



**FIRST
MET**



REZONING & DEVELOPMENT
PERMIT APPLICATION
TRG COMMENT RESPONSE

934 BALMORAL ROAD
1701 QUADRA STREET

SEPTEMBER 08, 2025

ZONING SUMMARY

CIVIC ADDRESS:
934 BALMORAL ROAD & 1701 QUADRA STREET
VICTORIA, BRITISH COLUMBIA V8T 1A8

LEGAL DESCRIPTION:

REFER TO SURVEY
ZONING:
C-1 LIMITED COMMERCIAL AND R-2 TWO FAMILY DWELLING

DRAWING LIST

COVER SHEET

A.01 DEVELOPMENT DATA
A.02 SURVEY
A.03 SITE CONTEXT
A.04 SITE COVERAGE + AVERAGE GRADE

A.1.00 DECONSTRUCTION SITE PLAN
A.1.01 DECONSTRUCTION PLAN LOWER FLOOR - FIRST MET HERITAGE BLDG
A.1.02 DECONSTRUCTION PLAN FIRST FLOOR - FIRST MET HERITAGE BLDG
A.1.03 DECONSTRUCTION PLAN MEZZANINE - FIRST MET HERITAGE BLDG
A.1.04 DECONSTRUCTION PLAN ROOF - FIRST MET HERITAGE BLDG

A.1.10 SITE PLAN AT LEVEL 1

A.1.11 SITE PLAN AT ROOF

A.2.04 LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

A.2.05 FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG

A.2.06 MEZZANINE PLAN - FIRST MET HERITAGE BLDG

A.2.07 ROOF PLAN - FIRST MET HERITAGE BLDG

A.2.10 LEVEL P1 PLAN - RESIDENTIAL BLDG

A.2.11 LEVEL 01 PLAN - RESIDENTIAL BLDG

A.2.12 MEZZANINE PLAN - RESIDENTIAL BLDG

A.2.13 LEVEL 02 PLAN - RESIDENTIAL BLDG

A.2.14 LEVEL 03 PLAN - RESIDENTIAL BLDG

A.2.15 LEVEL 04 PLAN - RESIDENTIAL BLDG

A.2.16 LEVEL 05 PLAN - RESIDENTIAL BLDG

A.2.17 LEVEL 06 PLAN - RESIDENTIAL BLDG

A.2.18 ROOF PLAN - RESIDENTIAL BLDG

A.2.20 ENLARGED UNIT PLANS

A.2.21 ENLARGED UNIT PLANS

A.3.00 BALMORAL ROAD ELEVATION

A.3.01 QUADRA STREET ELEVATION

A.3.02 NORTH SITE ELEVATION

A.3.03 EAST SITE ELEVATION

A.3.04 CENTRAL MEWS WEST SITE ELEVATION

A.3.05 CENTRAL MEWS EAST SITE ELEVATION

A.3.10 HERITAGE ELEVATION - BALMORAL ROAD

A.3.11 HERITAGE ELEVATION - QUADRA STREET

A.3.12 HERITAGE ELEVATION - NORTH SITE

A.3.13 HERITAGE ELEVATION CENTRAL MEWS EAST

A.4.00 SITE SECTIONS

A.4.01 SITE SECTIONS

A.5.00 SHADOW STUDIES

FSR 1.00 FLOOR SPACE RATIO PLANS
FSR 1.01 FLOOR SPACE RATIO PLANS
FSR 1.02 FLOOR SPACE RATIO PLANS
FSR 1.03 FLOOR SPACE RATIO PLANS

PROJECT TEAM

OWNER:
ARYZE DEVELOPMENTS
200-398 HARBOUR ROAD
VICTORIA BC V9A 0B7
250-940-3568

ENERGY COMPLIANCE ENGINEER:
INTROBA
210-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-418-1288

ARCHITECT:
MARIANNE AMODIO + HARLEY
GRUSKO ARCHITECTS
201-877 EAST HASTINGS ST.
VANCOUVER BC V6A 3Y6
604.909.4150

LANDSCAPE ARCHITECT:
HAPA COLLABORATIVE
403-375 W 5th AVE.
VANCOUVER BC V5Y 1J6

STRUCTURAL ENGINEER:
RJC ENGINEERS
303-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-386-7794

ARBORIST:
D CLARK ARBOCULTURE
2741 THE RISE
VICTORIA, BC V8T 3T4
250-208-1568

CODE CONSULTANT:
GHL CONSULTANTS LTD.
700 PENDER ST.
VANCOUVER, BC V6C 1X6
604-689-4449

CIVIL ENGINEER:
MCELHANNEN
500-3960 QUADRA ST.
VICTORIA, BC V8X 4A3
250-370-9221

MECHANICAL ENGINEER:
INTROBA
210-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-418-1288

GEOTECHNICAL ENGINEER:
RYZUK GEOTECHNICAL
100-771 VERNON AVE.
VICTORIA, BC V8X 5A7

ELECTRICAL ENGINEER:
INTROBA
210-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-727-2214

SURVEYOR:
J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVE.
VICTORIA, BC V8Z 4B7
250-727-2214

BUILDING ENVELOPE:
EVOKE
102-814 BROUGHTON ST.
VICTORIA, BC V8W 1E4
250-800-5665

TRANSPORTATION ENGINEER:
BUNT & ASSOCIATES
530-645 FORT ST.
VICTORIA, BC V8W 1G2
250-592-6122

BUILDING SETBACKS

FRONT YARD (WEST):
(WEST QUADRA ST)
4m / 13.1' AVERAGE, 3m (9.8') MIN^(B)
1.7m / 5.7" AT CHURCH NORTH ADDITION

BUILDING ENVELOPE:

SIDE YARD (SOUTH):
(SOUTH BALMORAL RD)
6m (19'-8") FOR FIRST 1-3 STOREYS,
7.5m (24') FOR 4th STOREY, AND
10m (32'-9") FOR THE STOREYS ABOVE^(B)

SIDE YARD (NORTH):
6m (19'-8") FOR FIRST 1-3 STOREYS,
7.5m (24') FOR 4th STOREY, AND
10m (32'-9") FOR THE STOREYS ABOVE^(B)

REAR YARD (EAST):
8m / 26.2^(B)

RESIDENTIAL USE DETAILS

REAR YARD (EAST):
8m / 26.2^(B)

MINIMUM UNIT FLOOR AREA:

37 m² / 403 ft²

DEVELOPMENT DATA SUMMARY

SITE DIMENSIONS: 42.76m x 104.80 x 40.35m x 104.73m / 140.29' x 343.83' x 132.38' x 343.60'

TOTAL SITE AREA: 4,439.8 m² / 47,790 ft²

TOTAL FLOOR AREA: 11,100 m² / 119,479 ft²

RESIDENTIAL FLOOR AREA: 7,989 m² / 85,988 ft²

COMMERCIAL FLOOR AREA: 266 m² / 2,868 ft²

HERITAGE FLOOR AREA TO BE RETAINED: 1,228 m² / 13,218 ft²

NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA: 480 m² / 5,172 ft²

FLOOR SPACE RATIO: 2.5^(A)

SITE COVERAGE: 69%

OPEN SITE SPACE (%): 28%

MAX. HEIGHT: 26.44m / 86'-11"

RESIDENTIAL BUILDING: 31.26m / 102'-7"

FIRST MET HERITAGE BUILDING: 6.81m / 22'-4"

CHURCH NORTH ADDITION: 9.00m / 29'-6"

CHURCH EAST ADDITION: 7(0)

RESIDENTIAL BUILDING: 7(0)

FIRST MET HERITAGE BUILDING: 3

CHURCH NORTH ADDITION: 2

CHURCH EAST ADDITION: 3

NUMBER OF STOREYS: (A)

VEHICLE PARKING STALLS: 133

56

BICYCLE PARKING: 159 CLASS 1 / 35 CLASS 2

165 CLASS 1 / 37 CLASS 2

BUILDING SETBACKS

FRONT YARD (WEST):
(WEST QUADRA ST)
4m / 13.1' AVERAGE, 3m (9.8') MIN^(B)
1.7m / 5.7" AT CHURCH NORTH ADDITION

SIDE YARD (SOUTH):
(SOUTH BALMORAL RD)
6m (19'-8") FOR FIRST 1-3 STOREYS,
7.5m (24') FOR 4th STOREY, AND
10m (32'-9") FOR THE STOREYS ABOVE^(B)

SIDE YARD (NORTH):
6m (19'-8") FOR FIRST 1-3 STOREYS,
7.5m (24') FOR 4th STOREY, AND
10m (32'-9") FOR THE STOREYS ABOVE^(B)

REAR YARD (EAST):
8m / 26.2^(B)

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS: 129

UNIT TYPES:
LOFTS: 12 (GROUND-ORIENTED)
LIV/WORKS: 7 (GROUND-ORIENTED)
STUDIO: 40
1 BED: 38
2 BED: 24
3 BED: 8
(19%)
(6%)
= (25% FAMILY UNITS)

MINIMUM UNIT FLOOR AREA:

37 m² / 403 ft²

(A) BASED ON SUBSTANTIAL PUBLIC BENEFITS PROVIDED, SEE OCP, NORTH PARK NEIGHBOURHOOD PLAN

(B) DESIGN GUIDELINES, DCAP

(C) PROJECT IS 7 STOREYS FOR DEVELOPMENT PERMIT PURPOSES ONLY, AND 6 STOREYS PER BCBC

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA V6A 3Y1
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VEHICULAR PARKING REQUIREMENTS FOR ENTIRE SITE

BUILDING USE	REQUIRED PARKING	ACCESSIBLE USE + VAN ACCESSIBLE	REQUIRED PARKING	PROPOSED VEHICLE PARKING
TABLE 1: MINIMUM NUMBER OF REQUIRED VEHICLE PARKING SPACES				
APARTMENT (SECURED RENTAL) 0.50 SPACE PER UNIT < 45 m ² (484 ft ²) 0.60 SPACE PER UNIT > 45 m ² but < 70 m ² 1.00 SPACE PER UNIT > 70 m ² (753 ft ²)	43 x 0.5 = 22 54 x 0.6 = 32 32 x 1.0 = 32			
TOTAL = 66 (RESIDENTIAL)				
VISITOR SPACES 0.10 SPACE PER UNIT	129 x 0.10 = 13			
TOTAL = 13 (VISITOR)				
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITION) = 2,802 m ² x 4 = 1,121 m ² 1 SPACE PER 80 m ²	1,121 m ² / 80 m ² = 14			
PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m ² x 4 = 1,121 m ² N/A	1,121 m ² / N/A = 0			
ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m ² x 2 = 560 m ² 1 SPACE PER 30 m ²	560 m ² / 30 m ² = 19			
TOTAL = 				

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Vancouver, BC, Canada V6A 3Y1
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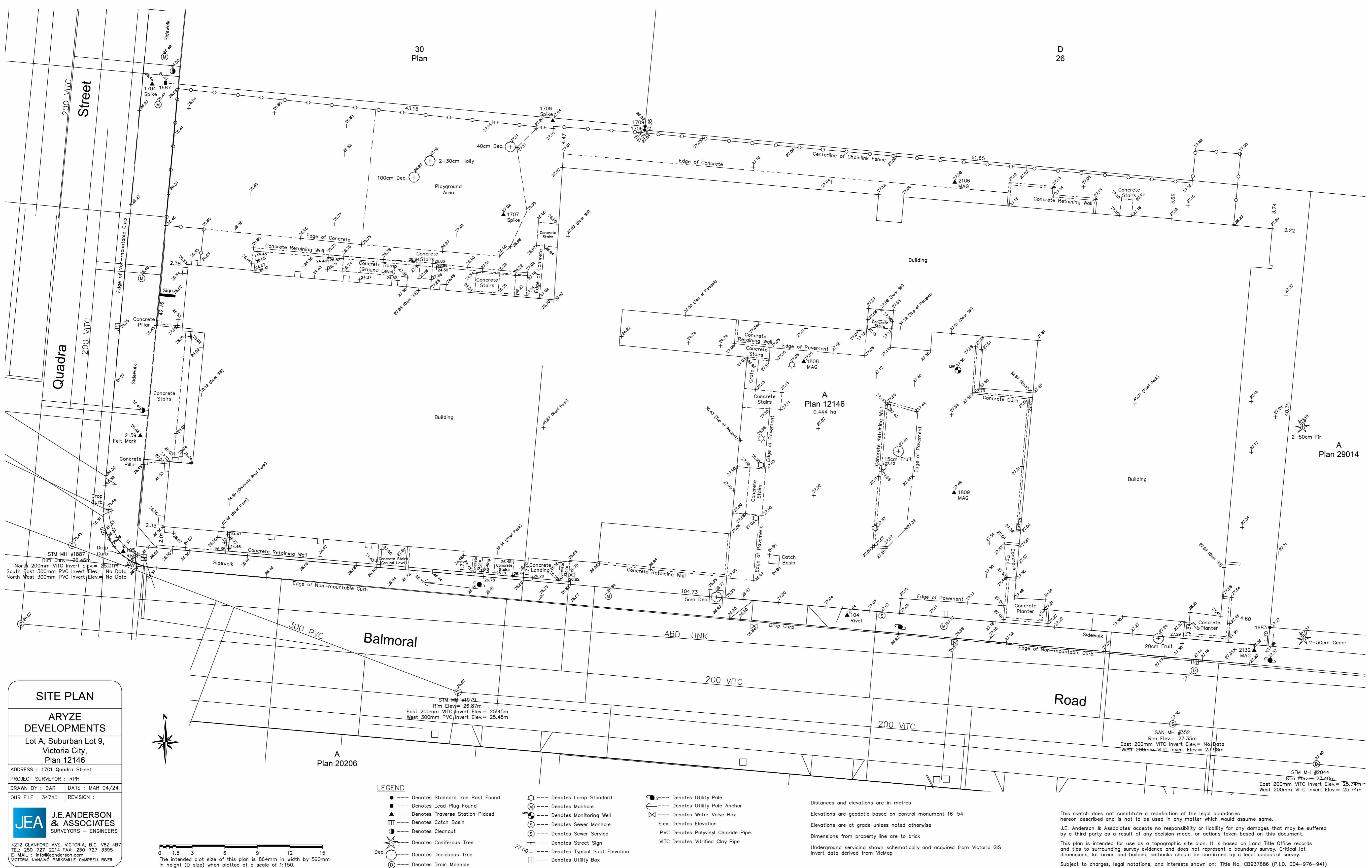
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SURVEY

SCALE



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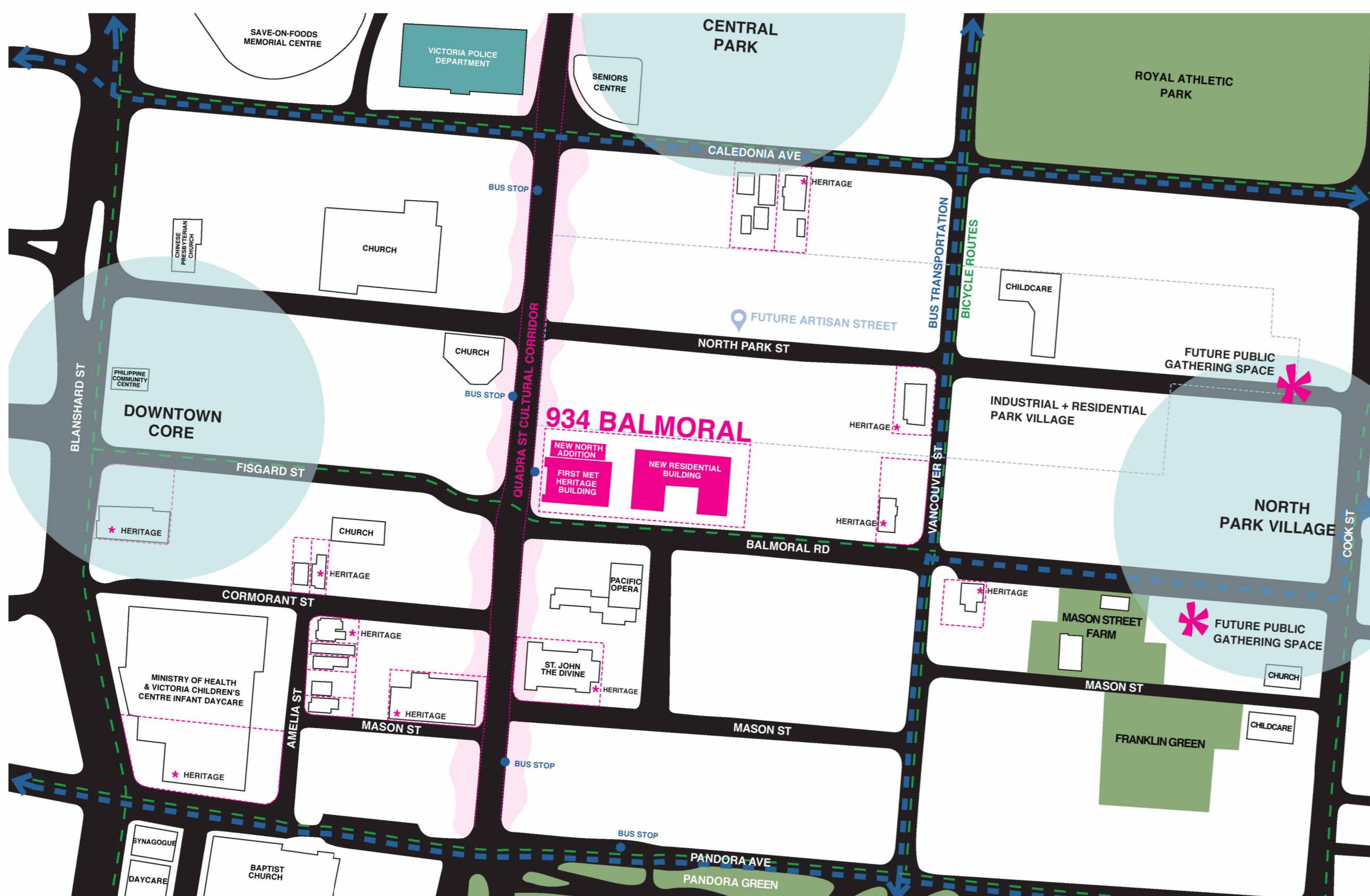
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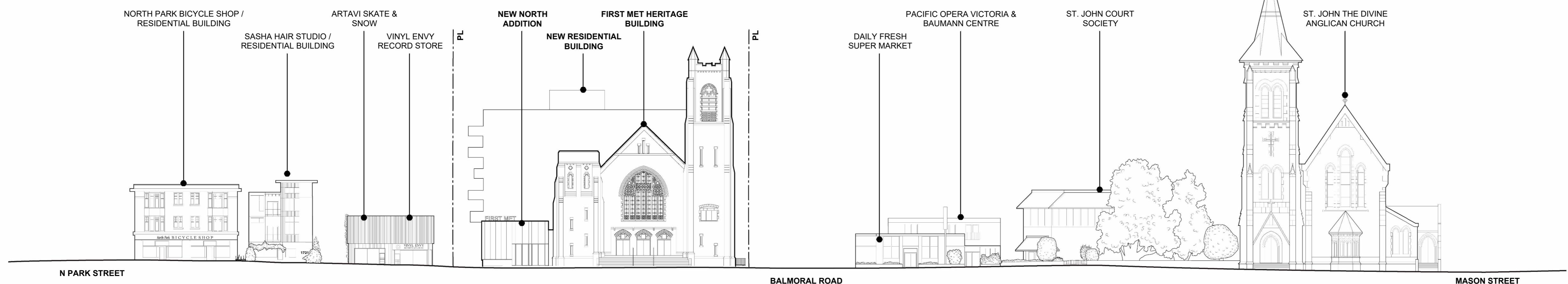
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934 BALMORAL RD & 1701 QUADRA ST



3 CONTEXT MAP



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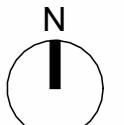


2 STREETSCAPE: BALMORAL ROAD



SITE CONTEXT

SCALE



1 STREETSCAPE: QUADRA STREET

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1-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1
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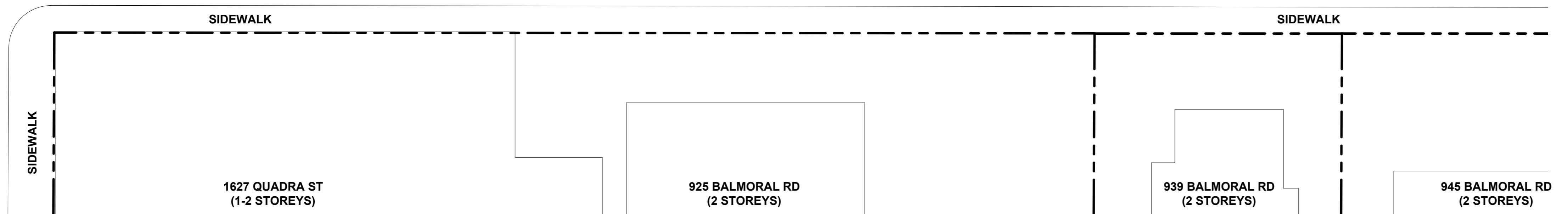
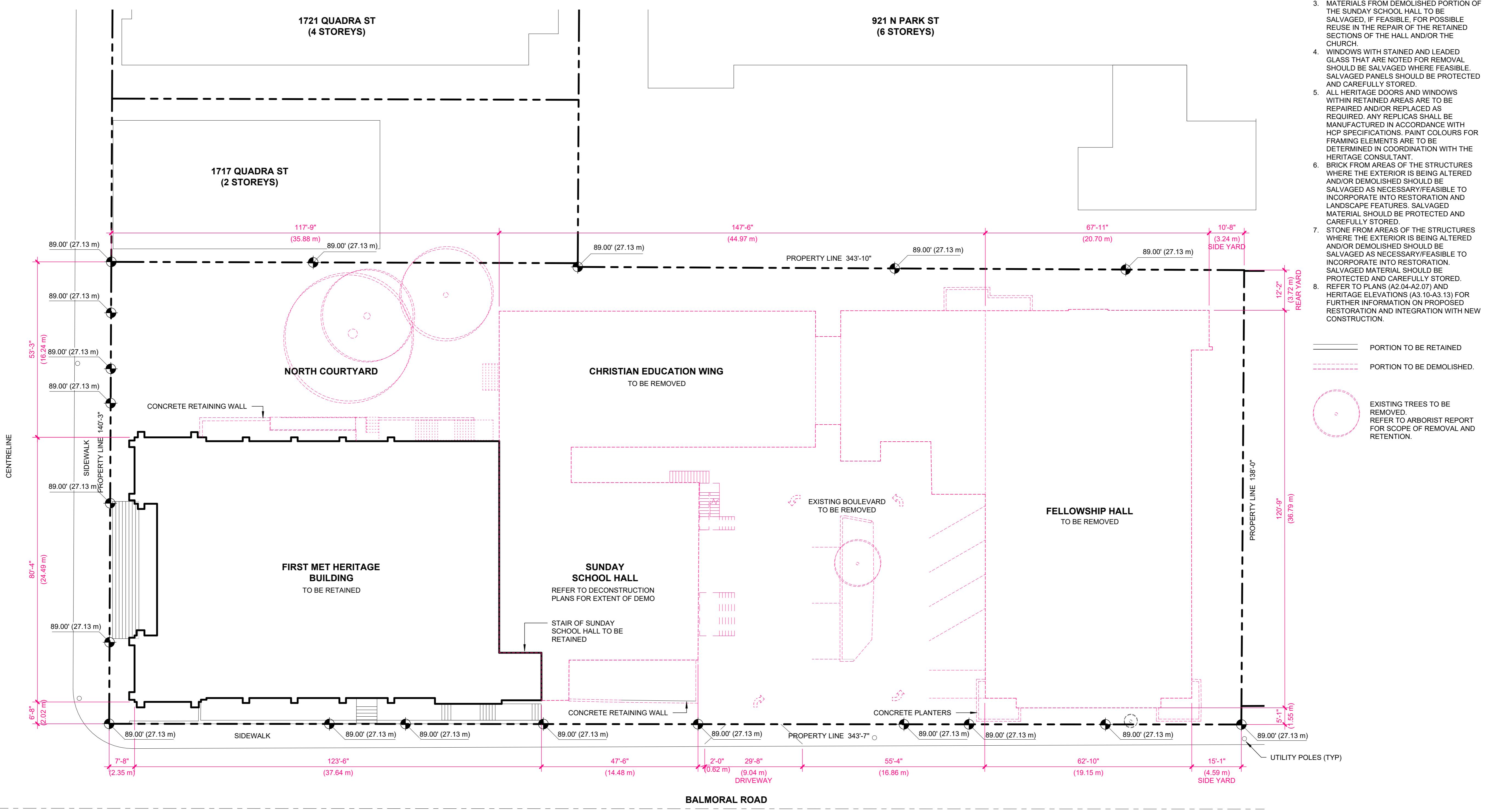
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DECONSTRUCTION SITE PLAN

SCALE



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NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON AND ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE UNION SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED WHERE FEASIBLE. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITH STAINED GLASS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION AND LANDSCAPE FEATURES SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
7. OUTFRAMING OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

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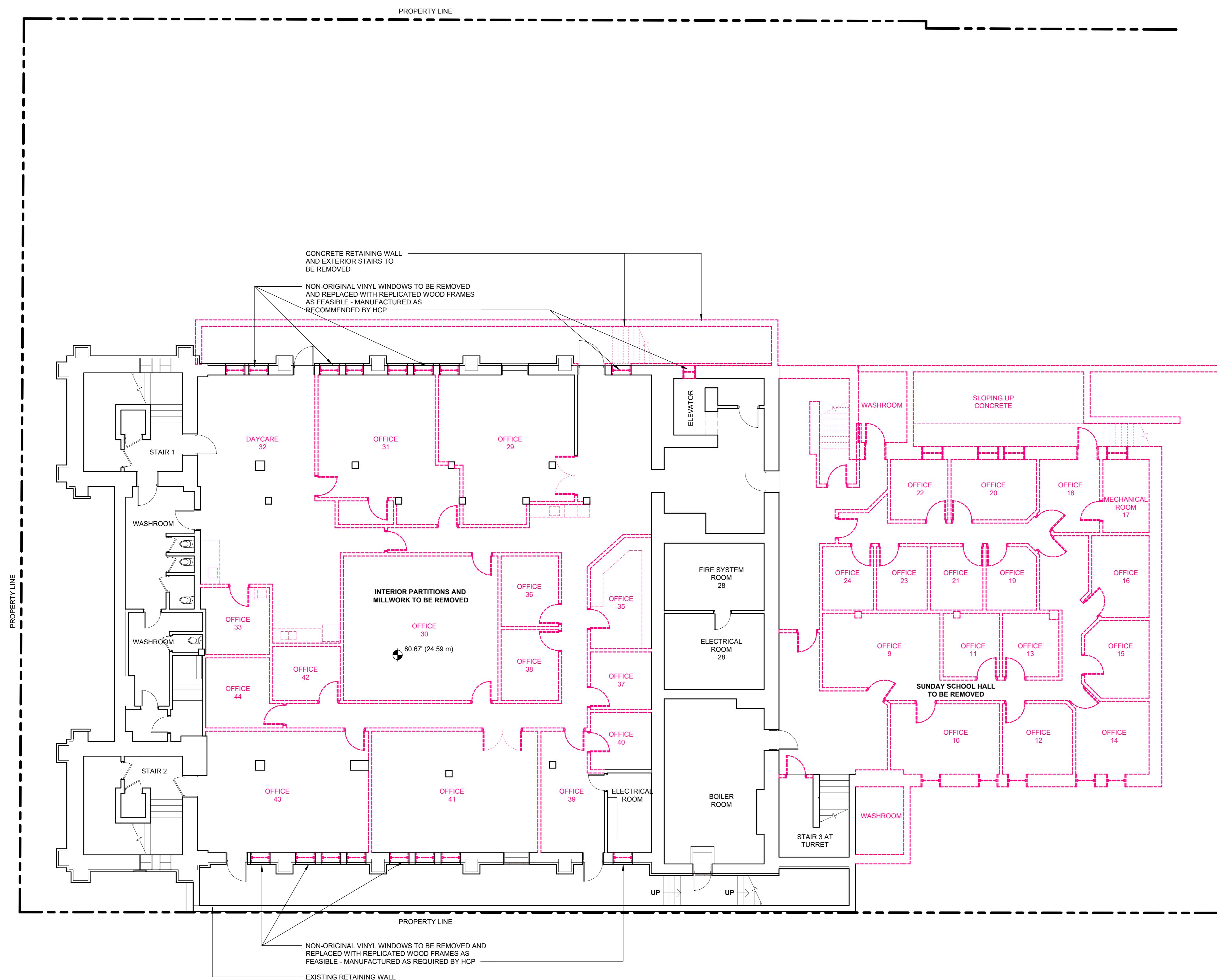
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DECONSTRUCTION PLAN
LOWER FLOOR - FIRST
MET HERITAGE BLDG

SCALE
1/8" = 1'-0"



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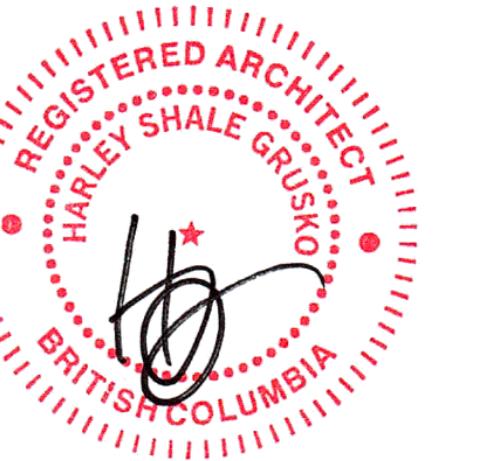
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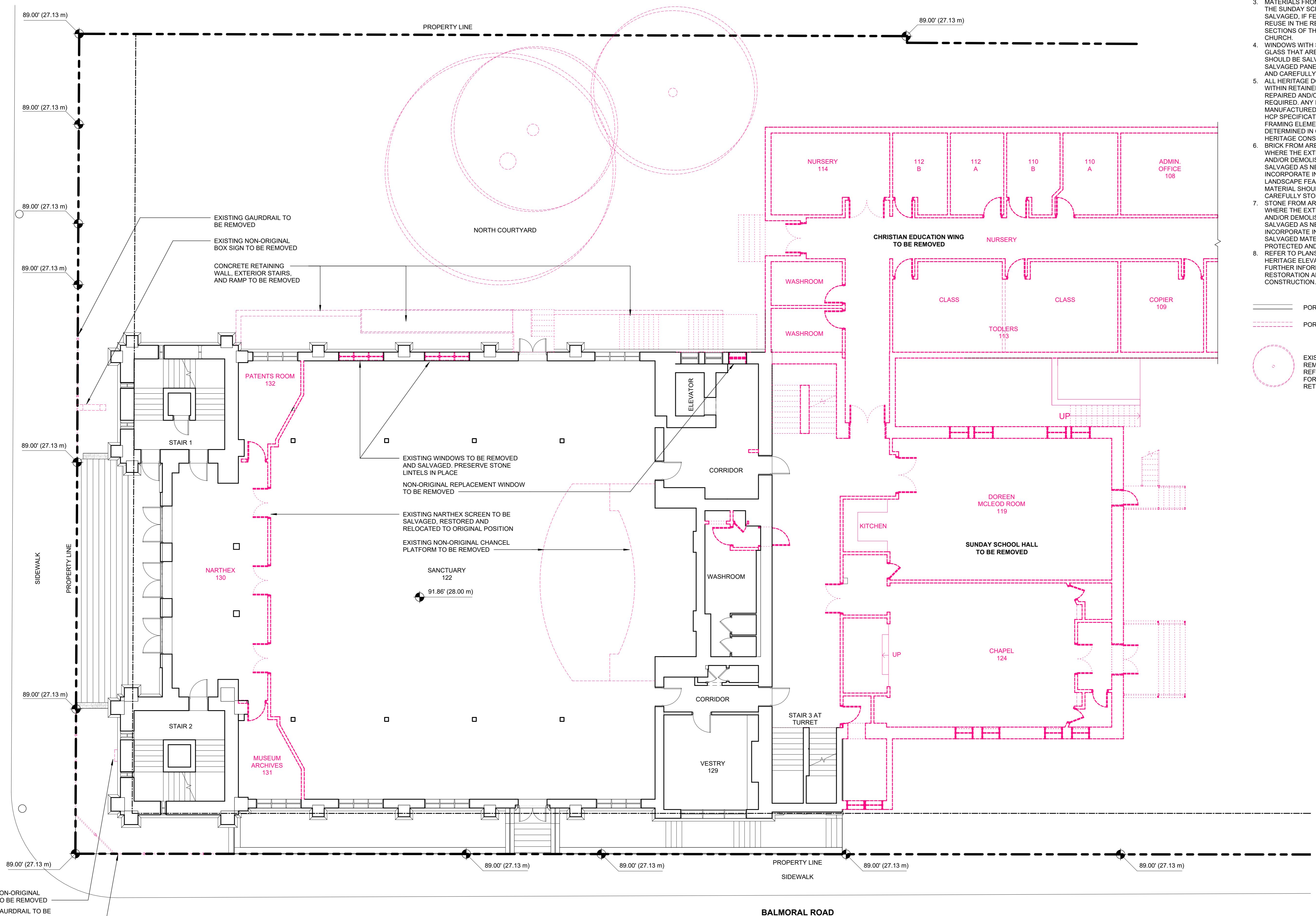
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DECONSTRUCTION PLAN
FIRST FLOOR - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



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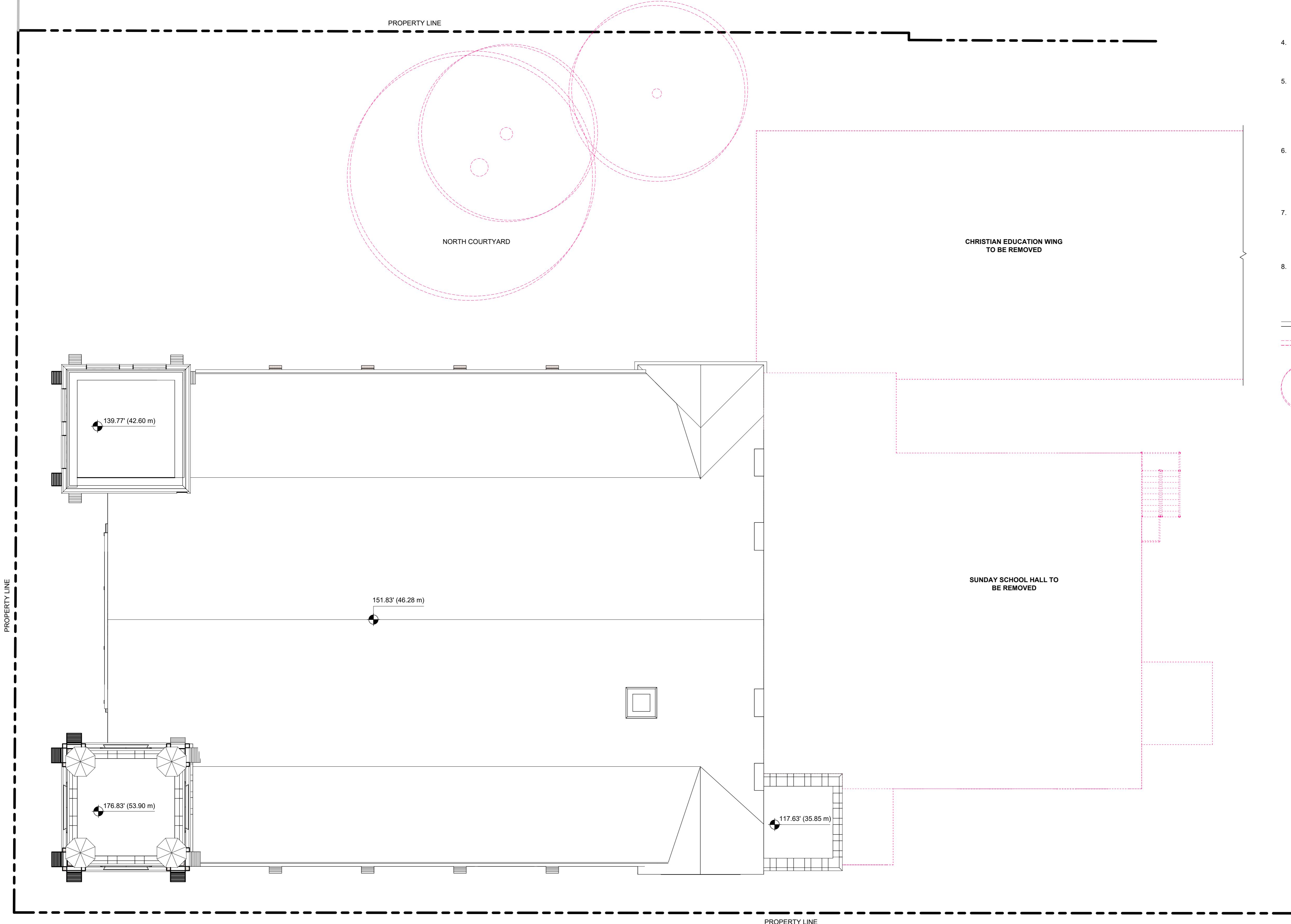
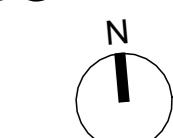
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DECONSTRUCTION PLAN
ROOF - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE UNION SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED WHERE FEASIBLE. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITH STAINED GLASS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION AND LANDSCAPE FEATURES. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
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8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

— PORTION TO BE RETAINED
- - - - PORTION TO BE DEMOLISHED
○ EXISTING TREES TO BE
REMOVED. REFER TO ARBORIST REPORT
FOR SCOPE OF REMOVAL AND
RETENTION.

