Mixed Use Seniors Residential & Commercial Development

829/831,835, 841/847, 849, 893/895/899 Fort Street & 846 Broughton Street, Victoria, B.C.

parc retirement living

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BESHARAT FRIARS ARCHITECTS
Eco-Regional Architecture + Interior Design

600 - 355 Burrard Street
Vancouver, BC V6C 2G8





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SURVEY DRAWING

ISSUED FOR REZONING & DP
18 SEPTEMBER 2017

ABBREVIATIONS LEGEND

A.F.F.	ABOVE FINISHED FLOOR	MTL.	METAL	ENCL.	ENCLOSURE	SM	SQUARE METERS
A.B.	AIR BARRIER	N/A	NOT APPLICABLE	EQ.	EQUAL	S.S.	STAINLESS STEEL
ALUM.	ALUMINIUM	N.I.C.	NOT IN CONTRACT	EXT.	EXTERIOR	STR.	STAIR
B/S	BASEMENT	N.T.S.	NOT TO SCALE	F.D.	FLOOR DRAIN	STD.	STANDARD
BD.	BOARD	O.C.	ON CENTRE	FDN	FOUNDATION	T.O.	TOP OF
B.O.S.	BOTTOM OF SLAB	OPG.	OPENING	FIN.	FINISH	T.O.C.	TOP OF CURB
B.O.W.	BOTTOM OF WALL	P-S	PEEL & STICK	FLR.	FLOOR	T.O.F.	TOP OF FLOOR
BLDG.	BUILDING	PLYWD.	PLYWOOD	FTG.	FOOTING	T.O.P.	TOP OF PARAPET
C.B.	CATCH BASIN	PREFIN.	PRE-FINISHED	GA.	GAUGE	T.O.W.	TOP OF WALL
C.I.P.	CAST-IN-PLACE	P.T.	PRESSURE TREATED	GL.	GLASS	T	TREAD
CLKG.	CAULKING	P/L	PROPERTY LINE	GR.	GRADE	TYP.	TYPICAL
CLG.	CEILING	R.	RADIUS	GWB	GYPSUM WALLBOARD	U/G	UNDERGROUND
C/L	CENTRE LINE	R	RISER	H/C	HANDICAPPED	U/S	UNDERSIDE
C/W	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REQD	REQUIRED	HORIZ.	HORIZONTAL	U/F	UPPER FLOOR
CONT.	CONTINUOUS	REV	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
C/J	CONTROL JOINT	R & S	ROD & SHELF	HR.	HOUR	VERT.	VERTICAL
CORR.	CORRIDOR	RM.	ROOM	HWH	HOT WATER HEATER	W.C.	WATER CLOSET [TOILET]
DIA.	DIAMETER	R.D.	ROOF DRAIN	LIN.	LINEN	W/D	WASHER/ DRYER
DN	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM	WD.	WOOD
DWGS	DRAWINGS	STL.	STEEL	MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
DW	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE	W/	WITH
ELECT.	ELECTRICAL	SPEC	SPECIFICATION	MIN.	MINIMUM	W.P.	WATERPROOF
ELEV	ELEVATION	SF	SQUARE FEET	MISC.	MISCELLANEOUS	WR	WASHROOM

PROJECT / CONSULTANT TEAM

ARCHITECT BESHARAT FRIARS ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC TEL: 604.662.8544	LAND SURVEYOR BRAD CUNNIN LAND SURVEYOR #101-2610 DOUGLAS ST. VICTORIA, BC TEL: 250.381.2257	PROJECT MANAGEMENT PCURBAN SUITE 880, 1090 W. GEORGIA ST. VANCOUVER, BC TEL: 604.408.5687	COMMUNITY ENGAGEMENT MARZOLF & ASSOCIATES STRATEGIC COMMUNICATIONS ULC 2697 YORK AVE. VANCOUVER, BC TEL: 604.742.3211	STRUCTURAL ENGINEER RJC ENGINEERS 300-1285 WEST BROADWAY VANCOUVER, BC TEL: 604.738.0048	MECHANICAL ENGINEER AME GROUP 721 JOHNSON ST. VICTORIA, BC TEL: 604.685.9381	ELECTRICAL ENGINEER AES ENGINEERING #300 - 1815 BLANSHARD ST. VICTORIA, BC TEL: 250.381.6121
GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL 28 CREASE AVE. VICTORIA, BC TEL: 250.475.3131	CODE CONSULTANT LMDG BUILDING CODE CONSULTANTS LTD. 4th FLOOR - 780 BEATTY ST. VANCOUVER, BC TEL: 604.682.7146	TRAFFIC CONSULTANT BUNT & ASSOCIATES #421 - 645 FORT ST. VICTORIA, BC TEL: 604.685.9381	CIVIL ENGINEER J.E ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE VICTORIA, BC TEL: 250.727.2214	LANDSCAPE ARCHITECT PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 500-1201 WEST PENDER ST. VANCOUVER, BC TEL: 604.688.6111		

BUILDING CLASSIFICATION & CONSTRUCTION REQUIREMENTS RELATIVE TO OCCUPANCY[a]		OTHER REQUIREMENTS[a]	
Major Occupancies:	Group A, Div. 2; Group B, Div. 3; Group C; Group D; Group E; Group F, Div. 3	Travel Distance:	45 m maximum
Applicable Articles:	3.2.2.23. Group A, Division 2: Any Height Any Area, Sprinklered 3.2.2.42. Group B, Division 3: Any Height, Any Area, Sprinklered 3.2.2.47. Group C: Any Height, Any Area, Sprinklered 3.2.2.54. Group D: Any Height, Any Area, Sprinklered 3.2.2.62. Group E: Any Height Any Area, Sprinklered 3.2.2.78. Group F, Division 3: Any Height Any Area, Sprinklered	Exit Stair Rating:	2-hour
		Service Room Rating: (electrical/ mechanical)	1.5-hour[b] for rooms located in the storage garage, otherwise 1-hour[b][c]
		Fire Alarm:	Single- or two-stage[d]
		Standpipe System:	Required
		Emergency Power:	Required in all exits/ access-to exits (2-hours)
		Emergency Lighting:	Required
		Exit Signs:	Required
No. of Buildings:	2	Panic hardware:	Required
Building Height:	10 storeys	Access for Disabled:	Required
No. of Streets:	3		
Sprinklers:	Required	Major Occupancy Separation:	2-hour between Group A-2 and Group B-3, 1-hour between B-2 and B-3, 1-hour between Group A-2 and Group C, 1½-hour between storage garage and adjacent occupancy
Construction:	Noncombustible required		
Bldg Area:	Approx. 4800 m²		
Floor Rating:	2-hour fire-resistance rating[b]		
Mezzanine Rating:	1-hour fire-resistance rating		
Roof Rating:	2-hour fire-resistance rating for occupied roof decks		
Loadbearing:	Same rating as for supported assembly	Fire Department Connections:	2 connections required per NFPA 14
High building requirements:	Applicable		

(a) Based on the 2012 BC Building Code.
(b) Constructed as a fire separation.
(c) 2- hour rated separation for an unsprinklered electrical room in accordance with NFPA 13.
(d) Electronically monitored and supervised.

PROJECT INFORMATION / ZONING DATA

PROJECT DESCRIPTION / USE	TWO 10 (9) STOREY BUILDINGS (INCLUDING REAR PARTIAL SERVICE & STORAGE LEVEL) INCLUDING COMMERCIAL RETAIL PODIUM, OFFICES, CHILDCARE, SENIORS INDEPENDENT LIVING UNITS & AMENITIES, RESIDENTIAL RENTAL UNITS & ONE LEVEL OF UNDERGROUND PARKING										
LEGAL DESCRIPTION	9 LOTS - PCL "B" OF LOT 275 PID 009-366-555; PCL "A" (DD 46838-I) OF LOT 275 PID 008-426-163; LOT 274 PID 008-426-031 ; LOT A PLAN 45314 PID 007-890-664; LOT A (EH145952) PLAN 6909 PID 019-023-740; LOT A PLAN 16155 PID 004-005-902; THE S'LY 50' OF LOT 270 PID 000-436-925; LOT B PLAN 45314 PID 007-890-711; W 1/2 LOT 268 PID 000-044-059										
CIVIC ADDRESS PRESENT	829/831,835,841/847,849,893/895/899 FORT STREET & 846 BROUGHTON STREET										
CIVIC ADDRESS FUTURE	FORT BUILDING & QUADRA BUILDING - TBD										
TOTAL LOT AREA	**55,588**	**SF**	**5,164.3**	**SM**					PROVIDED BY SURVEYOR		
LOT AREA - FORT BUILDING	13,783	SF	1,280.5	SM							
LOT AREA - QUADRA BUILDING	41,805	SF	3,883.8	SM							
LOT SIZE (APPROXIMATE)			FT	M							
	NORTH/FORT		304.7	92.9							
	EAST/QUADRA		232.0	70.7							
	ON		180.3	54.9							
	WEST		120.3	36.7							
OCP / AREA DESIGN GUIDELINES	2012 OFFICIAL COMMUNITY PLAN/OCP DESIGNATION: 2013 DOWNTOWN CORE AREA PLAN/DCAP & CATHEDRAL HILL PRECINCT PLAN LOCATED IN FAIRFIELD NEIGHBORHOOD ALONG FORT STREET										
ZONING - PRESENT	FORT STREET: CA-2 DEVELOPMENT AREA/DPA 7B(HC) BROUGHTON STREET: CHP-OB & CHP-CR DEVELOPMENT PLAN AREA/DPA 14: CATHEDRAL HILL PRECINCT										
PROPOSED NUMBER OF RESIDENTIAL RENTAL UNITS	FORT BLDG: 84 UNITS		QUADRA BLDG: 192 UNITS			TOTAL: 276 UNITS					
ZONING - FUTURE	PROPOSED SITE SPECIFIC / TBD										

	REQUIRED / ALLOWED / DCAP				**PROPOSED**				**PROPOSED MINOR VARIANCES**	**NOTES**
			SF	SM			SF	SM		
DENSITY / FSR / GFA	FAR	5.00	277,940	25821	FAR	**5.10 (4.97)**				4.97 FAR IS EXCLUDING REAR MAIN FLOOR SERVICE & LOCKER AREAS
SITE COVERAGE						**91.6%**				EXCLUDING BUILDING PROJECTIONS, CANOPIES & BALCONIES
OPEN SITE SPACE										
STREET LEVEL FROM PROPERTY LINE TO BUILDING FACE/LEVEL 1							4,574			
LEVEL 2 INTERIOR							865			
LEVEL 2 EXTERIOR							9,266			
LEVEL 3							6,808			
LEVEL 9							5,633			
TOTAL						**49%**	**27,146**	**2,508**		BASED ON ARCHITECTURAL DWGS. CHANGE BASED ON LANDSCAPE DWG
HEIGHT BUILDING	98.4	FT	30.0	M	98.4	FT	30.0	M		
NUMBER OF STOREY					**FORT BUILDING: 10 (9)**		**QUADRA BUILDING: 10 (9)**			TOP LEVELS ARE STEPPED BACK, CATHEDRAL HILL PRECINCT: 8 STOREY
SETBACKS	FT	M	FT	M	FT	M	FT	M		
FRONT/NORTH - FORT STREET					3.28	1.00	4.72	1.44		8.06 M/26.44 FT AT NORTHEAST CORNER PUBLIC PLAZA
FRONT/EAST - QUADRA STREET					5.74	1.75	9.84	3.00		9.13 M/29.95 FT AT NORTHEAST CORNER PUBLIC PLAZA - INCLUDING SRW
FRONT/SOUTH - BROUGHTON STREET					5.35	1.63	6.17	1.88		3.25 M/10.66 FT AT P1 RAMP ENTRY
STREET WALL & SETBACKS (DCAP GUIDELINES FOR NARROW SITES <25 M)	SETBACK	LENGTH	HEIGHT							
PRIMARY FACE	**0 M**	**MIN. 60%**	**10 M**						YES	REFER TO DWGS
FRONT/NORTH - FORT STREET	170FT (51.81M)	58%								
FRONT/EAST - QUADRA STREET	76.42FT (23.29M)	34%								
FRONT/SOUTH - BROUGHTON STREET	149.5FT (45.57M)	86%								
SECONDARY FACE	**3 M**	**MIN. 30%**	**18 M**						YES	REFER TO DWGS
FRONT/NORTH - FORT STREET	122.62FT (37.37M)	42%								
FRONT/EAST - QUADRA STREET	146.87FT (44.76M)	66%								
FRONT/SOUTH - BROUGHTON STREET	24FT (7.31M)	14%								
GENERAL BLDG MASS:1:5 BLDG SETBACK RATIO ABOVE 15M HEIGHT & 6 M SETBACK										
SETBACK ABOVE 10 M & 18 M										
FLOOR PLATE LIMITATIONS										
PORTIONS OF BUILDING BELOW 20 M	NA	NA			NA	NA				
PORTIONS OF BUILDING BETWEEN 20 M/65.6 FT & 30/98.4 M	SF	SM			SF	SM				LEVELS 7 AND UP
RESIDENTIAL-FORT BUILDING	10,010	930			7,384	686.0				
COMMERCIAL-FORT BUILDING	16,146	1,500			NA	NA				
RESIDENTIAL-QUADRA BUILDING	10,010	930.0			25,306	2,351.0				QUADRA BUILDING IS DESIGNED WITH 3 FLOOR PLATES EACH BELOW LIMITAT
COMMERCIAL-QUADRA BUILDING	16,146	1,500			NA	NA				
BUILDING SEPARATION - DCAP GUIDELINES	M	FT			M	FT			YES	
COMMERCIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	3 M	9.84 FT								REFER TO PROVIDED SETBACK INFORMATION ABOVE
RESIDENTIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	3 M	9.84 FT								
BALCONIES	3.5 M	11.48 FT			NA					
OFF-STREET PARKING										
SENIORS & RESIDENTIAL : P1										
COMMERCIAL/OFFICE/CHILDCARE: LEVEL 1 & P1										
TOTAL PARKING STALLS										REFER TO DETAILED CALCULATIONS ON A002
LOADING										
SENIORS & RESIDENTIAL		0	STALLS			1	STALLS			
COMMERCIAL		0	STALLS			1	STALLS			
TOTAL LOADING STALLS						**2**	STALLS			
BICYCLE & SCOOTER PARKING										
SENIORS & RESIDENTIAL										
COMMERCIAL										
TOTAL BICYCLE & RESIDENTIAL STALLS										REFER TO DETAILED CALCULATIONS ON A002
GARBAGE / RECYCLING / STORAGE										REQUIREMENTS PROVIDED BY GARBAGE & RECYCLING COLLECTION COMPAI
SENIORS					PROVIDED ON LEVEL 1 & PARKING LEVEL					
CRU/OFFICE/CHILDCARE					PROVIDED ON LEVEL 1					
NOTES:										
1. ALL AREAS & CALCULATIONS ARE APPROXIMATE & PRELIMINARY										
2. REFER TO TRAFFIC & PARKING STUDY PREPARED BY BUNT & ASSOCIATES										

BESHARAT FRIARS ARCHITECTS
600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfriars.com
T 604 662 8544
F 604 662 4060
info@besharatfriars.com

REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
ZONING DATA / CODE ANALYSIS SUMMARY

SEAL

DRAWING NO. A001
REVISION -

DATE
DRAWN
SCALE
CHECKED

QUADRA STREET SENIORS BUILDING - AREA CALCULATIONS SUMMARY / SF

	A	B	C=AxB	D	E	F	G	H	I	J	K	L	M	N=J+K+L+M	-	O=D+E	-	P=(H+I+N+O)	-	R	S	T	U=R+S+T	V=P-U	-
																				EXCLUSION					
LEVEL	NUMBER OF FLOORS	UNIT COUNT	UNIT COUNT SUB TOTAL	NET COMMERCIAL (SF)	RETAIL ELEVATORS & STAIRS (SF)	(NOT USED)	(NOT USED)	ENTRY LOBBY / STAIR/ ELEVATOR/ CIRCULATION/ SERVICE/ SHAFT (SF)	PARKING / LOADING (SF)	RESIDENTIAL UNITS NET AREA (SF)	WELLNESS CENTER (SF)	LOCKER RM /GARBAGE & SERV RM (SF)	AMENITY (SF)	TOTAL RESIDENTIAL AREA / FLOOR (SF)	TOTAL RESIDENTIAL AREA / FLOOR (SM)	TOTAL COMM. AREA / FLOOR (SF)	TOTAL COMM. AREA / FLOOR (SM)	TOTAL GROSS (SF)	TOTAL GROSS (SM)	PARKING / LOADING (SF)	ASSUMED 12.5" / 13.5" WALL THICKNESS (SF)	ASSUMED ELEVATOR SHAFTS (SF)	TOTAL EXCLUSIONS (SF)	TOTAL FSR (SF)	TOTAL FSR (SM)
MAIN LEVEL	1	0	0	6,317	0			4,749	10,754	0	0	1,155	14,769	15,924	1,479	6,317	587	37,744	3,507	10,754	961	444	12,159	25,585	2,377
PARTIAL STOR/ SERV FLOOR	1	0	0	0	0			1,243	0	0	0	0	0	0	0	0	0	1,243	115	0	196	0	196	1,047	97
LEVEL 2	1	13	13	0	0			4,488	0	9,091	0	0	18,052	27,143	2,522	0	0	31,631	2,939	0	978	386	1,364	30,267	2,812
LEVEL 3	1	29	29	0	0			4,833	0	20,133	302	0	0	20,435	1,898	0	0	25,268	2,347	0	988	386	1,374	23,894	2,220
LEVEL 4	1	29	29	0	0			4,760	0	20,552	0	0	0	20,552	1,909	0	0	25,312	2,352	0	979	386	1,365	23,947	2,225
LEVEL 5	1	29	29	0	0			4,760	0	20,552	0	0	0	20,552	1,909	0	0	25,312	2,352	0	979	386	1,365	23,947	2,225
LEVEL 6	1	29	29	0	0			4,760	0	20,552	0	0	0	20,552	1,909	0	0	25,312	2,352	0	979	386	1,365	23,947	2,225
LEVEL 7	1	29	29	0	0			4,760	0	20,546	0	0	0	20,546	1,909	0	0	25,306	2,351	0	973	386	1,359	23,947	2,225
LEVEL 8	1	20	20	0	0			4,653	0	16,367	0	0	0	16,367	1,521	0	0	21,020	1,953	0	861	386	1,247	19,773	1,837
LEVEL 9	1	14	14	0	0			4,582	0	12,736	0	0	0	12,736	1,183	0	0	17,318	1,609	0	823	386	1,209	16,109	1,497
ELEVATOR ROOM	0	0	0	0	0			720	0	0	0	0	0	0	0	0	0	720	67	0	119	0	119	601	56
TOTAL			192	6,317	0			44,308	10,754	140,529	302	1,155	32,821	174,807	16,240	6,317	587	236,186	21,942	10,754	8,836	3,532	23,122	213,064	19,794
SITE AREA-QUADRA BLDG:		41,807	SF	3,884																					
TOTAL FSR-QUADRA BLDG:		213,064	SF	5.10																					
TOTAL FSR-QUADRA BLDG:		212,017	SF	5.07	EXCLUDING PARTIAL SERVICE & STORAGE LOCKER LEVEL																				

FORT STREET BUILDING - AREA CALCULATIONS SUMMARY / SF

ALL AREAS ARE APPROXIMATE

	A	B	C=AxB	D	E	F	G	H	I	J	K	L	M	N=J+K+L+M	-	O=D+E	-	P=(F+G+H+I+N+O)	-	R	S	T	U=R+S+T	V=P-U	-
																				EXCLUSION					
LEVEL	NUMBER OF FLOORS	UNIT COUNT	UNIT COUNT SUB TOTAL	NET COMMERCIAL (SF)	RETAIL ELEVATORS & STAIRS (SF)	NET CHILDCARE CARE (SF)	NET MEDICAL OFFICES (SF)	ENTRY LOBBY / STAIR/ ELEVATOR/ CIRCULATION/ SERVICE/ SHAFT (SF)	PARKING / LOADING (SF)	RESIDENTIAL UNITS NET AREA (SF)	(NOT USED)	LOCKER RM /GARBAGE & SERV RM (SF)	AMENITY (SF)	TOTAL RESIDENTIAL AREA / FLOOR (SF)	TOTAL RESIDENTIAL AREA / FLOOR (SM)	TOTAL COMM. AREA / FLOOR (SF)	TOTAL COMM. AREA / FLOOR (SM)	TOTAL GROSS (SF)	TOTAL GROSS (SM)	PARKING / LOADING (SF)	ASSUMED 12.5" / 13.5" WALL THICKNESS (SF)	ASSUMED ELEVATOR SHAFTS (SF)	TOTAL EXCLUSIONS (SF)	TOTAL FSR (SF)	TOTAL FSR (SM)
MAIN LEVEL	1	0	0	4,304	0	0	0	2,141	6,310	0		360	0	360	33	4,304	400	13,115	1,218	6,310	413	117	6,840	6,275	583
PARTIAL STOR/ SERV FLOOR	1	0	0	0	0	0	0	875	0	0		5,826	0	5,826	541	0	0	6,701	623	0	259	117	376	6,325	588
LEVEL 2	1	0	0	0	0	3,862	3,347	1,492	0	0		0	573	573	53	0	0	9,274	862	0	355	117	472	8,802	818
LEVEL 3	1	15	15	0	0	0	0	1,407	0	6,674		0	0	6,674	620	0	0	8,081	751	0	346	117	463	7,618	708
LEVEL 4	1	14	14	0	0	0	0	1,407	0	6,674		0	0	6,674	620	0	0	8,081	751	0	346	117	463	7,618	708
LEVEL 5	1	14	14	0	0	0	0	1,407	0	6,674		0	0	6,674	620	0	0	8,081	751	0	346	117	463	7,618	708
LEVEL 6	1	14	14	0	0	0	0	1,407	0	6,674		0	0	6,674	620	0	0	8,081	751	0	346	117	463	7,618	708
LEVEL 7	1	11	11	0	0	0	0	1,407	0	5,979		0	0	5,979	555	0	0	7,386	686	0	325	117	442	6,944	645
LEVEL 8	1	9	9	0	0	0	0	1,486	0	5,158		0	0	5,158	479	0	0	6,644	617	0	313	117	430	6,214	577
LEVEL 9	1	8	7	0	0	0	0	1,439	0	4,464		0	0	4,464	415	0	0	5,903	548	0	307	117	424	5,479	509
TOTAL			84	4,304	0	3,862	3,347	14,468	6,310	42,297		6,186	573	49,056	4,557	4,304	400	81,347	7,557	6,310	3,356	1,170	10,836	70,511	6,551
TOTAL QUADRA & FORT			276	10,621	0	3,862	3,347	58,776	17,064	182,826	302	7,341	33,394	223,863	20,798	10,621	987	317,533	29,500	17,064	12,192	4,702	33,958	283,575	26,345
SITE AREA-FORT BLDG		13,778	SF	1,280	SM																				
TOTAL FSR-FORT BLDG:		70,511	SF	5.12																					
TOTAL FSR-FORT BLDG:		64,186	SF	4.66	EXCLUDING PARTIAL SERVICE & STORAGE LOCKER LEVEL																				

TOTAL FSR CALCULATION FOR BOTH BUILDINGS

TOTAL SITE AREA	55,585	SF	5,164	SM			
TOTAL FSR	283,575	SF	5.10	5.0 FSR	277,926	-5,649	
TOTAL FSR EXCLUDING SERVICE LEVEL	276,203	SF	4.97				
TOTAL # OF UNITS			276				

OFF STREET PARKING SUMMARY - FORT & QUADRA BUILDINGS

	REQUIRED/PROPOSED		PROVIDED	NOTES
RETAIL / PERSONAL SERVICE	1 PER 404 SF	26	26	BASED ON NET AREAS
SENIORS QUADRA BUILDING	0.35 PER UNIT	67	67	
APARTMENTS FORT BUILDING	0.24 PER UNIT	20	20	PROPOSED
DAY CARE	1/EMPLOYEE + 2	8	8	
MEDICAL OFFICES	1 PER 404 SF	8	8	ASSUMED & BASED ON NET AREAS
OTHER	SHUTTLE	0	0	INCLUDES PROVIDED SENIORS SHUTTLE STALL
TOTAL - ALL AREAS ARE APPROXIMATE		129	129	P1: 118 STALLS / L1: 11 STALLS =129 - EXCLUDING STAFF TANDEM STALLS

OFF STREET BICYCLE PARKING SUMMARY - FORT & QUADRA BUILDINGS

		CLASS 1 BICYLCE SPACES			CLASS 2 BICYLCE SPACES			NOTES
		REQUIRED		PROVIDED	REQUIRED		PROVIDED	
RETAIL	987 SM	1/410 SM	2	2	1/410 SM	2	2	
MEDICAL OFFICE	311 SM	1/410 SM	1	1	1/410 SM	1	1	
DAYCARE		6 EMPLOYEES	1	1		NA	NA	
SENIORS QUADRA BUILDING	192 UNITS	0.046/ UNIT	9	9	0.02/ UNIT	4	4	
APARTMENTS FORT BUILDING	84 UNITS	1/ UNIT	84	84	6	6	6	CLASS 1 PROVIDED IN
TOTAL - ALL AREAS ARE APPROXIMATE			97	97		13	13	LOCKER AREAS

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Vancouver, BC V6C 2G8
www.besharatfriars.com

T 604 662 8544
F 604 662 4060
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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
PROJECT STATISTICS

