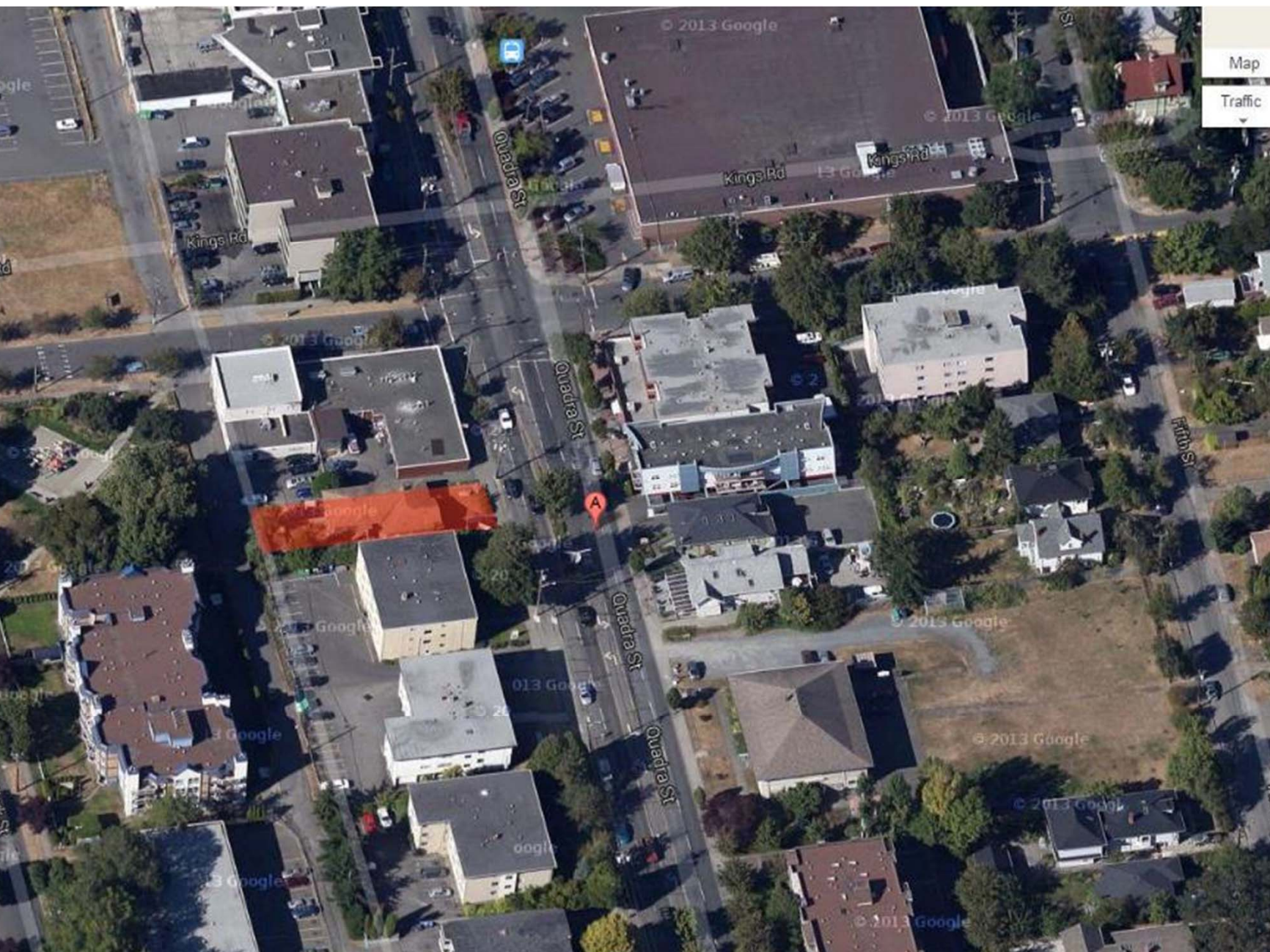






Subject property in relation to Quadra Village



Quadra Village



Quadra Village



2560 Quadra Street

Existing house to be removed



Existing streetscape



Proposed streetscape



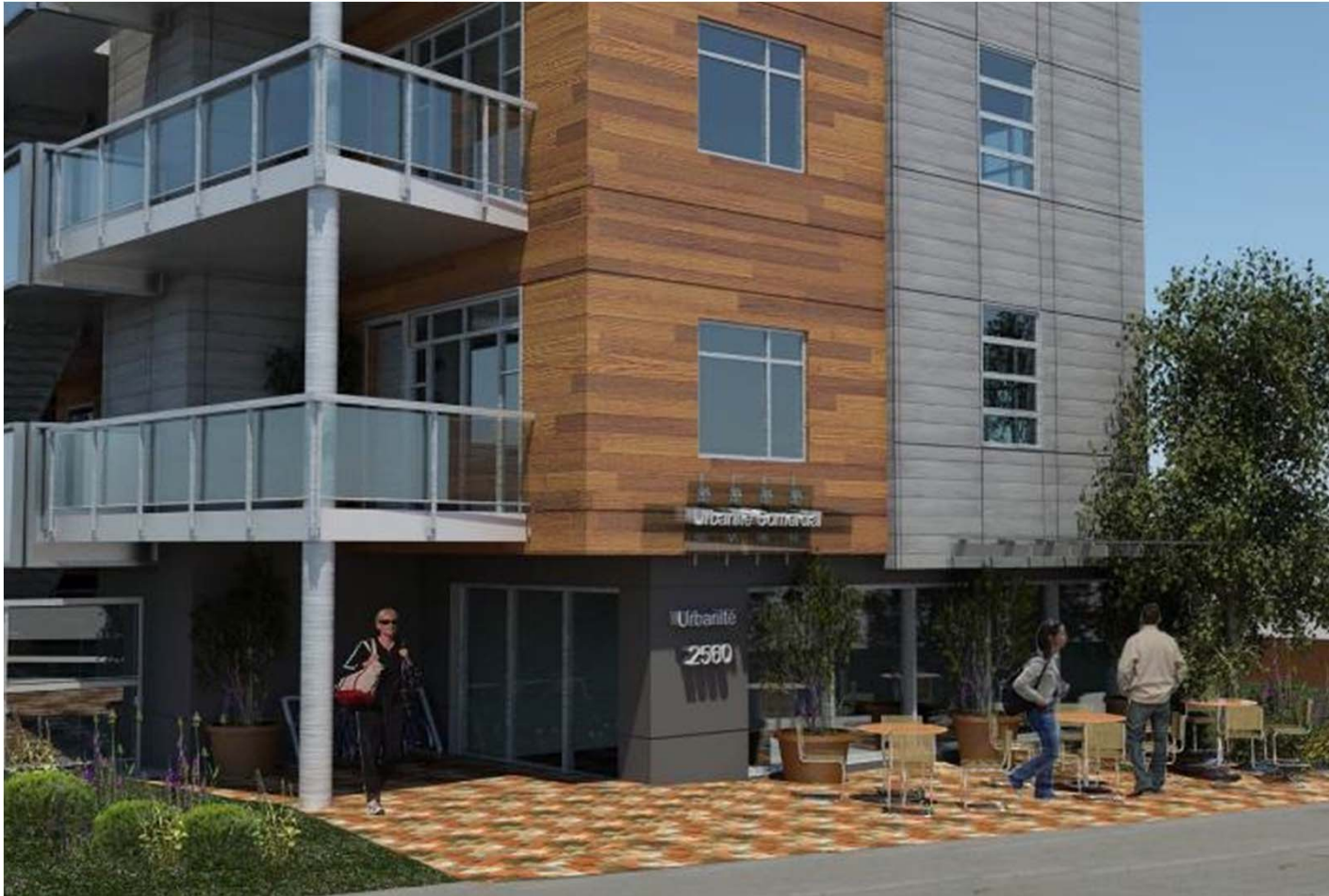
North elevation



Comparison



Streetscape Detail



View from lane (Kings Road)







PLANNING & DESIGN

2572 Quadra
ERIC BAKER ARCHITECT INC.
ARCHITECT INC.
107 HAZELTON AVENUE, HAZELTON, BC
V2A 1A1
250.555.1234 FAX 250.555.1235

Legend:

Building Footprint



Site Name: 2572 Quadra
Site No.: 2572
Site Date: 2010
Site Description: 2572 Quadra
Site Address: 2572 Quadra
Site City: HAZELTON, BC
Site Province: BC
Site Country: CANADA

Development Permit
Application

Denux Group
2550 Quadra

Site Plan

Project Name: 2572 Quadra
Site: 2572 Quadra
Owner: Denux Group
Designer: Eric Baker Architect Inc.

