

1 Context Plan  
A001 1:750



2 Location Plan  
A001 1:750

## PROJECT DESCRIPTION

**CIVIC ADDRESS**  
1400 QUADRA STREET

**LEGAL DESCRIPTION**  
LOTS 1 & 2 OF PLAN 4255, & LOT 2 OF PLAN 4174,  
ALL OF LOTS 396, 397, & 398, VICTORIA CITY

**REGISTERED OWNER**  
Quadra / Johnson Project Ltd  
P.O. Box 846  
Victoria B.C.  
V8W 2R9

**ARCHITECT**  
de Hoog & Kienul architects  
977 Fort Street  
Victoria BC  
V8W 3K3

**DESIGN CONSULTANT**  
Paul Merrick  
18 Bastion Square  
Victoria BC  
V8W 1Y9

**STRUCTURAL CONSULTANT**  
RJC  
220 - 645 Tye Road  
Victoria BC  
V8A 6S5

**MECHANICAL CONSULTANT**  
Avision Mechanical Services Ltd.  
300 - 1245 Esplanet Road  
Victoria BC  
V8A 3P2

**ELECTRICAL CONSULTANT**  
Applied Engineering Solutions Ltd.  
3rd Floor - 1815 Blanshard Street  
Victoria BC  
V8T 5A4

**LANDSCAPE ARCHITECT**  
Murdock de Greeff Inc.  
200-524 Commercial Rd.  
Victoria BC  
V8Z 1G1

**CIVIL CONSULTANT**  
Hendel Engineers  
1051 Vancouver Street  
Victoria BC  
V8V 4T6

**GEOTECHNICAL**  
Ryzuk Geotechnical  
28 Christie Avenue  
Victoria BC  
V8Z 1S3

**SURVEYOR**  
Brad Currier Land Surveyor  
42 - 576 Wilshire Avenue  
Victoria BC  
V8T 1Y9

**ENVELOPE**  
RJC  
220 - 645 Tye Road  
Victoria BC  
V8A 6S5

Charles Kienul  
tel: 250 658-3367  
fax: 250 658-3367  
ck@hk.ca

Paul Merrick  
tel: 250 480-7811  
pmerrick@merrick.ca

Leon Platt  
tel: 250 386-7794  
fax: 250 381-7900  
lplatt@rjc.ca

Mick Dawidow  
tel: 250 384-4128  
fax: 250 384-4134  
mick@avisionmechanical.com

Jay Singh  
tel: 250 361-6121  
fax: 250 381-6811  
jsingh@appliedengsolutions.ca

Scott Murdoch  
tel: 250 412-2819  
fax: 250 412-2892  
scott@murdockdesign.ca

Sarah Campbell  
tel: 250 590-4875  
fax: 250 590-4392  
scampbell@hendeleng.com

Ishahia Markos  
tel: 250 475-3131  
fax: 250 475-3611  
ishahia@ryzuk.com

Brad Currier  
tel: 250 381-2257  
fax: 250 381-2289  
brack@curriersurveyor.ca

Kyle Pinkum  
tel: 250 386-7794  
fax: 250 381-7900  
kpinkum@rjc.ca

## VICTORIA ZONING BYLAW SUMMARY

**BUILDING DESCRIPTION:**  
14 STOREY RESIDENTIAL BUILDING

**USES:**  
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

**EXISTING ZONE:** R-48 HARRIS GREEN, S-1 CENTRAL BUSINESS DISTRICT

**PROPOSED ZONE:** SITE SPECIFIC

**DENSITY BONUS AREA:** A-1

**DEVELOPMENT PERMIT AREA:** DPA2 (HC) CORE BUSINESS, HA-4

**SITE AREA:** 1370.4 m<sup>2</sup> (14,751 s.f.)

<b>FLOOR AREA:</b>			
COMM RETAIL	Level 1	321 m <sup>2</sup> ( 3,455 sf)	
RES LOBBY	Level 1	129 m <sup>2</sup> ( 1,389 sf)	
PARKING ENTRANCE	Level 1	76.4 m <sup>2</sup> ( 827 sf)	
RES AMENITY	Level 2	52.6 m <sup>2</sup> ( 566 sf)	
RESIDENTIAL	Level 2	677.2 m <sup>2</sup> ( 7,289 sf)	
RESIDENTIAL	Level 3-4	729.8 m <sup>2</sup> ( 7,856 sf) X 2 = 1,459.6 sm	
RESIDENTIAL	Level 5-12	494.1 m <sup>2</sup> ( 5,318 sf) X 8 = 3,952.8 sm	
RESIDENTIAL	Level 13-14	434.2 m <sup>2</sup> ( 4,674 sf) X 2 = 868.4 sm	
MECHANICAL PH		- m <sup>2</sup> ( 603 sf) excluded	
<b>TOTAL PROPOSED</b>		<b>7,537 m<sup>2</sup> (81,128 sf, excl. parking)</b>	

**FLOOR SPACE RATIO:** 5.5 : 1 FSR 7,537 m<sup>2</sup> (81,128 sf)

**SITE COVERAGE:** 77.6%

**OPEN SITE SPACE:** 18.1%

**GRADE OF BUILDING:** 21.57 m (GEODETTIC)  
See Site Plan for Grade Calculation

**HEIGHT OF BUILDING:** 42.7 m

**NUMBER OF STOREYS:** 14 STOREYS

**RESIDENTIAL PARKING:** 104 stalls (incl. 11 visitor, 2 accessible)

**COMMERCIAL PARKING:** 6 stalls (incl. 2 accessible)

**BICYCLE PARKING:** 142 long-term (incl. 2 commercial)  
13 short-term (incl. 2 commercial)

**SETBACKS:**  
FRONT (Quadra St) 2.35 m  
REAR (West) 0.5 m  
SIDE (North) 0.5 m  
SIDE (Johnson St) 3.1 m

<b>SUITE COMPOSITION:</b>		
Sluiter	9 suites @ 40 sm =	360 sm
Sluiter	3 suites @ 50 sm =	150 sm
1 Bed / 1 Bath	10 suites @ 42 sm =	420 sm
1 Bed / 1 Bath	44 suites @ 48 sm =	2,112 sm
1 Bed / 1 Bath	2 suites @ 50 sm =	100 sm
2 Bed / 1 Bath	11 suites @ 81 sm =	871 sm
2 Bed / 1 Bath	26 suites @ 87 sm =	1,876 sm
2 Bed / 2 Bath	3 suites @ 73 sm =	219 sm
3 Bed / 2 Bath	3 suites @ 82 sm =	246 sm
<b>TOTAL:</b>	<b>113 SUITES @</b>	<b>6,164 sm</b>

\*All units are rental starting units to be converted to permanent through legal conversion

## BUILDING CODE SUMMARY

**REFERENCED DOCUMENT**  
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

**MAJOR OCCUPANCY CLASSIFICATION**  
• GROUP C - RESIDENTIAL  
• GROUP E - MERCANTILE

**BUILDING AREA**  
• 1063.9 sm (11,452 sf)

**BUILDING HEIGHT**  
• 14 STOREYS

**NUMBER OF STREETS FACING**  
• 2

**ACCESSIBLE FACILITIES**  
• ACCESSIBLE ENTRANCE  
• ACCESSIBLE PARKING STALLS

**CONSTRUCTION REQUIREMENTS:**  
• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKL FRED  
• NON-COMBUSTIBLE CONSTRUCTION WITH  
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND  
LOADBEARING WALLS

**ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS**  
Ref. 3.2.6.1 (1)(c)

## LIST OF DRAWINGS

### Architectural

A001	Project Data
A100	Existing Site Plan
A101	Site Plan
A201	P3 Parking Plan
A202	P2 Parking Plan
A203	P1 Parking Plan
A204	Level 1
A204a	L1 Lighting Plan
A205	Level 1.7 Plan
A206	Level 1.14 Plan
A207	Level 1.5 Plan
A208	Level 1.6-1.12 Plan
A209	Level 1.13 Plan
A210	Level 1.14 Plan
A211	Roof Plan
A301	Building Sections
A302	Building Sections
A401	South & East Elevations
A402	North & West Elevations
A501	Site Analysis
A502	View Analysis
A503	Perspective Studies
A504	Perspective Studies
A505	Columns & Materials

### Landscape

L1.01	Landscape Plan
L1.02	Level 5.1 Landscape and Parking Plan
L3.01	Planting Plan

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A001 1

B.C. LAND SURVEYOR'S SITE PLAN OF:  
LOTS 1 & 2 of PLAN 4255, & LOT 2 of PLAN 41744,  
ALL OF LOTS 396, 397 & 398, VICTORIA CITY

**LEGENDA**

Relationships and interactions among the various factors are complex and need to be studied in detail.

