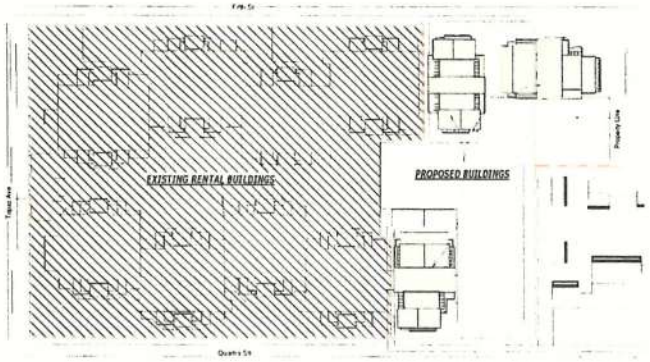
Consultants:

Architect:
Eric Barker Architect Inc.
Xavier Crespo (Architect AIBC)
727 Pandora Avenue, Victoria,
BC V8W 1N9
Ph: (250) 385-4565

Landscape Consultant:
Small and Rossell Landscape Architects
Carole Rossell (BCSLA)
3012 Manzer Road
Sooke, B.C.
V9Z 0C9
Ph: (250) 642-6967

SITE LOCATION



4 Existing/Proposed key Plan
1" = 50'-0"

EXISTING RENTAL BUILDINGS DATA

Civic Address:
2813-2887 Quadra St. & 2814-2890 Fifth St.
Victoria,B.C.

Legal Description:
PID: 003-551-784, Lot 1, Section 5, Victoria District, Plan 20678

Project Description:
Existing Residential Building - Quadra Villa
Owner: Primex Investments Ltd.

Current Zoning: R3G

Data To Building

Site Area:	7721.68 m2
Site Coverage:	38.53%(2975.7 m²)
Open Site Area:	48.64%(3756.31 m²)
Total Floor Area:	5605.5 m²
F.S.R.	0.726:1

Building Height: 8.3 m

No. of Storeys: 2

Setbacks
Proposed

North side Main Bldg.:	4.28 m
South side Main Bldg.:	1.25 m
East Side Main Bldg.:	3.02 m
West Side Main Bldg.:	3.02 m

Parking Stalls: Total 16

Bicycle Parking: 64 Rack

Total number of units: 64

Unit Type: (32) 2 bedroom (32) 3 bedroom

Ground Oriented Units: 32

Minimum unit floor area: 77.1 m²

Total residential floor area: 5266.69m²

PROPOSED BUILDINGS DATA

Civic Address:
2813-2887 Quadra St. & 2814-2890 Fifth St.
Victoria, B.C.
2780 Fifth St. Victoria,B.C.

Legal Description:
PID: 003-551-784, Lot 1, Section 5, Victoria District, Plan 20678
PID: 005-515-840

Project Description:
New Residential Building
Owner: Primex Investments Ltd.

Current Zoning: R3G

Data To Building

Site Area:	3578.32 m2
Site Coverage:	30.22%(1081.51 m²)
Open Site Area:	18.38%(657.65 m²)
Total Floor Area:	1,981.31 m²
F.S.R.	0.554:1

Building Height:

Block A	11.15 m
Block B	11.07 m
Block C	10.94 m

No. of Storeys: 3

Setbacks
Proposed

North side Main Bldg.:	1.09 m
South side Main Bldg.:	2.85 m
East Side (Fifth St.) Main Bldg.:	3.50 m
West Side (Quadra St.) Main Bldg	1.87 m

Parking Stalls: Total 65

Bicycle Parking: 57 Class 1
18 Class 2

Total number of units: 34

Unit Type: (22) 1 bedroom,(12) 2 bedroom

Ground Oriented Units: 12

Minimum unit floor area: 40.03 m²

Total residential floor area: 1738.2 m²

Block A

	Unit #	Unit Type	Area m2
1	A101	1 Bedroom	40.03
2	A102	2 Bedroom	66.55
3	A103	2 Bedroom	67.07
4	A104	1 Bedroom	44.6
5	A201	1 Berdroom	40.03
6	A202	2 Bedroom	66.55
7	A203	2 Bedroom	67.07
8	A204	1 Bedroom	44.6
9	A301	1 Bedroom	40.03
10	A302	2 Bedroom	66.55
11	A303	2 Bedroom	67.07
12	A304	1 Bedroom	44.6
	Common Area	Stairs, Storage, Garbage	116.83
		Total Floor Area	771.58
		12 Class 1 Bike Parking	
		6 Class 2 Bike Parking	
		Site Coverage	407.93

Block B

	Unit #	Unit Type	Area m2
13	B101	1 Bedroom	44.98
14	B102	1 Bedroom	40.45
15	B103	1 Bedroom	44.98
16	B104	1 Bedroom	40.45
17	B201	1 Bedroom	44.98
18	B202	1 Bedroom	40.45
19	B203	1 Bedroom	44.98
20	B204	1 Bedroom	40.45
21	B301	1 Bedroom	44.98
22	B302	1 Bedroom	40.45
23	B303	1 Bedroom	44.98
24	B304	1 Bedroom	40.45
	Common Area	Stairs, Storage	62.43
		Total Floor Area	575.01
		9 Class 1 Bike Parking	
		6 Class 2 Bike Parking	
		Site Coverage	318.51

Block C

	Unit #	Unit Type	Area m2
25	C101	2 Bedroom	67.04
26	C102	1 Bedroom	44.79
27	C103	1 Bedroom	40.26
28	C104	2 Bedroom	66.55
29	C201	2 Bedroom	67.04
30	C202	1 Bedroom	44.79
31	C203	1 Bedroom	40.26
32	C204	2 Bedroom	66.55
33	C301	2 Bedroom	67.04
34	C302	2 Bedroom	66.55
	Common Area	Stairs, Storage	63.85
		Total Floor Area	634.72
		12 Class 1 Bike Parking	
		6 Class 2 Bike Parking	
		Site Coverage	355.07

2 3D View 3

3 Fifth Cover

10/2/2017 11:16:39 AM

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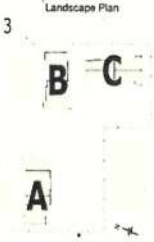
ARCHITECT Inc.

Drawing List

Sheet Number	Sheet Name
A-0.0	Cover Sheet
A-0.1	3D Views
A-0.3	3D Views
A-1.0	Existing Site Survey
A-1.1	Site Plan
A-1.2	Grade Calculations
A-1.3	Shadow Study
A-1.4	Site Context
A-1.5	Site Context
A-1.6	Site Context
A-2.0	Block A - L1
A-2.1	Block A - L2 & L3
A-2.2	Block B - L1
A-2.3	Block B - L2 & L3
A-2.4	Block C - L1
A-2.5	Block C L2
A-2.6	Block C L3
A-2.7	Roof Plan Blocks A, B, C
A-3.0	Elevations
A-3.1	Elevations
A-3.2	Elevations
A-3.3	Street Elevation
A-4.0	Sections
A-4.1	Sections
L1	Landscape Plan
L2	Landscape Plan
L3	Landscape Plan



Proposed Site Keyplan
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No.	Date	Description
12	Aug 4 2017	New Sheets Added
11	Aug 4 2017	Updated Data
10	Mar 15, 2017	New Sheet added
7	Mar 15, 2017	Updated Data
6	Mar 15, 20	Updated Site & Setback Changes
1	Mar 15, 20	Updated Site &

B:\Current Projects\2015 Projects\201516 Quadra Villa\Development Permit Submission\Revit Files\June 2017\QV3_2017.06.07.rvt

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Cover Sheet

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-0.0

Scale As indicated

ATTACHMENT C

1 . Aerial 1 South West

2 . Aerial 3 South East

3 . Aerial 2 North

8/4/2017 10:38:31 AM

ERIC BARKER architect
ARCHITECT Inc.

Proposed Site Keyplan
1 : 1000

No.	Date	Description
14	Aug 4 2017	Block P Updated

R:\Current Projects\2015 Projects\201516

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

3D Views

Project number	201516
Date	Nov 16, 2016
Drawn by	Victor Crespo
Checked by	Checker

A-0.1

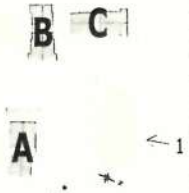
Scale 1 : 1000

1 3D View 1

2 3D View 2

8/4/2017 10:38:45 AM

ERIC BARKER mabc
ARCHITECT inc.



Proposed Site Keyplan
1 : 1000

No	Date	Description
14	Aug 4, 2017	Rev C Issued

R:\Planned Projects\2015 Projects\201516
Quadra Villa - Phase 1 - Rezoning

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

3D Views

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Charles

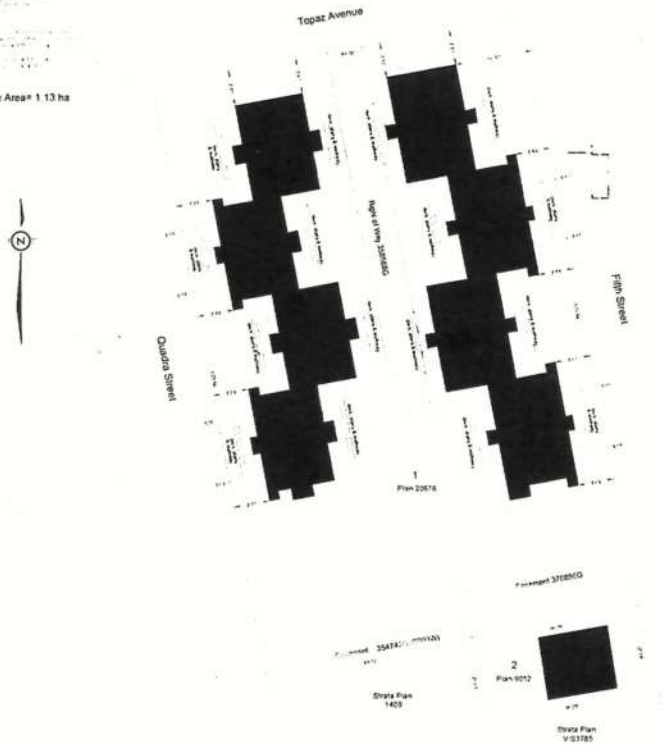
A-0.3

Scale 1 : 1000

Site Plan of:
- Lot 2, Plan 9052;
- Lot 1, Plan 20678;
Both of Section 5, Victoria District.

'Quadra Villas'

Total Site Area= 1.13 ha



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2. It is the responsibility of the user to compare all data with the hard copy drawing (where applicable). In the event there is a conflict between the hard copy drawing(s) and the electronic file, the hard copy drawing(s) shall prevail.

