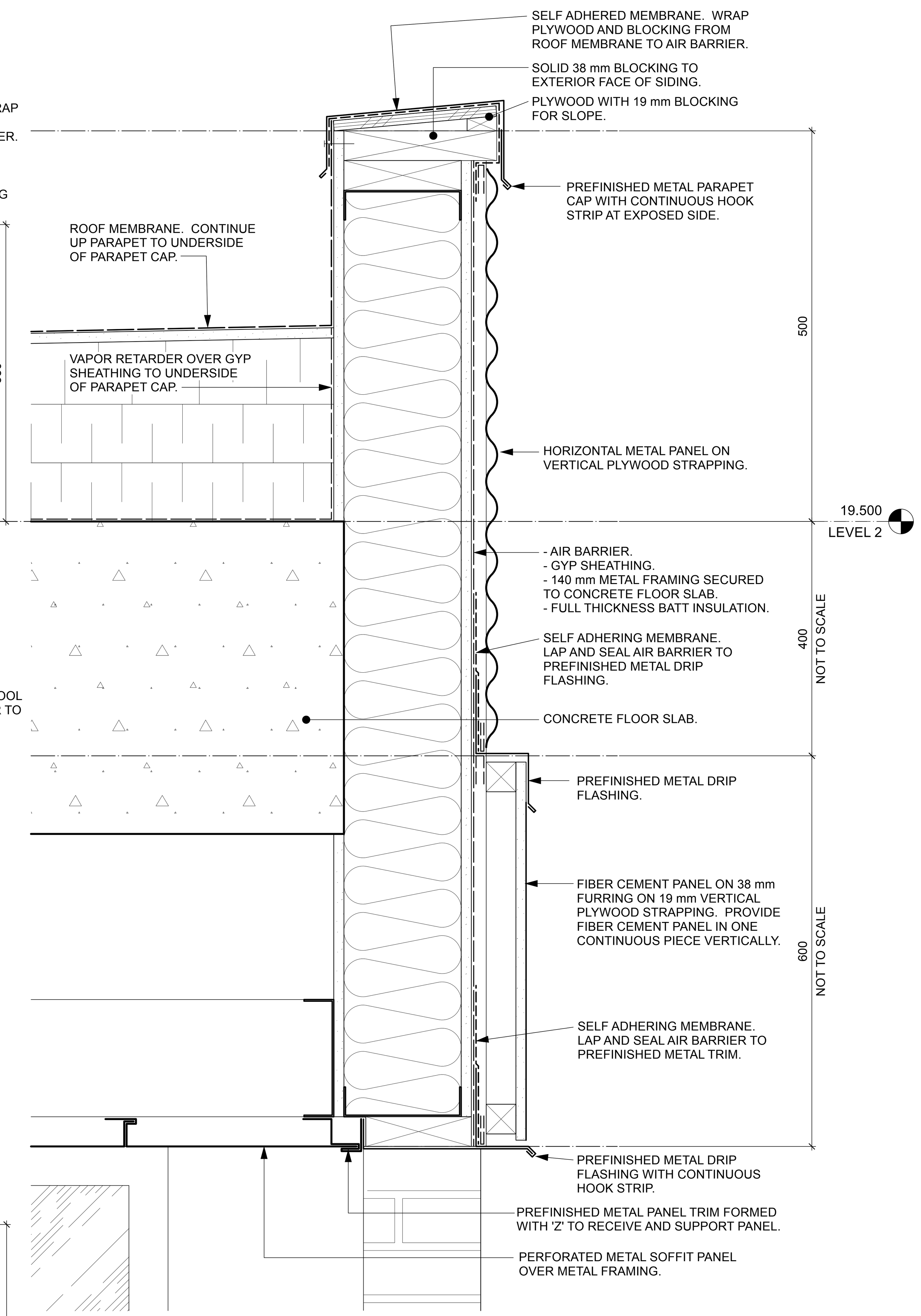

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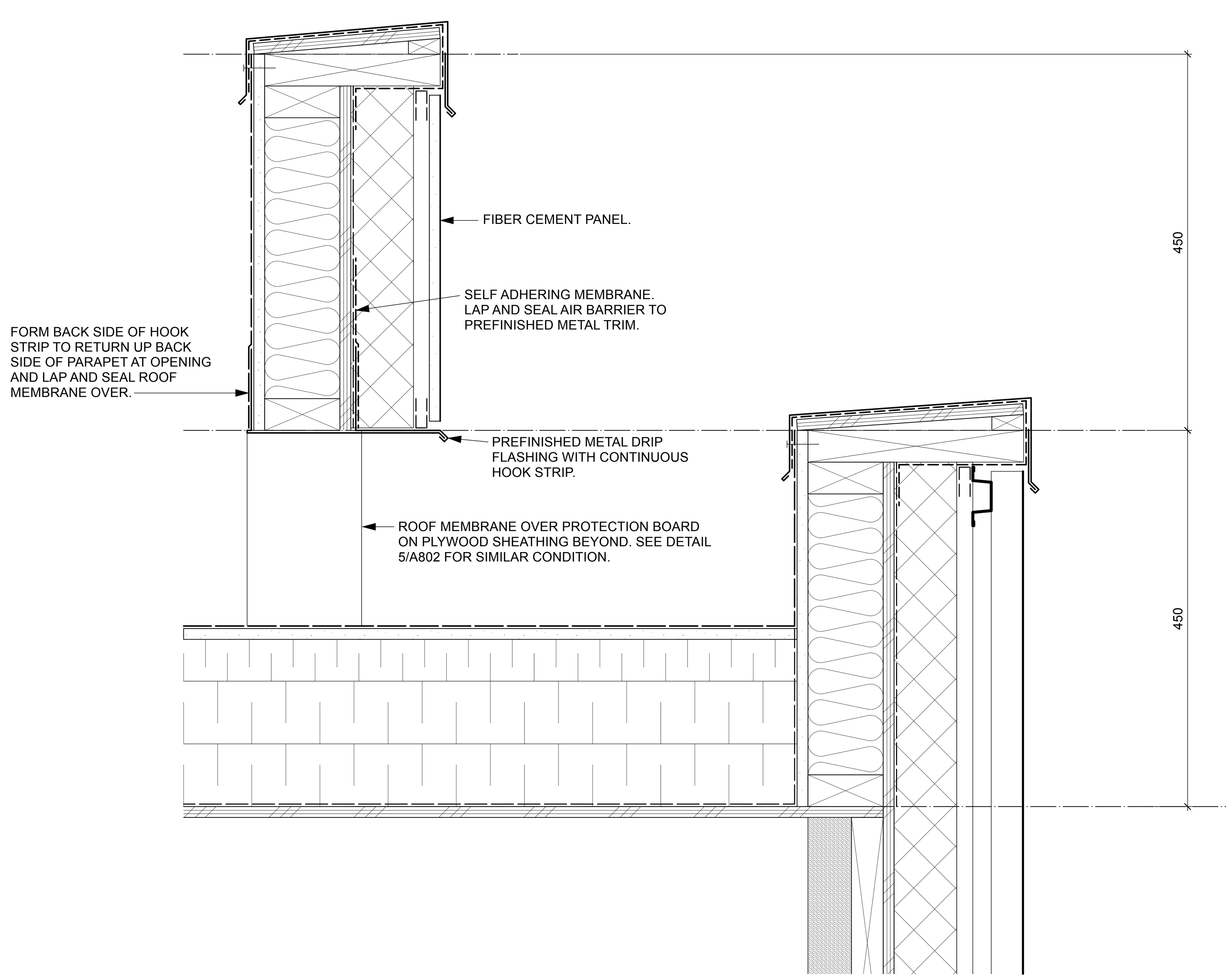

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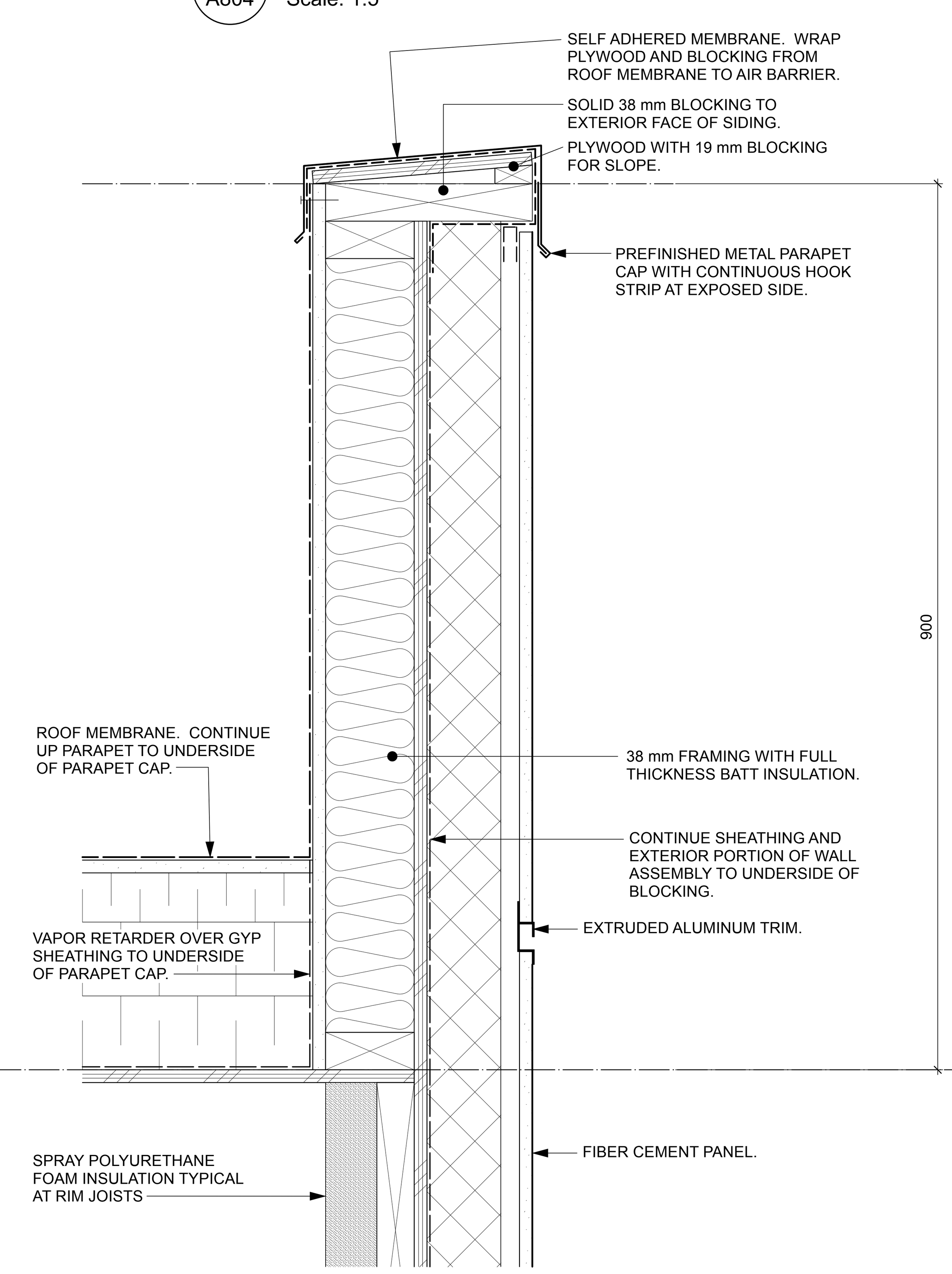

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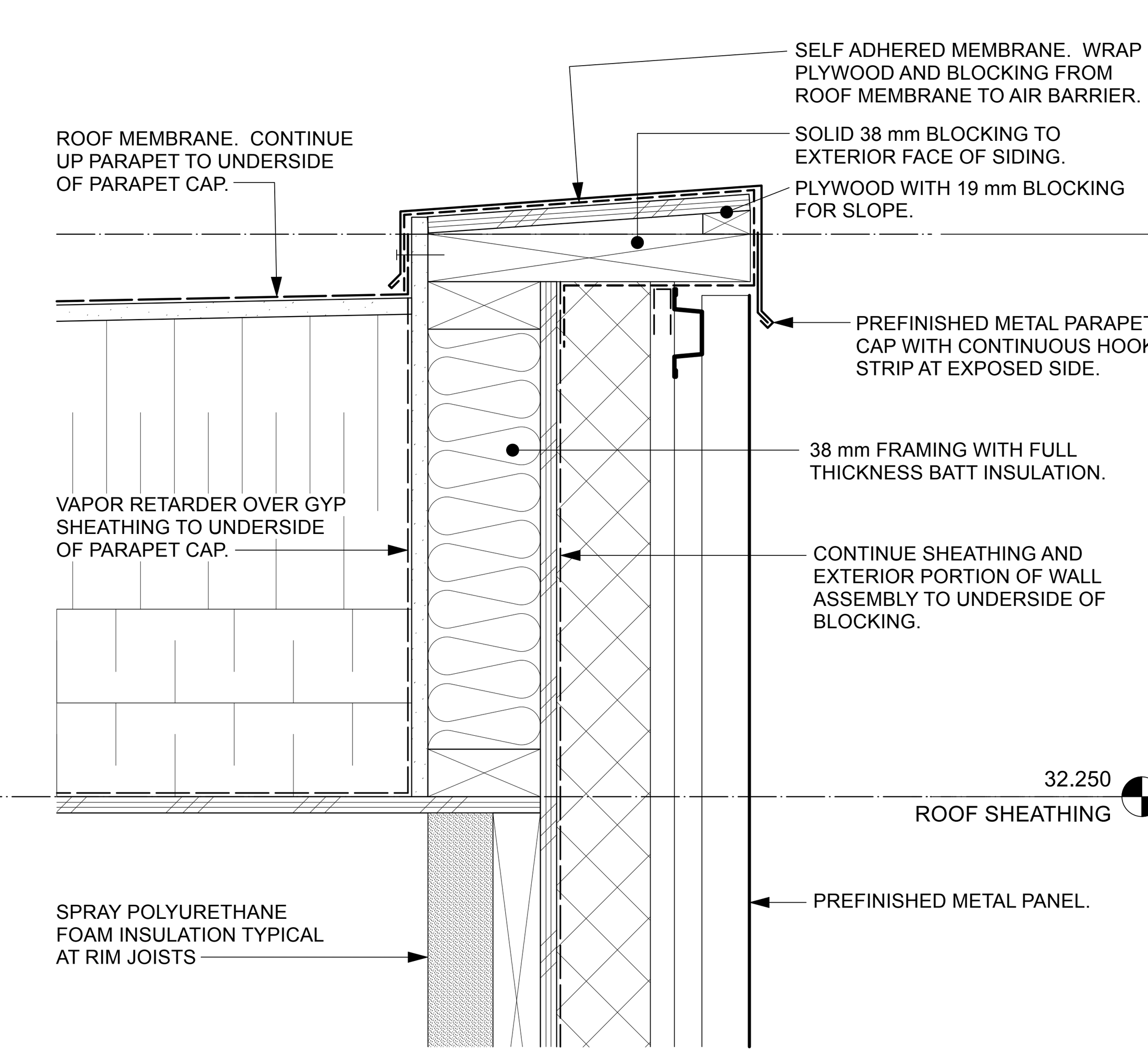

1 A804 Parapet
Scale: 1:5

0 125 250 mm
1 : 5

Rev	Date	Description

plot date	JANUARY 2021	drawing file	1828 - A800 DETAILS
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scale	SEE DRAWING	project number	1828

