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contact: Daniel Saxton (250) 384-3434 dsaxton@greatervichousing.org

ARCHITECT

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CIVIL ENGINEER

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

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contact: Tamara Bonnemaison tel: email: (250) 412-2891 tamara@mdidesign.ca

Murdoch deGreef Inc. 200 - 524 Culduthel Road Victoria, BC V8Z 1G1

LANDSCAPE ARCHITECT STRUCTURAL ENGINEER

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

AME Group 721 Johnson Street Victoria, BC V8W 1M8

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

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

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

Herold Engineering Limited 1051 Vancouver Street Victoria, BC

ENVELOPE CONSULTANT

V8V 4T6

contact: Brady Taylor

(250) 590-4875 email: BTaylor@heroldengineering.com **ENERGY MODELLING**

(604) 684-5995

email: marctrudeau@amegroup.ca

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

tel:

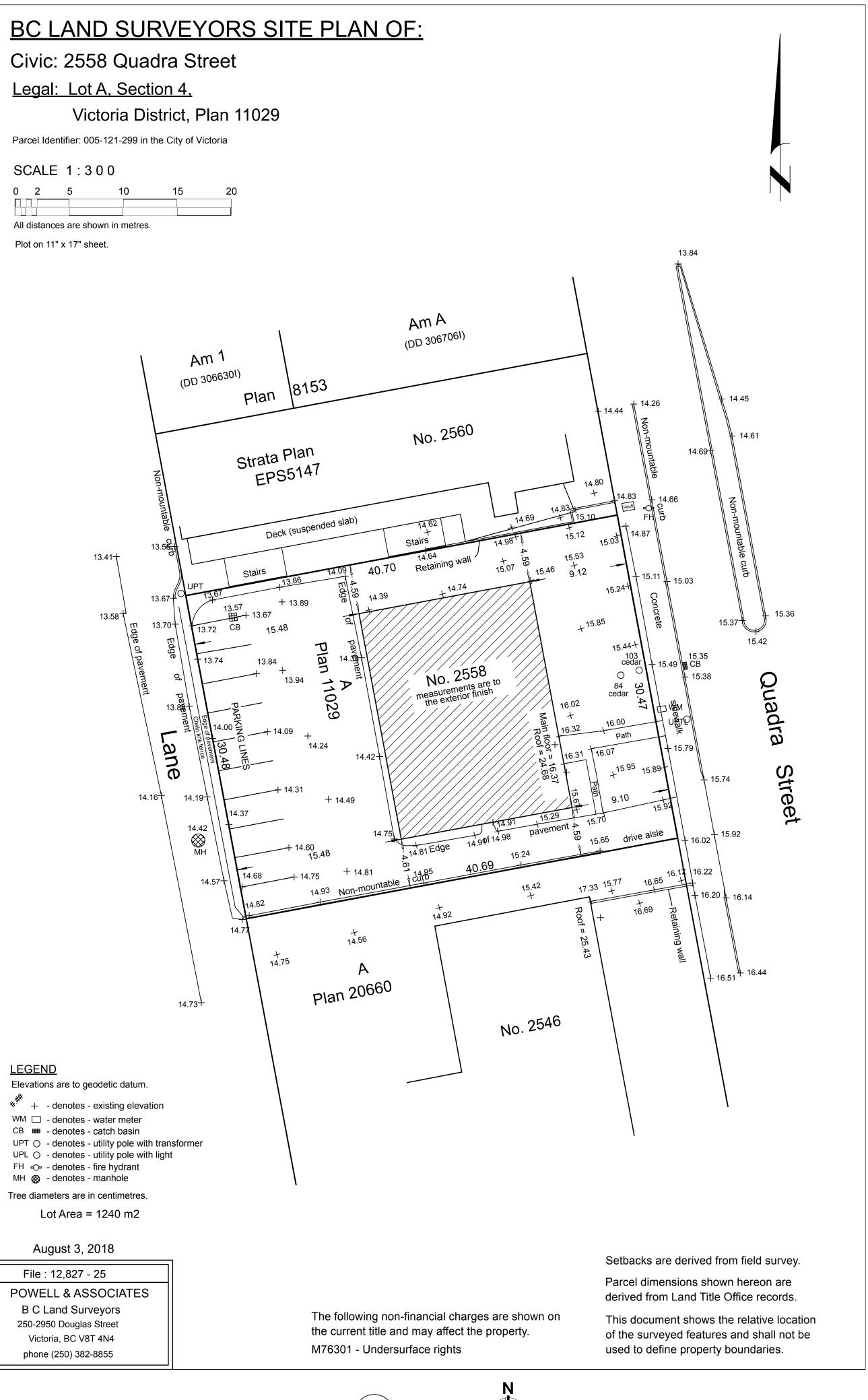
Ryzuk Geotechnical. 28 Crease Avenue Victoria, BC V8Z 1S3 contact: Marc Trudeau

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

GEOTECHNICAL ENGINEER

2558 Quadra

RESUBMITTED FOR DEVELOPMENT PERMIT OCTOBER 16, 2025



DRAWING INDEX ARCHITECTURAL A001 PROJECT INFORMATION A002 ASSEMBLIES A101 ARCHITECTURAL SITE PLAN A102 PARKADE PLAN A103 PARKADE REFLECTED CEILING PLAN A104 SUSPENDED SLAB PLAN A201 LEVEL 1 PLAN A202 LEVELS 2 - 5 PLANS A203 ROOF PLAN A204 LEVELS 1-5 REFLECTED CEILING PLANS A301 EXTERIOR ELEVATIONS A401 BUILDING SECTIONS A402 BUILDING SECTIONS A501 WALL SECTIONS A502 WALL SECTIONS A601 ENLARGED LEVEL 1 PLAN

A602 ENLARGED LEVEL 2 PLAN A603 ENLARGED LEVELS 3 - 4 PLAN A604 ENLARGED LEVEL 5 PLAN A605 UNIT PLANS A606 INTERIOR ELEVATIONS A607 INTERIOR ELEVATIONS A701 FINISH AND DOOR SCHEDULES A702 DOOR, FRAME, AND WINDOW TYPES A801 DETAILS A802 DETAILS A803 DETAILS A804 DETAILS A805 DETAILS

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LANDSCAPE L1.01 LANDSCAPE MATERIALS L3.01 PLANTING PLAN

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S1.04 GENERAL NOTES S1.05 GENERAL NOTES S1.06 GENERAL NOTES S1.07 LOADING PLAN S2.01 PARKADE PLAN S2.02 LEVEL 1 PLAN S2.02a LEVEL 1 SLAB REINFORCING PLAN

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S3.01 SECTIONS S3.02 SECTIONS S3.03 SECTIONS

MECHANICAL M001 COVER SHEET M102 MECHANICAL PARKADE PLAN M201 MECHANICAL LEVEL 1 PLAN M202 MECHANICAL LEVEL 2 PLAN M203 MECHANICAL LEVEL 3-4 PLAN M204 MECHANICAL LEVEL 5 PLAN M502 TYPICAL SUITE LAYOUTS

M601 DOMESTIC WATER SCHEMATIC M602 PLUMBING SCHEMATIC **ELECTRICAL** E1.0 SITE PLAN, LEGEND AND DETAILS

E1.1 DETAILS E1.2 RISERS E1.3 SCHEDULES E1.4 PMT GROUNDING DETAILS E2.0 PARKADE ELECTRICAL LAYOUT E2.1 LEVEL 1 ELECTRICAL LAYOUT

E2.2 LEVEL 2 ELECTRICAL LAYOUT E2.3 LEVEL 3 ELECTRICAL LAYOUT E2.4 LEVEL 4 ELECTRICAL LAYOUT

E2.5 LEVEL 5 ELECTRICAL LAYOUT E2.6 ROOF ELECTRICAL LAYOUT

PROJECT INFORMATION

CIVIC ADDRESS 2558 QUADRA STREET

LEGAL DESCRIPTION

LOT A, SECTION 4, VICTORIA DISTRICT PLAN 11029

SITE AREA 1239.7 SM

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

BUILDING HEIGHT 5 STOREYS, 17.250 M (BCBC)

BUILDING AREA 700 SM (BCBC)

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

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

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

VEHICLE PARKING PARKADE 22 SURFACE 8 TOTAL 30

BICYCLE PARKING LONG TERM SHORT TERM 10 **VICTORIA ZONING BYLAW SUMMARY**

CVD-1, COMMUNITY VILLAGE DISTRICT

COMMERCIAL RESIDENTIAL

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

LOT COVERAGE

AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA 1014/1239.7 = 82%

ALLOWABLE COVERAGE IN ZONE IS 80%. VARIANCE REQUIRED.

LANDSCAPE AREA

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

SETBACKS ALLOWABLE **PROPOSED** FRONT 3.2 M SIDE 0 M 2.5 M REAR 2.9 M* * BUILDING IS SETBACK 6.5 M BUT STAIR AND RAMP PROJECT INTO REQUIRED SETBACK 1.1 M MORE THAN THE 2.0 M ALLOWABLE. VARIANCE REQUIRED.

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

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

VEHICLE PARKING AFFORDABLE RENTAL UNITS < 45 SM .2 X 20 = 4 45 - 70 SM .5 X 16 = 8 > 70 SM .75 X 4 SUB-TOTAL **VISITOR** .1 X 40 = 4 **COMMERCIAI** 319/20 TOTAL REQUIRED

BICYCLE PARKING LONG TERM

PROVIDED

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

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

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018, DIVISION B - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)

BELOW GRADE PARKADE -GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL GROUND FLOOR COMMERCIAL RETAIL UNIT (CRU) - ANY OF THE

GROUP A2 - ASSEMBLY

GROUP D - BUSINESS AND PERSONAL SERVICES LEVELS 2 - 5 -

GROUP C - RESIDENTIAL

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

A2/C - 1 HOUR C/D - 1 HOUR

C/E - 2 HOUR

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 3.2.2.24 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED

FIRE SUPPRESSION - FULLY SPINKLERED ALLOWABLE HEIGHT - 6 STOREYS ALLOWABLE AREA - ANY **CONSTRUCTION - NON COMBUSTIBLE** FLOOR ASSEMBLIES - 1 HOUR SUPPORTING WALLS AND STRUCTURE - 1 HOUR

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

SUPPORTING WALLS AND STRUCTURE - 1 HOUR

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

SUPPORTING WALLS AND STRUCTURE - 1 HOUR

SUPPORTING WALLS AND STRUCTURE - 2 HOUR

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

ACTUAL SIZE AND CONSTRUCTION

PARKADE -FIRE SUPPRESSION - FULL SPRINKLERED **HEIGHT - 1 STOREY**

AREA - 880 SM **CONSTRUCTION - NON COMBUSTIBLE** FLOOR ASSEMBLY - 2 HOUR SUPPORTING WALLS AND STRUCTURE - 2 HOUR

BUILDING -

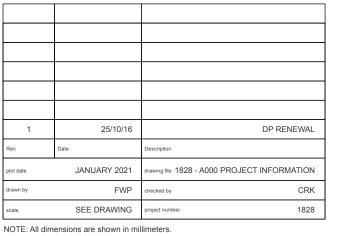
FIRE SUPPRESSION - FULLY SPRINKLERED HEIGHT - 5 STOREYS, 17.250 M AREA - 700 SM CONSTRUCTION LEVEL 1 - NON COMBUSTIBLE (INCLUDING FLOOR ABOVE)

FLOOR ASSEMBLY LEVEL 2 - 2 HOUR (NON COMBUSTIBLE) LEVELS 3 - 5 - 1 HOUR

LEVELS 2 - 5 - COMBUSTIBLE (EXCEPT LEVEL 2 FLOOR)

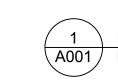
SUPPORTING WALLS AND STRUCTURE LEVEL 1 - 2 HOUR LEVELS 2 - 5 - 1 HOUR

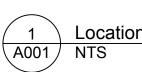
ROOF ASSEMBLY - NONE



ISSUED FOR **DEVELOPMENT PERMIT**

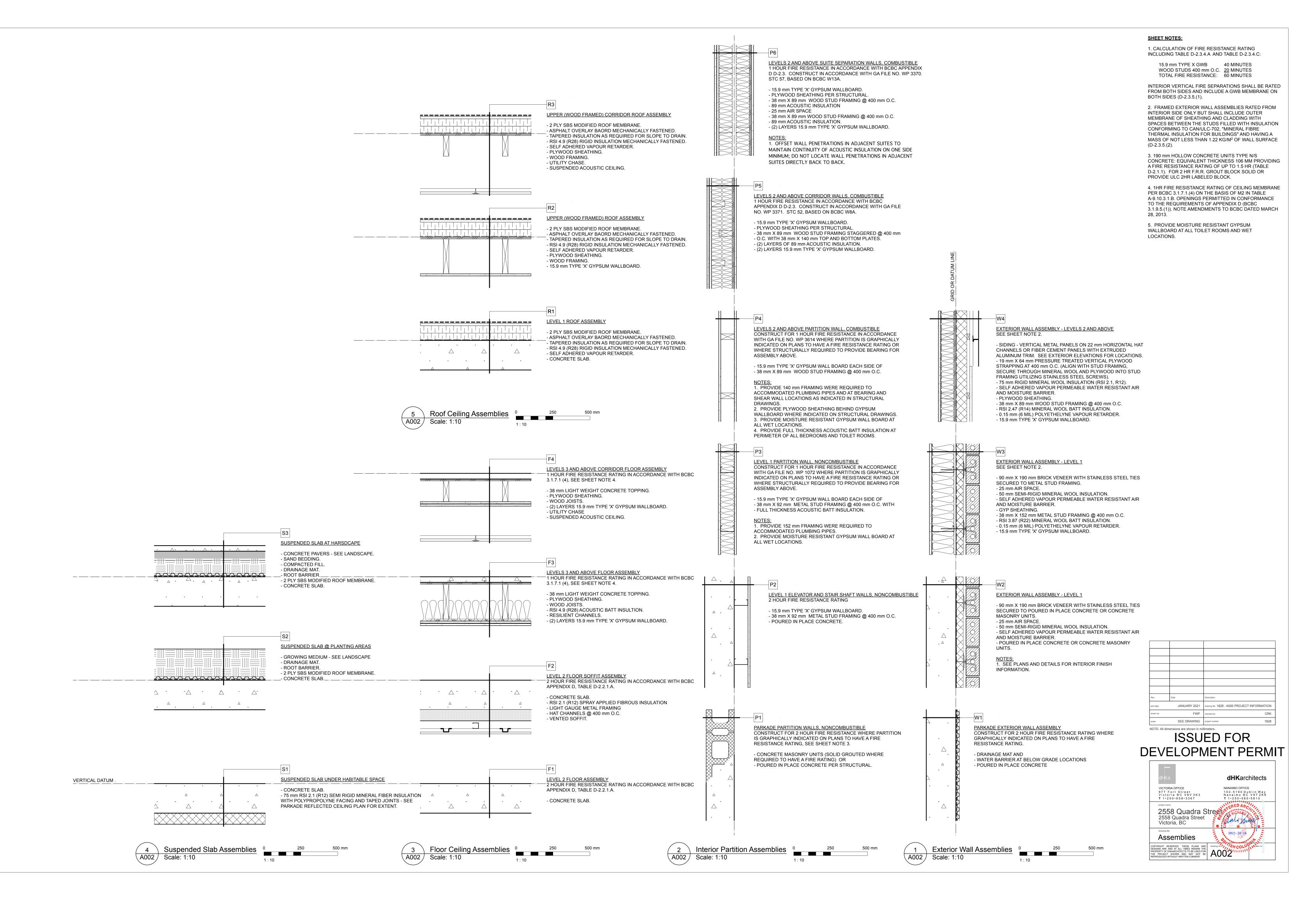


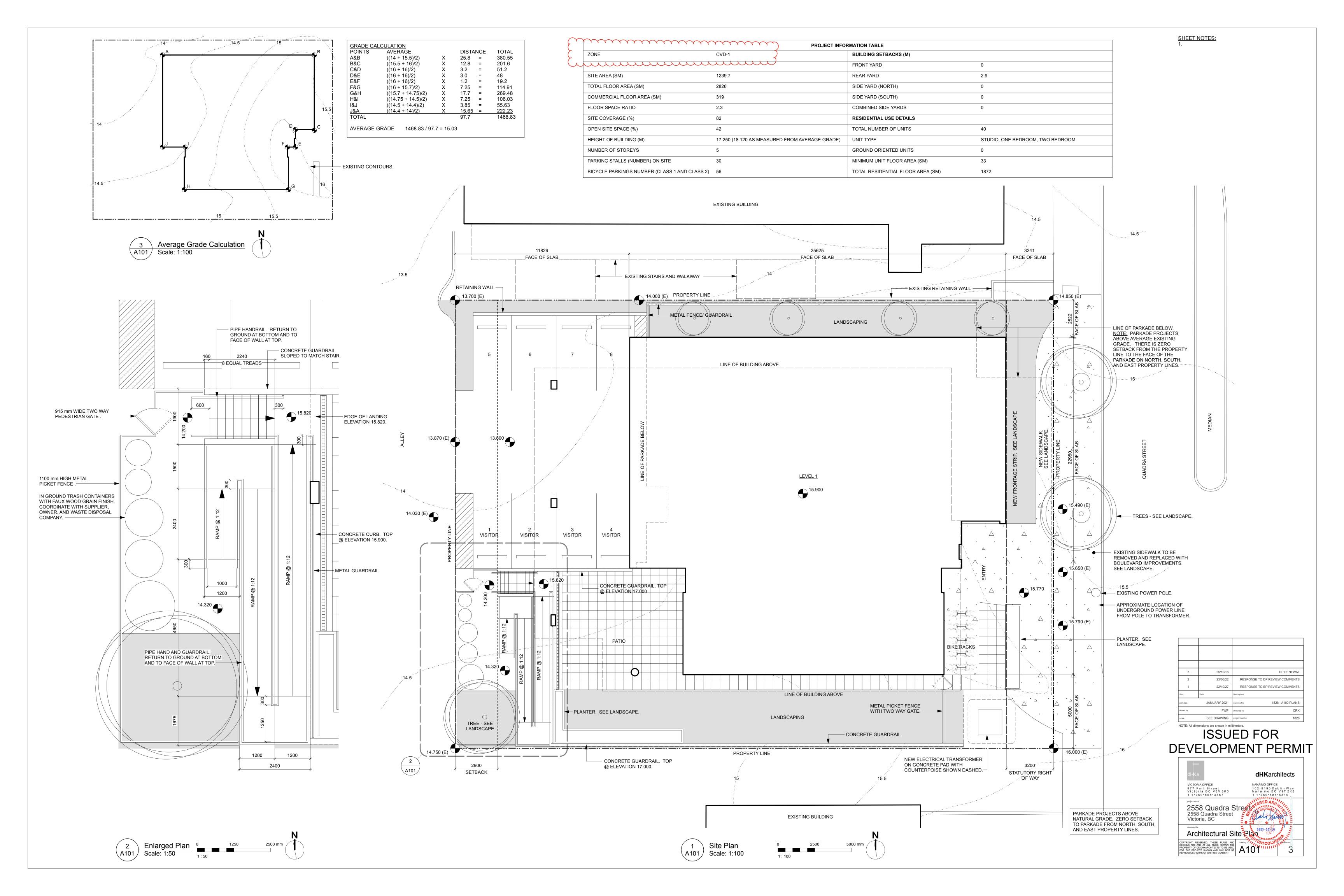


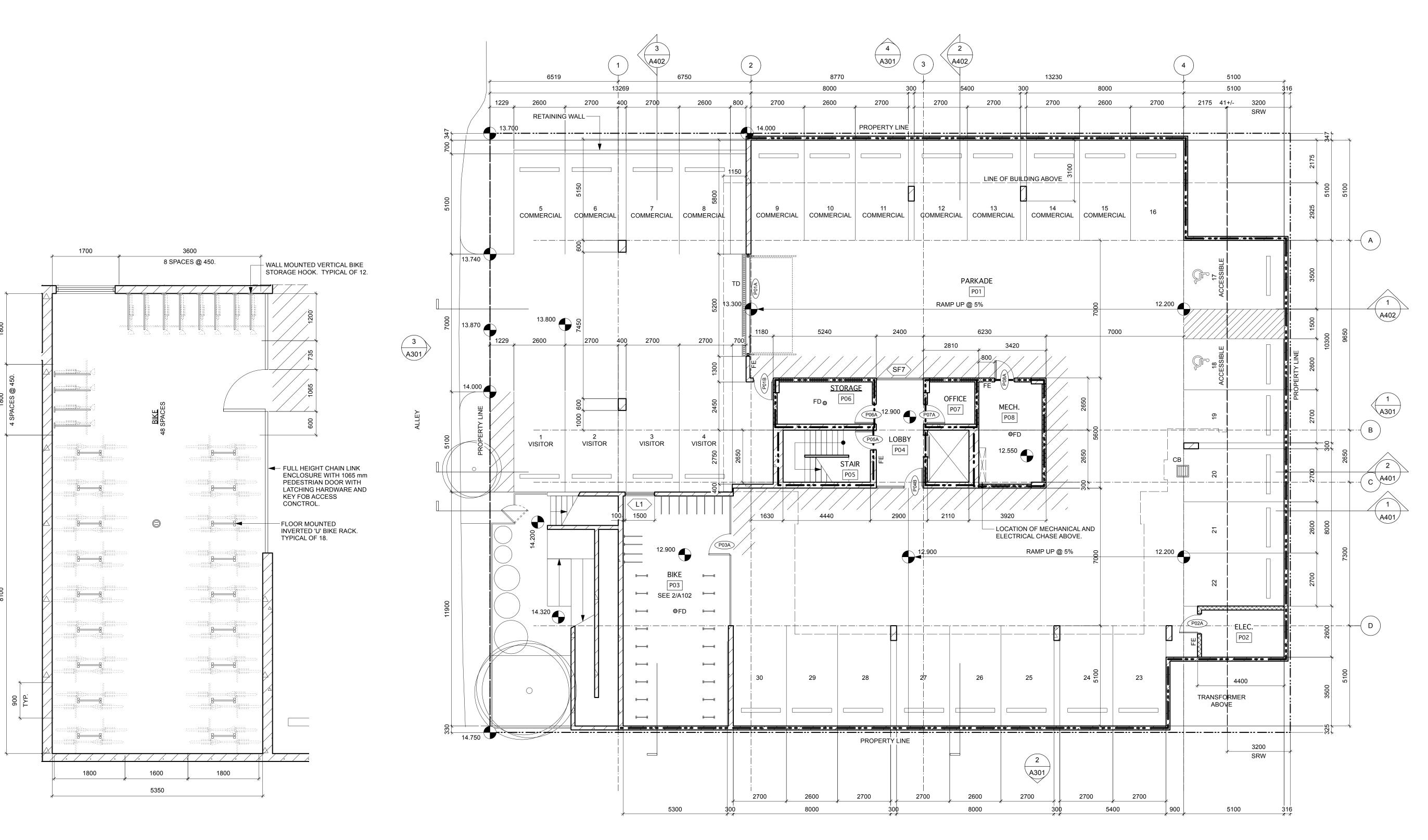












Bike Room Furnishings Plan

A102 Scale: 1:100

GRAPHIC LEGEND:

REINFORCED CONCRETE.

CONCRETE BLOCK.

FRAMED WALL.

BRICK VENEER.

SIDING AND EXTERIOR INSULATION.

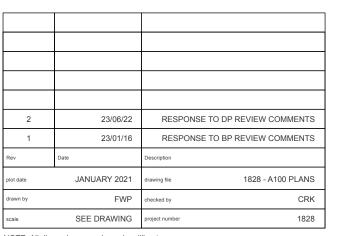
FIRE RATED SEPARATION.

<u>SHEET NOTES:</u>
1. EXTERIOR WALLS ARE TYPE W1 UNLESS NOTED

- 2. INTERIOR PARTITIONS ARE TYPE P1 UNLESS
- NOTED OTHERWISE.
- 3. DIMENSIONS ARE FROM GRID LINE, FACE OF CONCRETE OR CONCRETE BLOCK, AND FACE OF SHEATHING OR FRAMING UNLESS NOTED
- OTHERWISE. 4. PROVIDE (4) 3A40BC 5 LB BRACKET MOUNTED FIRE EXTINGUÍSHERS (FE) IN LOCATIONS SHOWN.

