

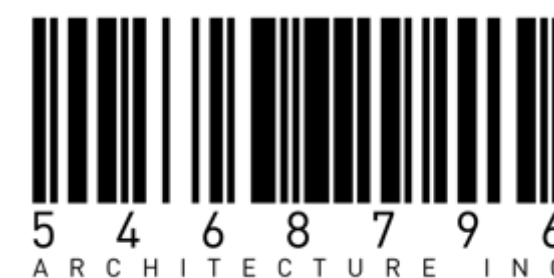


1702 QUADRA STREET + 862 FISGARD STREET

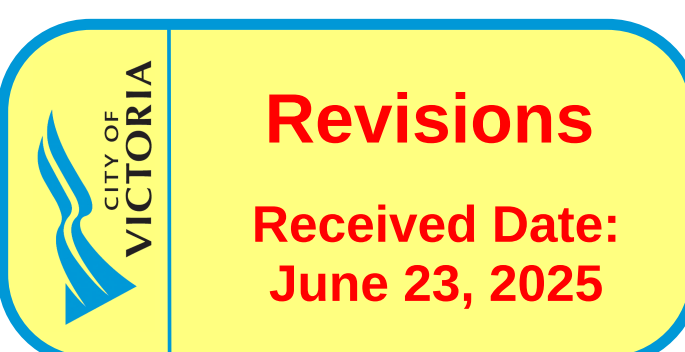
VICTORIA, BC

26.05.2025 ISSUED FOR DDP

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



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



ARCHITECTURAL:



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

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

Pablo Batista | Architect
E: pablo@5468796.ca

- COVER
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AG.2 RENDERINGS
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AG.4 MATERIAL BOARD
AG.5 SHADOW STUDIES
AG.6 SITE CONTEXT ELEVATIONS
AG.7 WINDOW + DOOR SCHEDULE
AG.8 ZONING CALCULATIONS
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A0.3 PROPOSED SITE PLAN

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A1.3 LEVEL 02 PLAN
A1.4 LEVEL 03 PLAN
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A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 BUILDING SECTION
A3.5 BUILDING SECTION
A3.6 BUILDING SECTION

- A4.1 ENLARGED PLAN - BIKE ROOM

DEVELOPER:

ARYZE

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

Vinit Jain
E: vinit@aryze.ca

CIVIL:



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

Nathan Dunlop
E: ndunlop@mcelhanney.com

CONCEPTUAL SERVICING

ELECTRICAL:



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

Peter Xu
E: peter.xu@e3eng.ca

MECHANICAL:



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

Kevin Jackson
E: kjackson@avalonmechanical.com

ENVELOPE:



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

Byron Searle
E: bsearle@rdh.com

LANDSCAPE:



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

Bianca Bodley
E: bianca@biophiliacollective.ca

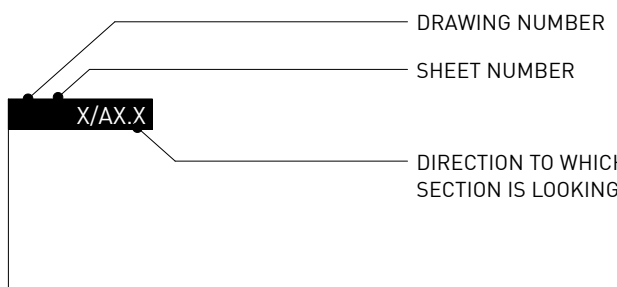
Elizabeth Balderson
E: elizabeth@biophiliacollective.ca

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

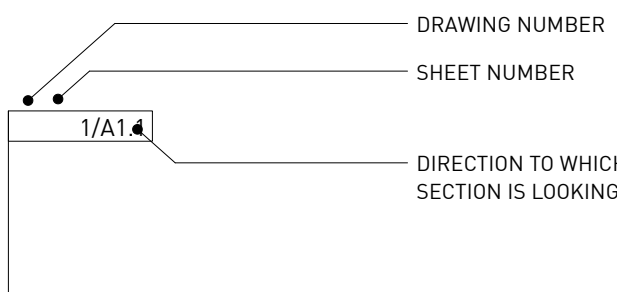
SYMBOL LEGEND:

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

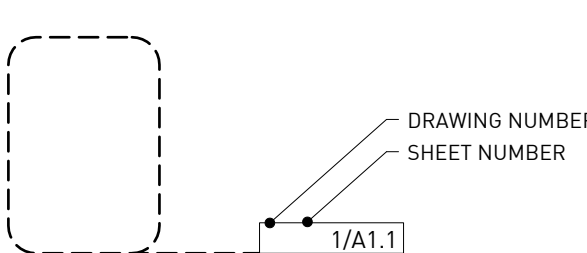
BUILDING SECTIONS:



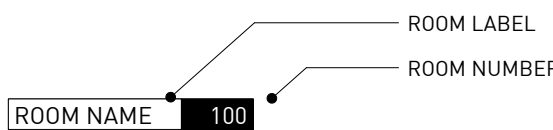
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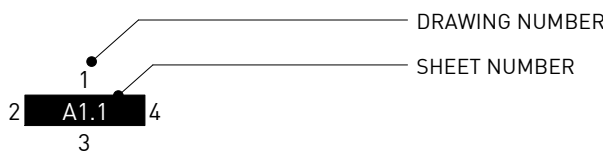
DETAILS:



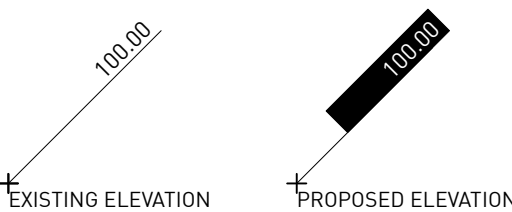
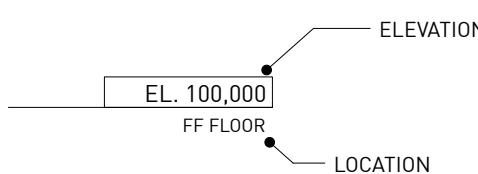
ROOM LABELS:



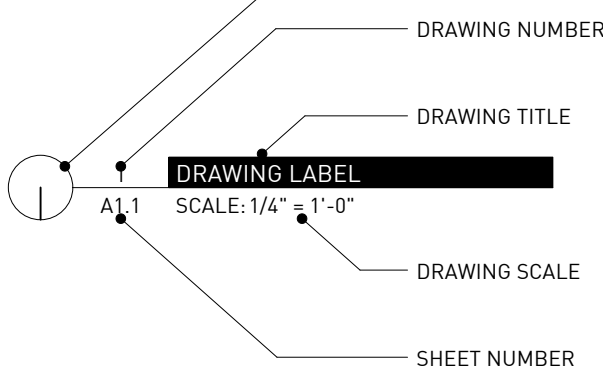
INTERIOR ELEVATIONS:



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	HOUR
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

4	Issued for DDP	26.05.2025
3	Issued for TR62 response	14.12.2023
2	Issued for TR61 response	21.09.2023

Drawn By:	EA / MM / AR
Checked By:	PB
Printing Date:	23.05.2025

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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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1	Issued for DP	01.06.2023

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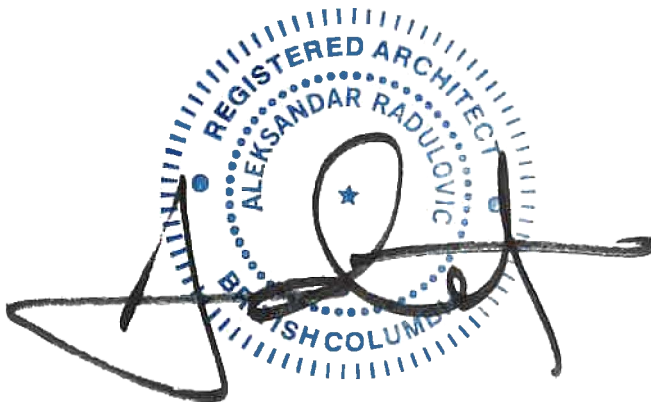
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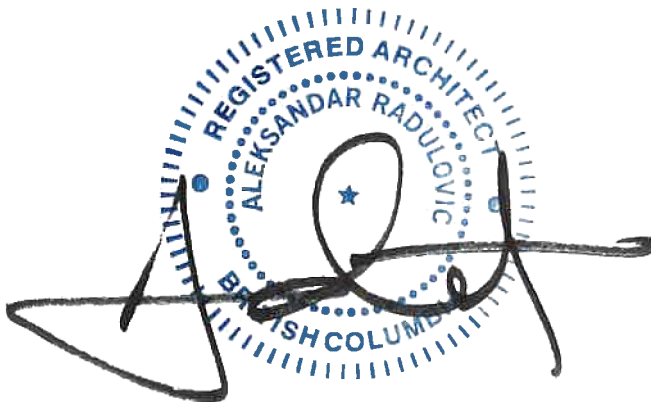
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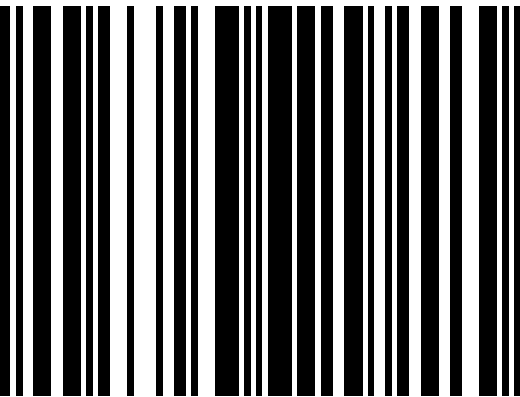
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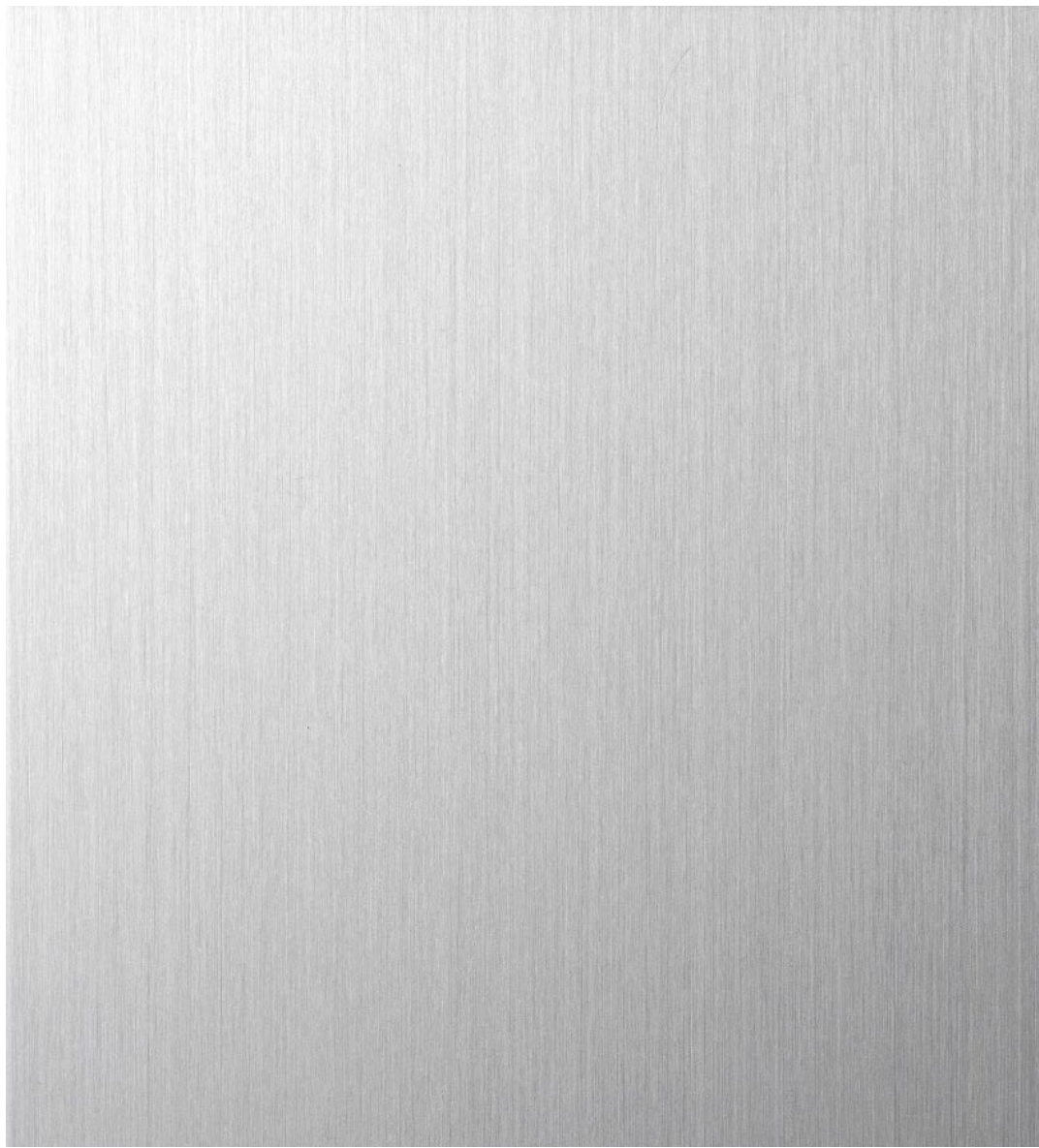


5 4 6 8 7 9 6
A R C H I T E C T U R E I N C
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

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RENDERINGS
Project
0650
Sheet

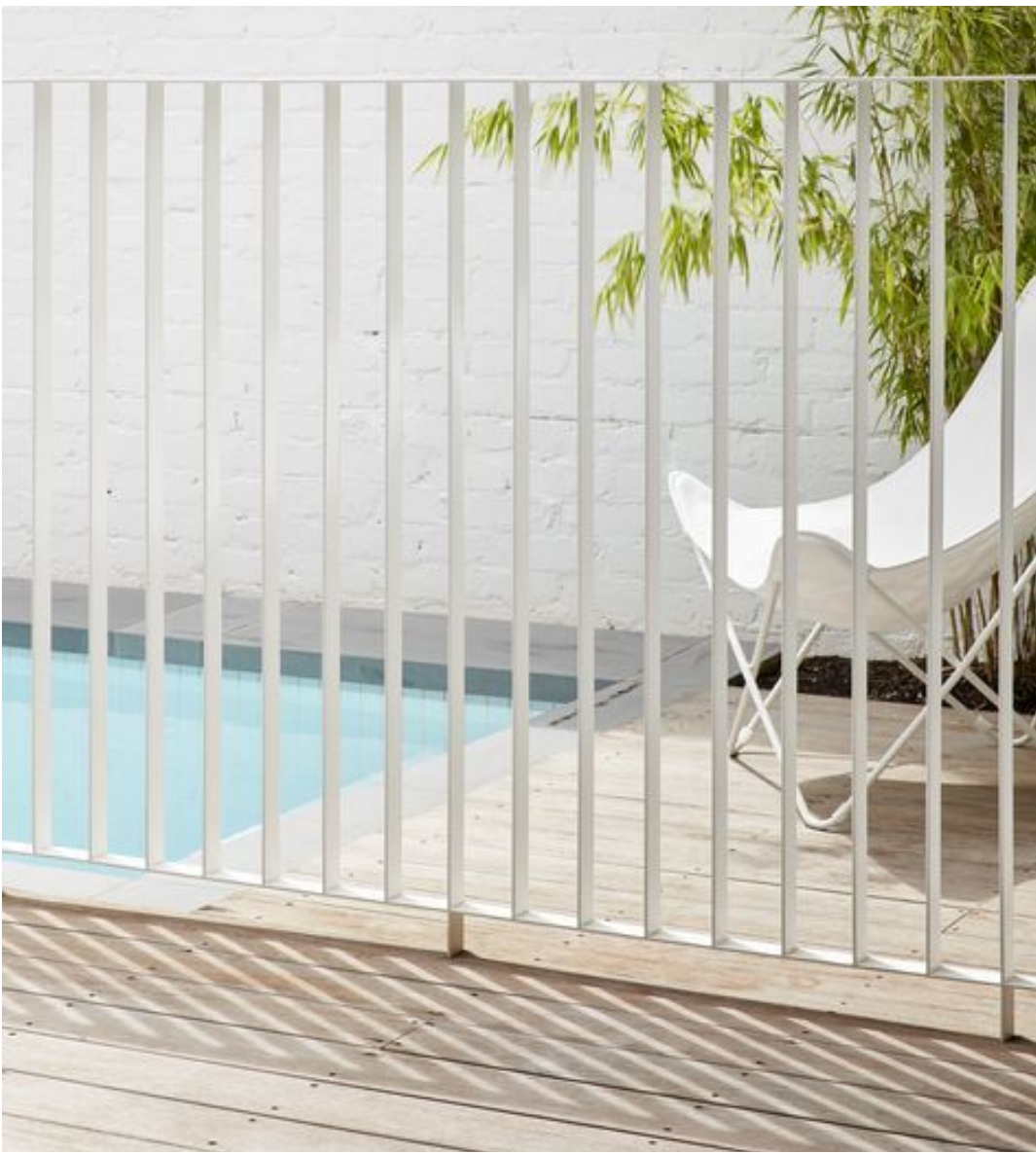
AG.3



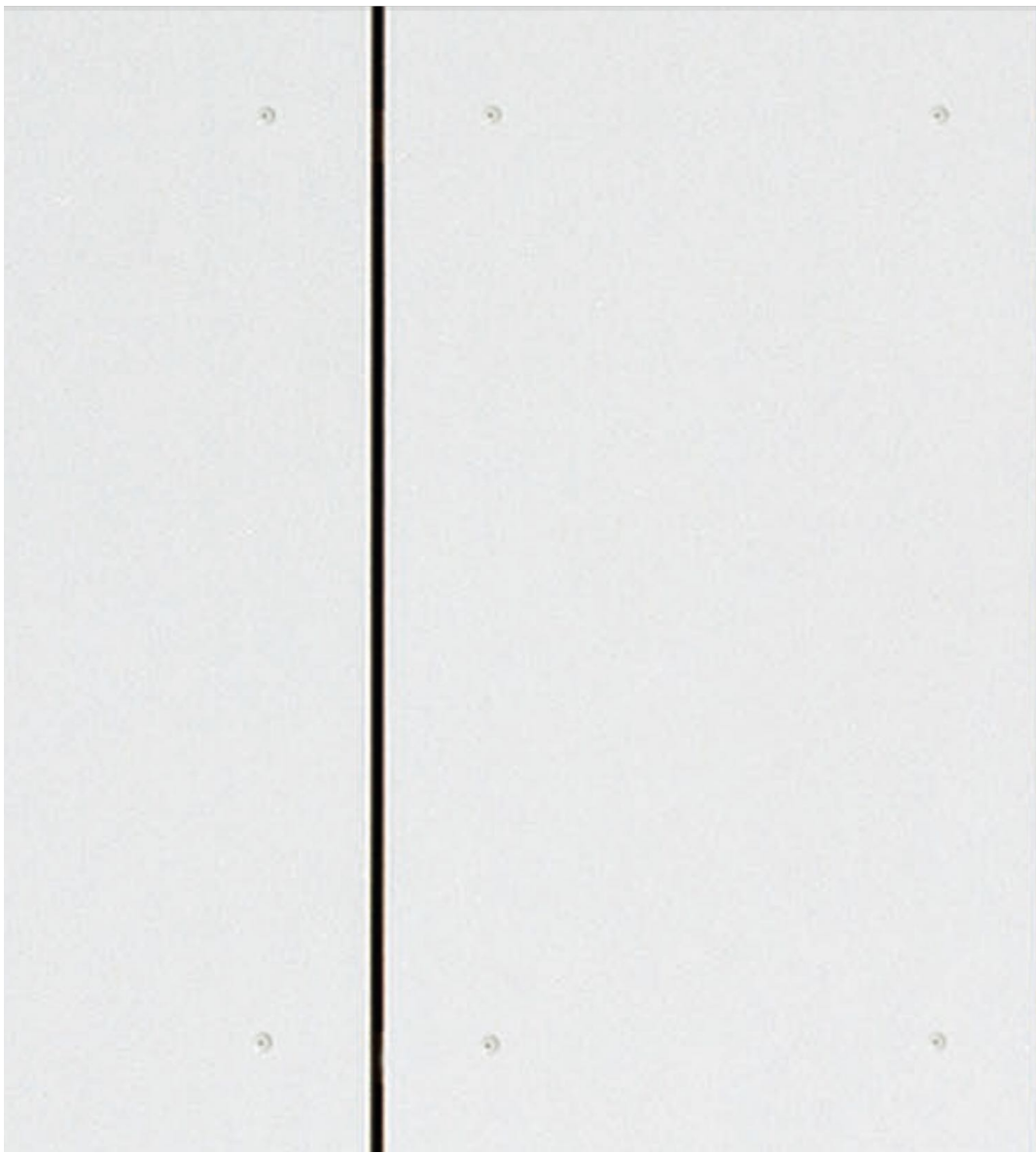
ALUMINUM MILL FINISH



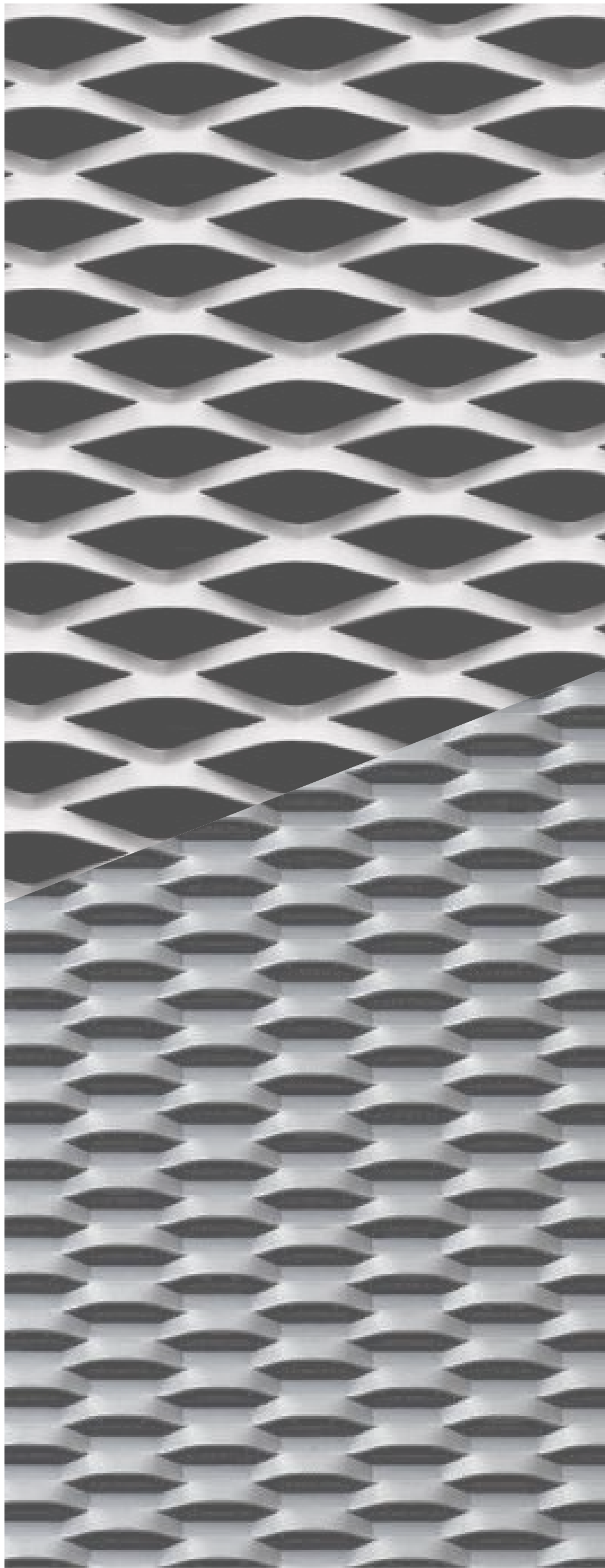
ALUMINUM REFLECTIVE



WHITE METAL FENCE



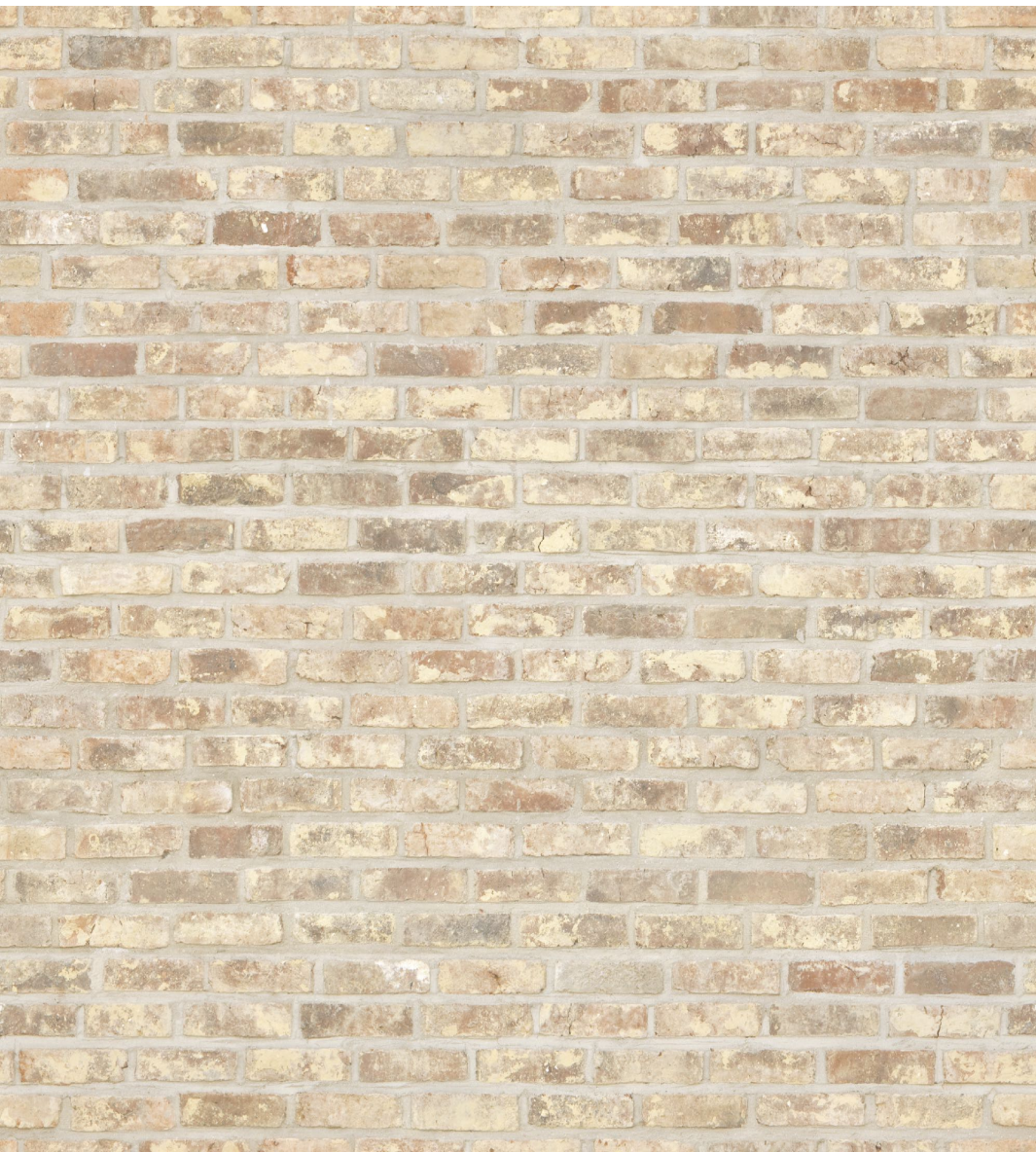
WHITE CEMENTITIOUS PANEL



EXPANDED METAL [ALUMINUM FINISH]



