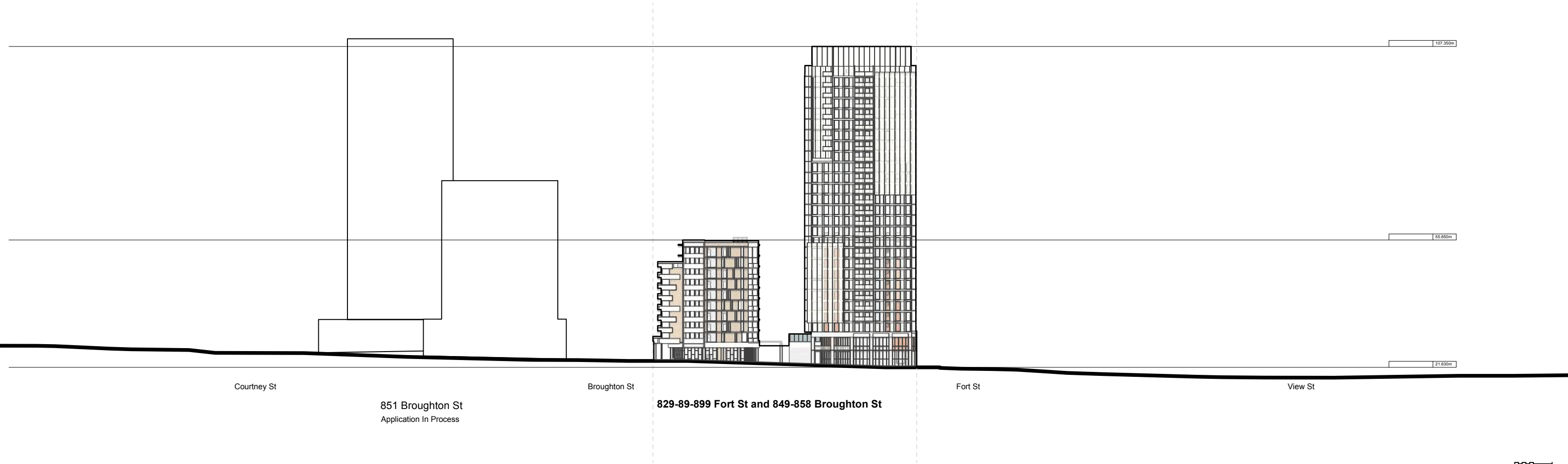




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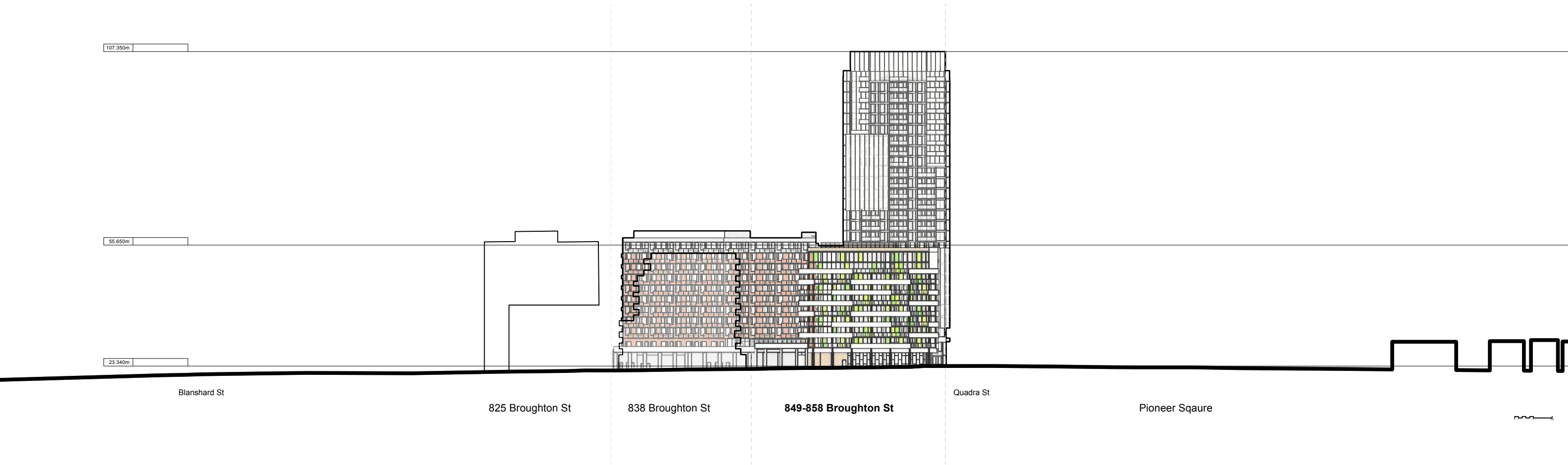


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Context Elevation - Quadra Street

**A301**



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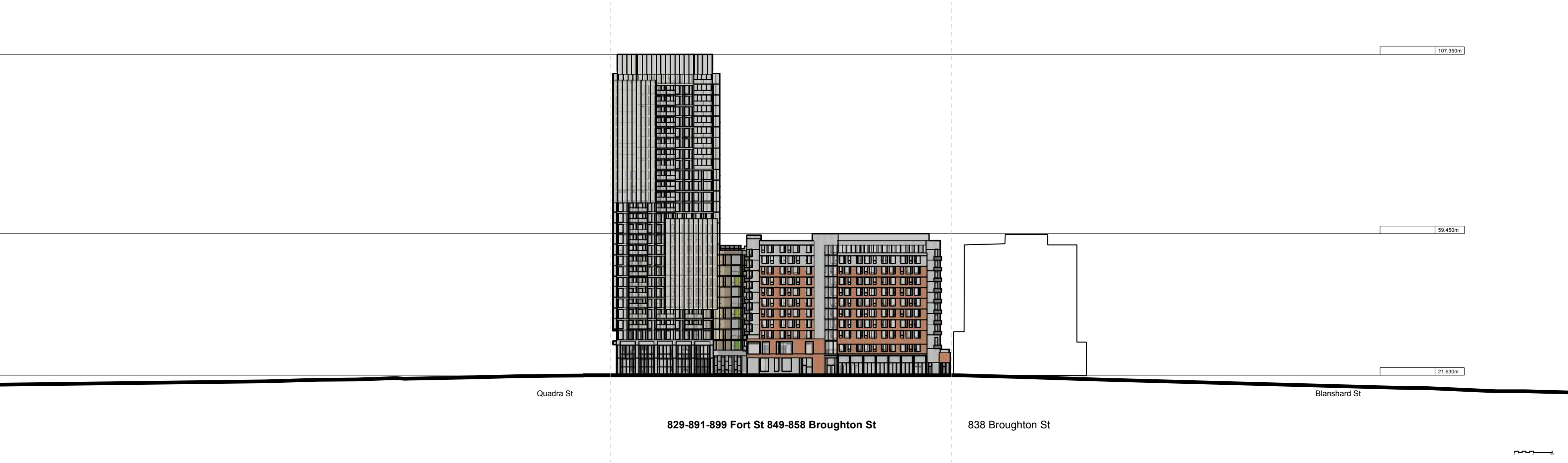


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Context Elevation - Broughton Street

**A302**



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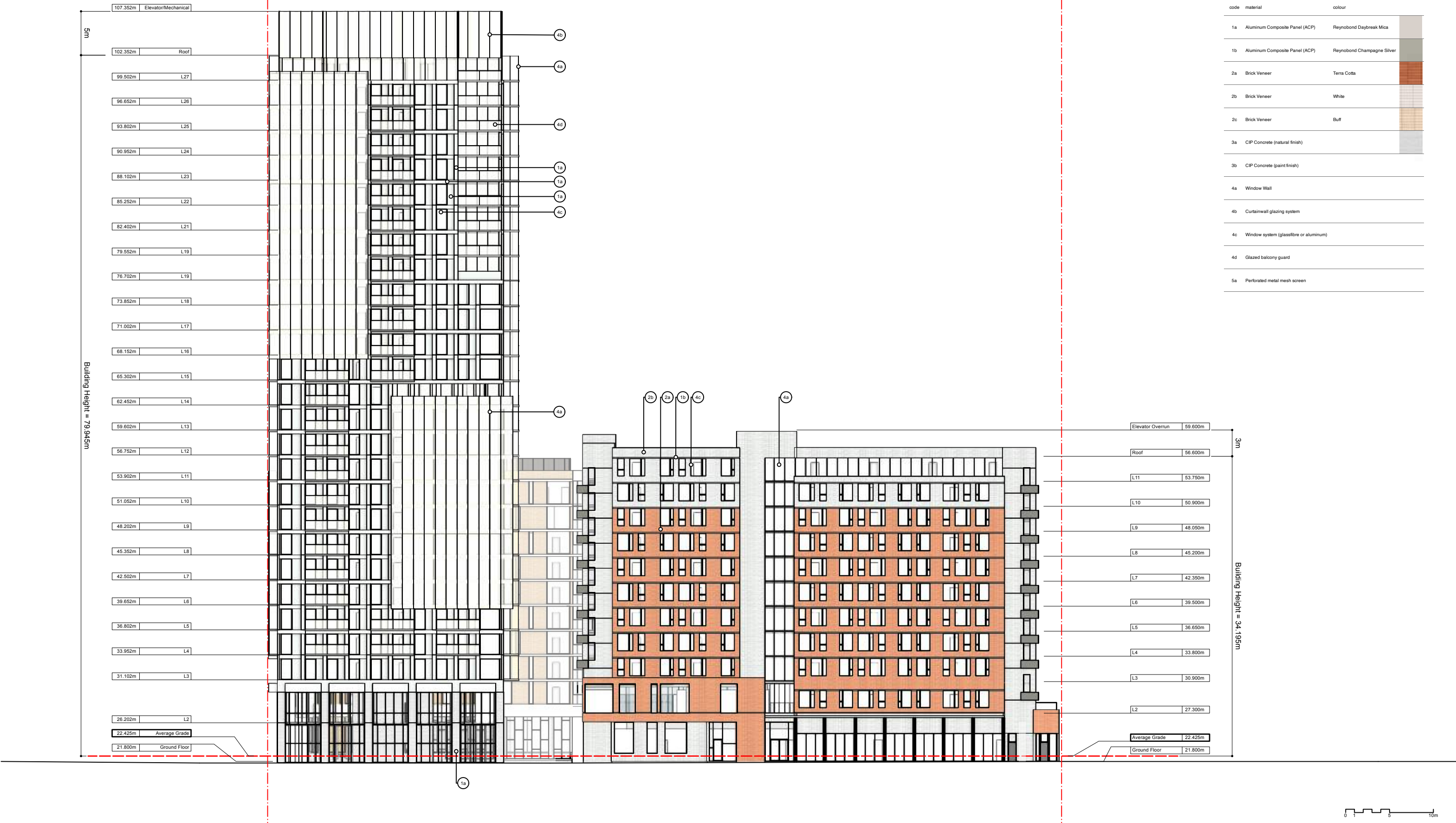


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Context Elevation - Fort Street

**A303**



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North Elevation (Fort Street)

**A402a**

project num  
2426





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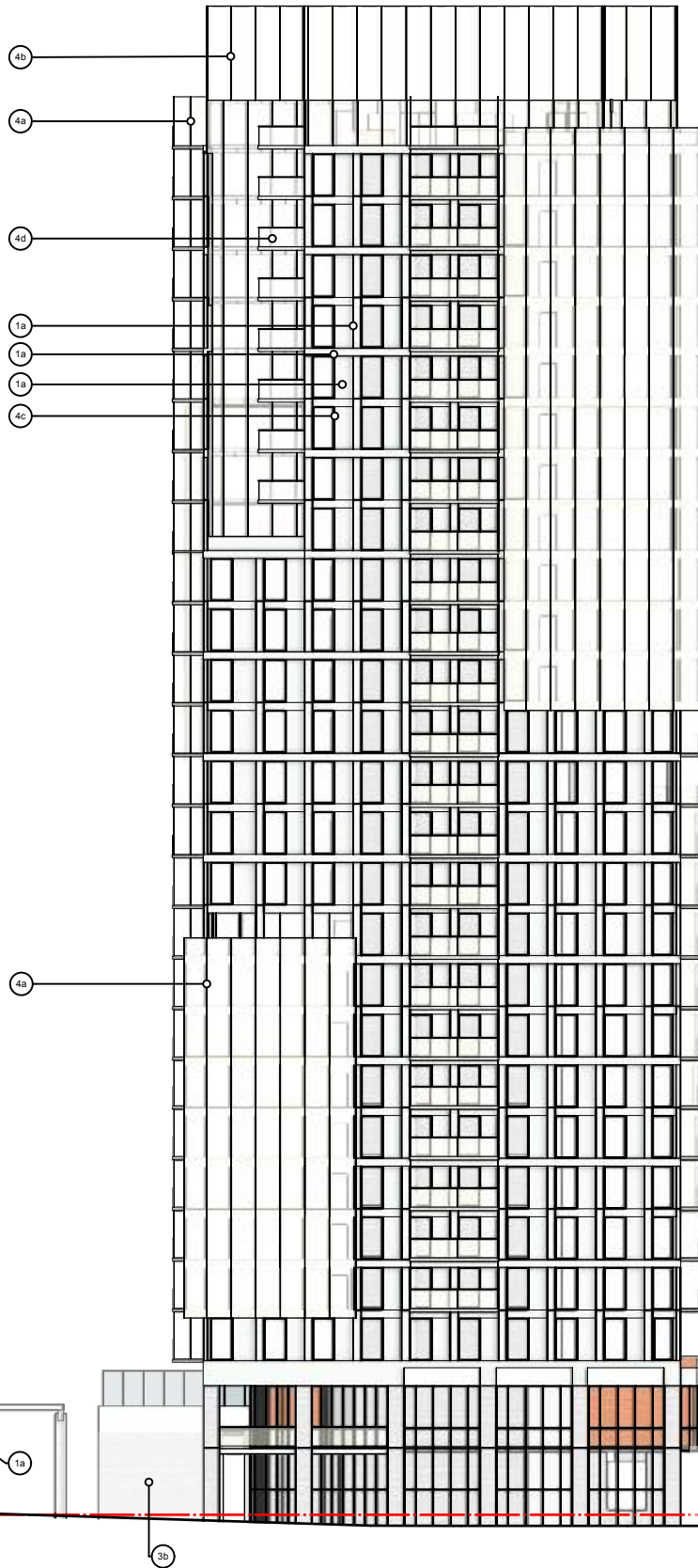
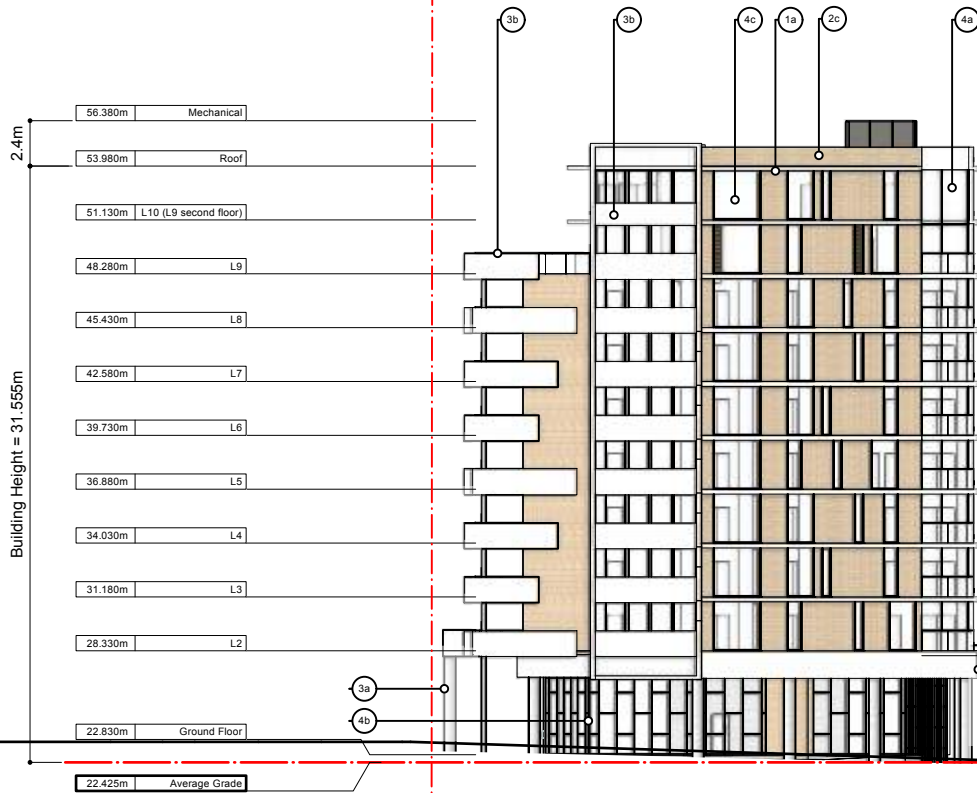
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| 250721 | 2   | RZ/DP SUBMISSION       |

North Elevation (Fort Street)

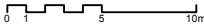
**A402b**

| code | material                               | colour                     |
|------|----------------------------------------|----------------------------|
| 1a   | Aluminum Composite Panel (ACP)         | Reynobond Daybreak Mica    |
| 1b   | Aluminum Composite Panel (ACP)         | Reynobond Champagne Silver |
| 2a   | Brick Veneer                           | Terra Cotta                |
| 2b   | Brick Veneer                           | White                      |
| 2c   | Brick Veneer                           | Buff                       |
| 3a   | CIP Concrete (natural finish)          |                            |
| 3b   | CIP Concrete (paint finish)            |                            |
| 4a   | Window Wall                            |                            |
| 4b   | Curtainwall glazing system             |                            |
| 4c   | Window system (glassfibre or aluminum) |                            |
| 4d   | Glazed balcony guard                   |                            |
| 5a   | Perforated metal mesh screen           |                            |

Approximate outline of early proposal for 851 Broughton Street



|                     |          |
|---------------------|----------|
| Elevator/Mechanical | 107.352m |
| Roof                | 102.352m |
| L27                 | 99.502m  |
| L26                 | 96.652m  |
| L25                 | 93.802m  |
| L24                 | 90.952m  |
| L23                 | 88.102m  |
| L22                 | 85.252m  |
| L21                 | 82.402m  |
| L19                 | 79.552m  |
| L19                 | 76.702m  |
| L18                 | 73.852m  |
| L17                 | 71.002m  |
| L16                 | 68.152m  |
| L15                 | 65.302m  |
| L14                 | 62.452m  |
| L13                 | 59.602m  |
| L12                 | 56.752m  |
| L11                 | 53.902m  |
| L10                 | 51.052m  |
| L9                  | 48.202m  |
| L8                  | 45.352m  |
| L7                  | 42.502m  |
| L6                  | 39.652m  |
| L5                  | 36.802m  |
| L4                  | 33.952m  |
| L3                  | 31.102m  |
| L2                  | 26.202m  |
| Ground Floor        | 21.800m  |
| Average Grade       | 22.425m  |



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East Elevation (Quadra Street)