SEAL

DRAWING NO.
A002

REVISION
-

DATE

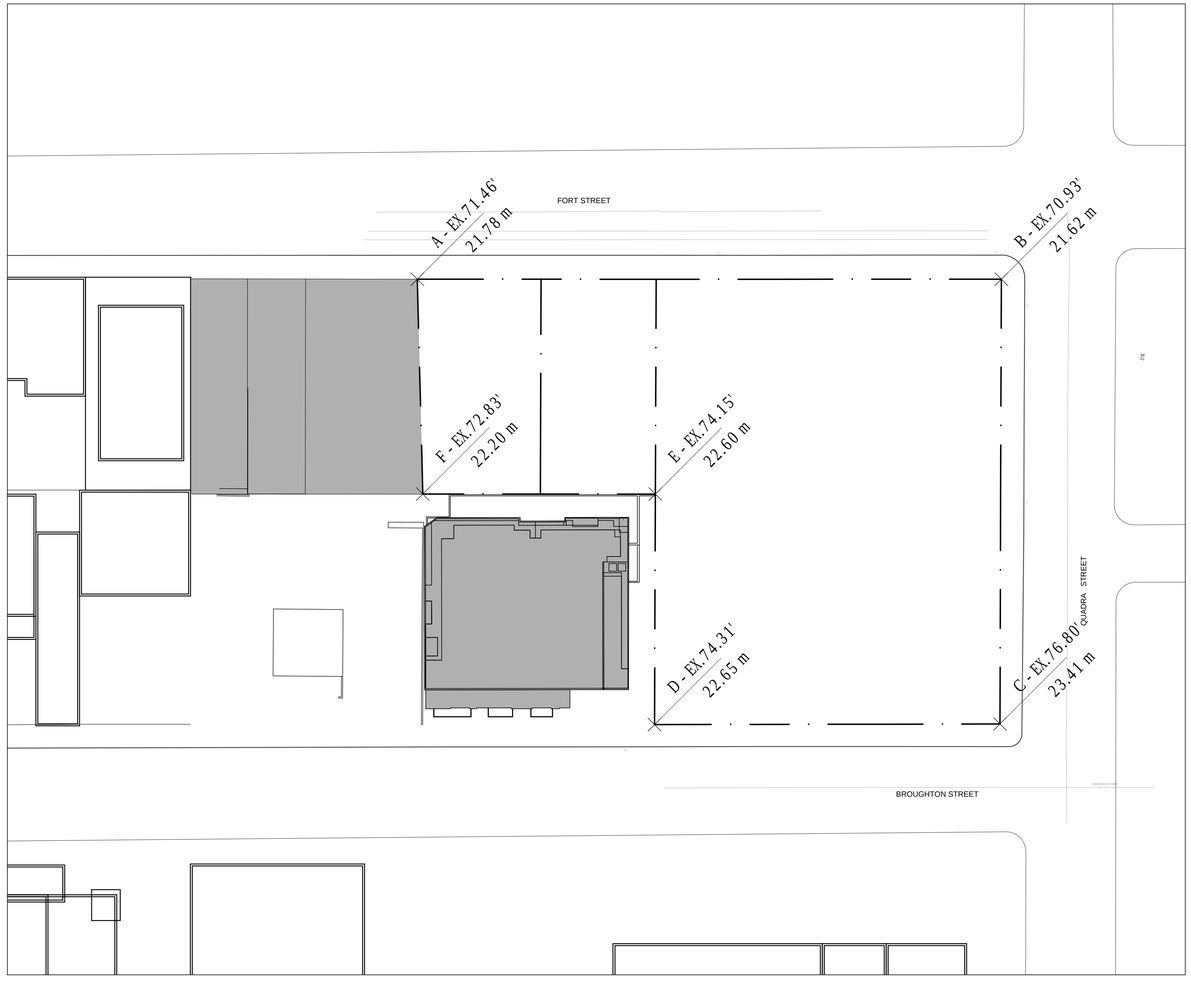
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SCALE

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AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS: (Taken from survey drawing)

Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)	Elevation x Length = Z
A	71.46	B	70.93	AB	71.20	300.13	21367.47
B	70.93	C	76.80	BC	73.87	230.88	17053.95
C	76.80	D	74.31	CD	75.56	178.58	13492.61
D	74.31	E	74.15	DE	74.23	119.42	8864.55
E	74.15	F	72.83	EF	73.49	121.54	8931.97
F	72.83	G	71.46	FG	72.15	111.13	8017.11
					TOTAL	TOTAL LENGTH	Total 'Z'
					440.5	1061.67	77727.67
					AVERAGE NATURAL EXISTING GRADE		73.21
					MAXIMUM HEIGHT A.N.E.G.+ 98.43' =		171.64



RESIDENTIAL UNIT SUMMARY

UNIT TYPE	AREA (SF)	QUADRA BLDG - LEVEL 1	2	3	4	5	6	7	8	9	BLDG SUB-TOTAL	FORT BLDG - LEVEL 1	2	3	4	5	6	7	8	9	BLDG SUB-TOTAL	BATH TYPE	KITCHEN TYPE	SUB-TOTAL	%	NOTE
STUDIO																										
A1	322			1	1	1	1	1																5		
A2	319													6	6	6	6							24		
A3	476													1										1		
A4	368																	1						1		
A5	391																		1					1		
A6	316			1																				1		
A7	399			1	1	1	1	1	1															6		
A8	334													1										1		
SUB-TOTAL		**0**	**0**	**3**	**2**	**2**	**2**	**2**	**1**	**0**	**12**	**0**	**0**	**8**	**6**	**6**	**6**	**1**	**1**	**0**	**28**			**40**	**14%**	
1 BEDROOM																										
B1	556		4	3	3	3	3	3	1															20		
B2	556			5	5	5	5	5																25		
B3	458								1															1		
B4	536													3	3	3	3	3	3	3				21		
B5	536																	3						3		
B6	499													1	1	1	1							4		
B7	574		1	1	1	1	1	1																6		
B8	621			1	1	1	1	1																5		
B9	515													1	1	1	1	1	1	1				7		
B10	417																	1						1		
B11	522																			1				1		
SUB-TOTAL		**0**	**5**	**10**	**10**	**10**	**10**	**10**	**2**	**0**	**57**	**0**	**0**	**5**	**5**	**5**	**5**	**8**	**4**	**5**	**37**			**94**	**34%**	
1 BEDROOM + DEN																										
C1	661		1	4	4	4	4	4																21		
C2	661		1	1	1	1	1	1																6		
C3	749								1															1		
C4	689								1															1		
C5	519													1	1	1	1							4		
C6	681													1	1	1	1	1	1					7		
C7	618																		1					1		
C8	618																		2					2		
C9	786				1	1	1	1	1	1														6		
C10	653		1	1	1	1	1	1																6		
C11	705		2	1	1	1	1	1																7		
C12	667																	1						1		
SUB-TOTAL		**0**	**5**	**7**	**8**	**8**	**8**	**8**	**2**	**2**	**48**	**0**	**0**	**2**	**2**	**2**	**2**	**4**	**1**	**15**				**63**	**23%**	
2 BEDROOM																										
D1	867								2															2		
D2	810														1	1	1							3		
D3	783			1	1	1	1	1																5		
D4	838		2	2	2	2	2	2																12		
D5	838			1	1	1	1	1	1															7		
D6	845			1	1	1	1	1																6		
D7	867								2															2		
D8	807								1															1		
D9	841								1															1		
D10	946								1															1		
D11	929									1														1		
D12	822								2	2														4		
D13	970								1															1		
D14	786								1															1		
D15	879									4														4		
D16	846									1														1		
SUB-TOTAL		**0**	**2**	**5**	**5**	**5**	**5**	**5**	**13**	**9**	**49**	**0**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**3**			**52**	**19%**	
2 BEDROOM + DEN																										
E1	1127		1	1	1	1	1	1																6		
E2	1085			1	1	1	1	1	1															6		
E3	1175								1															1		
E4	1041			1	1	1	1	1																5		
E5	1116								1															1		
SUB-TOTAL		**0**	**1**	**3**	**3**	**3**	**3**	**3**	**2**	**1**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				**19**	**7%**	
3 BEDROOM																										
F1	1135			1	1	1	1	1																5		
F2	1054																			1				1		
F3	1112								1															1		
F4	1054								1															1		
SUB-TOTAL		**0**	**0**	**1**	**1**	**1**	**1**	**1**	**0**	**2**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**				**8**	**3%**	
TOTAL		**0**	**13**	**29**	**29**	**29**	**29**	**29**	**20**	**14**	**192**	**0**	**0**	**15**	**14**	**14**	**14**	**11**	**9**	**7**	**84**			**276**	**100%**	

NOTE: ALL CALCULATIONS ARE APPROXIMATE.

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ARCHITECTS

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfriars.com

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
PROJECT STATISTICS

SEAL

DRAWING NO.
A003

REVISION
-

DATE

DRAWN

SCALE

CHECKED



1 VIEW OF BUILDING NORTH-EAST AT FORT & QUADRA STREET



2 VIEW OF FORT STREET COMMERCIAL & RETAIL UNITS

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A004 REVISION

DATE
APR 2017

DRAWN

SCALE
N.T.S.

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1 VIEW OF BUILDING SOUTH-EAST FROM PIONEER SQUARE



2 VIEW OF "GREEN CORRIDOR" & INTERNAL COURTYARD FROM BROUGHTON STREET

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CLIENT

PROJECT NO.
17420

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PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. | REVISION
A005

DATE
APR 2017

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SCALE
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1 VIEW OF PROPOSED BUILDING GREEN ROOFS AND SURROUNDING CONTEXT



2 VIEW OF COURTYARD & GREEN ROOFS FROM ROOF OF ESCHER BUILDING



3 VIEW OF FORT BUIDLING ENTRANCE AND ADJACENT BUILDING



4 VIEW OF SENIORS' COURTYARD ON LEVEL 2

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A006

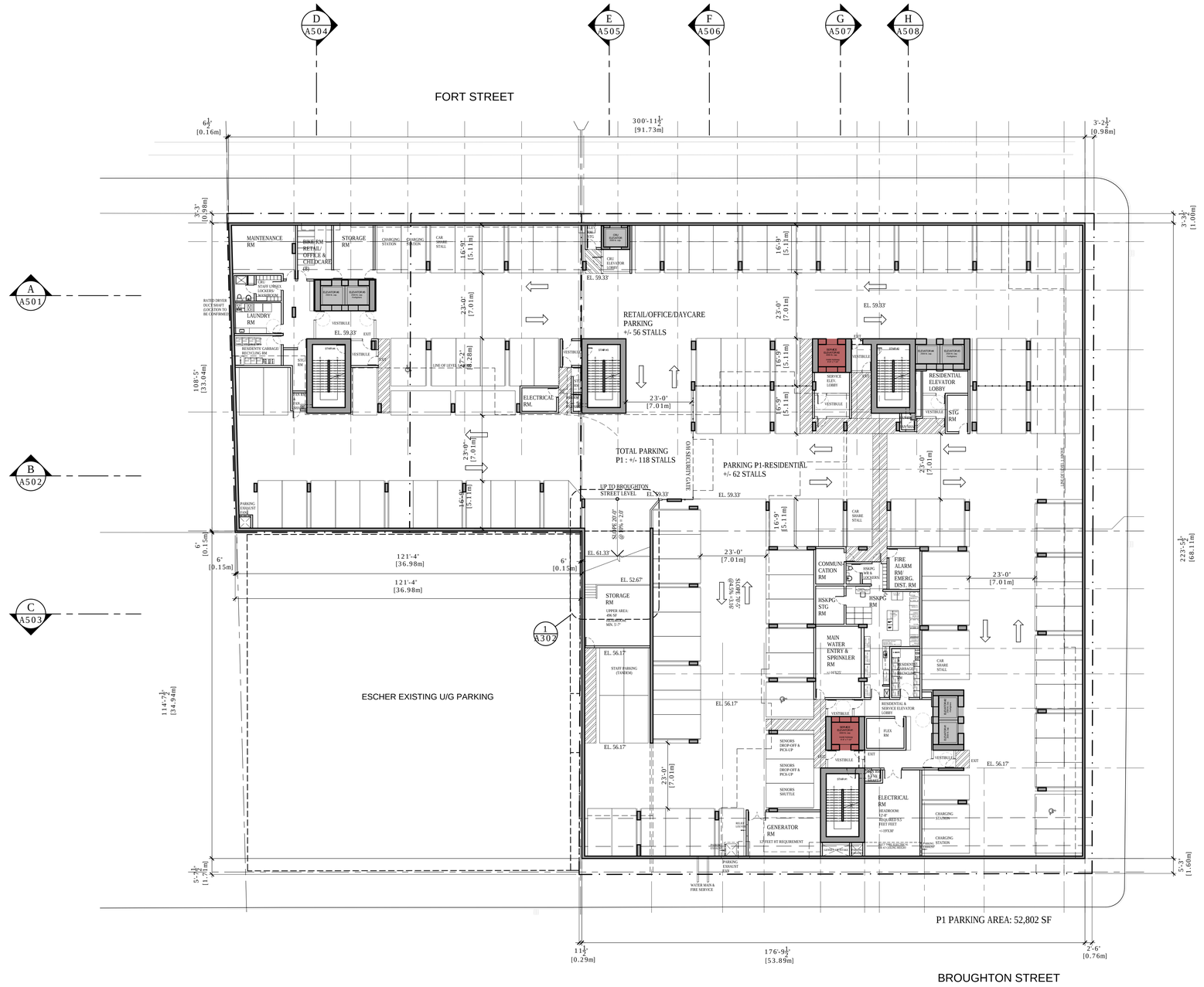
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DATE
APR 2017

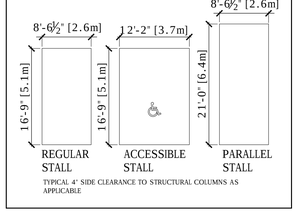
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PARKING STALL SIZE



TYPICAL 4' SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

bfa
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

P1 LEVEL FLOOR PLAN

SEAL

DRAWING NO. REVISION

A201

DATE APR 2017

DRAWN

SCALE 1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
SITE PLAN/ LEVEL 1 FLOOR PLAN

SEAL

DRAWING NO.
A202

REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
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Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
PARTIAL SERVICE / STORAGE LEVEL FLOOR PLAN

SEAL

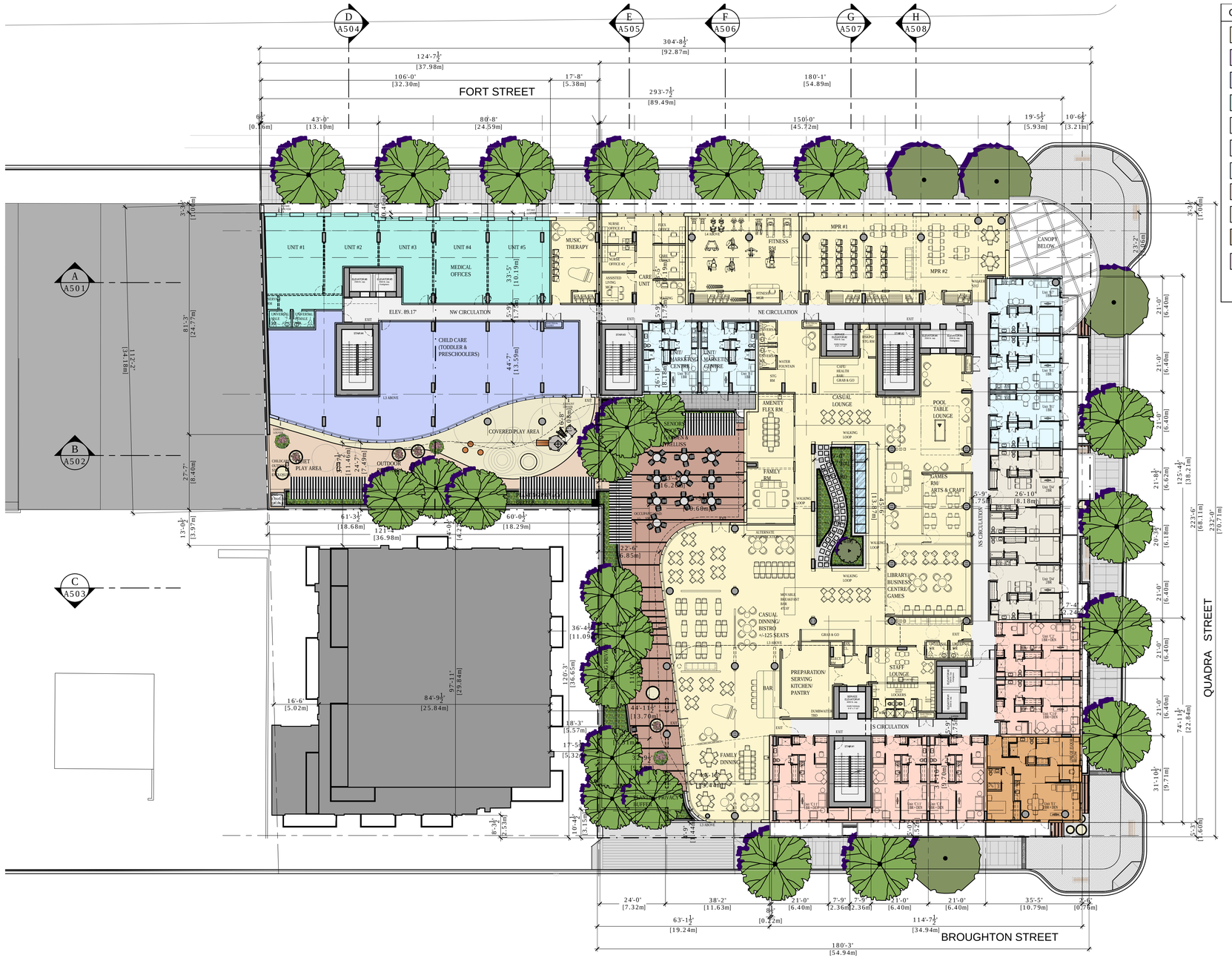
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DATE
DRAWN

SCALE
1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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Vancouver, BC V6C 2G8
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
FLOOR PLAN

SEAL

DRAWING NO. A204

REVISION -

DATE

DRAWN

SCALE 1:200

CHECKED


FORT STREET
BROUGHTON STREET
QUADRA STREET
D A504
E A505
F A506
G A507
H A508
A A501
B A502
C A503
304'-8½" [92.87m]
124'-7½" [37.98m]
180'-1" [54.89m]
293'-7½" [89.49m]
150'-0" [45.72m]
123'-8" [37.69m]
121'-4" [36.98m]
112'-2" [34.18m]
162'-7" [49.55m]
144'-0" [43.89m]
LANDSCAPE ROOF
NW CIRCULATION
NE CIRCULATION
S CIRCULATION
BALCONY
ROOF TERRACE
L2 TERRACE BELOW
L2 SENIORS ROOF GARDEN BELOW
INTERNAL COURTYARD BELOW
SKYLIGHT BELOW
ROOF GARDEN
ROOF TERRACE
BALCONIES
BALCONIES
ROOF TERRACE
ROOF TERRACE
ROOF TERRACE



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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F 604 662 4060
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4-5
FLOOR PLAN

SEAL

DRAWING NO. A206

REVISION -

DATE

DRAWN

SCALE 1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 6
FLOOR PLAN

SEAL

DRAWING NO. A207
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 7
FLOOR PLAN

SEAL

DRAWING NO. A208

REVISION -

DATE

DRAWN

SCALE 1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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600 - 355 Burrard Street
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
FLOOR PLAN

