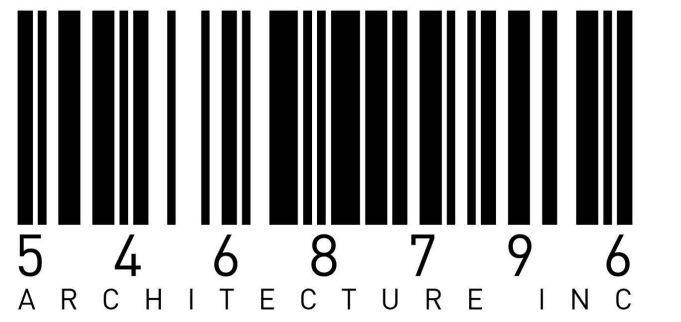


# ARYZE DEVELOPMENTS INC. - THE ESTOYA

1708 QUADRA STREET

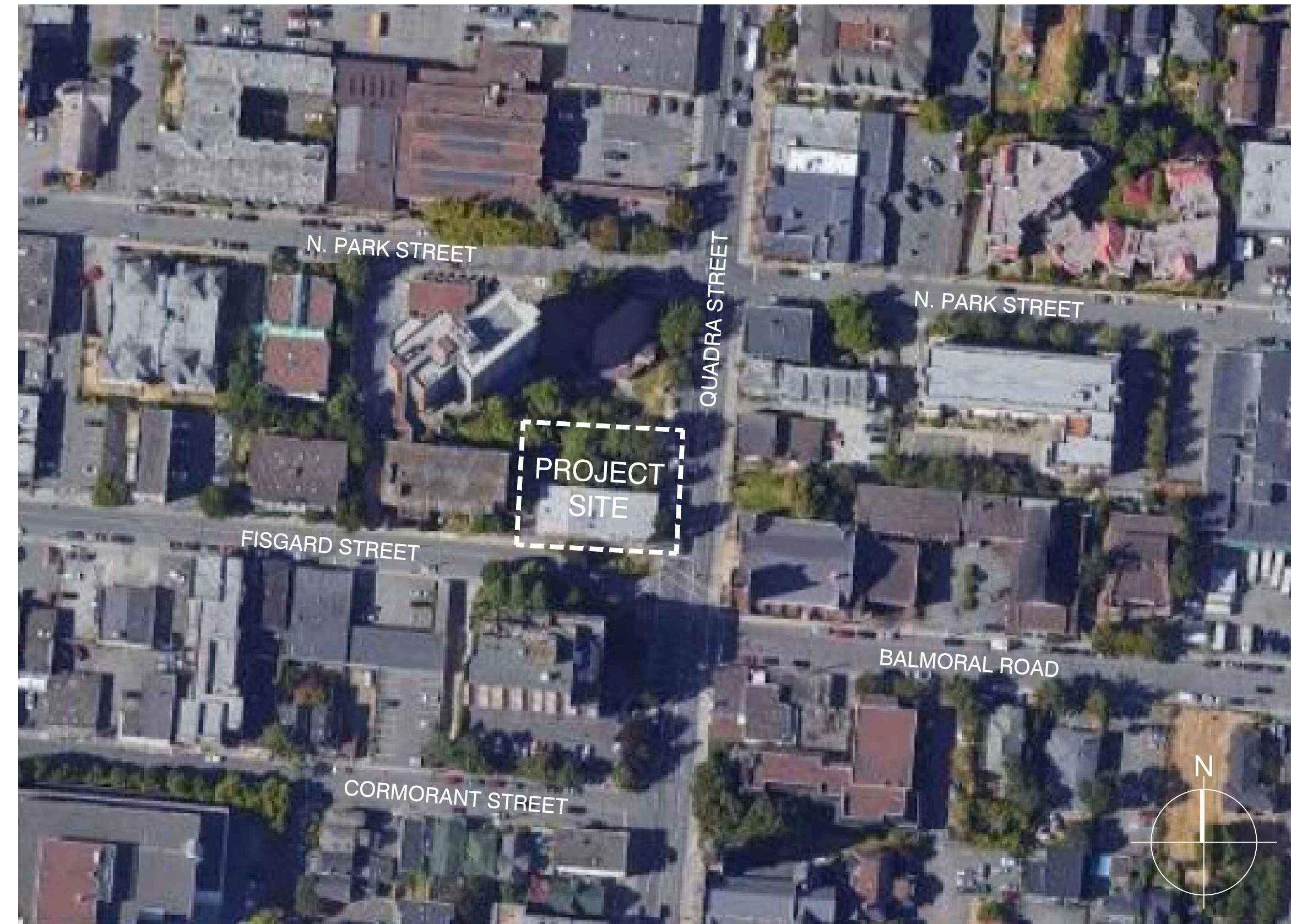


## ARYZE



SOUTHEAST PERSPECTIVE VIEW

DESIGN CONCEPT DRAWING ONLY - E & O.E.



CONTEXT PLAN

### PROJECT TEAM

#### CLIENT

ARYZE DEVELOPMENTS INC.  
1834 FAIRFIELD ROAD,  
VICTORIA, B.C., V8S 1G9  
TEL: (250) 440-3568

#### ARCHITECTURAL - C.R.P.

DYS ARCHITECTURE  
260-1770 BURRARD STREET,  
VANCOUVER, B.C., V6J 3G7  
TEL: (604) 669-7710

#### STRUCTURAL

RJC ENGINEERS  
1515 DOUGLAS STREET,  
VICTORIA, B.C., V8W 2G4  
TEL: (250) 386-7144

#### LANDSCAPE

BIOPHILIA  
1608 CAMOSUN STREET,  
VICTORIA, B.C., V8T 3E6  
TEL: (250) 590-1156

#### ENVELOPE

RDH BUILDING SCIENCE  
602-740 HILLSIDE AVENUE,  
VICTORIA, B.C., V8T 1Z4  
TEL: (250) 474-1110

DYS ARCHITECTURE  
201-560 JOHNSON STREET,  
VICTORIA, B.C., V8W 3C6  
TEL: (250) 580-2855

#### MECHANICAL

AVALON MECHANICAL  
300-1245 ESQUIMALT ROAD,  
VICTORIA, B.C., V9A 3P2  
TEL: (250) 940-2916

#### CIVIL

MCELHANNAY  
SUITE 500-3960 QUADRA STREET,  
VICTORIA, B.C., V8X 4A3  
TEL: (778) 746-7417

#### SURVEYOR

J.E. ANDERSON & ASSOCIATES  
4212 GLANFORD AVENUE,  
VICTORIA, B.C., V8Z 4B7  
TEL: (250) 721-2214

#### ARCHITECTURAL - DESIGN

5468746 ARCHITECTURE INC.  
266 MCDERMOT AVENUE,  
WINNIPEG, M.B., R3B 0S8  
TEL: (204) 480-8421

#### ELECTRICAL

e2 ENGINEERING  
549 HERALD STREET,  
VICTORIA, B.C., V8W 1S5  
TEL: (778) 433-4391

#### GEOTECHNICAL

RYZIK GEOTECHNICAL  
#6-40 CADILLAC AVENUE,  
VICTORIA, B.C., V8Z 1T2  
TEL: (250) 475-3131

#### CODE

GHL CONSULTANTS LTD  
700 W. PENDER STREET, SUITE 800  
VANCOUVER, B.C., V6C 1G8  
TEL: (604) 684-4449

### PROJECT INFORMATION

CIVIC ADDRESS	1708 Quadra Street, Victoria, B.C.		
LEGAL DESCRIPTION	Zoning: R3-C	Lots: A, 1, 2	Suburban Lot: 4
PROJECT DESCRIPTION	Mixed-Use Residential/ Commercial		
B.C. BUILDING CODE	2018 Division B Part 3		
SITE AREA	947.78 SM (10,201.82 SF)		
BUILDING FOOTPRINT AREA	712.57 SM		
SITE COVERAGE	79.57%		
OPEN SITE SPACE	20.25%		
AVERAGE GRADE	25.66m		
SETBACKS	North (Side)	3.0m @Bike Shelter	4.85m @Tower
	East (Quadra Street)	2.0m @Base	4.0m @Tower
	South (Fisgard Street)	0.85m @Base	2.8m @Tower
STOREYS & BUILDING HEIGHT	West (Rear)	3.8m @Base	6.5m @Tower
	14 Storeys (42.92m)		
PARKING PROVIDED	4	1 Visitor	
		1 Accessible	
		1 Car Share	
		1 Van Accessible	
BIKE PARKING PROVIDED	Long Term Bicycle Parking	182	
	Short Term Bicycle Parking	14	
RESIDENTIAL UNIT MIX	UNIT COUNT		%
	1 BEDROOM UNIT	65	71%
	2 BEDROOM UNIT	23	25%
	LIVE / WORK	3	3%
TOTAL	91	100%	

PARKING REQUIREMENTS				
Units/ Floor Area	Number of Units	Parking Required	Visitor Parking Required	Total Parking Required
45 sq.m or less (0.5 Stalls/Unit)	44	22	9	60
45 sq.m to 70 sq.m (0.6 Stalls/Unit)	46	28		
70 sq.m or more (1.0 Stalls/Unit)	1	1		
Restaurant CRU (193.09 sq.m) (1.0 Stalls/ 40 sq.m)	1	5	(0.1 spaces/unit)	

BIKE PARKING REQUIREMENTS		
Long Term Bike Parking	Number of Units	Parking Required
45 sq.m or less (1.0 Stalls/Unit)	44	44
45 sq.m or more (1.25 Stalls/Unit)	47	59
Restaurant CRU (193.09 sq.m) (1.0 Stalls/ 400 sq.m)	1	1
<b>Total</b>	<b>92</b>	<b>104</b>
Short Term Bike Parking	Number of Units	Parking Required
Residential (0.1 Stalls/Unit)	91	9
Restaurant CRU (1.0 Stalls/ 100 sq.m)	193.09 sq.m	2

	Gross Floor Area	
	sq. m.	sq. ft.
Level 1 Lower	318.39	3,427.12
Level 1 Upper	137.59	1,481.01
Level 2	438.80	4,723.15
Level 3	423.30	4,556.31
Level 4	423.30	4,556.31
Level 5	423.30	4,556.31
Level 6	423.30	4,556.31
Level 7	423.30	4,556.31
Level 8	423.30	4,556.31
Level 9	423.30	4,556.31
Level 10	423.30	4,556.31
Level 11	423.30	4,556.31
Level 12	423.30	4,556.31
Level 13	84.74	912.13
<b>Total</b>	<b>5,212.47</b>	<b>56,106.45</b>
Area of Residential	5,019.37	54,028.02
Area of Commercial	193.09	2,078.43
Building Footprint Area	712.57	7,670.03
Site Area	947.78	
FSR	5.50	

### DRAWING LIST

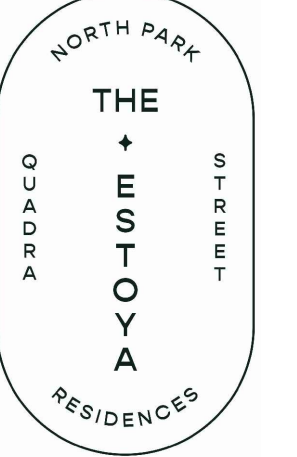
#### ARCHITECTURAL

A0.01 COVER PAGE, PROJECT TEAM, DRAWING LISTS & PROJECT INFORMATION	N.T.S.	A6.01 REFLECTED CEILING PLAN - BASEMENT LEVEL B2	1:50
A0.02 GENERAL NOTES	N.T.S.	A6.02 REFLECTED CEILING PLAN - BASEMENT LEVEL B1 - PARKING	1:50
A0.03 SURVEY	AS NOTED	A6.03 REFLECTED CEILING PLAN - LEVEL 1 LOWER	1:50
A1.01 SITE PLAN	1:100	A6.04 REFLECTED CEILING PLAN - LEVEL 1 UPPER	1:50
A1.02 FIRE ACCESS PLAN	1:100	A6.05 REFLECTED CEILING PLAN - LEVEL 2	1:50
A2.01 BASEMENT LEVEL B2	1:50	A6.06 REFLECTED CEILING PLAN - LEVEL 3	1:50
A2.02 BASEMENT LEVEL B1 - PARKING	1:50	A6.07 REFLECTED CEILING PLAN - LEVEL 4, 6, 8, 10 & 12	1:50
A2.02A SLAB EDGE PLAN - BASEMENT LEVEL B1 - PARKING	1:50	A6.08 REFLECTED CEILING PLAN - LEVEL 5, 7, 9 & 11	1:50
A2.03 FLOOR PLAN - LEVEL 1 LOWER	1:50	A6.09 REFLECTED CEILING PLAN - LEVEL 13	1:50
A2.03A SLAB EDGE PLAN - LEVEL 1 LOWER	1:50	A1.01 STAIR S1, S2, S3, S4 & CRU STAIR DETAIL PLANS & SECTIONS	1:50
A2.04 FLOOR PLAN - LEVEL 1 UPPER	1:50	A1.02 L/VN STAIR DETAIL PLAN & SECTION, TYP. STAIR & RAILING DETAILS	AS NOTED
A2.04A SLAB EDGE PLAN - LEVEL 1 UPPER	1:50	A1.01A ASSEMBLY SCHEDULE	AS NOTED
A2.05 FLOOR PLAN - LEVEL 2	1:50	A1.01B ASSEMBLY SCHEDULE	AS NOTED
A2.05A SLAB EDGE PLAN - LEVEL 2	1:50	A1.02 DOOR SCHEDULE	AS NOTED
A2.06 FLOOR PLAN - LEVEL 3	1:50	A1.03 WINDOW SCHEDULE	AS NOTED
A2.06A SLAB EDGE PLAN - LEVEL 3	1:50	A1.04 WINDOW SCHEDULE	AS NOTED
A2.07 FLOOR PLAN - LEVELS 4, 6, 8, 10 & 12 (LEVEL 4 SHOWN)	1:50	A1.05 WINDOW SCHEDULE	AS NOTED
A2.07A SLAB EDGE PLAN - LEVELS 4, 6, 8, 10 & 12 (LEVEL 4 SHOWN)	1:50		
A2.08 FLOOR PLAN - LEVELS 5, 7, 9 & 11 (LEVEL 5 SHOWN)	1:50		
A2.08A SLAB EDGE PLAN - LEVELS 5, 7, 9 & 11 (LEVEL 5 SHOWN)	1:50		
A2.09 FLOOR PLAN - LEVEL 13	1:50		
A2.09A SLAB EDGE PLAN - LEVEL 13	1:50		
A2.10 ROOF PLAN	1:50		
A2.10A SLAB EDGE PLAN - ROOF	1:50		
A3.01 BUILDING ELEVATION - SOUTH	1:100		
A3.02 BUILDING ELEVATION - EAST	1:100		
A3.03 BUILDING ELEVATION - NORTH	1:100		
A3.04 BUILDING ELEVATION - WEST	1:100		
A3.05 BUILDING ELEVATION - LEVEL 13 / ROOFTOP	AS NOTED		
A3.06 BLOW UP ELEVATION - SOUTH	1:25		
A3.07 BLOW UP ELEVATION - SOUTH	1:25		
A3.08 BLOW UP ELEVATION - TOWER	1:25		
A3.09 BLOW UP ELEVATION - TOWER	1:25		
A3.10 NOT USED	NOT USED		
A3.11 SECTION @ PODIUM (LIVE/WORK)	AS NOTED		
A3.12 SECTION @ EXIT PATH (WEST)	AS NOTED		
A4.01 BUILDING SECTION A-A & B-B	1:100		
A4.02 BUILDING SECTION C-C, D-D, E-E & F-F	1:100		
A4.03 BUILDING SECTIONS LIVE/WORK STAIR & ELEVATOR LOBBY	AS NOTED		
A5.01 PLAN DETAILS - BIKE PARKING	1:8		
A5.02 PLAN DETAILS - LOBBY LEVEL 1 LOWER	1:8		
A5.03 NOT USED	NOT USED		
A5.04 PLAN DETAILS - LIVE / WORK 104 ENTRY	1:8		
A5.05 PLAN DETAILS - LIVE / WORK 104 & 110	1:8		
A5.06 PLAN DETAILS - LEVEL 2	1:8		
A5.07 PLAN DETAILS - TOWER (SOUTH)	1:8		
A5.08 PLAN DETAILS - TOWER (EAST)	1:8		
A5.09 PLAN DETAILS - TOWER LEVEL 13	1:8		
A5.20 SECTION DETAILS @ PODIUM (LOBBY / BIKE PARKING)	1:10		
A5.21 NOT USED	NOT USED		
A5.22 SECTION DETAILS @ PODIUM (LIVE / WORK)	1:10		
A5.23 SECTION DETAILS @ PODIUM (CRU)	1:10		
A5.24 NOT USED	NOT USED		
A5.25 NOT USED	NOT USED		
A5.26 NOT USED	NOT USED		
A5.27 SECTION DETAILS @ TOWER	1:10		
A5.28 NOT USED	NOT USED		
A5.29 SECTION DETAILS @ LEVEL 13 / ROOFTOP	1:10		
A5.51 BELOW GRADE SECTION DETAILS	1:10		
A5.52 SECTION DETAILS	AS NOTED		
A5.53 PLAN DETAILS	AS NOTED		

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
11	2025/03/17	ISSUED FOR BP RESUBMISSION
12	2025/09/05	ISSUED FOR DDP

NO.	DATE	REVISION
1	2025/09/15	ISSUED FOR A1#31

### THE ESTOYA



#### PROJECT

1708 QUADRA STREET,  
VICTORIA, B.C.

### COVER SHEET, PROJECT TEAM, DRAWING LIST & PROJECT INFORMATION

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.

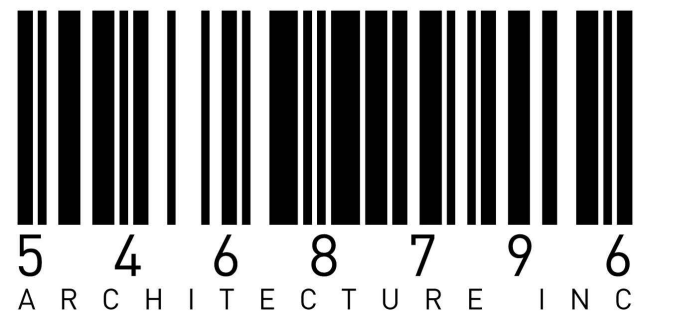
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted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



**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date**  
September 18, 2025

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

**A0.01**



# 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
5	2024/07/13	ISSUED FOR IFT ADDENDUM #1
6	2024/07/31	ISSUED FOR BP RESPONSE
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	
WALL TYPE (101)		SPOT ELEVATION (FOR ELEVATION)	
0 HR SMOKE SEPARATION		SPOT ELEVATION (FOR INTERIOR)	
3/4 HR FIRE SEPARATION		TOP OF STRUCTURAL SLAB	
1 HR FIRE SEPARATION		TOP OF WALL	
1-1/2 HR FIRE SEPARATION		TOP OF PARAPET	
2 HR FIRE SEPARATION		TOP OF CURB	
3 HR FIRE SEPARATION		BOTTOM OF WALL	
		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 'M' U.N.O.
- ALL RESIDENTIAL SUITE TO RESIDENTIAL SUITE DEMISING WALLS ARE TYPE 'PM' U.N.O.
- ALL RESIDENTIAL SUITE TO CORRIDOR DEMISING WALLS ARE TYPE 'PW' U.N.O.
- 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 U.N.O.
- ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING, CONCRETE WALL, CONCRETE BLOCK, CONCRETE SLAB U.N.O.
- 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.
- U.N.O., 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 'BW' U.N.O.

### 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.)
- INSTALL BATH TUB / SHOWER SUBROUNDERING 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 #1 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 ENSUITES, 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 U.N.O.
  - ALL CORRIDOR GNB DROPS TO BE FRAMED WITH STEEL STUD
  - KITCHEN BULKHEADS TO BE 4'-0" A.F.F. (TOP OF UPPER MILLWORK CABINETS) U.N.O.
  - SUITE GNB DROPPED CEILINGS IN KITCHEN AND WASHROOM TO BE T-6" A.F.F. U.N.O.
  - ALL FINISHED CEILING HEIGHTS NOT DENOTED AREA TO USE 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: PAINTED GNB CEILING DROPS TO BE NO LESS THAN 8'-0" (2440mm) A.F.F. EXCEPT AS NOTED
- LIVING / DINING: PAINTED CONCRETE, NO DROPPED CEILING (EXCEPT AS NOTED)
- BEDROOM / DEN: 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)
- ENSUITES / BATHROOMS: PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED.
- LAUNDRY / STORAGE ROOMS: PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED.
- KITCHENS: PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED.
- CLOSETS: PAINTED GNB CEILING DROPS TO BE NO LESS THAN T-8" (2340mm) A.F.F. EXCEPT AS NOTED.
- LI MAIN LOBBY: REFER TO I.D. DRAWINGS.

### PARKING LEVELS GENERAL NOTES

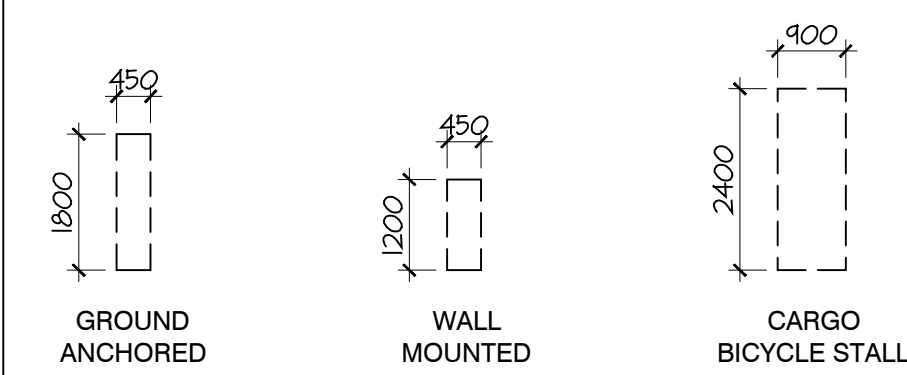
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH CITY OF VICTORIA OFF-STREET PARKING REGULATIONS.
- CEILING HEIGHTS TO ALL PARKING LEVELS SHALL HAVE A MINIMUM VERTICAL UNOBSTRUCTED CLEARANCE (INCLUDING ALL PIPES AND MECHANICAL) OF 2100mm (8'-10 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' 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 1/2" BLUE STRIPE AT 4"
- 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 SEALED FOR ALL EXPOSED PIPES IN PARKADE.
- URETHANE TRAFFIC MEMBRANE AS PER 'C.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 FINISHED CONDITION 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 HIRED SAFETY GLASS IN STEEL FRAMES.

### FIRE PROTECTION and LIFE SAFETY SYSTEMS

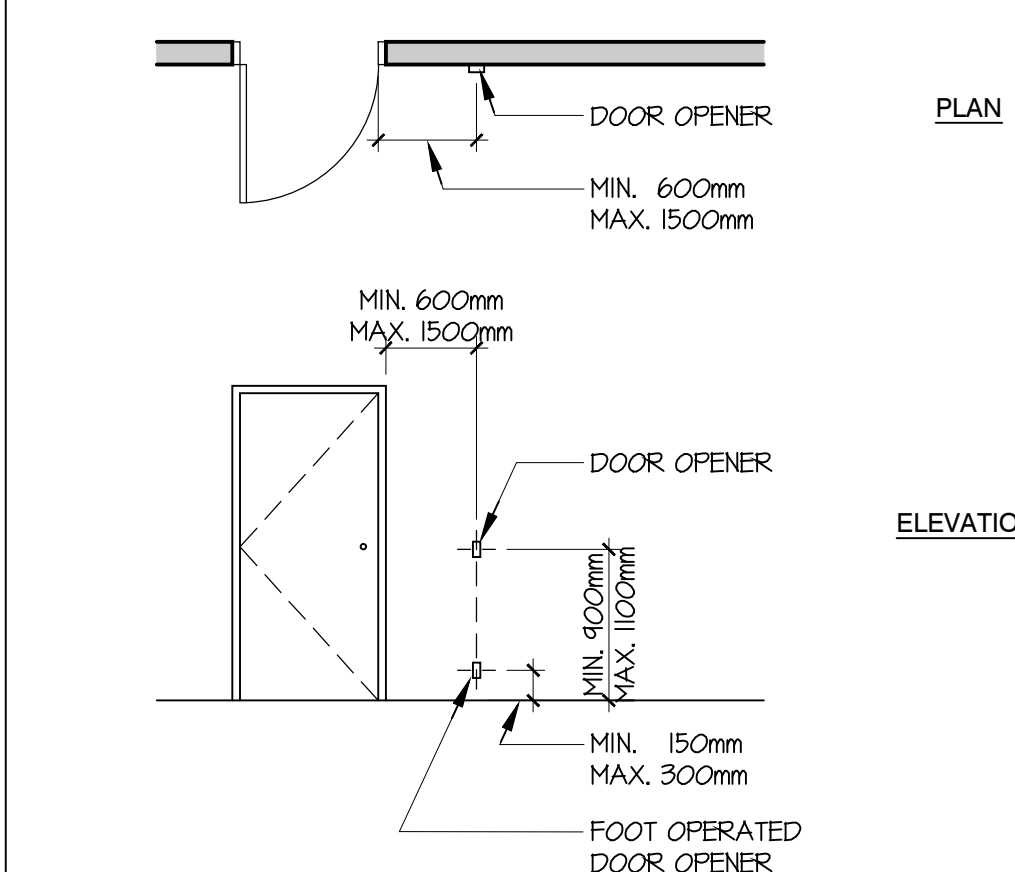
- UPON ACTIVATION OF A FIRE ALARM SIGNAL THE FOLLOWING WILL HAPPEN:
- AUTOMATIC ACTIVATION OF THE MECHANICAL SYSTEM TO PRESSURIZE BELOW-GRADE EXIT STAIRS - SENTENCE 3.2.6.2(2)
  - ABOVE-GRADE EXIT STAIRS WILL BE BOTTOM-VENTED - SENTENCE 3.2.6.2(3)
  - THE EXIT STAIR MECHANICAL PRESSURIZATION SYSTEM WILL 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

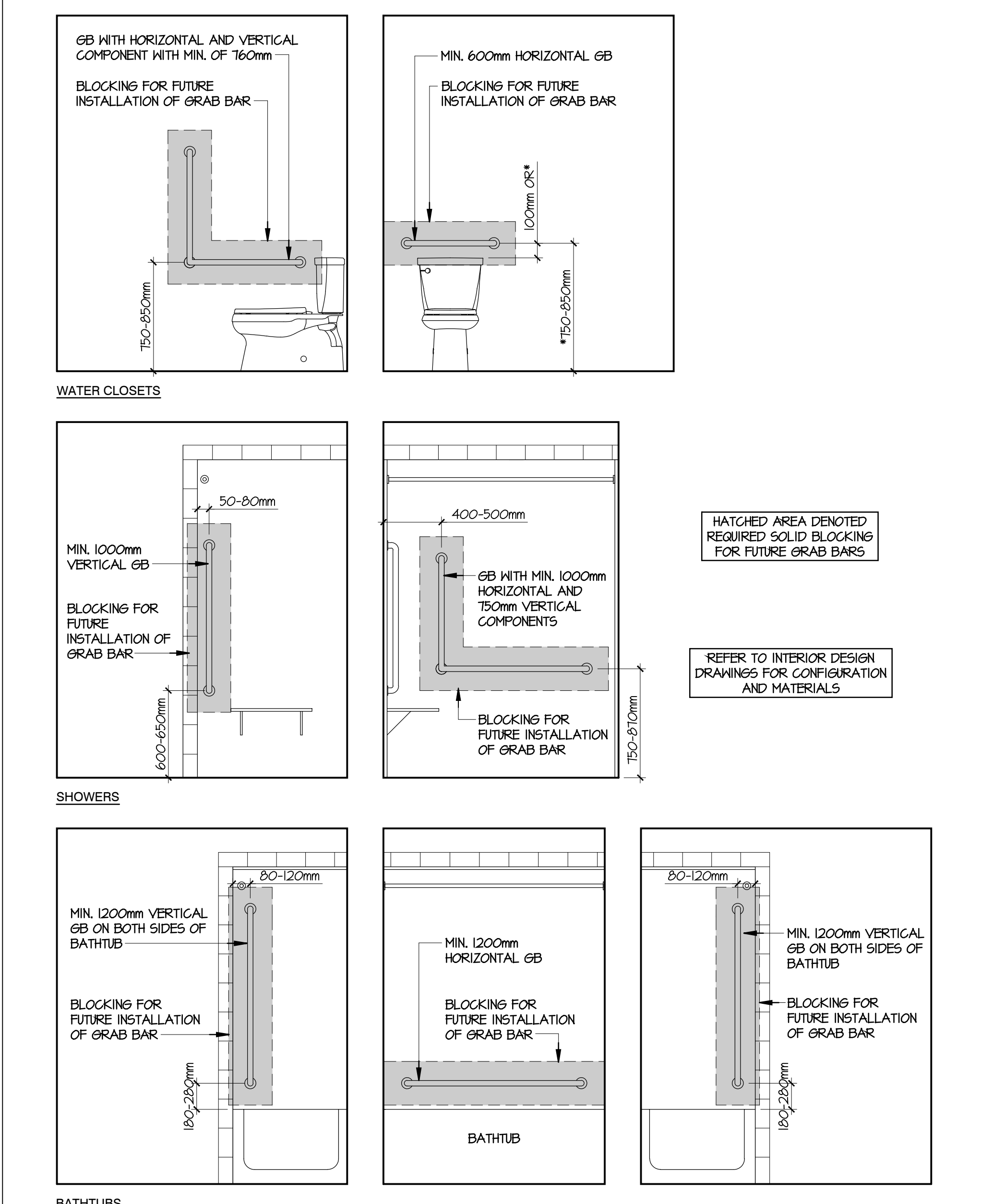
- NOTE:  
-PROPOSED A MINIMUM CLEAR WIDTH OF 1.5m FOR PEDESTRIAN AISLE



### AUTO DOOR OPERATOR

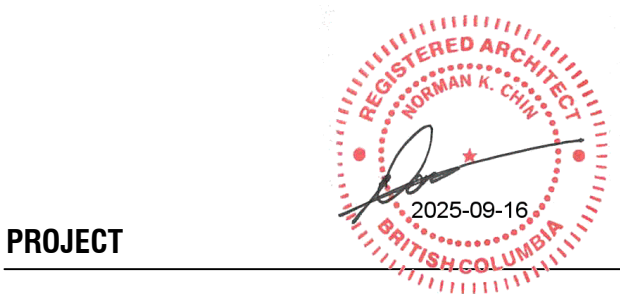
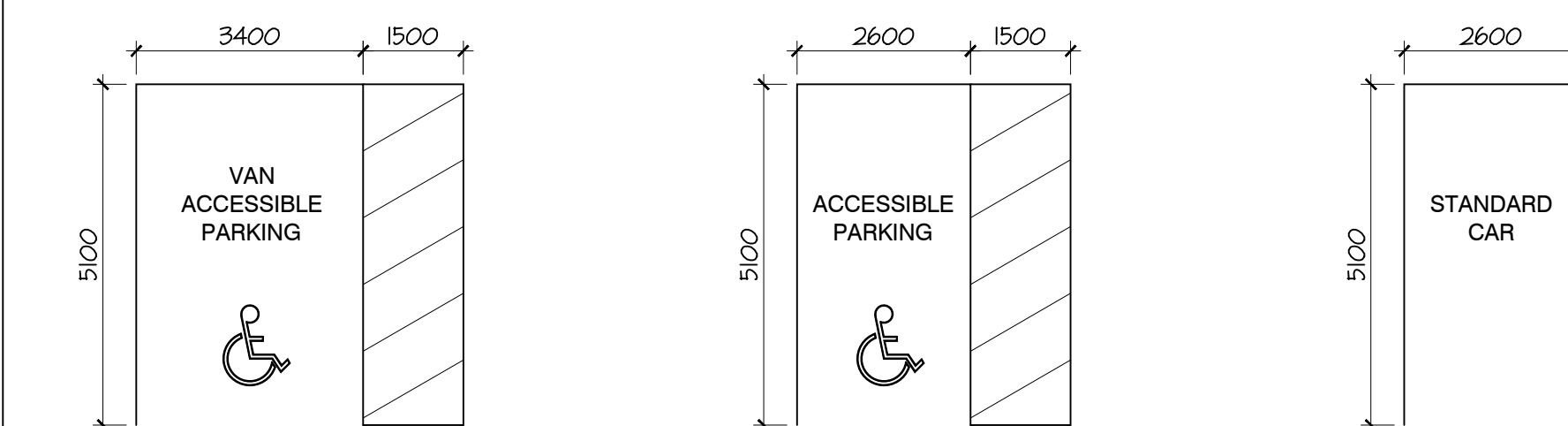


### ADAPTABLE BATHROOM ILLUSTRATION



### 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 PROVIDED 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.



PROJECT  
1708 QUADRA STREET,  
VICTORIA, B.C.

### GENERAL NOTES

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PROJECT A223587  
DRAWN DS CHECKED NC  
SCALE N.T.S.  
DATE JAN. 11, 2024

A0.02

# SITE PLAN

**DIMMA PACIFIC PROPERTIES LTD.**

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

ADDRESS : 1702 Quadra Street

PROJECT SURVEYOR : RPH

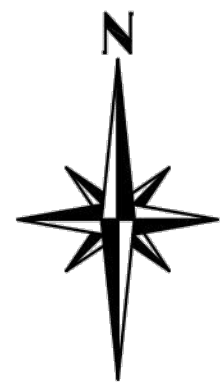
DRAWN BY : BAR DATE : SEPT 17/20

OUR FILE : 32871 REVISION :

**JEA** 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

V:\\_Projects\32871\08\02\Microsurvey\32871.dwg

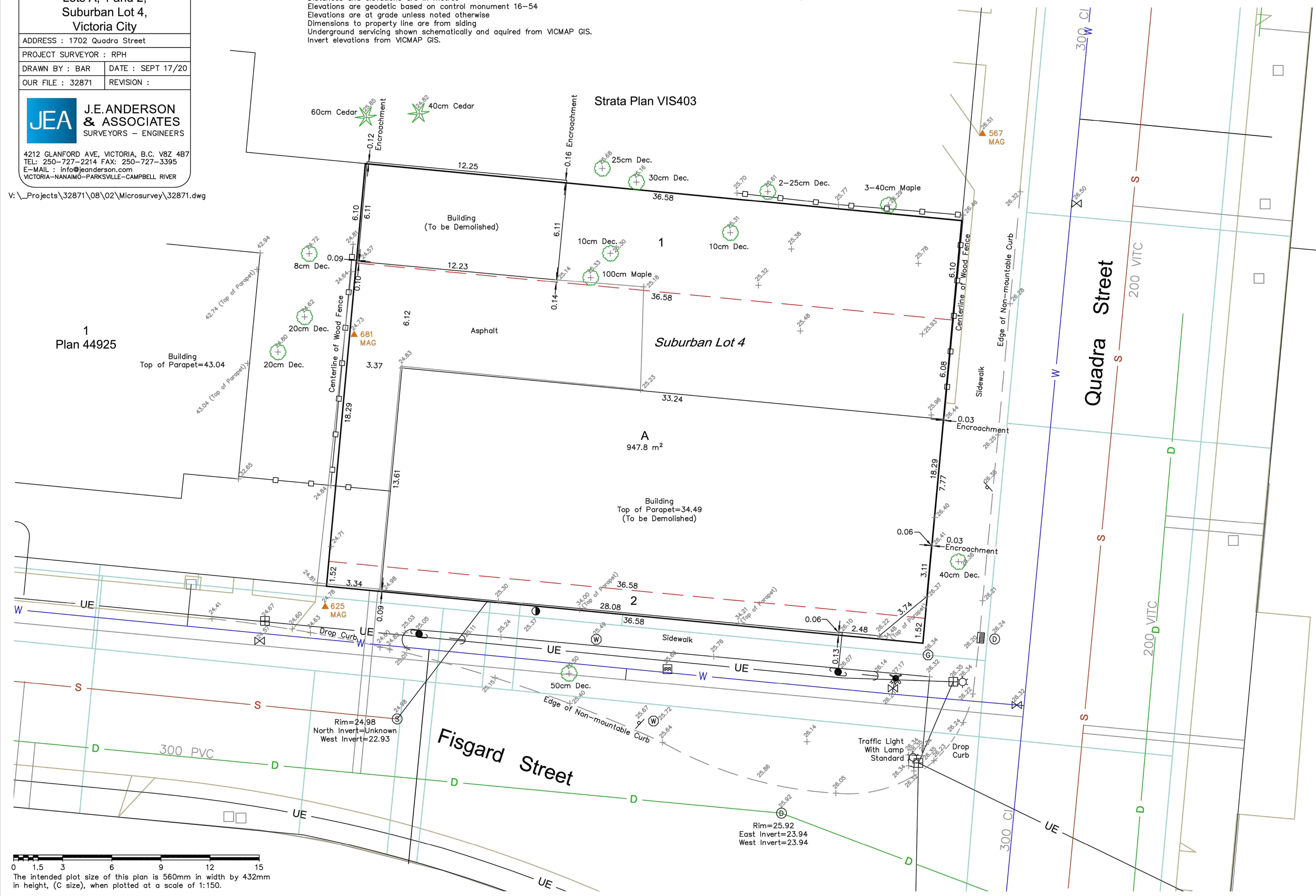


This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.  
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.  
Subject to charges, legal notations, and interests shown on:  
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  
Elevations are at grade unless noted otherwise  
Dimensions to property line are from siding  
Underground servicing shown schematically and aquired from VICMAP GIS.  
Invert elevations from VICMAP GIS.

## LEGEND

- ▲ --- 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



0 1.5 3 6 9 12 15  
The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:150.

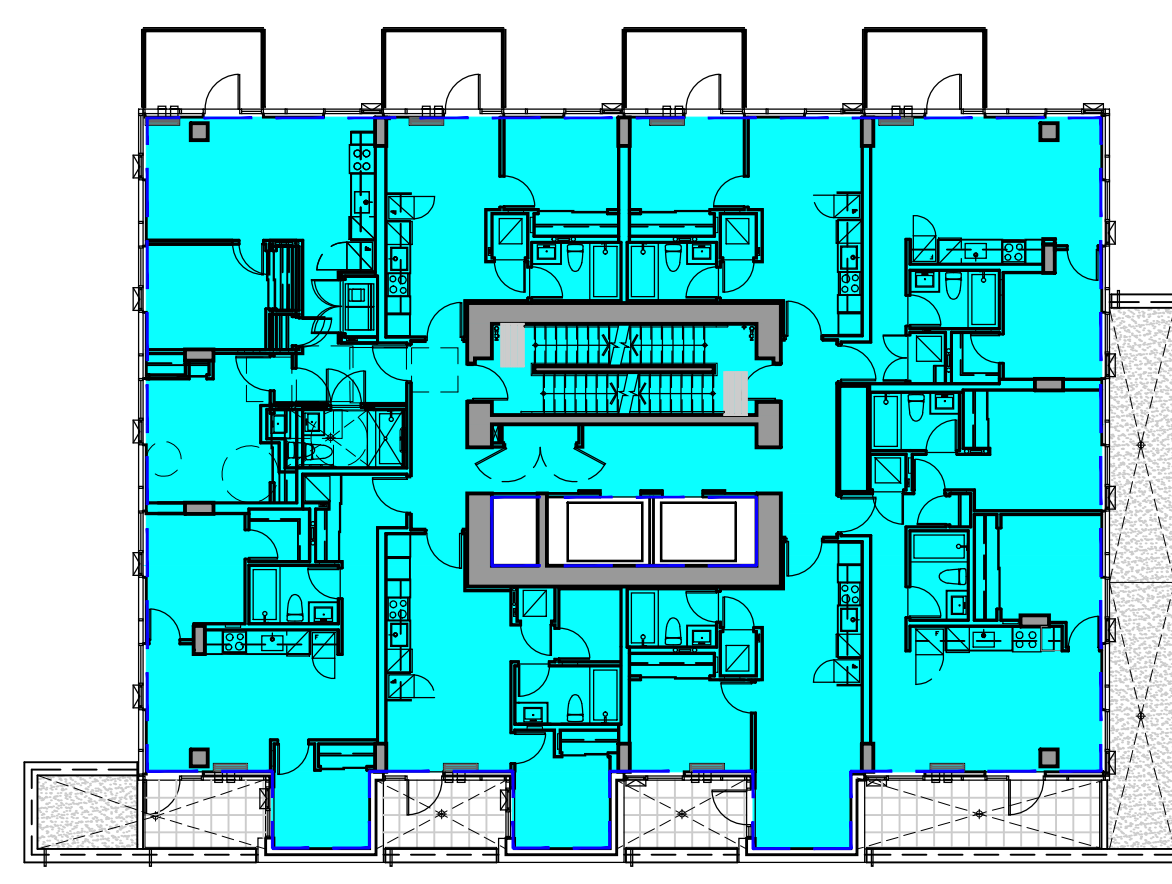
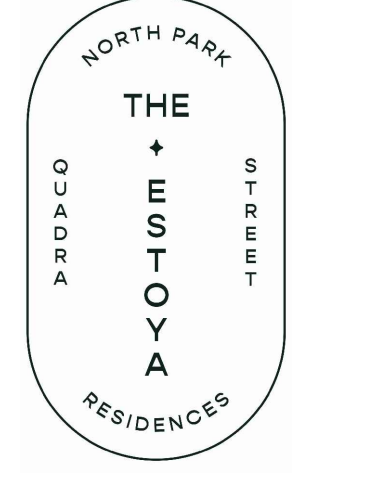
**A0.03**

# ARYZE

NO. | DATE | ISSUE  
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 2 | 2025/09/05 | ISSUED FOR DDP

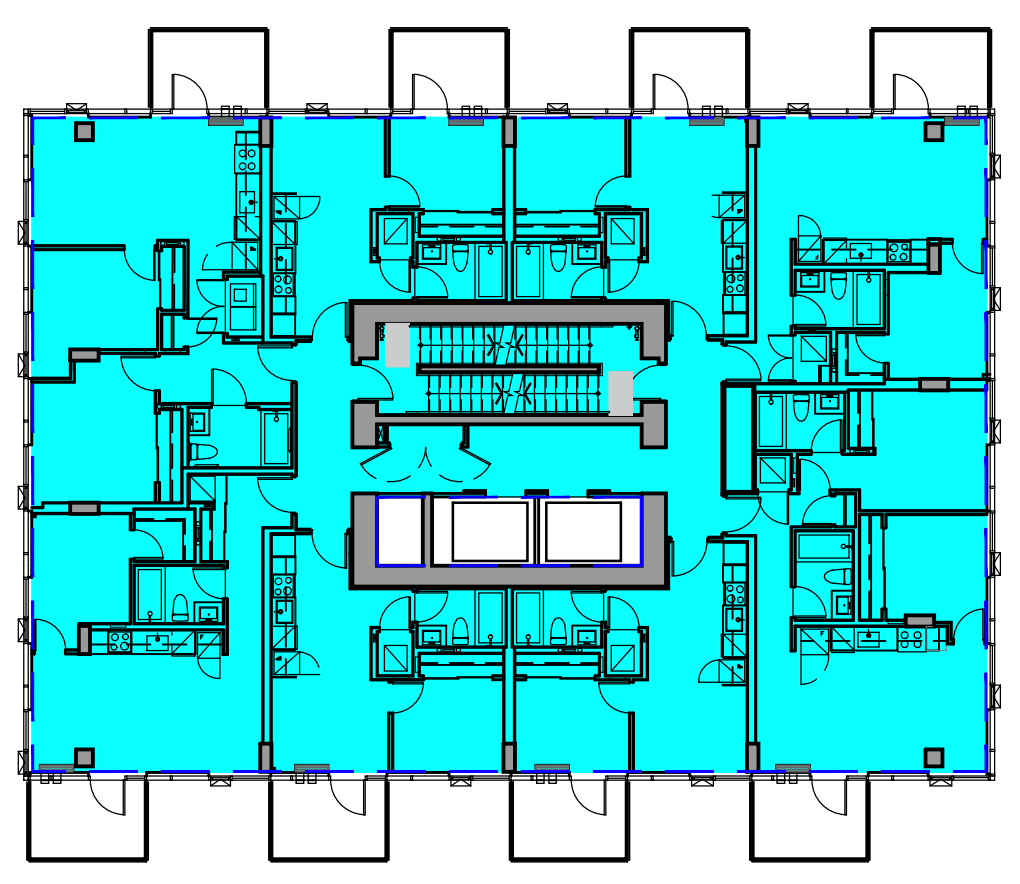
NO. | DATE | REVISION

## THE ESTOYA



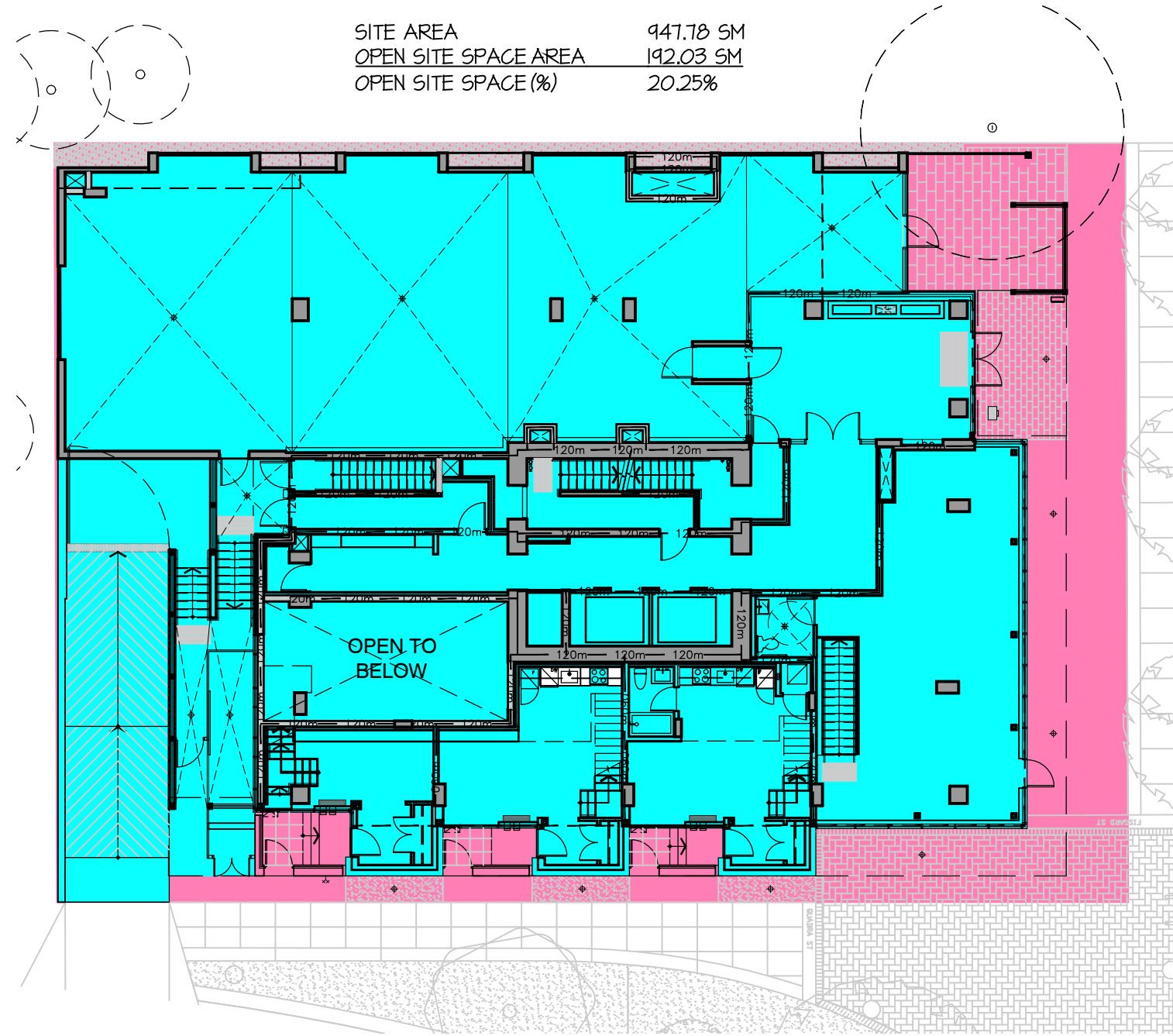
438.80 SQ. M.