A403a

project num  
2426



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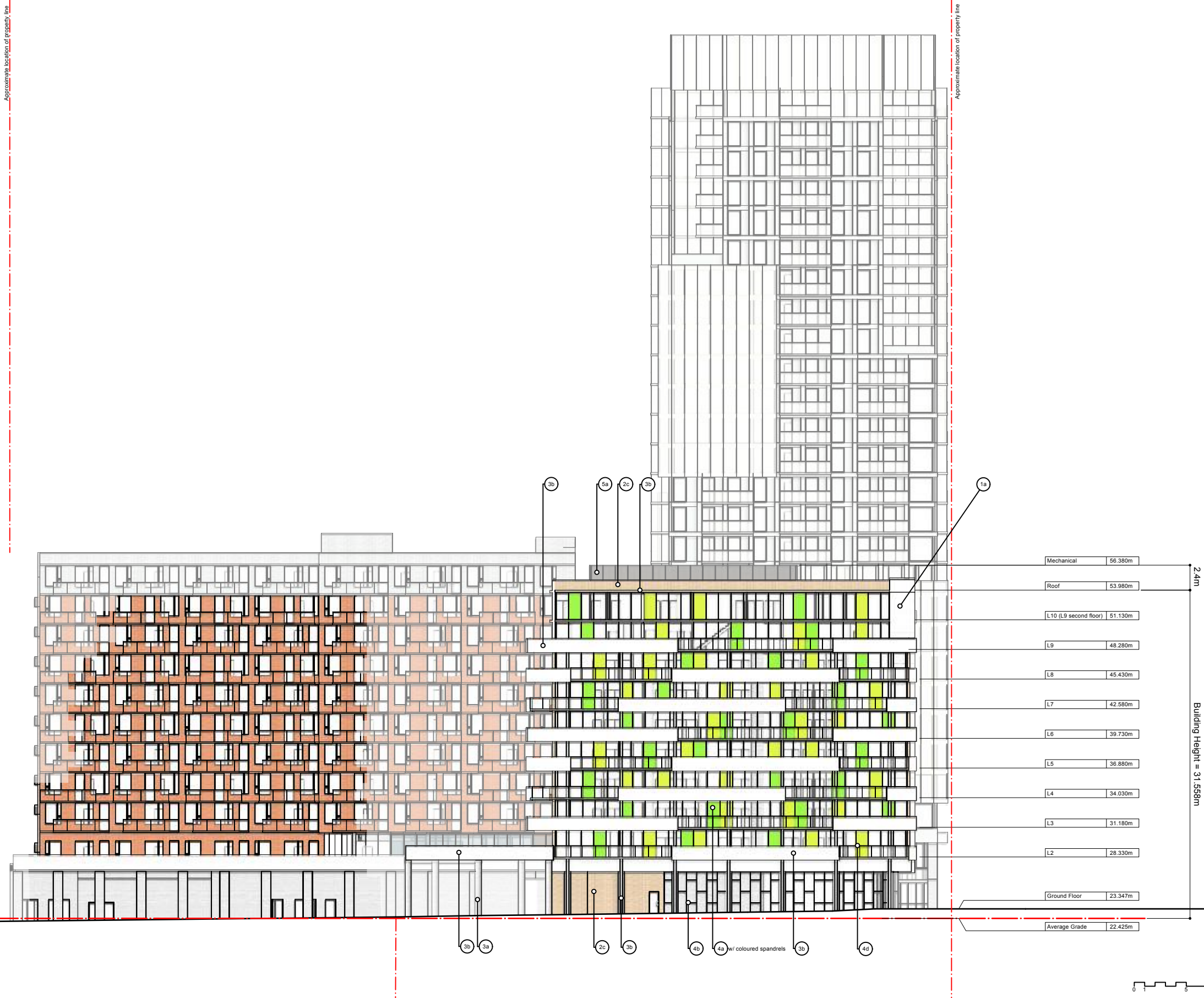
East Elevation (Quadra Street)

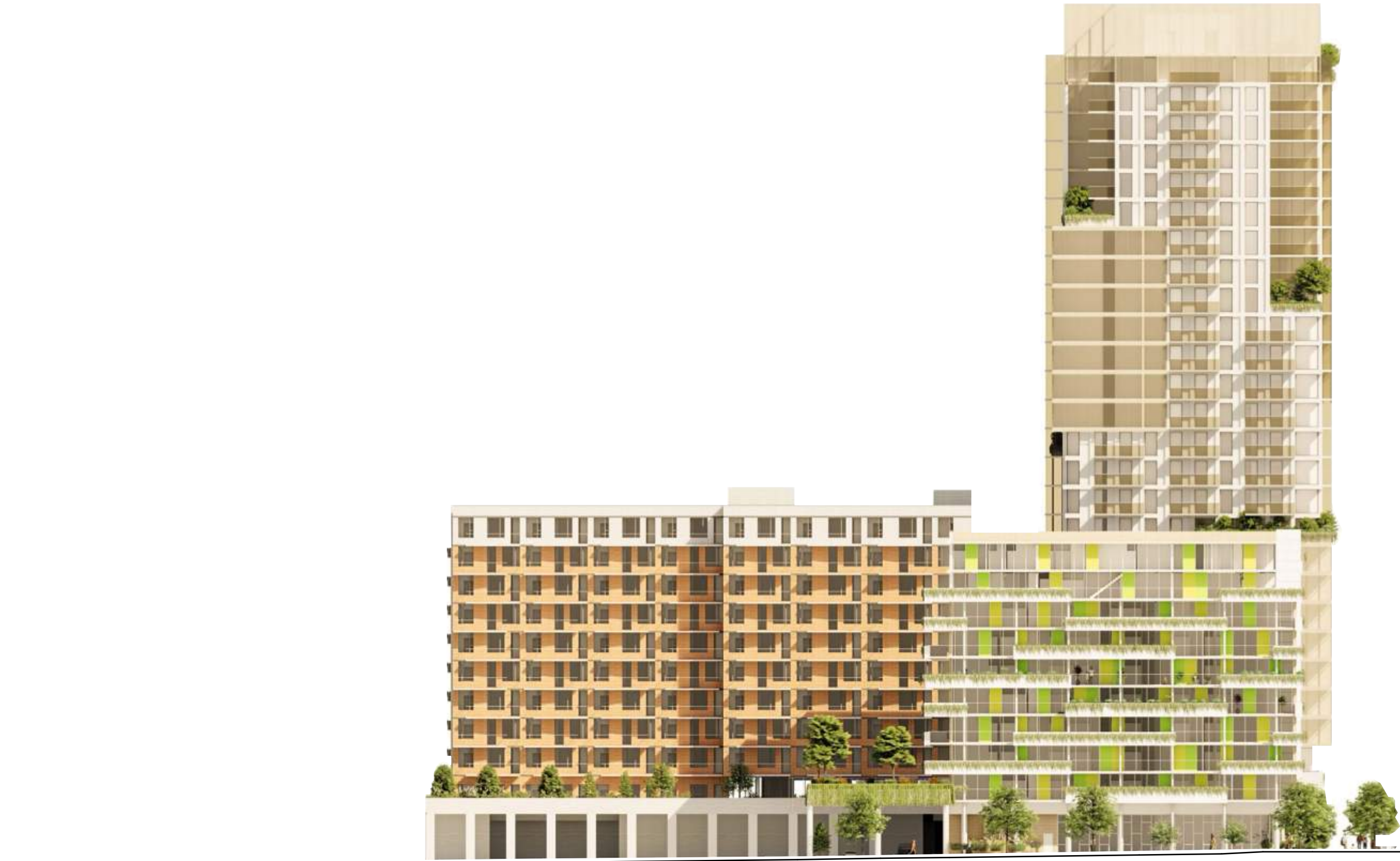
**A403b**

project num  
2426



| code | material                               | colour                     |
|------|----------------------------------------|----------------------------|
| 1a   | Aluminum Composite Panel (ACP)         | Reynobond Daybreak Mica    |
| 1b   | Aluminum Composite Panel (ACP)         | Reynobond Champagne Silver |
| 2a   | Brick Veneer                           | Terra Cotta                |
| 2b   | Brick Veneer                           | White                      |
| 2c   | Brick Veneer                           | Buff                       |
| 3a   | CIP Concrete (natural finish)          |                            |
| 3b   | CIP Concrete (paint finish)            |                            |
| 4a   | Window Wall                            |                            |
| 4b   | Curtainwall glazing system             |                            |
| 4c   | Window system (glassfibre or aluminum) |                            |
| 4d   | Glazed balcony guard                   |                            |
| 5a   | Perforated metal mesh screen           |                            |





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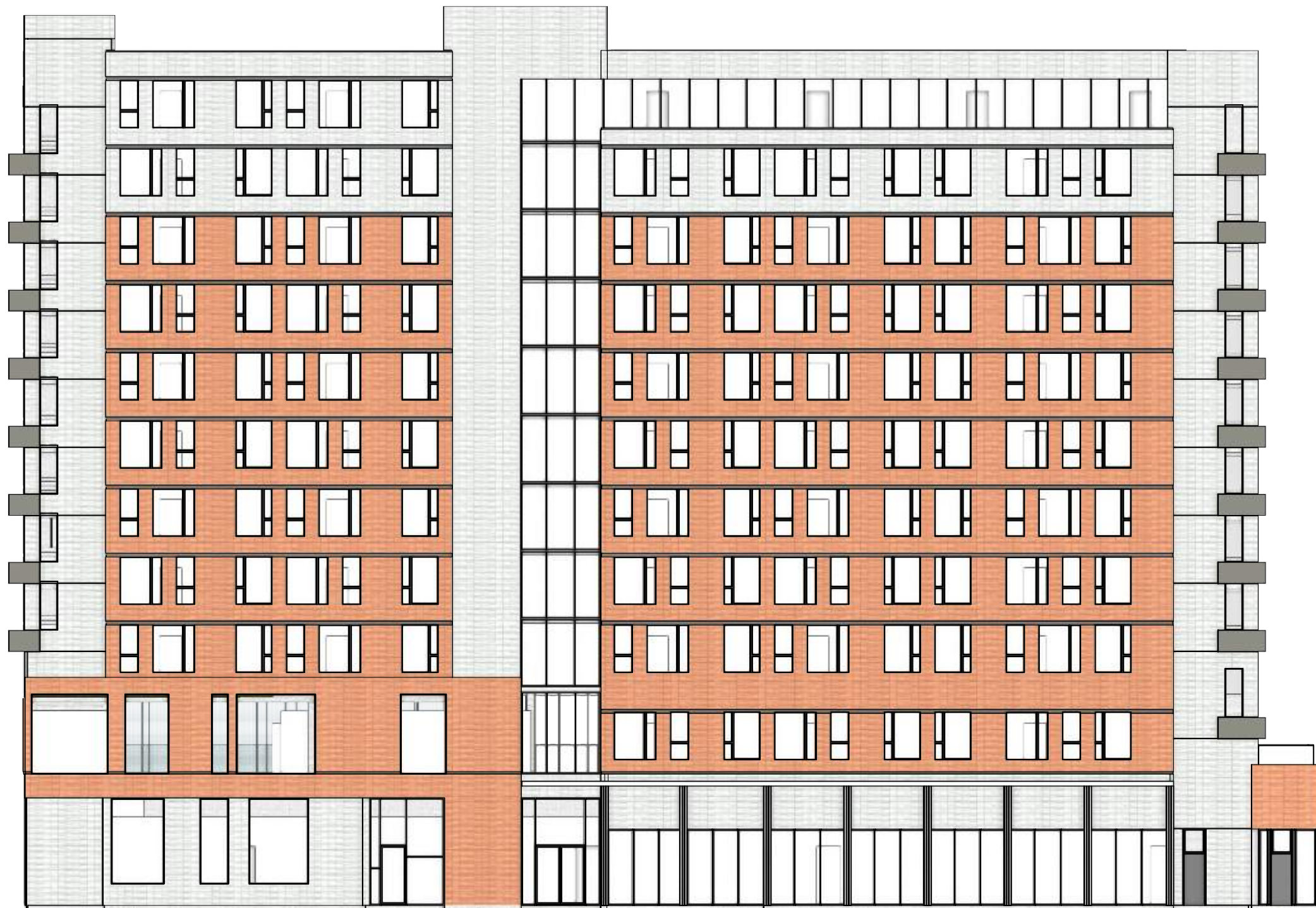
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South Elevation (Broughton Street)

**A404b**





0 1 5 10m



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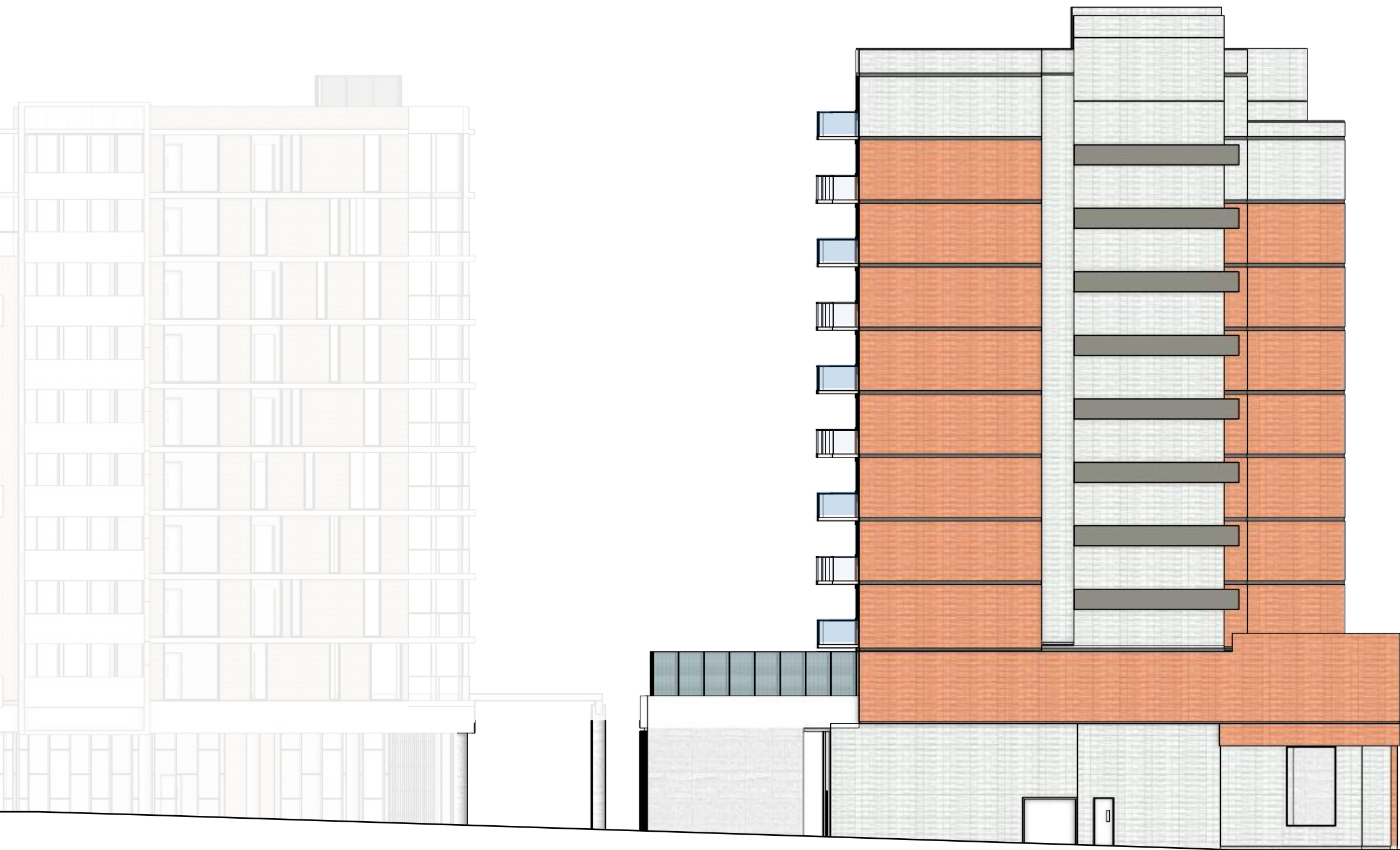
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North Elevation - Building 1

**A405**

project num  
2426



0 1 5 10m



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East Elevation - Building 1

**A406**

project num  
2426





0 1 5 10m



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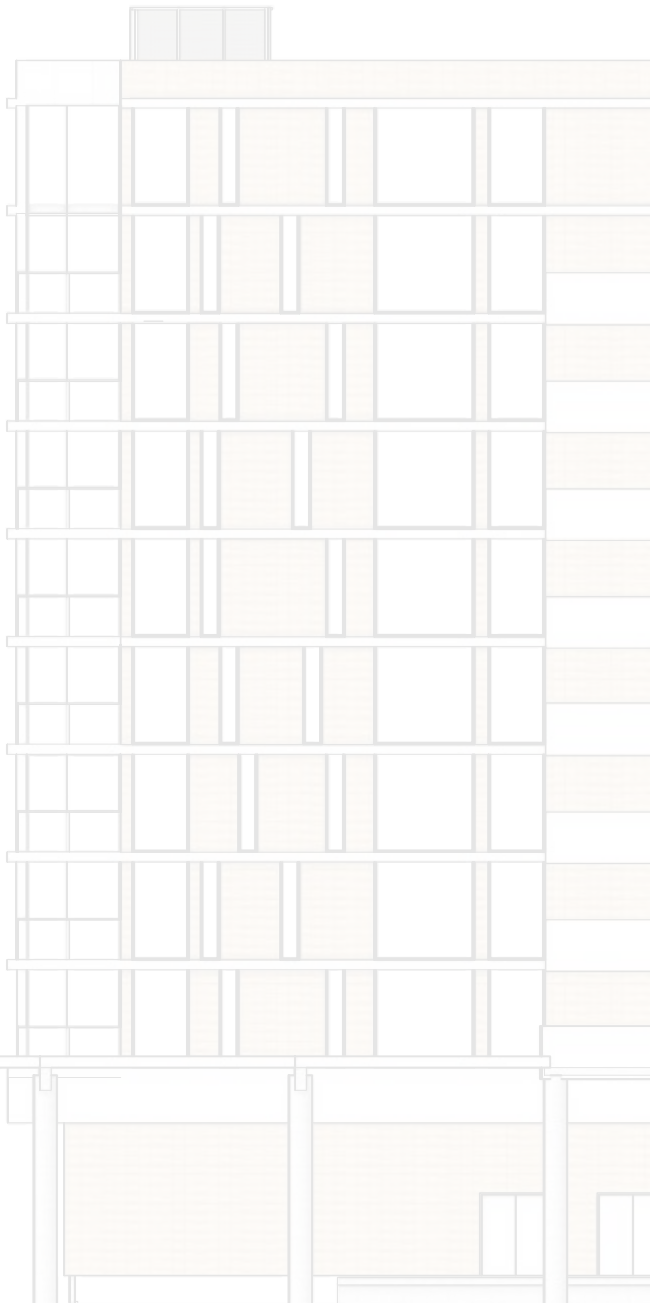
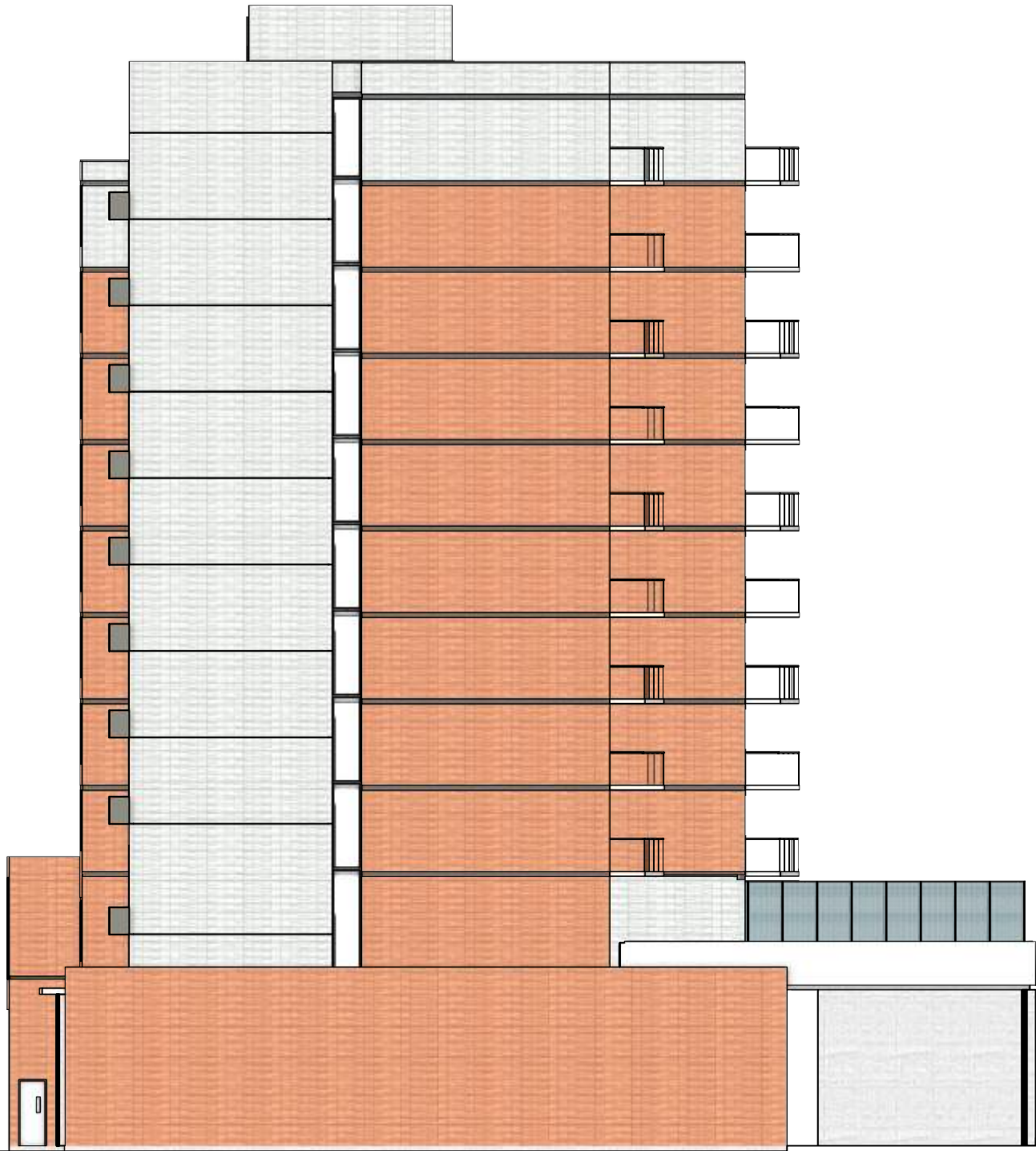
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| 250721 | 2   | RZ/DP SUBMISSION |