PORTION TO BE DEMOLISHED.
REFER TO CONSERVATION PLAN
BY LUXTON & ASSOCIATES FOR
SCOPE OF RETENTION,
RESTORATION AND DEMOLITION.

EXISTING TREES TO BE REMOVED.
REFER TO ARBORIST REPORT FOR
SCOPE OF REMOVAL AND
RETENTION.

PLAN LEGEND:
 EXISTING TO BE RETAINED
 NEW CONSTRUCTION
 NEW TREES. REFER TO
LANDSCAPE DRAWINGS FOR
ALL SPECIES AND SIZES.

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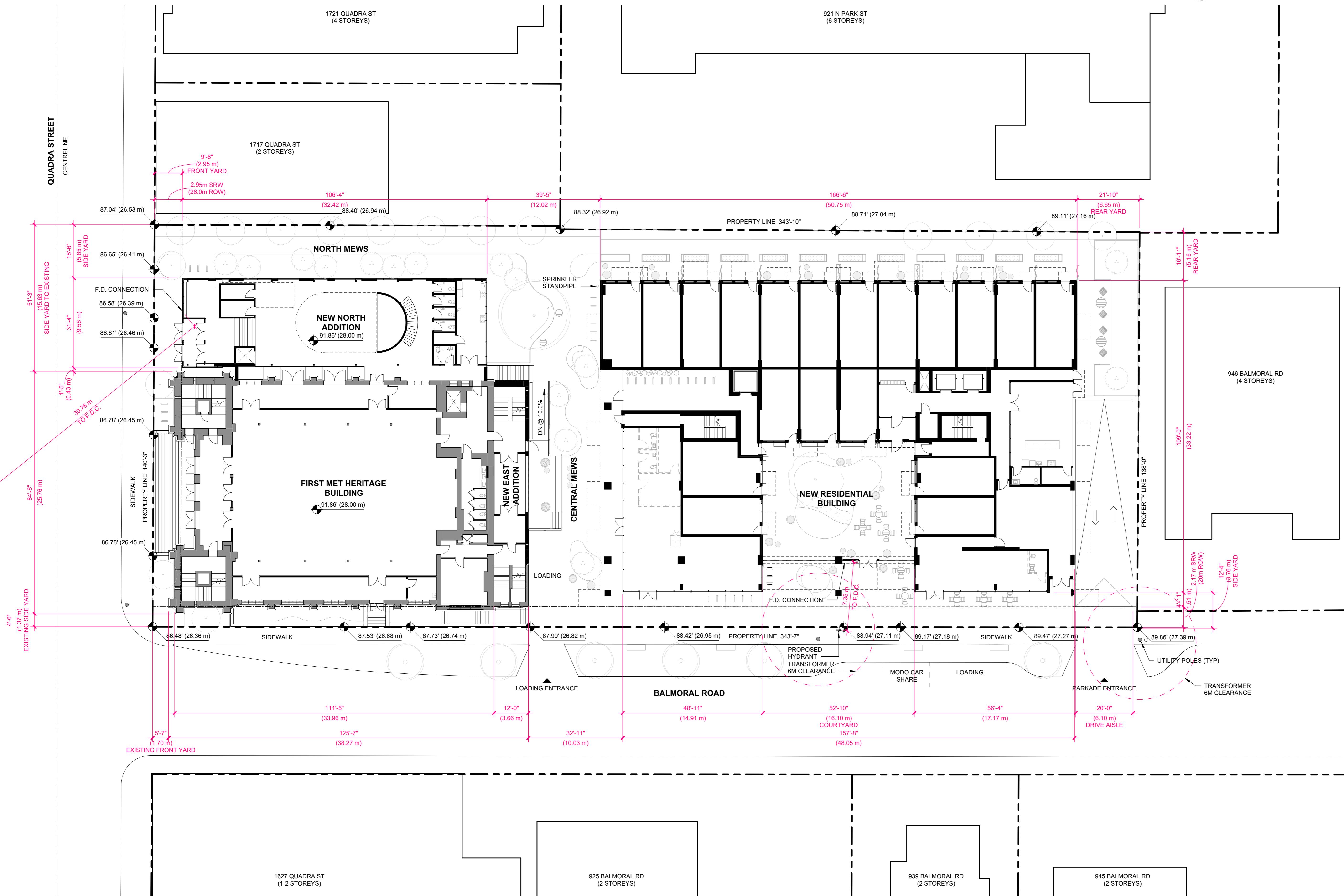
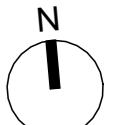
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SITE PLAN AT LEVEL 1

SCALE
As indicated



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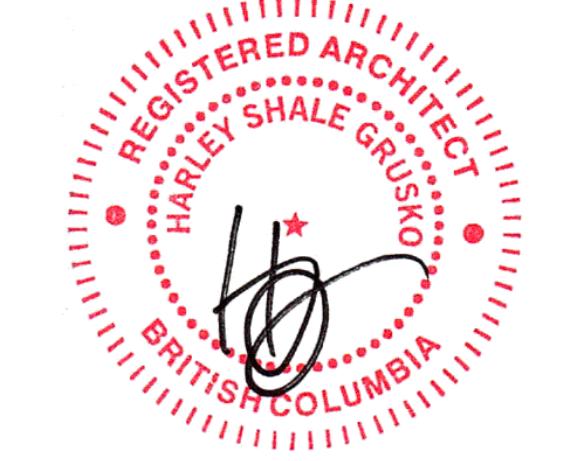
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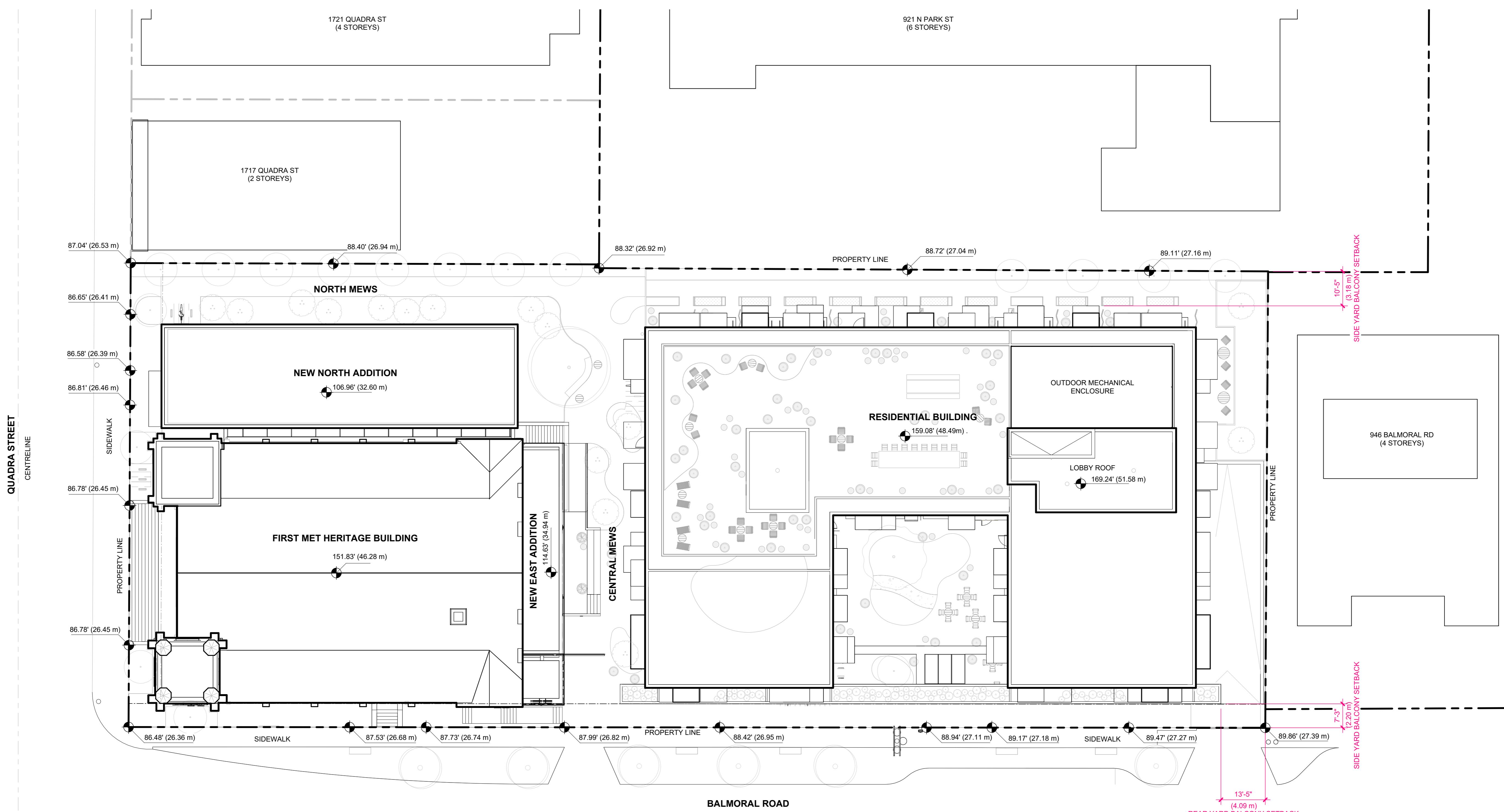
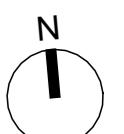
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SITE PLAN AT ROOF

SCALE
1/16" = 1'-0"



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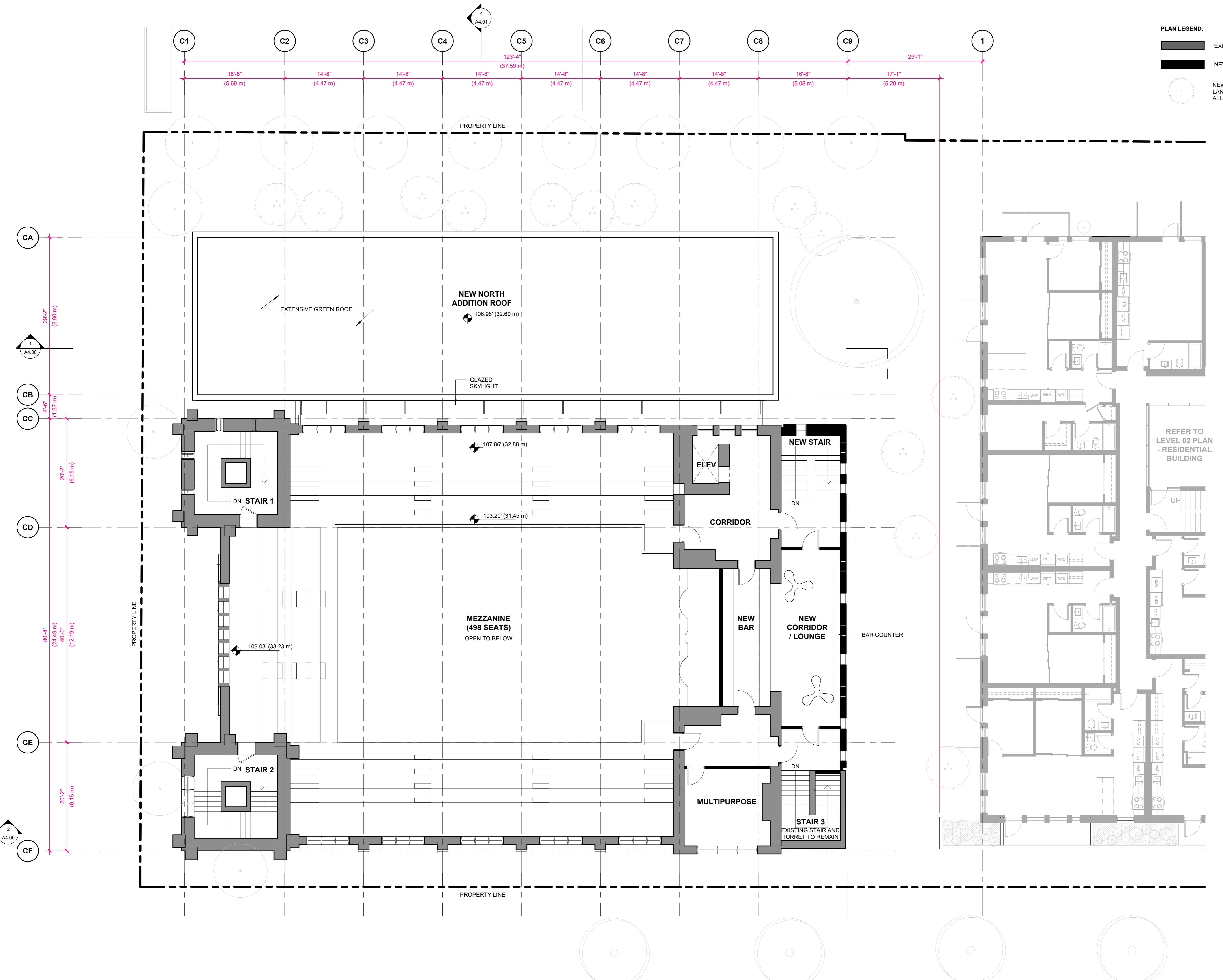
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MEZZANINE PLAN - FIRST
MET HERITAGE BLDG

SCALE
1/8" = 1'-0"



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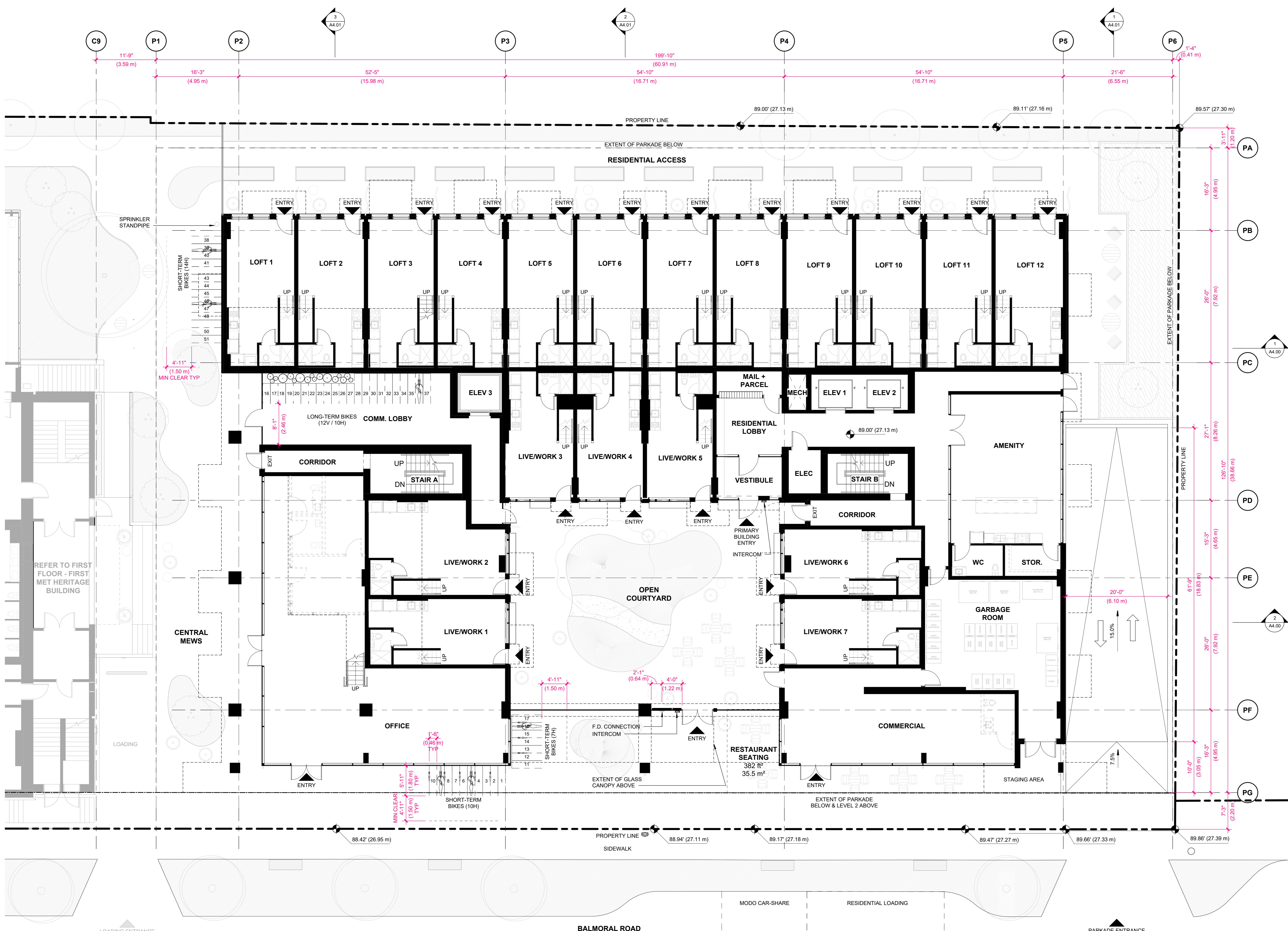
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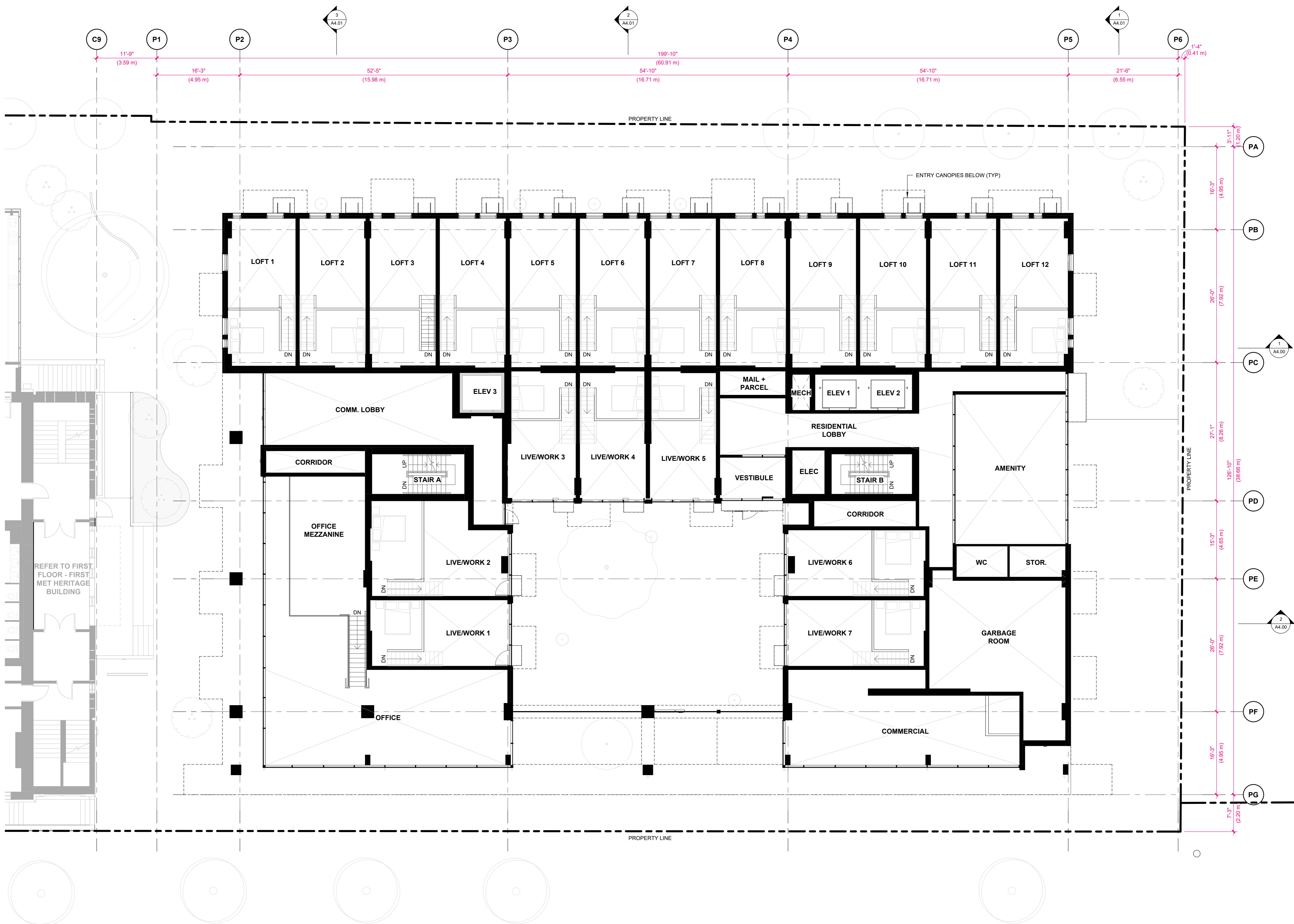
LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE

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LEVEL 02 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"

This architectural floor plan illustrates the layout of a residential building across three levels. The building features 14 units, each with its own unique floor plan. The units are categorized into several types: 3 BED 'A', STUDIO 'A', 1 BED + DEN, 1 BED 'B', 2 BED 'A', and 2 BED 'B'. The building is surrounded by property lines, with specific dimensions and labels for each section. The exterior includes planter boxes, a glass canopy, and a concrete beam. The plan also shows various rooms, including an AMENITY LOUNGE, MECH, ELEV 1, ELEV 2, and ELEC. A central CORRIDOR runs through the building. A note on the left side of the plan states: "REFER TO MEZZ PLAN - FIRST MET HERITAGE BUILDING". The plan is detailed with numerous dimensions in both feet/inches and meters, and includes a BALCONY LEGEND at the bottom.

BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)

- D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- E BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- J JULIETTE BALCONY: 4'-2" (1.3m)

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FIRST MET

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LEVEL 03 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"

This architectural floor plan illustrates a multi-story residential building with the following key features and dimensions:

- Exterior Dimensions:**
 - Top Horizontal: 25'-1" (7.64 m) from C9 to 1, 24'-6" (7.46 m) from 1 to 2, 16'-8" (5.08 m) from 2 to 3, 16'-8" (5.08 m) from 3 to 5, 16'-8" (5.08 m) from 5 to 7, 165'-8" (50.48 m) from 7 to 9, 16'-8" (5.08 m) from 9 to 10, 16'-8" (5.08 m) from 10 to 12, 16'-8" (5.08 m) from 12 to 13, and 22'-3" (6.79 m) from 13 to 14.
 - Right Vertical: 17'-4" (5.29 m) from A to A4.01, 25'-6" (7.77 m) from A4.01 to B, 5'-0" (1.52 m) from B to C, 9'-2" (2.79 m) from C to D, 16'-4" (4.97 m) from D to E, 108'-2" (32.96 m) from E to F, 5'-5" (1.64 m) from F to G, 21'-8" (6.61 m) from G to H, and 25'-1" (7.65 m) from H to A4.01.
 - Bottom Horizontal: 25'-1" (7.64 m) from C9 to 1, 56'-0" (17.06 m) from 1 to 4, 15'-4" (4.66 m) from 4 to 6, 16'-8" (5.08 m) from 6 to 8, 21'-9" (6.63 m) from 8 to 11, 56'-0" (17.06 m) from 11 to 14, and 21'-5" (6.52 m) from 14 back to C9.
- Unit Types:**
 - Top Row: 3 BED 'A', STUDIO 'A', STUDIO 'A', STUDIO 'A', STUDIO 'A', STUDIO 'A', 3 BED 'A'.
 - Second Row: 1 BED 'A', 1 BED + DEN, STUDIO 'A', 1 BED 'B', MECH, ELEV 1, ELEV 2.
 - Third Row: 1 BED 'A', 1 BED 'B', 1 BED 'B', ELEC, STAIR B, 1 BED 'A'.
 - Fourth Row: 2 BED 'A', 2 BED 'B', 2 BED 'B', 2 BED 'B', 2 BED 'A', 2 BED 'A'.
- Common Areas:**
 - CORRIDOR: Located between the second and third rows of units.
 - STAIR A: Located between the second and third floors, leading up (UP) and down (DN).
 - STAIR B: Located between the third and fourth floors, leading up (UP) and down (DN).
- Other Features:**
 - PROPERTY LINE: Indicated by dashed lines at the top and bottom of the building footprint.
 - TRANSFORMERS: Located at the bottom right, with dimensions 12'-6" (3.81 m) and 25'-1" (7.65 m).
 - REFRESHMENT AREA: Located on the left side of the building.
 - REFER TO MEZZ PLAN - FIRST MET HERITAGE BUILDING: A note on the left side referring to a mezzanine plan.
 - Electrical and mechanical symbols: A4.01, A4.00, A, B, C, D, E, F, G, H, J, A4.01, A4.00, A, B, C, D, E, F, G, H, J.
 - Clearances: 3.00' CLEAR HIGH VOLTAGE LINES, 3.00' CLEAR TRANSFORMERS, 6' CLEAR PROPERTY LINE, 12' CLEAR PROPERTY LINE, and 16' CLEAR PROPERTY LINE.

11 BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)

- D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- E BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- J JULIETTE BALCONY: 4'-2" (1.3m)

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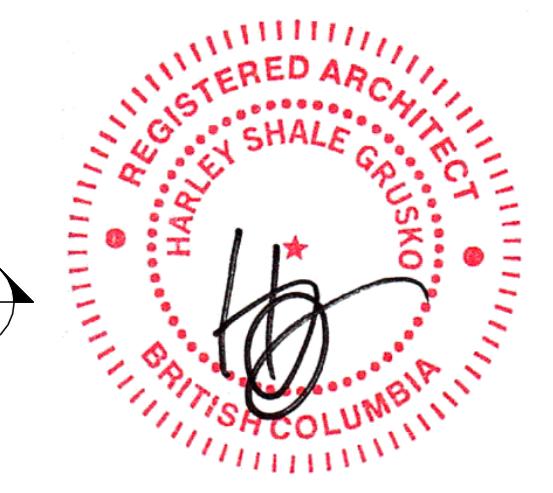
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LEVEL 05 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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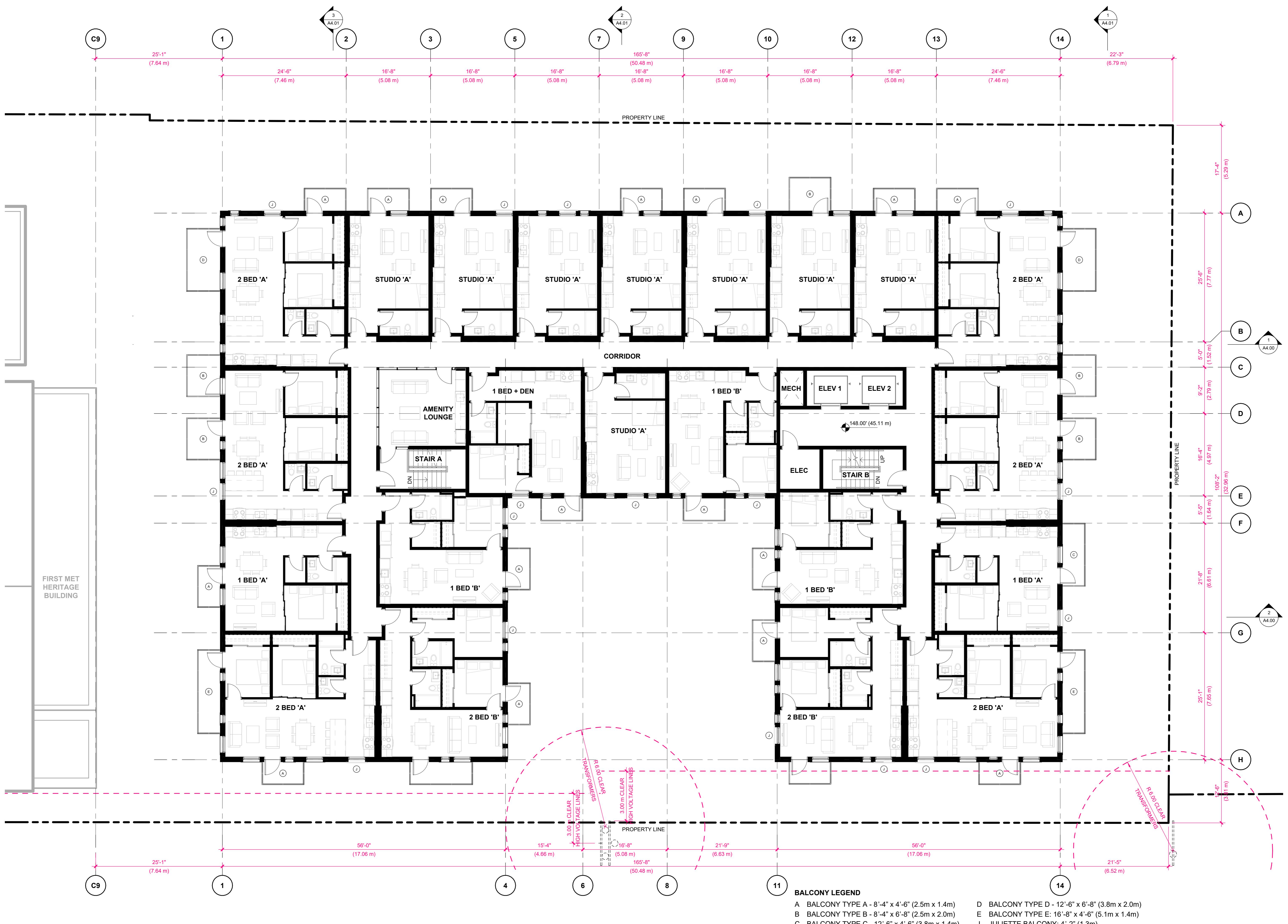


LEVEL 06 PLAN - RESIDENTIAL BLDG

SCALE

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BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)

BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
JULIETTE BALCONY: 4'-2" (1.3m)

