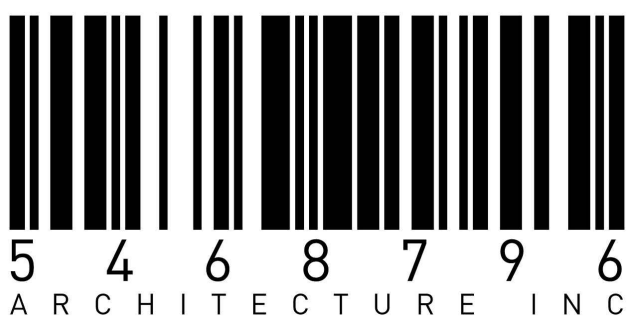




ARYZE

NO.	DATE	ISSUE
1	2024/01/26	ISSUED FOR 65% REVIEW
2	2024/02/22	ISSUED FOR BP
3	2024/05/09	RE-ISSUED FOR BP
4	2024/07/05	ISSUED FOR DRAFT IFT
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7	2024/10/07	ISSUED FOR BP RESPONSE #2
8	2024/10/20	ISSUED FOR DRAFT IFC
9	2025/01/24	ISSUED FOR IFC

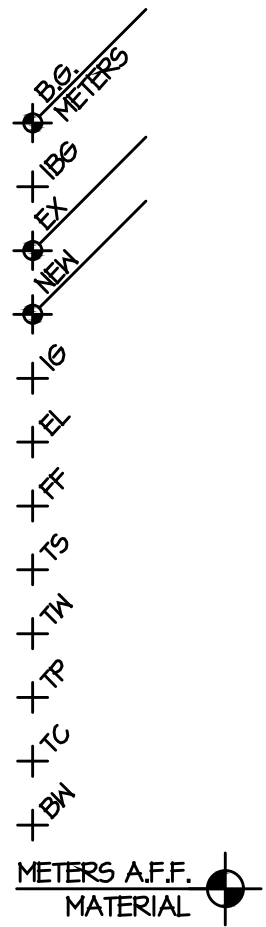
NO.	DATE	REVISION
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THE ESTOYA



SYMBOL LEGEND

INDICATES HORIZONTAL ENCLOSURE, BULKHEAD OR DROP CEILING	BUILDING GRADE
F.E.C. = FIRE EXTINGUISHER CABINET	INTERPOLATED BUILDING GRADE
SC = OVERFLOW SCUPPER	EXISTING GRADE
SP = STAND PIPE, SEE MECHANICAL DRAWINGS	NEW DESIGN GRADE
DOOR TYPE 100A	INTERPOLATED GRADE FROM SURVEY
WINDOW TYPE 1A	SPOT ELEVATION (FOR ELEVATION)
WALL TYPE 1W1	SPOT ELEVATION (FOR INTERIOR)
0 HR SMOKE SEPARATION	TOP OF STRUCTURAL SLAB
3/4 HR FIRE SEPARATION	TOP OF WALL
1 HR FIRE SEPARATION	TOP OF PARAPET
1-1/2 HR FIRE SEPARATION	TOP OF CURB
2 HR FIRE SEPARATION	BOTTOM OF WALL
3 HR FIRE SEPARATION	CEILING ELEVATION



SHOWN AS FIRE RESISTANCE RATINGS WHERE REQUIRED AT EXTERIOR WALLS.
FIRE RESISTANCE RATINGS ARE CONTINUOUS ACROSS TOP AND BOTTOM OF OPENINGS.

GENERAL NOTES

- ALL INTERIOR STUD WALLS (IN RESIDENTIAL UNITS) ARE TYPE 'W1' UNO.
- ALL RESIDENTIAL SUITE DEMISING WALLS ARE TYPE 'FW1' UNO.
- ALL RESIDENTIAL SUITE TO CORRIDOR DEMISING WALLS ARE TYPE 'FW2' UNO.
- INSTALL STEEL STUD FRAMING AND GNB FROM SLAB TO SLAB, TYPICAL.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE WALL, OR CONCRETE BLOCK UNO.
- ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING, CONCRETE WALL, CONCRETE BLOCK, CONCRETE SLAB UNO.
- LARGER STUD SIZES FOR PLUMBING LINES AS PER MECHANICAL DRAWINGS, CONFIRM SIZES & LOCATION OF STUDS AT EACH FLOOR.
- PROVIDE CEILING DROPS AS REQUIRED IN BATHROOMS, KITCHENS, & WHERE NOTED & AS DETAILED. (SEE REFLECTED CEILING PLANS AND I.D. DRAWINGS)
- SHADED AREAS ILLUSTRATE MINIMUM CEILING DROPS REQUIRED, COORDINATE ALL DROPS WITH MECH, ELEC., AND I.D. DRAWINGS.
- PROVIDE SOLID BLOCKING FOR ALL GRAB BARS, AND ALL FUTURE GRAB BARS, MILLWORK, ETC.
- UNO, SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR ELEVATIONS & FINISHES, AND MILLWORK DETAILS, TYPICAL.
- AT FLUSH HEAD TO HEAD JOINTS BETWEEN TWO DRYWALL ASSEMBLIES WITH DIFFERENT THICKNESS OF GNB, ALWAYS USE THE THICKER GNB ON BOTH ASSEMBLIES.
- ALL CONCRETE PLANTER WALLS, CONCRETE CORBELS, AND EXPOSED CONCRETE AT GRADE TO BE MEDIUM SANDBLASTED OR PATCHED AND SACKED.
- ALL CONCRETE BLOCK WALLS ARE TYPE 'BW1' UNO.

CONSTRUCTION ASSEMBLY NOTES

- AT FIRE SEPARATIONS OR WHERE FIRE RATINGS ARE REQUIRED, RUN TYPE 'X' GNB BEHIND BATHTUBS, SHOWERS, CABINETS, WALL FURRING, CEILING DROPS & BULKHEADS, ETC. AT FULL WALL HEIGHT, TYPICAL.
- PROVIDE AQUA BOARD / WATER RESISTANT GNB IN ALL BATHROOMS, WASHROOMS, AND JANITOR ROOMS BEHIND ALL TUBS, SHOWERS, FIXTURES, VANITIES, AND AT CEILING, TYPICAL. (ALL GNB SHALL BE CONTINUOUS AT FULL WALL HEIGHT, TYP.)
- CEILING BATH TUB / SHOWER SURROUNDING WALL ASSEMBLY CERAMIC TILES ON THICK-SET ON WATER RESISTANT GNB
NOTE: WHERE TILES MEET THE TUB OR SHOWER PAN, THE JOINT TO BE A CAULKED JOINT.
- AT ALL PARTY WALLS BETWEEN SUITE TO SUITE AND SUITE TO CORRIDOR, APPLY TWO BEADS OF ACOUSTICAL CAULKING AT TOP AND BOTTOM TRACKS BETWEEN GNB AND CONCRETE STRUCTURE, TYPICAL.
- APPLY ACOUSTICAL / DEFLECTION CAULKING AT ALL JOINTS BETWEEN GNB AND ALL OTHER SURFACES, TYPICAL.
- WHERE ABSORPTIVE MATERIAL IS NOTED IN WALL ASSEMBLIES, USE FIBERGLASS BATT INSULATION, TYPICAL. (EXCEPT AROUND HEAT PUMP CLOSET, SEE NOTE #11 BELOW)
- ADD AND INSTALL SEMI RIGID MINERAL WOOL INSULATION IN WALL ASSEMBLIES AROUND HEAT PUMP CLOSET, TYPICAL.
- ADD AND INSTALL FIBERGLASS BATT INSULATION IN WALLS & CEILINGS AROUND BATHROOMS AND ENSUITS, TYPICAL.
- ALL FIRE SEPARATIONS / FIRE RATED WALL ASSEMBLIES TO DEMISE FROM FLOOR SLAB TO UNDERSIDE OF FLOOR SLAB ABOVE, INCLUDING AT ALL SHOWER HEADS, TUB FILLERS, AND MANIFOLD LOCATIONS. ADD 4" WALL FURRING ONTO THE FINISHED FIRE SEPARATIONS / FIRE RATED WALL ASSEMBLIES, WHERE SHOWN.

REFLECTED CEILING GENERAL NOTES

- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF CEILING MOUNTED DEVICES
- SPRINKLER HEADS TO BE CENTRED IN CORRIDORS
- ALL HORIZONTAL RATED SHAFTS TO HAVE 1 HOUR FIRE RESISTANCE RATING UNO.
- ALL CORRIDOR GNB DROPS TO BE FRAMED WITH STEEL STUD
- KITCHEN BULKHEADS TO BE 4'-0" A.F.F. (TOP OF UPPER MILLWORK CABINETS) UNO.
- SUITE GNB DROPPED CEILINGS IN KITCHEN AND WASHROOM TO BE T-8" A.F.F. UNO.
- ALL FINISHED CEILING HEIGHTS NOT DENOTED AREA TO 1/5 OF STRUCTURE, TYP. 8'-0" A.F.F. AT SUSPENDED SLAB

ALSO REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS & FINISHES WHERE NOTED.

PUBLIC CORRIDORS: LIVING / DINING: BEDROOM / DEN:	PAINTED GNB CEILING DROPS TO BE NO LESS THAN 8'-0" (2440mm) A.F.F. EXCEPT AS NOTED PAINTED CONCRETE, NO DROPPED CEILING EXCEPT AS NOTED PAINTED CONC., OR PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. AS SHOWN (VALANCE IN FRONT OF WINDOWS, TYPICAL)
ENSUITS / BATHROOMS LAUNDRY / STORAGE ROOMS: KITCHENS: CLOSETS: LI MAIN LOBBY:	PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED. PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED. PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED. PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED. REFER TO I.D. DRAWINGS.

PARKING LEVELS GENERAL NOTES

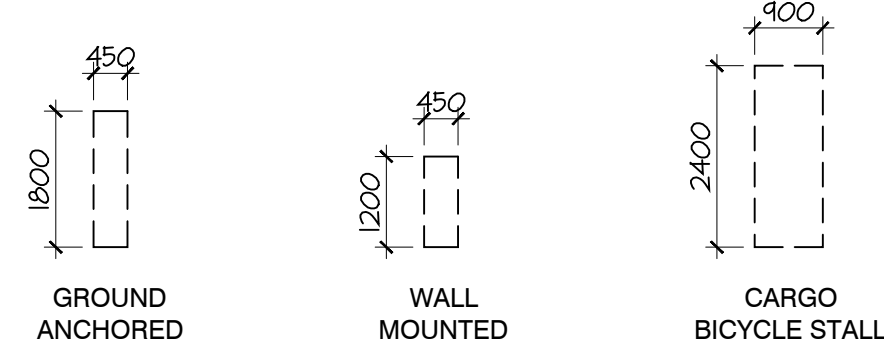
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH CITY OF VICTORIA OFF-STREET PARKING REGULATIONS.
- CEILING HEIGHTS TO ALL PARKING LEVELS SHALL HAVE A MINIMUM VERTICAL UNOBSTRUCTED CLEARANCE (INCLUDING ALL PIPES AND MECHANICAL) OF 2000mm (8'-10 3/4" PER OFF-STREET PARKING REGULATIONS).
- THE PARKING LINES SHALL BE WHITE 4" WIDE AND EXTEND 4'-0" UP WALLS. FLOOR AREA DEMARCATION, PEDESTRIAN WALKWAYS, CROSS-WALKS AND NON-PARKING AREAS SHALL BE YELLOW LINES.
- PARKING STALL NUMBERS AND 'SMALL CAR' AND / OR 'VISITOR' TO DESIGNATIONS TO BE PAINTED IN 18" LETTERS. PROVIDE PAINTED STALL NUMBERS AT FRONT OF STALL. STALL NUMBERING AND SEQUENCING TO BE DETERMINED BY OWNER.
- ALL PARKING STALLS DESIGNATED AS AN ACCESSIBLE STALL TO HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY CLEARLY PAINTED WITHIN THE STALL ON THE PARKADE SLAB.
- ALL STALL MARKINGS AND PAINTED STALL LINES TO BE WHITE UNLESS DIRECTED OTHERWISE BY THE OWNER.
- CLEAR SEAL FINISH ON CONCRETE COLUMNS WITH 12" BLUE STRIPE AT 48"
- CLEAR SEAL FINISH ON CONCRETE WALLS.
- ALL EXPOSED CONCRETE CORNERS TO COLUMNS AND WALLS TO HAVE 3/4" CHAMFER.
- 3'-0" HIGH STEEL PIPE GUARDS 1/4" THICK AND PRIME PAINTED (UNDERSIDE MAX. 12" ABOVE FLOOR) TO BE PROVIDED FOR ALL EXPOSED PIPES IN PARKADE.
- URETHANE TRAFFIC MEMBRANE AS PER U.S.A. -5413 PARKADE STRUCTURES' TO BE APPLIED THROUGHOUT PARKING GARAGE SUSPENDED CONCRETE SLAB VEHICULAR AREAS. ADDITIONAL MEMBRANE PER SPEC. TO BE APPLIED AT ALL DROPPED SLABS/ CONCRETE TOPPING AREAS.
- ALL PARKADE LEVEL EXTERIOR WALLS BELOW GRADE IN FISHED CODITION TO BE WATER PROOFED AS PER SPEC. AND WATER STOP AT ALL VERTICAL AND HORIZONTAL JOINTS.
- ALL PARKADE SHAFTS FOR EXHAUST, INTAKE AIR, EMERGENCY GENERATOR & VENTS ARE SEALED AS PER SPECIFICATION & HAVE FLOOR DRAIN.
- ALL GLAZING, DOORS, WALLS AND SERVICES ENCLOSURES IN THE PARKING LEVELS STAIRS, STAIR VESTIBULES AND ELEVATOR LOBBIES TO BE SUITABLE FOR REQUIRED FIRE SEPARATION RATING PER BC BUILDING CODE 2018.
- ALL GLAZING IN PARKING LEVELS TO BE WIRED SAFETY GLASS IN STEEL FRAMES.

FIRE PROTECTION and LIFE SAFETY SYSTEMS

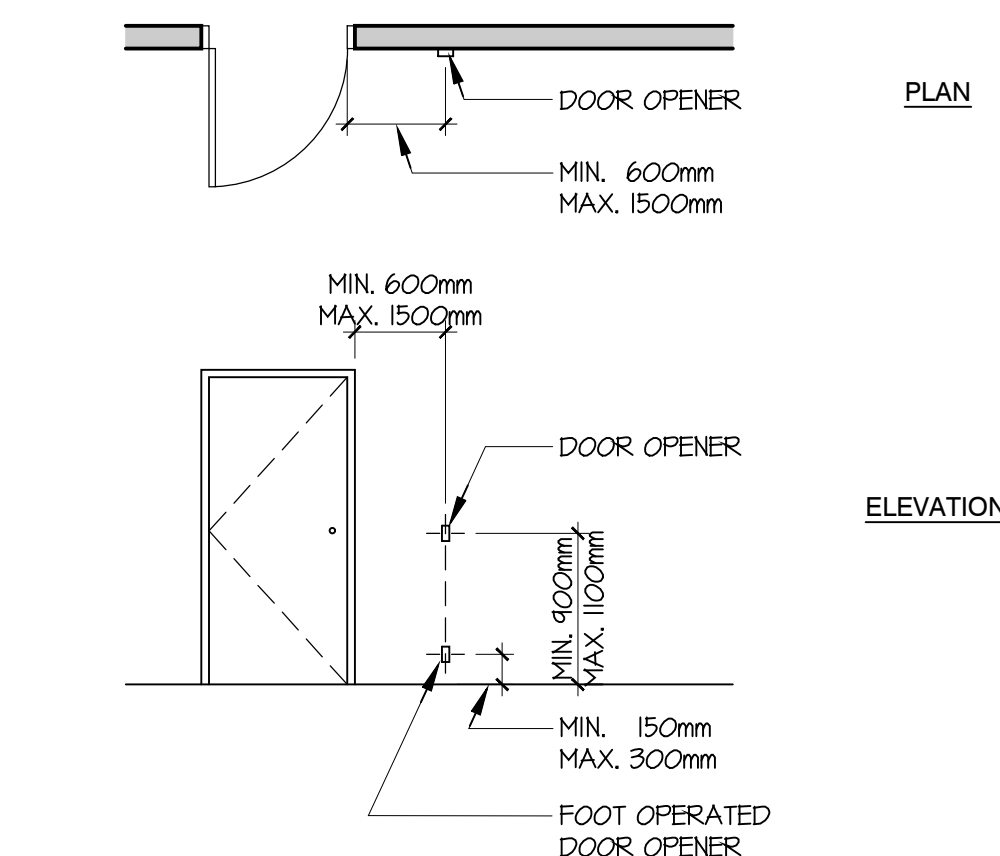
UPON ACTIVATION OF A FIRE ALARM SIGNAL THE FOLLOWING WILL HAPPEN:
- AUTOMATIC ACTIVATION OF THE MECHANICAL SYSTEM TO PRESSURIZE BELOW-GRADE EXIT STAIRS - SENTENCE 3.2.6.2.(2)
- ABOVE-GRADE EXIT STAIRS WILL BE BOTTOM-VENTED - SENTENCE 3.2.6.2.(3)
- THE EXIT STAIR MECHANICAL PRESSURIZATION SYSTEM WILL BE USED TO PRESSURIZE THE VESTIBULE CONNECTION THE EXIT STAIR TO THE STORAGE ROOM LOCATED AT LEVEL B2 - ALTERNATIVE SOLUTION 1
- CORRIDOR PRESSURIZATION SYSTEM STAYS ON UNLESS DUCT SMOKE DETECTOR IS ACTIVATED - SENTENCE 3.2.6.2.(5)
- AIR MOVING FANS IN A SYSTEM SERVING MORE THAN 2 STOREYS WILL SHUT OFF UPON DUCT SMOKE DETECTOR ACTIVATION - SENTENCE 3.2.6.2.(5)
- SMOKE DAMPERS WILL CLOSE UPON ACTIVATION OF SMOKE DETECTOR LOCATED WITHIN 1.5m HORIZONTALLY OF THE DUCT OR AIR-TRANSFER OPENING - SENTENCE 3.1.8.11.(3)

BICYCLE STALL SIZES

NOTE:
-PROPOSED A MINIMUM CLEAR WIDTH OF 1.5m FOR PEDESTRIAN AISLE

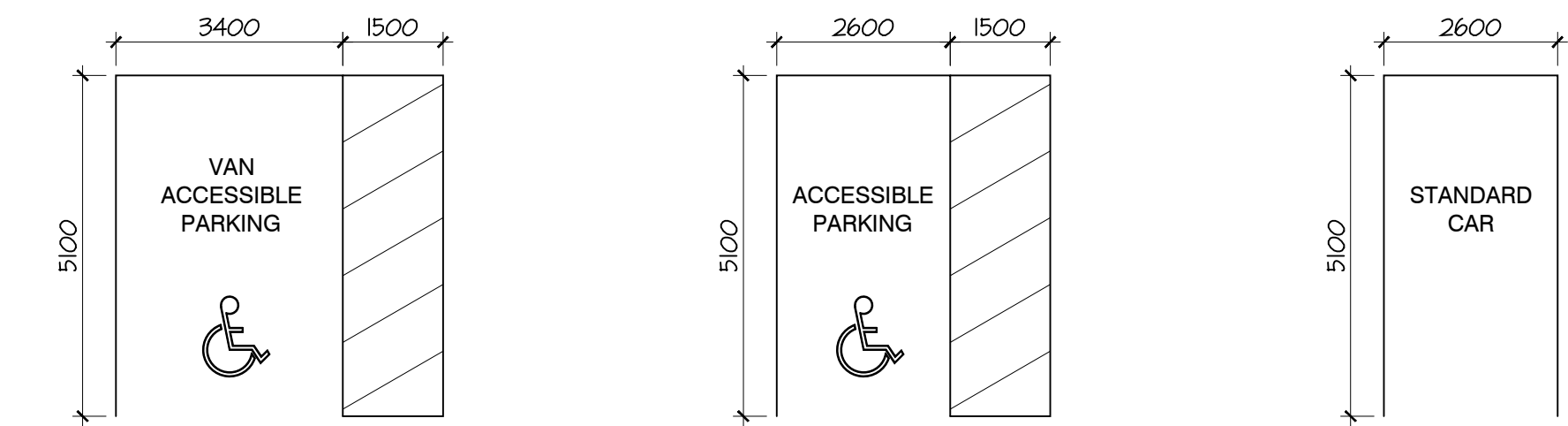


AUTO DOOR OPERATOR

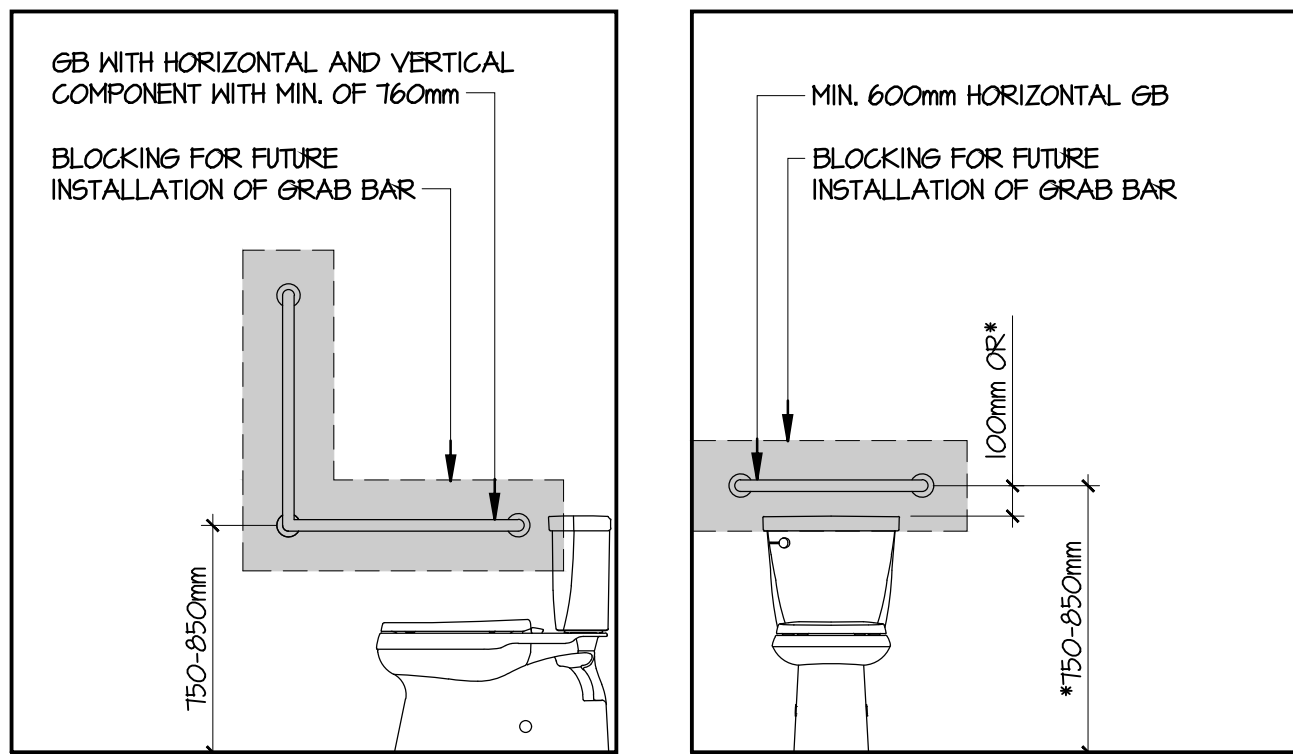


PARKING STALL SIZES

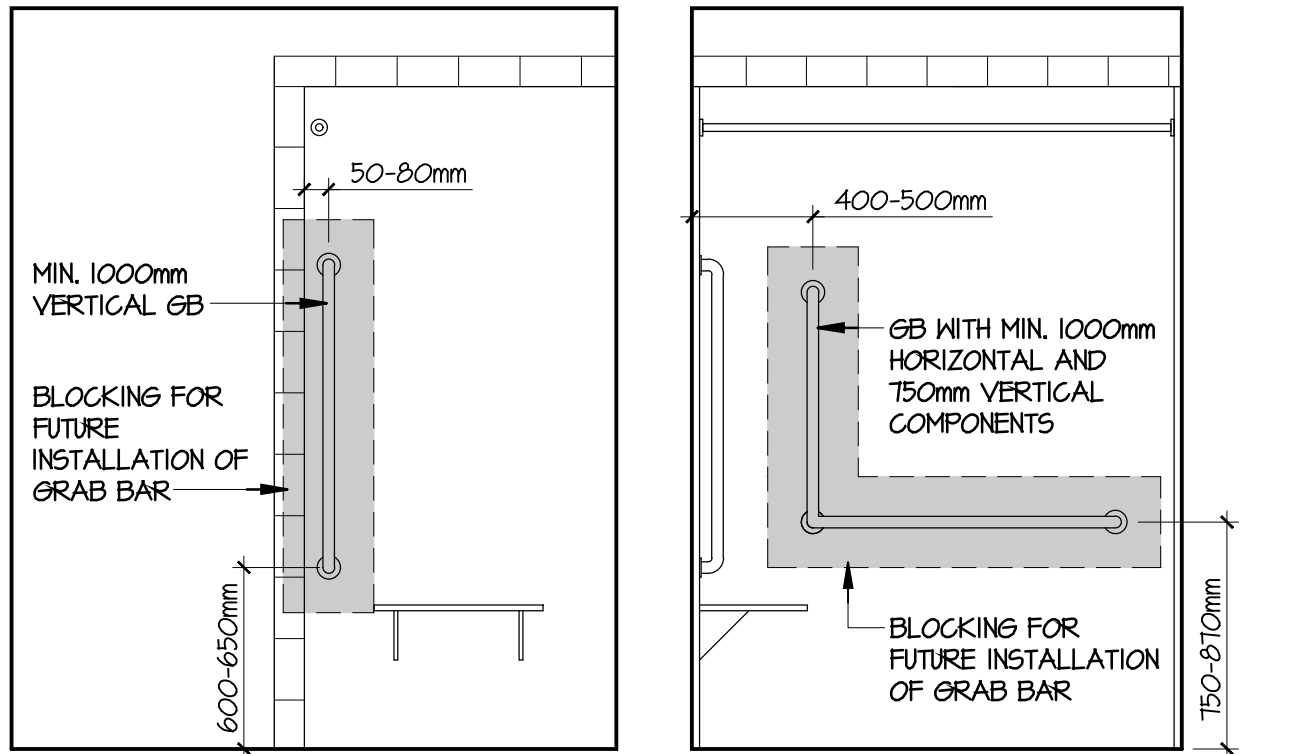
NOTE:
-A VEHICLE PARKING SPACE THAT ABUTS A STRUCTURE ON ONE SIDE, SUCH AS A WALL OR COLUMN, MUST HAVE A MINIMUM WIDTH OF 2.1m
-A VEHICLE PARKING SPACE THAT ABUTS A STRUCTURE ON BOTH SIDES, SUCH AS A WALL OR COLUMN, MUST HAVE A MINIMUM WIDTH OF 3.0m
-WHERE A VEHICLE PARKING SPACE OR DRIVE AISLE IS LOCATED UNDERGROUND OR COVERED BY A ROOF, A MINIMUM UNOBSTRUCTED HEIGHT CLEARANCE OF 2.1m MUST BE PROVIDE BETWEEN THE FLOOR AND ANY MECHANICAL EQUIPMENT, OR, IF THERE IS NO MECHANICAL EQUIPMENT, BETWEEN THE FLOOR AND THE CEILING.
-ALL PARKING STALLS WILL BE EQUIPPED WITH AN ENERGIZED ELECTRIC VEHICLE OUTLETS.



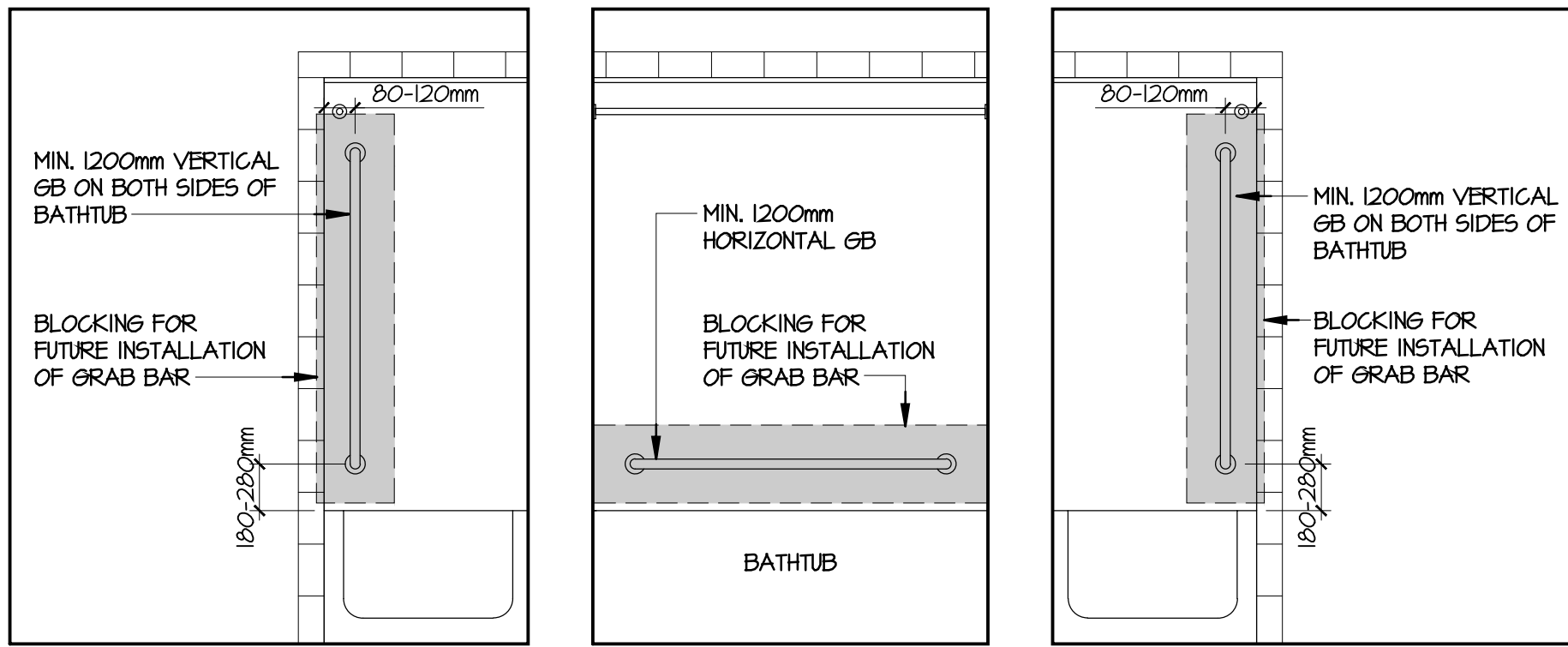
ADAPTABLE BATHROOM ILLUSTRATION



WATER CLOSETS



SHOWERS



BATHTUBS

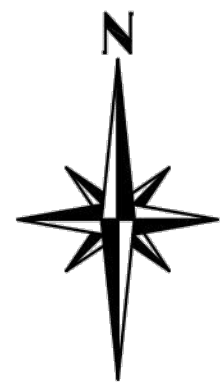
SITE PLAN	
DIMMA PACIFIC PROPERTIES LTD.	
Lots A, 1 and 2, Suburban Lot 4, Victoria City	
ADDRESS : 1702 Quadra Street	
PROJECT SURVEYOR : RPH	
DRAWN BY : BAR	DATE : SEPT 17/20
OUR FILE : 32871	REVISION :
J.E. ANDERSON & ASSOCIATES SURVEYORS – ENGINEERS	
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7 TEL: 250-727-2214 FAX: 250-727-3395 E-MAIL : info@jeanderson.com VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER	

Lots A, 1 and 2,
Suburban Lot 4,
Victoria City

OUR FILE : 32871	REVISION :
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V: _Projects\32871\08\02\Microsurvey\32871.dwg



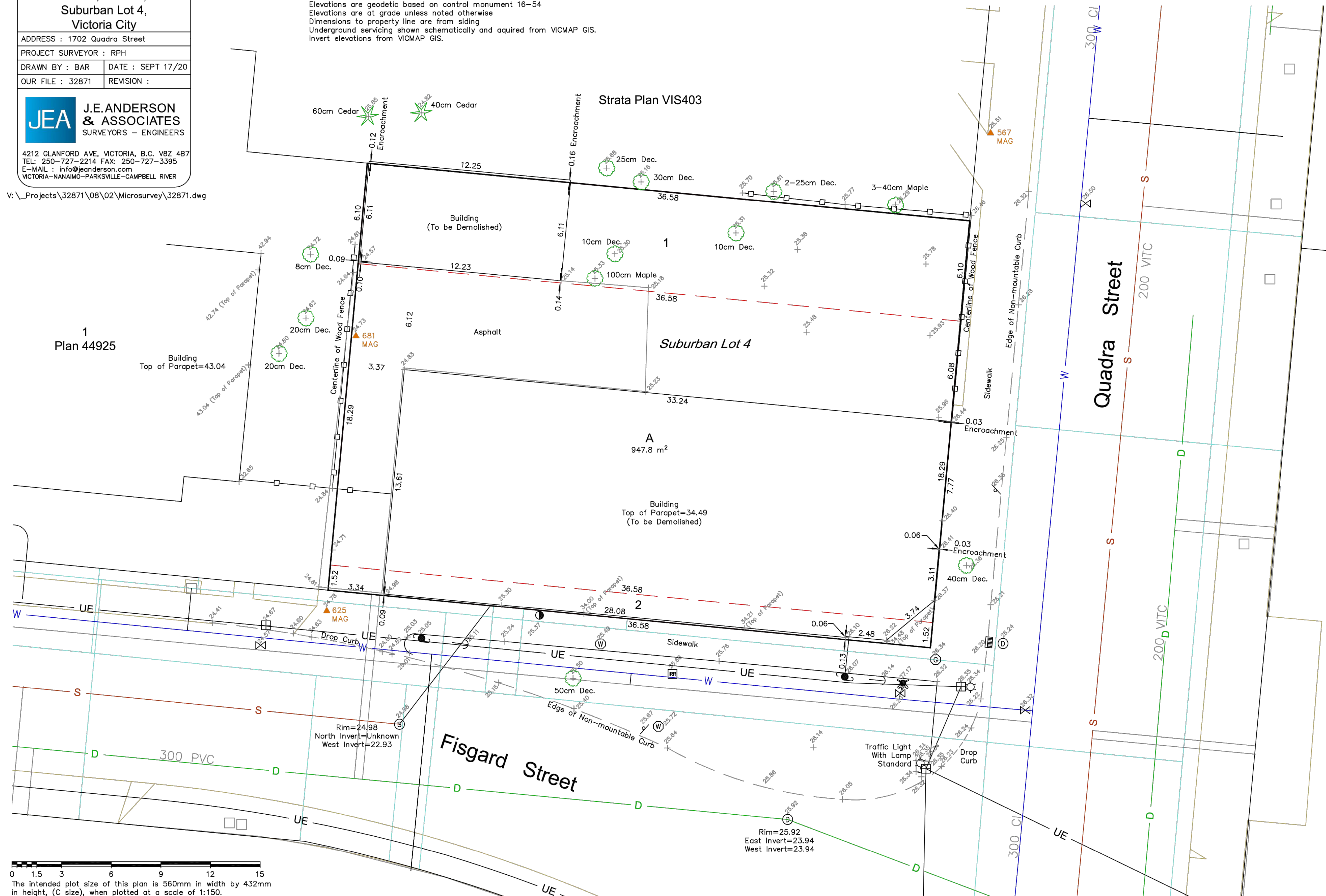
Lot 1 - Title No. EL27588 (P.I.D. 009-412-093)
 Lot 2 - Title No. EL27589 (P.I.D. 009-412-107)
 Lot A - Title No. EL27590 (P.I.D. 009-412-115)

Distances and elevations are in metres
Elevations are geodetic based on control monument 16-54

 --- Denotes Traverse Station Placed
 --- Denotes Catch Basin
 --- Denotes Cleanout
 --- Denotes Coniferous Tree
Dec. --- Denotes Deciduous Tree
 --- Denotes Drain Manhole

 --- Denotes Gas Service
 --- Denotes Hydrant
 --- Denotes Irrigation Box
 --- Denotes Junction Box
 --- Denotes Lamp Standard
 --- Denotes Sewer Manhole

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



ARYZE

NO. | DATE | ISSUE

1 | 2025/03/17 | ISSUED FOR BP RESUBMISSION

2 | 2025/08/07 | ISSUED FOR DDP

NO. | DATE | REVISION

THE ESTOYA



PROJECT

1708 QUADRA STREET,
VICTORIA, B.C.

FAR CALCULATION

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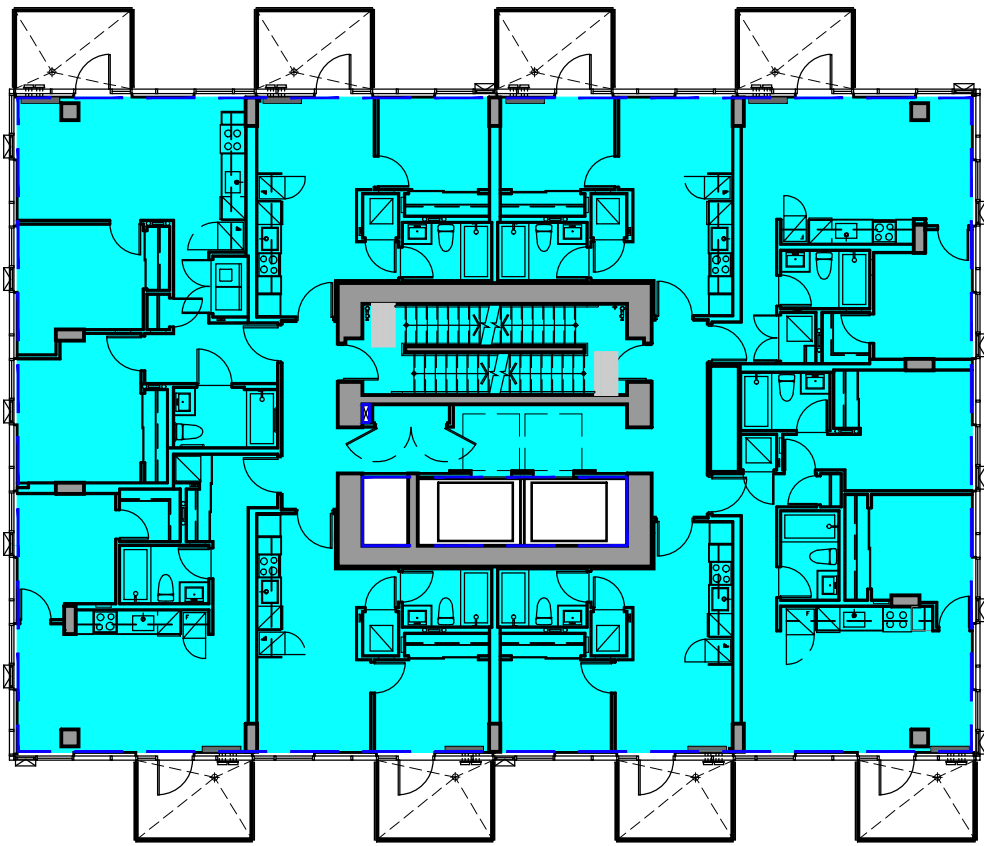
PROJECT A223587