South Elevation - Building 1

**A407**

project num  
2426





0 1 5 10m



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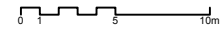
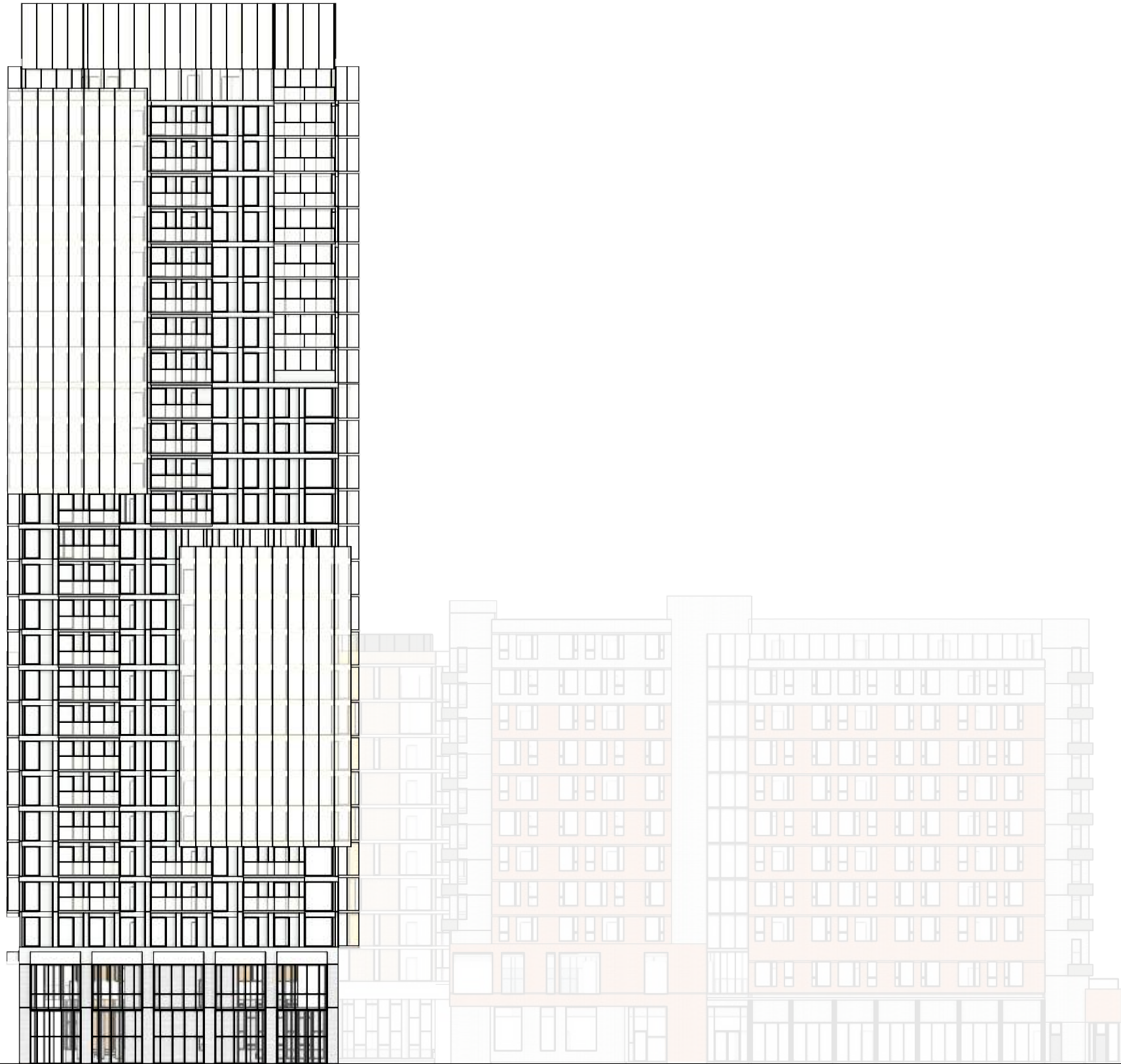
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West Elevation - Building 1

**A408**

project num  
2426



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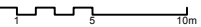
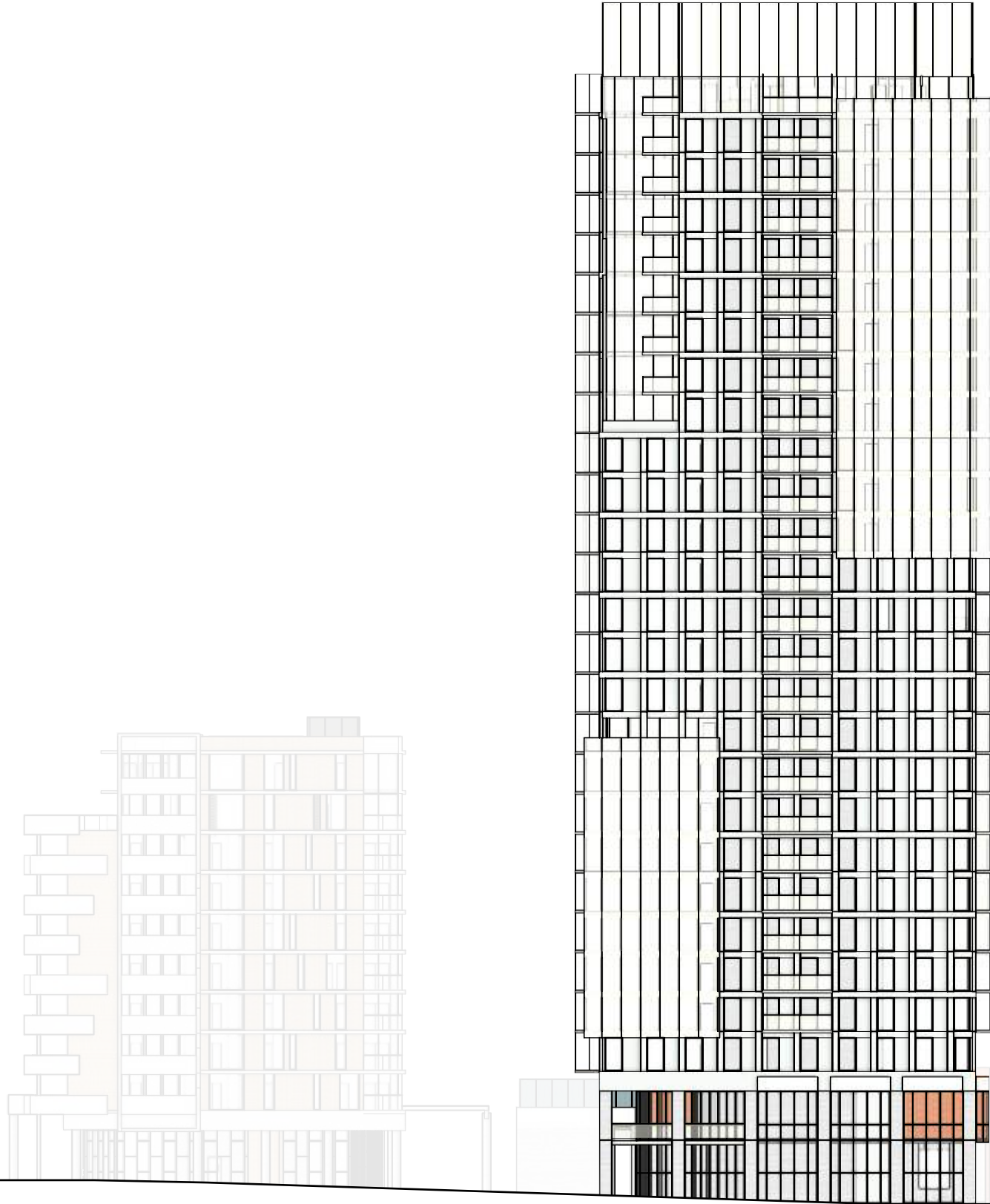
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North Elevation - Building 2

**A409**

project num  
2426





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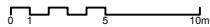
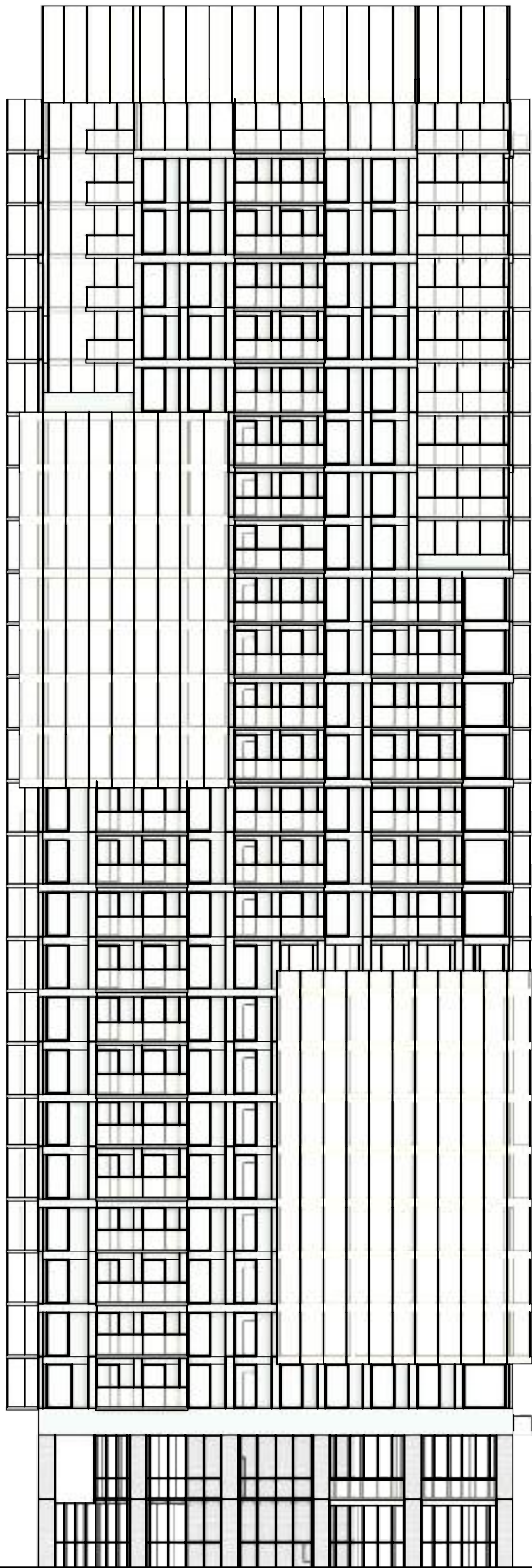
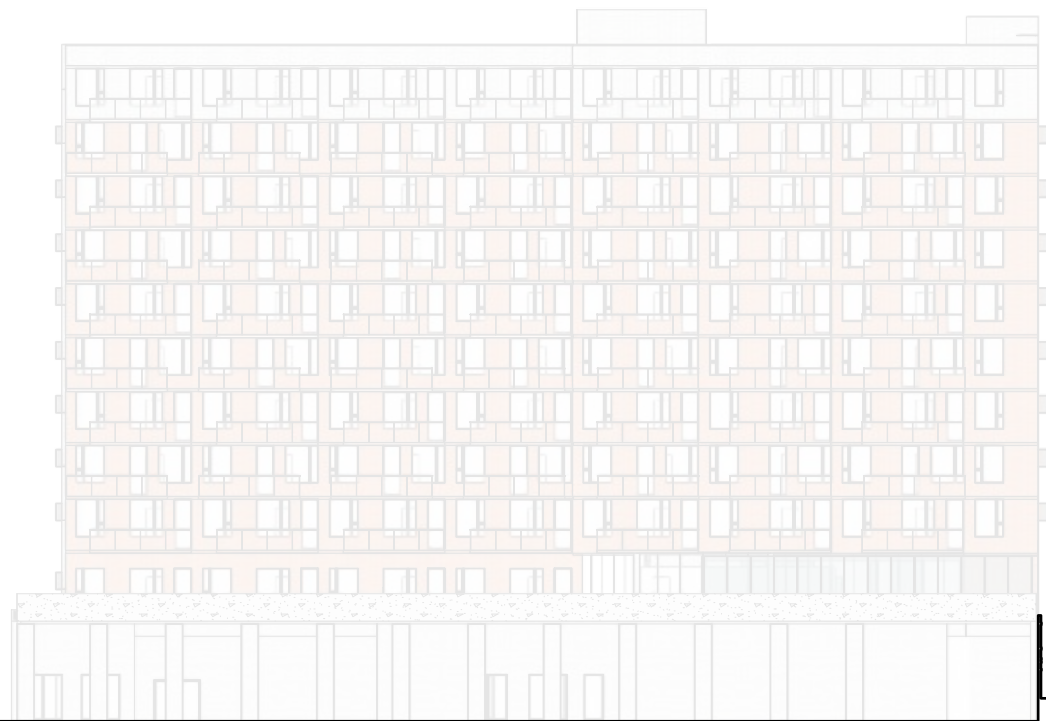
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East Elevation - Building 2

**A410**

project num  
2426



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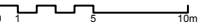
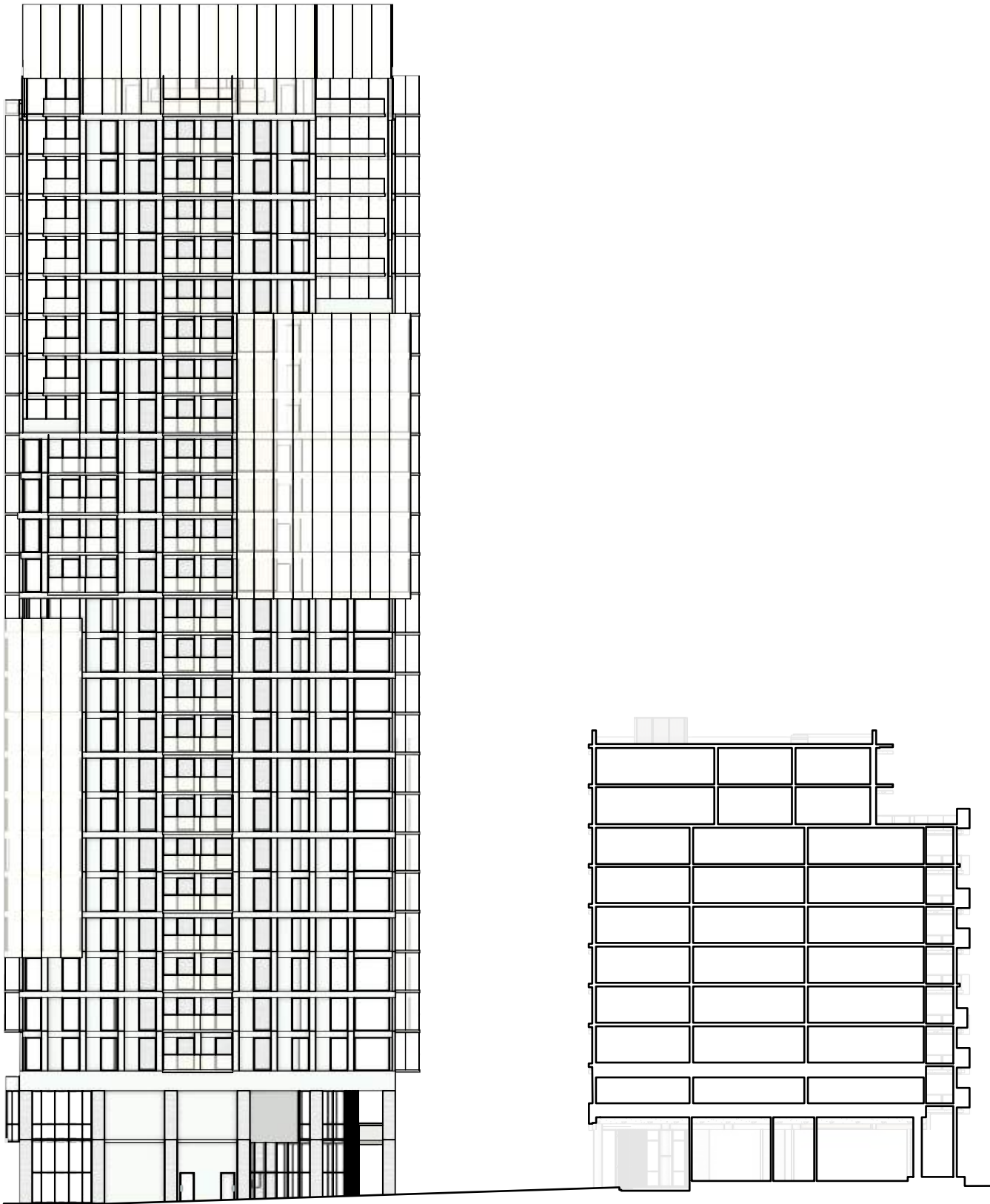
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South Elevation - Building 2

**A411**

project num  
2426





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West Elevation - Building 2

**A412**

project num  
2426



0 1 5 10m



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HAMMOND  
ROWE  
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North Elevation - Building 3

**A413**

project num  
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0 1 5 10m



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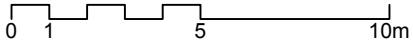
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East Elevation - Building 3

**A414**

project num  
2426





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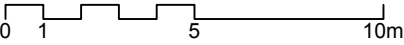
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| 250721 | 2   | RZ/DP SUBMISSION |

South Elevation - Building 3

**A415**

project num  
2426



LOW  
HAMMOND  
ROWE  
ARCHITECTS  
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5  
250 472 8013 LHRA.CA