A2.17

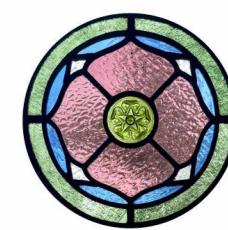
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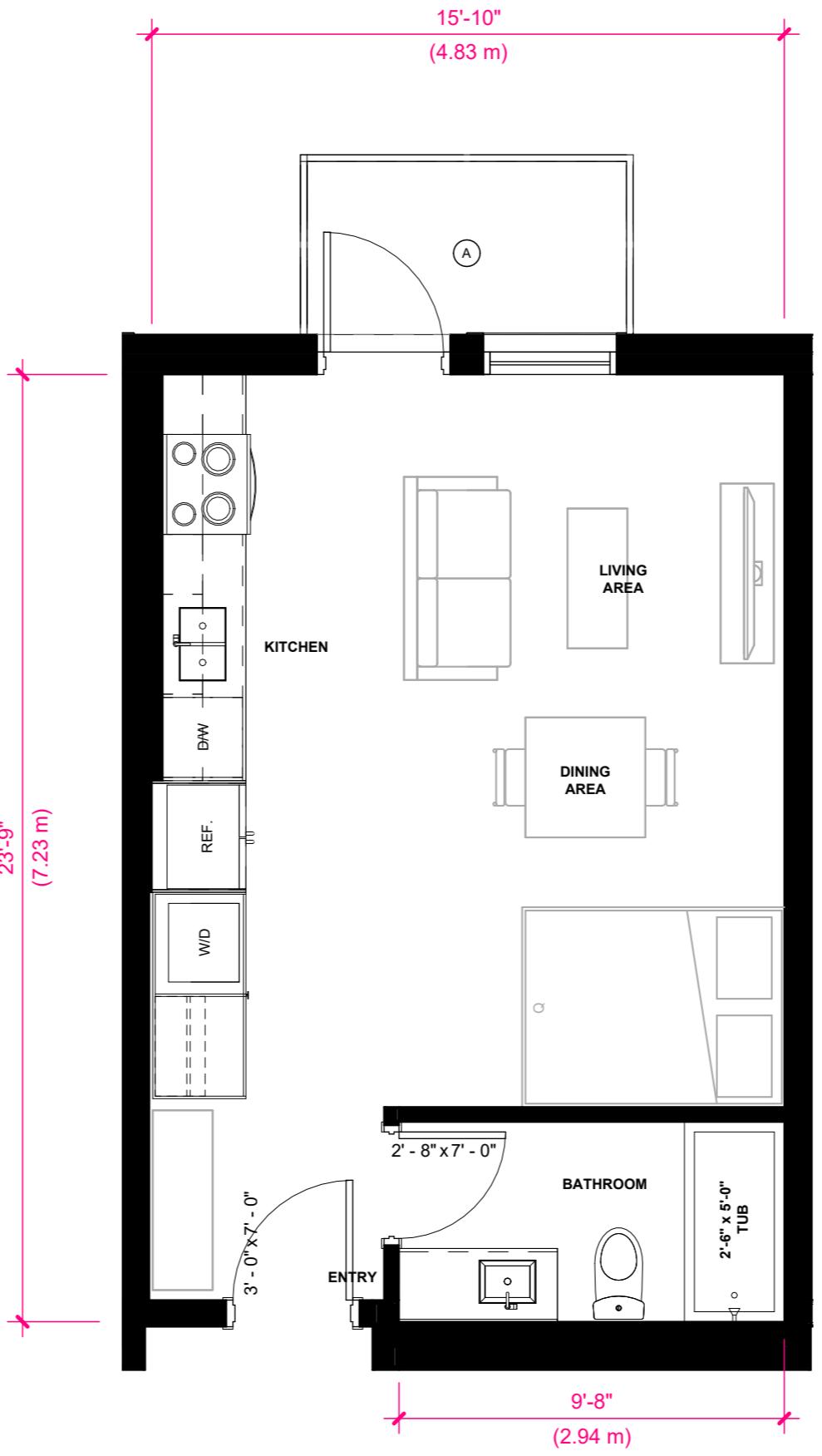
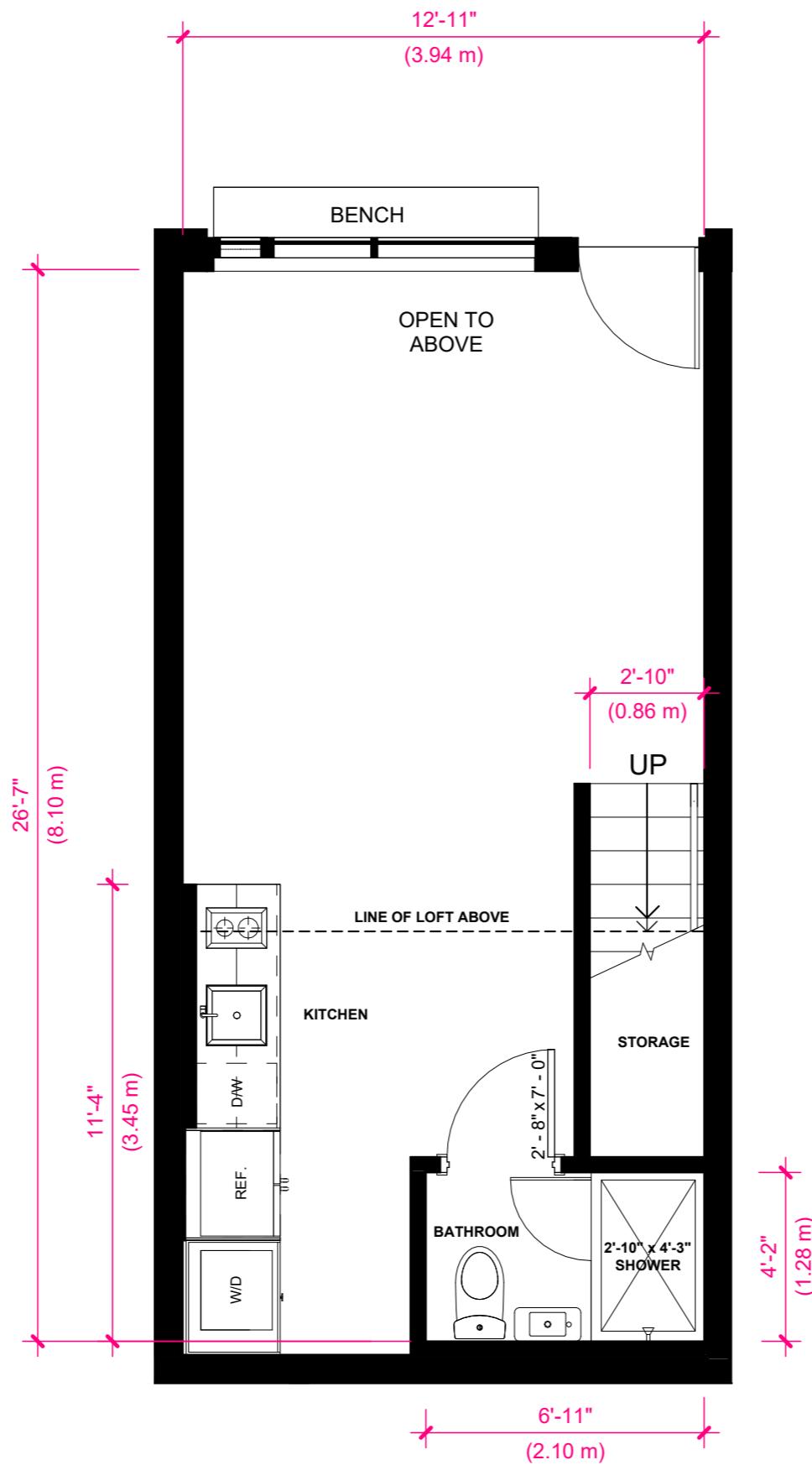
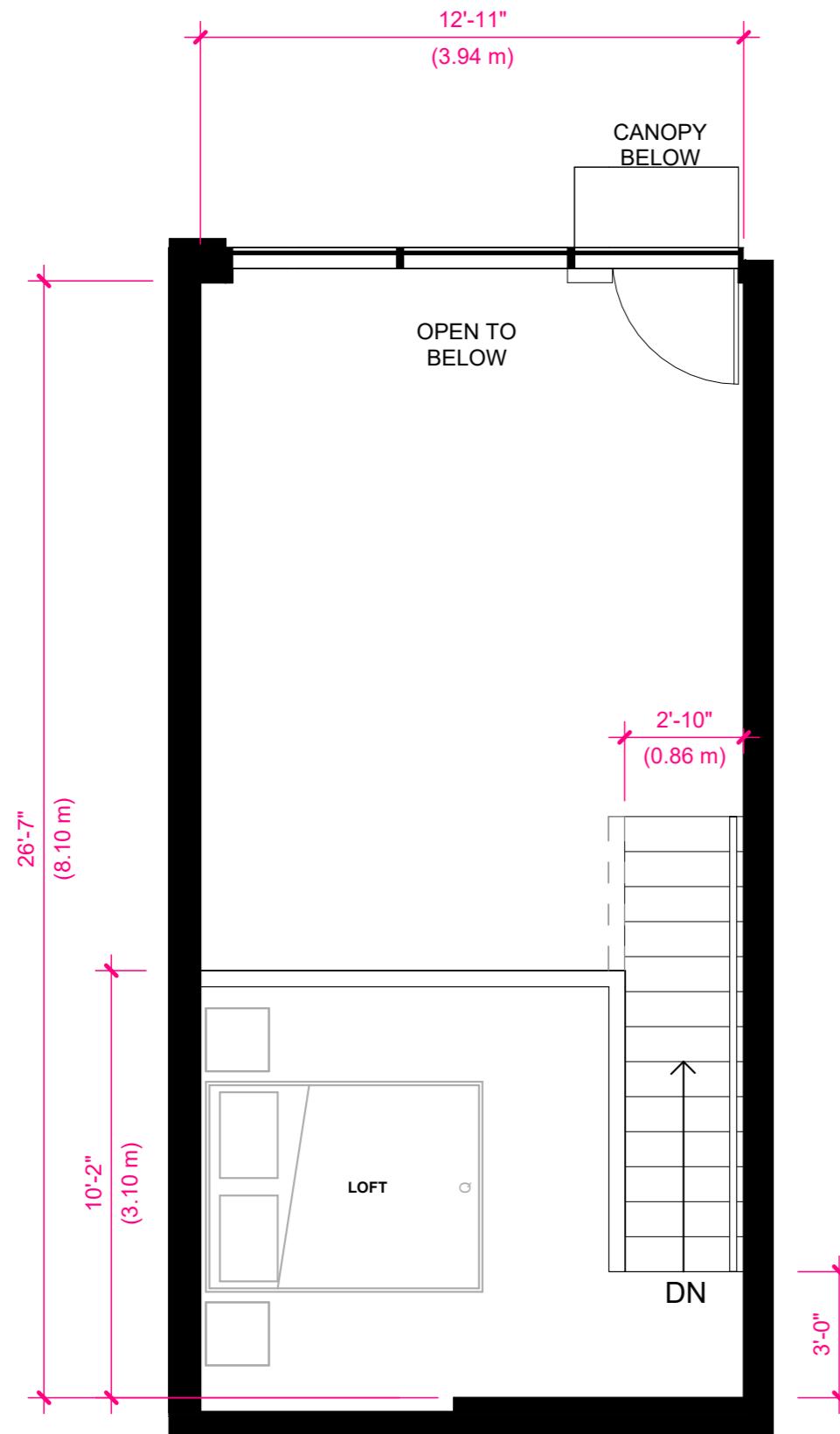
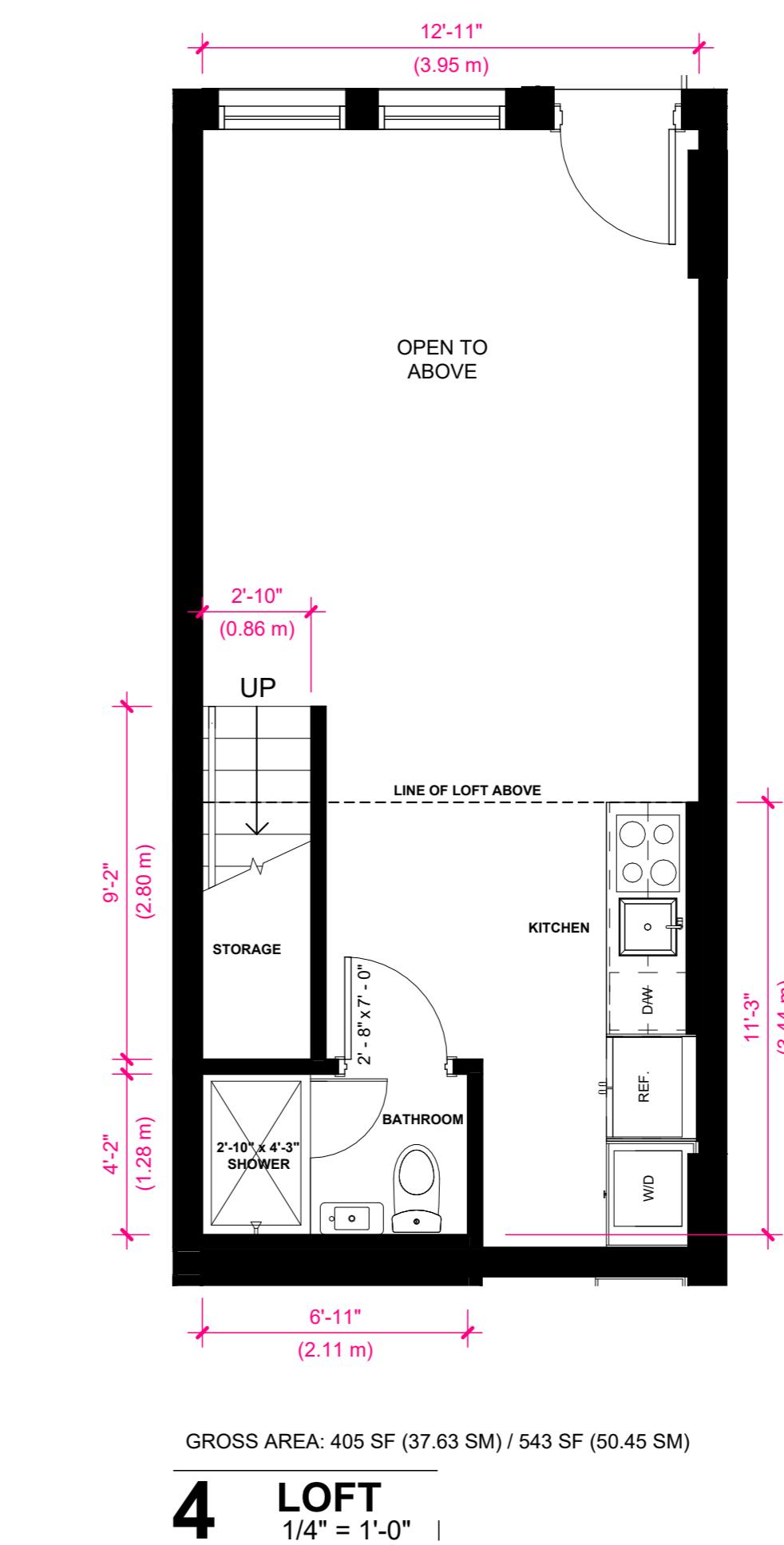
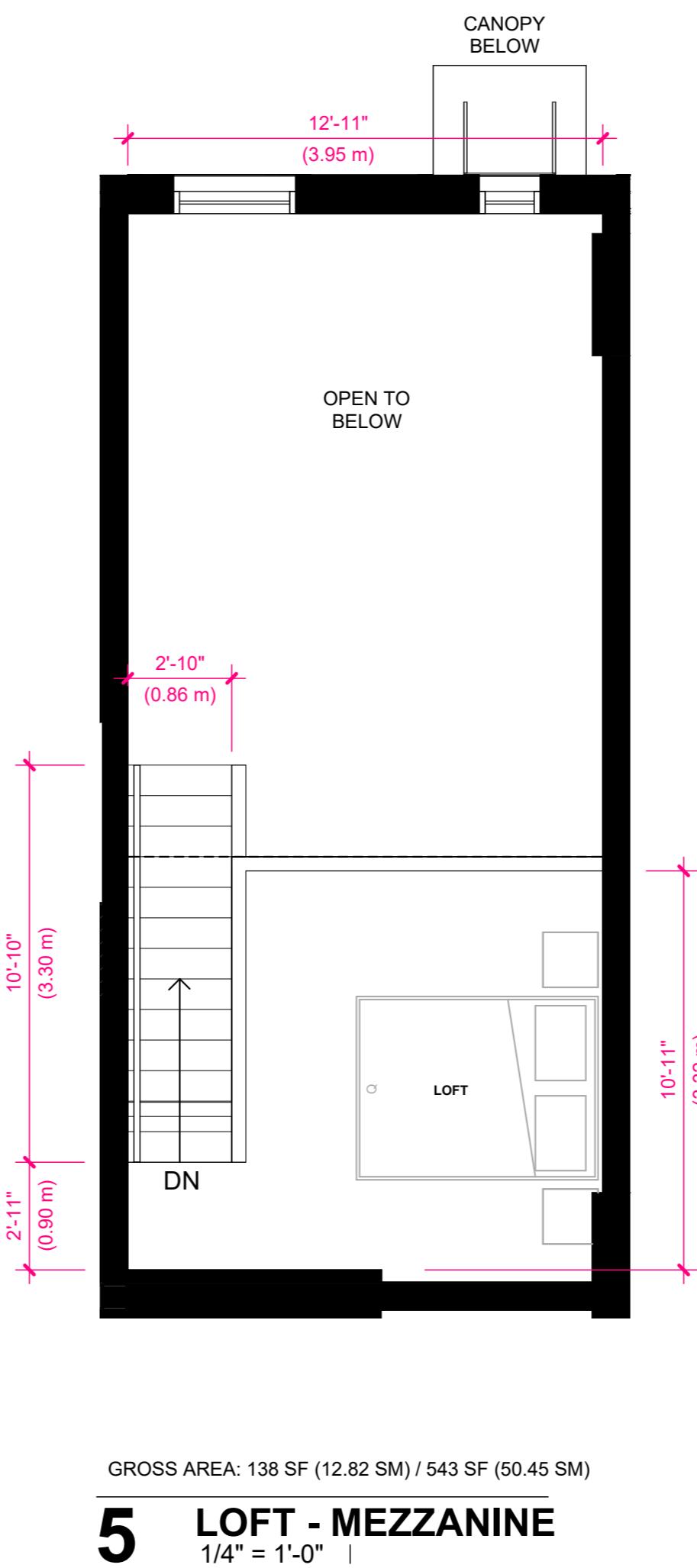
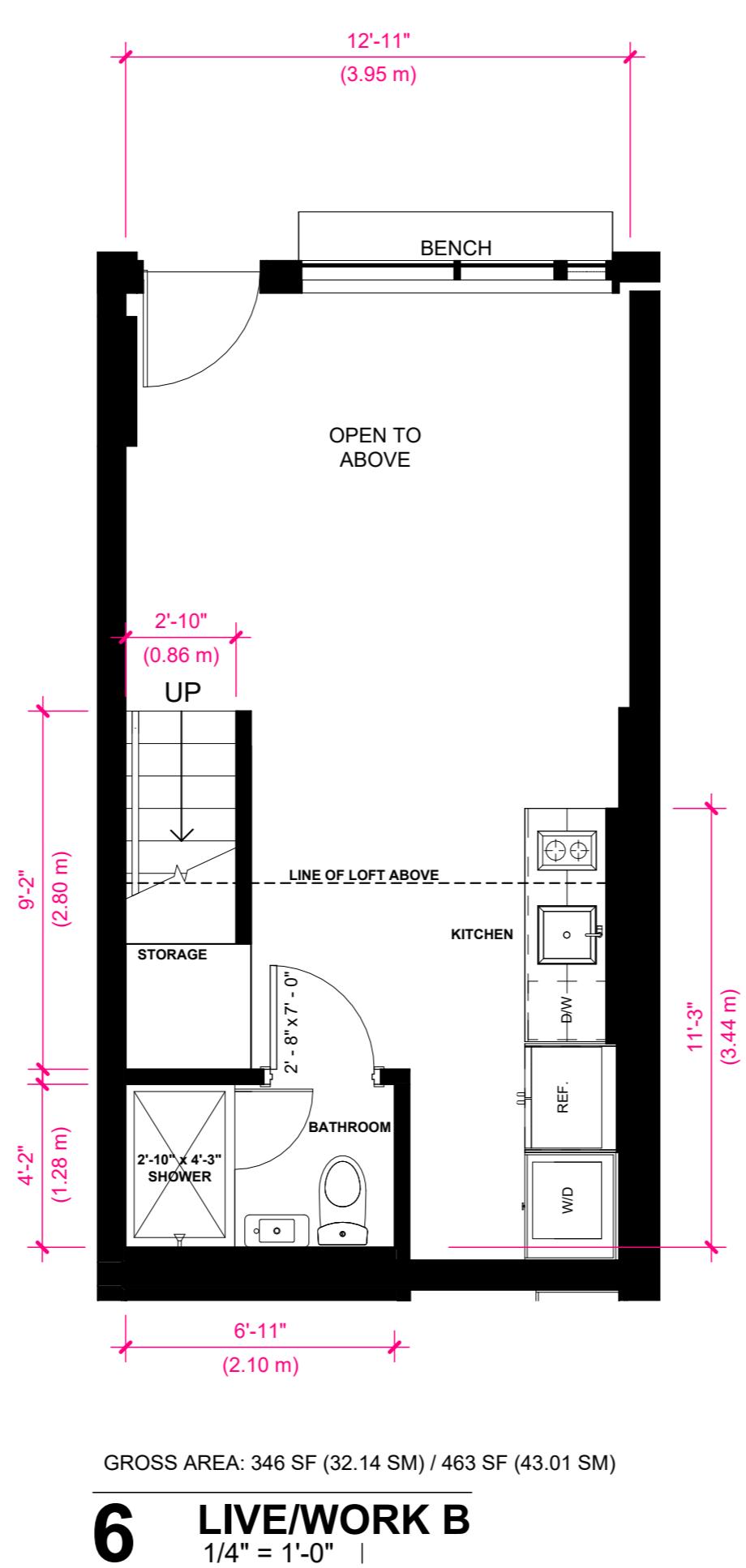
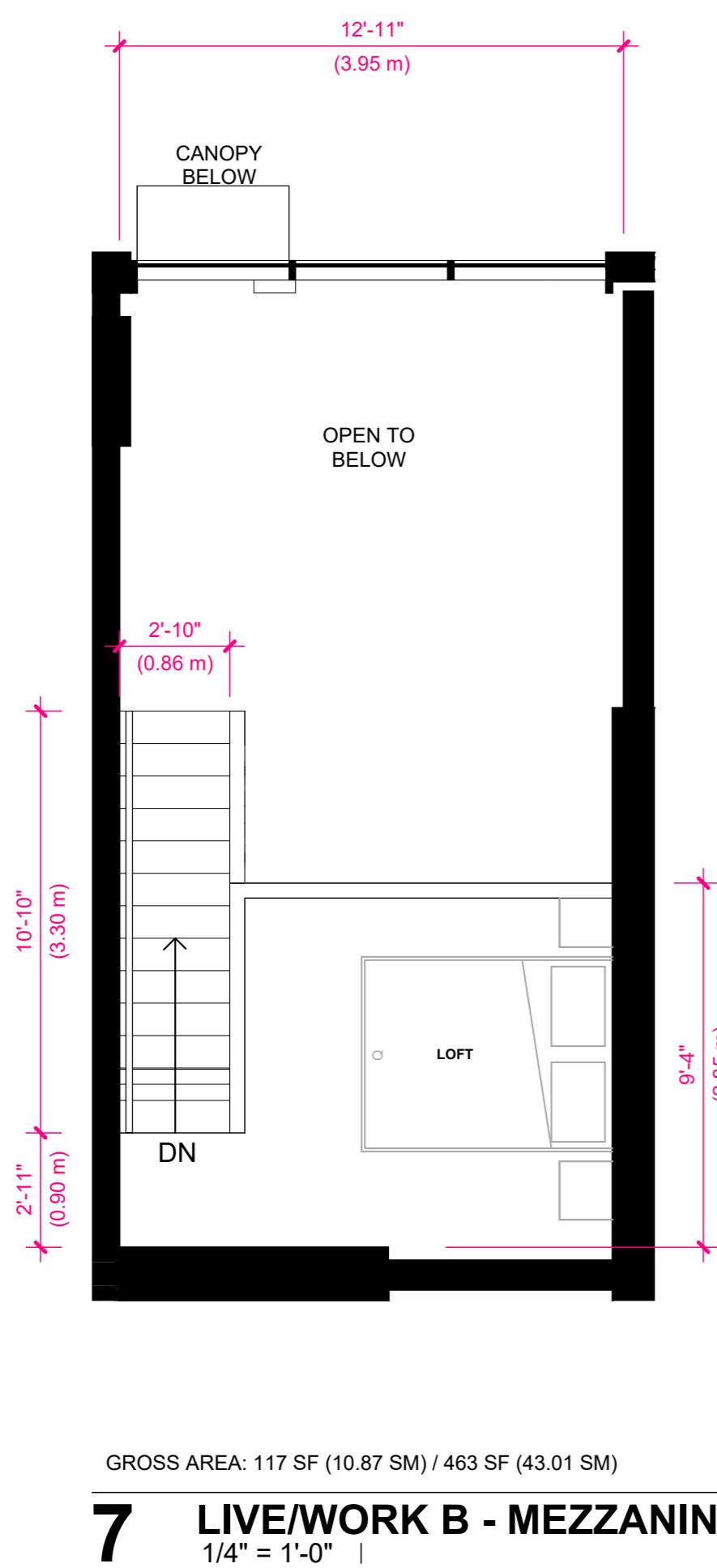
SEPTEMBER 08, 2025



2025-09-08

ENLARGED UNIT PLANS

SCALE
1/4" = 1'-0"



BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
- D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- E BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- J JULIETTE BALCONY: 4'-2" (1.3m)