1 Existing Site
1 : 500

8/4/2017 10:38:48 AM

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No.	Date	Description

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Existing Site Survey

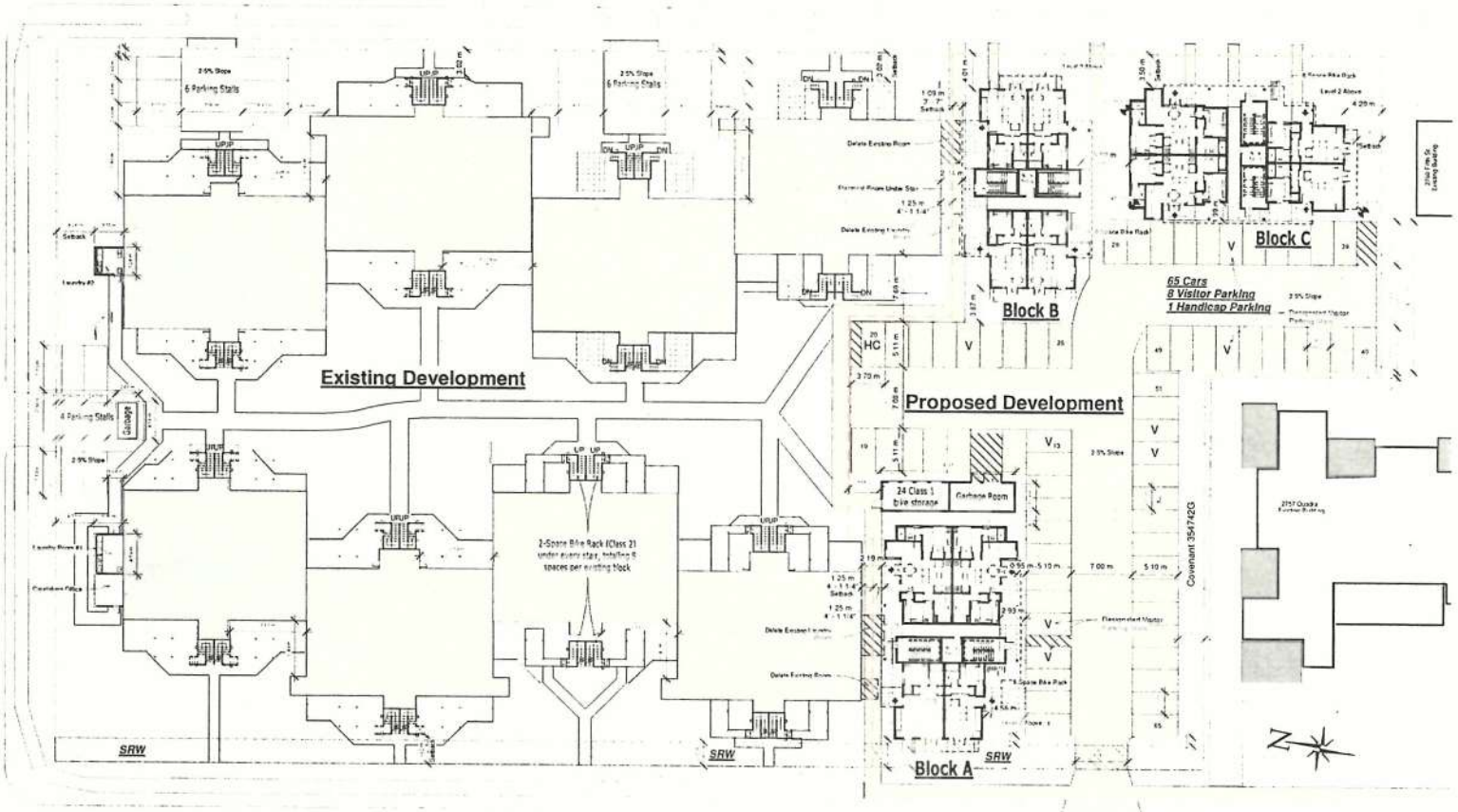
Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.0

Scale 1 : 500

FIFTH STREET

TOPAZ AVENUE


Existing Development
Proposed Development
Block A
Block B
Block C
65 Cars
8 Visitor Parking
1 Handicap Parking
24 Class 1 bike storage
Garbage Room
2-Score Bike Rack (Class 2) under every stair, total five 6 spaces per existing block
Covenant 354742G
SRW
Garage
6 Parking Stalls
4 Parking Stalls
Delete Existing Room
Delete Existing Entry
Delete Existing Stairs
Delete Existing Rooms
Relocated Visitor Parking
Level 2 Above
Existing Bike Rack
Existing Bike Rack
Existing Bike Rack

BLOCK A

Point	Elevation	Distance	Average Points
a	15.1		
b	15.19	1.65 A - B	24.98925
c	15.18	1.22 B - C	18.5257
d	15.17	2.13 C - D	32.32275
e	15.18	1.68 D - E	25.494
f	15.13	8.76 E - F	132.7578
g	15.13	0.73 F -G	11.0449
h	15.13	3.13 G - H	47.3569
i	15.15	0.73 H - I	11.0522
j	15.33	5.02 I - J	76.5048
k	15.29	0.91 J - K	13.9321
l	15.41	3.77 K - L	57.8695
m	15.74	9.7 L - M	151.0775
n	15.39	8.79 M - N	136.81635
o	15.46	2.37 N - O	36.55725
p	15.38	3.13 O - P	48.2646
q	15.36	0.75 P - Q	11.5275
r	15.17	8.76 Q - R	133.7214
s	15.16	1.78 R - S	26.9937
t	15.06	2.13 S - T	32.1843
u	15.07	1.22 T - U	18.3793
v	15	1.65 U - V	24.80775
		12.29 V - A	184.9645
		82.3	1257.14405

GRADE CALCULATION **15.2751**

BLOCK B

Point	Elevation	Distance	Average Points
a	14.29		
b	14.27	3.74 A - B	53.4072
c	14.26	0.91 B - C	12.98115
d	14.2	5.14 C - D	73.1422
e	14.23	1.48 D - E	21.0382
f	14.16	3.27 E - F	46.41765
g	14.12	1.48 F -G	20.9272
h	14.03	6.93 G - H	97.53975
i	14	3.56 H - I	49.8934
j	13.96	9.75 I - J	136.305
k	13.99	3.77 J - K	52.68575
l	14.05	6.72 K - L	94.2144
m	14.04	1.48 L - M	20.7866
n	14.07	3.27 M - N	45.95985
o	14.09	1.48 N - O	20.8384
p	14.14	8.89 O - P	125.48235
		9.75 P - A	138.59625
		71.62	1010.21535

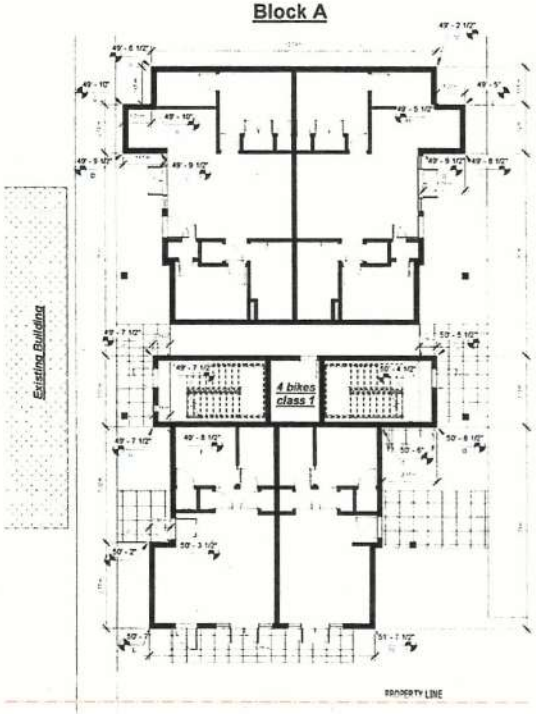
GRADE CALCULATION **14.1052**

BLOCK C

Point	Elevation	Distance	Average Points
a	14.28		
b	14.35	9.75 A - B	139.57125
c	14.4	3.77 B - C	54.19375
d	14.4	0.91 C - D	13.104
e	14.42	5.11 D - E	73.6351
f	14.42	1.71 E - F	24.6582
g	14.44	8.43 F -G	121.6449
h	14.45	1.14 G - H	16.4673
i	14.49	5 H - I	72.35
j	14.4	1.14 I - J	16.4673
k	14.38	2.92 J - K	42.0188
l	14.37	12.44 K - L	178.825
m	14.37	3.1 L - M	44.547
n	14.36	1.15 M - N	16.51975
o	14.35	5 N - O	71.775
p	14.35	1.15 O - P	16.5025
q	14.35	8.43 P - Q	120.9705
r	14.28	1.65 Q - R	23.61975
		8.88 R - A	126.8064
		81.68	1173.6765

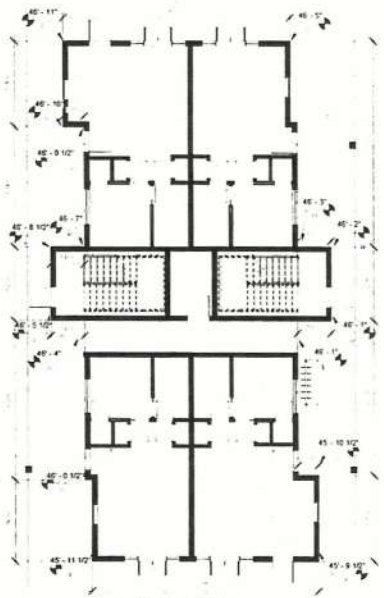
GRADE CALCULATION **14.3692**

Block A



1 Level 1 A Grade Plan
1 : 100

Block B



2 Level 1 B Grade Plan
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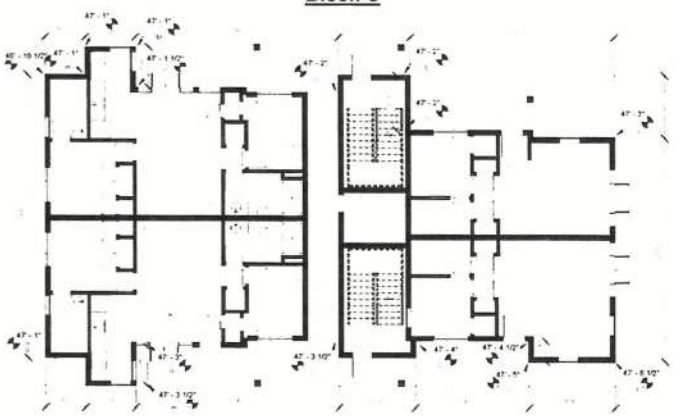
Block C



3 Level 1 C Grade Plan
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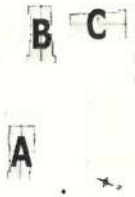

Proposed Site Keyplan
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No	Date	Description
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1	Mar 15, 2017	[illegible]

R:\Current Projects\2015 Projects\201516
Q:\[illegible]
D:\[illegible]

Rezoning/Development
Permit
August 08, 2017

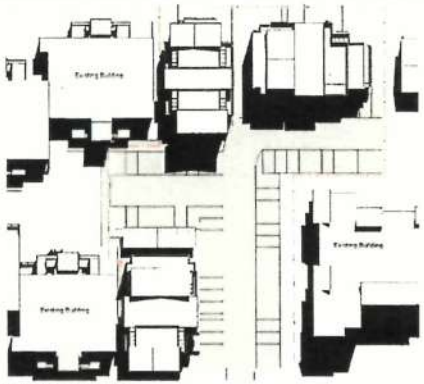
Quadra Villa

Grade Calculations

Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.2

Scale As indicated



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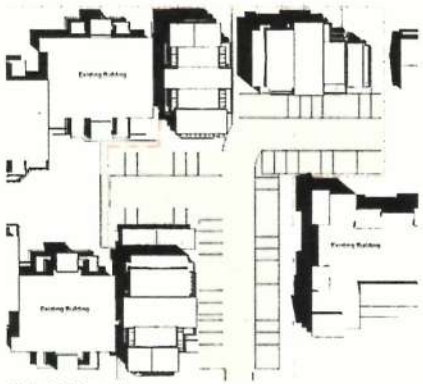

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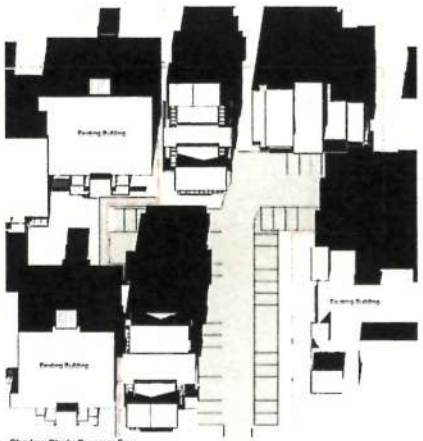

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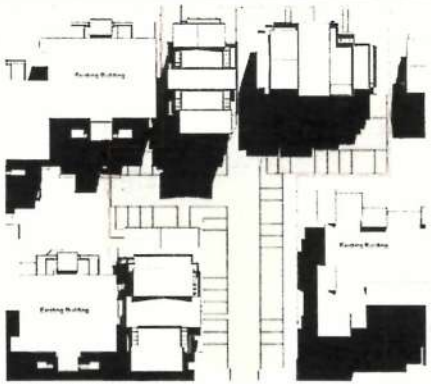