**Pacific Arbour Six**  
**Pacific Arbour Six Ltd**

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



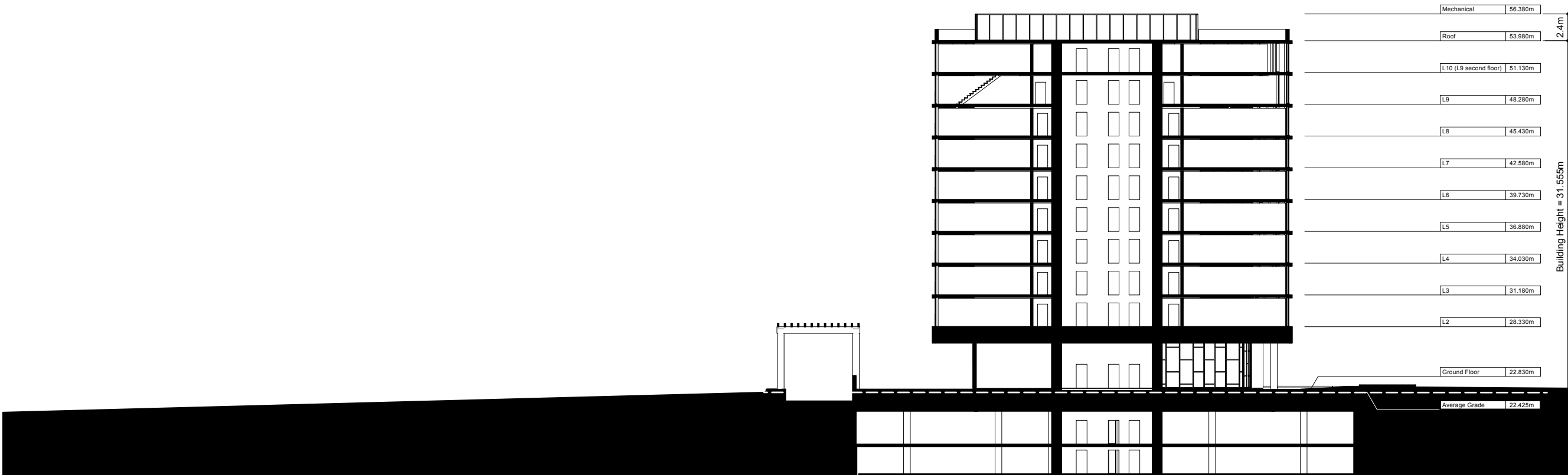
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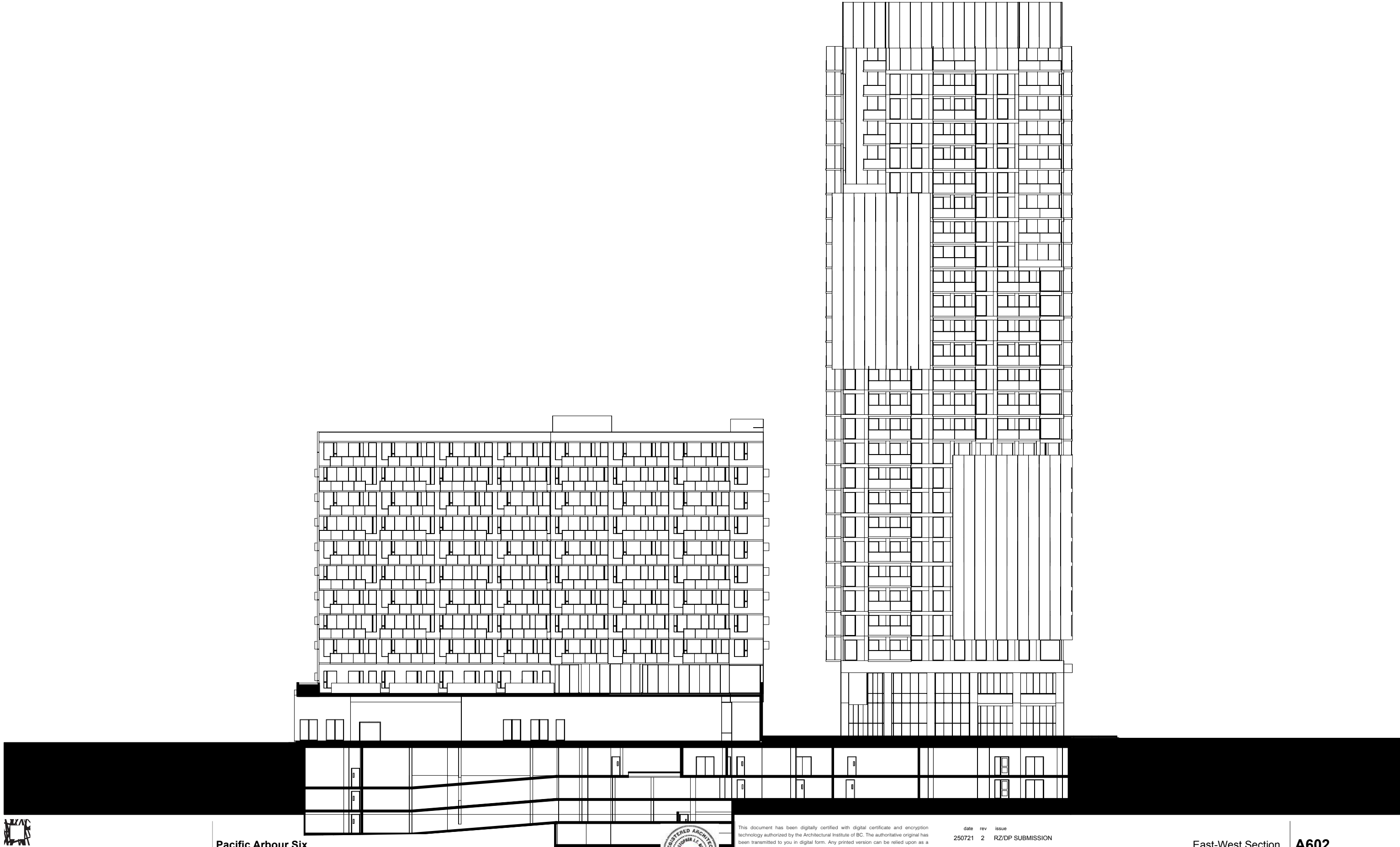
West Elevation - Building 3

**A416**

project num  
2426







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ARCHITECTS  
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| 250721 | 2   | RZ/DP SUBMISSION |

East-West Section

**A602**

project num  
2426



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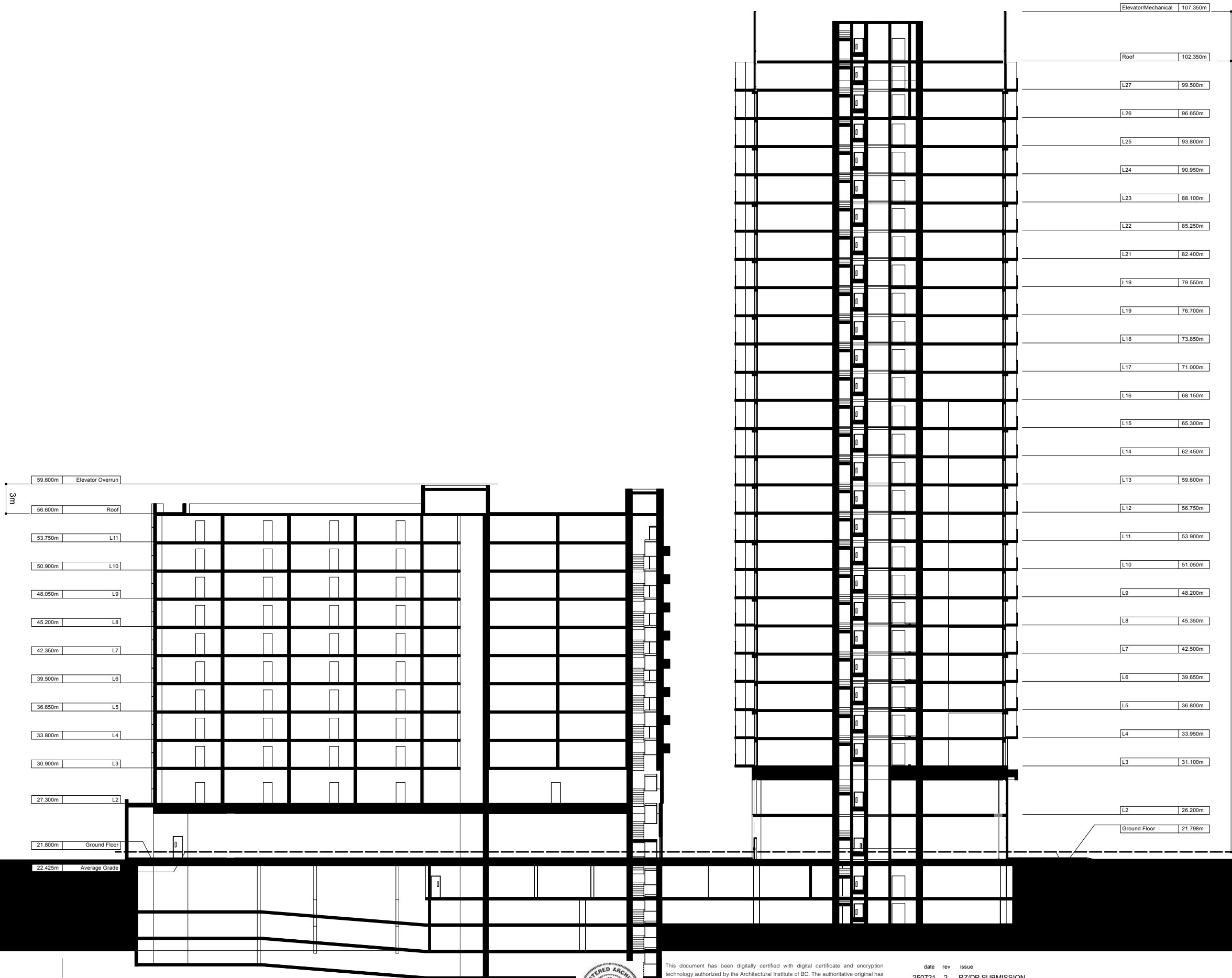


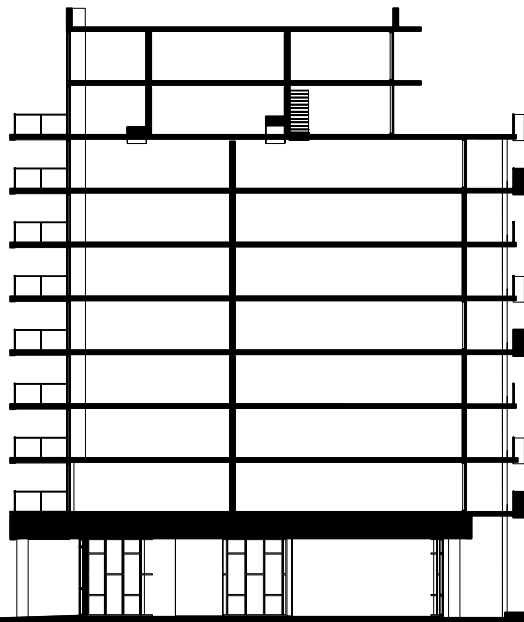
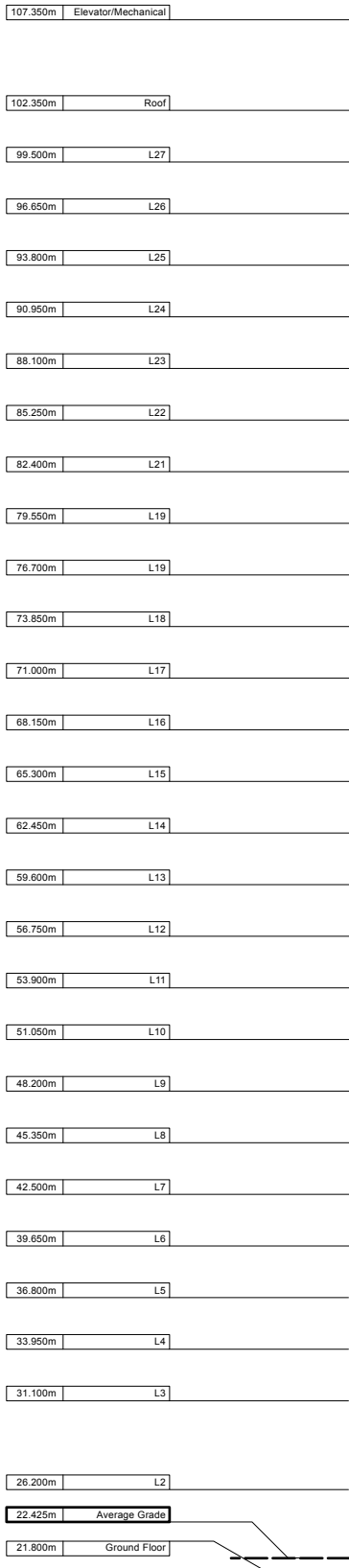
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| 250721 | 2   | RZ/DP SUBMISSION |

East-West Section

A603





|                       |         |
|-----------------------|---------|
| Mechanical            | 56.300m |
| Roof                  | 53.900m |
| L10 (L9 second floor) | 51.050m |
| L9                    | 48.200m |
| L8                    | 45.350m |
| L7                    | 42.500m |
| L6                    | 39.650m |
| L5                    | 36.800m |
| L4                    | 33.950m |
| L3                    | 31.100m |
| L2                    | 28.250m |
| Ground Floor          | 22.750m |
| Average Grade         | 22.425m |



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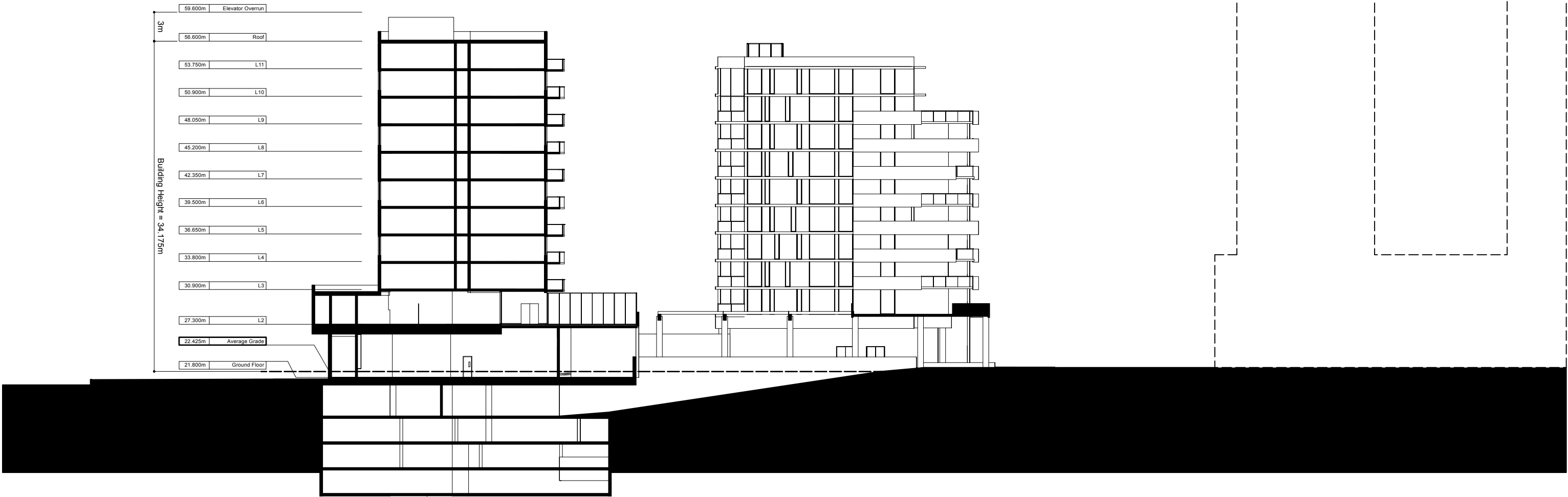
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North-South Section

A604





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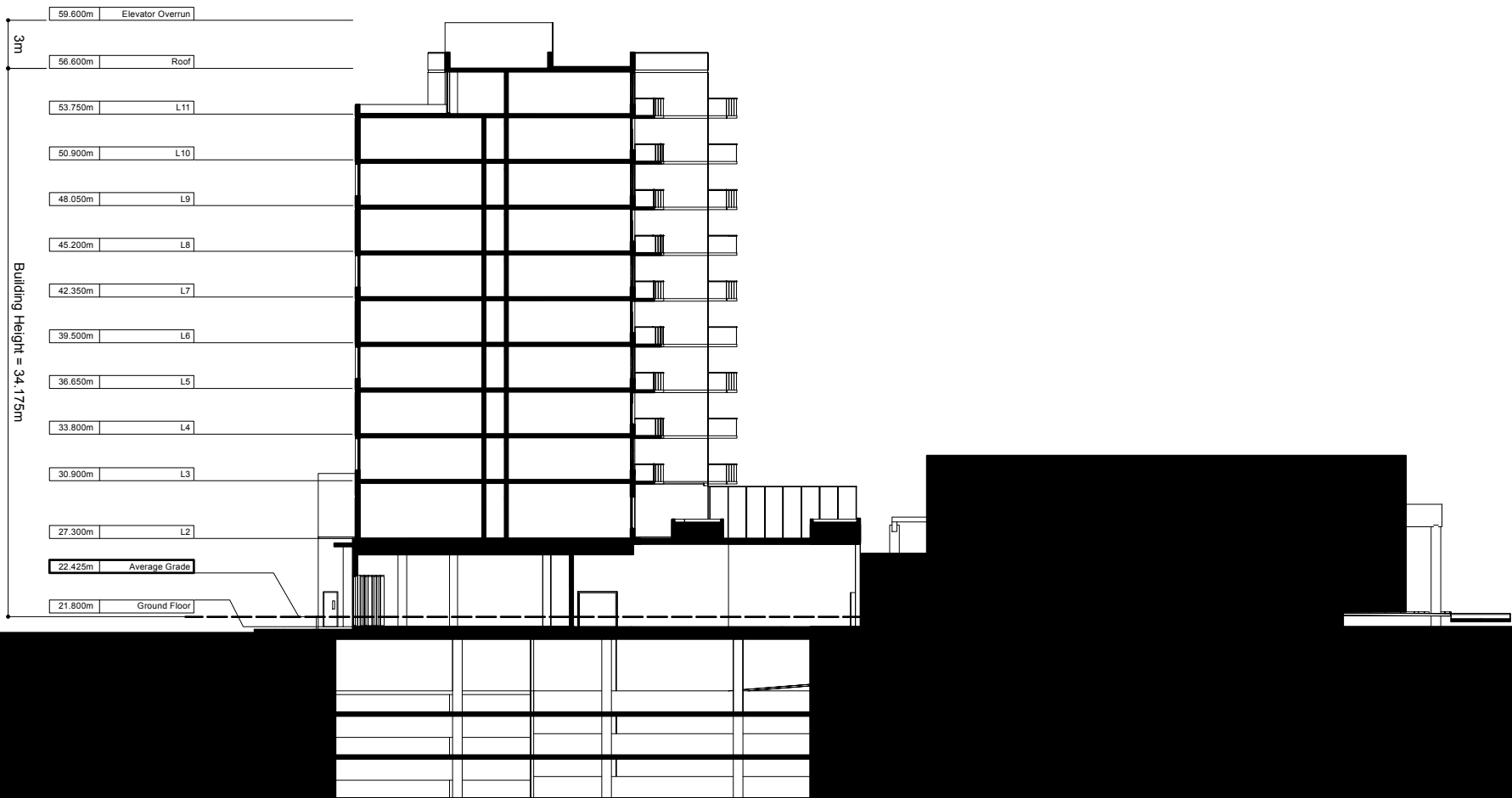


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| 250721 | 2   | RZ/DP SUBMISSION |

North-South Section

**A605**



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ROWE  
ARCHITECTS  
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| 250721 | 2   | RZ/DP SUBMISSION |

North-South Section

**A606**

project num  
2426



# PARC VICTORIA

Victoria, BC

## KEY PLAN

NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |
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|     |                    |            |
|     |                    |            |
| 3   | Development Permit | 2025-07-23 |
| 2   | CALUC              | 2025-04-30 |
| 1   | Pre-Application    | 2024-11-15 |
| No. | Issued For         | Issue Date |



client  
PARC Communities Management Ltd.

