Mixed Use Seniors Residential & Commercial Development

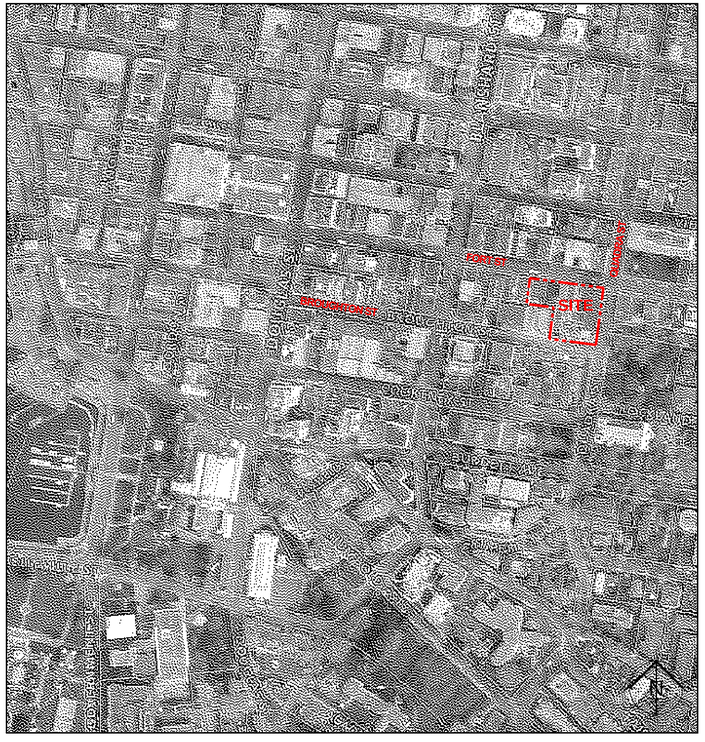
829/831,835, 841/847, 849, 893/895/899 Fort Street & 846 Broughton Street, Victoria, B.C.

parc retirement living

PACIFIC ARBOUR SIX RESIDENCES LTD

BESHARAT FRIARS ARCHITECTS
Eco-Regional Architecture + Interior Design

600 - 355 Burrard Street
Vancouver, BC V6C 2G8



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SURVEY DRAWING

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

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CITY OF VICTORIA

Revisions

Received Date: February 22/2018

RE-ISSUED FOR REZONING & DP

20 FEBRUARY 2018

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		
Construction:	Noncombustible 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
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 Table

- Zone (Existing) CA-2, CHP-OB, CHP-CR
- Proposed Zone Site Specific – TBD
- Proposed Uses Street Front Retail, Seniors Residential Independent rental units and amenities, Medical offices, Music Wellness room and Licensed Childcare.
- Site Area 5,164 m2
- Total Floor Area (m2) 29,677 m2
- Retail Floor Area (m2) 1,031 m2
- Office Floor Area 295 m2
- Childcare Area 356 m2
- Residential Floor Area (m2) 17,469 m2 (Excluding Amenities, circulation, core etc.)
- Residential Floor Area(m2) 21,101 m2(Including Amenities, excluding circulation, core etc.)
- Floor Space Ratio 5.25
- Site Coverage (%) 91.6%
- Open Site Space (%) 83%
- Height of Building (m) 30.0 m
- Number of Storeys 2, 5, 6 and 10 Storey
- Parking Stalls (Number on site)
  - Commercial, Offices & Daycare 43
  - Residential 87 (Including Seniors on site shuttle)
- Bicycle Parking Number (Class 1 and Class 2) 52+15=67 stalls including end of trip bicycle facilities for PARC staff, retail and offices. In addition, 40 scooter stalls are provided for seniors.
- Building Setbacks
  - Fort Street Varies 0.00 m to 4.38 m
  - Quadra Street Varies 1.73 m (SRW requested by Victoria transportation engineering) to 3.56 m
  - Broughton Street 1.63 m to 3.46 m
- Total Number of Rental Units: 263
- Seniors Independent Rental Unit Mix
  - Studio 16 units (6.1%)
  - 1 Bedroom 96 units (36.5%)
  - 1 Bedroom + Flex 78 units (29.7 %)
  - 2 Bedroom 31 units (11.8%)
  - 2 Bedroom + Flex 41 units (15.6%)
  - 3 Bedroom 1 unit (00.4%)

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
PROJECT STATISTICS / CODE ANALYSIS SUMMARY

SEAL

DRAWING NO. A000
REVISION -

DATE
DRAWN
SCALE
CHECKED

PROJECT INFORMATION / ZONING DATA

PROJECT DESCRIPTION / USE	10 STOREY MIXED USE BUILDING, INCLUDING COMMERCIAL RETAIL PODIUM, OFFICES, CHILDCARE, SENIORS INDEPENDENT LIVING UNITS & AMENITIES, RESIDENTIAL RENTAL UNITS, ONE LEVEL OF UNDERGROUND PARKING & ONE LEVEL OF UNDERGROUND SERVICE & STORAGE									
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, FORT BRIDGE BUILDING, FORT-QUADRA BUILDING, QUADRA BRIDGE BUILDING & BROUGHTON BUILDING - TBD									
TOTAL LOT AREA	**55,588**	**SF**	**5,164.3**	**SM**				PROVIDED BY SURVEYOR		
LOT SIZE (APPROXIMATE FRONTAGE)			FT	M						
	NORTH / FORT		304.7	92.9						
	EAST / QUADRA		232.0	70.7						
	SOUTH / BROUGHTON		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	263									
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	**5.25**	292,006	27128		
SITE COVERAGE						**91.6%**				EXCLUDING BUILDING PROJECTIONS, CANOPIES & BALCONIES
OPEN SITE SPACE										
STREET LEVEL FROM PROPERTY LINE TO BUILDING FACE/LEVEL 1							4,676			
LEVEL 2							8,084			
LEVEL 3							6,269			
LEVEL 5							578			
LEVEL 6							695			
LEVEL 7							8,855			
LEVEL 8							660			
LEVEL 10							699			
ROOF							15,909			GREEN ROOF AREAS EXCLUDING ELEVATOR OVERRUN & MECH. ENCLOSURES
TOTAL						**83%**	**46,425**	**4,290**		
HEIGHT BUILDING	98.4	FT	30.0	M	98.4	FT	30.0	M		
NUMBER OF STOREY	10									TOP LEVELS ARE STEPPED BACK FROM LOWER LEVELS
SETBACKS	FT	M	FT	M	FT	M	FT	M		
FRONT/NORTH - FORT STREET					0	0.00	14.42	4.40		
FRONT/EAST - QUADRA STREET					5.67	1.73	11.67	3.56		
FRONT/SOUTH - BROUGHTON STREET					5.29	1.6	11.29	3.43		
STREET WALL & SETBACKS (DCAP GUIDELINES FOR NARROW SITES <25 M)										
PRIMARY STREET WALL	SETBACK	LENGTH	HEIGHT		SETBACK	LENGTH	%	HEIGHT		
FRONT/NORTH - FORT STREET	0 - 3m	60% min	10 - 15m		1.74 m	265.75 FT	89	11.5 m		
FRONT/EAST - QUADRA STREET	0 - 3m	60% min	10 - 15m		1.73 m	178 FT	84	10.5 m		
FRONT/SOUTH - BROUGHTON STREET	0 - 3m	60% min	10 - 15m		1.6m	143.08 FT	85	25.2 m		
SECONDARY STREET WALL	SETBACK	LENGTH	HEIGHT		SETBACK	LENGTH	%	HEIGHT		
FRONT/NORTH - FORT STREET	3 - 6m	30% min	18 - 25m		4.40 m	31.58 FT	11.0	24.8 m		
FRONT/EAST - QUADRA STREET	3 - 6m	30% min	18 - 25m		3.56 m	34.3 FT	16.0	24.8 m		
FRONT/SOUTH - BROUGHTON STREET	3 - 6m	30% min	18 - 25m		3.43 m	24.54 FT	15.0	25.5 m		
GENERAL BLDG MASS:1:5 BLDG SETBACK RATIO ABOVE 15M HEIGHT & 6 M SETBACK										
ABOVE 25M										
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			6,104	567.1				
RESIDENTIAL - FORT/QUADRA BUILDING	10,010	930.0			10,135	941.5				
RESIDENTIAL - BROUGHTON BUILDING	10,010	930.0			7,861	730.3				
BUILDING SEPARATION - DCAP GUIDELINES	M	FT			M	FT				
COMMERCIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	3 M	9.84 FT								
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 & TRAFFIC REPORT
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 COMPANY
SENIORS					PROVIDED					
CRU/OFFICE/CHILDCARE					PROVIDED					
NOTES:										
1. ALL AREAS & CALCULATIONS ARE APPROXIMATE & PRELIMINARY										

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
ZONING DATA

SEAL

DRAWING NO.
A001

REVISION
-

DATE

DRAWN

SCALE

CHECKED

AREA CALCULATIONS SUMMARY / SF

	A	B	C=AxB	D	E	F	G	H	I	J	L	M	N	O=L+M+N	-	P=D+E	-	Q	-	R	S	T		Y=R+S+T	Z=Q-Y	-
																				EXCLUSION						
LEVEL	NUMBER OF FLOORS	UNIT COUNT	UNIT COUNT SUB TOTAL	NET COMMERCIAL (SF)	RETAIL ELEVATORS & STAIRS (SF)	CHILD CARE (SF)	MEDICAL OFFICES (SF)	N/A	PARKING / LOADING (SF)	COMM. GARBAGE/ RECYCLING & SERVICE RM (SF)	RES. GARBAGE/ RECYCLING & SERVICE RM (SF)	AMENITY (SF)	NET RESIDENTIAL UNITS (SF)	TOTAL RESIDENTIAL INC. RES GARBAGE/RECYCLING 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)	WALL THICKNESS (SF)	ASSUMED ELEVATOR SHAFTS (SF)	COURTYARD (SF)	TOTAL EXCLUSIONS (SF)	TOTAL FSR (SF)	TOTAL FSR (SM)
MAIN LEVEL	1	0	0	11,017	80	NA	NA	0	16,776	469	1,168	15,263	0	16,431	1,526	11,097	1,031	50,957	4,734	16,776	390	558	0	17,724	33,233	3,087
LEVEL 2	1	13	13	0	0	3,829	3,170	0	0	0	0	20,725	9,142	29,867	2,775	0	0	43,460	4,038	0	554	503	0	1,057	42,403	3,939
LEVEL 3	1	41	41	0	0	0	0	0	0	0	0	562	28,342	28,904	2,685	0	0	35,208	3,271	0	616	503	0	1,119	34,089	3,167
LEVEL 4	1	42	42	0	0	0	0	0	0	0	0	0	28,605	28,605	2,657	0	0	34,342	3,190	0	610	503	0	1,113	33,229	3,087
LEVEL 5	1	42	42	0	0	0	0	0	0	0	0	0	27,990	27,990	2,600	0	0	33,766	3,137	0	600	503	0	1,103	32,663	3,034
LEVEL 6	1	41	41	0	0	0	0	0	0	0	0	0	27,348	27,348	2,541	0	0	33,071	3,072	0	600	503	0	1,103	31,968	2,970
LEVEL 7	1	24	24	0	0	0	0	0	0	0	0	1,381	17,803	19,184	1,782	0	0	24,100	2,239	0	572	503	0	1,075	23,025	2,139
LEVEL 8	1	24	24	0	0	0	0	0	0	0	0	0	18,076	18,076	1,679	0	0	22,972	2,134	0	542	503	0	1,045	21,927	2,037
LEVEL 9	1	20	20	0	0	0	0	0	0	0	0	0	15,989	15,989	1,485	0	0	20,987	1,950	0	525	503	0	1,028	19,959	1,854
LEVEL 10	1	16	16	0	0	0	0	0	0	0	0	0	14,740	14,740	1,369	0	0	19,352	1,798	0	495	503	0	998	18,354	1,705
ROOFTOP MECH. RM.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,225	114	0	69	0	0	69	1,156	107
TOTAL			263	11,017	80	3,829	3,170	0	16,776	469	1,168	37,931	188,035	227,134	21,101	11,097	1,031	319,440	29,677	16,776	5,573	5,085	0	27,434	292,006	27,128
SITE AREA:		55,585	SF	5,164																						
TOTAL FSR:		292,006	SF	5.25																						
					SM	356	295		1,559	44	109	3,524	17,469													

OFF STREET PARKING SUMMARY

	REQUIRED/BYLAW		PROVIDED	NOTES
RETAIL / PERSONAL SERVICE	1 PER 404 SF	27	28	
SENIORS BUILDING	0.35 PER UNIT	92	87	PROPSOED .33 PER UNIT
DAY CARE	1/EMPLOYEE + 2	7	7	ASSUMED
MEDICAL OFFICES	1 PER 404 SF	8	8	BASED ON 3,170 SF
OTHER	SHUTTLE	0	0	INCLUDING ONE SENIORS SHUTTLE STALL
TOTAL		134	130	EXCLUDING STAFF TANDEM STALLS
SCOOTER STALLS		0	40	

OFF STREET BICYCLE PARKING SUMMARY

			CLASS 1 BICYLCE SPACES			CLASS 2 BICYLCE SPACES			NOTES
	AREA		REQUIRED/BYLAW		PROVIDED	REQUIRED/BYLAW		PROVIDED	
RETAIL	1,031	SM	1/410 SM	3	3	1/410 SM	3	3	
MEDICAL OFFICE	295	SM	1/410 SM	1	1	1/410 SM	1	1	
DAYCARE	356	SM	1 PER 10 EMPLOYEES	1	8	NA	0	0	
SENIORS BUILDING		263 UNITS	0.046/ UNIT	12	12	0.02/ UNIT	6	6	
ADDITIONAL STALLS/MARKET		1/UNIT		28	28	6 PER UNIT	5	5	ASSUME 28 UNITS
TOTAL				45	52		15	15	

PARKING STALL SUMMARY

L1	12
P1	118
P2	-
TOTAL	130

UNDERGROUND PARKING AREA SUMMARY / SF

P1	52,802
P2	37,295
TOTAL	90,097

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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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

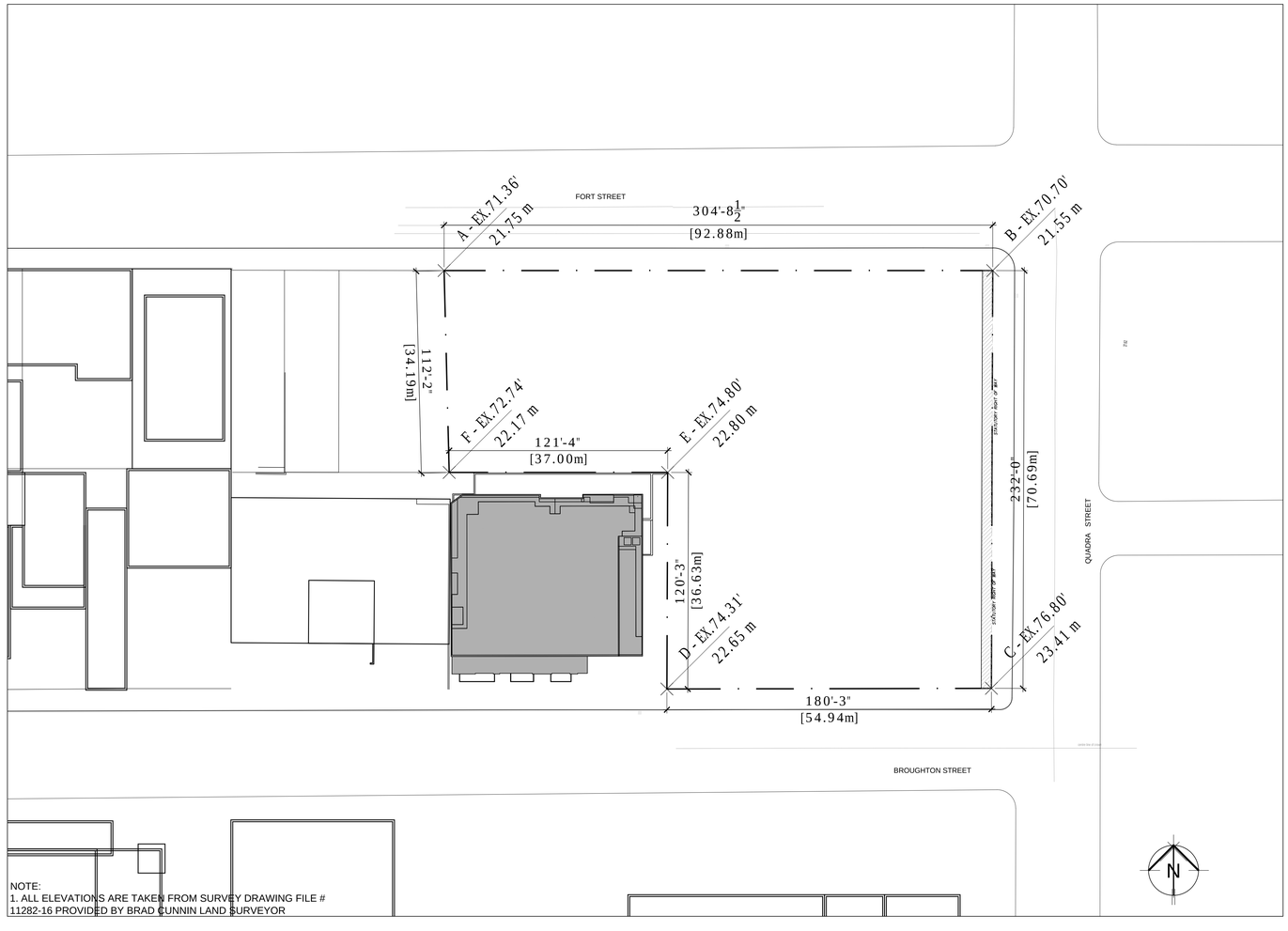
DRAWN

SCALE

CHECKED

AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS

Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)	Elevation x Length = Z
A	71.36	B	70.70	AB	71.03	304.71	21643.55
B	70.70	C	76.80	BC	73.75	232.00	17110.00
C	76.80	D	74.31	CD	75.56	180.25	13618.79
D	74.31	E	74.80	DE	74.56	120.25	8965.24
E	74.80	F	72.74	EF	73.77	121.33	8950.51
F	72.74	A	71.36	FA	72.05	112.17	8081.85
					TOTAL	TOTAL LENGTH	Total 'Z'
					440.7	1070.71	78369.94
					AVERAGE NATURAL EXISTING GRADE		73.19
					MAXIMUM HEIGHT A.N.E.G.+ 98.43' =		171.62



NOTE:
1. ALL ELEVATIONS ARE TAKEN FROM SURVEY DRAWING FILE # 11282-16 PROVIDED BY BRAD CUNNIN LAND SURVEYOR

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	AREA (SF)	LEVEL 1	2	3	4	5	6	7	8	9	10	BLDG SUB-TOTAL	BATH TYPE	KITCHEN TYPE	BALCONY TYPE	SUB-TOTAL	%	NOTE
STUDIO																		
A1	385			4	4	4	4									16		
SUB-TOTAL		**0**	**0**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**16**				**16**	**6.1%**	
1 BEDROOM																		
B1	578		2													2		
B2	577			5	6	6	5	1	1							24		
B3	557			3	6	6	6	3	3							27		
B4	612			2												2		
B5	713			1	1	1	1	1	1							7		
B6	616			1	1	1	1	1	1							7		
B7	733				1	1	1									3		
B8	595			1	1	1	1									4		
B9	531				1	1	1	1	1							5		
B10	546				2	2	2	2	2							12		
B11	675									1	1					2		
B12	764							1								1		
SUB-TOTAL		**0**	**2**	**13**	**19**	**19**	**18**	**10**	**9**	**5**	**1**	**96**				**96**	**36.5%**	
1 BEDROOM + FELX																		
C1	670			1	1	1	1									4		
C2	645		7	4												11		
C3	665		1	1	1	1	1	1	1							7		
C4	635			1	1	1	1	1	1	1						8		
C5	628			1	1	1	1									4		
C6	753						1	1	1							3		
C7	780			1												1		
C8	701					1	1	1	1	1						5		
C9	801				1	1	1	1	1							5		
C10	598			1												1		
C11	707			1	1	1	1									4		
C12	688			2	2	2	2									8		
C13	678			1	1	1	1									4		
C14	713				1	1	1									3		
C15	DELETED															0		
C16	751					1	1	2	2	2						8		SIMILAR TO C14
C17	1020			1												1		SIMILAR TO C6
C18	803						1									1		
SUB-TOTAL		**0**	**8**	**15**	**10**	**12**	**12**	**8**	**7**	**5**	**1**	**78**				**78**	**29.7%**	
2 BEDROOM																		
D1	974			1	1	1	1	1	1							6		
D2	868									1	1					2		
D3	953									1	1					2		
D4	957								1	1	1					3		
D5	791									1	1					2		
D6	860									1	1					2		
D7	844									1	1					2		
D8	927						1									1		
D9	870			2	2	2	2									8		
D10	896								1	1	1					3		
SUB-TOTAL		**0**	**0**	**3**	**3**	**4**	**1**	**3**	**7**	**7**		**31**				**31**	**11.8%**	
2 BEDROOM + FLEX																		
E1	871		1	1	1	1	1	1								7		
E2	1050			1	1	1										3		
E3	1066			1	1	1	1	1								6		
E4	DELETED															0		
E5	1100			1												1		
E5 - Lv 4	1035				1											1		
E6	1001			1	1											2		
E7	987							1	1							2		
E8	1103						1	1	1	1						4		
E9	1010						1									1		
E10	779		1	1	1	1	1	1								7		
E11	993									1	1					2		
E12	1048										1					1		
E13	941										1					1		
E14	1002										1					1		
E15	904										1					1		
E16	1090		1													1		
SUB-TOTAL		**0**	**3**	**6**	**6**	**4**	**3**	**5**	**5**	**3**	**6**	**41**				**41**	**15.6%**	
3 BEDROOM																		
F1	1243										1					1		
SUB-TOTAL		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**				**1**	**0.4%**	
TOTAL		**0**	**13**	**41**	**42**	**42**	**41**	**24**	**24**	**20**	**16**	**263**				**263**	**100%**	

NOTE: ALL CALCULATIONS ARE APPROXIMATE.

