



PROJECT DESCRIPTION

CIVIC ADDRESS:
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

LEGAL DESCRIPTION:
 • PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN V155007
 • PARCEL A (DD 411251) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

Amica Oak Bay Inc.
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Toronto, ON
M5H 3R3
tel: 604-761-5939
email: drmilliken@millikendevelopments.com

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3
Mr. Charles Kierulf Architect AIBC MRAIC
tel: 250-658-3367
fax: 250-658-3397
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CIVIL ENGINEER
McElhanney
Suite 500, 3960 Quadra Street
Victoria BC
V8X 4A3
Mr. Colin Davis
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LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria, B.C.
V8T 1M5
Mr. Chris Windjack
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SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying
1834C Oak Bay Ave #138
Victoria, BC
V8R 0A4
File: 1332-06
Ms. Michelle Blake
tel: 250-412-3513

LIST OF DRAWINGS

Architectural
 A0.0 Cover Sheet
 A1.0 Project Data
 A2.0 Parkade Plan
 A2.1 Main Floor Plan
 A2.2 L2 to L4 Plan
 A2.3 L5 Plan
 A2.4 Roof Plan
 A3.0 Elevations
 A3.1 Street Context Elevations
 A4.0 Building Sections
 A5.0 Model Views
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
L1 Landscape Rezoning Plan

LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: SIX STOREY SENIOR HOUSING BUILDING
USES: RESIDENTIAL UNITS
ZONE:
 EXISTING: R3-2, R1-B, C1-R
 PROPOSED: NEW ZONE
SITE AREA: 2,769.5 m²
BUILDING AREA: 1,220.4 m²
FLOOR AREA:

LEVEL	Area (m ²)
L1	897.1
L2-L5 (x4)	1,138.4
L6	1,112.8
TOTAL	6,563.5

NUMBER OF UNITS:

STUDIO	10
1 BED, 1 BED + DEN	57
2 BED	11
TOTAL	88

AVERAGE GRADE: 23.86 m Geodetic (see A1.0)
HEIGHT OF BUILDING:
 PROPOSED: 22.9 m (46.7 m Geodetic, measured from Ave. Grade)
NUMBER OF STOREYS: 6 STOREYS
PARKING:
 REQUIRED (OTHER AREA):

Assisted Living	0.35 per dwelling unit	31
Visitor Parking	0.1 per dwelling unit	9
TOTAL		40
PROPOSED:		
TOTAL		62

SETBACKS:

	Proposed
NORTH:	7.0 m
EAST:	5.6 m
SOUTH:	7.8 m
WEST:	4.3 m

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3

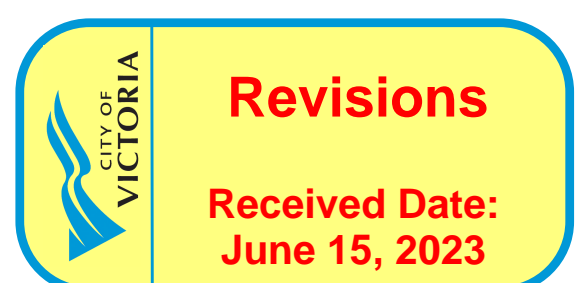
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • B3 ↔ F3 - 1 hr.

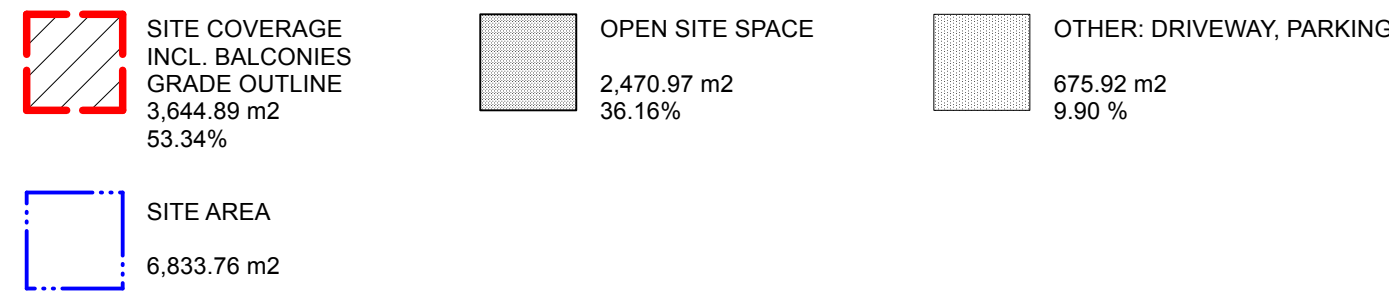
BUILDING AREA:
 • 1210.8 m²

BUILDING HEIGHT:
 • 5 STOREYS

NUMBER OF STREETS FACING:
 • 1

CONSTRUCTION REQUIREMENTS:
 • RESIDENTIAL - 3.2.2.47. Group C, any height, Sprinklered
 - non-combustible construction
 - floor assemblies shall have a FRR not less than 2 hr.
 • PARKADE - 3.2.2.84 Group F3, up to 4 Storeys, Sprinklered
 - combustible or non-combustible construction
 - floor assemblies shall have a FRR not less than 45 min.

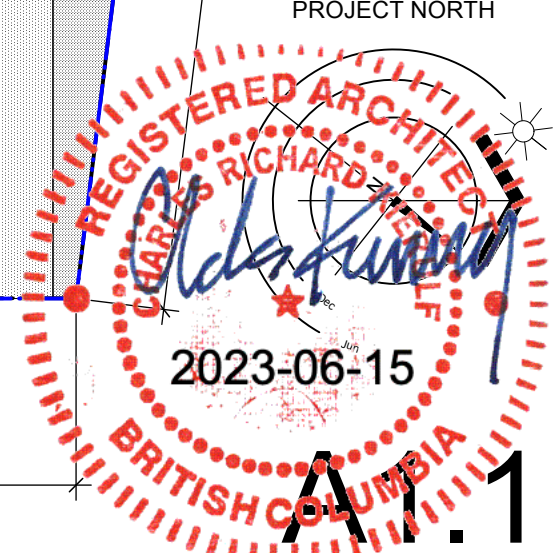
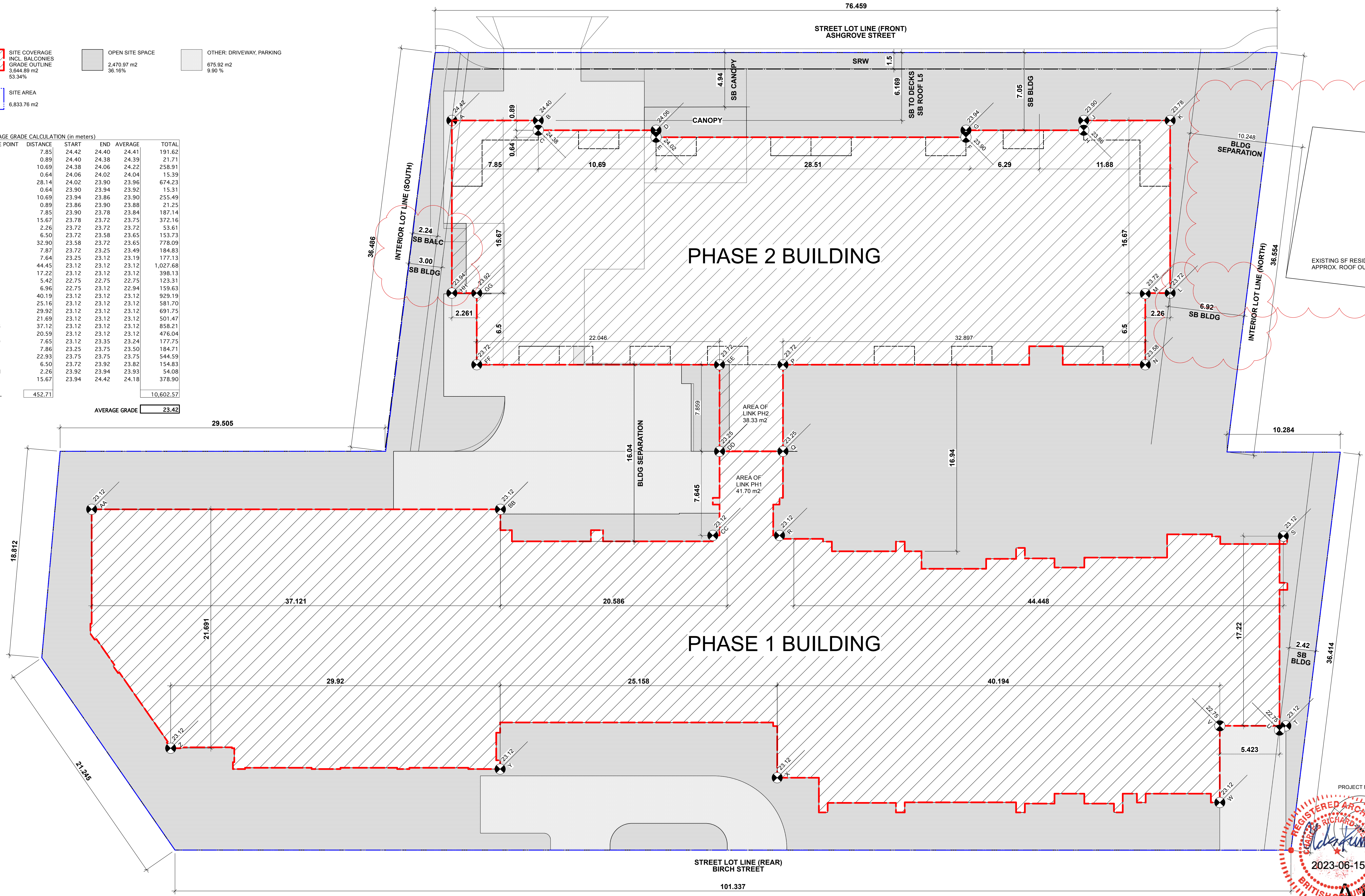


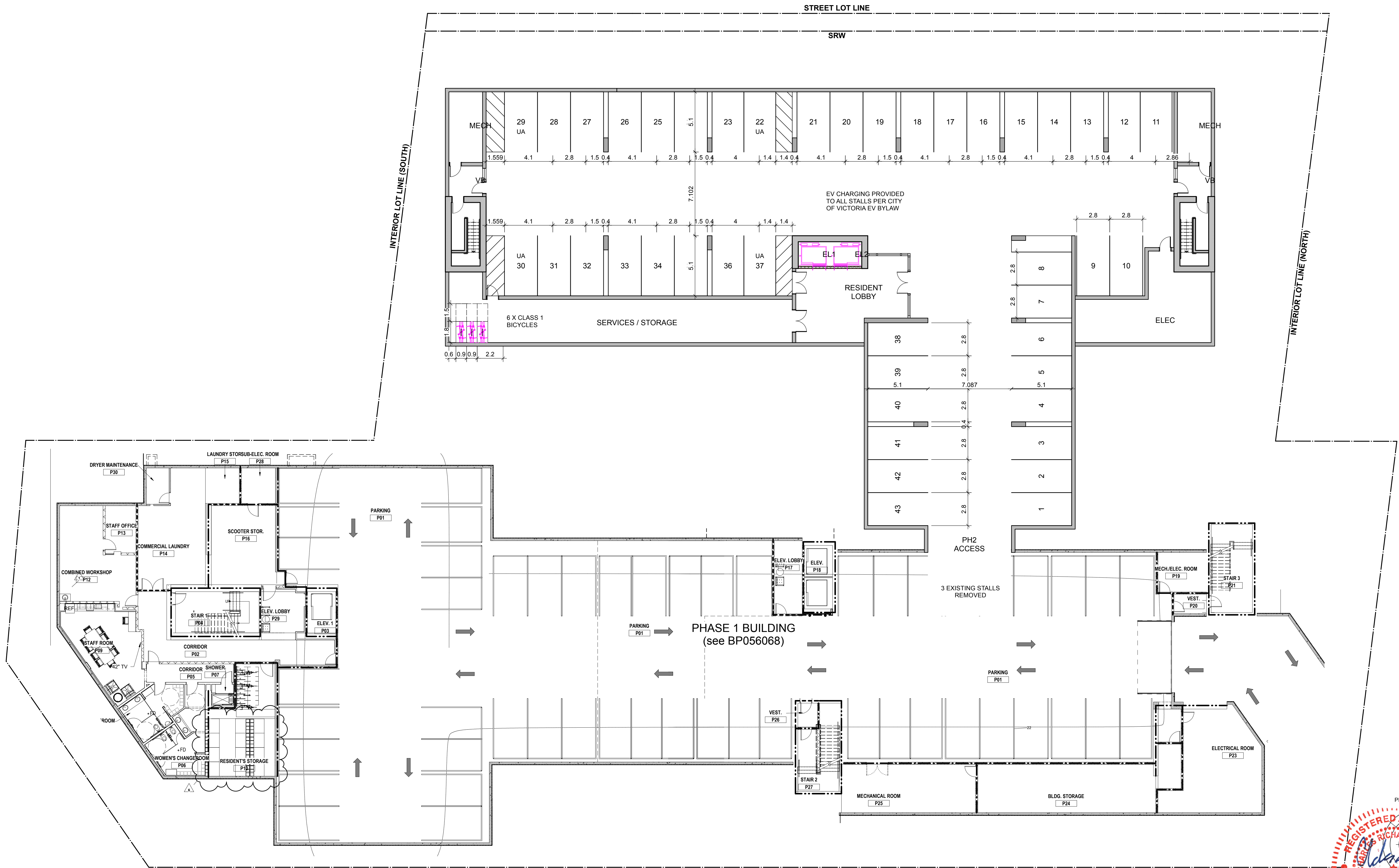


AVERAGE GRADE CALCULATION (in meters)

GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
U-V	5.42	22.75	22.75	22.75	123.31
V-W	6.96	22.75	23.12	22.94	159.63
W-X	40.19	23.12	23.12	23.12	929.19
X-Y	25.16	23.12	23.12	23.12	581.70
Y-Z	29.92	23.12	23.12	23.12	691.75
Z-AA	21.69	23.12	23.12	23.12	501.47
AA-BB	37.12	23.12	23.12	23.12	858.21
BB-CC	20.59	23.12	23.12	23.12	476.04
CC-DD	7.65	23.12	23.35	23.24	177.75
DD-EE	7.86	23.25	23.75	23.50	184.71
EE-FF	22.93	23.75	23.75	23.75	544.59
FF-GG	6.50	23.72	23.92	23.82	154.83
GG-HH	2.26	23.92	23.94	23.93	54.08
HH-A	15.67	23.94	24.42	24.18	378.90
TOTAL	452.71				10,602.57