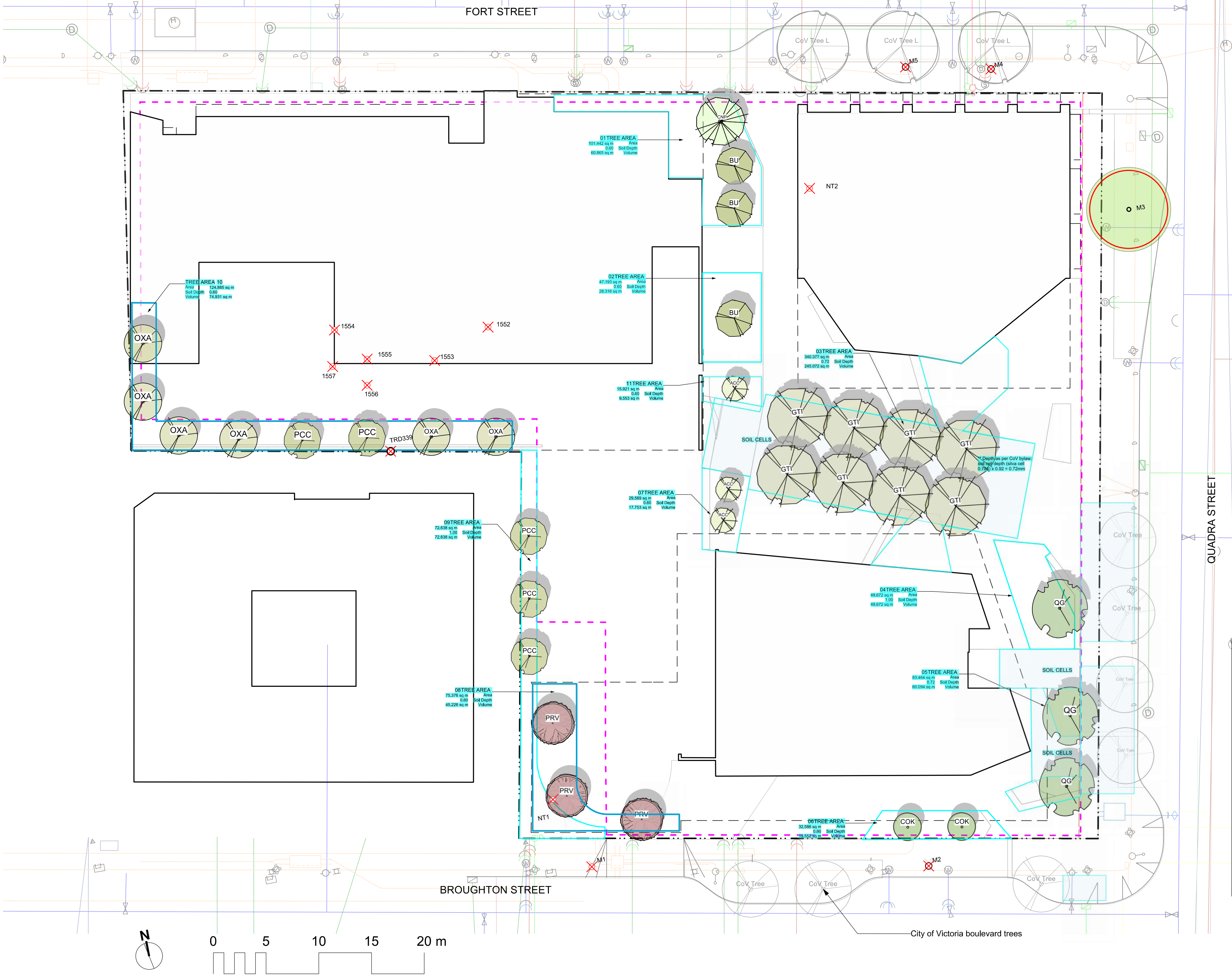
project  
PARC VICTORIA  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title  
Cover

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 400 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

L0.00





REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 5165 sq m

Minimum # of Trees for Lot Area: 26

| ONSITE Minimum replacement tree requirement |       |            |       |
|---------------------------------------------|-------|------------|-------|
|                                             | Count | Multiplier | Total |
| 1:1 Replacement Trees - Schedule E Part 1   | 23    | 1          | 23    |
| 2:1 Replacement Trees - Schedule E Part 2   | 11    | 0.5        | 5.5   |
| Total Replacement Trees Proposed            |       |            | 28.5  |

REPLACEMENT TREE SOIL VOLUME TABLE

|                            |           |                        |                               | REPLACEMENT TREES PROPOSED |           |          | SOIL VOLUME REQUIRED (m3) |                            |                            |       |
|----------------------------|-----------|------------------------|-------------------------------|----------------------------|-----------|----------|---------------------------|----------------------------|----------------------------|-------|
| Planting Area (*= on slab) | Area (m2) | Soil Volume Multiplier | A. Estimated Soil Volume (m3) | B. Small                   | C. Medium | D. Large | E. Small                  | F. Medium                  | G. Large                   | Total |
| ONSITE                     |           |                        |                               |                            |           |          |                           |                            |                            |       |
| 1*                         | 101.4     | 0.6                    | 60.8                          |                            | 2         | 1        | 0                         | 30                         | 30                         | 60    |
| 2*                         | 47.2      | 0.6                    | 28.3                          |                            | 1         |          | 0                         | 20                         | 0                          | 20    |
| 3*                         | 340.0     | 0.72                   | 244.8                         |                            |           | 8        |                           |                            | 240                        | 240   |
| 4*                         | 48.6      | 1                      | 48.6                          |                            |           | 1        | 0                         | 0                          | 35                         | 35    |
| 5*                         | 83.4      | 0.72                   | 60.0                          |                            |           | 2        | 0                         | 0                          | 60                         | 60    |
| 6*                         | 32.6      | 0.6                    | 19.5                          | 2                          |           |          | 12                        |                            |                            | 12    |
| 7*                         | 29.5      | 0.6                    | 17.7                          | 2                          |           |          | 12                        | 0                          |                            | 12    |
| 8*                         | 75.3      | 0.6                    | 45.2                          |                            | 3         |          | 0                         | 45                         | 0                          | 45    |
| 9                          | 72.6      | 1                      | 72.6                          |                            | 3         |          |                           | 45                         |                            | 45    |
| 10*                        | 124.8     | 0.6                    | 74.9                          | 6                          | 2         |          | 36                        | 30                         | 0                          | 66    |
| 11*                        | 15.9      | 0.6                    | 9.5                           | 1                          |           |          | 8                         | 0                          | 0                          | 8     |
| Total                      |           |                        |                               | 11                         | 11        | 12       |                           |                            |                            |       |
| Calculation Instructions   |           |                        |                               |                            |           |          | E                         | F                          | G                          | Total |
|                            |           |                        |                               |                            |           |          | If B=1, Bx8, If B>1, Bx6  | If C=1, Cx20, If C>1, Cx15 | If D=1, Dx35, If D>1, Dx30 | E+F+G |

PROPOSED TREE LIST - ONSITE GROUND LEVEL

| Sym   | Qty | Botanical Name                          | Schd. Size               | Common Name                  |
|-------|-----|-----------------------------------------|--------------------------|------------------------------|
| ACC   | 3   | Acer circinatum                         | 2.4 m ht, 1.5 width      | Vine Maple                   |
| BU    | 3   | Betula utilis var. jacquemontii         | 6.0cm cal, b&b           | White-barked Himalayan Birch |
| CNP   | 1   | Chamaecyparis nootkatensis 'Pendula'    | 2.5 m ht                 | Nootka False Cypress         |
| COK   | 2   | Cornus kousa 'Milky Way'                | multistem, 1.5 m ht, b&b | Milky Way Kousa Dogwood      |
| GTI   | 8   | Gleditsia triacanthos inermis 'Skyline' | 5.0 cm cal, b+b          | Skyline Honeylocust          |
| OXA   | 6   | Oxydendrum arboreum                     | 5.0cm cal, b&b           | Sourwood Tree                |
| PRV   | 3   | Parrotia persica 'Ruby Vase'            | 5.0cm cal, b&b           | Ruby Vase Persian Ironwood   |
| PCC   | 5   | Pinus contorta var. contorta            | 2.5m b&b, irregular      | Shore Pine                   |
| TOTAL | 34  |                                         |                          |                              |

PROPOSED TREE LIST - OFFSITE

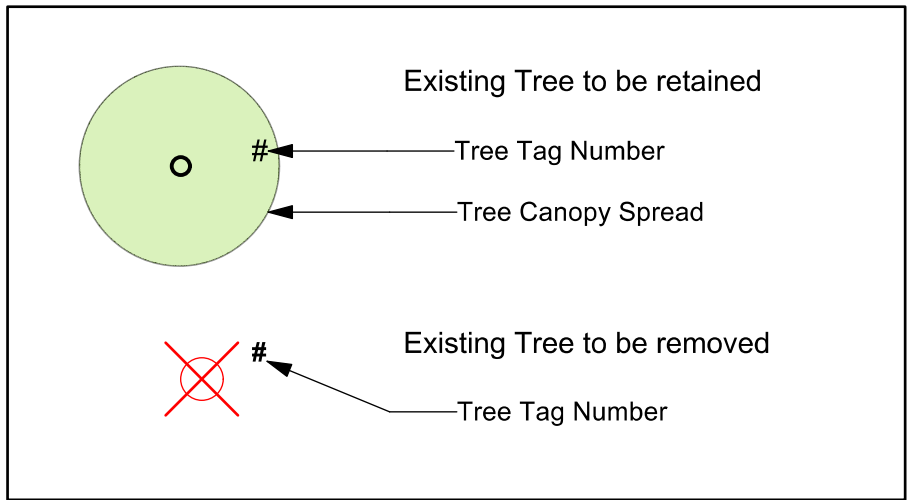
| Sym        | Qty | Botanical Name     | Schd. Size       | Common Name        |
|------------|-----|--------------------|------------------|--------------------|
| CoV Tree   | 7   | CoV Boulevard Tree | 6.0cm cal, b&b   | CoV Boulevard Tree |
| CoV Tree L | 3   | CoV Tree - Large   | 6.0 cm. cal. B&B |                    |
| TOTAL      | 10  |                    |                  |                    |

LEGEND

|  |                                      |
|--|--------------------------------------|
|  | Tree Replacement Zone - Ground Level |
|  | Tree Replacement Zone - Upper Levels |

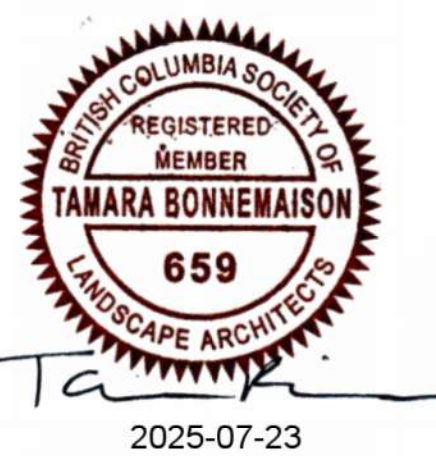
EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



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| 3   | Development Permit | 2025-07-23 |
| 2   | CALUC              | 2025-04-30 |
| 1   | Pre-Application    | 2024-11-15 |
| No. | Issued For         | Issue Date |



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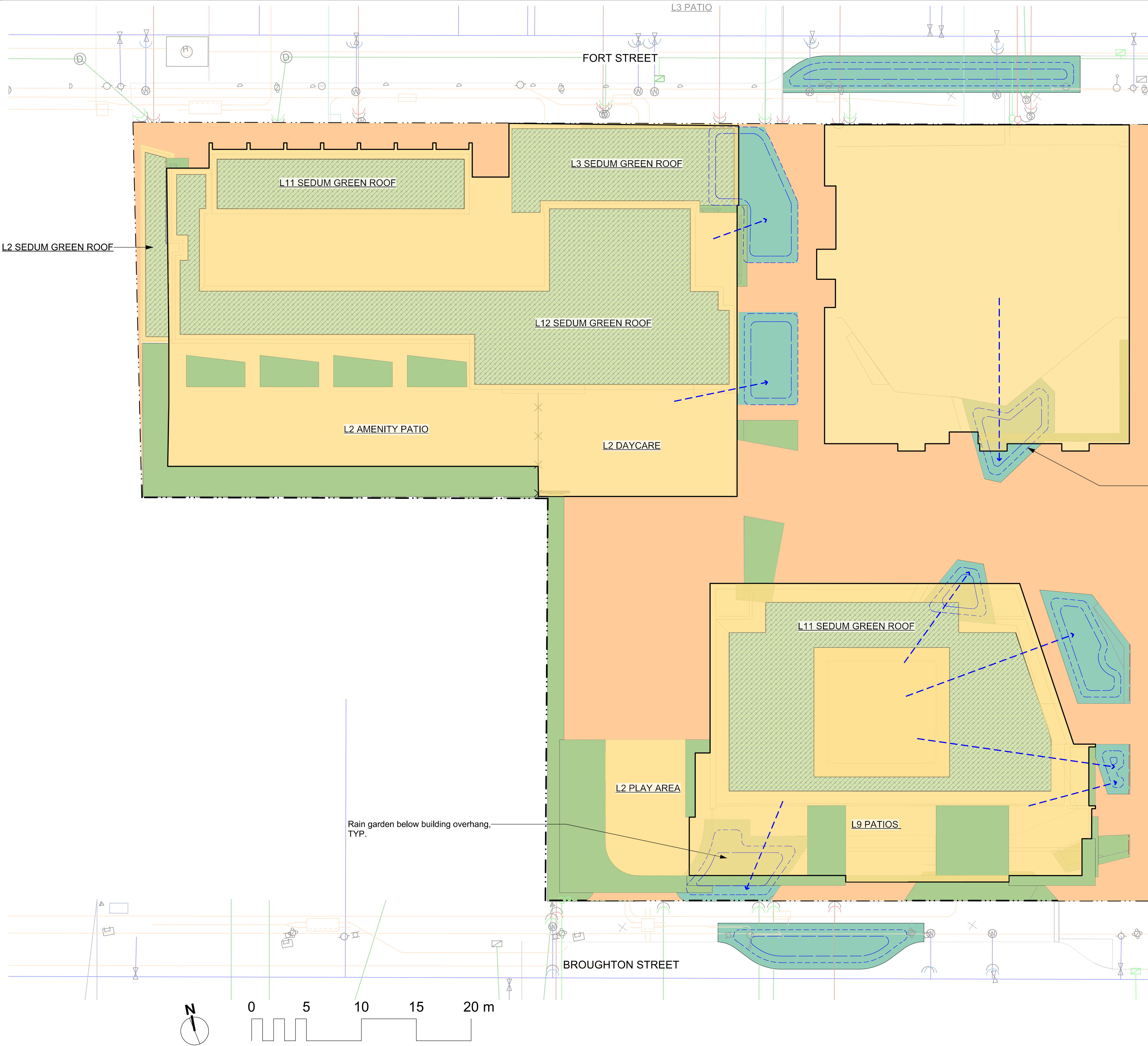
project  
**PARC VICTORIA**  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title

Tree Replacement

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |





STORMWATER MANAGEMENT LEGEND

|  |                                                                       |
|--|-----------------------------------------------------------------------|
|  | Direction of Flow                                                     |
|  | Rain Garden Area                                                      |
|  | Catchment 1<br>Roof and hardscape draining to rain garden             |
|  | Catchment 2<br>Roof and hardscape draining directly to storm system   |
|  | Landscape Areas<br>Capable of managing 32mm of rain per 24 hr. period |

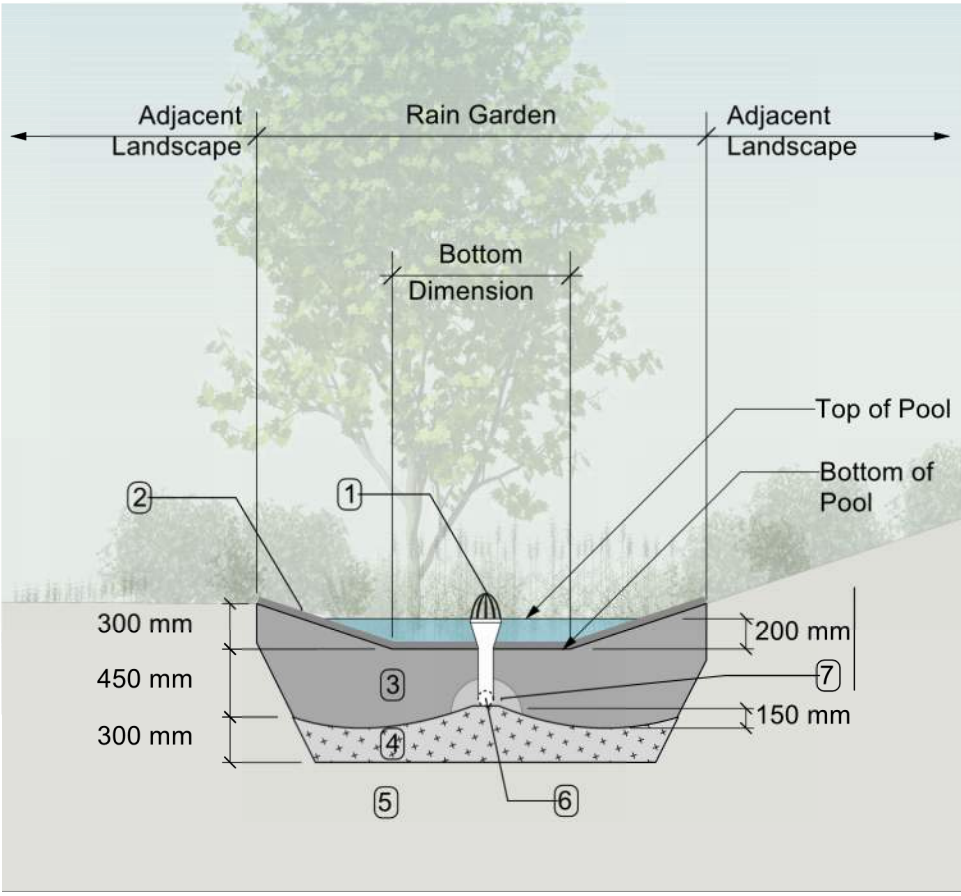
RAIN WATER MANAGEMENT NOTES

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden  
Scale: 1:50

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

|                                                                | Area     | Required Storage<br>Volume for<br>Design Storm* |
|----------------------------------------------------------------|----------|-------------------------------------------------|
|                                                                | (sq. m.) | (cu. m./day)                                    |
| Total Site Area                                                | 5165     | 165                                             |
| Pervious Area capable of storing 32mm rainfall / 24 hours. *** | 1689     | 54                                              |
| Total Impervious Area to be Managed                            | 3476     | 111                                             |

Rain Garden Sizing Calculations

| Catchment Area                                                                                       | Contributing<br>Impervious Area | Design Storm Runoff<br>Volume Contributing to<br>Rain Garden* | Planter<br>Growing<br>Medium Depth | Stormwater<br>Treatment<br>Capacity per sq.<br>m. of Rain<br>Garden | Rain Garden<br>Base Area | Rain Garden<br>Capacity** | Sizing Factor<br>(Water Quality<br>Methodology) |
|------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------|--------------------------|---------------------------|-------------------------------------------------|
|                                                                                                      | (sq. m.)                        | (cu. m./day)                                                  | ( m.)                              | (cu. m./day)                                                        | (sq. m.)                 | (cu. m./day)              |                                                 |
| Catchment 1                                                                                          | 2283                            | 73                                                            | 0.75                               | 0.83                                                                | 138                      | 114                       | 6%                                              |
| Catchment 2                                                                                          | 1193                            | -                                                             | -                                  | -                                                                   | -                        | -                         | -                                               |
| total                                                                                                |                                 |                                                               |                                    |                                                                     |                          | 114                       |                                                 |
| Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure |                                 |                                                               |                                    |                                                                     |                          | 3                         |                                                 |

Assumptions

\* Design storm is 32mm of water, in a 24 hr period.

\*\* Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

\*\*\*Landscape areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.