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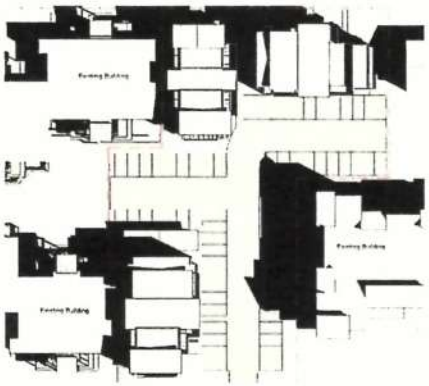

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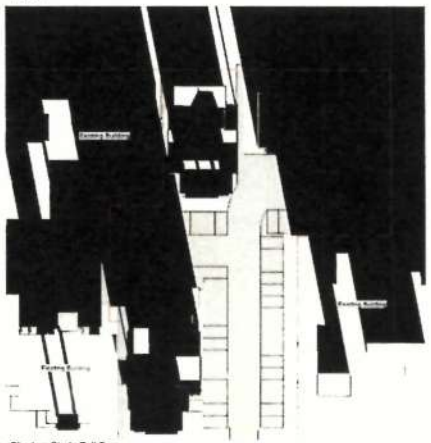

6 Shadow Study Fall 5pm
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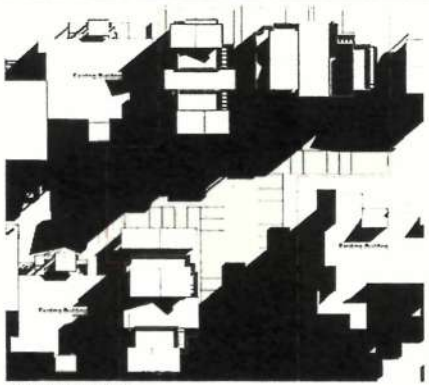

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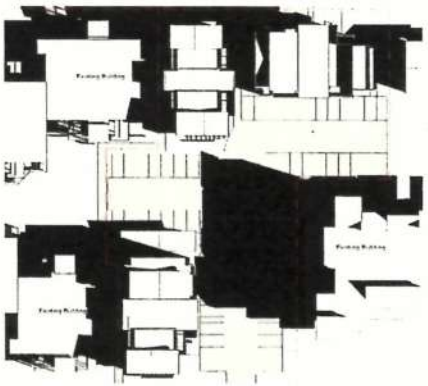

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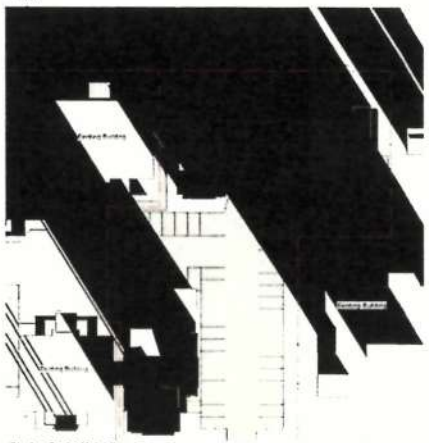

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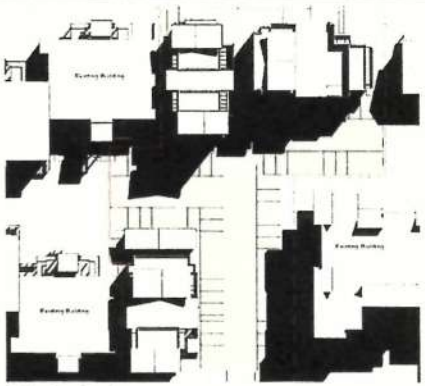

10 Shadow Study Spring 9am
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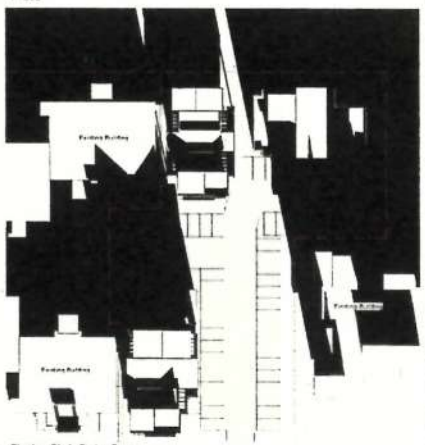
11 Shadow Study Spring 1pm
1 : 500



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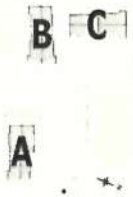
ARCHITECT inc.



Proposed Site Keyplan
1 1000

No	Date	Description

Rezoning/Development
Permit
August 08, 2017

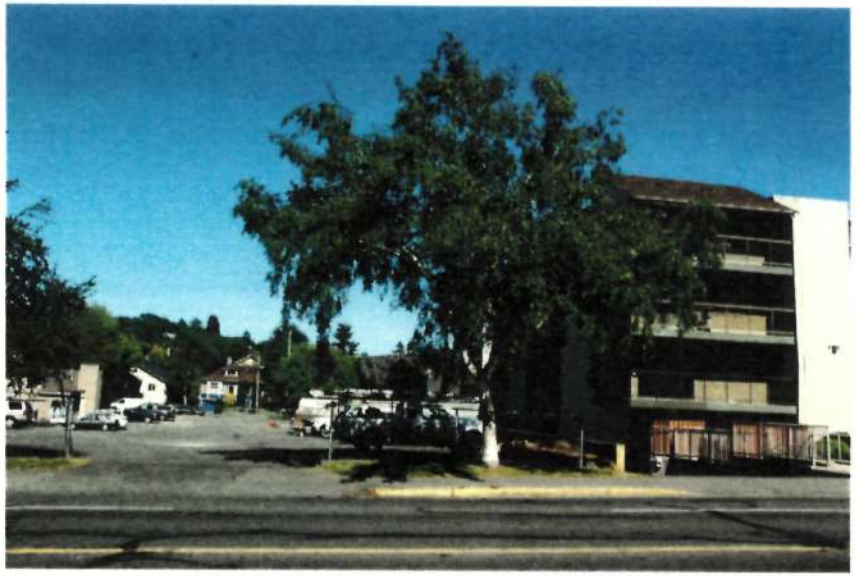
Quadra Villa

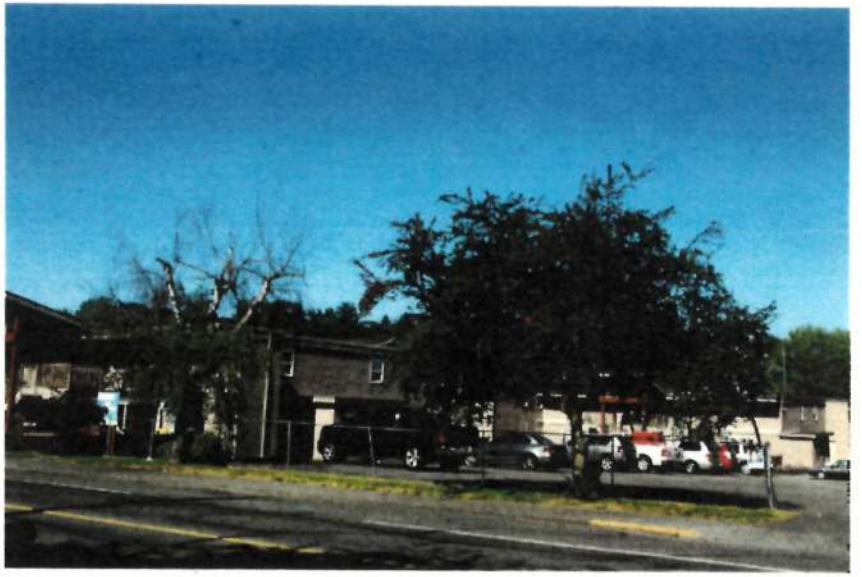
Shadow Study

Drawn number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.3

Scale As indicated





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ERIC BARKER mabc
ARCHITECT Inc.

No.	Date	Description
12	Aug 4 2017	New Sheets Added

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Site Context

Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.4

Scale 12" = 1'-0"

8/4/2017 10:39:28 AM

ERIC BARKER mabc
ARCHITECT Inc.

No.	Date	Description
12	Aug 4 2017	New Sheets Added

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Site Context

Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.5

Scale 12" = 1'-0"

8/4/2017 10:39:29 AM

ERIC BARKER
ARCHITECT inc.

No	Date	Description
12	Aug 4, 2017	New Sheets Added

R:\Current drawings\2000 - 2015 Projects\201516 Quadra V... Development Report & Rezoning\Dwgs Drawings\June 2017\QV3_2017.06.07.rvt

Rezoning/Development Permit
August 08, 2017

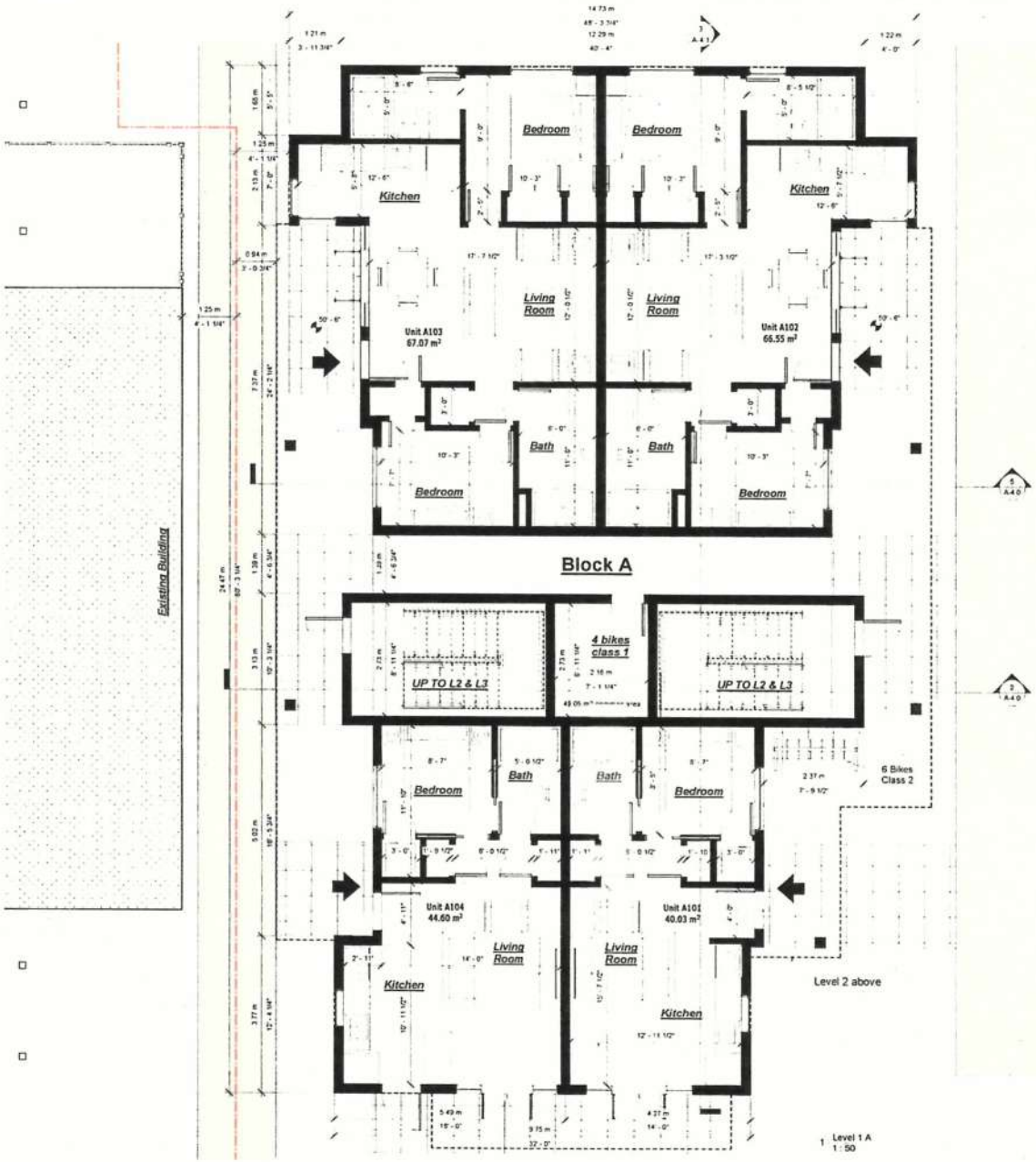
Quadra Villa

Site Context

Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-1.6

Scale 12" = 1'-0"



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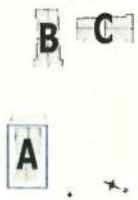
ERIC BARKER mabc
ARCHITECT Inc.