SEAL

DRAWING NO. A209

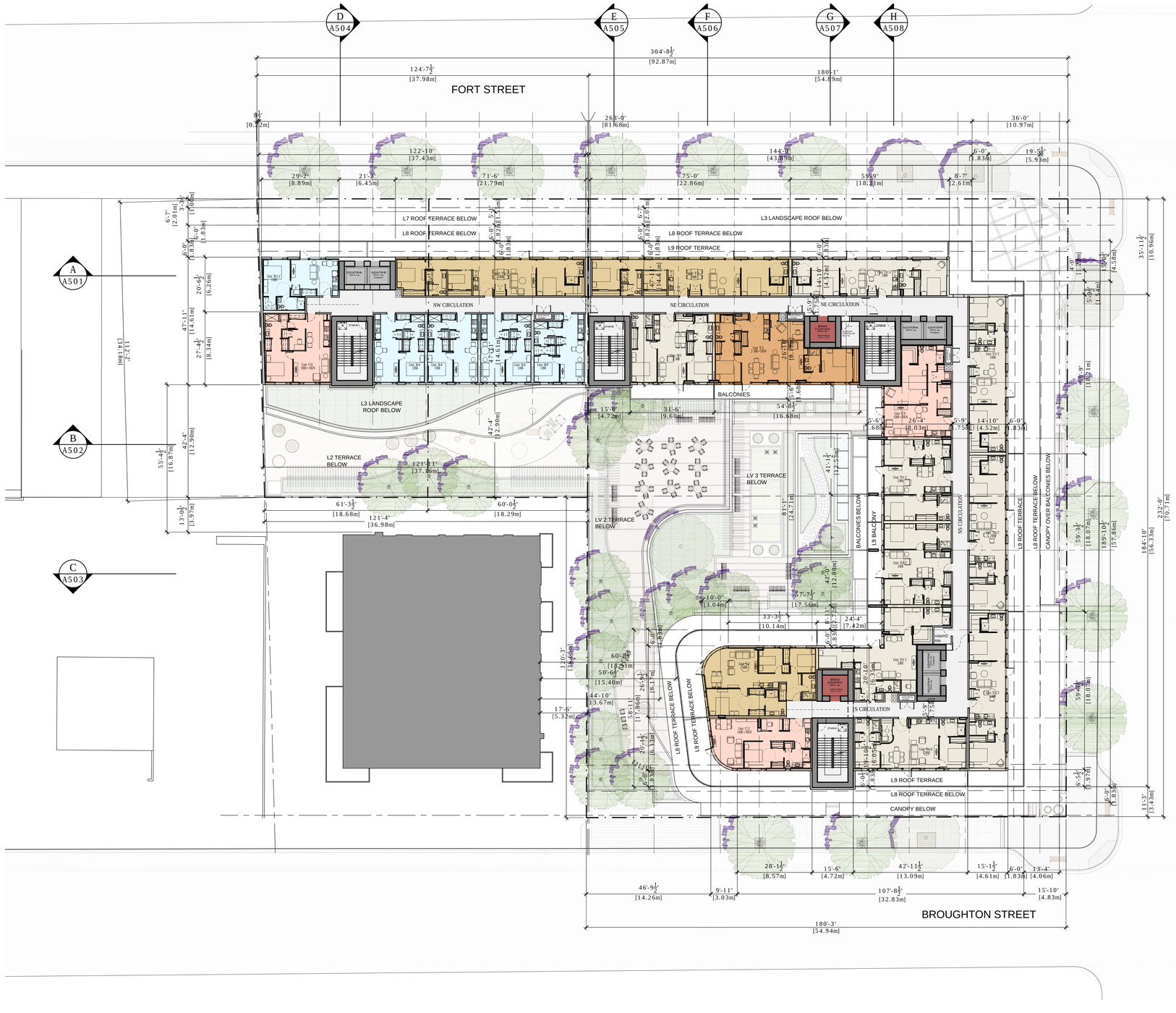
REVISION -

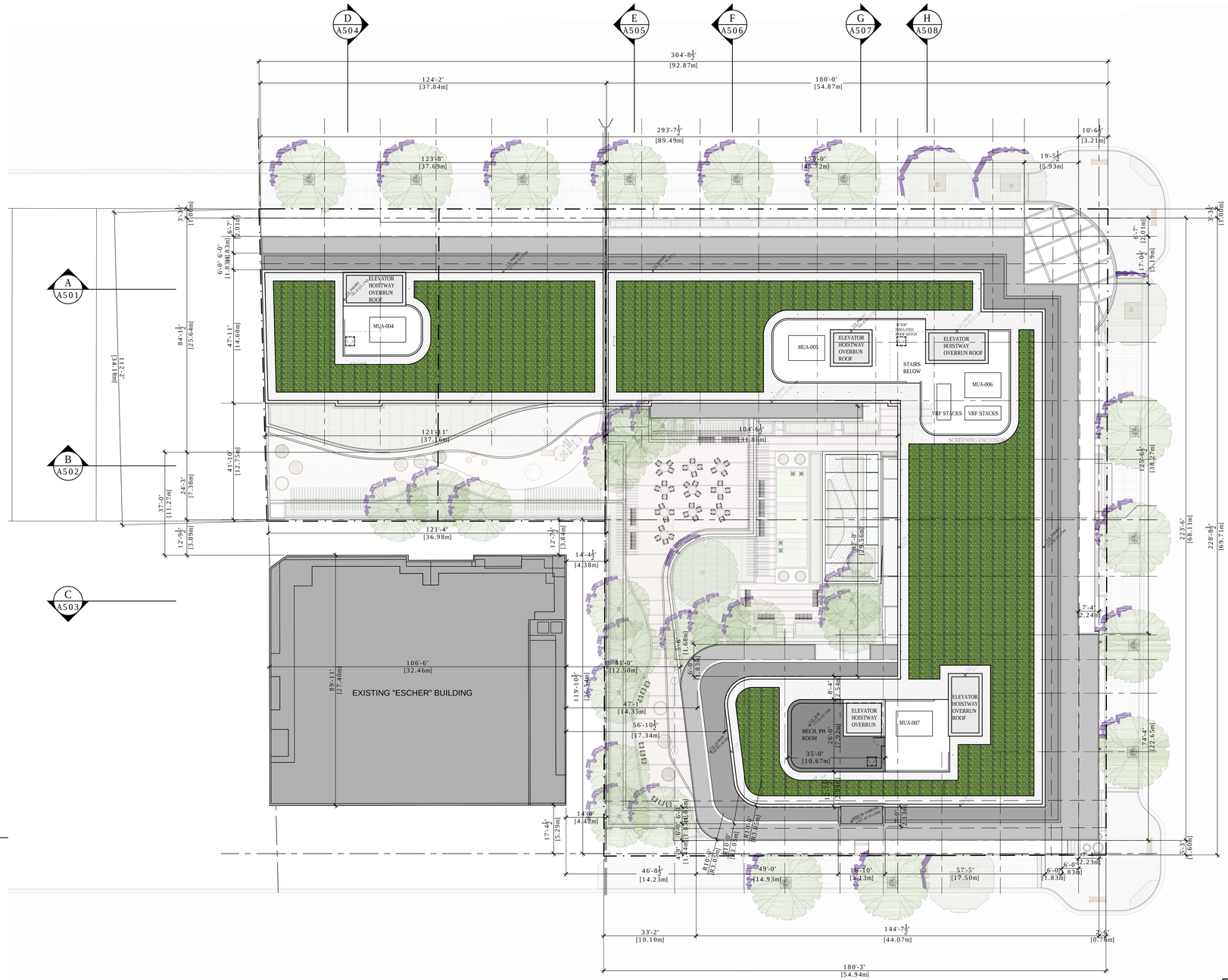
DATE

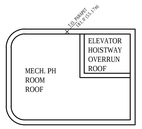
DRAWN

SCALE 1:200

CHECKED


FORT STREET
BROUGHTON STREET
QUADRA STREET
D A504
E A505
F A506
G A507
H A508
A A501
B A502
C A503
304'-8½" [92.87m]
124'-7½" [37.98m]
180'-1" [54.89m]
268'-0" [81.68m]
122'-10" [37.45m]
144'-0" [43.89m]
36'-0" [10.97m]
L7 ROOF TERRACE BELOW
L8 ROOF TERRACE BELOW
L3 LANDSCAPE ROOF BELOW
L9 ROOF TERRACE
NW CIRCULATION
NE CIRCULATION
BALCONIES
L3 LANDSCAPE ROOF BELOW
L2 TERRACE BELOW
LV 3 TERRACE BELOW
LV 2 TERRACE BELOW
BALCONIES BELOW
L9 BALCONY
NS CIRCULATION
L8 ROOF TERRACE BELOW
CANOPY OVER BALCONIES BELOW
L9 ROOF TERRACE BELOW
CANOPY BELOW
L8 ROOF TERRACE BELOW
L9 ROOF TERRACE
S CIRCULATION
GARDEN
ELEVATOR MACHINE ROOM
ELEVATOR PIT
ELEVATOR OVERRUN
MECHANICAL
ELECTRICAL
ROOF ACCESS
Unit B1 | 1BR
Unit B2 | 1BR
Unit B3 | 1BR
Unit B4 | 1BR
Unit C1 | 1BR+DEN
Unit C2 | 1BR+DEN
Unit D1 | 2BR
Unit D2 | 2BR
Unit D3 | 2BR
Unit D4 | 2BR
Unit E1 | 2BR+DEN
Unit E2 | 2BR+DEN
Unit F1 | 3BR
Unit F2 | 3BR
HSKPG
274'-2" [83.51m]
42'-4" [12.90m]
121'-11" [37.16m]
61'-3½" [18.68m]
60'-0½" [18.29m]
121'-4" [36.98m]
81'-1" [24.71m]
41'-1½" [12.53m]
42'-0" [12.80m]
57'-7½" [17.56m]
10'-0" [3.04m]
33'-3½" [10.14m]
24'-4" [7.42m]
120'-3" [36.66m]
60'-8½" [18.51m]
50'-6" [15.40m]
44'-10" [13.67m]
17'-6" [5.32m]
28'-1½" [8.57m]
15'-6" [4.72m]
42'-11½" [13.09m]
15'-1½" [4.61m]
13'-4" [4.06m]
46'-9½" [14.26m]
9'-11" [3.03m]
107'-8½" [32.83m]
15'-10" [4.83m]
180'-3" [54.94m]
184'-10" [56.33m]
232'-0" [70.71m]
189'-10½" [57.86m]
59'-3½" [18.07m]
59'-3½" [18.07m]
59'-3½" [18.07m]
35'-1½" [10.90m]
15'-0" [4.58m]
14'-3" [4.34m]
6'-7" [2.01m]
3'-3½" [1.00m]
6'-0" [1.83m]
20'-6½" [6.26m]
47'-11" [14.61m]
27'-4½" [8.34m]
55'-4½" [16.87m]
13'-0½" [3.97m]
5'-6" [1.68m]
26'-4" [8.03m]
5'-9" [1.75m]
14'-10" [4.52m]
6'-0" [1.83m]
5'-6" [1.68m]
26'-7½" [8.12m]
6'-0" [1.83m]
6'-7" [2.01m]
5'-3" [1.60m]
6'-0" [1.83m]
6'-0" [1.83m]
6'-0" [1.83





1 MECH. PH ROOM ROOF
1:200

NOTES

1. LOCATION AND DETAILS OF MECHANICAL ROOF TOP UNITS AND RESPECTIVE SCREENING ENCLOSURE ARE APPROXIMATE, TO BE CONFIRMED BY MECHANICAL CONSULTANT AT WORKING DRAWINGS STAGE

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ARCHITECTS
600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfriars.com
T 604 662 8544
F 604 662 4060
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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

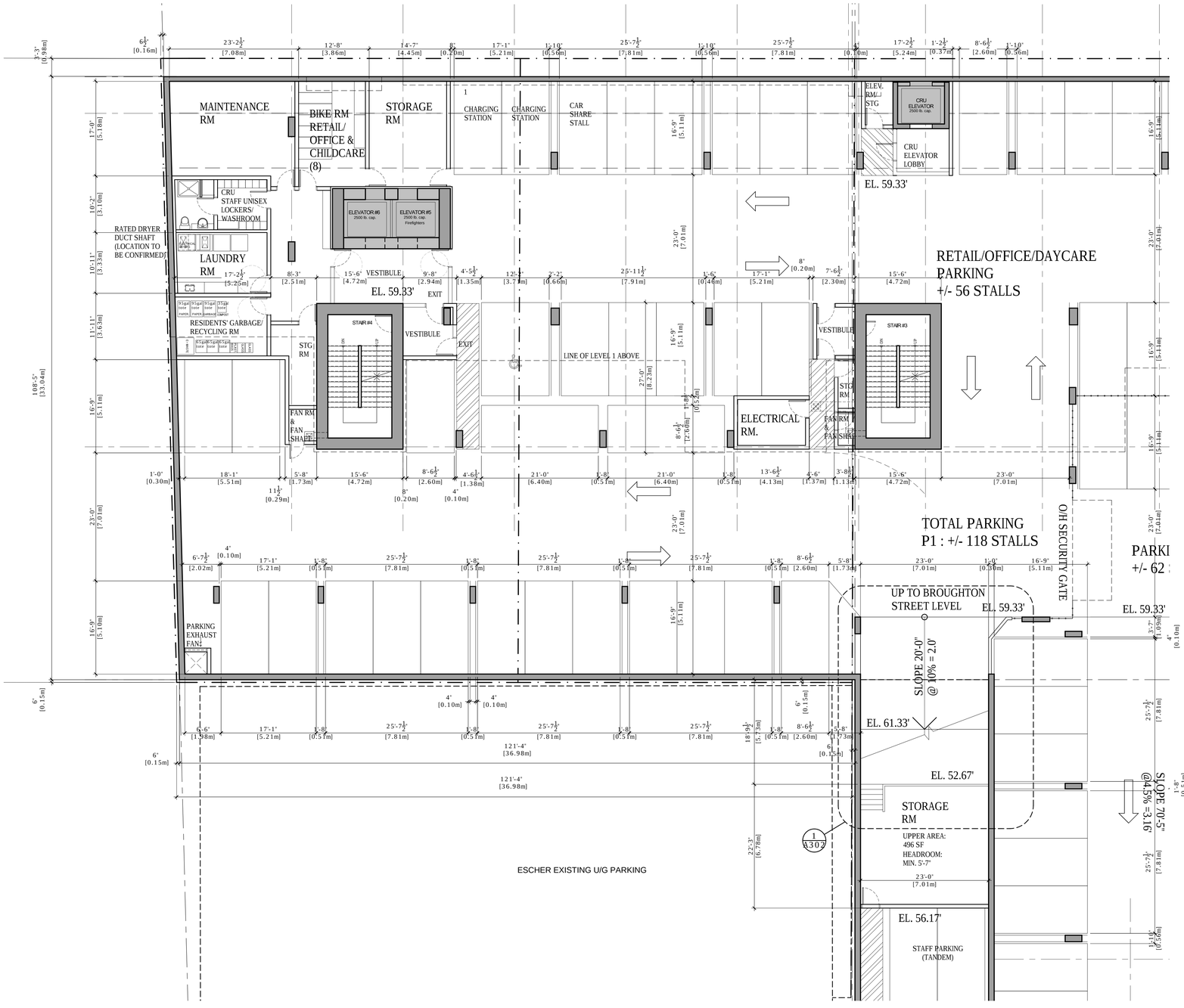
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
ROOF PLAN

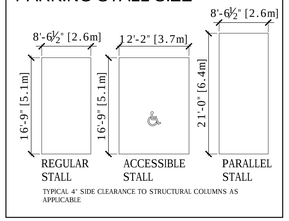
SEAL

DRAWING NO. A211
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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0 1 2 3 4 5 6 7m

0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
P1 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A301

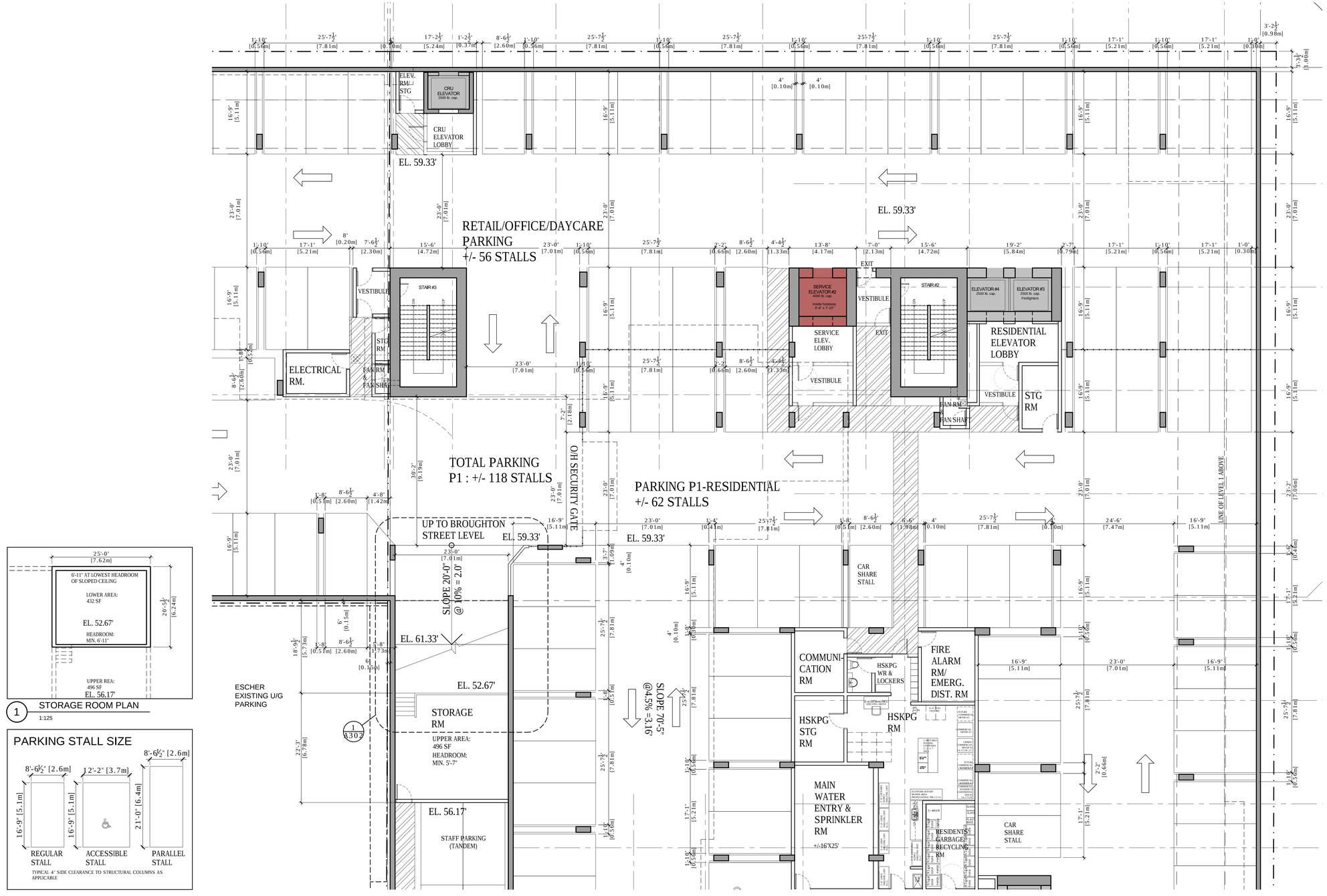
REVISION

DATE
APR 2017

DRAWN

SCALE
1:100

CHECKED



1 STORAGE ROOM PLAN
1:125

bfa
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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

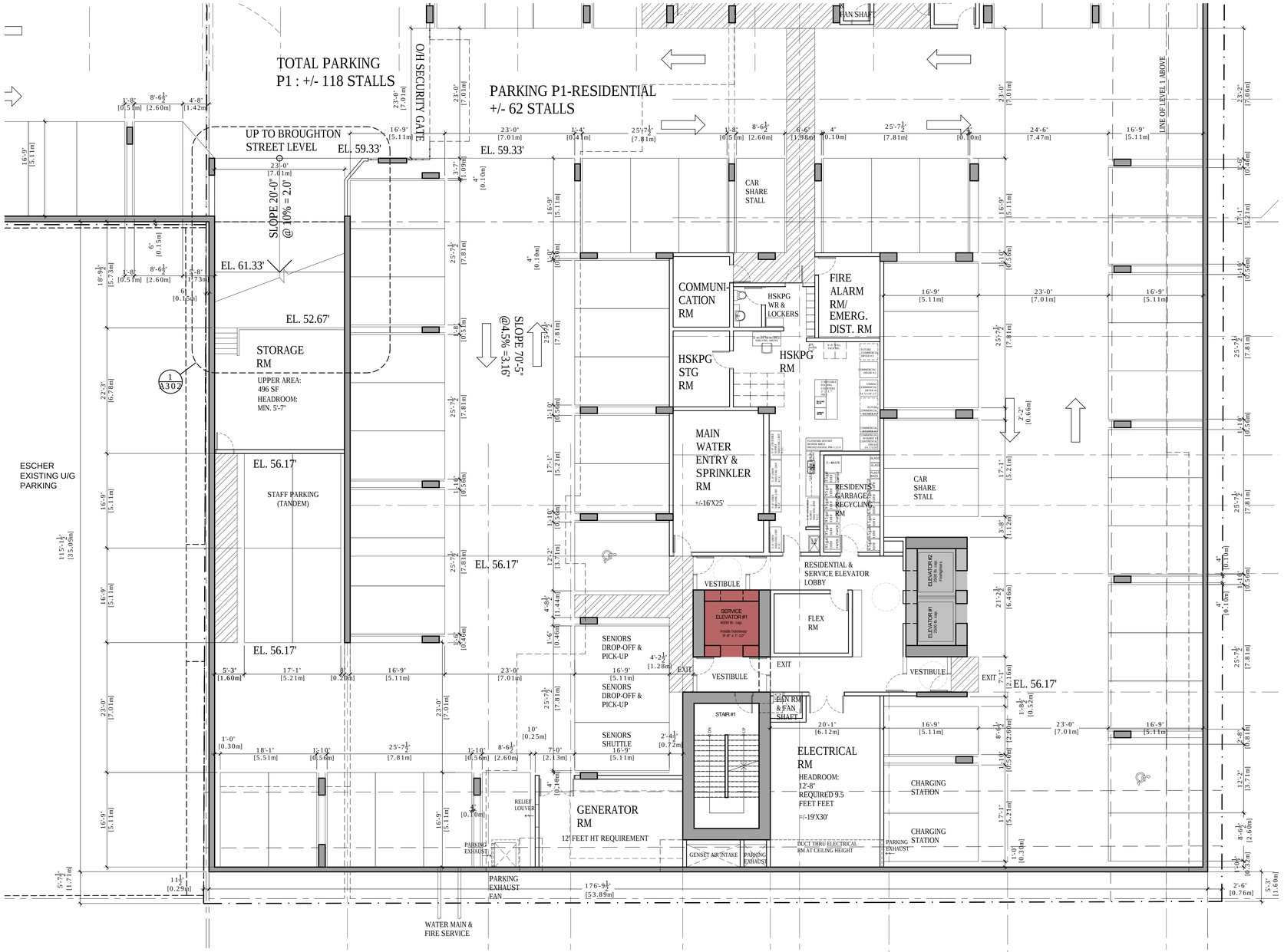
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
P1 LEVEL
PARTIAL FLOOR PLAN

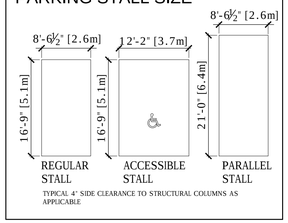
SEAL

DRAWING NO. A302
REVISION

DATE APR 2017
DRAWN
SCALE 1:100
CHECKED



PARKING STALL SIZE



TYPICAL 4' SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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www.besharatfriars.com

T 604 662 8544
F 604 662 4060
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0 1 2 3 4 5 6 7m

0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
P1 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A303

REVISION

DATE
APR 2017

DRAWN

SCALE
1:100

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO.
A304A

REVISION
-

DATE
DRAWN
SCALE
1:100
CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
PARTIAL SERVICE / STORAGE LEVEL FLOOR PLAN (FORT BUILDING)

SEAL

DRAWING NO.
A305A

REVISION
-

DATE

DRAWN

SCALE
1:100

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
PARTIAL FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO.
A306A

REVISION
-

DATE

DRAWN

SCALE
1:100

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 3
UNITS FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO.
A307A

REVISION
-

DATE

DRAWN

SCALE
1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
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- D - 2 BEDROOM
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4 TO 6
UNITS FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO. A308A1

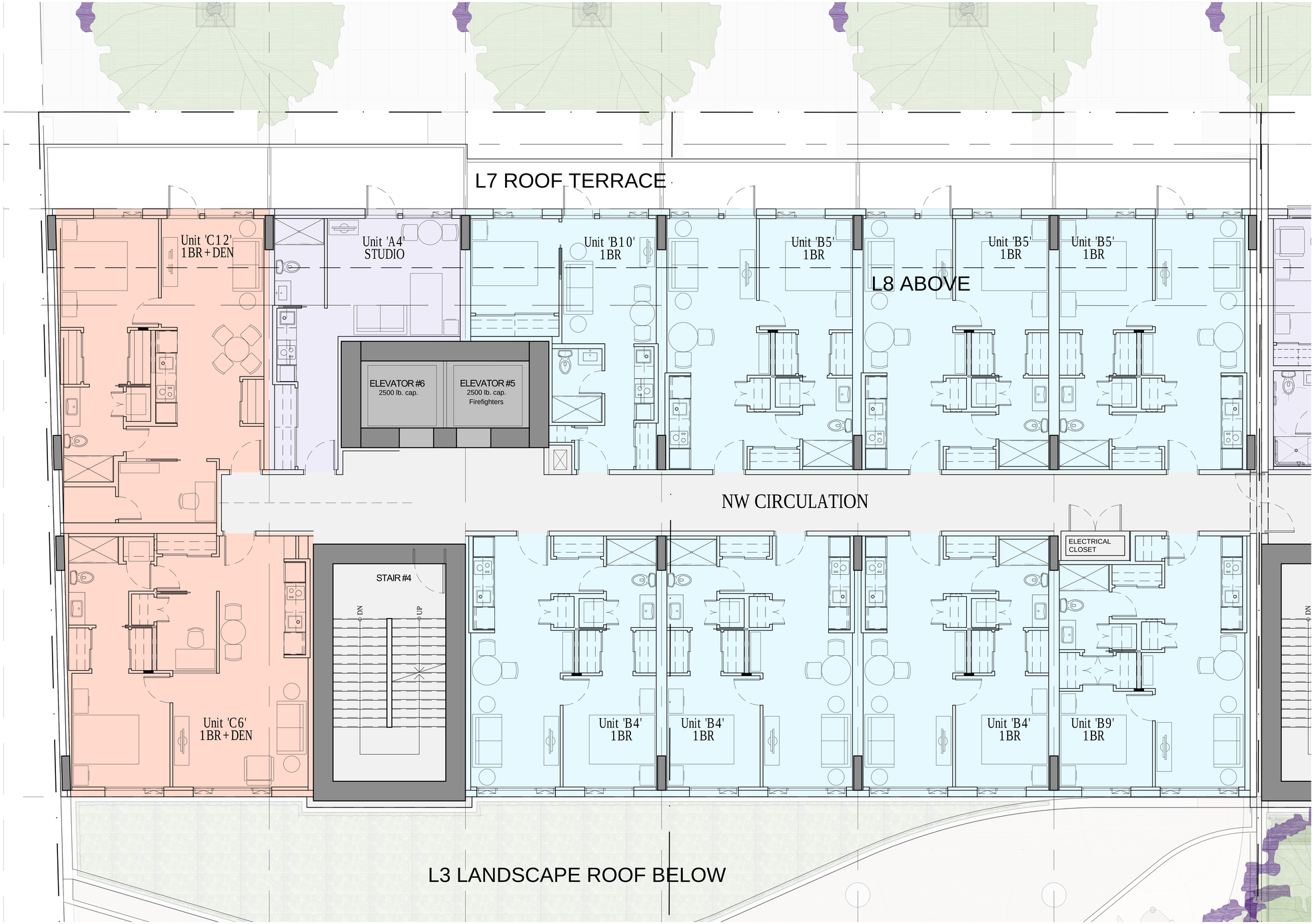
REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 7
UNITS FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO. A308A2

REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED

L7 ROOF TERRACE BELOW

L8 ROOF TERRACE

L9 ABOVE

Unit 'C7'
1BR + DEN

ELEVATOR #6
2500 lb. cap.

ELEVATOR #5
2500 lb. cap.
Firefighters

Unit 'A5'
STUDIO

Unit 'C8'
1BR + DEN

Unit 'C8'
1BR + DEN

ELEVATOR
CONTROLLER
RM. 7'x9'

NW CIRCULATION

ELECTRICAL
CLOSET

STAIR #4

DN

UP

Unit 'C6'
1BR + DEN

Unit 'B4'
1BR

Unit 'B4'
1BR

Unit 'B4'
1BR

Unit 'B9'
1BR

L3 LANDSCAPE ROOF BELOW

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO. A309A

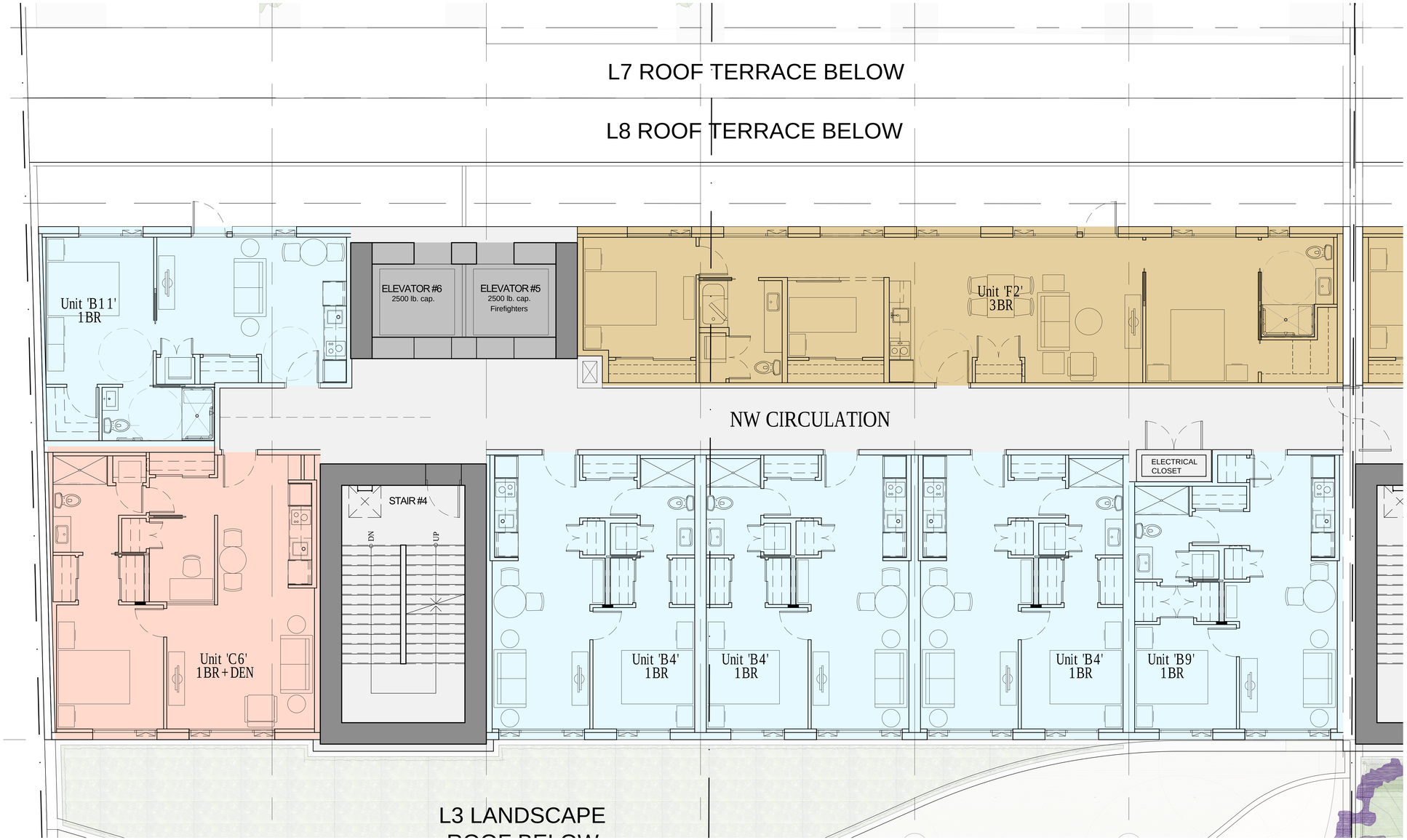
REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m
0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
UNITS FLOOR PLAN
(FORT BUILDING)