CONCRETE



BRICK



GLASS - REFLECTIVE



GLASS - TRANSLUCEN

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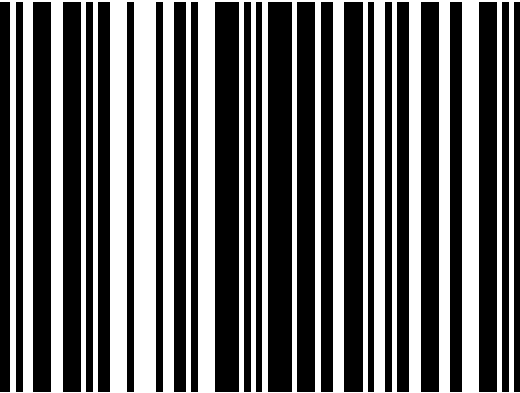
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F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

MATERIALS	Project 0650 Sheet
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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



JUNE 21 12:00 PM



SEPTEMBER 22 12:00 PM



DECEMBER 21 12:00 PM



MARCH 20 4:00 PM



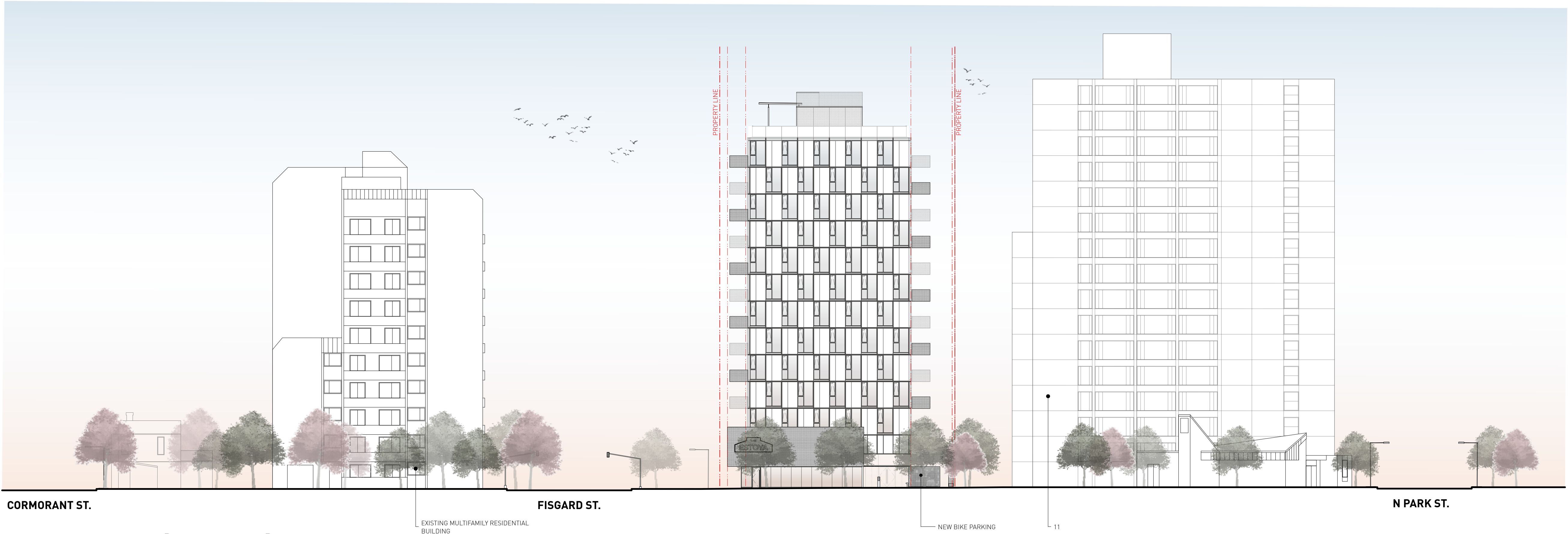
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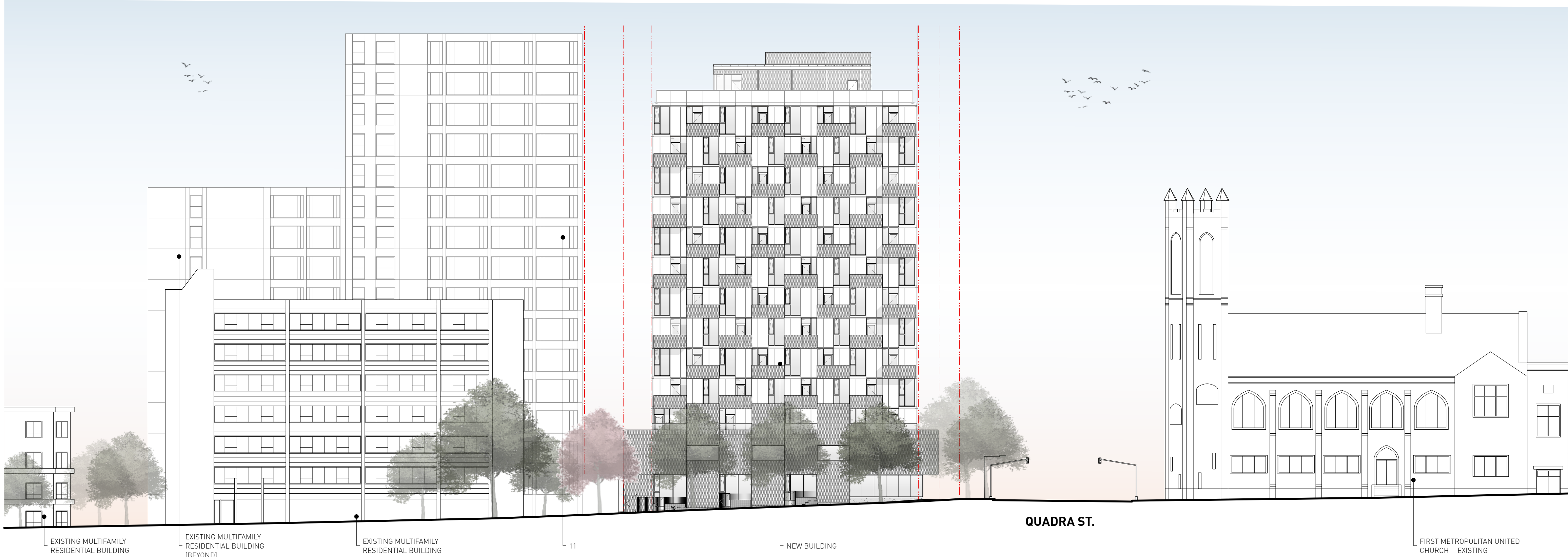
SEPTEMBER 22 4:00 PM



DECEMBER 21 4:00 PM



QUADRA ST ELEVATION [EAST FACADE]



FISGARD ST ELEVATION [SOUTH FACADE]

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CONTEXT ELEVATIONS Project
0650
Sheet

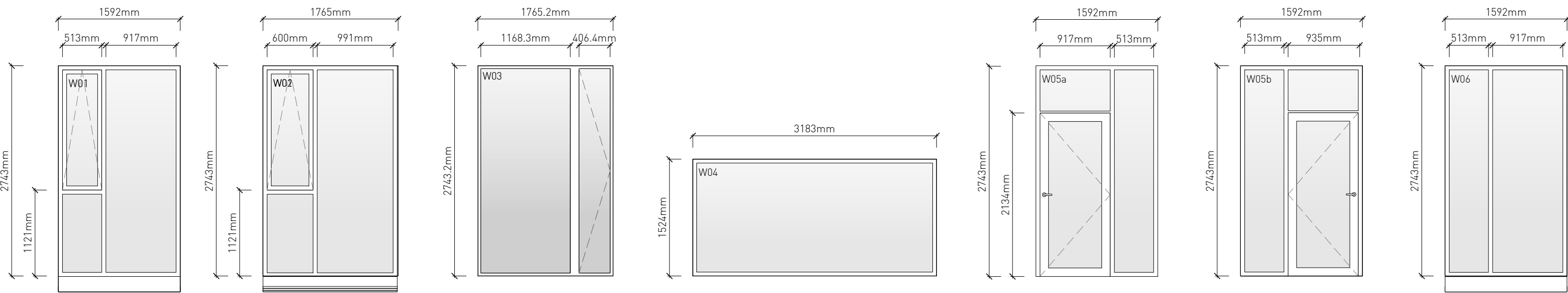
RESIDENTIAL WINDOW SCHEDULE

- 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

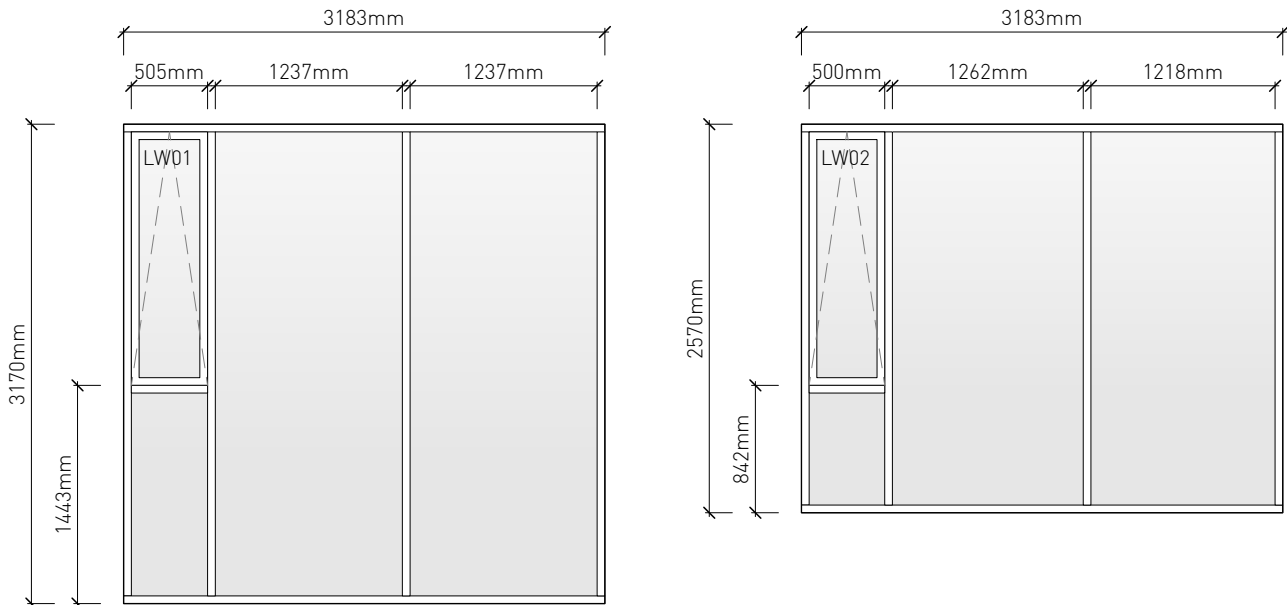
COMMERCIAL WINDOW SCHEDULE

- ALUMICOR THERMALLY BROKEN STOREFRONT OR APPROVED EQUAL, SS6, 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

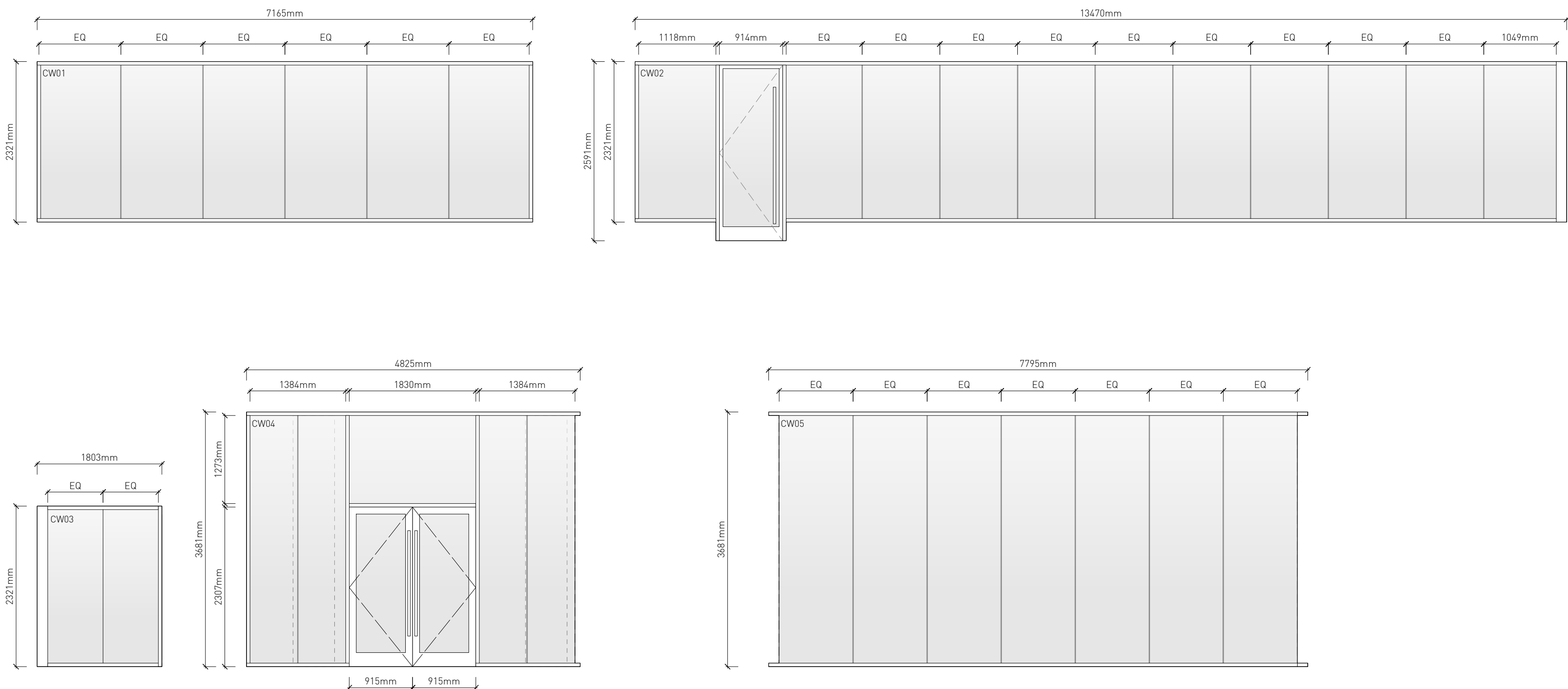
RESIDENTIAL WINDOW WALL



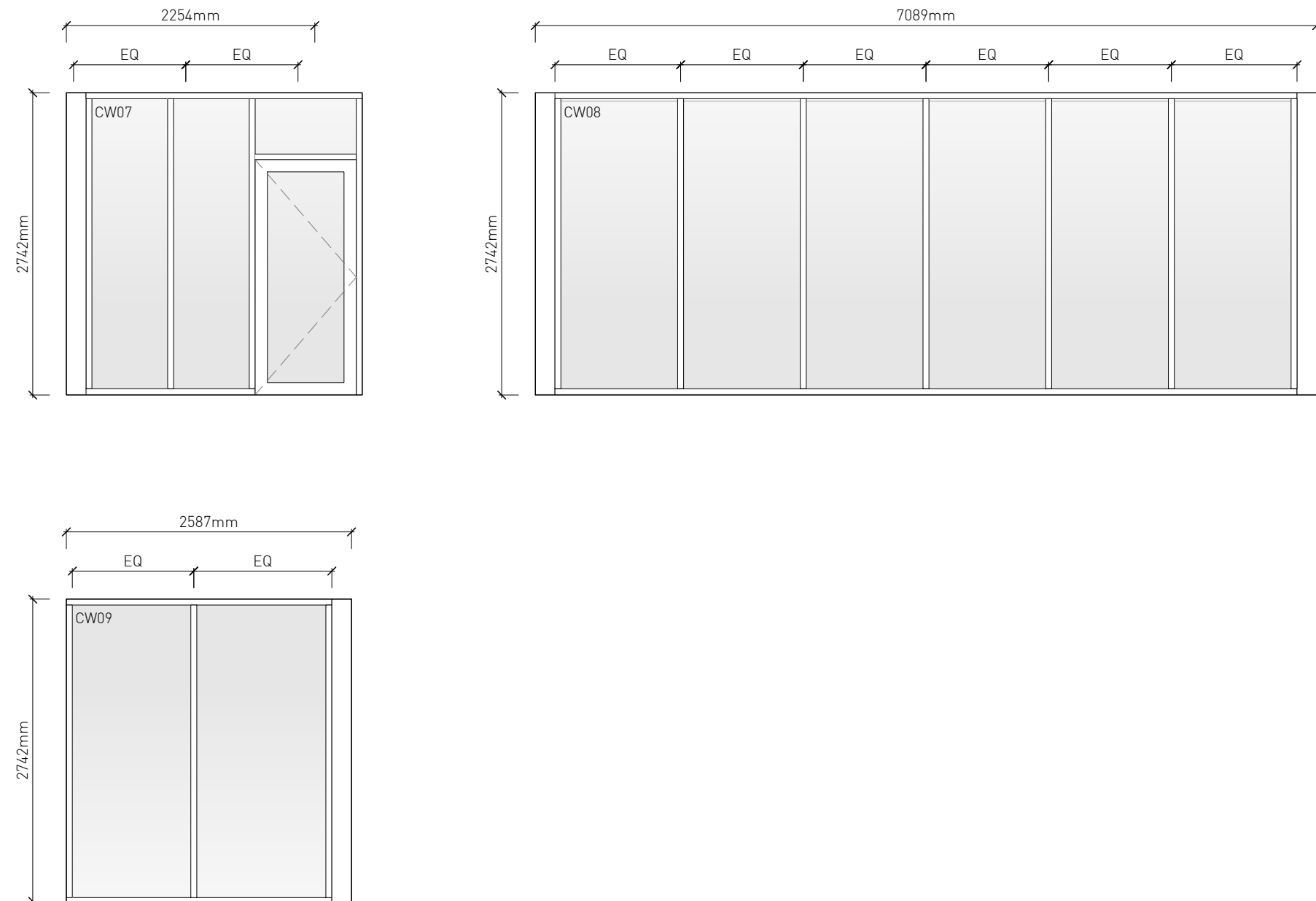
LIVE WORK STOREFRONT



COMMERCIAL STOREFRONT



PENTHOUSE STOREFRONT



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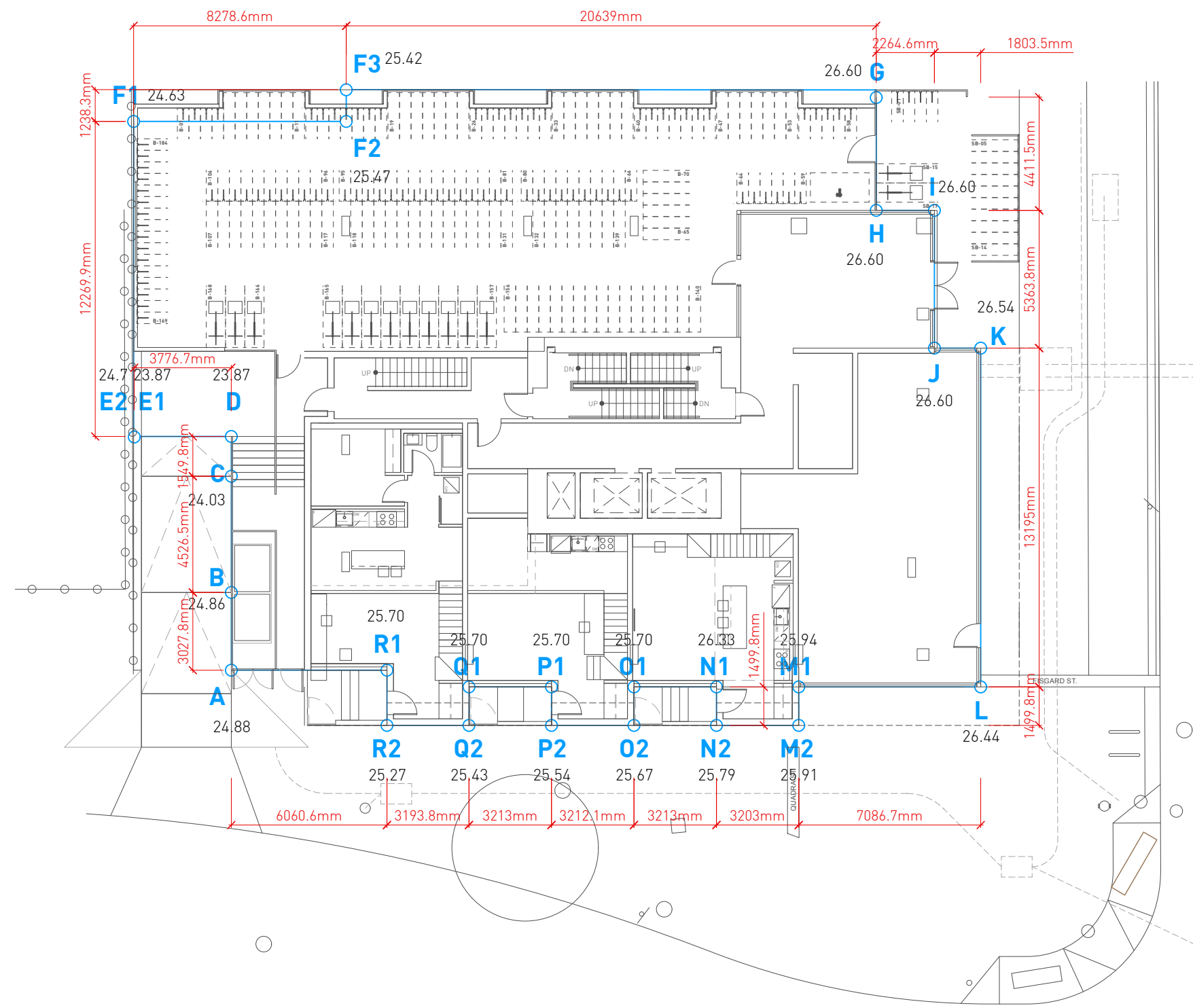
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1702 QUADRA STREET
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WINDOW & DOOR
SCHEDULE

