



**DRAWING LIST :**

ARCHITECTURAL :

A-100 COVER SHEET  
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A-401 BUILDING SECTIONS



**Final  
Approved Plans**

**Adopted Date:  
September 8, 2022**



**Revisions**

**Received Date:  
March 14, 2022**

MAR. 8, 2022 - SOUTH SETBACK  
DEC. 17, 2021 - AS PER ADP COMMENTS  
SEPT. 10, 2021 - AS PER DPV00178 PLAN REVIEW  
JUNE 10, 2021 - DP APPLICATION  
REVISIONS

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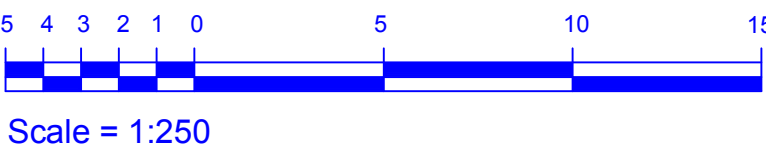


**DATE : APRIL 2, 2021**  
JUNE 10, 2021 DP APPLICATION

**PROJECT NO.**  
**21:01**

**DWG. NO.**  
**A- 100**

Site Plan Of:  
Lot 1, Section 3,  
Victoria District, Plan 29925.  
P.I.D. 001-346-148



Dated this 18th day of February, 2021.

Distances and elevations shown are in metres.

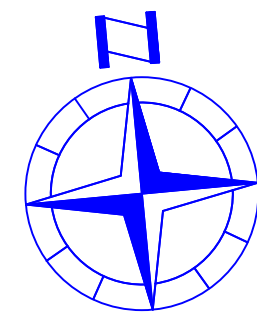
Elevations are based on geodetic datum CVD28BC and derived from OCM 16-143.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Legend:

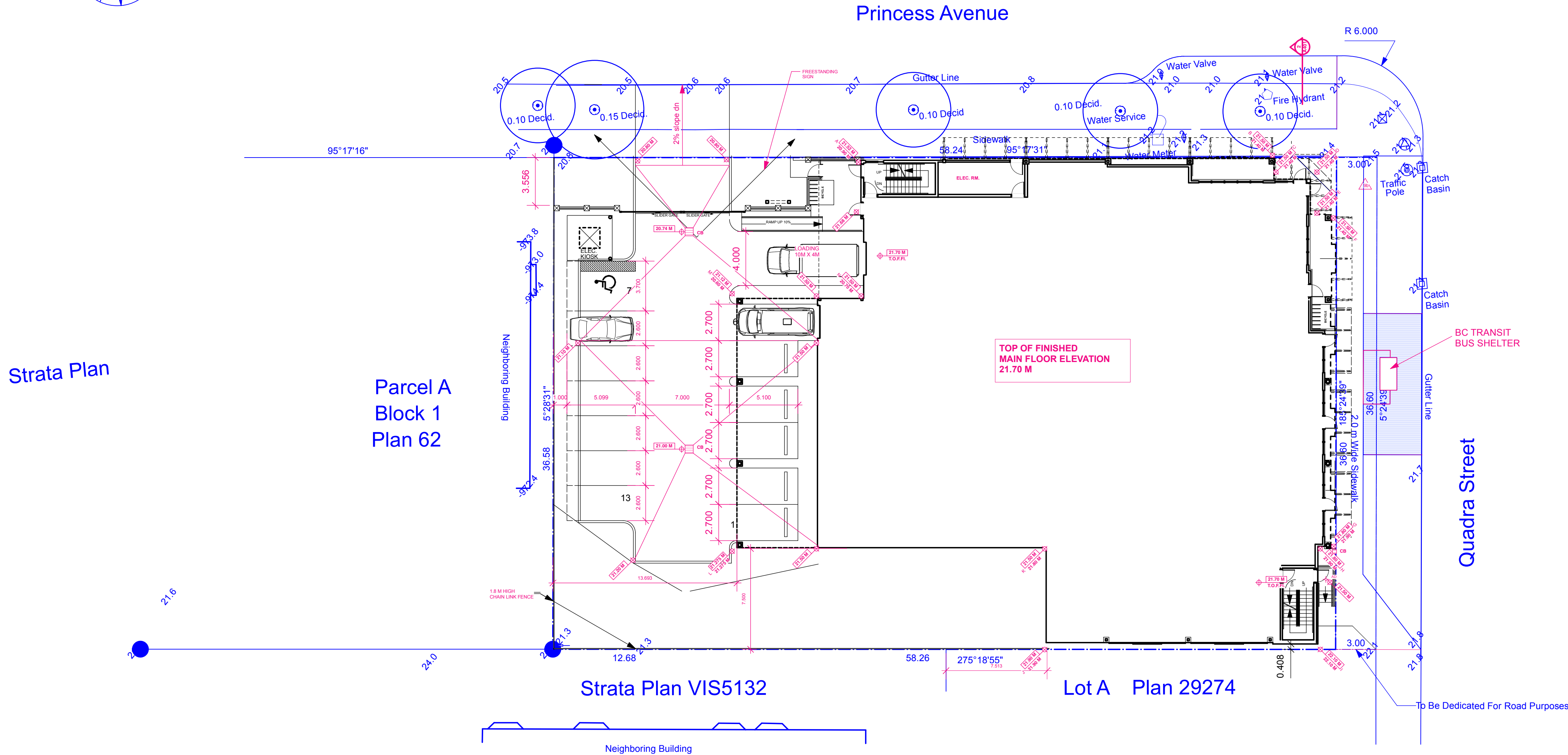
- Monitoring Well
- Junction Box



AVERAGE GRADE CALCULATIONS:

| GRADE POINTS :            | GRADE POINTS :       | AVERAGE OF POINTS :      | DISTANCE BETWEEN POINTS : | TOTALS:   |
|---------------------------|----------------------|--------------------------|---------------------------|-----------|
| GRADE POINT 'A': 20.90 M  | GRADE POINT 'A & B': | $[(20.90 + 21.40) / 2]$  | x 30.710 M                | = 649.516 |
| GRADE POINT 'B': 21.40 M  | GRADE POINT 'B & C': | $[(21.40 + 21.40) / 2]$  | x 1.315 M                 | = 28.141  |
| GRADE POINT 'C': 21.40 M  | GRADE POINT 'C & D': | $[(21.40 + 21.40) / 2]$  | x 2.950 M                 | = 63.130  |
| GRADE POINT 'D': 21.40 M  | GRADE POINT 'D & E': | $[(21.40 + 21.40) / 2]$  | x 2.950 M                 | = 63.130  |
| GRADE POINT 'E': 21.40 M  | GRADE POINT 'E & F': | $[(21.40 + 21.40) / 2]$  | x 1.315 M                 | = 28.141  |
| GRADE POINT 'F': 21.40 M  | GRADE POINT 'F & G': | $[(21.40 + 21.90) / 2]$  | x 24.690 M                | = 534.538 |
| GRADE POINT 'G': 21.90 M  | GRADE POINT 'G & H': | $[(21.90 + 21.90) / 2]$  | x 0.970 M                 | = 21.243  |
| GRADE POINT 'H': 21.90 M  | GRADE POINT 'H & I': | $[(21.90 + 22.10) / 2]$  | x 7.440 M                 | = 163.680 |
| GRADE POINT 'I': 22.10 M  | GRADE POINT 'I & J': | $[(22.10 + 21.90) / 2]$  | x 20.150 M                | = 443.300 |
| GRADE POINT 'J': 21.90 M  | GRADE POINT 'J & K': | $[(21.90 + 21.80) / 2]$  | x 7.490 M                 | = 163.656 |
| GRADE POINT 'K': 21.80 M  | GRADE POINT 'K & L': | $[(21.80 + 21.275) / 2]$ | x 23.070 M                | = 496.870 |
| GRADE POINT 'L': 21.275 M | GRADE POINT 'L & M': | $[(21.275 + 20.60) / 2]$ | x 18.440 M                | = 386.087 |
| GRADE POINT 'M': 20.60 M  | GRADE POINT 'M & N': | $[(20.60 + 20.70) / 2]$  | x 9.420 M                 | = 194.523 |
| GRADE POINT 'N': 20.70 M  | GRADE POINT 'N & A': | $[(20.70 + 20.90) / 2]$  | x 10.390 M                | = 216.112 |
| TOTALS                    |                      |                          | 161.300 M                 | 3 452.067 |

AVERAGE GRADE : 3 452.067 / 161.300 = 21.401 M



DESIGN DATA:

LEGAL : LOT 1, SECTION 3, VICTORIA DISTRICT, PLAN 29925, P.I.D. 001-346-148

CIVIC ADDRESS : 2120 QUADRA STREET, VICTORIA

ZONING : PRESENT ZONE = M - 2

TOTAL SITE AREA: 22 939.61 SQ. FT. ( 2 131.09 Sq. M )

PROPOSED GROSS FLOOR AREA : ( EXCLUDING BASEMENT ) = 55 298.82 SQ. FT. ( 5 137.26 Sq. M )

F.S.R. = ALLOWED: 3.0 ( 68 664.08 SQ. FT. )  
PROVIDED: 2.41 ( 55 298.82 SQ. FT. )

SITE COVERAGE : 14 217.70 sq. ft. ( 1 320.82 SQ. M. ) 61.98 %

PARKING :  
REQUIRED :  
WAREHOUSE : 1 per 100 SQ. M. ( 6 097.01 / 100 ) = 60.9 STALLS  
CAFE : 1 per 20 SQ. M., ( 55.56 / 20 ) = 2.77  
MANUFACTURING : 1 per 140 SQ. M., ( 162.95 / 140 ) = 1.16  
TOTAL = 64.83 STALLS  
PROVIDED : 13 CARS + 1 LOADING SPACE

BICYCLE PARKING ( LONG-TERM ) :  
REQUIRED :  
WAREHOUSE : 1 PER 1 200 SQ. M., ( 6 097.01 / 1200 ) = 5.08 STALLS  
CAFE : 1 PER 400 SQ. M., ( 55.56 / 400 ) = 0.14  
STUDIO : N/A  
TOTAL = 5.22 STALLS  
PROVIDED : 6 STALLS LONG TERM ( INDOOR )