15  
 14  
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 1

**CERTIFIED CORRECT**  
 100% error-free transcription 7/18

SCALE = 1:200

[illegible]

**MUNICIPALITY**  
VETERANS

**P.O. NO.**  
0706 0062 119  
0706 0066 151  
0706 0415 571

**ZONING**  
TRIA

**SITE AREA**  
1379.41  
14750.51

NORTH

FILE 11300-18  
BRAD CURRAN LAND SURV  
7  
BRAD CURRAN LAND SURV  
WITH 2010 PLOT DATA  
VOLUME 4 OF 4  
PH 381-BCL542571K 38  
BRAD CURRAN LAND SURV

QUADRA STREET

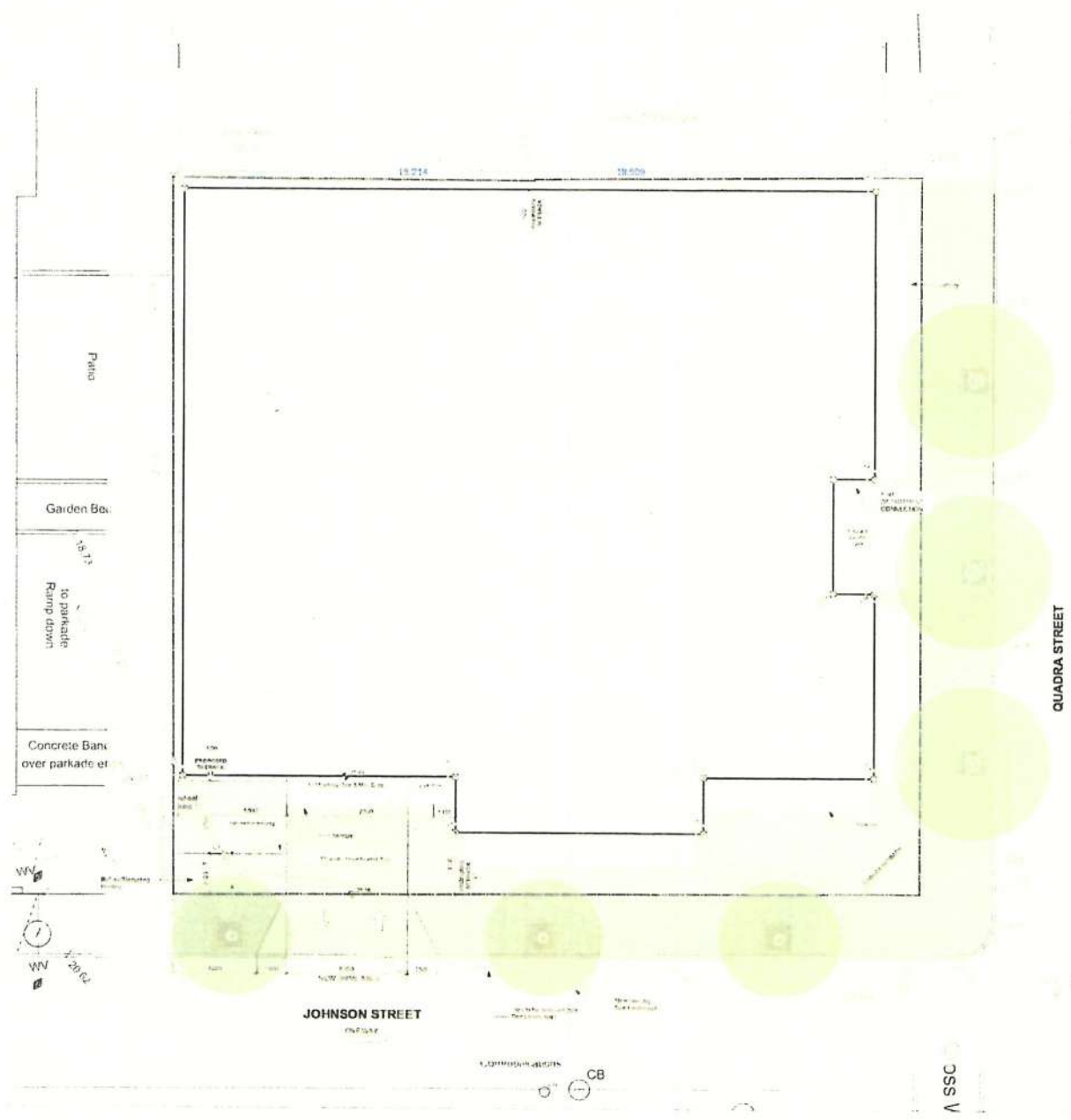
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Existing Site Plan  
A100

Existing **A**

1



Grade Calculations

SIDE	corner grade point	+ corner grade point	f/2	average grade per side	X length of side	TOTAL
South	21.01	21.45	2	21.23	13.08	280.6
West	21.45	21.45	2	21.45	3.36	72.1
South	21.45	21.79	2	21.62	12.67	273.6
East	21.79	21.79	2	21.79	3.36	73.2
South	21.79	21.80	2	21.82	6.55	168.8
East	21.80	21.88	2	21.87	9.45	200.7
North	21.88	21.82	2	21.85	2.19	47.9
East	21.82	21.88	2	21.84	5.90	130.8
South	21.88	21.89	2	21.88	2.13	47.9
East	22.01	22.04	2	22.03	14.68	327.7
North	22.04	21.24	2	21.64	34.91	755.5
West	21.24	21.01	2	21.13	30.31	640.3
						<b>GRADE + TOTAL Perimeter 21.37</b>
Perimeter						141.56 3053.3

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de Hoog & Klaruit architects