VEHICLE PARKING CALCULATION AFFORDABLE RENTAL UNITS UNITS < 45 SM 20 X .2 = 4 **UNITS 45-70 SM** 16 X .5 = 8 UNITS >70 SM SUB-TOTAL 4 X .75 = 3 40 15 VISITOR $40 \times .1 = 4$ COMMERCIAL/ RETAIL TOTAL REQUIRED 319/20 = 16 PROVIDED LONG TERM BIKE PARKING CALCULATION UNITS < 45 SM 20 X 1 = 20UNITS > 45 SM 20 X 1.25 = 25 COMMERCIAL/ RETAIL TOTAL REQUIRED 319/150 = 3

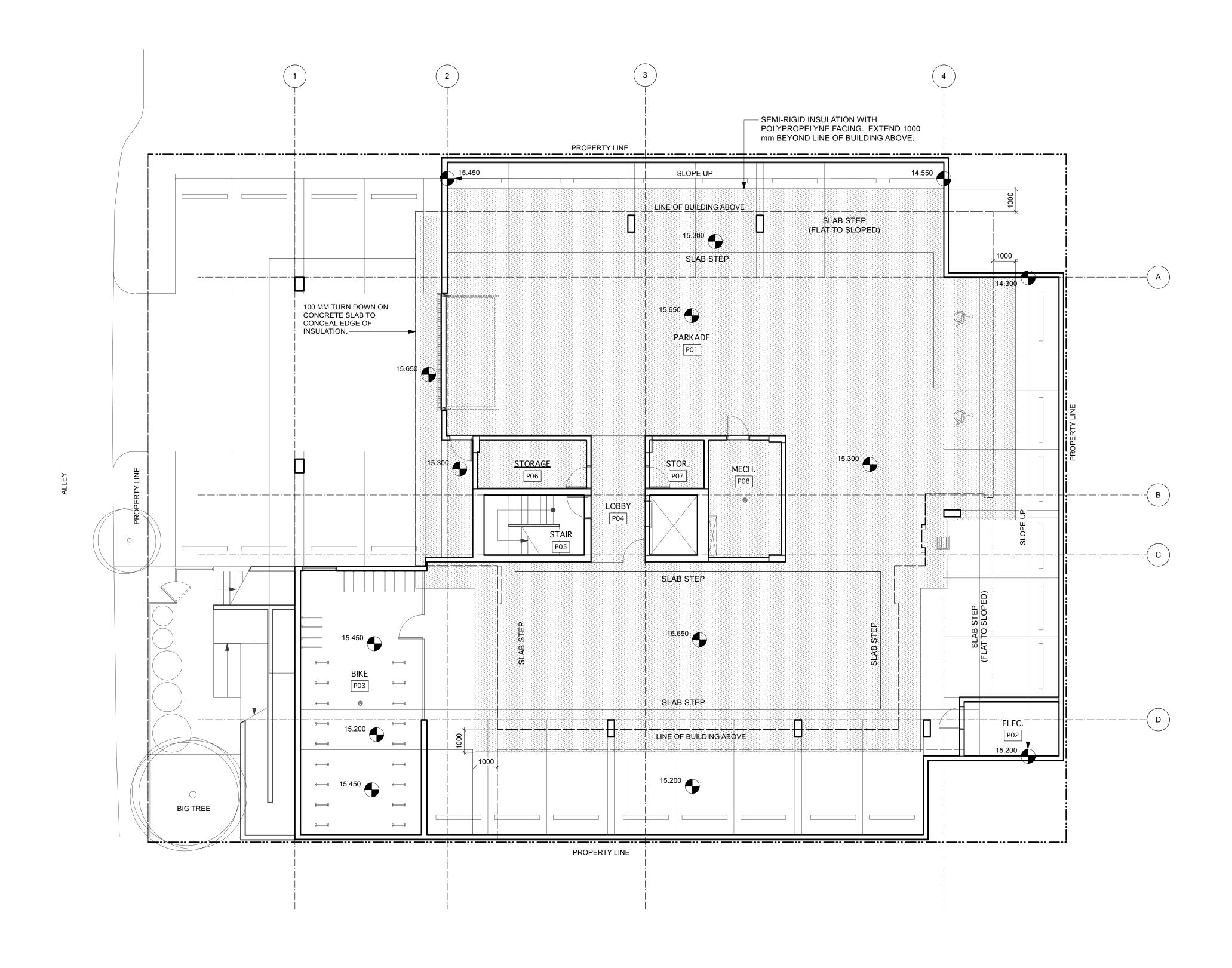
PROVIDED

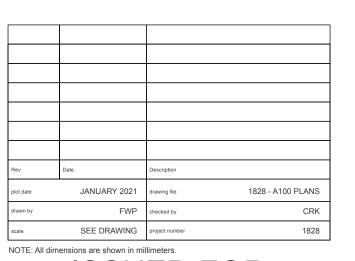


NOTE: All dimensions are shown in millimeters. ISSUED FOR **DEVELOPMENT PERMIT**





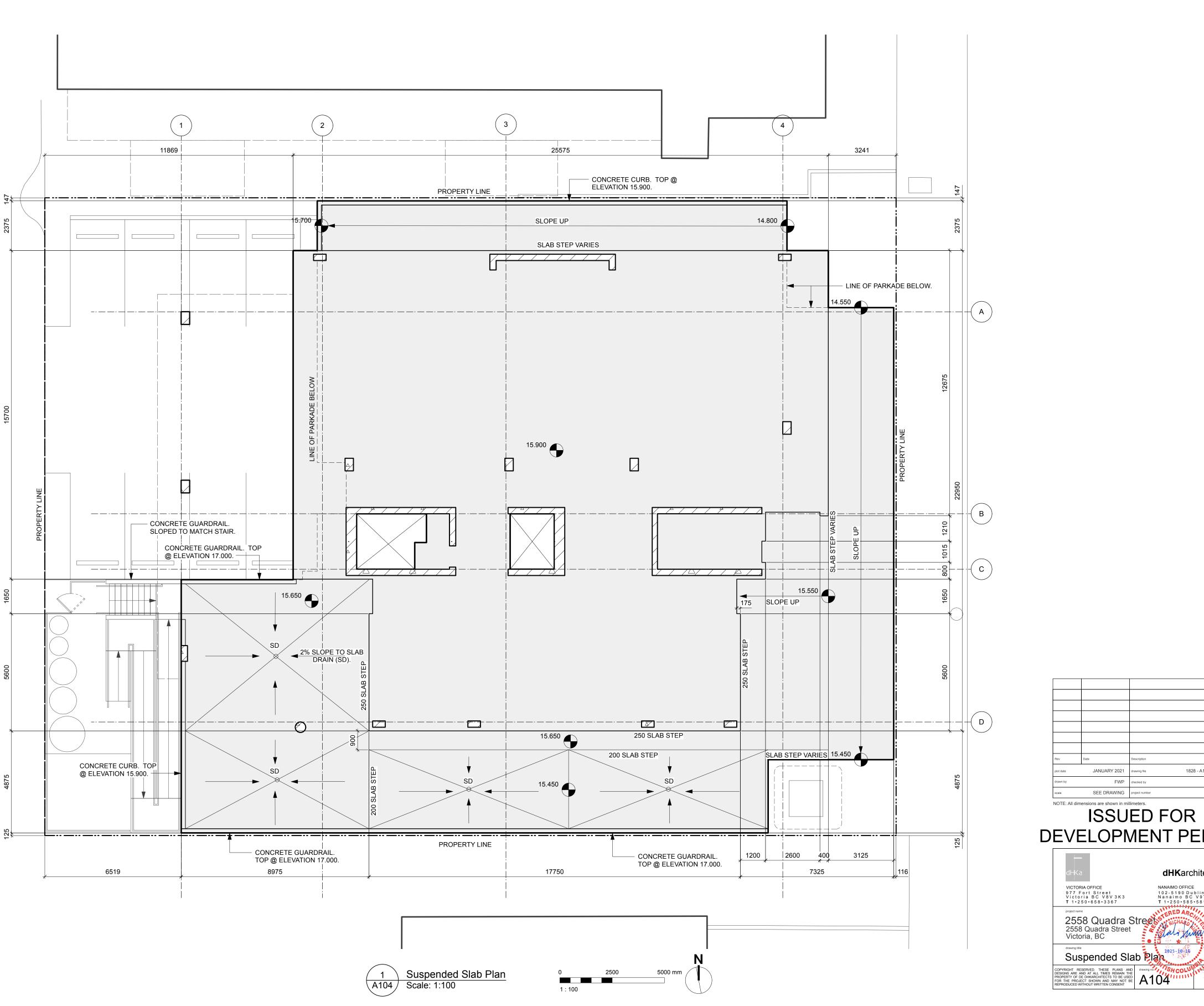


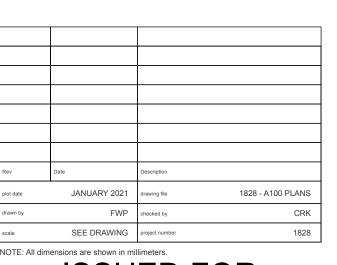


ISSUED FOR
DEVELOPMENT PERMIT









DEVELOPMENT PERMIT



UNPROT	ECTED OPI	ENING LIMITS P	PER TABLE 3.2.3.1)		
	ADEA OF	EXDOSINO	AREA OF UNPROTECTED	LIMITING	AREA OF UNPROTE	CTED OPENINGS (%
SUITE#		EXPOSING FACE (SM)	OPENINGS (SM)	DISTANCE (M)	ALLOWABLE	ACTUAL
NORTH	NORTH	85.8	18	2.5	22	21
	EAST	41.9	18	> 6	100	43
	WEST	52.2	27	> 7	100	52
SOUTH	EAST	24.7	13.6	> 5	100	55
	SOUTH	59.2	17.3	5	72	29

> 5

100

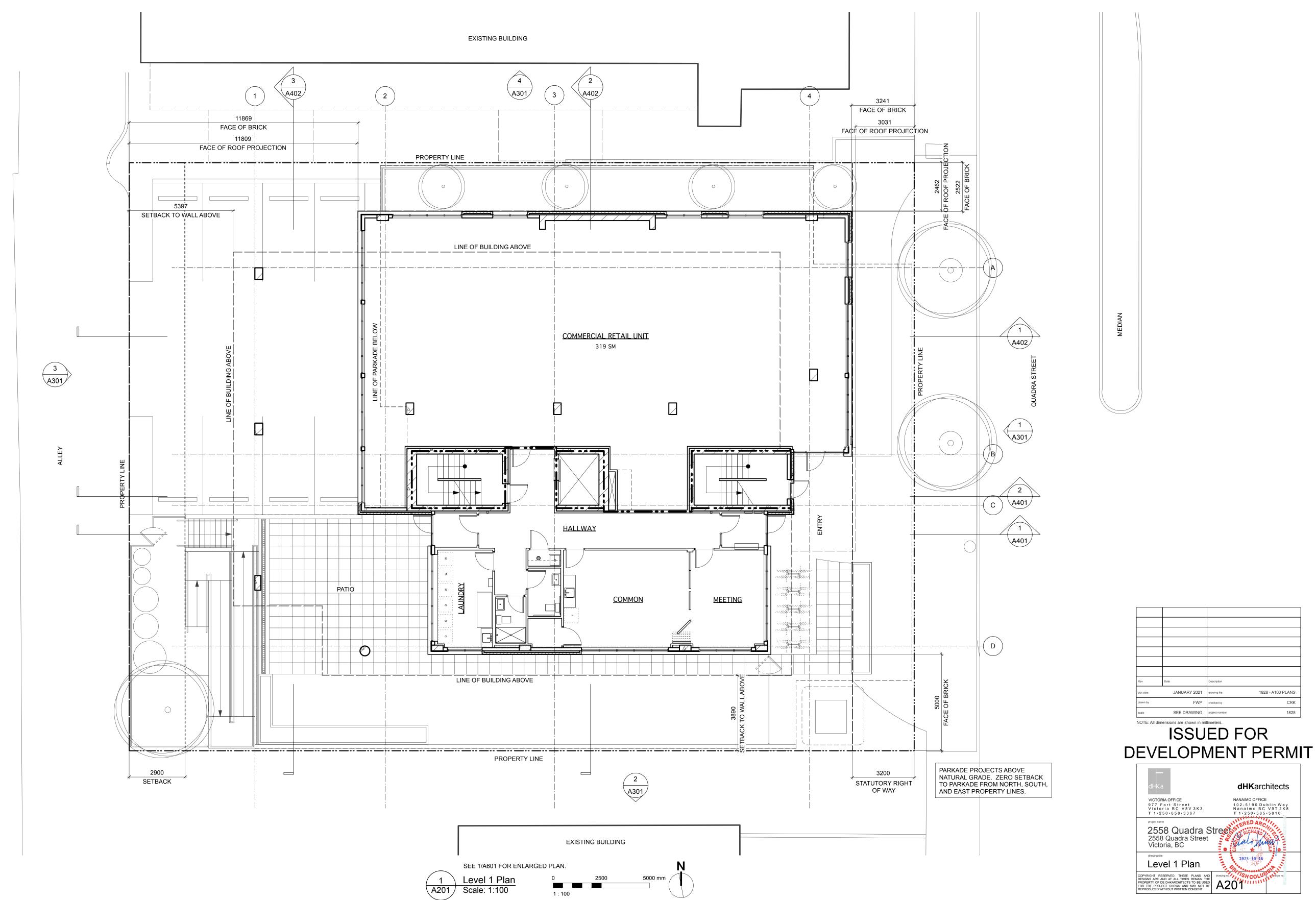
48

11.8

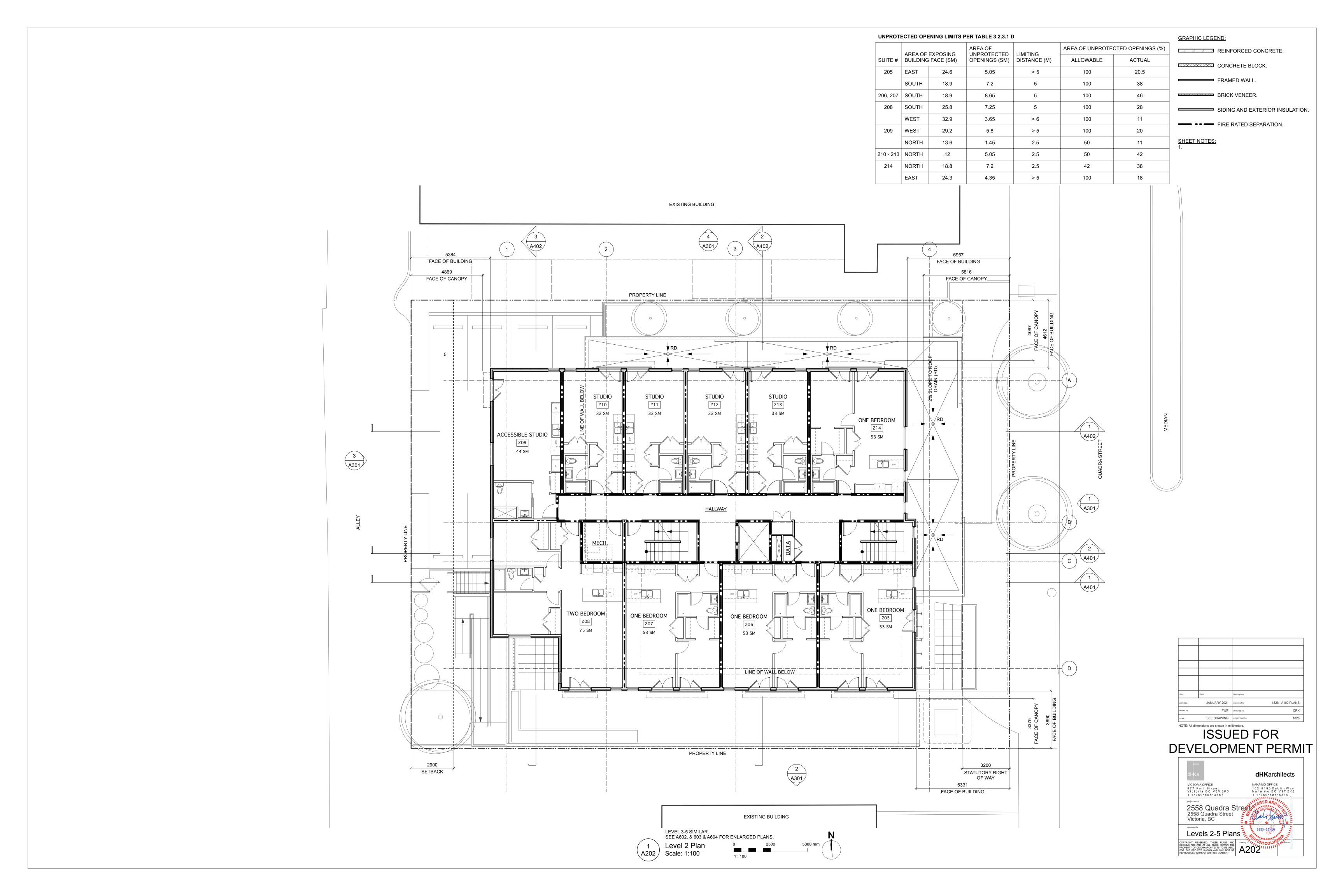
WEST

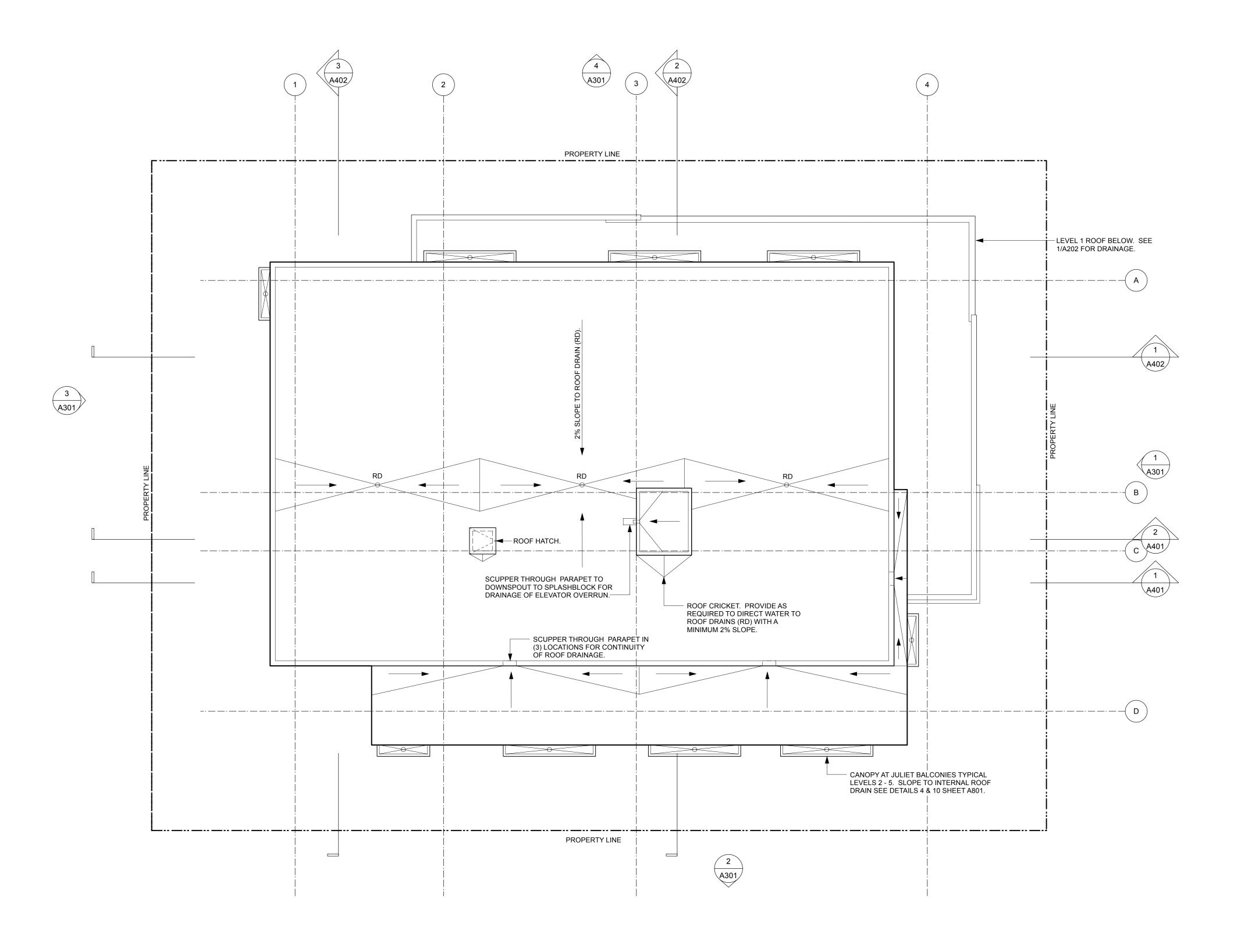
GRAPHIC LEGEND: REINFORCED CONCRETE. CONCRETE BLOCK. FRAMED WALL. BRICK VENEER. SIDING AND EXTERIOR INSULATION. FIRE RATED SEPARATION.

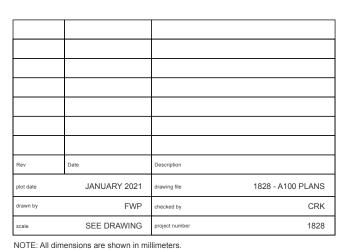
SHEET NOTES: 1.





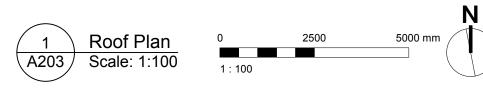


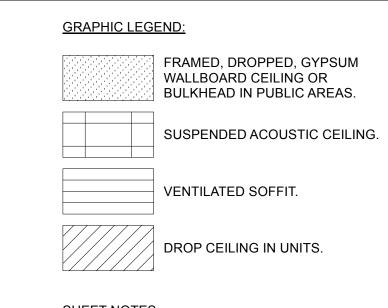




ISSUED FOR DEVELOPMENT PERMIT







SHEET NOTES:

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

1828 - A100 PLANS

dHKarchitects

NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810

JANUARY 2021 drawing file

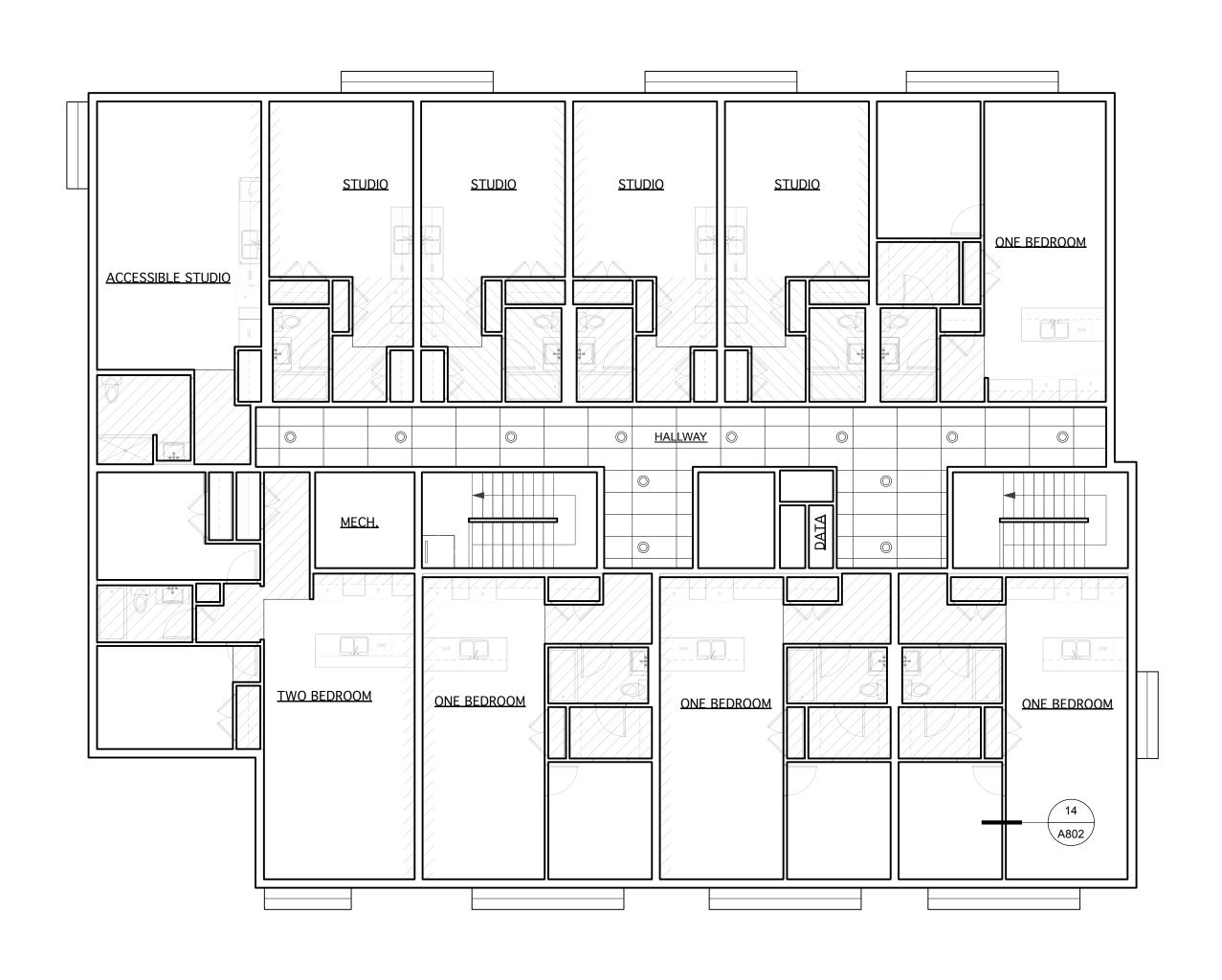
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1.250.658.3367

