

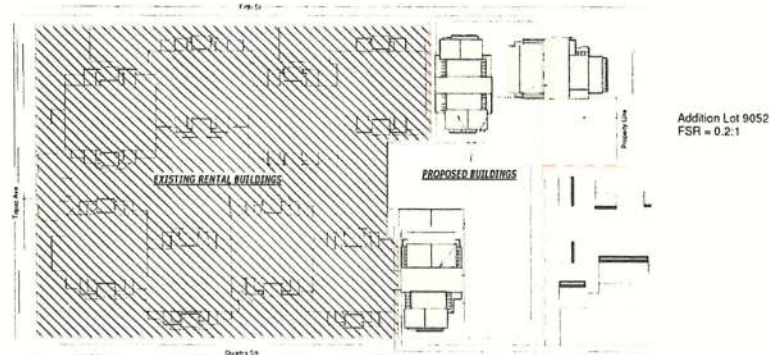
Consultants:

Architect:

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

Landscape Consultant:

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



4. Existing/Proposed Key Plan
1" = 50.0'



2. 3D View 3



3. Fifth Cover

EXISTING RENTAL BUILDINGS DATA

Civic Address:
2913-2987 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: Prime Investments Ltd.

Current Zoning: R30

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: 5266.68m²

PROPOSED BUILDINGS DATA

Civic Address:
2913-2987 Quadra St. & 2814-2890 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: Prime Investments Ltd.

Current Zoning: R30

Data To Building

Site Area: 3576.32 m²
Site Coverage: 30.22%(1081.51 m²)
Open Site Area: 18.38%(657.65 m²)
Total Floor Area: 1581.31 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
10 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

SITE LOCATION

Block A	Unit #	Unit Type	Area m ²
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 Bedroom	40.03
6	A202	2 Bedroom	66.55
7	A203	2 Bedroom	67.07
8	A204	1 Bedroom	44.6

Block B	Unit #	Unit Type	Area m ²
9	B101	1 Bedroom	40.03
10	B102	2 Bedroom	66.55
11	B103	2 Bedroom	67.07
12	B104	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 m ²
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

Block B	Unit #	Unit Type	Area m ²
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 m ²
25	C101	2 Bedroom	67.04
26	C102	1 Bedroom	44.79
27	C103	1 Bedroom	40.26
28	C104	2 Bedroom	66.53
29	C201	2 Bedroom	67.04
30	C202	1 Bedroom	44.79
31	C203	1 Bedroom	40.26
32	C204	2 Bedroom	66.53

Block C	Unit #	Unit Type	Area m ²
33	C301	2 Bedroom	67.04
34	C302	2 Bedroom	66.53
Common Area			
Stairs, Storage			63.83
Total Floor Area			634.72
12 Class 1 Bike Parking			
6 Class 2 Bike Parking			
Site Coverage			355.07

10/2/2017 11:16:39 AM

ERIC BARKER ARCHITECT INC.
727 PANDORA AVENUE, VICTORIA, BC V8W 1N9
PH: (250) 385-4565

Drawing List

Sheet Number	Sheet Name
A-0.0	Cover Sheet
A-0.1	3D Views
A-0.3	Existing Site Survey
A-1.0	Site Plan
A-1.1	Grade Calculations
A-1.2	Shadow Study
A-1.3	Site Context
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	Sheet Elevation
A-4.0	Sections
A-4.1	Sections
L1	Landscape Plan
L2	Landscape Plan
L3	Landscape Plan

3

B C

2

A

Proposed Site Keyplan
1:1000

No.	Date	Description
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99	June 4, 2014	Site Plan
100	June 4, 2014	Site Plan

Rezonning/Development

Permit

August 08, 2017

Quadra Villa

Cover Sheet

Project number: 201516

Date: Nov 16, 2016

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

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Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

Project: Xavier Crespo

ATTACHMENT C



1. Aerial 1 South West



2. Aerial 3 South East



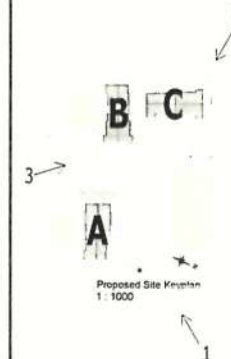
3. Aerial 2 North

8/4/2017 10:30:31 AM



ERIC BARKER ARCHITECT INC.

1111 PAMPANUA AVENUE SUITE 100, EL PASO, TEXAS 79906-1111
PHONE: 957.444.1111 FAX: 957.444.1111



Proposed Site Keyplan
1: 1000

14 Aug 4 2017 10:30:31 AM
Rev. Date Description

1 Current Development 2015 Project 201516

2 Rezoning/Development Permit August 08, 2017

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

3D Views

Project Number: 201516
Date: Nov 16, 2016
Prepared By: Victor Crespo
Checked By: Checker

A-0.1

Scale: 1: 1000



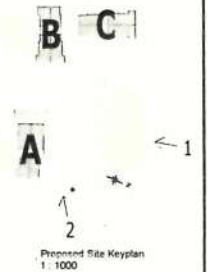
1 3D View 1



2 3D View 2

8/4/2017 10:38:45 AM

ERIC BARKER
ARCHITECT Inc.
211 HANCOCK AVENUE, 100 BLOOR ST. E.
SUITE 100, WILLOWDALE, ONTARIO M2H 3B1



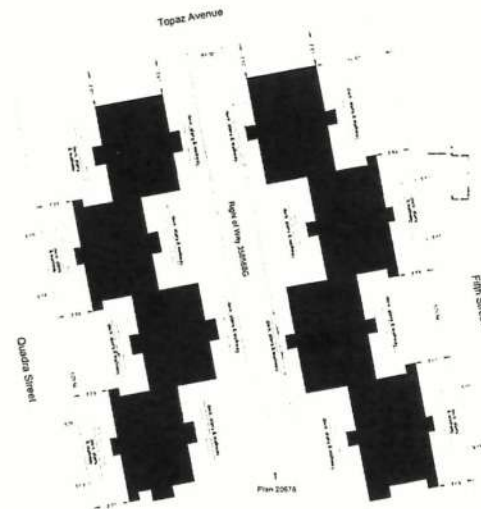
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No. Date Description
B. MURPHY 2015 Friends/201516
Q. 2015 1:1
Rezoning/Development Permit
August 08, 2017
Quadra Villa
3D Views
Report number: 201516
Date: Nov 16, 2015
Drawn by: Xavier Grosse
Checked by: Charles
A-0.3
Scale: 1:1000

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



8 November 2016
 McRae & Riley Land Surveying Inc.
 1111 1st Avenue
 Victoria, BC V8W 2E2
 Tel: 250-688-1111
 Fax: 250-688-1112
 Email: info@mcraeand Riley.com

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1 Existing Site
 1:500

8/14/2017 10:38:40 AM

ERIC BARKER
 ARCHITECT Inc.
 1111 1st Avenue
 Victoria, BC V8W 2E2
 Tel: 250-688-1111
 Fax: 250-688-1112
 Email: info@mcraeand Riley.com

No.	Date	Description
1	8/14/2017	Revised drawing 2015 Project 201516

Rezoning/Development
 Permit
 August 08, 2017

Quadra Villa

Existing Site Survey

Project number	201516
Date	Nov 16, 2016
Drawn by	A. Barker
Checked by	Charles

A-1.0

Scale 1:500

10/22/2017 12:10:42 PM

ERIC BARKER ARCHITECT Inc.
 1000
 1000

B C

A

Proposed Site Keyplan
 1:1000

Civic Address:
 2813 2887 Quadra St. & 2814 2890
 Fifth St
 2780 Fifth St. Victoria, B.C.
 Legal Description:
 PID: 003 551-784, Lot 1, Section 5,
 Victoria
 District: Plan 20678
 PID: 005 515-840

- 15 Aug 4, 2017 Block A & B Final
- 14 Aug 4, 2017 Block C Final
- 13 Aug 4, 2017 Final & Review
- 9 Mar 15, 2017 Final & Review
- 8 Mar 15, 2017 Amend 1 - One Bed per Unit
- 6 Mar 15, 2017 Amend 1 - One Bed per Unit
- 4 Mar 15, 2017 Amend 1 - One Bed per Unit
- 3 Mar 15, 2017 Amend 1 - One Bed per Unit
- 1 Mar 15, 2017 Amend 1 - One Bed per Unit