SEAL

DRAWING NO. A310A
REVISION -

DATE
DRAWN
SCALE 1:50
CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN
(QUADRA BUILDING NORTH)

SEAL

DRAWING NO. A304B

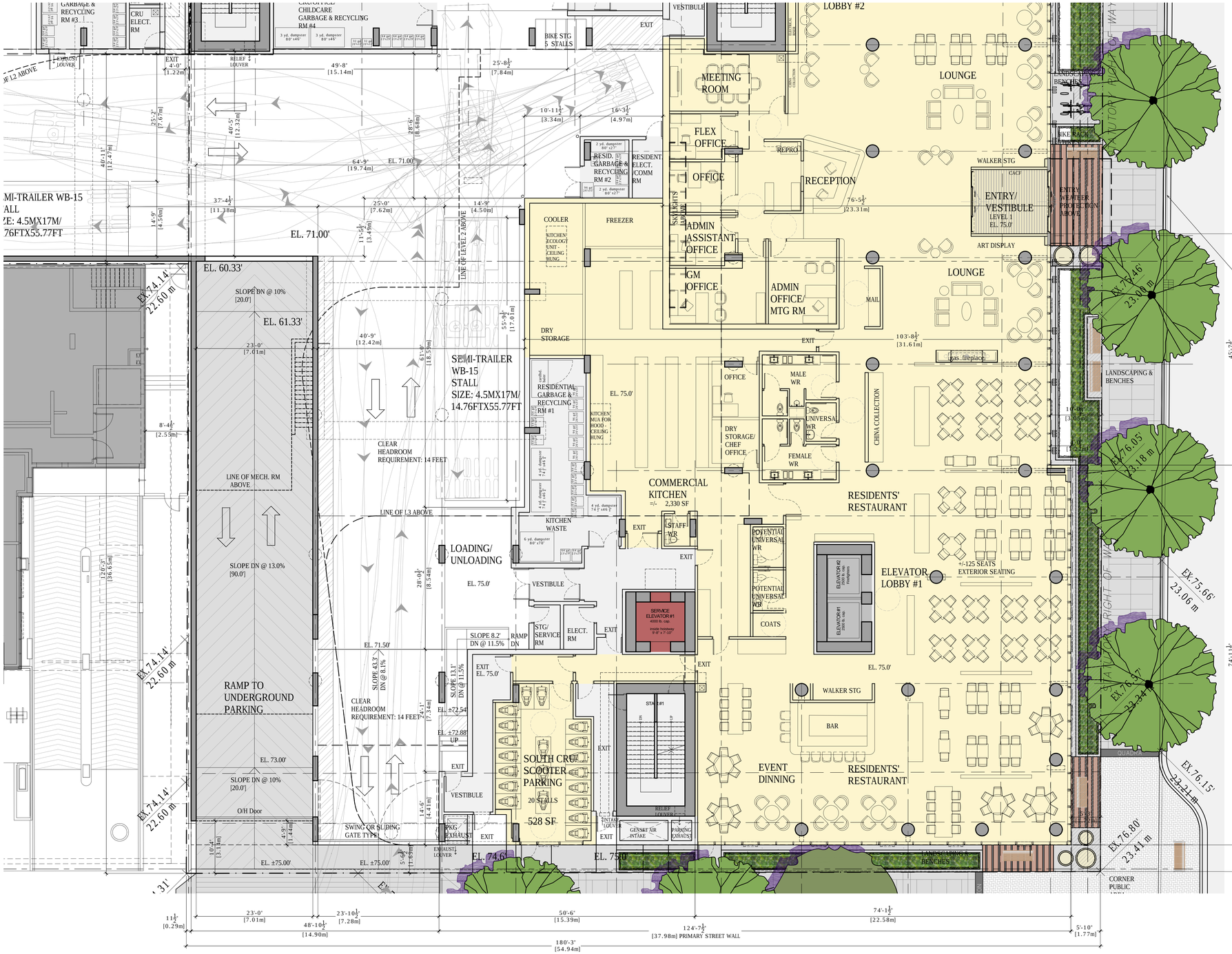
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DATE

DRAWN

SCALE 1:100

CHECKED



SENIORS' DROP OFF & PICK UP PROPOSED RESERVED 3 STALLS (MAXIMUM 3 MINUTES & 20 MINUTES PASSENGER DROP OFF ZONE)

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN
(QUADRA BUILDING SOUTH)

SEAL

DRAWING NO. A304C
REVISION -

DATE
DRAWN
SCALE 1:100
CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m

0 5 10 15 20 25'

CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

PARTIAL SERVICE / STORAGE LEVEL FLOOR PLAN (QUADRA BUILDING)

SEAL

DRAWING NO.

A305B

REVISION

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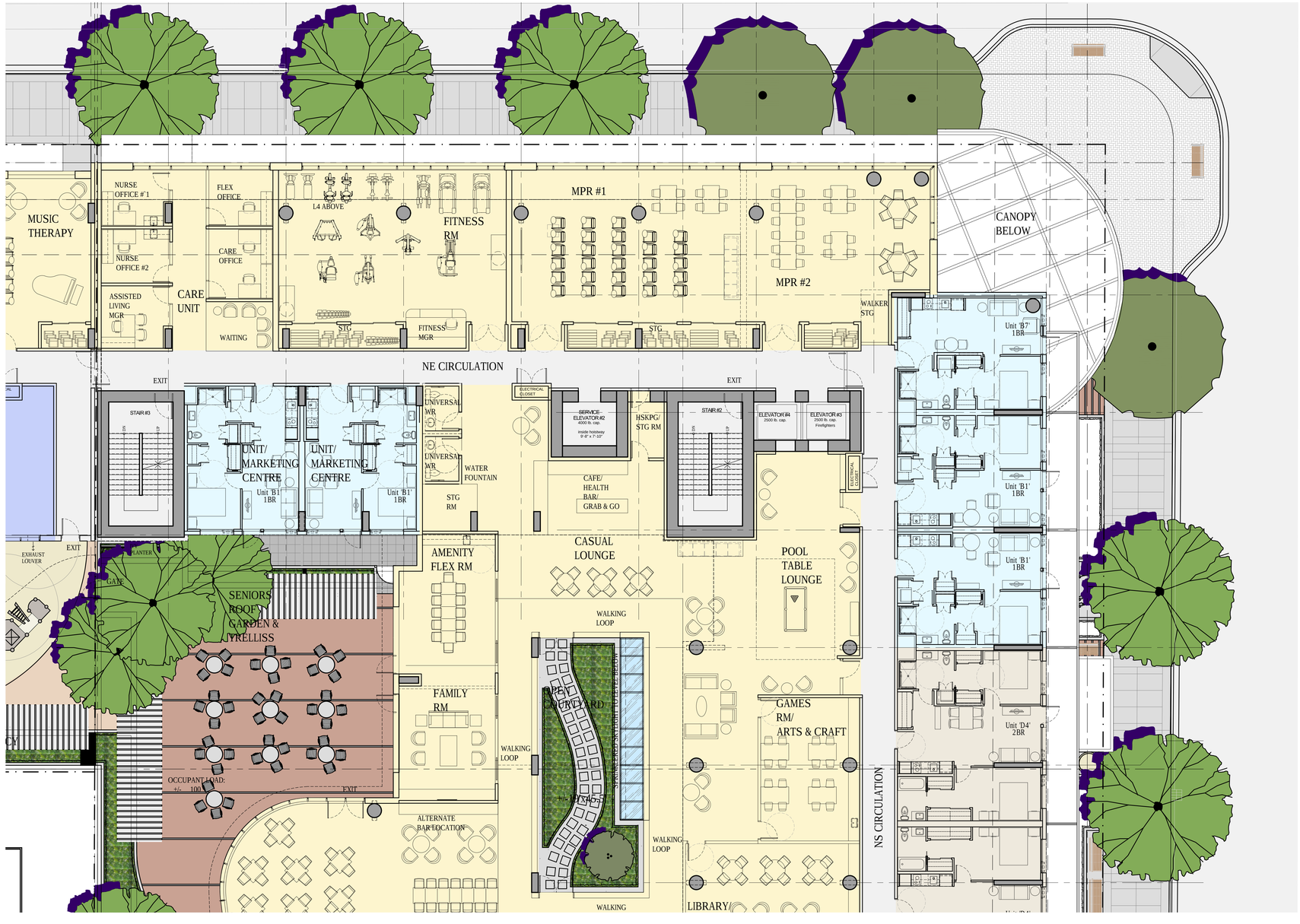
DATE

DRAWN

SCALE

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CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
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0 1 2 3 4 5 6 7m

0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
PARTIAL FLOOR PLAN
(QUADRA BUILDING NORTH)

SEAL

DRAWING NO.
A306B

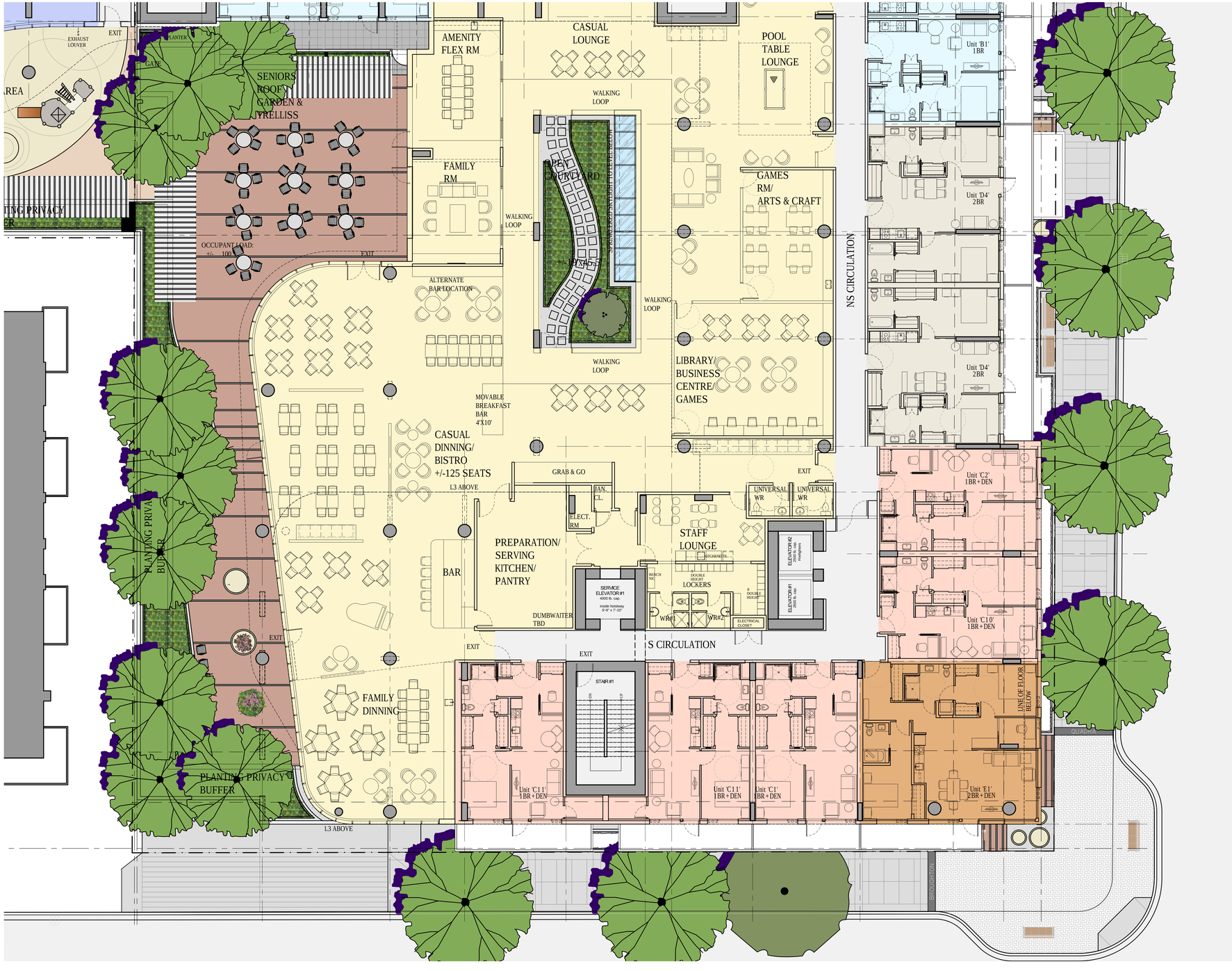
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SCALE
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CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
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- F - 3 BEDROOM

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
PARTIAL FLOOR PLAN
(QUADRA BUILDING SOUTH)

SEAL

DRAWING NO. A306C

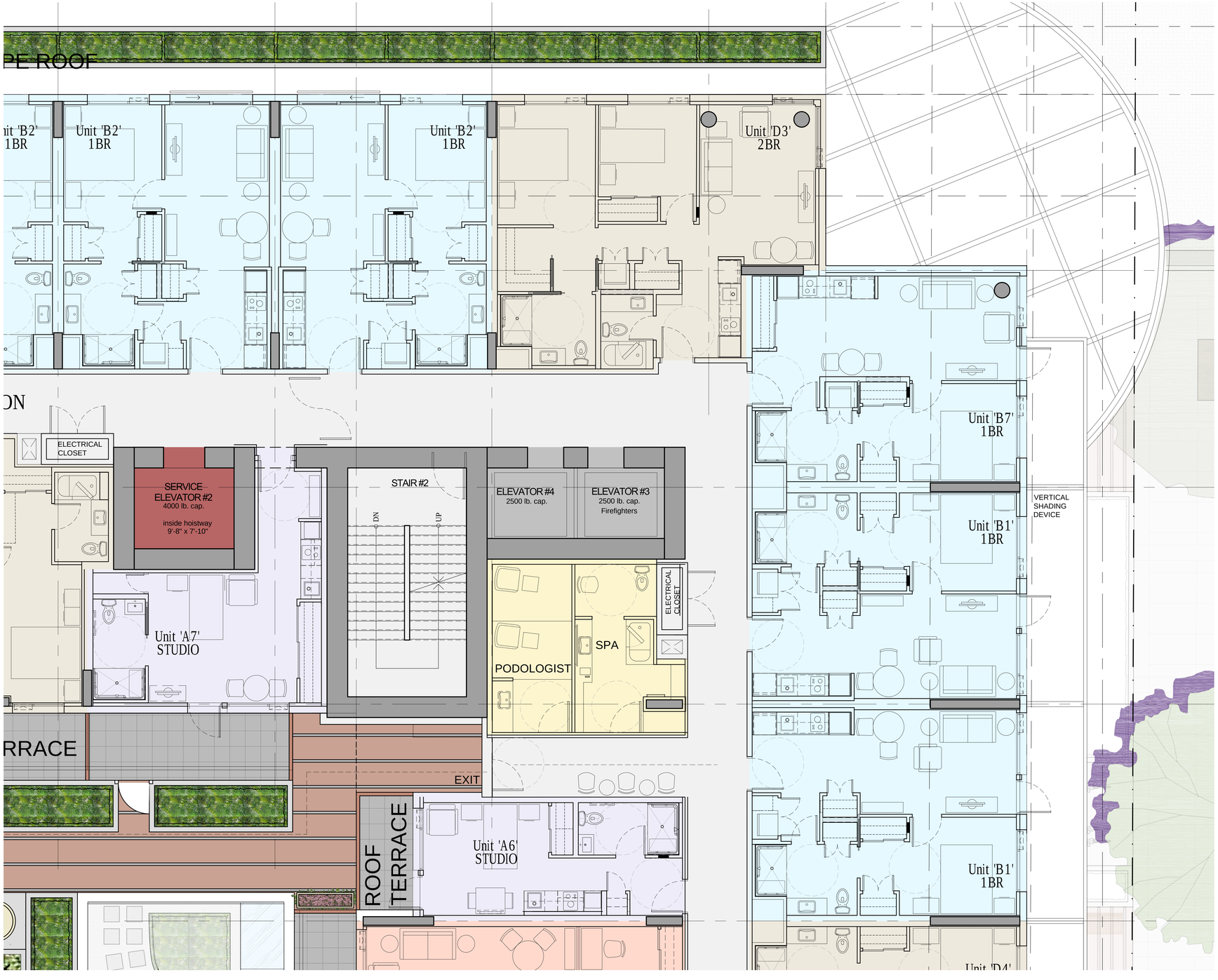
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DATE

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SCALE 1:100

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COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
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0 1 2 3m
0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 3
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH-EAST)

SEAL

DRAWING NO.
A307B

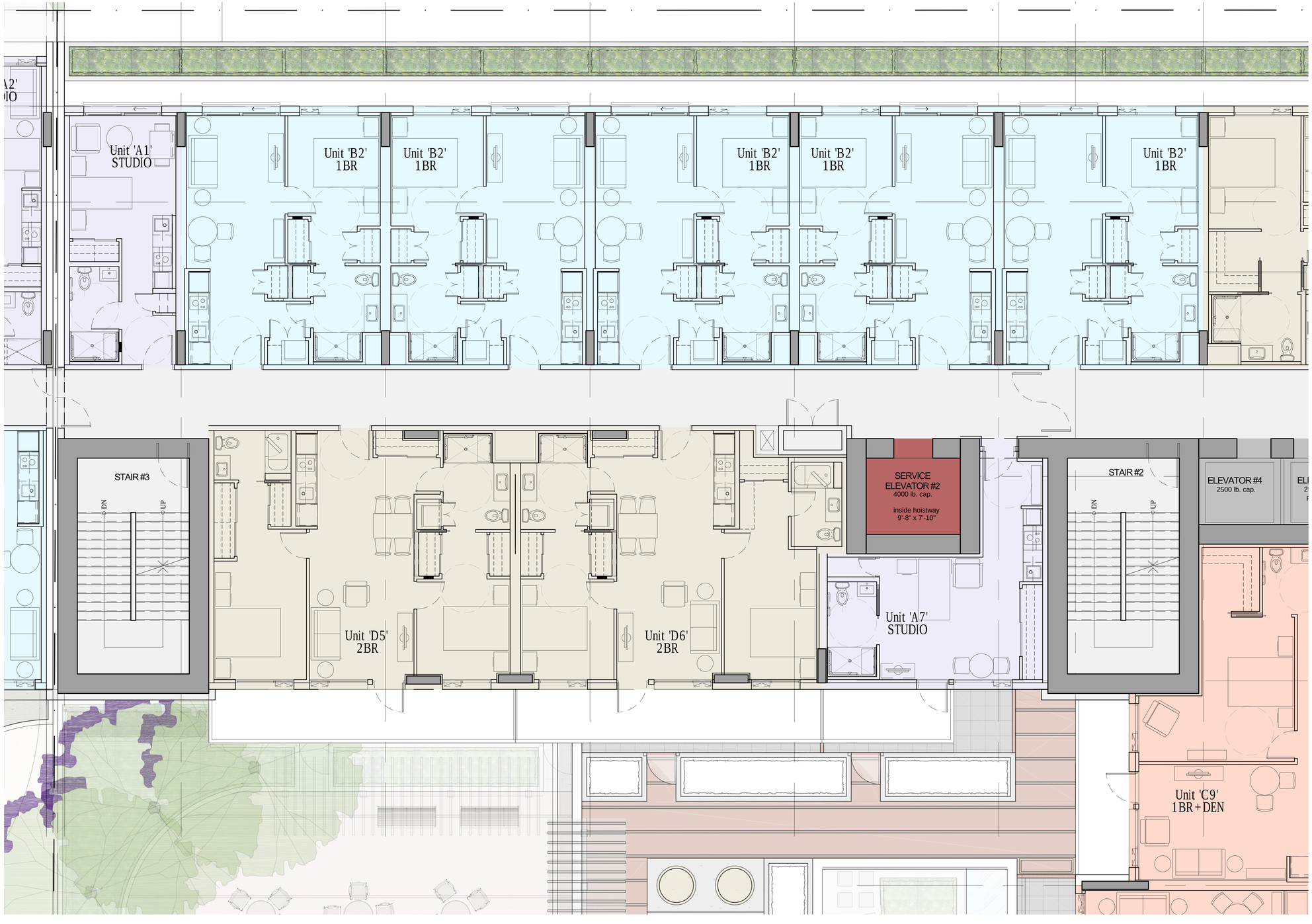
REVISION
-

DATE

DRAWN

SCALE
1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4 TO 7
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH)

SEAL

DRAWING NO.
A308B

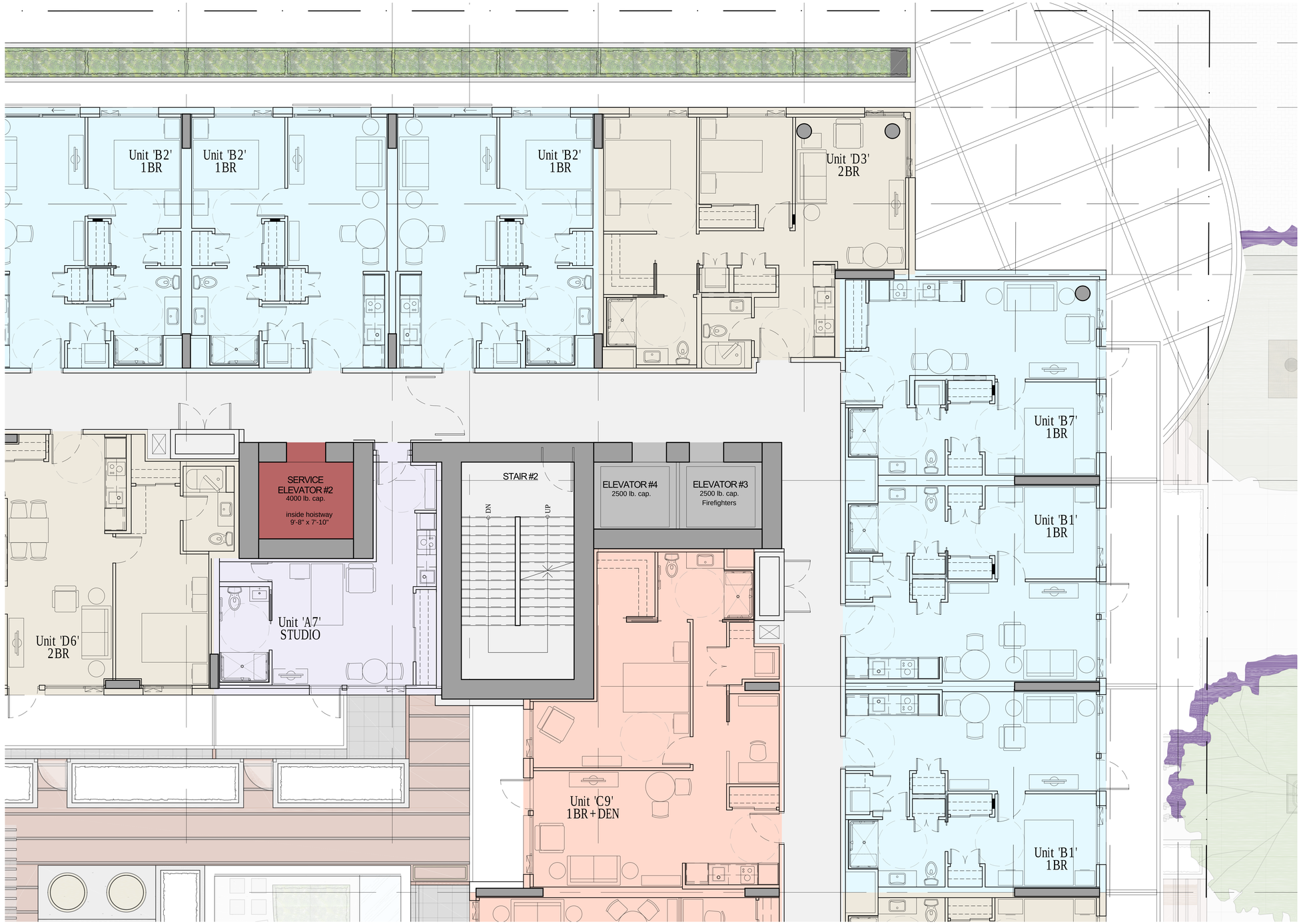
REVISION
-

DATE

DRAWN

SCALE
1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

LEVEL 4 TO 7
UNITS FLOOR PLAN
(QUADRA BUILDING
NORTH-EAST)