REFER TO OVERALL PLANS FOR BALCONY LAYOUTS

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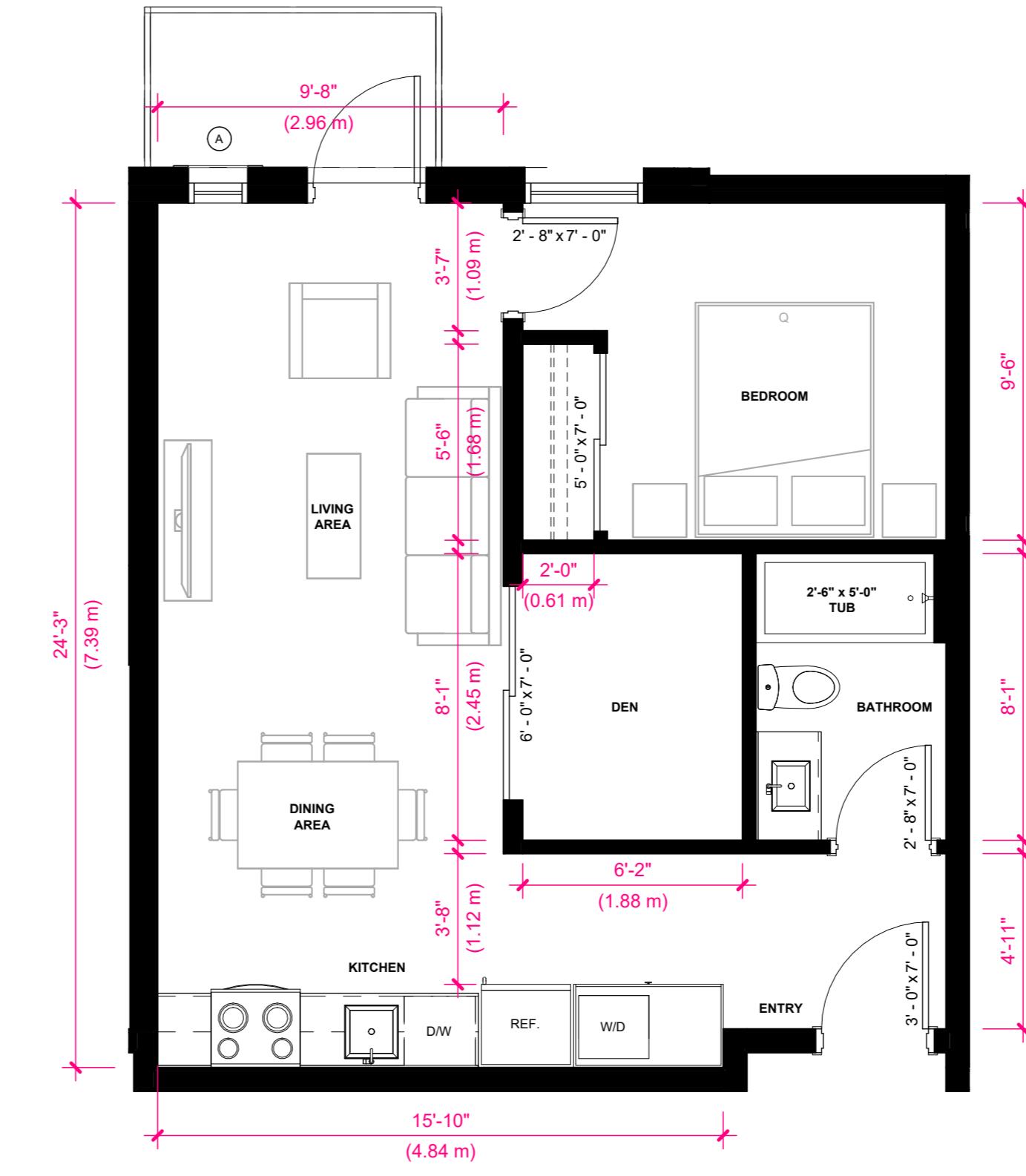
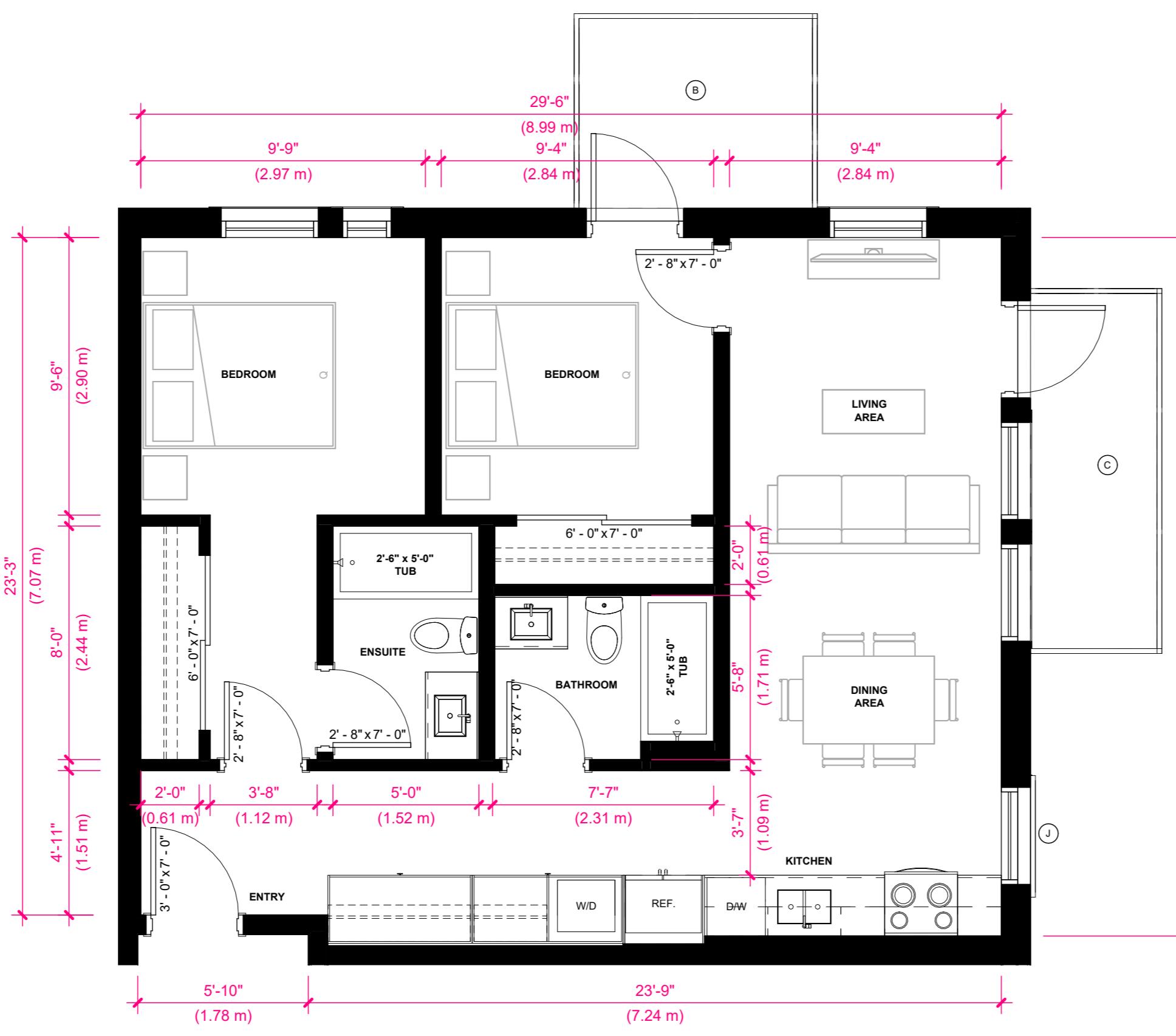
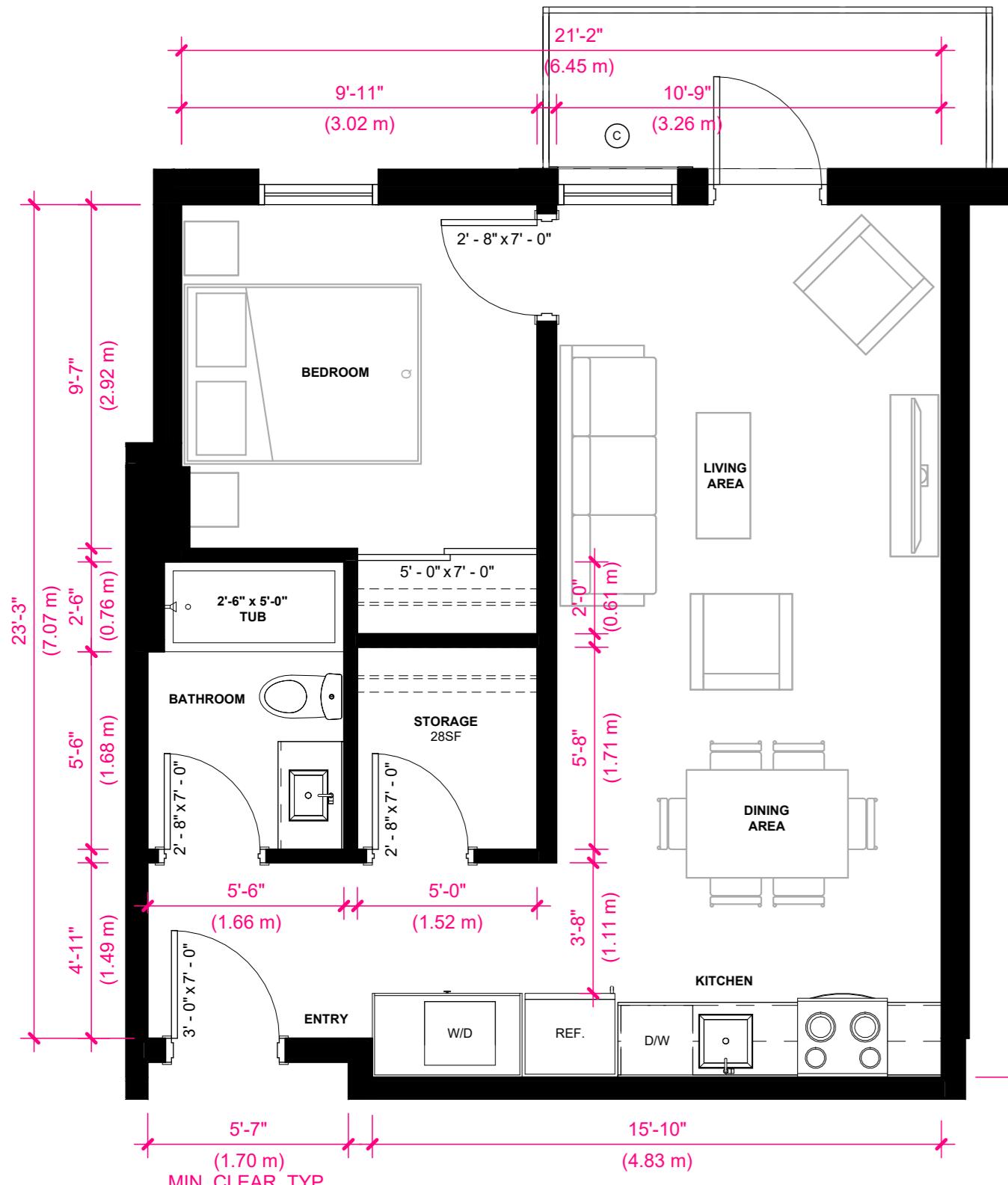
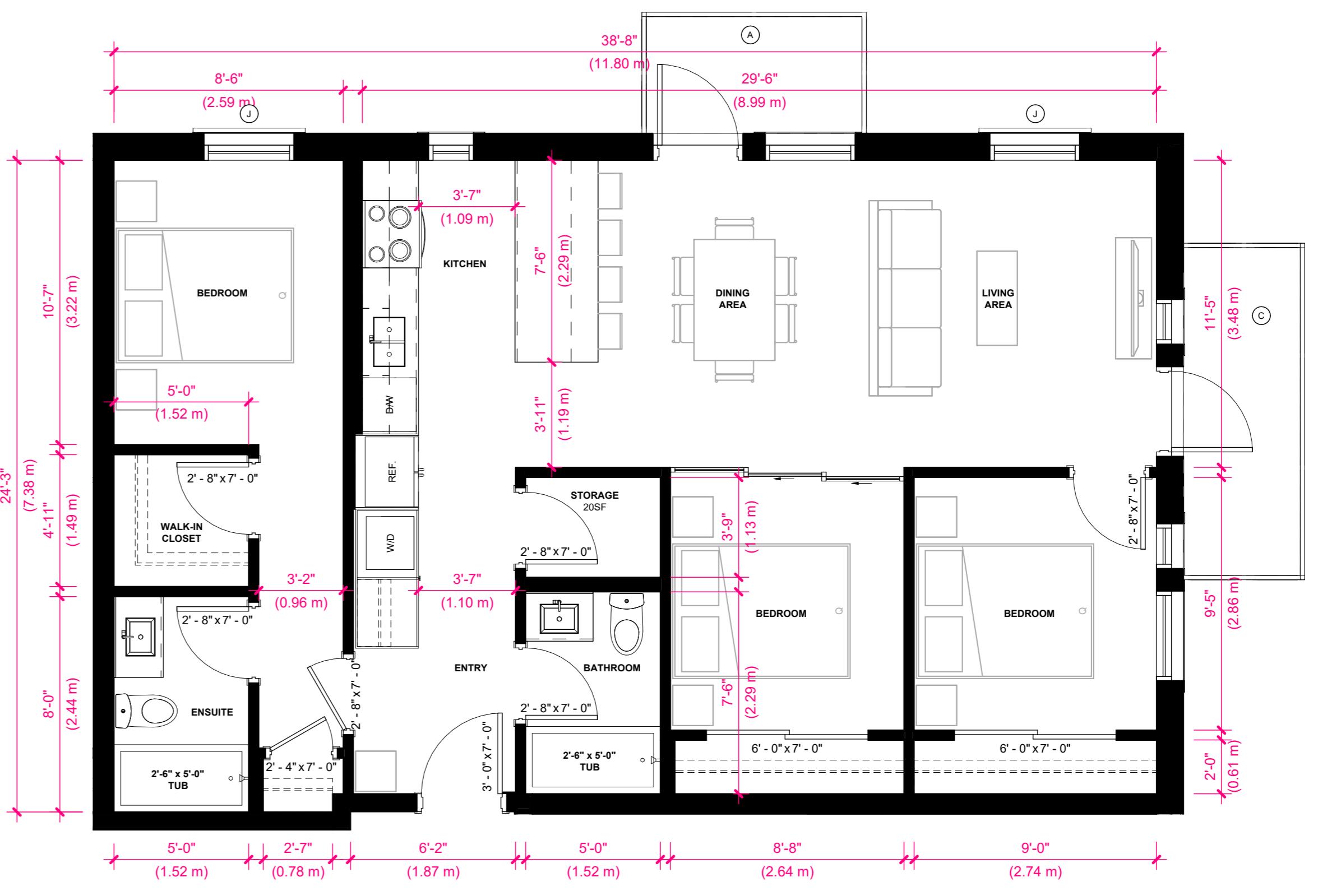
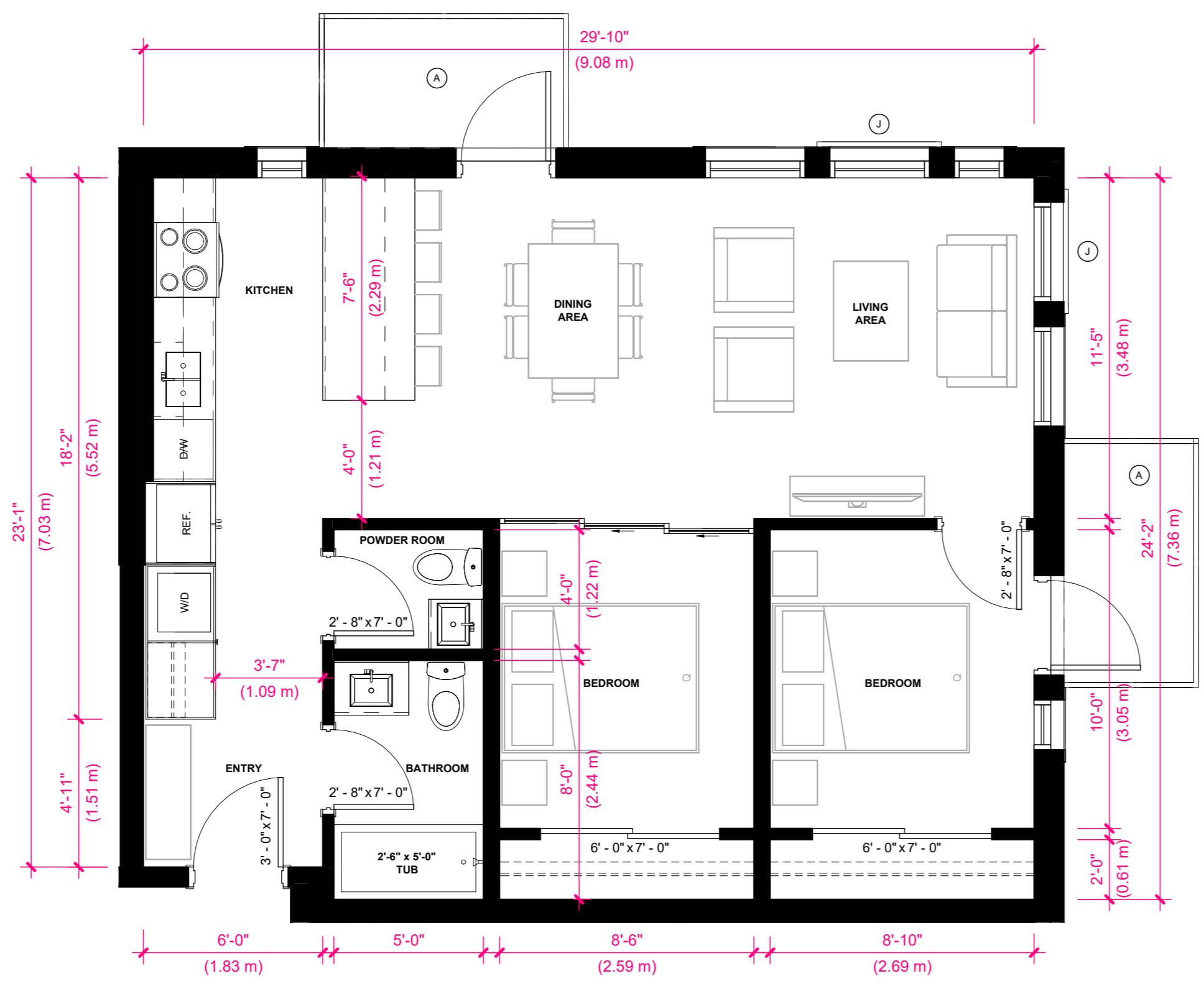
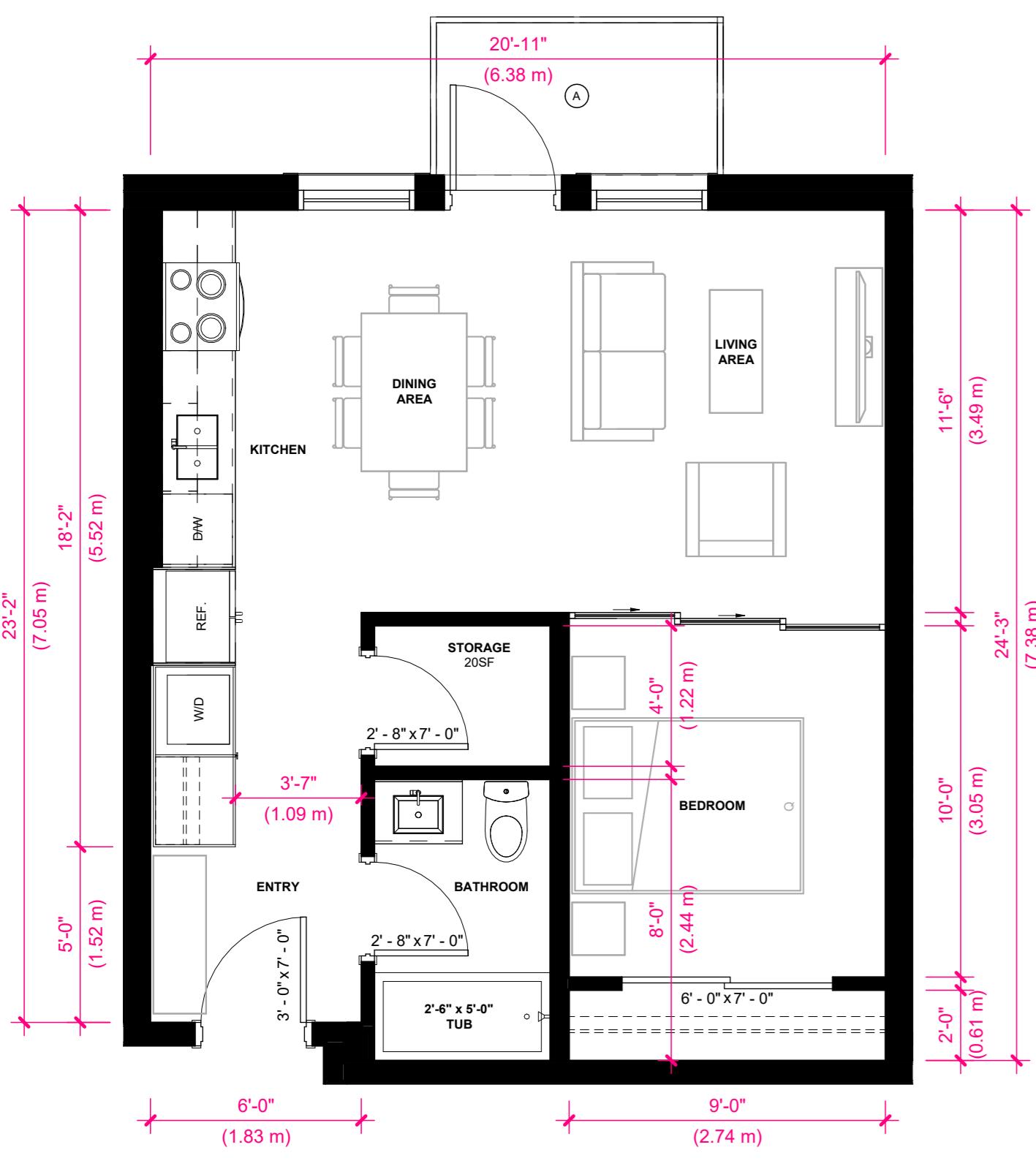
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ENLARGED UNIT PLANS

SCALE
1/4" = 1'-0"



BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
- D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- E BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- J JULIETTE BALCONY: 4'-2" (1.3m)

REFER TO OVERALL PLANS FOR BALCONY LAYOUTS



QUADRA ST

FIRST MET HERITAGE BUILDING

"THE LOADING BAY" AT CENTRAL MEWS

NEW RESIDENTIAL BUILDING

ADJACENT BUILDING

FIRST MET HERITAGE MATERIAL LEGEND

- 1 WINDOW FRAMES TO BE RESTORED AS REQUIRED
- 2 ENTRY DOORS TO BE RESTORED AS REQUIRED
- 3 ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED
- 5 SANDSTONE TO BE RESTORED AS REQUIRED
- 7 STAINED GLASS PANELS TO BE RESTORED AS REQUIRED
- 11 NEW SIGNAGE

NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED
- 17 METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 21 WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- 24 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- 31 RESIDENTIAL SIGNAGE

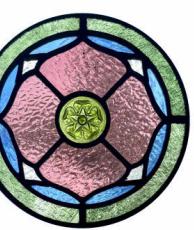
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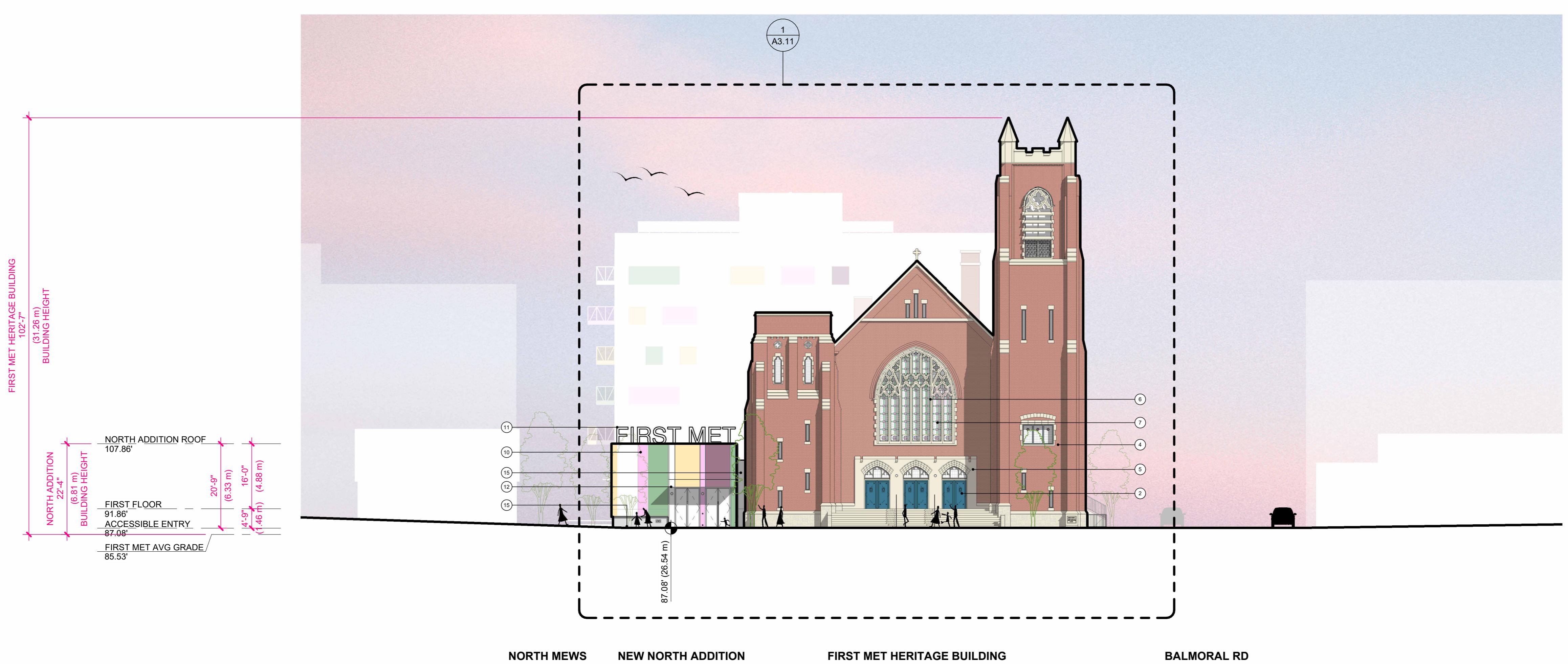
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RESPONSE

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QUADRA STREET
ELEVATION

SCALE
1/16" = 1'-0"



FIRST MET HERITAGE MATERIAL LEGEND

- ② ENTRY DOORS TO BE RESTORED AS REQUIRED
- ④ BRICK TO BE RESTORED AS REQUIRED
- ⑤ SANDSTONE TO BE RESTORED AS REQUIRED
- ⑥ CAST STONE TRACERY TO BE RESTORED AS REQUIRED
- ⑦ STAINED GLASS PANELS TO BE RESTORED AS REQUIRED

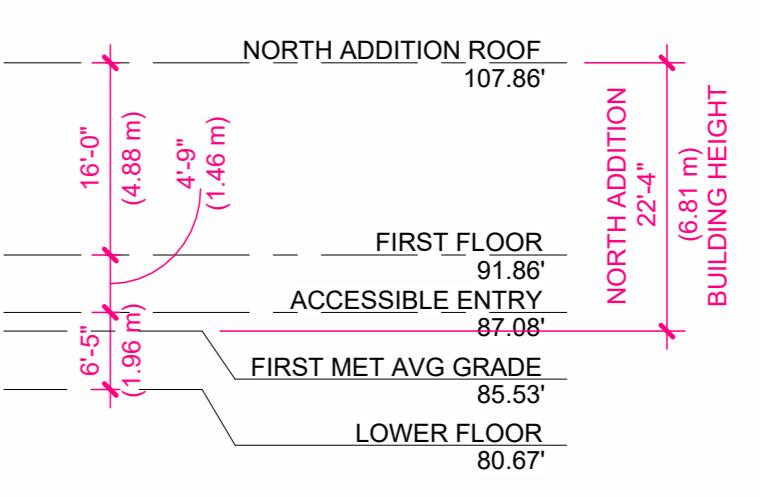
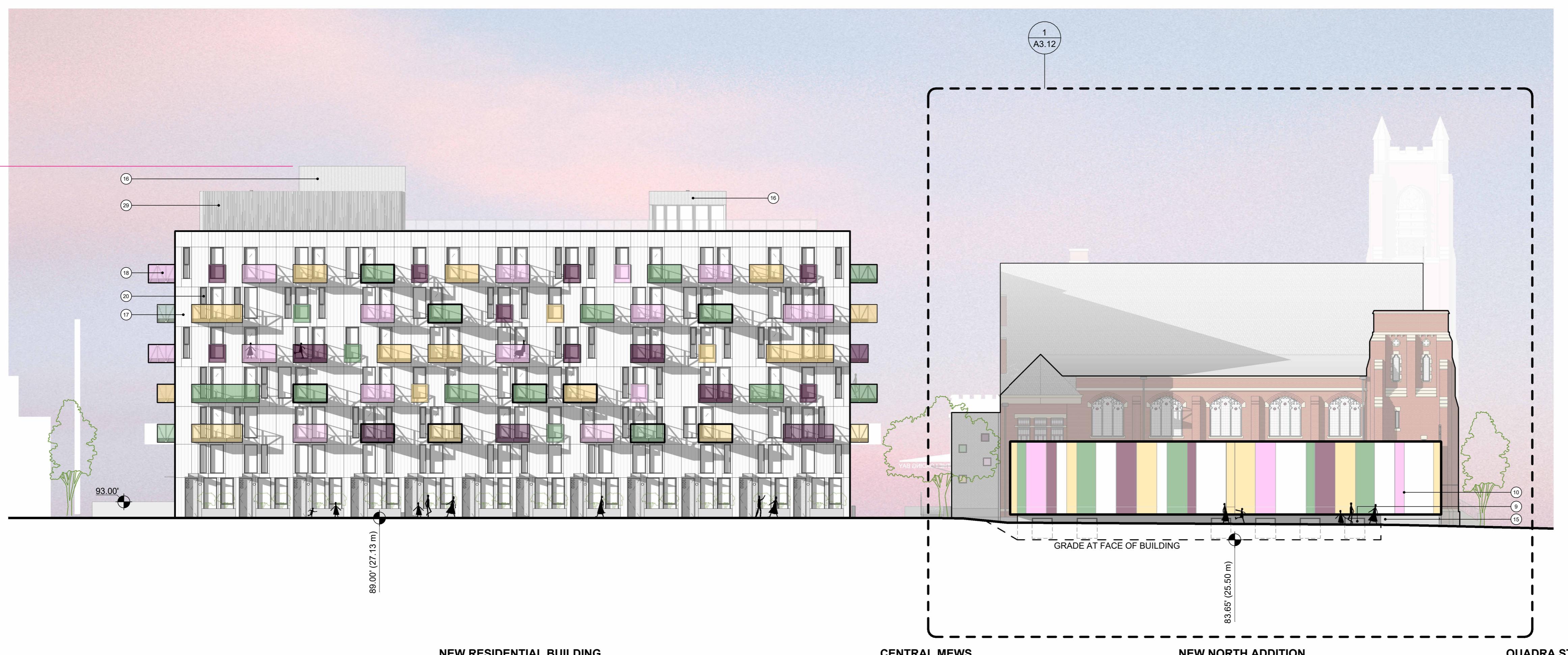
NEW NORTH ADDITION MATERIAL LEGEND

- ⑩ THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- ⑪ NEW SIGNAGE
- ⑫ POWDER COATED METAL CANOPY
- ⑯ ARCHITECTURAL CONCRETE



NORTH SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

- 16 METAL PANEL, GALVANIZED
- 17 METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 29 MECHANICAL METAL SCREEN ENCLOSURE

NEW NORTH ADDITION MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 15 ARCHITECTURAL CONCRETE

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RESPONSE

SEPTEMBER 08, 2025



2025-09-08

EAST SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

- 15) ARCHITECTURAL CONCRETE
- 16) METAL PANEL, GALVANIZED
- 17) METAL PANEL, WHITE
- 18) GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20) THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 24) THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- 29) MECHANICAL METAL SCREEN ENCLOSURE

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CENTRAL MEWS WEST
SITE ELEVATION

SCALE
1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

- ⑯ ARCHITECTURAL CONCRETE
- ⑯ METAL PANEL, GALVANIZED
- ⑯ METAL PANEL, WHITE
- ⑯ GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- ⑯ THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- ⑯ WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- ⑯ THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG

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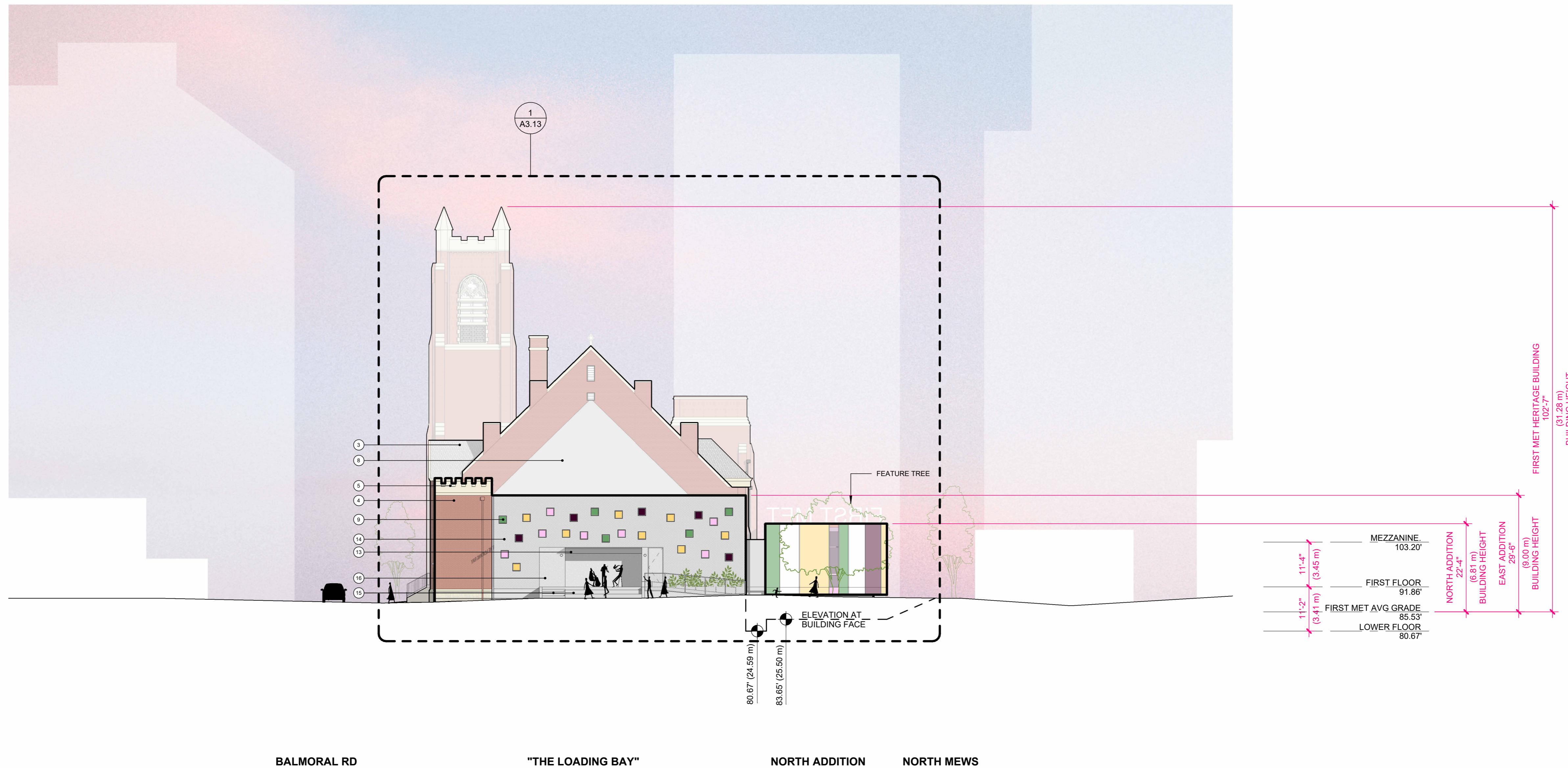
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CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"



FIRST MET HERITAGE MATERIAL LEGEND

- ③ ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED
- ④ BRICK TO BE RESTORED AS REQUIRED
- ⑤ SANDSTONE TO BE RESTORED AS REQUIRED
- ⑧ ORIGINAL GABLE ROOF FORM OF SUNDAY SCHOOL HALL TO REMAIN

NEW EAST ADDITION MATERIAL LEGEND

- ⑨ THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- ⑬ BIFOLD GARAGE DOOR, FINISH TBD
- ⑭ ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- ⑮ ARCHITECTURAL CONCRETE
- ⑯ METAL PANEL, GALVANIZED

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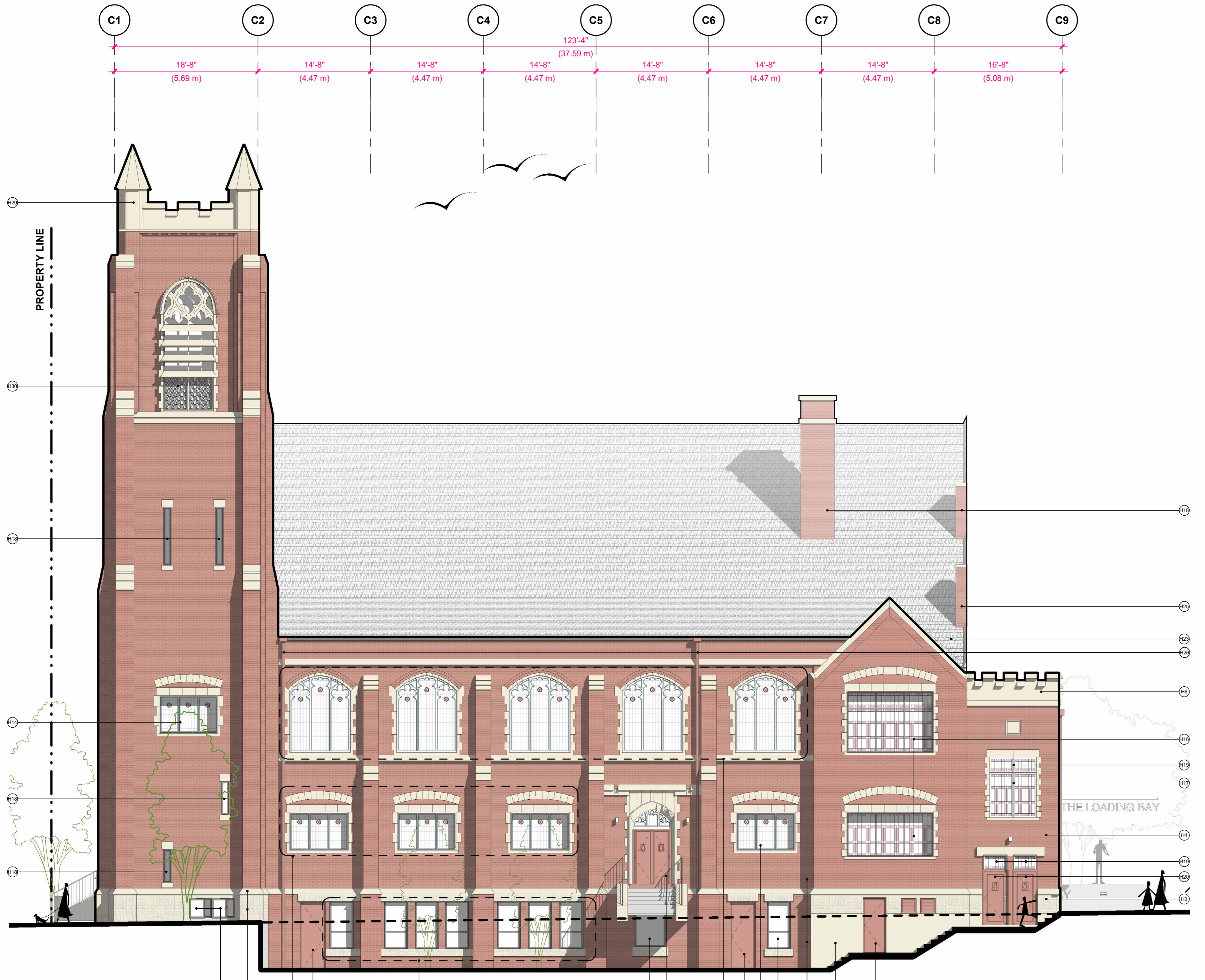
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HERITAGE ELEVATION -
BALMORAL ROAD

SCALE
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

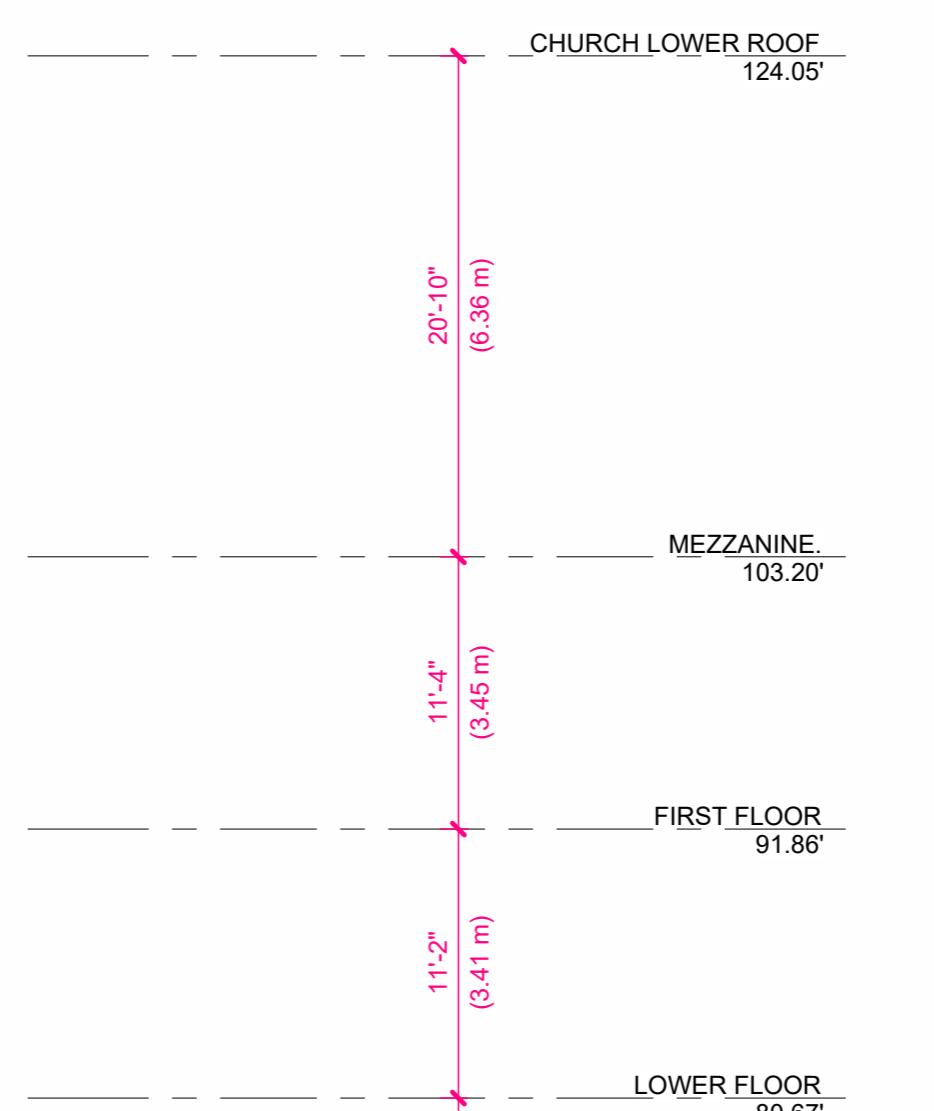
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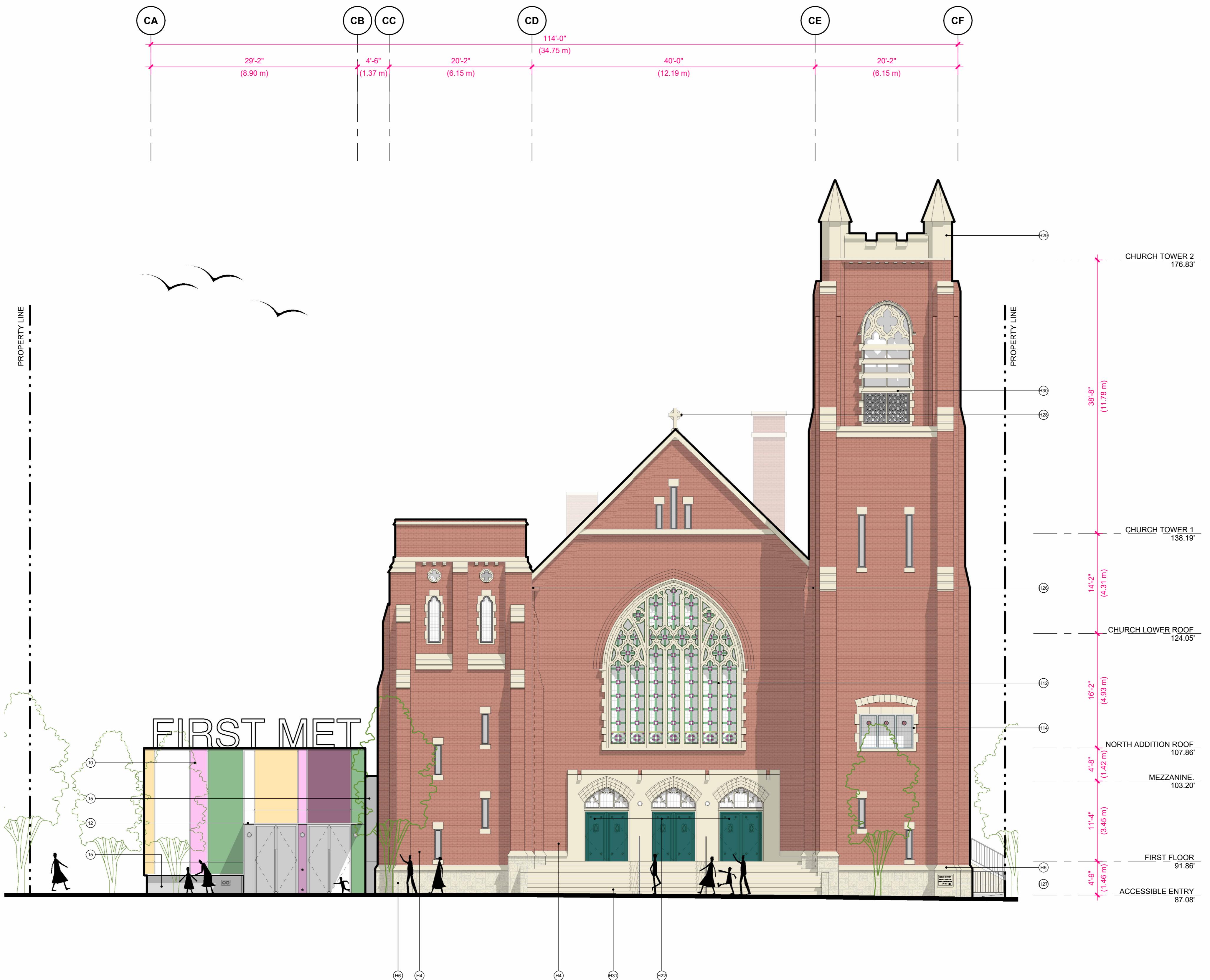
- REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
- PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
- MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
- WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
- ALL HERITAGE DOORS AND WINDOWS WITH RETAINED AREAS ARE TO BE REPAIRED AND MAINTAINED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
- SALVAGE BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
- SALVAGE STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.