BICYCLE PARKING ( SHORT-TERM ) :  
REQUIRED :  
WAREHOUSE : 5.08 STALLS  
CAFE : 1 PER 100 SQ. M., ( 55.56 / 100 ) = 5  
STUDIO : 1 PER 200 SQ. M., ( 162.95 / 200 ) = 0.81  
TOTAL = 6.39 STALLS  
PROVIDED : 12 SPACES SHORT TERM ( 6 STALLS AT EACH ENTRANCE )

MAX. BLDG. HEIGHT PROVIDED : 14.973 M

CODE ANALYSIS :

REFERENCE : BRITISH COLUMBIA BUILDING CODE 2018 - 3.2.2.77  
USE AND OCCUPANCY : INDUSTRIAL  
GROUP - 'F2'  
NO. OF STOREYS : 4 + BASEMENT  
CONSTRUCTION : COMBUSTIBLE  
SPRINKLERS : YES  
STREET FACING : 2  
BUILDING AREA: 14 262.82 SQ. FT. ( 1 325.02 SQ. M. ) 3.2.2.77.(1c.iv)  
FIRE SEPARATIONS : ROOF - NO  
FLOORS - 3/4 HR.  
WALLS - VERTICAL SERVICE SPACE = 1 HR.  
LOADBEARING WALLS & COLUMNS = 3/4 HR

MAX. TRAVEL DISTANCE : 45 M

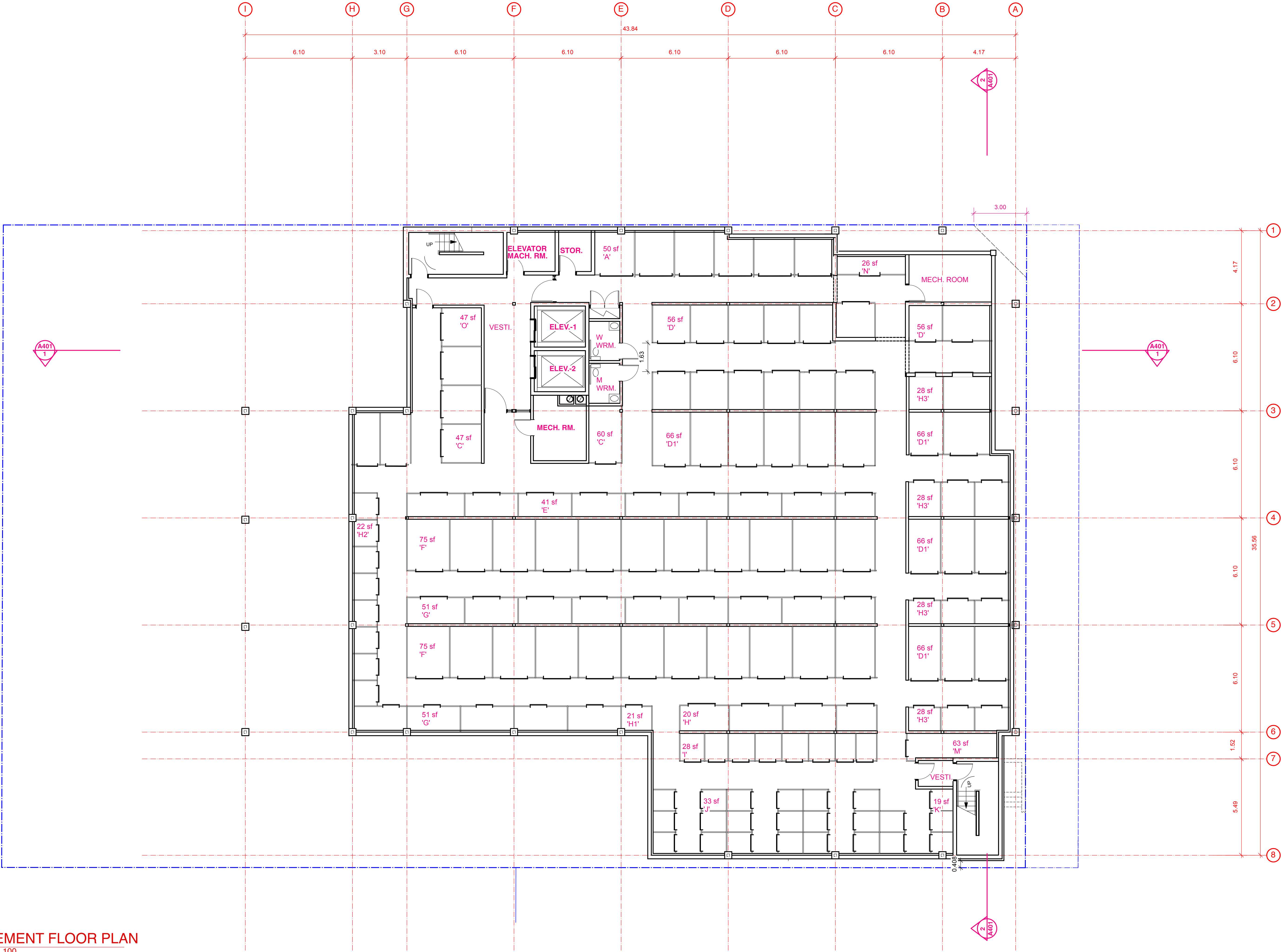
| REVISIONS      | ISSUED FOR                     | SCHEMATIC DESIGN FOR OWNER'S REVIEW |
|----------------|--------------------------------|-------------------------------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |
| MAR. 4, 2021   | PLAN REVISION                  | DP APPLICATION                      |
| MAR. 30, 2021  | PLAN REVIEW                    |                                     |
| JUN. 30, 2021  | AS PER PLAN REVIEW             |                                     |
| SEPT. 10, 2021 | AS PER DP/00178 PLAN REVIEW    |                                     |
| DEC. 10, 2021  | AS PER ADP COMMENTS            |                                     |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |



|                            |                  |              |                                                                                                                                            |
|----------------------------|------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| SITE PLAN &<br>DESIGN DATA |                  |              | ' TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING<br>ON 2120 QUADRA STREET,<br><br>VICTORIA ,B.C.<br><br>FOR SEARIDGE PROPERTIES ( 2007 ) LTD. |
|                            | SCALE : AS NOTED |              |                                                                                                                                            |
|                            | DEC. 7, 2020     | DRAWN    PKM |                                                                                                                                            |

PROJECT NO. 21-01

A-101



| ISSUED FOR                     |  | SCHEMATIC DESIGN FOR OWNER'S REVIEW |  |
|--------------------------------|--|-------------------------------------|--|
| BIKE PARKING - LONG/SHORT TERM |  | JAN. 27, 2021                       |  |
| ELEC. ROOM                     |  | JUNE 10, 2021                       |  |
| PLAN REVISION                  |  | DP APPLICATION                      |  |
| FEB. 16, 2021                  |  |                                     |  |
| MAR. 4, 2021                   |  |                                     |  |
| APR. 30, 2021                  |  | AS PER DPV00176 PLAN REVIEW         |  |
| SEPT. 10, 2021                 |  | AS PER ADP COMMENTS                 |  |
| DEC. 10, 2021                  |  | SOUTH SETBACK                       |  |
| MAR. 1, 2022                   |  |                                     |  |

NOTE:

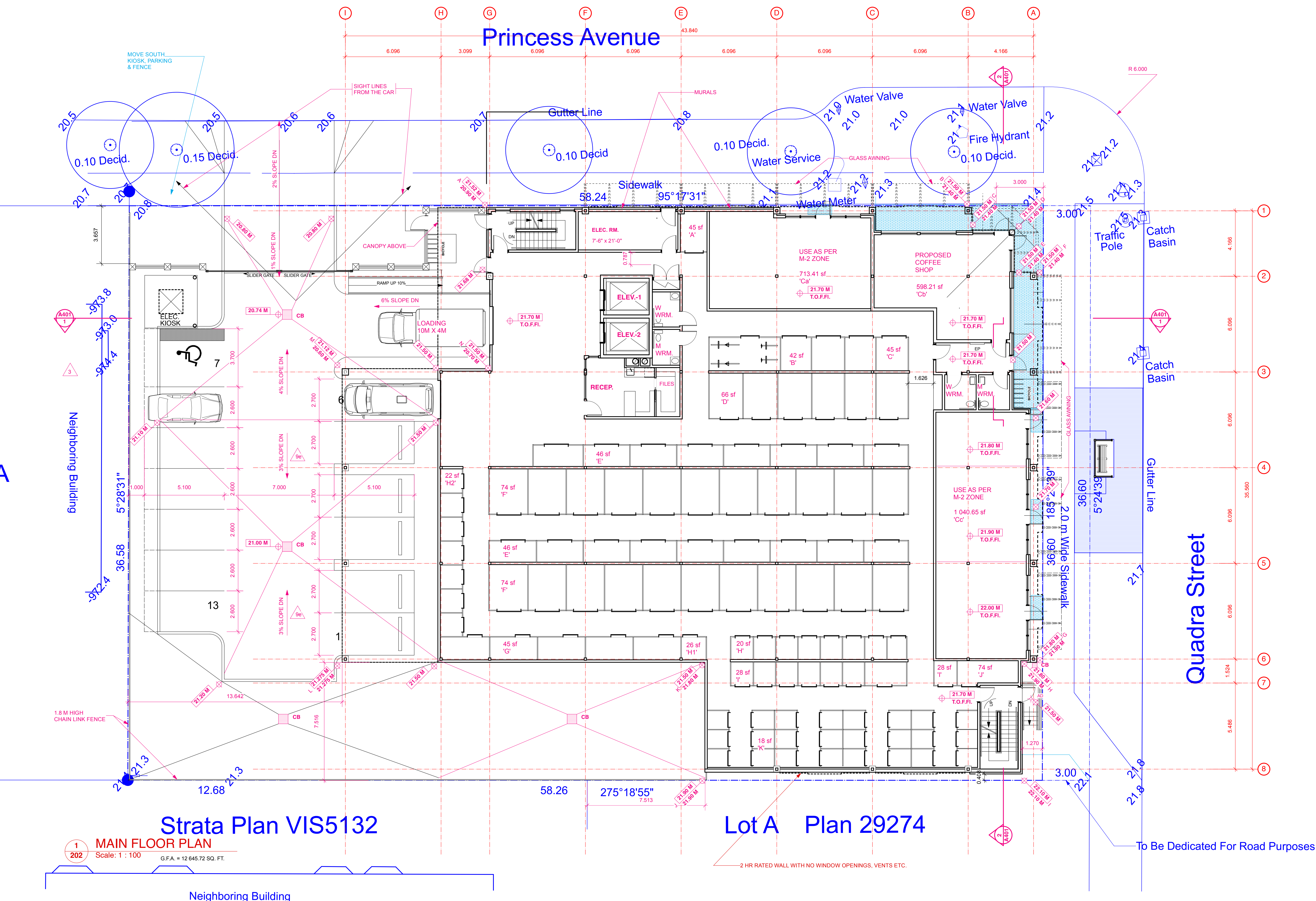
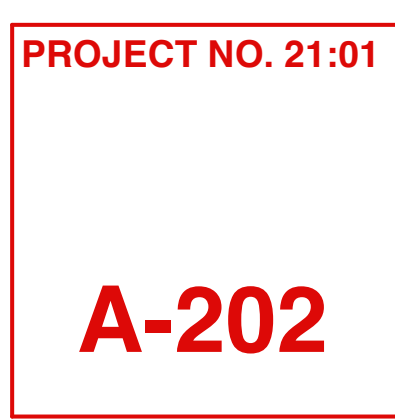
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MISRA ARCHITECT LTD.