DRAWN DS CHECKED NC

SCALE 1:200

DATE NOV. 29, 2024

A0.04

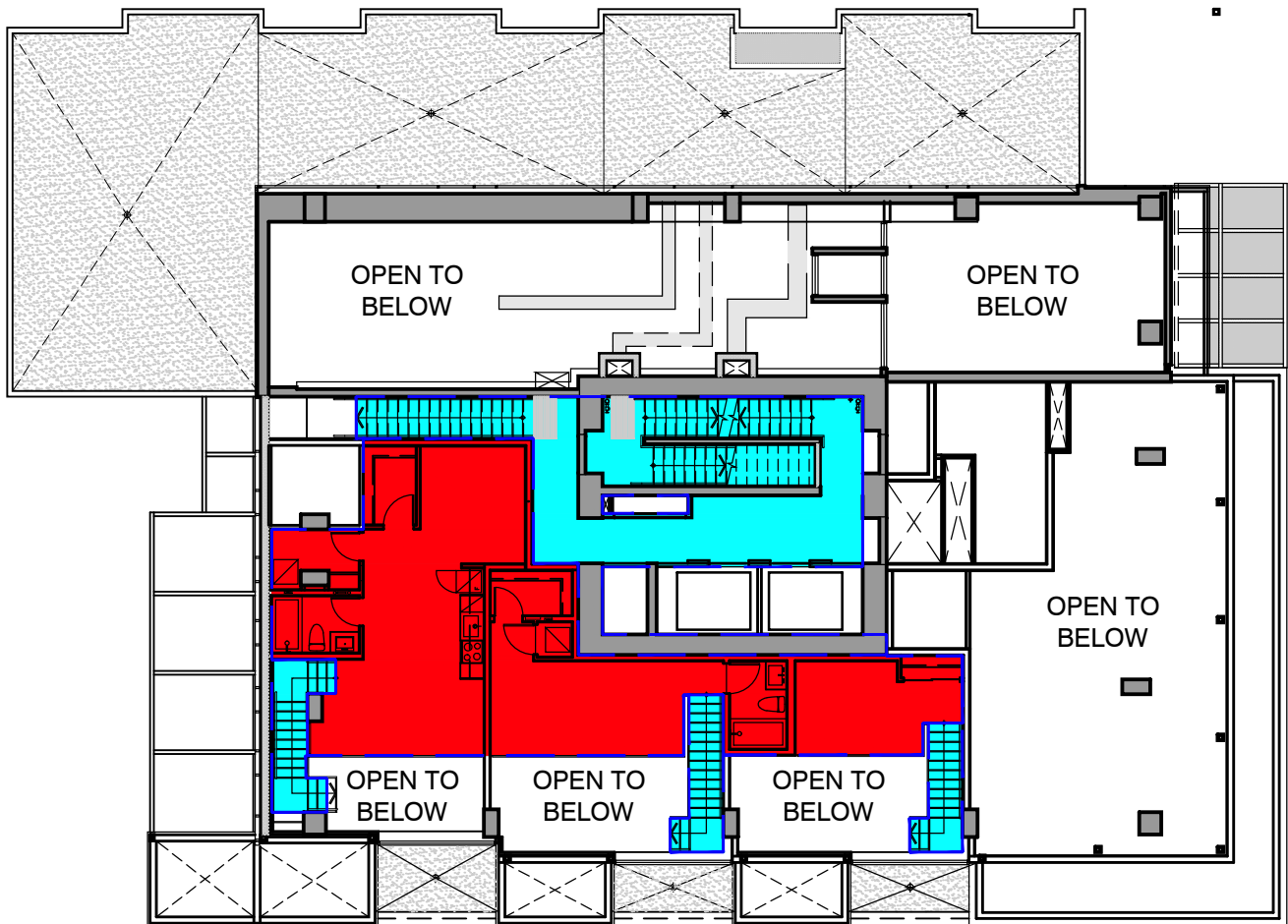


423.21 SQ. M.

5 LEVEL 4, 6, 8, 10 & 10 FAR PLAN

	Gross Floor Area	
	sq. m.	sq. ft.
Level 1 Lower	313.79	3,377.60
Level 1 Upper	145.88	1,570.24
Level 2	438.71	4,722.18
Level 3	423.21	4,555.34
Level 4	423.21	4,555.34
Level 5	423.21	4,555.34
Level 6	423.21	4,555.34
Level 7	423.21	4,555.34
Level 8	423.21	4,555.34
Level 9	423.21	4,555.34
Level 10	423.21	4,555.34
Level 11	423.21	4,555.34
Level 12	423.21	4,555.34
Level 13	81.40	876.18
Total	5,211.83	56,099.56

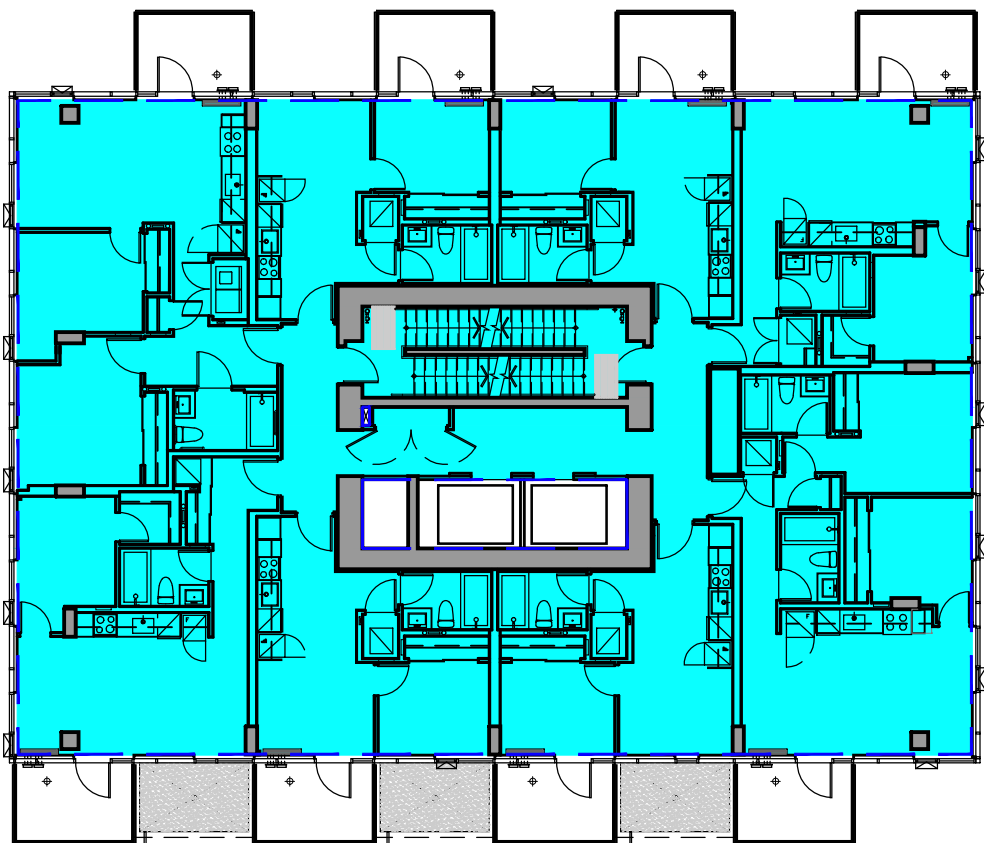
	sq. m.	sq. ft.
Area of Residential	5,018.73	54,021.13
Area of Commercial	193.09	2,078.43
Building Footprint Area	712.57	7,670.03
Site Area	947.78	
FSR	5.50	



82.29 SQ. M. (26.2% of Lower Floor)

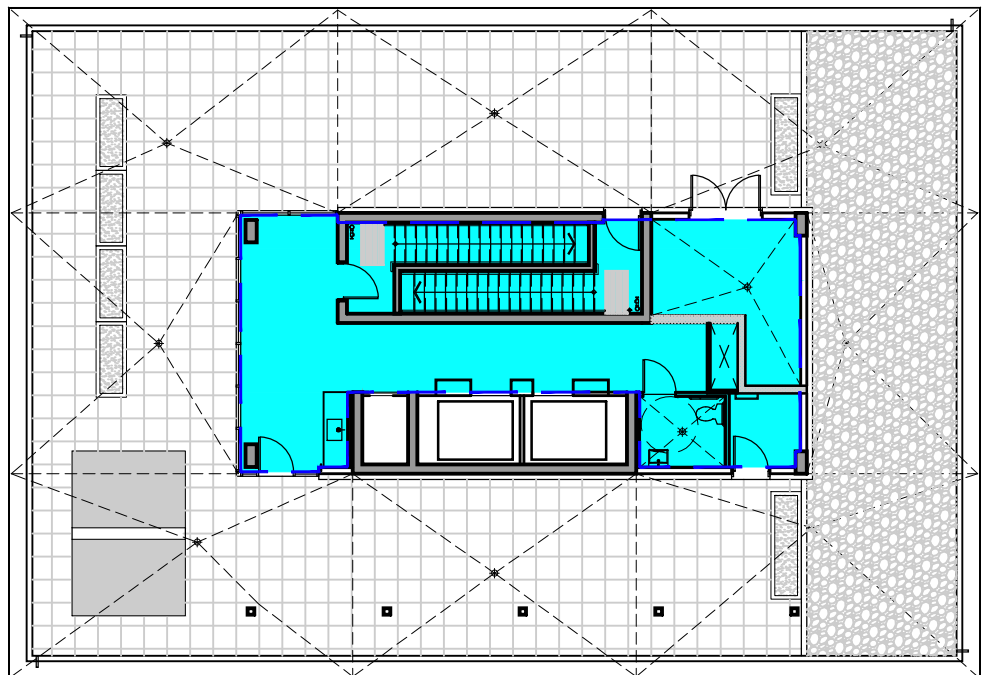
145.88 SQ. M.

2 LEVEL 1 UPPER FAR PLAN



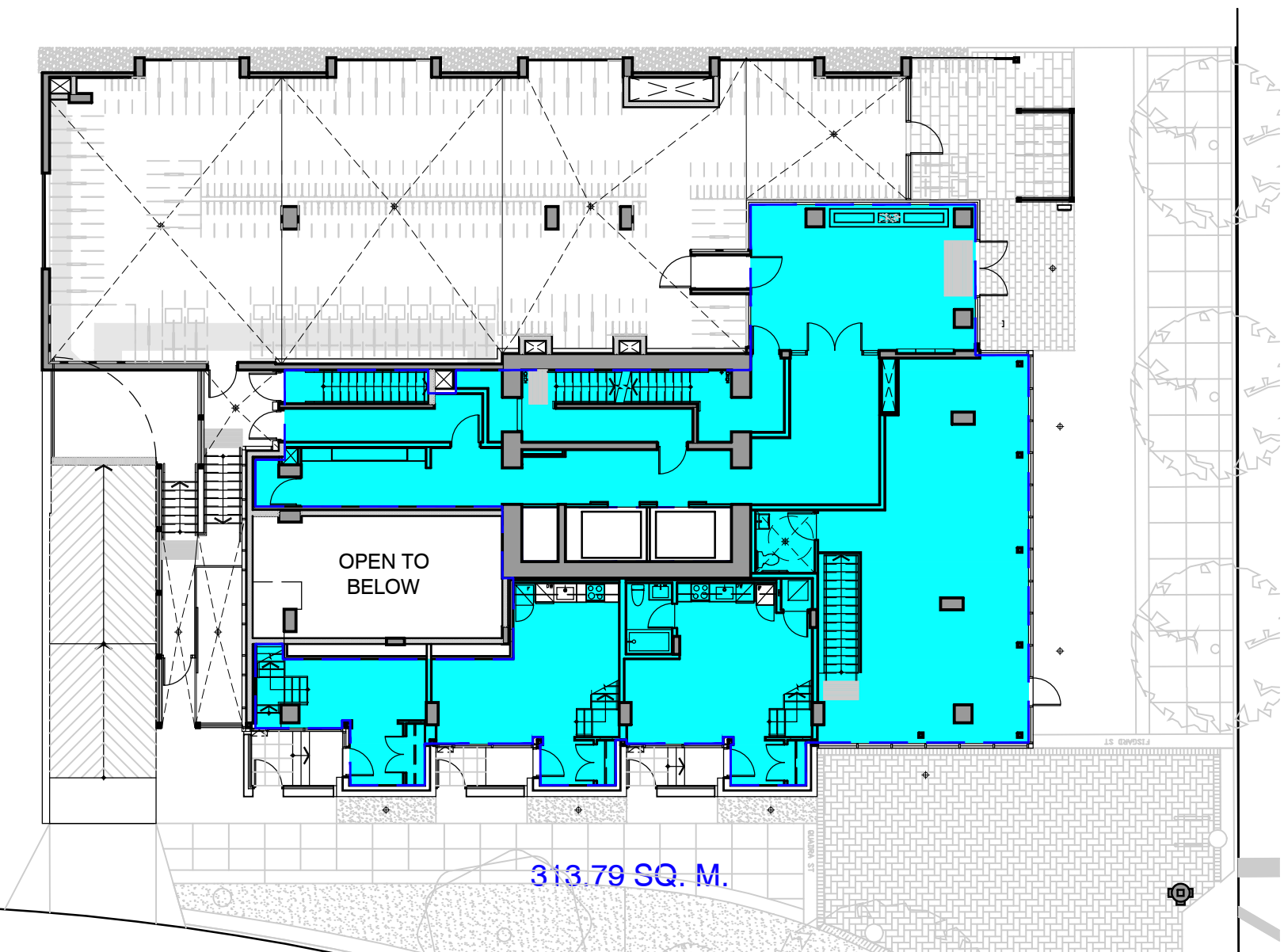
423.21 SQ. M.

4 LEVEL 3 FAR PLAN



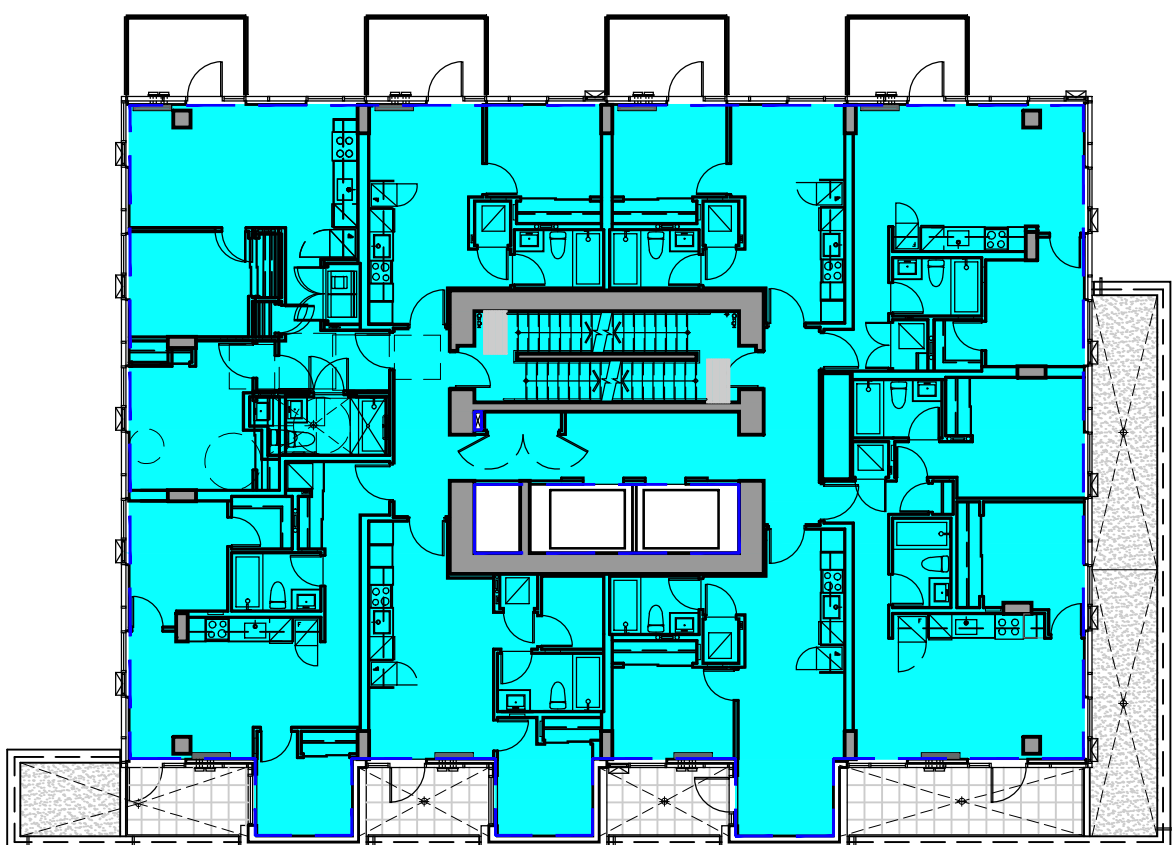
81.40 SQ. M.

7 LEVEL 13 FAR PLAN



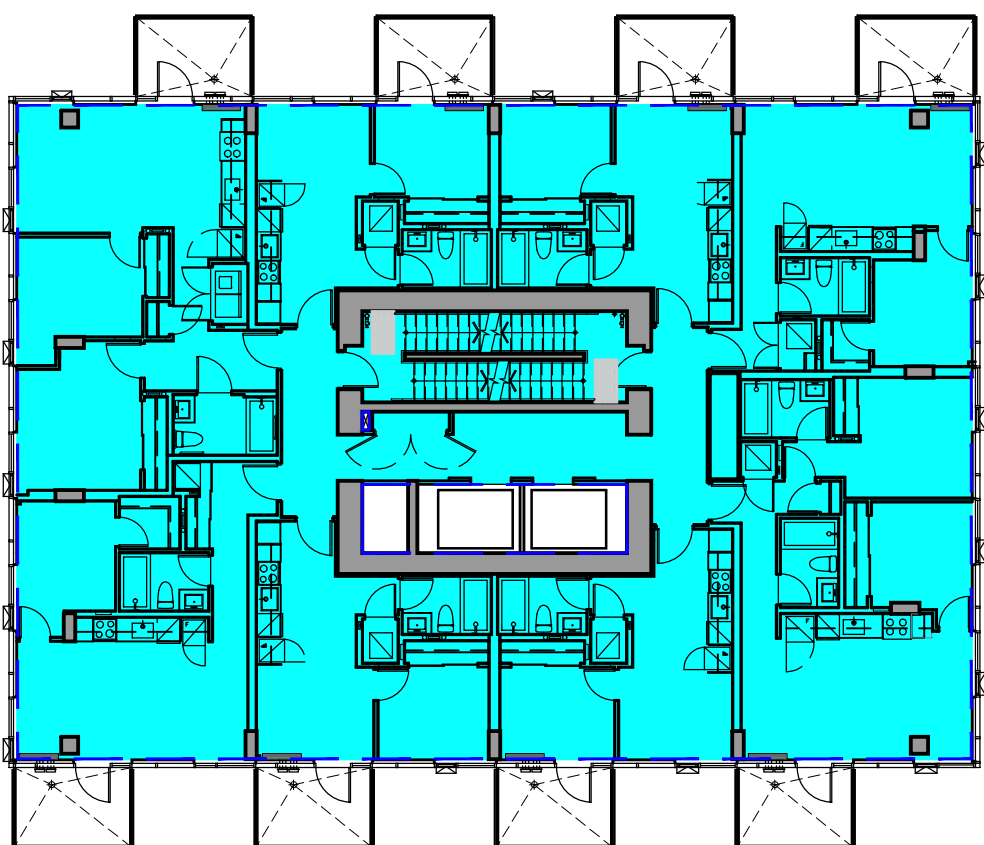
313.79 SQ. M.

1 LEVEL 1 LOWER FAR PLAN



438.71 SQ. M.

3 LEVEL 2 FAR PLAN

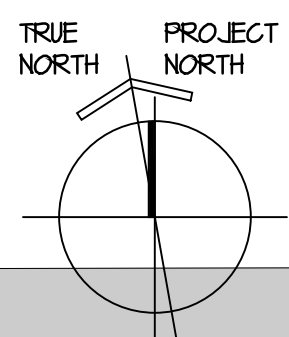
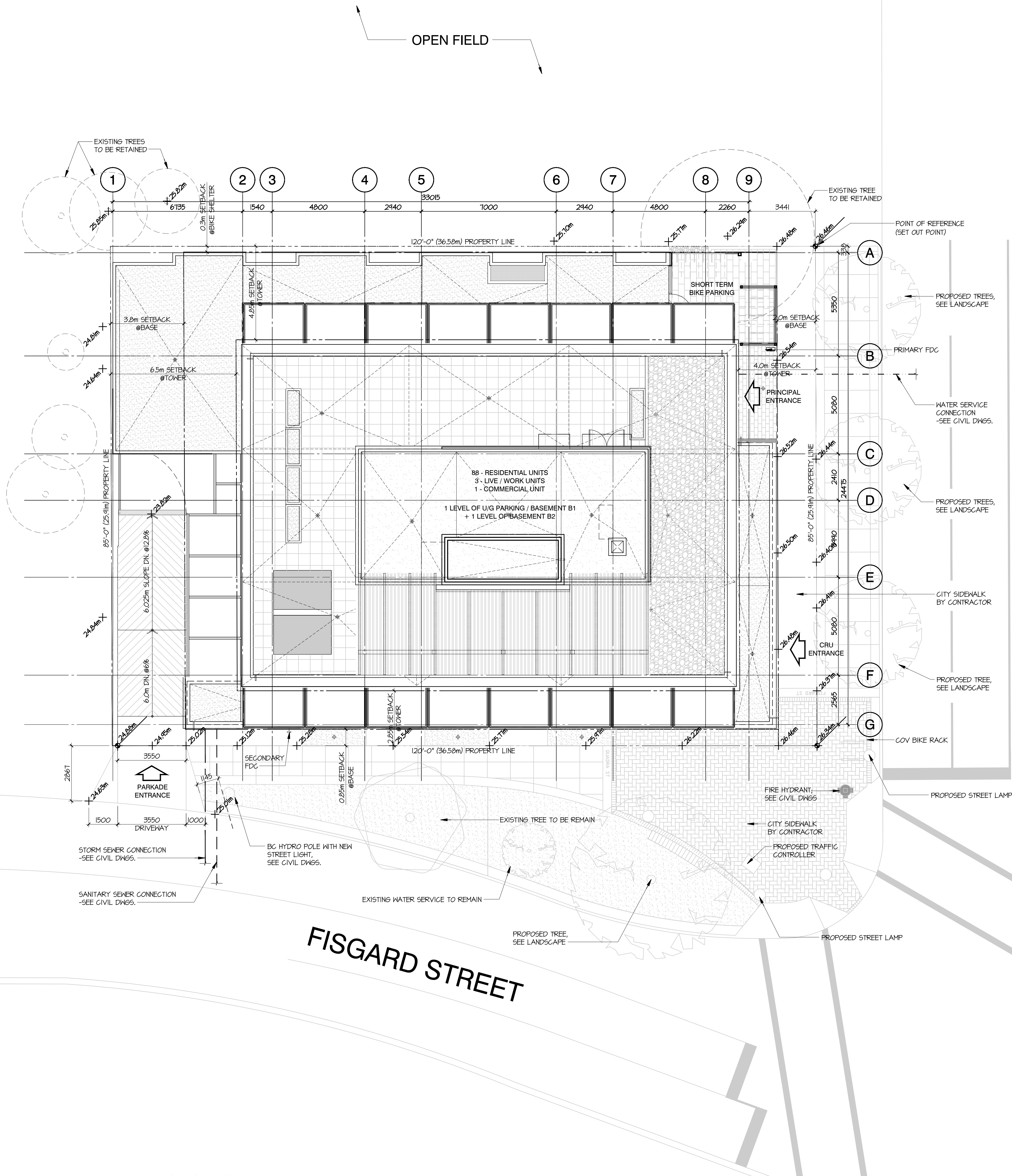


423.21 SQ. M.

6 LEVEL 5, 7, 9 & 11 FAR PLAN

ADJACENT
EXISTING
BUILDING

ADJACENT
EXISTING
BUILDING



ADJACENT
EXISTING
BUILDING

ADJACENT
EXISTING
BUILDING

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11	2025/08/07	ISSUED FOR DDP

NO.	DATE	REVISION
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THE ESTOYA



PROJECT
**1708 QUADRA STREET,
VICTORIA, B.C.**

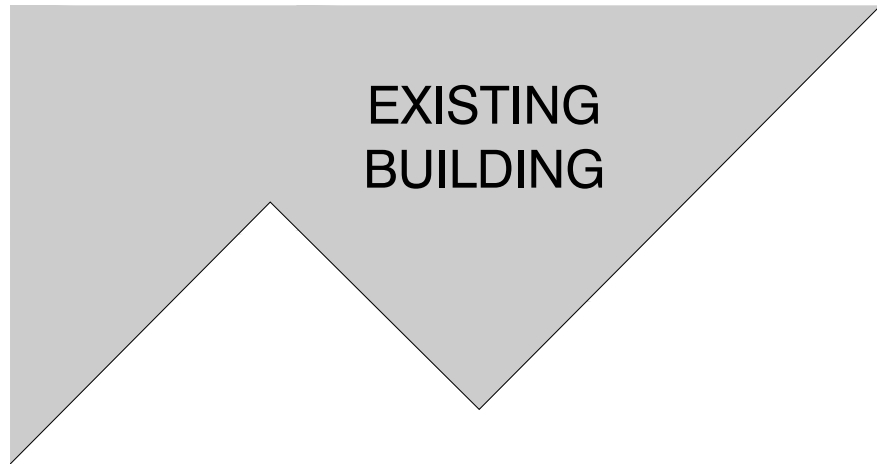
SITE PLAN

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PROJECT	A223587
DRAWN	DS
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SCALE	1:100
DATE	NOV. 01, 2023

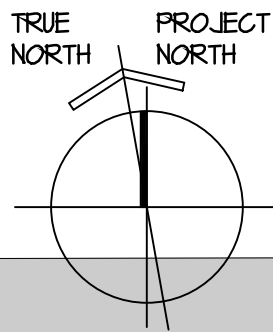
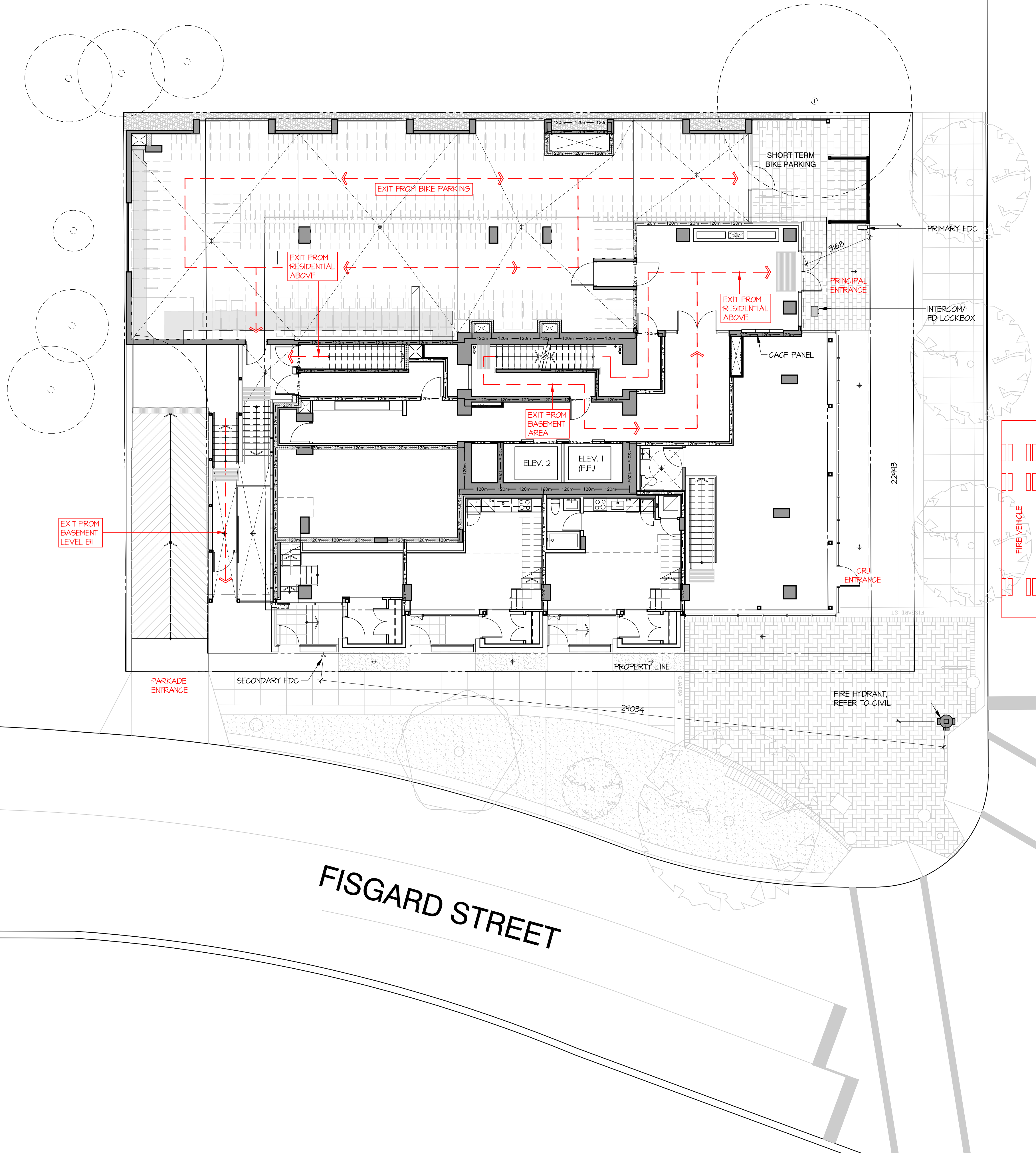
A1.01



EXISTING
BUILDING



EXISTING
BUILDING



EXISTING
BUILDING



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NO.	DATE	REVISION
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THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

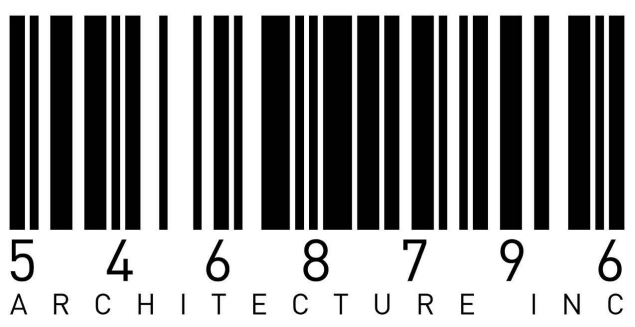
FIRE ACCESS PLAN

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PROJECT A223587
DRAWN DS CHECKED NC
SCALE 1:100
DATE JAN. 11, 2024

A1.02

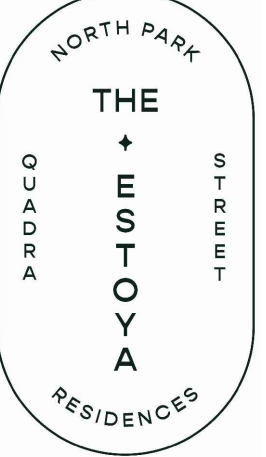


ARYZE

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6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/02/24	ISSUED FOR AI#01
B	2025/06/06	ISSUED FOR AI#12
C	2025/06/27	ISSUED FOR AI#17
D	2025/07/17	ISSUED FOR AI#21
E	2025/08/05	ISSUED FOR AI#26

THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

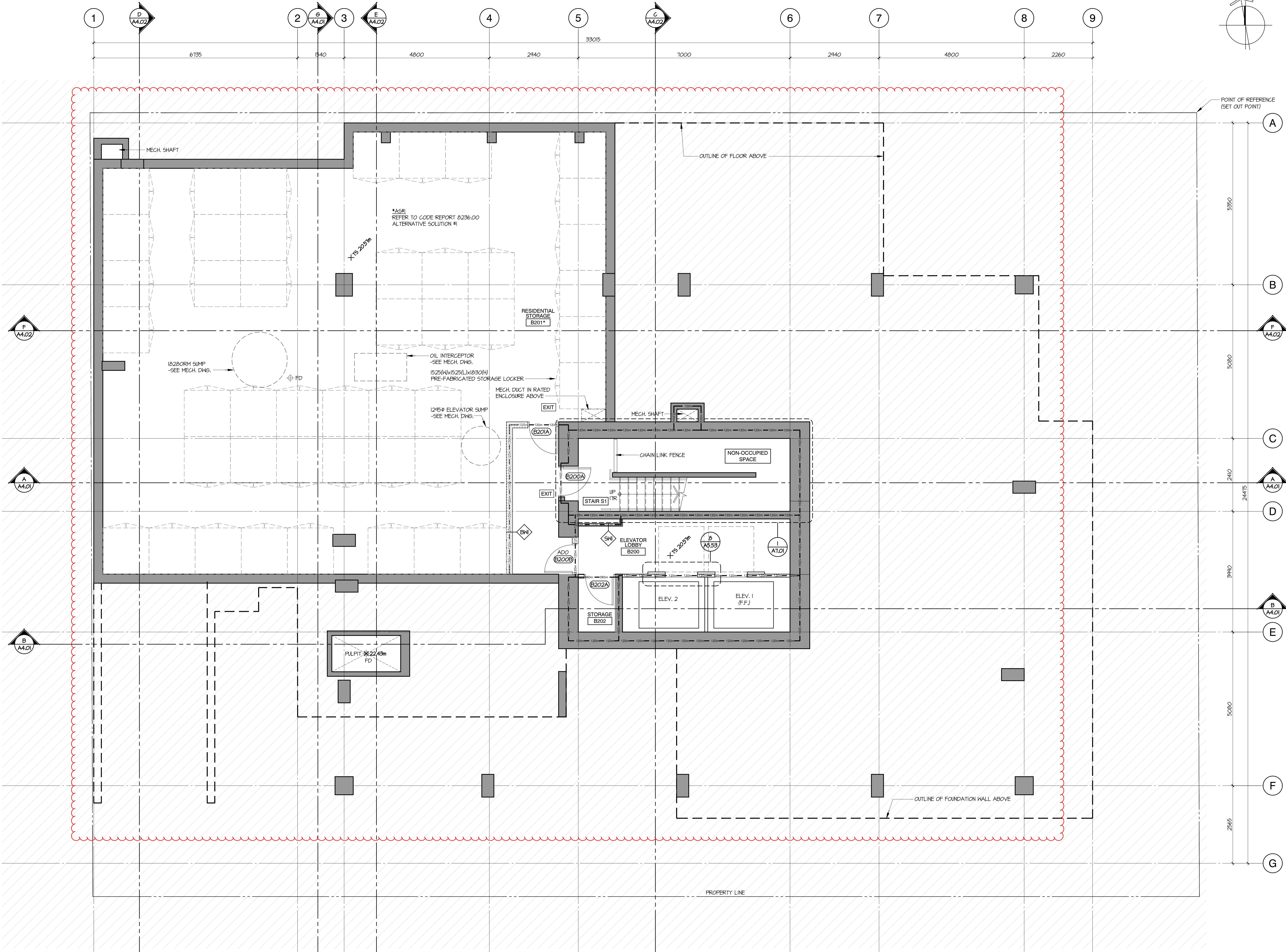
FLOOR PLAN BASEMENT LEVEL B2

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

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PROJECT A223587
DRAWN DS CHECKED NC
SCALE 1:50
DATE OCT. 04, 2023

A2.01

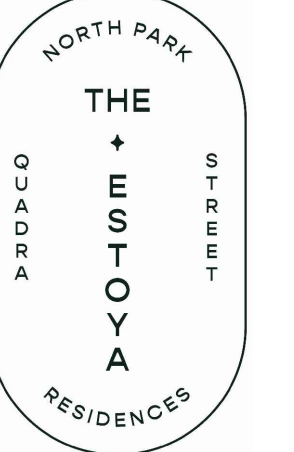


ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	IRE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC
11	2025/08/07	ISSUED FOR DDP

NO.	DATE	REVISION
A	2025/02/24	ISSUED FOR AI#01
B	2025/04/14	ISSUED FOR AI#05
C	2025/05/20	ISSUED FOR AI#08R2
D	2025/06/06	ISSUED FOR AI#12
E	2025/06/27	ISSUED FOR AI#17
F	2025/07/17	ISSUED FOR AI#21
G	2025/08/05	ISSUED FOR AI#26

THE ESTOYA



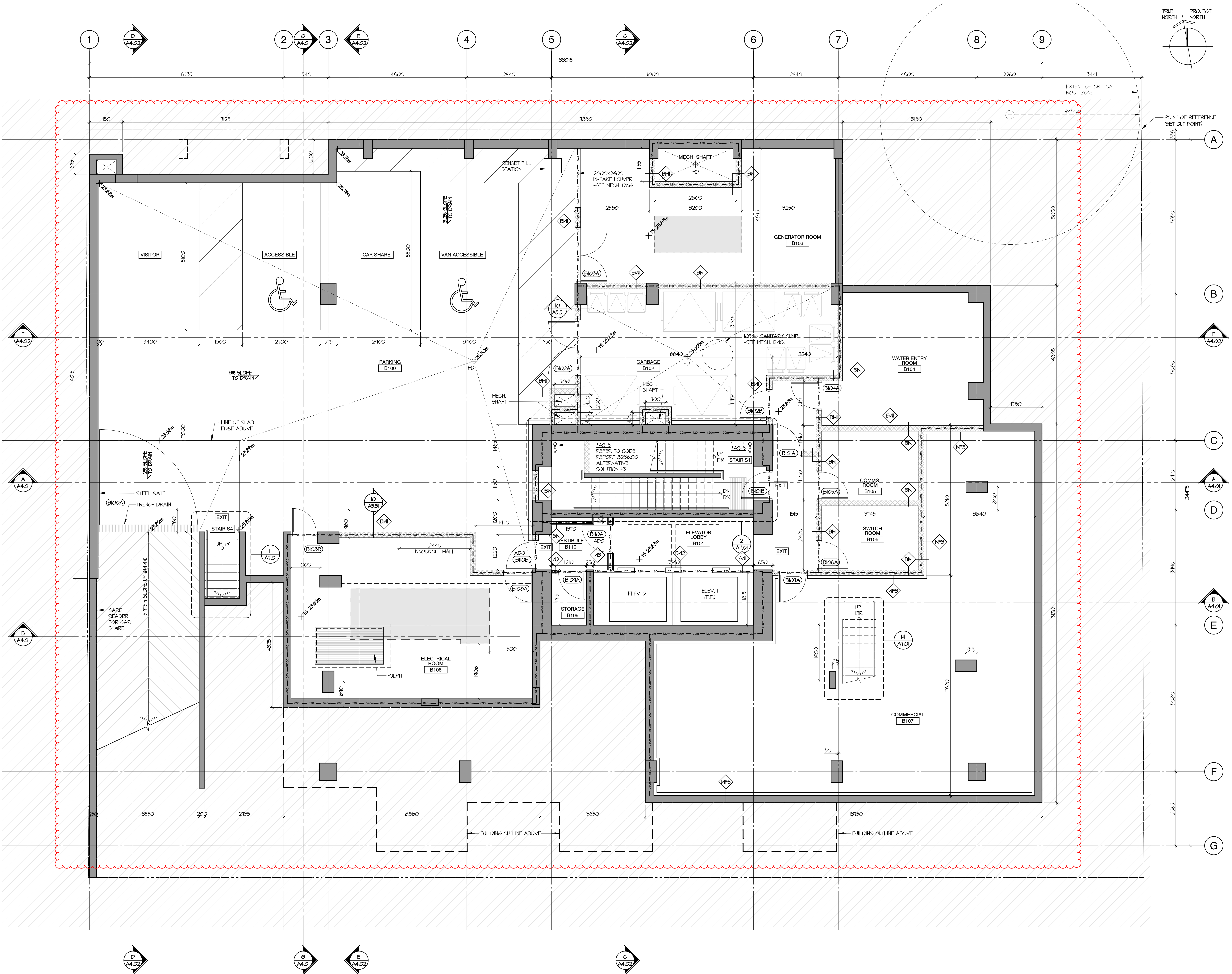
PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

FLOOR PLAN BASEMENT LEVEL B1 PARKING

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PROJECT A223587
DRAWN DS **CHECKED** NC
SCALE 1:50
DATE SEP. 12, 2023



0.	DATE	ISSUE
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O.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/09/09	RE-ISSUED FOR IFT ADDENDUM #
9	2024/10/07	ISSUED FOR BP RESPONSE #2
10	2024/10/20	ISSUED FOR DRAFT IFC
11	2025/01/24	ISSUED FOR IFC

O.	DATE	REVISION
A	2025/02/24	ISSUED FOR AI#01
B	2025/03/17	ISSUED FOR AI#03
C	2025/04/14	ISSUED FOR AI#05
D	2025/05/20	ISSUED FOR AI#08R2
E	2025/06/06	ISSUED FOR AI#12
F	2025/07/17	ISSUED FOR AI#21
G	2025/08/05	ISSUED FOR AI#26



708 QUADRA STREET,
VICTORIA, B.C.

FLOOR PLAN LEVEL 1 LOWER

is drawing as an instrument of service, is the property of **dys** architecture and may not be reproduced without their permission and provided always that any reduction carries their name, and designs and any information shown on this drawing are for use on the entitled project only and shall not be used otherwise without written permission of **dys** architecture. The payment of all sums due to **dys** architecture up to the date of issue of this drawing is a condition precedent to use thereof.