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REVISIONS

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	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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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

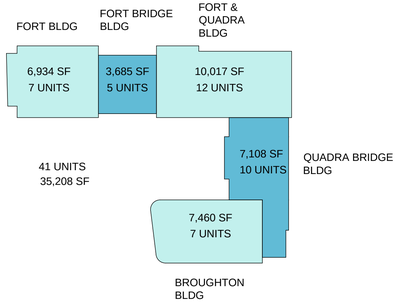
REVISION
-

DATE

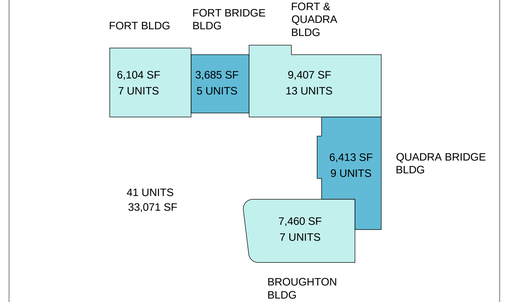
DRAWN

SCALE

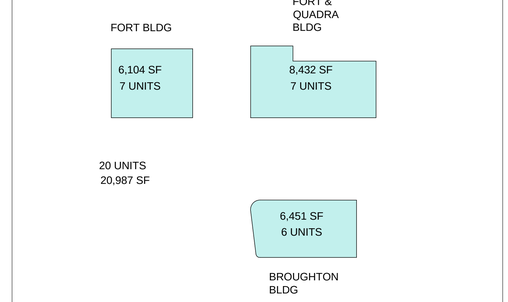
CHECKED



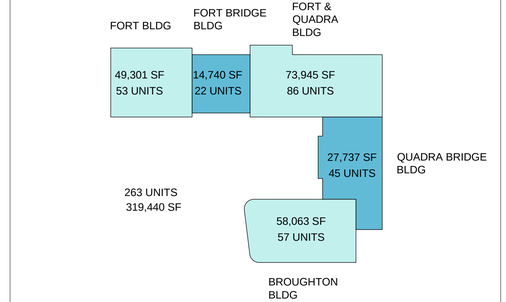
3 LEVEL 3



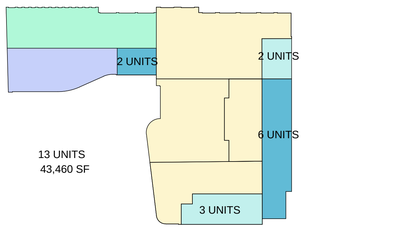
6 LEVEL 6



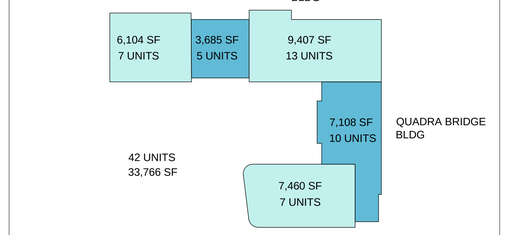
9 LEVEL 9



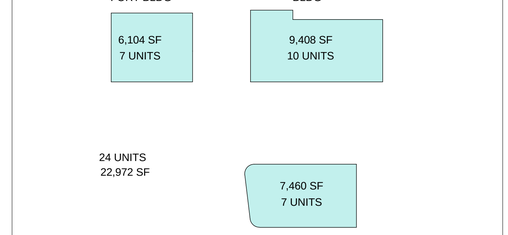
12 TOTAL



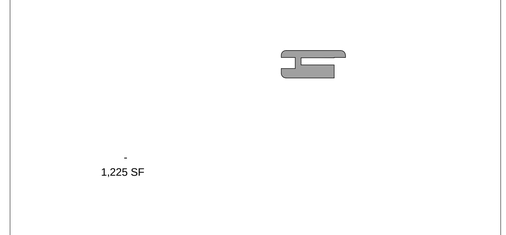
2 LEVEL 2



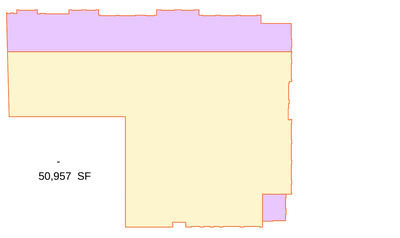
5 LEVEL 5



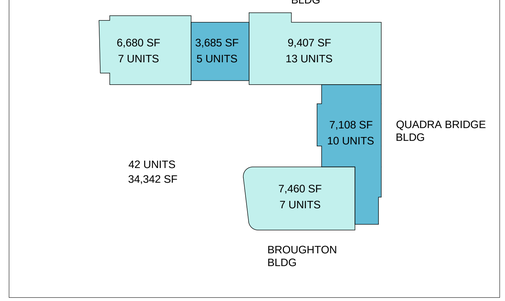
8 LEVEL 8



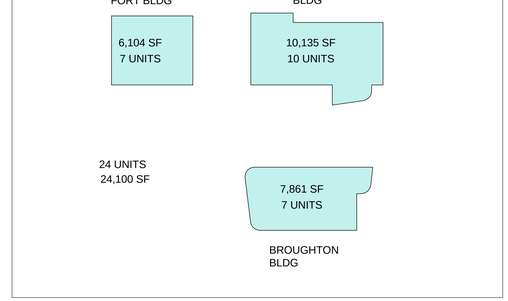
11 ROOF



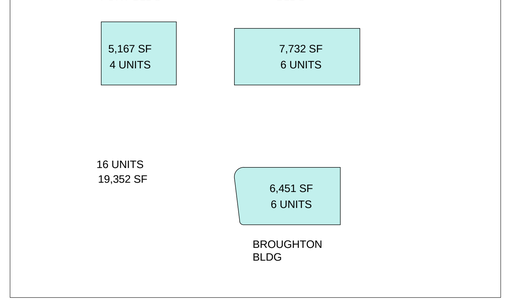
1 LEVEL 1



4 LEVEL 4



7 LEVEL 7



10 LEVEL 10

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REVISIONS

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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
AREA DIAGRAMS

SEAL

DRAWING NO. A004

REVISION

DATE
APR 2017

DRAWN

SCALE
1/64" = 1'-0"

CHECKED

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

2 VIEW OF FORT STREET COMMERCIAL & RETAIL UNITS

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PROJECT NO.
17420

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

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. REVISION
A005

DATE
APR 2017

DRAWN

SCALE
N.T.S.

CHECKED

1 VIEW OF BUILDING SOUTH-EAST FROM PIONEER SQUARE

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

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DRAFT #32
01 FEBRUARY 2018

CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. | REVISION
A006

DATE
APR 2017

DRAWN

SCALE
N.T.S.

CHECKED

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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DRAFT #32
01 FEBRUARY 2018

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PROJECT NO.
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Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A007

REVISION

DATE
APR 2017

DRAWN

SCALE
N.T.S.

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1 VIEW OF SENIORS' COURTYARD ON LEVEL 3

2 VIEW OF SENIORS' COURTYARD ON LEVEL 7

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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. REVISION
A008

DATE
APR 2017

DRAWN

SCALE
N.T.S.

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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
AERIAL

SEAL

DRAWING NO.
A100

REVISION

DATE
APR 2017

DRAWN

SCALE
N.T.S.

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bfa
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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
CONTEXT PLAN

SEAL

DRAWING NO. A101

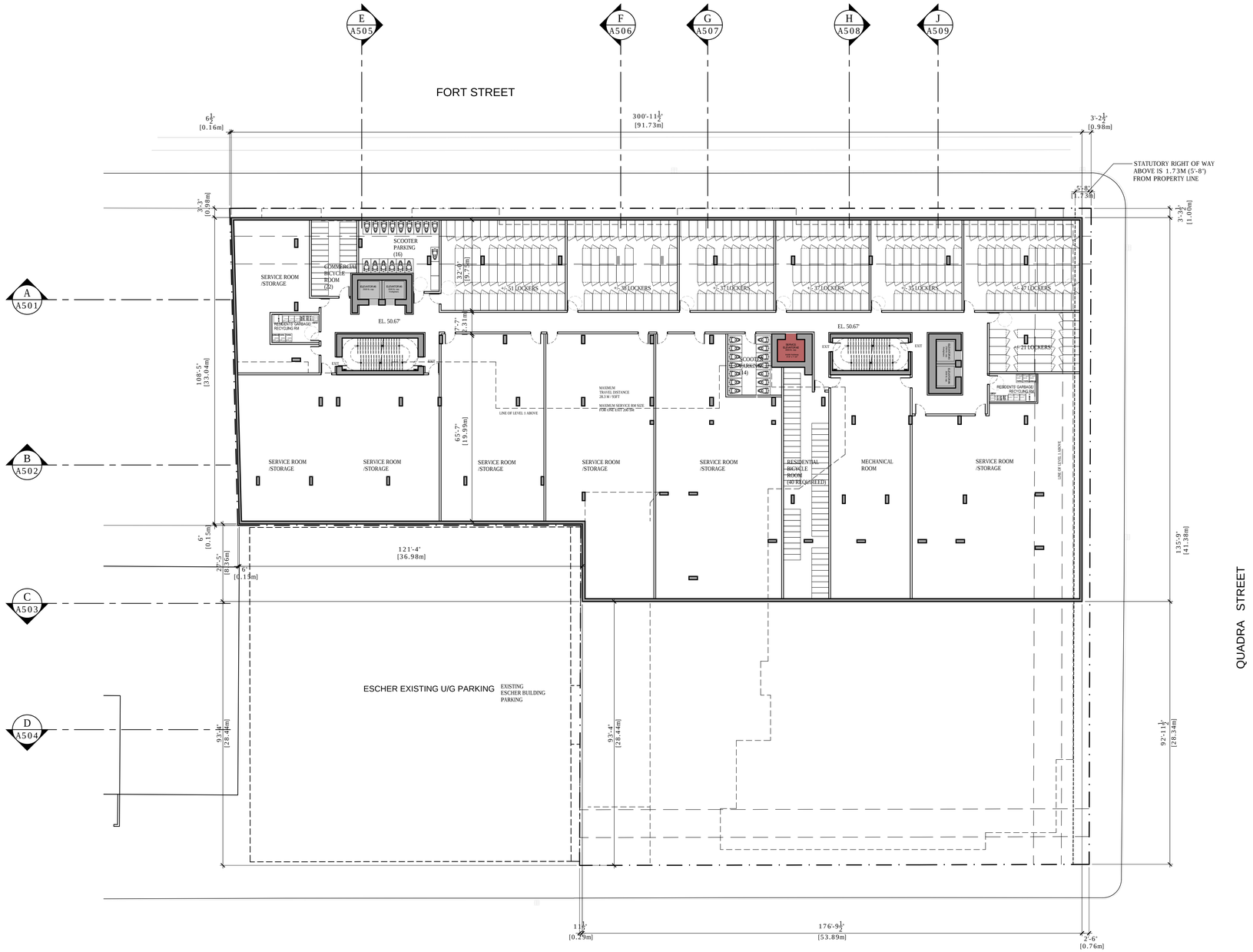
REVISION

DATE
APR 2017

DRAWN

SCALE
1:500

CHECKED



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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
P2 LEVEL FLOOR PLAN

SEAL

DRAWING NO. A200

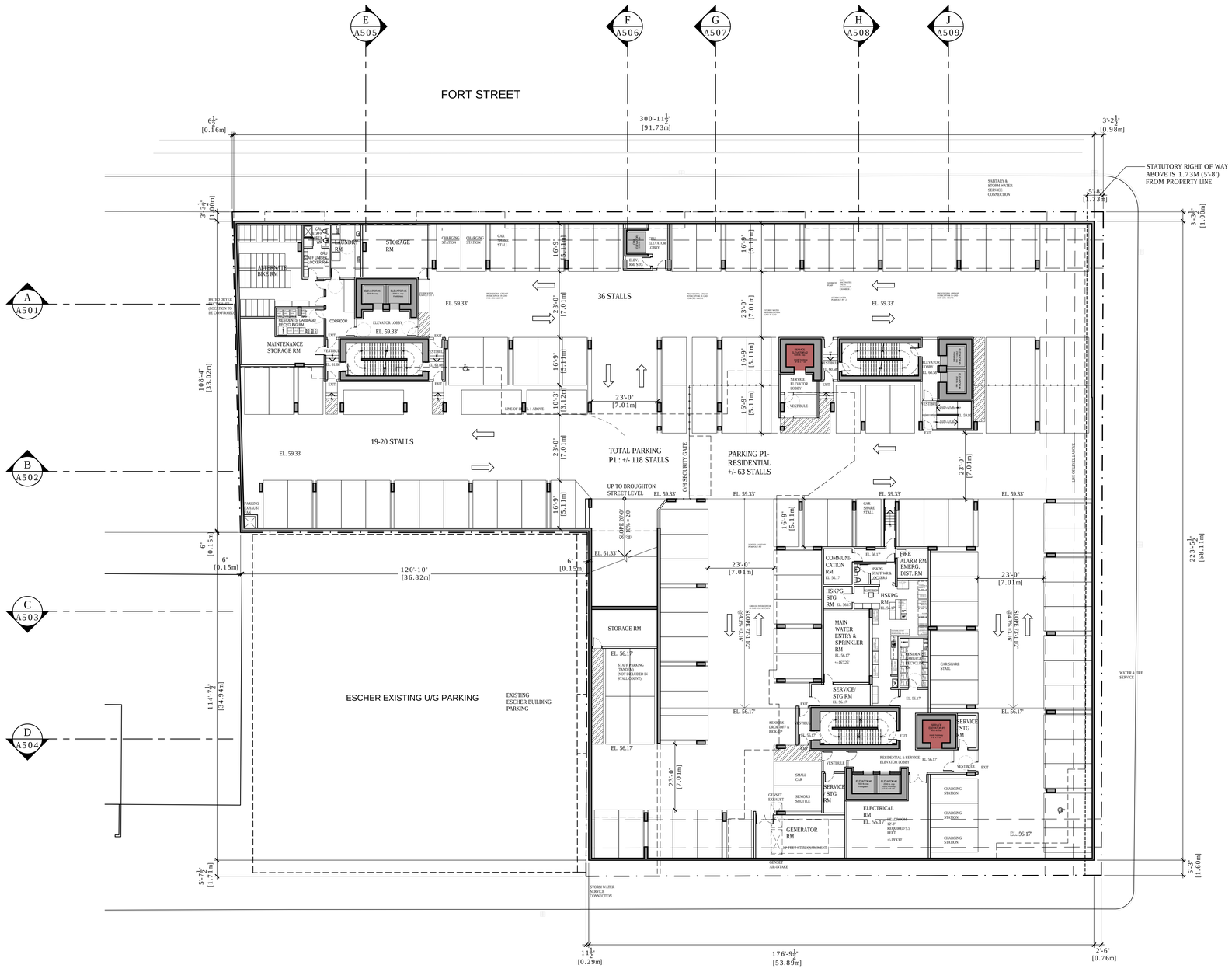
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED

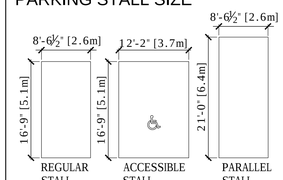


QUADRA STREET

P1 PARKING AREA: 52,802 SF

BROUGHTON STREET

PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

NOTE :
FOR DIMENSIONS OF PARKING STALLS, REFER TO DRAWINGS A301A, A301B & A301C

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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

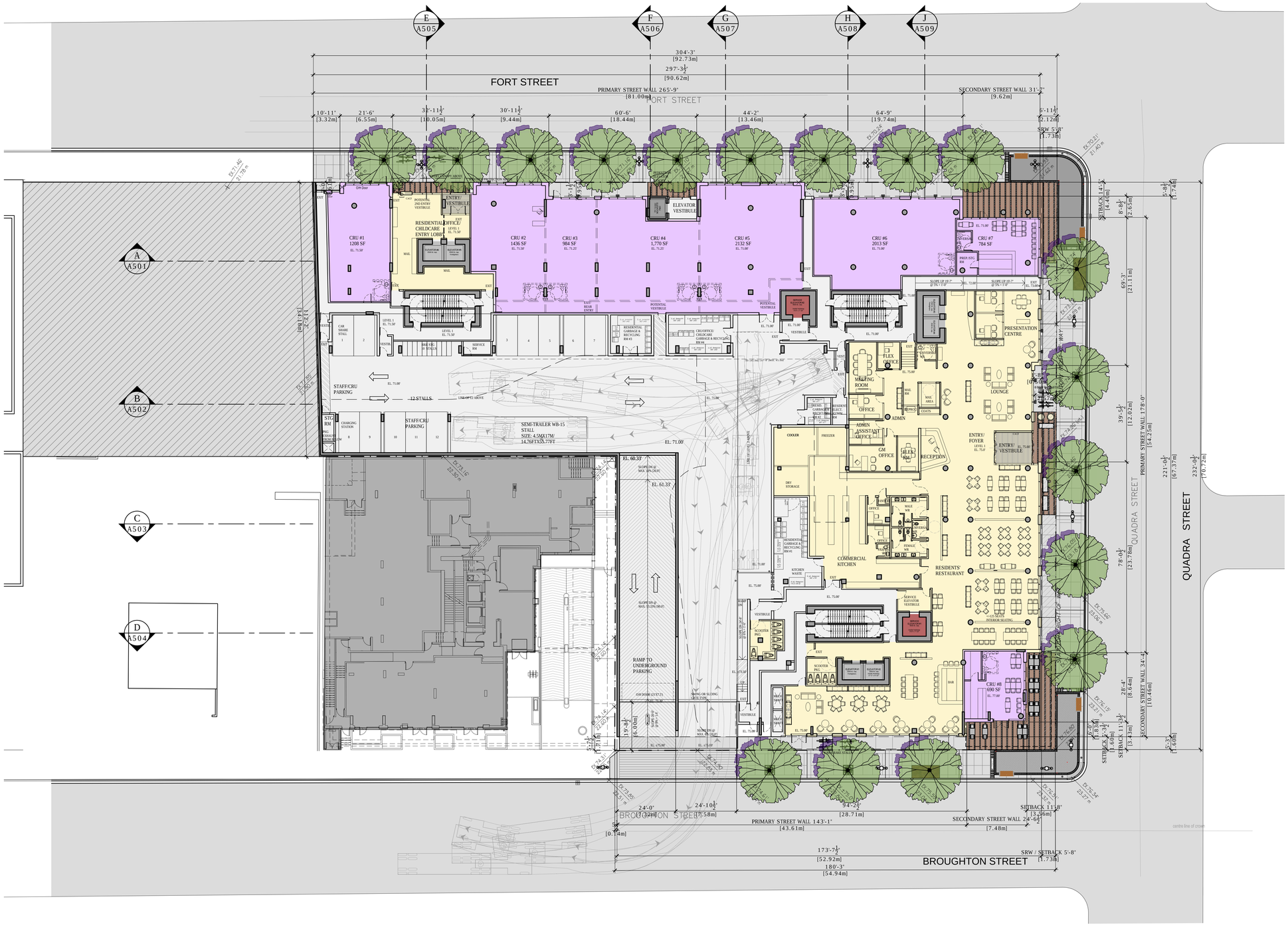
DRAWING TITLE
P1 LEVEL FLOOR PLAN

SEAL

DRAWING NO. A201

REVISION

DATE APR 2017
DRAWN
SCALE 1:200
CHECKED



NOTE :
FOR DIMENSIONS OF PARKING STALLS, REFER TO DRAWING A302A

COLOR LEGEND

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

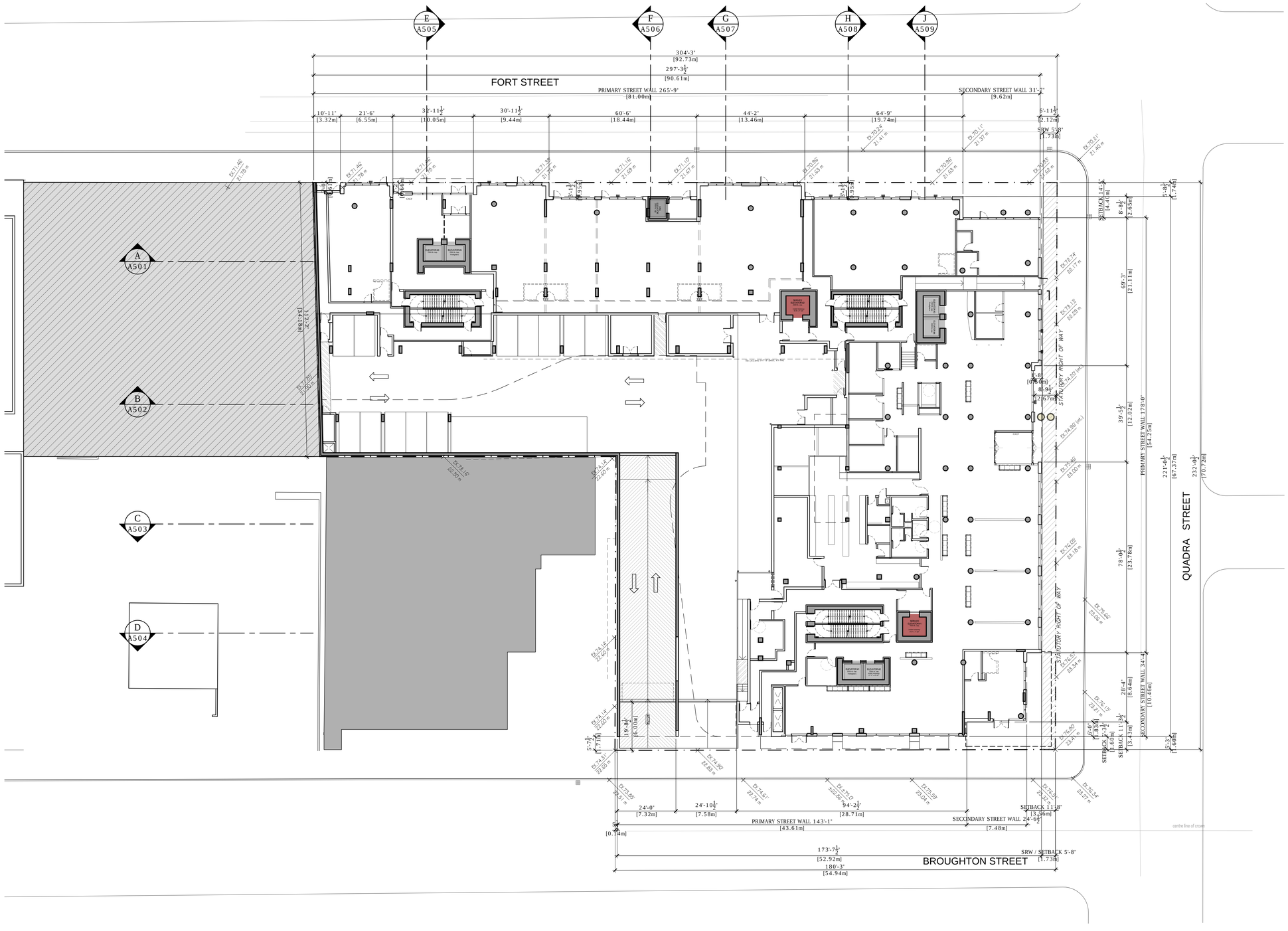
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
SITE PLAN/ LEVEL 1 FLOOR PLAN