AVERAGE GRADE **23.42**





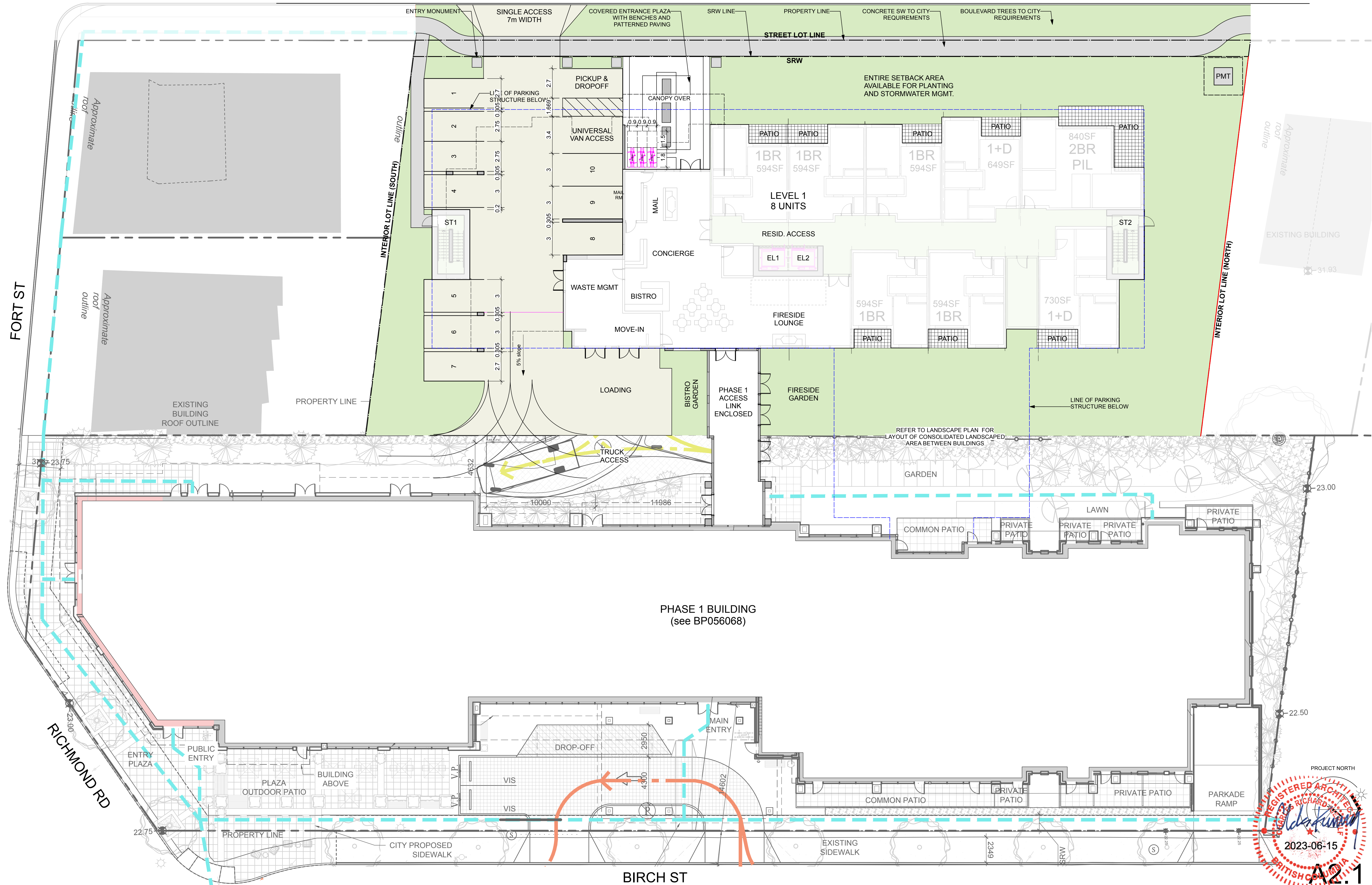
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Parkade Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



ASHGROVE ST

FORT ST



PHASE 1 BUILDING
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



EXISTING BUILDING

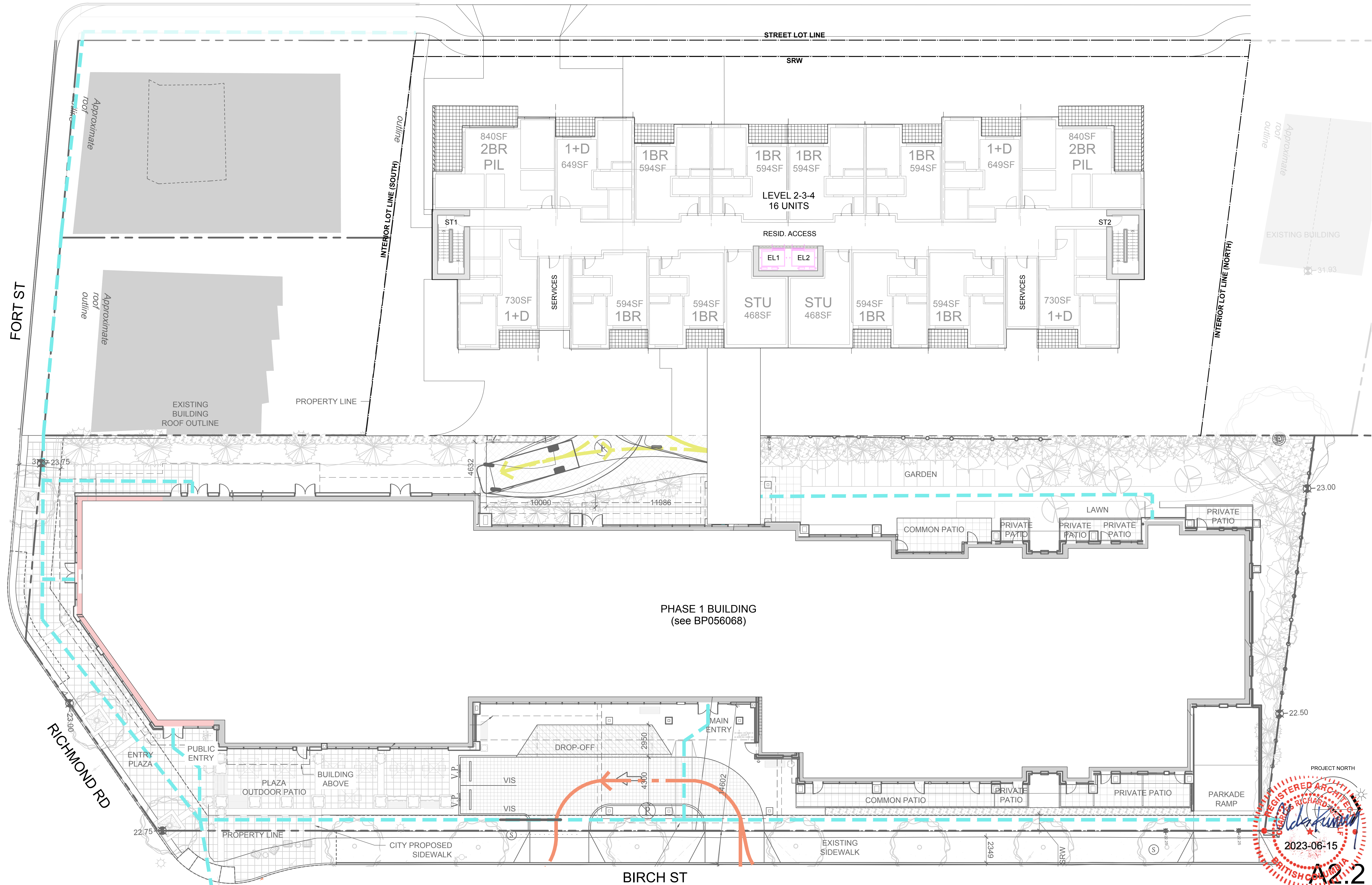
31.93



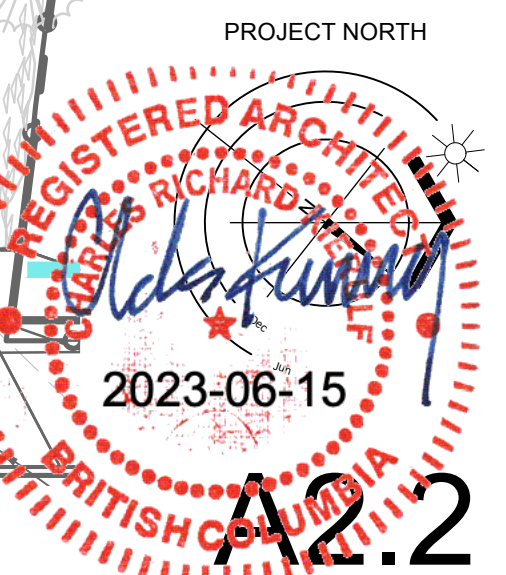
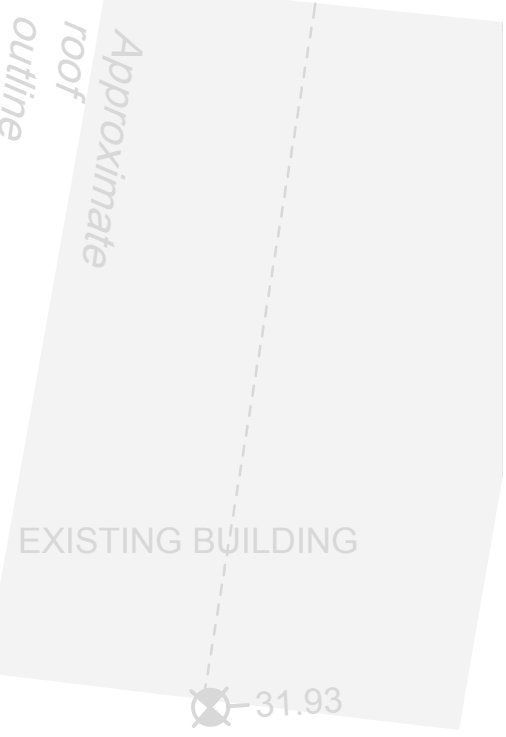
PROJECT NORTH

2023-06-15

A2.1

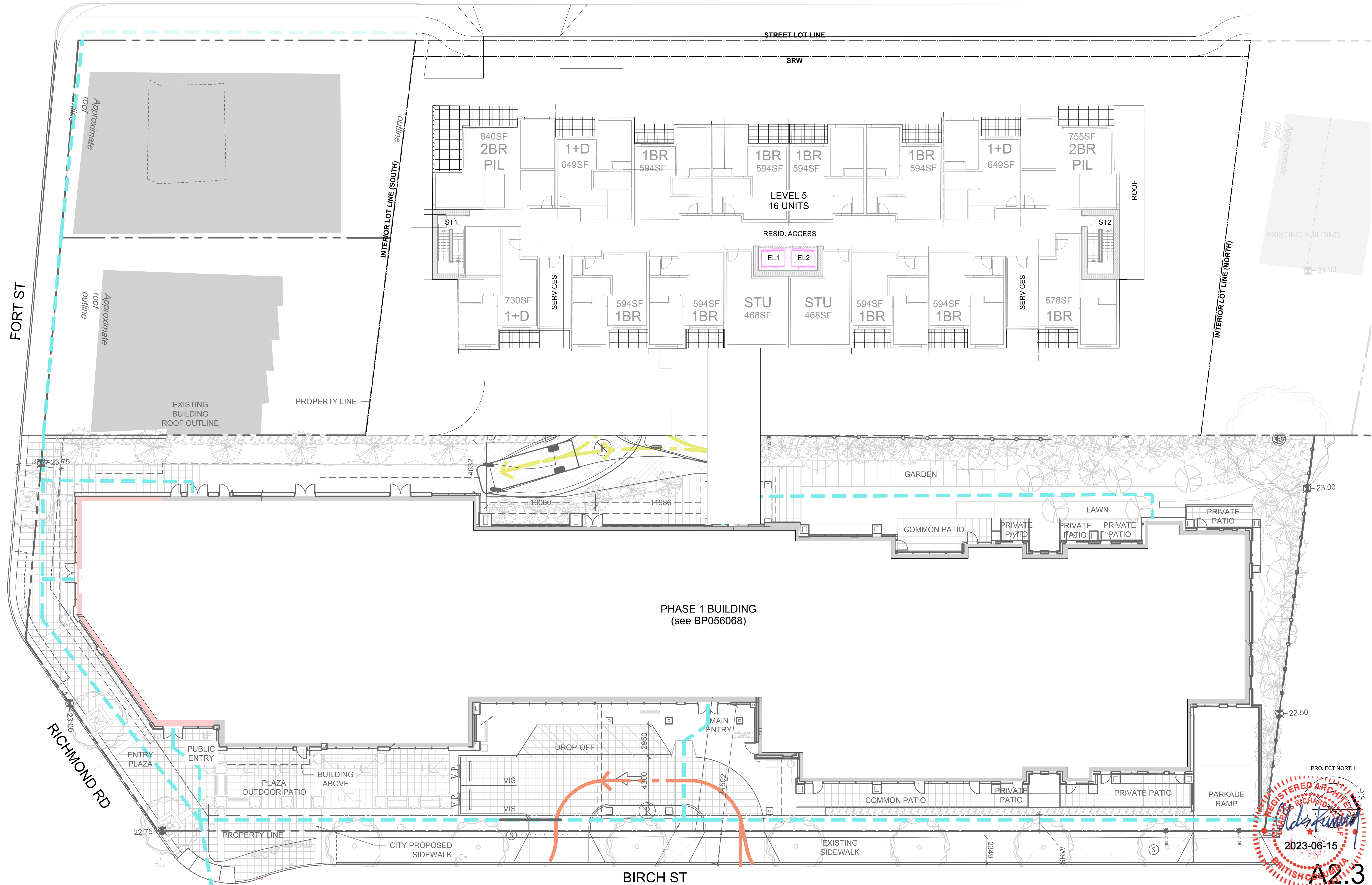


PHASE 1 BUILDING
(see BP056068)



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L2 to L4 Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



PHASE 1 BUILDING
(see BP056068)