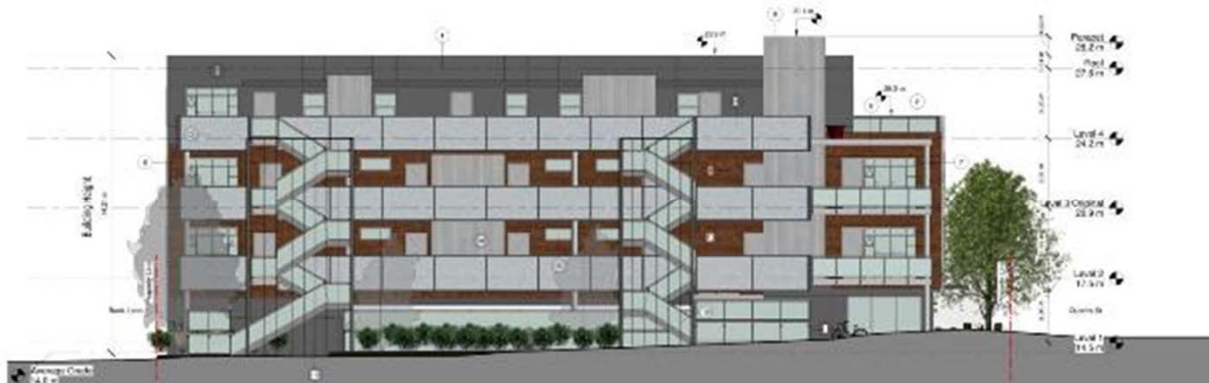
A-1.0

Building Elevations



Key Value	Keynote Text
1	Power Connect Cable 1
2	Velvet Pulling
3	Frosted Glass
4	Chloe Glass
5	Vivid Windows
6	Velvet Panels
7	Concrete Columns
8	Wood Tone Composites Panel
9	Flame Cement Color 2
10	Black Spikes Glass

Name	Date	Size	Attributes
C:\Users\BIBI\1-2 Documents\2P\1-2 2550 Quadra\2550 Quadra\A-2.1			
Development			
Application			
Denux Group			
2550 Quadra			
Elevations			
Folder Name	2550 Quadra		
Size	2550 Quadra		
Attributes	2550 Quadra		
Contents	2550 Quadra		
A-2.1			



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ERIC PARKER
ARCHITECT INC.
500 N. GARDEN, SUITE 1000, LOS ANGELES, CA 90012
(213) 413-1111 FAX (213) 413-1112

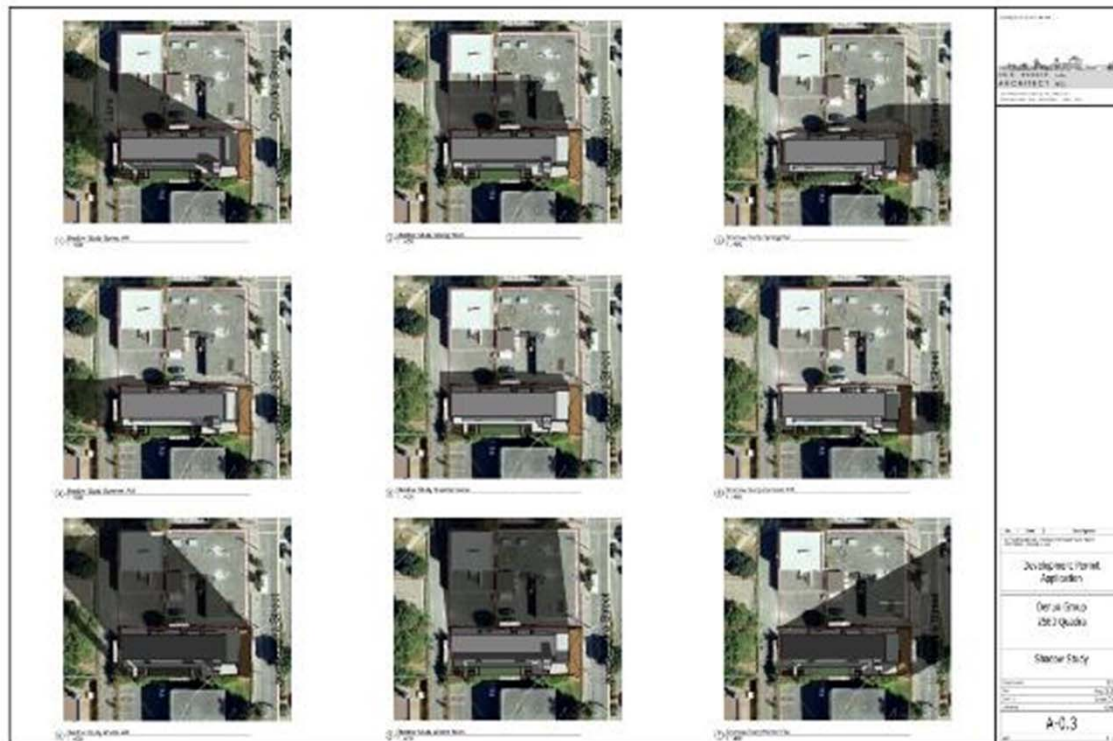
Keynote Legend 2	
Key Value	Keynote Text
1	Fiber Cement Deck 1
2	Metal Siding
3	Frosted Glass
4	Clear Glass
5	Very Mildew
6	Mildew Patch
7	Concrete Canals
8	Mildew Free Composite Panel
9	Fiber Cement Color 2
10	Mildew Free View