Proposed Site Keyplan
1 : 1000

No	Date	Description
13	Aug 4, 2017	Block A Update
5	Mar 15, 2017	Increased floor & Counter Dimensions
1	Mar 15, 201[illegible]	[illegible]

R:\Current [illegible] 201516
Quadra Villa 3rd Development Permit [illegible]
Document Name 201516Q3_2017.08.07.rvt

Rezoning/Development Permit
August 08, 2017

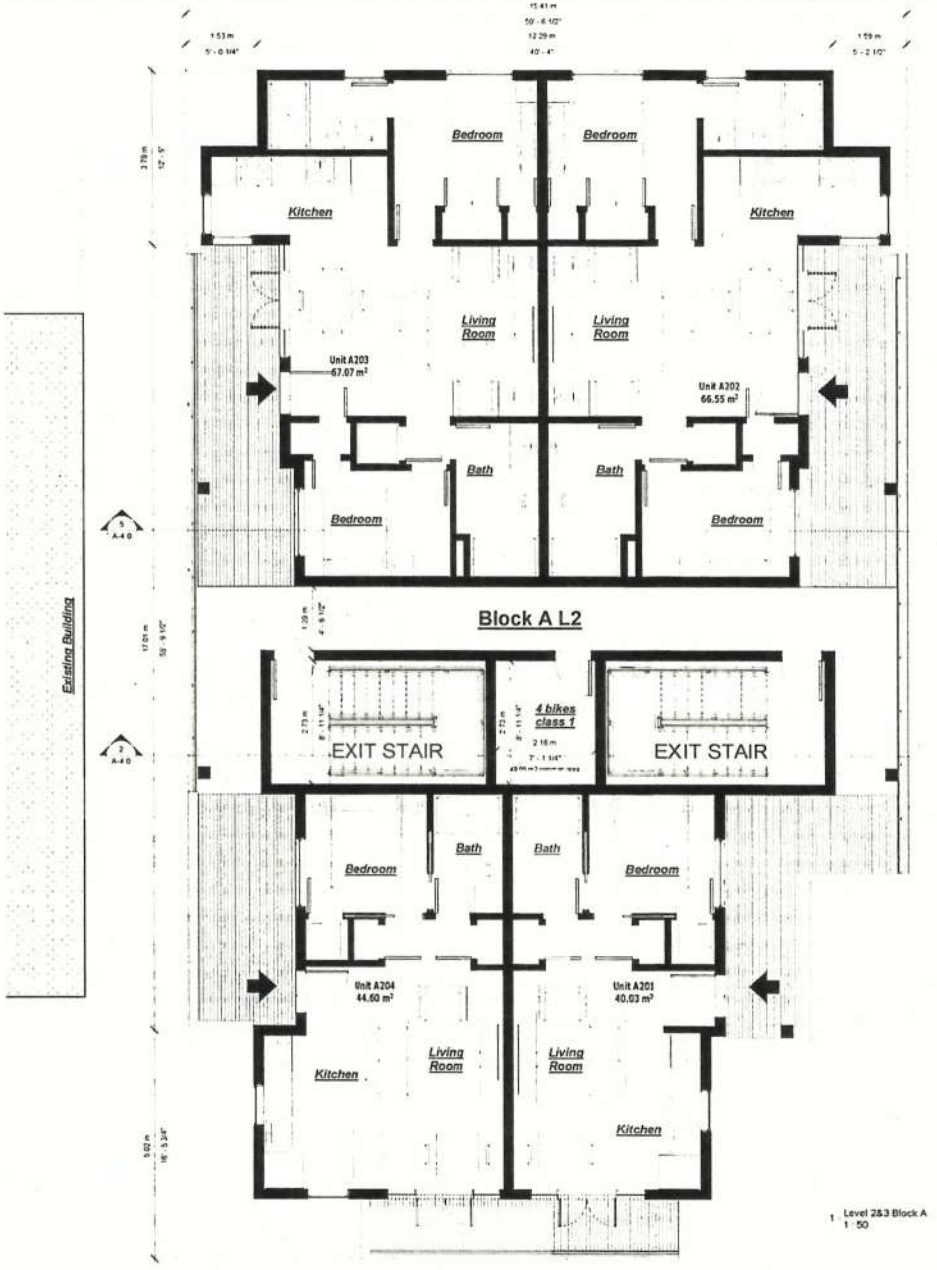
Quadra Villa

Block A - L1

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.0

Scale: As indicated



1 Level 2&3 Block A
1 : 50

8/4/2017 10:39:32 AM

ERIC BARKER mabc
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Proposed Site Keyplan
1 : 1000

No	Date	Description
13	Aug 4 2017	[illegible]
5	Mar 15 2017	[illegible]
1	Mar 15 2017	Rebrand Block A

Rezoning/Development Permit
August 08, 2017

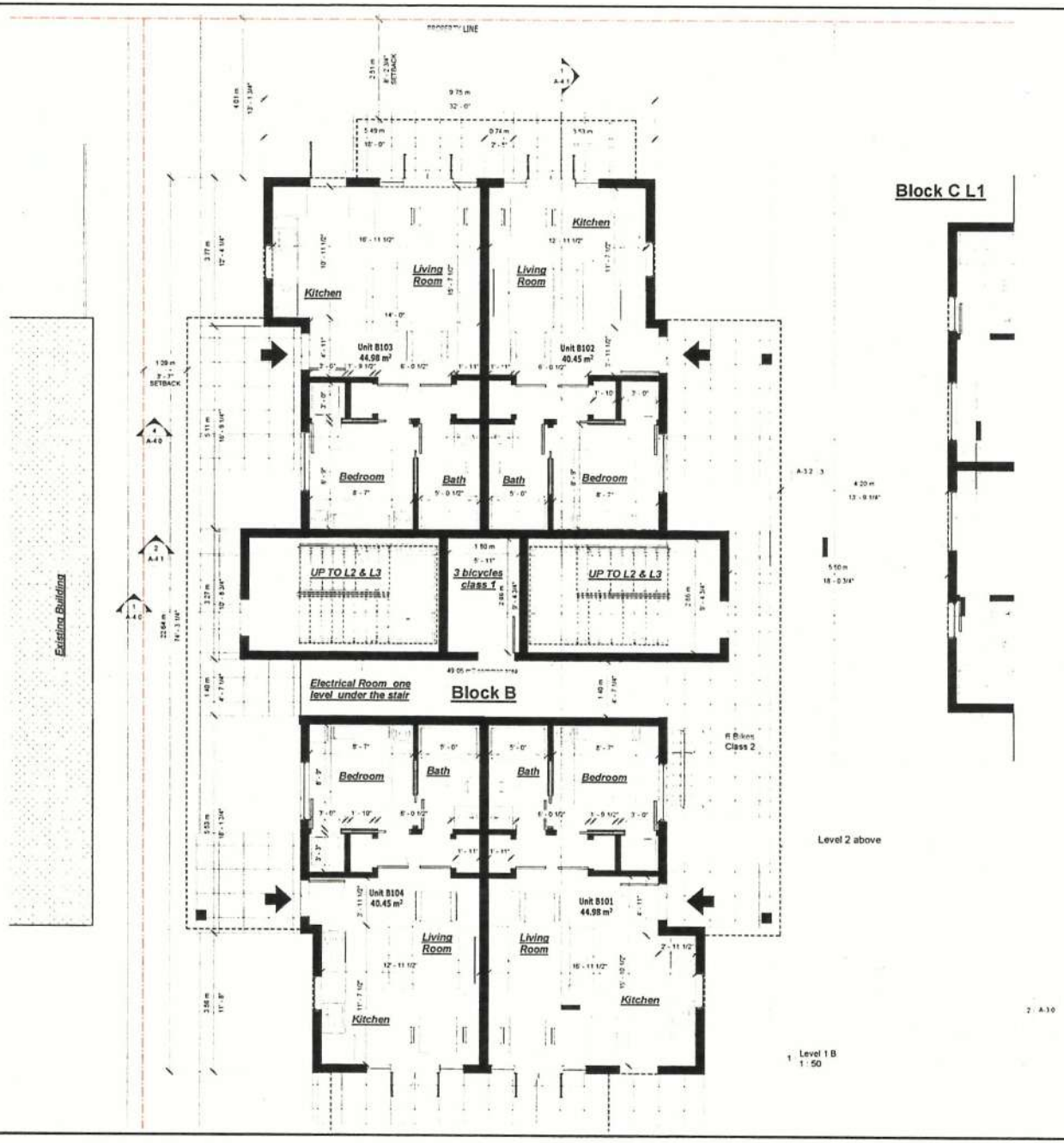
Quadra Villa

Block A - L2 & L3

Project number	201516
Date	Nov 16, 2016
Drawn by	Kaveh Creson
Checked by	Checker

A-2.1

Scale As indicated



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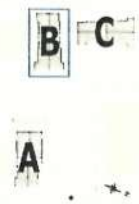
ERIC BARKER
ARCHITECT inc.



Proposed Site Keyplan
1 1000

No	Date	Description
5	Mar 15 2017	Increased Bay & Corridor Dimension
1	Mar 15 2017	Removed Block A

Rezoning/Development Permit
August 08, 2017

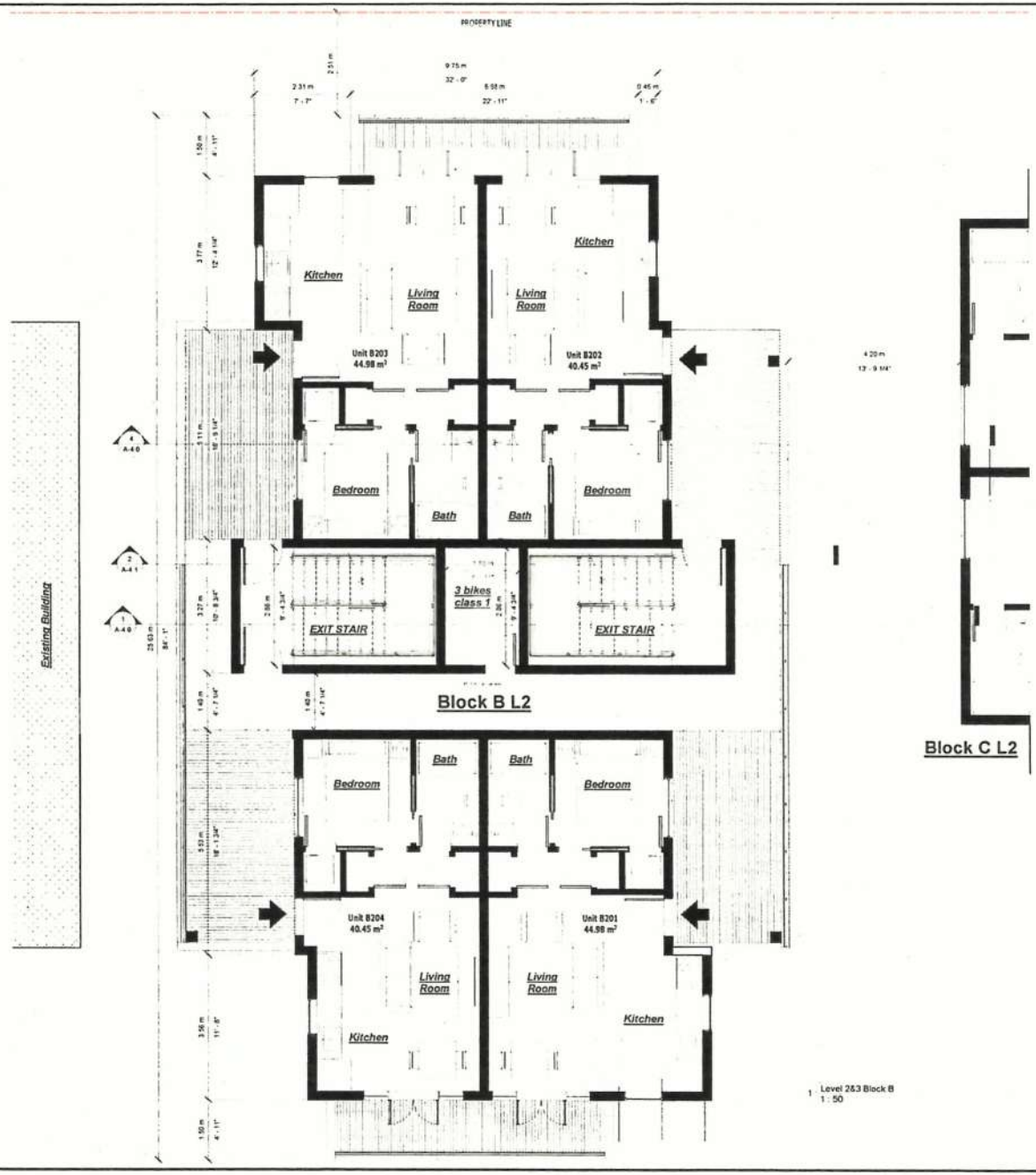
Quadra Villa

Block B - L1

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Cramm
Checked by	Checker

A-2.2

Scale: As indicated



1 Level 2&3 Block B
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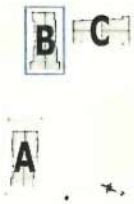
8/4/2017 10:39:35 AM

ERIC BARKER mabc
ARCHITECT inc.



