

Mixed Use Seniors Residential & Commercial Development

829-899 Fort Street & 846-856 Broughton Street, Victoria, B.C.

parc
retirement
living

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(Formerly BESHARAT FRIARS ARCHITECTS)

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Revisions

Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date:
March 2, 2022



ABBREVIATIONS LEGEND					
A.F.F.	ABOVE FINISHED FLOOR	MTL	METAL	ENCL	ENCLOSURE
A.B.	AIR BARRIER	NA	NOT APPLICABLE	EG.	EQUAL
ALUM.	ALUMINIUM	N.I.C.	NOT IN CONTRACT	EXT.	EXTERIOR
BS	BASEMENT	N.T.S.	NOT TO SCALE	F.D.	FLOOR DRAIN
BD	BOARD	O.C.	ON CENTRE	FDN	FOUNDATION
B.O.S.	BOTTOM OF SLAB	OPG.	OPENING	FIN.	FINISH
B.O.W.	BOTTOM OF WALL	P.A.S.	PEEL & STICK	FLR.	FLOOR
BLDG.	BUILDING	PLYWD.	PLYWOOD	FTG.	FOOTING
C.B.	CATCH BASIN	PREFIN.	PRE-FINISHED	GA.	GALVE
C.F.P.	CAST-IN-PLACE	P.T.	PRESSURE TREATED	GL	GLASS
CUS.	CHALKING	PL	PROPERTY LINE	GR.	GRADE
CL.	CENTRE LINE	R.	RADIUS	GNB	GYPSUM WALLBOARD
CL	CENTRE LINE	R.	RISER	H.C.	HANDICAPPED
C.W.	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT
CONC.	CONCRETE	REQD.	REQUIRED	HORIZ.	HORIZONTAL
CONT.	CONTINUOUS	REV	REVISION	H.B.	HORE BIB
CJ	CONTROL JOINT	R & S	ROD & SHELF	HR.	HOUR
CORR.	CORROSION	R/L	ROOF DRAIN	HWH	HOT WATER HEATER
CL.	DIAMETER	R.D.	ROUGH DRAIN	UNL	UNDER
DN	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM
DWS	DRAWINGS	STL	STEEL	MECH.	MECHANICAL
DW	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE
ELECT.	ELECTRICAL	SPEC	SPECIFICATION	MIN.	MINIMUM
ELEV	ELEVATION	SF	SQUARE FEET	MISC.	MISCELLANEOUS
				WR	WASHROOM

PROJECT / CONSULTANT TEAM						
ARCHITECT	LAND SURVEYOR	LANDSCAPE ARCHITECT	COMMUNITY ENGAGEMENT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER
BESHARAT FRIARS ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC TEL: 604.662.8544	BRAD CUNNING LAND SURVEYOR #101-2610 DOUGLAS ST. VICTORIA, BC TEL: 250.381.2257	PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 500-1201 WEST PENDER ST. VANCOUVER, BC TEL: 604.688.6111	MARZOLF & ASSOCIATES STRATEGIC COMMUNICATIONS ULC 2687 YORK AVE. VANCOUVER, BC TEL: 604.742.3211	RJC ENGINEERS 300-1285 WEST BROADWAY VANCOUVER, BC TEL: 604.738.0048	AME GROUP 721 JOHNSON ST. VICTORIA, BC TEL: 604.585.9381	AES ENGINEERING #300 - 1815 BLANSHARD ST. VICTORIA, BC TEL: 250.381.5121
GEOTECHNICAL ENGINEER	CODE CONSULTANT	TRAFFIC CONSULTANT	CIVIL ENGINEER	WIND CONSULTANT	ENVIRONMENTAL ENGINEER	LEED CONSULTANT
RYZLIK GEOTECHNICAL 28 CREASE AVE. VICTORIA, BC TEL: 250.475.3131	LMDC BUILDING CODE CONSULTANTS LTD. 4th FLOOR - 780 BEATTY ST. VANCOUVER, BC TEL: 604.682.7146	BUNT & ASSOCIATES #421 - 645 FORT ST. VICTORIA, BC TEL: 604.685.9381	J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE VICTORIA, BC TEL: 250.727.2214	ROWAN WILLIAMS DAVIES & IRWIN 650 WOODLAWN ROAD WEST QUELPH, ON TEL: 919.823.1311	ACTIVE EARTH ENGINEERING LTD. #160-2250 BOUNDARY ROAD BURNABY, BC TEL: 778.866.0064	MORRISON HERSHFIELD #310-4321 STILL CREEK DRIVE BURNABY, BC TEL: 604.454.0402

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REISSUED FOR REZONING & DP 24 NOVEMBER 2021	

[illegible]

AREA CALCULATIONS SUMMARY / SF

A	B	C	D=BxC	E	F	G	H	I	J	K	L	M	N	O=L+M+N	P	Q=E+F	R	S	T	U	V	W	X	Y=U+V+W+X	Z=S-Y	
																				EXCLUSION						
	NUMBER OF FLOORS	UNIT COUNT	UNIT COUNT SUB TOTAL	NET COMMERCIAL (SF)	N/A	CHILD CARE (SF)	MEDICAL OFFICES (SF)	MEDICAL WASHROOMS	PARKING / LOADING / MECHANICAL LEVEL (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)	BICYCLE STORAGE (SF)	TOTAL EXCLUSIONS (SF)	TOTAL FSR (SF)	TOTAL FSR (SM)
MAIN LEVEL	1	0	0	9,695	0	215	215	0	13,760	386	944	16,279	0	17,223	1,600	9,695	901	49,356	4,585	13,760	484	546	252	15,042	34,314	3,188
PARTIAL MECHANICAL	0	0	0	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	4,977	462	0	322	0	0	322	4,655	432
LEVEL 2	1	16	16	0	0	3,501	2,612	440	0	0	0	17,225	11,442	28,667	2,663	0	0	41,693	3,873	0	657	546	0	1,203	40,490	3,762
LEVEL 3	1	41	41	0	0	0	0	0	0	0	0	0	27,577	27,577	2,562	0	0	33,581	3,120	0	905	433	0	1,338	32,243	2,995
LEVEL 4	1	40	40	0	0	0	0	0	0	0	0	294	26,690	26,984	2,507	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928
LEVEL 5	1	40	40	0	0	0	0	0	0	0	0	0	26,863	26,863	2,496	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928
LEVEL 6	1	40	40	0	0	0	0	0	0	0	0	0	26,862	26,862	2,496	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928
LEVEL 7	1	34	34	0	0	0	0	0	0	0	0	0	22,902	22,902	2,128	0	0	28,807	2,676	0	904	433	0	1,337	27,470	2,552
LEVEL 8	1	25	25	0	0	0	0	0	0	0	0	982	16,294	17,276	1,605	0	0	21,950	2,039	0	850	433	0	1,283	20,667	1,920
LEVEL 9	1	25	25	0	0	0	0	0	0	0	0	0	16,516	16,516	1,534	0	0	20,938	1,945	0	809	433	0	1,242	19,696	1,830
LEVEL 10	1	19	19	0	0	0	0	0	0	0	0	0	12,192	12,192	1,133	0	0	16,092	1,495	0	657	433	0	1,090	15,002	1,394
ROOFTOP SERVICE ROOMS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,506	326	0	344	433	0	777	2,729	254
TOTAL			280	9,695	0	3,716	2,827	440	18,737	386	944	34,780	187,338	223,062	20,723	9,695	901	319,453	29,678	13,760	8,631	4,989	252	27,632	291,821	27,111
SITE AREA:		55,585	SF	5,164				3,267																		
TOTAL FSR:		291,821	SF	5,25																						
				901	SM	345	263	41	1,741	36	88	3,231	17,404													
								304																		

OFF STREET PARKING SUMMARY

	RATE/REQUIRED/BYLAW	PROVIDED	NOTES
RETAIL / PERSONAL SERVICE	1 PER 80 SM (861 SF)	11	PROVIDED ON P1 LEVEL
INDEPENDENT SENIORS UNITS	0.35 PER UNIT	93	
INDEPENDENT SENIORS UNITS-VISITORS	0.1 PER UNIT	27	
AFFORDABLE UNITS	0.2 PER UNIT	3	
AFFORDABLE UNITS-VISITORS	0.1 PER UNIT	1	
CHILD CARE	1 PER 100 SM (1076 SF)	3	ASSUMED & PROVIDED ON P1 LEVEL
MEDICAL OFFICES	1 PER 50 SM (538 SF)	6	BASED ON NET 3,272 SF. PROVIDED ON P1 LEVEL
CAFÉ	1 PER 40 SM (430.5 SF)	4	SOUTHEAST CORNER OF P1 LEVEL
ADDITIONAL PARKING STALLS		59	PROVIDED ON P1 LEVEL
TOTAL		144	
SCOOTER STALLS		0	PROVIDED ON LEVEL 1 FOR SENIORS SAFETY & CONVENIENCE

OFF STREET BICYCLE PARKING SUMMARY

	AREA	LONG TERM BICYCLE SPACES	SHORT TERM BICYCLE SPACES	NOTES
		REQUIRED/BYLAW SUPPLY	PROVIDED	
RETAIL	901 SM	1 PER 200 SM 5	5	1 PER 200 SM 5
INDEPENDENT SENIORS UNITS	268 UNIT S	1 PER 20 UNITS 13	13	1 PER 50 UNITS 5
AFFORDABLE UNITS	14 UNIT S	10	10	0.1/UNIT OR 6 2
CHILD CARE	345 SM	1 PER 700 SM 1	1	1 PER 200 SM 2
MEDICAL OFFICE	304 SM	1 PER 200 SM 2	2	1 PER 300 SM 1
ADDITIONAL BICYCLE STALLS		0	23	0
TOTAL		31	54	15

PARKING STALL SUMMARY

	2	SF	28 VISITOR STALLS ARE PROVIDED ON P 1 LEVEL
L1			
P1 - PUBLIC + SENIORS RESIDENCE	115 P1	53,500	
P2 - SENIORS RESIDENCE	92 P2	53,500	
TOTAL	209 TOTAL	107,000	

NOTES:

- ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING WORKING DRAWINGS COORDINATION
- VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF VICTORIA BYLAWS
- VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC
- WALL THICKNESS EXCLUSION AREAS ARE APPROXIMATE AND WILL BE ADJUSTED BASED ON FINAL WALL ASSEMBLIES & REQUIRED ENERGY ANALYSIS

BUILDING HEIGHT DATA

LEVEL	Use	Elevation (Geodetic)	Clear floor height	Slab to Slab height	Total Height (from Ave. Grade)
1	Commerical	71.00' 21.64m	16'-0" 4.88m	16'-8" 5.08m	NA
2	Daycare / Offices	87.67' 26.72m	12'-0" 3.66m	12'-8" 3.86m	14.50' 4.41m
3	Residential Units	100.33' 30.58m	8'-0" 2.44m	8'-8" 2.64m	27.16' 8.27m
4	Residential Units	109.00' 33.22m	8'-0" 2.44m	8'-8" 2.64m	35.83' 10.91m
5	Residential Units	117.67' 35.86m	8'-0" 2.44m	8'-8" 2.64m	44.50' 13.56m
6	Residential Units	126.33' 38.51m	9'-0" 2.74m	9'-8" 2.95m	53.16' 16.20m
7	Residential Units	136.00' 41.45m	9'-0" 2.74m	9'-8" 2.95m	62.83' 19.14m
8	Residential Units	145.67' 44.40m	9'-0" 2.74m	9'-8" 2.95m	72.50' 22.09m
9	Residential Units	155.33' 47.35m	9'-0" 2.74m	9'-8" 2.95m	82.16' 25.04m
10	Penthouse Units	165.00' 50.29m	8'-3" 2.51m	8'-11" 2.72m	91.83' 27.98m
	T.O. Roof Slab	173.92' 53.01m			100.73' 30.70m
	T.O. Roof Parapet	176.92' 53.93m			103.75' 31.62m
11	T.O. Mech. Enclosure	184.00' 56.08m			110.83' 33.77m

QUADRA BRIDGE / BROUGHTON MIDRISE

LEVEL	Use	Elevation (Geodetic)	Clear floor height	Slab to Slab height	Total Height (from Ave. Grade)
1	Commerical	75.00' 22.86m	12'-0" 3.66m	12'-8" 3.86m	1.83' 0.55m
2	Amenities	87.67' 26.72m	12'-0" 3.66m	12'-8" 3.86m	14.50' 4.41m
2 RES	Residential Units	91.67' 27.94m	8'-0" 2.44m	8'-8" 2.64m	18.50' 5.63m
3	Residential Units	100.33' 30.58m	8'-0" 2.44m	8'-8" 2.64m	27.16' 8.27m
4	Residential Units	109.00' 33.22m	8'-0" 2.44m	8'-8" 2.64m	35.83' 10.91m
5	Residential Units	117.67' 35.86m	8'-0" 2.44m	8'-8" 2.64m	44.50' 13.56m
6	Residential Units	126.33' 38.51m	9'-0" 2.74m	9'-8" 2.95m	53.16' 16.20m
7	Residential Units	136.00' 41.45m	9'-0" 2.74m	9'-8" 2.95m	62.83' 19.14m
8	Residential Units	145.67' 44.40m	9'-0" 2.74m	9'-8" 2.95m	72.50' 22.09m
9	Residential Units	154.33' 47.04m	9'-0" 2.74m	9'-8" 2.94m	82.16' 25.04m
10	Penthouse Units	164.00' 49.99m	8'-3" 2.51m	8'-11" 2.72m	91.83' 27.98m
	T.O. Roof Slab	173.92' 53.01m			100.73' 30.70m
	T.O. Roof Parapet	176.92' 53.93m			103.75' 31.62m
11	T.O. Mech. Enclosure	184.00' 56.08m			110.83' 33.77m

PARKING LEVELS

Level	Use	Elevation (Geodetic)	Notes
P2	Parking	50.00' 15.24m	Bottom of ramp elevation
P1	Parking	59.00' 17.98m	Bottom of ramp elevation

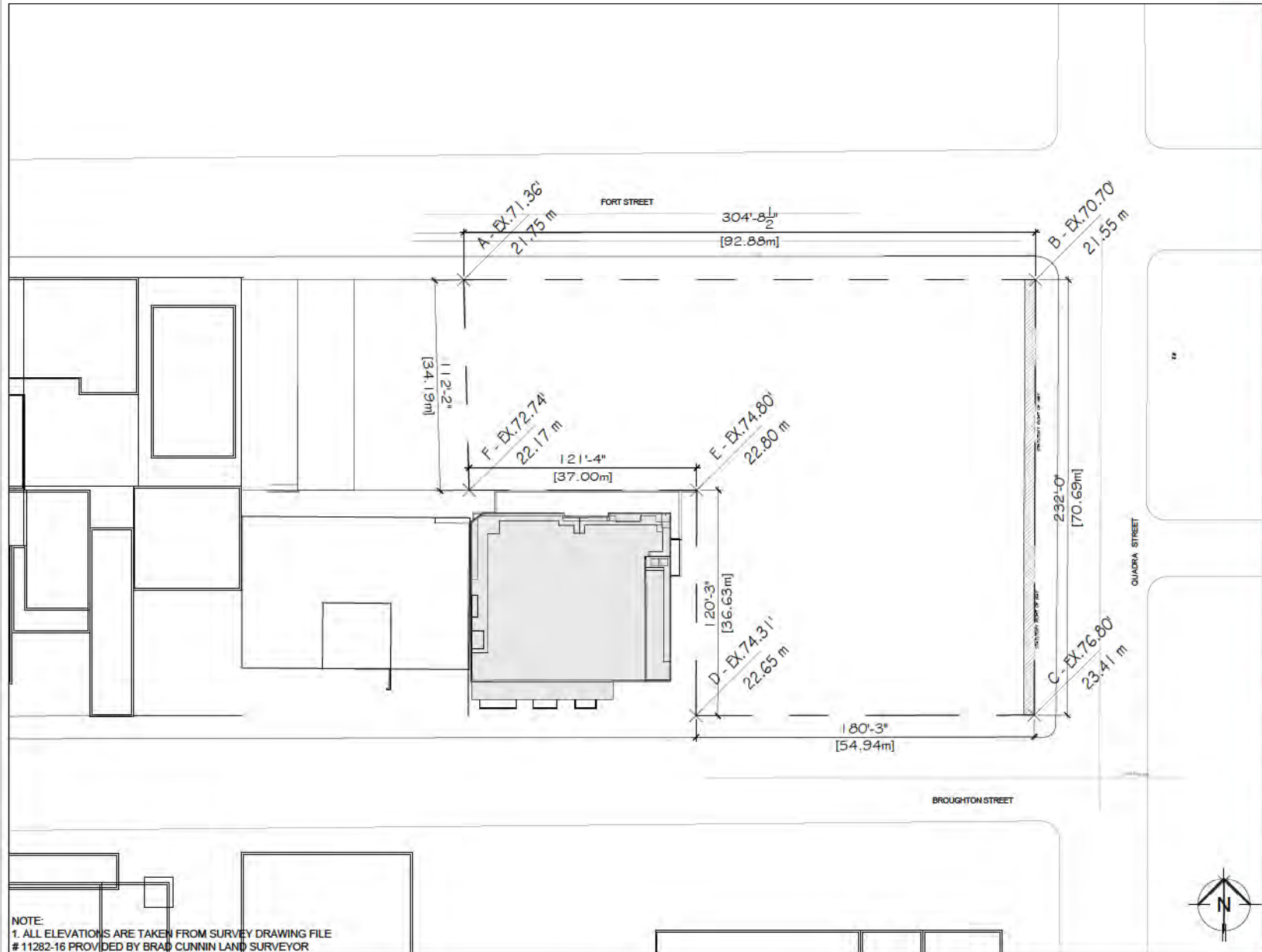
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR RECORDING & DP	18 SEP 2017
2	REDESIGNED FOR RECORDING & DP	20 FEB 2018
3	REDESIGNED FOR ADP	02 APR 2018
4	REDESIGNED FOR RECORDING & DP	18 JAN 2019
5	REDESIGNED FOR ADP	24 APR 2019
6	REDESIGNED FOR RECORDING & DP	20 MAY 2019
7	REDESIGNED FOR RECORDING & DP	28 AUG 2020
8	REDESIGNED FOR RECORDING & DP	06 MAY 2021
9	REDESIGNED FOR RECORDING & DP	24 NOV 2021

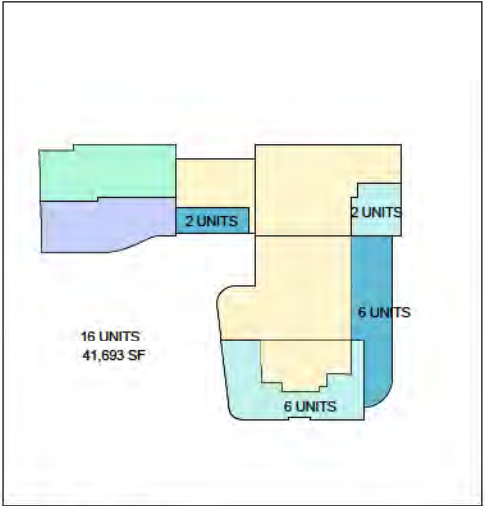
DISCLAIMER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SHALL NOT BE EXTENDED TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SHALL NOT BE EXTENDED TO ANY OTHER MATTER.

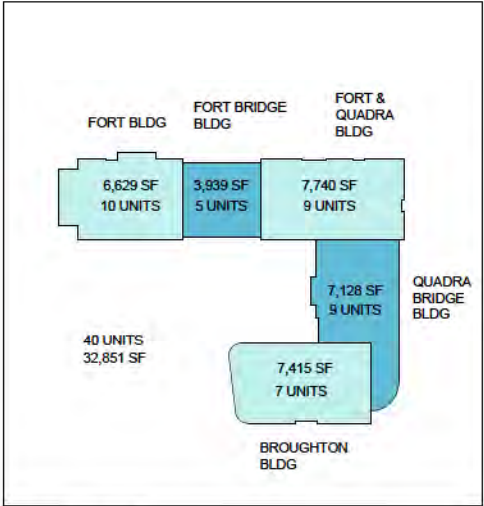
AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS						
Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)
A	71.36	B	70.70	AB	71.03	304.71
B	70.70	C	76.80	BC	73.75	232.00
C	76.80	D	74.31	CD	75.56	180.25
D	74.31	E	74.80	DE	74.56	120.25
E	74.80	F	72.74	EF	73.77	121.33
F	72.74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



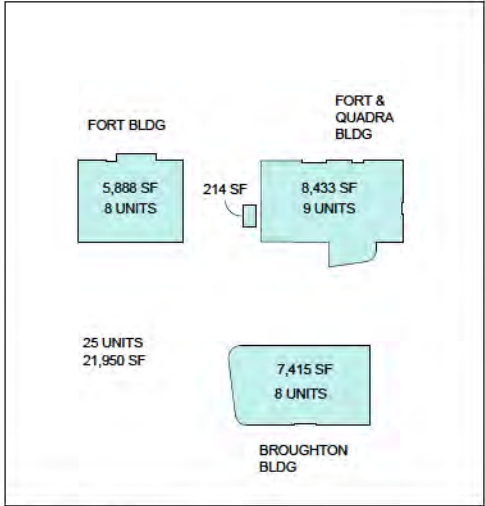
RESIDENTIAL UNIT SUMMARY		LEVEL - QUADRA STREET ENTRANCE										LEVEL - FORT STREET ENTRANCE													NOTES	
UNIT TYPE	AREA (SF)	1	2	3	4	5	6	7	8	9	10	SUB-TOTAL	1	2	3	4	5	6	7	8	9	10	SUB-TOTAL	TOTAL		%
STUDIO																										
A1	428	1										1											0	1		AFFORDABLE SENIOR UNIT
A2	393		1	1	1	1	1	1				6											0	6		AFFORDABLE SENIOR UNIT
A3	625		1									1											0	1		
A4	515											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
A5	386											0			2	2	2						6	6		STUDENT UNIT
A6	441											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
A7	484		1									1											0	1		AFFORDABLE SENIOR UNIT
SUB-TOTAL		0	2	2	1	1	1	1	1	0	0	9	0	0	2	4	4	4	2	2	2	0	20	29	10.4%	
1 BEDROOM																										
B1	663										1	1											0	1		
B2	664		1	1	1	1	1					5											0	5		
B3	525											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
B4	586			2	2	2	2	2	2	2		14											0	14		
B5	605			1	1	1	1	1	1	1		6											0	6		
B6	582			1								1											0	1		
B7	566			3	3	3	3					12											0	12		
B8	542			1	1	1	1	1	1	1		7											0	7		
B9	555										1	1											0	1		
B10	622											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
B11	459			1	1	1	1	1	1			5											0	5		AFFORDABLE SENIOR UNIT
B12	434											0										1	1	1		STUDENT UNIT
B13	697										1	1											0	1		
B14	601			1	1	1	1	1	1	1	1	7			1	1	1	1	1	1	1		7	14		STUDENT UNIT (FORT STREET ENTRANCE)
B15	698										1	1											0	1		
B16	743										1	1											0	1		
B17	545								1			1											0	1		
B18	425											0										1	1	1		STUDENT UNIT
B19	486										1	1											0	1		
B20	509											0										2	2	2		STUDENT UNIT
B21	597										1	1											0	1		
B22	568										1	1											0	1		
B23	580											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
B24	636										1	1											0	1		
B25	785										1	1											0	1		
B26	701										1	1											0	1		
B27	617										2	2											0	2		
B28	504											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
B29	466											0			1	1	1	1	1	1	1		7	7		STUDENT UNIT
B30	540											1											0	1		
B31	774											1											0	1		
B32	617			2								2											0	2		
B33	485			1								1											0	1		AFFORDABLE SENIOR UNIT
SUB-TOTAL		0	4	11	11	10	10	9	7	8	8	78	0	0	6	6	6	6	6	6	6	4	46	124	44.3%	
1 BEDROOM + FLEX																										
C1	706			5	5	5	5	5				25											0	25		
C2	689								1			1											0	1		
C3	770			1	1	1	1	1	1	1		7											0	7		
C4	637			2	1	1	1					5											0	5		
SUB-TOTAL		0	5	8	7	7	7	2	1	1	0	38	0	0	0	0	0	0	0	0	0	0	0	38	13.6%	
2 BEDROOM																										
D1	814		1	1	1	1	1	1	1	1		8											0	8		
D2	888		1	1	1	1	1	1	1	1		7											0	7		
D3	852			1	1	1	1	1	1	1		6											0	6		
D4	884		1	1	1	1	1	1	1	1		8											0	8		
D5	970			2	2	2	2					8											0	8		
D6	810										1	1											0	1		
D7	800									1	1	2											0	2		
D8	887										1	1											0	1		
D9	768									2		2											0	2		
D10	910									2		2											0	2		
D11	691									1		1											0	1		
D12	716										1	1											0	1		
D13	718										1	1											0	1		
D14	755											0										1	1	1		
D15	727											0										1	1	1		
D16	870										1	1											0	1		
D17	936										1	1											0	1		
D18	889										1	1											0	1		
D19	829			1	1	1	1	1	1	1	1	7											0	7		
D20	588			1	1	1	1	1	1	1	1	7											0	7		
D21	657									1	1	2											0	2		
D22	846									1		1											0	1		
D23	896		1	1	1	1	1	1				5											0	5		
D24	827										1	1											0	1		
D25	775											0			1								1	1		STUDENT AMENITY ROOM
D26	754											0			1								1	1		STUDENT UNIT
D27	737										1	1											0	1		
D28	1074		1									1											0	1		
D29	532					1	1	1				3											0	3		
D30	957											2											0	2		
SUB-TOTAL		0	5	9	10	11	11	14	8	8	5	81	0	0	2	0	0	0	0	0	0	2	4	85	30.4%	
2 BEDROOM + FLEX																										
E1	926			1	1	1	1					4											0	4		
SUB-TOTAL		0	0	1	1	1	1	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	1.4%	
3 BEDROOM																										
F1												0											0	0		RESERVED
SUB-TOTAL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
TOTAL		0	16	31	30	30	30	26	17	17	13	210	0	0	10	10	10	10	8	8	8	6	70	280	100%	
NOTES: 1 - FIRST 4 YEARS UNIT TOTALS; 14 AFFORDABLE SENIOR UNITS / 67 STUDENT UNITS / 1 STUDENT AMENITY ROOM / 138 INDEPENDENT LIVING SENIOR UNITS = 280 TOTAL																										
2 - AFTER 4 YEARS UNIT TOTALS; 14 AFFORDABLE SENIOR UNITS / 266 INDEPENDENT LIVING SENIOR UNITS = 280 TOTAL																										
3 - STUDENT UNITS / STUDENT AMENITY ROOM ARE ASSIGNED ONLY FOR THE FIRST 4 YEARS. AFTER 4 YEARS THEY REVERT TO INDEPENDENT LIVING SENIOR UNITS																										
4 - ALL UNIT AREA CALCULATIONS ARE APPROXIMATE																										