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REGISTERED ARCHITECT
CHARLES RICHARD KIERULF
BRITISH COLUMBIA
2025-10-24

project name
2558 Quadra Street
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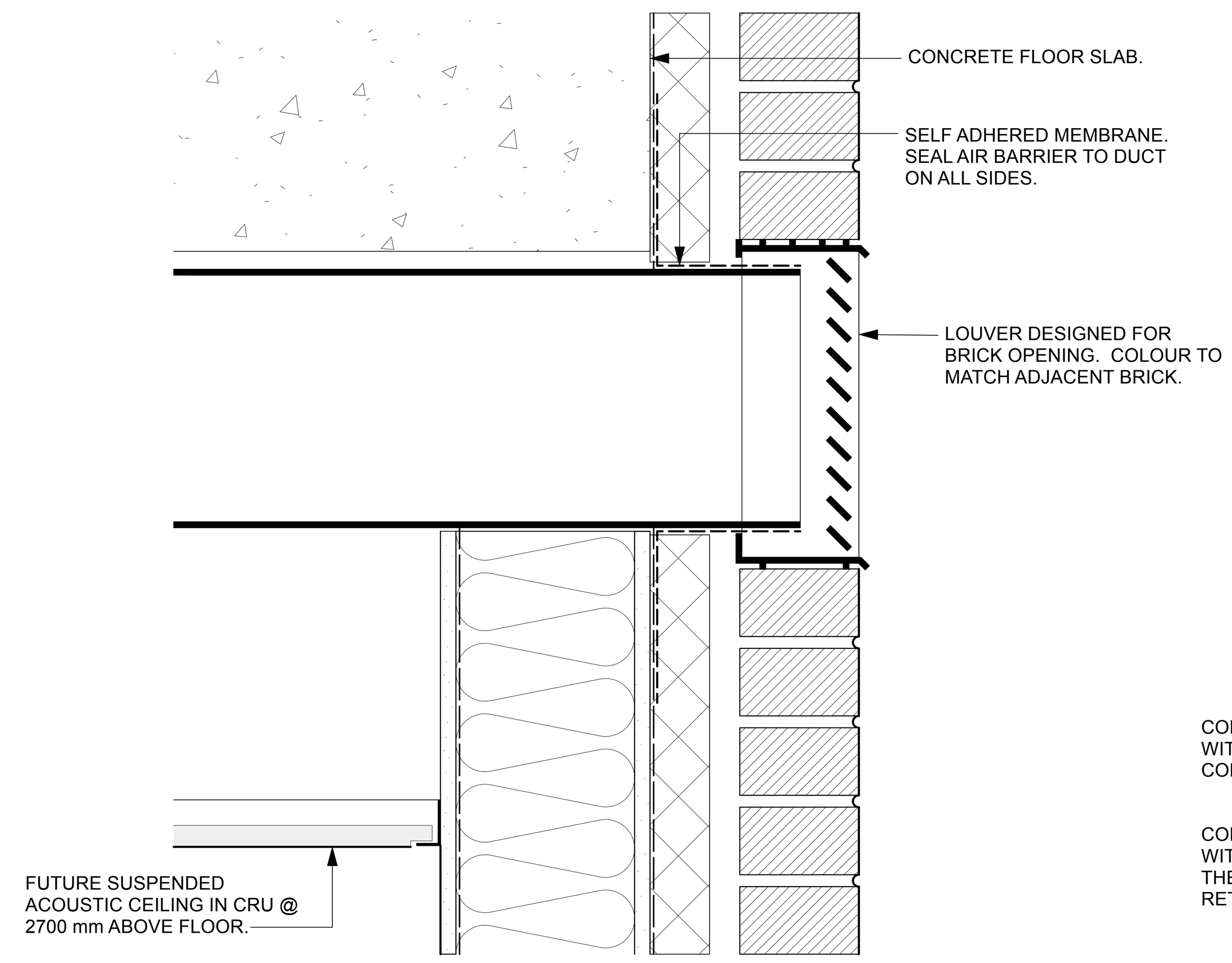

4 A805 Louver
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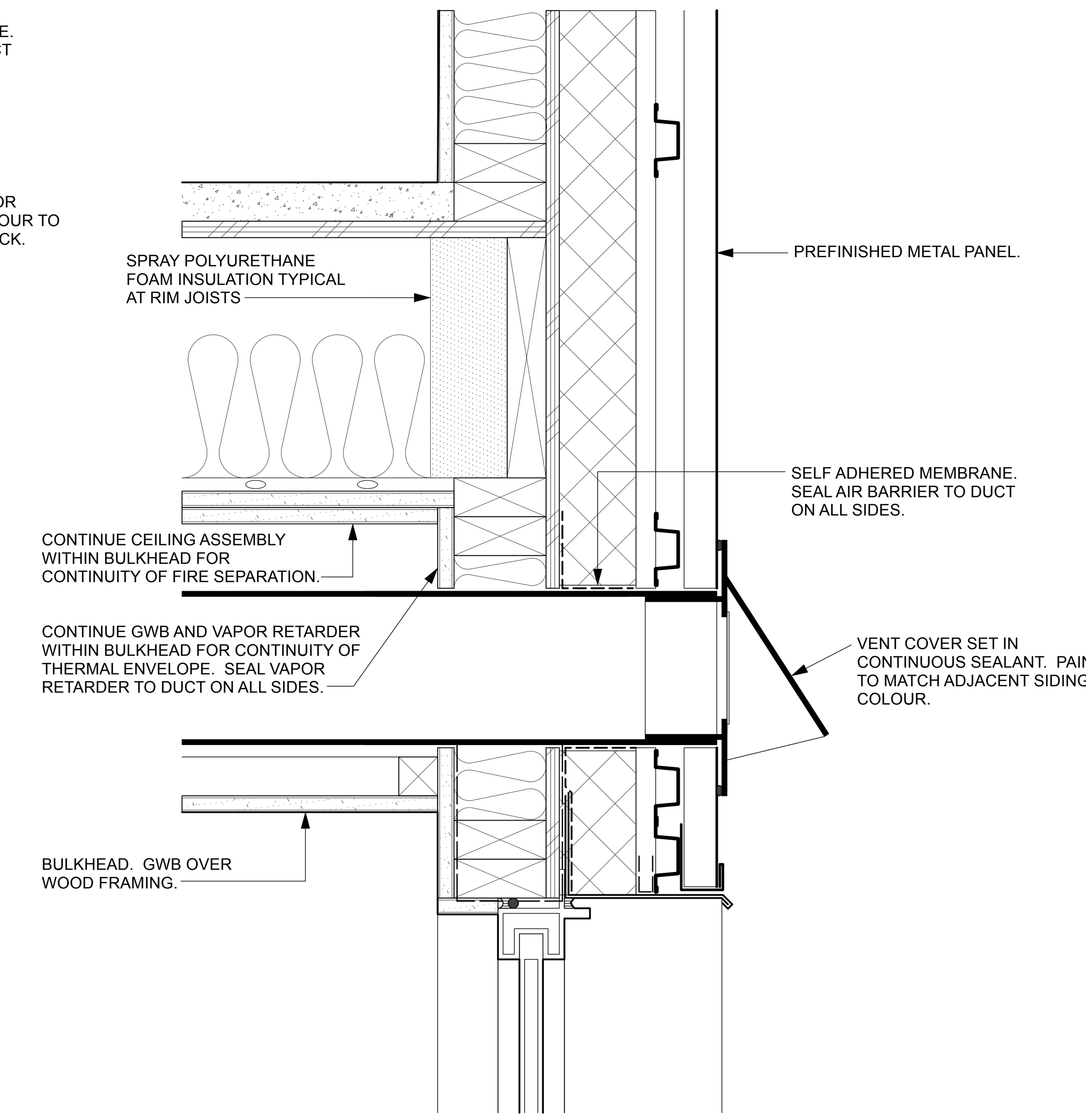
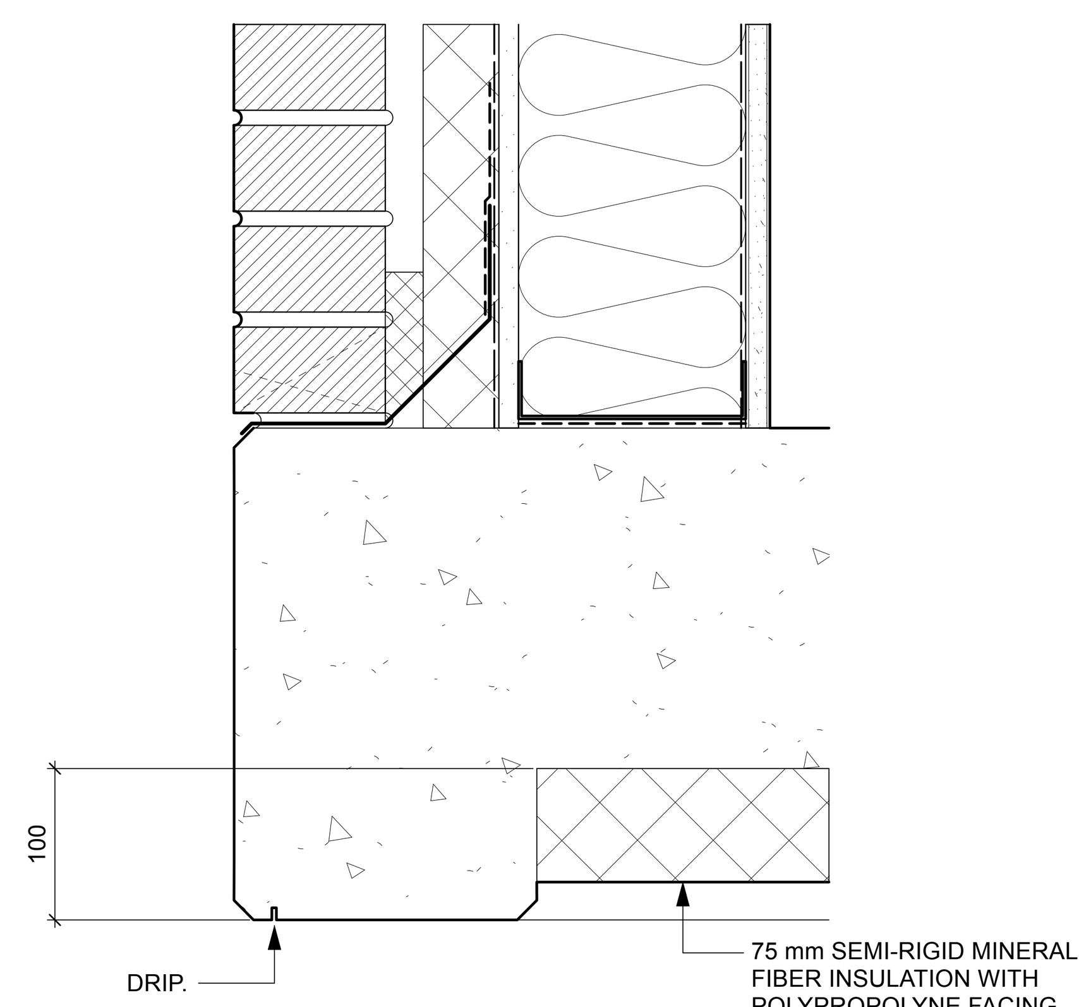


