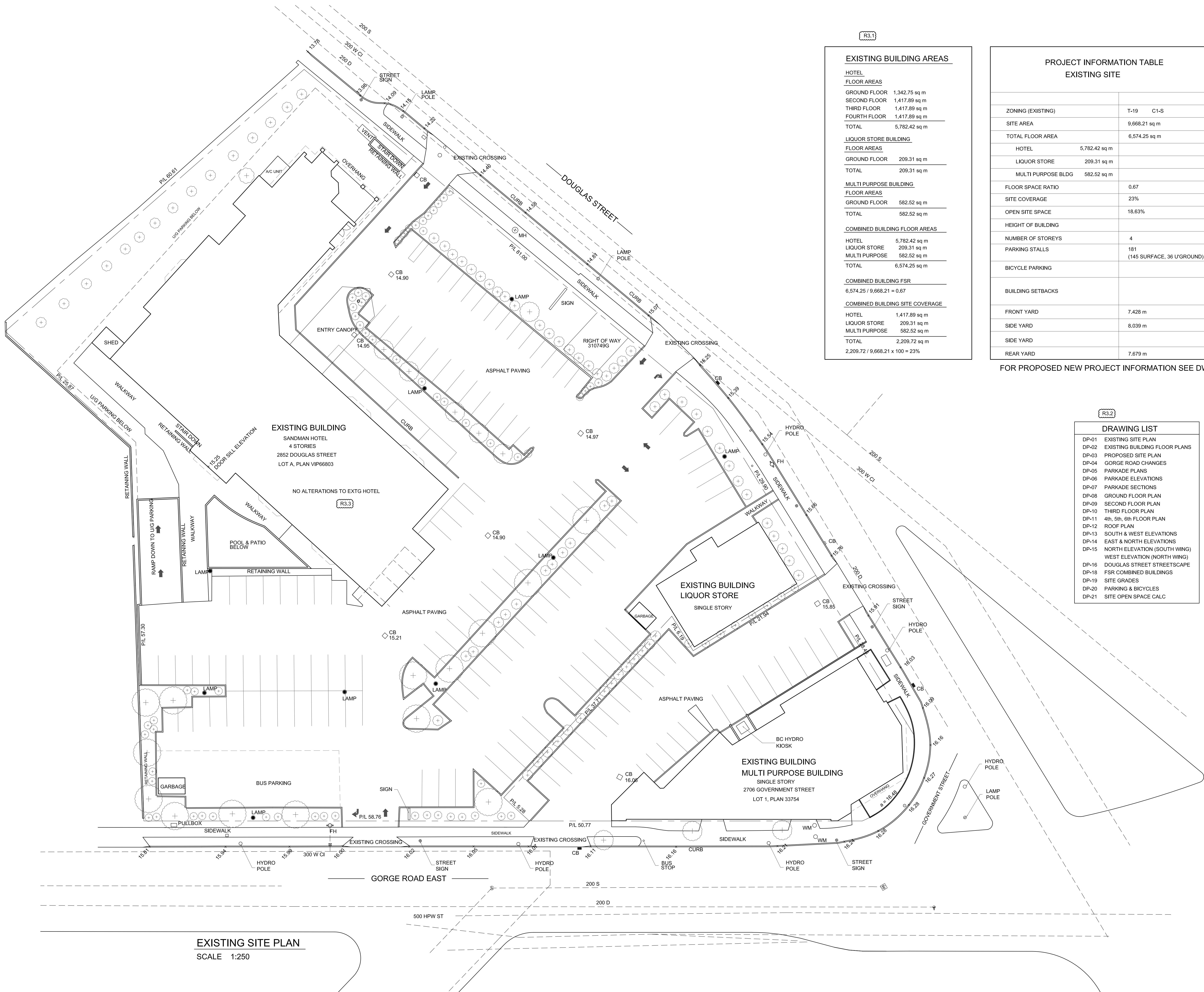




EXISTING BUILDING AREAS

HOTEL	
FLOOR AREAS	
GROUND FLOOR	1,342.75 sq m
SECOND FLOOR	1,417.89 sq m
THIRD FLOOR	1,417.89 sq m
FOURTH FLOOR	1,417.89 sq m
TOTAL	5,782.42 sq m
LIQUOR STORE BUILDING	
FLOOR AREAS	
GROUND FLOOR	209.31 sq m
TOTAL	209.31 sq m
MULTI PURPOSE BUILDING	
FLOOR AREAS	
GROUND FLOOR	582.52 sq m
TOTAL	582.52 sq m
COMBINED BUILDING FLOOR AREAS	
HOTEL	5,782.42 sq m
LIQUOR STORE	209.31 sq m
MULTI PURPOSE	582.52 sq m
TOTAL	6,574.25 sq m
COMBINED BUILDING FSR	
6,574.25 / 9,668.21 = 0.67	
COMBINED BUILDING SITE COVERAGE	
HOTEL	1,417.89 sq m
LIQUOR STORE	209.31 sq m
MULTI PURPOSE	582.52 sq m
TOTAL	2,209.72 sq m
2,209.72 / 9,668.21 x 100 = 23%	

PROJECT INFORMATION TABLE
EXISTING SITE

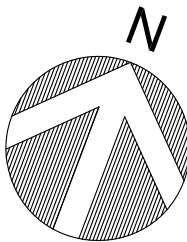
ZONING (EXISTING)	T-19 C1-S
SITE AREA	9,668.21 sq m
TOTAL FLOOR AREA	6,574.25 sq m
HOTEL	5,782.42 sq m
LIQUOR STORE	209.31 sq m
MULTI PURPOSE BLDG	582.52 sq m
FLOOR SPACE RATIO	0.67
SITE COVERAGE	23%
OPEN SITE SPACE	18.63%
HEIGHT OF BUILDING	
NUMBER OF STOREYS	4
PARKING STALLS	181 (145 SURFACE, 36 U'GROUND)
BICYCLE PARKING	
BUILDING SETBACKS	
FRONT YARD	7.428 m
SIDE YARD	8.039 m
SIDE YARD	
REAR YARD	7.679 m

FOR PROPOSED NEW PROJECT INFORMATION SEE DWG DP-03

DRAWING LIST

DP-01	EXISTING SITE PLAN
DP-02	EXISTING BUILDING FLOOR PLANS
DP-03	PROPOSED SITE PLAN
DP-04	GORGE ROAD CHANGES
DP-05	PARKADE PLANS
DP-06	PARKADE ELEVATIONS
DP-07	PARKADE SECTIONS
DP-08	GROUND FLOOR PLAN
DP-09	SECOND FLOOR PLAN
DP-10	THIRD FLOOR PLAN
DP-11	4th, 5th, 6th FLOOR PLAN
DP-12	ROOF PLAN
DP-13	SOUTH & WEST ELEVATIONS
DP-14	EAST & NORTH ELEVATIONS
DP-15	NORTH ELEVATION (SOUTH WING) WEST ELEVATION (NORTH WING)
DP-16	DOUGLAS STREET STREETSCAPE
DP-18	FSR COMBINED BUILDINGS
DP-19	SITE GRADES
DP-20	PARKING & BICYCLES
DP-21	SITE OPEN SPACE CALC

The drawings and site plan are not valid if all items remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
No other drawings or plans shall be used or reproduced without the written consent of Pacific Coast Architecture Inc. and shall be responsible for all drawings and conditions in the job and the Project shall be altered if any changes from the drawings and conditions are made in the drawing.



R3.1	DWG LIST UPDATED	04feb2020
R3.2	EXTG BLDG AREA TABLE ADDED	
R3.3	NOTE RE EXTG BLDG	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-4610
FAX (604) 730-4645

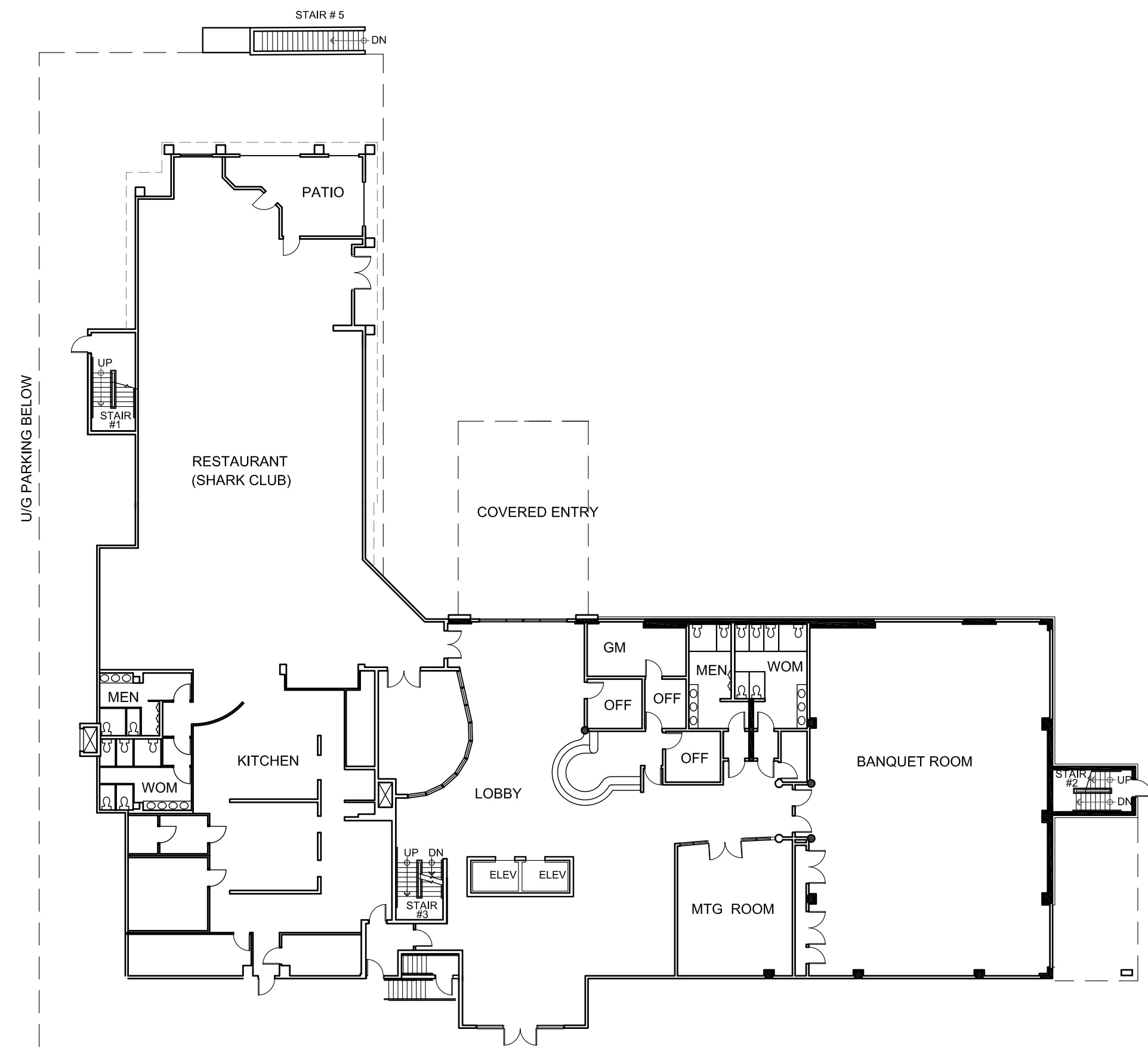
Pacific Coast Architecture Inc.
501 - 3232 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

EXISTING SITE PLAN

Scale:	1:250
Date:	26sept2019
Drawn:	TD
Checked:	PK

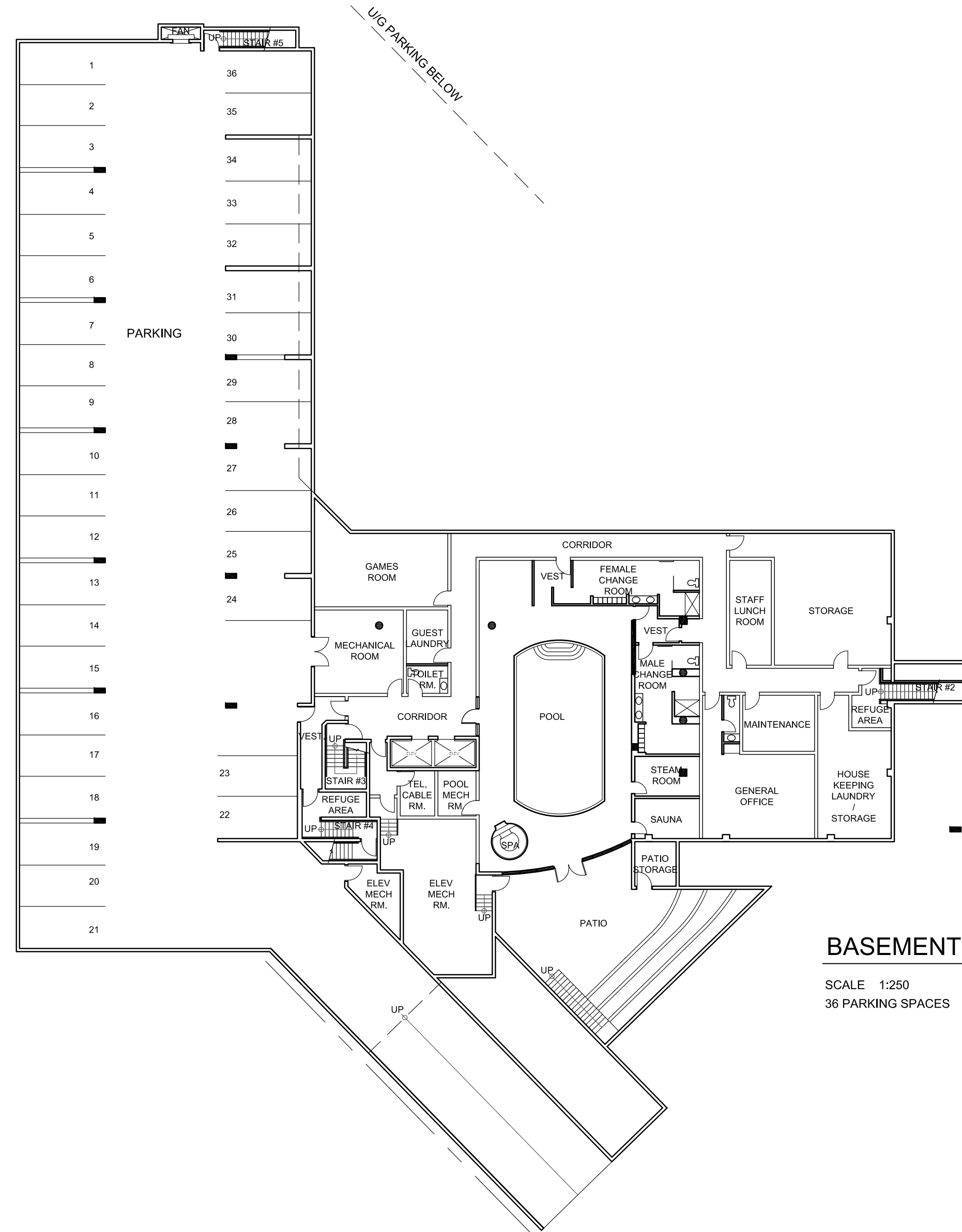
DP-01



GROUND FLOOR PLAN

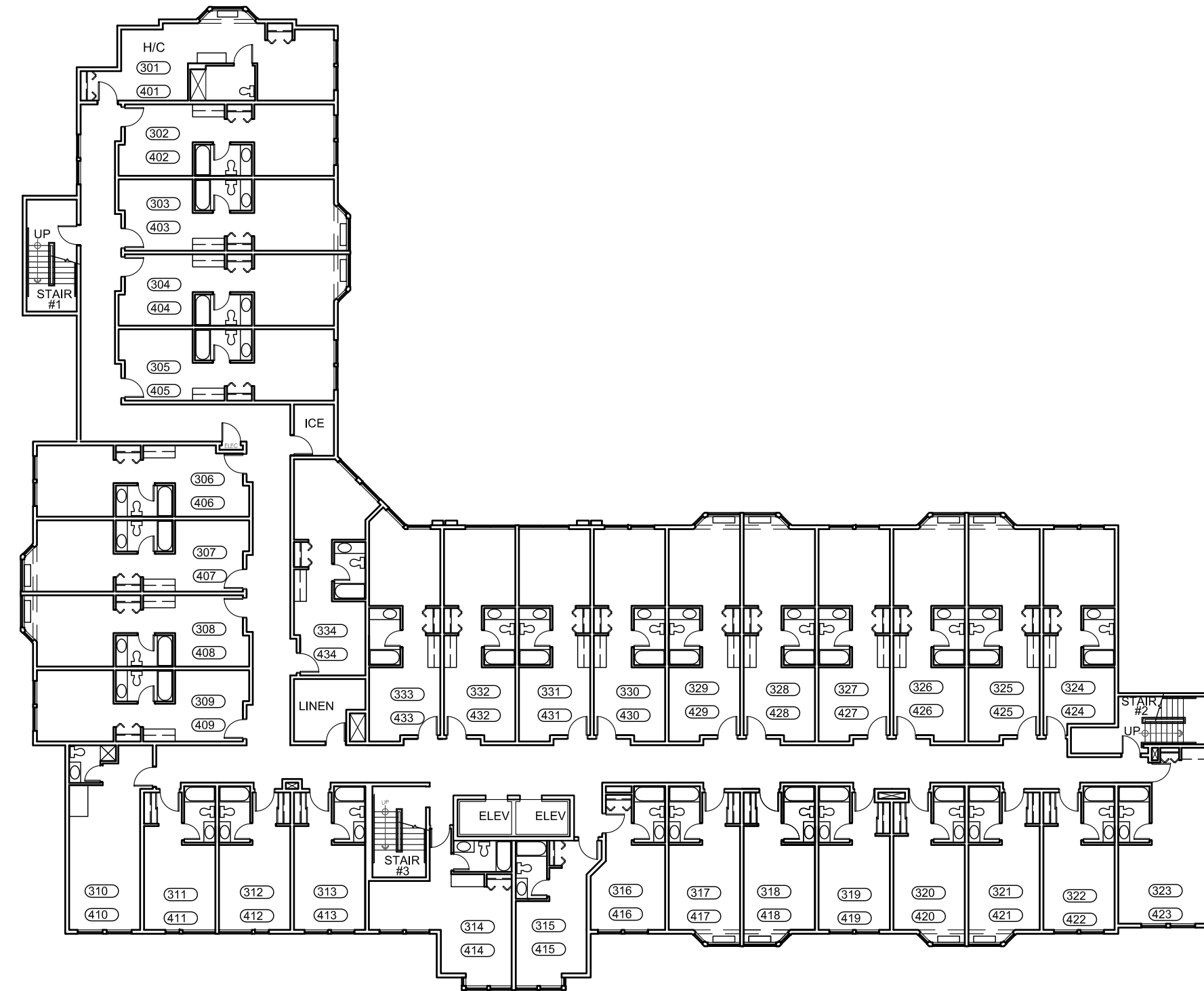
SCALE 1:250

AREA 1,342.75 sq m {R3.1}



BASEMENT FLOOR PLAN

SCALE 1:250
36 PARKING SPACES



THIRD & FOURTH FLOOR PLANS

SCALE 1:250

34 SUITES

AREA 1,417.89 sq m {R3.1}

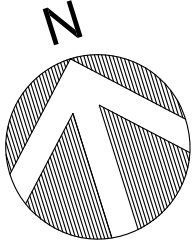


SECOND FLOOR PLAN

SCALE 1:250

32 SUITES

AREA 1,417.89 sq m {R3.1}



The drawings and design are not valid without the approval of the relevant authorities. The drawings are not to be used for any other purpose without the written consent of the architect.