Re: Current Application 1515 Projects 151516
 Quadra St. & 2814 2890
 Development 2017/02/2017 06/07/17

Rezoning/Development
 Permit
 August 08, 2017

Quadra Villa

Site Plan

Author: 201516
 Date: Nov 16, 2016
 Drawn by: Kiefer Crespo
 Checked by: Checker

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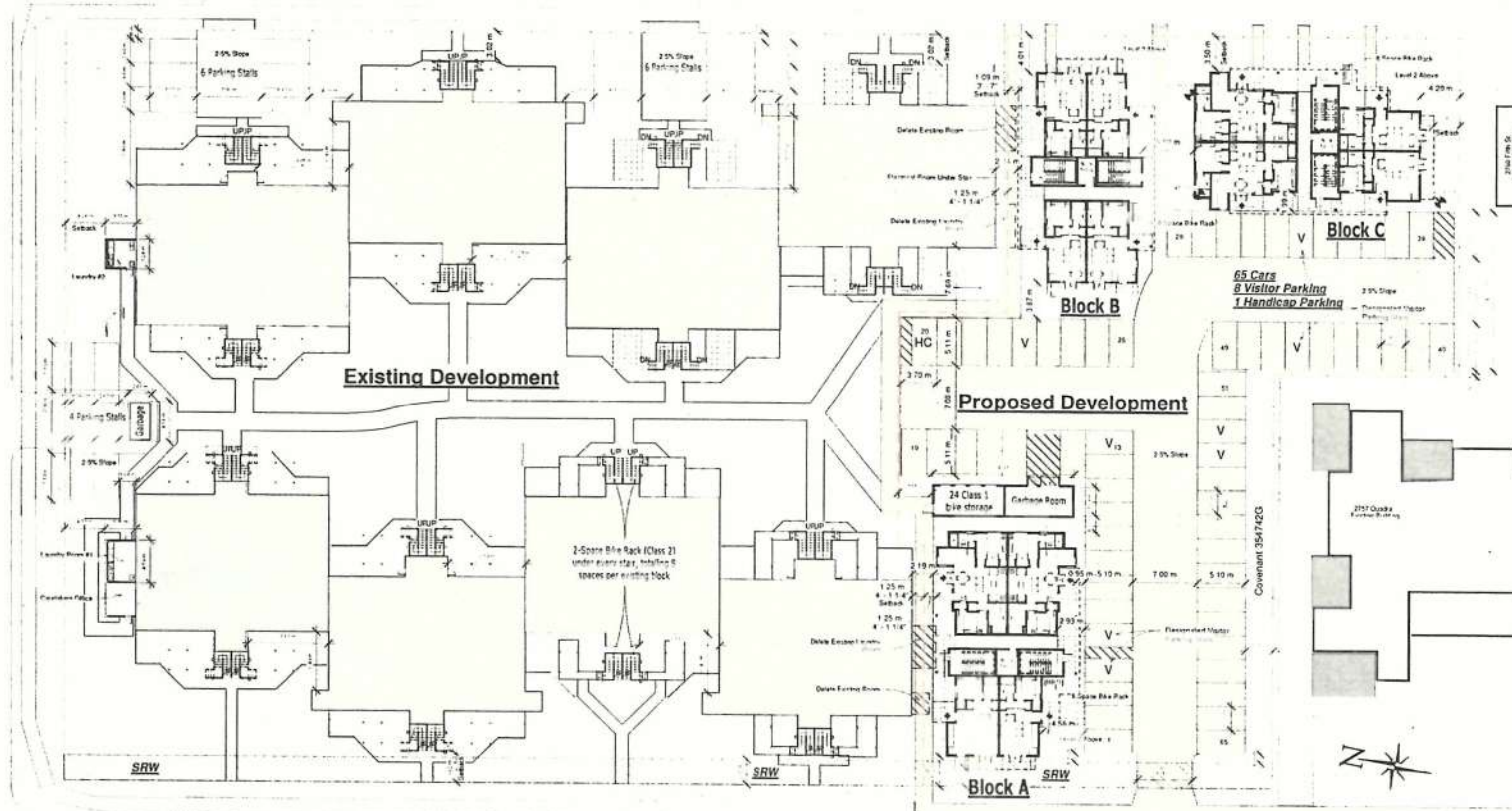
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FIFTH STREET

TOPAZ AVENUE

QUADRA STREET

1: Site Plan
 1:250

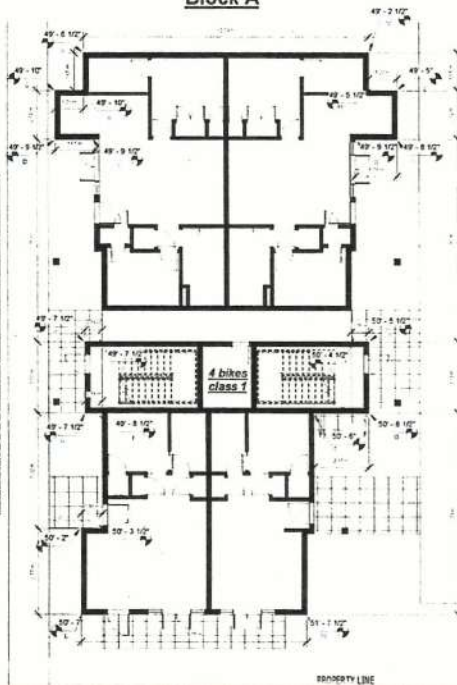


BLOCK A

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 A



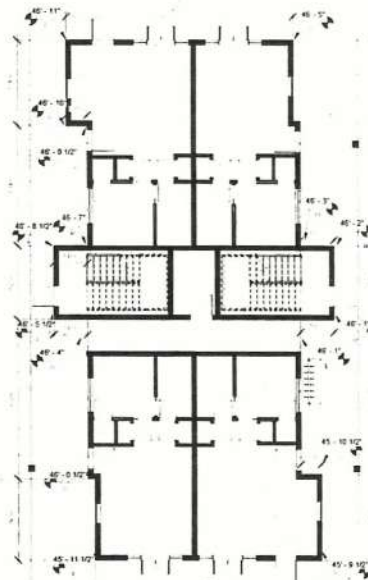
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BLOCK B

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 B



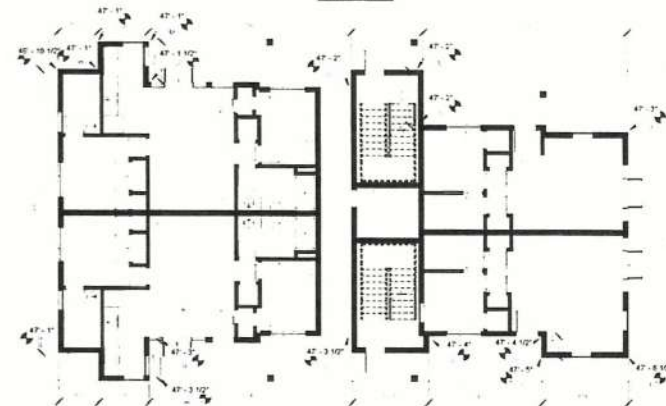
2 Level 1 B Grade Plan
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BLOCK C

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 C



3 Level 1 C Grade Plan
1:100

8/4/2017 10:38:56 AM

ERIC BARKER
ARCHITECT INC.
217 HARRISON AVENUE, SUITE 100, BOSTON, MA 02118
617.552.1111 FAX 617.552.1112 WWW.ERICBARKERARCHITECT.COM

B C

A

Proposed Site Keyplan
1:1000

1 Mar 15, 2017 Rezone/Develop
1 Mar 15, 2017 Rezone/Develop
Rezone/Develop
2015 Project/201511
2015 Project/201511

Rezoning/Development
Permit
August 08, 2017

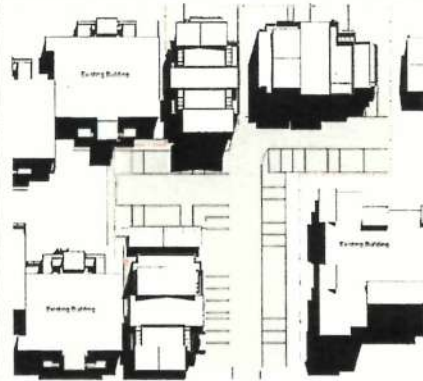
Quadra Villa

Grade Calculations

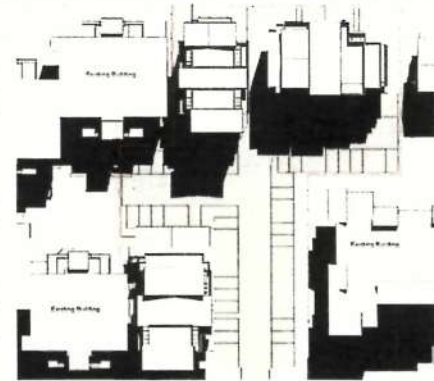
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Author: Author
Checker: Checker