Tel (250) 477 2904 Fax (250) 477 3083

5366 ALDREY ROAD, VICTORIA BC V8Y 1X8

| TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING |                  | ON 2120 QUADRA STREET, VICTORIA ,B.C. |     |
|---------------------------------------------|------------------|---------------------------------------|-----|
| FOR SEARIDGE PROPERTIES ( 2007 ) LTD.       |                  |                                       |     |
| BASEMENT FLOOR PLAN                         | SCALE : AS NOTED | DRAWN                                 | PKM |
|                                             | DEC. 7, 2020     |                                       |     |

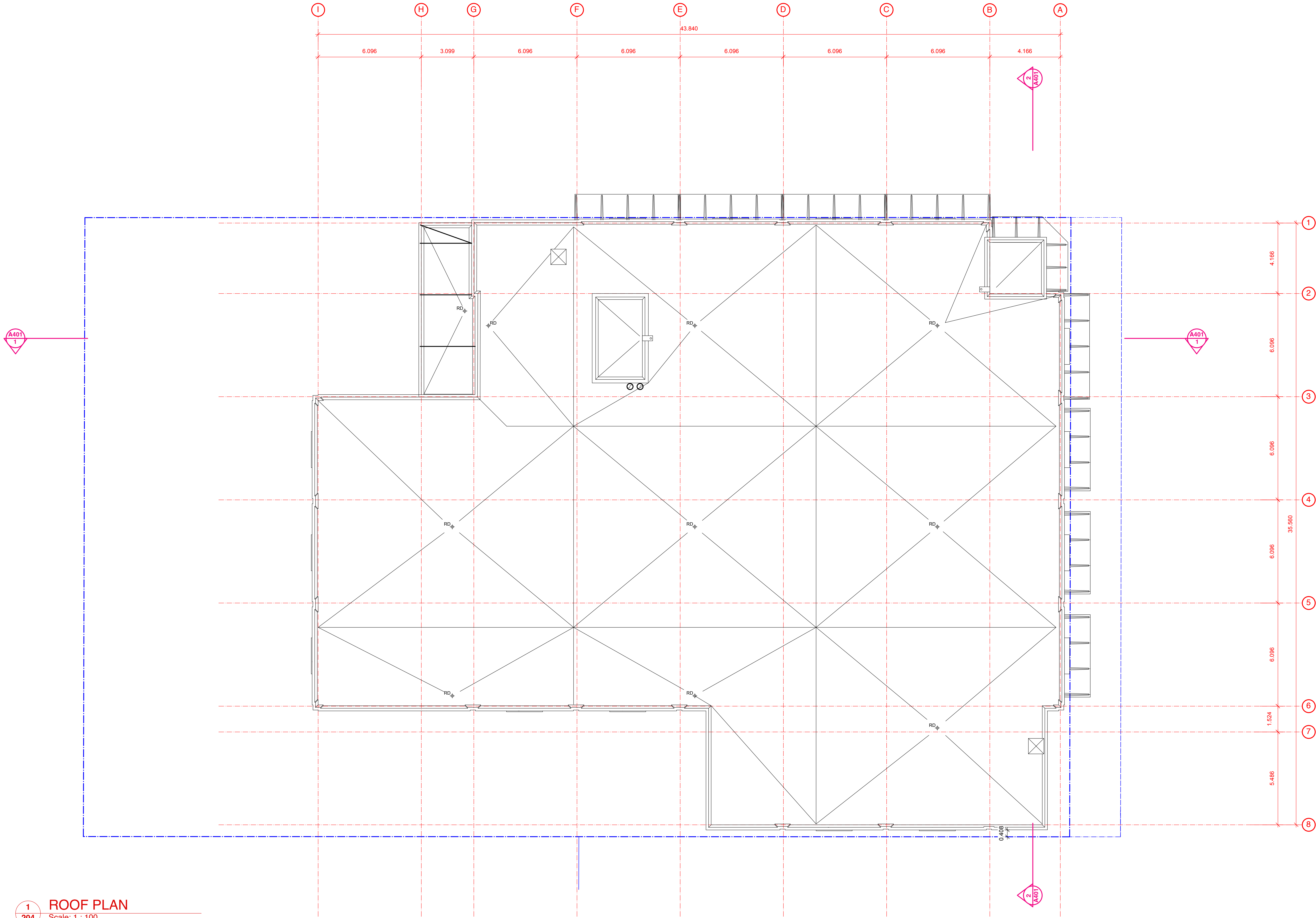




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A-203



1  
204

ROOF PLAN

Scale: 1 : 100

| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| APR. 30, 2021  | AS PER PLAN REVIEW             |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00176 PLAN REVIEW    |                                     |                |
| DEC. 10, 2021  | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

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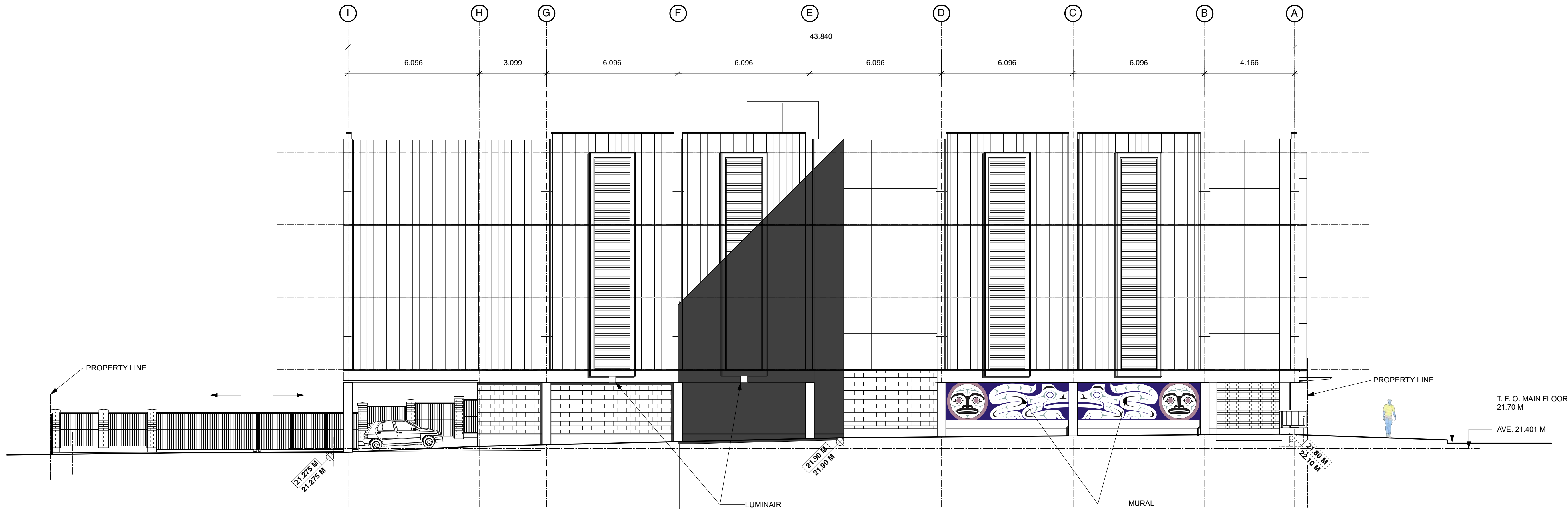
MISRA ARCHITECT LTD.