3 LEVEL 2 FAR PLAN

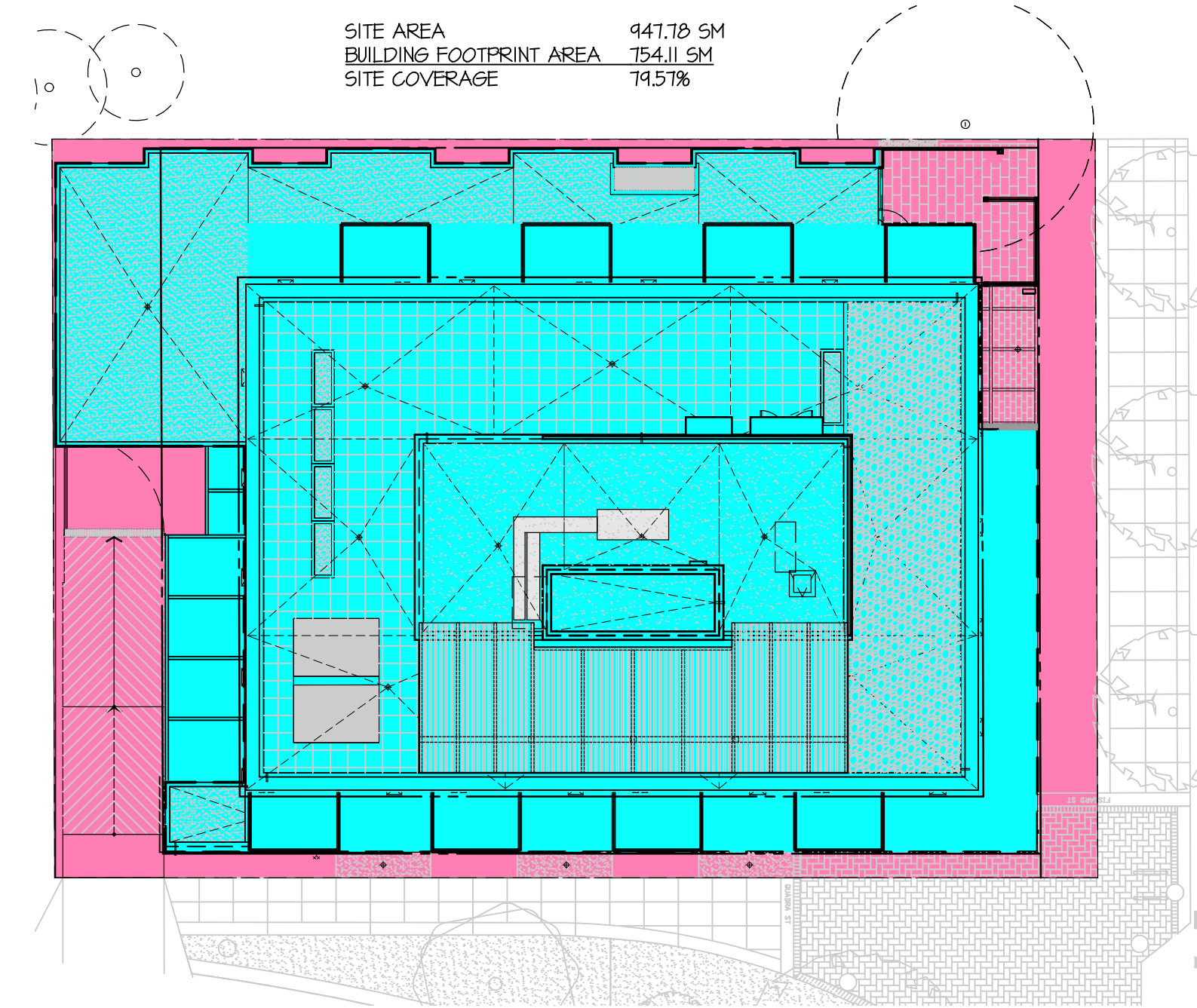


423.30 SQ. M.

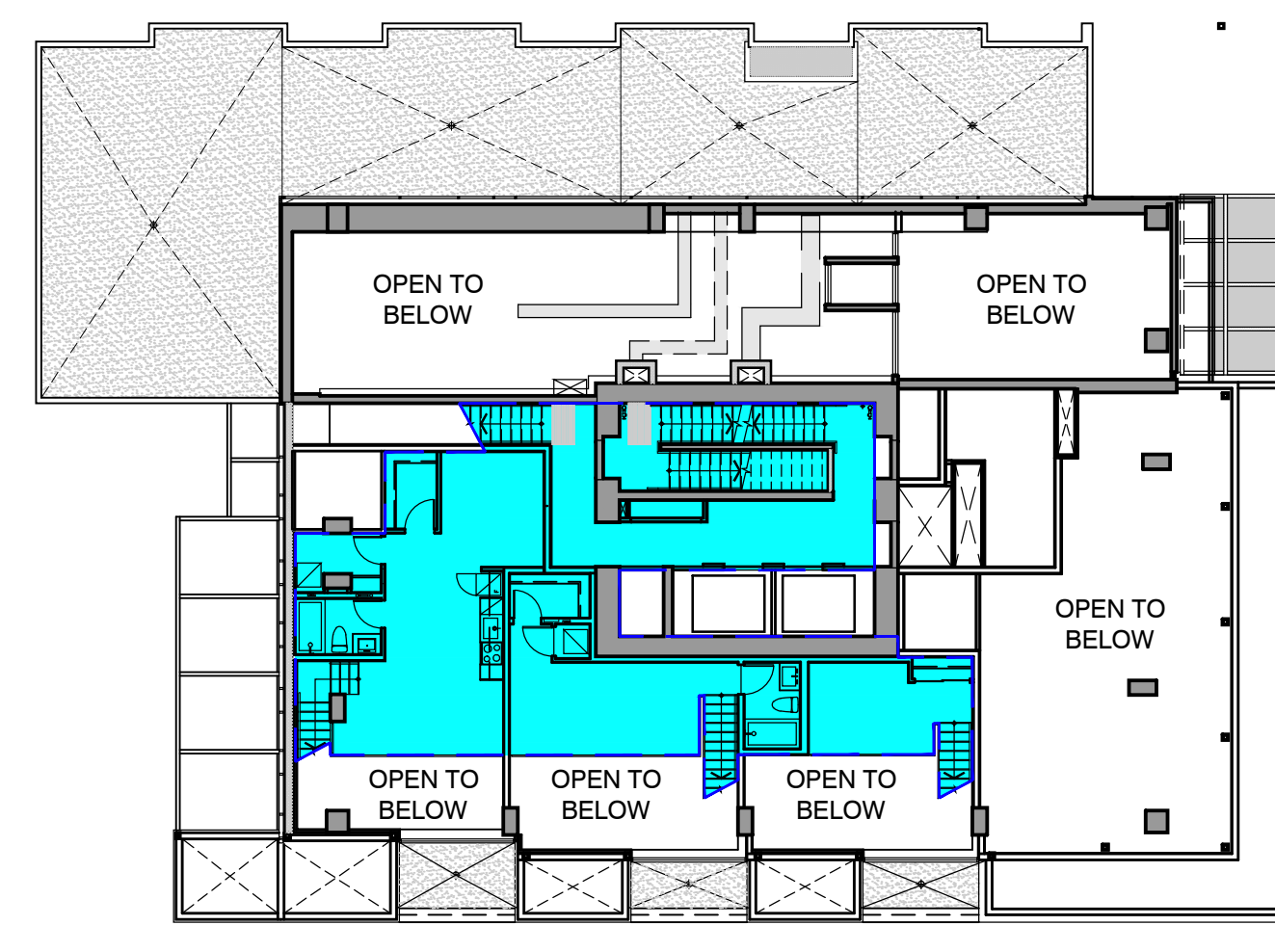
6 LEVEL 5, 7, 9 & 11 FAR PLAN



9 OPEN SITE SPACE

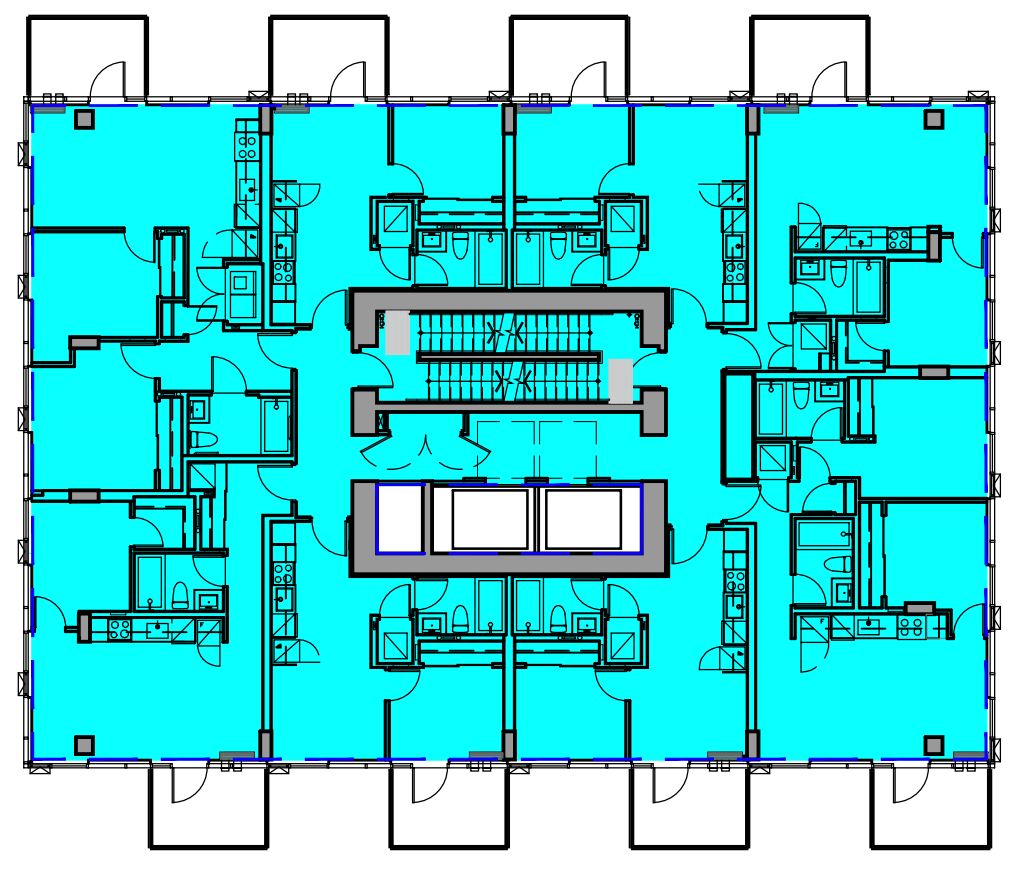


10 SITE COVERAGE



137.59 SQ. M.

2 LEVEL 1 UPPER FAR PLAN



423.30 SQ. M.

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

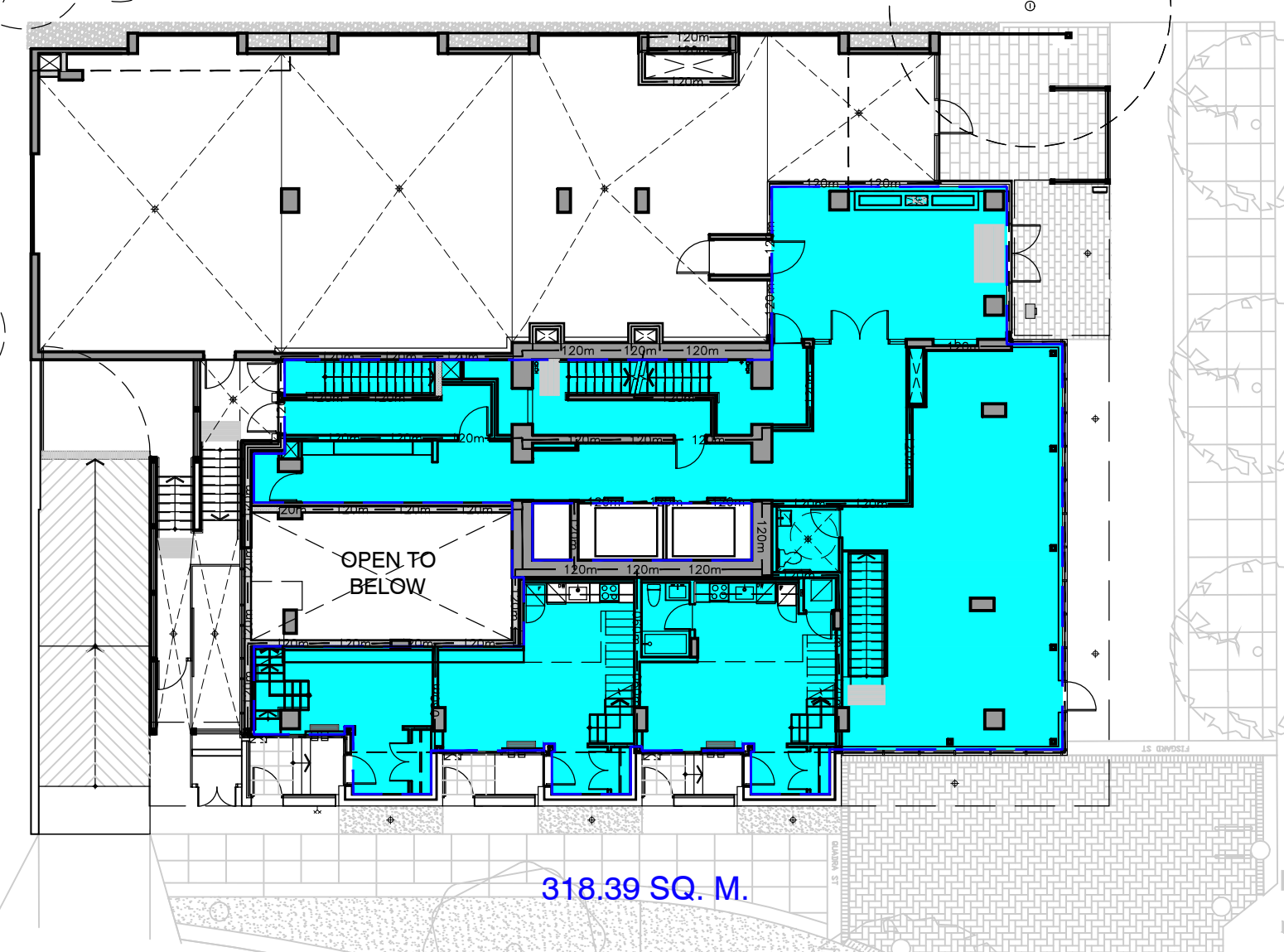
	Gross Floor Area	
	sq. m.	sq. ft.
Level 1 Lower	318.39	3,427.12
Level 1 Upper	137.59	1,481.01
Level 2	438.80	4,723.15
Level 3	423.30	4,556.31
Level 4	423.30	4,556.31
Level 5	423.30	4,556.31
Level 6	423.30	4,556.31
Level 7	423.30	4,556.31
Level 8	423.30	4,556.31
Level 9	423.30	4,556.31
Level 10	423.30	4,556.31
Level 11	423.30	4,556.31
Level 12	423.30	4,556.31
Level 13	84.74	912.13
Total	5,212.47	56,106.45

	sq. m.	sq. ft.
Area of Residential	5,019.37	54,028.02
Area of Commercial	193.09	2,078.43
Building Footprint Area	712.57	7,670.03
Site Area	947.78	1,021.13
FSR	5.50	

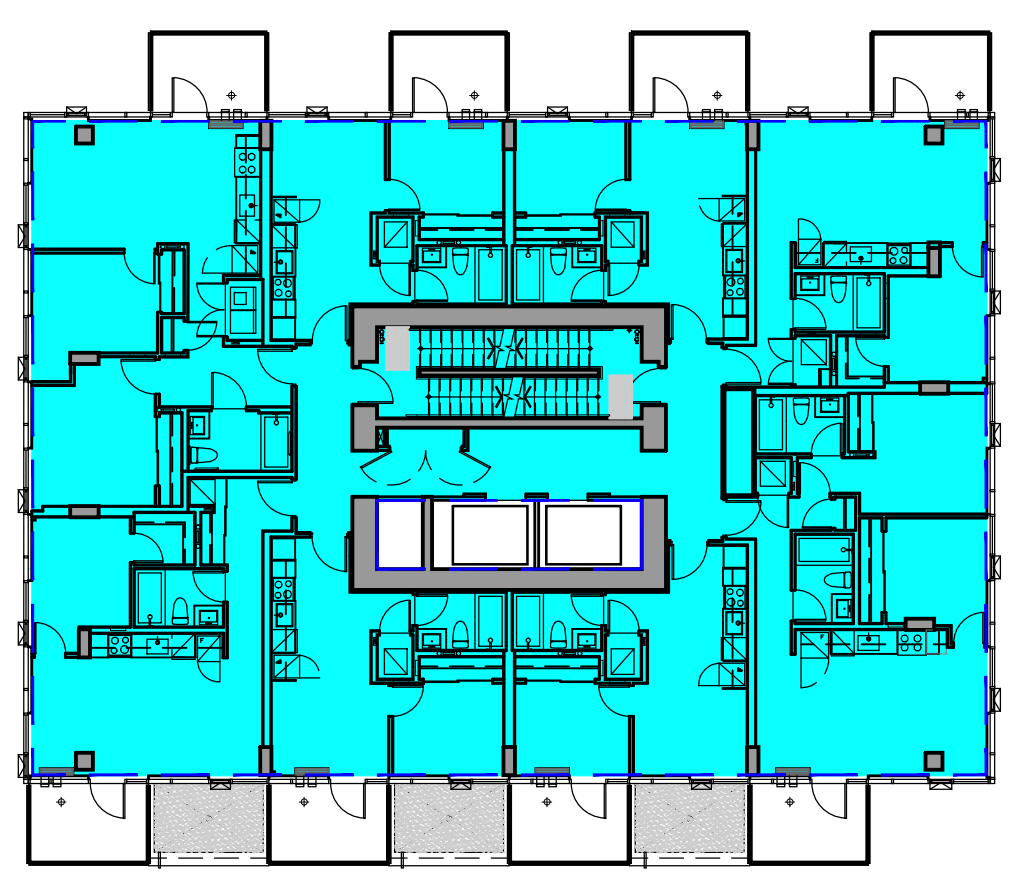
Grade Points	Building Perimeter
A 24.88	121.99
B 24.86	
C 24.03	
D 23.87	
E1 23.87	
E2 24.70	
F1 24.63	
F2 25.47	
F3 25.42	
G 26.60	
H 26.60	
I 26.60	
J 26.60	
K 26.54	
L 26.44	
M1 25.94	
M2 25.91	
N1 26.33	
N2 25.79	
O1 25.70	
O2 25.67	
P1 25.70	
P2 25.54	
Q1 25.70	
Q2 25.43	
R1 25.70	
R2 25.27	

Calculation	Average	Distance	Total
A & B	24.87	2.93	72.87
B & C	24.45	4.52	110.44
C & D	23.95	1.46	34.92
D & E1	23.87	3.80	90.71
E2 & F1	24.67	12.36	304.97
F1 & F2	25.05	8.21	205.54
F2 & F3	25.45	1.24	31.51
F3 & G	26.01	20.80	541.01
G & H	26.60	4.76	126.48
H & I	26.60	2.31	61.31
I & J	26.60	5.03	133.67
J & K	26.57	1.78	47.29
K & L	26.49	13.28	351.79
L & M1	26.19	7.21	188.88
M1 & M2	25.93	1.62	41.88
M2 & N2	25.85	3.32	85.85
N2 & N1	26.06	1.62	42.09
N1 & O1	26.02	3.04	79.13
O1 & O2	25.69	1.62	41.49
O2 & P2	25.61	3.32	85.05
P2 & P1	25.62	1.62	41.38
P1 & Q1	25.70	3.04	78.15
Q1 & Q2	25.57	1.62	41.30
Q2 & R2	25.35	3.32	84.04
R2 & R1	25.49	2.17	55.31
Q2	25.43		
R1	25.70	6.04	152.68
R1 & A	25.29	121.99	3129.71
Average Grade	25.66		



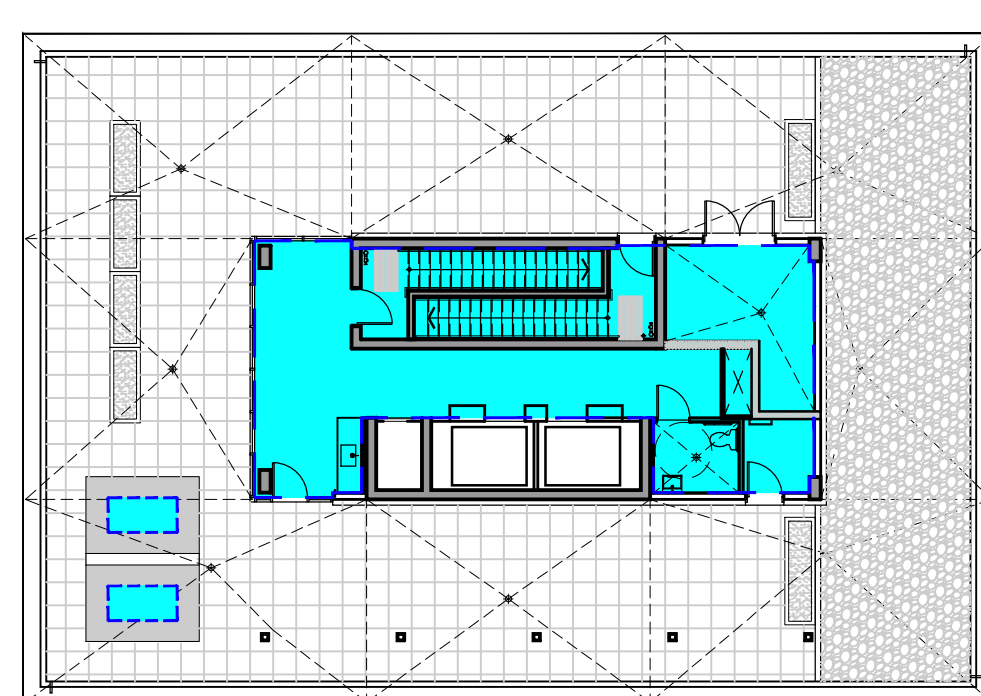
318.39 SQ. M.

1 LEVEL 1 LOWER FAR PLAN



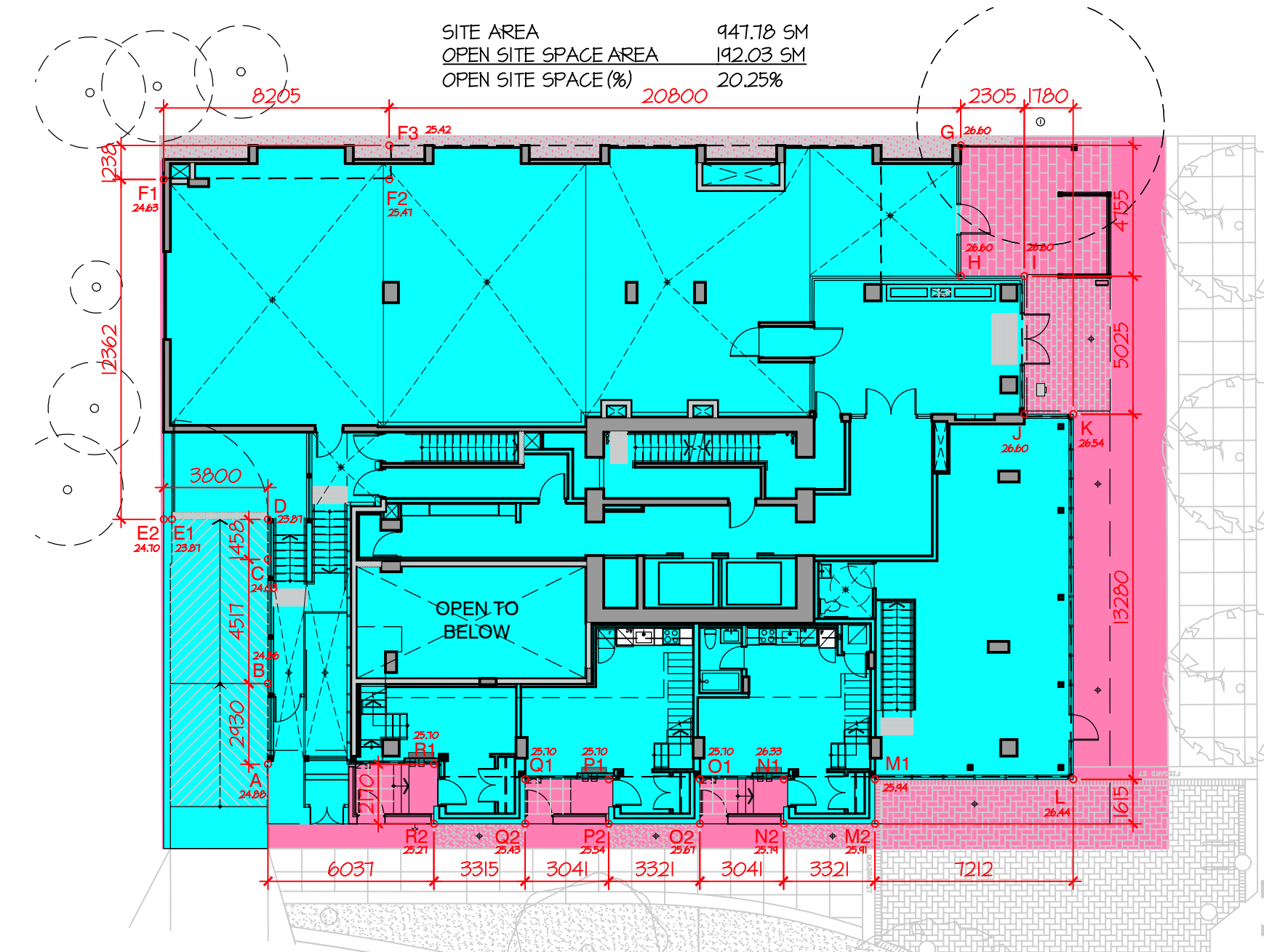
423.30 SQ. M.

4 LEVEL 3 FAR PLAN



84.74 SQ. M.

7 LEVEL 13 FAR PLAN



8 AVERAGE GRADE CALCULATION

PROJECT  
 1708 QUADRA STREET,  
 VICTORIA, B.C.

### FAR, AVERAGE GRADE & SITE COVERAGE CALCULATION

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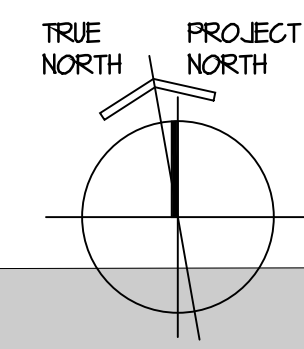
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PROJECT A223587  
 DRAWN DS CHECKED NC  
 SCALE 1:200  
 DATE NOV. 29, 2024

# A0.04

ADJACENT  
EXISTING  
BUILDING

OPEN FIELD



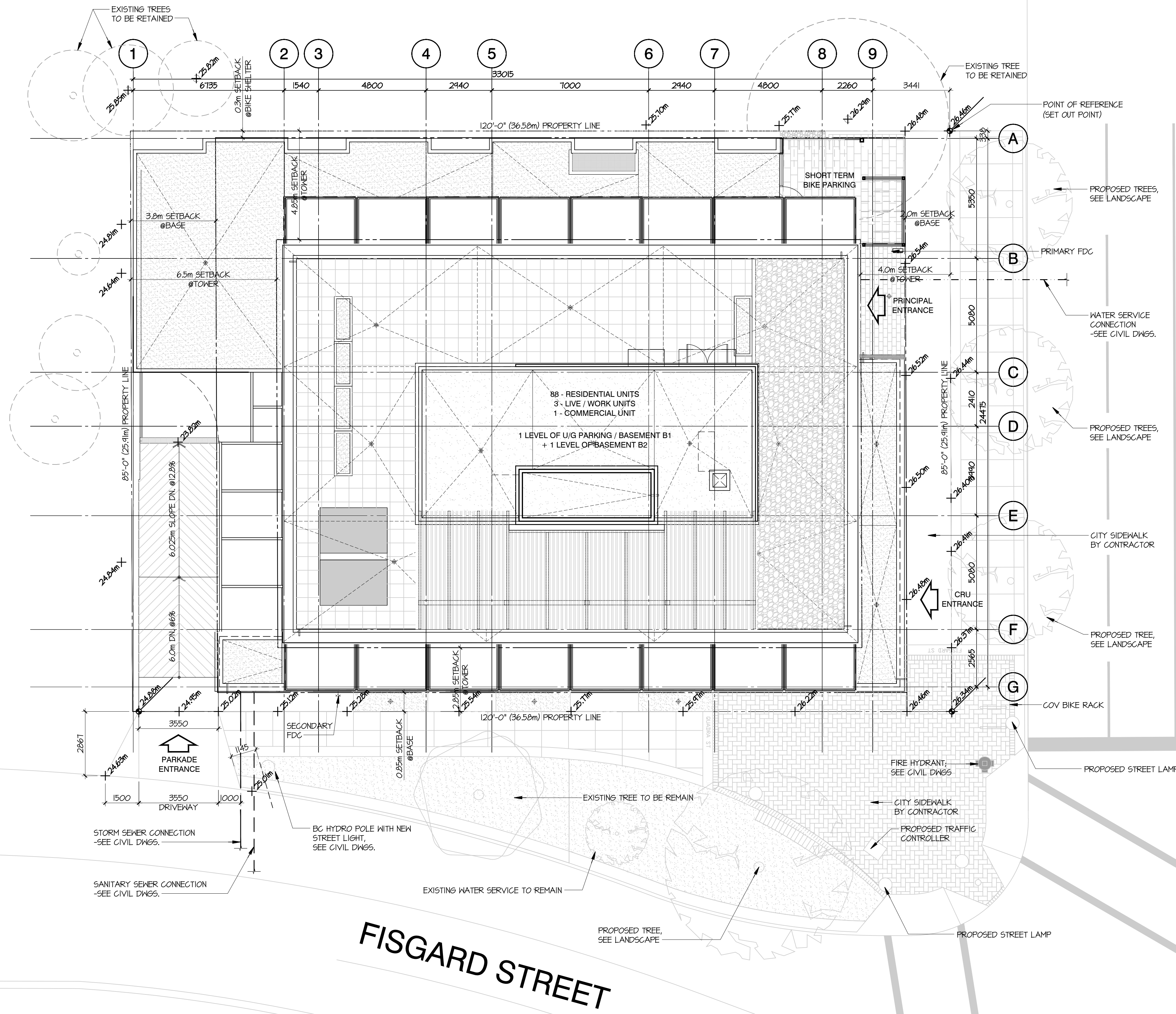
ADJACENT  
EXISTING  
BUILDING

# 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	IRE-ISSUED FOR DRAFT IFT
6	2024/07/13	ISSUED FOR IFT ADDENDUM #1
7	2024/07/31	ISSUED FOR IFT 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
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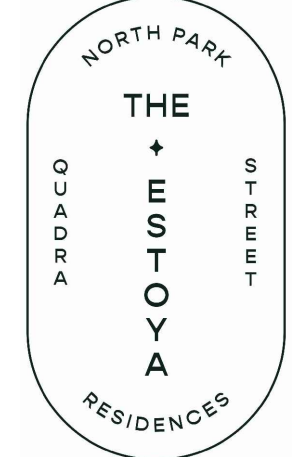
ADJACENT  
EXISTING  
BUILDING



QUADRA STREET

ADJACENT  
EXISTING  
BUILDING

## THE ESTOYA



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

### SITE PLAN

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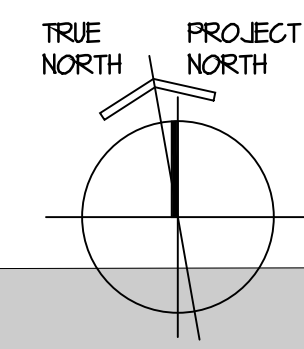
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PROJECT A223587  
DRAWN DS CHECKED NC  
SCALE 1:100  
DATE NOV. 01, 2023

# A1.01

EXISTING BUILDING

EXISTING BUILDING

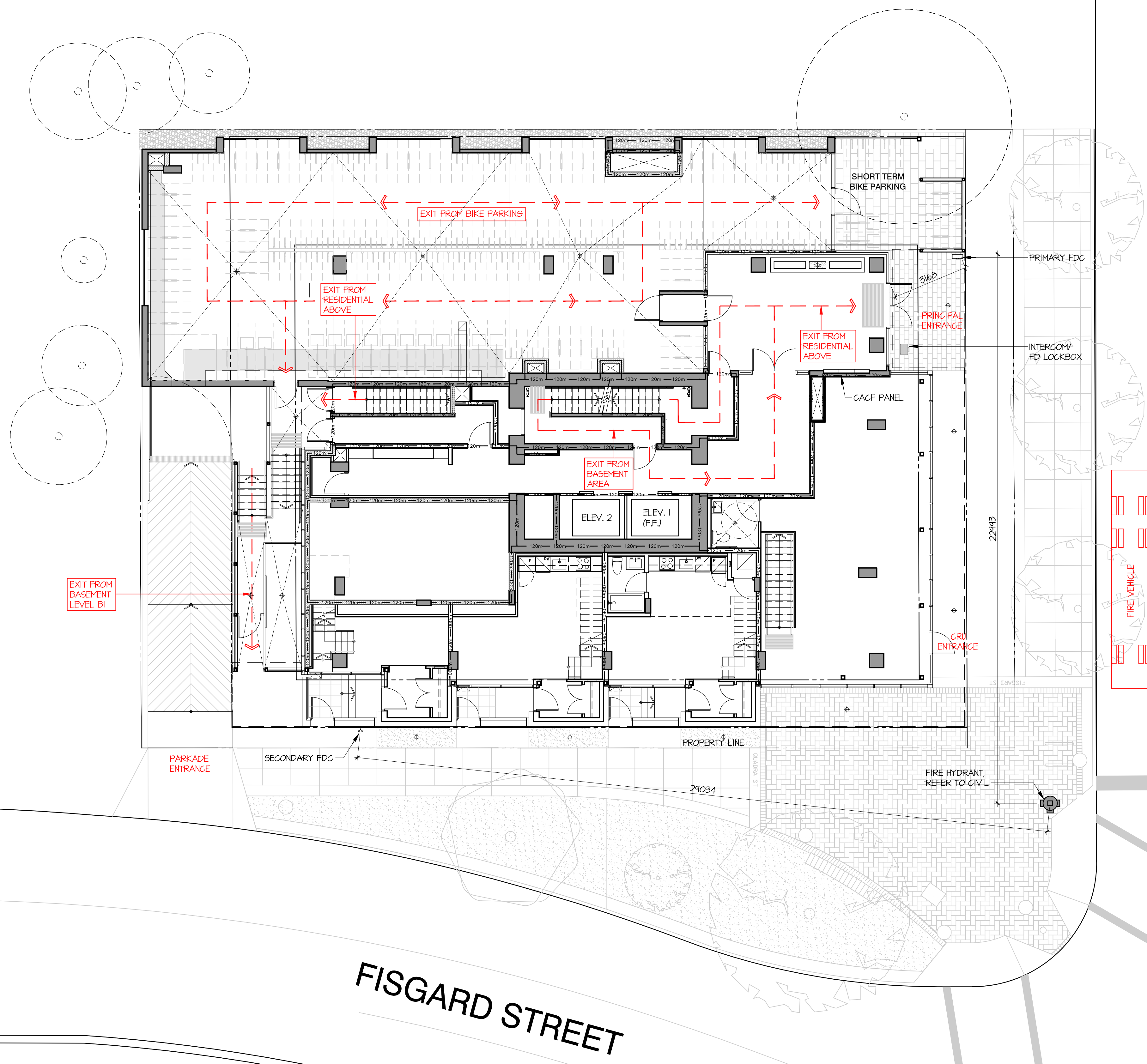


EXISTING BUILDING

# 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

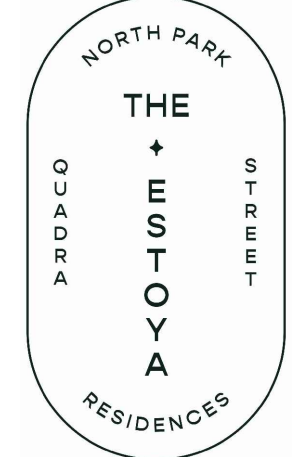
NO.	DATE	REVISION
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QUADRA STREET

FISGARD STREET

## THE ESTOYA



EXISTING BUILDING



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

### FIRE ACCESS PLAN

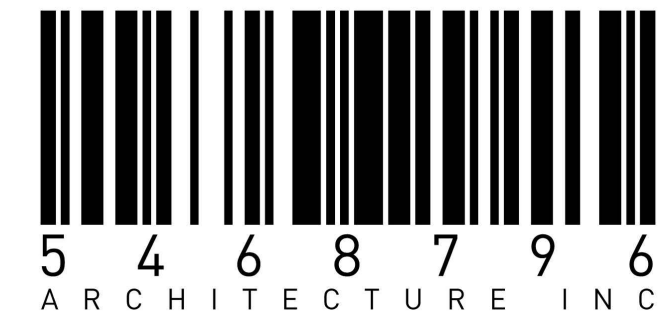
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PROJECT A223587  
 DRAWN DS CHECKED NC  
 SCALE 1:100  
 DATE JAN. 11, 2024

# A1.02



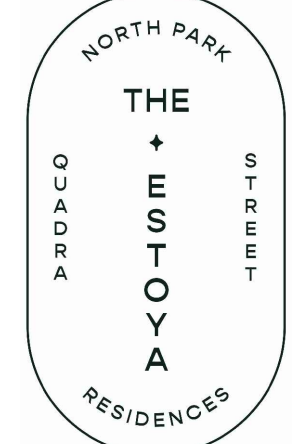


# ARYZE

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 #1
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	2025/09/05	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
H	2025/09/05	ISSUED FOR AI#31

## THE ESTOYA



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

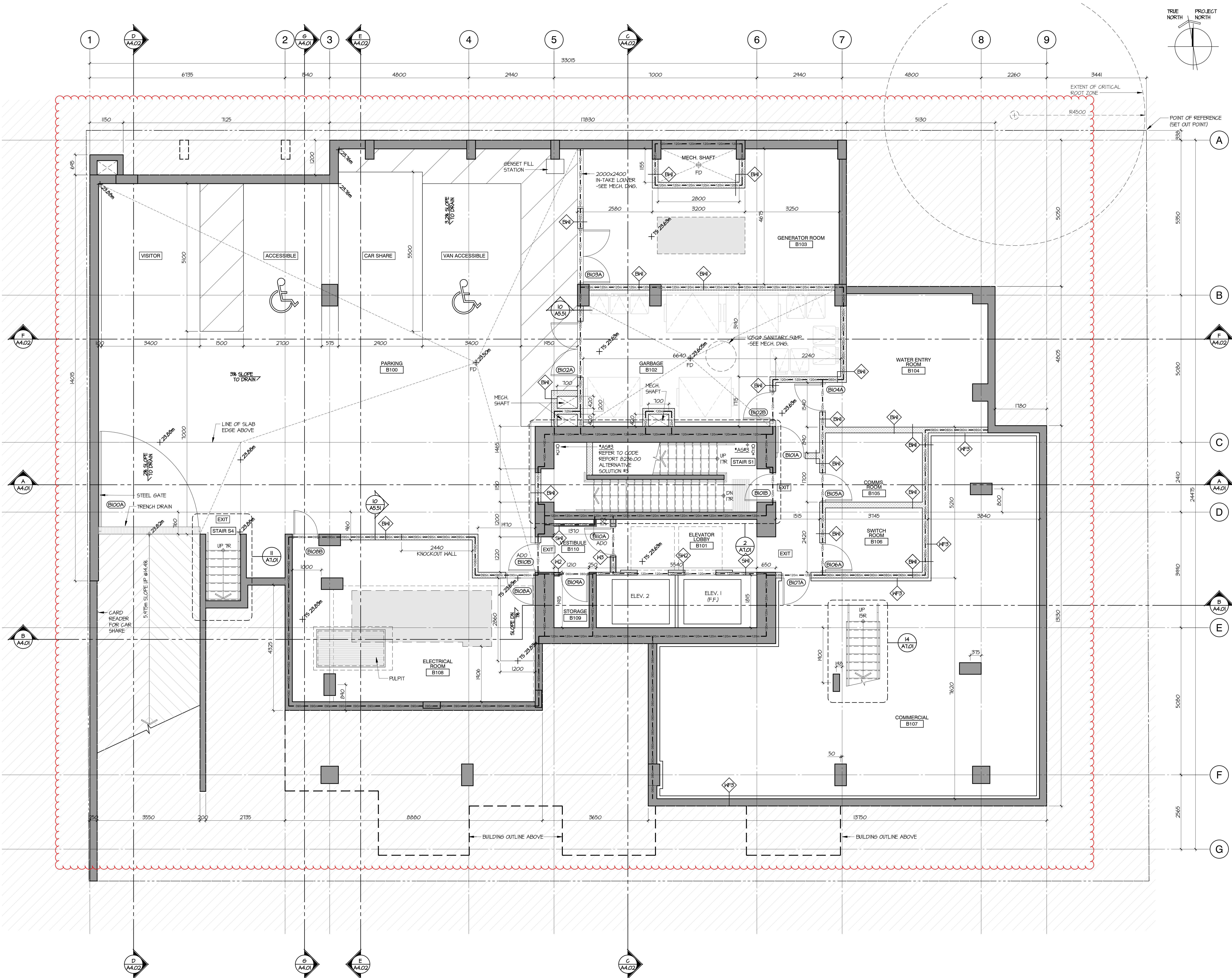
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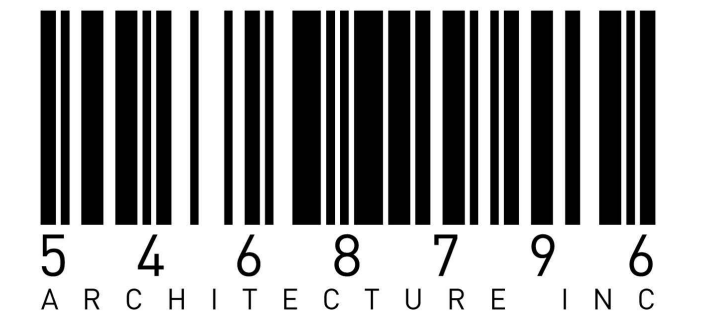
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PROJECT A223587  
 DRAWN DS CHECKED NC  
 SCALE 1:50  
 DATE SEP. 12, 2023

# A2.02



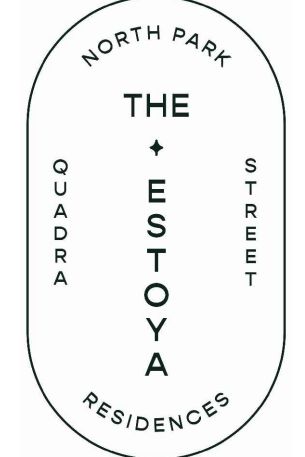


# ARYZE

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	2024/09/09	RE-ISSUED FOR IFT ADDENDUM #1
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	2025/02/24	ISSUED FOR A1#01
B	2025/03/17	ISSUED FOR A1#03
C	2025/04/14	ISSUED FOR A1#05
D	2025/05/20	ISSUED FOR A1#08R2
E	2025/06/06	ISSUED FOR A1#12
F	2025/07/17	ISSUED FOR A1#21
G	2025/08/05	ISSUED FOR A1#26

## THE ESTOYA



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

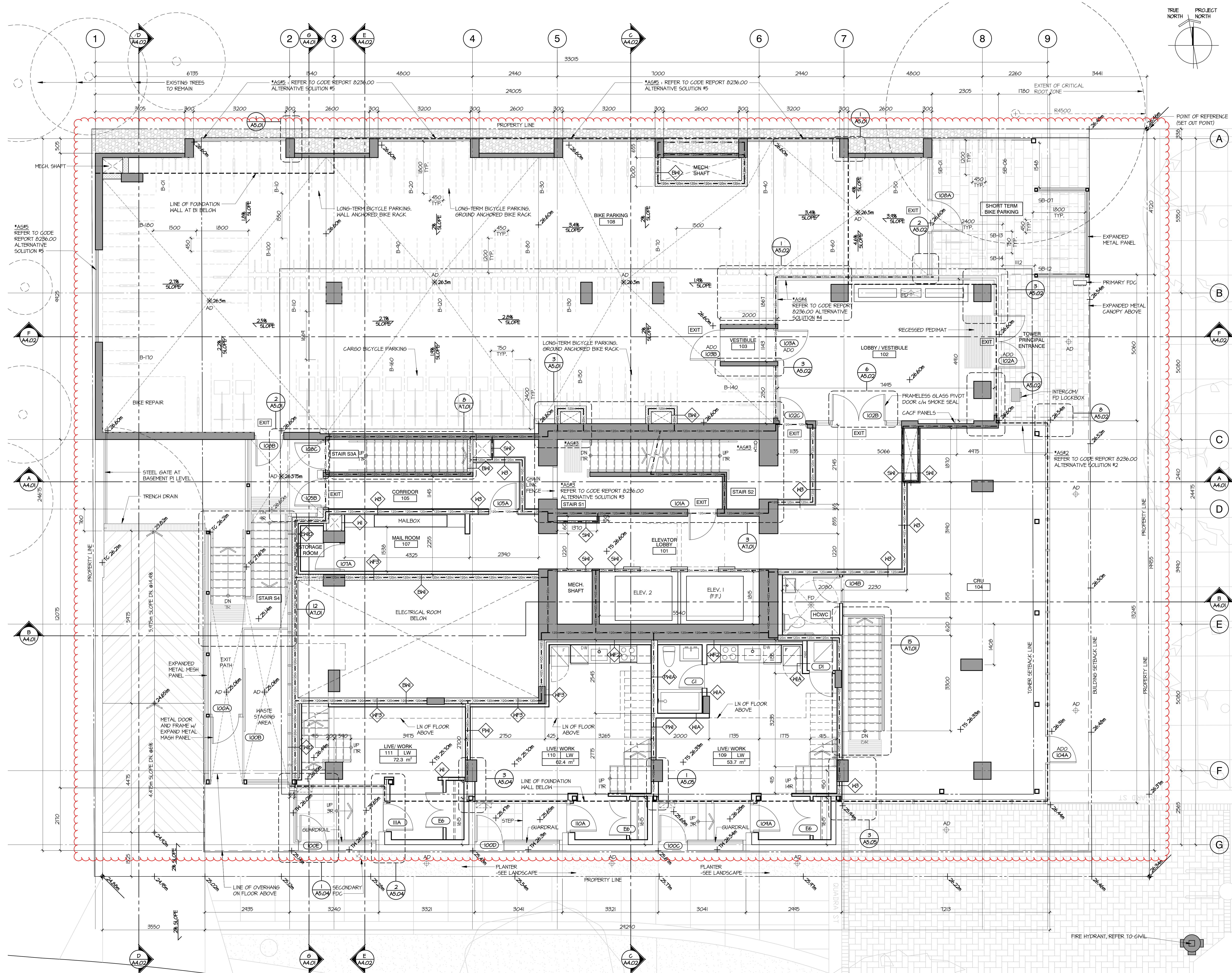
### FLOOR PLAN LEVEL 1 LOWER

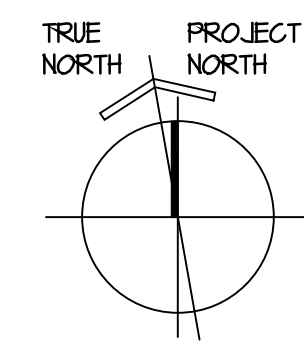
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**PROJECT** A223587  
**DRAWN** DS **CHECKED** NC  
**SCALE** 1:50  
**DATE** SEP. 12, 2023



# A2.03



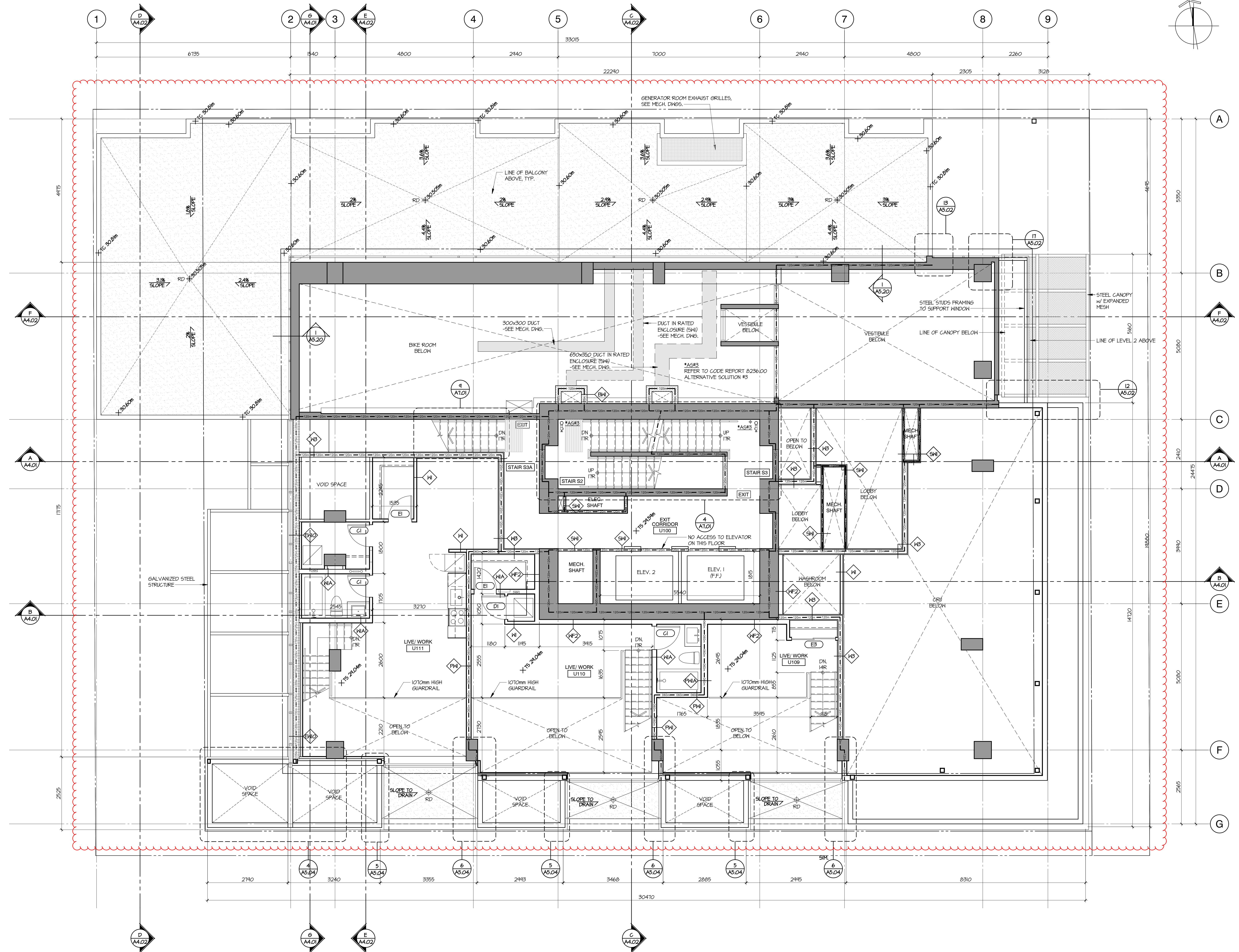
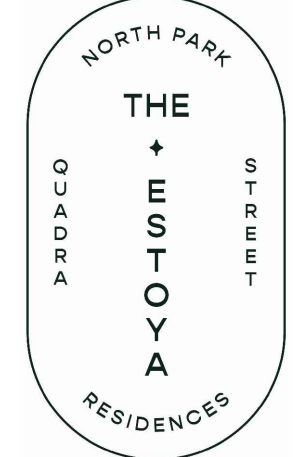


# ARYZE

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	2024/09/09	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
	2025/03/17	ISSUED FOR AI#03
	2025/04/14	ISSUED FOR AI#05

# THE ESTOYA



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

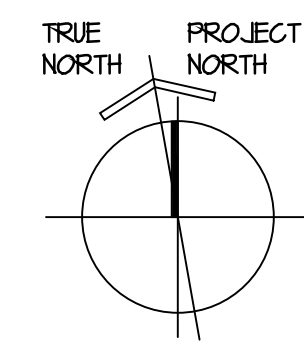
## FLOOR PLAN LEVEL 1 UPPER

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

# A2.04



# ARYZE

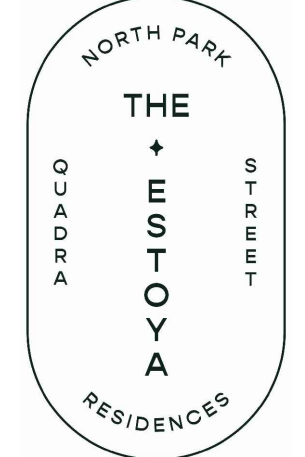
NO. | DATE | ISSUE

- 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 IRE-ISSUED FOR DRAFT IFT
- 6 2024/07/13 ISSUED FOR IFT ADDENDUM #1
- 7 2024/07/31 ISSUED FOR IFT RESPONSE #1
- 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 2025/04/14 ISSUED FOR AI#05
- 2 2025/08/05 ISSUED FOR AI#26

## THE ESTOYA



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

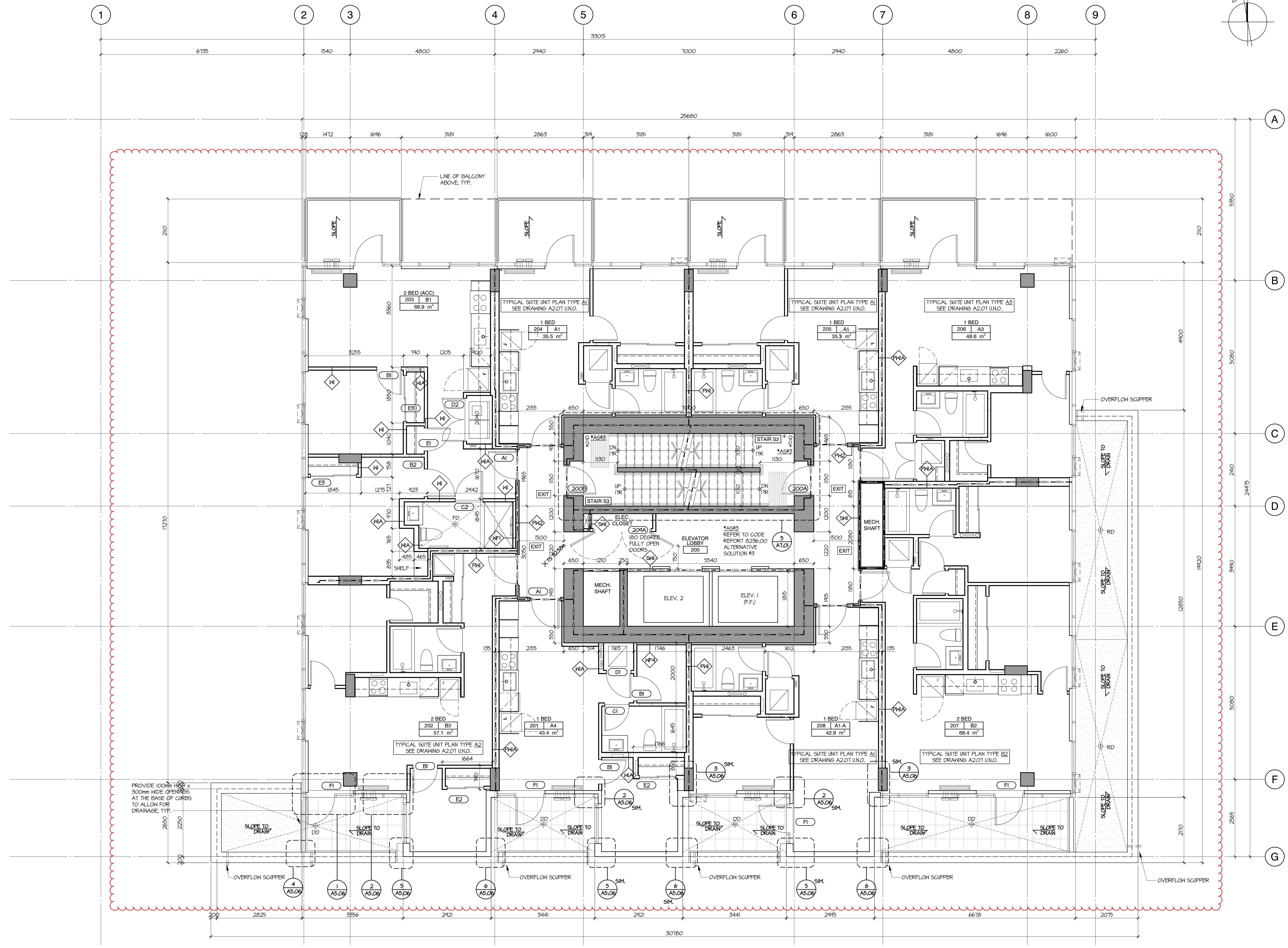
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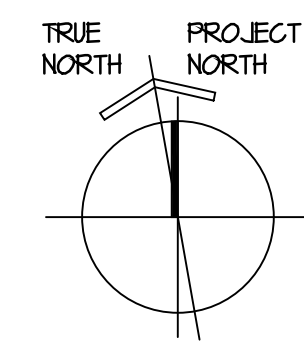
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not 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 SEP. 11, 2023

# A2.05



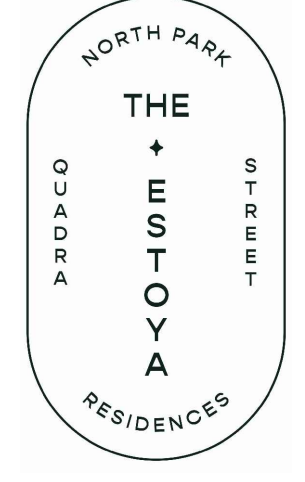


# ARYZE

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	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

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

## THE ESTOYA



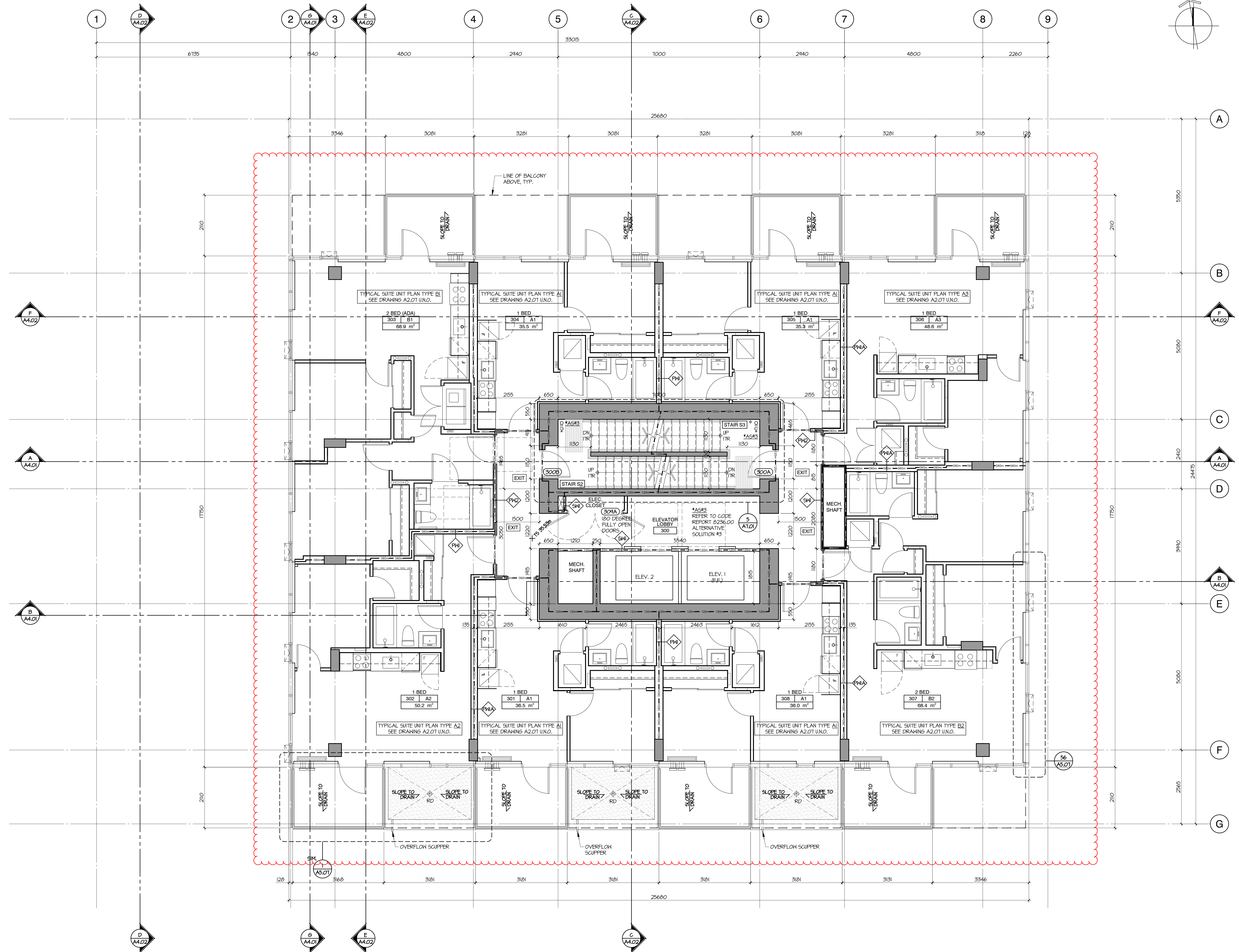
**PROJECT**  
**1708 QUADRA STREET,**  
**VICTORIA, B.C.**

### FLOOR PLAN LEVEL 3

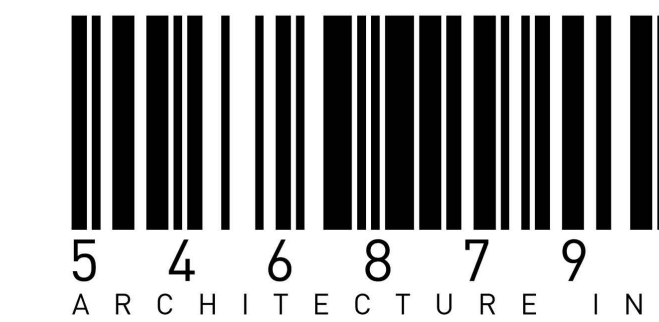
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not 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** SEP. 11, 2023



