

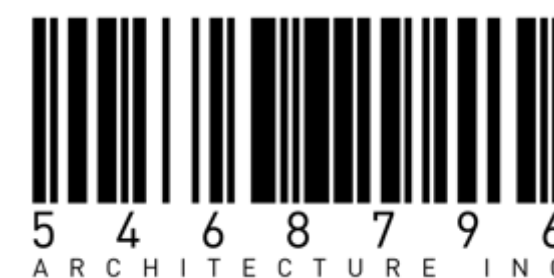


1702 QUADRA STREET + 862 FISGARD STREET

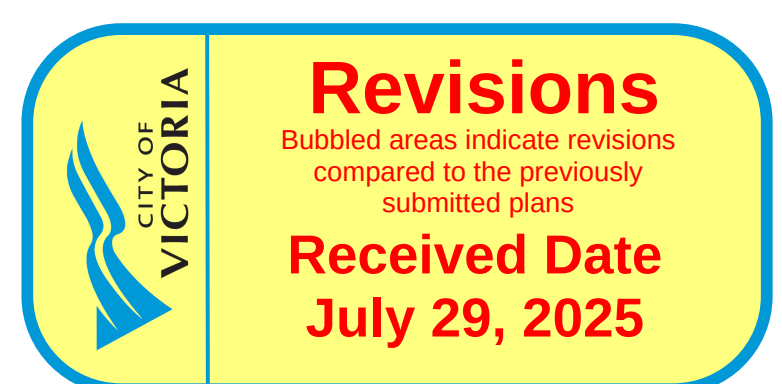
VICTORIA, BC

18.07.2025 ISSUED FOR DDP

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

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

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

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

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

- A4.1 ENLARGED PLAN - BIKE ROOM

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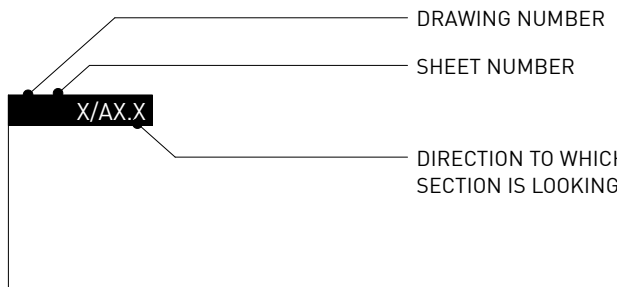
Elizabeth Balderson
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- L0 TREE REMOVAL AND PROTECTION PLAN
L1 LANDSCAPE SITE PLAN
L2 OFF-SITE PLANTING PLAN
L3 PRODUCTS AND SITE FURNITURE
L4 ROOFTOP AMENITY AREA

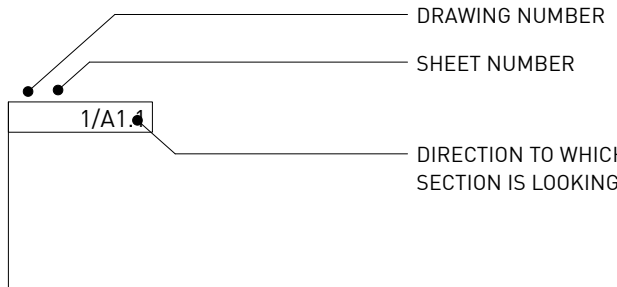
SYMBOL LEGEND:

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

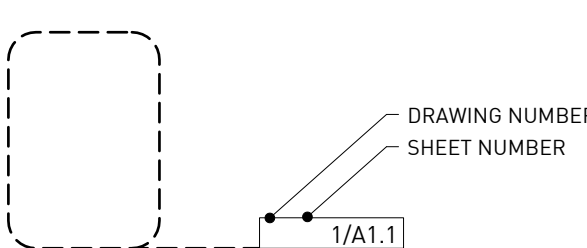
BUILDING SECTIONS:



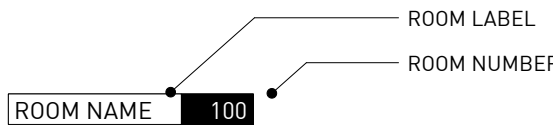
SECTIONS:



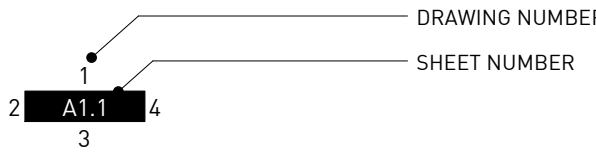
DETAILS:



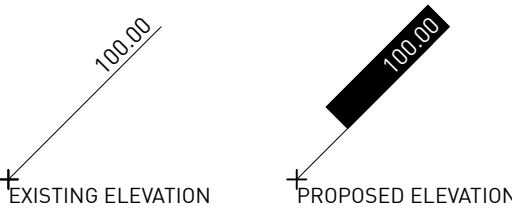
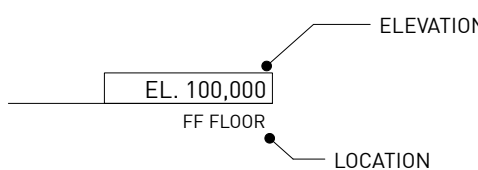
ROOM LABELS:



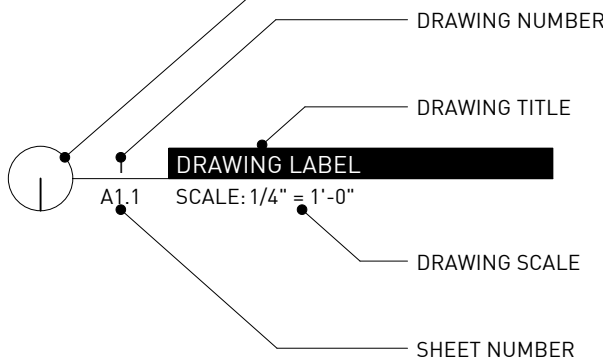
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



ABBREVIATIONS:

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

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6 Issued for DDP 11.07.2025

5 Issued for DDP 08.07.2025

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+ 862 FISGARD STREET

GENERAL NOTES Project
0650
Sheet
AG.1



RENDER 5: AERIAL VIEW OF BUILDING



RENDER 3: STREETVIEW EXPERIENCE ALONG QUADRA



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

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

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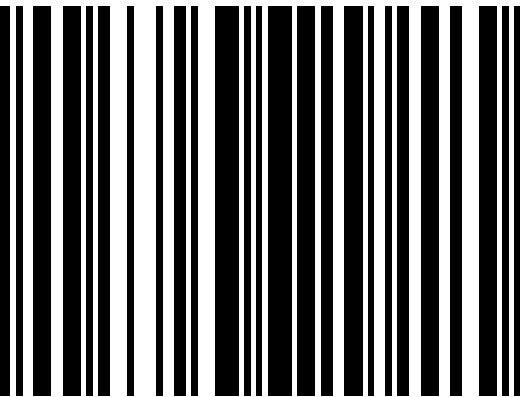
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RENDERINGS
Project
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AG.2

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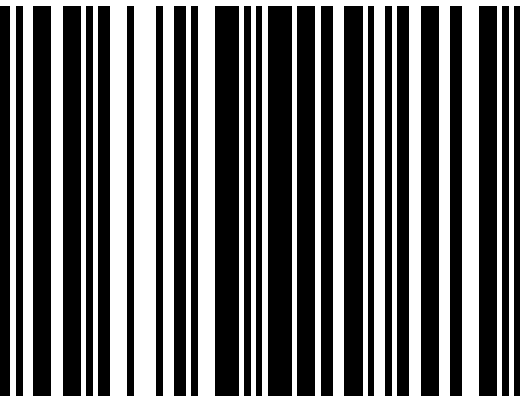
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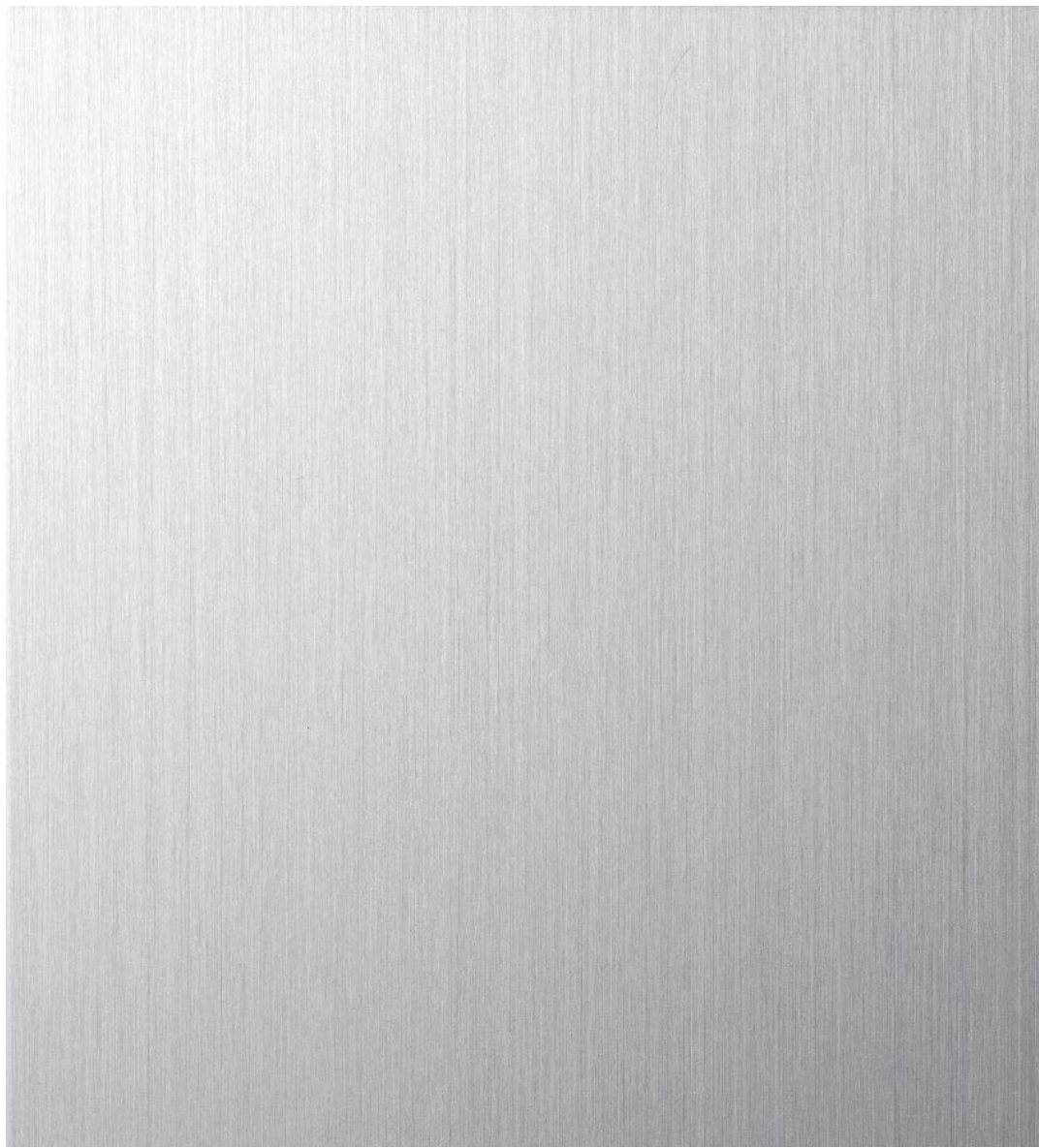


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RENDERINGS
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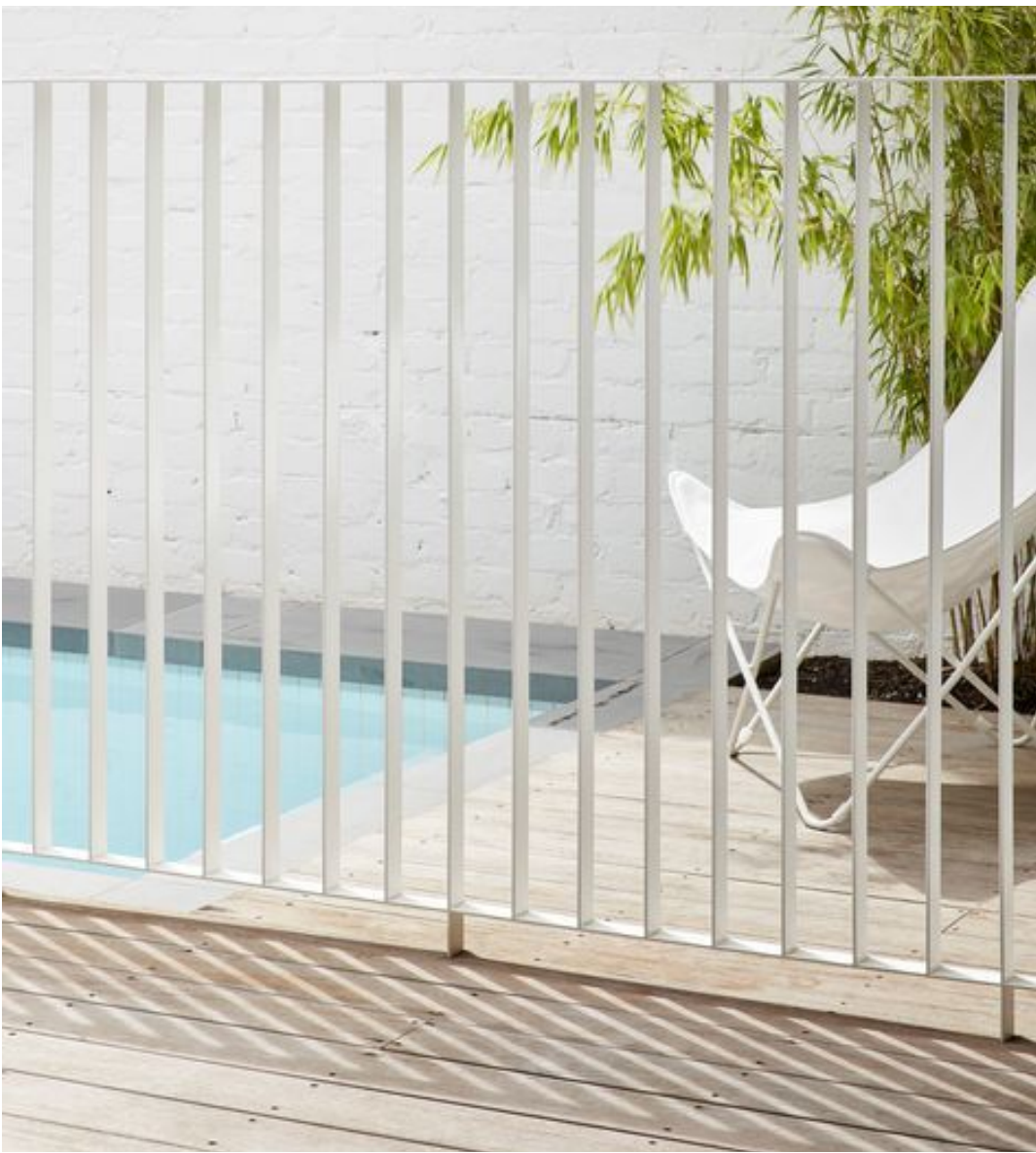
AG.3



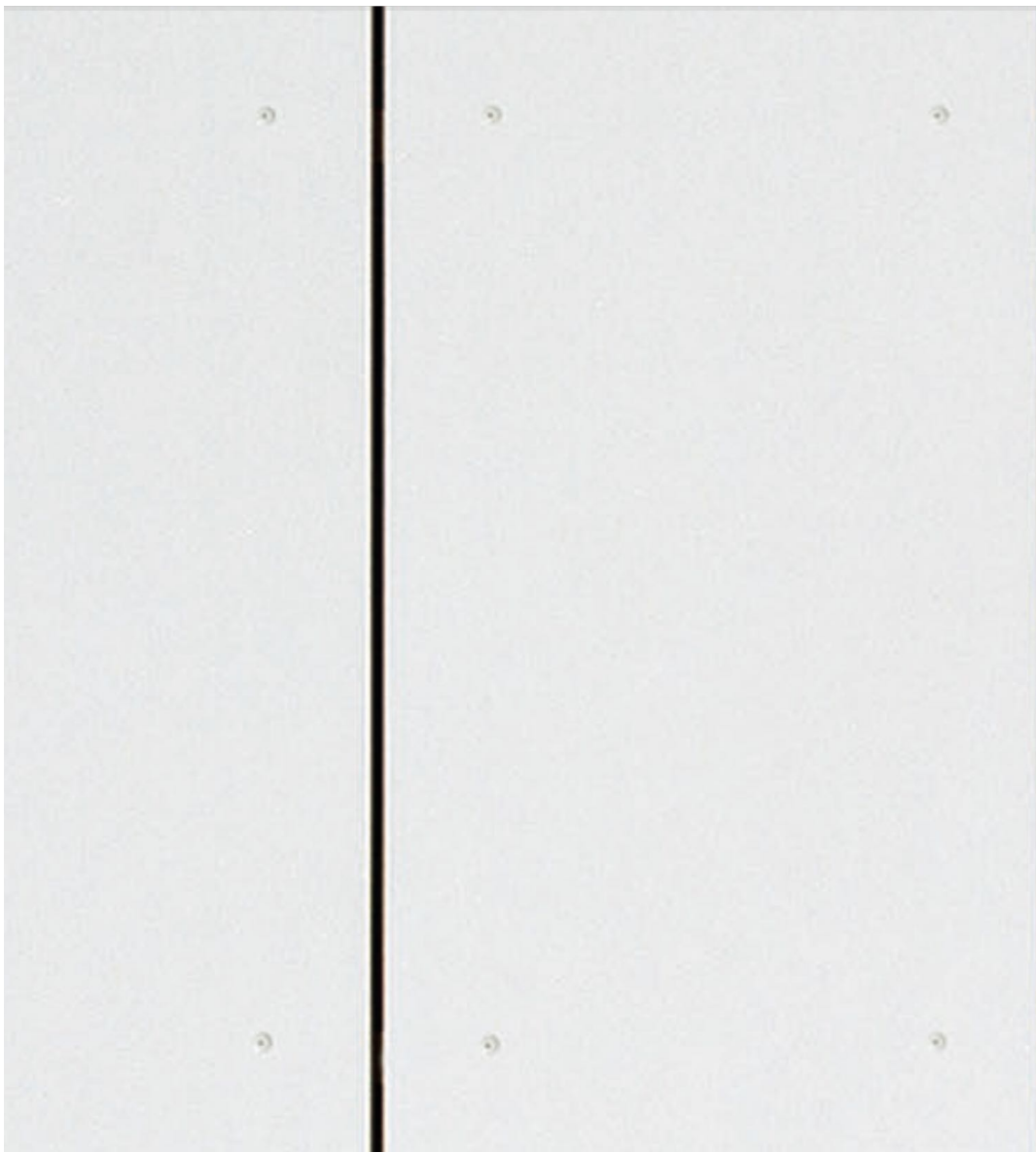
ALUMINUM MILL FINISH



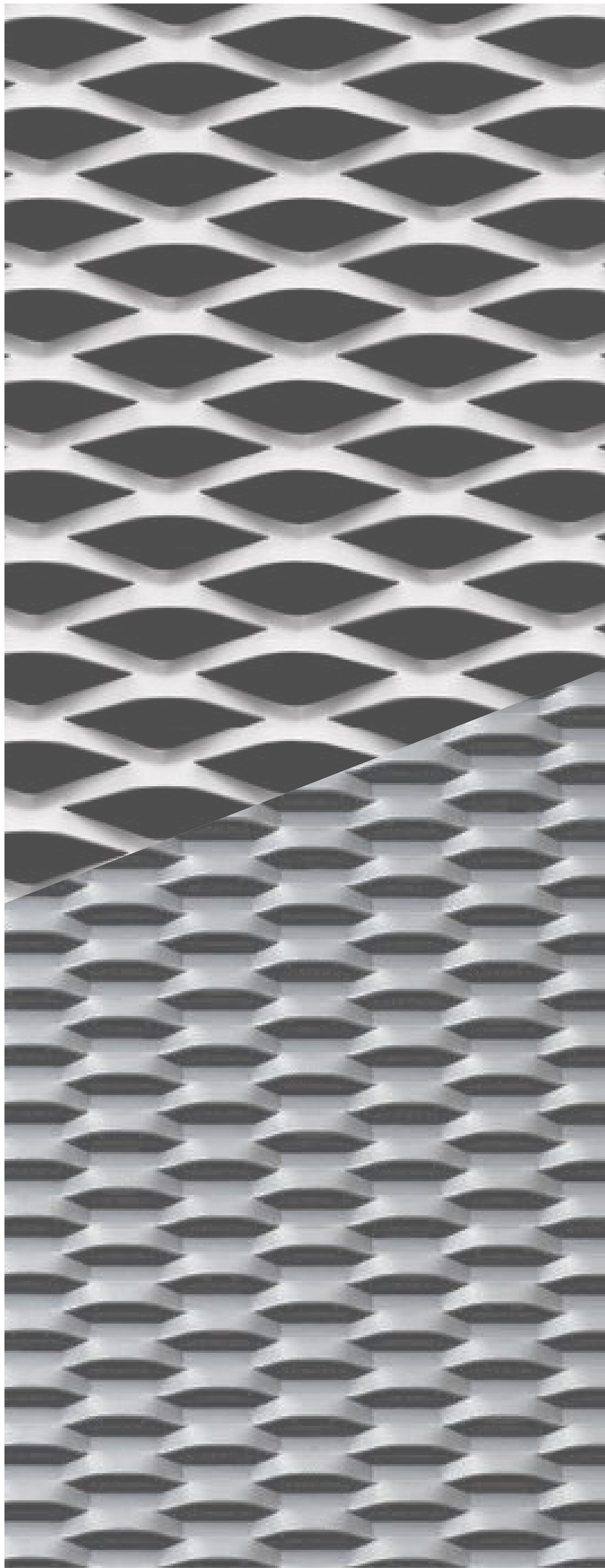
ALUMINUM REFLECTIVE



WHITE METAL FENCE



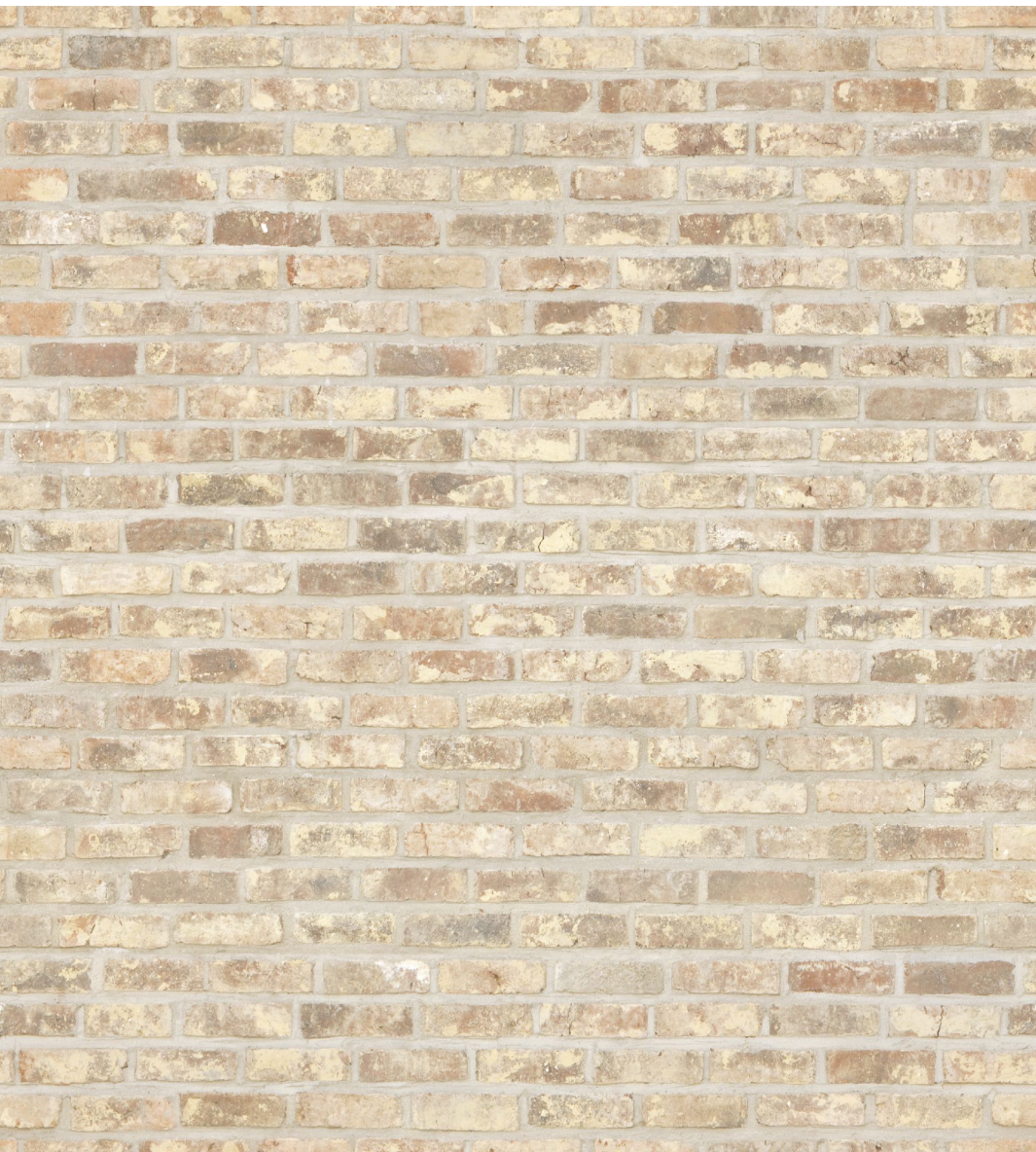
WHITE CEMENTITIOUS PANEL



EXPANDED METAL [ALUMINUM FINISH]



CONCRETE



BRICK



GLASS - REFLECTIVE



GLASS - TRANSLUCEN

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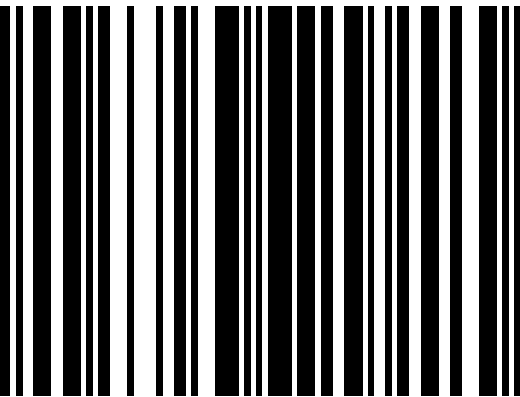
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MARCH 20 9:00 AM



JUNE 21 9:00 AM



SEPTEMBER 22 9:00 AM



DECEMBER 21 9:00 AM



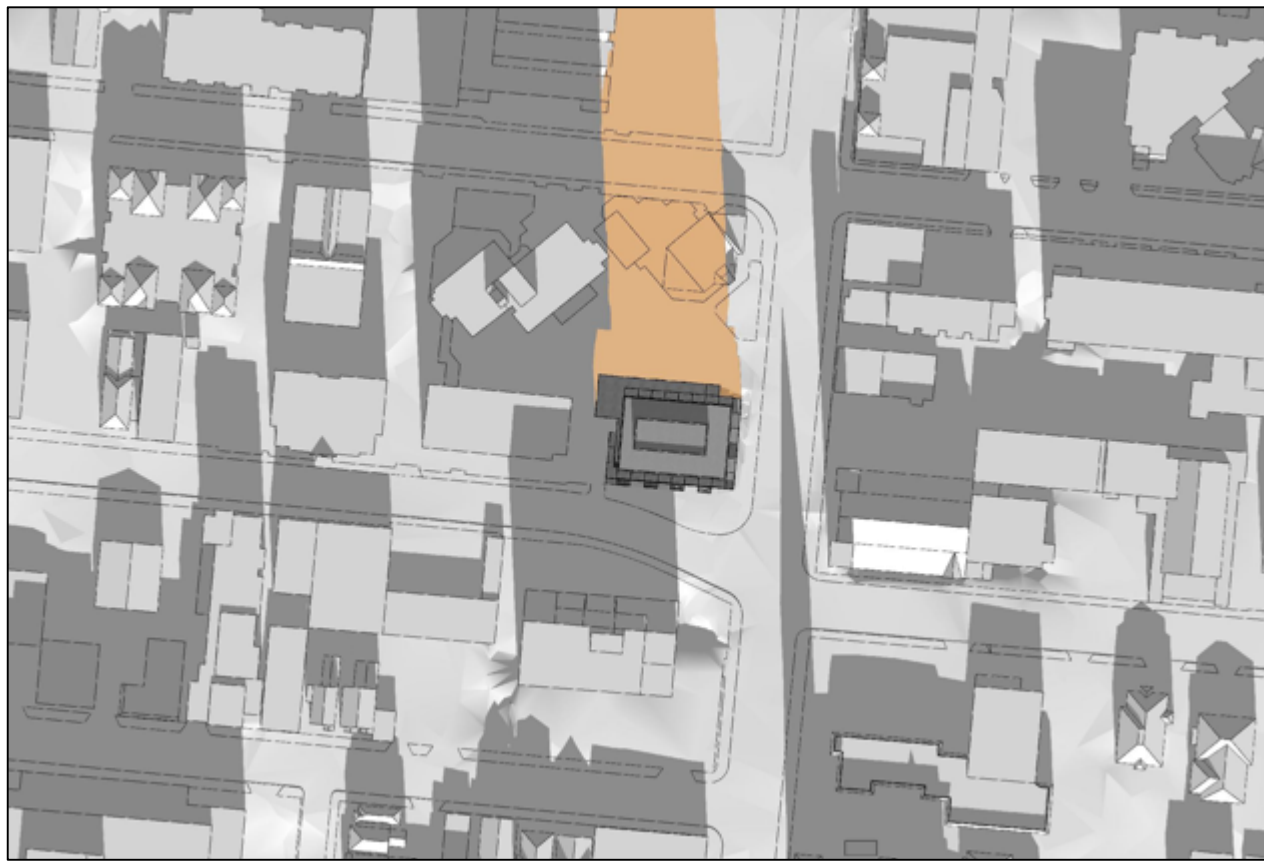
MARCH 20 12:00 PM



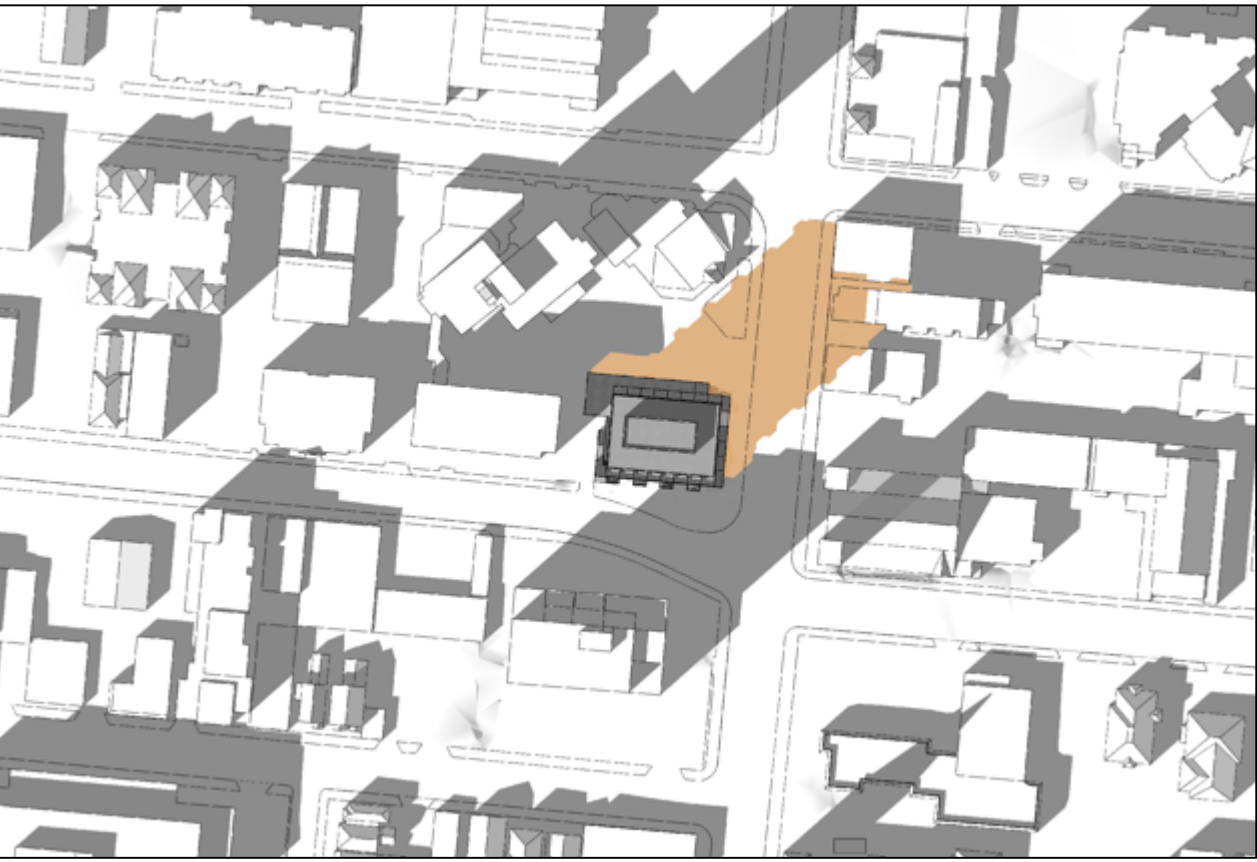
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SEPTEMBER 22 12:00 PM



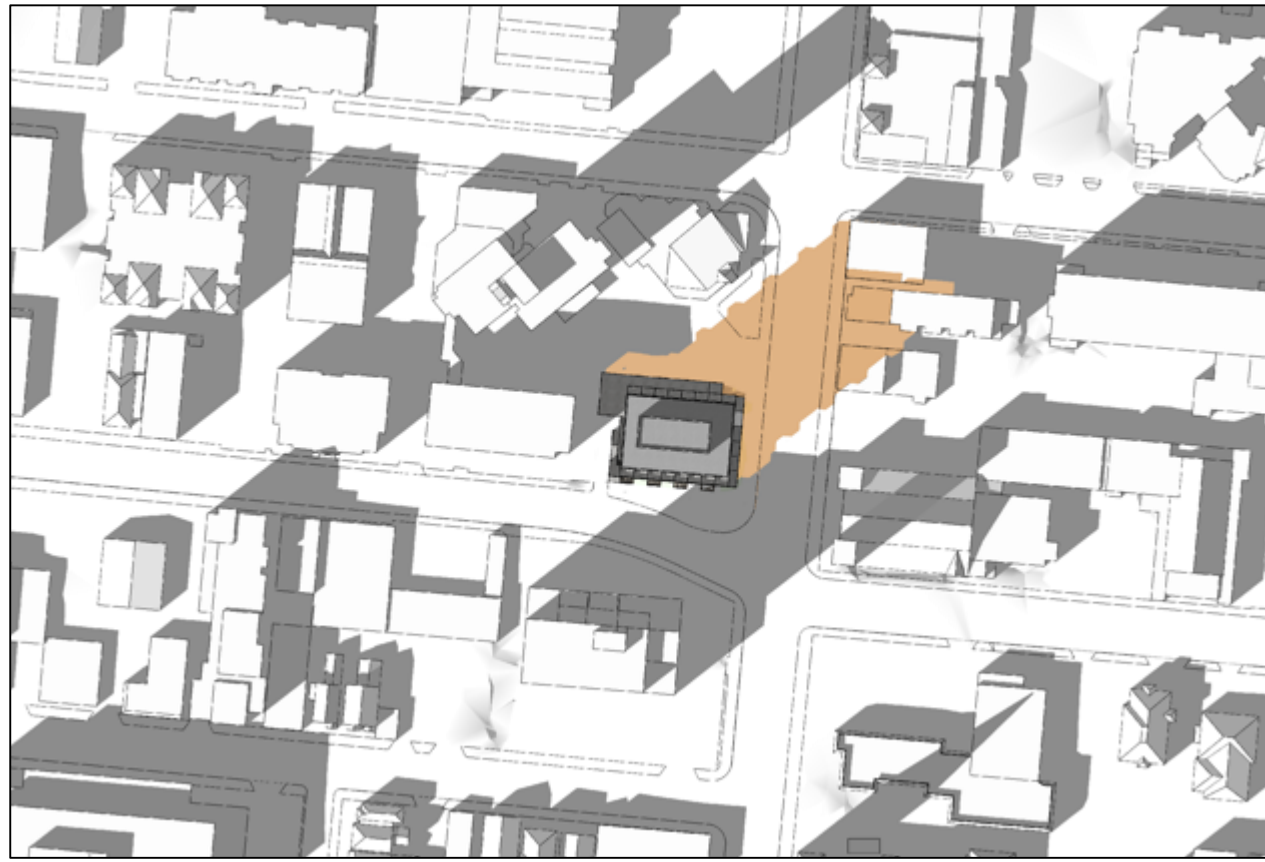
DECEMBER 21 12:00 PM



MARCH 20 4:00 PM



JUNE 21 4:00 PM



SEPTEMBER 22 4:00 PM



DECEMBER 21 4:00 PM



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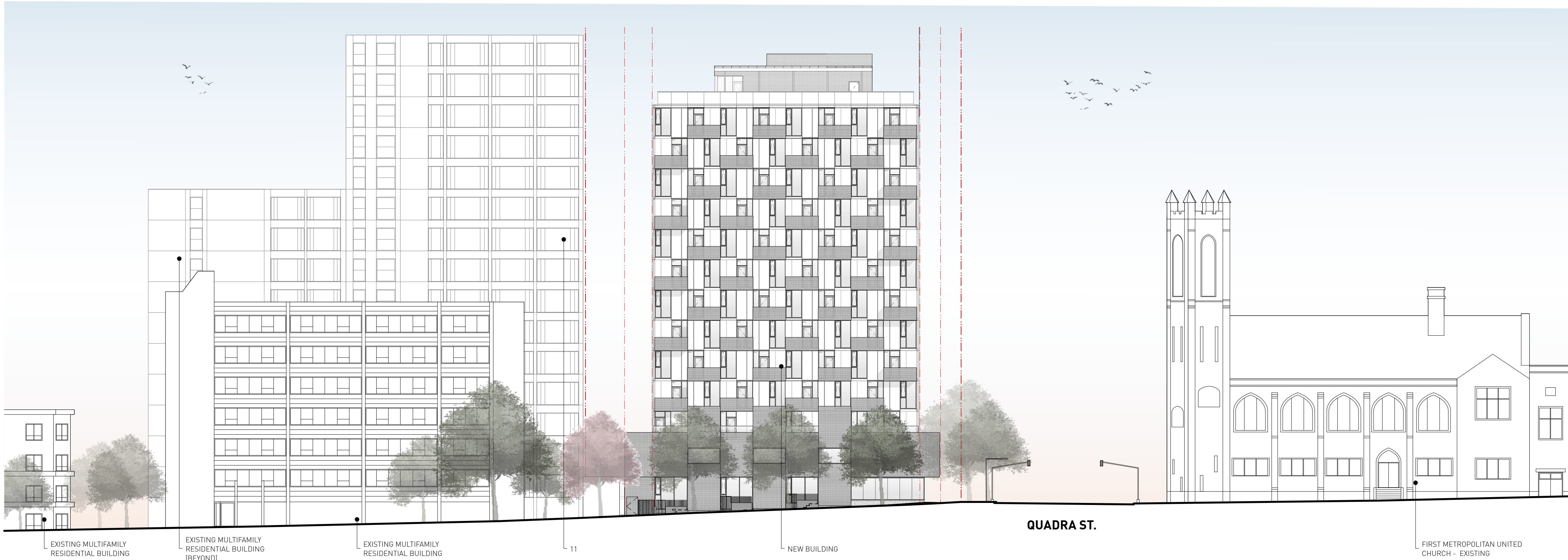
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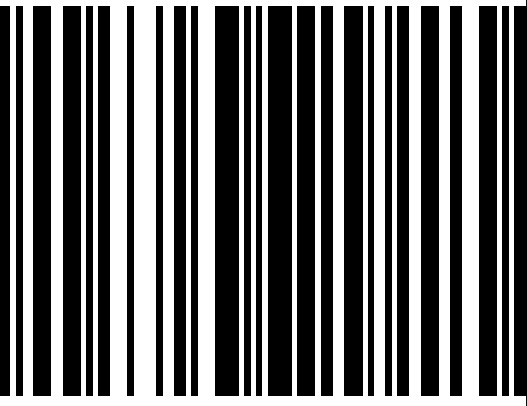
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1702 QUADRA STREET
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CONTEXT ELEVATIONS Project
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AG.6