FWP checked by SEE DRAWING project number

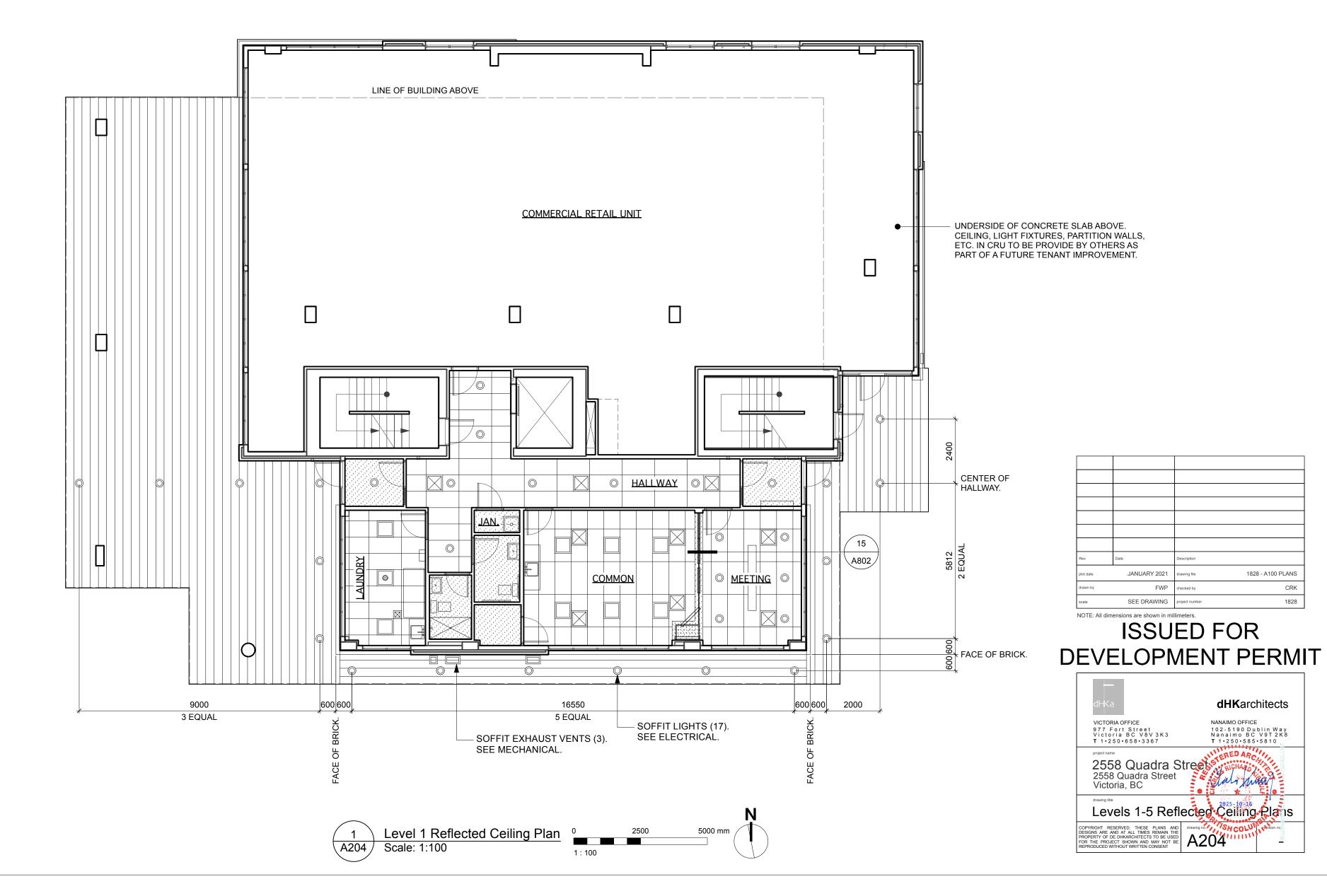
2558 Quadra Street 2558 Quadra Street Victoria, BC

Levels 1-5 Reflected Ceiling Plans

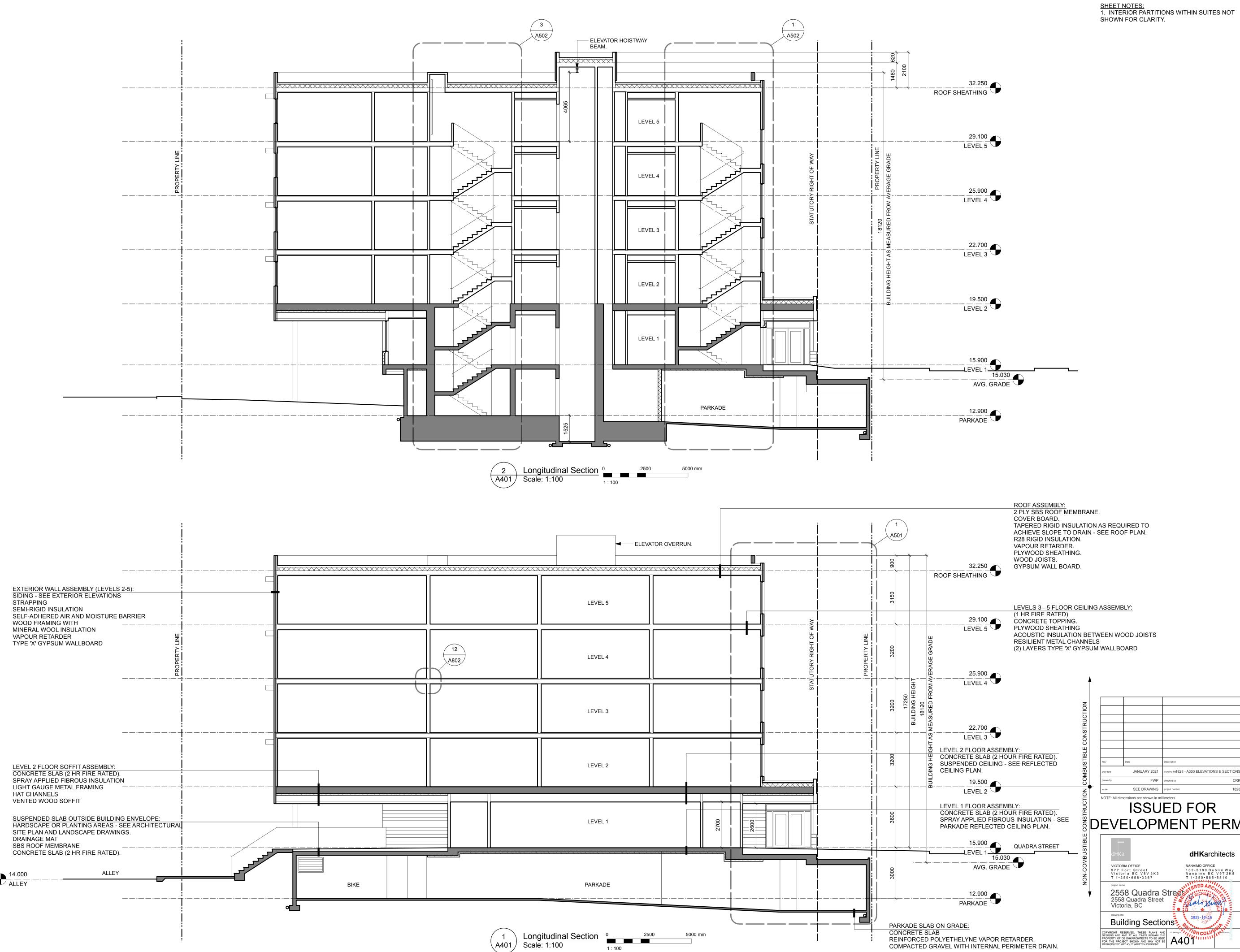
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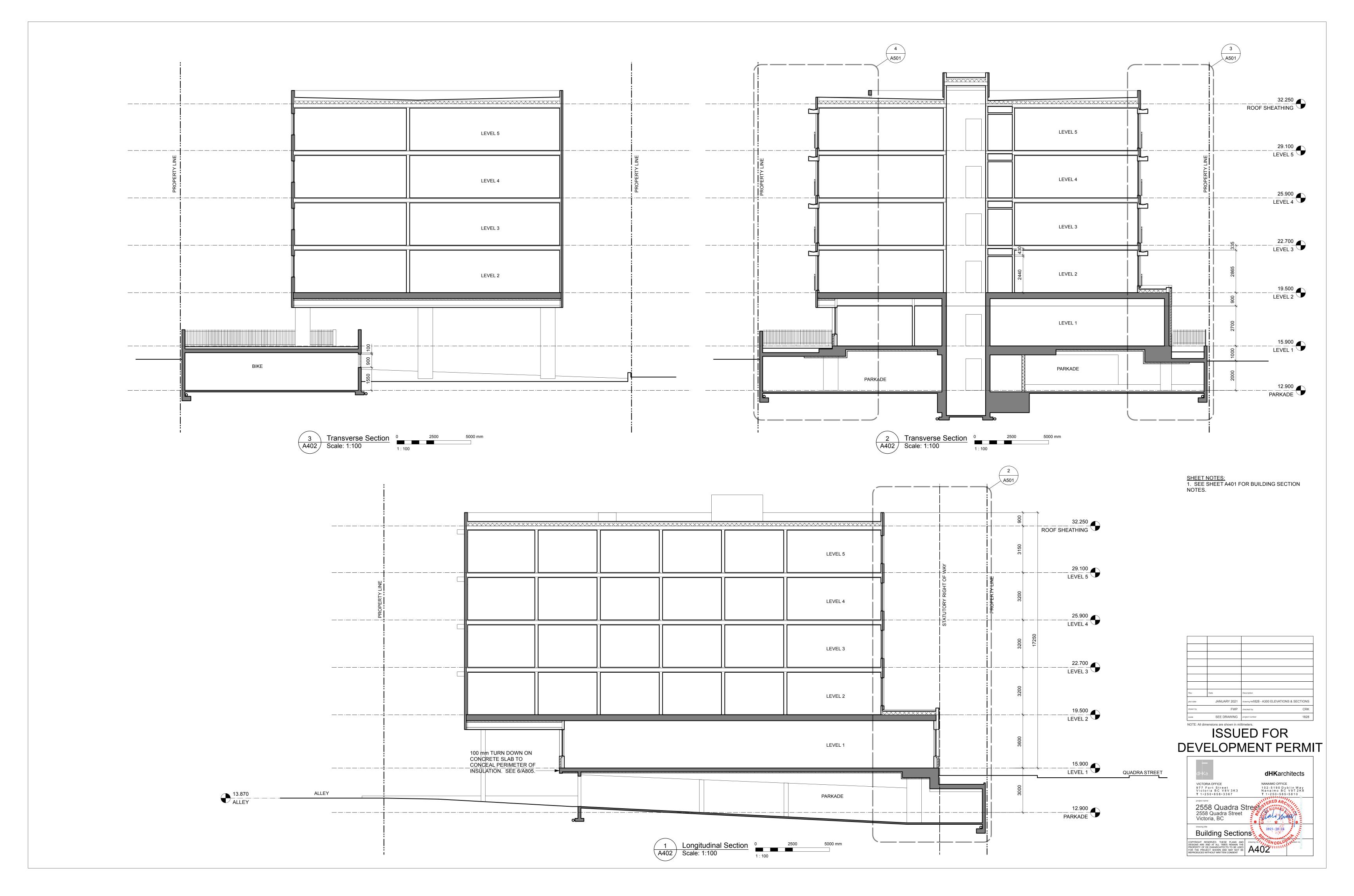


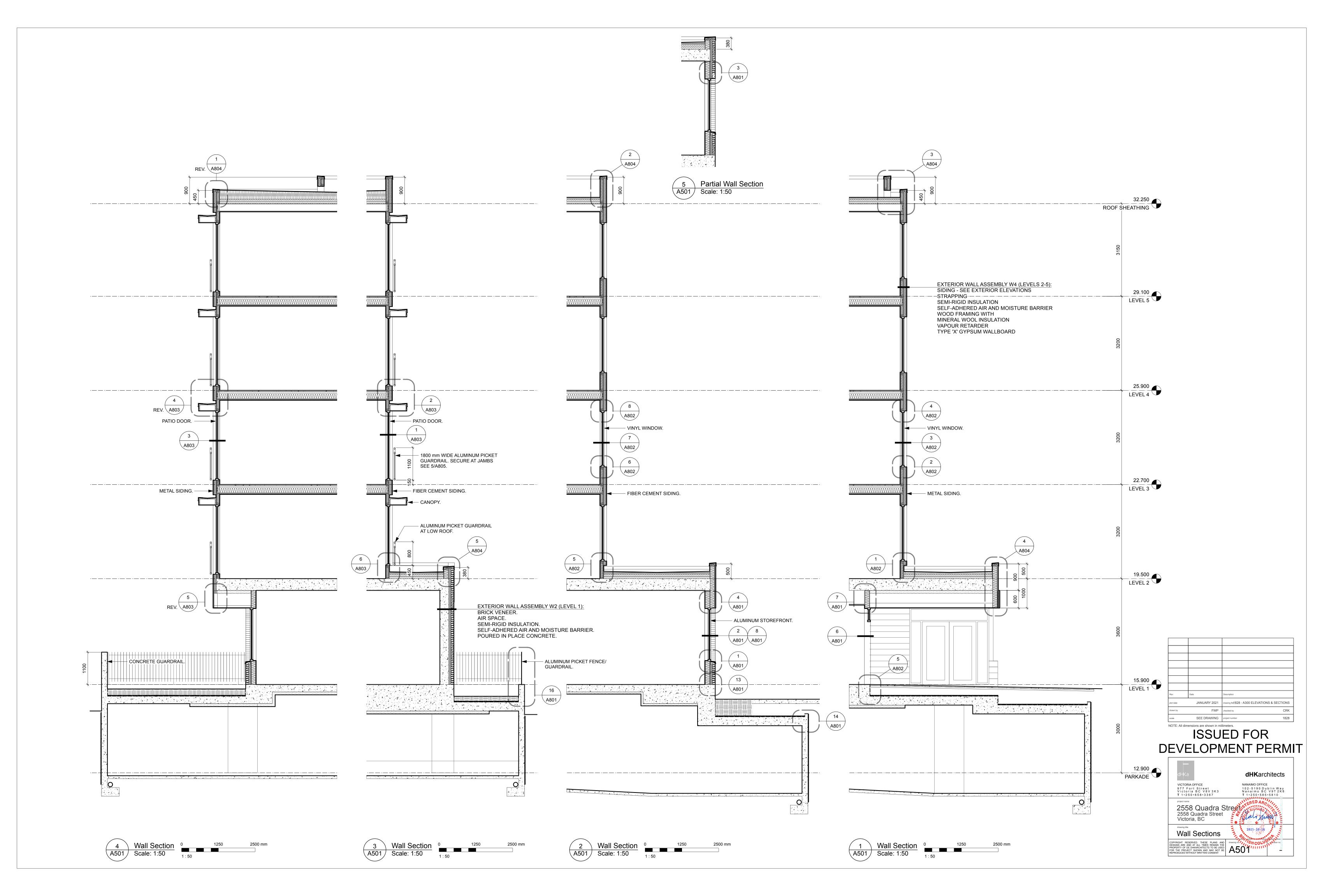
2 Levels 2-5 Reflected Ceiling Plan Scale: 1:100

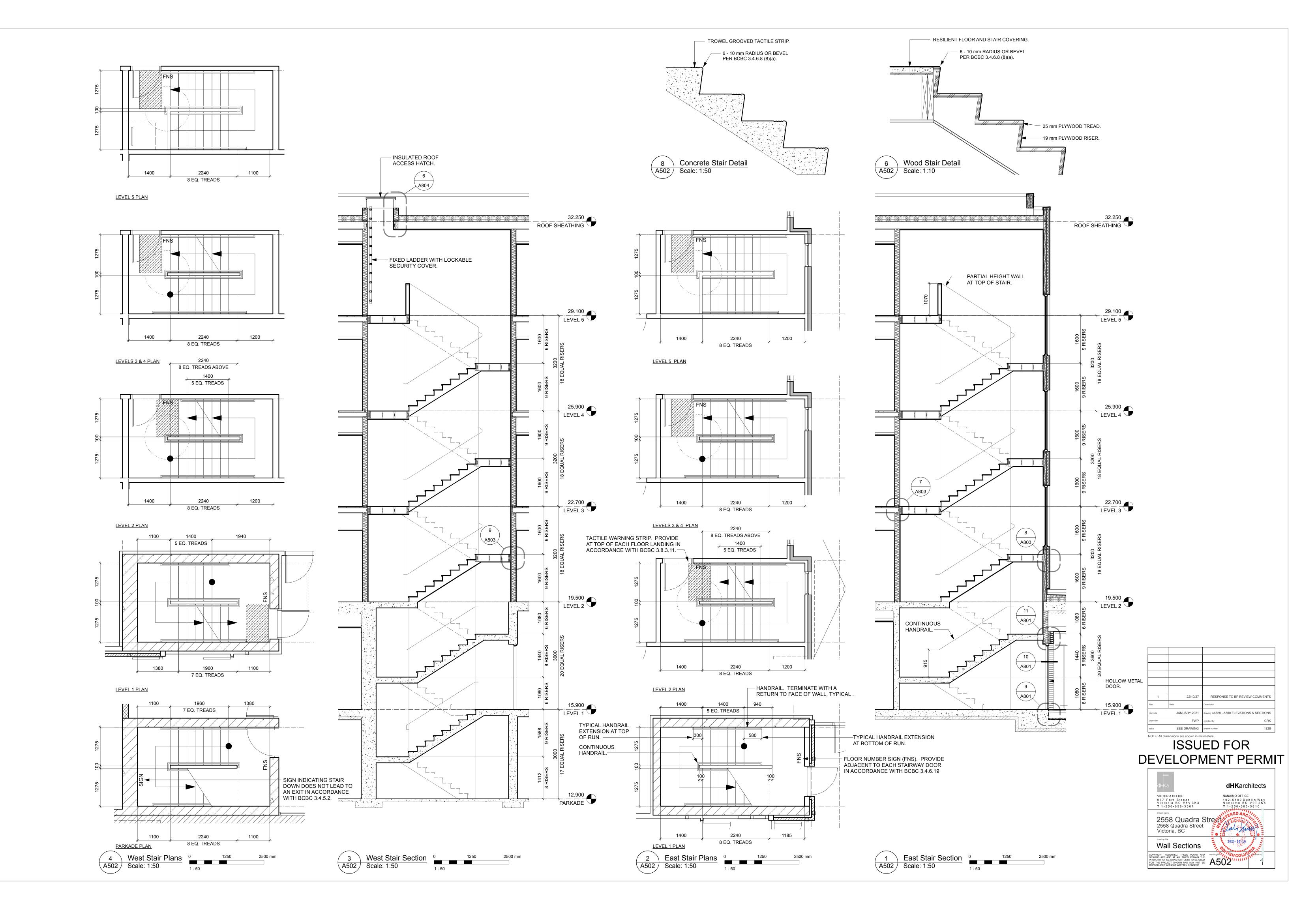


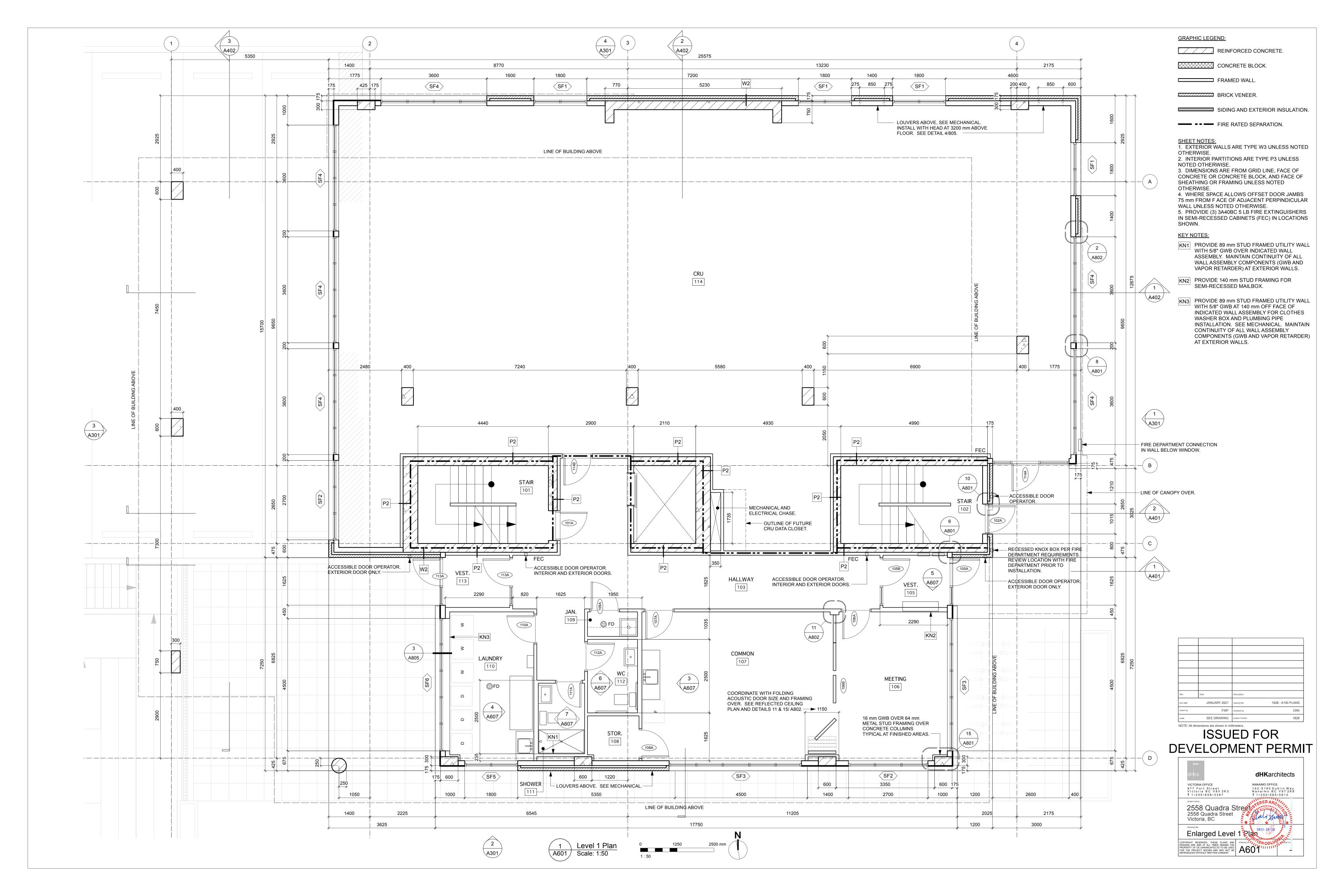


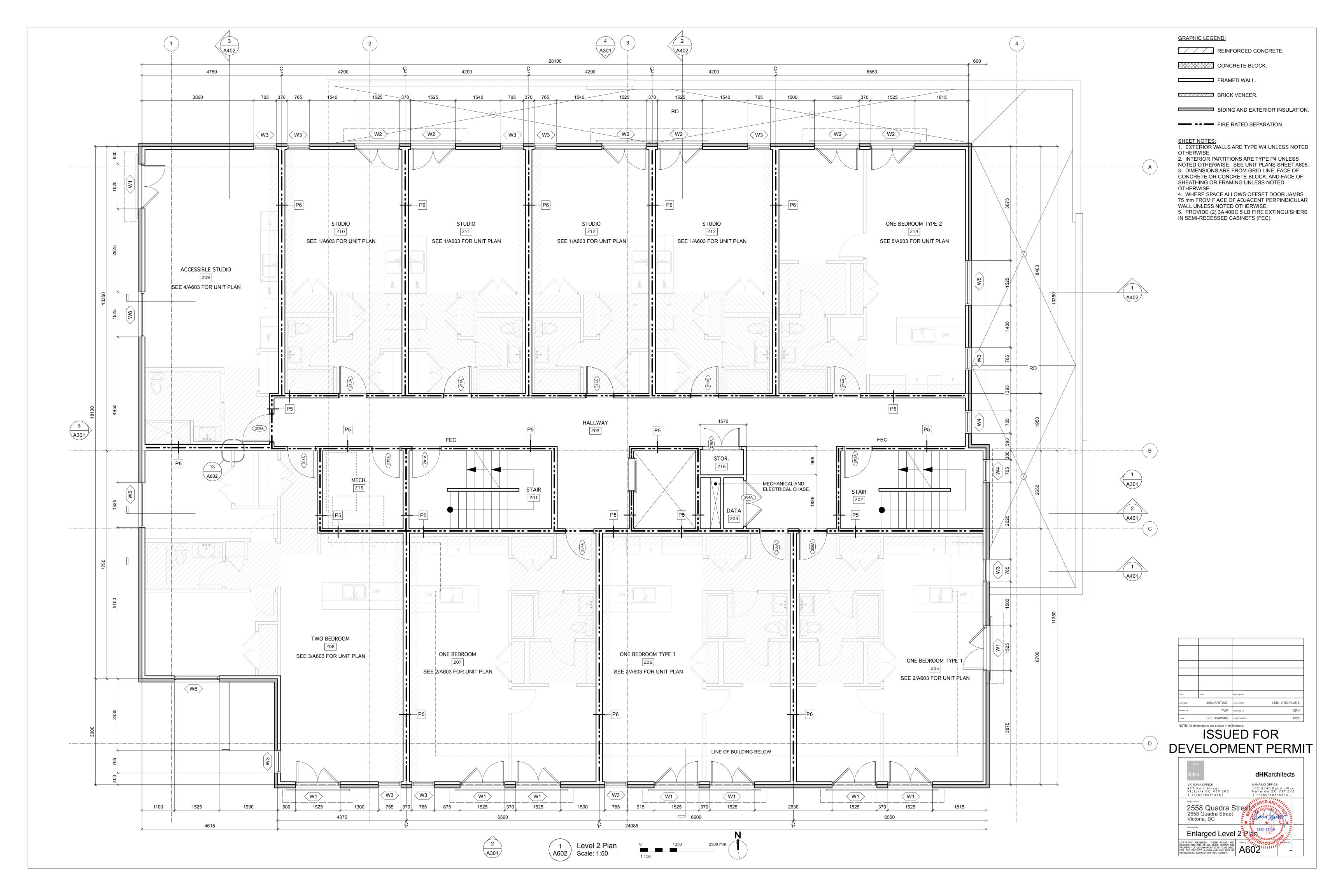


















GRAPHIC LEGEND:

FRAMED DROP CEILING OR BULKHEAD



SHEET NOTES:

1. PROVIDE MILLWORK IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

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

WET LOCATIONS.

COLOUR: CHROME.

610 610 915 610

 PROVIDE A 300 mm DEEP BULKHEAD ABOVE UPPER CABINETS TO ELIMINATE STORAGE

 PROVIDE A 300 mm DEEP BULKHEAD ABOVE UPPER CABINETS TO ELIMINATE STORAGE SPACE ABOVE.

> PROVIDE A 300 mm DEEP BULKHEAD ABOVE UPPER CABINETS TO ELIMINATE STORAGE SPACE ABOVE.