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|     |                    |            |
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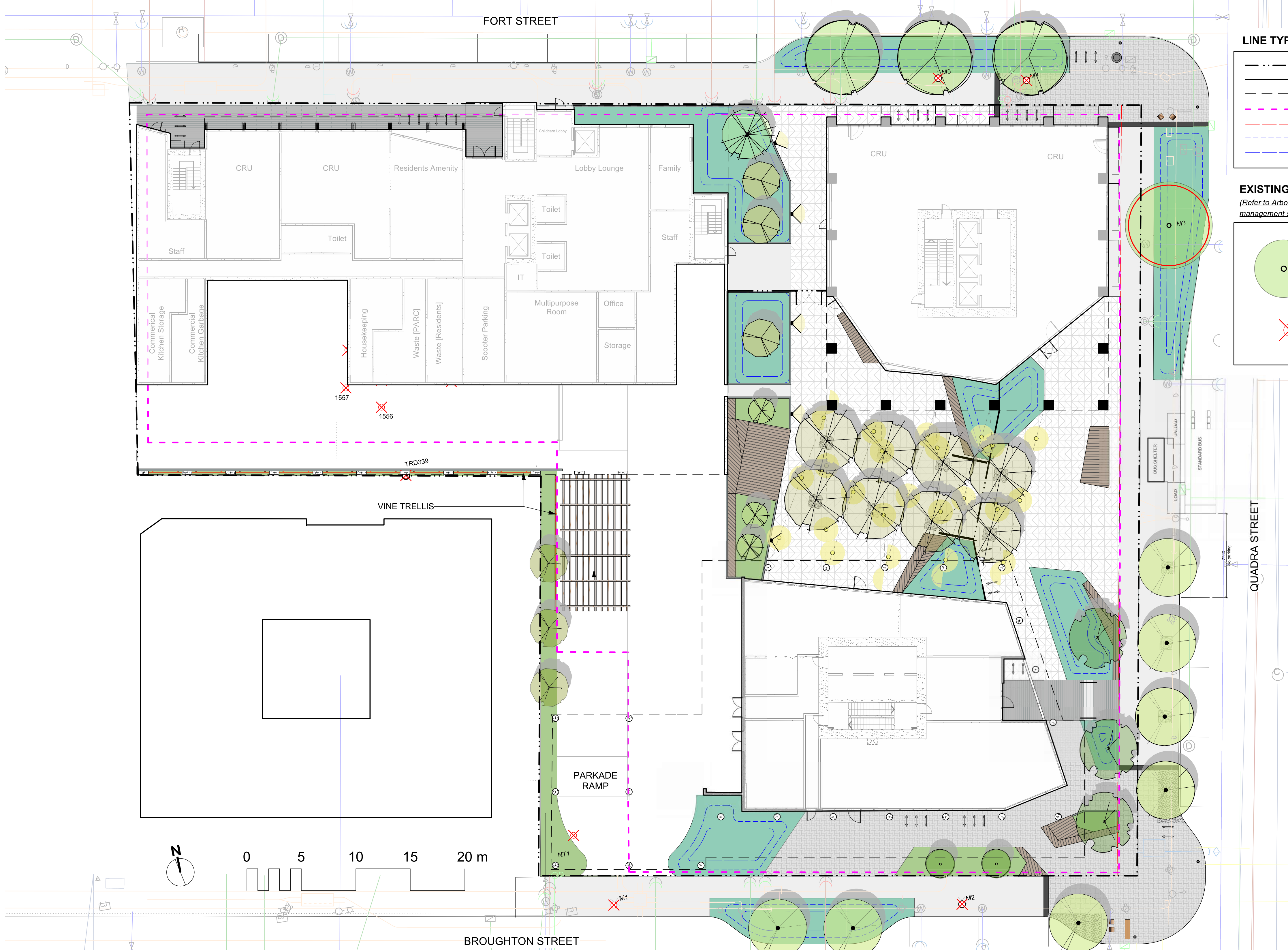
project  
PARC VICTORIA  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title

Stormwater  
Management

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |





LINE TYPE LEGEND

|     |                                |
|-----|--------------------------------|
| --- | Property line                  |
| --- | Building Footprint             |
| --- | Extent of Roof / Canopy, above |
| --- | Extent of Parkade, below       |
| --- | Right of Way                   |
| --- | Rain garden - TOP OF POOL      |
| --- | Rain garden - BOTTOM OF POOL   |

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

|     |                              |
|-----|------------------------------|
| ○ # | Existing Tree to be retained |
| ○ # | Tree Tag Number              |
| ○ # | Tree Canopy Spread           |
| ✗ # | Existing Tree to be removed  |
| ✗ # | Tree Tag Number              |

MATERIALS LEGEND

HARDSCAPE SURFACES

|  |                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------|
|  | Concrete Paving - Municipal Sidewalk<br>Cast in place, light broom finish, Control joints as per New Town Standard. |
|  | Concrete Paving - Decorative<br>Cast in place, light broom finish with sawcut control joints.                       |
|  | Unit Paver - New Town Standard<br>45 degree herringbone field with single row soldier course.                       |
|  | Unit Paver                                                                                                          |
|  | Unit Paver - Basalt Paving                                                                                          |
|  | Basalt Band with Street Name Insert<br>As per Cov New Town Standard                                                 |
|  | Resin Bound Porous Surface<br>As per Cov New Town Standard                                                          |
|  | Gravel Maintenance Edge                                                                                             |

STEPS, RAMPS, CURBS, WALLS

|  |                                                      |
|--|------------------------------------------------------|
|  | Flush Curb                                           |
|  | Retaining Wall - Concrete<br>See Structural Drawings |
|  | Seat Wall<br>Smooth Rubbed Finish                    |

SOFTSCAPE

|  |                                                                                                                                              |
|--|----------------------------------------------------------------------------------------------------------------------------------------------|
|  | Planting Area -Tree & Shrub -On Grade<br>-600mm Depth<br>-Shrub Growing Medium.                                                              |
|  | Planting Area -Tree & Shrub -On Slab<br>-900mm Depth<br>-Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings. |
|  | Planting Area -Rain Garden<br>-750mm Depth<br>-Rain Garden Growing Medium.                                                                   |
|  | Sedum Green Roof                                                                                                                             |

SITE FURNISHINGS

|  |                                                                                                                    |
|--|--------------------------------------------------------------------------------------------------------------------|
|  | Bike Rack<br>As per CoV New Town Standard                                                                          |
|  | Bench - With Back<br>As per CoV New Town Standard                                                                  |
|  | Bench - Backless<br>As per CoV New Town Standard                                                                   |
|  | Chair<br>As per CoV New Town Standard                                                                              |
|  | Tree Grate<br>As per CoV New Town Standard<br>Soil Cells below to meet Schedule 'E' Replacement Tree Requirements. |
|  | Feature Stage and Seating                                                                                          |
|  | Vine Trellis                                                                                                       |
|  | Pergola                                                                                                            |



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**PARC Communities Management Ltd.**

project  
PARC VICTORIA  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title  
**Landscape  
Materials Ground  
Level**

|             |                 |
|-------------|-----------------|
| project no. | 124.27          |
| scale       | 1:200 @ 24"x36" |
| drawn by    | SC              |
| checked by  | TB              |
| sheet no.   |                 |

**L1.01**

FEATURE STAGE AND SEATING ELEMENTS

A functional sculpture provides seating and performance space. The stage allows for a variety of programs to take place in the plaza space, providing year-round activation.



URBAN PLAZA

The commercial units spill onto a small plaza, scaled for intimate public events. Tree canopy and string lights bring a human scale to the space.



URBAN NATURE

Planted boulevards, trees and a diverse planting palette provide a dose of nature in the heart of the city. Rain planters and boulevard rain gardens treat rainwater before it is dscharged to Dallas Point or to the Inner Harbour.





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|     |                    |            |
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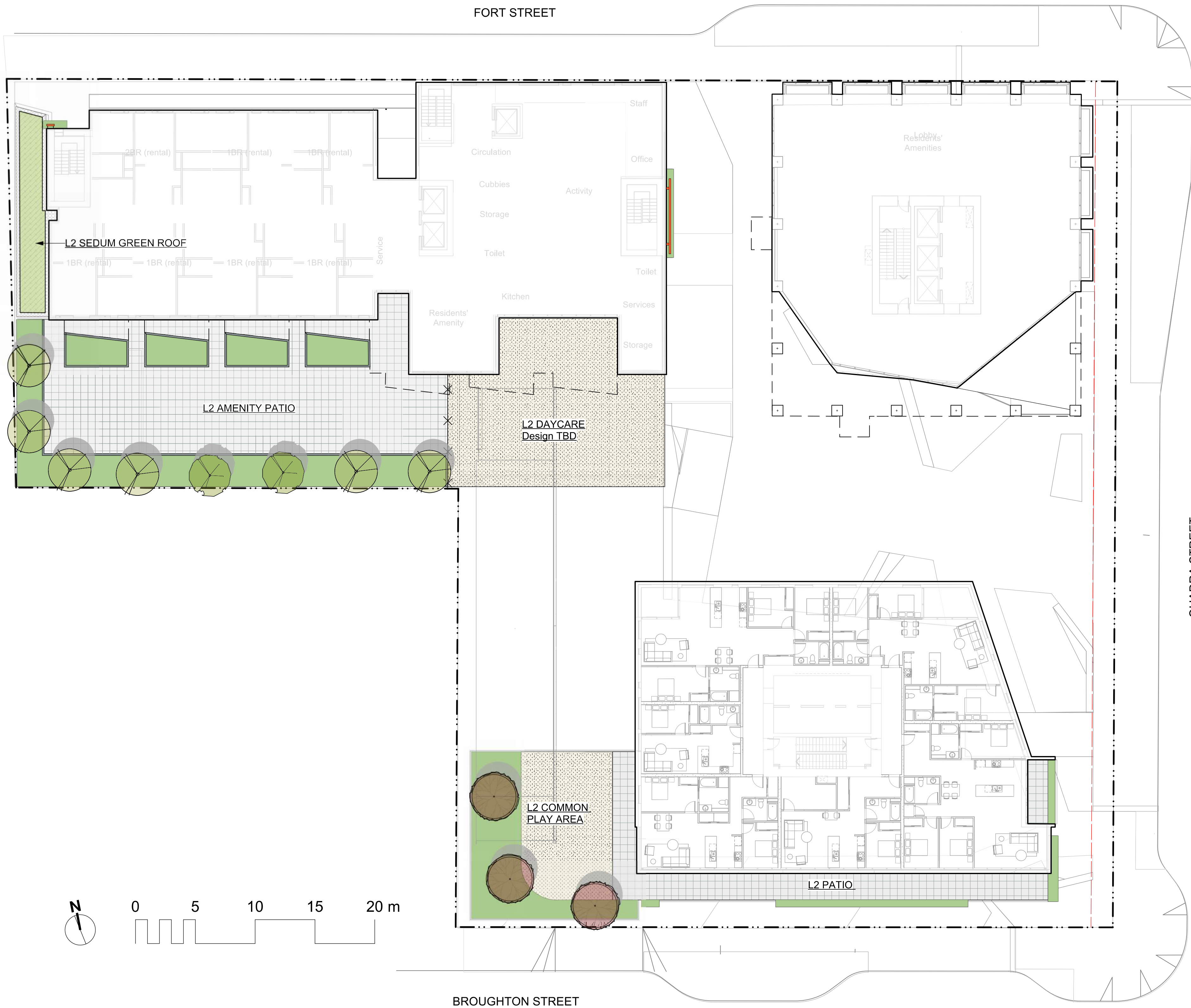
project  
PARC VICTORIA  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title

Landscape  
Materials - L2

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

L1.02



| LINE TYPE LEGEND |                                |
|------------------|--------------------------------|
|                  | Property line                  |
|                  | Building Footprint             |
|                  | Extent of Roof / Canopy, above |
|                  | Extent of Parkade, below       |
|                  | Right of Way                   |
|                  | Rain garden - TOP OF POOL      |
|                  | Rain garden - BOTTOM OF POOL   |

| MATERIALS LEGEND           |                                                                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| HARDSCAPE SURFACES         |                                                                                                                                              |
|                            | Concrete Paving - Municipal Sidewalk<br>Cast in place, light broom finish, Control joints as per New Town Standard.                          |
|                            | Concrete Paving - Decorative<br>Cast in place, light broom finish with sawcut control joints.                                                |
|                            | Unit Paver - New Town Standard<br>45 degree herringbone field with single row soldier course.                                                |
|                            | Unit Paver                                                                                                                                   |
|                            | Unit Paver - Basalt Paving                                                                                                                   |
|                            | Basalt Band with Street Name Insert<br>As per Cov New Town Standard                                                                          |
|                            | Resin Bound Porous Surface<br>As per Cov New Town Standard                                                                                   |
|                            | Gravel Maintenance Edge                                                                                                                      |
| STEPS, RAMPS, CURBS, WALLS |                                                                                                                                              |
|                            | Flush Curb                                                                                                                                   |
|                            | Retaining Wall - Concrete<br>See Structural Drawings                                                                                         |
|                            | Seat Wall<br>Smooth Rubbed Finish                                                                                                            |
| SOFTSCAPE                  |                                                                                                                                              |
|                            | Planting Area -Tree & Shrub -On Grade<br>-600mm Depth<br>-Shrub Growing Medium.                                                              |
|                            | Planting Area -Tree & Shrub -On Slab<br>-900mm Depth<br>-Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings. |
|                            | Planting Area -Rain Garden<br>-750mm Depth<br>-Rain Garden Growing Medium.                                                                   |
|                            | Sedum Green Roof                                                                                                                             |
| SITE FURNISHINGS           |                                                                                                                                              |
|                            | Bike Rack<br>As per CoV New Town Standard                                                                                                    |
|                            | Bench - With Back<br>As per CoV New Town Standard                                                                                            |
|                            | Bench - Backless<br>As per CoV New Town Standard                                                                                             |
|                            | Chair<br>As per CoV New Town Standard                                                                                                        |
|                            | Tree Grate<br>As per CoV New Town Standard<br>Soil Cells below to meet Schedule 'E'<br>Replacement Tree Requirements.                        |
|                            | Feature Stage and Seating                                                                                                                    |
|                            | Vine Trellis                                                                                                                                 |
|                            | Pergola                                                                                                                                      |

### RESIDENTIAL AMENITY PATIO AND GARDENS

A generous, south-facing amenity patio provides a mix of programs to foster active aging and community building. Spaces allow for activities including quiet relaxation, dining, gardening, and gathering.



### DAYCARE OUTDOOR SPACE

Outdoor play spaces provide air and sunshine for children attending the daycare. A mix of quiet areas and active play areas are provided, all surrounded by planting and child-friendly gardens.



### Green Architecture

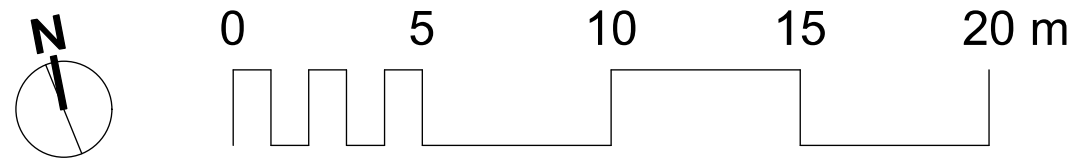
A sedum roof provides green views from above. Planters on Level two allow for plants to drape down and green the plaza.













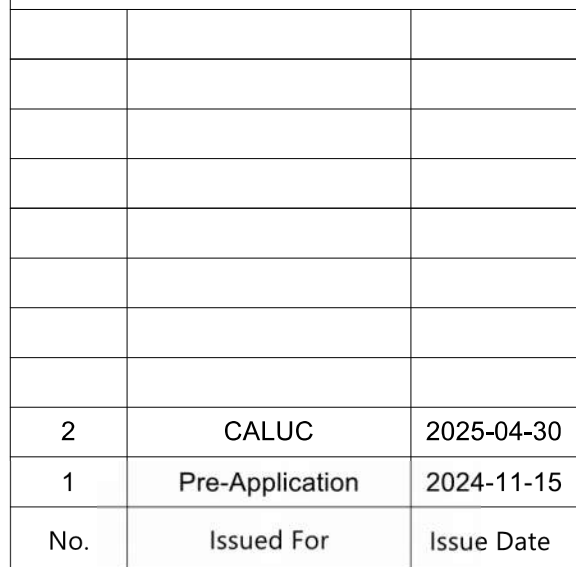
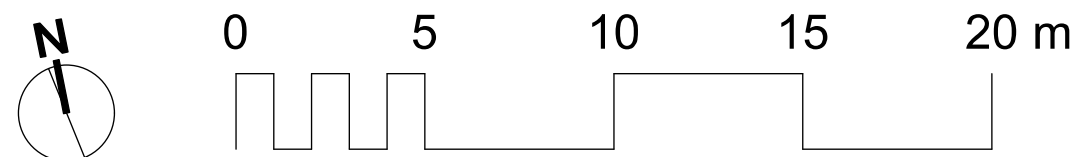
|               |                                |
|---------------|--------------------------------|
| — · — · — · — | Property line                  |
| —————         | Building Footprint             |
| — — — — —     | Extent of Roof / Canopy, above |
| - - - - -     | Extent of Parkade, below       |
| - - - - -     | Right of Way                   |
| - - - - -     | Rain garden - TOP OF POOL      |
| - - - - -     | Rain garden - BOTTOM OF POOL   |

| HARDSCAPE SURFACES                                                                  |                                                                                                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  | Concrete Paving - Municipal Sidewalk<br>Cast in place, light broom finish, Control joints as per New Town Standard. |
|  | Concrete Paving - Decorative<br>Cast in place, light broom finish with sawcut control joints.                       |
|  | Unit Paver - New Town Standard<br>45 degree herringbone field with single row soldier course.                       |
|  | Unit Paver                                                                                                          |
|  | Unit Paver - Basalt Paving                                                                                          |
|  | Basalt Band with Street Name Insert<br>As per Cov New Town Standard                                                 |
|  | Resin Bound Porous Surface<br>As per Cov New Town Standard                                                          |
|  | Gravel Maintenance Edge                                                                                             |

|                                                                                     |                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------|
|  | Flush Curb                                           |
|  | Retaining Wall - Concrete<br>See Structural Drawings |
|  | Seat Wall<br>Smooth Rubbed Finish                    |

|                                                                                     |                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Planting Area - Tree &amp; Shrub -On Grade</p> <p>-600mm Depth</p> <p>-Shrub Growing Medium.</p>                                                                    |
|  | <p>Planting Area -Tree &amp; Shrub -On Slab</p> <p>-900mm Depth</p> <p>-Type 1P growing medium. <i>Confirm maximum depth allowable as per Structural Drawings.</i></p> |
|  | <p>Planting Area -Rain Garden</p> <p>-750mm Depth</p> <p>-Rain Garden Growing Medium.</p>                                                                              |
|  | <p>Sedum Green Roof</p>                                                                                                                                                |

|                                                                                       |                                                                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Bike Rack</b><br>As per CoV New Town Standard                                                                             |
|  | <b>Bench - With Back</b><br>As per CoV New Town Standard                                                                     |
|  | <b>Bench - Backless</b><br>As per CoV New Town Standard                                                                      |
|  | <b>Chair</b><br>As per CoV New Town Standard                                                                                 |
|  | <b>Tree Grate</b><br>As per CoV New Town Standard<br>Soil Cells below to meet Schedule 'E'<br>Replacement Tree Requirements. |
|  | <b>Feature Stage and Seating</b>                                                                                             |
|  | <b>Vine Trellis</b>                                                                                                          |
|  | <b>Pergola</b>                                                                                                               |



|             |
|-------------|
| sheet title |
|-------------|

|             |        |
|-------------|--------|
| project no. | 124.27 |
|-------------|--------|

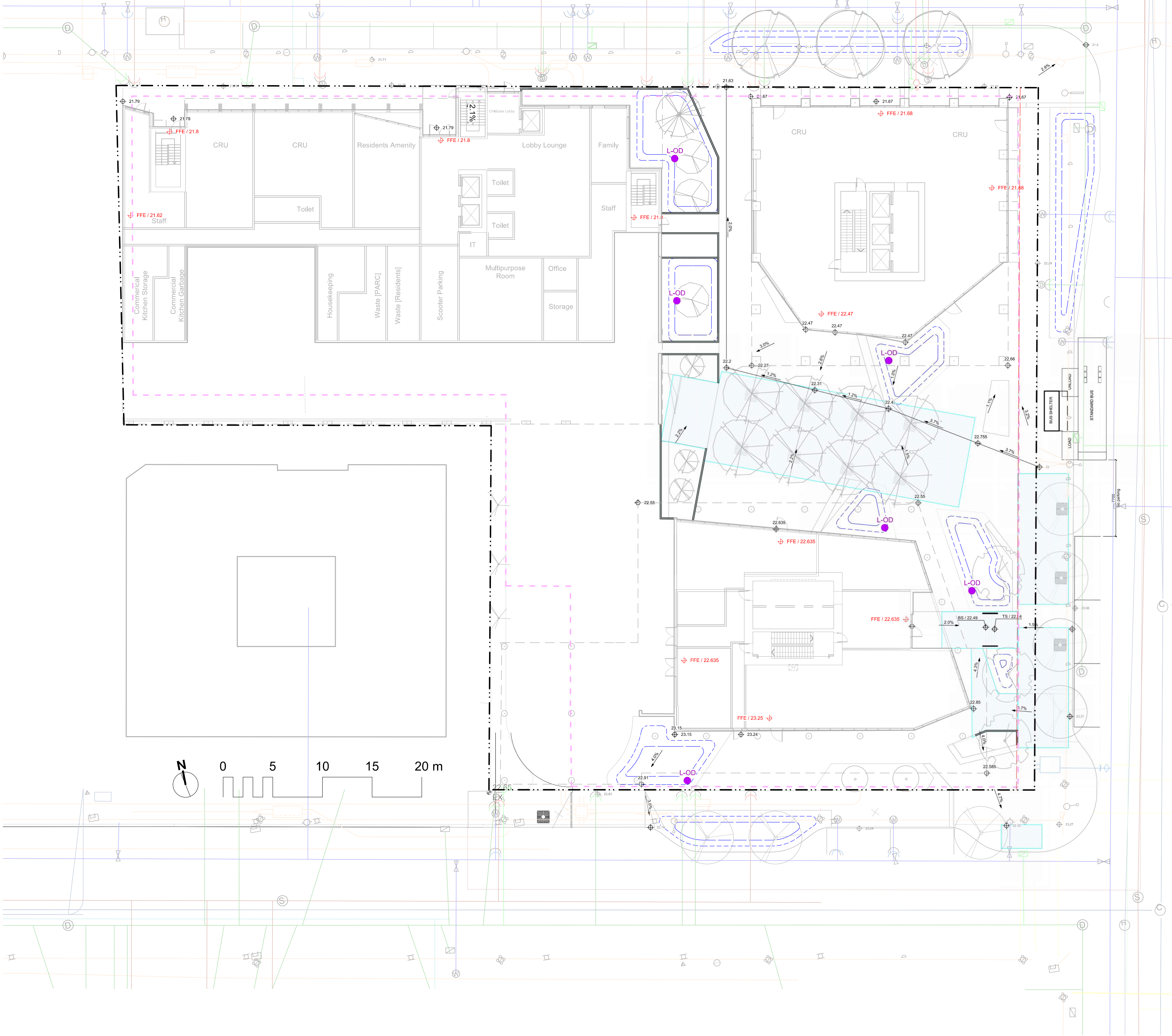
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|-------|------------------|
| scale | 1: 200 @ 24"x36" |
|-------|------------------|

|            |    |
|------------|----|
| checked by | TB |
|------------|----|

sheet no.

