Mixed Use Seniors Residential & Commercial Development

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

parc retirement living

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CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date: May 31, 2019





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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
BAS	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-4-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
CW	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REQ'D	REQUIRED	HORIZ.	HORIZONTAL	U/F	UPPER FLOOR
CONT.	CONTINUOUS	REV	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
CJ	CONTROL JOINT	R # S	ROD # SHELF	HR.	HOUR	VERT.	VERTICAL
CORR.	CORRIDOR	RM.	ROOM	HWH	HOT WATER HEATER	W.C.	WATER CLOSET [TOILET]
DIA.	DIAMETER	R.D.	ROOF DRAIN	LIN.	LINEN	W/D	WASHER/ DRYER
DN	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM	WD.	WOOD
DWGS	DRAWINGS	STL.	STEEL	MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
DW	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE	W/	WITH
ELECT.	ELECTRICAL	SPEC	SPECIFICATION	MIN.	MINIMUM	W.P.	WATERPROOF
ELEV	ELEVATION	SF	SQUARE FEET	MISC.	MISCELLANEOUS	WR	WASHROOM

PROJECT / CONSULTANT TEAM

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RE-ISSUED FOR RE-ZONING & DP
29 MAY 2019

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
		Exit Stair Rating:	2-hour
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	Service Room Rating: (electrical/ mechanical)	1.5-hour[b] for rooms located in the storage garage, otherwise 1-hour[b][c]
		Fire Alarm:	Single- or two-stage[d]
		Standpipe System:	Required
		Emergency Power:	Required in all exits/ access-to exits (2-hours)
		Emergency Lighting:	Required
		Exit Signs:	Required
No. of Buildings:	2	Panic hardware:	Required
Building Height:	10 storeys	Access for Disabled:	Required
No. of Streets:	3		
Sprinklers:	Required	Major Occupancy Separation:	2-hour between Group A-2 and Group B-3, 1-hour between B-2 and B-3, 1-hour between Group A-2 and Group C, 1½-hour between storage garage and adjacent occupancy
Construction:	Noncombustible required		
Bldg Area:	Approximately 4,650 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	Fire Department Connections:	2 connections required per NFPA 14
Loadbearing:	Same rating as for supported assembly		
High building requirements:	Applicable		

(a) Based on the 2018 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)** 27,111 m2
- **Retail Floor Area (m2)** 900 m2
- **Office Floor Area** 304 m2
- **Childcare Area** 345 m2
- **Residential Floor Area (m2)** 17,223 m2 (Excluding Amenities, circulation, core etc.)
- **Residential Floor Area (m2)** 20,706 m2 (Including Amenities, excluding circulation, core etc.)
- **Floor Space Ratio** 5.25
- **Site Coverage (%)** 88.8%
- **Open Site Space (%)** 49%
- **Height of Building (m)** 31.62m to top of roof parapet
  33.77m to top of mechanical enclosure
- **Number of Storeys** 1,6,7 & 10 (Level 11 is rooftop mechanical / service rooms only)
- **Parking Stalls (Number on site)**
  - Commercial, Offices, Daycare, Visitors 92
  - Residential 93 (Including Seniors on site shuttle)
- **Bicycle Parking Number (Class 1 and Class 2)** 60+26=86 stalls including end of trip bicycle facilities for PARC staff, retail and offices. In addition, 24 scooter stalls are provided for seniors.
- **Building Setbacks**
  - Fort Street Varies 0.00 m to 3.79 m
  - Quadra Street Varies 1.73 m (1.73 m SRW requested by Victoria transportation engineering) to 11.03 m
  - Broughton Street 1.65 m to 12.25 m
- **Total Number of Rental Units:** 266
- **Seniors Independent Rental Unit Mix**
  - Studio 15 units (5.6%)
  - 1 Bedroom 118 units (44.0%)
  - 1 Bedroom + Flex 48 units (17.9 %)
  - 2 Bedroom 79 units (29.5%)
  - 2 Bedroom + Flex 6 units (2.2%)
  - 3 Bedroom 2 units (0.7%)

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & 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 & TWO LEVEL OF UNDERGROUND PARKING								
LEGAL DESCRIPTION	9 LOTS - PCL "B" OF LOT 275 PID 009-366-555; PCL "A" (DD 46838-I) OF LOT 275 PID 008-426-163; LOT 274 PID 008-426-031 ; LOT A PLAN 45314 PID 007-890-664; LOT A (EH145952) PLAN 6909 PID 019-023-740; LOT A PLAN 16155 PID 004-005-902; THE S'LY 50' OF LOT 270 PID 000-436-925; LOT B PLAN 45314 PID 007-890-711; W 1/2 LOT 268 PID 000-044-059								
CIVIC ADDRESS PRESENT	829/831,835,841/847,849,893/895/899 FORT STREET & 846 BROUGHTON STREET								
CIVIC ADDRESS FUTURE	FORT BUILDING, FORT BRIDGE BUILDING, FORT-QUADRA BUILDING, QUADRA BRIDGE BUILDING & BROUGHTON BUILDING - TBD								
TOTAL LOT AREA	**55,588**	**SF**	**5,164.3**	**SM**					
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	**268**								
ZONING - FUTURE	PROPOSED SITE SPECIFIC / TBD								

	REQUIRED / ALLOWED / DCAP				**PROPOSED**				**NOTES**
			SF	SM			SF	SM	
DENSITY / FSR / GFA	FAR	5.00	277,940	25821	FAR	**5.25**	291,823	27111	
SITE COVERAGE						**88.8%**	49,356	4,585	EXCLUDING BUILDING PROJECTIONS, CANOPIES & BALCONIES
OPEN SITE SPACE									
STREET LEVEL FROM PROPERTY LINE TO BUILDING FACE/LEVEL 1							5,548	513	
LEVEL 2							8,413	777	
LEVEL 3							6,343	586	
LEVEL 8							6,857	634	
TOTAL						**49%**	**27,161**	**2,510**	
HEIGHT BUILDING	98.4	FT	30.0	M	110.83	FT	33.77	M	FROM AVERAGE GRADE TO TOP OF ROOFTOP SERVICE RMS & ENCLOSURES
					103.75	FT	31.62	M	FROM AVERAGE GRAGE TO TOP OF ROOF PARAPET
NUMBER OF STOREY	10				11				LEVEL 11 IS MECHANICAL / SERVICE ONLY. TOP LEVELS ARE STEPPED BACK FROM LOWER LEVELS
SETBACKS	**FT**	**M**	**FT**	**M**	**FT**	**M**	**FT**	**M**	
FRONT/NORTH - FORT STREET					0	0.00	12.45	3.79	VARIES FROM 0FT TO 12.45 FT
FRONT/EAST - QUADRA STREET					5.67	1.73	36.20	11.03	VARIES FROM 5.67 FT TO 36.20 FT
FRONT/SOUTH - BROUGHTON STREET					5.41	1.65	40.20	12.25	VARIES FROM 5.41 FT TO 40.20 FT
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		0m	233.15	78.3%	8.88m	
FRONT/EAST - QUADRA STREET	0 - 3m	60% min	10 - 15m		1.95m	67.41	29.8%	8.88m	
FRONT/SOUTH - BROUGHTON STREET	0 - 3m	60% min	10 - 15m		1.65m	119.08	68.6%	25.34-28.59m	
SECONDARY STREET WALL	**SETBACK**	**LENGTH**	**HEIGHT**		**SETBACK**	**LENGTH**	**%**	**HEIGHT**	
FRONT/NORTH - FORT STREET	3 -6m	30% min	18 - 25m		3.79m	64.67	21.7%	3.29-19.55m	
FRONT/EAST - QUADRA STREET	3 -6m	30% min	18 - 25m		4.24m-11.03m	116.83	51.6%	19.75	
FRONT/SOUTH - BROUGHTON STREET	3 -6m	30% min	18 - 25m		6.03-12.25m	47	27.1%	5.02-19.35m	
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 M/98.4 FT	**SF**	**SM**			**SF**	**SM**			LEVELS 7 AND UP
RESIDENTIAL - FORT BUILDING	10,010	930			5,886	546.8			
RESIDENTIAL - FORT BRIDGE BUILDING	10,010	930			3,098	287.8			
RESIDENTIAL - FORT/QUADRA BUILDING	10,010	930			8,435	783.6			
RESIDENTIAL - QUADRA BRIDGE BUILDING	10,010	930			4,668	433.7			
RESIDENTIAL - BROUGHTON BUILDING	10,010	930			7,415	688.9			REFER TO A004 FOR CALCULATIONS
BUILDING SEPARATION - DCAP GUIDELINES	**M**	**FT**			**M**	**FT**			
COMMERCIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	0	0			0	0			WEST SIDE
RESIDENTIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	3	9.84			2.94	9.64			WEST SIDE LEVEL 4
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, A200,A201 & 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 & A202A
GARBAGE / RECYCLING / STORAGE									REQUIREMENTS PROVIDED BY PARC GARBAGE & RECYCLING COLLECTION COMPANY
SENIORS					PROVIDED				
CRU/OFFICE/CHILDCARE					PROVIDED				

NOTES:

1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING
2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF VICTORIA BYLAWS
3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC

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REVISIONS

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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
ZONING DATA

SEAL

DRAWING NO. A001
REVISION -

DATE
DRAWN
SCALE
CHECKED

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						
LEVEL	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	9,690	0	215	215	0	13,760	386	944	16,215	0	17,159	1,594	9,690	900	49,356	4,585	13,760	456	603	252	15,071	34,285	3,185
PARTIAL MECHANICAL	0	0	0	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	4,977	462	0	304	0	0	304	4,673	434
LEVEL 2	1	13	13	0	0	3,501	2,612	440	0	0	0	19,060	9,519	28,579	2,655	0	0	41,676	3,872	0	609	603	0	1,212	40,464	3,759
LEVEL 3	1	40	40	0	0	0	0	0	0	0	0	0	27,582	27,582	2,562	0	0	33,587	3,120	0	857	490	0	1,347	32,240	2,995
LEVEL 4	1	39	39	0	0	0	0	0	0	0	0	298	26,657	26,955	2,504	0	0	32,851	3,052	0	848	490	0	1,338	31,513	2,928
LEVEL 5	1	39	39	0	0	0	0	0	0	0	0	0	26,855	26,855	2,495	0	0	32,851	3,052	0	848	490	0	1,338	31,513	2,928
LEVEL 6	1	39	39	0	0	0	0	0	0	0	0	0	26,855	26,855	2,495	0	0	32,851	3,052	0	848	490	0	1,338	31,513	2,928
LEVEL 7	1	32	32	0	0	0	0	0	0	0	0	0	22,877	22,877	2,125	0	0	28,807	2,676	0	852	490	0	1,342	27,465	2,552
LEVEL 8	1	24	24	0	0	0	0	0	0	0	0	979	16,332	17,311	1,608	0	0	21,950	2,039	0	801	490	0	1,291	20,659	1,919
LEVEL 9	1	23	23	0	0	0	0	0	0	0	0	0	16,585	16,585	1,541	0	0	20,938	1,945	0	762	490	0	1,252	19,686	1,829
LEVEL 10	1	19	19	0	0	0	0	0	0	0	0	0	12,125	12,125	1,126	0	0	16,092	1,495	0	620	490	0	1,110	14,982	1,392
ROOFTOP SERVICE ROOMS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,669	341	0	351	490	0	841	2,828	263
TOTAL			268	9,690	0	3,716	2,827	440	18,737	386	944	36,552	185,387	222,883	20,706	9,690	900	319,605	29,692	13,760	8,156	5,616	252	27,784	291,821	27,111
SITE AREA:		55,585	SF	5,164			3,267																			
TOTAL FSR:		291,821	SF	5.25																						
				900	SM	345	263	41	1,741	36	88	3,396	17,223													
							304																			

OFF STREET PARKING SUMMARY

	RATE/REQUIRED/BYLAW		PROVIDED	NOTES
RETAIL / PERSONAL SERVICE	1 PER 80 SM (861 SF)	11	11	PROVIDED ON P1 LEVEL
INDEPENDEMNT SENIORS UNITS	0.35 PER UNIT	88	88	
INDEPENDENT SENIORS UNITS-VISITORS	0.1 PER UNIT	25	25	
AFFORDABLE UNITS	0.2 PER UNIT	3	3	
AFFORDABLE UNITS-VISITORS	0.1 PER UNIT	1	1	
CHILD CARE	1 PER 100 SM (1076 SF)	3	3	ASSUMED & PROVIDED ON P1 LEVEL
MEDICAL OFFICES	1 PER 50 SM (538 SF)	6	6	BASED ON NET 3,272 SF. PROVIDED ON P1 LEVEL
ADDITIONAL PARKING STALLS			48	PROVIDED ON P1 LEVEL
TOTAL		137	185	
SCOOTER STALLS		0	24	PROVIDED ON LEVEL 1 FOR SENIORS SAFETY & CONVENIENCE

OFF STREET BICYCLE PARKING SUMMARY

		CLASS 1 BICYLCE SPACES			CLASS 2 BICYLCE SPACES			NOTES
	AREA	REQUIRED/BYLAW	SUPPLY	PROVIDED	REQUIRED/BYLAW		PROVIDED	
RETAIL	900 SM	1 PER 200 SM	5	5	1 PER 200 SM	5	5	
INDEPENDENT SENIORS UNITS	252	1 PER 20 UNITS	13	13	1 PER 50 UNITS	5	5	
AFFORDABLE UNITS	16	1.25 PER UNIT	20	20	O.1/UNIT OR 6	0	0	INC. IN TOTAL
CHILD CARE	345 SM	1 PER 700 SM	1	1	1 PER 200 SM	2	2	
MEDICAL OFFICE	304 SM	1 PER 200 SM	2	2	1 PER 300 SM	1	1	
ADDITIONAL BICYCLE STALLS			0	19		0	13	
TOTAL			41	60		13	26	

PARKING STALL SUMMARY

L1	2
P1 - PUBLIC + SENIORS RESIDENCE	105
P2 - SENIORS RESIDENCE	78
TOTAL	185

UNDERGROUND PARKING AREA SUMMARY / SF

	SF
P1	53,500
P2	53,500
TOTAL	107,000

NOTES:

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

BUILDING HEIGHT DATA

PARC VICTORIA, VICTORIA, B.C.

October-29-2018
Average Grade: 73.19' (22.31m)
FORT MIDRISE / FORT BRIDGE / FORT QUADRA MIDRISE

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

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
PROJECT STATISTICS

SEAL

DRAWING NO.
A002

REVISION
-

DATE

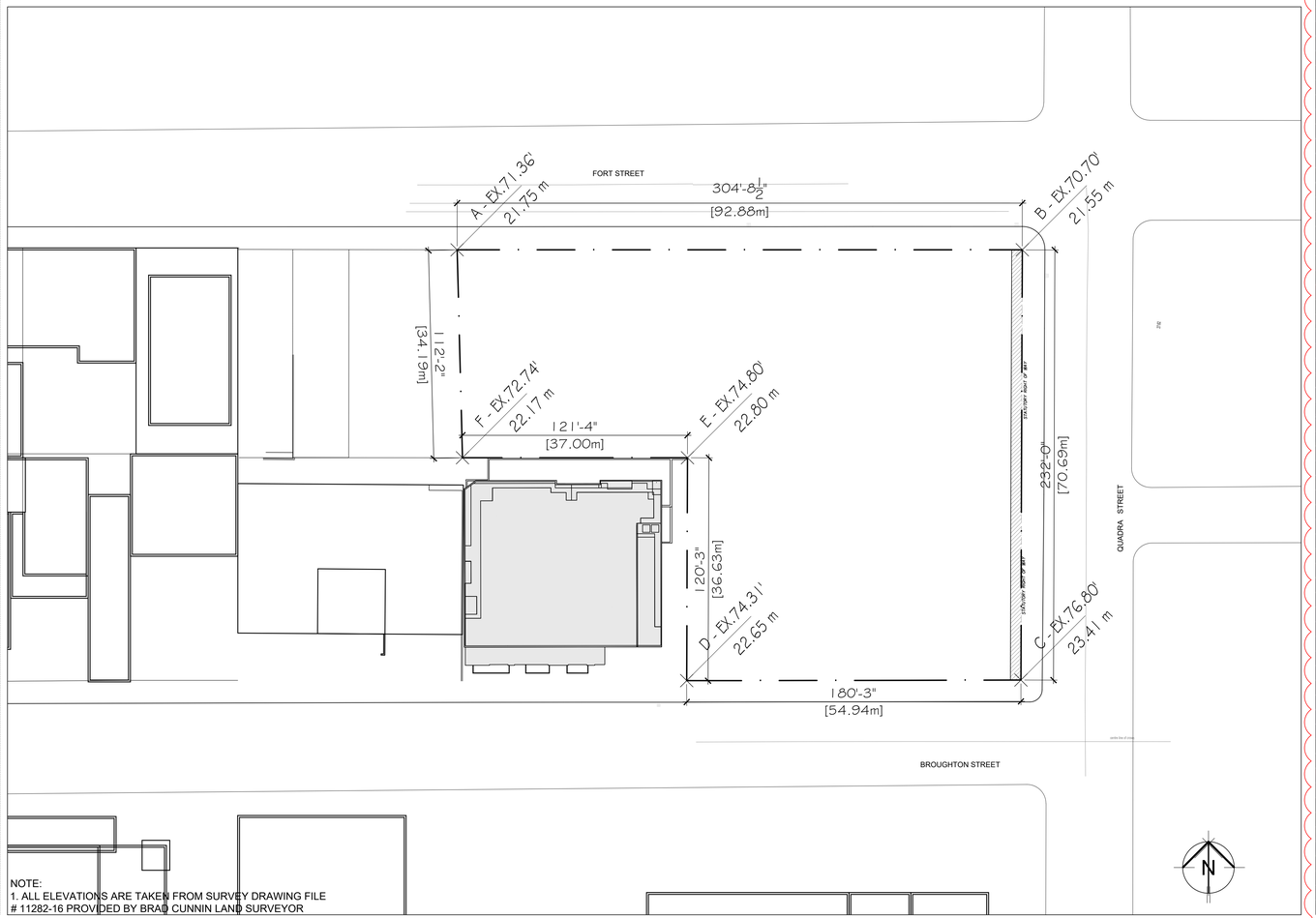
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SCALE

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AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS

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	%	NOTES
STUDIO																		
A1	425		1												N	1		AFFORDABLE
A2	392			1	1	1	1	1	1						N	6		AFFORDABLE ON LEVEL 3-7
A3	631			1											N	1		
A4	291		1												N	1		
A5	386				2	2	2								N	6		INTERGENERATIONAL & AFFORDABLE
SUB-TOTAL		**0**	**2**	**2**	**3**	**3**	**3**	**1**	**1**	**0**	**0**	**15**				**15**	**5.6%**	
1 BEDROOM																		
B1	670										1				T	1		
B2	666		1	1	1	1	1								B	5		
B3	528			1	1	1	1	1	1						J	7		INTERGENERATIONAL
B4	586			2	2	2	2	2	2						J	14		
B5	608			1	1	1	1	1							B	6		
B6	583			1											N	1		
B7	568			3	3	3	3								J	12		
B8	538			1	1	1	1	1	1						J	7		
B9	730			1	1	1	1	1	1						B	7		INTERGENERATIONAL
B10	630			1	1	1	1	1	1						B	7		INTERGENERATIONAL
B11	455			1	1	1	1	1							N	5		AFFORDABLE ON LEVEL 3-6
B12	434										1				T	1		INTERGENERATIONAL
B13	699										1				T	1		
B14	601			3	3	3	3	3	3						N	21		INTERGENERATIONAL IN FORT MID-RISE BUILDING (14 UNITS)
B15	718								1						B	1		
B16	767								1						T	1		
B17	555							1							N	1		
B18	425										1				T	1		INTERGENERATIONAL
B19	486										3				T	3		
B20	509										2				T	2		INTERGENERATIONAL
B21	605										1				T	1		
B22	568										1				T	1		
B23	580			1	1	1	1	1	1						N	7		INTERGENERATIONAL
B24	636								1						N	1		
B25	767							1							B	1		
B26	699										1				T	1		
B27	621						2								T	2		
SUB-TOTAL		**0**	**1**	**17**	**16**	**16**	**16**	**14**	**13**	**13**	**12**	**118**				**118**	**44.0%**	
1 BEDROOM + FELX																		
C1	708		5	5	5	5	5								B	25		
C2	690						1								T	1		
C3																0		RESERVED
C4	639			2	2	2	2								B	8		
C5																0		RESERVED
C6	701			1	1	1	1	1	1						B	7		INTERGENERATIONAL
C7	770			1	1	1	1	1	1						N	7		
SUB-TOTAL		**0**	**5**	**9**	**9**	**9**	**9**	**3**	**2**	**2**	**0**	**48**				**48**	**17.9%**	
2 BEDROOM																		
D1	814		1	1	1	1	1	1	1						B	8		
D2	886		1	1	1	1	1	1							B	7		
D3	855			1	1	1	1	1							J	6		
D4	890		1	1	1	1	1	1	1						B	8		
D5	978			2	2	2	2								B	8		
D6	1054				1										B	1		
D7	802						1	1							B	2		
D8																0		RESERVED
D9	779						2								T	2		
D10	911						2								T	2		
D11	690						1								T	1		
D12	716										1				T	1		
D13	718										1				T	1		
D14	756										1				T	1		INTERGENERATIONAL
D15	727										1				T	1		INTERGENERATIONAL
D16	870										1				T	1		
D17	935										1				T	1		
D18	889										1				T	1		
D19	828			1	1	1	1	1	1						N	7		
D20	589			1	1	1	1	1	1						B	7		
D21	657							1	1						N	2		
D22	844						1								T	1		
D23	896		1	1	1	1	1								N	5		
D24	816								1						J	1		
D25	776			1											N	1		INTERGENERATIONAL
D26	755			1											N	1		INTERGENERATIONAL
D27	737								1						J	1		
D28	1081		1												N	1		
SUB-TOTAL		**0**	**5**	**11**	**10**	**9**	**9**	**13**	**8**	**7**	**7**	**79**				**79**	**29.5%**	
2 BEDROOM + FLEX																		
E1	928			1	1	1	1								N	4		
E2	1230					1	1								B	2		
SUB-TOTAL		**0**	**0**	**1**	**1**	**2**	**2**	**0**	**0**	**0**	**0**	**6**				**6**	**2.2%**	
3 BEDROOM																		
F1	1339							1							T	1		
F2	1439									1					J & T	1		
SUB-TOTAL		**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**2**				**2**	**0.7%**	
TOTAL		**0**	**13**	**40**	**39**	**39**	**39**	**32**	**24**	**23**	**19**	**268**				**268**	**100%**	

***BALCONY TYPES: N - NONE, B - BALCONY, T - ROOF TERRACE, J - JULIET**

NOTE: ALL UNIT AREA CALCULATIONS ARE APPROXIMATE.61 INTERGENERATIONAL UNITS ARE DESIGNATED IN NORTGHWEST BUILDING. 16 AFFORABLE UNITS ARE DESIGNATED (1XA1, 5XA2, 6XA5, 4XB11)

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
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	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
PROJECT STATISTICS

SEAL

DRAWING NO. A003

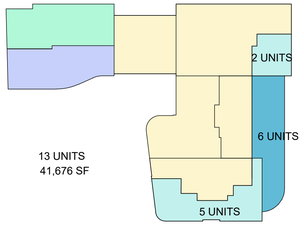
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DATE

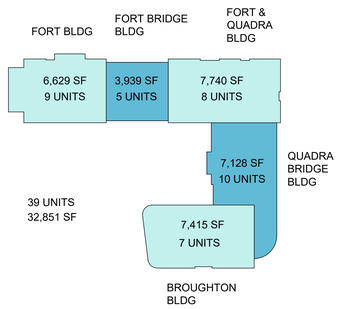
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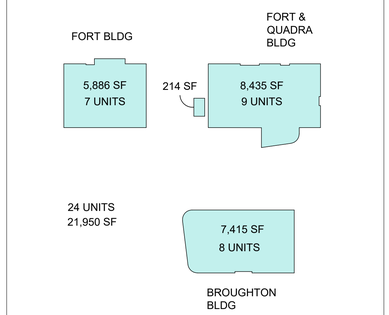
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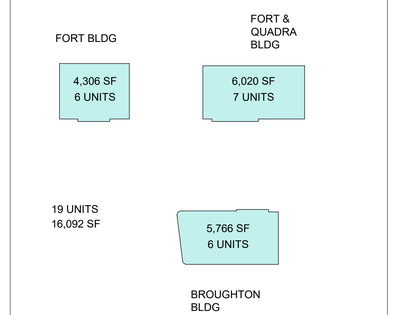
3 LEVEL 2



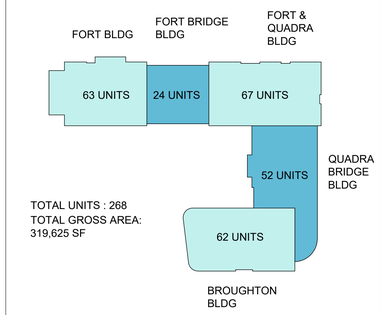
6 LEVEL 5



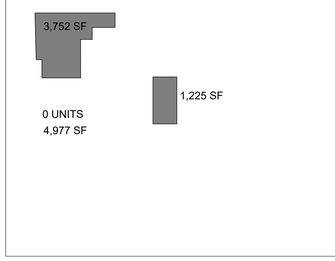
9 LEVEL 8



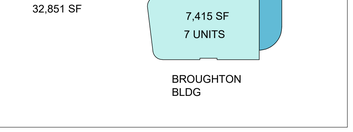
11 LEVEL 10



13 TOTAL



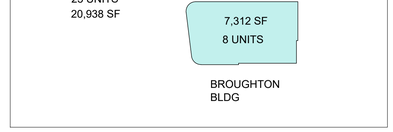
2 MECHANICAL LEVEL



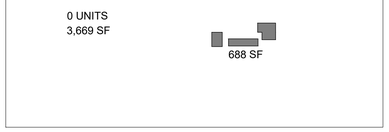
5 LEVEL 4



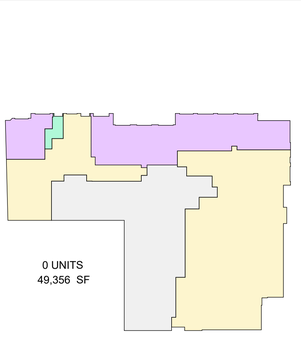
8 LEVEL 7



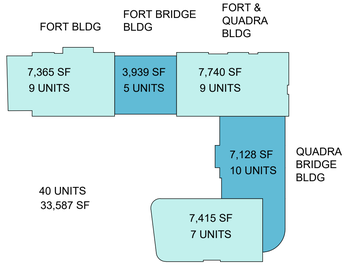
10 LEVEL 9



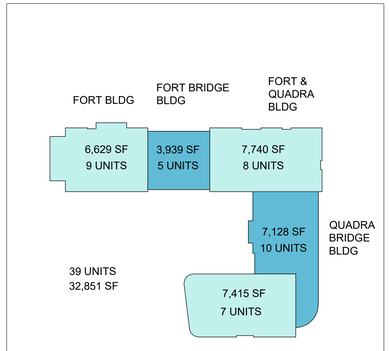
12 ROOF



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	11,990	7,415	41,676
3	7,365	3,939	7,740	7,128	7,415	33,587
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	5,886	3,098	7,740	4,668	7,415	28,807
8	5,886	214	8,435	0	7,415	21,950
9	5,886	0	7,740	0	7,312	20,938
10	4,306	0	6,020	0	5,766	16,092
ROOF	548	0	2,433	0	688	3,669
TOTAL						319,605

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parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

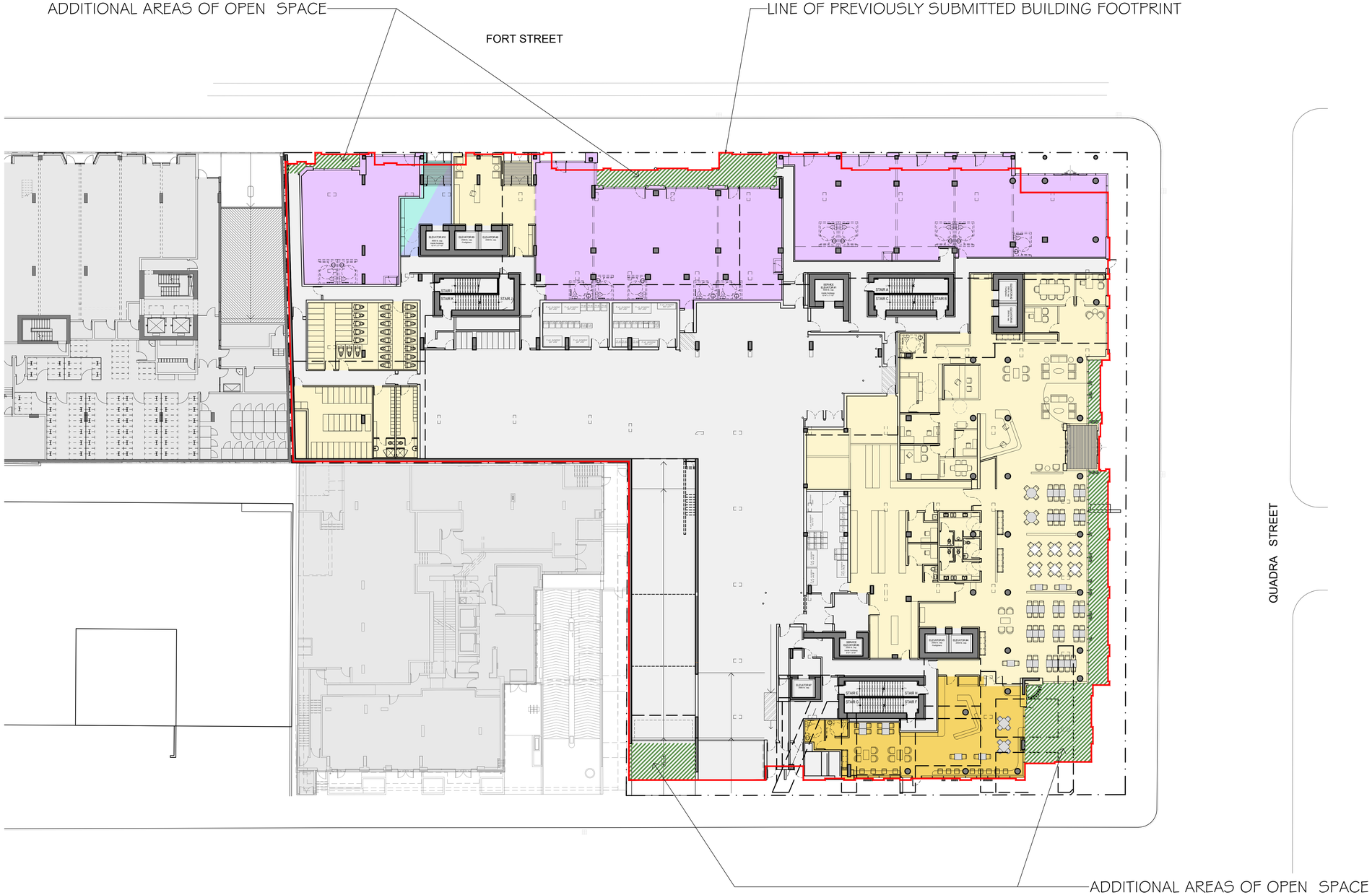
DRAWING TITLE
AREA DIAGRAMS

SEAL

DRAWING NO. A004 REVISION

DATE APR 2017 DRAWN

SCALE 1/64" = 1'-0" CHECKED



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DRAWING TITLE
COMPARISON DIAGRAM - LEVEL 1

SEAL

DRAWING NO. A005 REVISION

DATE
APR 2017

DRAWN

SCALE
1/16" = 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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DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A006 REVISION

DATE APR 2017 DRAWN

SCALE N.T.S. CHECKED



1 VIEW OF BUILDING SOUTH-EAST FROM PIONEER SQUARE



2 VIEW OF "GREEN CORRIDOR" & SOUTH-WEST VIEW FROM BROUGHTON STREET

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DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A007

REVISION

DATE
APR 2017

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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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DRAWING TITLE

3D PERSPECTIVES

SEAL

DRAWING NO. A008

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DATE APR 2017

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SCALE N.T.S.