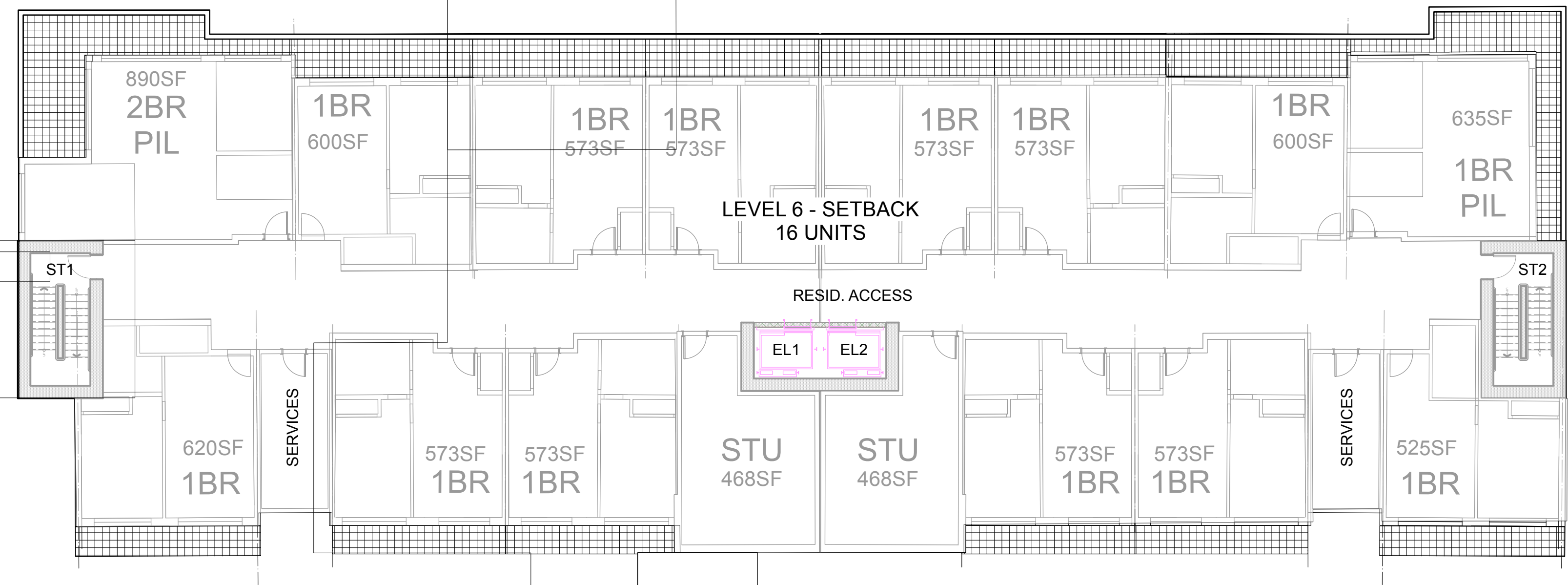
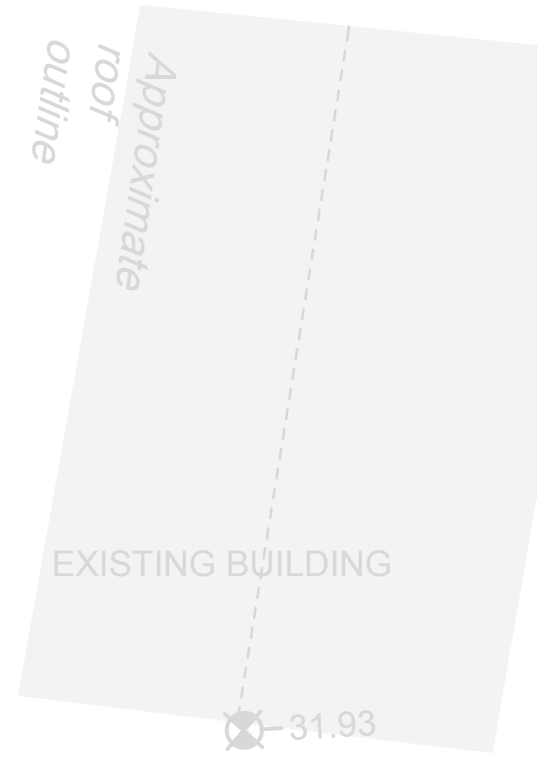
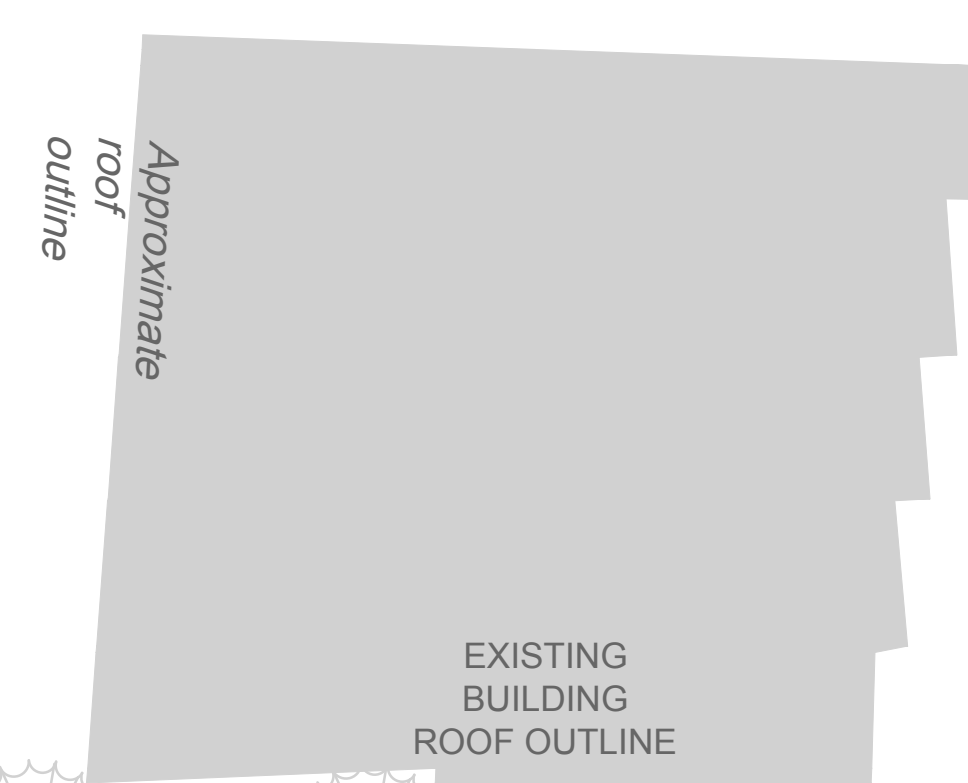
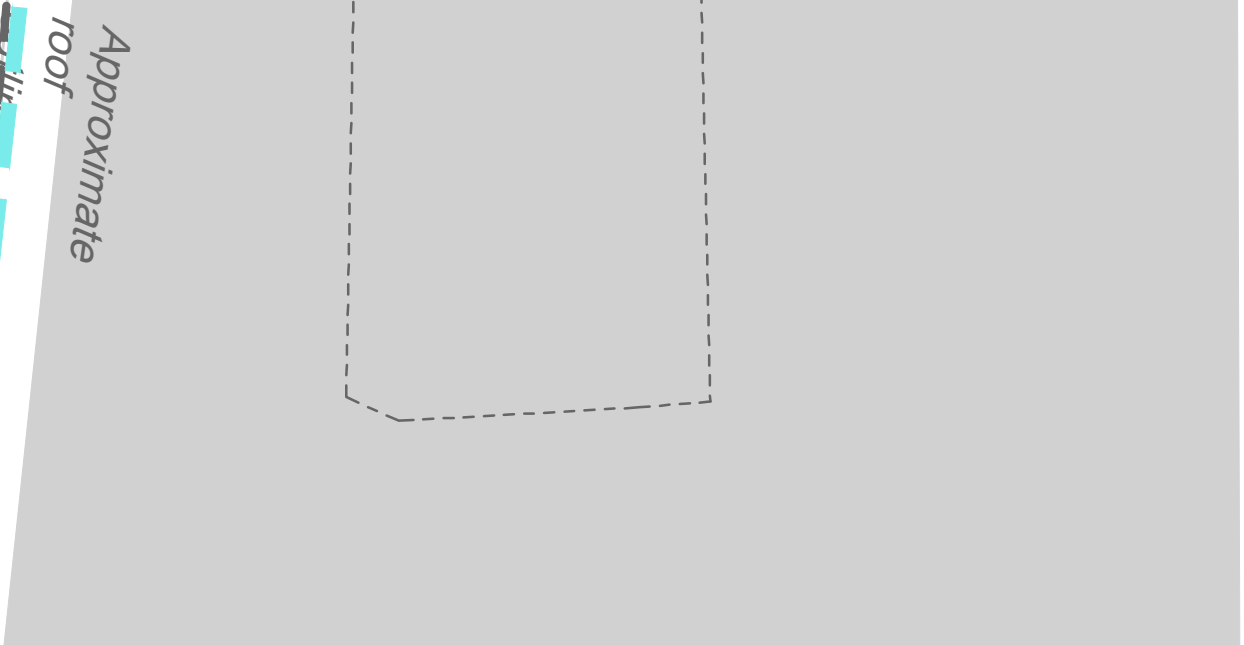
A2.3

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

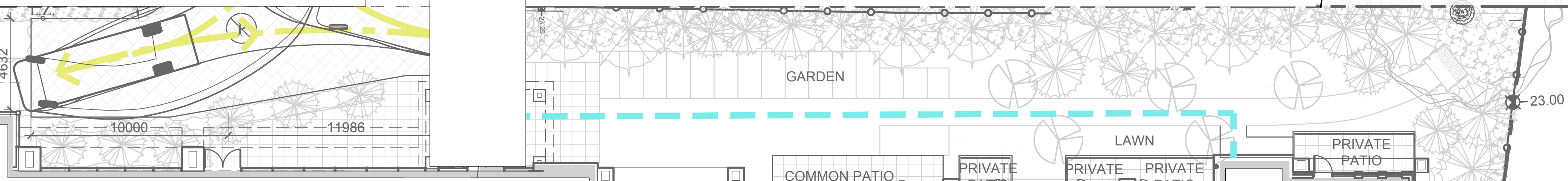
INTERIOR LOT LINE (NORTH)



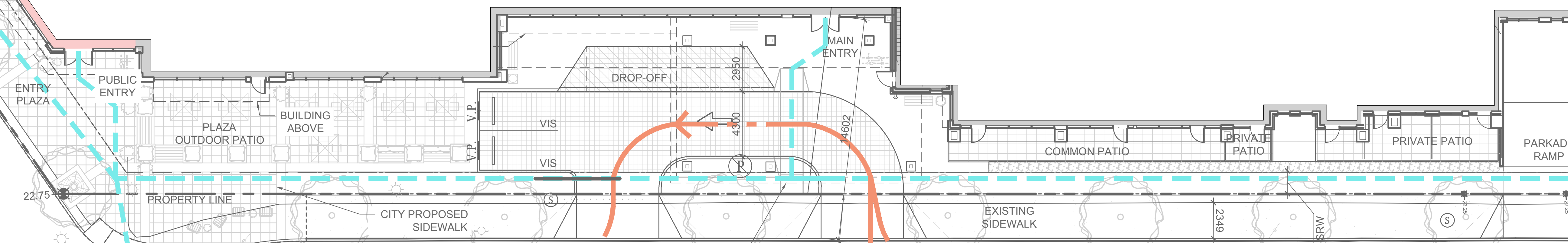
LEVEL 6 - SETBACK 16 UNITS

RESID. ACCESS

EL1 EL2



PHASE 1 BUILDING (see BP056068)



PROJECT NORTH

2023-06-15

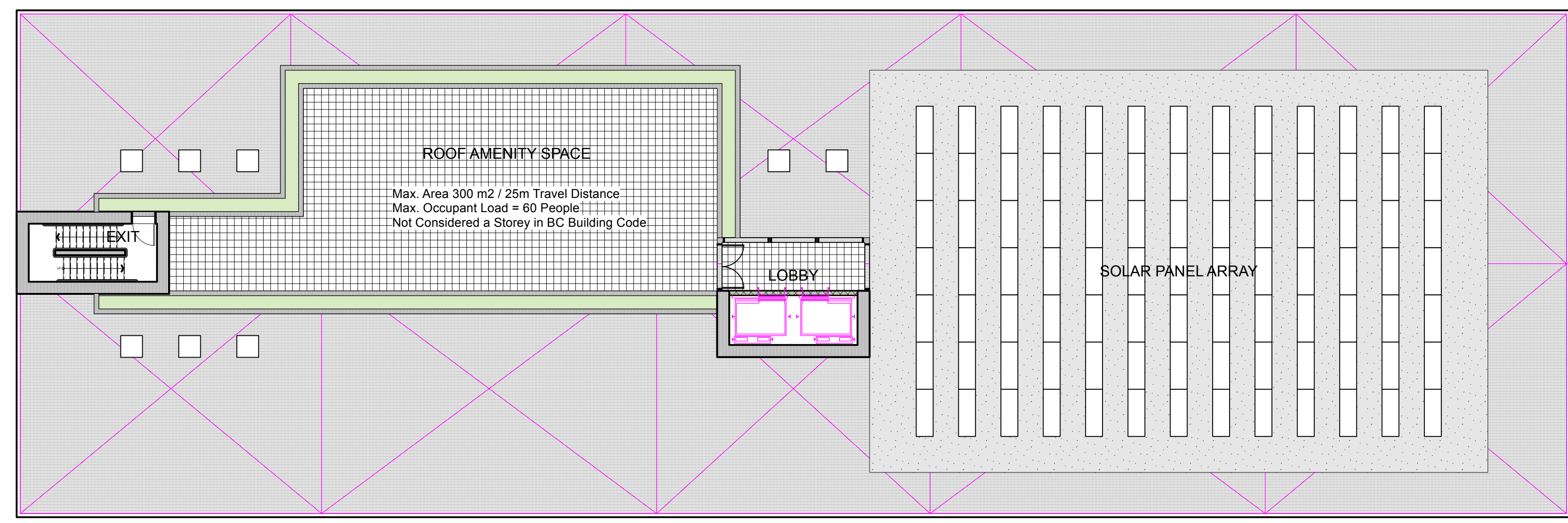
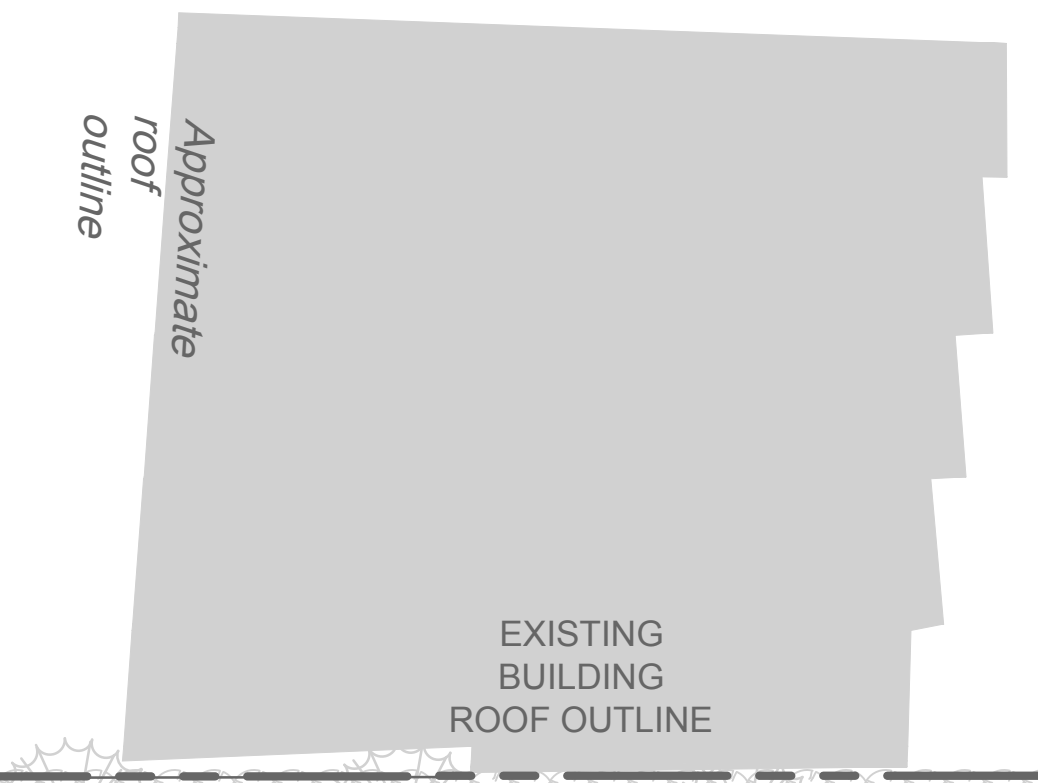
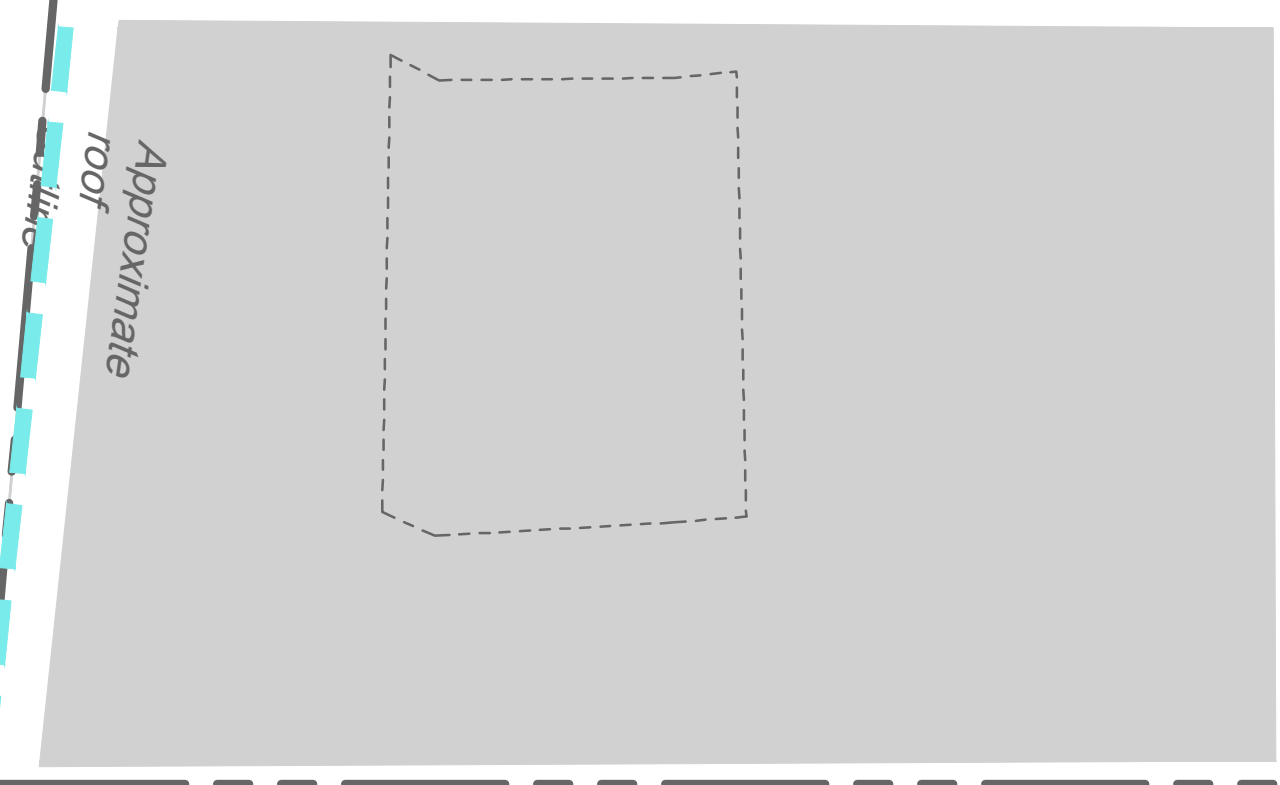
A2.4