## L1.05





GRADING LEGEND

|                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><div></div><div>25.25</div></div><div><div>25.25</div><div>36.7%</div><div>24.25</div></div></div> <div><div><div></div><div>25.25</div></div></div> | <div>Proposed Landscape Grade</div> <div><div>TOW</div><div>Top of Wall</div></div> <div><div>BP</div><div>Bottom of Pool</div></div> <div><div>TS</div><div>Top of Stairs</div></div> <div><div>BS</div><div>Bottom of Stairs</div></div> <div><div>HP</div><div>High Point</div></div> <div><div>LP</div><div>Low Point</div></div> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

LINE TYPE LEGEND

|                                   |                                           |
|-----------------------------------|-------------------------------------------|
| <div><div><div></div></div></div> | <div>Property line</div>                  |
| <div><div><div></div></div></div> | <div>Building Footprint</div>             |
| <div><div><div></div></div></div> | <div>Extent of Roof / Canopy, above</div> |
| <div><div><div></div></div></div> | <div>Extent of Parkade, below</div>       |
| <div><div><div></div></div></div> | <div>Right of Way</div>                   |
| <div><div><div></div></div></div> | <div>Rain garden - TOP OF POOL</div>      |
| <div><div><div></div></div></div> | <div>Rain garden - BOTTOM OF POOL</div>   |

LANDSCAPE INFRASTRUCTURE LEGEND

|                                                  |                                              |
|--------------------------------------------------|----------------------------------------------|
| <div><div><div></div></div></div>                | <div>Tree Soil Cells</div>                   |
| <div><div><div></div><div>L-OD</div></div></div> | <div>Overflow Drain with Beehive Grate</div> |



NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
| 3   | Development Permit | 2025-07-23 |
| 2   | CALUC              | 2025-04-30 |
| 1   | Pre-Application    | 2024-11-15 |
| No. | Issued For         | Issue Date |



client  
**PARC Communities Management Ltd.**

project  
**PARC VICTORIA**  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title  
**Landscape Grading  
& Drainage**

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |





| <u><b>PROPOSED TREE LIST - ONSITE GROUND LEVEL</b></u> |            |                                         |                          |                              |
|--------------------------------------------------------|------------|-----------------------------------------|--------------------------|------------------------------|
| <b>Sym</b>                                             | <b>Qty</b> | <b>Botanical Name</b>                   | <b>Schd. Size</b>        | <b>Common Name</b>           |
| ACC                                                    | 3          | Acer circinatum                         | 2.4 m ht, 1.5 width      | Vine Maple                   |
| BU                                                     | 3          | Betula utilis var. jacquemontii         | 6.0cm cal, b&b           | White-barked Himalayan Birch |
| CNP                                                    | 1          | Chamaecyparis nootkatensis 'Pendula'    | 2.5 m ht                 | Nootka False Cypress         |
| COK                                                    | 2          | Cornus kousa 'Milky Way'                | multistem, 1.5 m ht, b&b | Milky Way Kousa Dogwood      |
| GTI                                                    | 8          | Gleditsia triacanthos inermis 'Skyline' | 5.0 cm cal, b+b          | Skyline Honeylocust          |
| OXA                                                    | 6          | Oxydendrum arboreum                     | 5.0cm cal, b&b           | Sourwood Tree                |
| PRV                                                    | 3          | Parrotia persica 'Ruby Vase'            | 5.0cm cal, b&b           | Ruby Vase Persian Ironwood   |
| PCC                                                    | 5          | Pinus contorta var. contorta            | 2.5m b&b, irregular      | Shore Pine                   |
| <b>TOTAL</b>                                           | <b>34</b>  |                                         |                          |                              |

| <u><b>PROPOSED TREE LIST - OFFSITE</b></u> |            |                       |                   |                    |
|--------------------------------------------|------------|-----------------------|-------------------|--------------------|
| <b>Sym</b>                                 | <b>Qty</b> | <b>Botanical Name</b> | <b>Schd. Size</b> | <b>Common Name</b> |
| CoV Tree                                   | 7          | CoV Boulevard Tree    | 6.0cm cal, b&b    | CoV Boulevard Tree |
| CoV Tree L                                 | 3          | CoV Tree - Large      | 6.0 cm. cal. B&B  |                    |
| <b>TOTAL</b>                               | <b>10</b>  |                       |                   |                    |

|    |                    |            |
|----|--------------------|------------|
|    | Development Permit | 2025-07-23 |
|    | CALUC              | 2025-04-30 |
|    | Pre-Application    | 2024-11-15 |
| b. | Issued For         | Issue Date |



project

PARC VICTORIA

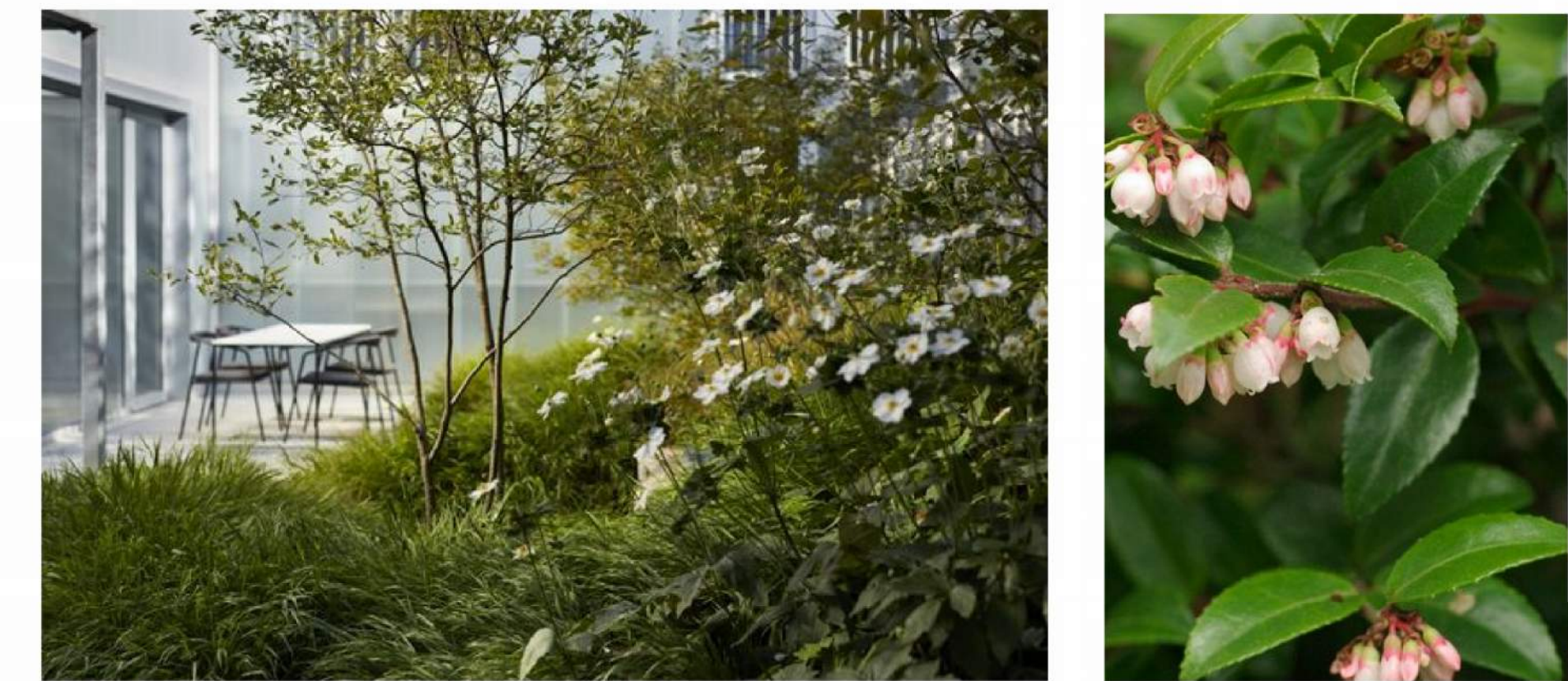
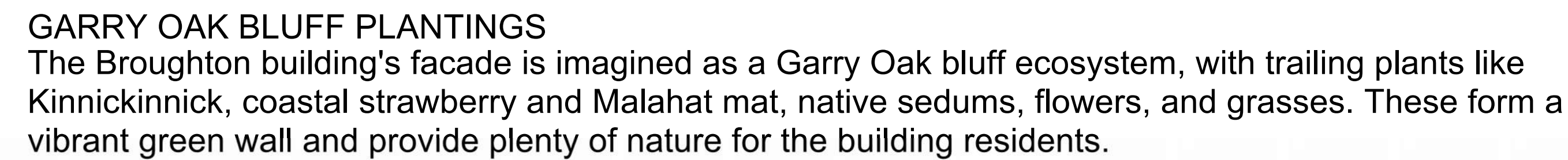
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title

## Planting Ground

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |





| PROPOSED TREE LIST - ONSITE ROOF LEVELS |     |                              |                     |                            |
|-----------------------------------------|-----|------------------------------|---------------------|----------------------------|
| <b>L2 TREES</b>                         |     |                              |                     |                            |
| Sym                                     | Qty | Botanical Name               | Schd. Size          | Common Name                |
| OXA                                     | 6   | Oxydendrum arboreum          | 5.0cm cal, b&b      | Sourwood Tree              |
| PCC                                     | 2   | Pinus contorta var. contorta | 2.5m b&b, irregular | Shore Pine                 |
| PRV                                     | 3   | Parrotia persica 'Ruby Vase' | 5.0cm cal, b&b      | Ruby Vase Persian Ironwood |
| TOTAL                                   | 11  |                              |                     |                            |

NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |
| 3   | Development Permit | 2025-07-23 |
| 2   | CALUC              | 2025-04-30 |
| 1   | Pre-Application    | 2024-11-15 |
| No. | Issued For         | Issue Date |



client

**PARC Communities Management Ltd.**

project

**PARC VICTORIA**

829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title

**Planting L2 and L3**

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

## L3.02



NOT FOR CONSTRUCTION

|     |                    |            |
|-----|--------------------|------------|
| 3   | Development Permit | 2025-07-23 |
| 2   | CALUC              | 2025-04-30 |
| 1   | Pre-Application    | 2024-11-15 |
| No. | Issued For         | Issue Date |



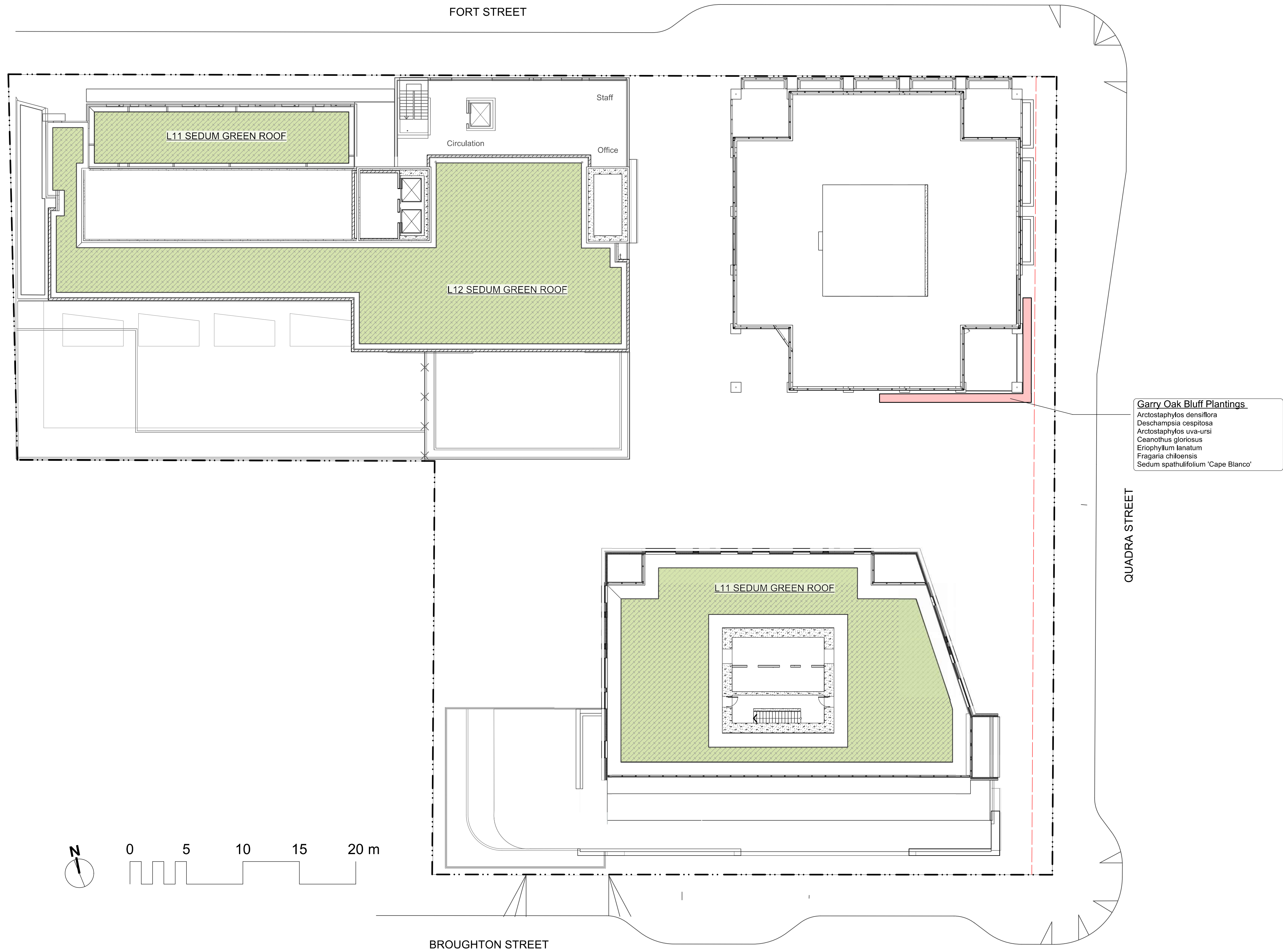
client  
**PARC Communities Management Ltd.**

project  
**PARC VICTORIA**  
829-891-899 Fort Street and  
846-858 Broughton Street,  
Victoria BC

sheet title  
**Planting - Upper  
Roofs**

|             |                  |
|-------------|------------------|
| project no. | 124.27           |
| scale       | 1: 200 @ 24"x36" |
| drawn by    | SC               |
| checked by  | TB               |
| sheet no.   |                  |

**L3.03**



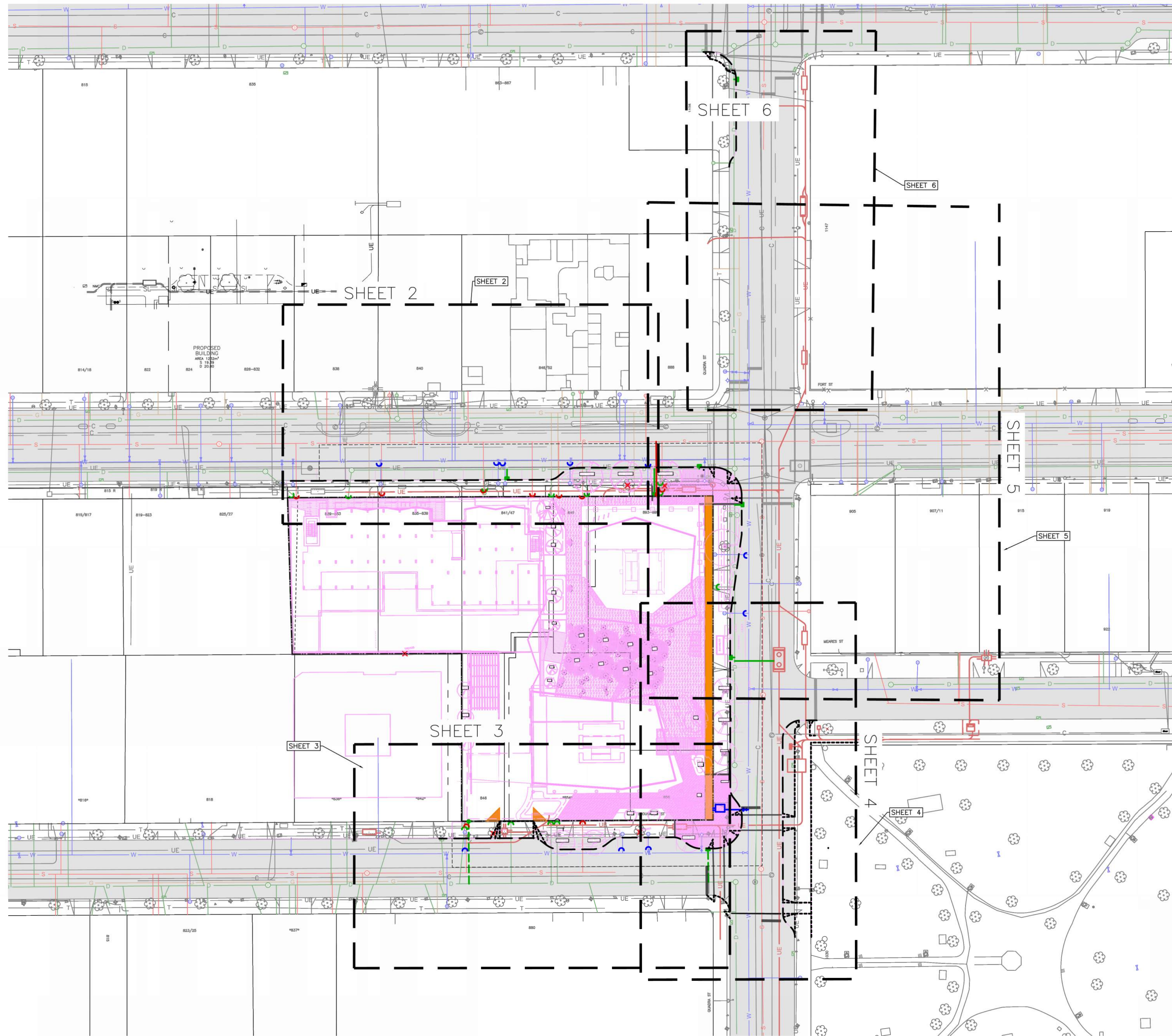
**GARRY OAK BLUFF PLANTINGS**  
The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnickinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.