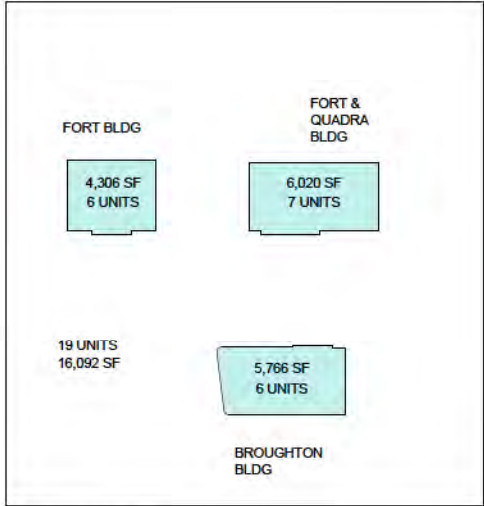
3 LEVEL 2



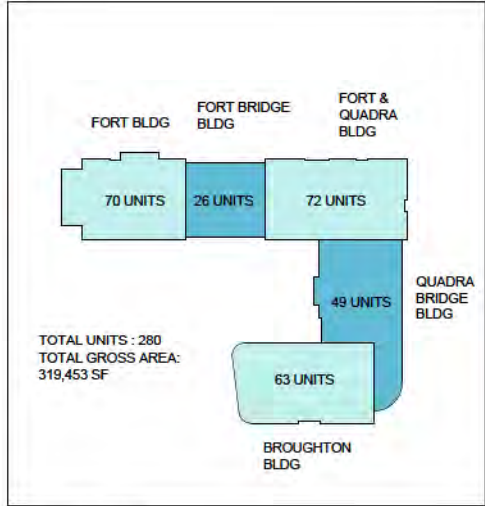
6 LEVEL 5



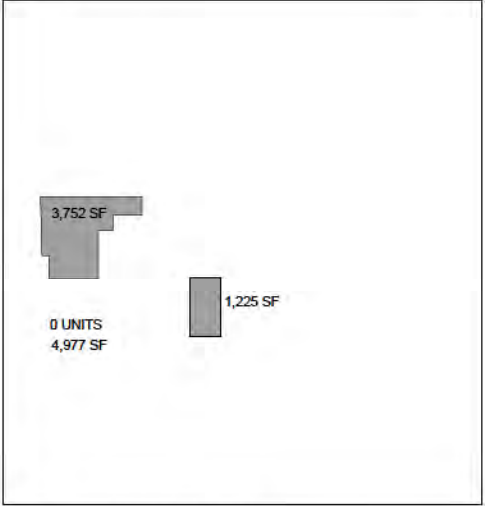
9 LEVEL 8



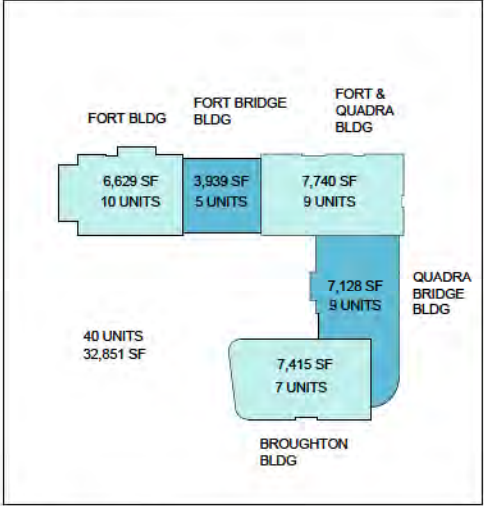
11 LEVEL 10



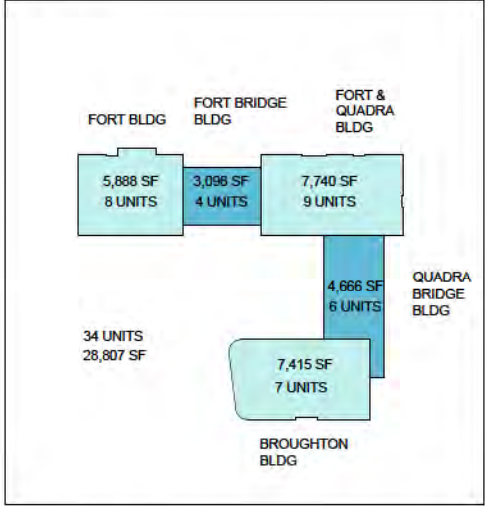
13 TOTAL



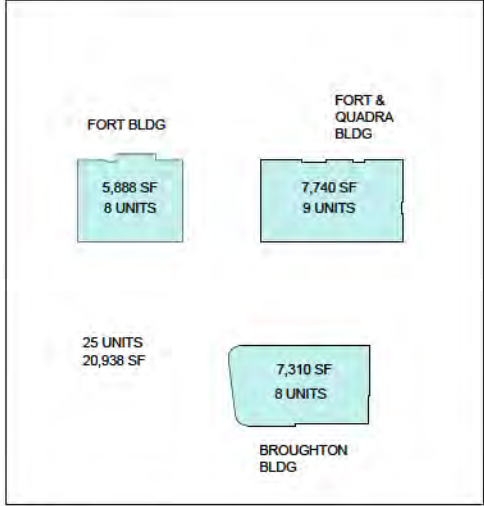
2 MECHANICAL LEVEL



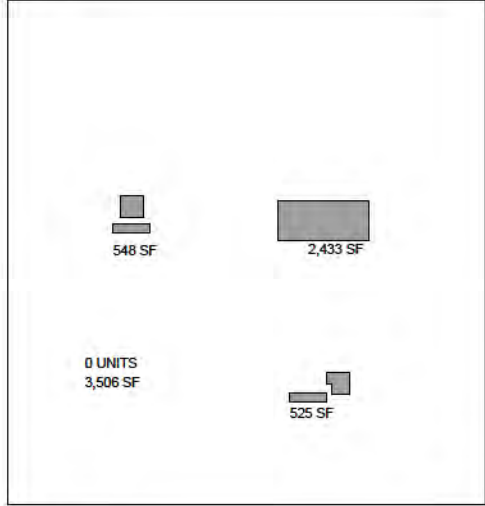
5 LEVEL 4



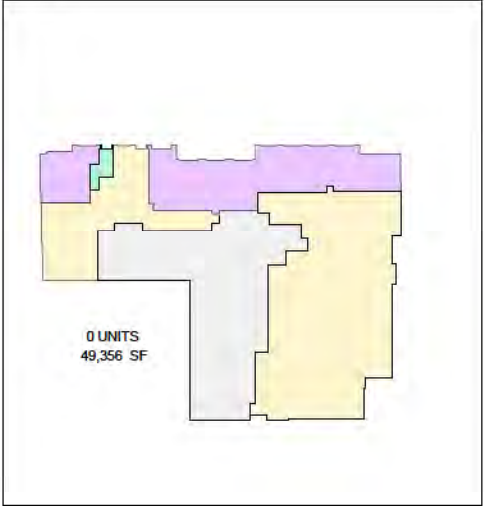
8 LEVEL 7



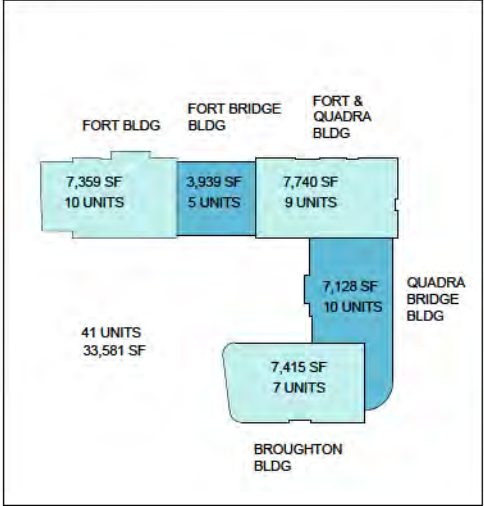
10 LEVEL 9



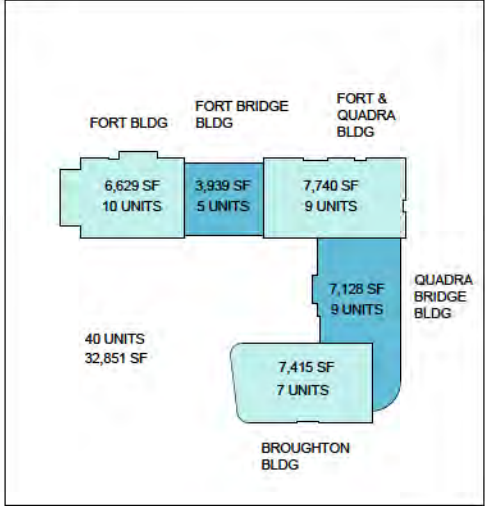
12 ROOF



1 LEVEL 1



4 LEVEL 3



7 LEVEL 6

BUILDING BREAKDOWN FLOOR AREA CALCULATIONS						
LEVEL	FORT BUILDING (SF)	FORT BRIDGE BUILDING (SF)	FORT / QUADRA BUILDING (SF)	QUADRA BRIDGE BUILDING (SF)	BROUGHTON BUILDING (SF)	TOTAL
1			49,356			49,356
MECHANICAL			4,977			4,977
2	9,315	3,939	9,017	11,984	7,438	41,693
3	7,359	3,939	7,740	7,128	7,415	33,581
4	6,629	3,939	7,740	7,128	7,415	32,851
5	6,629	3,939	7,740	7,128	7,415	32,851
6	6,629	3,939	7,740	7,128	7,415	32,851
7	5,888	3,098	7,740	4,686	7,415	28,807
8	5,888	214	8,433	0	7,415	21,950
9	5,888	0	7,740	0	7,310	20,938
10	4,306	0	6,020	0	5,766	16,092
ROOF	548	0	2,433	0	525	3,506
TOTAL						319,453

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

AREA DIAGRAMS

A004

APR 2017
1/64" = 1'-0"

Architectural floor plan of a building, likely a school or institutional facility, showing various rooms and corridors. The plan is color-coded to indicate different areas:

- Purple:** Large open spaces, possibly gymnasiums or auditoriums, located in the upper left and upper right sections.
- Yellow:** Smaller rooms, possibly classrooms or offices, located in the lower left and lower right sections.
- Green:** Outdoor areas or courtyards, located along the right side and bottom edge.
- Red:** A red line outlines the perimeter of the building footprint.
- Blue:** A small blue area is located in the upper left section.
- Grey:** A large grey area is located in the lower left section, possibly a parking lot or an outdoor area.

Annotations and labels include:

- SPACE:** Located at the top left, pointing to the upper left purple area.
- LINE OF PREVIOUSLY SUBMITTED BUILDING FOOTPRINT:** Located at the top center, pointing to the red line.
- ADDITIONAL:** Located at the bottom right, pointing to the green area.

The plan also shows various rooms, corridors, and outdoor areas, with some rooms labeled with numbers (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848,

$$1/16" = 1'-0"$$



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



2 VIEW OF FORT STREET COMMERCIAL & RETAIL UNITS

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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR PERMITTING & DP	20 MAY 2019
7	RE-ISSUED FOR PERMITTING & DP	26 AUG 2020
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9	RE-ISSUED FOR PERMITTING & DP	24 NOV 2021

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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DRAWING TITLE

3D PERSPECTIVES

SCALE

DRAWING NO.

A006

DATE

APR 2017

SCALE

N.T.S.



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 BUILDING ENTRANCE AND ADJACENT BUILDING



4 VIEW OF SENIORS' COURTYARD ON LEVEL 2

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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	20 MAY 2019
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DRAWING TITLE

3D PERSPECTIVES

SCALE

DRAWING NO. REVISION

A008

DATE APR 2017

SCALE CHECKED

N.T.S.



1 VIEW OF BROUGHTON AND QUADRA CORNER



2 VIEW OF CAFE ENTRANCE AT BROUGHTON



3 VIEW OF URBAN CAFE CORNER AT BROUGHTON AND QUADRA



4 VIEW OF MAIN ENTRANCE AT QUADRA

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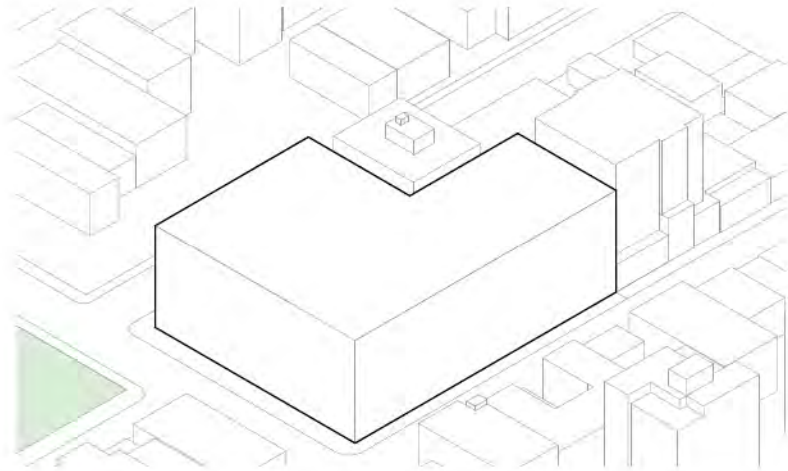
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DESIGNING TITLE
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DATE
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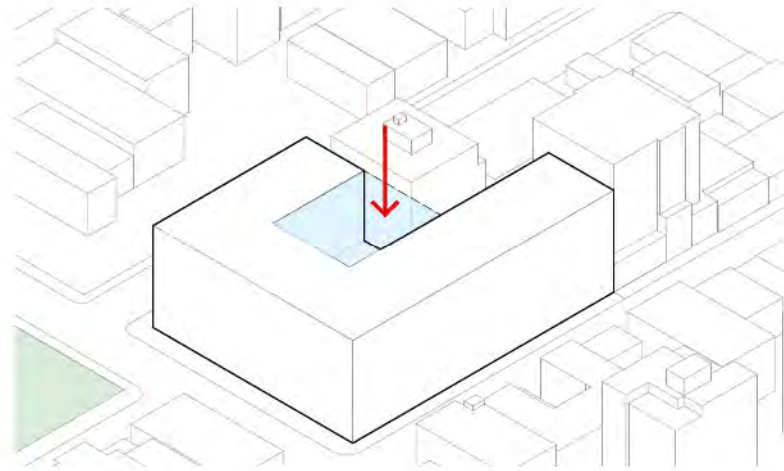
SCALE
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REVISION
A009



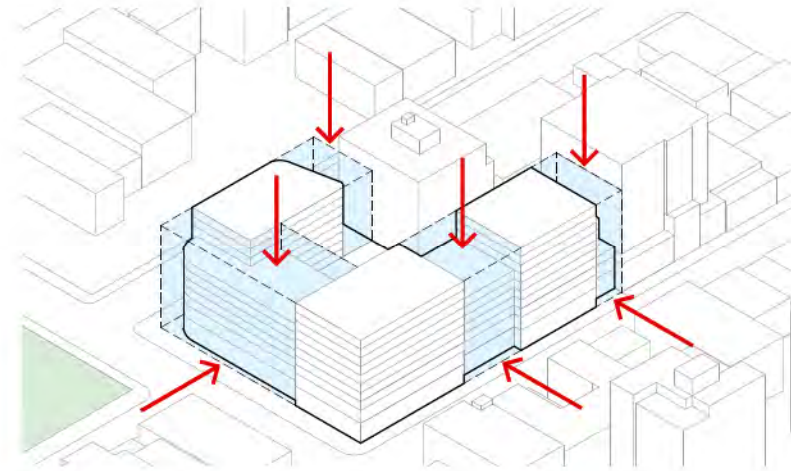
INITIAL MASSING POTENTIAL

Initial massing is created by taking the site footprint and extruding it up 30 m.



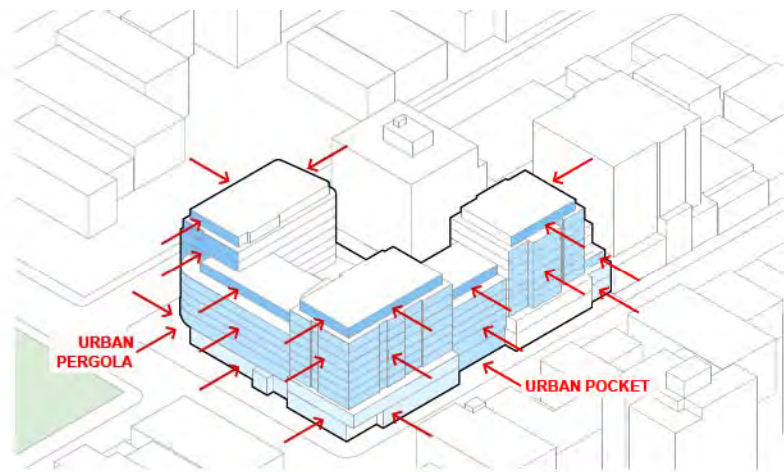
INTERNAL COURTYARD

An internal courtyard is created following extraction from the center of the initial massing.



CARVE

The massing is carved in response to context to create view corridors and a sense of openness through the site.



STEPPED SETBACKS

The building is stepped back in response to City of Victoria guidelines and policies including the Downtown Core Area Plan as well as site context and existing and future urban fabric, creating a facade that acknowledges the scale of the neighbourhood. The southeast corner is articulated in reference to Pioneer Square and Christ Church Cathedral across the street.



GREEN ROOFS

Carving and mass reduction provide the opportunity for terraced green roofs. Rooftop amenity spaces offer residents the ability to enjoy year-round activities. These amenities will be accessible to the public at certain times of the day.

- Potential roof top PV panels / solar hot water collector
- Accessible green roof
- Roof top Amenity

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5	REQUIRED FOR REZONING & DP	05 MAY 2021
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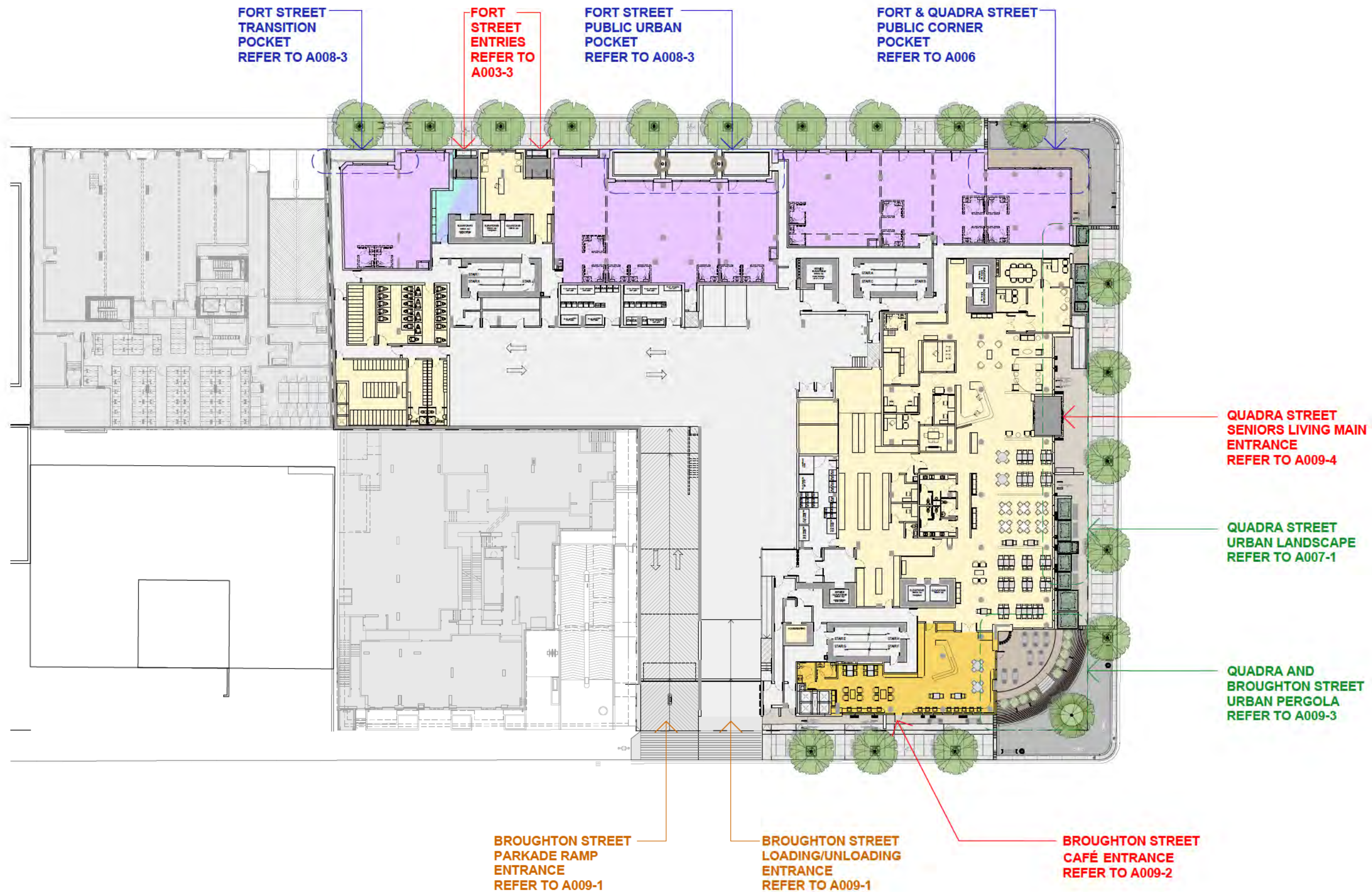
PROJECT
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Mixed Use Seniors Residential & Commercial Development

FORM OF DEVELOPMENT -
MASSING

A010

APR 2017

N.T.S.

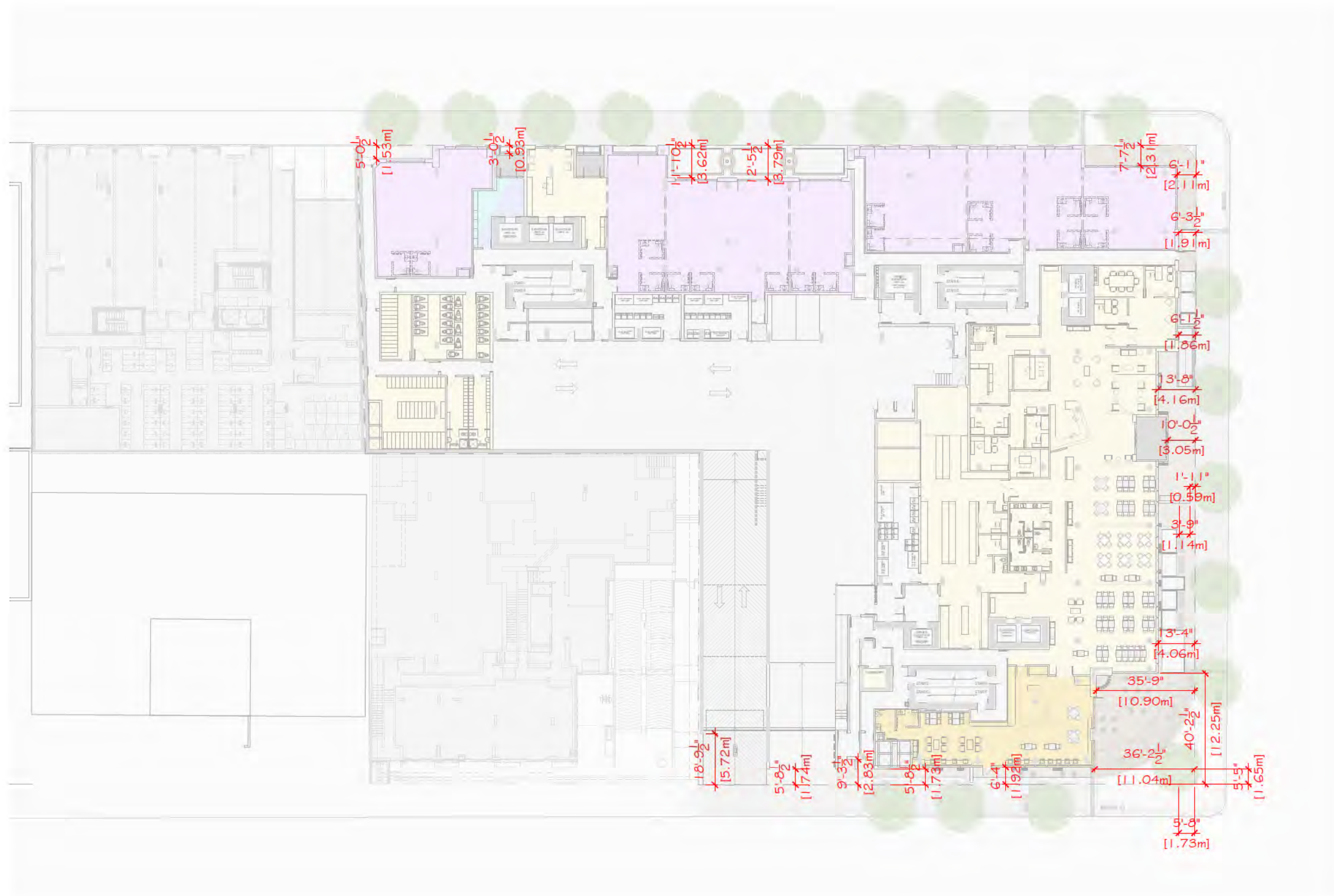


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2	REQUIRED FOR REZONING & DP	20 MAY 2019
3	REQUIRED FOR REZONING & DP	28 AUG 2020
4	REQUIRED FOR REZONING & DP	09 MAY 2021
5	REQUIRED FOR REZONING & DP	24 NOV 2021

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RE-ISSUED FOR REZONING & DP		29 AUG 2020
RE-ISSUED FOR REZONING & DP		05 MAY 2021
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PROJECT NO. _____

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PROJECT

PARC VICTORIA
Mixed Use Seniors Residential &
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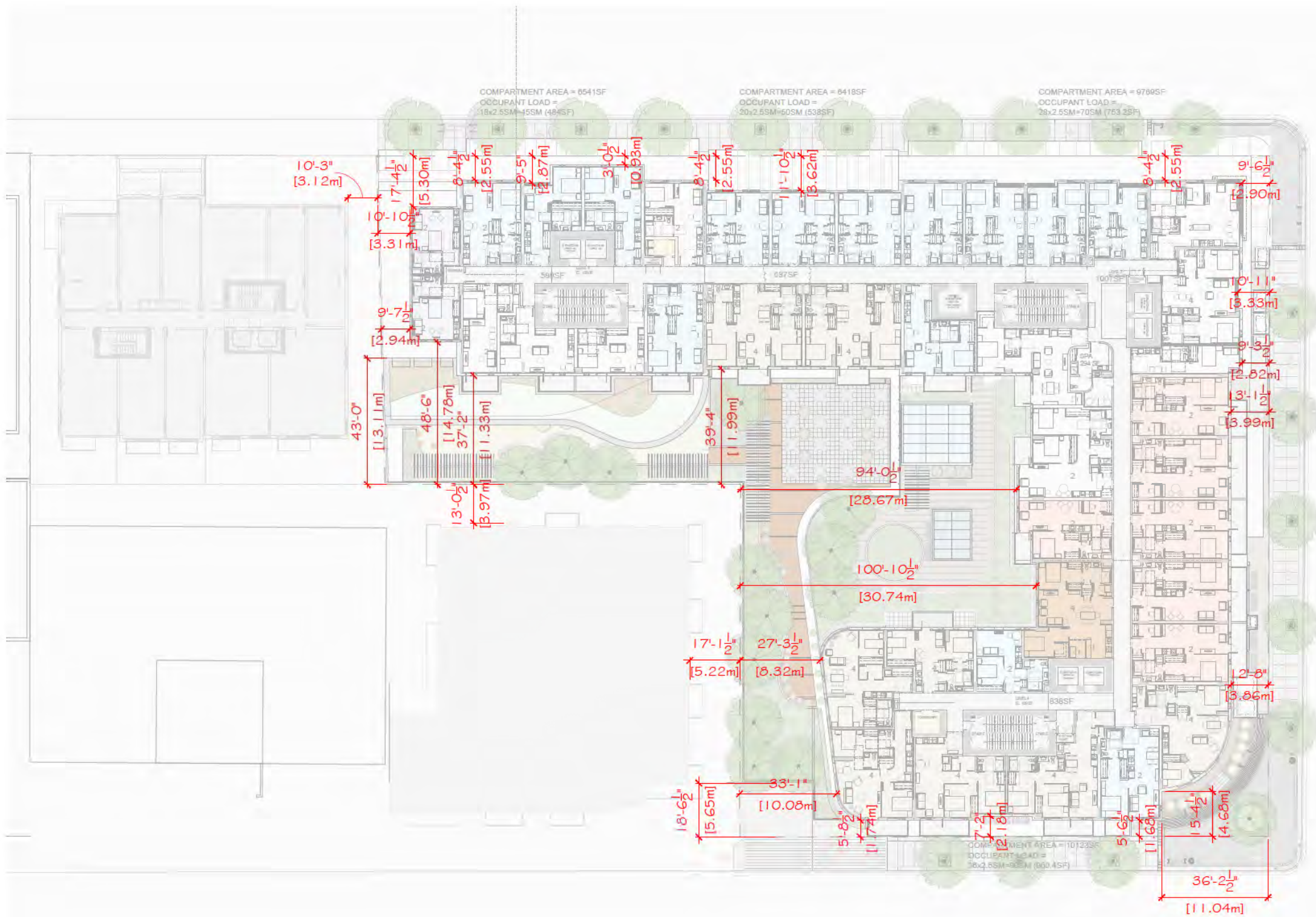
DRAWING TITLE

FORM OF DEVELOPMENT -
MAIN LEVEL SETBACKS

A012

APR 2017

N.T.S.