Project
0650
Sheet

AG.7

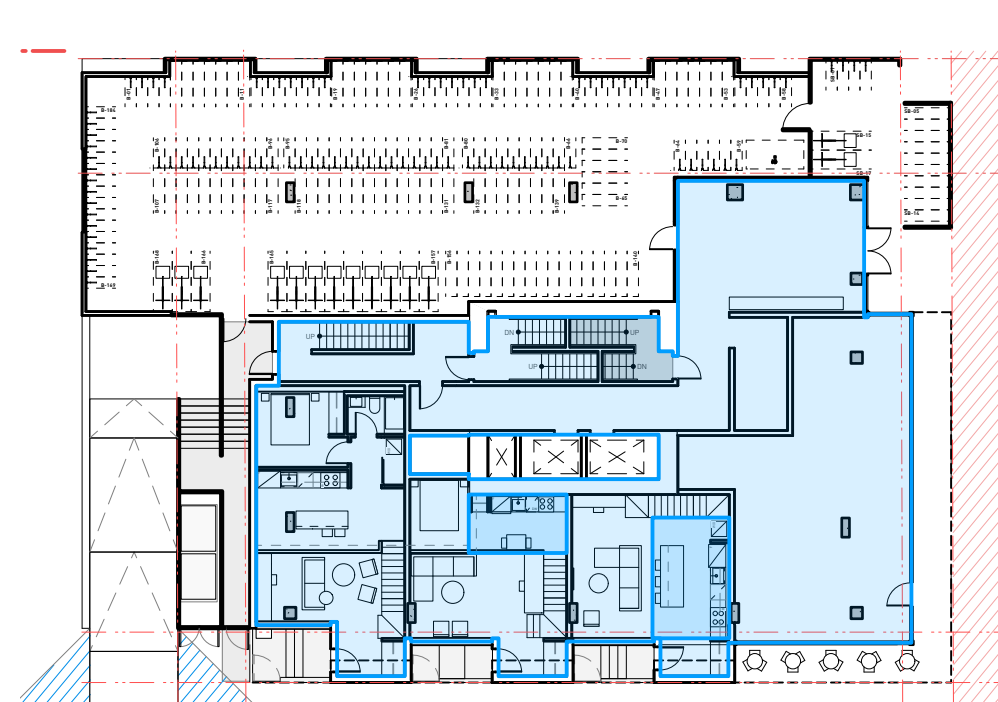


AVERAGE GRADE CALCULATION
SCALE: 1:200

GRADE POINTS		BUILDING PERIMETER
A	26.39	126.95
B	26.36	
C	26.03	
D	23.87	
E1	23.87	
E2	24.70	
F1	26.63	
F2	25.47	
F3	25.42	
G	26.40	
H	26.40	
I	26.40	
J	26.40	
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	

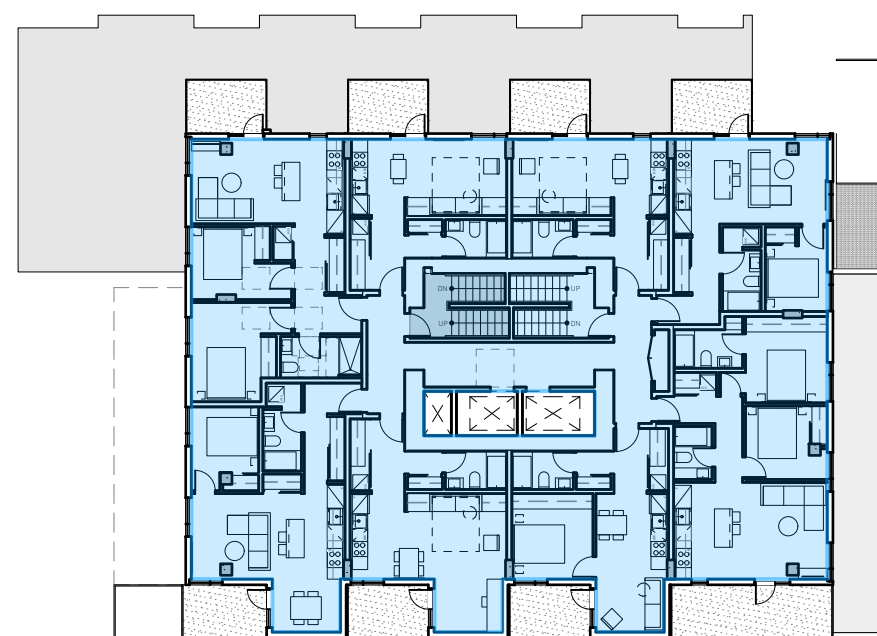
CALCULATION	AVERAGES	DISTANCE	TOTALS
A & B	26.87	3.10	77.10
B & C	26.45	6.30	154.00
C & D	23.95	5.40	129.33
D & E1	23.87	3.77	89.99
E2 & F1	24.67	13.2	325.58
F1 & F2	25.05	8.3	207.92
F2 & F3	25.45	1.2	30.53
F3 & G	26.01	20.6	535.61
G & H	26.60	4.40	117.84
H & I	26.40	2.26	60.12
I & J	26.40	5.36	143.58
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



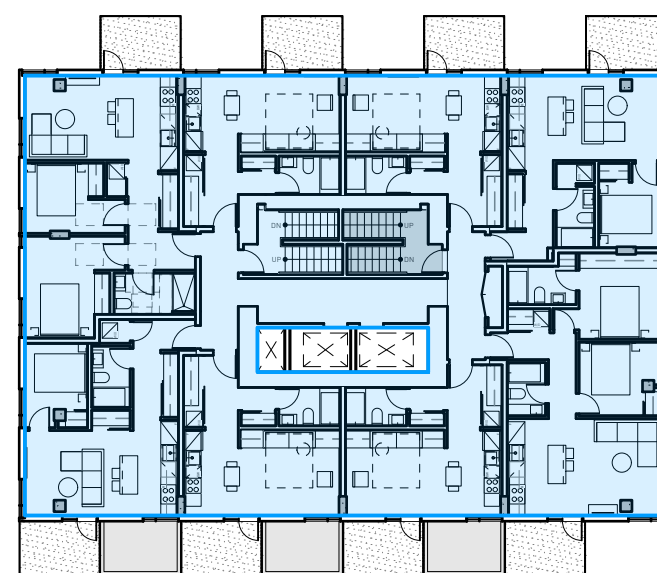
384.00 m²

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



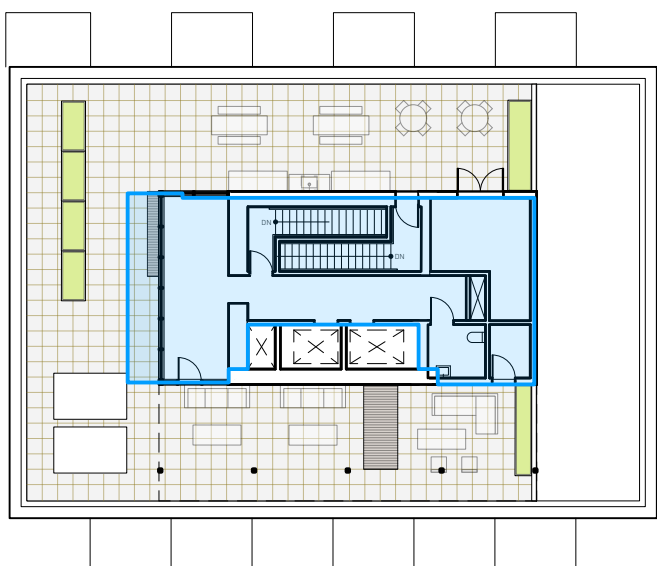
445.46 m²

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.3				DECEMBER 14, 2023	
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 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] 4.0m [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]	86.43	1	86.43
WORK / LIVE	57.85	3	173.55
TOTAL		92	
TOTAL RENTABLE AREA			4,256.16

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	0.85 STALLS / UNIT	37
UNIT 45-70 M ²	46	1.0 STALLS / UNIT	46
UNIT > 70 M ²	0	1.45 STALLS / UNIT	0
VISITOR	91	0.1 STALLS / UNIT	9
COMMERCIAL			
RESTAURANT	86.43	1.0 STALLS / 20m ²	4
TOTAL REQUIRED			97
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	86.43	1.0 STALLS / 400m ²	1
TOTAL REQUIRED			104
TOTAL PROPOSED			182
SHORT TERM			
RESIDENTIAL	91	0.1 STALLS / UNIT	9.1
RESTAURANT	86.43	1.0 STALLS / 100m ²	1
TOTAL REQUIRED			11
TOTAL PROPOSED			14

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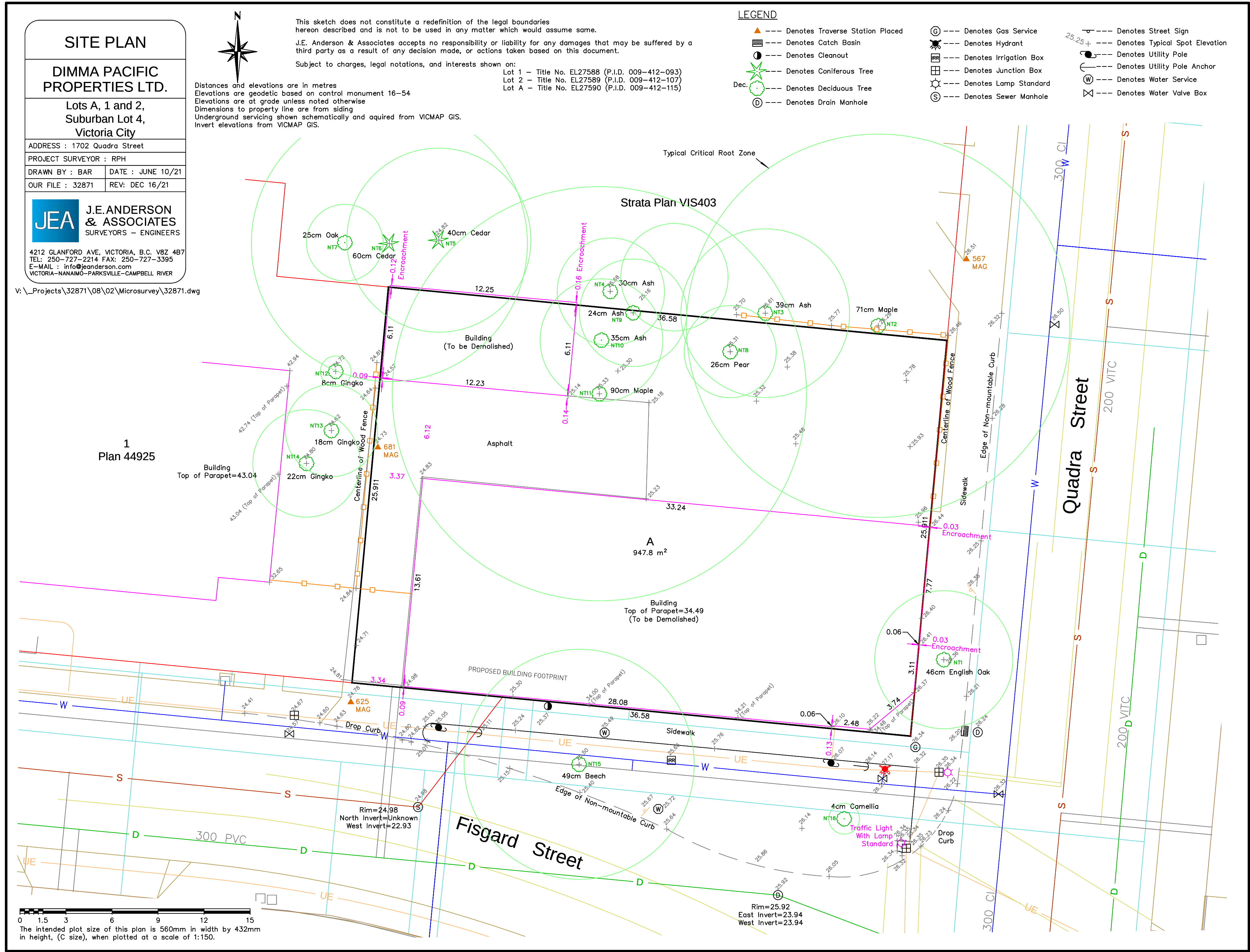
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ALEXANDAR RANJIC
23.05.2025

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WINNIPEG MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

1702 QUADRA STREET
+ 862 FISGARD STREET

ZONING CALCULATIONS Project
0650
Sheet

AG.8



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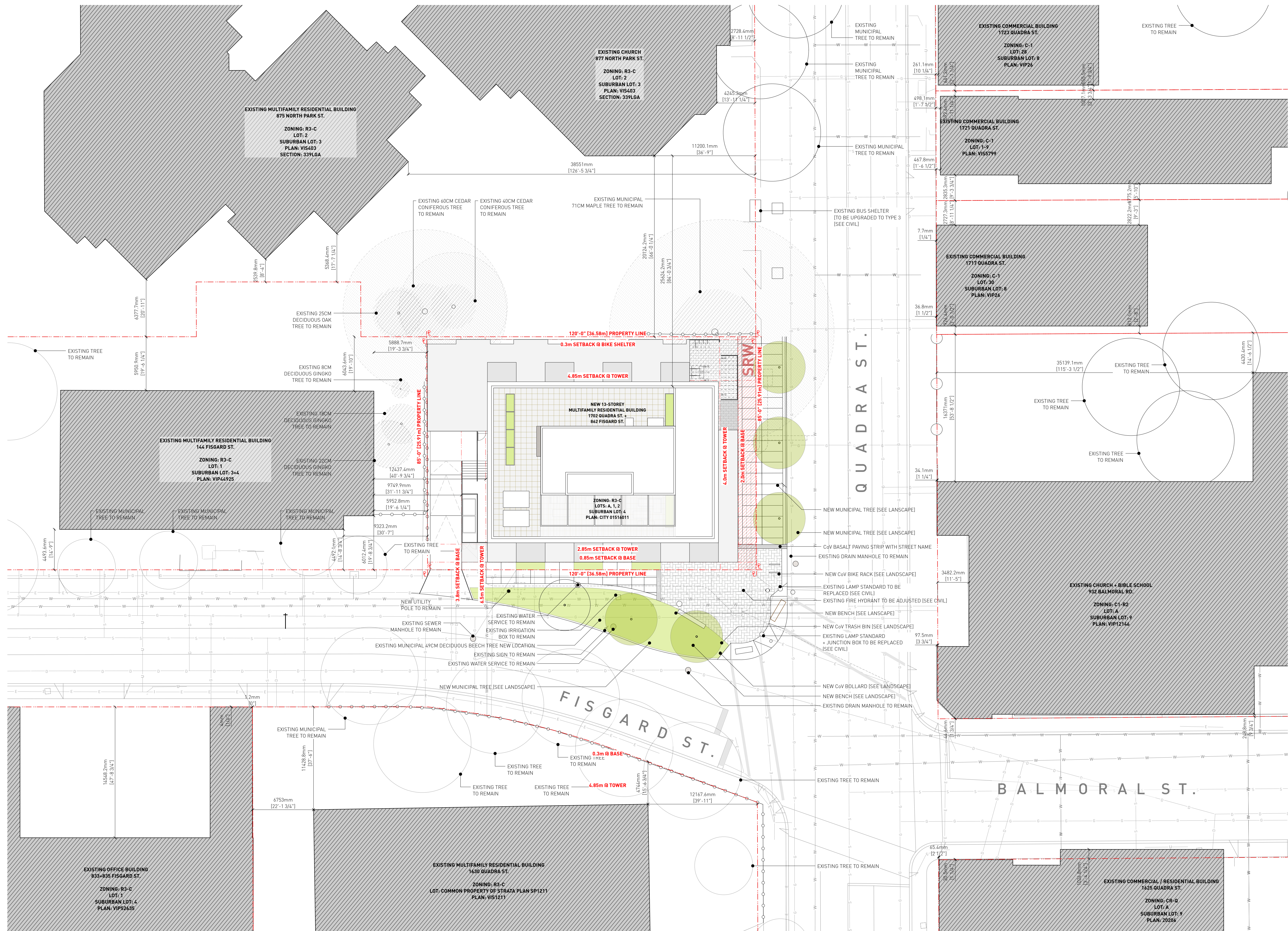
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SITE SURVEY Project
0650
Sheet

AG.9



LEGEND:

- EXISTING BUILDING (TO BE DEMOLISHED)
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING SANITARY LINE
- EXISTING DRAIN LINE
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE
- EXISTING TREE ROOT AREA
- EXISTING TREE ROOT AREA (TO BE REMOVED)
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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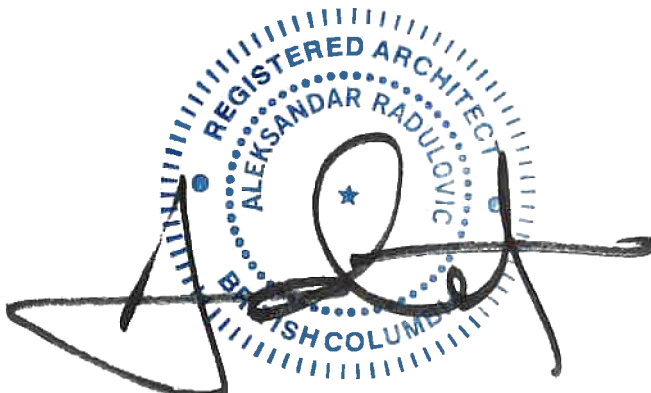
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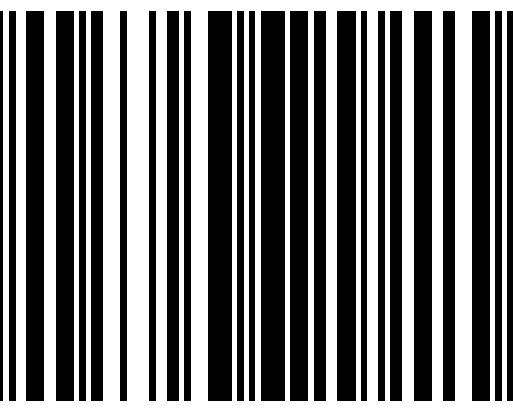
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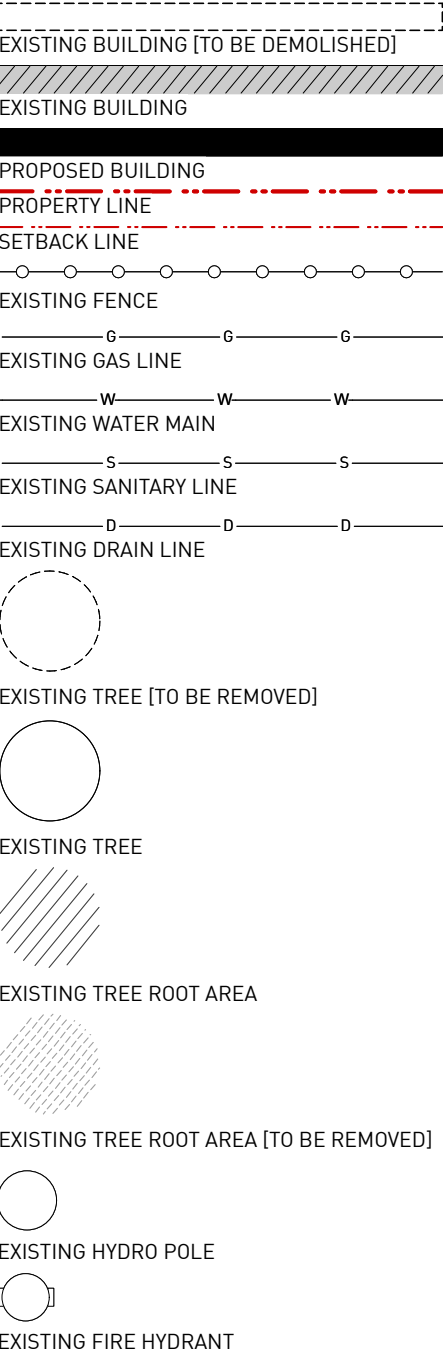
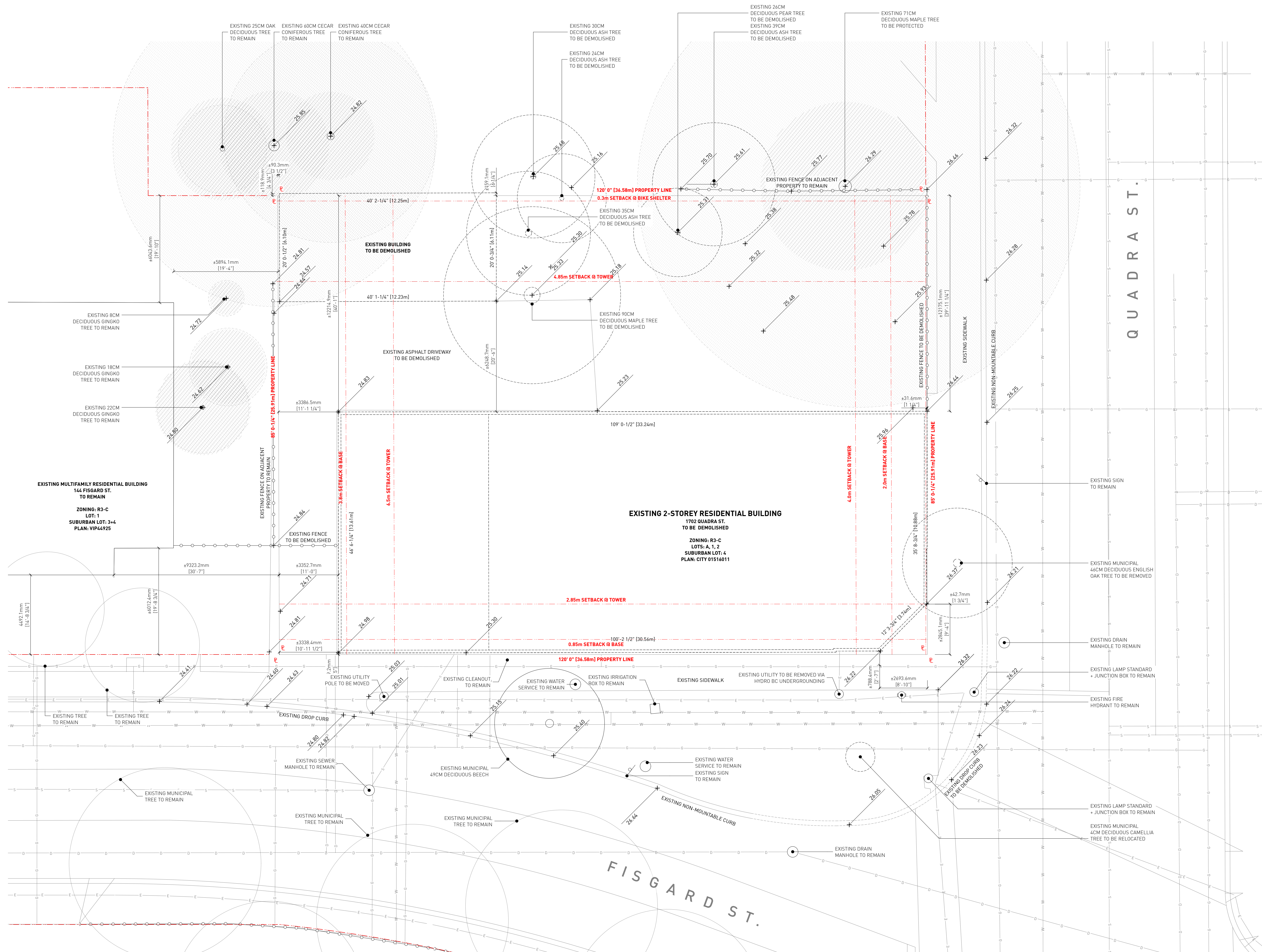


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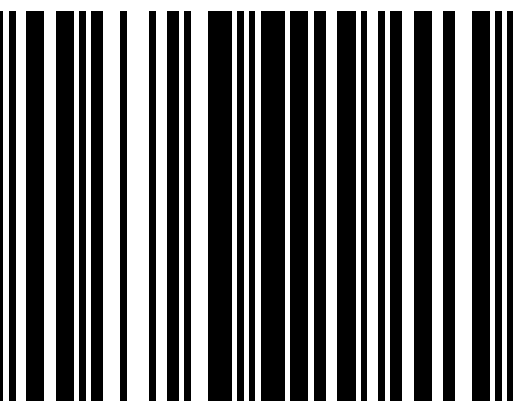
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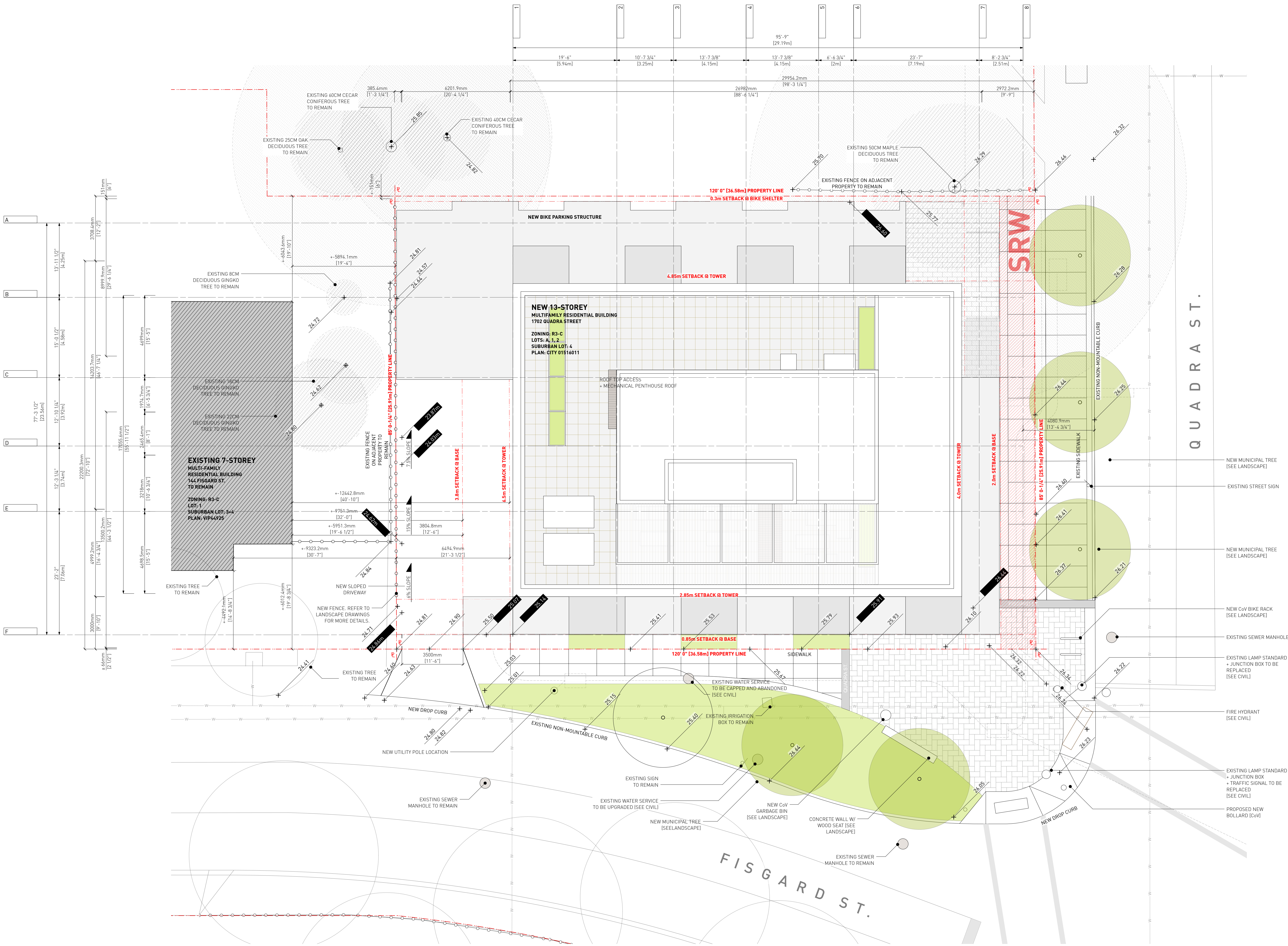
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1702 QUADRA STREET
+ 862 FISGARD STREET

Project
08
She

10.