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PROJECT A223587
DRAWN DS CHECKED NC
SCALE 1:50
DATE SEP. 12, 2023

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/09/09	RE-ISSUED FOR IFT ADDENDUM #2
9	2024/10/07	ISSUED FOR BP RESPONSE #2
10	2024/10/20	ISSUED FOR DRAFT IFC
11	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/03/17	ISSUED FOR AI#03
B	2025/04/14	ISSUED FOR AI#05

THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

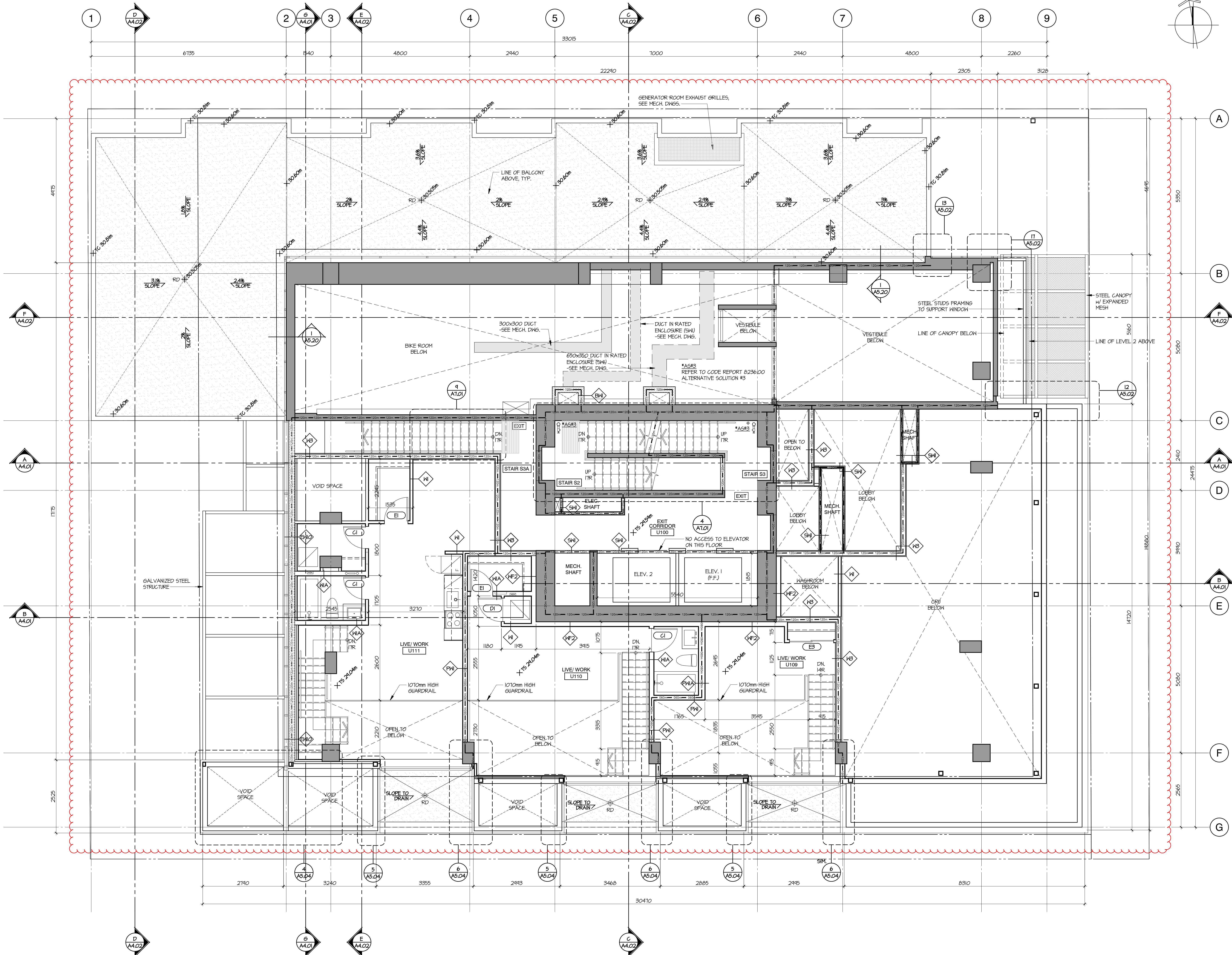
FLOOR PLAN
LEVEL 1 UPPER

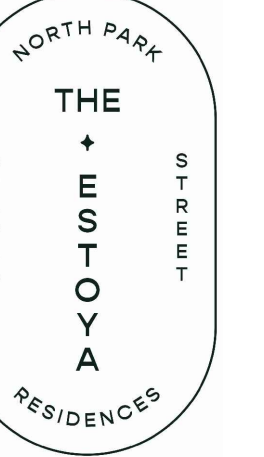
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A223587
DRAWN DS CHECKED NC
SCALE 1:50
DATE SEP. 12, 2023

A2.04





708 QUADRA STREET,
VICTORIA, B.C.

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the **dys** and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

SCALE 1:50
DATE SEP. 11, 2023

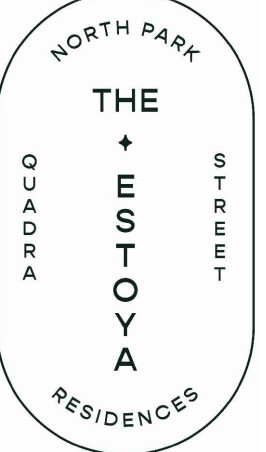


ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/04/14	ISSUED FOR AI#05
B	2025/06/27	ISSUED FOR AI#17

THE ESTOYA



PROJECT
**1708 QUADRA STREET,
VICTORIA, B.C.**

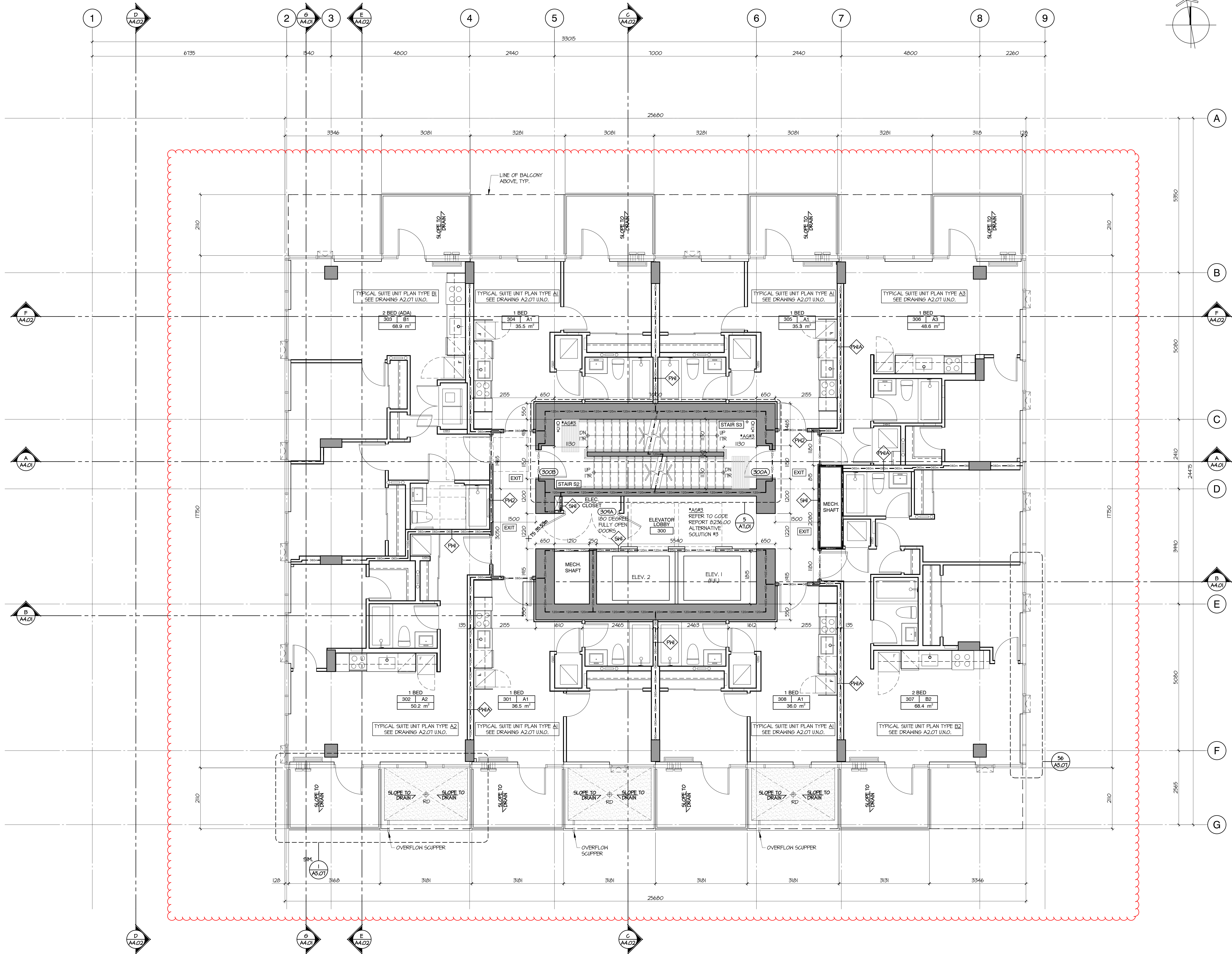
FLOOR PLAN LEVEL 3

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PROJECT A223587
DRAWN DS **CHECKED** NC
SCALE 1:50
DATE SEP. 11, 2023

A2.06

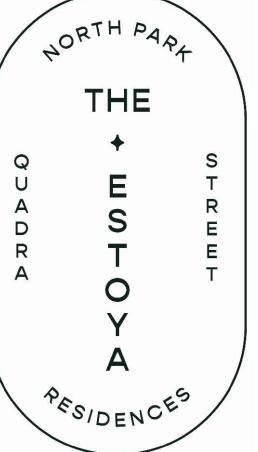


ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/04/14	ISSUED FOR A1#05
B	2025/06/27	ISSUED FOR A1#17
C	2025/XX/XX	ISSUED FOR A1#XX

THE ESTOYA



PROJECT
**1708 QUADRA STREET,
VICTORIA, B.C.**

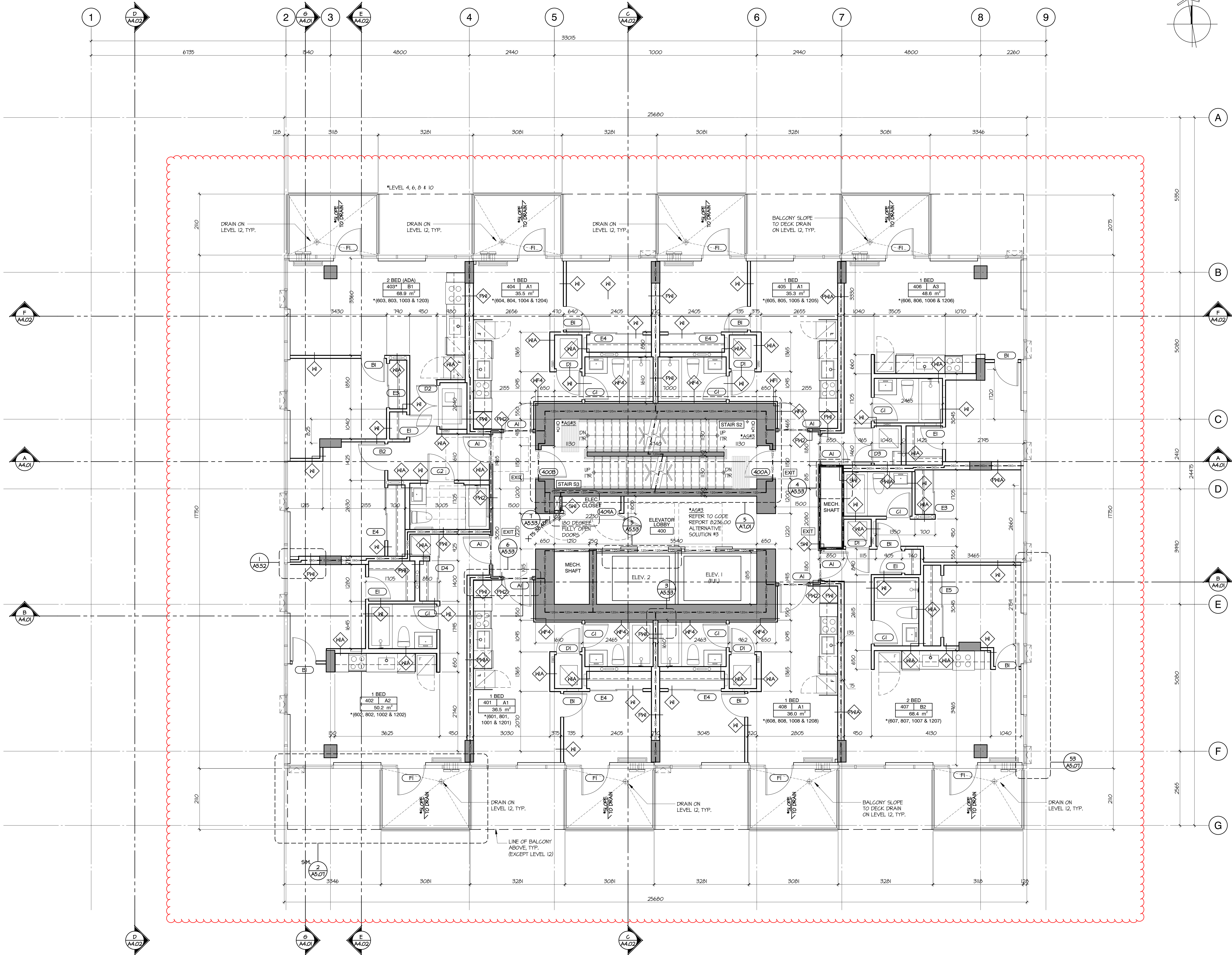
FLOOR PLAN LEVEL 4, 6, 8, 10 & 12 LEVEL 4 SHOWN

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PROJECT A223587
DRAWN DS **CHECKED** NC
SCALE 1:50
DATE AUG. 29, 2023

A2.07

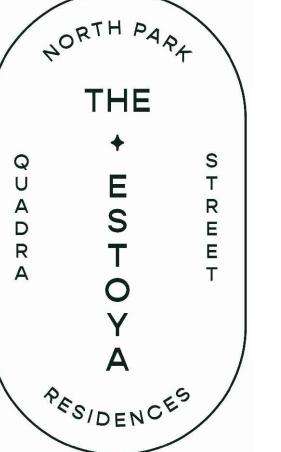


ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/04/14	ISSUED FOR A1#05
B	2025/06/27	ISSUED FOR A1#17
C	2025/08/05	ISSUED FOR A1#26

THE ESTOYA



PROJECT
**1708 QUADRA STREET,
VICTORIA, B.C.**

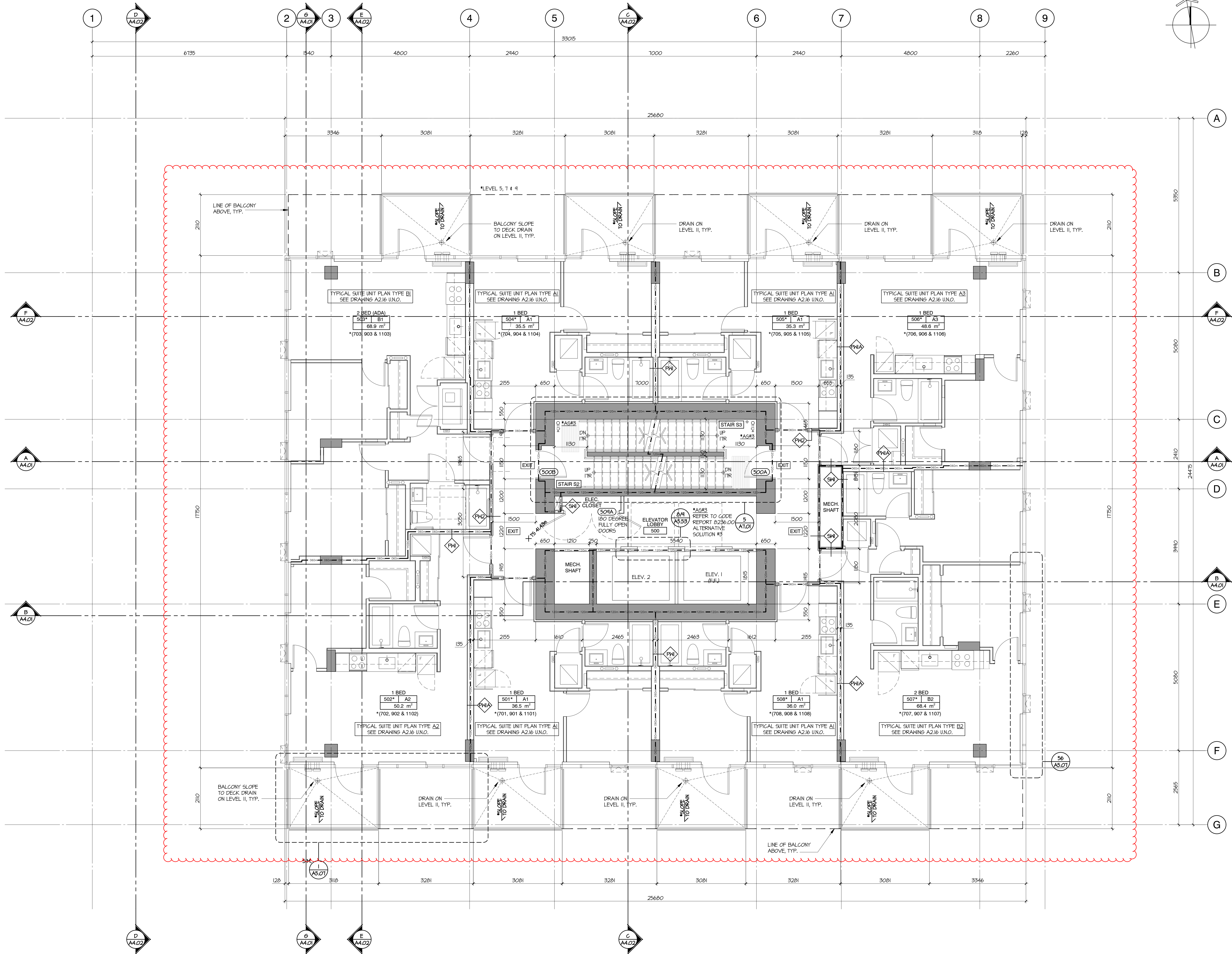
FLOOR PLAN LEVEL 5, 7, 9 & 11 LEVEL 5 SHOWN

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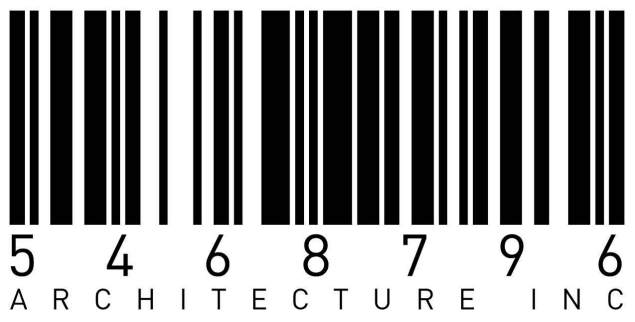
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A223587
DRAWN DS **CHECKED** NC
SCALE 1:50
DATE AUG. 29, 2023

A2.08







ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
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THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

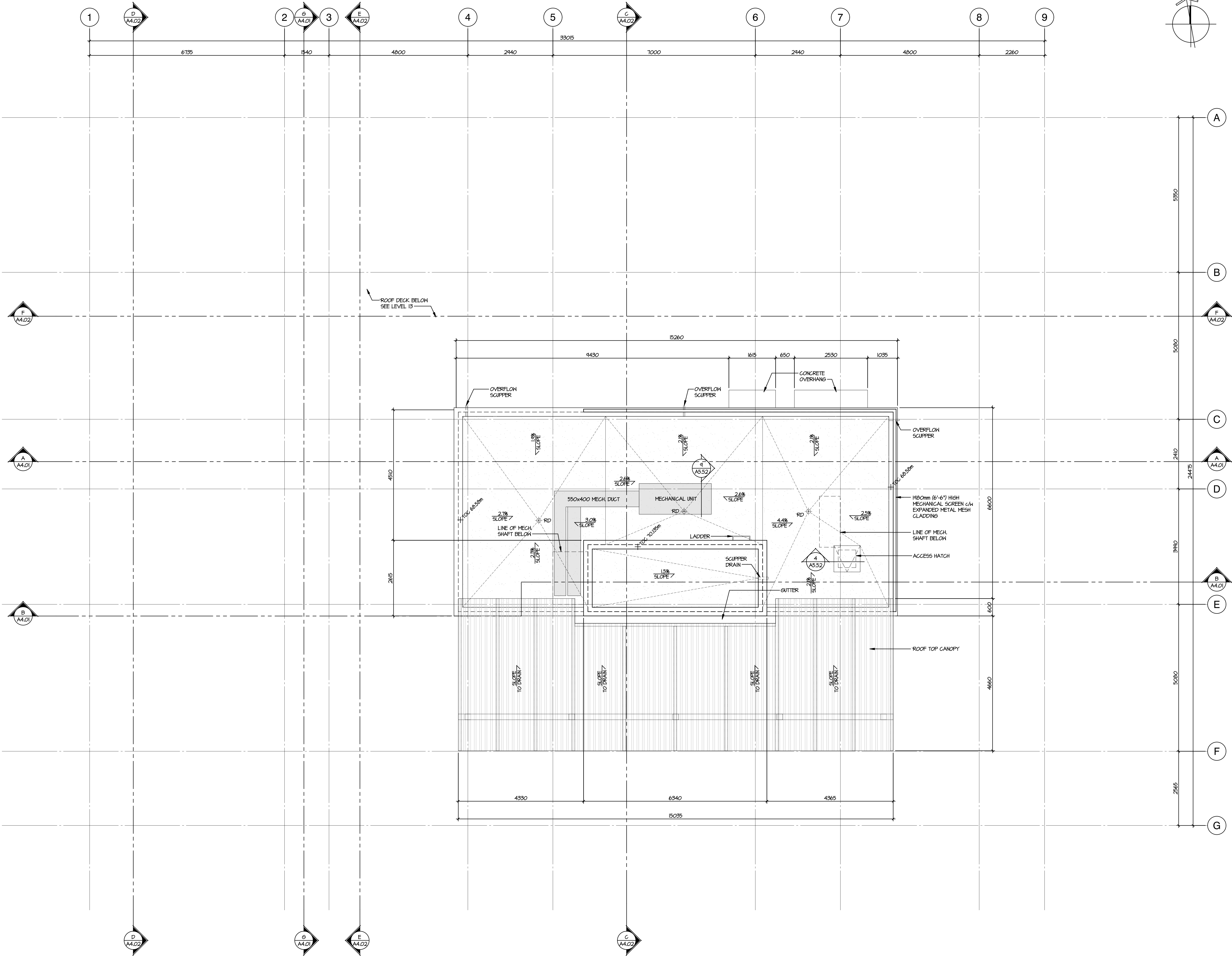
ROOF PLAN

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PROJECT	A223587
DRAWN	DS
CHECKED	NC
SCALE	1:50
DATE	JAN. 11, 2024

A2.10



NO.	DATE	ISSUE
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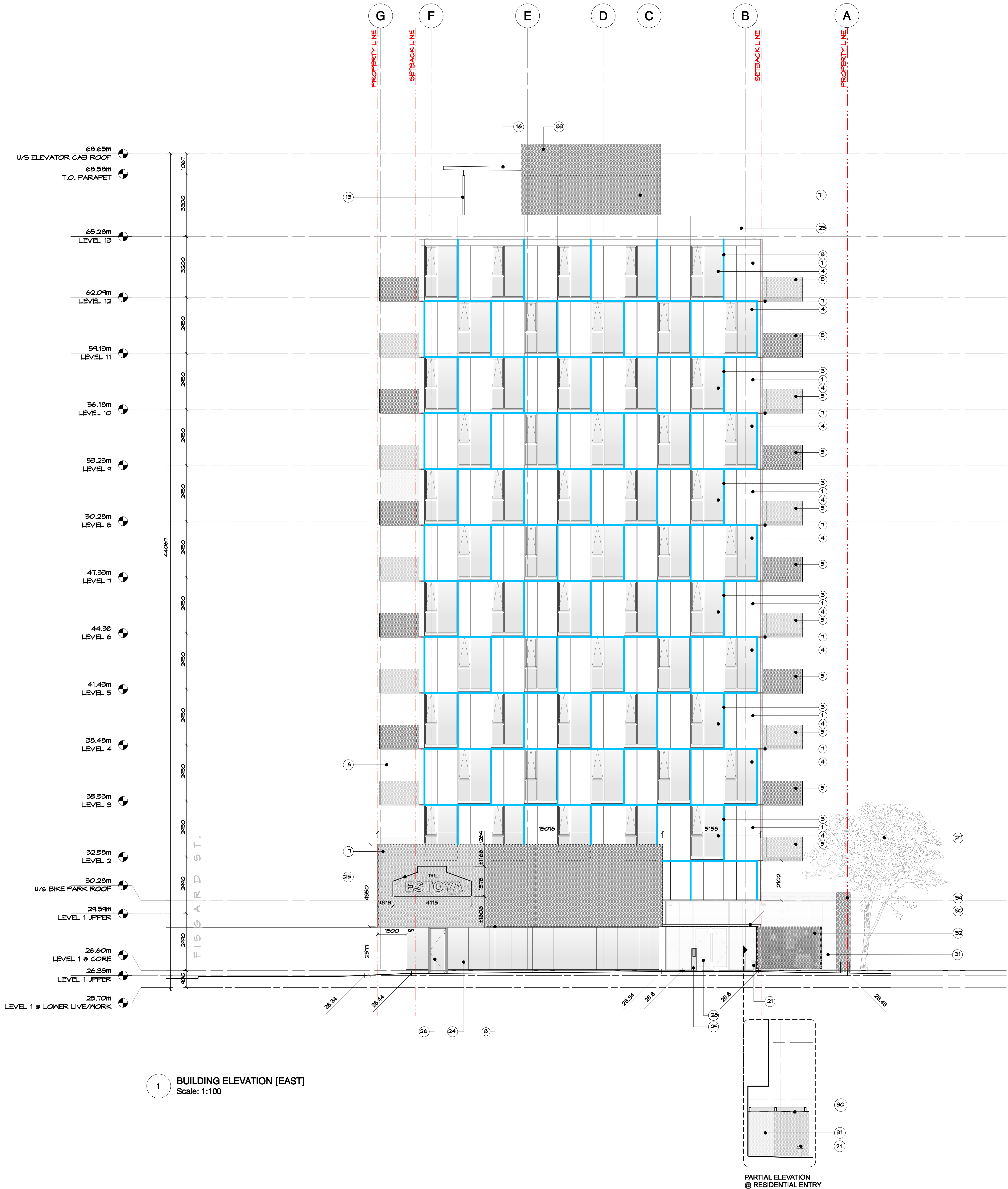


ARYZE

NO.	DATE	ISSUE
1	2023/1/17	ISSUED FOR 50% REVIEW
2	2024/02/26	ISSUED FOR 65% REVIEW
3	2024/02/23	ISSUED FOR BUILDING PERMIT
4	2024/05/09	RE-ISSUED FOR BUILDING PERMIT
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/09/04	ISSUED FOR PRICING
8	2024/09/09	RE-ISSUED FOR IFT ADDENDUM #4
9	2024/10/21	Issued for DRAFT IFC
10	2025/01/28	Issued for IFC

NO.	DATE	ISSUE
-----	------	-------

- ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- [NUMBER NOT USED]
- ALUMINUM SNAP-ON FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY SLAB (REFER TO STRUCTURAL)
- NOT USED
- EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- EXPANDED METAL MESH OPEN AIR SOFFIT
- EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- [NOT NUMBER USED]
- FACE MOUNTED BALCONY GLASS GUARD
- INSULATED METAL DOOR (MILL FINISH) (REFER TO DOOR SCHEDULE)
- SALVANIZED STEEL CANOPY COLUMNS (REFER TO STRUCTURAL)
- SALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- SALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- GLASS ROOF TOP CANOPY
- BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVANIZED BRICKS
- 8'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVELINE ENTRY
- CONCRETE ENTRY STEPS TO LIVELINE
- MILL FINISH OR ANODIZED ALUMINUM PANEL TO MATCH ADJACENT MATERIAL
- SIAMSESE CONNECTION (REFER TO MECH)
- EXTERIOR LIVELINE SIGNAGE
- ALUMINUM STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- CURTAIN WALL GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- LED NEON BUILDING SIGN (IT TWO MAX AREA AS PER CITY OF VICTORIA SIGN BY-LAW NO. 14-07) PROVIDE STEEL STUD BLOCKS FOR SIGNAGE AS REQUIRED BY SIGNAGE MANUFACTURER
- CRU CURTAIN WALL GLAZING DOOR
- EXISTING TREE TO BE RETAINED
- CURTAIN WALL @ RESIDENTIAL LOBBY
- INTERIOR AND EXTERIOR DOOR (REFER TO DOOR SCHEDULE)
- STRUCTURE (REFER TO STRUCTURAL)
- SHORT TERM BIKE PARKING ENTRY
- WALL OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER (REFER TO STRUCTURAL)
- ELEVATOR SHAFT CAB BEYOND IN ALUMINUM COMPOSITE PANEL CLADDING
- EXPANDED MESH SCREEN IN STEEL STRUCTURE (REFER TO STRUCTURAL)
- 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- MECHANICAL LOUVER (REFER TO MECH)
- EXPOSED CONCRETE
- POCKET SCREEN (EXTEND AND DETAILS TBD)
- EXPOSED CONCRETE CANOPY CENTRED OVER DOOR (REFER TO STRUCTURAL)



PROJECT
1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING ELEVATIONS (EAST)

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PROJECT 0650
DRAWN EA / RG CHECKED PB

SCALE 1:100
DATE FEB. 23, 2024

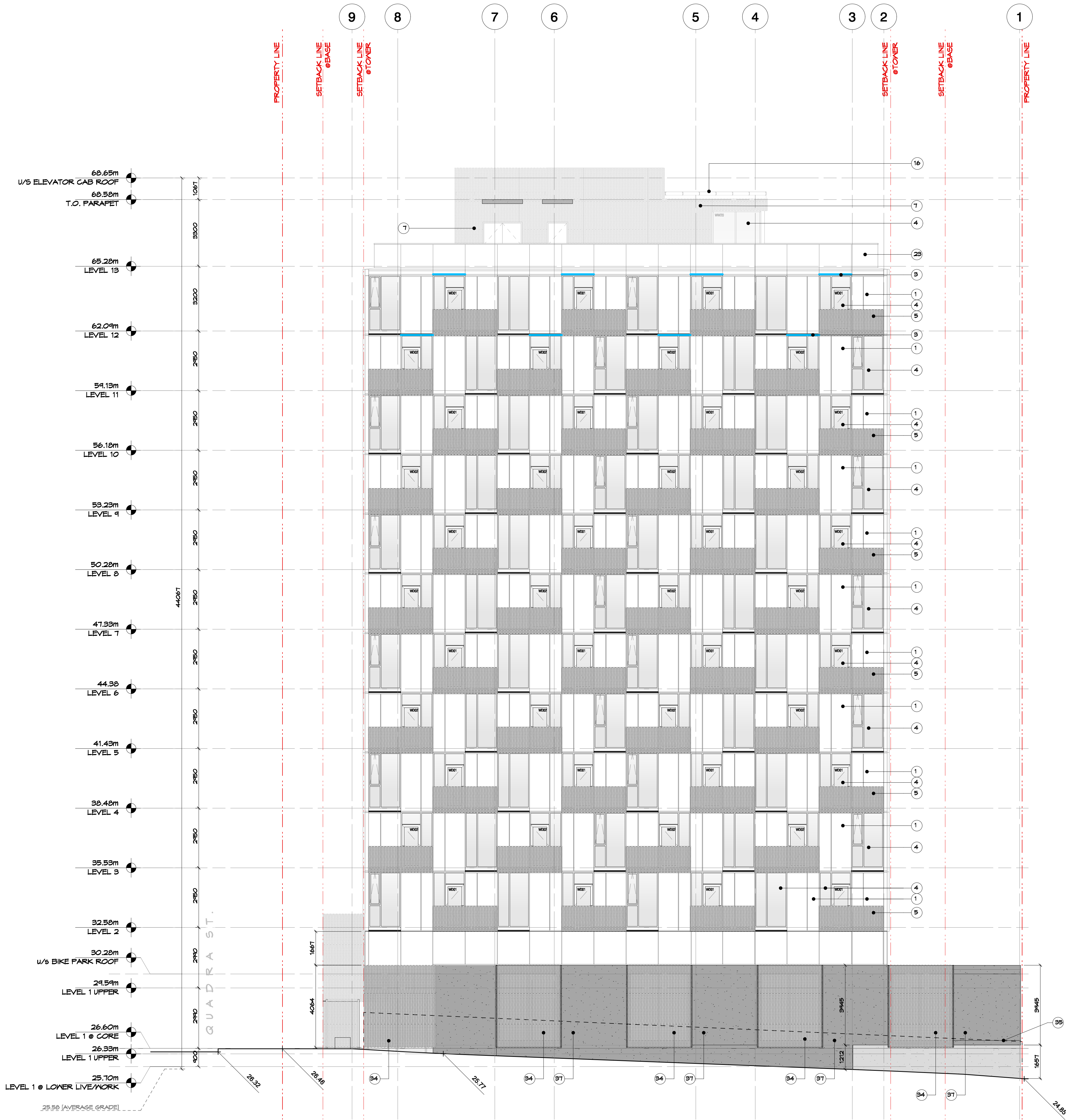
A3.02

ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/02/26	ISSUED FOR 65% REVIEW
3	2024/02/23	ISSUED FOR BUILDING PERMIT
4	2024/05/09	RE-ISSUED FOR BUILDING PERMIT
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/09/04	ISSUED FOR PRICING
8	2024/09/09	RE-ISSUED FOR IFT ADDENDUM #4
9	2024/10/21	Issued for DRAFT IFC
10	2025/01/28	Issued for IFC

NO.	DATE	ISSUE
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- ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- [NUMBER NOT USED]
- ALUMINUM SNAP-ON FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY GLASS (REFER TO STRUCTURAL)
- NOT USED
- EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- EXPANDED METAL MESH OPEN AIR SOFFIT (REFER TO DOOR SCHEDULE)
- [NOT NUMBER USED]
- FACE MOUNTED BALCONY GLASS GUARD
- INSULATED METAL DOOR (MILL FINISH) (REFER TO STRUCTURAL)
- SALVANIZED STEEL CANOPY COLUMNS (REFER TO STRUCTURAL)
- SALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- SALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- GLASS ROOF TOP CANOPY
- BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVANIZED BRICKS
- 8'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVENWORK ENTRY
- CONCRETE ENTRY STEPS TO LIVENWORK
- MILL FINISH OR ANODIZED ALUMINUM PANEL TO MATCH ADJACENT MATERIAL
- BRASS CONNECTION (REFER TO MECH)
- EXTERIOR LIVENWORK SIGNAGE
- ALUMINUM STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- CURTAIN WALL GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- LED NEON BUILDING SIGN (IT TWO MAX AREA AS PER CITY OF VICTORIA SIGN BY-LAW NO. 14-071) PROVIDE STEEL STUD BLOCKS FOR SIGNAGE AS REQUIRED BY SIGNAGE MANUFACTURER
- CRU CURTAIN WALL GLAZING DOOR
- EXISTING TREE TO BE RETAINED
- CURTAIN WALL 555 @ RESIDENTIAL LOBBY
- INTERIOR AND EXTERIOR DOOR (REFER TO STRUCTURAL)
- SHORT TERM BIKE PARKING ENTRY
- MASS OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER (REFER TO SUBMITTAL OR SIMILAR METHOD)
- ELEVATOR SHAFT CAB BEYOND IN ALUMINUM COMPOSITE PANEL CLADDING
- EXPANDED MESH SCREEN IN STEEL STRUCTURE (REFER TO STRUCTURAL)
- 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- MECHANICAL LOUVER (REFER TO MECH)
- EXPOSED CONCRETE
- POCKET SCREEN (EXTEND AND DETAILS TBD)
- EXPOSED CONCRETE CANOPY CENTRED OVER DOOR (REFER TO STRUCTURAL)



1 BUILDING ELEVATION [EAST]
Scale: 1:100

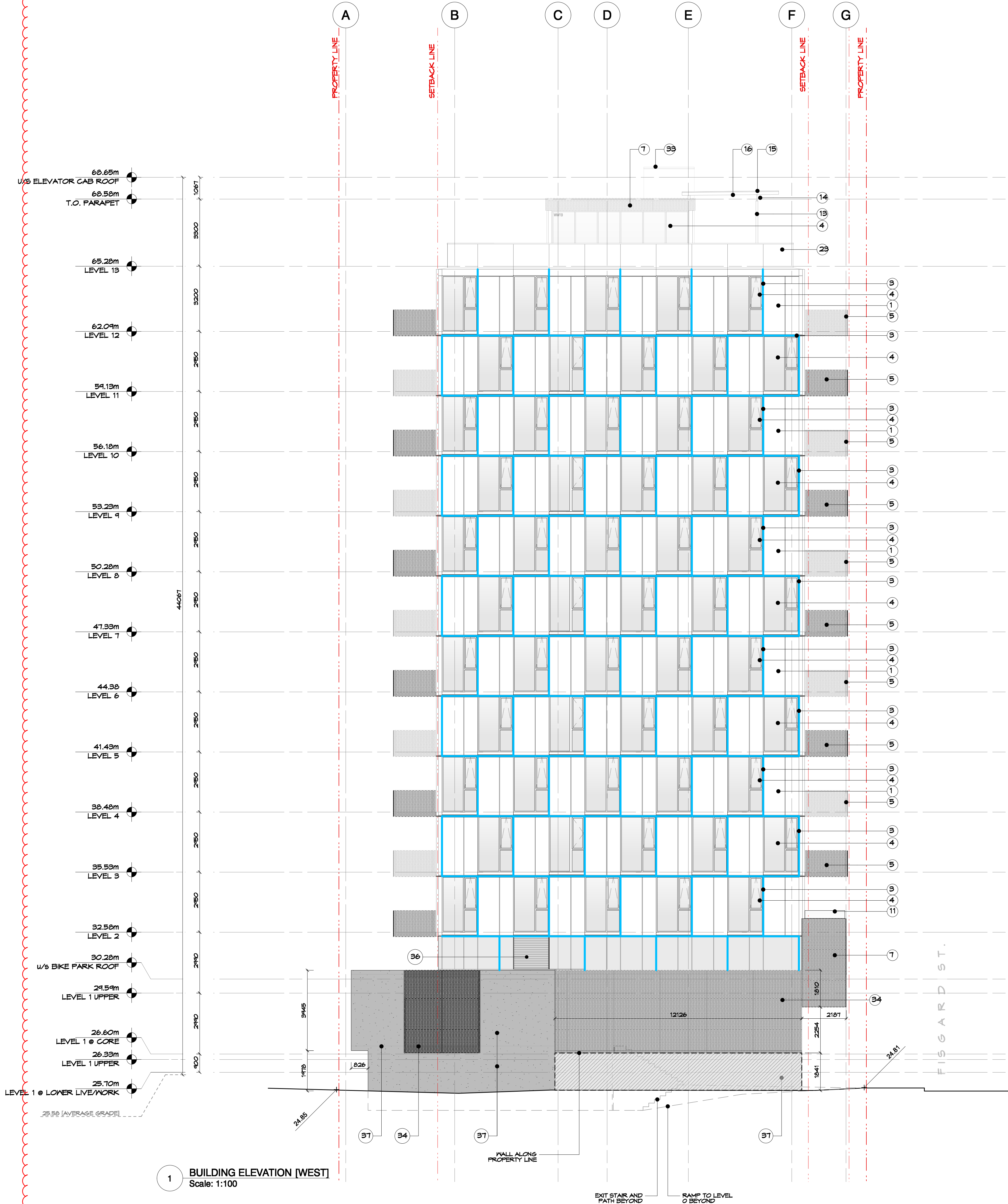
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PROJECT 0650
DRAWN EA / RG CHECKED PB