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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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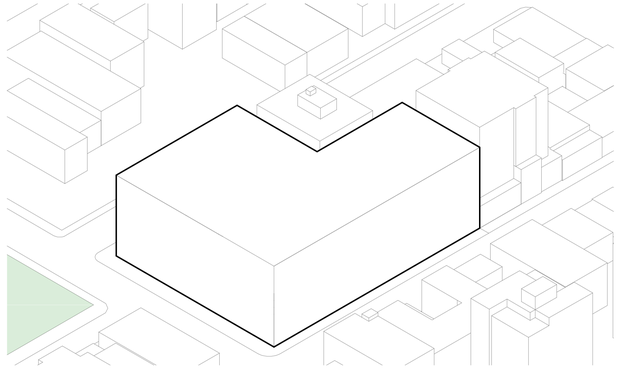
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SEAL

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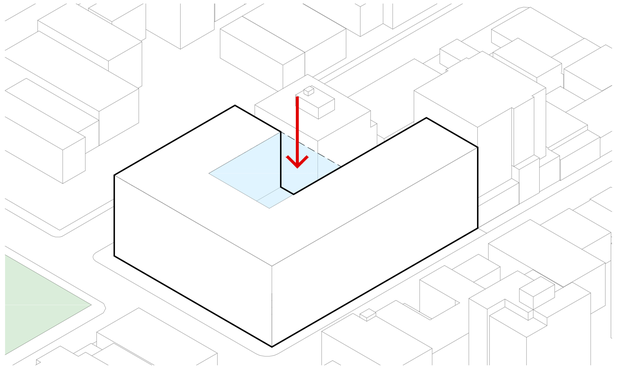
DATE APR 2017 DRAWN

SCALE N.T.S. CHECKED



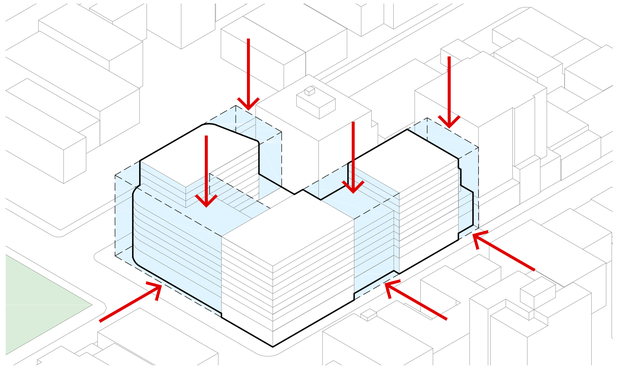
INITIAL MASSING POTENTIAL

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



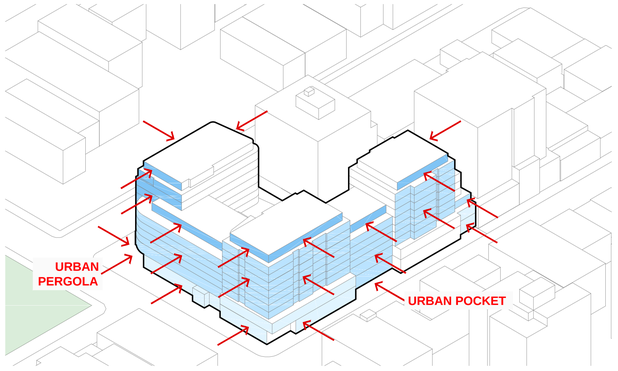
INTERNAL COURTYARD

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



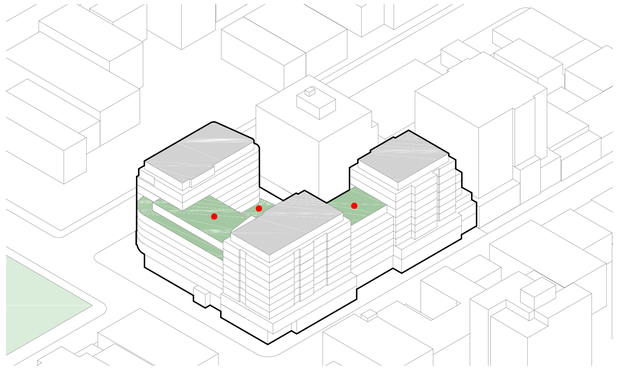
CARVE

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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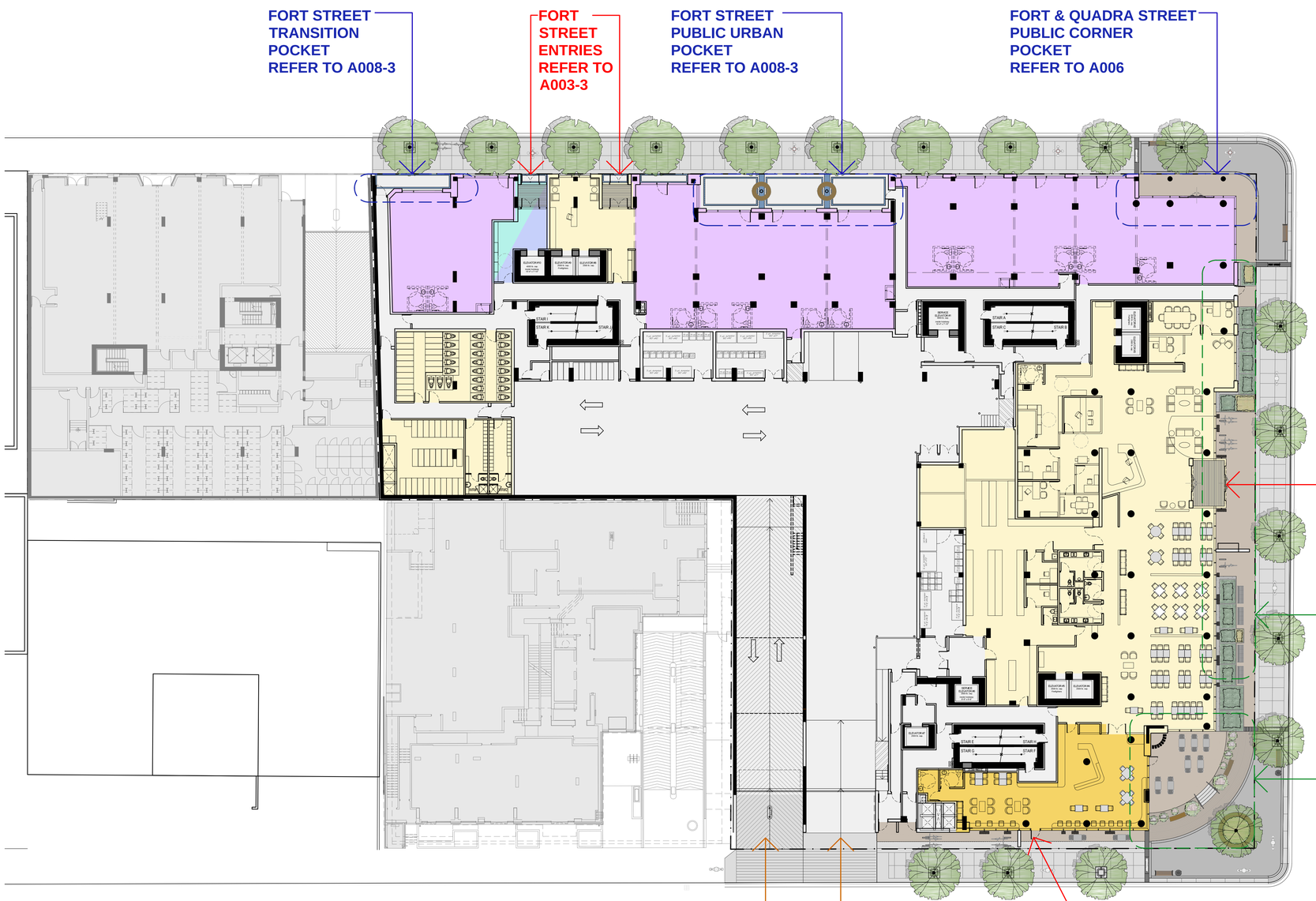
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FORM OF DEVELOPMENT - MASSING

SEAL

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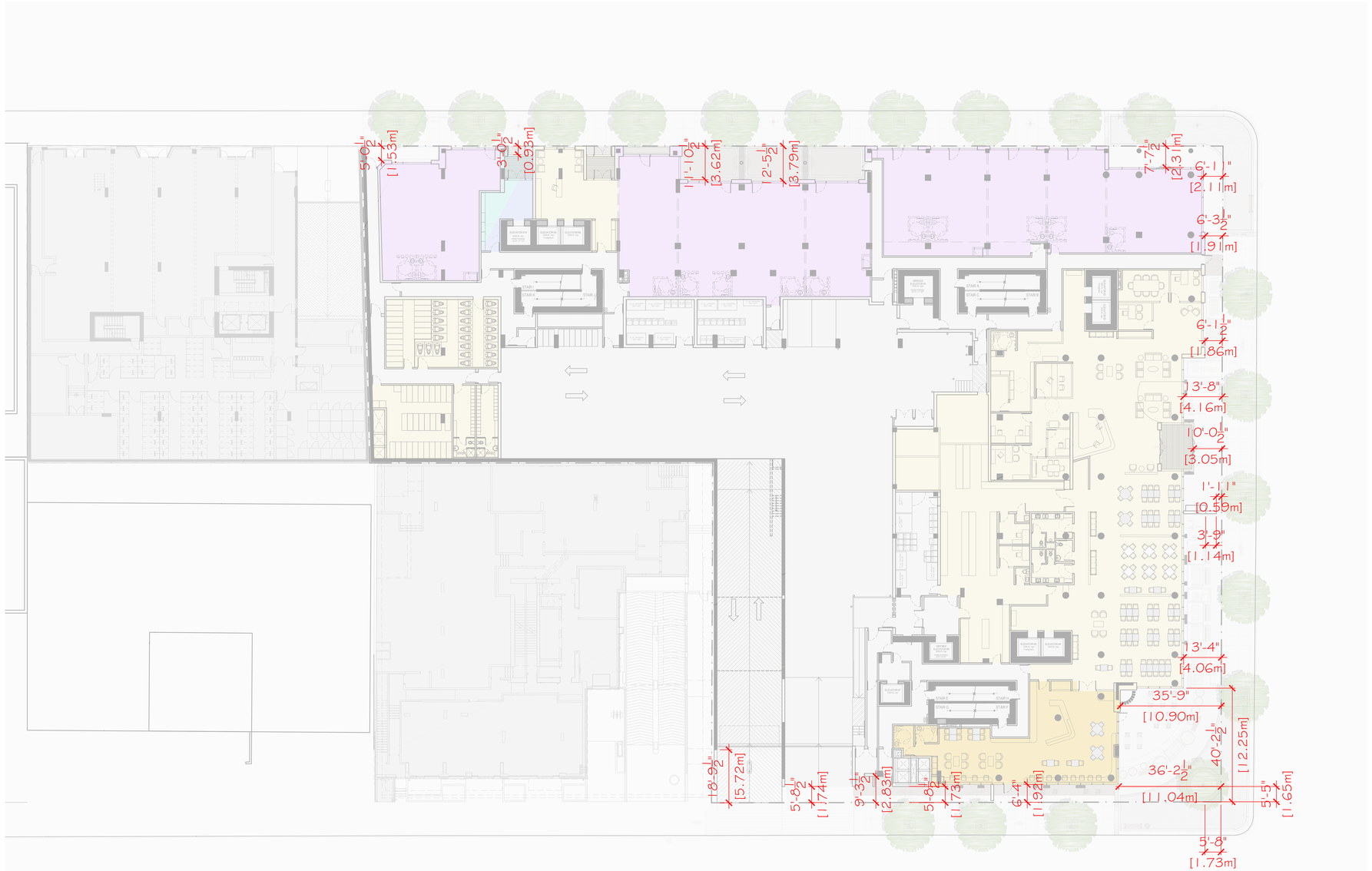
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FORM OF DEVELOPMENT - STREETSCAPE

SEAL

DRAWING NO. A011 REVISION

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DRAWING TITLE

FORM OF DEVELOPMENT - MAIN LEVEL SETBACKS

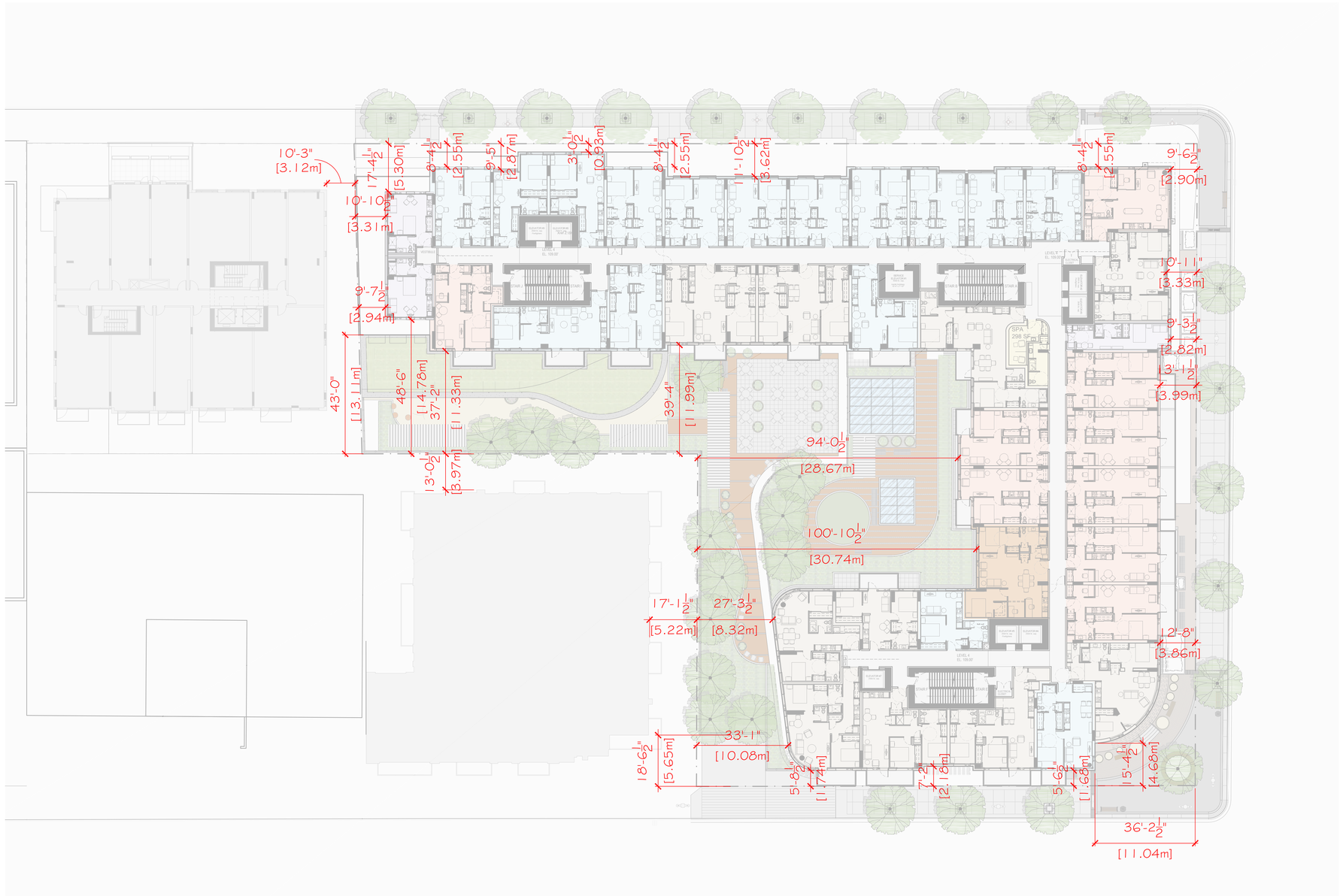
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DRAWING TITLE
FORM OF DEVELOPMENT - TYPICAL LEVEL SETBACKS

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FUTURE ROOF PV PANELS

TRIPLE GLAZING IN METAL & VINYL WINDOWS ON RESIDENTIAL LEVELS

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

RAINSCREEN WALL ASSEMBLY

FUTURE ROOF PV PANELS



QUADRA BUILDING BALCONIES & BRISE SOLEIL ACT AS SHADING DEVICES

QUADRA & BROUGHTON BUILDINGS MAIN LEVEL VERTICAL STREET LEVEL SHADING

FUTURE ROOF PV PANELS



SOUTH FACING SHADING DEVICES & BALCONIES

GREEN ROOFS TO REDUCE STORM WATER RUNOFF & HEAT ISLAND EFFECT

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	RE-ISSUED FOR ADP	24 APR 2019
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CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

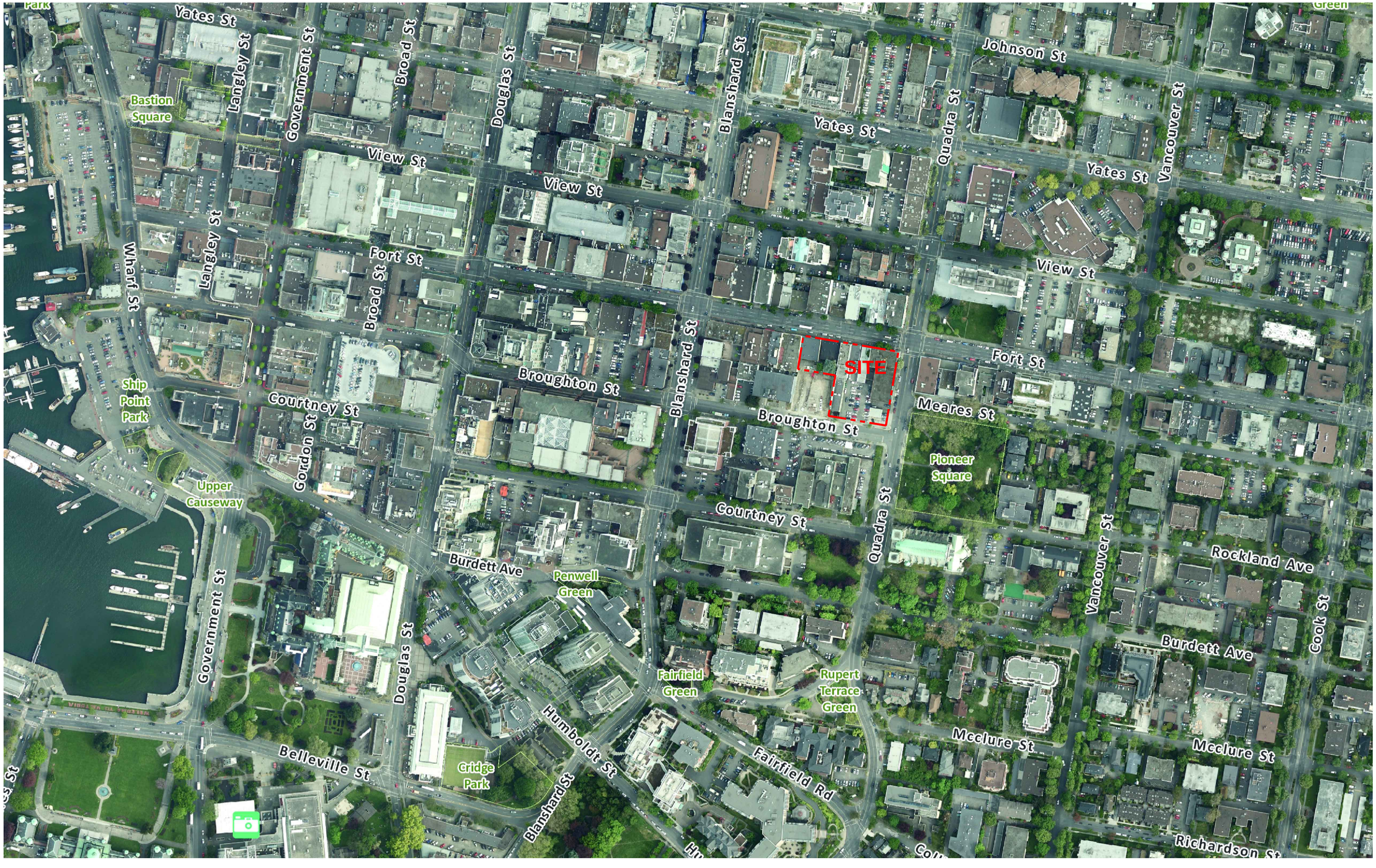
DRAWING TITLE
FORM OF DEVELOPMENT - ENVELOPE / PASSIVE DESIGN STRATEGIES

SEAL

DRAWING NO. A014 REVISION

DATE APR 2017 DRAWN

SCALE N.T.S. CHECKED



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	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
AERIAL

SEAL

DRAWING NO. A100 REVISION

DATE APR 2017 DRAWN

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
CONTEXT PLAN

SEAL

DRAWING NO. A101 REVISION

DATE
APR 2017

DRAWN

SCALE
1:500

CHECKED



1 AERIAL VIEW OF THE BUILDING & CONTEXT

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17420

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

CONTEXT
3D VIEWS

SEAL

DRAWING NO. REVISION

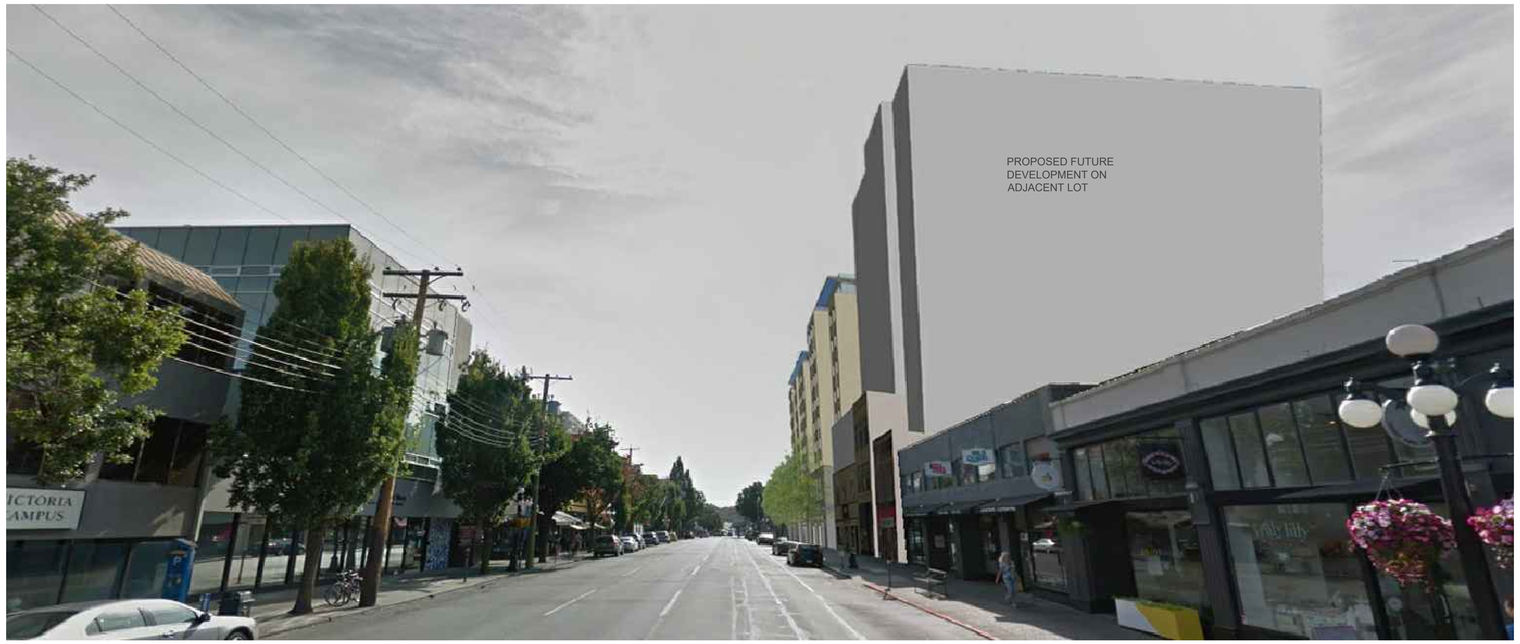
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DATE APR 2017 DRAWN