2 A805 Kitchen Exhaust Vent
Scale: 1:5



6 A805 Slab Edge
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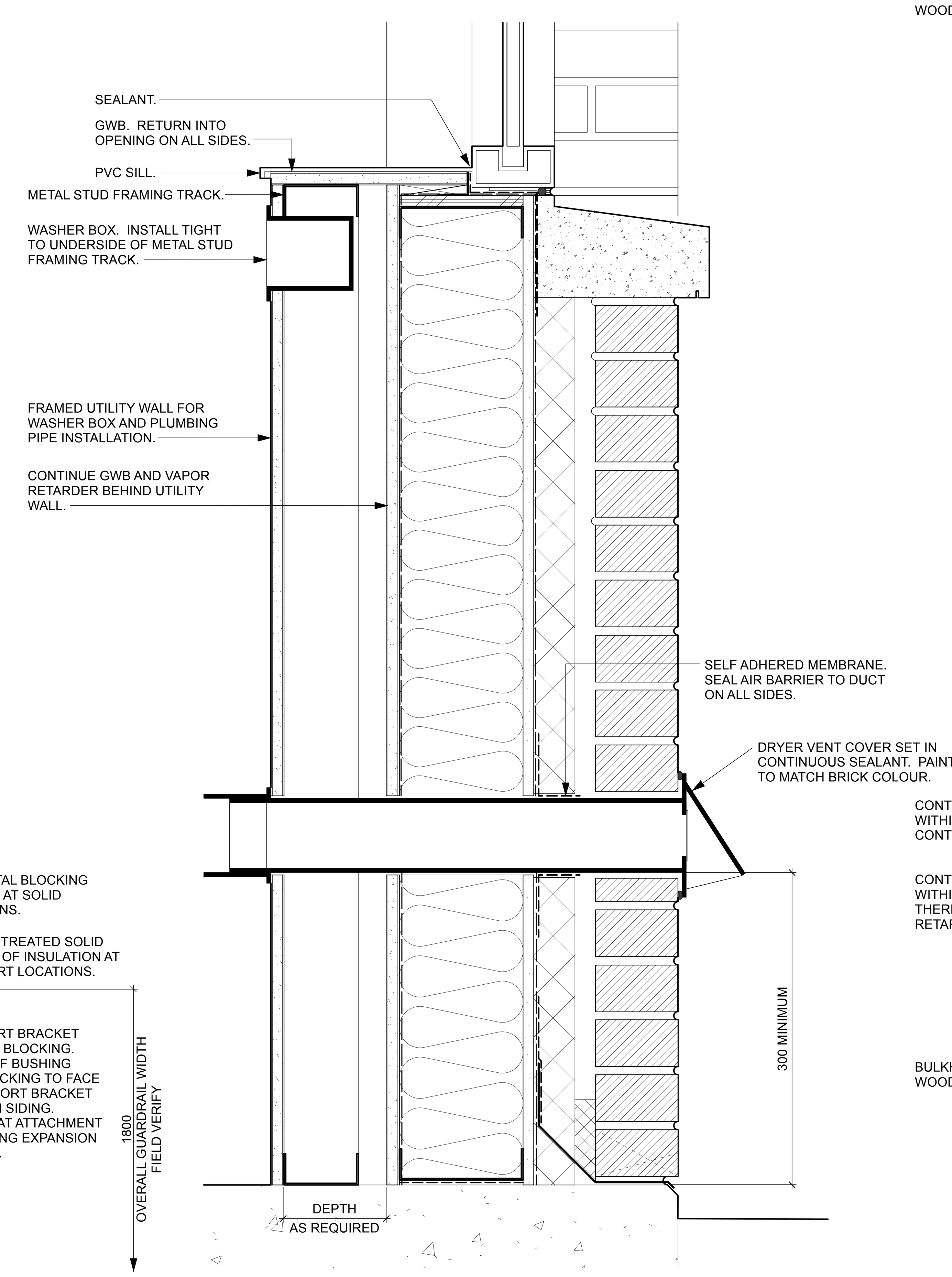

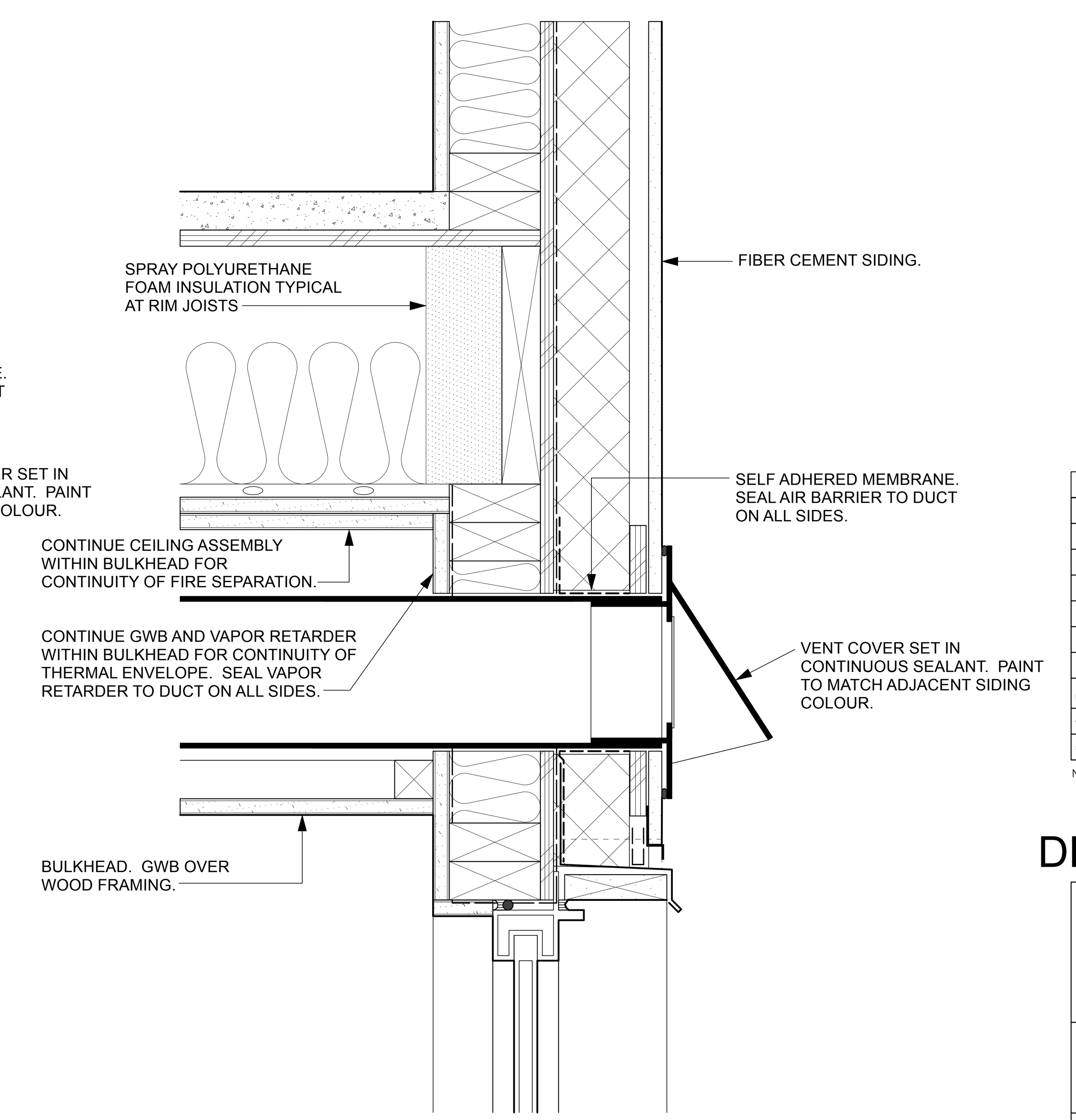

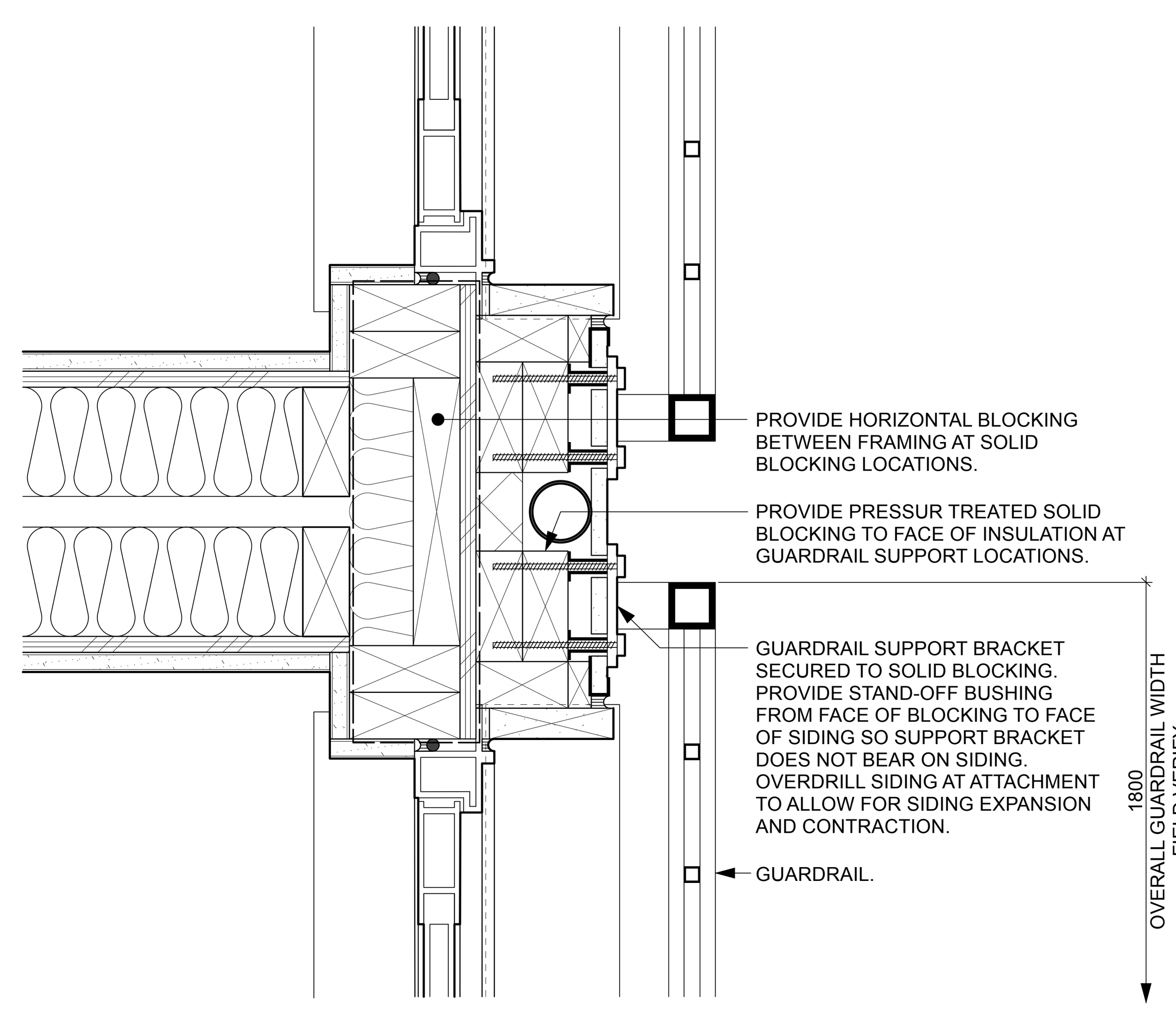

SHOWN AT FIBER CEMENT SIDING.
CONDITION SIMILAR AT METAL SIDING.

5 A805 Guardrail Support
Scale: 1:5

3 A805 Dryer Exhaust
Scale: 1:5

1 A805 Kitchen Exhaust Vent
Scale: 1:5

0 125 250 mm
1 : 5

Rev	Date	Description

job date	JANUARY 2021	drawing file	1828 - A800 DETAILS
drawn by	FWP	checked by	CRK
scale	SEE DRAWING	project number	1828

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NANAIMO OFFICE

project name
2558 Quadra Street
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Victoria, BC

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revision no. -

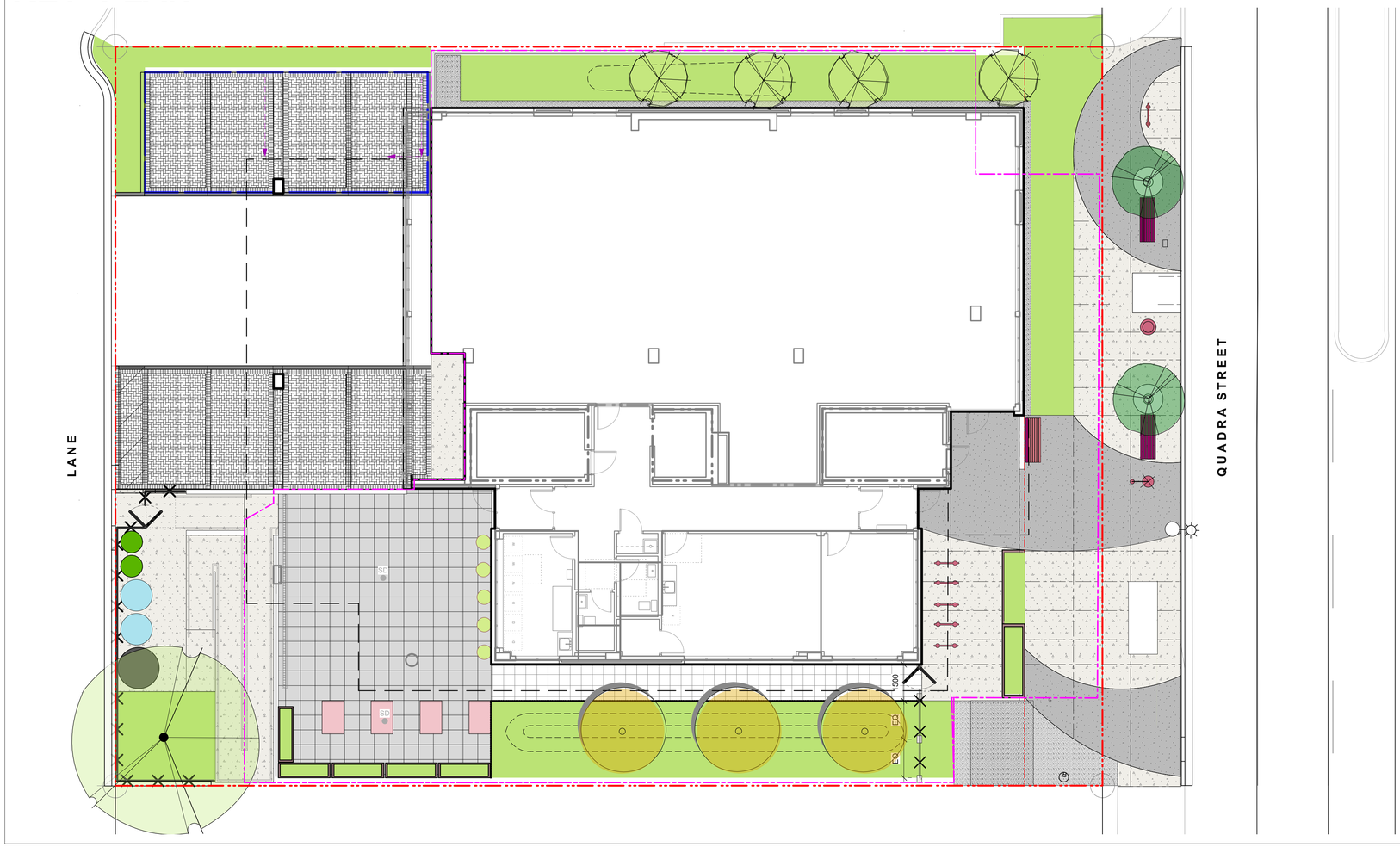
2558 Quadra Street

Victoria, BC

Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Notes
L1.01	Landscape Materials
L2.01	Landscape Grading and Drainage
L3.01	Planting Plan
L4.01	Landscape Details: Hardscape
L4.02	Landscape Details: Softscape
L4.03	Landscape Details
L4.04	Landscape Details: Tree Cells

KEY PLAN



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

N

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
14	Revised BP	2025-10-02
13	Revised BP	2025-04-25
12	For Tender	2025-04-17
11	Revised BP	24.07.05
10	Revised BP	23.10.04
9	DP Renewal	23.08.01
8	Revised BP (draft)	23.01.03
7	Revised BP	22.11.03
6	Building Permit	21.01.26
5	Revised Rezoning/DP	20.12.16
4	Revised Rezoning/DP	20.08.31
3	Revised Rezoning/DP	20.02.11

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2025-10-02

client

GVHS
2326 Government St.
Victoria, BC

project

GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title

Cover

project no.	118.26
scale	1: 100 @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L0.00**

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. All landscape areas and planters to receive drip irrigation. No sprays are to be used on this project.
12. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

PAVING NOTES

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

WARRANTY AND MAINTENANCE NOTES

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

BOULEVARD TREE INSPECTION NOTES

1. The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to therequired inspection time.

2. INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES:
   - Excavated tree pits, soil cells, root barriers
   - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
   - Completed planting - tree planting, grate/guard, stakes etc.

LIST OF ABBREVIATIONS

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

GRADING AND DRAINAGE LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.2m interval, typ.
- Existing Contour Line
- 17.70 — Existing Landscape Grade
- 17.70 Civil — Civil Grade, provided for reference only
- 16.90 — Architectural grade, provided for reference only
- 17.70 — Proposed Landscape Grade

TW	Top of Wall
BW	Bottom of Wall
TOC	Top of Curb
BC	Bottom of Curb
TP	Top of Pool
BP	Bottom of Pool
TS	Top of Stairs
BS	Bottom of Stairs
HP	High Point
LP	Low Point

LANDSCAPE INFRASTRUCTURE		
	Perforated Underdrain at Permeable Paving: Min cover 500mm. See Civil detail.	See Civil
POC	**On Site Irrigation Point of Connection** Provide water service and electrical service from irrigation controller to valves.	See Mech. and Elec. Dwgs
POC	**Offsite Site Irrigation Point of Connection**	See Civil Dwgs.
St—Ir St—	**Irrigation Sleeve** Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls. Boulevard sleeving is to be 100 mm SDR 28 pipe, installed at 400mm depth. Installations where a 90 degree bend is required are to be installed using 100mm SDR 28 6SX (22.5 degree) long sweeps.	N/A
	Landscape Inspection Chamber	4 L4.01
DRAINS BY OTHERS		
SD BL AD	**Mechanical Drains (For reference only)** Provide drain access to all slab drains. Use concrete valve boxes in all hardscape, and plastic valve boxes in softscape.	See Mech. Dwgs

MATERIALS LEGEND

- Property line
- Extent of Parkade, below

	LANDSCAPE MATERIALS	DETAIL	SPEC NO.
1.1	ALUMINUM EDGER: Permaloc 1/8" x 1-5/8" medium duty paver restraint.	See Product Info	32 14 13
1.2	METAL PICKET FENCE: 1.2m height., c/w lockable gate. Refer to Arch dwgs.	1 L4.01	
1.3	CAST IN PLACE CONCRETE WALL: height varies. By others.	See Structural Dwgs	See Structural
1.4	CAST IN PLACE CONCRETE CURB, FLUSH.	6 L4.01	
1.5	CONCRETE UNIT PAVING (ON PEDESTAL): 457x457x40mm Texada Slab , Charcoal, Belgard Canada or approved equivalent.	3 L4.01	32 14 13
1.6	CONCRETE UNIT PAVING (ON GRAVEL): 457x457x40mm Texada Slab , Charcoal, Belgard Canada or approved equivalent.	1 L4.01	32 14 13
1.7	VEHICULAR UNIT PAVING: Belgard Classic Standard 225x112.5x80mm, 90° herringbone c/w solider course border, colour: shadow c/w charcoal border.	4 L4.01	32 14 13
1.8	PERMEABLE UNIT PAVING: Belgard Aqualine Paver, 221.5x110x80mm. 90° herringbone c/w solider course border, colour: shadow c/w charcoal border.	3 L4.01	32 14 13.19
1.9	GRAVEL MAINTENANCE EDGE	5 L4.01	
1.10	CIP CONCRETE: Cast in place concrete paving c/w broom finish, tooled joints. Tooled joints and thickness as shown on Plan. Refer to Civil drawings for sidewalk concrete requirements.	2 L4.01; 7 L4.01 control joints	
1.12	CIP CONCRETE, CHARCOAL: Cast in place concrete paving, charcoal colour to match Quadra standard, c/w broom finish. Provide mock-up for LA Review. Tool joints and thickness as shown on Plan. Refer to Civil drawings for sidewalk concrete requirements.	See Civil Dwgs for detail; 7 L4.01 control joint layout	
	LANDSCAPE MATERIALS: SOFTSCAPE		
2.1	PLANTING AREA ON GRADE: 450 mm depth (average) growing medium, unless noted otherwise on plan, Type 2P C.L.S.	5 L4.02; 1 L4.02	31 22 13; 32 93 10; 32 91 19.13
2.2	PLANTING AREA ON SLAB: 450 mm depth (average) growing medium, unless noted otherwise on plan, Type 2P C.L.S. On-slab depth varies, refer to grading plan and Arch concrete (slab) dwgs.	2 L4.02	31 22 13; 32 93 10; 32 91 19.13
	BOULEVARD TREE INFRASTRUCTURE		
3.1	TREE GRATE AND SOIL CELLS: Silva Cell to provide min. 15m3 of soil volume / tree. Provide shop drawings.	3 L4.02; 1 L4.03	32 33 00
	LANDSCAPE FURNISHINGS		
3.3	Bike Rack, 2 Stalls Per Rack	See Product Info	32 33 00
3.4	Bench	See Product Info	32 33 00
3.5	Bench w/ BACK	See Product Info	32 33 00
3.6	Waste Receptacle:	See Product Info	32 33 00
3.7	Decorative Streetlamp	Refer to Electrical	Refer to Electrical
3.8	Prefabricated Fiberglass Planter: Set over paving surfacing. Shim to level. Allow drainage, c/w growing medium. Sizes as shown on plan. Irrigation from irrigation system to run below pavers (or in sleeve) and to pop up into each planter.	See Product Info	32 33 00; 32 91 19.13
3.9	Allotment Garden Bed: Cedar construction, c/w growing medium. Provide hose bib on cedar riser to each garden bed, to be connected to building hose bib (not irrigation system). Run piping below pavers.	1 L4.03	32 33 00; 32 91 19.13
3.10	Prefabricated Fibreglass Planter - Round 600 mm dia, round, 600 mm high. Allow drainage, c/w growing medium. Irrigation from irrigation system to run below pavers and pop up into each planter.	1 L4.03	32 33 00; 32 91 19.13
3.11	In-Ground Waste Sorting by others.	Refer to Architectural	Refer to Arch
3.12	**EXISTING TREE LEGEND** *(Refer to Arborist Report and Tree Management Plan for full details and management strategies).* Existing Tree to be removed; M4 — Tree Tag Number		
	RT — Replacement Tree		