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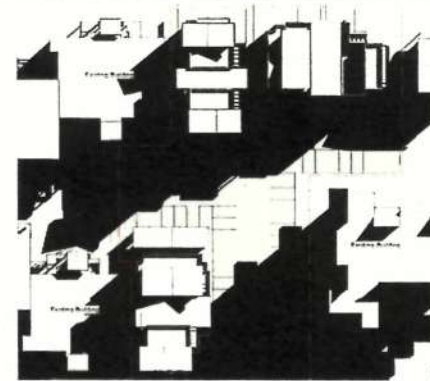
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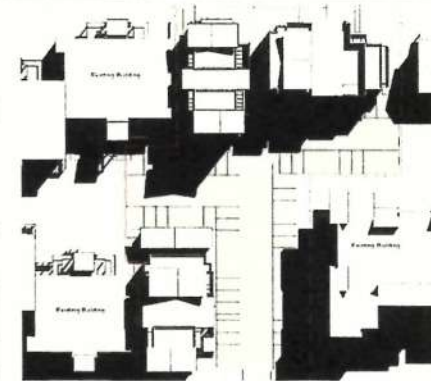
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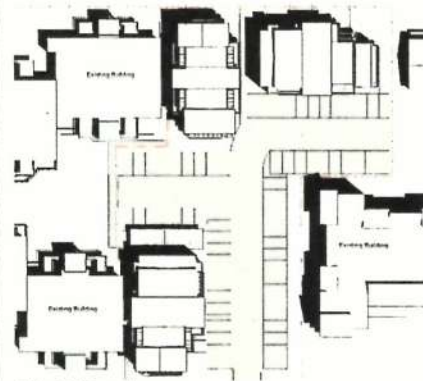
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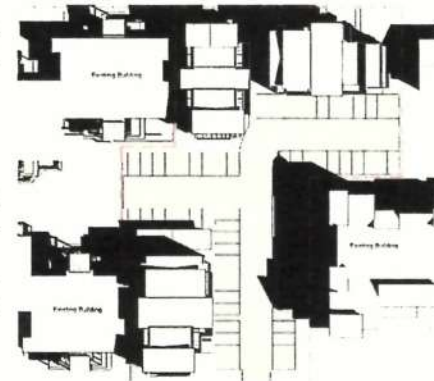
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10 Shadow Study Spring 9am
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2 Shadow Study Summer 1pm
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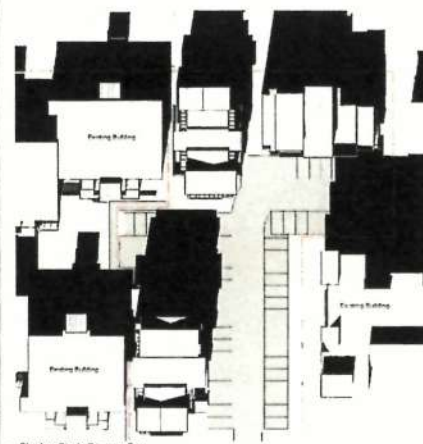
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8 Shadow Study Winter 1pm
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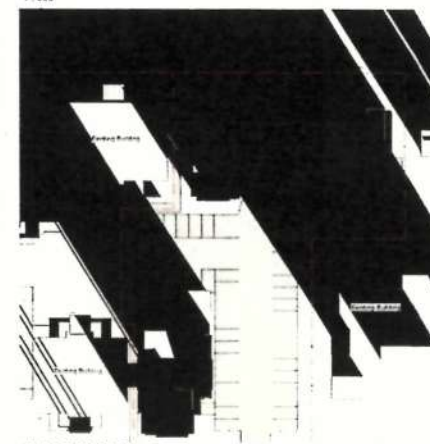
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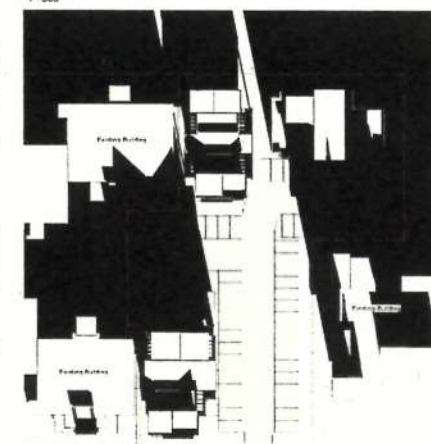
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6 Shadow Study Fall 5pm
1:500



9 Shadow Study Winter 5pm
1:500



12 Shadow Study Spring 5pm
1:500

PROJECT 10-20-23-001
ERIC BARKER ARCHITECT INC.
222 PINEVILLE AVENUE, SUITE 200, DALLAS, TX 75201
PH: 972.450.1000 FAX: 972.450.1001 WWW.ERICKBARKERARCHITECT.COM



No.	Date	Description
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33	8/10/2016	Initial Concept
34	8/10/2016	Initial Concept
35	8/10/2016	Initial Concept
36	8/10/2016	Initial Concept
37	8/10/2016	Initial Concept
38	8/10/2016	Initial Concept
39	8/10/2016	Initial Concept
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47	8/10/2016	Initial Concept
48	8/10/2016	Initial Concept
49	8/10/2016	Initial Concept
50	8/10/2016	Initial Concept
51	8/10/2016	Initial Concept
52	8/10/2016	Initial Concept
53	8/10/2016	Initial Concept
54	8/10/2016	Initial Concept
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56	8/10/2016	Initial Concept
57	8/10/2016	Initial Concept
58	8/10/2016	Initial Concept
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97	8/10/2016	Initial Concept
98	8/10/2016	Initial Concept
99	8/10/2016	Initial Concept
100	8/10/2016	Initial Concept

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Shadow Study

Project Number: 201516
Date: Nov 16, 2016
Author: [Name]
Checker: [Name]

A-1.3
Scale: 1"=100'