RAINSCREEN WALL ASSEMBLY

FUTURE ROOF PV PANELS



FUTURE ROOF PV PANELS

TRIPLE GLAZING IN METAL & VINYL WINDOWS ON RESIDENTIAL LEVELS

RATIO OF RESIDENTIAL GLAZING TO SOLID WALL: LESS THAN 40%

FUTURE ROOF PV PANELS



QUADRA BUILDING BALCONIES & BRISE SOLEIL ACT AS SHADING DEVICES

SOUTH FACING SHADING DEVICES & BALCONIES

GREEN ROOFS TO REDUCE STORM WATER RUNOFF & HEAT ISLAND EFFECT

QUADRA & BROUGHTON BUILDINGS MAIN LEVEL VERTICAL STREET LEVEL SHADING

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1	REQUIRED FOR ADP	28 APRIL 2019
2	REQUIRED FOR REVISIONS & DP	20 MAY 2019
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PROJECT NO.

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PROJECT

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DESIGN TITLE

FORM OF DEVELOPMENT -
ENVELOPE / PASSIVE
DESIGN STRATEGIES

SCALE

DATE

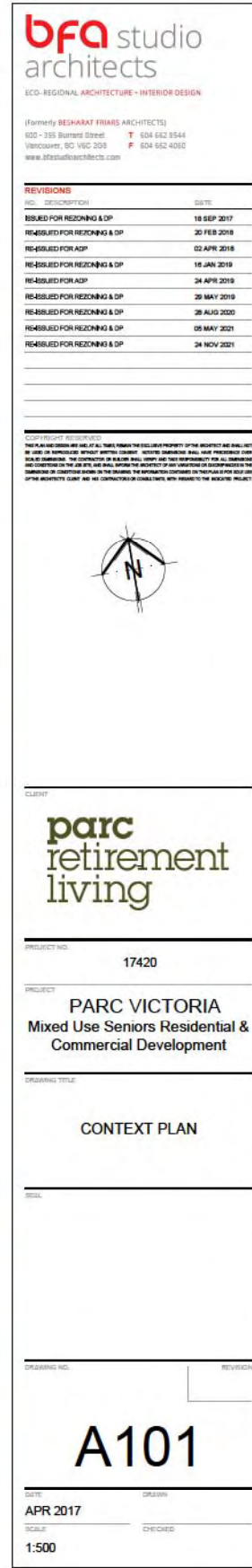
APR 2017

SCALE

N.T.S.

REVISION

A014





1 AERIAL VIEW OF THE BUILDING & CONTEXT

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION FOR ADP	24 APR 2019
2	REVISION FOR REVISION & DP	20 MAY 2019
3	REVISION FOR REVISION & DP	20 AUG 2020
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PROJECT
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CONTEXT
3D VIEWS

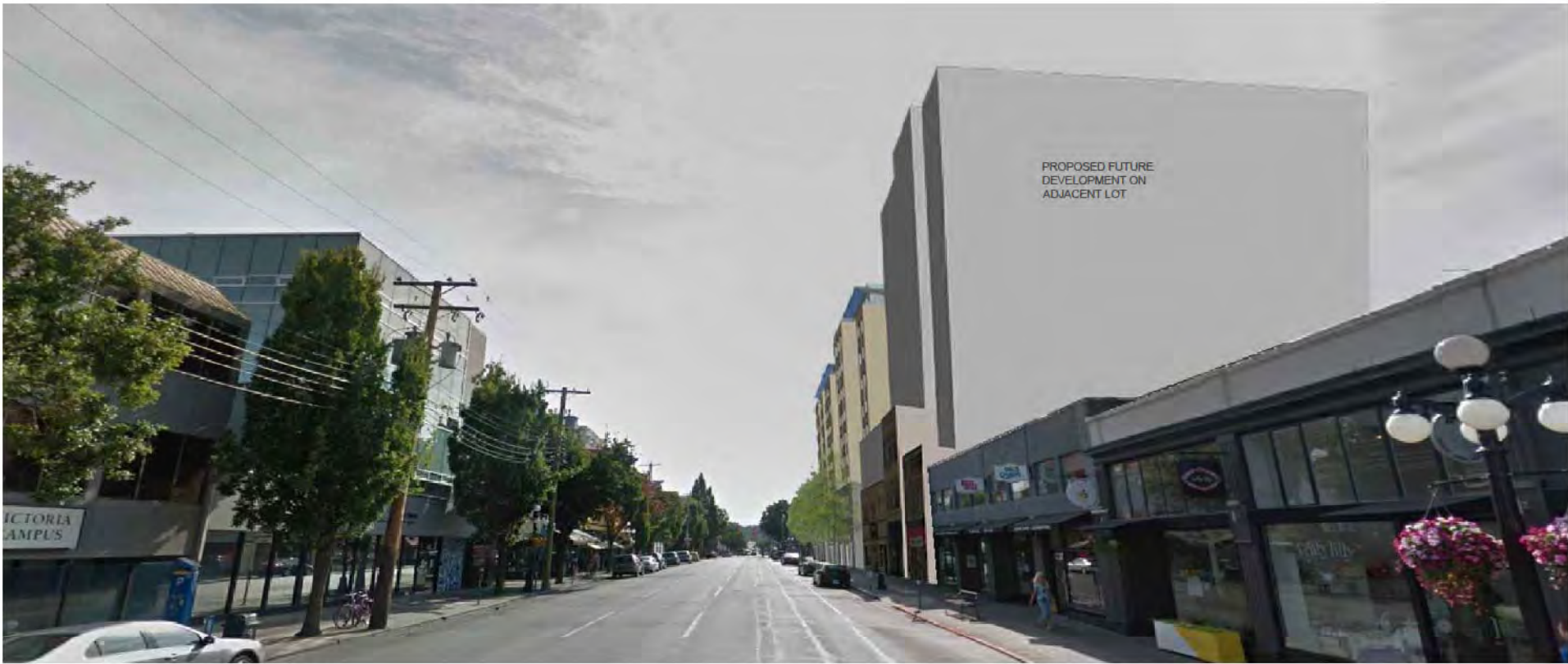
A102

APR 2017

1:500



1 STREET VIEW AT FORT LOOKING WEST



2 STREET VIEW AT FORT LOOKING EAST

NO.	DESCRIPTION	DATE
1	REVISION FOR ADP	24 APR 2019
2	REVISION FOR REVISION & DP	20 MAY 2019
3	REVISION FOR REVISION & DP	20 MAY 2020
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1 STREET VIEW AT QUADRA LOOKING NORTH



2 STREET VIEW AT QUADRA LOOKING SOUTH

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2	REVISION FOR REVISION & DP	20 MAY 2019
3	REVISION FOR REVISION & DP	20 JULY 2020
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Mixed Use Seniors Residential &
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DRAWING TITLE

CONTEXT
3D VIEWS

SCALE

DRAWING NO.

REVISION

A104

DATE

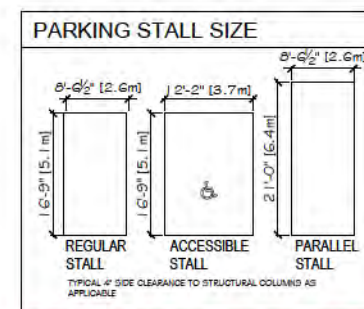
APR 2017

SCALE

1:500

DESIGN

CHECKED

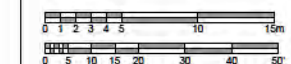


NOTES

- FOR DIMENSIONS OF PARKING STALLS, REFER DWG A300A - A300C
- BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVISION & DP	18 SEP 2017
2	REVISION FOR REVISION & DP	20 FEB 2018
3	REVISION FOR ADP	02 APR 2018
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6	REVISION FOR REVISION & DP	29 MAY 2019
7	REVISION FOR REVISION & DP	29 AUG 2020
8	REVISION FOR REVISION & DP	08 MAY 2021
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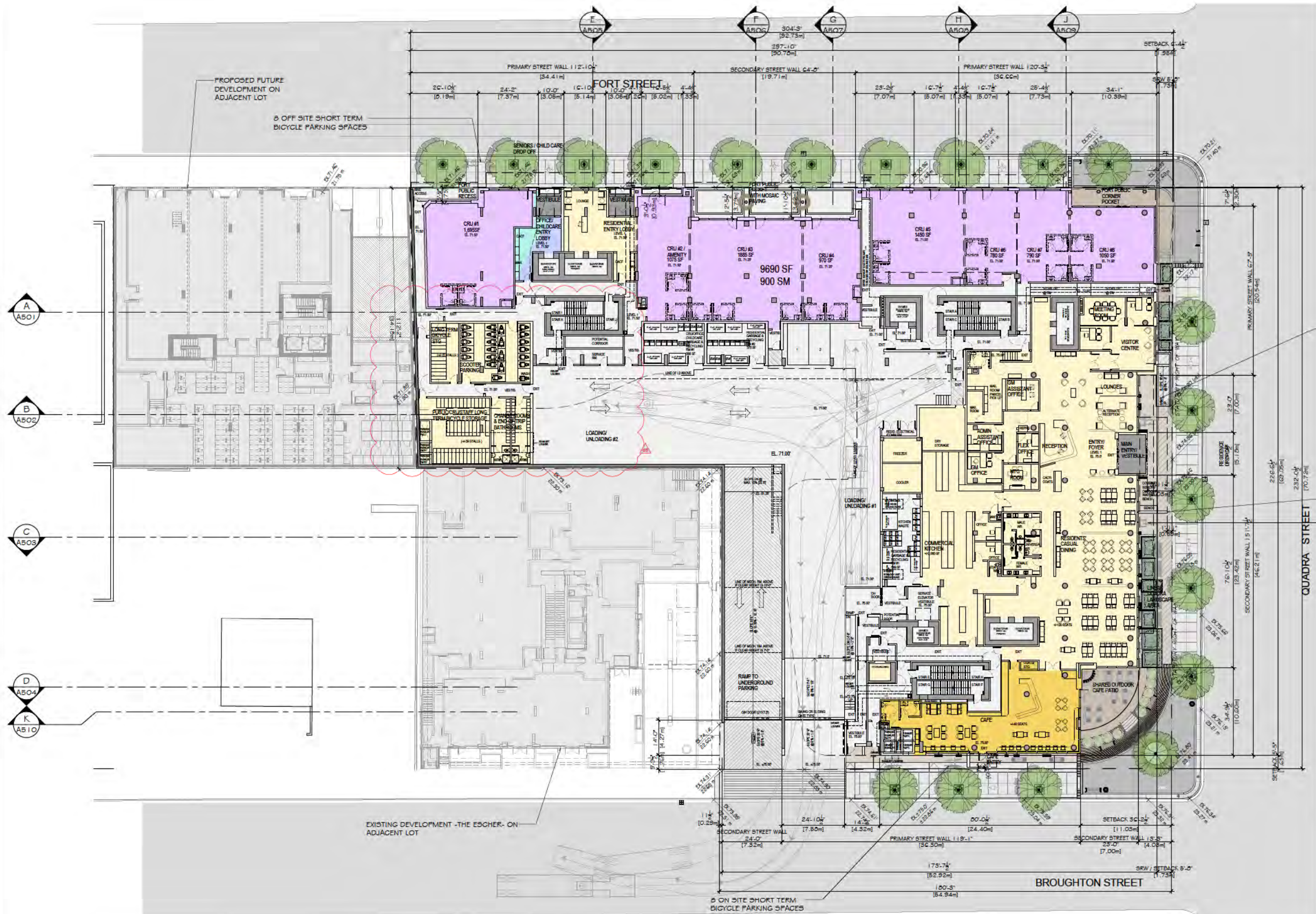
17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

P1 LEVEL FLOOR PLAN

A201

APR 2017
SCALE
1:200



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

NOTES

- FOR DIMENSIONS OF PARKING STALLS, REFER TO DWG A500K - A500C
- FOR FINISH GRADE ELEVATIONS, REFER TO CIVIL DRAWINGS
- BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS

PARKING STALL SIZE

REGULAR STALL: 8'-0" x 2'-6" (2.6m x 1.1m)

ACCESSIBLE STALL: 8'-0" x 2'-6" (2.6m x 1.1m)

PARALLEL STALL: 8'-0" x 2'-6" (2.6m x 1.1m)

TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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3	RE-APPROVED FOR ADP	02 APR 2018
4	RE-APPROVED FOR REZONING & DP	18 JAN 2019
5	RE-APPROVED FOR ADP	24 APR 2019
6	RE-APPROVED FOR REZONING & DP	20 MAY 2019
7	RE-APPROVED FOR REZONING & DP	28 JULY 2020
8	RE-APPROVED FOR REZONING & DP	05 MAY 2021
9	RE-APPROVED FOR REZONING & DP	24 NOV 2021

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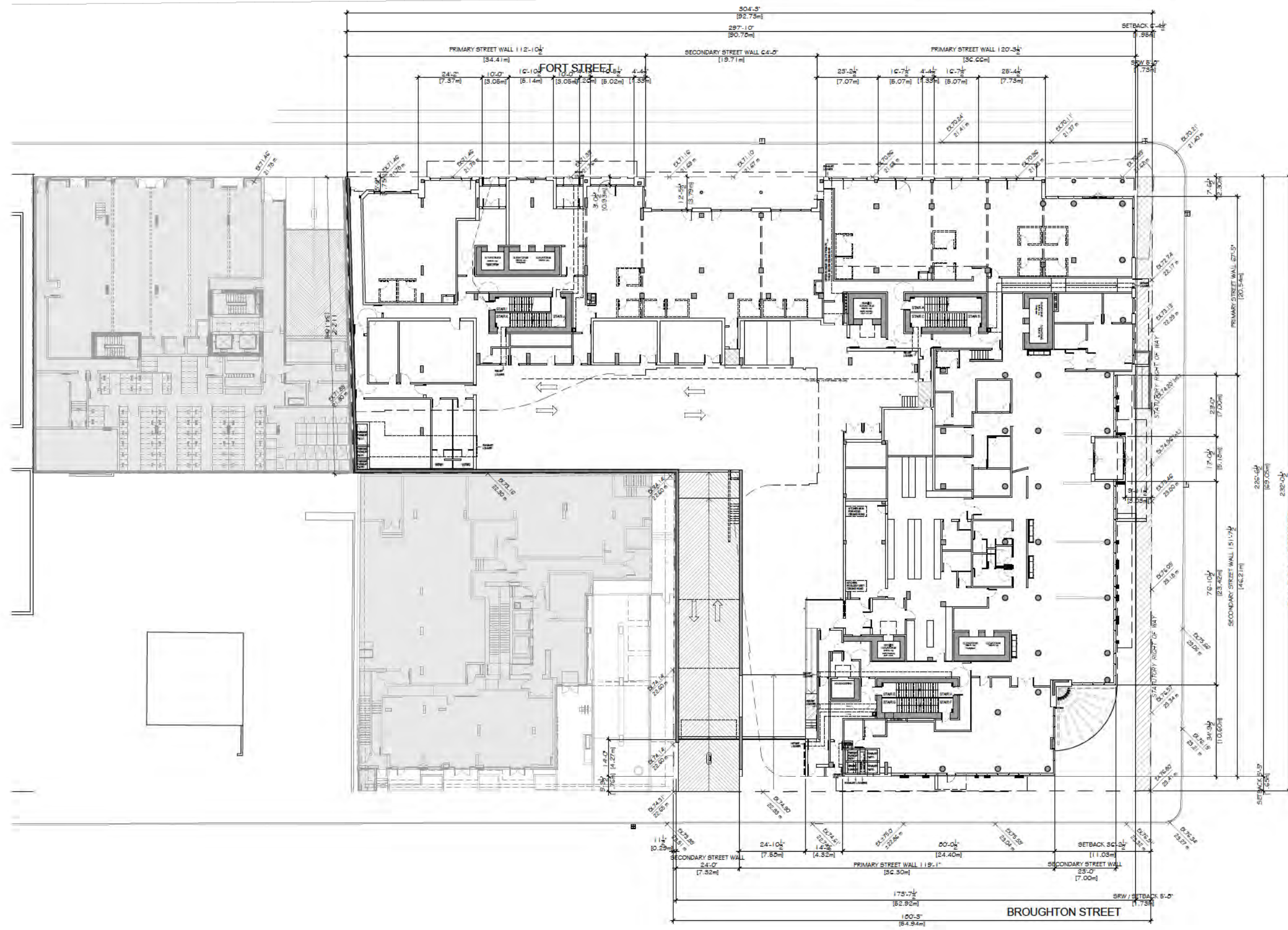
17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

SITE PLAN/LEVEL 1 FLOOR PLAN

A202A

SCALE: 1:200



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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3	REVISUED FOR ADP	02 APR 2018
4	REVISUED FOR REZONING & DP	18 JAN 2019
5	REVISUED FOR ADP	24 APR 2019
6	REVISUED FOR REZONING & DP	26 MAY 2019
7	REVISUED FOR REZONING & DP	28 AUG 2020
8	REVISUED FOR REZONING & DP	09 MAY 2021
9	REVISUED FOR REZONING & DP	24 NOV 2021

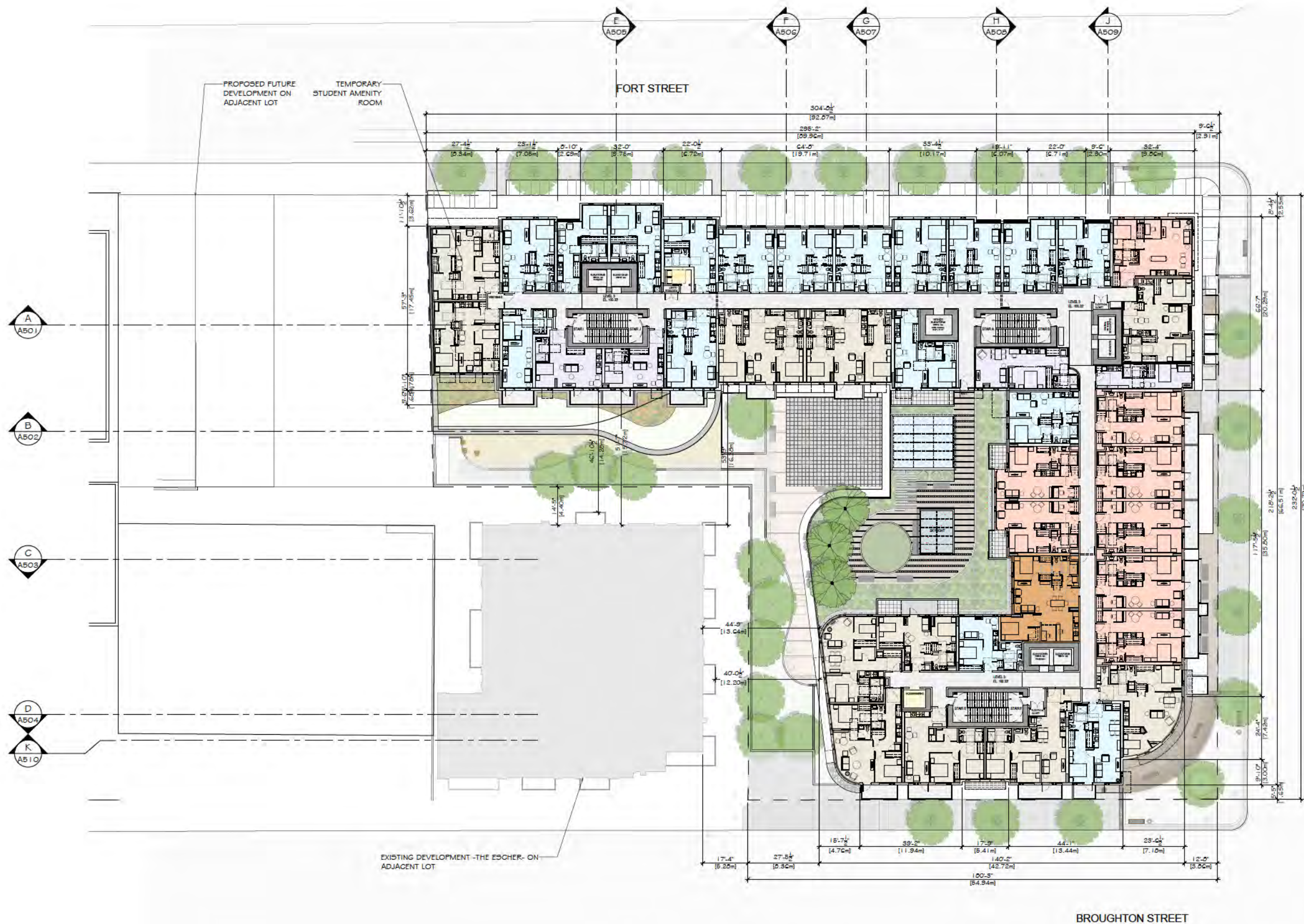
17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

**SITE PLAN/ LEVEL 1
FLOOR PLAN**

A202B

SCALE: 1:200



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

NOTES

1. BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS.

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4	RE-REVISED FOR REZONING & DP	18 JAN 2019
5	RE-REVISED FOR ADP	24 APR 2019
6	RE-REVISED FOR REZONING & DP	28 MAY 2019
7	RE-REVISED FOR REZONING & DP	28 AUG 2020
8	RE-REVISED FOR REZONING & DP	08 MAY 2021
9	RE-REVISED FOR REZONING & DP	24 NOV 2021

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PROJECT: 17420

SUBJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 3
UNITS FLOOR PLAN

A205

SCALE: 1:200



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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3	RE-ISSUED FOR PERMITS & DP	22 APR 2018
4	RE-ISSUED FOR PERMITS & DP	18 JAN 2019
5	RE-ISSUED FOR PERMITS & DP	24 APR 2019
6	RE-ISSUED FOR PERMITS & DP	26 MAY 2019
7	RE-ISSUED FOR PERMITS & DP	26 AUG 2020
8	RE-ISSUED FOR PERMITS & DP	05 MAY 2021
9	RE-ISSUED FOR PERMITS & DP	24 NOV 2021

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PROJECT NO. 17420

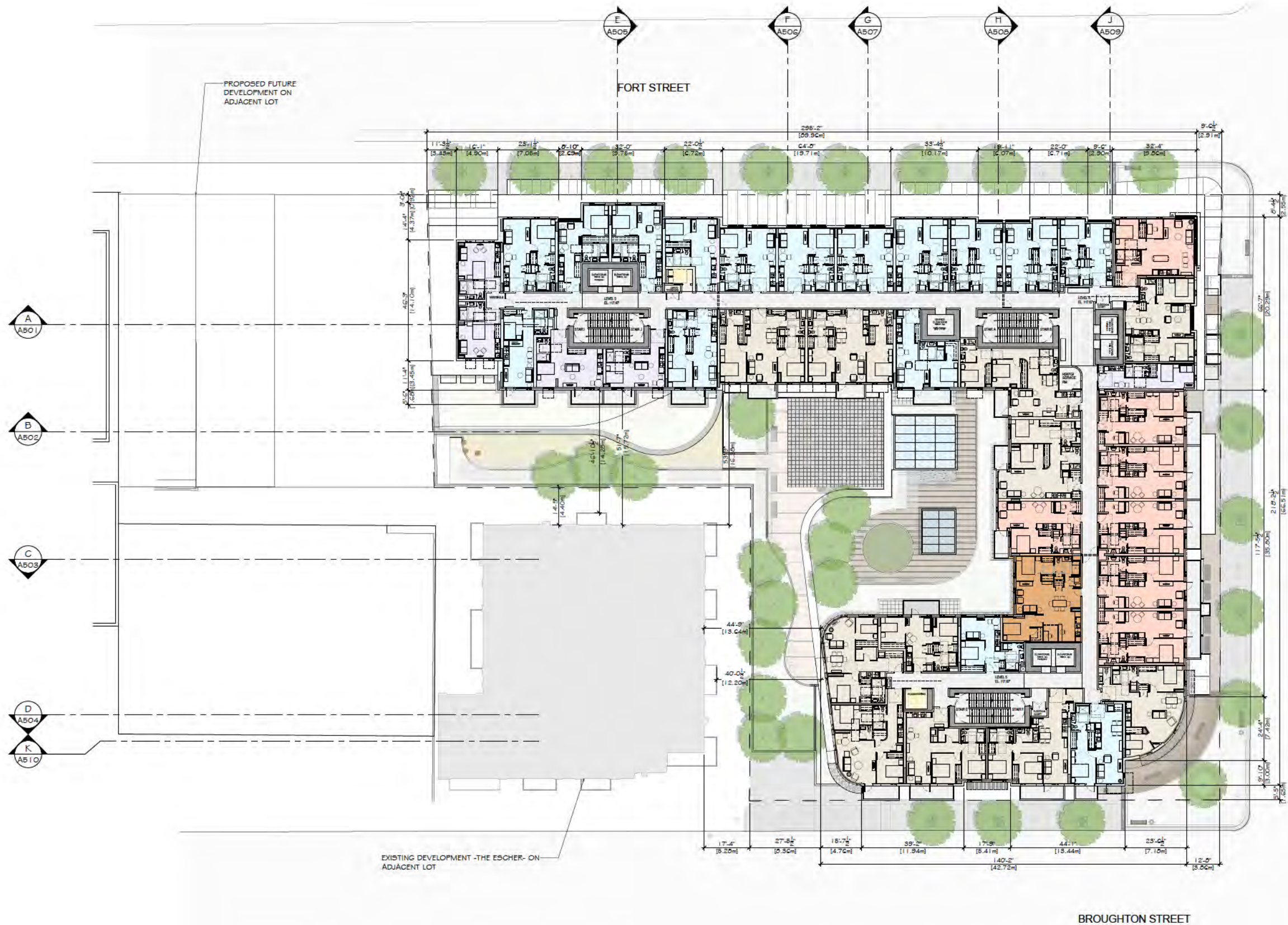
PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DATE 17420-04-01

LEVEL 4
FLOOR PLAN

A206

SCALE 1:200



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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7	RE-ISSUED FOR REZONING & DP	26 AUG 2020
8	RE-ISSUED FOR REZONING & DP	05 MAY 2021
9	RE-ISSUED FOR REZONING & DP	24 NOV 2021

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PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 5
FLOOR PLAN