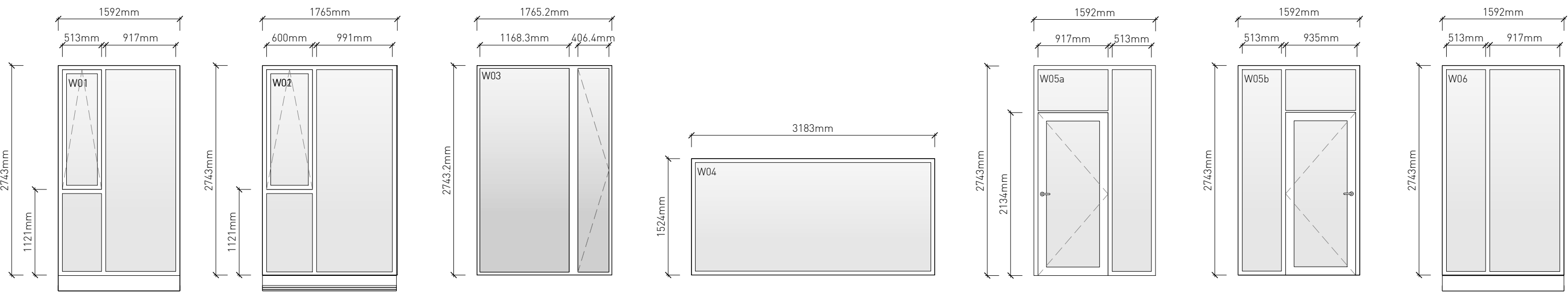
RESIDENTIAL WINDOW SCHEDULE

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

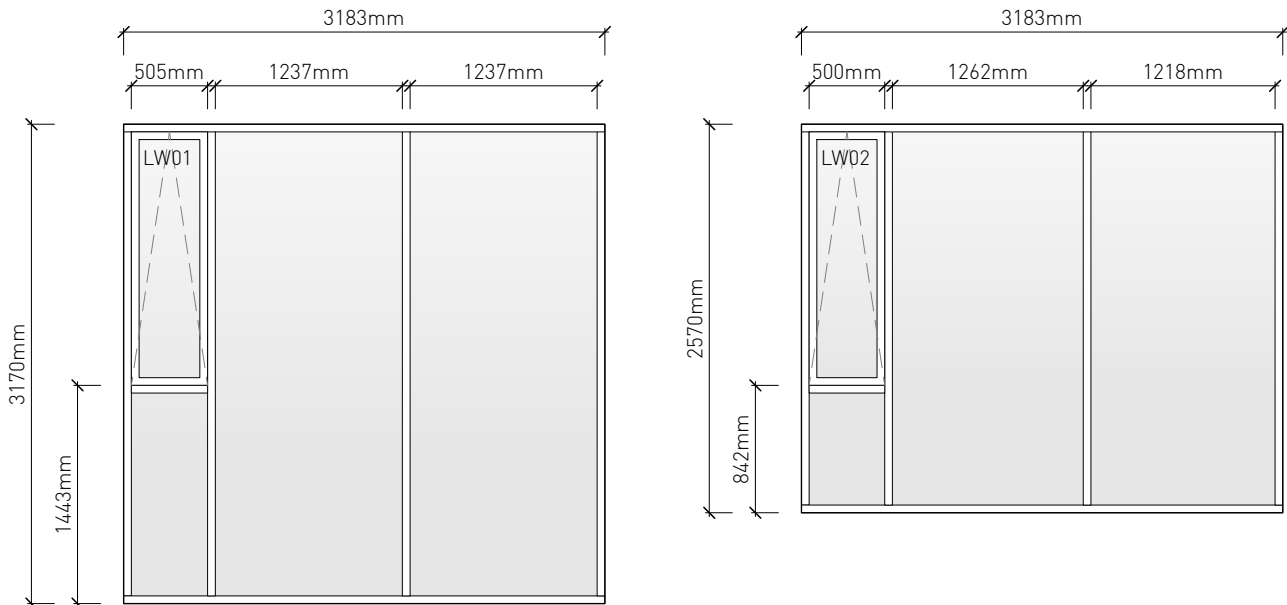
COMMERCIAL WINDOW SCHEDULE

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

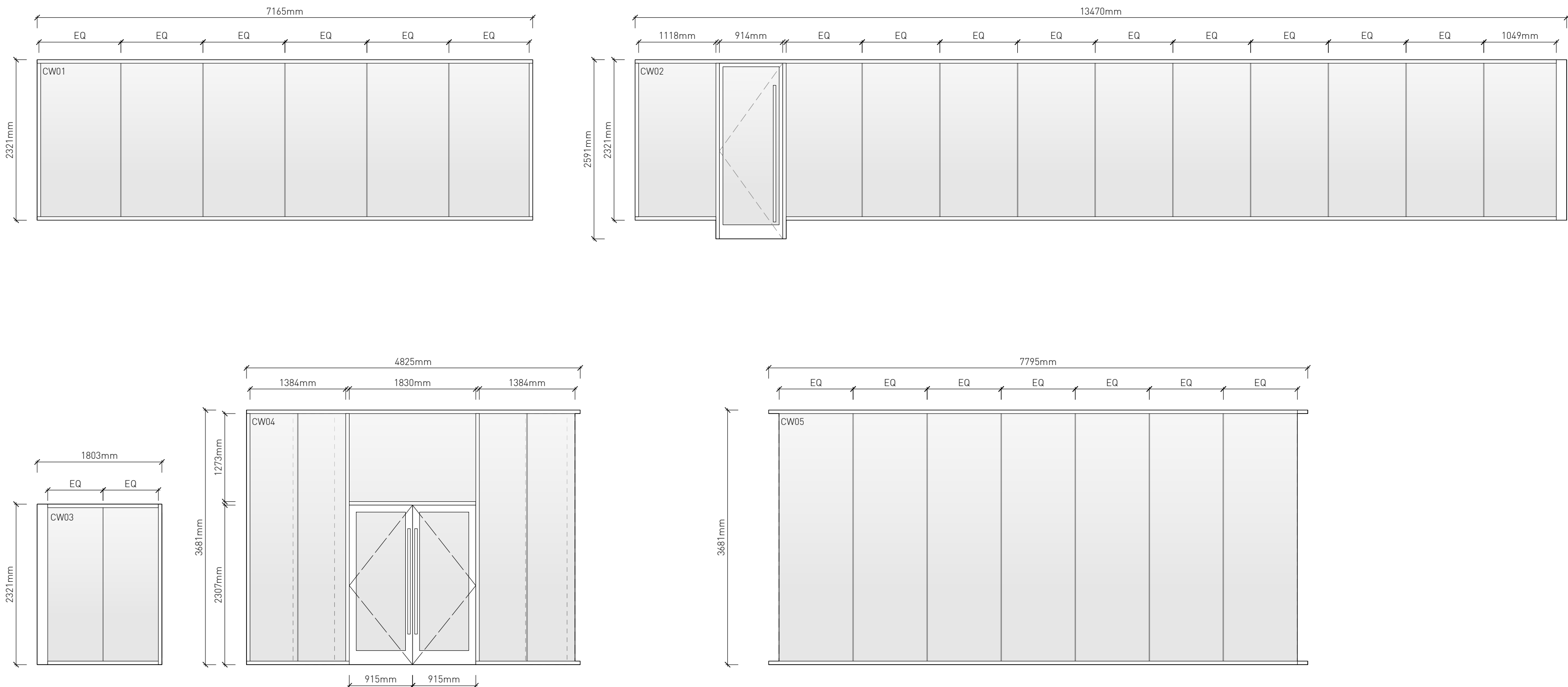
RESIDENTIAL WINDOW WALL



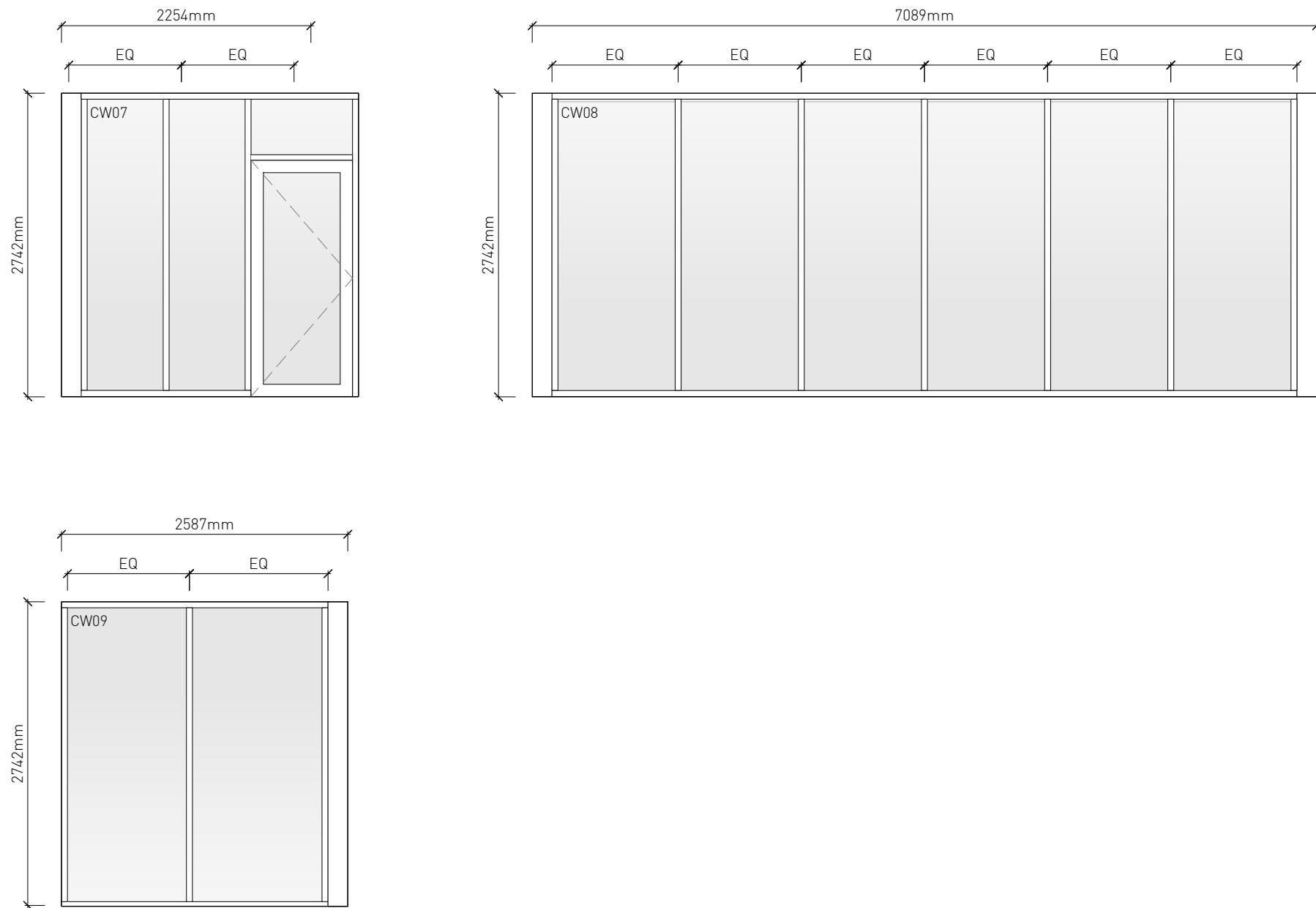
LIVE WORK STOREFRONT



COMMERCIAL STOREFRONT



PENTHOUSE STOREFRONT



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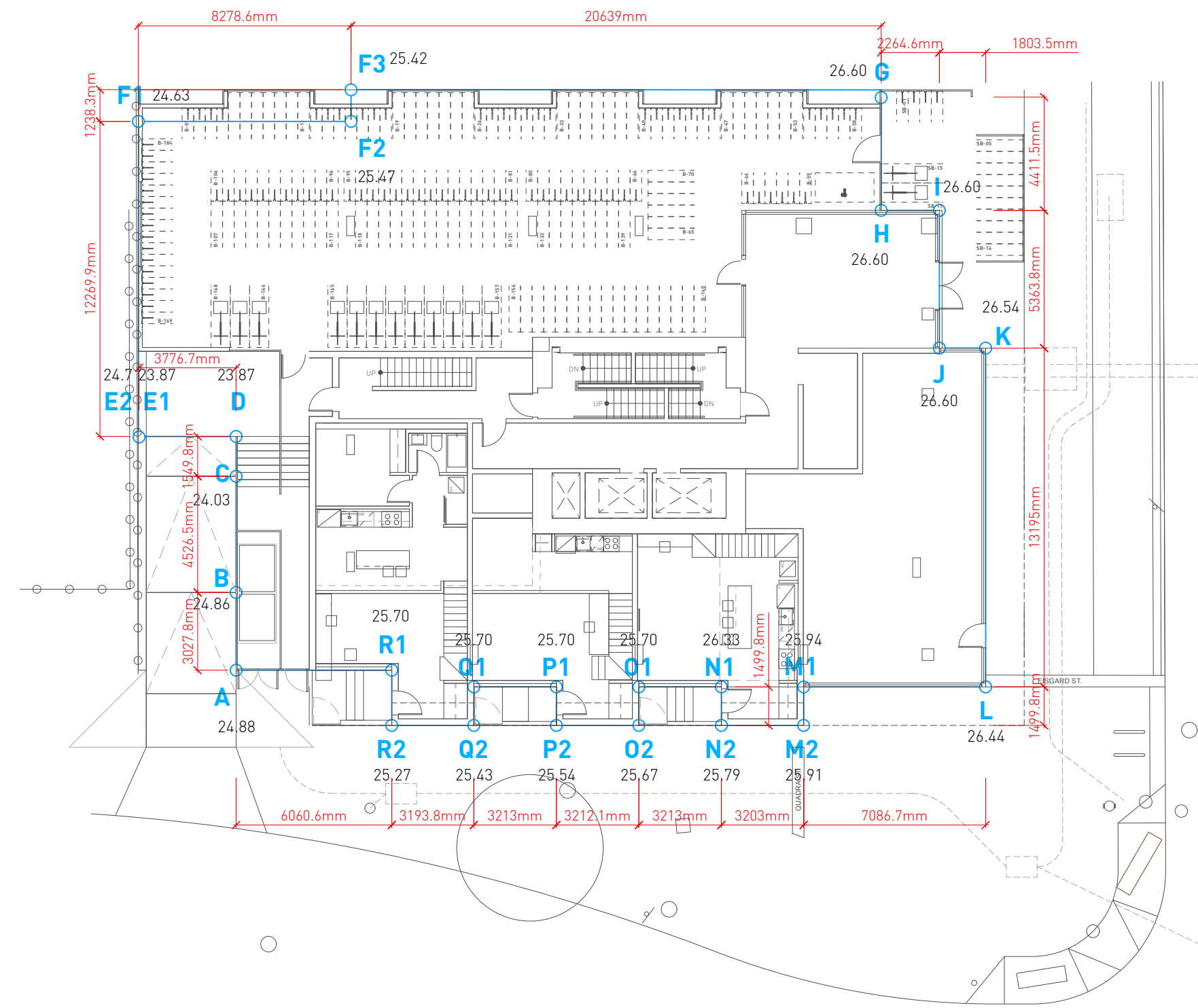
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1702 QUADRA STREET
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WINDOW & DOOR
SCHEDULE

Project
0650
Sheet

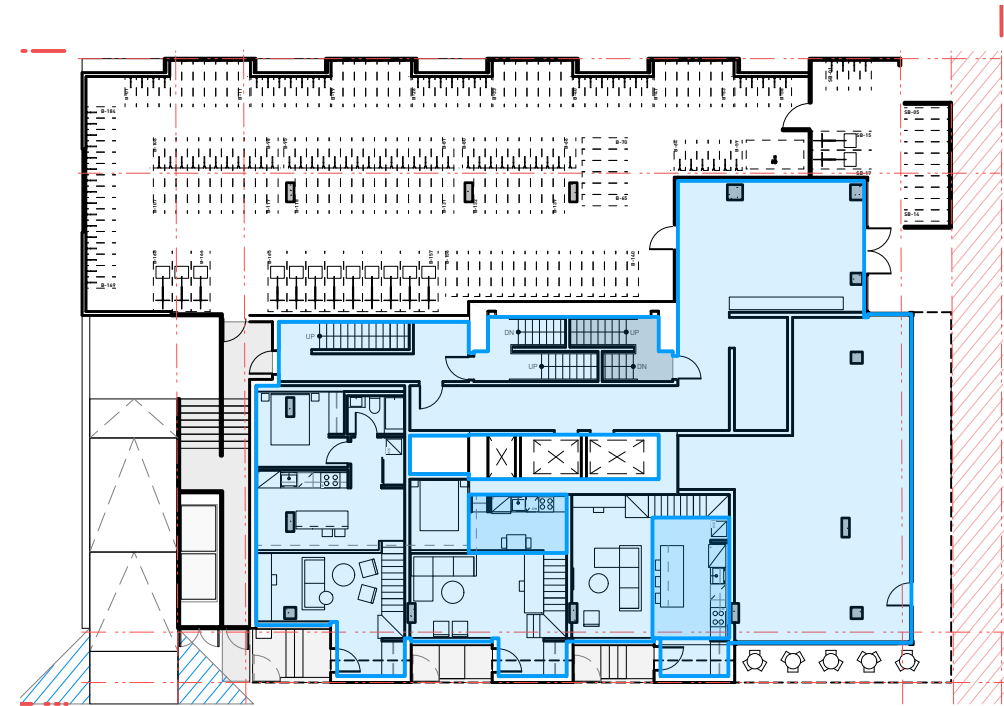


AVERAGE GRADE CALCULATION
SCALE: 1:200

GRADE POINTS		BUILDING PERIMETER
A	26.39	126.95
B	26.36	
C	26.03	
D	23.97	
E1	23.87	
E2	24.70	
F1	26.63	
F2	25.47	
F3	25.42	
G	26.40	
H	26.60	
I	26.40	
J	26.60	
K	26.54	
L	26.44	
M1	25.94	
M2	25.91	
N1	26.33	
N2	25.79	
O1	25.70	
O2	25.67	
P1	25.70	
P2	25.54	
Q1	25.70	
Q2	25.43	
R1	25.70	
R2	25.27	

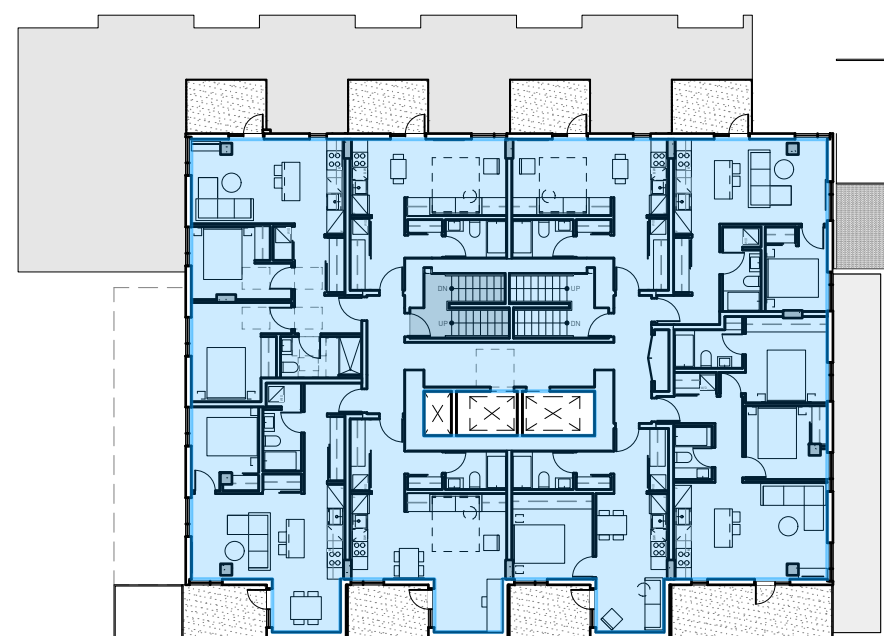
CALCULATION	AVERAGES	DISTANCE	TOTALS
A & B	26.87	3.10	77.10
B & C	26.45	6.30	154.00
C & D	23.95	5.40	129.33
D & E1	23.87	3.77	89.99
E2 & F1	24.67	13.2	325.58
F1 & F2	25.05	8.3	207.92
F2 & F3	25.45	1.2	30.53
F3 & G	26.01	20.6	535.81
G & H	26.60	4.40	117.84
H & I	26.40	2.26	60.12
I & J	26.40	5.36	143.58
J & K	26.57	1.80	47.83
K & L	26.49	13.19	349.40
L & M1	26.19	7.01	183.59
M1 & M2	25.93	1.5	38.89
M2 & N2	25.85	3.21	82.98
N2 & N1	26.06	1.5	39.09
N1 & O1	26.02	3.21	83.51
O1 & O2	25.69	1.5	38.53
O2 & P2	25.41	3.21	82.19
P2 & P1	25.62	1.5	38.43
P1 & Q1	25.70	3.21	82.50
Q1 & Q2	25.57	1.5	38.35
Q2 & R2	25.35	3.21	81.37
R2 & R1	25.49	1.5	38.23
R1 & A	25.29	6.01	151.99

AVERAGE GRADE
25.58



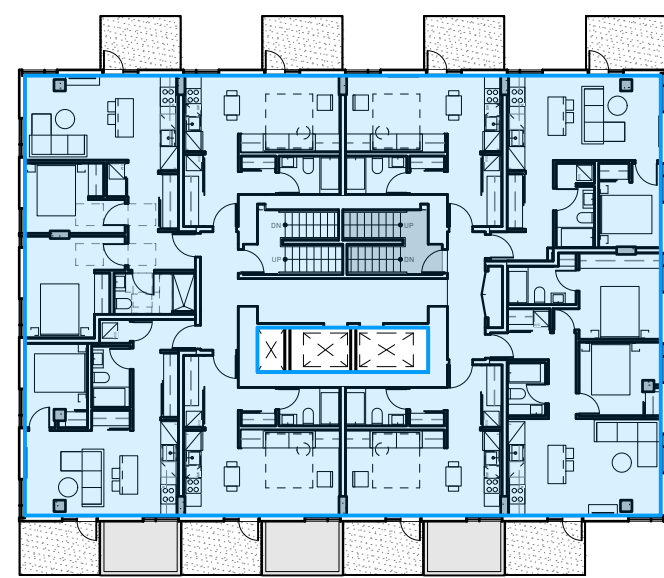
384.00 m²

1 LEVEL 01 FAR PLAN
A0.3 SCALE: 1:300



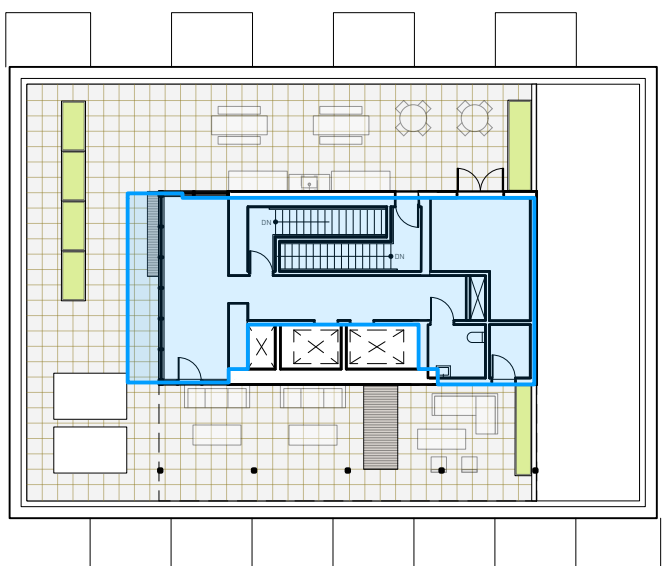
445.46 m²

2 LEVEL 02 FAR PLAN
A0.3 SCALE: 1:300



428.50 m²

3 LEVEL 03 - 12 FAR PLAN
A0.3 SCALE: 1:300



102.5 m²

4 LEVEL 13 FAR PLAN
A0.3 SCALE: 1:300

PROJECT STATS:

REVISION NO. 4				JULY 11, 2025	
SITE INFORMATION					
LEGAL DESCRIPTION		ZONING: R3-C	LOTS: A, 1, 2	SUBURBAN LOT: 4	PLAN: CITY 01516011
CIVIC ADDRESS		1702 QUADRA STREET, VICTORIA, BC			

ZONING	CURRENT [R-3C, RESIDENTIAL MULTI-FAMILY]	1702 QUADRA PROJECT STATS
SITE AREA [m ²]		947.78
GROSS FLOOR AREA [m ²]		5217.01
FLOOR SPACE RATIO	3.0	5.50
SITE COVERAGE (%)		76.5%
OPEN SITE SPACE (%)		23.5%
AVERAGE GRADE		24.59 m
BUILDING HEIGHT	NO BUILDING SHALL EXCEED 37 METRES IN HEIGHT	13 STOREYS [42.88m]
SETBACKS		
NORTH (SIDE)	6.0m	4.85m [EXCLUDING BIKE PARKING ENCLOSURE]
EAST (FRONT)	4.5m	2.0m [BASE] 4.9m [TOWER]
SOUTH (FLANKING)	4.5m	0.85m [BASE] 2.85m [TOWER]
WEST (REAR)	6.0m	3.8m [BASE - EXCLUDING BIKE PARKING ENCLOSURE] 6.5m [TOWER]

BUILDING DATA			
UNIT TYPES	AVERAGE AREA (M ²)	UNIT COUNT	TOTAL AREA (M ²)
RESIDENTIAL			
BACHELOR	34.72	43	1,492.85
1 BEDROOM UNIT	47.27	24	1,134.38
2 BEDROOM UNIT	65.19	21	1,368.95
OTHER			
COMMERCIAL UNIT (S)	183.40	1	183.40
WORK / LIVE	57.85	3	173.55
TOTAL		92	
TOTAL RENTABLE AREA			4,353.13

RESIDENTIAL UNIT MIX	UNIT COUNT	%
BACHELOR	43	47%
1 BEDROOM UNIT	24	26%
2 BEDROOM UNIT	21	23%

SITE DATA	
	AREA [m ²]
LEVEL 01	384.00
LEVEL 02	445.46
LEVEL 03	428.50
LEVEL 04	428.50
LEVEL 05	428.50
LEVEL 06	428.50
LEVEL 07	428.50
LEVEL 08	428.50
LEVEL 09	428.50
LEVEL 10	428.50
LEVEL 11	428.50
LEVEL 12	428.50
LEVEL 13	102.55
TOTAL GROSS FLOOR AREA	5217.01
BUILDING FOOTPRINT	724.88

REQUIRED VEHICULAR PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
RESIDENTIAL			
UNIT < 45 M ²	44	0.5 STALLS / UNIT	22
UNIT 45-70 M ²	47	0.6 STALLS / UNIT	29
UNIT > 70 M ²	0	1.45 STALLS / UNIT	0
VISITOR	91	0.1 STALLS / UNIT	9
COMMERCIAL			
RESTAURANT	183.40	1.0 STALLS / 400m ²	5
TOTAL REQUIRED			65
TOTAL PROPOSED			4

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

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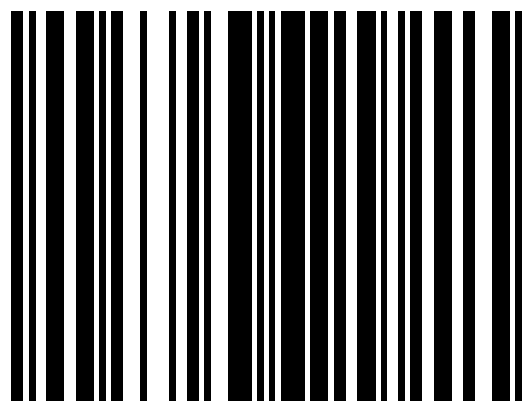
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1702 QUADRA STREET
+ 862 FISGARD STREET

ZONING CALCULATIONS Project
0650
Sheet

AG.8

DIMMA PACIFIC
PROPERTIES LTD.

ADDRESS : 1702 Quadra Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR	DATE
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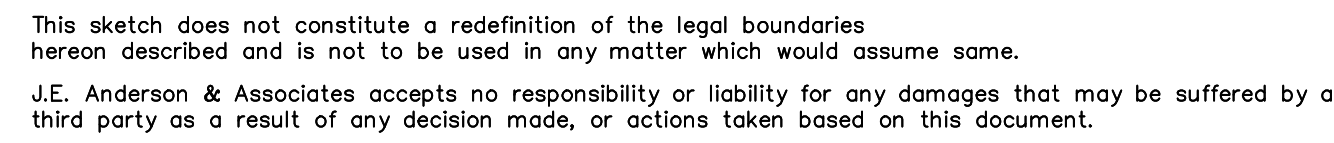
OUR FILE : 32871	REV: DEC 16/21
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[illegible]

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V: _Projects\32871\08\02\Microsurvey\32871.dwg

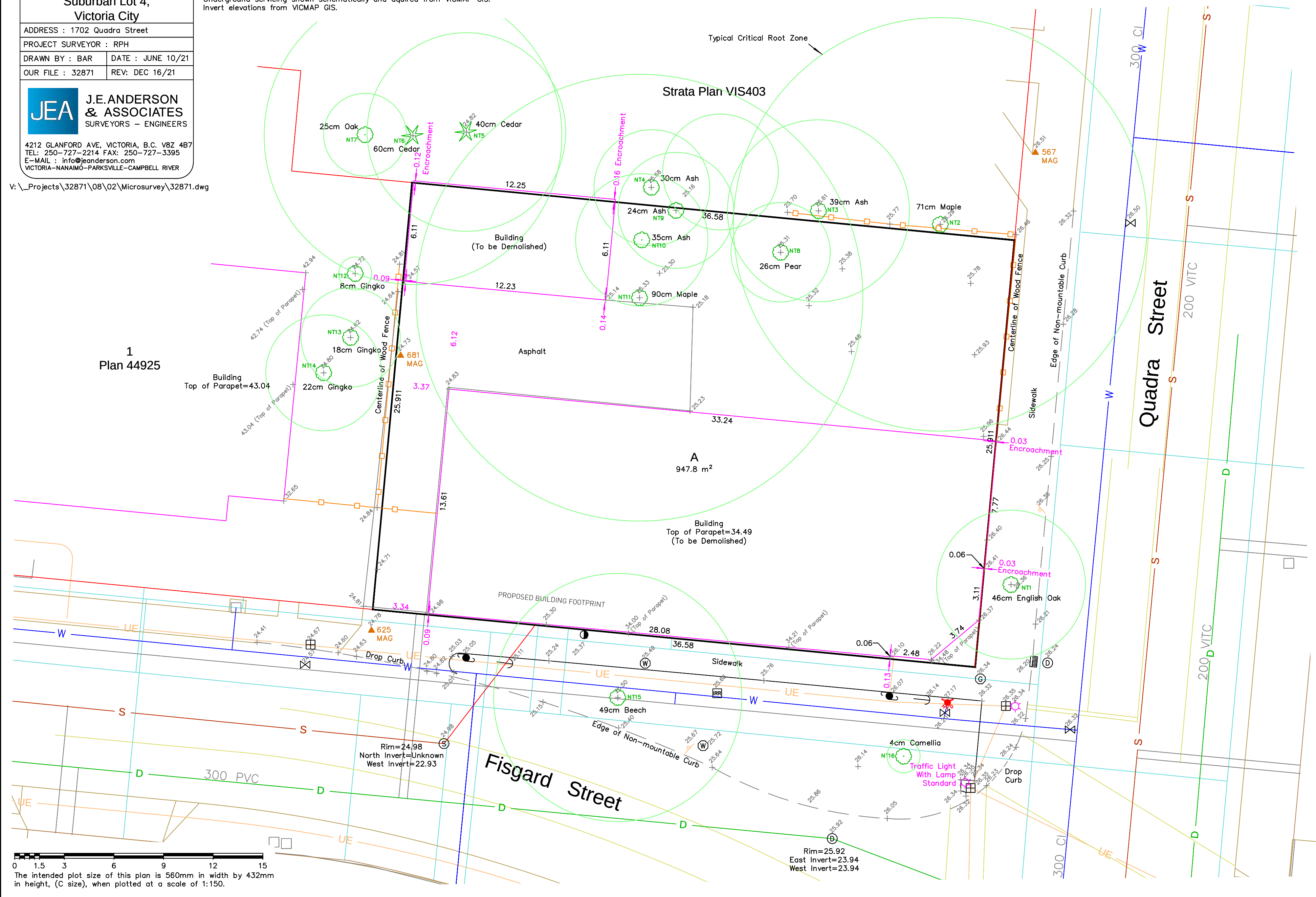


are in metres
used as control monument 16-54

own schematically and acquired from VICMAP GIS.
VICMAP GIS.