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

MDI LANDSCAPE ARCHITECTS
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P: 250-412-2891
E: admin@mdidesign.ca

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
14	Revised BP	2025-10-02
13	Revised BP	2025-04-25
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7	Revised BP	22.11.03
6	Building Permit	21.01.26
5	Revised Rezoning/DP	20.12.16
4	Revised Rezoning/DP	20.08.31
3	Revised Rezoning/DP	20.02.11

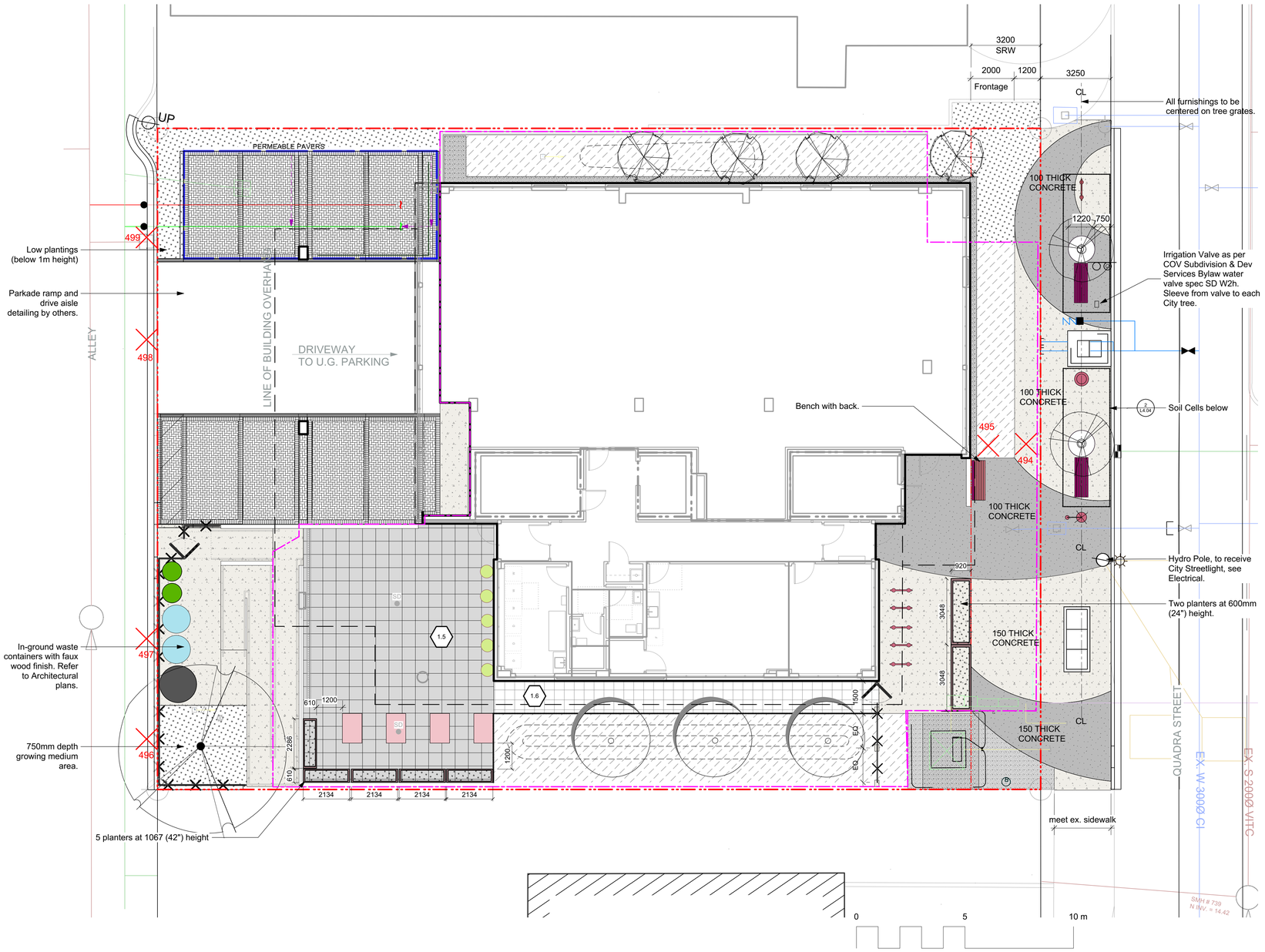
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2025-10-02

client
GVHS
2326 Government St.
Victoria, BC

project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title
General Notes

project no.	118.26
scale	N/A @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L0.01**



MATERIALS LEGEND

Property line

Extent of Parkade, below

	LANDSCAPE MATERIALS	DETAIL	SPEC NO.
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	LANDSCAPE MATERIALS: SOFTSCAPE		
2.1	PLANTING AREA ON GRADE: 450 mm depth (average) growing medium, unless noted otherwise on plan, Type 2P C.L.S.	5 / L4.02, 1 / L4.02	31 22 13 32 93 10 32 91 19.13
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2025-10-02

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project
GVHS @ 2558 Quadra
2558 Quadra St,
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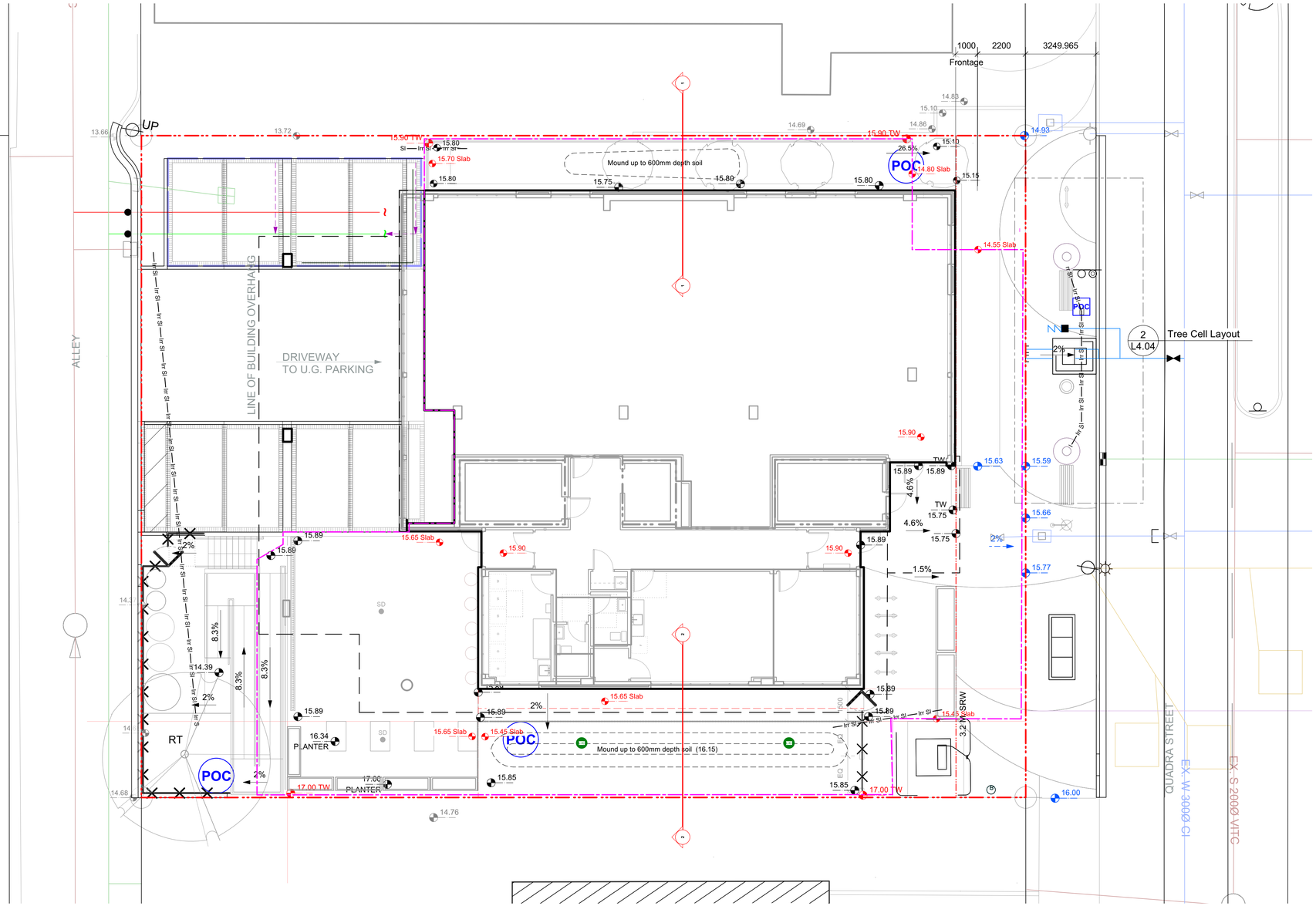
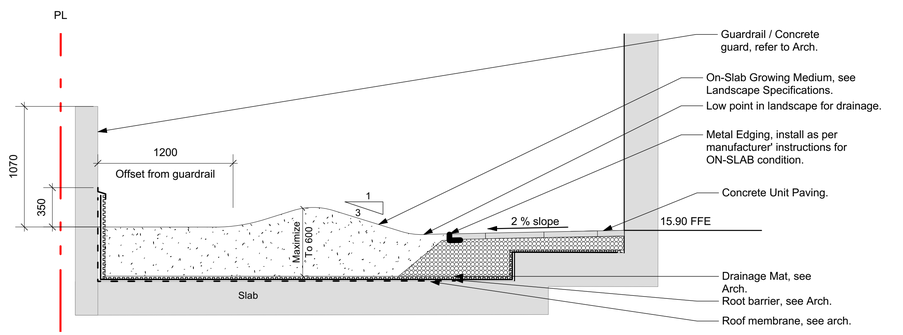
sheet title
Landscape Materials

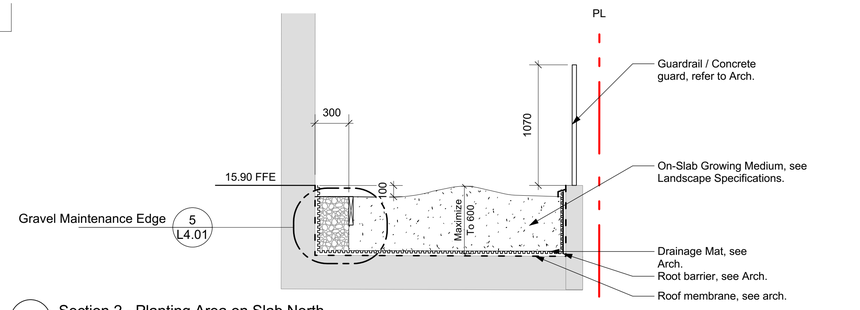
project no.	118.26
scale	1: 100 @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L1.01**





1 Section 1 - Planting Area on Slab South
Scale: 1:25

0 5 10 m



2 Section 2 - Planting Area on Slab North
Scale: 1:25

GRADING AND DRAINAGE LEGEND

	Property line
	Extent of Parkade, below
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Proposed Contour Line, 0.2m interval, typ.
	Existing Contour Line
17.70	Existing Landscape Grade
17.70 Civil	Civil Grade, provided for reference only
16.90	Architectural grade, provided for reference only
17.70	Proposed Landscape Grade TW Top of Wall BW Bottom of Wall TOC Top of Curb BC Bottom of Curb TP Top of Pool BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs HP High Point LP Low Point

LANDSCAPE INFRASTRUCTURE		
	Perforated Underdrain at Permeable Paving: Min cover 500mm. See Civil detail.	See Civil
POC	**On Site Irrigation Point of Connection** Provide water service and electrical service from irrigation controller to valves.	See Mech. and Elec. Dwgs
POC	**Offsite Site Irrigation Point of Connection**	See Civil Dwgs.
Sl Irr Sl	**Irrigation Sleeve** Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls. Boulevard sleeving is to be 100 mm SDR 28 pipe, installed at 400mm depth. Installations where a 90 degree bend is required are to be installed using 100mm SDR 28 6SX (22.5 degree) long sweeps.	N/A
	Landscape Inspection Chamber	4 L4.01
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2025-10-02

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2558 Quadra St,
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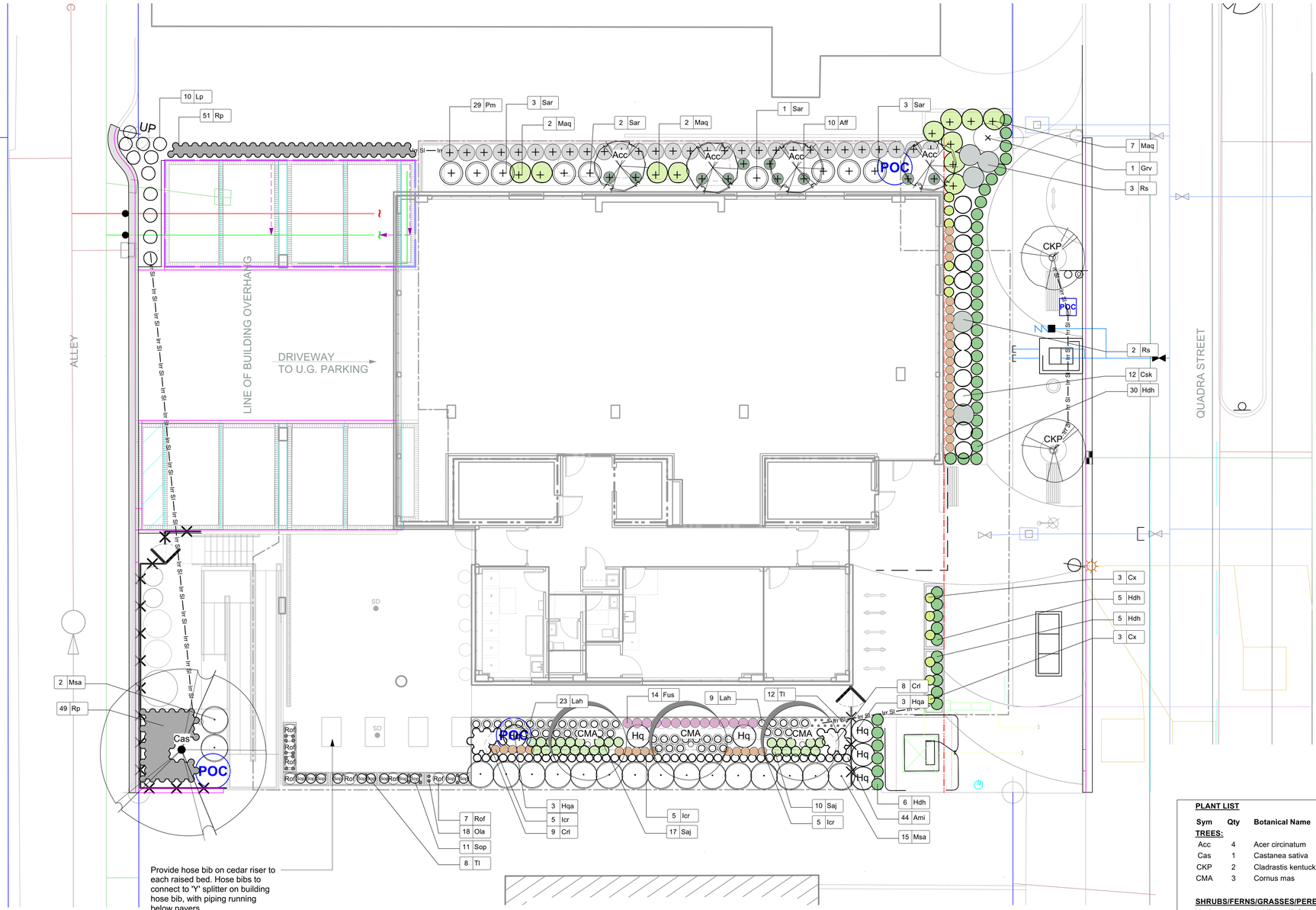
sheet title
Landscape Grading and Drainage

project no.	118.26
scale	1: 100 @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L2.01**