PORTION TO BE DEMOLISHED.

FIRST MET HERITAGE MATERIAL LEGEND

- H1 PRESERVED RUSTICATED STONE FOUNDATION - REPAIR ANY MISSING MORTAR AND PARGING IF DAMAGED
- H3 REHABILITATED STONE FOUNDATION
- H4 PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- H6 PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- H11 REPLACE NON-ORIGINAL WINDOWS WITH REPLICATED WOOD FRAME WINDOW AS FEASIBLE - MANUFACTURED AS RECOMMENDED BY HCP
- H13 PRESERVED TRI-DIVIDED LANCET WINDOWS WITH CUSPED STONE ARCHES AND STAINED GLASS - REPAIR AS REQUIRED
- H14 PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- H16 PRESERVED TRIPLE-LITE WOOD SASH WINDOW WITH STAINED GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H17 PRESERVED DOUBLE-LITE WOOD SASH WINDOW WITH STAINED GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H18 PRESERVED SINGLE-LITE WOOD SASH WINDOW WITH CLEAR GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H19 PRESERVED WOOD SASH TRANSOM WINDOW, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H20 PRESERVED WOOD DOOR, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H21 PRESERVED DOUBLE-DOOR ENTRY WITH POINTED-ARCH TRACERY TRANSOMS - REPAIR AS REQUIRED
- H23 PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- H25 PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- H26 PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- H29 PRESERVED CRENELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- H30 PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED





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NOTES

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7. SALVAGE STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.

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FIRST MET HERITAGE MATERIAL LEGEND

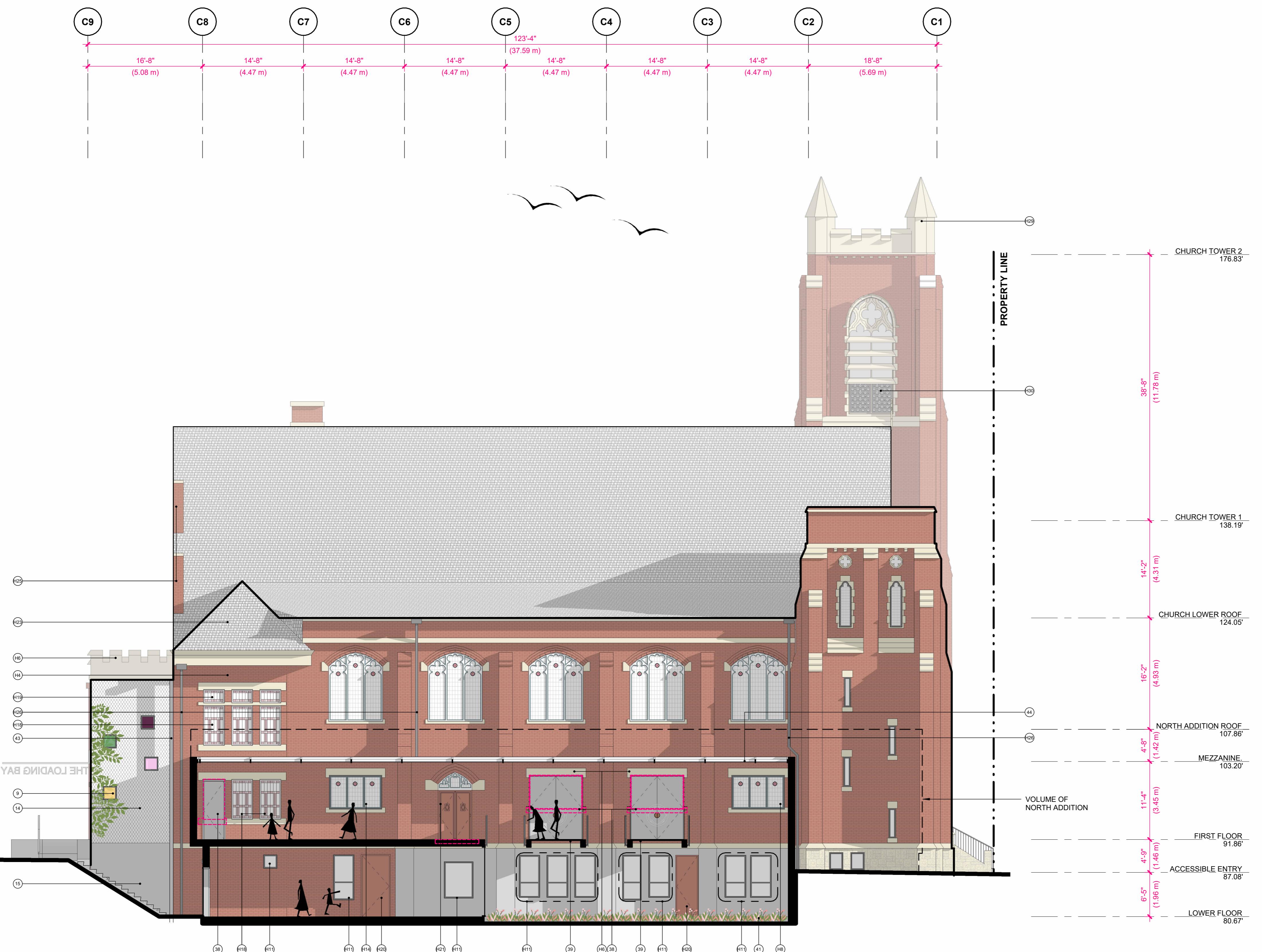
- (H4) PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- (H6) PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- (H12) PRESERVED ARCHED MULTI-LANCET WINDOW WITH CAST STONE TRACERY AND STAINED GLASS - REPAIR AS REQUIRED
- (H14) PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- (H22) MAIN ENTRY DOOR - RESTORE TO ORIGINAL AND REPAIR AS REQUIRED
- (H26) PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- (H27) PRESERVED CORNERSTONE - REPAIR AS REQUIRED
- (H28) PRESERVED CELTIC CROSS FINIAL - REPAIR AS REQUIRED
- (H29) PRESERVED CRENELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED
- (H31) PRESERVED STONE ENTRY STAIRCASE - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

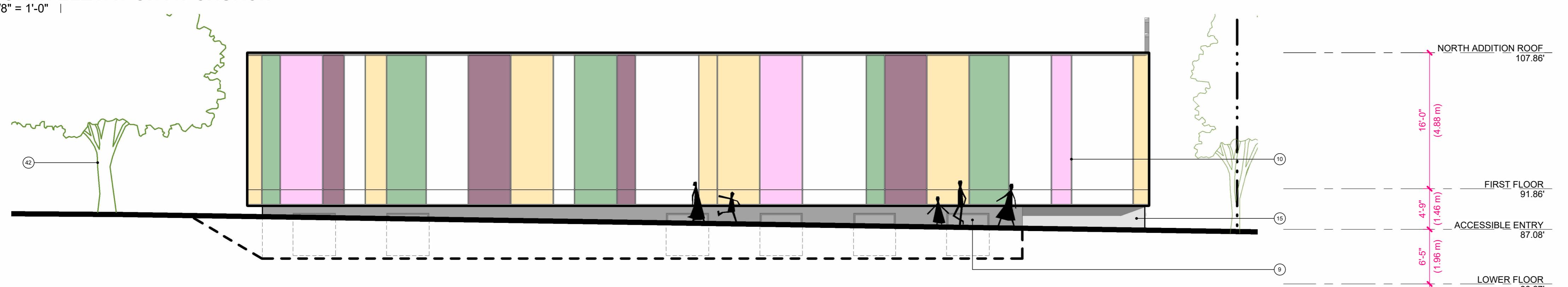
- 10 THERMALLY BROKEN CURTAIN WALL,
COLOURED GLASS TO MATCH EXISTING
HERITAGE STAINED GLASS
- 12 POWDER COATED METAL CANOPY
- 15 ARCHITECTURAL CONCRETE

HERITAGE ELEVATION - QUADRA STREET

SCALE



1 NORTH ELEVATION AT CHURCH



2 NORTH ELEVATION AT ADDITION
1/8" = 1'-0" |

NOTES:

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2025-09-08

HERITAGE ELEVATION - NORTH SITE

SCALE

NEW ADDITIONS MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 38 NEW CUSTOM DOOR, C/W HERITAGE MOTIF - MATCH EXISTING WINDOW WIDTH, REHABILITATE EXISTING OPENING
- 39 NEW GLAZED BRIDGE - BETWEEN EXISTING HERITAGE CHURCH AND NEW NORTH ADDITION OVER EXISTING FLOOR OPENING
- 41 NEW PLANTING, REFER TO LANDSCAPE
- 42 REPLACEMENT HERITAGE FEATURE TREE, REFER TO LANDSCAPE
- 43 NEW REVEAL BETWEEN EXISTING BRICK WALL AND NEW CONSTRUCTION - REPAIR AND REPLACE EXISTING BRICK WITH SALVAGED BRICK AS REQUIRED
- 44 NEW SKYLIGHT BETWEEN EXISTING HERITAGE CHURCH AND NEW CONSTRUCTION

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NOTES

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SEPTEMBER 08, 2025

FIRST MET HERITAGE MATERIAL LEGEND

- (H3) REHABILITATED STONE FOUNDATION
- (H5) PRESERVED BRICK, INFILL WITH ORIGINAL SALVAGED BRICK AS REQUIRED
- (H6) PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- (H23) PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- (H25) PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- (H26) PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- (H29) PRESERVED CRENELLED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED
- 22 METAL GUARD WITH STAINLESS STEEL CABLE MESH GUARD PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 43 NEW REVEAL BETWEEN EXISTING BRICK WALL AND NEW CONSTRUCTION - REPAIR AND REPLACE EXISTING BRICK WITH SALVAGED BRICK AS REQUIRED



HERITAGE ELEVATION CENTRAL MEWS EAST

SCALE

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FIRST MET

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SITE SECTIONS

SCALE

This architectural rendering illustrates a mixed-use development on Quadra Street, featuring the First Met Heritage Building and a new residential building. The First Met Heritage Building on the left includes a bell tower, a mezzanine, and a lounge area. The New Residential Building on the right is a 7-story structure with 1 and 2-bedroom units, an office, and a live/work unit. A central courtyard with a feature tree connects the two buildings. The rendering includes property lines, a parking ramp, and a loading bay stage.

2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH

1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH

A4.00

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VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

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FIRST MET

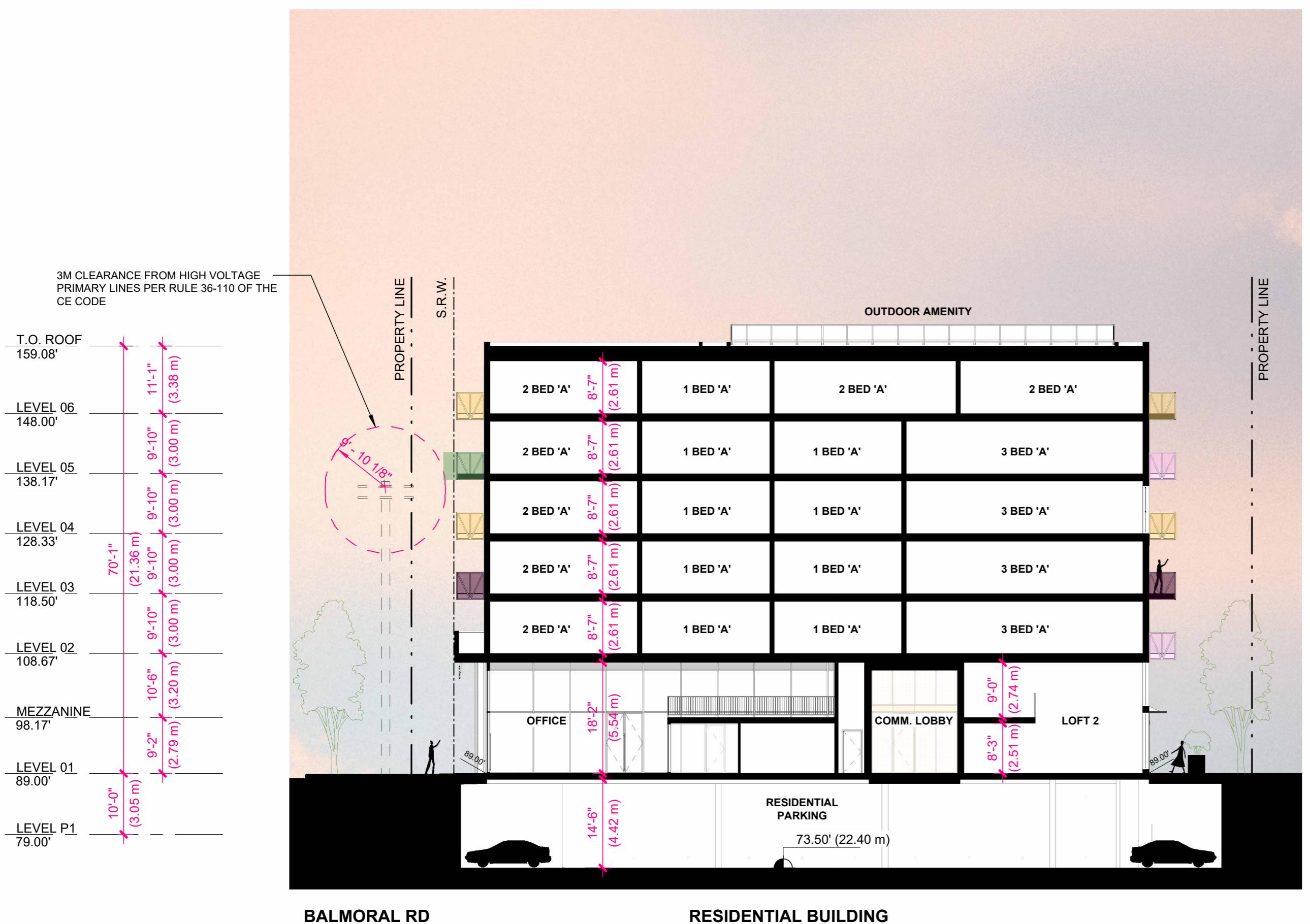
34 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

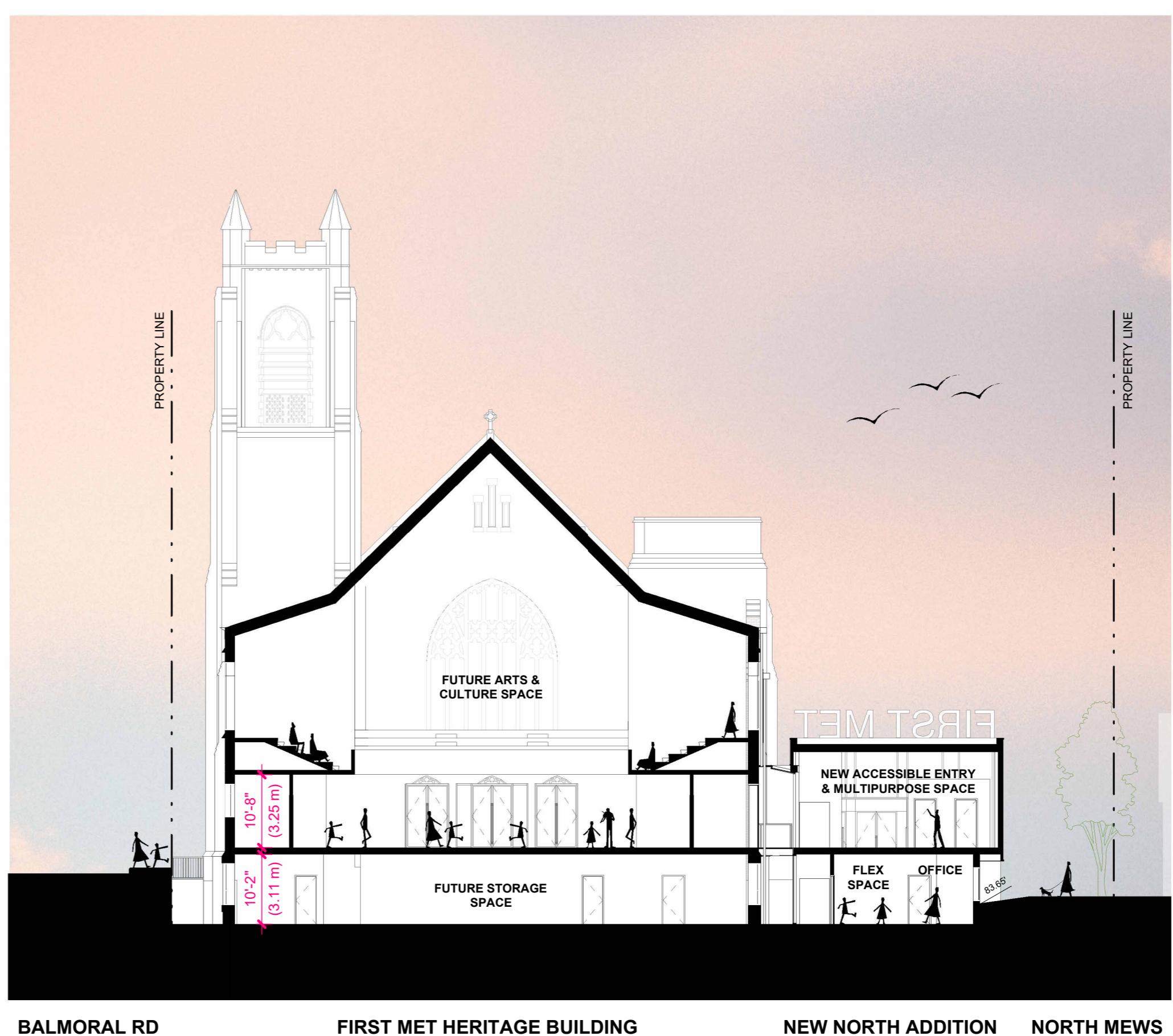
SEPTEMBER 08, 2025



3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



BALMORAL RD **RESIDENTIAL BUILDING**



1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST

Ma
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ARYZE

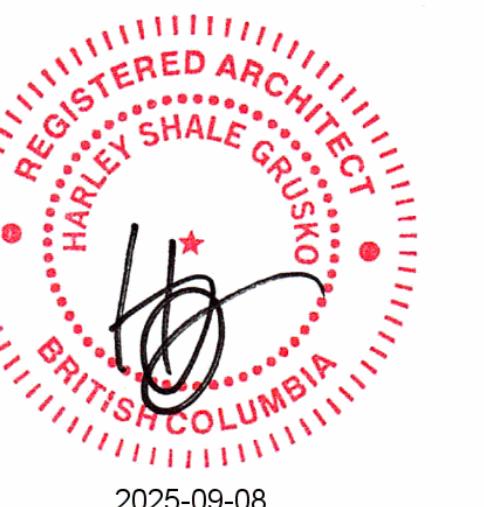
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FIRST
MET

934 BALMORAL RD & 1701 QUADRA ST

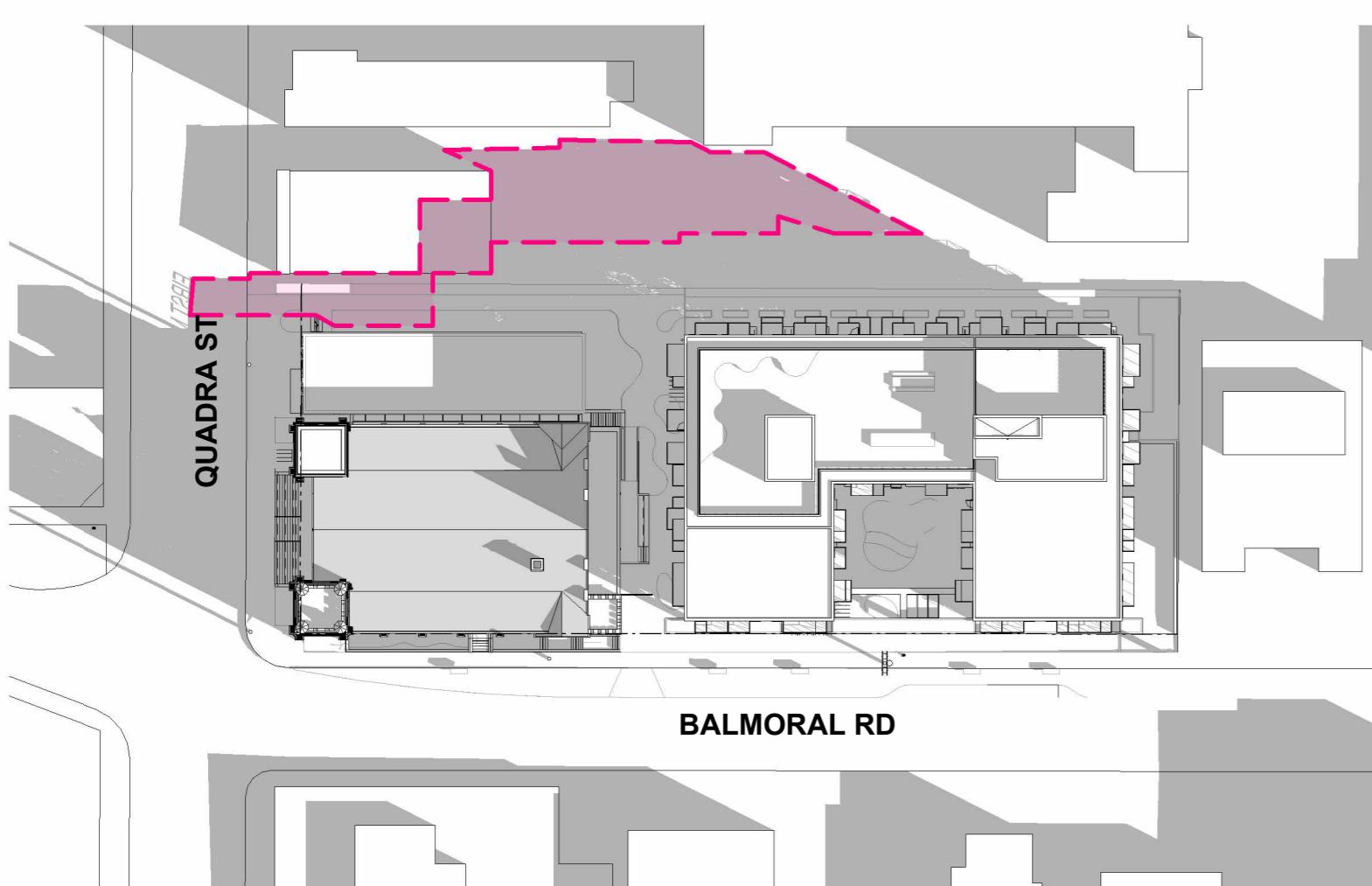
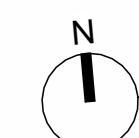
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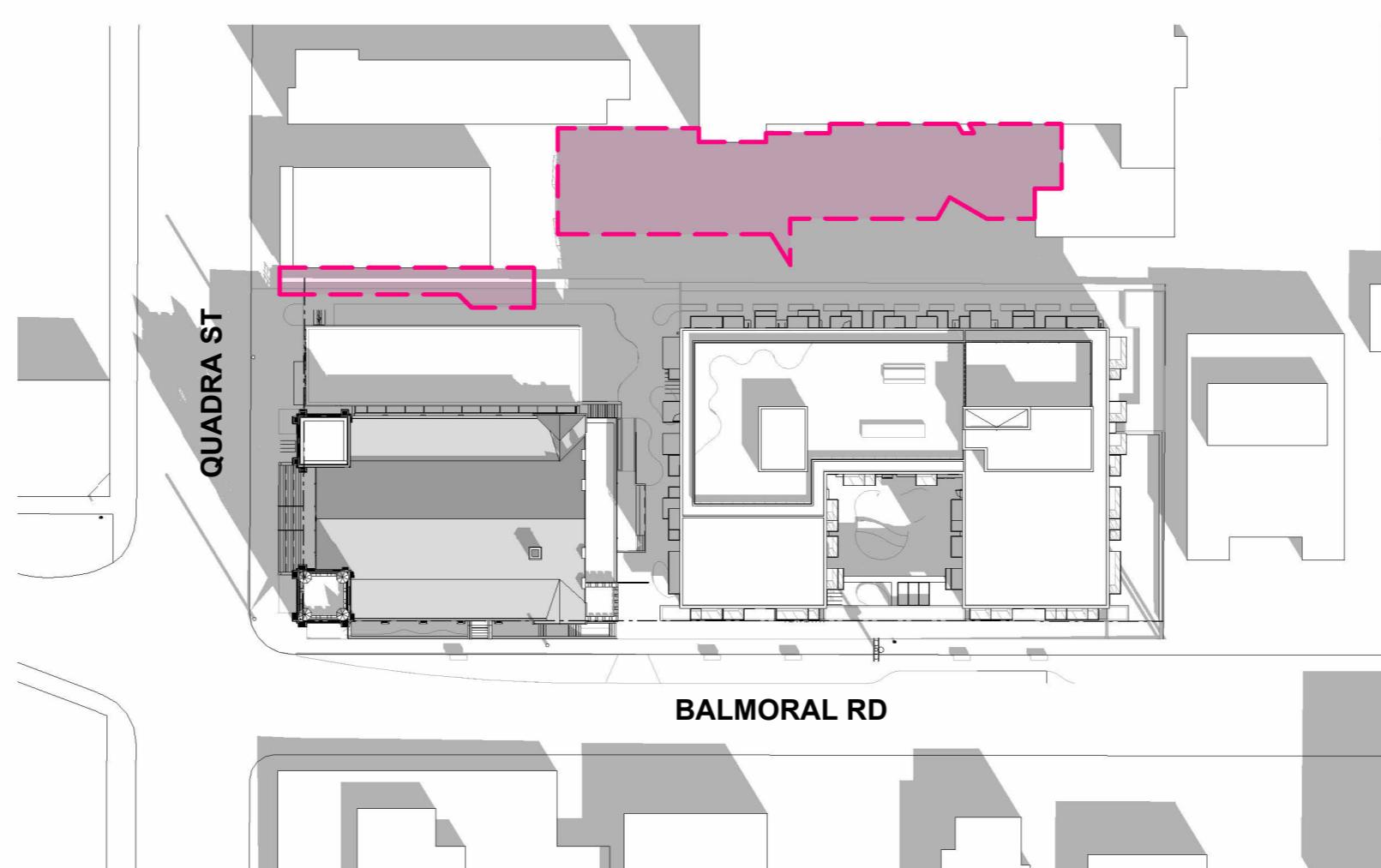


SHADOW STUDIES

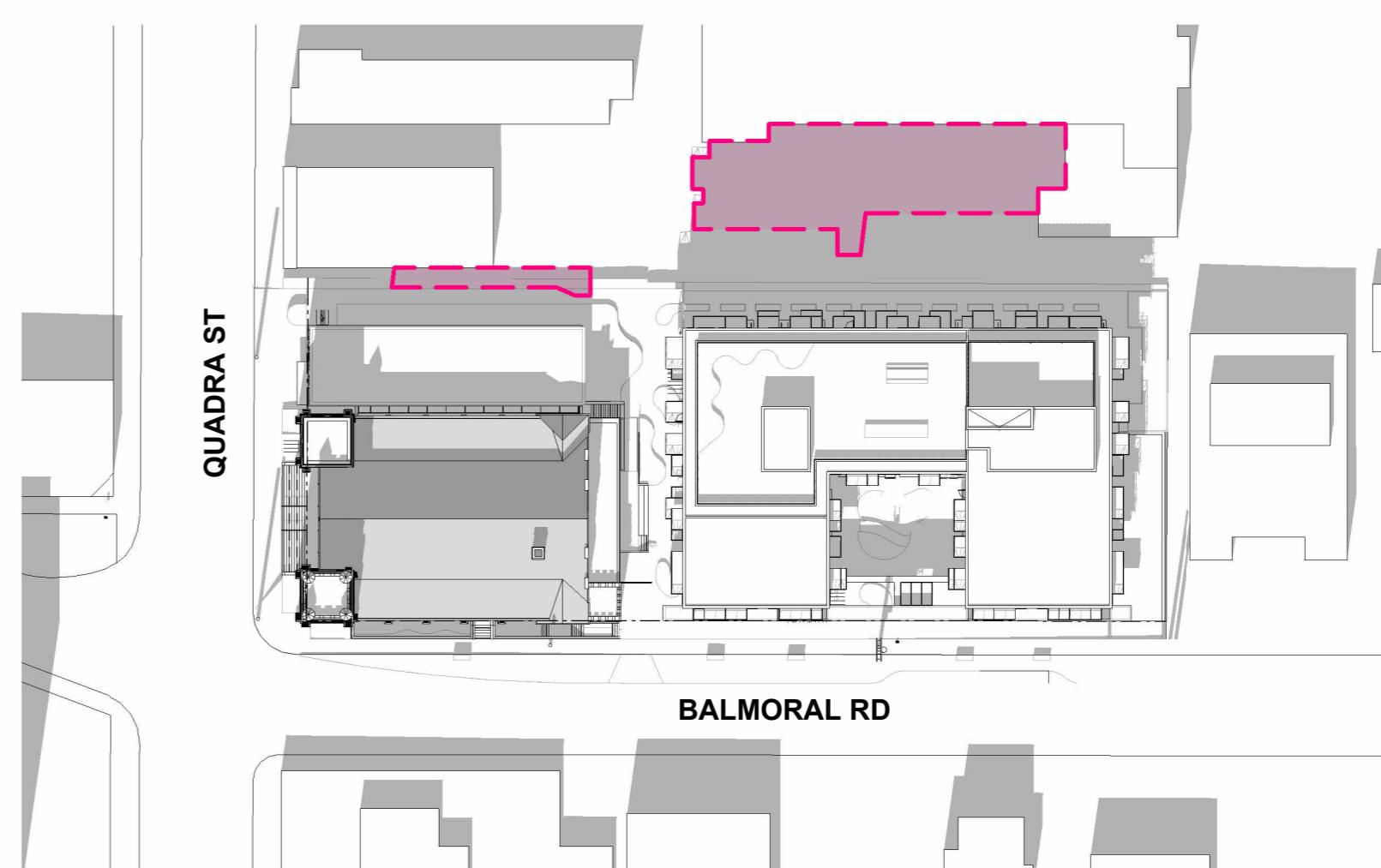
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1/64" = 1'-0"