SEAL

DRAWING NO. REVISION

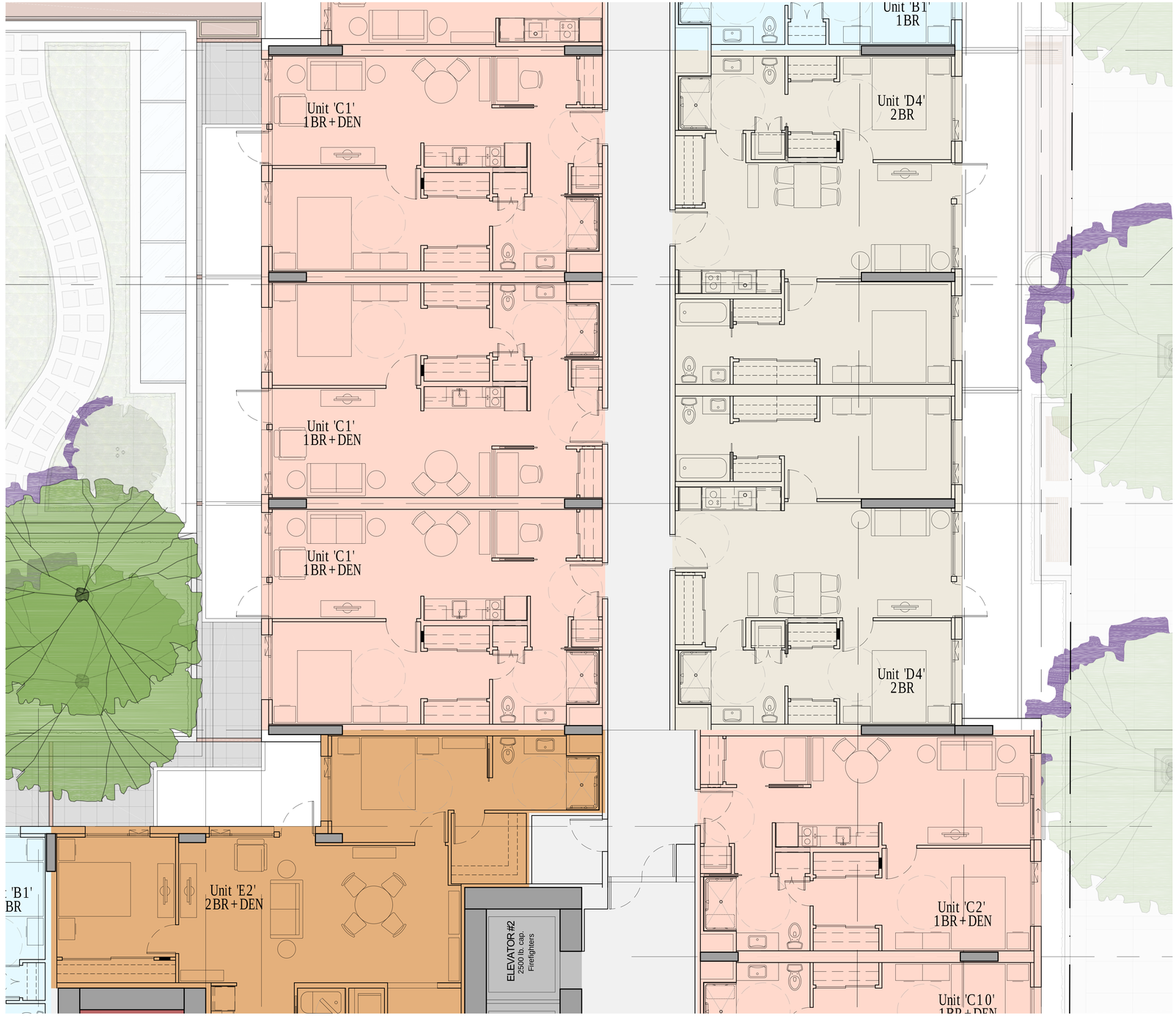
A308C

-

DATE DRAWN

SCALE CHECKED

1:50



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4 TO 7
UNITS FLOOR PLAN
(QUADRA BUILDING EAST)

SEAL

DRAWING NO.
A308D

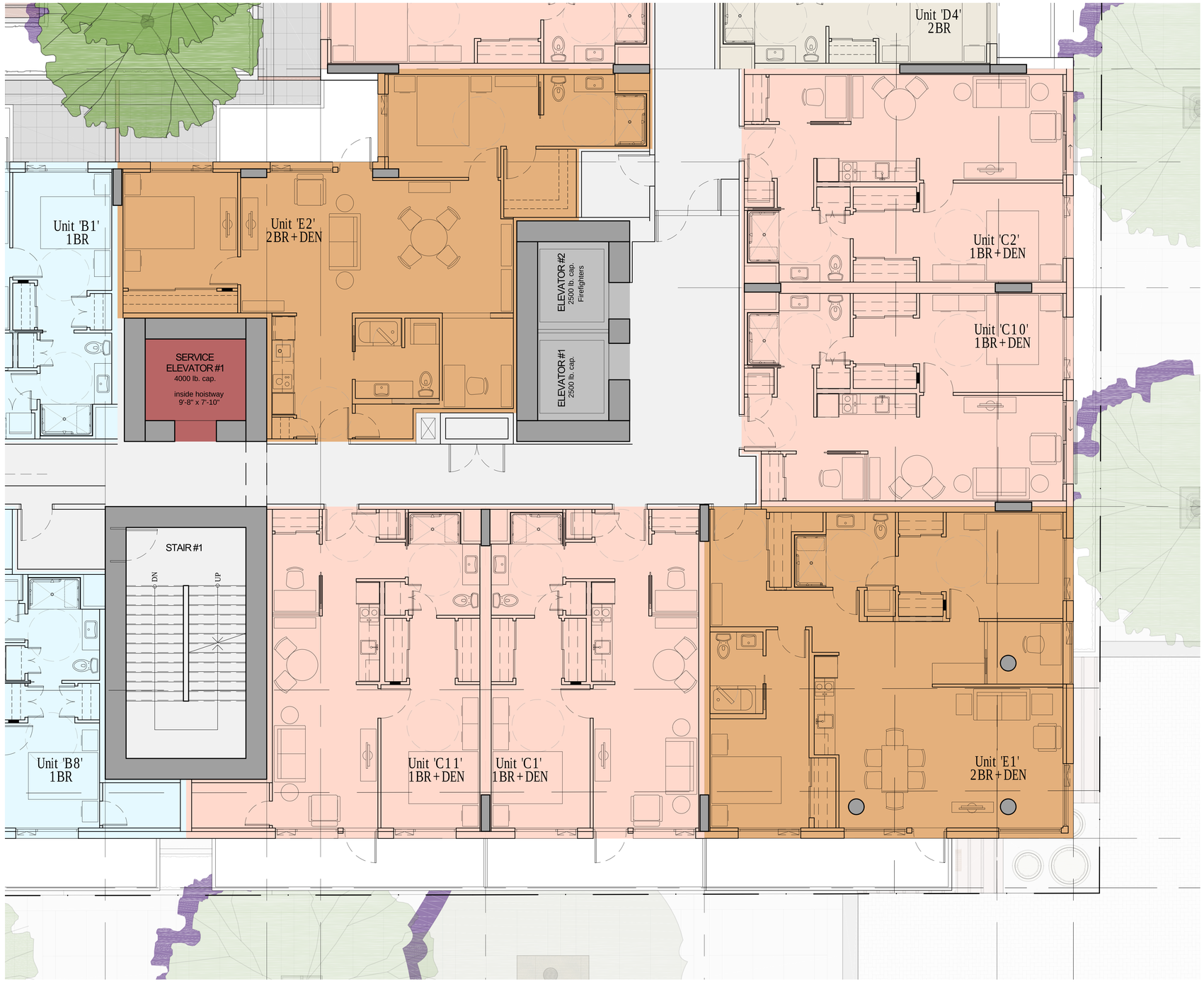
REVISION
-

DATE

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CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4 TO 7
UNITS FLOOR PLAN
(QUADRA BUILDING
SOUTH-EAST)

SEAL

DRAWING NO. A308E

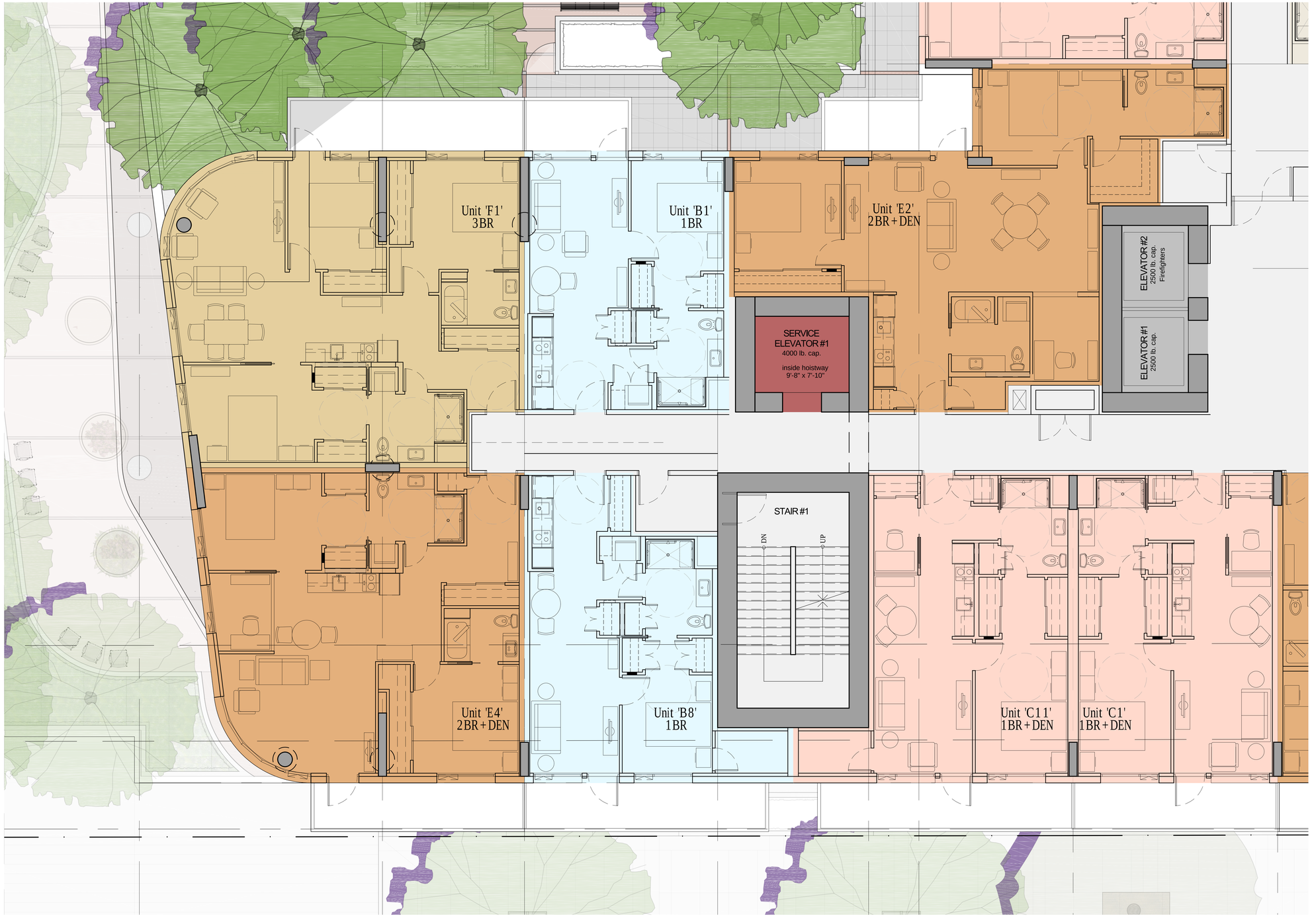
REVISION -

DATE

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SCALE 1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m
0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

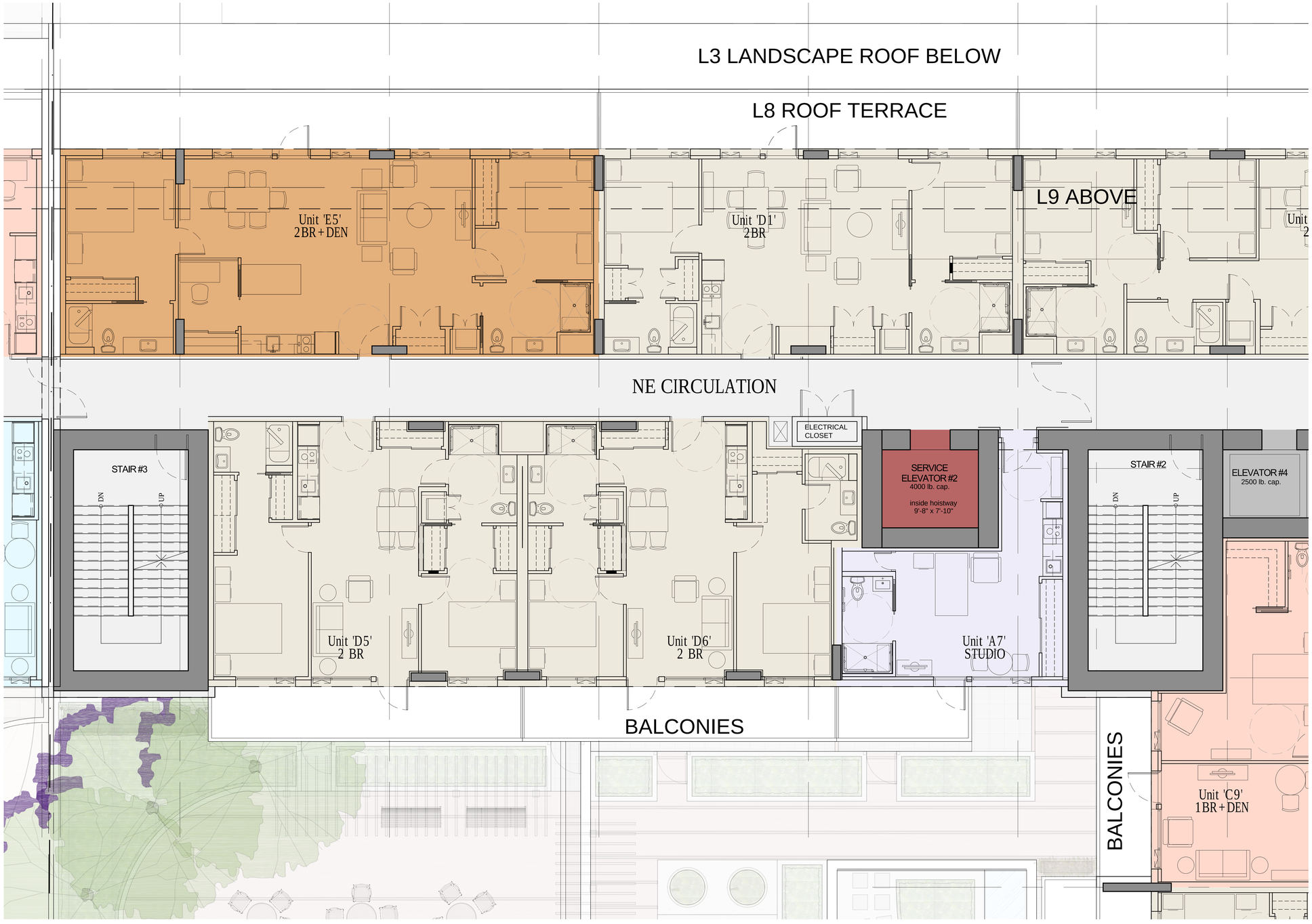
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 4 TO 7
UNITS FLOOR PLAN
(QUADRA BUILDING
SOUTH-WEST)

SEAL

DRAWING NO. A308F
REVISION -

DATE
DRAWN
SCALE 1:50
CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
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- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH)

SEAL

DRAWING NO.
A309B

REVISION
-

DATE

DRAWN

SCALE
1:50

CHECKED

L3 LANDSCAPE ROOF BELOW

L8 ROOF TERRACE

L9 ABOVE

Unit 'D1'
2BR

Unit 'D13'
2BR

CIRCULATION

ELECTRICAL CLOSET

SERVICE ELEVATOR #2
4000 lb. cap.

inside hoistway
9'-8" x 7'-10"

STAIR #2

DN

UP

ELEVATOR #4
2500 lb. cap.

ELEVATOR #3
2500 lb. cap.
Firefighters

Unit 'D14'
2BR

Unit 'D6'
2 BR

Unit 'A7'
STUDIO

Unit 'C9'
1BR + DEN

ELECTRICAL CLOSET

Unit 'D7'
2BR

CONIES

BALCONIES

CE

OVER BALCONIES BELOW

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH-EAST)

SEAL

DRAWING NO. A309C

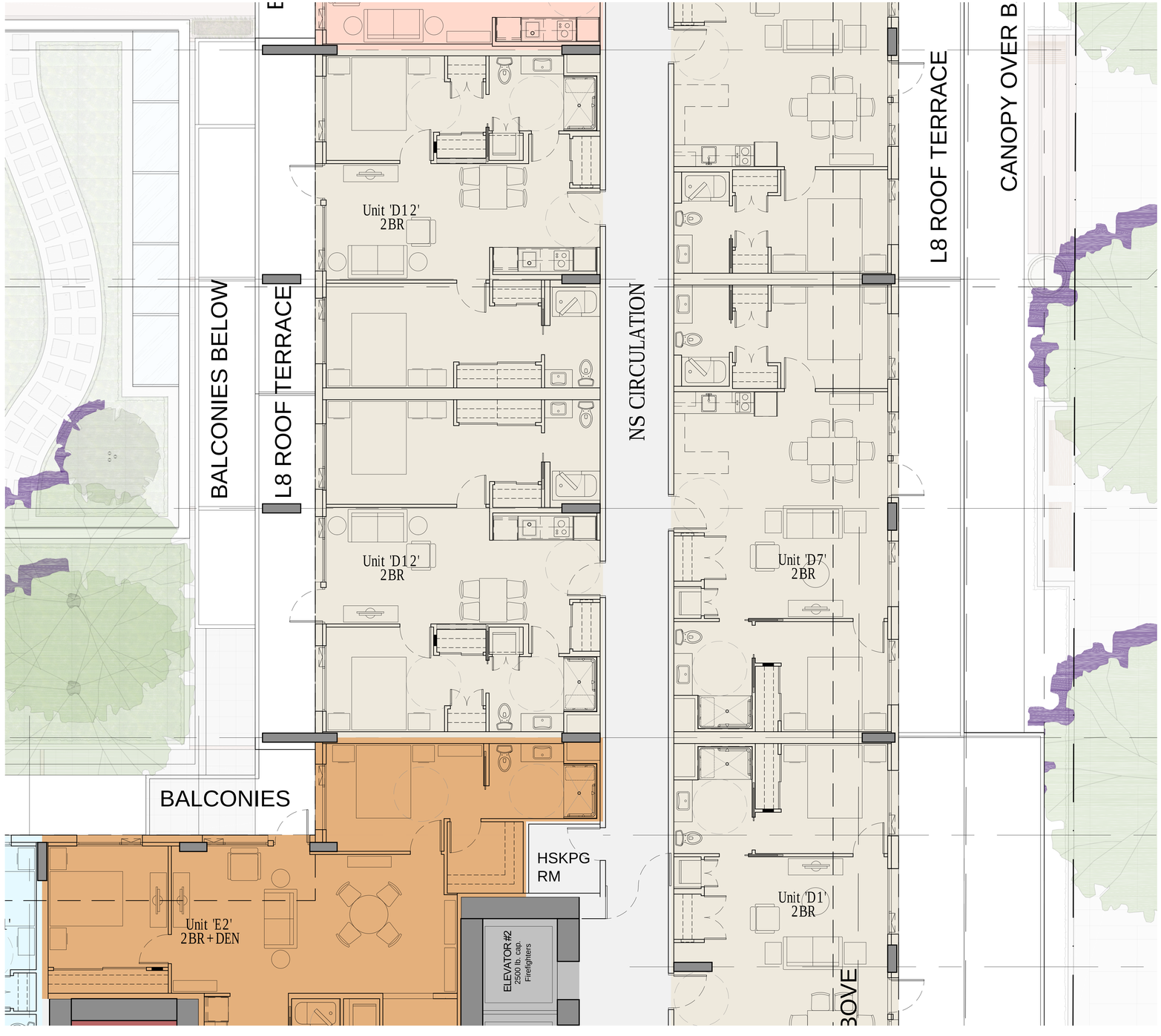
REVISION -

DATE

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SCALE 1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(QUADRA BUILDING EAST)

SEAL

DRAWING NO. A309D

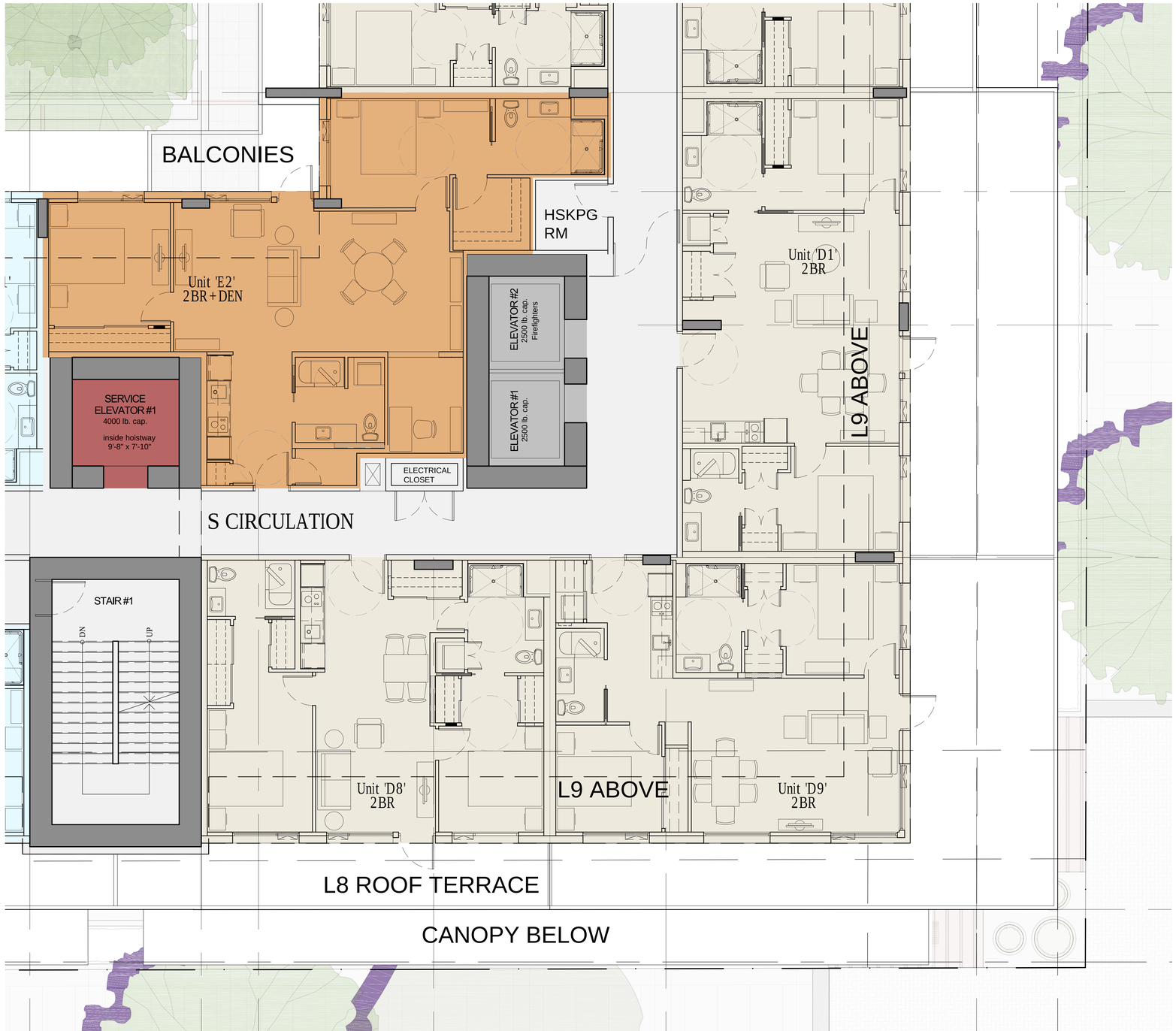
REVISION -

DATE

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CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(QUADRA BUILDING SOUTH-EAST)

SEAL

DRAWING NO. A309E

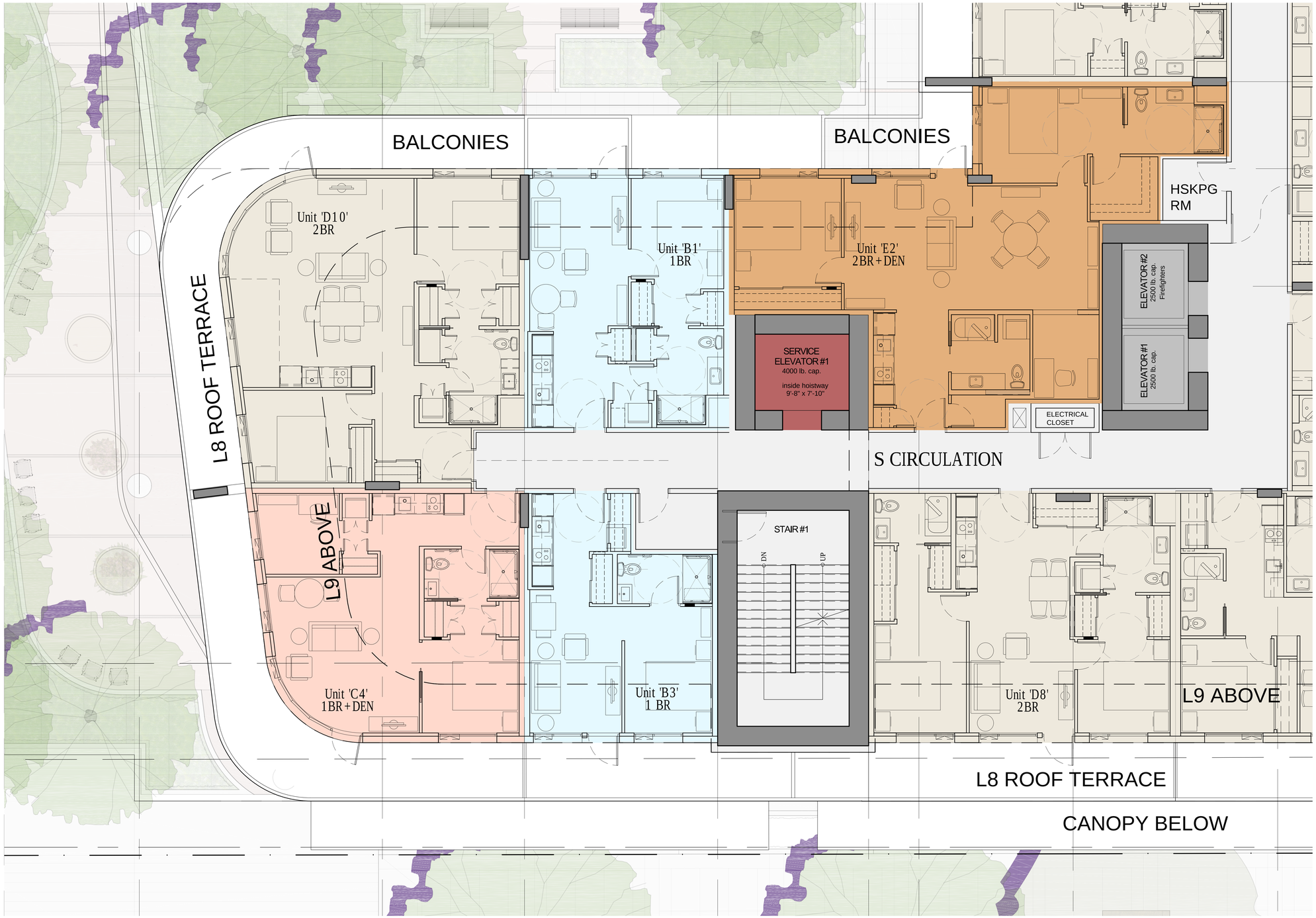
REVISION -

DATE

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SCALE 1:50

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 8
UNITS FLOOR PLAN
(QUADRA BUILDING SOUTH-WEST)

SEAL

DRAWING NO. A309F

REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED

L3 LANDSCAPE ROOF BELOW

L8 ROOF TERRACE BELOW

L9 ROOF TERRACE

Unit 'F3'
3BR

Unit 'D15'
2BR

NE CIRCULATION

NE CIRCULATION

ELECTRICAL CLOSET

STAIR #3

DN

UP

SERVICE ELEVATOR #2
4000 lb. cap.

inside hoistway
9'-8" x 7'-10"

ELEVATOR CONTROLLER RM. 7'x9'

STAIR #2

DN

UP

ELEVATOR #4
2500 lb. cap.