# A2.06



**ARYZE**

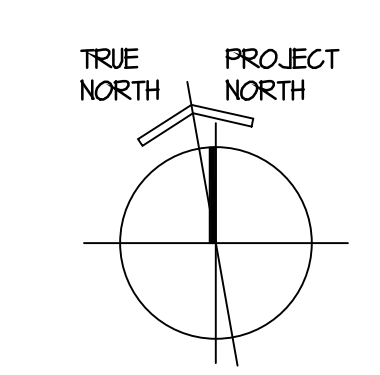
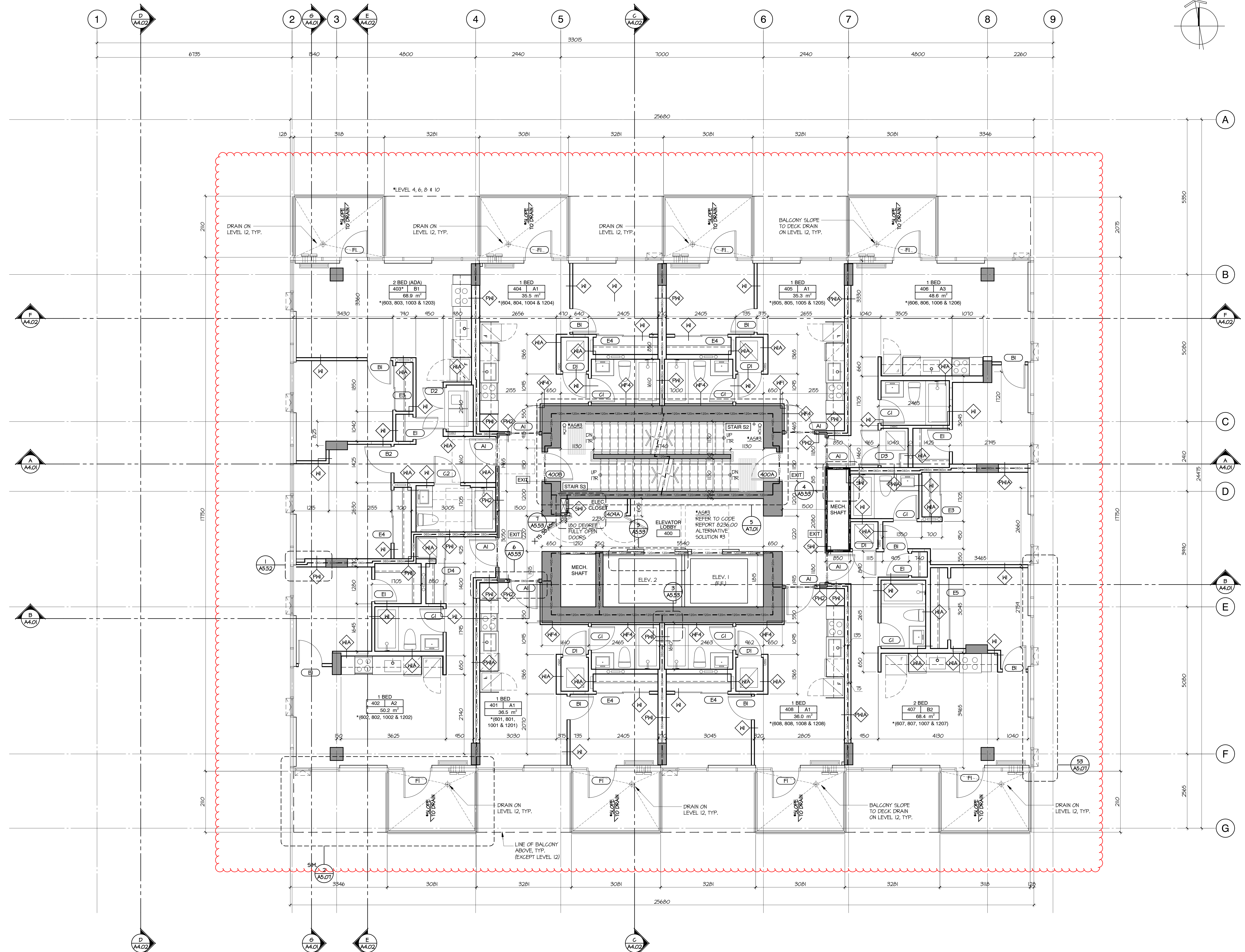
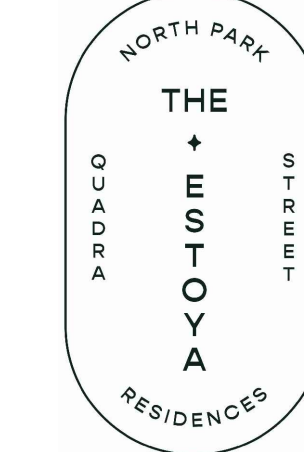
NO. | DATE | ISSUE

- 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 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

NO. | DATE | REVISION

- 1 2025/04/14 ISSUED FOR A1#05
- 2 2025/06/27 ISSUED FOR A1#17
- 3 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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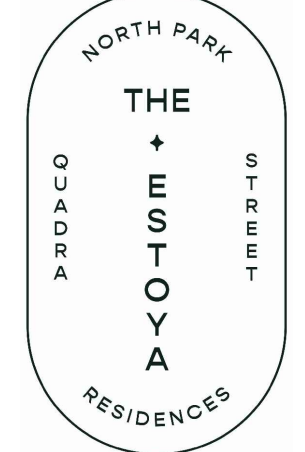
PROJECT A223587  
 DRAWN DS CHECKED NC  
 SCALE 1:50  
 DATE AUG. 29, 2023

**A2.07**

NO.	DATE	ISSUE
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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
C	2025/08/05	ISSUED FOR AI#26

**THE ESTOYA**



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

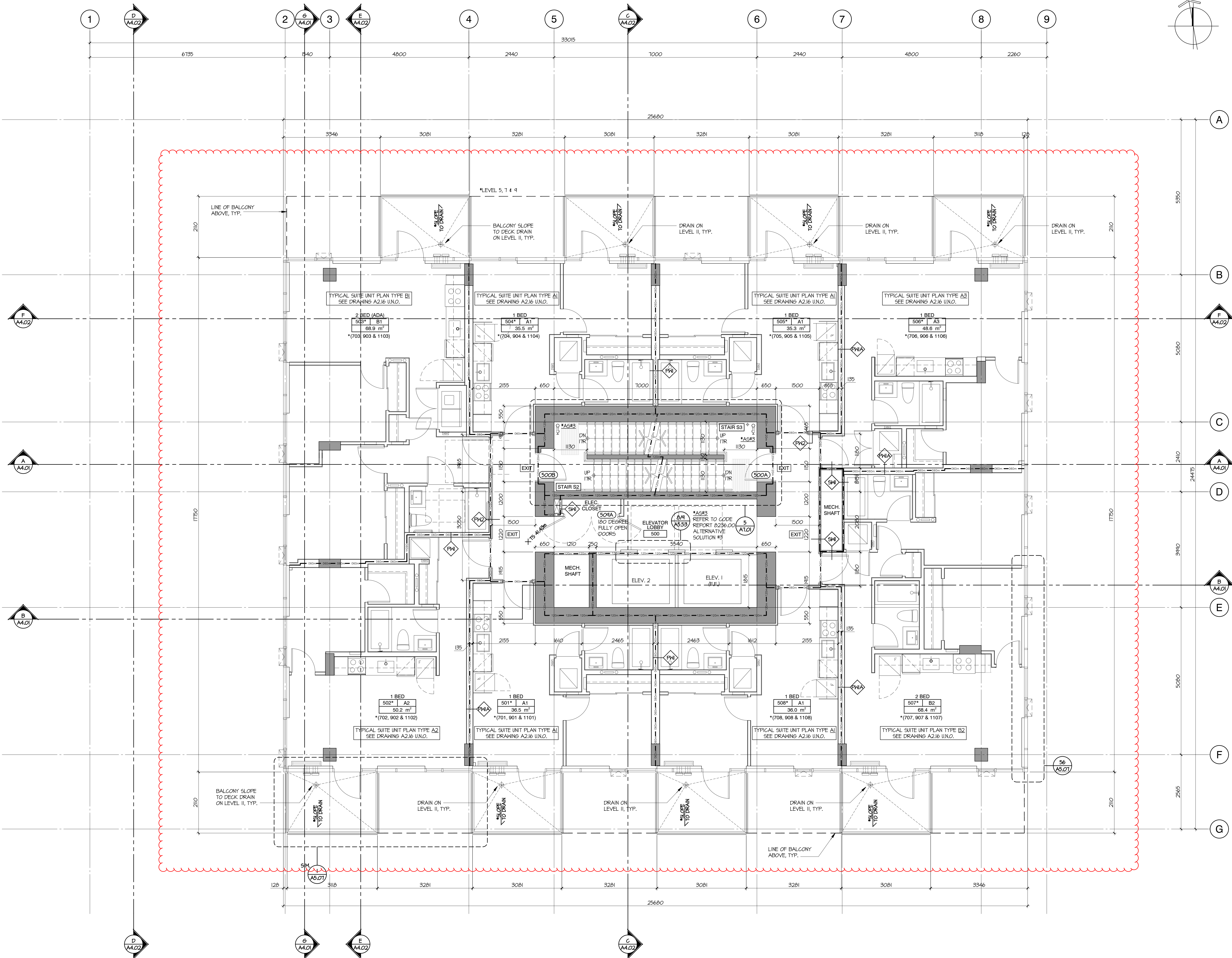
**FLOOR PLAN**  
 LEVEL 5, 7, 9 & 11  
 LEVEL 5 SHOWN

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

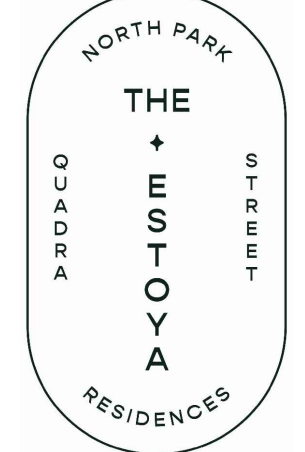
**A2.08**



NO.	DATE	ISSUE
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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 #1
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	2025/08/05	ISSUED FOR AI#26

**THE ESTOYA**



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

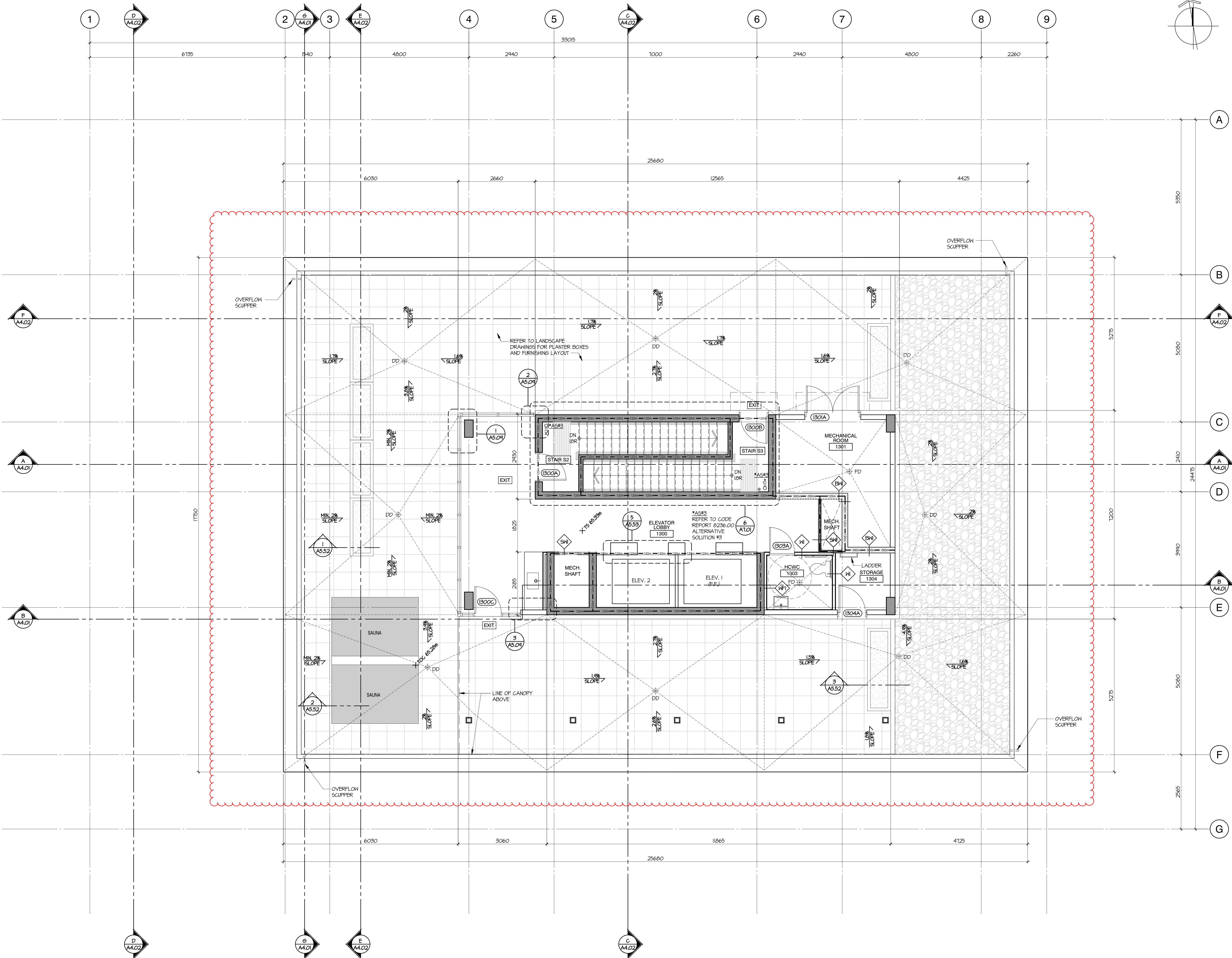
**FLOOR PLAN  
 LEVEL 13**

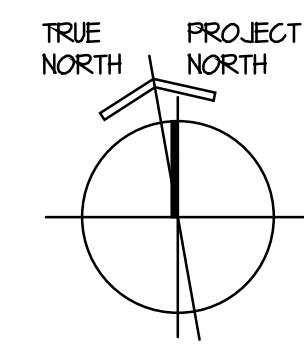
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PROJECT A223587  
 DRAWN DS CHECKED NC  
 SCALE 1:50  
 DATE SEP. 14, 2023

**A2.09**



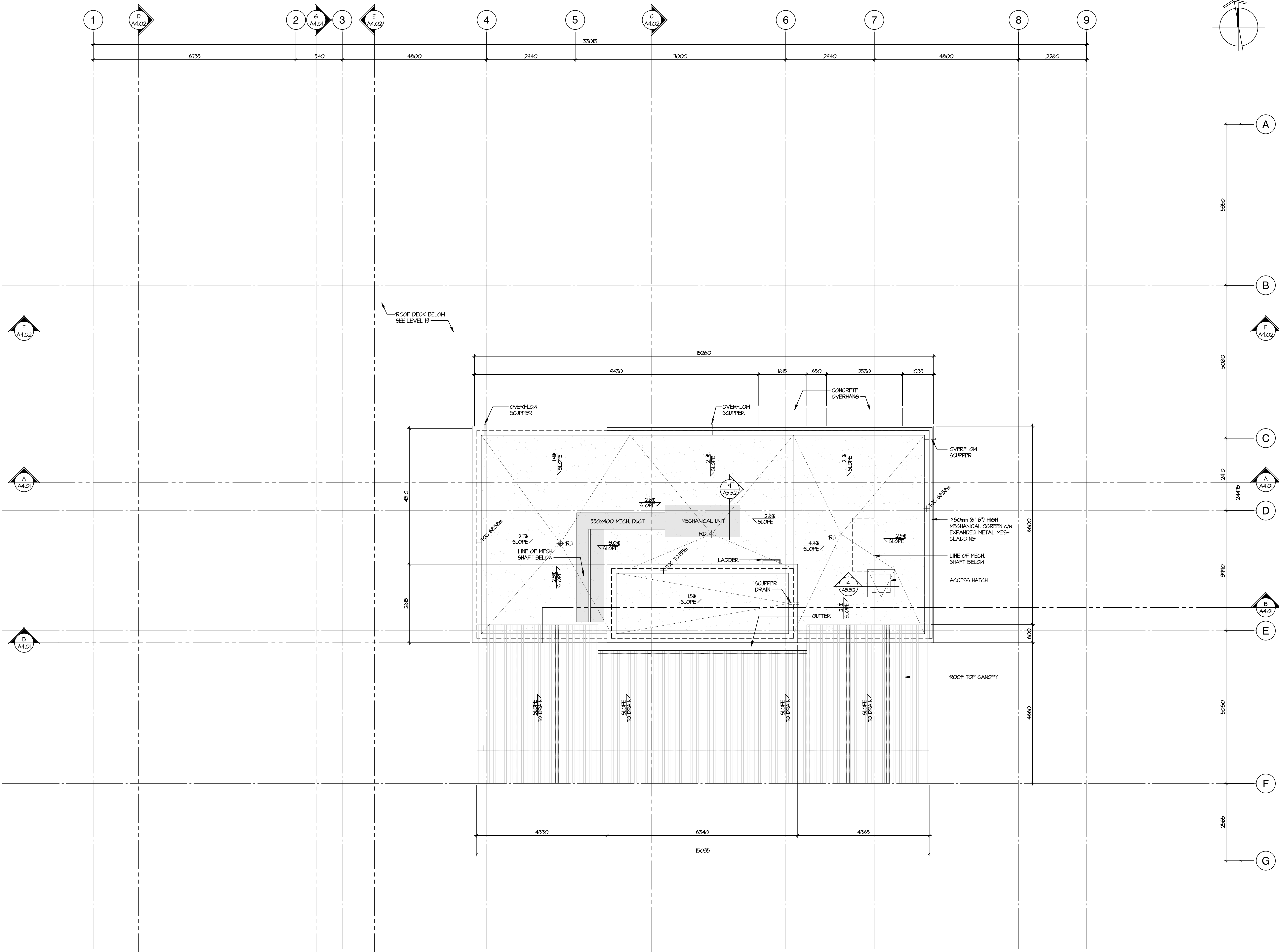
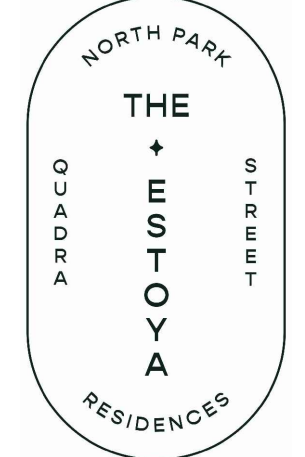


**ARYZE**

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

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**

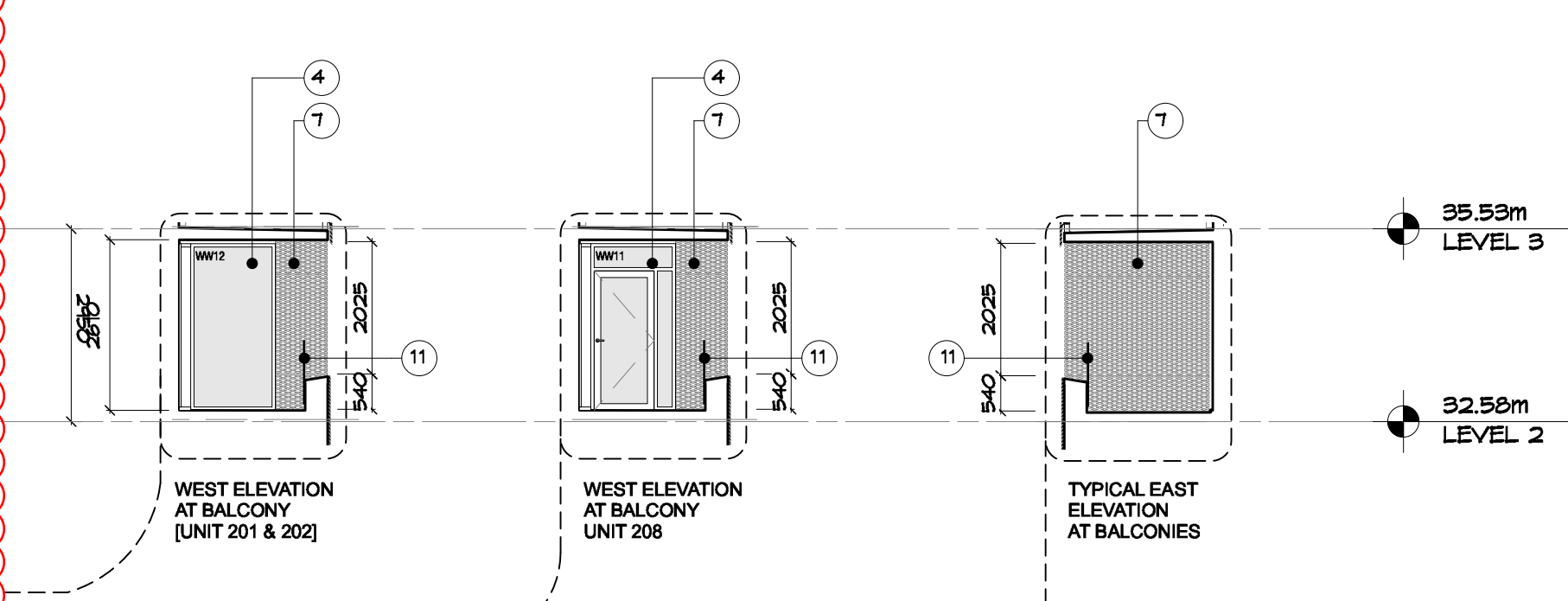
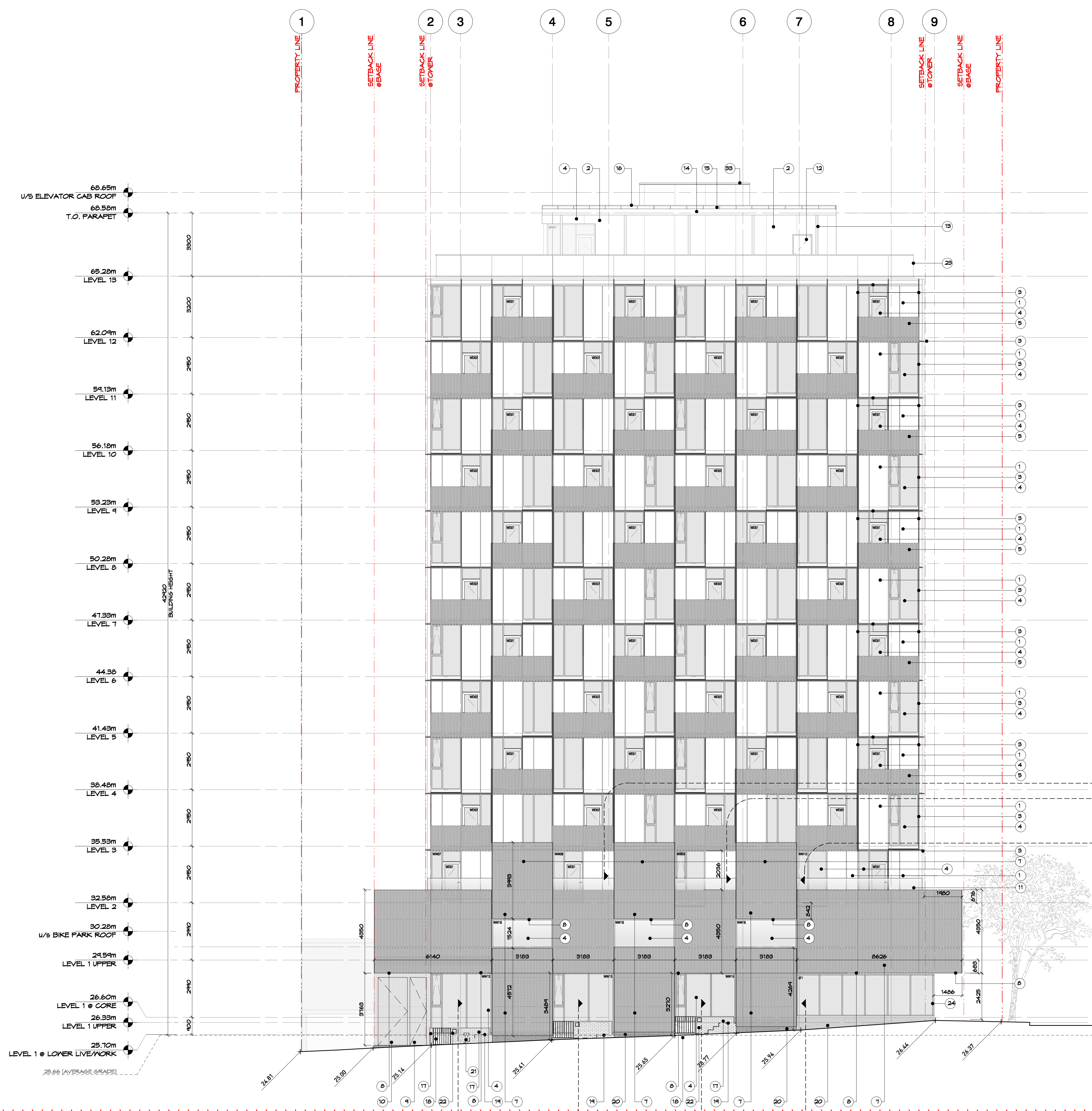


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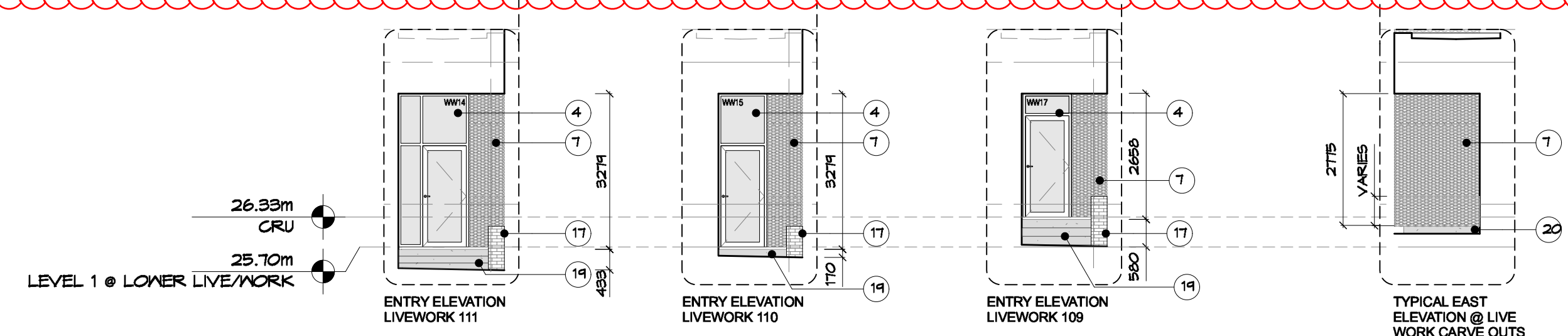
NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/02/26	ISSUED FOR 65% REVIEW
3	2024/02/23	ISSUED FOR BUILDING PERMIT
4	2024/07/29	ISSUED FOR BP RE-SUBMISSION
5	2025/09/05	ISSUED FOR BP RE-SUBMISSION

NO.	DATE	ISSUE
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- 1 ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- 2 ALUMINUM COMPOSITE PANEL CLADDING (REFER TO PLAN DETAILS)
- 3 ALUMINUM SPANDREL FINISH AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- 4 WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- 5 EXPANDED METAL MESH HORIZONTAL PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY SLAB (REFER TO STRUCTURAL)
- 6 N/A
- 7 EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- 8 EXPANDED METAL MESH OPEN AIR SOFFIT
- 9 EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- 10 EXPANDED METAL MESH GATE AT WASTE STAGING
- 11 FACE MOUNTED BALCONY GLASS GUARD
- 12 INSULATED METAL DOOR (MILL FINISH) (REFER TO STRUCTURAL)
- 14 SALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- 15 SALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- 16 GLASS ROOF TOP CANOPY
- 17 BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVANIZED BRICKS
- 18 3" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVWORK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVWORK
- 20 CONCRETE FACED IN STRUCTURE
- 21 SWANSE CONNECTION (REFER TO MECH)
- 22 EXTERIOR LIVE/WORK SIGNAGE
- 23 ALUMINUM MILL FINISH STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 STOREFRONT GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 NEON BUILDING SIGN
- 26 CRU STOREFRONT GLAZING DOOR
- 27 EXISTING TREE TO BE RETAINED
- 28 CURTAIN WALL @ RESIDENTIAL LOBBY
- 29 INTERPHONE AND AUTOMATIC DOOR OPENER ON SALVANIZED STEEL PESTRAL
- 30 EXPANDED MESH CANOPY IV SALVANIZED STEEL STRUCTURE (REFER TO STRUCTURAL)
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MESH OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER SCREEN THROUGH SCREEN PRINTING OR SIMILAR METHOD
- 33 ELEVATOR SHAFT CAB BEYOND IV ALUMINUM COMPOSITE PANEL CLADDING
- 34 EXPANDED MESH SCREEN
- 35 WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MECH)



1 BUILDING ELEVATION (SOUTH)  
Scale: 1:100



RESERVED FOR SEAL ZONE



PROJECT  
1702 QUADRA STREET  
+ 862 FIGGARD STREET

## BUILDING ELEVATIONS (SOUTH)

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PROJECT 0650  
DRAWN RG/EA CHECKED PB  
SCALE 1:100  
DATE JULY 29, 2024

A3.01

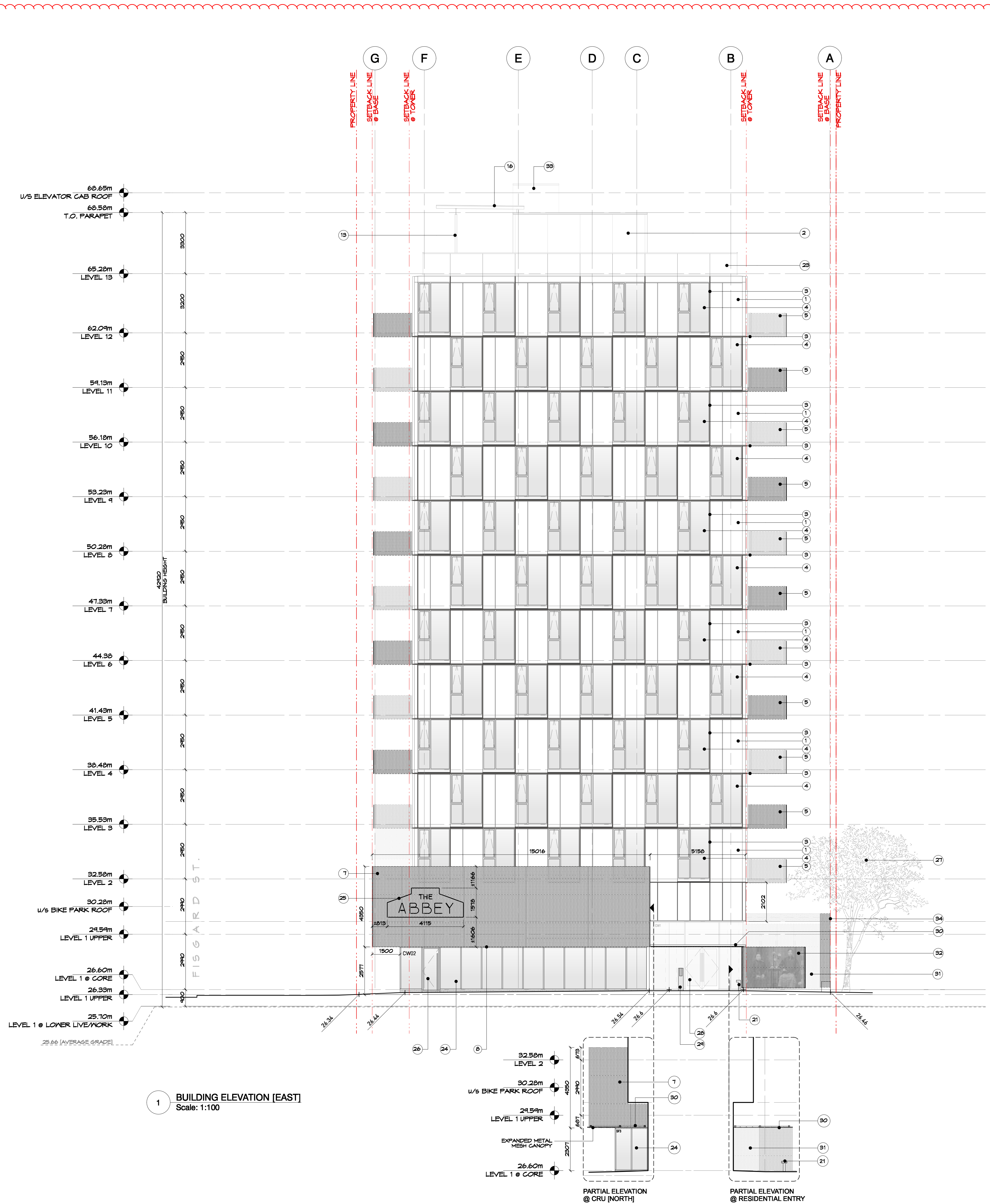


# ARYZE

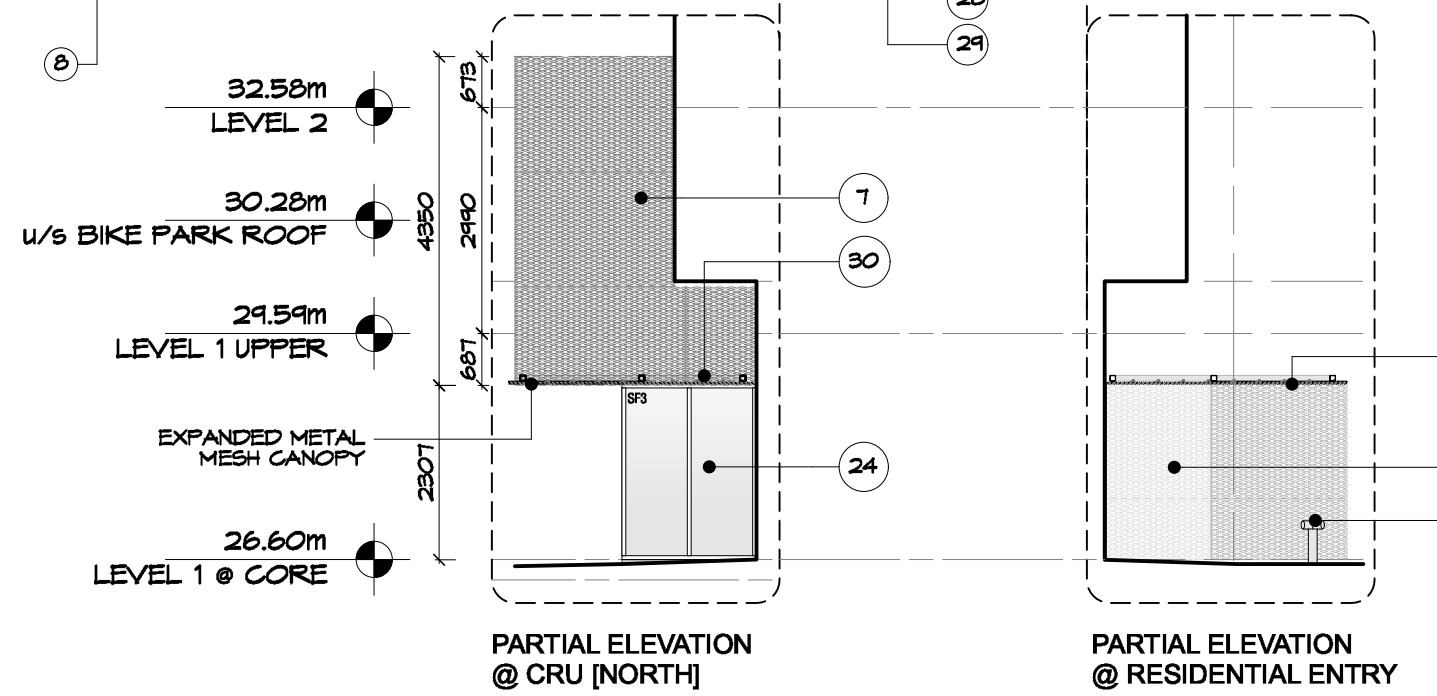
NO.	DATE	ISSUE
1	2023/11/17	ISSUED FOR 50% REVIEW
2	2024/02/26	ISSUED FOR 65% REVIEW
3	2024/02/23	ISSUED FOR BUILDING PERMIT
4	2024/07/29	ISSUED FOR BP RE-SUBMISSION
5	2025/09/05	ISSUED FOR BP RE-SUBMISSION

NO.	DATE	ISSUE
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- 1 ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- 2 ALUMINUM COMPOSITE PANEL GLAZING (REFER TO PLAN DETAILS)
- 3 ALUMINUM SPANDREL FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- 4 WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- 5 EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY SLAB (REFER TO STRUCTURAL)
- 6 N/A
- 7 EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- 8 EXPANDED METAL MESH OPEN AIR SOFFIT
- 9 EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- 10 EXPANDED METAL MESH GATE AT WASTE STAGING
- 11 FACE MOUNTED BALCONY GLASS GUARD
- 12 INSULATED METAL DOOR (MILL FINISH)
- 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 3'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVENORK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVENORK
- 20 CONCRETE FACED IN STRUCTURE
- 21 SIAMSE CONNECTION (REFER TO MECH)
- 22 EXTERIOR LIVE/WORK SIGNAGE
- 23 ALUMINUM MILL FINISH STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 STOREFRONT GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 NEON BUILDING SIGN
- 26 CRU STOREFRONT GLAZING DOOR
- 27 EXISTING TREE TO BE RETAINED
- 28 CURTAIN WALL 500 @ RESIDENTIAL LOBBY
- 29 INTERPHONE AND AUTOMATIC DOOR OPENER ON GALVANIZED STEEL PESTAL
- 30 EXPANDED MESH CANOPY IV GALVANIZED STEEL STRUCTURE (REFER TO STRUCTURAL)
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MESH OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER SCREEN THROUGH SCREEN PRINTING OR SIMILAR METHOD
- 33 ELEVATOR SHAFT CAB BEYOND IV ALUMINUM COMPOSITE PANEL GLAZING
- 34 EXPANDED MESH SCREEN
- 35 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MECH)



1 BUILDING ELEVATION [EAST]  
Scale: 1:100



RESERVED FOR SEAL ZONE



PROJECT  
1702 QUADRA STREET  
+ 862 FISGARD STREET

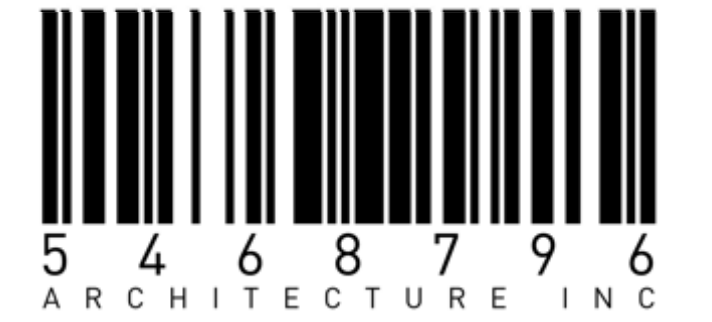
## BUILDING ELEVATIONS (EAST)

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PROJECT 0650  
DRAWN EA / RG CHECKED PB  
SCALE 1:100  
DATE JULY 29, 2024

A3.02

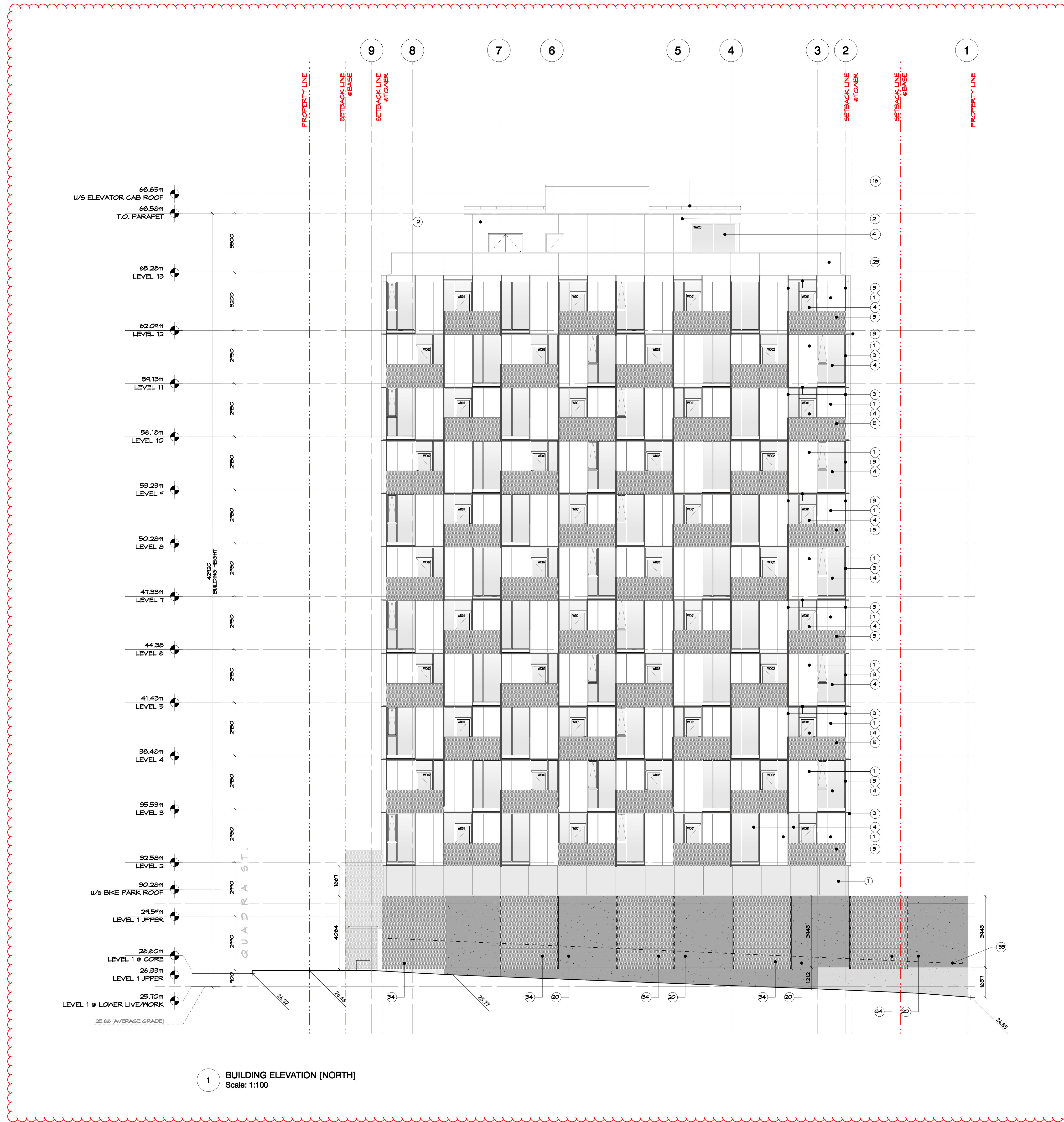


# ARYZE

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	2024/07/29	ISSUED FOR BP RE-SUBMISSION
5	2025/09/05	ISSUED FOR BP RE-SUBMISSION

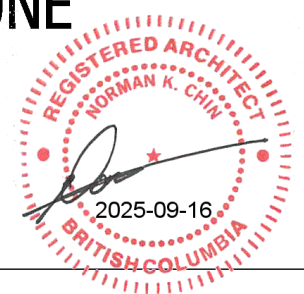
NO.	DATE	ISSUE
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- 1 ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- 2 ALUMINUM COMPOSITE PANEL GLAZING (REFER TO PLAN DETAILS)
- 3 ALUMINUM SPANION FRAMES PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- 4 WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- 5 EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY SLAB (REFER TO STRUCTURAL)
- 6 N/A
- 7 EXPANDED METAL MESH HORIZONTAL PANELS OVER ALUMINUM COMPOSITE PANEL (REFER TO DETAILS)
- 8 EXPANDED METAL MESH OPEN AIR SOFFIT
- 9 EXPANDED METAL MESH EXIT DOOR (REFER TO DOOR SCHEDULE)
- 10 EXPANDED METAL MESH GATE AT WASTE STAGING
- 11 FACE MOUNTED BALCONY GLASS GUARD
- 12 INSULATED METAL DOOR (MILL FINISH)
- 13 SALVANIZED STEEL CANOPY COLUMNS (REFER TO STRUCTURAL)
- 14 SALVANIZED STEEL WIDE FLANGE CANOPY BEAM (REFER TO STRUCTURAL)
- 15 SALVANIZED STEEL CHANNEL CANOPY JOIST (REFER TO STRUCTURAL)
- 16 GLASS ROOF TOP CANOPY
- 17 BRICK PRIVACY FENCE WALL FROM EXISTING BUILDING SALVANIZED BRICKS
- 18 3'-0" HIGH ALUMINUM PRIVACY GATE LEADING TO LIVESTOCK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVESTOCK
- 20 CONCRETE FACED IN STRUCTURE
- 21 SWANSE CONNECTION (REFER TO MECH)
- 22 EXTERIOR LIVE/WORK SIGNAGE
- 23 ALUMINUM MILL FINISH STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 STOREFRONT GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 NEON BUILDING SIGN
- 26 CRU STOREFRONT GLAZING DOOR
- 27 EXISTING TREE TO BE RETAINED
- 28 CURTAIN WALL @ @ RESIDENTIAL LOBBY
- 29 INTERPHONE AND AUTOMATIC DOOR OPENER ON SALVANIZED STEEL PESTICID
- 30 EXPANDED MESH CANOPY IV SALVANIZED STEEL STRUCTURE (REFER TO STRUCTURAL)
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MASE OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER SCREEN THROUGH SCREEN PRINTING OR SIMILAR METHOD
- 33 ELEVATOR SHAFT CAB BEYOND IV ALUMINUM COMPOSITE PANEL GLAZING
- 34 EXPANDED MESH SCREEN
- 35 6" WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MECH)



1 BUILDING ELEVATION [NORTH]  
Scale: 1:100

RESERVED FOR SEAL ZONE



PROJECT  
1702 QUADRA STREET  
+ 862 FIGGARD STREET

## BUILDING ELEVATIONS (NORTH)

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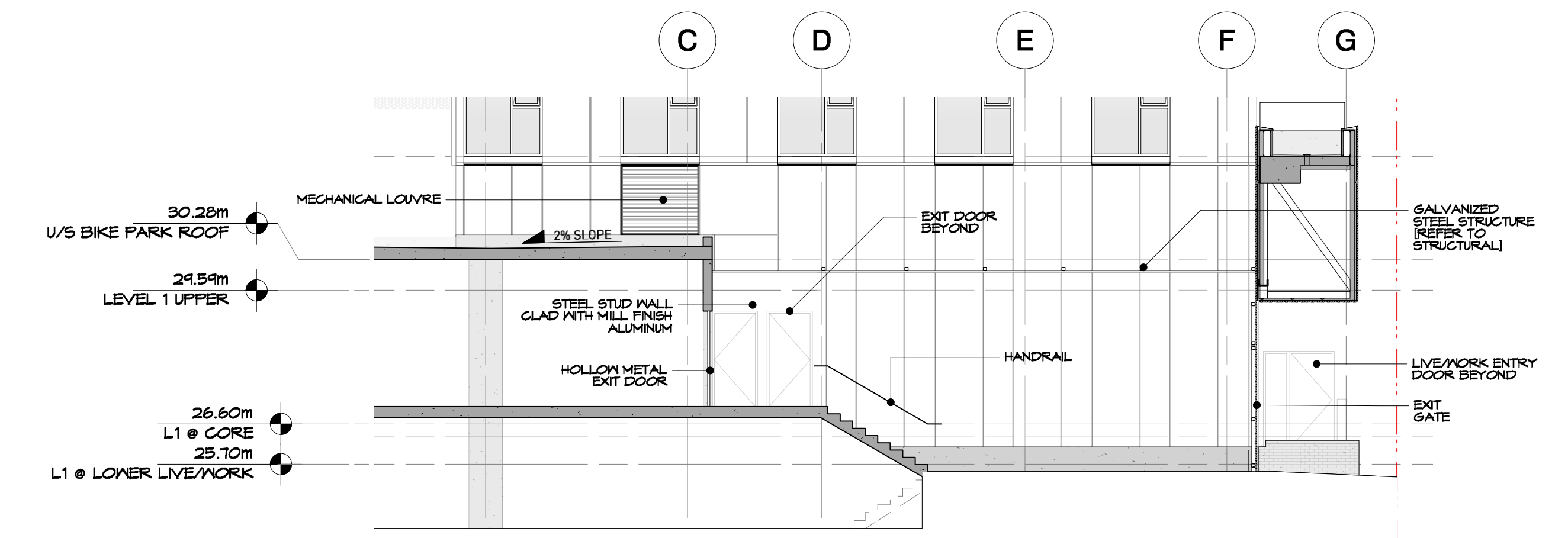
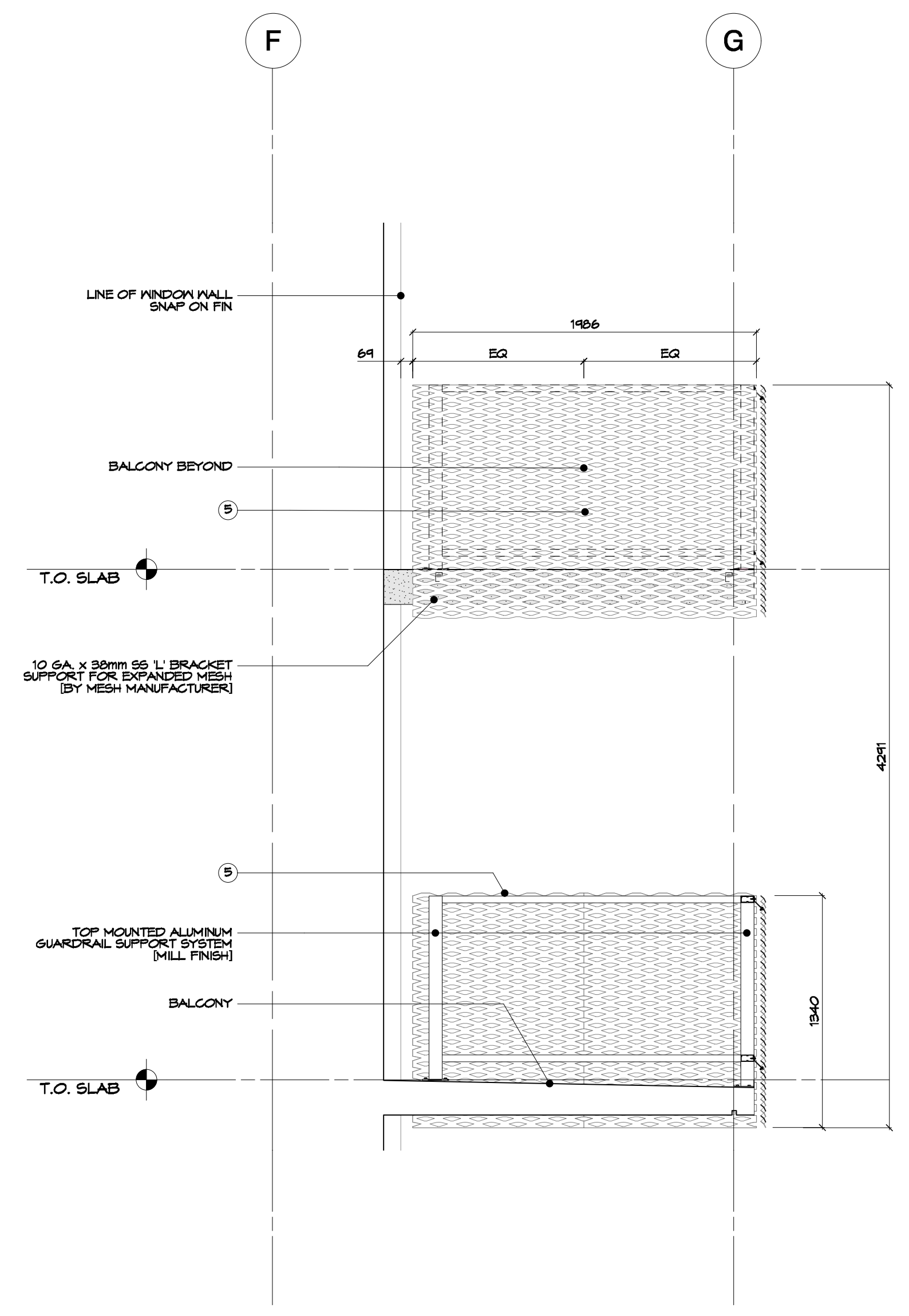
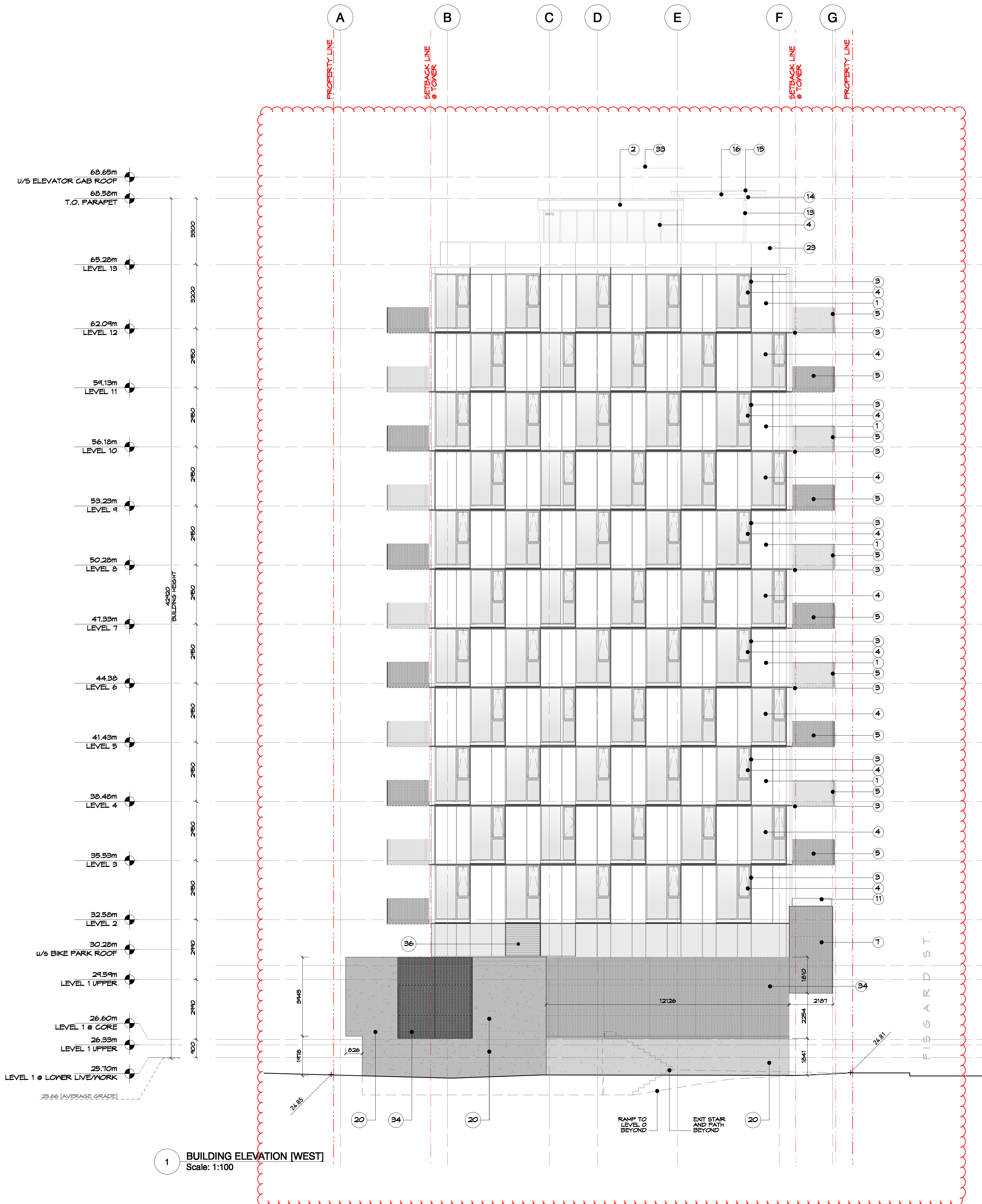
PROJECT 0650  
DRAWN EA / RG CHECKED PB  
SCALE 1:100  
DATE JULY 29, 2024