Written statements and drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

R3.1	FL AREAS REVISED PER FSR	04feb2020
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

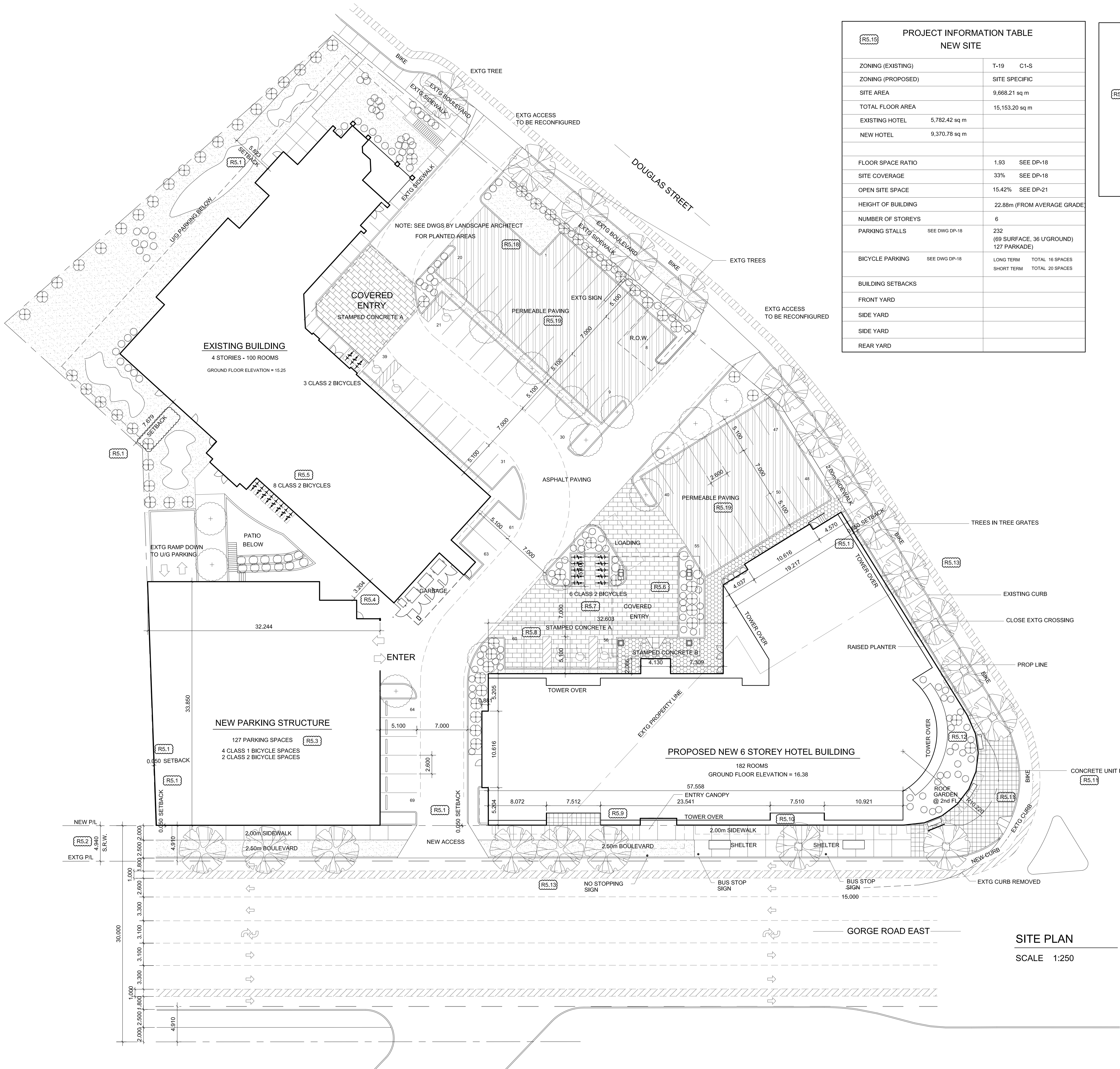

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501 - 3282 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

EXISTING BUILDING FLOOR PLANS	
Scale:	1:250
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-02



PROJECT INFORMATION TABLE NEW SITE		
ZONING (EXISTING)	T-19	C1-S
ZONING (PROPOSED)	SITE SPECIFIC	
SITE AREA	9,668.21 sq m	
TOTAL FLOOR AREA	15,153.20 sq m	
EXISTING HOTEL	5,782.42 sq m	
NEW HOTEL	9,370.78 sq m	
FLOOR SPACE RATIO	1.93	SEE DP-18
SITE COVERAGE	33%	SEE DP-18
OPEN SITE SPACE	15.42%	SEE DP-21
HEIGHT OF BUILDING	22.88m (FROM AVERAGE GRADE)	
NUMBER OF STOREYS	6	
PARKING STALLS	SEE DWG DP-18	232 (69 SURFACE, 36 U'GROUND) 127 PARKADE)
BICYCLE PARKING	SEE DWG DP-18	LONG TERM TOTAL 16 SPACES SHORT TERM TOTAL 20 SPACES
BUILDING SETBACKS		
FRONT YARD		
SIDE YARD		
SIDE YARD		
REAR YARD		

PROJECT DESCRIPTION

TO RETAIN EXISTING 100 ROOM HOTEL & U/G PARKING AND CONSTRUCT NEW 6 STOREY HOTEL BUILDING WITH 182 ROOMS, 175 SEAT RESTAURANT, POOL, GYM FACILITIES, PLUS SEPARATE 4 STOREY PARKING STRUCTURE C/W 127 SPACES, SURFACE PARKING FOR 69 CARS AND 36 EXTG U/G SPACES (TOTAL 232)

SITE AREA

9,668.21 sq m

BUILDING AREAS

SEE DWG DP-17

PARKING REQUIREMENTS

SEE DWG DP-20

HOTEL 1 SPACE / 2 ROOMS
RESTAURANTS 1 SPACE / 20 sq m

PARKING COUNT

SEE DWG DP-18

EXTG UNDERGROUND 36 SPACES
SURFACE 69 SPACES
PARKING STRUCTURE 127 SPACES
TOTAL 232 SPACES

282 ROOMS 282 / 2 = 141 SPACES
EXTG RESTAURANT 625 sq m / 20 = 31 SPACES
NEW RESTAURANT 712 sq m / 20 = 37 SPACES

TOTAL REQUIRED 209 SPACES

PARKING SPACE DIMENSIONS

5.10m x 2.60m x 7.00m AISLE
5.10m x 3.70m (BARRIER FREE)

ACCESSIBLE PARKING SPACES

1 PER REQUIRED ACCESSIBLE SLEEPING ROOM
282 / 40 = 7
7 REQUIRED - 3.8-3.4. 3.7m Wide
7 PROVIDED

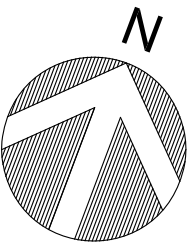
BICYCLE PARKING

SEE DWG DP-18

R5 REVISIONS

- R5.1 ALL SETBACKS INDICATED
R5.2 R.O.W. REVISED TO S.R.W.
R5.3 PARKING & BICYCLE COUNT REVISED FOR PARKADE
R5.4 DIMENSION FROM PARKADE TO EXISTING HOTEL BUILDING
R5.5 8 CLASS 2 BICYCLE SPACES AT REAR OF EXTG HOTEL
R5.6 NEW PLANTER
R5.7 6 CLASS 2 BICYCLE SPACES NEAR NEW HOTEL ENTRANCE
R5.8 PARKING REVISED NEAR NEW HOTEL ENTRANCE
R5.9 PAVING SHOWN IN BUILDING INDENT ON GORGE STREET
R5.10 BUILDING INDENT REMOVED
R5.11 RE-DESIGN AT S.E. CORNER OF SITE
R5.12 ROOF GARDEN AT 2nd FLOOR
R5.13 ADDITIONAL STREET TREES
R5.14 PARKING COUNT REVISED IN PROJECT DESCRIPTION
R5.15 NEW PROJECT INFO TABLE
R5.16 PARKING REQUIREMENTS FOR RESTAURANT REVISED
R5.17 PARKING COUNT REVISED
R5.18 NEW PLANTER
R5.19 PERMEABLE PAVING & STAMPED CONCRETE

The drawings and design are not valid if all items remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
No other drawings or design products are valid drawings. Construction shall not be undertaken until all drawings are approved and confirmed in the job and the Project shall be approved in any complete form for the drawings and conditions as shown in this drawing.



5	SEE LIST ON DWG	04feb2020
4	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
3	ISSUED FOR COMMUNITY ASSOCIATION PUBLIC MEETING	22apr2019
2	GENERAL REVISIONS	16apr2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-4610
FAX (604) 730-4645

Pacific Coast Architecture Inc.

501 - 3232 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

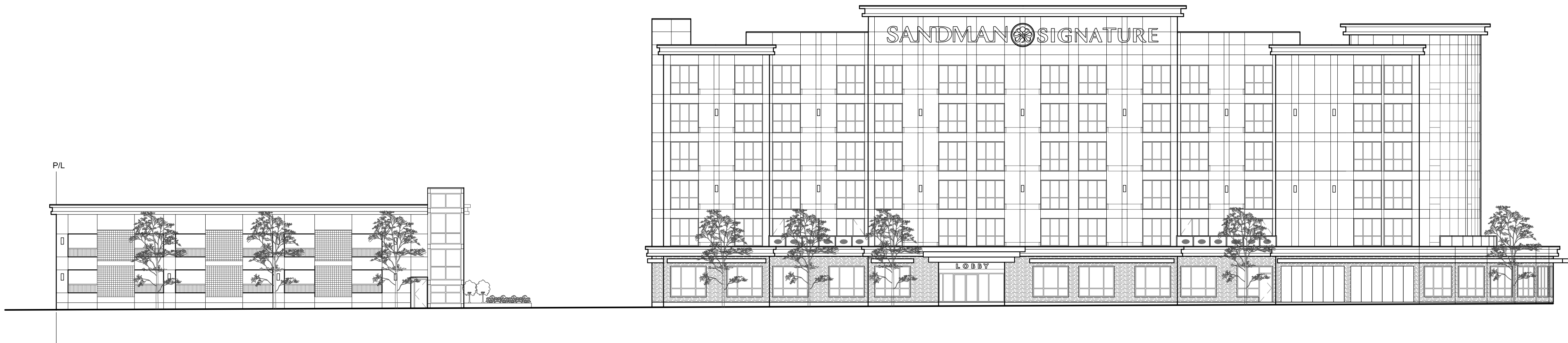
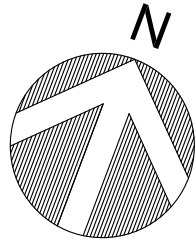
PROPOSED SITE PLAN

Scale: 1:250
Date: 22mar2019
Drawn: TD
Checked: PK

DP-03

The drawings and details are not to be used for any other project than the one for which they were prepared. The drawings are the property of Pacific Coast Architecture Inc. and shall not be used or reproduced in any other project without written consent.

Visitors to the drawings shall not be responsible for any errors or omissions. The drawings are the property of Pacific Coast Architecture Inc. and shall not be used or reproduced in any other project without written consent.

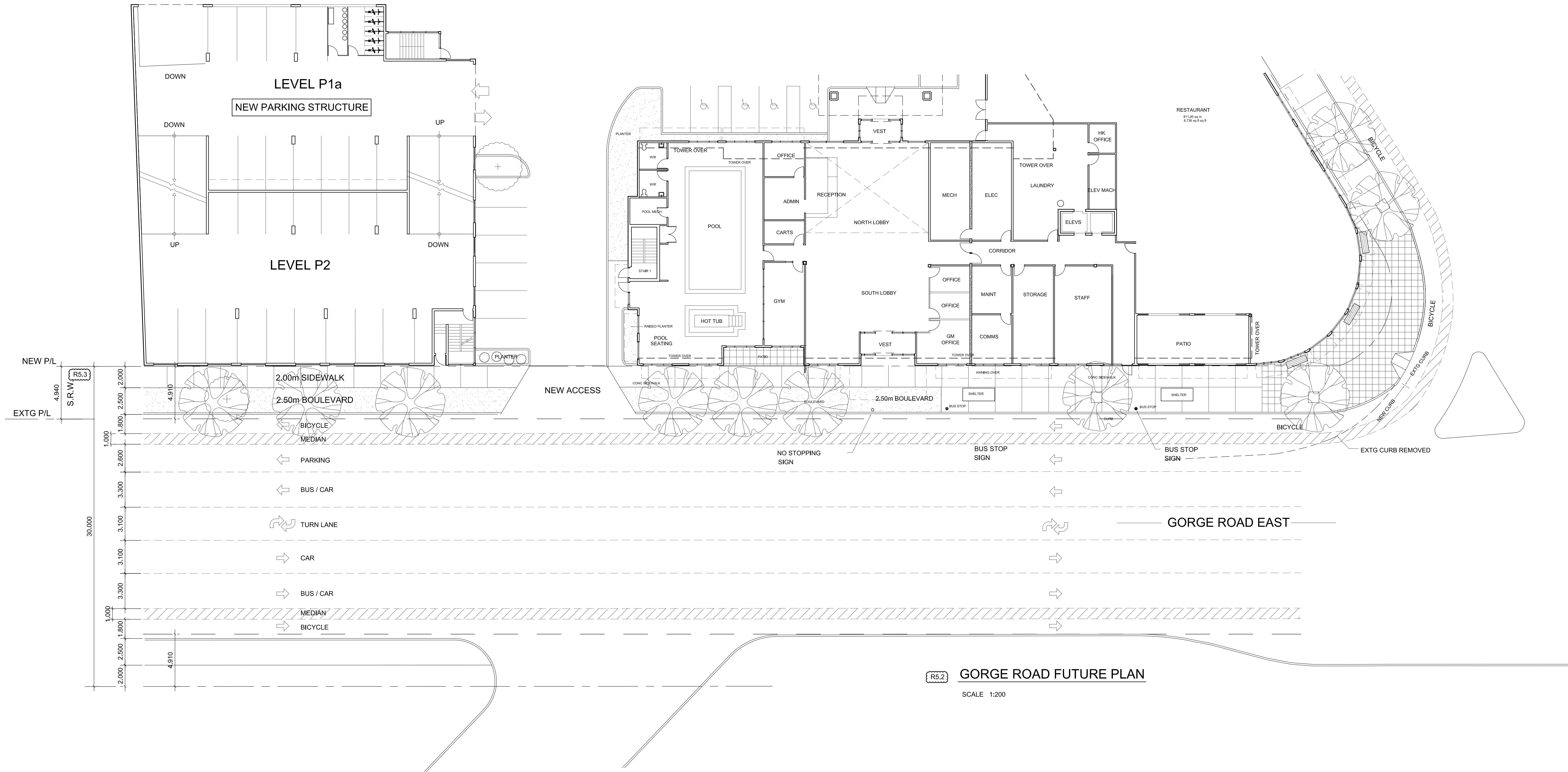


R5.1 SOUTH ELEVATION (GORGE ROAD)

SCALE 1:200

SEE ALSO DP-12 FOR HOTEL ELEVATIONS

SEE ALSO DP-06 FOR PARKADE ELEVATIONS



R5.2 GORGE ROAD FUTURE PLAN

SCALE 1:200



NORTHLAND PROPERTIES CORPORATION

310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

**Pacific Coast
Architecture Inc.**

501 - 3232 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604.488.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

GORGE ROAD CHANGES

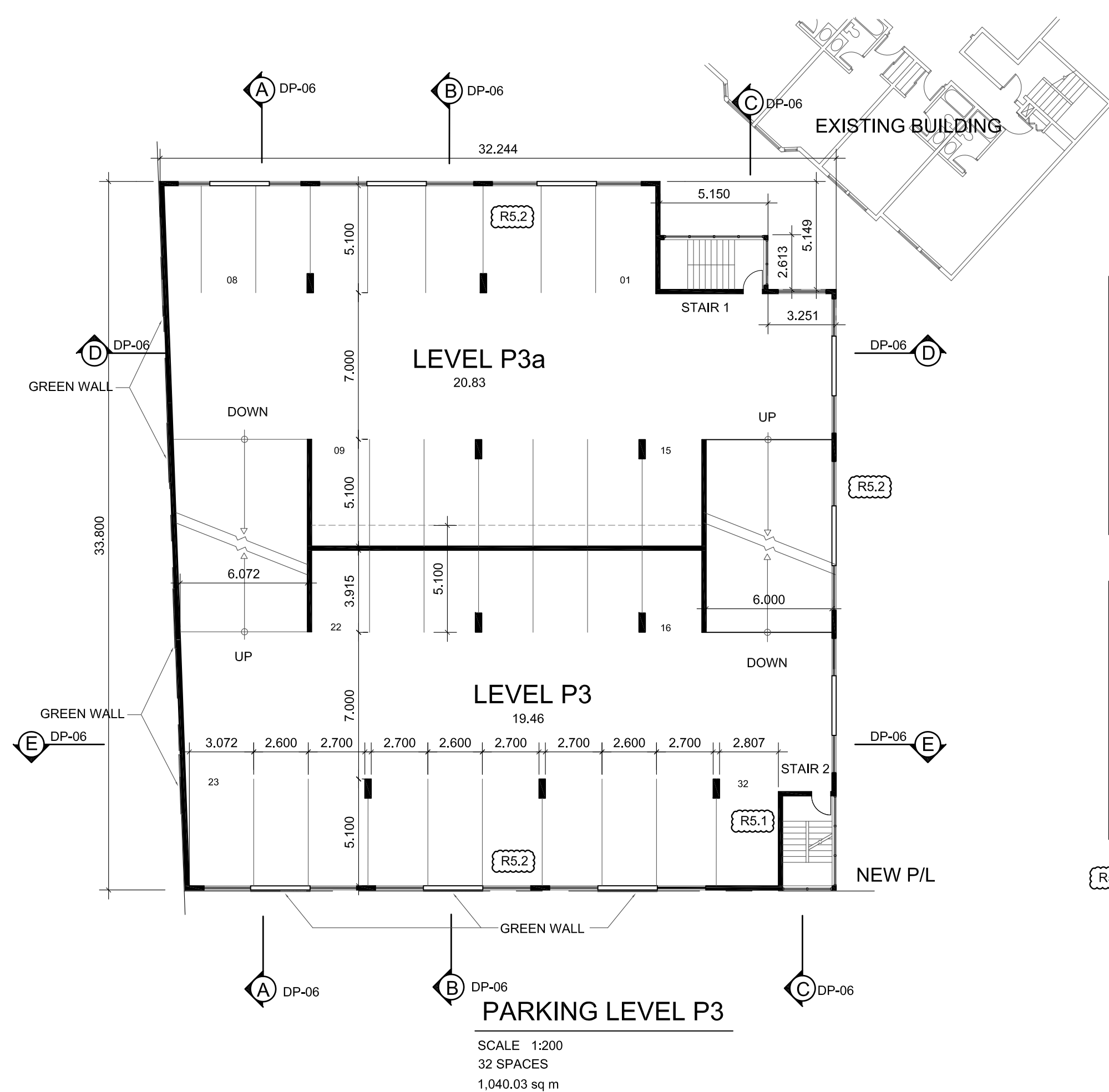
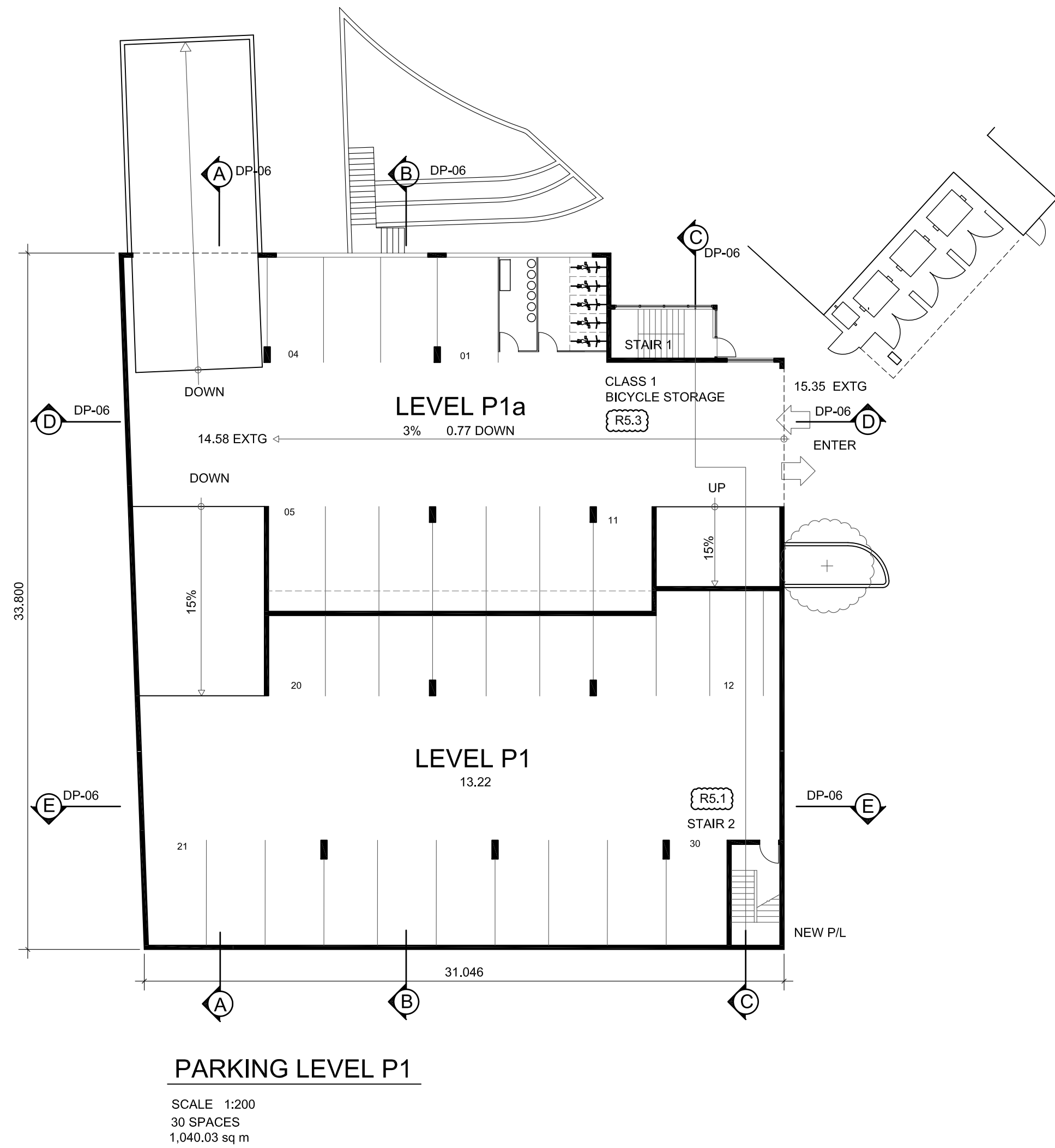
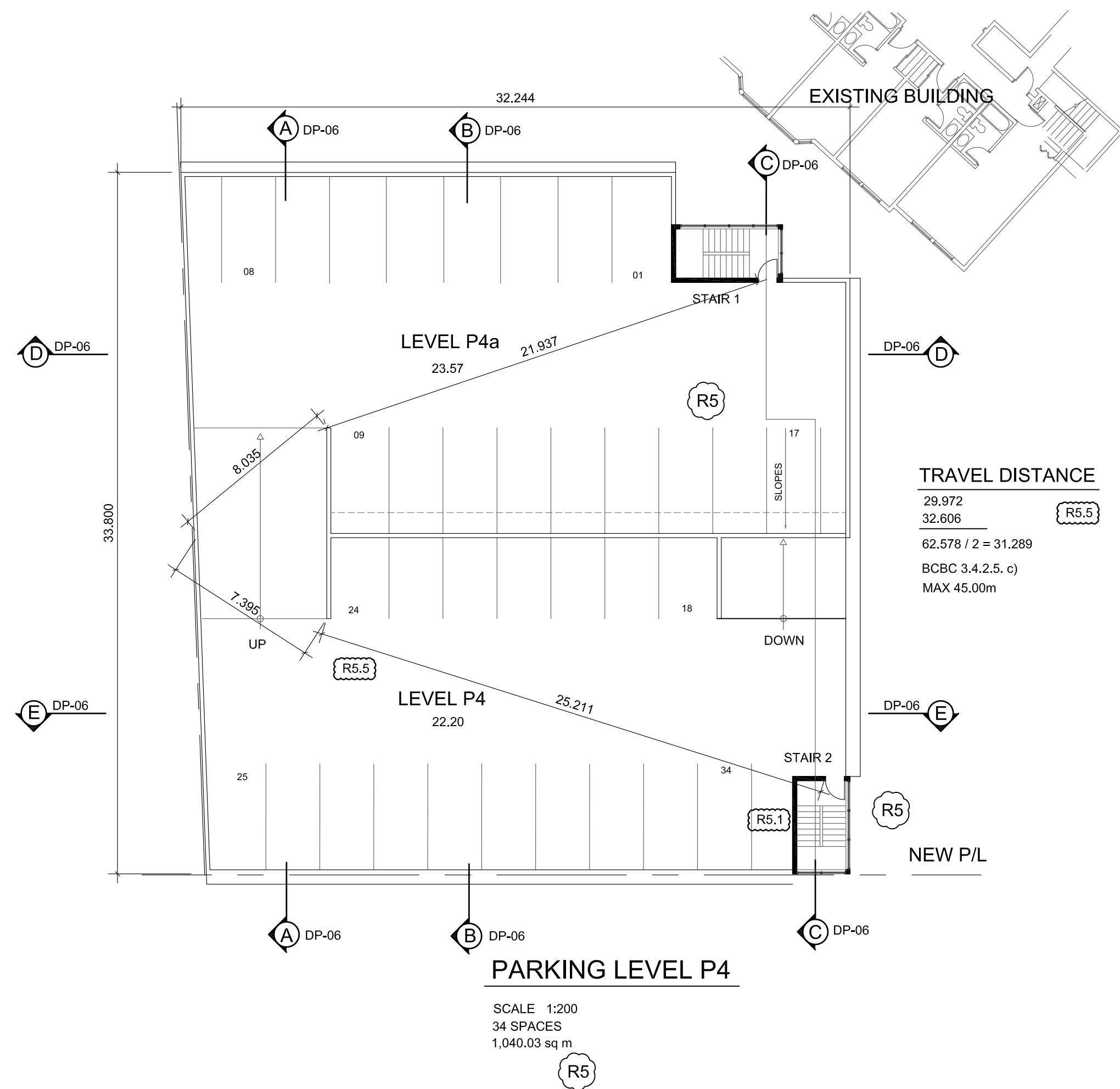
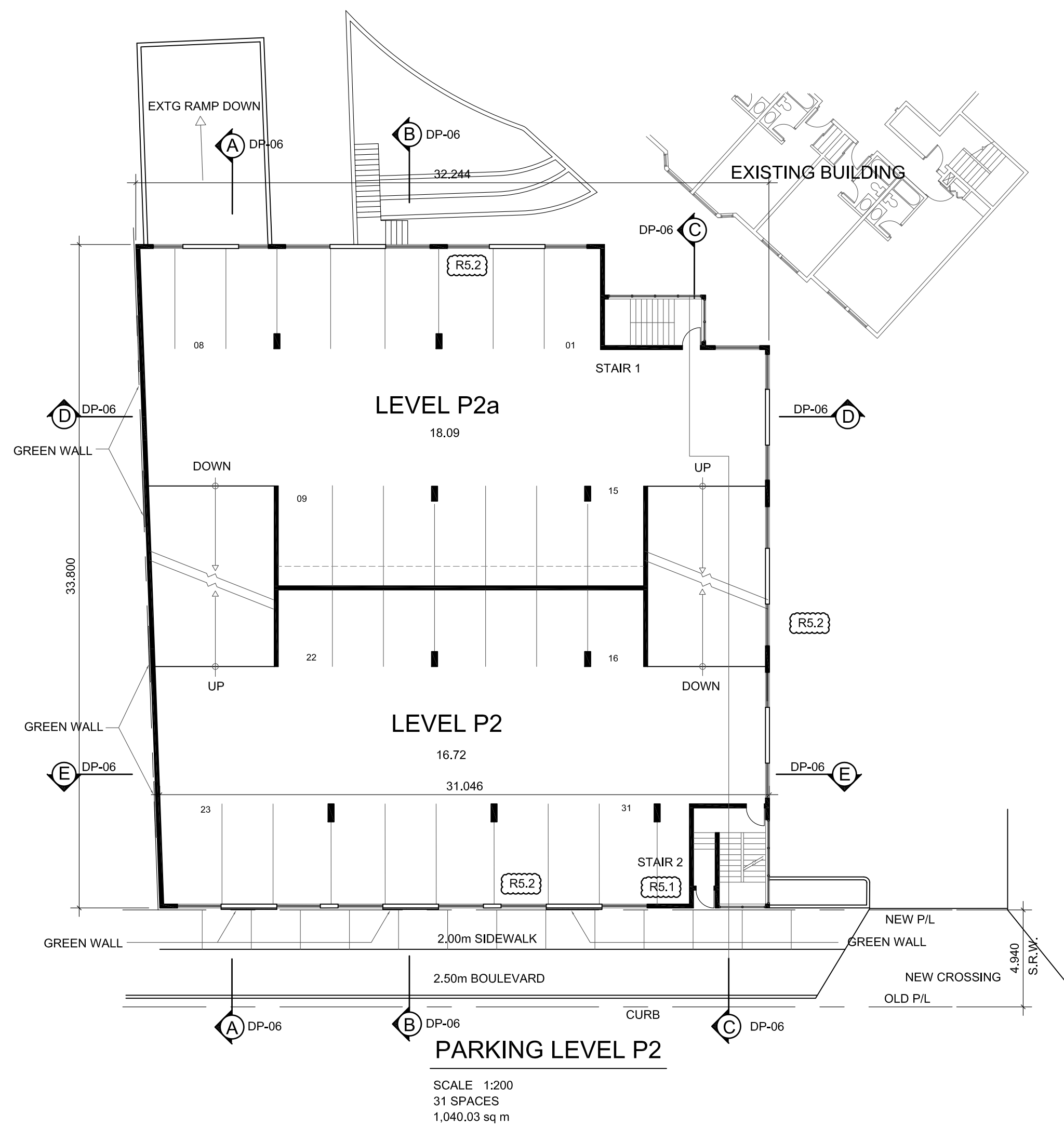
Scale: 1:200