10:00AM

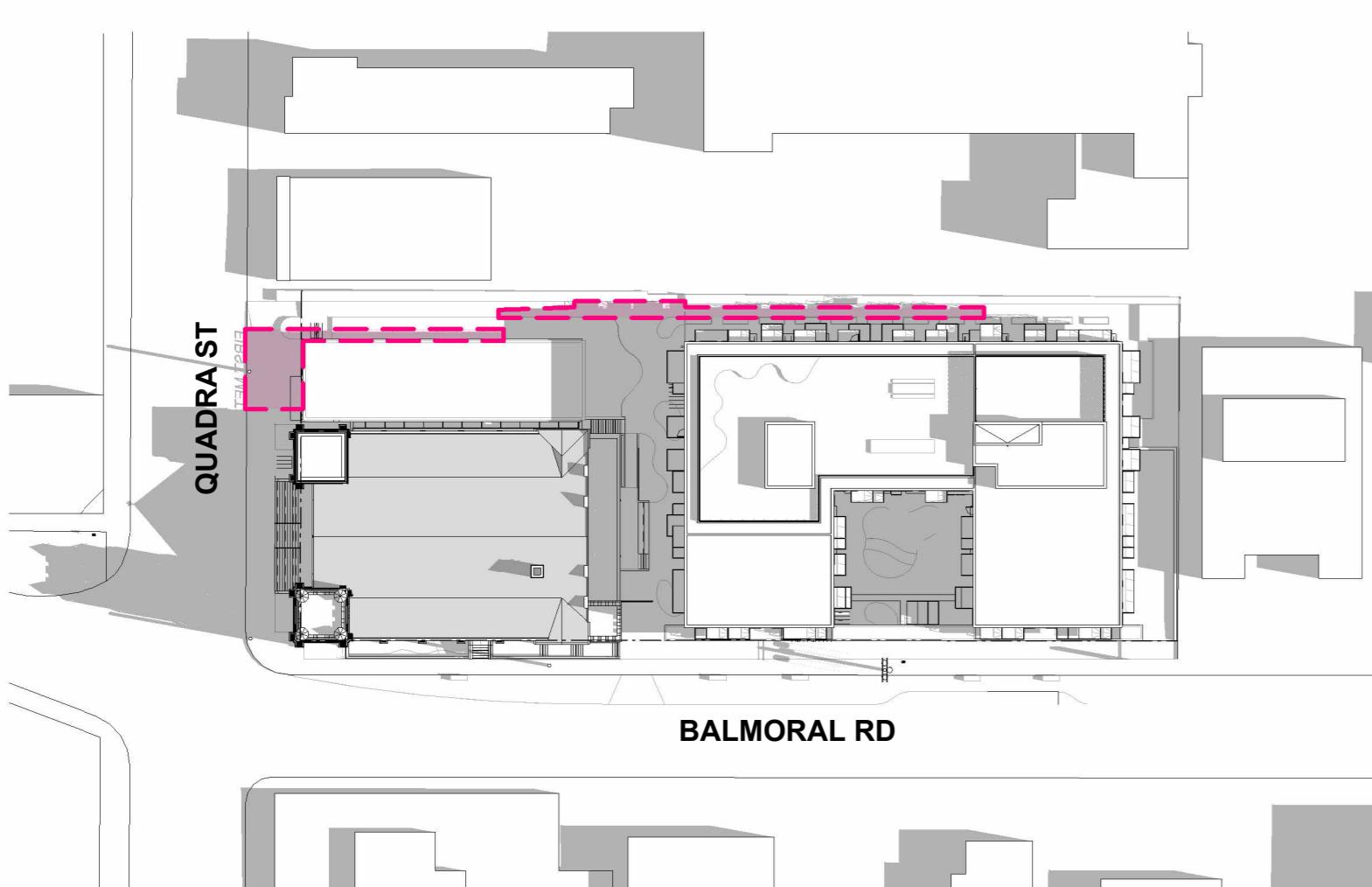


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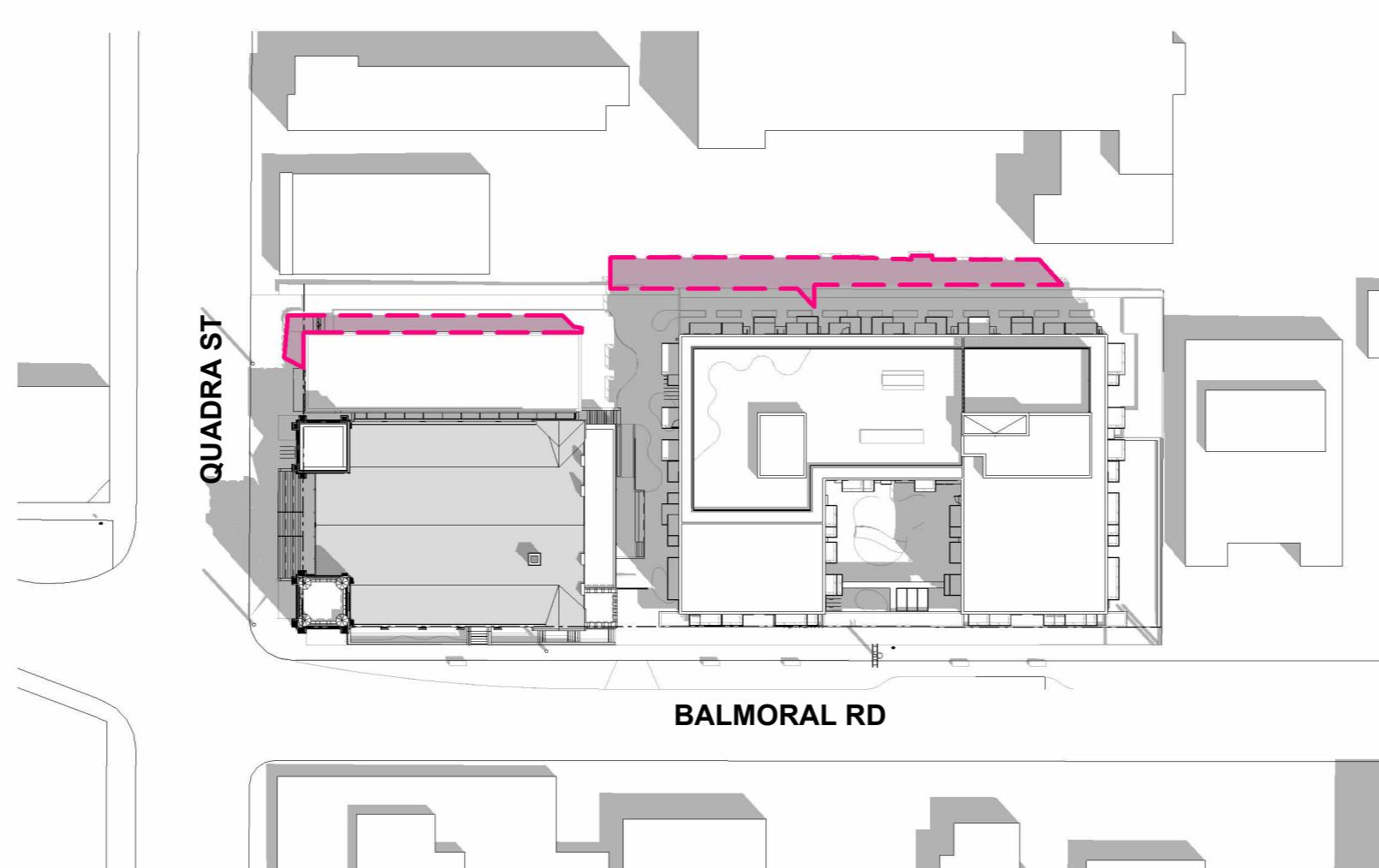


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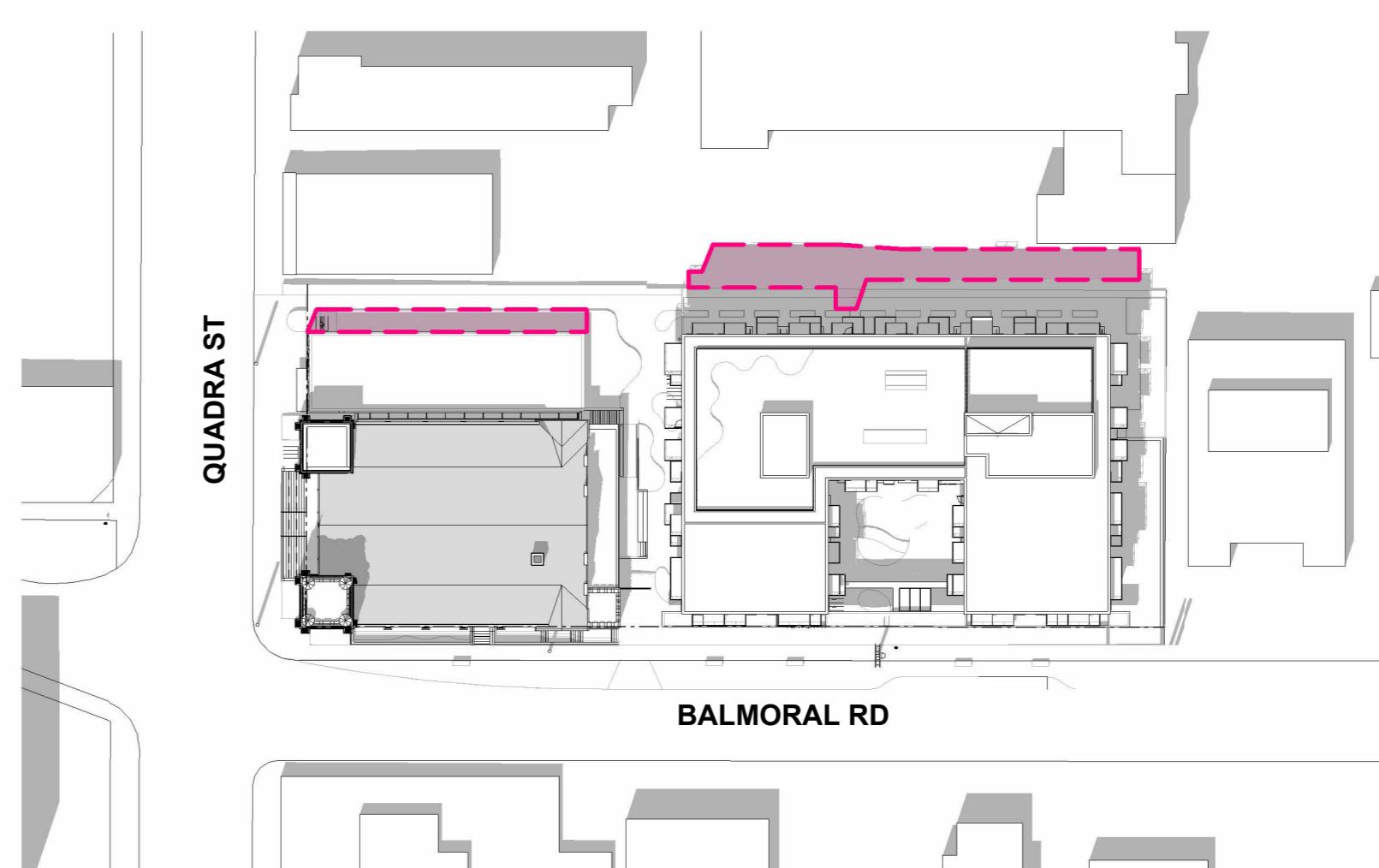
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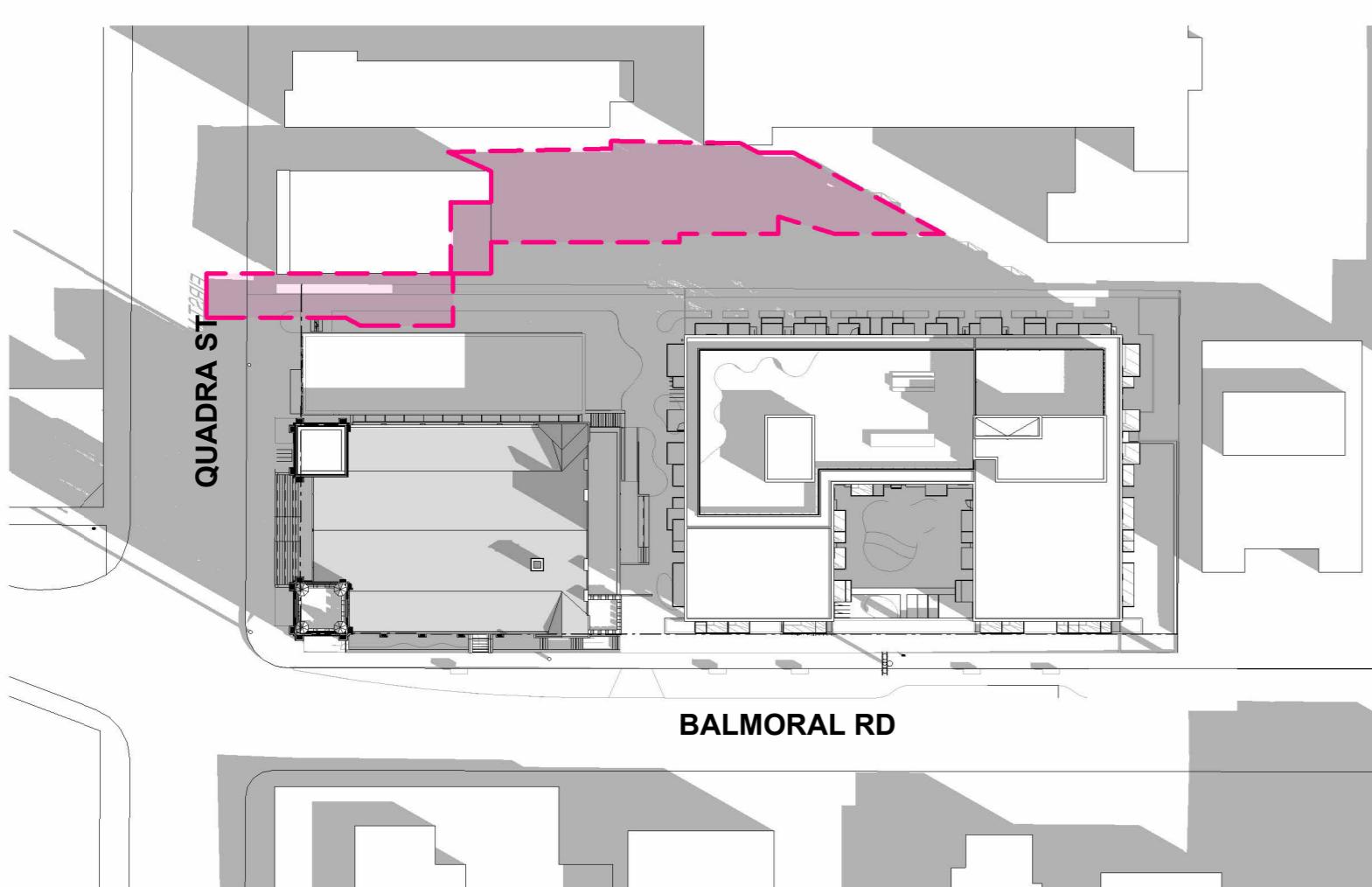


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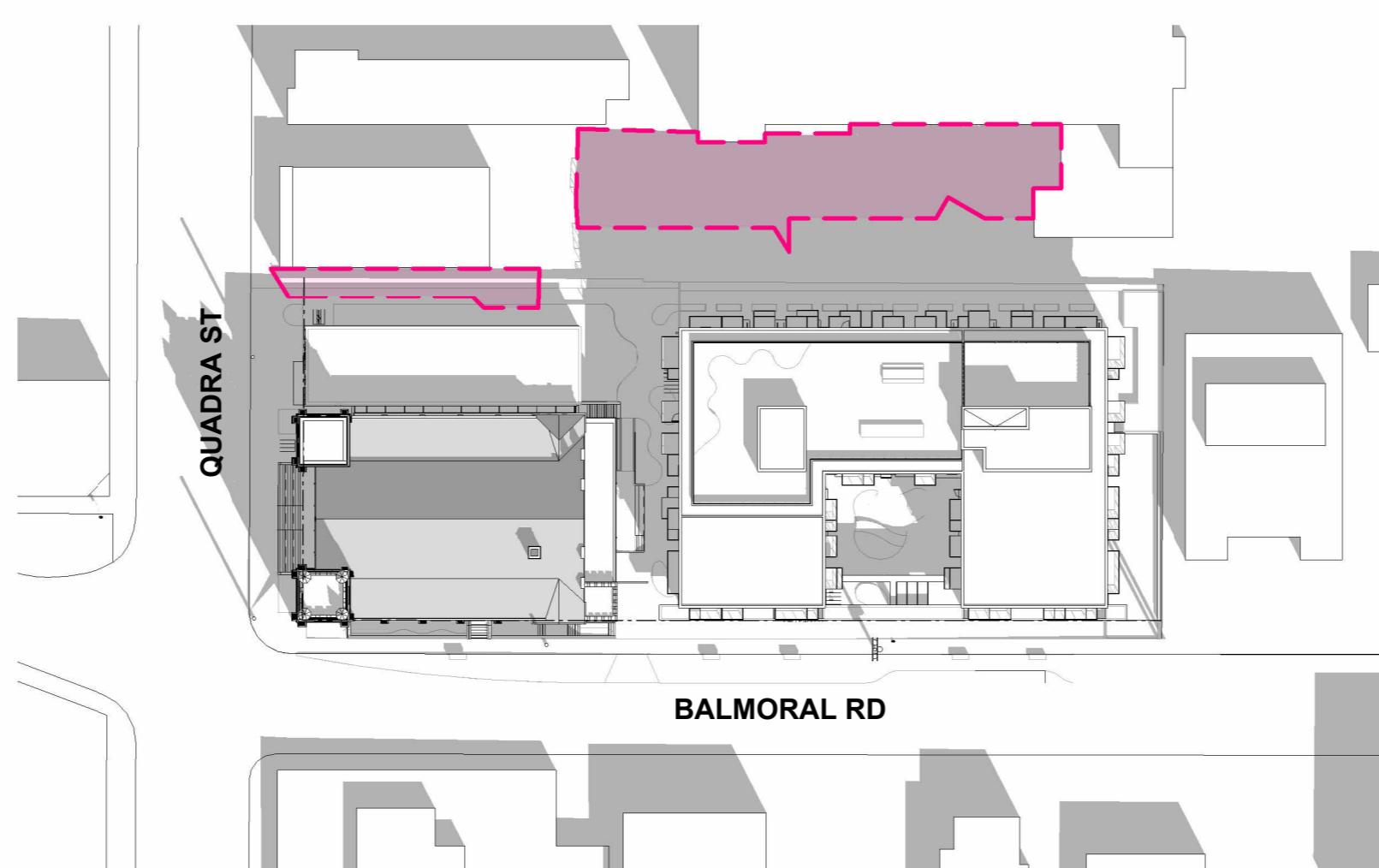


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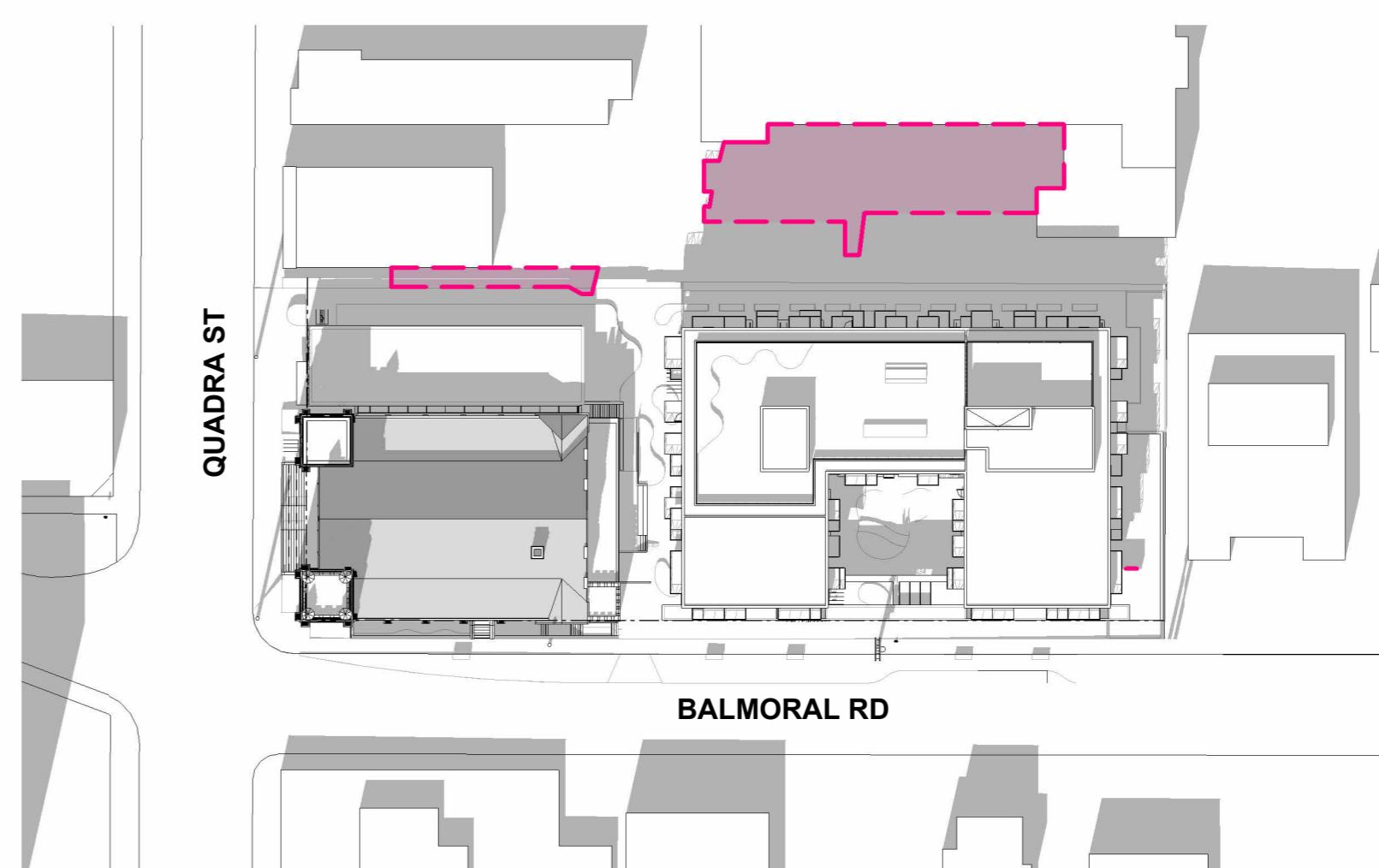
2 SUMMER SOLSTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

EXTENT OF NEW SHADOWS ONLY

A5.00

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FIRST
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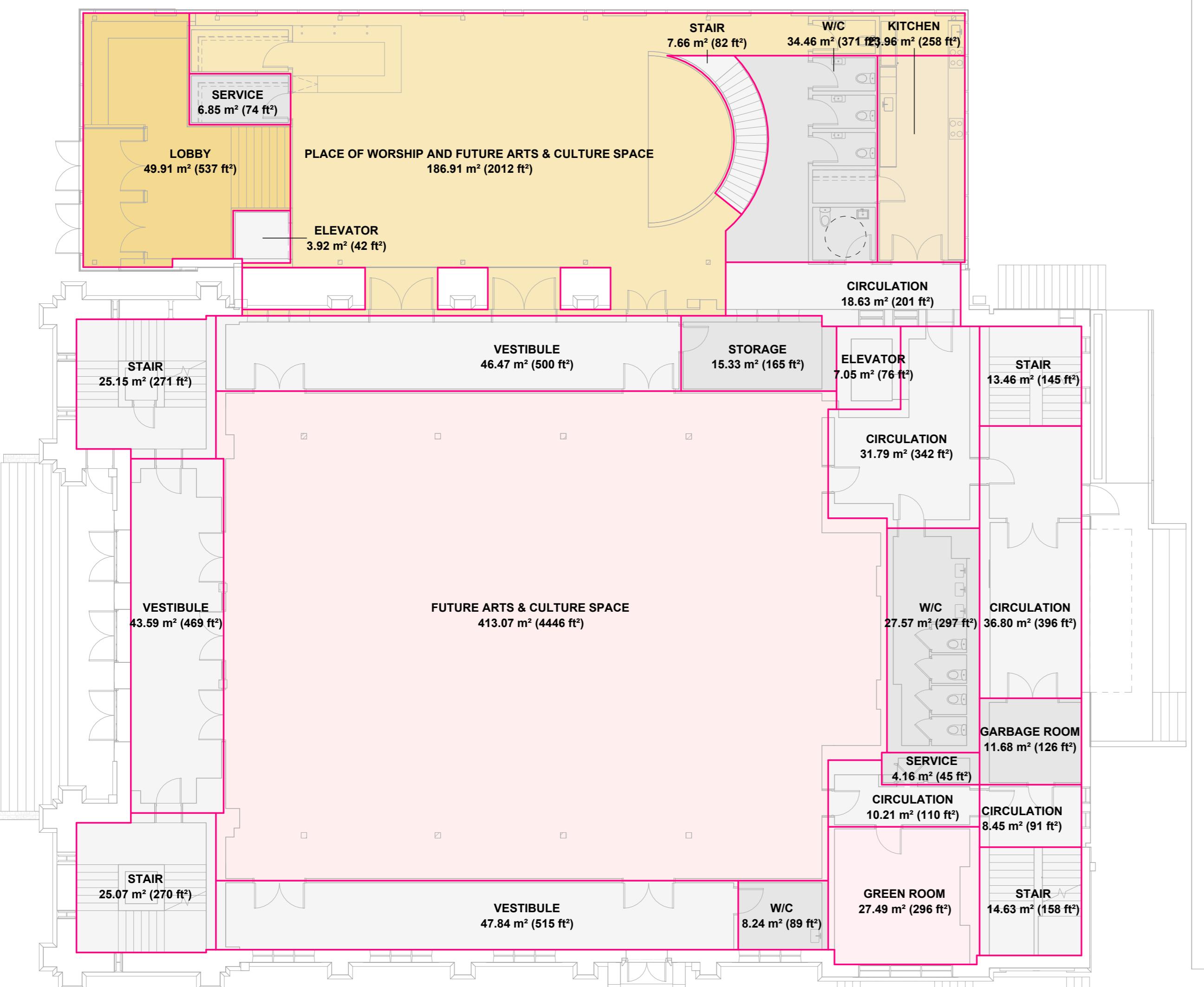
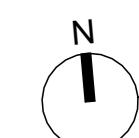
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RESPONSE

SEPTEMBER 08, 2025

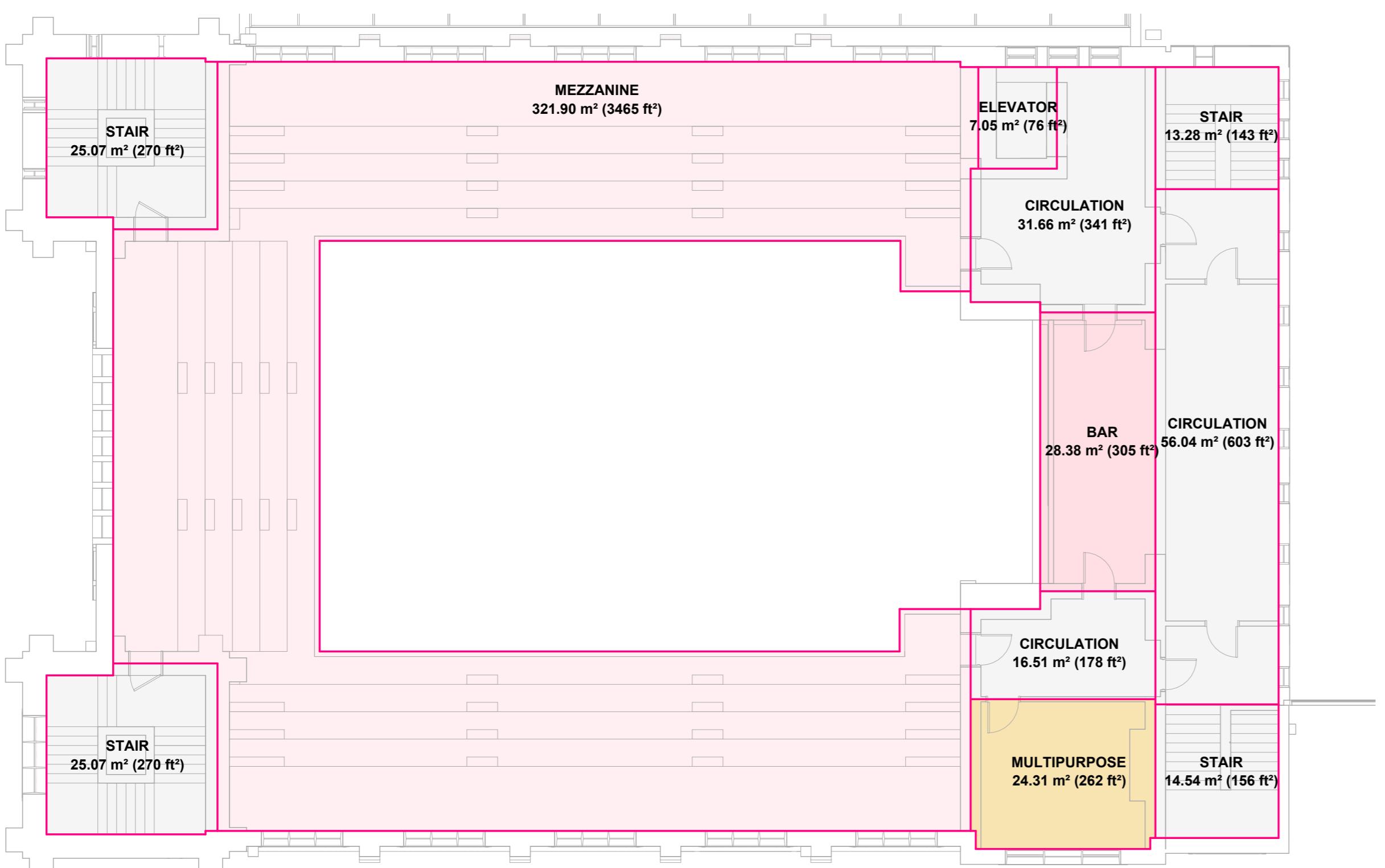


FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



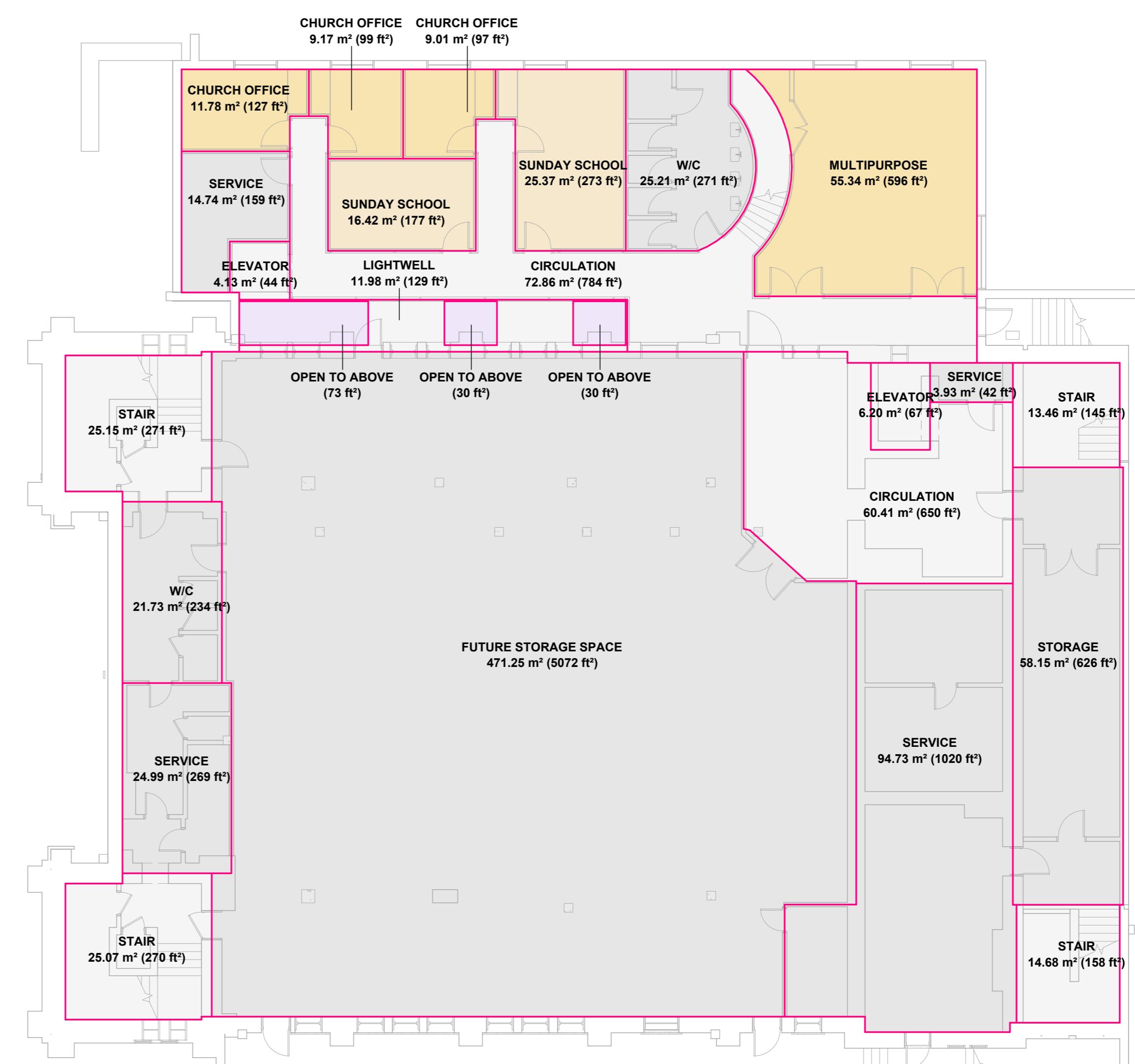
3 FIRST FLOOR PLAN



2 MEZZANINE PLAN

FSR BREAKDOWN		
RESIDENTIAL BUILDING		
TOTAL GFA RESIDENTIAL BLDG:	89,869 ft²	8,349 m²
EXCLUSIONS		
COMMERCIAL	ELEVATOR	AREA (sf)
RESIDENTIAL	ELEVATOR	92 ft² 922 ft² 1,014 ft²
		9 m² 86 m² 94 m²
RESULTING FSR AREAS	AREA (sf)	AREA (sm)
COMMERCIAL	2,868 ft²	266 m²
RESIDENTIAL	85,988 ft²	7,989 m²
TOTAL FSR AREA:	88,855 ft²	8,255 m²
		1.859
FIRST MET HERITAGE BUILDING		
TOTAL GFA FIRST MET HERITAGE BLDG:	21,423 ft²	1,990 m²
EXCLUSIONS		
HERITAGE BUILDING	BASEMENT	AREA (sf)
HERITAGE BUILDING	ELEVATOR	7,986 ft² 219 ft² 8,205 ft²
		742 m² 20 m² 762 m²
RESULTING FSR AREA	AREA (sf)	AREA (sm)
HERITAGE BUILDING	13,218 ft²	1,228 m²
TOTAL FSR AREA:	13,218 ft²	1,228 m²
		0.277

NEW ADDITIONS		
TOTAL GFA NEW ADDITIONS:	8,740 ft²	812 m²
EXCLUSIONS		
NEW ADDITIONS	ELEVATOR	AREA (sf)
NEW ADDITIONS	LOWER FLOOR	87 ft² 3,482 ft² 3,569 ft²
		8 m² 323 m² 332 m²
NEW ADDITIONS	AREA (sf)	AREA (sm)
TOTAL FSR AREA:	5,172 ft²	480 m²
	5,172 ft²	480 m²
		0.108



1 LOWER FLOOR PLAN

FSR 1.00

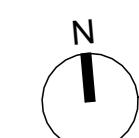
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RESPONSE