A3.03

# 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	2024/07/29	ISSUED FOR BP RE-SUBMISSION
5	2025/09/05	ISSUED FOR BP RE-SUBMISSION

NO.	DATE	ISSUE
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- 1 ALUMINUM MILL FINISH SPANDREL PANEL IN WINDOW WALL (REFER TO WINDOW SCHEDULE)
- 2 ALUMINUM COMPOSITE PANEL GLAZING (REFER TO PLAN DETAILS)
- 3 ALUMINUM SPANFON FIN AS PART OF WINDOW WALL SYSTEM (REFER TO SECTION DETAILS)
- 4 WINDOW WALL GLAZING (REFER TO WINDOW SCHEDULE)
- 5 EXPANDED METAL HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM GUARDRAIL SYSTEM AND EXTENDING TO U/S OF BALCONY SLAB (REFER TO STRUCTURAL)
- 6 N/A
- 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 EXPANDED METAL MESH GATE AT WASTE STAGING
- 11 FACE MOUNTED BALCONY GLASS GUARD
- 12 INSULATED METAL DOOR (MILL FINISH)
- 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 3" OF HIGH ALUMINUM PRIVACY GATE LEADING TO LIVENWORK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVENWORK
- 20 CONCRETE FACED IN STRUCTURE
- 21 BANISE CONNECTION (REFER TO MECH)
- 22 EXTERIOR LIVE/WORK SIGNAGE
- 23 ALUMINUM MILL FINISH STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 STOREFRONT GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 NEON BUILDING SIGN
- 26 CRU STOREFRONT GLAZING DOOR
- 27 EXISTING TREE TO BE RETAINED
- 28 CURTAIN WALL 505 @ RESIDENTIAL LOBBY
- 29 INTERPHONE AND AUTOMATIC DOOR OPENER ON GALVANIZED STEEL POSTAL
- 30 EXPANDED MESH CANOPY IV GALVANIZED STEEL STRUCTURE (REFER TO STRUCTURAL)
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MASS OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER SCREEN THROUGH SCREEN PRINTING OR SIMILAR METHOD
- 33 ELEVATOR SHAFT CAB BEYOND IV ALUMINUM COMPOSITE PANEL GLAZING
- 34 EXPANDED MESH SCREEN
- 35 WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MECH)

RESERVED FOR SEAL ZONE



PROJECT  
**1702 QUADRA STREET**  
**+ 862 FIGGARD STREET**

## BUILDING ELEVATIONS [WEST]

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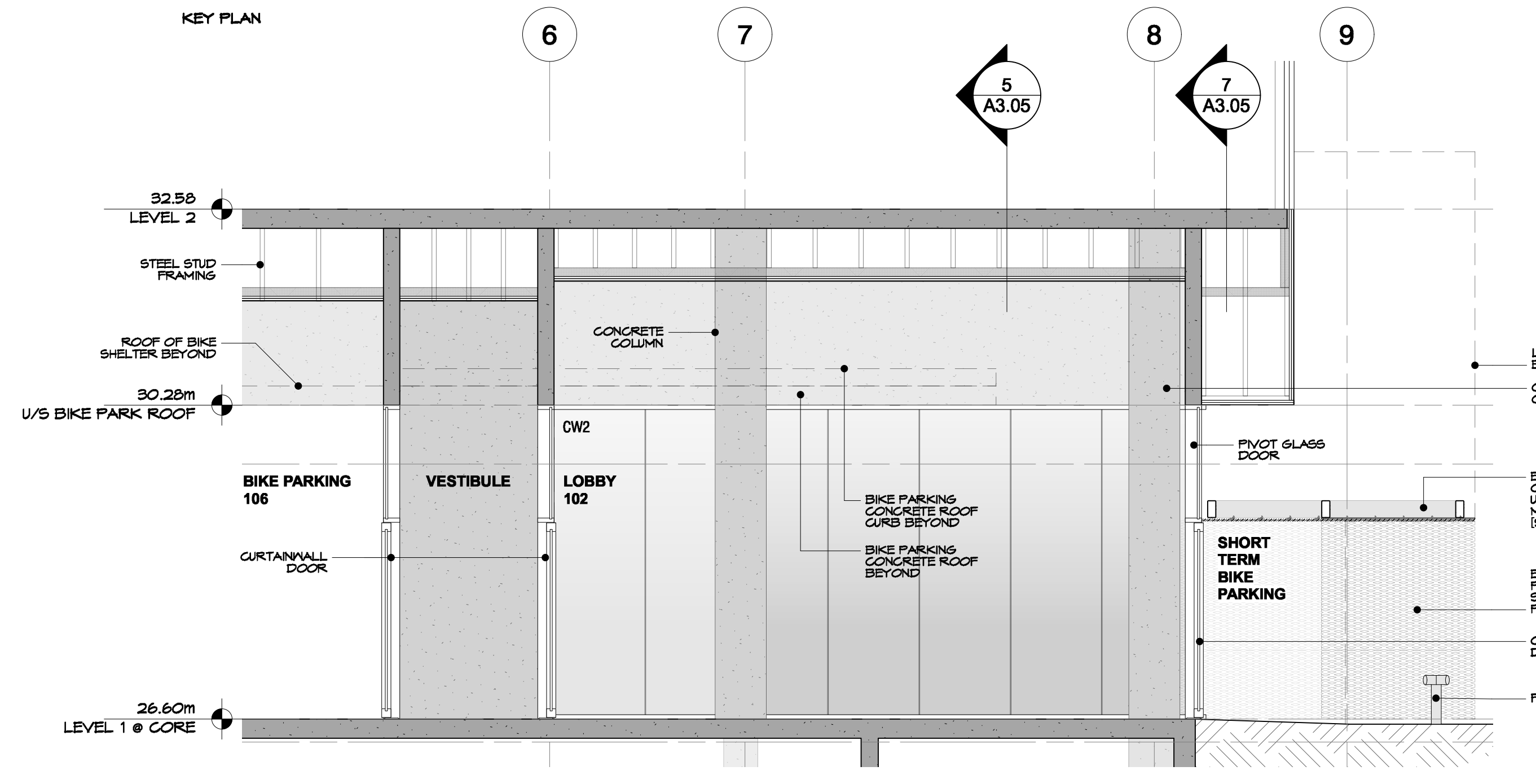
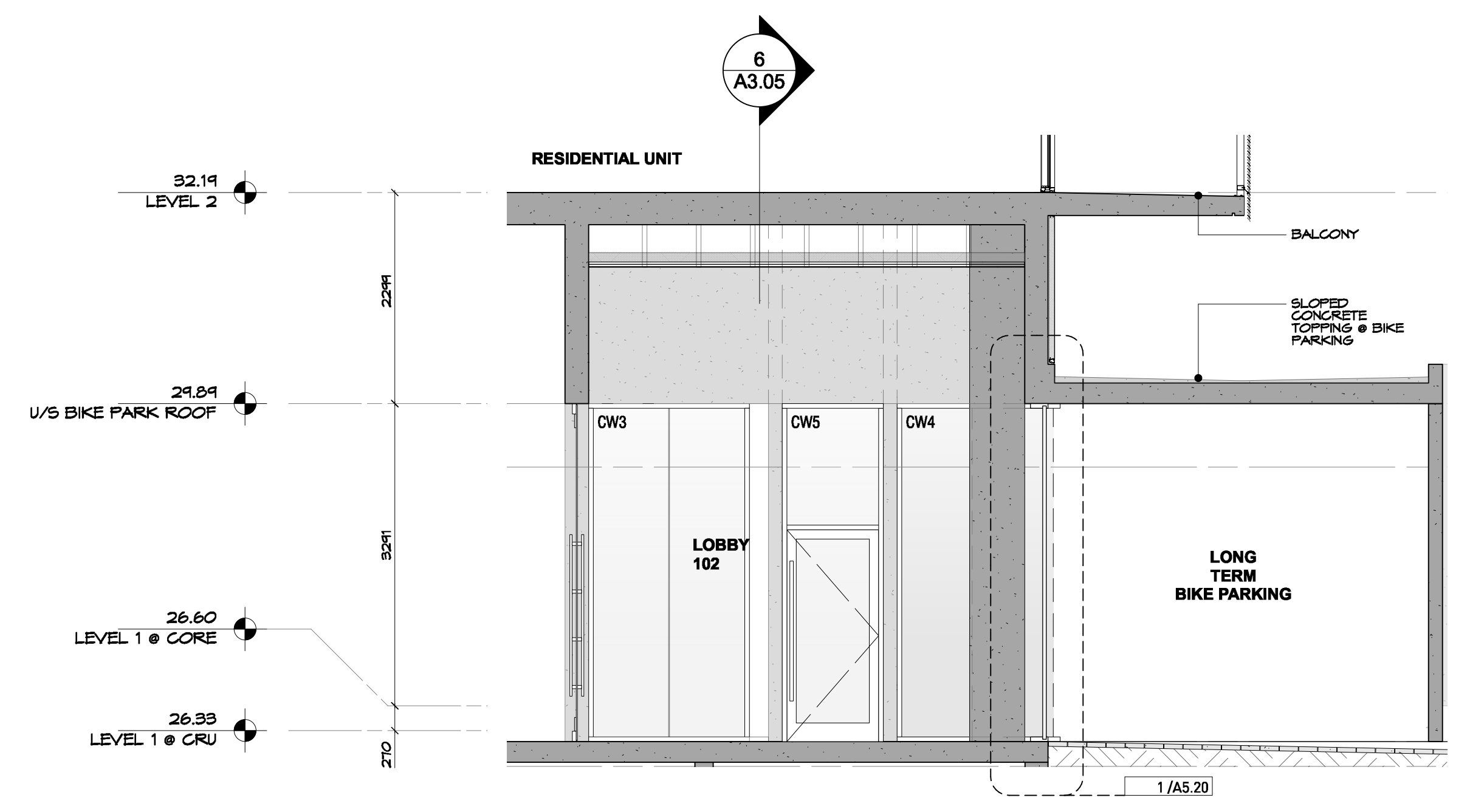
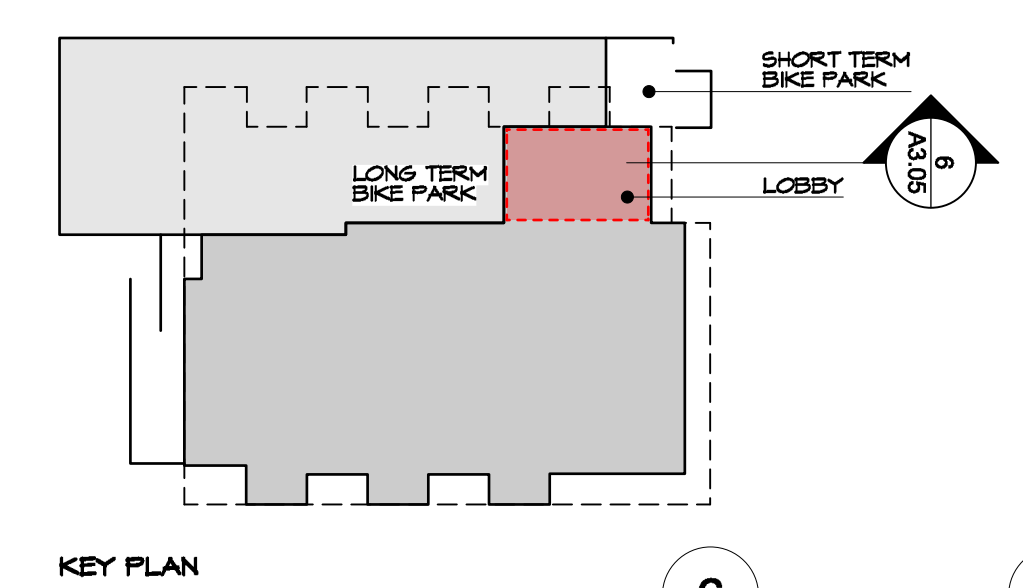
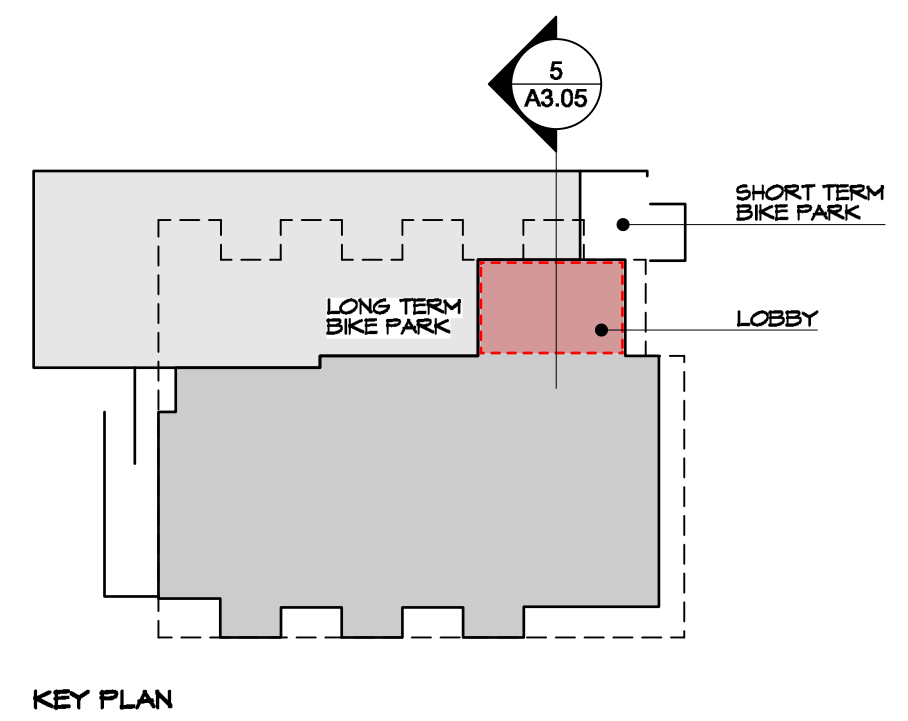
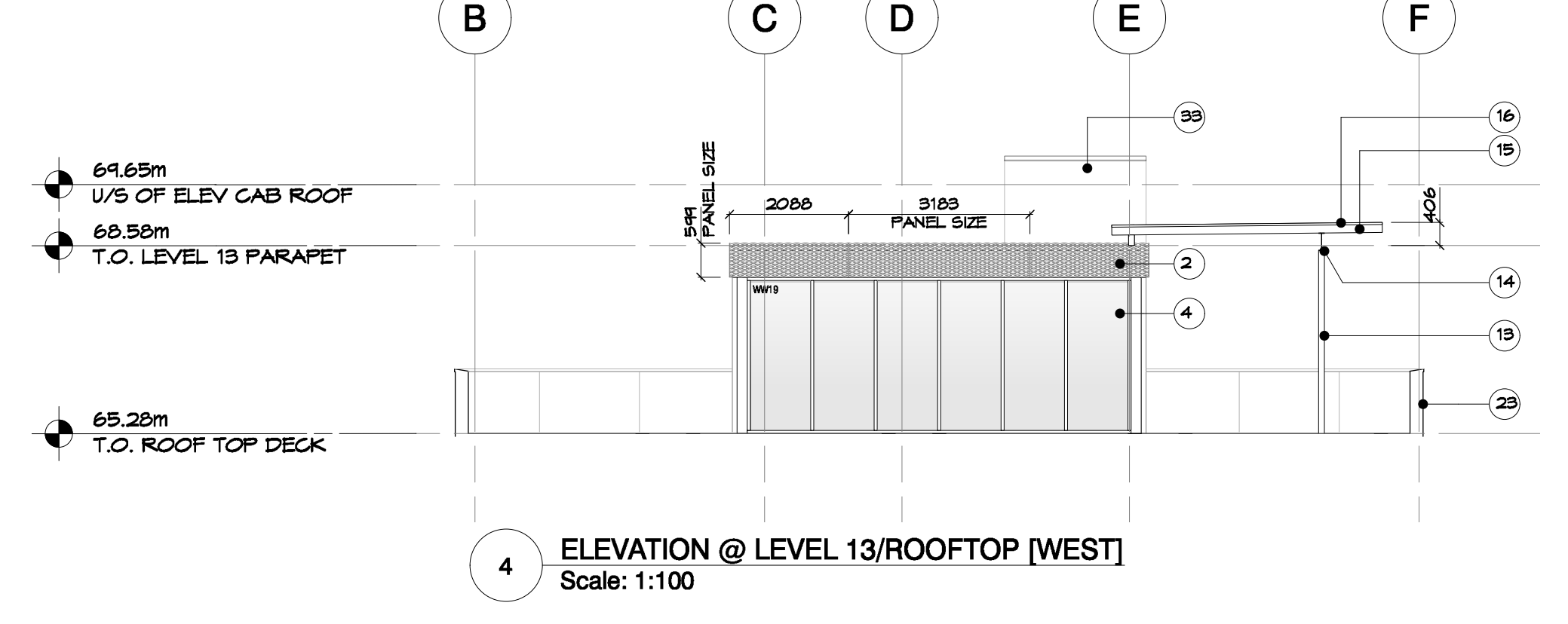
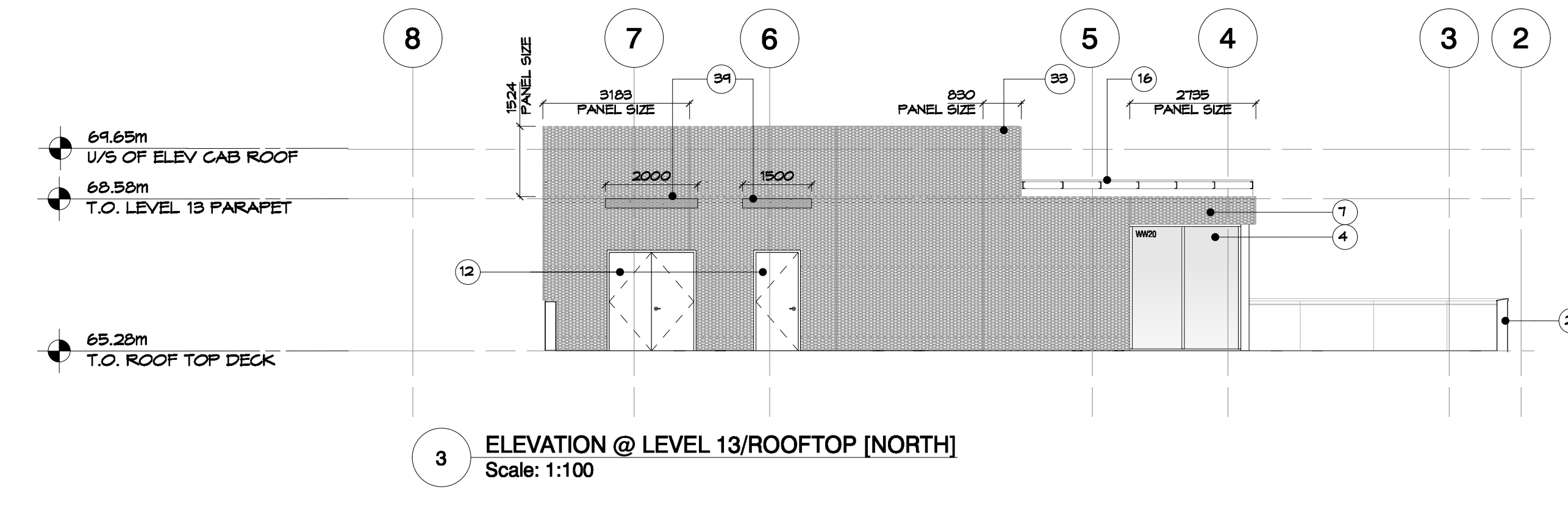
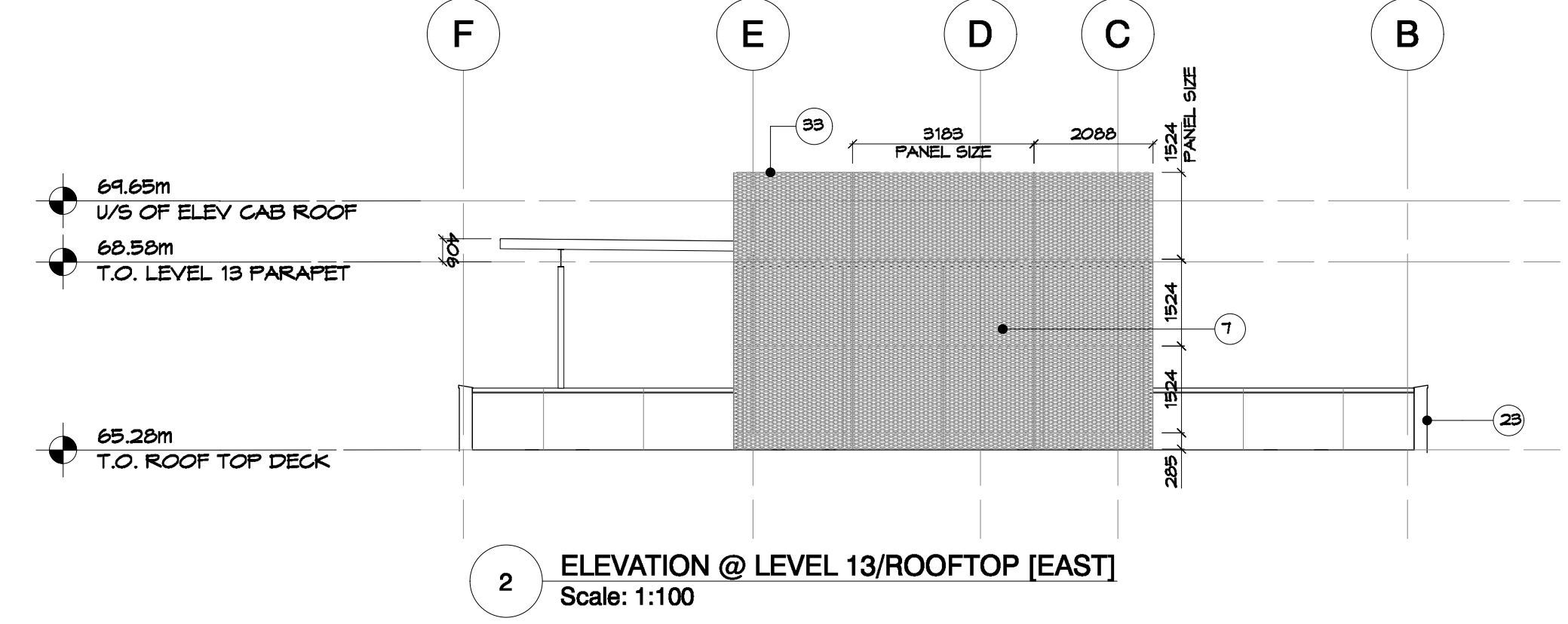
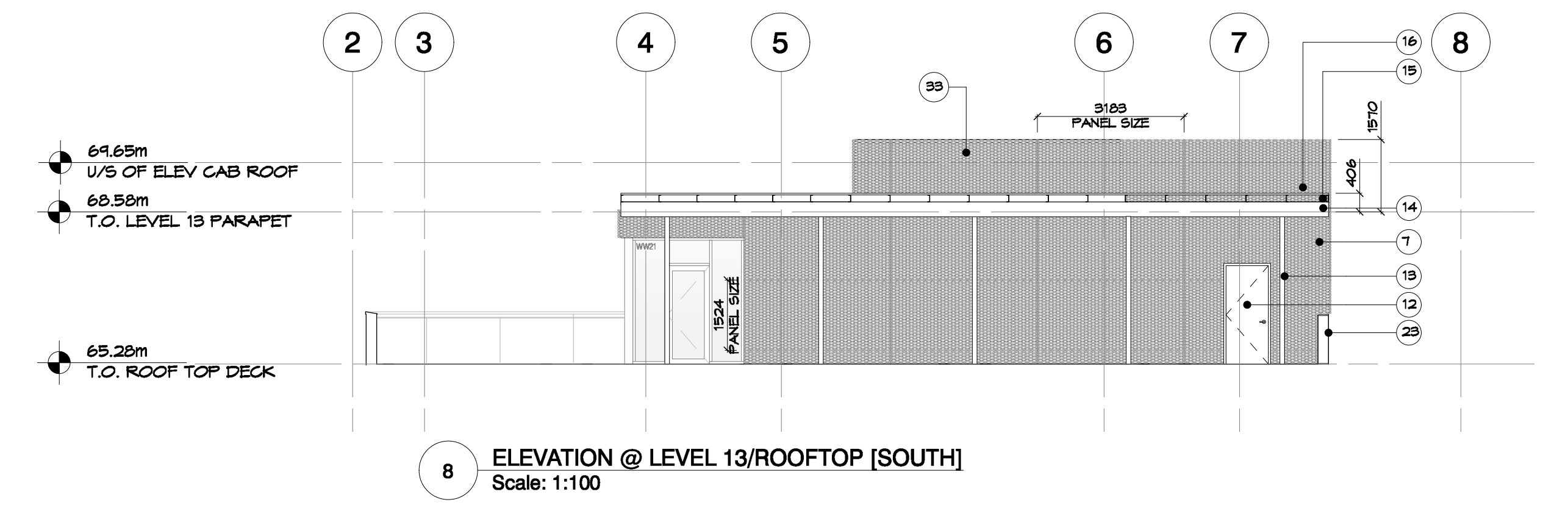
PROJECT 0650  
 DRAWN EA/RG CHECKED PB  
 SCALE 1:100  
 DATE JULY 29, 2024

**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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- 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 HORIZONTAL MESH PANEL GUARDRAIL ON TOP MOUNTED ALUMINUM SPANDREL 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
- 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)
- 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 LIVESTOCK ENTRY
- 19 CONCRETE ENTRY STEPS TO LIVESTOCK
- 20 MILL FINISH OR ANODIZED ALUMINUM PANEL TO MATCH ADJACENT MATERIAL
- 21 SWISS CONNECTION REFER TO MESH
- 22 EXTERIOR LIVESTOCK SIGNAGE
- 23 ALUMINUM STEPPED BACK PARAPET / ROOFTOP GUARDRAIL
- 24 CURTAIN WALL GLAZING @ CRU (REFER TO WINDOW SCHEDULE)
- 25 LED NEON BUILDING SIGN (IT'S NO MAX AREA AS PER CITY OF VICTORIA SIGN BY-LAW NO. 14-2011) PROVIDE STEEL STUD BOLTS 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 (REFER TO DOOR SCHEDULE)
- 30
- 31 SHORT TERM BIKE PARKING ENTRY
- 32 MASS OF ORIGINAL BUILDING OWNERS INCORPORATED ON TO BIKE SHELTER SCREEN THROUGH SUBSTITUTION OR SIMILAR METHOD
- 33 ELEVATOR SHAFT CAB BEYOND W/ ALUMINUM COMPOSITE PANEL CLADDING
- 34 EXPANDED MESH SCREEN W/ STEEL STRUCTURE (REFER TO STRUCTURAL)
- 35 6' WOOD FENCE @ PROPERTY LINE (REFER TO LANDSCAPE)
- 36 MECHANICAL LOUVER (REFER TO MESH)
- 37 EXPOSED CONCRETE
- 38 PICKET SCREEN (EXTEND AND DETAILS TBD)
- 39 EXPOSED CONCRETE CANOPY CENTRED OVER DOOR (REFER TO STRUCTURAL)

**PROJECT**  
 1702 QUADRA STREET  
 + 862 FIGGARD STREET

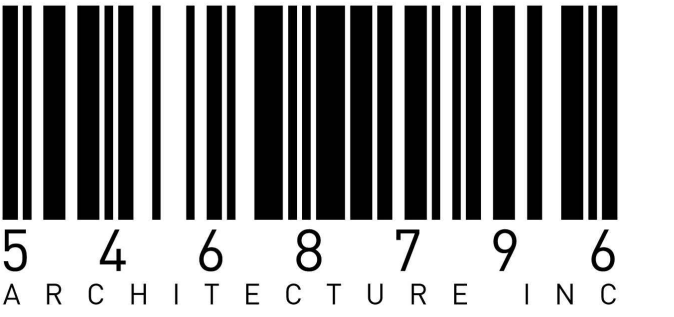
**BUILDING ELEVATIONS (L13/ROOFTOP)**

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

**A3.05**

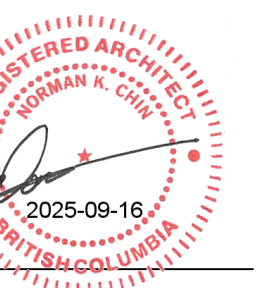


**ARYZE**

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 #1
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	2025/06/06	ISSUED FOR AI#12

**THE ESTOYA**



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

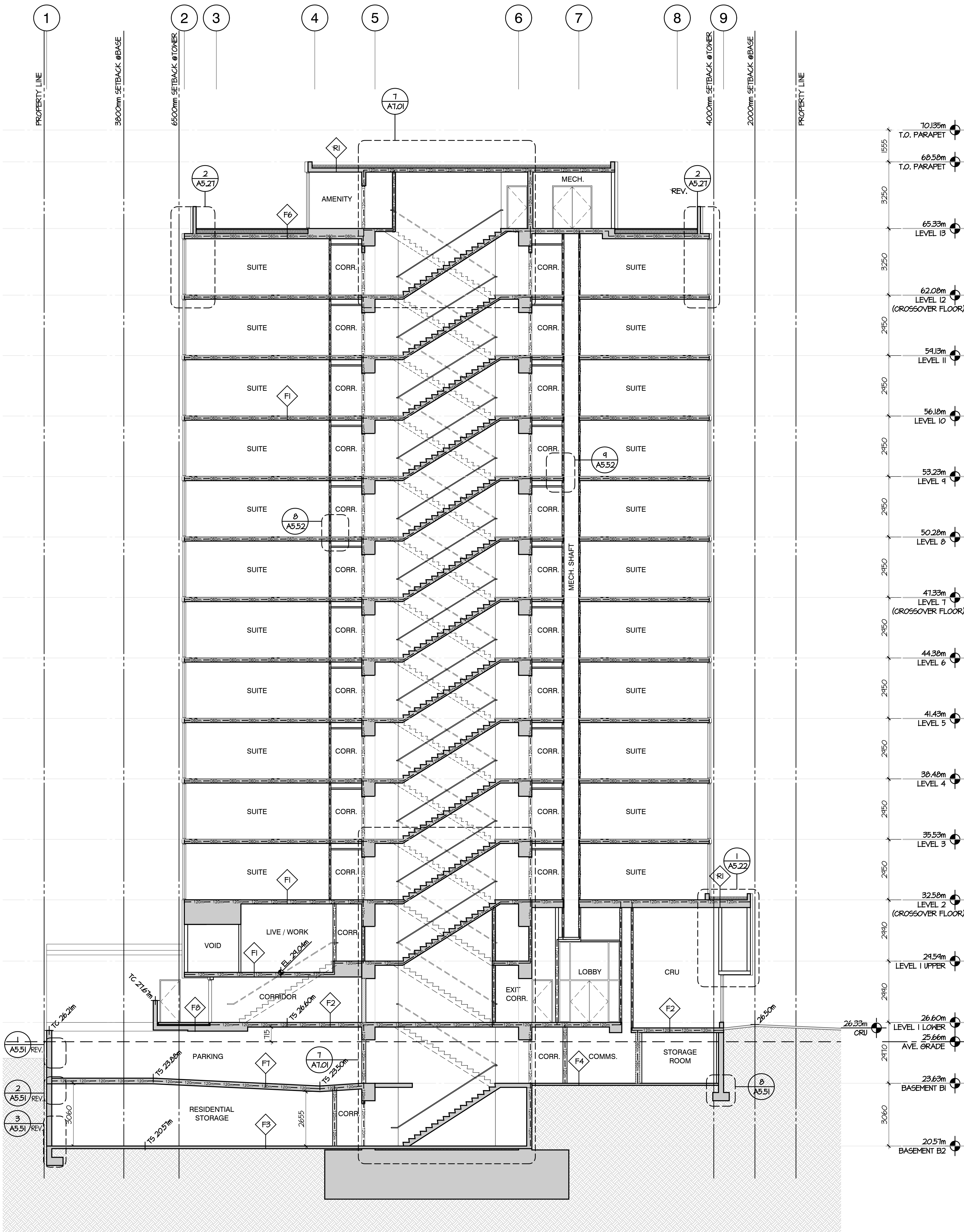
**BUILDING SECTIONS  
A & B**

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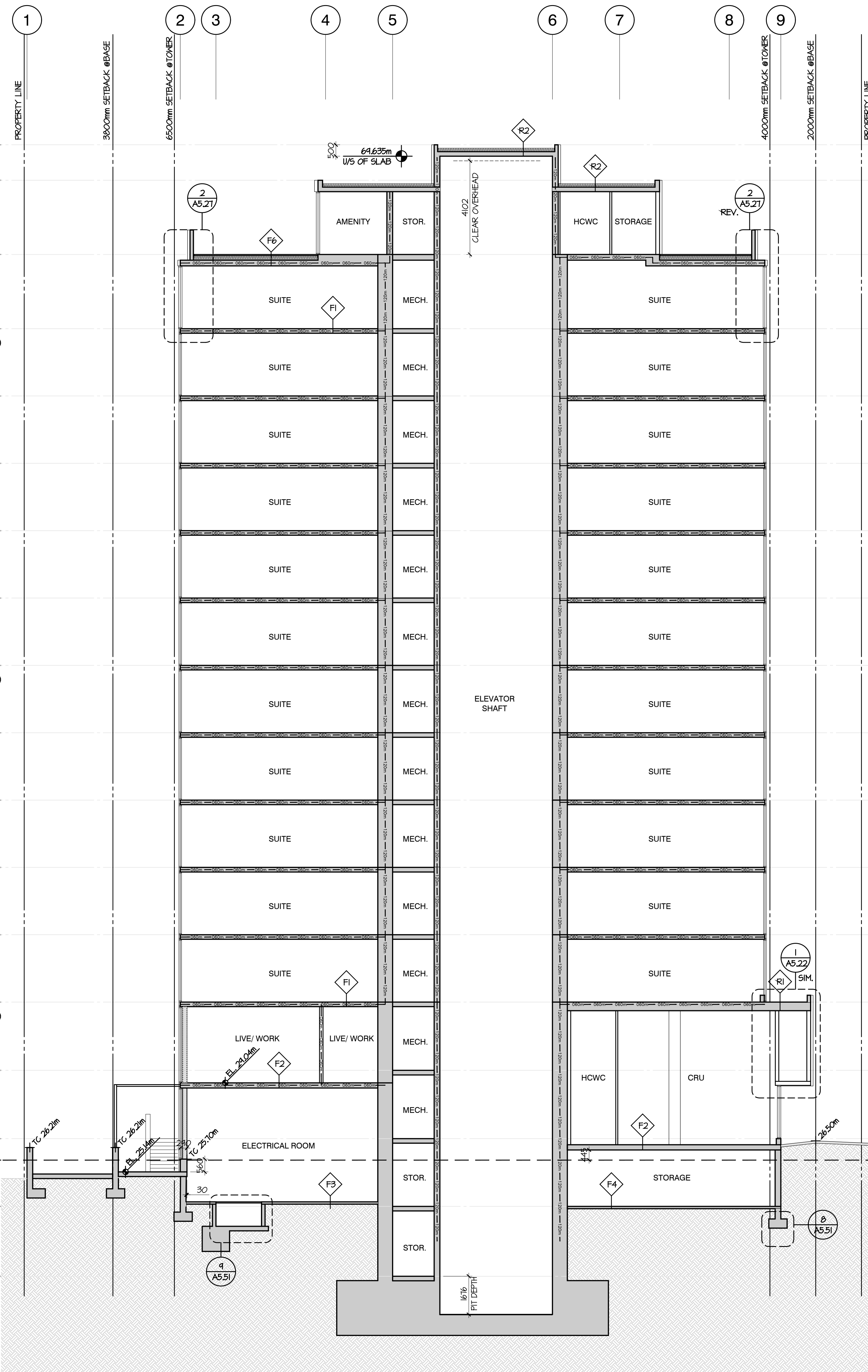
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PROJECT A223587  
DRAWN DS/GL CHECKED NC  
SCALE 1:100  
DATE AUG. 29, 2023

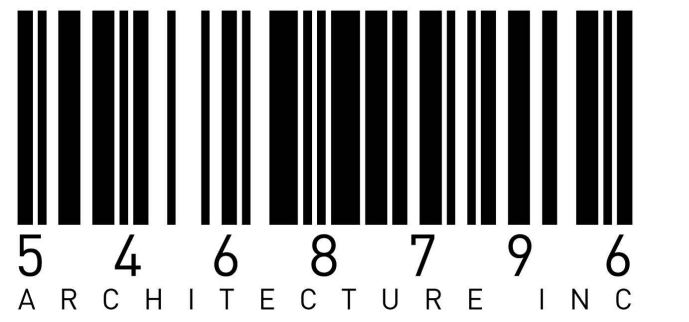
**EXIT CROSSOVER FLOORS  
LEVEL 2, 7 & 12**



**1 SECTION A-A**



**2 SECTION B-B**

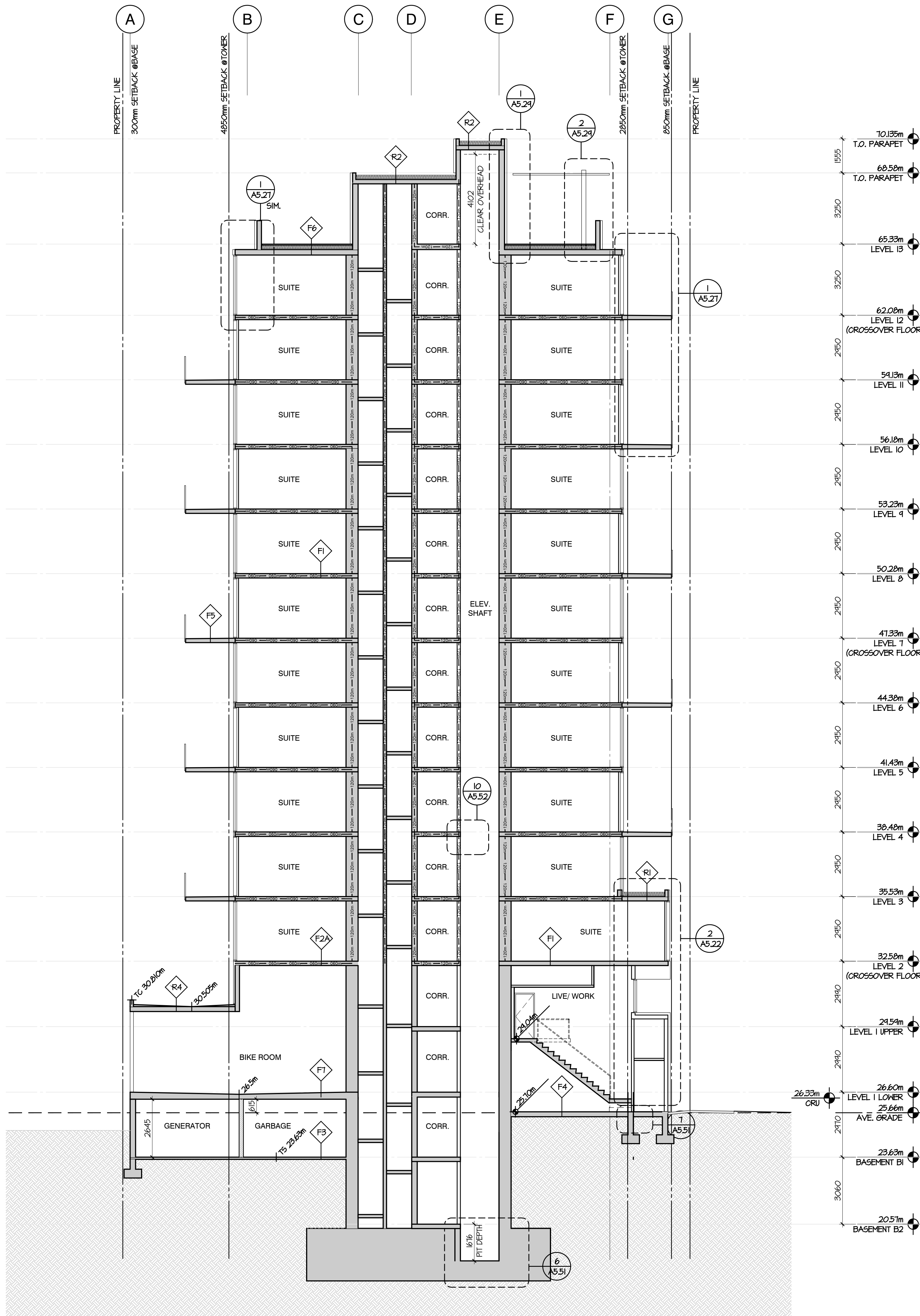


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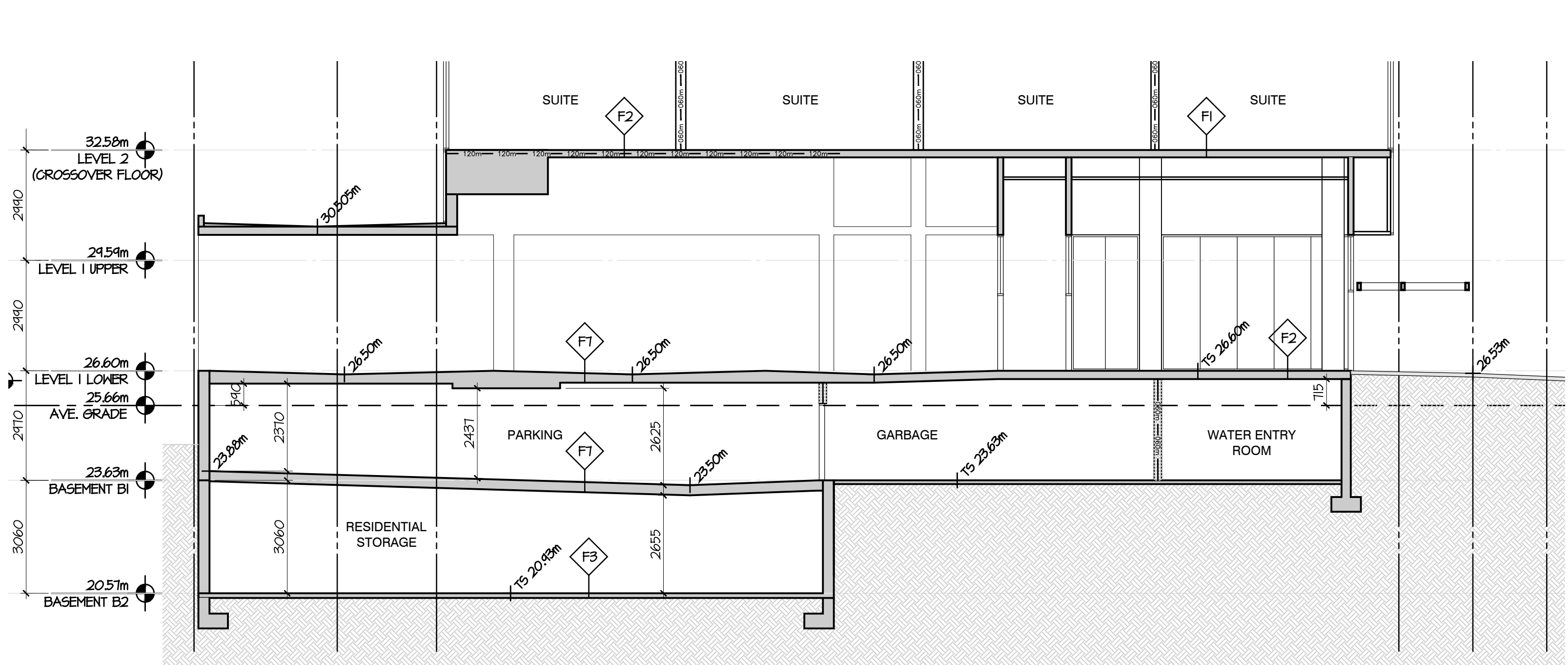
- NO. | DATE | ISSUE
- 1 | 2023/11/17 | ISSUED FOR 50% REVIEW
  - 2 | 2024/01/26 | ISSUED FOR 65% REVIEW
  - 3 | 2024/02/22 | ISSUED FOR BP
  - 4 | 2024/05/09 | RE-ISSUED FOR BP
  - 5 | 2024/07/05 | ISSUED FOR DRAFT IFT
  - 6 | 2024/07/13 | ISSUED FOR IFT ADDENDUM #1
  - 7 | 2024/07/31 | ISSUED FOR BP RESPONSE #2
  - 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 AI#12

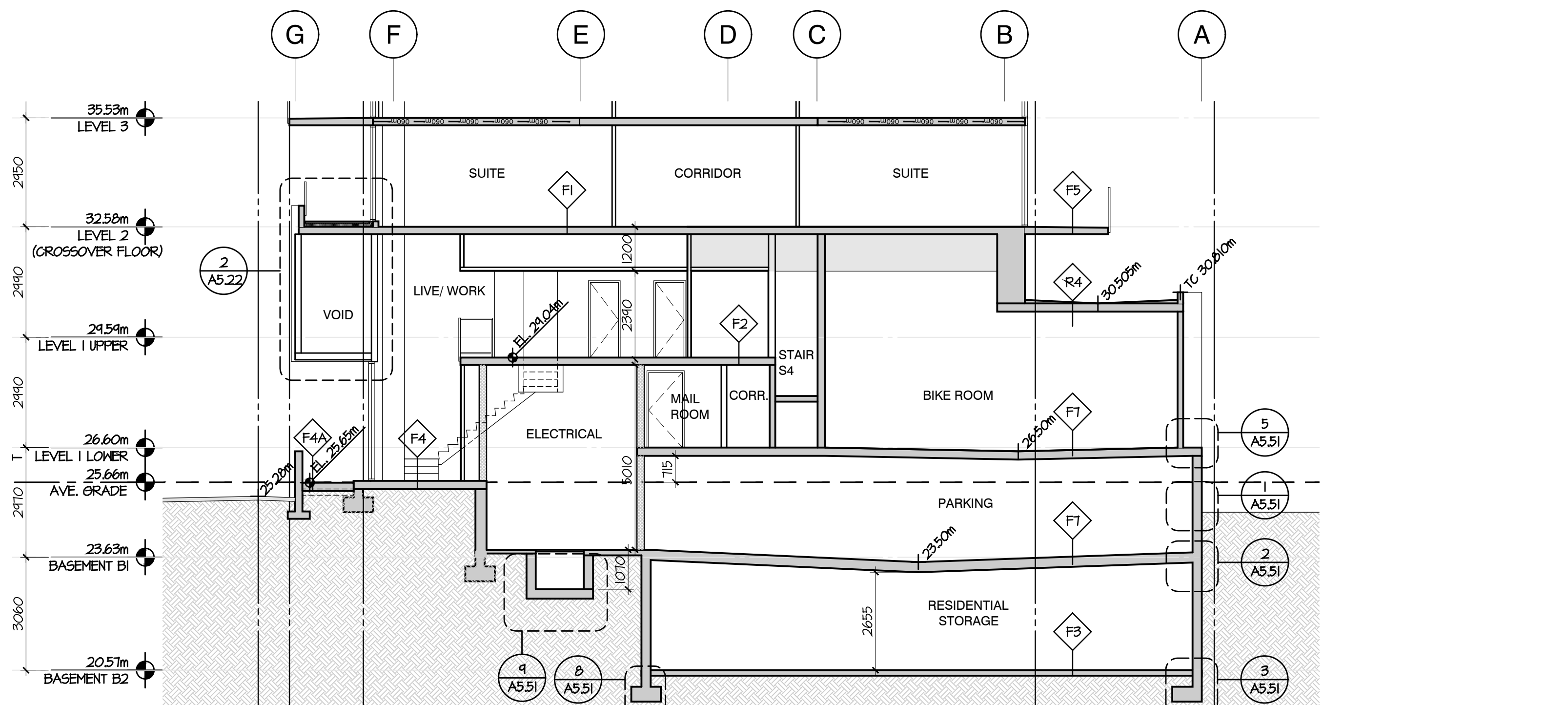
EXIT CROSSOVER FLOORS  
LEVEL 2, 7 & 12



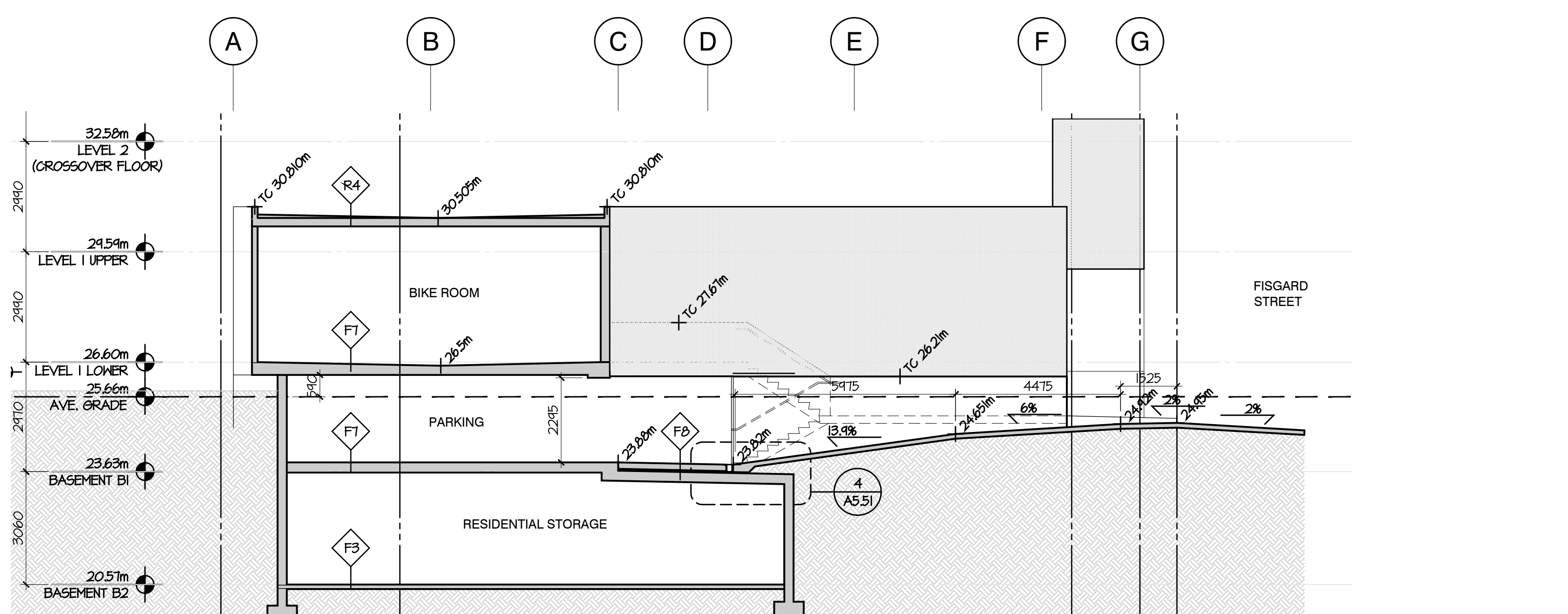
1 SECTION C-C



3 SECTION F-F

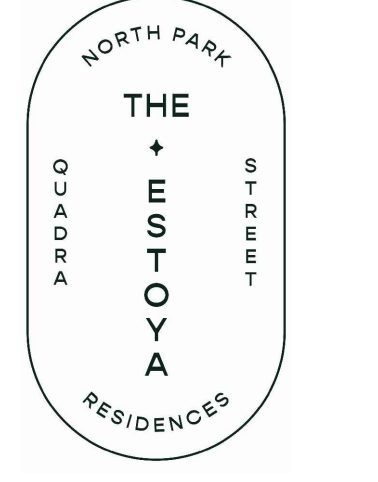


3 SECTION E-E



2 SECTION D-D

THE ESTOYA



PROJECT  
1708 QUADRA STREET,  
VICTORIA, B.C.