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	1.5 m ht,
Cas	1	Castanea sativa	Sweet Chestnut	5.0cm cal, b&b
CKP	2	Cladrastis kentuckea 'Perkins Pink'	Yellowwood	5.0cm cal, b&b
CMA	3	Cornus mas	Cornelian Cherry Dogwood	6.0cm cal, b&b
SHRUBS/FERNS/GRASSES/PERENNIALS:				
Ami	44	Achillea millefolium 'red velvet'	Yarrow 'red velvet'	#1 pot
Aff	10	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cx	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot
Csk	12	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Crl	17	Crocosmia 'Lucifer'	Crocosmia	#1 pot
Fus	14	Fuchsia 'Papoose'	Dwarf Hardy Fuschia	#1 pot
Grv	1	Grevillea victoriae	Royal Grevillea	#3 pot
Hdh	46	Hebe cupressoides	Boughton Dome hebe	#1 pot
Hqa	6	Hydrangea quercifolia 'Amethyst'	Oak-Leaved Hydrangea	#3 pot
Icr	37	Impirata cylindrica 'Red Baron'	Japanese blood grass	#1 pot
Lah	46	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Lp	10	Lonicera pileata	Privet Honeysuckle	#1 pot
Maq	11	Mahonia aquifolium	Oregon Grape	#2 pot
Msa	17	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Ola	18	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Pm	29	Polystichum munitum	Sword Fern	#1 pot
Rs	5	Ribes sanguineum	Red Flowering Currant	#3 pot
Rof	7	Rosmarinus officinalis	Rosemary	#1 pot
Rp	100	Rubus pentalobus	Taiwan Creeping Rubus	#1 pot
Sop	11	Salvia officinalis 'purpurascens'	Purple Sage	#1 pot
Sar	9	Sarcococca ruscifolia	Sweetbox	#3 pot
Saj	27	Sedum 'Autumn Joy'	Autumn Stonecrop	#1 pot
Tl	20	Thymus 'Long-leaf Gray'	Long-leaf Gray Thyme	Sp3

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

MDI LANDSCAPE ARCHITECTS
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NOTFORCONSTRUCTION

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4	Revised Rezoning/DP	20.08.31
3	Revised Rezoning/DP	20.02.11

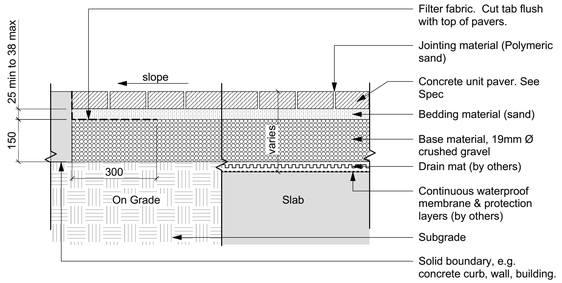
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2025-10-02

client
GVHS
2326 Government St.
Victoria, BC

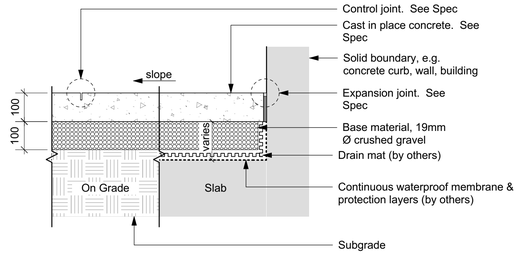
project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title
Planting Plan

project no.	118.26
scale	1: 100 @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L3.01**

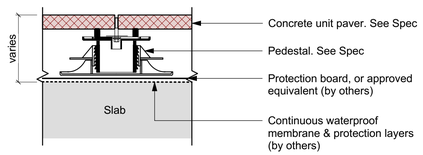


1 Concrete Unit Paving - On Gravel
Scale: 1:10

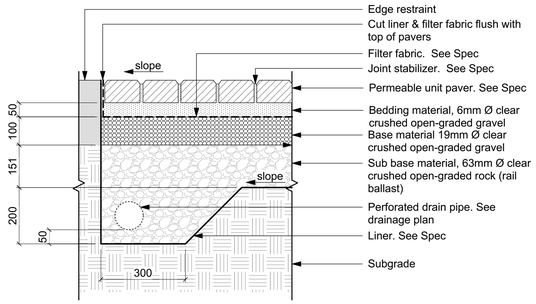


GENERAL NOTES:
1. To be read in association with 32 13 13 CIP Concrete Paving specification.
2. See plan for control joint layout, U.N.O.

2 Cast in Place Concrete Paving - Pedestrian
Scale: 1:10

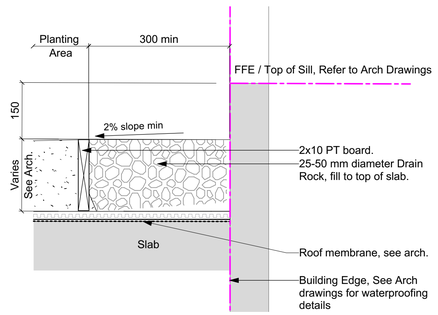


3 Concrete Unit Paving on Pedestal
Scale: 1:10

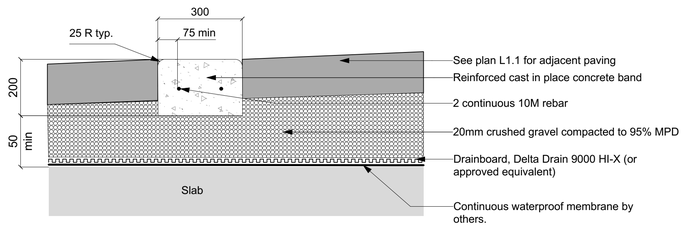


GENERAL NOTES:
1. Install to manufacturers written instructions.

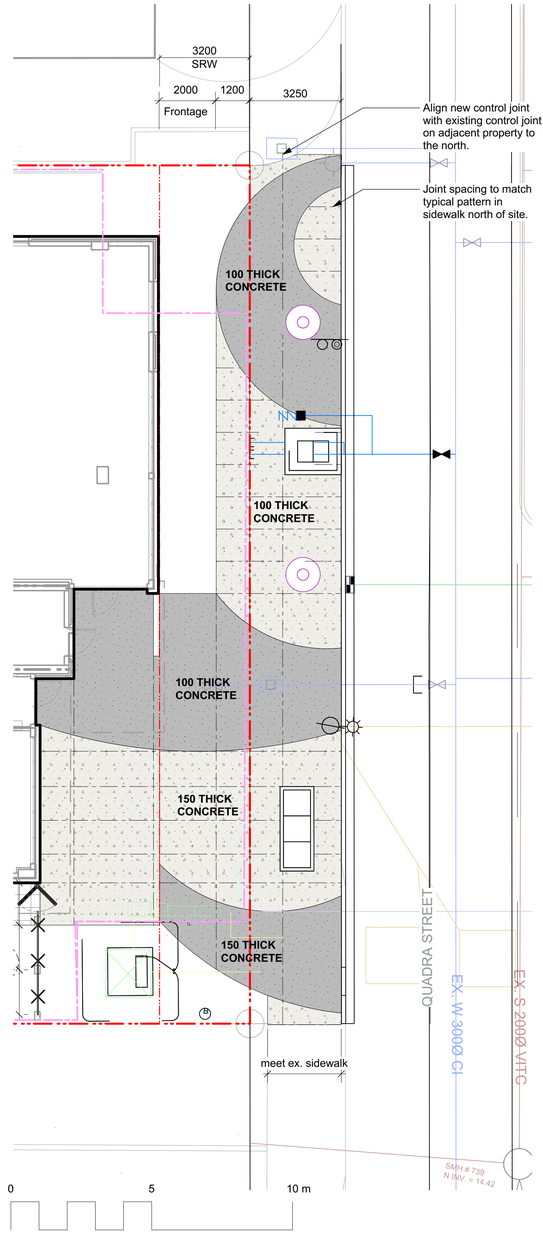
4 Concrete Unit Paving - Permeable
Scale: 1:10



5 Gravel Maintenance Edge
Scale: 1:10



6 CIP Flush Curb
Scale: 1:10



7 Cast in Place Concrete Control Joint Layout
Scale: 1:100

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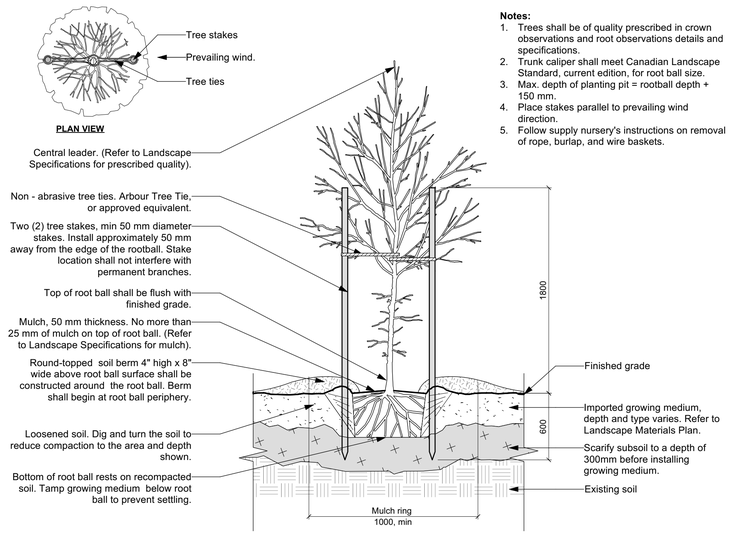
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2025-10-02

client
GVHS
2326 Government St.
Victoria, BC

project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

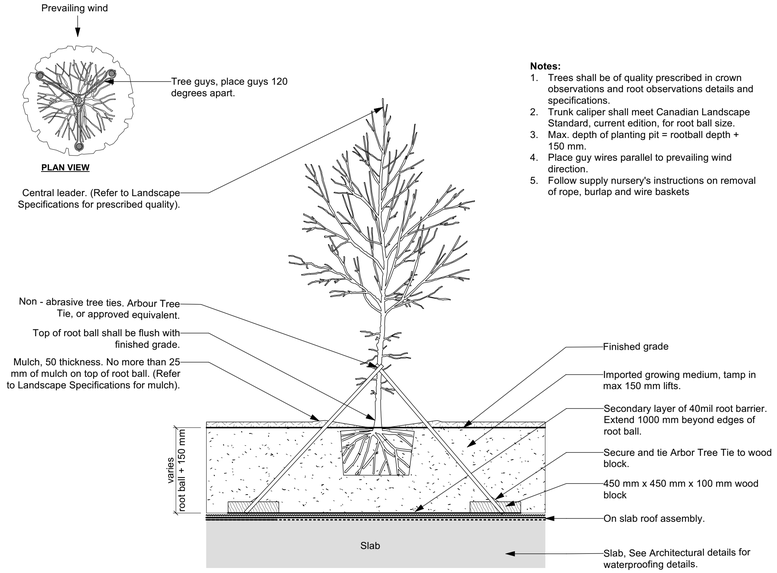
sheet title
Landscape Details: Hardscape

project no.	118.26
scale	AS NOTED @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L4.01**



Notes:
1. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
2. Trunk caliper shall meet Canadian Landscape Standard, current edition, for root ball size.
3. Max. depth of planting pit = rootball depth + 150 mm.
4. Place stakes parallel to prevailing wind direction.
5. Follow supply nursery's instructions on removal of rope, burlap, and wire baskets.

1 Tree Planting on Grade
Scale: 1:25

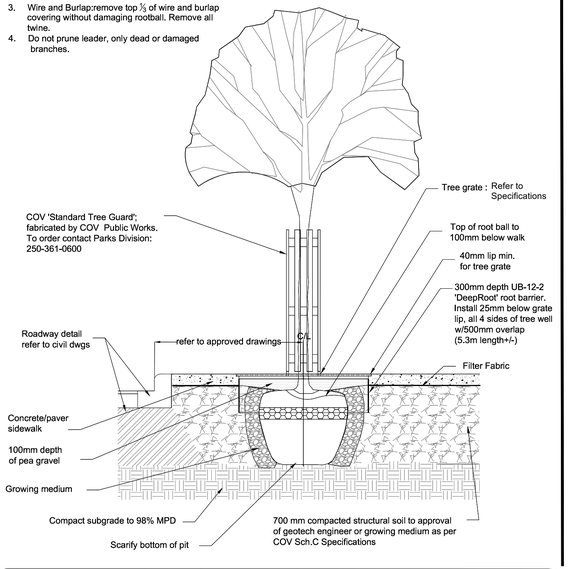


Notes:
1. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
2. Trunk caliper shall meet Canadian Landscape Standard, current edition, for root ball size.
3. Max. depth of planting pit = rootball depth + 150 mm.
4. Place guy wires parallel to prevailing wind direction.
5. Follow supply nursery's instructions on removal of rope, burlap and wire baskets

2 Tree Planting on Slab
Scale: 1:25

Preparation notes:
1. Container grown: remove completely from container
2. Burlap and rope:remove top ⅓ of covering
3. Wire and Burlap:remove top ⅓ of wire and burlap covering without damaging rootball. Remove all twine.
4. Do not prune leader, only dead or damaged branches.