8/4/2017 10:39:38 AM

ERIC BARKER
ARCHITECT Inc.
222 BARTON AVE. SUITE 100, BOSTON, MA 02116
617.552.1000 Fax 617.552.1001

12 Aug 4, 2017 Eric Barker
No Date Description

8. Current: 2015 Permit 101512
2015 Permit 101512
Permit 101512 2015 Permit 101512

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Site Context

Project number 201512
Date Nov 16, 2016
Author
Checker

A-1.5

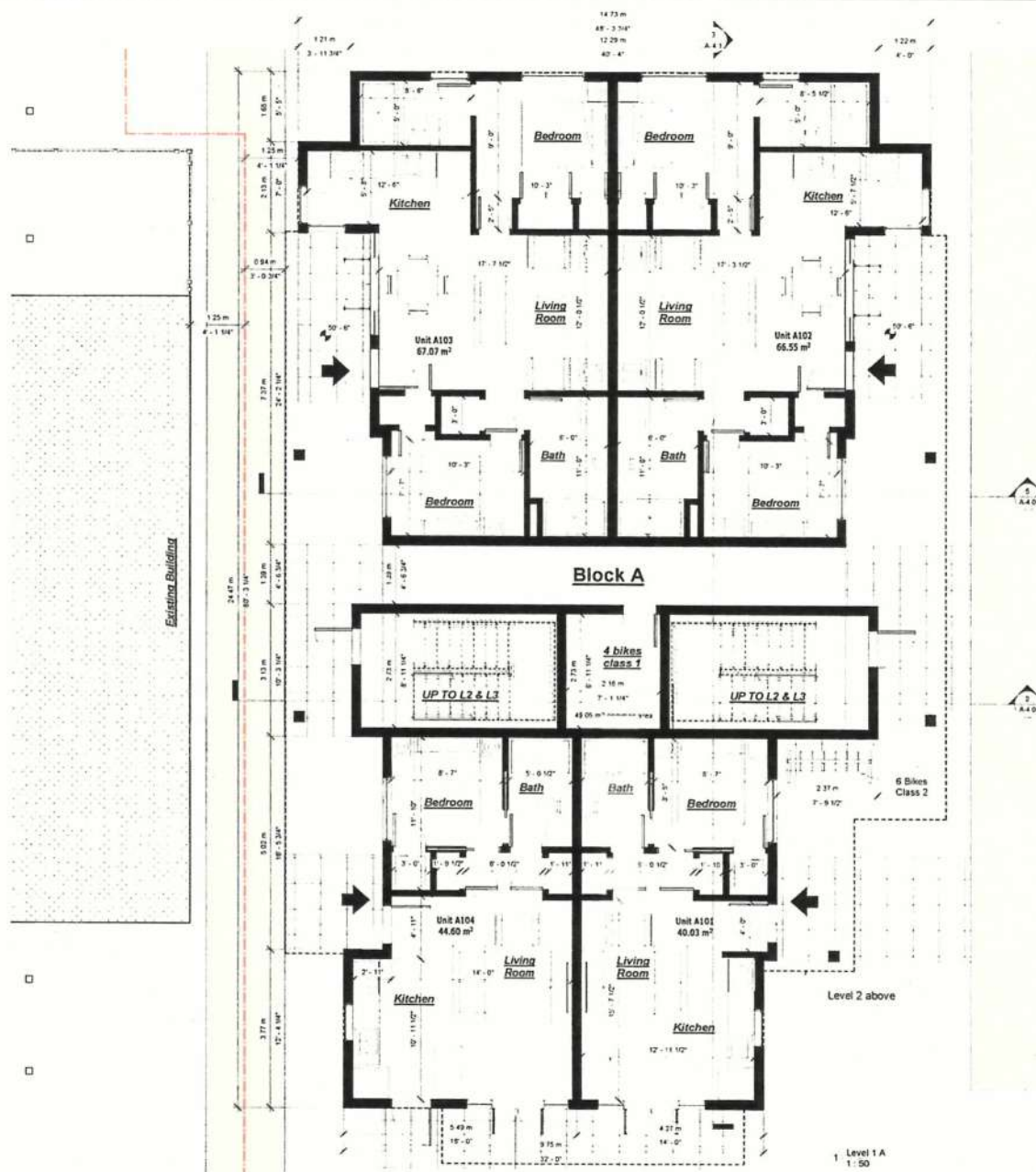
Scale 1/2" = 1'-0"



8/4/2017 10:39:29 AM

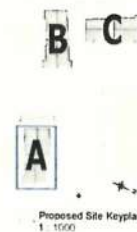
ERIC BARKER
ARCHITECT inc.
222 HAWTHORNE AVE. STE. 200, BOSTON, MA 02118
617.552.1111 FAX 617.552.1111

12 Aug 8, 2017 Title Sheet
No. Date Description
A-1.6 Current drawing: 2015 Project: 201516
Quadra Villa - Rezoning/Development Permit
Permit August 08, 2017
Quadra Villa
Site Context
Project number: 201516
Date: Nov 16, 2016
Drawn by: Author
Plotted by: Checker
A-1.6
Scale: 1" = 1'-0"



8/4/2017 10:39:31 AM

ERIC BARKER
ARCHITECT Inc.
121 KINGSWAY AVE. SUITE 1000
DOWNSVIEW, ONTARIO M3H 1Y1



13 Aug 4, 2017 Block A Keyplan
5 Mar 15, 2017 Rezoning/Development Permit
1 Mar 10, 2017 Rezoning/Development Permit

No. Date Description

1: Current Rezoning/Development Permit 2015/2016

Quadra Villa 3017/2017 2017/08/07

Rezoning/Development Permit

Permit

August 08, 2017

Quadra Villa

Block A - L1

201515

Nov 16, 2016

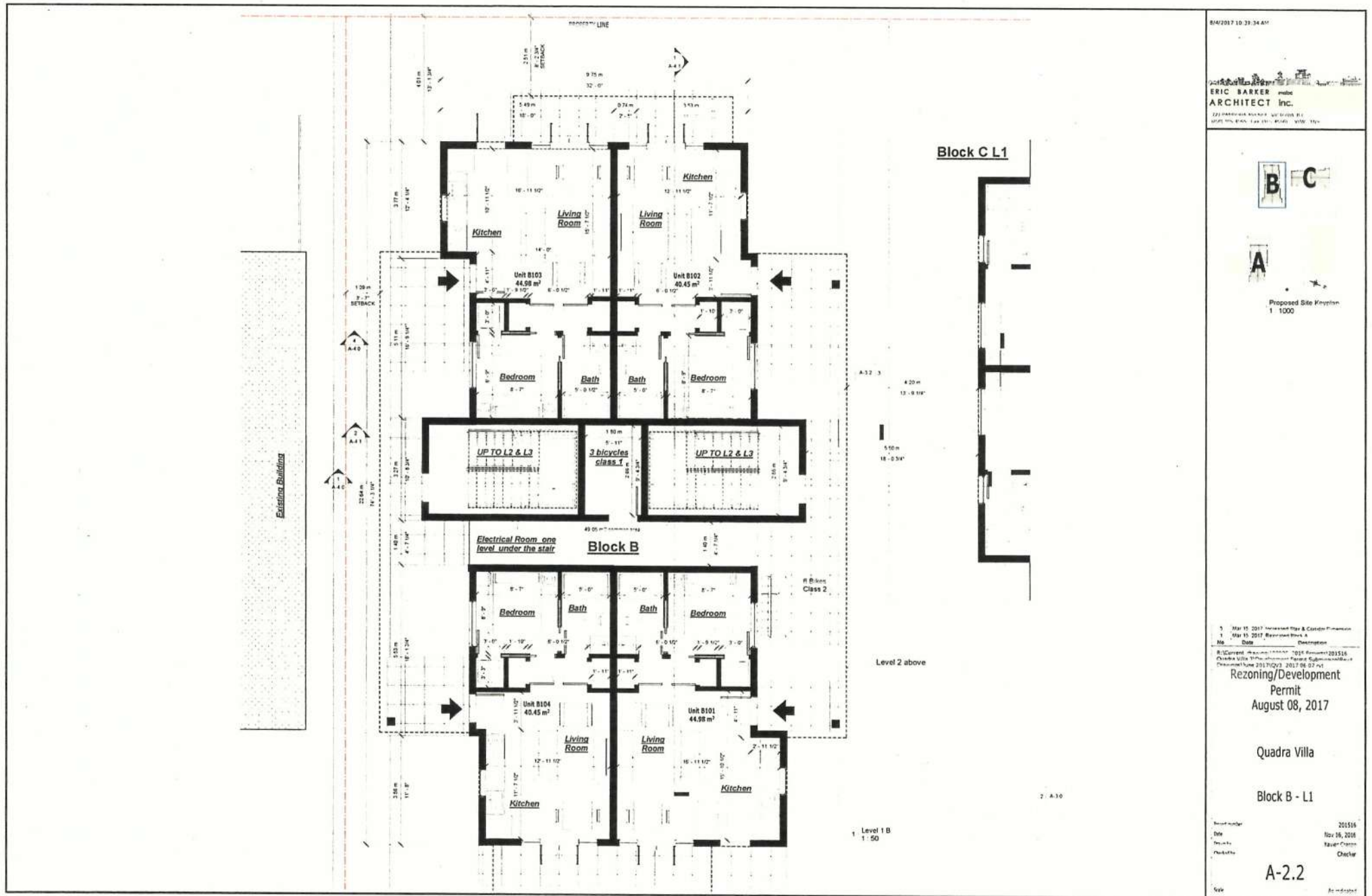
Xavier Crespo

Checker

A-2.0

Site

As indicated



8/4/2017 10:39:34 AM

ERIC BARKER
ARCHITECT Inc.
222 DUNDAS STREET WEST, SUITE 1000, TORONTO, ONTARIO M5G 1C4
416-593-8888 FAX 416-593-8889 WWW.ERICKBARKER.COM

1 Mar 15 2017 Inverted Map & Color Printout
1 Mar 15 2017 Reverted Block A
No Date Description

8/1/2017 10:39:34 AM 1015 2017 08 07 AM
Quadra Villa 11th Floor 11th Floor 11th Floor 11th Floor
Description 2017/08/07 2017 08 07 AM