SCALE 1:100
DATE FEB. 23, 2024

A3.03



- 1 ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- 2 [NUMBER NOT USED]
- 3 ALUMINUM SNAP-ON FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- 4 WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- 5 EXPANDED METAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY GLASS (REFER TO STRUCTURAL)
- 6 NOT USED
- 7 EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- 8 EXPANDED METAL MESH OPEN AIR SOFFIT (REFER TO DETAILS)
- 9 EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- 10 [NOT NUMBER USED]
- 11 FACE MOUNTED BALCONY GLASS GUARD
- 12 INSULATED METAL DOOR (MILL FINISH) (REFER TO DOOR SCHEDULE)
- 13 GALVANIZED STEEL CANOPY COLUMNS (REFER TO STRUCTURAL)
- 14 GALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- 15 GALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- 16 GLASS ROOF TOP CANOPY
- 17 BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVAGED BRICKS
- 18 8'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVENWORK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVENWORK
- 20 MILL FINISH OR ANODIZED ALUMINUM PANEL TO MATCH ADJACENT MATERIAL
- 21 SWAPSE CONNECTION (REFER TO MECH)
- 22 EXTERIOR LIVENWORK SIGNAGE
- 23 ALUMINUM STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 CURTAIN WALL GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 LED NEON BUILDING SIGN (IT TWO MAX AREA AS PER CITY OF VICTORIA SIGN BY-LAW NO. 14-071) PROVIDE STEEL STUD BLOCKS FOR SIGNAGE AS REQUIRED BY SIGNAGE MANUFACTURER
- 26 CRU CURTAIN WALL GLAZING DOOR
- 27 EXISTING TREE TO BE RETAINED
- 28 CURTAIN WALL @ RESIDENTIAL LOBBY
- 29 INTERIOR AND EXTERIOR DOOR KEYS (REFER TO STRUCTURAL) (REFER TO MECH)
- 30
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MASS OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER (REFER TO MECH) (REFER TO MECH)
- 33 ELEVATOR SHAFT CAB BEYOND IN ALUMINUM COMPOSITE PANEL CLADDING
- 34 EXPANDED MESH SCREEN IN VERTICAL STRUCTURE (REFER TO STRUCTURAL)
- 35 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MECH)
- 37 EXPOSED CONCRETE
- 38 PICKET SCREEN (EXTEND AND DETAILS TBD)
- 39 EXPOSED CONCRETE CANOPY CENTRED OVER DOOR (REFER TO STRUCTURAL)

ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/02/26	ISSUED FOR 65% REVIEW
3	2024/02/23	ISSUED FOR BUILDING PERMIT
4	2024/05/09	RE-ISSUED FOR BUILDING PERMIT
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/09/04	ISSUED FOR PRICING
8	2024/09/04	RE-ISSUED FOR IFT ADDENDUM #4
9	2024/10/21	Issued for DRAFT IFC
10	2025/01/28	Issued for IFC

NO.	DATE	ISSUE
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PROJECT
1702 QUADRA STREET
+ 862 FISGARD STREET

BUILDING ELEVATIONS [WEST]

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PROJECT 0650
DRAWN EA / RG CHECKED PB
SCALE 1:100
DATE FEB. 23, 2024

A3.04

ARYZE

NO.	DATE	ISSUE
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
9	2024/10/21	Issued for DRAFT IFC
10	2025/01/28	Issued for IFC

NO.	DATE	ISSUE
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- ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- [NUMBER NOT USED]
- ALUMINUM SNAP-ON FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- WINDOW WALL SLATING (REFER TO WINDOW SCHEDULE)
- EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY GLASS (REFER TO STRUCTURAL)
- NOT USED
- EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- EXPANDED METAL MESH OPEN AIR SOFFIT
- EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- [NOT NUMBER USED]
- FACE MOUNTED BALCONY GLASS GUARD
- INSULATED METAL DOOR (MILL FINISH) (REFER TO STRUCTURAL)
- SALVANIZED STEEL CANOPY COLUMNS (REFER TO STRUCTURAL)
- SALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- SALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- GLASS ROOF TOP CANOPY
- BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVAGED BRICKS
- 8'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVESTOCK ENTRY
- CONCRETE ENTRY STEPS TO LIVESTOCK
- MILL FINISH OR ANODIZED ALUMINUM PANEL TO MATCH ADJACENT MATERIAL
- SIAMSE CONNECTION (REFER TO MICH)
- EXTERIOR LIVESTOCK SIGNAGE
- ALUMINUM STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- CURTAIN WALL SLATING @ CRU (REFER TO WINDOW SCHEDULE)
- LED NEON BUILDING SIGN (IT HAS MAX AREA AS PER CITY OF VICTORIA SIGN BY-LAW NO. 14-071) PROVIDE STEEL STUD BLOCKS FOR SIGNAGE AS REQUIRED BY SIGNAGE MANUFACTURER
- CRU CURTAIN WALL SLATING DOOR
- EXISTING TREE TO BE RETAINED
- CURTAIN WALL 555 @ RESIDENTIAL LOBBY
- INTERIOR AND EXTERIOR DOOR (REFER TO DOOR SCHEDULE) (REFER TO STRUCTURAL)
- SHORT TERM BIKE PARKING ENTRY
- MADE OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER (REFER TO STRUCTURAL) (REFER TO STRUCTURAL) (REFER TO STRUCTURAL)
- ELEVATOR SHAFT CAB BEYOND IN ALUMINUM COMPOSITE PANEL CLADDING
- EXPANDED MESH SCREEN IN STEEL STRUCTURE (REFER TO STRUCTURAL)
- 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- MECHANICAL LOUVER (REFER TO MICH)
- EXPOSED CONCRETE
- PICKET SCREEN (EXTEND AND DETAILS TBD)
- EXPOSED CONCRETE CANOPY CENTRED OVER DOOR (REFER TO STRUCTURAL)



PROJECT
**1702 QUADRA STREET
+ 862 FISGARD STREET**

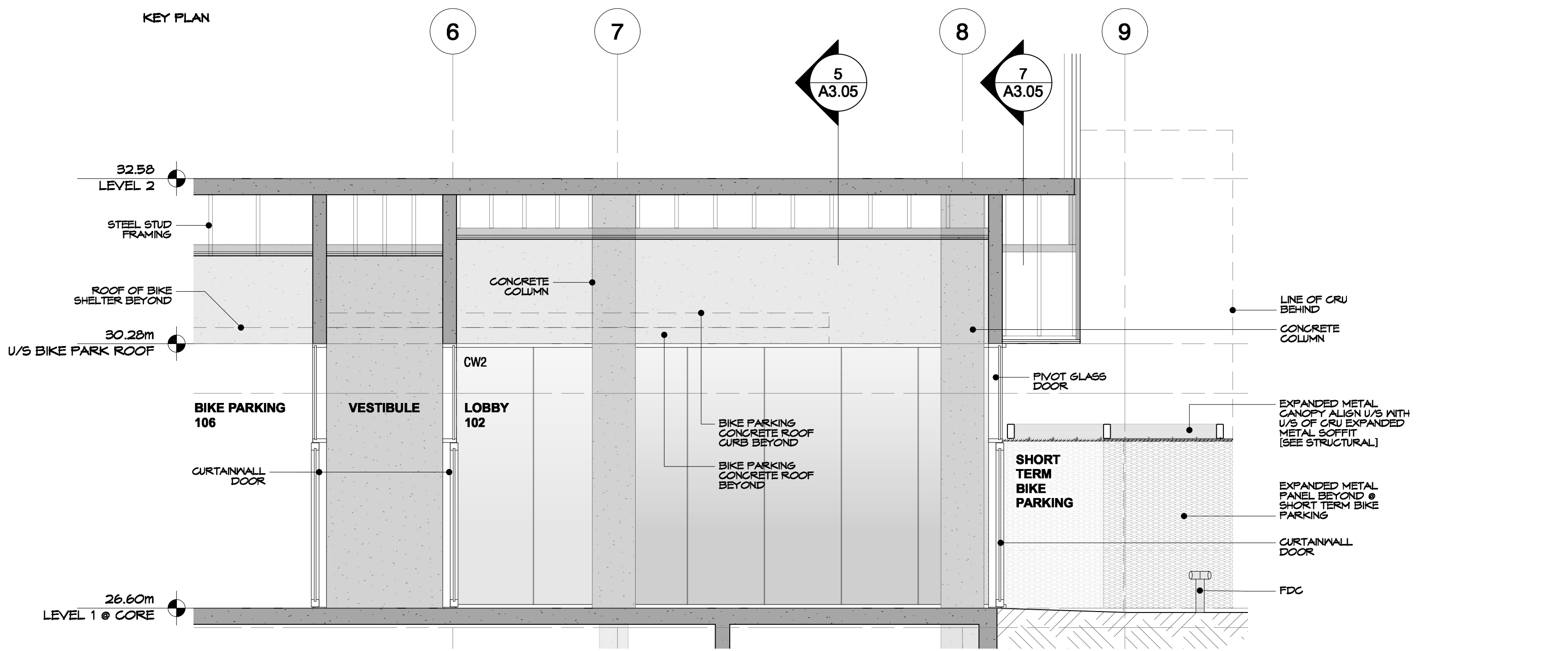
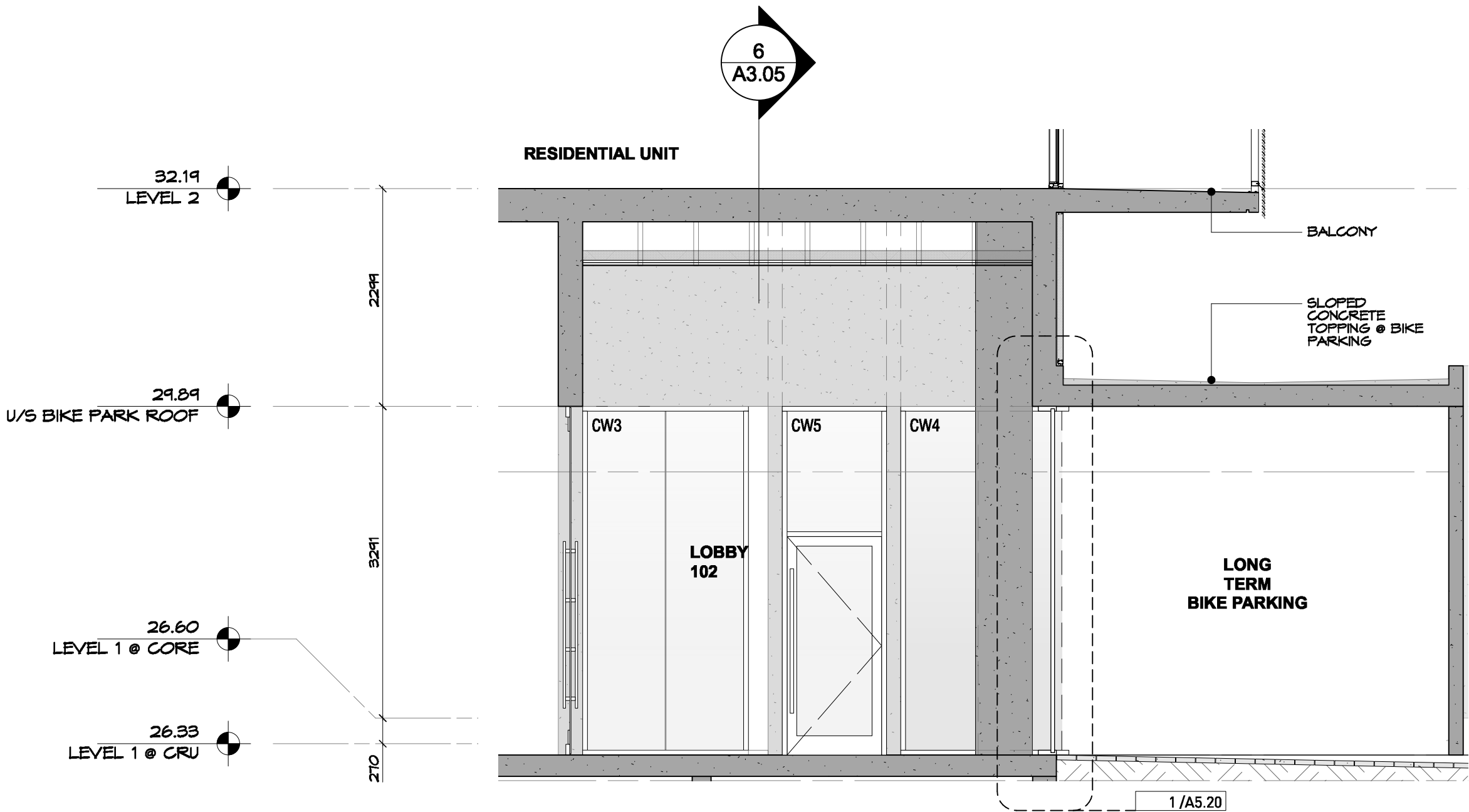
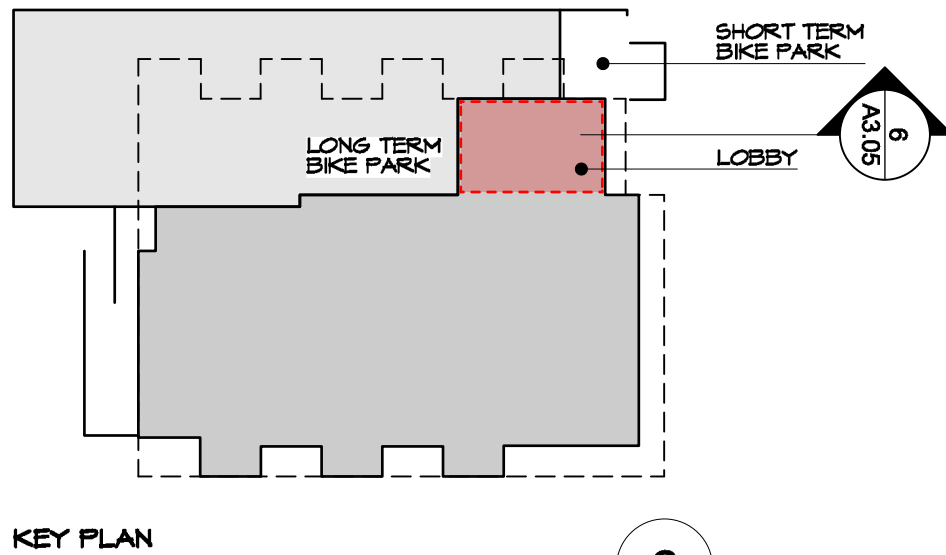
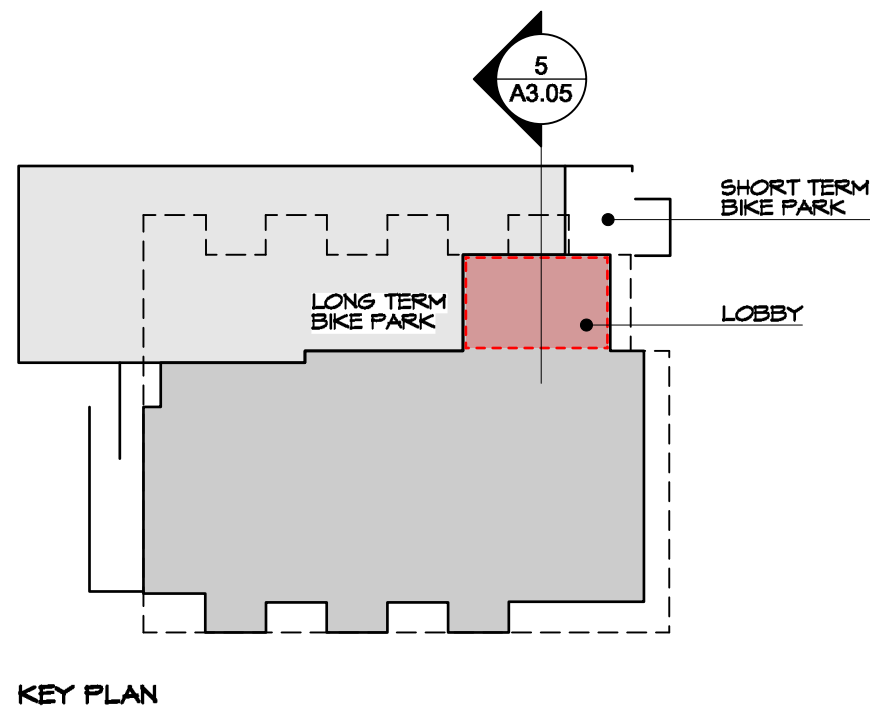
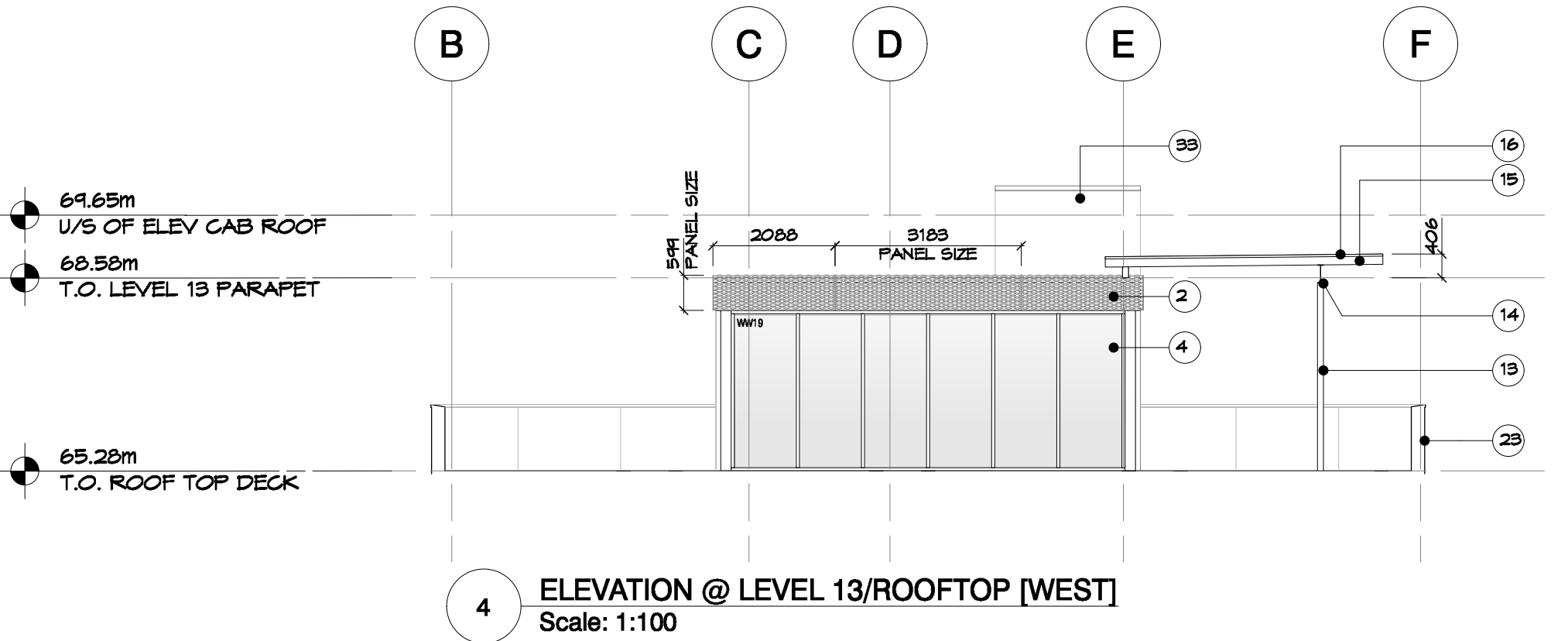
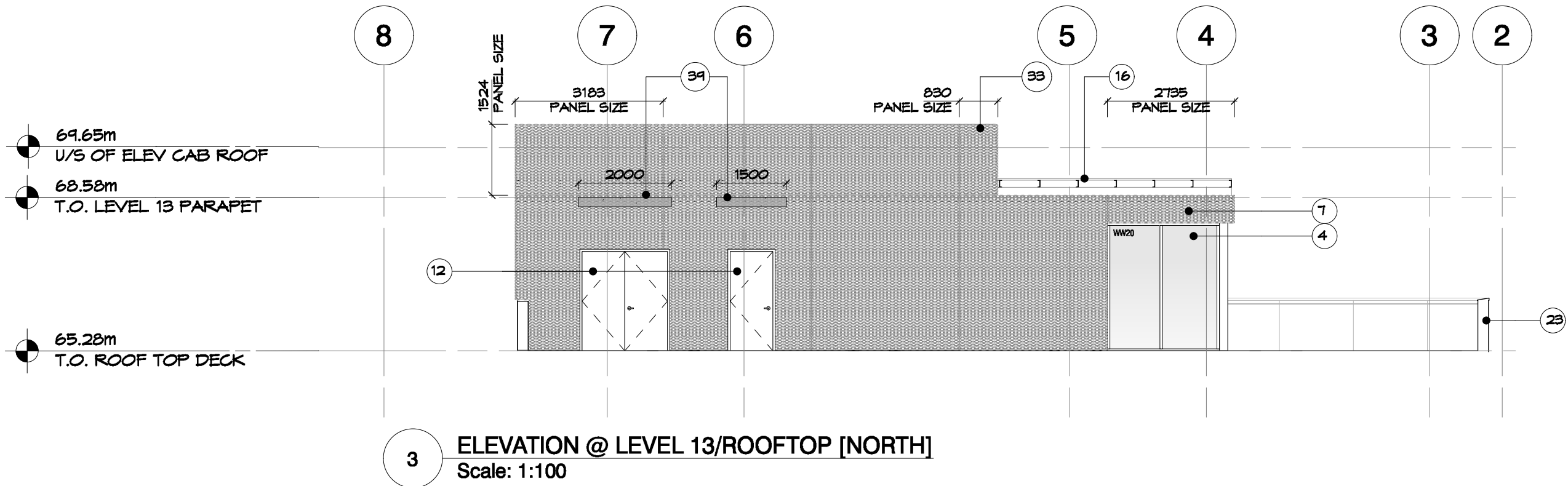
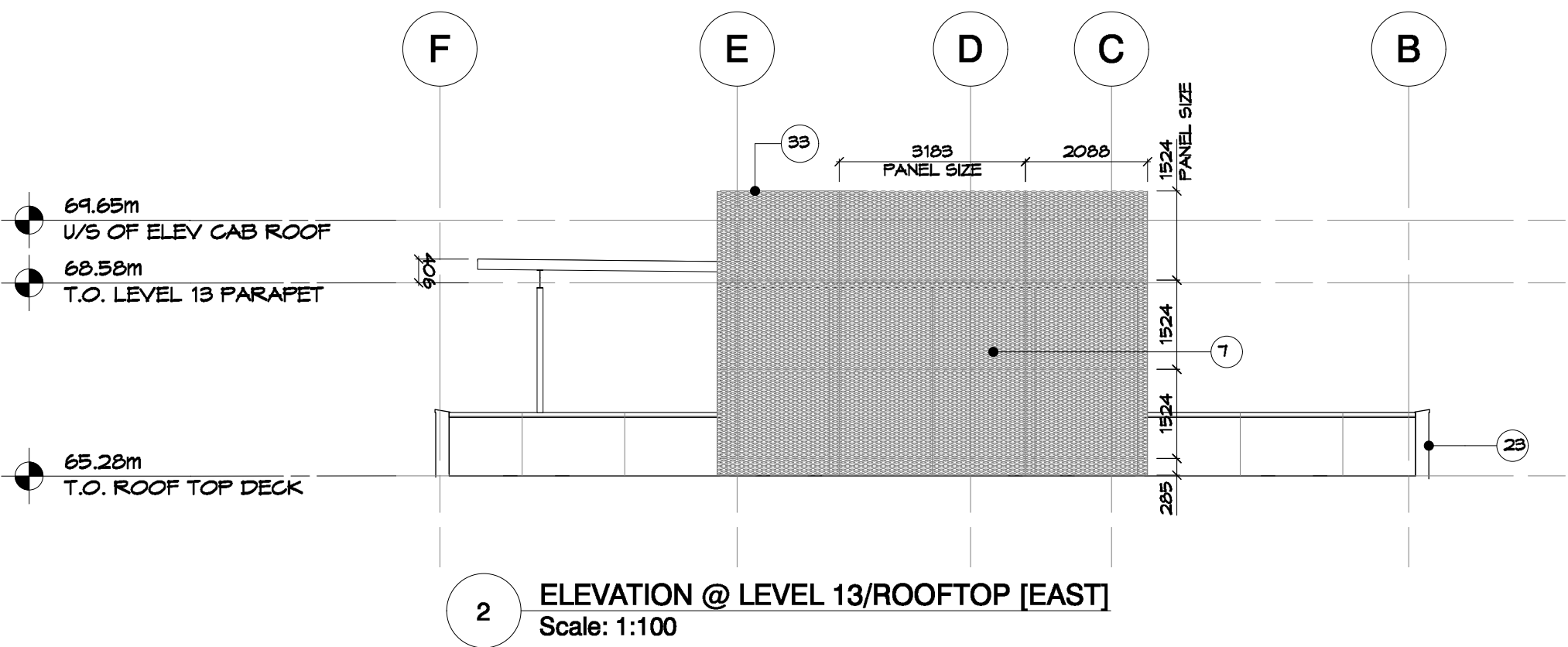
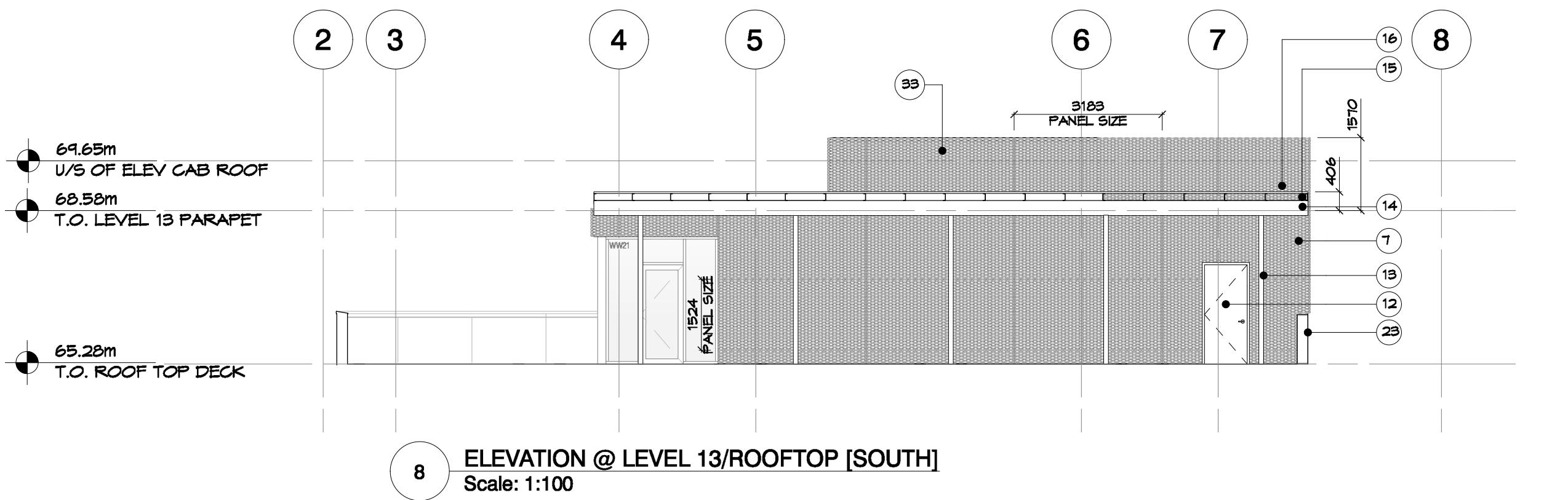
BUILDING ELEVATIONS (L13/ROOFTOP)

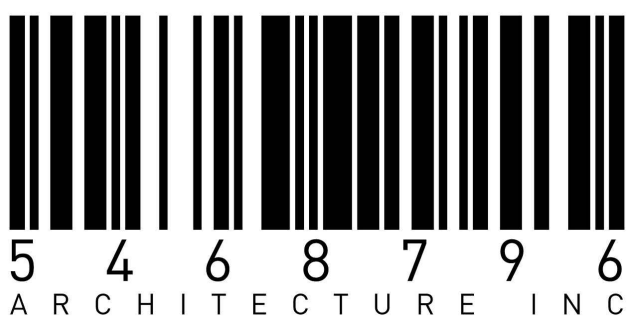
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PROJECT 0650
DRAWN RG/EA CHECKED PB
SCALE
DATE FEB. 23, 2024

A3.05





ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
5	2024/07/05	ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
A	2025/04/14	ISSUED FOR A1#05
B	2025/06/06	ISSUED FOR A1#12

THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

BUILDING SECTIONS
A & B

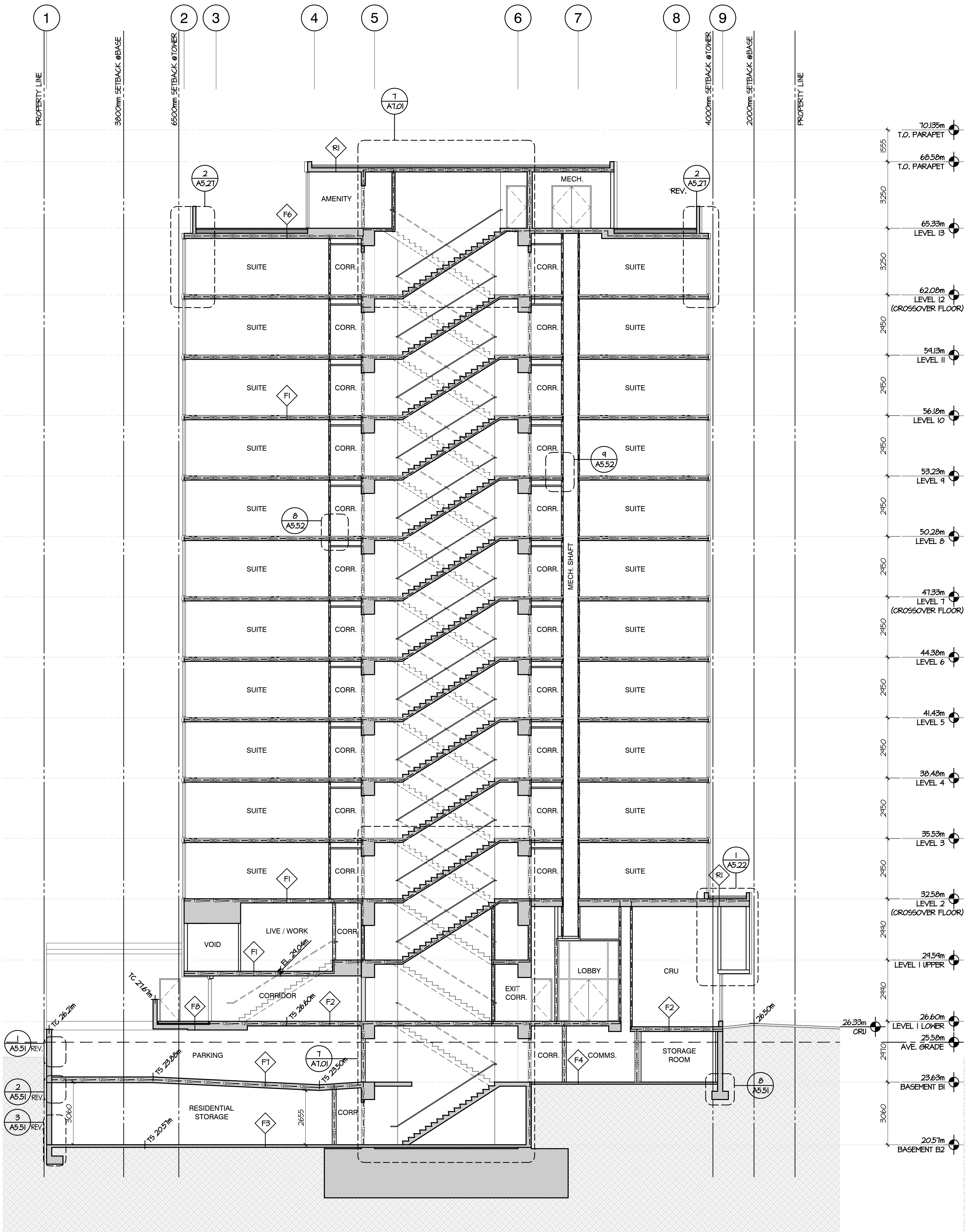
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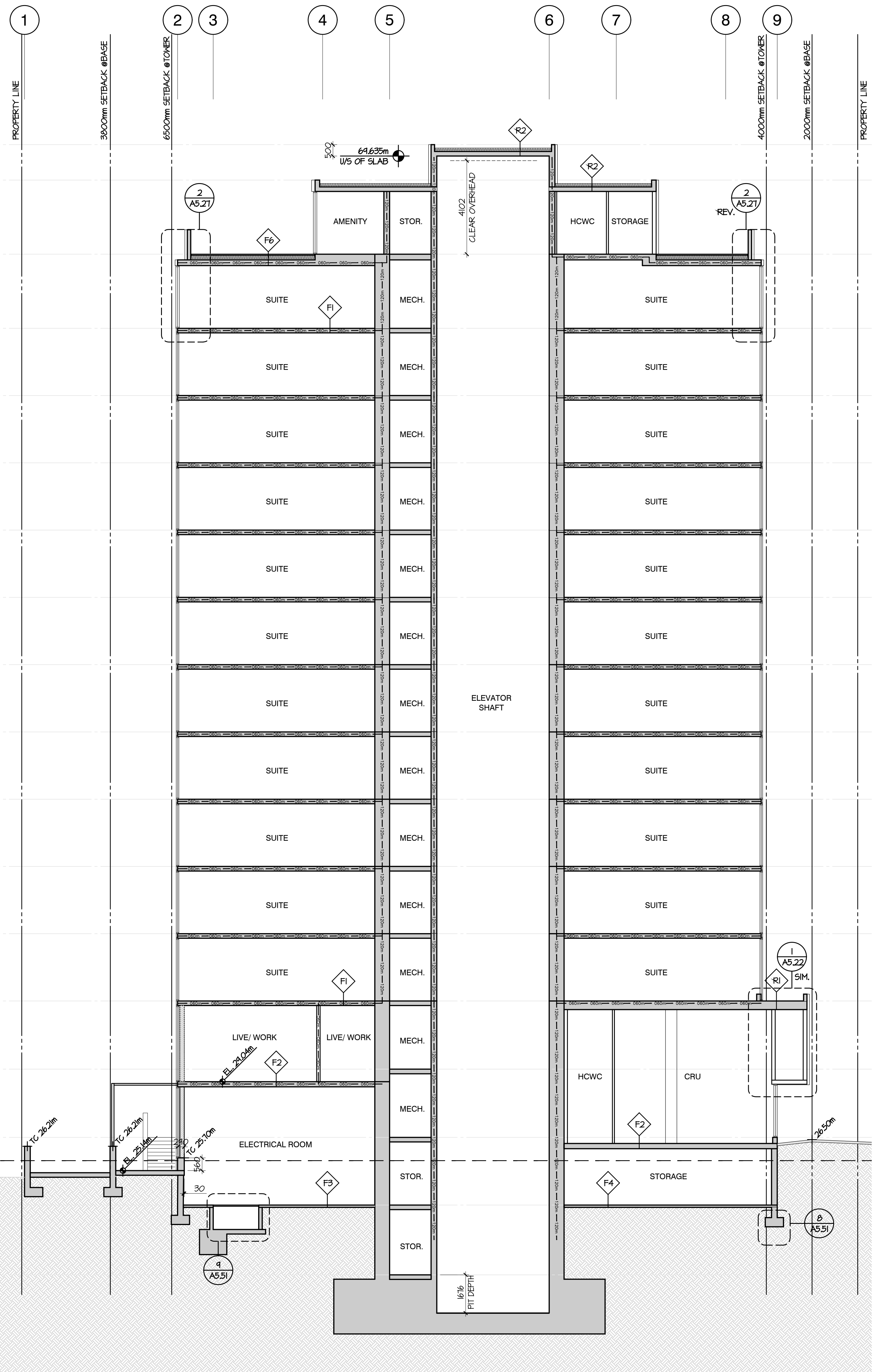
PROJECT A223587
DRAWN DS/GL CHECKED NC
SCALE 1:100
DATE AUG. 29, 2023

A4.01

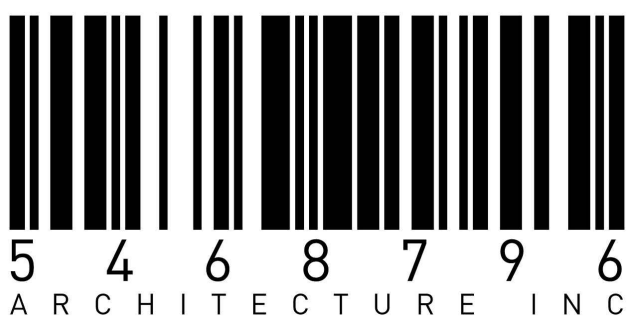
EXIT CROSSOVER FLOORS
LEVEL 2, 7 & 12



1 SECTION A-A



2 SECTION B-B



ARYZE

NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/01/26	ISSUED FOR 65% REVIEW
3	2024/02/22	ISSUED FOR BP
4	2024/05/09	RE-ISSUED FOR BP
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6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR BP RESPONSE
8	2024/10/07	ISSUED FOR BP RESPONSE #2
9	2024/10/20	ISSUED FOR DRAFT IFC
10	2025/01/24	ISSUED FOR IFC

NO.	DATE	REVISION
1	2025/06/06	ISSUED FOR A1#12

THE ESTOYA



PROJECT
1708 QUADRA STREET,
VICTORIA, B.C.