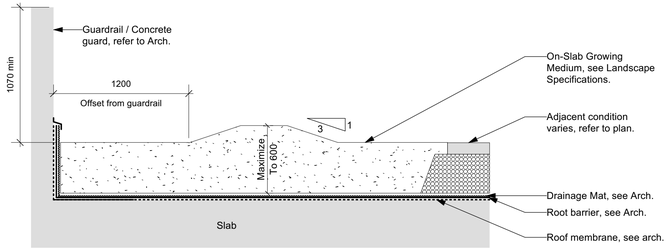
NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS



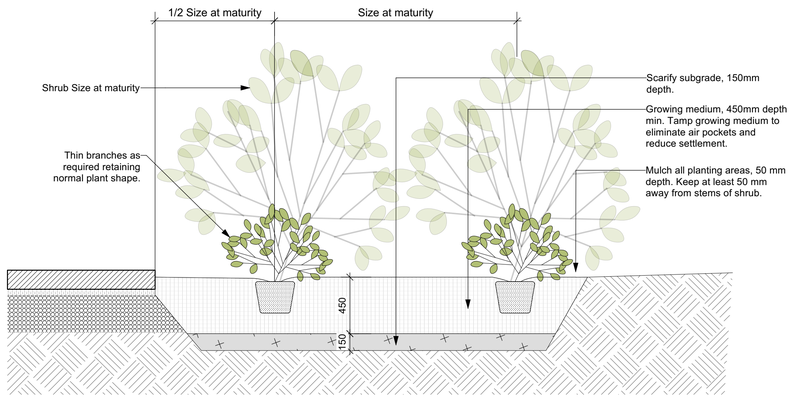
CITY OF VICTORIA Parks Division
Oct.23/18:RootBarrier note revised
File: v:design/construct_design specs/const details/PS00/SD_P5

TITLE: Tree Planting in Sidewalk with Tree Guard	SCALE: Not to Scale	DRAWING SD-P5
	DATE: Feb.27, 2018	
	DWN.:	
	APP'D.:	

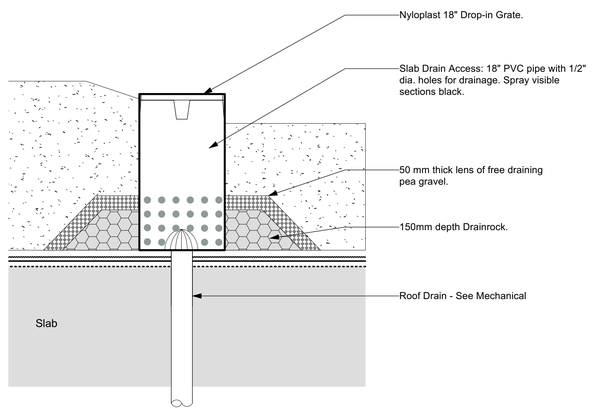
4 Tree Planting in Sidewalk with Tree Guard
Scale: NTS



3 Planting Area on Slab
Scale: 1:25



5 Shrub Planting
Scale: 1:25



6 Drain Inspection Port
Scale: 1:10

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659
2025-10-02

client
GVHS
2326 Government St.
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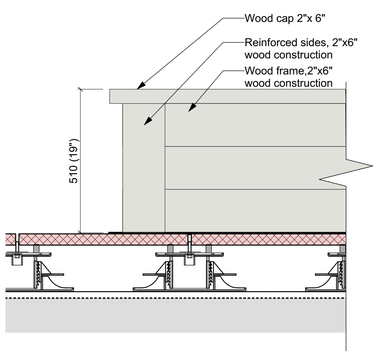
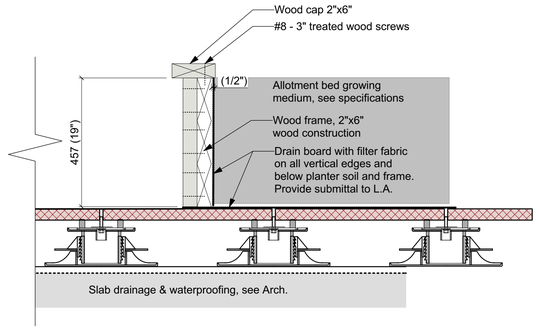
project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title
Landscape Details: Softscape

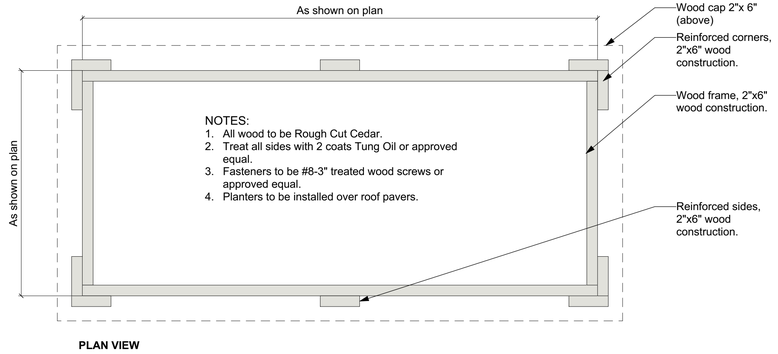
project no.	118.26
scale	AS NOTED @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L4.02**



TYPICAL ELEVATION

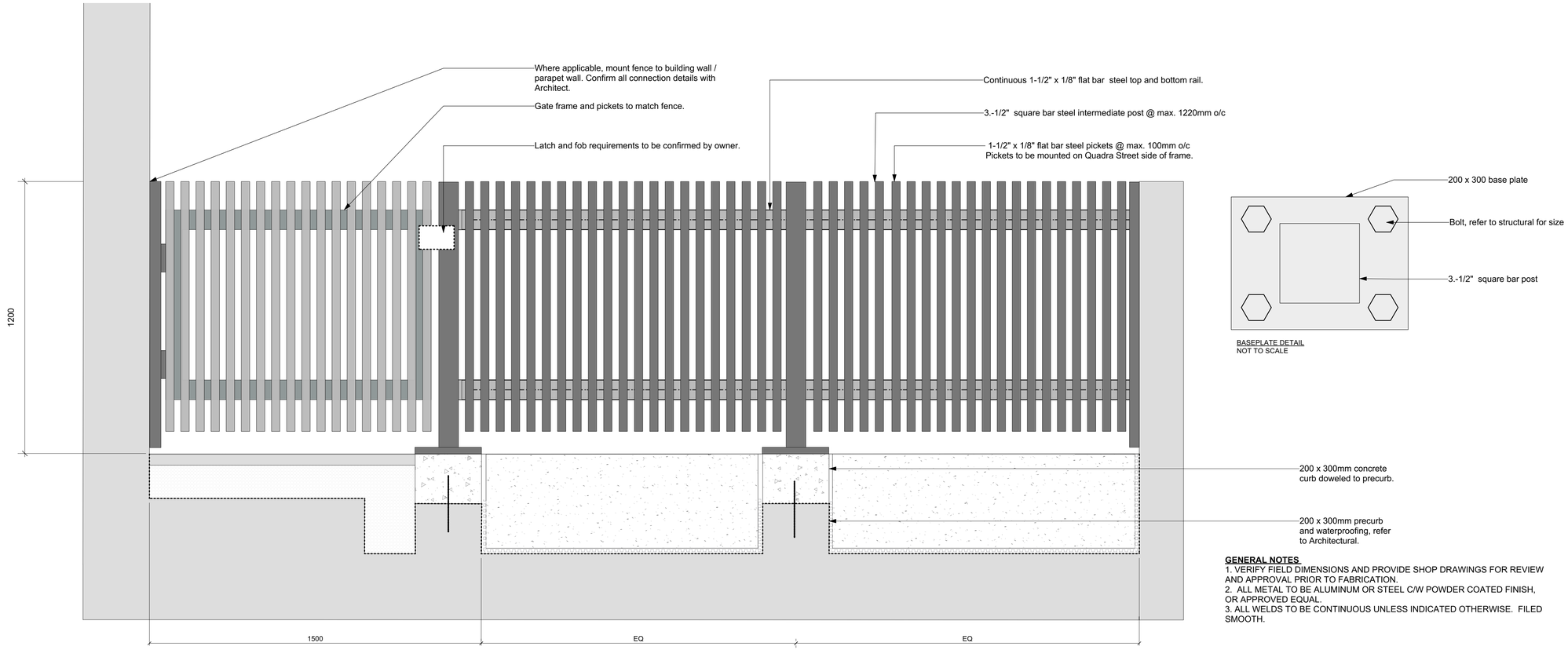


TYPICAL SECTION THROUGH PLANTER FRAME @ CORNER



PLAN VIEW

1 Allotment Garden Bed
Scale: 1:10



BASEPLATE DETAIL
NOT TO SCALE

GENERAL NOTES
1. VERIFY FIELD DIMENSIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. ALL METAL TO BE ALUMINUM OR STEEL C/W POWDER COATED FINISH, OR APPROVED EQUAL.
3. ALL WELDS TO BE CONTINUOUS UNLESS INDICATED OTHERWISE. FILED SMOOTH.

2 Metal Picket Fence and Gate
Scale: 1:10

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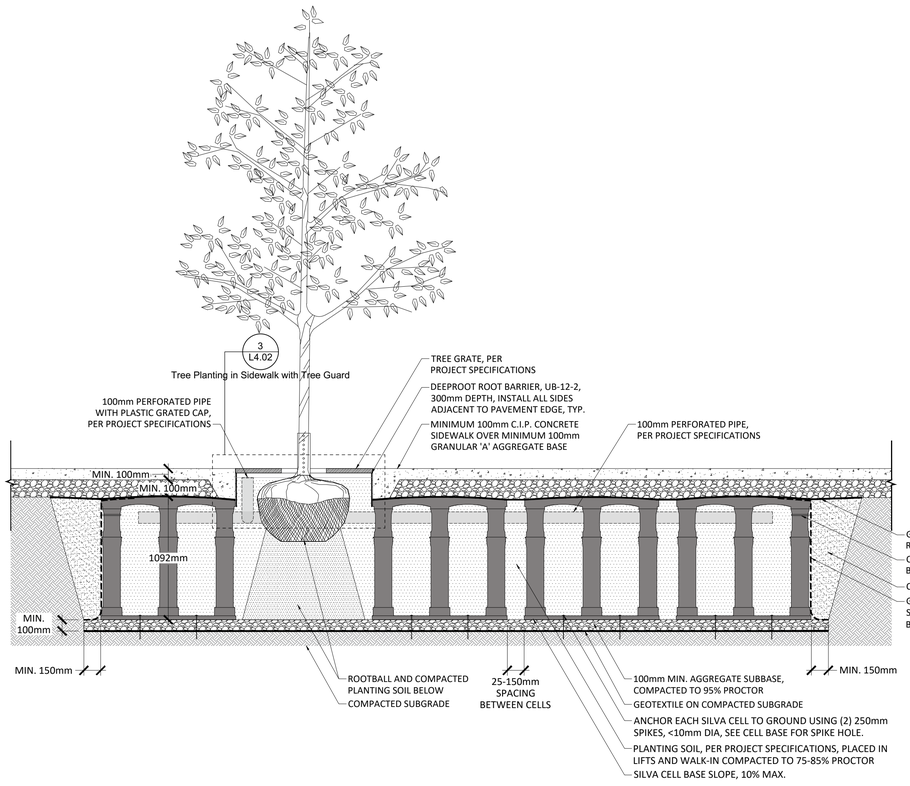
2558 Quadra St,
Victoria, BC

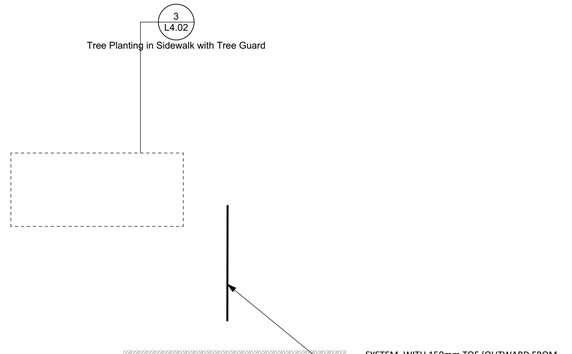
sheet title
Landscape Details

project no.	118.26
scale	AS NOTED @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L4.03**

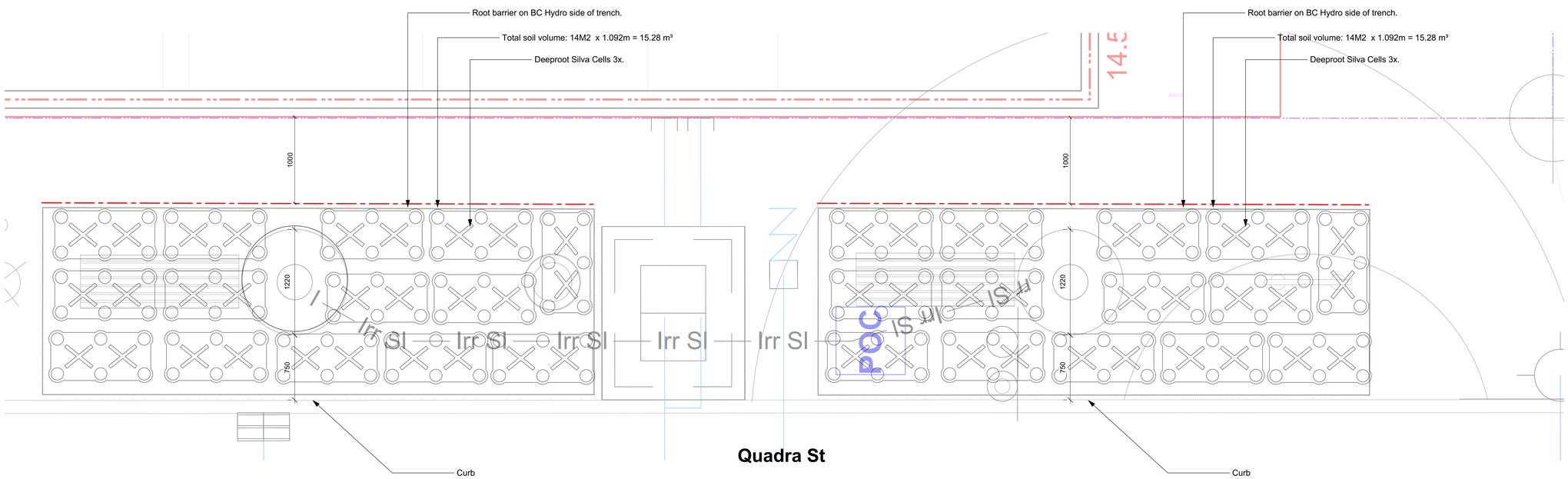


Slab edge to include Root Barrier and Drainage Board, refer to Architectural details.

Provide shop drawing



1 **Tree Cell Details**
Not to Scale



2 **Tree Cell Layout**
Scale: 1:25

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659
2025-10-02

client
GVHS
2326 Government St.
Victoria, BC

project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title
Landscape Details: Tree Cells

project no.	118.26
scale	AS NOTED @ 24"x36"
drawn by	TB
checked by	SM
sheet no.	**L4.04**

McElhanney

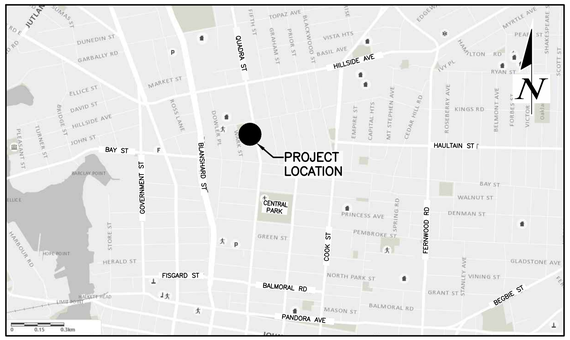
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221
FAX (855) 407-3895

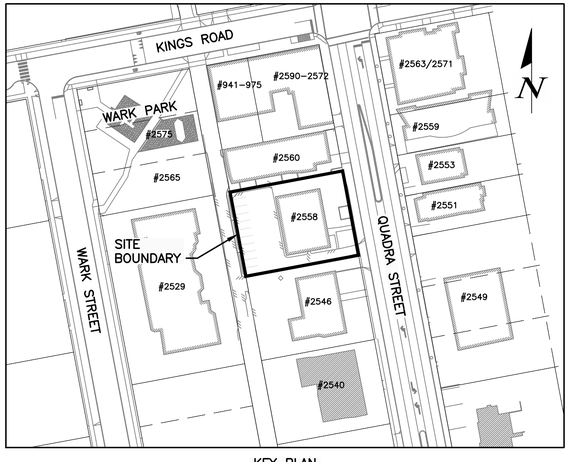
2558 QUADRA STREET DEVELOPMENT

DRAWING INDEX

18-136-C00 COVER SHEET
18-136-C01 SURFACE WORKS - PLANS AND TYPICAL SECTIONS
18-136-C02 UNDERGROUND SERVICING - PLAN AND PROFILES



LOCATION PLAN
NTS



KEY PLAN
1:1000

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS INCLUDED IN THE LATEST REVISION OF THE CITY OF VICTORIA ENGINEERING SPECIFICATIONS AND STANDARD DRAWINGS (INCLUDING SUPPLEMENTALS), AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND AMENDMENTS TO THE MMCD FOR WORK ON MUNICIPAL ROW OR SROW.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE PART 7 FOR WORK ON THE BUILDING LOTS.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO THE OWNER AND McELHANNEY CONSULTING SERVICES LTD. THAT THEY WILL ASSUME THE RESPONSIBILITIES OF THE PRIME CONTRACTOR AS OUTLINED IN THE WORKERS COMPENSATION ACT FOR THE DURATION OF THE PROJECT.
4. IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
5. CONTRACTOR TO OBTAIN AND PAY FOR A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. PERMIT MUST BE ON-SITE FOR REVIEW AS REQUIRED.
6. CONTRACTOR TO OBTAIN AND PAY FOR A PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
7. CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS (TO THE SATISFACTION OF THE ENGINEER) FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. CONTRACTOR TO RETAIN AND PAY FOR A CERTIFIED SURVEYOR TO PROVIDE AN 'AS-CONSTRUCTED' SURVEY (CAD AND TEXT FILE) TO THE CIVIL ENGINEER. ALL DATA REQUIRED MUST BE ACCEPTABLE TO THE ENGINEER TO PREPARE THE AS-CONSTRUCTED DRAWINGS. MISSING OR INADEQUATE DATA TO BE PROVIDED BY THE CONTRACTOR OR BY AN INDEPENDENT SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE. MAINTENANCE PERIOD WILL NOT BEGIN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED BY THE ENGINEER TO THE CITY.
8. CONTRACTOR TO BE REGISTERED UNDER BYLAW 05-80 (SCHEDULE D: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES) PRIOR TO COMMENCEMENT OF EXCAVATION OR SOIL RELOCATION.
9. CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION LAYOUT, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR CO-ORDINATING THE VARIOUS PARTS OF THE WORK IN THESE DRAWINGS.
11. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION THAT MUST INCLUDE THE CITY TECHNICIAN AND CIVIL ENGINEER.
12. CONTRACTOR TO NOTIFY ENGINEER AND CITY TECHNICIAN IMMEDIATELY OF ANY CONFLICTS BETWEEN THE EXISTING INFRASTRUCTURE AND DESIGN.
13. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.