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Block B - L1

Sheet Number: 201516
Date: Nov 16, 2016
Drawn by: Naveen Chandra
Checked by: [Signature]
Scale: As indicated

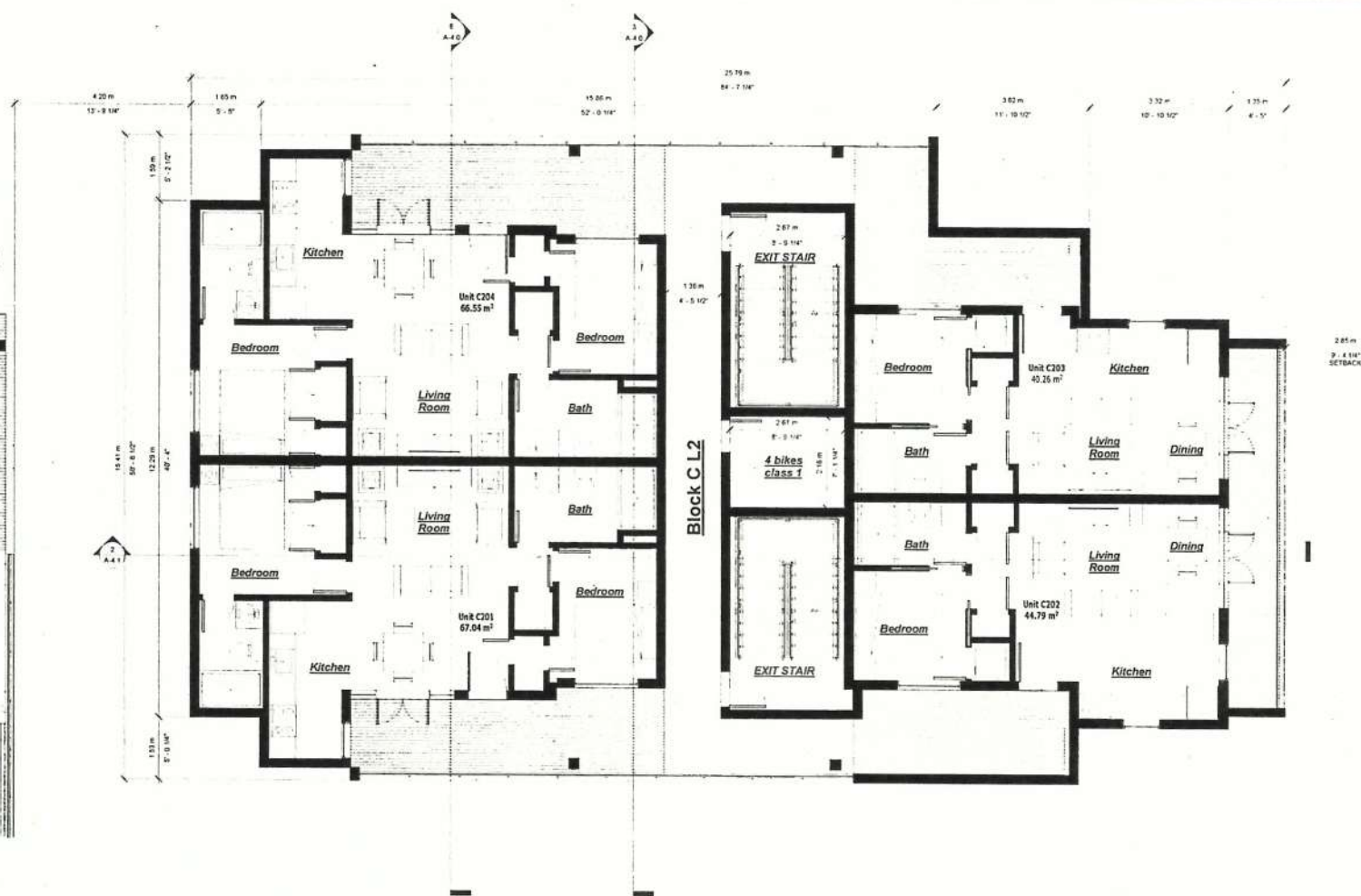
A-2.2



Scale	By independent
-------	----------------



Block B L2



1. Level 2&3 Block C
1. 50

14 Aug 4, 2017 Block C Meeting
5 Mar 15, 2017 Increased Size & Parcel Presentation
No Date Description
B/C/Conser. & Development 2015 Projects/201518
Debra Villa 31st, 2015 Permit Submittal/201518
Debra Villa June 2017/2017 2017 06 07 rd
**Rezoning/Development
Permit
August 08, 2017**

Quadra Villa

Block C L2

Project number	201514
Date	Nov 16, 2016
Drawn by	Xavier Crespo
Checked by	Checker

A-2.5

Scale	Ag indicator
-------	--------------

8/4/2017 10:39:34 AM

ERIC BARKER
ARCHITECT Inc.
222 HURONTARIO STREET, SUITE 200, K1R 1X5, TORONTO, ONTARIO M5S 2E1
416.593.8700 FAX 416.593.8701

B C

A

Proposed Site Keyplan
1:1000

14 Aug 4 2017 Block C Home
5 Mar 15 2017 Intersect Hwy & Canada Highway
2 Mar 15 2017 Intersect Hwy & Canada Highway
No Date Description

8: Current drawing: 2015 Projects/201516
Quadra Villa
Permit
August 08, 2017

Rezoning/Development
Permit
August 08, 2017

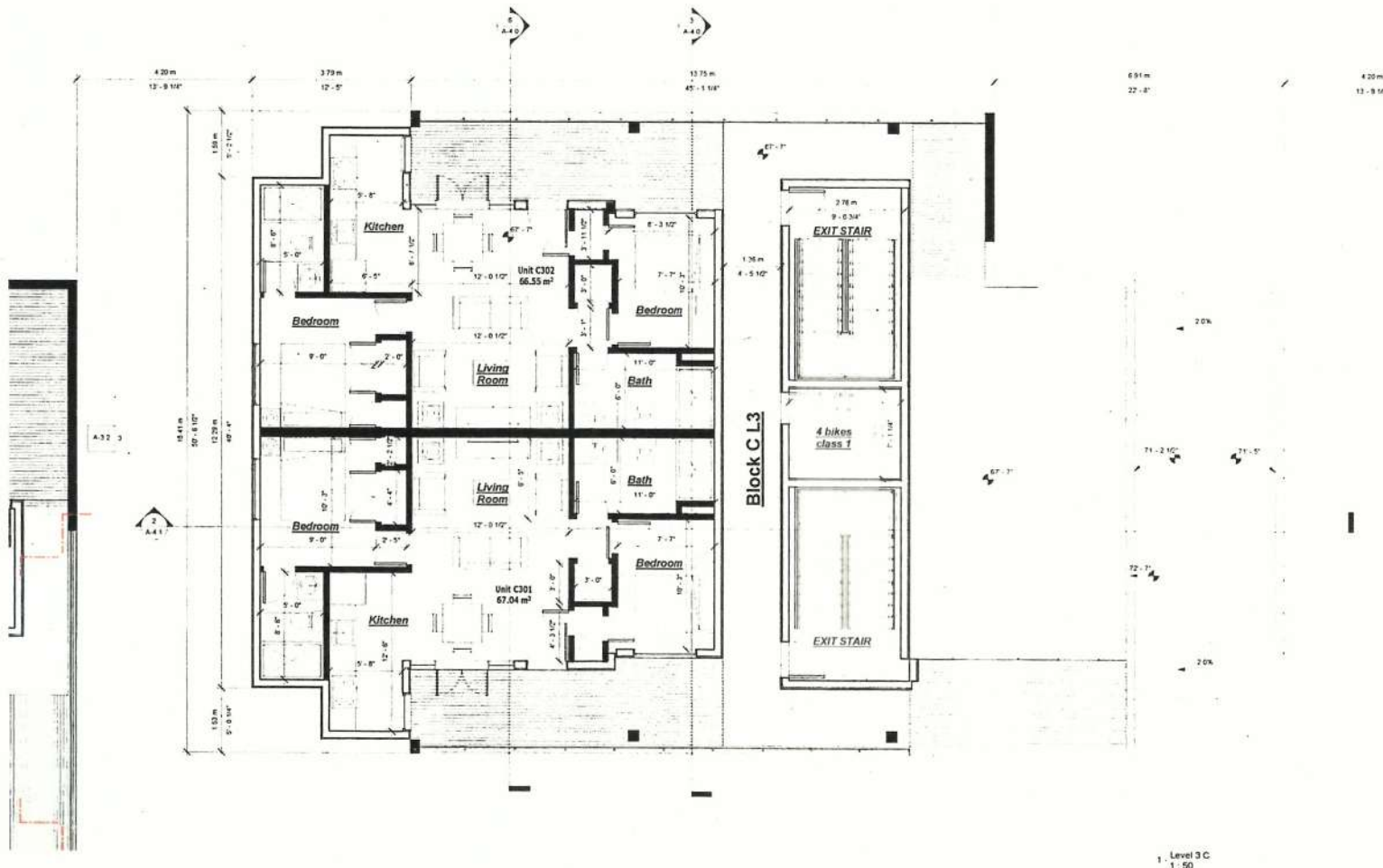
Quadra Villa

Block C L3

Project number: 201516
Date: Nov 16, 2016
Author:
Checker:

A-2.6

Scale: As indicated

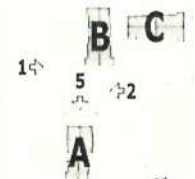




Scale	As indicator
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04/2017 10:39:47 AM

ERIC BARKER ARCHITECT INC.
122 PRINCE OF GEORGES RD. #100
DANFORTH, ONT. M1S 1B5
(416) 291-8800 FAX (416) 291-8801



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)
6	Metal Fascia (Dark Grey)
7	Metal Trellis with Glazing
9	Fiber Cement Soffit

1. Mar 10, 2017 Reapproved Block A
2. 10/16/2016 Approved Block B

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Elevations

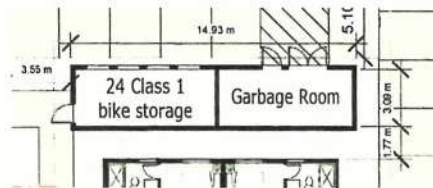
Project number: 201516
Date: Nov 16, 2016
Drawn by: Xavier Proctor
Checked by: [Signature]

A-3.0

Scale: As indicated



5 Enclosure Front Elev.
1:100



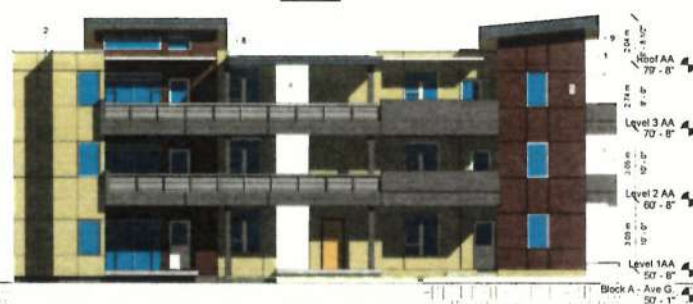
ENCLOSURE PLAN

Block B



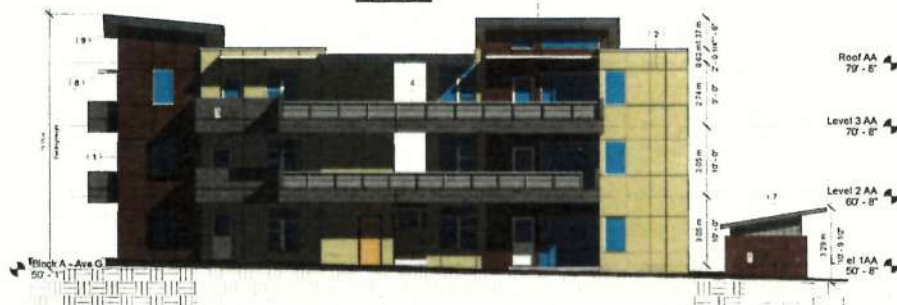
4 Blocks B North
1:100

Block A



1 Blocks A North
1:100

Block A



3 Blocks A South
1:100

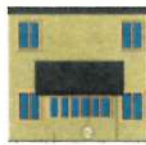
Block B



2 Blocks B South
1:100



4 Laundry Side Elevation
1: 100



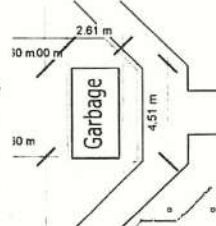
3 Laundry #1 Front Elev.
1: 100



Laundry #2 Plan



6 Garbage Enclosure #2 Front
1: 100



Garbage #2 Plan



5 Laundry & Caretaker Front Elev
1: 100



Laundry #1 & Office Plan



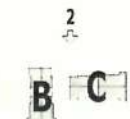
1 Block C&B West
1: 100



2 Block C&B East
1: 100

8/4/2017 10:39:53 AM

ERIC BAKER
ARCHITECT INC.
224 PRINCE OF WALES AVE. S.W. VANCOUVER, B.C. V6V 1K1
604.681.4500 FAX 604.681.4501 WWW.ERICBAKERARCHITECT.COM



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
14	Aug 8, 2017	Revised: Block B Elevation
3	May 15, 2017	Revised: Caretaker Office
2	May 15, 2017	Revised: Block B Elevation
1	May 15, 2017	Revised: Block A

8/10/2017: Approved: 2015 Project: 20151516
Quadra Villa Triplex, Vancouver, British Columbia
Project Number: 2017-0001: 2017-08-03.pdf

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

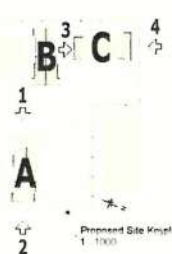
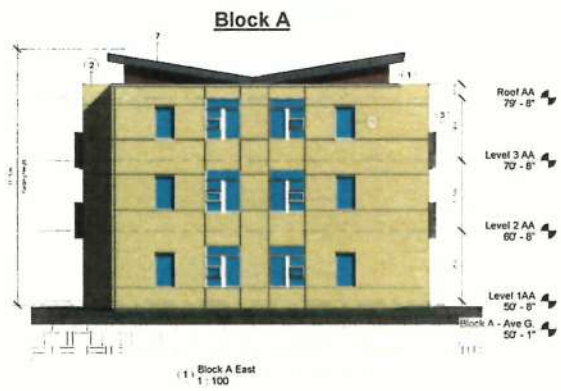
Elevations

Drawn by:	201516
Date:	Nov 16, 2016
Revised:	Kaveri Crete
Project by:	Project

A-3.1

Scale: As indicated

ERIC BARKER
ARCHITECT Inc.
127 HANCOCK AVENUE, SUITE 100, BOSTON, MA 02114
617.552.8800 FAX 617.552.8801 WWW.ERICKBARKER.COM



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)
6	Metal Fascia (Dark Grey)
7	Metal Trellis with Glazing
8	Fiber Cement Soffit

No.	Date	Description
14	Aug 4, 2017	Final Plan
13	Aug 4, 2017	Block A Elevation

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Elevations

Project number	201516
Date	Nov 16, 2015
Drawn by	Xavier Crespo
Checked by	

A-3.2



2 - Quadr Street Elevation
1 : 100

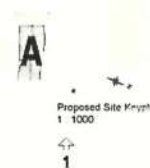
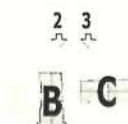


1 - Fifth Street Elevation
1 : 100



3 - Fifth Street profile

ERIC BARKER
ARCHITECT inc.
222 PARKWAY AVE. SUITE 100
ST. LOUIS, MO 63103
314.433.1111



14 - Aug 4, 2017 - Block C - Final
13 - Aug 4, 2017 - Block B - Final
12 - 08/01/17 - Description

11 - 08/01/17 - Description
10 - 08/01/17 - Description
9 - 08/01/17 - Description
8 - 08/01/17 - Description
7 - 08/01/17 - Description
6 - 08/01/17 - Description
5 - 08/01/17 - Description
4 - 08/01/17 - Description
3 - 08/01/17 - Description
2 - 08/01/17 - Description
1 - 08/01/17 - Description