Unit 'D5'
2 BR

Unit 'E3'
2 BR + DEN

BALCONIES

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH)

SEAL

DRAWING NO.
A310B

REVISION
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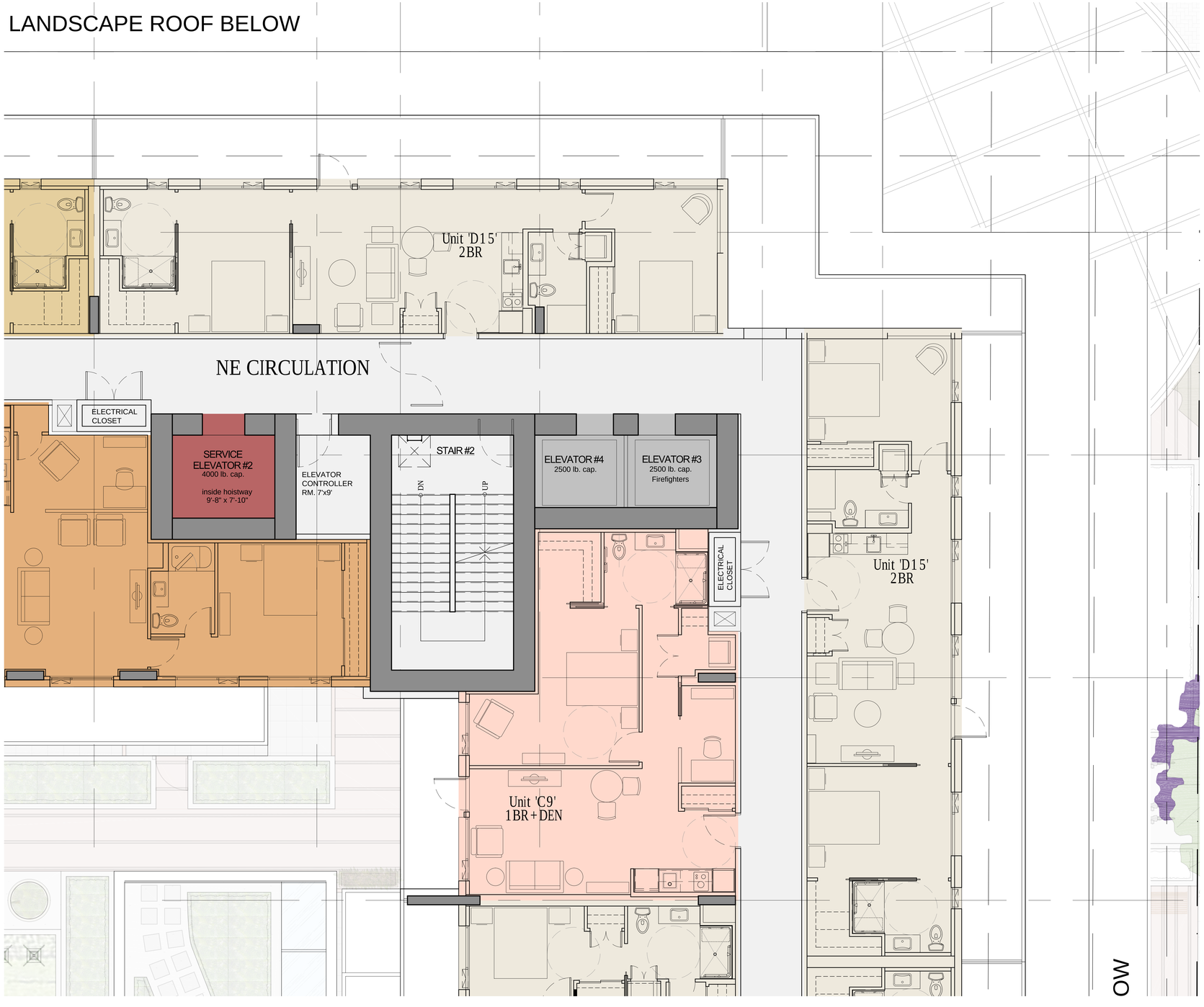
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SCALE
1:50

CHECKED

LANDSCAPE ROOF BELOW



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
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- F - 3 BEDROOM

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0 1 2 3m

0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
UNITS FLOOR PLAN
(QUADRA BUILDING NORTH-EAST)

SEAL

DRAWING NO. A310C

REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
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0 1 2 3m
0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

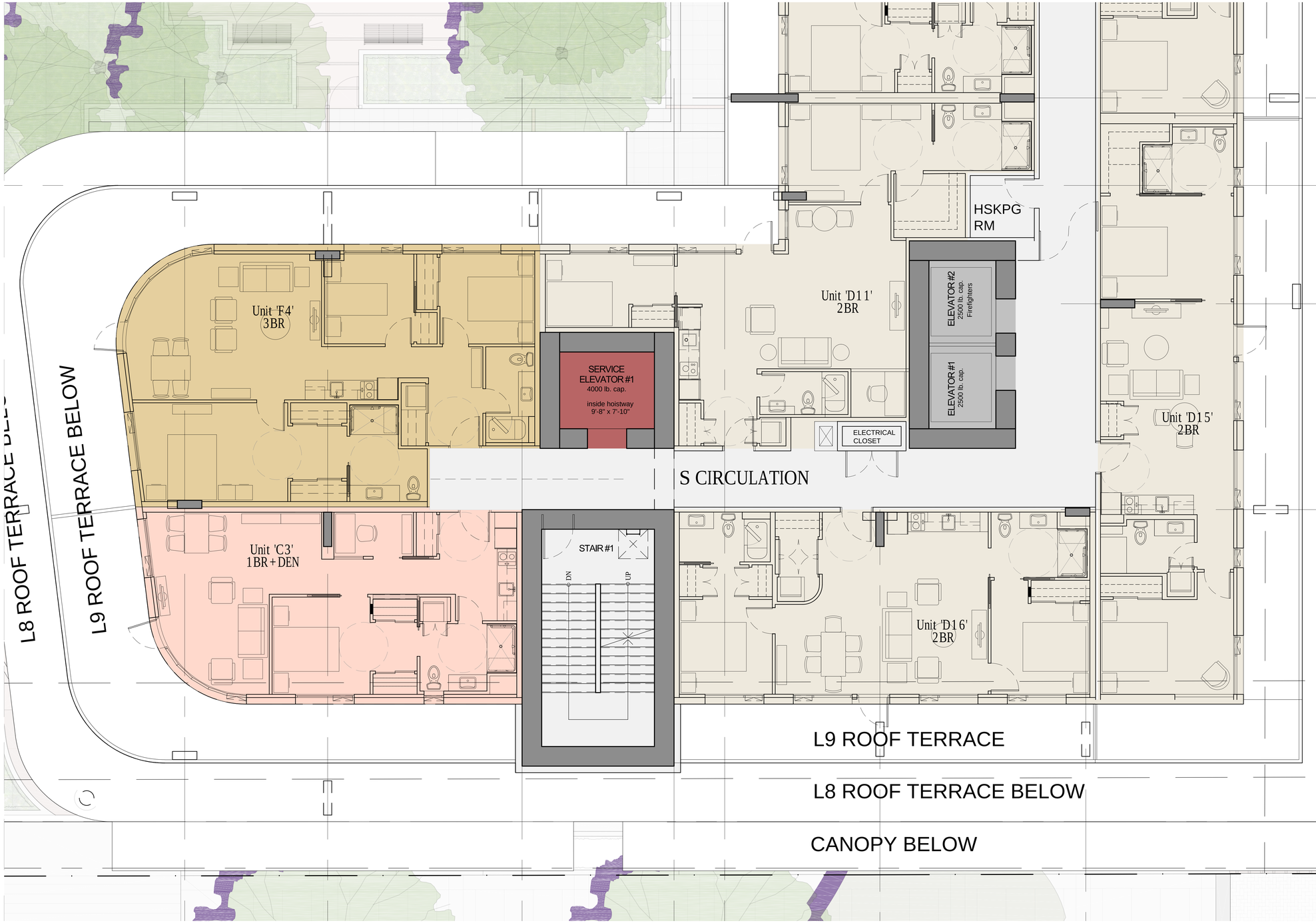
DRAWING TITLE
LEVEL 9
UNITS FLOOR PLAN
(QUADRA BUILDING EAST)

SEAL

DRAWING NO.
A310D

REVISION
-

DATE
DRAWN
CHECKED
SCALE
1:50



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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ARCHITECTS

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfriars.com

T 604 662 8544
F 604 662 4060
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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017

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0 1 2 3m
0 1 2 3 4 5 10'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
UNITS FLOOR PLAN
(QUADRA BUILDING SOUTH)

SEAL

DRAWING NO. A310E

REVISION -

DATE

DRAWN

SCALE 1:50

CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D W/ORFFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SIL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS/ PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR/ PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING	22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES		

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
NORTH ELEVATION FORT STREETSCAPE

SEAL

DRAWING NO. A401 REVISION

DATE APR 2017
DRAWN

SCALE 1:200
CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR - TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
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3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES		

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

EAST ELEVATION QUADRA STREETSCAPE

SEAL

DRAWING NO.

A402

REVISION

DATE

APR 2017

DRAWN

SCALE

1:200

CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH		ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD		18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD		19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD		20 SIGNAGE	BY SIGNAGE CONSULTANT
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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
SOUTH ELEVATION
BROUGHTON
STREETSCAPE

SEAL

DRAWING NO. A403

REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SIL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
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0 1 2 3 4 5 10m
0 5 10 15 20 30'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
NORTH ELEVATION
FORT STREET

SEAL

DRAWING NO. A404

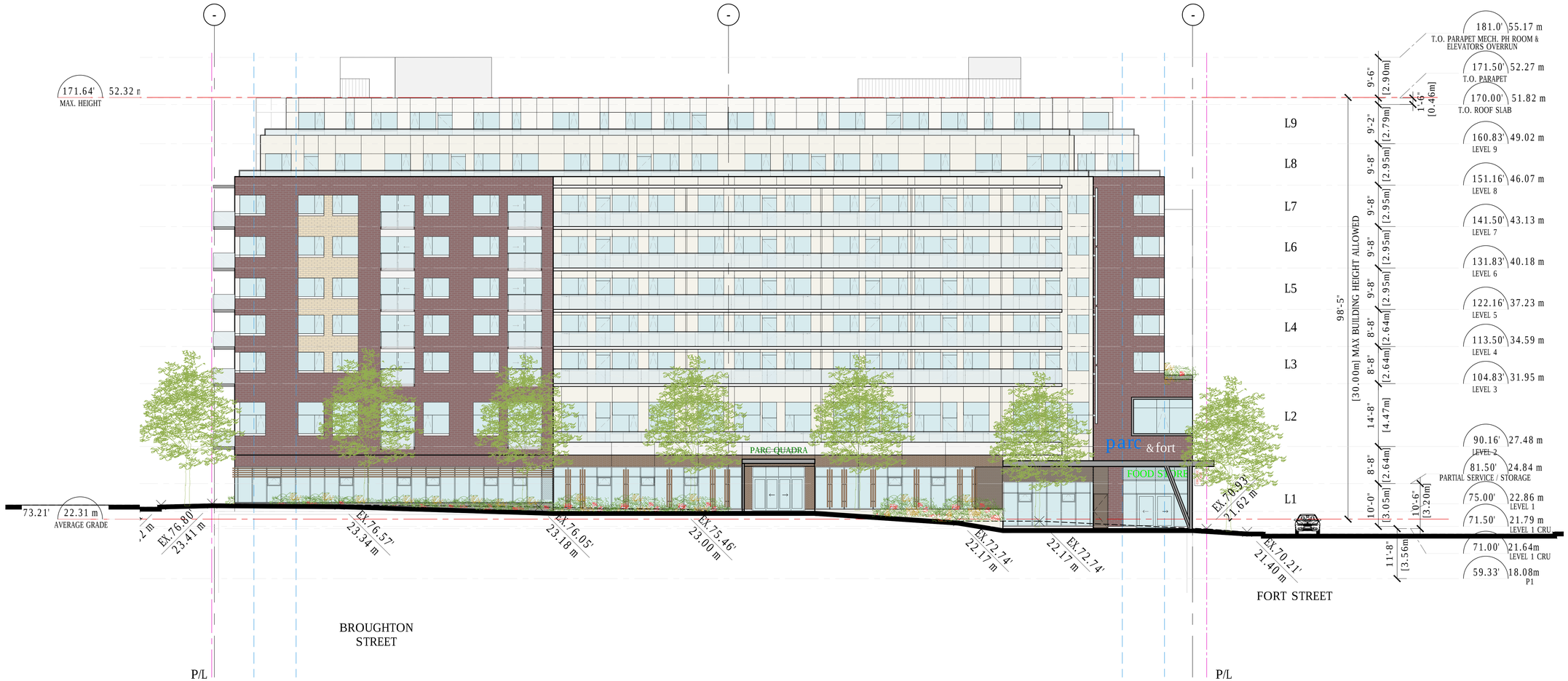
REVISION

DATE
APR 2017

DRAWN

SCALE
1:125

CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR - TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
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0 1 2 3 4 5 10m
0 5 10 15 20 30'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
EAST ELEVATION
QUADRA STREET

SEAL

DRAWING NO. A405
REVISION

DATE APR 2017
DRAWN
SCALE 1:125
CHECKED

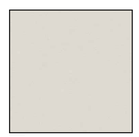




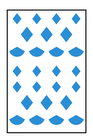

1A


1B


1C


2A


2B


21

ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH		ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD		18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD		19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD		20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS/ PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD		21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR/ PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING		22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES			

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ARCHITECTS
600 - 355 Burrard Street
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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017

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0 1 2 3 4 5 10m
0 5 10 15 20 30'
CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
SOUTH ELEVATION
BROUGHTON STREET

SEAL

DRAWING NO.
A406

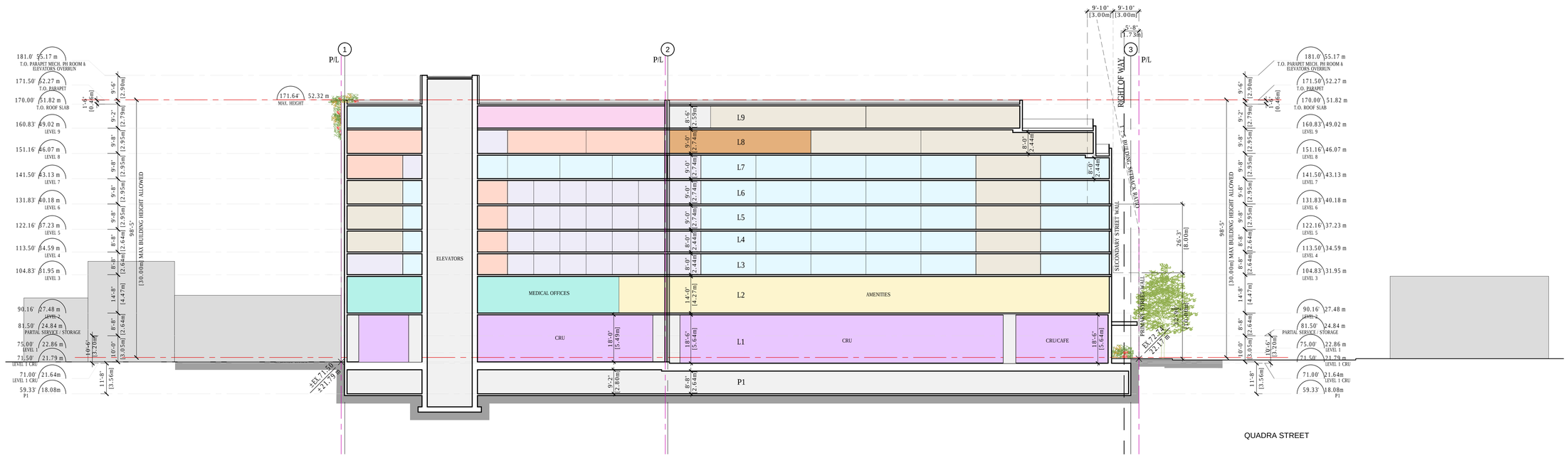
REVISION

DATE
APR 2017

DRAWN

SCALE
1:125

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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ARCHITECTS

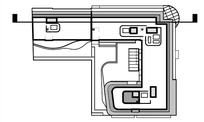
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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION A

SEAL

DRAWING NO.
A501

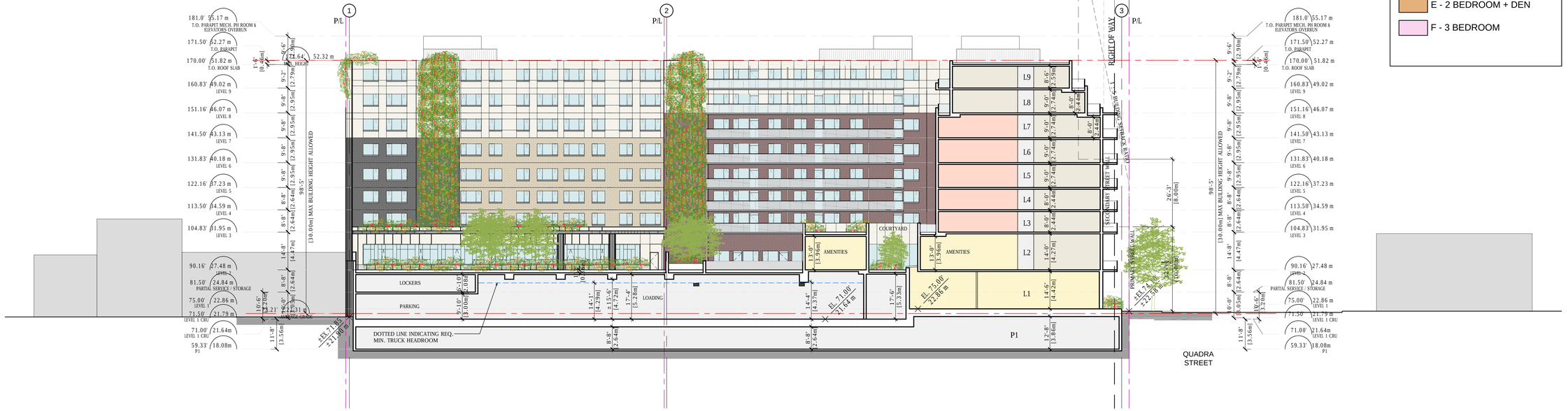
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS: PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR: PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING	22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES		

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION B/ INTERNAL NORTH ELEVATION

SEAL

DRAWING NO. A502

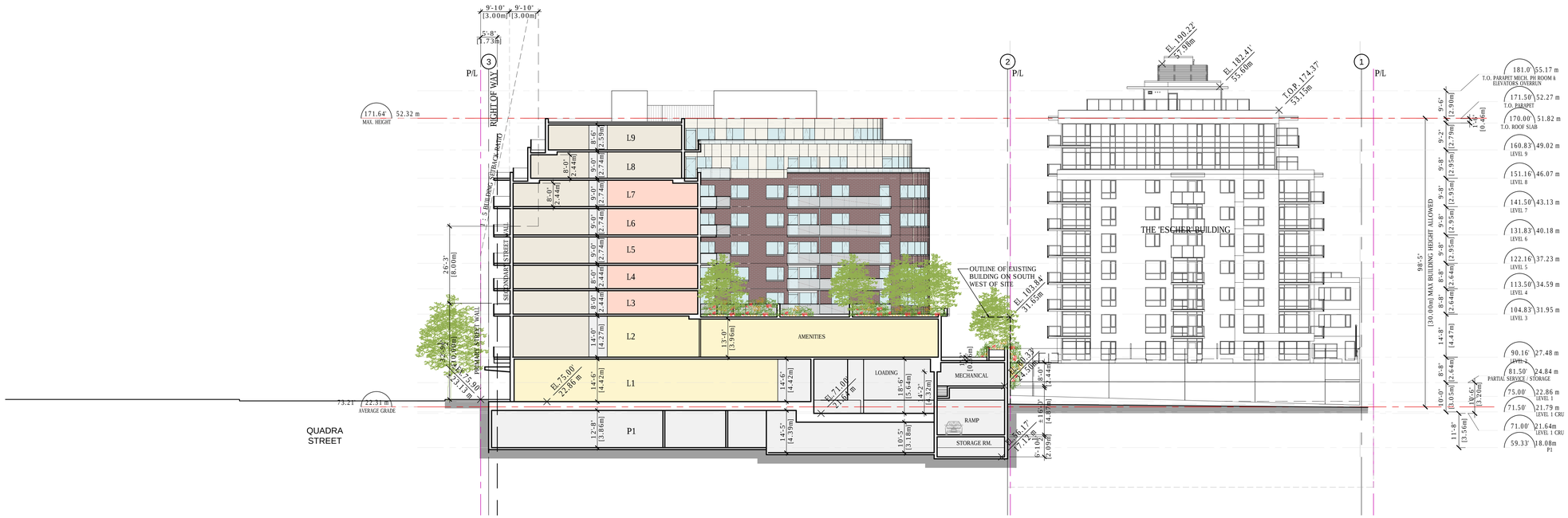
REVISION

DATE
APR 2017

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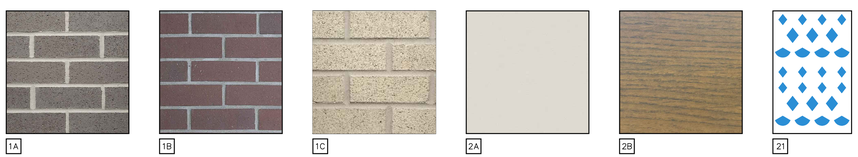
SCALE
1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM



ELEVATION KEYNOTE LEGEND

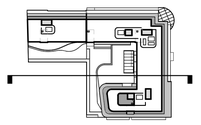
ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS/ PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR/ PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING	22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES		

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600 - 355 Burrard Street
Vancouver, BC V6C 2G8
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T 604 662 8544
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NO.	DESCRIPTION	DATE
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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION C/ INTERNAL SOUTH ELEVATION

SEAL

DRAWING NO.
A503

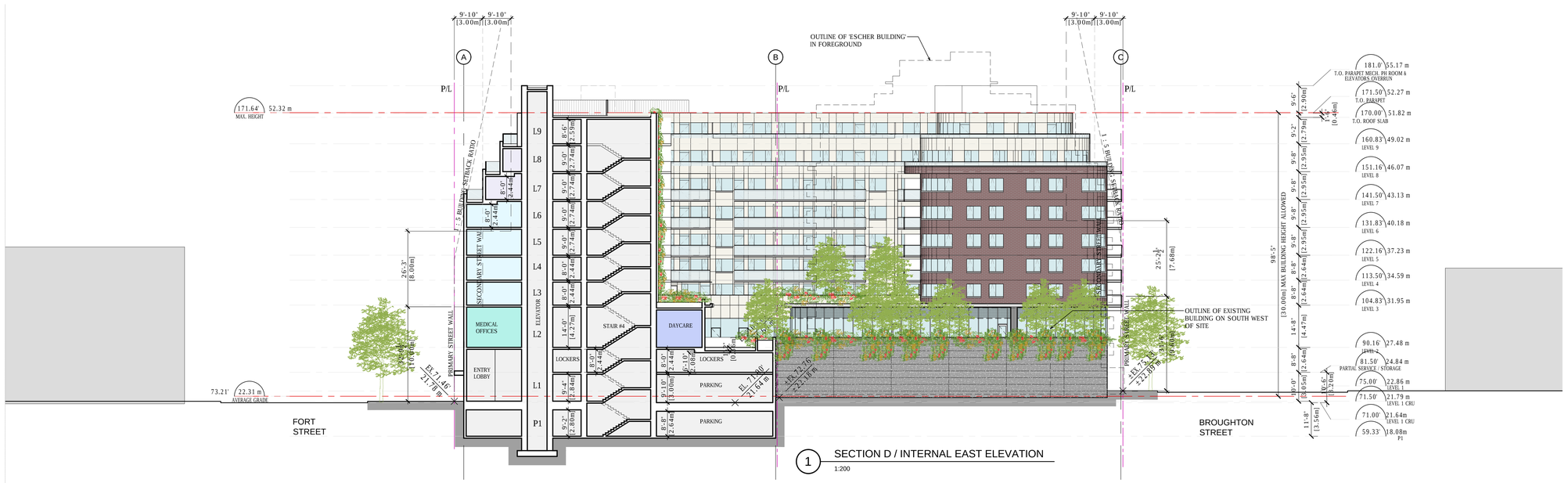
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



1 SECTION D / INTERNAL EAST ELEVATION
1:200



2 WEST ELEVATION
1:200

COLOR LEGEND
AMENITY
COMMERCIAL RETAIL
CHILDCARE
OFFICE MEDICAL
CIRCULATION/ STG/SERVICE RM
A - STUDIO
B - 1 BEDROOM
C - 1 BEDROOM + DEN
D - 2 BEDROOM
E - 2 BEDROOM + DEN
F - 3 BEDROOM



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH		ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD		18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD		19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD		20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS/ PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD		21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR/ PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING		22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (7) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES			

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION D/ INTERNAL EAST ELEVATION / WEST ELEVATION

SEAL

DRAWING NO. A504

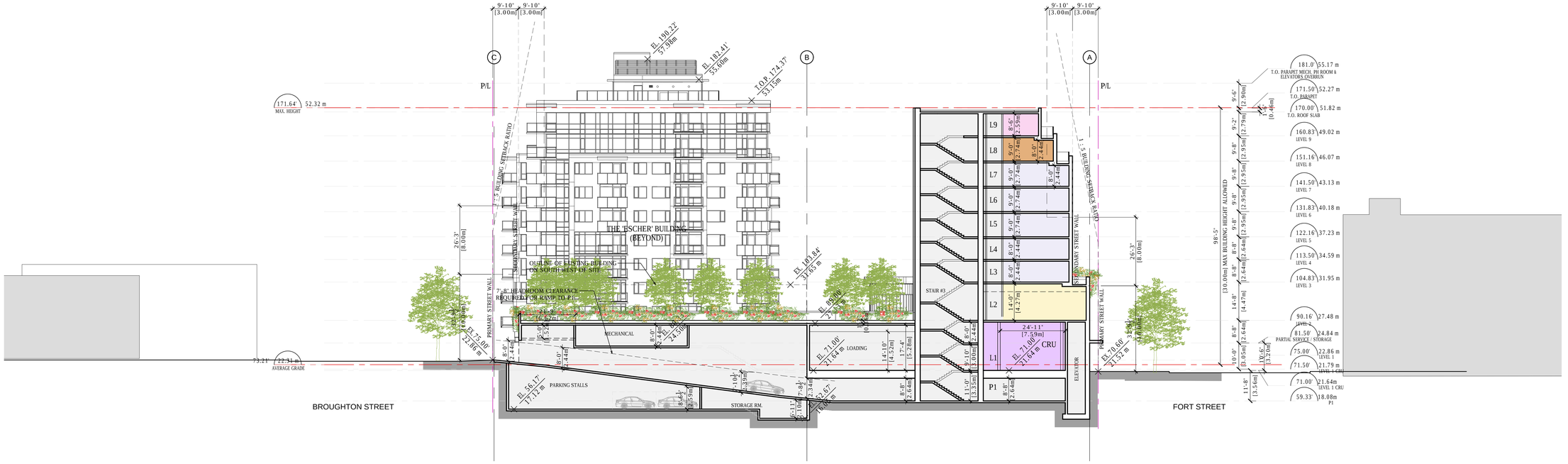
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

BESHARAT FRIARS
ARCHITECTS

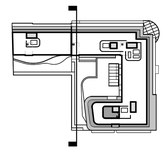
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CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

BUILDING SECTION E

SEAL

DRAWING NO.