SCALE 1:500 CHECKED



1 STREET VIEW AT FORT LOOKING WEST



2 STREET VIEW AT FORT LOOKING EAST

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PROJECT NO.
17420

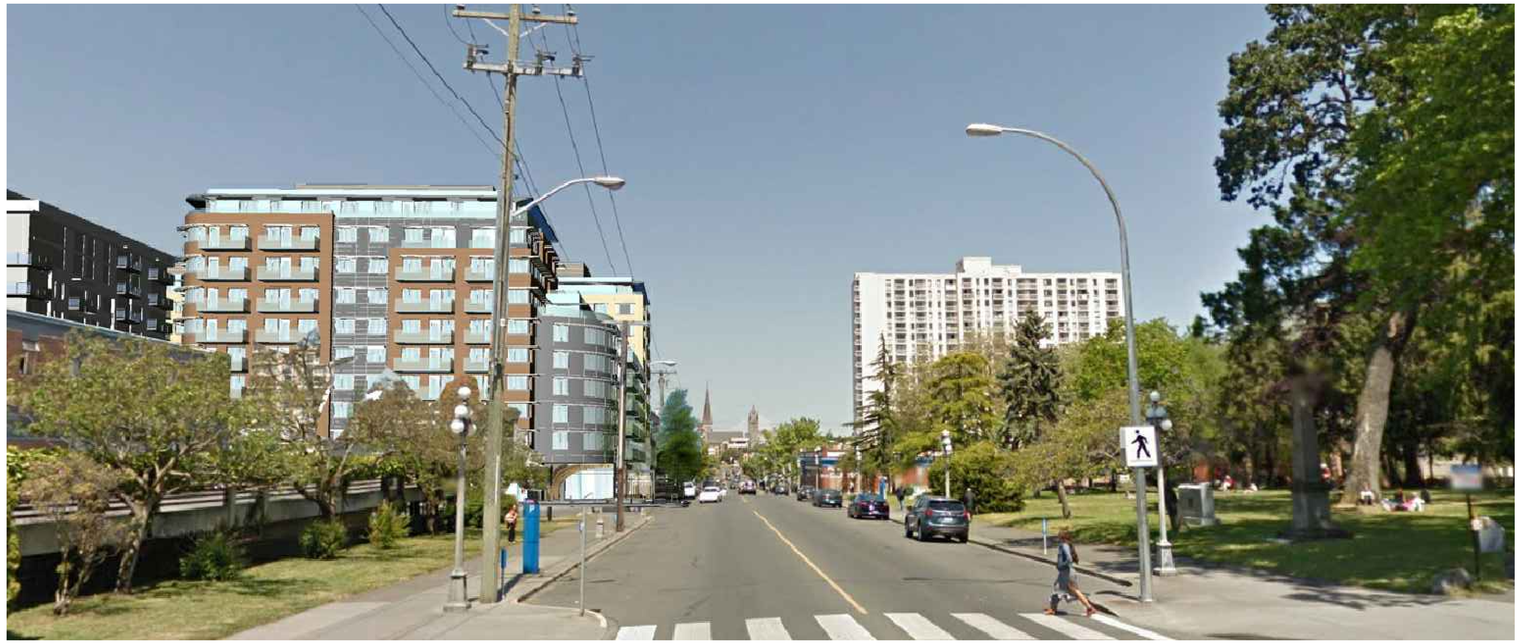
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
CONTEXT
3D VIEWS

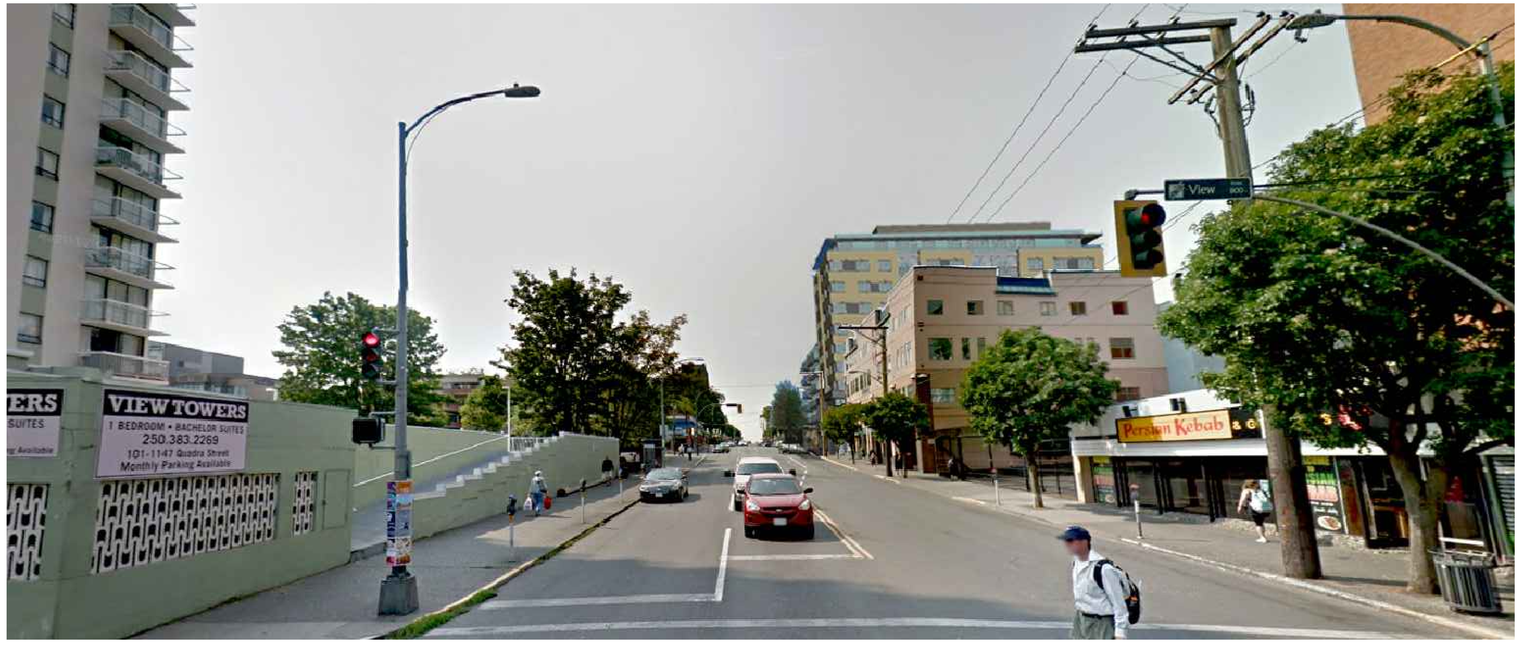
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DRAWING NO. REVISION
A103

DATE APR 2017
DRAWN
SCALE 1:500
CHECKED



1 STREET VIEW AT QUADRA LOOKING NORTH



2 STREET VIEW AT QUADRA LOOKING SOUTH

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PROJECT NO.
17420

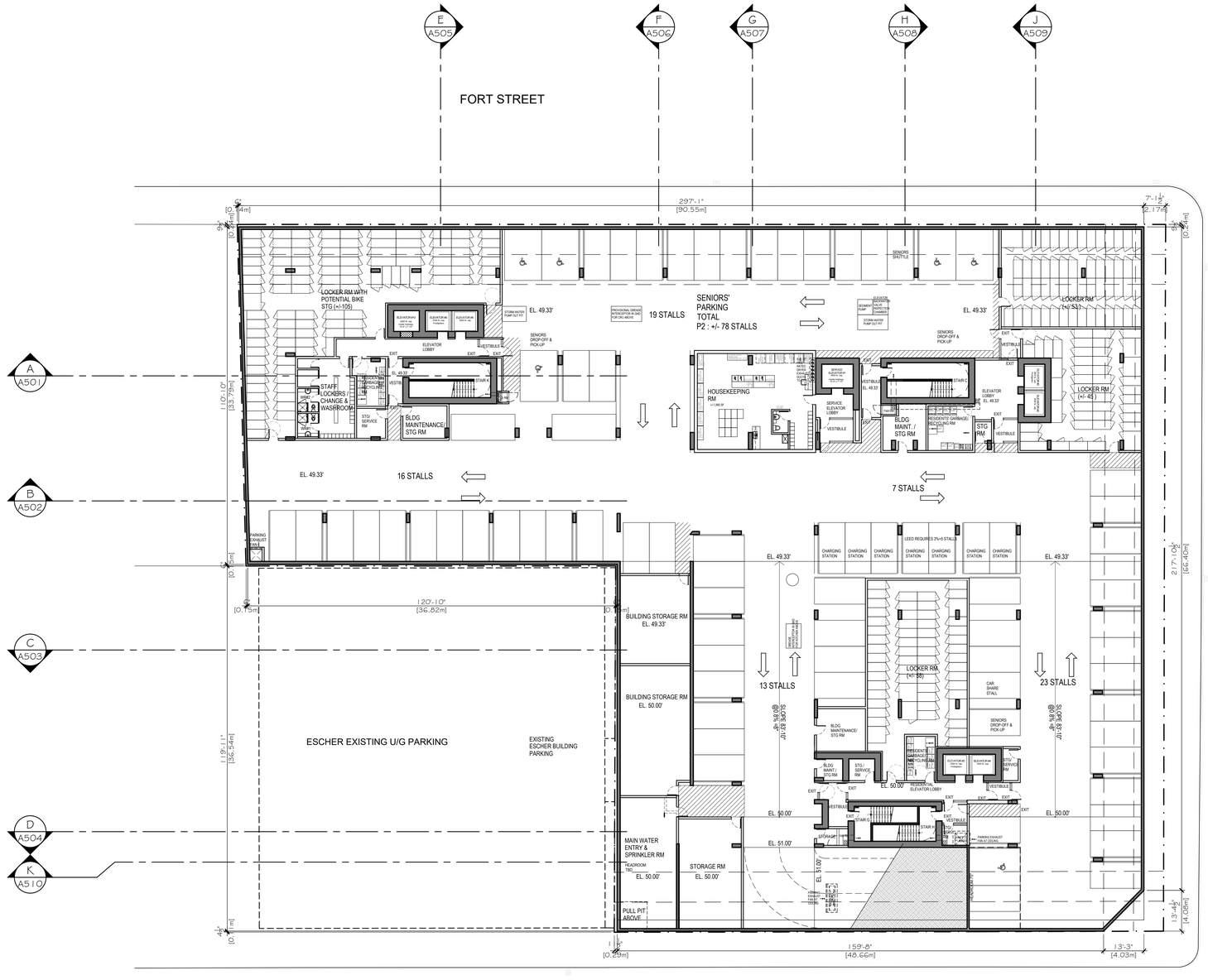
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
CONTEXT
3D VIEWS

SEAL

DRAWING NO. REVISION
A104

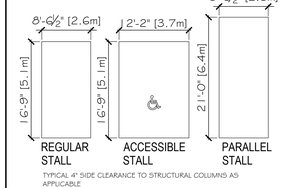
DATE APR 2017
DRAWN
SCALE 1:500
CHECKED



NOTES

1. FOR DIMENSIONS OF PARKING STALLS, REFER TO DWG A300A - A302C
2. BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS

PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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8	RE-ISSUED FOR ADP	02 APR 2018
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

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PROJECT NO.

17420

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

P2 LEVEL FLOOR PLAN

SEAL

DRAWING NO. A200

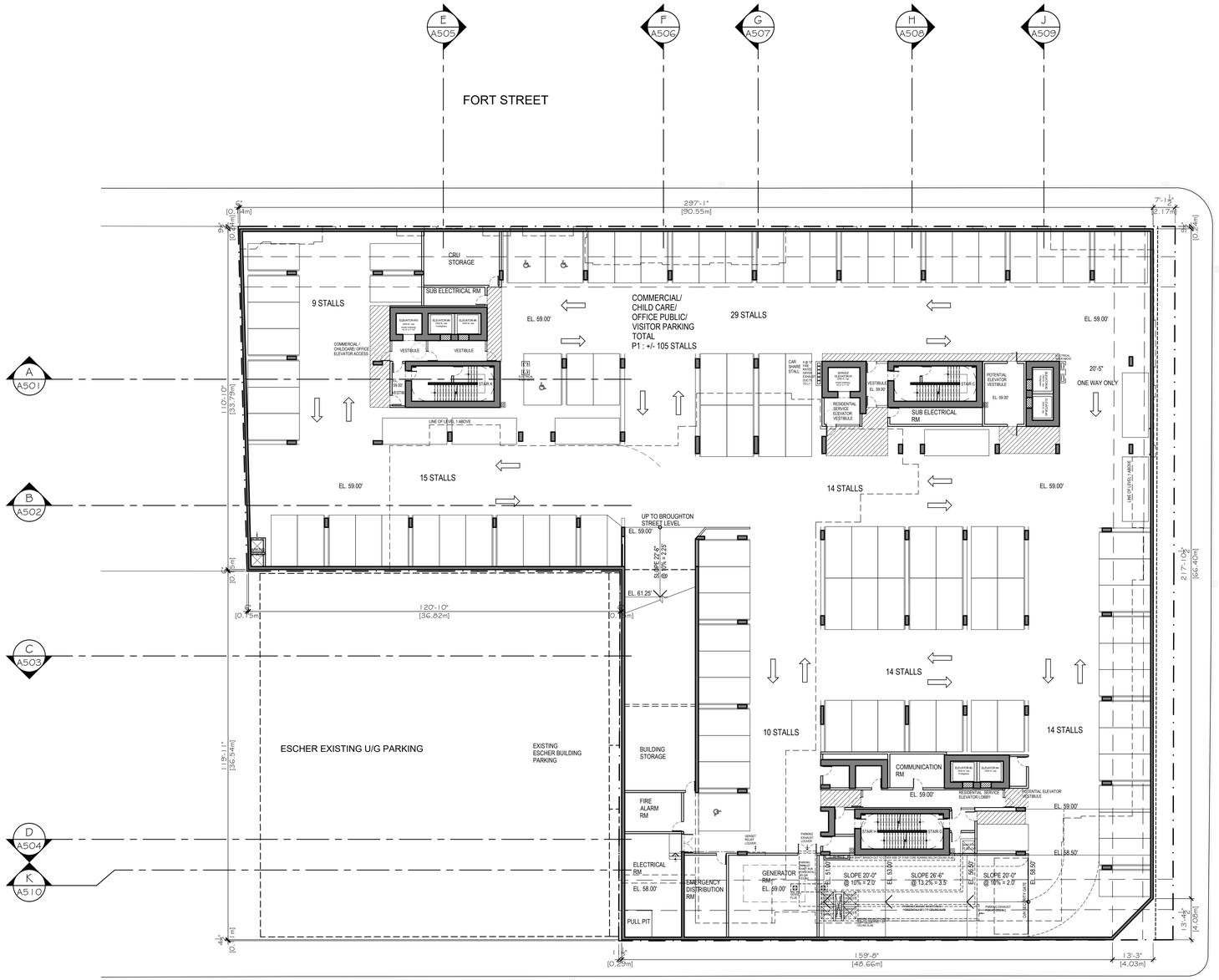
REVISION

DATE APR 2017

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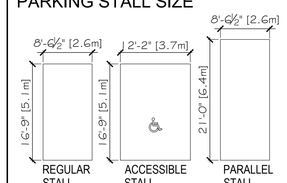
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NOTES

1. FOR DIMENSIONS OF PARKING STALLS, REFER DWG A3002 - A3002C
2. BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS

PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P1 LEVEL FLOOR PLAN

SEAL

DRAWING NO. A201

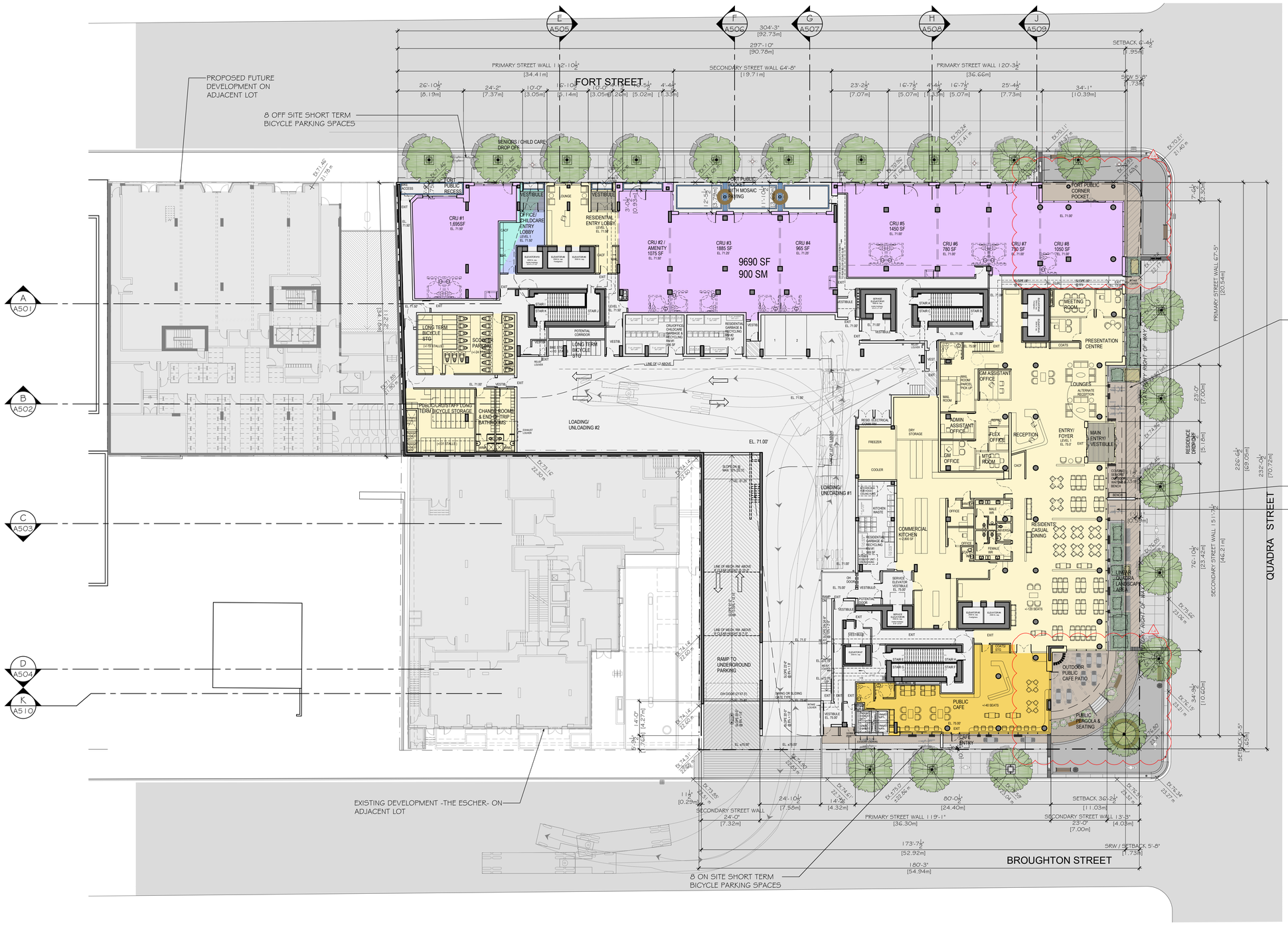
REVISION

DATE APR 2017

DRAWN

SCALE 1:200

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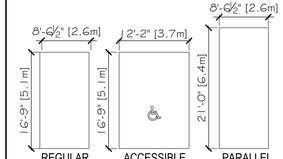
COLOR LEGEND

- 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

NOTES

1. FOR DIMENSIONS OF PARKING STALLS, REFER TO DWG A300A - A302C
2. FOR FINISH GRADE ELEVATIONS, REFER TO CIVIL DRAWINGS
3. BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS.

PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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

CLIENT

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SITE PLAN/ LEVEL 1 FLOOR PLAN

SEAL

DRAWING NO.
A202A

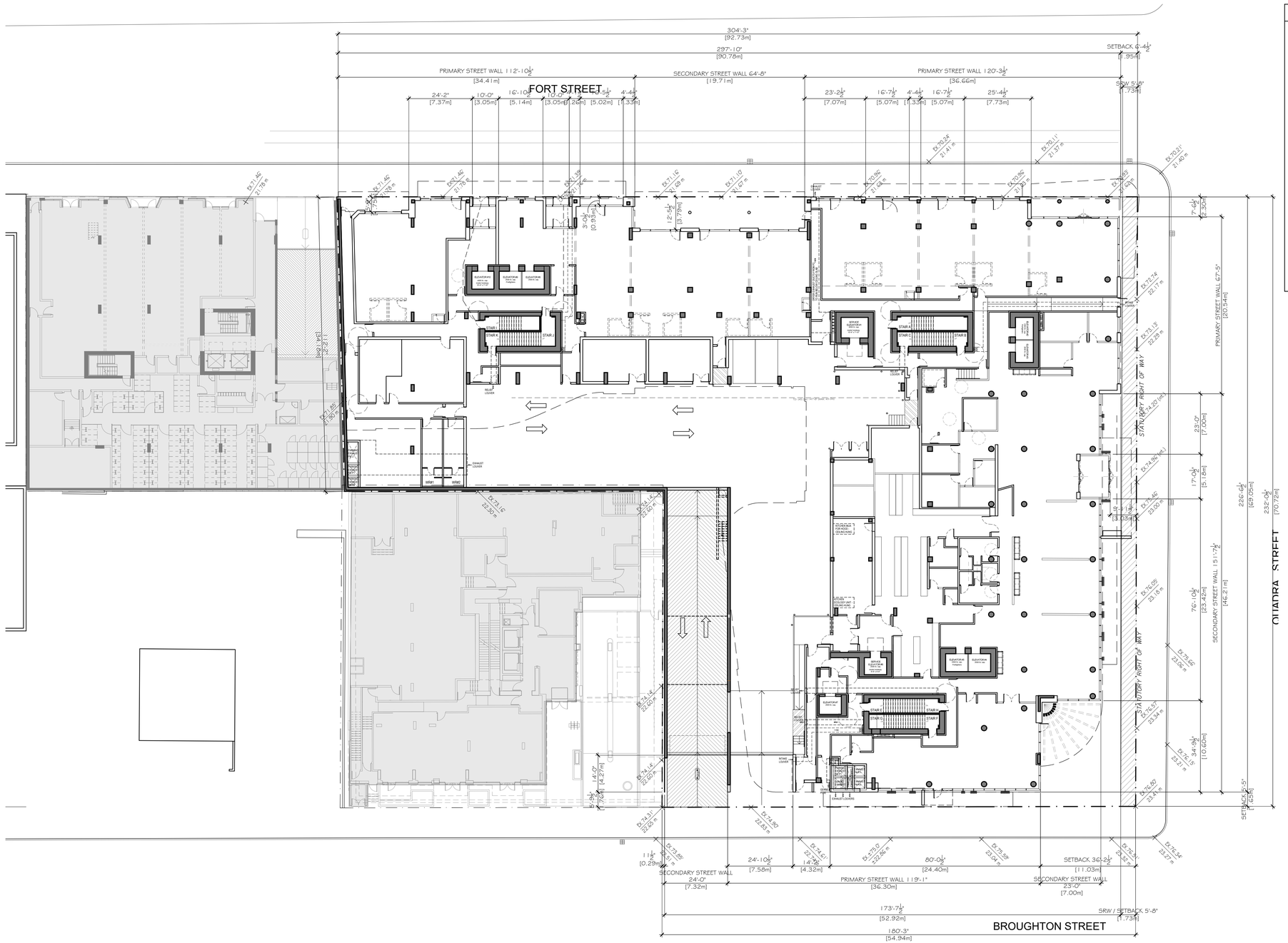
REVISION
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DATE

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SCALE
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COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
- CIRCULATION/ STG/SERVICE RM
- A - STUDIO
- B - 1 BEDROOM
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SITE PLAN/ LEVEL 1 FLOOR PLAN

SEAL

DRAWING NO.
A202B

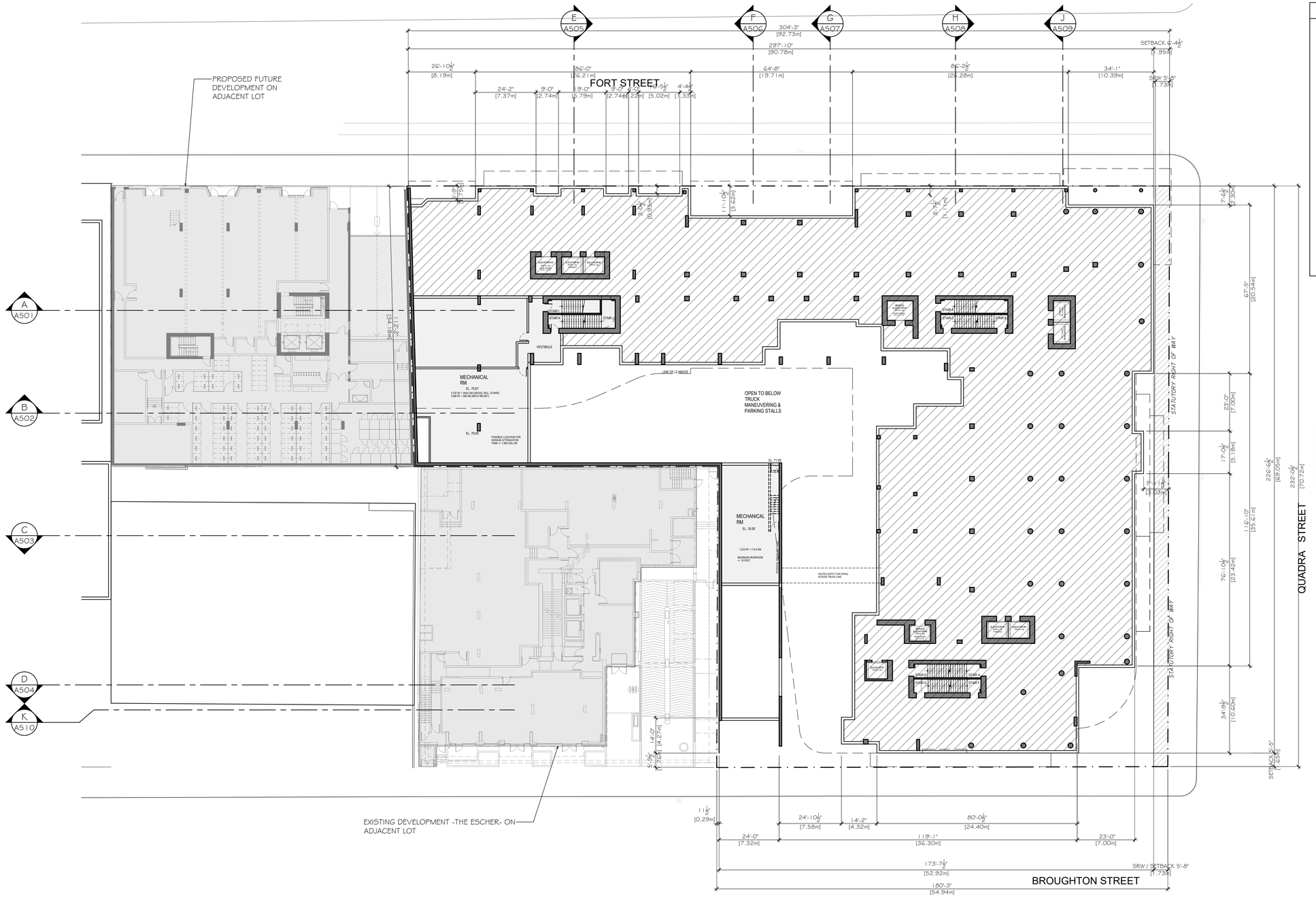
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COLOR LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CHILDCARE
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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

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PROJECT
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Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
MECHANICAL LEVEL FLOOR PLAN