- 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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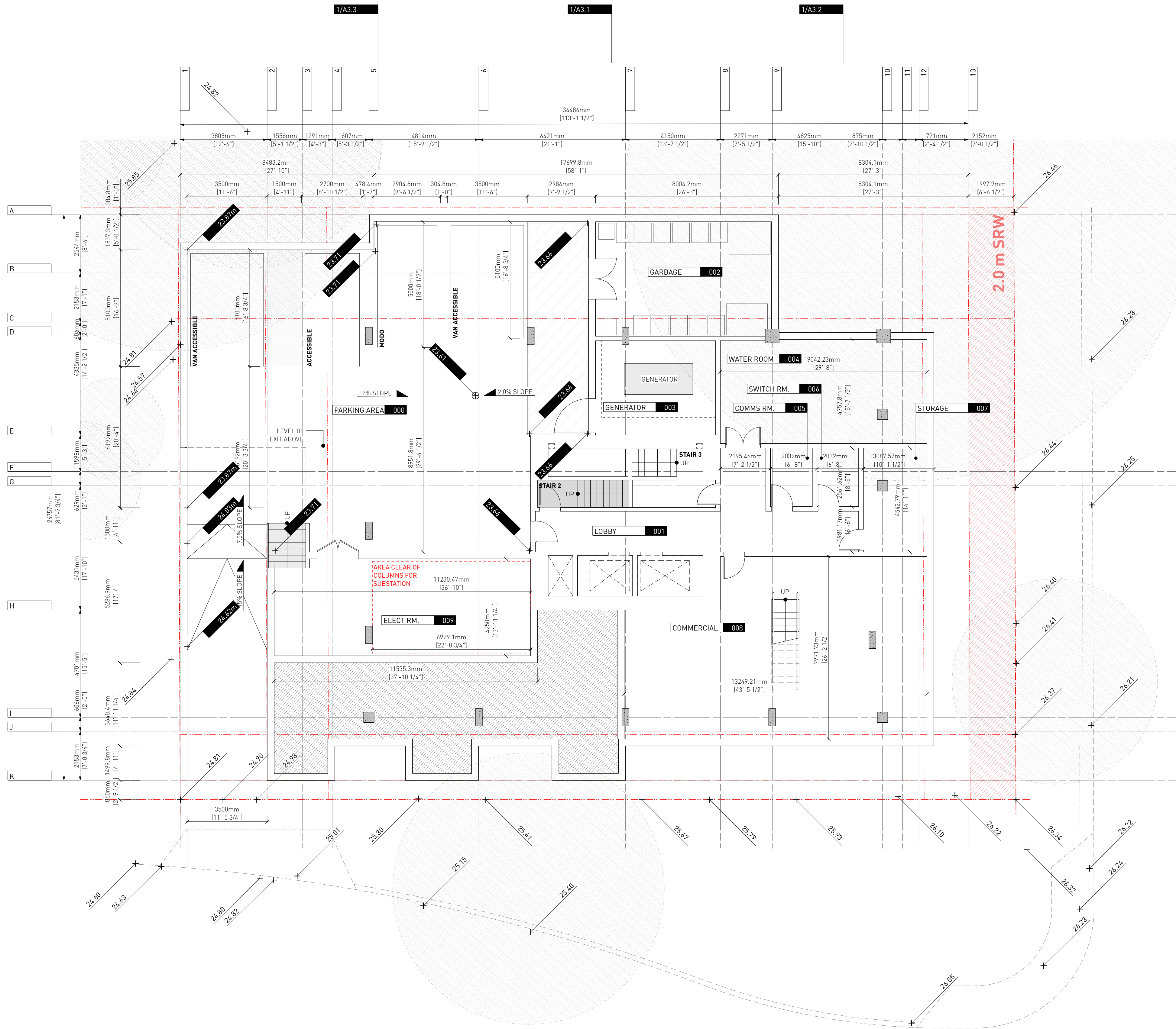
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1702 QUADRA STREET
+ 862 FISGARD STREET

PROPOSED SITE PLAN Project 0650
Sheet A0.3



- 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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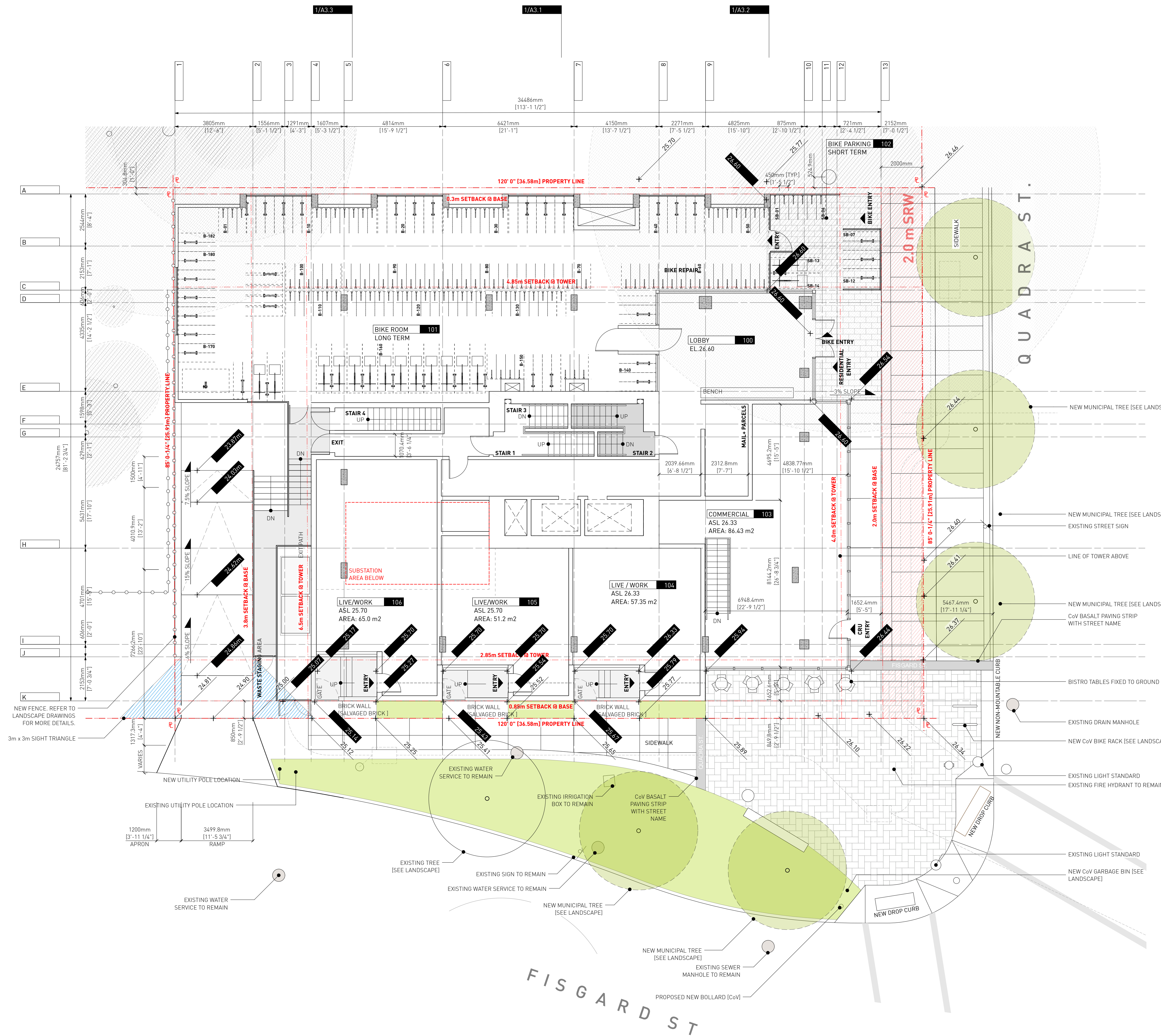
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+ 862 FISGARD STREET

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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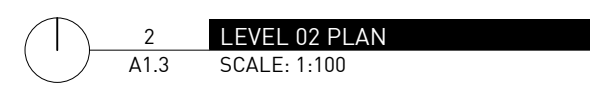
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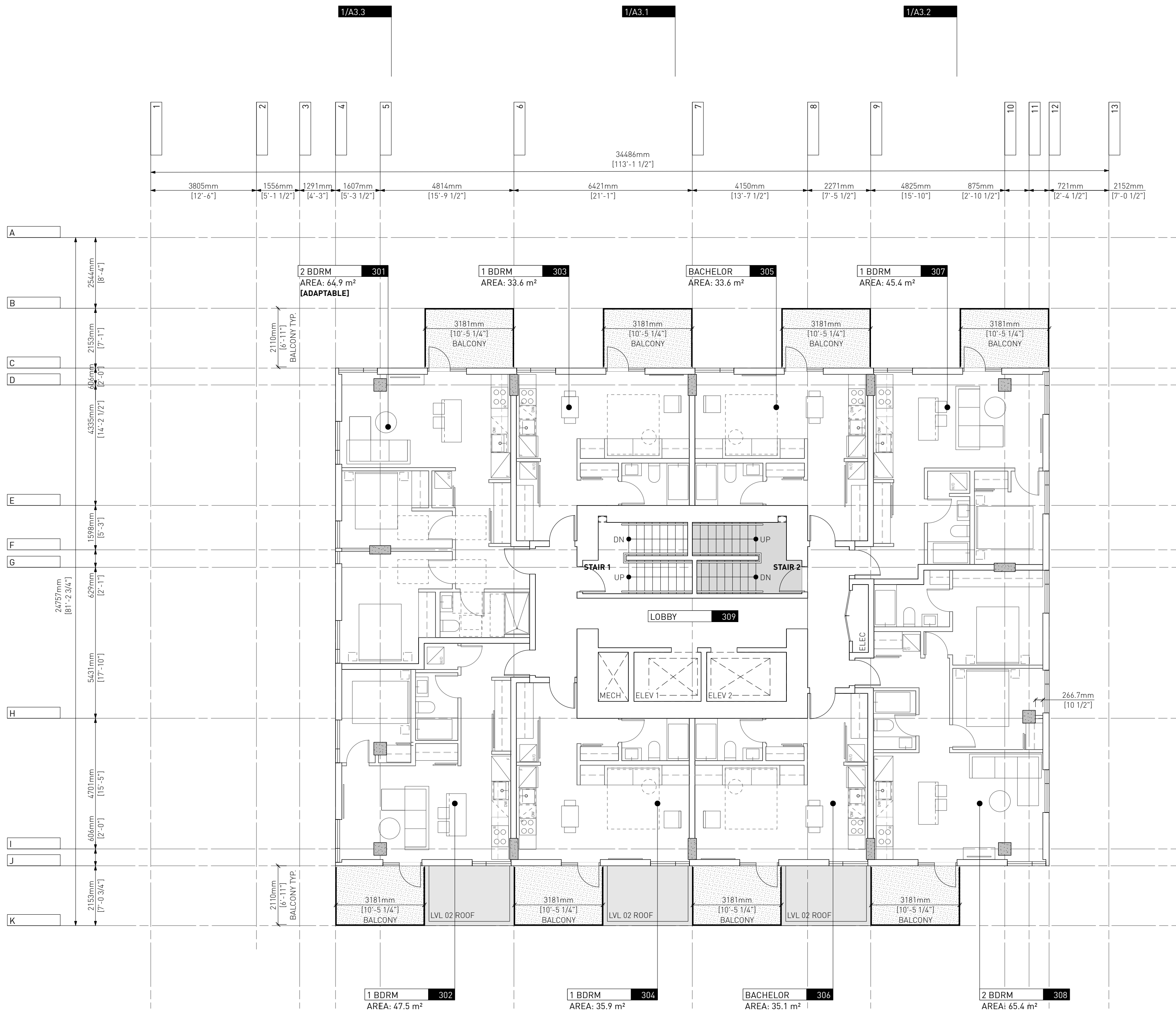


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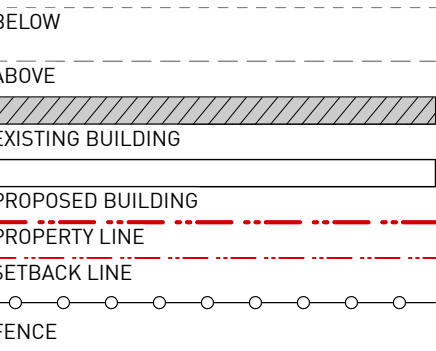


A1.3



2 LEVEL 03 PLAN
A1.4 SCALE: 1:100

LEGEND:



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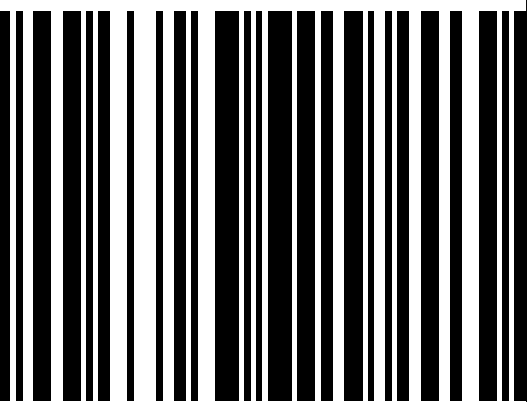
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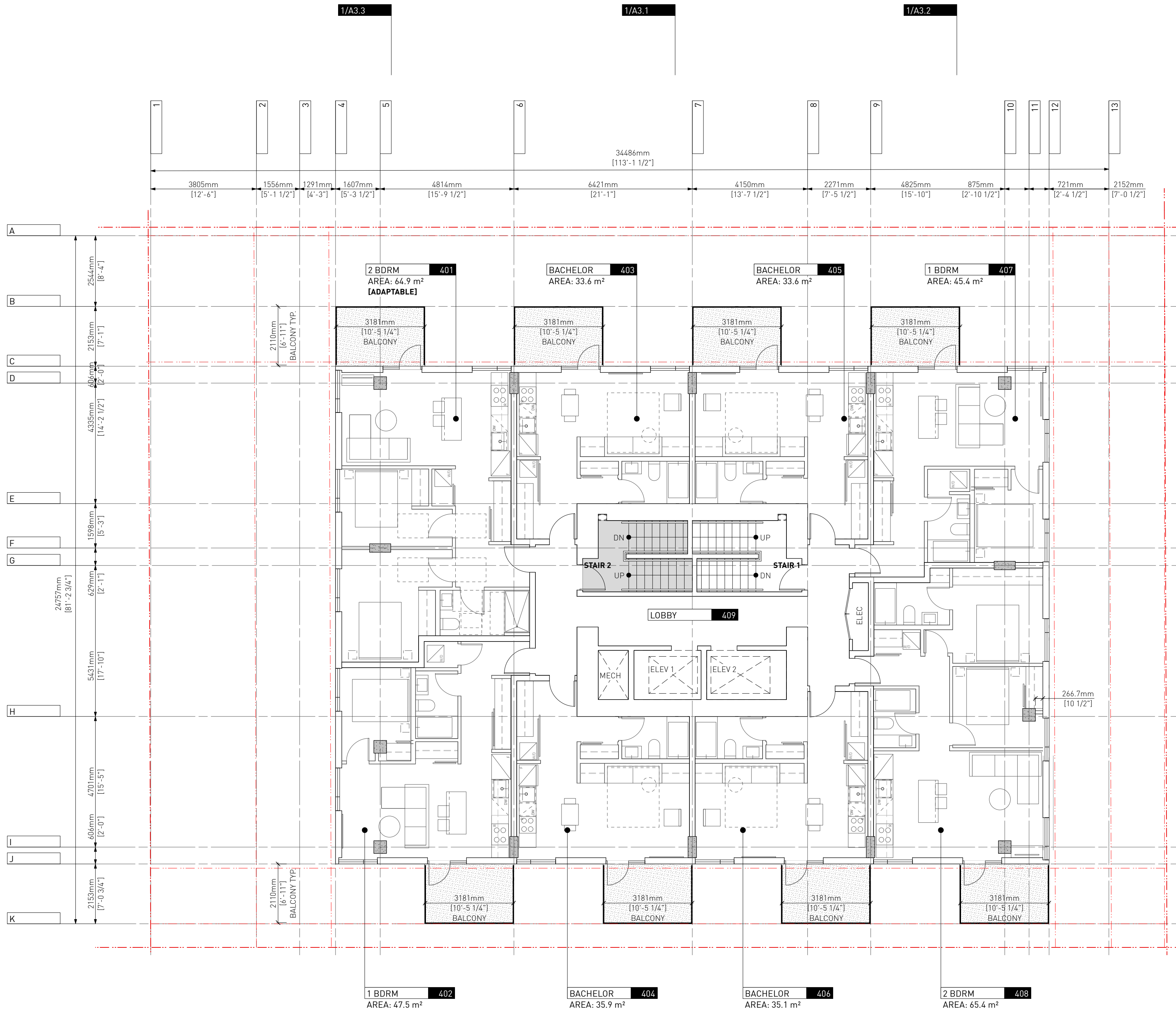


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LEVEL 03 PLAN Project
0650
Sheet

A1.4



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

LEGEND:

- BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

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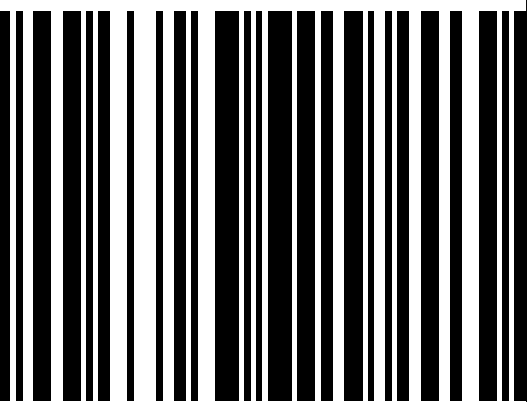
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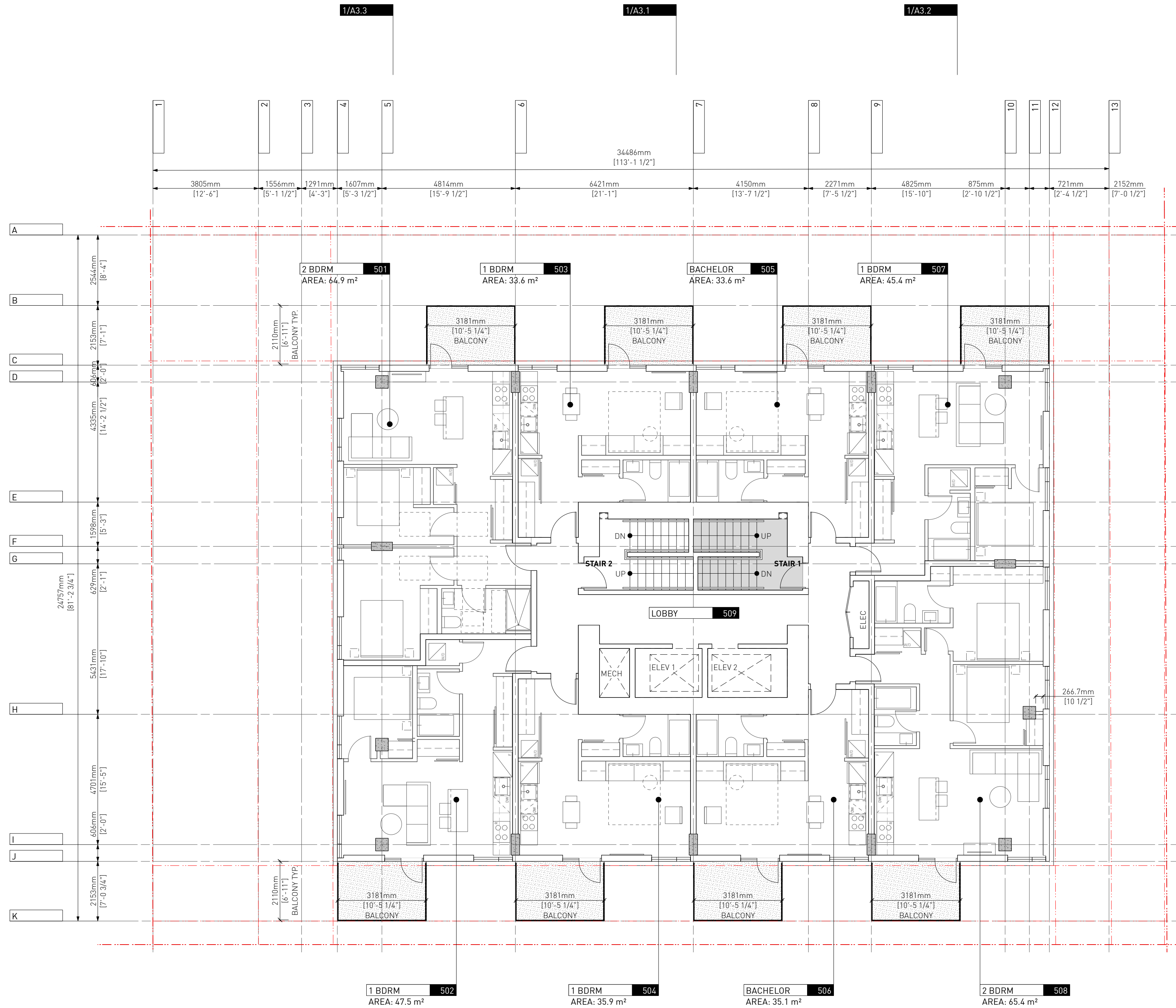


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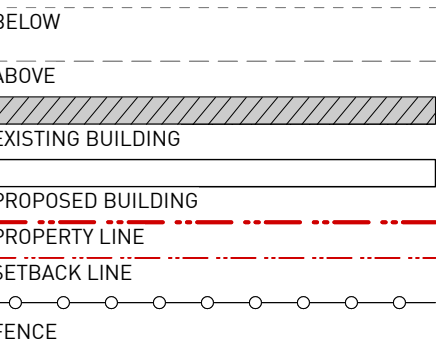
LEVEL 04/06/08/10/12 Project
0650
Sheet

A1.5



3
A1.6
LEVEL 05 / 07 / 09 / 11
SCALE: 1:100

LEGEND:



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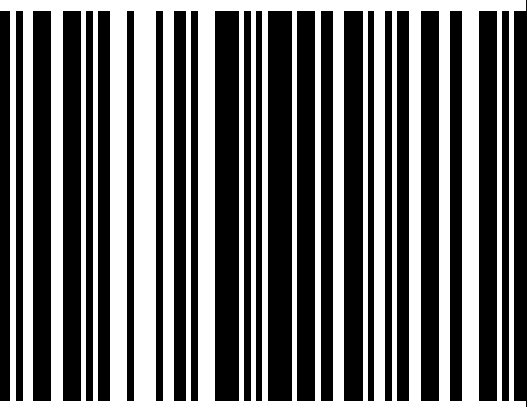
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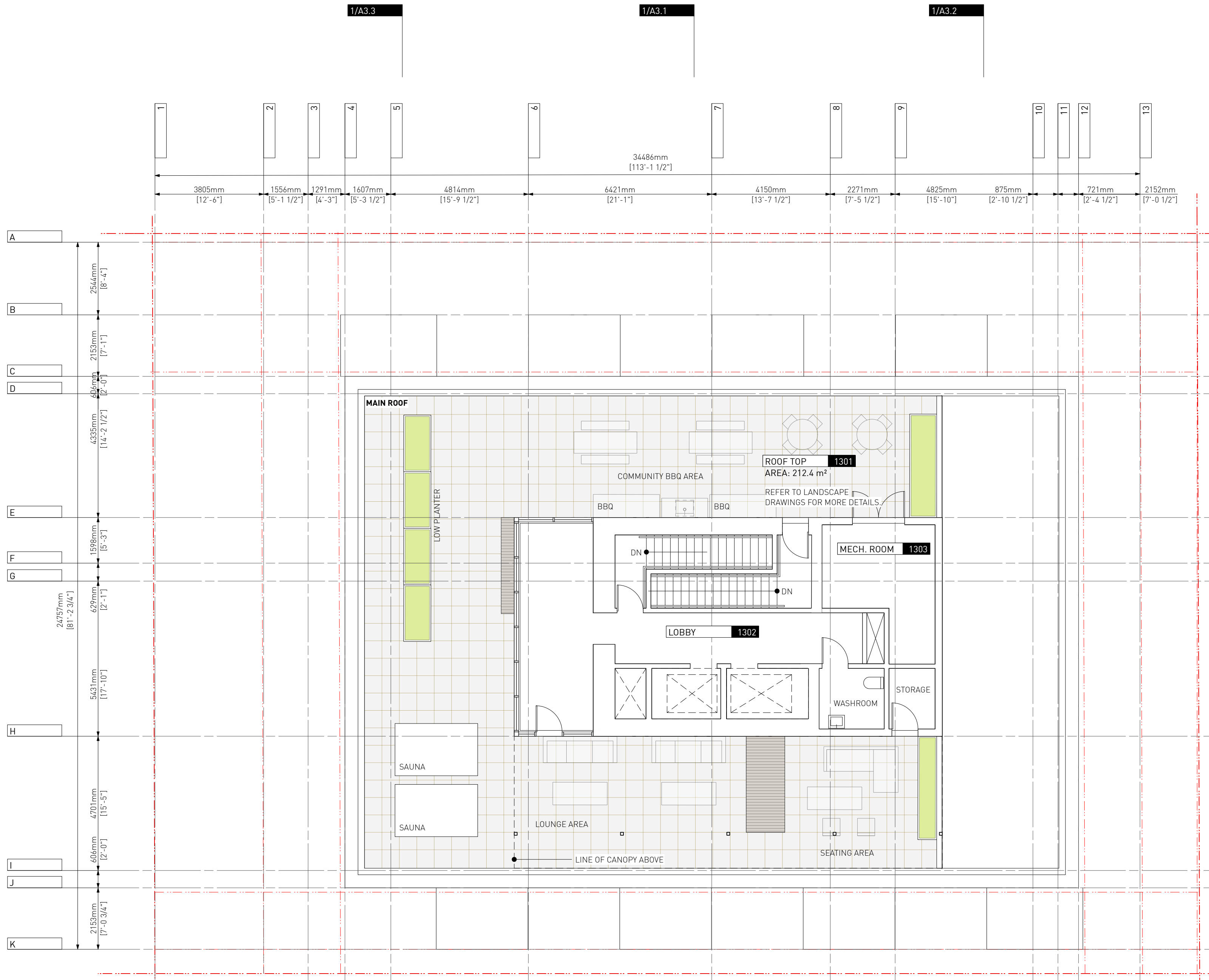


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+ 862 FISGARD STREET

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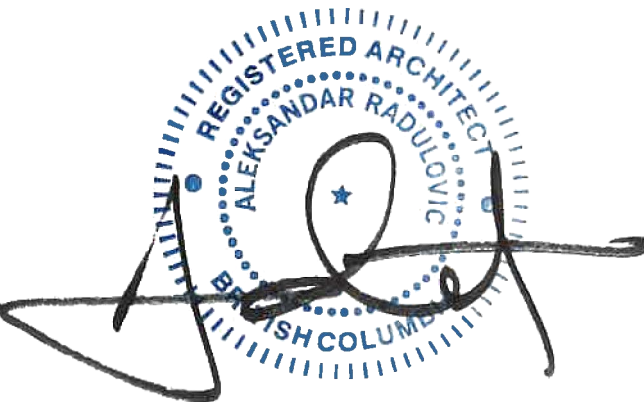
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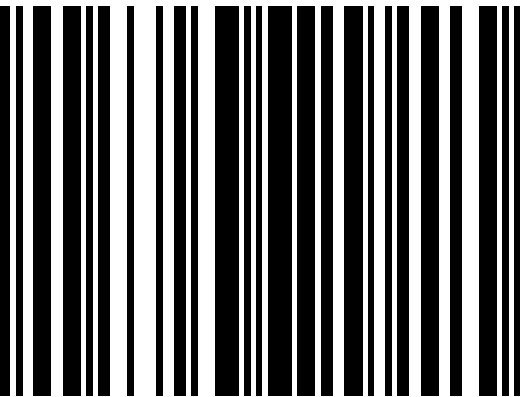
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2 LEVEL 05 / 07 / 09 / 11
A1.7 SCALE: 1:100

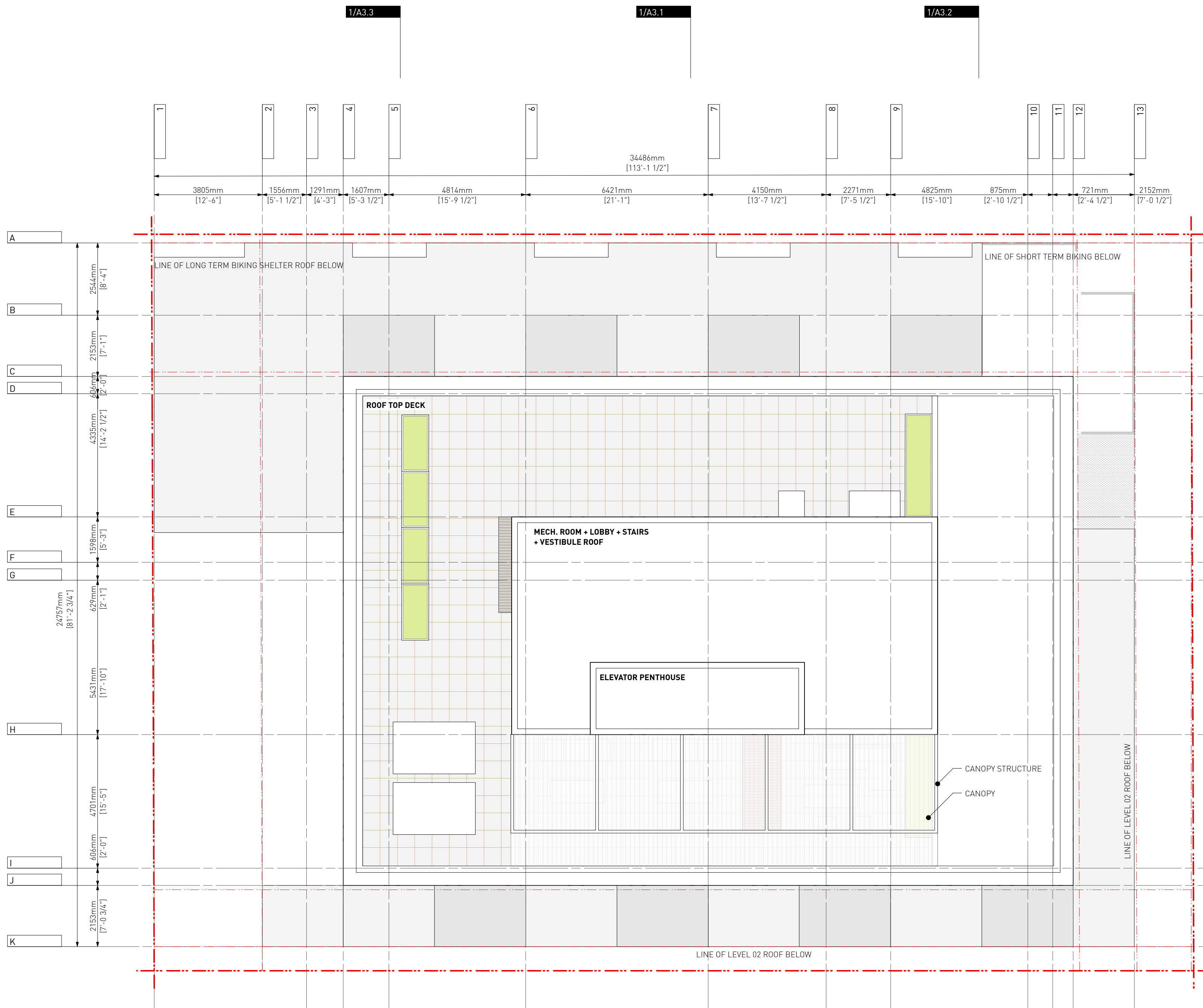


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LEVEL 13 Project
0650
Sheet

A1.7



1
A1.8
LEVEL ROOF
SCALE: 1:100

LEGEND:

- BELOW
ABOVE
EXISTING BUILDING
PROPOSED BUILDING
PROPERTY LINE
SETBACK LINE
FENCE

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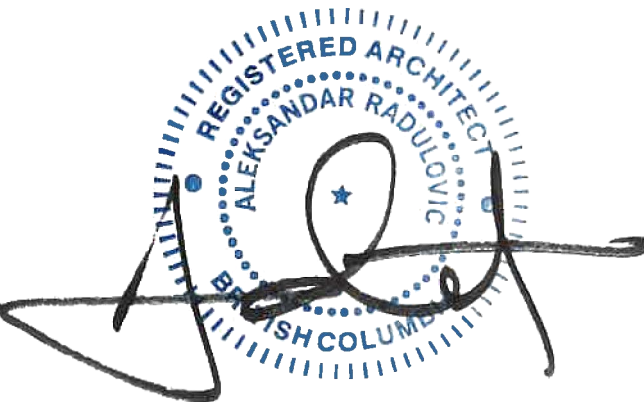
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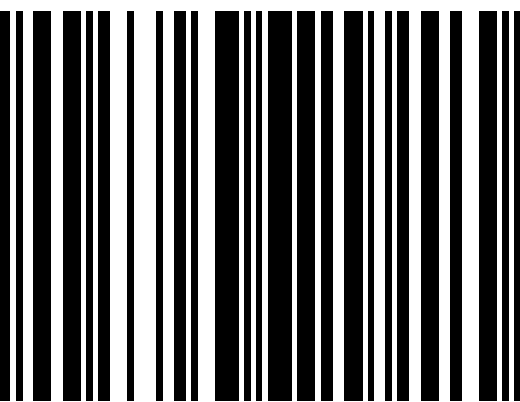
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+ 862 FISGARD STREET

ROOF PLAN Project
0650
Sheet

A1.8





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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

BUILDING ELEVATIONS Project 0650
Sheet



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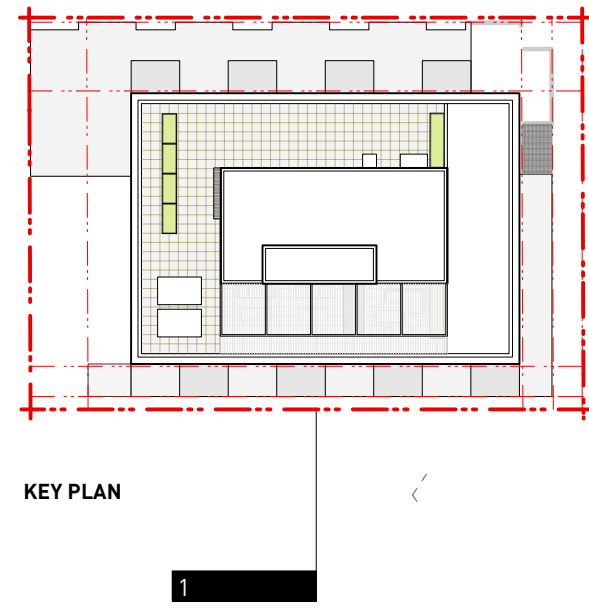
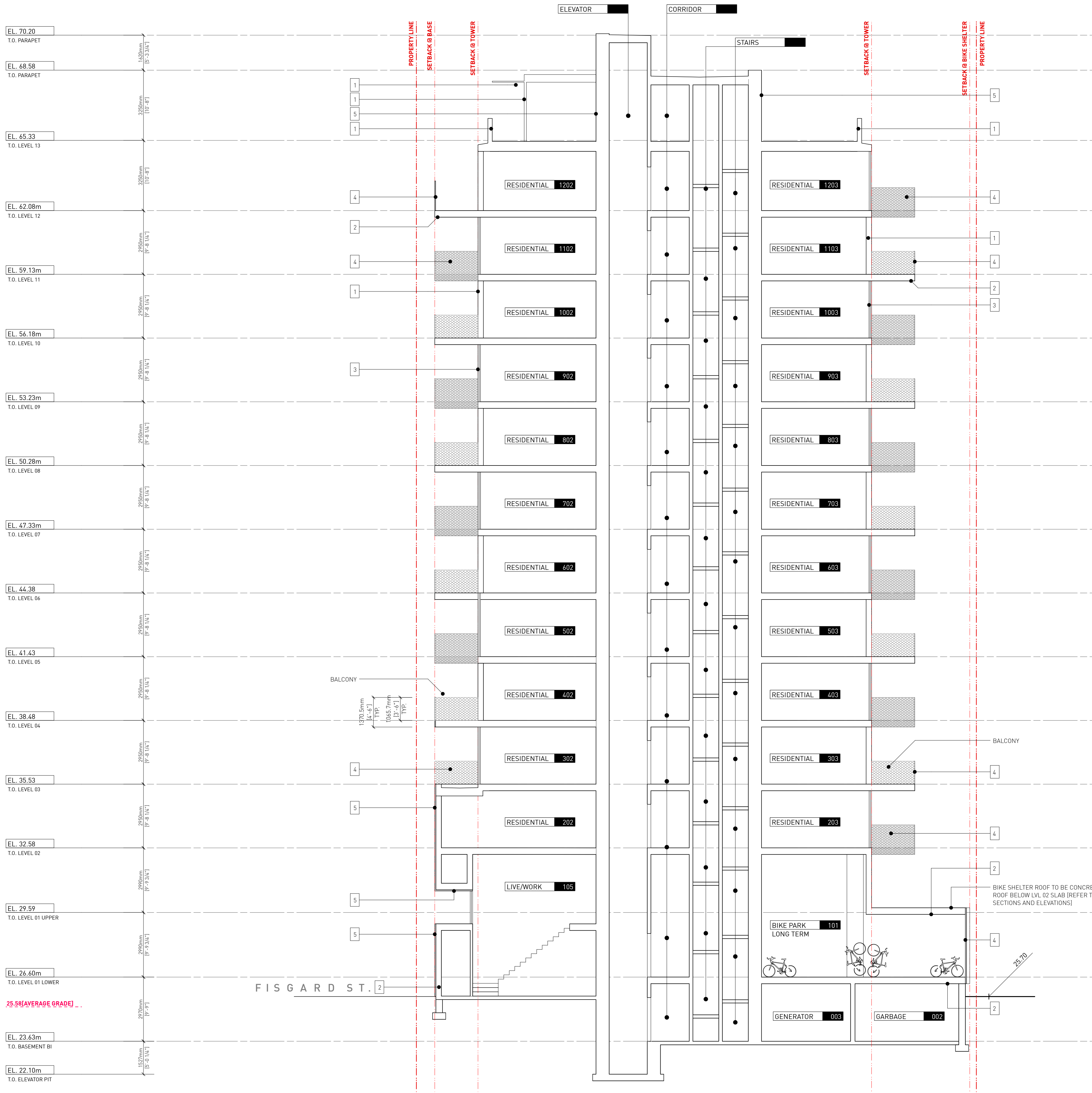
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- 1 ALUMINUM
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 4 EXPANDED METAL MESH GUARD / SCREEN
- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL
- 6 SALVEGED BRICK
- 7 METAL FENCE



1702 QUADRA STREET
+ 862 FISGARD STREET



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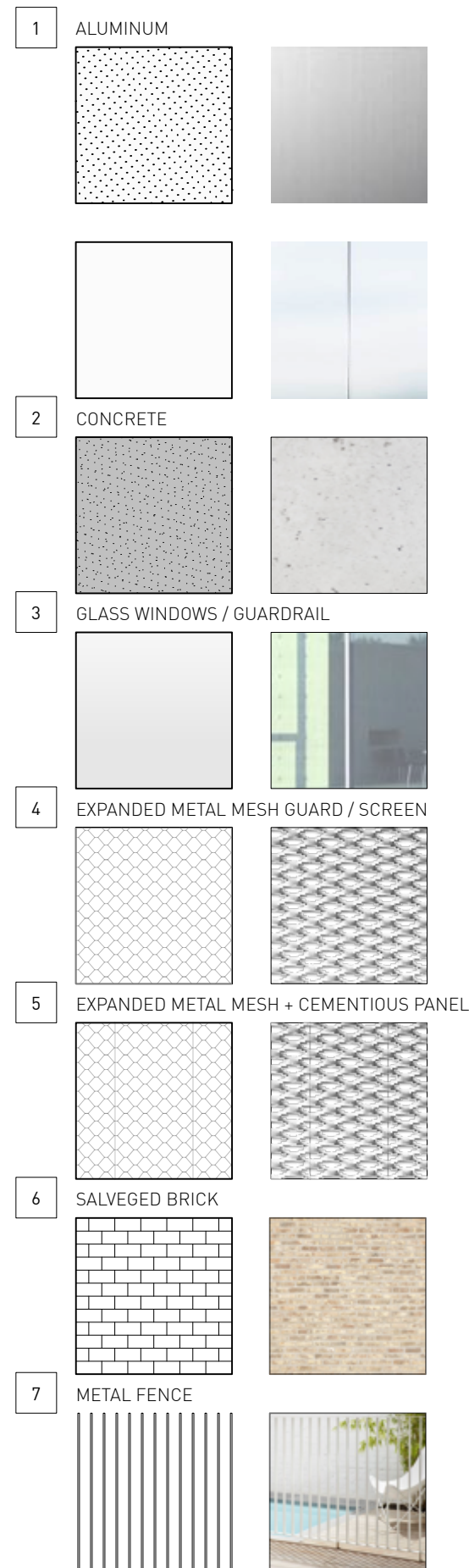
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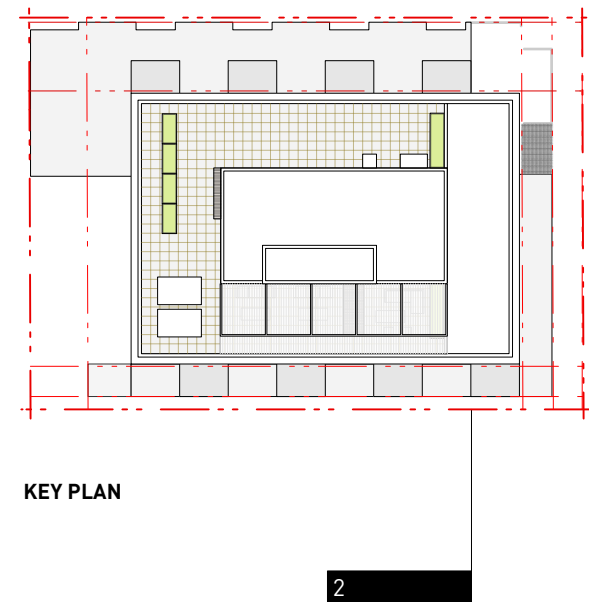
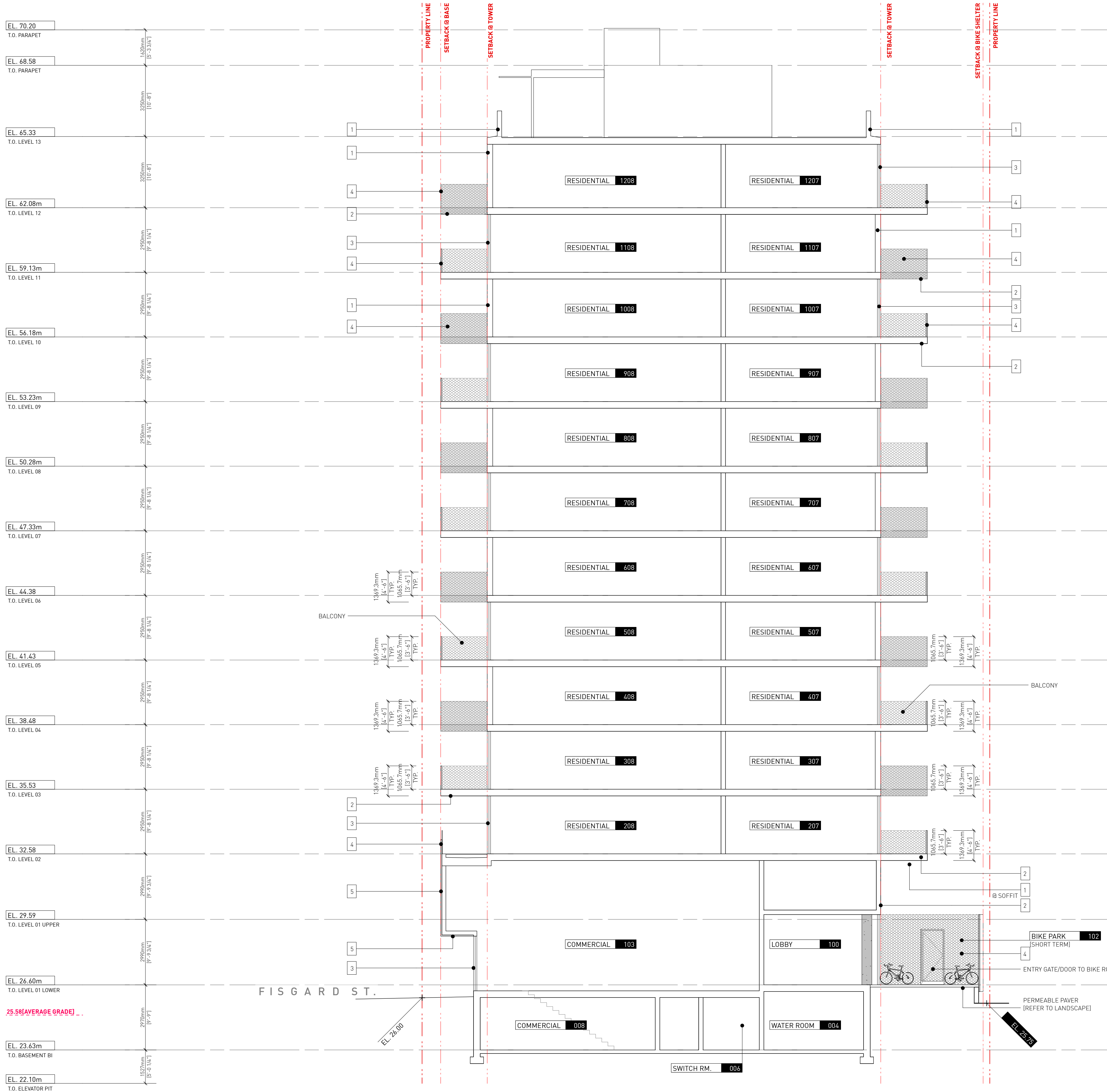
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BUILDING SECTION Project
0650
Sheet