Date: 22mar2019

Drawn: TD

Checked: PK

DP-04



TRAVEL DISTANCE

29.972
32.606
62.578 / 2 = 31.289
BCBC 3.4.2.5. c)
MAX 45.00m

PARKING COUNT

P1	30
P2	31
P3	32
P4	34
TOTAL	127

FLOOR AREAS

P1	1,013.72 sq m
P2	1,013.72 sq m
P3	1,013.72 sq m
P4	1,013.72 sq m
TOTAL	4,054.88 sq m
NOTE: GROSS AREAS	

{R5.6} NOTE: FOR FSR AREA CALC SEE DWG DP-18

R5.1	NEW STAIR 2	04feb2020
R5.2	NEW WALL OPENINGS IN NORTH, SOUTH & EAST WALLS	
R5.3	GLASS 1 BICYCLE STORAGE	
R5.4	PARKING COUNT REVISION	
R5.5	TRAVEL DISTANCE CALCULATION	
R5.6	FLOOR AREA NOTE	
R5.7	R.O.W. TO S.R.W.	
4	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
3	ISSUED FOR COMMUNITY ASSOCIATION PUBLIC MEETING	22apr2019
2	GENERAL REVISIONS	16apr2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION

310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

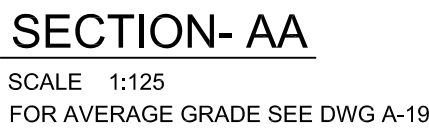
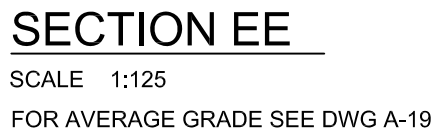
PARKADE FLOOR PLANS

Scale: 1:200
Date: 22mar2019
Drawn: TD
Checked: PK

DP-05



DP-06



Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be responsible for dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.

R2.1	RAMP DIRECTION & GRADE REV	04feb2020
R2.2	AVERAGE GRADE ADDED	
R2.3	NEW STAIR 2	
R2.4	NEW WALL OPENINGS	
R2.5	R.O.W. TO S.R.W.	
R2.6	GLAZING TO STAIRS	
1	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
No.	Revision/Issue	Date



NORTHLAND PROPERTIES
CORPORATION

310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast
Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

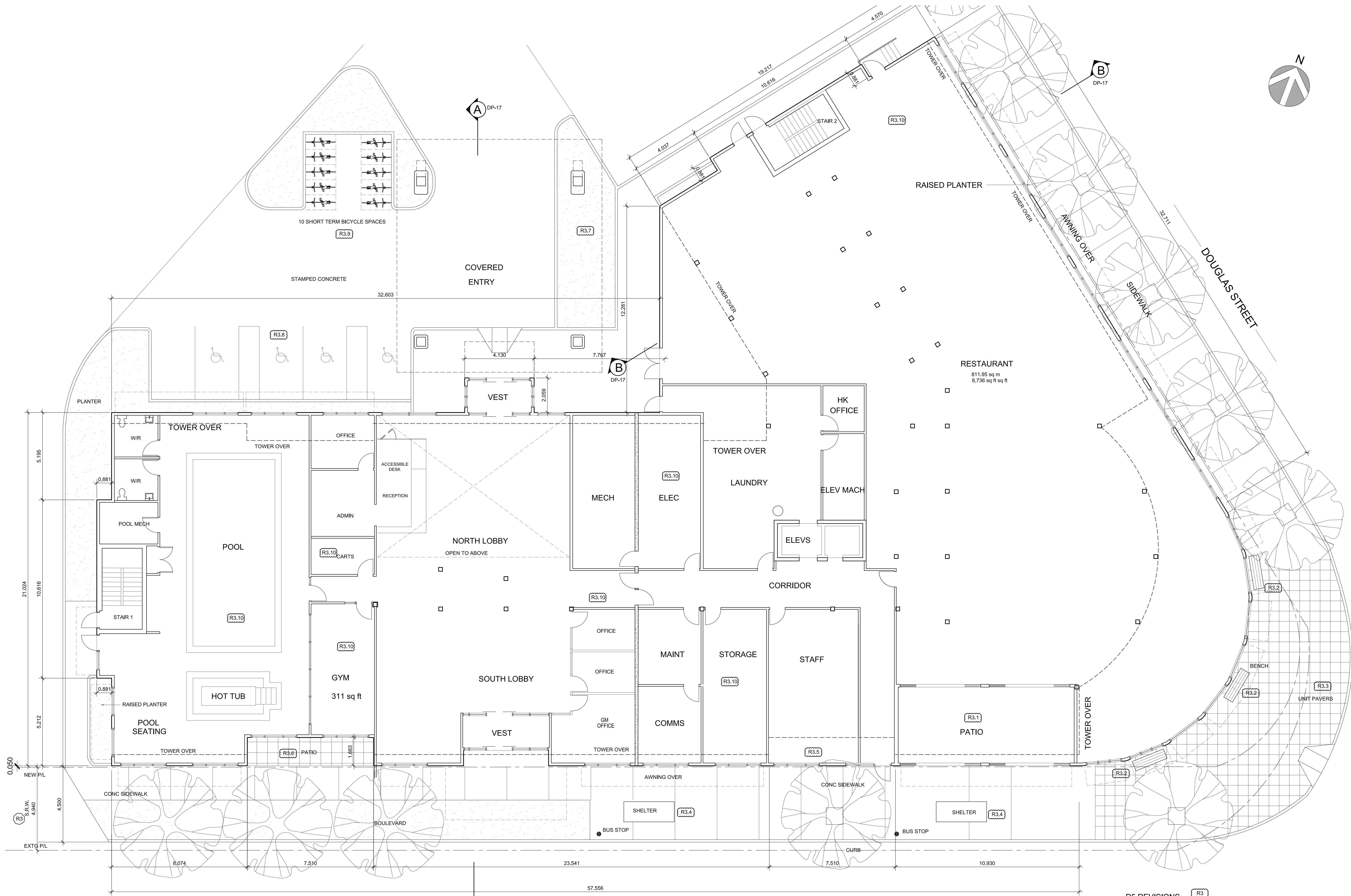
PARKADE SECTIONS

Scale: 1:125

Date: 22mar2019

Drawn: TD

DP-07



GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREA 1,780.92 sq m

R5 REVISIONS

- R3.1 RESTAURANT PATIO RELOCATED
- R3.2 BENCHES ADDED ON SIDEWALK
- R3.3 UNIT PAVERS INDICATED
- R3.4 BUS STOP / SHELTERS ADDED
- R3.5 BUILDING INDENT DELETED
- R3.6 PAVERS ADDED TO BUILDING INDENT
- R3.7 PLANTER ADDED
- R3.8 PARKING RELOCATED
- R3.9 10 CLASS 2 BICYCLE SPACES ADDED
- R3.10 INTERIOR LAYOUT REVISED, LIQUOR STORE DELETED

The drawings and design are and shall at all times remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
Where dimensions conflict, the dimensions shown on the drawings shall prevail and shall be responsible for the dimensions and conditions on the job and the Project shall be deemed to be complete for the dimensions and conditions as shown on the drawings.

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
601 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604-468.7317
fax 604-420.9599

**PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA**

GROUND FLOOR PLAN	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-08

SUITE BREAKDOWN TABLE R3.2												
		BEDS	SHOWER TUB	LENGTH	AREA sq m	2nd	3rd	4th	5th	6th	TOTAL	TOTAL
A	TWIN	2Q	S	26'-6"	30.32	5	5	5	5	5	25	80
A1	TWIN	2Q	T	26'-6"	30.40	4	4	4	4	4	20	
A2	TWIN	2Q	S+T	29'-10"	34.29	3	3	3	3	3	15	
A3	TWIN	2Q	S	24'-2"	29.50	2	2	2	2	2	10	
A4	TWIN	2Q	S	29'-10"	33.02	1	1	1	1	1	5	
A5	TWIN	2Q	S	31'-6"	41.51	1	1	1	1	1	5	47
B	SHOTGUN	K+C	T	29'-10"	33.38	3	6	6	6	6	27	
B1	SHOTGUN	K+C	T	varies	40.96	1	1	1	1	1	5	
B2	SHOTGUN	K+C	T	varies	42.96	2	2	2	2	2	10	
B3	SHOTGUN	K+C	T	varies	42.73	1	1	1	1	1	5	5
C	1 BR	K+C	S		46.13	1	1	1	1	1	5	
D	CORP	K+C	S+T	29'-10"	34.37	6	6	6	6	6	30	
D1	CORP		S	29'-3"	40.20	1	1	1	1	1	5	35
G	ACCESSIBLE	2T	S	29'-10"	34.37	1	1	1	1	1	5	
S	SINGLE	K	S		27.27	2	2	2	2	2	10	10
TOTAL						34	37	37	37	37	182	182

SUITE LEGEND
STANDARD TWIN SHOWER
STANDARD TWIN TUB
LONG TWIN TUB + SHOWER
CORNER TWIN SHOWER WEST
CORNER TWIN SHOWER EAST
CORNER TWIN SHOWER EAST

SHOTGUN

1 BR

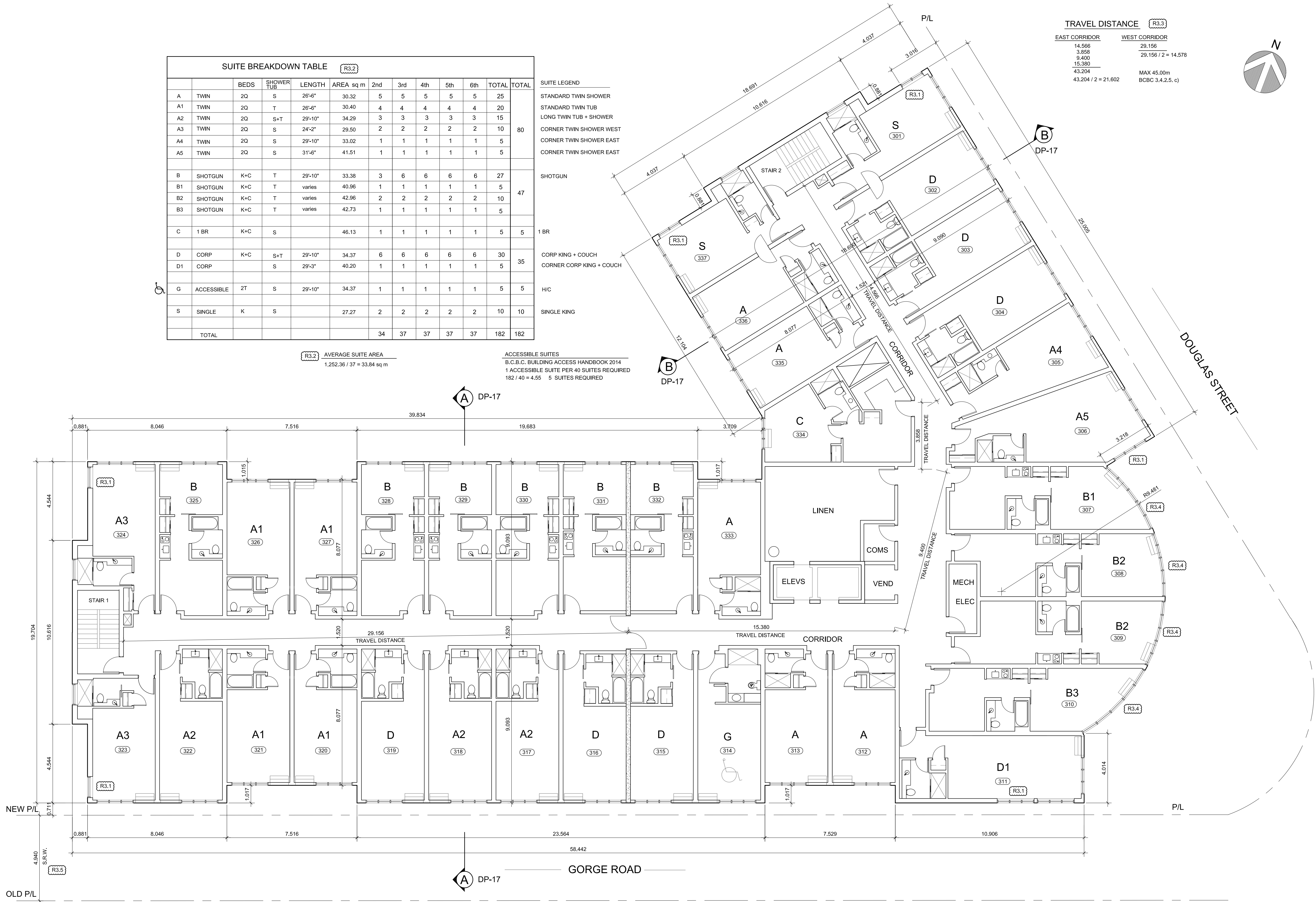
CORP KING + COUCH
CORNER CORP KING + COUCH

H/C

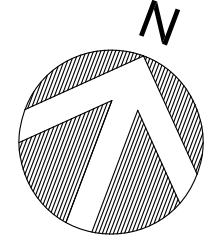
SINGLE KING

AVERAGE SUITE AREA
1,252.36 / 37 = 33.84 sq m

ACCESSIBLE SUITES
B.C.B.C. BUILDING ACCESS HANDBOOK 2014
1 ACCESSIBLE SUITE PER 40 SUITES REQUIRED
182 / 40 = 4.55 5 SUITES REQUIRED



TRAVEL DISTANCE R3.3	
EAST CORRIDOR	WEST CORRIDOR
14,566	29,156
3,858	29,156 / 2 = 14,578
9,400	
15,380	
43,204	MAX 45.00m
43,204 / 2 = 21,602	BCBC 3.4.2.5. c)



THIRD FLOOR PLAN

SCALE 1:100
FLOOR AREA 1,517.03 sq m R3.6
37 SUITES

R3.1	WINDOWS ADDED ROOMS: 301,306,311,323,324,334	04feb2020
R3.2	SUITE AREAS ADDED TO SUITE BREAKDOWN TABLE	
R3.3	TRAVEL DISTANCE CALCULATION	
R3.4	WINDOWS REVISED ROOMS: 307,308,309,310	28oct2019
R3.5	R.O.W. TO S.R.W.	
R3.6	FL AREA REVISED	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	22mar2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	
No.	Revision/Issue	Date