STREET LOT LINE

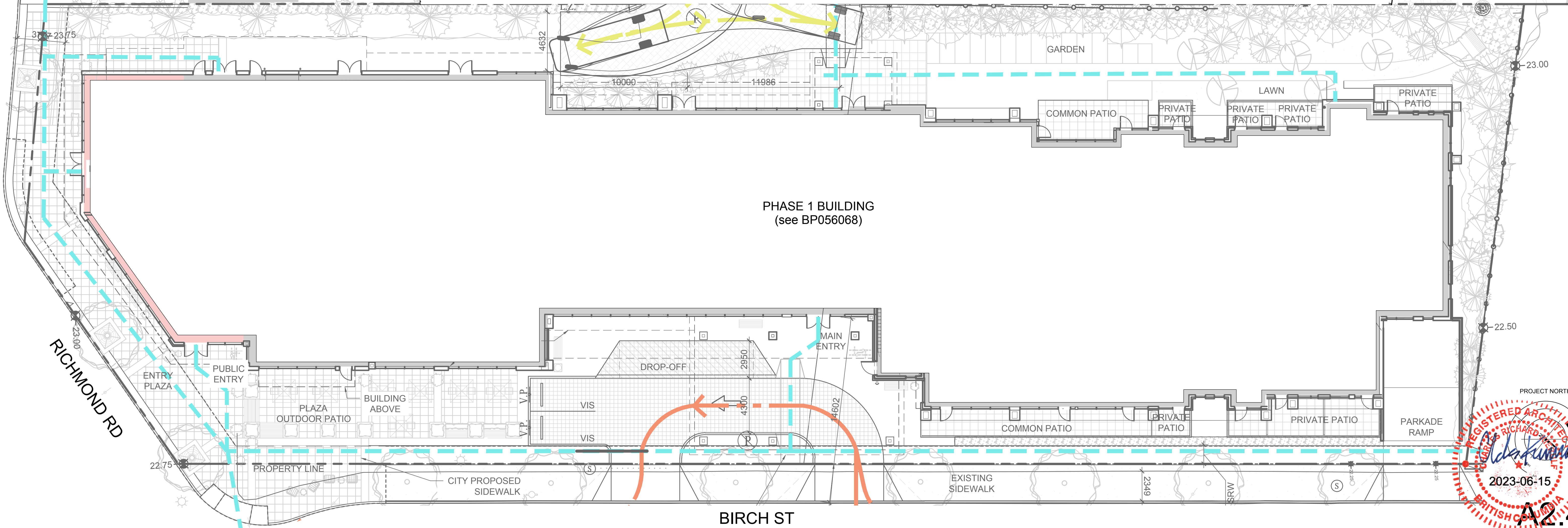
SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE



PHASE 1 BUILDING
(see BP056068)

RICHMOND RD

BIRCH ST

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2 Roof Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



WEST ELEVATION

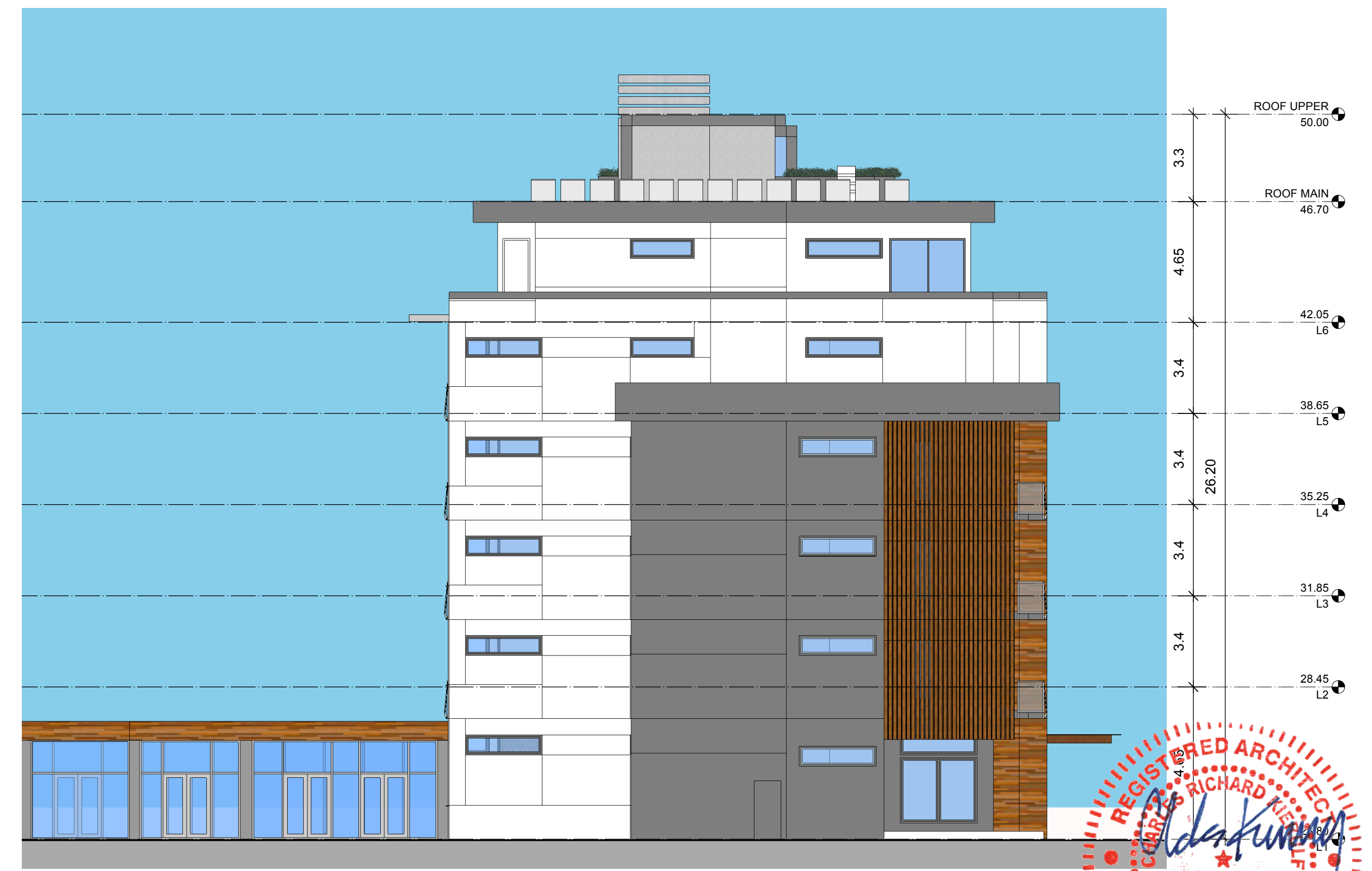
- MATERIALS KEY :
1. Cementitious Panel Siding - various colours - with colour-matched trims.
 2. Aluminum and Glass guard.
 3. High-Performance Vinyl windows with coloured frames.
 4. High-Performance aluminum and glass window-wall system.
 5. Metal siding with printed wood grain pattern.
 6. Smooth face masonry cladding.
 7. Prefinished metal cladding.
 8. Rooftop solar PV array.
 9. Rooftop amenity area with planters.
 10. Concrete column.
 11. Steel and glass canopy.
 12. Rooftop beekeeping hives.
 13. Louvre Screen Wall



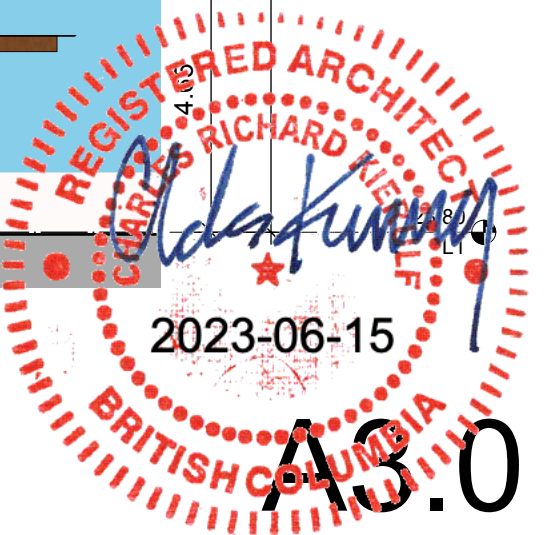
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

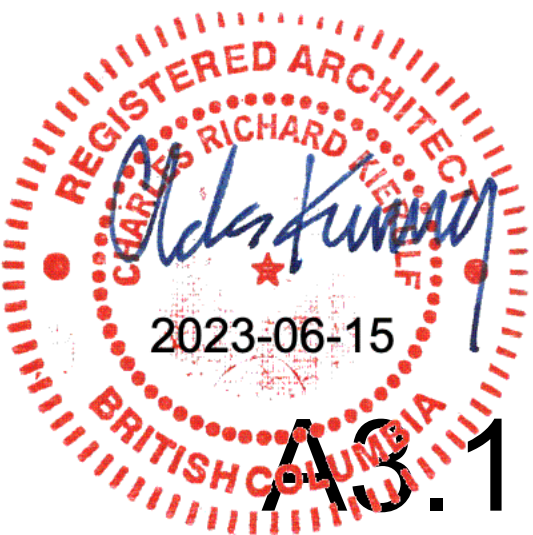
1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST





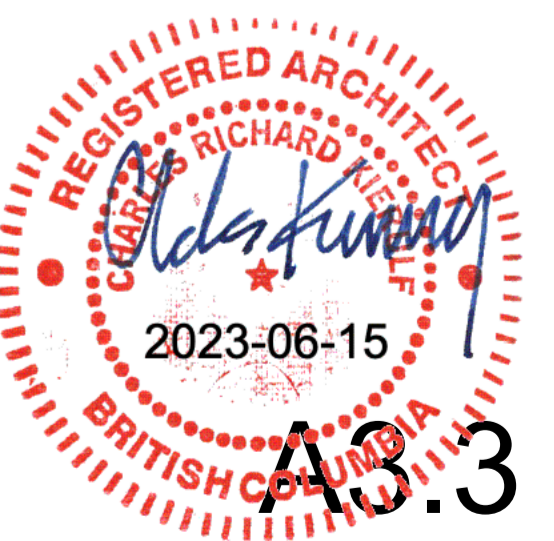
Street Context Elevation - Birch Street - Phase 2 in background
(Phase 1 and context masked 60%)

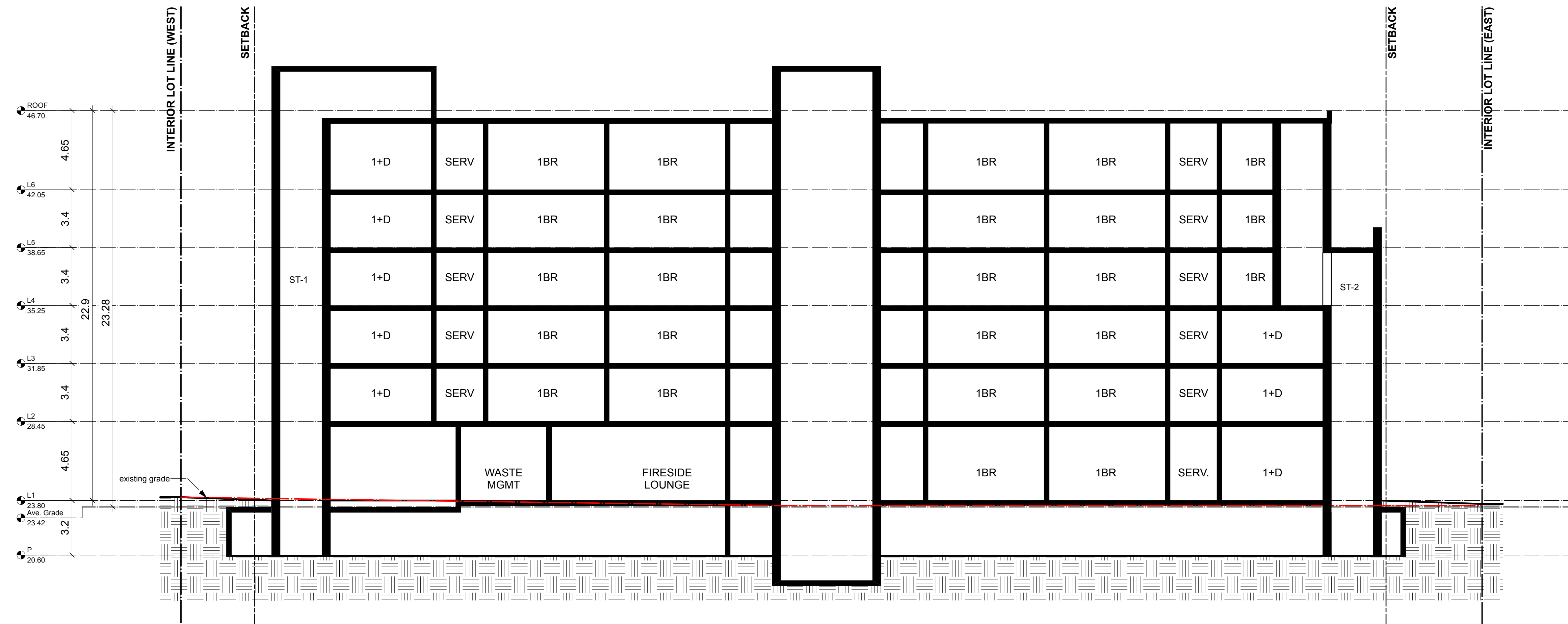




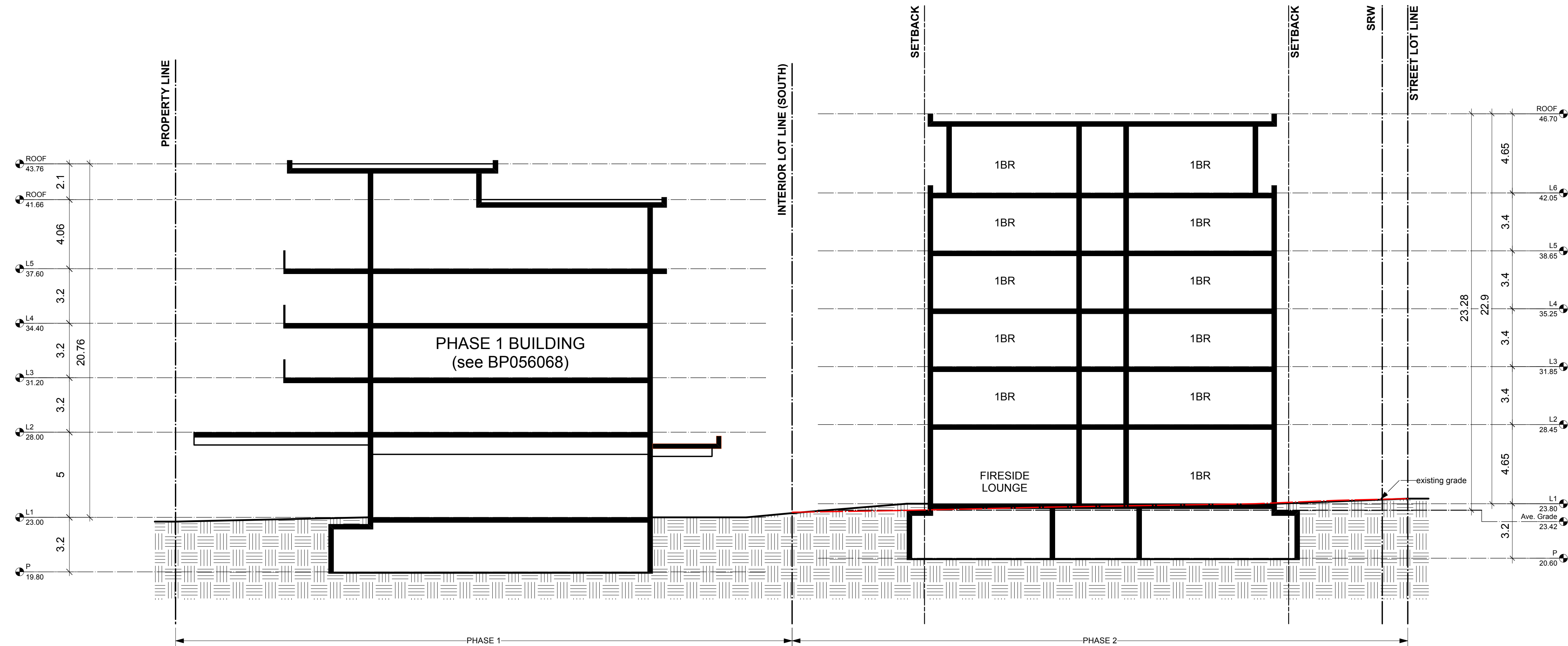
PHASE 1 WINDOW / GLAZING
LOCATION TYP.

EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID

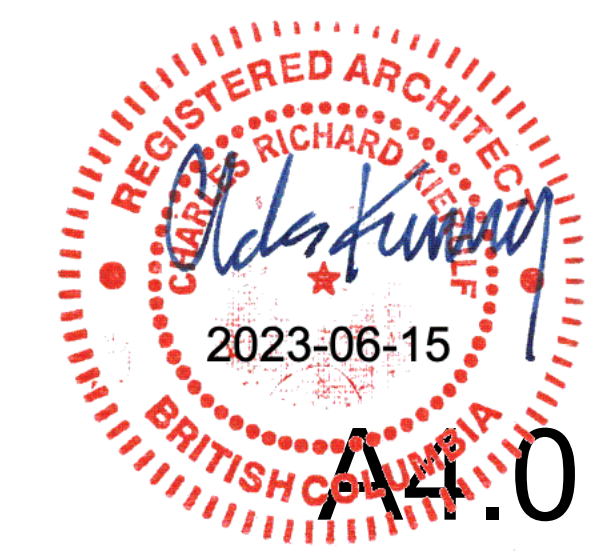




SECTION WEST - EAST



SECTION SOUTH - NORTH





Aerial View - Looking West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South East from Ashgrove Street
Phase 1 in Background





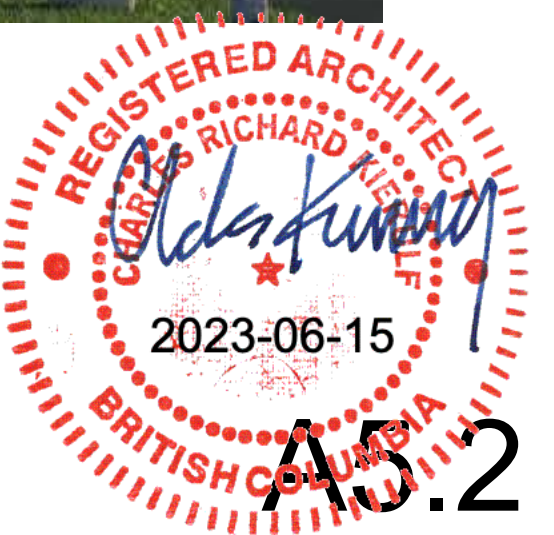
Street View - Looking North from Richmond Street

Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street





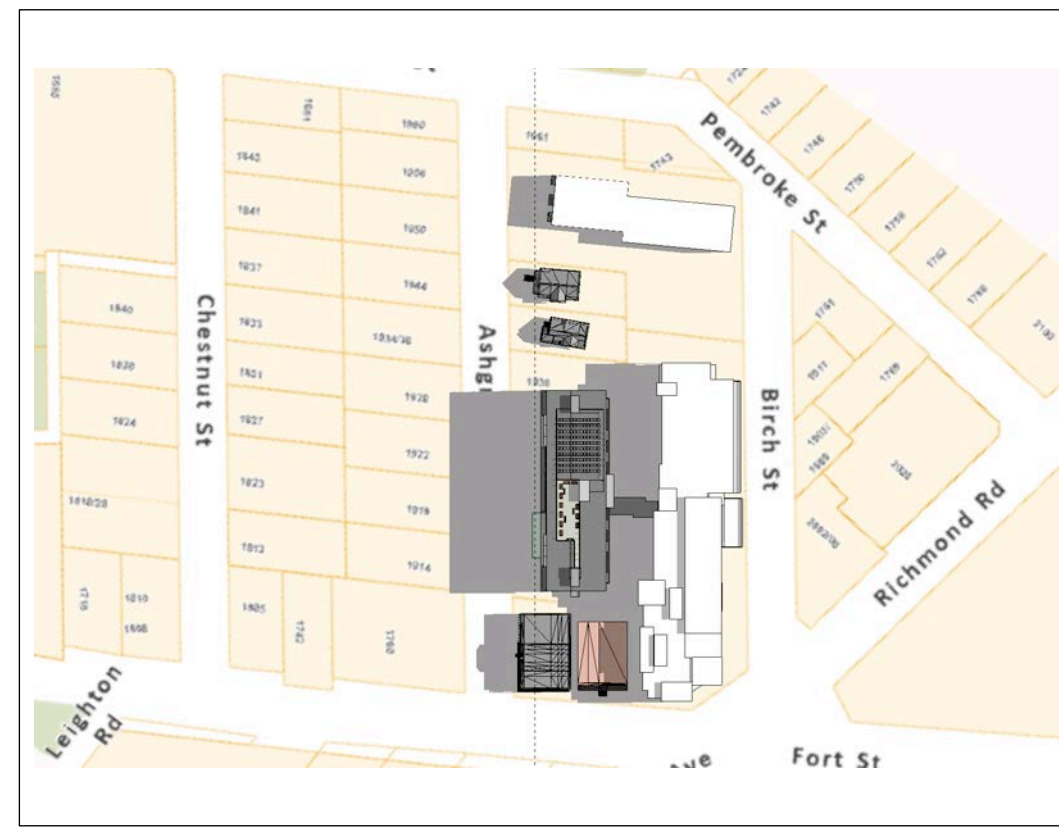
Street View - Looking South along Ashgrove Street