A3.1



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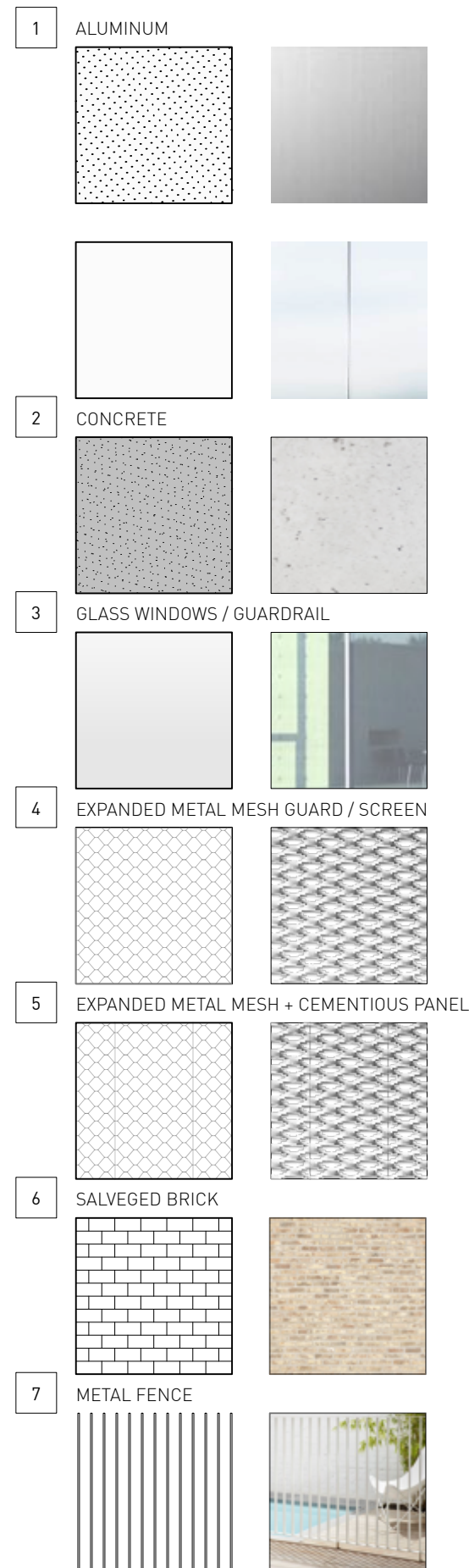
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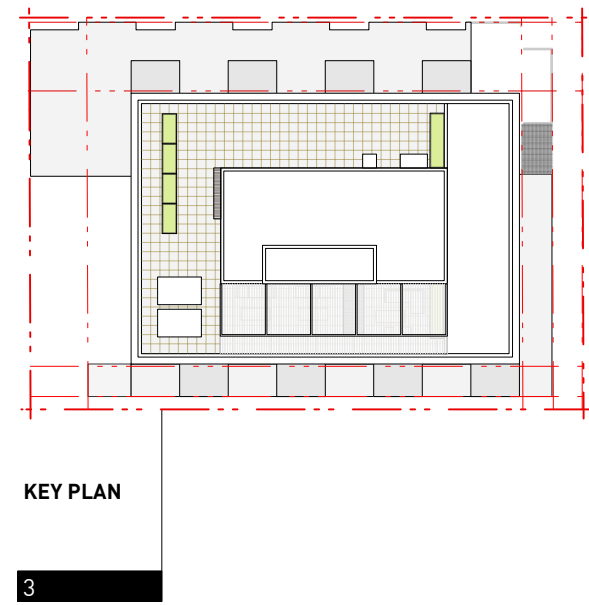
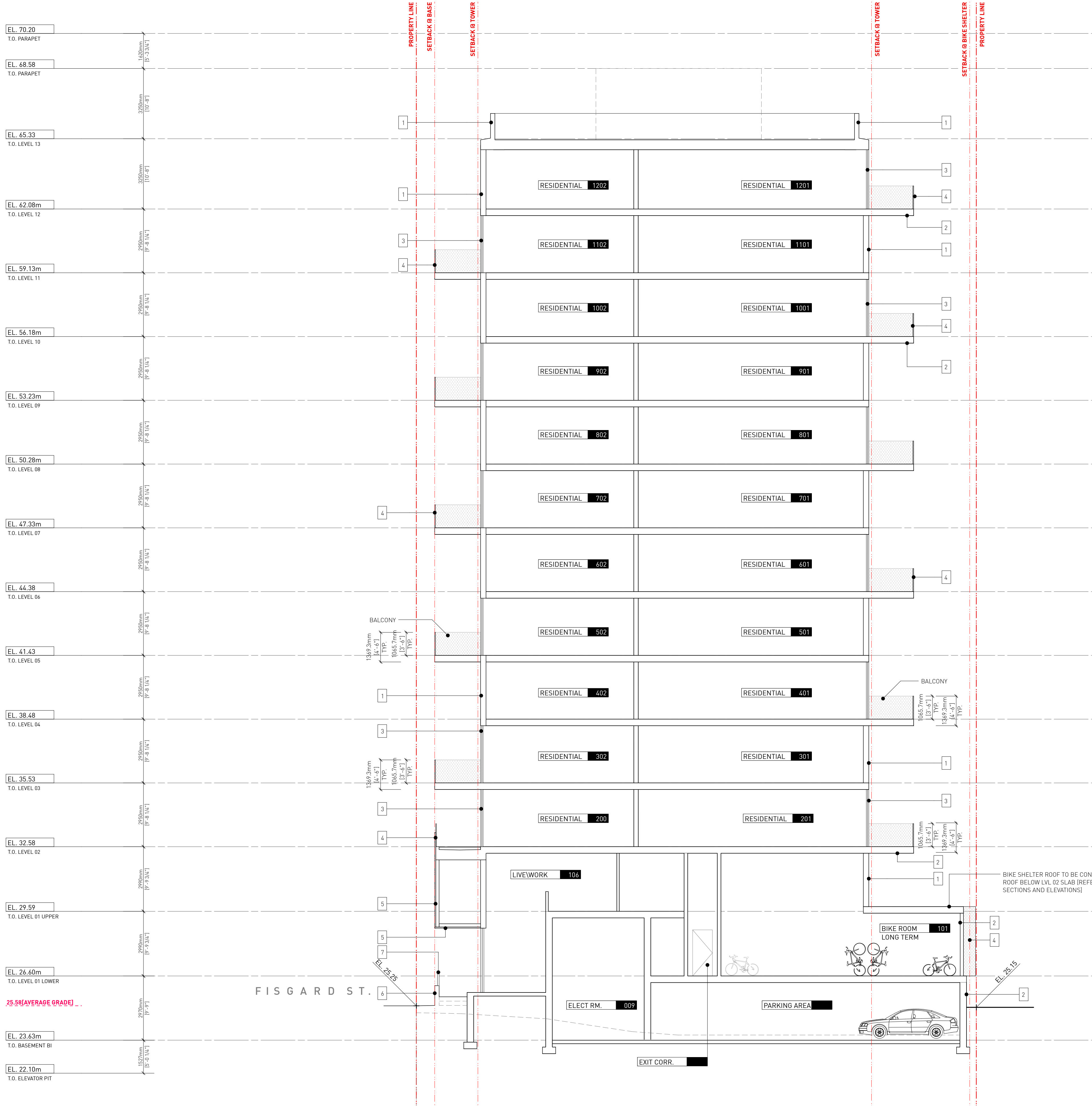
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A3.2



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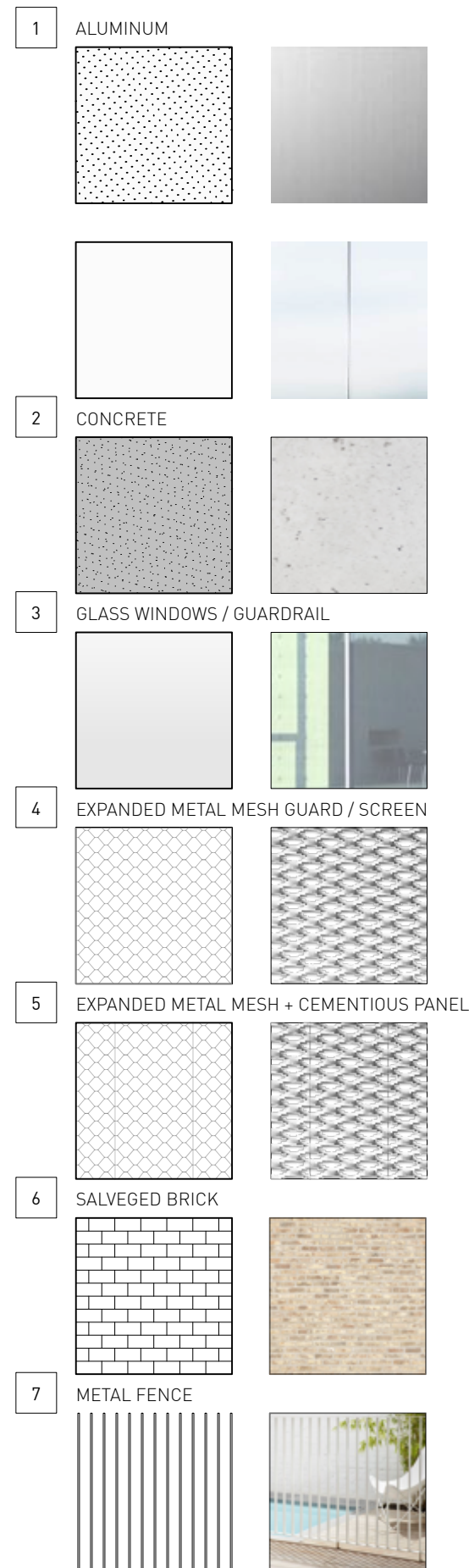
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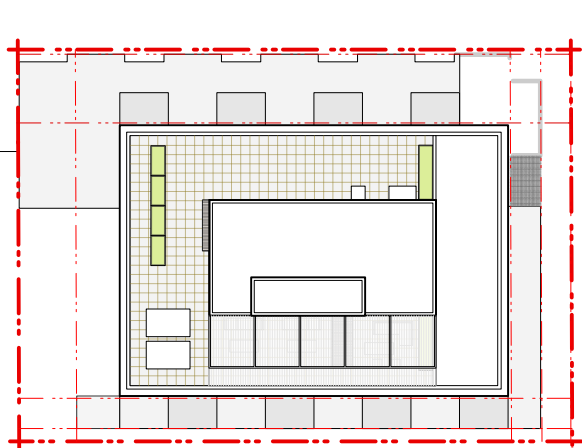
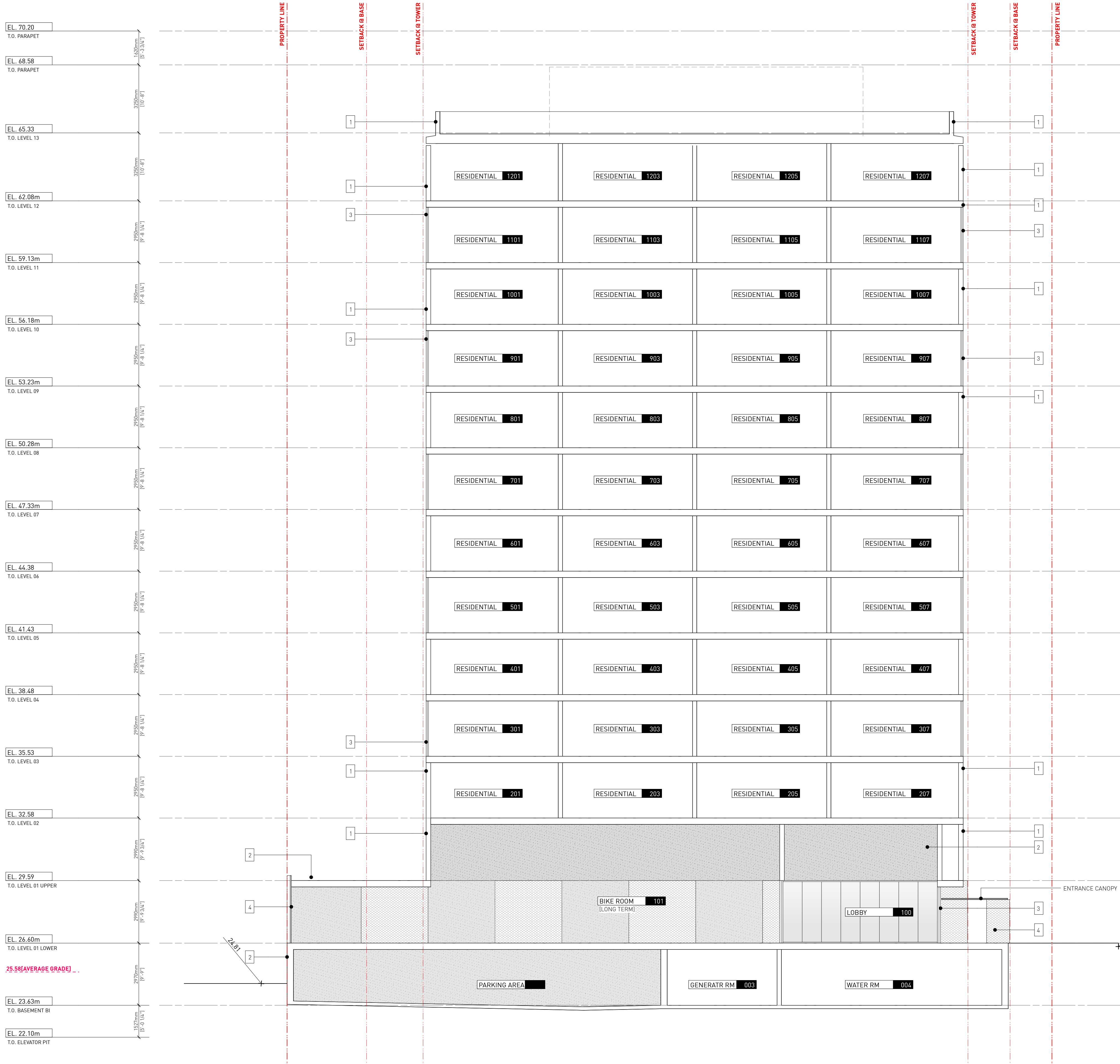
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A3.3



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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- 7 METAL FENCE

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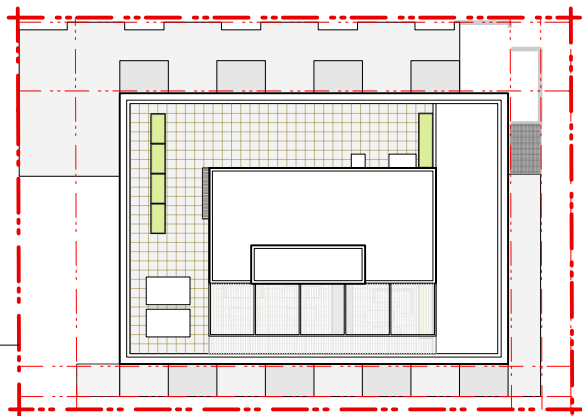
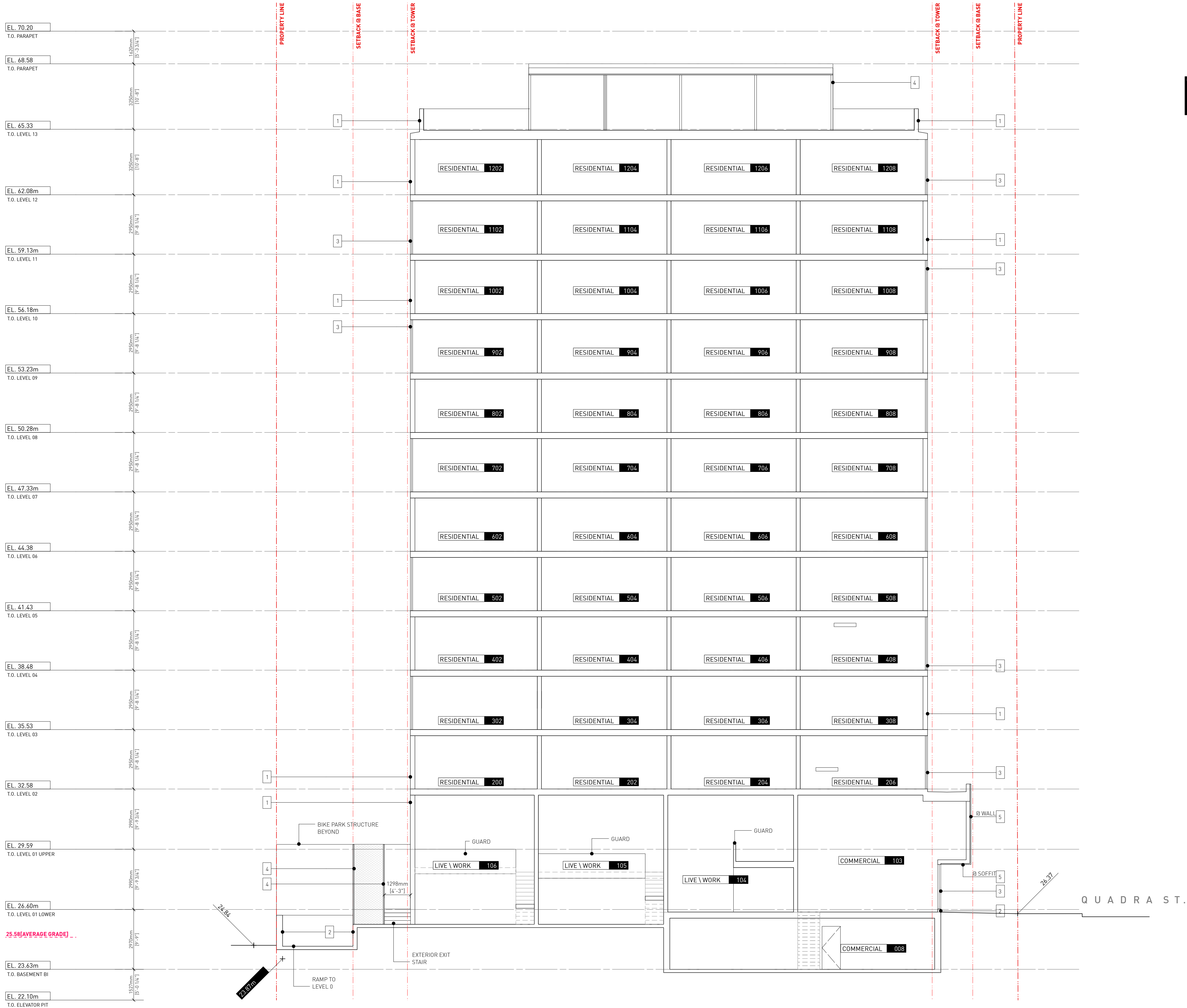
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KEY PLAN

- | | | |
|---|--|--|
| 1 | ALUMINUM | |
| 2 | CONCRETE | |
| 3 | GLASS WINDOWS / GUARDRAIL | |
| 4 | EXPANDED METAL MESH GUARD / SCREEN | |
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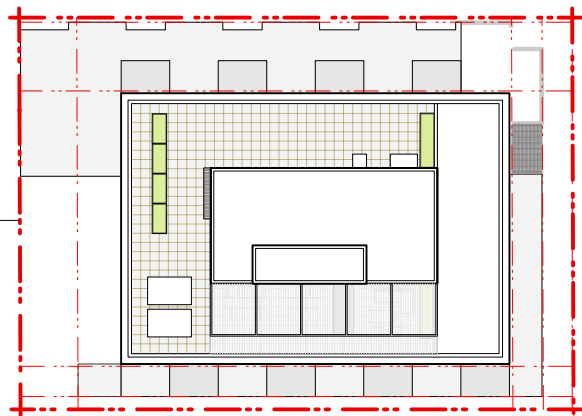
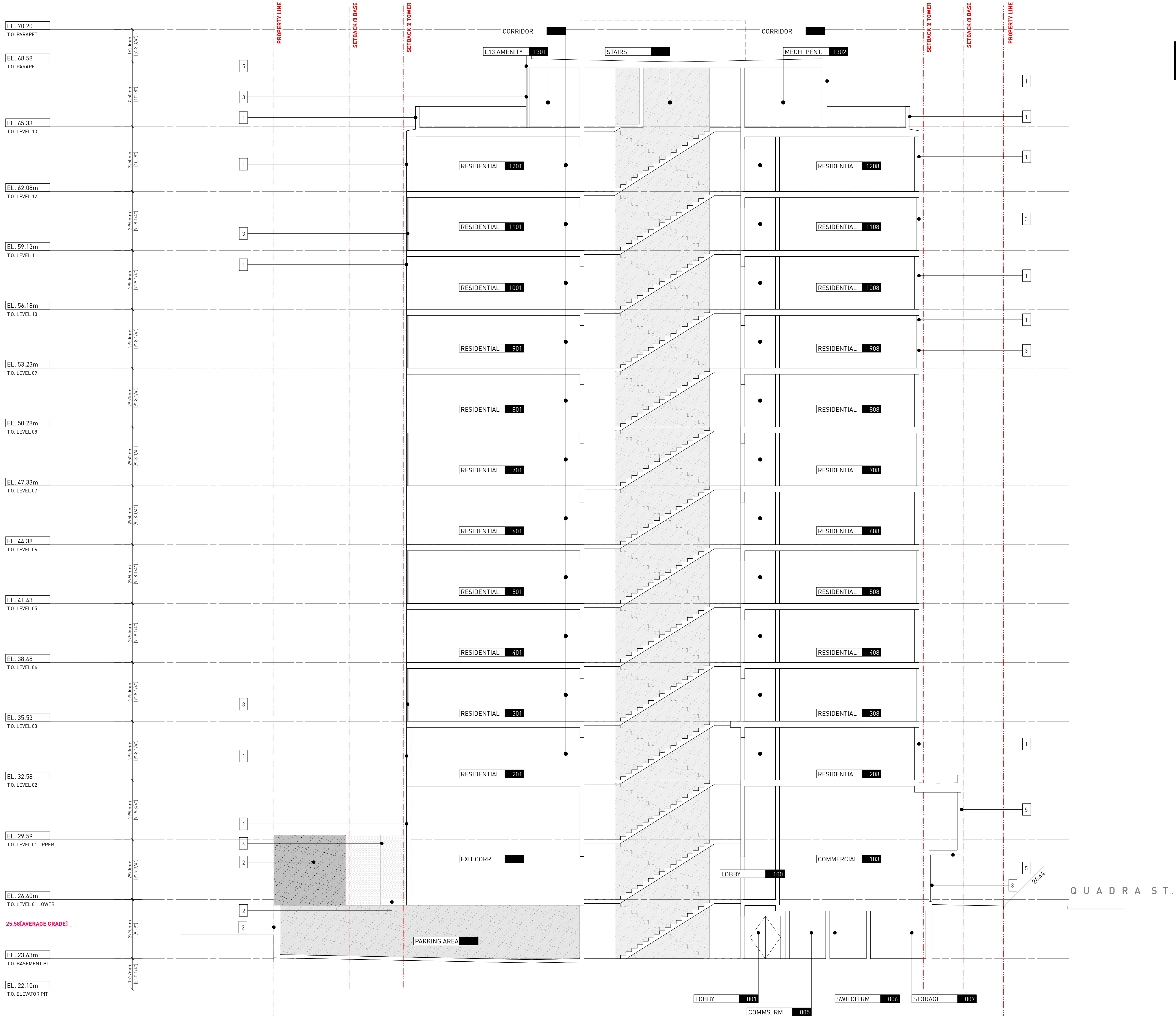
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BUILDING SECTION Project
0650
Sheet