TRENCHING, EXCAVATING AND BACKFILLING

1. CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
2. DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEER'S INSPECTION. MINIMUM 24 HOURS NOTIFICATION.
3. CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
4. AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR ENGINEER.
5. ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH MMCD STD. DWG. G4 AND MMCD SECTION 31 23 01 – EXCAVATING, TRENCHING & BACKFILLING.
6. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH MMCD STD. DWG. G5 AND MMCD SECTIONS 31 23 01 – EXCAVATING, TRENCHING & BACKFILLING & 32 12 16 – HOT-MIX ASPHALT CONCRETE PAVING. SUBBASE TO BE APPROVED BY GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION. TESTING TO BE PERFORMED AND COORDINATED AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SIGNING AND PAVEMENT MARKINGS

1. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE AS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA. CONTRACTOR TO REFERENCE MANUAL OF STANDARD TRAFFIC SIGNS AND PAVEMENT MARKINGS (SEPTEMBER 2000) FOR SIGN DESCRIPTIONS AND PAINTING TYPES. ALL SIGNS TO HAVE "DIAMOND GRADE" REFLECTIVE SHEETING.
2. PAVEMENT MARKING MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MMCD SECTION 32 17 23 – PAINTED PAVEMENT MARKINGS.

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
	EP	EDGE OF PAVEMENT
NMC	NMC	CURB AND GUTTER
S	S	SANITARY SEWER AND MANHOLE
S	S	SANITARY SEWER SERVICE (c/w INSPECTION CHAMBER)
D	D	STORM SEWER AND MANHOLE
		SANITARY SEWER OR STORM SEWER CLEANOUT
		STORM SEWER HEADWALL
		STORM SEWER CULVERT
D	D	STORM SEWER SERVICE (c/w INSPECTION CHAMBER)
		CATCH BASIN
		LAWN DRAIN
		SWALE
		DITCH
X X X	X X X	TOP OF BANK
		FENCE
W	W	WATER MAIN c/w REDUCER
		WATER SERVICE CONNECTION
W	W	WATER MAIN c/w VALVE
W	W	WATER MAIN c/w AIR RELEASE VALVE
		HYDRANT AND VALVE ASSEMBLY
W	W	WATER MAIN c/w CAPPED END
W	W	WATER MAIN c/w FLUSH ASSEMBLY
HTC	HTC	UNDERGROUND HYDRO/TEL/CABLE
G	G	GAS
		STATUTORY RIGHT-OF-WAY
		PROPERTY LINE
		LUMINAIRE
		LUMINAIRE – POST TOP
		UTILITY POLE c/w ANCHOR
		JUNCTION BOX
		KIOSK
		SIGN
		TREE

ROADWORKS

1. ALL GRANULAR BASE TO BE IN ACCORDANCE WITH MMCD SECTIONS 31 05 17 – AGGREGATES & GRANULAR MATERIAL AND 32 11 23 – GRANULAR BASE.
2. ALL ASPHALTIC PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16 – HOT-MIX ASPHALT CONCRETE PAVING. MIX DESIGN TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE TO BE IN ACCORDANCE WITH MMCD SECTION 03 30 20 – CONCRETE WALKS, CURBS & GUTTERS, AND CITY OF VICTORIA SUPPLEMENTAL SPECIFICATIONS.
4. ALL NON-MOUNTABLE CURB AND GUTTER (NMC) TO BE AS PER MMCD STD. DWG. C4.
5. ALL CONCRETE SIDEWALK TO BE AS PER MMCD STD. DWG. C2.
6. CONCRETE DRIVEWAY CROSSING TO BE 'TYPE B' AS PER SCHEDULE 'B' HIGHWAY ACCESS BYLAW 91-38 (DRAWING TA-64). LETDOWN AS PER CoV SUPPLEMENTARY STANDARD DWGS. SD C7b AND SD C7c.
7. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ROAD STRUCTURE.
8. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION. TESTING TO BE PERFORMED AND COORDINATED AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
9. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER. ANY FAILURE OF THE SUBGRADE AFTER APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY MITIGATION PROCEDURES REQUIRED TO PROTECT THE SUBGRADE IS THE RESPONSIBILITY OF AND AT THE EXPENSE OF THE CONTRACTOR.

STORM DRAIN

1. STORM SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
2. SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 40 01 – STORM SEWERS AND AS PER MMCD STD. DWG. S7.
3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
5. CONTRACTOR TO INSTALL CATCH BASIN POTS AS PER CoV STD. DWG. S11a. CoV FORCES TO INSTALL LEADS AT DEVELOPER'S EXPENSE. CONTRACTOR TO MARK LOCATION FOR LEADS ON SITE.
6. ENSURE ALL EXISTING STORM DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.
7. ALL 200ø STORM PIPE SHOWN ON THE CIVIL DRAWINGS TO BE PVC DR35, UNLESS OTHERWISE NOTED.

SANITARY SEWER

1. SANITARY SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
2. SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 30 01 – SANITARY SEWERS AND AS PER MMCD STD. DWG. S7.
3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
4. ENSURE ALL EXISTING SANITARY SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION.
5. CONTRACTOR SHALL COMPLETE AN AIR TEST ON ALL NEW SANITARY SEWERS AS PER MMCD SECTION 33 30 01 – SANITARY SEWERS. TEST TO BE WITNESSED AND APPROVED BY ENGINEER.
6. ALL 150ø SANITARY PIPE SHOWN ON THE CIVIL DRAWINGS TO BE PVC DR28, UNLESS OTHERWISE NOTED.

WATER

1. DOMESTIC & FIRE WATER SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
2. SERVICE CONNECTION TO BE INSTALLED AS PER CITY OF VICTORIA REQUIREMENTS.

BC HYDRO, TELUS, SHAW, STREETLIGHTING AND FORTIS BC

1. CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR TO REVIEW INFORMATION PRIOR TO START OF ANY EXCAVATION.
2. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES TO BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
4. ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS BC FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY.
5. CONTRACTOR TO COORDINATE WITH FORTIS GAS FOR THE INSTALLATION OF GAS SERVICE(S). SEE MECHANICAL DRAWING(S) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
7. IF GAS IS REQUIRED, THE DEVELOPER SHALL CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALLATION. FORTISBC SHALL INSTALL GAS SERVICE TO PROPERTY LINE.
8. SEE DRAWINGS AND SPECIFICATIONS BY AES FOR ONSITE HYDRO, TELUS, CABLE AND STREETLIGHTING.
9. SEE DRAWINGS AND SPECIFICATIONS BY AME GROUP FOR MECHANICAL.
10. SEE DRAWINGS AND SPECIFICATIONS BY BC HYDRO FOR ELECTRICAL.
11. SEE DRAWINGS AND SPECIFICATIONS BY TELUS FOR TELEPHONE.
12. SEE DRAWINGS AND SPECIFICATIONS BY SHAW FOR CABLE.

BUILDING AND SITE PLAN

1. BUILDING AND SITE DETAILS SHOWN ON PROPERTY ARE AS PER DE HOOG & KIERULF ARCHITECTS.
2. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, LANDSCAPING AND SURVEY DRAWINGS FOR ADDITIONAL INFORMATION.

STANDARD ABBREVIATIONS

AC	ASBESTOS CONCRETE	IG	INVERTED GUTTER
AV	AIR RELEASE VALVE	INV	INVERT
BC	BARRIER CURB	IP	IRON PIN
c/w	COMPLETE WITH	IRR	IRRIGATION
CB	CATCH BASIN	m	METER
CI	CAST IRON	MAX	MAXIMUM
CO	CLEANOUT	MC	MOUNTABLE CURB
CONC	CONCRETE	RMC	REVERSE MOUNTABLE CURB
CSP	CORRUGATED STEEL PIPE	MIN	MINIMUM
D	DRAIN	NIC	NOT IN CONTRACT
D/W	DRIVEWAY	NMC	NON-MOUNTABLE CURB
DCB	DOUBLE CATCH BASIN	RNMC	REVERSE NON-MOUNTABLE CURB
DI	DUCTILE IRON	OG	ORIGINAL GROUND
DMH	DRAIN MANHOLE	OIC	OIL INTERCEPTOR
EAC	EXTRUDED ASPHALT CURB	PE	POLYETHYLENE
ECC	EXTRUDED CONCRETE CURB	PRV	PRESSURE REDUCING VALVE
EG	EXISTING GROUND	PVC	POLYVINYL CHLORIDE
EL/ELEV	ELEVATION	S	SANITARY
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
EX	EXISTING	SFM	SEWER FORCE MAIN
F	FLANGE	SMH	SANITARY MANHOLE
FC	FLAT CURB	SRW	STATUTORY RIGHT-OF-WAY
FG	FINISHED GROUND	ST	STEEL
F.O.	FLUSHOUT ASSEMBLY	STA	STATION
FCM	FLOW CONTROL MANHOLE	TYP	TYPICAL
G	GAS	VSP	VERTICAL SEEPAGE PIT
H	HUB	W	WATER
HB	HOSE BIB	WC	WATER CONTROL CURB
IC	INSPECTION CHAMBER		

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

OCTOBER 2, 2025

APPROVAL SUBMISSION

NOT FOR CONSTRUCTION

SEE ARCHITECTURAL, LANDSCAPING, ELECTRICAL, STRUCTURAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES B.C. LAND SURVEYORS

REFER TO BC HYDRO, TELUS AND SHAW SPECIFICATIONS FOR INSTALLATION DETAILS AND SPECIFICATIONS

1:1000 0 20 60m

NO.	DATE	BY	ISSUED
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2	2022-11-07	NCD	ISSUED FOR APPROVAL
1	2021-01-27	NCD	ISSUED FOR APPROVAL

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX (855) 407-3895

SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA N. COUNTOP # 48315
2025-10-02

PROJECT: 2558 QUADRA STREET DEVELOPMENT

TITLE: COVER SHEET

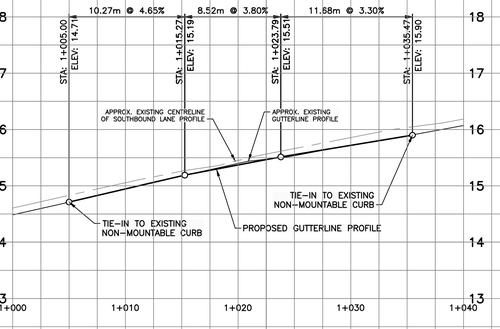
SCALE HORIZ: AS NOTED VERT: N/A

PROJECT NO. 18-136 | ISSUED/REVISION 6

APPROVING AUTHORITY FILE NO.

DRAWING NO. 18-136-C00

P:\18-136 2558 QUADRA STREET\10.0 DRAWINGS\18-136 C-ALLDWG 10/2/2025 4:41 PM CDD



QUADRA STREET GUTTERLINE PROFILE
H–1:250 V–1:50

NOTES:

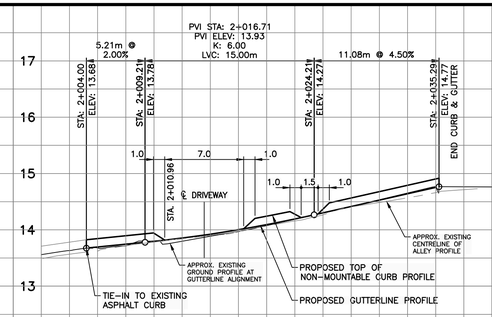
1. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER. ANY FAILURE OF THE SUBGRADE AFTER APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY MITIGATION PROCEDURES REQUIRED TO PROTECT THE SUBGRADE IS THE RESPONSIBILITY OF AND AT THE EXPENSE OF THE CONTRACTOR.

2A. PROPOSED CURB/GUTTER GRADES ARE BASED ON SURVEY, INCLUDING INTERPOLATION BETWEEN KNOWN POINTS. ROAD CROSSFALL AND LONGITUDINAL CURB GRADES ARE BOTH TO BE MAINTAINED – WITHOUT EXCESSIVE TRANSVERSE GRADES OR FLAT AREAS OF PAVEMENT RESULTING.

2B. THE CONTRACTOR IS TO CHECK CURB FORMS AND/OR STRING LINES TO ENSURE COMPATIBILITY WITH CROSS FALL OF THE EXISTING ROAD, INCLUDING ANY MILLED AREAS – NOTING THE ABOVE REQUIRED CONSTRUCTION PERFORMANCE OBJECTIVES.

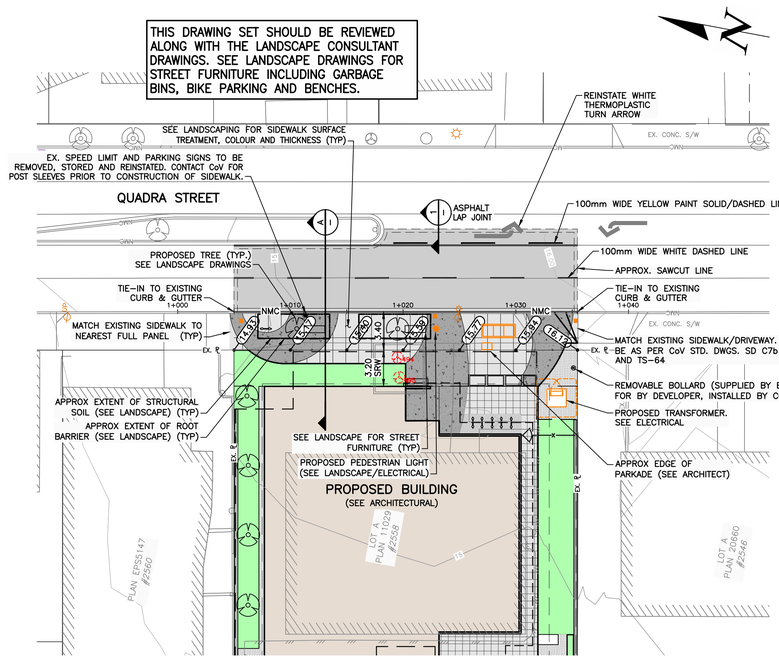
2C. IF, ON THIS BASIS, CURB FORM AND/OR STRING LINE ADJUSTMENTS ARE NECESSARY, THE CONTRACTOR IS TO NOTIFY McELHANNEY, TO ALLOW FOR REVIEW AND DESIGN REVISIONS PRIOR TO CURB INSTALLATION.