SEPTEMBER 08, 2025

FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.00

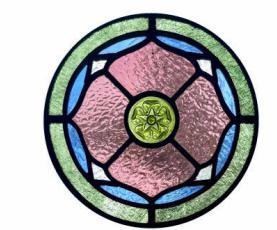
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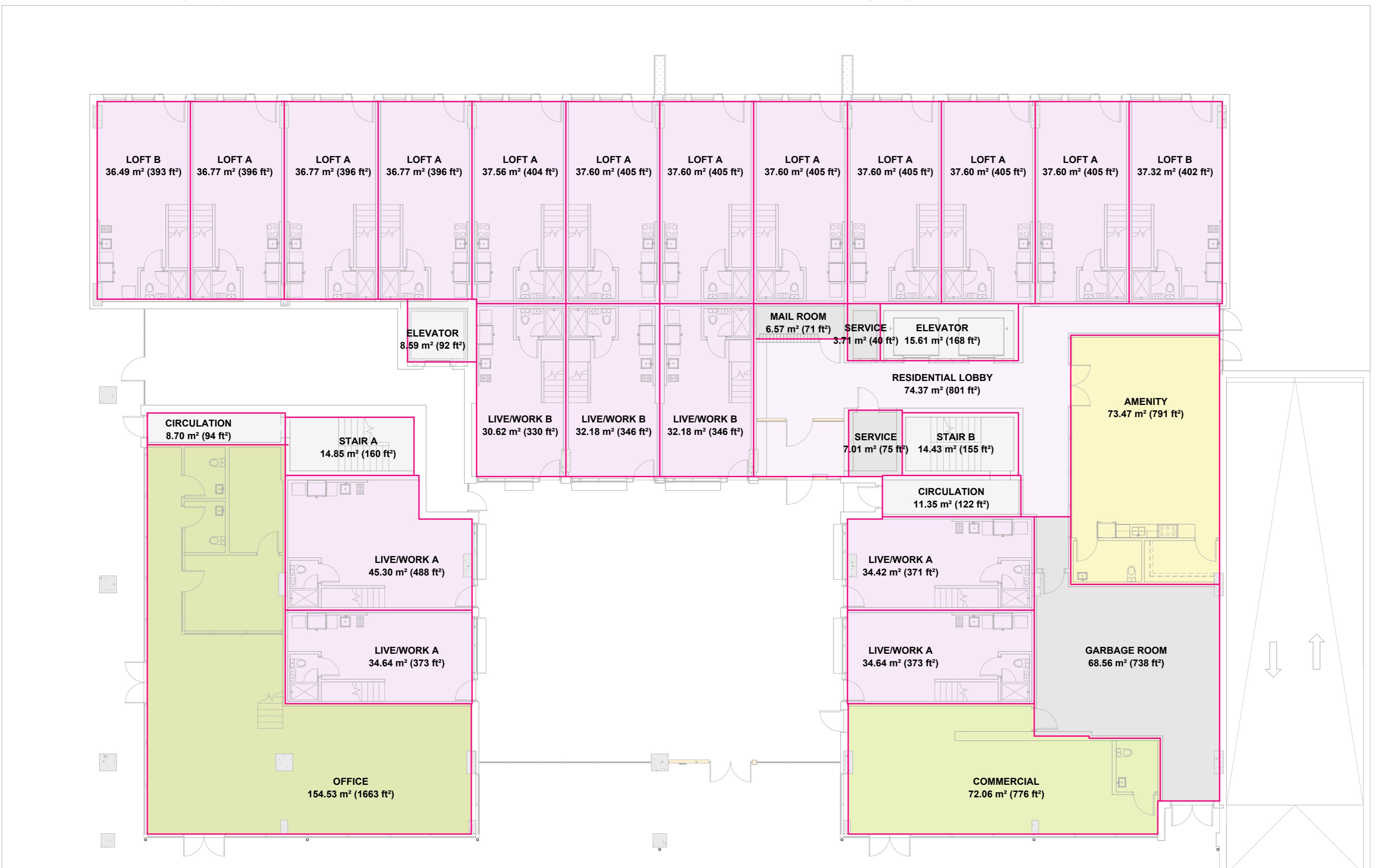


934 BALMORAL RD & 1701 QUADRA ST

2 LEVEL 01 MEZZANINE



1 LEVEL 01



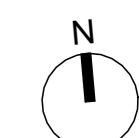
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RESPONSE

SEPTEMBER 08, 2025



FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.01

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FIRST MET

34 BALMORAL RD & 1701 QUADRA ST

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SEPTEMBER 08, 2025



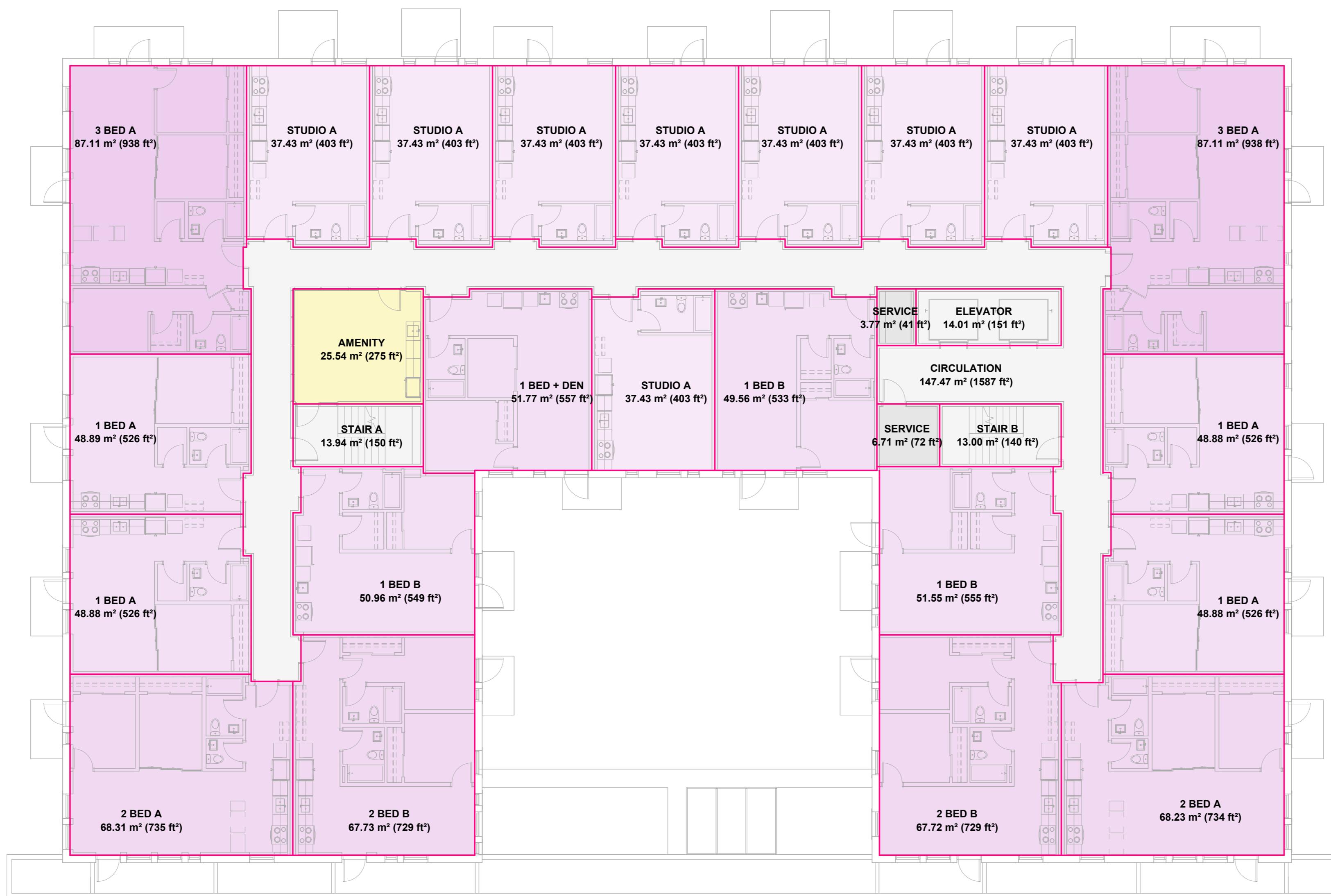
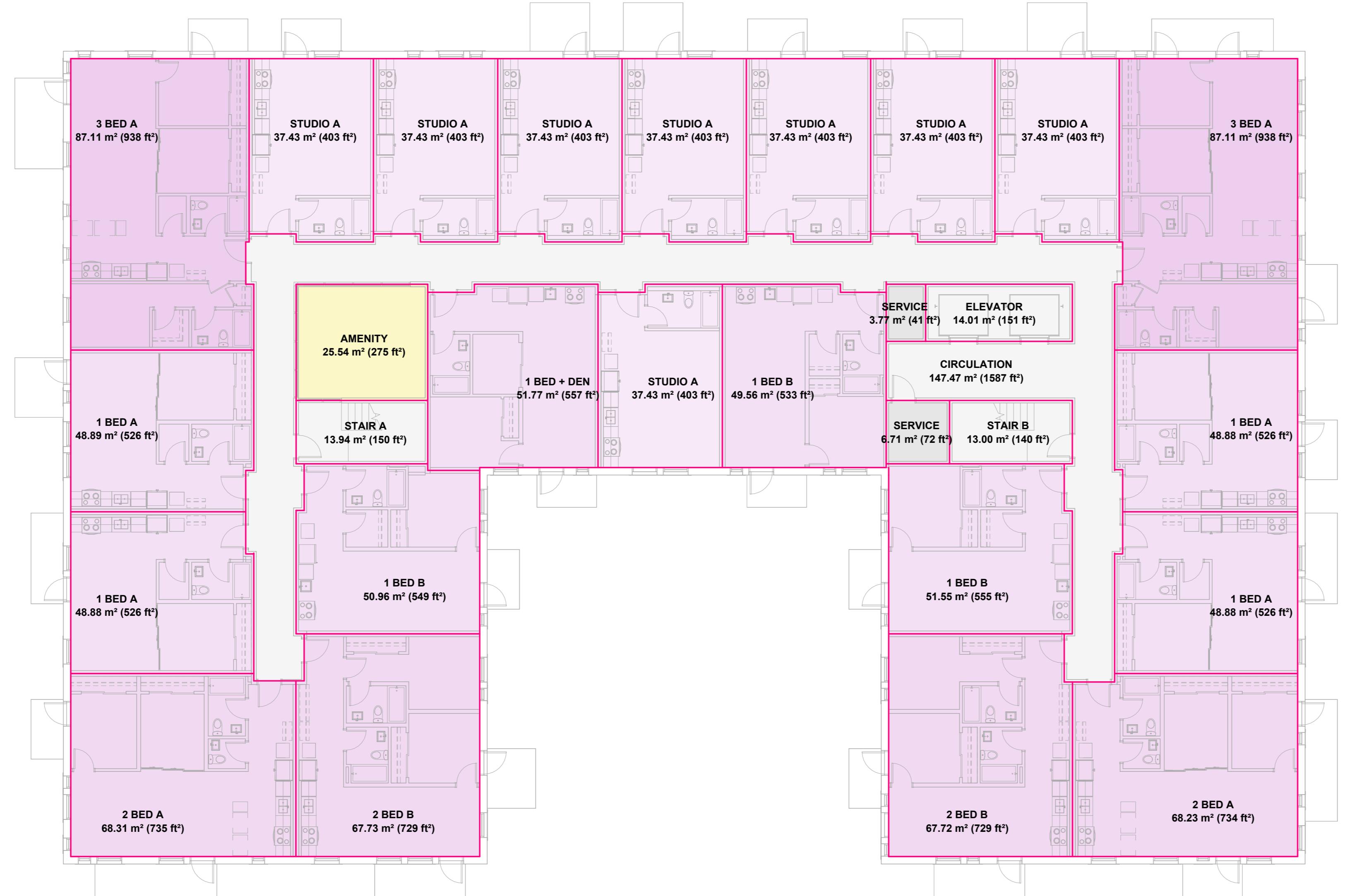
FLOOR SPACE RATIO PLANS

SCALE

$$32^{\circ} = 1^{\circ}0$$

N

2 LEVELS 03 TO 05



1 LEVEL 02

FSR 1.02

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RESPONSE
SEPTEMBER 08, 2025

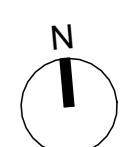


1 LEVEL 06



FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.03

FIRST MET - 934 BALMORAL RD & 1701 QUADRA ST

Victoria, BC

Re-Issued for Rezoning / DP

Landscape Drawing List

L0.00 - Cover Sheet

Landscape Plans

L1.01 - Site Concept Plan

L1.02 - Level 2 Concept Plan

L1.03 - Roof Terrace Concept Plan

L1.04 - Rainwater Management Plan

L1.05 - Landscape Lighting Plan

Planting Plan

L4.01 - Site Planting Plan

L4.02 - Tree Replacement and Soil Volume Plan

Details

L4.11 - Paving

L4.41 - Planting

3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

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First Met

1701 Quadra St. Victoria,
BC

Cover Sheet

Date	02/08/24	Drawing Number
Project No.	2429	
Scale		
Drawn/Checked	Author	Checker

L0.00



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date

2025/09/09
2025/05/05
2025/03/21
Date

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First Met

1701 Quadra St. Victoria, BC

Concept Plan
Ground Floor

Date 03/21/25 Drawing Number
Project No. 2429
Scale 1/16" = 1' 0"
Drawn/Checked ZF | SS

L1.01

MATERIAL LEGEND

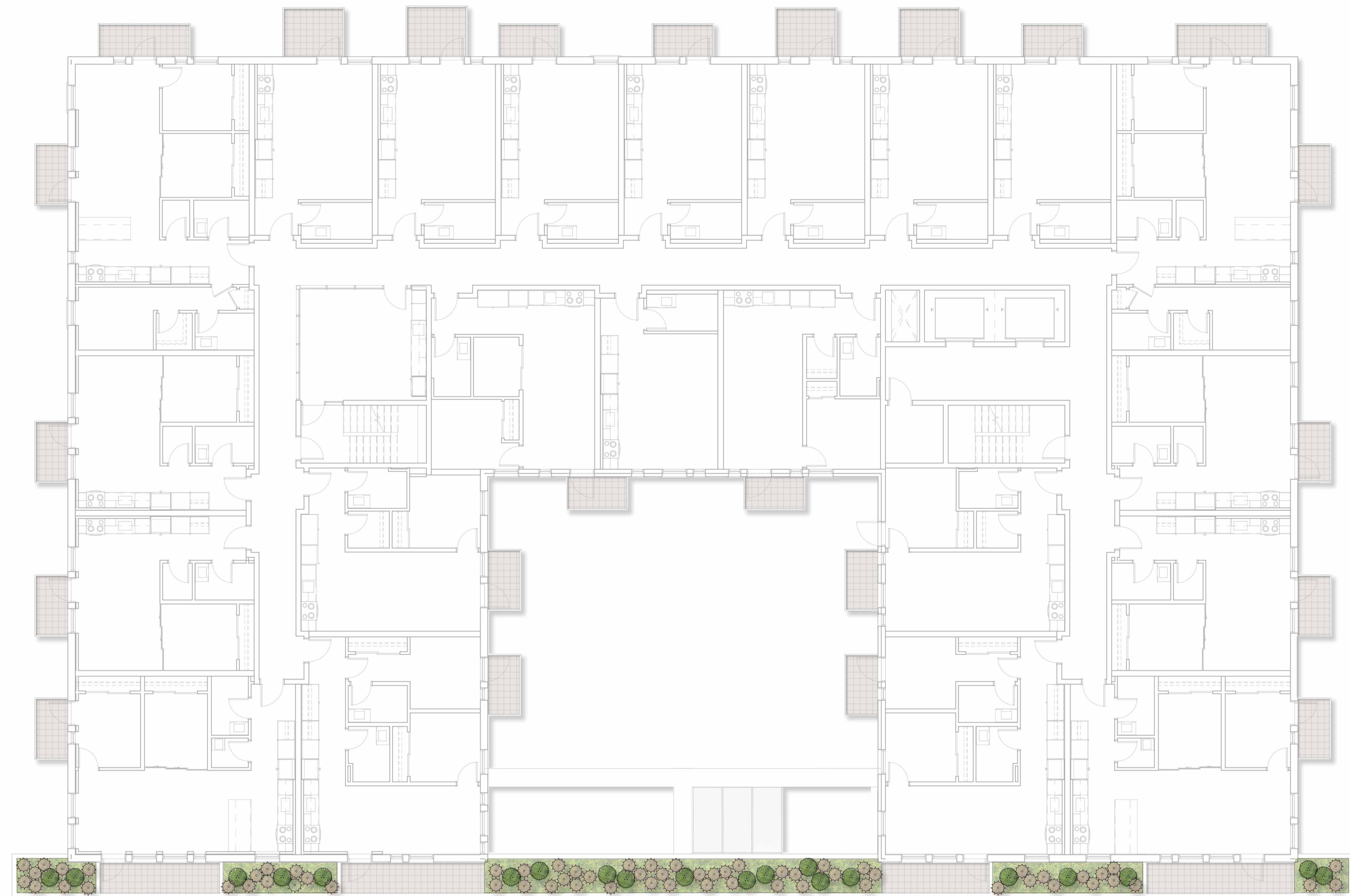
- CONCRETE UNIT PAVERS
- CIP CONCRETE
- MOVEABLE TABLE AND CHAIRS
- BIKE RACKS (46 PUBLIC SPACES)



- EXISTING TREE TO BE RETAINED
- PLANTING AREA
- PLANTER WITH METAL EDGE
- METAL POTS - 36" OR 24" DIAMETER PLANTED WITH SMALL TREES, SHRUBS AND PERENNIALS
- PROPOSED OFFSITE BENCH

GENERAL LEGEND

- DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN
- SECTION
- ELEVATION
- REVISION
- PROPERTY LINE
- BUILDING OVERHANG



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date 2025/09/09
2025/05/05
2025/03/21
Date

MATERIAL LEGEND

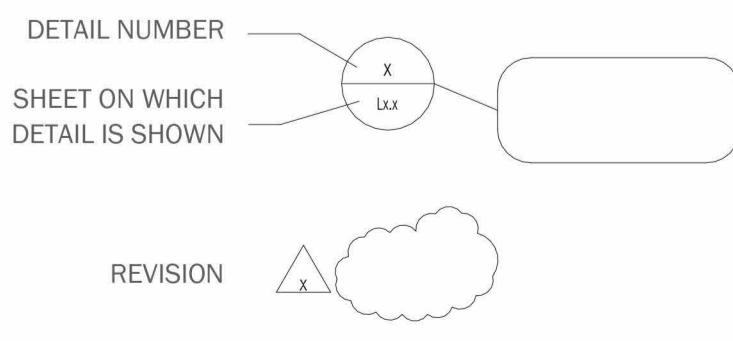


PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

GENERAL LEGEND



PLANT CONCEPT SCHEDULE

LEVEL 2 PART SUN	478 sf
Ceanothus thyrsiflorus repens / Creeping Blueblossom	6
Cotoneaster adpressus / Creeping Cotoneaster	6
Jasminum nudiflorum / Winter Jasmine	6
Rosa nutkana / Nootka Rose	6
Rubus parviflorus / Thimbleberry	6

Concept Plan Level 2

Date 03/21/25 Drawing Number
Project No. 2429
Scale 1/8" = 1' 0"
Drawn/Checked ZF | SS

L1.02

PLANTING CONCEPT SCHEDULE

SMALL POTS - ROOF TERRACE	
Artemisia frigida / Fringed Wormwood	114 sf
18 962	
Aster laevis / Smooth Aster	18 962
Camassia leichtlinii / Great Camas	9 462
Polystichum munitum / Western Sword Fern	38

LARGE POTS - ROOF TERRACE	
Armeria maritima / Sea Thrift	248 sf
41 239	
Fragaria vesca / Woodland Strawberry	41 239

ROOF TERRACE EXTENSIVE ROOF	
Sedum mats with mixed species	1 892 sf

LAWN	
	255 sf

3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

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First Met

1701 Quadra St. Victoria, BC

Concept Plan Roof

Date	03/21/25	Drawing Number
Project No.	2429	
Scale	1/8" = 1'0"	
Drawn/Checked	ZF SS	

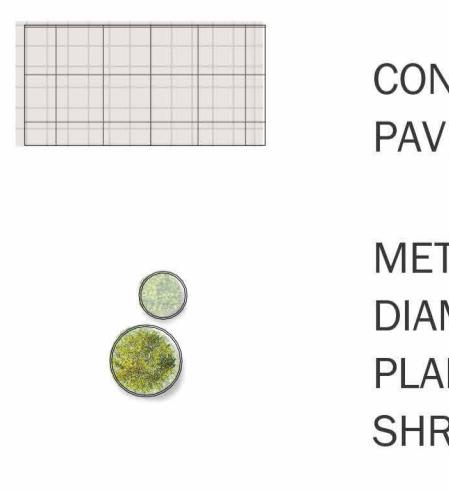
L1.03



PLANTING SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AI2	9	Amelanchier laevis / Allegheny Serviceberry	#3 Pot	As Shown	Full, Well Established, Specimen Quality
	Cc2	11	Ceanothus x 'Concha' / Concha Wild Lilac	#3 Pot	As Shown	Full, Well Established, Specimen Quality
	Ps	8	Pinus contorta 'Spaan's Dwarf' / Spaan's Dwarf Shore Pine	#3 Pot	As Shown	Full, Well Established, Specimen Quality
	Rt2	7	Rhus typhina / Staghorn Sumac	#3 Pot	As Shown	Full, Well Established, Specimen Quality

MATERIAL LEGEND

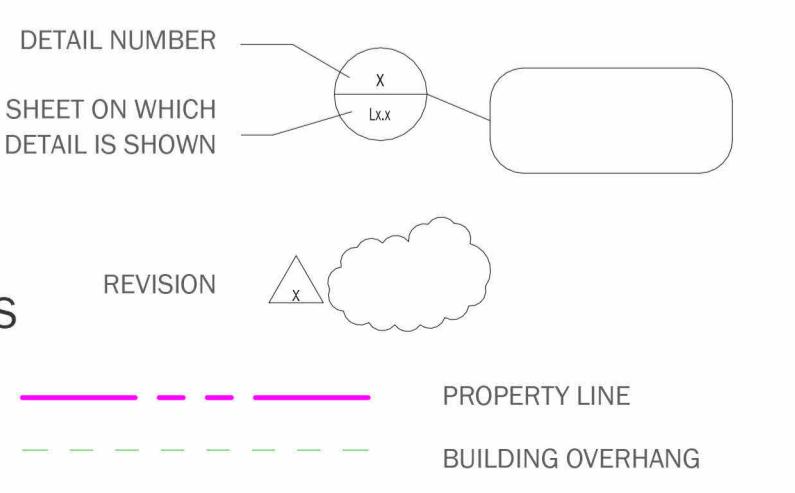


CONCRETE UNIT
PAVERS ON PEDESTALS

METAL POTS - 36" OR 24"
DIAMETER

PLANTED WITH SMALL TREES,
SHRUBS AND PERENNIALS

GENERAL LEGEND



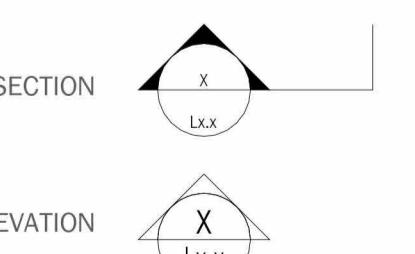
DETAIL NUMBER

Sheet on which detail is shown

REVISION

PROPERTY LINE

BUILDING OVERHANG



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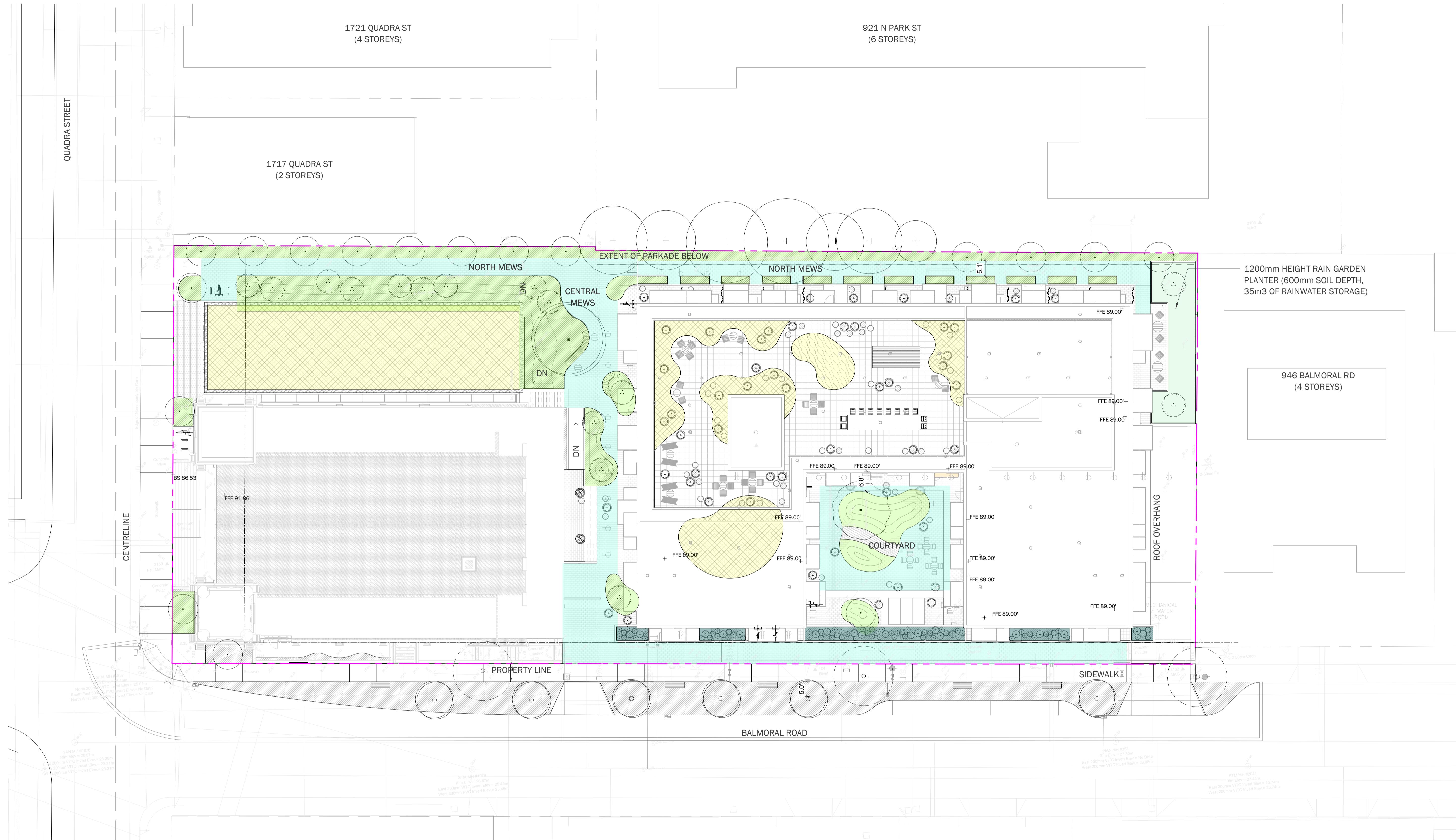
First Met

1701 Quadra St. Victoria,
BC

Rainwater
Management Plan

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L1.04



SURFACE TREATMENT LEGEND

PLANTING AREA - 4583 SQFT / 426 SQM	RAIN GARDEN - 631 SQFT / 59 SQM: 35M3 RAINWATER STORAGE
EXTENSIVE GREEN ROOF - 5040 SQFT / 468 SQM	PERMEABLE PAVERS - 5713 SQFT / 531 SQM
INTENSIVE GREEN ROOF - 477 SQFT / 44 SQM	

TOTAL PERVIOUS: - 16444 SQFT / 1528 SQM
TOTAL IMPERVIOUS: 31373 SQFT / 2915 SQM
TOTAL REQUIRED RAINWATER STORAGE: 93M3

TOTALS NOT INCLUDING EXISTING CHURCH FOOTPRINT:
TOTAL PERVIOUS: - 16444 SQFT / 1528 SQM
TOTAL IMPERVIOUS: 20473 SQFT / 1902 SQM
TOTAL REQUIRED RAINWATER STORAGE: 61M3

GENERAL LEGEND

DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN	SECTION
	ELEVATION
REVISION	PROPERTY LINE
—	BUILDING OVERHANG

3 Re-Issued for Rezoning/DP
No. Description
2025/09 Date

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Rainwater
Management Plan

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L1.04

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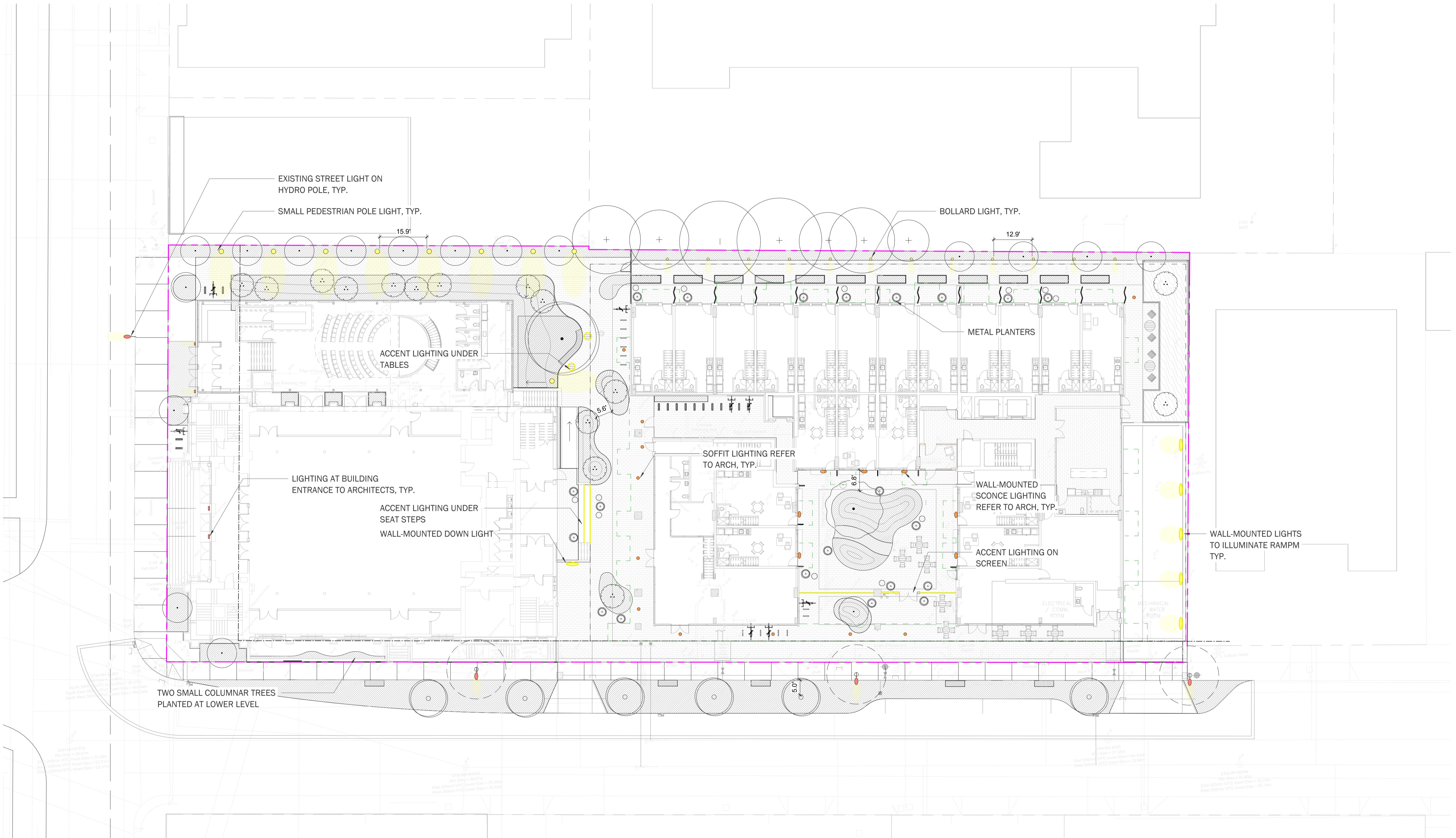
First Met

1701 Quadra St. Victoria,
BC

Lighting Plan - Ground Floor

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L1.05



LIGHTING LEGEND

- SMALL PEDESTRIAN POLE LIGHT
- WALL-MOUNTED DOWN LIGHT
- BOLLARD LIGHT
- ACCENT LIGHT

GENERAL LEGEND

- DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN
- SECTION
- REVISION
- PROPERTY LINE
- ELEVATION
- BUILDING OVERHANG

CONCEPT PLANT SCHEDULE

GROUND FLOOR - SHADE GROUNDCOVER		3 496 sf
Adiantum pedatum / Northern Maidenhair Fern		290 651
Asarum caudatum / Wild Ginger		581 305
Athyrium filix-femina / Common Lady-Fern		145 328
Blechnum spicant / Deer Fern		258 358
Oxalis oregana / Redwood Sorrel		871 956
Polystichum munitum / Sword Fern		581 305
Tiarella cordifolia / Foamflower		581 305

LARGE POTS - GROUND FLOOR		154 sf
Asarum caudatum / Wild Ginger		25 608
Blechnum spicant / Deer Fern		11 374

SMALL POTS - GROUND FLOOR		39 sf
Adiantum pedatum / Northern Maidenhair Fern		3 237
Oxalis oregana / Redwood Sorrel		9 724
Polystichum munitum / Western Sword Fern		
Tiarella cordifolia / Foamflower		6 487

BOULEVARD LAWN		2 665 sf
Ceratistum arvense / Field Chickweed		
Festuca roemeri / Roemer's Fescue		
Trifolium tridentatum / Tomcat Clover		