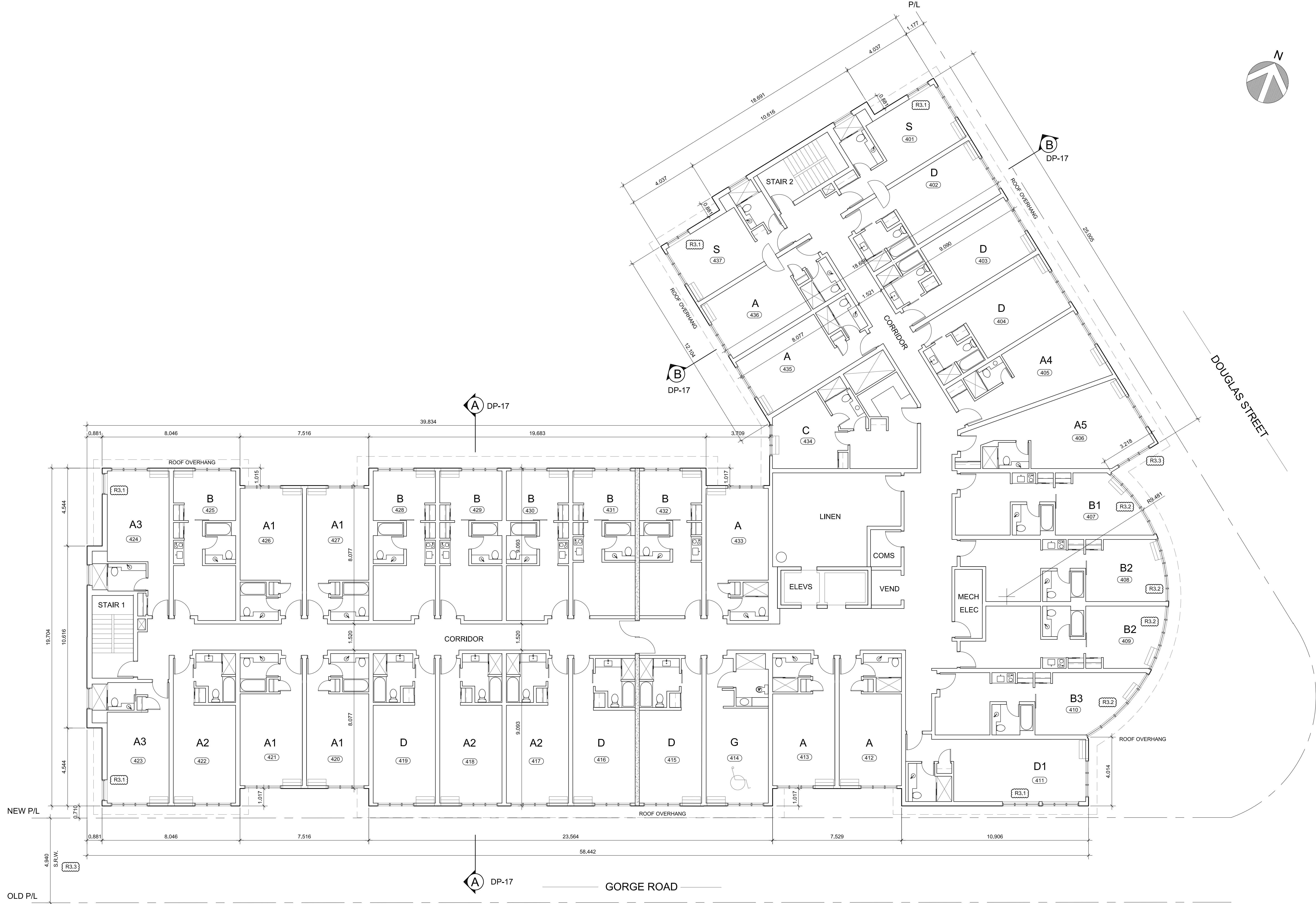
NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501 - 3292 Production Way
Burnaby, B.C.
Canada V5A 4R4
office 604.488.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

THIRD FLOOR PLAN	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	

DP-10



TYPICAL FLOOR PLAN (4th, 5th, 6th)
SCALE 1:100
FLOOR AREA 1,517.03 sq m {R3.4}
37 SUITES

The drawings and details are not to be used for any other project without the written consent of the author.
Where necessary, the drawings and details are to be used for the purpose of the project and shall be subject to the approval of the author.

R3.1	WINDOWS ADDED ROOMS: 401, 406, 411, 423, 424, 434	
R3.2	WINDOWS REVISED ROOMS: 407, 408, 409, 410	04feb2020
R3.3	R.O.W. TO S.R.W. FL AREA REVISED	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

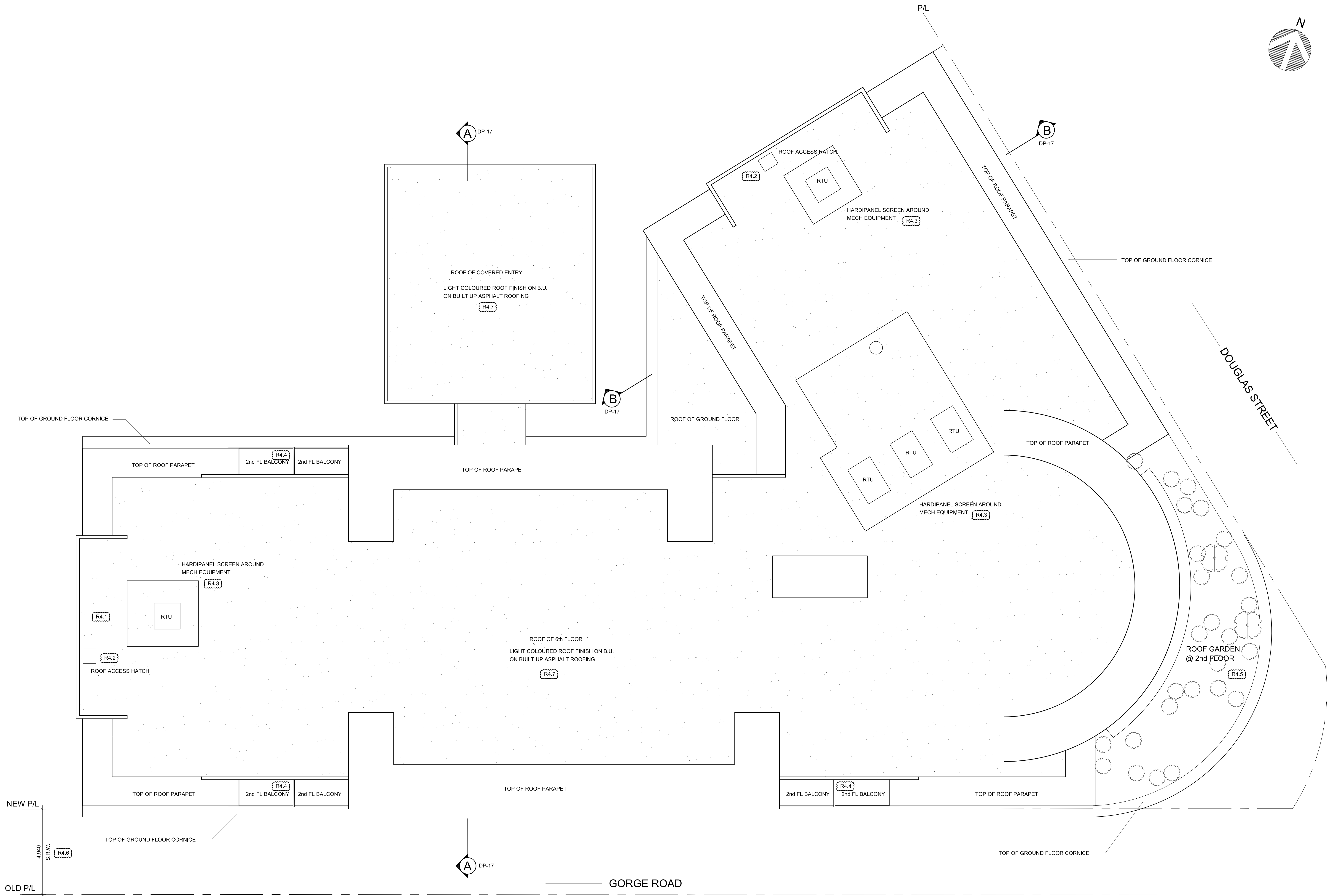

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604-488-7317
fax 604-420-9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

4th, 5th, 6th FLOOR PLANS	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-11



ROOF PLAN
SCALE 1:100

The drawings and design are not valid as all items remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.

Where dimensions shall have precedence over verbal dimensions, Contractors shall verify and shall be responsible for dimensions and conditions on site and they shall be held responsible for any discrepancies from the drawings and conditions as shown on site drawings.

R4.1	STAIR 1 DELETED	
R4.2	ROOF ACCESS HATCHES ADDED	
R4.3	RTU C/W SCREENS ADDED	
R4.4	2nd FL BALCONIES ADDED	04feb2020
R4.5	ROOF GARDEN AT 2nd FL	
R4.6	R.O.W. TO S.R.W.	
R4.7	LIGHT COLOURED ROOFING	
3	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	21oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

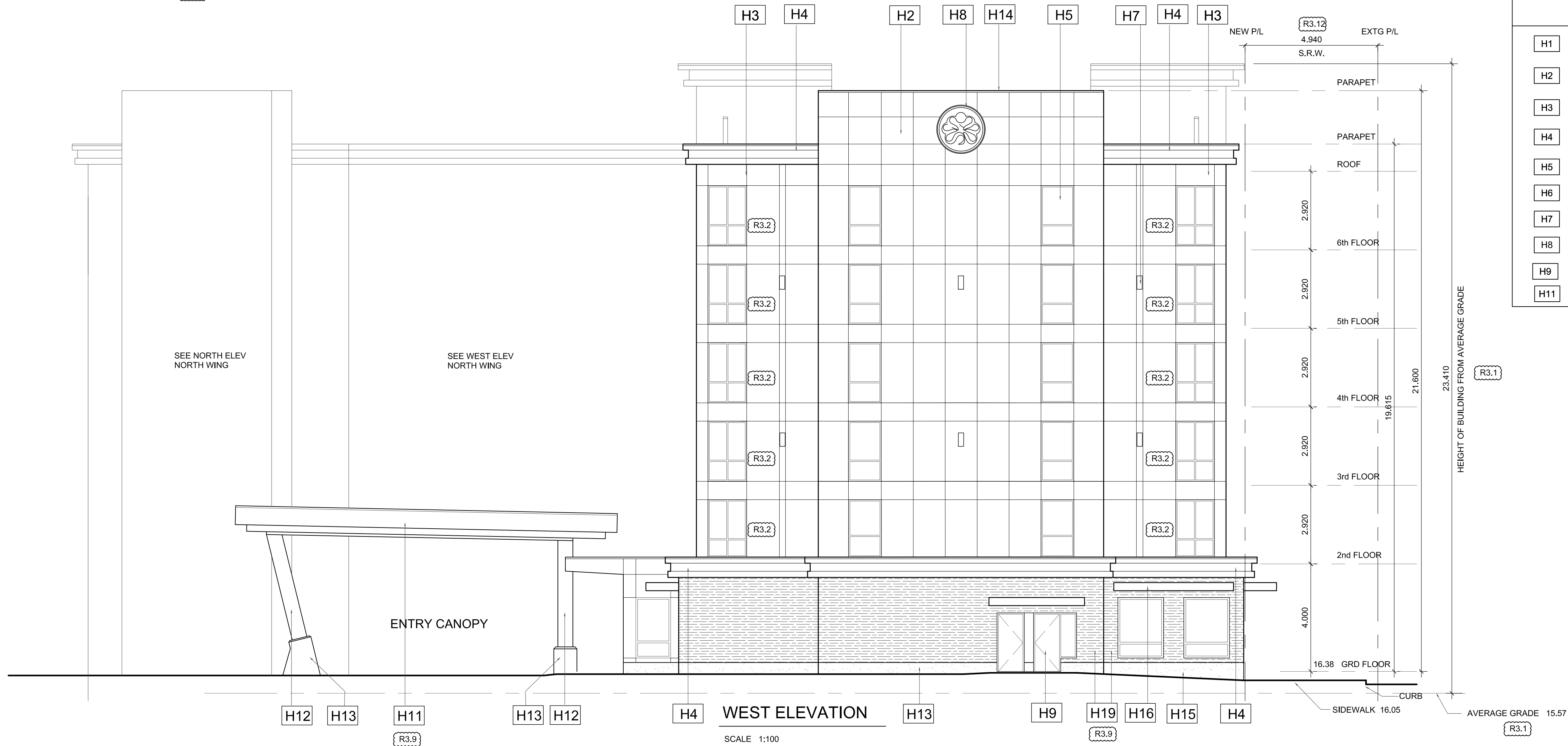
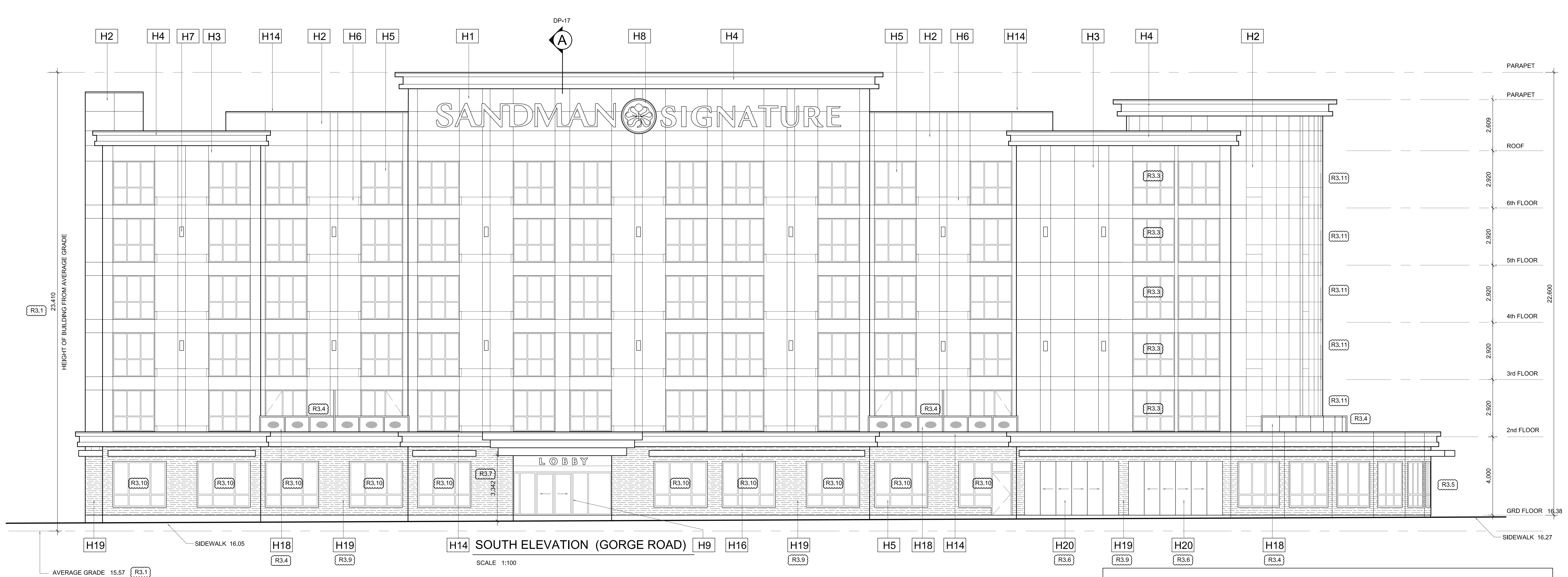

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604-468.7317
fax 604-420.9599

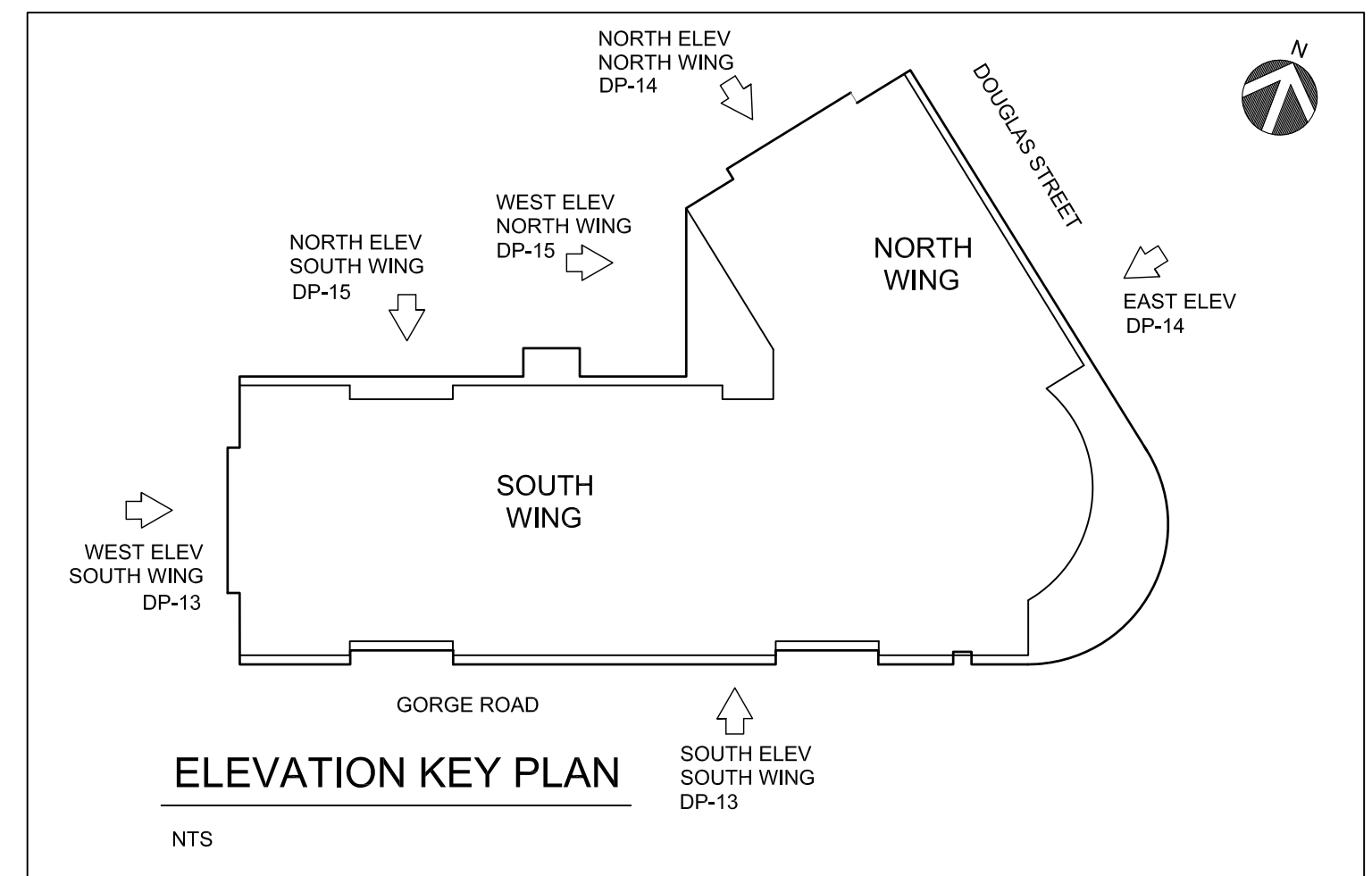
PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

ROOF PLAN	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-12



EXTERIOR FINISHES			
H1	PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY'	R3.6	H12 LUX METAL PRINT SIDING COLOUR: 1406/01-716 LIGHT CHERRY
H2	PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER'	H13	NATURAL CONCRETE FINISH
H3	PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO'	H14	METAL CAP FLASHING PAINTED COLOUR TO MATCH SURROUNDING WALL
H4	PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20	H15	RAISED PLANTER NATURAL CONCRETE FINISH
H5	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	H16	BLACK WINDOW AWNING
H6	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	H17	HOLLOW STEEL DOOR PAINT TO MATCH WALL
H7	DOWN LIGHT	R3.4	H18 BALCONY RAILS TO BE CLEAR SAFETY GLASS IN BLACK BAKED ENAMEL FINISH GUARDRAILS NORTHERN ASH
H8	ILLUMINATED SIGNAGE	R3.7	H19 VERSETTA STONE LEDGESTONE NORTHERN ASH
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	R3.8	H20 SLIDING GLASS SCREENS TO RESTAURANT PATIO
H11	LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY'		



The drawings and related documents are not valid if all three remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any way without written consent.

Without drawings and related documents, any other drawings, specifications, conditions, and shall be responsible for obtaining and updating the drawings and specifications for all and the Project shall be the responsibility of any contractor for the drawings and conditions as shown in the drawings.