SEAL

DRAWING NO. A203

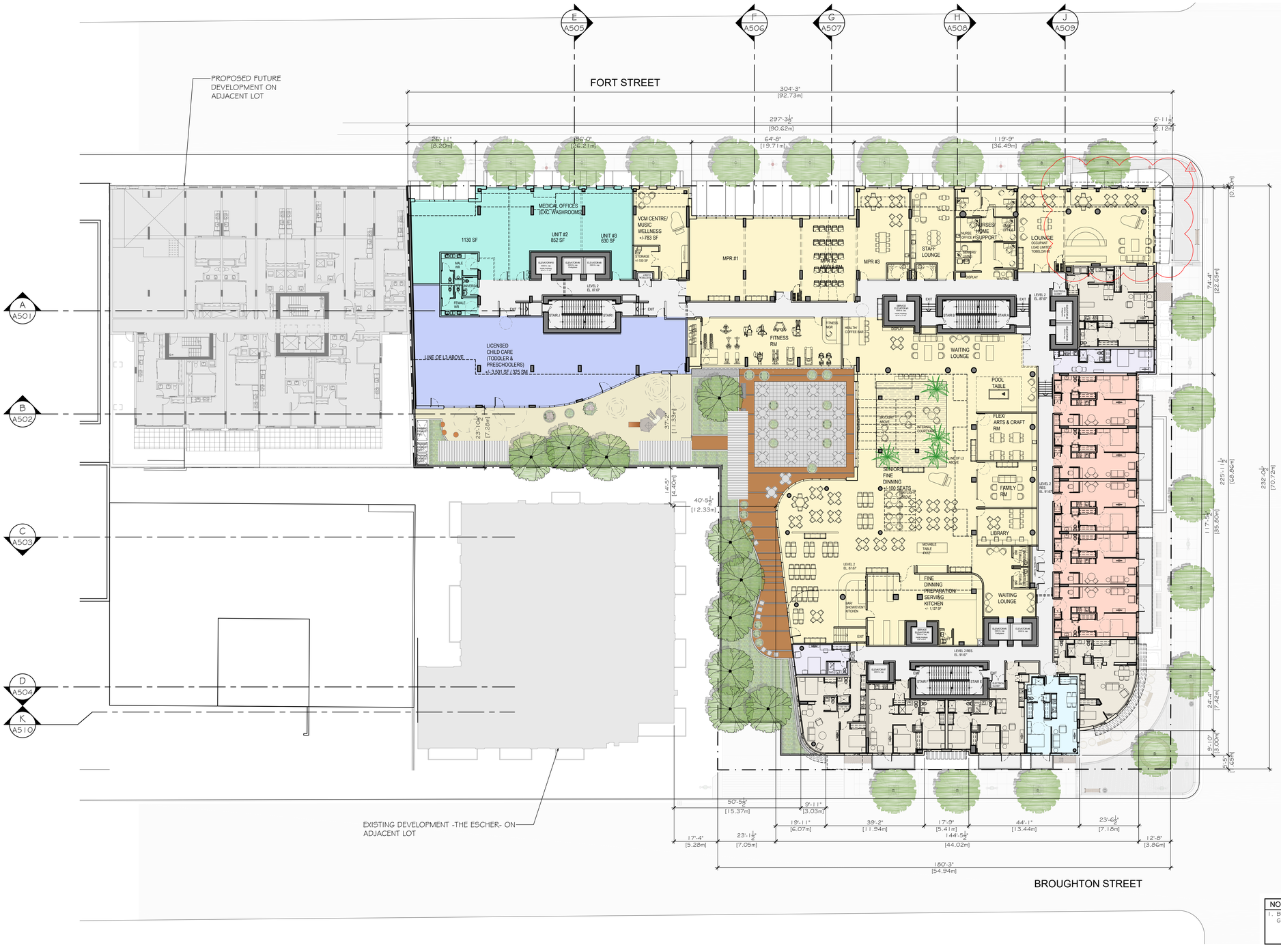
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DATE

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COLOR LEGEND

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- COMMERCIAL RETAIL
- CHILDCARE
- OFFICE MEDICAL
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NOTES

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	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 2
FLOOR PLAN

SEAL

DRAWING NO.
A204

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
K A510
FORT STREET
PROPOSED FUTURE DEVELOPMENT ON ADJACENT LOT
304'-6½" [92.87m]
295'-2" [89.96m]
27'-4½" [8.34m]
23'-1½" [7.05m]
6'-10" [2.09m]
32'-0" [9.75m]
22'-0½" [6.72m]
64'-8" [19.71m]
33'-4½" [10.17m]
19'-11" [6.07m]
22'-0" [6.71m]
9'-6" [2.90m]
32'-4" [9.86m]
9'-6½" [2.91m]
11'-10" [3.62m]
25'-2" [7.67m]
14'-5" [4.40m]
46'-10" [14.28m]
51'-7" [15.72m]
53'-3" [16.25m]
8'-4½" [2.55m]
66'-7" [20.29m]
21'-8½" [66.5 m]
232'-0½" [70.72m]
117'-5½" [35.80m]
44'-9" [13.64m]
40'-0½" [12.20m]
24'-4" [7.42m]
9'-10" [3.00m]
5'-5" [1.65m]
LEVEL 3 EL. 100.37
STAIR A
STAIR B
ELEVATOR
ELEVATOR
VESTIBULE
ELEVATOR
ELEVATOR
ELEVATOR

PROPOSED FUTURE DEVELOPMENT ON ADJACENT LOT

EXISTING DEVELOPMENT -THE ESCHER- ON ADJACENT LOT

E A505 | F A506 | G A507 | H A508 | J A509

A A501 | B A502 | C A503 | D A504 | K A510

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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	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 4
FLOOR PLAN

SEAL

DRAWING NO.
A206

REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED



COLOR LEGEND

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

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	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 5
FLOOR PLAN

SEAL

DRAWING NO. A207
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



COLOR LEGEND

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

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	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 6
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

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 7
FLOOR PLAN

SEAL

DRAWING NO. A209
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

NOTES

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

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 8
FLOOR PLAN

SEAL

DRAWING NO. A210

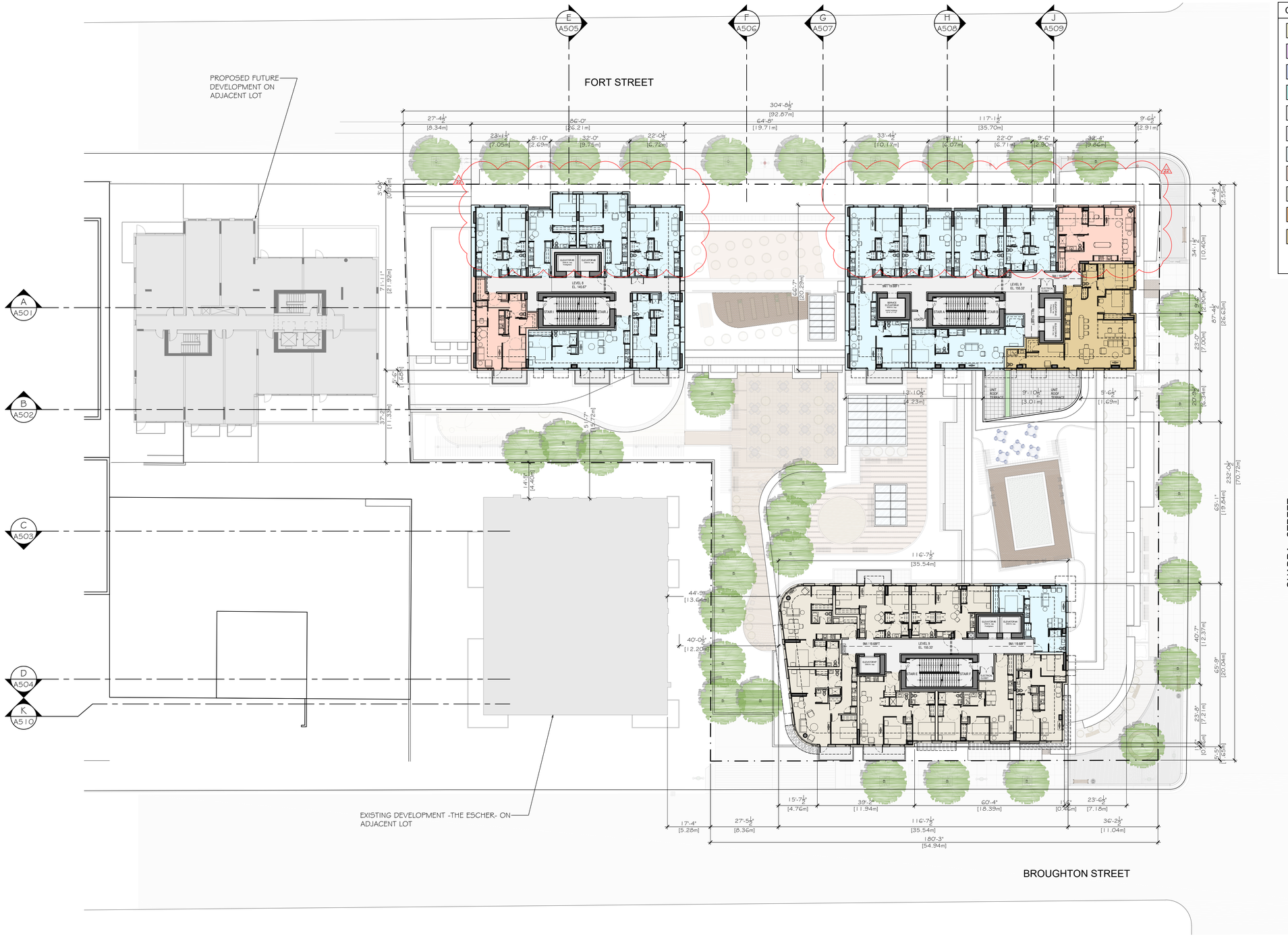
REVISION

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

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 9
FLOOR PLAN

SEAL

DRAWING NO.
A211

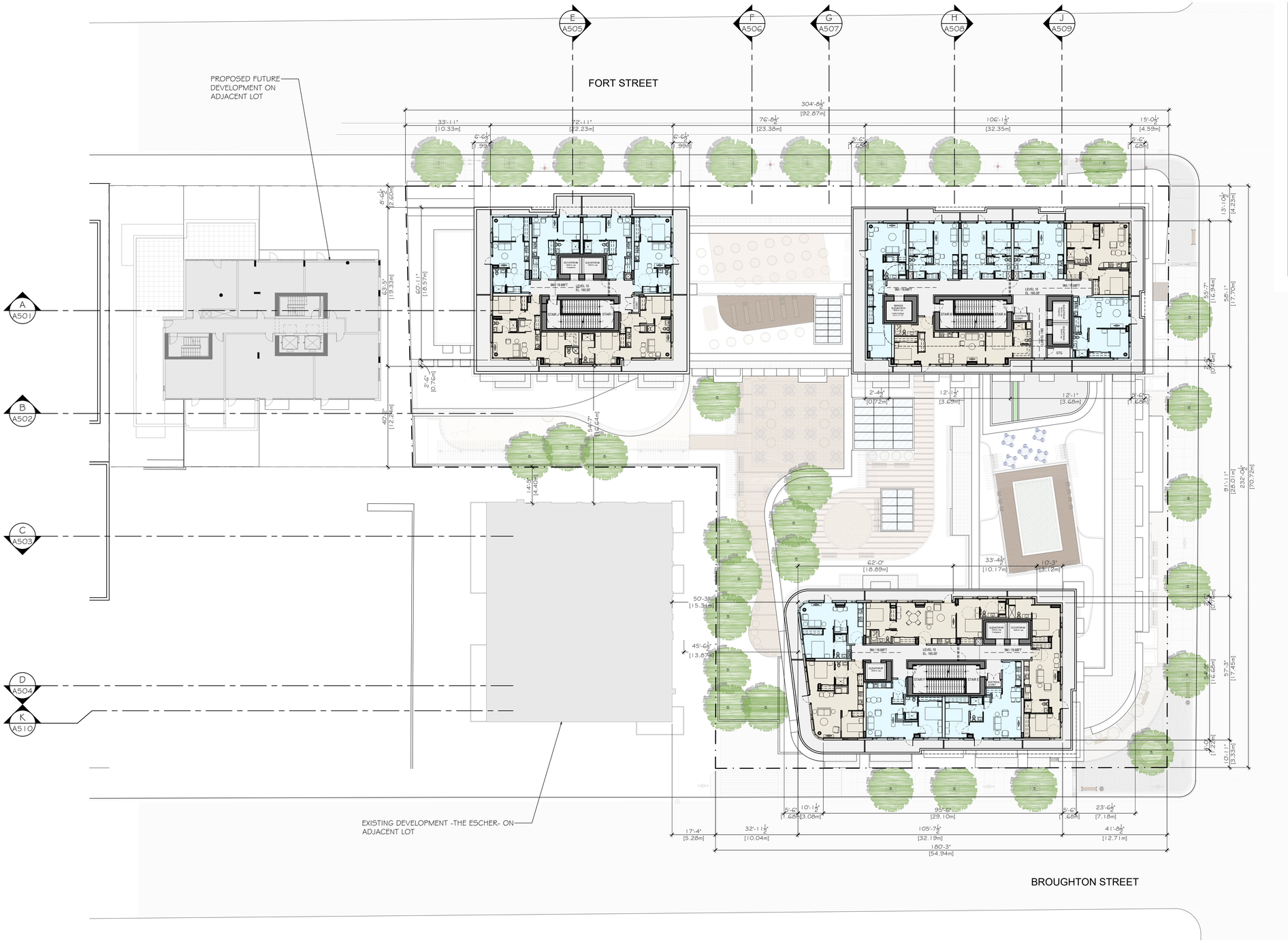
REVISION
-

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

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 10
FLOOR PLAN

SEAL

DRAWING NO.
A212

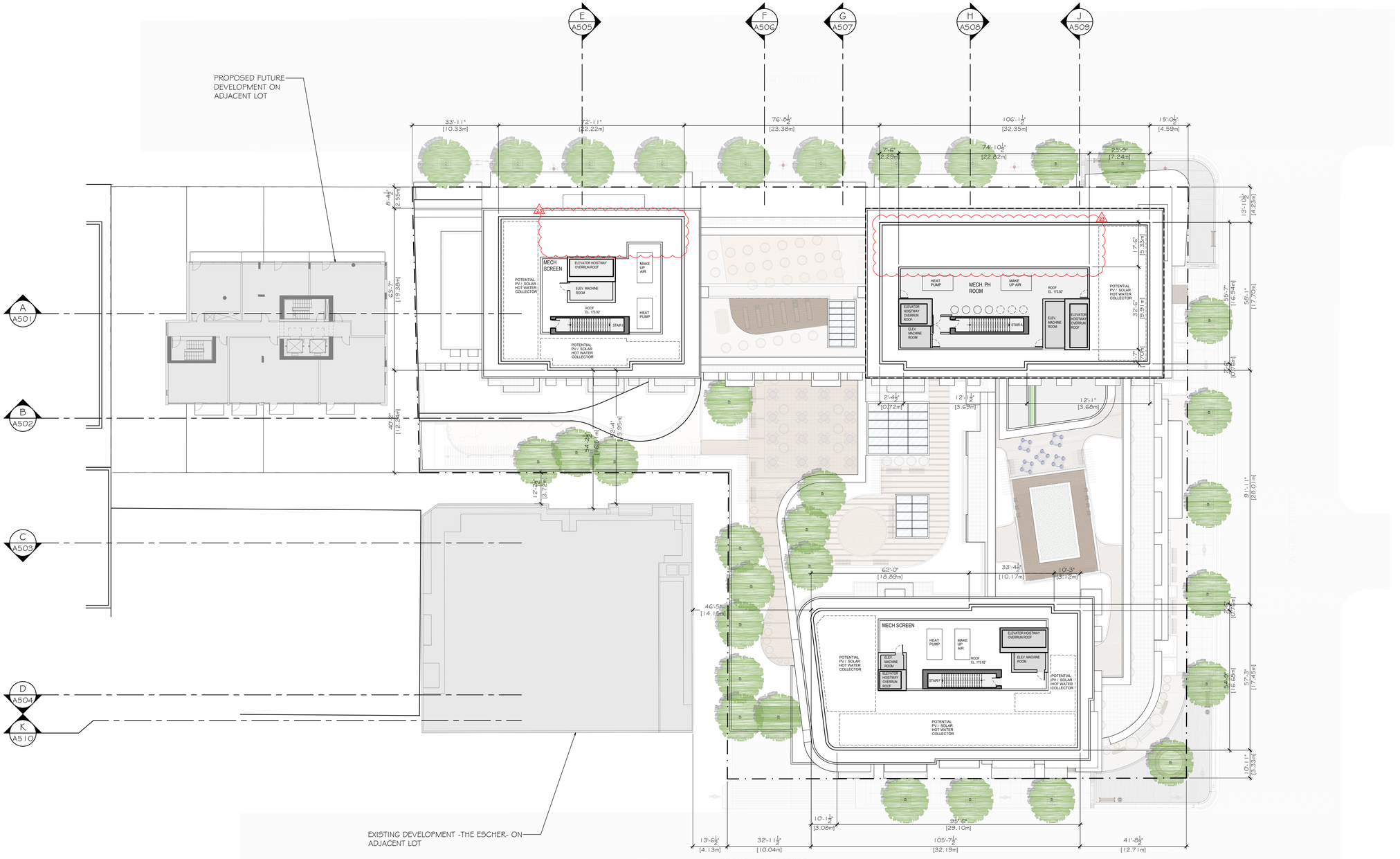
REVISION
-

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

parc retirement living

PROJECT NO.
17420

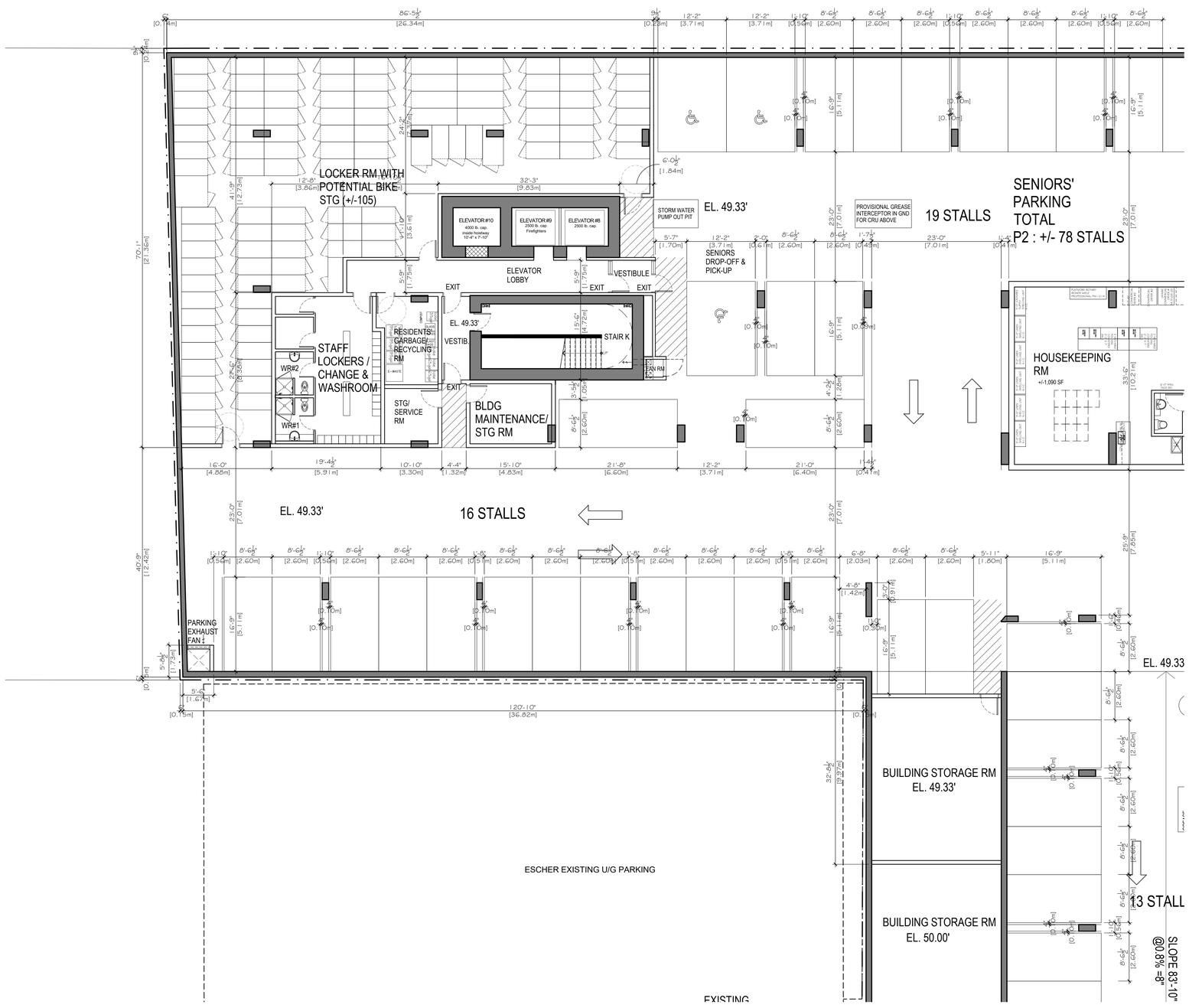
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
ROOF PLAN

SEAL

DRAWING NO. A213
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



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

CLIENT
parc retirement living

PROJECT NO.
17420

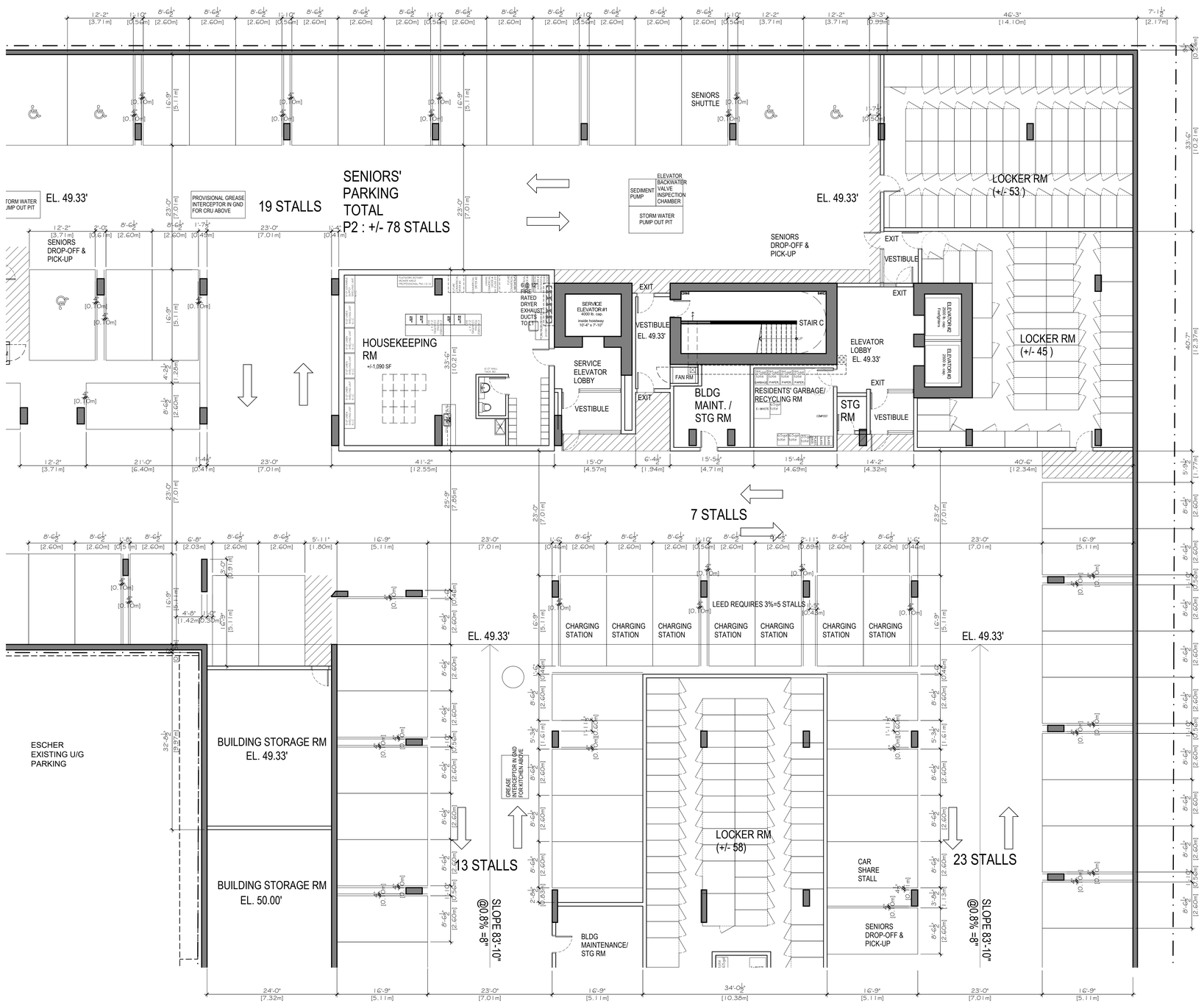
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A300A
REVISION

DATE APR 2017
DRAWN
SCALE 1:100
CHECKED



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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A300B

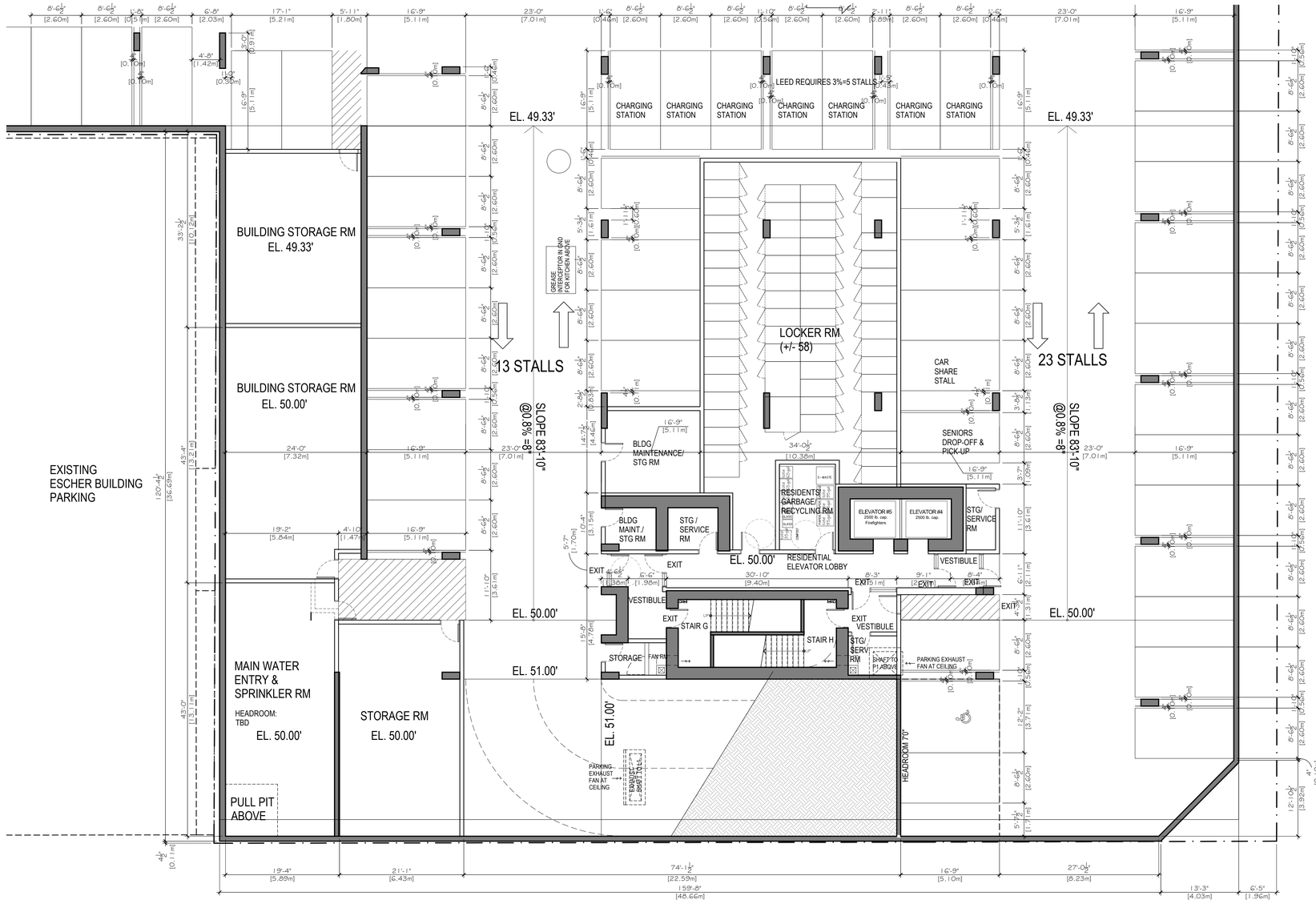
REVISION

DATE APR 2017

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SCALE 1:100

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

CLIENT:

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

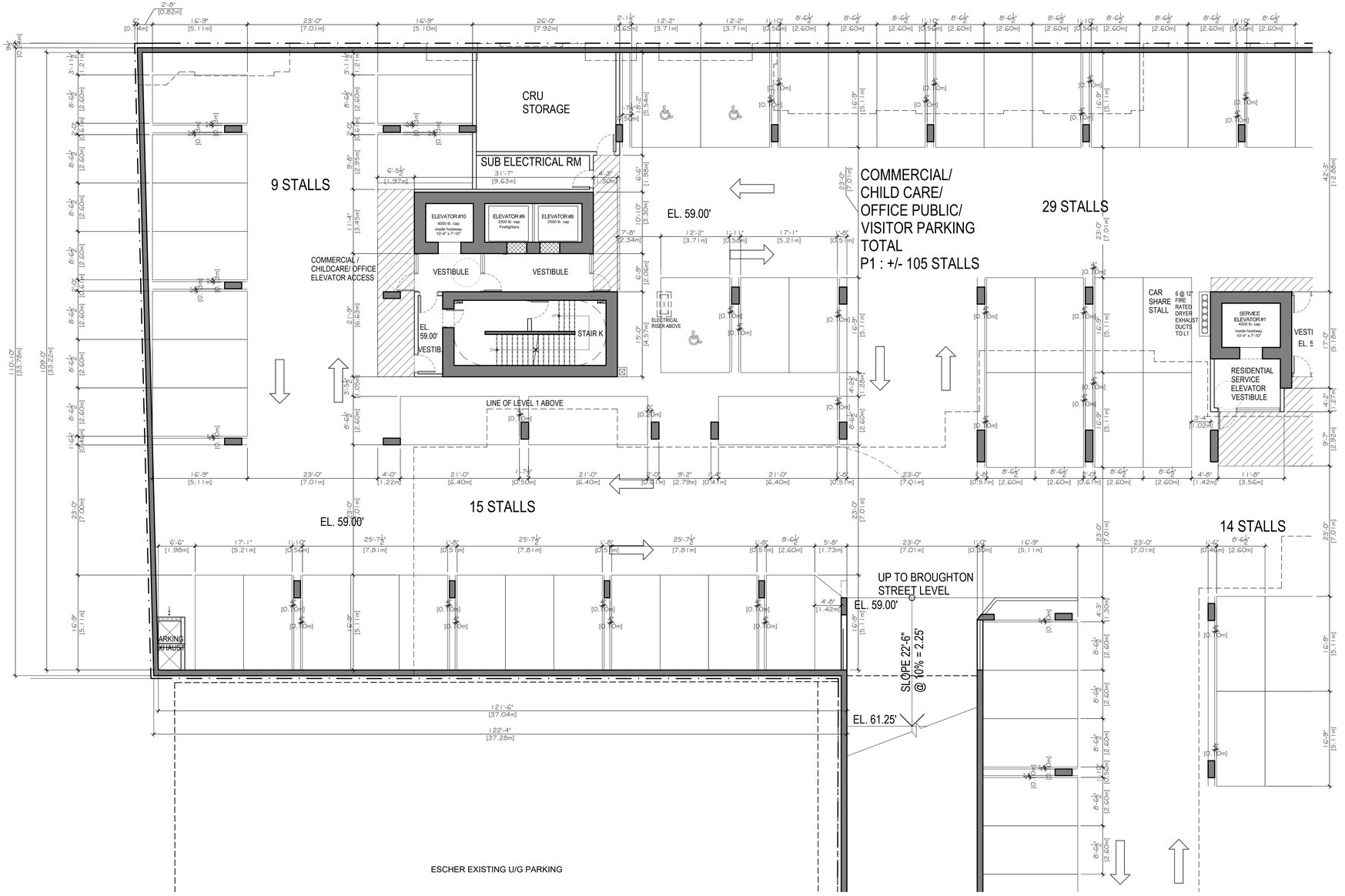
DRAWING TITLE
P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A300C REVISION

DATE APR 2017 DRAWN

SCALE 1:100 CHECKED



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NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P1 LEVEL
PARTIAL FLOOR PLAN

SEAL

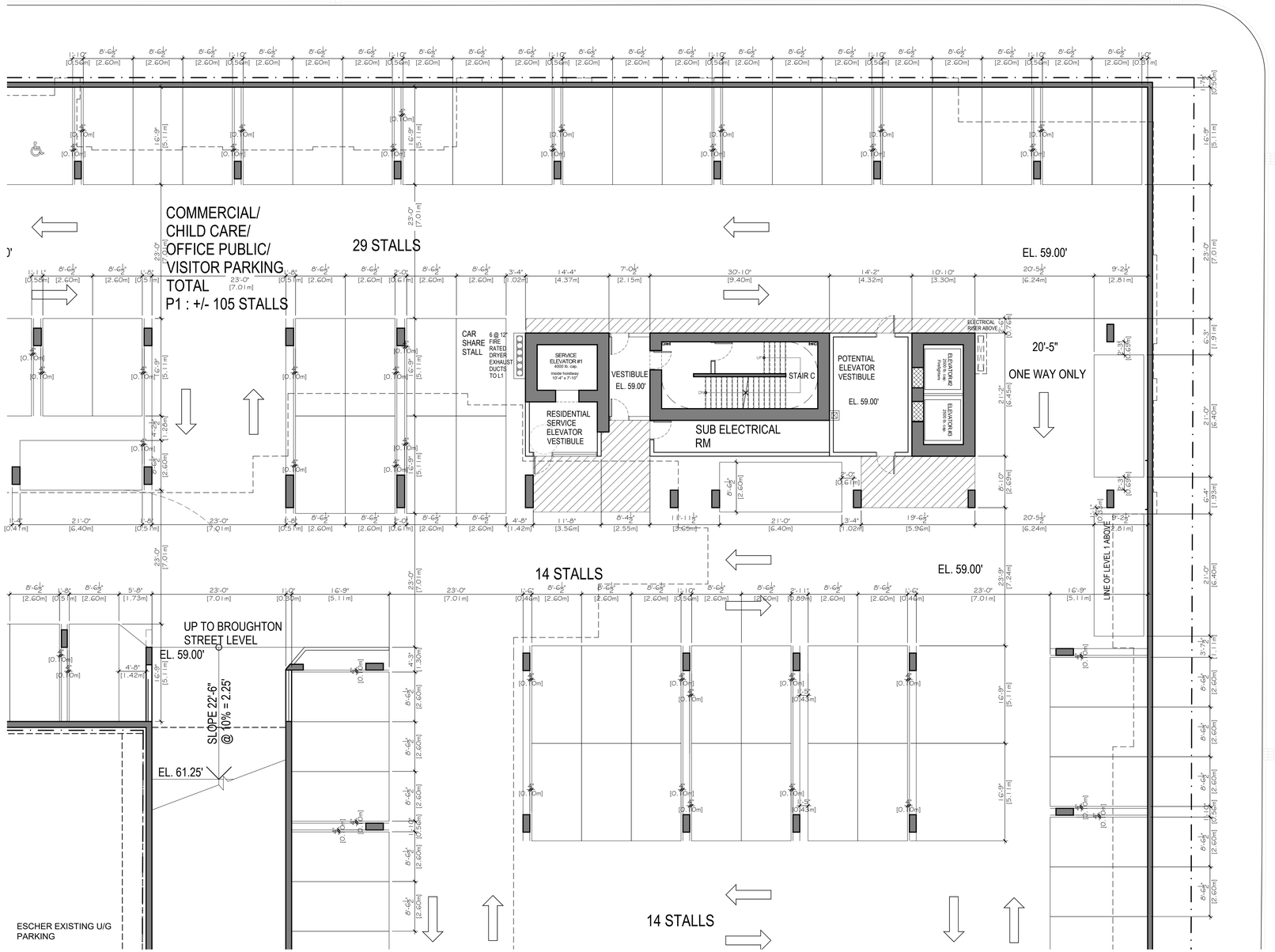
DRAWING NO. REVISION
A301A

DATE
APR 2017

DRAWN

SCALE
1:100

CHECKED



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0 1 2 3 4 5 6 7m

0 5 10 15 20 25'

CLIENT

parc retirement living

PROJECT NO.

17420

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

P1 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. REVISION

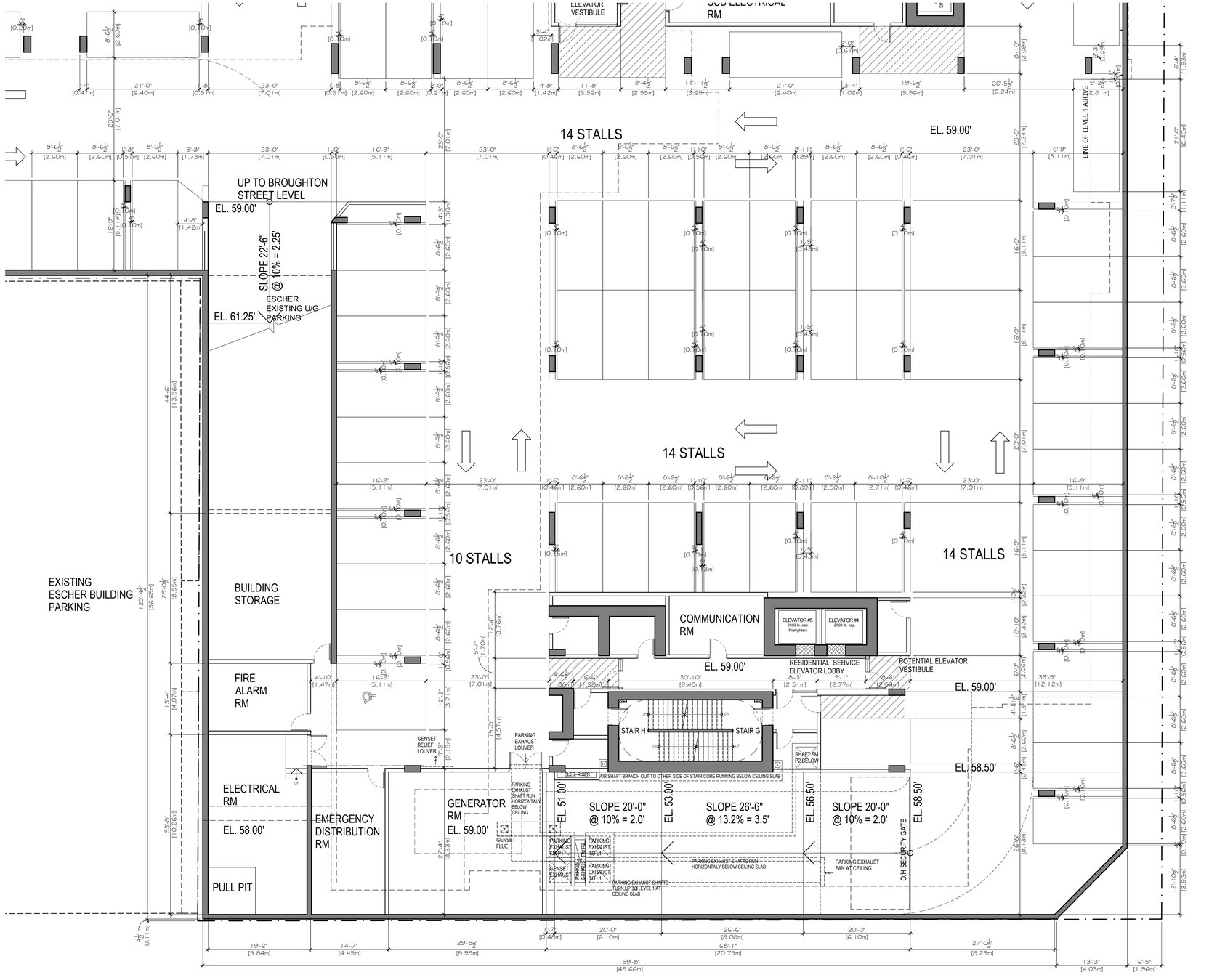
A301B

DATE APR 2017

DRAWN

SCALE 1:100

CHECKED



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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P1 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A301C

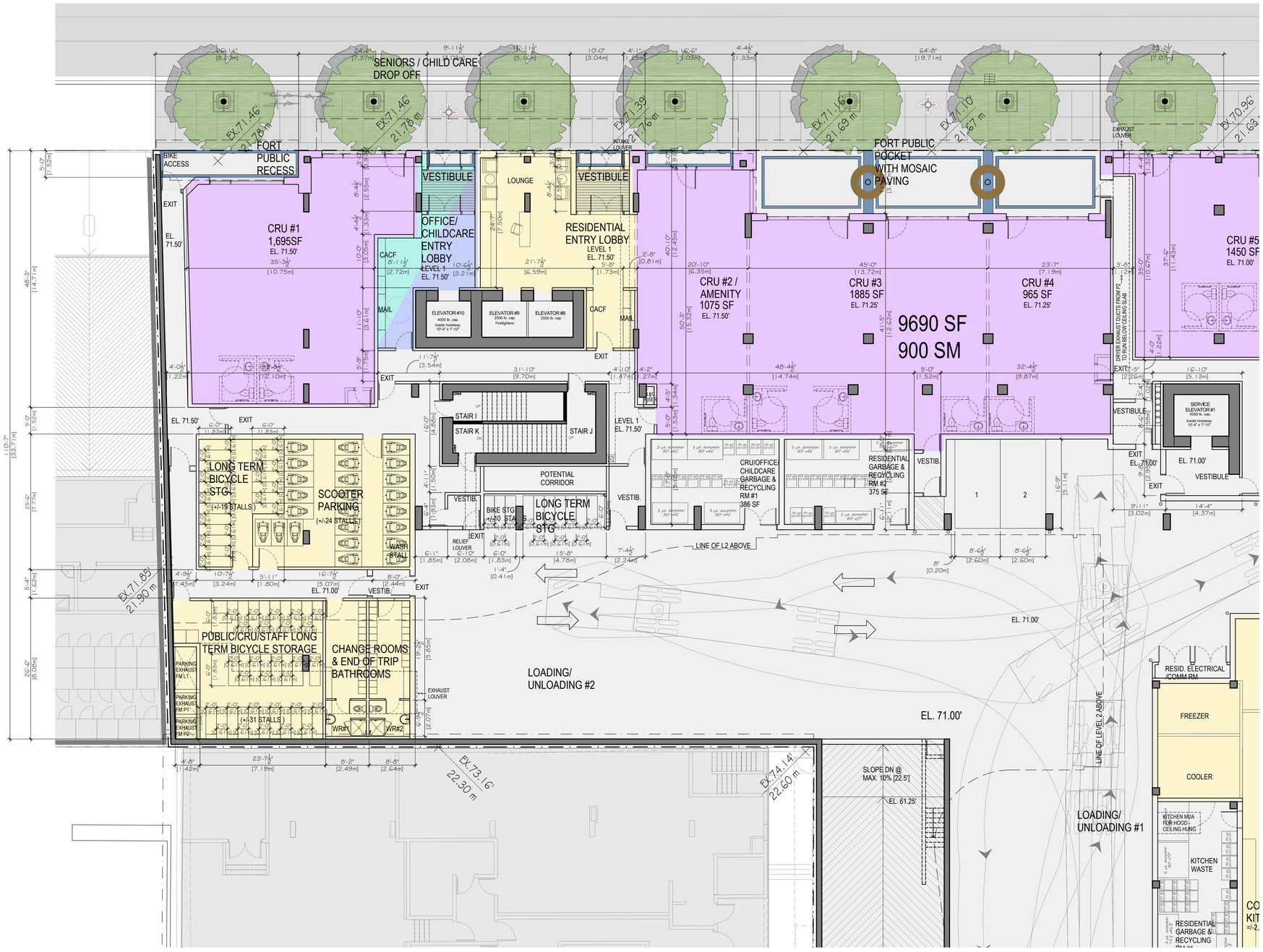
REVISION

DATE APR 2017

DRAWN

SCALE 1:100

CHECKED



COLOR LEGEND

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

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

CLIENT

parc retirement living

PROJECT NO: 17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A302A

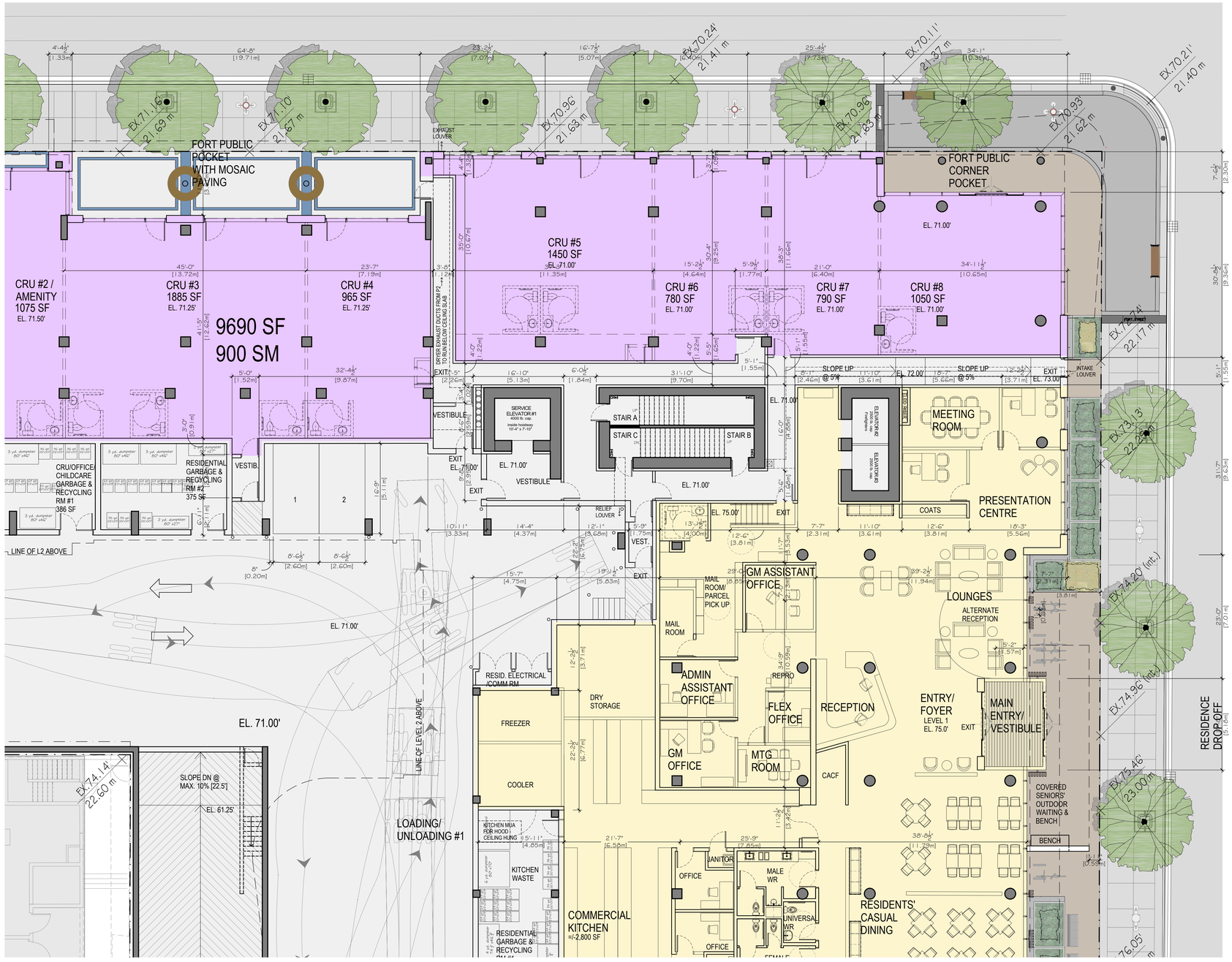
REVISION -

DATE

DRAWN

SCALE 1:100

CHECKED



COLOR LEGEND

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

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

CLIENT

parc retirement living

PROJECT NO: 17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A302B

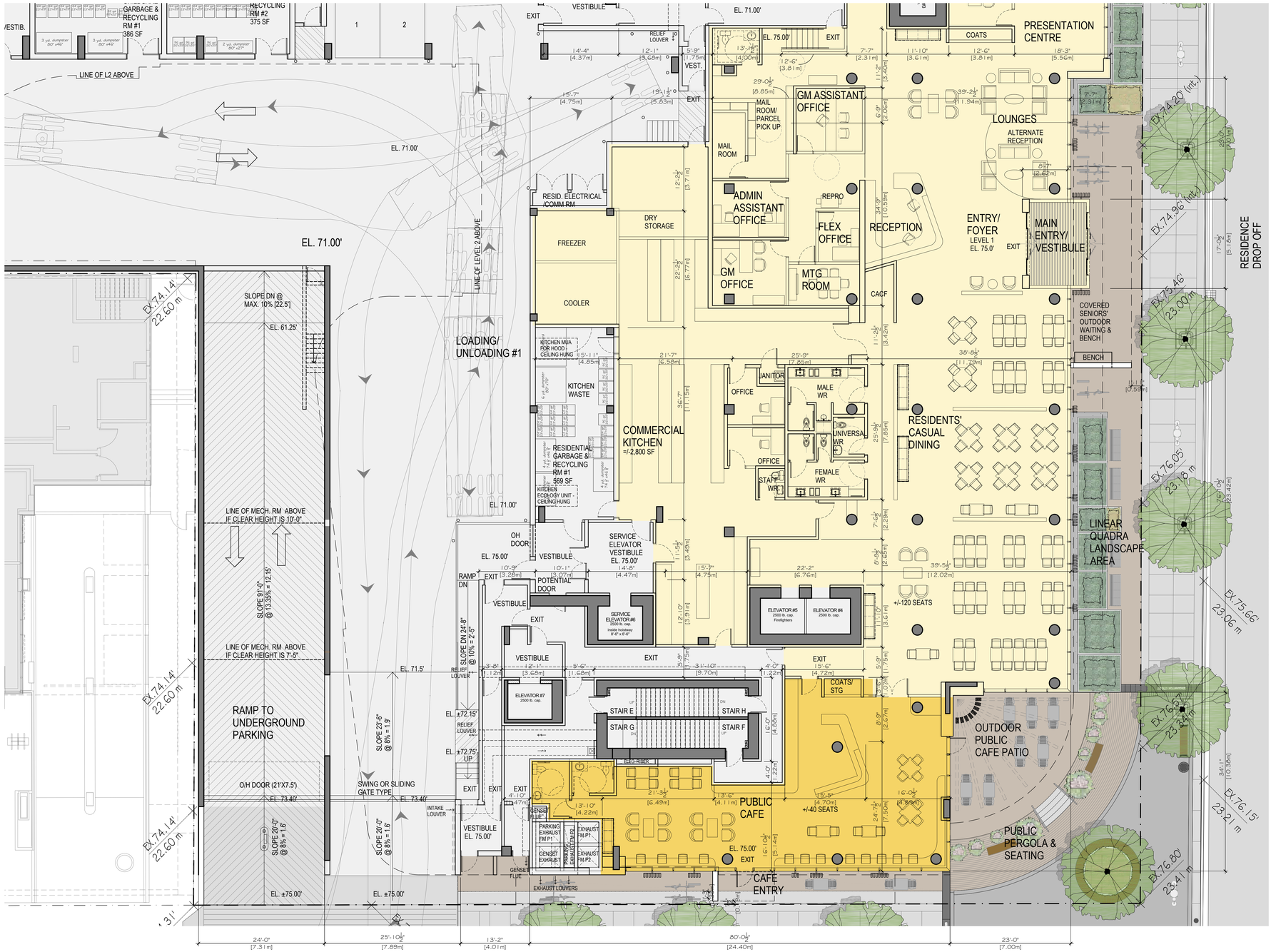
REVISION -

DATE

DRAWN

SCALE 1:100

CHECKED



COLOR LEGEND

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

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 1
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A302C

REVISION -

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0 5 10 15 20 30 40 50'

CLIENT

parc retirement living

PROJECT NO.
17420

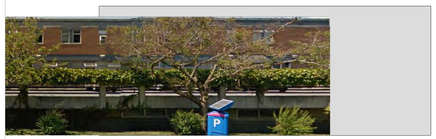
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
NORTH ELEVATION
FORT
STREETSCAPE

SEAL

DRAWING NO. A401
REVISION -

DATE APR 2017
DRAWN
SCALE 1:200
CHECKED







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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
EAST ELEVATION
QUADRA
STREETSCAPE

SEAL

DRAWING NO. A402 REVISION

DATE APR 2017 DRAWN

SCALE 1:200 CHECKED



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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SOUTH ELEVATION
BROUGHTON
STREETSCAPE

SEAL

DRAWING NO. A403
REVISION -

DATE APR 2017
DRAWN
SCALE 1:200
CHECKED





ELEVATION KEYNOTE LEGEND

ITEM		COLOUR /FINISH	ITEM		COLOUR /FINISH	ITEM		COLOUR /FINISH	ITEM		COLOUR /FINISH
BRI-1	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRONWILD ROSE	ALU-2	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND ALABASTER	CWL-1	ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-1	METAL FRAMED CANOPY W/ GLASS	FRAME: TOO MATCH WINDOW FRAMES GLASS: CLEAR LAMINATED
BRI-2	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRON/CHAMPAGNE	CON-1	ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	SFW-1	STOREFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-2	FRAMED FABRIC CANOPY	FRAME: NA COLOR: NA
STO-1	GRANITE STONE CLADDING PATTERN: TBD	COLOUR: GREY FINISH: HONED	CON-2	ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	GUA-1	SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TBD	OHG-1	ALUMINUM OVERHEAD GARAGE DOOR	FRAME: ALUMINUM POWDER COATED COLOR: RUST
STO-2	STONE CLADDING PATTERN: TBD	WHITE SLAB	SIL-1	CONCRETE PRECAST SILL/HEADER	GREY	GUA-2	METAL BALCONY GUARD	FRAME: ALUMINUM POWDER COATED BLACK OR DARK GREY	ADR-1	ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: TO MATCH WINDOW FRAMES GLASS: TBD
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	FRAME: TO MATCH EUROLINE QUARZGRAU 5FTN GLASS: TBD	GPS-1	SAFETY GLASS PRIVACY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TEMPERED TRANSLUCENT GLASS	LOU-1	ALUMINUM WALL LOUVERS	COLOUR TO MATCH ADJACENT WINDOW FRAMES OR CLADDING
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	FRAME: CLEAR ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-1	ENGINEERED WOOD	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	LOU-2	METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: ALUMINUM POWDER COATED COLOUR: LIGHT GREY
MOS-1	EXTERIOR TYPE MOSAIC TILE	MULTI COLOUR - WHITE, MEDIUM + DARK GREY	WIN-3	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-2	EXTERIOR WOOD PATTERN SOFFIT	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	SIG-1	SIGNAGE	BY SIGNAGE CONSULTANT
ALU-1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS FEVE									

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & 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		COLOUR /FINISH	ITEM		COLOUR /FINISH
BRI-1	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRON/WILD ROSE	ALU-2	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND ALABASTER	CWL-1	ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-1	METAL FRAMED CANOPY W/ GLASS	FRAME: TOO MATCH WINDOW FRAMES GLASS: CLEAR LAMINATED
BRI-2	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRON/CHAMPAGNE	CON-1	ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	SFW-1	STOREFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-2	FRAMED FABRIC CANOPY	FRAME: NA COLOR: NA
STO-1	GRANITE STONE CLADDING PATTERN: TBD	COLOUR: GREY FINISH: HONED	CON-2	ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	GUA-1	SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TBD	OHG-1	ALUMINUM OVERHEAD GARAGE DOOR	FRAME: ALUMINUM POWDER COATED COLOR: RUST
STO-2	STONE CLADDING PATTERN: TBD	WHITE SLAB	SIL-1	CONCRETE PRECAST SILL/HEADER	GREY	GUA-2	METAL BALCONY GUARD	FRAME: ALUMINUM POWDER COATED BLACK OR DARK GREY	ADR-1	ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: TO MATCH WINDOW FRAMES GLASS: TBD
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	FRAME: TO MATCH EUROLINE QUARTZGRAU SFTN GLASS: TBD	GPS-1	SAFETY GLASS PRIVACY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TEMPERED TRANSLUCENT GLASS	LOU-1	ALUMINUM WALL LOUVERS	COLOUR TO MATCH ADJACENT WINDOW FRAMES OR CLADDING
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	FRAME: CLEAR ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-1	ENGINEERED WOOD	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	LOU-2	METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: ALUMINUM POWDER COATED COLOUR: LIGHT GREY
MOS-1	EXTERIOR TYPE MOSAIC TILE	MULTI COLOUR - WHITE, MEDIUM & DARK GREY	WIN-3	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-2	EXTERIOR WOOD PATTERN SOFFIT	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	SIG-1	SIGNAGE	BY SIGNAGE CONSULTANT
ALU-1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS PEVE									