 --- Denotes Traverse Station Placed
 --- Denotes Catch Basin
 --- Denotes Cleanout
 --- Denotes Coniferous Tree
 --- Denotes Deciduous Tree
 --- Denotes Drain Manhole
 --- Denotes Gas Service
 --- Denotes Hydrant
 --- Denotes Irrigation Box
 --- Denotes Junction Box
 --- Denotes Lamp Standard
 --- Denotes Sewer Manhole

 Denotes Street Sign
 25.25+  Denotes Typical Spot Elevation
 Denotes Utility Pole
 Denotes Utility Pole Anchor
 Denotes Water Service
 Denotes Water Valve Box



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5	Issued for DDP	08.07.2025
4	Issued for DDP	26.05.2025

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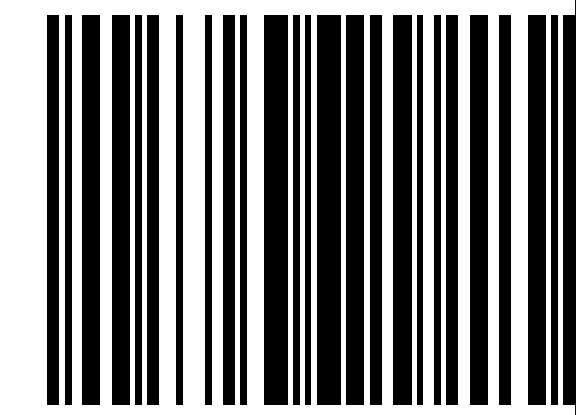
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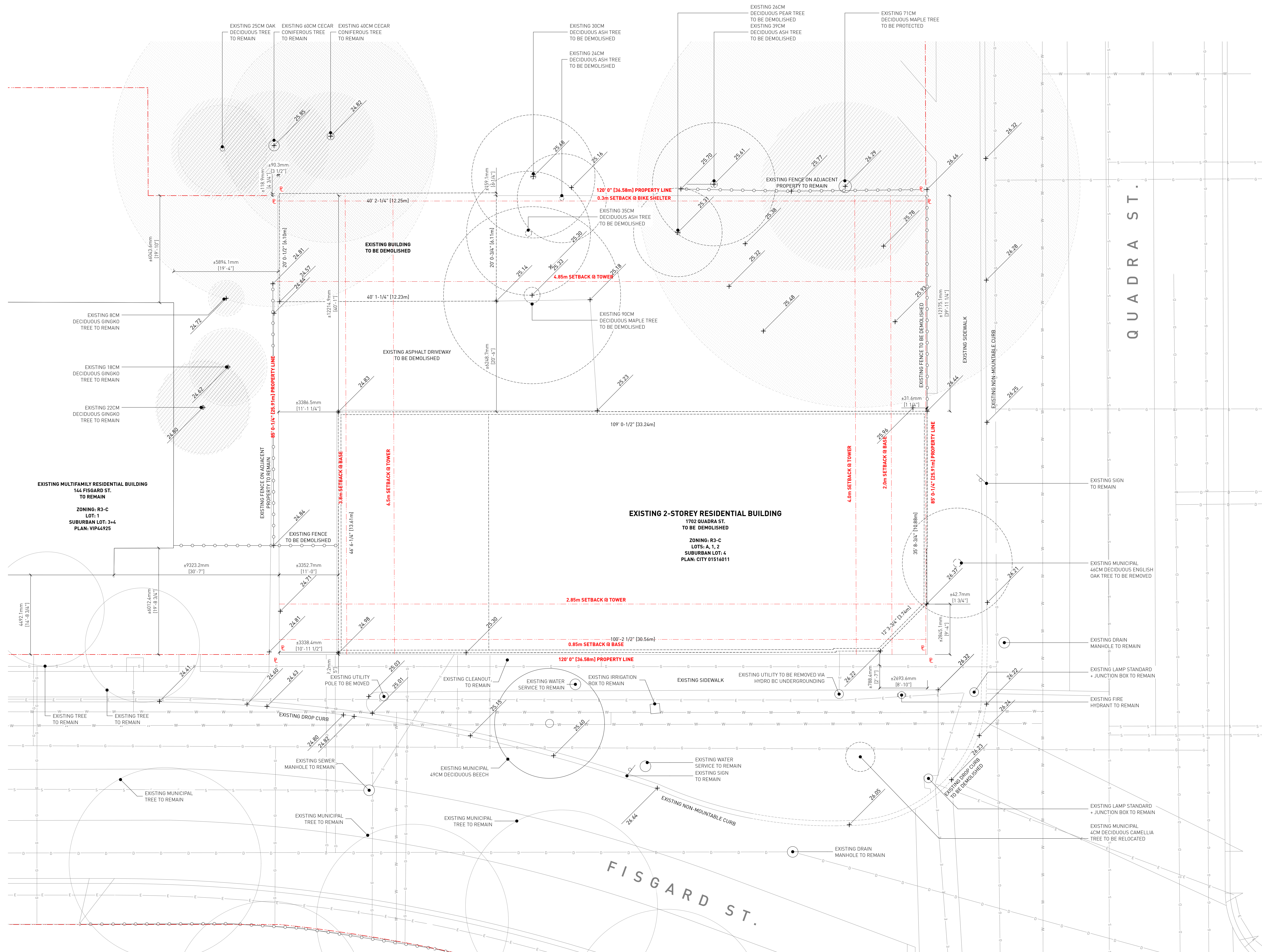
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1702 QUADRA STREET
+ 862 FISGARD STREET

SITE SURVEY

AG.9

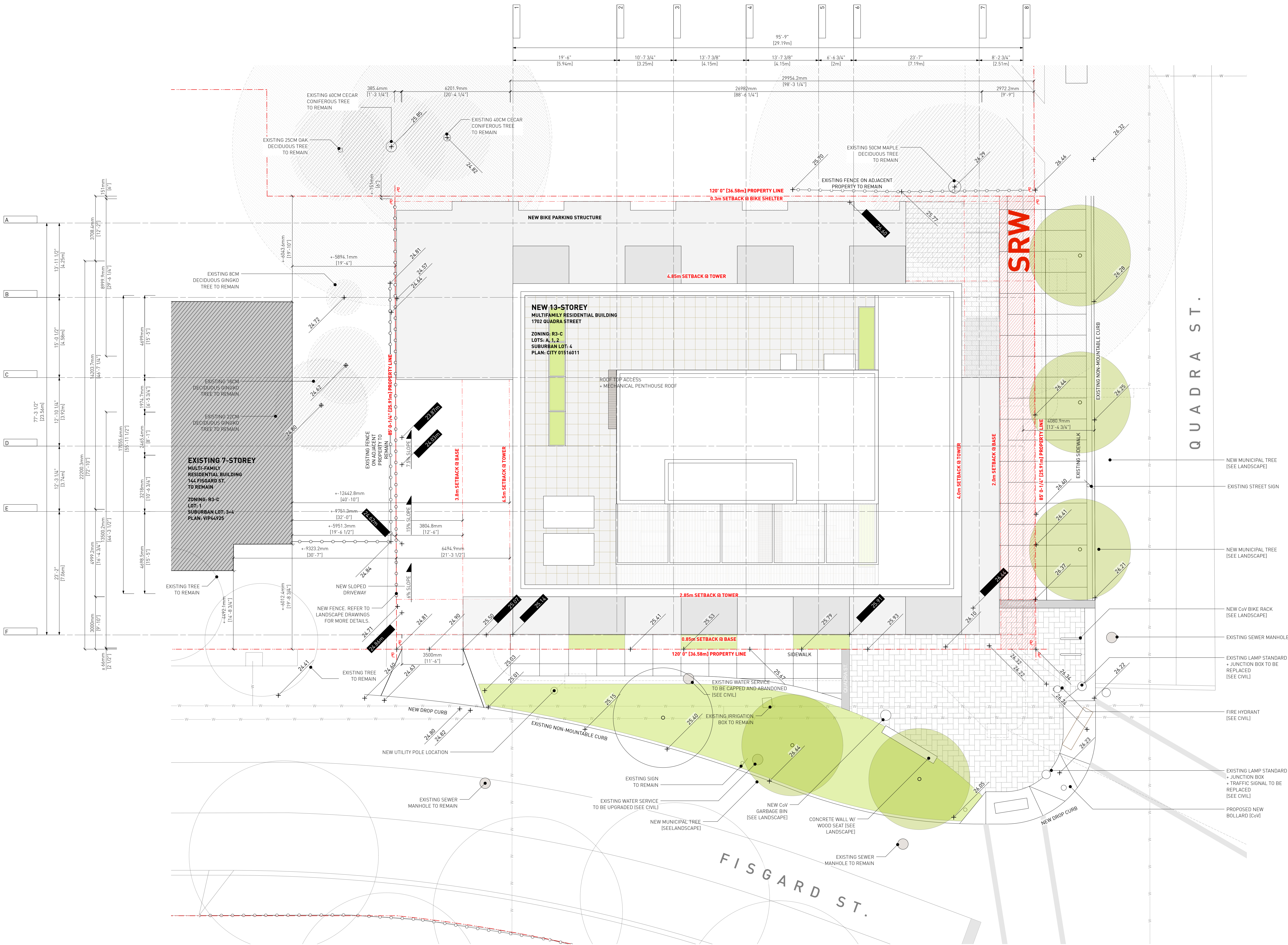
1 SITE SURVEY BY OTHERS
AG.5 SCALE:NTS



LEGEND:

EXISTING SITE PLAN + DEMOLITION	Project 0650 Sl...
------------------------------------	--------------------------

A0.2



LEGEND:

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

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Checked By: PB

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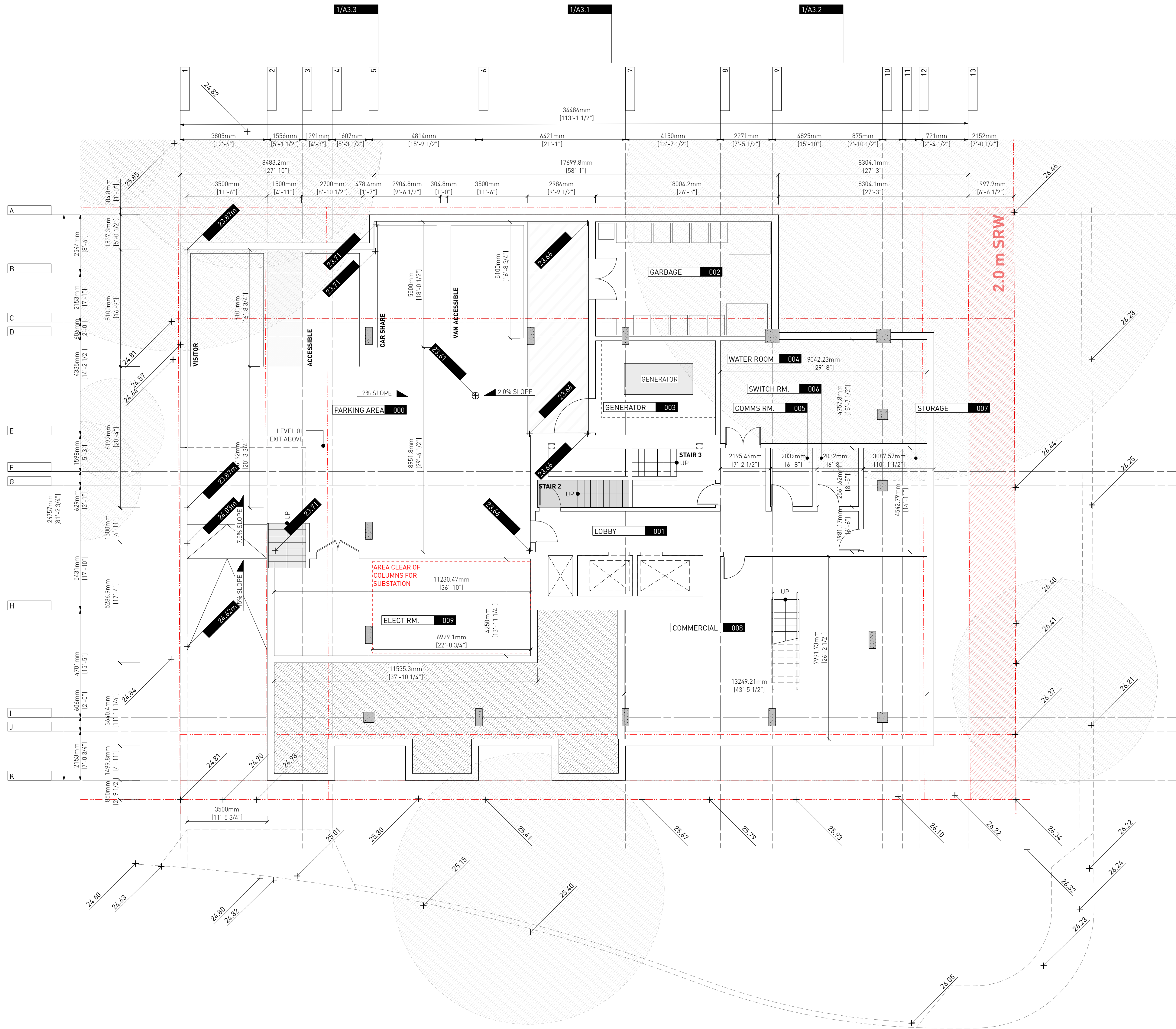
Winnipeg MB R3B 0S8

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1702 QUADRA STREET

+ 862 FISGARD STREET



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

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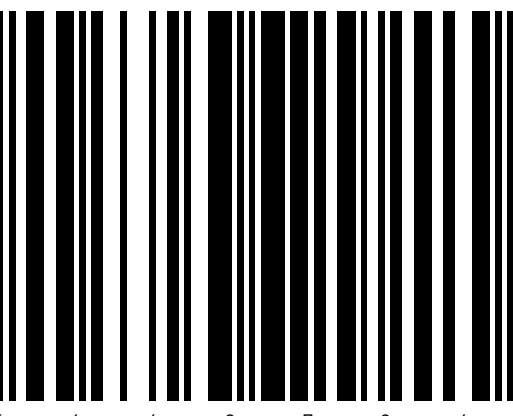
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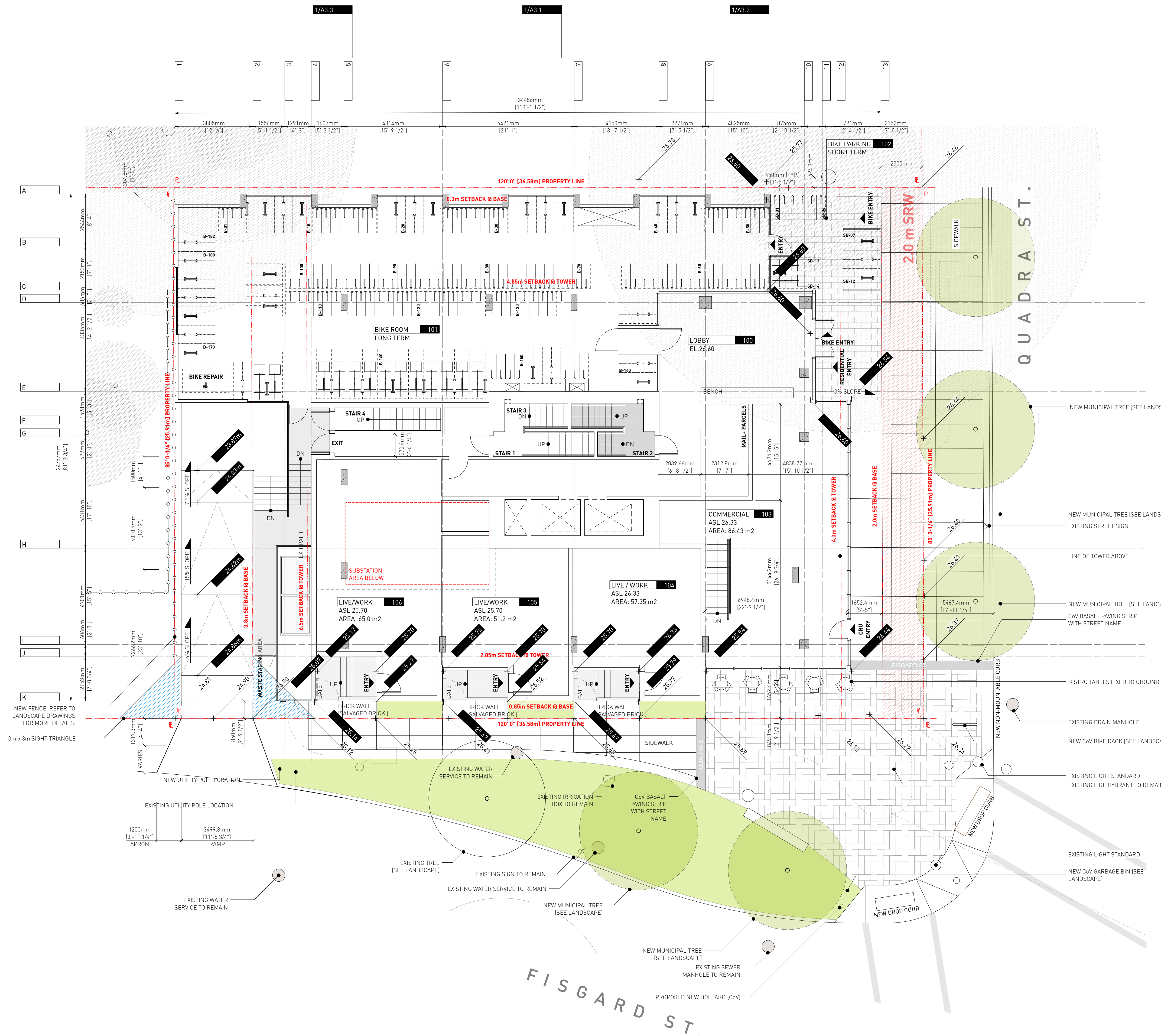


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+ 862 FISGARD STREET

LEVEL 00 PLAN Project
0650
Sheet

A1.1



LEGEND:

BELOW
ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

A

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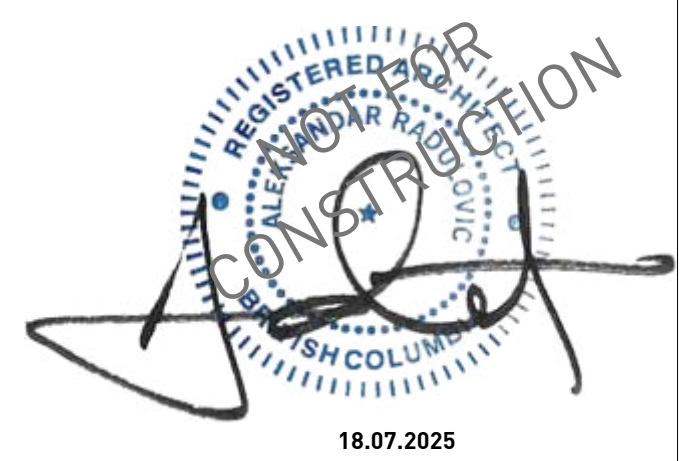
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1702 QUADRA STREET
+ 862 FISGARD STREET



A1.3

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

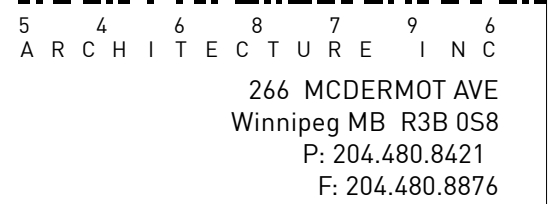
FENCE

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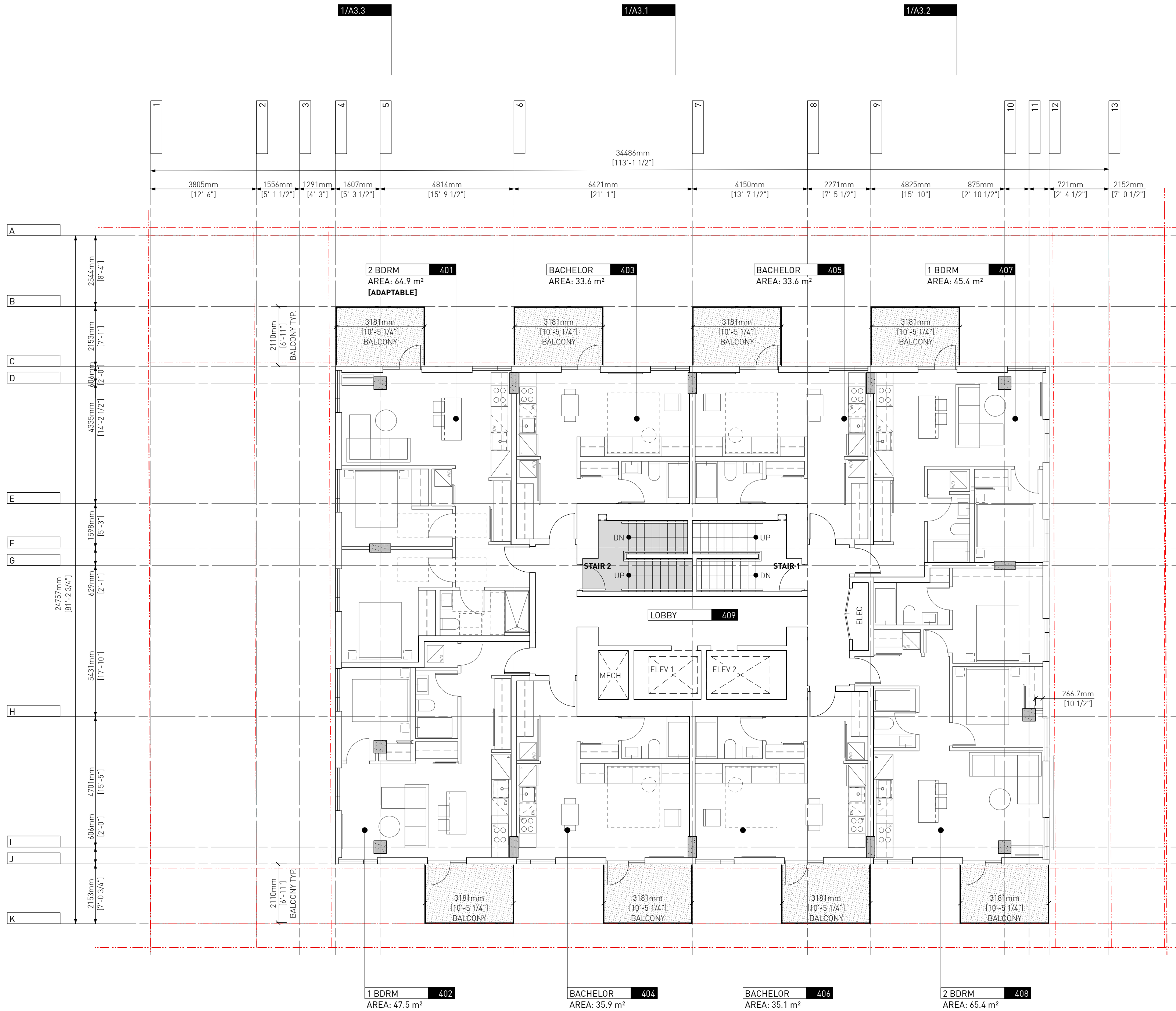
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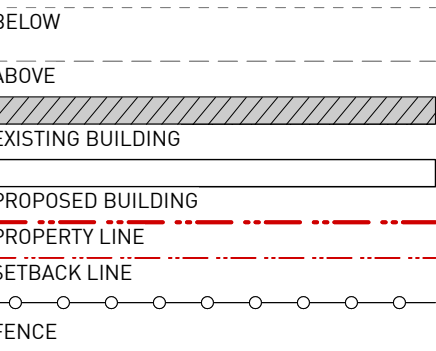
A1.4





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

LEGEND:



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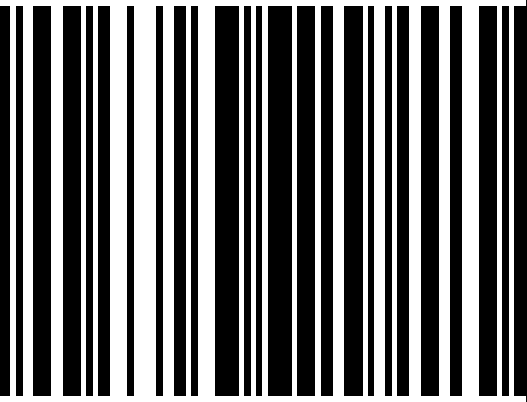
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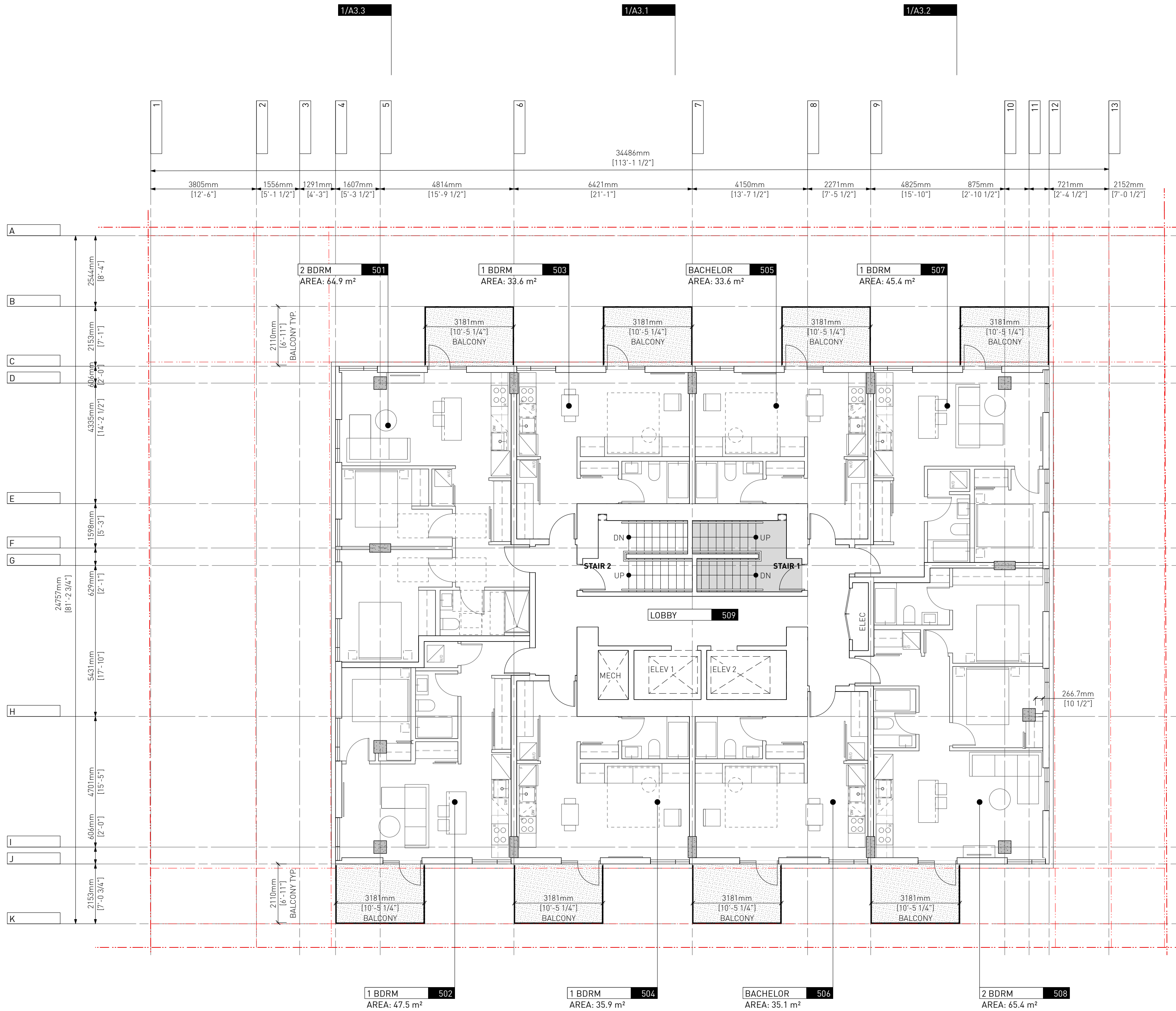


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+ 862 FISGARD STREET

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

A1.5



LEGEND:

BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

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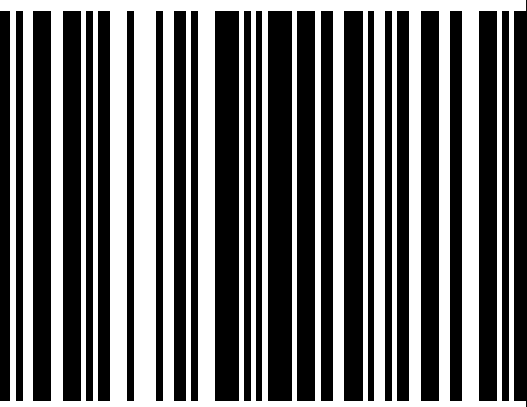
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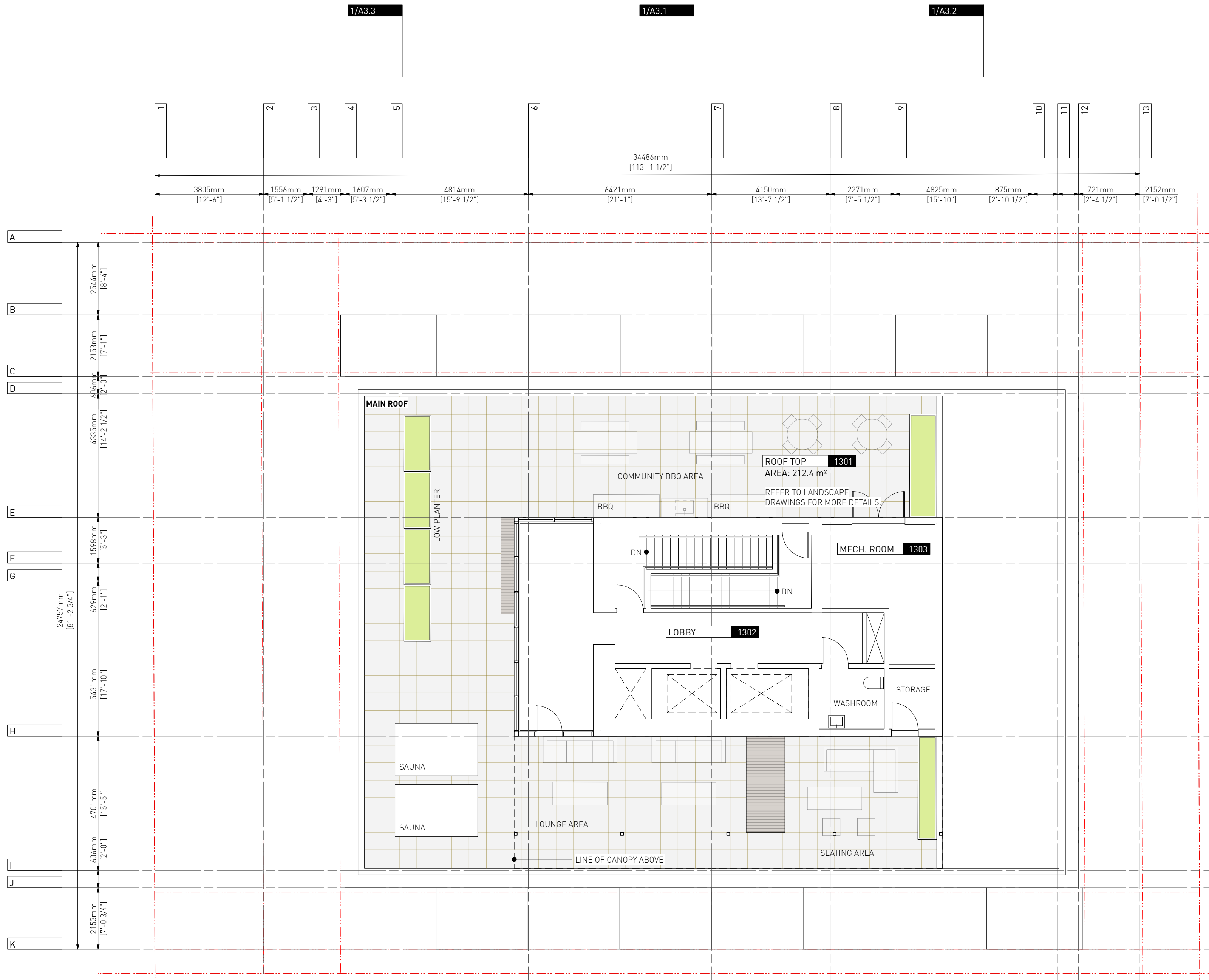


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1702 QUADRA STREET
+ 862 FISGARD STREET

LEVEL 05/07/09/11 Project
0650
Sheet

A1.6



LEGEND:

BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

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



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LEVEL 13
Project
0650
Sheet

A1.7



A1.8



A2.1



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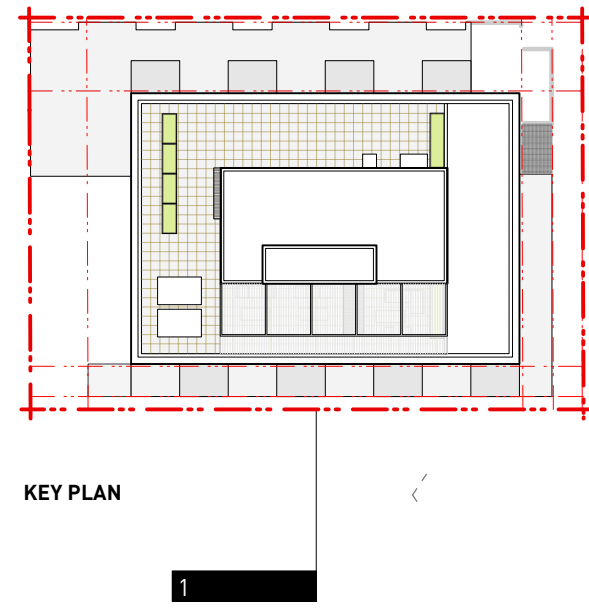
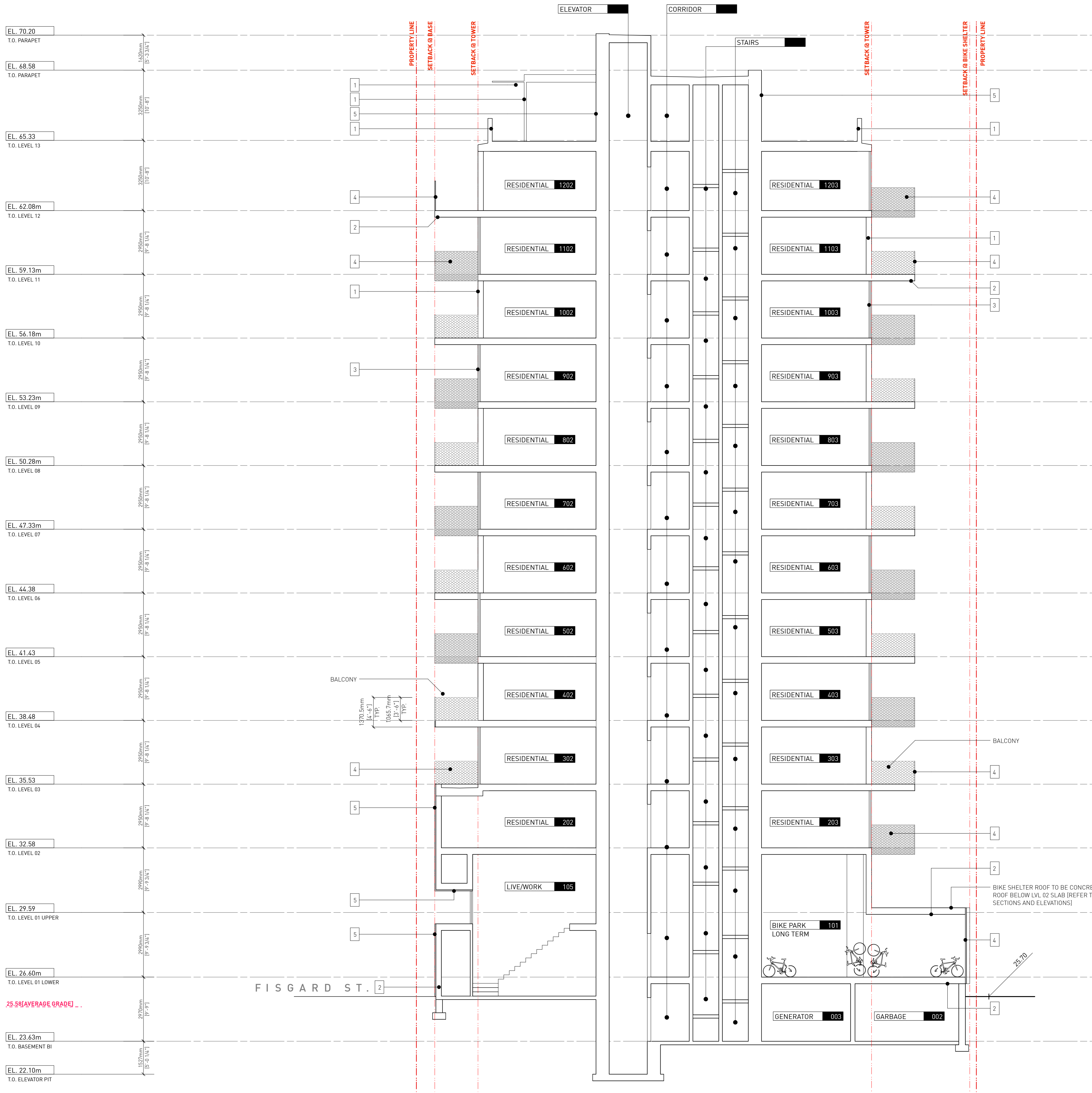
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- 1 ALUMINUM
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 4 EXPANDED METAL MESH GUARD / SCREEN
- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL
- 6 SALVAGED BRICK
- 7 METAL FENCE



1702 QUADRA STREET
+ 862 FISGARD STREET



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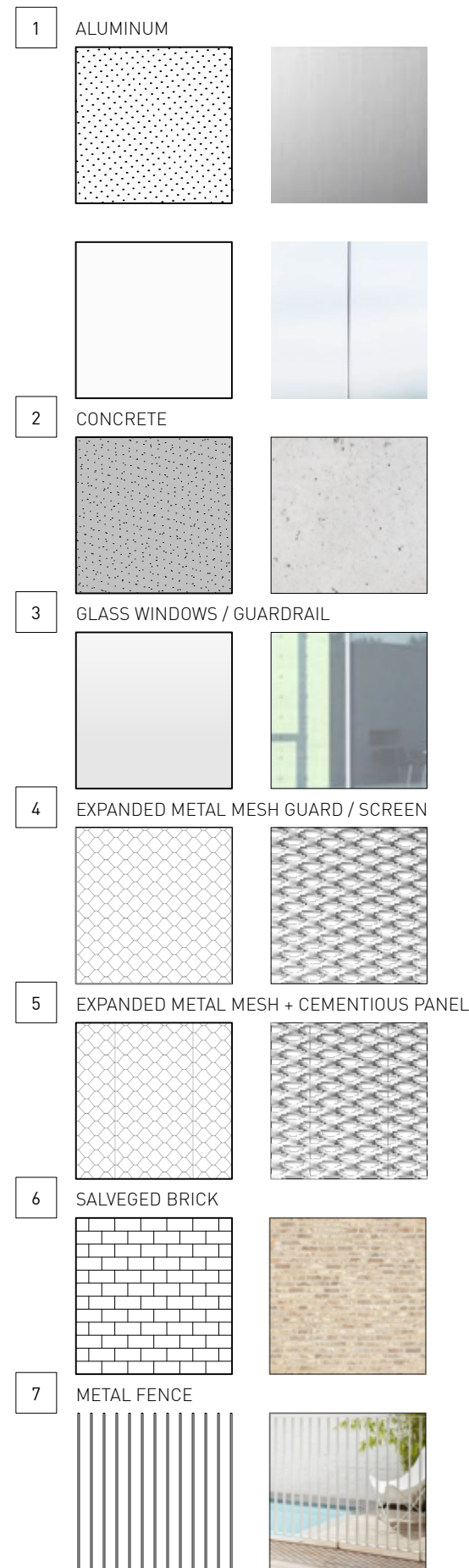
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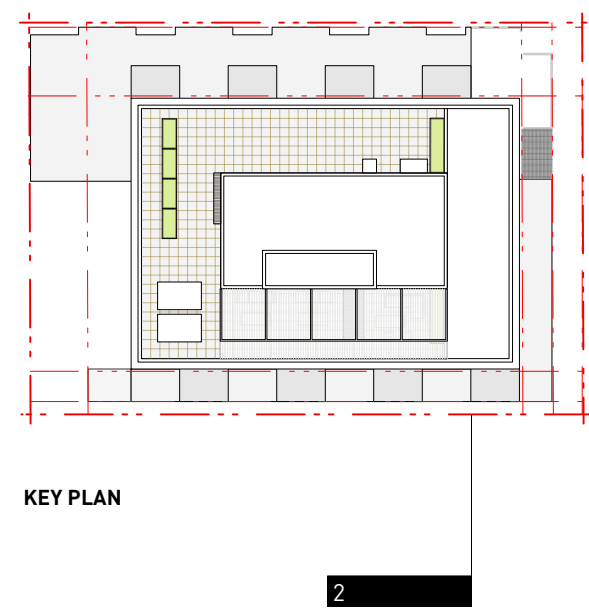