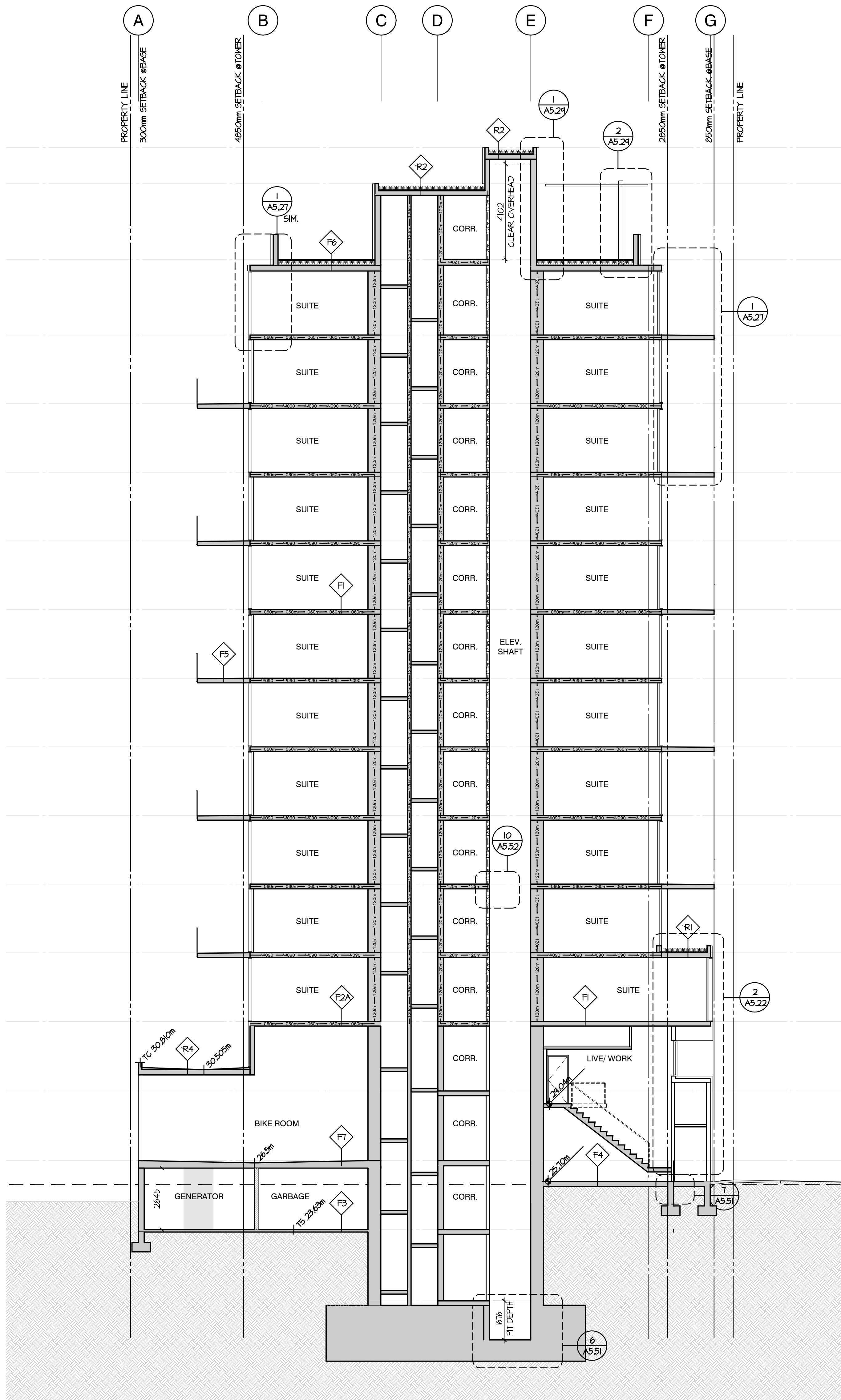
BUILDING SECTIONS
C, D, E & F

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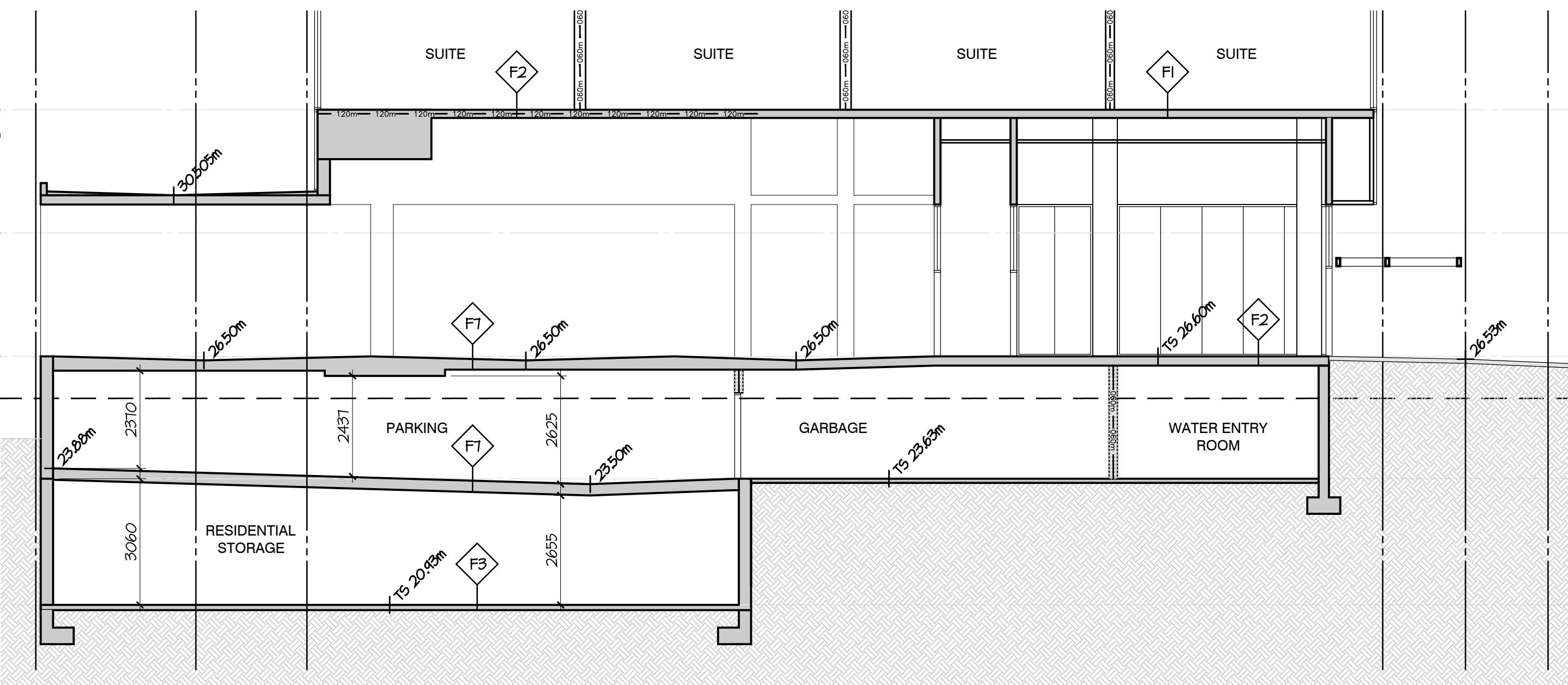
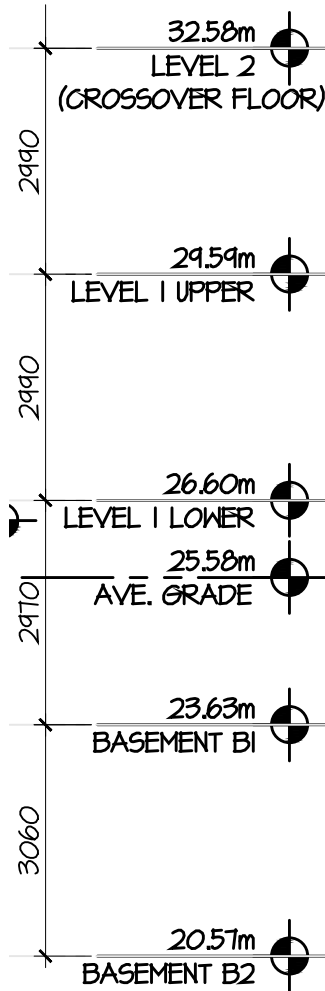
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PROJECT A223587
DRAWN DS/GL CHECKED NC
SCALE 1:100
DATE OCT. 10, 2023

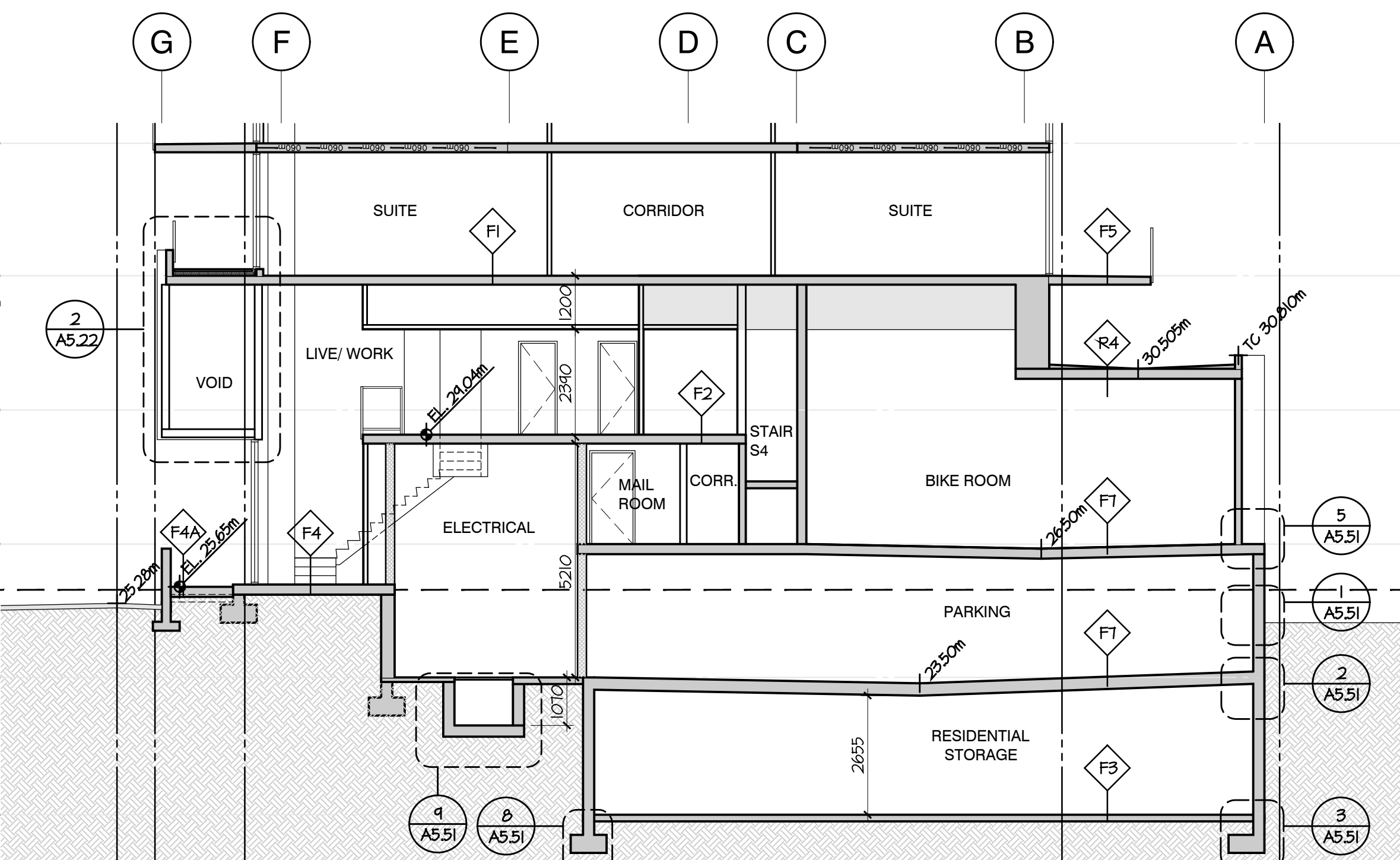
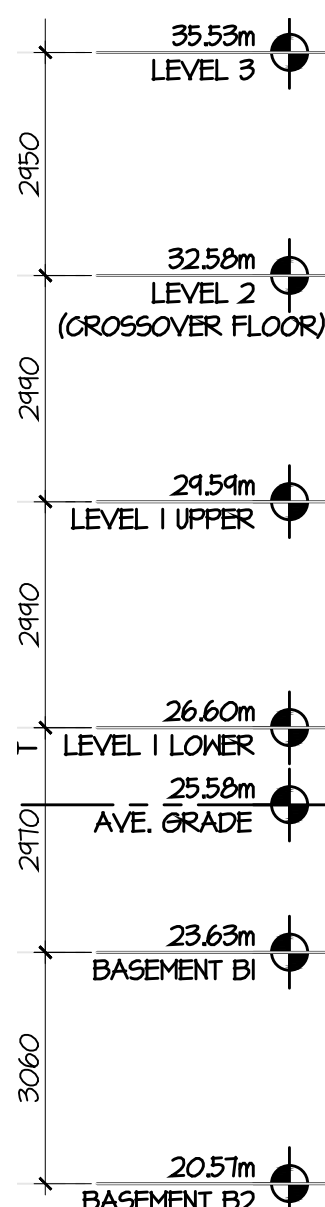
EXIT CROSSOVER FLOORS
LEVEL 2, 7 & 12



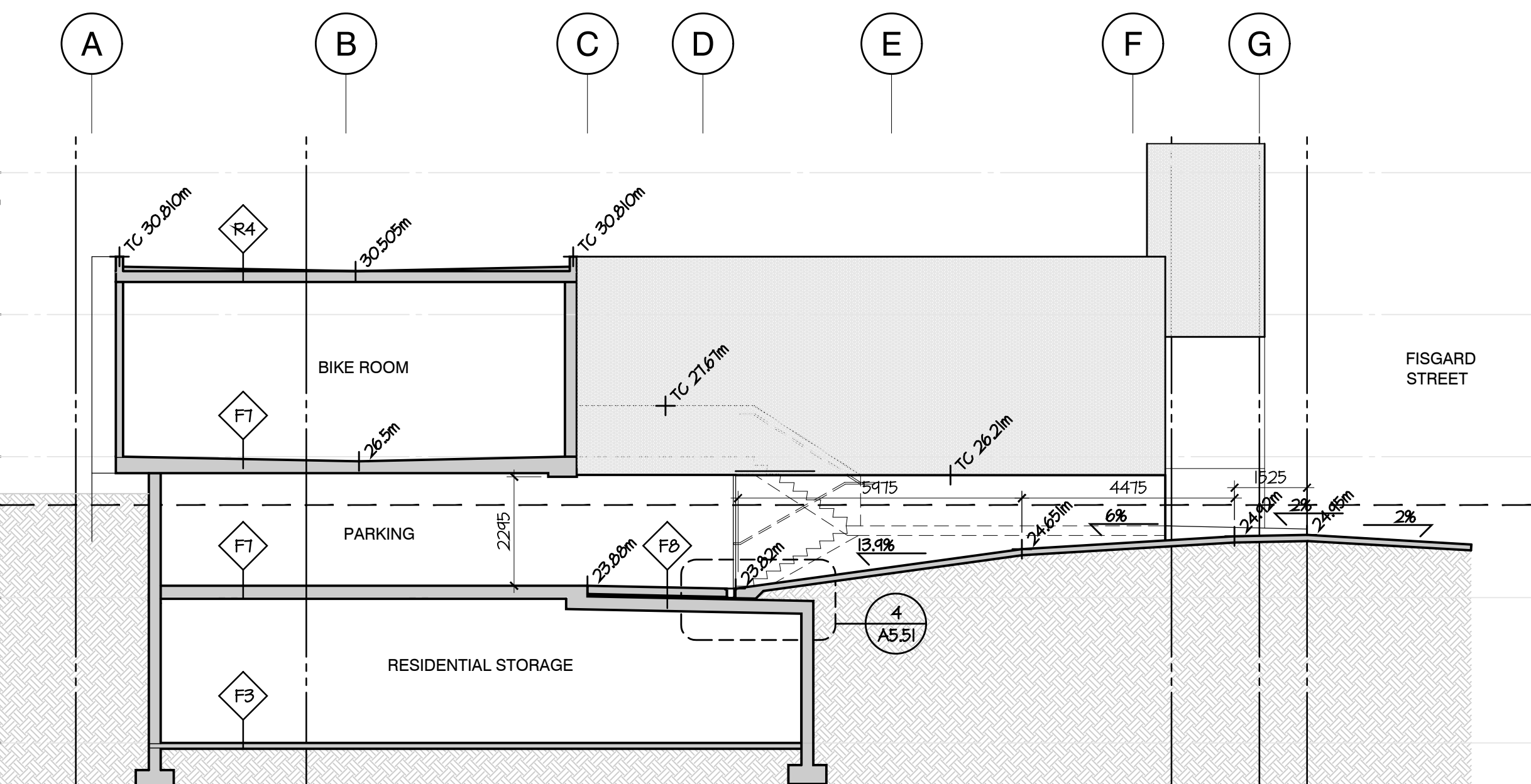
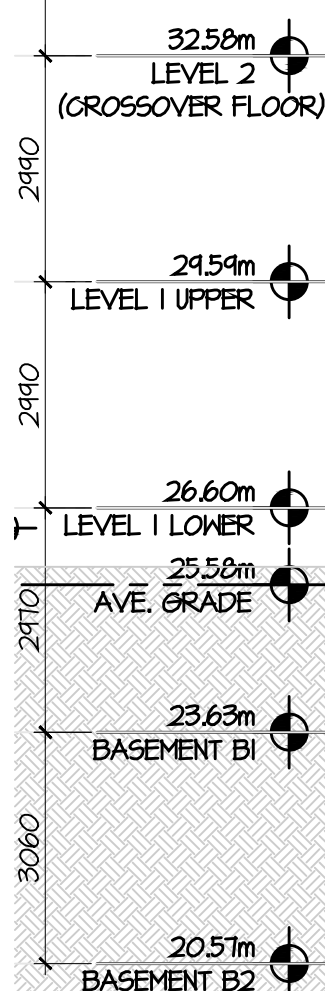
1 SECTION C-C



3 SECTION F-F



3 SECTION E-E



2 SECTION D-D

THE ESTOYA

1702 QUADRA STREET, VICTORIA, BC

MATERIAL SPECIFICATIONS

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

SUBMITTALS

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



SHEET LIST

L0 TREE REMOVAL AND PROTECTION PLAN

L1.1 SITE PLAN - GROUND FLOOR

L1.2 LAYOUT PLAN - GROUND FLOOR

L2.1 SITE PLAN - ROOFTOP AMENITY

L2.2 LAYOUT PLAN - ROOFTOP AMENITY

L3.1 PLANTING PLAN - GROUND FLOOR

L3.2 PLANTING PLAN - ROOFTOP AMENITY

L4.1 HARDSCAPE DETAILS

L4.2 CUSTOM SITE FURNITURE DETAILS

L4.3 CUSTOM SITE FURNITURE DETAILS

L4.4 PLANTING DETAILS

L5.1 STRUCTURAL SOIL CELL DETAILS

L6.1 MUNICIPAL HARDSCAPE DETAILS

L6.2 MUNICIPAL SITE FURNITURE DETAILS

L6.3 MUNICIPAL LANDSCAPE DETAILS

IR01 - IRRIGATION PLANS

IR02- IRRIGATION SCHEDULES

IR03 - IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

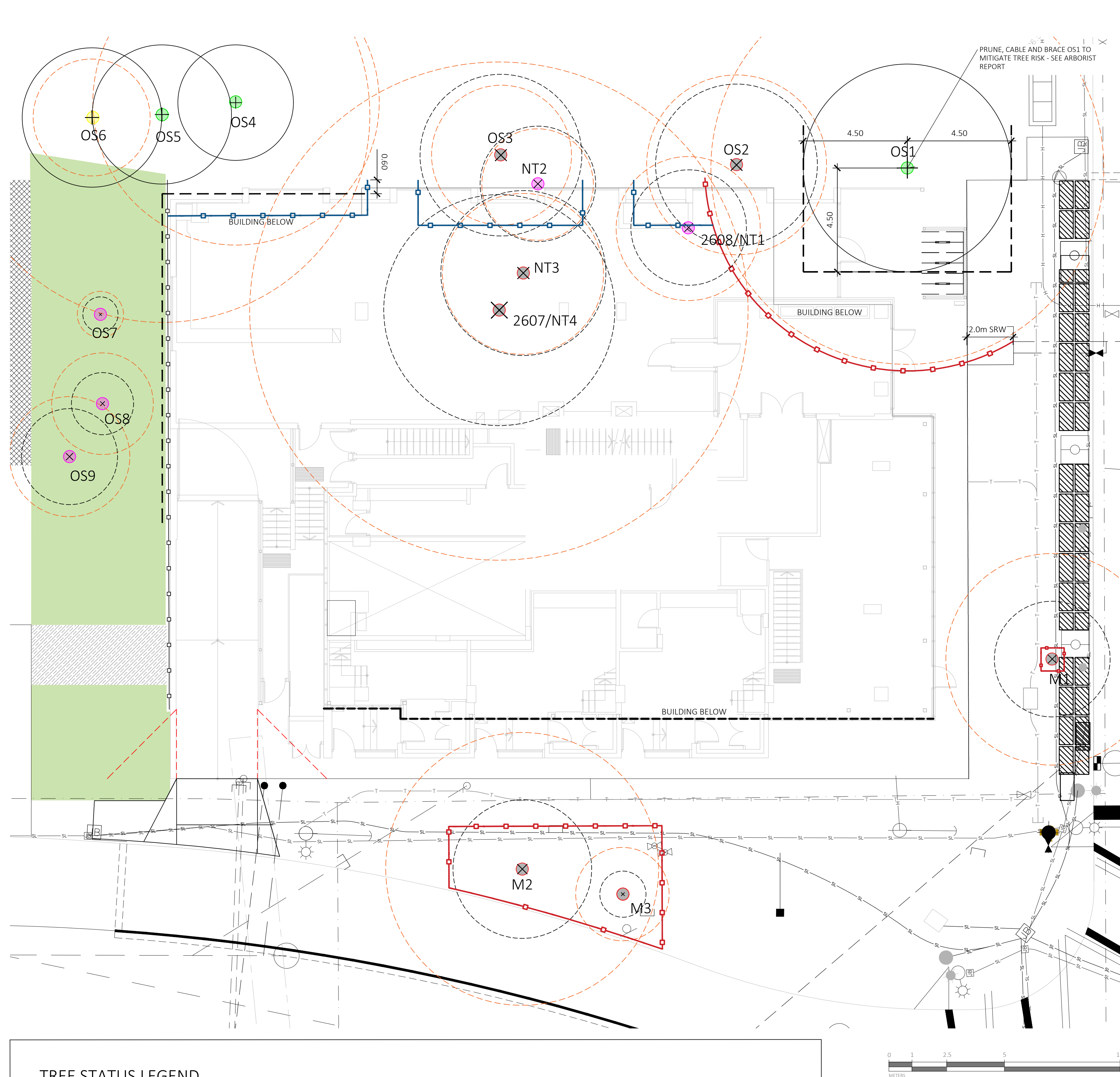
IRRIGATION

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

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

ELECTRICAL / IRRIGATION COORDINATION

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



TREE STATUS LEGEND

+

EXISTING TREE TO REMAIN

x

EXISTING TREE TO BE REMOVED

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

OS7

EXISTING TREE TAG

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

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

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

BUILDING BELOW

EXTENT OF EXISTING LANDSCAPED BOULEVARD

PROTECTED TREE TO BE RETAINED

PROTECTED TREE FOR REMOVAL

TREE TO BE RETAINED

TREE FOR REMOVAL

TABLE 1. TREE INVENTORY

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

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

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

8.4. TREE IMPACT SUMMARY TABLE

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

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

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

NOTES:

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

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

PROJECT NAME:

THE ESTOYA

PROJECT ADDRESS:

1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YY/MM/DD
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SEAL

NORTH ARROW

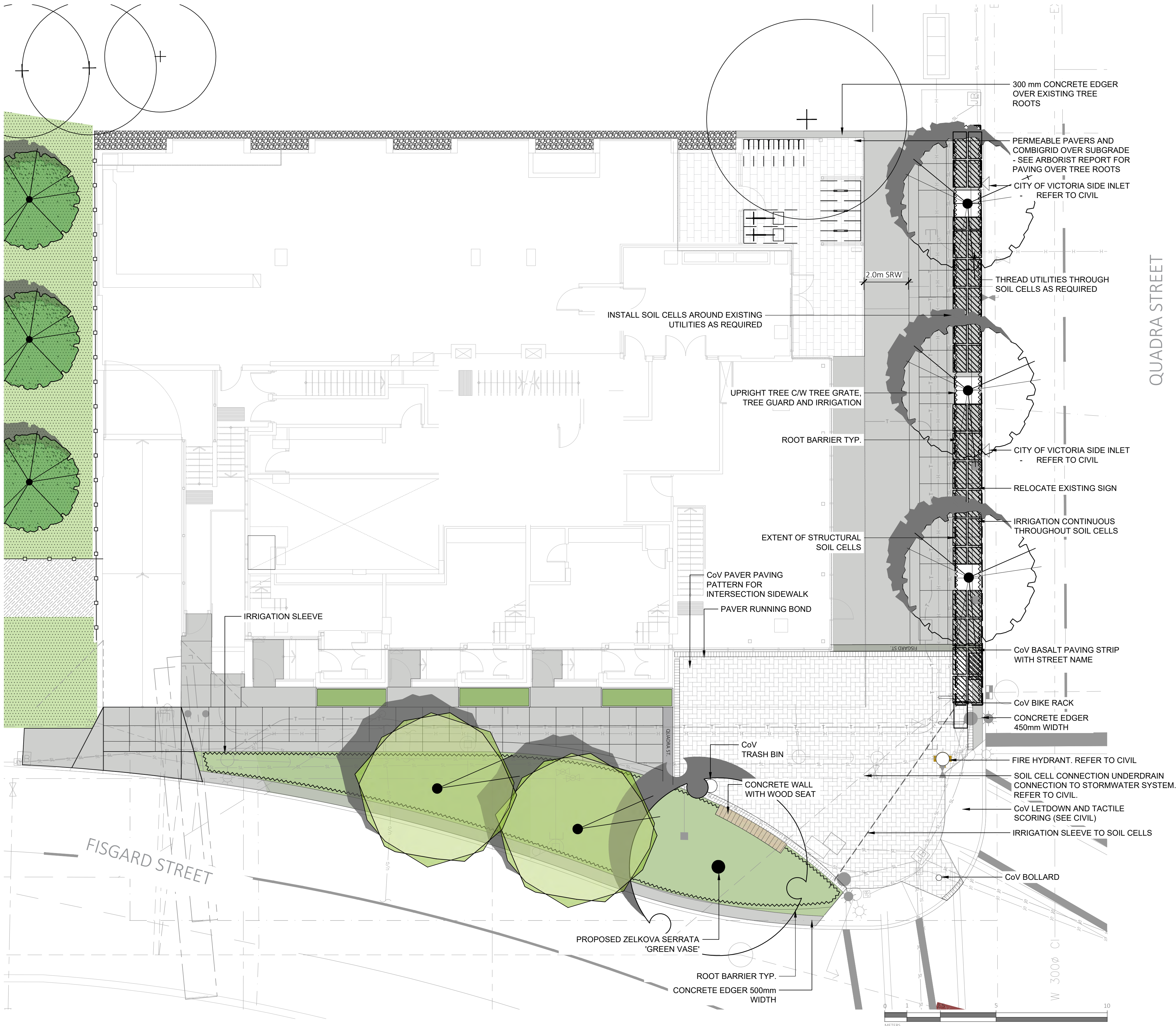
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TREE REMOVAL &
PROTECTION PLAN

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SCALE: 1:100



LEGEND

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

IRRIGATION

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

MUNICIPAL BOULEVARD TREES

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

PRE-CONSTRUCTION MEETING

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



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VICTORIA, BC

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SEAL

NORTH ARROW



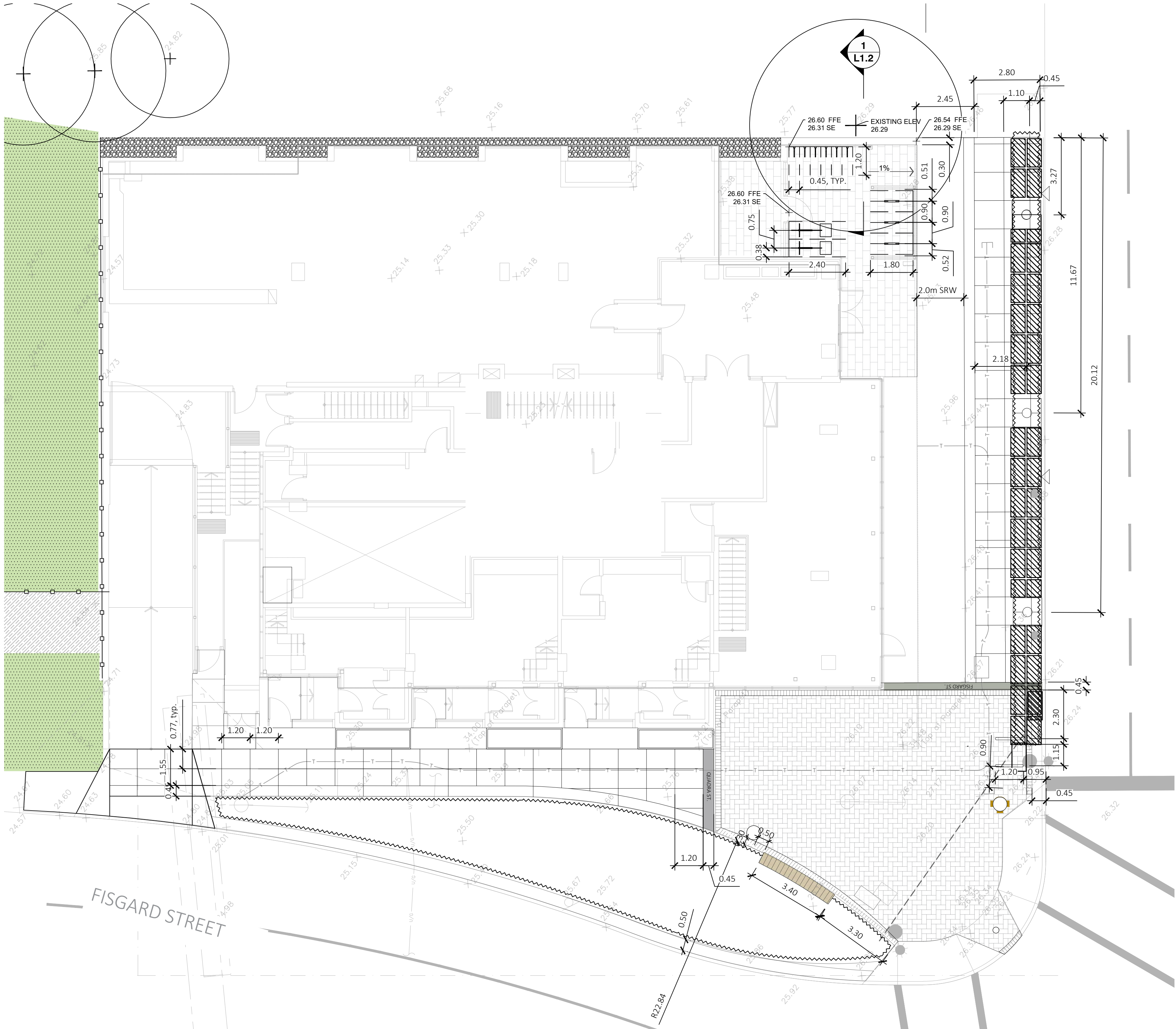
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LANDSCAPE SITE PLAN

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LEGEND

PROPERTY LINE

SRW

2.0m WIDTH ON QUADRA STREET

LINE OF FOUNDATIONS

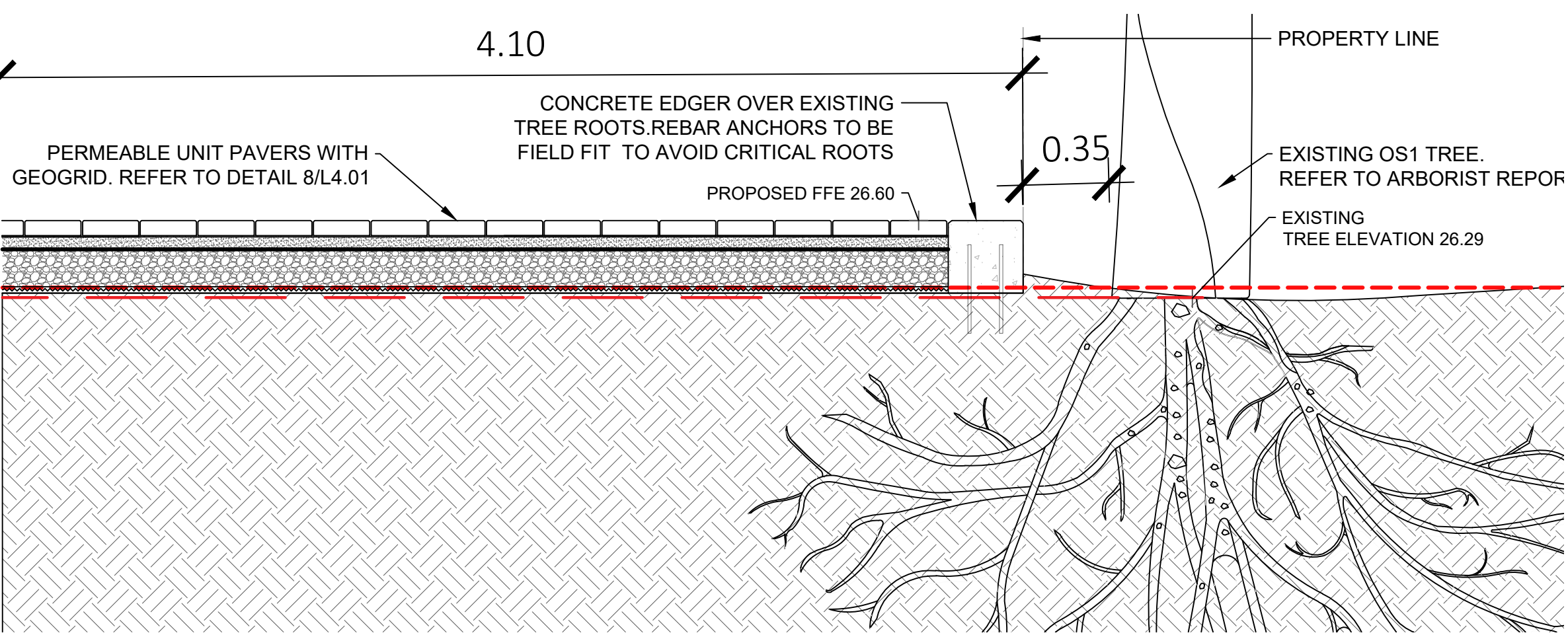
EXISTING GRADE

LANDSCAPE PROPOSED GRADE

SLOPE

FFE

FINISH FLOOR ELEVATION



1 Section: OS1 tree to paving interface
1:20



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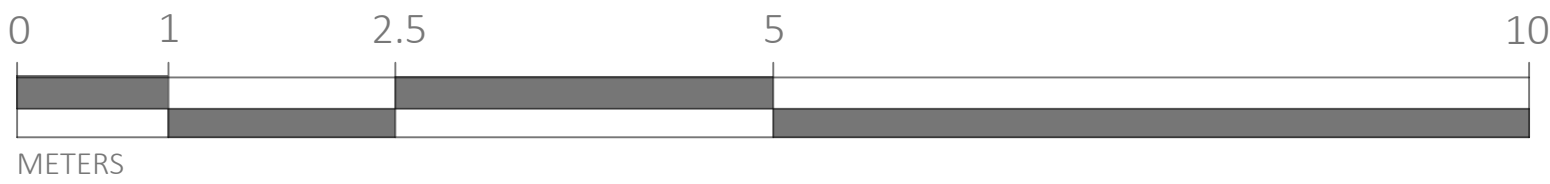
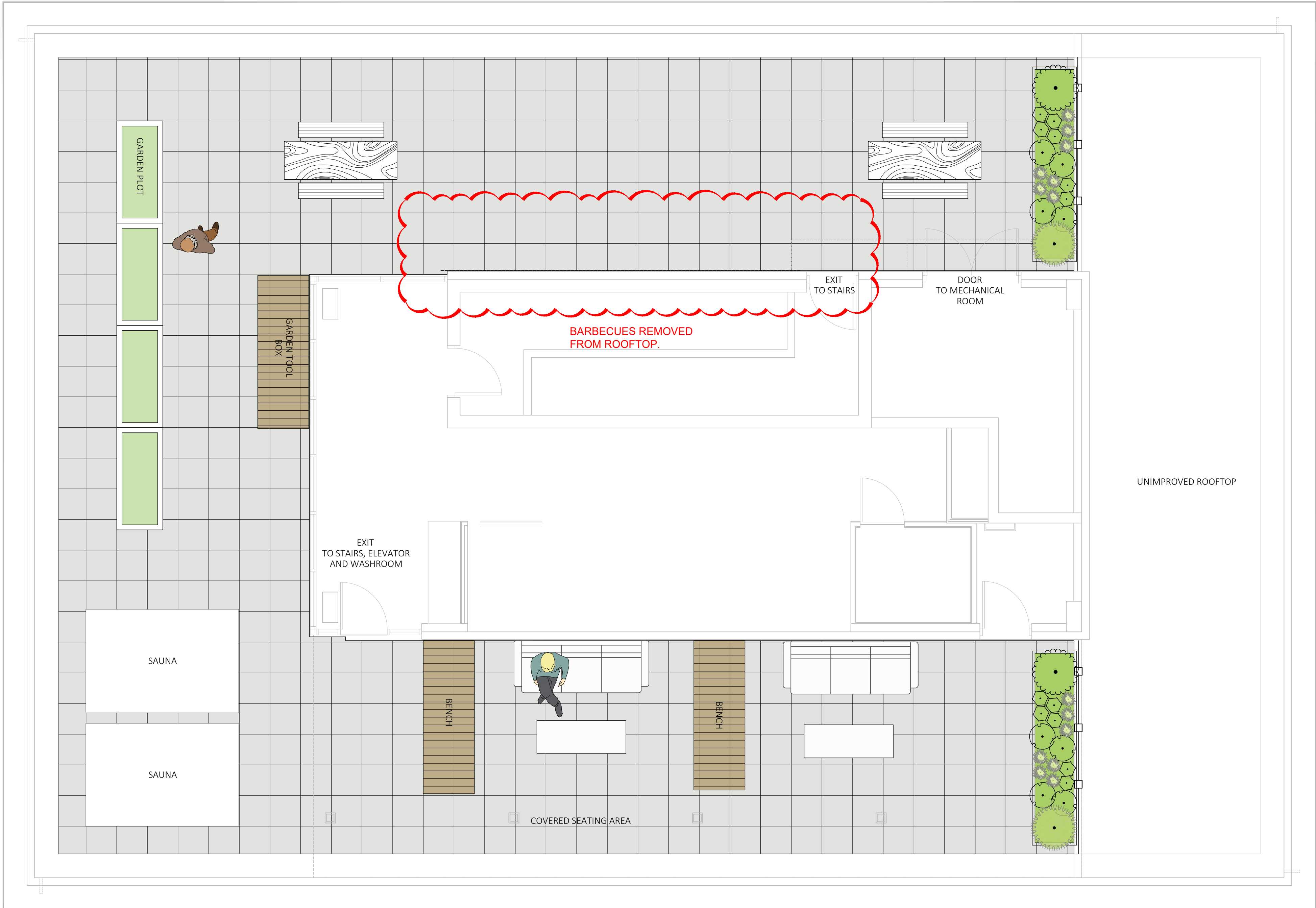


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LAYOUT AND GRADING
PLAN

DWG NO:

L1.2

SCALE: 1:100



LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

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

WOOD BENCH

GUARDRAIL

- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

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



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SEAL

NORTH ARROW



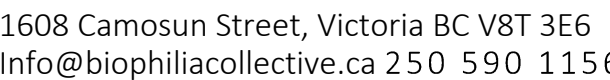
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SITE PLAN - ROOFTOP
AMENITY

DWG NO:

SCALE: 1:50

L2.1



PROJECT NAME:

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SEAI

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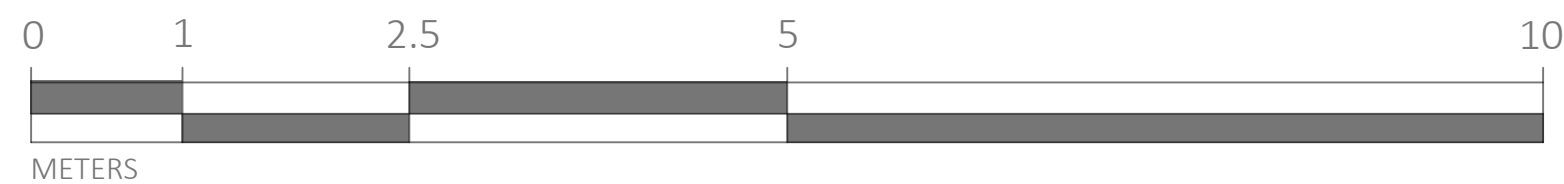
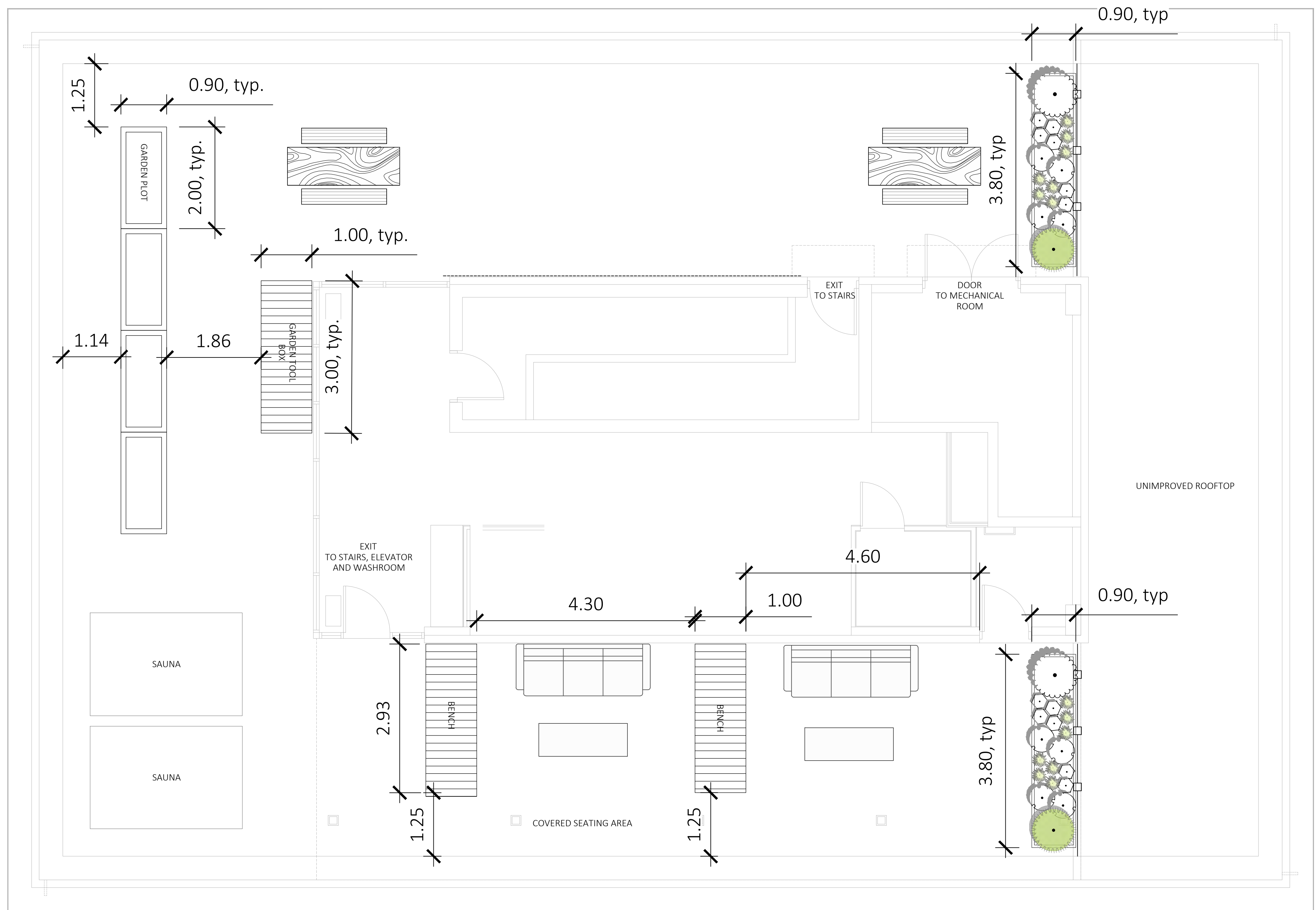


LAYOUT PLAN - ROOFTOP AMENITY

DWG NO:

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L2.2





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

PLANT RATIOS - OFF SITE

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

PLANT RATIOS - ON SITE

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

PLANT SCHEDULE MAIN LEVEL

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

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

IRRIGATION

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

MUNICIPAL BOULEVARD TREES

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

PRE-CONSTRUCTION MEETING

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



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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

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12	ISSUED FOR BP RESUBMISSION	2024/12/19
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22
14	RE-ISSUED FOR BP	2025/06/12
15	ISSUED FOR DDP	2025/07/22

SEAL

NORTH ARROW



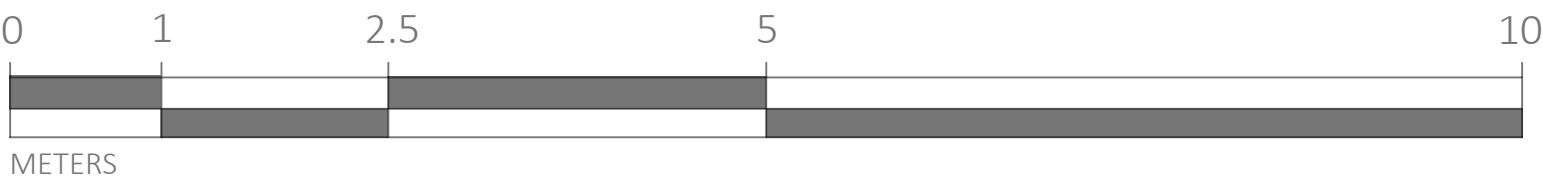
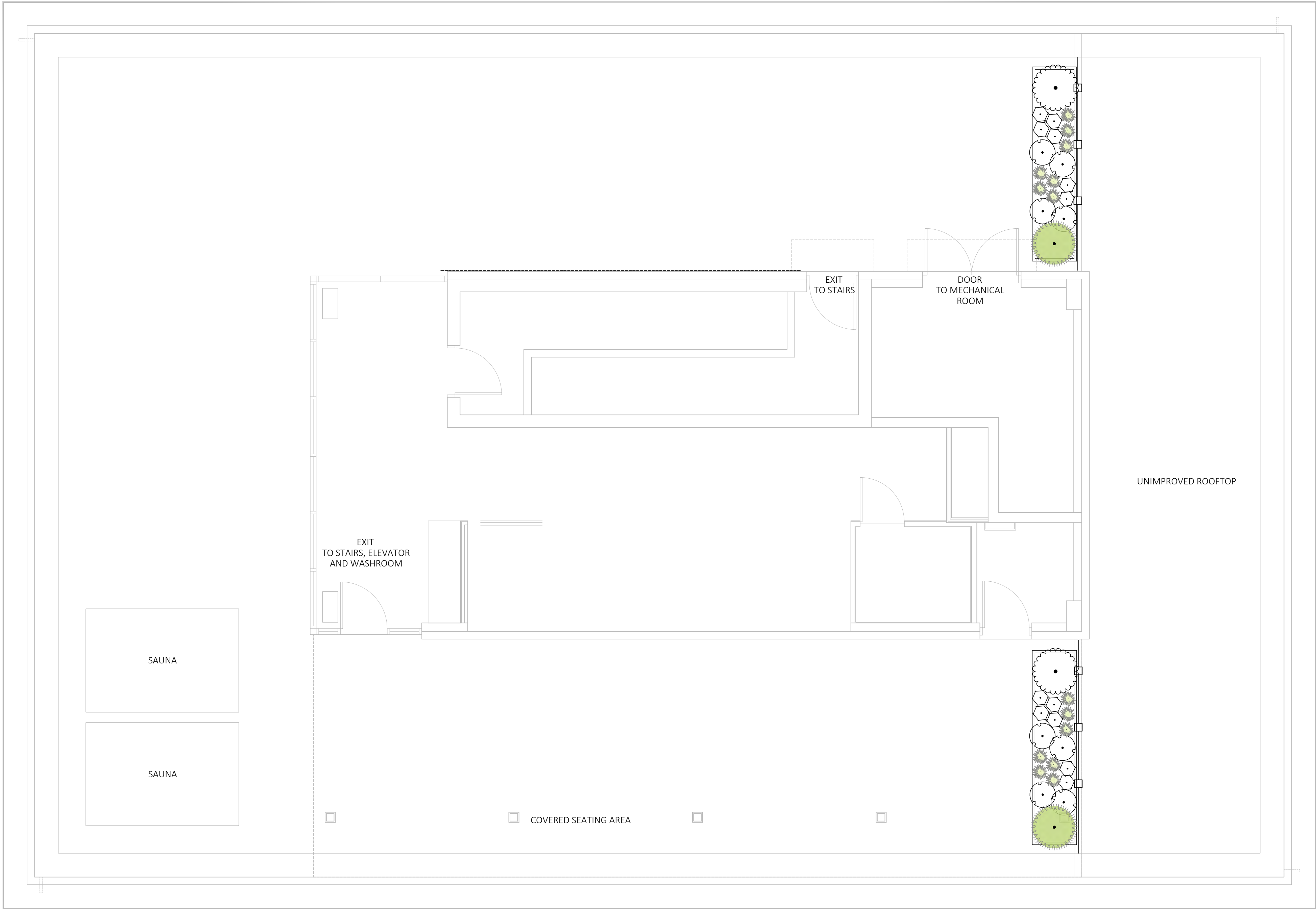
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PLANTING PLAN -
GROUND FLOOR

DWG NO:

SCALE: 1:100

L3.1



PLANT SCHEDULE ROOFTOP

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



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SEAL

NORTH ARROW



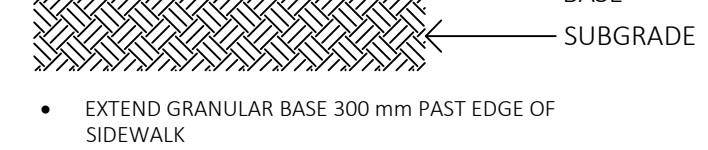
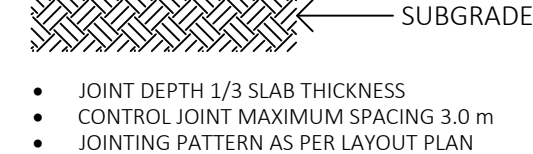
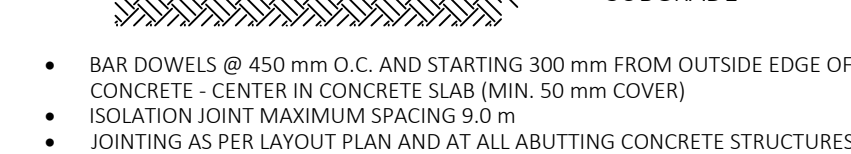
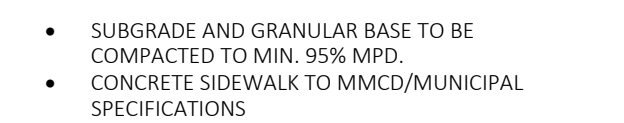
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PLANTING PLAN -
ROOFTOP AMENITY

DWG NO:

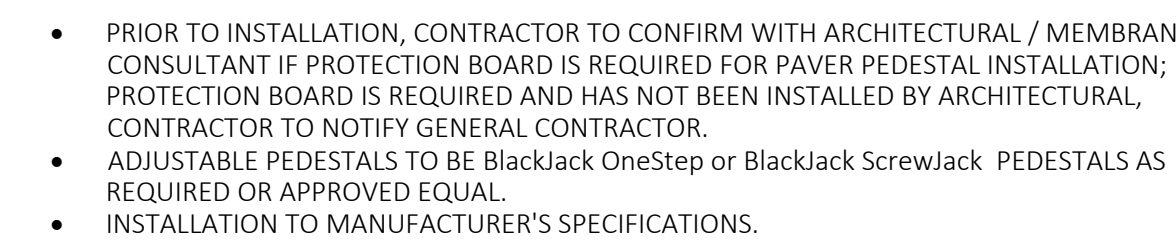
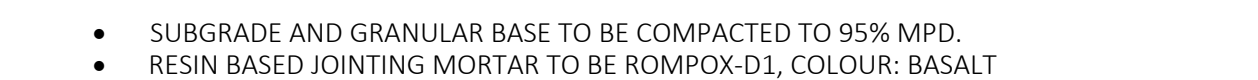
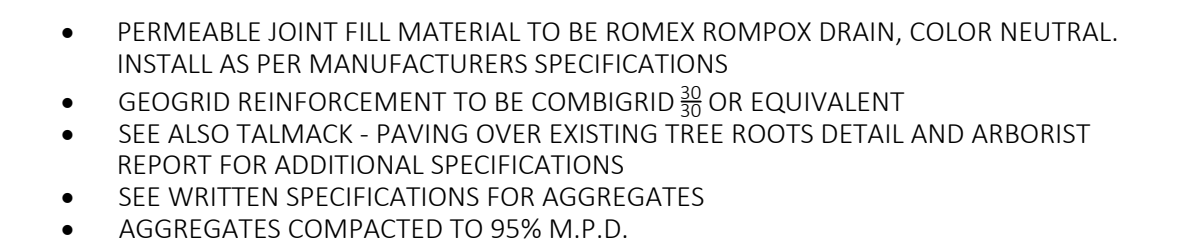
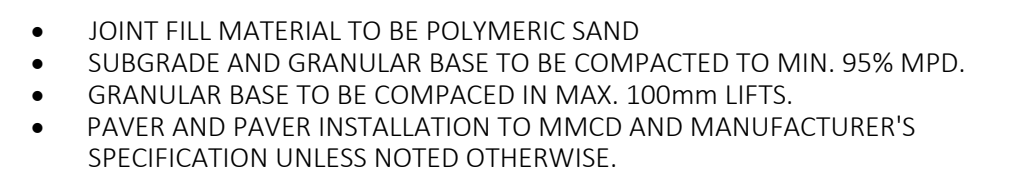
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L3.2



2 CONCRETE EDGE
1:10

3 CONCRETE ISOLATION JOINT, TYP
1:10



7 UNIT PAVER ON GRADE
1:10

8 PERMEABLE UNIT PAVER WITH GEOGRID
1:10

9	MORTAR SET BASALT PAVER (ROMEX)
1:10	

10 CONCRETE SLAB ON STRUCTURE
1:10



- Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
- Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
- Excavate the new footprint of the driveway or sidewalk under the supervision of the project arborist. Excavation will be limited to the removal of the existing sod layer. Excavation around root structures must be performed by hand, airspade, or hydroexcavation.
- Install a two-dimensional (such as Combigrid [®] 16) or Three-dimensional geogrid reinforcement.
- Install a 150mm depth layer of clear crushed gravel (no fines) using 20mm and/or 75mm diameter material or approved equivalent. *Note - the depth may be less than 150mm in some situations (dependent on grading constraints).
- Install medium weight geotextile fabric (such as Nilox 4535 or similar) over the clear crushed gravel layer to prevent fine particles of sand from infiltrating this layer.
- The bedding or base layer and new driveway or sidewalk surface can be installed directly on top of the felted filter fabric.
- Fill slopes - where possible install loose stacked boulders to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.



12	TALMACK - PAVING OVER EXISTING TREE ROOTS
	NTS



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DRAWN BY: ELIZABETH BALDERSTON

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SEAL

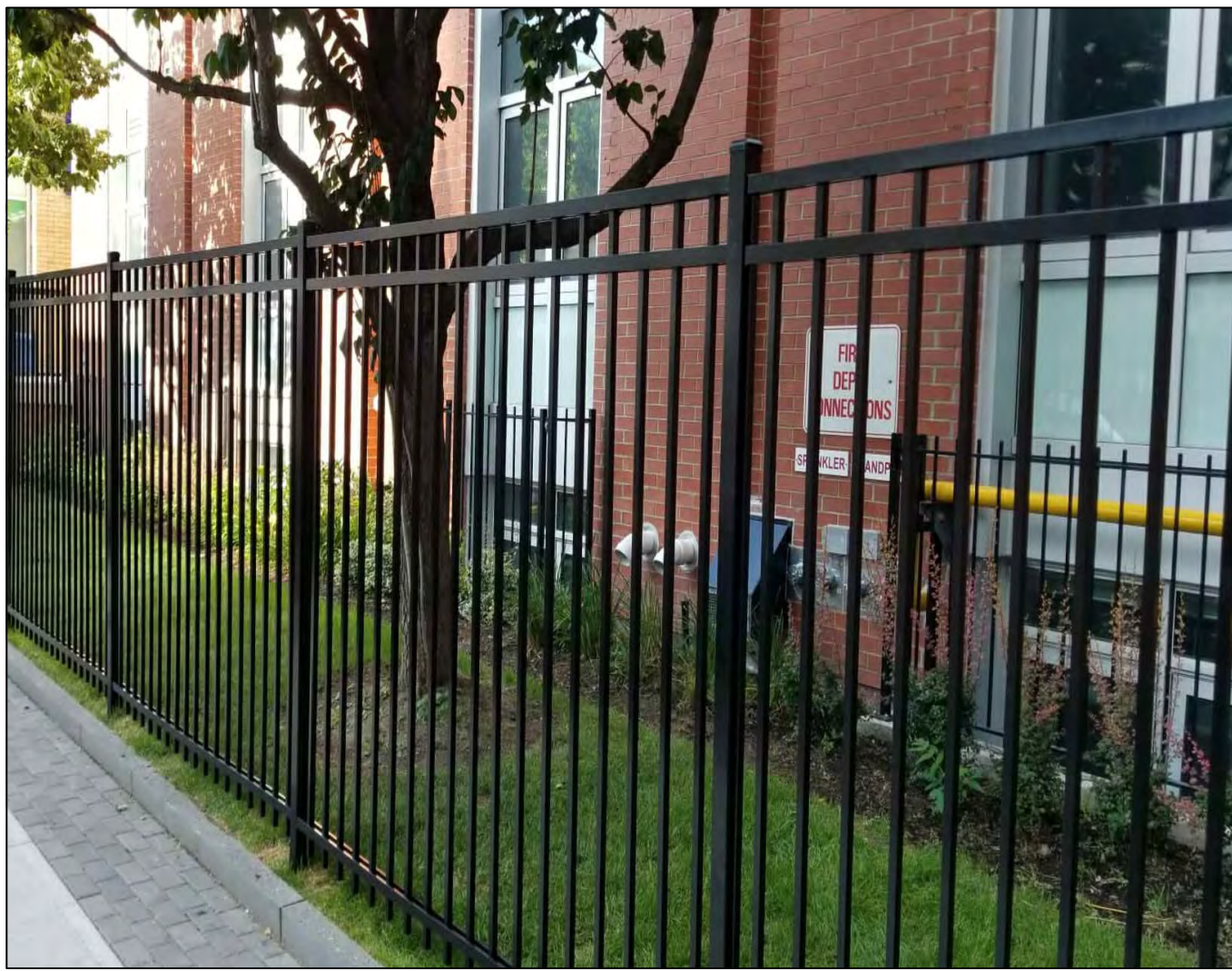
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PAVING DETAILS

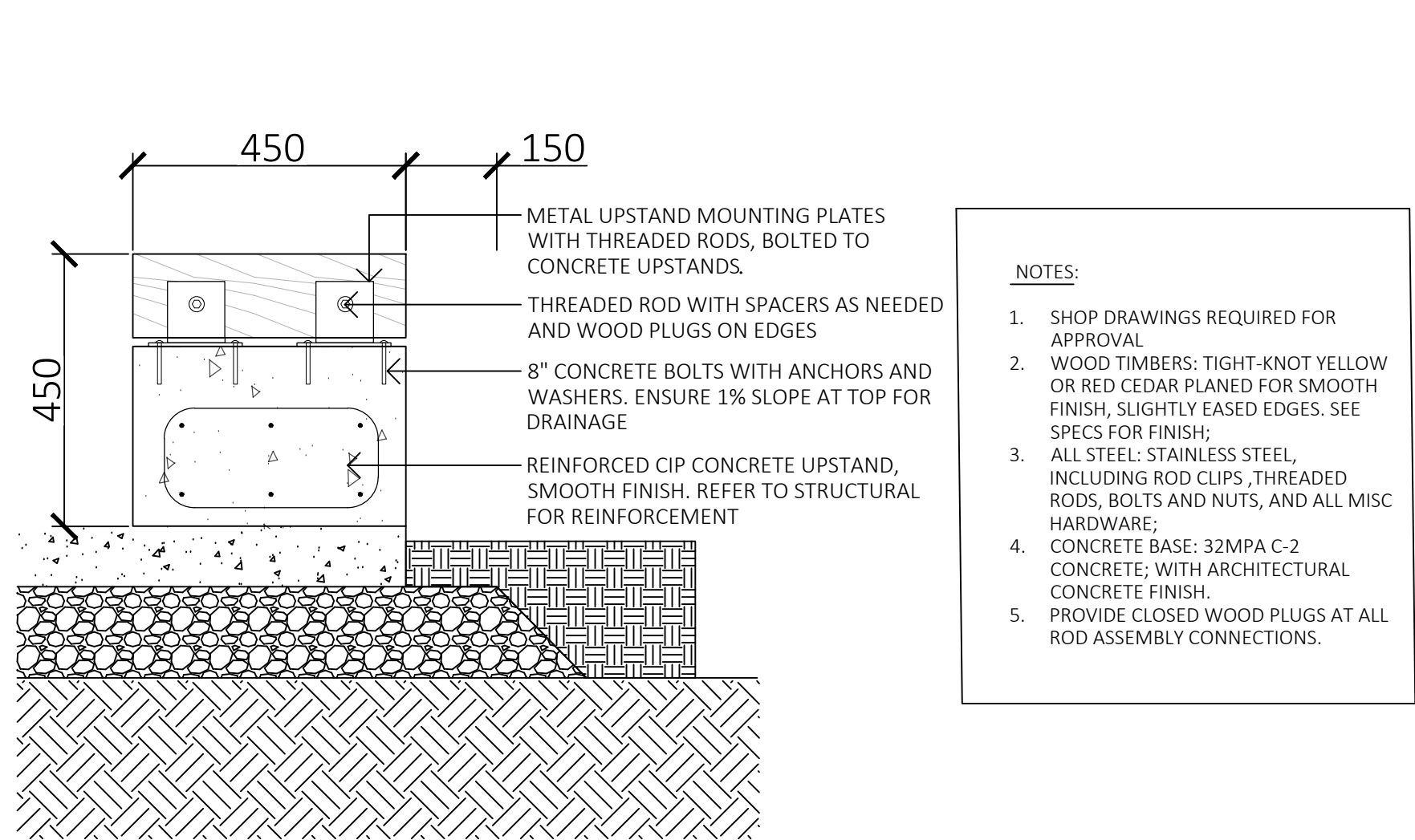
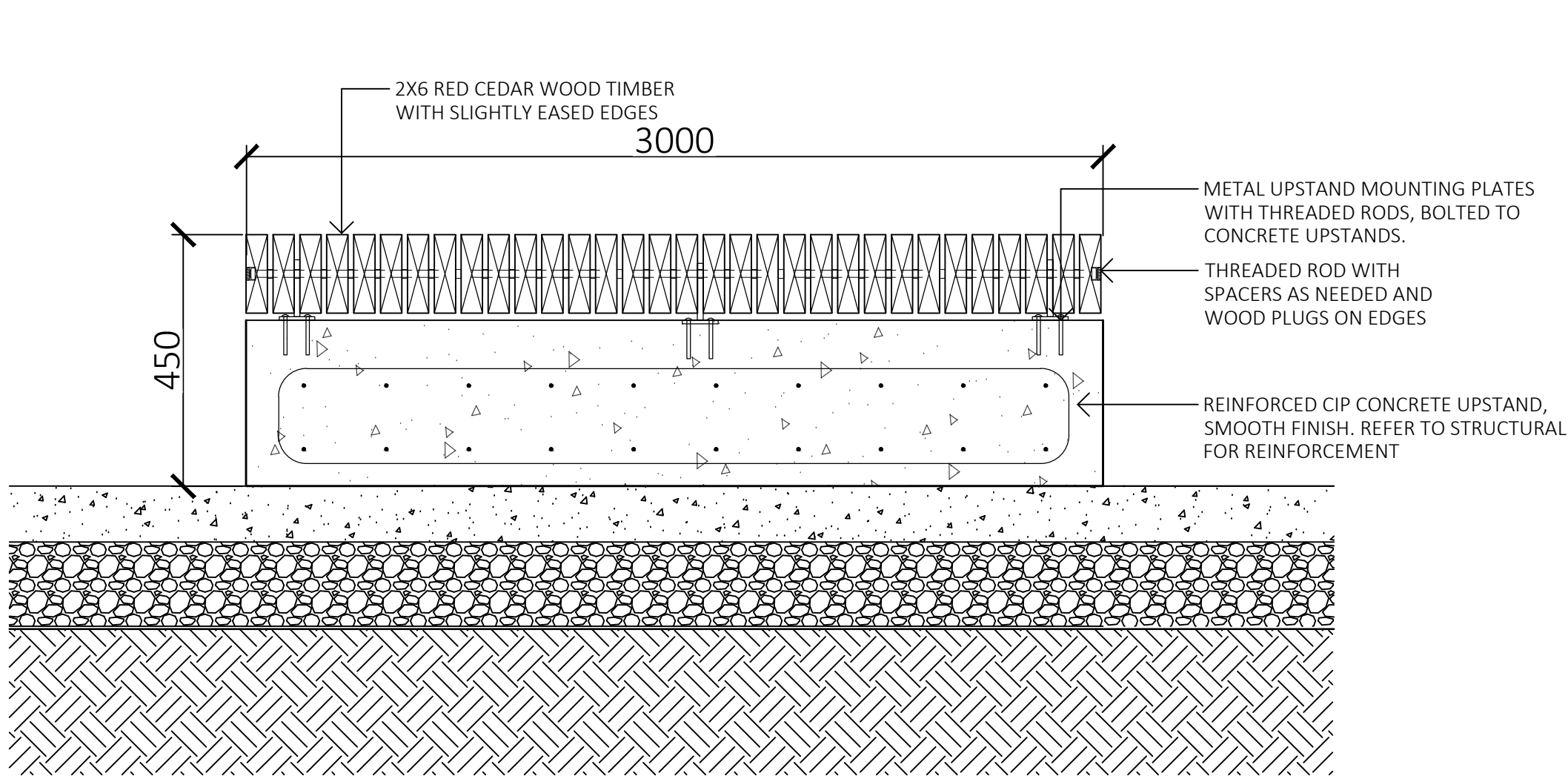
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L4.01



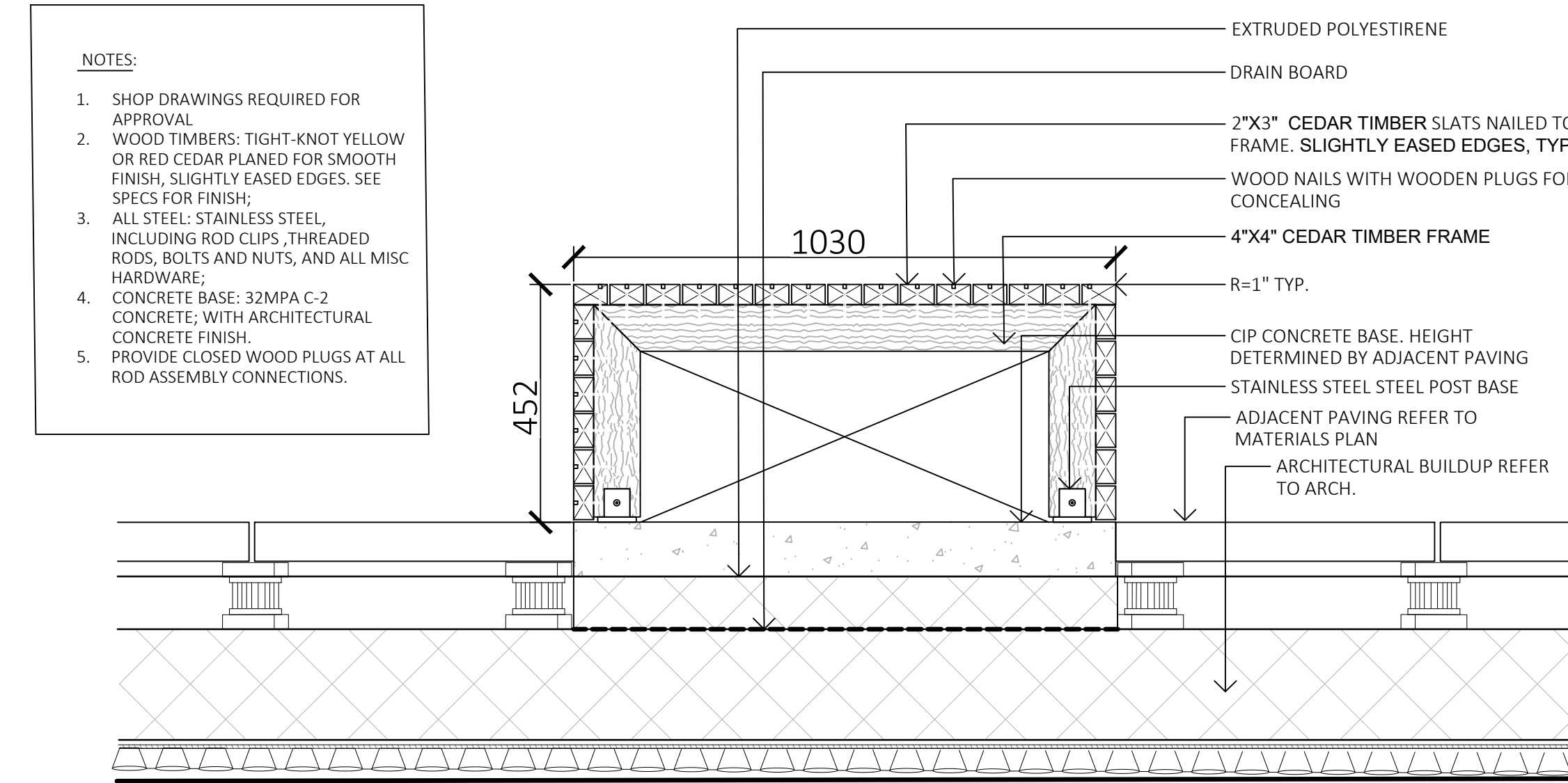
- NOTES:
1. SHOP DRAWINGS AND SUPPLIER CUT SHEET REQUIRED FOR APPROVAL
 2. ALUMINIUM, POWDERCOATED, COLOUR: BLACK
 3. CONCRETE FOOTINGS AS PER MANUFACTURER SPECIFICATION SUPPLIED BY TOWER FENCE PRODUCTS OR APPROVED EQUAL



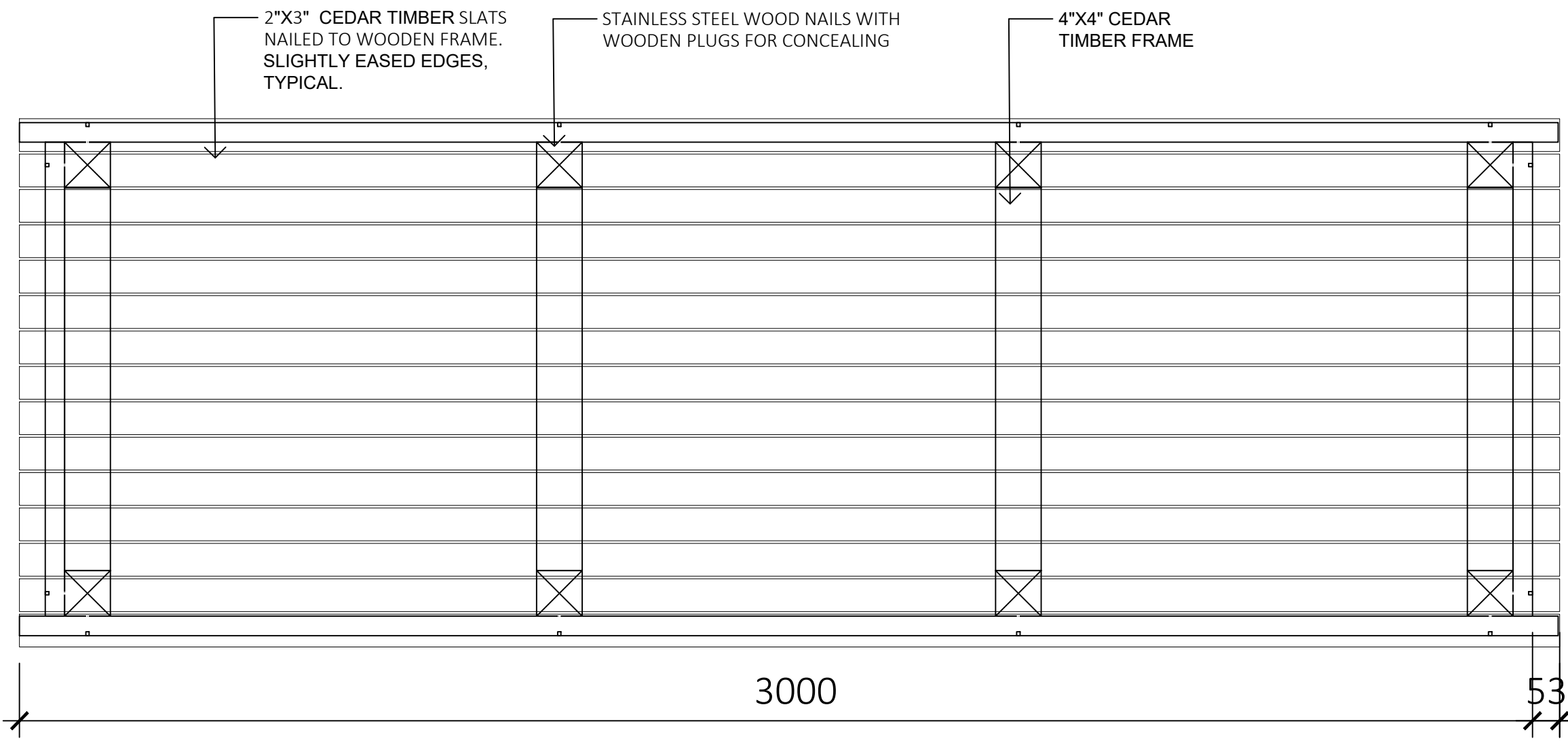
- NOTES:
1. SHOP DRAWINGS REQUIRED FOR APPROVAL
 2. WOOD TIMBERS: TIGHT-KNOT YELLOW OR RED CEDAR PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. SEE SPECS FOR FINISH;
 3. ALL STEEL: STAINLESS STEEL, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, AND ALL MISC. HARDWARE;
 4. CONCRETE BASE: 32MPA C-2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

1 PERIMETER FENCE - 6' HT METAL PICKET
NTS

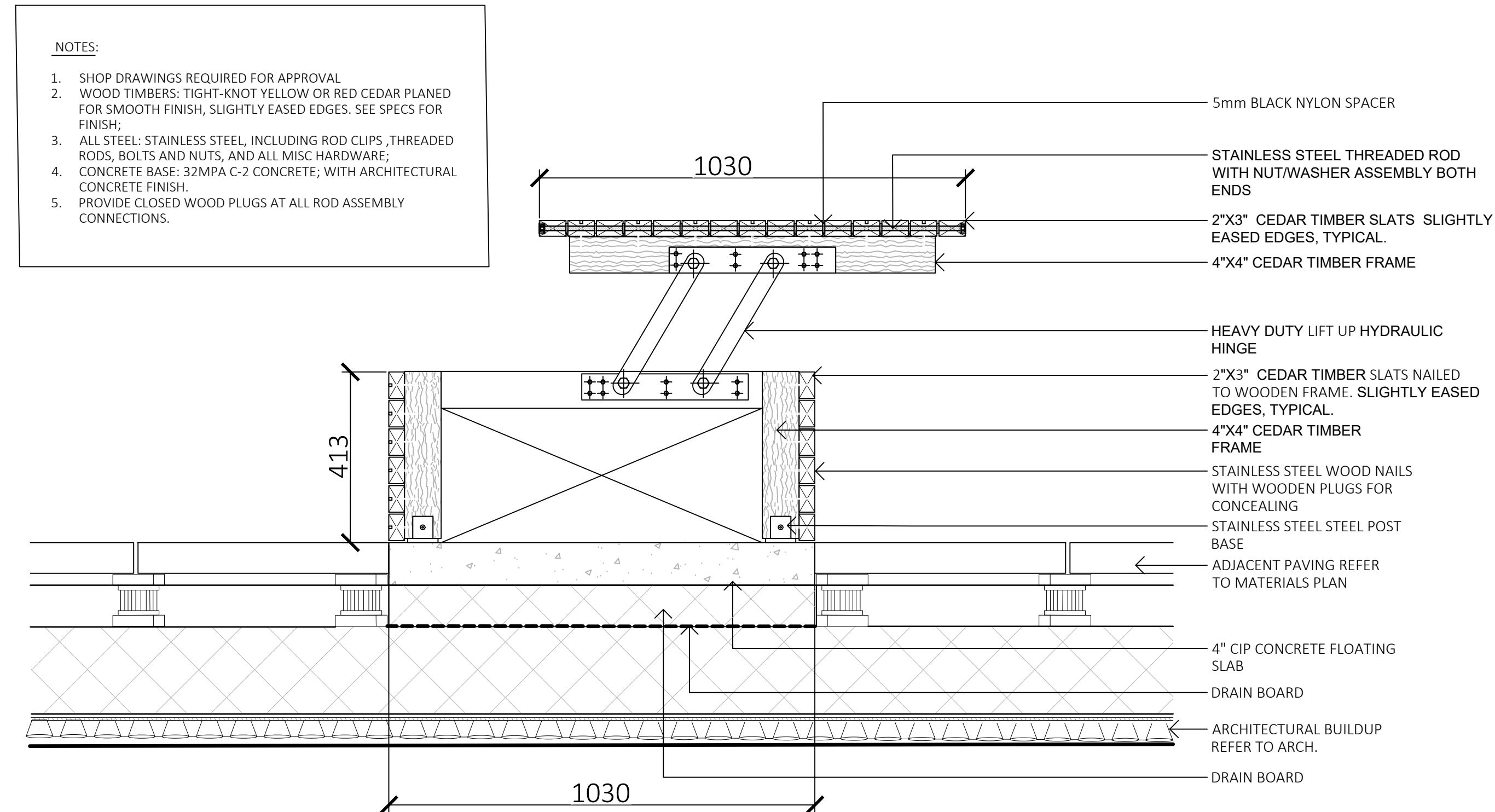
2 CUSTOM BENCH
1:10



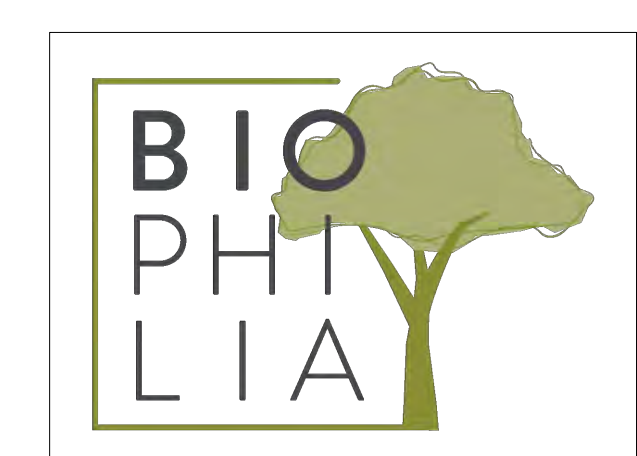
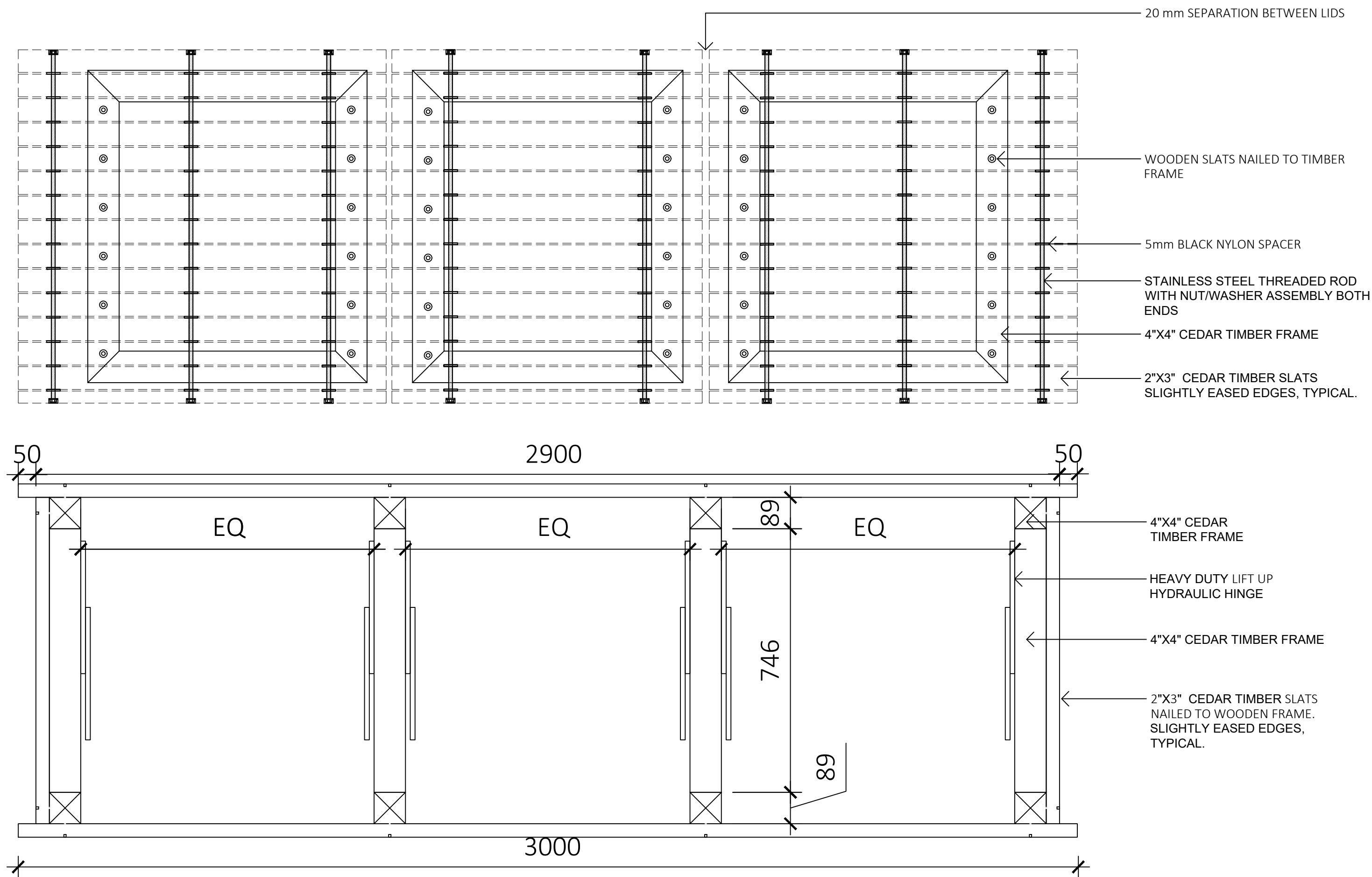
- NOTES:
1. SHOP DRAWINGS REQUIRED FOR APPROVAL
 2. WOOD TIMBERS: TIGHT-KNOT YELLOW OR RED CEDAR PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. SEE SPECS FOR FINISH;
 3. ALL STEEL: STAINLESS STEEL, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, AND ALL MISC. HARDWARE;
 4. CONCRETE BASE: 32MPA C-2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