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	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & 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		COLOUR /FINISH	ITEM		COLOUR /FINISH
BRI-1	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRONWILD ROSE	ALU-2	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND ALABASTER	CWL-1	ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-1	METAL FRAMED CANOPY W/ GLASS	FRAME: TOO MATCH WINDOW FRAMES GLASS: CLEAR LAMINATED
BRI-2	STANDARD FACE BRICK-4"X12" PATTERN: TBD	TO MATCH HEBRON/CHAMPAGNE	CON-1	ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PARGED FINISH)	SFW-1	STOREFRONT WINDOW/ DOOR; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-2	FRAMED FABRIC CANOPY	FRAME: NA COLOR: NA
STO-1	GRANITE STONE CLADDING PATTERN: TBD	COLOUR: GREY FINISH: HONED	CON-2	ARCHITECTURAL CONCRETE COLUMNS	GREY (PARGED FINISH)	GUA-1	SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TBD	OHG-1	ALUMINUM OVERHEAD GARAGE DOOR	FRAME: ALUMINUM POWDER COATED COLOR: RUST
STO-2	STONE CLADDING PATTERN: TBD	WHITE SLAB	SIL-1	CONCRETE PRECAST SILL/HEADER	GREY	GUA-2	METAL BALCONY GUARD	FRAME: ALUMINUM POWDER COATED BLACK OR DARK GREY	ADR-1	ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: TO MATCH WINDOW FRAMES GLASS: TBD
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	FRAME: TO MATCH EUROLINE QUARZGRAU SFTH GLASS: TBD	GPS-1	SAFETY GLASS PRIVACY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TEMPERED TRANSLUCENT GLASS	LOU-1	ALUMINUM WALL LOUVERS	COLOUR TO MATCH ADJACENT WINDOW FRAMES OR CLADDING
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	FRAME: CLEAR ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-1	ENGINEERED WOOD	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	LOU-2	METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: ALUMINUM POWDER COATED COLOUR: LIGHT GREY
MOS-1	EXTERIOR TYPE MOSAIC TILE	MULTI COLOUR - WHITE, MEDIUM & DARK GREY	WIN-3	ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-2	EXTERIOR WOOD PATTERN SOFFIT	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	SIG-1	SIGNAGE	BY SIGNAGE CONSULTANT
ALU-1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS FEVE									

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SOUTH ELEVATION
BROUGHTON STREET

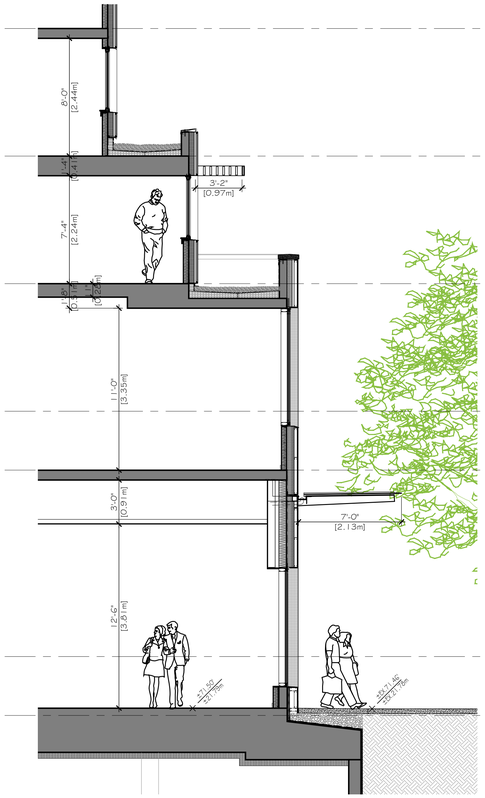
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REVISION -

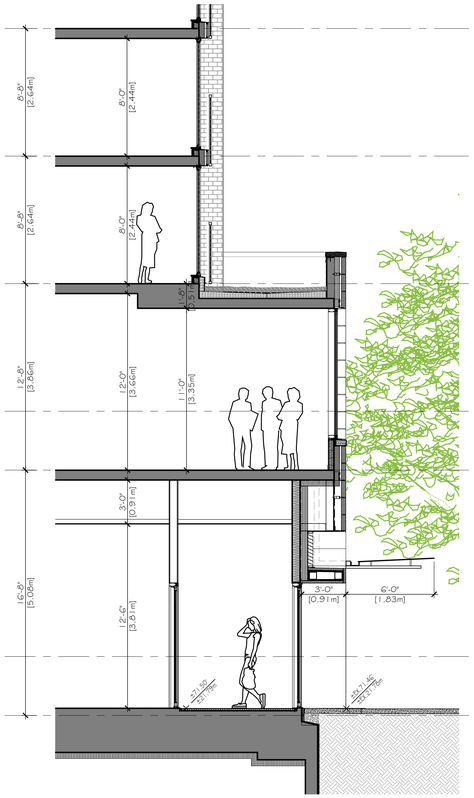
DATE APR 2017
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SCALE 1:125
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1 NORTH/ FORT STREET ELEVATION



2 STREETSCAPE SECTION



3 STREETSCAPE SECTION

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

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
FORT (NORTH) STREETSCAPE / PARTIAL SECTION

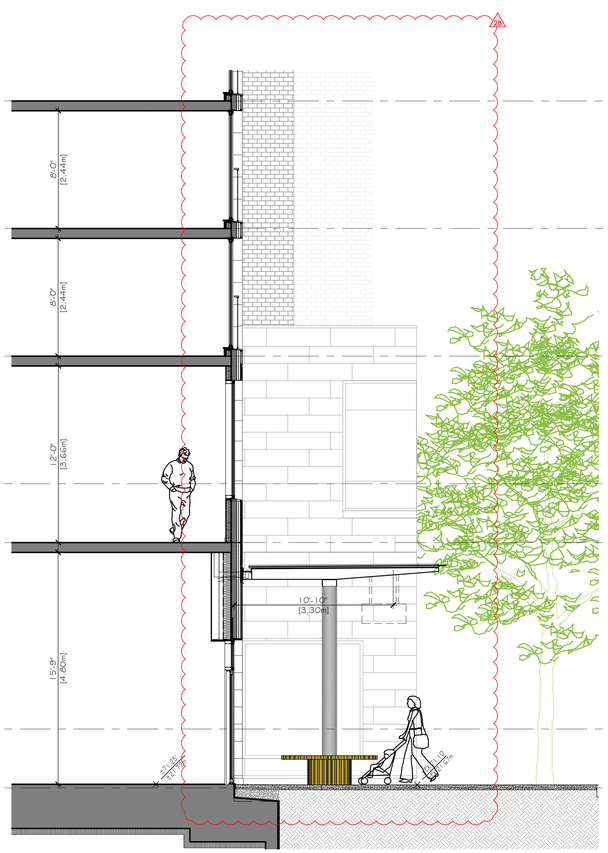
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1 NORTH/ FORT STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
FORT (NORTH) STREETSCAPE / PARTIAL SECTION

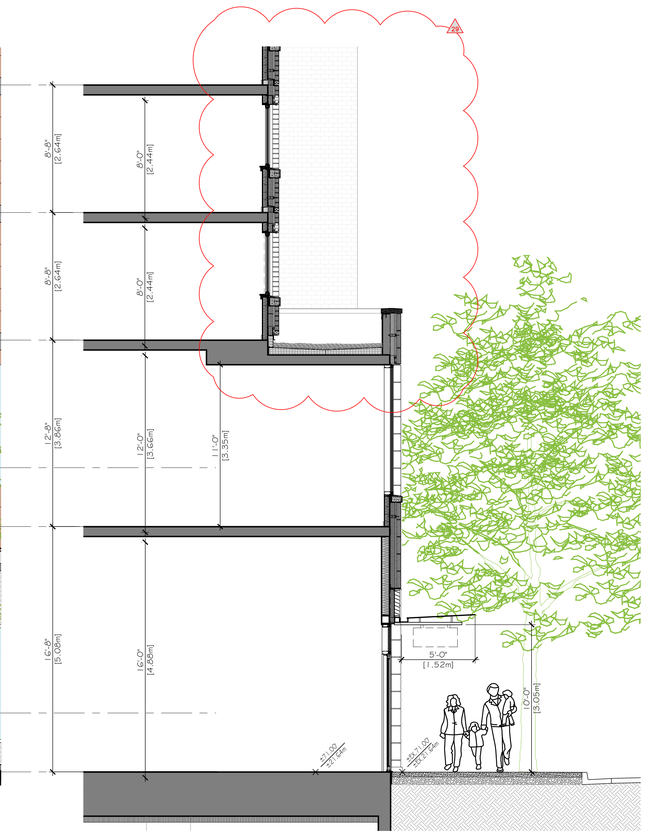
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REVISION -

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1 NORTH/ FORT STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
FORT (NORTH) STREETSCAPE / PARTIAL SECTION

SEAL

DRAWING NO.
A409

REVISION
-

DATE

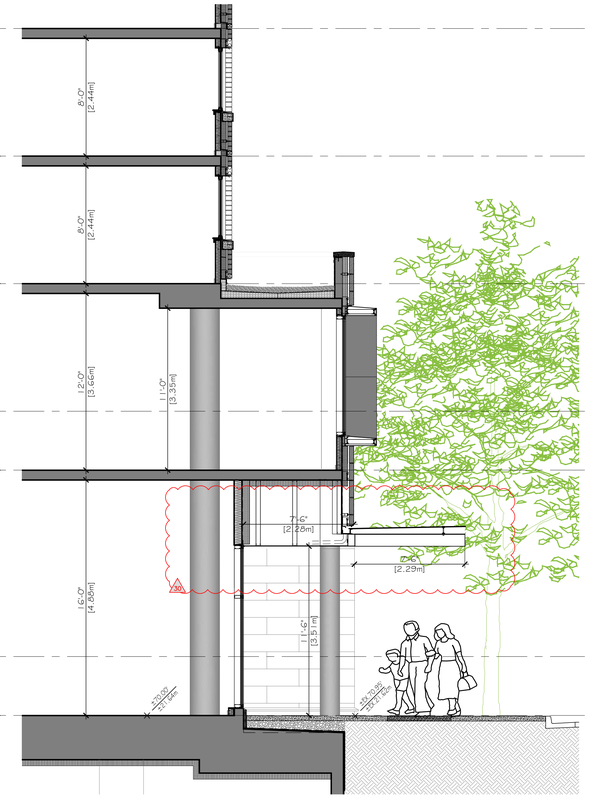
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1 NORTH/ FORT STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
FORT (NORTH) STREETSCAPE / PARTIAL SECTION

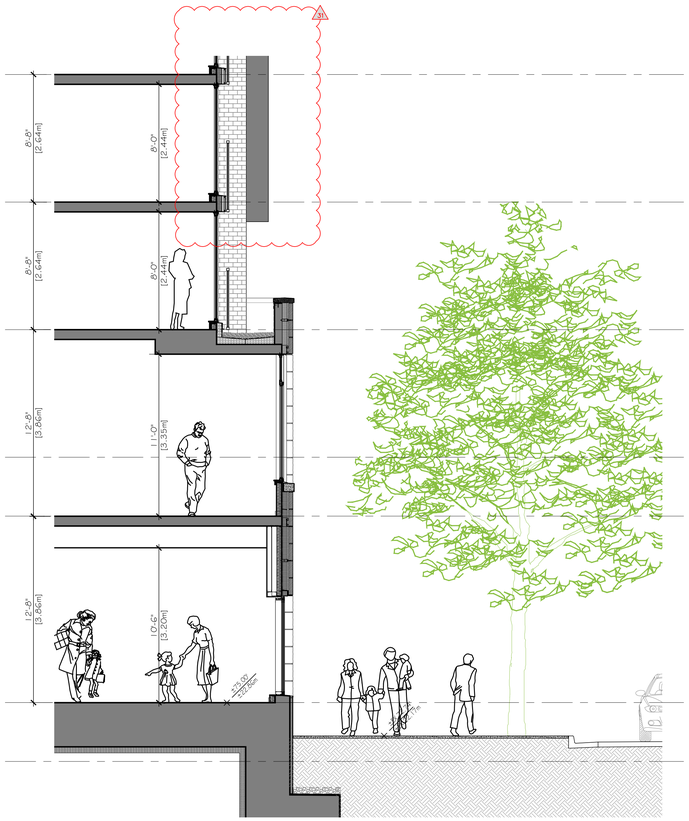
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1 EAST/ QUADRA STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
QUADRA (EAST) STREETSCAPE / PARTIAL SECTION

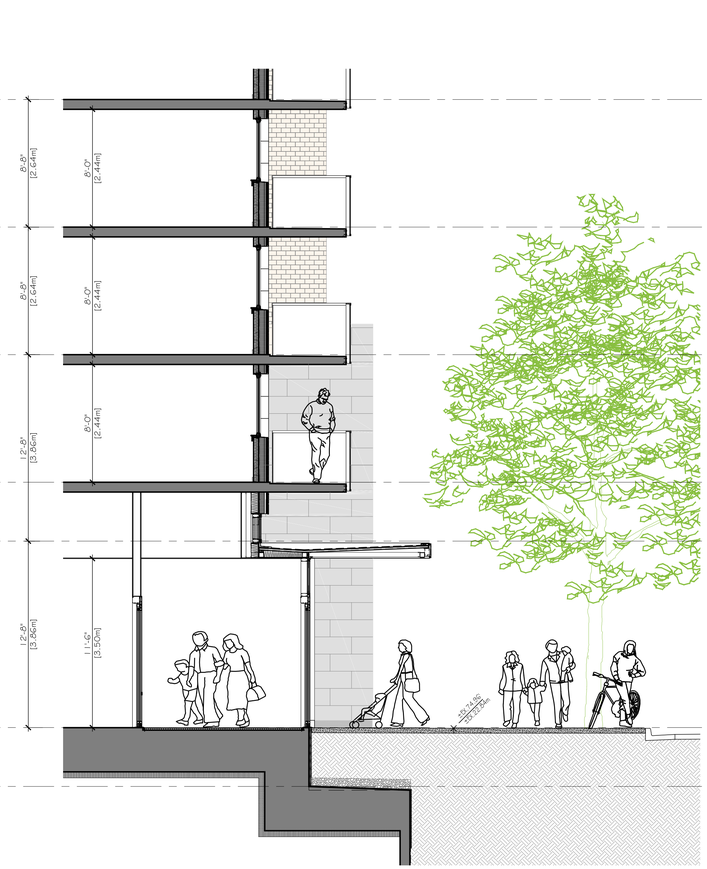
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1 EAST/ QUADRA STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT

parc retirement living

PROJECT NO.
17420

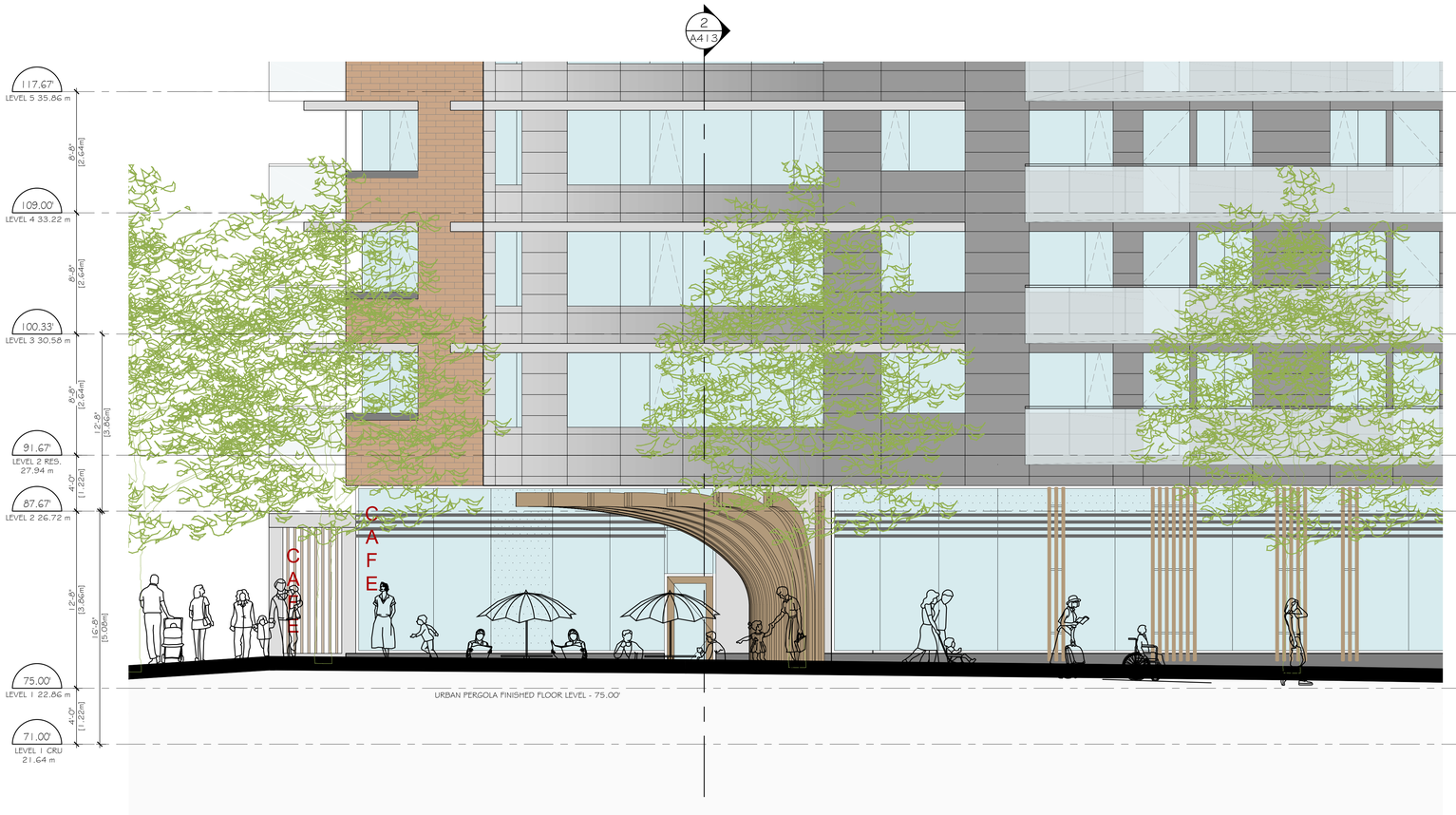
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
QUADRA (EAST) STREETSCAPE / PARTIAL SECTION

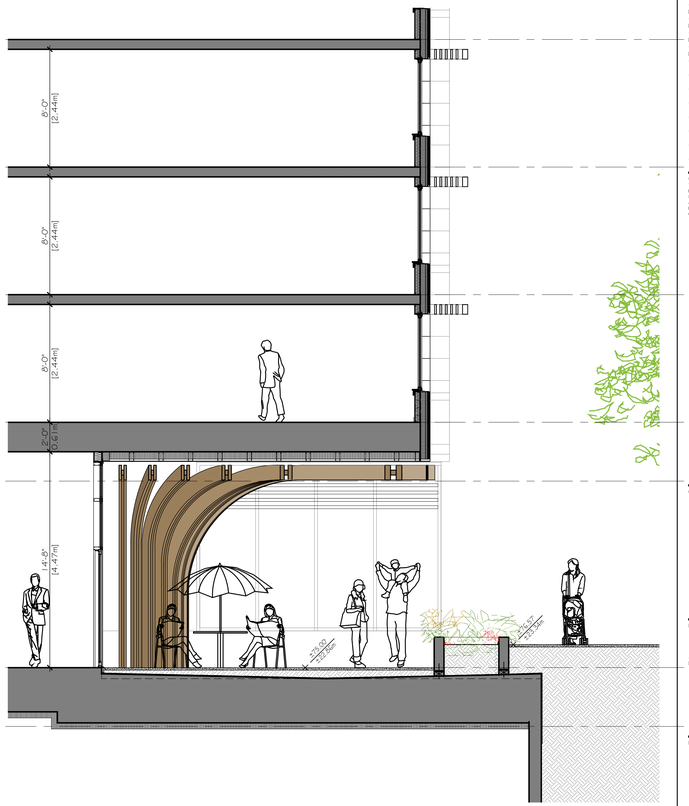
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REVISION -

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1 EAST/ QUADRA STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
QUADRA (EAST) STREETSCAPE / PARTIAL SECTION

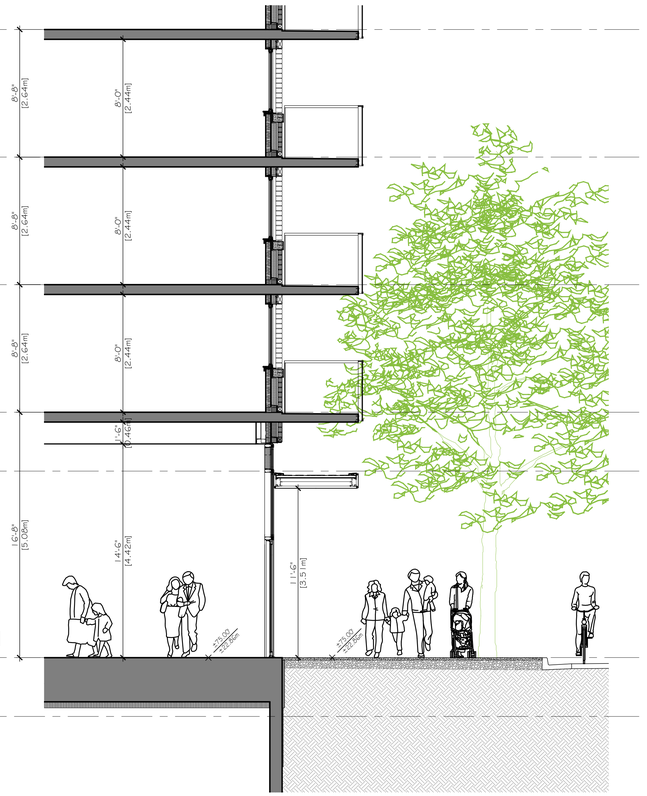
SEAL

DRAWING NO. A413
REVISION -

DATE
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1 SOUTH / BROUGHTON STREET ELEVATION



2 STREETSCAPE SECTION

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NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION

SEAL

DRAWING NO.
A414

REVISION
-

DATE

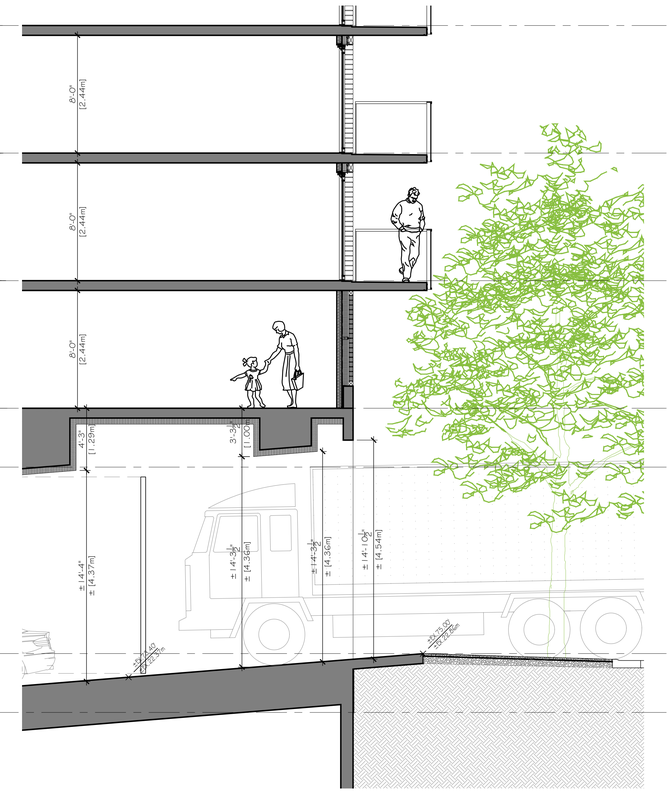
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SCALE
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1 SOUTH / BROUGHTON STREET ELEVATION



2 STREETSCAPE SECTION

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

CLIENT
parc retirement living

PROJECT NO.
17420

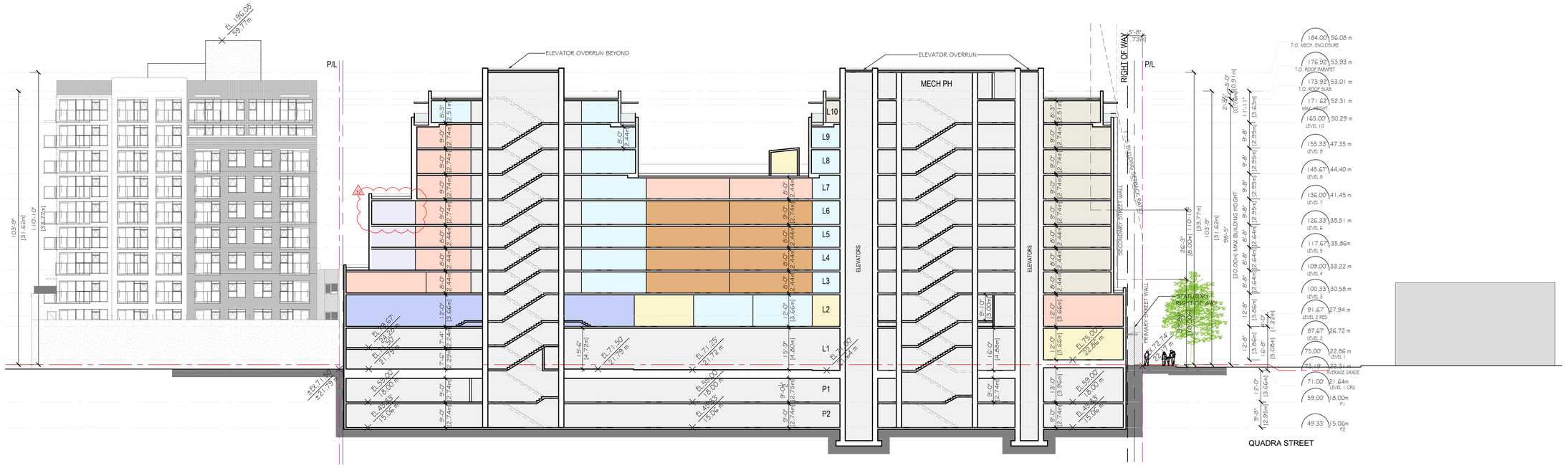
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION

SEAL

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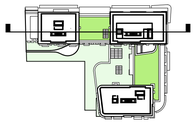
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PROJECT
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Mixed Use Seniors Residential & Commercial Development

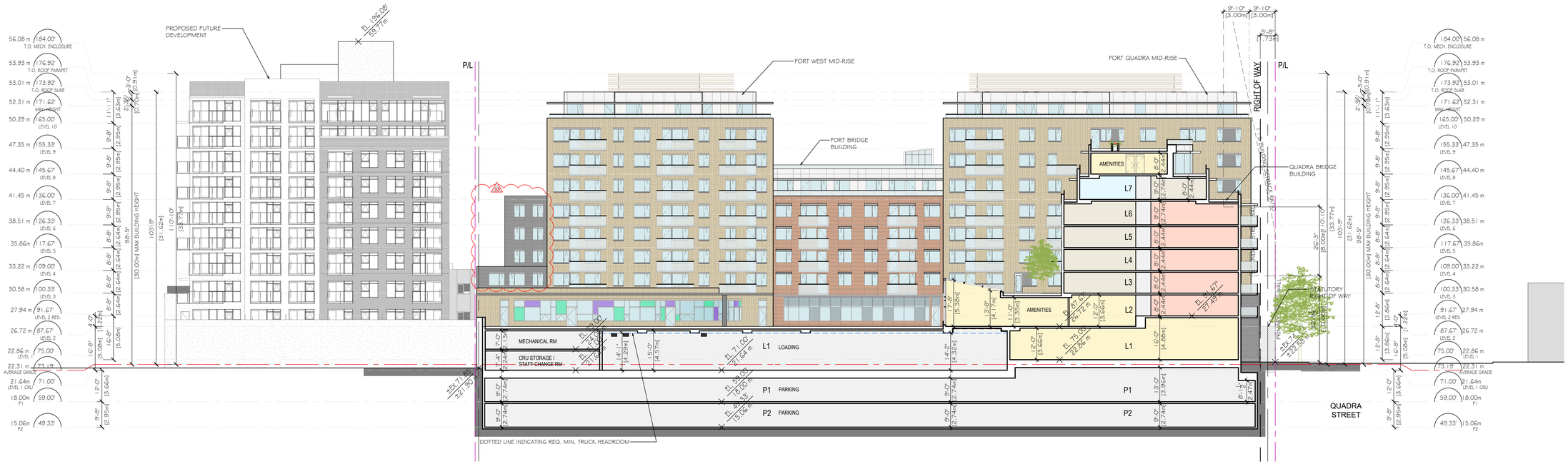
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BUILDING SECTION A