KEY PLAN

- | | | |
|---|--|--|
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| 2 | CONCRETE | |
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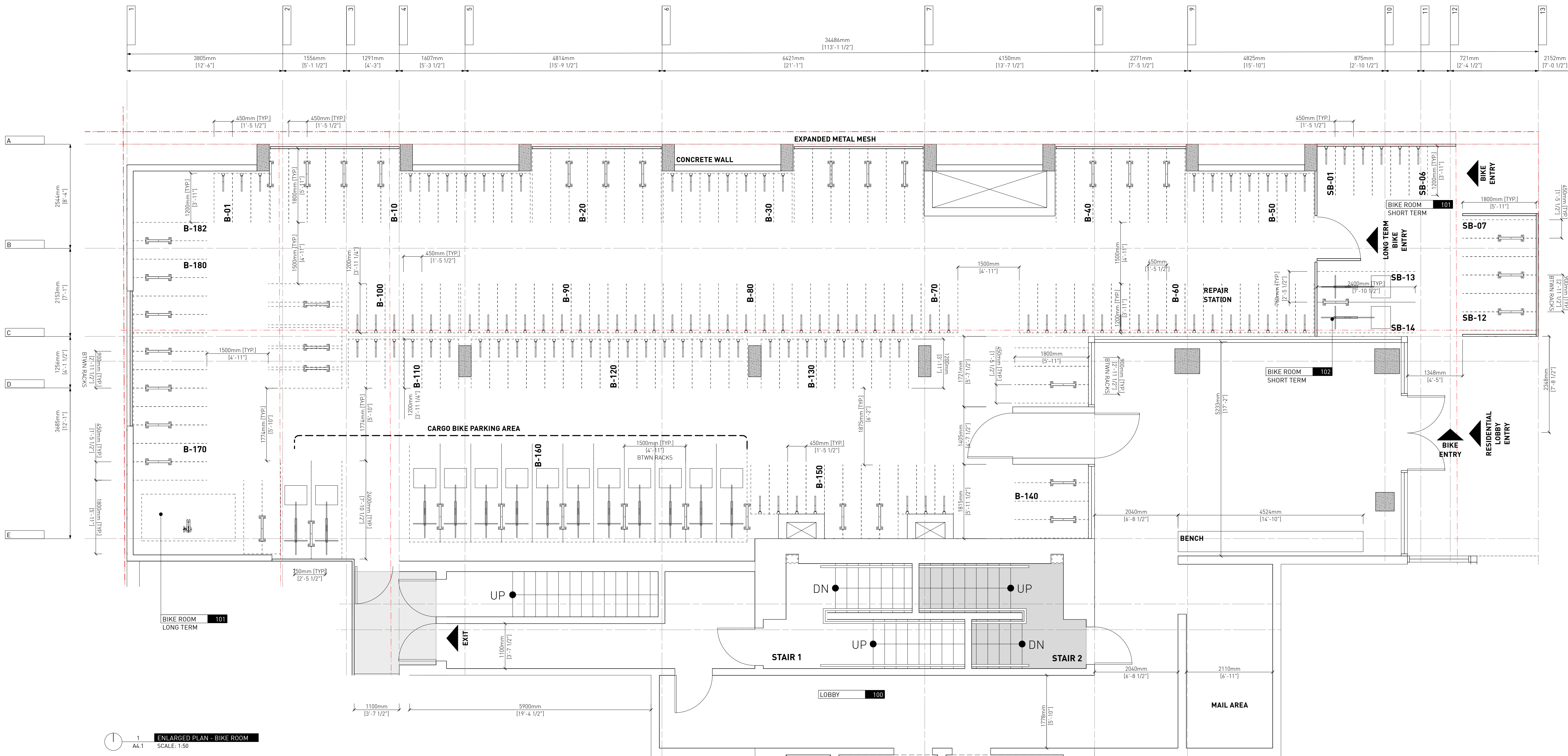
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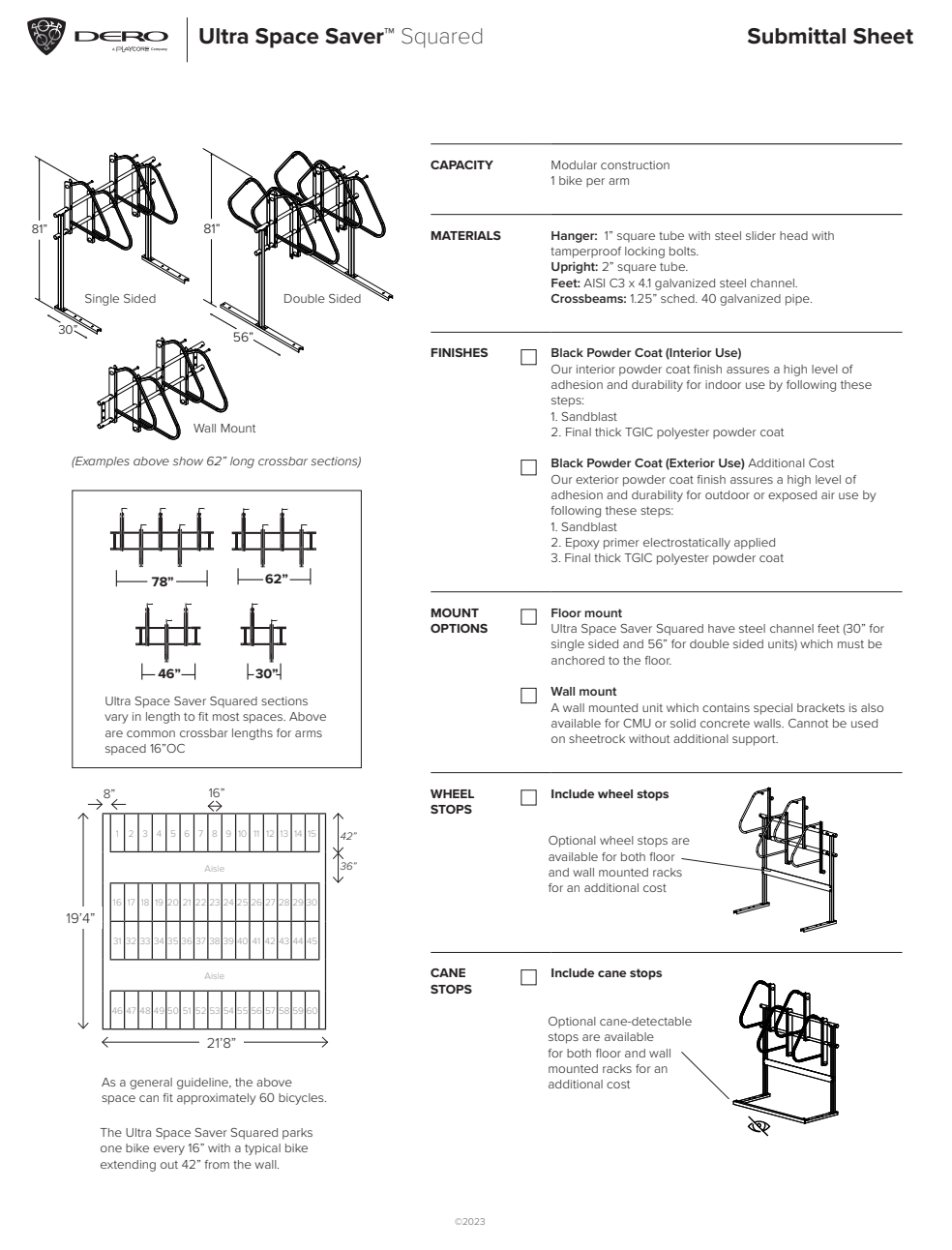
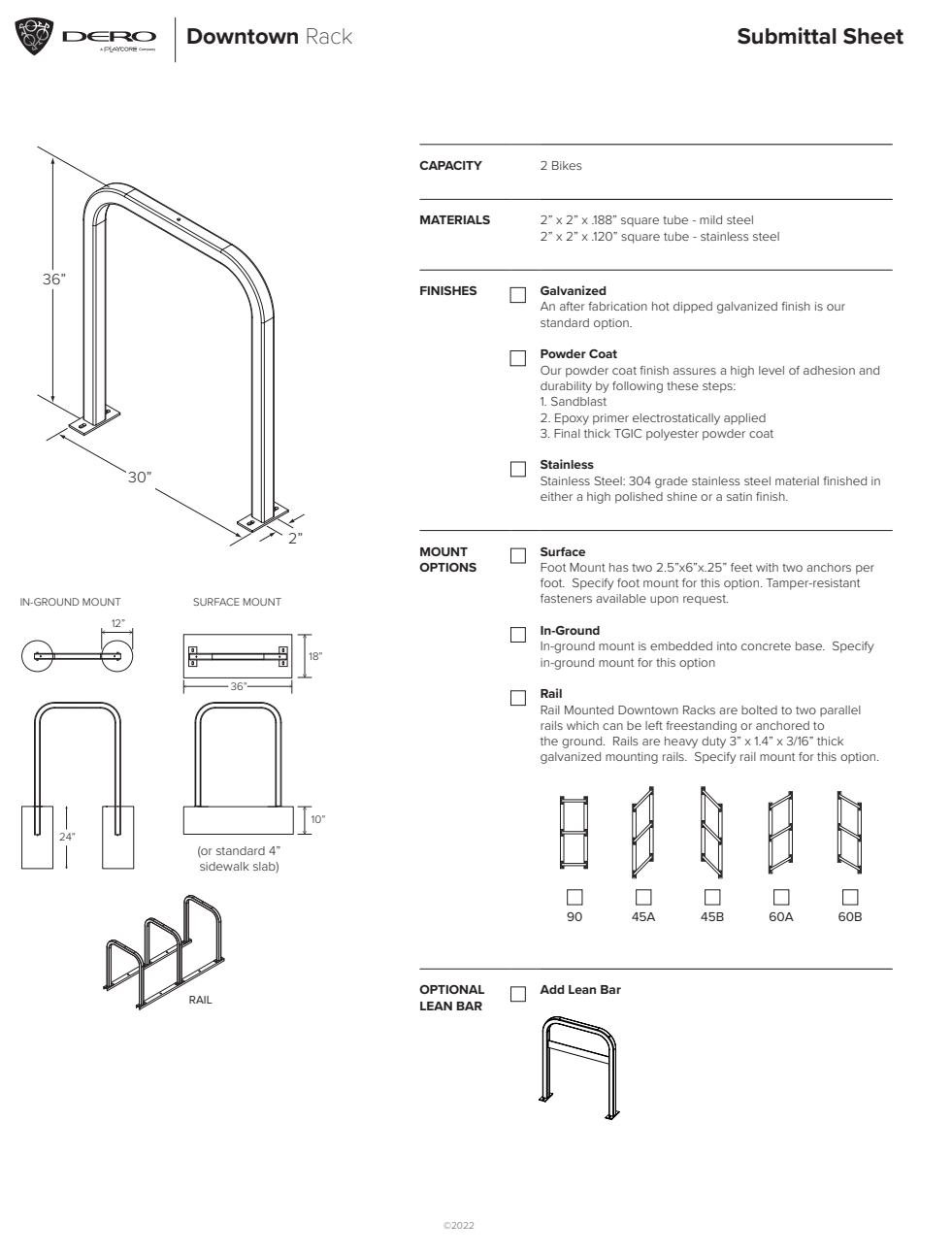


1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING SECTION Project
0650
Sheet



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



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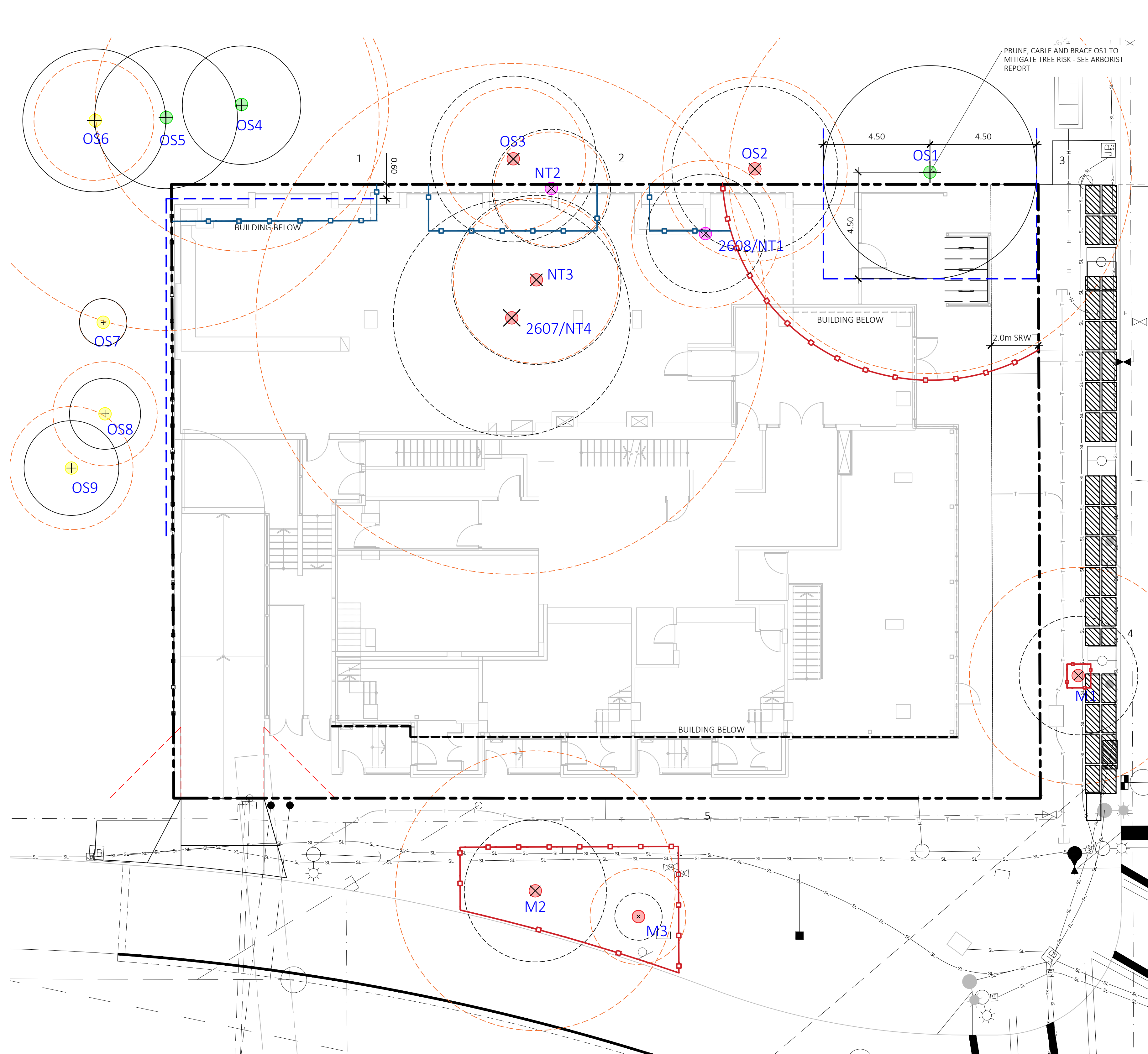
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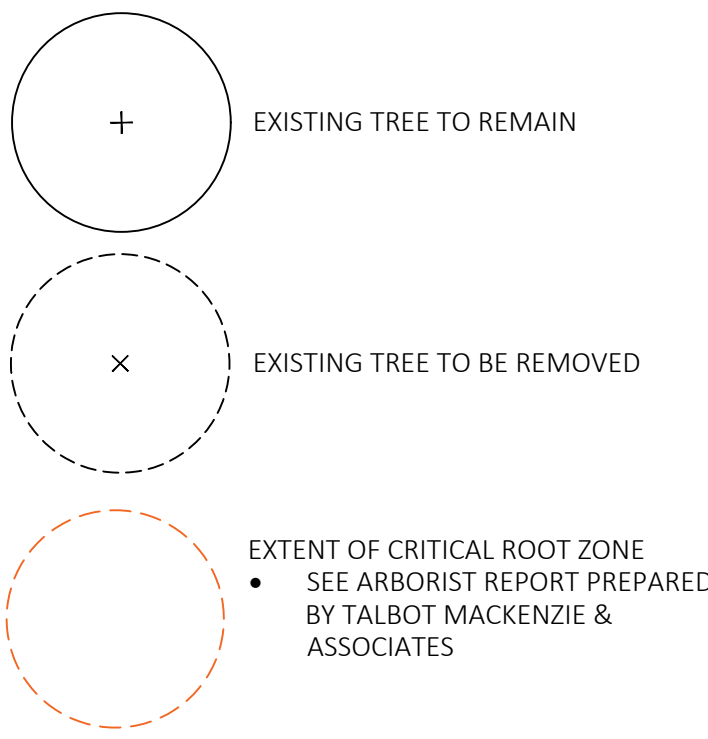
1702 QUADRA STREET
+ 862 FISGARD STREET

ENLARGED PLAN - BIKE ROOM
Project 0650
Sheet

A4.1



TREE STATUS LEGEND



- 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

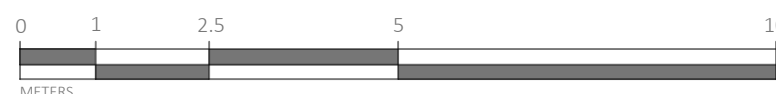
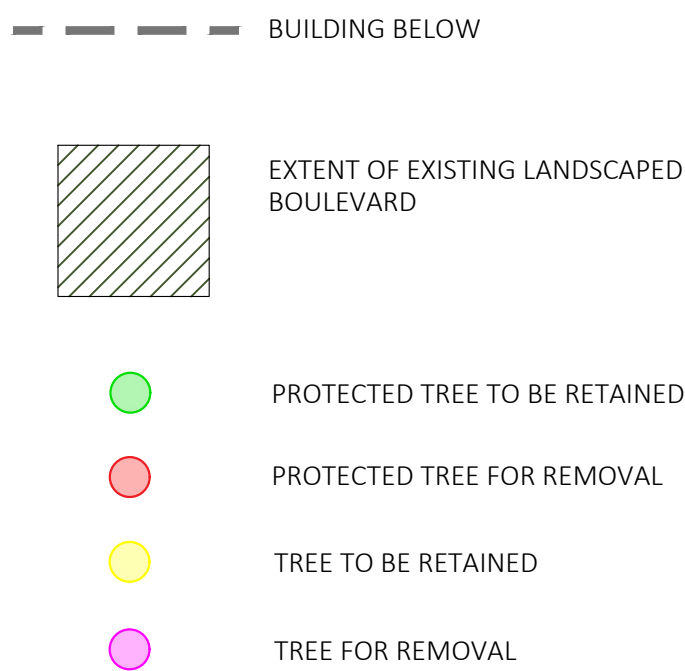


TABLE 1. TREE INVENTORY

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 falling 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/declay 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
1102 Quadra Street
Prepared for Anyza Developments

Page 4

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

8.4. TREE IMPACT SUMMARY TABLE

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

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

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

NOTES:

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



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

PROJECT NAME:
THE ABBEY

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

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

SEAL



NORTH ARROW



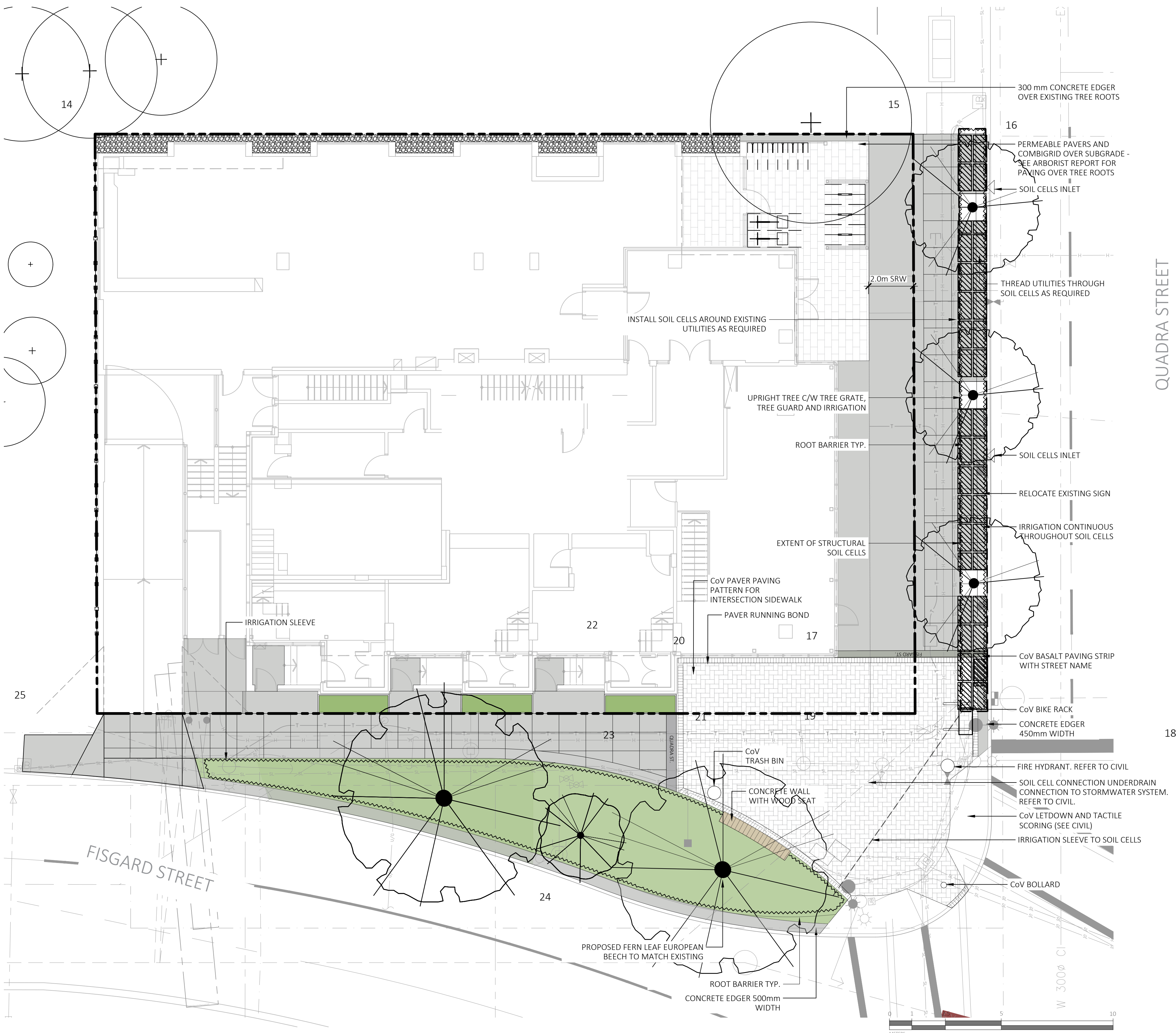
DRAWING TITLE:

TREE REMOVAL &
PROTECTION PLAN

DWG NO:

LO

SCALE: 1:100



LEGEND

	PROPERTY LINE		CONCRETE EDGER		PLANTING BED (55m²)		6' HT BLACK METAL FENCING
	SRW		BASALT PAVER BANDING		ON-SITE PLANTING BED		MUNICIPAL SITE FURNITURE
	LINE OF FOUNDATIONS		ACCENT PAVING		ROOT BARRIER		BOLLARD (2)
	CONCRETE SIDEWALK		GRAVEL MAINTENANCE STRIP		PROPOSED MUNICIPAL STREET TREE		TRASH BIN (1)
	SIDEWALK INTERSECTION PAVING		STRUCTURAL SOIL CELLS (34.67m²)				TREE GRATE (3)
	SIDEWALK STREET NAME PAVING						TREE GUARD (3)
	TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS						
	SAW CUT JOINTING PATTERN						
	LIGHT BROOM FINISH						
	TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS						
	ABBOTSFORD CONCRETE; NATURAL GREY						
	PLACED ON SAND BED						
	POLYMERIC SAND JOINTS						
	TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS						
	BASALT PAVER BANDING						
	MORTAR SET						
	TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS						
	BASALT PAVER BANDING						
	MORTAR SET						

IRRIGATION

- ON-SITE:**
- ALL AT-GRADE LANDSCAPE BEDS AND ROOFTOP PLANTERS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - 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).
- OFF-SITE (MUNICIPAL)**
- MUNICIPAL PLANTING BED AND STREET TREES TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
 - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
 - DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
 - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
- 1) SLEEVING,
 - 2) OPEN TRENCH MAINLINE AND PRESSURE TEST,
 - 3) OPEN TRENCH AND LATERAL LINE,
 - 4) OPERATION AND COVERAGE, AND
 - 5) BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

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

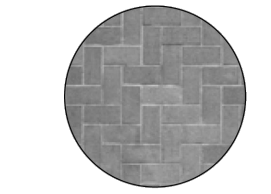
NEW TOWN PAVING MATERIALS

1 TROWEL JOINT CONCRETE



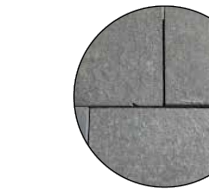
- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 CONCRETE UNIT PAVERS



- Dimensions: 225mm x 75mm x 60
- Installation Method: Mortar set
- Application: Paving field
- Colours: Natural grey
- Finish: Unsealed

3 BASALT PAVERS



- Dimensions: 300mm x 450mm x 60mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed

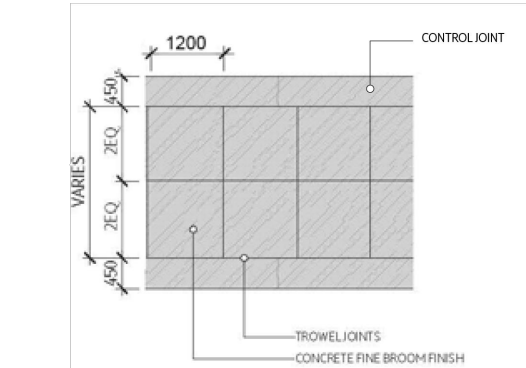


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NEW TOWN PAVING APPLICATIONS

1 SIDEWALK

- 300mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less eliminate 450mm banding along building face from the pattern



2 CORNERS

- Paving field
- 45° Herringbone field with single row soldier course
- Installation: Mortar set

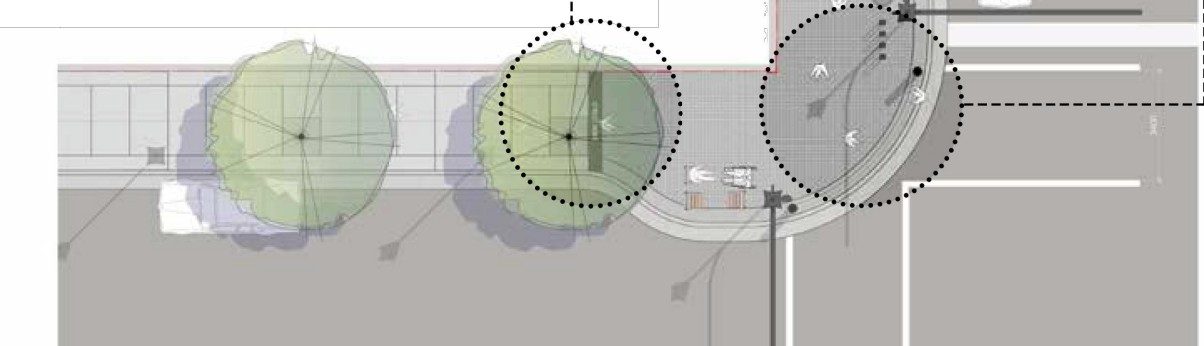
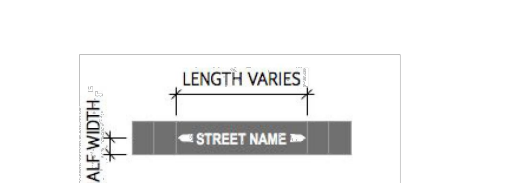
Tactile band

- continuous 450mm concrete band adjacent to curb with tactile scoring at 1st down



3 BASALT ENTRY BANDING WITH STREET NAME INSERT

- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streamline Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETSCAPE PLAN | 75

NEW TOWN PLANTING DETAILS

APPLICATION

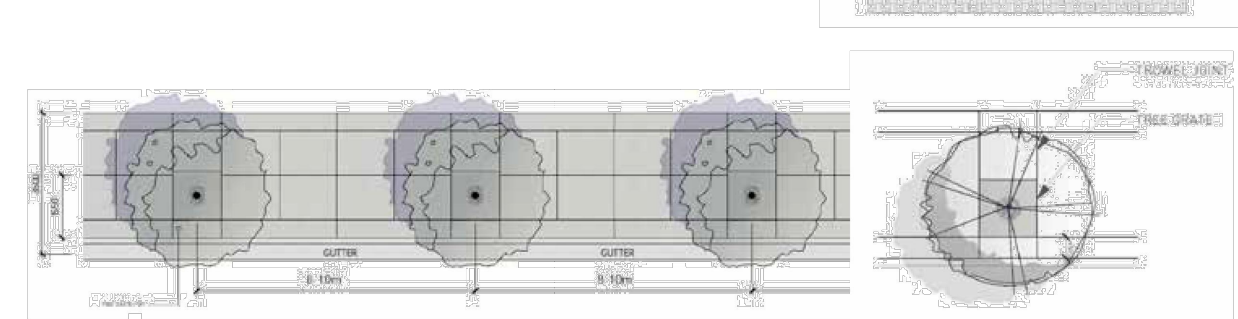
For all sidewalks in New Town area there are two types of trees-in-sidewalk condition:

1. Adaptation of existing tree locations to sidewalk improvements:

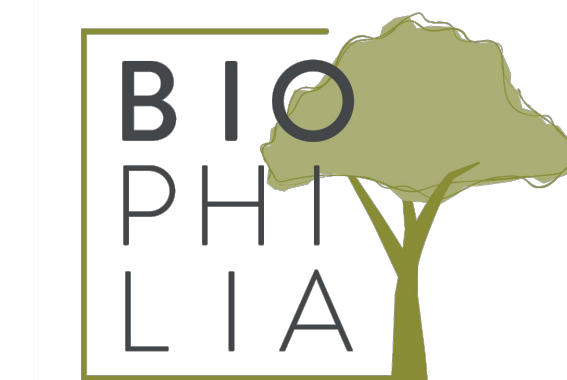
- Small modifications of proposed trowel joint pattern are recommended to best accommodate for existing tree locations. Detailed design and recommendations to be provided on a case-by-case basis for each improvement area.
- Use of proposed poured-in-place resin bound material instead of tree grates is highly recommended to best accommodate heaving and overgrown tree routes and larger tree trunks.