A207

SCALE 1:200



- 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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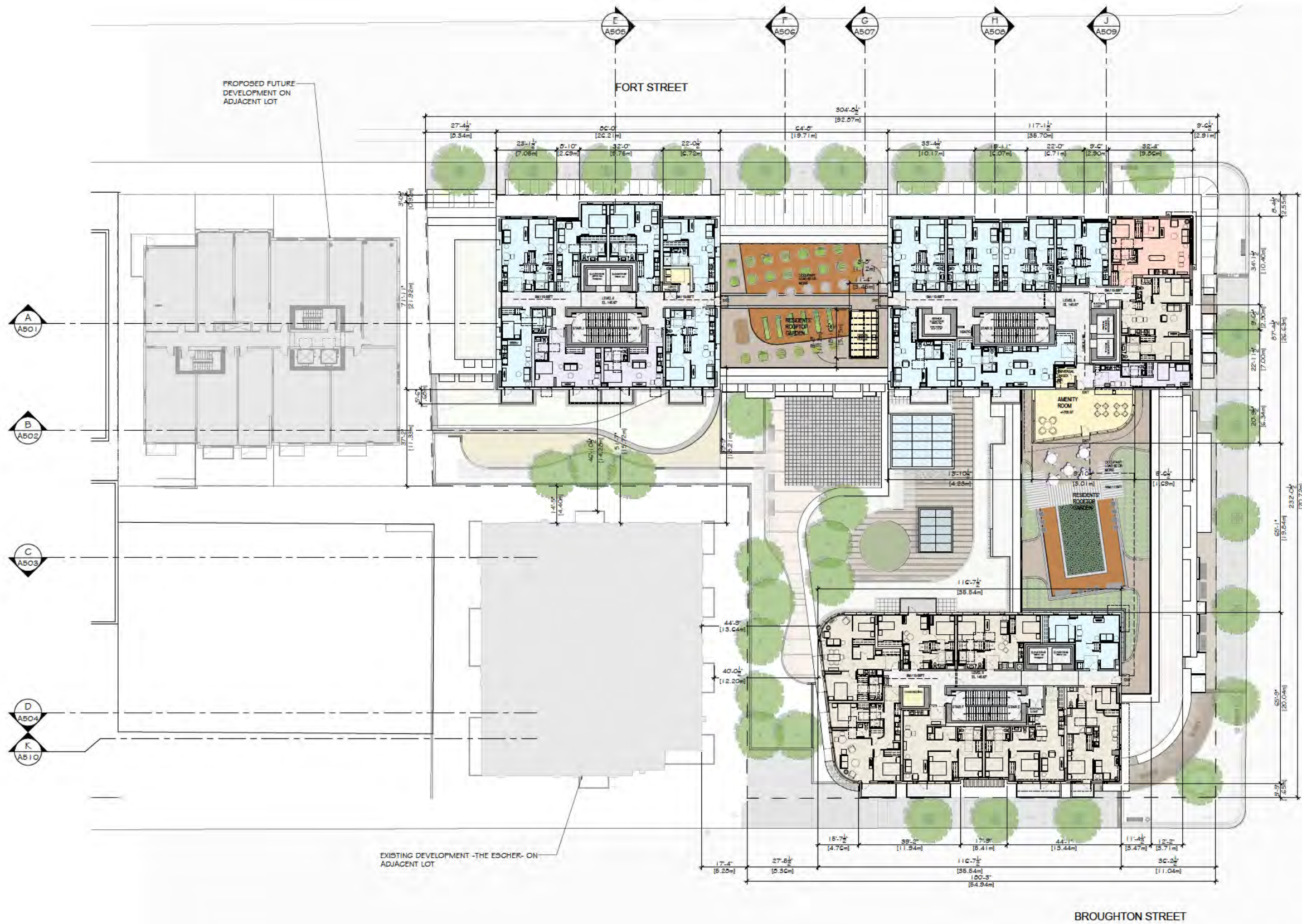
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PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 6
FLOOR PLAN

A208

SCALE 1:200



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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3	RE-DESIGNED FOR REVISION & DP	02 APR 2018
4	RE-DESIGNED FOR REVISION & DP	15 JAN 2018
5	RE-DESIGNED FOR REVISION & DP	24 APR 2018
6	RE-DESIGNED FOR REVISION & DP	28 MAY 2018
7	RE-DESIGNED FOR REVISION & DP	28 MAY 2018
8	RE-DESIGNED FOR REVISION & DP	08 MAY 2019
9	RE-DESIGNED FOR REVISION & DP	24 NOV 2021

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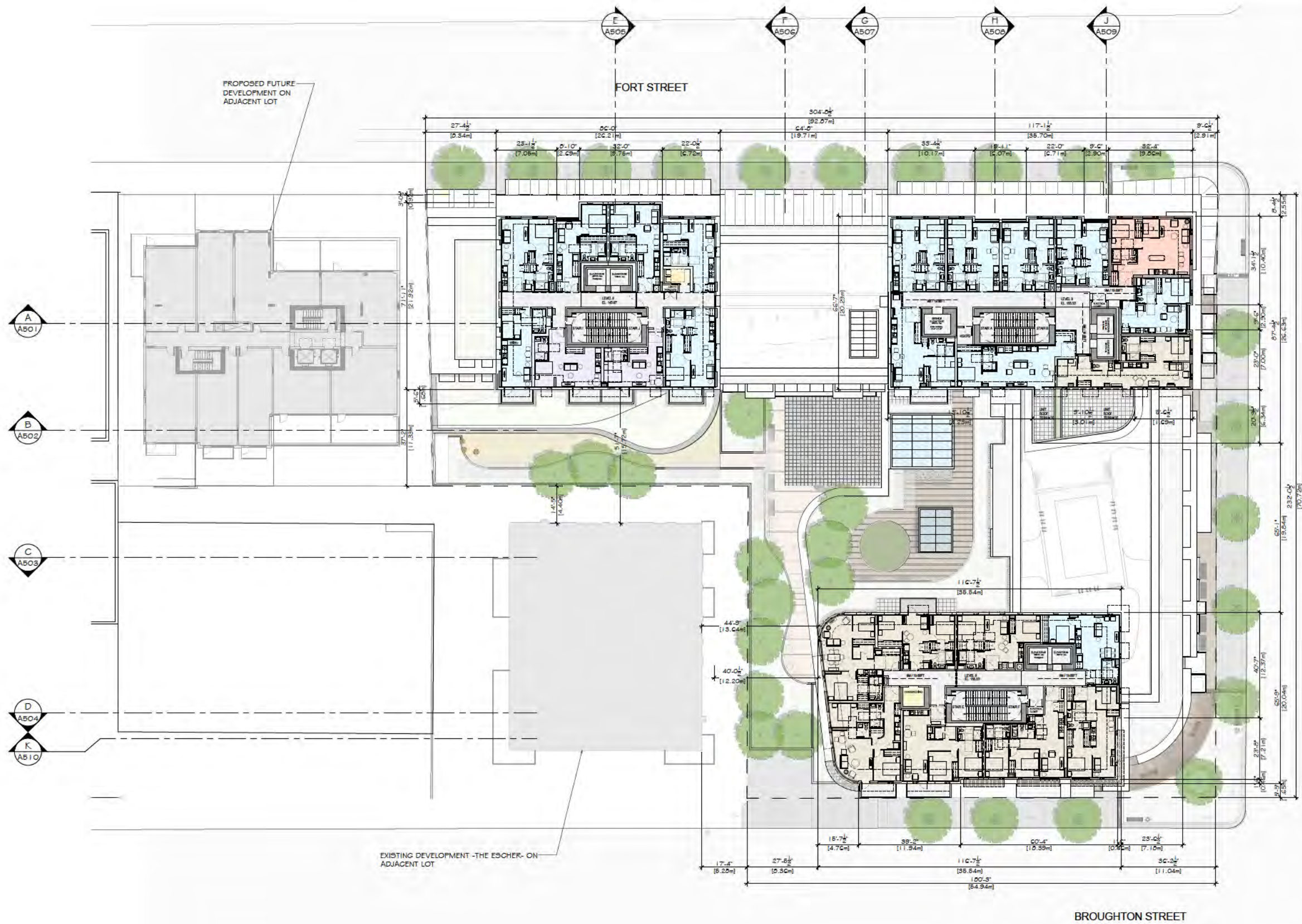
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PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 8
FLOOR PLAN

A210

SCALE 1:200



- 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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3	RE-DESIGNED FOR REVISION & OP	02 APR 2018
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5	RE-DESIGNED FOR REVISION & OP	24 APR 2018
6	RE-DESIGNED FOR REVISION & OP	28 MAY 2018
7	RE-DESIGNED FOR REVISION & OP	28 MAY 2018
8	RE-DESIGNED FOR REVISION & OP	08 MAY 2019
9	RE-DESIGNED FOR REVISION & OP	24 NOV 2021

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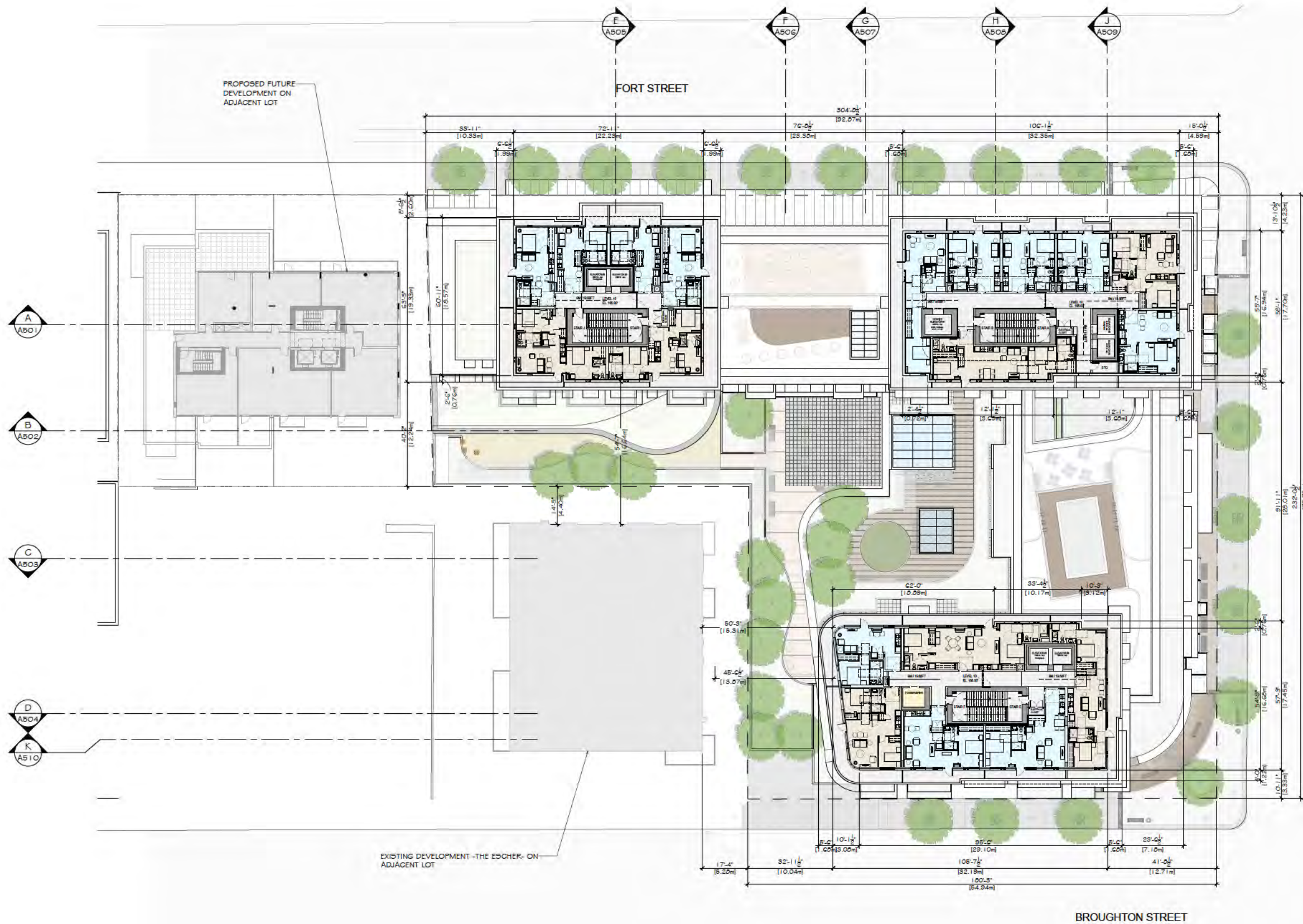
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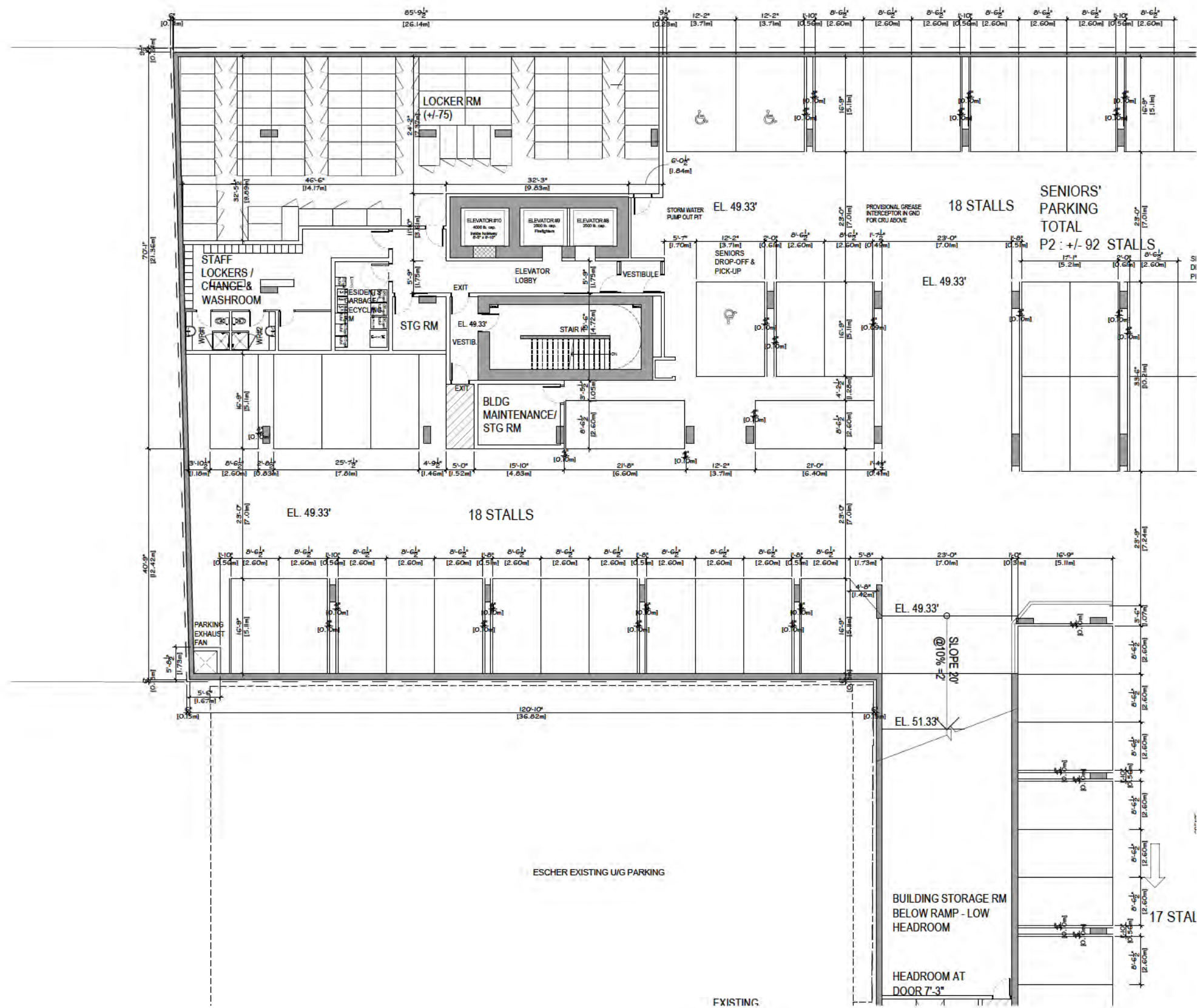
PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 9
FLOOR PLAN

A211

SCALE 1:200





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3	REISSUED FOR ADP	02 APR 2018
4	REISSUED FOR REVISION & DP	18 JAN 2019
5	REISSUED FOR ADP	24 APR 2019
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8	REISSUED FOR REVISION & DP	08 MAY 2021
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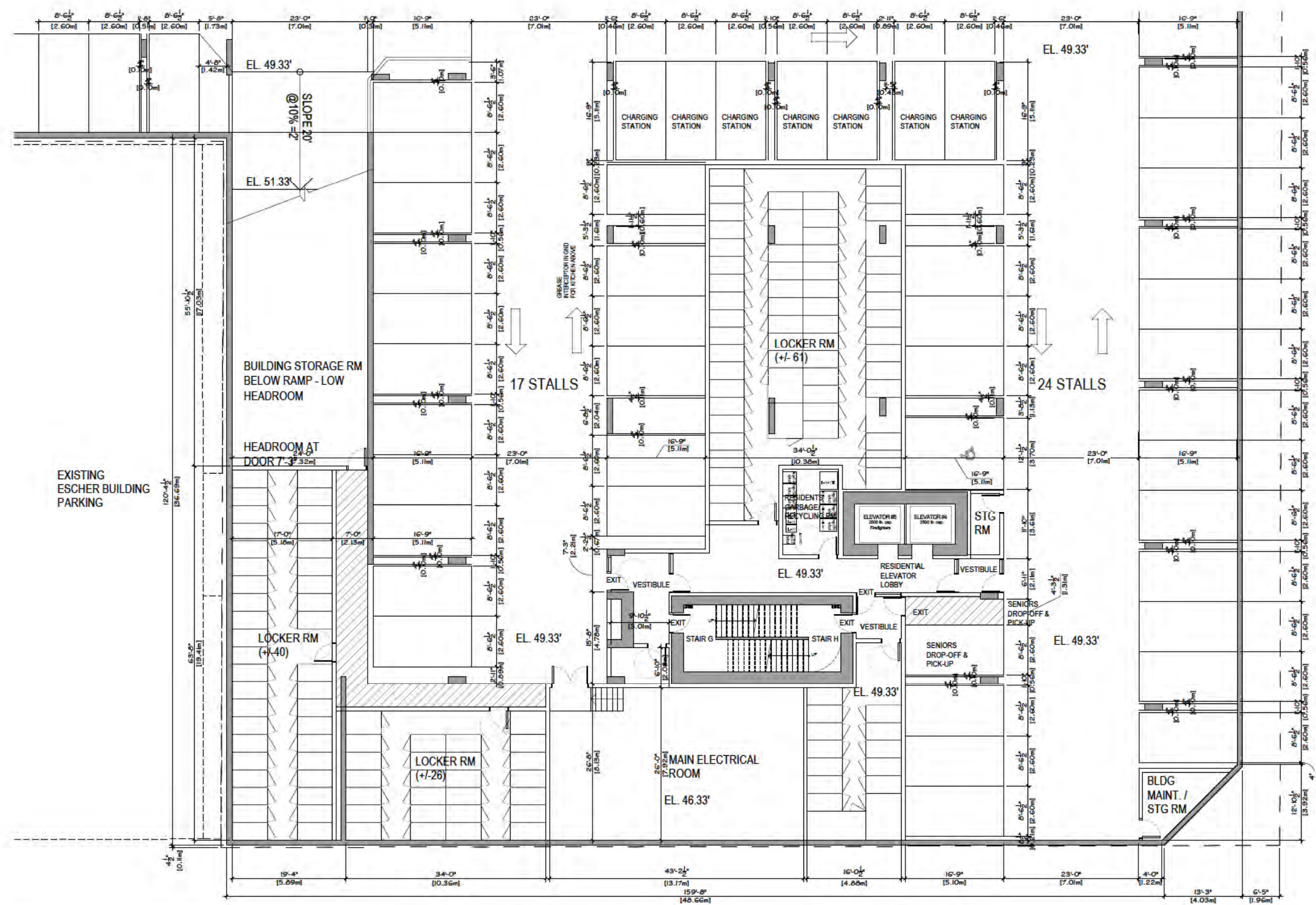
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

P2 LEVEL
PARTIAL FLOOR PLAN

A300A

APR 2017

1:100



P2 : +/- 92 STALLS

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REVISIONS	DATE
ISSUED FOR REVISION & DP	18 SEP 2017
RE-ISSUED FOR REVISION & DP	20 FEB 2018
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RE-ISSUED FOR REVISION & DP	18 JAN 2019
RE-ISSUED FOR ADP	24 APR 2019
RE-ISSUED FOR REVISION & DP	29 MAY 2019
RE-ISSUED FOR REVISION & DP	28 AUG 2020
RE-ISSUED FOR REVISION & DP	08 MAY 2021
RE-ISSUED FOR REVISION & DP	24 NOV 2021

parc retirement living

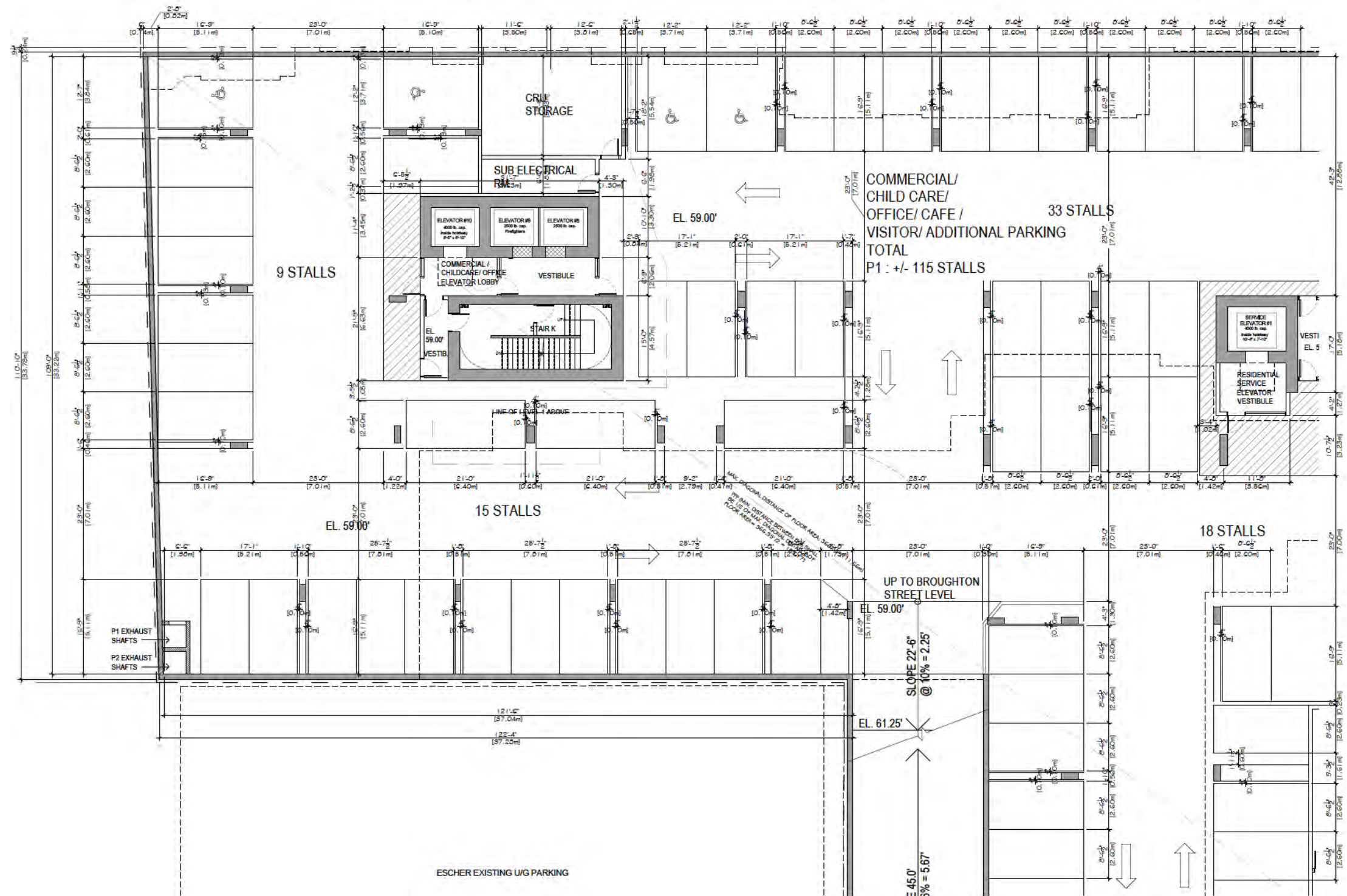
17420

PARC VICTORIA
 Mixed Use Seniors Residential & Commercial Development

P2 LEVEL
 PARTIAL FLOOR PLAN

A300C

APR 2017
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REVISIONS

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1	ISSUED FOR REVISION & DP	18 SEP 2017
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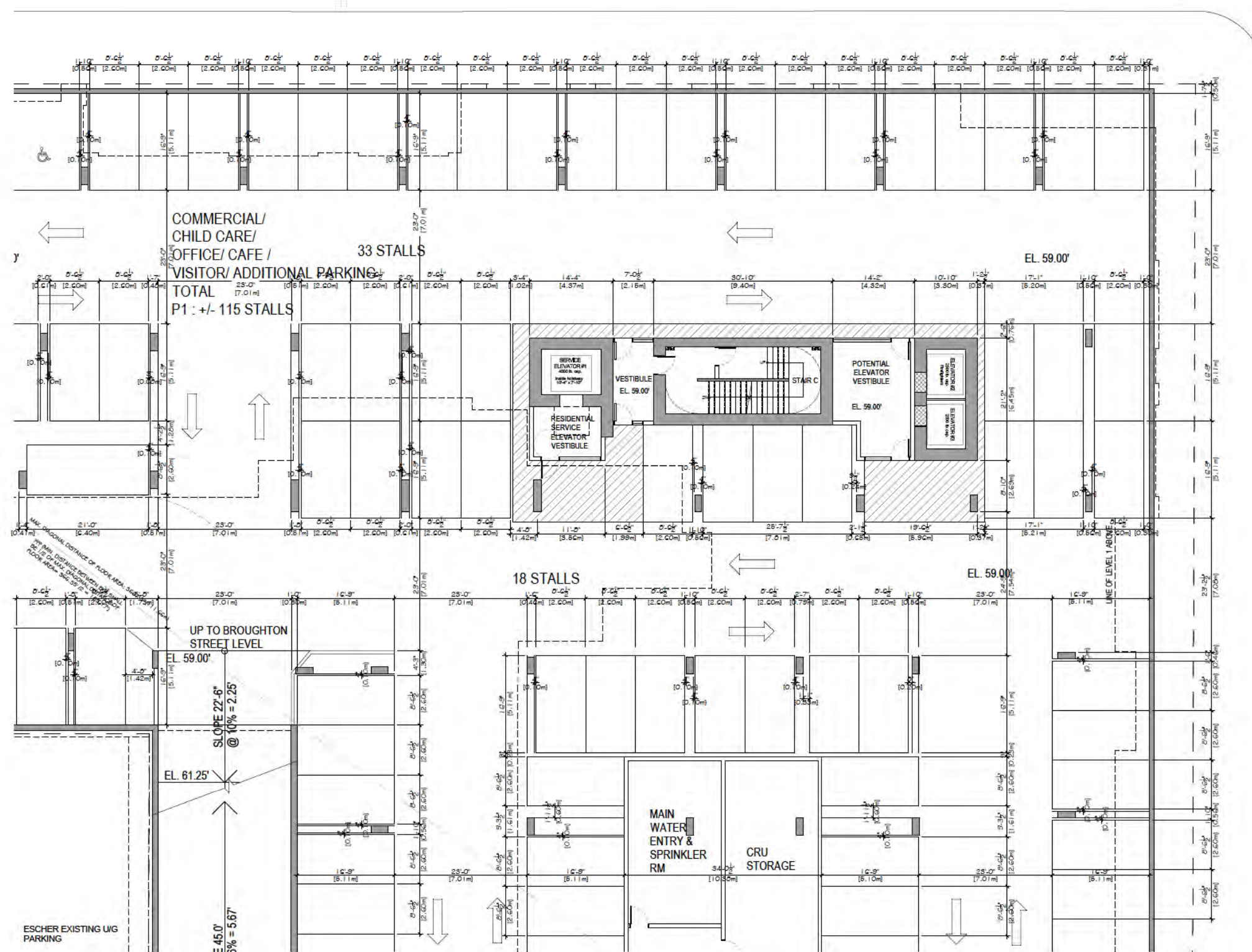
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