Rezoning/Development
Permit
August 08, 2017

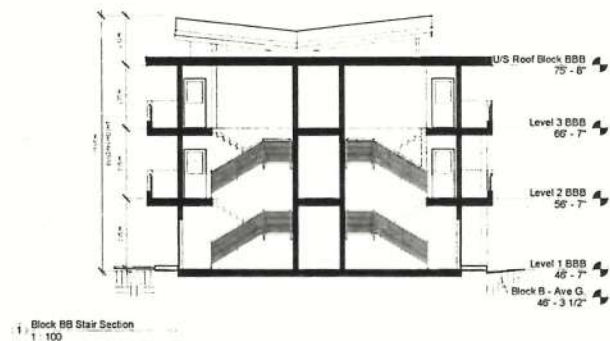
Quadra Villa

Street Elevation

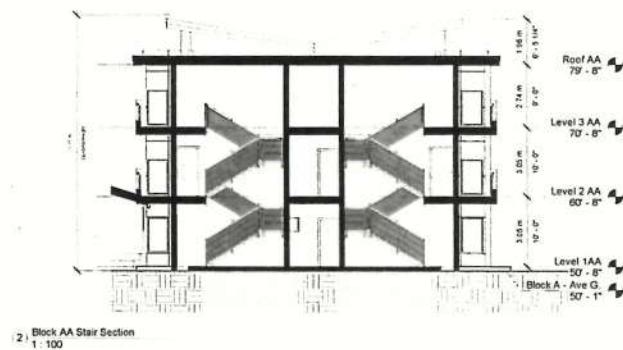
Project number: 201516
Date: Nov 16, 2016
Drawn by: Xavier Crespo
Checked by: [Signature]

A-3.3

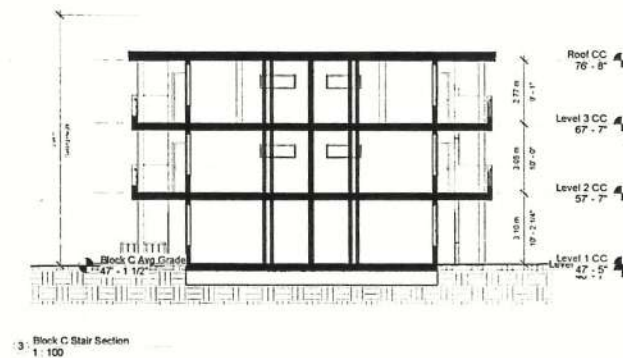
Scale: As indicated



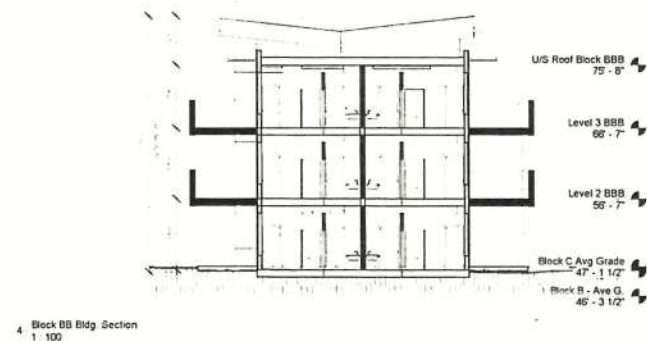
1. Block BB Stair Section
1:100



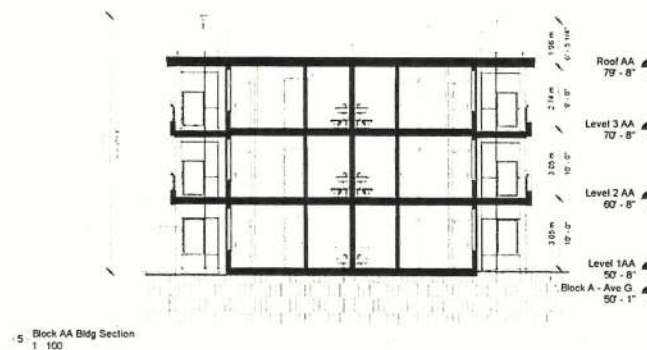
2. Block AA Stair Section
1:100



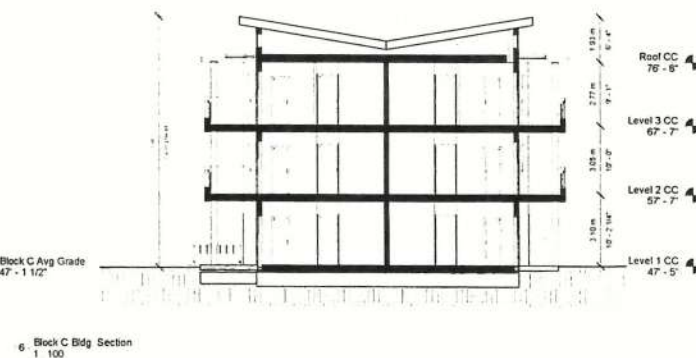
3. Block C Stair Section
1:100



4. Block BB Bldg. Section
1:100



5. Block AA Bldg. Section
1:100



6. Block C Bldg. Section
1:100

8/4/2017 10:40:14 AM

ERIC BARKER
ARCHITECT Inc.
222 PINEHURST AVENUE, SUITE 200, BOSTON, MA 02114
TEL: 617.552.1100 FAX: 617.552.1101



Proposed Site Keyplan
1:1000

No.	Date	Description
1	Mar 15, 2017	Waterford Block A
2	Current drawings	2015 Project 201516
3	Current drawings	2015 Project 201516
4	Current drawings	2015 Project 201516
5	Current drawings	2015 Project 201516
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7	Current drawings	2015 Project 201516
8	Current drawings	2015 Project 201516
9	Current drawings	2015 Project 201516
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11	Current drawings	2015 Project 201516
12	Current drawings	2015 Project 201516
13	Current drawings	2015 Project 201516
14	Current drawings	2015 Project 201516
15	Current drawings	2015 Project 201516
16	Current drawings	2015 Project 201516
17	Current drawings	2015 Project 201516
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21	Current drawings	2015 Project 201516
22	Current drawings	2015 Project 201516
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98	Current drawings	2015 Project 201516
99	Current drawings	2015 Project 201516
100	Current drawings	2015 Project 201516

Rezoning/Development
Permit
August 08, 2017

Quadra Villa

Sections

A-4.0

Scale As indicated

8/4/2017 10:40:16 AM

ERIC BARKER ARCHITECT INC.
121 E 10TH AVE SUITE 100 DENVER CO 80202
(303) 733-1111 FAX (303) 733-1112

Block B

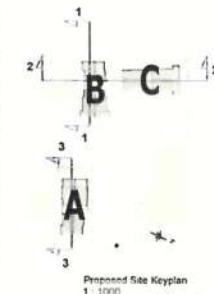


1. Block B Bldg Section
1" = 100'

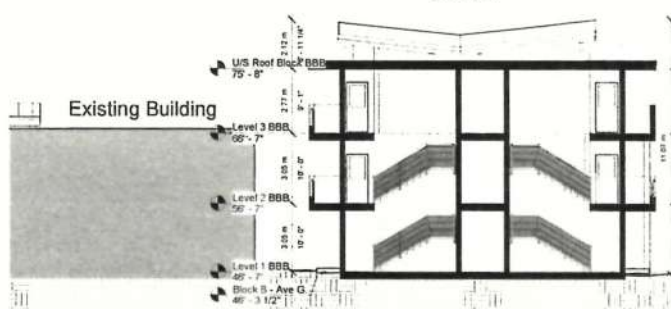
Block A



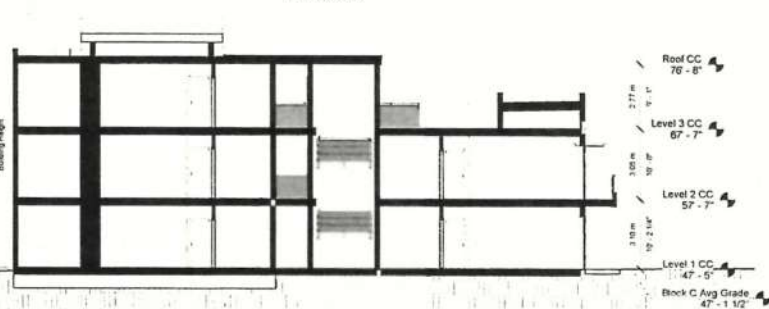
3. Block A Bldg Section
1" = 100'