BUILDING SECTIONS  
C, D, E & F

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

**A4.02**

# THE ESTOYA

1702 QUADRA STREET, VICTORIA, BC

## 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

## MATERIAL SPECIFICATIONS

### ON-SITE GROWING MEDIUM:

- GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT AS PER WRITTEN SPECIFICATIONS.
- ON SITE GROWING MEDIUM TYPE TO BE: AS PER DRAWING LEGEND.
- PLANTER GROWING MEDIUM TO BE:
  - 50% BY VOLUME 1P GROWING MEDIUM (CLS)
  - 50% BY VOLUME Pro-Mix HP Mychorrizae OR APPROVED EQUAL

### OFF-SITE GROWING MEDIUM:

- GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT TO MMCD SECTION GROWING MEDIUM.
- BOULEVARD GROWING MEDIUM TO BE:
  - MMCD Planting Areas Growing Medium to City of Victoria Supplementary Specifications Schedule 'B', Table 2.
- SOIL CELL GROWING MEDIUM TO BE:
  - AS PER CITY GREEN TECHNICAL SPECIFICATION filler Soil for Citygreen Soil Cell Treepits V2.0.

### MULCH:

- MULCH TO BE: Mitchell Excavating Ltd. Fine Bark Mulch - fir/hemlock OR APPROVED EQUAL.
- HANDLING AND PLACEMENT AS PER WRITTEN SPECIFICATIONS.

### ROOT BARRIER:

- ROOT BARRIER TO BE: Deeproot 18" Universal Guide OR APPROVED EQUAL.
- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

### GEOTEXTILE:

- FILTER FABRIC TO BE: Soprema Soprafilre non-woven geotextile OR APPROVED EQUAL.
- COMBIGRID TO BE: TERRAFIX COMBIGRID 4040 OR APPROVED EQUAL
- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

### STRUCTURAL SOIL CELLS:

- SOIL CELLS TO BE: CITY GREEN SOIL CELLS.
- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

### PLANT MATERIAL AND PLANTING:

- 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.
- CONDITIONS FOR TOTAL PERFORMANCE AS PER WRITTEN SPECIFICATIONS.
- 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.

### CAST IN PLACE CONCRETE:

- 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.

### UNIT PAVERS:

- PAVERS TO BE: AS PER DRAWING LEGEND
- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

## 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

## 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

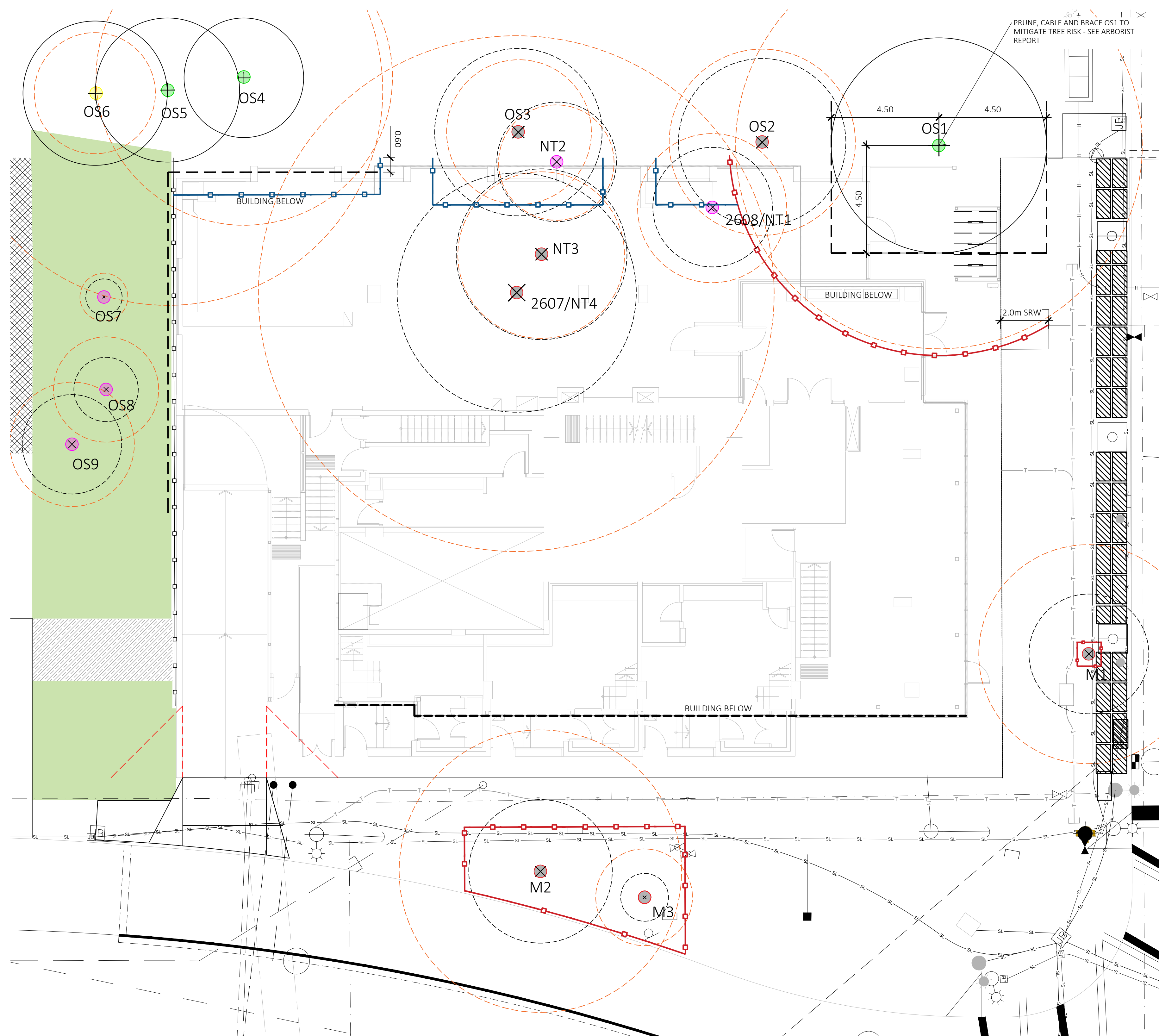
- UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IABC STANDARDS (SECTION 10 OF CLS).
- INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
- 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		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		BUILDING BELOW
				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		EXTENT OF EXISTING LANDSCAPED BOULEVARD
				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		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)	Drip-line 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	Good	Columnar form. Clearance pruned away from building.	Conflict with proposed underground hydro.	X		
M2	Yes	Municipal	Municipal	Cut-leaf Beech	Fagus sylvatica 'Asplenifolia'	49 (below union)	5.9	6	Good	Fair	N/A	Poor	Measured at 1m. Hydro clearance pruned.	Conflict with proposed underground hydro.	X		
M3	Yes	Municipal	Municipal	Deciduous Camellia	Stewartia pseudocamellia	4	1	1	Fair	Fair	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	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	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	Good	Located between storage shed and brick garage. Large seam up trunk, likely from past failure, decaying. Lowest limb actively falling has been shortened, will rest on garage roof.	Within building footprint.	X		
2607/NT4	Yes	On-site	Yes	Big-Leaf Maple	Acer macrophyllum	90 (below unions)	10.8	10	Fair-poor	Fair-poor	Unsuitable	Moderate	Large deadwood/decay north canopy. Pruning stubs and deadwood in primary stem, response growth lower stem. Large surface roots filling 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	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	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 Anya Developments  
Page 4

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

**8.4. TREE IMPACT SUMMARY TABLE**

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

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

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

**NOTES:**

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



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

PROJECT NAME:  
**THE ESTOYA**

PROJECT ADDRESS:  
**1702 QUADRA STREET  
VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KIM TANG**

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



DRAWING TITLE:

**TREE REMOVAL & PROTECTION PLAN**

DWG NO:

**LO**

SCALE: 1:100

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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	2024/12/19
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

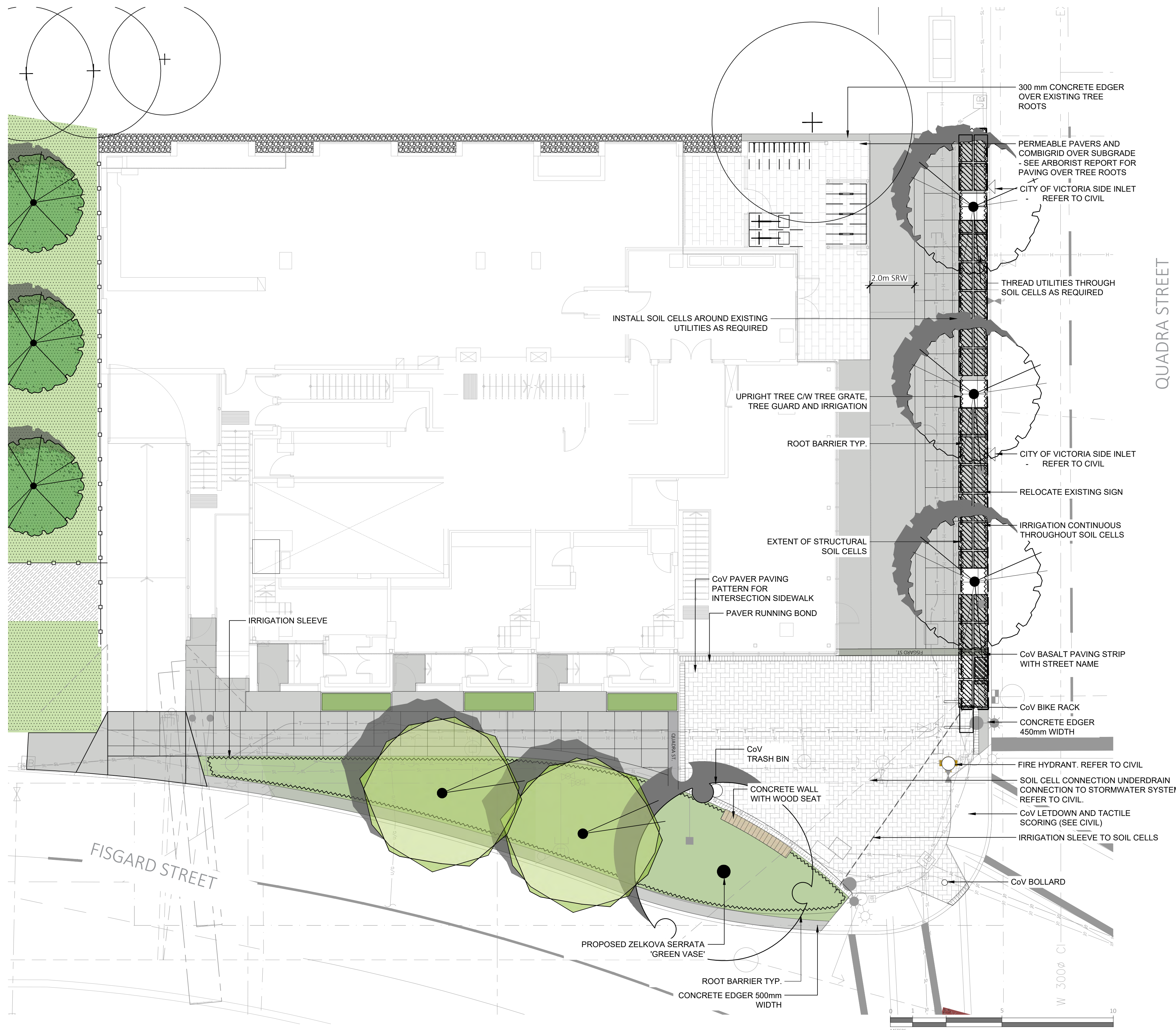


DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

SCALE: 1:100

**L1.1**



**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**

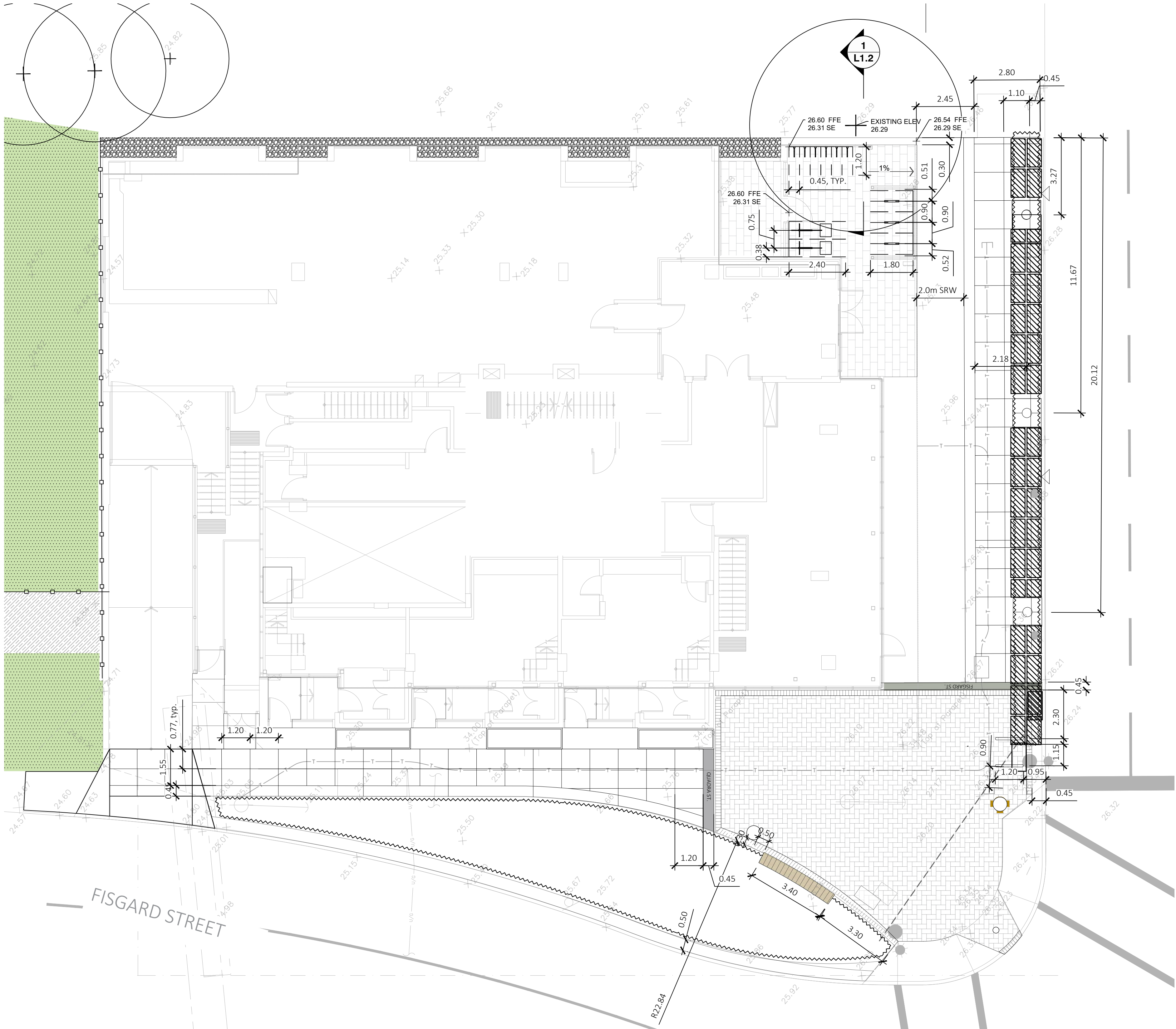
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF 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

**LEGEND**

<p><b>PROPERTY LINE</b></p> <ul style="list-style-type: none"> <li>SRW</li> <li>2.0m WIDTH ON QUADRA STREET</li> </ul> <p><b>LINE OF FOUNDATIONS</b></p>	<p><b>CONCRETE SIDEWALK</b></p> <ul style="list-style-type: none"> <li>TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS</li> <li>SAW CUT JOINTING PATTERN</li> <li>LIGHT BROOM FINISH</li> </ul> <p><b>SIDEWALK INTERSECTION PAVING</b></p> <ul style="list-style-type: none"> <li>TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS</li> <li>ABBOTSFORD CONCRETE; NATURAL GREY</li> <li>PLACED ON SAND BED</li> <li>POLYMERIC SAND JOINTS</li> </ul> <p><b>SIDEWALK STREET NAME PAVING</b></p> <ul style="list-style-type: none"> <li>TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS</li> <li>BASALT PAVING STRIP WITH STREET NAME</li> <li>MORTAR SET</li> </ul>	<p><b>CONCRETE EDGER</b></p> <ul style="list-style-type: none"> <li>WIDTH AND DEPTH VARIES</li> <li>SEE DRAWINGS AND DETAILS</li> </ul> <p><b>BASALT PAVER BANDING</b></p> <ul style="list-style-type: none"> <li>450 - 500mm WIDTH - AS NOTED</li> <li>MORTAR SET</li> </ul> <p><b>ACCENT PAVING</b></p> <ul style="list-style-type: none"> <li>PERMEABLE PAVER ON COMBRIGRID OVER SUBGRADE</li> <li>BELGARD AQUALINE PERMEABLE PAVER</li> <li>COLOUR: NATURAL</li> </ul> <p><b>GRAVEL MAINTENANCE STRIP</b></p> <ul style="list-style-type: none"> <li>300mm DEPTH RIVER ROCK</li> <li>ALUMINIUM EDGER</li> </ul> <p><b>STRUCTURAL SOIL CELLS (34.67m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>1400mm DEPTH SOIL CELL GROWING MEDIUM</li> <li>IRRIGATION</li> </ul>	<p><b>PLANTING BED (55m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>700mm DEPTH 1L GROWING MEDIUM (CLS)</li> <li>50 mm DEPTH MULCH</li> </ul> <p><b>ON-SITE PLANTING BED</b></p> <ul style="list-style-type: none"> <li>450mm DEPTH 1L GROWING MEDIUM (BCLS)</li> <li>50 mm DEPTH MULCH</li> </ul> <p><b>ROOT BARRIER</b></p> <p><b>PROPOSED MUNICIPAL STREET TREE</b></p>	<p><b>6' HT BLACK METAL FENCING</b></p> <ul style="list-style-type: none"> <li>ALONG WEST PROPERTY LINE</li> </ul> <p><b>MUNICIPAL SITE FURNITURE</b></p> <ul style="list-style-type: none"> <li>BOLLARD (2)</li> <li>TRASH BIN (1)</li> <li>BIKE RACK (2)</li> <li>TREE GRATE (3)</li> <li>TREE GUARD (3)</li> </ul> <p><b>SEAT WALL</b></p> <ul style="list-style-type: none"> <li>CONCRETE BASE, ARCHITECTURAL FINISH</li> <li>CUSTOM WOOD SEAT TOP</li> </ul>
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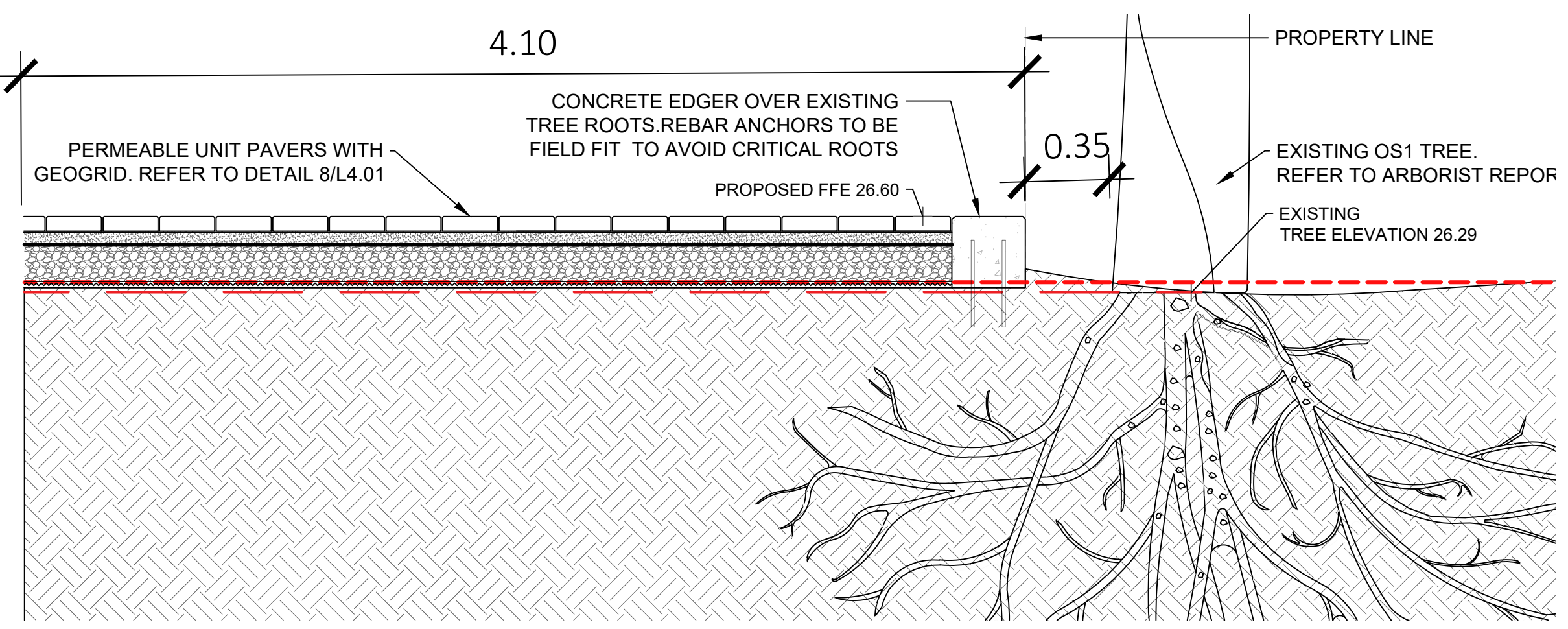


**LEGEND**

- PROPERTY LINE
- - - SRW
- 2.0m WIDTH ON QUADRA STREET
- - - LINE OF FOUNDATIONS
- EXISTING GRADE
- LANDSCAPE PROPOSED GRADE
- SLOPE
- FFE FINISH FLOOR ELEVATION

QUADRA STREET

FISGARD STREET



1 Section: OS1 tree to paving interface  
1:20



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

PROJECT NAME:  
**THE ESTOYA**

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14	RE-ISSUED FOR BP	2025/06/12
15	ISSUED FOR DDP	2025/07/22

SEAL

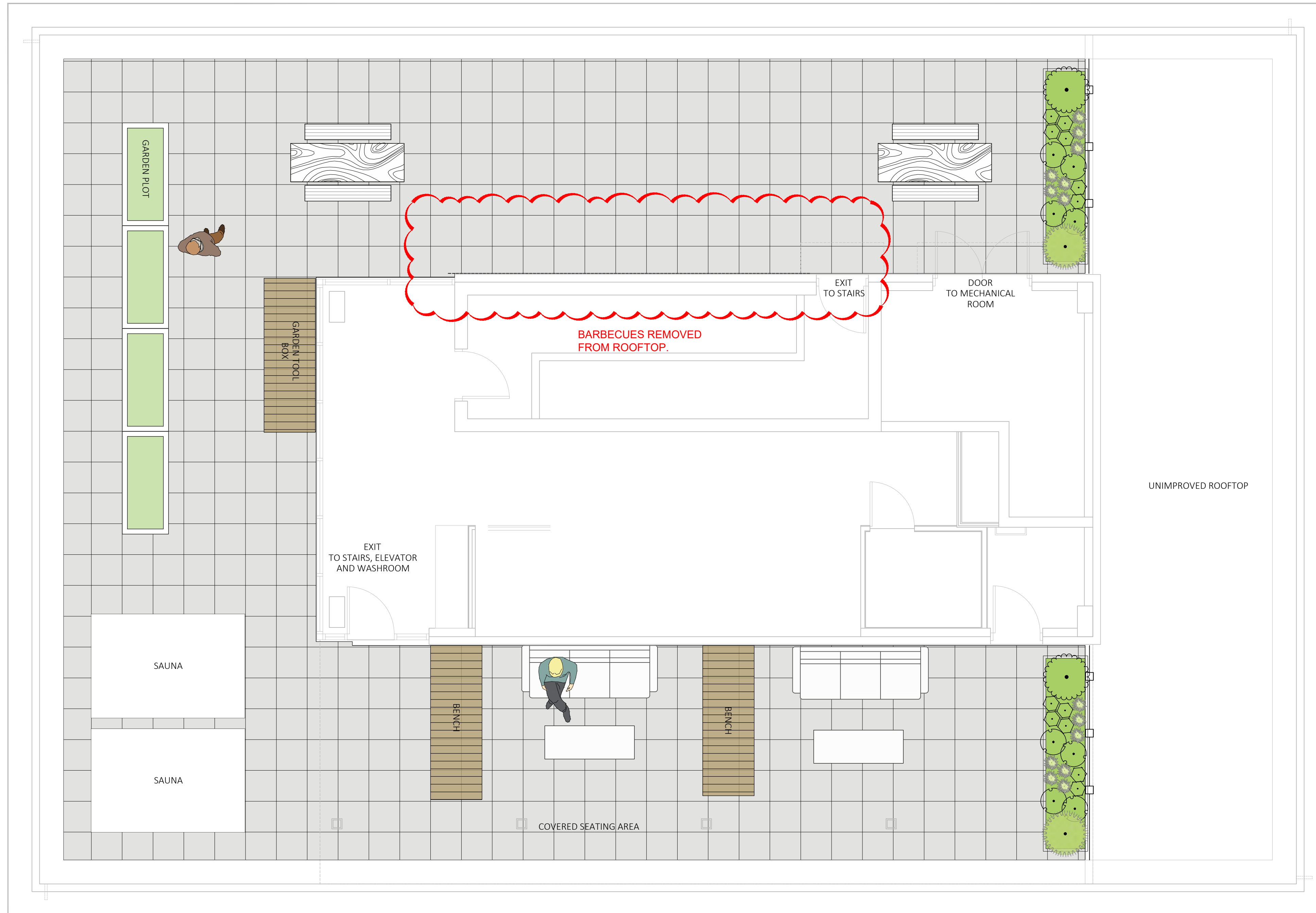


DRAWING TITLE:  
**LAYOUT AND GRADING  
PLAN**

DWG NO:

**L1.2**

SCALE: 1:100

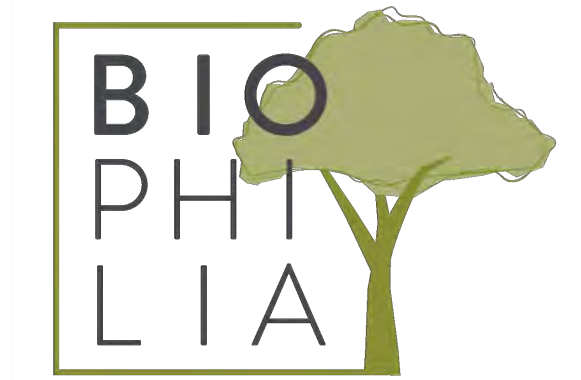
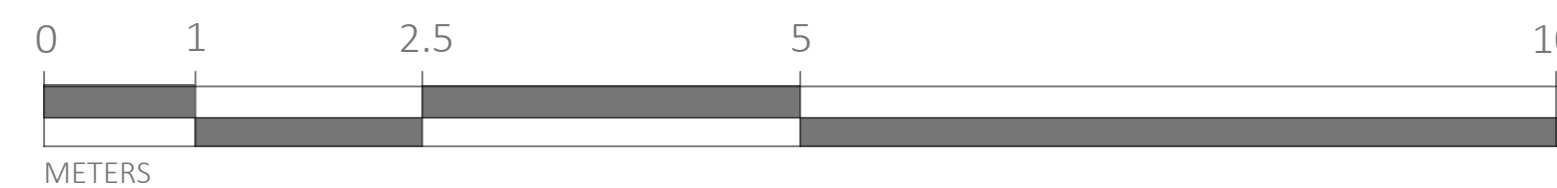


**LEGEND**

- 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



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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15	ISSUED FOR DDP	2025/07/22

SEAL

NORTH ARROW

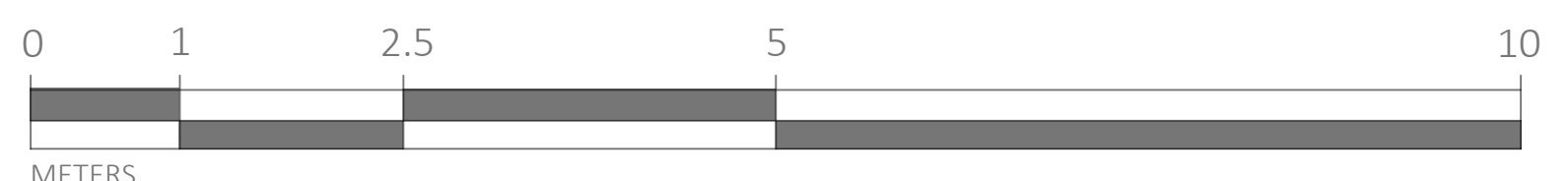
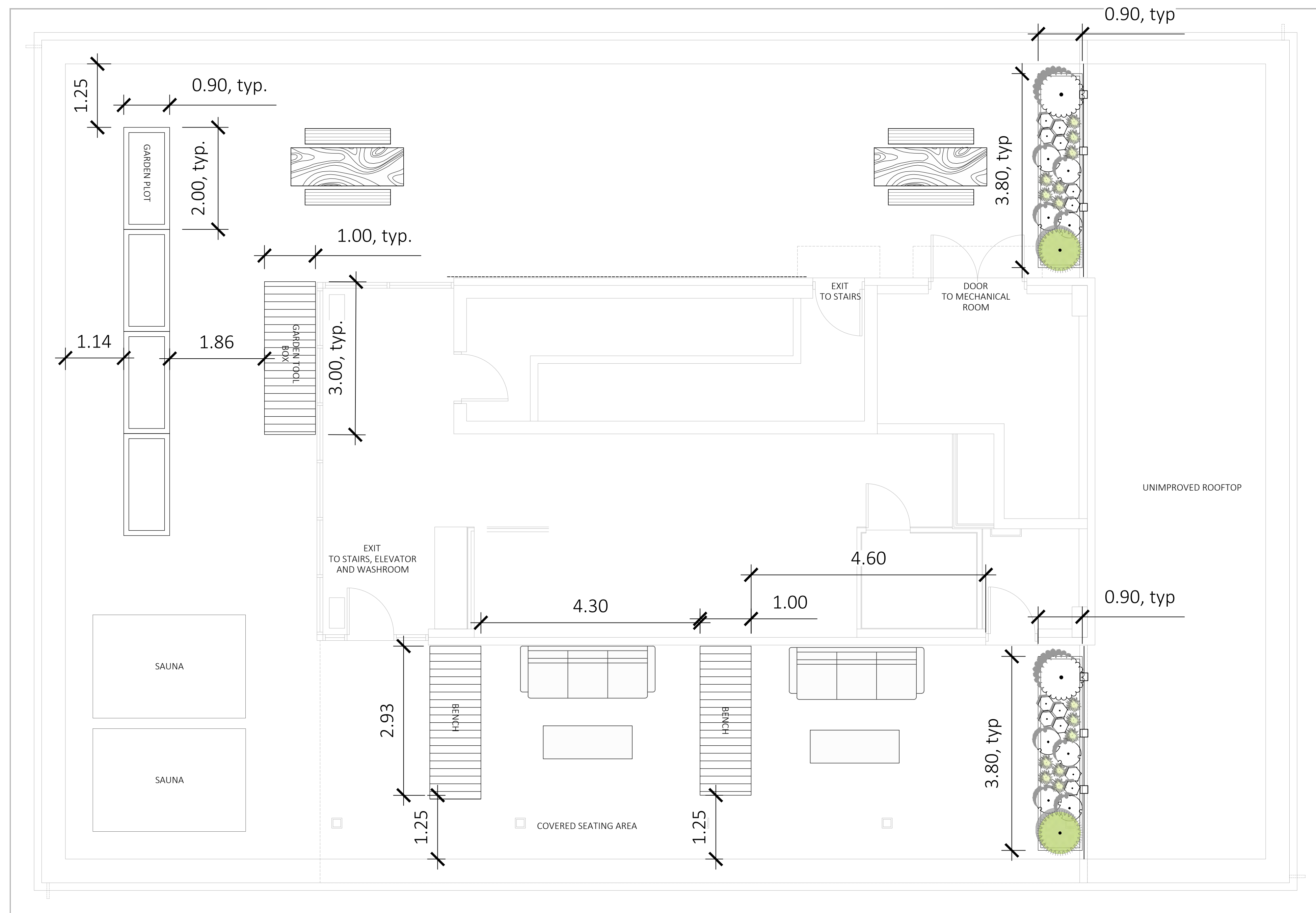


DRAWING TITLE:  
**SITE PLAN - ROOFTOP  
 AMENITY**

DWG NO:

**L2.1**

SCALE: 1:50



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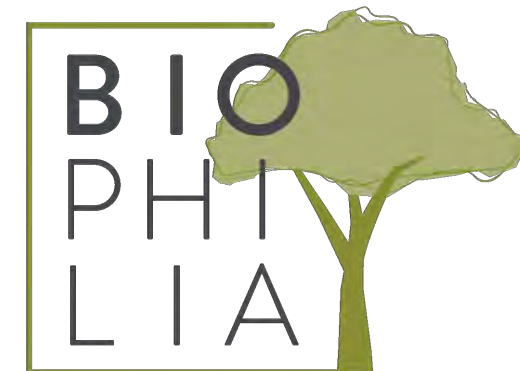
SEAL



DRAWING TITLE:  
**LAYOUT PLAN - ROOFTOP  
 AMENITY**

DWG NO:  
**L2.2**

SCALE: 1:50



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

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**THE ESTOYA**

PROJECT ADDRESS:  
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SEAL

NORTH ARROW



DRAWING TITLE:

**PLANTING PLAN -  
GROUND FLOOR**

DWG NO:

SCALE: 1:100

**L3.1**

**PLANT SCHEDULE MAIN LEVEL**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>					
	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
<b>OFF-SITE SHRUBS</b>					
	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
<b>ON-SITE SHRUBS</b>					
	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) SLEEPING,
    - 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



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
<b>ON-SITE AREA</b>										
QUADRA STREET SOIL CELLS	34	1,4000	45	3				15		45
FISGARD PLANTING BED	55	1	67	1	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%

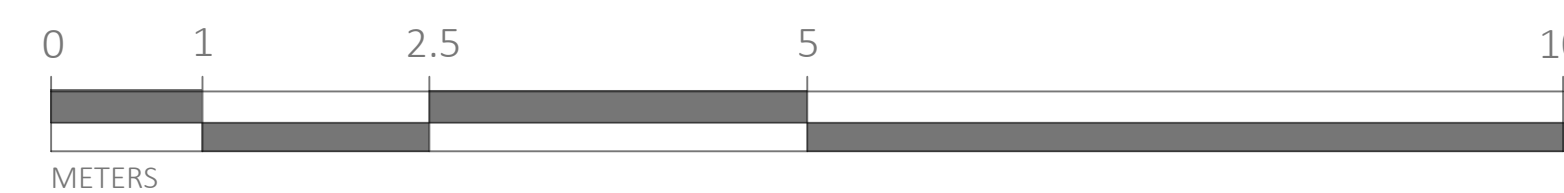
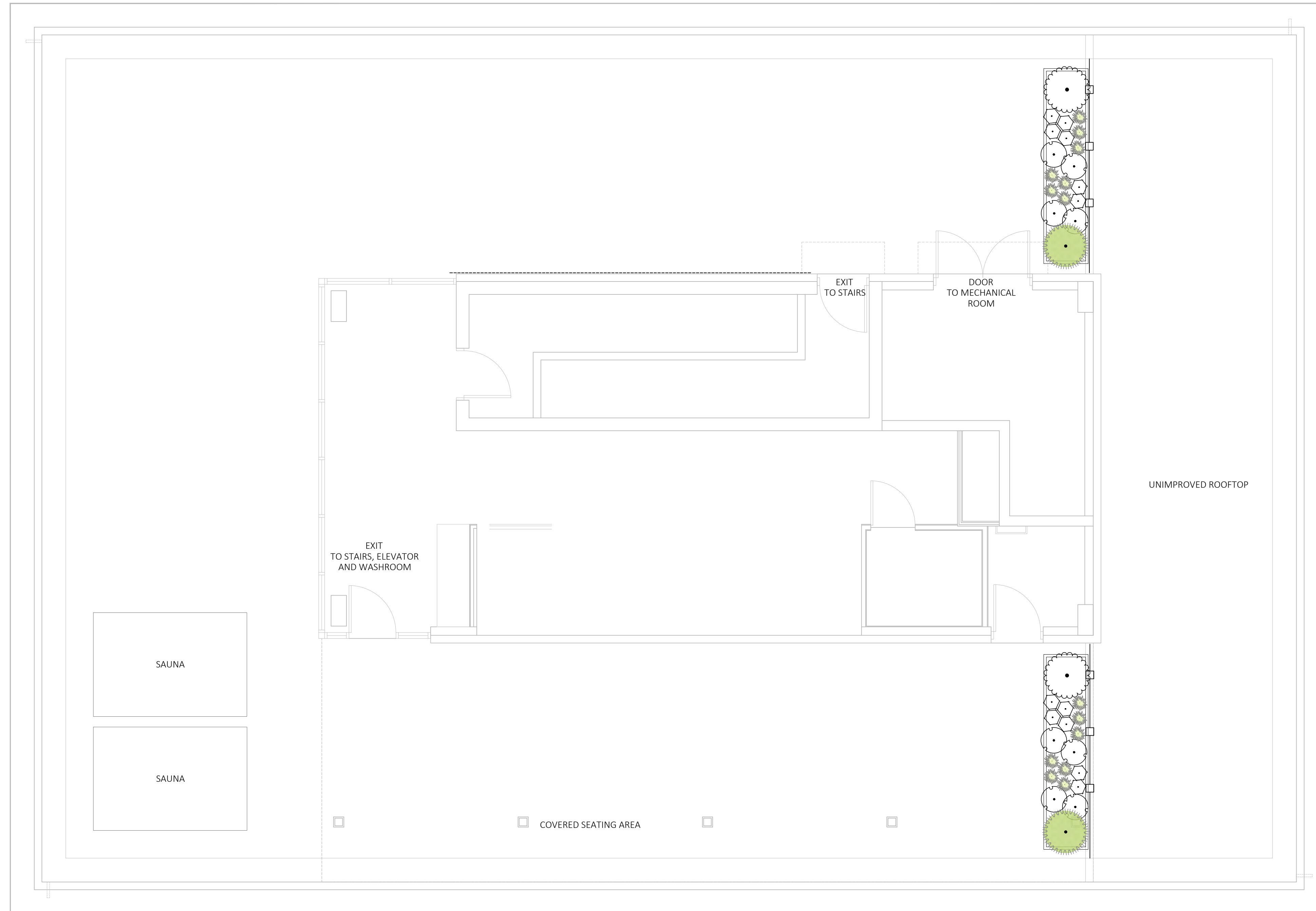
**POLLINATOR PLANTS**

- % BY QUANTITY = 80%
- % BY AREA = 50%






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**PLANT SCHEDULE ROOFTOP**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>ON-SITE SHRUBS</b>					
	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

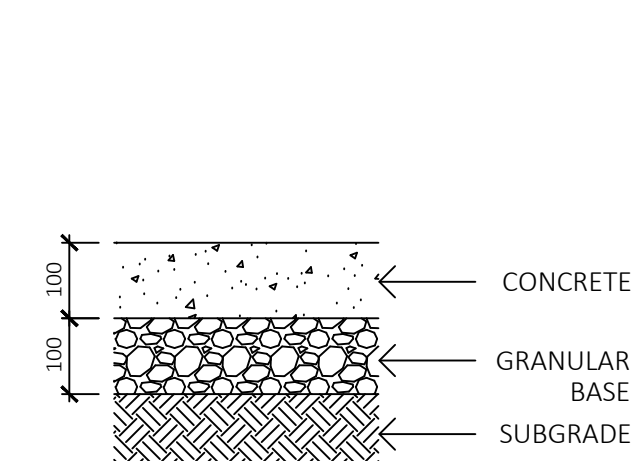


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**PLANTING PLAN -  
ROOFTOP AMENITY**

DWG NO:

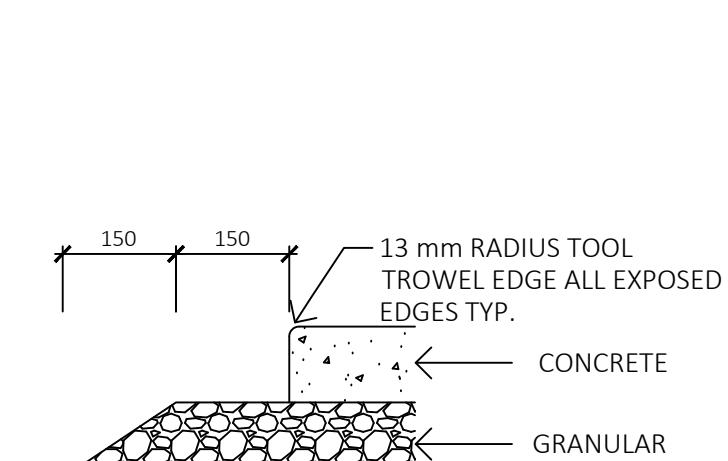
**L3.2**

SCALE: 1:50



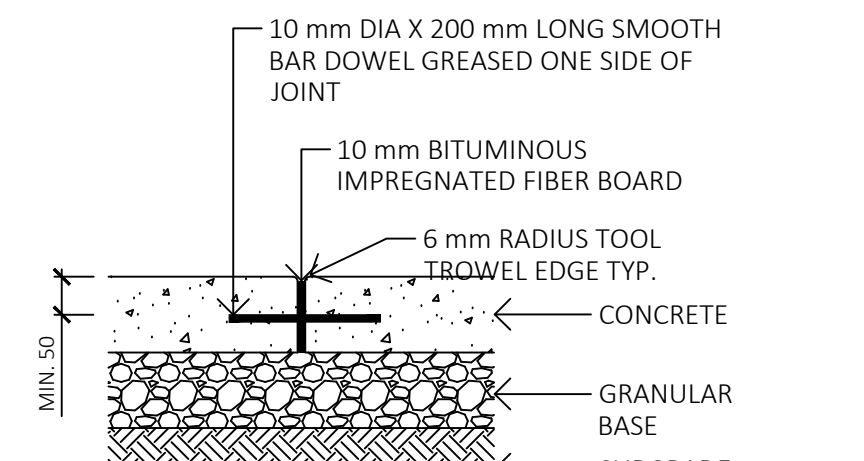
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS

**1 CONCRETE WALK**  
1:10



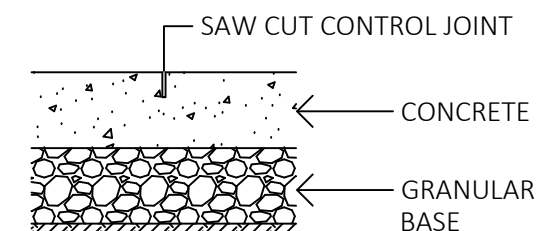
- EXTEND GRANULAR BASE 300 mm PAST EDGE OF SIDEWALK

**2 CONCRETE EDGE**  
1:10



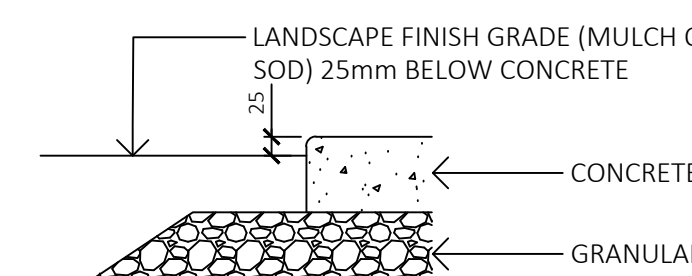
- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN. 50 mm COVER)
- ISOLATION JOINT MAXIMUM SPACING 9.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

**3 CONCRETE ISOLATION JOINT, TYP**  
1:10



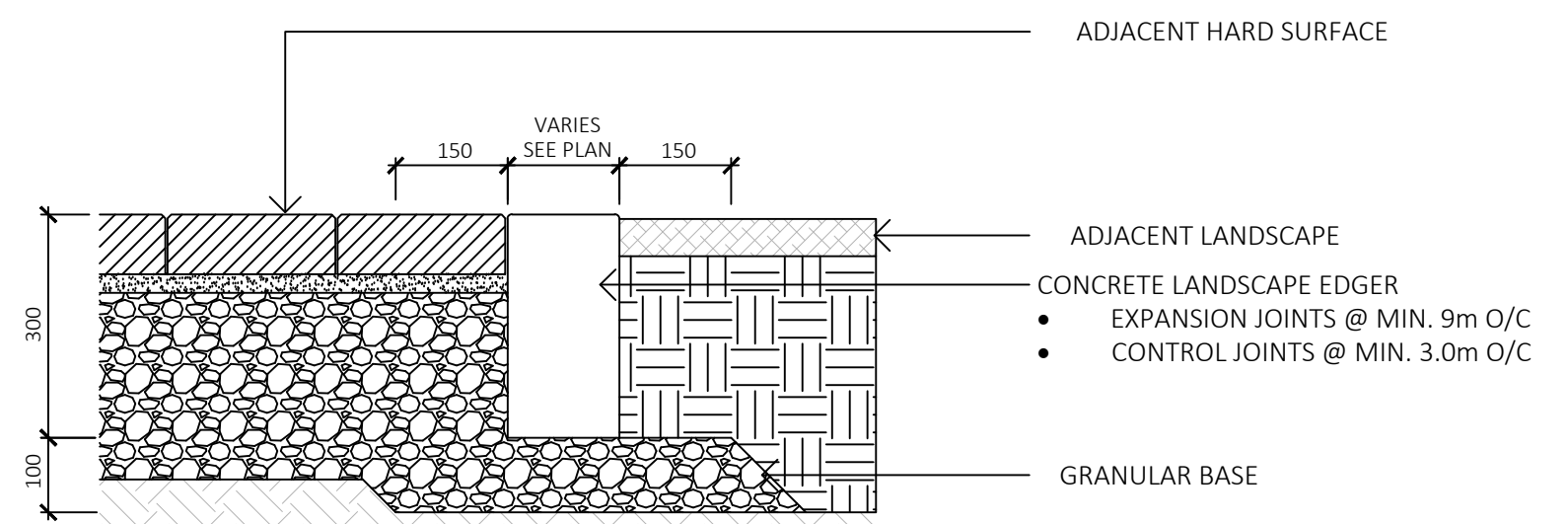
- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

**4 CONCRETE CONTROL JOINT**  
1:10



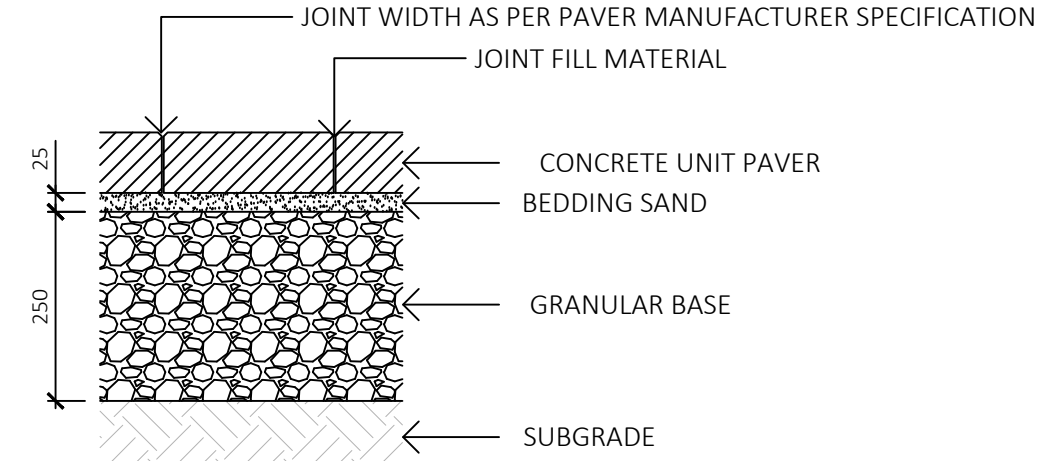
- EXTEND GRANULAR BASE 300 mm PAST EDGE OF SIDEWALK

**5 CONCRETE - LANDSCAPE INTERFACE**  
1:10



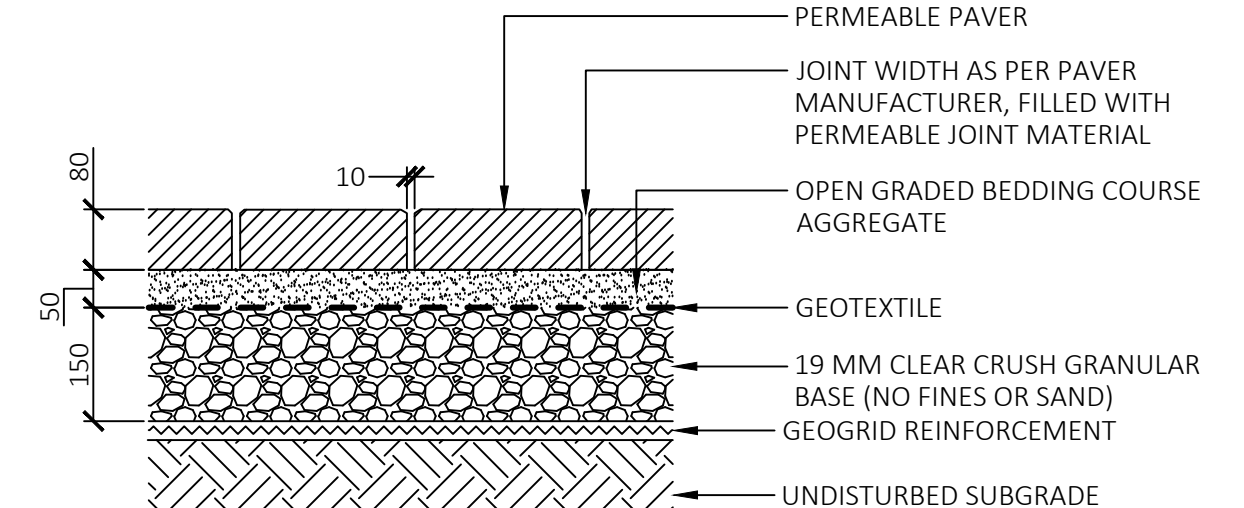
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE TO MMCD SPECIFICATION UNLESS NOTED OTHERWISE.

**6 CONCRETE EDGER**  
1:10



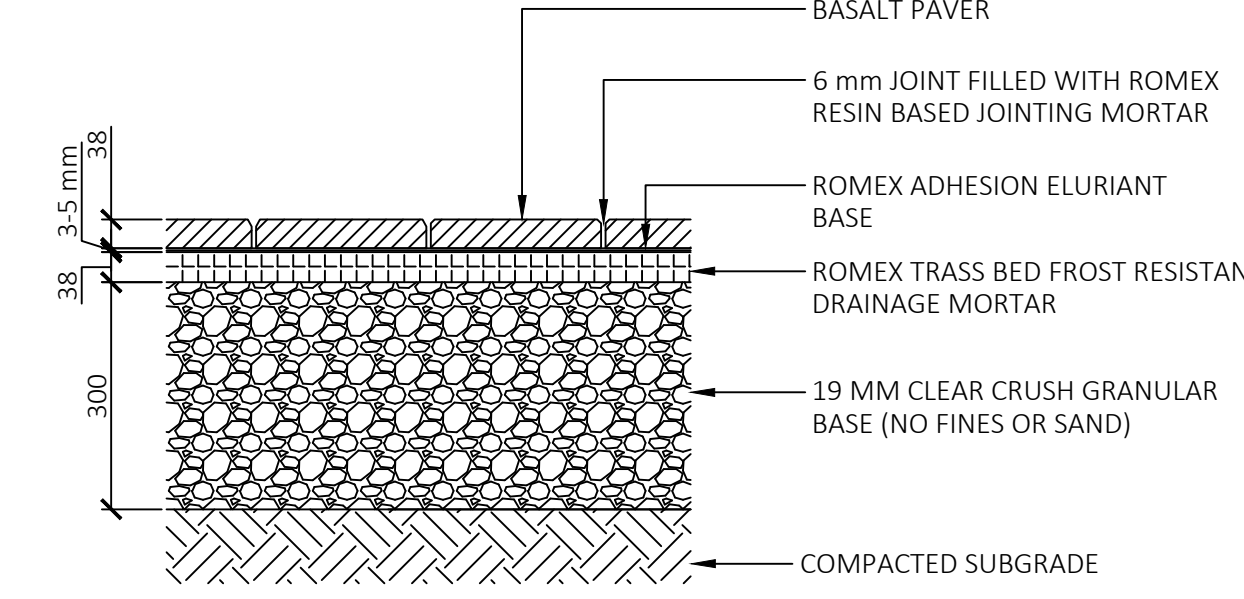
- JOINT FILL MATERIAL TO BE POLYMERIC SAND
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACTED IN MAX. 100mm LIFTS.
- PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.