P1 LEVEL
PARTIAL FLOOR PLAN

A301A

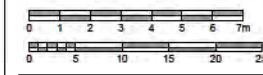
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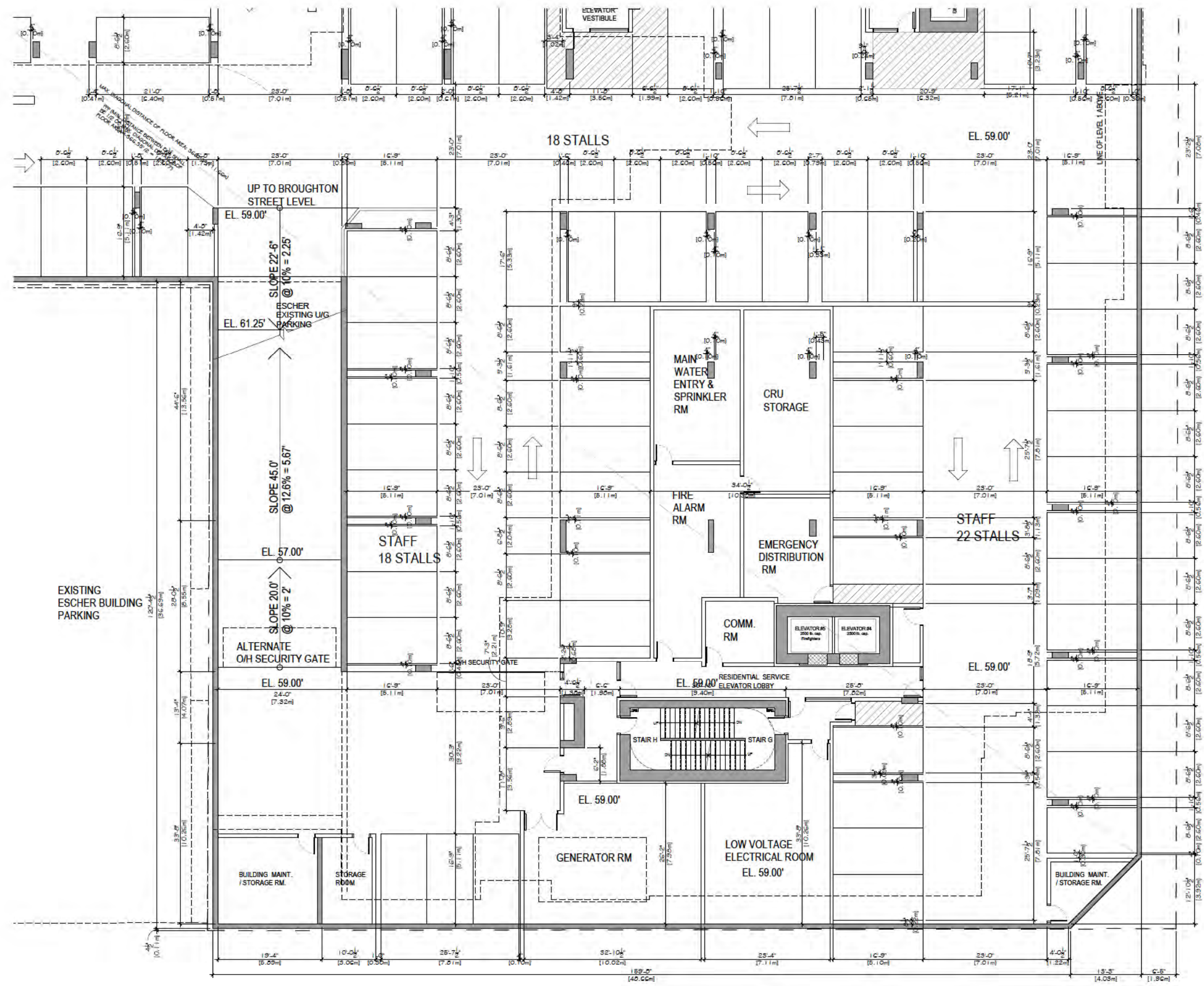
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PARC VICTORIA
Mixed Use Senior Residential &
Commercial Development

P1 LEVEL
PARTIAL FLOOR PLAN

A301B

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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

P1 LEVEL
PARTIAL FLOOR PLAN

A301C

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- 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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Vancouver, BC V6C 2G8
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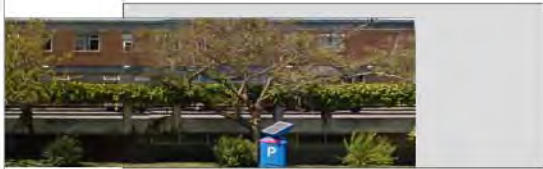
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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 1
PARTIAL FLOOR PLAN

A302B

1:100



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8	RE-ISSUED FOR REVISION & DP	08 MAY 2021
9	RE-ISSUED FOR REVISION & DP	04 NOV 2021

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0 6 10 15 20 30 40 60'

CLIPPING

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PROJECT NO.

17420

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DESCRIPTION

EAST ELEVATION
QUADRA
STREETSCAPE

REVISIONS

REVISION

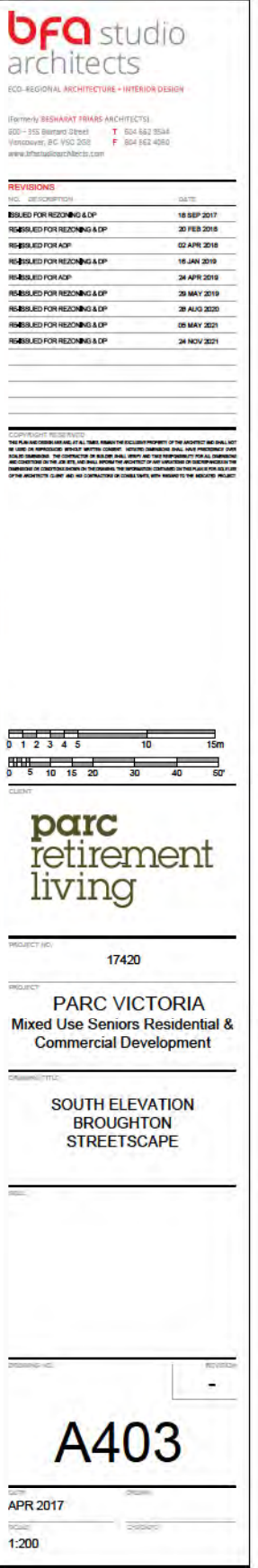
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DATE

APR 2017

SCALE

1:200

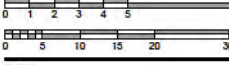




ELEVATION KEYNOTE LEGEND							
ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH
BR-1	STANDARD FACE BRICK-4 1/2" PATTERN: TBO	ALU-2	ALUMINUM CLADDING PANEL SYSTEM	COW-1	ALUMINUM CURTAIN WALL W DOUBLE GLAZING, REFER TO WINDOW SCHEDULE	CAN-1	METAL FRAMED CANOPY W GLASS
BR-2	STANDARD FACE BRICK-4 1/2" PATTERN: TBO	CON-1	ARCHITECTURAL CONCRETE W REVEALS	SPW-1	STOREFRONT WINDOW DOOR, REFER TO WINDOW SCHEDULE	CAN-2	FRAMED FABRIC CANOPY
STO-1	GRANITE STONE CLADDING PATTERN: TBO	CON-2	ARCHITECTURAL CONCRETE COLUMNS	GUA-1	SAFETY GLASS BALCONY GUARD	CHG-1	ALUMINUM OVERHEAD GARAGE DOOR
STO-2	STONE CLADDING PATTERN: TBO	SIL-1	CONCRETE PRECAST SILL/HEADER	GUA-2	METAL BALCONY GUARD	ADR-1	ALUMINUM FRAME DOOR W GLAZING UNIT
TER-1	TERRA COTTA - TR2	WIN-1	VINYL WINDOW FRAME W DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE	GPS-1	SAFETY GLASS PRIVACY SCREEN	LOU-1	ALUMINUM WALL LOUVERS
TER-2	TERRA COTTA - TH2	WIN-2	ALUMINUM WINDOW FRAME W DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE	WOD-1	ENGINEERED WOOD	LOU-2	METAL SCREEN SYSTEM - ROOFTOP
MOS-1	EXTERIOR TYPE MOSAIC TILE	WIN-3	ALUMINUM WINDOW FRAME W DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE	WOD-2	EXTERIOR WOOD PATTERN SOFFIT	SIG-1	SIGNAGE
ALU-1	ALUMINUM CLADDING PANEL SYSTEM						

REVISIONS	DATE
REVISION FOR REVISION & OP	18 SEP 2017
REVISION FOR REVISION & OP	20 FEB 2018
REVISION FOR ACP	02 APR 2018
REVISION FOR REVISION & OP	16 JAN 2019
REVISION FOR ACP	24 APR 2019
REVISION FOR REVISION & OP	28 MAY 2019
REVISION FOR REVISION & OP	28 AUG 2020
REVISION FOR REVISION & OP	05 MAY 2021
REVISION FOR REVISION & OP	24 NOV 2021

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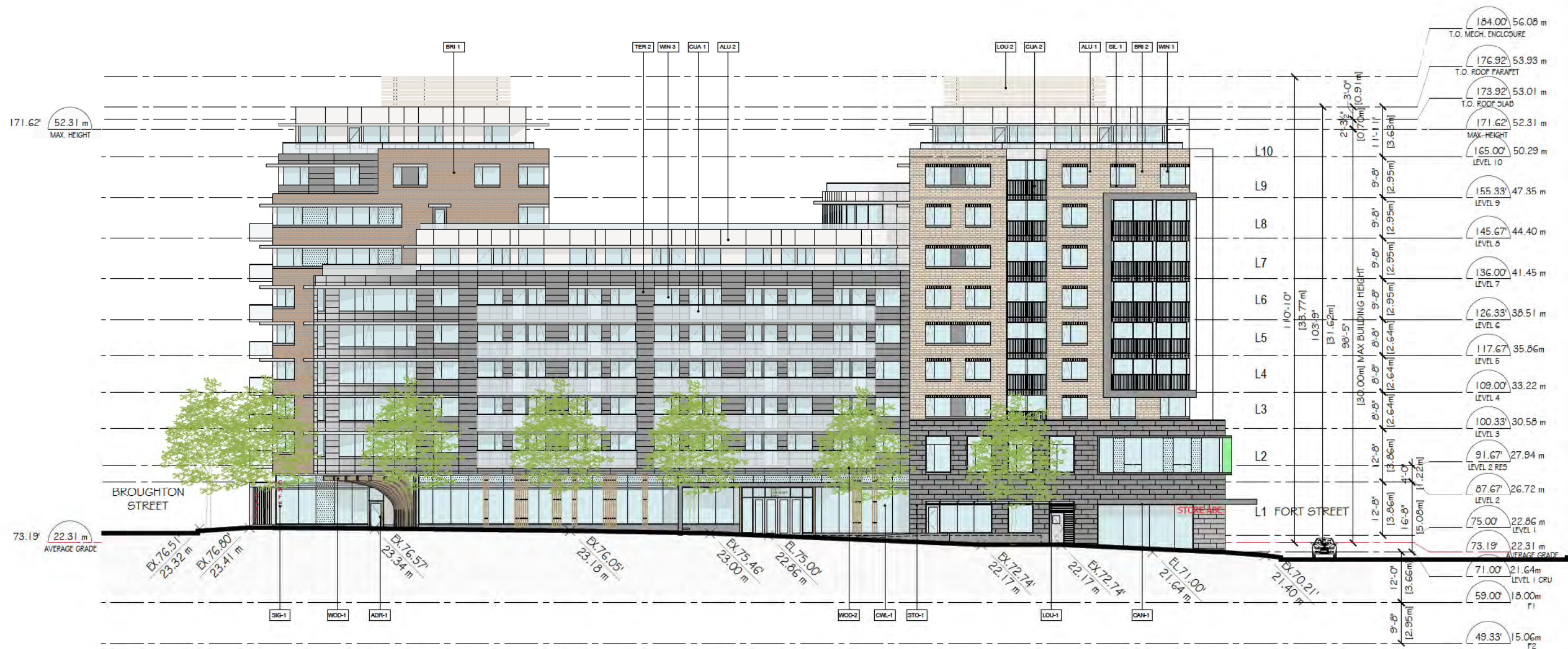
parc retirement living

17420
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

NORTH ELEVATION
FORT STREET

A404

APR 2017
1:125



ELEVATION KEYNOTE LEGEND			
ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH
BR-1	STANDARD FACE BRICK, 4" X 12" PATTERN: TBD	ALU-2	ALUMINUM CLADDING PANEL SYSTEM TO MATCH ALUODOND ALADASTER
BR-2	STANDARD FACE BRICK, 4" X 12" PATTERN: TBD	CON-1	ARCHITECTURAL CONCRETE W/ REVEALS GREY (FARGED FINISH)
STO-1	GRANITE STONE CLADDING PATTERN: TBD	CON-2	ARCHITECTURAL CONCRETE COLUMNS GREY (FARGED FINISH)
STO-2	STONE CLADDING PATTERN: TBD	SIL-1	CONCRETE PRECAST SILL/HEADER GREY
TER-1	TERRA COTTA - TR2 TO MATCH "ROSE" OR SIMILAR MATT FINISH	WIN-1	VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
TER-2	TERRA COTTA - TH2 TO MATCH "TITANIUM GREY" OR SIMILAR MATT FINISH	WIN-2	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
MOS-1	EXTERIOR TYPE MOSAIC TILE MULTI COLOUR - WHITE, MEDIUM 4 DARK GREY	WIN-3	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
ALU-1	ALUMINUM CLADDING PANEL SYSTEM TO MATCH ALUODOND NATURAL BRUSHED STAINLESS REVE		
		WIN-4	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-5	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
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		WIN-93	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-94	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-95	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-96	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-97	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-98	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-99	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE
		WIN-100	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE

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6	REVISION FOR REVISION & DP	20 MAY 2020
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8	REVISION FOR REVISION & DP	08 MAY 2021
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parc retirement living

PROJECT NO. 17420

PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE EAST ELEVATION
QUADRA STREET

DATE APR 2017
SCALE 1:125



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING & DP	18 SEP 2017
2	RE-DESIGNED FOR PERMITTING & DP	20 FEB 2018
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PROJECT NO. 17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DATE: 17/04/2021
SOUTH ELEVATION
BROUGHTON STREET

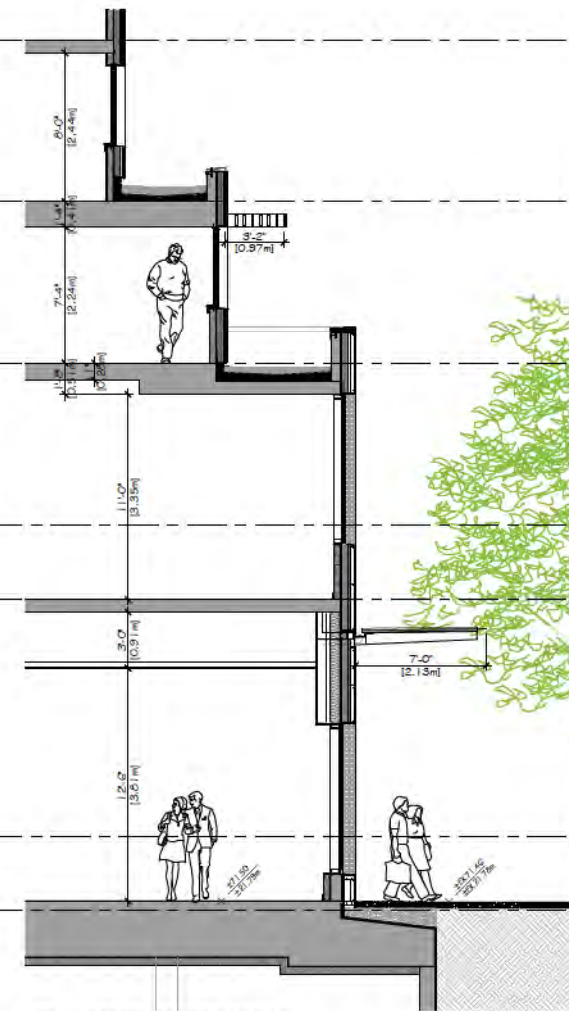
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APR 2017

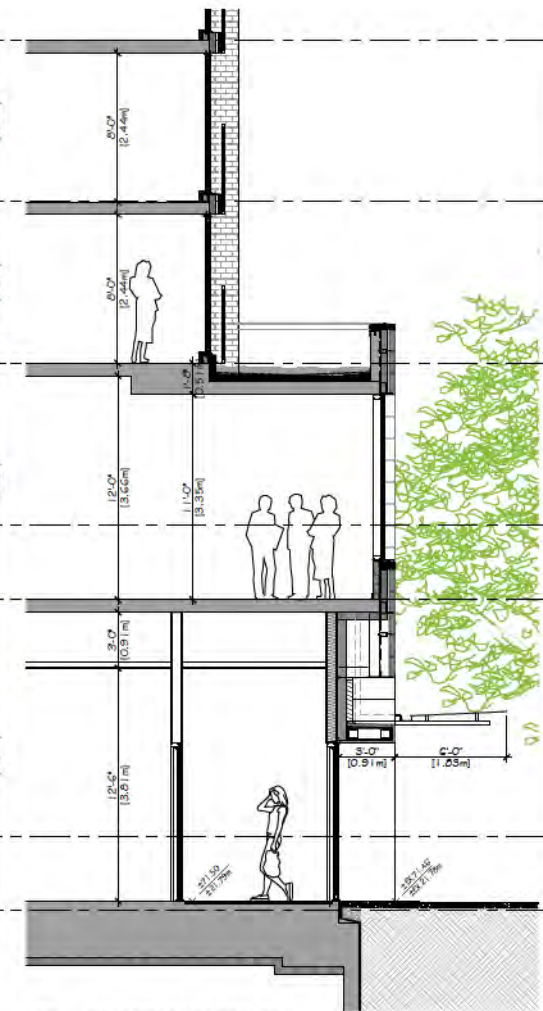
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1 NORTH/FORT STREET ELEVATION



2 STREETScape SECTION



3 STREETScape SECTION

REVISIONS

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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REVISION & OP	29 MAY 2019
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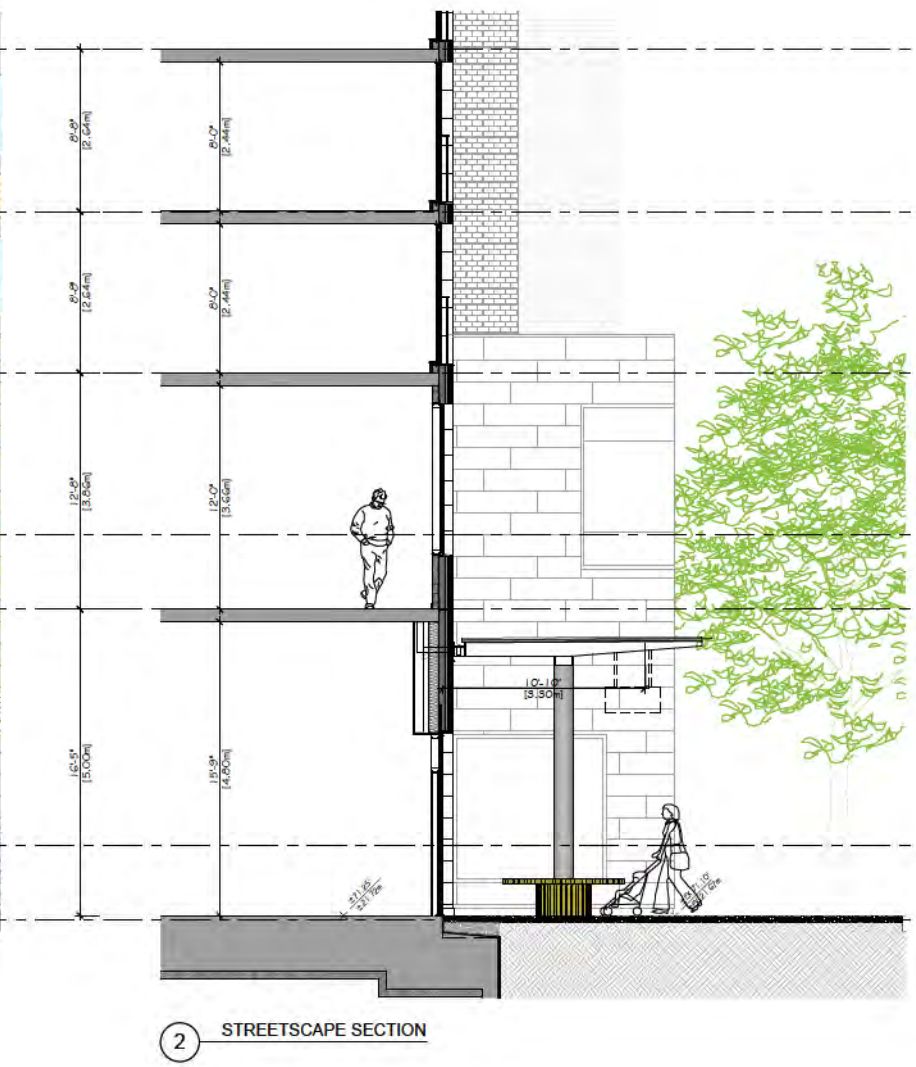
17420

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

FORT (NORTH) STREETSCAPE
/ PARTIAL SECTION

A407

1:50



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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	26 MAY 2019
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PROJECT NO. 17420
 PROJECT PARC VICTORIA
 Mixed Use Seniors Residential & Commercial Development

FORT (NORTH) STREETScape / PARTIAL SECTION

A408

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LOCATION
FORT (NORTH) STREETSCAPE
/ PARTIAL SECTION

A409

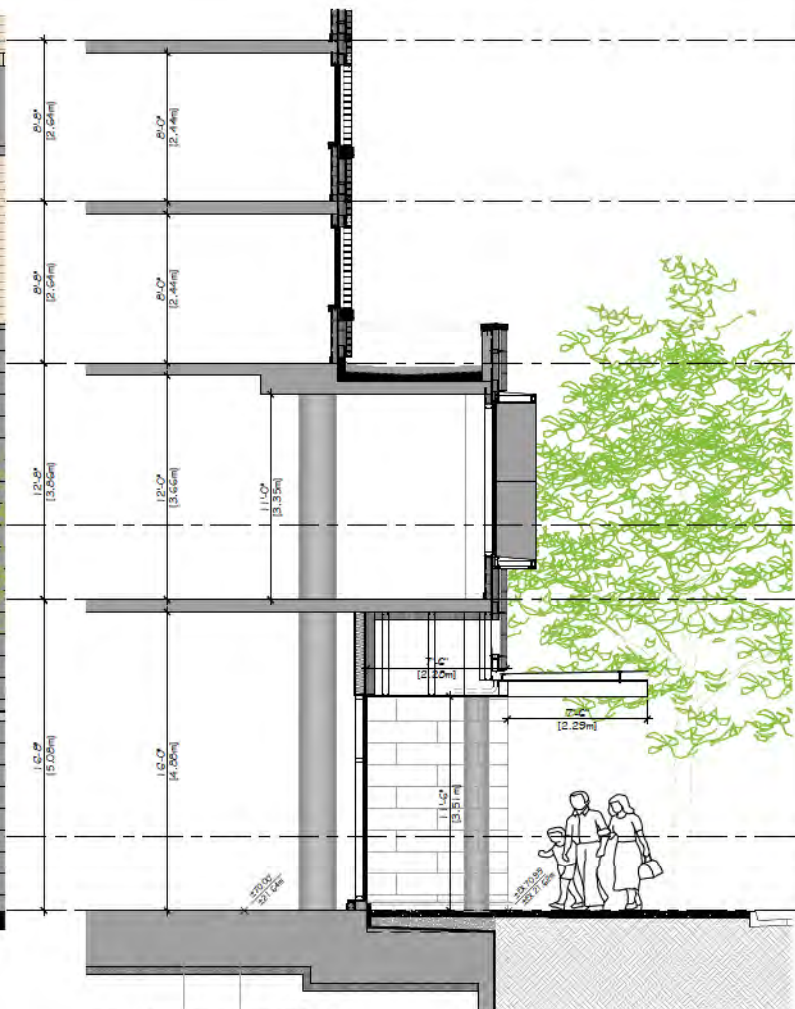
DATE

SCALE

1:50



1 NORTH/FORT STREET ELEVATION



2 STREETSCAPE SECTION

REVISIONS

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6	RE-ISSUED FOR REZONING & DP	30 MAY 2019
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LOCATION
FORT (NORTH) STREETSCAPE / PARTIAL SECTION

A410

1:50



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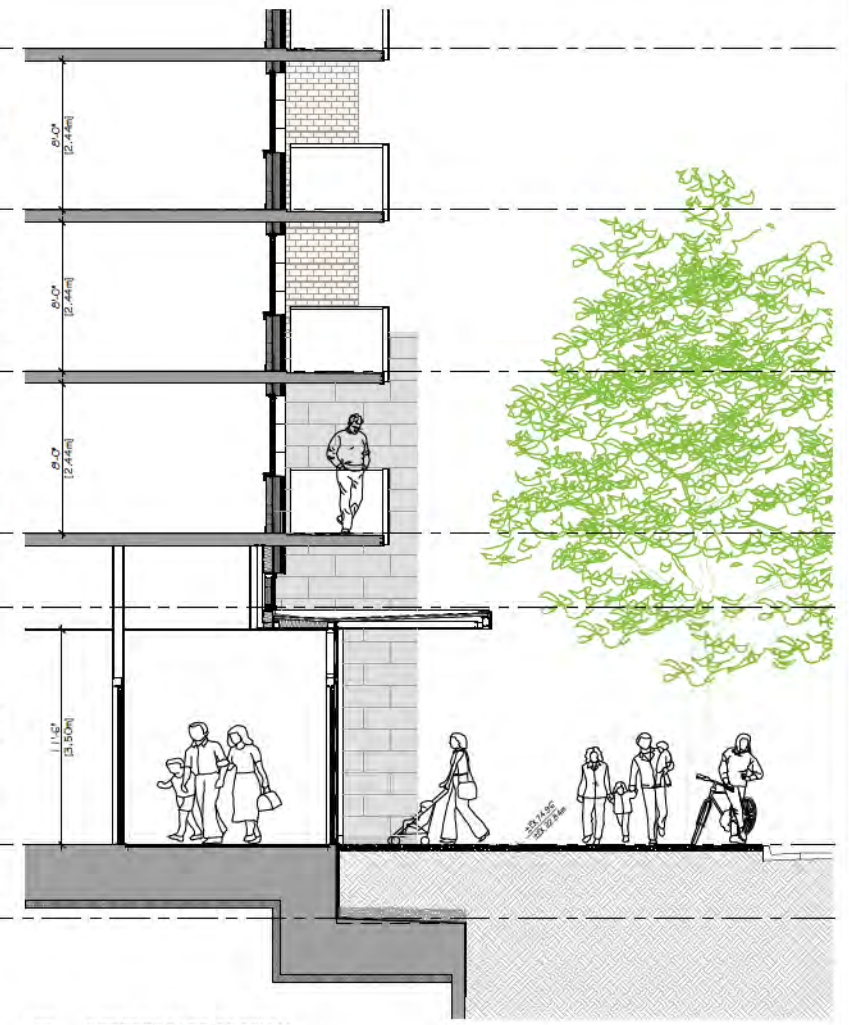
parc
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17420