A505

REVISION

DATE
APR 2017

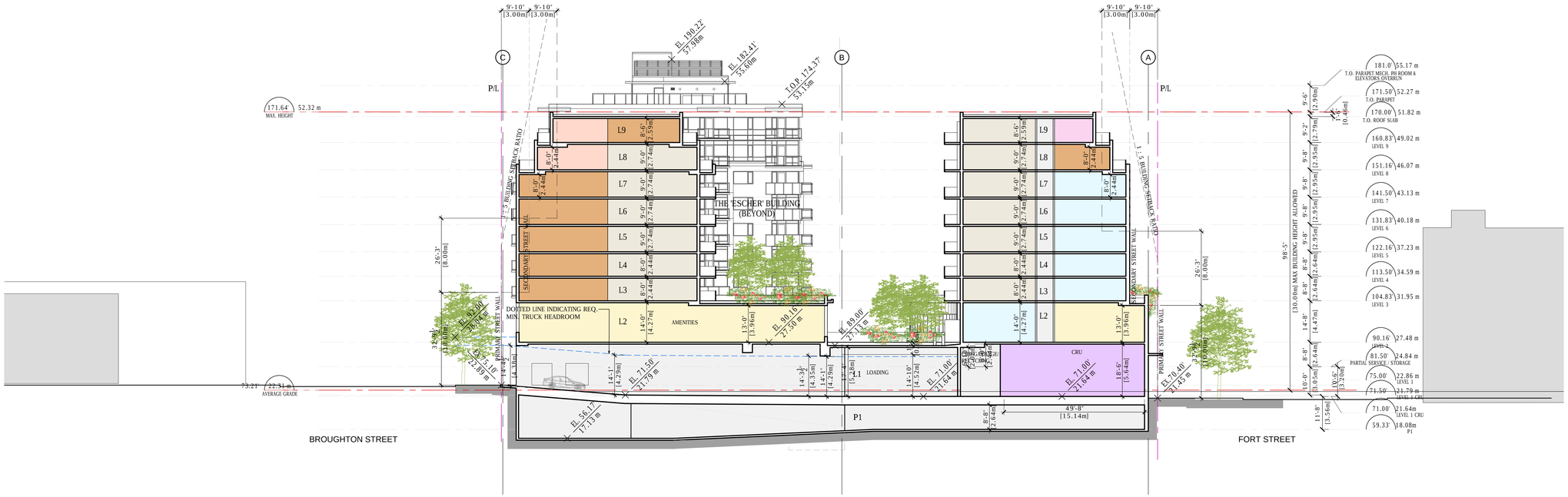
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SCALE
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COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM



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ARCHITECTS

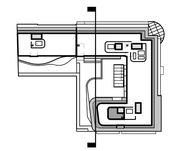
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	ISSUED FOR REZONING & DP	18 SEP 2017

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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION F

SEAL

DRAWING NO.
A506

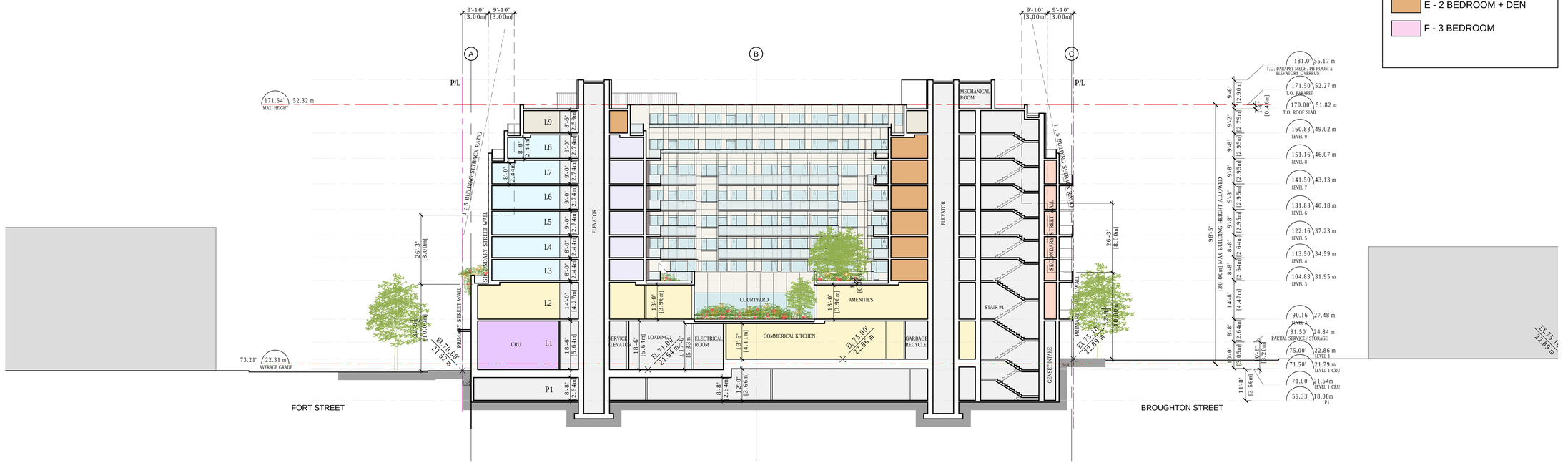
REVISION

DATE
APR 2017

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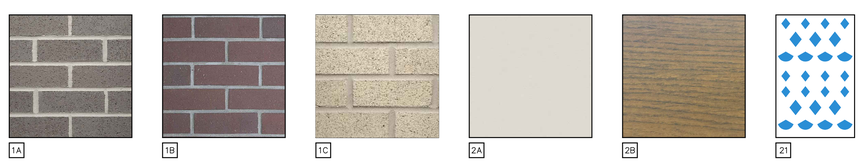
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COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'EBONY'	3B ALUMINUM CLADDING PANELS	COLOR: LIGHT GREY	6D STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	12 FRAMED FABRIC CANOPY	FRAME: TBD COLOR: TBD	18 PRECAST CONCRETE SILL/ CAP	FINISH: NATURAL W/ CLEAR SEALER
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'BORDEAUX'	4 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	7 OPAQUE SPANDREL GLASS	COLOUR : TBD	13 ALUMINUM OVERHEAD GARAGE DOOR	COLOR: TBD	19 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: TBD COLOUR: LIGHT GREY
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH MUTUAL MATERIALS 'MODIFIED GRANITE'	5 ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	8 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM GLASS: TBD	14 STEEL DOOR & FRAME	COLOR: TBD	20 SIGNAGE	BY SIGNAGE CONSULTANT
2A COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	6A VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: WHITE GLASS: TBD	9 FRITTED GLASS PANEL	FRAME: TBD GLASS: PATTERN: TBD	15 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	21 FRITTED GLASS MODULAR PANELS	FRAME: TBD COLOR/ PATTERN: TBD
2B COMPOSITE OR CEMENTITIOUS CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' OR SIMILAR	6B ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	10 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUM. GLASS: TEMPERED TRANSLUCENT GLASS	16 ALUMINUM WALL VENT	COLOUR TO MATCH WALL CLADDING	22 CONCRETE BLOCK	ELASTOMERIC COATING COLOR: TBD
3A ALUMINUM CLADDING PANELS	COLOR: DARK GREY	6C ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUM. (?) GLASS: TBD	11 STEEL FRAMED CANOPY W/ GLASS	FRAME: TBD GLASS: TBD	17 ALUMINUM LOUVER VENT	COLOUR TO MATCH WINDOW FRAMES		

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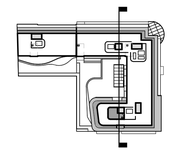
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CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION G

SEAL

DRAWING NO. A507

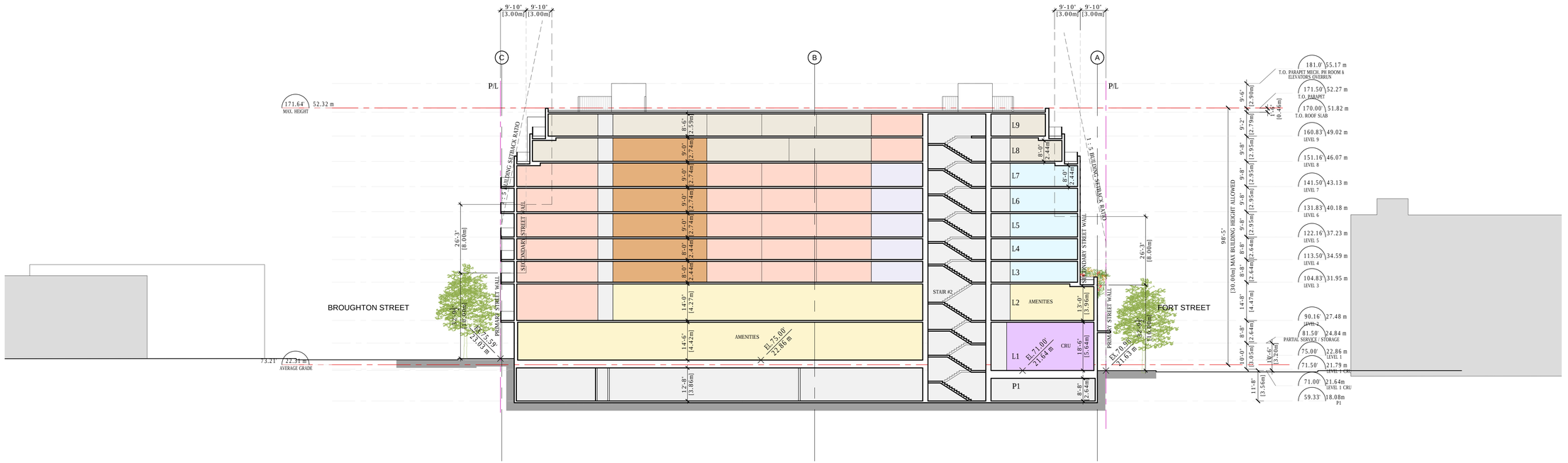
REVISION

DATE
APR 2017

DRAWN

SCALE
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CHECKED



COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + DEN
- D - 2 BEDROOM
- E - 2 BEDROOM + DEN
- F - 3 BEDROOM

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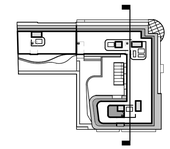
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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
BUILDING SECTION H

SEAL

DRAWING NO. A508

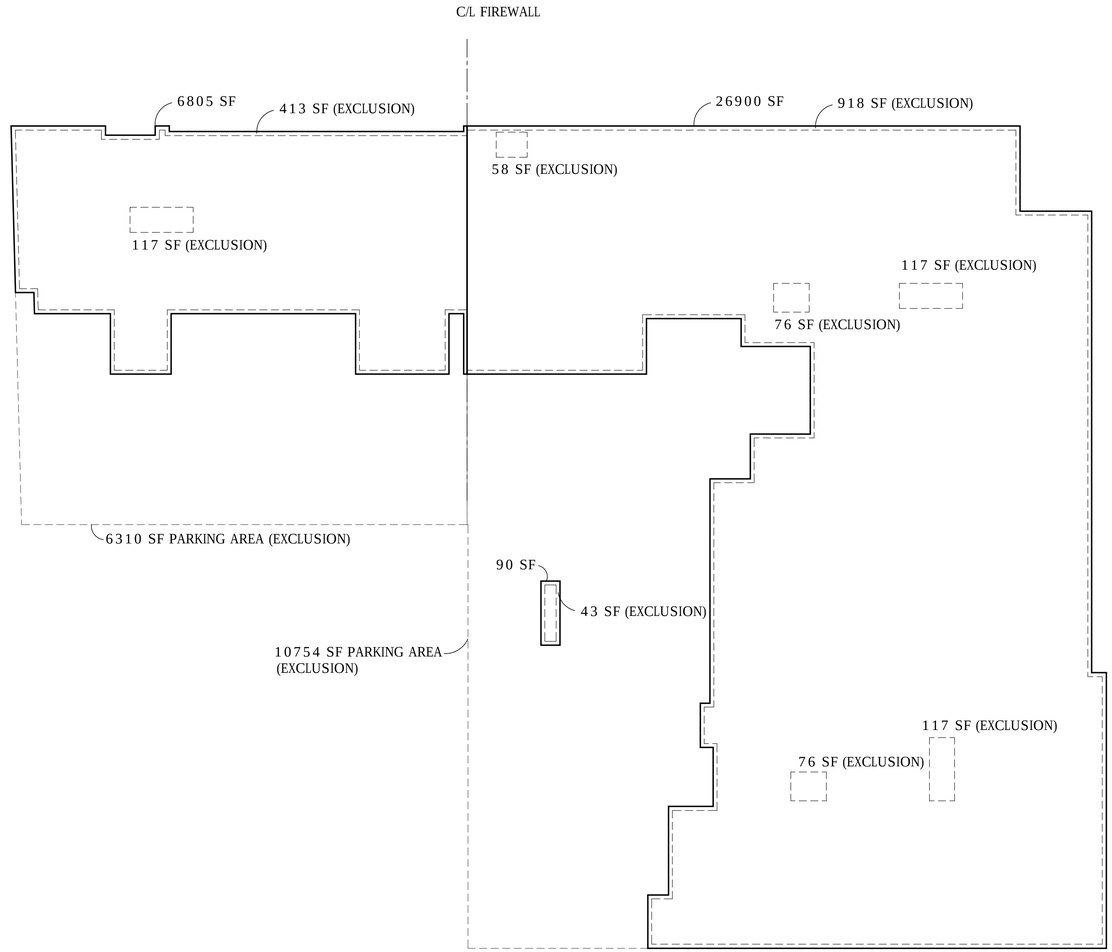
REVISION

DATE
APR 2017

DRAWN

SCALE
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CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 13115 SF
TOTAL EXCLUDED AREA = 6840 SF
TOTAL FSR = 6275 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 37744 SF
TOTAL EXCLUDED AREA = 12159 SF
TOTAL FSR = 25585 SF

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

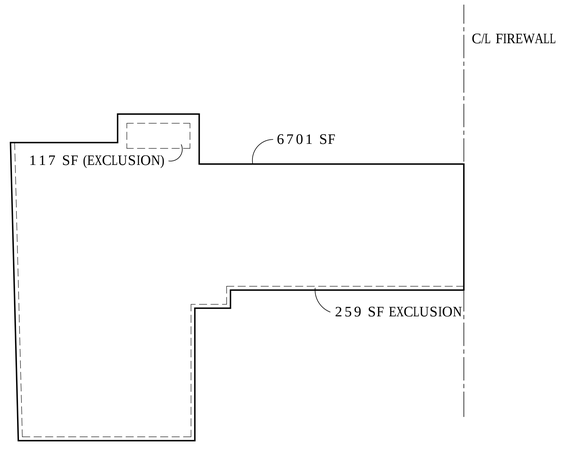
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LEVEL 1
AREA OVERLAY

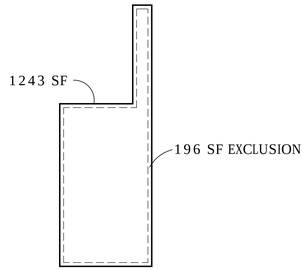
SEAL

DRAWING NO. O01
REVISION -

DATE
DRAWN

SCALE 1:200
CHECKED





FORT STREET RENTAL BUILDING-
PARTIAL SERVICE STORAGE AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 6701 SF
TOTAL EXCLUDED AREA = 376 SF
TOTAL FSR = 6325 SF

QUADRA STREET SENIOR BUILDING-
PARTIAL SERVICE STORAGE AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 1243 SF
TOTAL EXCLUDED AREA = 196 SF
TOTAL FSR = 1047 SF

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CLIENT

PROJECT NO.
17420

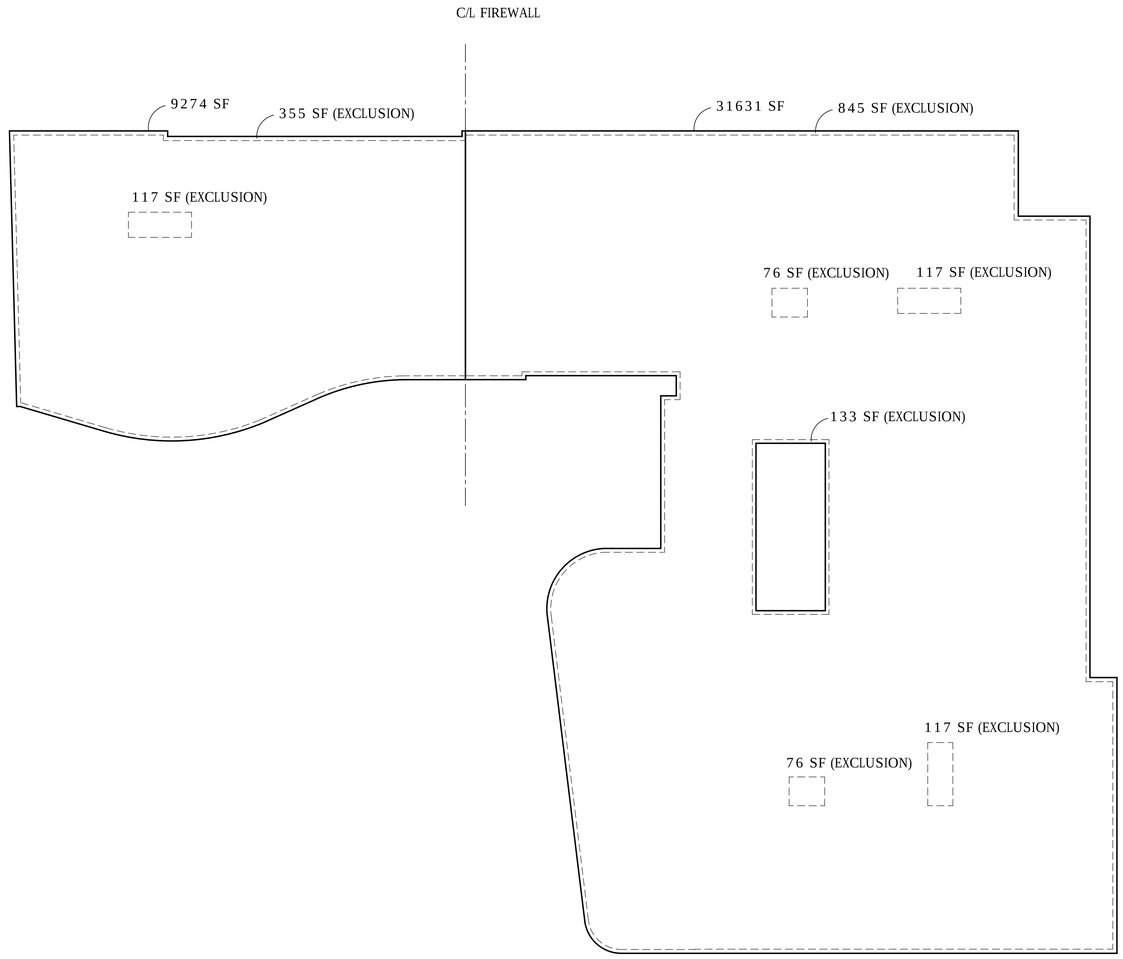
PROJECT
PARC VICTORIA
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DRAWING TITLE
PARTIAL SERVICE STORAGE AREA OVERLAY

SEAL

DRAWING NO. O02
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 9274 SF
TOTAL EXCLUDED AREA = 472 SF
TOTAL FSR = 8802 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 31631 SF
TOTAL EXCLUDED AREA = 1364 SF
TOTAL FSR = 30267 SF

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

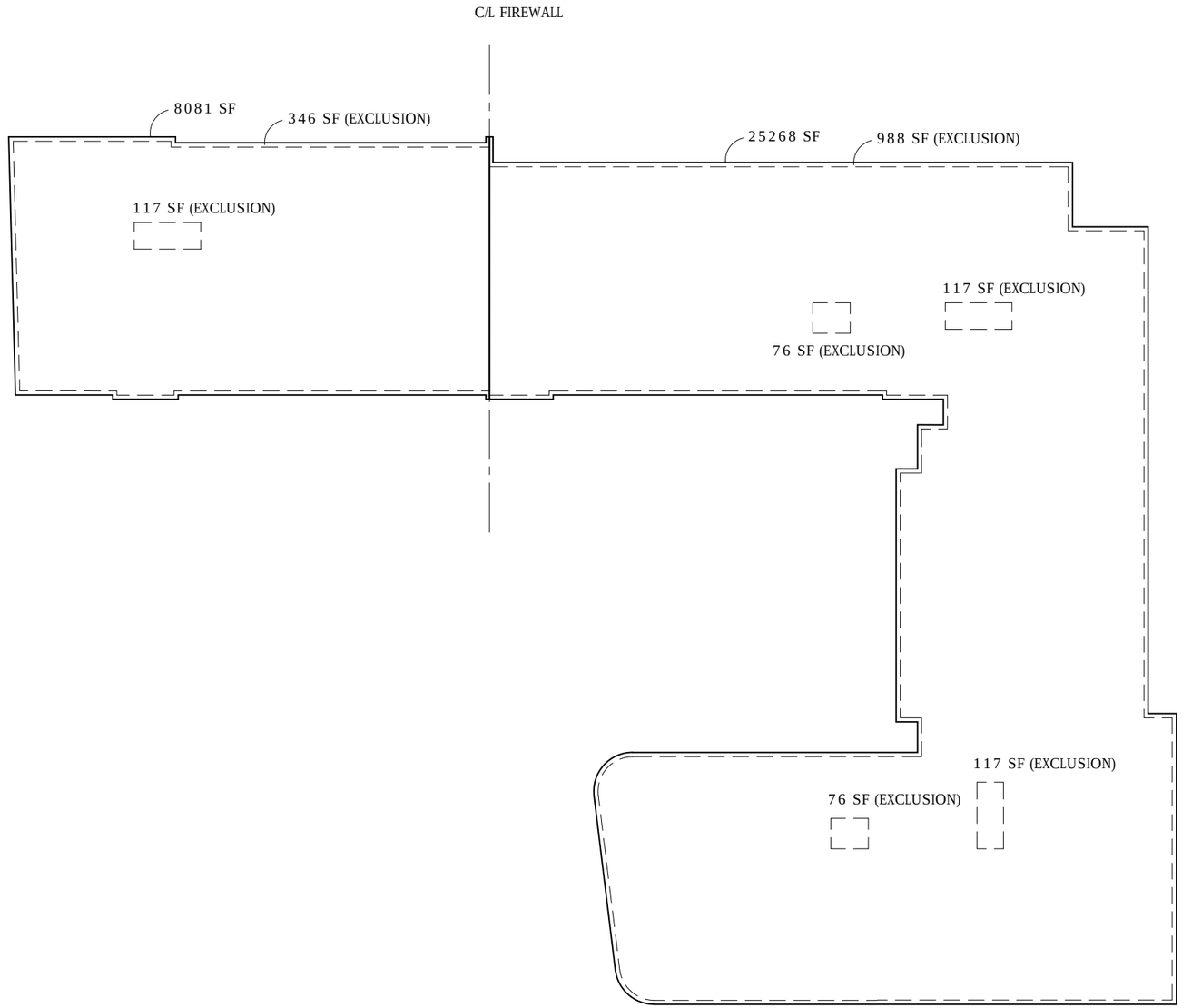
PROJECT
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Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
AREA OVERLAY