**7 UNIT PAVER ON GRADE**  
1:10



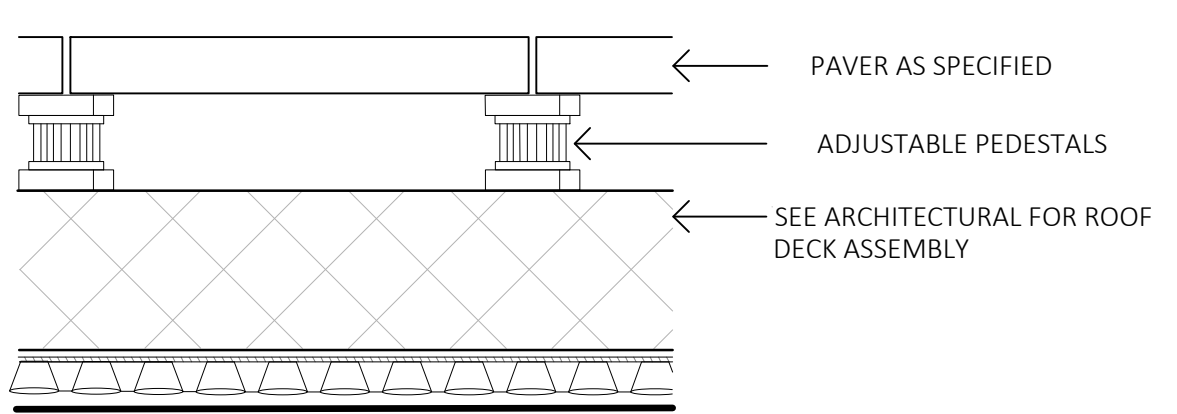
- PERMEABLE JOINT FILL MATERIAL TO BE ROMEX ROMPOX DRAIN, COLOR NEUTRAL. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS
- GEOGRID REINFORCEMENT TO BE COMBIBRID 30 OR EQUIVALENT
- SEE ALSO TALMACK - PAVING OVER EXISTING TREE ROOTS DETAIL AND ARBORIST REPORT FOR ADDITIONAL SPECIFICATIONS
- SEE WRITTEN SPECIFICATIONS FOR AGGREGATES
- AGGREGATES COMPACTED TO 95% M.P.D.

**8 PERMEABLE UNIT PAVER WITH GEOGRID**  
1:10



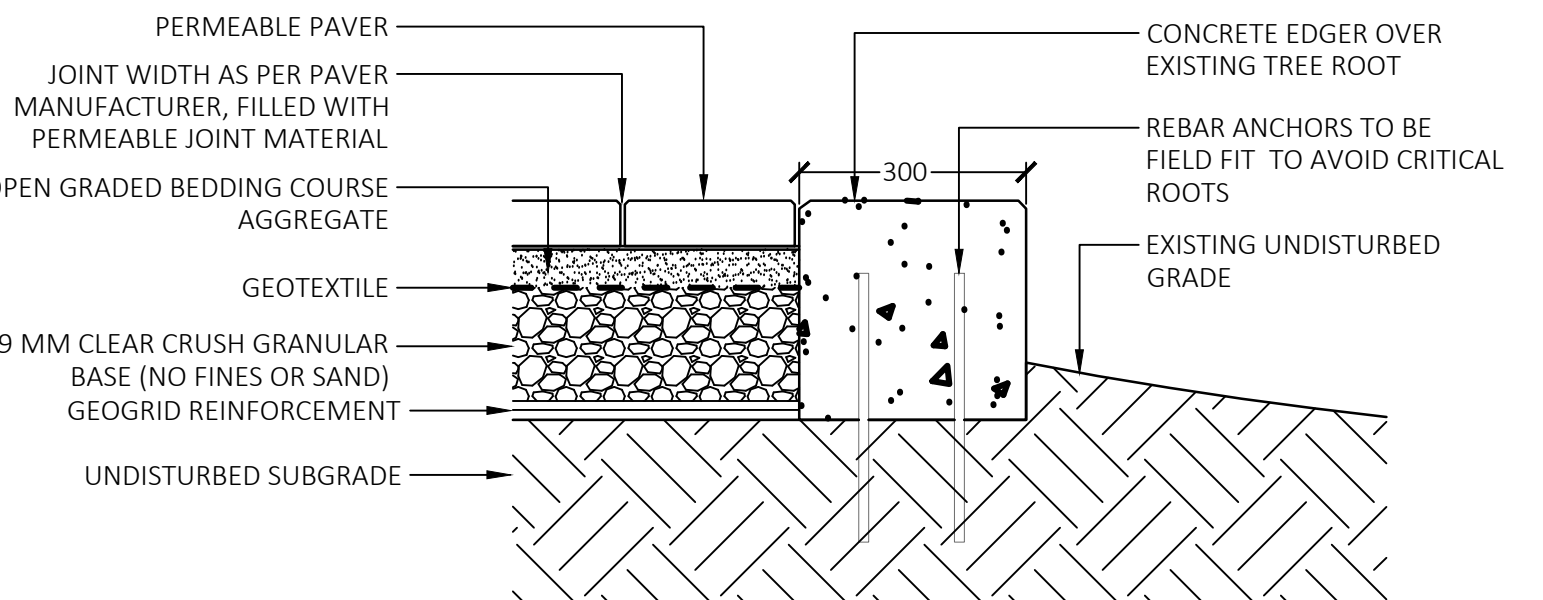
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO 95% MPD.
- RESIN BASED JOINTING MORTAR TO BE ROMPOX-D1, COLOUR: BASALT

**9 MORTAR SET BASALT PAVER (ROMEX)**  
1:10

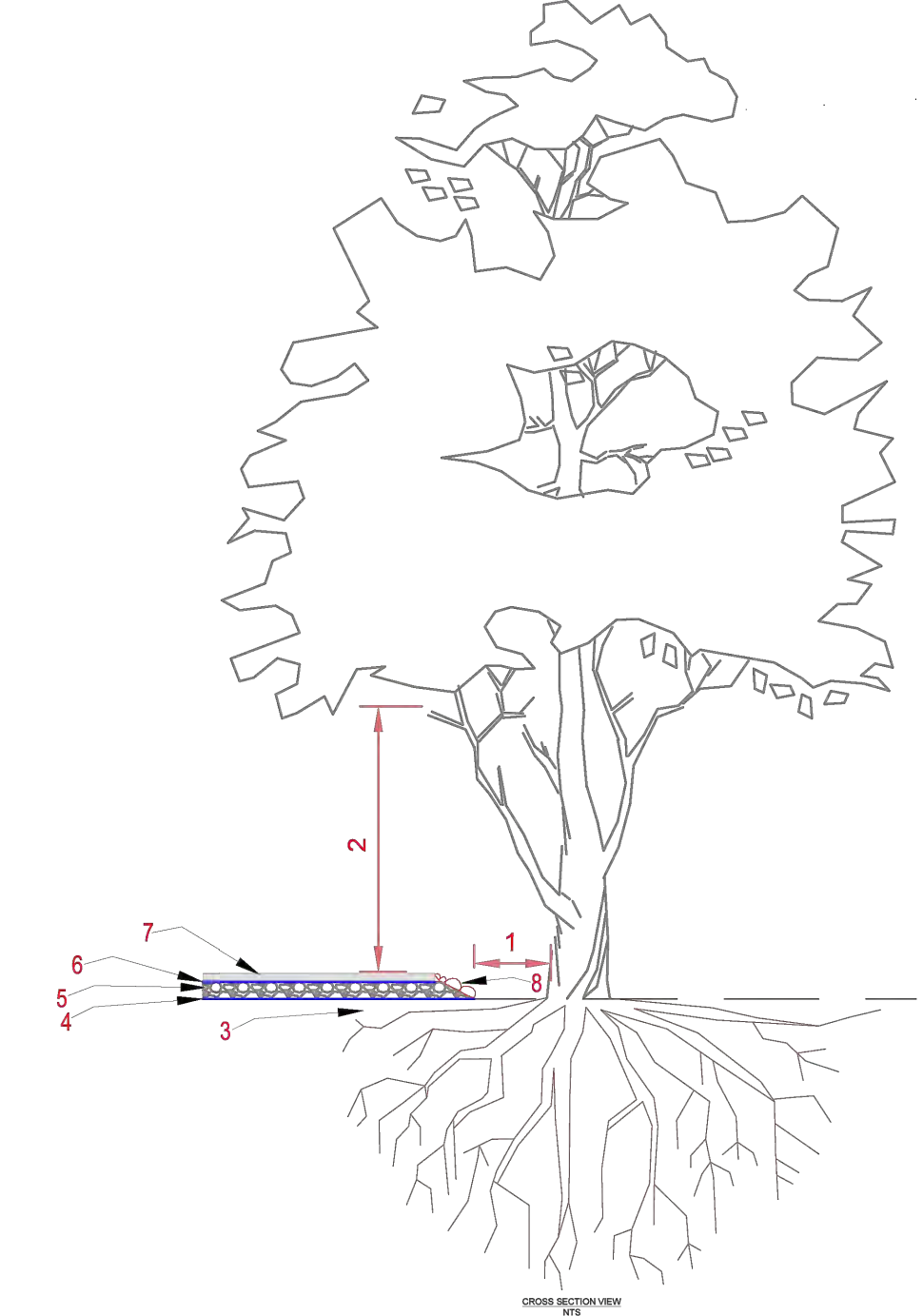


- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION; IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack OneStep or BlackJack ScrewJack PEDESTALS AS REQUIRED OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATIONS.

**10 CONCRETE SLAB ON STRUCTURE**  
1:10



**11 CONCRETE EDGER OVER EXISTING TREE ROOTS**  
1:10



**HARD SURFACE ABOVE TREE ROOTS NOTES**

1. Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
2. Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
3. 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.
4. Install a two-dimensional (such as Combigrid 30) or Three-dimensional geogrid reinforcement.
5. 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).
6. 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.
7. The bedding or base layer and new driveway or sidewalk surface can be installed directly on top of the felted filter fabric.
8. 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.

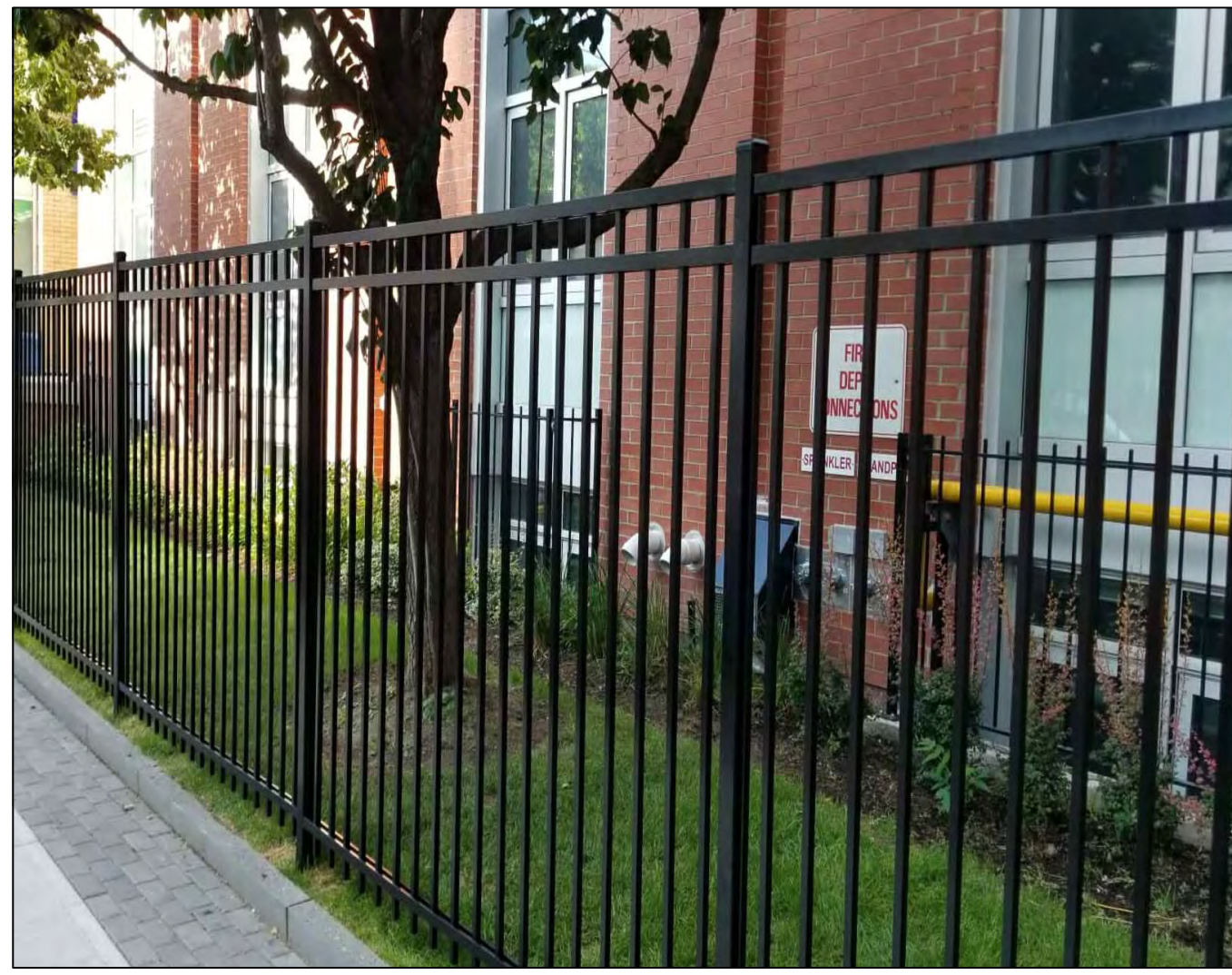
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13	RE-ISSUED FOR CONSTRUCTION	2025/01/22

SEAL

DRAWING TITLE:  
**PAVING DETAILS**

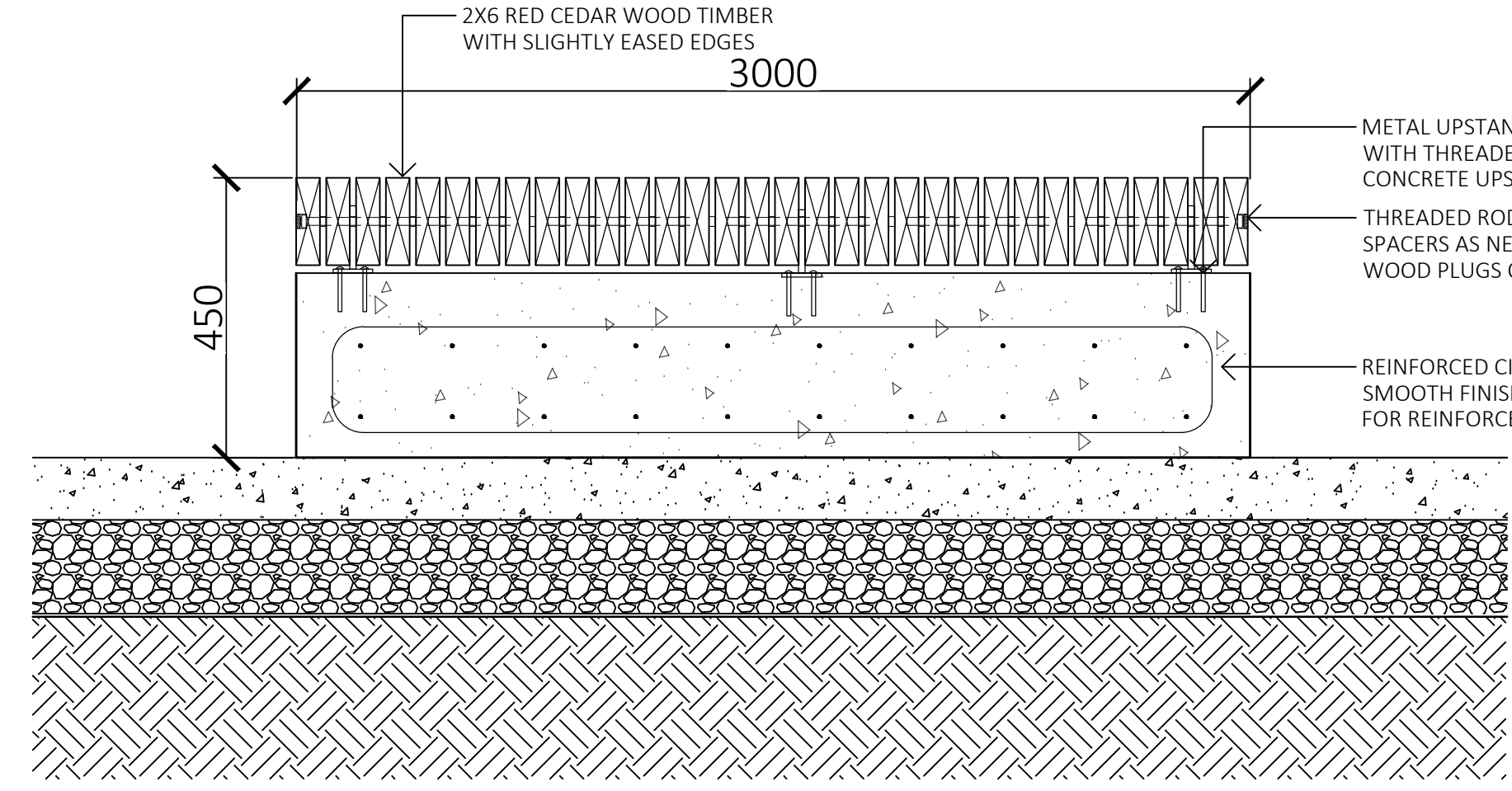
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SCALE: as shown **L4.01**

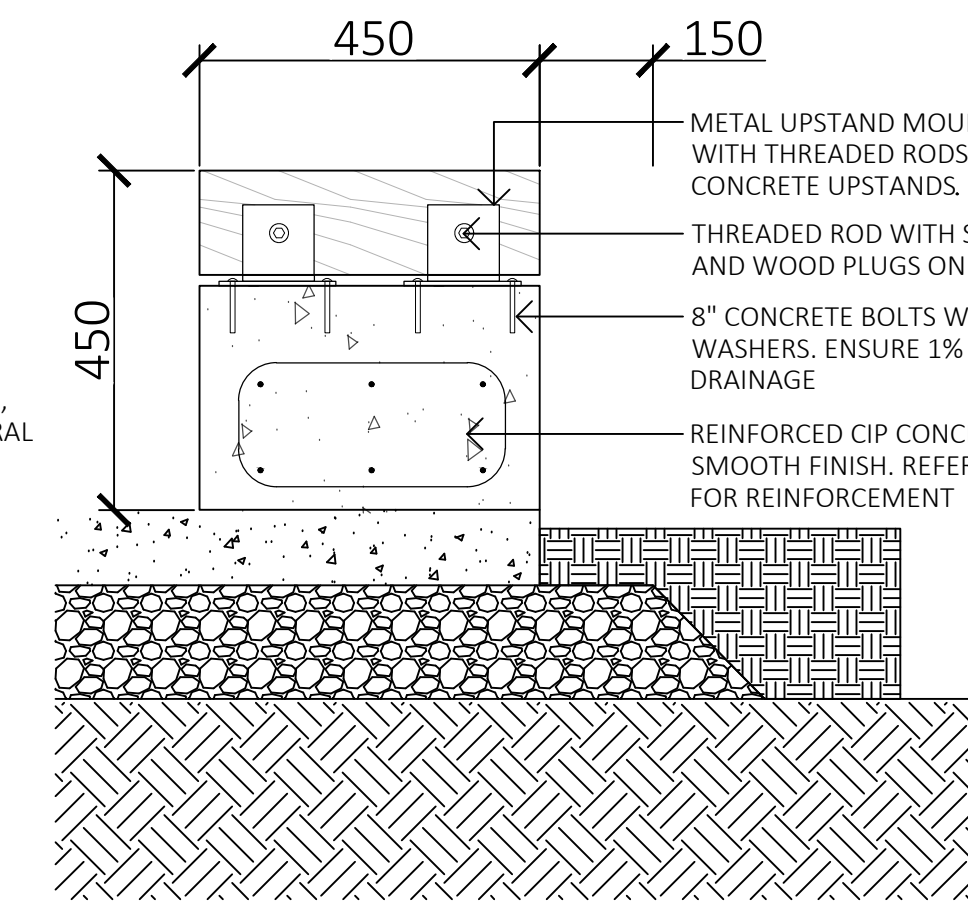


- NOTES:
1. SHOP DRAWINGS AND SUPPLIER CUT SHEET REQUIRED FOR APPROVAL
  2. ALUMINIUM, POWDERCOATED, COLOUR: BLACK
  3. CONCRETE FOOTINGS AS PER MANUFACTURER SPECIFICATION SUPPLIED BY TOWER FENCE PRODUCTS OR APPROVED EQUAL

1 PERIMETER FENCE - 6' HT METAL PICKET NTS

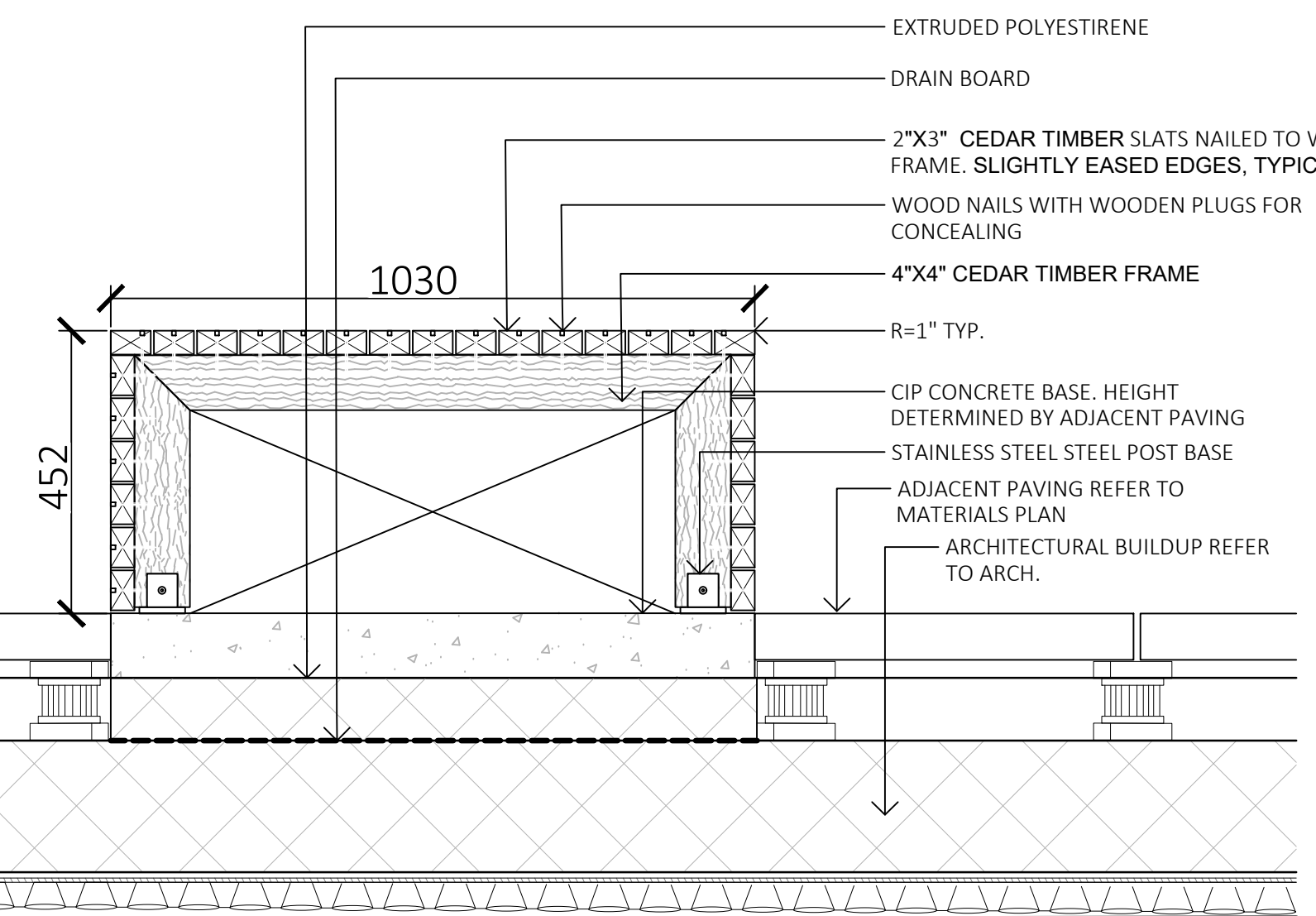


2 CUSTOM BENCH 1:10

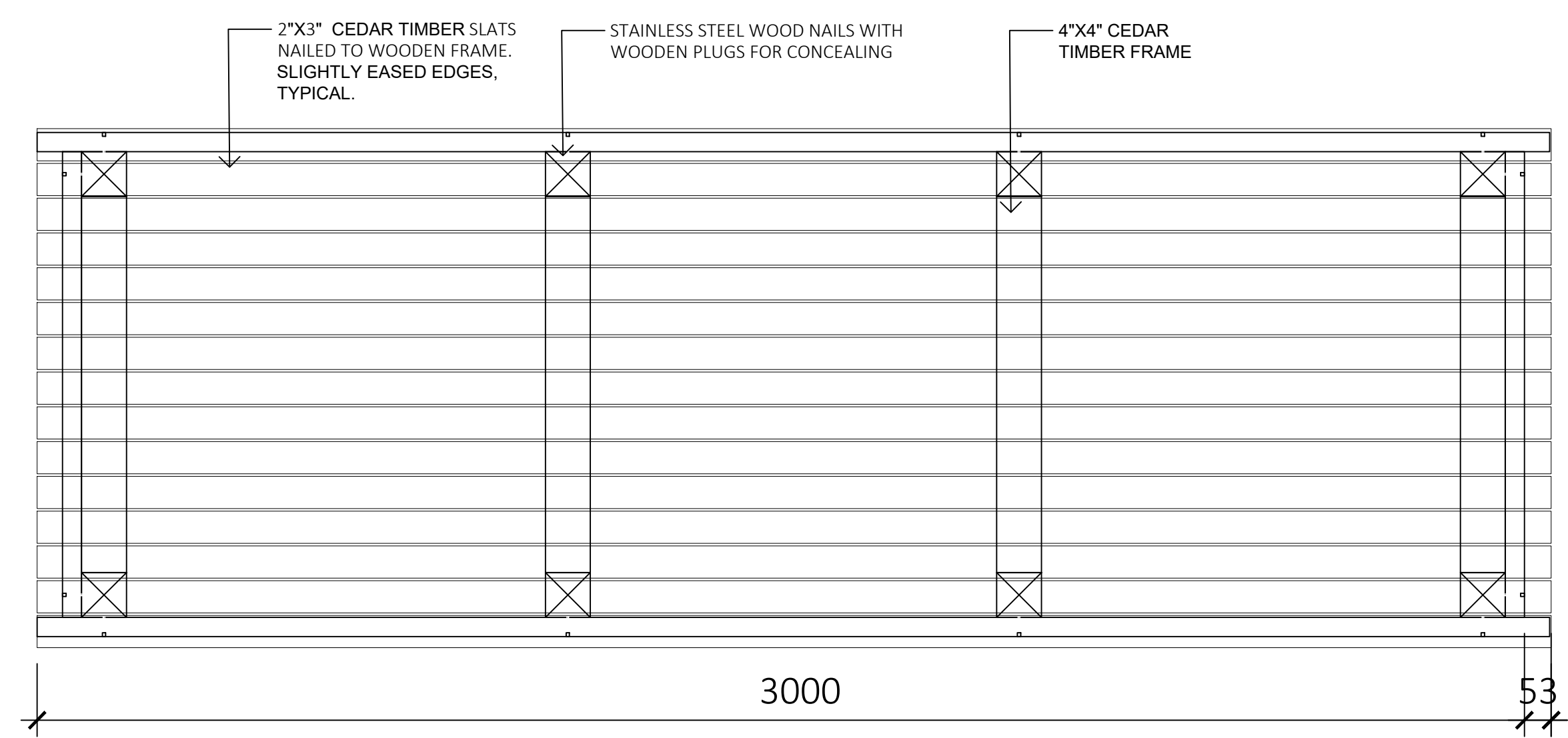


- NOTES:
1. SHOP DRAWINGS REQUIRED FOR APPROVAL
  2. WOOD TIMBERS: TIGHT-KNOT YELLOW OR RED CEDAR PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. SEE SPECS FOR FINISH.
  3. ALL STEEL: STAINLESS STEEL, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, AND ALL MISC HARDWARE.
  4. CONCRETE BASE: 32MPA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

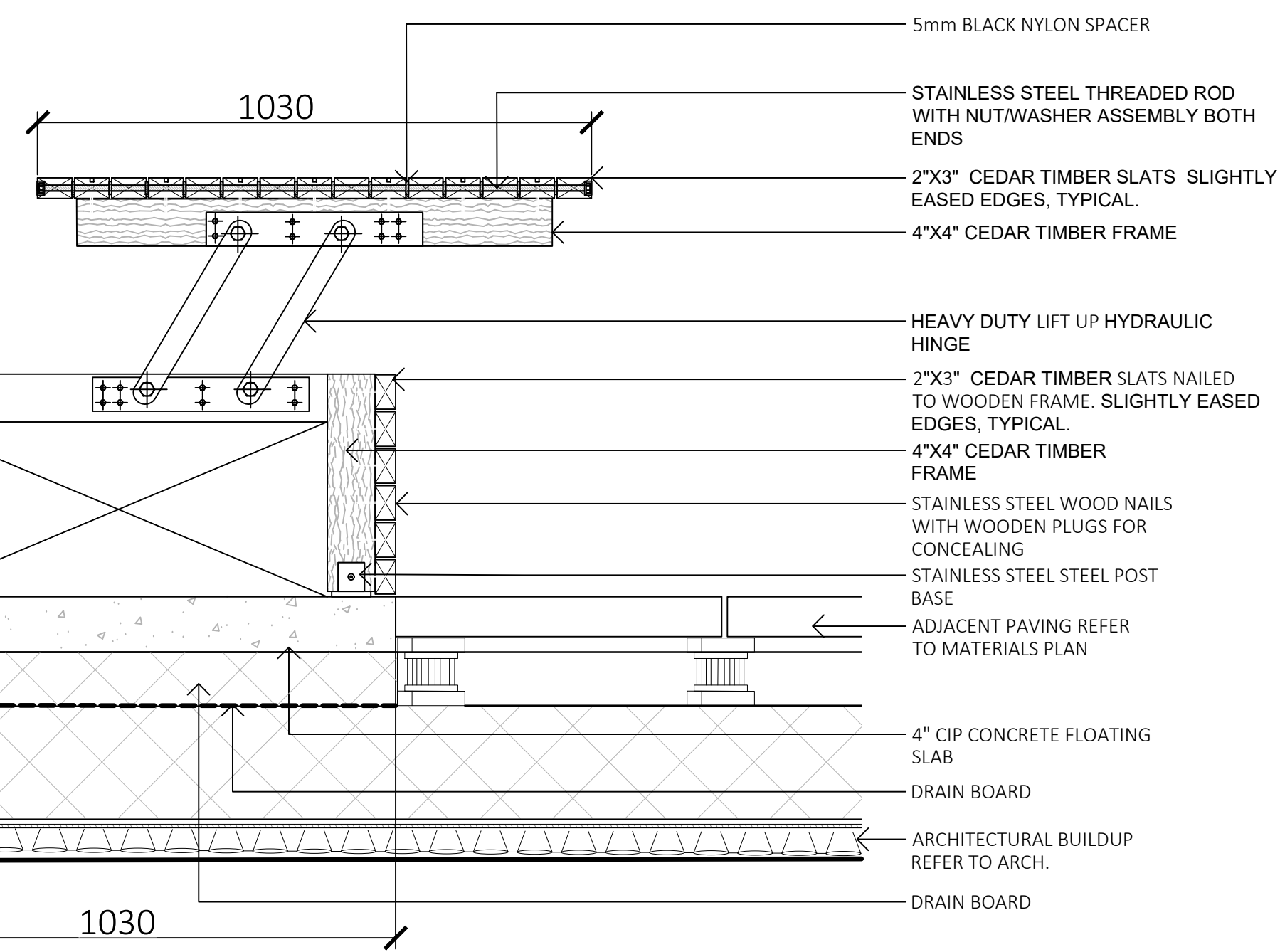
- NOTES:
1. SHOP DRAWINGS REQUIRED FOR APPROVAL
  2. WOOD TIMBERS: TIGHT-KNOT YELLOW OR RED CEDAR PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. SEE SPECS FOR FINISH.
  3. ALL STEEL: STAINLESS STEEL, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, AND ALL MISC HARDWARE.
  4. CONCRETE BASE: 32MPA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



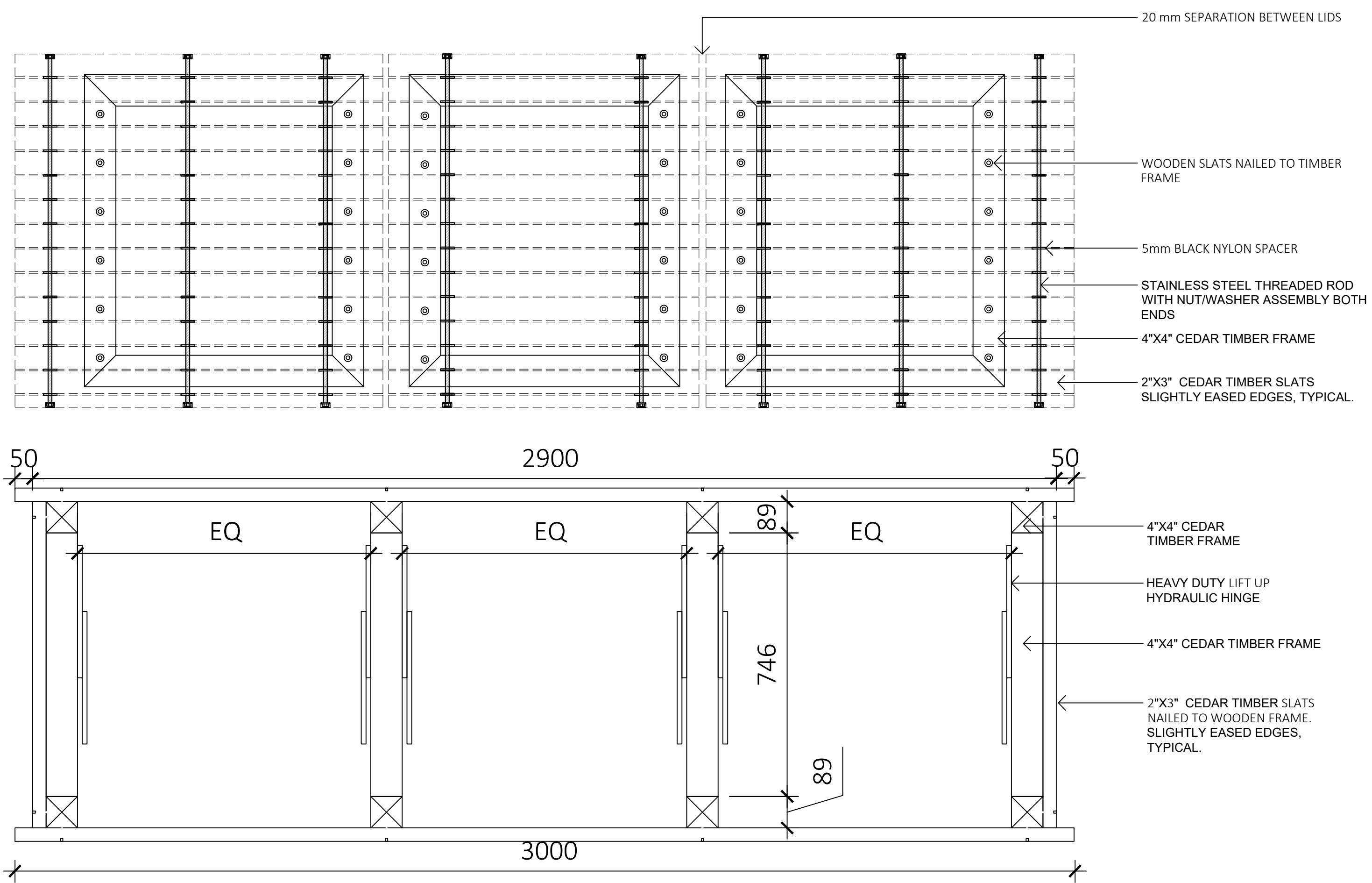
3 CUSTOM BENCH TYPE 2 1:10



- 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.



4 CUSTOM BENCH TYPE 3 WITH STORAGE 1:10



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

PROJECT NAME:  
**THE ESTOYA**

PROJECT ADDRESS:  
**1702 QUADRA STREET  
VICTORIA, BC**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: ELIZABETH BALDERSTON

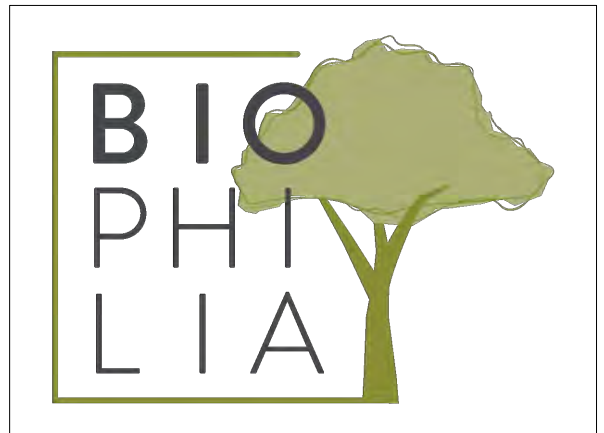
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1	CIS PRESENTATION	12/07/2021
2	DEVELOPMENT PERMIT	12/22/2021
3	ADP MEETING	04/13/2022
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6	REVISED AND RE-ISSUED FOR DP	2023/12/15
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10	ISSUED FOR 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:  
**FURNISHING DETAILS**

DWG NO:

SCALE: AS SHOWN **L4.2**

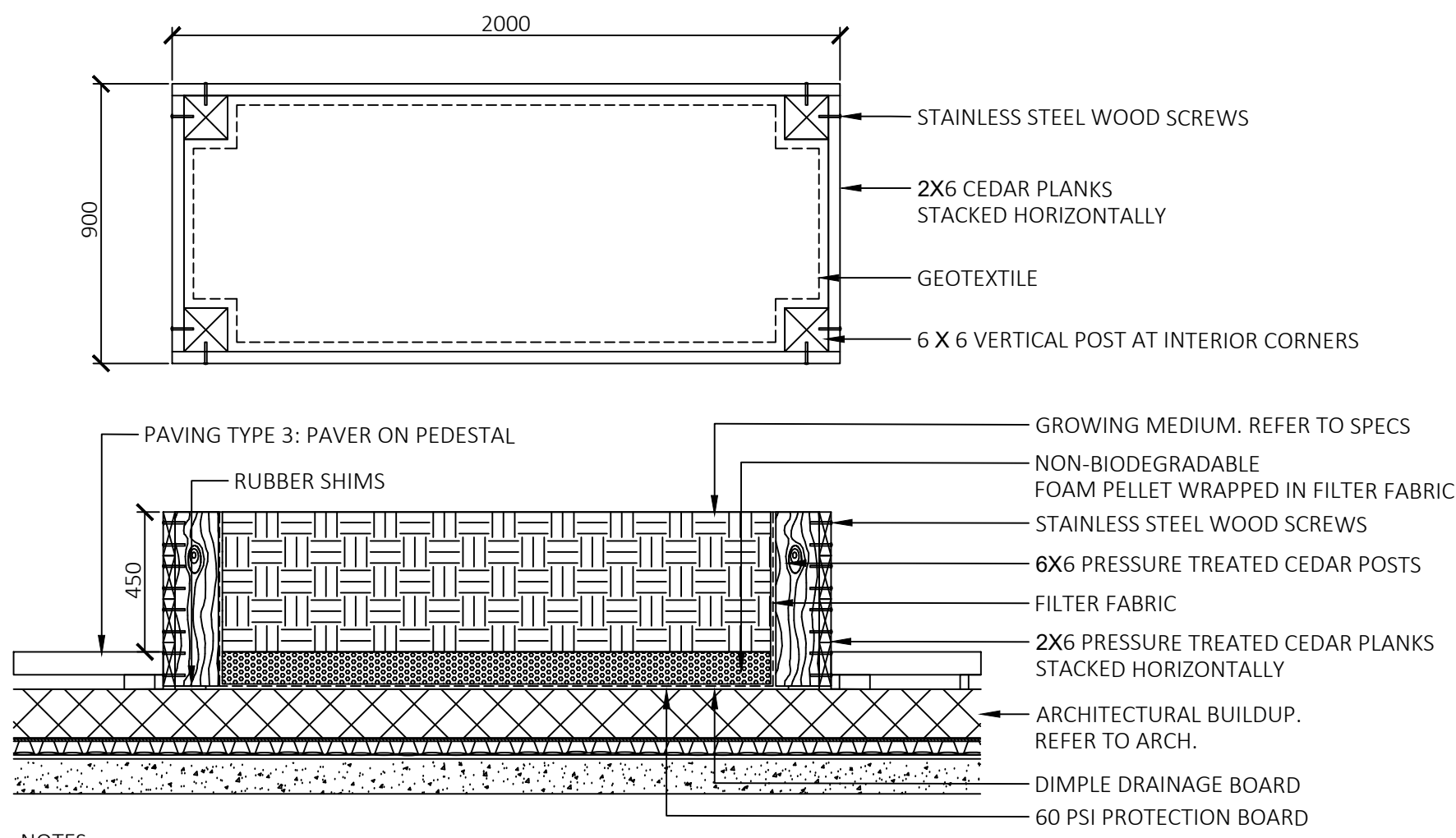


1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilacollective.ca 250 590 1156

PROJECT NAME:  
**THE ESTOYA**

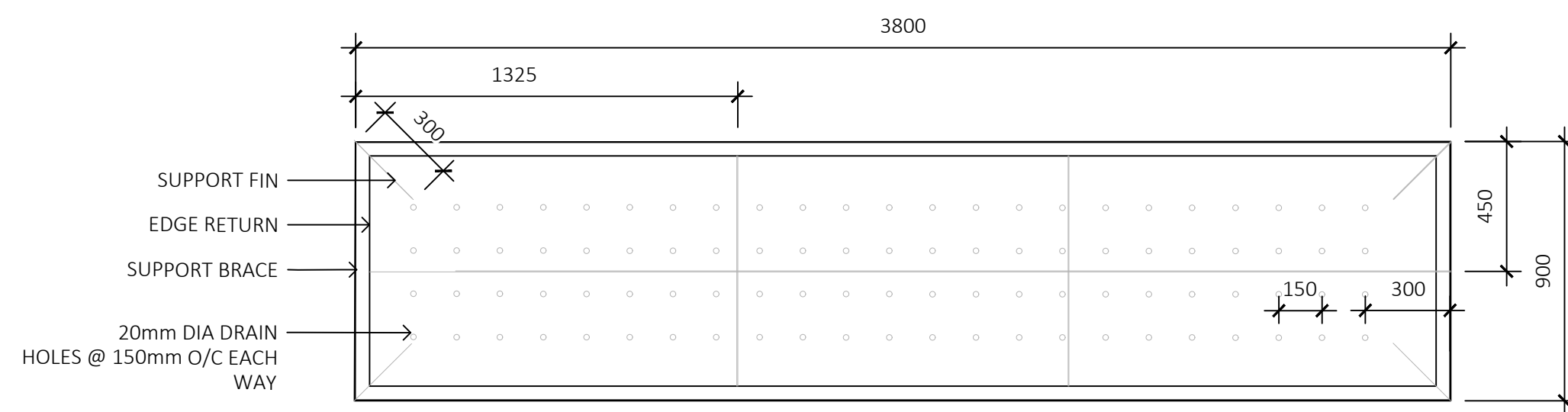
PROJECT ADDRESS:  
**1702 QUADRA STREET  
 VICTORIA, BC**

DESIGNED BY: BIANCA BODLEY  
 DRAWN BY: ELIZABETH BALDERSTON



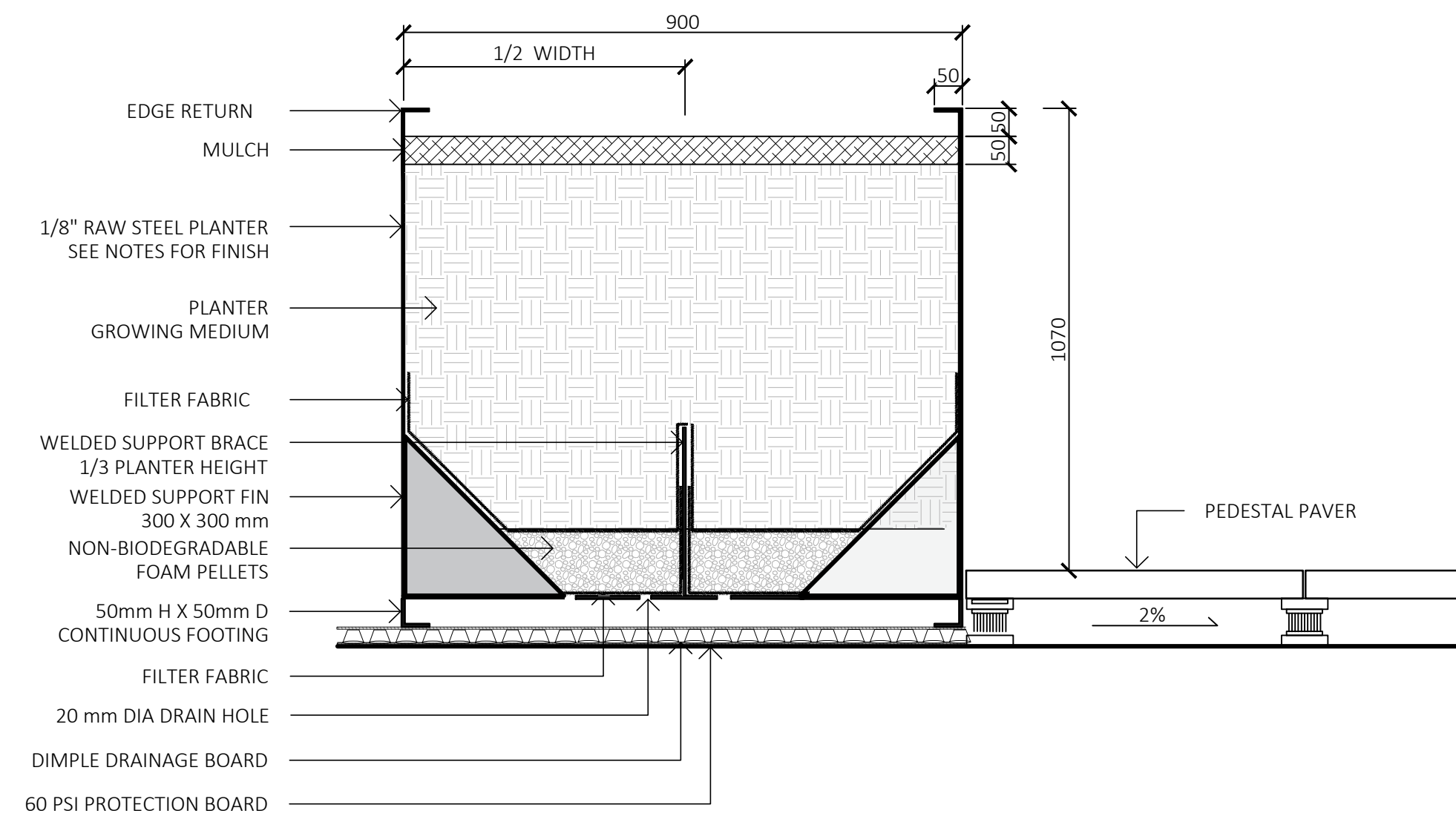
- NOTES:
- WOOD TO BE PRESSURE TREATED RED CEDAR, WITH ROUNDED EDGES ON TOP PLANK.
  - FINISH PREPARED BOARDS WITH TWO COATS OF LifeTime Wood Treatment OR APPROVED EQUAL PRIOR TO ASSEMBLY.
  - ALL FASTENERS IN CONTACT WITH CEDAR TO BE STAINLESS STEEL.
  - SHOP DRAWING AND WOOD SAMPLE REQUIRED FOR APPROVAL PRIOR TO FABRICATION.

**1 AGRICULTURAL PLANTERS**  
 1:10



- NOTES:
- SHOP DRAWINGS REQUIRED
  - SAMPLE OF FINISH REQUIRED
  - FINISH: AGED PATINA WITH MATTE LACQUER SEALANT
  - SUPPORT FIN AND BRACE TO BE 1/8" RAW STEEL SECURELY TACK WELDED TO PLANTER FRAME
  - NO FINISH REQUIRED ON INTERNAL SUPPORT STRUCTURES

**2 METAL PLANTERS**  
 1:20



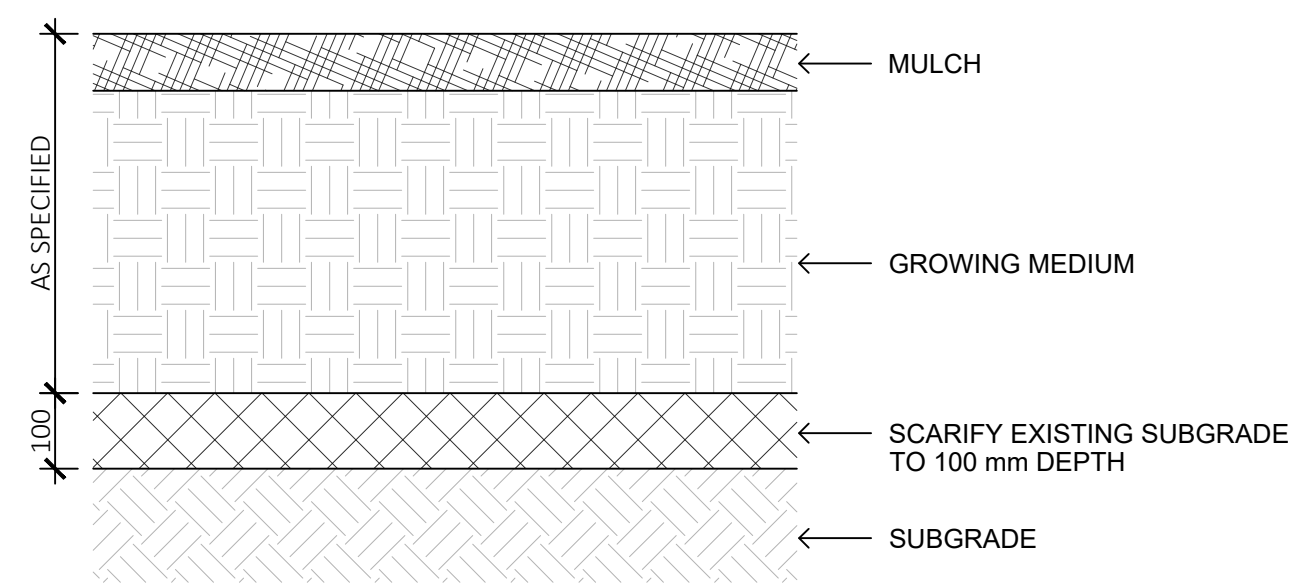
NO.	ISSUED FOR	YYYYMMDD
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SEAL

DRAWING TITLE:  
**FURNISHING DETAILS**

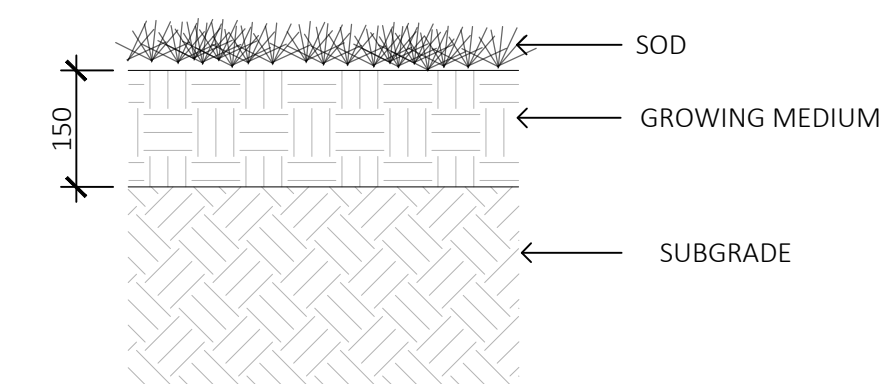
DWG NO:

SCALE: **AS SHOWN** **L4.3**



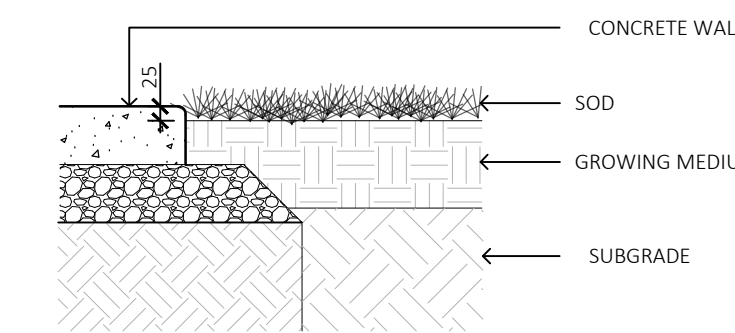
- NOTES:
1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
  2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D
  3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

1 SOIL PROFILE ON GRADE  
1:10



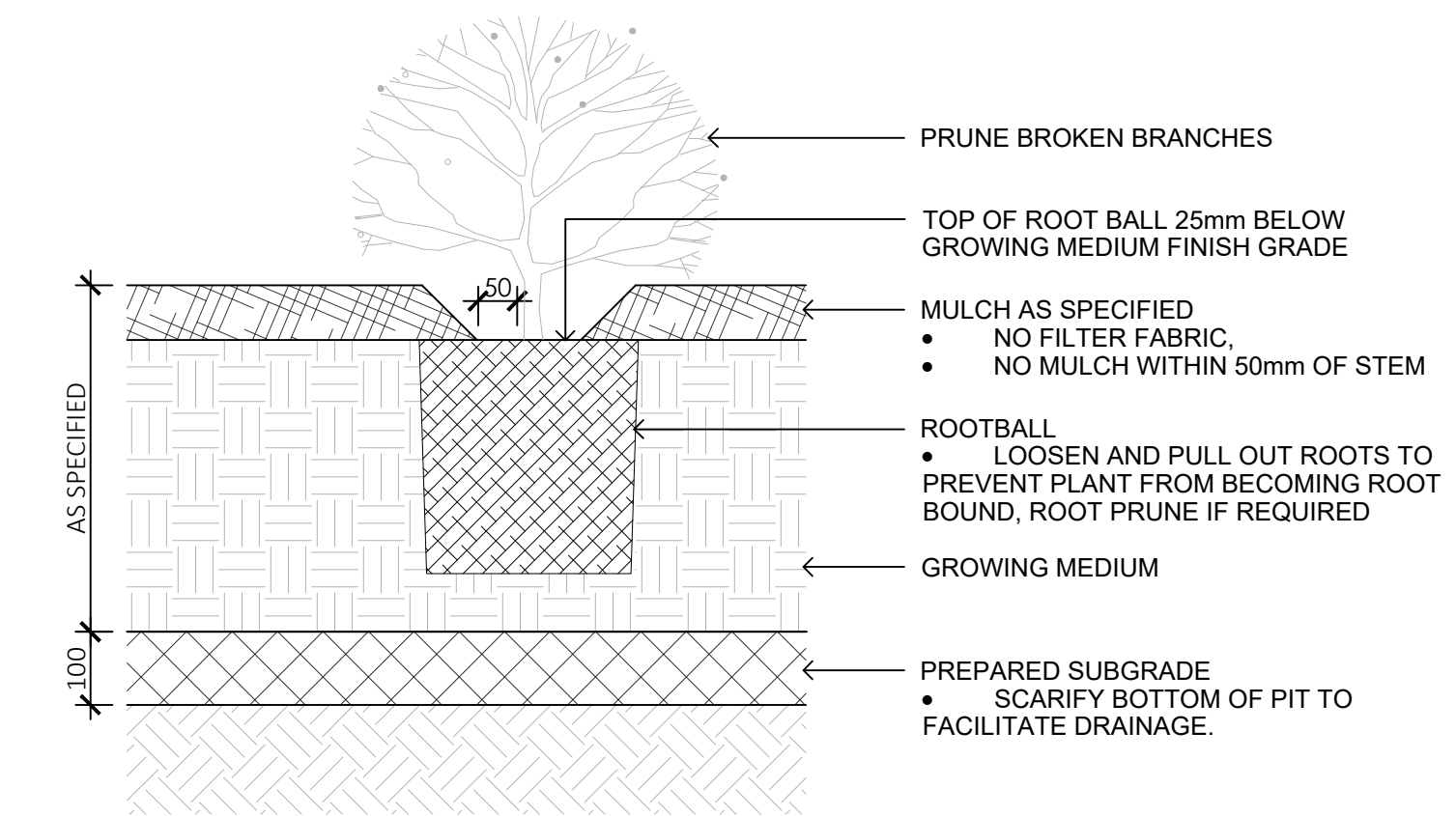
- NOTES:
1. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% MPD.