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

QUADRA (EAST)
STREETSCAPE / PARTIAL
SECTION

A411



1 EAST/QUADRA STREET ELEVATION

2 STREETScape SECTION

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

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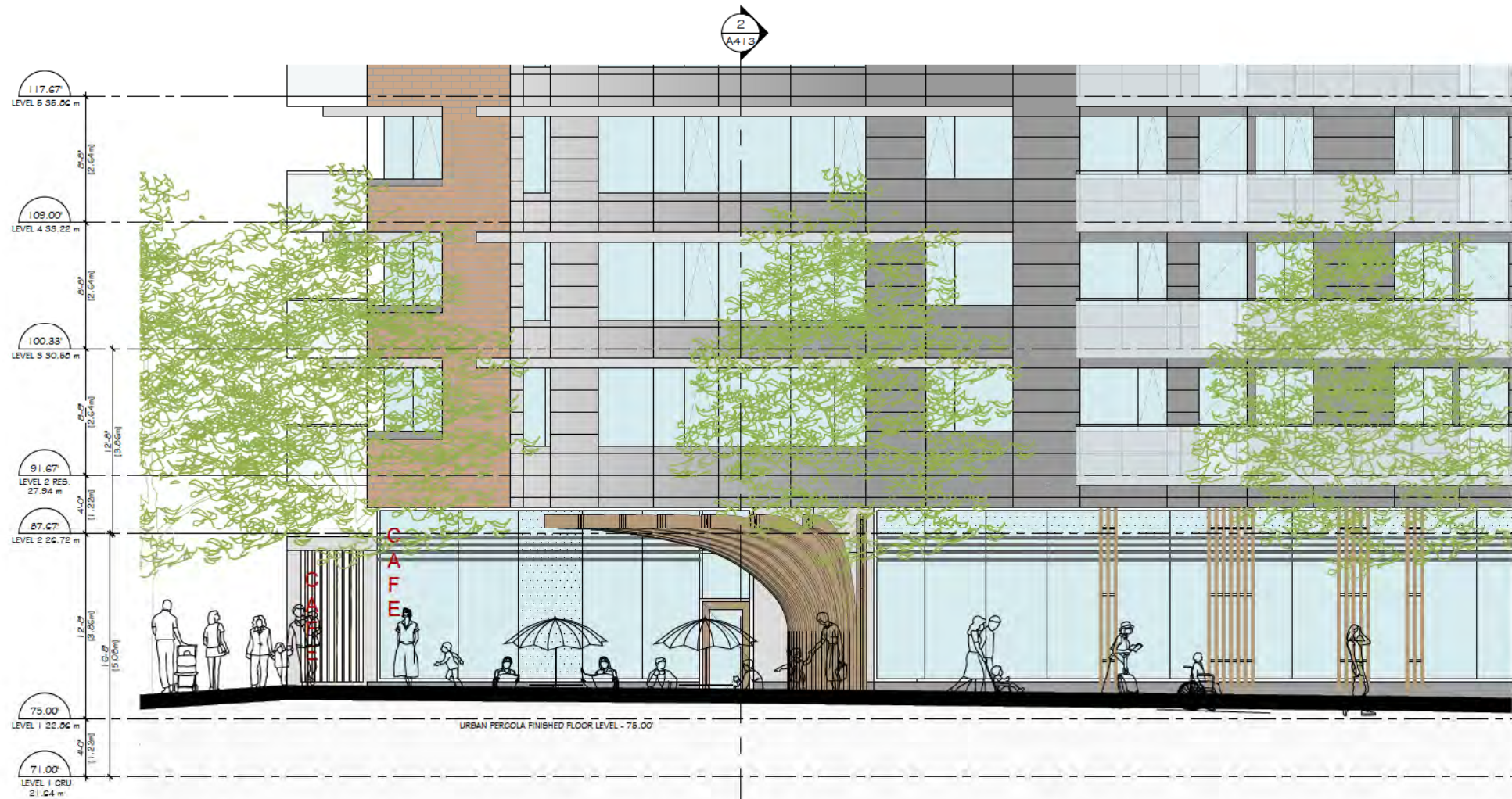
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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

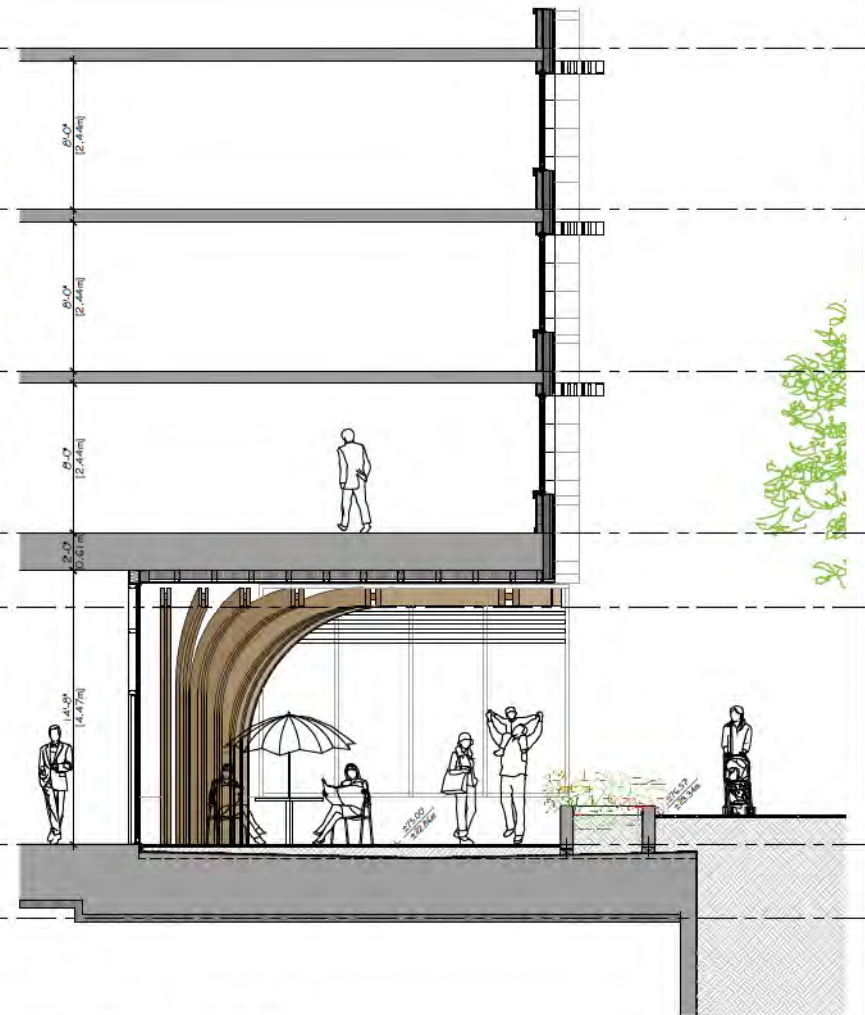
QUADRA (EAST)
STREETSCAPE / PARTIAL SECTION

A412

1:50



1 EAST/ QUADRA STREET ELEVATION



2 STREETScape SECTION

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

QUADRA (EAST)
STREETSCAPE / PARTIAL SECTION

A413

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

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17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

BROUGHTON (SOUTH) STREETScape / PARTIAL SECTION

A414

1:50



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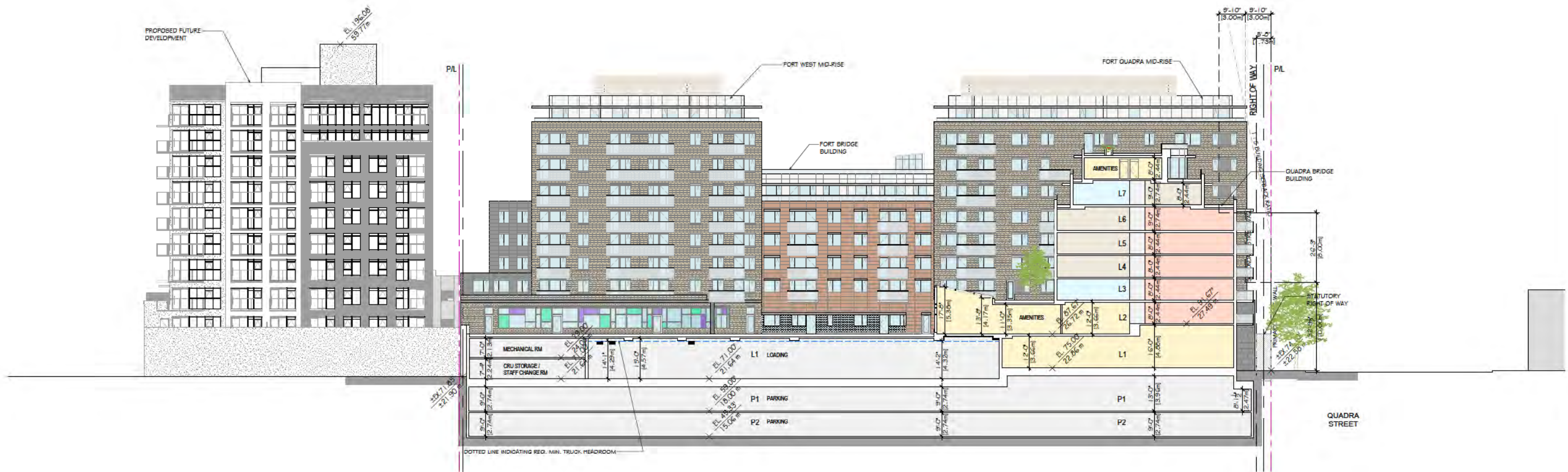
PROJECT NO. 17420

PROJECT NAME: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LOCATION: BROUGHTON (SOUTH) STREETScape / PARTIAL SECTION

A415

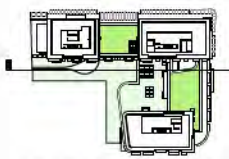
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5	RE-DESIGNED FOR ADP	24 APR 2019
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PROJECT NO. 17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DESIGNER
BUILDING SECTION B/
INTERNAL SOUTH
ELEVATION

A502

DATE
APR 2017

SCALE
1:200

REVISIONS		
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RE-ISSUED FOR ADP		24 APR 2019
RE-ISSUED FOR REZONING & DP		29 MAY 2019
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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

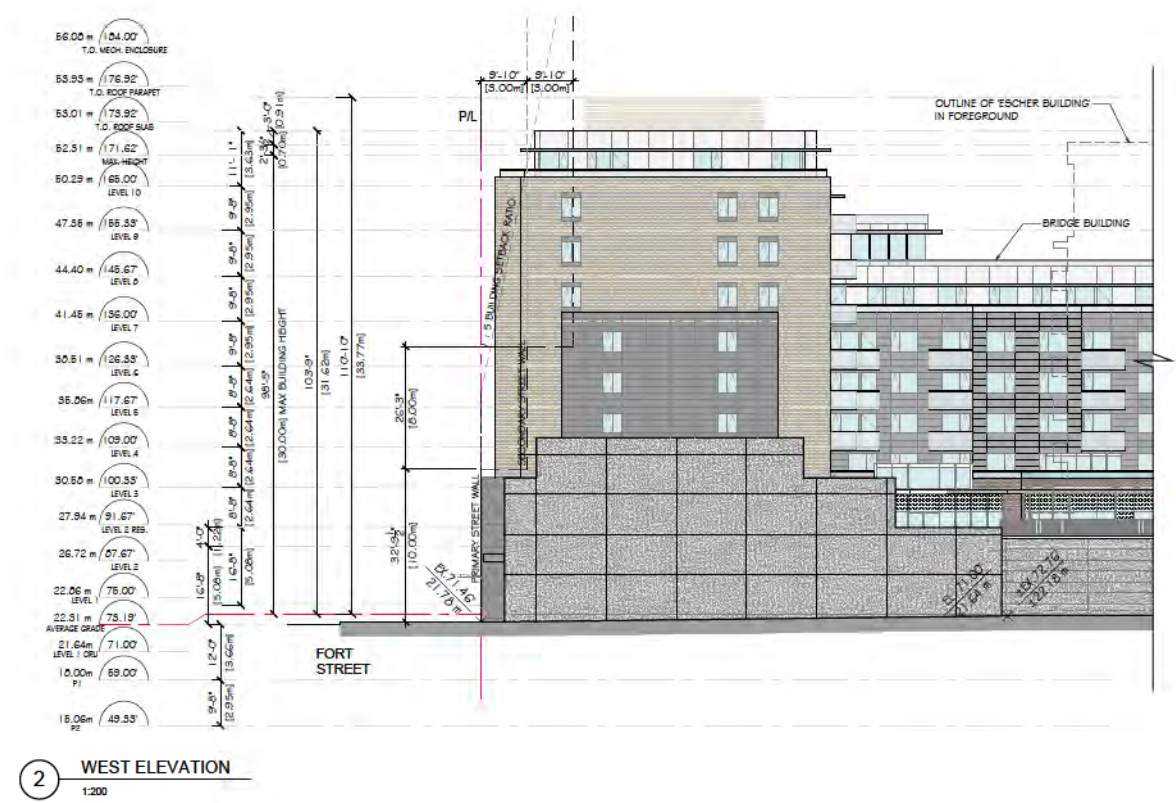
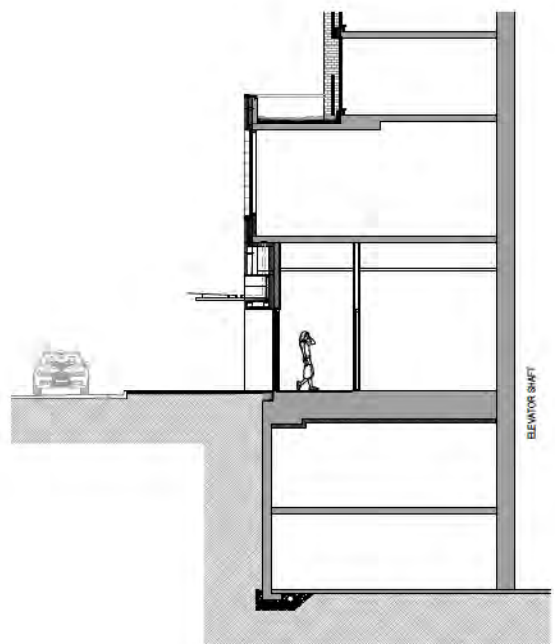
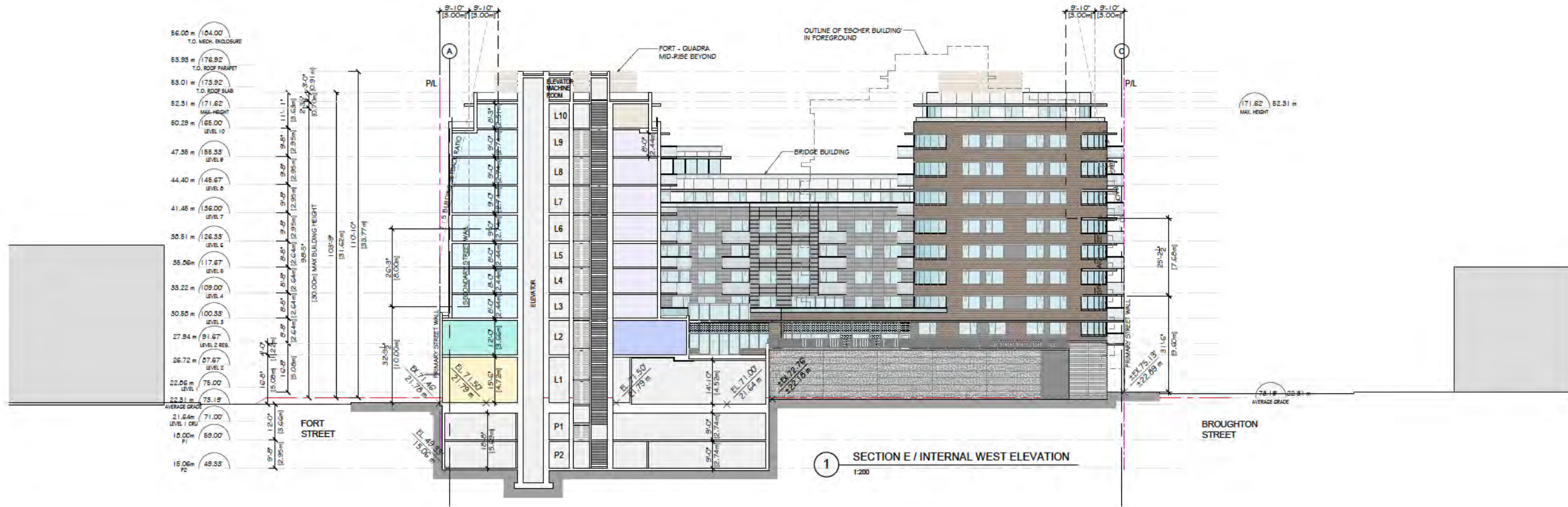
BUILDING SECTION D

A504

NOV 2017

1:200





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7	RE-REVISED FOR PERMITS & DP	26 AUG 2020
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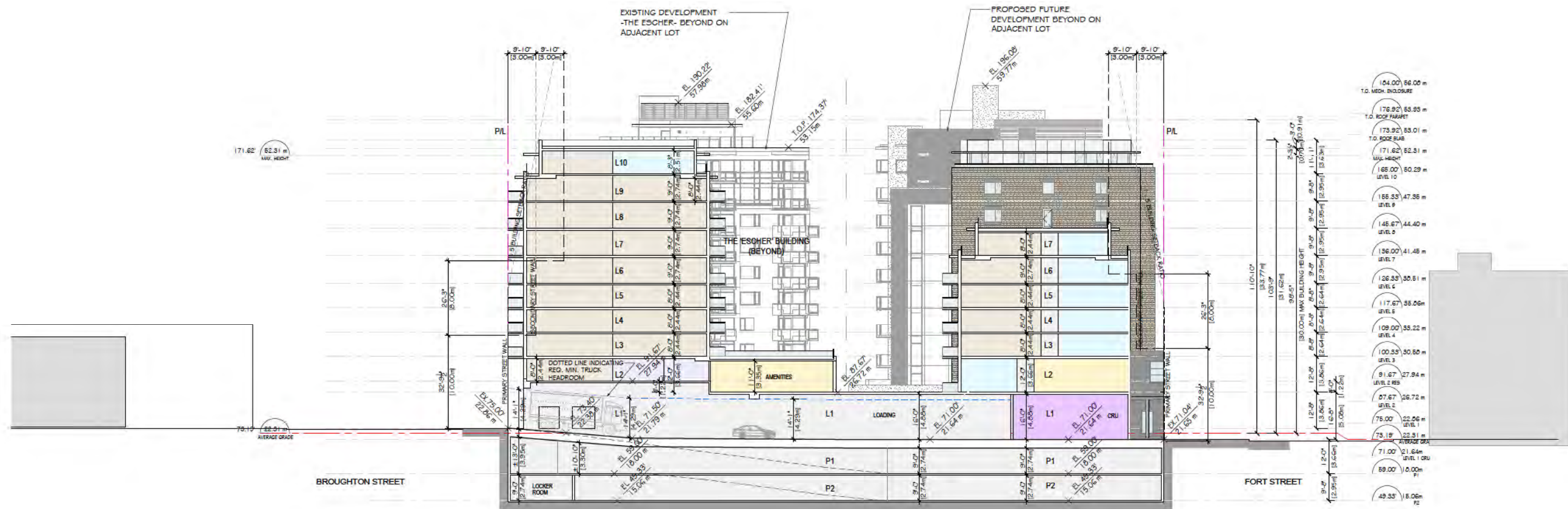
PROJECT NO. 17420

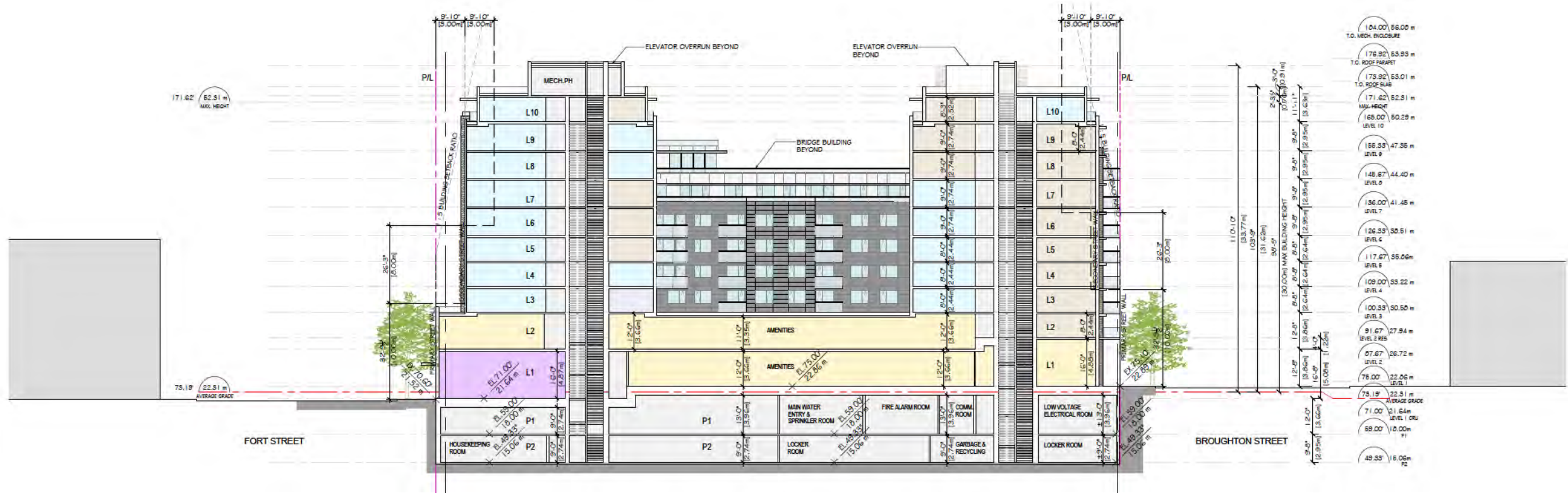
PROJECT **PARC VICTORIA**
Mixed Use Seniors Residential & Commercial Development

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

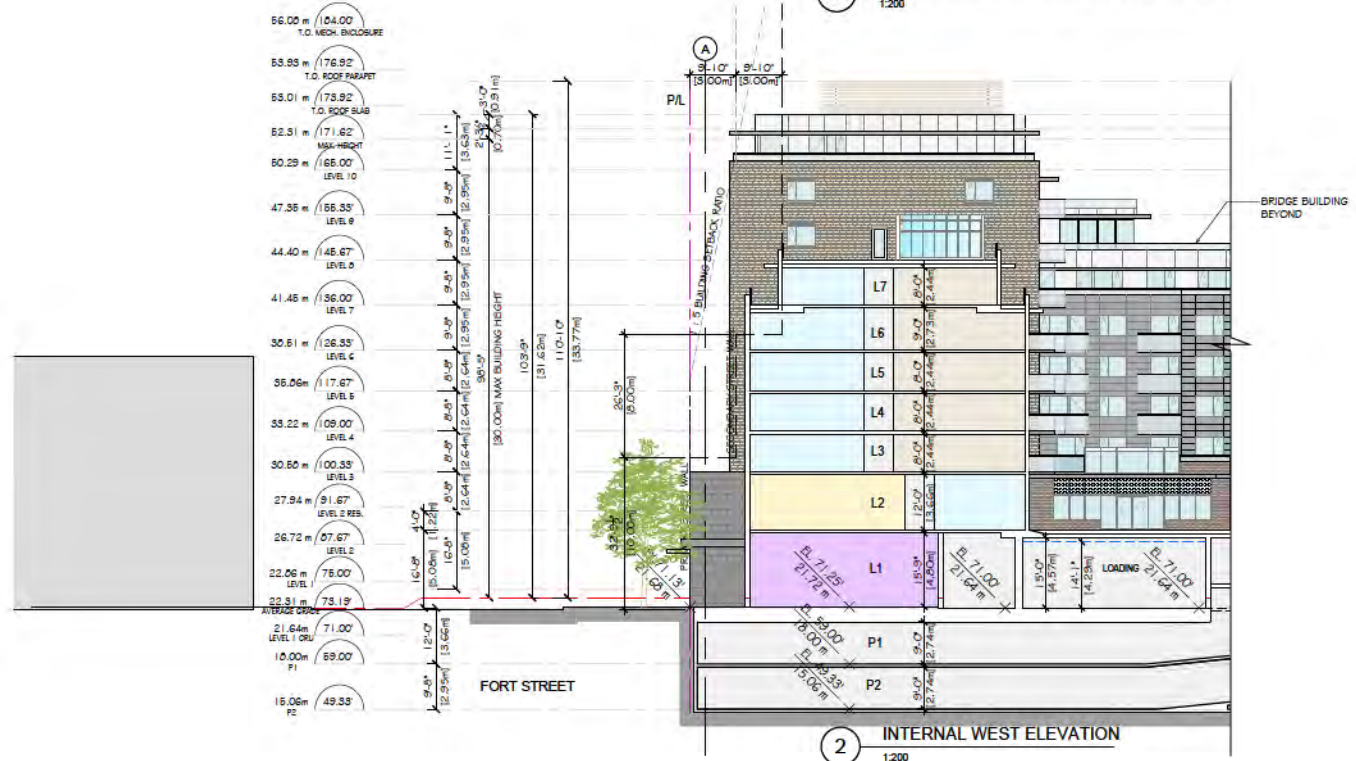
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DATE APR 2017
SCALE 1:200





1 SECTION H / INTERNAL WEST ELEVATION
1:200



2 INTERNAL WEST ELEVATION
1:200

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6	REVISION FOR REVISION & DP	29 MAY 2019
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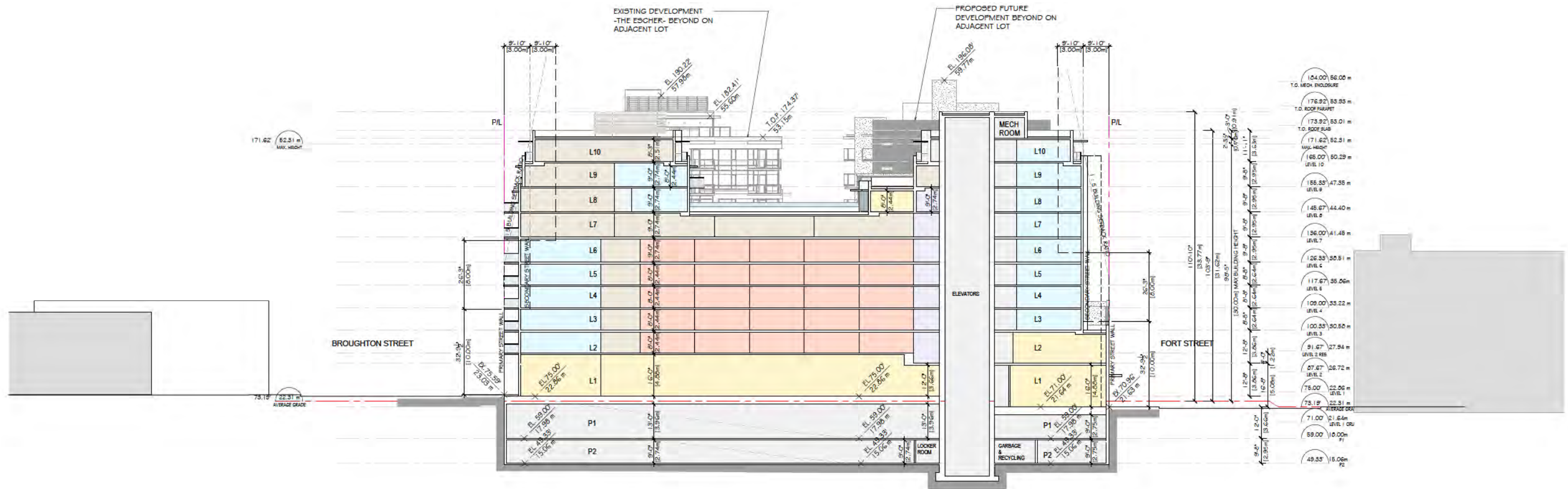
parc
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PROJECT NO. 17420
 PROJECT PARC VICTORIA
 Mixed Use Seniors Residential & Commercial Development