Tel (250) 477 2934 Fax (250) 477 3083  
5366 ALDREY ROAD, VICTORIA BC V8Y 1X8

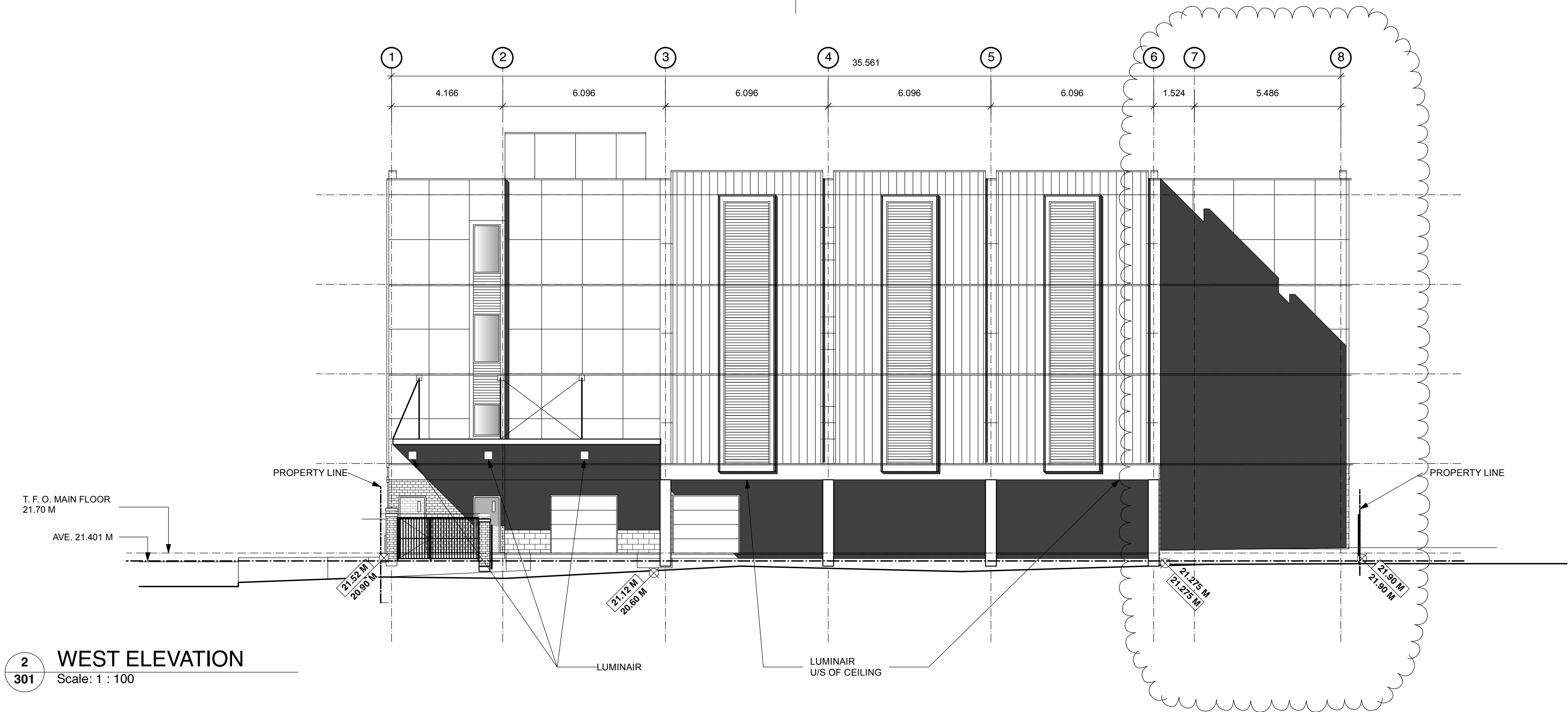
| ROOF PLAN       |       | 'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING |  | ON 2120 QUADRA STREET, VICTORIA, B.C. |  | FOR SEARIDGE PROPERTIES (2007) LTD. |  |
|-----------------|-------|---------------------------------------------|--|---------------------------------------|--|-------------------------------------|--|
| SCALE: AS NOTED | DRAWN | PKM                                         |  |                                       |  |                                     |  |
| DEC. 7, 2020    |       |                                             |  |                                       |  |                                     |  |

PROJECT NO. 21:01

A-204



1 SOUTH ELEVATION  
Scale: 1 : 100



2 WEST ELEVATION  
Scale: 1 : 100

| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| APR. 30, 2021  | AS PER PLAN REVIEW             |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00176 PLAN REVIEW    |                                     |                |
| DEC. 10, 2021  | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

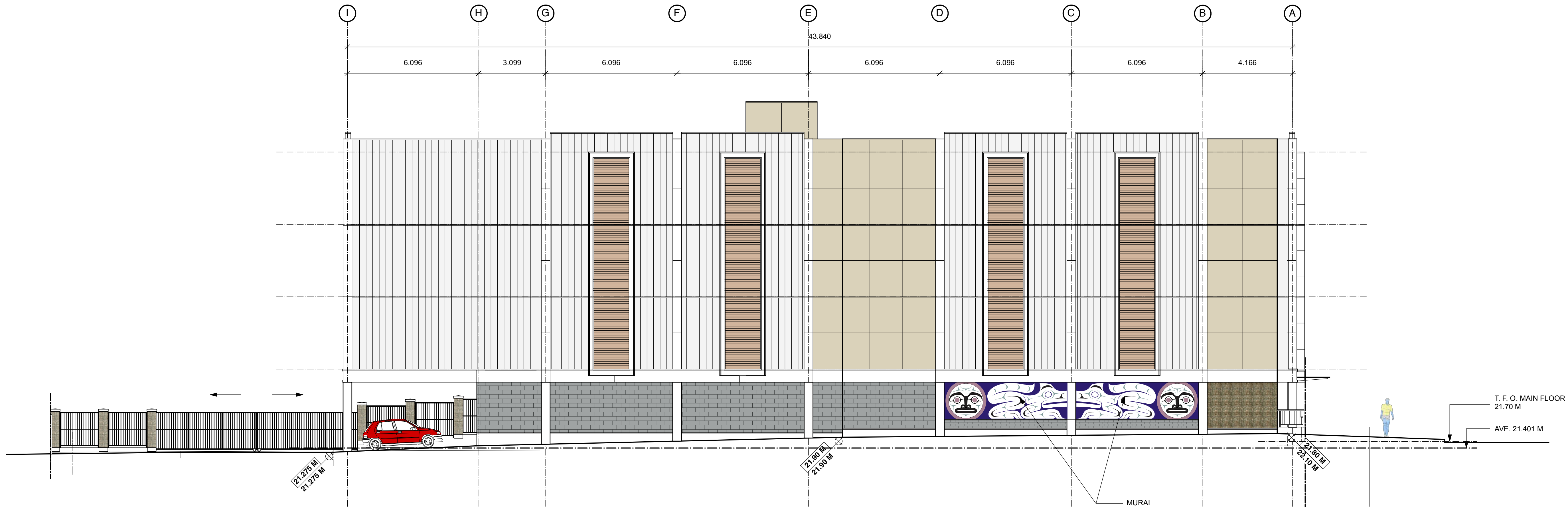
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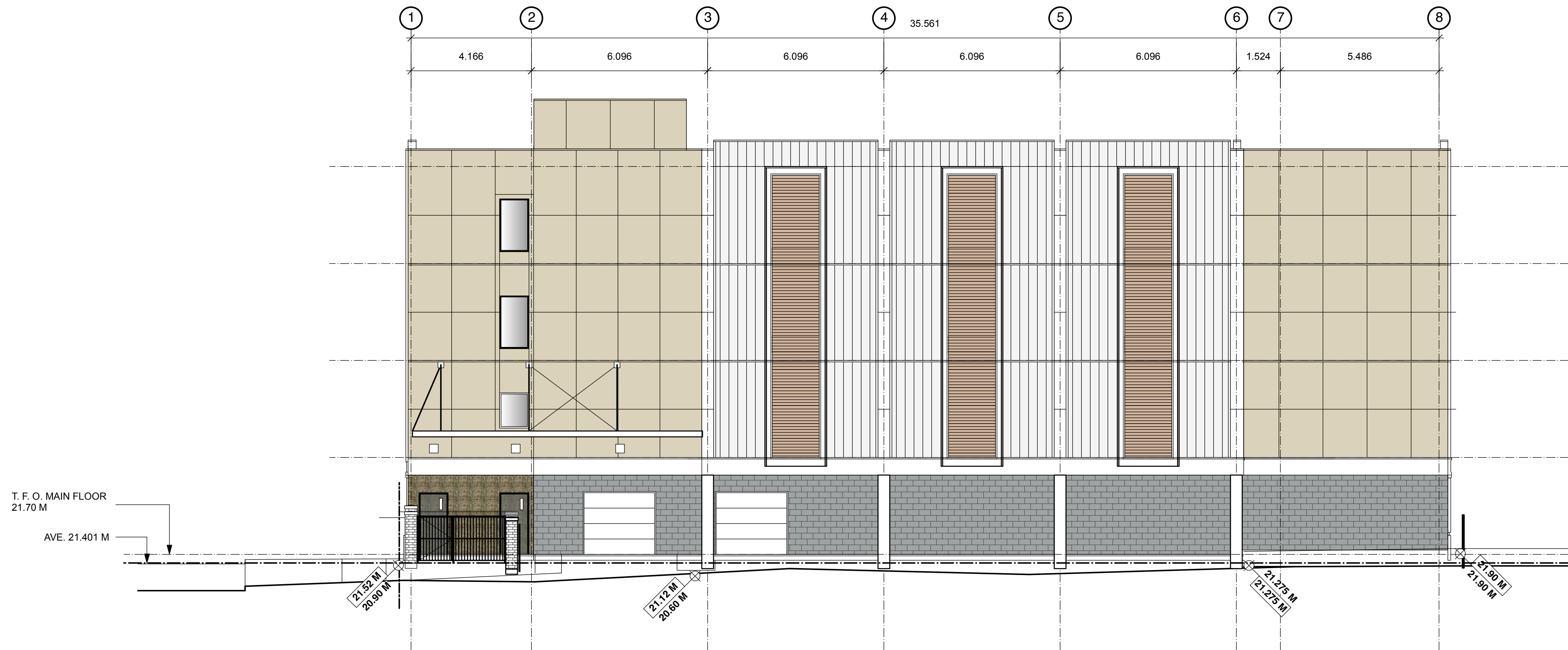
| SOUTH & WEST ELEVATIONS                     |  | PKM                                 |  |
|---------------------------------------------|--|-------------------------------------|--|
| SCALE: AS NOTED                             |  | DRAWN                               |  |
| DEC. 7, 2020                                |  | PKM                                 |  |
| 'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING |  | VICTORIA, B.C.                      |  |
| ON 2120 QUADRA STREET,                      |  | FOR SEARIDGE PROPERTIES (2007) LTD. |  |