SEAL

DRAWING NO. A202A
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 + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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.
A202B

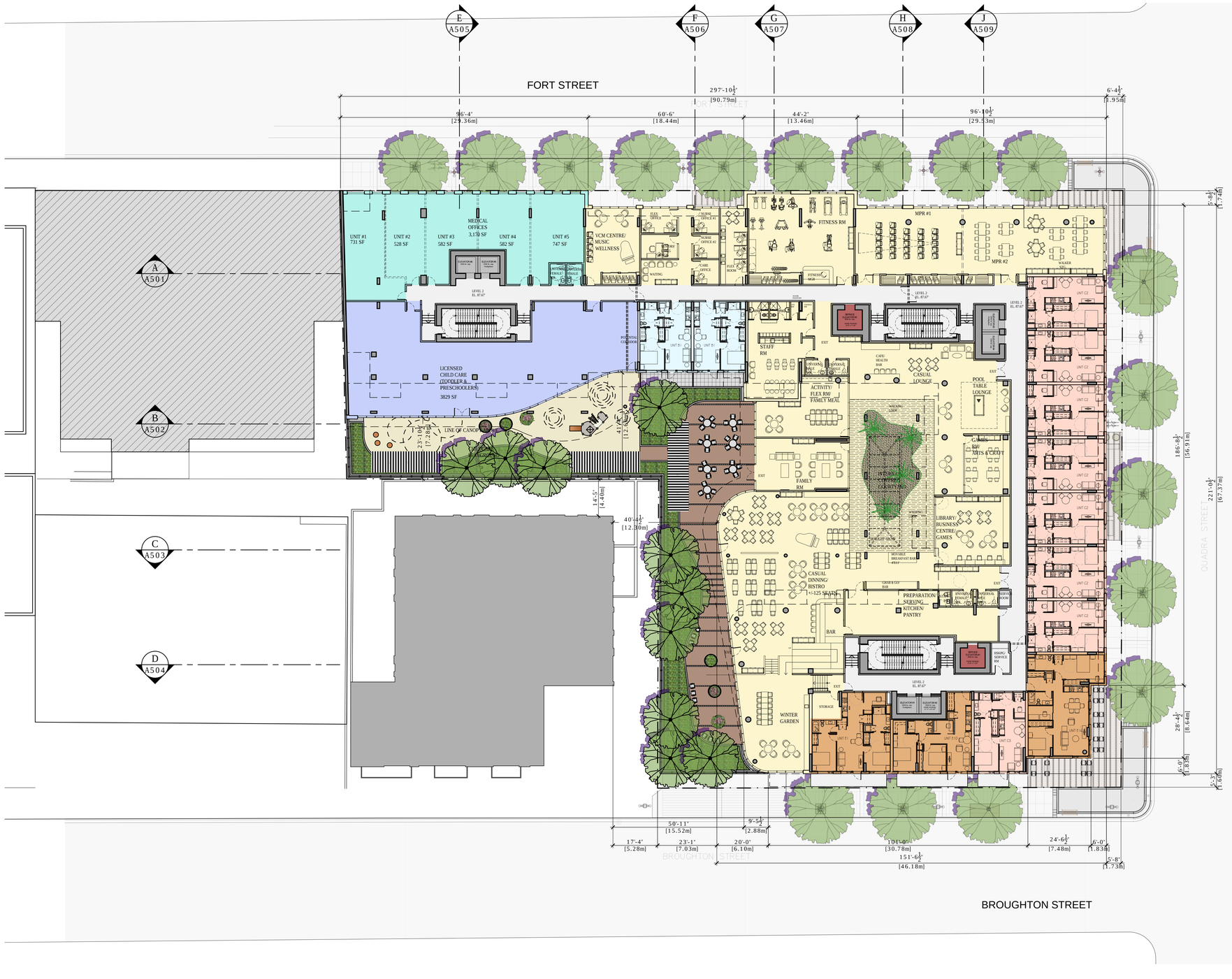
REVISION
-

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 + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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 2
FLOOR PLAN

SEAL

DRAWING NO.
A203

REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED

E
A505
F
A506
G
A507
H
A508
J
A509
FORT STREET
298'-4"
[90.92m]
11'-10½"
[3.62m]
84'-11"
[25.88m]
60'-6"
[18.44m]
44'-2"
[13.46m]
96'-10½"
[29.53m]
6'-4½"
[1.95m]
A
A501
B
A502
C
A503
D
A504
54'-11"
[16.75m]
12'-40"
[13.68m]
5'-6"
[1.68m]
46'-10½"
[14.28m]
53'-7"
[15.24m]
55'-9"
[16.99m]
14'-5"
[4.40m]
44'-9"
[13.64m]
40'-0½"
[12.20m]
LEVEL 3
EL. 106.37
PODIOLOGIST
SPA
SKYLIGHT TO L2 BELOW
SERVICE ELEVATOR 4500 lbs 3500 lbs
PASSENGER ELEVATOR 3500 lbs 2500 lbs
HYDRO SERVICE RM
EXIT
UNIT C1
UNIT C2
UNIT C3
UNIT C4
UNIT C5
UNIT C6
UNIT C7
UNIT C8
UNIT C9
UNIT C10
UNIT C11
UNIT C12
UNIT C13
UNIT D1
UNIT D2
UNIT D3
UNIT D4
UNIT D5
UNIT D6
UNIT D7
UNIT D8
UNIT D9
UNIT E1
UNIT E2
UNIT E3
UNIT E4
UNIT E5
UNIT E6
UNIT E7
UNIT E8
UNIT E9
UNIT E10
UNIT E11
UNIT E12
UNIT E13
UNIT E14
UNIT E15
UNIT E16
UNIT E17
UNIT E18
UNIT E19
UNIT E20
UNIT

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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 4
FLOOR PLAN

SEAL

DRAWING NO. A205

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 + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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 5
FLOOR PLAN

SEAL

DRAWING NO. A206

REVISION -

DATE

DRAWN

SCALE 1:200

CHECKED

E A505
F A506
G A507
H A508
J A509
A A501
B A502
C A503
D A504
FORT STREET
304'-8½" [92.87m]
295'-2" [89.96m]
11'-10½" [3.62m]
84'-11" [25.88m]
60'-6" [18.44m]
44'-2" [13.46m]
93'-8½" [28.56m]
9'-6½" [2.91m]
3'-0½" [0.95m]
71'-11" [21.92m]
37'-2" [11.33m]
9'-10" [3.00m]
182'-6½" [55.64m]
216'-10½" [66.10m]
231'-11½" [70.70m]
46'-10½" [14.28m]
37'-2" [11.33m]
53'-7" [16.33m]
55'-9" [16.99m]
44'-9" [13.64m]
40'-0½" [12.20m]
34'-4" [10.46m]
5'-3½" [1.60m]
17'-4" [5.28m]
27'-5½" [8.36m]
15'-8" [4.77m]
101'-0" [30.78m]
27'-4½" [8.34m]
8'-10" [2.69m]
144'-0" [43.89m]
BROUGHTON STREET
QUADRA STREET
LEVEL 6 EL. 126.08'
UNIT C14
UNIT B14
UNIT B13
UNIT B12
UNIT B11
UNIT B10
UNIT B9
UNIT B8
UNIT B7
UNIT B6
UNIT B5
UNIT B4
UNIT B3
UNIT B2
UNIT B1
UNIT A1
UNIT A2
UNIT A3
UNIT A4
UNIT A5
UNIT A6
UNIT A7
UNIT A8
UNIT C9
UNIT C8
UNIT C7
UNIT C6
UNIT C5
UNIT C4
UNIT C3
UNIT C2
UNIT C1
UNIT D1
UNIT D2
UNIT D3
UNIT D4
UNIT D5
UNIT D6
UNIT E1
UNIT E2
UNIT E3
UNIT E4
ELEVATOR MR 1500 lbs
ELEVATOR PASSENGER 2500 lbs
SERVICE ELEVATOR PASSENGER 2500 lbs
SERVICE ELEVATOR MR 1500 lbs
ELEVATOR PASSENGER 2500 lbs

COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
- C - 1 BEDROOM + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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 + FLEX
- D - 2 BEDROOM
- E - 2 BEDROOM + FLEX
- 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 8 FLOOR PLAN

SEAL

DRAWING NO. A209

REVISION -

DATE

DRAWN

SCALE 1:200

CHECKED

E A505
F A506
G A507
H A508
J A509
A A501
B A502
C A503
D A504
FORT STREET
BROUGHTON STREET
QUADRA STREET
304'-8½" [92.87m]
288'-2" [87.83m]
11'-10¼" [3.62m]
84'-11" [25.88m]
60'-6" [18.44m]
44'-2" [13.46m]
86'-8½" [26.43m]
16'-6½" [5.04m]
3'-1½" [0.95m]
71'-11" [21.92m]
37'-2" [11.33m]
46'-10½" [14.28m]
51'-7" [15.72m]
55'-9" [16.99m]
74'-5" [22.68m]
15'-10" [4.83m]
59'-1" [18.01m]
85'-1" [26.18m]
231'-11½" [70.78m]
30'-10" [9.39m]
7'-0" [2.13m]
110'-7" [33.70m]
50'-9½" [15.48m]
46'-1" [14.04m]
59'-10½" [18.25m]
11'-3" [3.43m]
17'-4" [5.28m]
33'-6" [10.20m]
9'-7" [2.92m]
101'-0" [30.78m]
110'-7" [33.70m]
27'-4½" [8.34m]
36'-2½" [11.04m]
LEVEL 8 EL. 144.25'
LEVEL 9 EL. 153.83'
LEVEL 9 EL. 153.83'
UNIT A5
UNIT B5
UNIT B6
UNIT B10
UNIT B10
UNIT C16
UNIT C15
UNIT D7
UNIT E7
UNIT E8
UNIT D2
UNIT D3
UNIT D5
UNIT D6
UNIT C4
UNIT D4
UNIT D1
UNIT E11
UNIT B11
UNIT D7
ELEVATOR OVER 5m
ELEVATOR OVER 5m
ELEVATOR OVER 5m

COLOR LEGEND

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

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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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 10
FLOOR PLAN

SEAL

DRAWING NO.
A211

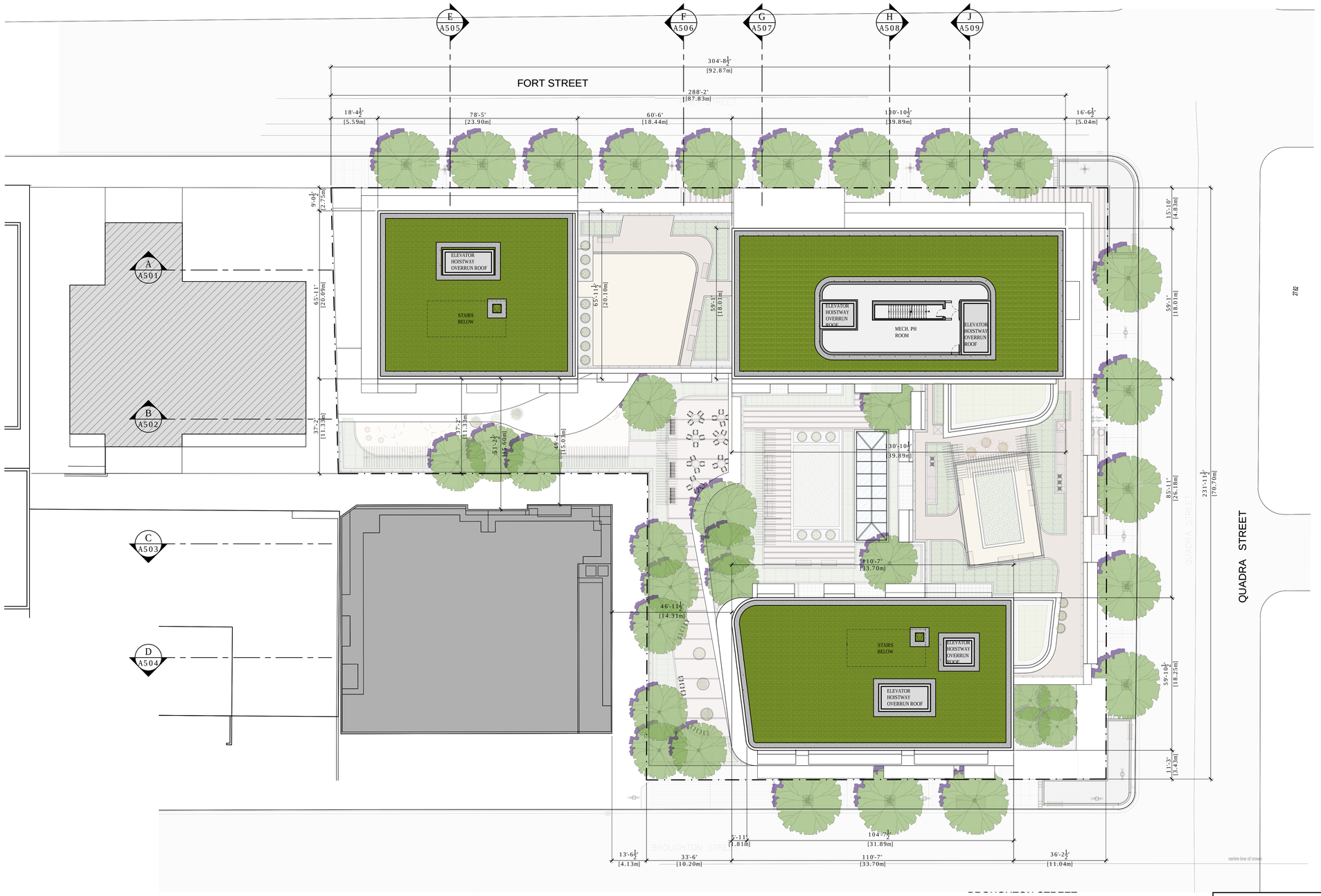
REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED



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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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. A212

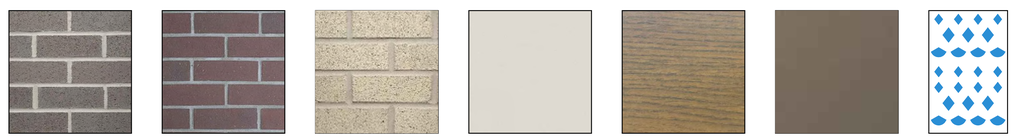
REVISION -

DATE

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 H.C. MUDDOX 'SPANISH MOSS'	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
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'OLD TOWN RED'	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
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
2C COMPOSITE METAL CLADDING PANELS	TO MATCH ALUCOBOND 'DRIFTWOOD MICA' 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

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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. REVISION
A401

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 H.C. MUDDOX 'SPANISH MOSS'	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
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'OLD TOWN RED'	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
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
2C COMPOSITE METAL CLADDING PANELS	TO MATCH ALUCOBOND 'DRIFTWOOD MICA' 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

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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

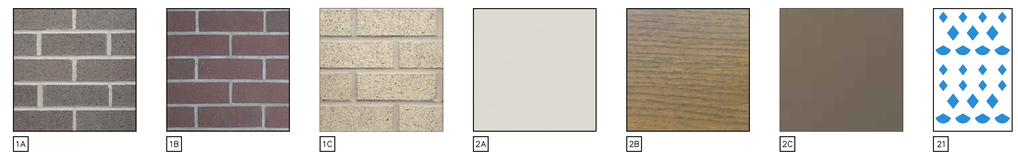
DRAWING TITLE
EAST ELEVATION QUADRA STREETSCAPE

SEAL

DRAWING NO. A402 REVISION

DATE: APR 2017
DRAWN

SCALE: 1:200
CHECKED



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'SPANISH MOSS'	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
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'OLD TOWN RED'	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
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
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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

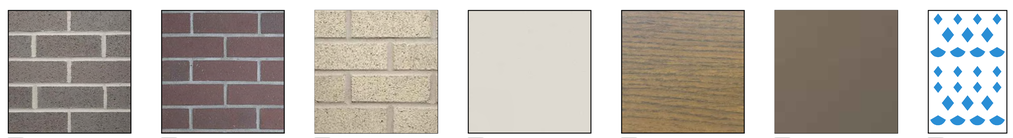
DRAWING TITLE
SOUTH ELEVATION
BROUGHTON
STREETSCAPE

SEAL

DRAWING NO. REVISION
A403

DATE APR 2017
DRAWN

SCALE 1:200
CHECKED



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
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1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
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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

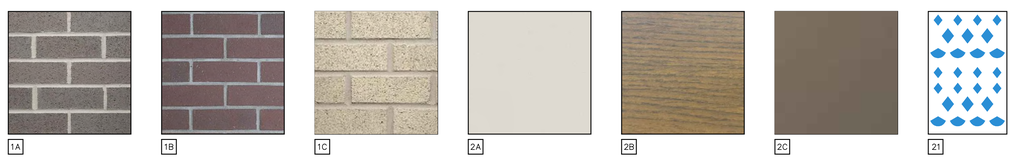
REVISION

DATE
APR 2017

DRAWN

SCALE
1:125

CHECKED



ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'SPANISH MOSS'	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
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'OLD TOWN RED'	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
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
2C COMPOSITE METAL CLADDING PANELS	TO MATCH ALUCOBOND 'DRIFTWOOD MICA' 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

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REVISIONS

NO.	DESCRIPTION	DATE
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	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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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