Proposed Site Keyplan
1 : 1000

No	Date	Description
5	Mar 15, 2017	Increased Rear & Corridor Dimension
1	Mar 15, 2017	Reinstated Bays A

Rezoning/Development Permit
August 08, 2017

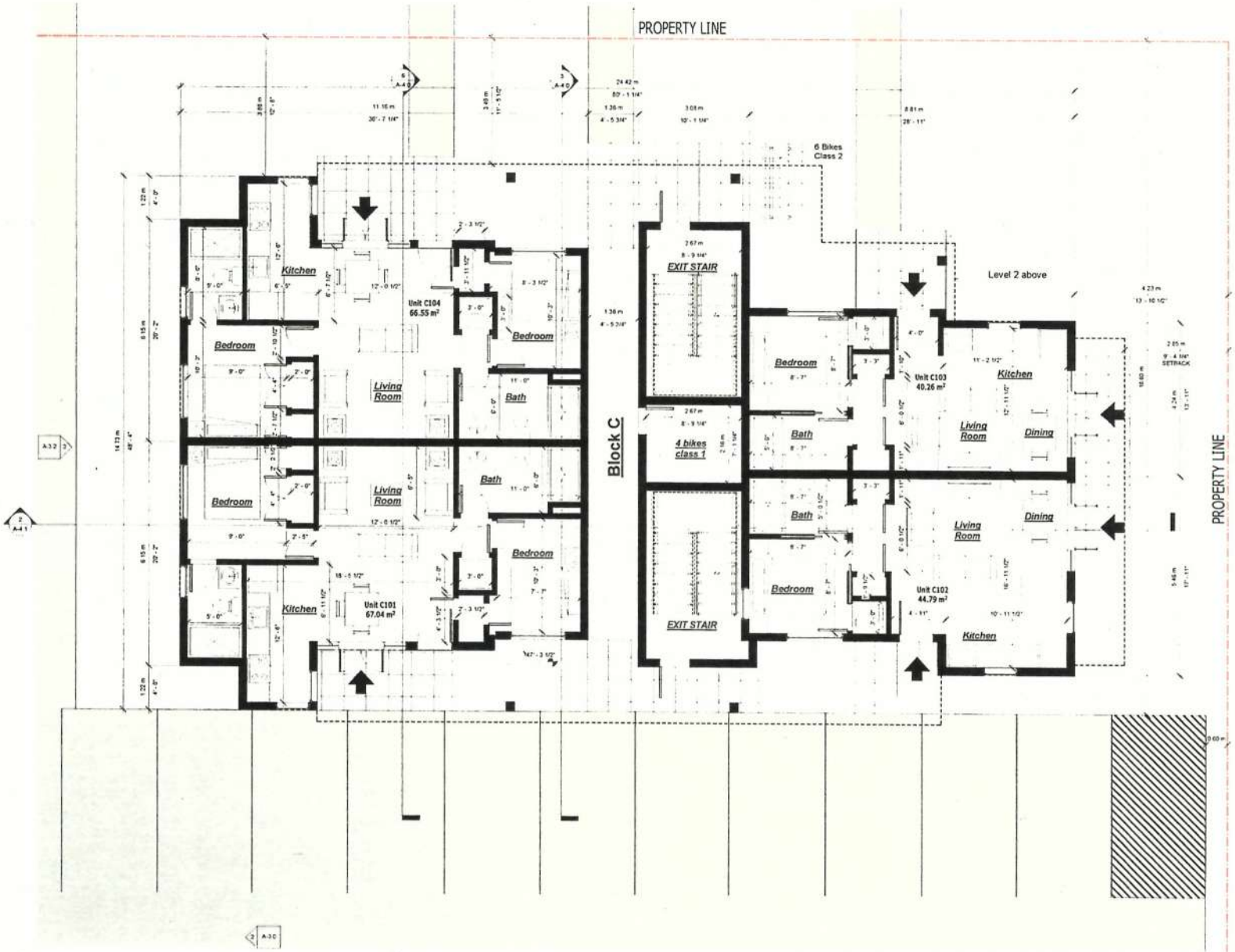
Quadra Villa

Block B - L2 & L3

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.3

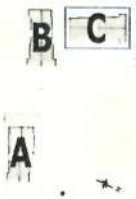
Scale As indicated



1 Level 1 C
1 : 50

8/4/2017 10:39:36 AM

ERIC BARKER
ARCHITECT inc.



Proposed Site Keyplan
1 : 1000

No	Date	Description
14	Aug 4 2017	Block C Revision
5	Mar 15 2017	Increased Sign & Corridor Dimensions

R:\Current Projects\2015 Projects\201516 [illegible]
Drawings\June 2017\Q1 2017 06 07.rvt

Rezoning/Development
Permit
August 08, 2017

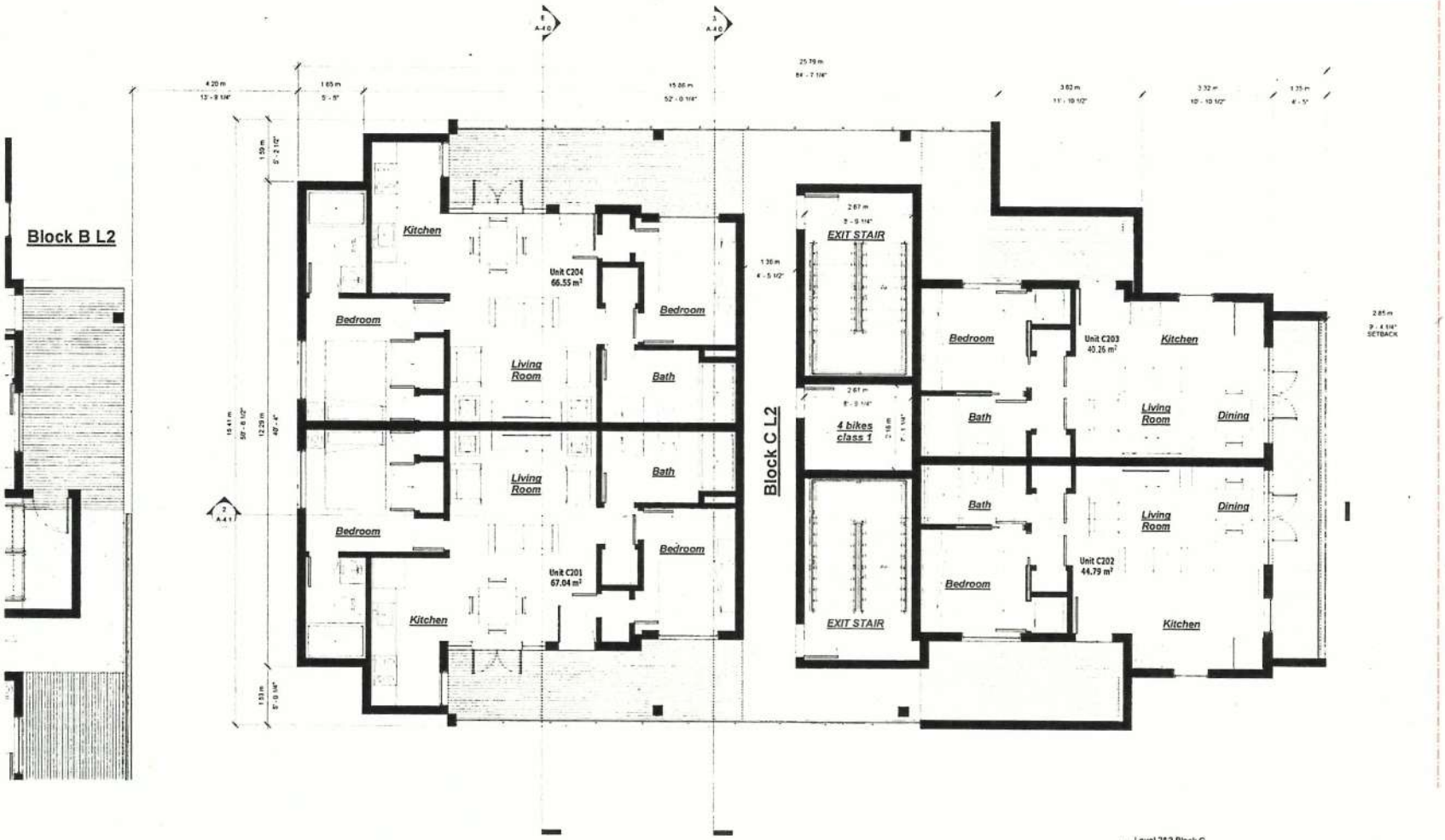
Quadra Villa

Block C - L1

Project number	201515
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.4

Scale As indicated



1 Level 2&3 Block C
1 : 50

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Proposed Site Keyplan
1 : 1000

No	Date	Description
4	Aug 4, 2017	Block C Update
5	Mar 15, 2017	Increased Floor & Elevator Dimensions