PROJECT NO. 21:01

A-301



1 SOUTH ELEVATION  
Scale: 1 : 100



2 WEST ELEVATION  
Scale: 1 : 100

| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| APR. 30, 2021  | AS PER PLAN REVIEW             |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00176 PLAN REVIEW    |                                     |                |
| NOV. 9, 2021   | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

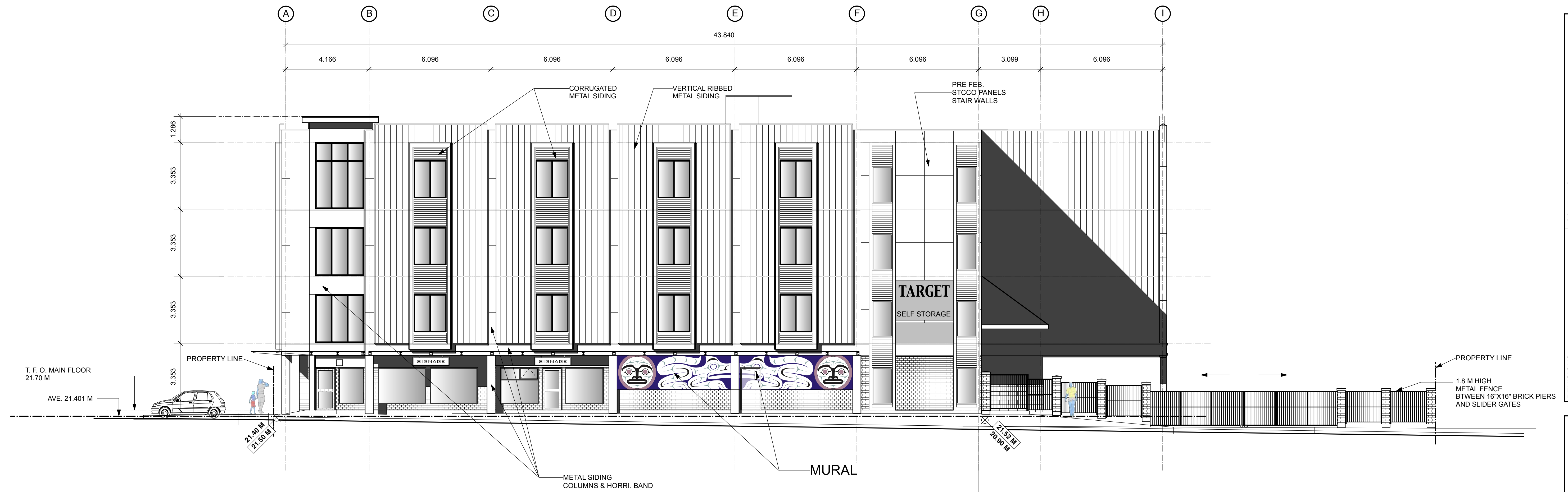
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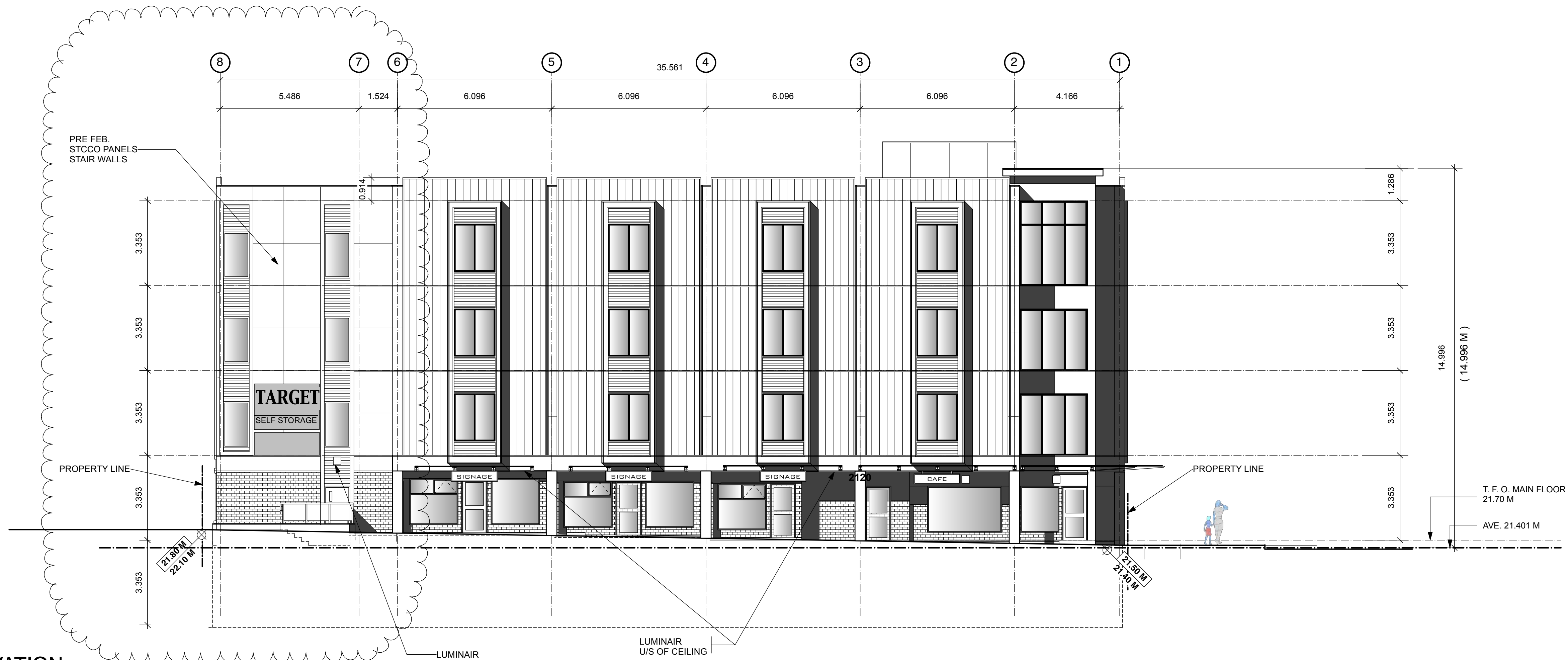
| SOUTH & WEST ELEVATIONS |       | TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING |  | ON 2120 QUADRA STREET, VICTORIA ,B.C. |  | FOR SEARIDGE PROPERTIES ( 2007 ) LTD. |  |
|-------------------------|-------|---------------------------------------------|--|---------------------------------------|--|---------------------------------------|--|
| SCALE : AS NOTED        | DRAWN | PKM                                         |  |                                       |  |                                       |  |
| DEC. 7, 2020            |       |                                             |  |                                       |  |                                       |  |

PROJECT NO. 21:01

A-301c



1 NORTH ELEVATION  
Scale: 1 : 100



2 EAST ELEVATION  
Scale: 1 : 100

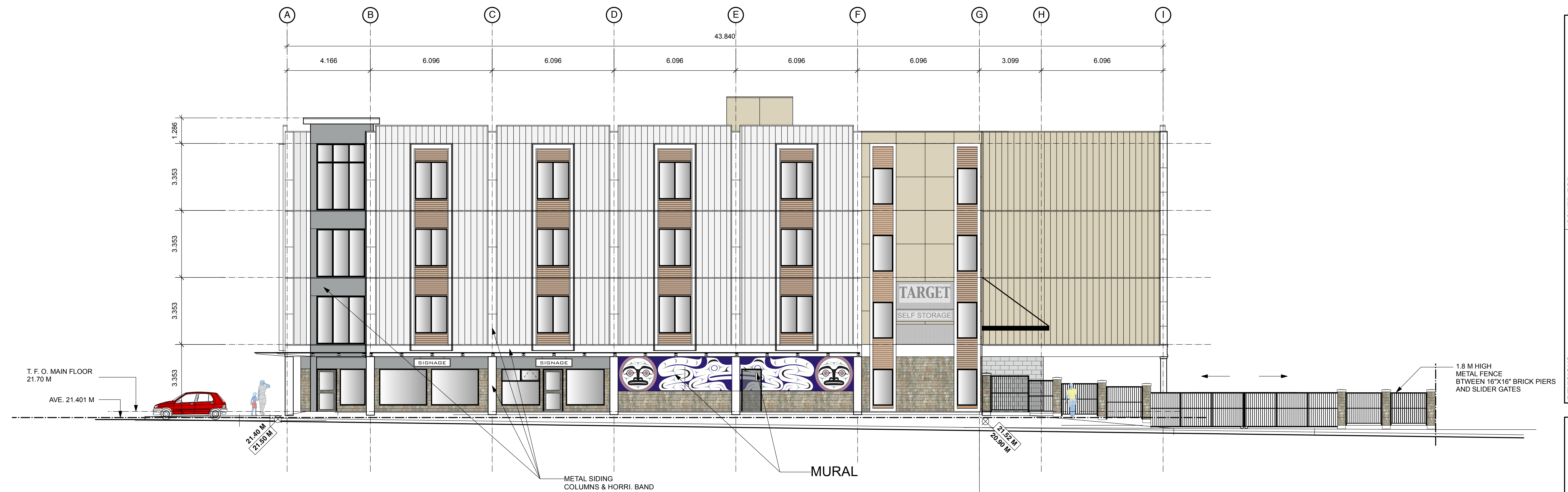
| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     |                                     |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| APR. 30, 2021  | AS PER PLAN REVIEW             |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00176 PLAN REVIEW    |                                     |                |
| DEC. 10, 2021  | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

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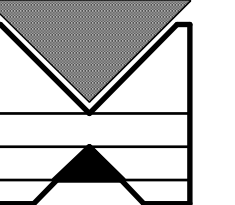
| NORTH AND EAST ELEVATIONS                   |  | PROJECT NO. 21:01                     |  |
|---------------------------------------------|--|---------------------------------------|--|
| 'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING |  | ON 2120 QUADRA STREET, VICTORIA, B.C. |  |
| SCALE: AS NOTED                             |  | DRAWN PKM                             |  |
| DEC. 7, 2020                                |  | FOR SEARIDGE PROPERTIES (2007) LTD.   |  |

A-302



| REVISIONS      |                                | ISSUED FOR    |                                     |
|----------------|--------------------------------|---------------|-------------------------------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021 | SCHEMATIC DESIGN FOR OWNER'S REVIEW |
| FEB. 16, 2021  | ELEC. ROOM                     | JUN. 10, 2021 | DP APPLICATION                      |
| MAR. 18, 2021  | CONCRETE FOUNDATION            |               |                                     |
| APR. 30, 2021  | AS PER PLAN REVIEW             |               |                                     |
| SEPT. 10, 2021 | AS PER DP/00178 PLAN REVIEW    |               |                                     |
| NOV. 9, 2021   | AS PER ADP COMMENTS            |               |                                     |
| MAR. 8, 2022   | SOUTH SETBACK                  |               |                                     |
|                |                                |               |                                     |
|                |                                |               |                                     |

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Tel (250) 477 2934 Fax (250) 477 3083  
66 ALDERLEY ROAD, VICTORIA BC V8Y 1X8

**PROPOSED WAREHOUSE  
BUILDING**

**FOR SEARIDGE**

FOR SEARIDGE PROPERTIES ( 2007 ) LTD.