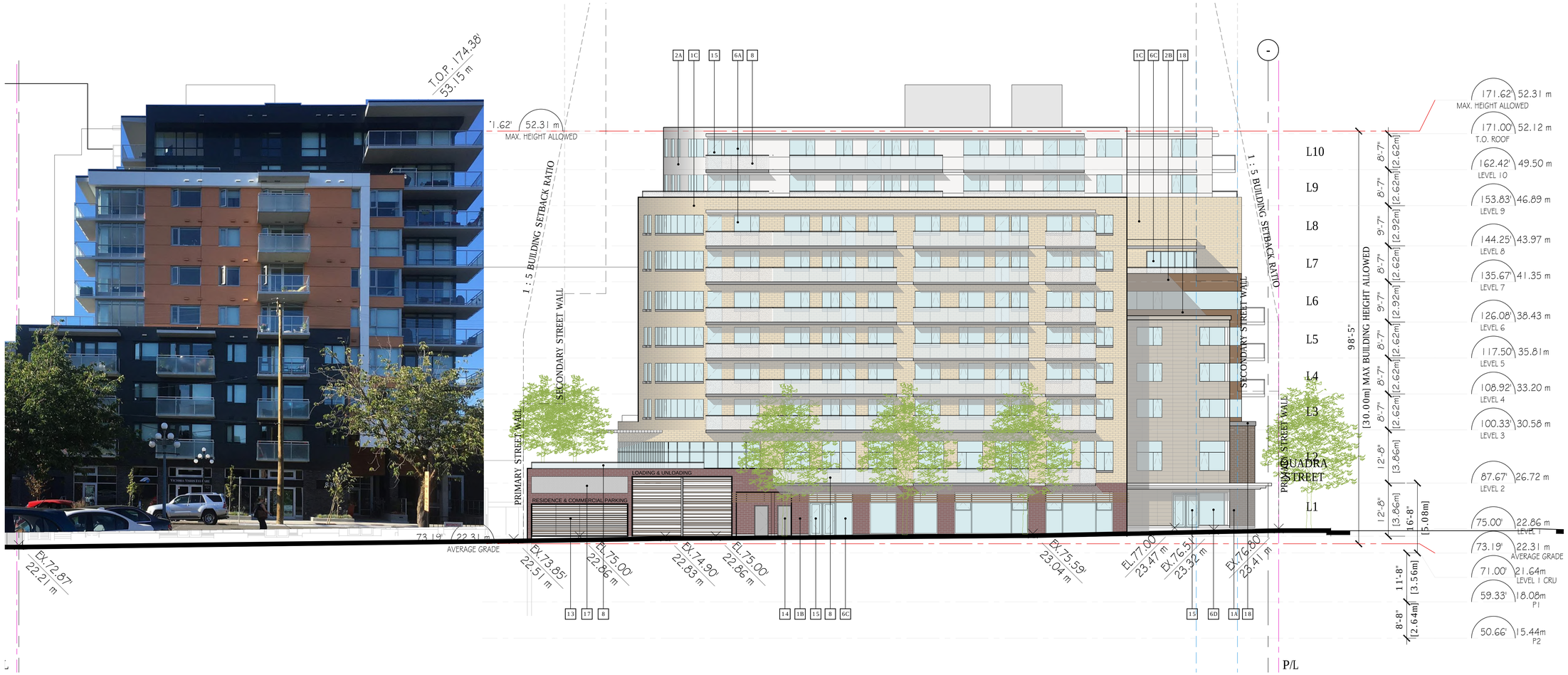
REVISION

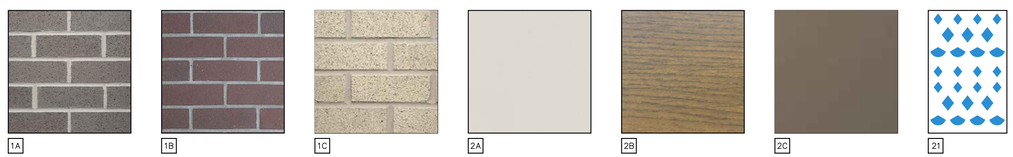
DATE
APR 2017

DRAWN

SCALE
1:125

CHECKED





ELEVATION KEYNOTE LEGEND

ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH	ITEM		ITEM	COLOUR /FINISH	ITEM	COLOUR /FINISH
1A STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'SPANISH MOSS'	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
1B STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'OLD TOWN RED'	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
1C STANDARD FACE BRICK PATTERN: TBD	TO MATCH H.C. MUDDOX 'FROSTED ALMOND'	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
2A COMPOSITE METAL CLADDING PANELS	TO MATCH EQUITONE 'NATURE PRO' OR SIMILAR	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
2B COMPOSITE METAL CLADDING PANELS	TO MATCH WOOD-LIKE KEITH PANEL 'LIGHT ANTIQUE OAK' 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 POTENTIAL GLASS ART PIECE	FRAME: TBD COLOR/ PATTERN: TBD
2C COMPOSITE METAL CLADDING PANELS	TO MATCH ALUCOBOND 'DRIFTWOOD MICA' 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

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

CLIENT

PROJECT NO.
17420

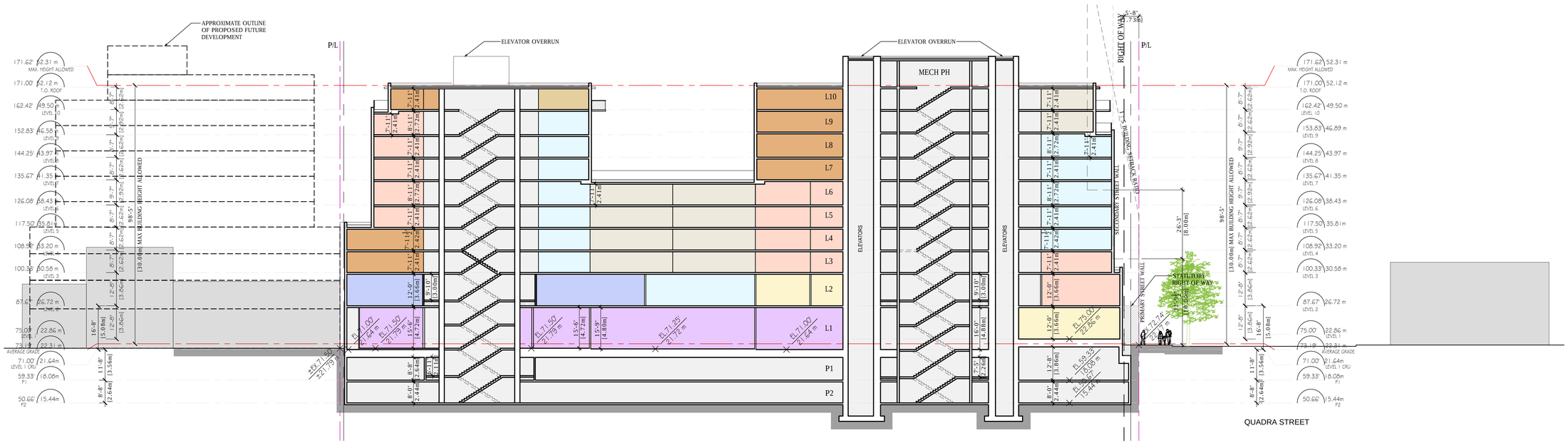
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
SOUTH ELEVATION
BROUGHTON STREET

SEAL

DRAWING NO. A406
REVISION

DATE APR 2017
DRAWN
SCALE 1:125
CHECKED



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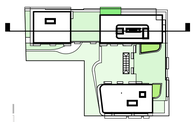


CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

BUILDING SECTION A

SEAL

DRAWING NO.

A501

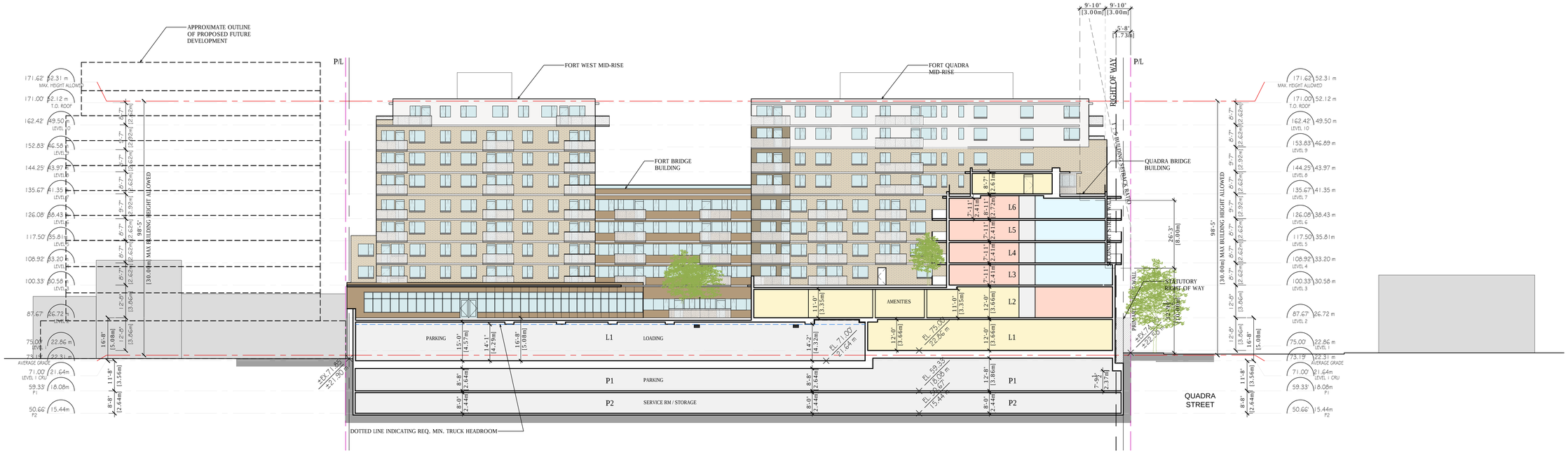
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



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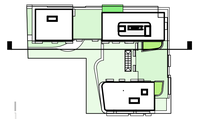


CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION B/ INTERNAL SOUTH ELEVATION

SEAL

DRAWING NO. A502

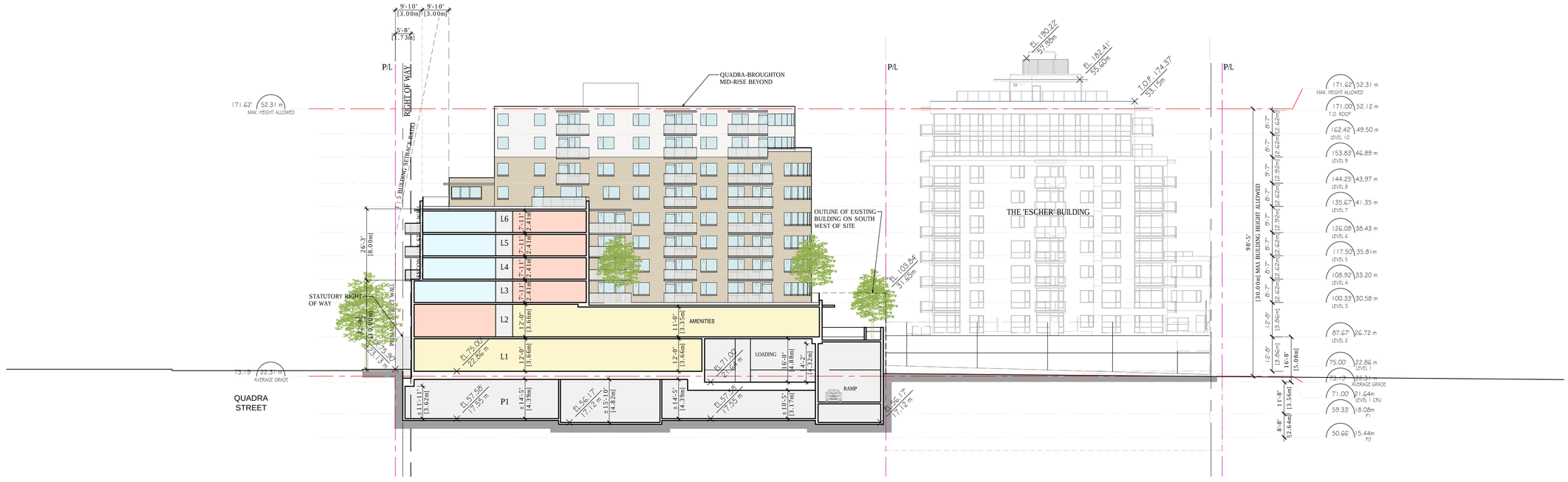
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



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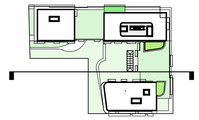


CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION C/ INTERNAL NORTH ELEVATION

SEAL

DRAWING NO. A503

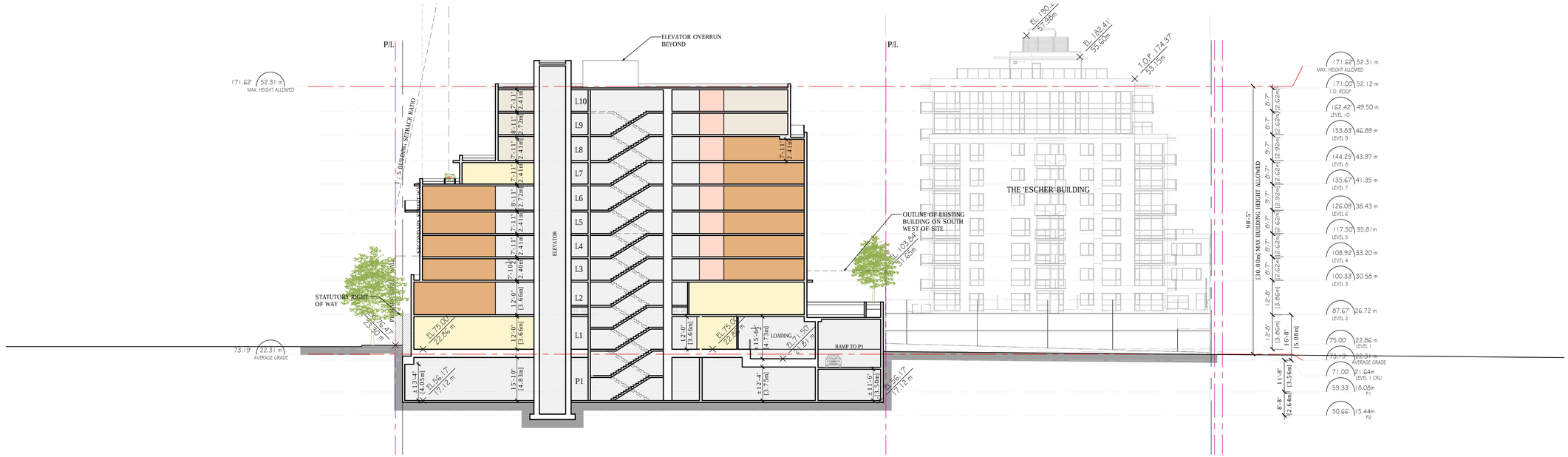
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION D

SEAL

DRAWING NO. REVISION
A504

DATE
NOV 2017

DRAWN

SCALE
1:200

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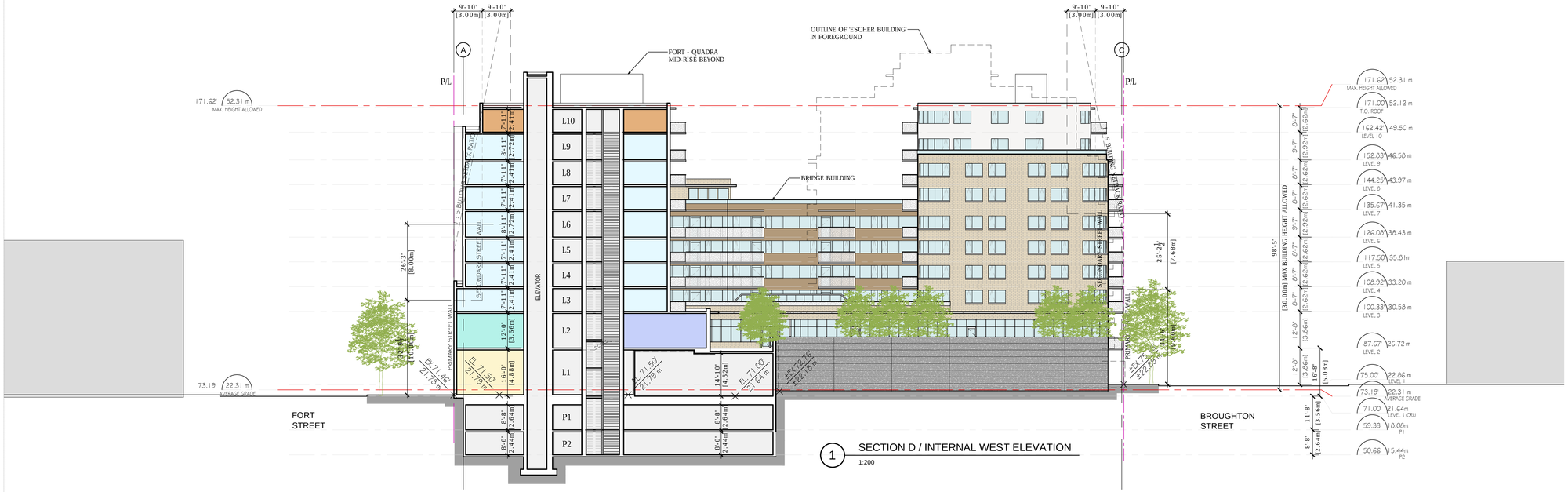

1 SECTION D / INTERNAL WEST ELEVATION
1:200

2 WEST ELEVATION
1:200

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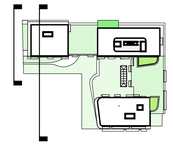

CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION E/ INTERNAL WEST ELEVATION / WEST ELEVATION

SEAL

DRAWING NO. A505

REVISION

DATE
APR 2017

DRAWN

SCALE
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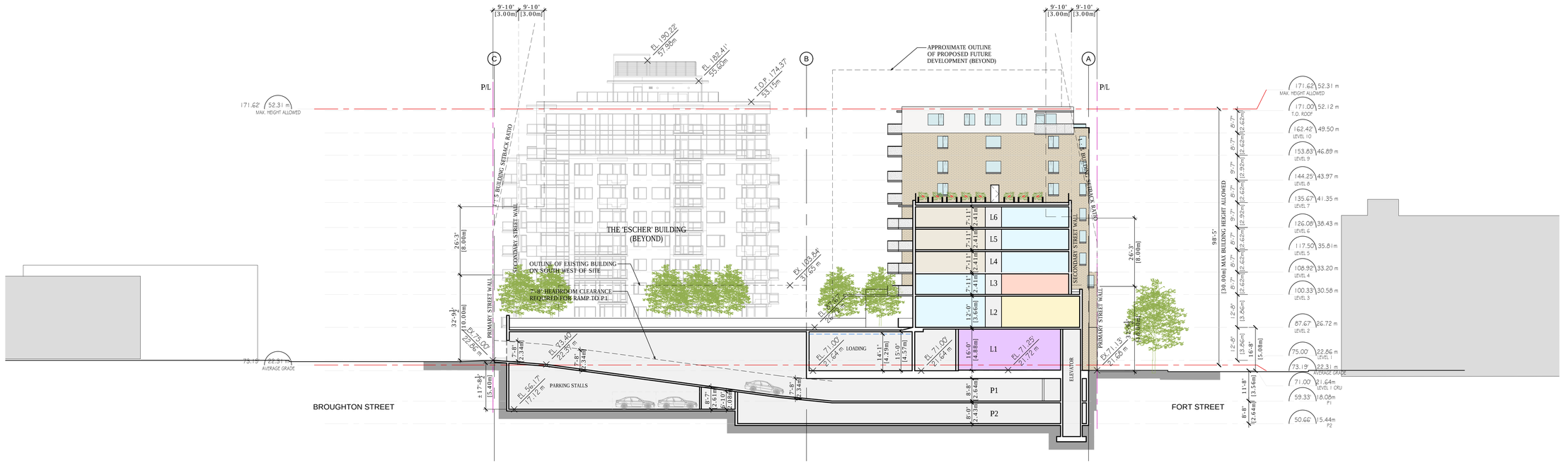
CHECKED



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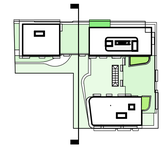


CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION F / INTERNAL EAST ELEVATION

SEAL

DRAWING NO. A506

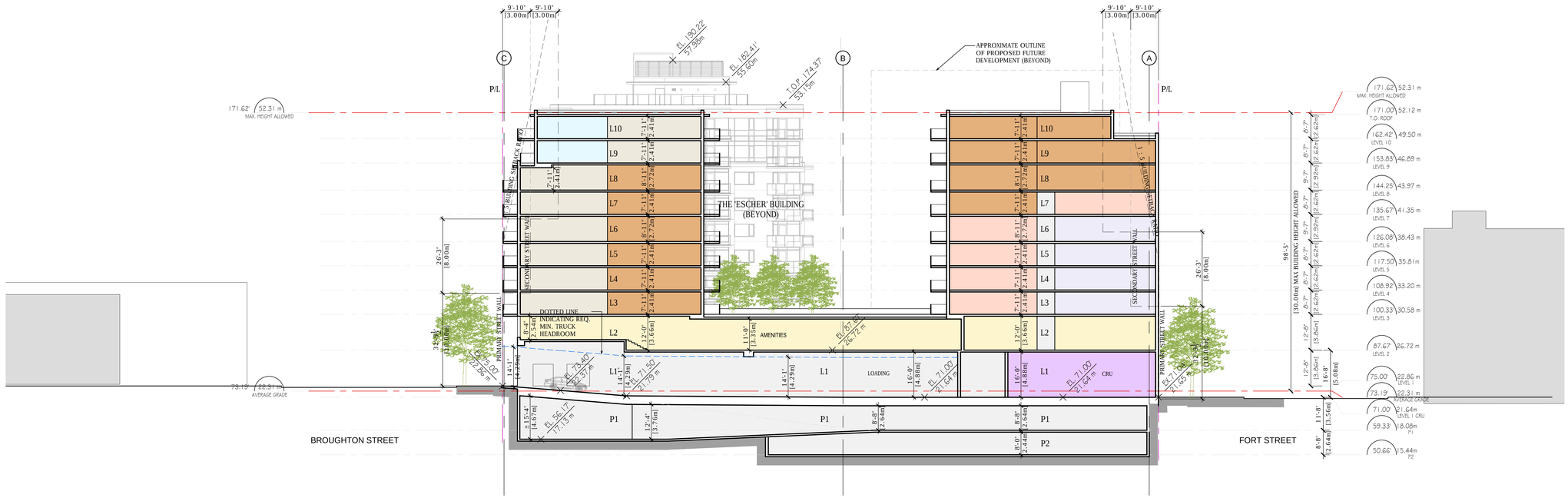
REVISION

DATE
APR 2017

DRAWN

SCALE
1:200

CHECKED



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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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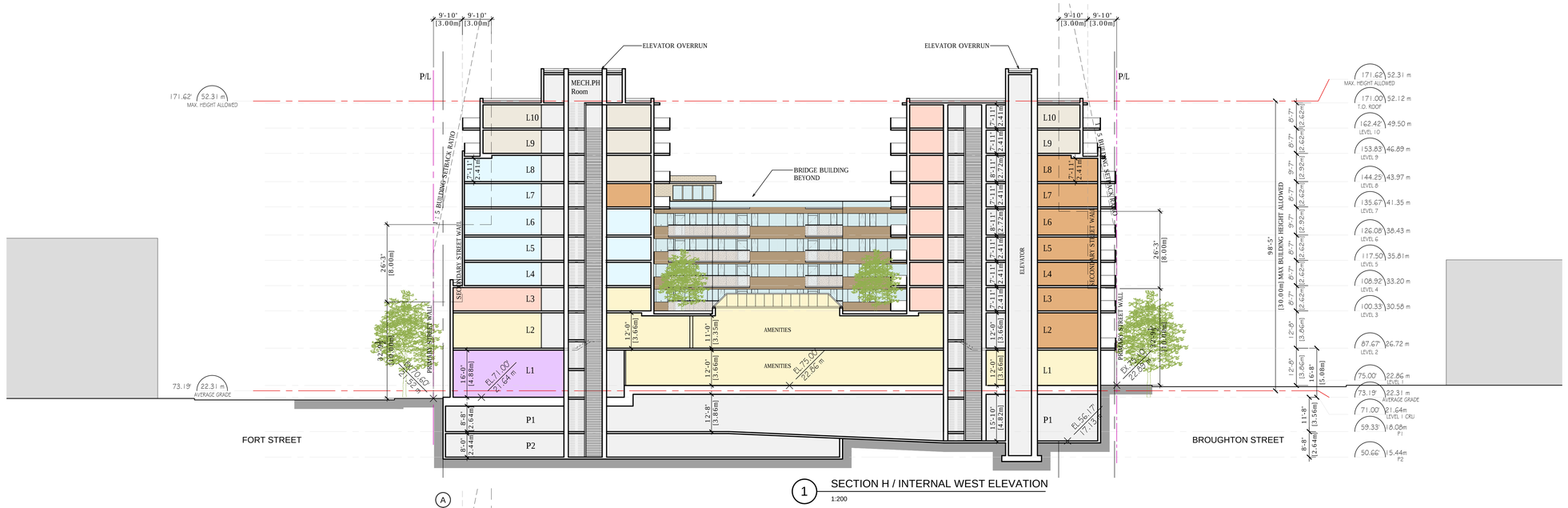
CHECKED