455 915 610 765 455 660

SPACE ABOVE.

815 455 765 1220

One Bed Type 2 Kitchen 0___

M/EH

815 455 765 915 415

One Bed Type 1 Kitchen
Scale: 1:50

1 Studio Kitchen A606 Scale: 1:50

Scale: 1:50

2500 mm

Two Bed Kitchen 0___

Scale: 1:50

COUNTERTOPS

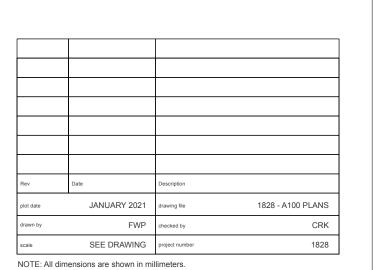
19 MM HIGH DENSITY PARTICLE BOARD
(WATER-RESISTANT AT ALL WET LOCATIONS)
BRAND: WILSONART
PRODUCT NO.: 1886K-21
COLOUR: COTE D'AZUR SOFT SILK FINISH

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

PROVIDE INTEGRAL 3.5" LAMINATE BACKSPLASH AT ALL

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

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



ISSUED FOR DEVELOPMENT PERMIT



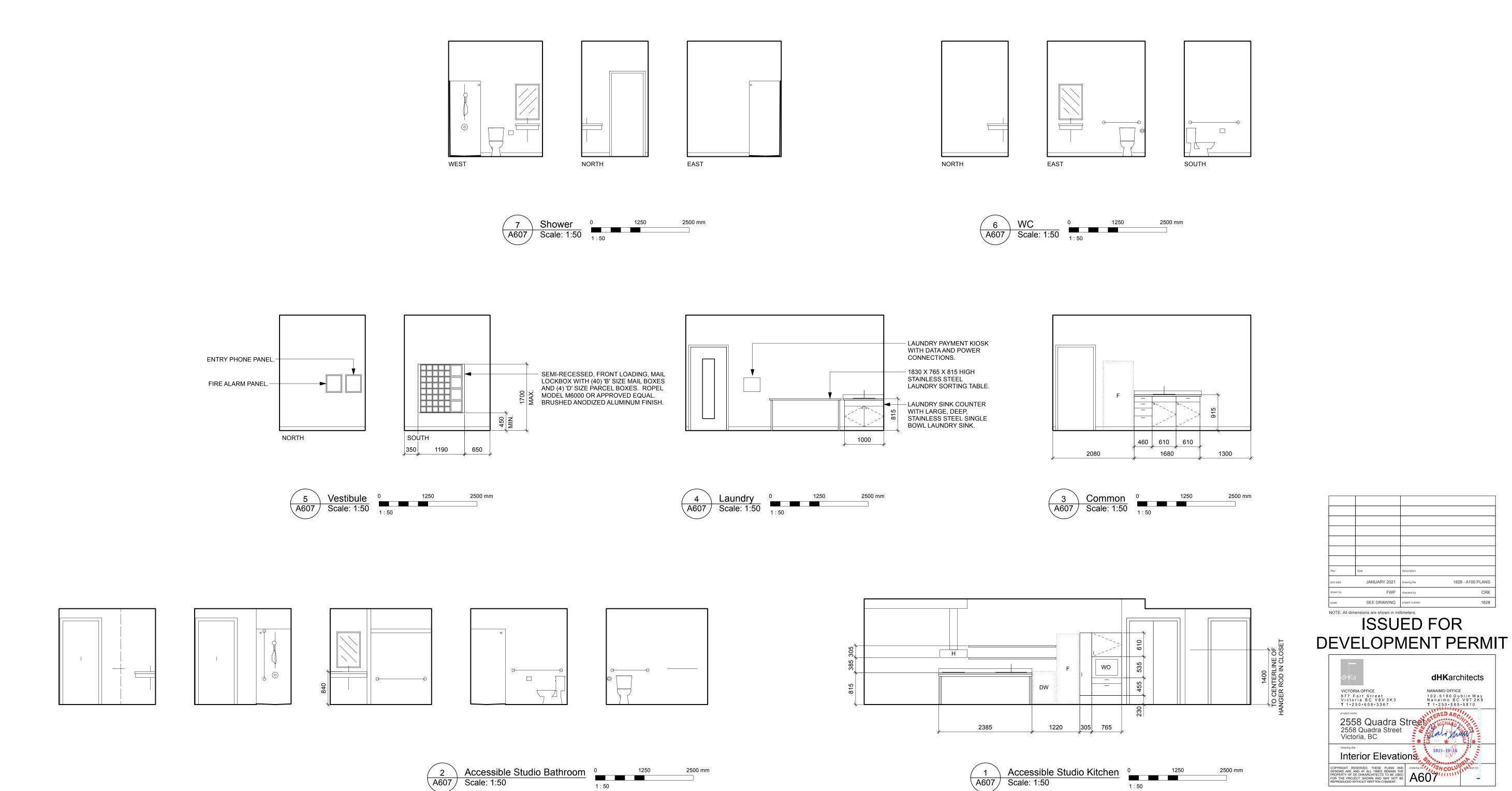
JANUARY 2021 drawing file

FWP checked by SEE DRAWING project number 1828 - A100 PLANS

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NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1•250•585•5810

CRK 1828



FINISH SC	HEDULE OF C	OMMON SPACE	S - SEE UNI	T PLANS SHE	ET A605 FC	OR FINISHI	ES WITHIN UN	IITS								+			
_									WA	ALLS									
	ROOM	FLOOR	RING		WEST			NORTH			EAST			SOUTH			CEILING		
NUMBER	NAME	SUBSTRATE	FINISH	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	HEIGHT	NOTES
P01	PARKADE	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	VARIES	2
P02	ELEC.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	•	CONC	-	-	CONC	-	3000	-
P03	BIKE	CONC	SEAL	CONC	-	-	CONC	-	-	CLF	-	1	CONC	-	-	CONC	-	2550	-
P04	LOBBY	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	1	CONC	-	-	CONC	-	2400	-
P05	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	1	CONC	-	-	CONC	-	-	-
P06	STOR.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	ı	CONC	-	-	CONC	-	2400	-
P07	OFFICE	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	1	CONC	-	-	CONC	-	2400	-
P08	MECH.	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	2750	-
101	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	-	-	-	_
102	STAIR	CONC	SEAL	CONC	-	-	CONC	-	-	CONC	-	-	CONC	-	-	-	-	-	-
103	HALLWAY	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	ACT	FF	2700	1,3,5
104	NOT USED																		
105	VEST.	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	2700	4
106	MEETING	CONC	СР	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT/GWB	FF/PT	2700	-
107	COMMON	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT/GWB	FF/PT	2700	5
108	STOR.	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
109	JAN.	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
110	LAUNDRY	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT	FF	2700	5
111	SHOWER	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2700	-
112	WC	CONC	RF3	GWB	PT	RF	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	FF	2700	-
113	VEST.	CONC	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	PT	TILE	GWB	FF	2700	4
201	STAIR	CONC/WD	SEAL/RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
202	STAIR	CONC/WD	SEAL/RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	-
203	HALLWAY	CONC	СР	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	ACT	FF	2440	1, 3
204	DATA	CONC	СР	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
215	MECH.	CONC	SEAL	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
216	STOR.	CONC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	2665	-
301-501	STAIR	WD	RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	_
302-502	STAIR	WD	RF4	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	VARIES	_
303-503	HALLWAY	LWC	СР	GWB	PT	RB	GWB	PT	RB	GWB	 PT	RB	GWB	PT	RB	ACT	 FF	2440	1, 3
304-504	DATA	LWC	СР	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	PT	RB	GWB	 PT	2665	-
315-515	MECH.	LWC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	 PT	RB	GWB	PT	RB	GWB	PT	2665	_
316-416	STOR.	LWC	RF1	GWB	PT	RB	GWB	PT	RB	GWB	 PT	RB	GWB	PT	RB	GWB	PT	2665	_
516	ELEV	LWC	DE1	CWB	DT	DD	CWB	DT	DD	CWB	DT	DD	GWB	DT	DD	CWB	DT	2665	

RF1 GWB PT RB GWB PT RB GWB PT RB GWB PT RB GWB PT 2665 -

HINGES

WALL STOP

FIN	IISH	SCH	EDUL	E N	IOT	ES

516 ELEV.

1. SEE REFLECTED CEILING PLAN FOR LAYOUT.

2. PARKADE FLOOR SLAB TO HAVE STEEL TROWEL FINISH. 3. PROVIDE CORNER PROTECTION FROM TOP OF BASE TO HEIGHT OF 800 MM.

4. ENTRY MATS TO BE SUPPLIED AND INSTALLED BY OWNER.

5. PROVIDE TACK NOTICE BOARD IN LAUNDRY, COMMON ROOM, GROUND FLOOR HALLWAY, AND ELEVATOR. BRAND: FORBO,

COLLECTION: BULLETIN BOARD, PRODUCT 2214, COLOUR BLUE BERRY.

MATERIAL AN	ID FINISH LEGEN	ND	HARDWARE GROUPS:
FLOORING	SUBSTRATES:	CONC - CONCRETE LWC - LIGHT WEIGHT CONCRETE WD - WOOD	GROUP 1: INTERIOR VE ENTRY LOCKSET WITH F ACCESS CONTROL HINGES
	FINISHES:	CP - CARPET TILE. PENTZ, FIESTA, RACKET 2440. RF1 - RESILIENT FLOORING RF2 - LUXURY RESILIENT FLOORING. BEAULIEU CANADA, GLOBE TROTTER, BERLIN 6025. RF3 - NON-SLIP RESILIENT FLOORING. FORBO, ETERNAL, GRAPHITE STUCCO 10042. RF4 - RESILIENT FLOORING STAIR TREADS AND RISERS SEAL - SEALER TILE - PORCELAIN TILE. OLYMPIA, REGAL SERIES, DARK GREY MATTE, SIZE 300 X 600.	CLOSER WEATHERSTRIPPING HANDICAPPED DOOR OF CONTROL GROUP 2: EXTERIOR CF ENTRY LOCKSET WITH F ACCESS CONTROL HINGES CLOSER
WALLS	MATERIALS:	CLF - CHAIN LINK FENCE CONC - CONCRETE. GWB - GYPSUM WALLBOARD.	THRESHOLD WESTHERSTRIPPING GROUP 3: EXTERIOR VE
	FINISHES:	FF - FACTORY FINISH PT - PAINT CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, SUMMIT CA019.	PUSH PLATE AND PULL E HINGES CLOSER
	BASES:	RB - RUBBER BASE RF - RESILIENT FLOORING INTEGRAL COVE BASE. TIILE - PORCELAIN TILE. OLYMPIA, REGAL SERIES, DARK GREY MATTE.	THRESHOLD WEATHER STRIPPING HANDICAPPED DOOR OF OPERATION FOR ENTRY
CEILINGS	MATERIALS:	ACT - ACOUSTIC CEILING TILE CONC UNDERSIDE OF CONCRETE STRUCTURE. GWB - GYPSUM WALLBOARD. WD - VENTILATED WOOD SOFFIT.	FOR EXIT GROUP 4: STAIR DOOR LATCH SET HINGES
	FINISHES:	FF - FACTORY FINISH. PT - PAINT. BENJAMIN MOORE, BRILLIANT WHITE OC-150.	CLOSER SMOKE GASKETS THRESHOLD
DOORS & FRAMES	MATERIALS:	AL - ALUMINUM. HM - HOLLOW METAL. IHM - INSULATED HOLLOW METAL. WD - WOOD.	GROUP 5: STORAGE ROSTORAGE ROOM LOCKS HINGES CLOSER
	FINISHES:	FF - FACTORY FINISH PT1 - PAINT. CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, PUTTY CA703 PT2 - PAINT. CLOVERDALE PAINT, ARTISAN CANADIAN PALETTE, SLATE CA090.	SMOKE GASKETS THRESHOLD GROUP 6: STORAGE RO

l	HARDWARL GROUPS.	
	GROUP 1: INTERIOR VESTIBULE DOOR ENTRY LOCKSET WITH FREE EXIT AND KEY FOB ACCESS CONTROL HINGES CLOSER WEATHERSTRIPPING HANDICAPPED DOOR OPERATOR TIED TO KEY FOB CONTROL	GROUP 7: STORAGE ROOM PAIR OF DOORS STORAGE ROOM LOCKSET WITH DEADBOLT HINGES CLOSER (ACTIVE LEAF ONLY) TOP AND BOTTOM FLUSH BOLTS (INACTIVE LEAF SMOKE GASKETS THRESHOLD
	GROUP 2: EXTERIOR CRU DOOR ENTRY LOCKSET WITH FREE EXIT AND KEY FOB ACCESS CONTROL HINGES CLOSER THRESHOLD	GROUP 8: SUITE ENTRY DOOR ENTRY DOOR LOCKSET WITH DEADBOLT SPRING HINGES KICKPLATE SMOKE GASKETS THRESHOLD
	WESTHERSTRIPPING GROUP 3: EXTERIOR VESTIBULE DOOR PUSH PLATE AND PULL BAR HINGES	GROUP 9: MEETING ROOM DOOR OFFICE LOCKSET HINGES WALL STOP
	CLOSER THRESHOLD WEATHER STRIPPING HANDICAPPED DOOR OPERATOR WITH INDEPENDENT OPERATION FOR ENTRY AND TIED TO INTERIOR DOOR FOR EXIT	GROUP 10: TOILET ROOM DOOR PRIVACY LOCKSET WITH OCCUPANCY INDICATOR HINGES ROBE HOOK WALL STOP
	GROUP 4: STAIR DOOR LATCH SET HINGES CLOSER	GROUP 11: LAUNDRY ROOM DOOR PASSAGE LATCH SET HINGES WALL STOP
	SMOKE GASKETS THRESHOLD	GROUP 12: LOBBY ENTRY DOOR PASSAGE LATCH SET HINGES
	GROUP 5: STORAGE ROOM DOOR STORAGE ROOM LOCKSET WITH DEADBOLT HINGES CLOSER	CLOSER SMOKE GASKETS WALL STOP
	SMOKE GASKETS THRESHOLD	GROUP 13: STAIR EXIT DOOR EXIT ONLY LOCKSET HINGES
	GROUP 6: STORAGE ROOM DOOR STORAGE ROOM LOCKSET WITH DEADBOLT	CLOSER WEATHERSTRIPPING

THRESHOLD

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

DOOR SCHEDULE NOTES: 1. OVERHEAD SECTIONAL DOOR. VERIFY OPENING SIZE PRIOR TO ORDER.

PR. 610 x 2135

2. MAN DOOR TO MATCH OVERHEAD SECTIONAL DOOR. PROVIDE HINGES, CLOSER, AND LATCH SET WITH KEY FOB CONTROL. 3. CHAIN LINK MAN DOOR TO MATCH BIKE ROOM EAST WALL ENCLOSURE. PROVIDE HINGES AND LATCH SET WITH KEY FOB CONTROL.

HM

PT1

4. PAINT HALL SIDE OF SUITE DOOR PT2 ONLY. PAINT INTERIOR SIDE OF SUITE DOOR BEMJAMIN MOORE, BRILLIANT WHITE OC-150.

HM

5. FOLDING ACOUSTIC PARTITION. DOOR HEIGHT INDICATED IS FLOOR TO UNDERSIDE OF CEILING; ACTUAL DOOR HEIGHT TO ACCOUNT FOR MANUFACTURER'S FLOOR AND CEILING CLEARANCE REQUIREMENTS.

6. DOOR DELETED.

516A

ELEV.

2	23/01/16	RESPONSE TO BP REVIEW COMMENTS	
1	22/10/27	RESPONSE TO BP REVIEW COMMENTS	
Rev	Date	Description	
plot date	JANUARY 2021	drawing file 1828 - A700 SCHEDULES	
drawn by	FWP	checked by CRK	
scale	SEE DRAWING	project number 1828	
			•

SHEET NOTES:

1. THIS INFORMATION HAS BEEN PREPARED IN

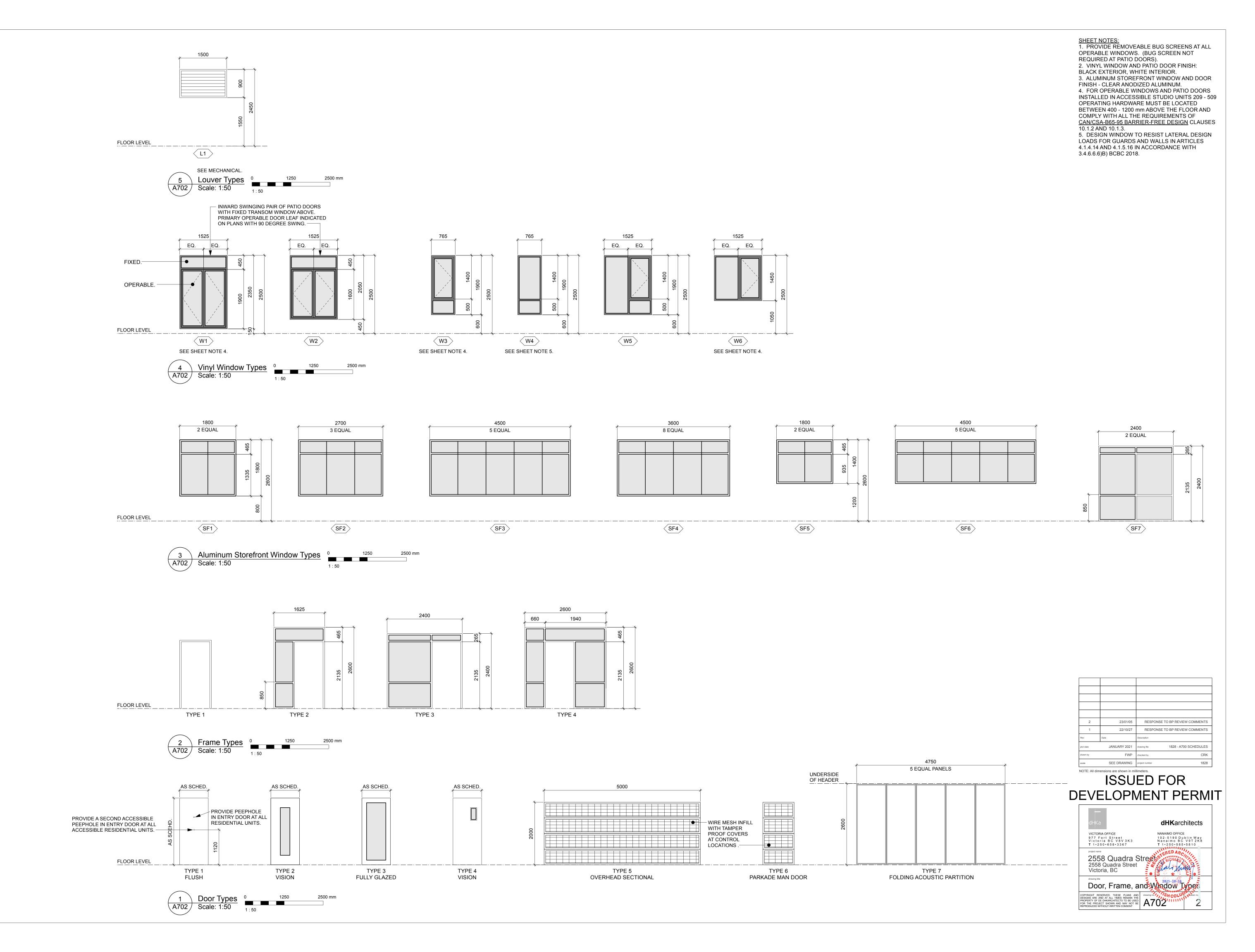
ACCORDANCE WITH THE GVHS HOUSING GUIDELINES. PLEASE CONFIRM IDENTIFIED MATERIALS, FINISHES, AND COLOURS WITH GVHS HOUSING GUIDELINES. NOTIFY DESIGN AND CONSTRUCTION TEAM OF ANY DEVIATIONS OR DISCREPANCIES IN THESE DOCUMENTS FROM

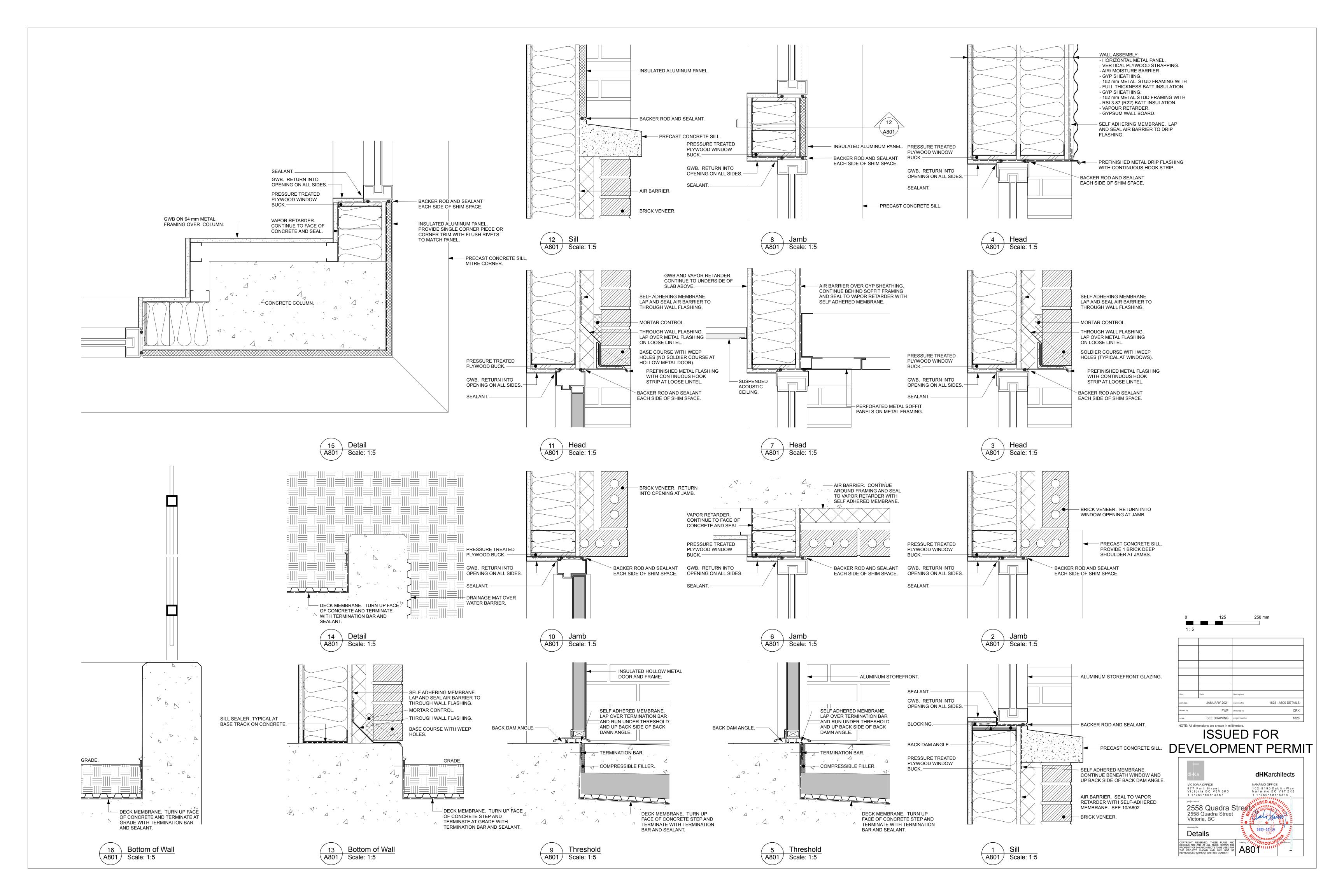
GVHS HOUSING GUIDELINES.

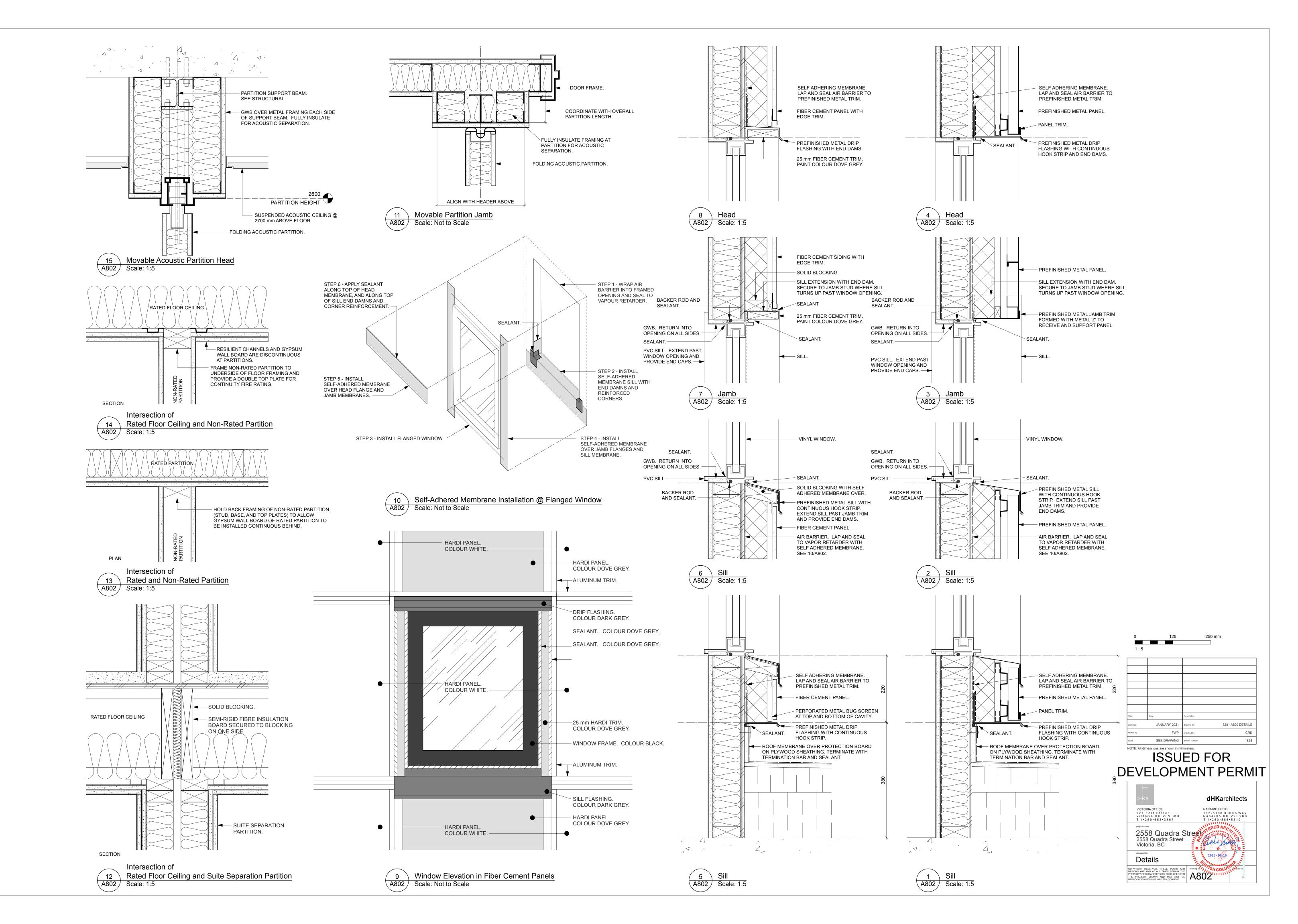
NOTE: All dimensions are shown in millimeters.