## NORTH AND EAST ELEVATIONS

| SCORE : AS NOTED | DRAWN | PKM |
|------------------|-------|-----|
| DEC. 7, 2020     |       |     |

PROJECT NO. 21:01

**A-302c**



1 NORTH ELEVATION  
Scale: 1 : 100

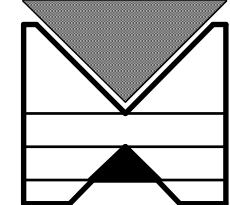


2 EAST ELEVATION  
Scale: 1 : 100

NOTE : - NEW APPLICATION FOR SIGNS WILL BE MADE SEPARATELY.  
- ALL PAINT COLOURS ARE SELECTED FROM CLOVERDALE PAINT  
- ALL EXPOSED METAL TO BE PAINTED BLACK TYPICAL

| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| APR. 30, 2021  | AS PER PLAN REVIEW             |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00776 PLAN REVIEW    |                                     |                |
| NOV. 9, 2021   | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

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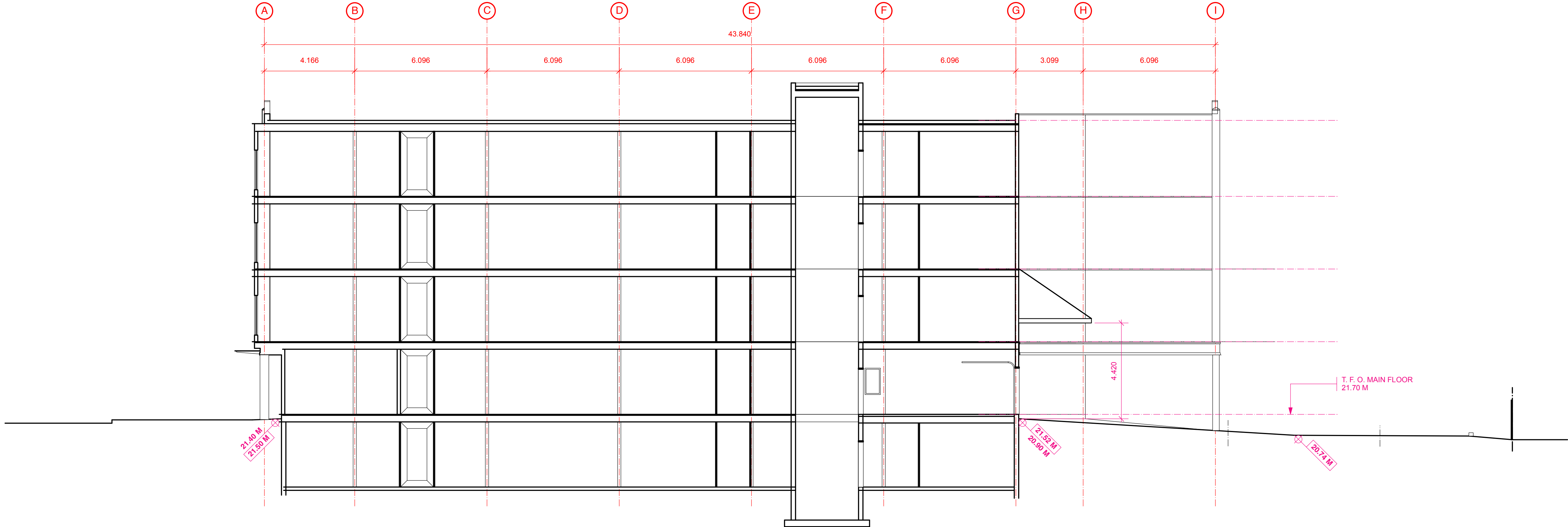


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Tel (250) 477 2604 Fax (250) 477 3083  
5366 ALDRIPLEY ROAD, VICTORIA B.C. V8Y 1X8

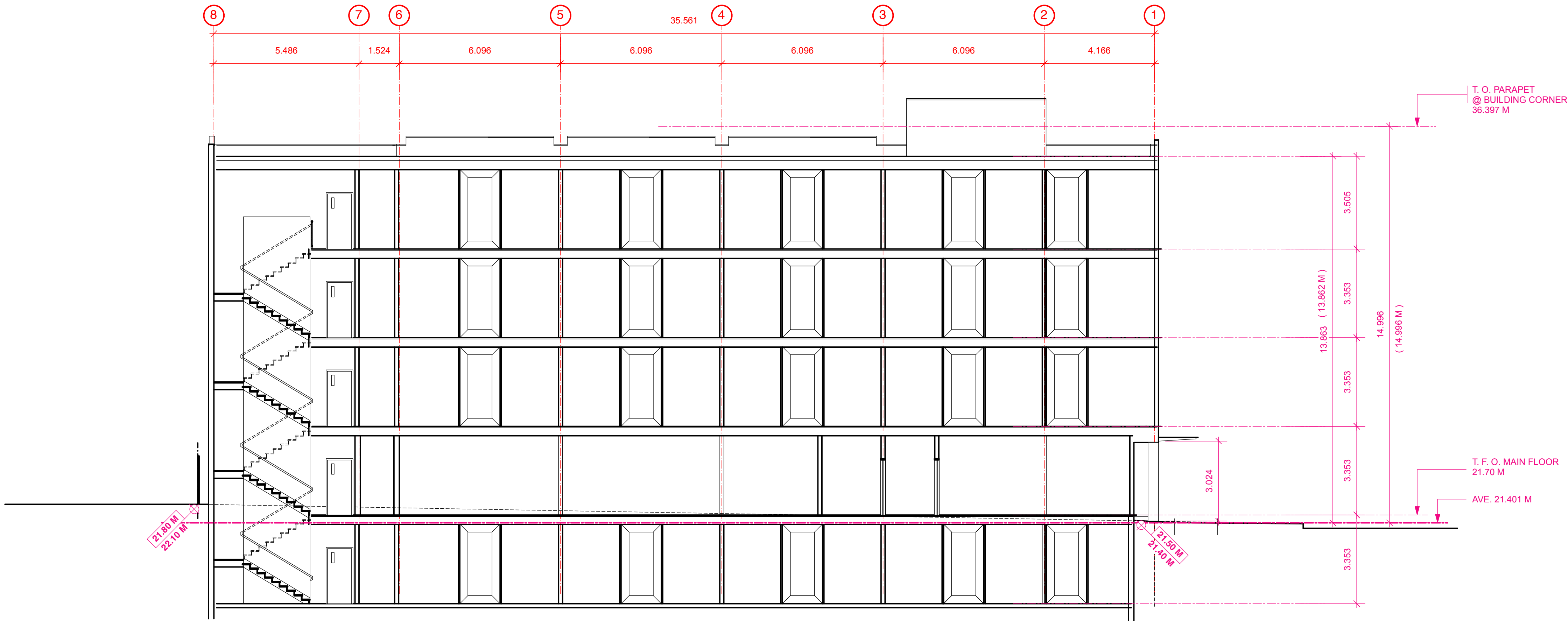
| COLOUR AND MATERIAL BOARD                   |  | PKM                                   |  |
|---------------------------------------------|--|---------------------------------------|--|
| DRAWN                                       |  | DEC. 7, 2020                          |  |
| SCALE : AS NOTED                            |  | PKM                                   |  |
| TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING |  | ON 2120 QUADRA STREET, VICTORIA ,B.C. |  |
|                                             |  | FOR SEARIDGE PROPERTIES ( 2007 ) LTD. |  |

PROJECT NO. 21:01

A-302m



**1**  
**401** **BUILDING SECTION**  
Scale: 1 : 100



**2**  
**401** **BUILDING SECTION**  
Scale: 1 : 100

| ISSUED FOR     |                                | SCHEMATIC DESIGN FOR OWNER'S REVIEW |                |
|----------------|--------------------------------|-------------------------------------|----------------|
| FEB. 4, 2021   | BIKE PARKING - LONG/SHORT TERM | JAN. 27, 2021                       | DP APPLICATION |
| FEB. 16, 2021  | ELEC. ROOM                     | JUNE 10, 2021                       |                |
| MAR. 4, 2021   | PLAN REVISION                  |                                     |                |
| SEPT. 10, 2021 | AS PER DPV00178 PLAN REVIEW    |                                     |                |
| DEC. 10, 2021  | AS PER ADP COMMENTS            |                                     |                |
| MAR. 8, 2022   | SOUTH SETBACK                  |                                     |                |

NOTE:  
This is a copyright drawing and shall not be reproduced or revised without written permission and must be returned at completion of work or upon request. The contractor shall check and verify all dimensions and report all errors and omissions to the architect. Drawings must not be scaled. This drawing shall not be used for construction purposes until so approved.