### SEDUM ROOF







PLAN - SITE  
1:500

PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

TITLE SHEET

Scale 1:500  
horiz. vert. N/A  
Sheet 1 of 6

Eng. Project No. 32776-2

**JEA** J E ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com

| LEGEND            |     |
|-------------------|-----|
| LAMP STANDARD     | LS  |
| POLE(Hydro, Tel.) | PP  |
| U/G WIRING        | UE  |
| GAS               | G   |
| WATER             | W   |
| SEWER             | S   |
| DRAIN             | D   |
| CLEANOUT          | CO  |
| CATCHBASIN        | CB  |
| MANHOLE           | MH  |
| SERVICE RISER     | SR  |
| MOUNTABLE CURB    | MC  |
| NON-MOUNT. CURB   | NMC |
| EDGE ASPHALT      | EA  |
| TRUCK METER       | TM  |
| FLUSH VALVE       | FV  |
| REDUCER           | R   |
| HYDRANT           | H   |
| AIR VALVE         | AV  |



ISSUED FOR DEVELOPMENT PERMIT



SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.  
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.  
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

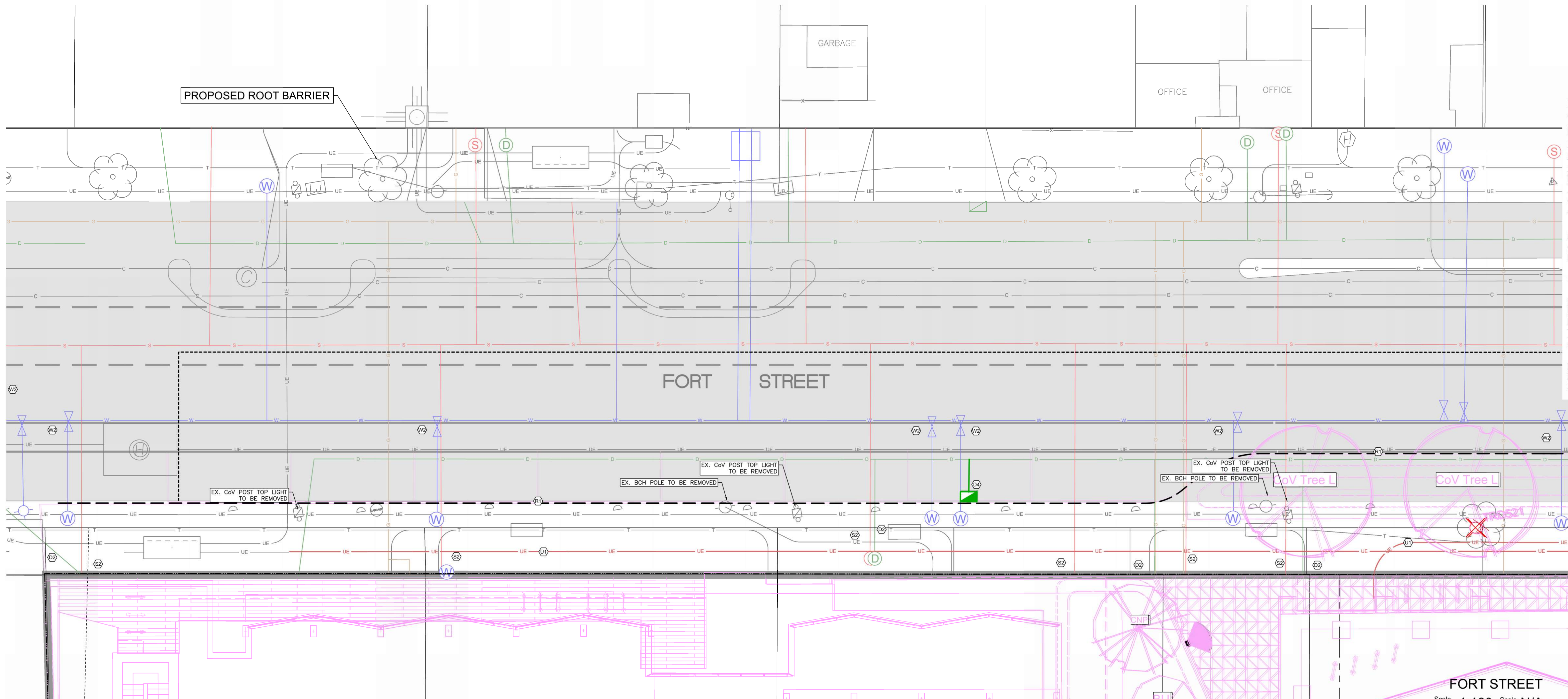
- (D1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.  
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.  
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.  
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



PLAN - FORT STREET  
1:100

SEE SHEET 4 FOR CONTINUATION

ISSUED FOR DEVELOPMENT PERMIT

V:\Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 23, 2025



| LEGEND            |     |
|-------------------|-----|
| LAMP STANDARD     | LS  |
| POLE(Hydro, Tel.) | PP  |
| U/G WIRING        | UE  |
| GAS               | G   |
| WATER             | W   |
| SEWER             | S   |
| DRAIN             | D   |
| CLEANOUT          | CL  |
| CATCHBASIN        | CB  |
| MANHOLE           | MH  |
| SERVICE RISER     | SR  |
| MOUNTABLE CURB    | MC  |
| NON-MOUNT. CURB   | NMC |
| EDGE ASPHALT      | EA  |
| TRUCK METER       | TM  |
| FLUSH VALVE       | FV  |
| REDUCER           | R   |
| HYDRANT           | H   |
| AIR VALVE         | AV  |

FORT STREET

Scale  
horiz. 1:100  
vert. N/A

Sheet 2 of 6

Eng. Project No. 32776-2

JEA

J E ANDERSON &  
ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com



SHEET NOTES:

WATER:

(W1) CITY OF VICTORIA CREWS TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.

(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

(S1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.

(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

(D1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.

(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.

(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.

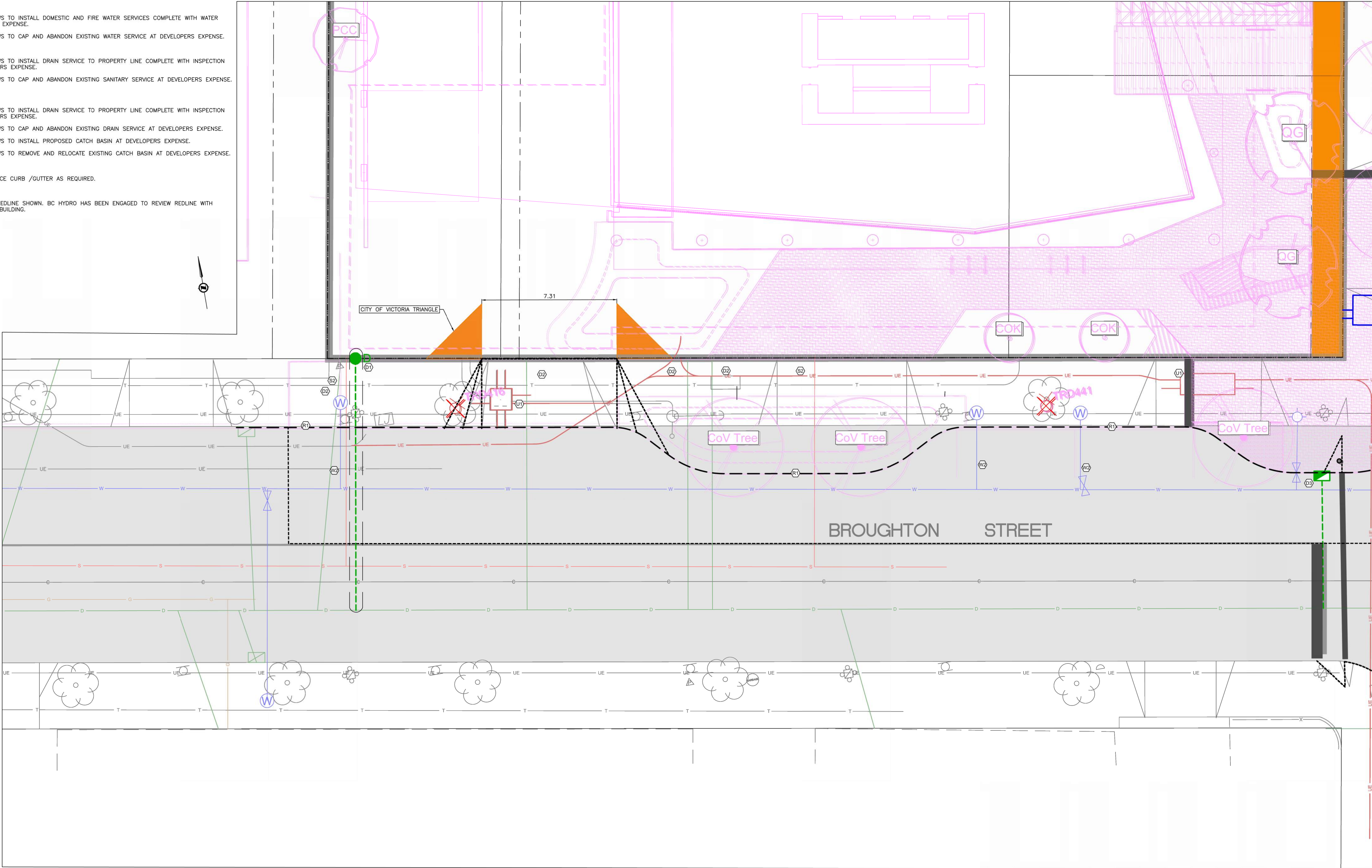
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

(R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

(U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



PLAN -- BROUGHTON STREET  
1:100

SEE SHEET 4 FOR CONTINUATION

ISSUED FOR DEVELOPMENT PERMIT

V:\Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 23, 2025

0 2 6m  
1:100

| LEGEND            |    |                 |     |
|-------------------|----|-----------------|-----|
| LAMP STANDARD     | LS | CLEANOUT        | CO  |
| POLE(Hydro, Tel.) | PP | CATCHBASIN      | CB  |
| U/G WIRING        | UE | MANHOLE         | MH  |
| GAS               | G  | SERVICE RISER   | SR  |
| WATER             | W  | MOUNTABLE CURB  | MC  |
| SEWER             | S  | NON-MOUNT. CURB | NMC |
| DRAIN             | D  | EDGE ASPHALT    | EA  |
|                   |    | REDUCER         | R   |
|                   |    | HYDRANT         | H   |
|                   |    | AIR VALVE       | AV  |

BROUGHTON

Scale 1:100

horiz. Scale N/A

Sheet 3 of 6

Eng. Project No. 32776-2

**JEA** J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com



SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.
- (W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
- SANITARY:
- (S1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- (S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- (D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
- (D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
- (D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

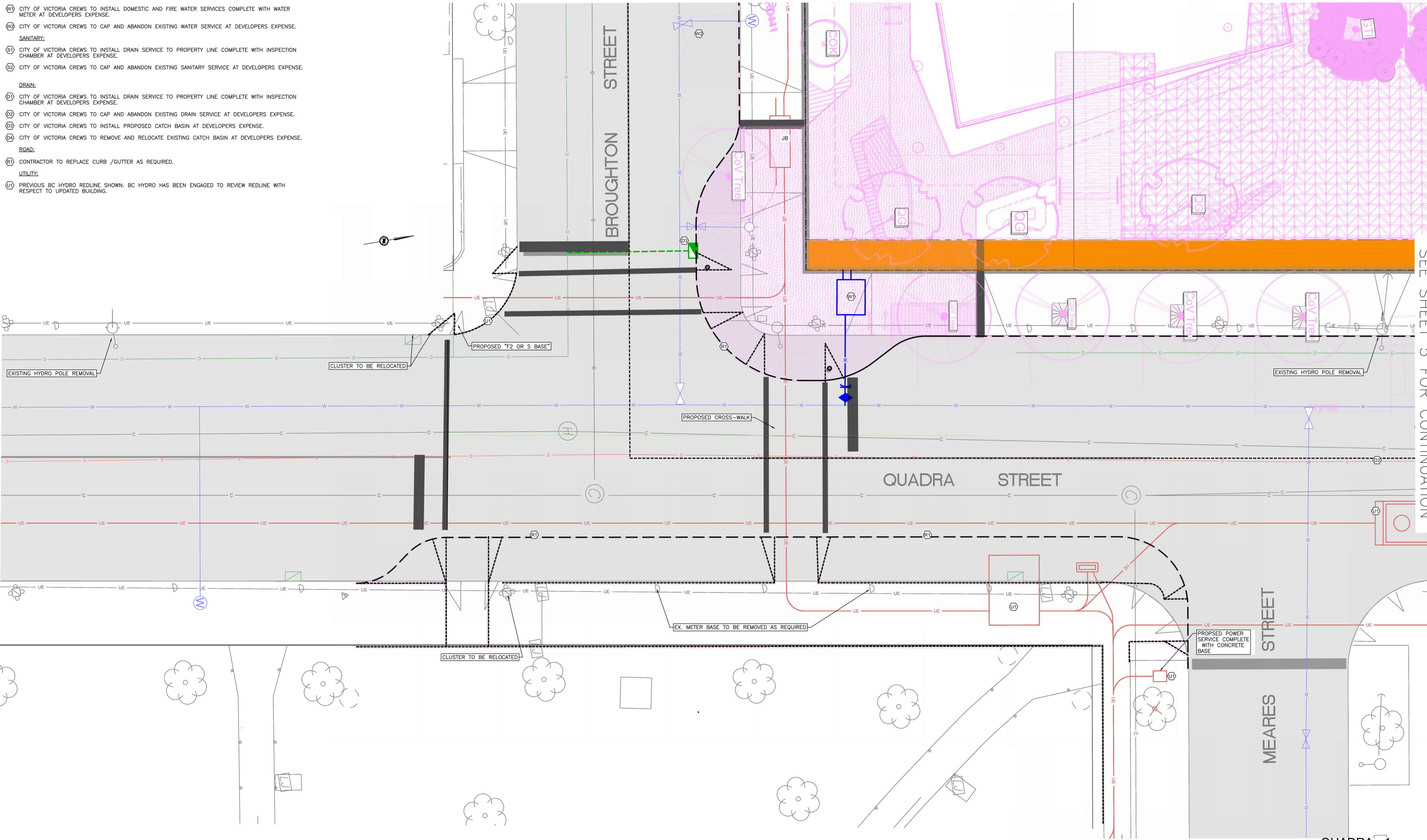
ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

PLAN - QUADRA STREET - 1  
1:100

ISSUED FOR DEVELOPMENT PERMIT

V:\Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 23, 2025

| LEGEND            |    |                 |     |
|-------------------|----|-----------------|-----|
| LAMP STANDARD     | LS | CLEANOUT        | CO  |
| POLE(Hydro, Tel.) | PP | CATCHBASIN      | CB  |
| U/G WIRING        | UE | MANHOLE         | MH  |
| GAS               | G  | SERVICE RISER   | SR  |
| WATER             | W  | MOUNTABLE CURB  | MC  |
| SEWER             | S  | NON-MOUNT. CURB | NMC |
| DRAIN             | D  | EDGE ASPHALT    | EA  |
|                   |    | REDUCER         | RED |
|                   |    | HYDRANT         | HYD |
|                   |    | AIR VALVE       | AV  |

QUADRA - 1  
Scale 1:100  
horiz. Scale N/A  
vert.  
Sheet 4 of 6  
Eng. Project No. 32776-2

JEA

J E ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com



SEE SHEET 2 FOR CONTINUATION

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.  
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.  
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL DRAIN SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.  
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.  
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.  
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

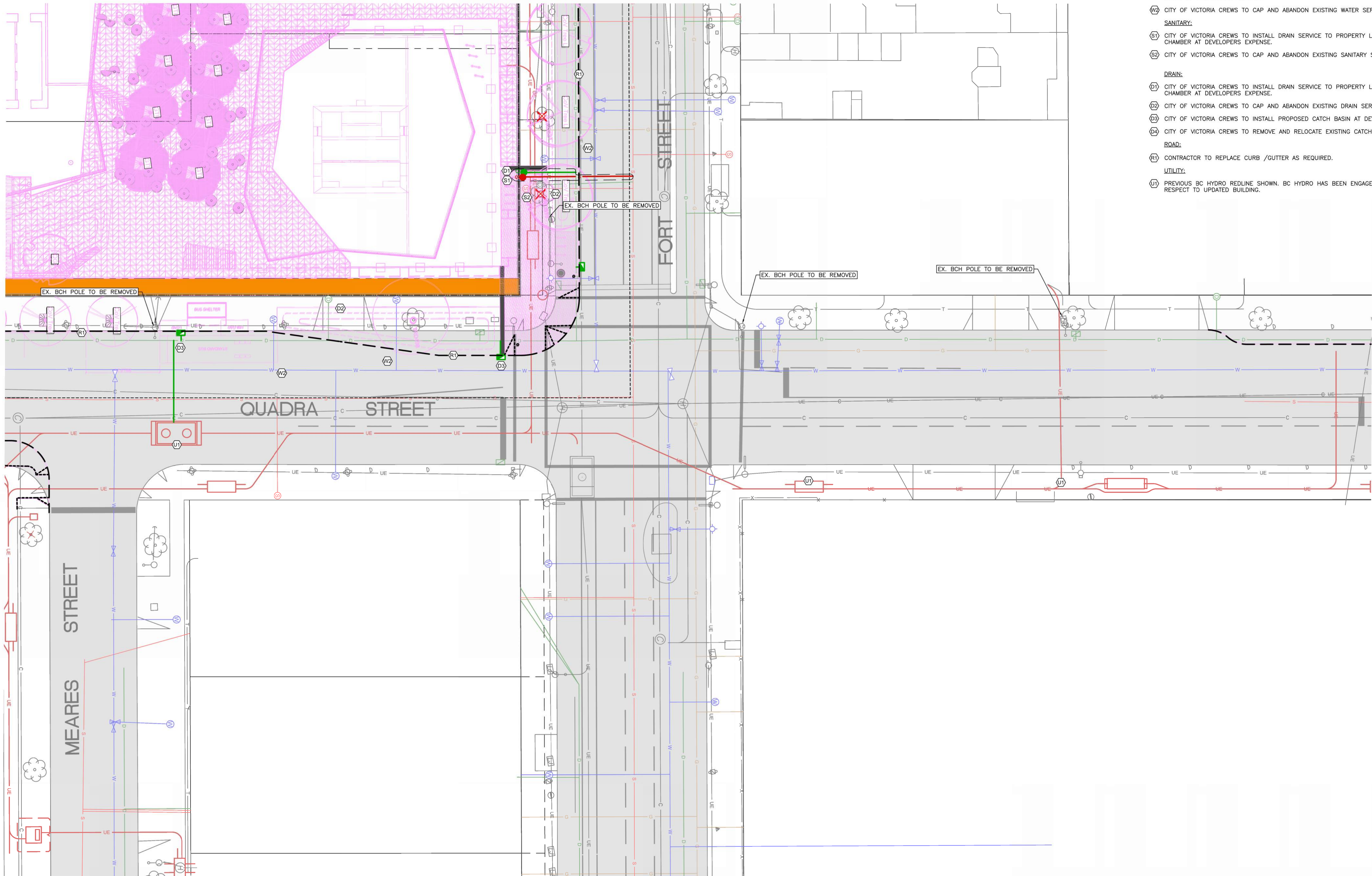
- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 4 FOR CONTINUATION

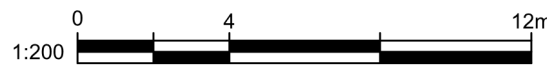
SEE SHEET 6 FOR CONTINUATION



PLAN - QUADRA STREET - 2  
1:200

ISSUED FOR DEVELOPMENT PERMIT

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| LEGEND            |    |                 |     |
|-------------------|----|-----------------|-----|
| LAMP STANDARD     | LS | CLEANOUT        | CO  |
| POLE(Hydro, Tel.) | PP | CATCHBASIN      | CB  |
| U/G WIRING        | UE | MANHOLE         | MH  |
| GAS               | G  | SERVICE RISER   | SR  |
| WATER             | W  | MOUNTABLE CURB  | MC  |
| SEWER             | S  | NON-MOUNT. CURB | NMC |
| DRAIN             | D  | EDGE ASPHALT    | EA  |
|                   |    | REDUCER         | R   |
|                   |    | HYDRANT         | H   |
|                   |    | AIR VALVE       | AV  |
|                   |    | WATER METER     | WM  |
|                   |    | FLUSH VALVE     | FV  |
|                   |    | WATER VALVE     | WV  |

QUADRA - 2

Scale 1:200 Scale N/A

horiz. vert.

Sheet 5 of 6

Eng. Project No. 32776-2

**JEA** J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com



WATER:

- DRAIN:

- ROAD:

- UTILITY:

- U1 PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

QUADRA | STREET

REPLACE ALL EXISTING SIGNAGE

EXISTING BUS SHELTER

EXISTING CB TO BE RELOCATED -  
OUT OF CROSSWALK DROP.  
LEAD TO BE REESTABLISHED

PLAN - QUADRA STREET - 3  
1:100

Scale  
horiz. 1:100 Scale  
vert. N/A

Sheet 6 of 6

Eng. Project No. 32776-2

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
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### LEGEND