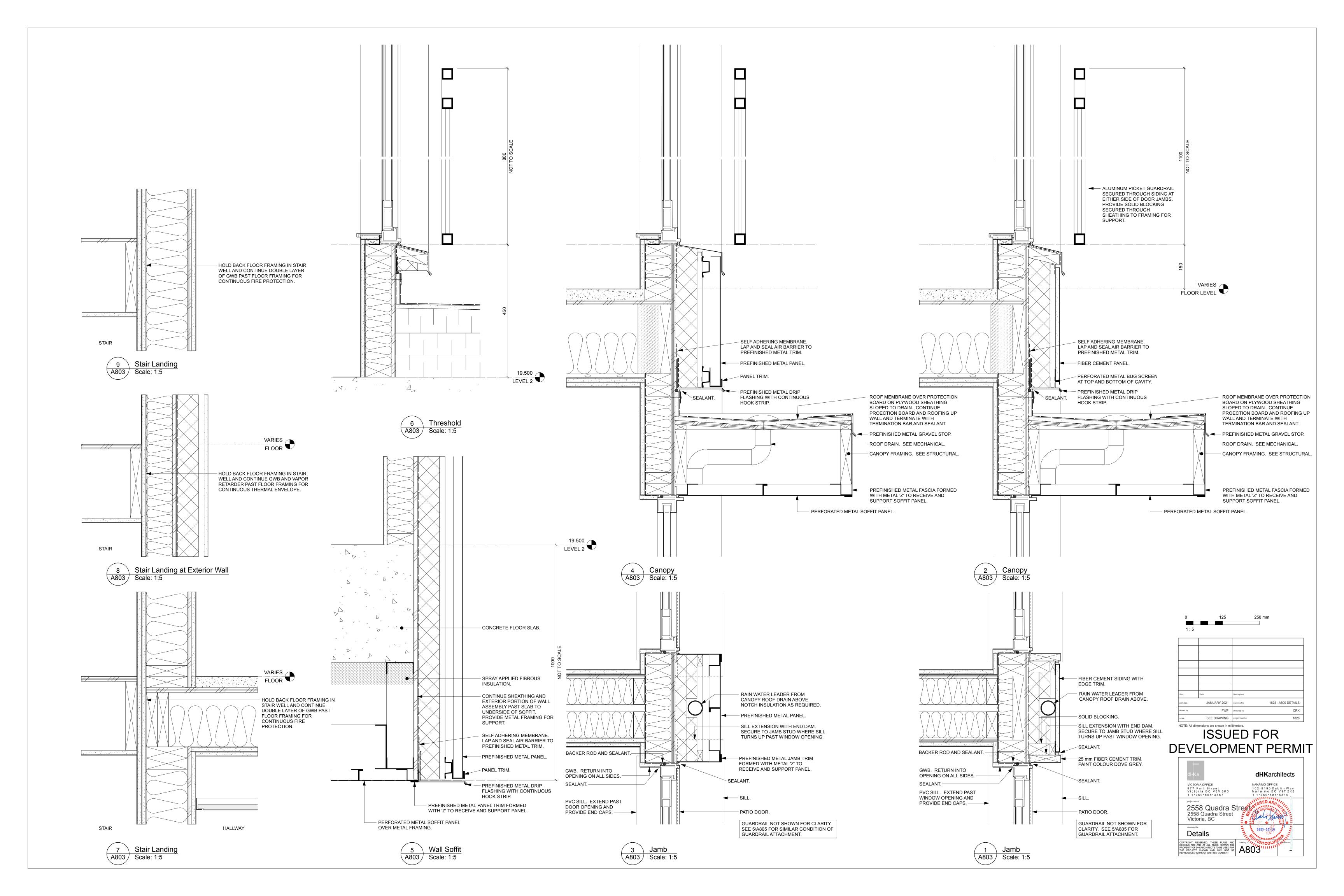
ISSUED FOR **DEVELOPMENT PERMIT**

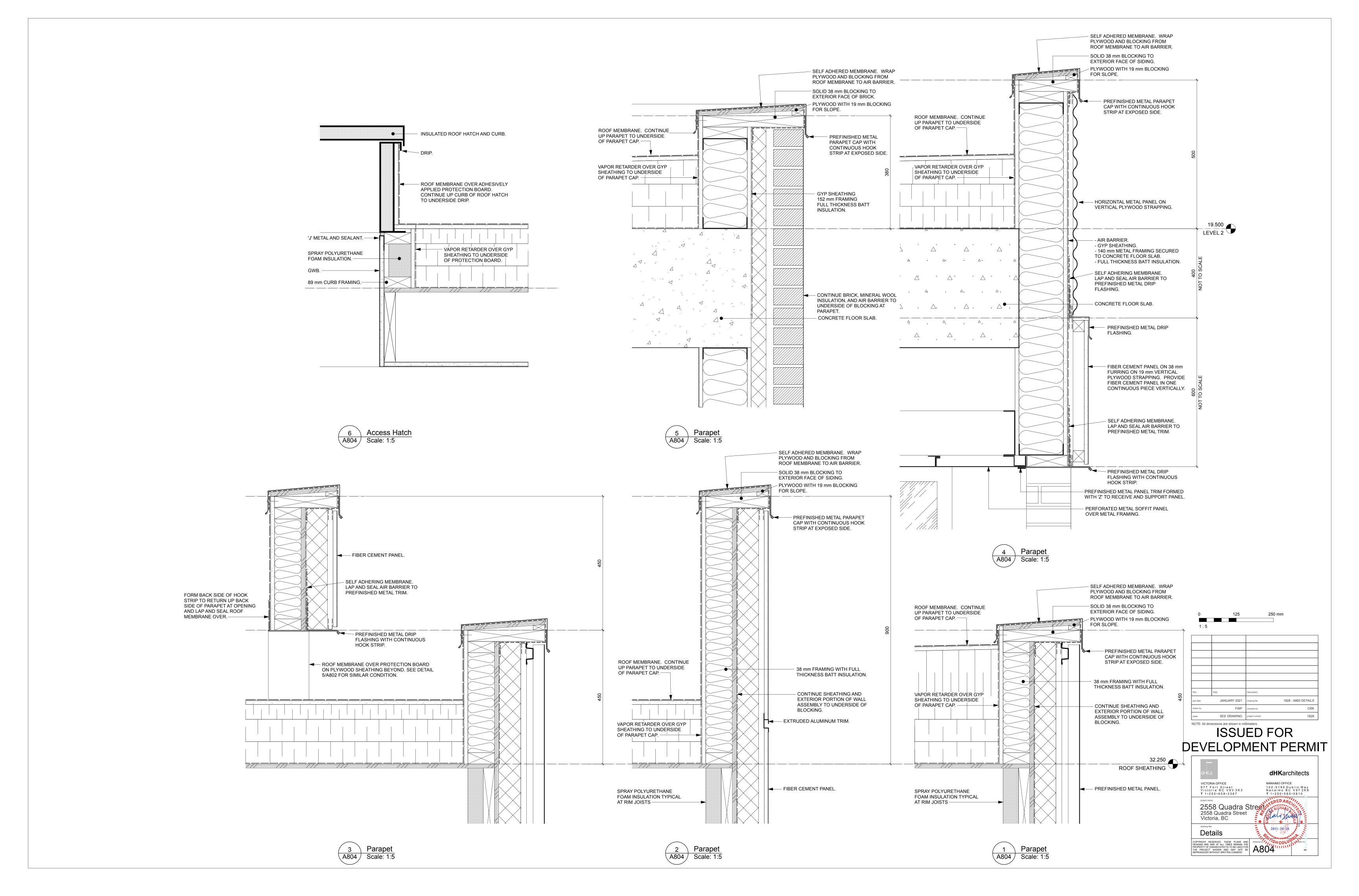


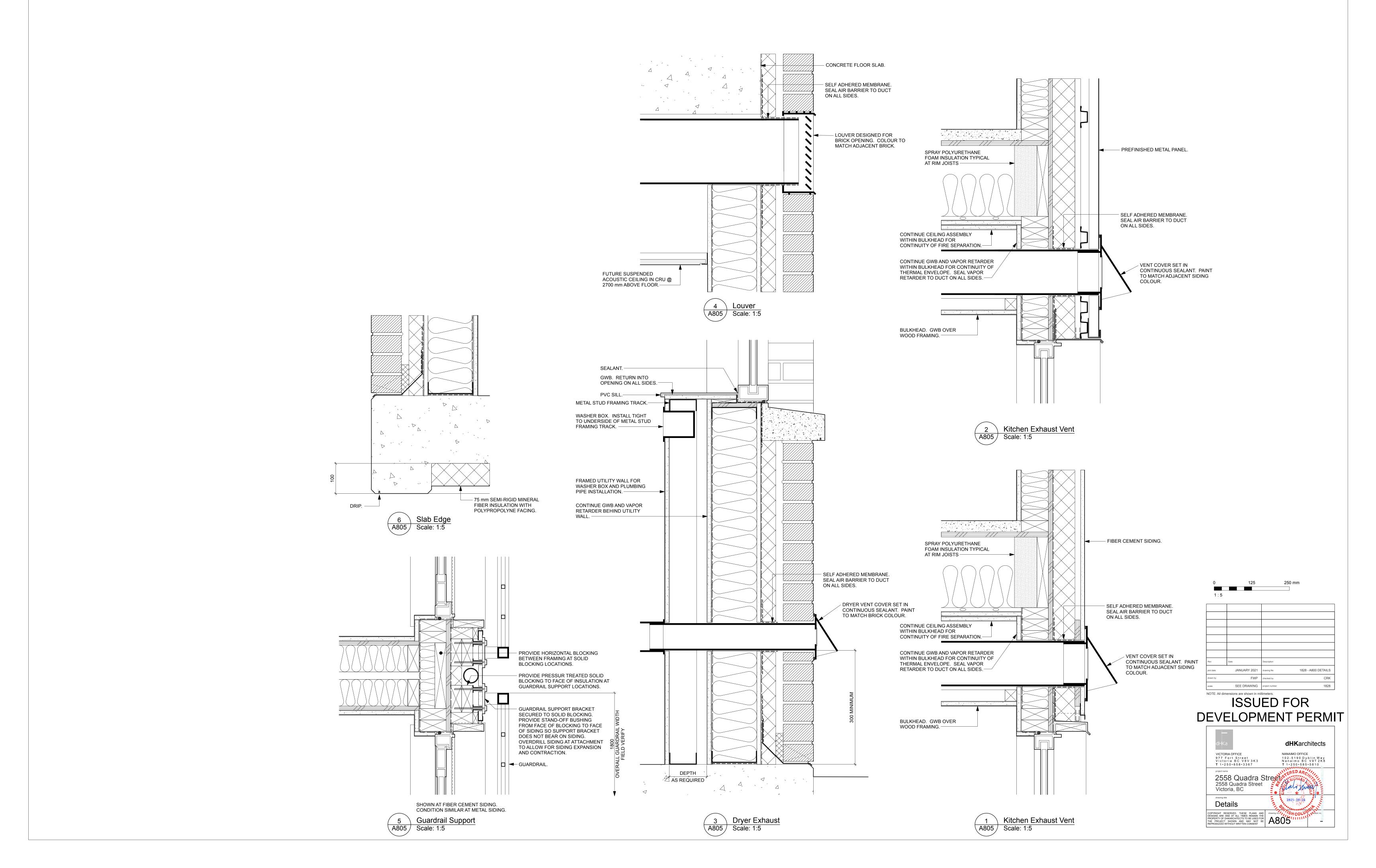








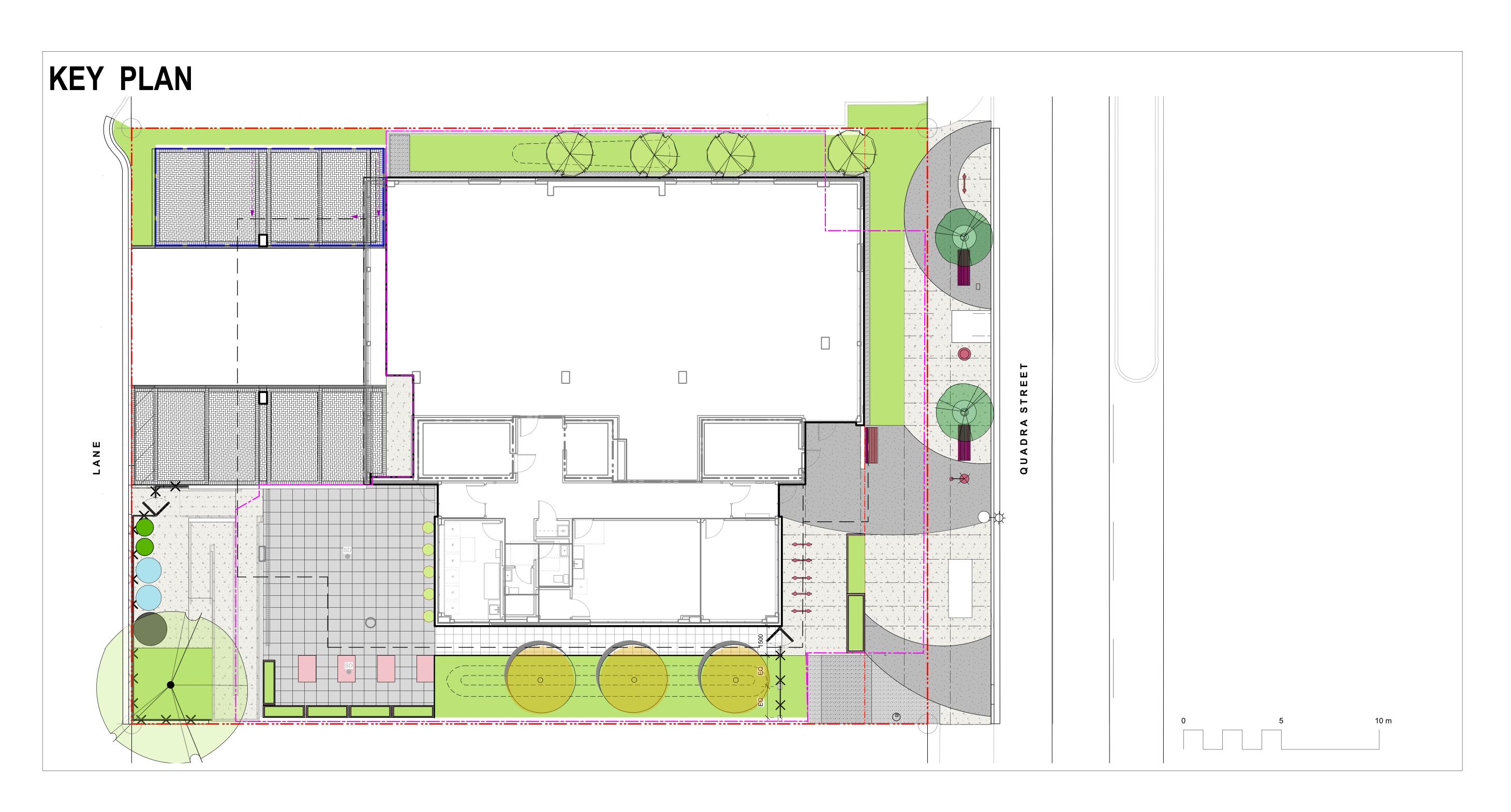




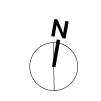
_andscape Sheets						
Sheet No.	Sheet Title					
L0.00	Cover					
L0.01	General Notes					
L1.01	Landscape Materials					
L2.01	Landscape Grading and Drainage					
L3.01	Planting Plan					
L4.01	Landscape Details: Hardscape					
L4.02	Landscape Details: Softscape					
L4.03	Landscape Details					
L4.04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

2558 Quadra Street

Victoria, BC







NOTFORCONSTRUCTION

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



GVHS
2326 Government St.
Victoria, BC

GVHS @ 2558 Quadra 2558 Quadra St, Victoria, BC

sheet title

Cover

	LC	0.00
sheet no.		
checked by		SM
drawn by		ТВ
scale	1: 100	@ 24"x36"
project no.		118.26

GENERAL NOTES

Documents and Specifications: b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.

1. Work performed shall comply with the following: a) These General Notes, and Construction

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

All elevations are in meters.

proceeding with construction.

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

IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. Utilities Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

Refer to electrical drawings for electrical service.

- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems. 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
- 11. All landscape areas and planters to receive drip irrigation. No sprays are to be used on this project. 12. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

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

PAVING NOTES

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

WARRANTY AND MAINTENANCE NOTES

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

BOULEVARD TREE INSPECTION NOTES

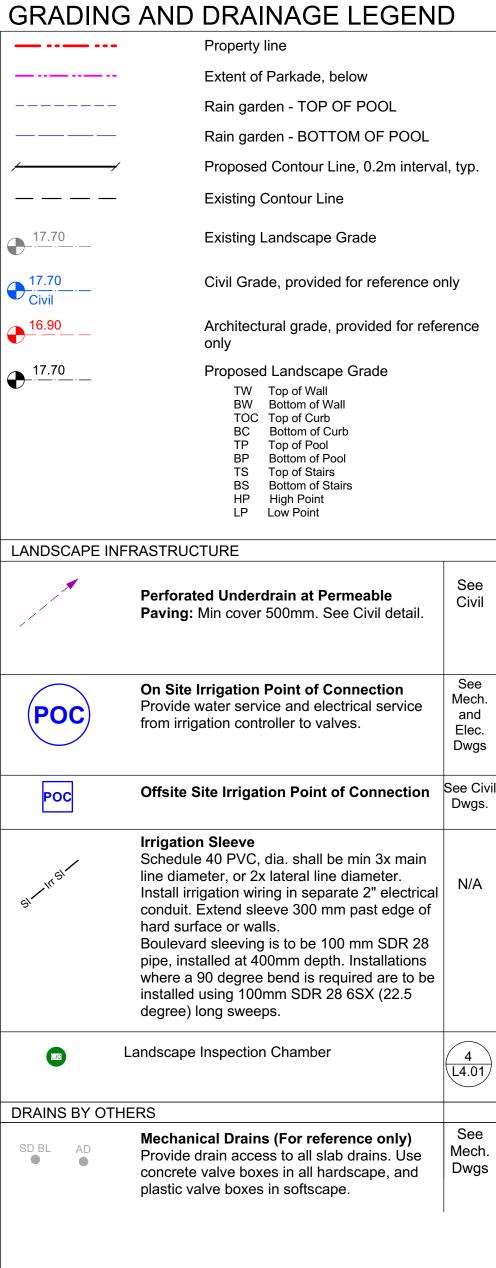
- 1. The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to therequired inspection time.
- 2. INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES:
- Excavated tree pits, soil cells, root barriers - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
- Completed planting tree planting, grate/guard, stakes etc.

LIST OF ABBREVIATIONS

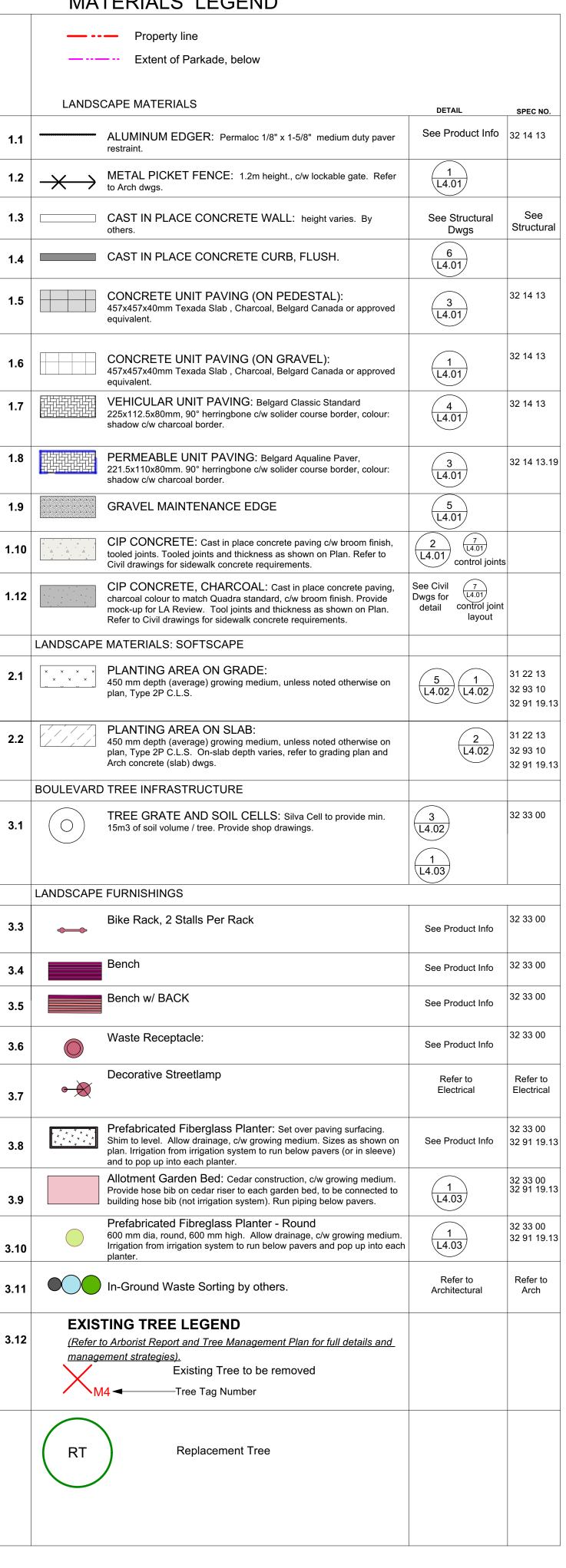
ADDDOV	ADDDOVIMATE	IVI	METRE
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MFR	
AVG	AVERAGE		MANUFACTURER
		MH	MANHOLE
B&B	BALLED AND BURLAPPED	MIN	MINIMUM
BC	BOTTOM OF CURB	MISC	MISCELLANEOUS
BLDG	BUILDING		
	BENCHMARK	MM	MILLIMETRE
BM		N	NORTH
BC	BOTTOM OF CURB	NIC	NOT IN CONTRACT
BR	BOTTOM OF RAMP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

METRE

ΑT



MATERIALS LEGEND





MDI LANDSCAPE ARCHITECTS Victoria. BC V8Z 3P6 E: admin@mdidesign.ca

NOTFORCONSTRUCTION

14	Revised BP	2025-10-02
13	Revised BP	2025-04-25
12	For Tender	2025-04-17
11	Revised BP	24.07.05
10	Revised BP	23.10.04
9	DP Renewal	23.08.01
8	Revised BP (draft)	23.01.03
7	Revised BP	22.11.03
6	Building Permit	21.01.26
5	Revised Rezoning/DP	20.12.16
4	Revised Rezoning/DP	20.08.31
3	Revised Rezoning/DP	20.02.11
No.	Issued For	Issue Date
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client **GVHS** 2326 Government St. Victoria, BC project