**MISRA ARCHITECT LTD.**  
Tel (250) 477 2904 Fax (250) 477 3083  
5366 ALDREY ROAD, VICTORIA BC V8Y 1X8

| BUILDING SECTIONS |       | 'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING |                                     | ON 2120 QUADRA STREET, VICTORIA, B.C. |  |
|-------------------|-------|---------------------------------------------|-------------------------------------|---------------------------------------|--|
| SCALE: AS NOTED   | DRAWN | PKM                                         | FOR SEARIDGE PROPERTIES (2007) LTD. |                                       |  |
| DEC. 7, 2020      |       |                                             |                                     |                                       |  |

PROJECT NO. 21:01

**A-401**







Self 129.9  
ATM

24HR  
C-STORE  
DIESEL  
PROPANE

PROpane

Quadrant

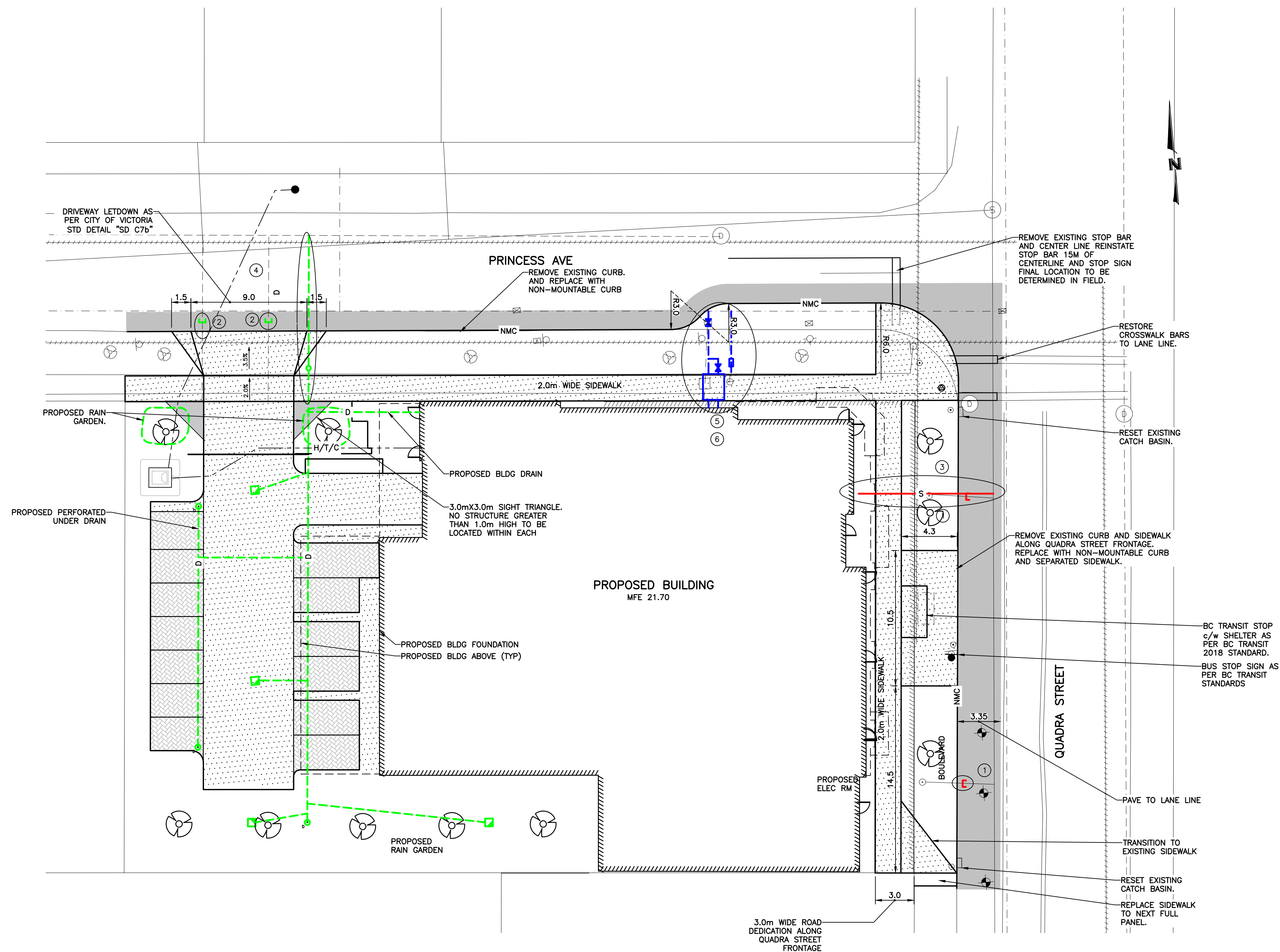
Pembroke



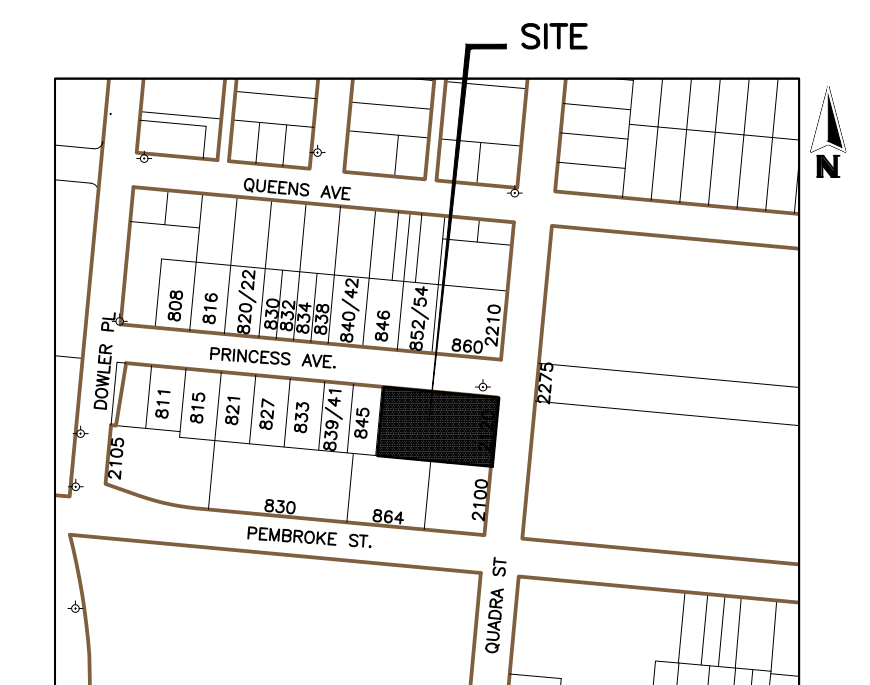
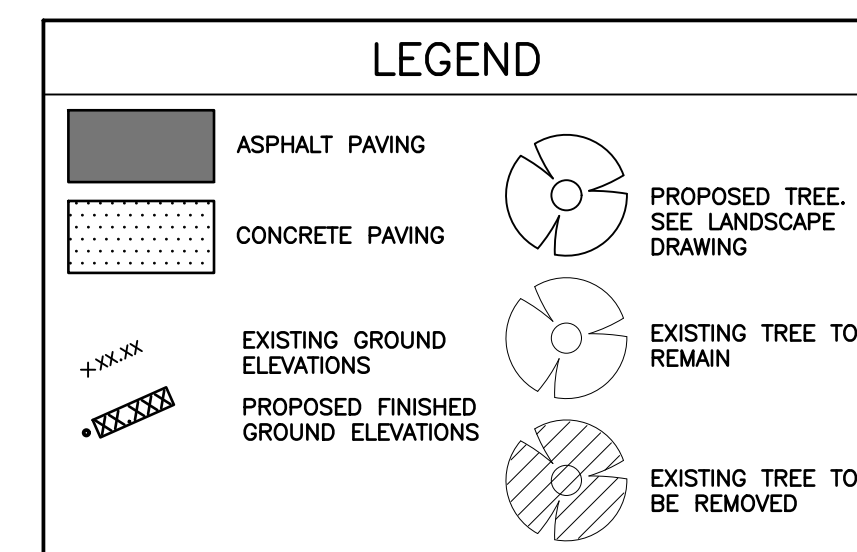
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- ① VICTORIA FORCES TO CAP SEWER SERVICE AT DEVELOPER'S EXPENSE.
- ② VICTORIA FORCES TO CAP DRAIN SERVICE AT DEVELOPER'S EXPENSE.
- ③ VICTORIA FORCES TO INSTALL A 150" SEWER SERVICE TO THE PROPERTY LINE c/w INSPECTION CHAMBER AT THE DEVELOPER'S EXPENSE.
- ④ VICTORIA FORCES TO PROVIDE A 200" DRAIN SERVICE TO THE PROPERTY LINE.
- ⑤ VICTORIA FORCES TO INSTALL NE 50mm DOMESTIC WATER AND 100mm FIRE SERVICE TO BUILDING AT DEVELOPER'S EXPENSE.
- ⑥ VICTORIA FORCES TO INSTALL 37mm IRRIGATION SERVICE TO ELEVATOR c/w 37mm BLOW DOWN FLOW DRAIN SET IN 600mmX300mm CONCRETE BOX AND LID MARKED IRRIGATION