2. New development condition:

- A street tree spacing of between 8 - 10 metres is desired
- Tree grates should be set in a concrete band that runs across the sidewalk from curb to building face as illustrated on the diagram below with trowel joint defining the band always aligned with tree grates
- Street trees should be sized to correspond with architectural features of building frontage when possible



- Tree grates define bands in the sidewalk pattern as illustrated on the diagram above



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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SEAL



NORTH ARROW



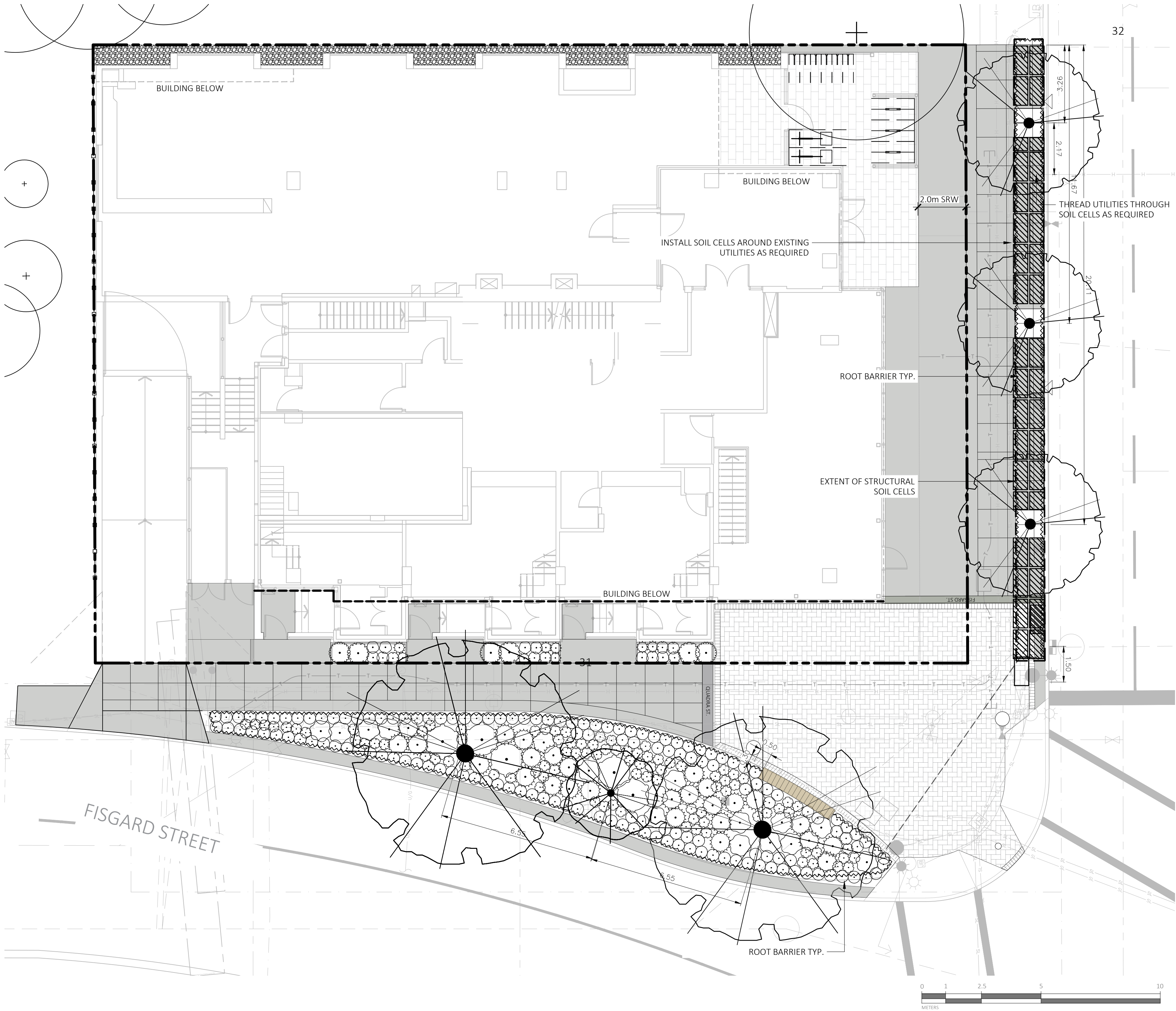
DRAWING TITLE:

LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

L1



PLANT SCHEDULE MAIN LEVEL

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

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

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

PLANT RATIOS - OFF SITE

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

PLANT RATIOS - ON SITE

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

MUNICIPAL BOULEVARD TREES

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

PRE-CONSTRUCTION MEETING

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

SHRUBS + PERENNIALS



DWARF MUGO PINE



EMERALD GREEN HEBE



CREEPING MAHONIA



MISCANTHUS



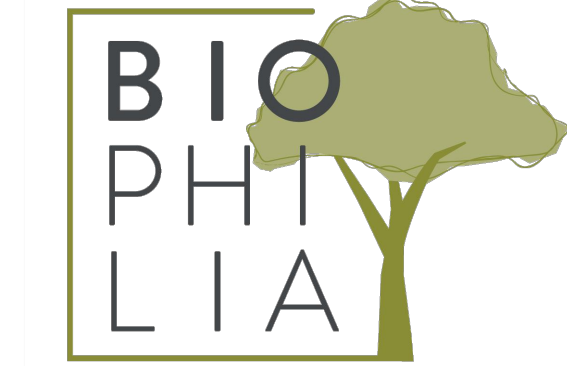
VERBENA



PRAIRIE FIRE SEDGE



NOOTKA ROSE



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SEAL



NORTH ARROW



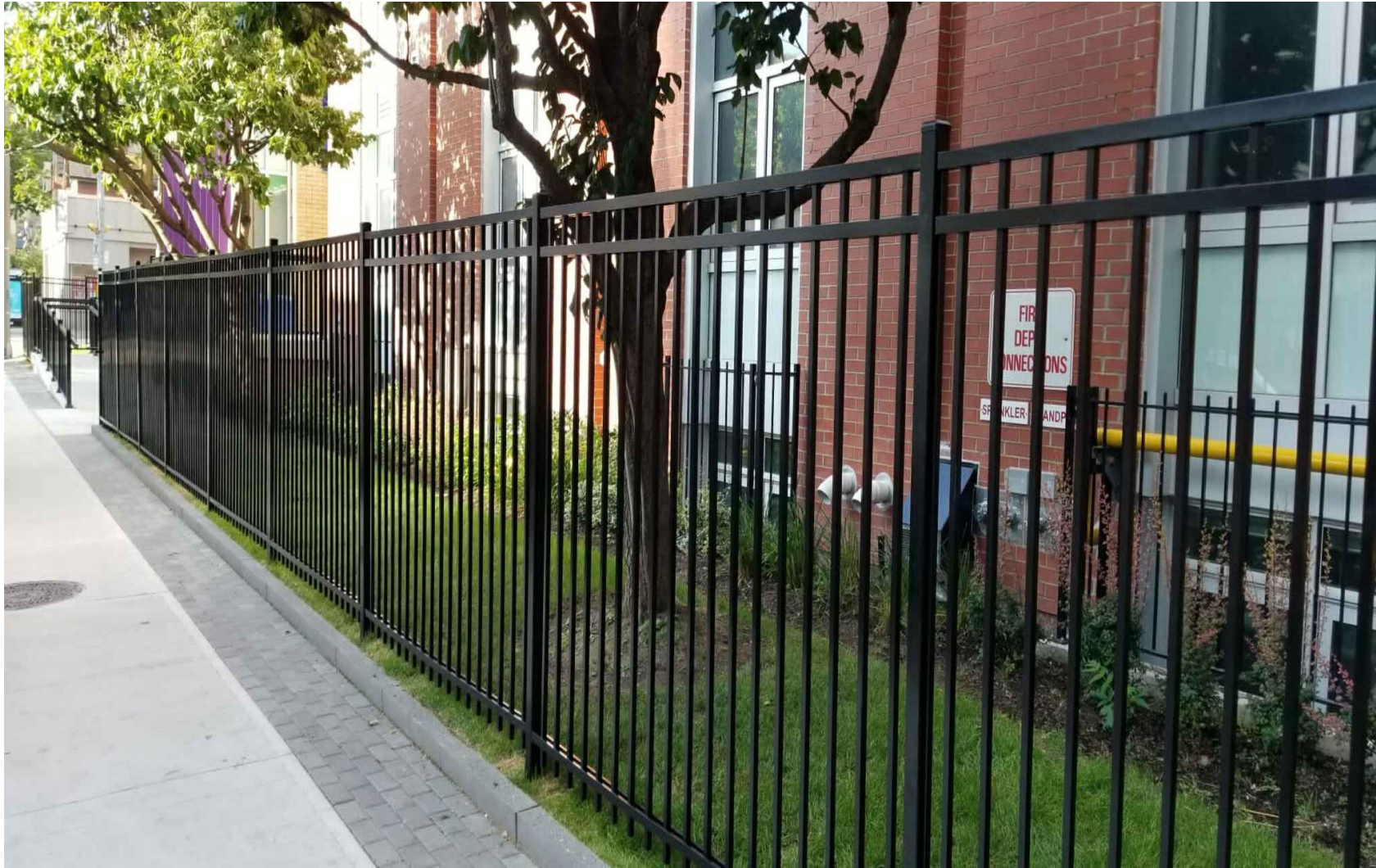
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PLANTING PLAN -
GROUND FLOOR

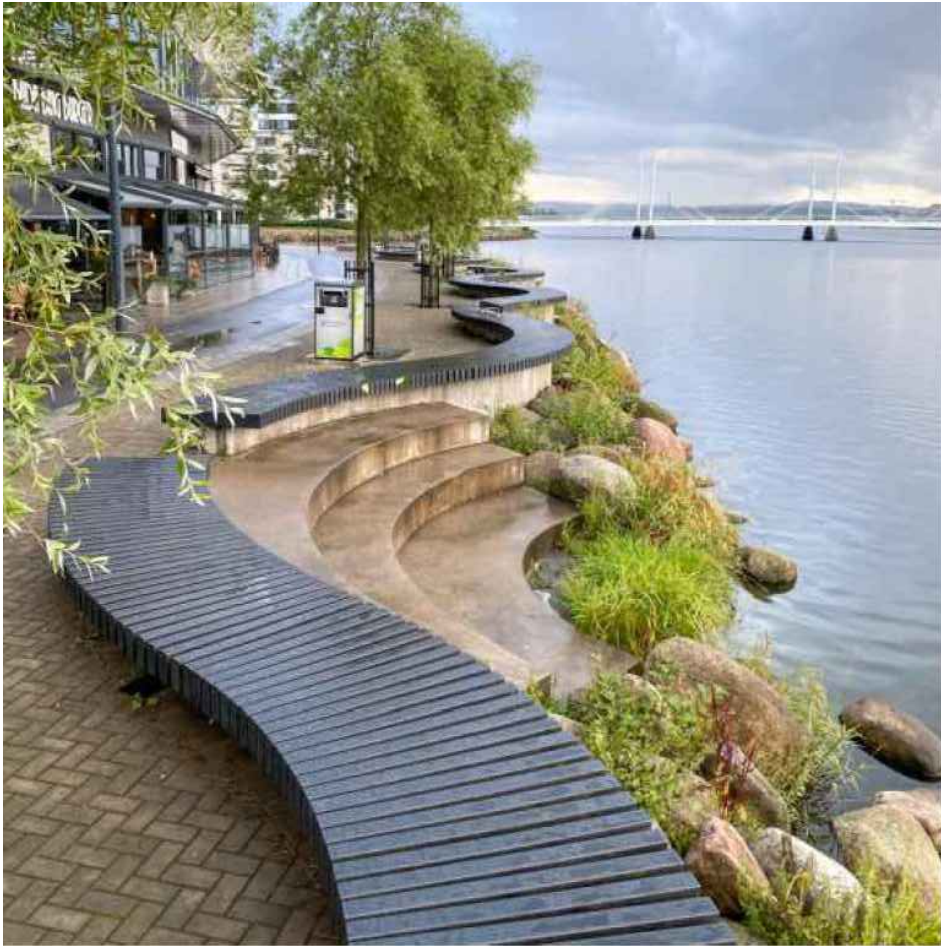
DWG NO:

SCALE: 1:100

L2



1 6' HT METAL PICKET FENCE
L3 NTS



3 CUSTOM SEAT WALL BENCH
L3 NTS

STANDARD BIKE RACK

PRODUCT TYPE:

PRODUCT NAME:

DESIGN STYLE:

MATERIALS:

COLOUR/ FINISH:

DIMENSIONS:

DISTRIBUTION:

MOUNTING:

MANUFACTURER:

SPECIAL NOTES:

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.

6 NEW TOWN BIKE RACK
L3 NTS



2 BELGARD AQUALINE PERMEABLE PAVER
L3 NTS

RELIANCE FOUNDRY BOLLARD

PRODUCT TYPE:

PRODUCT NAME:

DESIGN STYLE:

MATERIALS:

COLOUR/ FINISH:

DIMENSIONS:

DISTRIBUTION:

MOUNTING:

MANUFACTURER:

SPECIAL NOTES:

Type B Bollard

Reliance Foundry Bollard

Standard

Ductile Iron

Glossy Black (RAL 9017) Baked-on Powder Coat

35" Height

Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street

Surface Mount, Bolted to Concrete

Reliance Foundry

See Character area section of Streetscape Standards for specific location guidelines.

4 NEW TOWN BOLLARD
L3 NTS

NEW TOWN TREE GUARD

PRODUCT TYPE:

PRODUCT NAME:

DESIGN STYLE:

MATERIALS:

COLOUR/ FINISH:

DIMENSIONS:

DISTRIBUTION:

MOUNTING:

MANUFACTURER:

SPECIAL NOTES:

Tree Guard

Tree Guard

Standard

Galvanized Steel Pipe

Glossy Black (RAL 9017) Baked-on Powder Coat

48" Height, 18" Diameter

Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street

Surface Mount

City of Victoria

See Character area section of Streetscape Standards for specific location guidelines.

TREE GUARD FABRICATED BY COV PUBLIC WORKS

TO ORDER CONTACT PARKS DIVISION: 250-361-0600

7 NEW TOWN TREE GUARD
L3 NTS

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

MODERN METAL BIN

PRODUCT TYPE:

PRODUCT NAME:

DESIGN STYLE:

MATERIALS:

COLOUR/ FINISH:

DIMENSIONS:

DISTRIBUTION:

MANUFACTURER:

SPECIAL NOTES:

Type A Litter Bin with Recycling Component

Modern Metal Bin

Modern

Metal Frame

Glossy Black (RAL 9017) Baked-on Powder Coat

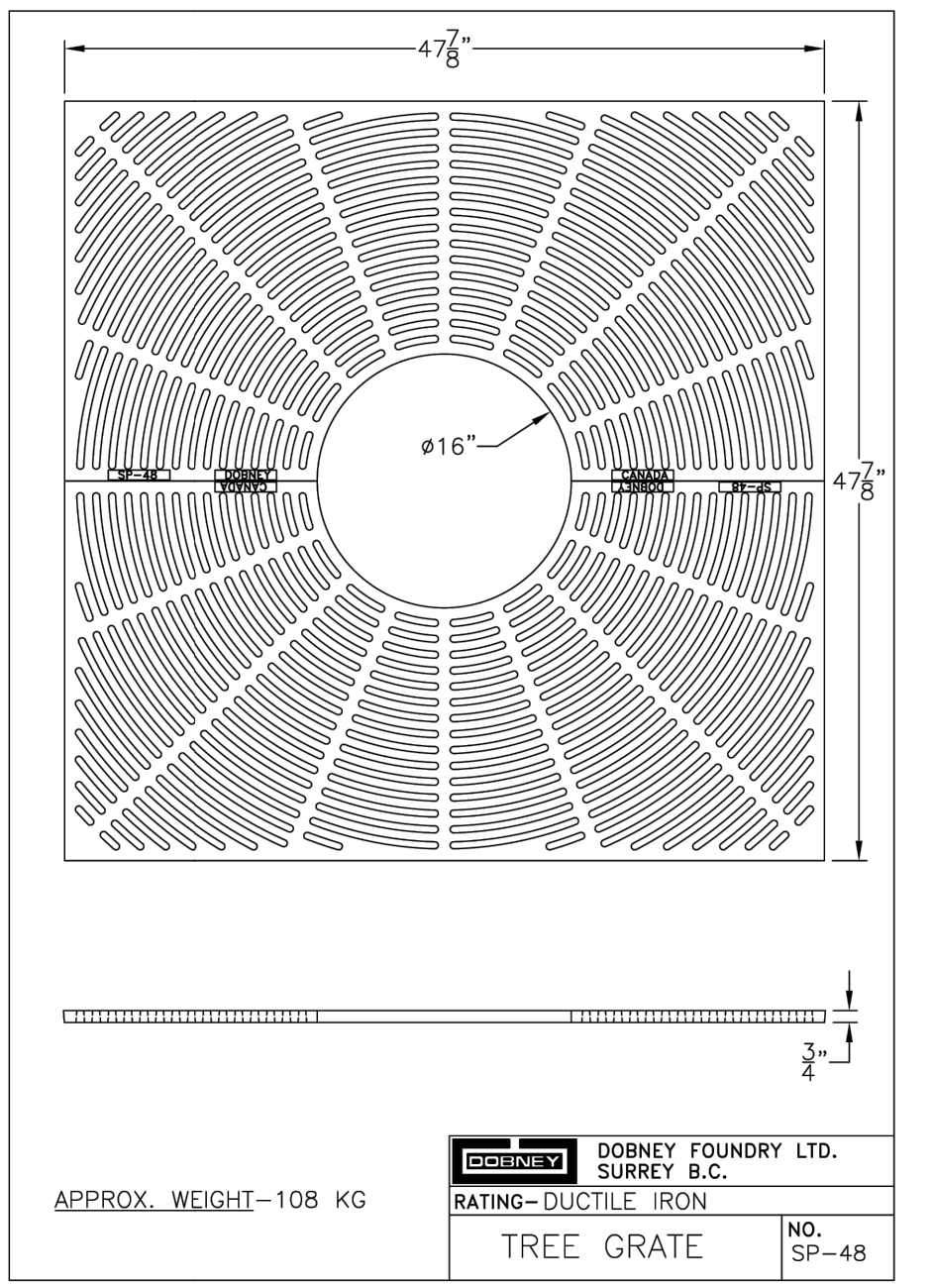
42" Height

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.

5 NEW TOWN LITTER RECEPTACLE
L3 NTS



8 NEW TOWN TREE GRATE
L3 NTS



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6		

SEAL



NORTH ARROW



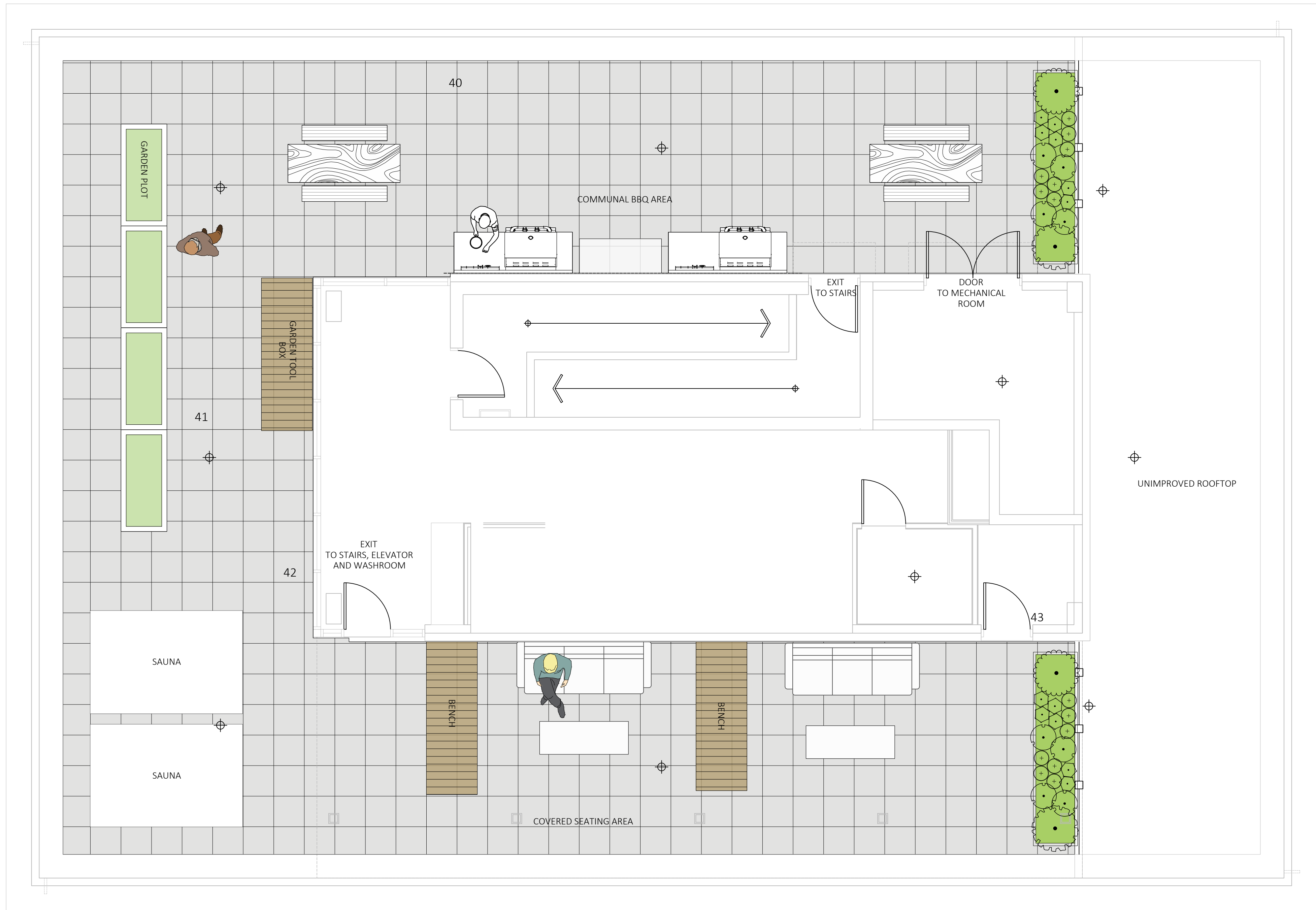
DRAWING TITLE:

LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

L3



LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

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

WOOD BENCH

GUARDRAIL

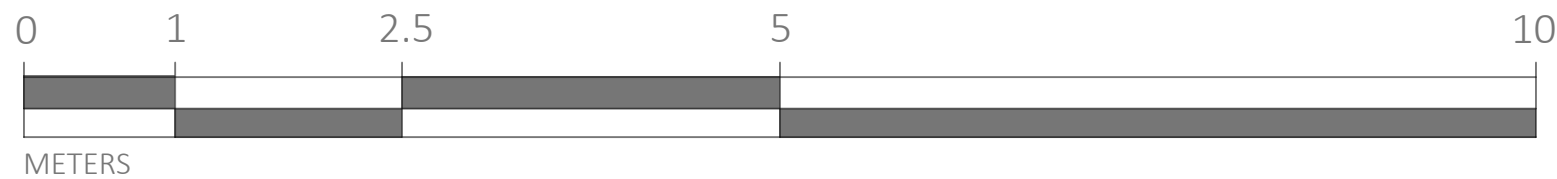
- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

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



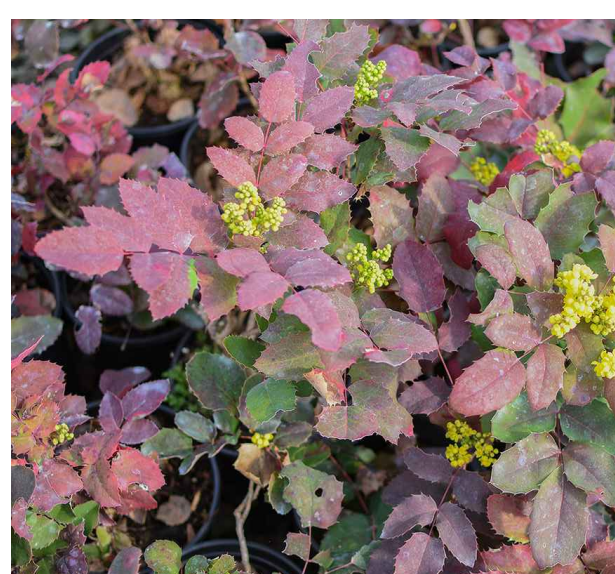
DWARF MUGO PINE



FIREFLY HEATHER



PRAIRIE FIRE SEDGE



CREEPING MAHONIA



MISCANTHUS



VERBENA

PLANT SCHEDULE ROOFTOP

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



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SEAL



NORTH ARROW



DRAWING TITLE:

SITE PLAN - ROOFTOP
AMENITY

DWG NO:

L4

SCALE: 1:50