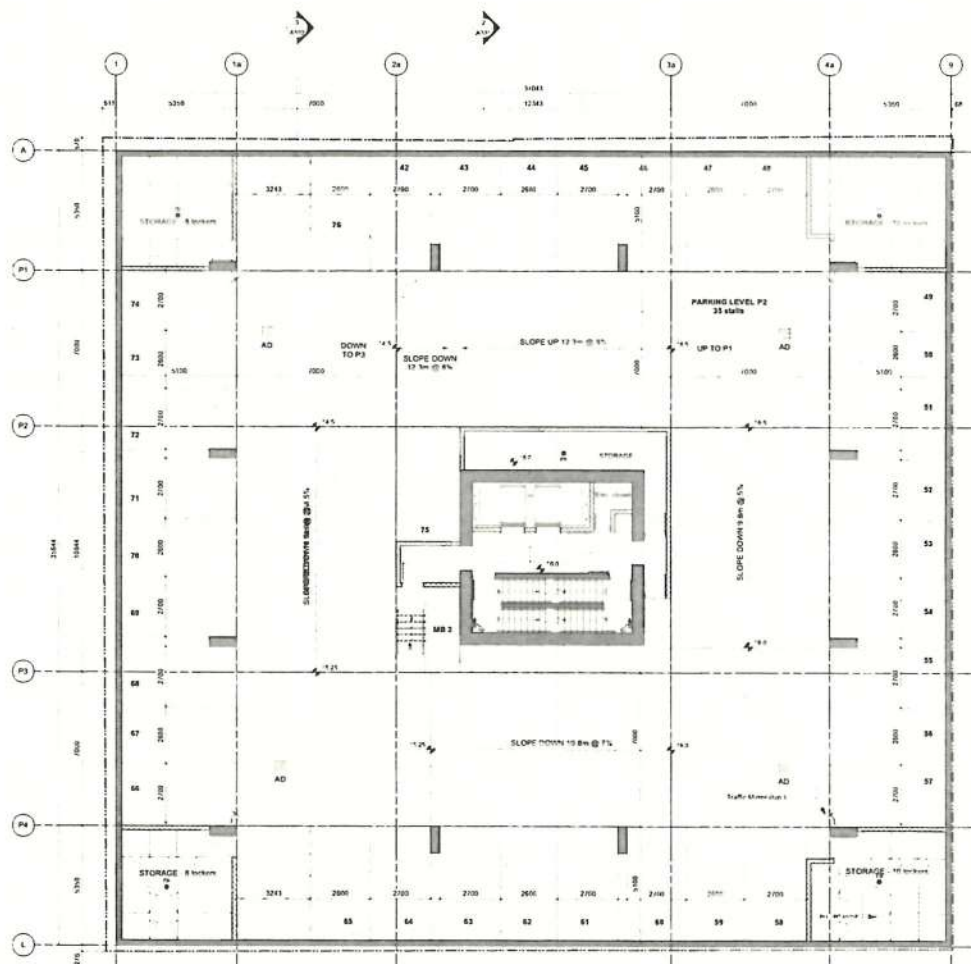
Quadrant Architects

Site Plan

A101 1



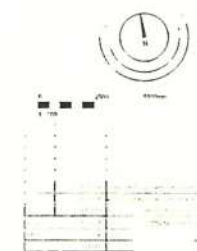


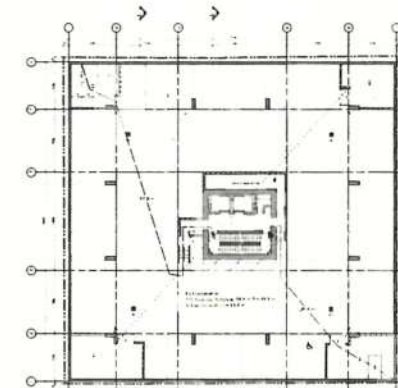
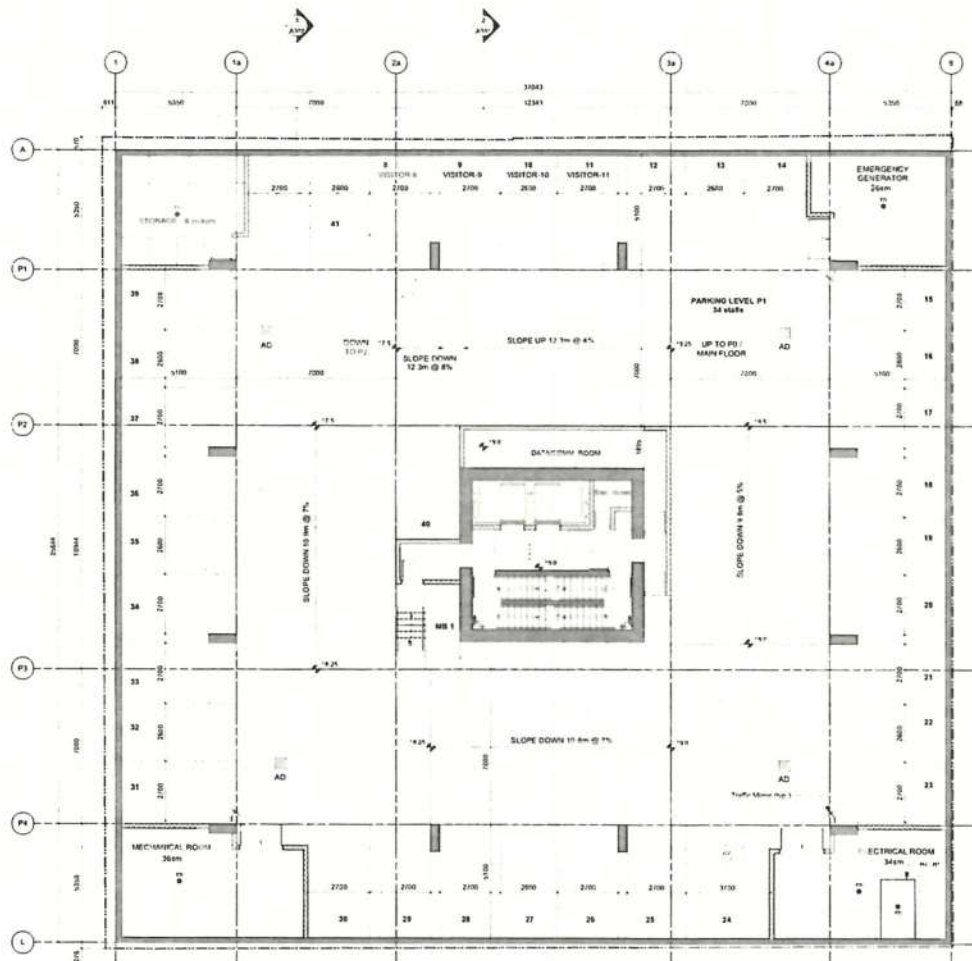


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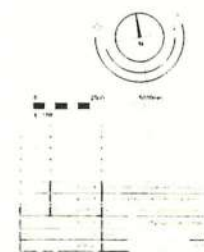




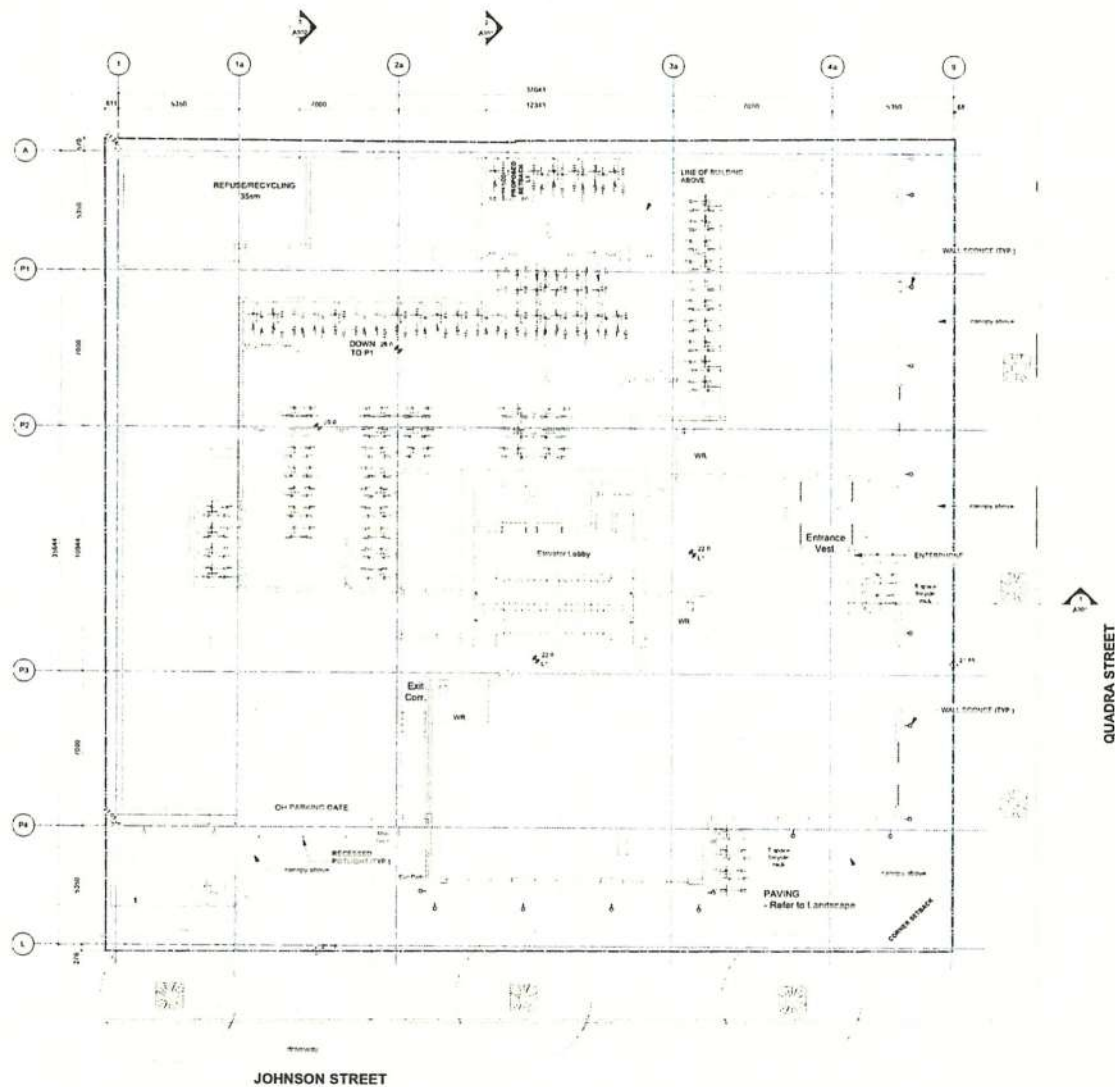
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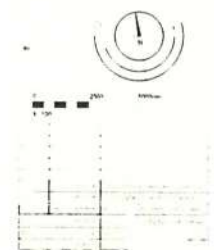