R3.1	AVERAGE GRADE INDICATED	
R3.2	WINDOWS ADDED WEST ELEV	
R3.3	WINDOW ADDED SOUTH ELEV	
R3.4	BALCONIES ADDED 2nd FL	
R3.5	RESTAURANT PATIO RELOCATED	
R3.6	SLIDING GLASS SCREEN ADDED (H20) TO RESTAURANT PATIO	
R3.7	PEDESTRIAN ENTRANCE CANOPY RAISED (SOUTH ELEVATION)	04feb2020
R3.8	FINISH H12 TO ENTRY CANOPY	
R3.9	EXTERIOR FINISH TO GROUND FL TO BE H19	
R3.10	GROUND FL WINDOWS ENLARGED	
R3.11	WINDOWS REVISED S.E. CORNER	
R3.12	R.O.W. TO S.R.W.	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION

310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4

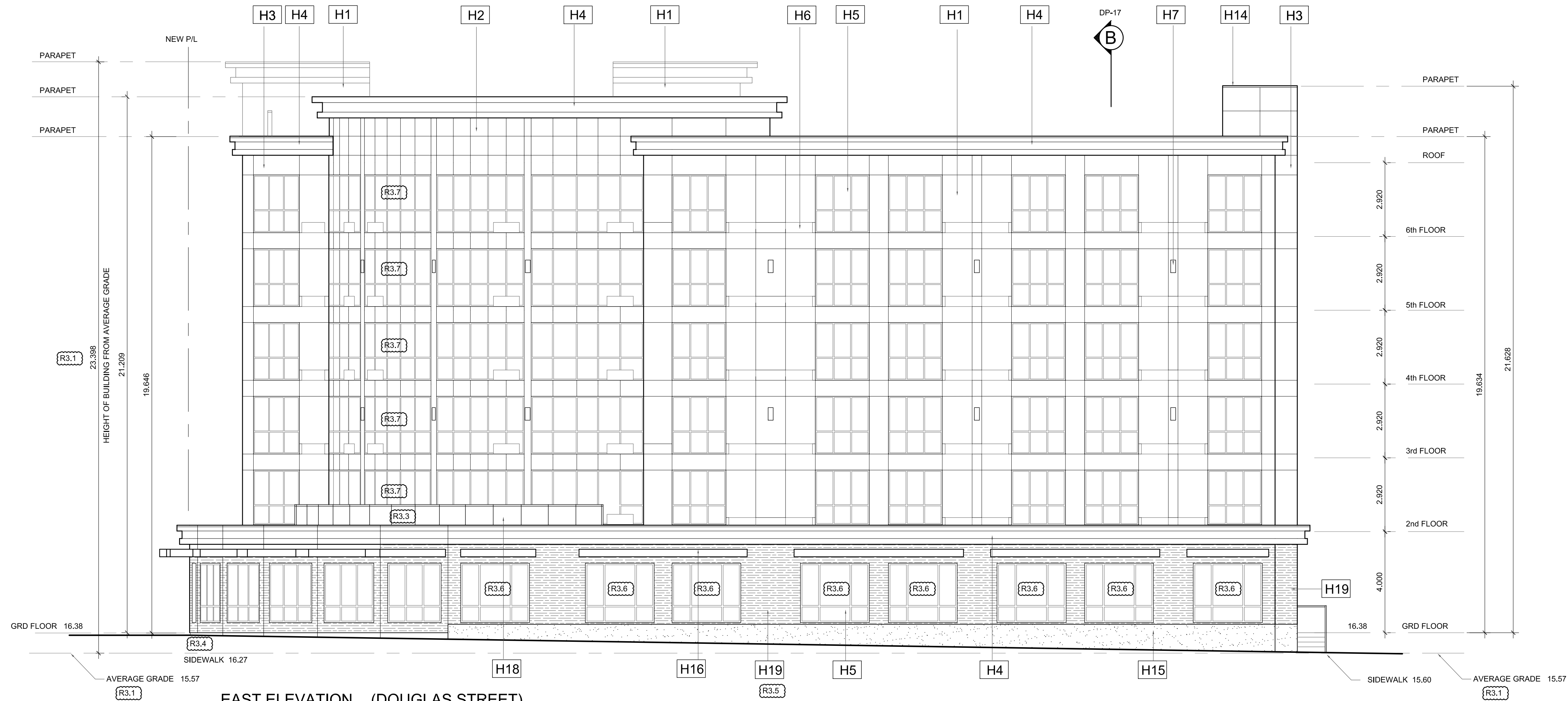
office 604-468.7317
fax 604-420.5559

PROPOSED HOTEL EXTENSION

2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

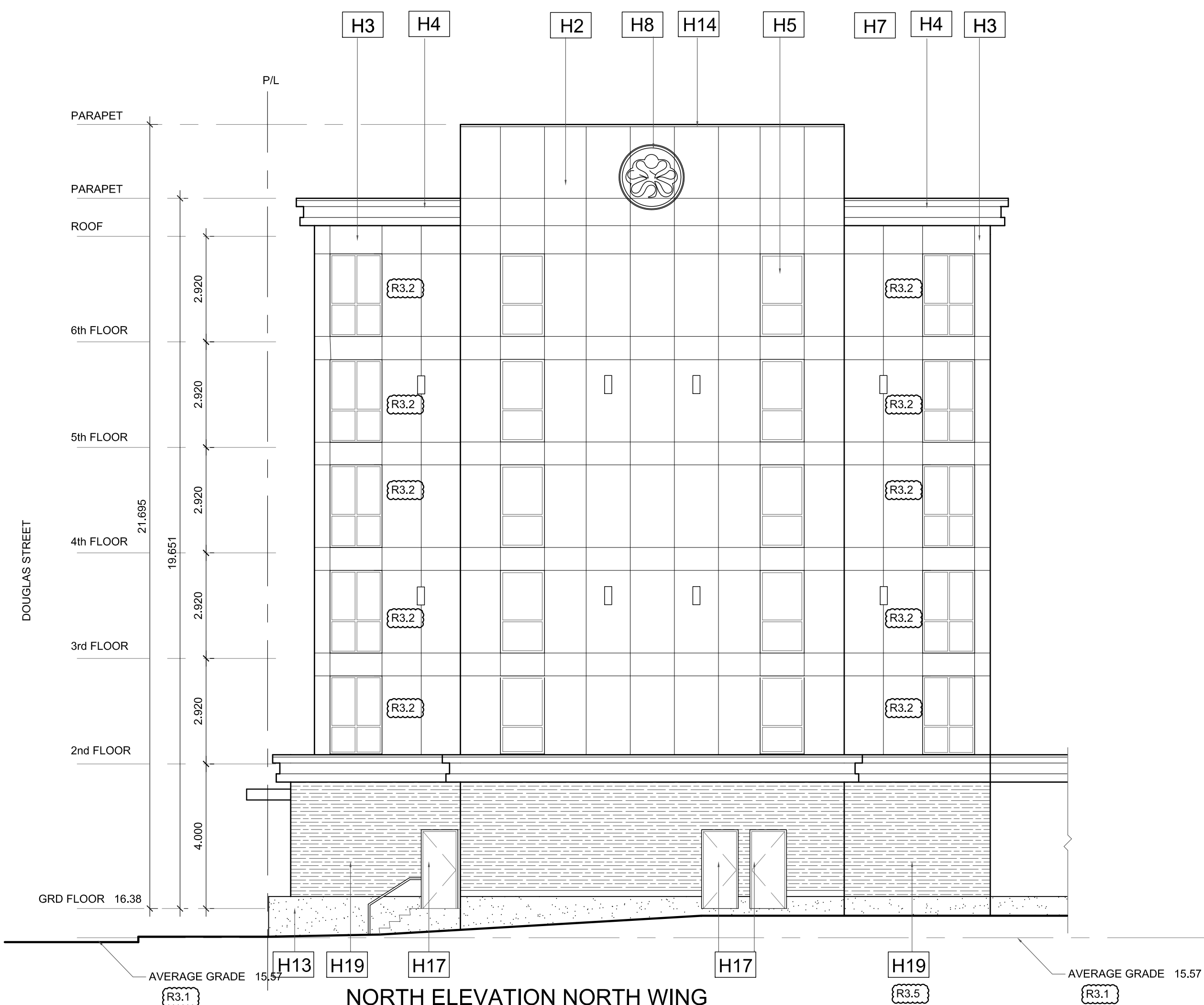
SOUTH & WEST ELEVATIONS	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-13



EAST ELEVATION (DOUGLAS STREET)

SCALE 1:100

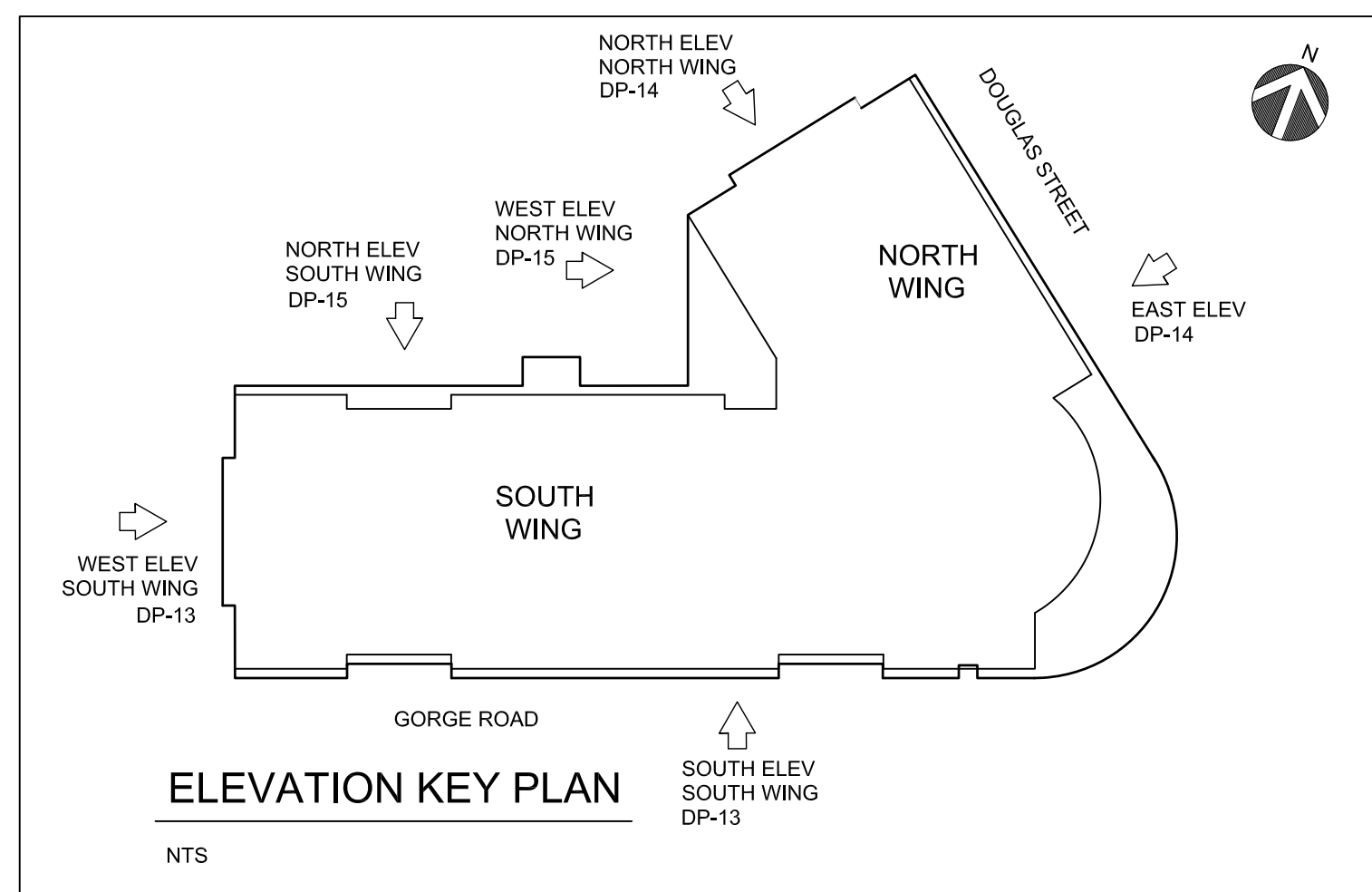


NORTH ELEVATION NORTH WING

SCALE 1:100

EXTERIOR FINISHES

H1	PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY'	H12	LUX METAL PRINT SIDING COLOUR: 1406/01-716 LIGHT CHERRY
H2	PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER'	H13	NATURAL CONCRETE FINISH
H3	PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO'	H14	METAL CAP FLASHING PAINTED COLOUR TO MATCH SURROUNDING WALL
H4	PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20	H15	RAISED PLANTER NATURAL CONCRETE FINISH
H5	CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME	H16	BLACK WINDOW AWNING
H6	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	H17	HOLLOW STEEL DOOR PAINT TO MATCH WALL
H7	DOWN LIGHT	R3.3 H18	BALCONY RAILS TO BE CLEAR SAFETY GLASS IN BLACK BAKED ENAMEL FINISH GUARDRAILS
H8	ILLUMINATED SIGNAGE	R3.5 H19	VERSETTA STONE LEDGESTONE NORTHERN ASH
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	H20	SLIDING GLASS SCREENS TO RESTAURANT PATIO
H11	LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY'		



ELEVATION KEY PLAN

NTS

This document and its contents are the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent. Pacific Coast Architecture Inc. and its employees shall not be held responsible for alterations and omissions on the part of the Architect or for the effect of any variations from the drawings and conditions set out on the drawings.

R3.1	AVERAGE GRADE INDICATED	
R3.2	WINDOWS ADDED NORTH ELEV	
R3.3	BALCONIES ADDED 2nd FL	
R3.4	RESTAURANT PATIO RELOCATED	04feb2020
R3.5	EXTERIOR FINISH TO GROUND FL TO BE H19	
R3.6	GROUND FL WINDOWS ENLARGED	
R3.7	WINDOWS REVISED S.E. CORNER	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

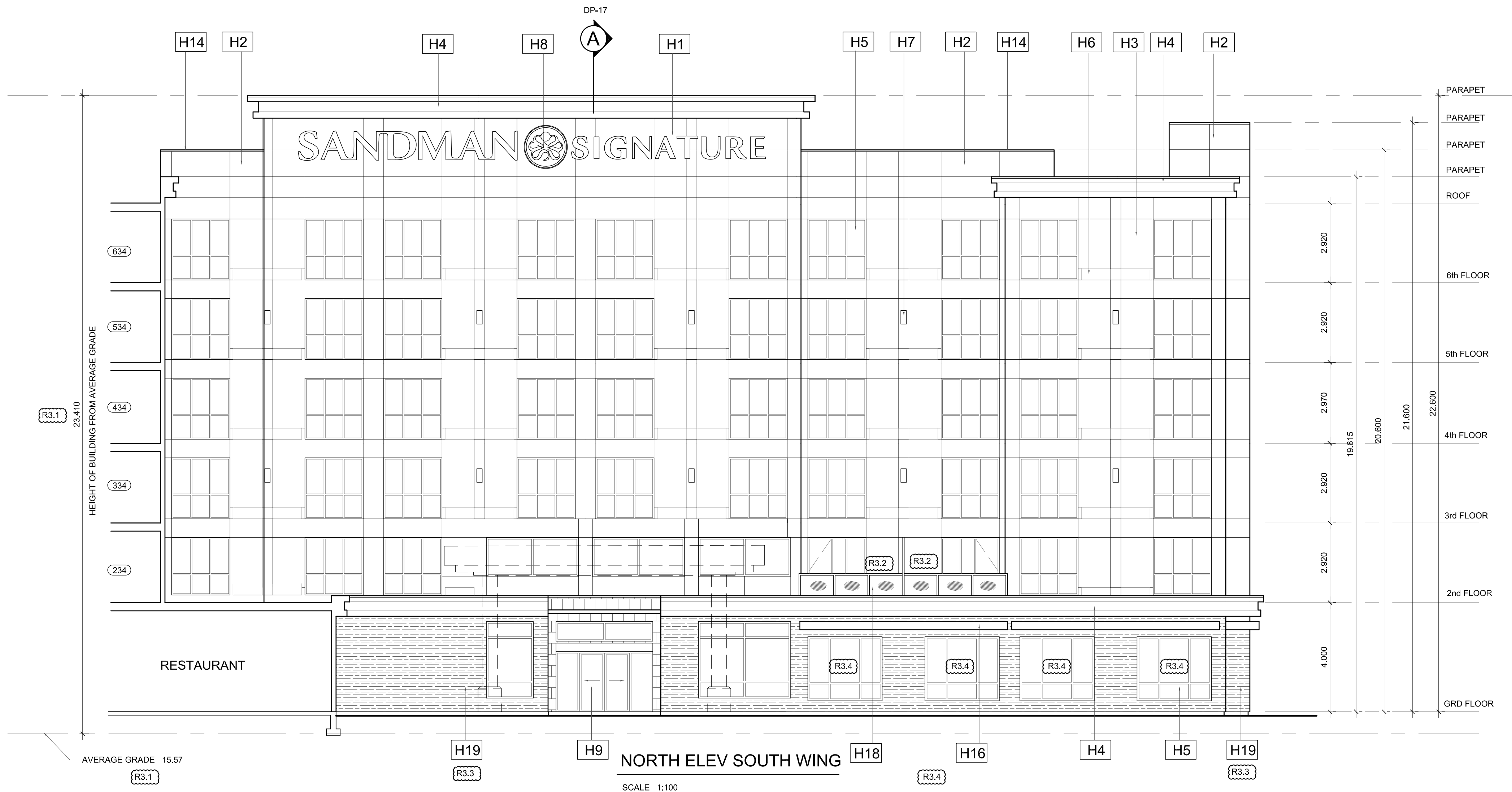
Pacific Coast Architecture Inc.
501 - 3202 Production Way
Burnaby, B.C.
Canada, V5A 4R4
Office: 604.488.7317
Fax: 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

NORTH & EAST ELEVATIONS

Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-14



H1

PAINTED HARDIPANELS C/W REVEALS 'PEARL GRAY'

H2

PAINTED HARDIPANELS C/W REVEALS 'AGED PEWTER'

H3

PAINTED HARDIPANELS C/W REVEALS 'RICH ESPRESSO'

H4

PAINTED HARDIPANELS C/W REVEALS BENJAMIN MOORE BLACK JACK 2133-20

H5

CLEAR GLASS WINDOW IN BLACK ALUMINUM FRAME

H6

A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL

H7

DOWN LIGHT

H8

ILLUMINATED SIGNAGE

H9

CLEAR GLAZED DOOR IN BLACK ALUM FRAME

H11

LONGBOARD METAL WOOD SIDING COLOR 1406/01-716 'LIGHT CHERRY'

H12

LUX METAL PRINT SIDING
COLOUR: 1406/01-716 LIGHT CHERRY

H13

NATURAL CONCRETE FINISH

H14

METAL CAP FLASHING PAINTED
COLOUR TO MATCH SURROUNDING WALL

H15

RAISED PLANTER
NATURAL CONCRETE FINISH

H16

BLACK WINDOW AWNING

H17

HOLLOW STEEL DOOR
PAINT TO MATCH WALL

R3.3

H18

BALCONY RAILS TO BE CLEAR SAFETY GLASS
IN BLACK BAKED ENAMEL FINISH GUARDRAILS

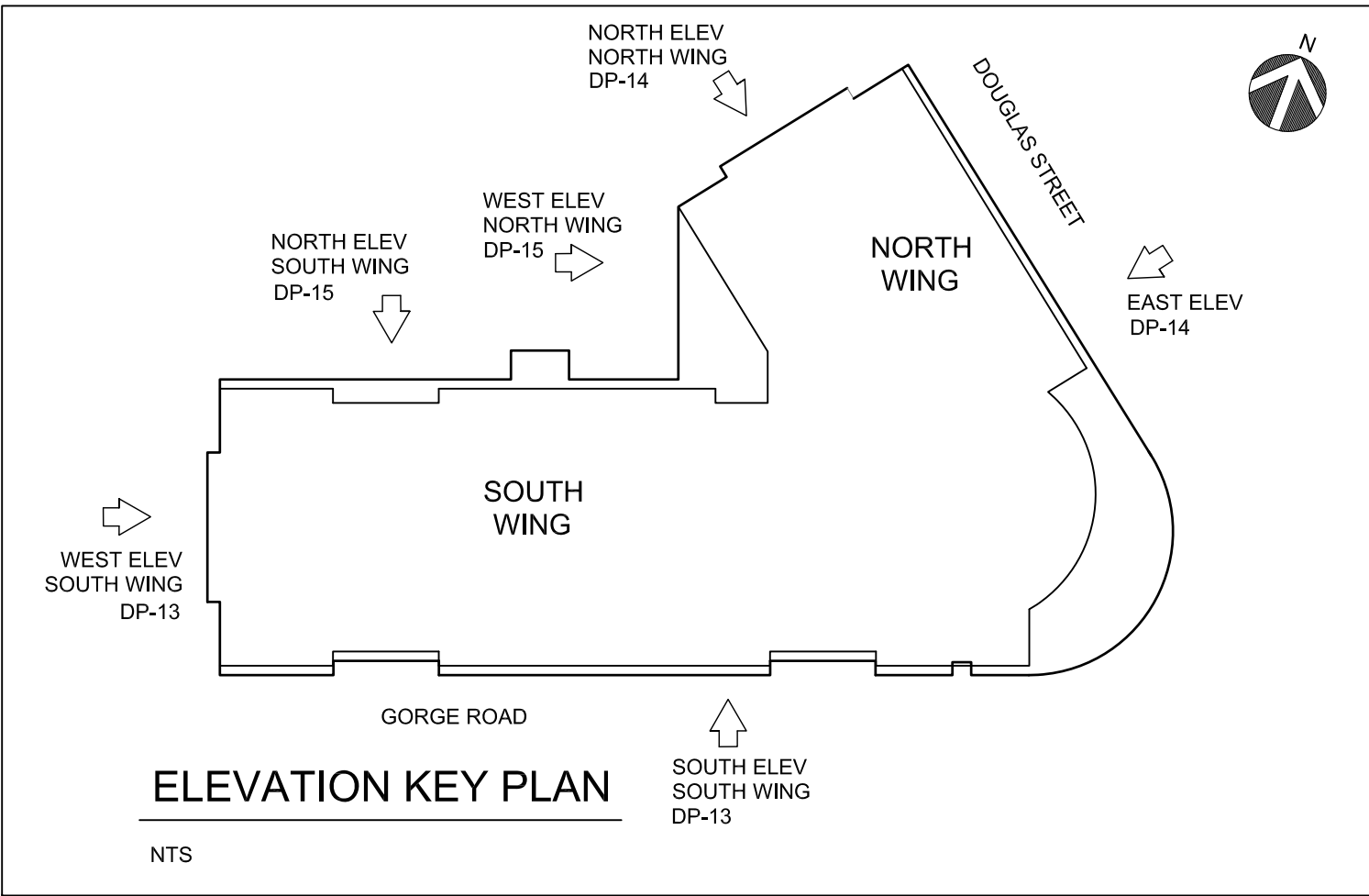
R3.5

H19

VERSETTA STONE LEDGESTONE
NORTHERN ASH

H20

SLIDING GLASS SCREENS TO
RESTAURANT PATIO



The drawings and design are not to be used for any purpose other than the project of Pacific Coast Architecture Inc. and cannot be used or reproduced in any manner without written consent.