2 SOD  
1:10



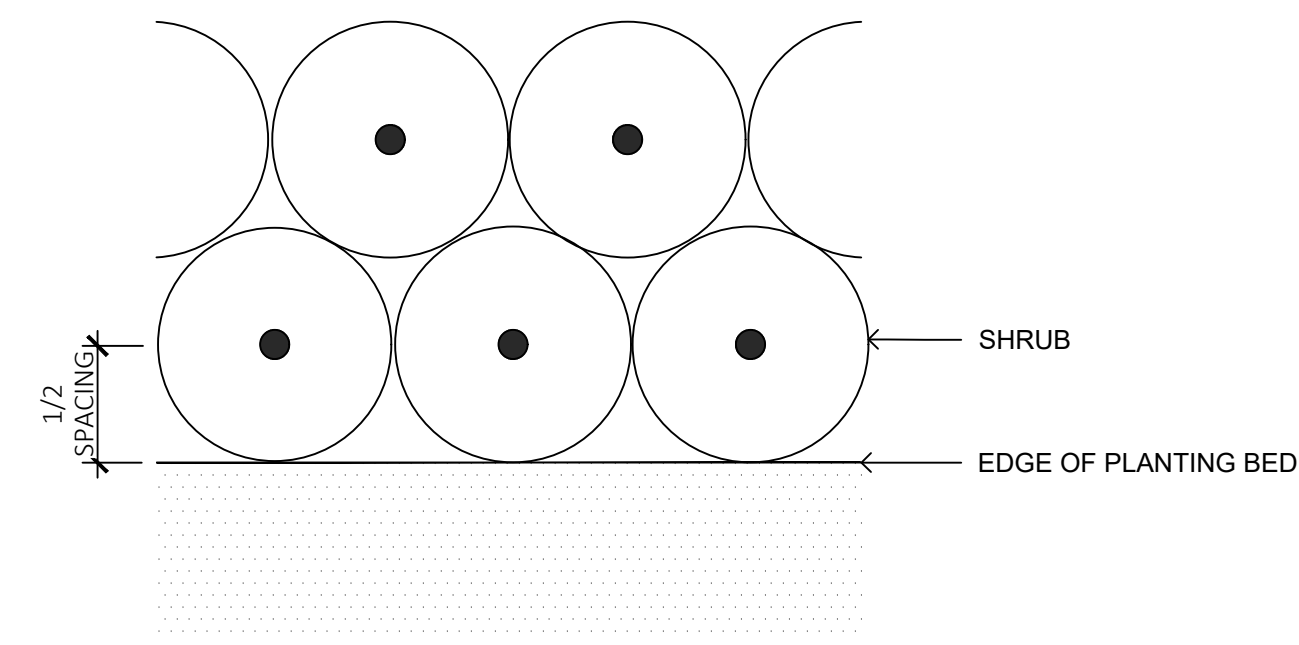
- NOTES:
1. SOD 25mm BELOW ADJACENT SIDEWALK
  2. SUBGRADE UNDER SOD TO BE COMPACTED TO 80% MPD.
  3. SUBGRADE UNDER CONCRETE WALK TO BE COMPACTED TO 95% MPD

3 SOD AND SIDEWALK INTERFACE  
1:10

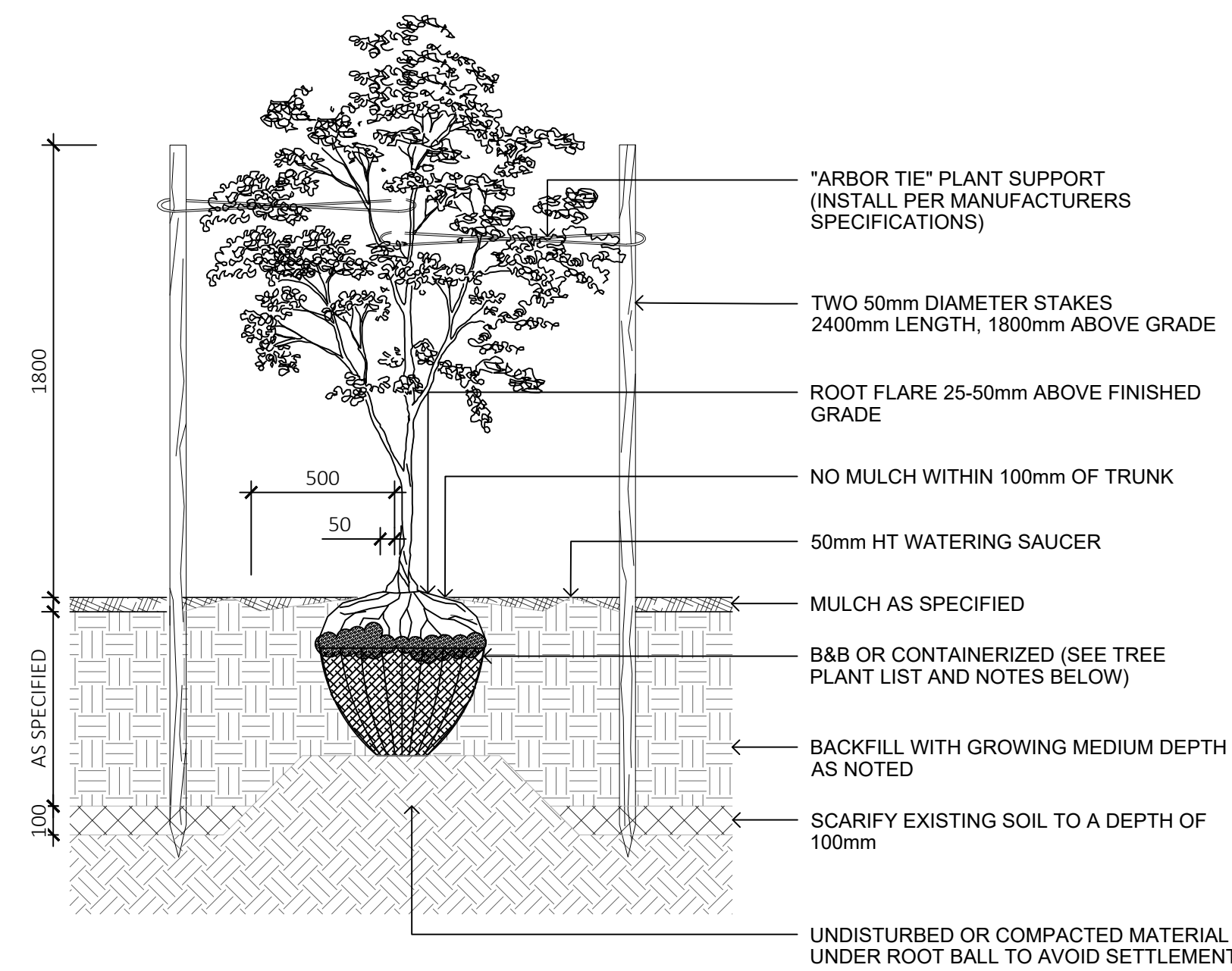


- NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
  2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

4 SHRUB PLANTING  
1:10

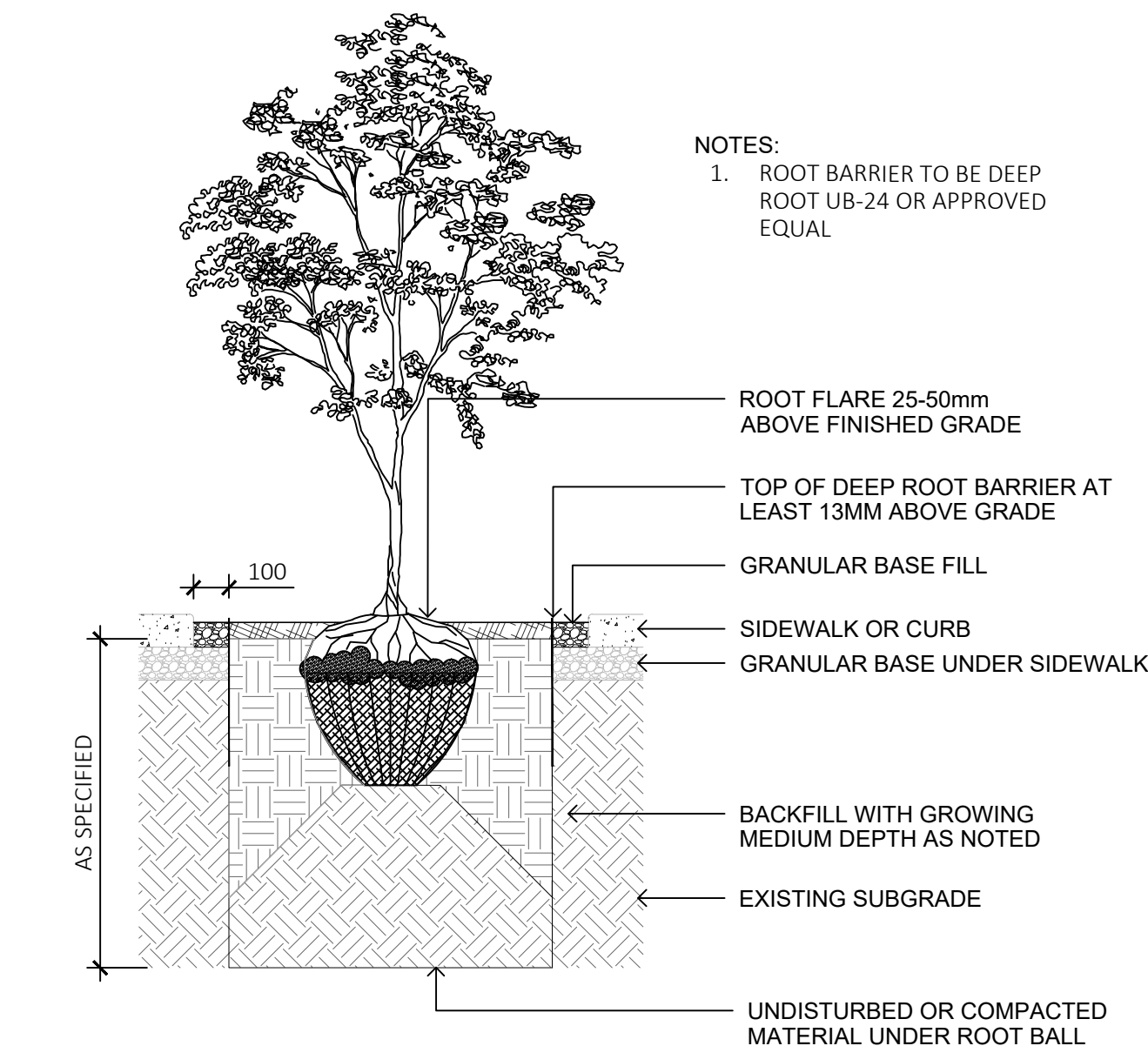


5 PLANTING TRIANGULAR SPACING  
1:10



- 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.
  5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
  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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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**



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: ELIZABETH BALDERSTON

NO.	ISSUED FOR	YYMM/DD
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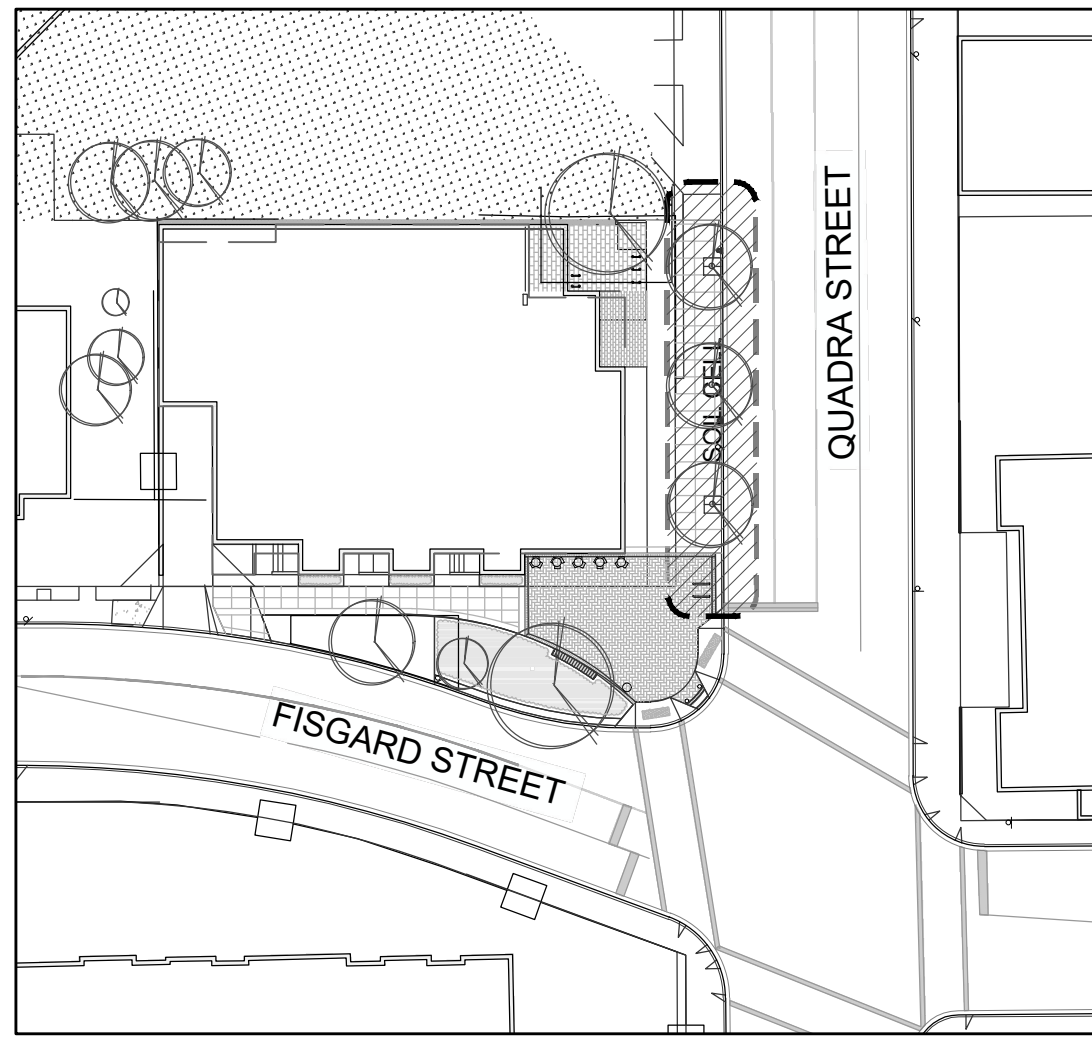
SEAL

DRAWING TITLE:  
STRUCTURAL SOIL CELLS

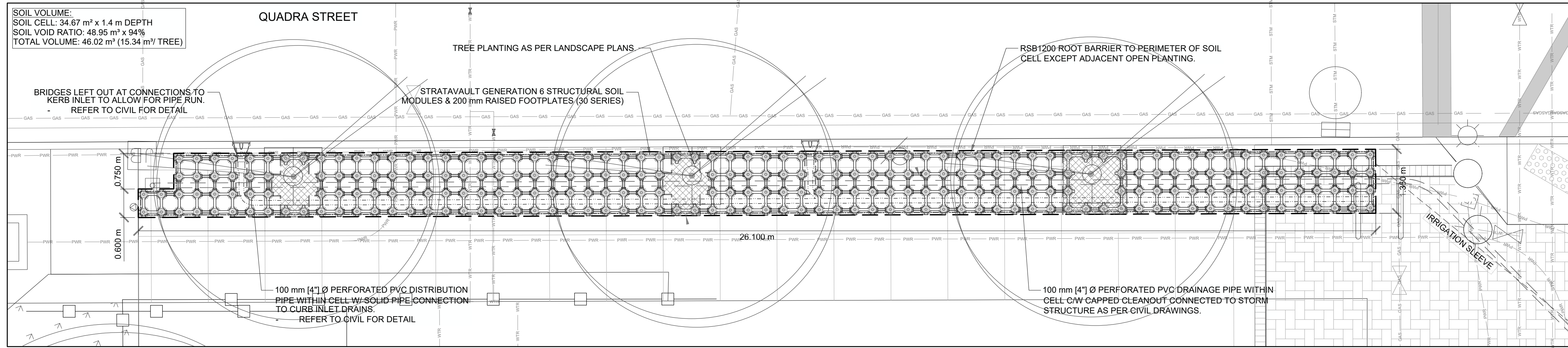
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SCALE: AS SHOWN

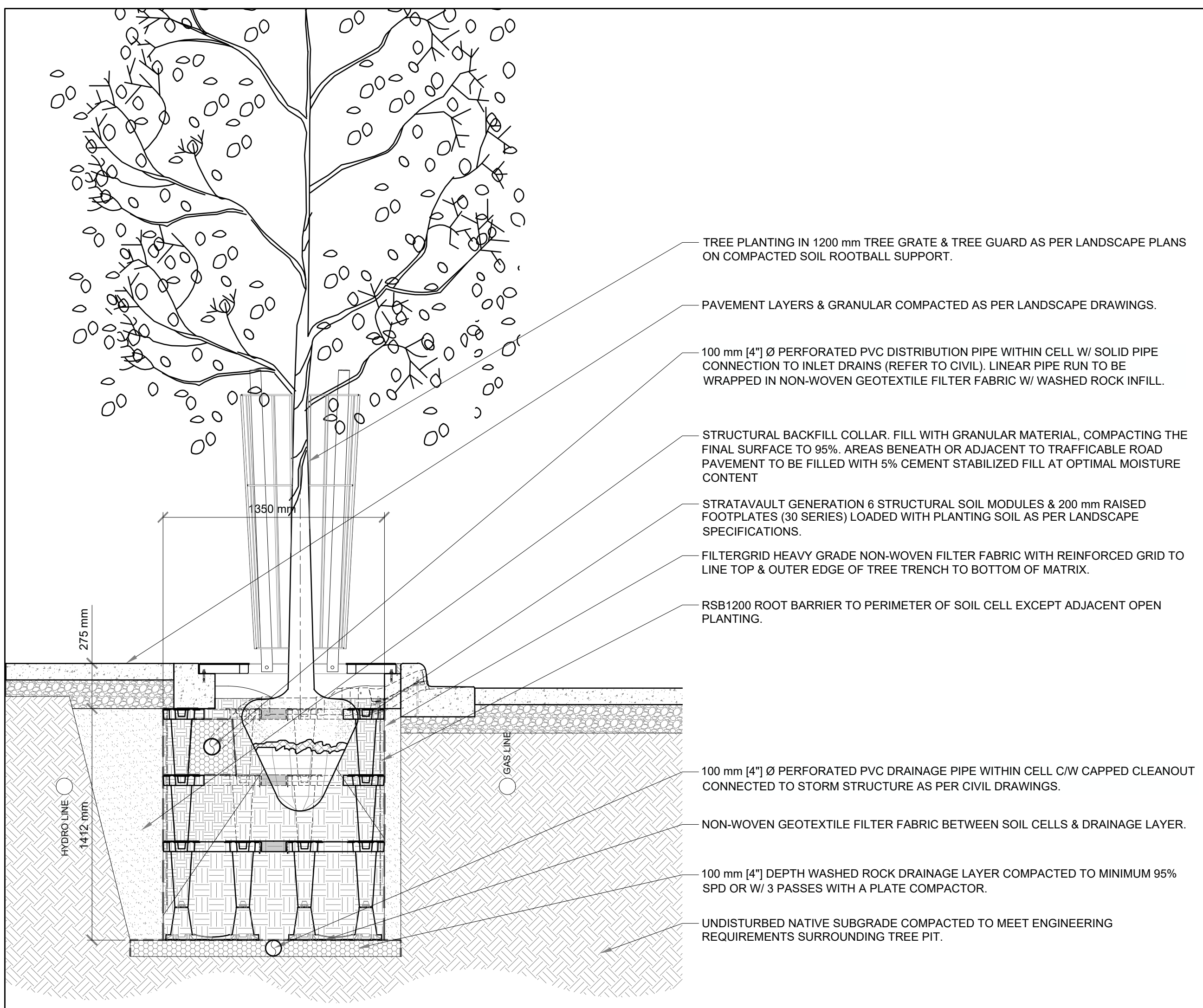
L5.1



1 SITE KEYPLAN  
Scale: 1:500



2 SOIL CELL LAYOUT  
Scale: 1:50



3 SOIL CELL SECTION  
Scale: 1:20

- TREE PLANTING IN 1200 mm TREE GRATE & TREE GUARD AS PER LANDSCAPE PLANS ON COMPACTED SOIL ROOTBALL SUPPORT.
- PAVEMENT LAYERS & GRANULAR COMPACTED AS PER LANDSCAPE DRAWINGS.
- 100 mm [4"] Ø PERFORATED PVC DISTRIBUTION PIPE WITHIN CELL W/ SOLID PIPE CONNECTION TO INLET DRAINS (REFER TO CIVIL). LINEAR PIPE RUN TO BE WRAPPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC W/ WASHED ROCK INFILL.
- STRUCTURAL BACKFILL COLLAR, FILL WITH GRANULAR MATERIAL, COMPACTING THE FINAL SURFACE TO 95%. AREAS BENEATH OR ADJACENT TO TRAFFICABLE ROAD PAVEMENT TO BE FILLED WITH 5% CEMENT STABILIZED FILL AT OPTIMAL MOISTURE CONTENT
- STRATAVAULT GENERATION 6 STRUCTURAL SOIL MODULES & 200 mm RAISED FOOTPLATES (30 SERIES) LOADED WITH PLANTING SOIL AS PER LANDSCAPE SPECIFICATIONS.
- FILTERGRID HEAVY GRADE NON-WOVEN FILTER FABRIC WITH REINFORCED GRID TO LINE TOP & OUTER EDGE OF TREE TRENCH TO BOTTOM OF MATRIX.
- RSB1200 ROOT BARRIER TO PERIMETER OF SOIL CELL EXCEPT ADJACENT OPEN PLANTING.
- 100 mm [4"] Ø PERFORATED PVC DRAINAGE PIPE WITHIN CELL C/W CAPPED CLEANOUT CONNECTED TO STORM STRUCTURE AS PER CIVIL DRAWINGS.
- NON-WOVEN GEOTEXTILE FILTER FABRIC BETWEEN SOIL CELLS & DRAINAGE LAYER.
- 100 mm [4"] DEPTH WASHED ROCK DRAINAGE LAYER COMPACTED TO MINIMUM 95% SPD OR W/ 3 PASSES WITH A PLATE COMPACTOR.
- UNDISTURBED NATIVE SUBGRADE COMPACTED TO MEET ENGINEERING REQUIREMENTS SURROUNDING TREE PIT.

Citygreen Australia  
Phone: (+61) 1300 066-949  
10 Herb Elliott Avenue,  
Sydney Olympic Park, NSW  
2127

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  
Email: info@citygreen.com

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

Reference No:

Sheet No. 1 of 1 Issue # 4

NEW TOWN PAVING MATERIALS

**1 TROWEL JOINT CONCRETE**

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

**2 CONCRETE UNIT PAVERS**

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

**3 BASALT PAVERS**

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



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NEW TOWN PAVING APPLICATIONS

**1 SIDEWALK**

- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 400mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 300 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 400mm concrete band adjacent to curb with tactile scoring at set down

**3 BASALT ENTRY BANDING WITH STREET NAME INSERT**

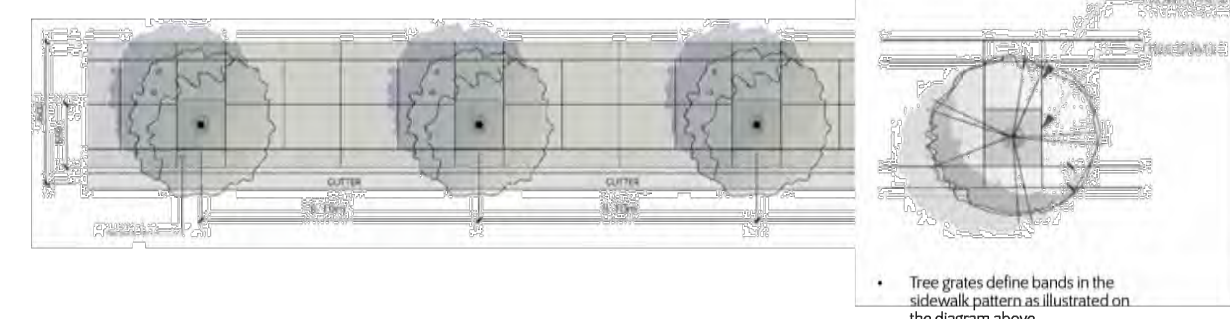
- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning

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 free 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 6-10 metres is desired
  - The 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

38 | CITY OF VICTORIA

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

**COLOUR/ FINISH:** Natural Broom Finish

**DIMENSIONS:** 450mm Wide x height varies

**APPLICATION:** Entry Banding

**DISTRIBUTION:** -

**SUPPLIER:** Bedrock Natural Stone or equivalent

**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.

**CONCRETE UNIT PAVER**

**PRODUCT TYPE:** Concrete Paving

**PRODUCT NAME:** Concrete Unit Paver

**INSTALLATION METHOD:** Mortar set

**COLOUR/ FINISH:** Natural Grey Unsealed

**DIMENSIONS:** 225mm Width x 75mm Depth x 60mm Thick

**APPLICATION:** Paving Field

**DISTRIBUTION:** -

**SUPPLIER:** Abbotsford Concrete Products Ltd. or equivalent

**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.

**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.

**COLOUR/ FINISH:** Fine Broom Brush

**DIMENSIONS:** Plan Specific

**APPLICATION:** Sidewalk Fill

**SUPPLIER:** -

**DISTRIBUTION:** -

**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.

**TROWEL TOOL**

**16" x 4" Carbon Steel Cement Trowel with ProForm® Soft Grip Handle -OR EQUIVALENT**

**Kraft Tool Co.® Carbon Steel Finishing Trowel**

Professional Quality. Precision Balanced, and Ready to Use. High quality carbon steel finishing trowel in precision balanced and ready to use. Each blade is rigorously grained to just the right dimension for that perfect feel. A high strength, lightweight aluminum mounting stands up to the rigors of concrete work. Compression fit stainless steel rivets attach the mounting to the 16" x 4" blade. An oversized steel rivet provides extra strength when applying pressure during finish work. Guaranteed No-Turn handle design locks the handle to mounting. Kraft Tool's signature flat trowel with patented ProForm® soft grip handle (U.S. Patent #6,247,204 B1) provides a comfortable grip. The bright orange handle is easy to spot on a jobsite even after use. The contoured shape and enhanced ribbing of the handle reduces fatigue and provides a great grip even when wet. Proudly made in the USA.

- Cross ground carbon steel blade for perfect feel
- Guaranteed "NO TURN" handle design locks handle to high-strength mounting
- Compression fit stainless steel rivets
- Texture ribbing on handle provides a great grip and reduces fatigue

**24" Green Nylex® Soft Finish Broom with Handle**

**Green Nylex® Soft Finish Broom**

- Soft concrete finish broom with 5' wood handle
- Memory resistant soft green Nylex® bristles

Item ID	CC44
Weight	1.50 LB (0.68 kg)
Material	Nylex™
Handle	Threaded EC163
Handle Material	Wood
Handle Length	60 in. (152.45 cm)
Trim Material	Soft Green Nylex®

2 NEW TOWN - BASALT STREET NAME PAVER NTS

3 NEW TOWN - CONCRETE PAVER NTS

4 NEW TOWN - CONCRETE SIDEWALK NTS

**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 12"
- For joint depths from 30mm to 1 1/2"
- 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](http://www.romex-pfm.de)

**Application**

**Construction site requirements:** The construction site must be prepared according to the construction site conditions. The surface must be clean, free of dust, oil, and other contaminants. The surface must be prepared according to the construction site conditions. The surface must be clean, free of dust, oil, and other contaminants. The surface must be prepared according to the construction site conditions. The surface must be clean, free of dust, oil, and other contaminants.

**Technical data**

Property	Value
Storage life	12 months, non-hazardous, non-combustible, non-toxic, non-corrosive
Storage temperature	5°C to 30°C
Application temperature	5°C to 30°C
Surface temperature	5°C to 30°C
Relative humidity	≤ 90%
Wind speed	≤ 10 m/s
Freezing temperature	≤ -10°C
Freezing risk	Low
Freezing protection	Not required
Freezing protection class	0
Freezing protection level	0
Freezing protection class	0
Freezing protection level	0

**ROMEX®-TRASS BED**

Frost resistant drainage mortar

Drainage trass bed mortar

**PROPERTIES**

- For pedestrian and traffic loads
- From 3mm to 1 1/2" layer thickness
- highly water permeable
- prevents frost damage
- lessens waterlogging + discoloration
- ready to use mixture or COMPOUND
- fast and de-icing salt resistant
- easy application
- lessens efflorescence
- Compressive strength > 35N/mm² (5,000 psi)

**CONSTRUCTION VARIATIONS**

**Preparation of substrate and jointing:** Paving jointing mortar must be applied to a clean and dry substrate. Any expansion joints present in the substrate should be incorporated into the jointing mortar. Expansion joints should be filled with a compatible grout. The substrate should be prepared according to the requirements of the relevant standards. See application notes on page 27.

**Construction variations for paving:** Basalt: The joint is only as strong as the substrate. For the substrate, see the application notes on page 27. For the jointing mortar, see the application notes on page 27. For the substrate, see the application notes on page 27. For the jointing mortar, see the application notes on page 27.

**Setup of bonded construction method:** See the following diagrams in this report.

**TRAFFIC LOADS**

**Pedestrian loads (Plaza and footpaths):** ROMEX® TRASS BED is suitable for pedestrian loads up to 20 kN/m². For higher loads, see the application notes on page 27.

**Traffic loads up to 7.5T (Private motor vehicles, private homes):** ROMEX® TRASS BED is suitable for traffic loads up to 7.5T. For higher loads, see the application notes on page 27.

**Traffic loads - building classification V/VII:** ROMEX® TRASS BED is suitable for traffic loads up to 7.5T. For higher loads, see the application notes on page 27.

**Traffic loads - building classification III/IV:** ROMEX® TRASS BED is suitable for traffic loads up to 7.5T. For higher loads, see the application notes on page 27.

5 ROMEX STANDARD DETAILS - MORTAR SET FOR BASALT PAVERS NTS



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.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	2024/08/28
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 HARDSCAPE  
DETAILS

DWG NO:

SCALE: AS NOTED

L6.1



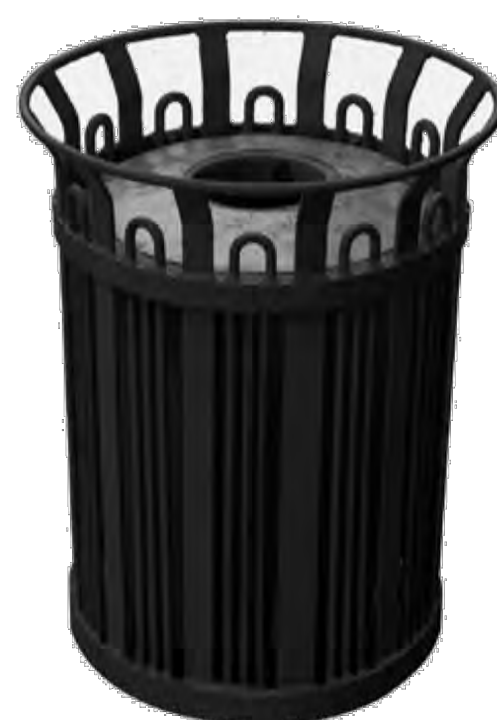
TREE GUARD FABRICATED BY  
COV PUBLIC WORKS

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

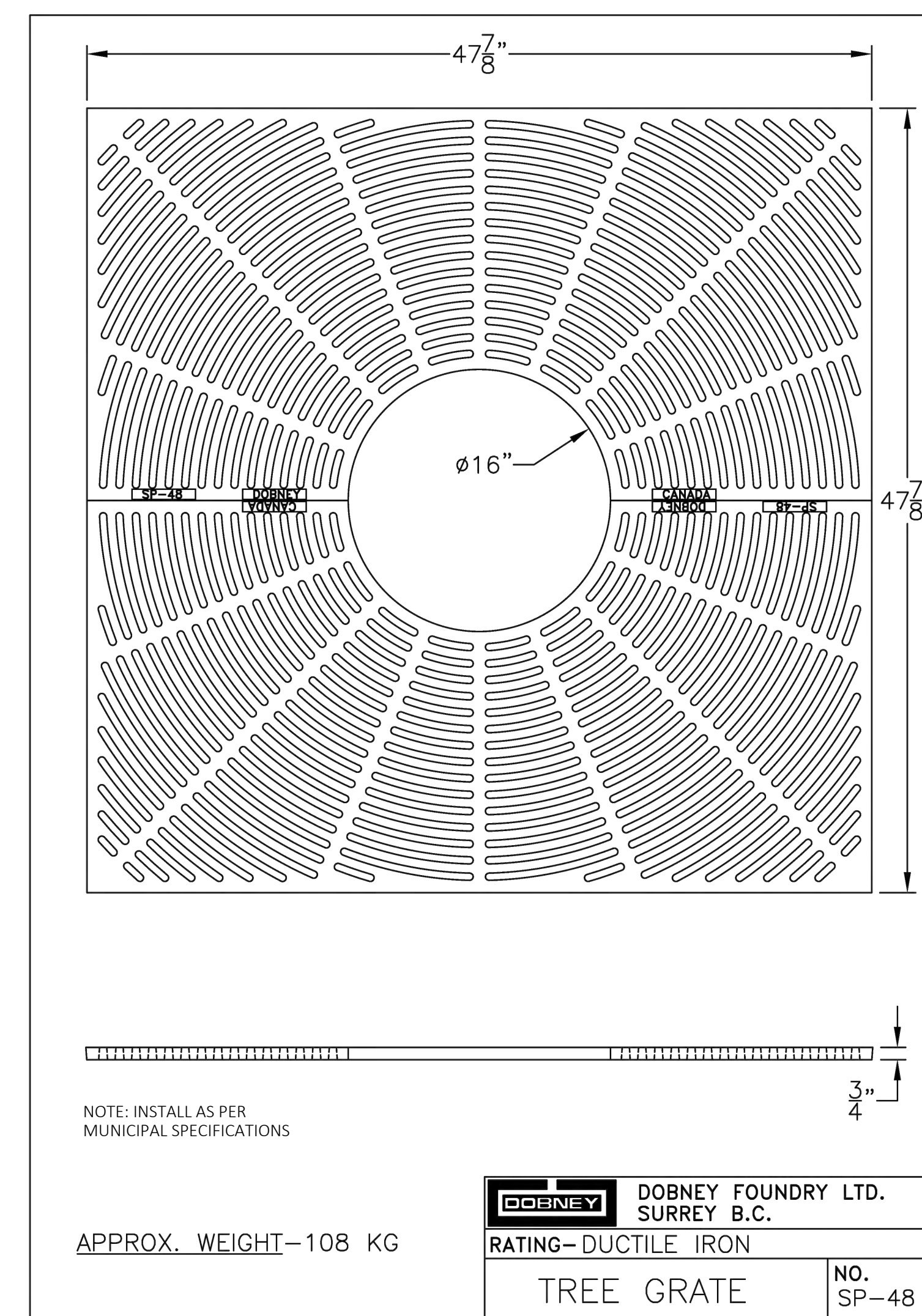
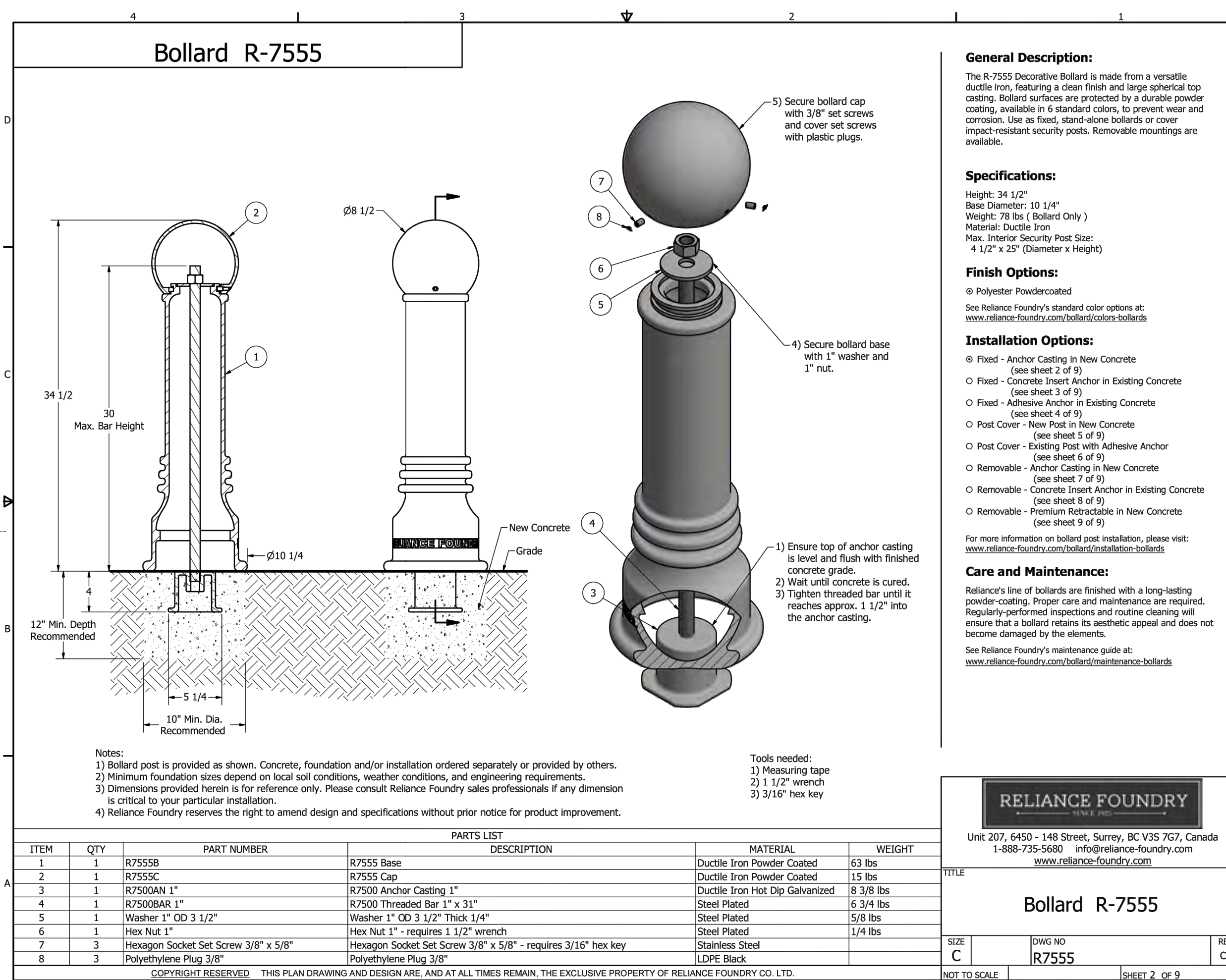
3 NEW TOWN BIKE RACK  
NTS

**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

- CUT SHEET - FURNISHING

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
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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 SITE  
FURNITURE DETAILS**

DWG NO:

SCALE: AS NOTED

**L6.2**

**CITY OF VICTORIA** SUPPLEMENTARY STANDARD DETAIL DRAWINGS

**TREE PROTECTION FENCING**

- 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.
- 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

<b>TREE PROTECTION FENCING AND SIGNAGE DETAIL</b>	REVISIONS	DRAWING NUMBER: <b>SD P1</b>
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**CITY OF VICTORIA** SUPPLEMENTARY STANDARD DETAIL DRAWINGS

### GUIDELINES FOR WORKING AROUND CITY TREES

The City of Victoria and its 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

<b>WORKING AROUND TREES</b>	REVISIONS	DRAWING NUMBER: <b>SD P2</b>
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**CITY OF VICTORIA** SUPPLEMENTARY STANDARD DETAIL DRAWINGS

**NOTES:**

- APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
- FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- SOD NOT TO BE REINFORCED WITH MESH.

2011

<b>SOD SEED DETAIL</b>	REVISIONS	DRAWING NUMBER: <b>SD P3</b>
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**CITY OF VICTORIA** SUPPLEMENTARY STANDARD DETAIL DRAWINGS

**PREPARATION NOTES:**

- CONTAINER GROWN: REMOVE COMPLETELY FROM CONTAINER
- BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
- 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" O" (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.

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

40mm NYLON WEBBING

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

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

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

ASPHALT ROADWAY REFER TO CIVIL DWGS

ROOT BARRIER 450 mm x 4.0M LENGTH

COMPACTED SUBGRADE TO 98% S.P.D.

SCARIFY BOTTOM OF PIT

**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

<b>TREE PLANTING IN BOULEVARD</b>	REVISIONS	DRAWING NUMBER: <b>SD P4</b>
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**CITY OF VICTORIA** SUPPLEMENTARY STANDARD DETAIL DRAWINGS

**Preparation notes:**

- Container grown: remove completely from container
- Burlap and rope: remove top 1/3 of covering
- Wire and Burlap: remove top 1/3 of wire and burlap covering without damaging rootball. Remove all twine.
- Do not prune leader, only dead or damaged branches.

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

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

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

Roadway detail refer to civil dwgs

refer to approved drawings

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

<b>Tree Planting in Sidewalk with Tree Guard</b>	FILE: v:\design\construct_design specs\const details\painting\SD_P5
TITLE:	SCALE: Not to Scale
	DATE: Feb.27, 2018
	DWN.:
	APPD.:
	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

100mm depth of pea gravel

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 : 6m<sup>3</sup> 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

**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

<b>Tree Planting in Sidewalk with Tree Grate &amp; Pavers</b>	FILE: draft - for review
TITLE:	SCALE: Not to Scale
	DATE: Dec.11, 2018
	DWN.:
	APPD.:
	DRAWING SD-P5



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: 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 LANDSCAPE  
DETAILS**

DWG NO:  
**L6.3**

SCALE: AS NOTED



1 6' HT METAL PICKET FENCE  
L3 NTS



2 BELGARD AQUALINE PERMEABLE PAVER  
L3 NTS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamber 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

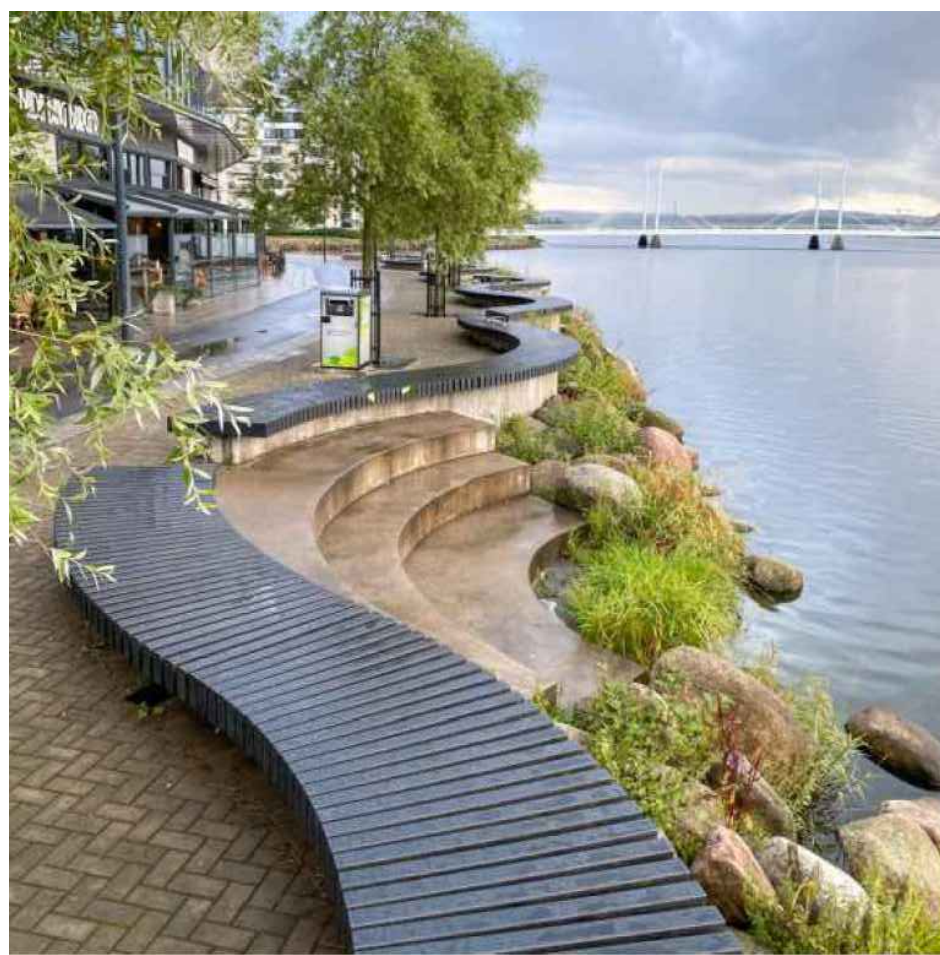


SHADED GREY

SHAPES & SIZES

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

DURAFUSION™  
Unmatched Durability



3 CUSTOM SEAT WALL BENCH  
L3 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.



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.



4 NEW TOWN BOLLARD  
L3 NTS

5 NEW TOWN LITTER RECEPTACLE  
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.

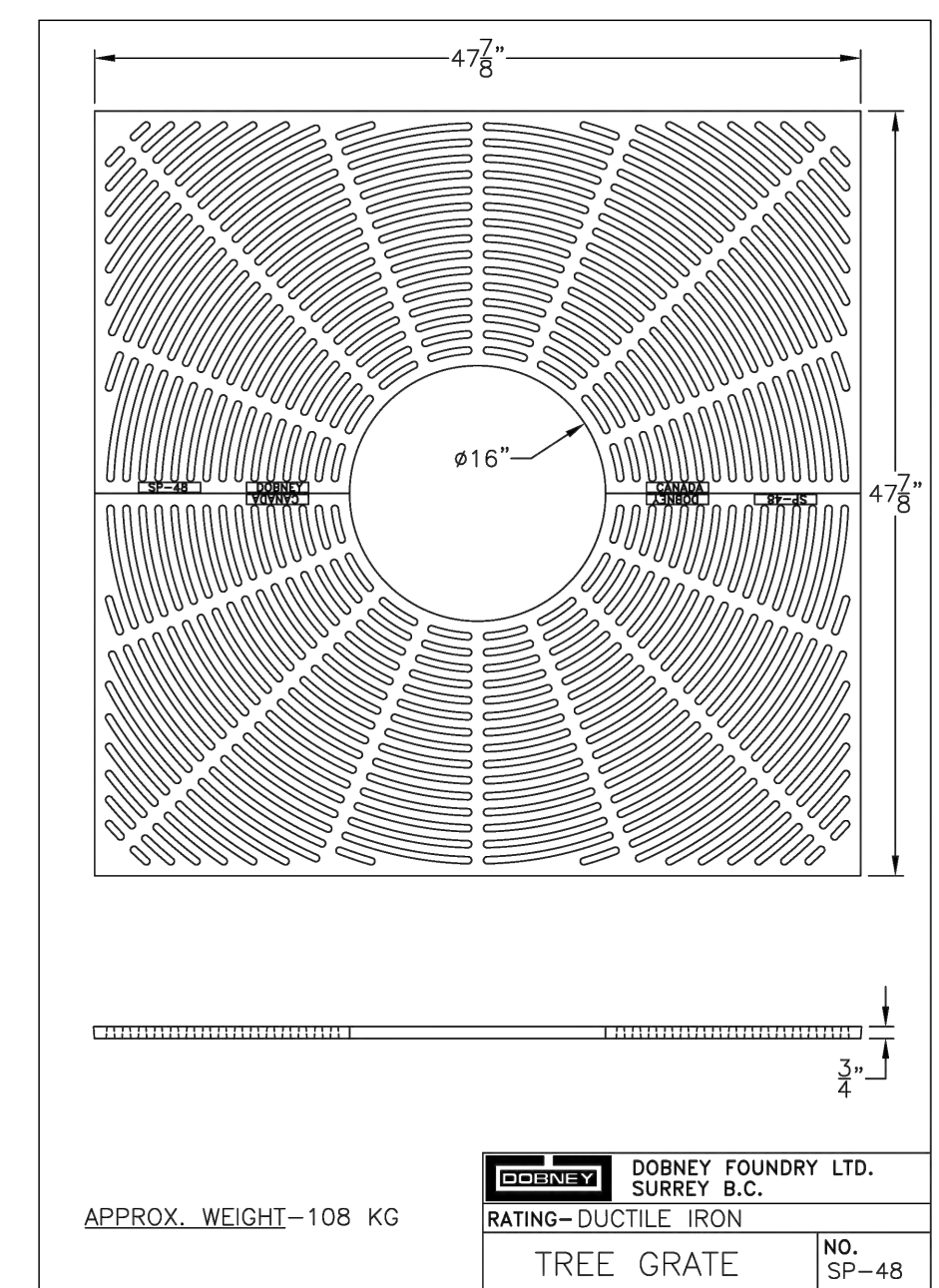


6 NEW TOWN BIKE RACK  
L3 NTS



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

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

SEAL

NORTH ARROW

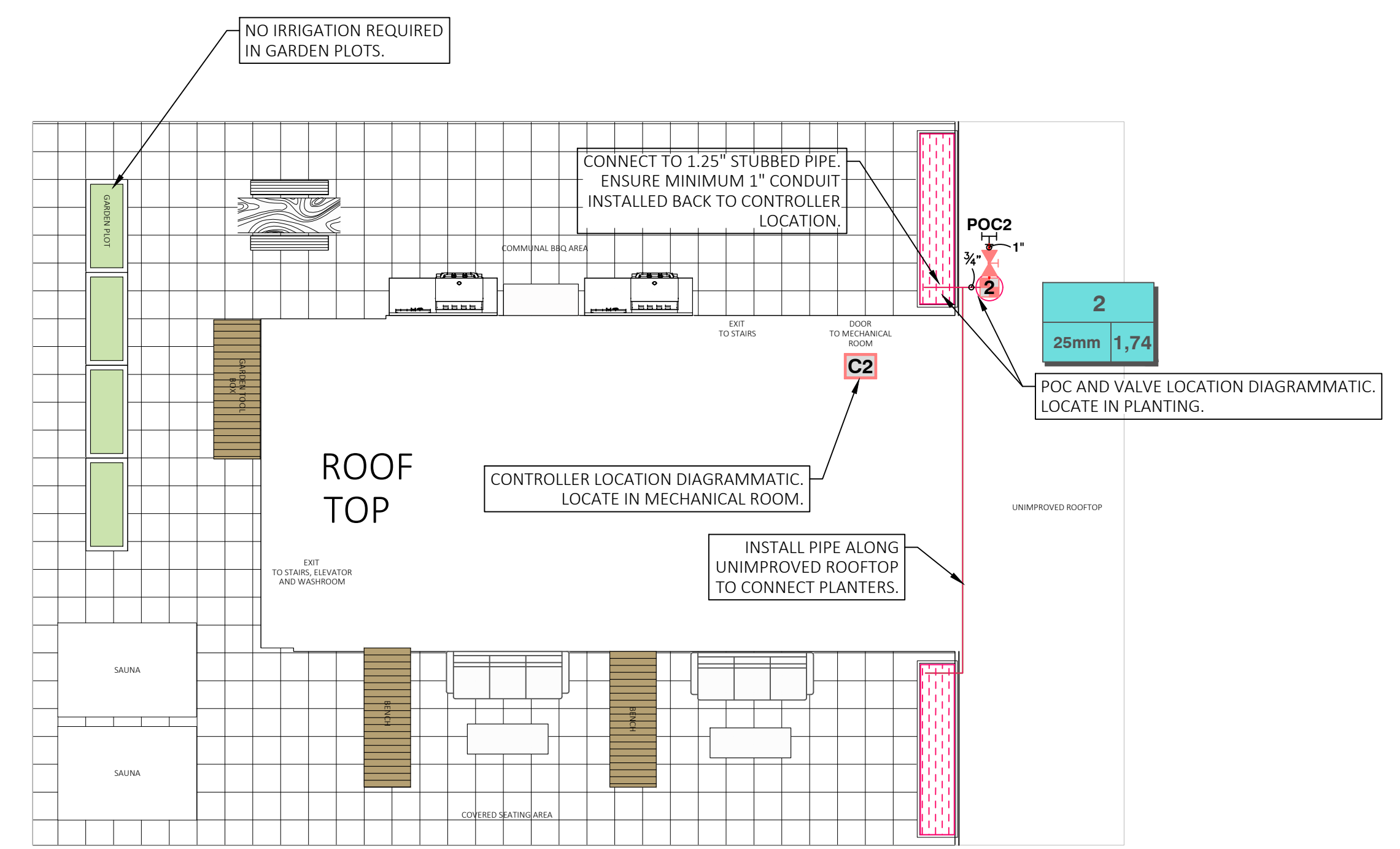


DRAWING TITLE:  
LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

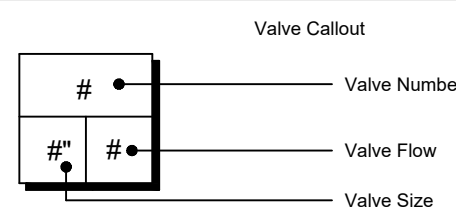
L3



	 STEPHEN GITZEL CID, CLIA, CIT srgitzel@srgd.ca	 BIOPHILIA design collective	<b>1702 QUADRA STREET</b> <b>VICTORIA, BC</b> <b>MAIN LEVEL &amp; ROOFTOP</b>	NO.	DATE	BY	CHKD.	REVISION	TYPE	DESCRIPTION	METRIC	NOTES 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 <b>IRRIGATION</b>	 NORTH <b>IR01</b>						
				1.	07/24/2024	SRG	SRG	REVIEW							FILE NAME	1702 QUADRA-IRRIGATION-072424.DWG	PAPER	ARCH FULL BLEED D (24.00 X 36.00 INCHES)	FL #	072424SG

**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**

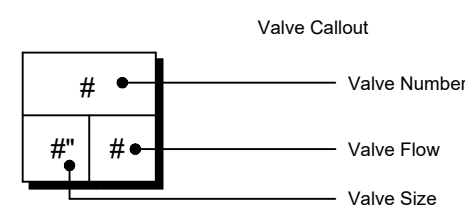
SYMBOL	DESCRIPTION
	ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES & IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION & DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH IAABC STANDARDS.
	IRRIGATION INSPECTIONS ARE REQUIRED FOR 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 (SXX (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](mailto: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.  
1. Irrigation Sleeving prior to backfilling  
2. Open trench Main Line and Pressure Test  
3. Open trench Lateral Line  
4. 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

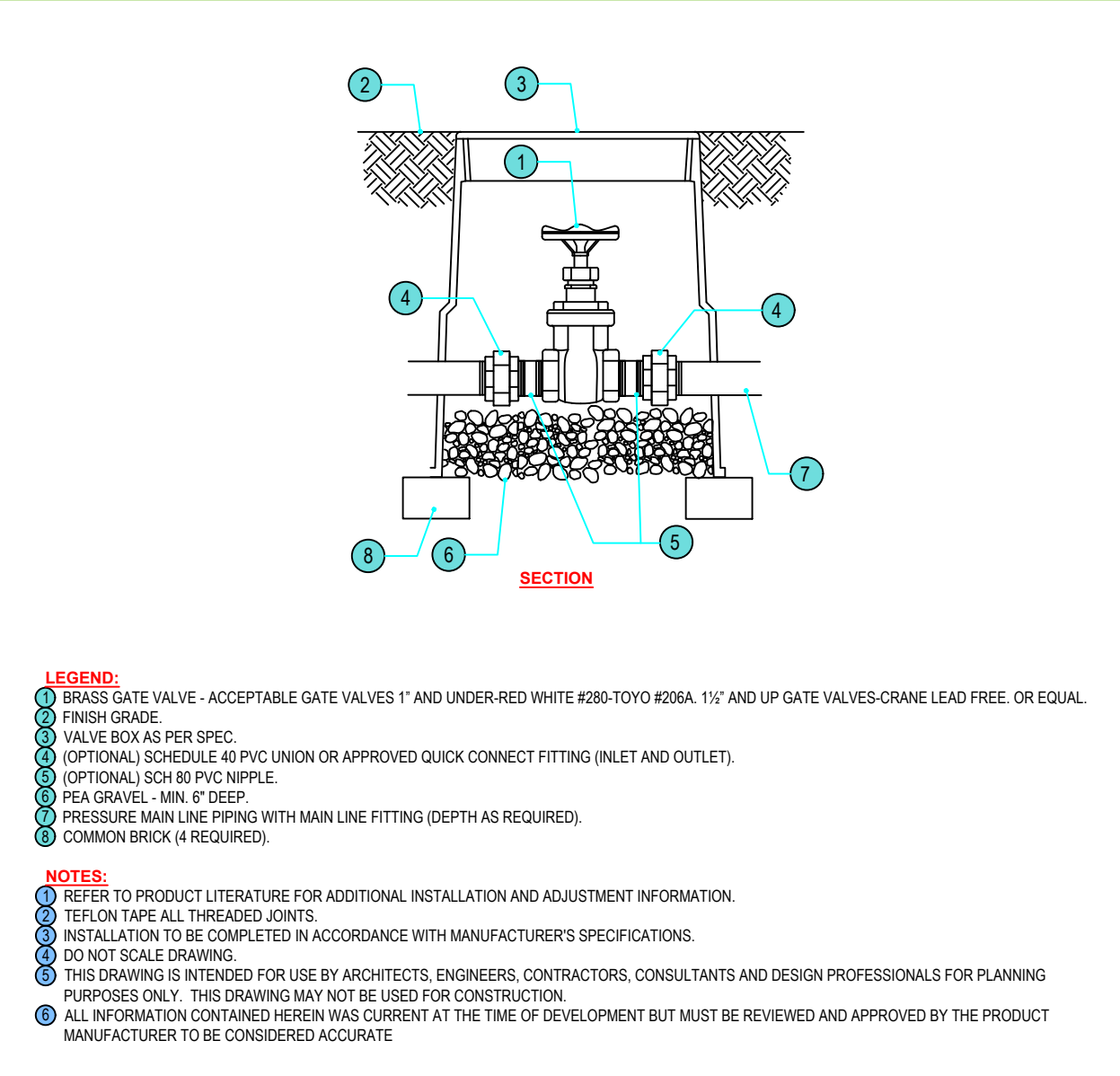
P.O.C. NUMBER: 02  
Water Source Information: 1.25" POC @ 50PSI MIN.