Block B



Block C



2. Blocks B & C Bldg Section
1" = 100'

14 Aug 4 2017 Rezoning/Development Permit
2015156
2017 08 07
2017 08 07

Rezoning/Development Permit
August 08, 2017

Quadra Villa

Sections

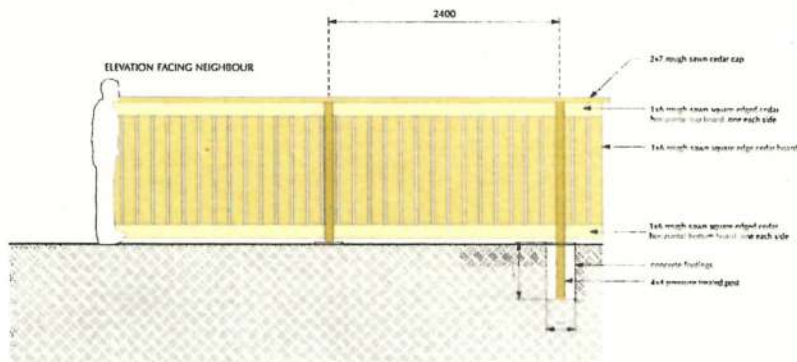
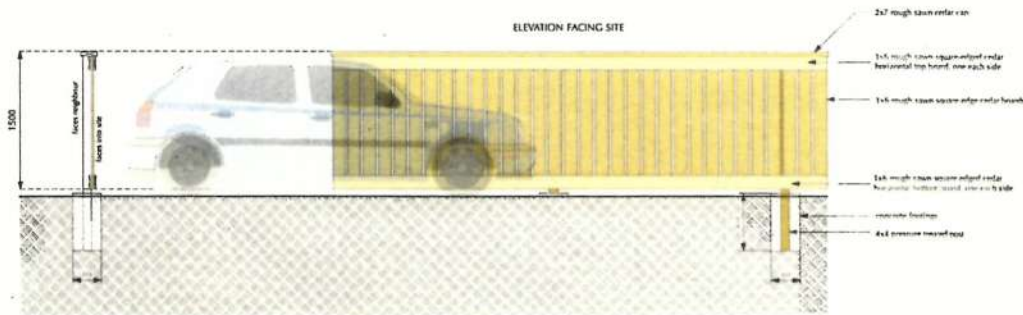
Project number 2015156
Date Nov 16, 2016
Author
Checker

A-4.1

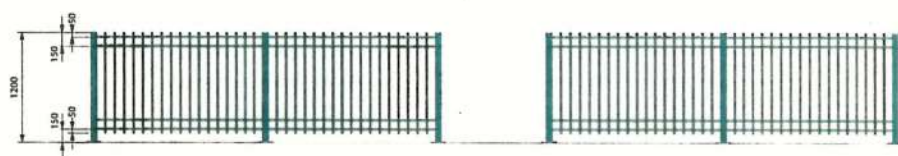
Scale As indicated



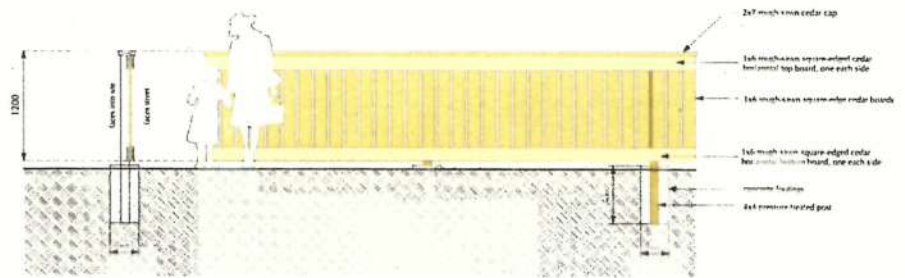
2 SOUTH PROPERTY LINE FENCE



2 ALUMINUM RAILINGS - FIFTH ST. & AROUND PATIOS



3 QUADRA STREET FRONTAGE FENCE
ELEVATION FACING STREET IS SHOWN



BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY
STREET TREES			
a. ACER RUBRUM 'ARMSTRONGII'	COLLIMAR RED MAPLE	8cm Caliper	4
TREES			
b. ACER CIRCINATUM	VINE MAPLE (NATIVE)	8-10 CM	3
c. CORYLUS BETULUS 'TASTIGOSA'	COLLIMAR HORNBEAM	5cm Caliper	8
d. CORNUS ROSEA SATOMI	SATOMI FLOWERING DOGWOOD	8-10 CM	3
e. NANNIOLA 'VULCAN'	RED FL. MAGNOLIA	5cm Caliper	3
f. NANNIOLA 'PERSICA' 'VIRIDIS' VASE	PINKWOOD TREE	5cm Caliper	5
SPECIMEN SHRUBS			
g. ARBUTUS UNEDO 'COMPACT'	STRAWBERRY TREE	CONT. SIZE	
h. HAMMILLIS X INTERMEDIA 'DIANE'	DIANE WITCH HAZEL	#2	
i. HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#5	
j. NANNIOLA LILIFLORA	TULIP NANNIOLA	#7	
		APPROX. NUMBERS	38
MASSING SHRUBS: AVERAGE SPACING 1.5M O.C. 2 PLANTS / BOX			
k. EUCALYPTUS 'TERRA'	MEXICAN ORANGE BLOSSOM	#2 POT	
l. EUCALYPTUS ALATIS 'TUDY HAD'	ORANGE WINGED KUMONIA	#2 POT	
m. NANNIOLA AQUICOLAUM	TALL OREGON GRAPE (NATIVE)	#2 POT	
n. NANNIOLA NERDOSA	LOW OREGON GRAPE (NATIVE)	#1 POT	
o. NANNIOLA DOWNS 'ICA'	HEAVENLY BAMBOO	#1 POT	
p. PRUNUS MUGHO PLANTIO	DIARY MOUNTAIN PINE	#2 POT	
q. PHILADELPHUS 'NOMER'	MEXICAN ORANGE	#5 POT	
r. PRUNUS 'TIGER EYES'	GOLDEN BIRCH	#5 POT	
s. ORNITHOCEPHALUS DELAVAYI	DELAVAL'S ORNITHOCEPHALUS	#2	
t. ROSA RUBRA	RUSSIA ROSE	#2	
u. MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#2 POT	
v. MISCANTHUS SINENSIS 'GRACILLIMUS'	JAPANESE SILVER GRASS	#2 POT	
w. MISCANTHUS SINENSIS 'GRACILLIMUS'	CHINESE SILVER GRASS	#2 POT	
		APPROX. NUMBERS	290
GRASSES / PERENNIALS / GROUND COVERS: AVERAGE SPACING 0.5M O.C. 2 PLANTS / BOX			
x. ANTIPODARYLLIS LUNA-UNA VANCOUVER JADE	KANIKANIK	#1 POT	
y. BELLIS TAMPERDAVIS	BOX	#1 POT	
z. COTONNEASTER 'LOWFAST'	LOW BROWN COTONNEASTER	#1 POT	
aa. HEMIPHYLLIS STELLA D'ORO	DAY LILY YELLOW FL.	#1 POT	
ab. JUNCUS STROBUS	FRUITED JUNCUS	#1 POT	
ac. LONICERA 'TIGGY'	DIARY SHRUBBY LONICERA	#1 POT	
PAVING PLANTING / HEDGING, AVERAGE SPACING 1.5M O.C., 90 LINES M.			
ad. BUXUS SEMPERVIRENS	BOX	#1 POT	
ae. OCHROPSA TERRATA	MEXICAN ORANGE BLOSSOM	#2 POT	
af. PRACANTHA COCCINEA	PRACANTHA	#2 POT	
		APPROX. NUMBERS	90

THIS SCHEDULE IS A GUIDE TO DIFFERENTIAL PLANTING PROPOSALS
TYPE, NUMBER AND SIZE WILL BE FINALIZED UPON BUILDING PERMIT

1st June 2017, 2000 numbers updated

ISSUED FOR DATE
APPROVALS AND REVISIONS
1.2 DESIGN PRESENTATION REVIEW 2017 06/01

QUADRA VILLA
QUADRA & FIFTH STREET
VICTORIA, B.C.

LANDSCAPE
DETAILS

Date 21/09/2016 Sheet
Drawn CBF
Checked JPS
Scale 1:25
L2

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