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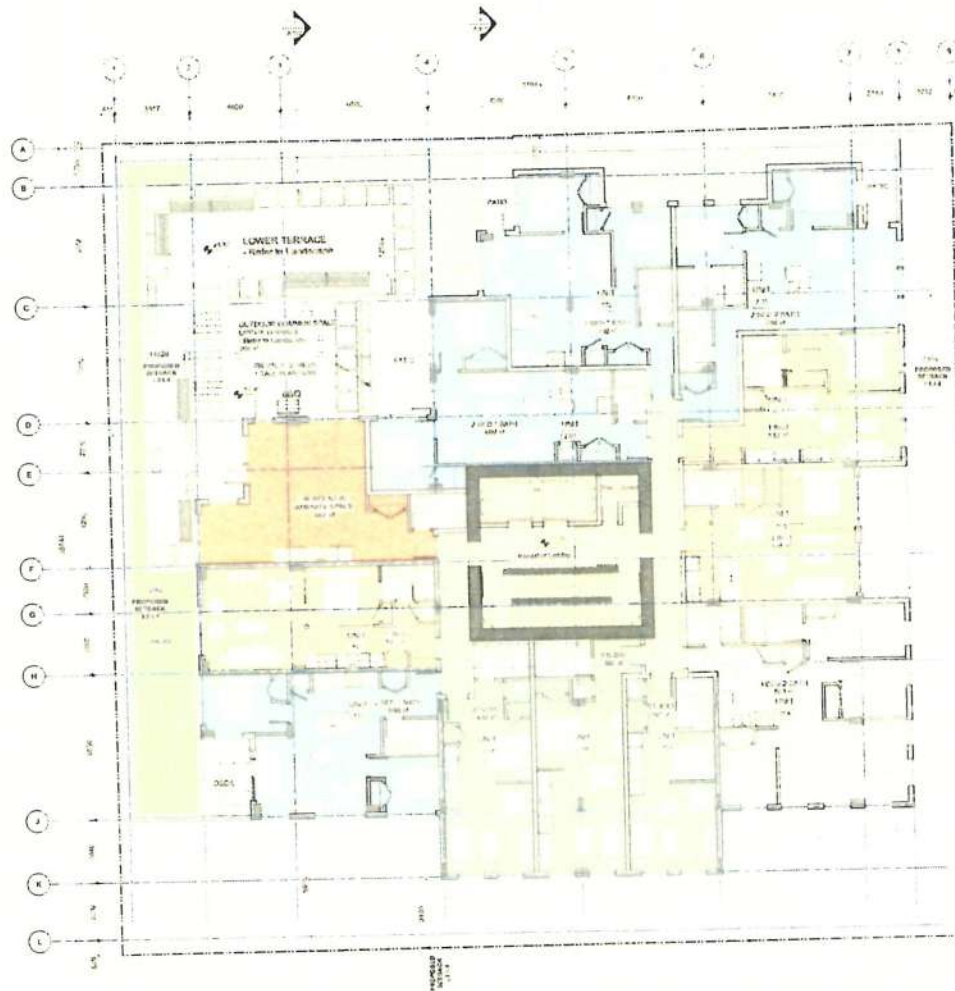
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Client: [illegible]  
Date: [illegible]

L1 Lighting Plan

A204a | 1

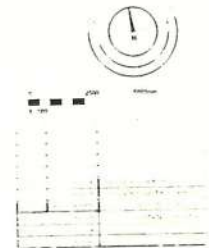




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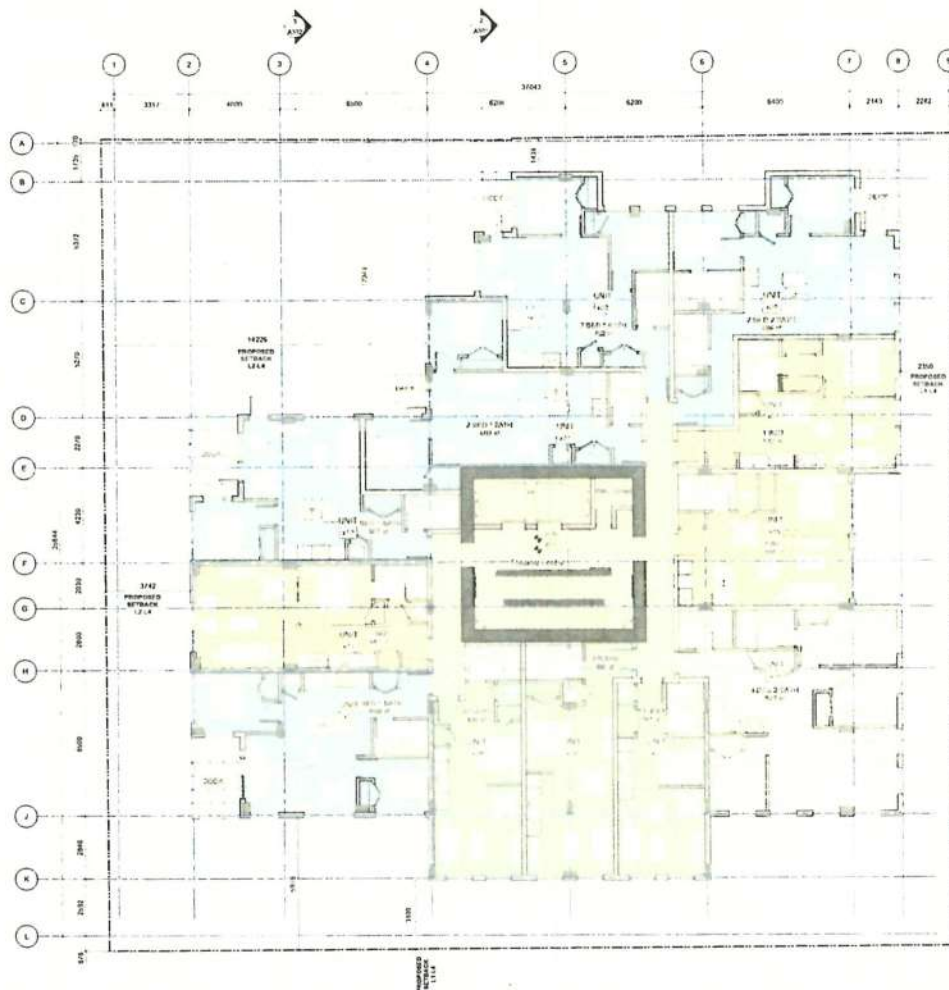


de Hoog & Kianiff architects

de Hoog & Kianiff architects

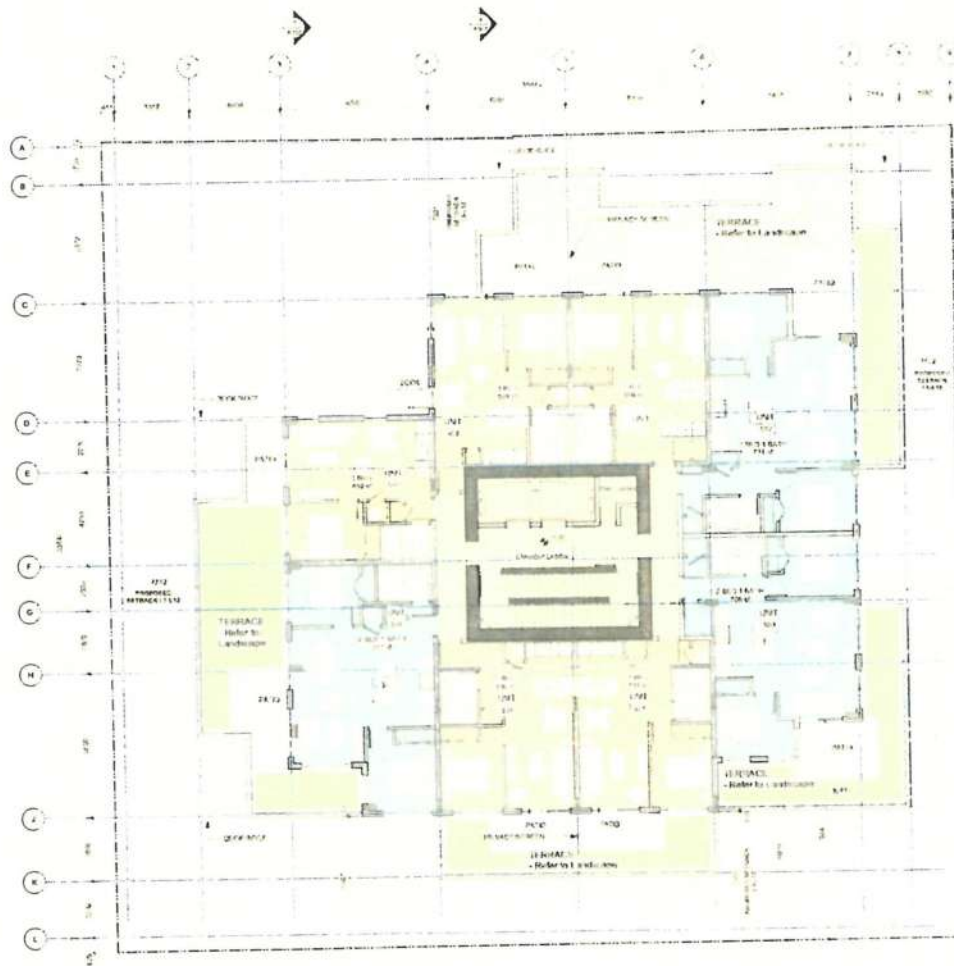
L2 Plan

A205 | 1



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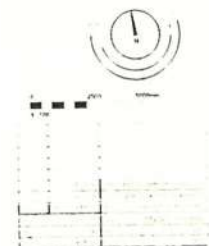