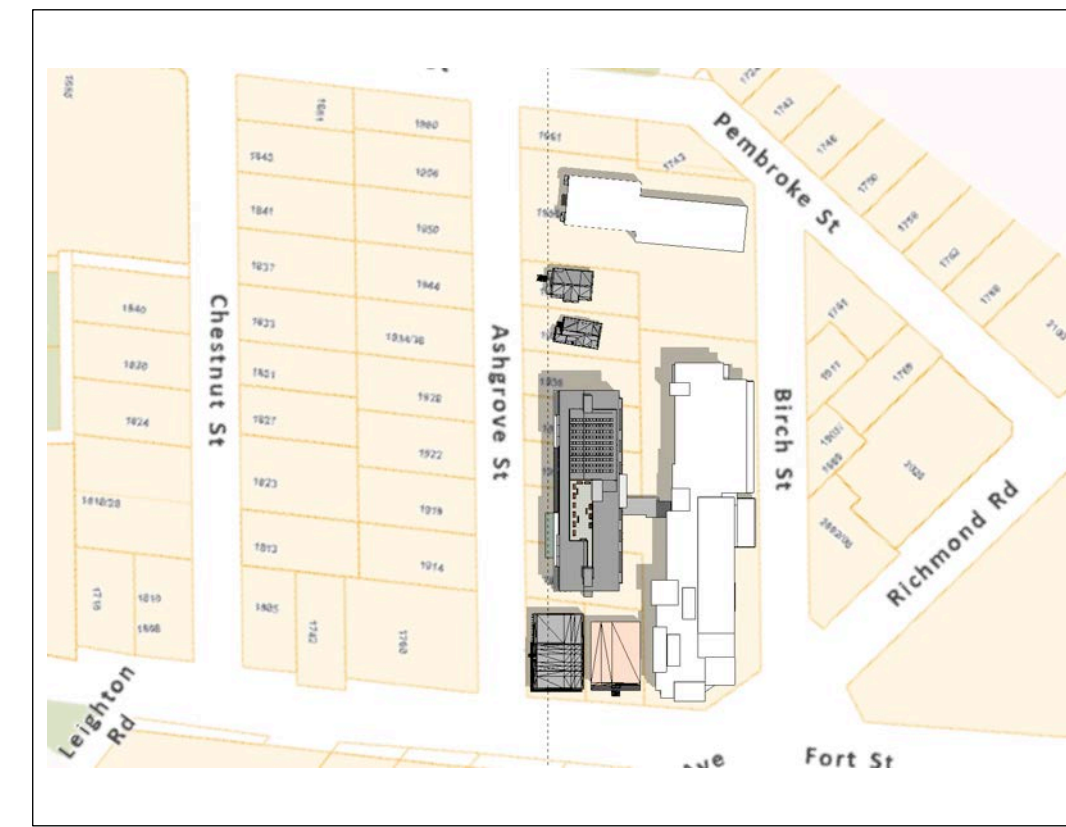


Aerial View - Looking East over Fort Street with RJH Buildings in Background

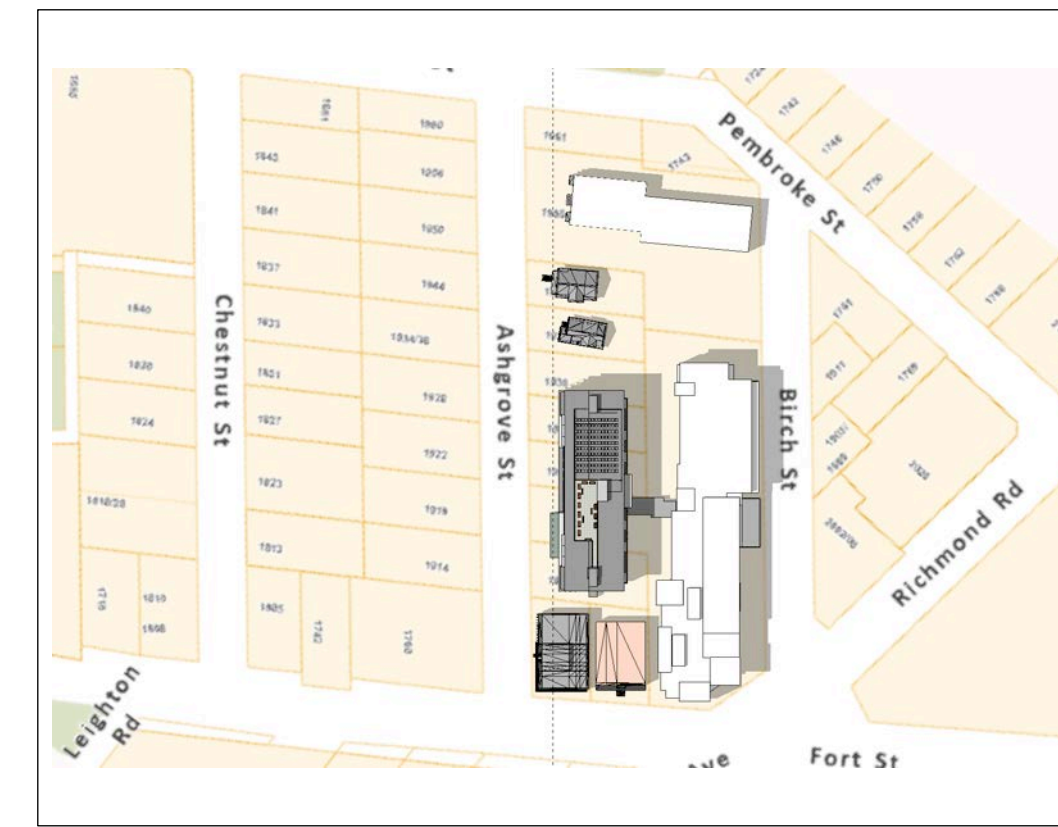




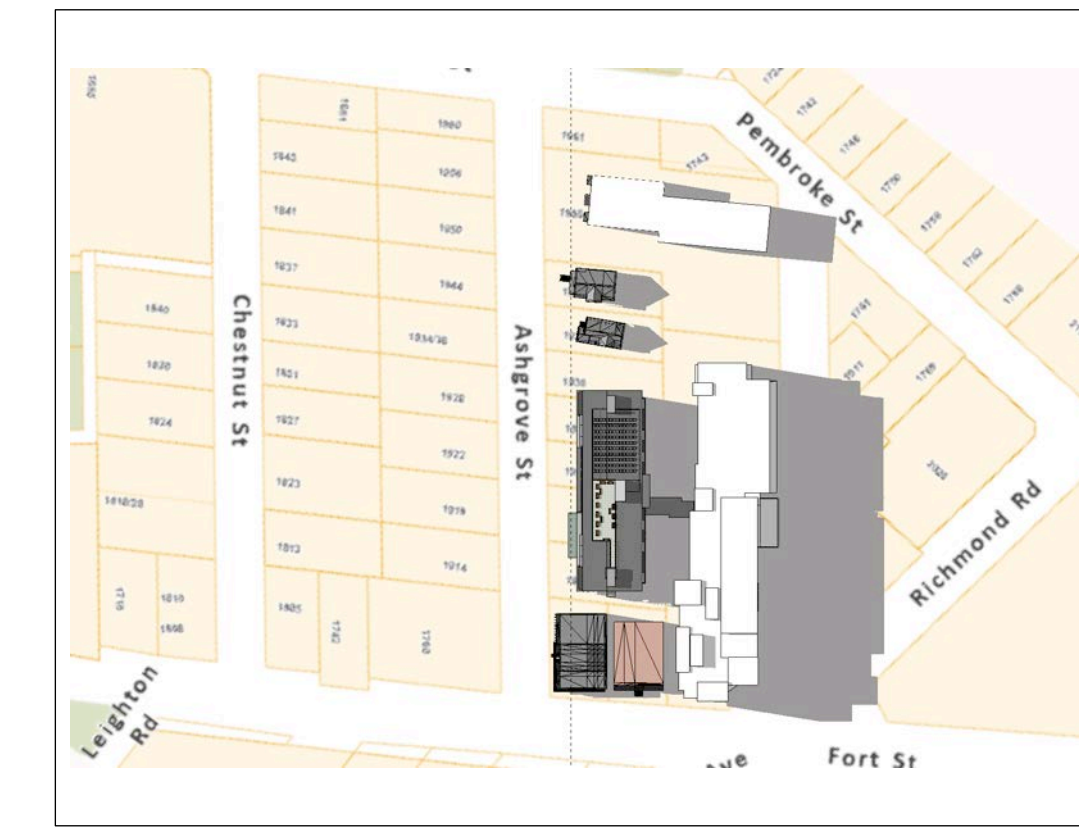
JUNE 21 - 08:00



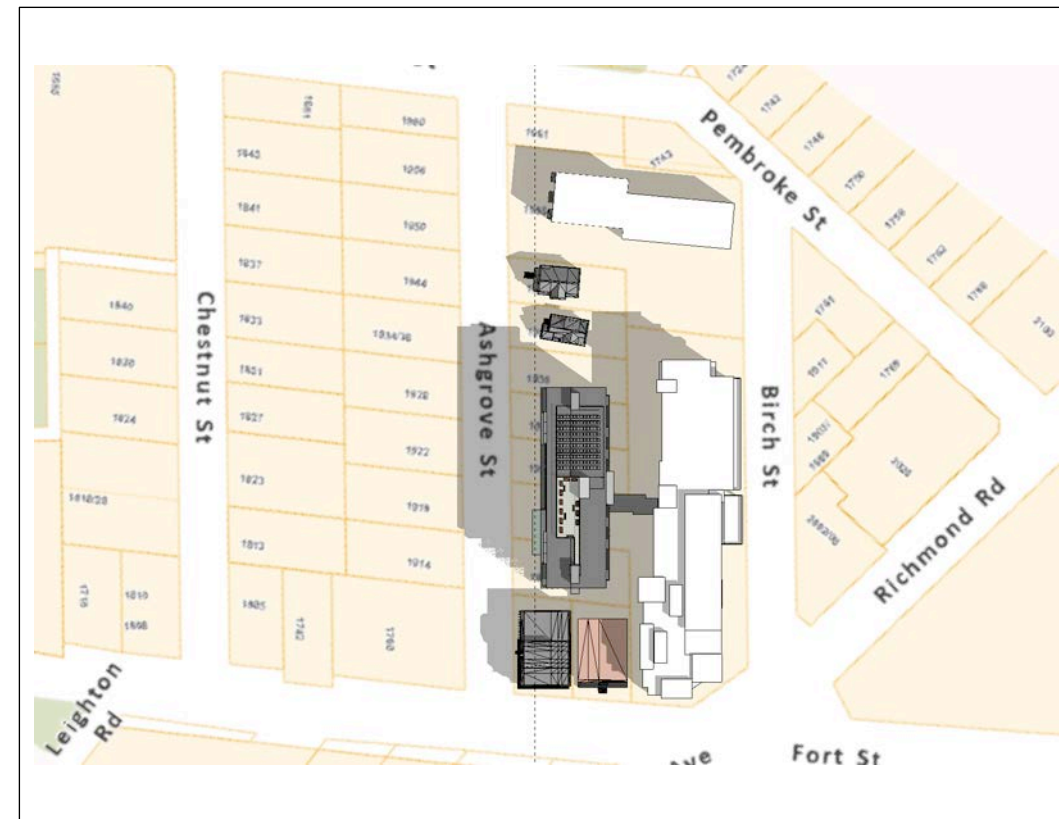
JUNE 21 - 11:00



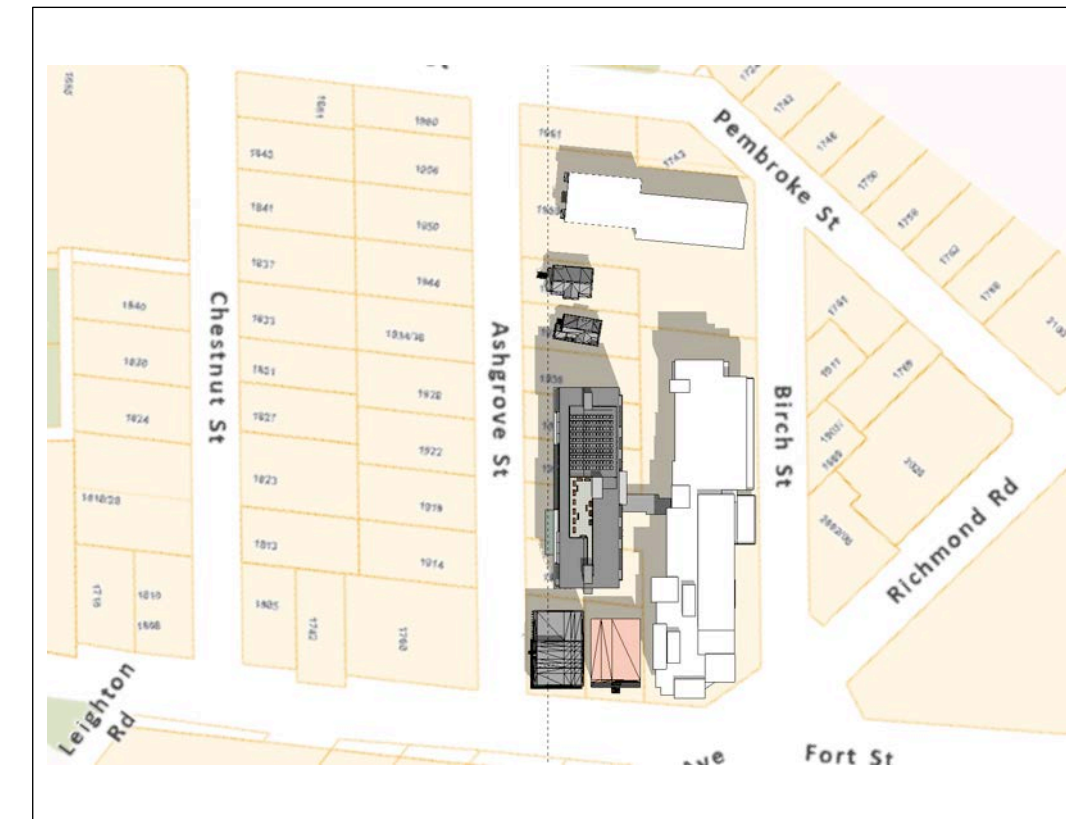
JUNE 21 - 14:00



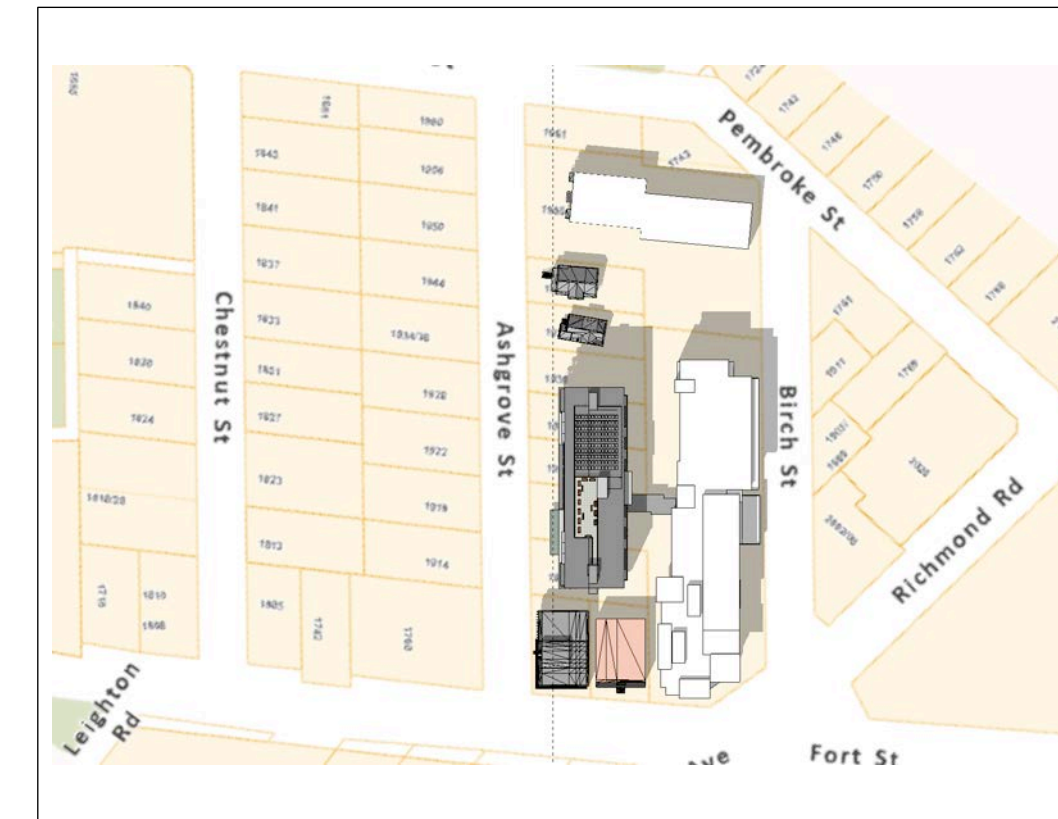
JUNE 21 - 17:00



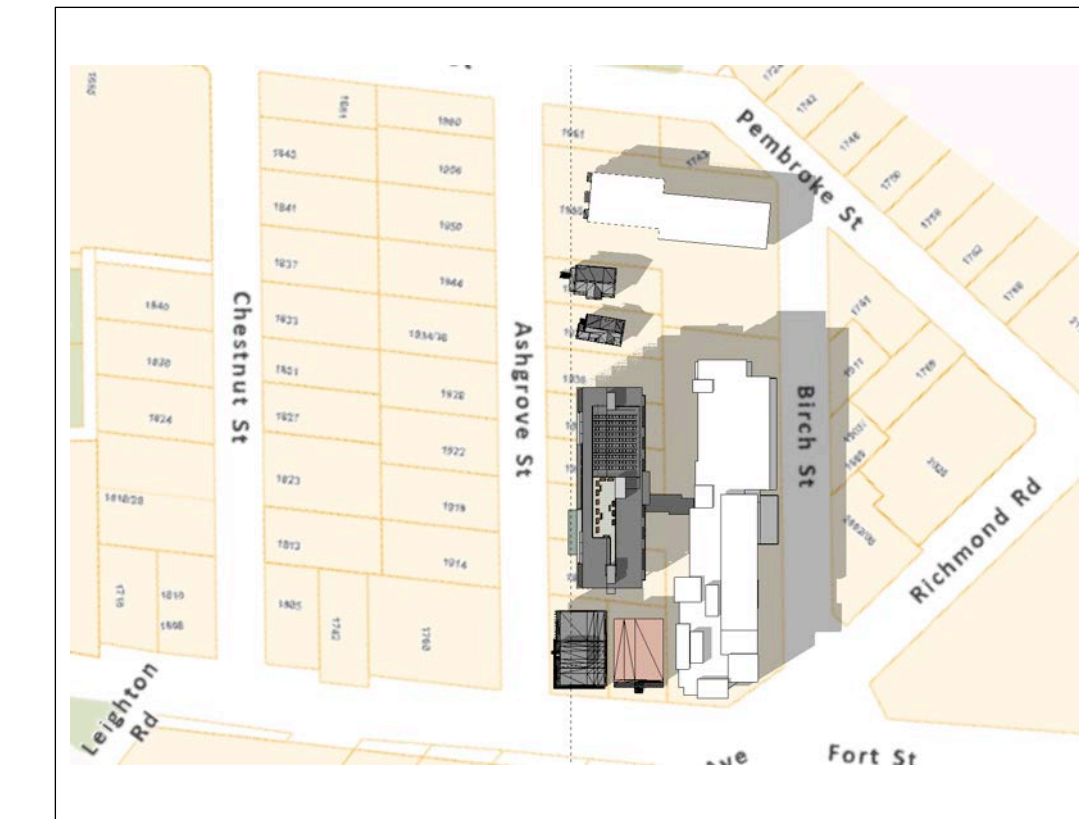
SEPTEMBER 23 - 09:00