SEAL

DRAWING NO. A501 REVISION

DATE APR 2017 DRAWN

SCALE 1:200 CHECKED

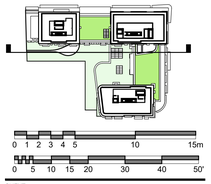


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PROJECT NO.
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

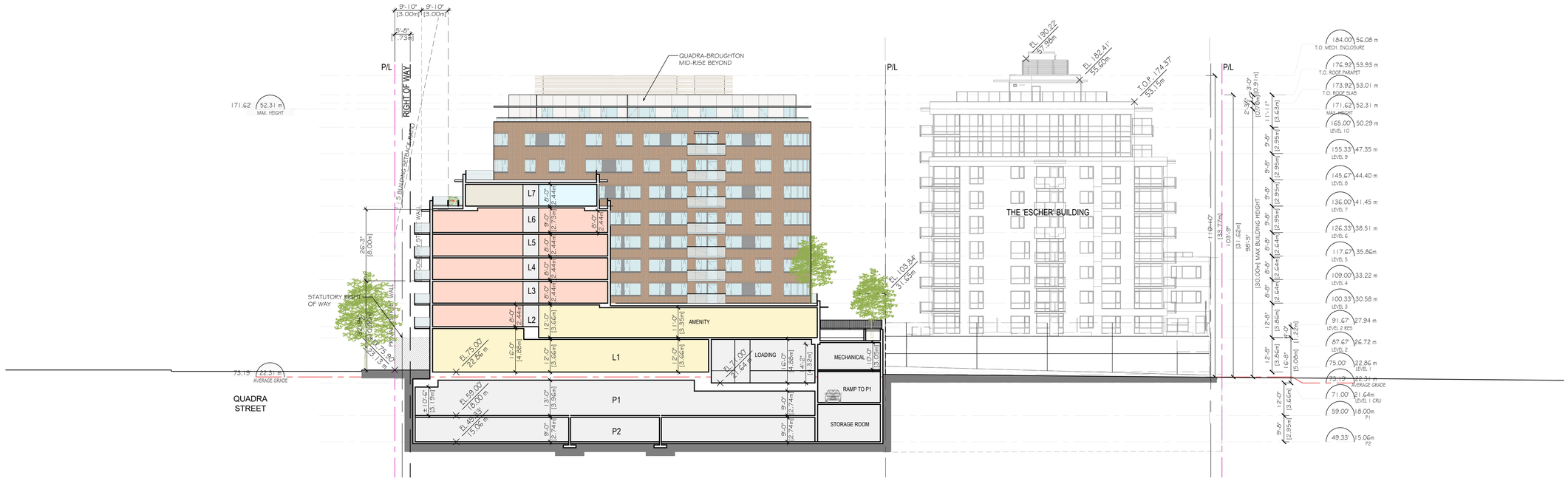
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BUILDING SECTION B/ INTERNAL SOUTH ELEVATION

SEAL

DRAWING NO. A502 REVISION

DATE APR 2017 DRAWN

SCALE 1:200 CHECKED



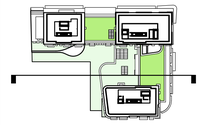
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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION C/ INTERNAL NORTH ELEVATION

SEAL

DRAWING NO. A503

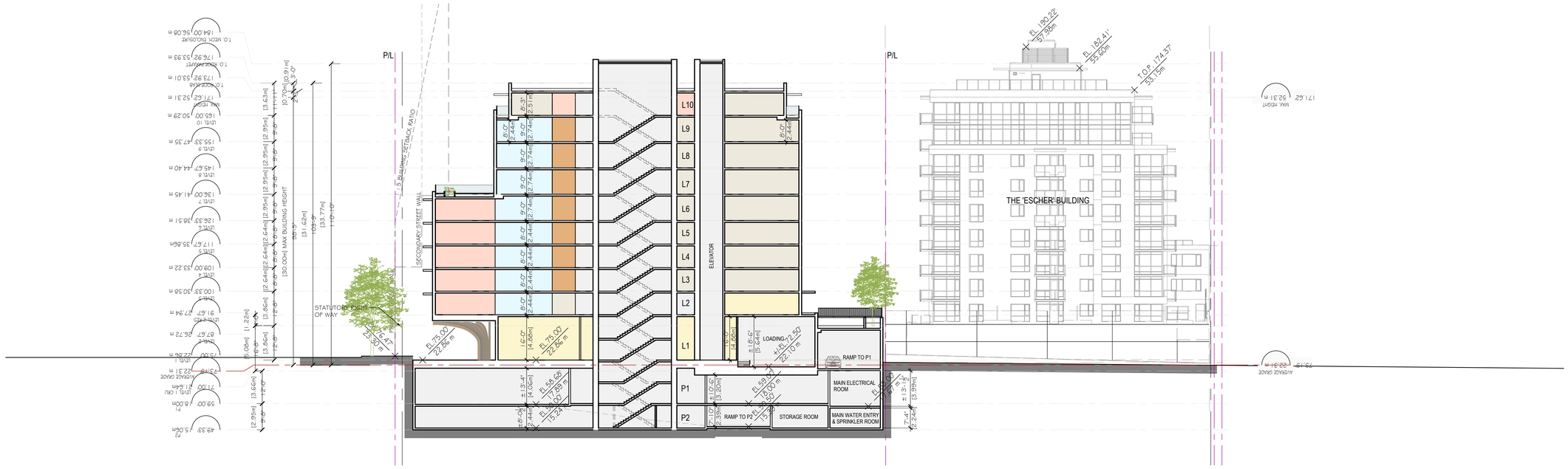
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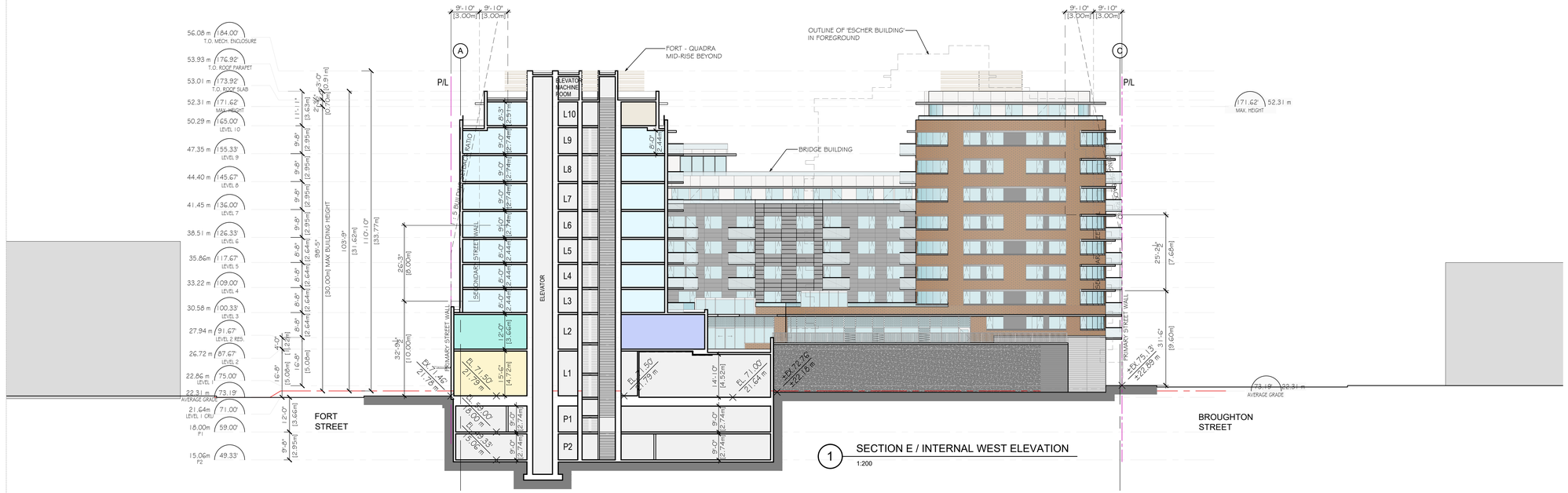
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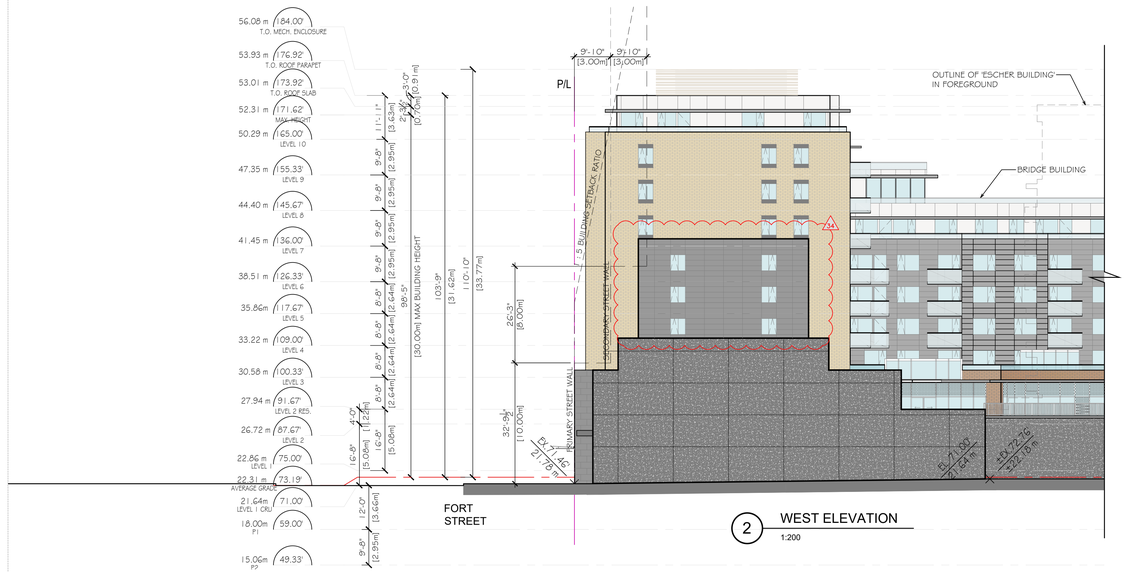
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CHECKED


P/L
SECONDARY STREET WALL
5.0 BUILDING SETBACK ABOVE
STATUTORY RIGHT OF WAY
23.0°
EL. 75.00' 22.86 m
EL. 58.50' 17.83 m
EL. 58.00' 15.24 m
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
P1
P2
ELEVATOR
LOADING
EL. 61.50' 18.75 m
EL. 58.50' 17.83 m
RAMP TO P1
RAMP TO P2
STORAGE ROOM
MAIN ELECTRICAL ROOM
MAIN WATER ENTRY & SPRINKLER ROOM
THE 'ESCHER' BUILDING
EL. 190.22' 57.96m
EL. 182.41' 55.60m
T.O.P. 174.37' 53.15m
MAX. HEIGHT 171.62' 52.31 m
AVERAGE GRADE 75.13' 22.91 m
T.O. MECH. ENCLOSURE 184.00' 56.08 m
T.O. ROOF SLAB 176.92' 53.93 m
T.O. ROOF SLAB 173.92' 53.01 m
MAX. HEIGHT 171.62' 52.31 m
LEVEL 10 165.00' 50.29 m
LEVEL 9 155.33' 47.35 m
LEVEL 8 145.67' 44.40 m
LEVEL 7 136.00' 41.45 m
LEVEL 6 126.33' 38.51 m
LEVEL 5 117.67' 35.86m
LEVEL 4 109.00' 33.22 m
LEVEL 3 100.33' 30.58 m
LEVEL 2 91.67' 27.94 m
LEVEL 1 83.00' 25.30 m
LEVEL 1 CRU 75.00' 22.86 m
AVERAGE GRADE 71.13' 21.68m
P1 59.00' 18.00m
P2 49.33' 15.04m
(0.70m) [0.3] 2'-4"
(33.77m) [31.62m] 105'-9" 110'-10"
MAX. BUILDING HEIGHT 150.00m
[3.65m] [2.95m] [2.95m] [2.95m] [2.95m] [2.64m] [2.64m] [3.66m] [3.66m] [3.66



1 SECTION E / INTERNAL WEST ELEVATION
1:200



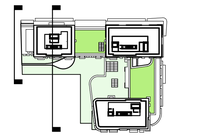
2 WEST ELEVATION
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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

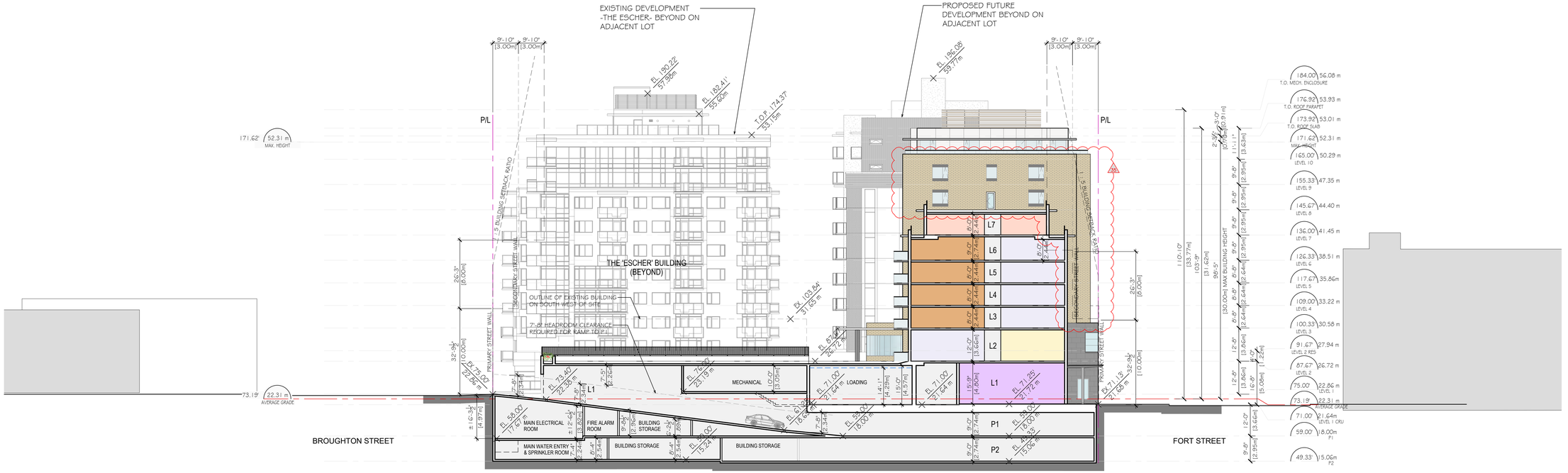
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BUILDING SECTION E/ INTERNAL WEST ELEVATION / WEST ELEVATION

SEAL

DRAWING NO. A505

REVISION

DATE APR 2017
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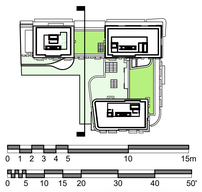
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17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION F / INTERNAL EAST ELEVATION

SEAL

DRAWING NO. A506

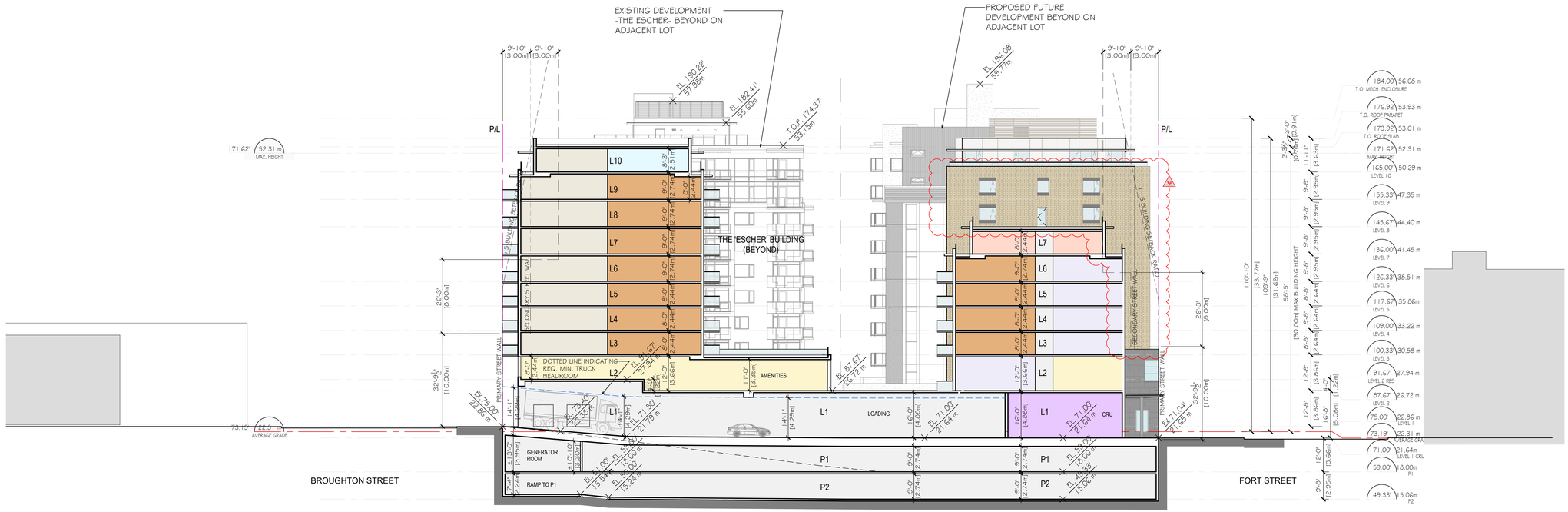
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DATE APR 2017

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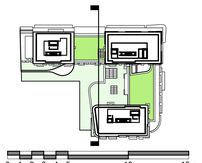
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PROJECT
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Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION G

SEAL

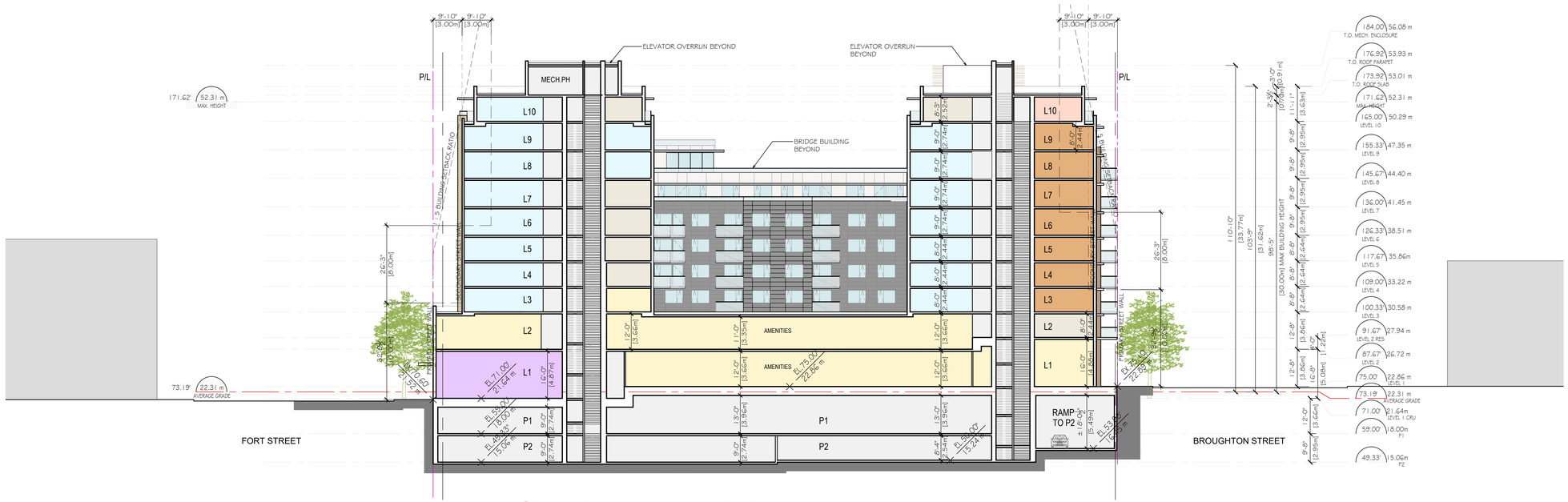
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DATE
APR 2017

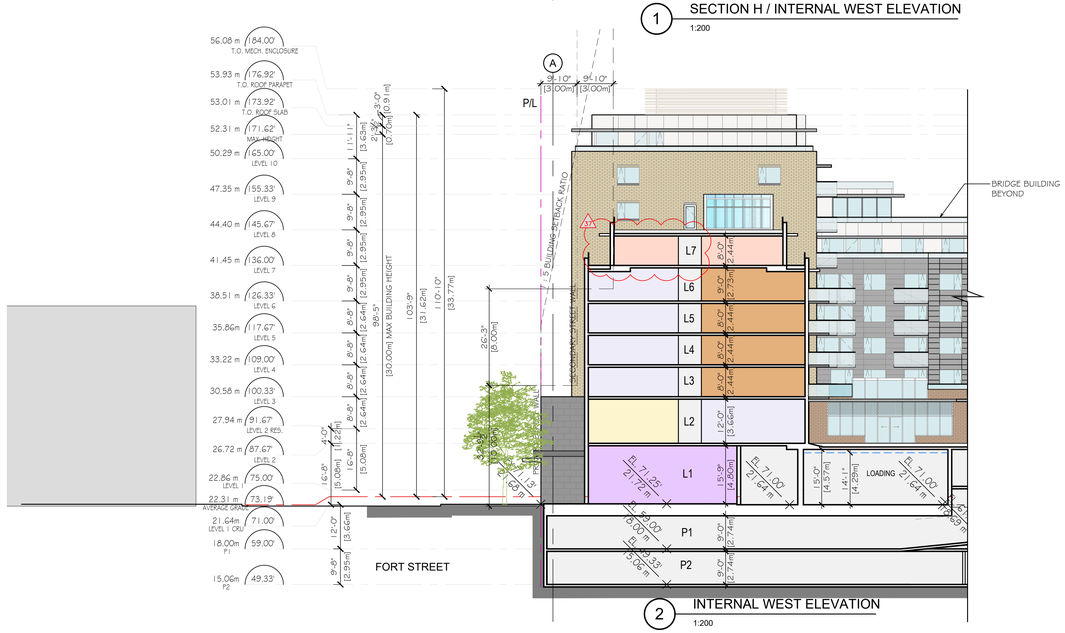
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1 SECTION H / INTERNAL WEST ELEVATION
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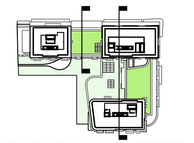
2 INTERNAL WEST ELEVATION
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0 1 2 3 4 5 10 15m
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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

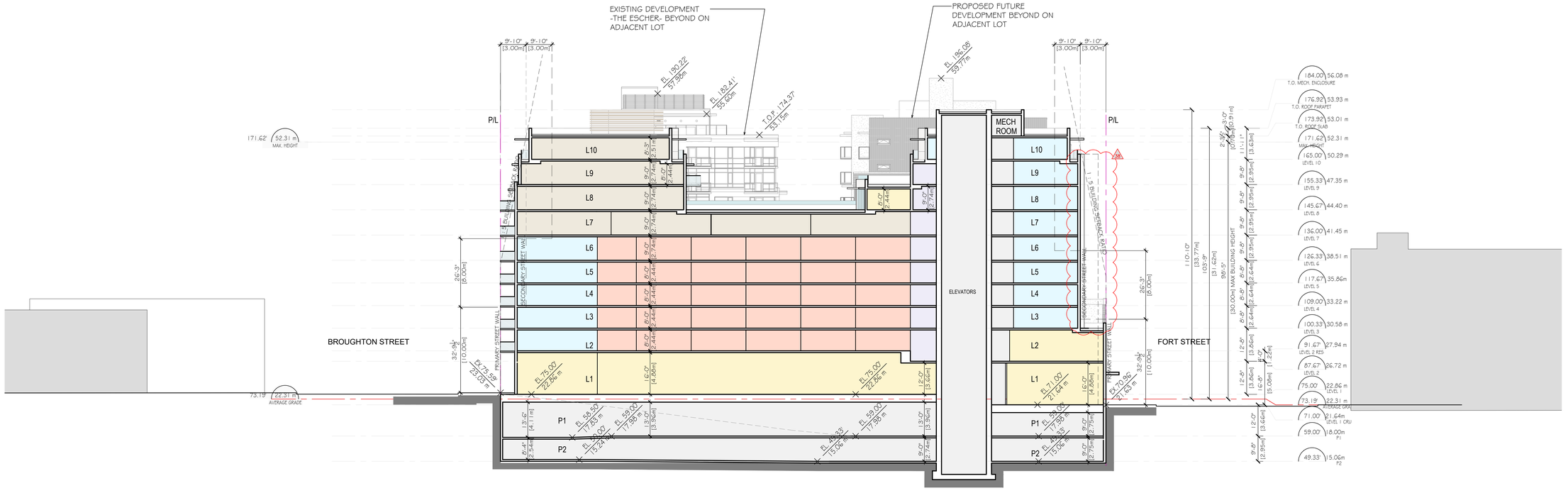
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BUILDING SECTION H / INTERNAL WEST ELEVATION

SEAL

DRAWING NO. A508 REVISION

DATE APR 2017 DRAWN

SCALE 1:200 CHECKED



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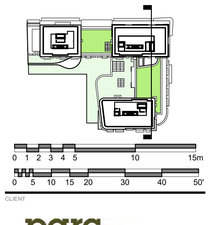
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	ISSUED FOR REZONING & DP	18 SEP 2017
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	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION J

SEAL

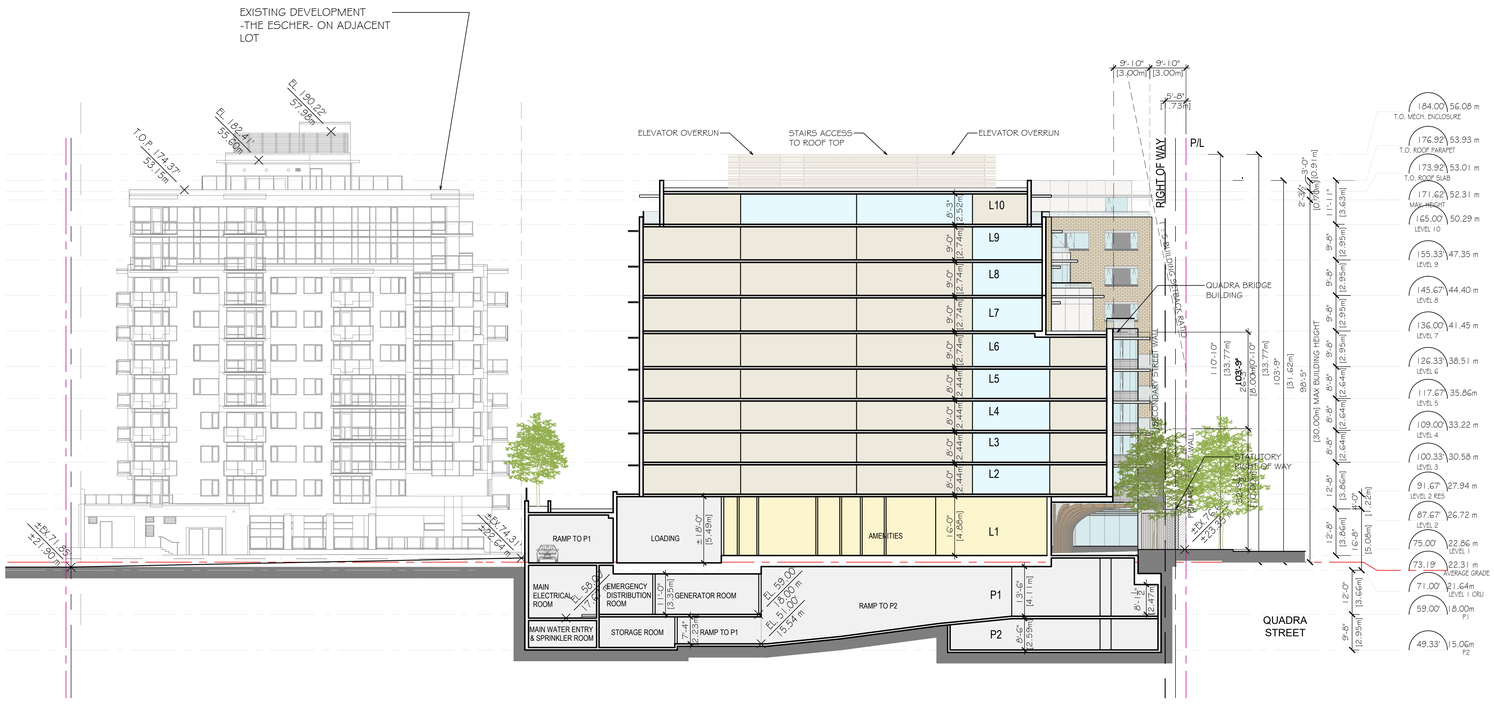
DRAWING NO. REVISION
A509

DATE
APR 2017

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0 1 2 3 4 5 10 15m
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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