FLOW AVAILABLE  
Point of Connection Size: 32mm  
Flow Available: 28,64 GPM

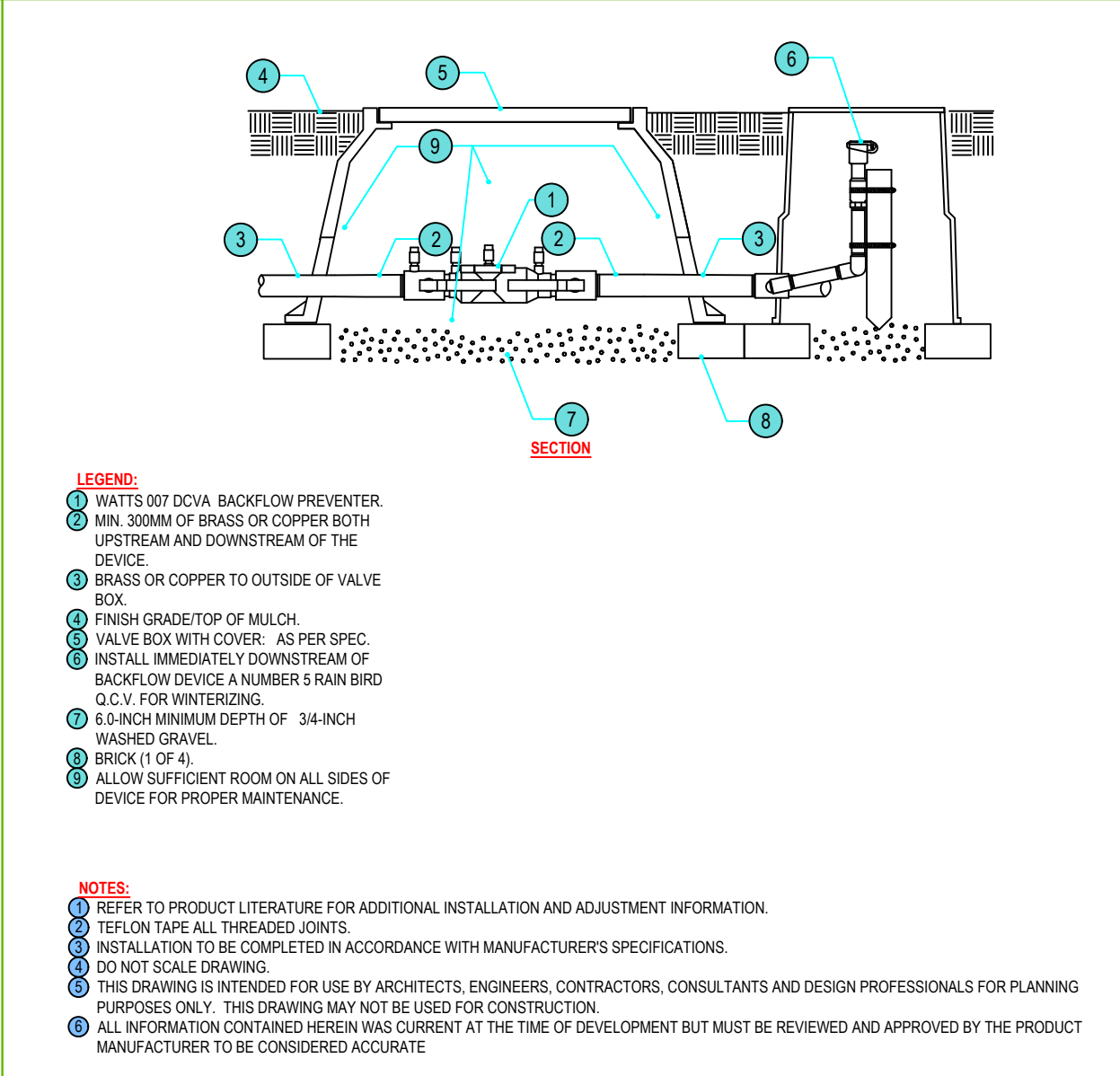
PRESSURE AVAILABLE  
Static Pressure at POC: 50 PSI  
Pressure Available: 50 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 1,74 GPM  
Flow Available at POC: 28,64 GPM  
Residual Flow Available: 26,9 GPM

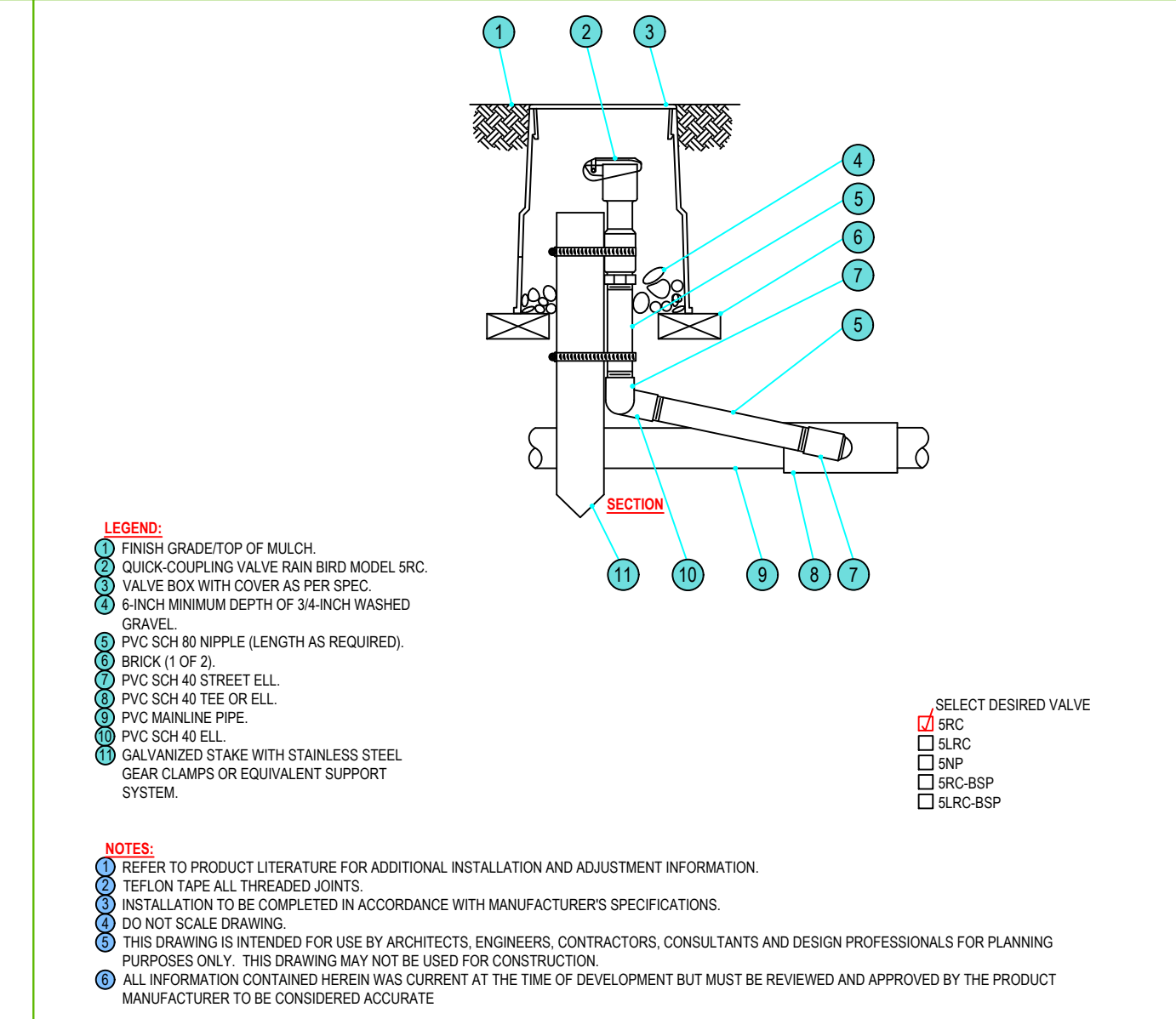
Critical Station: 2  
Design Pressure: 30 PSI  
Friction Loss: 0,02 PSI  
Fittings Loss: 0 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 4,62 PSI  
Pressure Req. at Critical Station: 34,6 PSI  
Loss for Fittings: 0,0 PSI  
Loss for Main Line: 0,0 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 0 PSI  
Critical Station Pressure at POC: 34,6 PSI  
Pressure Available: 50 PSI  
Residual Pressure Available: 15,4 PSI



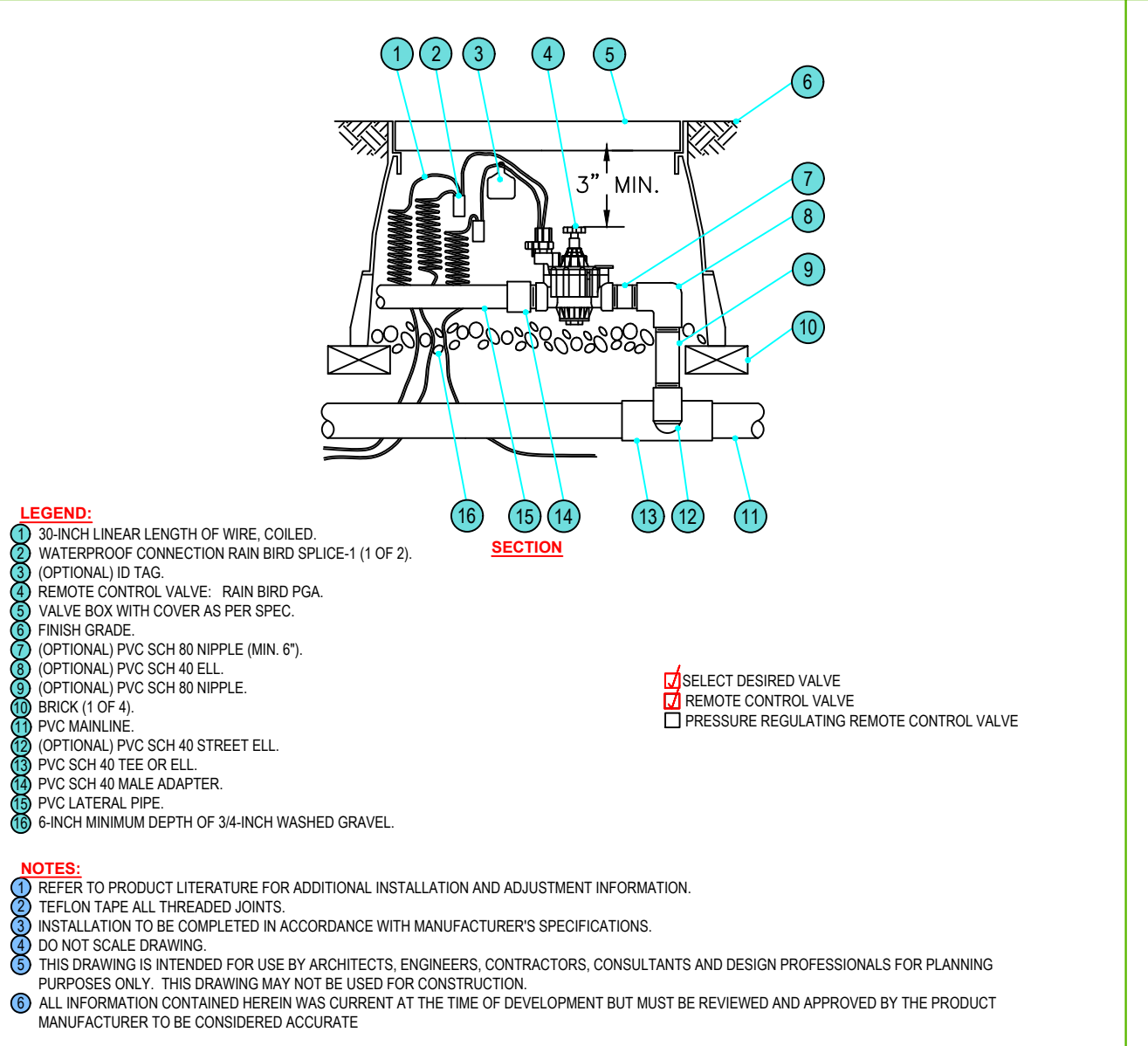
**1 VALVES - MAINLINE ISOLATION VALVE**  
N.T.S. P-SRG-26



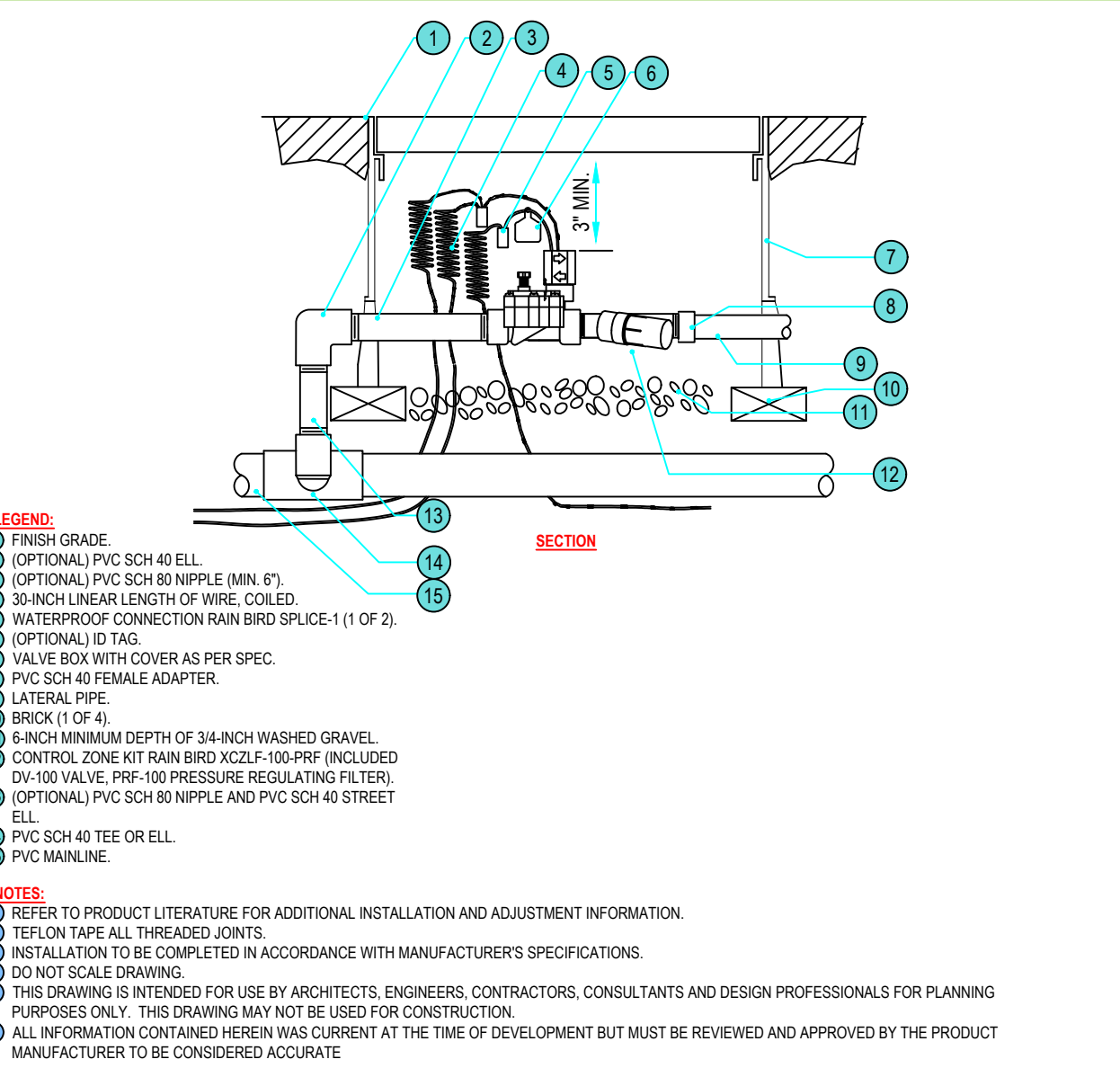
**2 DCVA - WATTS 007**  
N.T.S. P-SR1-03



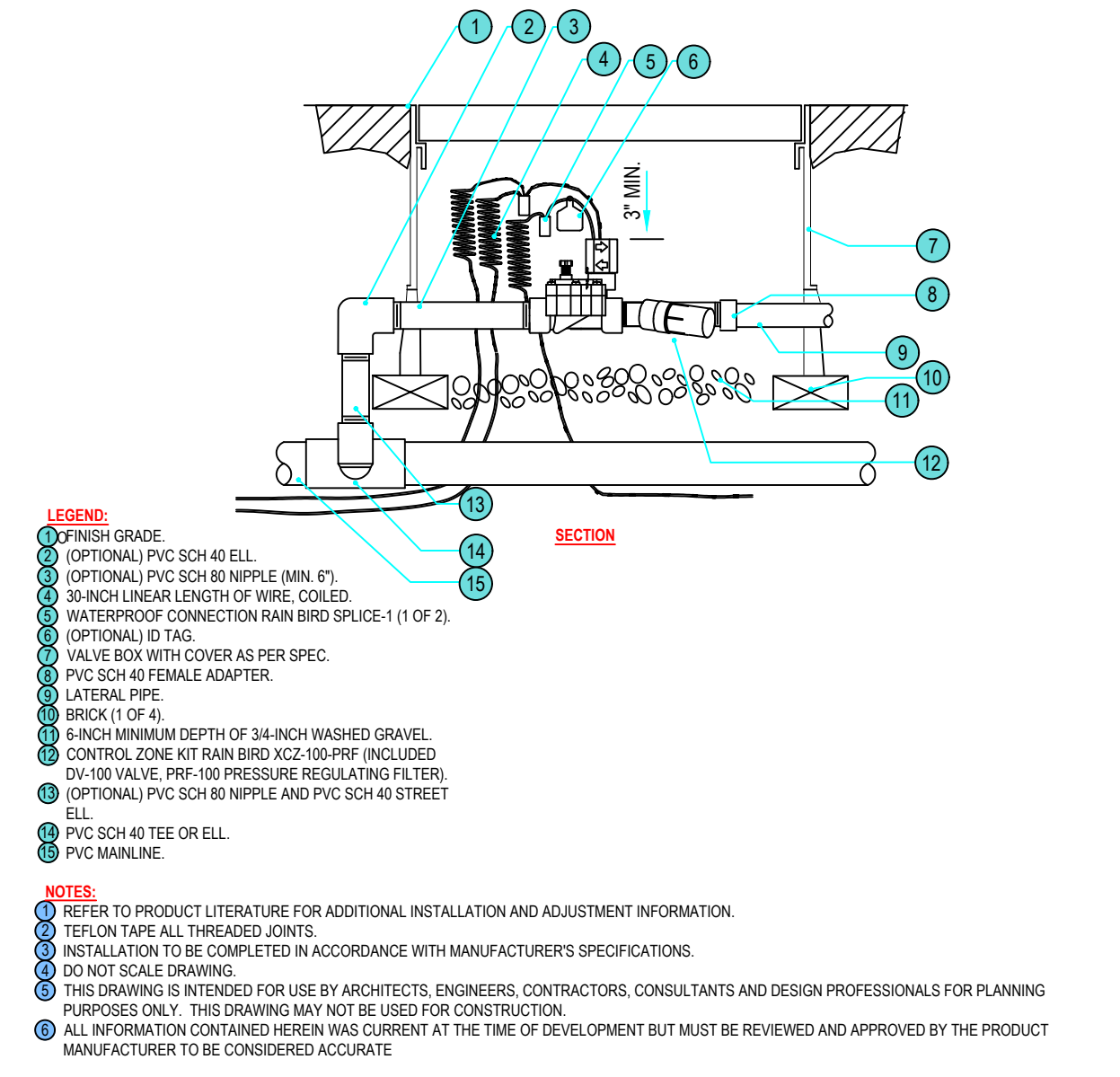
**3 QUICK COUPLING VALVE - 5RC SERIES**  
N.T.S. P-SR1-07



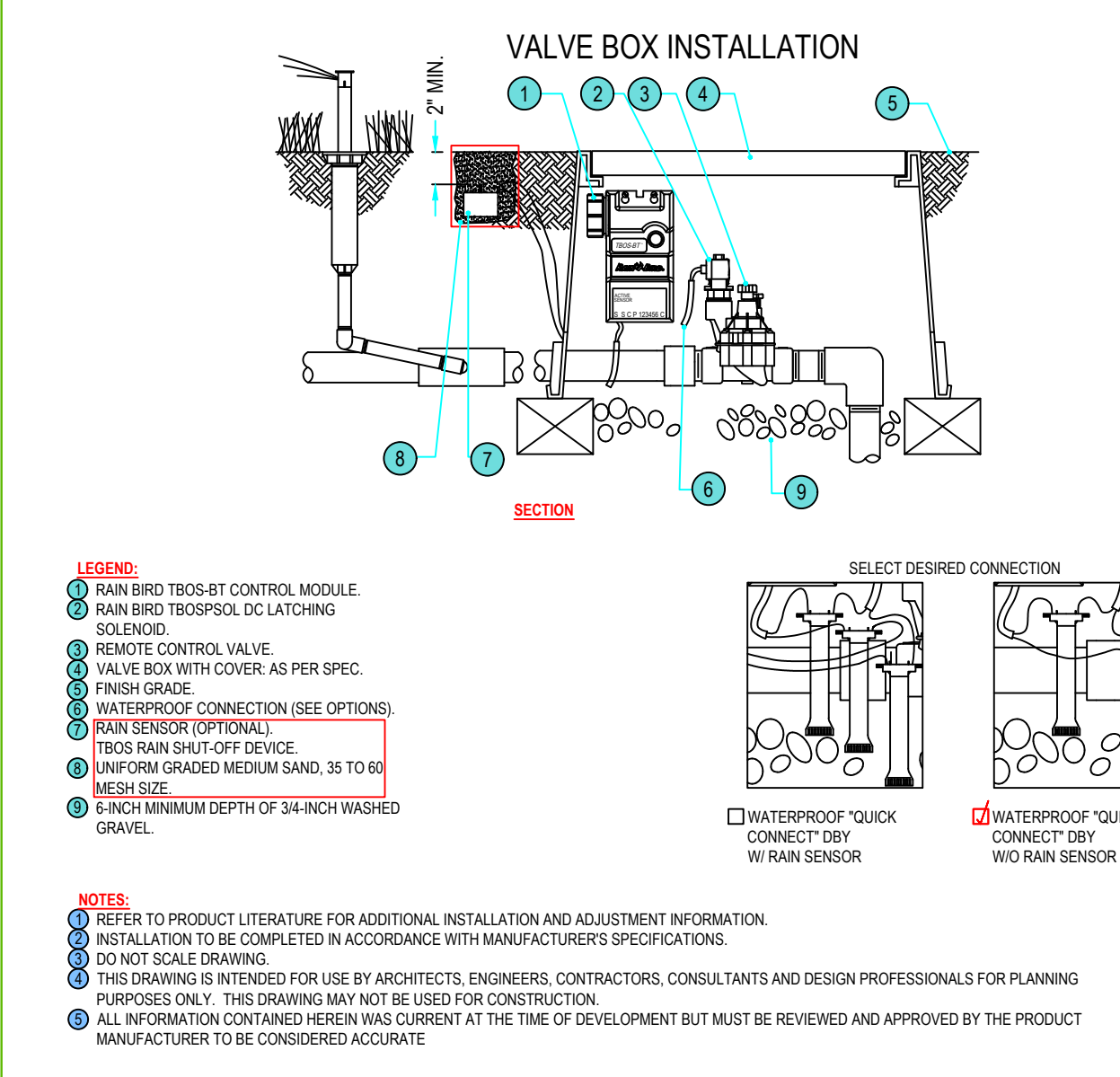
**4 VALVES - PGA SERIES**  
N.T.S. P-SR1-08



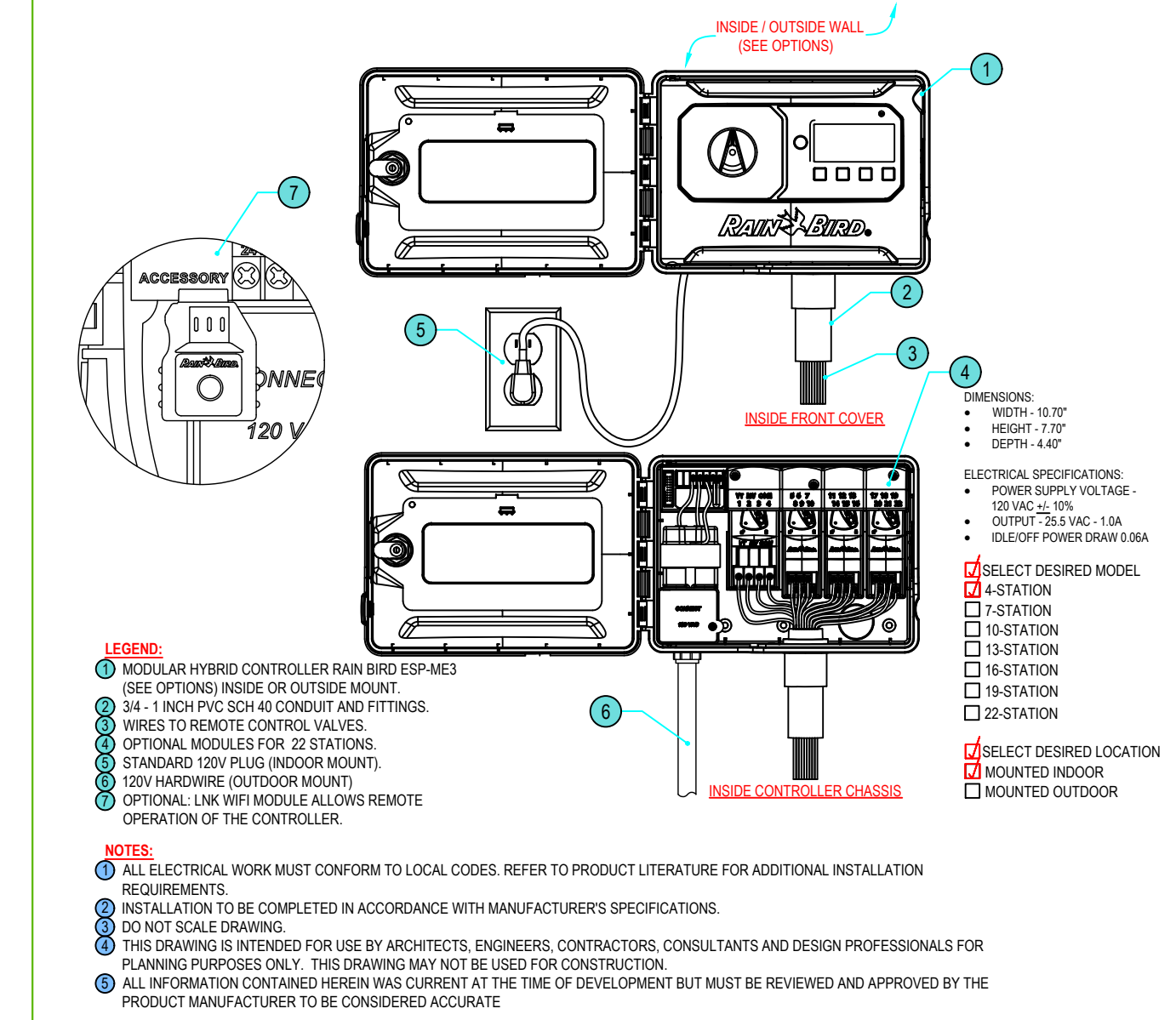
**5 DRIP KIT - XCZLF-100-PRF-LOW FLOW-0.2 TO 10GPM**  
N.T.S. P-SR1-11



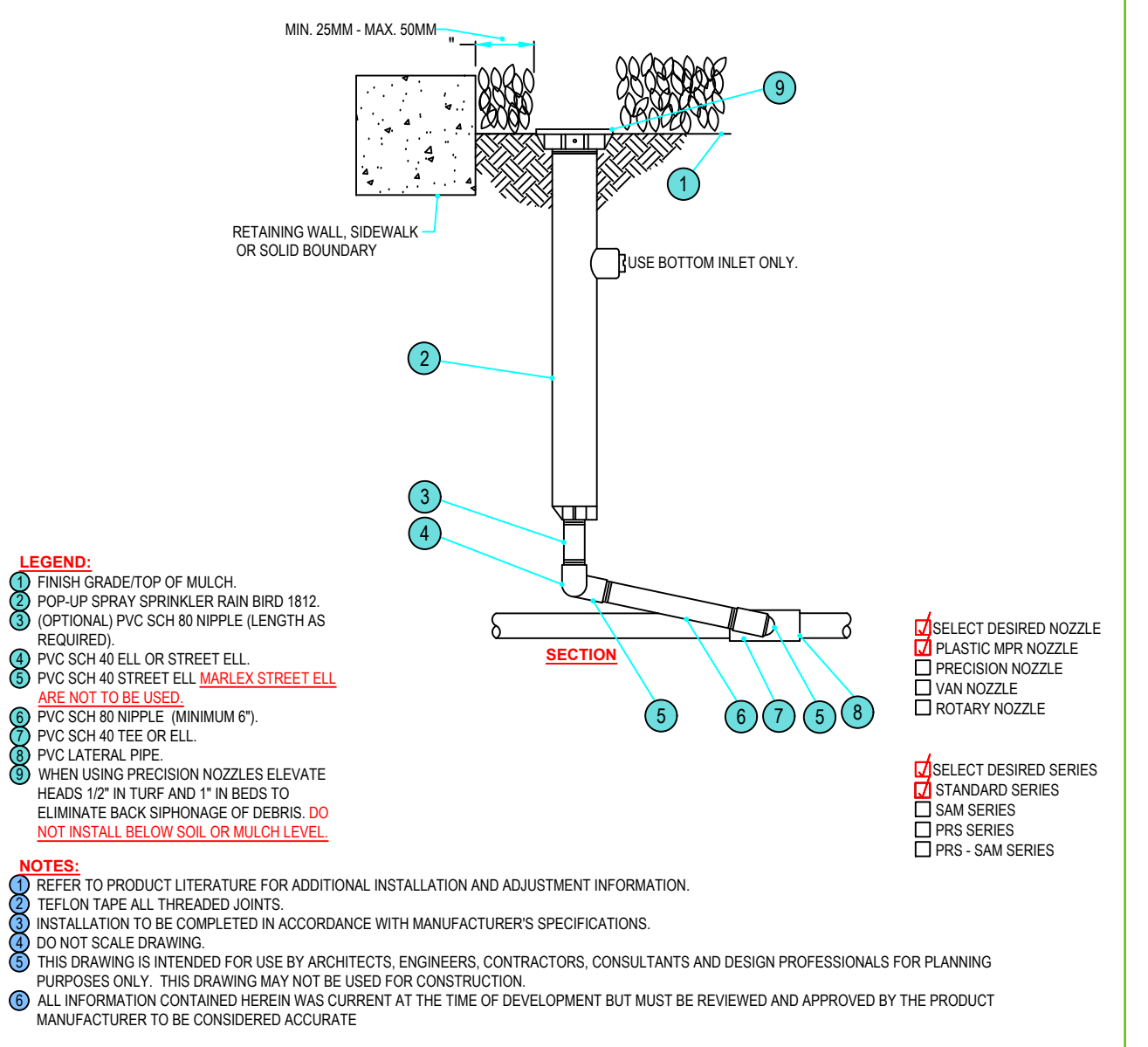
**6 DRIP KIT - XCZ-100-PRF-MED FLOW-3 TO 15GPM**  
N.T.S. P-SR1-10



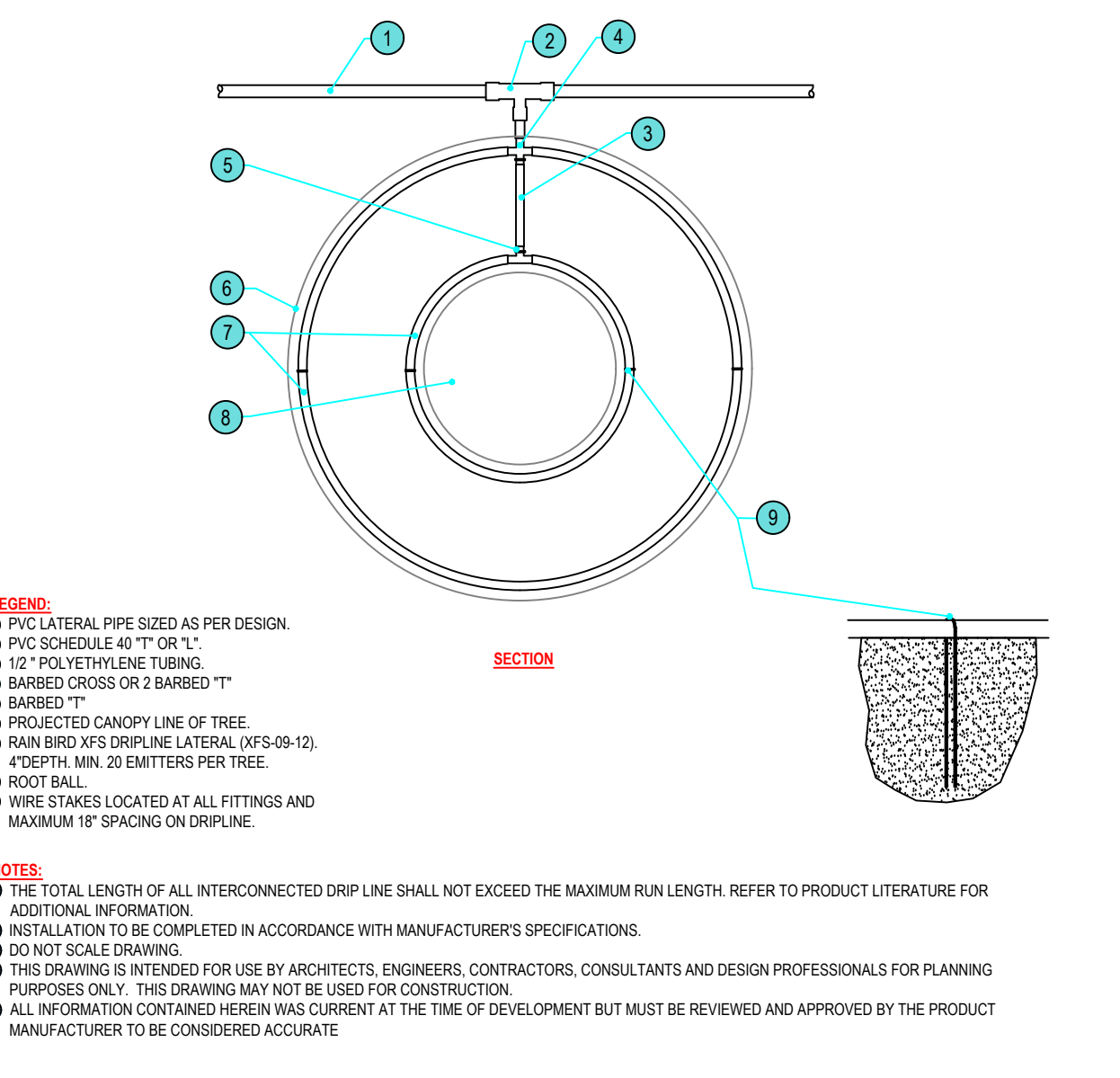
**7 CONTROLLER - TBOS-BT - BATTERY OPERATED**  
N.T.S. P-SR1-04



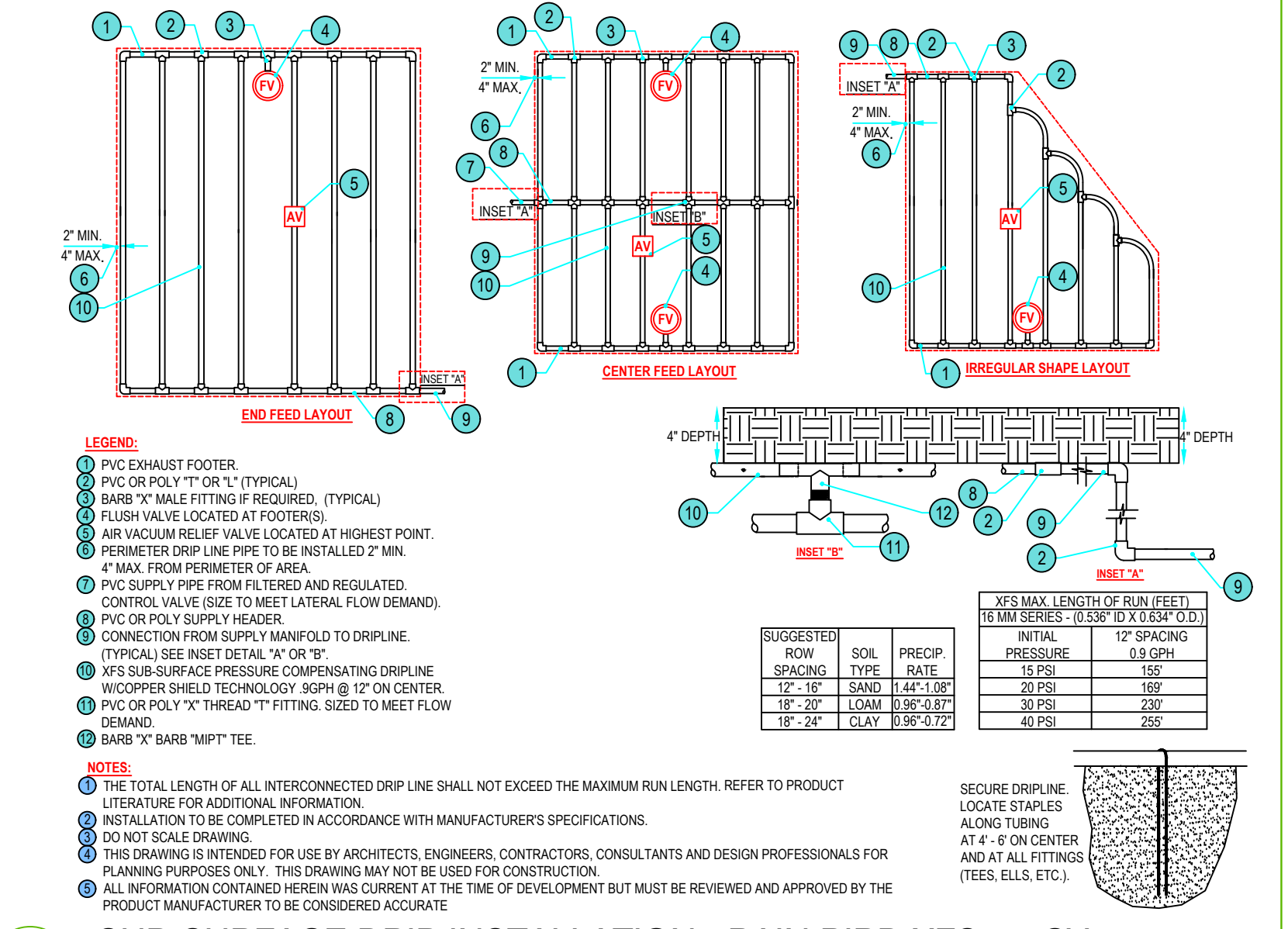
**8 RAIN BIRD ESP-ME3 MODULAR HYBRID CONTROLLER**  
N.T.S. P-MI-03



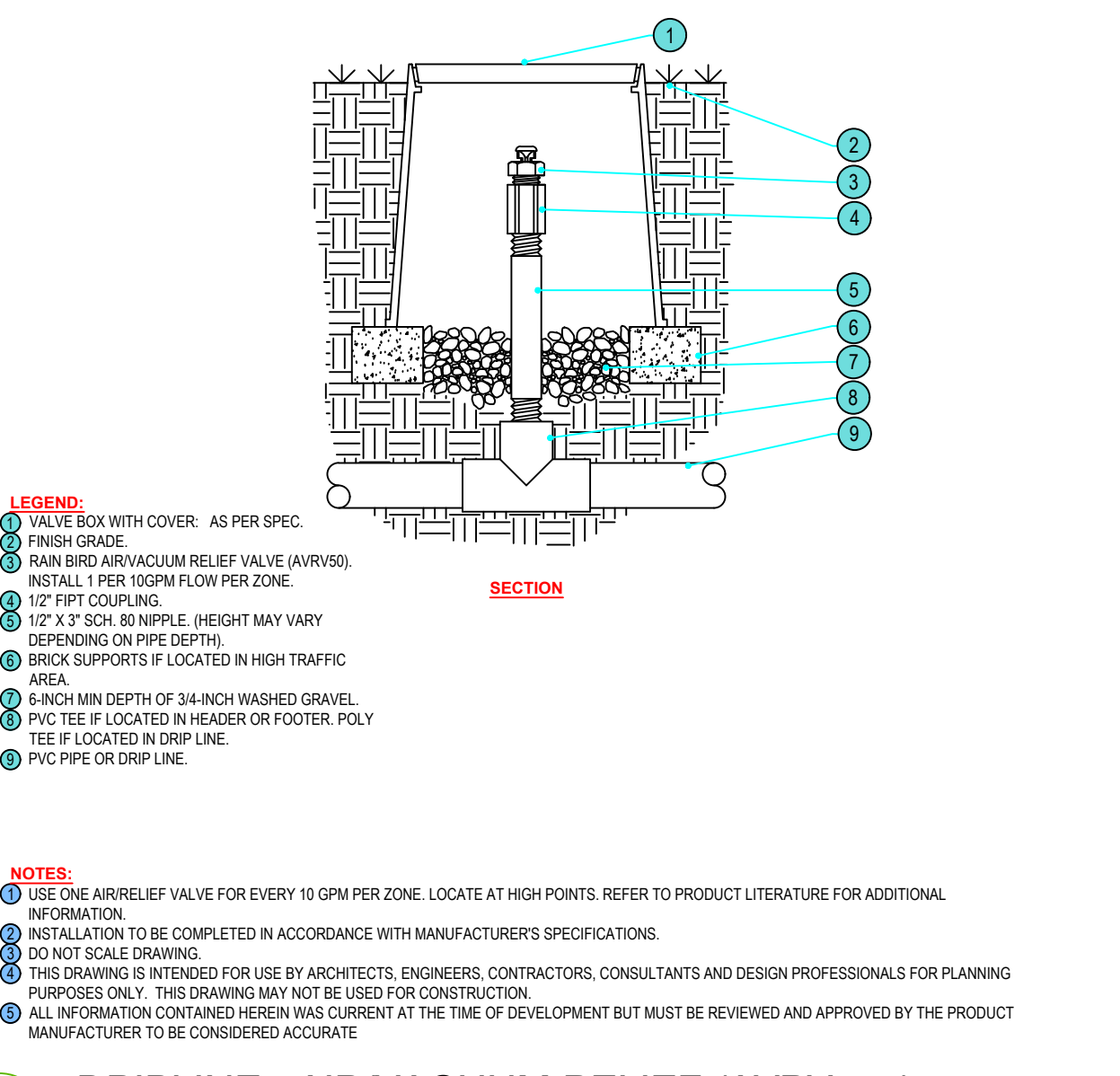
**9 SPRAYS - 1812 WITH SWING JOINT**  
N.T.S. P-SR1-05



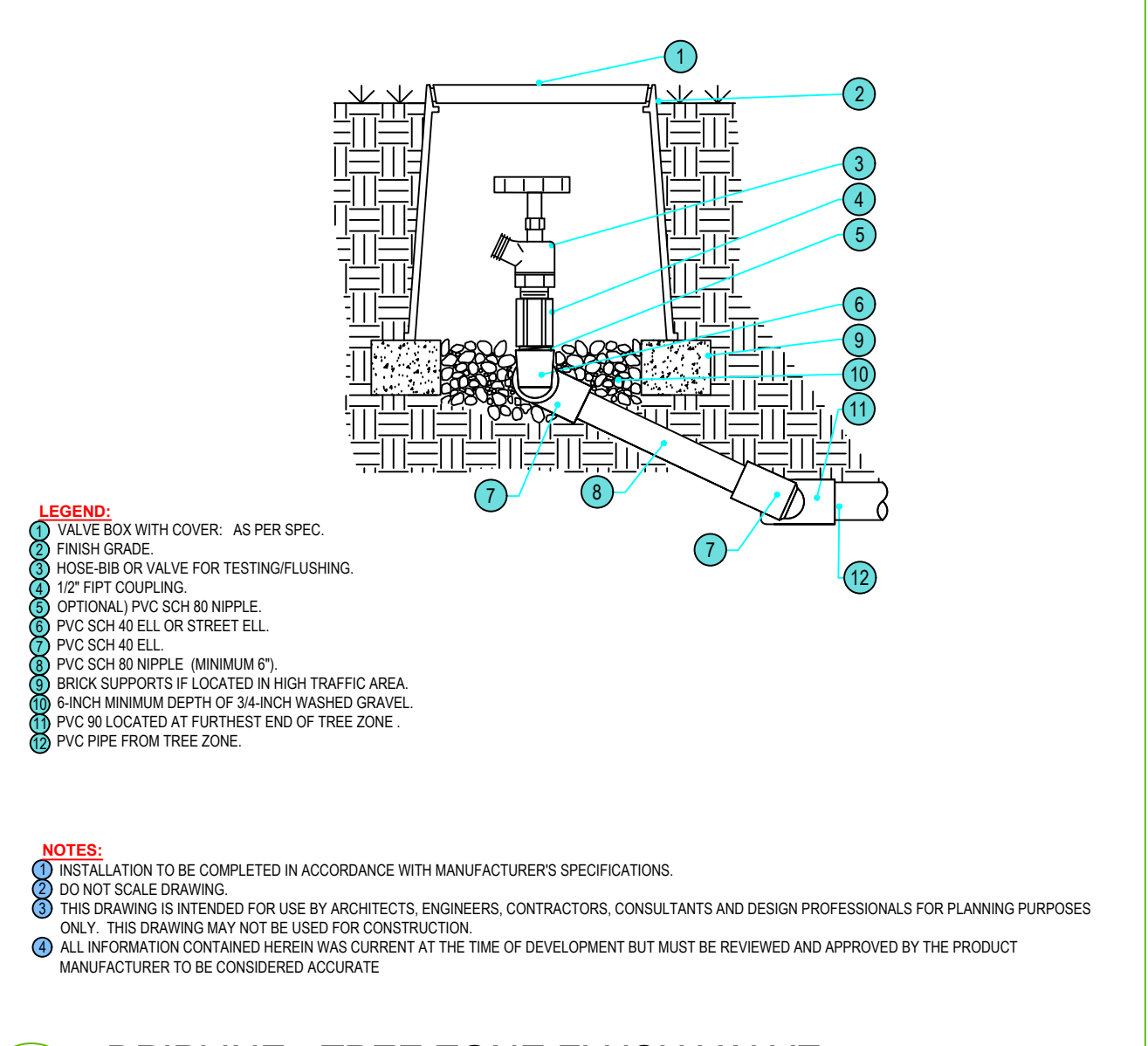
**10 RAIN BIRD XFS-CV DOUBLE LOOP TREE RING**  
N.T.S. P-MI-58



**11 SUB-SURFACE DRIP INSTALLATION - RAIN BIRD XFS-09-CV-12**  
N.T.S. P-MI-23



**12 DRIPLINE - AIR/VACUUM RELIEF (AVRV050)**  
N.T.S. P-SR2-03



**13 DRIPLINE - TREE ZONE FLUSH VALVE**  
N.T.S. P-SR2-02

			<b>1702 QUADRA STREET VICTORIA, BC DETAILS</b>	<b>NO. DATE</b> 1. 07/24/2024	<b>BY</b> SRG	<b>CHKD</b> SRG	<b>REVISION</b> REVIEW	<b>TYPE</b> FILE NAME PAPER FILE # SCALE POC SIZE POC PSI POC #2 SIZE POC #2 PSI	<b>DESCRIPTION</b> 1702 QUADRA-IRRIGATION-072424.DWG ARCH FULL BLEED D (24.00 X 36.00 INCHES) 072424SG 1" : 100 1" 60 PSI STATIC 1.25" MIN. 50 PSI STATIC RECOMMENDED	<b>NOTES</b> 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. <b>DISCLAIMER:</b> 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. THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY SRG DESIGN LTD.	<b>PRINT IN COLOUR</b> 03 - TOTAL PAGES DRAWING <b>IRRIGATION IR03</b>	<b>NORTH</b>
							<b>STEPHEN GITZEL CID,CLIA,CIT</b> srgitzel@srgd.ca					