1 SECTION H / INTERNAL WEST ELEVATION

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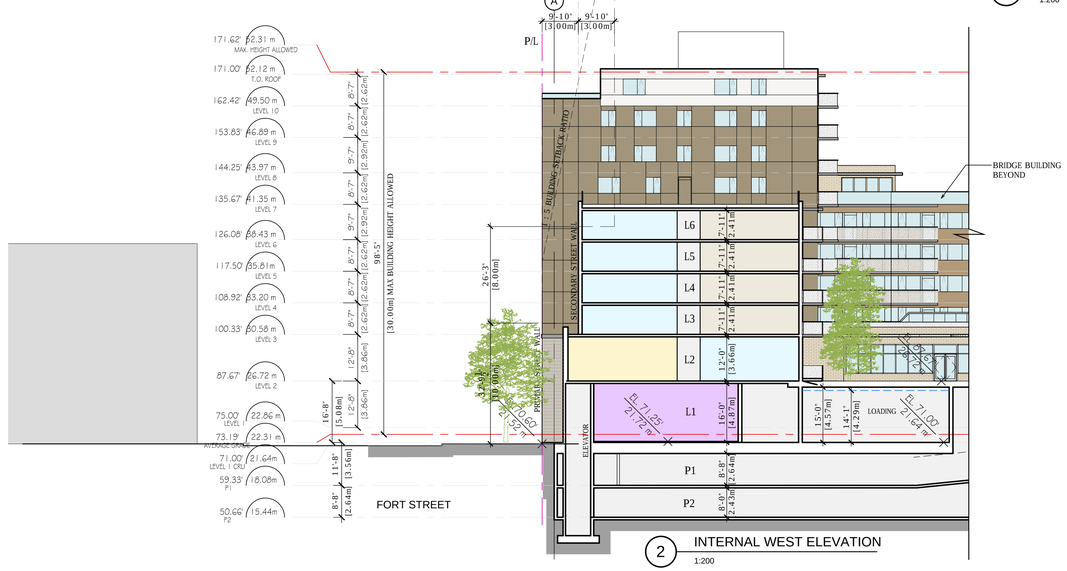

2 INTERNAL WEST ELEVATION

1:200

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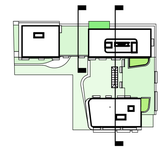

CLIENT

PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE

BUILDING SECTION H / INTERNAL WEST ELEVATION

SEAL

DRAWING NO. A508

REVISION

DATE APR 2017

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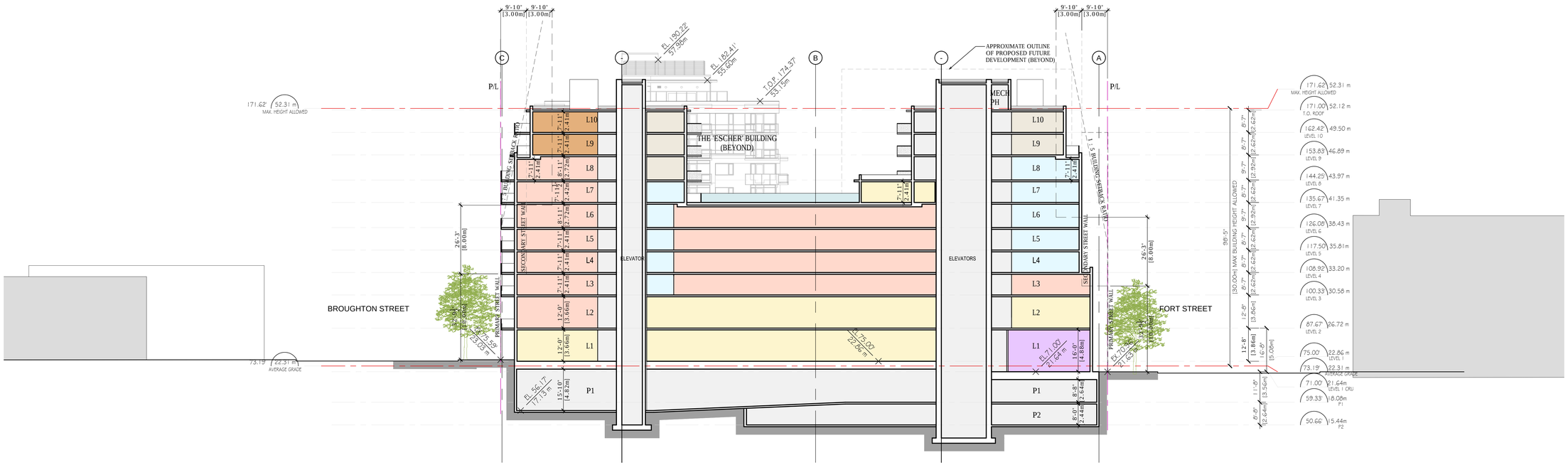

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CLIENT

PROJECT NO.
17420

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

DRAWING TITLE
BUILDING SECTION J

SEAL

DRAWING NO. | REVISION
A509

DATE
APR 2017

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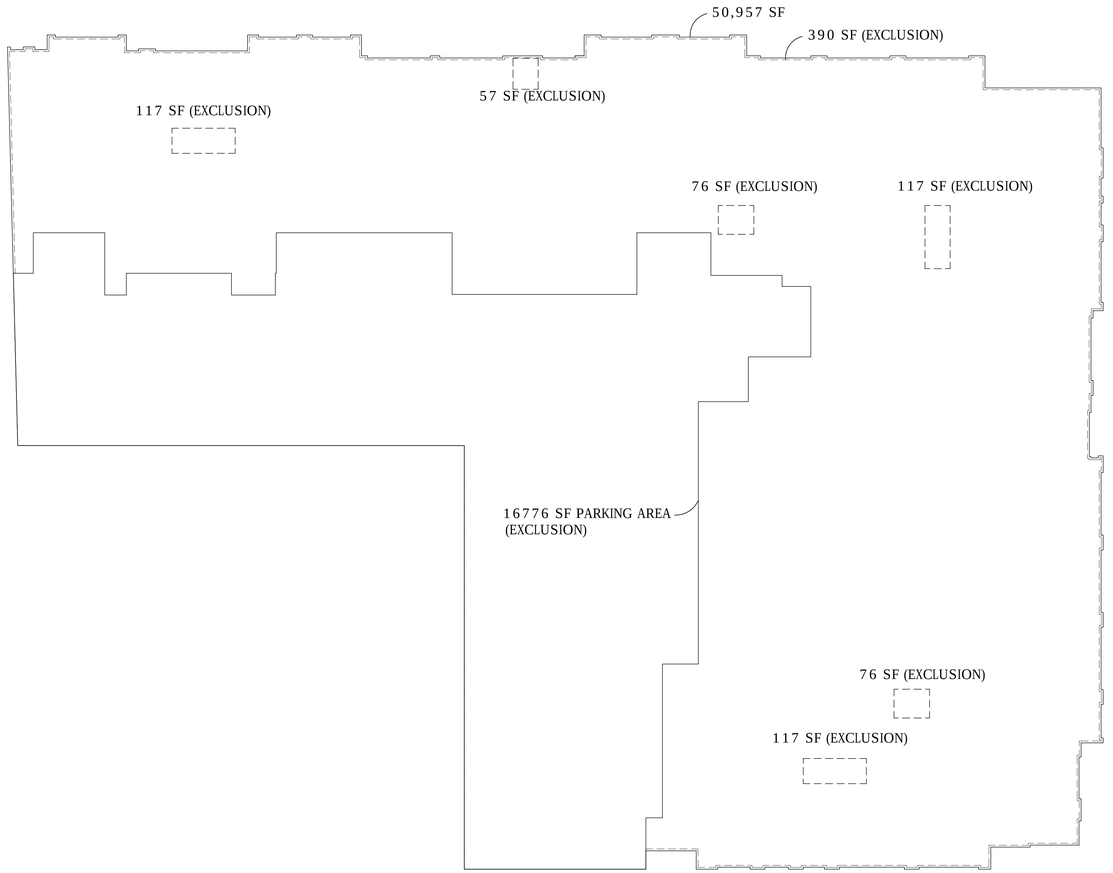

LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	50,957 SF
TOTAL EXCLUDED AREA	=	17,724 SF
TOTAL FSR	=	33,233 SF

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

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

DRAWING TITLE
LEVEL 1
AREA OVERLAY

SEAL

DRAWING NO. O01

REVISION -

DATE

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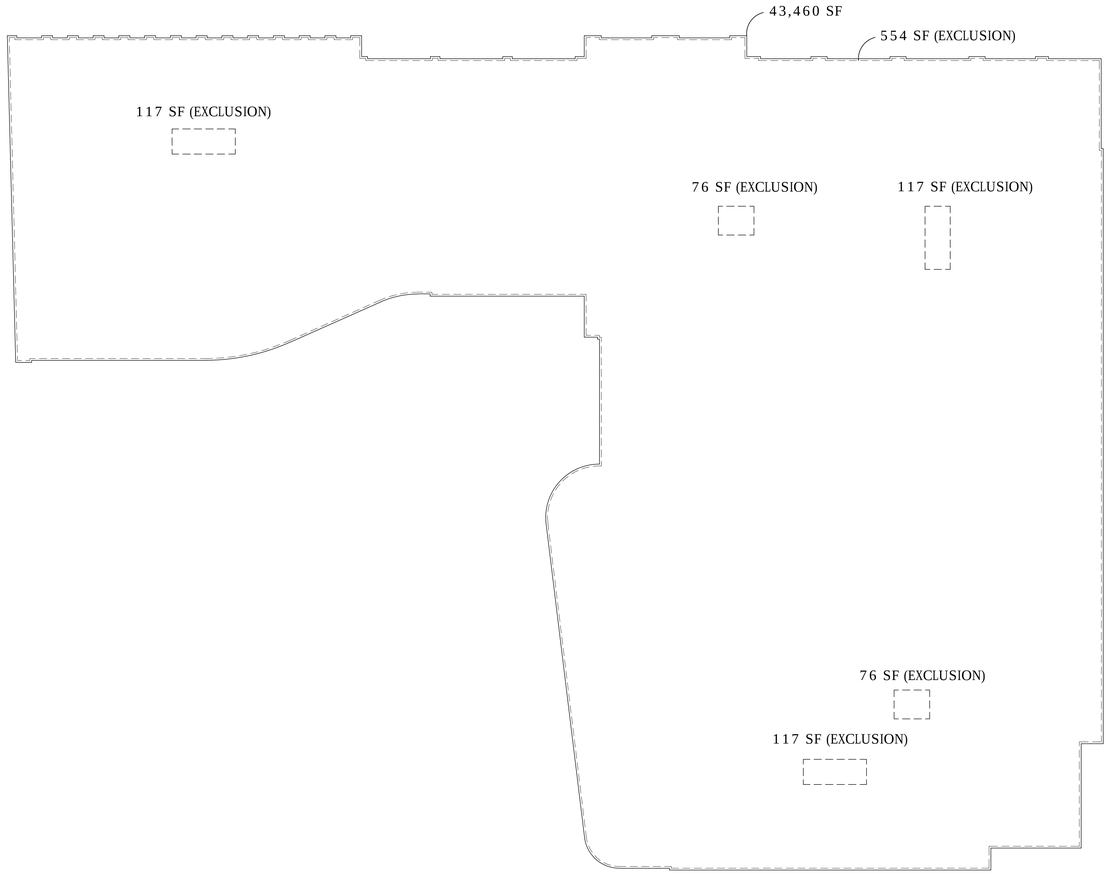

LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	43,460 SF
TOTAL EXCLUDED AREA	=	1,057 SF
TOTAL FSR	=	42,403 SF

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

PROJECT NO.
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 2
AREA OVERLAY

SEAL

DRAWING NO.
O02

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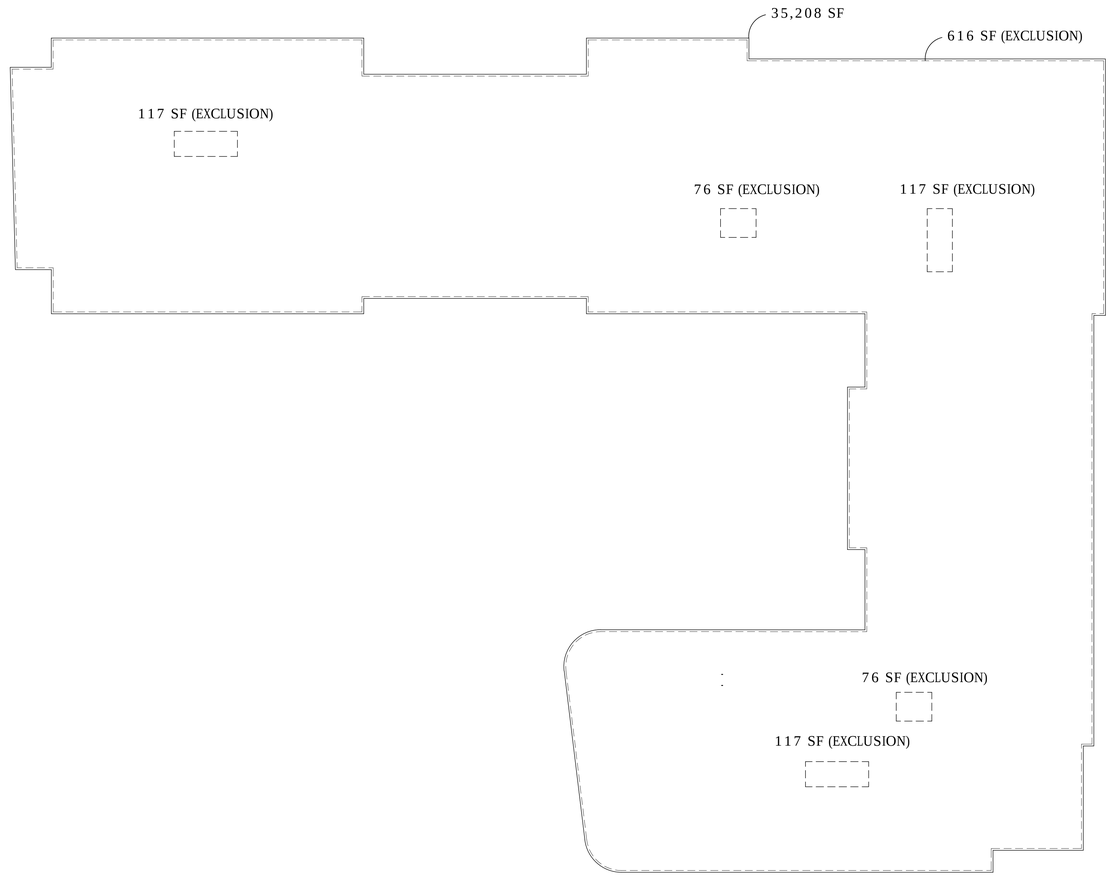

LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	35,208 SF
TOTAL EXCLUDED AREA	=	1,119 SF
TOTAL FSR	=	34,089 SF

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

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DRAWING TITLE
LEVEL 3
AREA OVERLAY

SEAL

DRAWING NO.
O03

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LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	34,342 SF
TOTAL EXCLUDED AREA	=	1,113 SF
TOTAL FSR	=	33,229 SF

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

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DRAWING TITLE
LEVEL 4
AREA OVERLAY

SEAL

DRAWING NO.
O04

REVISION
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DATE

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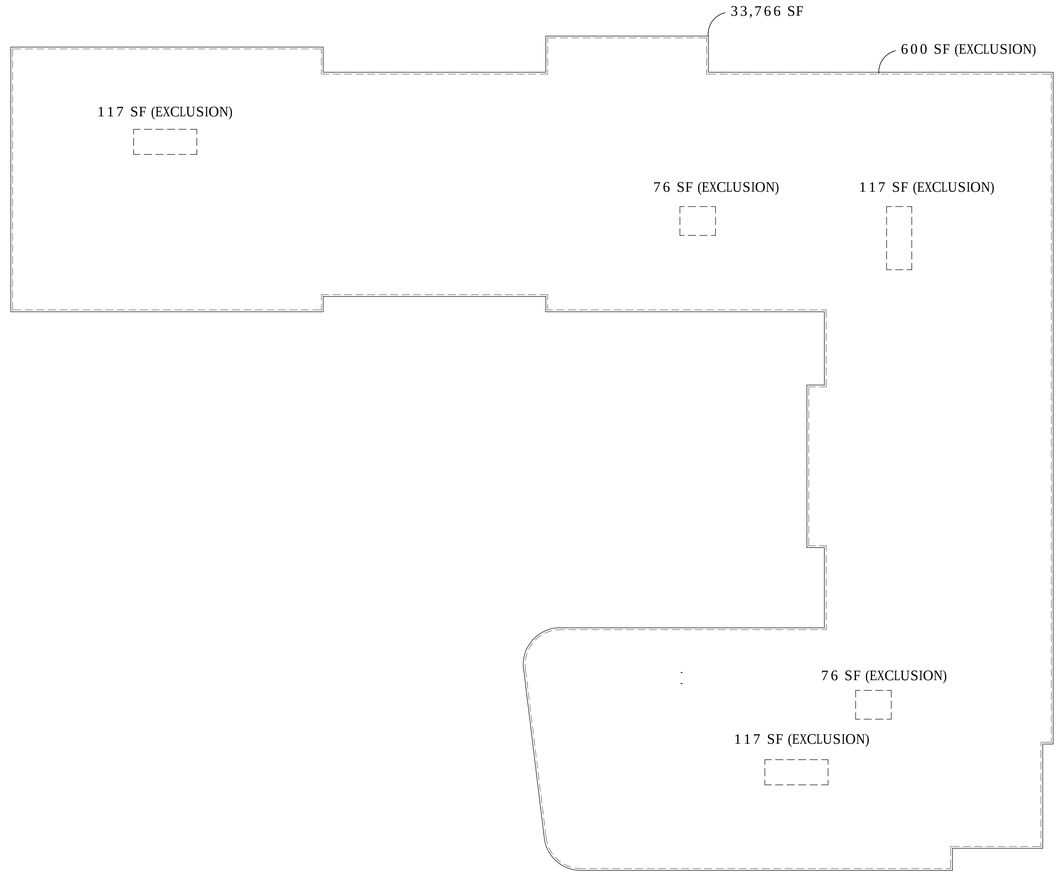

LEVEL 5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,766 SF
TOTAL EXCLUDED AREA	=	1,103 SF
TOTAL FSR	=	32,663 SF

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

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DRAWING TITLE
LEVEL 5
AREA OVERLAY