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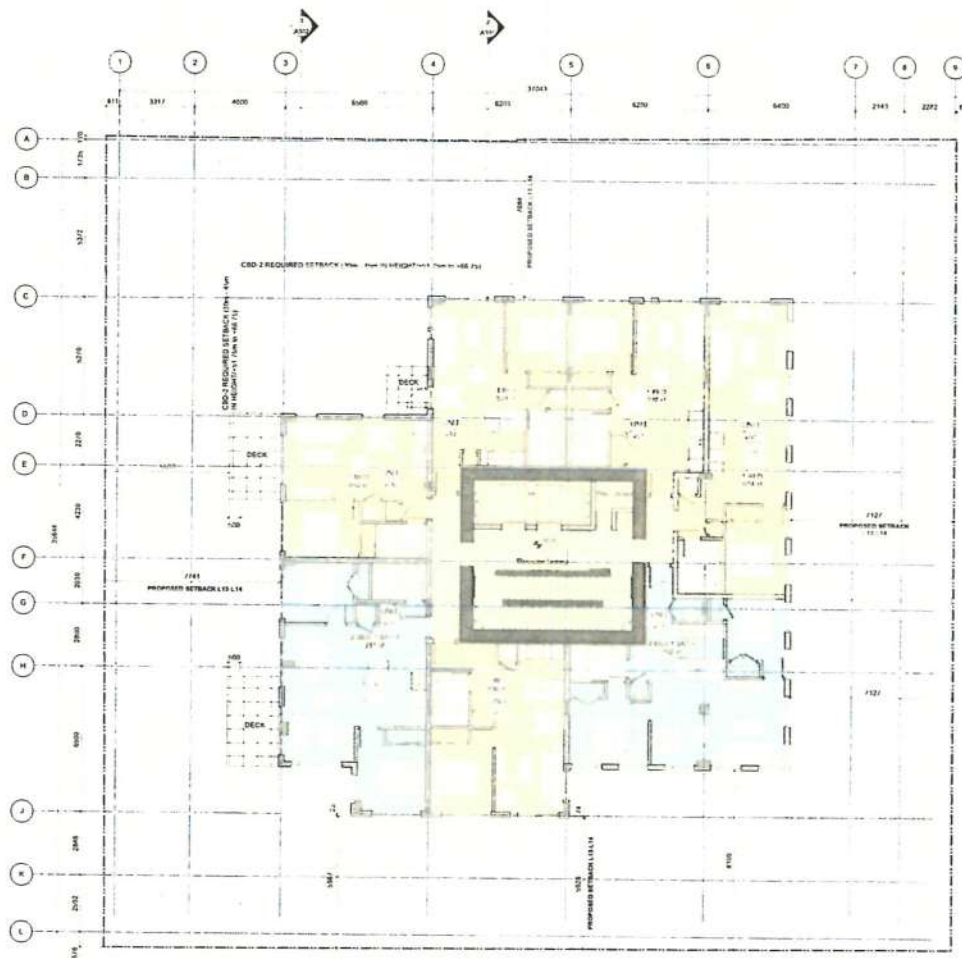


de Hoog & Kienitz architects  
Quanta development  
LS Plan  
A207 | 1





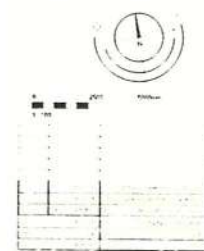




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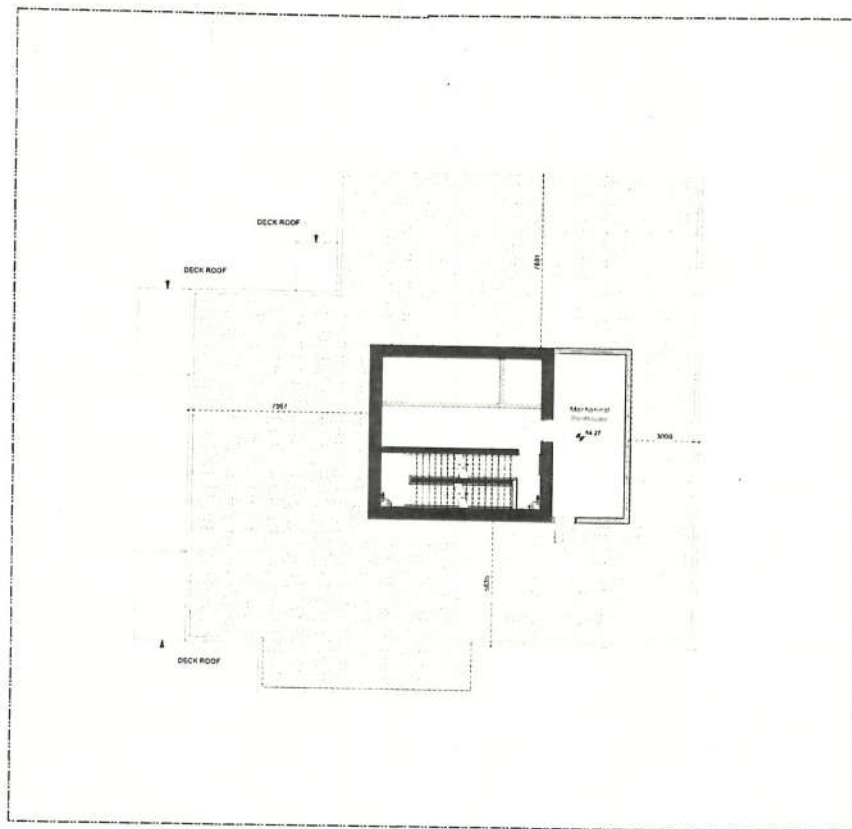


de Hoog & Kienitz architects

Charitra Jaisingh

L14 Plan

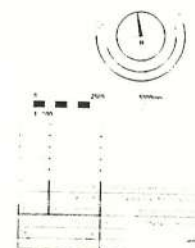
A210 1



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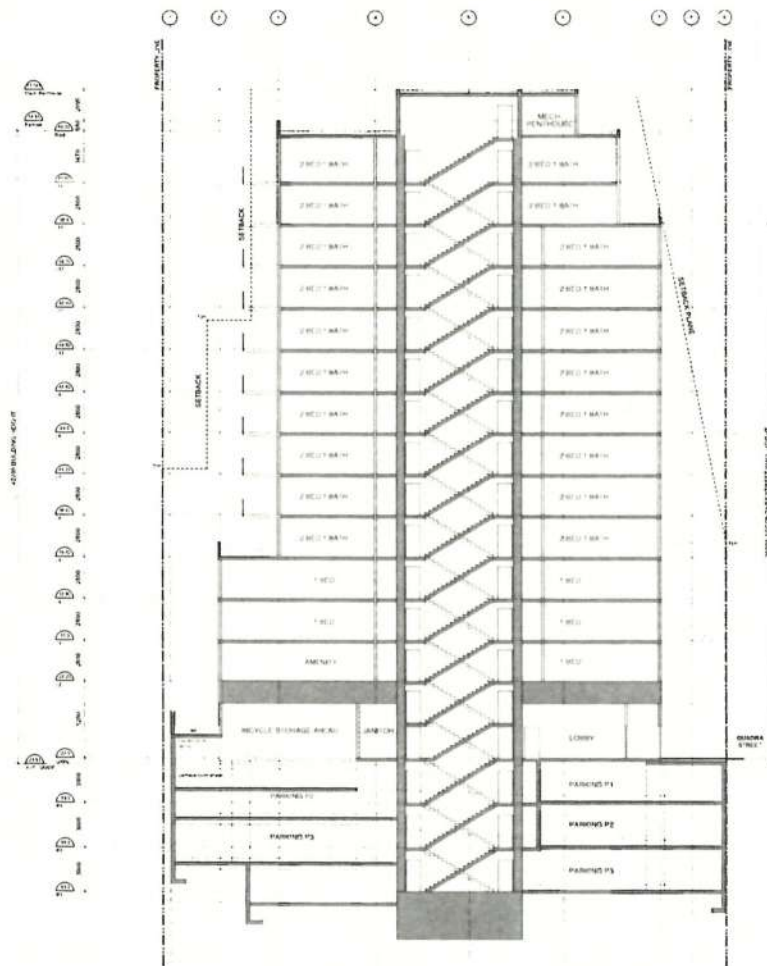
Planning & Development Department  
Development Services Division