Unless otherwise noted, all dimensions are in millimeters. Contractors shall verify and shall be responsible for dimensions and conditions on site and for the accuracy of the information and conditions for the drawings and conditions on site on the drawings.

R3.1	AVERAGE GRADE INDICATED	04feb2020
R3.2	BALCONIES ADDED 2nd FL	
R3.3	EXTERIOR FINISH TO GROUND FL TO BE H19	
R3.4	GROUND FL WINDOWS ENLARGED	
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

NORTHLAND PROPERTIES CORPORATION

310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL: (604) 730-6610
FAX: (604) 730-4645

Pacific Coast Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office: 604.488.7317
fax: 604.420.9559

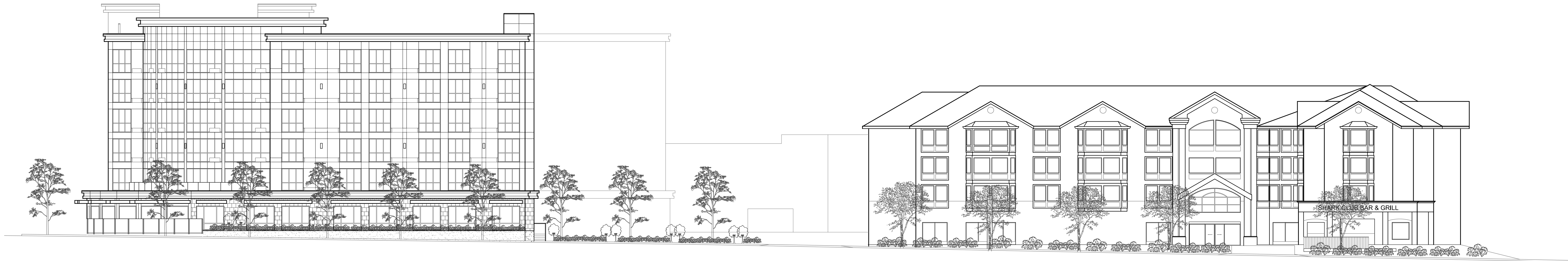
PROPOSED HOTEL EXTENSION

2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

**NORTH ELEVATION SOUTH WING
WEST ELEVATION NORTH WING**

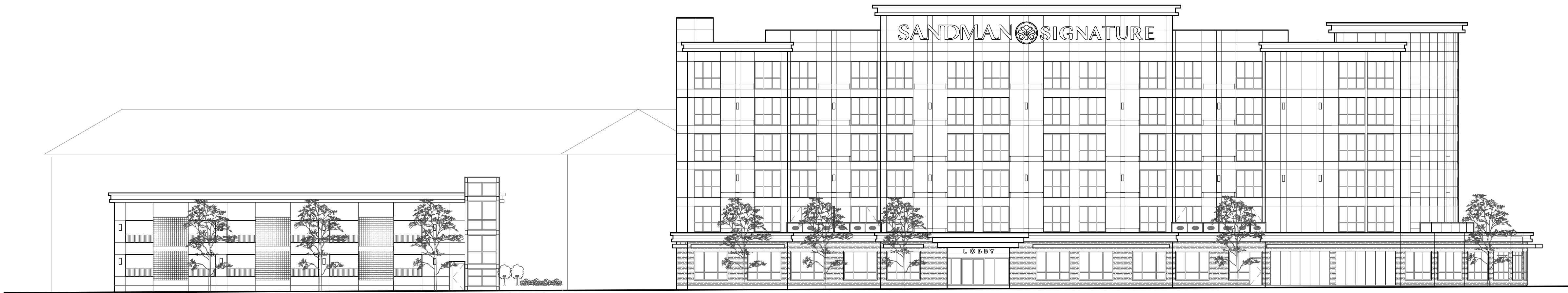
Scale: 1:100
Date: 22mar2019
Drawn: TD
Checked: PK

DP-15



EAST ELEVATION (DOUGLAS STREET)

SCALE 1:200



SOUTH ELEVATION (GORGE ROAD)

SCALE 1:200

This document and drawings are not valid if all three remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
We warrant that the drawings and documents are the property of Pacific Coast Architecture Inc. and shall be responsible for alterations and variations of the plan and the Architect shall be relieved of any liability from the drawings and documents as shown on the drawings.

3	REVISED PER DP-06, DP-13, DP-14	04feb2020
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date



NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-4610
FAX (604) 730-4645

Pacific Coast Architecture Inc.

501 - 3202 Production Way
Burnaby, B.C.
Canada, V5A 4R4

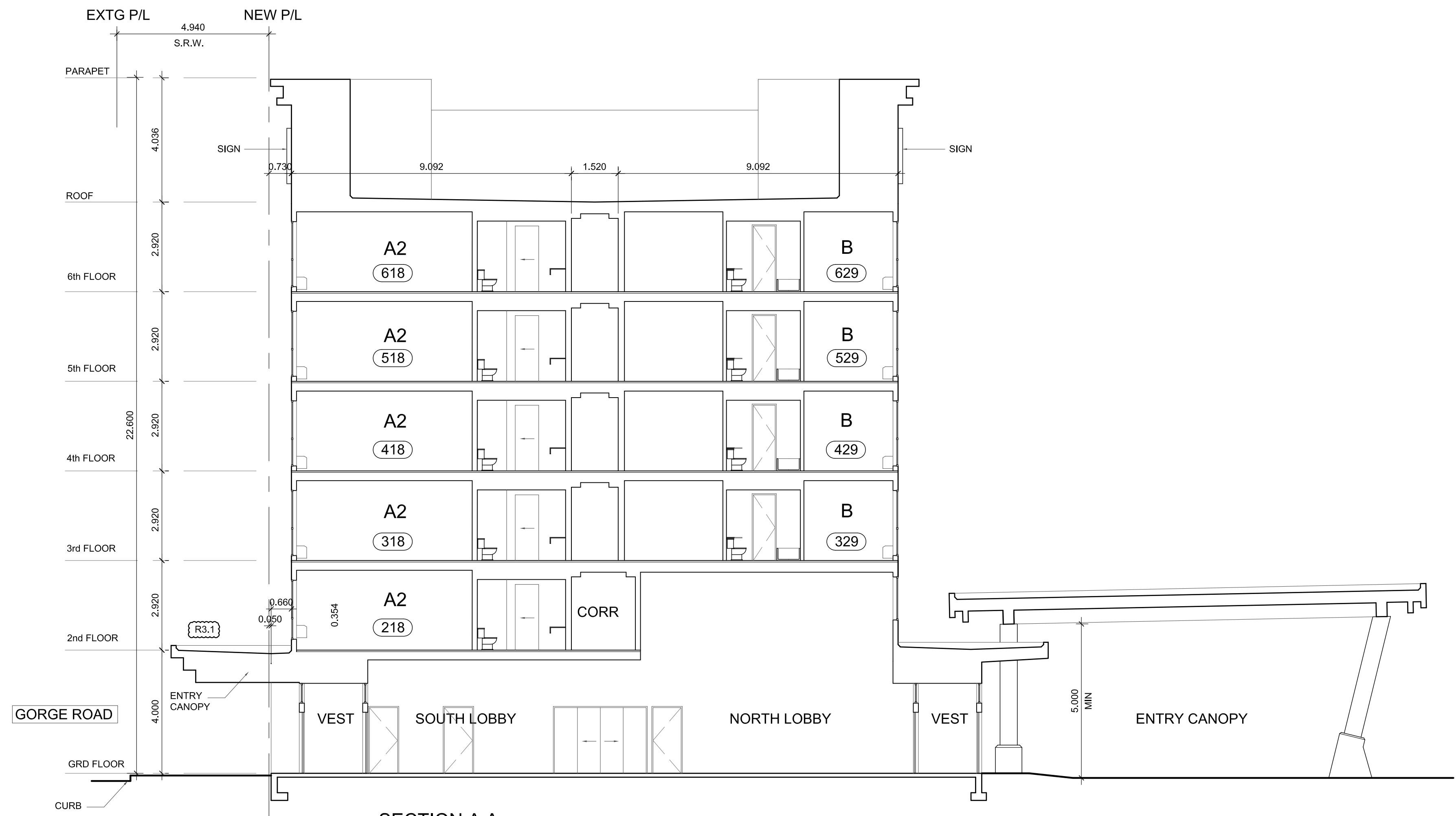
office: 604.488.7317
fax: 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

DOUGLAS STREET &
GORGE ROAD ELEVATIONS

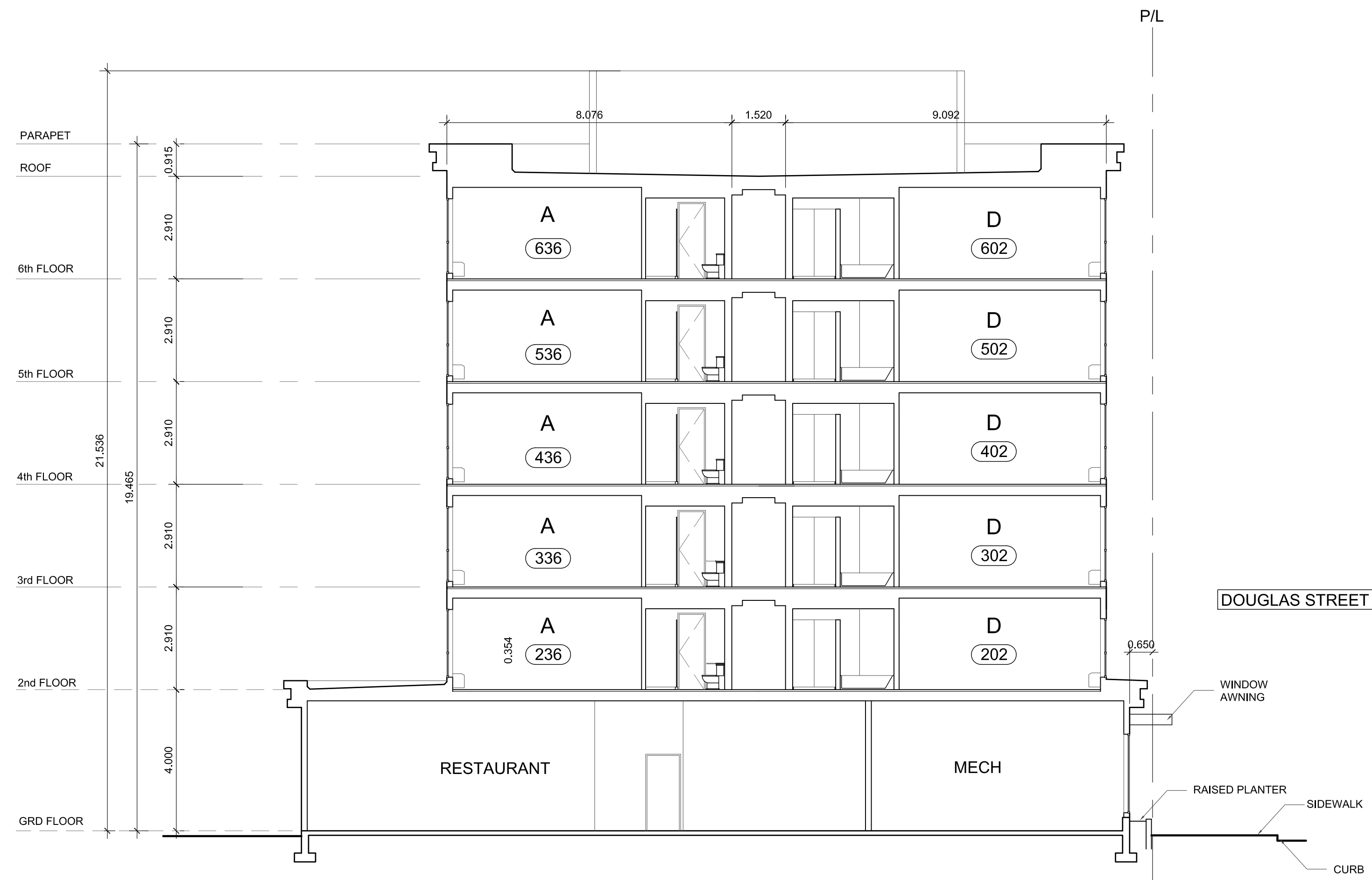
Scale:	1:200
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-16



SECTION A A

SCALE 1:100



SECTION B B

SCALE 1:100

The drawings and designs are not valid as all items remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
Significant decisions will be made prior to construction and will be made by the Architect. The Architect will be responsible for obtaining and providing all the necessary permits and approvals. The Architect will be responsible for the design and construction of the building.

3.1	PEDESTRIAN ENTRY CANOPY REVISED (GORGE ROAD)	04feb2020
2	ISSUED FOR DEVELOPMENT & REZONING PERMITS	28oct2019
1	ISSUED FOR COMMUNITY ASSOCIATION MEETING	22mar2019
No.	Revision/Issue	Date

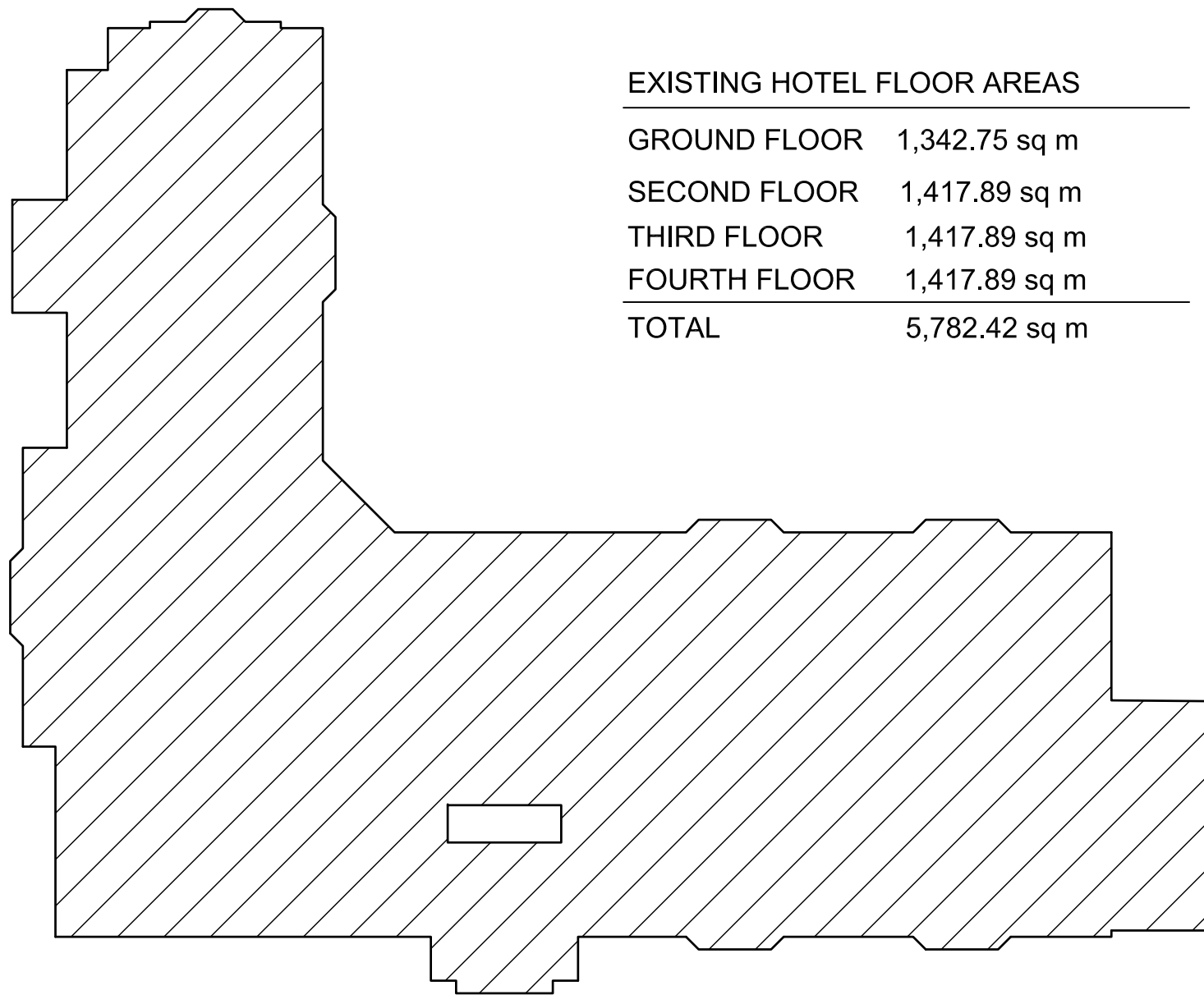

**NORTHLAND PROPERTIES
CORPORATION**
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

**Pacific Coast
Architecture Inc.**
501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.468.7317
fax 604.420.9559

**PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA**

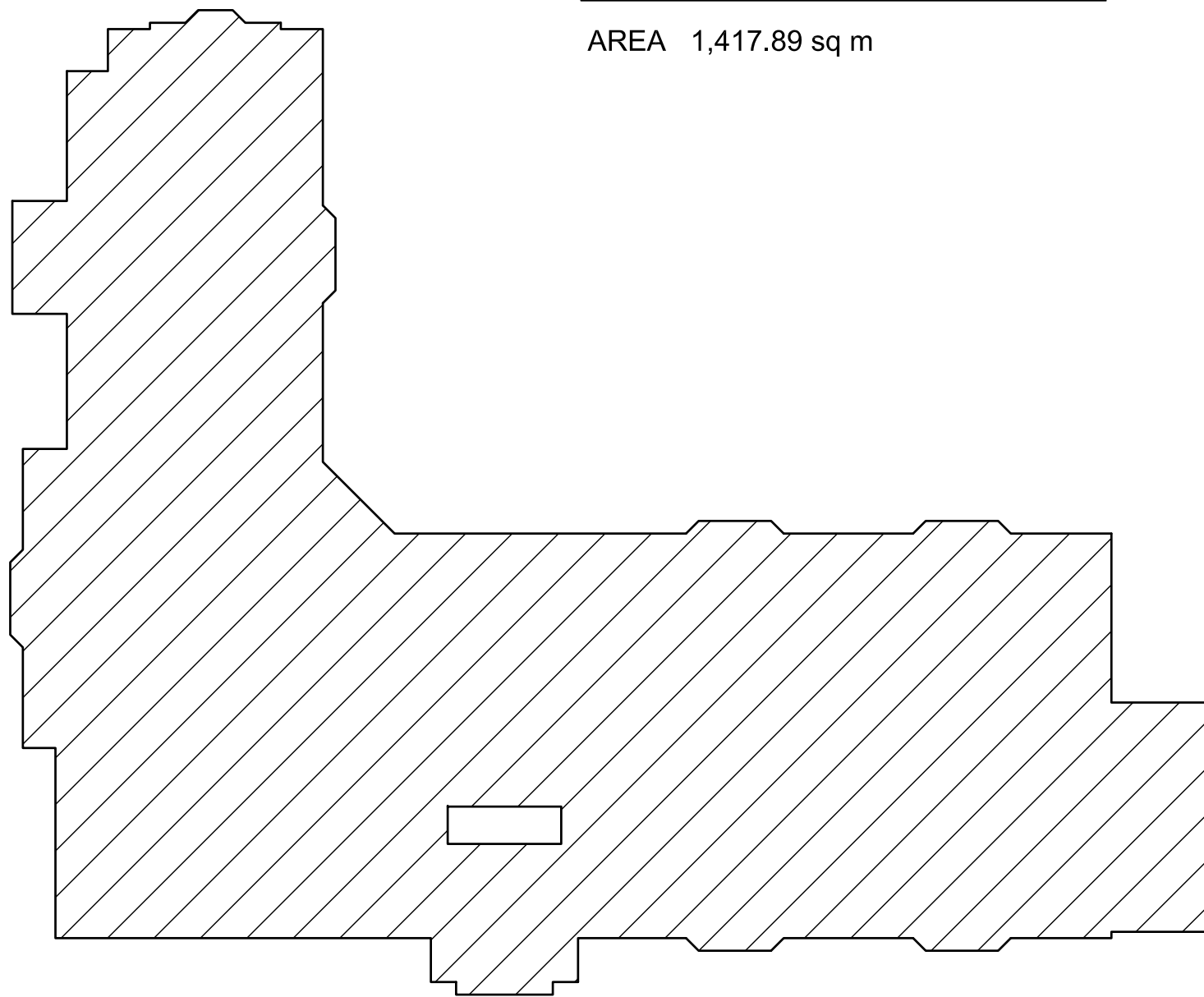
SECTION AA & BB	
Scale:	1:100
Date:	22mar2019
Drawn:	TD
Checked:	PK