SEAL

DRAWING NO. O03
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 8081 SF
TOTAL EXCLUDED AREA = 463 SF
TOTAL FSR = 7618 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 25268 SF
TOTAL EXCLUDED AREA = 1374 SF
TOTAL FSR = 23894 SF

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

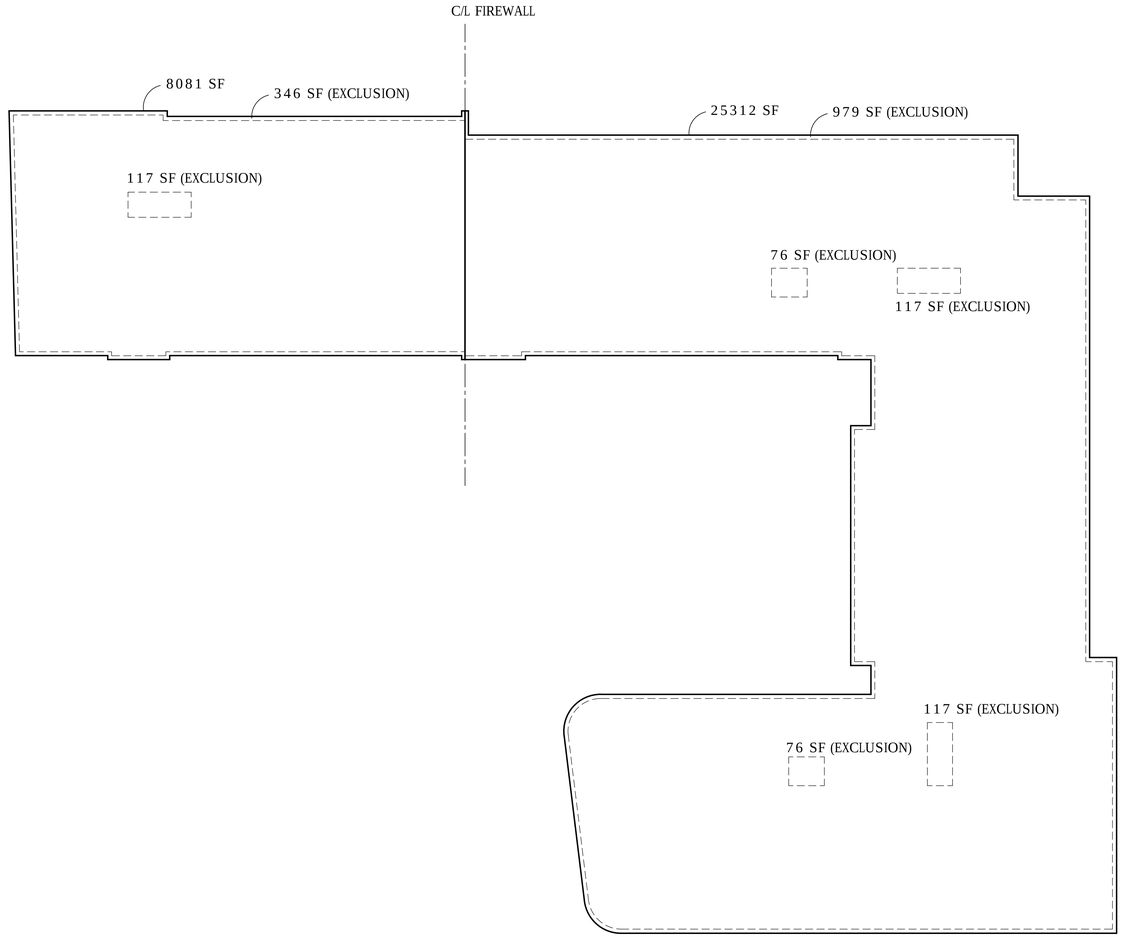
PROJECT
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Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 3
AREA OVERLAY

SEAL

DRAWING NO. O04
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 4-5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 8081 SF
TOTAL EXCLUDED AREA = 463 SF
TOTAL FSR = 7618 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 4-5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 25312 SF
TOTAL EXCLUDED AREA = 1365 SF
TOTAL FSR = 23947 SF

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0 1 2 3 4 5 10 15m
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CLIENT

PROJECT NO.
17420

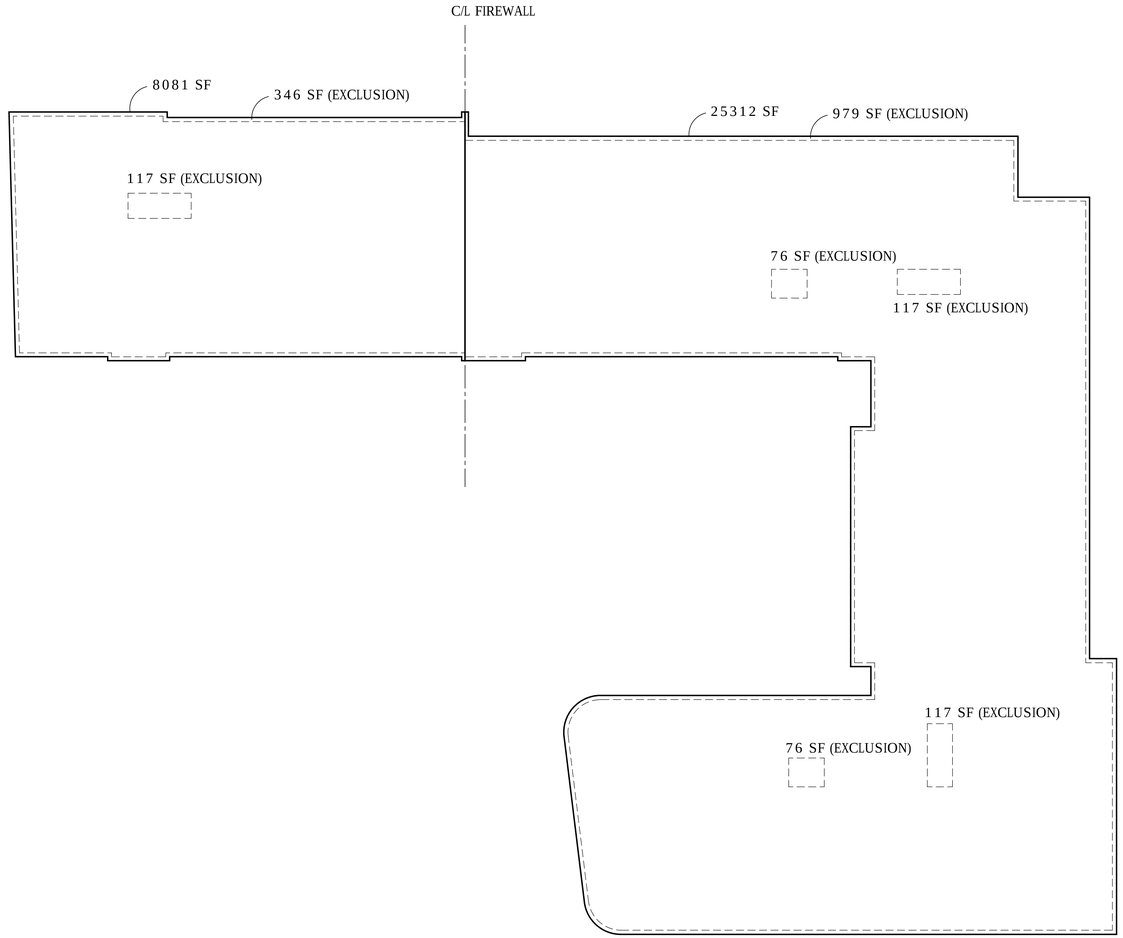
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DRAWING TITLE
LEVEL 4-5
AREA OVERLAY

SEAL

DRAWING NO. O05
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 8081 SF
TOTAL EXCLUDED AREA = 463 SF
TOTAL FSR = 7618 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 25312 SF
TOTAL EXCLUDED AREA = 1365 SF
TOTAL FSR = 23947 SF

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

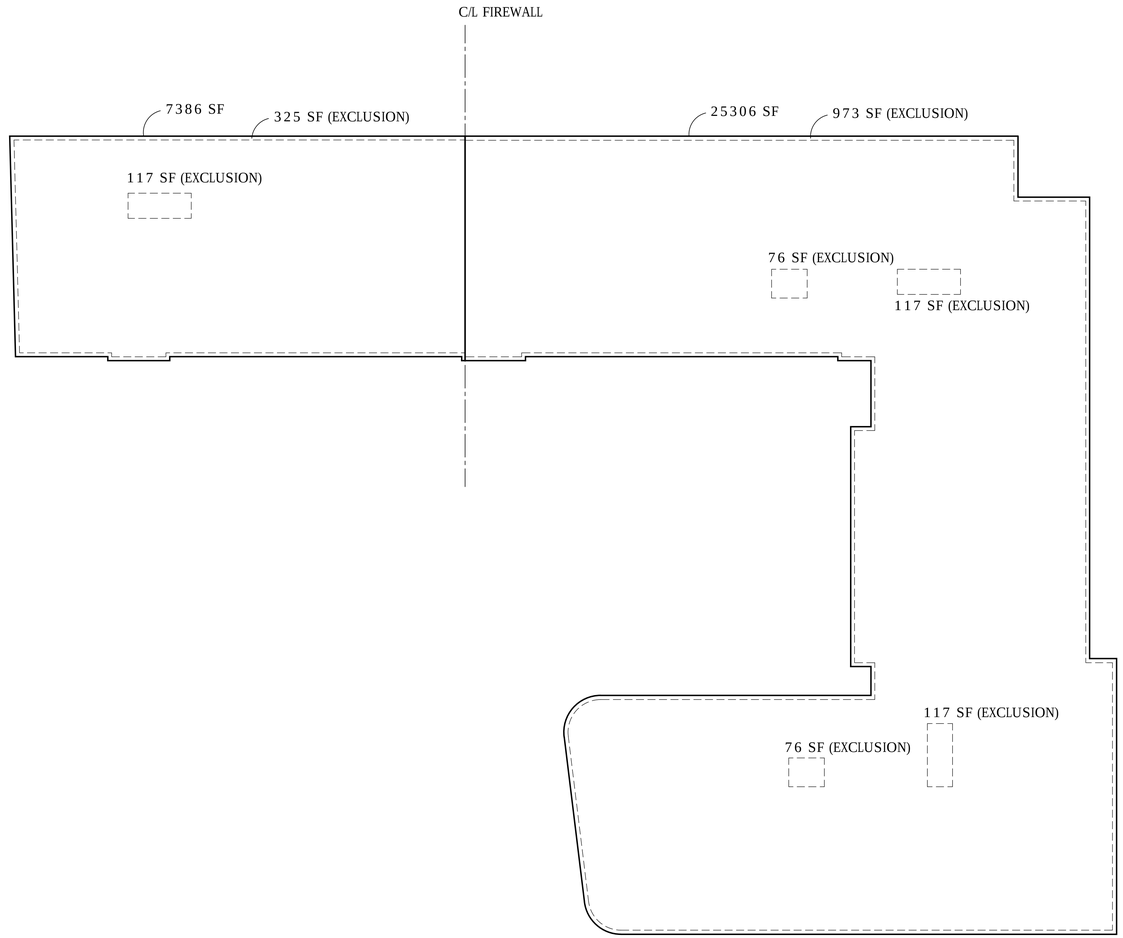
PROJECT
PARC VICTORIA
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DRAWING TITLE
LEVEL 6
AREA OVERLAY

SEAL

DRAWING NO. O06
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 7386 SF
TOTAL EXCLUDED AREA = 442 SF
TOTAL FSR = 6944 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 25306 SF
TOTAL EXCLUDED AREA = 1359 SF
TOTAL FSR = 23947 SF

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0 1 2 3 4 5 10 15m
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CLIENT

PROJECT NO.
17420

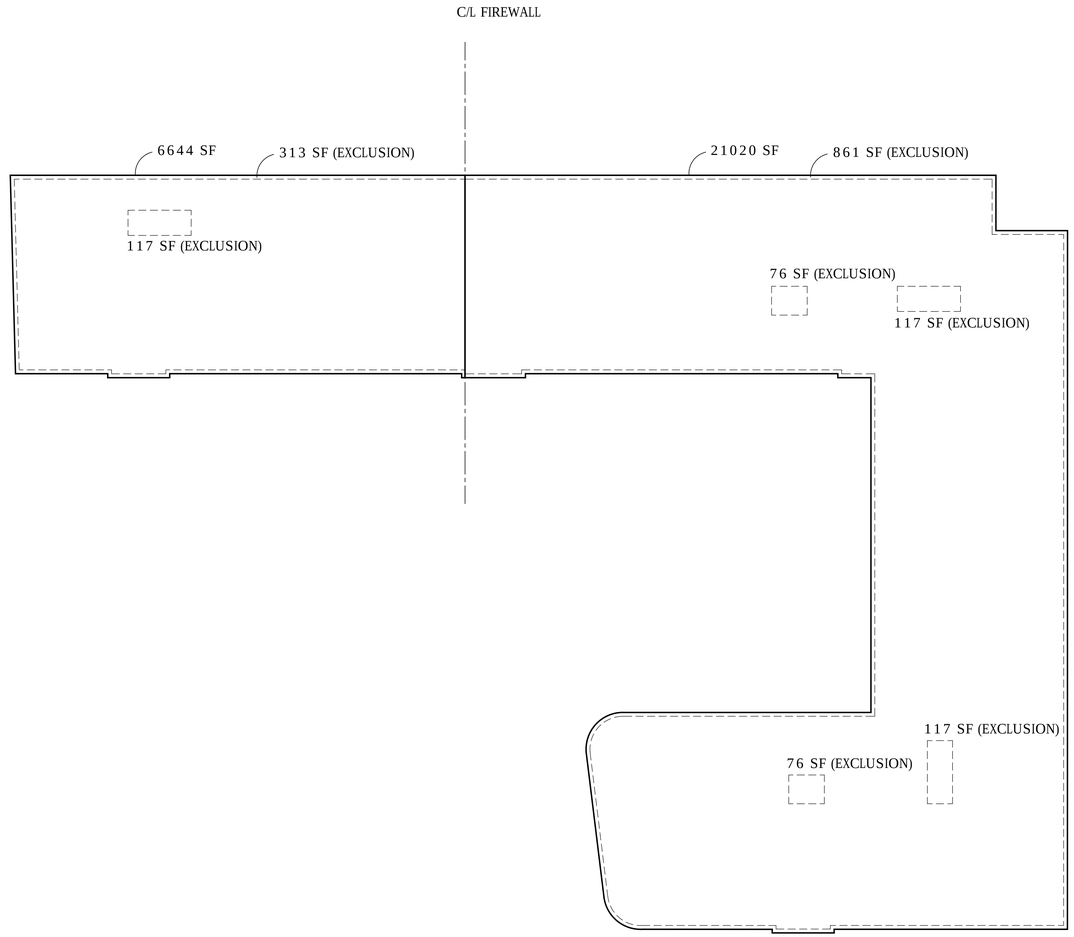
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 7
AREA OVERLAY

SEAL

DRAWING NO. O07
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



FORT STREET RENTAL BUILDING-
LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 6644 SF
TOTAL EXCLUDED AREA = 430 SF
TOTAL FSR = 6214 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 21020 SF
TOTAL EXCLUDED AREA = 1247 SF
TOTAL FSR = 19773 SF

BESHARAT FRIARS
ARCHITECTS

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfriars.com

T 604 662 8544
F 604 662 4060
info@besharatfriars.com

REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

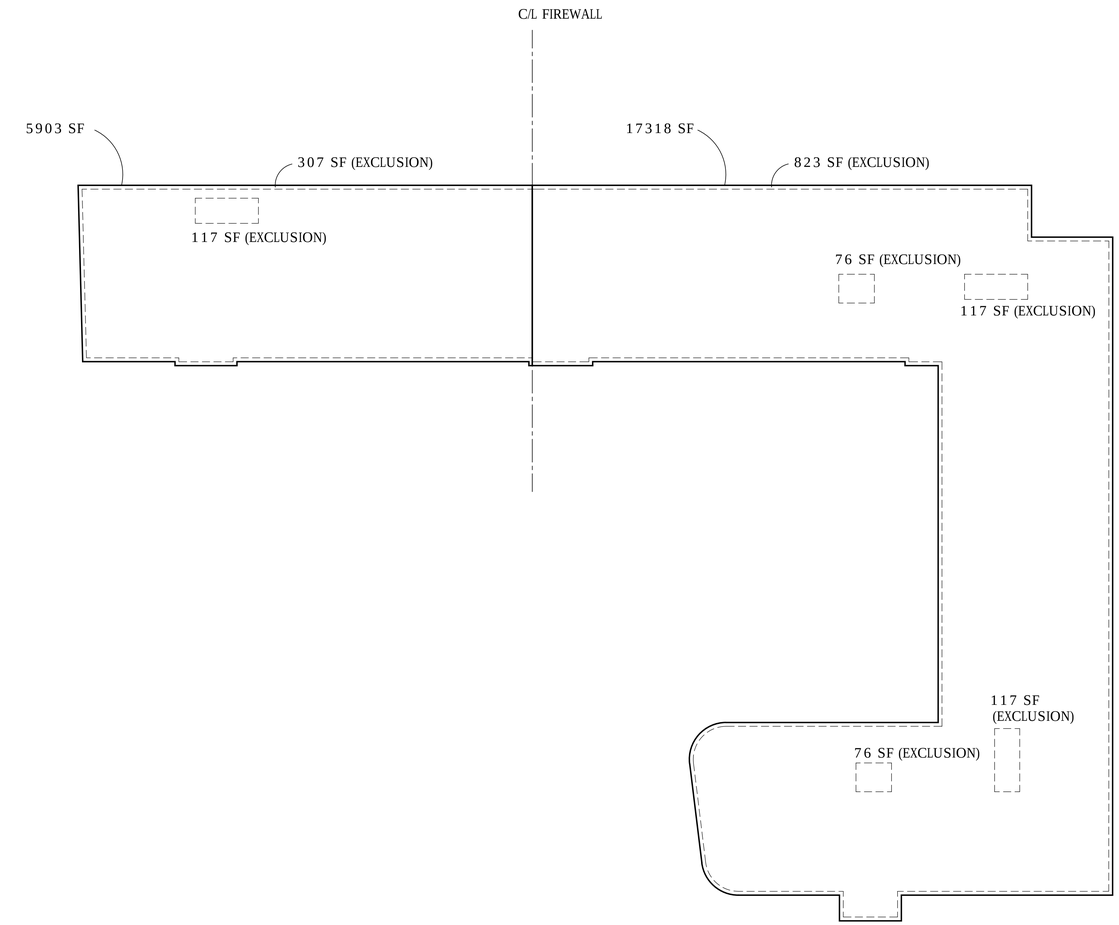
DRAWING TITLE
LEVEL 8
AREA OVERLAY

SEAL

DRAWING NO. REVISION
O08 -

DATE DRAWN

SCALE CHECKED
1:200



FORT STREET RENTAL BUILDING-
LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 5903 SF
TOTAL EXCLUDED AREA = 424 SF
TOTAL FSR = 5479 SF

QUADRA STREET SENIOR BUILDING-
LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 17318 SF
TOTAL EXCLUDED AREA = 1209 SF
TOTAL FSR = 16109 SF

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
AREA OVERLAY

SEAL

DRAWING NO. O09
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED

C/L FIREWALL



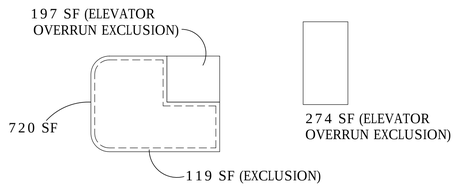
274 SF (ELEVATOR
OVERRUN EXCLUSION)



197 SF (ELEVATOR
OVERRUN EXCLUSION)



274 SF (ELEVATOR
OVERRUN EXCLUSION)



QUADRA STREET SENIOR BUILDING-
ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	= 720 SF
TOTAL EXCLUDED AREA	= 119 SF
TOTAL FSR	= 601 SF

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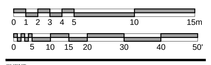
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PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
ROOF
AREA OVERLAY

SEAL

DRAWING NO. REVISION
O10 -

DATE DRAWN

SCALE CHECKED
1:200



MARCH 21 (10:00 am)



MARCH 21 (12:00 pm)



MARCH 21 (02:00 pm)

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CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

SHADOW ANALYSIS

SEAL

DRAWING NO.

SH01

REVISION

-

DATE

DRAWN

SCALE

NTS

CHECKED



SEPT 21 (10:00 am)



SEPT 21 (12:00 pm)



SEPT 21 (02:00 pm)

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CLIENT

PROJECT NO.

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PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

SHADOW ANALYSIS

SEAL

DRAWING NO.

SH02

REVISION

-

DATE

DRAWN

SCALE

NTS

CHECKED

B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

MUNICIPALITY
Victoria

SITE AREA
3570.7 m²
38434 s.f.

PID No.'s
000-044-059
000-436-925
004-005-902
007-890-664
007-890-711
009-366-555
019-023-740

SCALE = 1 : 200

All distances are in metres AND decimals thereof.

The intended plot size of this plan is 560mm in width by by 864mm in height (D size) when plotted at a scale of 1:200

FILE: 11282 - 16
DWG/DATE: 11282spl1/ 2016-04-20
Brad Cunnin Land Surveyor
¢101 - 2610 Douglas Street
Victoria, BC V8T 4M1
ph. 381-BCLS(2257) fx. 381-2289
brad@bcsurveyor.ca

NORTH

LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 16-114 (elev. = 21.092m)
Contours are descriptive, and only accurate to +/- 1/2 interval.
Grade shot are taken at the point marked x,
grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.
Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- denotes Utility Pole
- denotes Utility Pole with light and transformer
- denotes Water Meter
- denotes Victoria City Heritage Lampost
- denotes Water Valve
- denotes Light Box
- denotes Traffic Sign
- denotes City Light Manhole
- denotes fire hydrant
- denotes Catch Basin
- MHS denotes Manhole (Sanitary)
- MHD denotes Manhole (Storm)
- denotes Manhole (specific)
- denotes parking kiosk
- denotes overhead wires

FORT STREET (68′)
(NOTE: 76′ after 8′ Parcels added)

STREET (70′)

QUADRA

BROUGHTON STREET (66′)

overhead lines
centre line of crown
gutter line
concrete sidewalk
N'ly 8' of LOT 276
N'ly 8' of 275
N'ly 8' of 274
N'ly 8' of 273
N'ly 8' of 272
BCTel vault
clean-outs
city of victoria "oti"
"BCE" manhole
Rim= 21.72 MHD
Rim= 21.44 MHD
Rim= 21.68 MHD
elec. kiosk
TRO521
TRO579
TRO578
TRO339
TRO281
TRO416
TRO441
Door Sill (MFE) 23.20
Valve
vault
HEIGHT=29.56
HEIGHT=29.55
HEIGHT=28.26
HEIGHT=31.66
HEIGHT=31.65
HEIGHT=35.36
HEIGHT=35.38
HEIGHT=25.59
HEIGHT=25.56

No. 825
Recruiting Centre
A
PLAN 26769

No. 821

No. 829/831

PCL "B" OF LOT 275
009-366-555

ALLEY

PCL 'A' (DD 46838-I) OF LOT 275

No. 835

LOT 274

ALLEY (NOW GATED)

Note: The 8′ (2.44m) parcels along the boundary of Fort Street are in the name of the City of Victoria for Road purposes.

No. 841 / 847
Price's Alarm
LOT A
007-890-664

No. 849

LOT A (EH145952)
PLAN 6909
019-023-740

E'mt CA1810506

45314

E'mt EH138842

E'mt EH138680

No. 893 / 895 / 899

LOT A
PLAN 16155
004-005-902

These 3 parcels
1272.1 m²

These 6 parcels
3883.8 m²

Courtyard

PT LOT 278

encroachment of appurtenances attached to adjacent building
(duct work, lights, etc) noted not measured

see detail

Line of Building over

1
PLAN 27662

Building Core at ground level

No 818

LOT A
PLAN EPP44230
"THE ESCHER"
1340.4 m²

block retaining wall

building clear

adjacent building clear

edge of asphalt

CB

W 1/2 LOT 268
000-044-059

No 846

LOT B
007-890-711
PARKING LOT

THE S'LY 50′ of
LOT 270
000-436-925
OLD SERVICE STATION

concrete sidewalk

Concrete Sidewalk

gutter-line no skirt

gutter-line

centre line of crown

Shaw manhole
Rim= 23.65 MHS
Rim= 23.51 MHD

Rim= 22.50 MHS

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This document was prepared for the **exclusive** use of our client, **PC Urban Properties Group.**

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

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CERTIFIED CORRECT

on the 20th day of April, 2016.

Bradley W Cunnin, BCLS