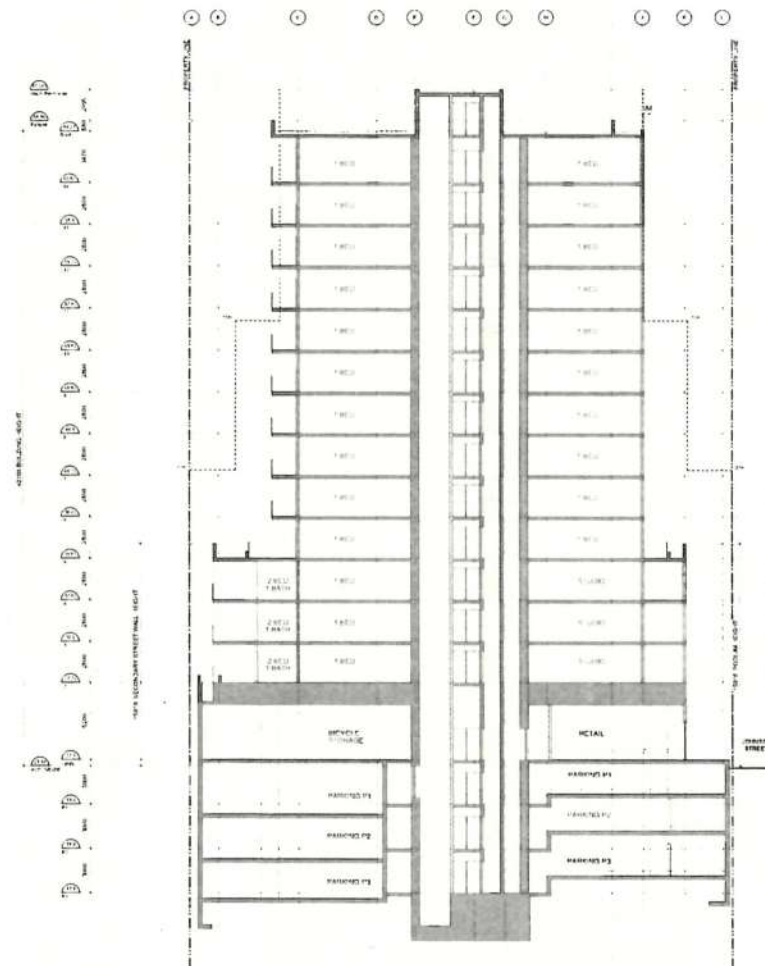
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Roof Plan

A211 | 1

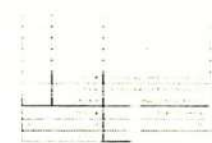


1 Building Section  
Scale: 1:150



2 Building Section  
Scale: 1:150

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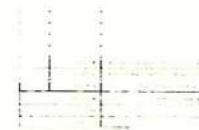


de Hoog & Kierulff architects  
Quadrant Development  
Building Sections  
A301 1





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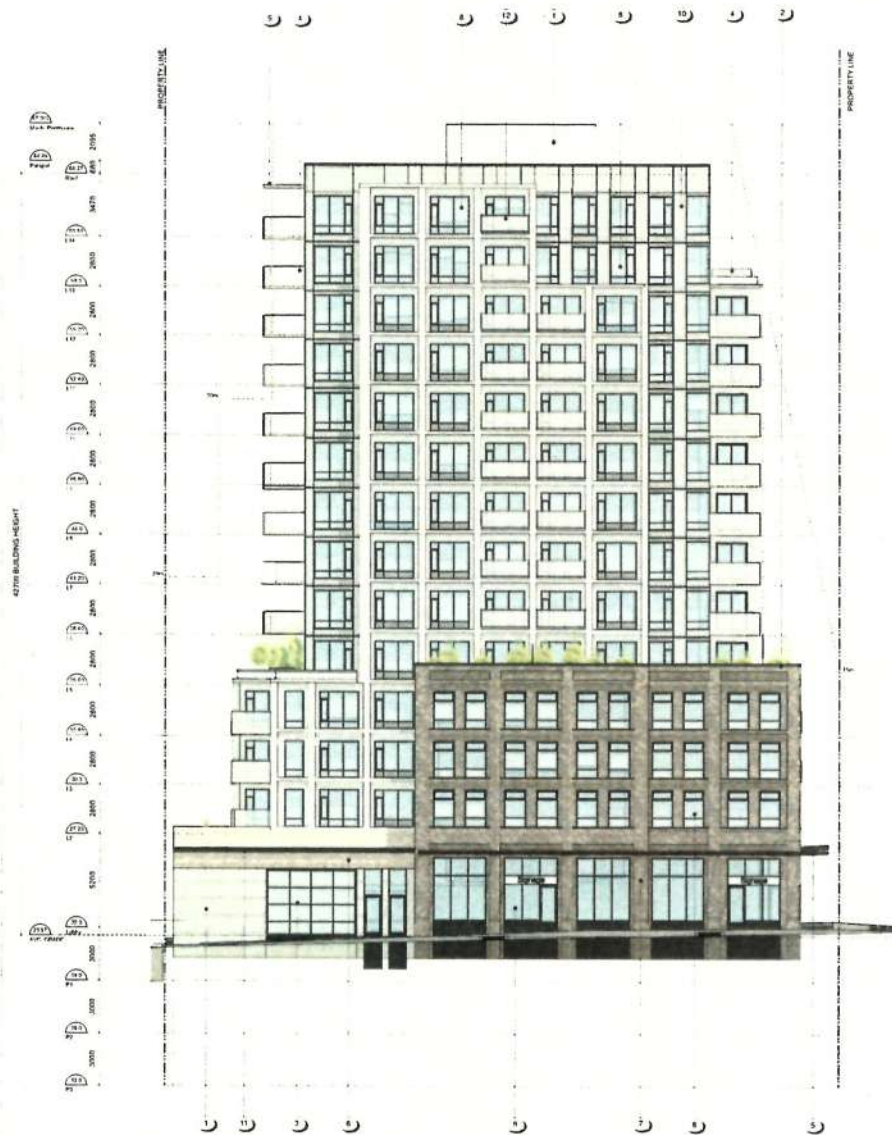
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Gangsta Fierstein et al.

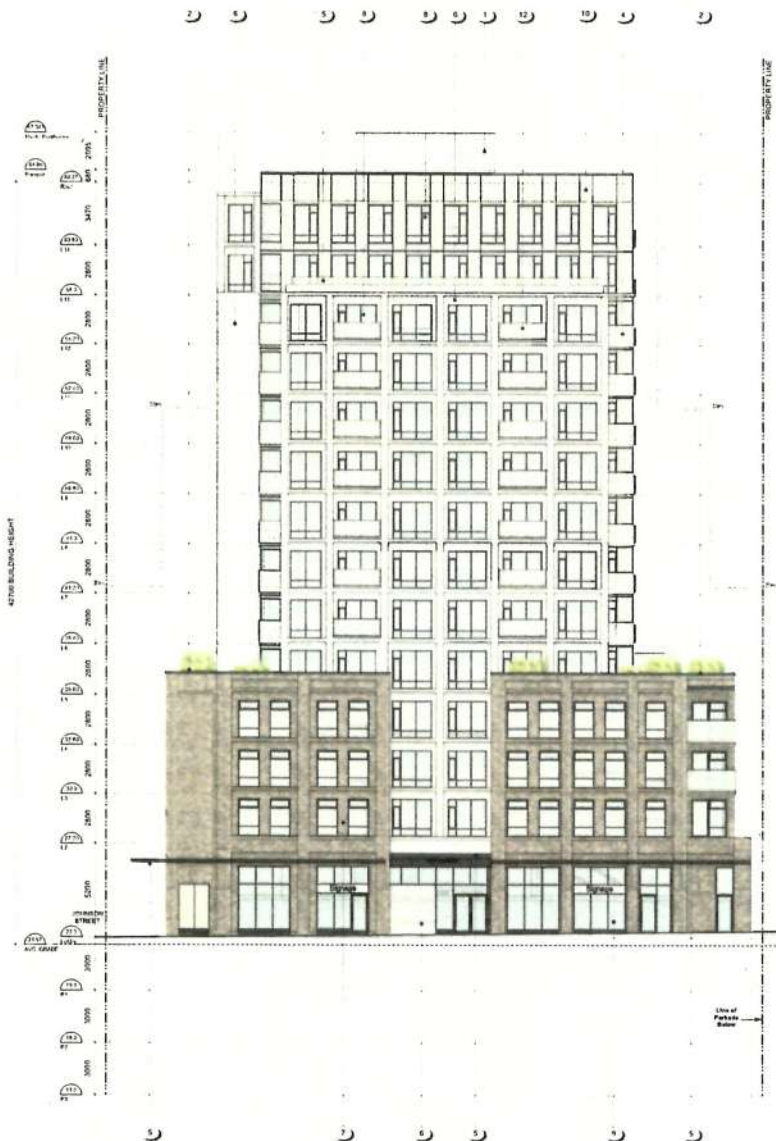
### Schematic Section 1-1

A302

**Abstract**



1 South Elevation (Johnson Street)  
Scale: 1:125



2 East Elevation (Quadra Street)  
Scale: 1:125

# MATERIALS SCHEDULE

- 1 PAINTED STEEL DECK - 1000 Series
- 2 PRECAST CONCRETE SLAB ON GIRTS
- 3 PRECAST CONCRETE CURB - 1000 Series
- 4 PRECAST CONCRETE CURB - 1000 Series
- 5 PRECAST CONCRETE CURB - 1000 Series
- 6 PRECAST CONCRETE CURB - 1000 Series
- 7 PRECAST CONCRETE CURB - 1000 Series
- 8 PRECAST CONCRETE CURB - 1000 Series
- 9 PRECAST CONCRETE CURB - 1000 Series
- 10 PRECAST CONCRETE CURB - 1000 Series
- 11 PRECAST CONCRETE CURB - 1000 Series
- 12 PRECAST CONCRETE CURB - 1000 Series