SEAL

DRAWING NO.
O05

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DATE

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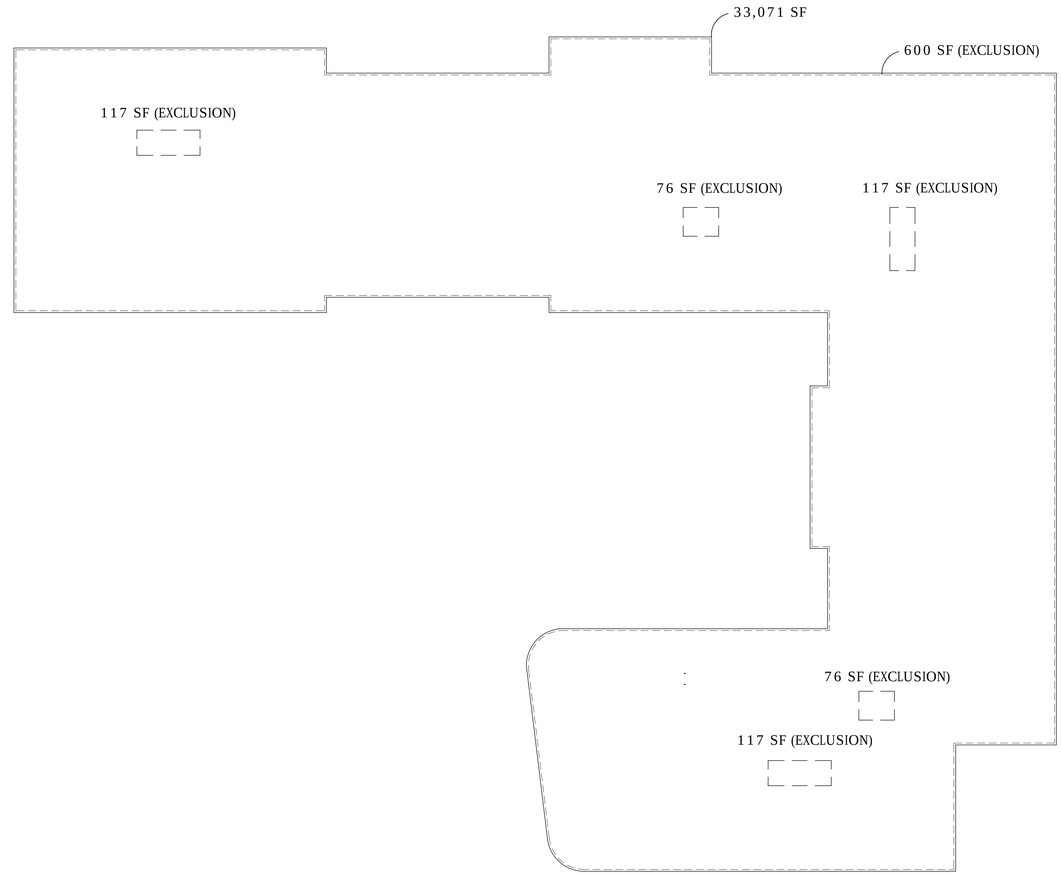

LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,071 SF
TOTAL EXCLUDED AREA	=	1,103 SF
TOTAL FSR	=	31,968 SF

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0 5 10 15 20 30 40 50'

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DRAWING TITLE
LEVEL 6
AREA OVERLAY

SEAL

DRAWING NO.
O06

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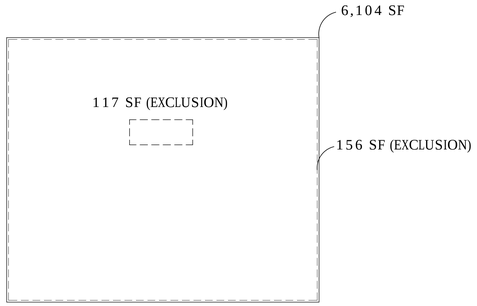

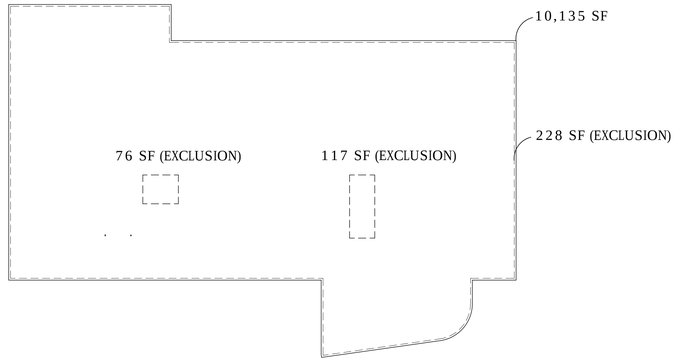

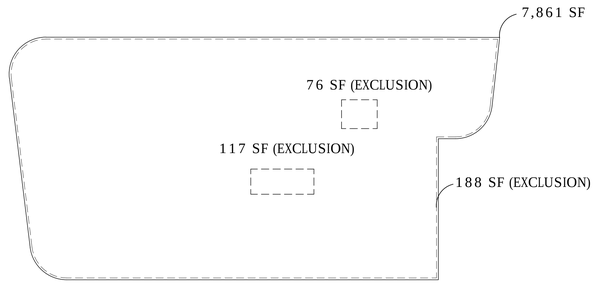

LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	24,100 SF
TOTAL EXCLUDED AREA	=	1,075 SF
TOTAL FSR	=	23,025 SF

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0 5 10 15 20 30 40 50'

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Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 7
AREA OVERLAY

SEAL

DRAWING NO. O07
REVISION -

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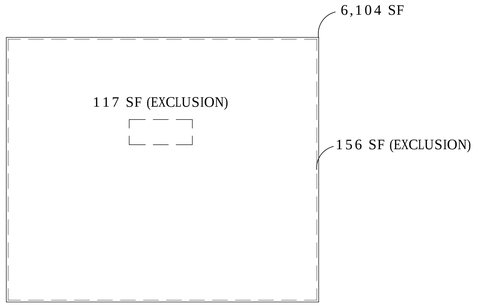

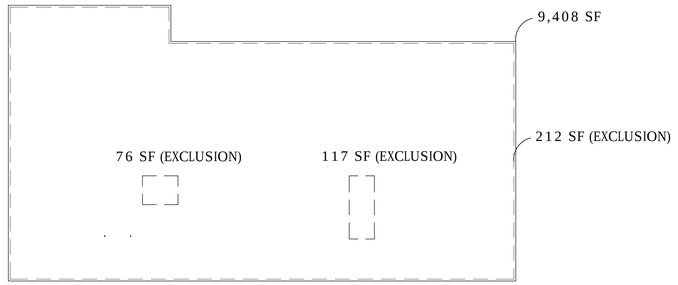

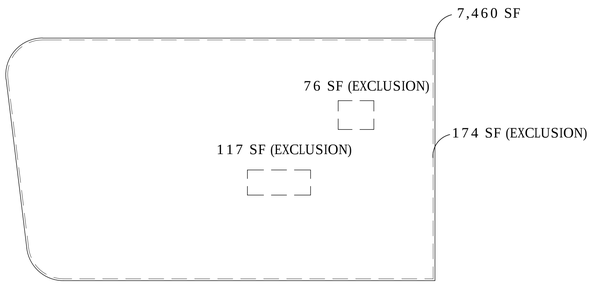

LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	22,972 SF
TOTAL EXCLUDED AREA	=	1,045 SF
TOTAL FSR	=	21,927 SF

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

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

DRAWING TITLE
LEVEL 8
AREA OVERLAY

SEAL

DRAWING NO. O08
REVISION -

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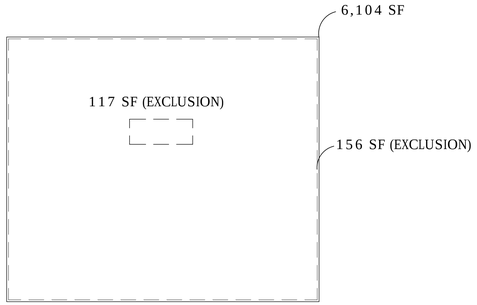

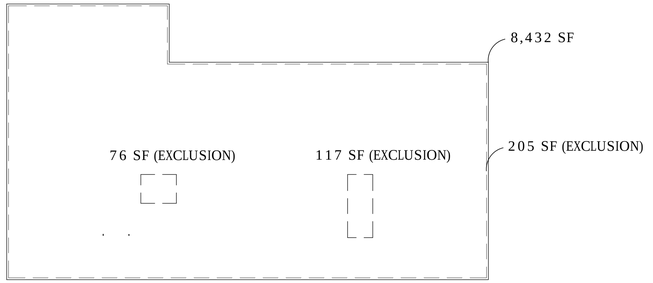

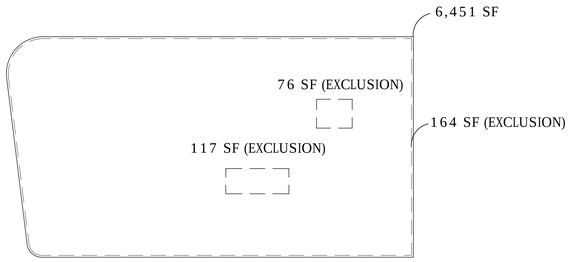

LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	20,987 SF
TOTAL EXCLUDED AREA	=	1,028 SF
TOTAL FSR	=	19,959 SF

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

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PARC VICTORIA
Mixed Use Seniors Residential, Apartments & Commercial Development

DRAWING TITLE
LEVEL 9
AREA OVERLAY

SEAL

DRAWING NO. O09

REVISION -

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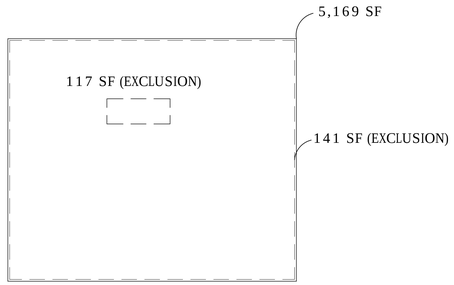

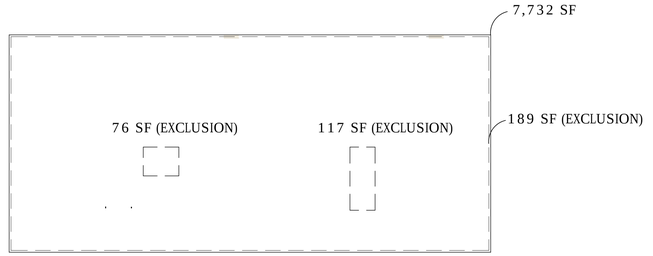

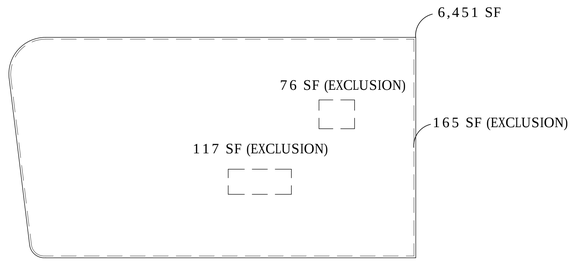

LEVEL 10 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	19,352 SF
TOTAL EXCLUDED AREA	=	998 SF
TOTAL FSR	=	18,354 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

DRAWING TITLE
LEVEL 10
AREA OVERLAY

SEAL

DRAWING NO.
O10

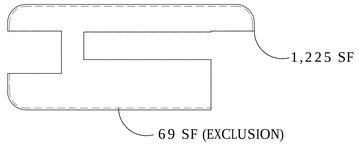
REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED



ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	1,225 SF
TOTAL EXCLUDED AREA	=	69 SF
TOTAL FSR	=	1,156 SF

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

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F 604 662 4060
info@besharatfriars.com

REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018

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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
AREA OVERLAY

SEAL

DRAWING NO. REVISION
-

O11

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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PROJECT NO.

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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)

bfa
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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.

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	PID No.'s
Victoria	000-044-059
	000-436-925
SITE AREA	004-005-902
3570.7 m²	007-890-664
38434 s.f.	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: 11282sp1/ 2016-04-20

Brad Cunnin Land Surveyor
¢101 - 2610 Douglas Street
Victoria, BC V8T 4M1
ph. 381-BCLS(2757) 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)

overhead lines

centre line of crown

gutter line

N'ly 8' of LOT 276

concrete sidewalk

N'ly 8' of 275

BCTel vault

N'ly 8' of 274

clean-outs

vault

N'ly 8' of 273

BCTel vault

concrete sidewalk

city of victoria clean-outs

"oil"

N'ly 8' of 272

"BCE" manhole

Rim= 21.72 MHD

Rim= 21.44 MHD

elec. kiosk

Rim= 21.68 MHD

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. 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

These 3 parcels
1272.1 m²

No. 835

LOT 274

ALLEY (NOW GATED)

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

No. 893 / 895 / 899

LOT A
PLAN 16155
004-005-902

concrete sidewalk

STREET (70')

QUADRA

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

see detail

Courtyard

edge of asphalt

adjacent building clear 0.04

Door Sill (MFE) 23.20

PT LOT 278

1
PLAN 27662

Line of Building over

Building Core at ground level

No 818

block retaining wall

LOT A
PLAN EPP44230
"THE ESCHER"
1340.4 m²

building clear 0.29

building clear 0.28

ret. wall clear 0.25

CB

W 1/2 LOT 268
000-044-059

No 846

E'mt EH138842

E'mt EH138680

These 6 parcels
3883.8 m²

LOT B
007-890-711
PARKING LOT

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

gutter-line

concrete sidewalk

gutter-line no skirt

BCTel vault

concrete sidewalk

overhead lines

Concrete Sidewalk

BROUGHTON STREET (66')

Rim= 22.50 MHS

Rim= 23.65 MHS

Rim= 23.51 MHD

Shaw manhole

centre line of crown

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*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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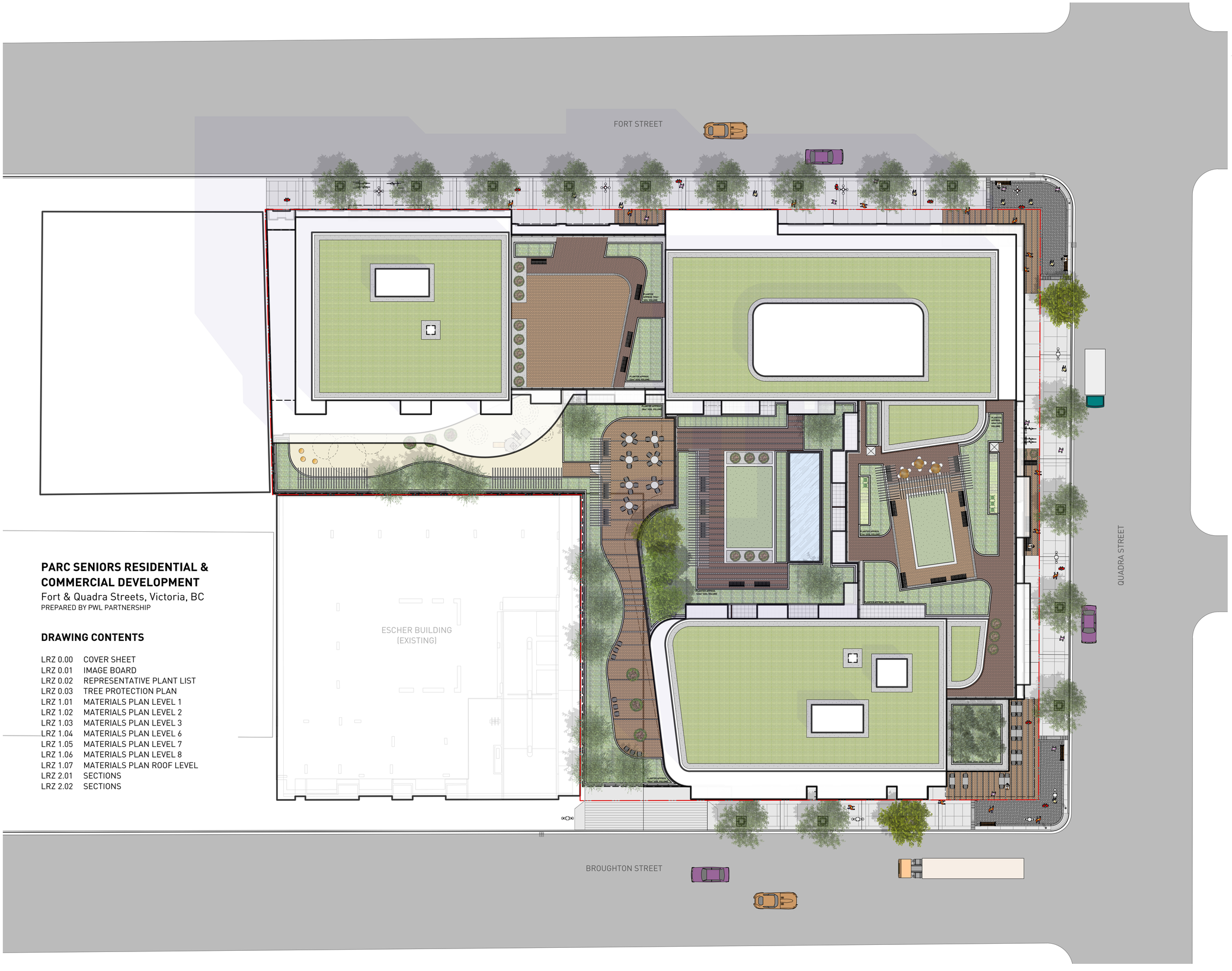
CERTIFIED CORRECT

on the 20th day of April, 2016.

Bradley W Cunnin, BCLS



PARC SENIORS RESIDENTIAL & COMMERCIAL DEVELOPMENT

Fort & Quadra Streets, Victoria, BC

PREPARED BY PWL PARTNERSHIP

DRAWING CONTENTS

LRZ 0.00	COVER SHEET
LRZ 0.01	IMAGE BOARD
LRZ 0.02	REPRESENTATIVE PLANT LIST
LRZ 0.03	TREE PROTECTION PLAN
LRZ 1.01	MATERIALS PLAN LEVEL 1
LRZ 1.02	MATERIALS PLAN LEVEL 2
LRZ 1.03	MATERIALS PLAN LEVEL 3
LRZ 1.04	MATERIALS PLAN LEVEL 6
LRZ 1.05	MATERIALS PLAN LEVEL 7
LRZ 1.06	MATERIALS PLAN LEVEL 8
LRZ 1.07	MATERIALS PLAN ROOF LEVEL
LRZ 2.01	SECTIONS
LRZ 2.02	SECTIONS

PWL partnership

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F 604.688.6112

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Cover Sheet

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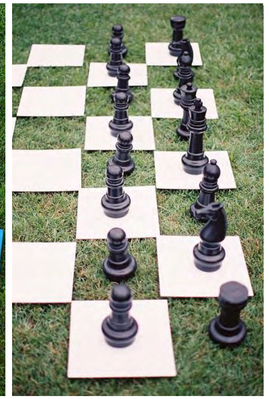
NORTH

SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
DRAWN	ER	REVIEWED	BH

DRAWING

LRZ 0.00



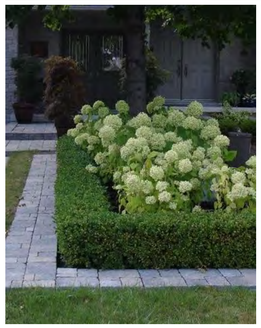


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Image Board

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DRAWN	ER	REVIEWED	BH

DRAWING

LRZ 0.01

Representative Plant List

Parc Victoria

Botanical Name	Common Name
Trees	
Acer circinatum	Vine Maple
Acer griseum	Paper Bark Maple
Acer palmatum 'Green'	Green Japanese Maple
Amelanchier x grandiflora 'Autumn Brillance'	Autumn Brilliance Serviceberry
Magnolia soulangiana	Saucer Magnolia
Stewartia pseudocamellia	Japanese Stewartia
Styrax japonica	Japanese Snowbell
Shrubs	
Abelia 'Edward Goucher'	Edward Goucher Abelia
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
Sarcococca hookeriana humilis	Himalayan Sarcococca
Skimmia japonica	Japanese Skimmia
Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea
Spiraea bumalda 'Goldflame'	Goldflame Spiraea
Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry
Viburnum davidii	David Viburnum
Viburnum x burkwoodii	Burkwood Viburnum
Ground Cover	
Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne
Daphne cneorum	Rose Daphne
Erica carnea 'Springwood Pink'	Spring Pink Winter Heath
Euonymus fortunei 'Emerald Gaiety'	Emeral Gaiety Wintercreeper
Fragaria vesca	Woodland Strawberry
Liriope muscari 'Big Blue'	Big Blue Lily-turf
Lonicera pileata	Privet Honeysuckle
Mahonia repens	Creeping Barberry
Pachysandra terminalis	Japanese Spurge
Perennials	
Achillea millefolium 'Red Beauty'	Red Beauty Yarrow
Aquilegia 'Dragon Fly' Hybrid	White/Pink Columbine
Cheiranthus 'Bowles Mauve'	Purple Wall Flower
Echinecea purpurea	Purple Cone Flower
Eupatorium purpureum	Joe Pye Weed
Helleborus sp.	Lenten Rose
Heuchera 'Bright Bloom'	Bright Bloom Coral Bells
Hosta sp.	Hosta
Iris germanica 'Blue'	Bearded Iris
Iris sibirica	Siberian Iris
Lavandula angustifolia 'Hidcote'	Hidcote Lavender
Lysimachia clethroides	Gooseneck Loosestrife
Monarda didyma (Red)	Red Bee Balm
Perovskia atriplicifolia	Russian Sage
Phlox maculata alpha	Pink Meadow Phlox
Phlox subulata 'Red Wings'	Red Wings Phlox
Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan
Tiarella cordifolia	Foam Flower
Veronica spicata 'Sunny Border Blue'	Blue Veronica
Ornamental Grasses	
Carex morrowii 'Ice Dance'	Variegated Sedge
Helictotrichon sempervirens	Blue Oat Grass
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass
Vines	
Akebia quinata	Five Leaf Akebia
Clematis armandii	Evergreen Clematis
Clematis jackmanii	Purple Clematis
Lonicera 'Mandarin'	Mandarin Honeysuckle
Aquatic Plants	
Ferns	
Dryopteris erythrosora	Autumn Fern
Polystichum munitum	Western Sword Fern
Bulbs	
Allium giganteum	Giant Flowering Onion

***NOT ALL PLANT IMAGES SHOWN**

Acer palmatum 'Green'

Stewartia pseudocamellia

Styrax japonica

Buxus microphylla 'Winter Gem'

Sarcococca hookeriana humilis

Skimmia japonica

Spiraea bumalda 'Anthony Waterer'

Vaccinium ovatum 'Thunderbird'

Euonymus fortuneii 'Emerald Gaiety'

Lonicera pileata

Achillea millefolium 'Red Beauty'

Aquilegia 'Dragon Fly' Hybrid

Chieranthus 'Bowles Mauve'

Echinacea purpurea

Eupatorium purpureum

Helleborus sp.