DRAWING NO. BUILDING SECTION H / INTERNAL WEST ELEVATION

DATE APR 2017
 SCALE 1:200

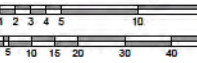
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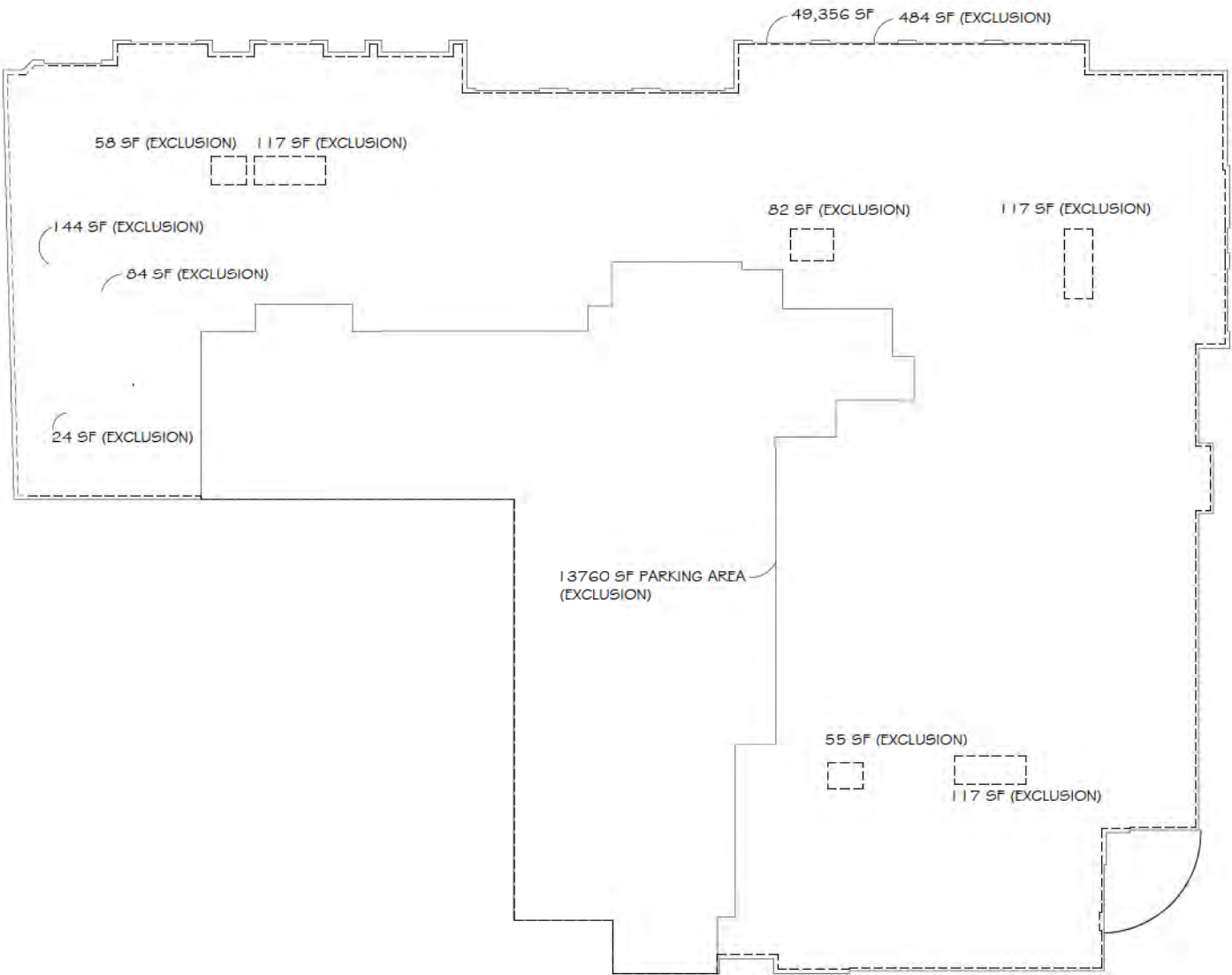
17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

BUILDING SECTION J

A509

DATE: APR 2017
SCALE: 1:200



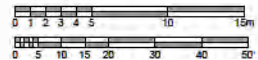
LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 49,356 SF
TOTAL EXCLUDED AREA = 15,042 SF
TOTAL FSR = 34,314 SF

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	18 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	29 MAY 2019
7	RE-ISSUED FOR REZONING & DP	26 AUG 2020
8	RE-ISSUED FOR REZONING & DP	08 MAY 2021
9	RE-ISSUED FOR REZONING & DP	24 NOV 2021

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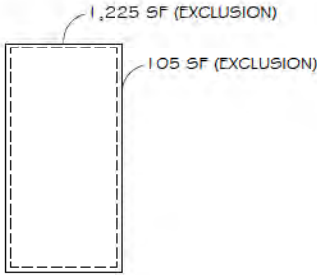
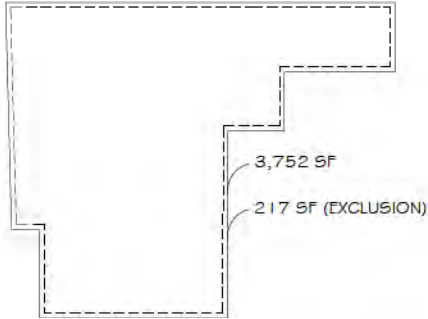
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 1
AREA OVERLAY

001

SCALE

1:200



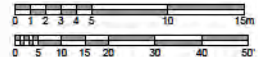
MECHANICAL LEVEL AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 4,977 SF
TOTAL EXCLUDED AREA = 322 SF
TOTAL FSR = 4,655 SF

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	18 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
7	RE-ISSUED FOR REZONING & DP	28 AUG 2020
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9	RE-ISSUED FOR REZONING & DP	24 NOV 2021

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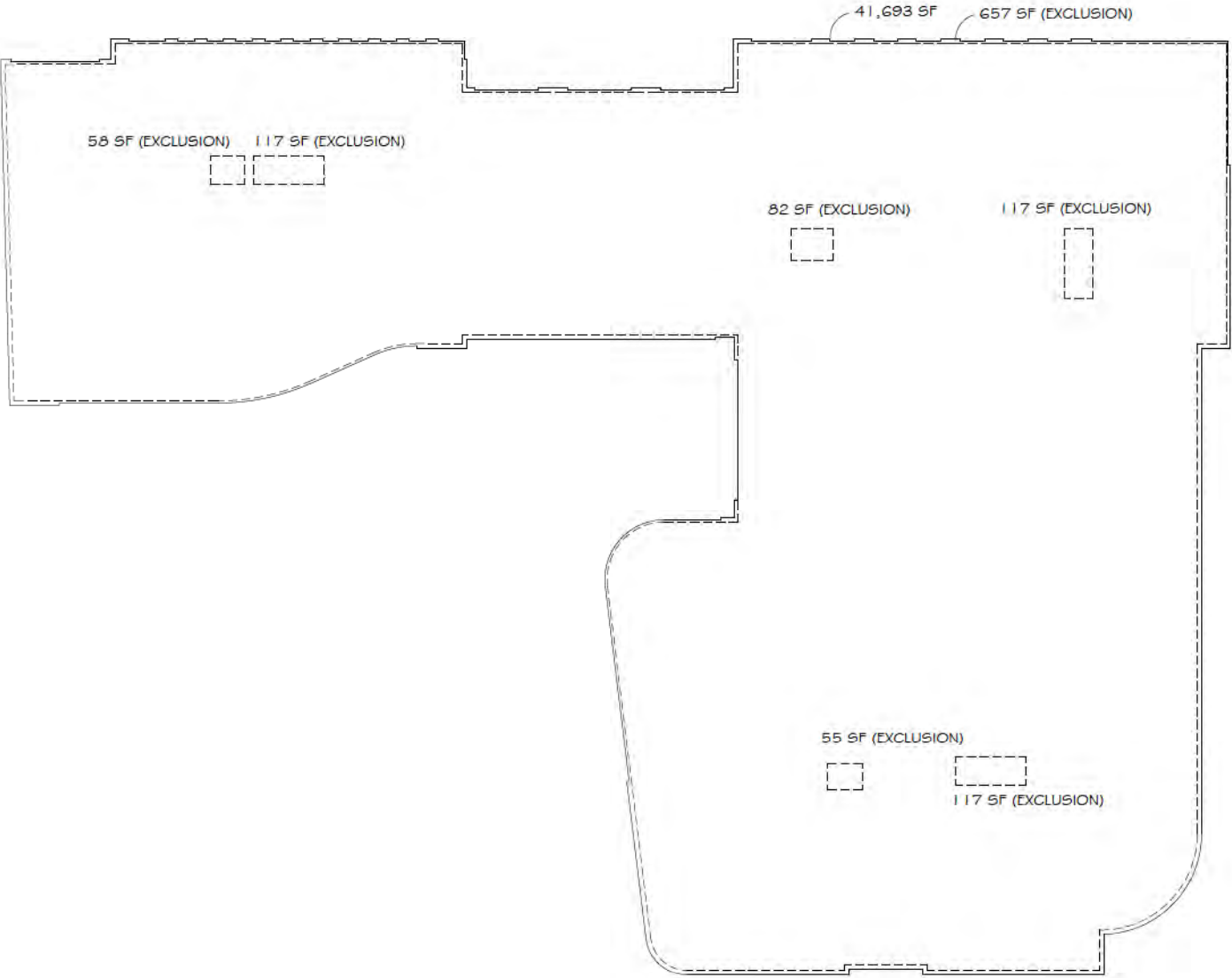
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MECHANICAL LEVEL
AREA OVERLAY

002

SCALE
1:200

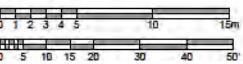


LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 41,693 SF
TOTAL EXCLUDED AREA = 1,203 SF
TOTAL FSR = 40,490 SF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	30 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
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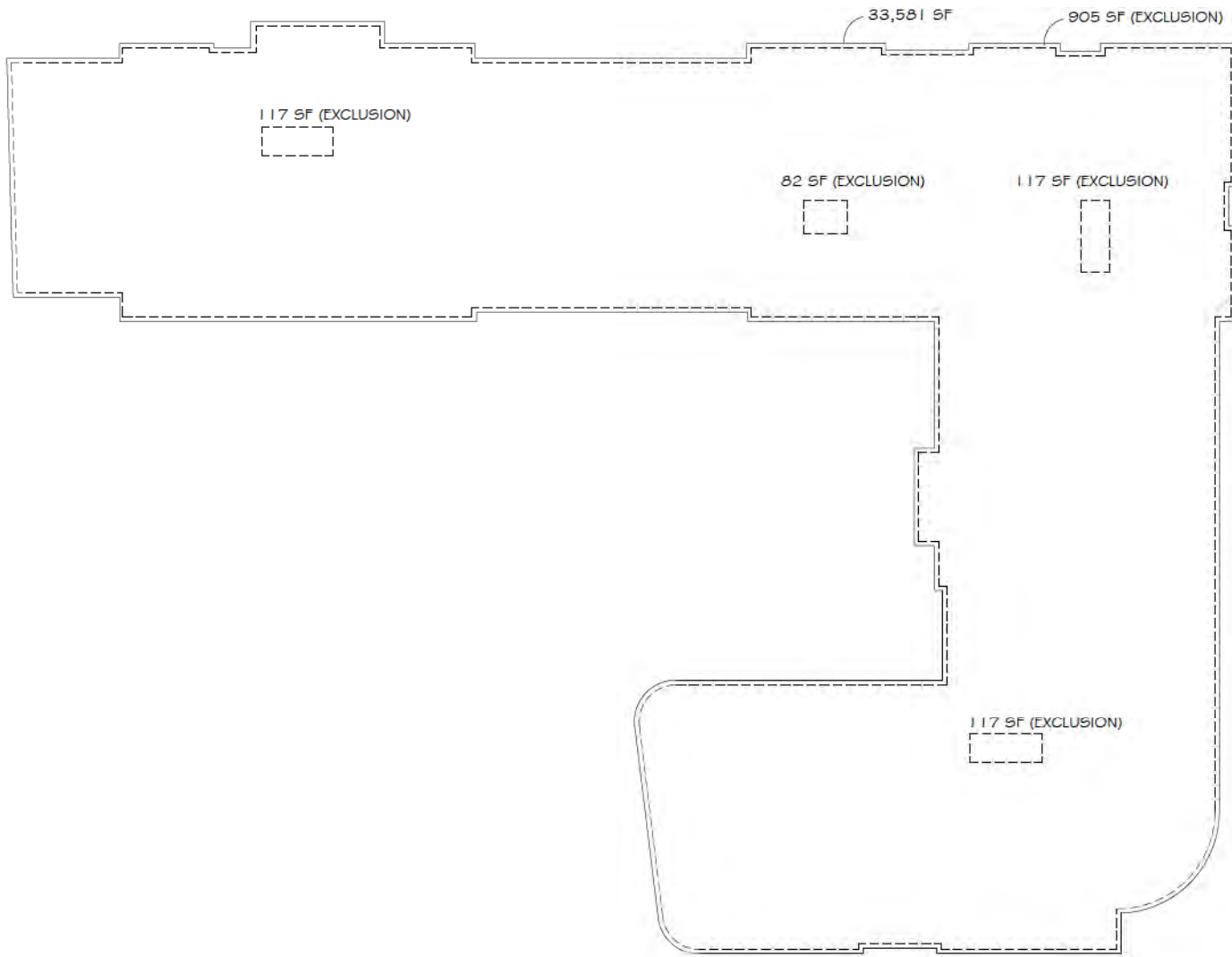
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PARC VICTORIA
Mixed Use Seniors Residential &
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LEVEL 2
AREA OVERLAY

003

1:200



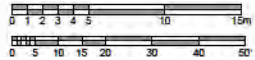
LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 33,581 SF
TOTAL EXCLUDED AREA = 338 SF
TOTAL FSR = 32,243 SF

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	18 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	29 MAY 2019
7	RE-ISSUED FOR REZONING & DP	28 AUG 2020
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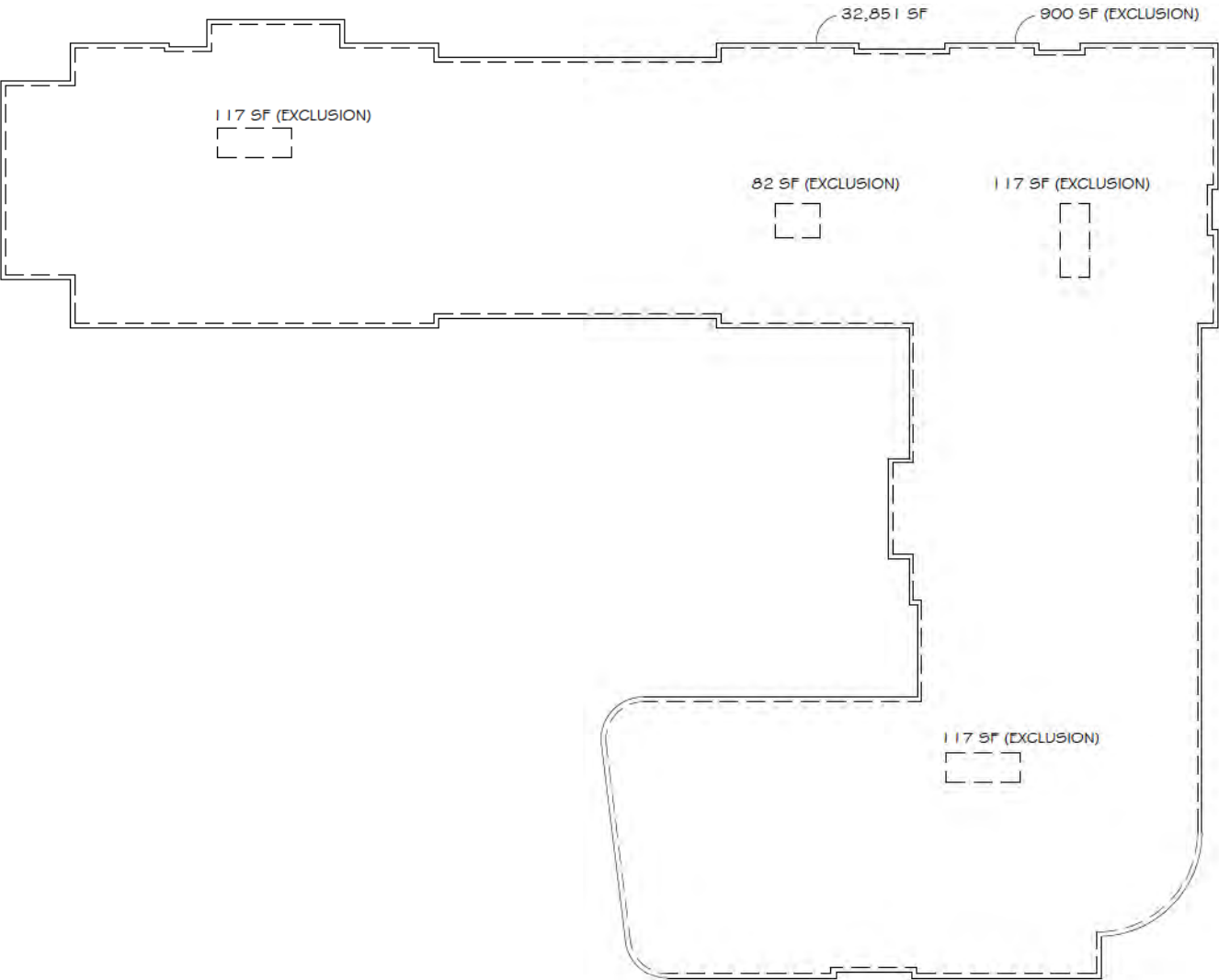
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LEVEL 3
AREA OVERLAY

004



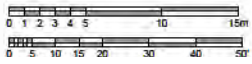
LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

REVISIONS

REV.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	19 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	16 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
7	RE-ISSUED FOR REZONING & DP	26 AUG 2020
8	RE-ISSUED FOR REZONING & DP	05 MAY 2021
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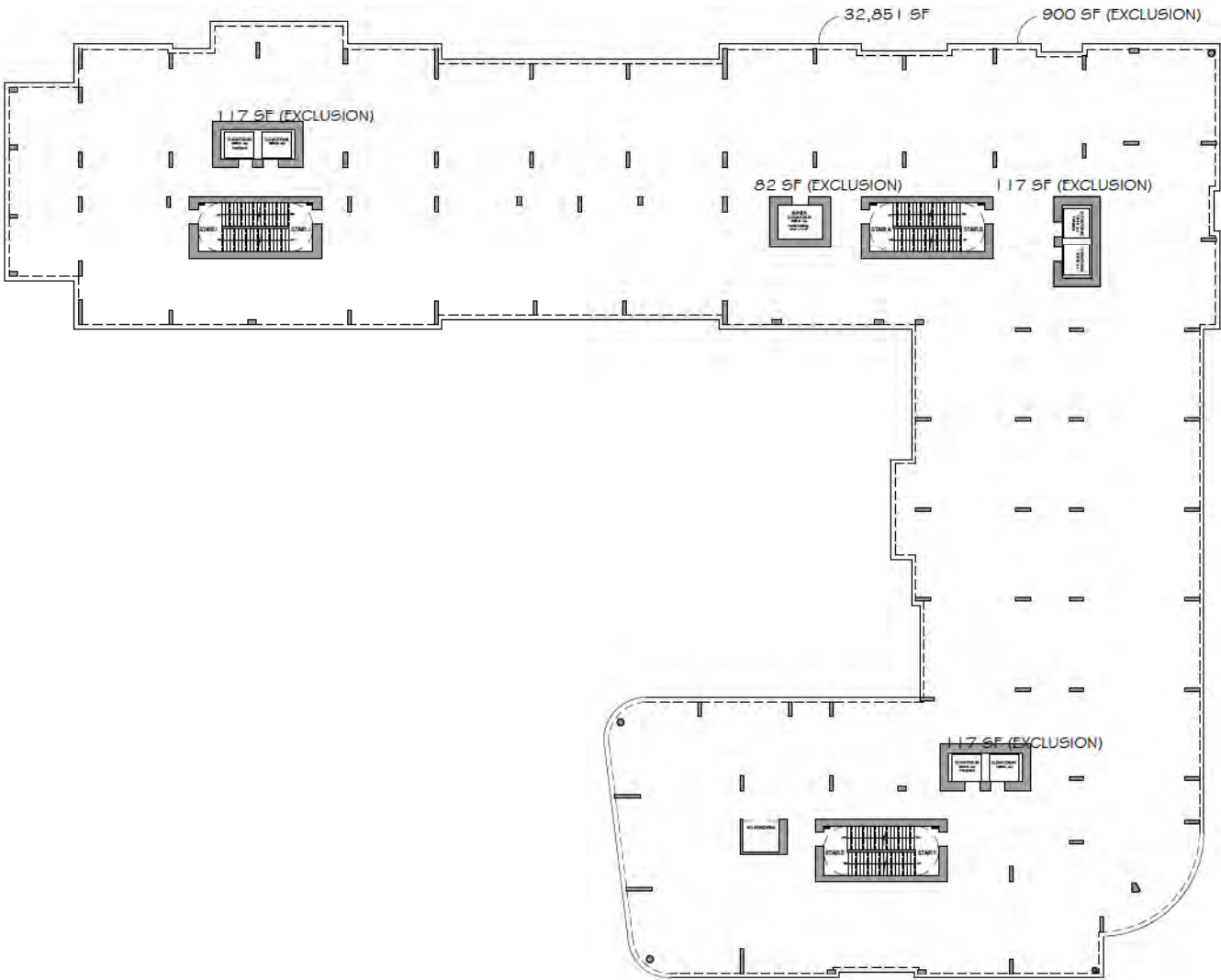
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 4
AREA OVERLAY

005

DWG: 005

SCALE: 1:200

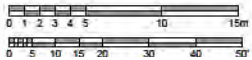


LEVEL 5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

REV.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-REVISED FOR REZONING & DP	20 FEB 2018
3	RE-REVISED FOR ADP	02 APR 2018
4	RE-REVISED FOR REZONING & DP	18 JAN 2019
5	RE-REVISED FOR ADP	24 APR 2019
6	RE-REVISED FOR REZONING & DP	26 MAY 2019
7	RE-REVISED FOR REZONING & DP	26 AUG 2020
8	RE-REVISED FOR REZONING & DP	05 MAY 2021
9	RE-REVISED FOR REZONING & DP	24 NOV 2021

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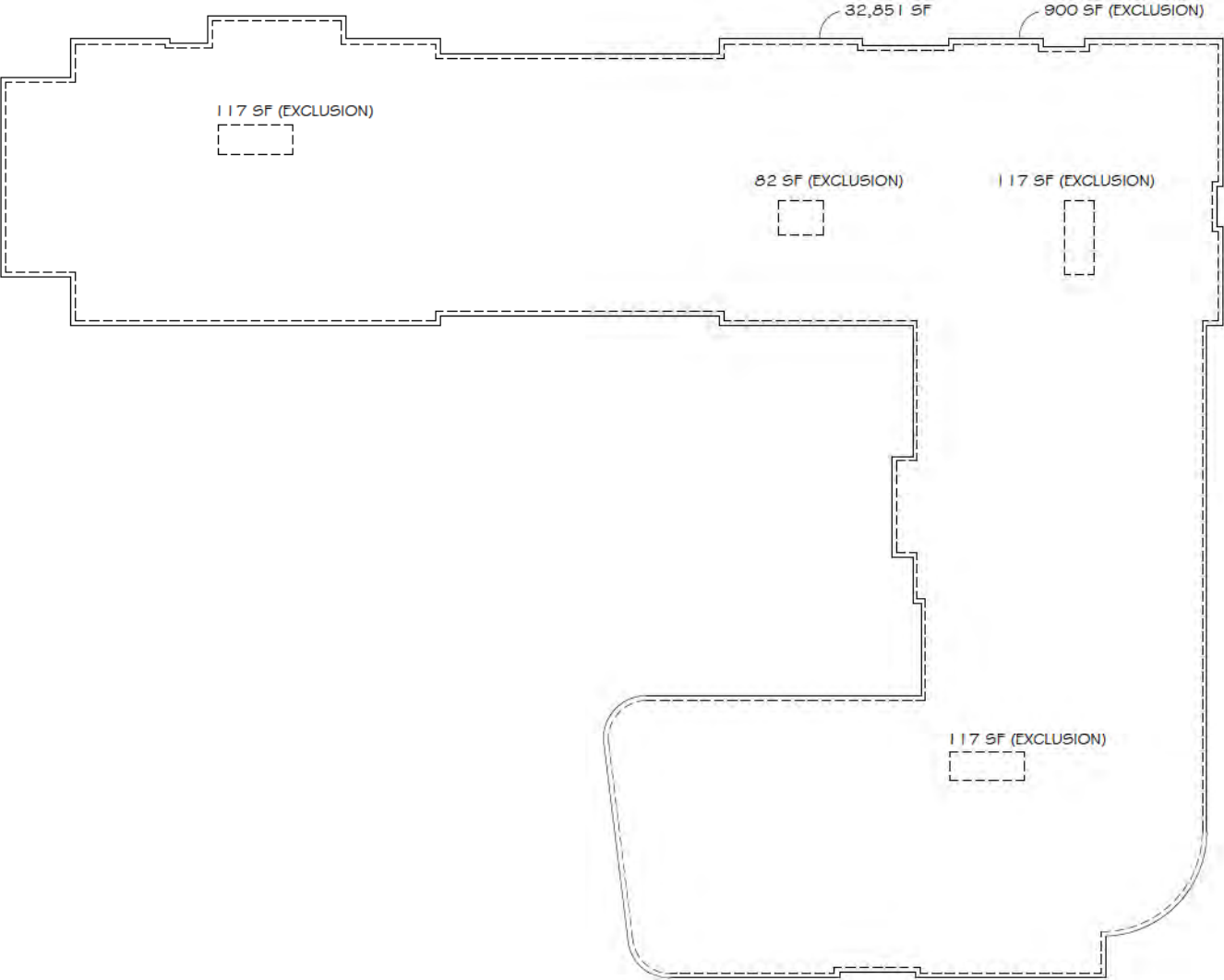
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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 5
AREA OVERLAY

006

DATE: 24 NOV 2021
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DRAWN BY: [Signature]

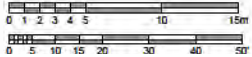


LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

REV.	DESCRIPTION	DATE
1	ISSUED FOR REVISION & CP	18 SEP 2017
2	ISSUED FOR REVISION & CP	20 FEB 2018
3	ISSUED FOR ADP	02 APR 2018
4	ISSUED FOR REVISION & CP	18 JAN 2019
5	ISSUED FOR ADP	24 APR 2019
6	ISSUED FOR REVISION & CP	26 MAY 2019
7	ISSUED FOR REVISION & CP	26 AUG 2020
8	ISSUED FOR REVISION & CP	05 MAY 2021
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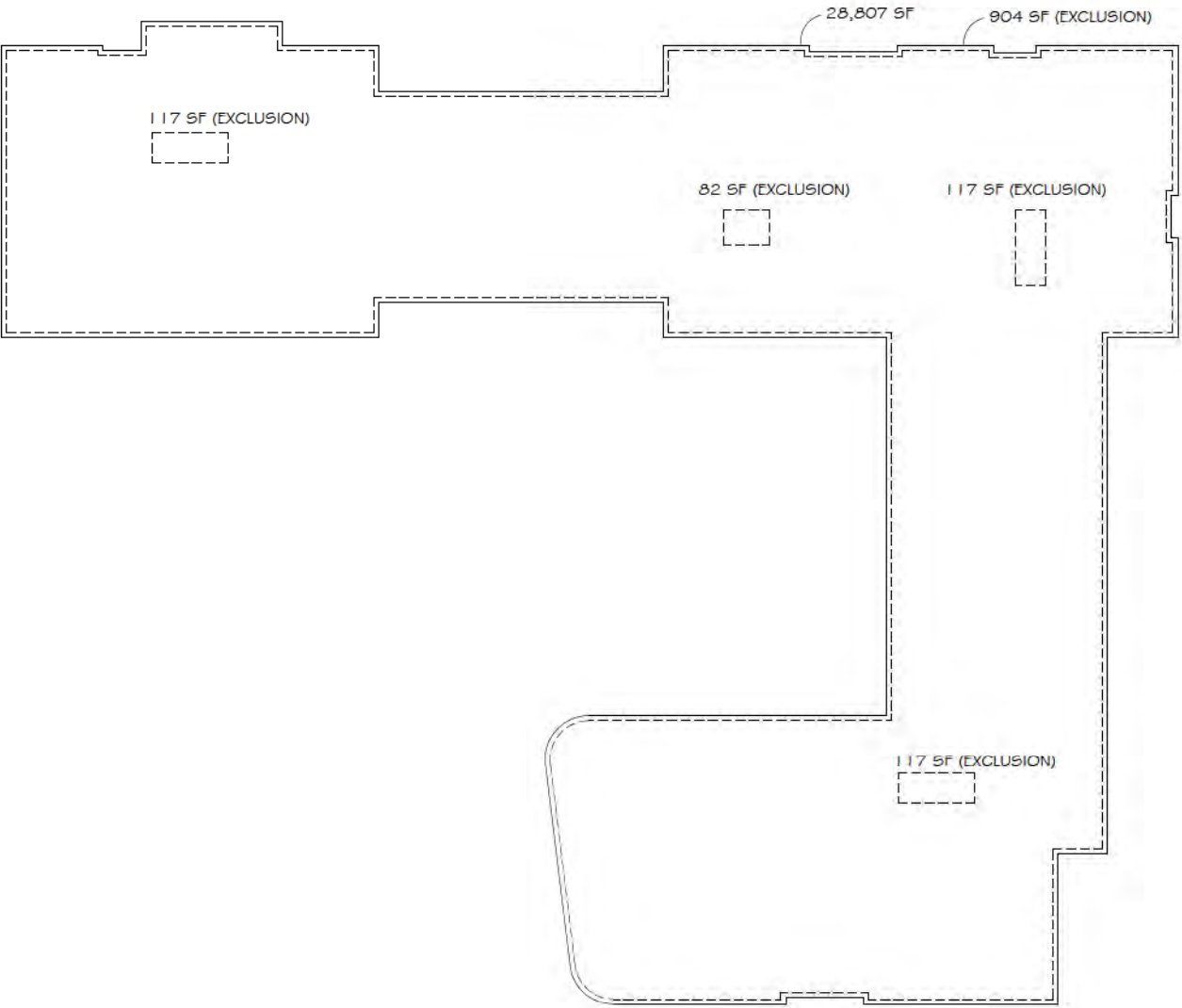
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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 6
AREA OVERLAY