3 CUSTOM BENCH TYPE 2
1:10



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



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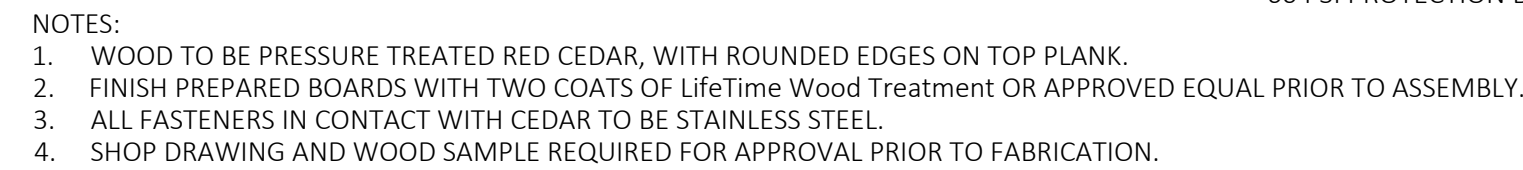
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DRAWING TITLE:
FURNISHING DETAILS

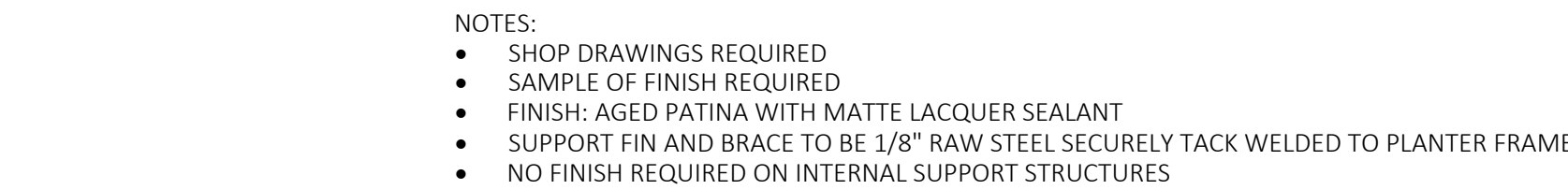
DWG NO:

SCALE: AS SHOWN

L4.2



1 AGRICULTURAL PLANTERS
1:10



2 METAL PLANTERS



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SEAL

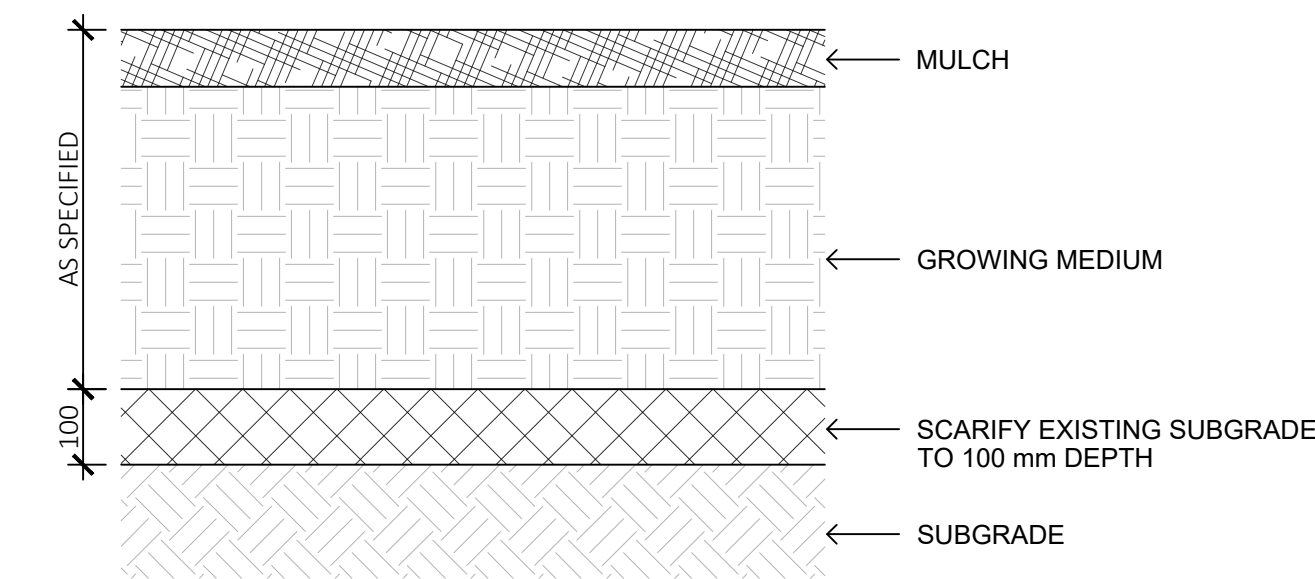
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FURNISHING DETAILS

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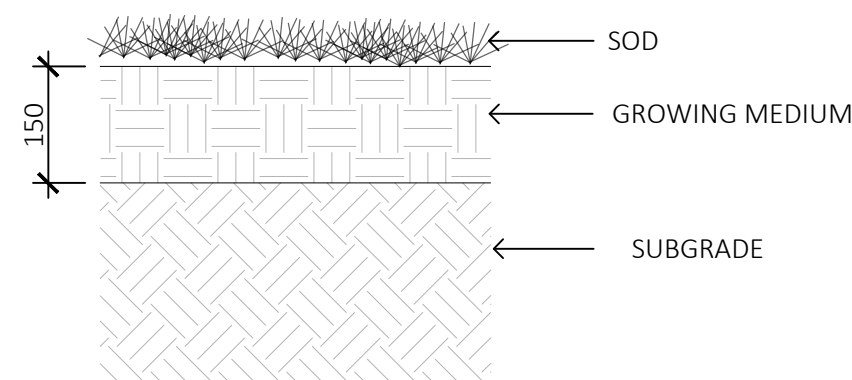
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L4.3



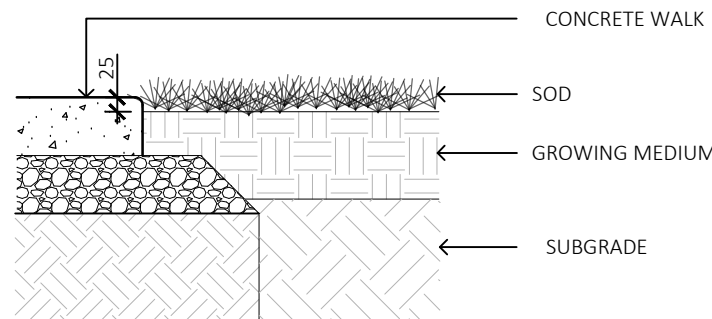
- NOTES:
1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
 2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D
 3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

1 SOIL PROFILE ON GRADE
1:10



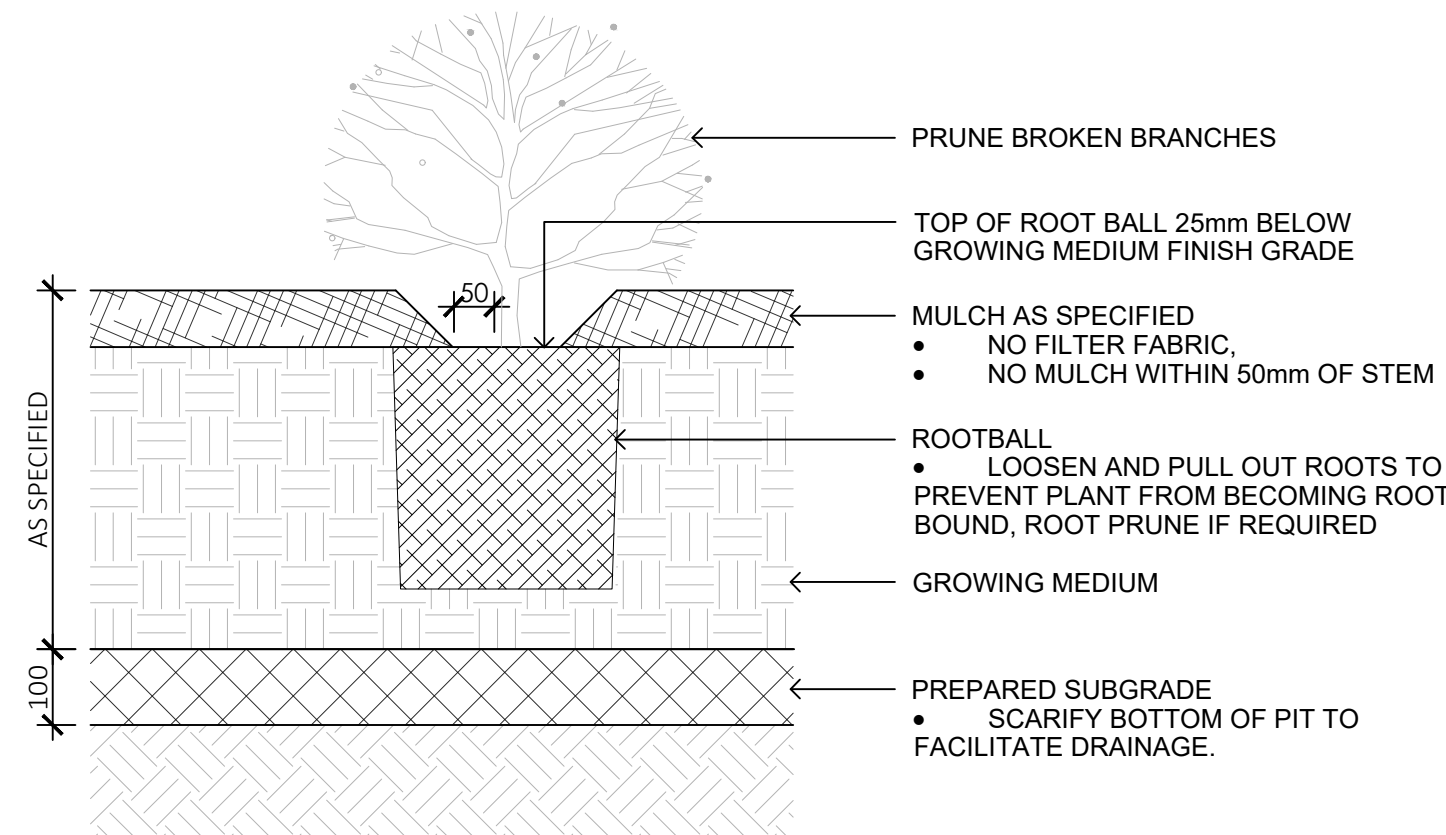
- NOTES:
1. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% MPD.

2 SOD
1:10



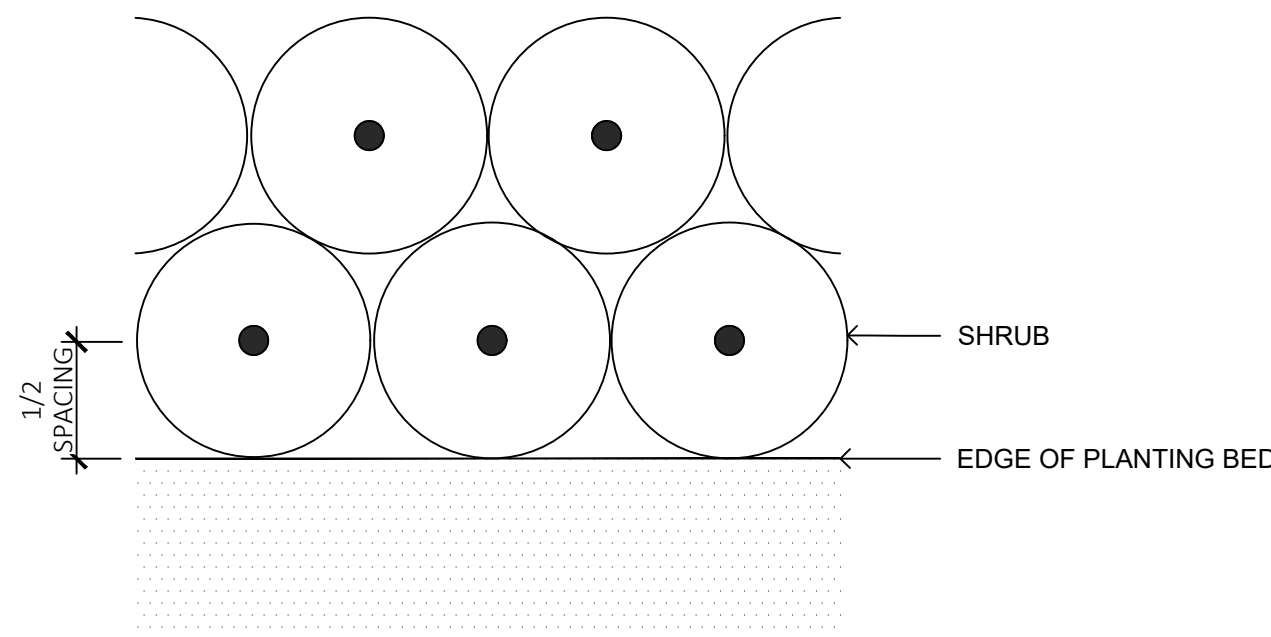
- NOTES:
1. SOD 25mm BELOW ADJACENT SIDEWALK
 2. SUBGRADE UNDER SOD TO BE COMPACTED TO 80% MPD.
 3. SUBGRADE UNDER CONCRETE WALK TO BE COMPACTED TO 95% MPD

3 SOD AND SIDEWALK INTERFACE
1:10

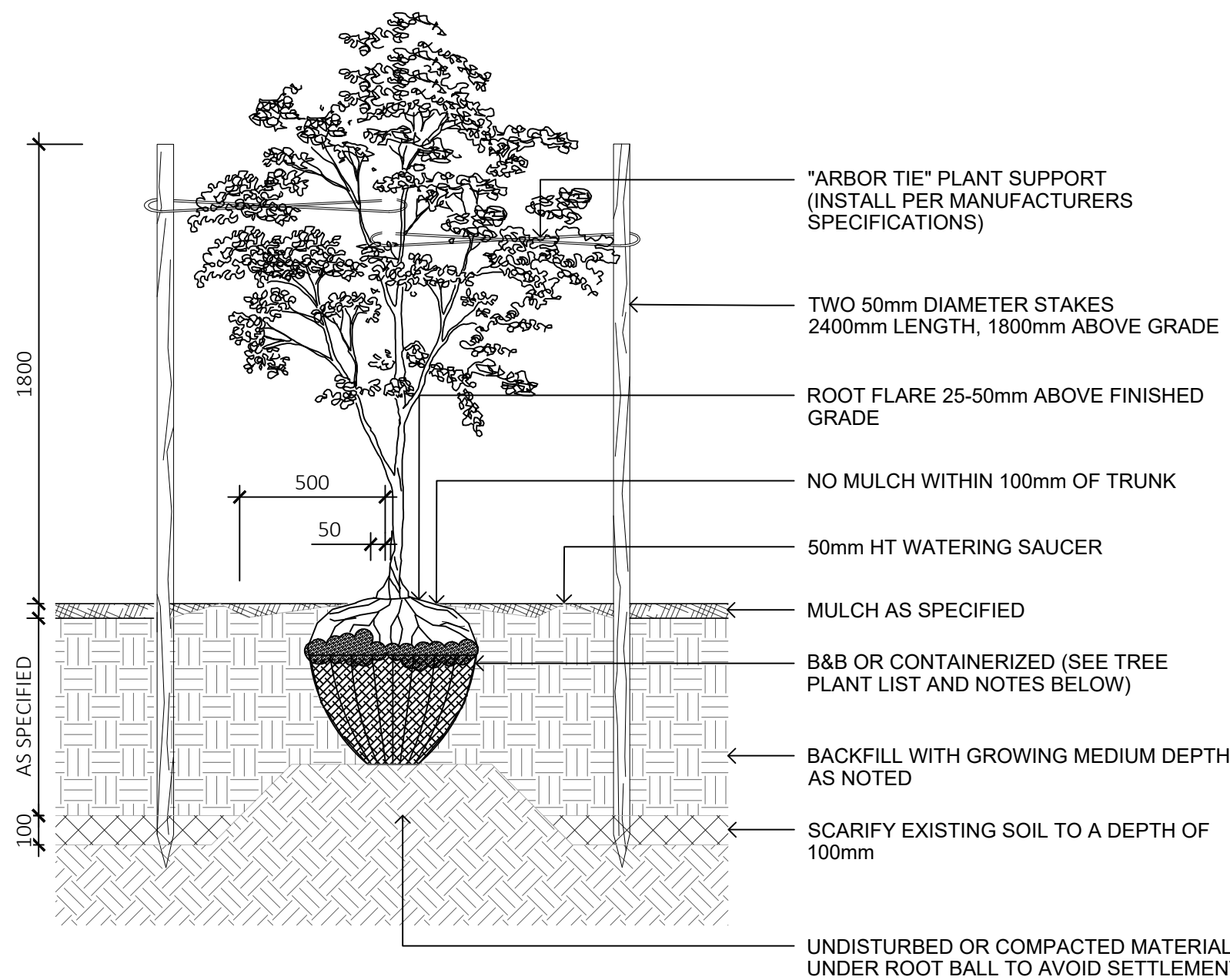


- NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
 2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

4 SHRUB PLANTING
1:10

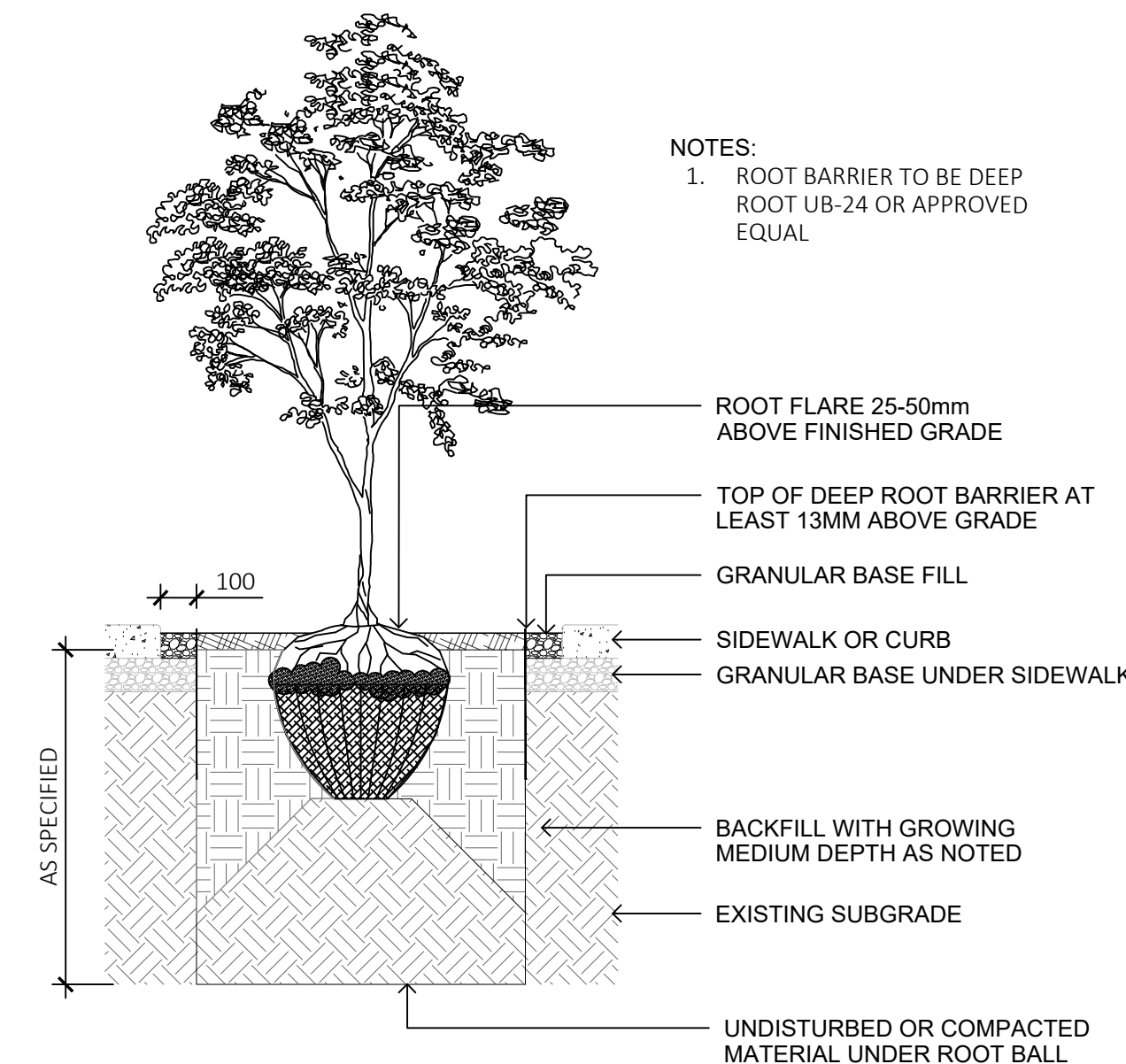


5 PLANTING TRIANGULAR SPACING
1:10



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

6 TREE PLANTING
1:10



- NOTES:
1. ROOT BARRIER TO BE DEEP ROOT UB-24 OR APPROVED EQUAL

7 ROOT BARRIER
1:10



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9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/26
11	ISSUED FOR CONSTRUCTION	2024/10/25
12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

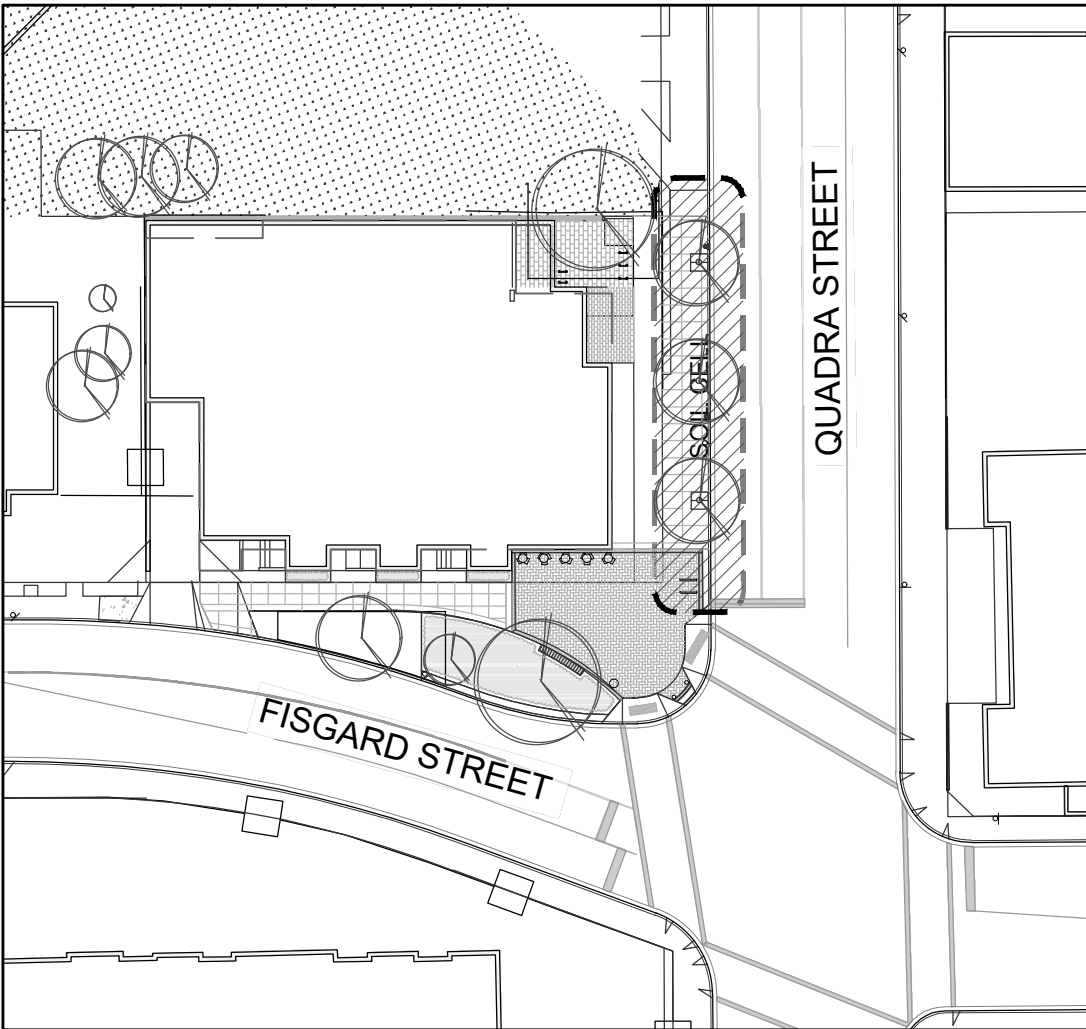
DRAWING TITLE:

PLANTING DETAILS

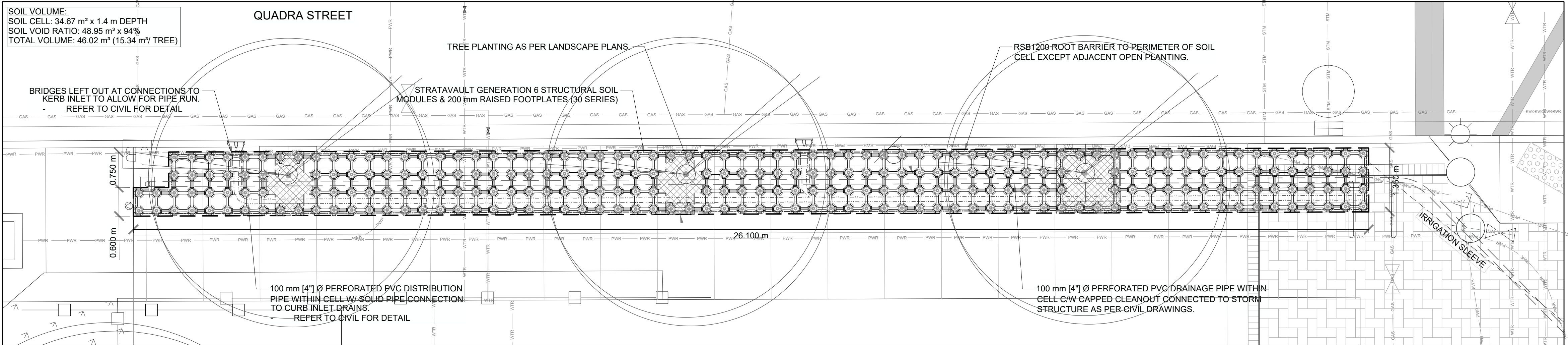
DWG NO:

SCALE: AS SHOWN

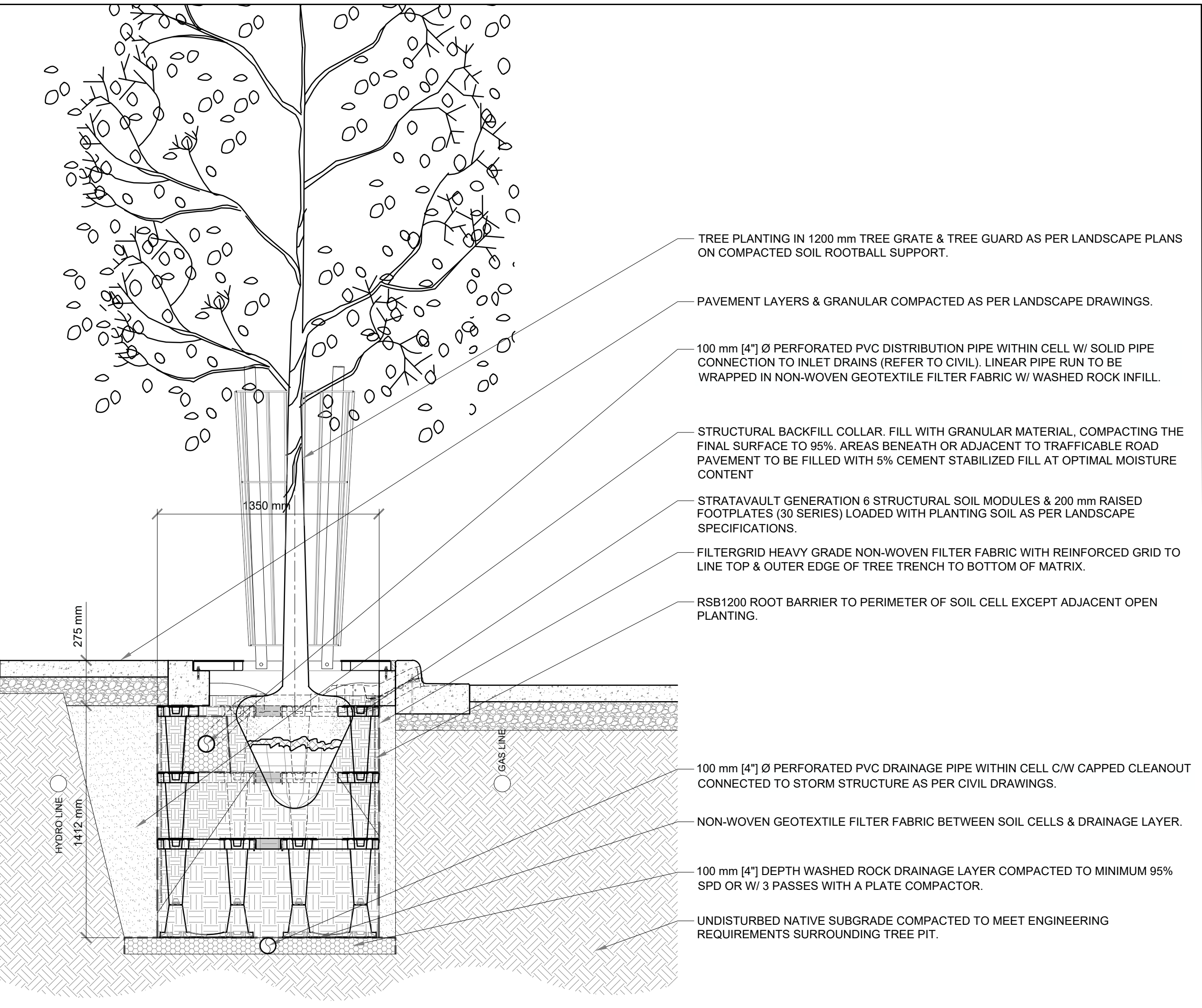
L4.4



1 SITE KEYPLAN
SC01 Scale: 1:500



2 SOIL CELL LAYOUT
SC01 Scale: 1:50



3 SOIL CELL SECTION
SC01 Scale: 1:20

Citygreen Australia
Phone: (+61) 1300 066-949
10 Herb Elliott Avenue,
Sydney Olympic Park, NSW
2127
transforming grey spaces into green
Email: info@citygreen.com

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

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

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

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

Client:
TACMACK URBAN FORESTRY

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

Consultant Drawings:

Job No:
DS4557

Drawing No:
SC01

Reference No:

Sheet No. 1 of 1

Issue # 4

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

NO.	ISSUED FOR	YYMM/DD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
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12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

DRAWING TITLE:
STRUCTURAL SOIL CELLS

DWG NO:

SCALE: AS SHOWN

L5.1

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

NEW TOWN PAVING MATERIALS

1 TROWEL JOINT CONCRETE

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

2 CONCRETE UNIT PAVERS

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

3 BASALT PAVERS

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



74 | CITY OF VICTORIA

NEW TOWN PAVING APPLICATIONS

1 SIDEWALK

- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 30' panel
- Narrow sidewalks - 2m or less eliminate 450mm banding along building face from the pattern

2 CORNERS

Paving field

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

Tactile band

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

3 BASALT ENTRY BANDING WITH STREET NAME INSERT

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

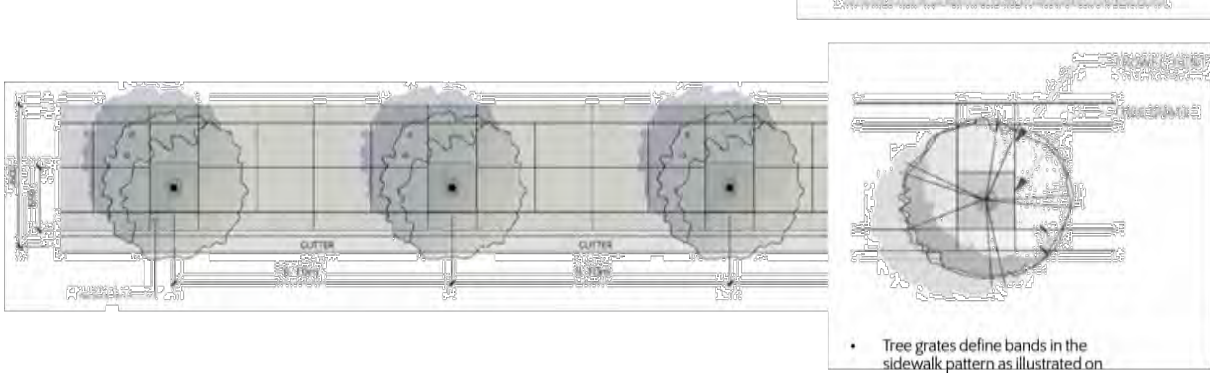
DOWNTOWN PUBLIC REALM PLAN STRATEGY • STREETScape PLAN | 75

NEW TOWN PLANTING DETAILS

APPLICATION

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

- Adaptation of existing tree locations to sidewalk improvements:
 - Small modifications of proposed trowel joint pattern are recommended to best accommodate for existing tree locations. Detailed design and recommendations to be provided on a case-by-case basis for each improvement area.
 - Use of proposed poured-in-place resin bound material instead of tree grates is highly recommended to best accommodate heaving and overgrown tree routes and large tree trunks.
- New development condition:
 - A street tree spacing of between 8 - 10 metres is desired
 - Tree grates should be set in a concrete band that runs across the sidewalk from curb to building face as illustrated on the diagram below with trowel joint defining the band always aligned with tree grates
 - Street trees should be sited to correspond with architectural features of building frontage when possible



Typical Tree Pit Detail
Soil Cell Option

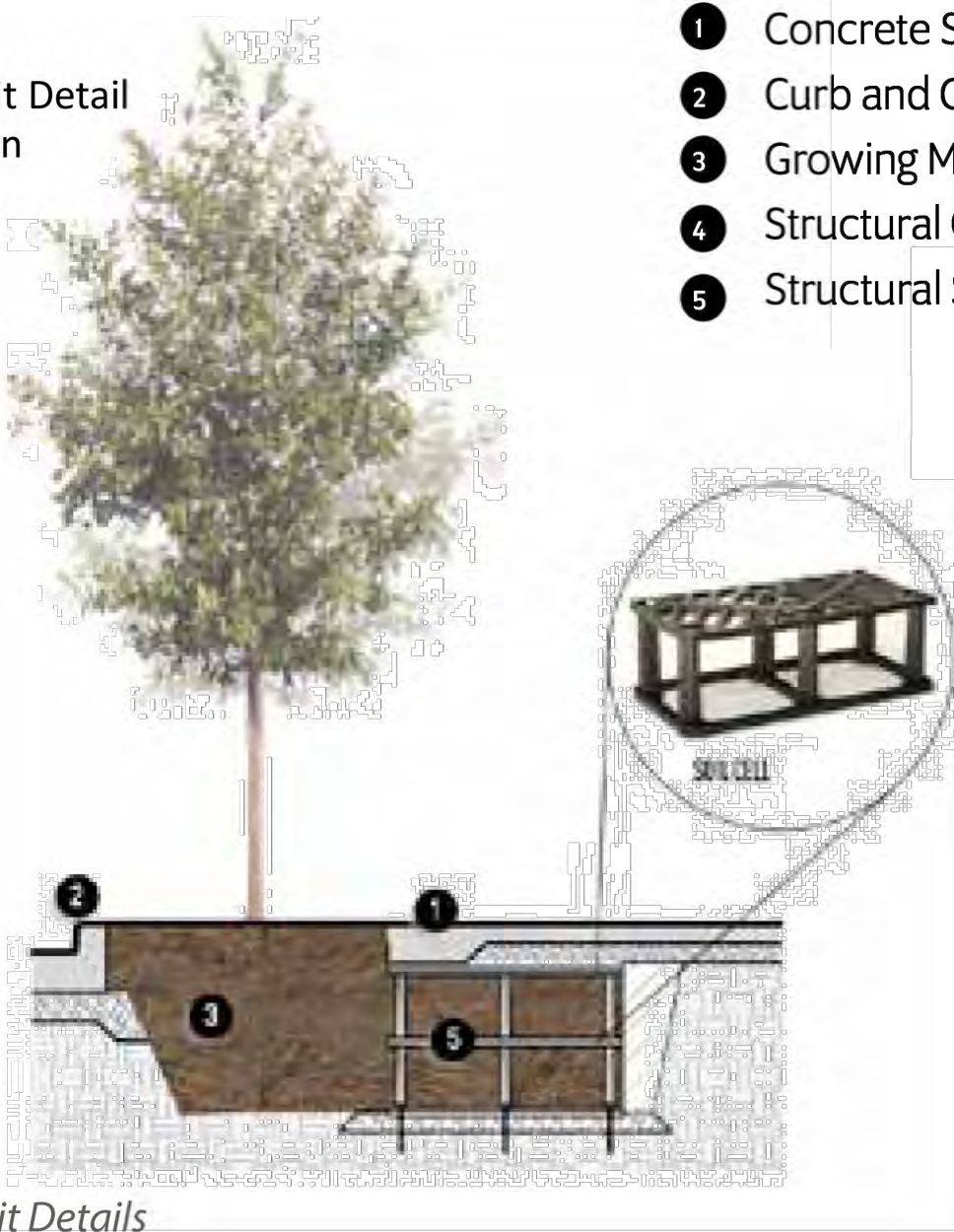


Fig. 12 Tree Pit Details

38 | CITY OF VICTORIA



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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

1 CITY OF VICTORIA NEW TOWN STANDARD DETAILS - SIDEWALKS
NTS

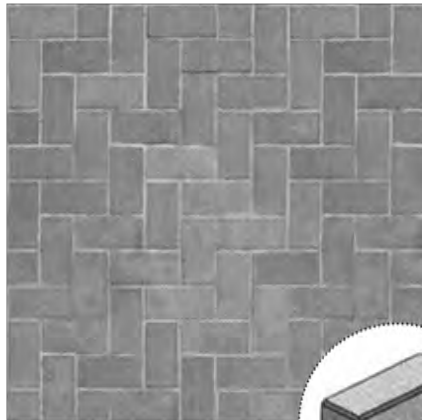
BASALT BAND

PRODUCT TYPE: Basalt Banding - street name
PRODUCT NAME: Basalt Band
INSTALLATION METHOD: Mortar Set
COLOR/ FINISH: Natural Broom Finish
DIMENSIONS: 450 mm Wide x length varies
APPLICATION: Entry Banding
DISTRIBUTION: - Bedrock Natural Stone or equivalent
SUPPLIER: See Character area section of Streetscape Standards for specific location guidelines.
SPECIAL NOTES:



CONCRETE UNIT PAVES

PRODUCT TYPE: Concrete Paving
PRODUCT NAME: Concrete Unit Paver
INSTALLATION METHOD: Mortar set
COLOR/ FINISH: Natural Grey Unsealed
DIMENSIONS: 225mm Width x 75mm Depth x 60mm Thick
APPLICATION: Paving Field
DISTRIBUTION: - Abbotsford Concrete Products Ltd. or equivalent
SUPPLIER: See Character area section of Streetscape Standards for specific location guidelines.
SPECIAL NOTES:



TROWEL JOINT CONCRETE

PRODUCT TYPE: Concrete Paving
PRODUCT NAME: Trowel Joint Concrete
INSTALLATION METHOD: Cast-in-place
INSTALLATION NOTE: Prior to broom finish application, trowel out shoulder to leave only a score line.
COLOR/ FINISH: Fine Broom Brush
DIMENSIONS: Plan Specific
APPLICATION: Sidewalk Fill
DISTRIBUTION: -
SUPPLIER: -
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.