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1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet

A3.1

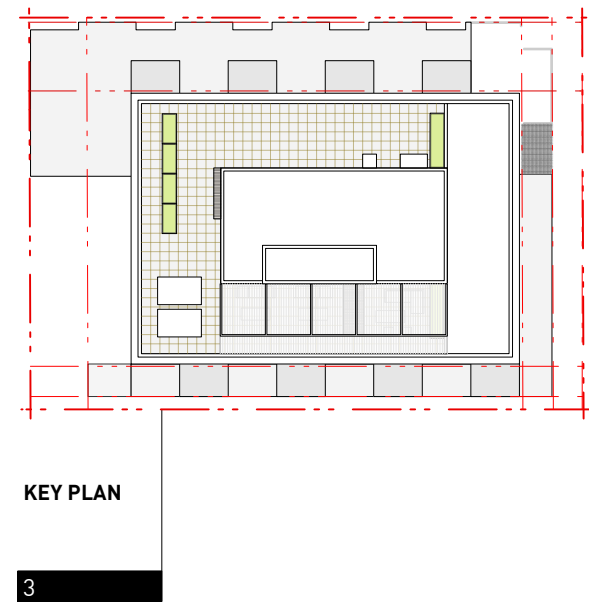
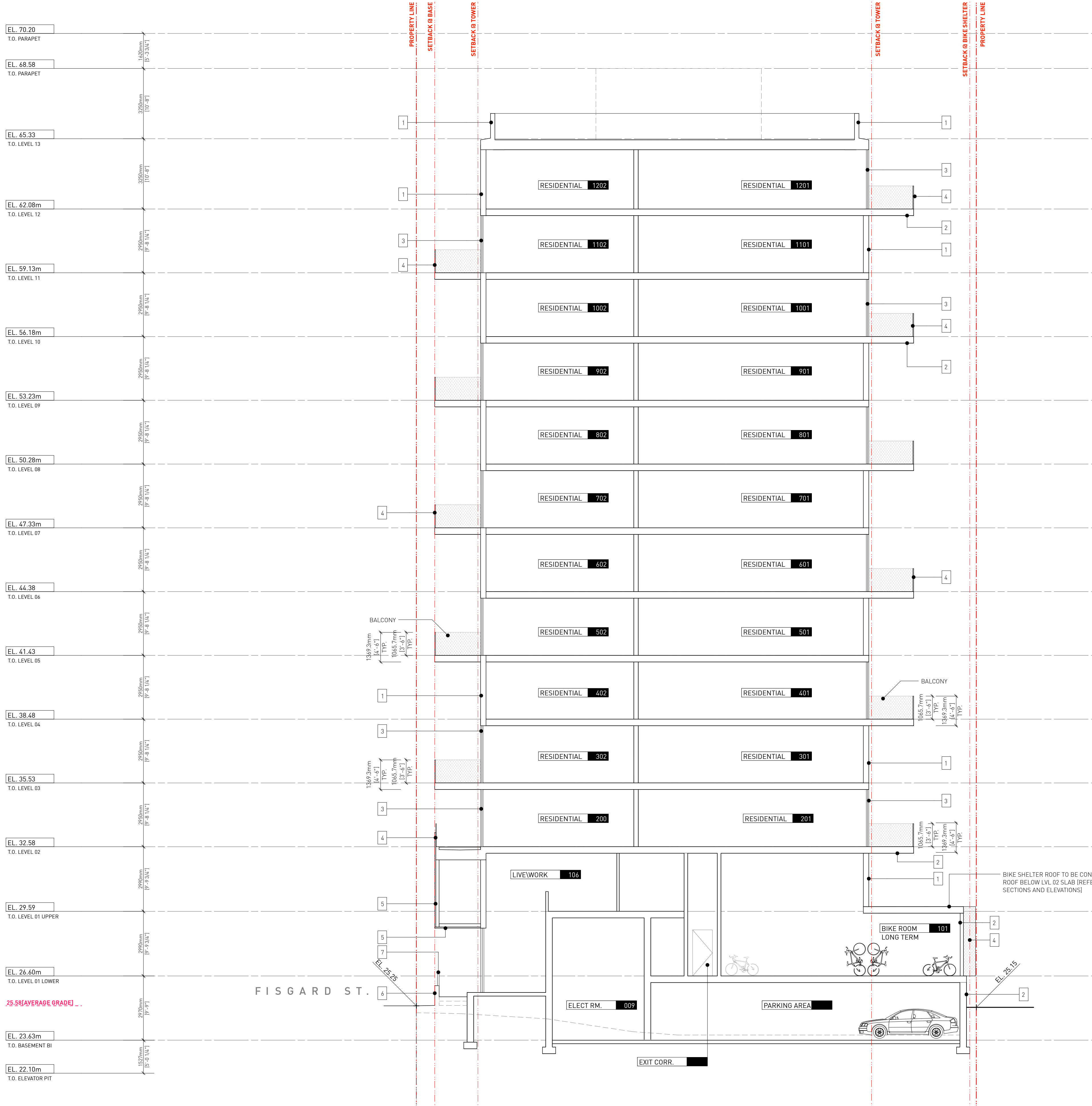


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A3.2



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Printing Date:

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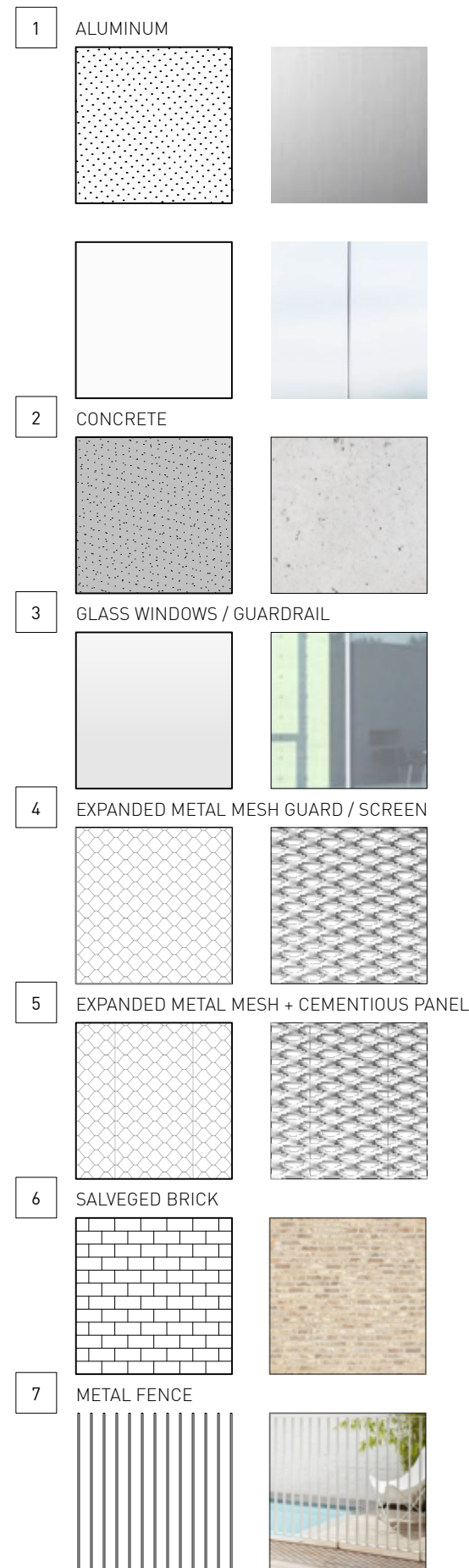
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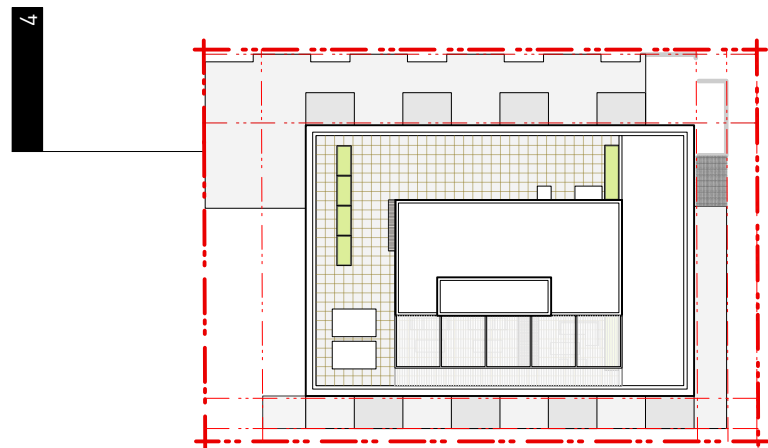
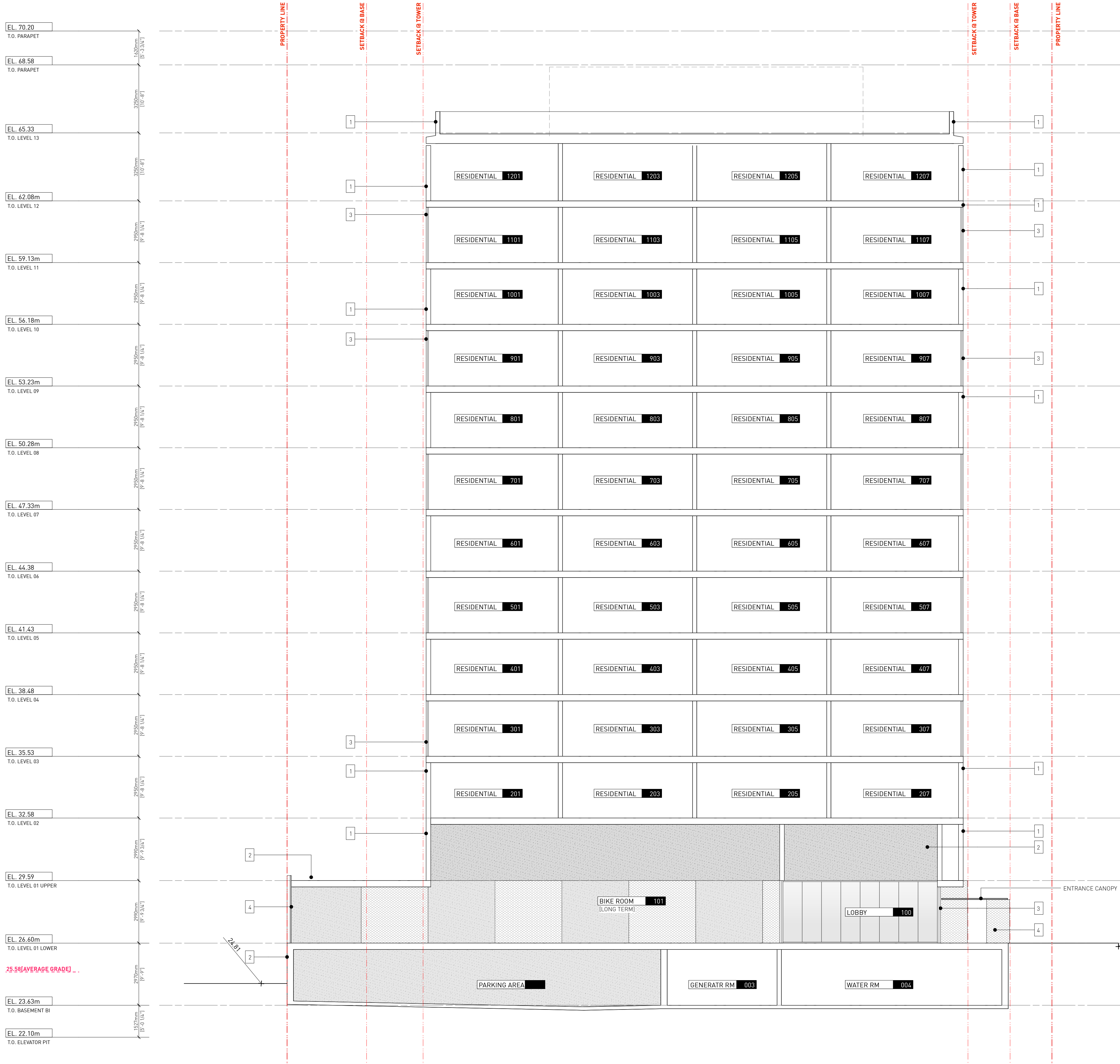
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+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet

A3.3



KEY PLAN

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

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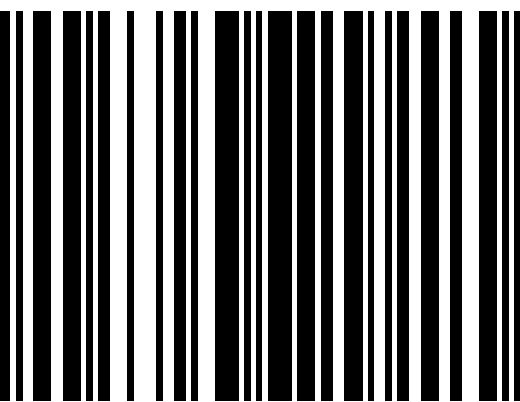
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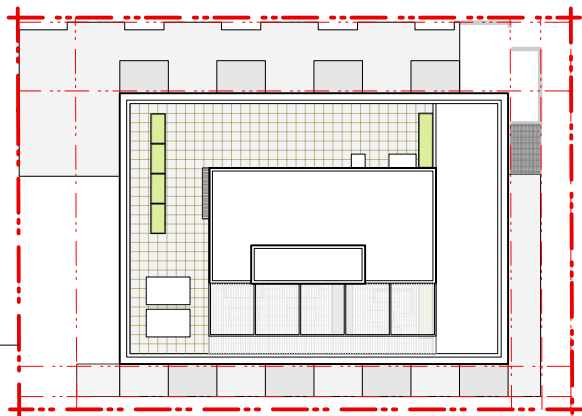
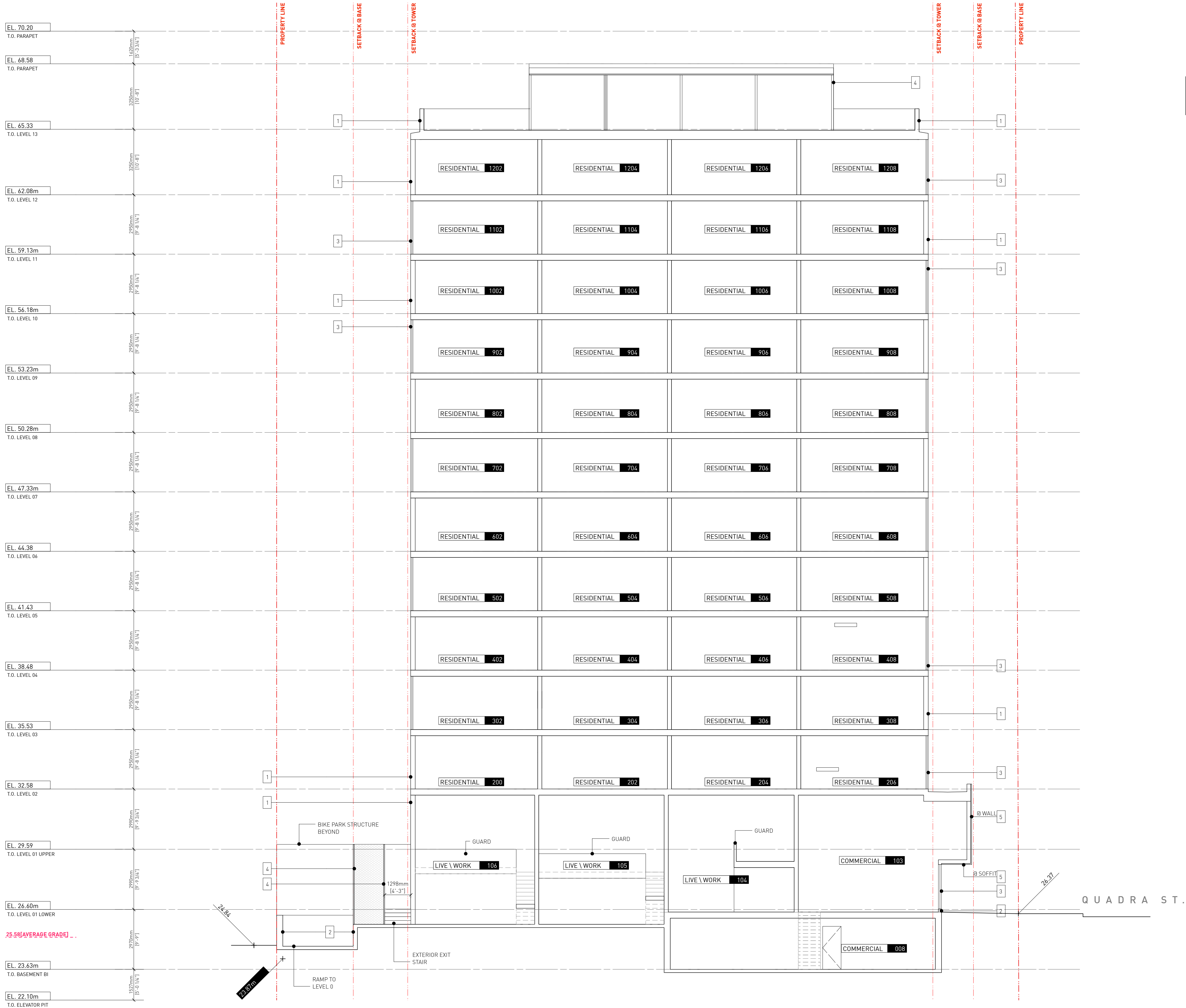
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266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet



KEY PLAN

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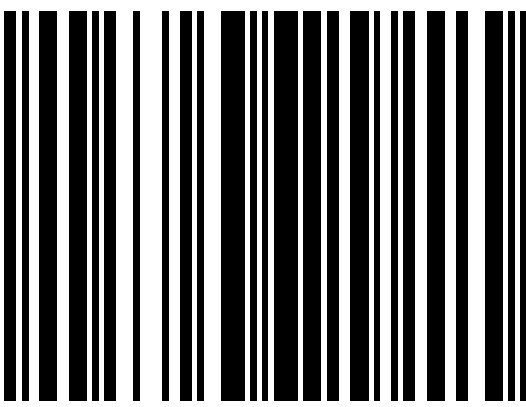
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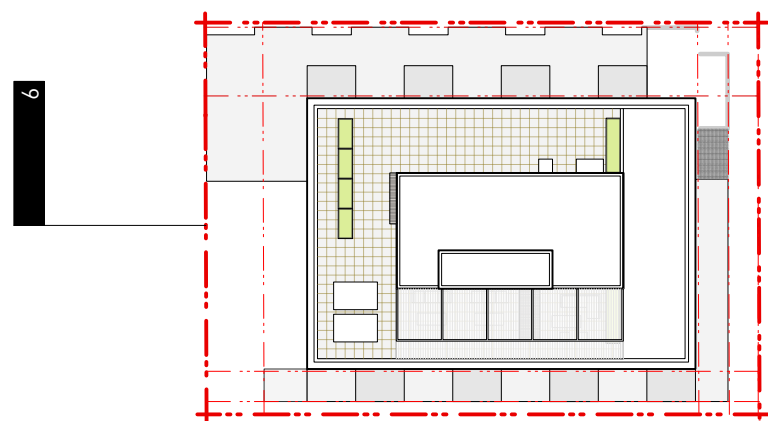
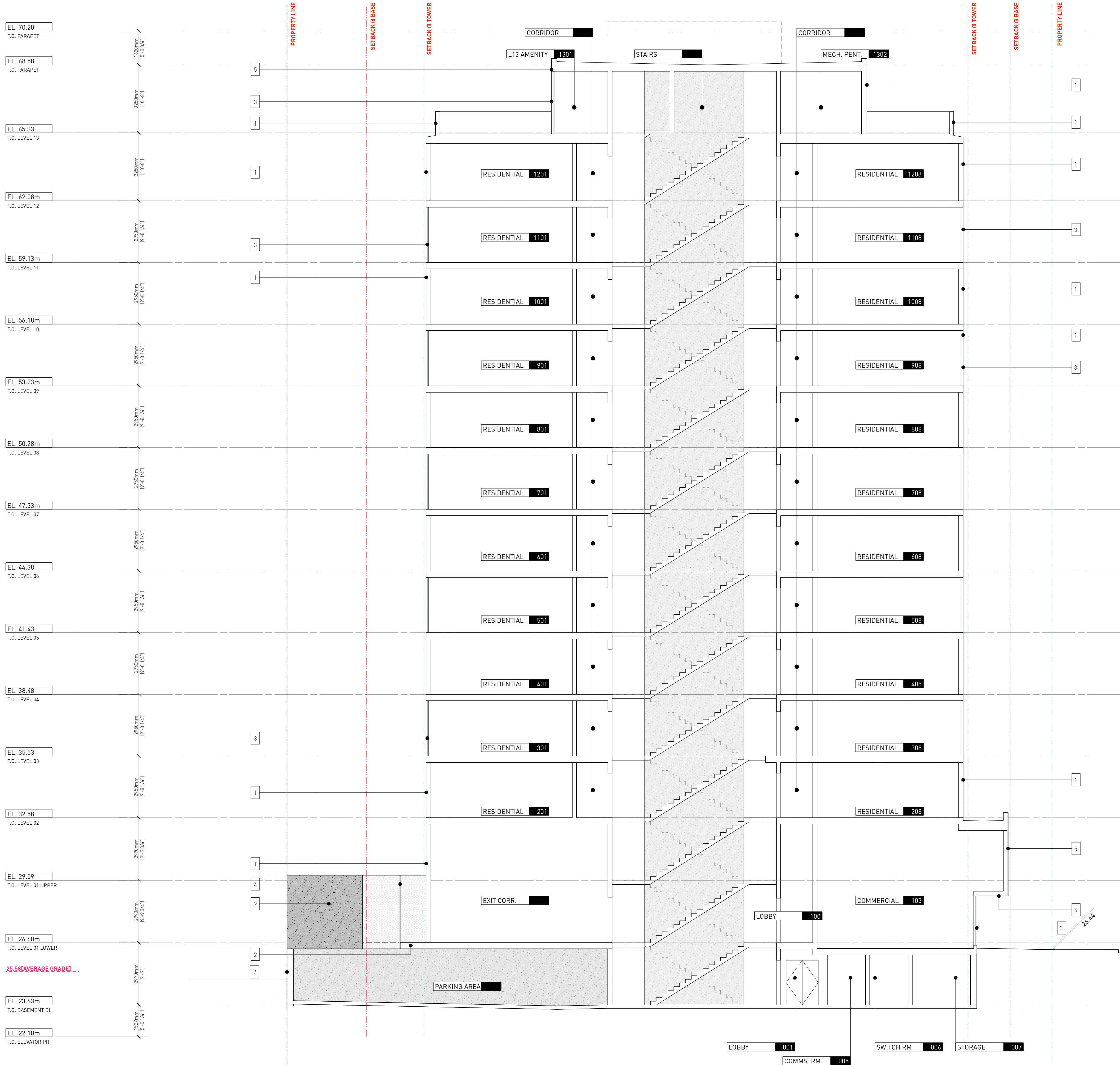


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A3.5



KEY PLAN

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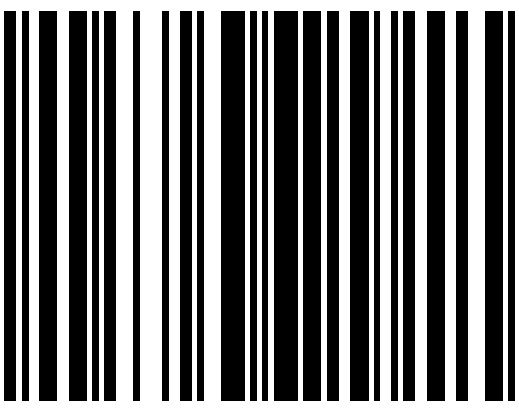
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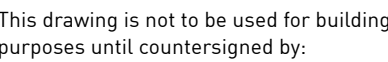


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A3.6



A4.1

THE ESTOYA

1702 QUADRA STREET, VICTORIA, BC

MATERIAL SPECIFICATIONS

ON-SITE GROWING MEDIUM: 1. GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT AS PER WRITTEN SPECIFICATIONS. 2. ON SITE GROWING MEDIUM TYPE TO BE: AS PER DRAWING LEGEND. 3. PLANTER GROWING MEDIUM TO BE: 50% BY VOLUME 1P GROWING MEDIUM (CLS) 50% BY VOLUME Pro-Mix HP Mychorrizae OR APPROVED EQUAL	STRUCTURAL SOIL CELLS: 1. SOIL CELLS TO BE: CITY GREEN SOIL CELLS. 2. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.
OFF-SITE GROWING MEDIUM: 1. GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT TO MMCD SECTION GROWING MEDIUM. 2. BOULEVARD GROWING MEDIUM TO BE: - MMCD Planting Areas Growing Medium to City of Victoria Supplementary Specifications Schedule 'B', Table 2. 3. SOIL CELL GROWING MEDIUM TO BE: - AS PER CITY GREEN TECHNICAL SPECIFICATION filler Soil for Citygreen Soil Cell Treepits V2.0.	PLANT MATERIAL AND PLANTING: 1. ALL PRODUCTS AND WORKMANSHIP, INCLUDING: PLANT MATERIAL, TRANSPORTATION, HANDLING AND PROTECTION, SCHEDULING AND STORAGE, WATERING AND IRRIGATION, TIME OF PLANTING, PLANTING, CONDITIONS FOR ACCEPTANCE, AND INSECTS PESTS AND DISEASE CONTROL, AS PER WRITTEN SPECIFICATIONS AND LANDSCAPE DETAILS. 2. CONDITIONS FOR TOTAL PERFORMANCE AS PER WRITTEN SPECIFICATIONS. 3. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES LISTED ON THE PLANTING PLAN AND IN THE PLANT LIST, THE PLANTING PLAN QUANTITIES TO TAKE PRECEDENCE.
MULCH: 1. MULCH TO BE: Mitchell Excavating Ltd. Fine Bark Mulch - fir/hemlock OR APPROVED EQUAL. HANDLING AND PLACEMENT AS PER WRITTEN SPECIFICATIONS.	CAST IN PLACE CONCRETE: 1. ALL CAST IN PLACE CONCRETE AND ASSOCIATED WORK AND MATERIALS AS PER WRITTEN SPECIFICATIONS; ASSOCIATED WORK INCLUDES GRADING, SUBGRADE COMPACTION, GRANULAR BASE MATERIALS AND COMPACTION.
ROOT BARRIER: 1. ROOT BARRIER TO BE: Deeproot 18" Universal Guide OR APPROVED EQUAL. 2. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.	UNIT PAVERS: 1. PAVERS TO BE: AS PER DRAWING LEGEND 2. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.
GEOTEXTILE: 1. FILTER FABRIC TO BE: Soprema Soprafilre non-woven geotextile OR APPROVED EQUAL. 2. COMBIGRID TO BE: TERRAFIX COMBIGRID 4040 OR APPROVED EQUAL 3. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.	

SUBMITTALS

SUBMITTALS					
SPECIFICATION SECTION	TITLE	SHOP DRAWINGS	MOCK-UP	SUBMITTALS	FOR APPROVAL
03 30 20	CONCRETE WALKS, CURBS AND GUTTERS				
03 30 53	CAST IN PLACE CONCRETE				
06 20 13	EXTERIOR ROUGH CARPENTRY	yes		yes	Shop drawings, colour and material samples
12 93 02	SITE FURNISHINGS	yes		yes	Shop drawings, colour and material samples
12 93 13	BIKE RACKS			yes	Product cutsheet
31 05 17	AGGREGATES AND GRANULAR MATERIALS				
31 22 01	GRADING AND DRAINAGE				
31 24 13	ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION				
32 11 23	GRANULAR BASE				
32 14 10	MORTAR SET UNIT PAVING		yes	yes	Product cutsheet and mockup 3.0 m. paved area on-site
32 14 13	ARCHITECTURAL PAVER ON PEDESTAL		yes	yes	Product cutsheet and mockup 3.0 m. paved area on site
31 22 01	GRADING AND DRAINAGE				
32 91 21	GROWING MEDIUM			yes	Supplier name, growing medium test results
32 93 10	PLANTING OF TREES, SHRUBS AND GROUNDCOVERS		yes	yes	Nursery name, tree and shrub layout on site prior to planting
32 84 00	IRRIGATION SYSTEMS - DESIGN BUILD	yes			Record drawings, maintenance manual, tools, irrigation inspection reports during 1 year maintenance period
32 93 03	LANDSCAPE OVER STRUCTURES				
REFERENCE	STRATAVAULT STRUCTURAL CELL PITS	yes	yes	yes	Supplier shop drawings, supplier installation specifications and details, mockup of minimum 6 cells on site



SHEET LIST

L0 TREE REMOVAL AND PROTECTION PLAN

L1.1 SITE PLAN - GROUND FLOOR

L1.2 LAYOUT PLAN - GROUND FLOOR

L2.1 SITE PLAN - ROOFTOP AMENITY

L2.2 LAYOUT PLAN - ROOFTOP AMENITY

L3.1 PLANTING PLAN - GROUND FLOOR

L3.2 PLANTING PLAN - ROOFTOP AMENITY

L4.1 HARDSCAPE DETAILS

L4.2 CUSTOM SITE FURNITURE DETAILS

L4.3 CUSTOM SITE FURNITURE DETAILS

L4.4 PLANTING DETAILS

L5.1 STRUCTURAL SOIL CELL DETAILS

L6.1 MUNICIPAL HARDSCAPE DETAILS

L6.2 MUNICIPAL SITE FURNITURE DETAILS

L6.3 MUNICIPAL LANDSCAPE DETAILS

IR01 - IRRIGATION PLANS

IR02- IRRIGATION SCHEDULES

IR03 - IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES

- GENERAL:
- DO NOT PROCEED IN UNCERTAINTY.
 - DO NOT SCALE DRAWINGS.
 - DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
 - ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
 - CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
 - CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
 - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
 - CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE "B" TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
 - CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C.
 - ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE CURRENT EDITION AT TIME OF ISSUE OF THE *Canadian Landscape Standard* (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Master Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
 - GROWING MEDIUM AND GROWING MEDIUM TESTING AS PER WRITTEN SPECIFICATIONS.
 - IRRIGATION DESIGN AND INSTALLATION TO IABC STANDARDS AND AS PER WRITTEN SPECIFICATIONS.

- COORDINATION:
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

- SUBMITTALS:
- CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
 - SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

- GROWING MEDIUM TESTING:
- GROWING MEDIUM TEST RESULTS ARE MANDATORY.
 - TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN WRITTEN SPECIFICATIONS AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER WRITTEN SPECIFICATIONS AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
 - RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9 OR APPROVED EQUAL.

- COMPACTION TESTING:
- COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

- INSPECTIONS:
- CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

- SUBSTITUTIONS:
- REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
 - PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

- WARRANTY:
- CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

- ENVIRONMENTAL PROTECTION:
- CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

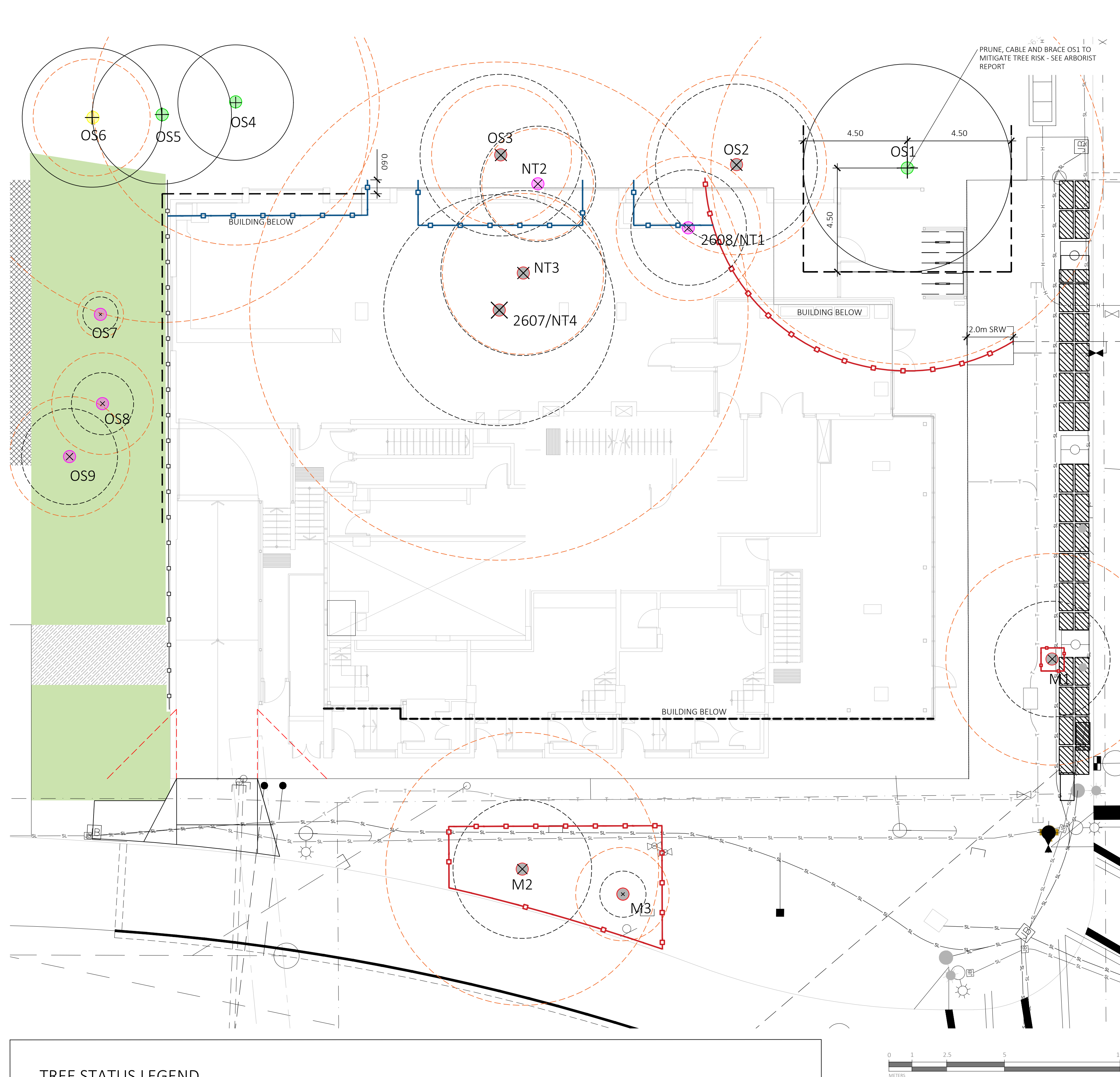
IRRIGATION

- IRRIGATION:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL AUTOMATIC IRRIGATION SYSTEM TO ALL ON-SITE AND OFF SITE LANDSCAPE AREAS AS DESCRIBED ON THE LANDSCAPE DRAWINGS AND IN THIS SECTION.
 - SEE IRRIGATION DRAWINGS.
 - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF BACKFLOW PREVENTER, CONTROLLER, ALL IRRIGATION COMPONENTS, IRRIGATION SLEEVES, **1 YEAR MAINTENANCE/WARRANTY** (SEE WRITTEN SPECIFICATIONS AND REQUIREMENTS BELOW) AND AN OPERATION MANUAL.
 - THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVES.

- MAINTENANCE
- UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IABC STANDARDS (SECTION 10 OF CLS).
 - INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
 - INSPECT GROWING MEDIUM FREQUENTLY (**MINIMUM MONTHLY AND WEEKLY DURING PERIODS OF DROUGHT AND HIGH HEAT**) FOR MOISTURE CONTENT AND ADJUST IRRIGATION SCHEDULE AS OFTEN AS REQUIRED TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL DUE TO: RAPID DRAINAGE IN THE GROWING MEDIUM, ABSENCE OF A WATER TABLE, FINITE AMOUNT OF GROWING MEDIUM, AND EXPOSURE TO CLIMATIC CONDITIONS.
 - CONTRACTOR TO COORDINATE WITH THE OWNER'S MAINTENANCE REPRESENTATIVE AND TOGETHER PERFORM ONE WINTERIZATION AND ONE SPRING START-UP DURING THE ONE YEAR WARRANTY PERIOD.

ELECTRICAL / IRRIGATION COORDINATION

- IRRIGATION COORDINATION:
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER AND IRRIGATION DESIGNER / INSTALLER TO PROVIDE ELECTRICAL FOR THE OPERATION OF AN AUTOMATIC IRRIGATION SYSTEM AND CONTROLLER.
 - IRRIGATION CONTRACTOR TO CONFIRM PIPE SIZE FOR ELECTRICAL.