DP-17

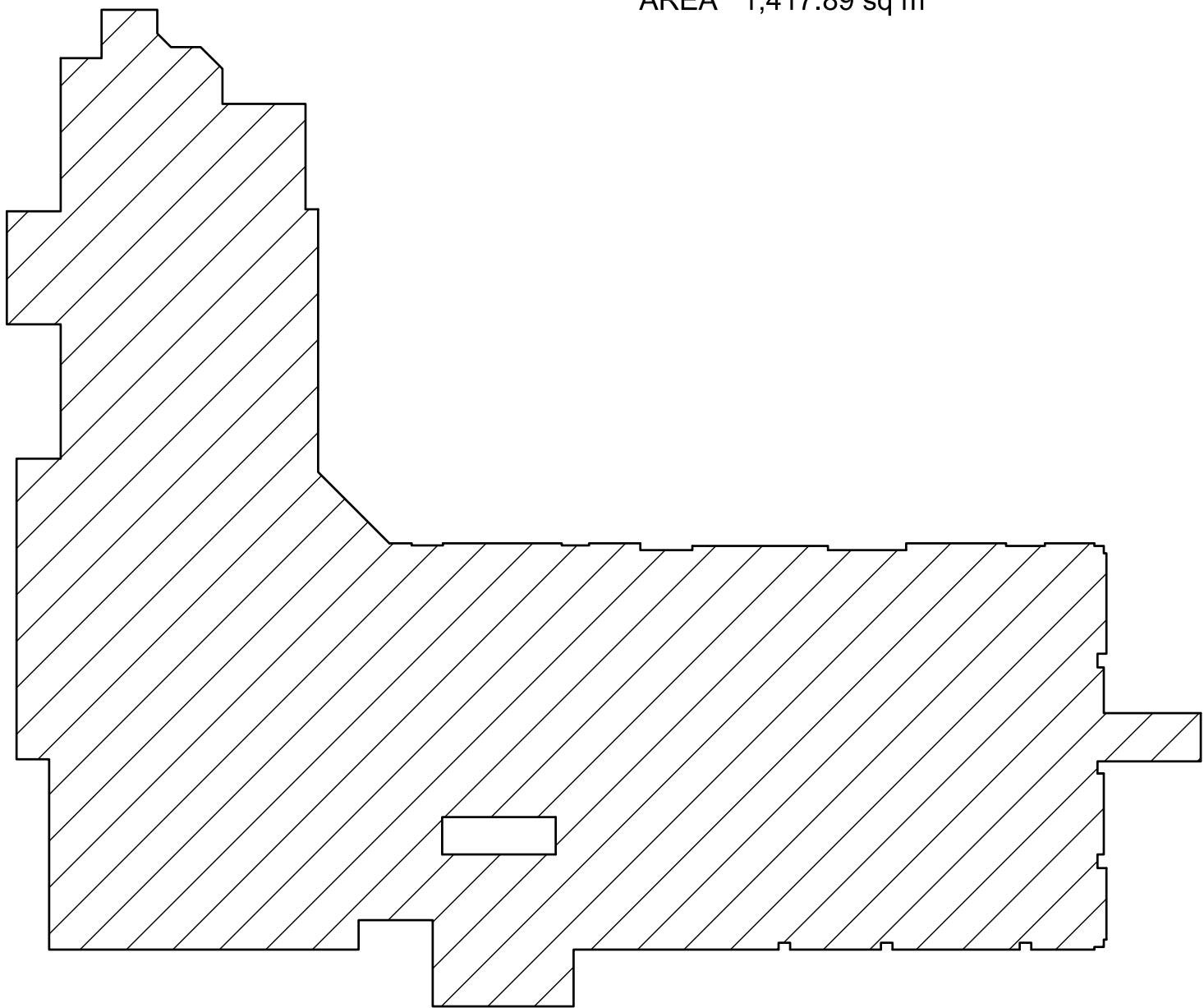


EXISTING HOTEL FLOOR AREAS	
GROUND FLOOR	1,342.75 sq m
SECOND FLOOR	1,417.89 sq m
THIRD FLOOR	1,417.89 sq m
FOURTH FLOOR	1,417.89 sq m
TOTAL	5,782.42 sq m

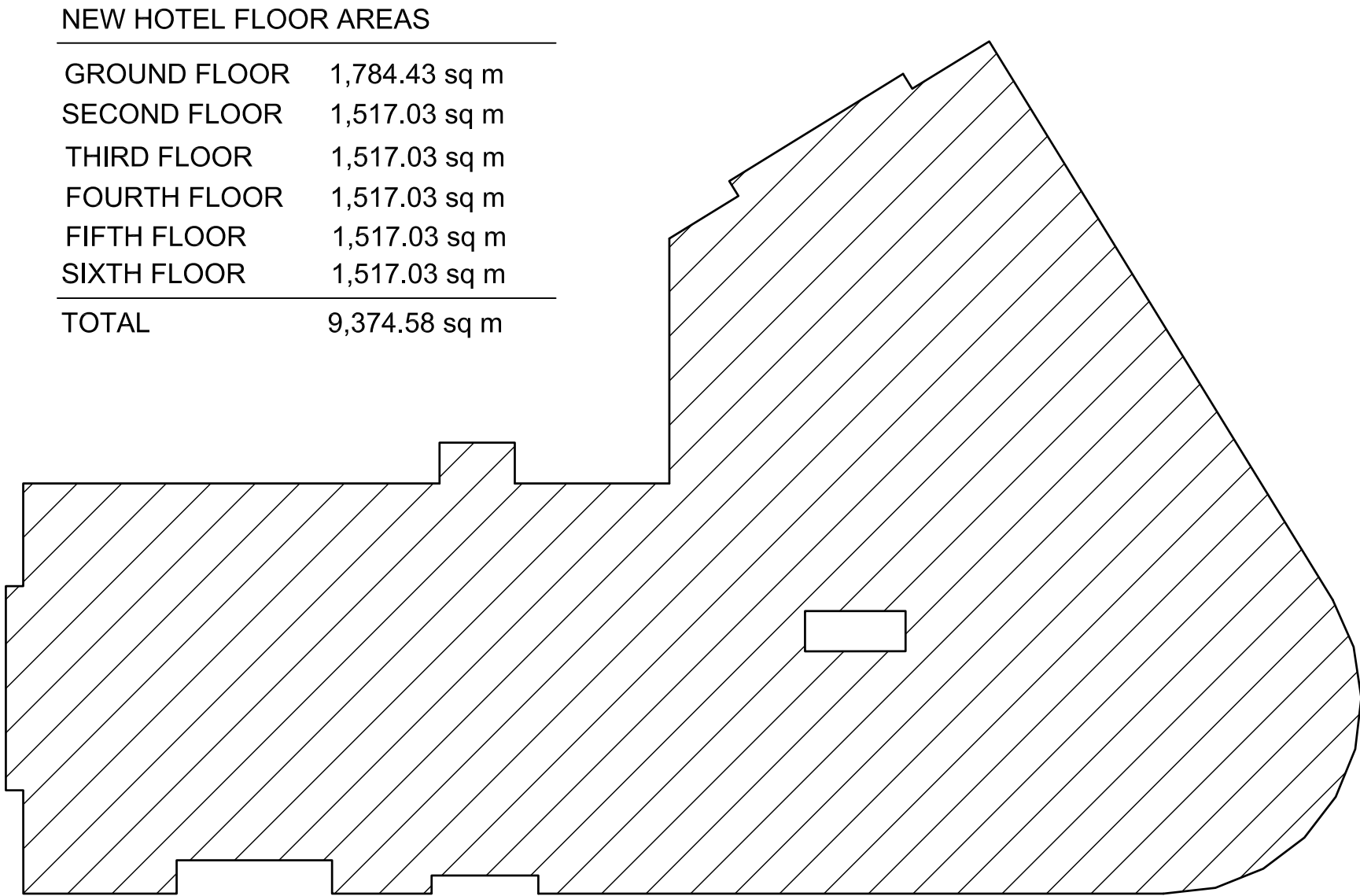
THIRD & FOURTH FLOOR PLANS
AREA 1,417.89 sq m



SECOND FLOOR PLAN
AREA 1,417.89 sq m

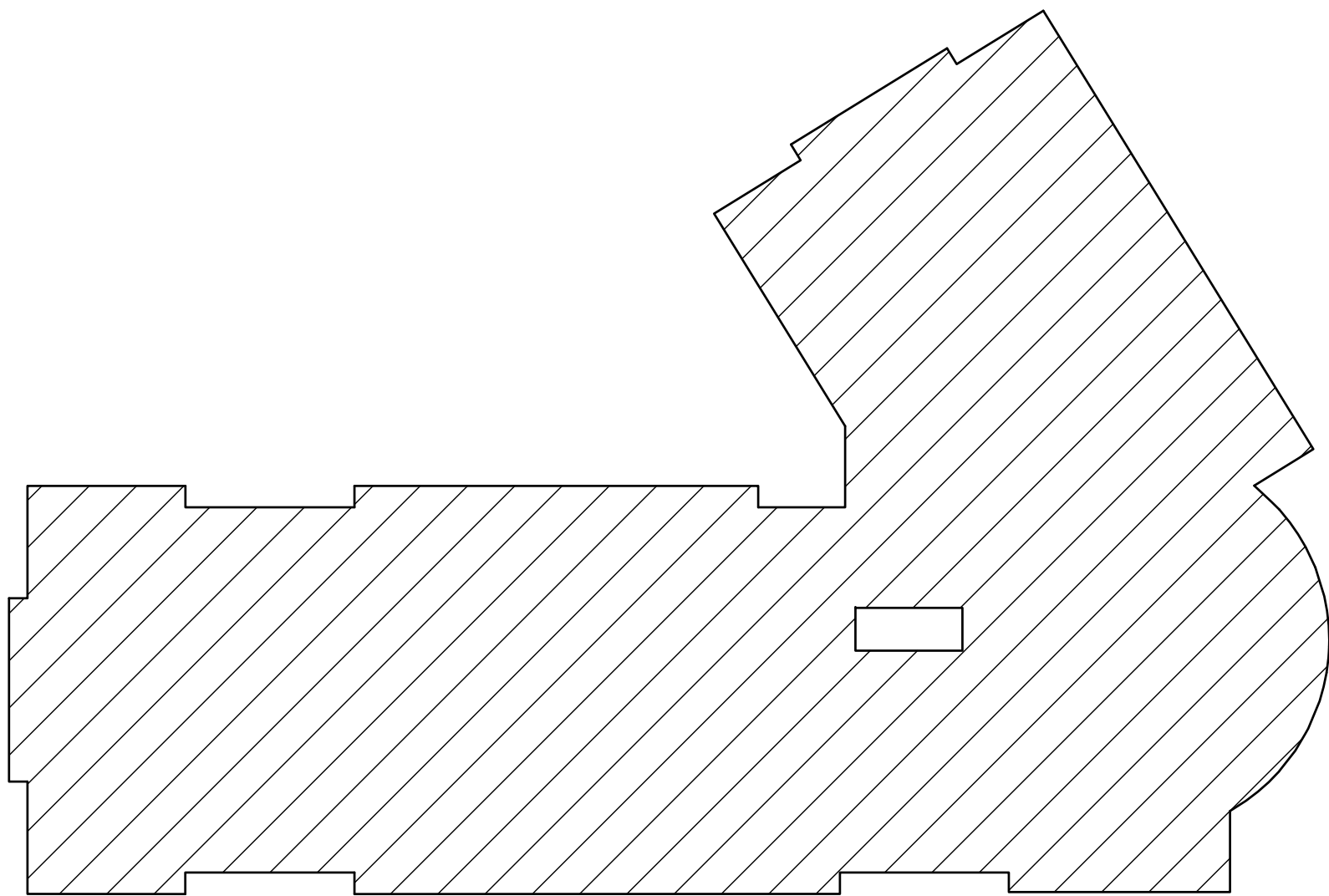


GROUND FLOOR PLAN
AREA 1,342.75 sq m



NEW HOTEL FLOOR AREAS	
GROUND FLOOR	1,784.43 sq m
SECOND FLOOR	1,517.03 sq m
THIRD FLOOR	1,517.03 sq m
FOURTH FLOOR	1,517.03 sq m
FIFTH FLOOR	1,517.03 sq m
SIXTH FLOOR	1,517.03 sq m
TOTAL	9,374.58 sq m

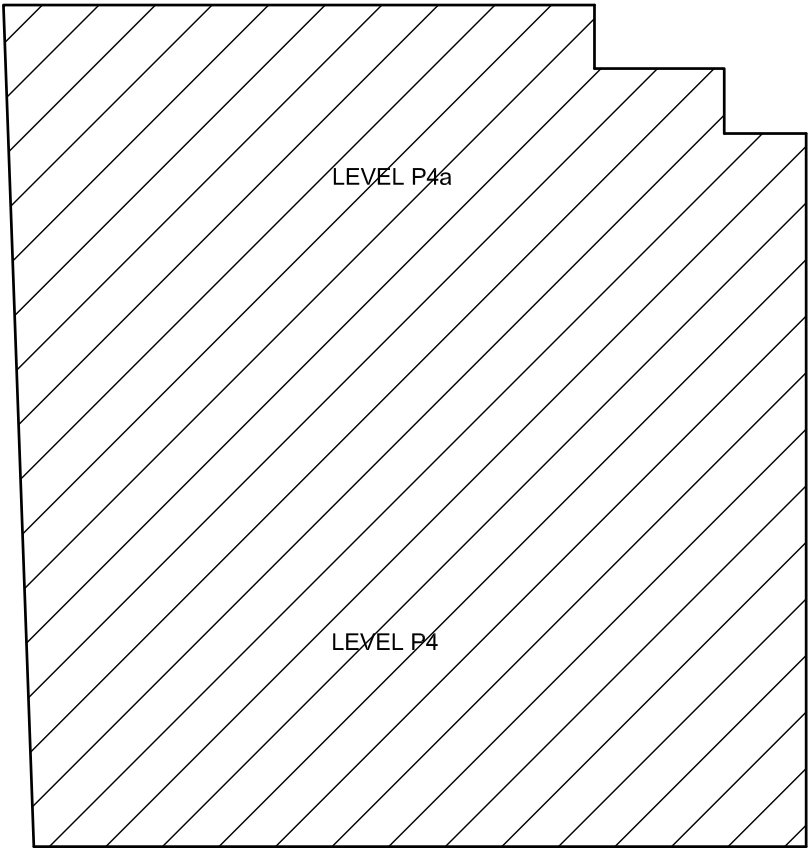
GROUND FLOOR PLAN
AREA 1,794.72 sq m



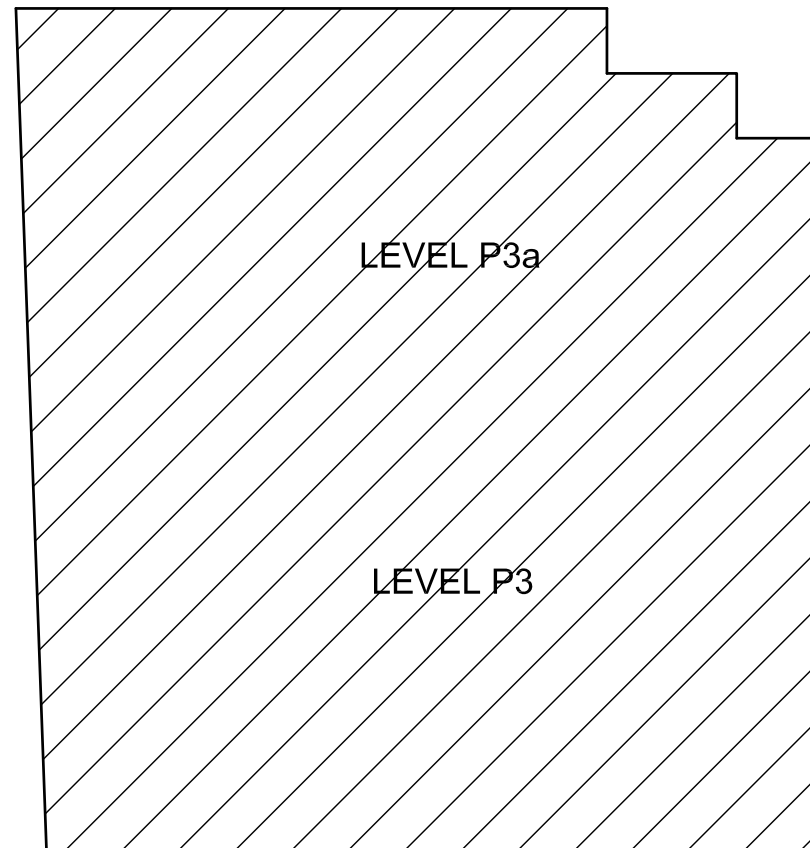
2nd, 3rd, 4th, 5th, 6th FLOOR PLANS
AREA 1,517.03 sq m

TOTAL FLOOR AREA		FSR ALL BUILDINGS	SITE COVERAGE	
EXTG HOTEL	5,782.42 sq m	SITE AREA 9,668.21 sq m 18,710.81 / 9,668.21 = 1.93	EXTG HOTEL	1,417.89 sq m
NEW HOTEL	9,374.58 sq m		NEW HOTEL	1,794.72 sq m
NEW PARKADE	3,553.81 sq m		NEW PARKADE	1,013.79 sq m
ALL BUILDINGS	18,710.81 sq m		ALL BUILDINGS	4,226.40 sq m
				4,226.40 / 9,668.21 x 100 = 44%

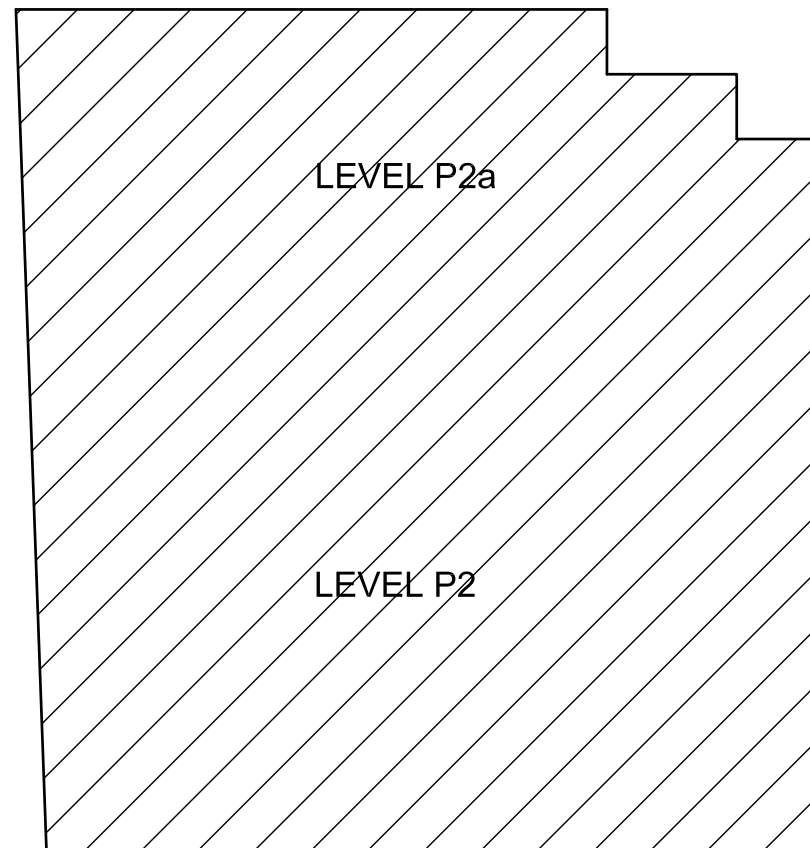
PARKADE FLOOR AREAS	
P1a	512.44 sq m
P2, P2a	1,013.79 sq m
P3, P3a	1,013.79 sq m
P4, P4a	1,013.79 sq m
TOTAL	3,553.81 sq m



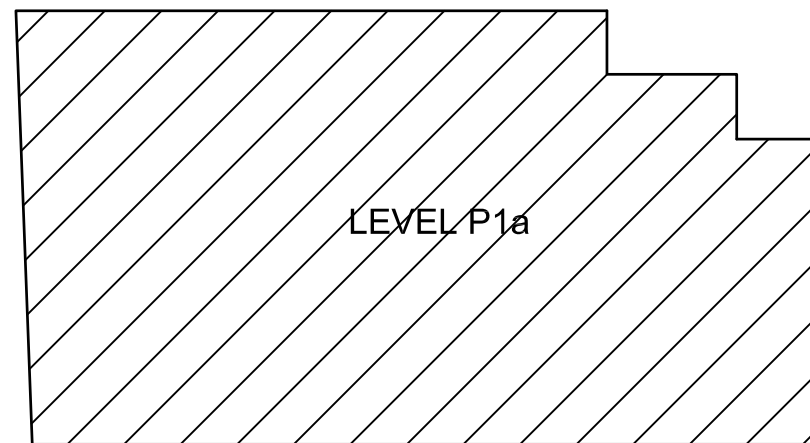
PARKING LEVEL P4 AREA: 1,013.79



PARKING LEVEL P3 AREA: 1,013.79



PARKING LEVEL P2 AREA: 1,013.79



PARKING LEVEL P1 AREA: 512.44

The drawings and design are not valid as all plans remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
Written drawings will show construction and not all dimensions. Contractors will verify and shall be responsible for dimensions and conditions on the job and for protection and the interests of any contractor from the drawings and conditions on plans on the property.

1	NEW DRAWING ISSUED	04feb2020
No.	Revision/Issue	Date



NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.