2D. THE CONTRACTOR IS TO NOTIFY WHEN FINAL, ADJUSTED CURB FORMS AND/OR STRING LINES ARE READY FOR REVIEW BY MCELHANNEY AND THE CITY OF VICTORIA – [FOLLOWING CROSSFALL CHECKS] – PRIOR TO POURING OF CONCRETE.



ALLEY GUTTERLINE PROFILE
H–1:250 V–1:50

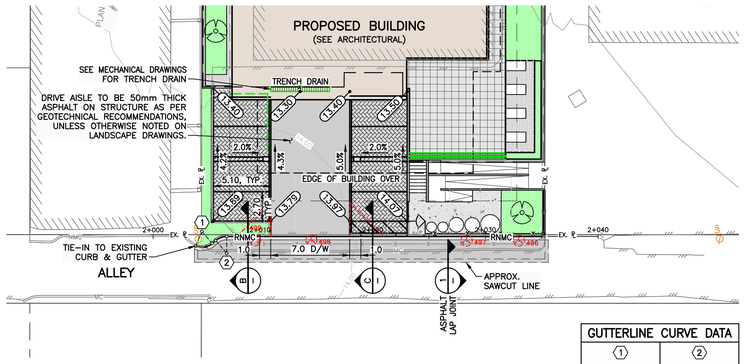
THIS DRAWING SET SHOULD BE REVIEWED ALONG WITH THE LANDSCAPE CONSULTANT DRAWINGS. SEE LANDSCAPE DRAWINGS FOR STREET FURNITURE INCLUDING GARBAGE BINS, BIKE PARKING AND BENCHES.



PLAN – QUADRA STREET
1:250

ALL EXISTING SIDEWALKS, CURBS & ASPHALT TO BE REMOVED AND DISPOSED OFF–SITE

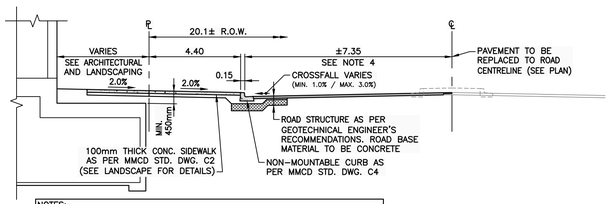
EXISTING AND PROPOSED UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY. SEE SHEET C02 FOR UNDERGROUND SERVICING



PLAN – ALLEY
1:250

GUTTERLINE CURVE DATA

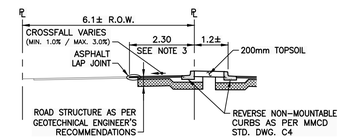
①	②
R = 1.40m	R = 1.50m
Δ = 64°22'57"	Δ = 40°44'50"
L = 1.573m	L = 1.067m
T = 0.881m	T = 0.557m
B.C. STA. = 2+004.00	B.C. STA. = 2+005.98
E.C. STA. = 2+005.58	E.C. STA. = 2+007.05



NOTES:
1. SEE LANDSCAPE DRAWINGS FOR SURFACE TREATMENT AND PATTERN OF SIDEWALK.
2. SEE LANDSCAPE DRAWINGS FOR SOIL AND GRASS SEED SPECIFICATIONS INCLUDING STRUCTURAL SOIL.
3. EXISTING CURBS, SIDEWALK, LANDSCAPING, ETC. NOT SHOWN FOR CLARITY.
4. ASPHALT TO BE AS PER MMCD SECTION 32 12 16.
5. DIMENSION SHOWN IS A MINIMUM. INCREASE WIDTH AS REQUIRED TO ENSURE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO PROPOSED GUTTER.

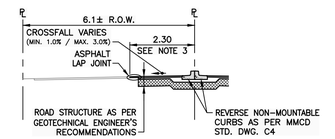
SECTION Ⓐ TYPICAL FRONTAGE QUADRA STREET
1:100

NOTE:
EXISTING QUADRA STREET BASE IS CONCRETE. NEW CONCRETE ROAD BASE AS PER CoV STD. DWG. SD G5b AND AS MODIFIED BY THE CITY DATED MAY 2018. DETAIL AVAILABLE UPON REQUEST.



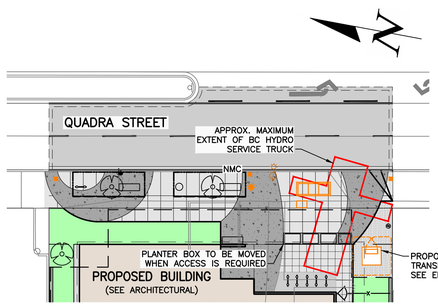
NOTES:
1. EXISTING CURBS, FENCE, LANDSCAPING ETC. NOT SHOWN FOR CLARITY.
2. ASPHALT TO BE AS PER MMCD SECTION 32 12 16.
3. DIMENSION SHOWN IS A MINIMUM. INCREASE WIDTH AS REQUIRED TO ENSURE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO PROPOSED GUTTER.

SECTION Ⓑ TYPICAL ALLEY FRONTAGE NORTH OF DRIVEWAY
1:100



NOTES:
1. EXISTING CURBS, FENCE, LANDSCAPING ETC. NOT SHOWN FOR CLARITY.
2. ASPHALT TO BE AS PER MMCD SECTION 32 12 16.
3. DIMENSION SHOWN IS A MINIMUM. INCREASE WIDTH AS REQUIRED TO ENSURE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO PROPOSED GUTTER.

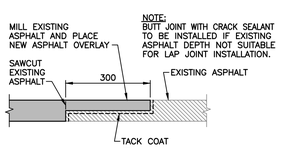
SECTION Ⓒ TYPICAL ALLEY FRONTAGE SOUTH OF DRIVEWAY
1:100



TRANSFORMER ACCESS
1:250

PROPOSED ELEVATION

TREES TO BE REMOVED



DETAIL 1 ASPHALT LAP JOINT
1:10

OCTOBER 2, 2025

APPROVAL SUBMISSION

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McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

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LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES B.C. LAND SURVEYORS

REFER TO BC HYDRO, TELUS AND SHAW SPECIFICATIONS FOR INSTALLATION DETAILS AND SPECIFICATIONS

1:10 0 0.2 0.6m
1:50 0 1 3m
1:100 0 2 6m
1:250 0 5 15m

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6	2025–10–02	NCD	ISSUED FOR APPROVAL
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1	2021–01–27	NCD	ISSUED FOR APPROVAL

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McElhanney
500 - 3960 QUADRA STREET
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PH (250) 370-9221
FAX (855) 407-3895

SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA N. C. DUNLOP # 49313 ENGINEER
2025-10-02

PROJECT:
2558 QUADRA STREET DEVELOPMENT

TITLE:
SURFACE WORKS
PLANS AND TYPICAL SECTIONS

SCALE
HORIZ: AS NOTED VERT: N/A

PROJECT NO. 18–136
ISSUED/REVISION 6

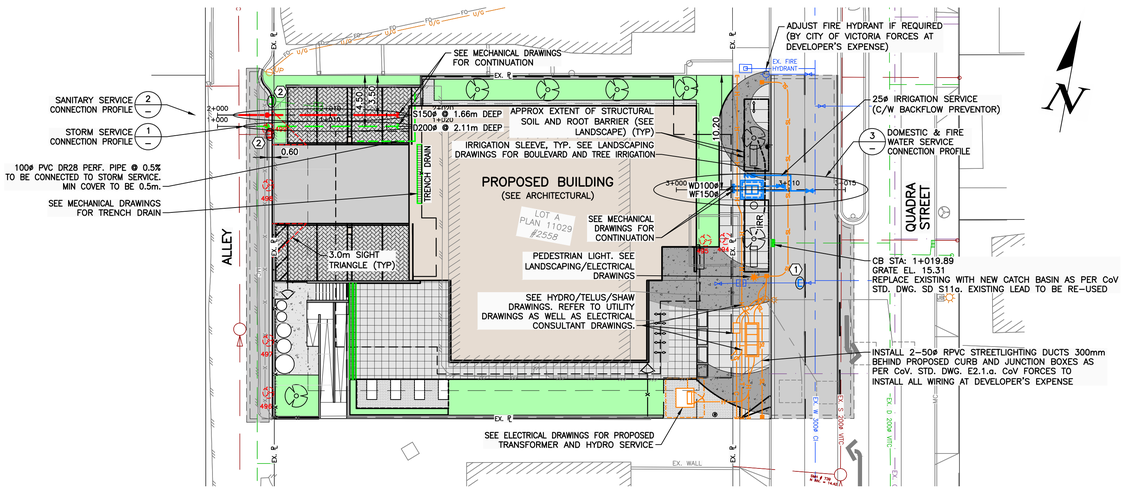
APPROVING AUTHORITY FILE NO.

DRAWING NO.
18–136–C01

P:\18-136 2558 QUADRA STREET\100 DRAWINGS\18-136 C-ALL.DWG 10/2/2025 4:41 PM C01

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	2.11	1.66
PROPOSED INVERT ELEVATION (m)	11.66	12.09
MAXIMUM DEPTH REQUESTED	☒ YES ☐ NO	☒ YES ☐ NO

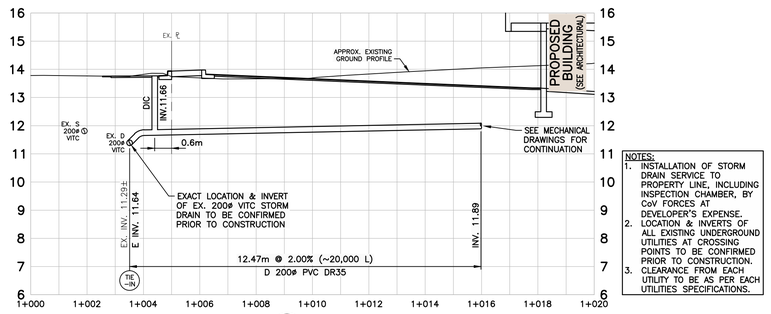
WORK TO BE IN ACCORDANCE WITH WORKSAFE BC LIMITS OF APPROACH AND CSA CLEARANCE LIMITS NEAR POWER LINES. CONTRACTOR TO COORDINATE WITH BC HYDRO.



UNDERGROUND SERVICING PLAN
1:250

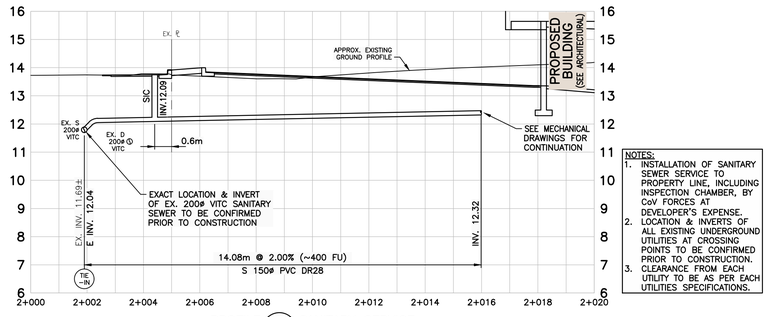
TREES TO BE REMOVED

SHEET NOTES	
No.	DESCRIPTION
(1)	EXISTING SERVICE TO BE CAPPED & ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
(2)	EXISTING SERVICE TO BE CAPPED & ABANDONED AT PROPERTY LINE BY CONTRACTOR.



PROFILE 1/– STORM SERVICE CONNECTION
H–1:100
V–1:100

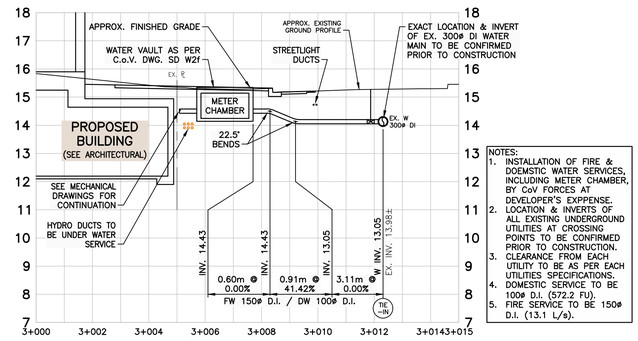
NOTES:
1. INSTALLATION OF STORM DRAIN SERVICE TO PROPERTY LINE, INCLUDING INSPECTION CHAMBER, BY CoV FORCES AT DEVELOPER'S EXPENSE.
2. LOCATION & INVERTS OF ALL EXISTING UNDERGROUND UTILITIES AT CROSSING POINTS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
3. CLEARANCE FROM EACH UTILITY TO BE AS PER EACH UTILITIES SPECIFICATIONS.



PROFILE 2/– SANITARY SERVICE CONNECTION
H–1:100
V–1:100

NOTES:
1. INSTALLATION OF SANITARY SEWER SERVICE TO PROPERTY LINE, INCLUDING INSPECTION CHAMBER, BY CoV FORCES AT DEVELOPER'S EXPENSE.
2. LOCATION & INVERTS OF ALL EXISTING UNDERGROUND UTILITIES AT CROSSING POINTS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
3. CLEARANCE FROM EACH UTILITY TO BE AS PER EACH UTILITIES SPECIFICATIONS.

WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE NAME	AUTHORIZED REPRESENTATIVE SIGNATURE	DATE
UTILITY	HYDRO ELECTRIC CO.			
UTILITY	TELEPHONE CO.			
UTILITY	GAS CO.			
UTILITY	CABLE CO.			
UTILITY	FIBRE OPTIC CO.			
MUNICIPAL	UNDERGROUND UTILITIES			
MUNICIPAL	TRANSPORTATION			
MUNICIPAL	LAND DEVELOPMENT			
MUNICIPAL	PARKS			



PROFILE 3/– DOMESTIC & FIRE WATER SERVICE CONNECTIONS
H–1:100
V–1:100

NOTES:
1. INSTALLATION OF FIRE & DOEMSTIC WATER SERVICES, INCLUDING METER CHAMBER, BY CoV FORCES AT DEVELOPER'S EXPPENSE.
2. LOCATION & INVERTS OF ALL EXISTING UNDERGROUND UTILITIES AT CROSSING POINTS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
3. CLEARANCE FROM EACH UTILITY TO BE AS PER EACH UTILITIES SPECIFICATIONS.
4. DOMESTIC SERVICE TO BE 100ø D.I. (572.2 FU).
5. FIRE SERVICE TO BE 150ø D.I. (13.1 L/s).

IRRIGATION SPECIFIC NOTES

(NOTED ADDED HERE FOR REFERENCE – SEE LANDSCAPE DRAWINGS / SPECIFICATIONS):

–ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12–042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
–IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS DEPARTMENT NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
–IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250–361–0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
SEE LANDSCAPE DRAWINGS (TYP.)
–STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6–8cm DIAMETER CALIPER MEASURED 15cm ABOVE GROUND, A WELL–BALANCED CROWN WITH BRANCHING STARTING AT 1.8–2.5m ABOVE GROUND.
–REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
1) INSPECTION OF SOIL AND PLANTING AREA PRIOR TO PLANTING
2) INSPECTION OF TREE STOCK PRIOR TO PLANTING
3) INSPECTION OF INSTALLED TREE. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.

OCTOBER 2, 2025

APPROVAL SUBMISSION

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

SEE ARCHITECTURAL, LANDSCAPING, ELECTRICAL, STRUCTURAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES B.C. LAND SURVEYORS

REFER TO BC HYDRO, TELUS AND SHAW SPECIFICATIONS FOR INSTALLATION DETAILS AND SPECIFICATIONS

1:100 0 2 6m
1:250 0 5 15m

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1	2021–01–27	NCD	ISSUED FOR APPROVAL

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
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SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA N. C. DUNLOP # 49313 CANADA
2025-10-02

PROJECT: 2558 QUADRA STREET DEVELOPMENT

SCALE HORIZ: AS NOTED VERT: N/A
PROJECT NO. 18–136
ISSUED/REVISION 6
APPROVING AUTHORITY FILE NO.

TITLE: UNDERGROUND SERVICING PLAN AND PROFILES

DRAWING NO. 18–136–C02

P:\18–136 2558 QUADRA STREET\10.0 DRAWINGS\18–136 C–ALL.DWG 10/2/2025 4:41 PM C02