TREE STATUS LEGEND

+

EXISTING TREE TO REMAIN

x

EXISTING TREE TO BE REMOVED

EXTENT OF CRITICAL ROOT ZONE
• SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES

OS7

EXISTING TREE TAG

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

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

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

BUILDING BELOW

EXTENT OF EXISTING LANDSCAPED BOULEVARD

PROTECTED TREE TO BE RETAINED

PROTECTED TREE FOR REMOVAL

TREE TO BE RETAINED

TREE FOR REMOVAL

TABLE 1. TREE INVENTORY

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

Construction Impact Assessment and Tree Management Plan
1702 Quadra Street
Prepared for Anyza Developments
Page 4

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

8.4. TREE IMPACT SUMMARY TABLE

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

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

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

NOTES:

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

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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

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SEAL

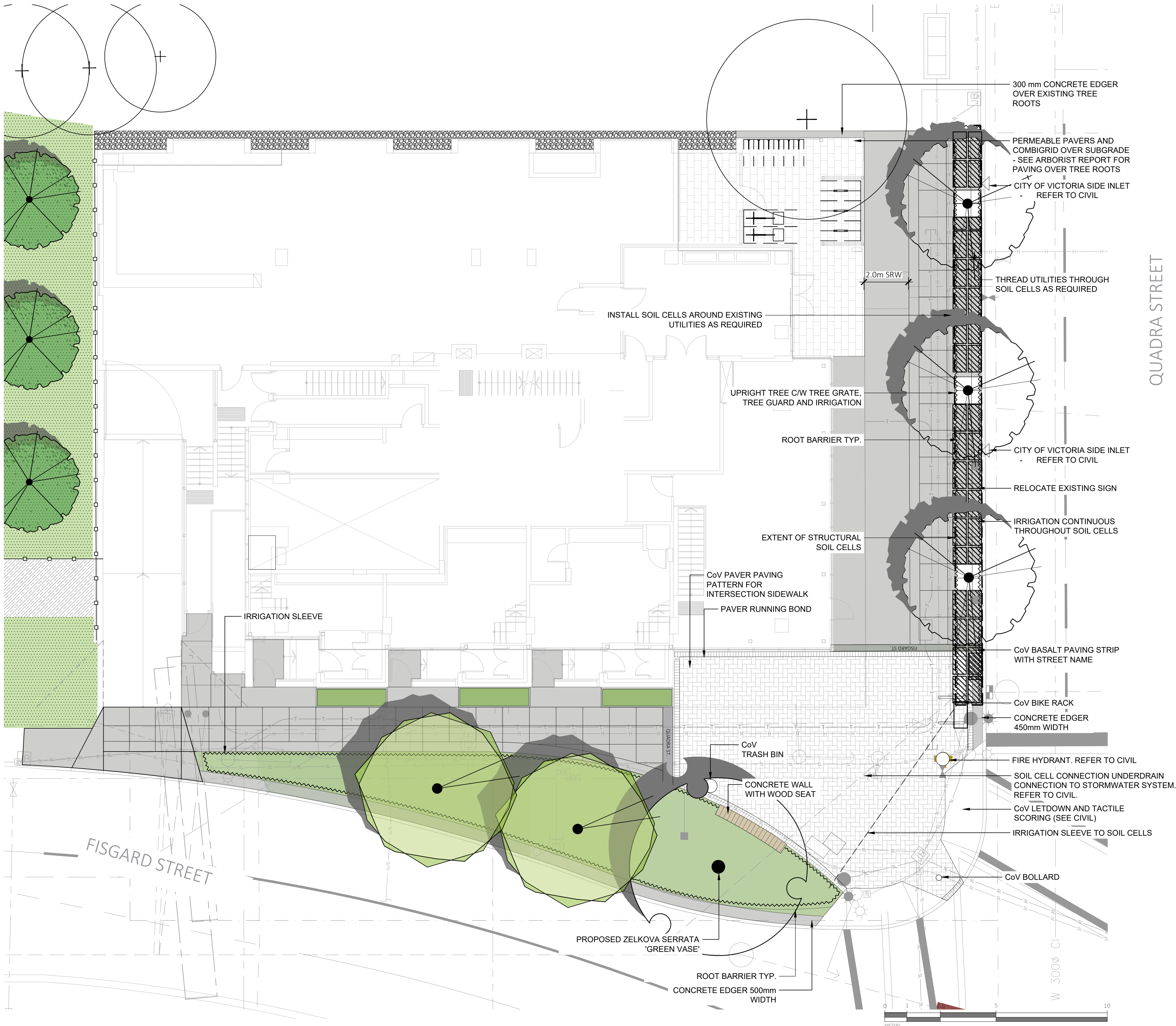
NORTH ARROW

DRAWING TITLE:
TREE REMOVAL &
PROTECTION PLAN

DWG NO:

SCALE: 1:100

LO



LEGEND

	PROPERTY LINE		CONCRETE EDGER - WIDTH AND DEPTH VARIES - SEE DRAWINGS AND DETAILS		PLANTING BED (55m²) 700mm DEPTH 1L GROWING MEDIUM (CLS) 50 mm DEPTH MULCH		6' HT BLACK METAL FENCING ALONG WEST PROPERTY LINE
	SRW 2.0m WIDTH ON QUADRA STREET		BASALT PAVER BANDING 450 - 500mm WIDTH - AS NOTED - MORTAR SET		ON-SITE PLANTING BED 450mm DEPTH 1L GROWING MEDIUM (BCLS) 50 mm DEPTH MULCH		MUNICIPAL SITE FURNITURE - BOLLARD (2) - TRASH BIN (1) - BIKE RACK (2) - TREE GRATE (3) - TREE GUARD (3)
	LINE OF FOUNDATIONS		ACCENT PAVING - PERMEABLE PAVER ON COMBIGRID OVER SUBGRADE - BELGARD AQUALINE PERMEABLE PAVER - COLOUR: NATURAL		ROOT BARRIER		SEAT WALL - CONCRETE BASE, ARCHITECTURAL FINISH - CUSTOM WOOD SEAT TOP
	CONCRETE SIDEWALK - TO CITY OF VICTORIA 'NEW TOWN' DESIGN - GUIDELINE STANDARDS - SAW CUT JOINTING PATTERN - LIGHT BROOM FINISH		GRAVEL MAINTENANCE STRIP 300mm DEPTH RIVER ROCK - ALUMINIUM EDGER		STRUCTURAL SOIL CELLS (34.67m²) 1400mm DEPTH SOIL CELL GROWING MEDIUM - IRRIGATION		
	SIDEWALK INTERSECTION PAVING - TO CITY OF VICTORIA 'NEW TOWN' DESIGN - GUIDELINE STANDARDS - ABBOTSFORD CONCRETE; NATURAL GREY - PLACED ON SAND BED - POLYMERIC SAND JOINTS						
	SIDEWALK STREET NAME PAVING - TO CITY OF VICTORIA 'NEW TOWN' DESIGN - GUIDELINE STANDARDS - BASALT PAVING STRIP WITH STREET NAME - MORTAR SET						

IRRIGATION

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 - DETAILED IRRIGATION PLAN TO BE SUBMITTED TO PARKS FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION.
 - ALL IRRIGATION DESIGNS AND INSTALLATIONS SHALL MEET THE MINIMUM STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. (IIABC).
 - SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS.
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 - 3) OPEN TRENCH AND LATERAL LINE,
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 - 5) BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

MUNICIPAL BOULEVARD TREES

- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
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Info@biophiliacollective.ca 250 590 1156

PROJECT NAME:

THE ESTOYA

PROJECT ADDRESS:

1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

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SEAL

NORTH ARROW



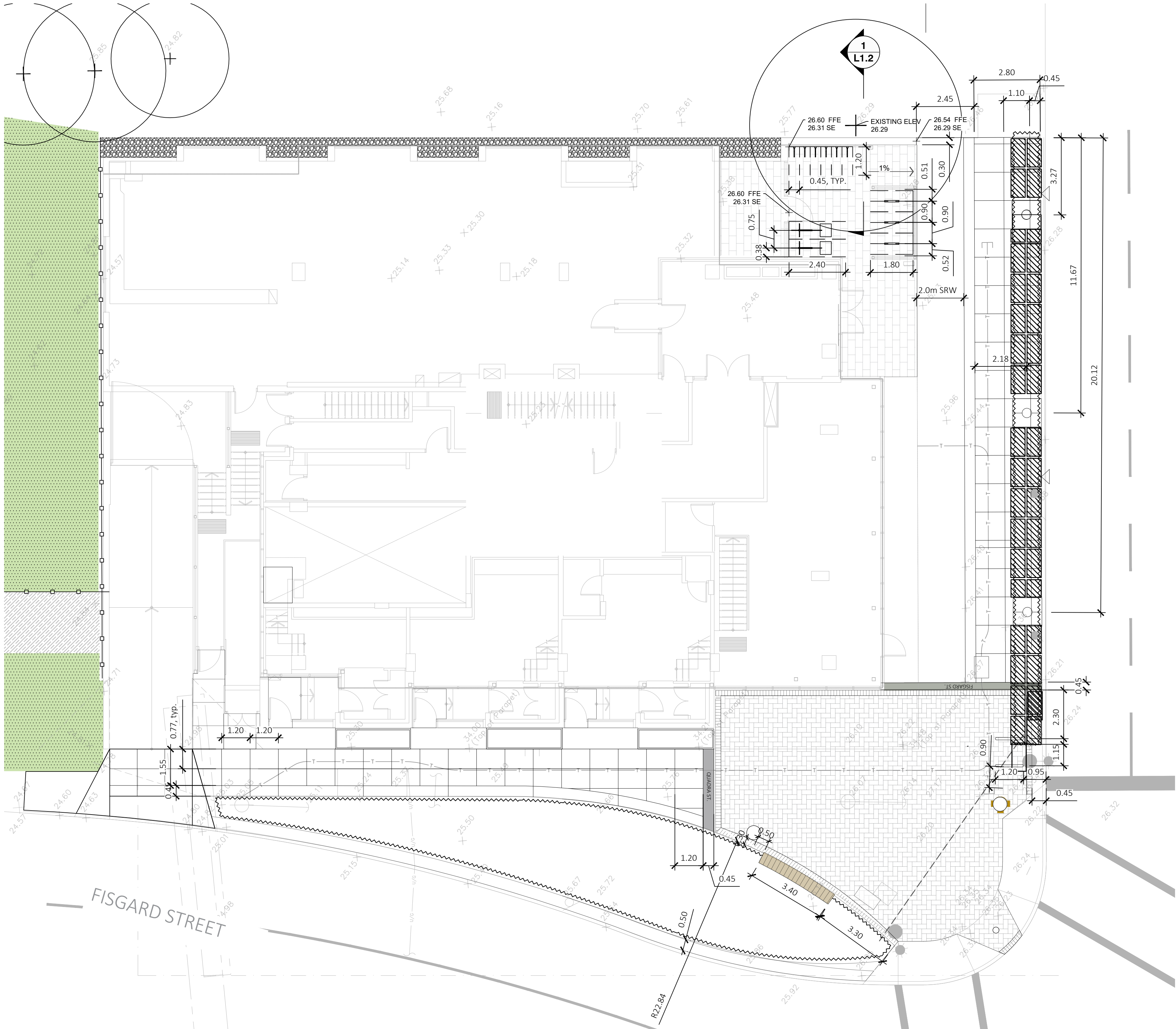
DRAWING TITLE:

LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

L1.1



LEGEND

PROPERTY LINE

SRW

2.0m WIDTH ON QUADRA STREET

LINE OF FOUNDATIONS

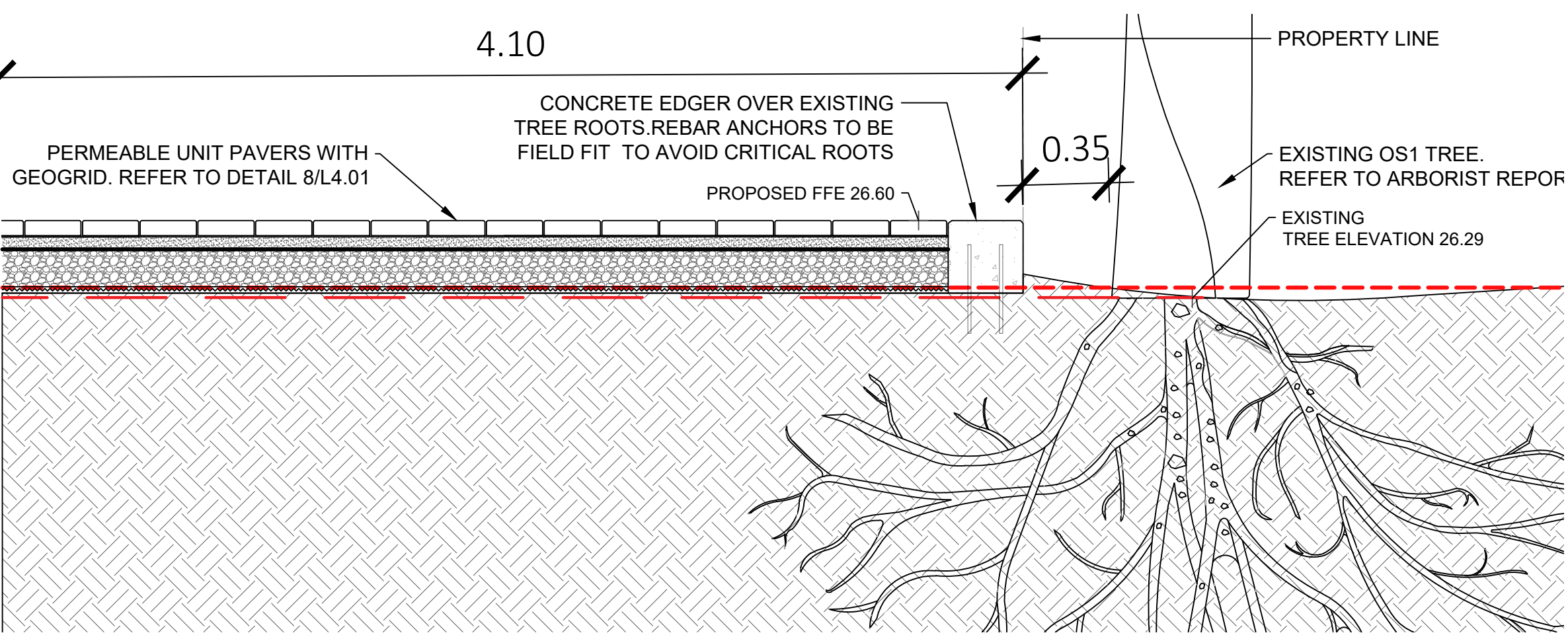
EXISTING GRADE

LANDSCAPE PROPOSED GRADE

SLOPE

FFE

FINISH FLOOR ELEVATION



1

Section: OS1 tree to paving interface
1:20



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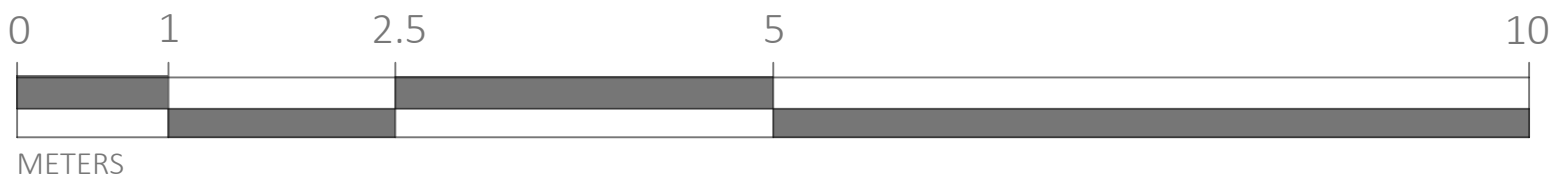
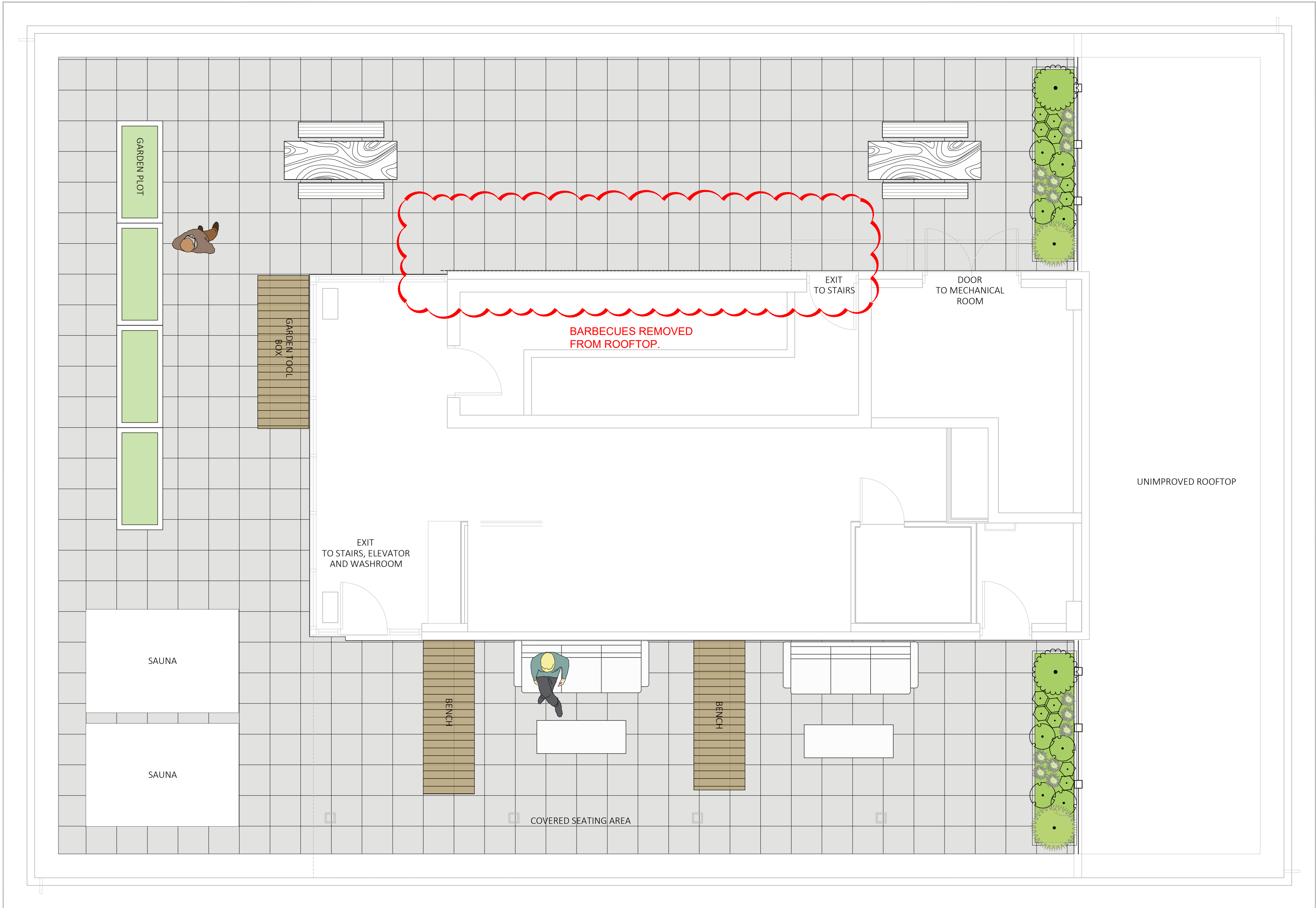


DRAWING TITLE:
LAYOUT AND GRADING
PLAN

DWG NO:

L1.2

SCALE: 1:100



LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

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

WOOD BENCH

GUARDRAIL

- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

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



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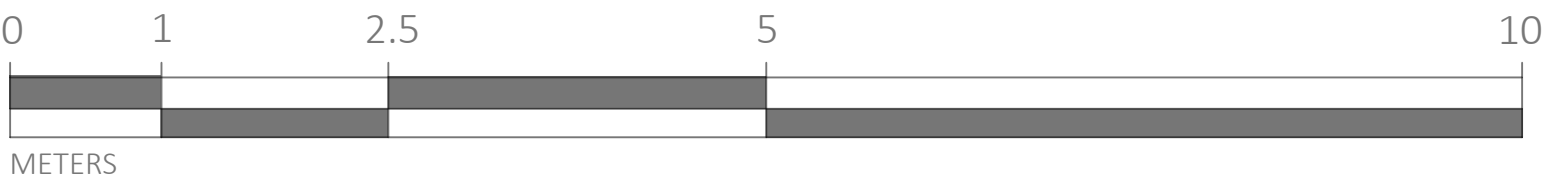
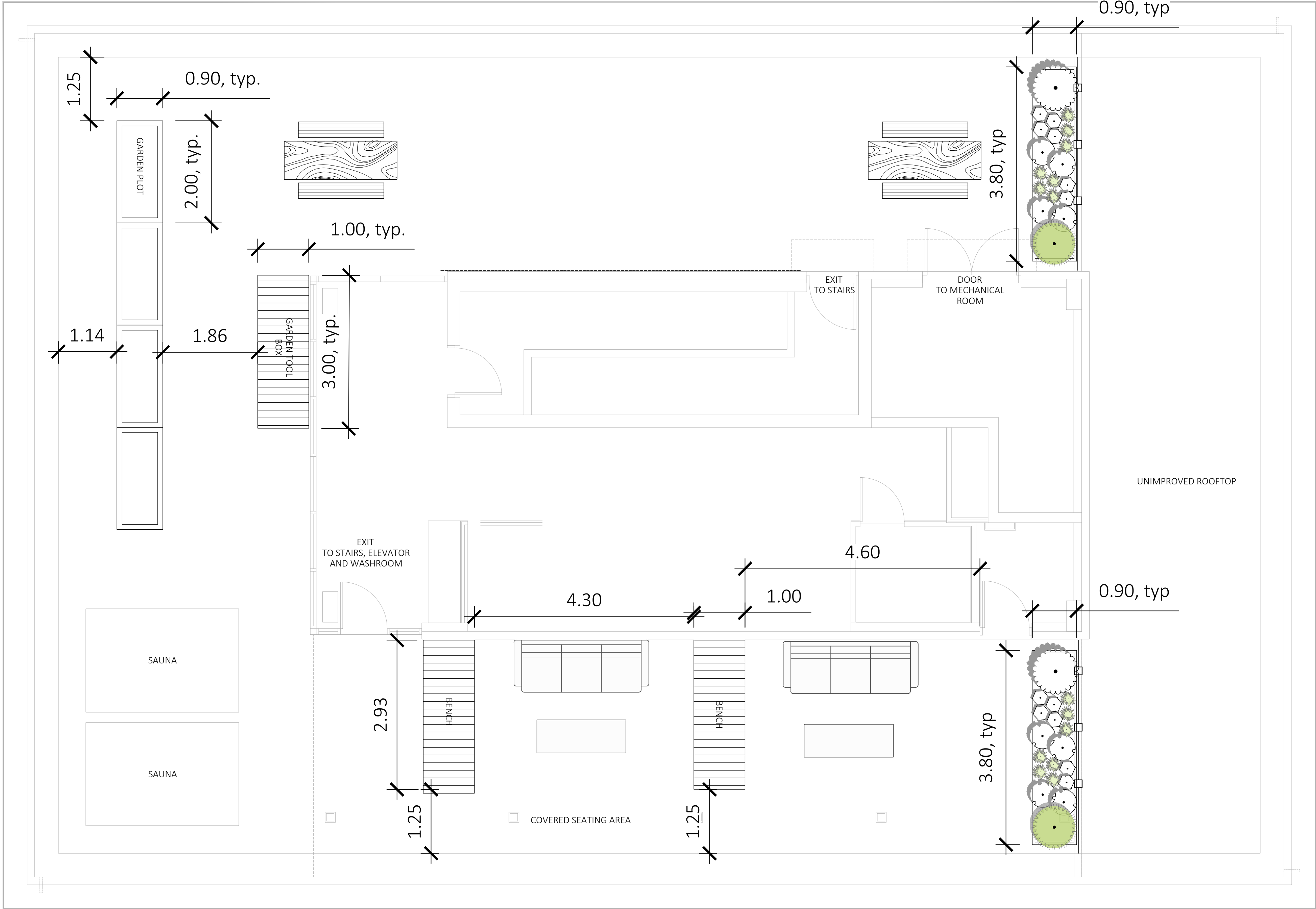
DRAWING TITLE:

SITE PLAN - ROOFTOP
AMENITY

DWG NO:

SCALE: 1:50

L2.1



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DRAWING TITLE:
LAYOUT PLAN - ROOFTOP
AMENITY

DWG NO:

L2.2

SCALE: 1:50



SOIL VOLUME			REPLACEMENT TREES PROPOSED				SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SC	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA										
QUADRA STREET SOIL CELLS	34	1,4000	45		3			15		45
FISGARD PLANTING BED	55	1	67	1		1	6		30	36

PLANT RATIOS - OFF SITE

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

PLANT RATIOS - ON SITE

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

PLANT SCHEDULE MAIN LEVEL

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	SP	Stewartia pseudocamellia / Japanese Stewartia	70mm Cal.	As Shown	2
	UL	Ulmus x 'Lobel' / Lobel Elm	70mm Cal.	As Shown	3
	ZG	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	70mm Cal.	As Shown	1
OFF-SITE SHRUBS					
	He	Hebe x 'Emerald Green' / Emerald Green Hebe	#2 POT	450mm	62
	Mr2	Mahonia repens / Creeping Mahonia	#2 POT	500mm	125
	Mm	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	27
	Pc	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#3 POT	900mm	16
	Rn	Rosa nutkana / Nootka Rose	#2 POT	1500mm	5
	Vb2	Verbena bonariensis / Tall Verbena	#1 POT	450mm	29
ON-SITE SHRUBS					
	Cp	Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge	#1 POT	500mm	8
	Mm2	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	3
	Pc2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#2 POT	900mm	3
	Vb	Verbena bonariensis / Tall Verbena	#1 POT	450mm	7

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

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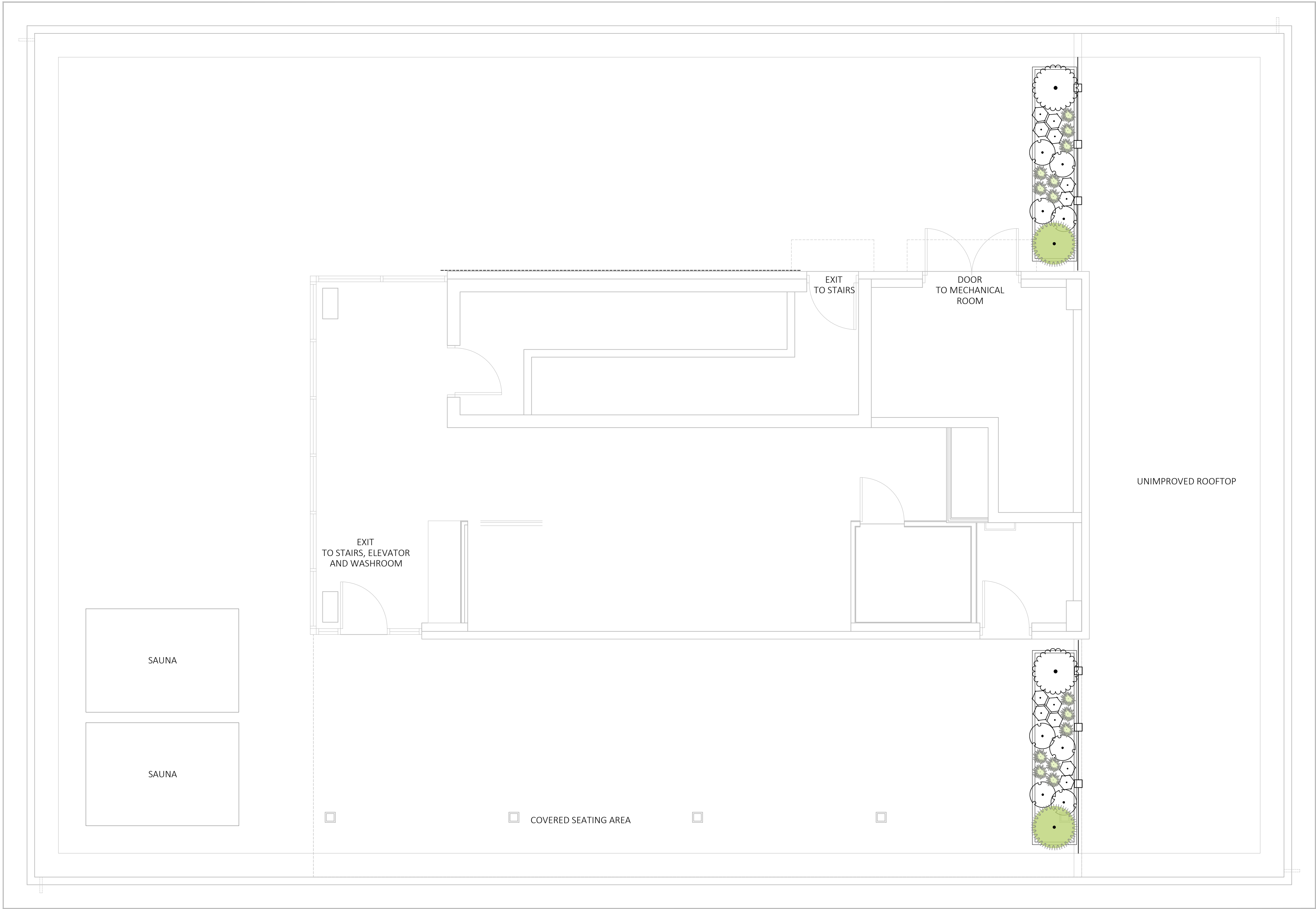


DRAWING TITLE:
PLANTING PLAN -
GROUND FLOOR

DWG NO:

SCALE: 1:100

L3.1



PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
ON-SITE SHRUBS					
	Cf	Calluna vulgaris 'Firefly' / Firefly Heather	#1 POT	300mm	12
	Ei	Eriophyllum lanatum / Woolly Sunflower	#1 POT	300mm	14
	Mm2	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	#3 POT	900mm	2
	Pc2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#2 POT	900mm	2
	Vb	Verbena bonariensis / Tall Verbena	#1 POT	450mm	8



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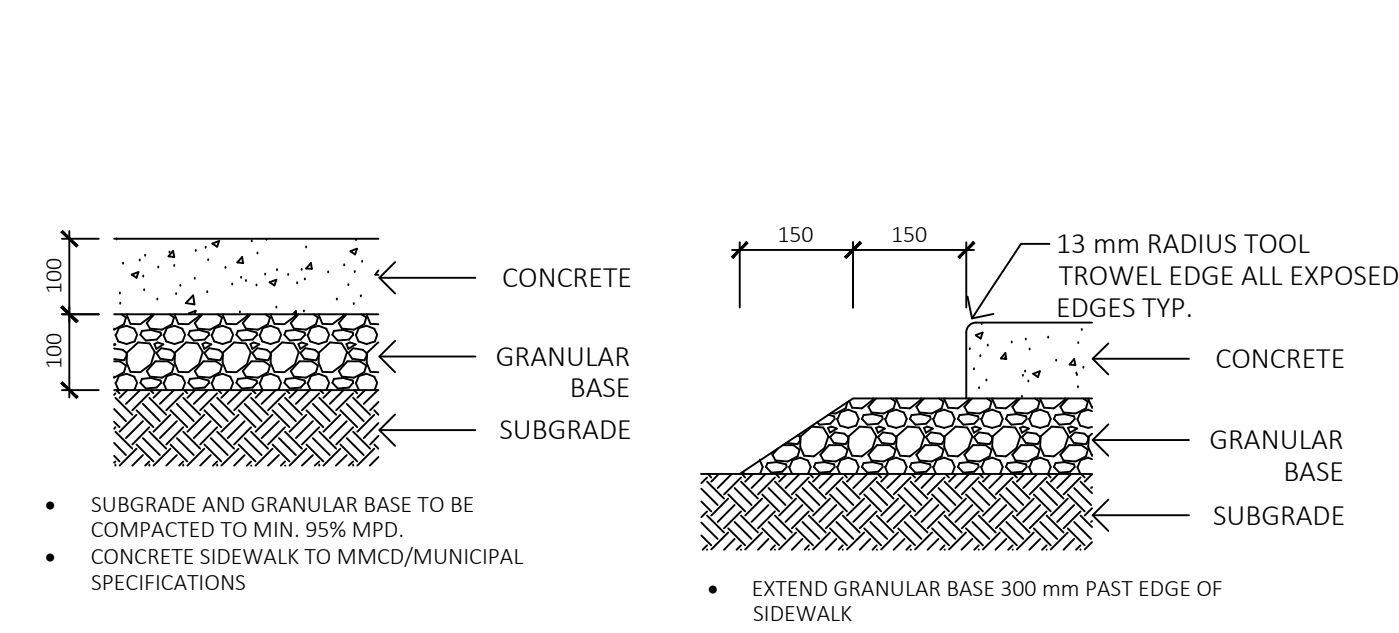


DRAWING TITLE:
PLANTING PLAN -
ROOFTOP AMENITY

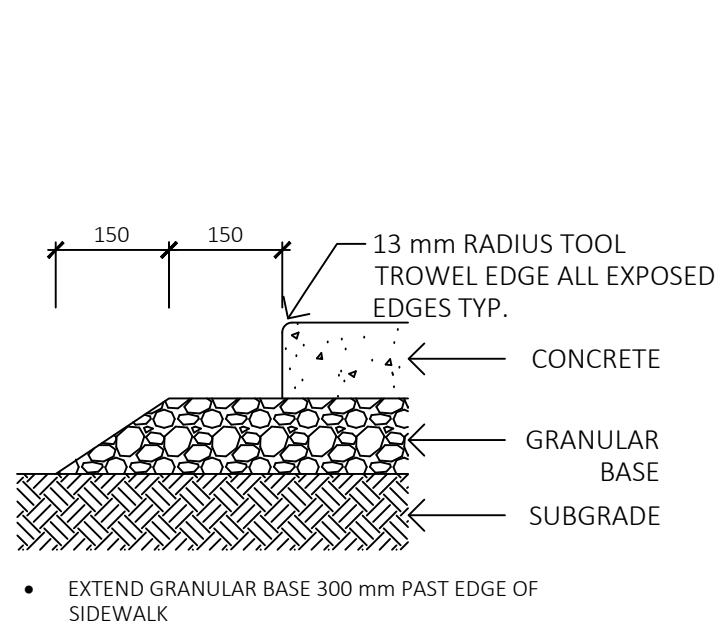
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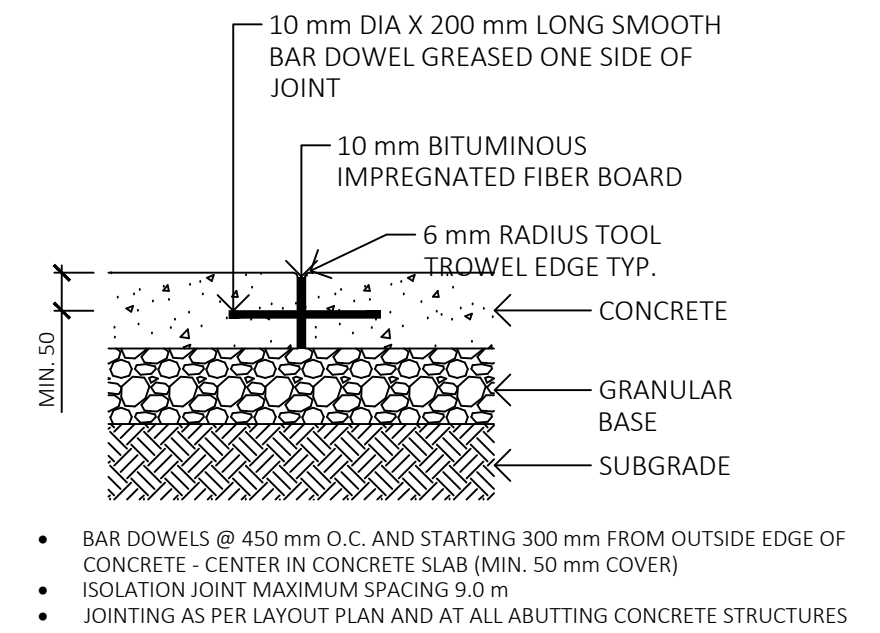
L3.2



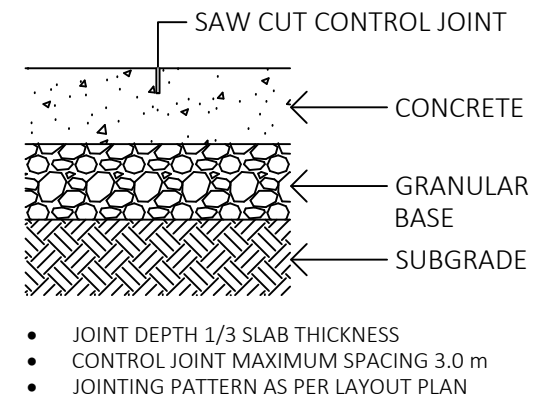
1 CONCRETE WALK
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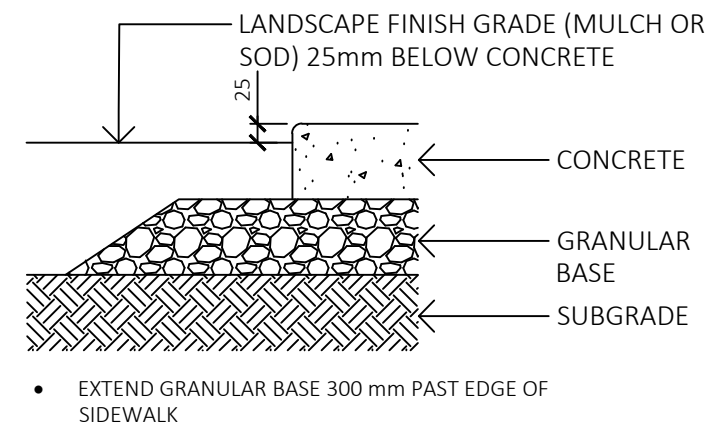
2 CONCRETE EDGE
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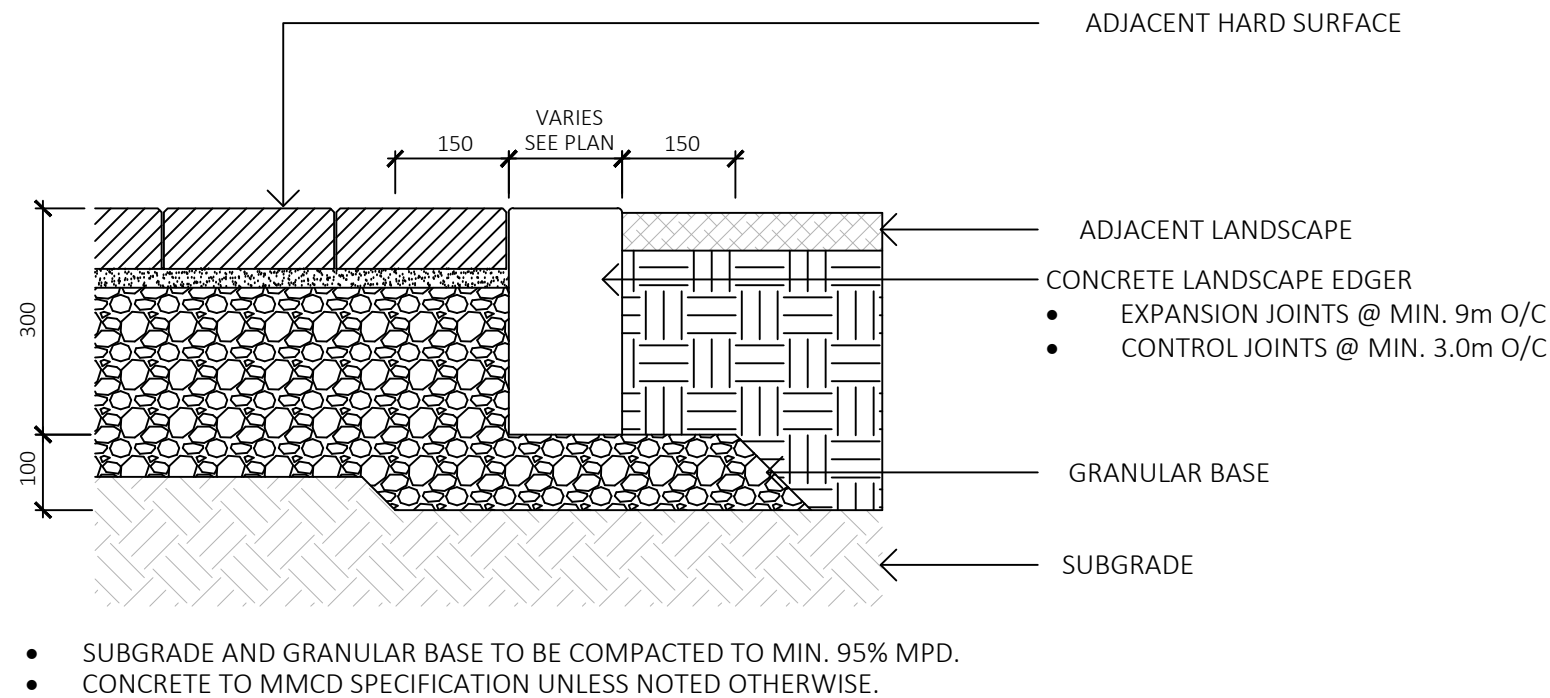
3 CONCRETE ISOLATION JOINT, TYP
1:10