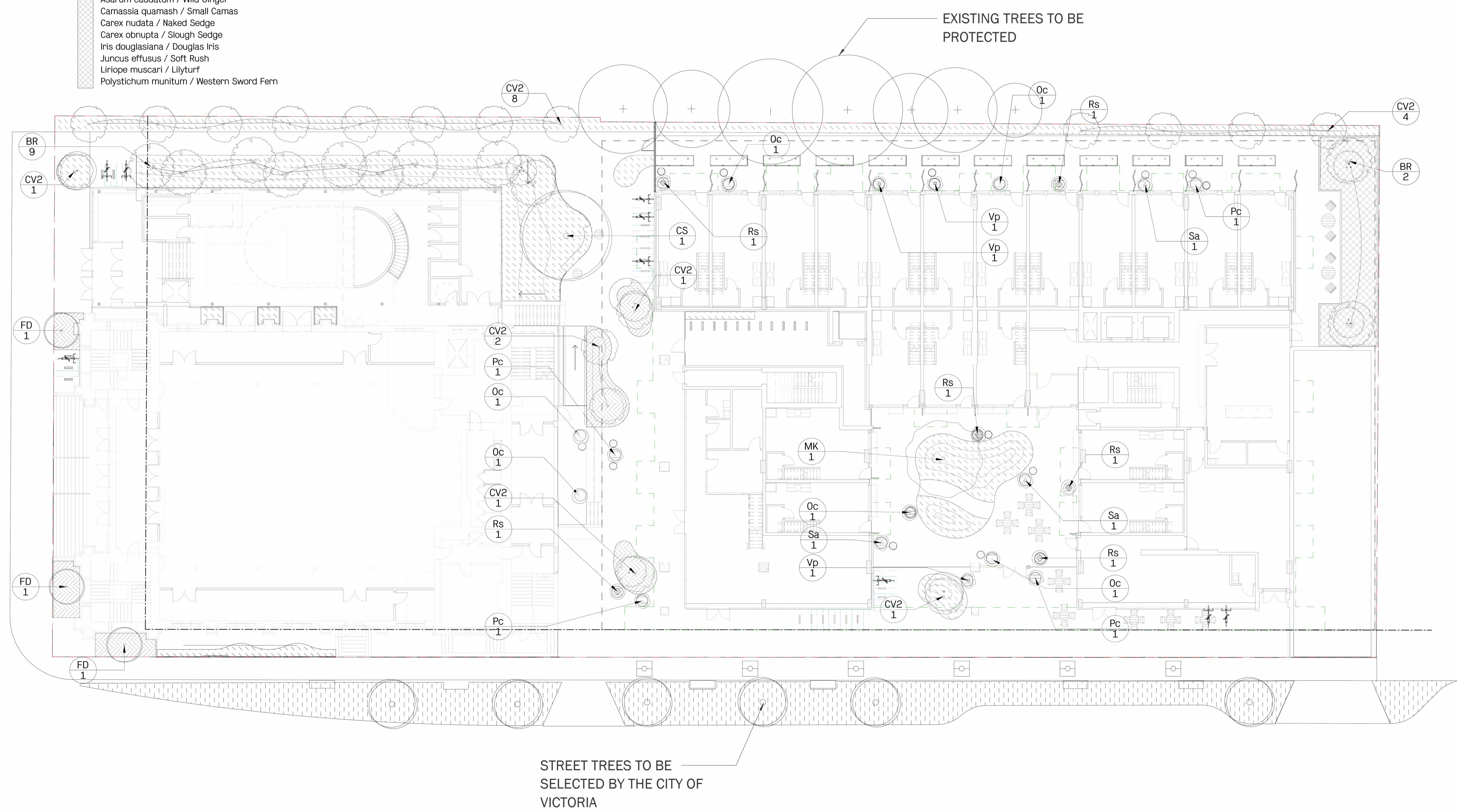
PART SUN GROUNDCOVER		651 sf
Allium cernuum / Nodding Onion		101
Arctostaphylos uva-ursi / Kinnikinnick		26
Deschampsia cespitosa / Tufted Hair Grass		135
Fragaria vesca / Woodland Strawberry		61
Fritillaria affinis / Chocolate Lily		408
Sympotrichum subspicatum / Douglas Aster		680

PATIO PLANTERS		325 sf
Mahonia nervosa / Oregon Grape		36

RAIN GARDEN		634 sf
Asarum caudatum / Wild Ginger		
Camassia esculenta / Small Camas		
Carex nudata / Naked Sedge		
Carex obnupta / Slough Sedge		
Iris douglasiana / Douglas Iris		
Juncus effusus / Soft Rush		
Liriope muscari / Lilyturf		
Polystichum munitum / Western Sword Fern		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
	BR	11	Betula nigra / River Birch	1.8m ht.	As Shown
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown
	CV2	18	Cornus x 'KN30-8' / Venus® Dogwood	1.8m ht.	As Shown
	FD	3	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	6cm cal.	As Shown
	MK	1	Magnolia kobus / Kobus Magnolia	6cm cal.	As Shown
SHRUBS					
	Oc	6	Oemleria cerasiformis / Osoberry	#3 Pot	As Shown
	Pc	4	Physocarpus capitatus / Pacific Ninebark	#3 Pot	As Shown
	Rs	6	Ribes sanguineum / Red Flowering Currant	#3 Pot	As Shown
	Sa	3	Symporicarpos albus / Common Snowberry	#3 Pot	As Shown
	Vp	3	Vaccinium parvifolium / Red Huckleberry	#3 Pot	As Shown



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date

1 Rezoning/DP 2025/05/05

2025/09/09
2025/03/21
Date

NOT FOR CONSTRUCTION

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First Met

1701 Quadra St. Victoria,
BC

Planting Plan -
Ground Floor

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

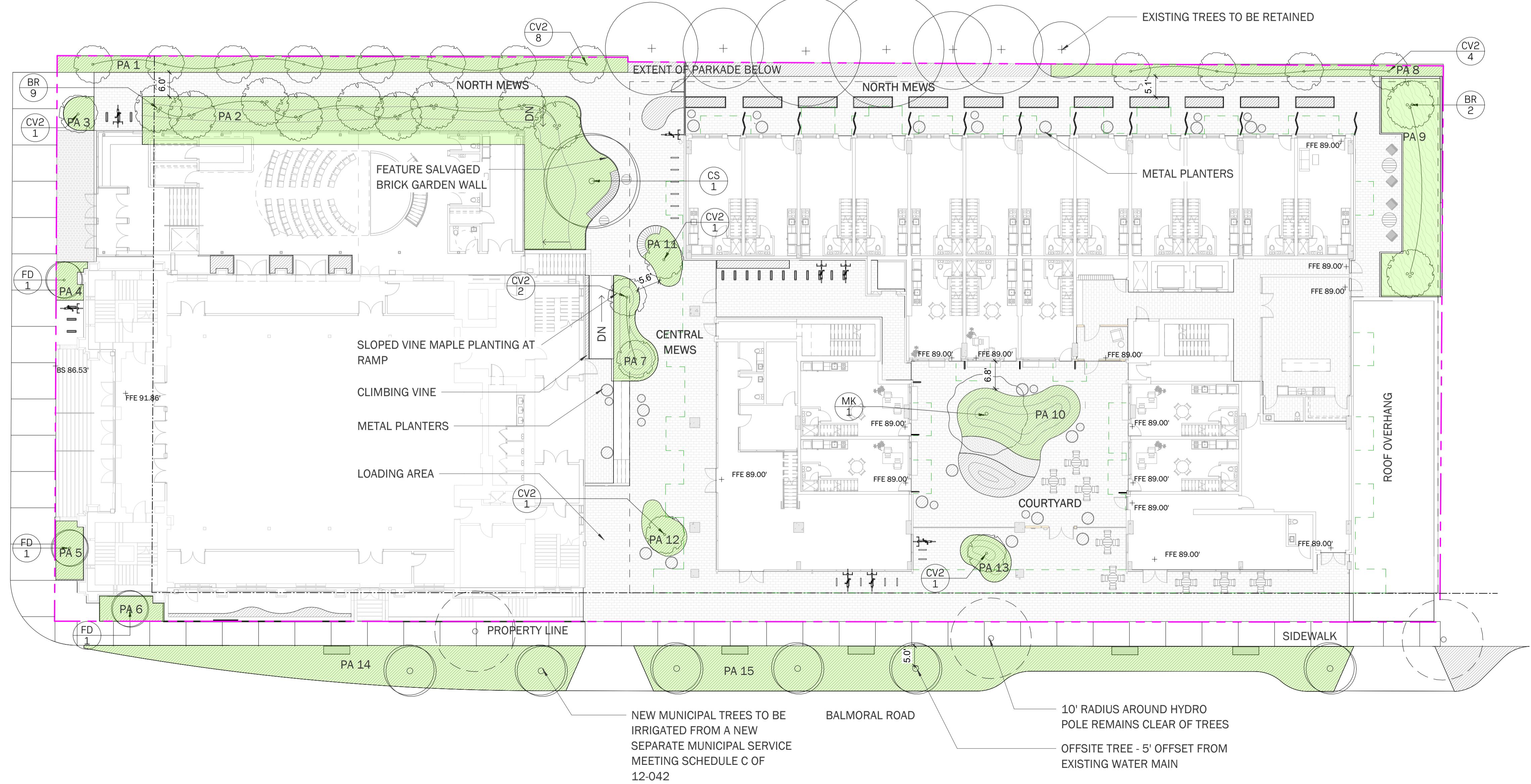
L4.01

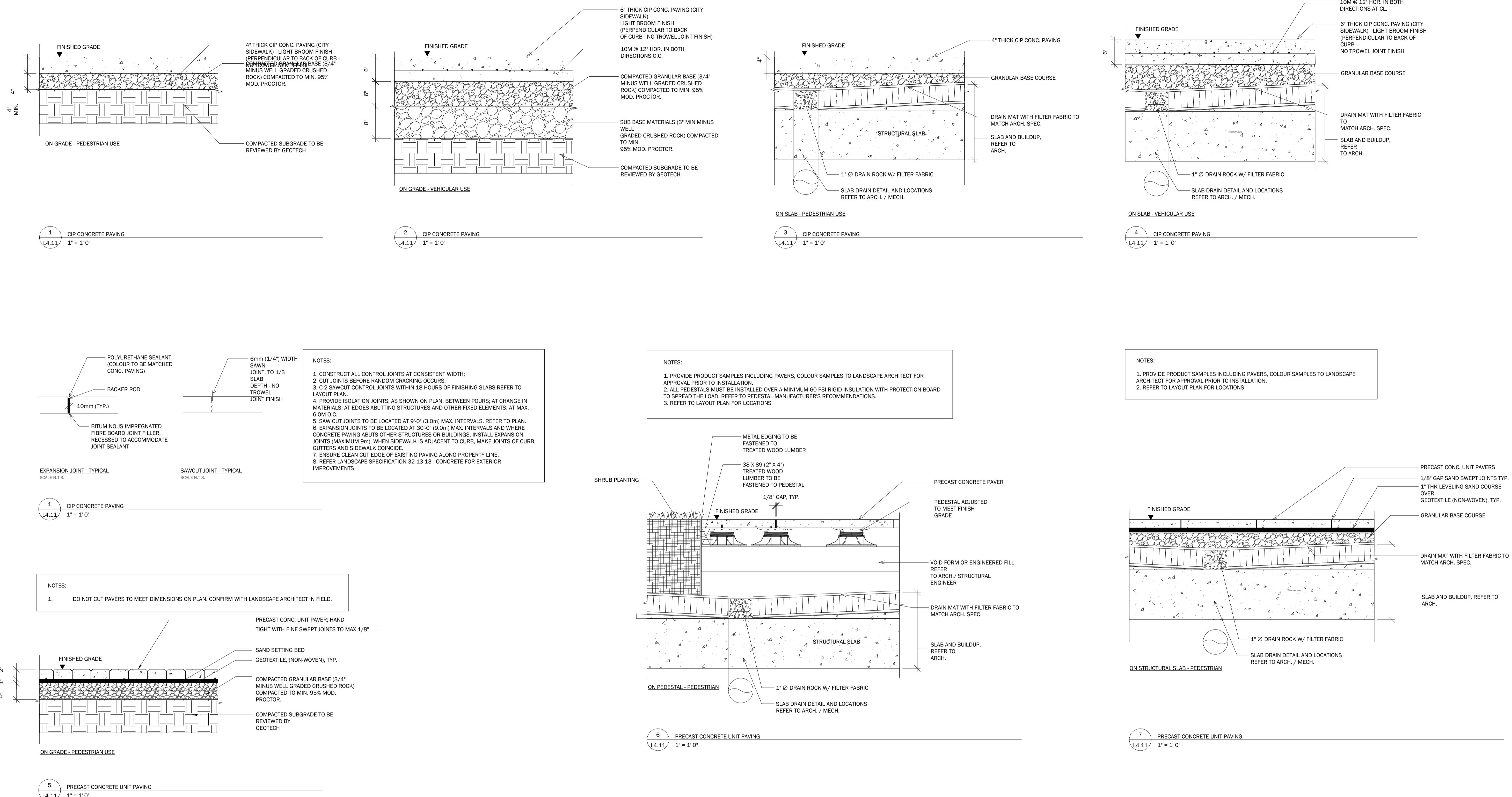
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
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	MK	1	Magnolia kobus / Kobus Magnolia	6cm cal.	As Shown

REPLACEMENT TREE CHART

Planting Area ID	Area (m ²)	Soil volume multiplier	Replacement Trees proposed			Soil volume required (m ³)				
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total
Onsite										
1	54.53	0.9	49.10m ³	8			48m ³			48m ³
2	167	0.9	150m ³		10			150m ³		150m ³
3	9.00	0.9	8.1m ³	1			8m ³			8m ³
4	5.75	0.9	5.2m ³	1			8m ³			8m ³
5	9.00	0.9	8.1m ³	1			8m ³			8m ³
6	9.00	0.9	8.1m ³	1			8m ³			8m ³
7	18.20	0.9	16.38m ³	2			12m ³			12m ³
8	27.6	0.9	24.94m ³	4			24m ³			24m ³
9	58.6	0.6	35.16m ³		2			30m ³		30m ³
10	34.6	0.9	31.14m ³		1			20m ³		20m ³
11	8.92	0.9	8.02m ³	1			8m ³			8m ³
12	9.75	0.9	8.78m ³	1			8m ³			8m ³
13	9.65	0.9	8.69m ³	1			8			8m ³
Offsite										
14	90.0	0.9	81m ³		2		30m ³			30m ³
15	148.64	0.9	133.78m ³		4		120m ³			120m ³
Calculation Instructions										
							E	F	G	
							If B=1, Bx8 If B>1, Bx6	If C=1, Cx20 If C>1, Cx15	If D=1, Dx35 If D>4, Dx30	E+F+G

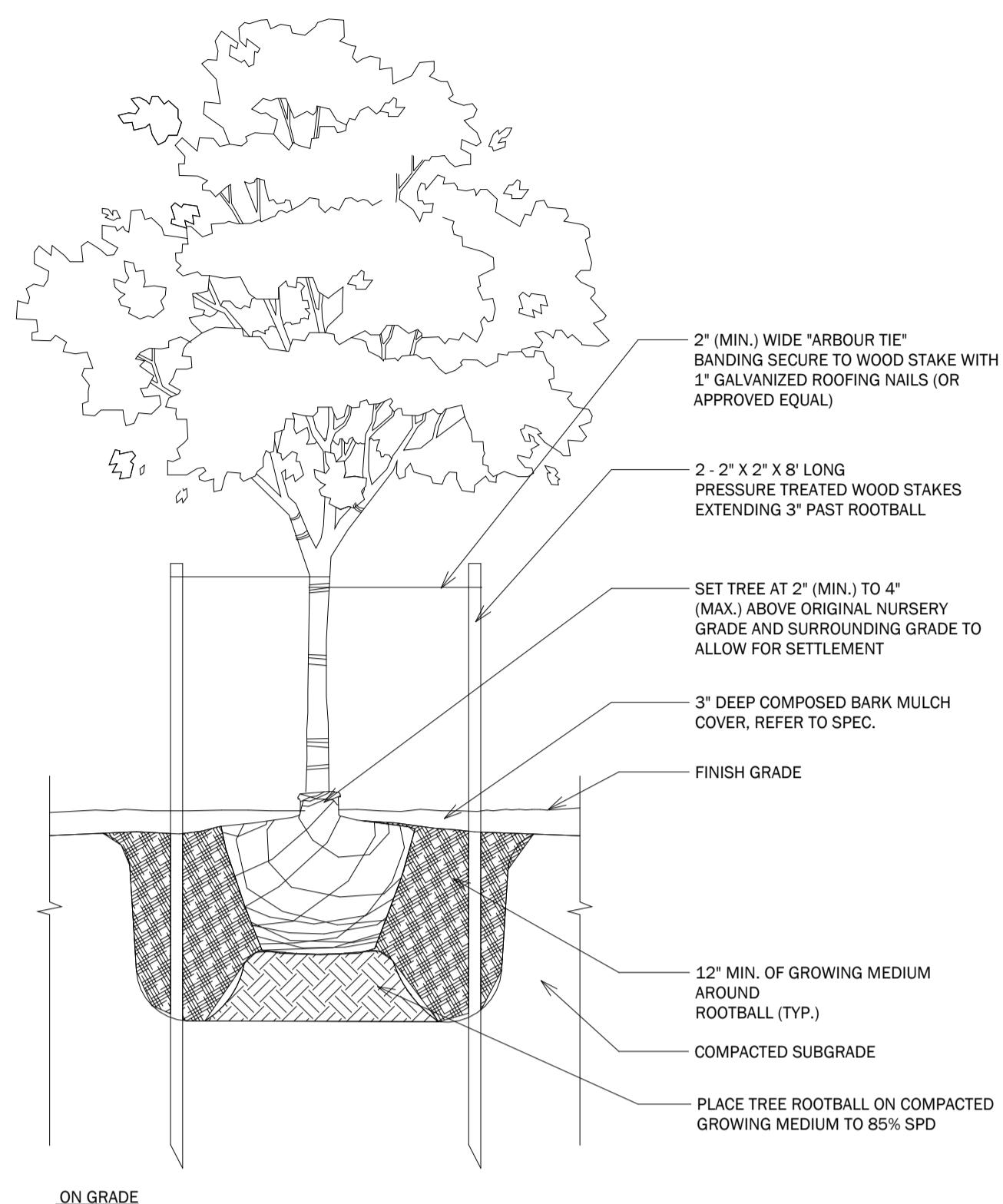




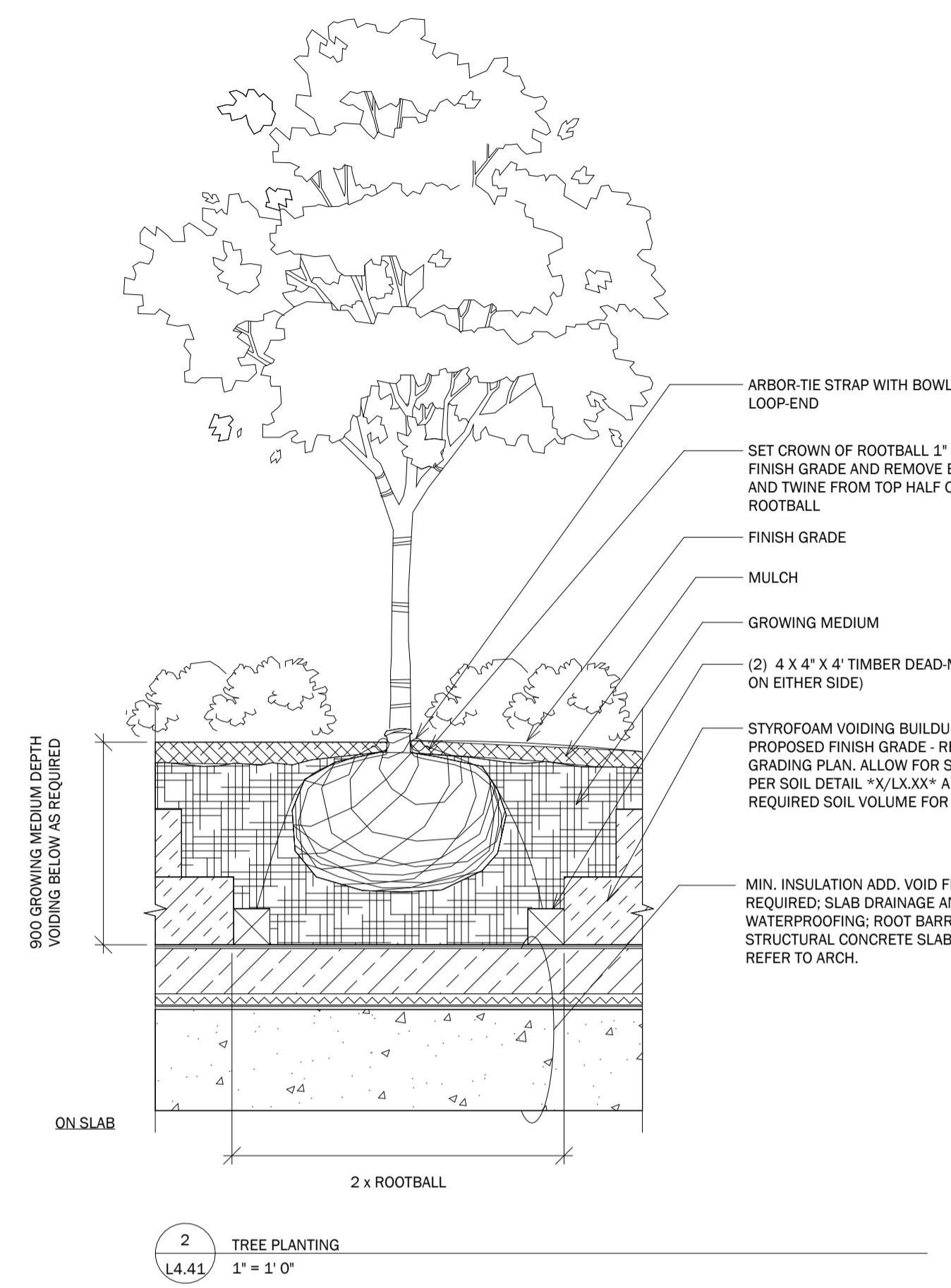
NOT FOR CONSTRUCTION

701 Quadra St. Victoria,
BC

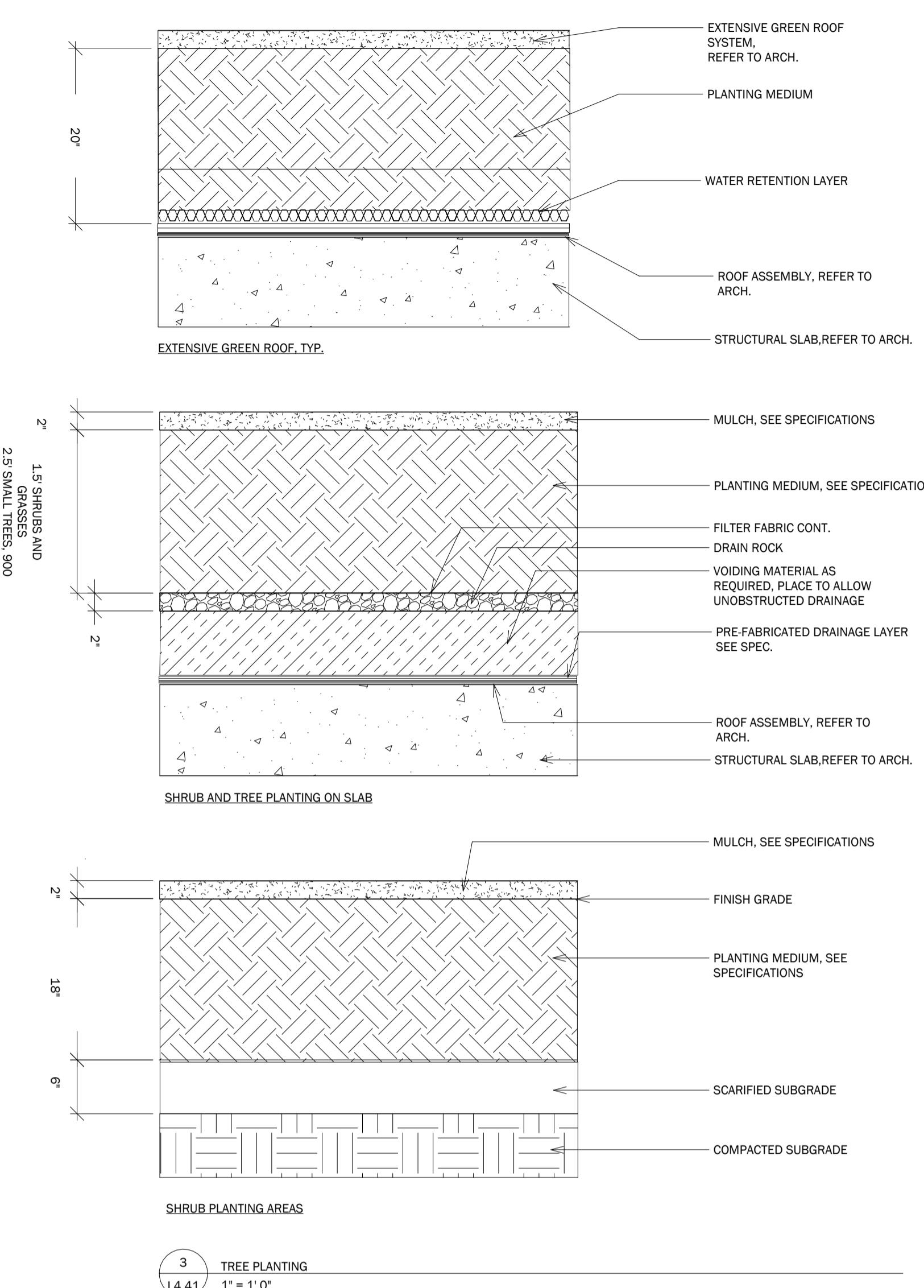
Paving Details



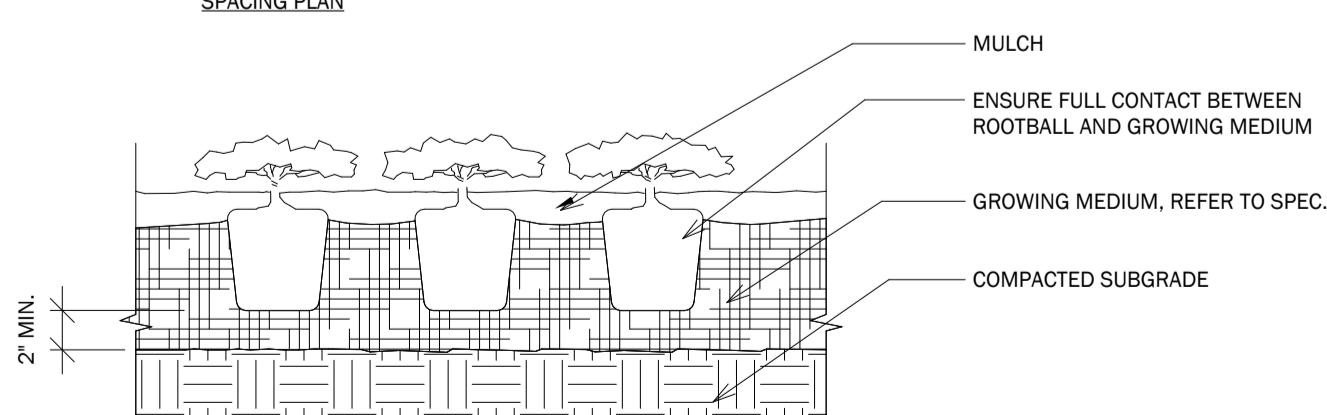
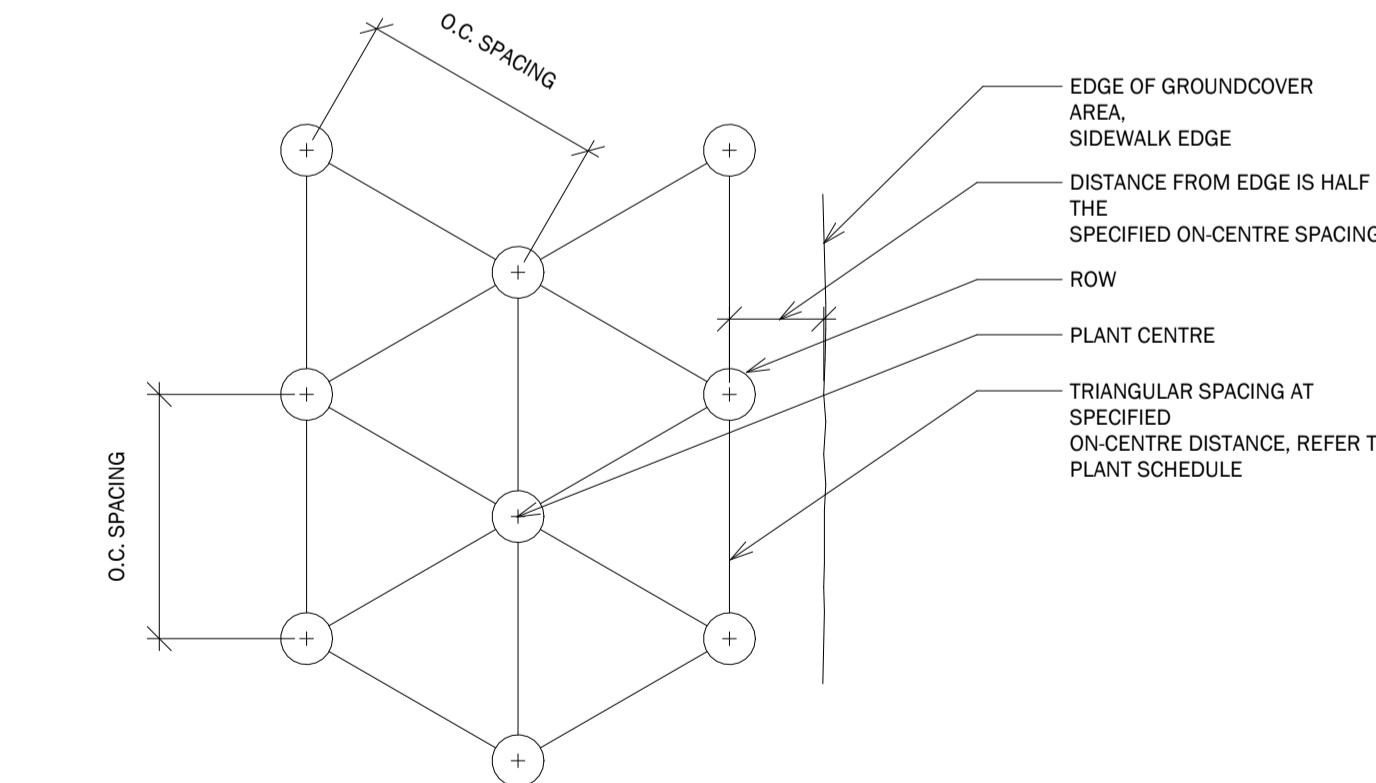
1 TREE PLANTING
L4.41 1" = 1' 0"



2 TREE PLANTING
L4.41 1" = 1' 0"



3 TREE PLANTING
L4.41 1" = 1' 0"



5 GROUND COVER PLANTING
L4.41 1" = 1' 0"

3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21

Date
2025/05/05
No.
Description
Date
2025/03/21

1	Rezoning/DP	2025/05/05
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Date
2025/05/05
No.
Description
Date
2025/03/21

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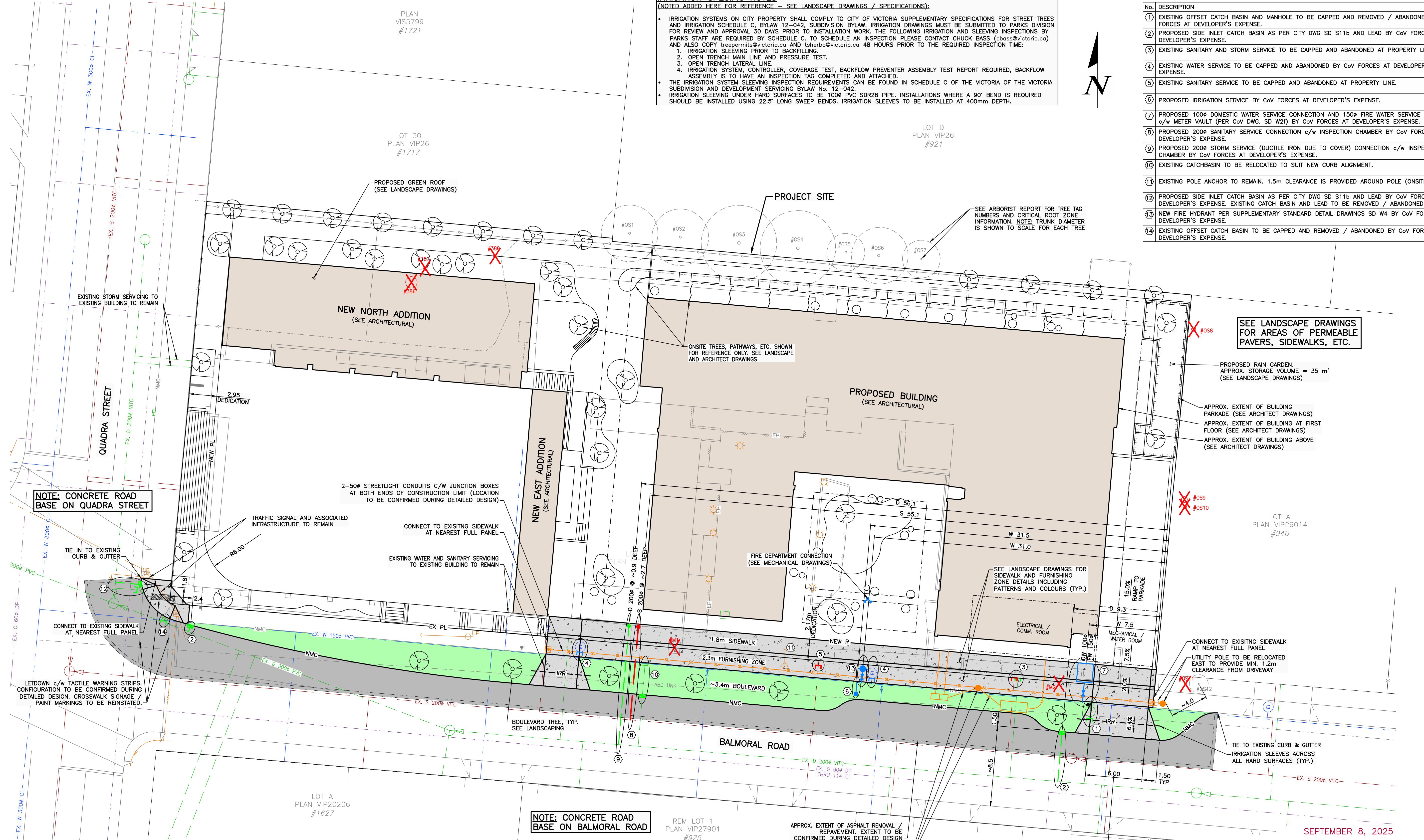
First Met

1701 Quadra St. Victoria,
BC

Planting Details

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1" = 1'-0"	
Drawn/Checked	ZF SS	

L4.41



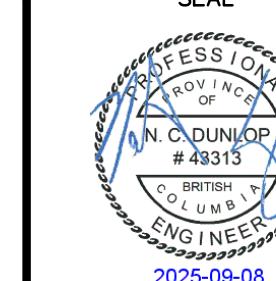
NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
2. FOR LANDSCAPING, SEE DRAWINGS BY HAPA COLLABORATIVE.
3. FOR TREE INFORMATION INCLUDING DRIP LINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY D. CLARK ARBORICULTURE.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. ALL EXISTING VALVE BOXES, UTILITY BOXES, MANHOLES, ETC. TO BE ADJUSTED AS REQUIRED TO MEET FINAL GRADES.
9. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
10. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).
11. ANY DISTURBED SURVEY MONUMENT TO BE REPLACED BY REGISTERED PROFESSIONAL SURVEY AT DEVELOPER'S EXPENSE.

LEGAL PLAN & TOPOGRAPHIC
SURVEY PROVIDED BY J.B.
ANDERSON & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION

PERMIT TO PRACTICE
McElhanney Ltd.



PROJECT: 934 BALMORAL ROAD VICTORIA BC

**TITLE:
PRELIMINARY CIVIL PLAN**

NOT FOR CONSTRUCTION

1:200		0	4
IA, BC		SCALE HORIZ: 1:200	V
		PROJECT NO. 24-054	
		APPROVING AUTHORITY	
		DRAWING NO.	
		24-054	