007

DATE: 24 NOV 2021
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DESIGNER: BFA

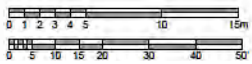


LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 28,807 SF
TOTAL EXCLUDED AREA = 1,337 SF
TOTAL FSR = 27,470 SF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
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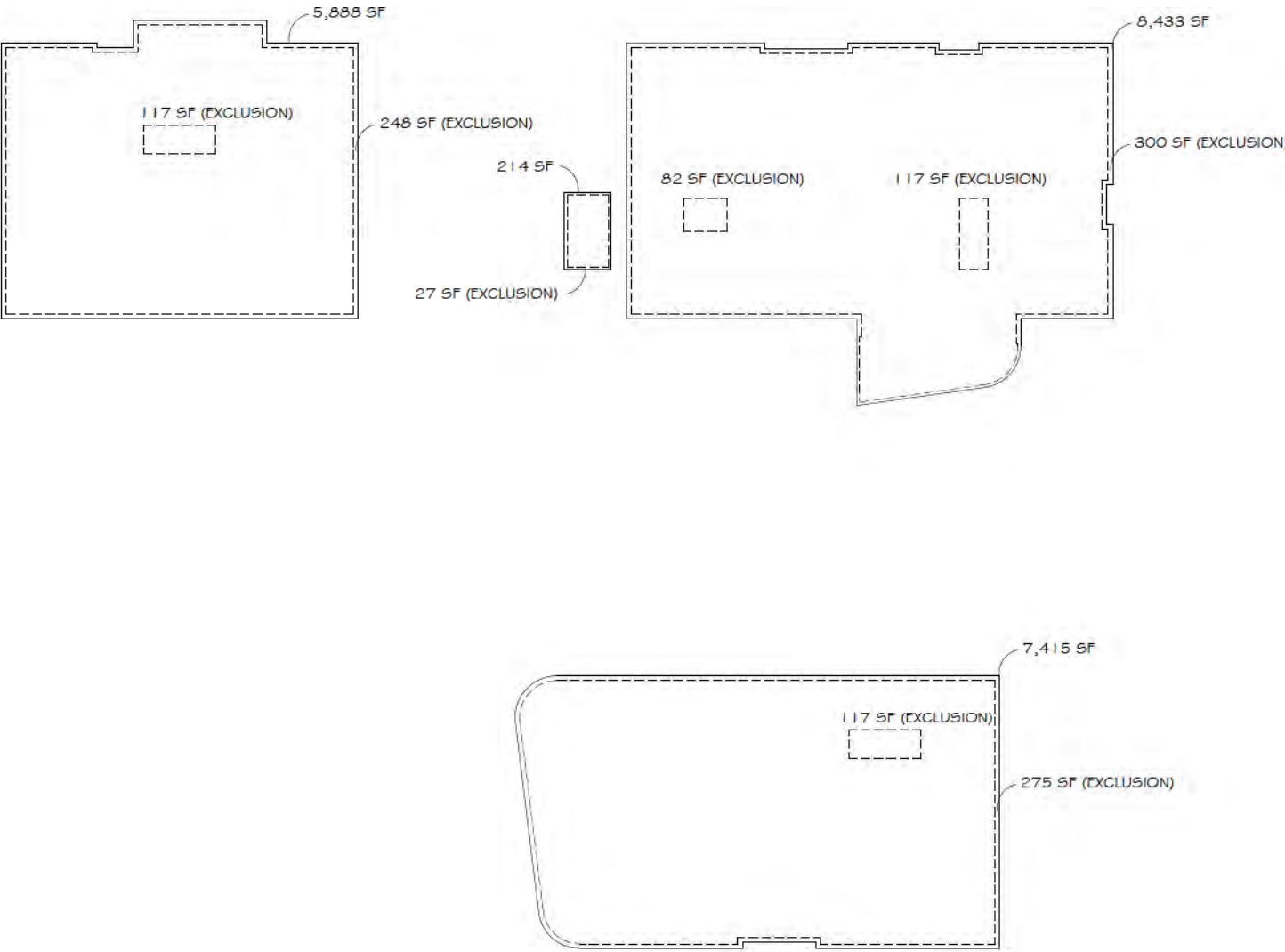
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LEVEL 7
AREA OVERLAY

008

1:200



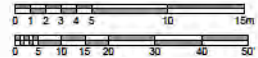
LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 21,950 SF
TOTAL EXCLUDED AREA = 1,283 SF
TOTAL FSR = 20,667 SF

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
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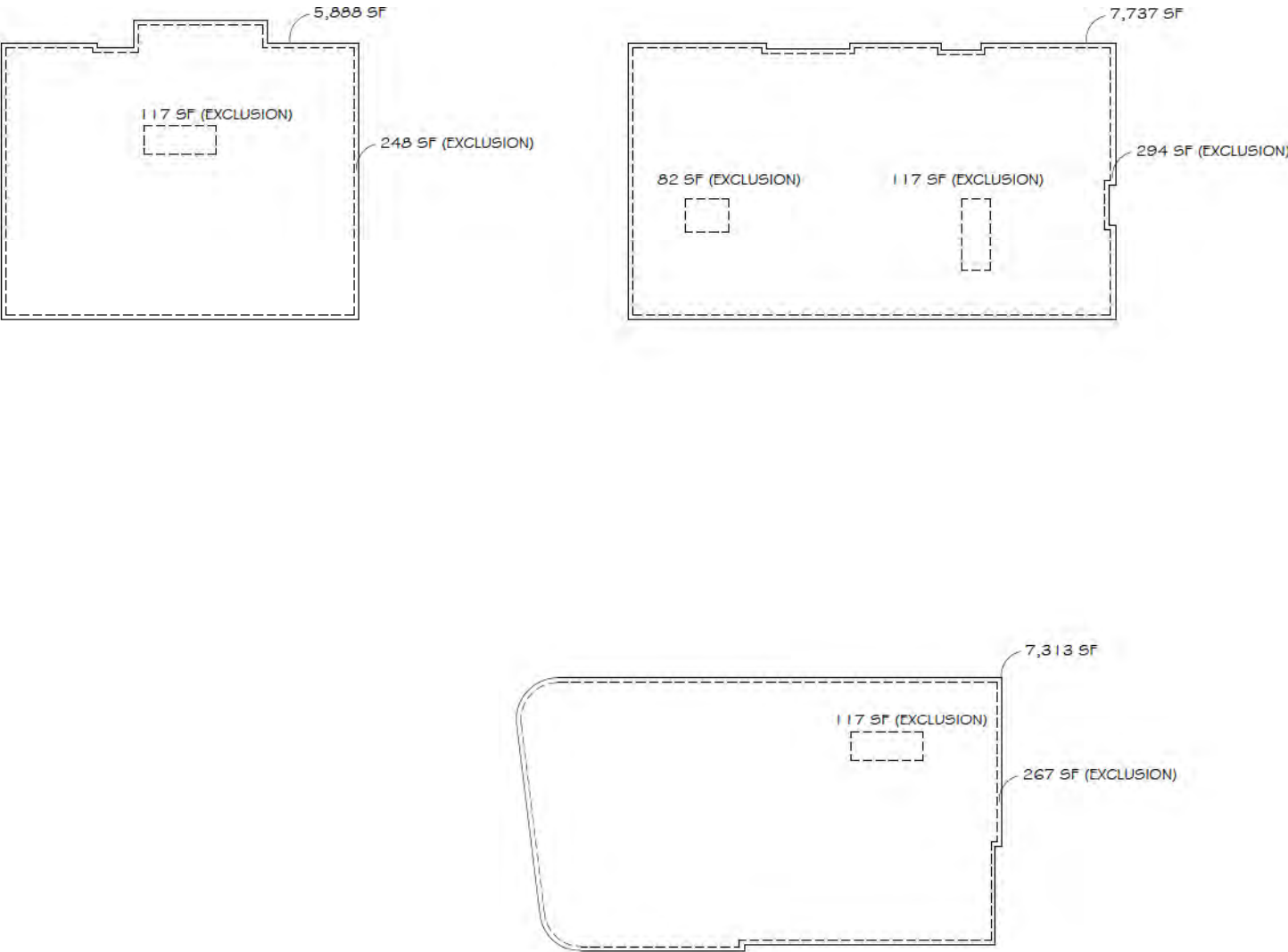
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PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 8
AREA OVERLAY

009

1:200

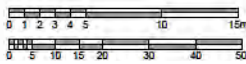


LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 20,938 SF
TOTAL EXCLUDED AREA = 1,242 SF
TOTAL FSR = 19,696 SF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
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5	RE-ISSUED FOR ADP	24 APR 2019
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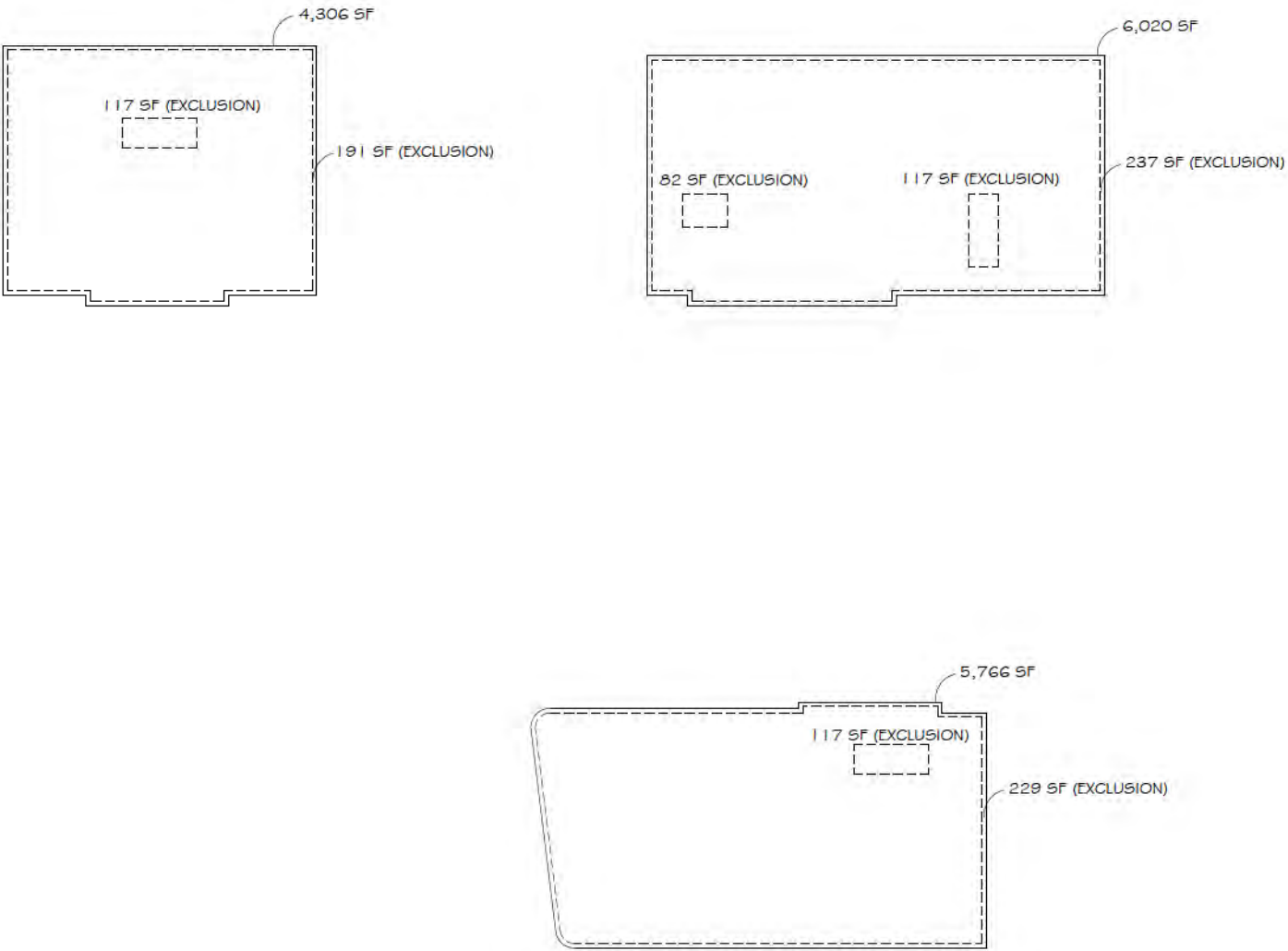
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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 9
AREA OVERLAY

O10

1:200

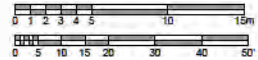


LEVEL 10 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	16,092 SF
TOTAL EXCLUDED AREA	=	1,090 SF
TOTAL FSR	=	15,002 SF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
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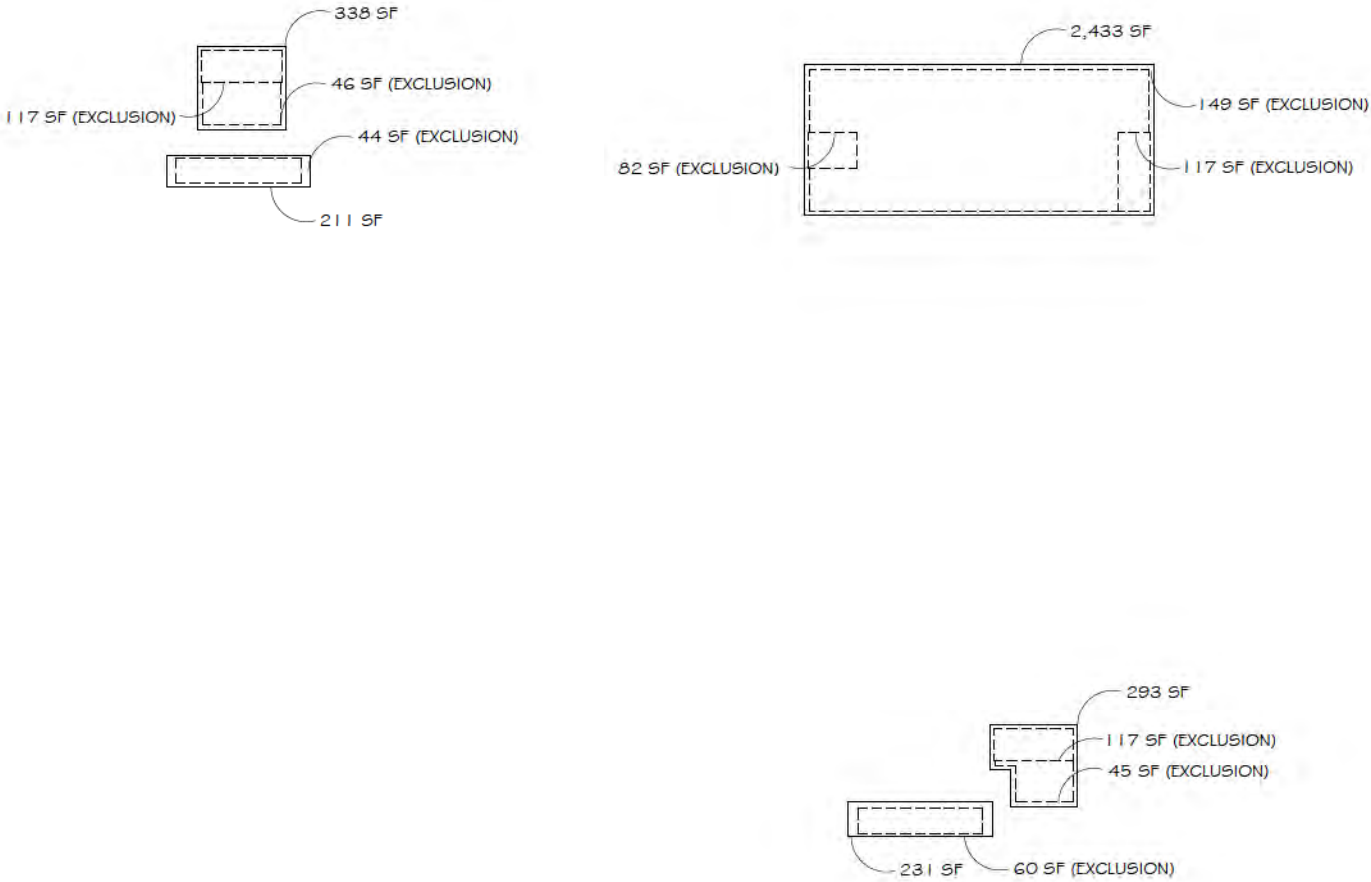
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LEVEL 10
AREA OVERLAY

O11

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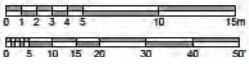


ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	3,506 SF
TOTAL EXCLUDED AREA	=	777 SF
TOTAL FSR	=	2,729 SF

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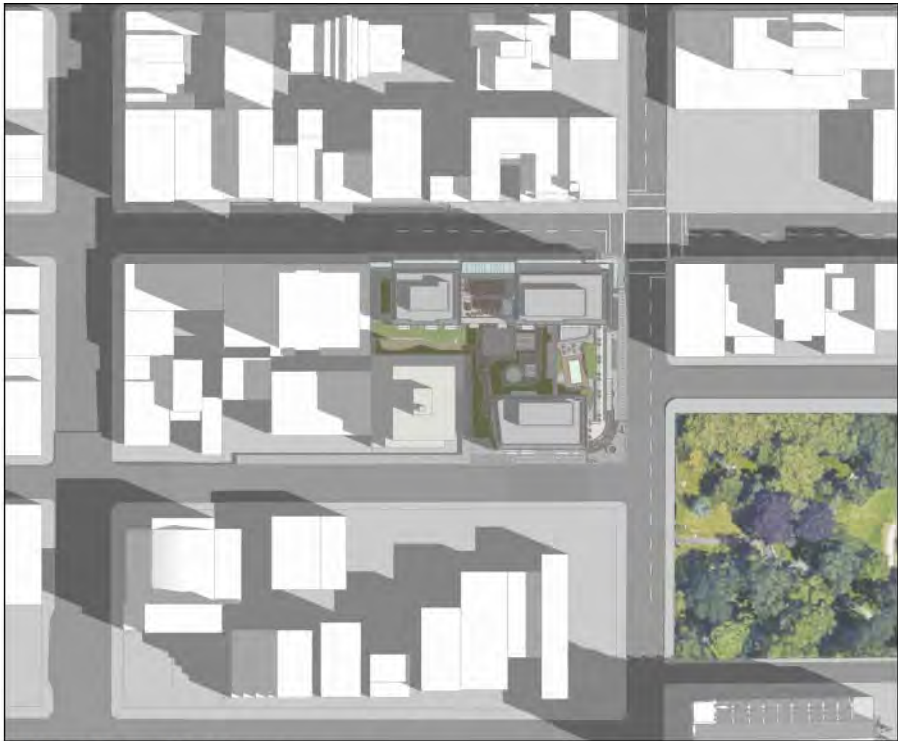
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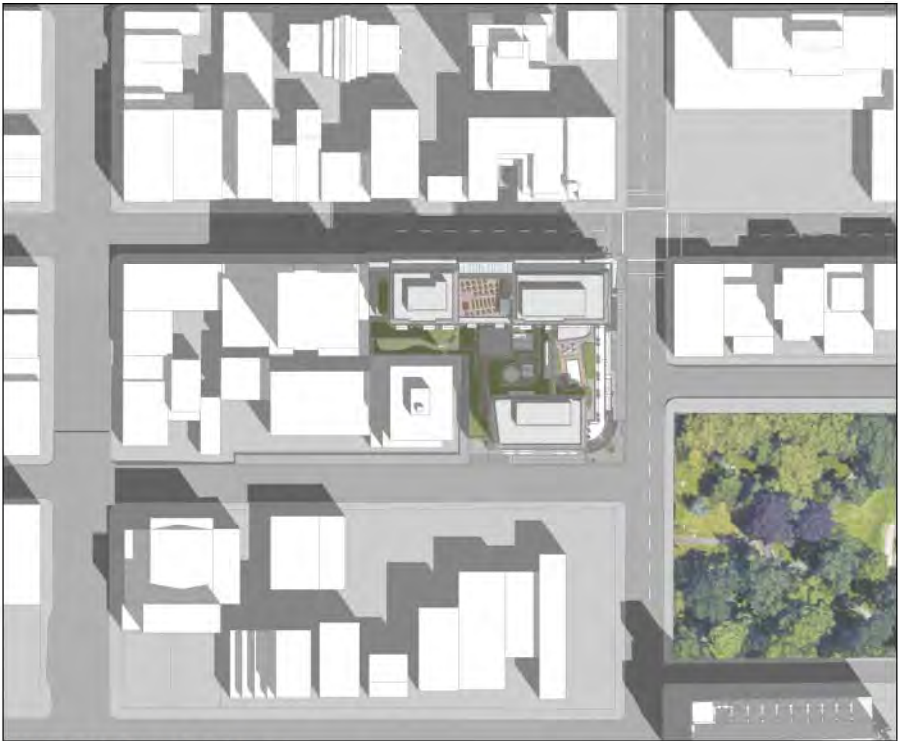
ROOF AREA OVERLAY

012

SCALE 1:200



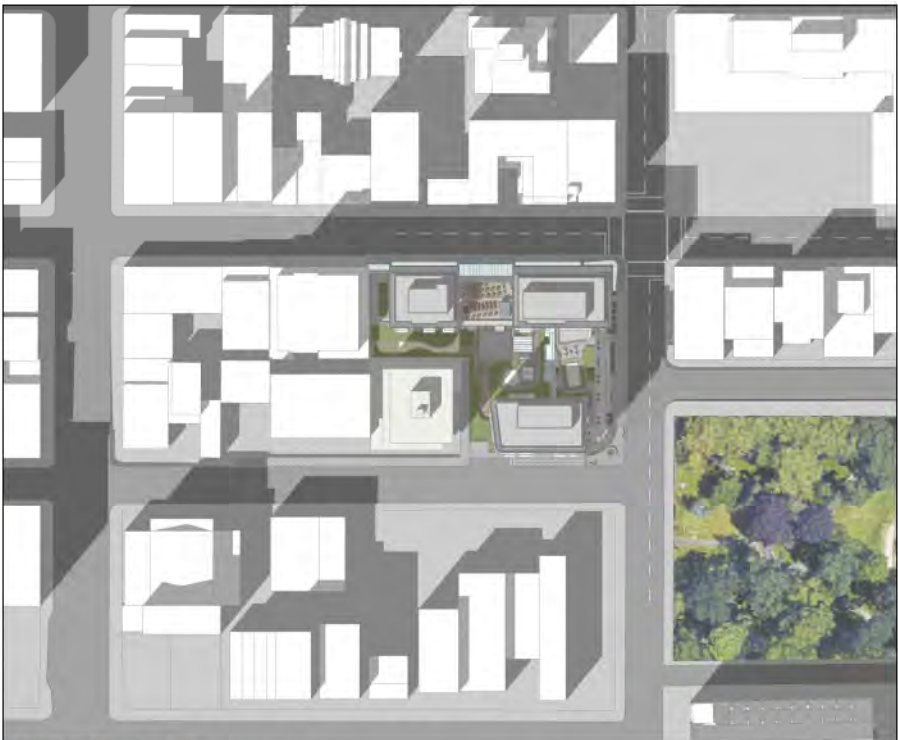
MARCH 21 (10:00 am)



MARCH 21 (12:00 pm)



MARCH 21 (02:00 pm)



MARCH 21 (04:00 pm)

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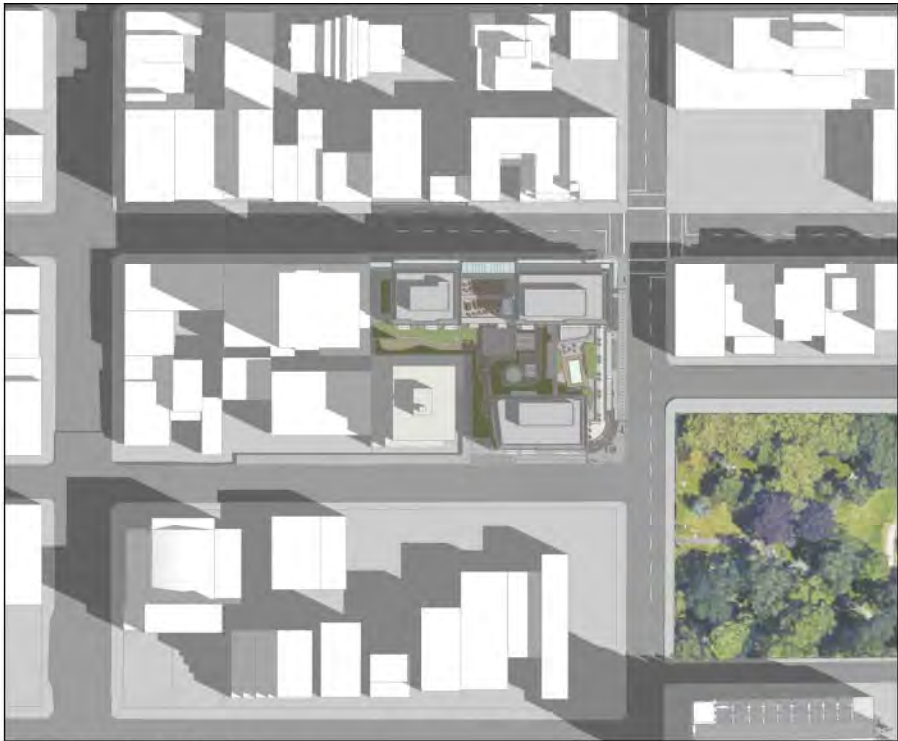
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential &
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SHADOW ANALYSIS

SH01

NTS



SEPT 21 (10:00 am)



SEPT 21 (12:00 pm)



SEPT 21 (02:00 pm)



SEPT 21 (04:00 pm)

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PROJECT NO. 17420

PROJECT: PARC VICTORIA
Mixed Use Seniors Residential &
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DRAWING TITLE: SHADOW ANALYSIS

DRAWING NO. SH02

DATE: 09/21/2018

SCALE: NTS