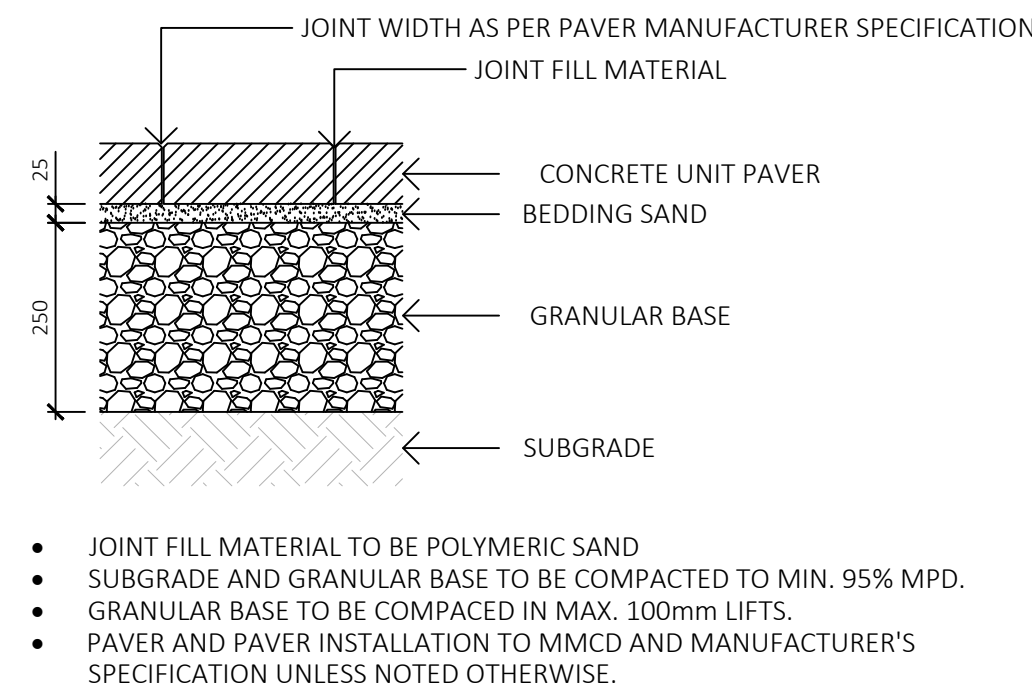
4 CONCRETE CONTROL JOINT
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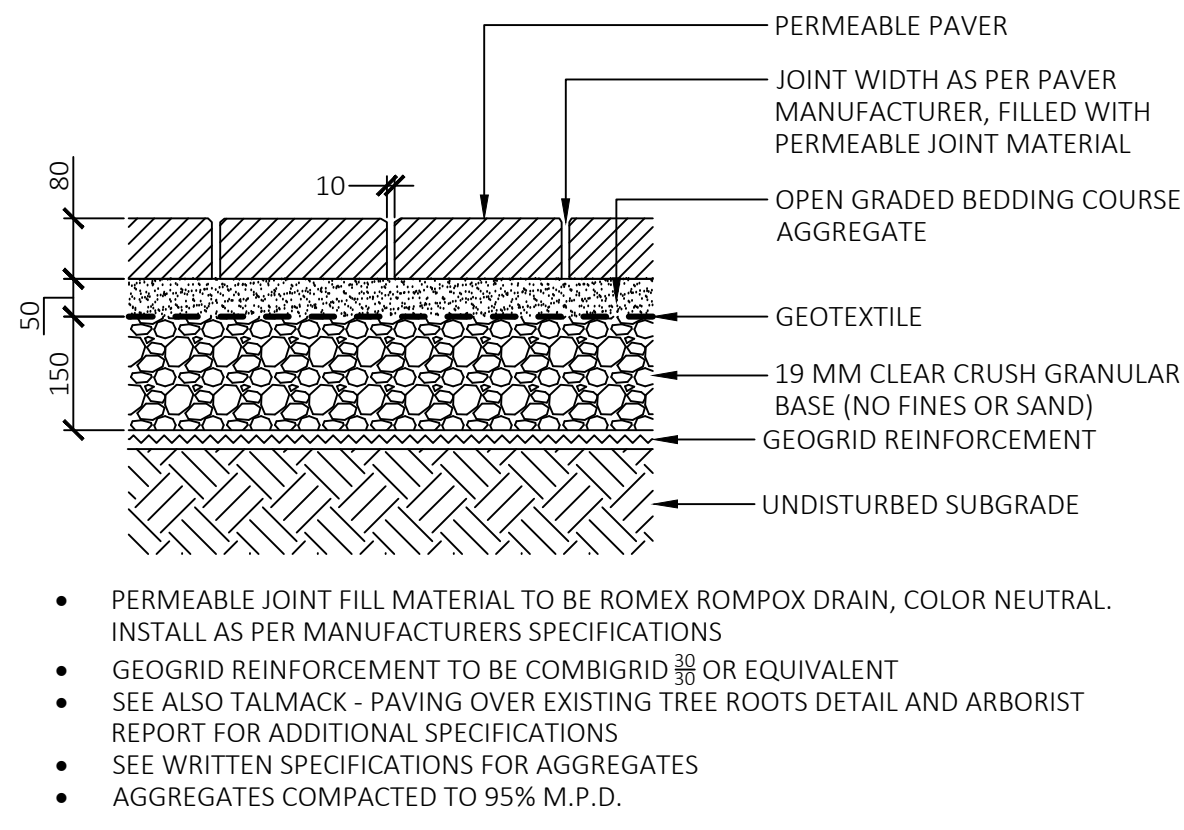
5 CONCRETE - LANDSCAPE INTERFACE
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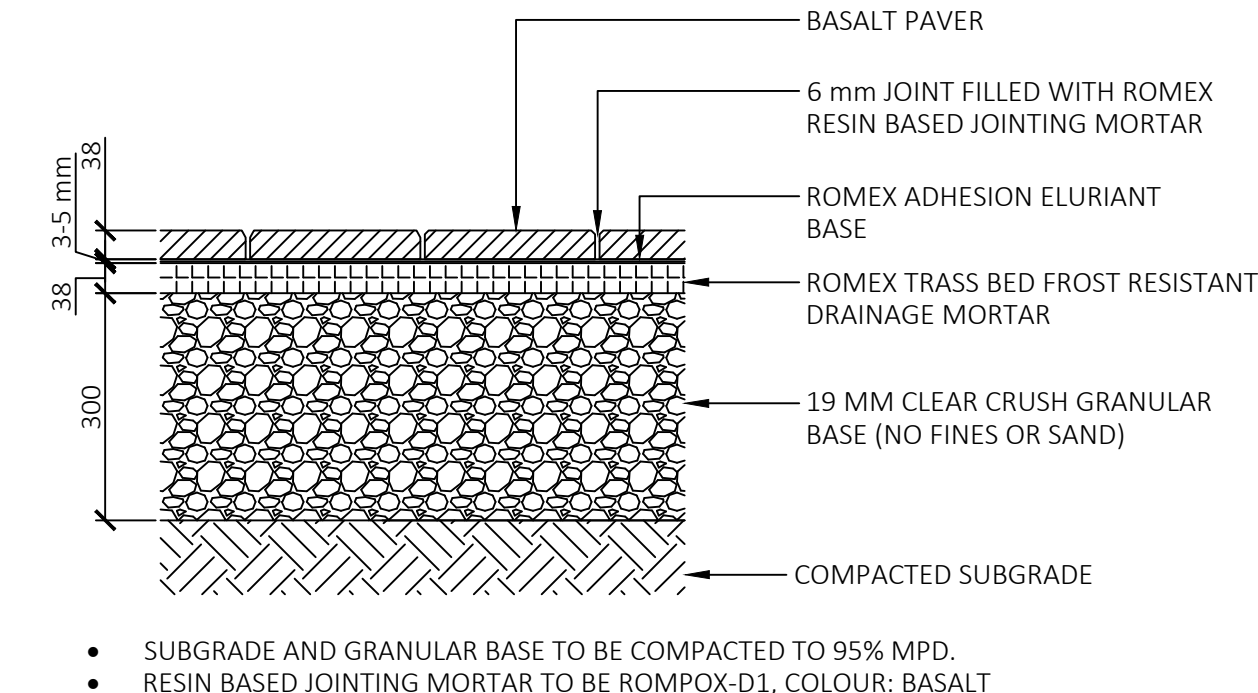
6 CONCRETE EDGER
1:10



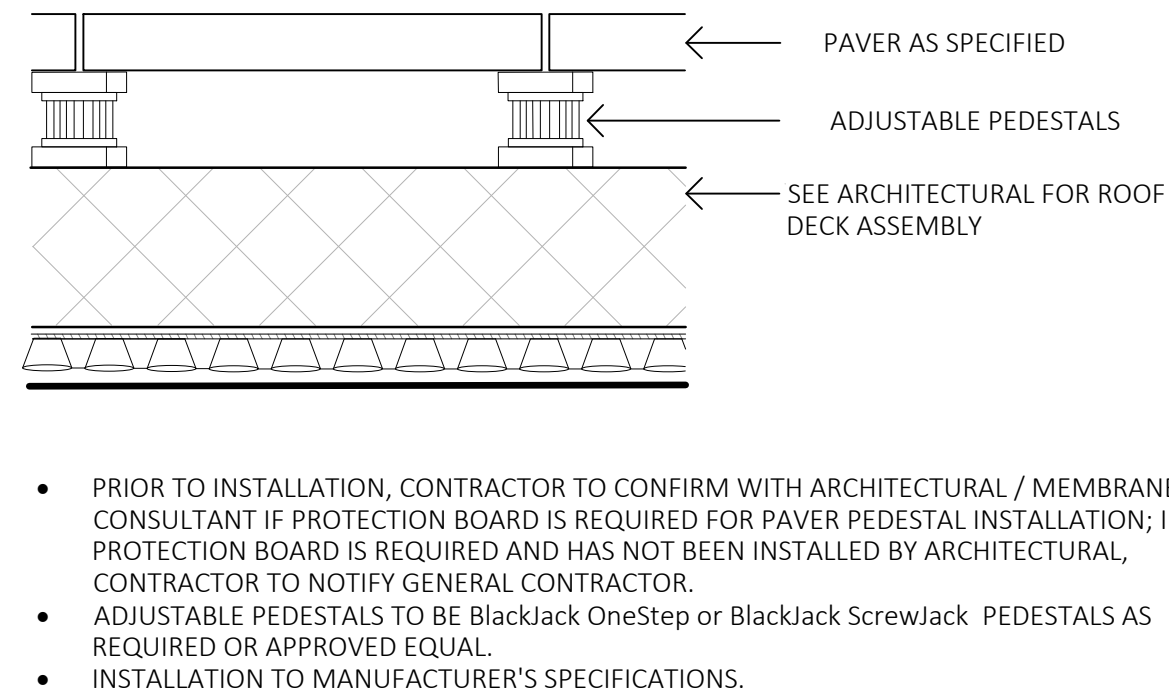
7 UNIT PAVER ON GRADE
1:10



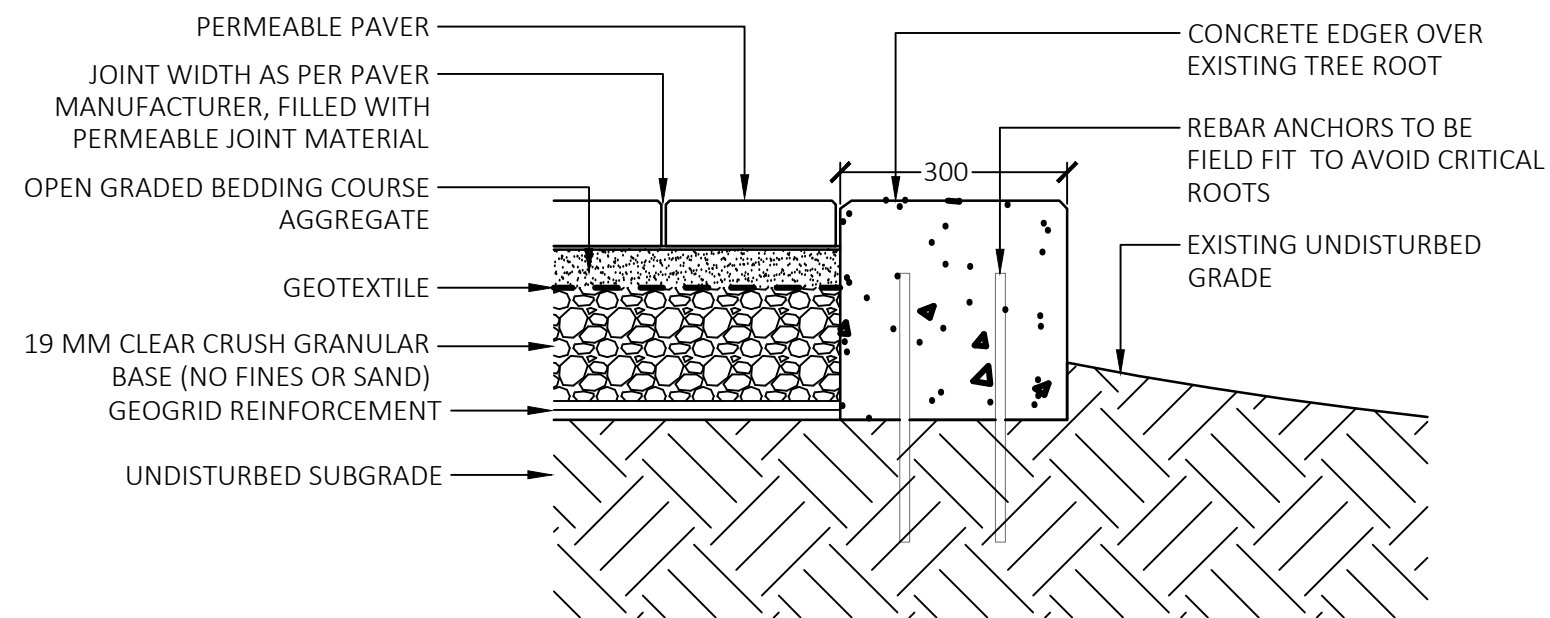
8 PERMEABLE UNIT PAVER WITH GEOGRID
1:10



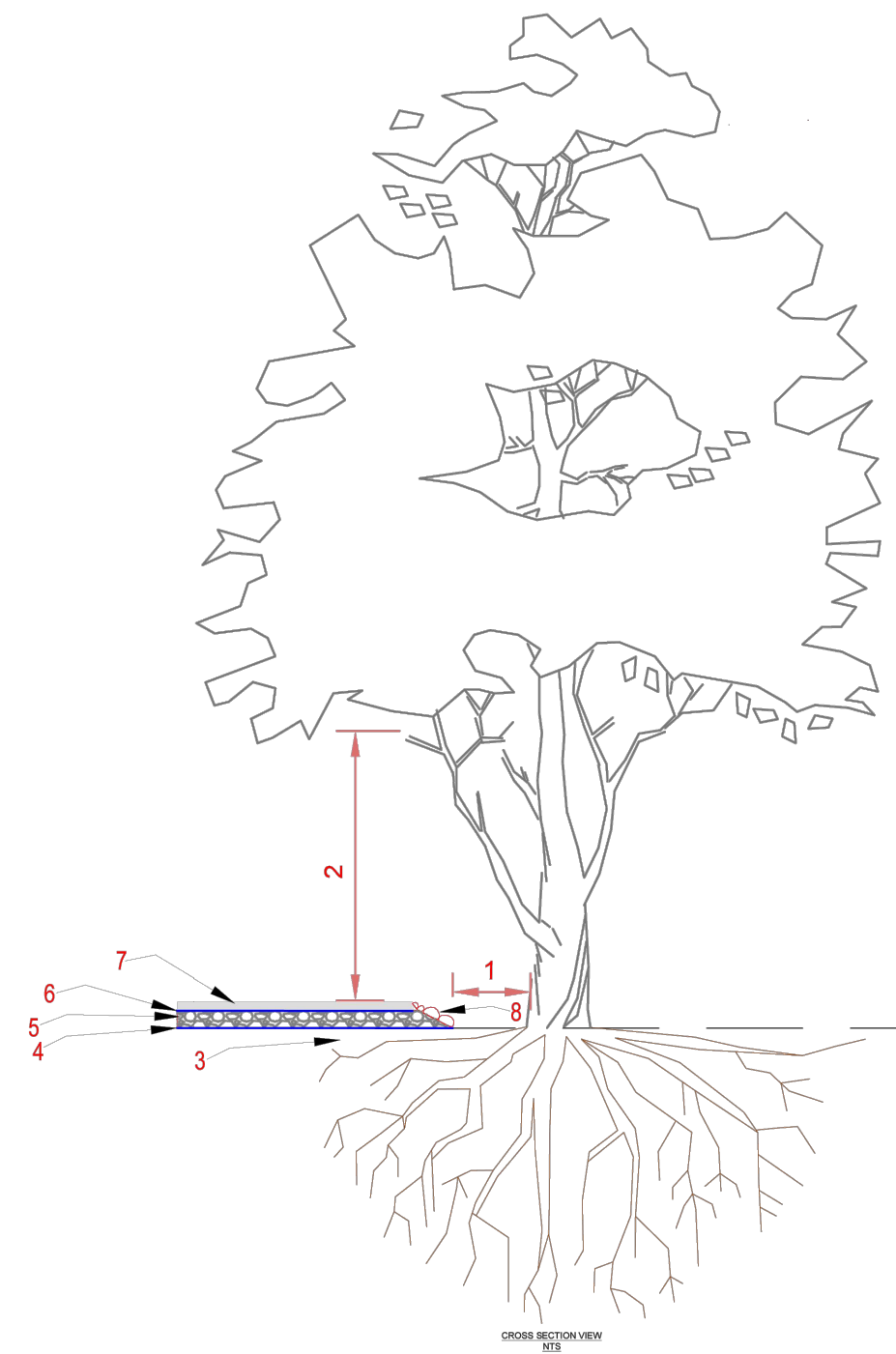
9 MORTAR SET BASALT PAVER (ROMEX)
1:10



10 CONCRETE SLAB ON STRUCTURE
1:10



11 CONCRETE EDGER OVER EXISTING TREE ROOTS
1:10



HARD SURFACE ABOVE TREE ROOTS NOTES

- Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
- Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
- Excavate the new footprint of the driveway or sidewalk under the supervision of the project arborist. Excavation will be limited to the removal of the existing sod layer. Excavation around root structures must be performed by hand, airspade, or hydroexcavation.
- Install a two-dimensional (such as Combigrid 30) or Three-dimensional geogrid reinforcement.
- Install a 150mm depth layer of clear crushed gravel (no fines) using 20mm and/or 75mm diameter material or approved equivalent. *Note - the depth may be less than 150mm in some situations (dependent on grading constraints).
- Install medium weight geotextile fabric (such as Nilex 4535 or similar) over the clear crushed gravel layer to prevent fine particles of sand from infiltrating this layer.
- The bedding or base layer and new driveway or sidewalk surface can be installed directly on top of the felt filter fabric.
- Fill slopes - where possible install loose stacked boulders to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.



12 TALMACK - PAVING OVER EXISTING TREE ROOTS
NTS



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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

NO.	ISSUED FOR	YYYY/MM/DD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
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11	ISSUED FOR CONSTRUCTION	2024/10/25
12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

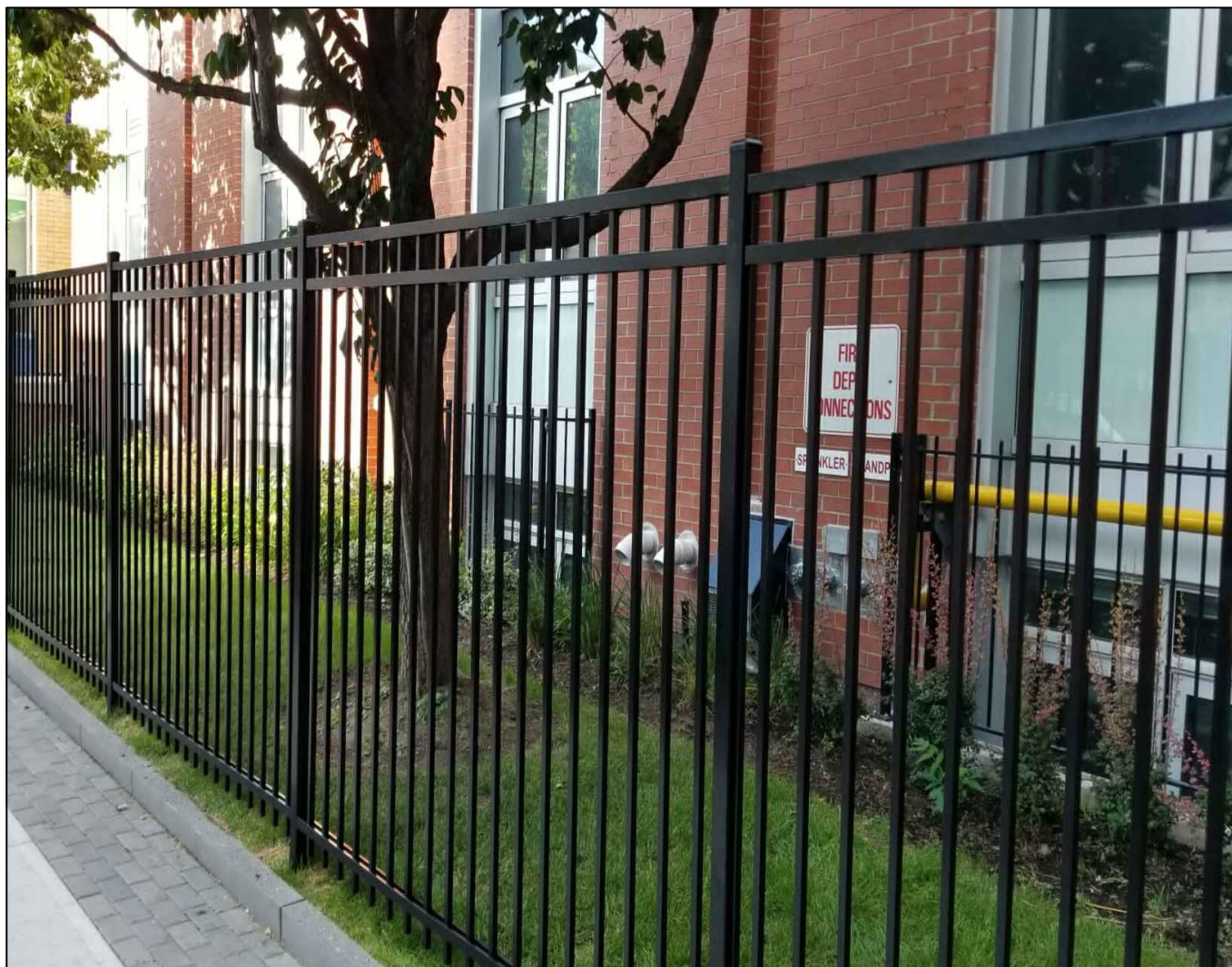
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PAVING DETAILS

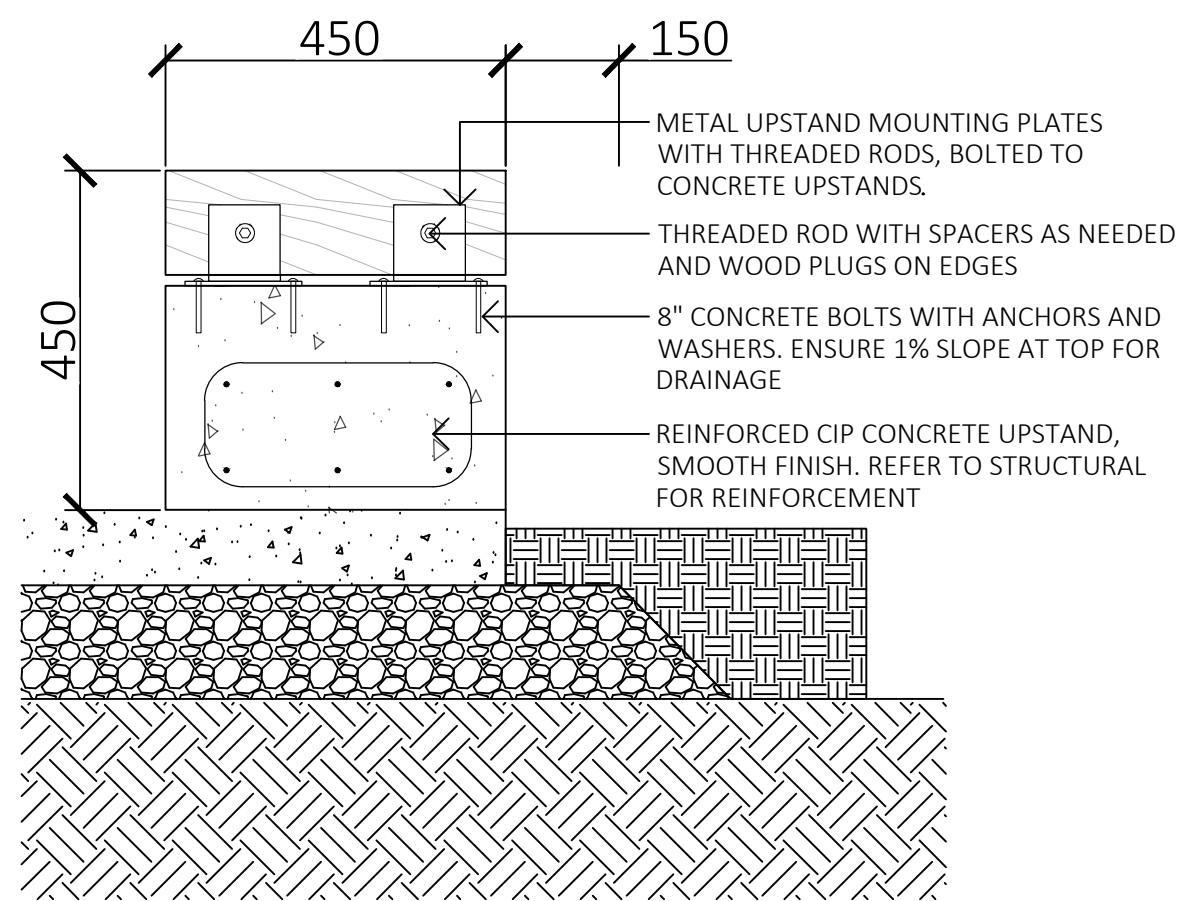
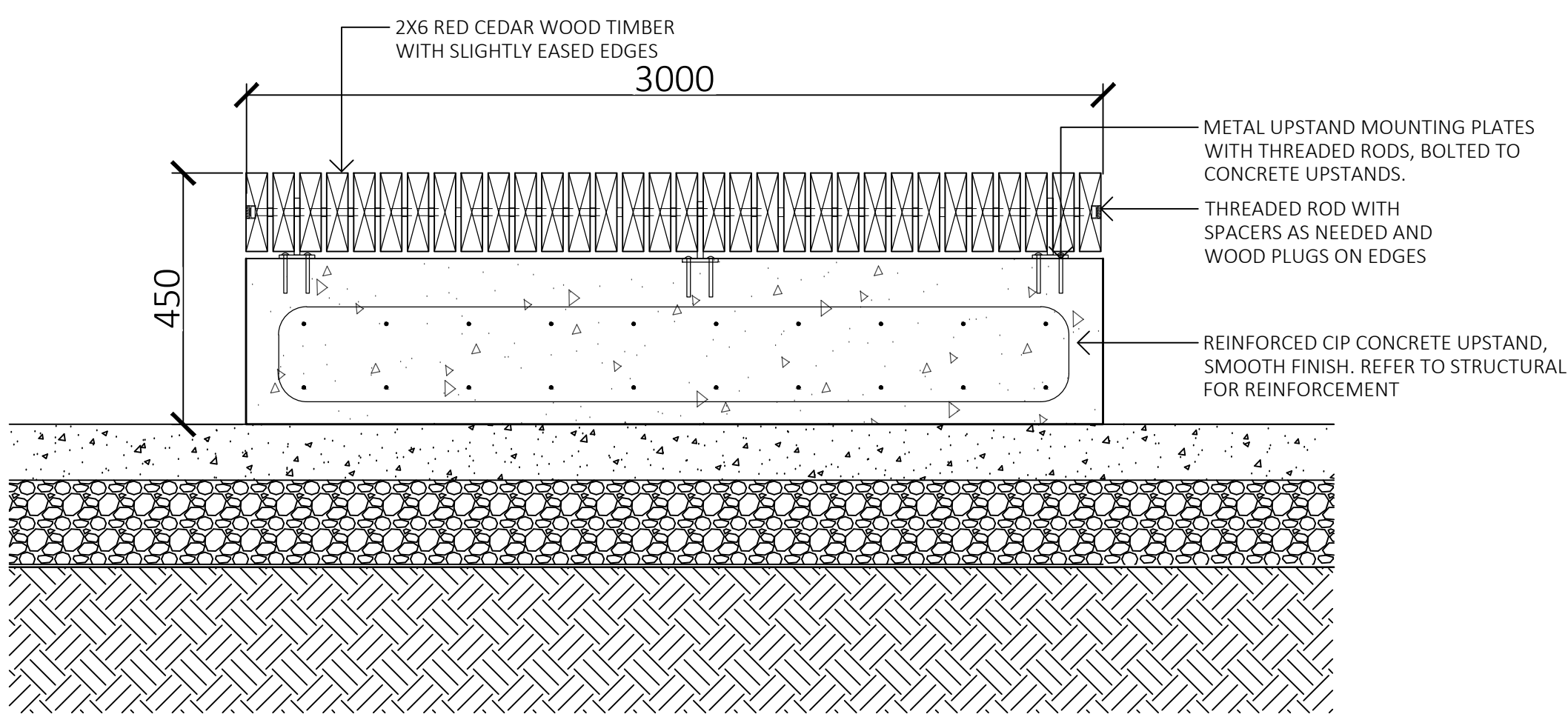
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SCALE: as shown

L4.01



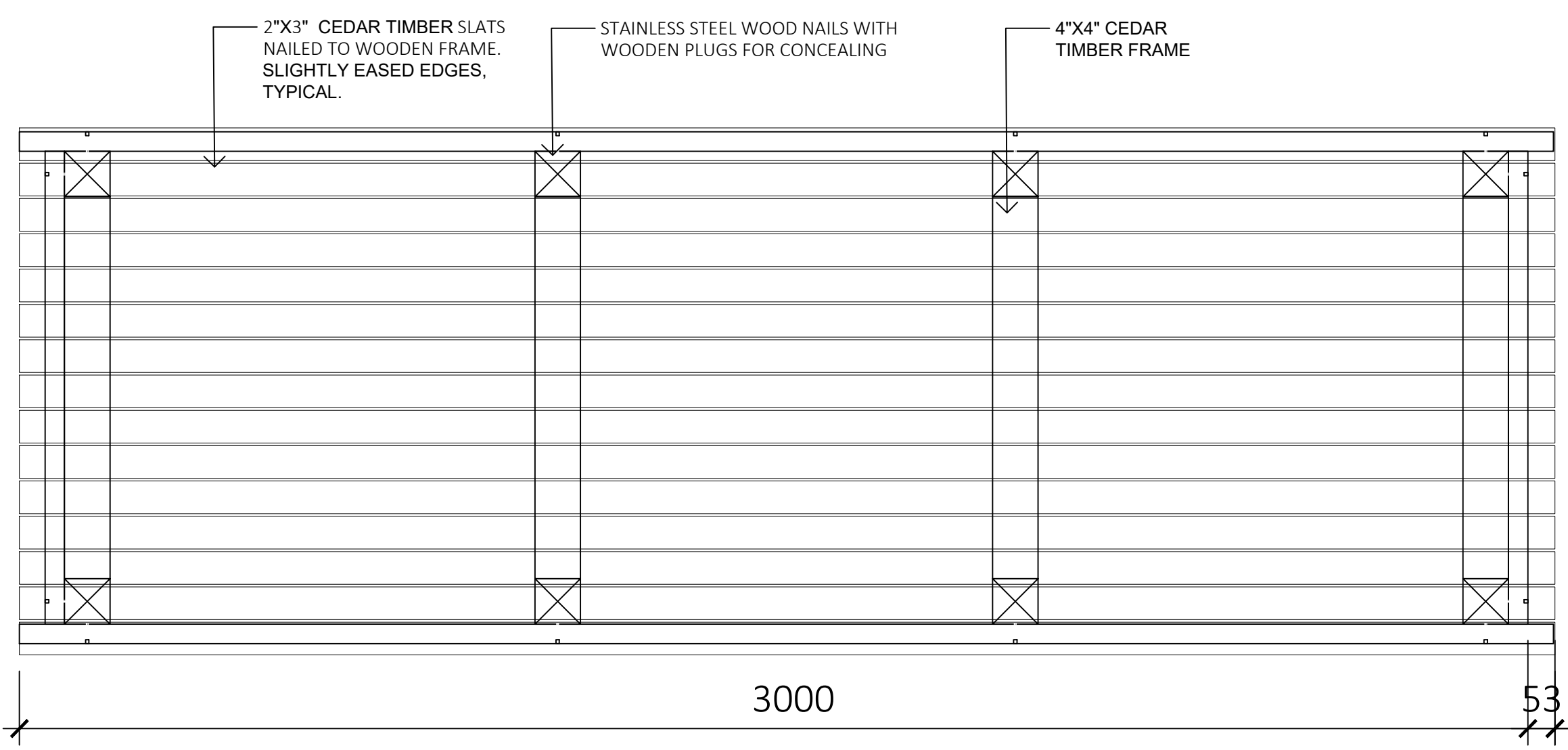
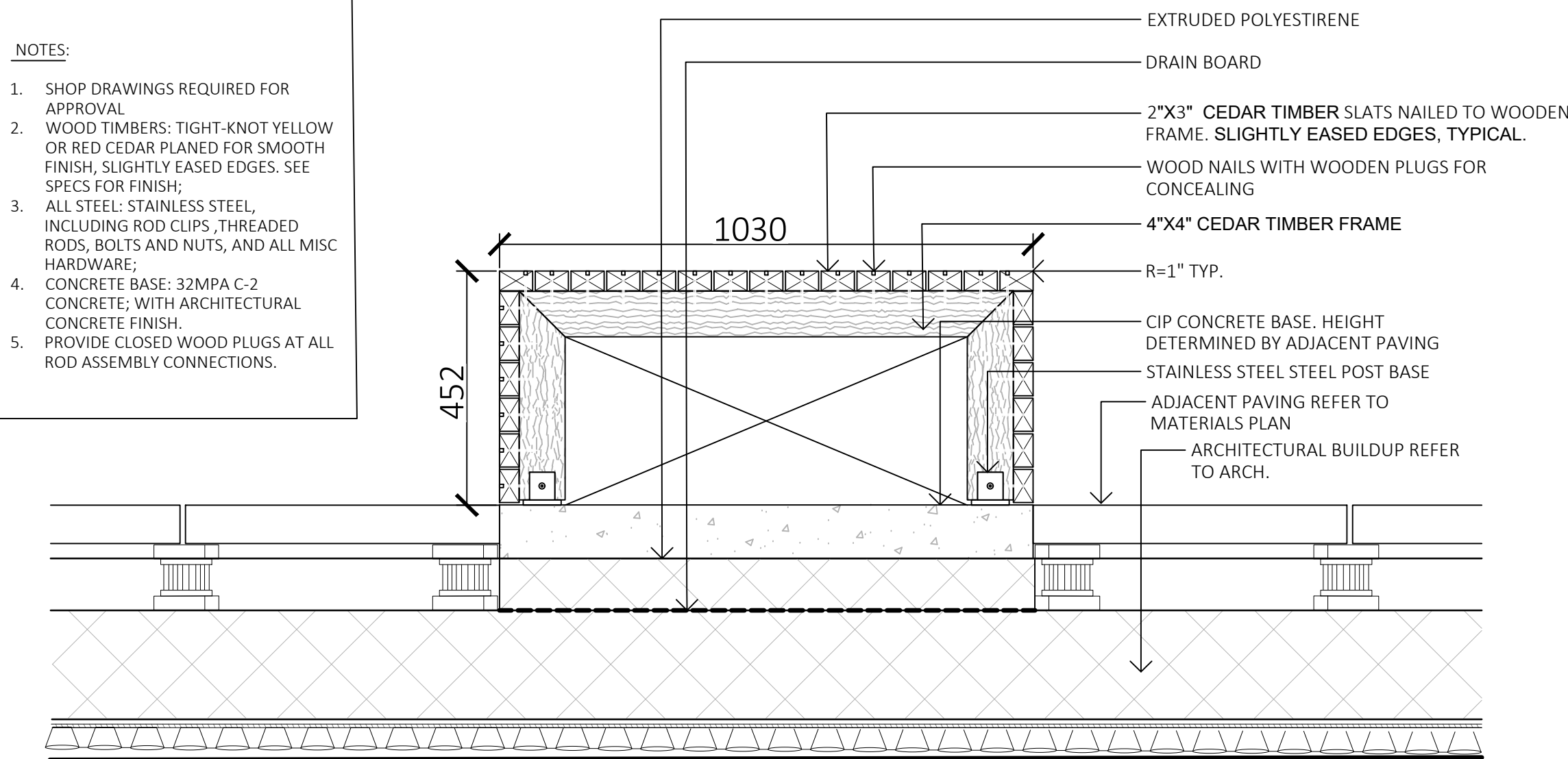
- NOTES:
1. SHOP DRAWINGS AND SUPPLIER CUT SHEET REQUIRED FOR APPROVAL
 2. ALUMINIUM, POWDERCOATED, COLOUR: BLACK
 3. CONCRETE FOOTINGS AS PER MANUFACTURER SPECIFICATION SUPPLIED BY TOWER FENCE PRODUCTS OR APPROVED EQUAL