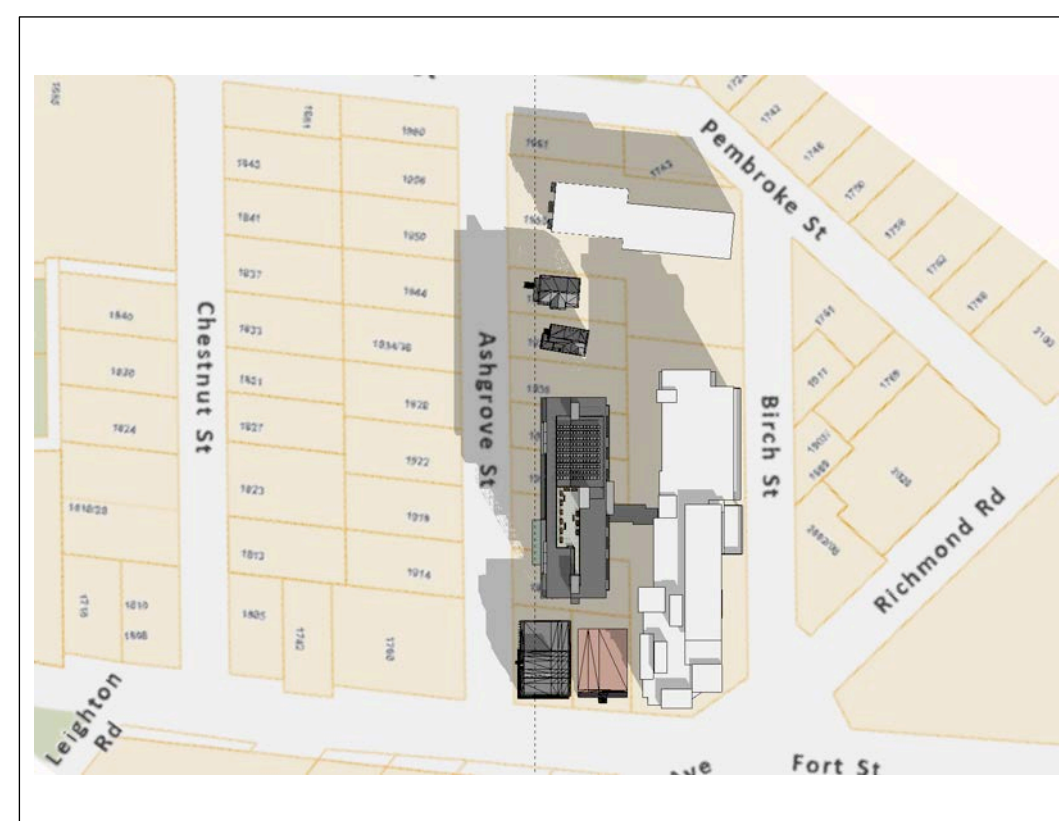
SEPTEMBER 23 - 11:00



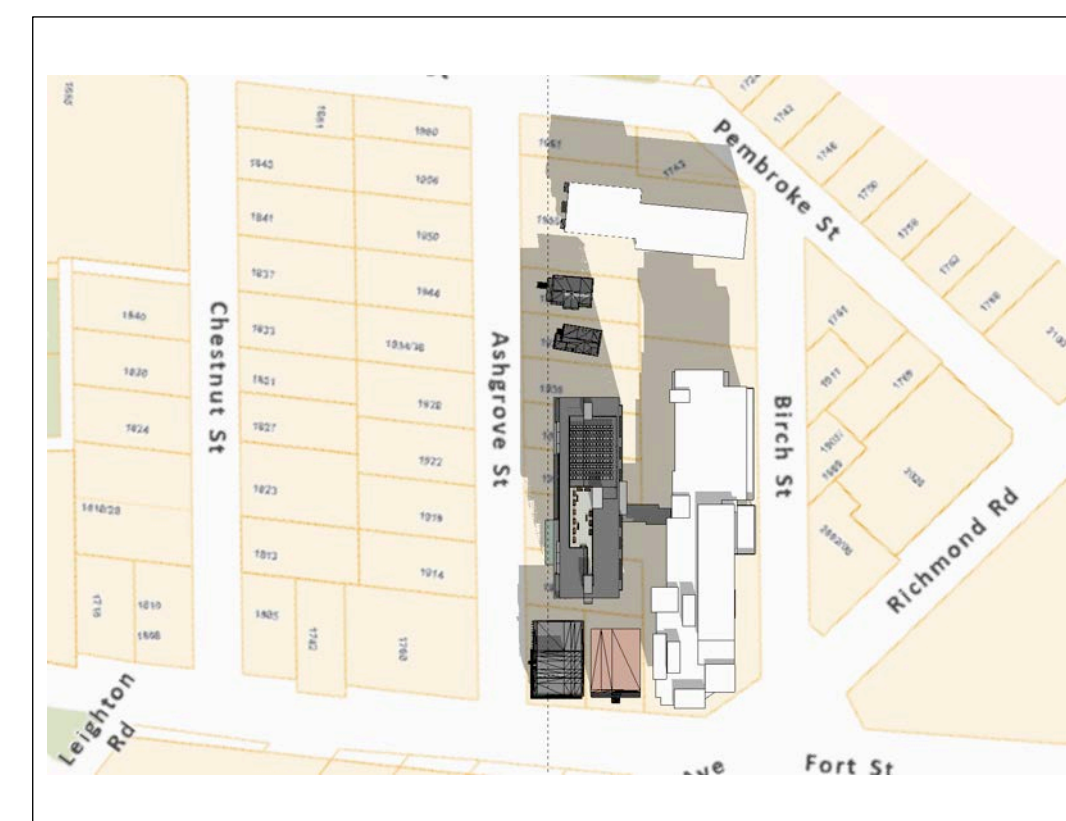
SEPTEMBER 23 - 13:00



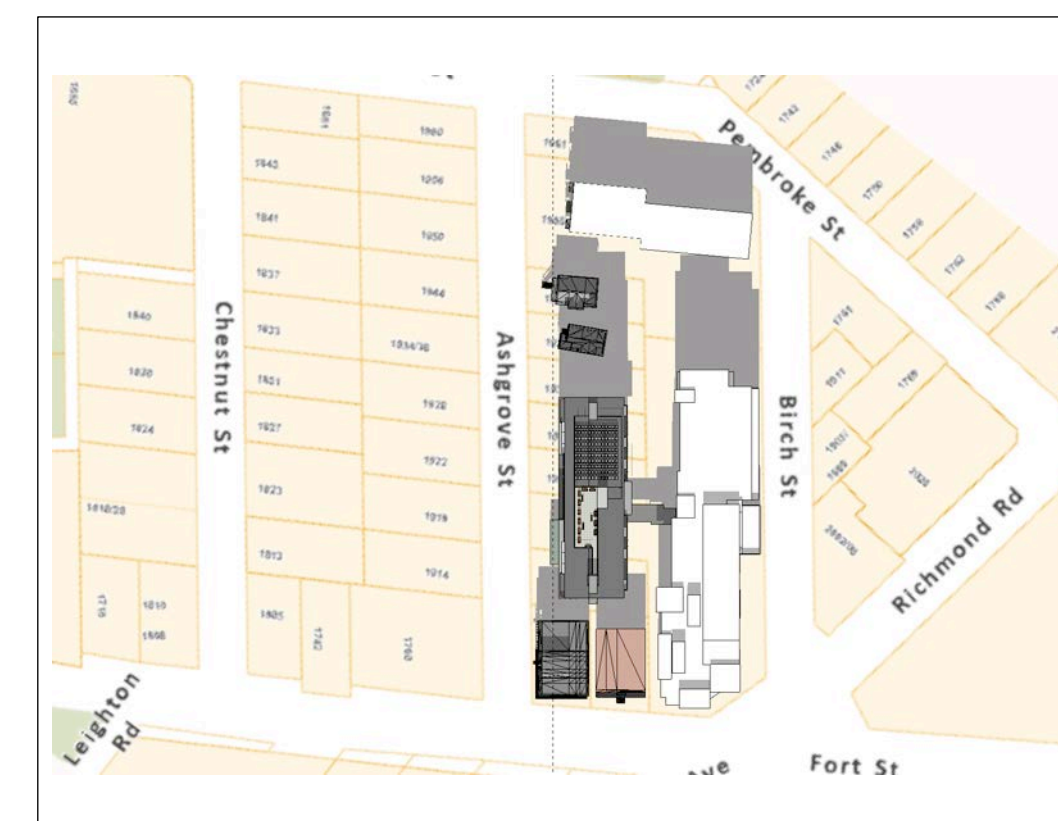
SEPTEMBER 23 - 15:00



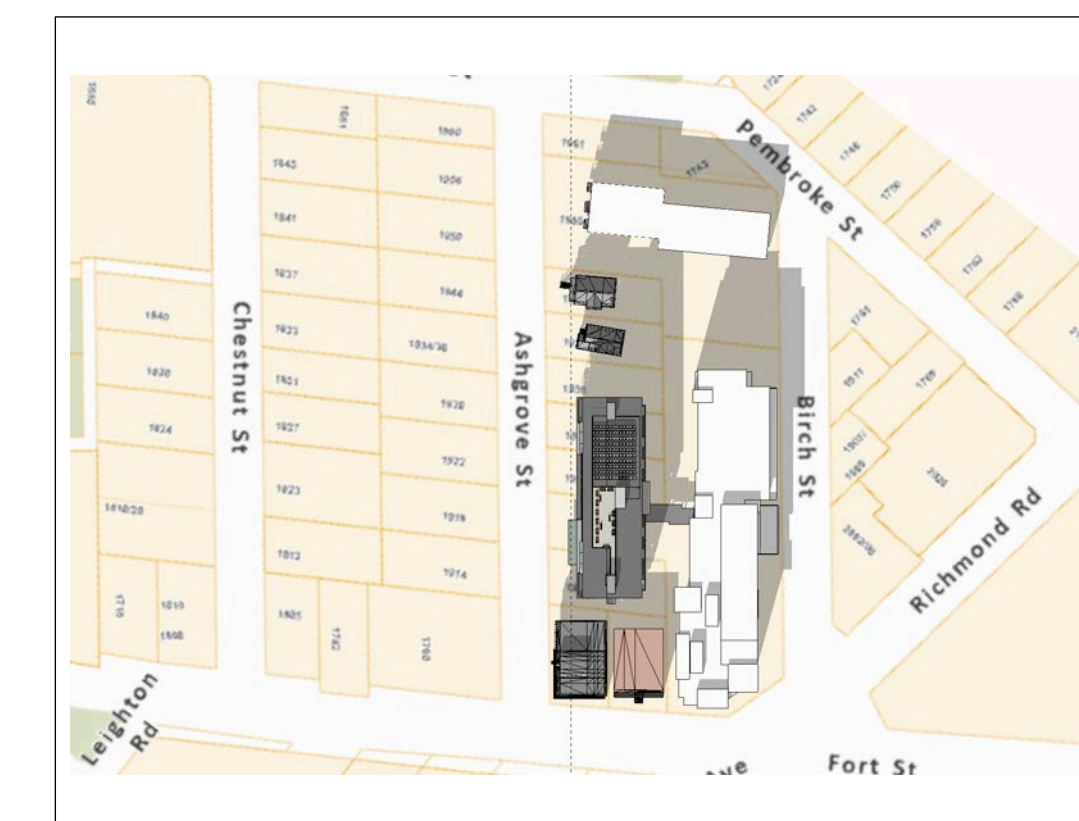
DECEMBER 21 - 10:00



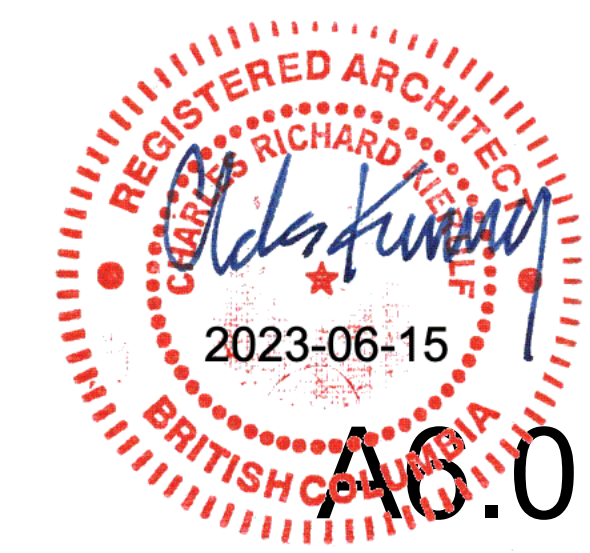
DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00





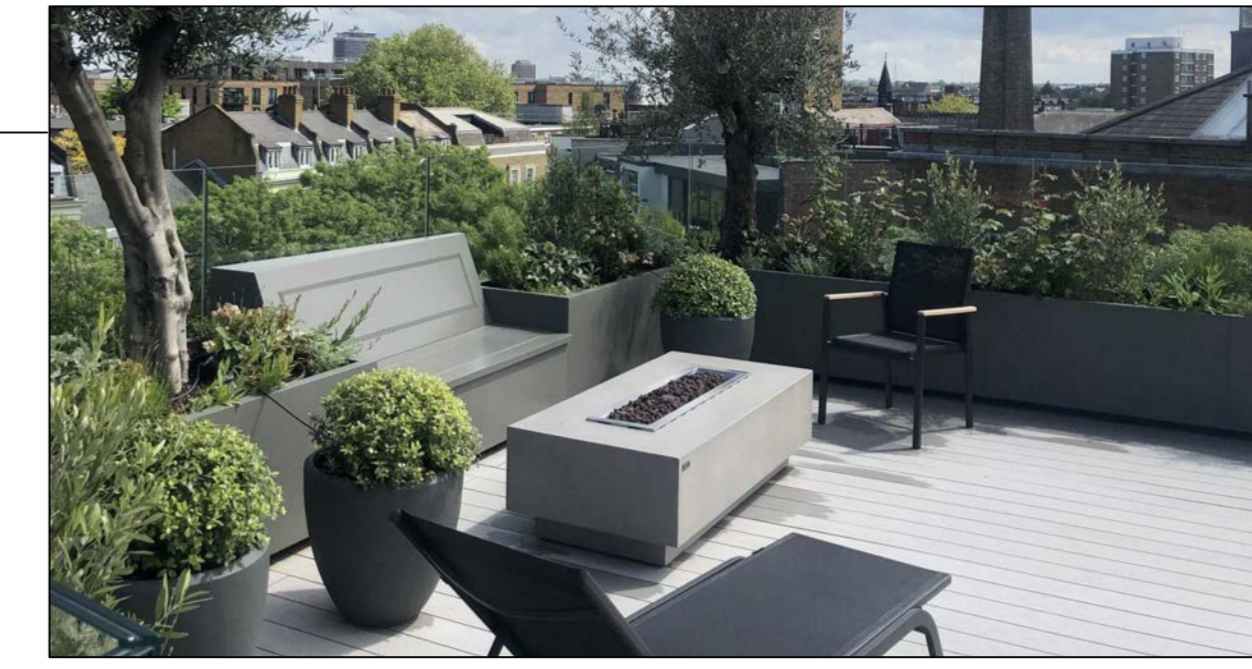
Cementitious Panel Siding- Various colours- with colour matching trims