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de Hoog & Kienhuis architects

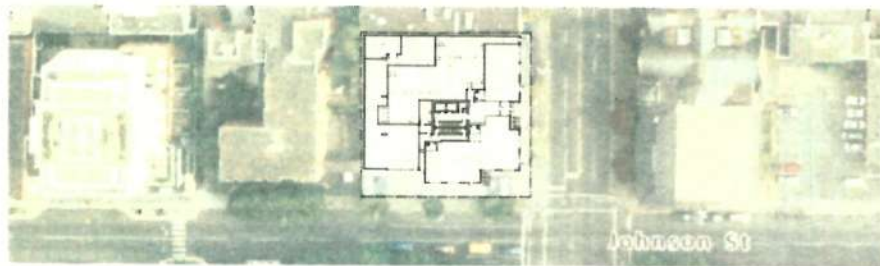
1000 Series

Elevations

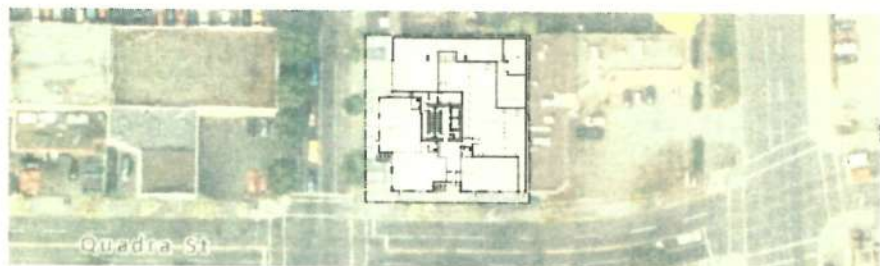
A401 1



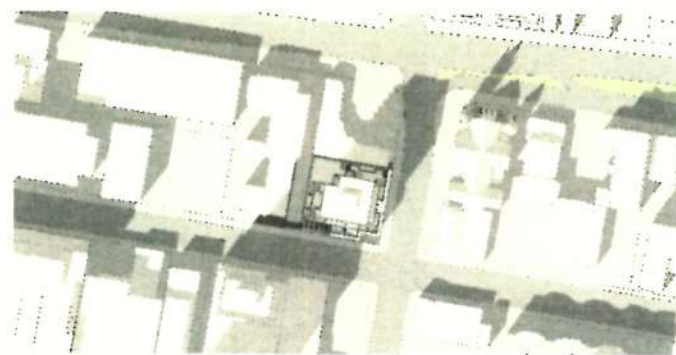




1 Context Elevation (Johnson Street)  
A501 1:500



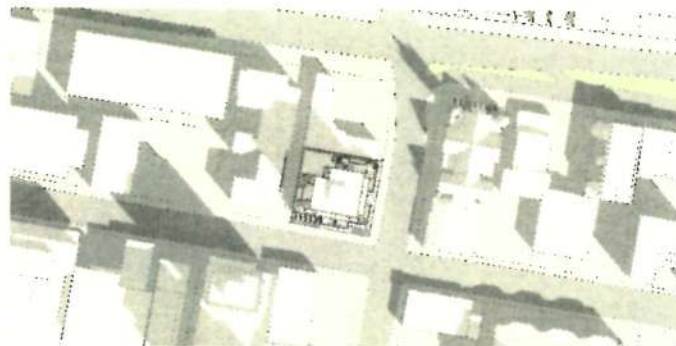
2 Context Elevation (Quadra Street)  
A501 1:500



EQUINOX 2 p.m.



EQUINOX 12 noon



EQUINOX 10 a.m.

4 Shadow Studies  
A501 1:300

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de Hoog & Kianoff architects	
Quadra Terraces	
Site Analysis	
A501	1





Looking South-West Along Pandora Street



Looking South Along Quadra Street at Mason



Looking North Along Quadra Street at Yates



Looking West



Looking East



Looking North



Looking South

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1 Detail Perspective View of Residential Entrance  
A503 N.T.S.



3 Looking North Down Quadra at the Conservatory  
A503 N.T.S.



2 Perspective View of South-East Corner at Johnson and Quadra Streets  
A503 N.T.S.

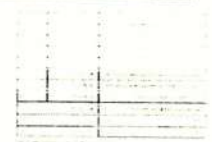


4 Detail Perspective Looking South  
A503 N.T.S.

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## LANDSCAPE ELEMENTS

- Quadra Street Trees - 3 - Fraxinus omnis or similar tree, to be selected in consultation with City of Victoria Parks
- On site paving - concrete unit paving, standard and plank forms
- New Town Paving - cast in place concrete with beveled joints and unit paver accents
- Johnson Street Trees - 3 - Carpinus betulus or similar tree, to be selected in consultation with City of Victoria Parks
- Level 2 Terrace patios with hydroponic slab paving
- Level 2 Terrace Green Roof reduces impervious site coverage

## LEGEND

--- Property line

## LANDSCAPE MATERIALS

- Cast in place concrete band, 100 mm width, smooth top finish
- Level 1 - Driveway Paving - Cast in Place Concrete with beveled control joints and light brown finish
- Level 1 - Standard unit pavers, shadow blend, herringbone pattern
- Level 1 - Large format plank pavers, mix of natural and charcoal running bond
- Level 1 - Standard unit pavers, shadow blend, running bond
- Level 2 Patios - Hydroponic slab paving
- New Town Paving - Cast in Place Concrete with Tapped Joints and Unit Paving Accents (as per draft CIVI electrical schedule)
- Fiberglass Green Roof Area - Pre-polymerized roof system over 100 mm depth growing medium, installed with 100 mm slope head insulation
- Decorative Rock Cover - 100 mm depth, 25 - 50 mm dia, smooth river rock pre-washed stone with no sharp aggregate, no edging
- Pre-fabricated Planter - 36" x 36" x 36", Set on 1/2" thickness rubber runners, run 4 per planter
- Pre-fabricated Planter - 48" L x 12" W x 24" H, Set on 1/2" thickness rubber runners, run 4 per planter
- Pre-fabricated Planter - 48" L x 18" W x 42" H, Set on 1/2" thickness rubber runners, run 4 per planter. Some size vary
- Pre-fabricated Bench - 1 Benches length
- Privacy Screen - refer to Arch for details

NOT FOR CONSTRUCTION

10/12/2018  
12/14/2018  
12/14/2018  
12/14/2018

Murdoch  
de Greeff  
LANDSCAPE ARCHITECTS  
VICTORIA, BC

## STORMWATER MANAGEMENT NOTES

- Green roofs are proposed for L2 and L5 roof areas. Total green roof area is 273sq. m. which is approximately 70% of the total site area. Refer L1.02 for L51 Interceptor Plan