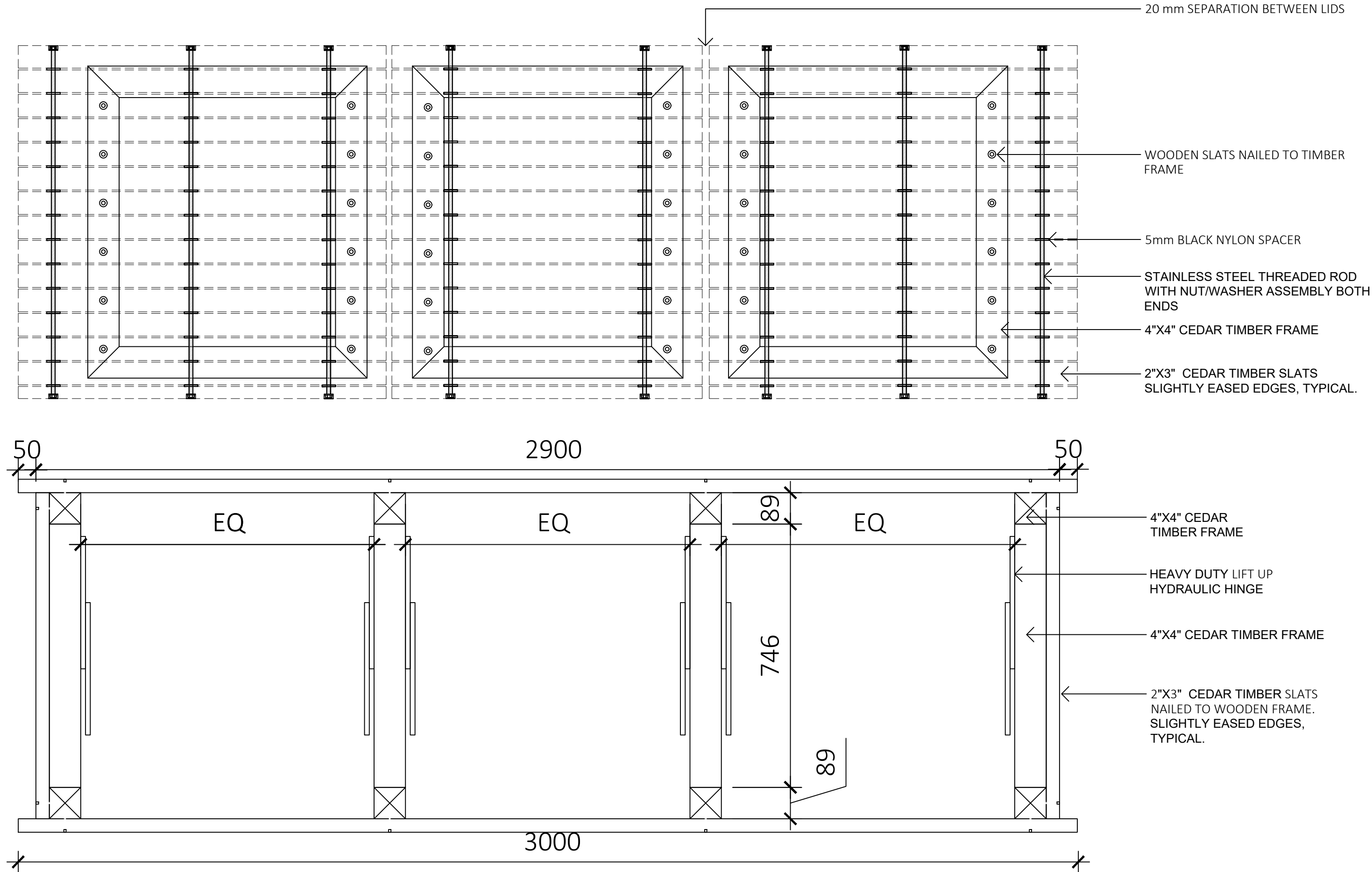
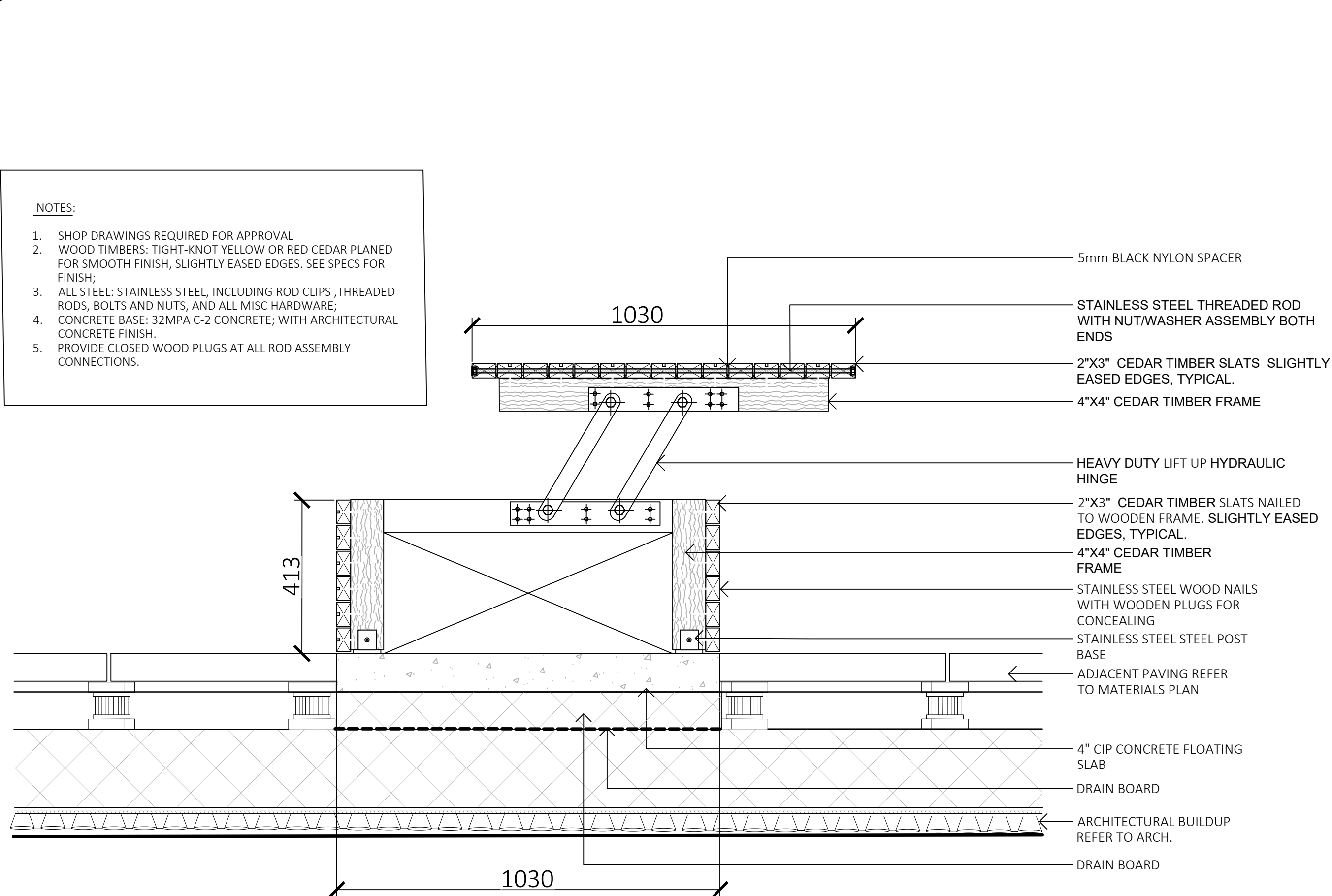
- NOTES:
1. SHOP DRAWINGS REQUIRED FOR APPROVAL
 2. WOOD TIMBERS: TIGHT-KNOT YELLOW OR RED CEDAR PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. SEE SPECS FOR FINISH;
 3. ALL STEEL: STAINLESS STEEL, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, AND ALL MISC. HARDWARE;
 4. CONCRETE BASE: 32MPA C-2 CONCRETE, WITH ARCHITECTURAL CONCRETE FINISH.
 5. PROVIDE CLOSED WOOD PLUGS AT ALL ROD ASSEMBLY CONNECTIONS.

1 PERIMETER FENCE - 6' HT METAL PICKET
NTS

2 CUSTOM BENCH
1:10



3 CUSTOM BENCH TYPE 2
1:10



4 CUSTOM BENCH TYPE 3 WITH STORAGE
1:10



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

PROJECT NAME:
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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

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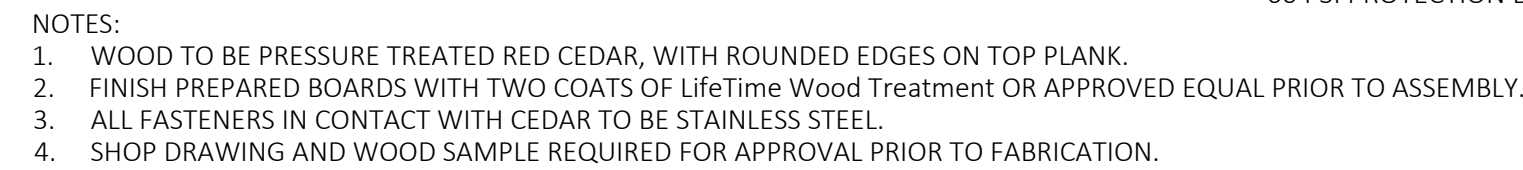
SEAL

DRAWING TITLE:
FURNISHING DETAILS

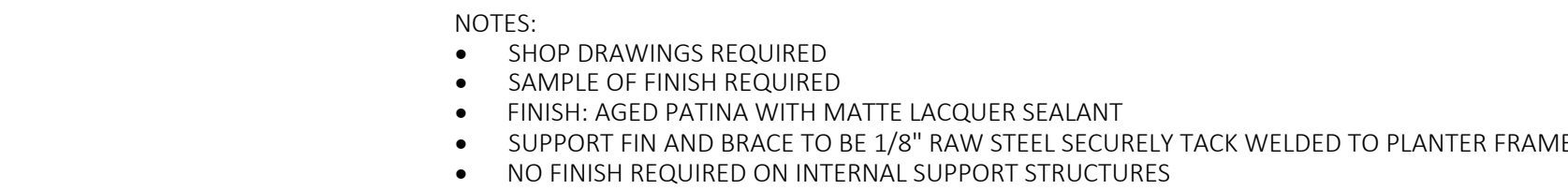
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SCALE: AS SHOWN

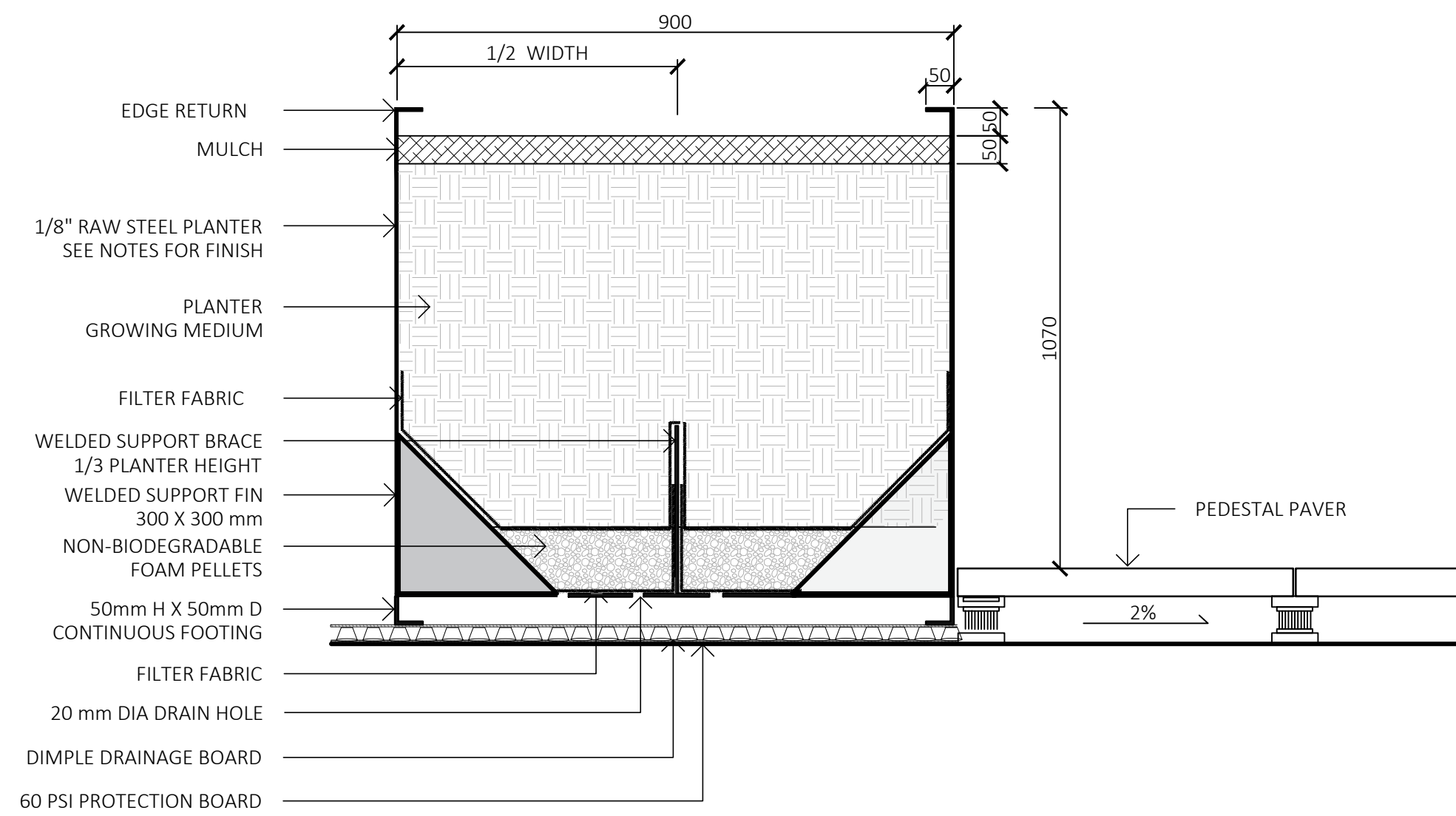
L4.2



1 AGRICULTURAL PLANTERS
1:10



2 METAL PLANTERS
1:20

SEAL

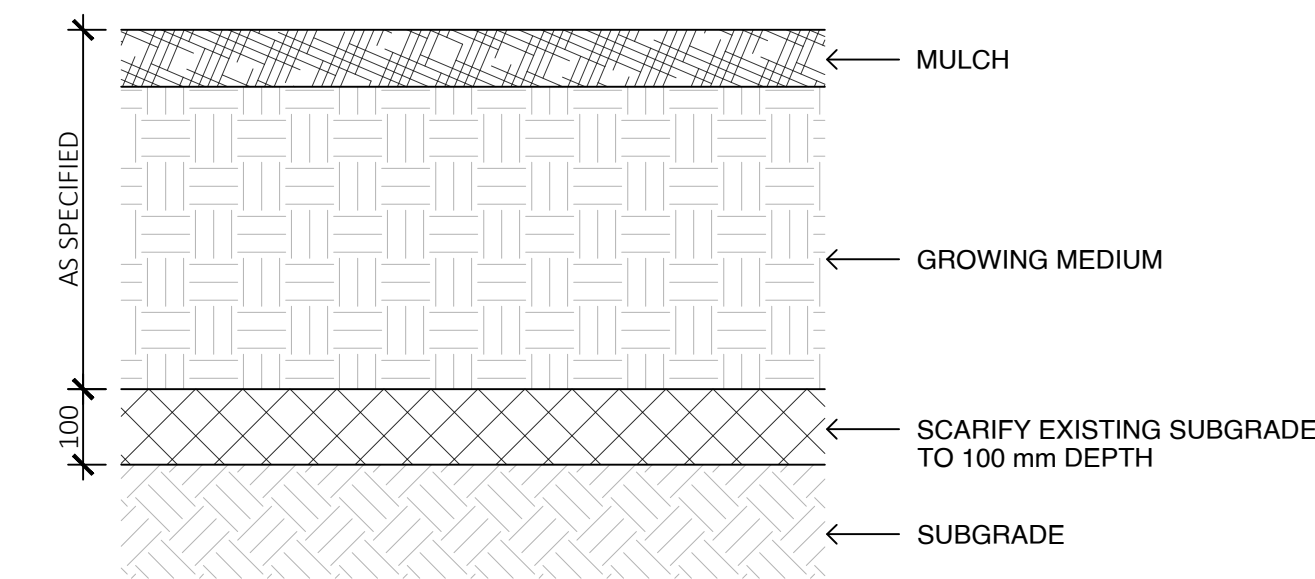
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FURNISHING DETAILS

DWG NO:

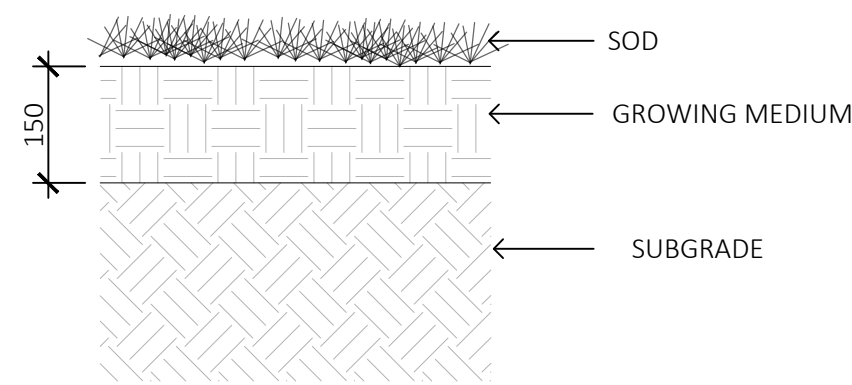
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L4.3



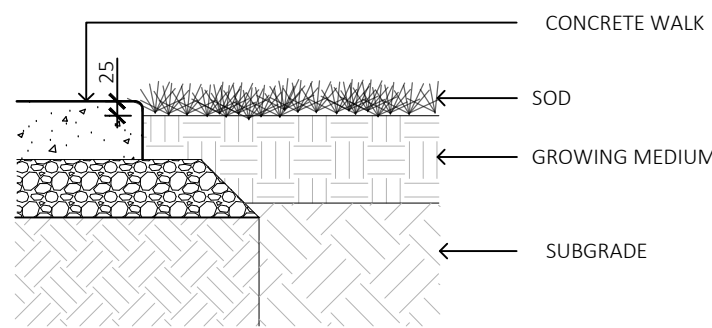
- NOTES:
1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
 2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D
 3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

1 SOIL PROFILE ON GRADE
1:10



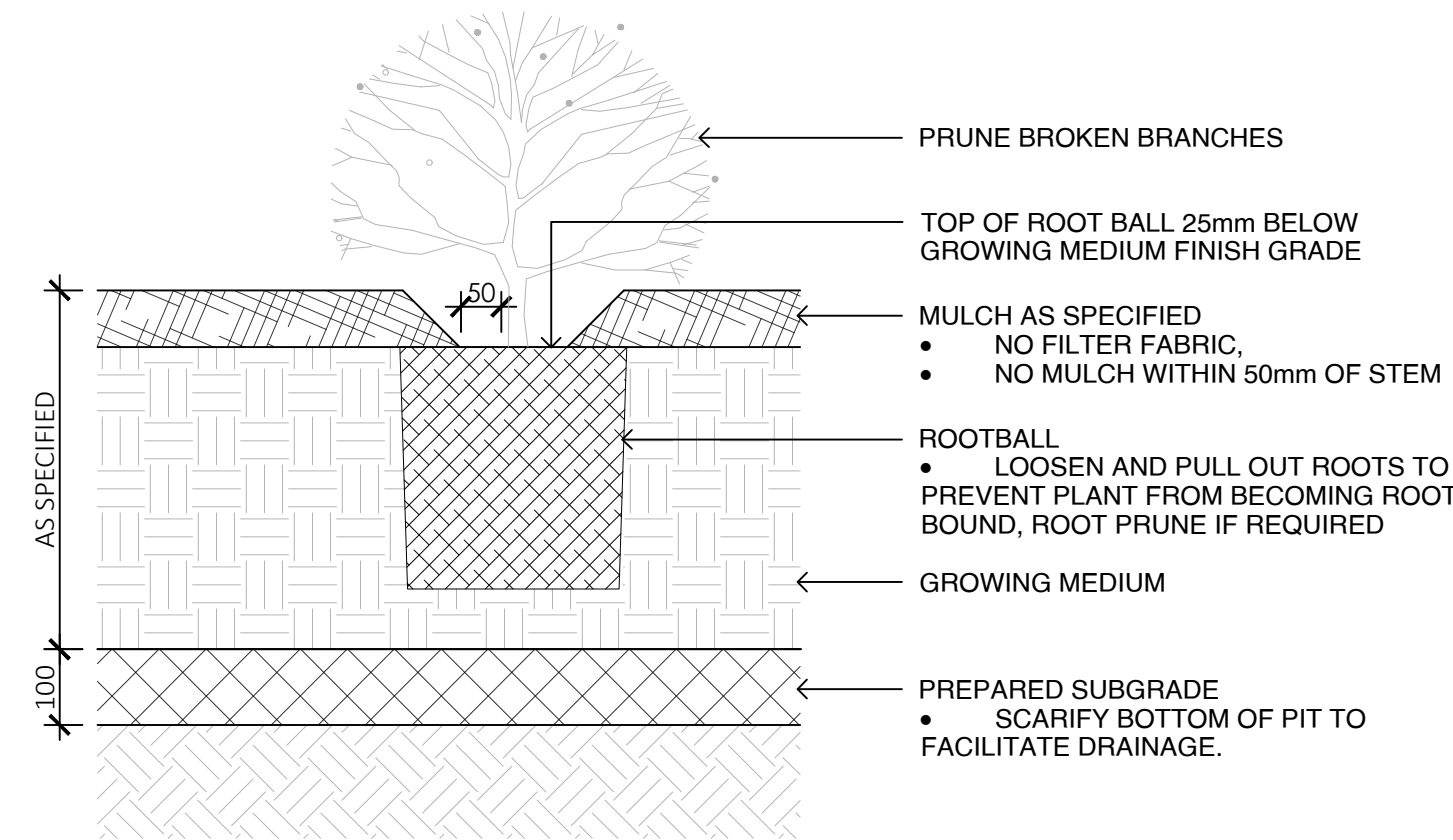
- NOTES:
1. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% MPD.

2 SOD
1:10



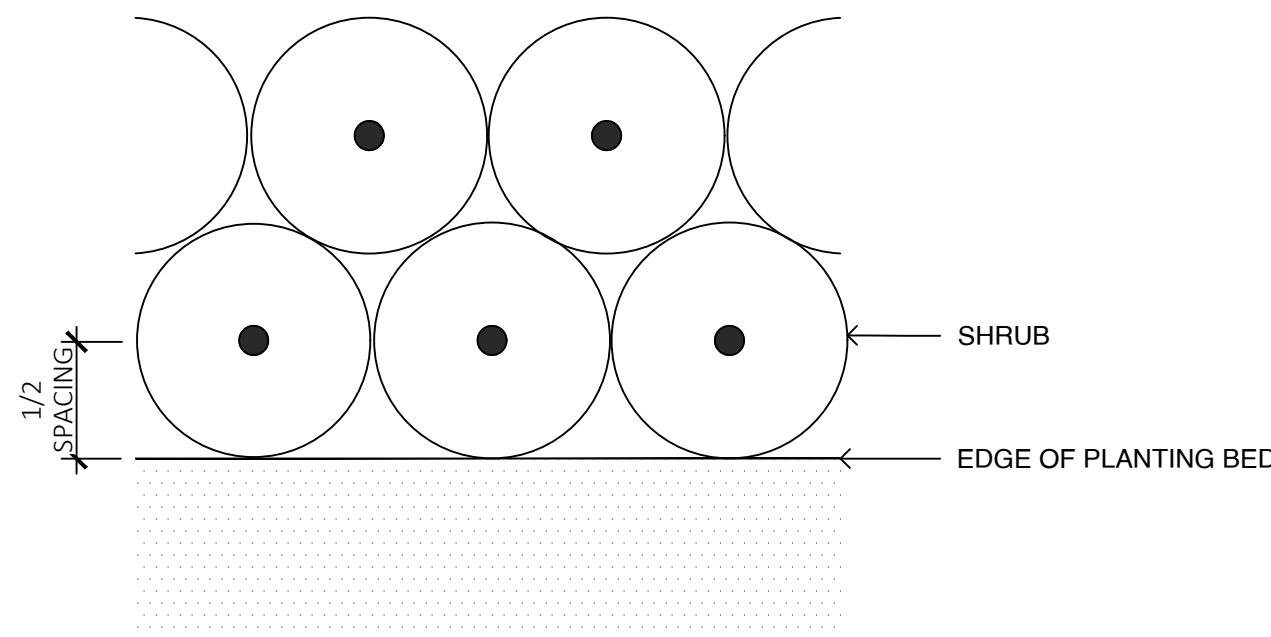
- NOTES:
1. SOD 25mm BELOW ADJACENT SIDEWALK
 2. SUBGRADE UNDER SOD TO BE COMPACTED TO 80% MPD.
 3. SUBGRADE UNDER CONCRETE WALK TO BE COMPACTED TO 95% MPD

3 SOD AND SIDEWALK INTERFACE
1:10

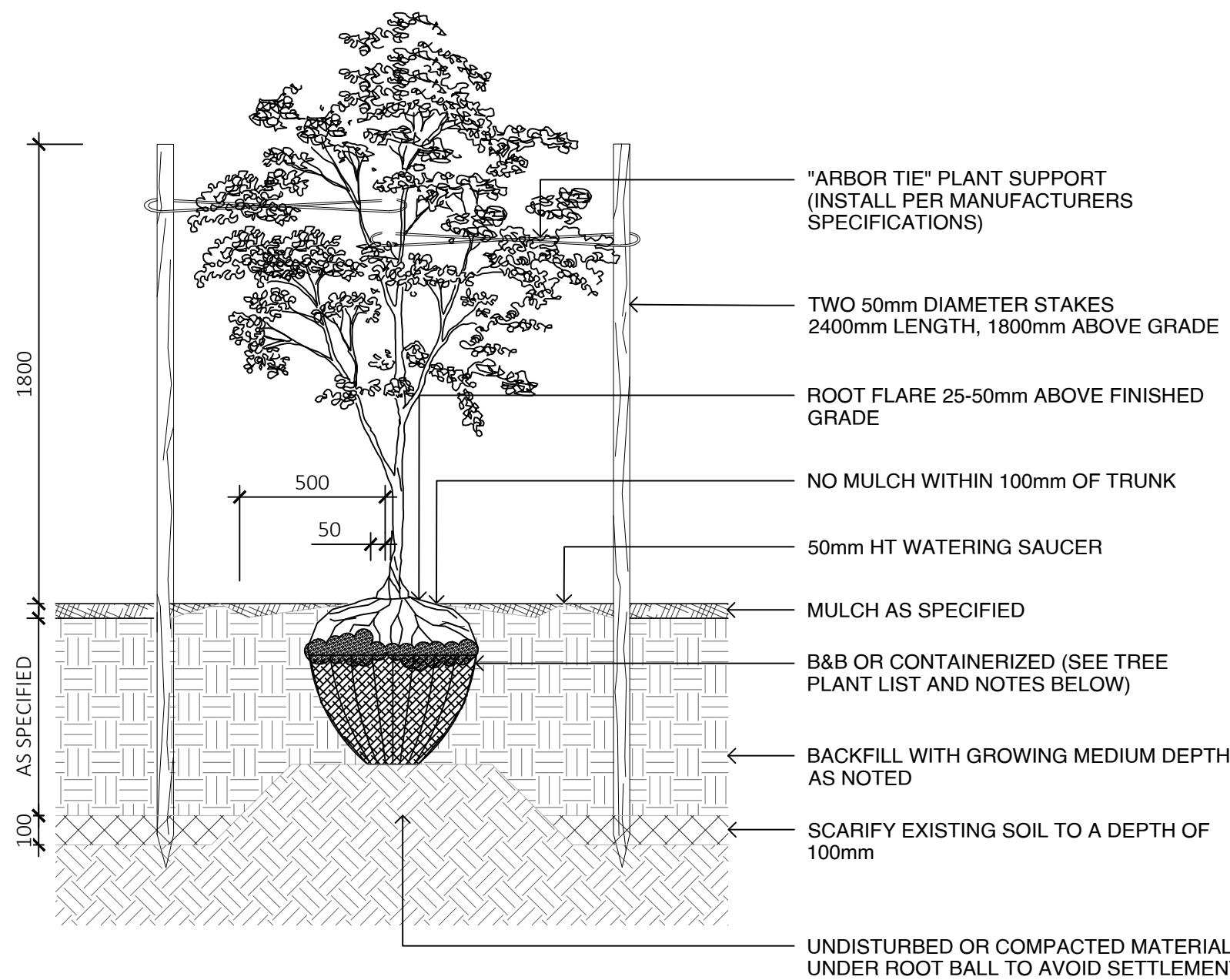


- NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
 2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

4 SHRUB PLANTING
1:10

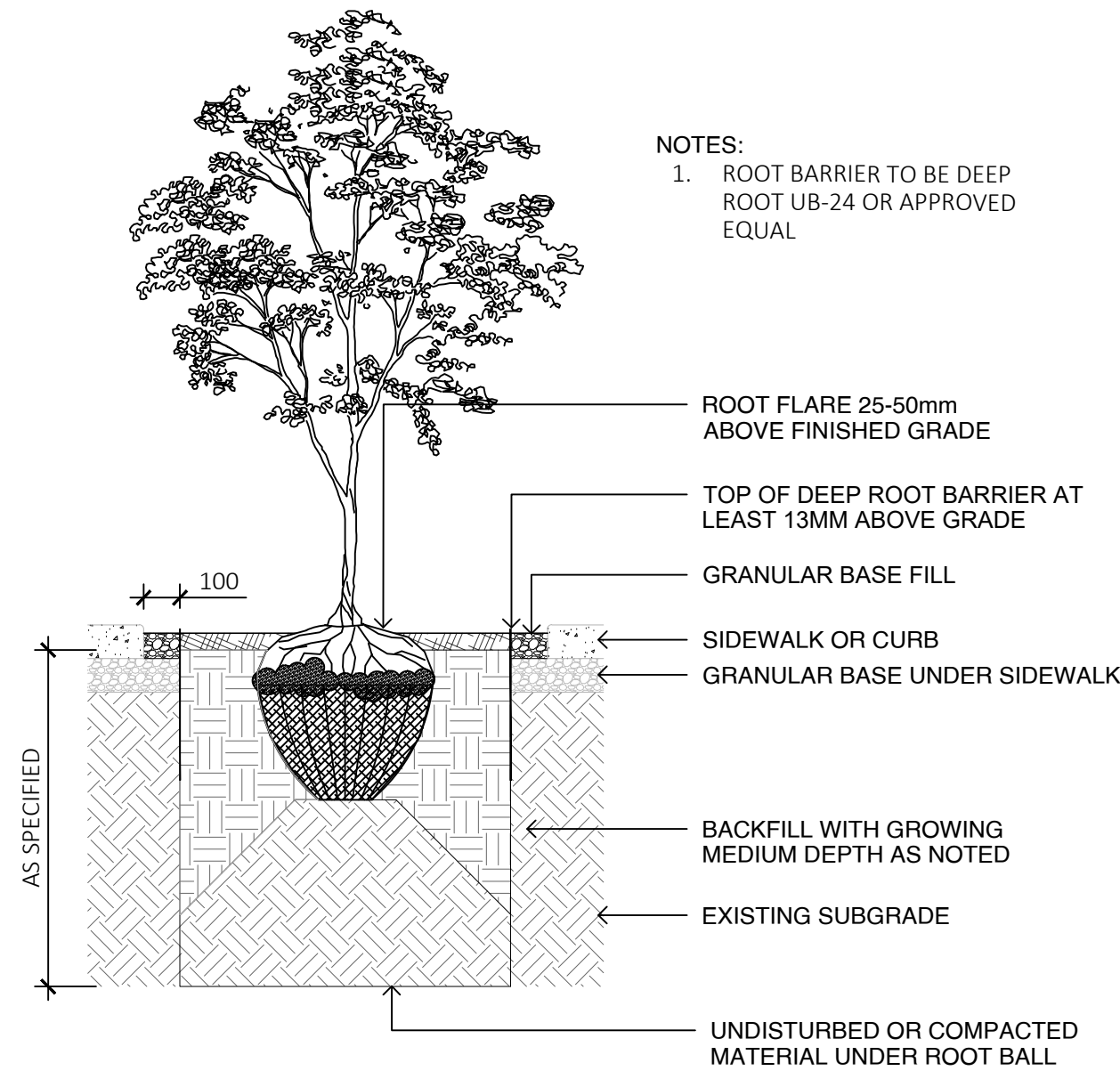


5 PLANTING TRIANGULAR SPACING
1:10



- NOTES:
1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
 2. FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
 3. FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
 4. INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
 5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
 6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

6 TREE PLANTING
1:10



7 ROOT BARRIER
1:10



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

PROJECT NAME:

THE ESTOYA

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1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

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SEAL

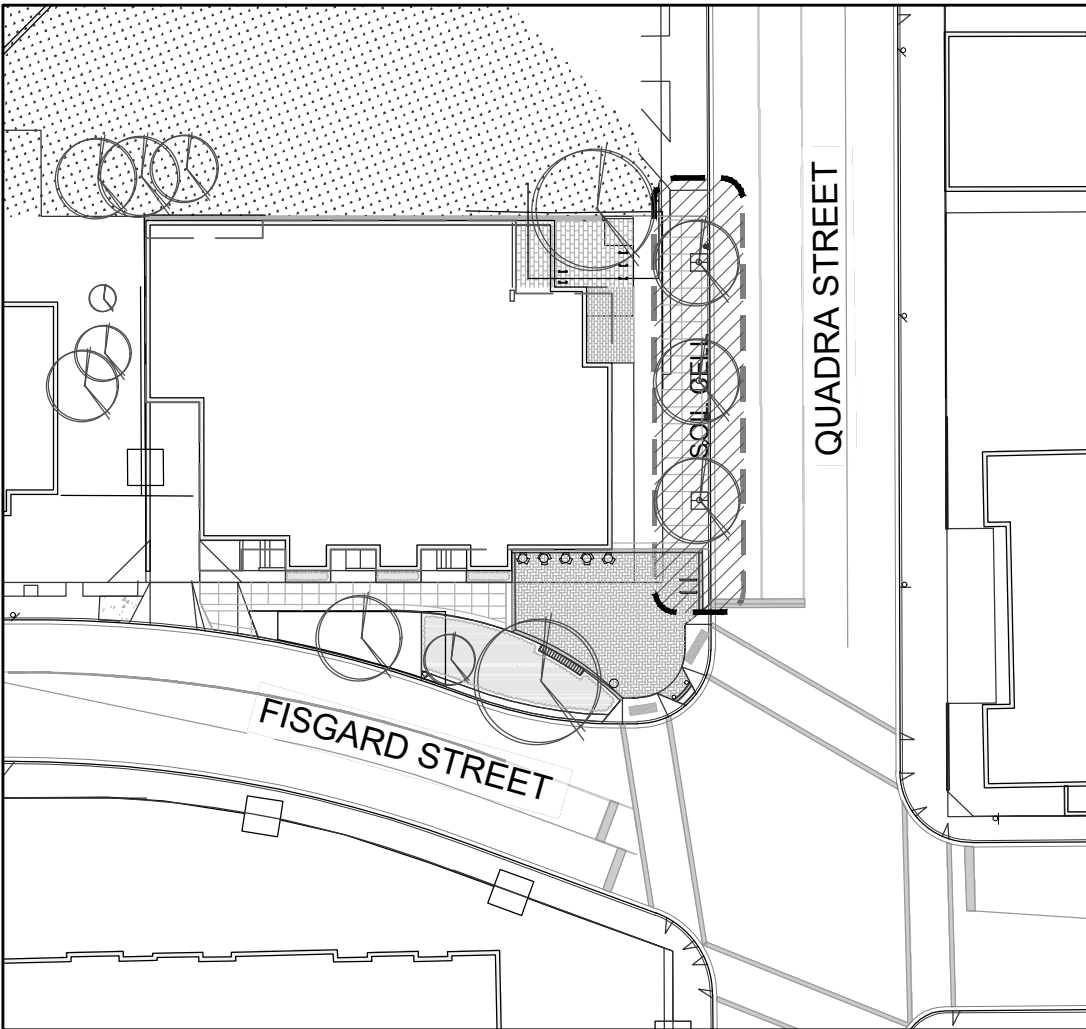
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PLANTING DETAILS