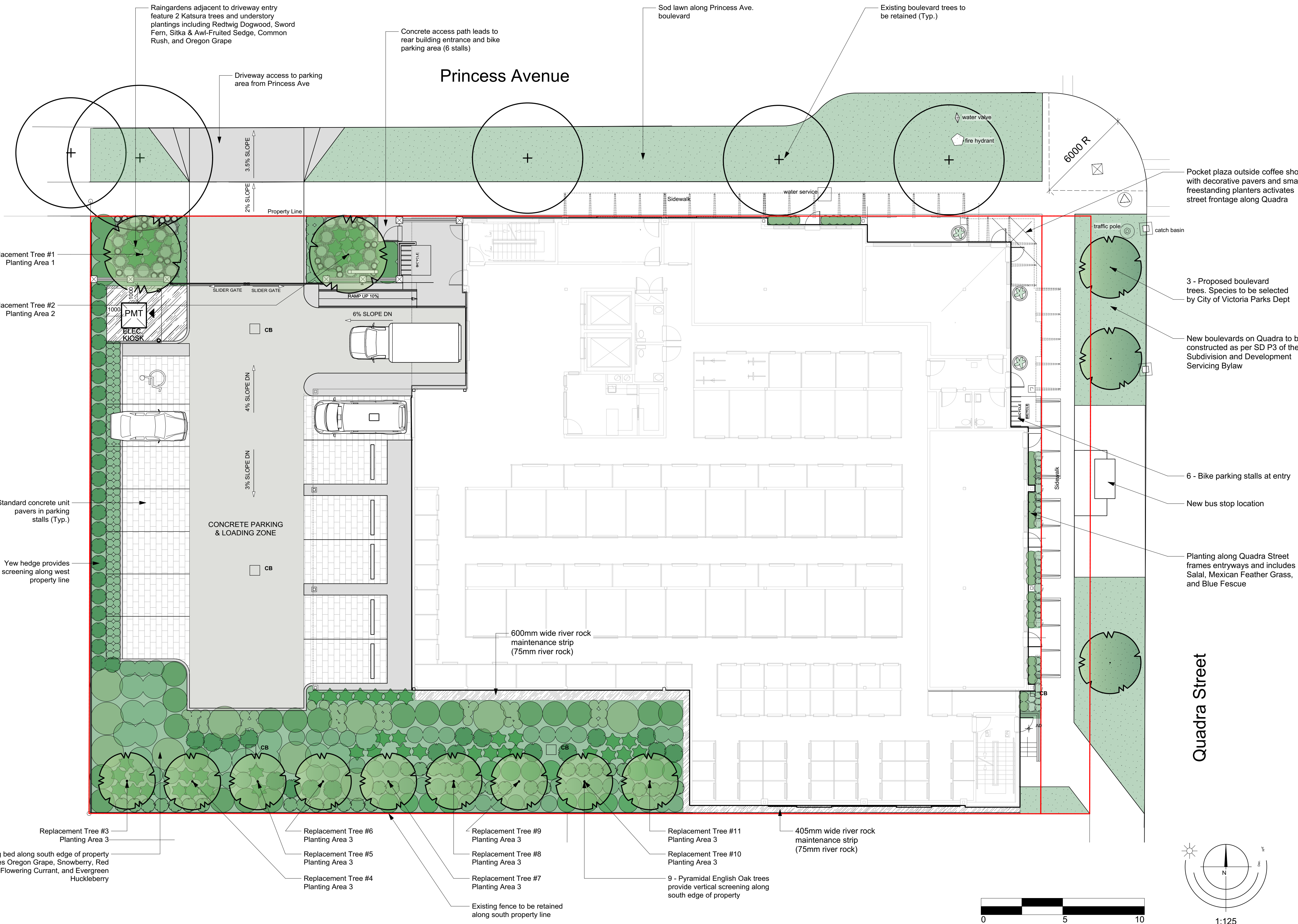
**LOCATION PLAN**  
N.T.S.

PROPOSED DEVELOPMENT OF LOT 1, SECTION 3,  
PLAN 29935, VICTORIA DISTRICT.

# PRELIMINARY



|                                                                                                                                                                                                                                                           |             |           |                         |           |           |             |            |                         |            |             |             |                  |                  |              |         |                                                                                                                          |                  |                                                                                                                                                                                                                                  |                                                                    |                                                            |             |               |               |                |              |           |                |            |            |         |                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|-------------------------|-----------|-----------|-------------|------------|-------------------------|------------|-------------|-------------|------------------|------------------|--------------|---------|--------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|-------------|---------------|---------------|----------------|--------------|-----------|----------------|------------|------------|---------|--------------------------------------|
| THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS | LEGEND      |           |                         |           |           |             |            |                         |            |             | SEAL        | REVISIONS        |                  |              |         | ENGINEER BC<br>DESIGNER PC<br>CHECKED PC<br>DATE APRIL 2021<br>S.M. 16-143<br>ELEV. 21.366<br>SCALE Horz. 1:200<br>Vert. |                  | <br><b>WESTBROOK Consulting Ltd.</b><br>#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3<br>Telephone: 250-391-8592 Facsimile: 250-391-8593 | PROJECT 2120 QUADRA ST<br>SEARIDGE PROPERTIES<br>SERVICING CONCEPT | WESTBROOK PROJECT No. 3623<br>GOVERNING AUTHORITY FILE No. |             |               |               |                |              |           |                |            |            |         |                                      |
|                                                                                                                                                                                                                                                           | WATER — W — | GAS — G — | EXISTING U/G UTL. — — — | MANHOLE ⊙ | LOT PIN • | SEWER — S — | CURB — C — | PROPOSED U/G UTL. — — — | CLEANOUT ⊙ | LEAD PLUG • | DRAIN — D — | SIDEWALK — S/W — | LIGHT STANDARD ⊙ | CATCHBASIN ⊙ | METER ⊙ | DITCH → — —                                                                                                              | EDGE PAVE. — — — |                                                                                                                                                                                                                                  |                                                                    | POWER POLE ○                                               | ROAD SIGN ⊙ | REDUCER ← — — | CULVERT — — — | BUSHLINE — — — | ANCHOR → — — | HYDRANT ⊙ | HEADWALL — — — | TREE — — — | MONUMENT ⊕ | VALVE ⊕ | No. 1<br>DESCRIPTION<br>DATE<br>SIGN |



Recommended Nursery Stock

|                                      |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Trees</b>                         |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| Total: 14                            | <b>Botanical Name</b><br>Boulevard Tree (3) - Species to be selected by CoV Parks Dept.<br>Cercidiphyllum japonicum<br>Quercus robur 'Fastigiata'                                 | <b>Common Name</b><br>Katsura Tree<br>Fastigate English Oak                                                                                    | <b>Size</b><br>6 cm cal.<br>6 cm cal.<br>6 cm cal.                            |
| <b>Large Shrubs</b>                  |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| Total: 52                            | <b>Botanical Name</b><br>Rhododendron macrophyllum<br>Salix hookeriana<br>Taxus x media 'Hicksii'                                                                                 | <b>Common Name</b><br>Pacific Rhododendron<br>Hooker's Willow<br>Hicks Yew                                                                     | <b>Size</b><br># 5 pot<br># 5 pot<br># 5 pot                                  |
| <b>Medium Shrubs</b>                 |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| Total: 139                           | <b>Botanical Name</b><br>Cornus stolonifera<br>Cornus stolonifera 'Flaviramea'<br>Lavandula stoechas 'Otto Quast'<br>Ribes sanguineum<br>Symphoricarpos albus<br>Vaccinium ovatum | <b>Common Name</b><br>Redtwig Dogwood<br>Yellowtwig Dogwood<br>Spanish Lavender<br>Red Flowering Currant<br>Snowberry<br>Evergreen Huckleberry | <b>Size</b><br># 5 pot<br># 5 pot<br># 5 pot<br># 5 pot<br># 5 pot<br># 5 pot |
| <b>Small Shrubs</b>                  |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| Total: 57                            | <b>Botanical Name</b><br>Gaultheria shallon<br>Mahonia nervosa                                                                                                                    | <b>Common Name</b><br>Salal<br>Low Oregon Grape                                                                                                | <b>Size</b><br># 1 pot<br># 1 pot                                             |
| <b>Perennials, Annuals and Ferns</b> |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| Total: 136                           | <b>Botanical Name</b><br>Carex aquatilis var. dives<br>Carex stipata<br>Festuca glauca<br>Juncus effusus<br>Nassella tenuissima (Stipa tenuissima)<br>Polystichum munitum         | <b>Common Name</b><br>Sitka sedge<br>Awl-fruited sedge<br>Common Blue Fescue<br>Common Rush<br>Mexican Feather Grass<br>Sword Fern             | <b>Size</b><br># 1 pot<br># 1 pot<br># 1 pot<br># 1 pot<br># 1 pot<br># 1 pot |
| <b>Groundcovers</b>                  |                                                                                                                                                                                   |                                                                                                                                                |                                                                               |
| ID                                   | Quantity                                                                                                                                                                          | <b>Botanical Name</b><br>Fragaria chiloensis<br>Mahonia repens                                                                                 | <b>Common Name</b><br>Coastal Strawberry<br>Creeping Oregon Grape             |
| Total: 129                           |                                                                                                                                                                                   |                                                                                                                                                | <b>Size</b><br># 1 pot<br># 1 pot                                             |

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
  2. All soft landscape to be irrigated with an automatic irrigation system
  3. Street tree species to be determined by CoV Parks at Building Permit stage

|                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|
| <b>BOULEVARD TREE NOTES</b>                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |
| 1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground, and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.                                   |  |  |  |  |  |  |  |  |  |  |
| 2. Required Parks Division inspections for street tree planting: 1) Inspection of soil and planting area prior to planting. 2) Inspection of tree stock prior to planting. 3) Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard. |  |  |  |  |  |  |  |  |  |  |
| 3. Three proposed municipal trees shall be planted by the applicant.                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |
| 4. Irrigation on the Quadra St. frontage may be required (to be confirmed by the City of Victoria).                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |

| REPLACEMENT TREE SOIL VOLUME TABLE |           |                    |                          |                            |         |        |                           |        |       |       |
|------------------------------------|-----------|--------------------|--------------------------|----------------------------|---------|--------|---------------------------|--------|-------|-------|
|                                    |           |                    |                          | REPLACEMENT TREES PROPOSED |         |        | SOIL VOLUME REQUIRED (M3) |        |       |       |
| PLANTING AREA ID                   | AREA (M2) | SOIL VOLUME MULTI. | A. EST. SOIL VOLUME (M3) | B. #SM                     | C. #MED | D. #LG | E. SM                     | F. MED | G. LG | TOTAL |
| ONSITE                             |           |                    |                          |                            |         |        |                           |        |       |       |
| Area 1                             | 25        | 1                  | 25.0                     | 0                          | 1       | 0      | 0                         | 20     | 0     | 20    |
| Area 2                             | 20        | 1                  | 25.0                     | 0                          | 1       | 0      | 0                         | 20     | 0     | 20    |
| Area 3                             | 250       | 1                  | 250.0                    | 0                          | 9       | 0      | 0                         | 180    | 0     | 180   |

Quadra Target Storage | Landscape Concept Plan