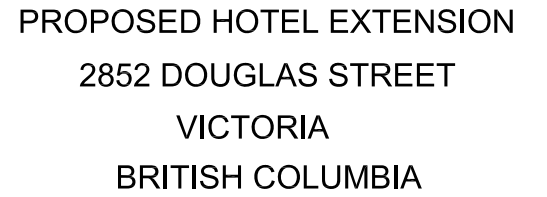
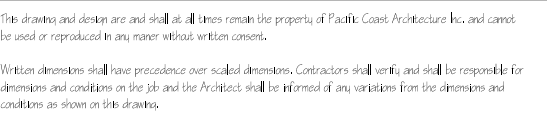
501 - 3282 Production Way
Burnaby, B.C.
Canada, V5A 4R4

office 604-468-7317
fax 604-420-9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

ALL BUILDINGS FSR	
Scale:	1:300
Date:	04feb2020
Drawn:	TD
Checked:	PK

DP-18

DP-19

PARKING SPACE REQUIREMENTS

HOTEL	1 SPACE / 2 ROOMS
RESTAURANTS	1 SPACE / 20 sq m
282 ROOMS	282 / 0.5 = 141 SPACES
EXTG RESTAURANT	625 / 20 = 31 SPACES
NEW RESTAURANT	712 / 20 = 36 SPACES
TOTAL	208 SPACES REQ 232 SPACES PROVIDED SEE DWG DP-03

BICYCLE SPACE REQUIREMENTS

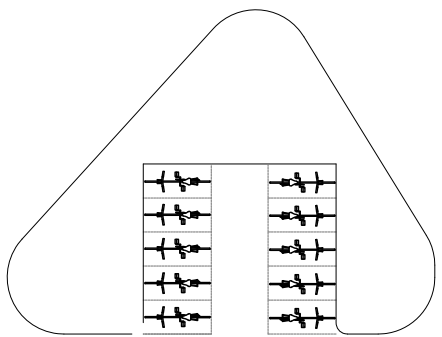
HOTEL	1 SPACE / 25 ROOMS LONG TERM (CLASS A) 1 SPACE / 40 ROOMS SHORT TERM (CLASS B)
RESTAURANTS	1 SPACE / 400 sq m LONG TERM (CLASS A) 1 SPACE / 100 sq m SHORT TERM (CLASS B)
HOTEL	282 ROOMS / 25 = 12 LONG TERM SPACES 282 ROOMS / 40 = 7 SHORT TERM SPACES
EXTG RESTAURANT	625 sq m / 400 = 2 LONG TERM SPACES 625 sq m / 100 = 6 SHORT TERM SPACES
NEW RESTAURANT	811 sq m / 400 = 2 LONG TERM SPACES 811 sq m / 100 = 8 SHORT TERM SPACES
TOTAL REQ	16 LONG TERM 21 SHORT TERM

BICYCLE SPACE LOCATIONS

LONG TERM	12 IN EXTG BUILDING U/G PARKING 5 IN PARKADE, LEVEL P1 TOTAL 17 SPACES
SHORT TERM	3 AT EXTG BUILDING ENTRANCE 8 AT EXTG BUILDING REAR 10 NEAR NEW BUILDING ENTRANCE TOTAL 21 SPACES

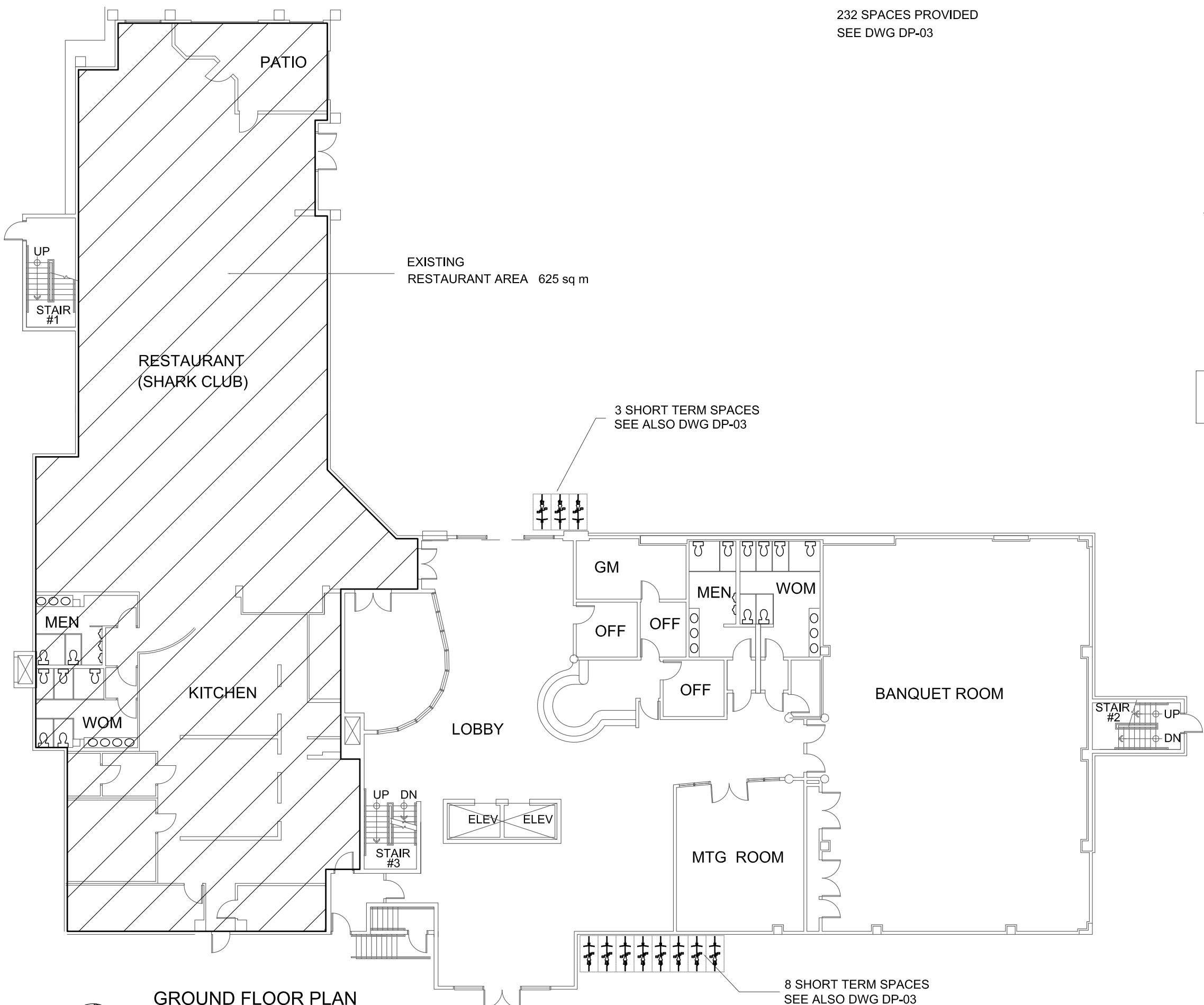
NOTE

BICYCLE SPACES TO BE 1.8m x 0.9



10 SHORT TERM SPACES
SEE ALSO DWG DP-03, DP-08

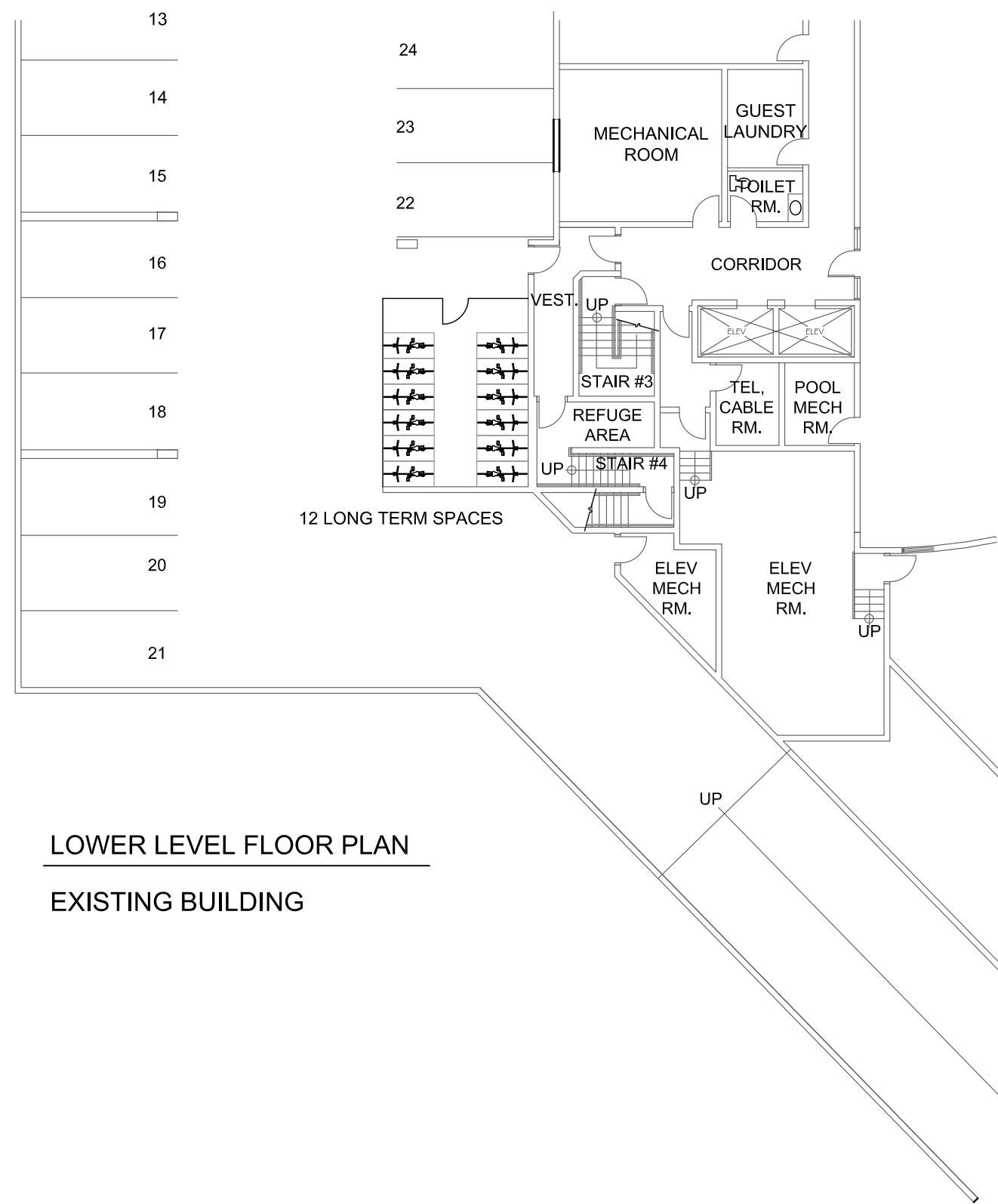
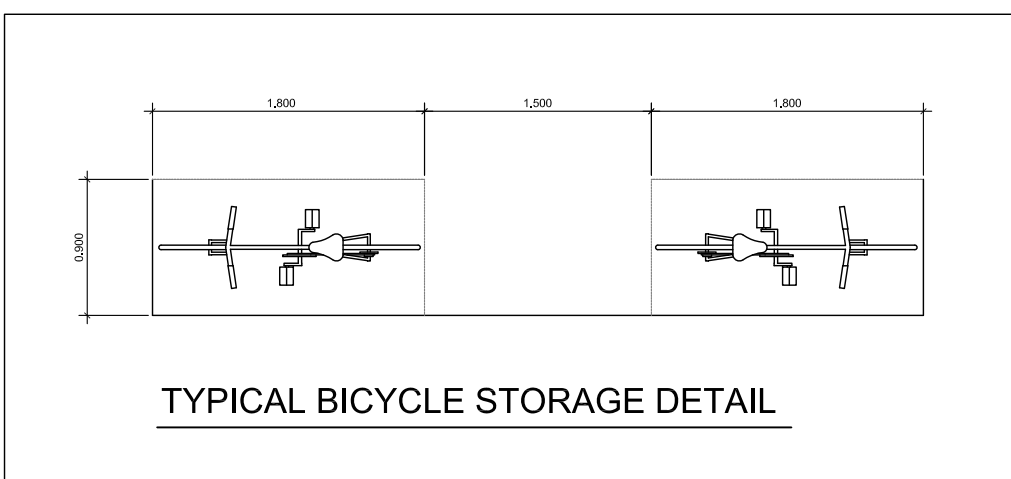
NEW RESTAURANT AREA 811 sq m



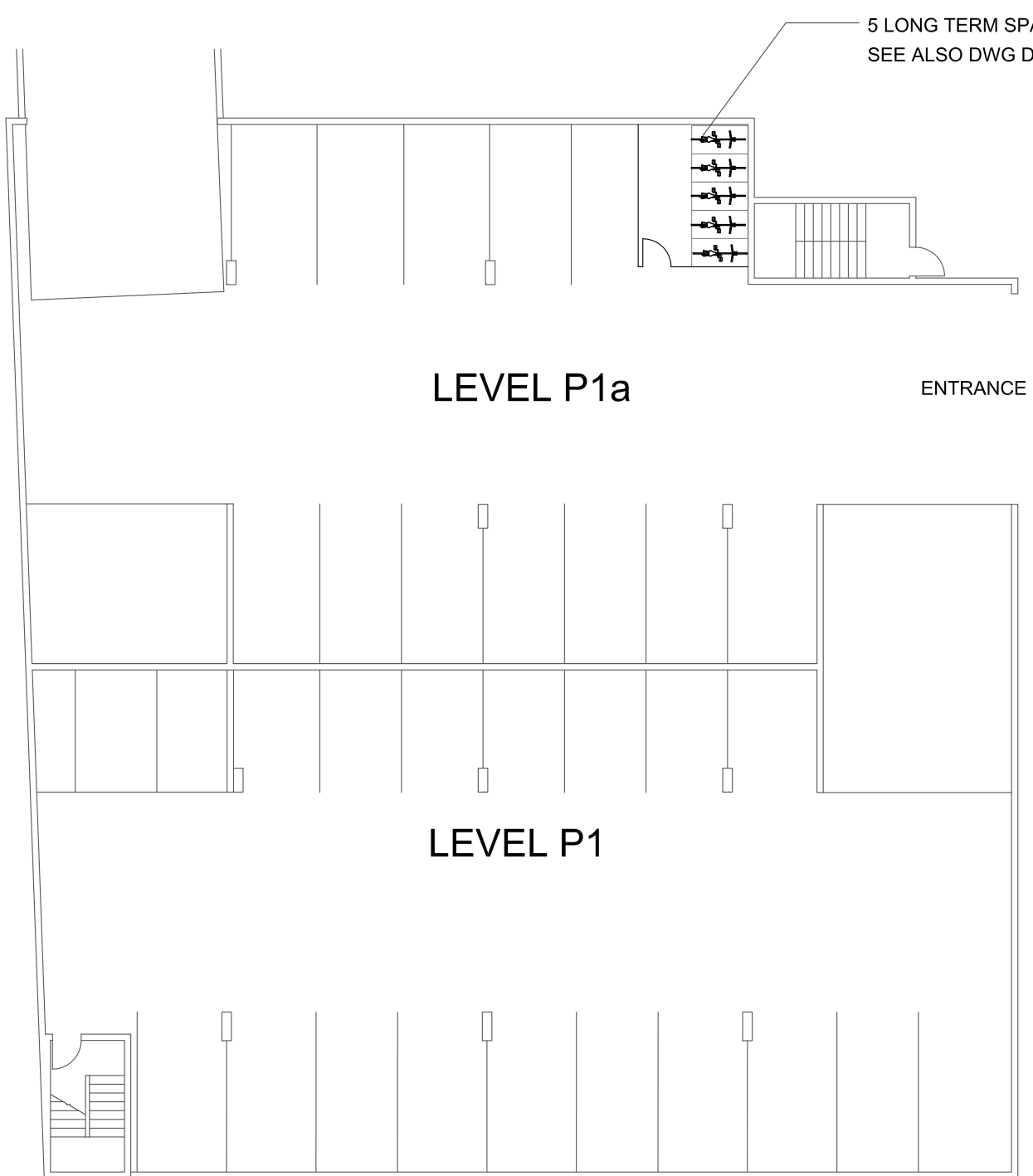
GROUND FLOOR PLAN
EXISTING HOTEL
100 ROOMS



GROUND FLOOR PLAN
NEW HOTEL
182 ROOMS



LOWER LEVEL FLOOR PLAN
EXISTING BUILDING



PARKADE LEVEL P1 PLAN

The drawings and design are not valid if they are not the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any report without written consent.
All dimensions and floor levels are subject to change. Contractors shall verify and call for records for all dimensions and floor levels and call for records for all dimensions and floor levels and call for records for all dimensions and floor levels.

1	NEW DRAWING ISSUED	04feb2020
No.	Revision/Issue	Date

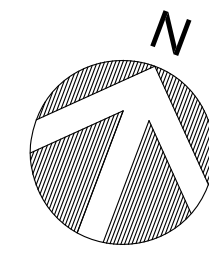
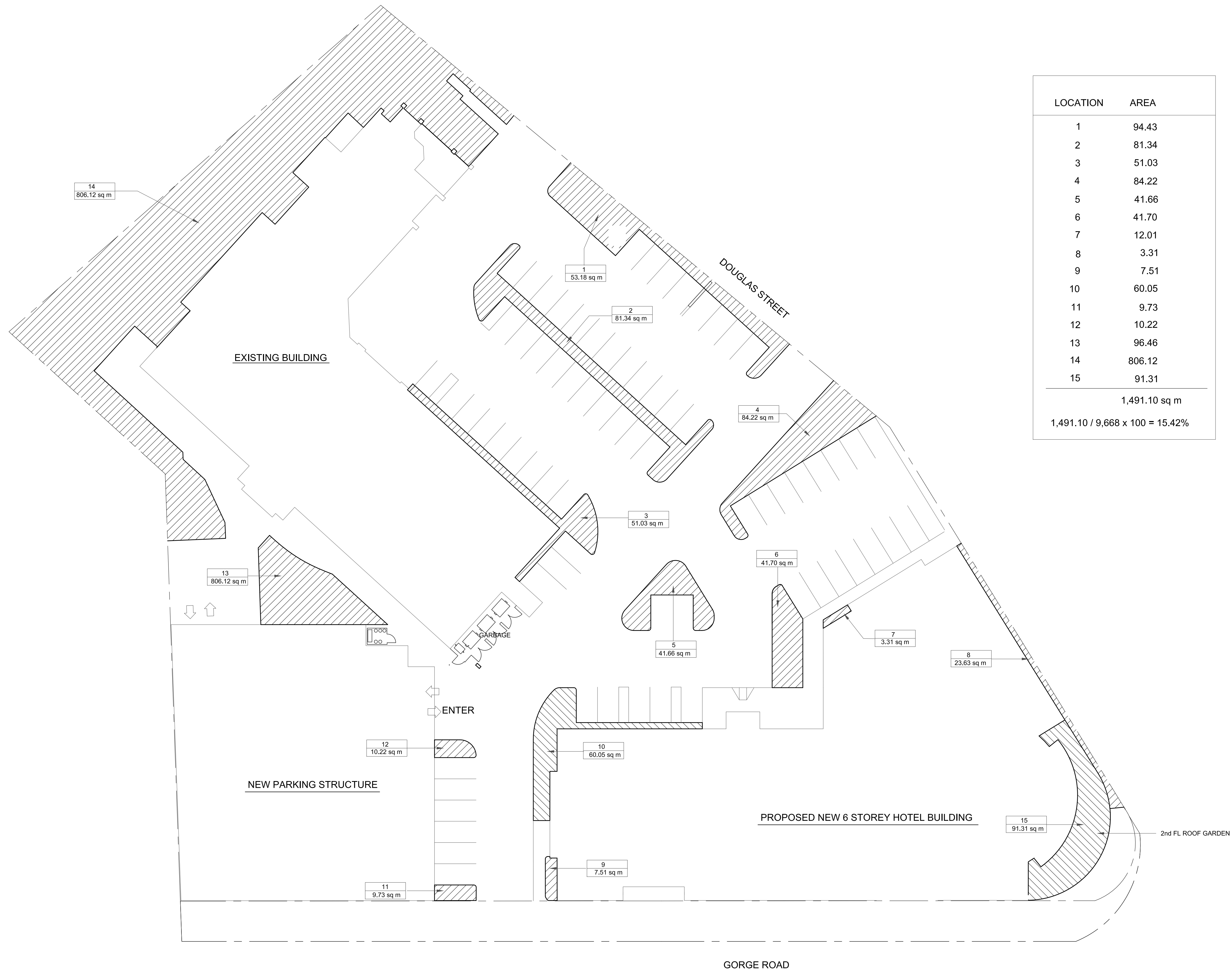

NORTHLAND PROPERTIES CORPORATION
316-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-6610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501-3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.488.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

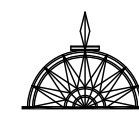
PARKING & BICYCLE SPACE CALCULATION	
Scale:	1:200
Date:	04feb2020
Drawn:	TD
Checked:	PK

DP-20



The drawings and information are not valid if all items remain the property of Pacific Coast Architecture Inc. and cannot be used or reproduced in any form without written consent.
If these drawings and/or information are used for any purpose, the user shall be responsible for any errors and omissions and shall be held liable for any damages and costs incurred as a result of such use.

1	NEW DRAWING ISSUED	04feb2020
No.	Revision/Issue	Date



NORTHLAND PROPERTIES CORPORATION
310-1755 W BROADWAY
VANCOUVER, BC V6J 4S5
TEL (604) 730-4610
FAX (604) 730-4645

Pacific Coast Architecture Inc.
501 - 3232 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604.468.7317
fax 604.420.9559

PROPOSED HOTEL EXTENSION
2852 DOUGLAS STREET
VICTORIA
BRITISH COLUMBIA

NEW SITE OPEN SPACE CALCULATION	
Scale:	1:250
Date:	04feb2020
Drawn:	TD
Checked:	PK

DP-21