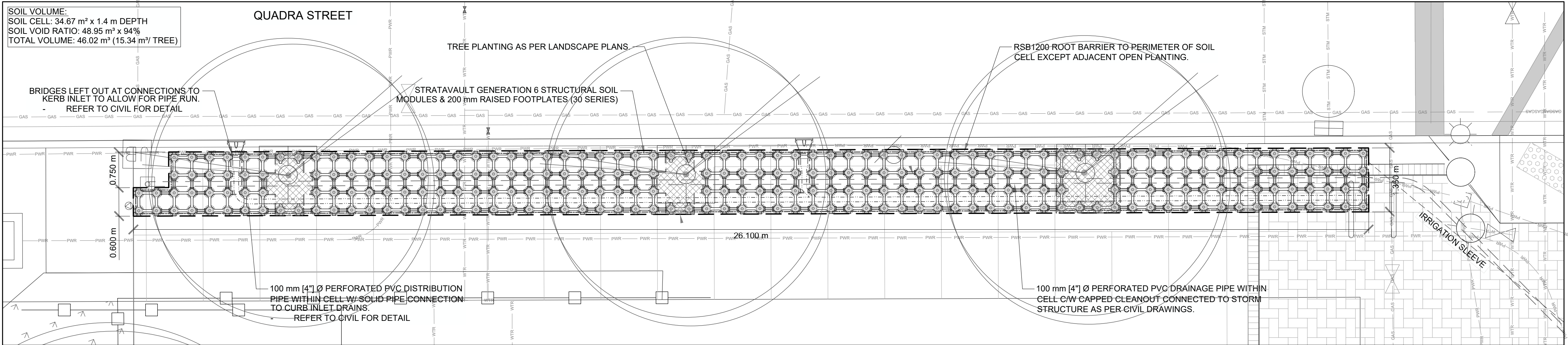
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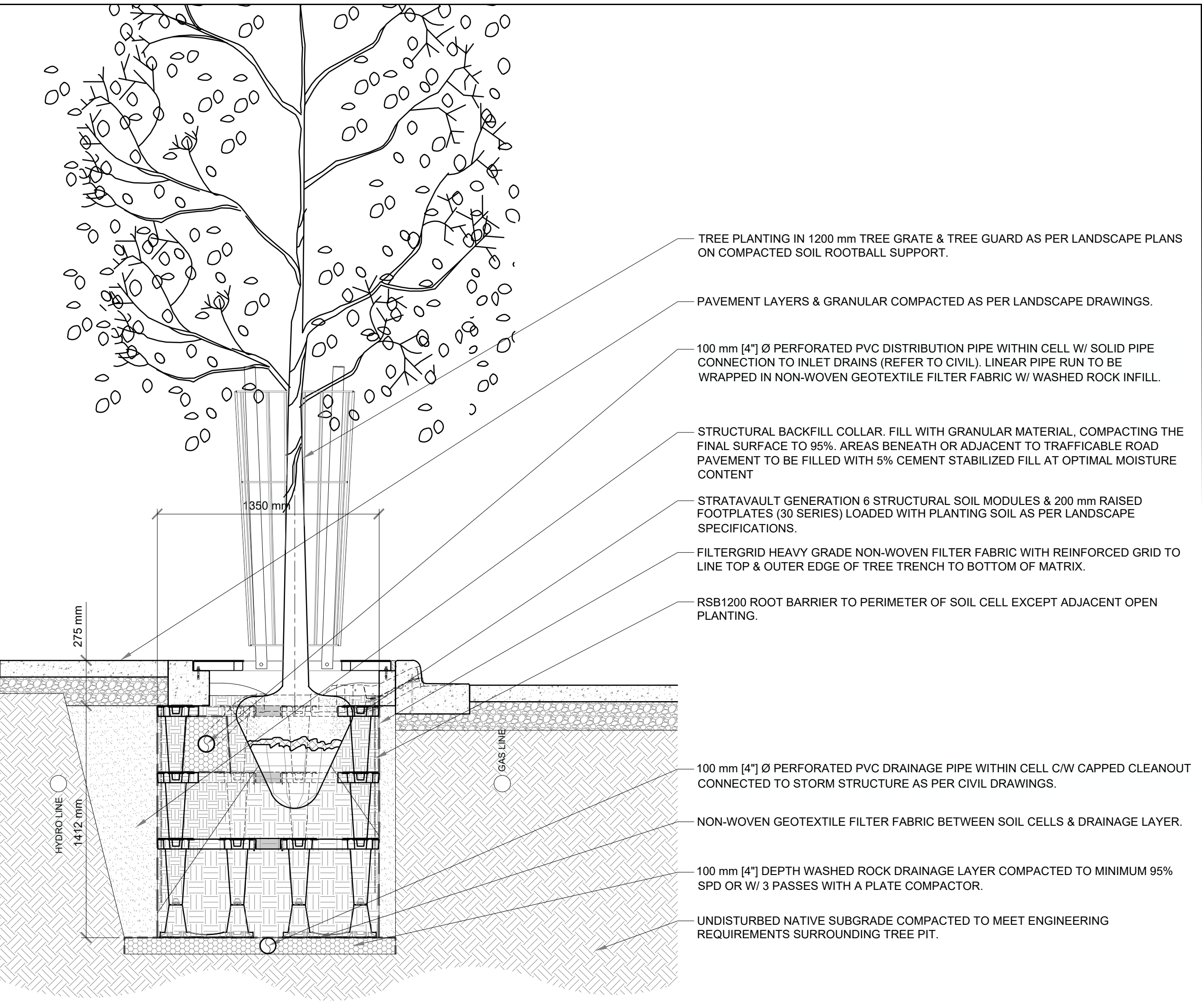
L4.4



1 SITE KEYPLAN
SC01 Scale: 1:500



2 SOIL CELL LAYOUT
SC01 Scale: 1:50



3 SOIL CELL SECTION
SC01 Scale: 1:20

transforming grey spaces into green

Citygreen Australia
Phone: (+61) 1300 066-949
10 Herb Elliott Avenue,
Sydney Olympic Park, NSW
2127

Citygreen North America
Phone: (+1) 888 999-3990
999 West Broadway Suite 720,
Vancouver, BC V5Z 1K5
5450 West 83rd Street,
Los Angeles, CA 90045
Email: info@citygreen.com

NOTES & DISCLAIMERS:
1. Installation to be completed in accordance with manufacturer's specifications.
2. Do not scale drawings.
3. These drawings serve to illustrate specified products exclusively, and how they interface with other built elements within immediate surrounding areas.
4. These drawings are to be read in conjunction with project specifications and consultant drawing packages.
5. Citygreen drawings work off of information created and provided by the principal design lead (engineering or landscape architecture role). Whilst Citygreen makes every effort to maintain accuracy of provided documents and specifications, Citygreen bears no responsibility for design elements beyond defined scope, knowledge of unforeseen site conditions.
6. Final details should be approved by the project design lead, and any deviations necessitate approval from both parties to ensure compliance and fully federated drawings across all levels.
7. Submitted drawings and one (1) set of revisions are provided by Citygreen. Costs for additional revisions are the responsibility of others.

No.	Date	Issue Details	Initial
5	2025.06.12	REVISED AS PER COMMENTS	CT
4	2024.09.26	REVISED AS PER COMMENTS	TB
3	2024.07.29	REVISED AS PER COMMENTS	TB
2	2024.04.29	REVISED AS PER COMMENTS	TB
1	2024.04.17	ISSUED FOR PRELIMINARY REVIEW	TB

Drawn: A.R.	Checked: H.L.
Approved: T.B.	Date: 2024.03.04
Scale 1:200, & 1:50 AS SHOWN	

Client:
TACMACK URBAN FORESTRY

Job Name:
1702 QUADRA STREET - VICTORIA
W/ CITYGREEN STRATAVAULT GENERATION 6
Drawing Title:
SITE KEYPLAN, SOIL CELL LAYOUT, & SOIL CELL SECTION

Consultant Drawings:

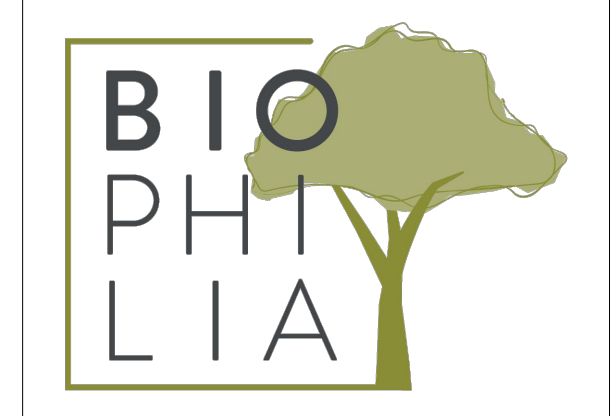
Job No:
DS4557

Drawing No:
SC01

Reference No:

Sheet No. 1 of 1

Issue # 4



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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

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SEAL

DRAWING TITLE:

STRUCTURAL SOIL CELLS

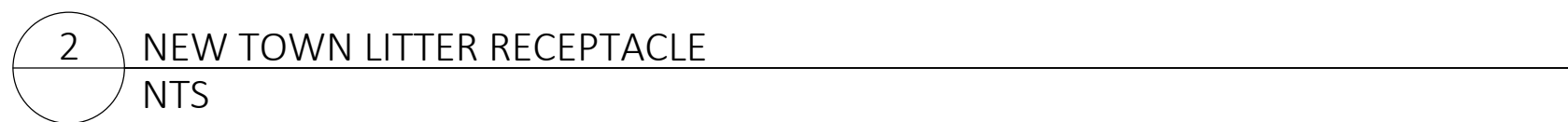
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SCALE: AS SHOWN

L5.1



NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS



NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS

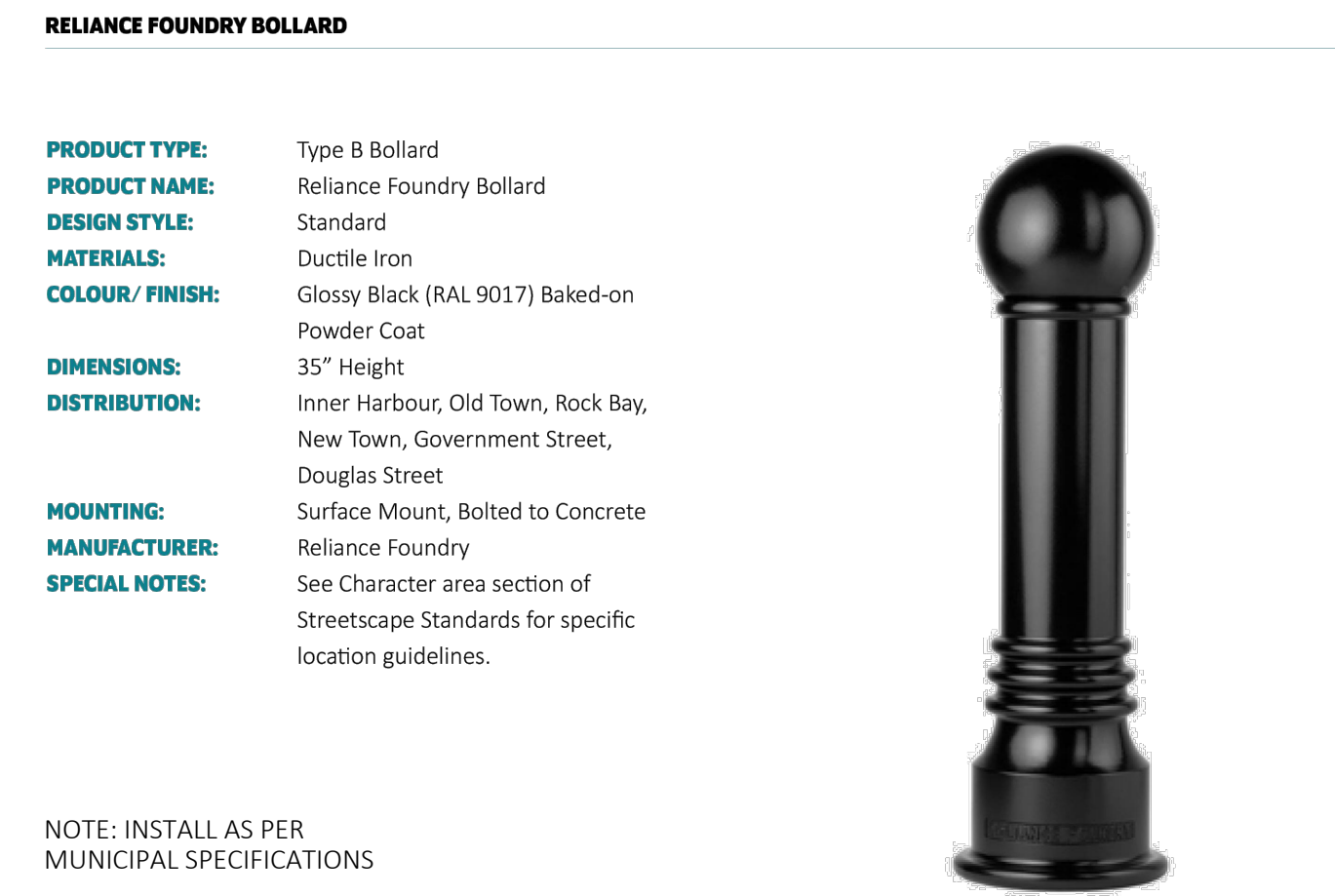
Type A Litter Bin with Recycling Component
Modern Metal Bin
Modern
Metal Frame
Glossy Black (RAL 9017) Baked-on
Powder Coat
42" Height
Inner Harbour, Old Town, Rock Bay
New Town, Government Street,
Douglas Street
City of Victoria
See Character area section of
Streetscape Standards for specific
location guidelines.



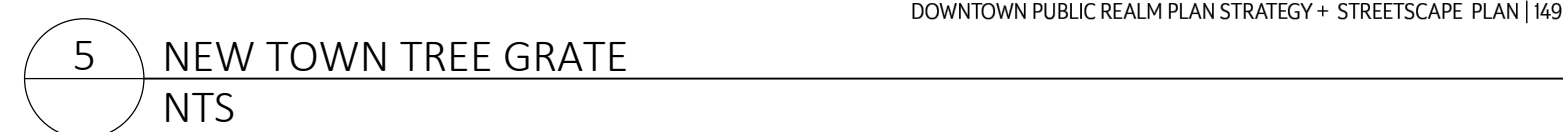
NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS

2 Capacity Bike Rack
Standard Bike Rack
Standard
1.5" Galvanized Steel Pipe
Glossy Black (RAL 9017) Baked-on
Powder Coat
12" Length, 3' Height
Inner Harbour, Old Town, Rock Bay,
New Town, Government Street,
Douglas Street
Sleeve Mount
City of Victoria
See Character Area Section of
Streetscape Standards for specific
location guidelines.

NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS



NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS



- CUT SHEET -

SEAL

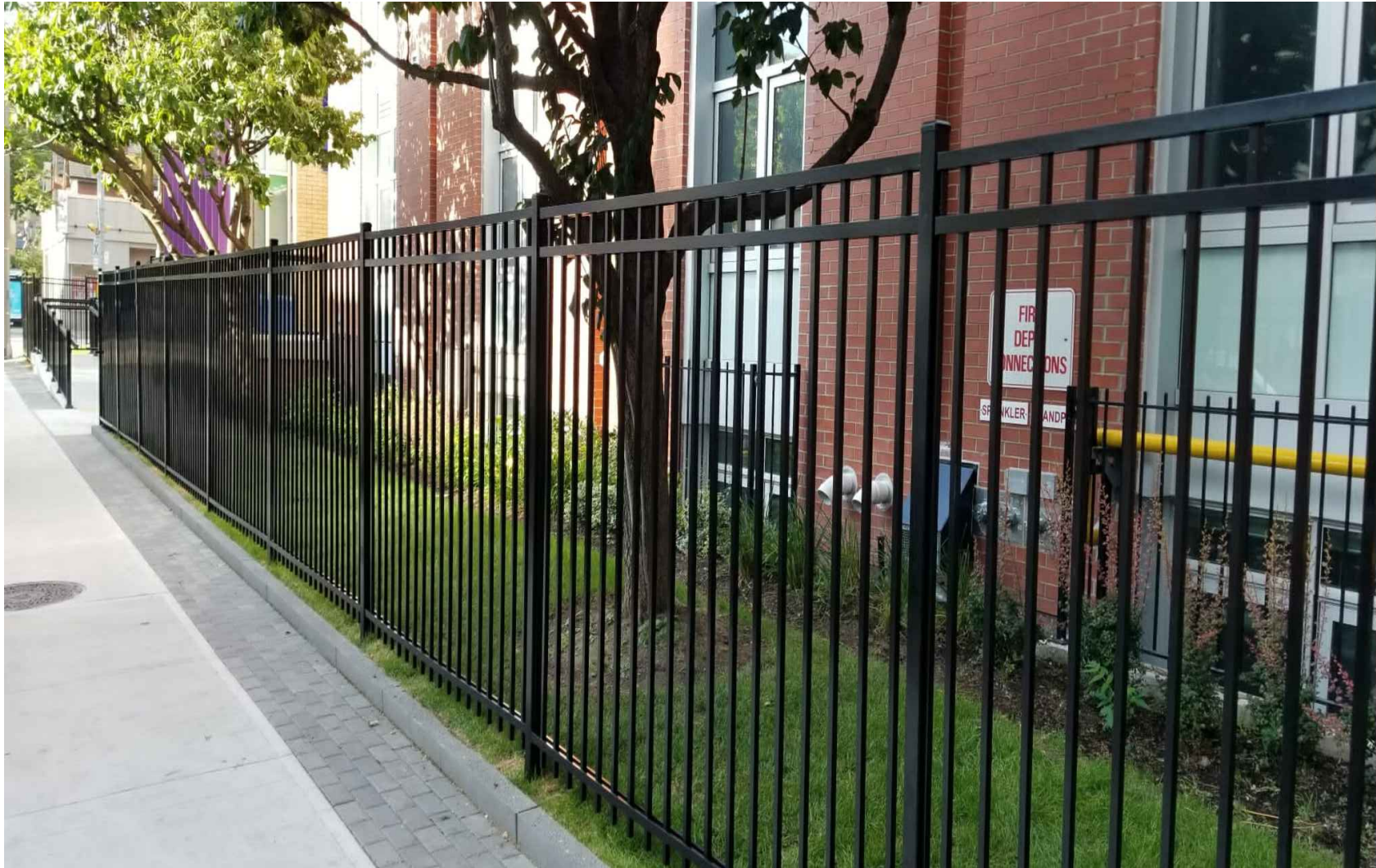
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MUNICIPAL SITE FURNITURE DETAILS

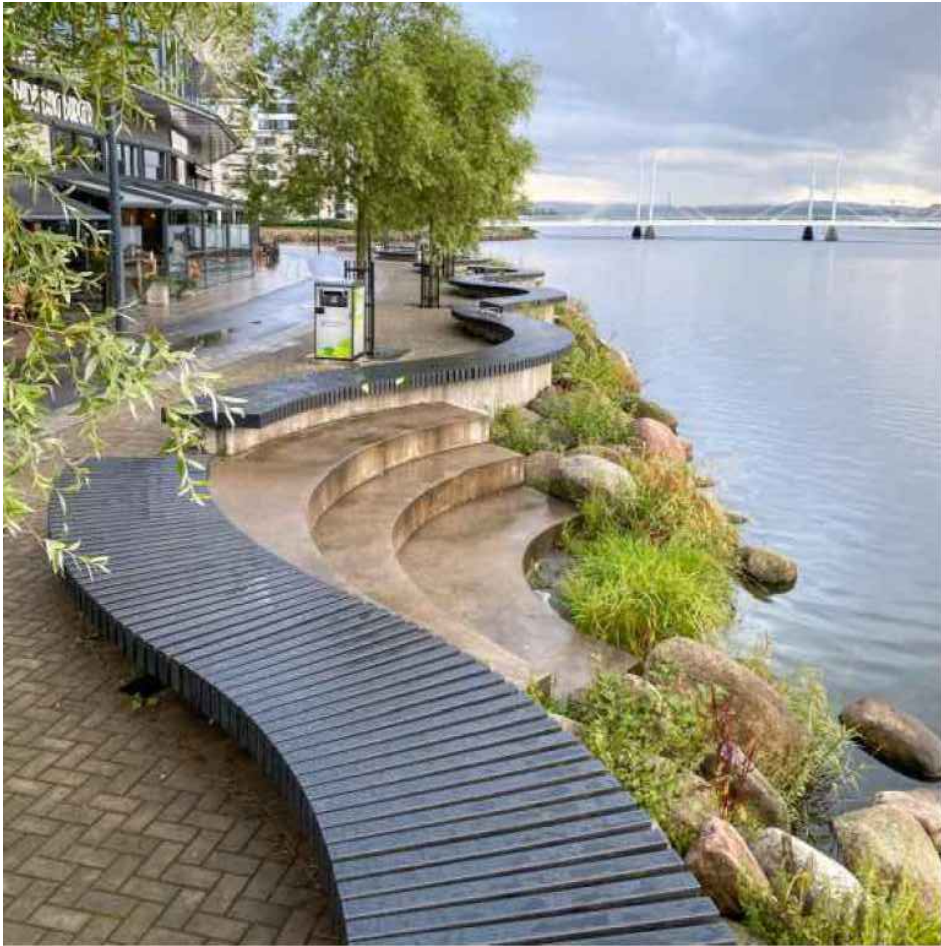
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SCALE: **AS NOTED**

L6.2



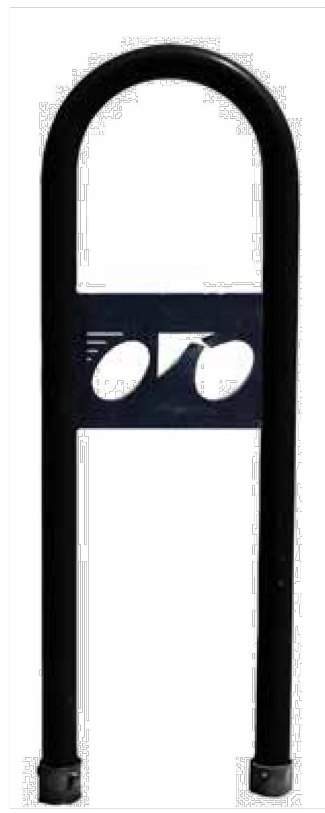
1 6' HT METAL PICKET FENCE
L3 NTS



3 CUSTOM SEAT WALL BENCH
L3 NTS

STANDARD BIKE RACK

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



6 NEW TOWN BIKE RACK
L3 NTS



2 BELGARD AQUALINE PERMEABLE PAVER
L3 NTS

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

AVAILABLE COLOURS



MIDNIGHT



NATURAL



SHADED GREY

SHAPES & SIZES

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

DURAFUSION™
Unmatched Durability

RELIANCE FOUNDRY BOLLARD

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



MODERN METAL BIN

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



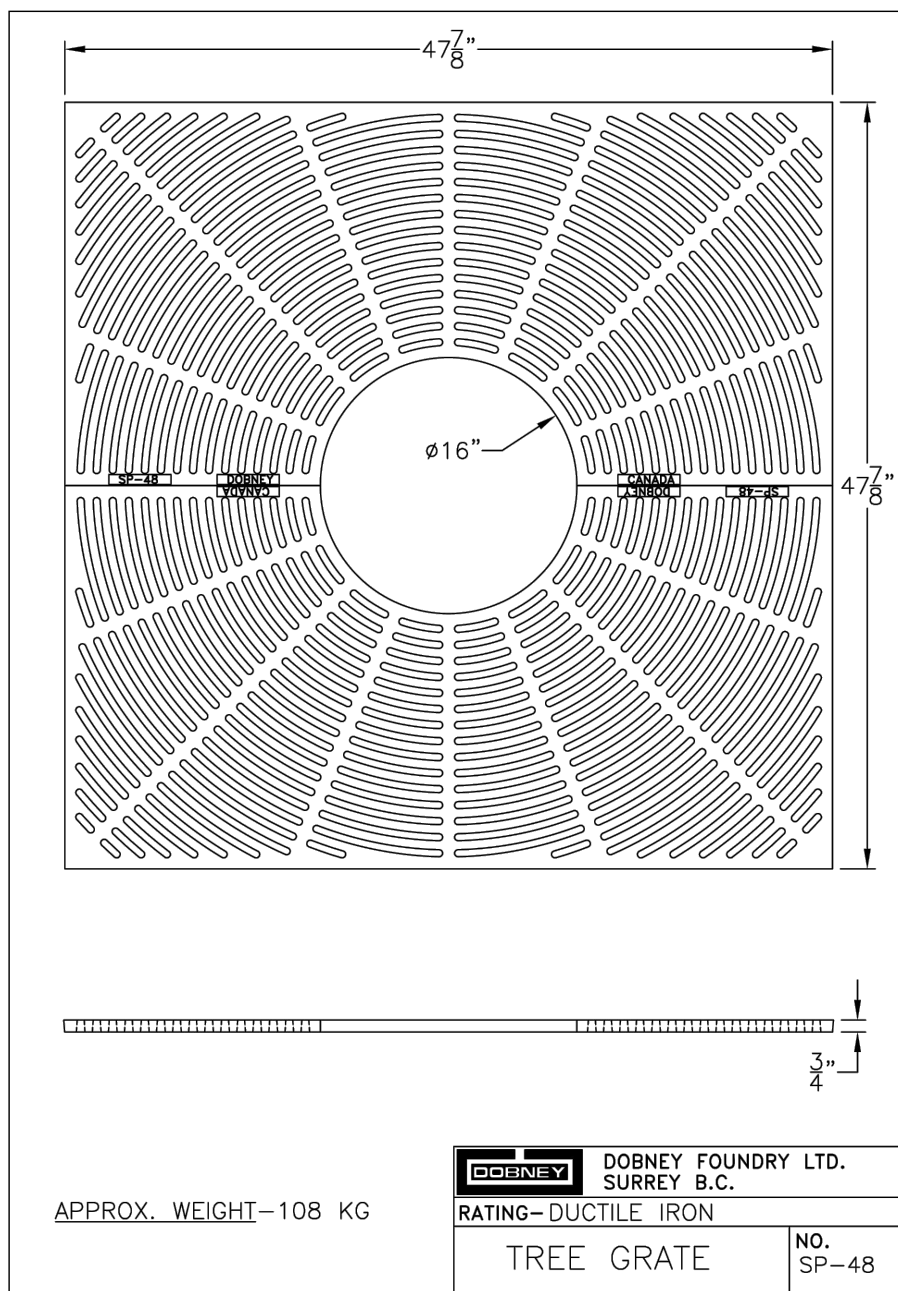
4 NEW TOWN BOLLARD
L3 NTS

5 NEW TOWN LITTER RECEPTACLE
L3 NTS



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

7 NEW TOWN TREE GUARD
L3 NTS



8 NEW TOWN TREE GRATE
L3 NTS



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

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

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6		

SEAL

NORTH ARROW

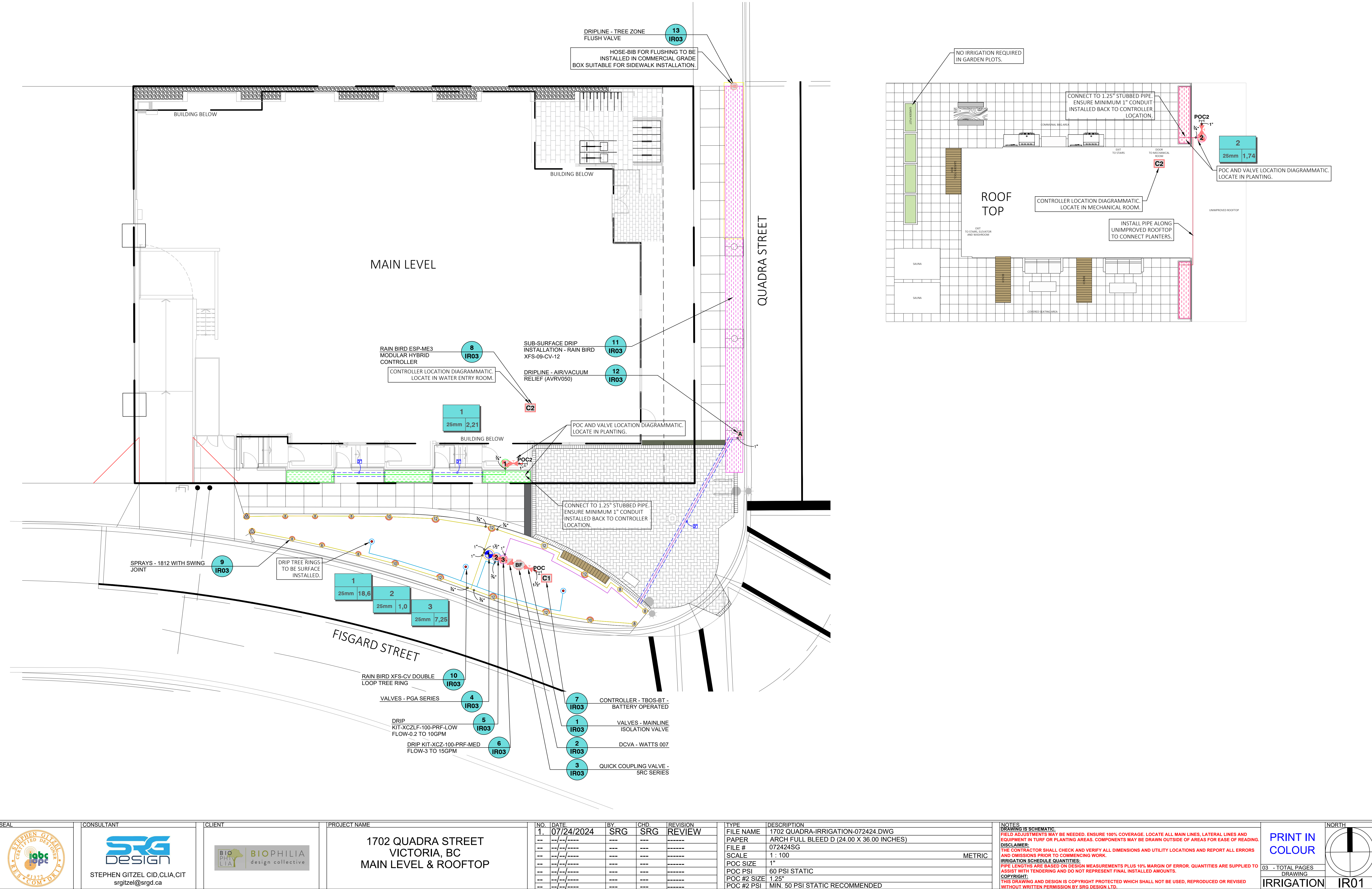


DRAWING TITLE:
LANDSCAPE SITE PLAN

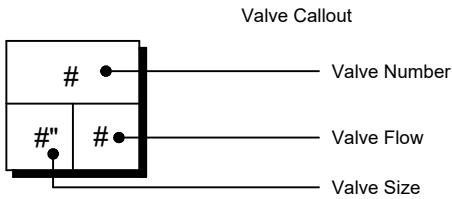
DWG NO:

SCALE: AS SHOWN

L3



IRRIGATION SCHEDULE OFF-SITE						
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1812 C/W MPR NOZZLE 15LCS	1	LCS	30	0,49	1,2x4,6
	RAIN BIRD 1812 C/W MPR NOZZLE 15RCS	1	RCS	30	0,49	1,2x4,6
	RAIN BIRD 1812 C/W MPR NOZZLE 08H	6	180	30	0,52	2,4 m
	RAIN BIRD 1812 C/W MPR NOZZLE 10H	3	180	30	0,79	3,0 m
	RAIN BIRD 1812 C/W MPR NOZZLE 12H	6	180	30	1,3	3,7 m
	RAIN BIRD 1812 C/W MPR NOZZLE 08V	3	ADJ	30	≤ 2,88	2,4 m
	RAIN BIRD 1812 C/W MPR NOZZLE 12V	1	ADJ	30	≤ 2,38	3,7 m
SYMBOL	MANUFACTURER/MODEL	QTY				
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT 25MM	1				
	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT 25MM	1				
	RAIN BIRD ARV050 13MM	1				
	RAIN BIRD XFS-CV-09-12 DRIP TREE RING	3				
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-12 LANDSCAPE DRIPLINE	160 m				
SYMBOL	MANUFACTURER/MODEL	QTY				
	RAIN BIRD PGA ELECTRIC REMOTE CONTROL VALVE 25MM	1				
	RAIN BIRD 5-RC QUICK-COUPLING VALVE 25MM	1				
	HOSE-BIB FLUSH FOR TREE ZONE.	1				
	ISOLATION VALVE SIZED TO MAIN	1				
	WATTS 007 DCVA 25MM	1				
	RAIN BIRD TBOS-BT4 BATTERY OPERATED CONTROLLER	1				
	POINT OF CONNECTION 1"	1				
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	80 m				
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	36 m				
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2"	1 m				
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	6 m				
	PIPE SLEEVE: PVC SCHEDULE 40 - 2X DIAM. OF THE PIPE CARRYING 3"	12 m				



VALVE SCHEDULE OFF-SITE

NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD PGA ELECTRIC REMOTE CONTROL VALVE	25mm	SHRUB SPRAY	18,59
2	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT	25mm	DRIP EMITTER	1,0
3	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT	25mm	AREA FOR DRIPLINE	7,25

CRITICAL ANALYSIS OFF-SITE

Generated:	2024-07-25
P.O.C. NUMBER: 01	
Water Source Information:	1" POC @ 60PSI
FLOW AVAILABLE	
Point of Connection Size:	25mm
Flow Available:	19,88 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18,59 GPM
Flow Available at POC:	19,88 GPM
Residual Flow Available:	1,3 GPM
Critical Station:	3
Design Pressure:	30 PSI
Friction Loss:	0,64 PSI
Fittings Loss:	0,06 PSI
Elevation Loss:	0 PSI
Loss through Valve:	7,25 PSI
Pressure Req. at Critical Station:	37,9 PSI
Loss for Fittings:	0,0 PSI
Loss for Main Line:	0,01 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3 PSI
Critical Station Pressure at POC:	41,0 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	19,0 PSI

REFERENCE NOTES SCHEDULE OFF-SITE

SYMBOL	DESCRIPTION
1	ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES & IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION & DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH IAABC STANDARDS.
2	IRRIGATION INSPECTIONS ARE REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAIN LINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG & TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 WORKING DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
3	IRRIGATION AS-BUILT SUBMITTALS (PDF AND .DWG FILES) COVERAGE ADJUSTMENTS AND DEFICIENCIES TO BE CORRECTED PRIOR TO ACCEPTANCE.
4	100MM SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH. "SLEEVES INSTALLED BY OTHERS"

City of Victoria - Inspection instructions:

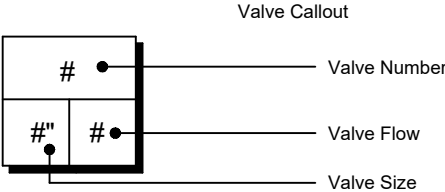
IRRIGATION SYSTEMS - Tom Sherbo - tsherbo@victoria.ca

Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C.

- Irrigation Sleeving prior to backfilling
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required, Backflow Assembly is to have an inspection tag completed and attached.

IRRIGATION SCHEDULE ON-SITE

SYMBOL	MANUFACTURER/MODEL	QTY
	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT 25MM	2
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-12 LANDSCAPE DRIPLINE	90 m
SYMBOL	MANUFACTURER/MODEL	QTY
	ISOLATION VALVE SIZED TO MAIN	2
	RAIN BIRD ESP4ME3 MODULAR CONTROLLER	2
	POINT OF CONNECTION 1 1/4"	2
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	26 m
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	6 m
	PIPE SLEEVE: PVC SCHEDULE 40 - 2X DIAM. OF THE PIPE CARRYING 3"	7 m



VALVE SCHEDULE ON-SITE

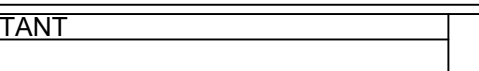
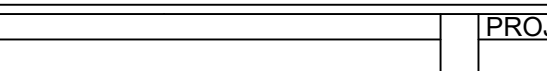
NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT	25mm	AREA FOR DRIPLINE	2,21
2	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT	25mm	AREA FOR DRIPLINE	1,74

CRITICAL ANALYSIS MAIN LEVEL

Generated:	2024-07-25
P.O.C. NUMBER: 02	
Water Source Information:	1.25" POC @ 50PSI MIN.
FLOW AVAILABLE	
Point of Connection Size:	32mm
Flow Available:	28,64 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	2,21 GPM
Flow Available at POC:	28,64 GPM
Residual Flow Available:	26,43 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	0,04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4,76 PSI
Pressure Req. at Critical Station:	34,8 PSI
Loss for Fittings:	0,0 PSI
Loss for Main Line:	0,01 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	34,8 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	15,2 PSI

CRITICAL ANALYSIS ROOF TOP

Generated:	2024-07-25
P.O.C. NUMBER: 02	
Water Source Information:	1.25" POC @ 50PSI MIN.
FLOW AVAILABLE	
Point of Connection Size:	32mm
Flow Available:	28,64 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	1,74 GPM
Flow Available at POC:	28,64 GPM
Residual Flow Available:	26,9 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	0,02 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4,62 PSI
Pressure Req. at Critical Station:	34,6 PSI
Loss for Fittings:	0,0 PSI
Loss for Main Line:	0,0 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	34,6 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	15,4 PSI

	CONSULTANT	 STEPHEN GITZEL CID, CLIA, CIT srgitzel@srgd.ca	CLIENT		PROJECT NAME	1702 QUADRA STREET VICTORIA, BC SCHEDULES				NO.	DATE	BY	CHK.	REVISION	TYPE	DESCRIPTION	NOTES DRAWING IS SCHEMATIC: FIELD ADJUSTMENTS MAY BE NEEDED. ENSURE 100% COVERAGE. LOCATE ALL MAIN LINES, LATERAL LINES AND EQUIPMENT IN TURF OR PLANTING AREAS. COMPONENTS MAY BE DRAWN OUTSIDE OF AREAS FOR EASE OF READING. DISCLAIMER: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. IRRIGATION SCHEDULE QUANTITIES: PIPE LENGTHS ARE BASED ON DESIGN MEASUREMENTS PLUS 10% MARGIN OF ERROR. QUANTITIES ARE SUPPLIED TO ASSIST WITH TENDERING AND DO NOT REPRESENT FINAL INSTALLED AMOUNTS. COPYRIGHT: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY SRG DESIGN LTD.	PRINT IN COLOUR	03 - TOTAL PAGES DRAWING	IRRIGATION	NORTH
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						---	---	---	---	---	POC PSI	60 PSI STATIC									
						---	---	---	---	---	POC #2 SIZE	1.25"									
---	---	---	---	---	POC #2 PSI	MIN. 50 PSI STATIC RECOMMENDED	METRIC														