High-Performance aluminium and glass window-wall system



Rooftop solar PV array



Rooftop amenity area with planters



High-Performance vinyl windows with coloured frames



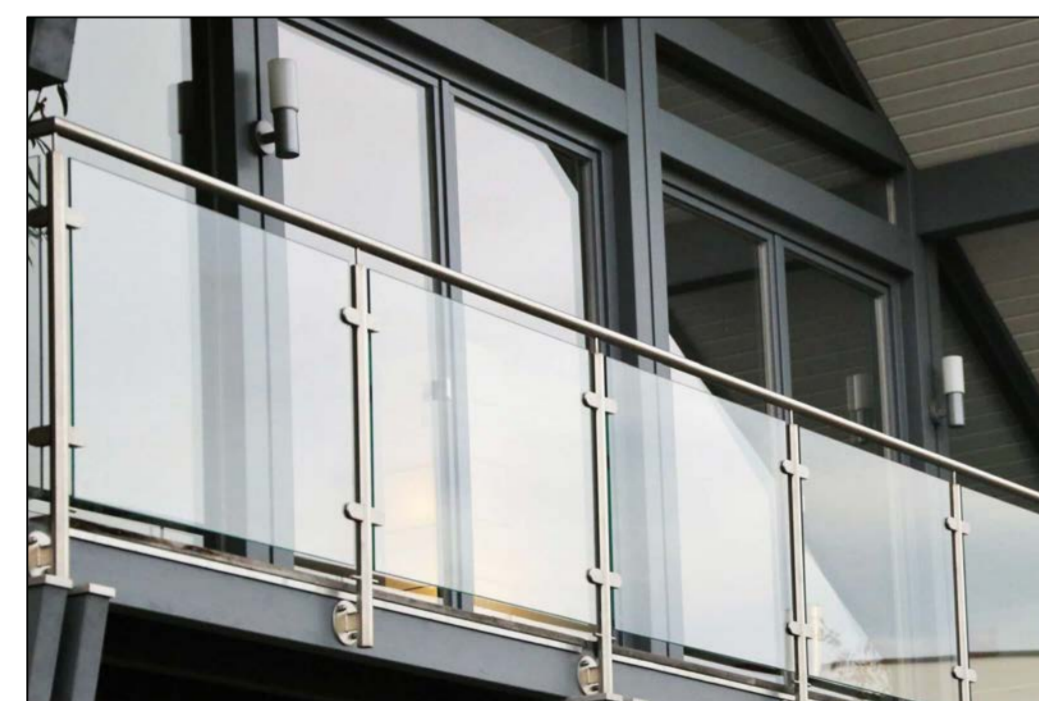
WEST ELEVATION



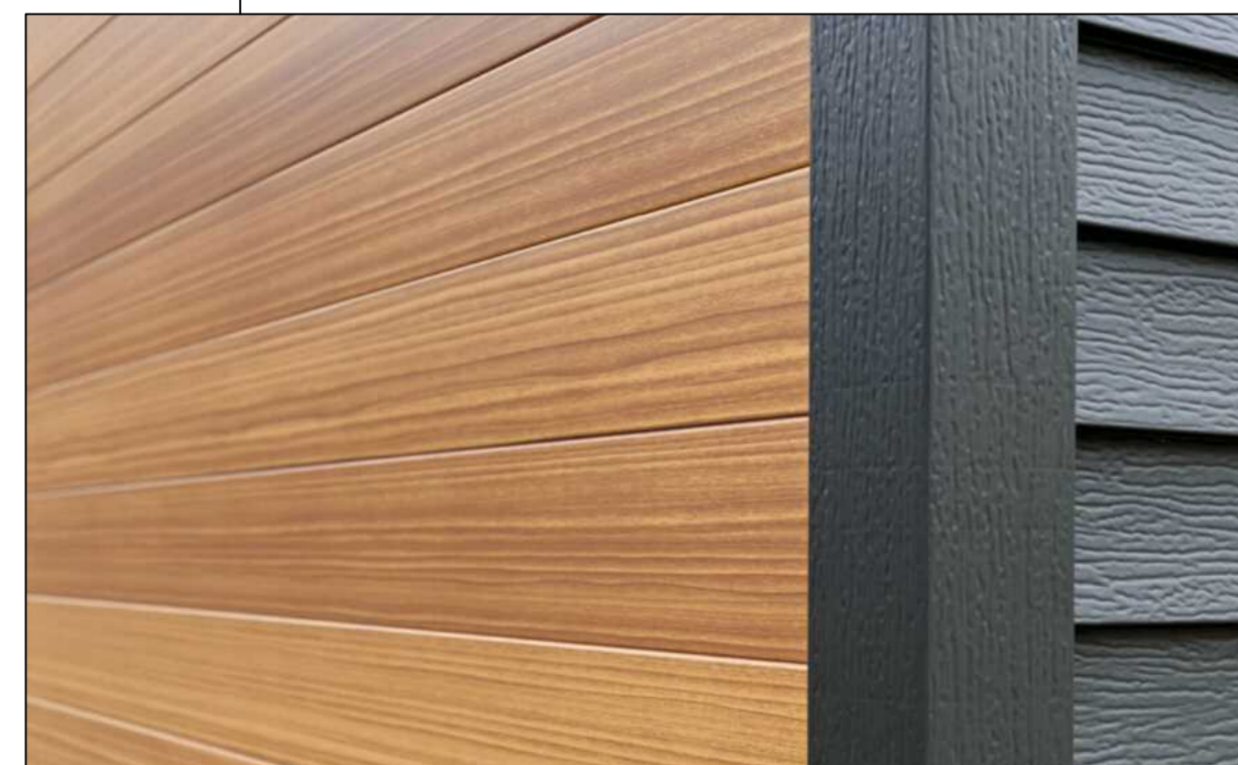
Rooftop beehiving hives



Prefinished metal cladding



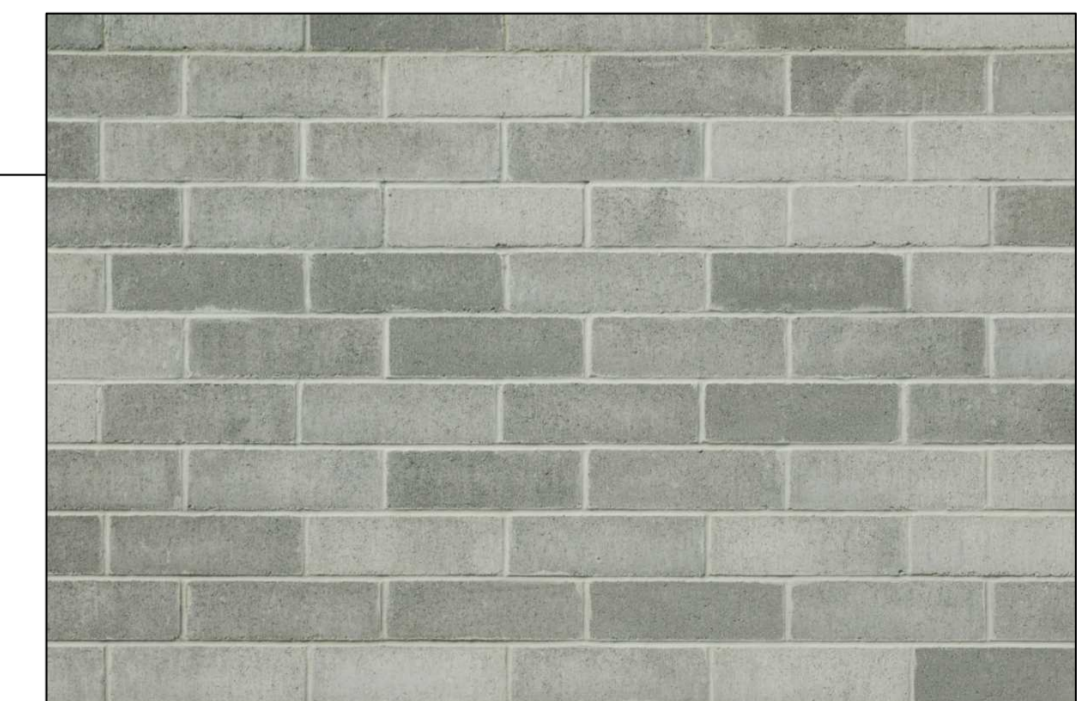
Aluminium and Glass guard



Metal siding with parinted wood grain

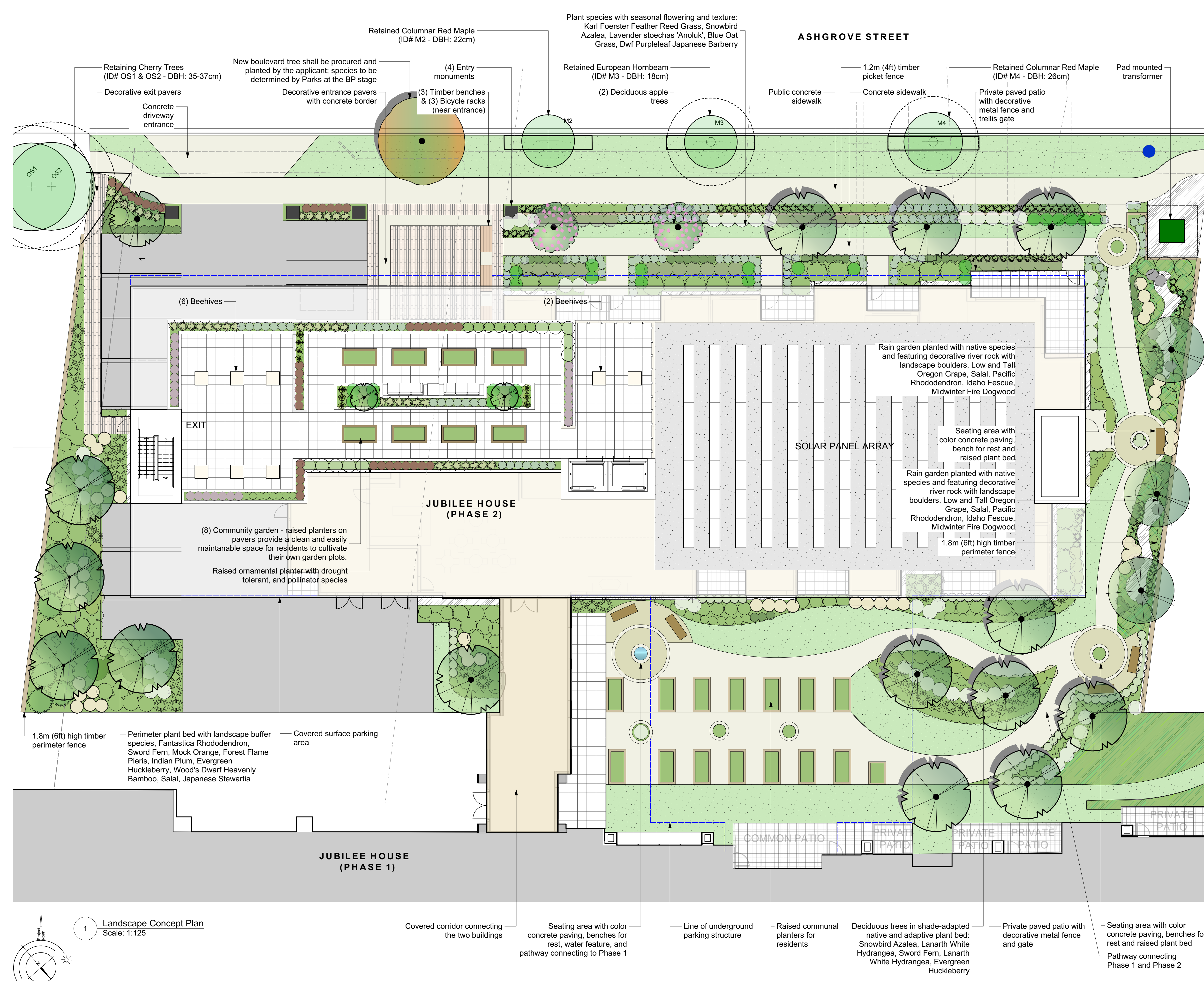


Steel and glass canopy



Smooth face masonry cladding

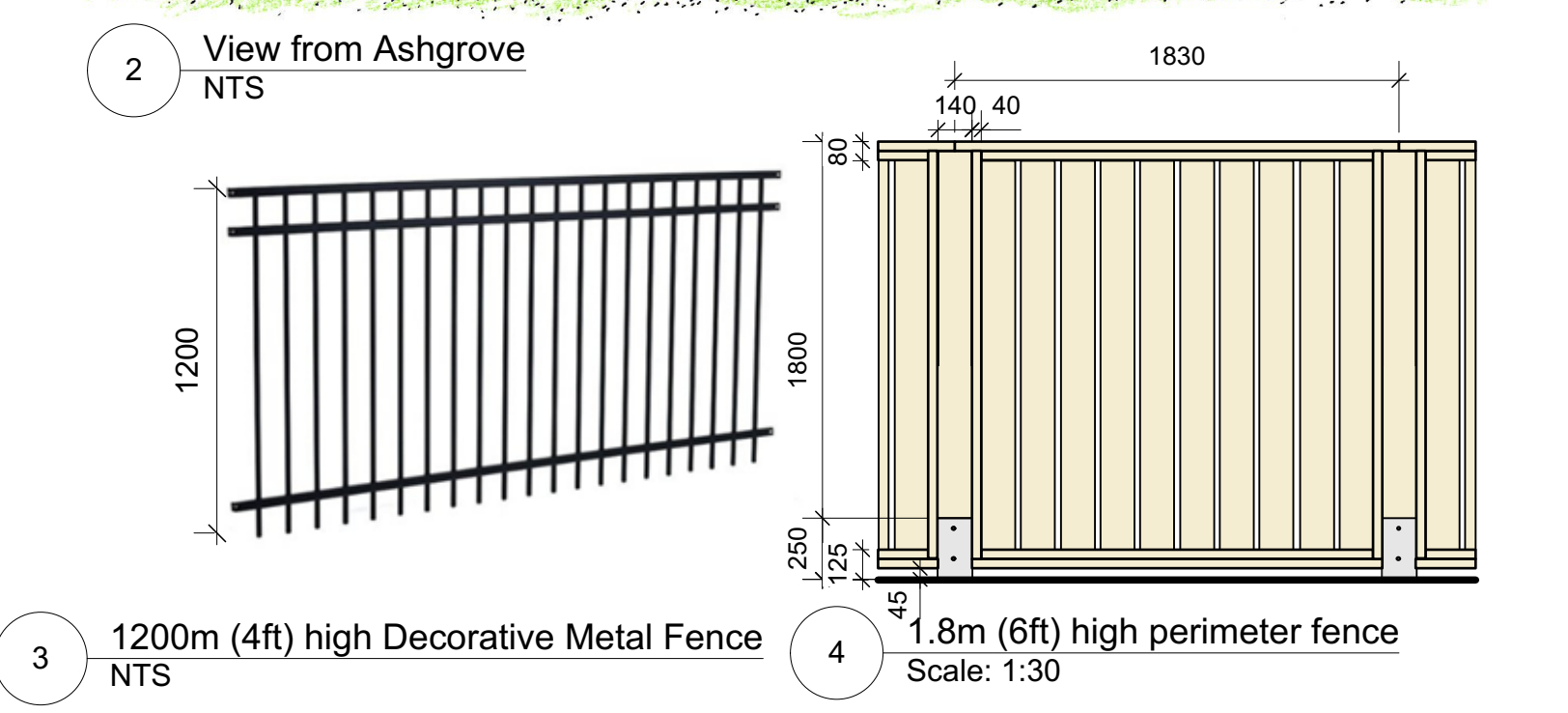




Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
	1	Boulevard Street Tree	Species to be determined	6cm cal.
	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
	5	Cercis canadensis (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
	2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.
Large Shrubs				
Total:	72			
		Botanical Name	Common Name	Size
		Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
		Choisya ternata	Mexican Orange Blossom	#5 pot
		Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
		Oemleria cerasiformis	Indian Plum	#5 pot
		Philadelphus lewisii	Mock Orange	#5 pot
		Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
		Vaccinium ovatum	Evergreen Huckleberry	#5 pot
Medium Shrubs				
Total:	150			
		Botanical Name	Common Name	Size
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
		Mahonia aquifolium	Tall Oregon Grape	#5 pot
		Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
		Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
		Ribes sanguineum	Red Flowering Currant	#5 pot
		Symphoricarpos albus	Snowberry	#5 pot
Small Shrubs				
Total:	561			
		Botanical Name	Common Name	Size
		Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
		Azalea 'Snowbird'	Snowbird Azalea	#1 pot
		Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwf Purpleleaf Japanese Barberry	#1 pot
		Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#1 pot
		Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
		Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
		Gaultheria shallon	Salal	#1 pot
		Hebe odora 'New Zealand Gold'	New Zealand Hebe	#1 pot
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
		Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
		Lavender stoechas 'Anoluk'	Anouk Spanish Lavender	#1 pot
		Mahonia nervosa	Low Oregon Grape	#1 pot
		Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
		Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns				
Total:	207			
		Botanical Name	Common Name	Size
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Festuca idahoensis	Idaho Fescue	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	#1 pot
		Perovskia atriplicifolia	Russian Sage	#1 pot
		Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
		Polystichum munilum	Sword Fern	#1 pot
		Stipa tenuissima	Mexican Feather Grass	#1 pot

- Notes:**
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

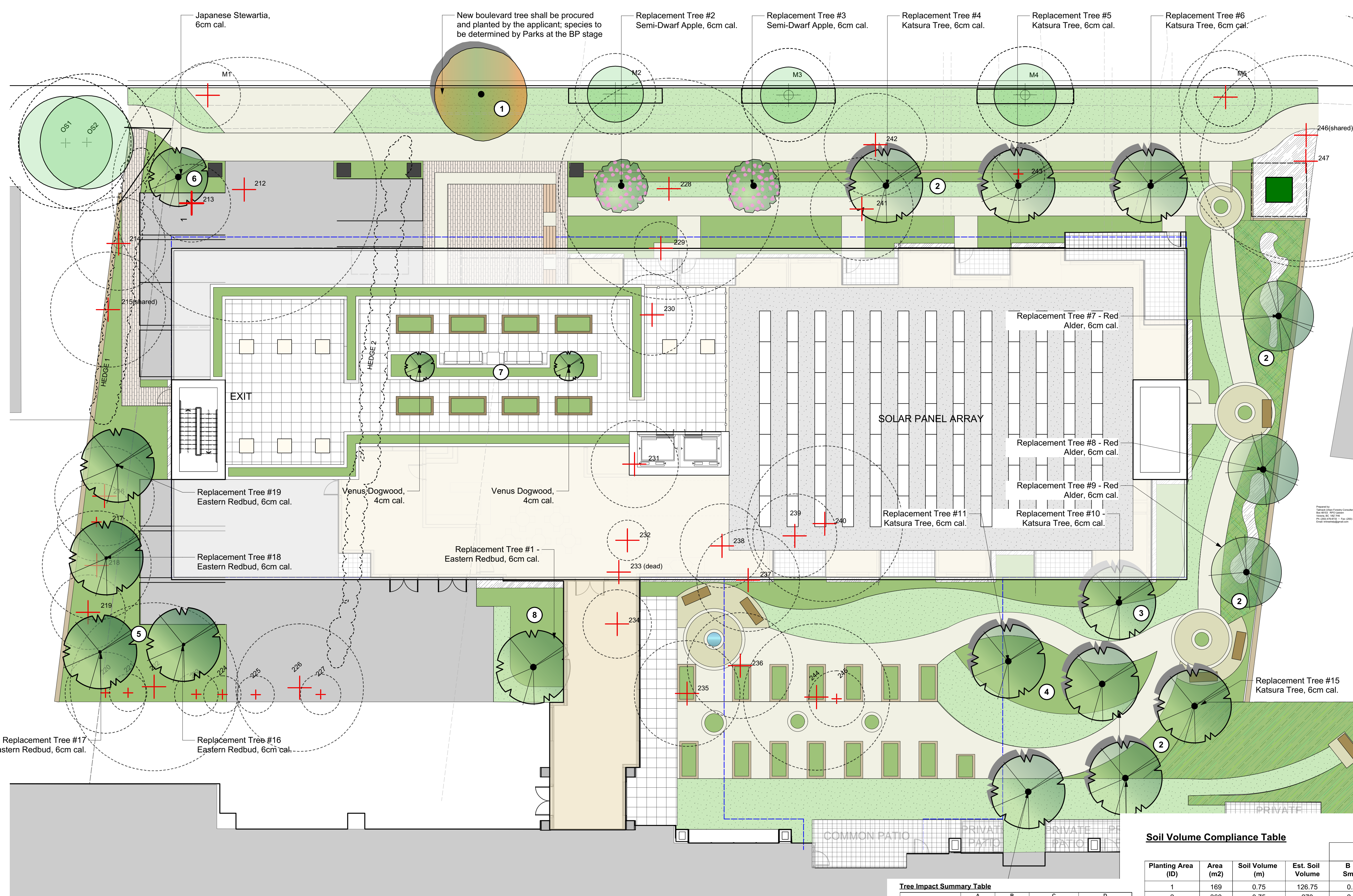


1 Landscape Concept Plan
Scale: 1:125

1:125
 Revision F | Issued for DP ReSubmission I June 8/23
 Revision E | Issued for DP ReSubmission I Apr. 11/23
 Revision D | Issued for Draft DP ReSubmission I Feb. 24/23
 Revision C | Issued for Draft DP Submission I Dec. 15/22
 Revision B | Issued for Coordination I Dec. 7/22
 Revision A | Issued for Rezoning I Sept. 16/22

Landscape Concept Plan - Jubilee House Phase 2

ASHGROVE STREET



Tree Inventory Table

Tag #	Location	Tree ID	Species	Caliper (cm)	DBH (cm)	Height (m)	Condition	Remarks	Retention	Replacement
051	City	Yes	European hornbeam	21	15	2.3	3	Good	Y	Y
052	No	Off	Yes	Cherry	35	8	4.2	3	Fair	Fair
053	No	Off	Yes	Cherry	37	8	4.4	3	Fair	Fair
054	Yes	On	Yes	Excelsior	15	10	4	2	Good	Fair
055	Yes	On	Yes	Cherry	71	8	8.5	5	Good	Fair
056	Yes	On	Yes	Magnolia	10	11	2.5	4	Good	Fair
057	Yes	On	Yes	Cherry	10	8	3	3	Good	Fair
058	Yes	On	Yes	English holly	37	10	3.7	3	Fair	Fair
059	Yes	On	Yes	Apple	15	10	3.2	2	Good	Fair
060	Yes	On	No	Colubrina	11	10	2.5	3	Fair	Fair
061	Yes	On	No	Apple	20	5	3.5	3	Fair	Fair
062	Yes	On	No	Cherry	20	5	2.4	2	Fair	Fair
063	Yes	On	No	Excelsior	6.8	4	2.6	1	Fair	Fair
064	No	Off	No	Excelsior	10	6	1.2	1	Fair	Fair
065	Yes	On	Yes	English holly	45	15	4.4	4	Good	Fair
066	No	Off	No	Excelsior	10	7	1.3	1	Good	Fair
067	No	Off	No	Excelsior	10	7	1.3	1	Good	Fair
068	Yes	On	Yes	Plum	22	10	4.1	3	Fair	Fair
069	No	Off	No	Excelsior	11	7	1.3	1	Good	Fair
070	Yes	On	No	Excelsior	10	4	1	1	Good	Fair
071	Yes	City	Yes	Colubrina	22	10	2.6	3	Fair	Fair
072	Yes	City	Yes	European hornbeam	18	10	1.8	3	Good	Fair
073	Yes	On	Yes	Atlantic cedar	55	15	7.1	6	Fair	Fair
074	Yes	On	No	Excelsior	14	8	1.7	3	Good	Fair
075	Yes	On	No	Excelsior	22	8	2.8	3	Good	Fair
076	Yes	On	No	Excelsior	23	8	2.8	3	Good	Fair
077	Yes	On	No	Art no	15	8	1.3	2	Good	Fair
078	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
079	Yes	On	No	Art no	11	8	1.3	2	Good	Fair
080	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
081	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
082	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
083	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
084	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
085	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
086	Yes	City	Yes	Colubrina	22	10	2.6	3	Fair	Fair
087	Yes	City	Yes	European hornbeam	18	10	1.8	3	Good	Fair
088	Yes	On	No	Excelsior	14	8	1.7	3	Good	Fair
089	Yes	On	No	Excelsior	22	8	2.8	3	Good	Fair
090	Yes	On	No	Excelsior	23	8	2.8	3	Good	Fair
091	Yes	On	No	Art no	15	8	1.3	2	Good	Fair
092	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
093	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
094	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair
095	Yes	City	Yes	European hornbeam	18	10	1.8	3	Good	Fair
096	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
097	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
098	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
099	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
100	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
101	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
102	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
103	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
104	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
105	Yes	City	Yes	European hornbeam	18	10	1.8	3	Good	Fair
106	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
107	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
108	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
109	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
110	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
111	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
112	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
113	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
114	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
115	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
116	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
117	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
118	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
119	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
120	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
121	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
122	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
123	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
124	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
125	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
126	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
127	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
128	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
129	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
130	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
131	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
132	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
133	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
134	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
135	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
136	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
137	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
138	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
139	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
140	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
141	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
142	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
143	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
144	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
145	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
146	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
147	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
148	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
149	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
150	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
151	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
152	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
153	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
154	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
155	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
156	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
157	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
158	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
159	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
160	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
161	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
162	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
163	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
164	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
165	Yes	On	Yes	Excelsior	23	8	2.8	3	Good	Fair
166	Yes	On	Yes	Excelsior	14	8	1.7	3	Good	Fair
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182	Yes	On	Yes	Excelsior	22	8	2.8	3	Good	Fair
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184	Yes	On								