No.	Date	Description
1	10/10/10	Development Permit Application
2	10/10/10	Denux Group
3	10/10/10	2550 Quadra
4	10/10/10	Elevations
5	10/10/10	2550
6	10/10/10	2550
7	10/10/10	2550
8	10/10/10	2550
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100	10/10/10	2550

Café Fantastico roof structure



Shadow study



Shadow Study Winter

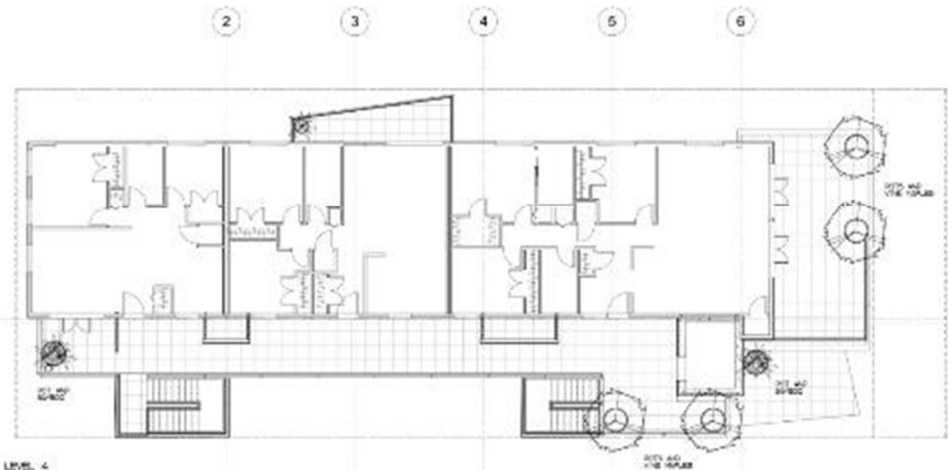


Shadow Study Winter - Side
1 : 400

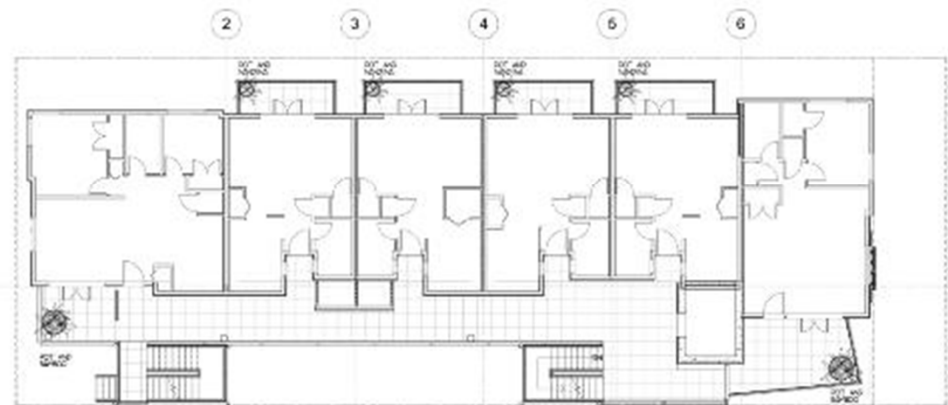


Shadow Study Winter - Pk
1 : 400

Floor plans



LEVEL 4

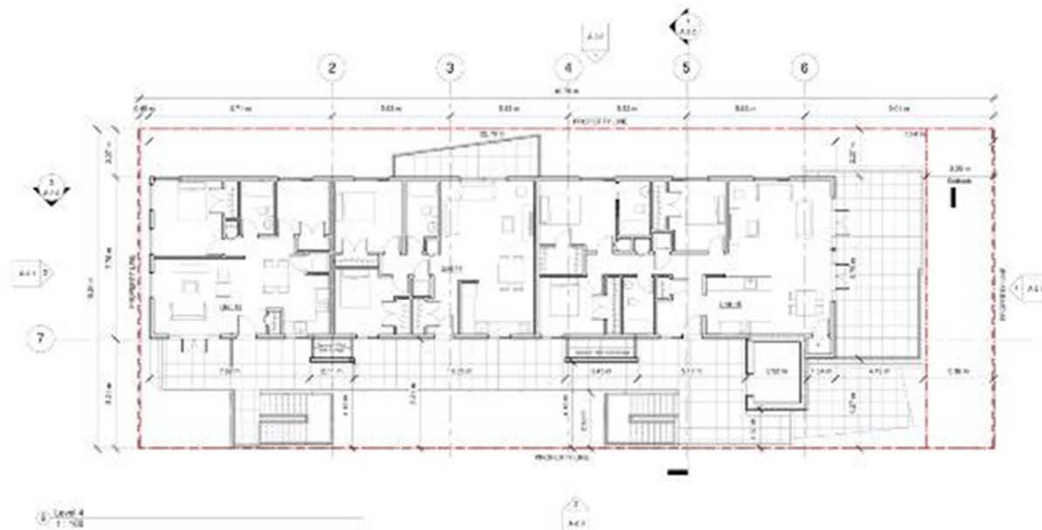
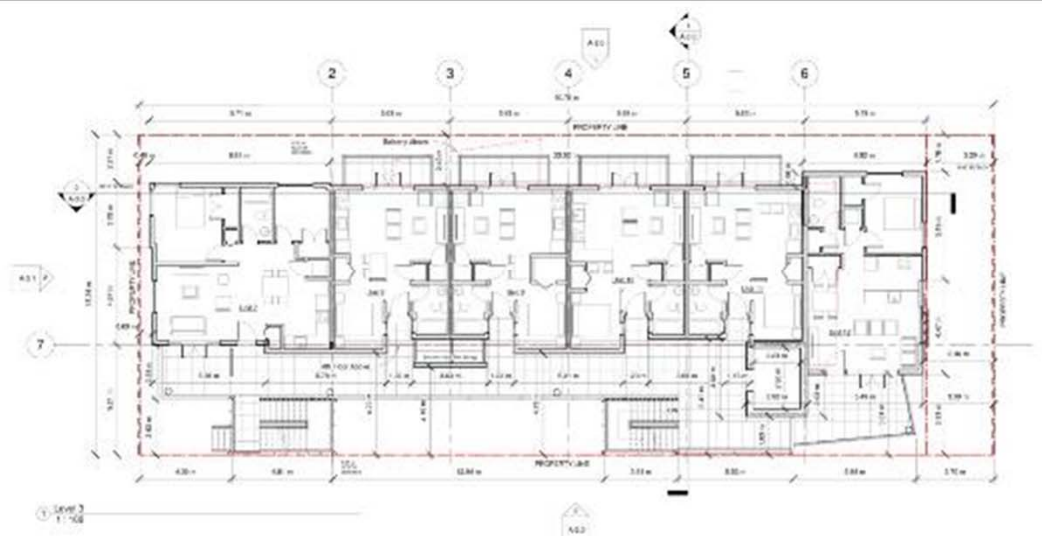


LEVEL 3

NOTES

- SEE SHEET J FOR PLANT, LIGHTING AND NOTES.

	LANDSCAPE PLAN - LEVEL 3 & 4	
	1/2	
DENUX GROUP 2560 QUADRA STREET		
	KEITH N. GRANT LANDSCAPE ARCHITECTURE LTD. 1000 WEST 10TH AVE. SUITE 100 VANCOUVER, BC V6H 1A1	
	DATE: JUNE 10, 2013 BY: JLG	



04/06/2014 10:00 AM

ARCHITECT
 127 Main Street, Suite 100, St. John's, NL A1B 1X1
 Tel: (709) 576-1111 Fax: (709) 576-1112

Legend:

Building Footprint



No.	Date	Description
1	04/06/2014	Development Permit Application
Denux Group 2560 Quadra		
Floor Plans		
Prepared by:	2014	
Drawn by:	2014	
Checked by:	2014	
A-1.2		

Individual building elevations







END

Shadow Study – Winter

Previous submission



Shadow Study Winter AM



8 Shadow Study Winter Noon
1 : 400



7 Shadow Study Winter PM
1 : 400

View along Quadra looking south



2560 Quadra Street

Showing relationship to adjacent building



2560 Quadra Street showing change of grade



Grade change at front



Lane parking



Previous application Perspective



curtis paxton miles

architect

mobile: 604.251.1111

200.546.2121 email: curtis@paxtonmiles.com

THE SETO
2860 QUADRA ST.

存力工 坏



Sept. 6, 2011

Previous application Perspective



curtis paxton miles
architects
miller rosson, c.o.
200.656.2129 www.cpmiles.com

THE SETO
2860 QUADRA ST.

存力工 坏



Sept. 6, 2011