Heuchera micrantha 'Bright Bloom'

Hosta sp.

Iris germanica 'Blue'

Lavandula angustifolia 'Hidcote'

Lysimachia clethroides

Monarda didyma

Perovskia atriplicifolia

Phlox maculata alpha

Rudbeckia fulgilda 'Goldstrum'

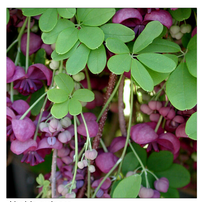
Tiarella cordifolia

Veronica spicata 'Sunny Border Blue'

Carex morrowii 'Ice Dance'

Helichtotrichon sempervirens

Polystichum munitum


Akebia quinata

Allium giganteum

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PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Representative Plant List

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DATE	**17 August 2017**		
FILE NAME	**16053 Parc Victoria Plan.vwx**		
PLOTTED	**18-2-19**		
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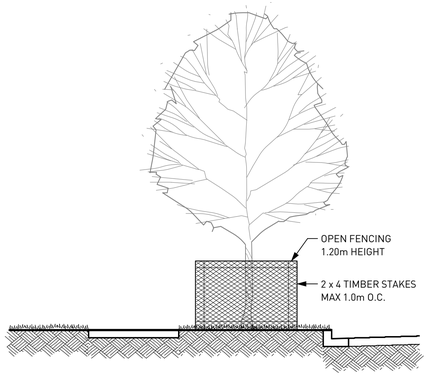
DRAWING

LRZ 0.02



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

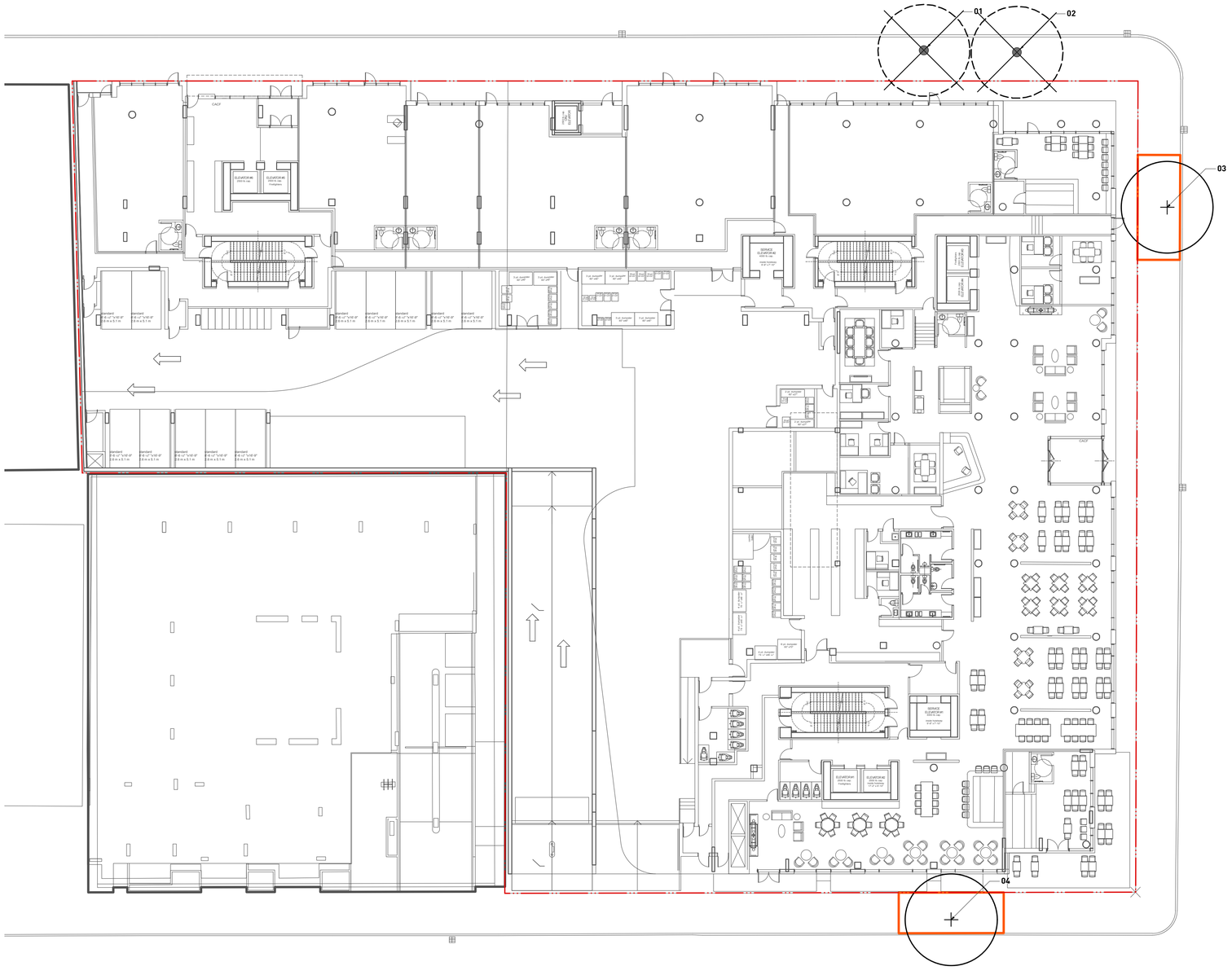
TREE PROTECTION LEGEND

XXX
TREE TO RETAIN

XXX
TREE TO REMOVE

TREE PROTECTION FENCE

FORT STREET



BROUGHTON STREET

QUADRA STREET

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DRAWING TITLE

Tree Protection Plan

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NORTH

SCALE 1:200

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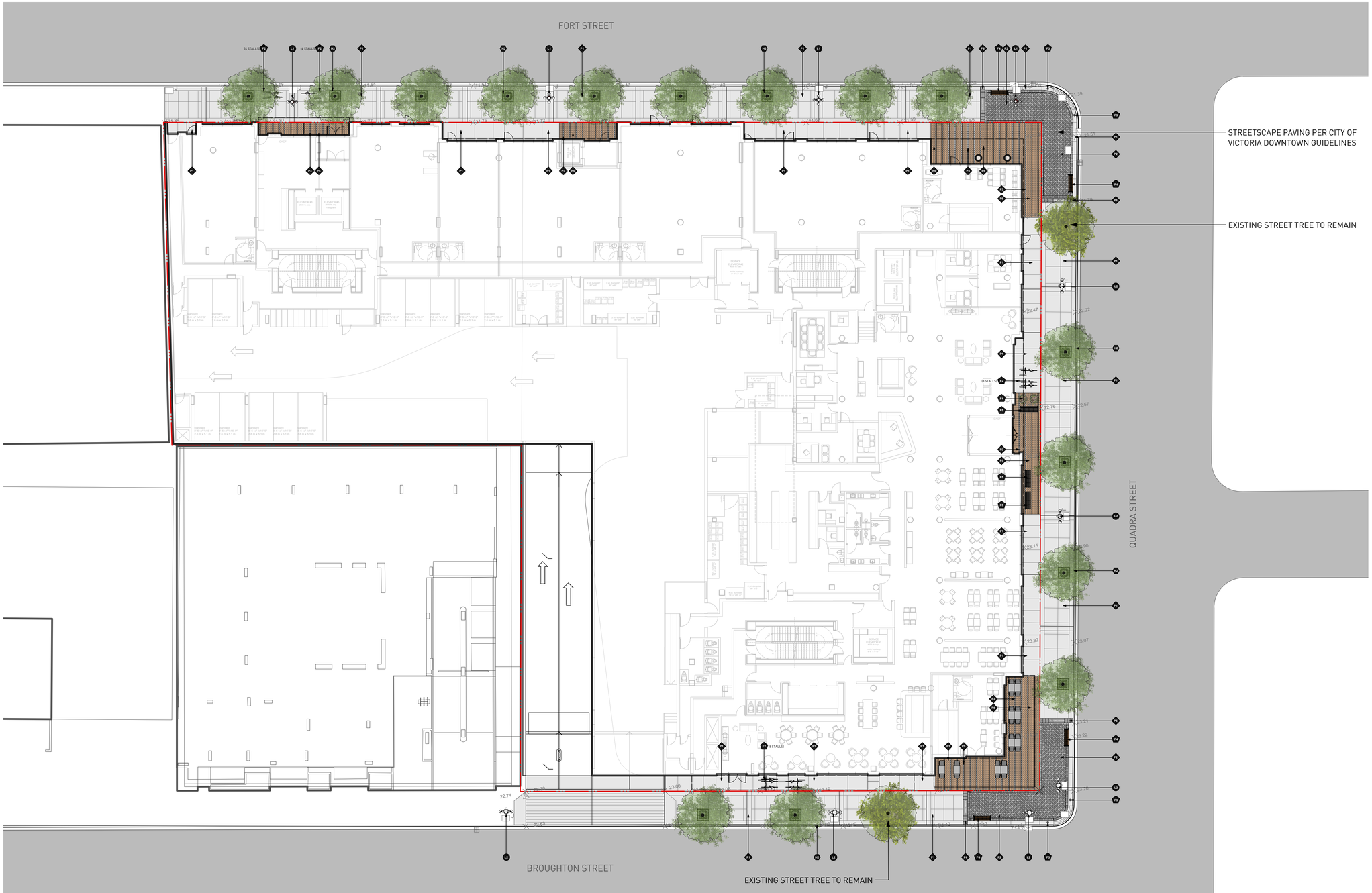
LRZ 0.03



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P6	Concrete Unit Paver Colour: Sand Running Bond Pattern
P5	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Planter Pot	F7	Patio Table & Chairs
F2	Bike Rack	F8	Privacy Screen At Residential Unit Patios
F3	Bollard Per City Streetscape Guidelines	F9	Gate
F4	Backless Bench Per City Streetscape Guidelines	F10	Trellis
F5	Bench with Back & Arms Both Sides	F11	Urban Agriculture
F6	Chair	F12	Green Roof

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PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 1

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NORTH

SCALE 1:200

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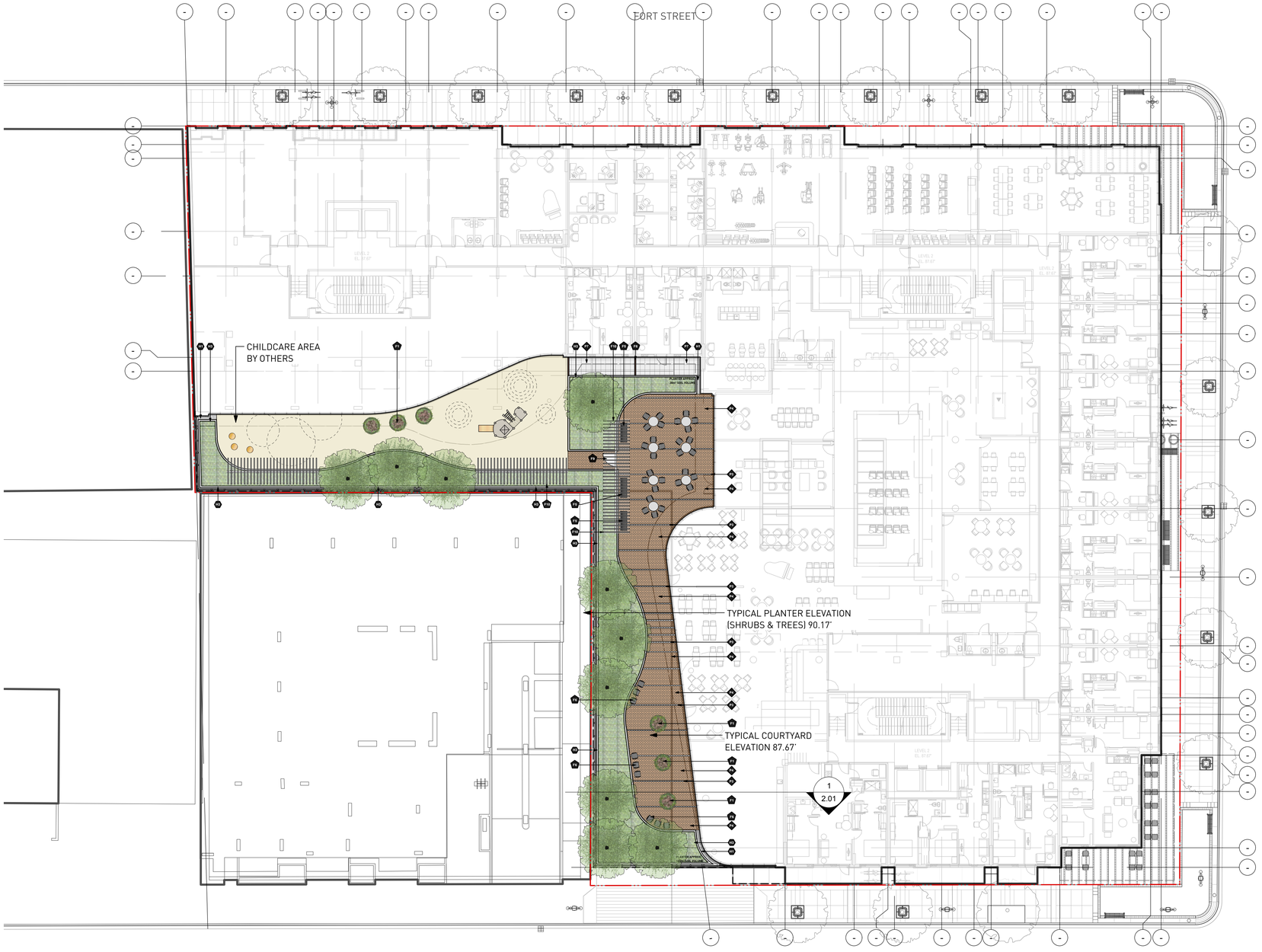

HARDSCAPE LEGEND

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LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P5	Concrete Unit Paver Colour: Sand Running Bond Pattern
P6	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Planter Pot	F7	Patio Table & Chairs
F2	Bike Rack	F8	Privacy Screen At Residential Unit Patios
F3	Bollard Per City Streetscape Guidelines	F9	Gate
F4	Backless Bench Per City Streetscape Guidelines	F10	Trellis
F5	Bench with Back & Arms Both Sides	F11	Urban Agriculture
F6	Chair	F12	Green Roof

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 2

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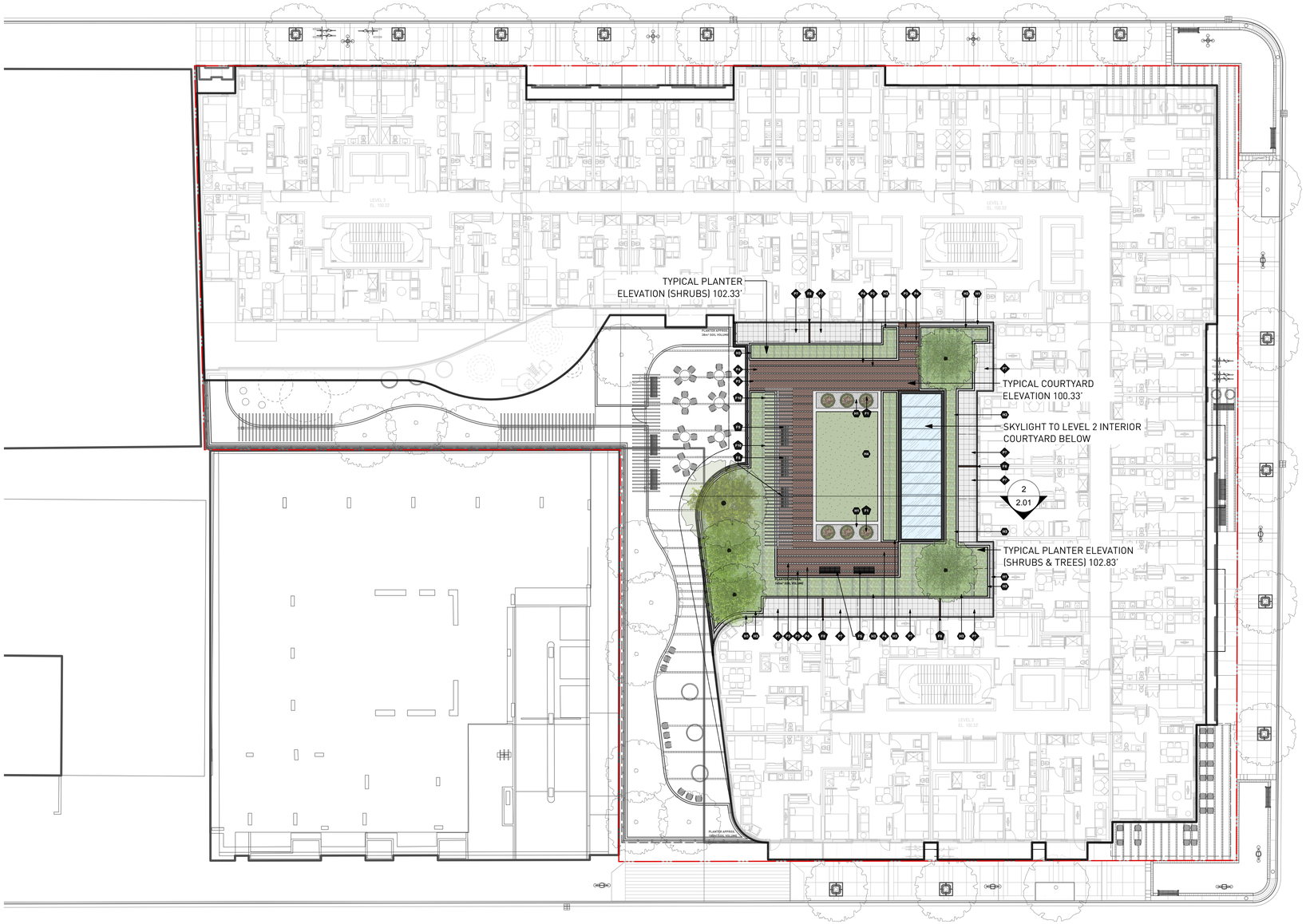
NORTH

SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
DRAWN	ER	REVIEWED	BH

DRAWING

LRZ 1.02



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P6	Concrete Unit Paver Colour: Sand Running Bond Pattern
P8	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	Planter Pot
F2	Bike Rack
F3	Bollard Per City Streetscape Guidelines
F4	Backless Bench Per City Streetscape Guidelines
F5	Bench with Back & Arms Both Sides
F6	Chair
F7	Patio Table & Chairs
F8	Privacy Screen At Residential Unit Patios
F9	Gate
F10	Trellis
F11	Urban Agriculture
F12	Green Roof

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 3

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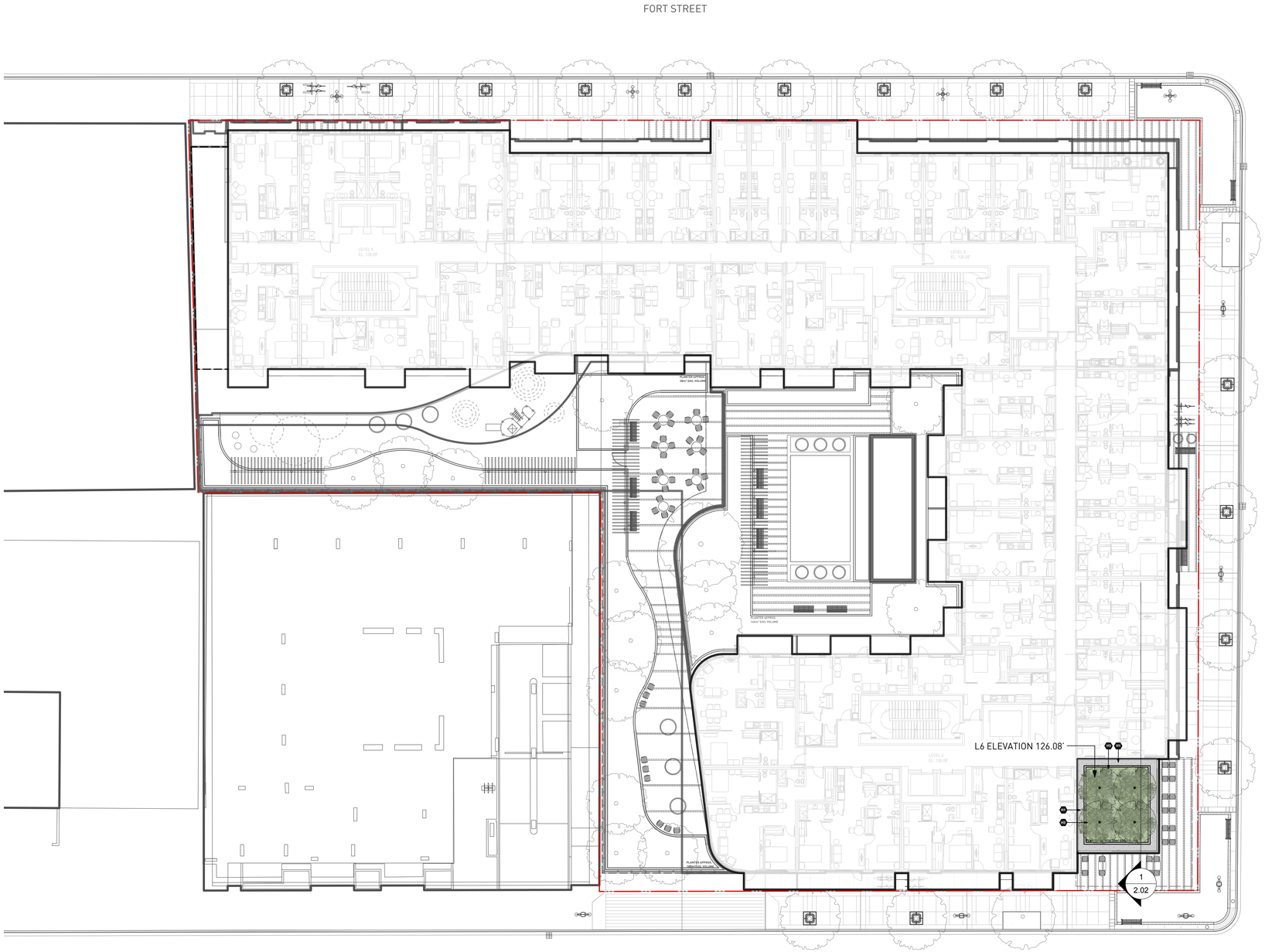
NORTH

SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
DRAWN	ER	REVIEWED	BH

DRAWING

LRZ 1.03



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P6	Concrete Unit Paver Colour: Sand Running Bond Pattern
P8	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Planter Pot	F7	Patio Table & Chairs
F2	Bike Rack	F8	Privacy Screen At Residential Unit Patios
F3	Bollard Per City Streetscape Guidelines	F9	Gate
F4	Backless Bench Per City Streetscape Guidelines	F10	Trellis
F5	Bench with Back & Arms Both Sides	F11	Urban Agriculture
F6	Chair	F12	Green Roof

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 6

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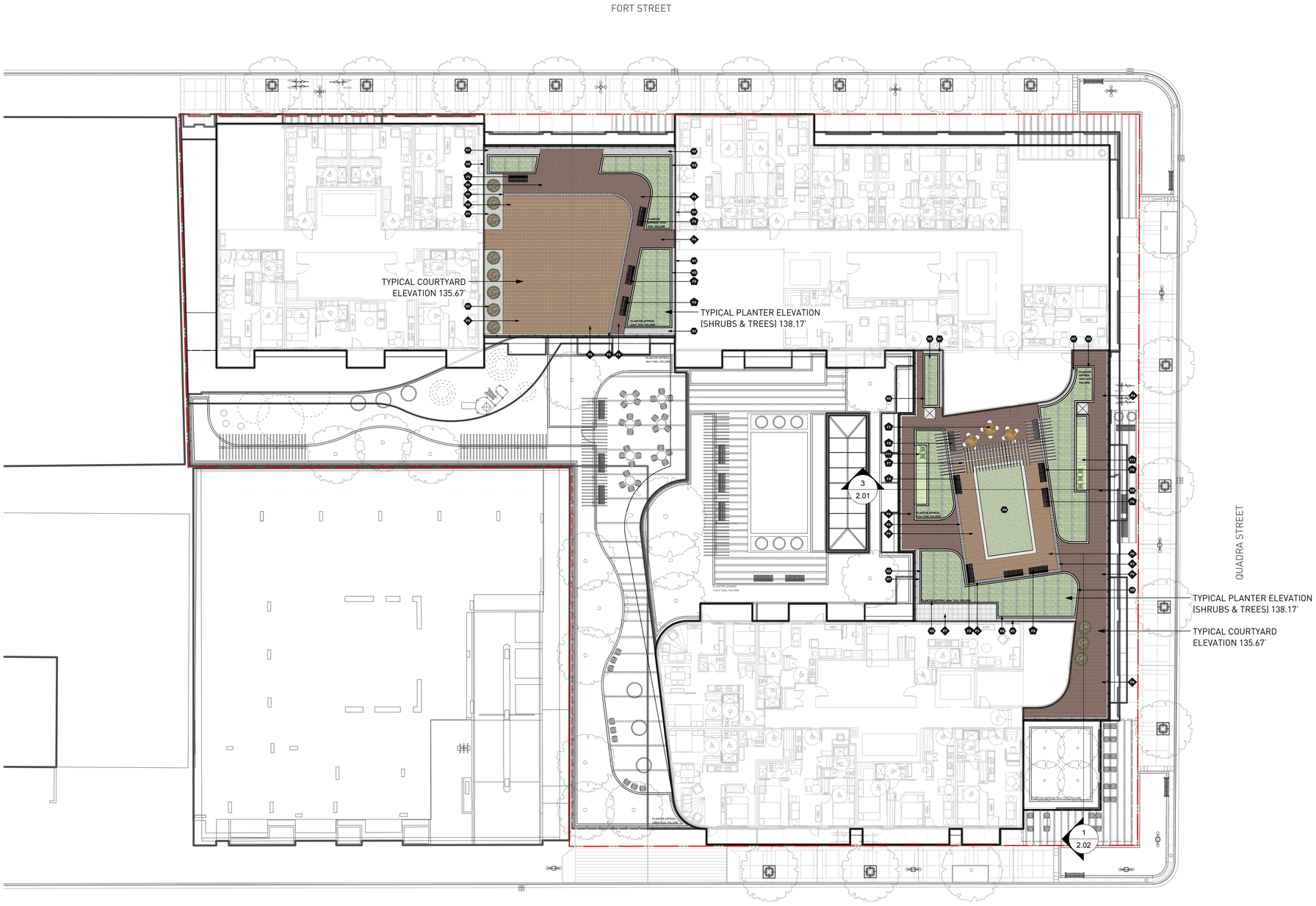
NORTH

SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
DRAWN	ER	REVIEWED	BH

DRAWING

LRZ 1.04



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P5	Concrete Unit Paver Colour: Sand Running Bond Pattern
P6	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Planter Pot	F7	Patio Table & Chairs
F2	Bike Rack	F8	Privacy Screen At Residential Unit Patios
F3	Bollard Per City Streetscape Guidelines	F9	Gate
F4	Backless Bench Per City Streetscape Guidelines	F10	Trellis
F5	Bench with Back & Arms Both Sides	F11	Urban Agriculture
F6	Chair	F12	Green Roof

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 7

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NORTH

SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
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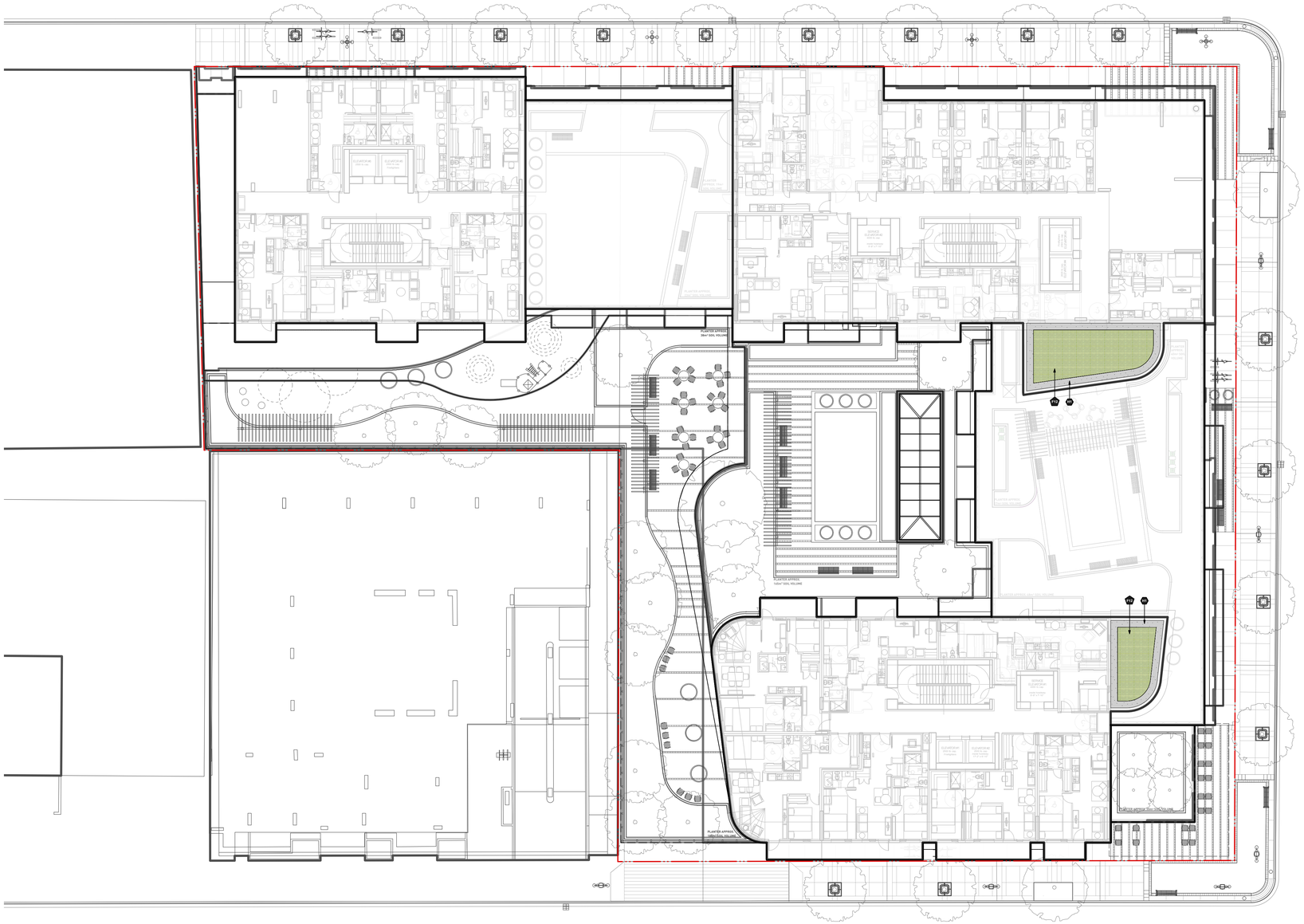
DRAWING

LRZ 1.05



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P5	Concrete Unit Paver Colour: Sand Running Bond Pattern
P6	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Planter Pot	F7	Patio Table & Chairs
F2	Bike Rack	F8	Privacy Screen At Residential Unit Patios
F3	Bollard Per City Streetscape Guidelines	F9	Gate
F4	Backless Bench Per City Streetscape Guidelines	F10	Trellis
F5	Bench with Back & Arms Both Sides	F11	Urban Agriculture
F6	Chair	F12	Green Roof

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NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Level 8

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NORTH

SCALE 1:200

PROJECT NO.	16053
DATE	17 August 2017
FILE NAME	16053 Parc Victoria Plan.vwx
PLOTTED	18-2-19
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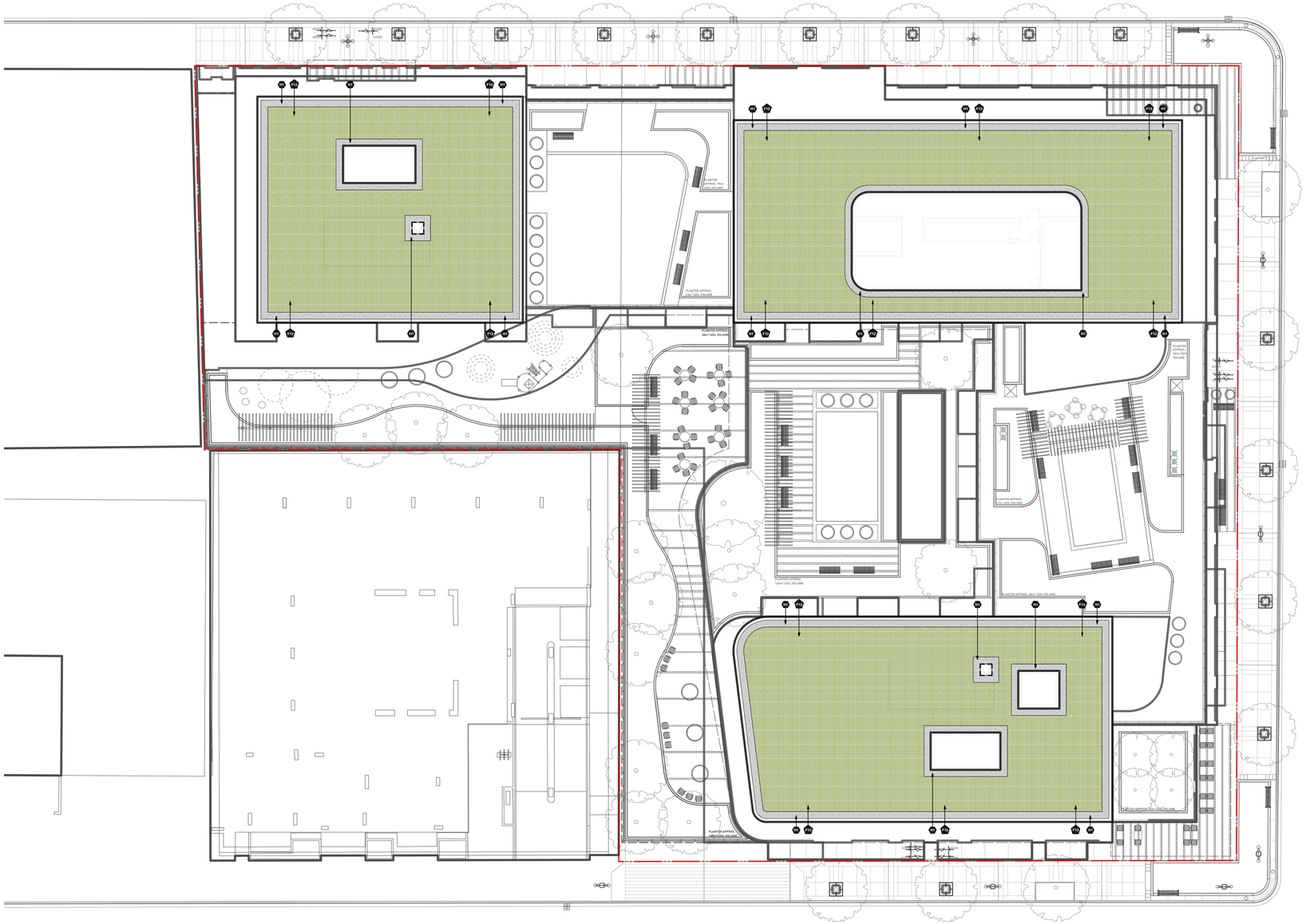
REVIEWED	BH

DRAWING

LRZ 1.06



HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	River Rock Maintenance Strip
H2	Tree Grate Per City Streetscape Guidelines
H3	Raised Concrete Planter Typ. 1.5' Soil Depth for Shrubs, 3.0' Soil Depth for Trees
H4	Artificial Turf With Concrete Band

LIGHTING LEGEND

KEY	DESCRIPTION
L1	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type A (Circular); Colour: Black
L2	Street Light Pole Per City Streetscape Guidelines Heritage Cluster Globe Type B (Aligned); Colour: Black

PAVING LEGEND

KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Light Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band
P3	Concrete Unit Paver Colour: Natural Grey Soldier Course & Banding Pattern
P4	Concrete Unit Paver Colour: Brown Running Bond Pattern
P5	Concrete Unit Paver Colour: Sand Running Bond Pattern
P6	Basalt Stone Banding Per City Streetscape Guidelines
P7	Hydrapressed Slab Paver At Residential Unit Patios

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	Planter Pot
F2	Bike Rack
F3	Bollard Per City Streetscape Guidelines
F4	Backless Bench Per City Streetscape Guidelines
F5	Bench with Back & Arms Both Sides
F6	Chair
F7	Patio Table & Chairs
F8	Privacy Screen At Residential Unit Patios
F9	Gate
F10	Trellis
F11	Urban Agriculture
F12	Green Roof

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
2	2018/02/09	ISSUED FOR REZONING
3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Materials Plan Roof Level

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NORTH

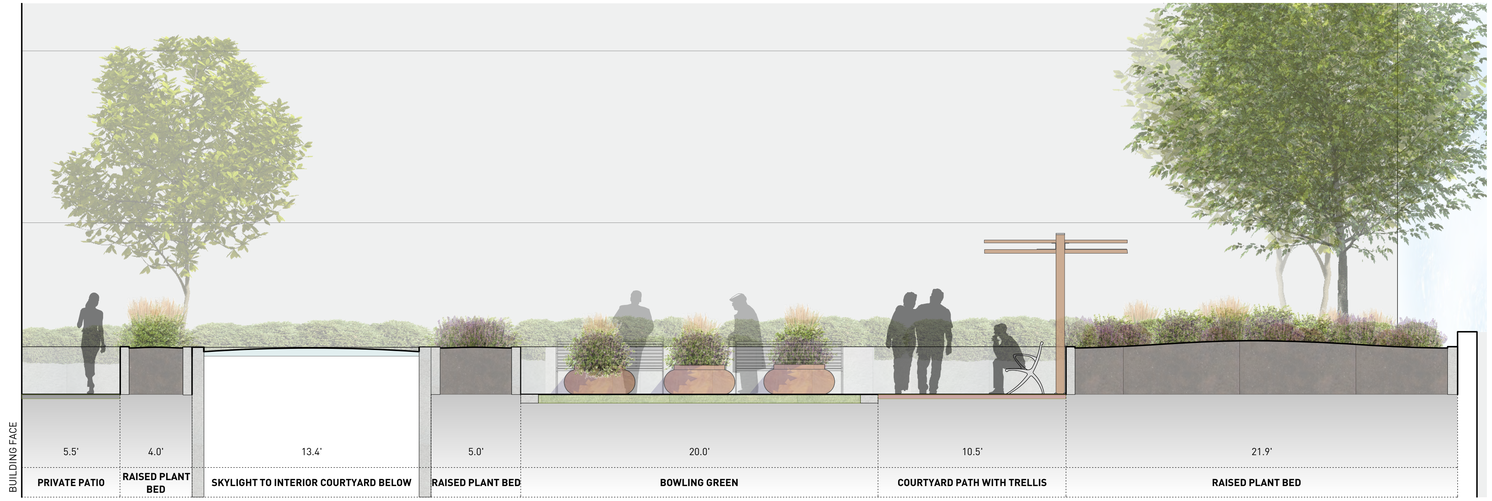
SCALE 1:200

PROJECT NO.	16053		
DATE	17 August 2017		
FILE NAME	16053 Parc Victoria Plan.vwx		
PLOTTED	18-2-19		
DRAWN	ER	REVIEWED	BH

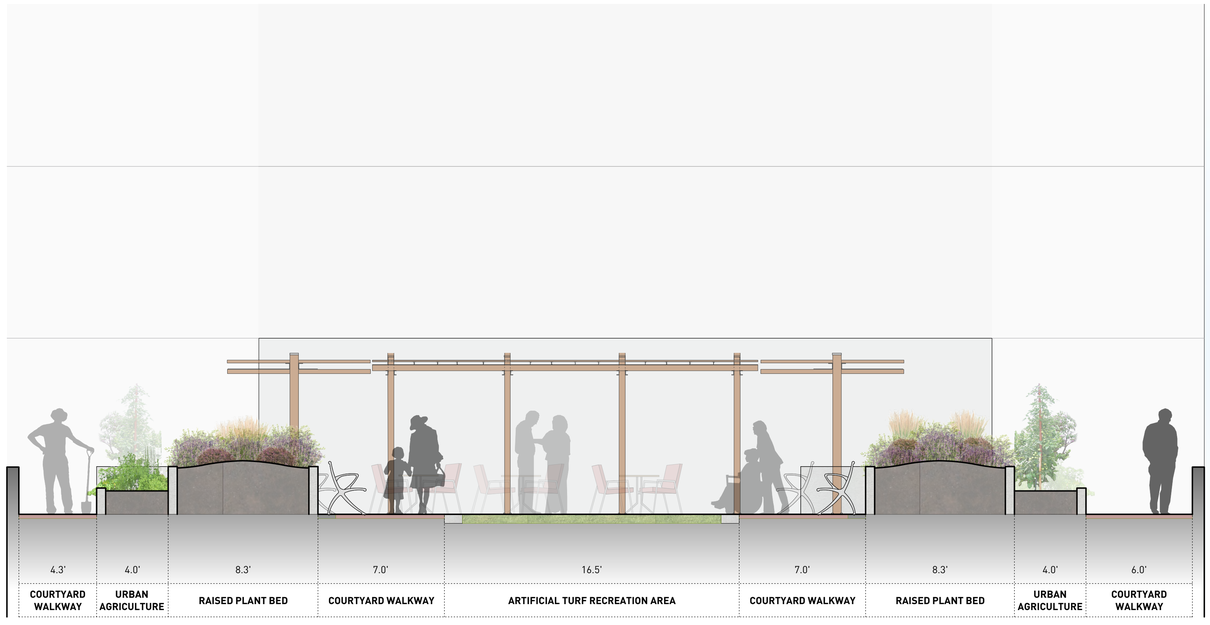
DRAWING

LRZ 1.07

1 SECTION - LEVEL 7 COURTYARD FACING SOUTH
1/4" = 1'-0"



2 SECTION - LEVEL 3 COURTYARD FACING SOUTH
1/4" = 1'-0"



3 SECTION - LEVEL 7 COURTYARD FACING SOUTH
1/4" = 1'-0"

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2017/09/18	ISSUED FOR REZONING
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3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Sections

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NORTH

SCALE **As Noted**

PROJECT NO.	16053
DATE	17 August 2017
FILE NAME	16053 Parc Victoria Sections.vwx
PLOTTED	18-2-19
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REVIEWED	BH

DRAWING

LRZ 2.01

1 SECTION - LEVEL 6-7 COURTYARD FACING WEST
1/4" = 1'-0"

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1	2017/09/18	ISSUED FOR REZONING
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3	2018/02/20	ISSUED FOR REZONING

PROJECT

PARC Seniors Residential & Commercial Development Victoria, BC

DRAWING TITLE

Sections

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SCALE **As Noted**

PROJECT NO.	**16053**
DATE	**17 August 2017**
FILE NAME	16053 Parc Victoria Sections.vwx
PLOTTED	18-2-19
DRAWN	**ER** REVIEWED **BH**

DRAWING

LRZ 2.02