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Block C L2

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.5

Scale: As indicated

8/4/2017 10:39:39 AM

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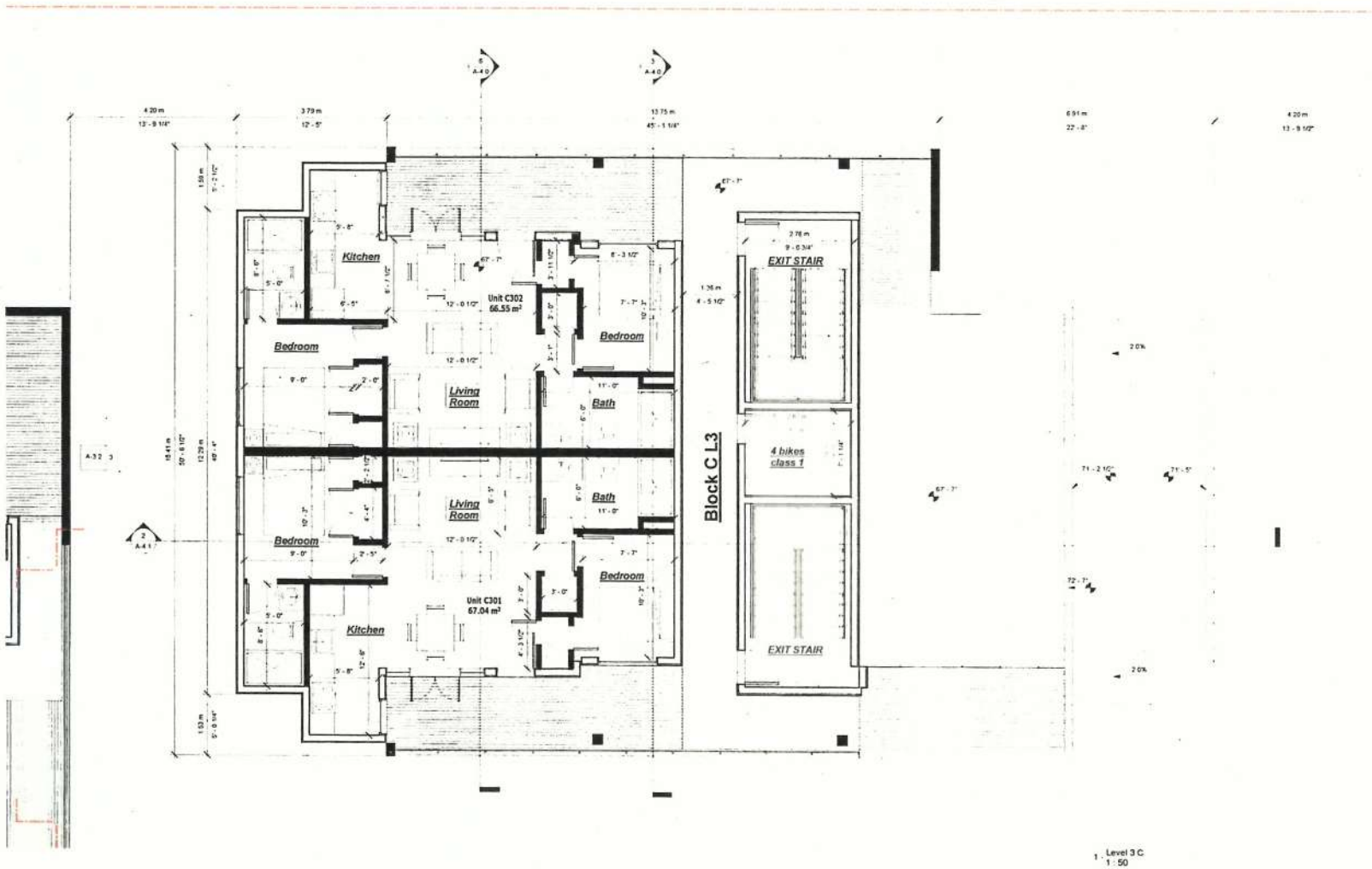
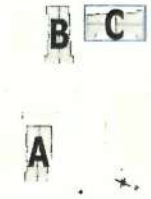


1 Level 3 C
1 : 50



Proposed Site Keyplan
1 : 1000

No	Date	Description
4	Aug 4 2017	Block C Homes
3	Mar 15 2017	Increased Bike & Corridor Dimension
2	Mar 15 2017	Revised 1 Bh C Units

R:\Current Drawings\2015 Projects\201516
Quadra V
Rezoning/Development Permit
August 08, 2017

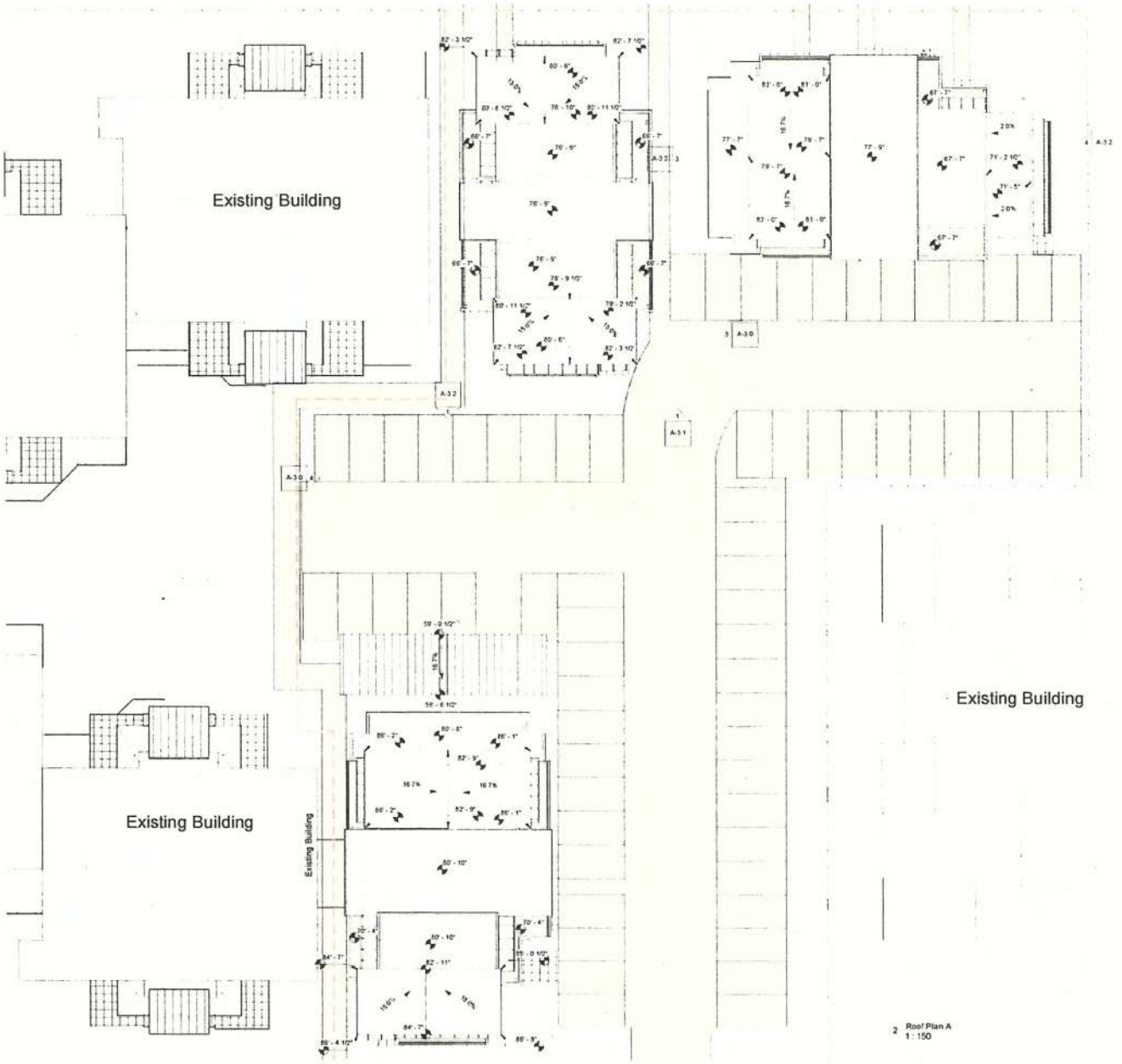
Quadra Villa

Block C L3

Project number	201516
Date	Nov 16, 2016
Drawn by	Author
Checked by	Checker

A-2.6

Scale As indicated



2 Roof Plan A
1 : 150

8/4/2017 10:39:41 AM

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Proposed Site Keyplan
1 : 1000

No	Date	Description
14	Aug 4 2017	Block F Updated
4	Mar 15 2017	Garbage & Bike Revisions
2	Mar 15 2017	Removed 7 Blk C Units
1	Mar 15 2017	Relocated Block A

R:\Current Projects\2015 Projects\201516 Quadra Villa 7Development Permit Submission\Revit Development\June 2017\QV3_2017-06-07.rvt

Rezoning/Development Permit
August 08, 2017

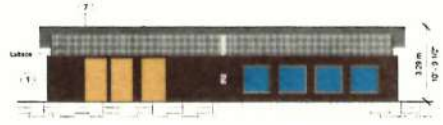
Quadra Villa

Roof Plan Blocks A, B, C

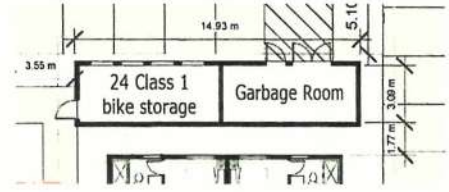
Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.7

Scale As indicated

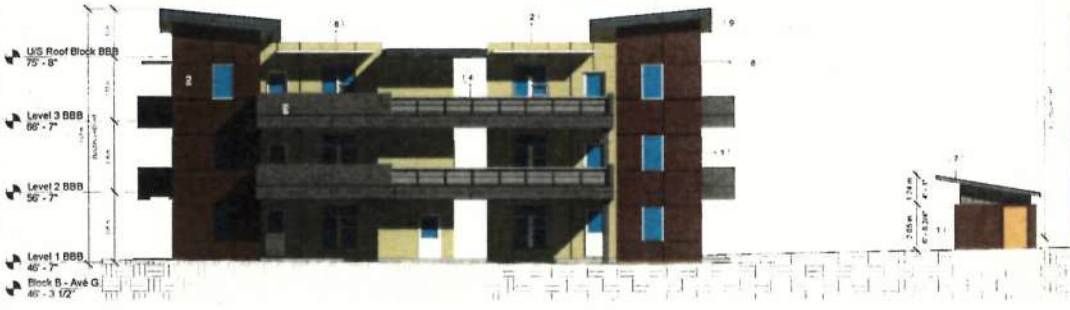


5 Enclosure Front Elev.
1 : 100



ENCLOSURE PLAN

Block B



4 Blocks B North
1 : 100

Block A

1 Blocks A North
1 : 100

Block A

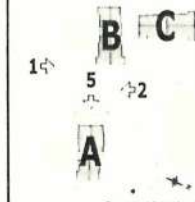
3 Blocks A South
1 : 100

Block B

2 Blocks B South
1 : 100

8/4/2017 10:39:47 AM

ERIC BARKER architect
ARCHITECT Inc.



Proposed Site Keyplan
1 : 1000

Materials Legend

Key Value	Keynote Text
1	Composite Wood Tone Panel
2	Fiber Cement (Beige)
3	Fiber Cement (Dark Grey)
4	Metal Railing with Glazing
5	Vinyl Windows (Grey)
7	Metal Fascia (Dark Grey)
8	Metal Trellis with Glazing
9	Fiber Cement Soffit

No	Date	Description
1	Mar 15, 2017	Resubmit Rev. A

Rezoning/Development Permit
August 08, 2017

Quadra Villa

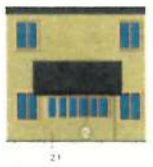
Elevations

Project number	201516
Date	Nov 16, 2016
Drawn by	Kevin Pierce
Checked by	Checker

A-3.0

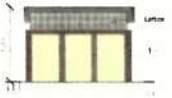
Scale: As indicated

4 Laundry Side Elevation
1 : 100

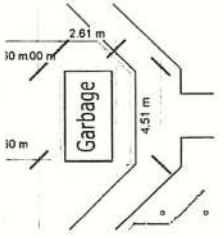


3 Laundry #1 Front Elev.
1 : 100

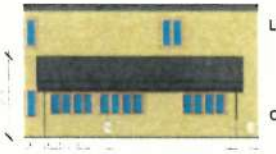
Laundry #2 Plan



6 Garbage Enclosure #2 Front
1 : 100



Garbage #2 Plan



5 Luandry & Caretaker Front Elev
1 : 100

Laundry #1 & Office Plan

Block B **Block C**

1 Block C&B West
1 : 100

Block C **Block B**

2 Block C&B East
1 : 100

8/4/2017 10:39:53 AM

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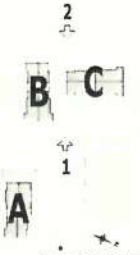
ARCHITECT inc.