GVHS @ 2558 Quadra 2558 Quadra St, Victoria, BC sheet title

General Notes

drawn by

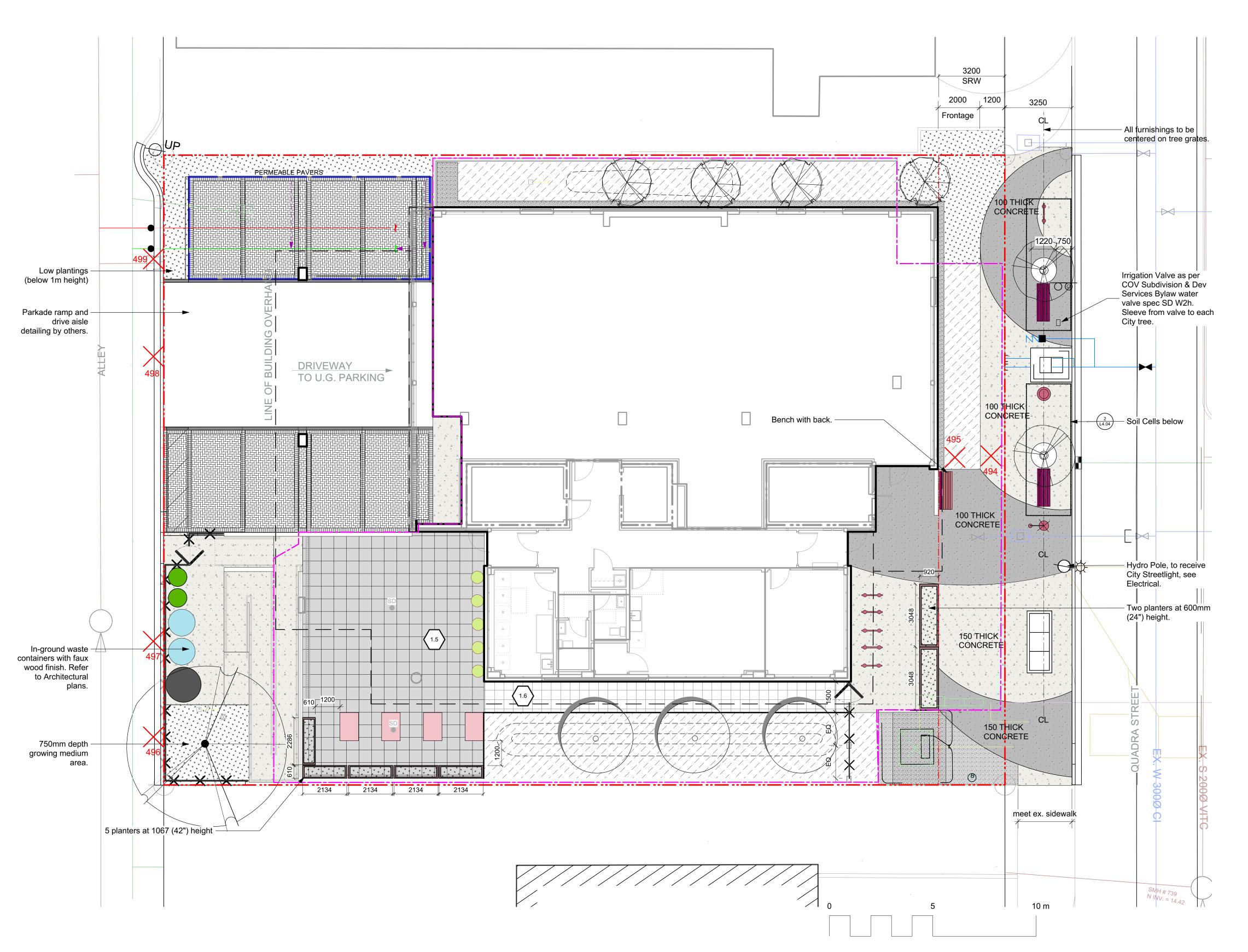
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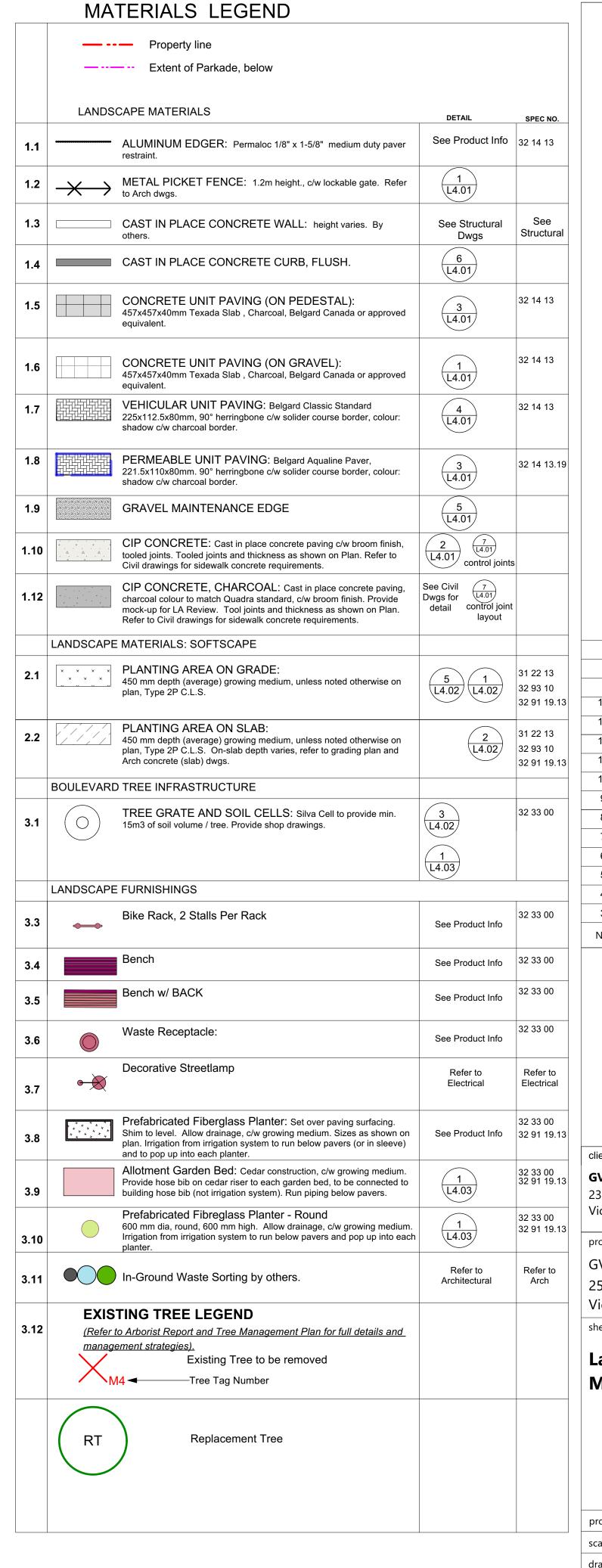
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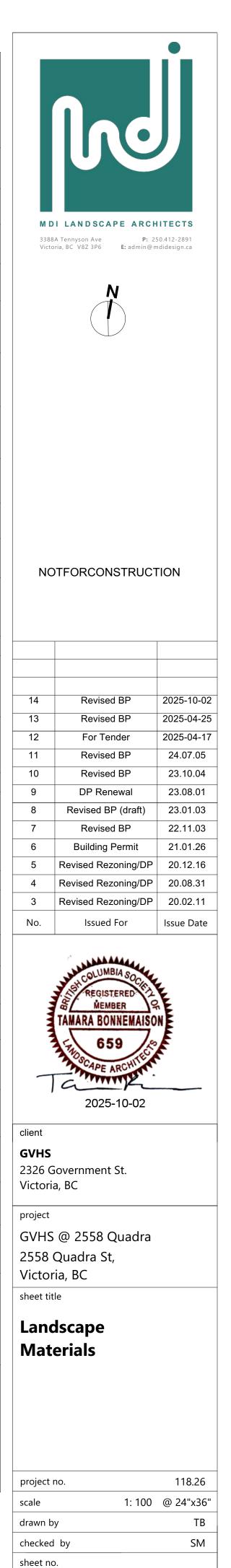
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L0.01

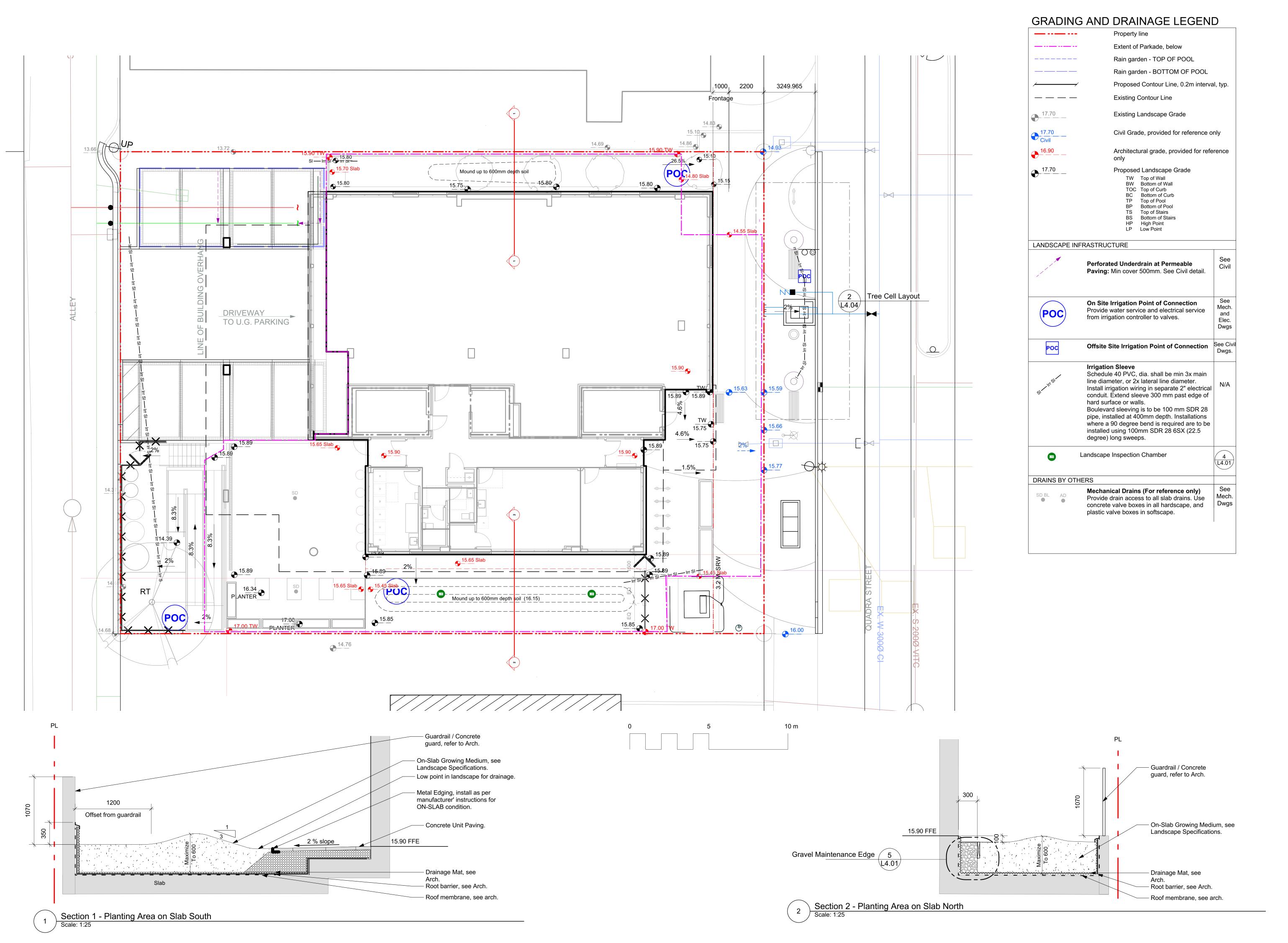
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



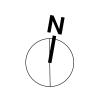




L1.01







NOTFORCONSTRUCTION

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3	Revised Rezoning/DP	20.02.11
No.	Issued For	Issue Date



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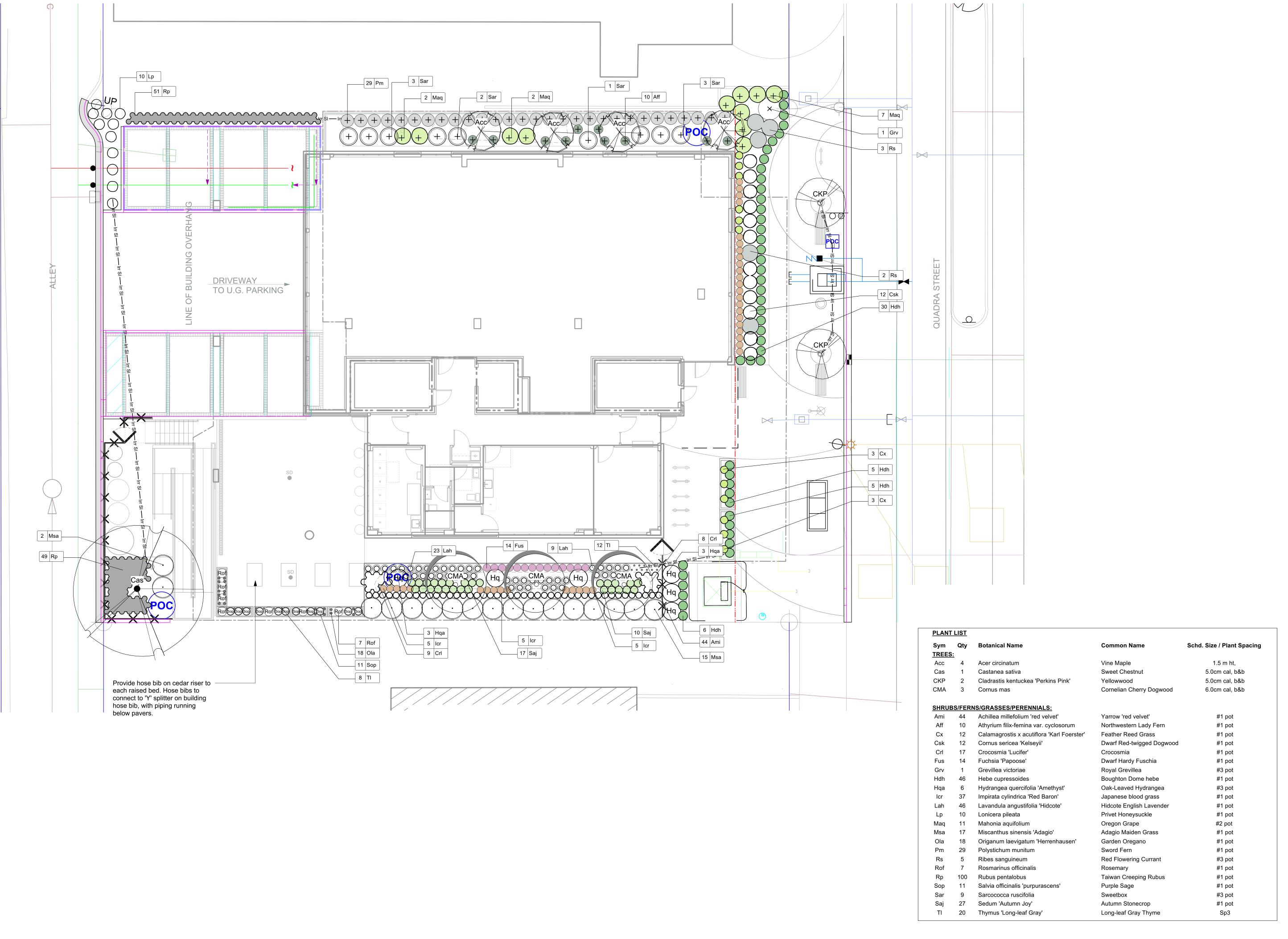
project
GVHS @ 2558 Quadra
2558 Quadra St,
Victoria, BC

sheet title

Landscape Grading and Drainage

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drawn by		ТВ
checked by		SM
sheet no.		

L2.01







NOTFORCONSTRUCTION

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Revised BP	2025-04-2
For Tender	2025-04-17
Revised BP	24.07.05
Revised BP	23.10.04
DP Renewal	23.08.01
Revised BP (draft)	23.01.03
Revised BP	22.11.03
Building Permit	21.01.26
Revised Rezoning/DP	20.12.16
Revised Rezoning/DP	20.08.31
Revised Rezoning/DP	20.02.11
Issued For	Issue Date
	For Tender Revised BP Revised BP DP Renewal Revised BP (draft) Revised BP Building Permit Revised Rezoning/DP Revised Rezoning/DP Revised Rezoning/DP



client **GVHS**2326 Government St.
Victoria, BC

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

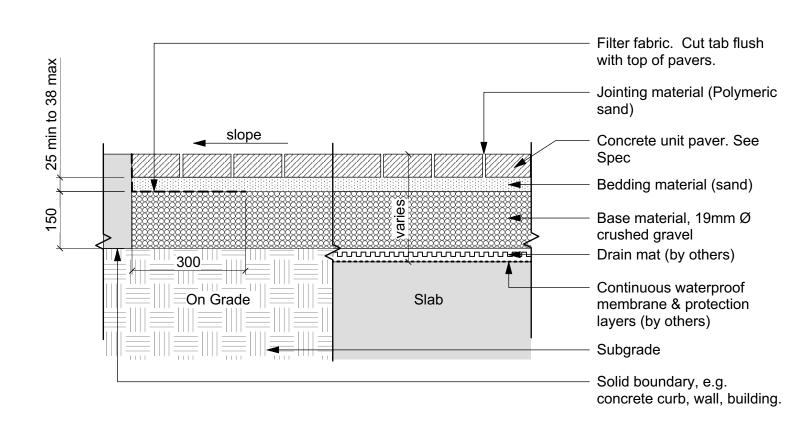
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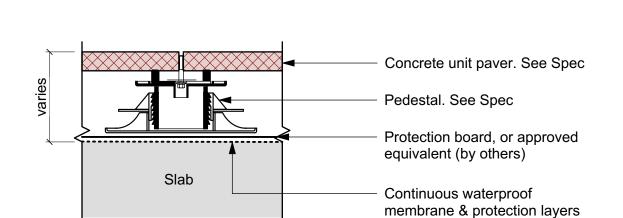
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Planting Plan

project no. 118.26
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drawn by TB
checked by SM

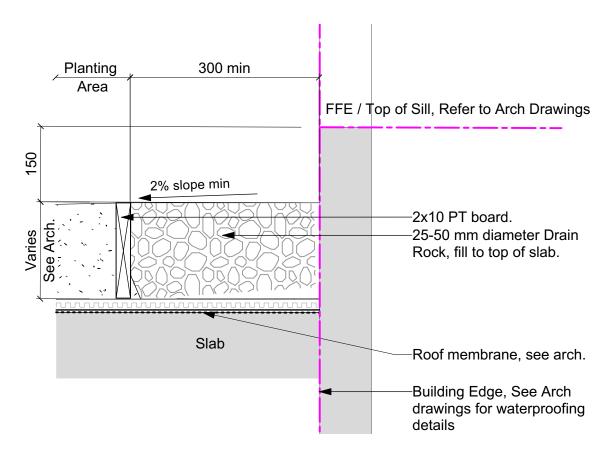
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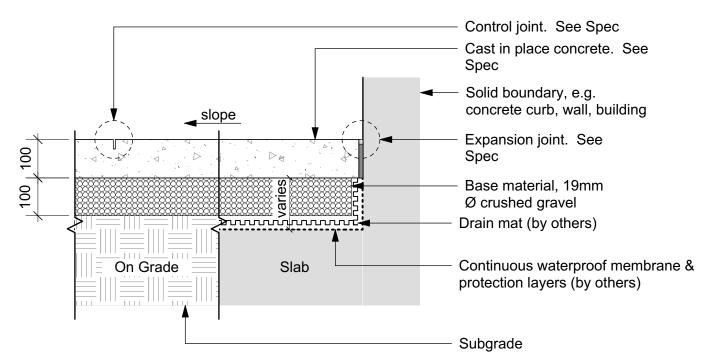
Concrete Unit Paving on Pedestal
Scale: 1:10

Concrete Unit Paving - On Gravel
Scale: 1:10



(by others)

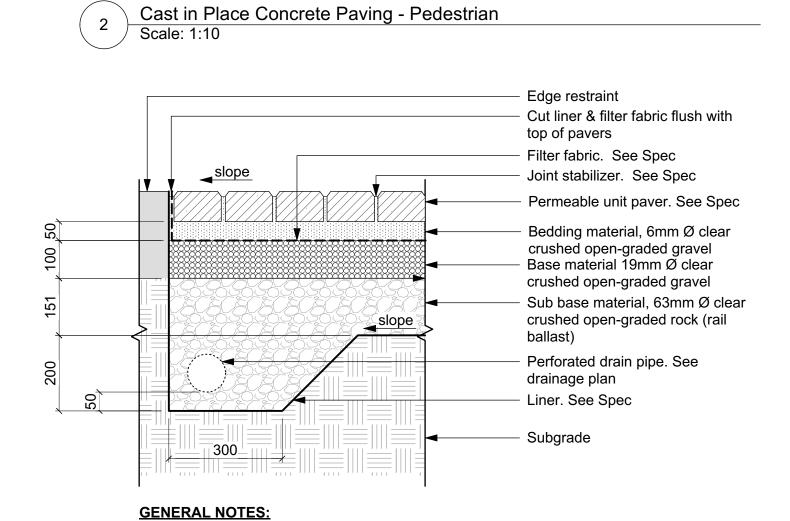
5 Gravel Maintenance Edge
Scale: 1:10



GENERAL NOTES:

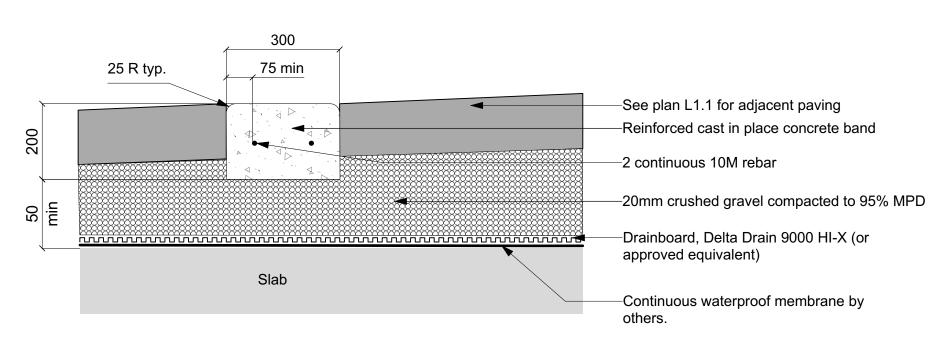
1. To be read in association with 32 13 13 CIP Concrete Paving specification.

2. See plan for control joint layout, U.N.O.

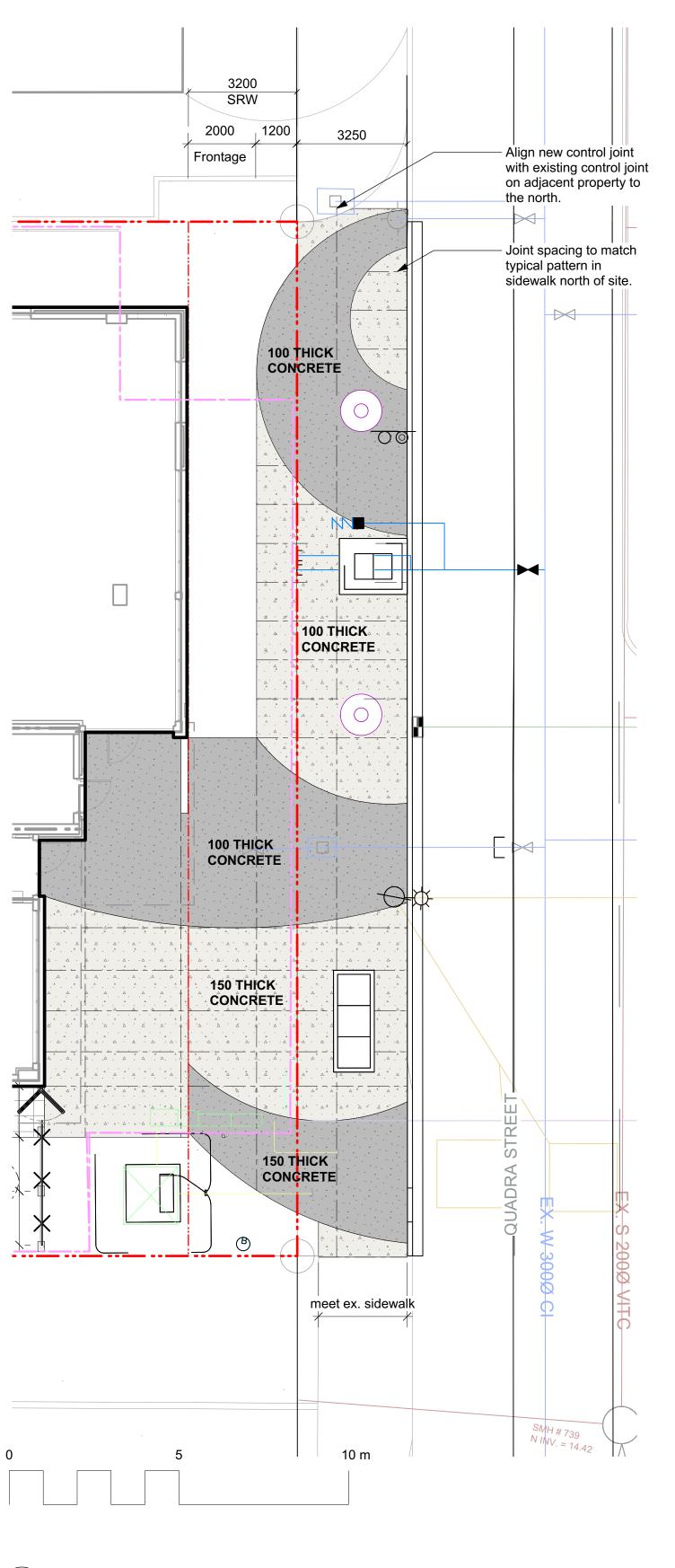


Concrete Unit Paving - Permeable
Scale: 1:10

1. Install to manufacturers written instructions.



6 CIP Flush Curb Scale: 1:10



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



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4	Revised Rezoning/DP	20.08.31
3	Revised Rezoning/DP	20.02.11
No.	Issued For	Issue Date