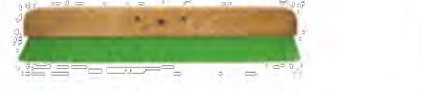


TROWEL TOOL



16\"/>

24\"/>



Green Nylex Soft Finish Broom	
• Soft concrete finish broom with 5\"/>	
• Memory resistant soft green nylex bristles	
Item ID	CC454
Weight	1.50 LB (0.68 kg)
Material	Nylex™
Handle	Threaded (C16)
Handle Material	Wood
Handle Length	60 in. (152.40 cm)
Trim Material	Soft Green Nylex®

2 NEW TOWN - BASALT STREET NAME PAVES
NTS

3 NEW TOWN - CONCRETE PAVES
NTS

4 NEW TOWN - CONCRETE SIDEWALK
NTS

HARDSCAPE

ROMPOX®-D1

The proven paving jointing mortar

2 component epoxy resin paving jointing mortar

PROPERTIES

- for light to medium traffic loads
- for joint widths from 3mm to 1/4"
- for joint depths from 30mm to 1 1/4"
- water permeable
- self compacting
- water emulsifiable
- can be applied to ground temperatures of > 0°C / > 32°F

INFO

Films & Consumption calculator at www.romex-pfm.de

Application

Preparation

Pre-mix

Add water

Design off

Wash in

Final cleaning

Technical data

	Application value*	Building value**
Min. concrete temperature	13.00 °C (55.40 °F)	13.00 °C (55.40 °F)
Min. concrete strength	12.00 MPa (1.74 ksi)	12.00 MPa (1.74 ksi)
Concrete temperature	13.00 °C (55.40 °F)	13.00 °C (55.40 °F)
Concrete strength	12.00 MPa (1.74 ksi)	12.00 MPa (1.74 ksi)
Water permeability	0.00	0.00

Storage life 24 months, well sealed, in airtight containers, away from moisture and light.

Consumption table in kg/m²

Joint width	Joint depth	Consumption
3 mm	30 mm	1.50 kg/m²
6 mm	30 mm	3.00 kg/m²
12 mm	30 mm	6.00 kg/m²
18 mm	30 mm	9.00 kg/m²
24 mm	30 mm	12.00 kg/m²
30 mm	30 mm	15.00 kg/m²
36 mm	30 mm	18.00 kg/m²
42 mm	30 mm	21.00 kg/m²
48 mm	30 mm	24.00 kg/m²
54 mm	30 mm	27.00 kg/m²
60 mm	30 mm	30.00 kg/m²

HARDSCAPE

ROMEX®- TRASS BED

Frost resistant drainage mortar

Drainage trass bed mortar

PROPERTIES

- for pedestrian and traffic loads
- from 3mm to 1 1/4" layer thickness
- highly water permeable
- prevents frost damage
- lessens waterlogging + discoloration
- ready to use mixture or COMPOUND
- fast and drying salt resistant
- easy application
- lessens efflorescence
- Compressive strength > 35 N/mm² / 5,000 psi

CONSTRUCTION VARIATIONS

Preparation of substructure and jointing:

Construction variants for paving:

Setup of bonded construction method

See the following diagrams in this report:

15mm 1/4" DRAINAGE CONCRETE

20mm 5/16" DRAINAGE CONCRETE

HARDSCAPE

CONSTRUCTION VARIATIONS

Preparation of substructure and jointing:

Construction variants for paving:

Setup of bonded construction method

See the following diagrams in this report:

15mm 1/4" DRAINAGE CONCRETE

20mm 5/16" DRAINAGE CONCRETE

HARDSCAPE

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20mm 5/16" DRAINAGE CONCRETE

HARDSCAPE

CONSTRUCTION VARIATIONS

Preparation of substructure and jointing:

Construction variants for paving:

Setup of bonded construction method

See the following diagrams in this report:

15mm 1/4" DRAINAGE CONCRETE

20mm 5/16" DRAINAGE CONCRETE

5 ROMEX STANDARD DETAILS - MORTAR SET FOR BASALT PAVERS
NTS

NO.	ISSUED FOR	YYMMDD
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2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
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12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

DRAWING TITLE:
MUNICIPAL HARDSCAPE
DETAILS

DWG NO:

SCALE: AS NOTED

L6.1



TREE GUARD FABRICATED BY
COV PUBLIC WORKS

TO ORDER CONTACT PARKS
DIVISION: 250-361-0600

NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS



MODERN METAL BIN

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

NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS



STANDARD BIKE RACK

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

NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS

1 NEW TOWN TREE GUARD
NTS

2 NEW TOWN LITTER RECEPTACLE
NTS

3 NEW TOWN BIKE RACK
NTS

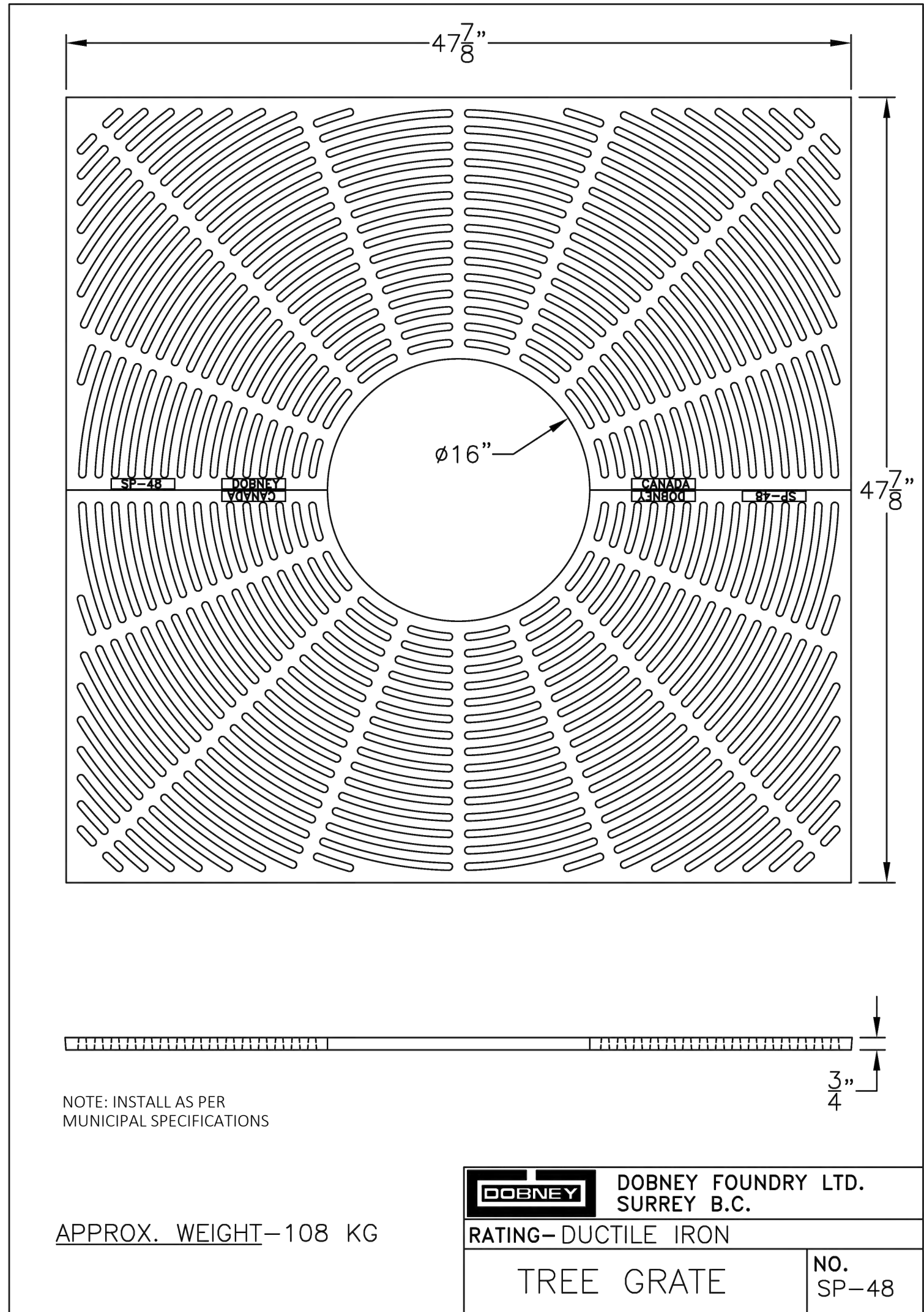
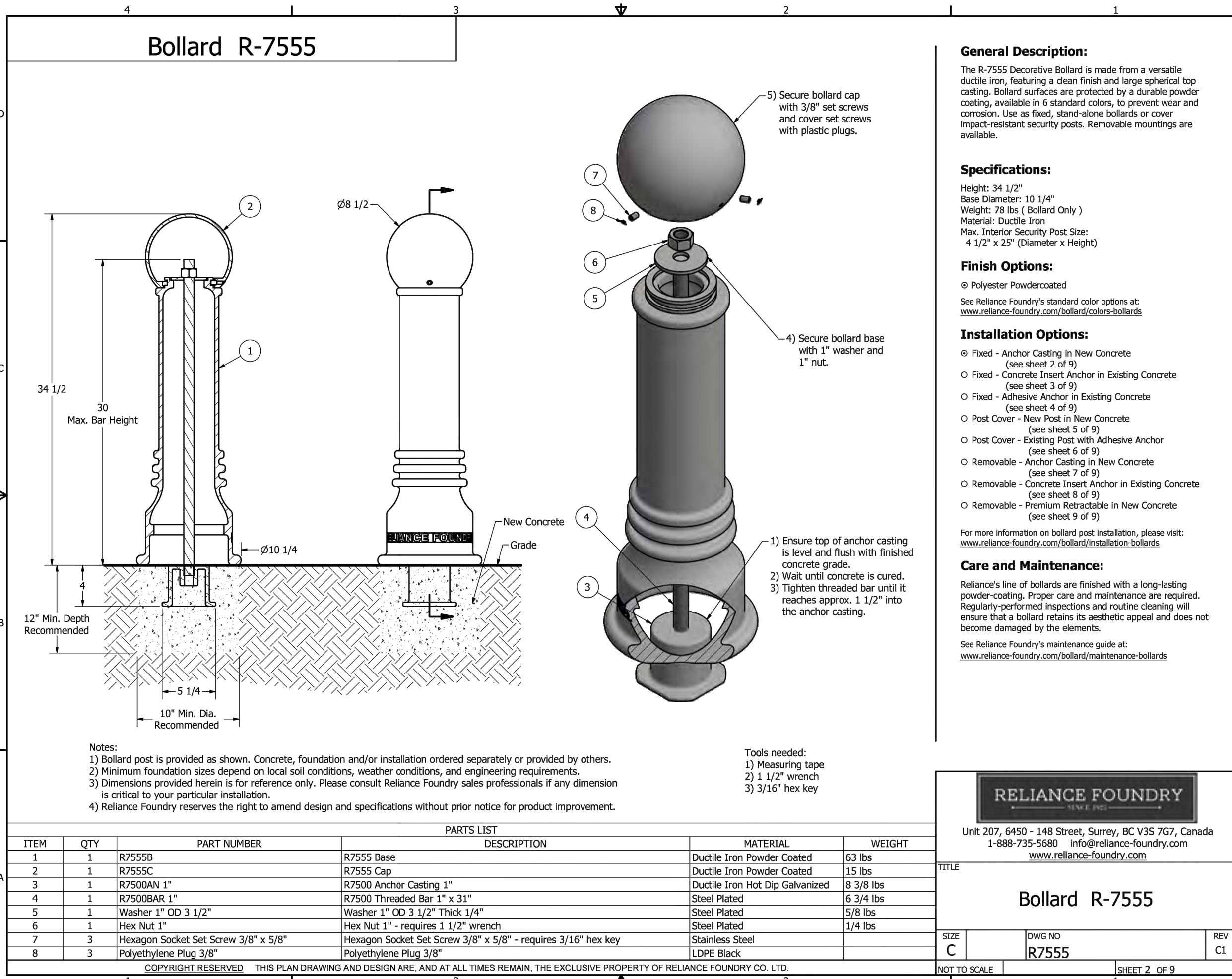
RELIANCE FOUNDRY BOLLARD

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

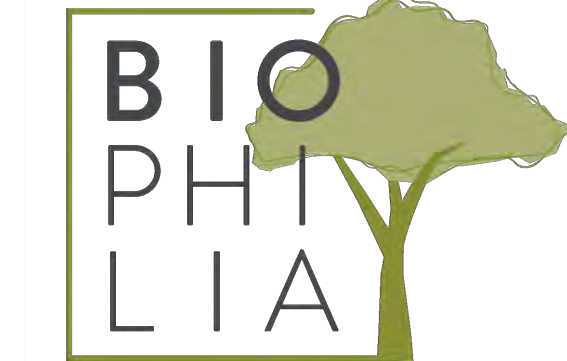


NOTE: INSTALL AS PER
MUNICIPAL SPECIFICATIONS

4 NEW TOWN BOLLARD
NTS



5 NEW TOWN TREE GRATE
NTS



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

PROJECT NAME:
THE ESTOYA

PROJECT ADDRESS:
1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: ELIZABETH BALDERSTON

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
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12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

DRAWING TITLE:

MUNICIPAL SITE
FURNITURE DETAILS

DWG NO:

SCALE: AS NOTED

L6.2

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

2.40m

38mm x 89mm TOP RAIL

500mmx 500mm
SIGN MUST BE
ATTACHED TO
FENCE. SEE
BELOW NOTES
FOR WORDING

1.20m

0.60m

38x89mm BOTTOM RAIL

38x89mm POST

TIES OR STAPLES TO
SECURE MESH

TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.

2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011

TREE PROTECTION FENCING
AND SIGNAGE DETAIL

REVISIONS

DRAWING NUMBER:
SD P1

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

GUIDELINES FOR WORKING AROUND CITY TREES

The City of Victoria and it's residents highly value their city trees. These trees remove toxins from the air, produce oxygen, reduce ground water erosion, aid in climate control, provide wildlife habitat, and increase property value. City trees grow in difficult conditions and are easily injured. Small injuries to the roots, trunk or branches can take years to heal or may even result in the tree dying or having to be removed

Before starting work around trees please contact the Parks Division at 250-361- 0600 or MIKE #3605 and a City arborist will be happy to meet on site to assist in developing a tree protection plan and discuss possible options.

You can also help protect our trees by following these guidelines.

PLEASE:

Drive or park equipment on an established road or driveway. If you must drive or work within 5 meters of a tree, please protect the roots by covering them with plywood or another suitable material.

Protect the tree's branches and trunk when operating equipment in the vicinity.

Fuel equipment on a hard surface and not near trees.

Contact a city arborist when excavating or trenching within 5 meters of a tree.

Wash off cement debris or any other toxic material on a hard surface away from all trees.

Store debris or building material on hard surfaces. If you must use the grass area under the tree please stay 5 meters away from all trees or protect the roots by covering them with plywood or another suitable material

Do not fasten anything to trees.

Contact a city arborist if roots need to be cut or removed.

Report all tree damage to Parks.

2011

WORKING AROUND TREES

REVISIONS

DRAWING NUMBER:
SD P2

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

5

4

3

2

1

NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.

2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.

5. SOD NOT TO BE REINFORCED WITH MESH.

2011

SOD SEED DETAIL

REVISIONS

DRAWING NUMBER:
SD P3

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
REMOVE COMPLETELY FROM CONTAINER

2. BURLAP AND ROPE:
REMOVE TOP 1/3 OF COVERING

3. WIRE AND BURLAP:
REMOVE TOP 1/3 OF WIRE ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR
DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE
TREATED STAKES @ 8' 0" (2440mm)
LENGTH. STAKE AT EDGES OF THE
ROOTBALL IN LINE WITH ROADWAY.
ON EXPOSED SITES STAKE IN LINE
WITH PREVAILING WIND.
VERTICAL STAKES TO BE DRIVEN
600 mm INTO GROUND.

40mm NYLON WEBBING

1.0m DIAMETER BARK MULCH
RING SAUCER OVER ROOTBALL
150mm DEPTH

TREES MUST BE PLANTED WITH
NO MORE THAN A 50 mm DEPTH
FROM FINISHED GRADE TO THE
TOP OF THE ROOT BALL

GRASS BOULEVARD

ROOT BARRIER
450 mm x 4.0M LENGTH

BROOM FINISH CONCRETE
SIDEWALK

700 mm COMPACTED
STRUCTURAL SOIL TO
THE APPROVAL OF THE
GEOTECHNICAL ENGINEER

SCARIFY BOTTOM OF PIT

ROOT BARRIER
450 mm x 4.0M LENGTH

COMPACTED SUBGRADE
TO 98% S.P.D.

GROWING MEDIA SHALL MEET B.C. LANDSCAPE
STANDARD TABLES 6-3 (SECTION 32 91 21-
MMCD 2009) ALL SOIL PROPERTIES MUST MEET
THIS STANDARD. DEPTH GROWING MEDIA TO BE
PLACED AND TRAMPED IN 100 mm LIFTS-

ASPHALT
ROADWAY
REFER TO
CIVIL DWGS

NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF
VICTORIA TREE SPECIFICATIONS

ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS
WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES
AND/OR BLVD WIDTH.

2011

TREE PLANTING IN BOULEVARD

REVISIONS

DRAWING NUMBER:
SD P4

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

Preparation notes:

1. Container grown: remove completely from container

2. Burlap and rope:remove top 1/3 of covering

3. Wire and Burlap:remove top 1/3 of wire and burlap covering without damaging rootball. Remove all twine.

4. Do not prune leader, only dead or damaged branches.

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

Tree grate : Dobney Foundry:
SP 48CAT (typ.)

Top of root ball to
100mm below walk

40mm lip min.
for tree grate

300mm depth 'DeepRoot
Water Barrier':WB24/30.
Install 25mm below grate
lip, all 4 sides of tree well
w/500mm overlap
(5.3m length+/-)

Filter Fabric

COV 'Standard Tree Guard':
fabricated by COV Public Works.
To order contact Parks Division:
250-361-0600

refer to approved drawings

C/L

Concrete/paver
sidewalk

100mm depth
of pea gravel

Growing medium

Compact subgrade to 98% MPD

Scarify bottom of pit

700 mm compacted structural soil to approval
of geotech engineer or growing medium as per
COV Sch.C Specifications

2011

Parks Division

File: v:\design\construct_design specs\const details\painting\SD_P5

TITLE: Tree Planting in Sidewalk with Tree Guard

SCALE: Not to Scale

DATE: Feb.27, 2018

DWN.:

APP'D.:

DRAWING SD-P5

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

Tree grate on CIP concrete footing:
see Detail for grate installation.
Supplier: Dobney Foundry;SP 48CAT (typ.)

300mm depth UB-12-2 'DeepRoot' root barrier.
Install 25mm below grate lip, all 4 sides of tree
well w/500mm overlap (5.3m length+/-)

Top of root ball & soil:
100mm below grate

Paving stone as per COV specifications

Install paver with 6mm space laid on
3-5mm depth 'Romex' Adhesion Elutriant
base. Fill joint with 'Romex' Resin-based
jointing Mortar.

'Romex' Trass Bed frost
resistant drainage mortar:
depth as per manufacturer's
specifications.

Filter Fabric ??

Growing medium as per COV
specifications : 6m³ min.

700 mm depth compacted structural soil to
approval of geotech engineer or growing
medium as per COV Sch.C Specifications

Compact subgrade to 98% MPD

Scarify bottom of tree pit

Tree Grate w/Pavers:
Section - NTS

Concrete Footing Detail:
Section - NTS

40mm lip (min.) for tree grate

Cast-in-place concrete footing to support tree grate.
Optional: Tree grate w/frame: Dobney 48Frame-2

2011

Parks Division

File: draft - for review

TITLE: Tree Planting in Sidewalk with Tree Grate & Pavers

SCALE: Not to Scale

DATE: Dec.11, 2018

DWN.:

APP'D.:

DRAWING

BIO
PHILIA

1608 Camosun Street, Victoria BC V8T 3E6

Info@biophiliacollective.ca 250 590 1156

PROJECT NAME:

THE ESTOYA

PROJECT ADDRESS:

1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: ELIZABETH BALDERSTON

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6	REVISED AND RE-ISSUED FOR DP	2023/12/15
7	ISSUED FOR BP RESUBMISSION	2024/04/30
8	ISSUED FOR TENDER	2024/06/28
9	ISSUED FOR BP RESUBMISSION	2024/07/31
10	ISSUED FOR BP RESUBMISSION	2024/09/27
11	ISSUED FOR CONSTRUCTION	2024/10/25
12	ISSUED FOR BP RESUBMISSION	2024/12/18
13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

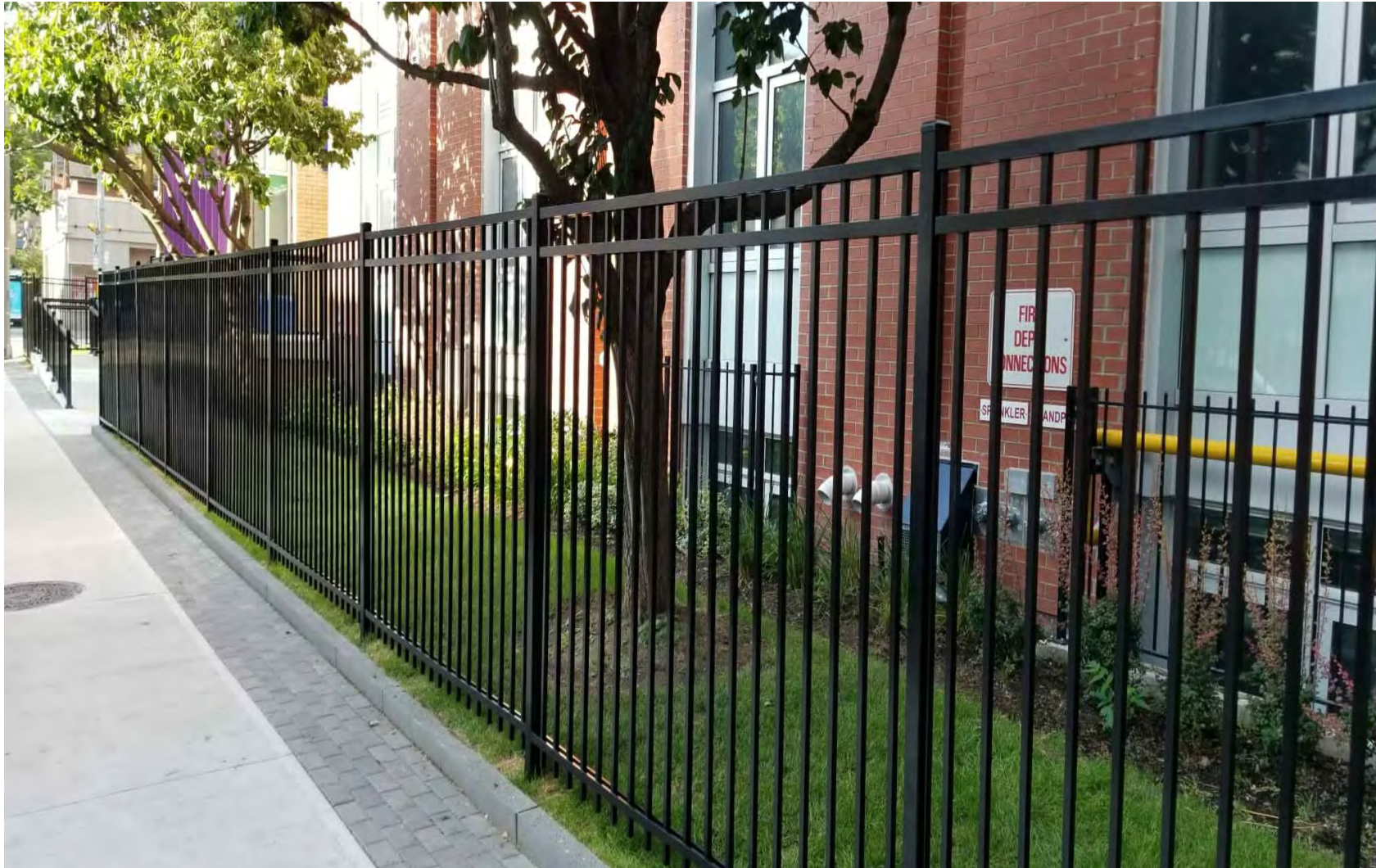
DRAWING TITLE:

MUNICIPAL LANDSCAPE
DETAILS

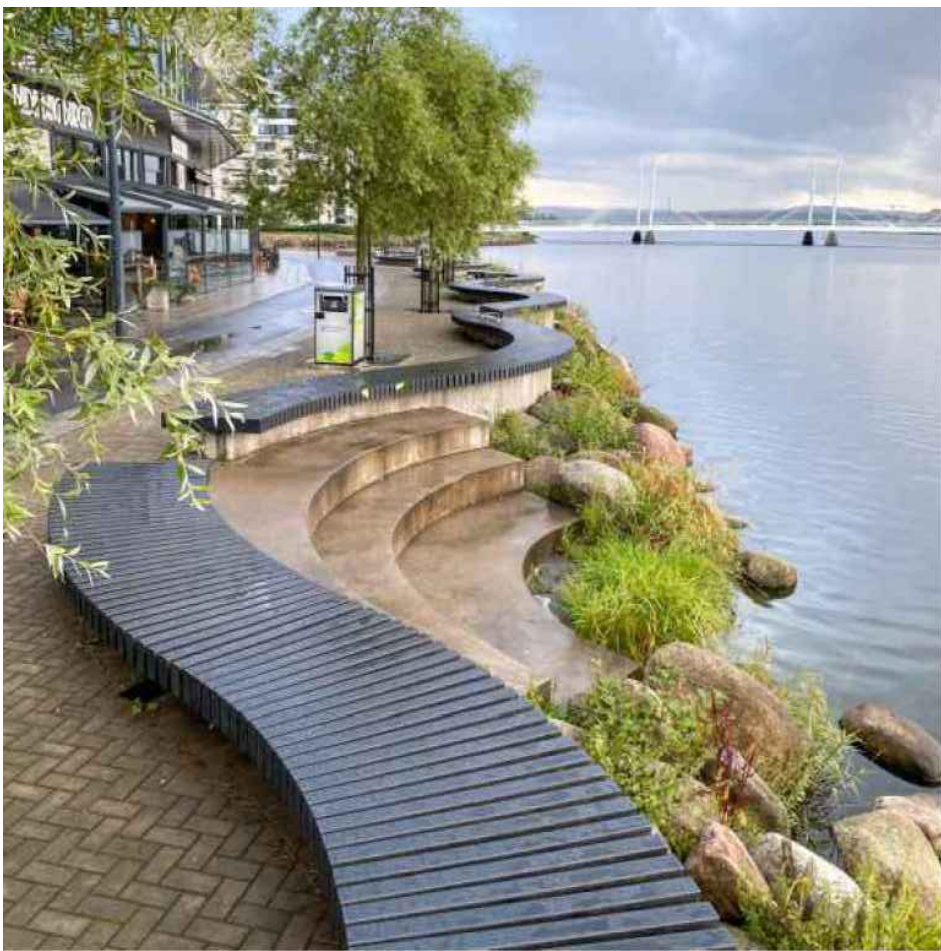
DWG NO:

L6.3

SCALE: AS NOTED



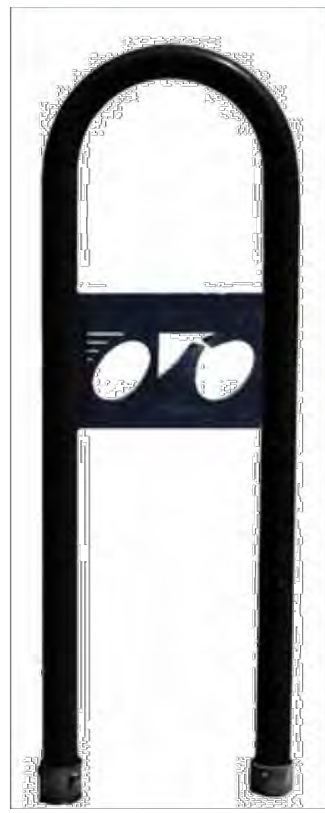
1 6' HT METAL PICKET FENCE
L3 NTS



3 CUSTOM SEAT WALL BENCH
L3 NTS

STANDARD BIKE RACK

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



6 NEW TOWN BIKE RACK
L3 NTS



2 BELGARD AQUALINE PERMEABLE PAVER
L3 NTS

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

AVAILABLE COLOURS



MIDNIGHT



NATURAL



SHADED GREY

SHAPES & SIZES

80MM



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

DURAFUSION™
Unmatched Durability

RELiance FOUNDRY BOLLARD

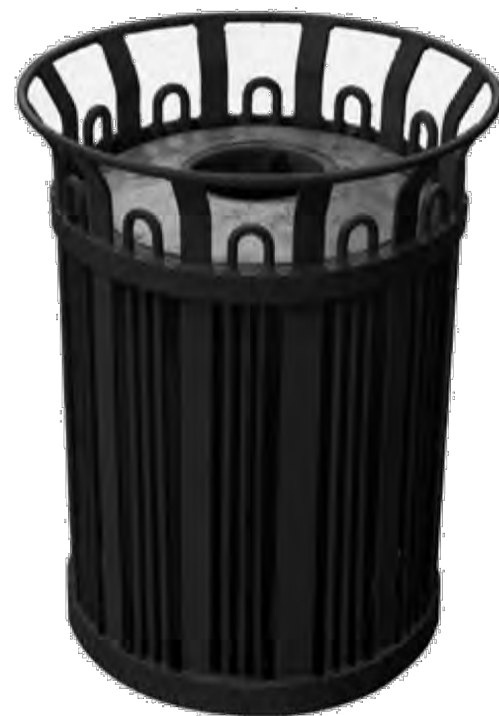
PRODUCT TYPE: Type B Bollard
PRODUCT NAME: Reliance Foundry Bollard
DESIGN STYLE: Standard
MATERIALS: Ductile Iron
COLOUR/ FINISH: Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS: 35" Height
DISTRIBUTION: Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING: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



4 NEW TOWN BOLLARD
L3 NTS

MODERN METAL BIN

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

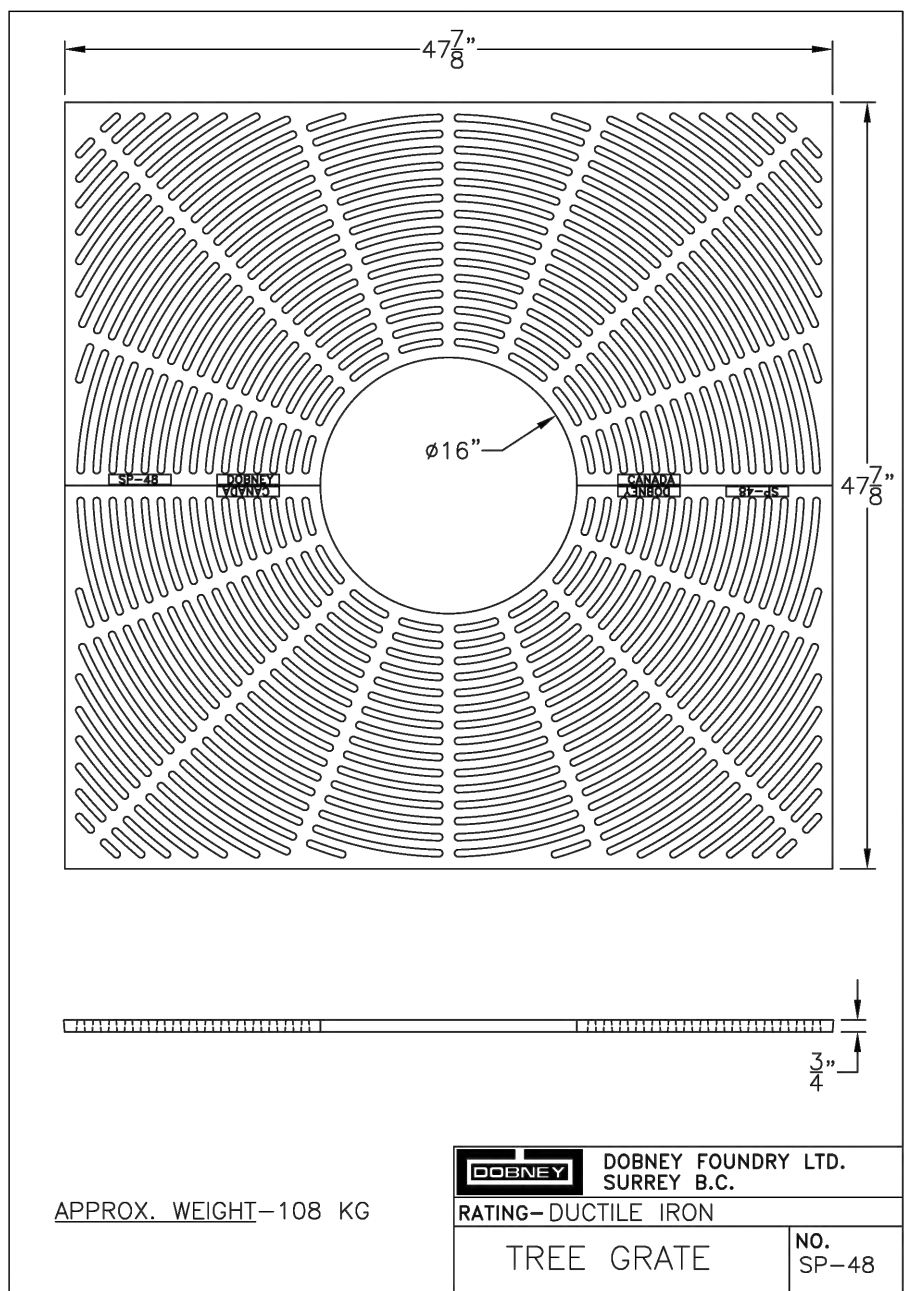


5 NEW TOWN LITTER RECEPTACLE
L3 NTS



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

7 NEW TOWN TREE GUARD
L3 NTS



8 NEW TOWN TREE GRATE
L3 NTS



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

PROJECT NAME:

THE ABBEY

PROJECT ADDRESS:

1702 QUADRA STREET
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
4	REVISED AND RE-ISSUED FOR DP	2023/06/01
5	REVISED AND RE-ISSUED FOR DP	2023/09/21
6		

SEAL

NORTH ARROW



DRAWING TITLE:

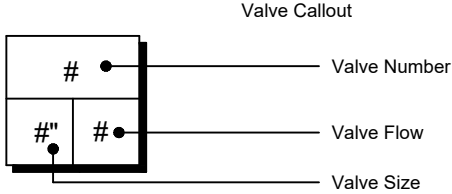
LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

L3

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



VALVE SCHEDULE OFF-SITE

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

CRITICAL ANALYSIS OFF-SITE

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

REFERENCE NOTES SCHEDULE OFF-SITE

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

City of Victoria - Inspection instructions:

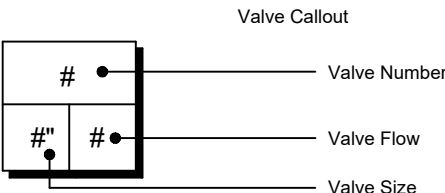
IRRIGATION SYSTEMS - Tom Sherbo - tsherbo@victoria.ca

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

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

IRRIGATION SCHEDULE ON-SITE

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



VALVE SCHEDULE ON-SITE

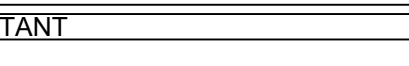
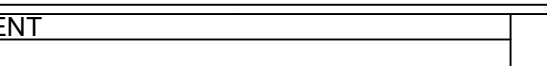
NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT	25mm	AREA FOR DRIPLINE	2,21
2	RAIN BIRD XCZLF-100-PRF LOW FLOW DRIP CONTROL KIT	25mm	AREA FOR DRIPLINE	1,74

CRITICAL ANALYSIS MAIN LEVEL

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

CRITICAL ANALYSIS ROOF TOP

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

SEAL												CONSULTANT		CLIENT		PROJECT NAME										NO.		DATE		BY		CHK.		REVISION		TYPE		DESCRIPTION		NOTES										NORTH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
												 STEPHEN GITZEL CID, CLIA, CIT srgitzel@srgd.ca				1702 QUADRA STREET VICTORIA, BC SCHEDULES										1.		07/24/2024		SRG		SRG		REVIEW		FILE NAME		1702 QUADRA-IRRIGATION-072424.DWG		DRAWING IS SCHEMATIC: FIELD ADJUSTMENTS MAY BE NEEDED. ENSURE 100% COVERAGE. LOCATE ALL MAIN LINES, LATERAL LINES AND EQUIPMENT IN TURF OR PLANTING AREAS. COMPONENTS MAY BE DRAWN OUTSIDE OF AREAS FOR EASE OF READING. DISCLAIMER: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. IRRIGATION SCHEDULE QUANTITIES: PIPE LENGTHS ARE BASED ON DESIGN MEASUREMENTS PLUS 10% MARGIN OF ERROR. QUANTITIES ARE SUPPLIED TO ASSIST WITH TENDERING AND DO NOT REPRESENT FINAL INSTALLED AMOUNTS. COPYRIGHT: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY SRG DESIGN LTD.										03 - TOTAL PAGES DRAWING		IR02																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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