Proposed Site Keyplan
1 : 1000

Materials Legend

Key Value	Keynote Text
1	Composite Wood Tone Panel
2	Fiber Cement (Beige)
3	Fiber Cement (Dark Grey)
4	Metal Railing with Glazing
5	Vinyl Windows (Grey)
7	Metal Fascia (Dark Grey)
8	Metal Trellis with Glazing
9	Fiber Cement Soffit

No.	Date	Description
4	Aug 4, 2017	Block C Update
3	May 15, 2017	Added Caretaker Office
2	Mar 15, 2017	Removed 2 BA C Units
1	Mar 15, 2017	Relocated Block A

B:\Current drawings\2015 Projects\201516 Quadra Villa Niche development Phase 4\Accessories\Dwg\Dwg\June 2017\QV3 2017 06 07.rvt

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Elevations

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crecce
Checked by	Checker

A-3.1

Scale: As indicated

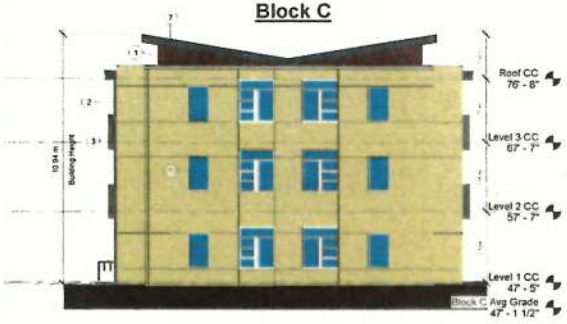
Block A

1 Block A East
1 : 100

Block A

2 Block A West
1 : 100

Block C



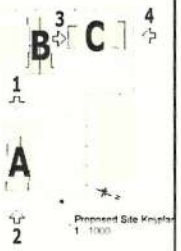
3 Block C North
1 : 100

Block C

4 Block C South
1 : 100

8/4/2017 10:39:57 AM

ERIC BARKER
ARCHITECT Inc.



Materials Legend

Key Value	Keynote Text
1	Composite Wood Tone Panel
2	Fiber Cement (Beige)
3	Fiber Cement (Dark Grey)
4	Metal Railing with Glazing
5	Vinyl Windows (Grey)
7	Metal Fascia (Dark Grey)
8	Metal Trellis with Glazing
9	Fiber Cement Soffit

No.	Date	Description
14	Aug 4 2017	Block C Updates
13	Aug 4 2017	Block A Updates

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Elevations

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-3.2

Scale: As indicated

2 Quadr Street Elevation
1 : 100

1 Fifth Street Elevation
1 : 100

3 Fifth Street profile

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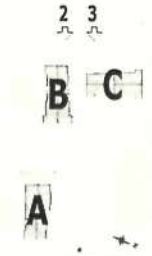
ARCHITECT inc.



Proposed Site Keyplan
1 1000

1

No	Date	Description
14	Aug 4 2017	Block C revisions
13	Aug 4 2017	Block A revisions

Rezoning/Development Permit
August 08, 2017

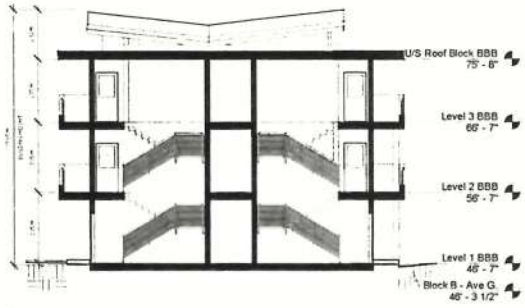
Quadra Villa

Street Elevation

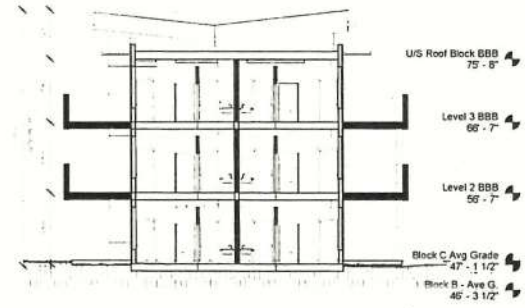
Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-3.3

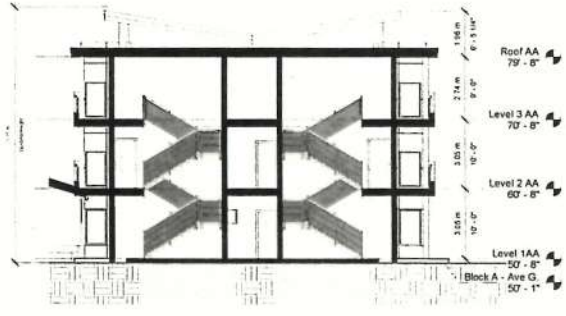
Scale As indicated



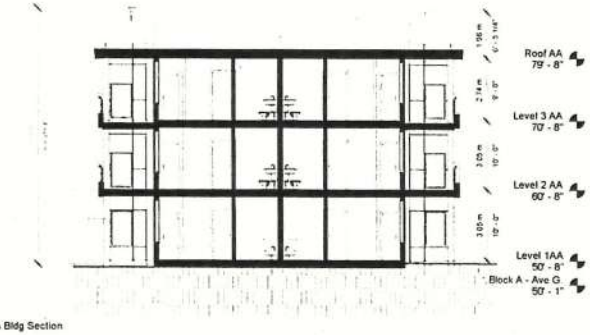
1 Block BB Stair Section
1 : 100



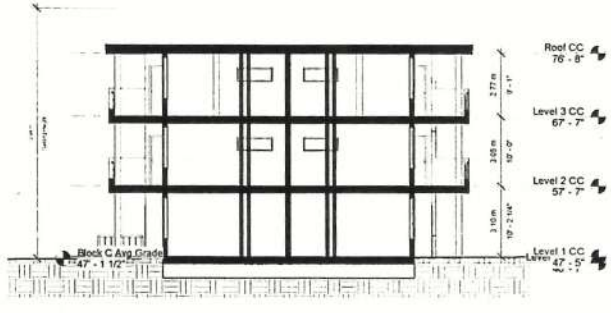
4 Block BB Bldg. Section
1 : 100



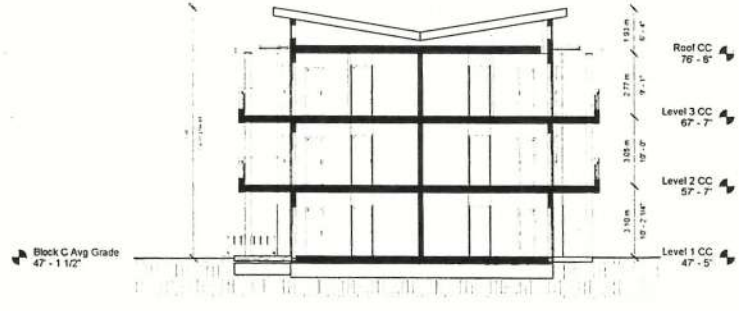
2 Block AA Stair Section
1 : 100



5 Block AA Bldg Section
1 : 100



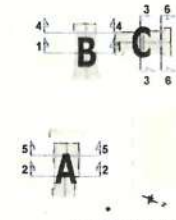
3 Block C Stair Section
1 : 100



6 Block C Bldg. Section
1 : 100

8/4/2017 10:40:14 AM

ERIC BARKER
ARCHITECT Inc.



Proposed Site Keyplan
1 : 1000

No.	Date	Description
1	Apr 15, 2017	Relocated Block A

R:\Current drawings\2015 Projects\201516 Quadra Villa\

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Sections

Project number	201516
Date	Nov 16, 2016
Drawn by	Xavier Franco
Checked by	Checker

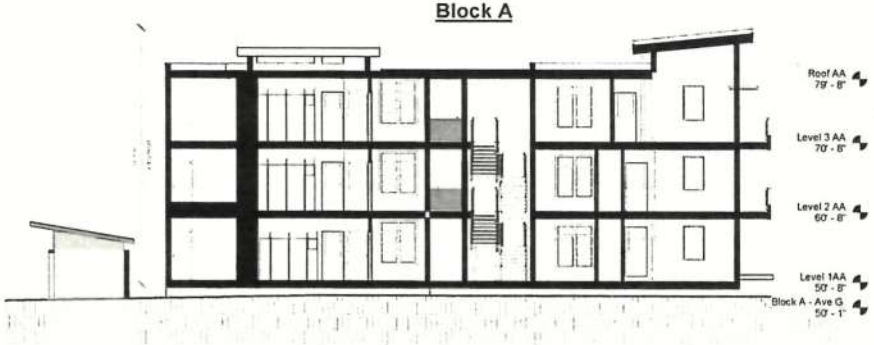
A-4.0

Scale As indicated

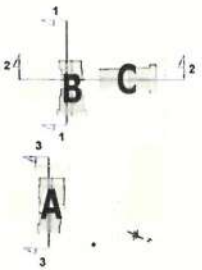
Block B

1 Block B Bldg Section
1 : 100

Block A



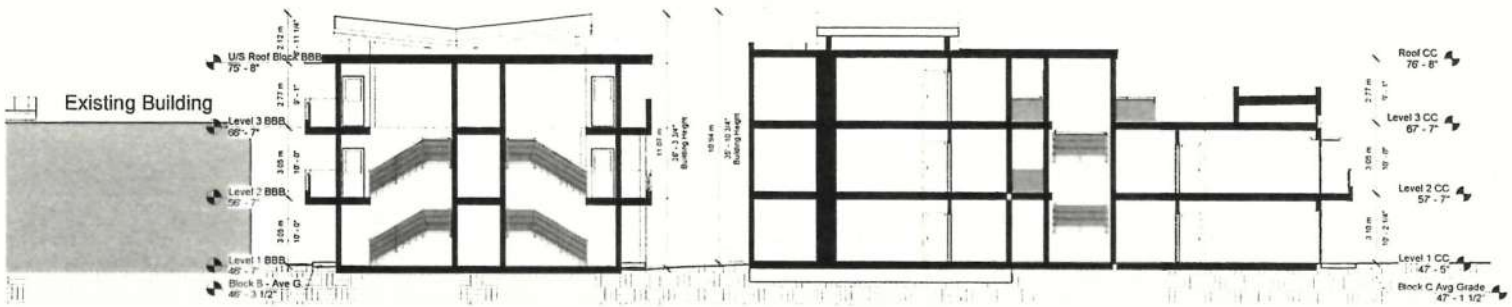
3 Blocks A Bldg Section
1 : 100



Proposed Site Keyplan
1 : 1000

Block B

Block C



2 Blocks B & C Bldg Section
1 : 100

8/4/2017 10:40:16 AM

ERIC BARKER mabc
ARCHITECT Inc.

No.	Date	Description
14	Aug 4, 2017	Block C Updates

R:\Current drawings\2015 Projects\201516 Quadra Villa 3\Development Permit Drawings\Revised Development June 2017\DV3 2017 06 07.rvt

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Sections

Project number	201516
Date	Nov 16, 2015
Drawn by	Author
Checked by	Checker

A-4.1

Scale: As indicated

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REVISION - 2, 02 AUGUST 2017
1. THROUGH BLOCK GATES & LIGHTS ADDED

REVISION - 1, 01 JUNE 2017
1. QUADRA ST. BOULEVARD - REMOVE FAILING BIRCH TREE.
2. 2 TREES & SHRUBS TO SAME BOULEVARD ADDED.
3. REPLACE 2 SMALL SPP TREES AT BLOCK A WITH 1 MEDIUM SIZE SPP TREE TO SOFTEN CORNER OF BLOCK A
4. DELETE SECTIONS OF WOOD FENCE AT WEST PROPERTY LINE AT EACH SIDE OF THE DRIVEWAY.
5. BOLLARDS TO DECORATIVE HARD SURFACING MOTIFS AT BLOCKS A & C ADDED
6. INCORPORATE REQUIRED "BACKING IN" SPACE TO BLOCK C DECORATIVE MOTIF TO PROVIDE PEDESTRIAN ACCESS
7. SHRUB EDGE BETWEEN GREEN SPACE & PARKING LOT ADDED
8. 3 TREES IN SAME LOCATION ADDED

ISSUED FOR	DATE
REZONING APPLICATION	Sept 27/16
	Revised Feb 18/2016
	Revised May 16/2017
	Revised Aug 2/2017
NEW DEVELOPMENT PERMIT REVIEW	June 2016

Title

QUADRA VILLA

QUADRA & FIFTH STREET
VICTORIA, BC.