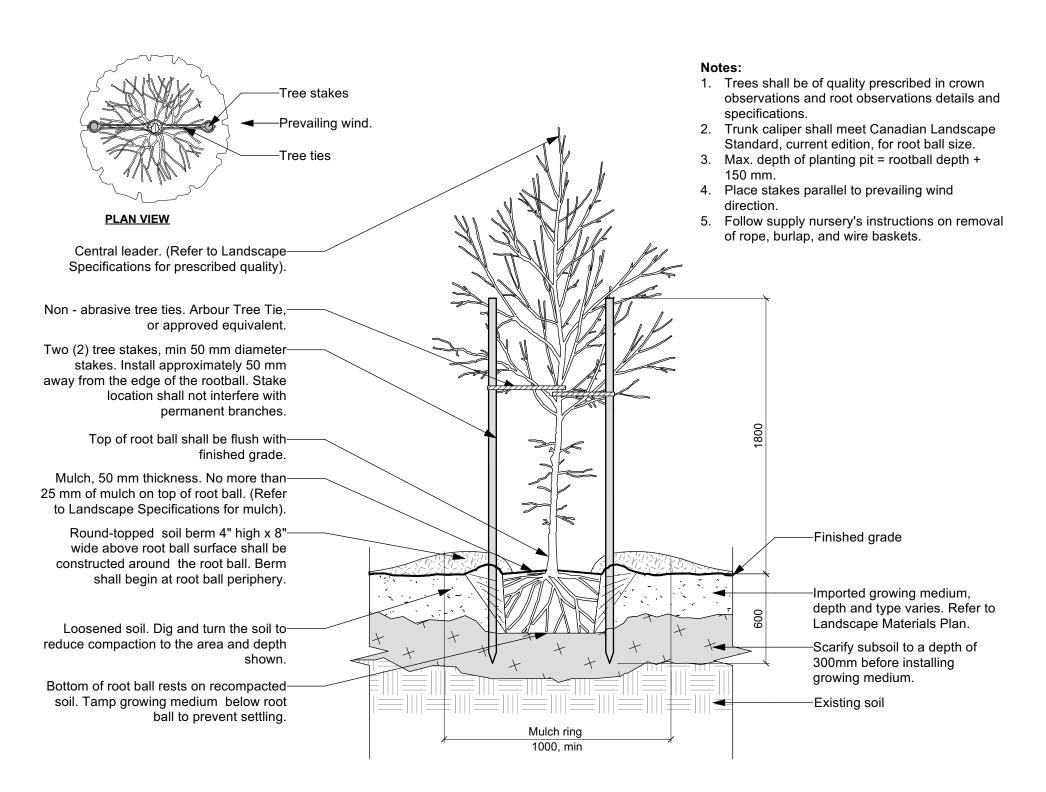
GVHS
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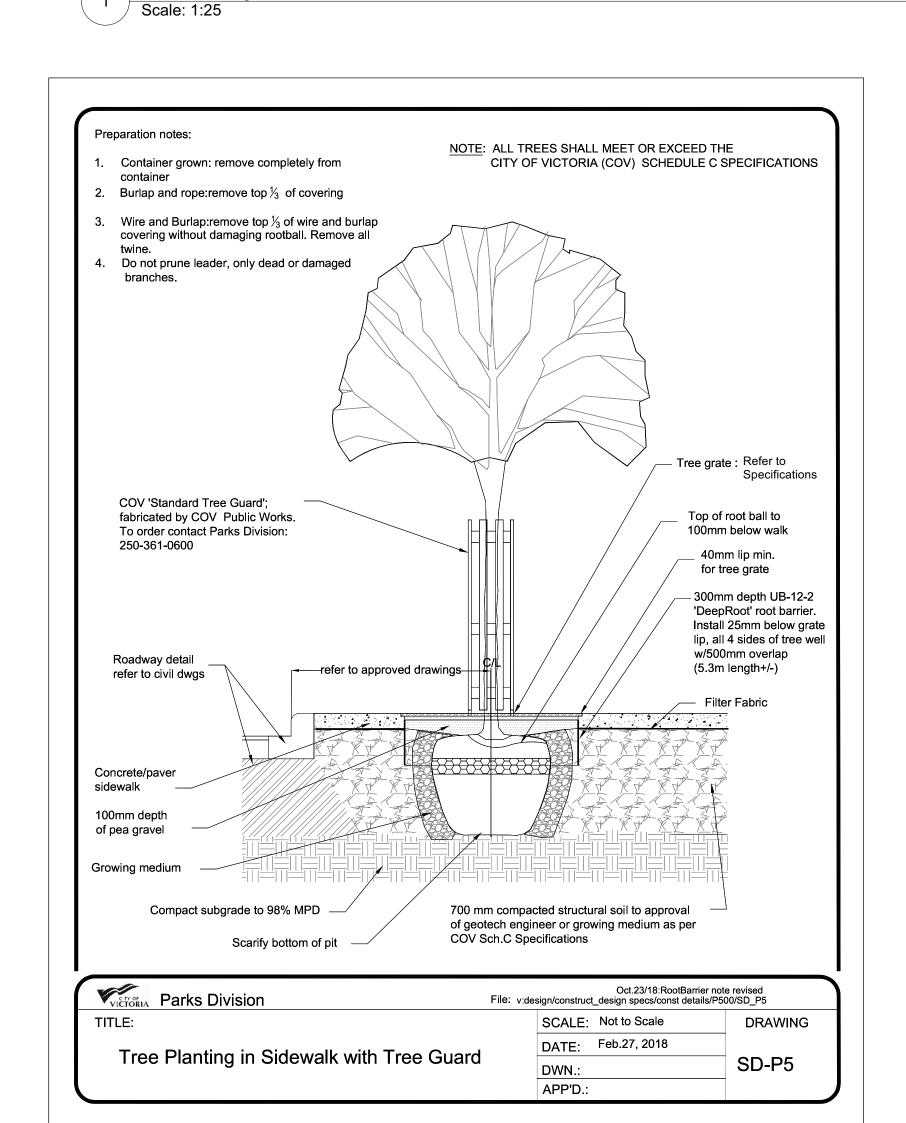
gvhs @ 2558 Quadra 2558 Quadra St, Victoria, BC

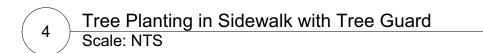
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Landscape Details: Hardscape

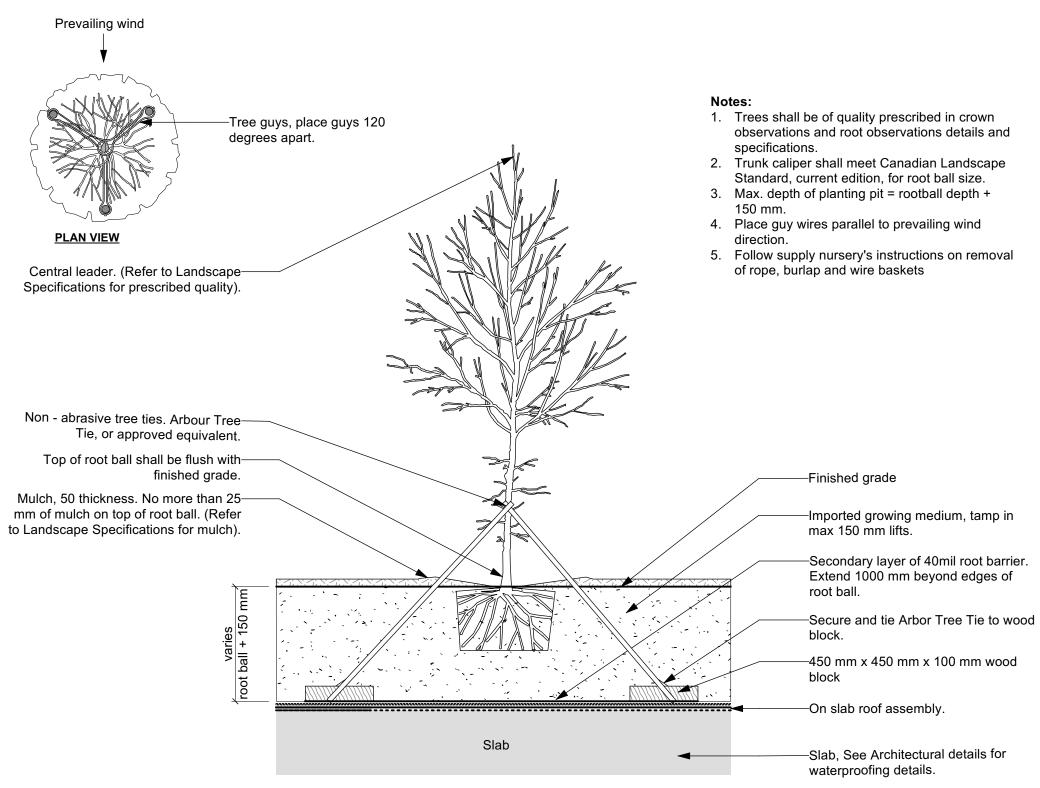
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scale	AS NOTED	@ 24"x36"
drawn by		ТВ
checked by		SM
sheet no.		
	L4	I.01



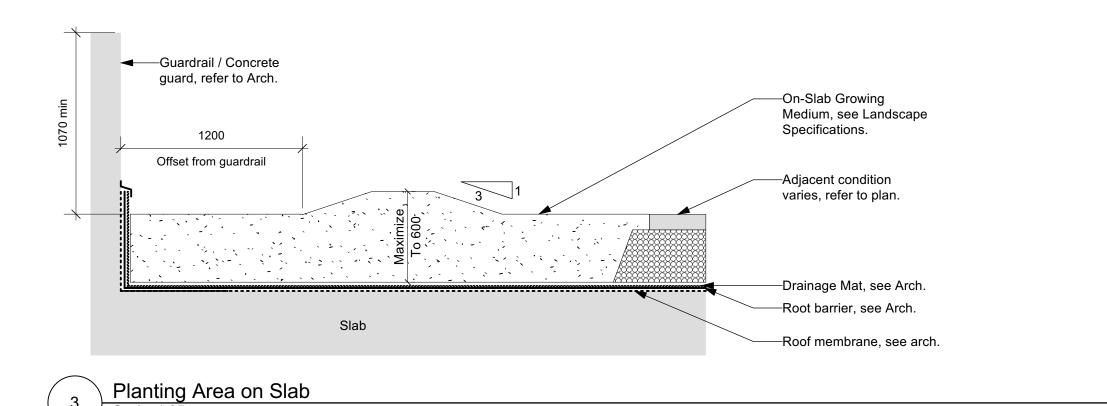


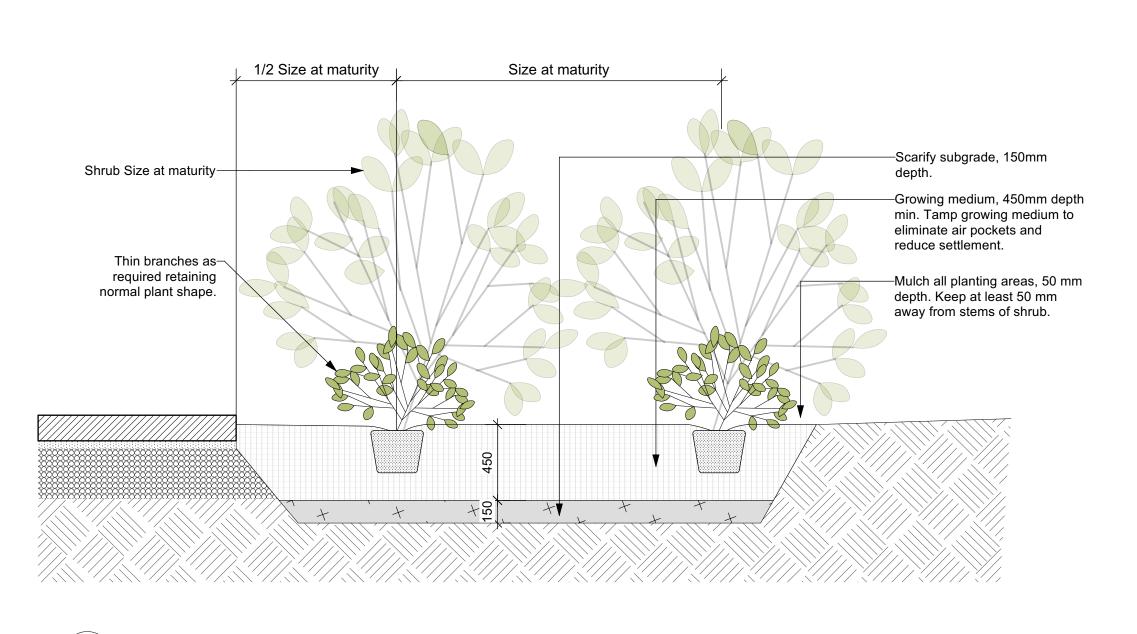


Tree Planting on Grade

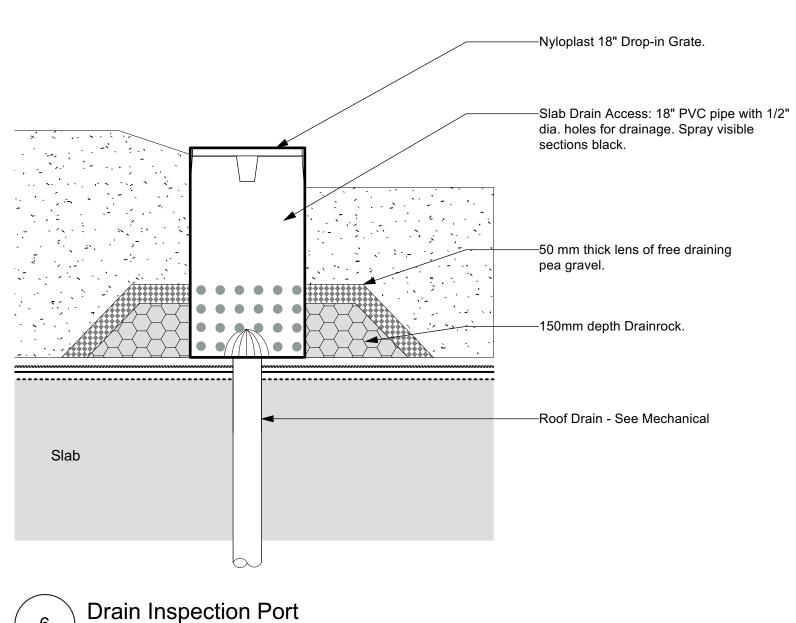


Tree Planting on Slab Scale: 1:25





Shrub Planting Scale: 1:25





NOTFORCONSTRUCTION

14	Revised BP	2025-10-0
14	Revised BP	2025-10-02
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11	Revised BP	24.07.05
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No.	Issued For	Issue Date



2025-10-02

GVHS 2326 Government St. Victoria, BC

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

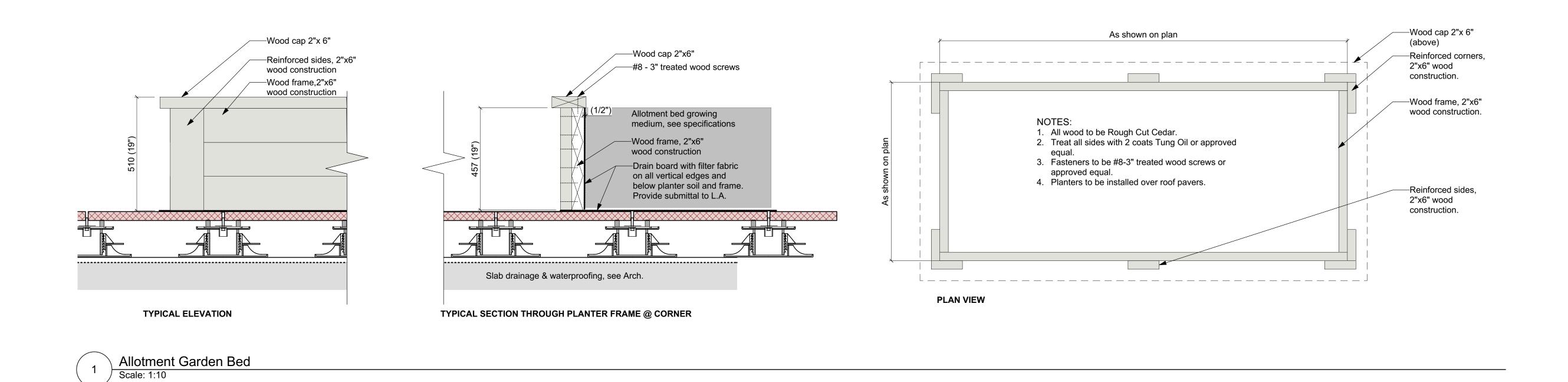
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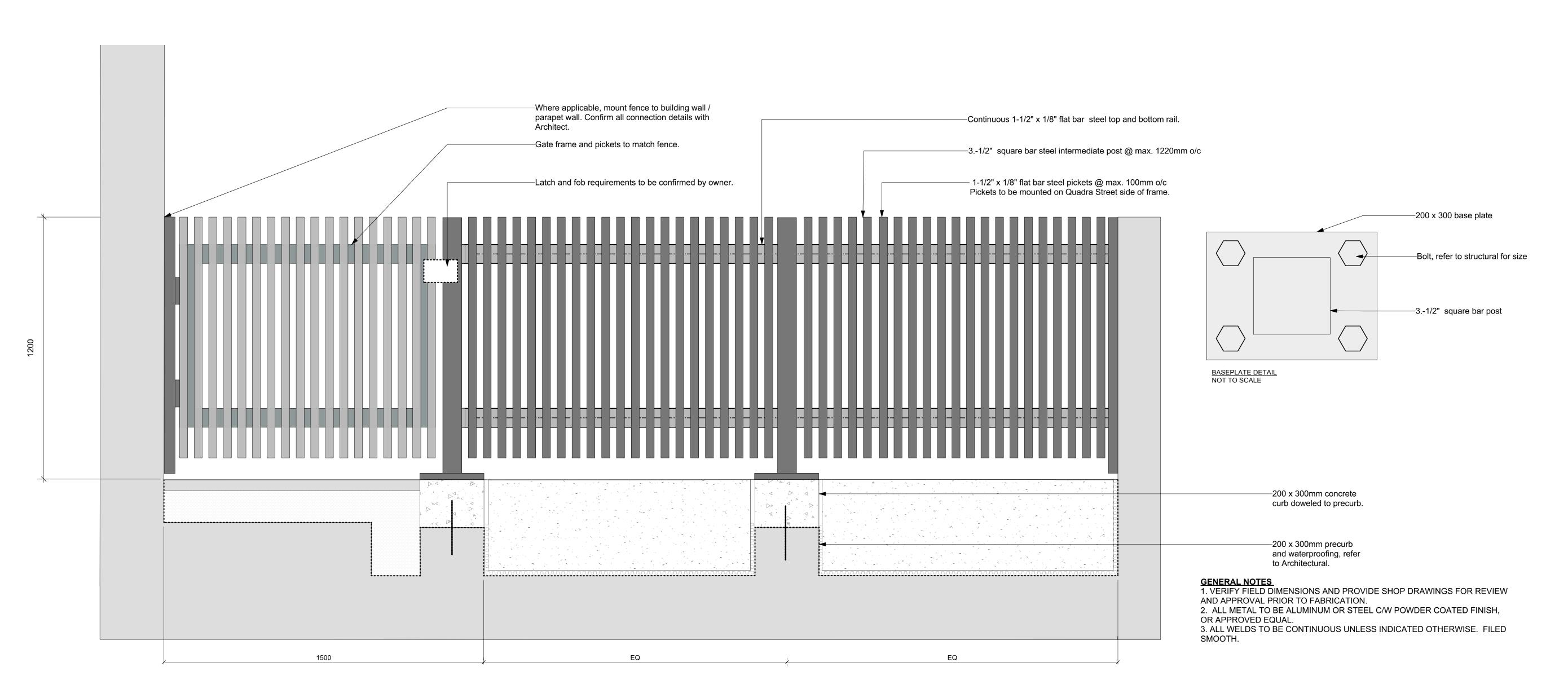
Landscape Details: Softscape

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drawn by		ТВ
checked by		SM
sheet no.		

L4.02

Scale: 1:10



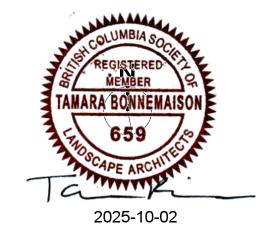


2 Metal Picket Fence and Gate
Scale: 1:10



NOTFORCONSTRUCTION

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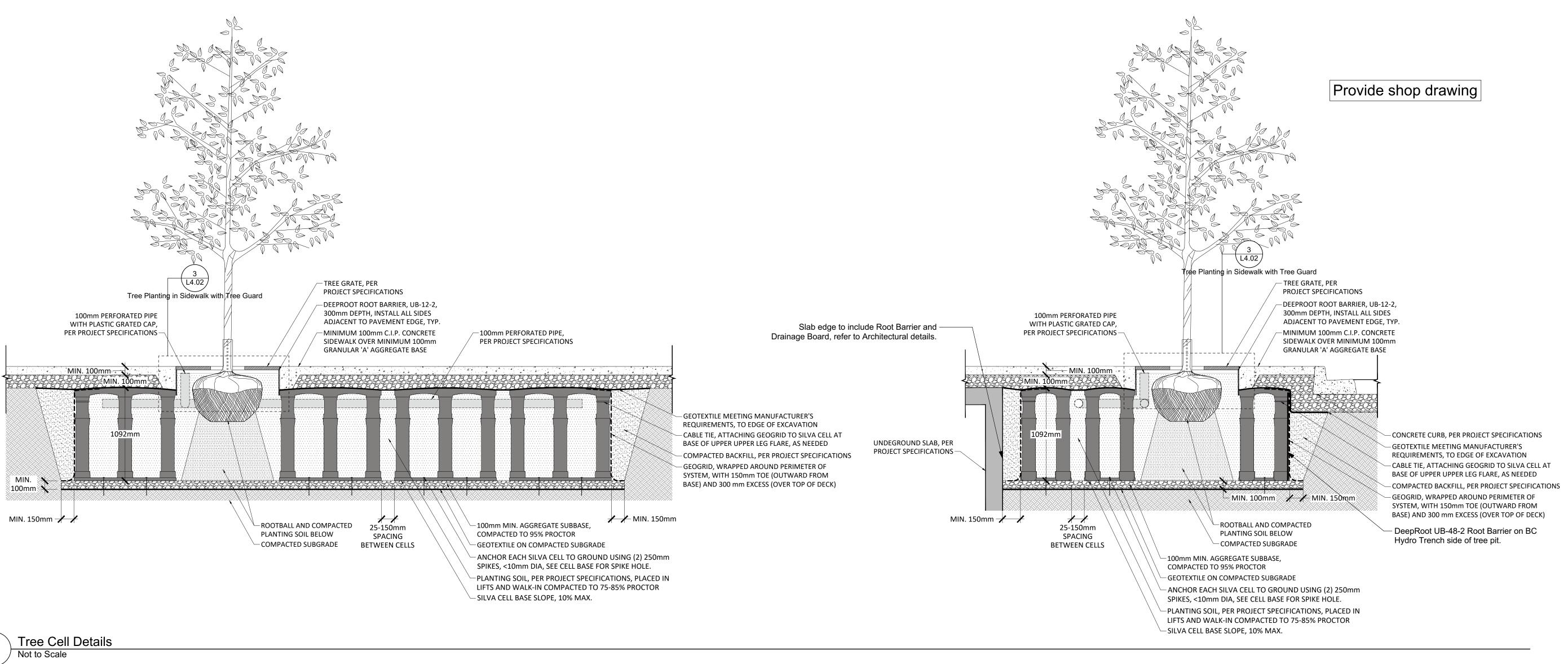
gvhs @ 2558 Quadra 2558 Quadra St,

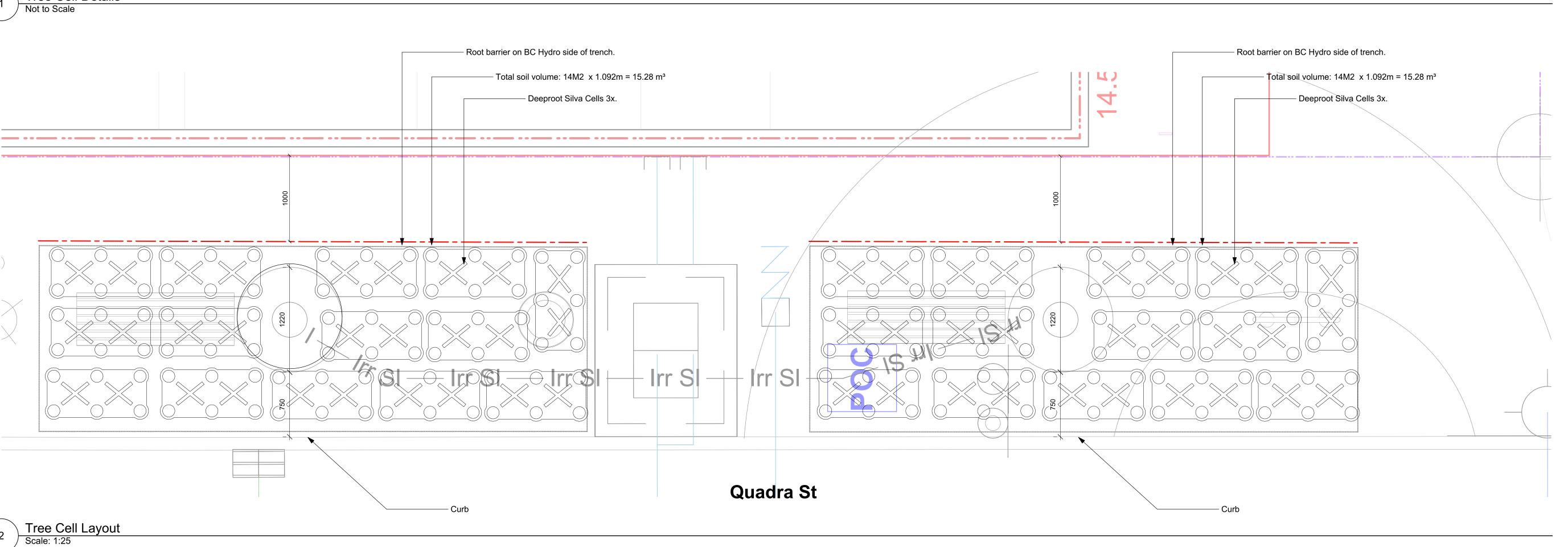
Victoria, BC

Landscape Details

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scale	AS NOTED	@ 24"x36"
drawn by		ТВ
checked by		SM
sheet no.		