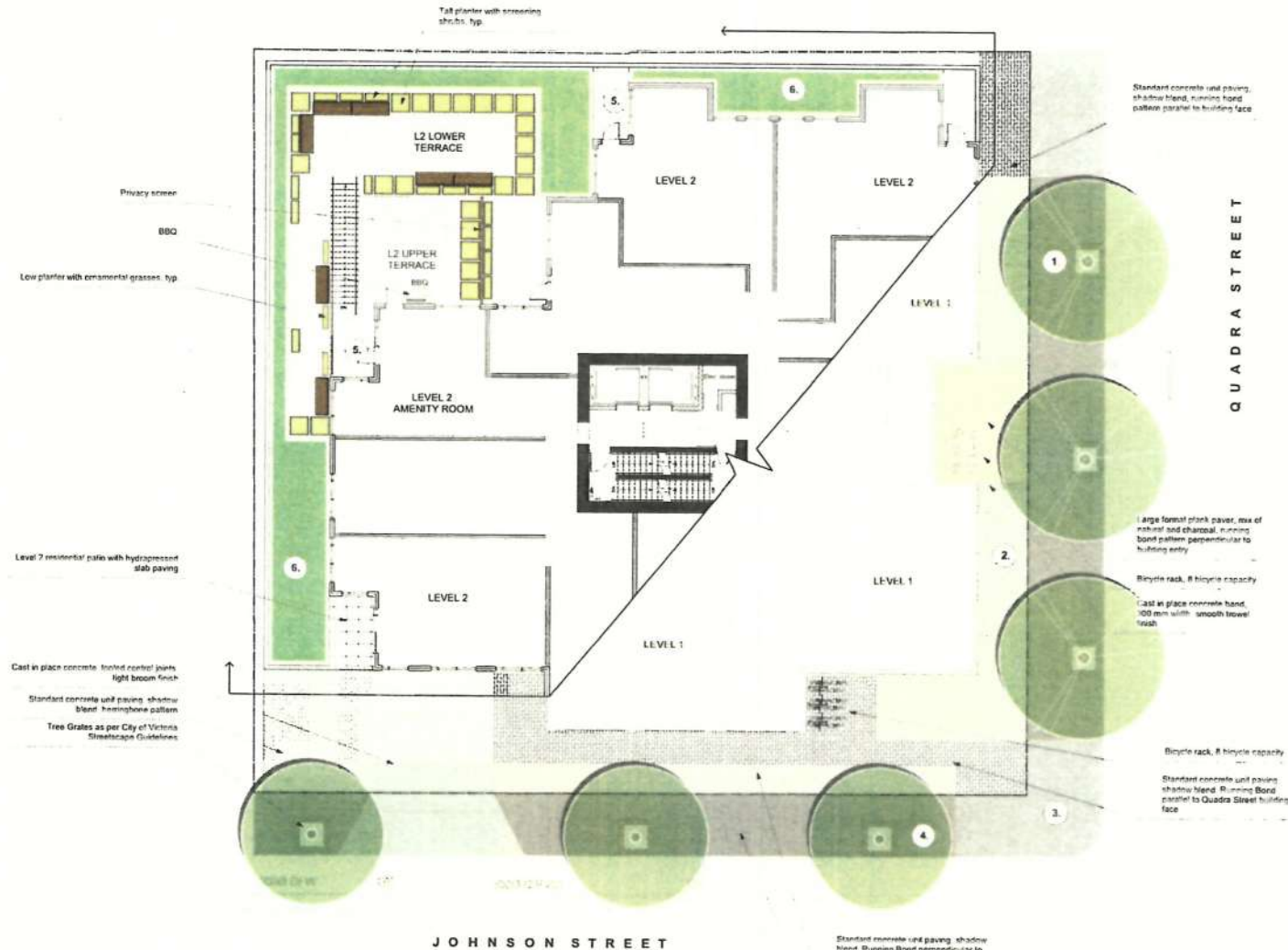
## DRAWING NOTES

1. 1/100 SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work
2. All plan dimensions in metres and all detail dimensions in millimetres
3. Plant quantities on Plans shall take precedence over plant list quantities
4. Contractor to confirm location and alignment of all existing services and utilities prior to start of construction
5. Provide layout of all work for approval by 1-2 business days prior to commencing work
6. Contractor to provide irrigation system for all planters to current LABC Standards and Compost Specifications
7. Landscape installation to carry a 1 year warranty from date of acceptance
8. Plant material - installation and maintenance to conform to the current edition of the Canadian Landscape Standards
9. General Contractor and/or sub-contractors are responsible for all costs related to permit on and submission to consultant of all landscape plans and information including completion
10. Tree protection fencing for existing trees, to be installed prior to commencement of all site work

## Landscape Materials Plan

PROJECT NO. 112.11  
SCALE 1:100 @ 24"x36"  
DRAWN BY ML/D/DB  
CHECKED BY SMP/DB  
DATE 11/1/18

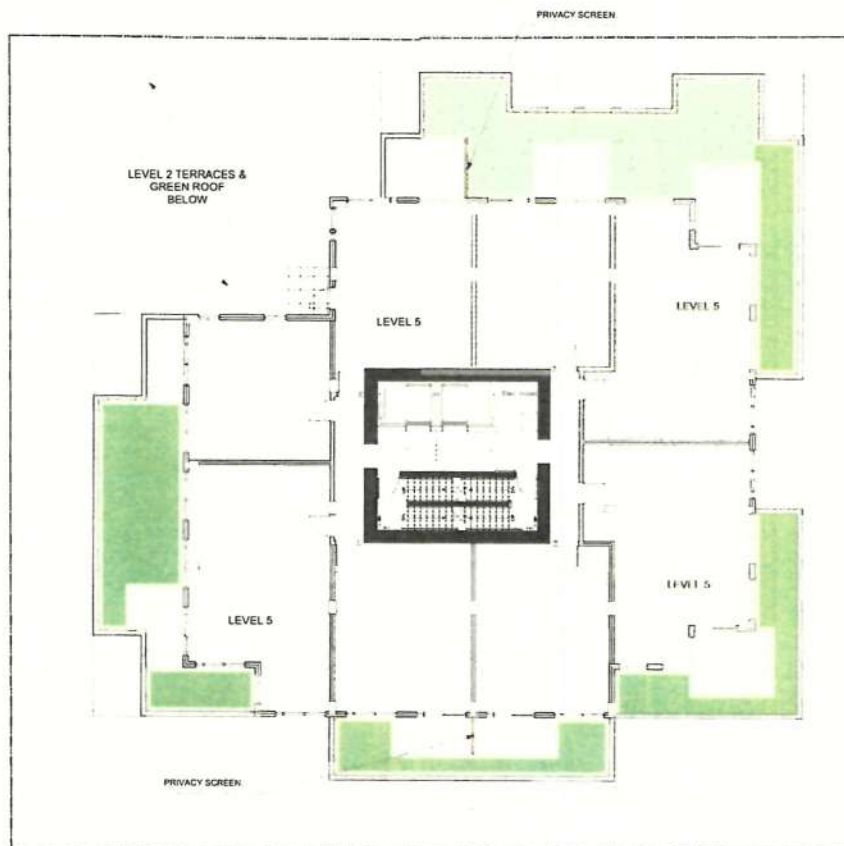
1 L1.01



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QUADRA STREET

JOHNSON STREET

GREEN ROOF PLANT LIST - Level 5			
Qty	Botanical Name	Common Name	Spd. Size / Plant Spacing
<b>GREEN ROOF - SUN</b>			
630	<i>Sedum album</i>	Stonecrop	plug 72 per tray / 170mm x 170mm
630	<i>Sedum album 'Blue Legend'</i>	Blue Legend Stonecrop	plug 72 per tray / 170mm x 170mm
630	<i>Sedum album 'Angelina'</i>	Angelina Stonecrop	plug 72 per tray / 170mm x 170mm
630	<i>Sedum album 'Cape Blanco'</i>	Cape Blanco Stonecrop	plug 72 per tray / 170mm x 170mm
<b>GREEN ROOF - SHADE</b>			
177	<i>Aspidistra formosa</i>	Red Columbine	Sp3 200mm x 200mm
177	<i>Antirrhinum majus</i>	Marigold	Sp3 200mm x 200mm
177	<i>Campanula medium</i>	Campanula	Sp3 200mm x 200mm
177	<i>Flamingo</i>	Flamingo	Sp3 200mm x 200mm
177	<i>Geranium</i>	Geranium	Sp3 200mm x 200mm
177	<i>Hebe</i>	Hebe	Sp3 200mm x 200mm
177	<i>Hydrangea</i>	Hydrangea	Sp3 200mm x 200mm
177	<i>Platanus</i>	Platanus	Sp3 200mm x 200mm

# LEGEND

Property line

## LANDSCAPE MATERIALS

Level 5 Patios: Hydroponic glass paving

Exterior Green Roof Area: Polypropylene mat system over 100 mm depth growing medium, irrigated with drip FFI spray head irrigation

SUN MIX

SHADE MIX

Decorative Rock Cover: 100 mm depth 25 - 50 mm dia. smooth river rock pre washed stones with no sharp edges, no edging

Privacy Screen: Refer to Arch for details

NOT FOR CONSTRUCTION

10/10/2018 12:00 PM  
10/10/2018 12:00 PM  
10/10/2018 12:00 PM

Murdoch de Greeff  
Landscape Architects  
10/10/2018 12:00 PM

ALPHA PROJECT  
DEVELOPMENTS LTD  
210-737 YATES STREET  
VICTORIA, BC

QUADRA RESIDENCES  
1400 QUADRA STREET  
VICTORIA, BC

Level 5 Landscape and  
Planting Plan

## PLANTING NOTES

1. Plant quantities and species may change between revision of DP and Construction due to plant availability and design changes.
2. Green roof to be constructed with system, hydroponic system, glass paving, and edging.

## DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines and planting locations with site survey and design.
2. All plant quantities are estimates and are subject to change in construction.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planting to meet HABC Standards and Current Specifications.
7. Irrigation installation to carry a 1 year warranty from date of completion.
8. Plant material installation and maintenance to conform to the current edition of the Canadian Professional Standard.
9. General Contractor and sub-contractors are responsible for all costs related to production and submission to consultant of all landscape information including irrigation.
10. Total irrigation for existing trees to be installed prior to commencement of all site work.

Received  
City of Victoria

SEP 18 2018

Planning & Development Department  
Development Services Division

Project No: 117.11  
Scale: 1:100 @ 24" x 36"  
Drawn by: MJD/DTB  
Checked by: SMD/DTB  
Revision: 1

L1.02