LANDSCAPE PLAN

Date 21/09/2016		Sheet
Drawn	ajs	L1
Checked	car	
Scale	1:125	

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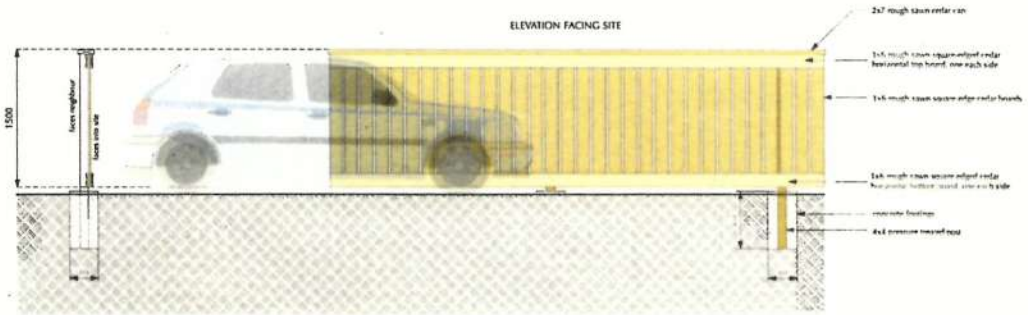
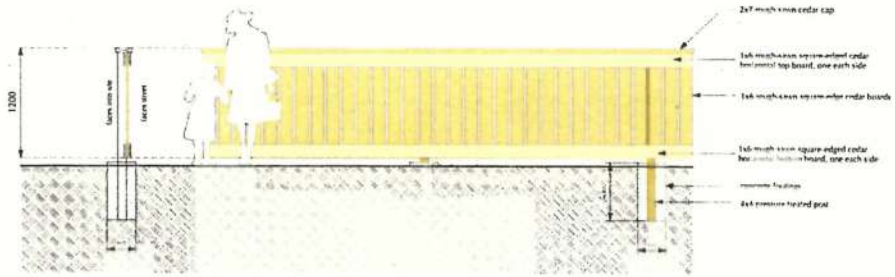
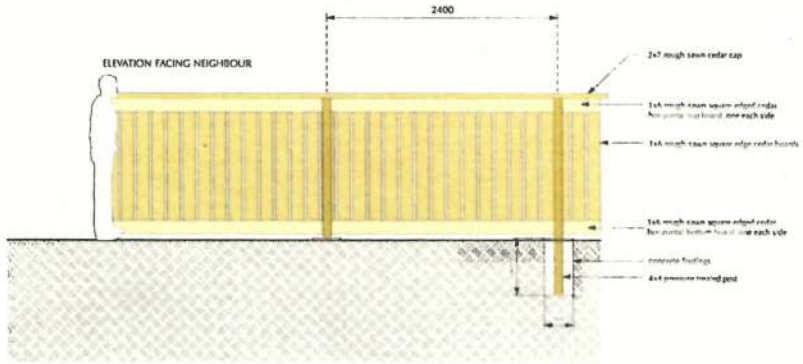
2 SOUTH PROPERTY LINE FENCE







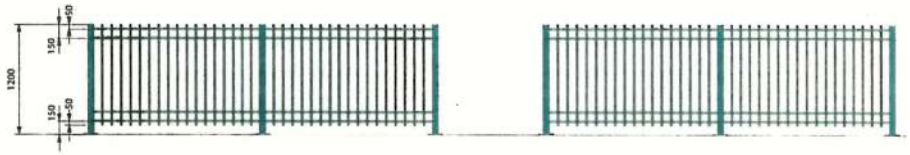
3 QUADRA STREET FRONTAGE FENCE

ELEVATION FACING STREET IS SHOWN

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY
	STREET TREES			
a	ACER RUBRUM "ARMSTRONGII"	COLUMNAR RED MAPLE	5 cm Caliper	4
	TREES			
b	ACER CIRCINATUM	VINE MAPLE (NATIVE)	8+B 3M	3
c	CARPINUS BETULUS "FASTIGIATA"	COLUMNAR HORNBEAM	5 cm Caliper	8
d	CORNUS KOUSA 'SATOMI'	SATOMI FLOWERING DOGWOOD	8+B 3M	3
e	MAGNOLIA "VULCAN"	RED FL. MAGNOLIA	5 cm Caliper	3
f	PARROTIA PERSICA "TRIBYS VASE"	IRONWOOD TREE	5 cm Caliper	5
	SPECIMEN SHRUBS		CONT. SIZE	
	ARBUTUS UNEDO "COMPACTA"	STRAWBERRY TREE	#7	
	HAMAMELIS X INTERMEDIA 'DIANE'	DIANE WITCH HAZEL	#5	
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#5	
	MAGNOLIA LILIFLORA	TULIP MAGNOLIA	#7	
			APPROX NUMBERS	38
	MASSING SHRUBS: AVERAGE SPACING 1.5M O.C. 0.75 PLANTS / SQM			
	CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	#2 POT	
	EUONYMUS ALATUS 'RUDY HAAG'	DWARF WINGED EUONYMUS	#2 POT	
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE (NATIVE)	#2 POT	
	MAHONIA NERVOSA	LOW OREGON GRAPE (NATIVE)	#1 POT	
	NANDINA DOMESTICA	HEAVENLY BAMBOO	#1 POT	
	PINUS MUGHO PUMILIO	DWARF MOUNTAIN PINE	#2 POT	
	PHILADELPHUS LAMINEI	MOCK ORANGE	#5 POT	
	RHUS "TIGER EYES"	GOLDEN SUMAC	#5 POT	
	STRANTHUS DELAWAYI	DELAWAYIS OSMANTHUS	#7	
	ROSA RUGOSA	RUGOSA ROSE	#5	
	MISCANTHUS SINENSIS "MORNING LIGHT"	JAPANESE SILVER GRASS	#2 POT	
	MISCANTHUS SINENSIS 'GRACILLIMUS'	JAPANESE SILVER GRASS	#2 POT	
	VACCINIUM CORYMBOSUM 'DUKE'	DUKE BLUEBERRY	#2 POT	
			APPROX NUMBERS	290
	GRASSES / PERENNIALS / GROUND COVERS : AVERAGE SPACING 0.5M O.C. 2 PLANTS / SQM			
	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNIK	#1 POT	
	BUXUS SEMPERVIRENS	BOX	#1 POT	
	COTONEASTER "LOWFAST"	LOW GROWING COTONEASTER	#1 POT	
	HEMEROCALLIS 'STELLA D'ORO'	DAY LILY YELLOW FLS	#1 POT	
	LAVANDULA STOECHAS	SPANISH LAVENDER	#1 POT	
	LONICERA "TWIGGY"	DWARF SHRUBBY LONICERA	#1 POT	
			APPROX NUMBERS	440
	PARKING PLANTING / HEDGING, AVERAGE SPACING 1.0M O.C., 90 LIN. M.			
	BUXUS SEMPERVIRENS	BOX	#1 POT	
	CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	#2 POT	
	PYRACANTHA COCCINEA	FIRETHORN	#2 POT	
			APPROX NUMBERS	90

THIS SCHEDULE IS A GUIDE TO DESIGNER TYPICAL PLANTING PROPOSALS. SPECIES, NUMBERS AND SIZES WILL BE FINALIZED FOR BUILDING PERMIT

2 ALUMINUM RAILINGS - FIFTH ST. & AROUND PATIOS



1st June 2017, tree numbers updated

ISSUED FOR	DATE
■ APPROVAL FOR PLANTING	Date Issued
	Revised No. 1
	Revised No. 2
	Revised No. 3
☐ DEVELOPMENT PERMIT REVIEW	NOV 19/16

Title

QUADRA VILLA

QUADRA & FIFTH STREET
VICTORIA, BC.

LANDSCAPE DETAILS

Date	21/09/2016	Sheet
Drawn	car	L2
Checked	ajs	
Scale	1:25	

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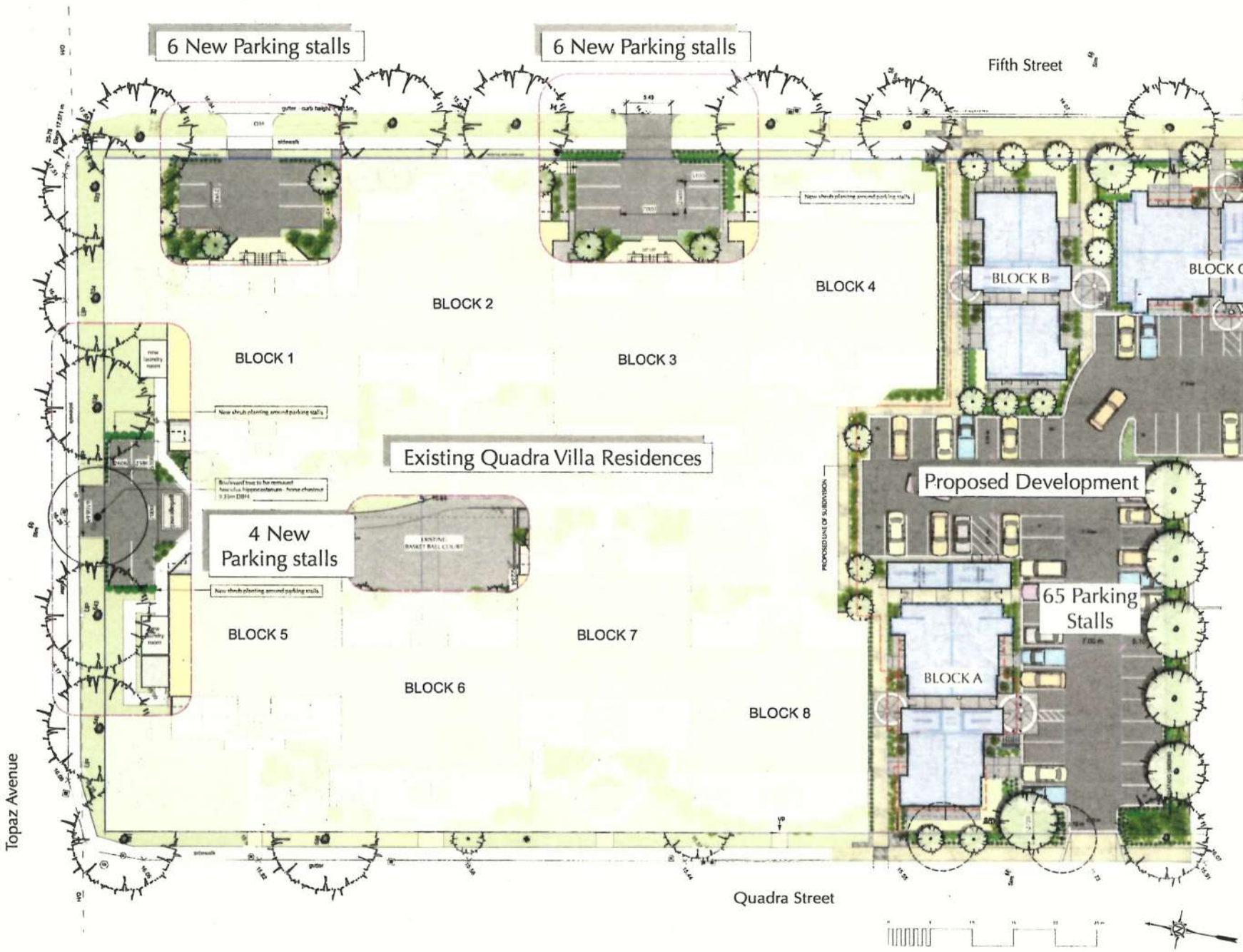

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7. [illegible] EDGE BETWEEN GREEN SPACE & PARKING LOT ADDED
8. 3 TREES IN SAME LOCATION ADDED

ISSUED FOR	DATE
REZONING APPLICATION	Sept 21/2016 Revised Feb 16/2016 Revised March 16/2017 Revised June 01/2017 Revised June 12/2017
DEVELOPMENT PERMIT APPLICATION	Dec 15/2016

Title

QUADRA VILLA

2835 QUADRA STREET
VICTORIA, BC.

LANDSCAPE PLAN
ADDITIONAL PARKING

Date 21/09/2016		Sheet
Drawn	car	L3
Checked	ajs	
Scale	1:200	

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