L4.03







NOTFORCONSTRUCTION

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3	Revised Rezoning/DP	20.02.11
No.	Issued For	Issue Date



2025-10-02

GVHS 2326 Government St. Victoria, BC

project GVHS @ 2558 Quadra 2558 Quadra St,

Victoria, BC sheet title

Landscape Details: Tree Cells

project no.		118.26
scale	AS NOTED	@ 24"x36'
drawn by		ТВ
checked by		SM
sheet no.		

L4.04



McElhanney

500 - 3960 QUADRA STREET VICTORIA, BC V8X 4A3

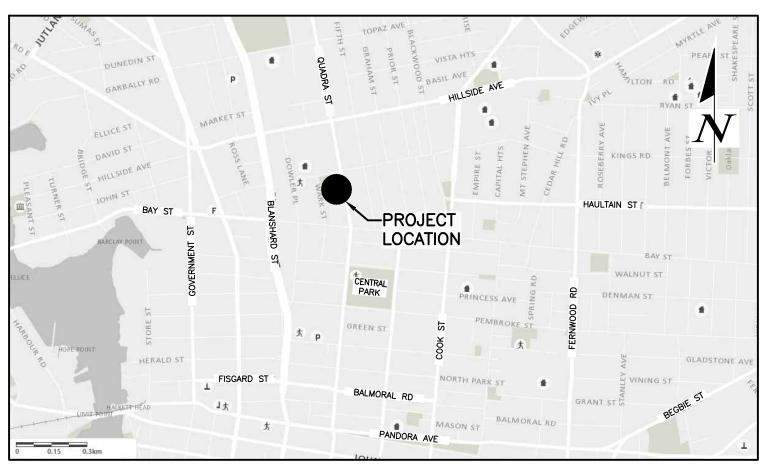
PH (250) 370-9221 FAX (855) 407-3895

2558 QUADRA STREET DEVELOPMENT

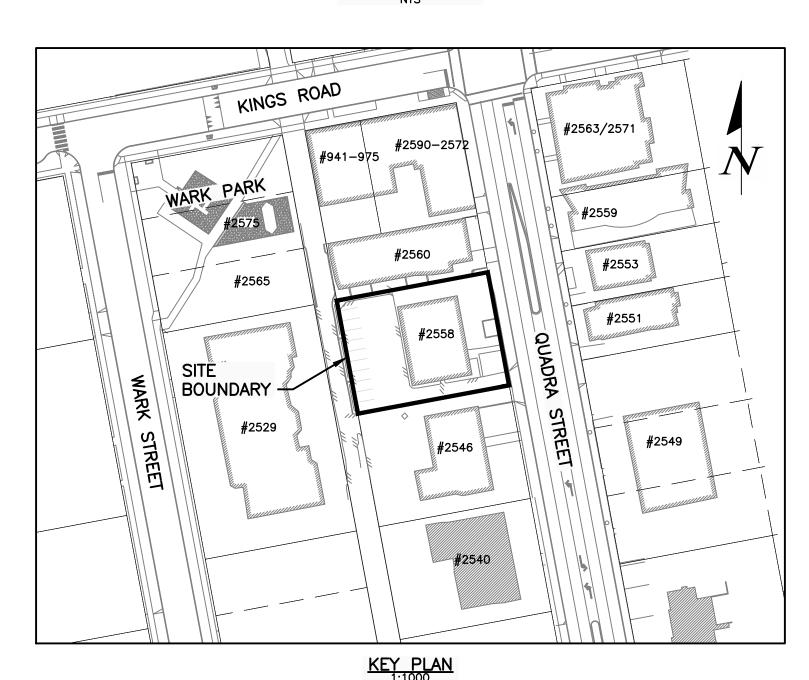
DRAWING INDEX

18-136-C00 COVER SHEET

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



LOCATION PLAN



ENERAL NOTES

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

 11. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION THAT MUST INCLUDE THE CITY TECHNICIAN
- AND CIVIL ENGINEER.

 12. CONTRACTOR TO NOTIFY ENGINEER AND CITY TECHNICIAN IMMEDIATELY OF ANY CONFLICTS BETWEEN THE EXISTING
- INFRASTRUCTURE AND DESIGN.

 13. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.

TRENCHING, EXCAVATING AND BACKFILLING

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

SIGNING AND PAVEMENT MARKINGS

- 1. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE AS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.

 CONTRACTOR TO REFERENCE MANUAL OF STANDARD TRAFFIC SIGNS AND PAVEMENT MARKINGS (SEPTEMBER 2000) FOR SIGN
 DESCRIPTIONS AND PAINTING TYPES. ALL SIGNS TO HAVE ''DIAMOND GRADE'' REFLECTIVE SHEETING
- DESCRIPTIONS AND PAINTING TYPES. ALL SIGNS TO HAVE "DIAMOND GRADE" REFLECTIVE SHEETING.

 2. PAVEMENT MARKING MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MMCD SECTION 32 17 23 PAINTED PAVEMENT MARKINGS.

ROADWORKS

- 1. ALL GRANULAR BASE TO BE IN ACCORDANCE WITH MMCD SECTIONS 31 05 17 AGGREGATES & GRANULAR MATERIAL AND 32 11 23 GRANULAR BASE.
- 2. ALL ASPHALTIC PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16 HOT—MIX ASPHALT CONCRETE PAVING. MIX DESIGN TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- 3. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE TO BE IN ACCORDANCE WITH MMCD SECTION 03 30 20 CONCRETE WALKS, CURBS & GUTTERS, AND CITY OF VICTORIA SUPPLEMENTAL SPECIFICATIONS.

 4. ALL NON-MOUNTABLE CURB AND GUTTER (NMC) TO BE AS PER MMCD STD. DWG. C4.
- ALL CONCRETE SIDEWALK TO BE AS PER MMCD STD. DWG. C2.
 CONCRETE DRIVEWAY CROSSING TO BE 'TYPE B' AS PER SCHEDULE 'B' HIGHWAY ACCESS BYLAW 91-38 (DRAWING TA-64).
- LETDOWN AS PER Cov Supplementary Standard DWGS. SD C7b and SD C7c.

 7. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ROAD STRUCTURE.
- 7. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ROAD STRUCTURE.

 8. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION. TESTING TO BE PERFORMED AND COORDINATED AS PER
- 9. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER. ANY FAILURE OF THE SUBGRADE AFTER APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY MITIGATION PROCEDURES REQUIRED TO PROTECT THE SUBGRADE IS THE RESPONSIBILITY OF AND AT THE EXPENSE OF THE CONTRACTOR.

STORM DRAIN

GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

- STORM SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
 SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 40 01 STORM SEWERS AND AS PER MMCD STD. DWG. S7.
- INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
 CONTRACTOR TO INSTALL CATCH BASIN POTS AS PER CoV STD. DWG. S11a. CoV FORCES TO INSTALL LEADS AT DEVELOPER'S EXPENSE. CONTRACTOR TO MARK LOCATION FOR LEADS ON SITE.
- 6. ENSURE ALL EXISTING STORM DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.
 7. ALL 2000 STORM PIPE SHOWN ON THE CIVIL DRAWINGS TO BE PVC DR35, UNLESS OTHERWISE NOTED.

SANITARY SEWER

- 1. SANITARY SERVICE CONNECTION TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
 2. SERVICE CONNECTION TO BE INSTALLED AS PER MMCD SECTION 33 30 01 SANITARY SEWERS AND AS PER MMCD STD. DWG.
- 3. INSPECTION CHAMBER TO BE AS PER MMCD STD. DWG. S9.
- 4. ENSURE ALL EXISTING SANITARY SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION.
 5. CONTRACTOR SHALL COMPLETE AN AIR TEST ON ALL NEW SANITARY SEWERS AS PER MMCD SECTION 33 30 01 SANITARY
- SEWERS. TEST TO BE WITNESSED AND APPROVED BY ENGINEER.
 6. ALL 1500 SANITARY PIPE SHOWN ON THE CIVIL DRAWINGS TO BE PVC DR28, UNLESS OTHERWISE NOTED.

<u>WATER</u>

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

BC HYDRO, TELUS, SHAW, STREETLIGHTING AND FORTIS BC

- 1. CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR TO REVIEW INFORMATION PRIOR TO START OF ANY EXCAVATION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
 CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES TO BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- 4. ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS BC FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY.
 5. CONTRACTOR TO COORDINATE WITH FORTIS GAS FOR THE INSTALLATION OF GAS SERVICE(S). SEE MECHANICAL DRAWING(S) FOR
- ADDITIONAL INFORMATION AND REQUIREMENTS.
 6. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW
- CABLE STANDARD SPECIFICATIONS AND DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

 7. IF GAS IS REQUIRED, THE DEVELOPER SHALL CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO
- INSTALLATION. FORTISBC SHALL INSTALL GAS SERVICE TO PROPERTY LINE.

 8. SEE DRAWINGS AND SPECIFICATIONS BY AES FOR ONSITE HYDRO, TELUS, CABLE AND STREETLIGHTING
- 9. SEE DRAWINGS AND SPECIFICATIONS BY AME GROUP FOR MECHANICAL.

 10. SEE DRAWINGS AND SPECIFICATIONS BY BC HYDRO FOR ELECTRICAL.
- 11. SEE DRAWINGS AND SPECIFICATIONS BY TELUS FOR TELEPHONE.

 12. SEE DRAWINGS AND SPECIFICATIONS BY SHAW FOR CABLE.

BUILDING AND SITE PLAN

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

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

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McElhanney Ltd.

PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

OCTOBER 2, 2025

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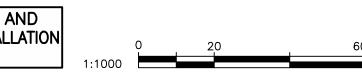
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SEE ARCHITECTURAL, LANDSCAPING, ELECTRICAL, STRUCTURAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

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

INSPECTION CHAMBER

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



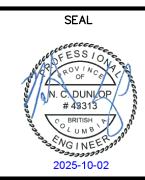
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6	2025-10-02	NCD	ISSUED FOR APPROVAL					
5	2025-06-10	NCD	ISSUED FOR APPROVAL					
4	2025-04-15	NCD	ISSUED FOR TENDER					
3	2023-01-20	NCD	ISSUED FOR APPROVAL					•
2	2022-11-07	NCD	ISSUED FOR APPROVAL					
1	2021-01-27	NCD	ISSUED FOR APPROVAL					
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS	





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



PROJECT:		
2558 QUADRA	STREET	DEVELOPMENT
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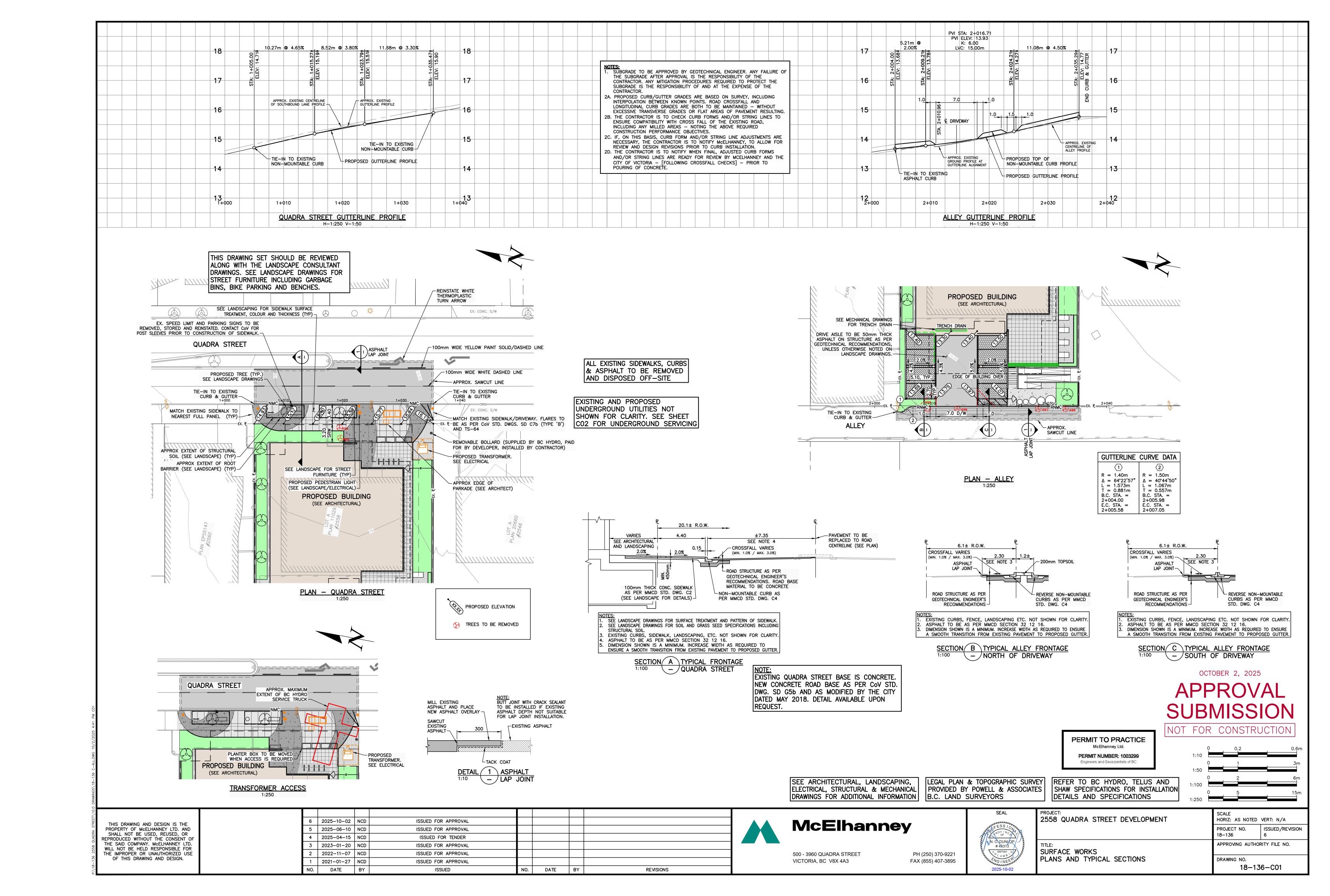
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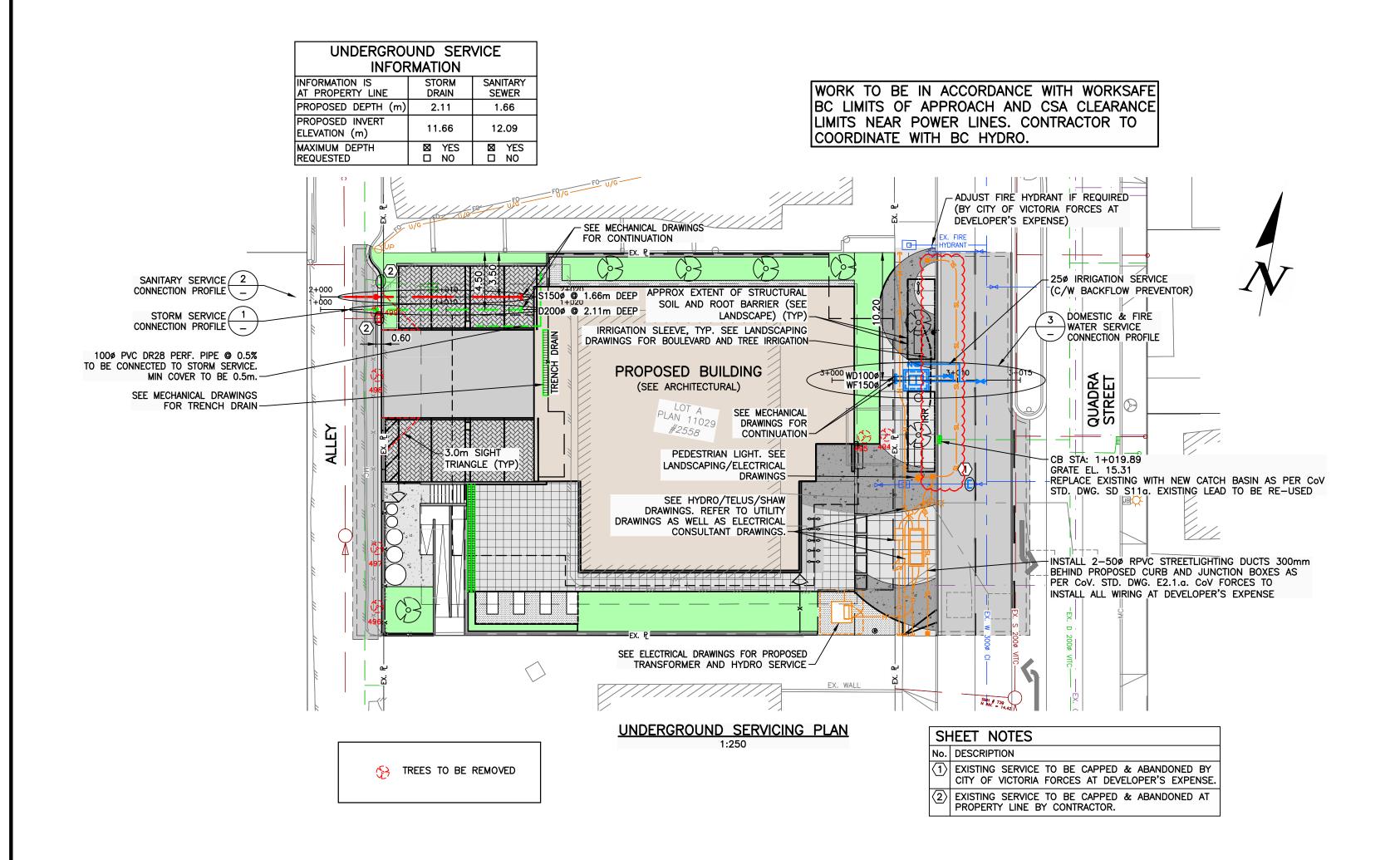
PROJECT NO.
18–136 ISSUED/REVISION
6

APPROVING AUTHORITY FILE NO.

TITLE: COVER SHEET

DRAWING NO. 18-136-C00





	WORKS AND SERVICES CHECK TABLE				
	PLAN CHECKER	AUTHORIZED F	DATE		
	PLAN CHECKER	NAME	SIGNATURE	DATE	
	HYDRO ELECTRIC CO.				
_≿	TELEPHONE CO.				
JTILITY	GAS CO.				
]]	CABLE CO.				
	FIBRE OPTIC CO.				
Æ	UNDERGROUND UTILITIES				
ఠ	TRANSPORTATION				
MUNICIP	LAND DEVELOPMENT				
2	PARKS				

IRRIGATION SPECIFIC NOTES

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

-ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION

AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.

-IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS DEPARTMENT NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

-IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION

INSPECTIONS.

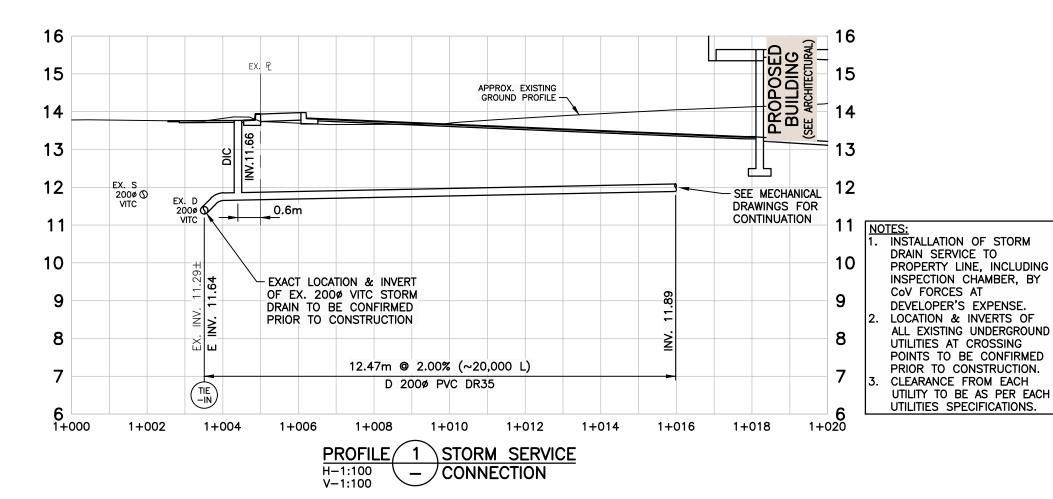
SEE LANDSCAPE DRAWINGS (TYP.)
-STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8cm DIAMETER CALIPER MEASURED 15cm ABOVE GROUND, A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8-2.5m ABOVE GROUND.

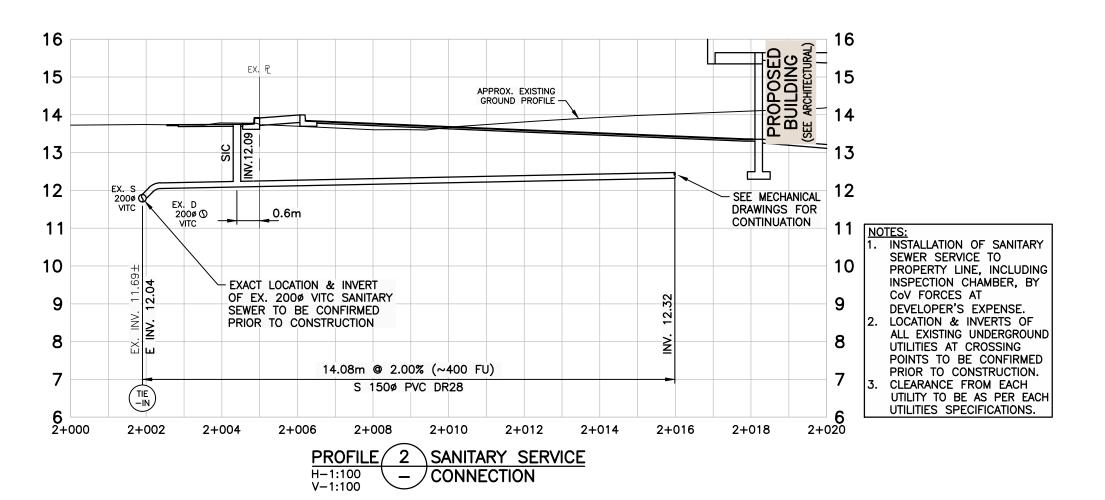
-REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:

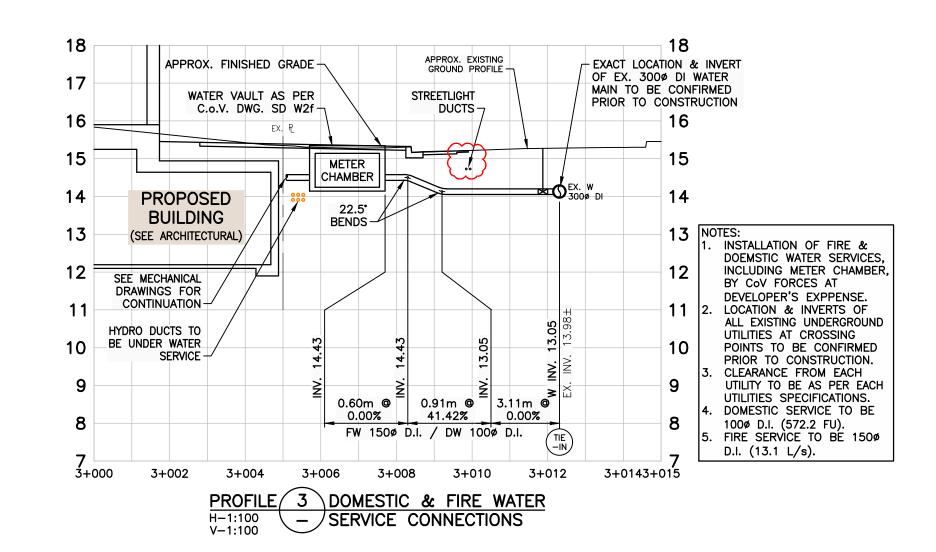
1) INSPECTION OF SOIL AND PLANTING AREA PRIOR TO PLANTING

2) INSPECTION OF TREE STOCK PRIOR TO PLANTING

3) INSPECTION OF TREE STOCK PRIOR TO PLANTING
3) INSPECTION OF INSTALLED TREE. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.







OCTOBER 2, 2025

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McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of BC

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

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

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

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6 | 2025-10-02 | NCD ISSUED FOR APPROVAL THIS DRAWING AND DESIGN IS THE 5 | 2025-06-10 | NCD PROPERTY OF McELHANNEY LTD. AND ISSUED FOR APPROVAL SHALL NOT BE USED, REUSED, OR 4 2025-04-15 NCD ISSUED FOR TENDER REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. 3 | 2023-01-20 | NCD ISSUED FOR APPROVAL WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE 2 | 2022-11-07 | NCD | ISSUED FOR APPROVAL OF THIS DRAWING AND DESIGN. 1 | 2021-01-27 | NCD | ISSUED FOR APPROVAL NO. DATE BY DATE REVISIONS



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N. C. DUNI OP # 43313 C. BRITISH U. U. M. B. 2025-10-02	

PROJECT: 2558 QUADRA	STREET DEVELOPMENT

UNDERGROUND SERVICING

PLAN AND PROFILES

SCALE
HORIZ: AS NOTED VERT: N/A

PROJECT NO.
18-136

APPROVING AUTHORITY FILE NO.

DRAWING NO.
18-136-C02