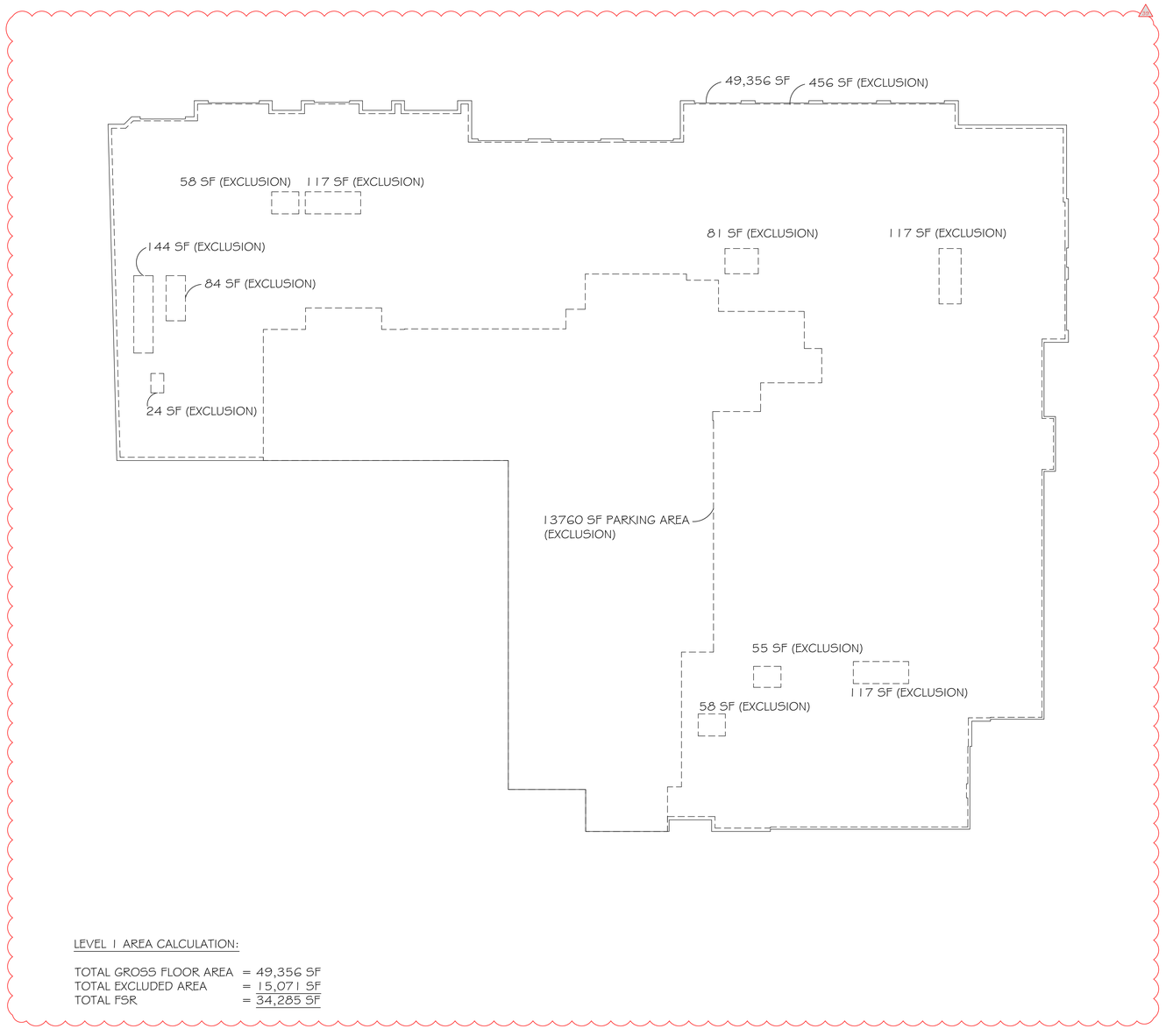
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BUILDING SECTION K

SEAL

DRAWING NO. A510 REVISION

DATE APR 2017 DRAWN

SCALE 1:200 CHECKED



LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	49,356 SF
TOTAL EXCLUDED AREA	=	15,071 SF
TOTAL FSR	=	34,285 SF

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PROJECT
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Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 1
AREA OVERLAY

SEAL

DRAWING NO.
O01

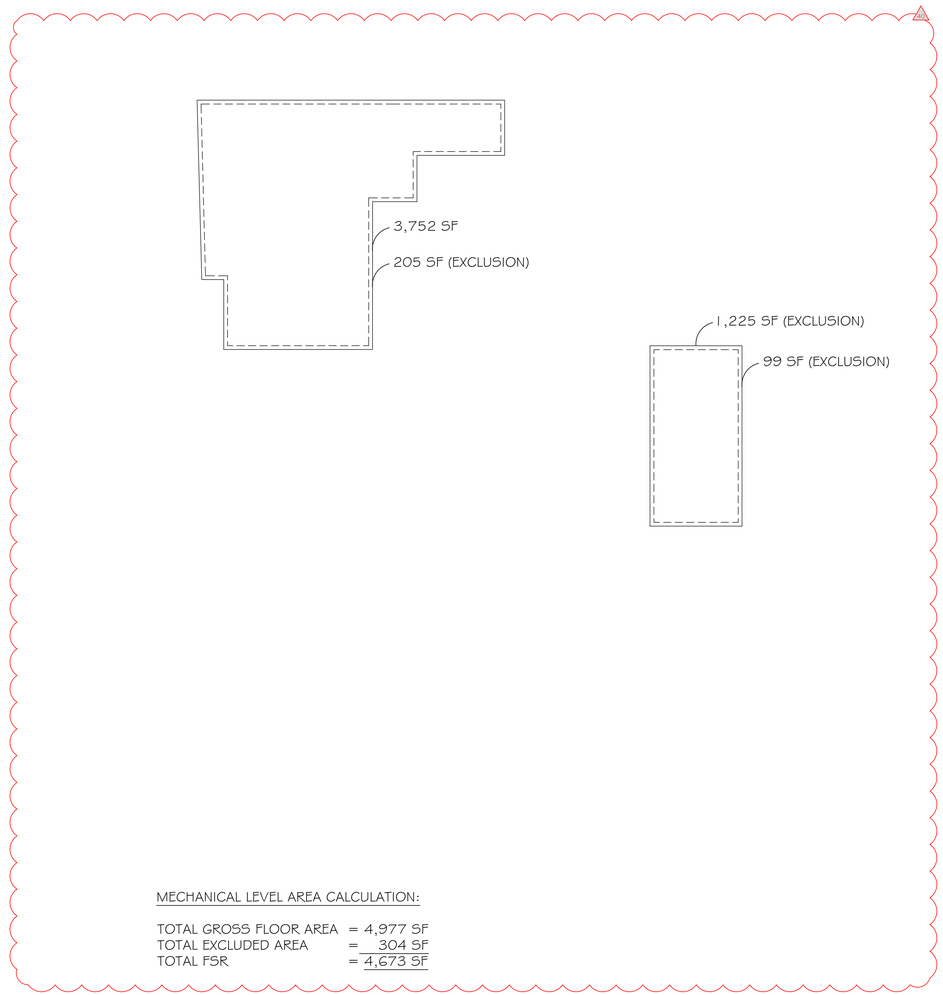
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MECHANICAL LEVEL AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	4,977 SF
TOTAL EXCLUDED AREA	=	304 SF
TOTAL FSR	=	4,673 SF

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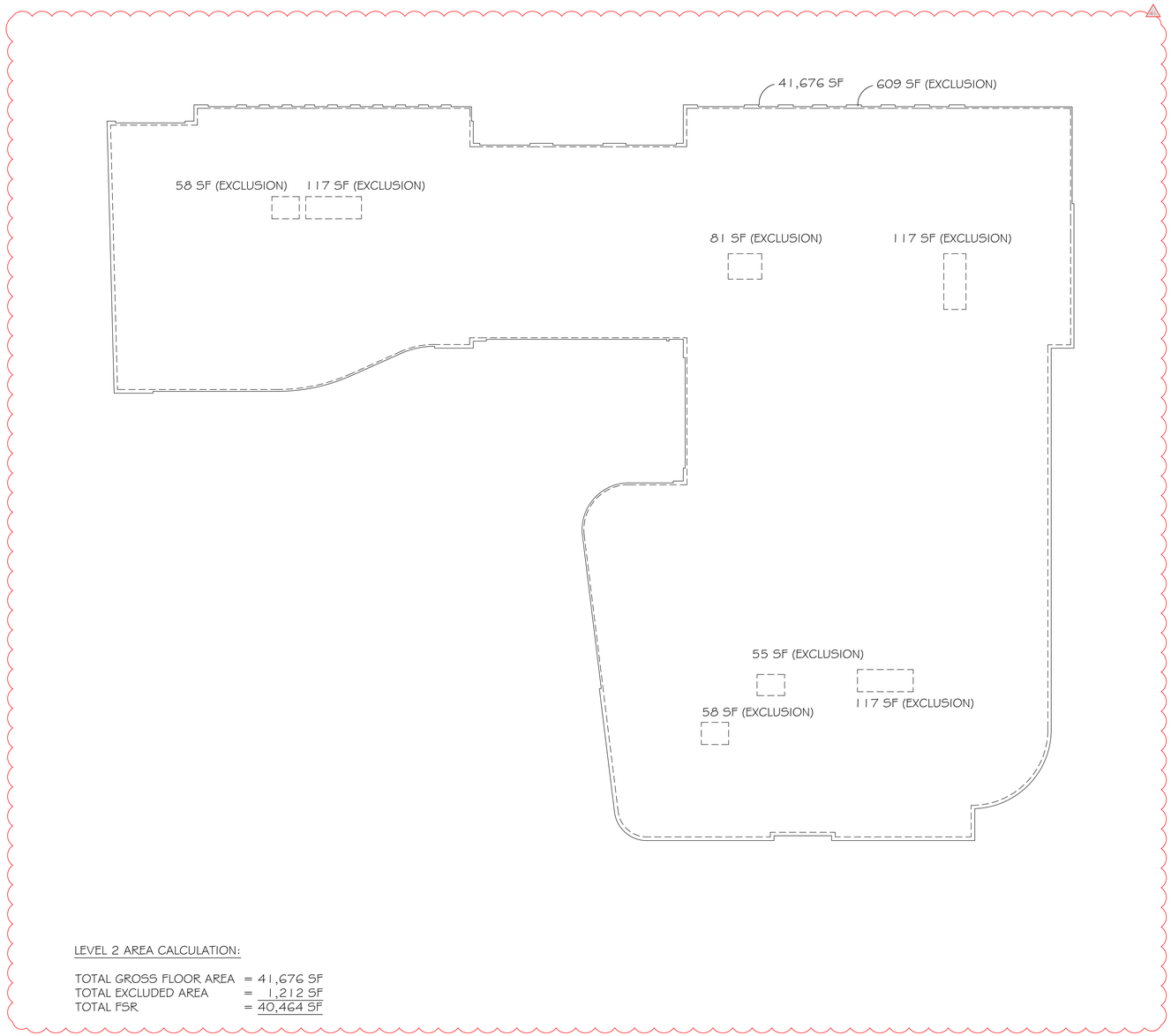
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
MECHANICAL LEVEL AREA OVERLAY

SEAL

DRAWING NO. O02
REVISION -

DATE
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SCALE 1:200
CHECKED



LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	41,676 SF
TOTAL EXCLUDED AREA	=	1,212 SF
TOTAL FSR	=	40,464 SF

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 2
AREA OVERLAY

SEAL

DRAWING NO.
O03

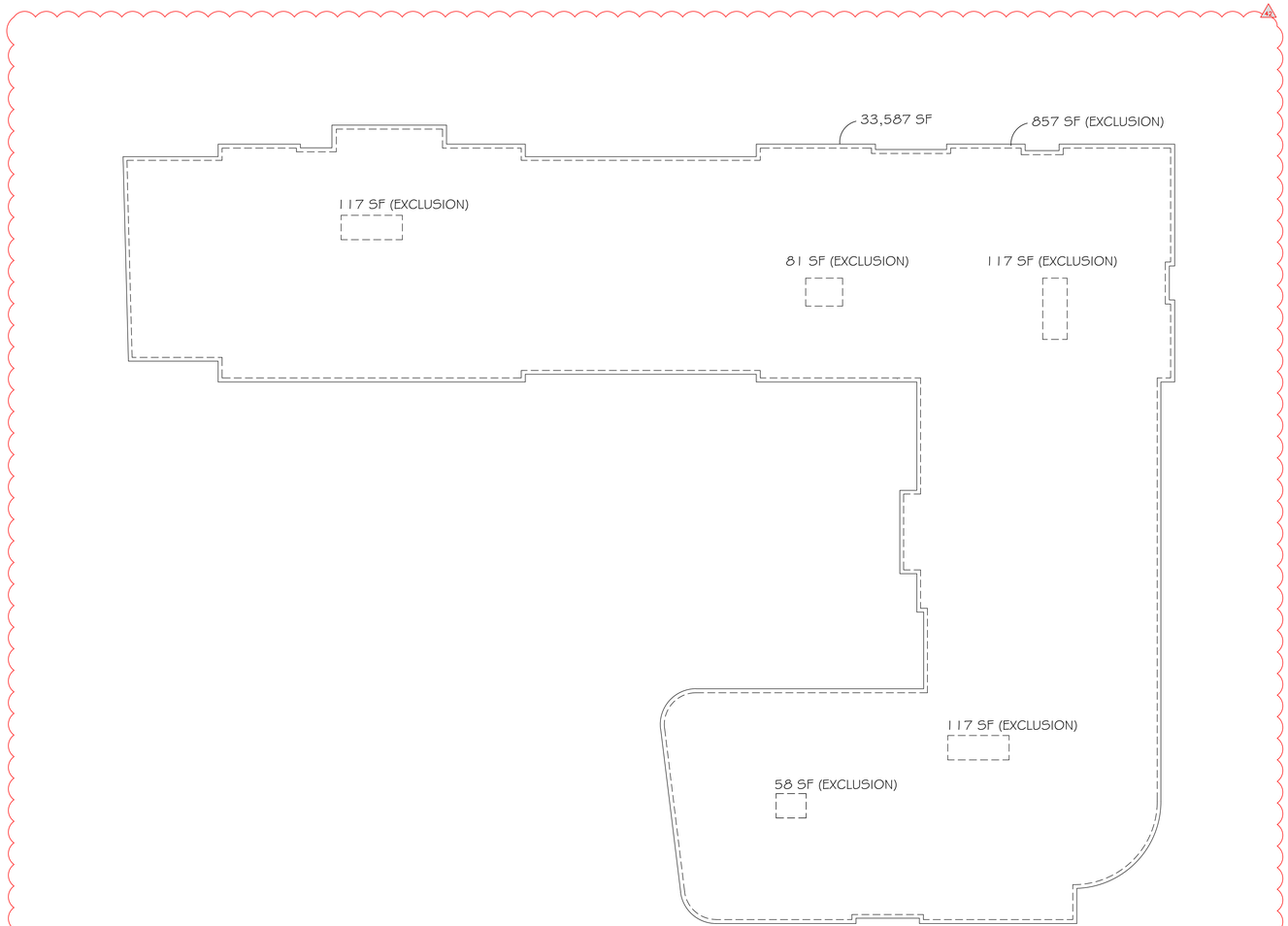
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LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,587 SF
TOTAL EXCLUDED AREA	=	1,347 SF
TOTAL FSR	=	32,240 SF

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CLIENT
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17420

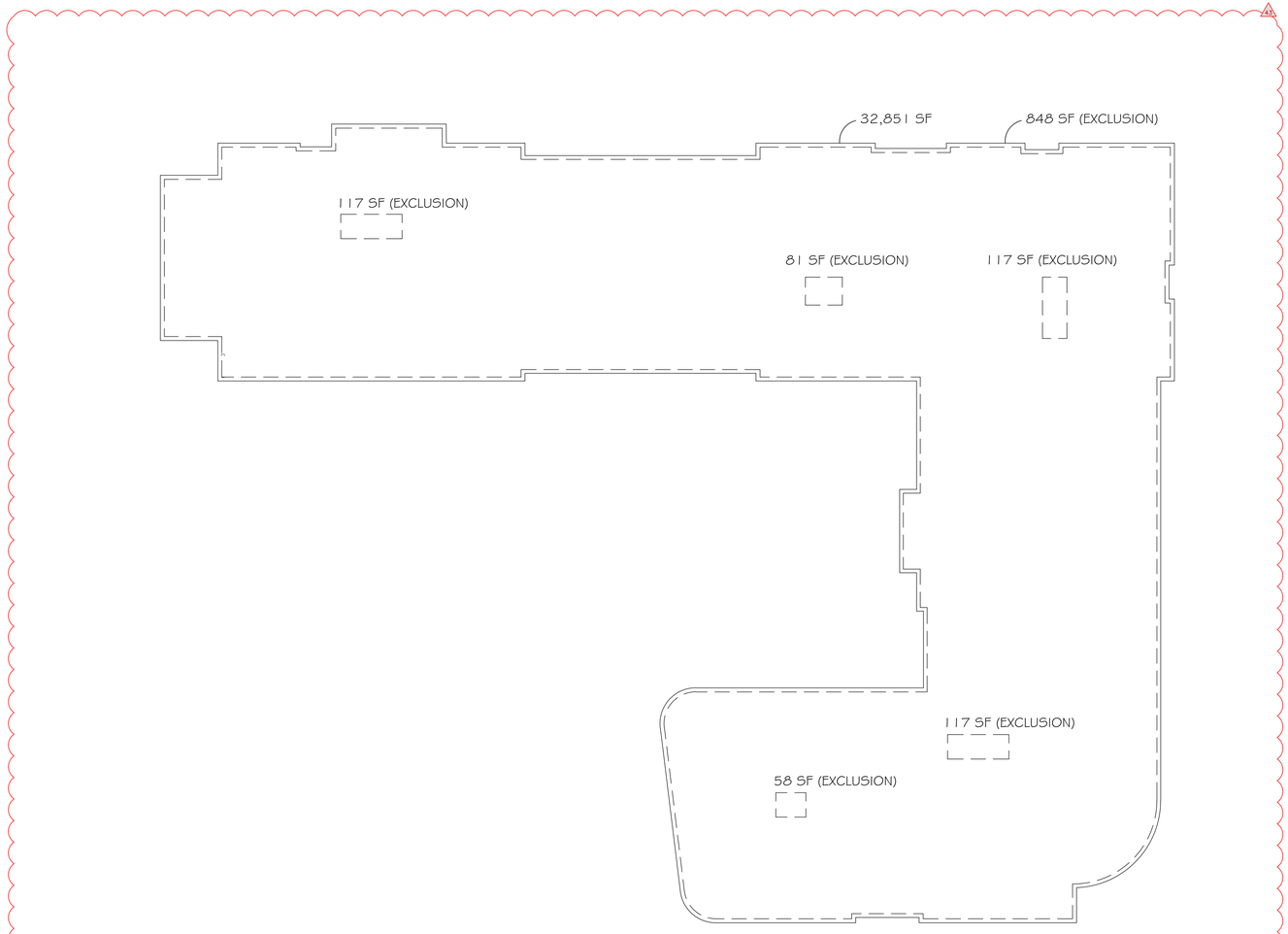
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 3
AREA OVERLAY

SEAL

DRAWING NO. O04
REVISION -

DATE
DRAWN
SCALE 1:200
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LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	32,851 SF
TOTAL EXCLUDED AREA	=	1,338 SF
TOTAL FSR	=	31,513 SF

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0 5 10 15 20 30 40 50'

CLIENT

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DRAWING TITLE
LEVEL 4
AREA OVERLAY

SEAL

DRAWING NO.
O05

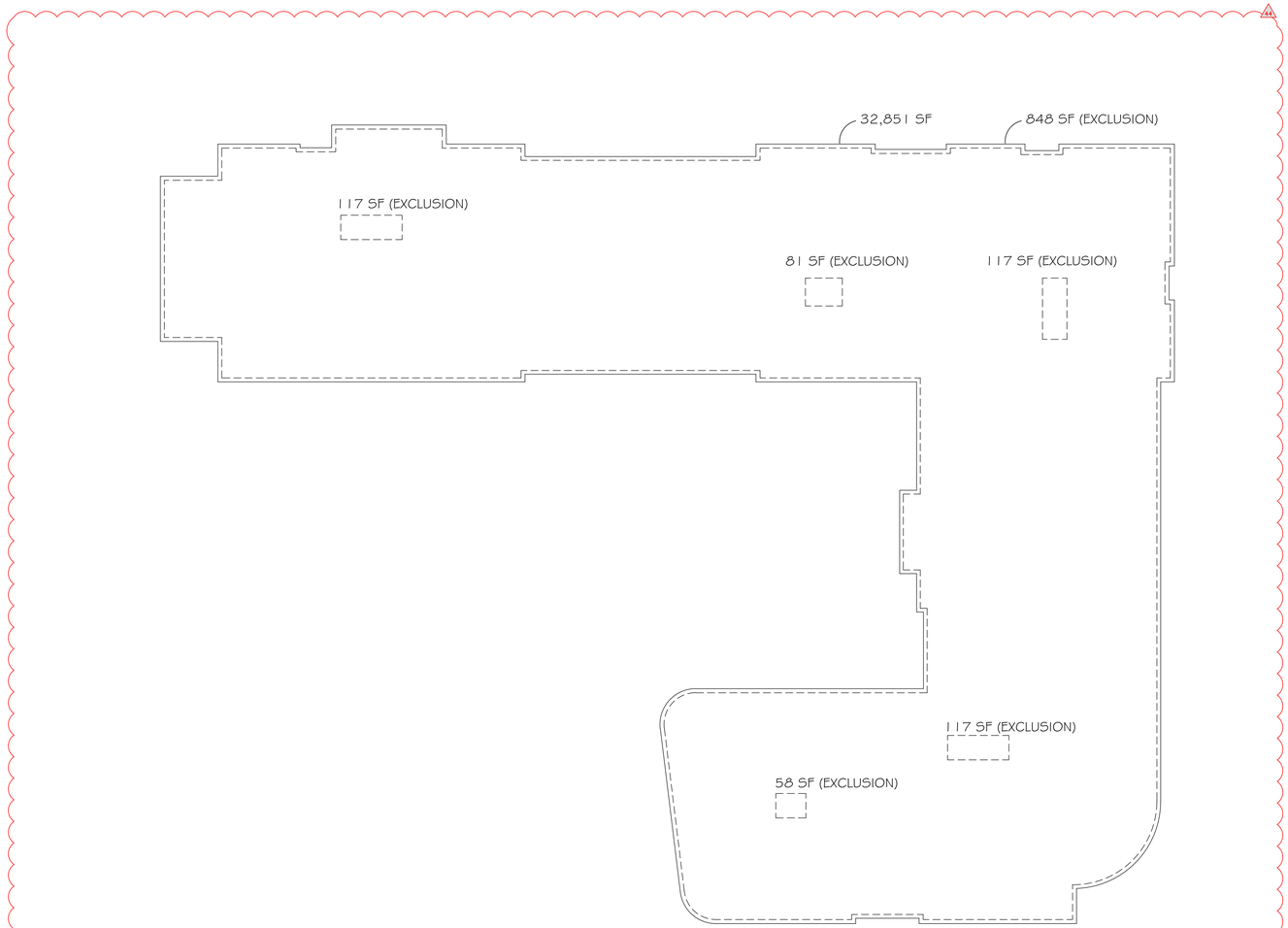
REVISION
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DATE

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SCALE
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LEVEL 5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	32,851 SF
TOTAL EXCLUDED AREA	=	1,338 SF
TOTAL FSR	=	31,513 SF

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0 1 2 3 4 5 10 15m

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DRAWING TITLE
LEVEL 5
AREA OVERLAY

SEAL

DRAWING NO.
O06

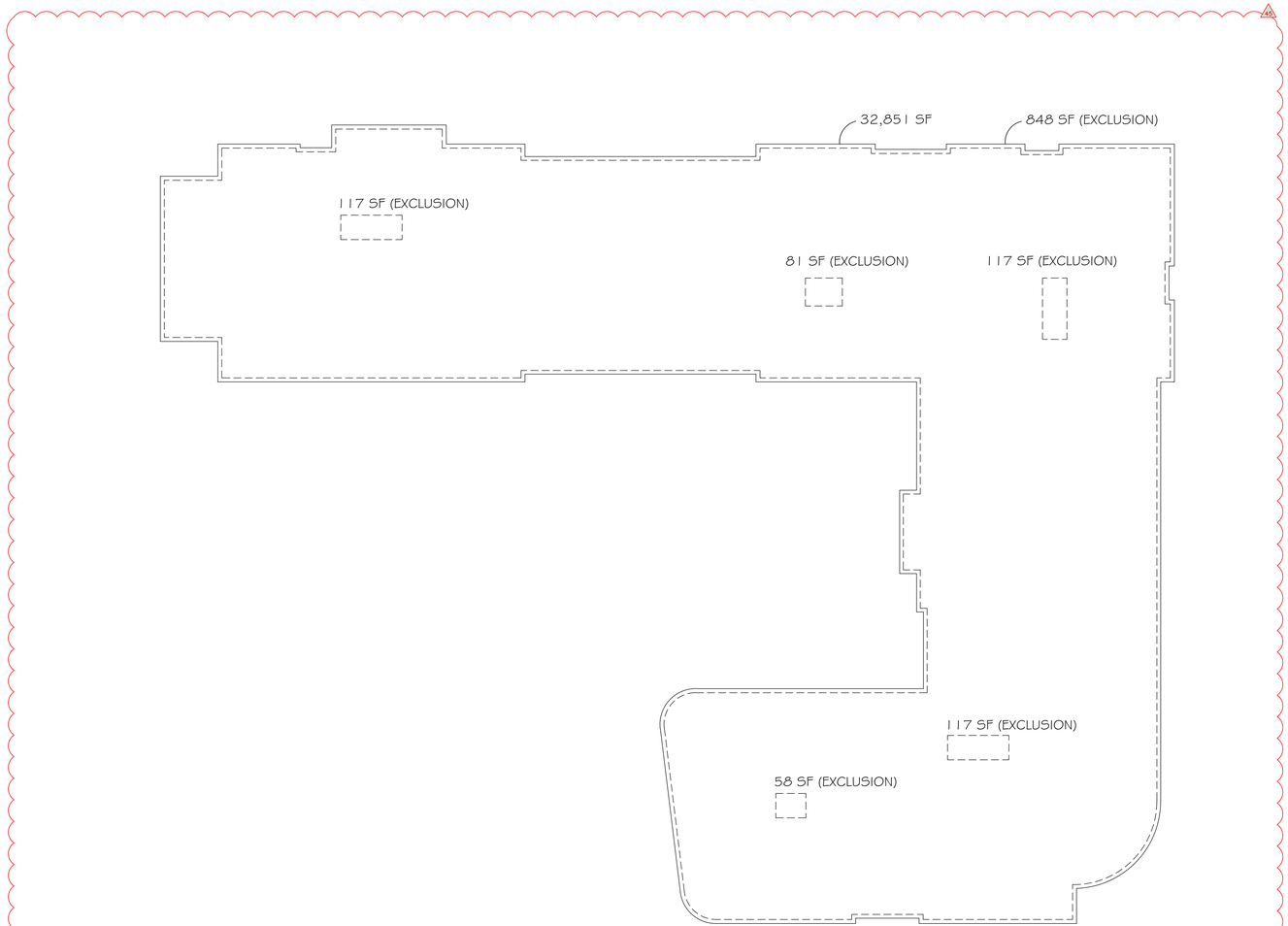
REVISION
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DATE

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SCALE
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CHECKED



LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	32,851 SF
TOTAL EXCLUDED AREA	=	1,338 SF
TOTAL FSR	=	31,513 SF

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CLIENT
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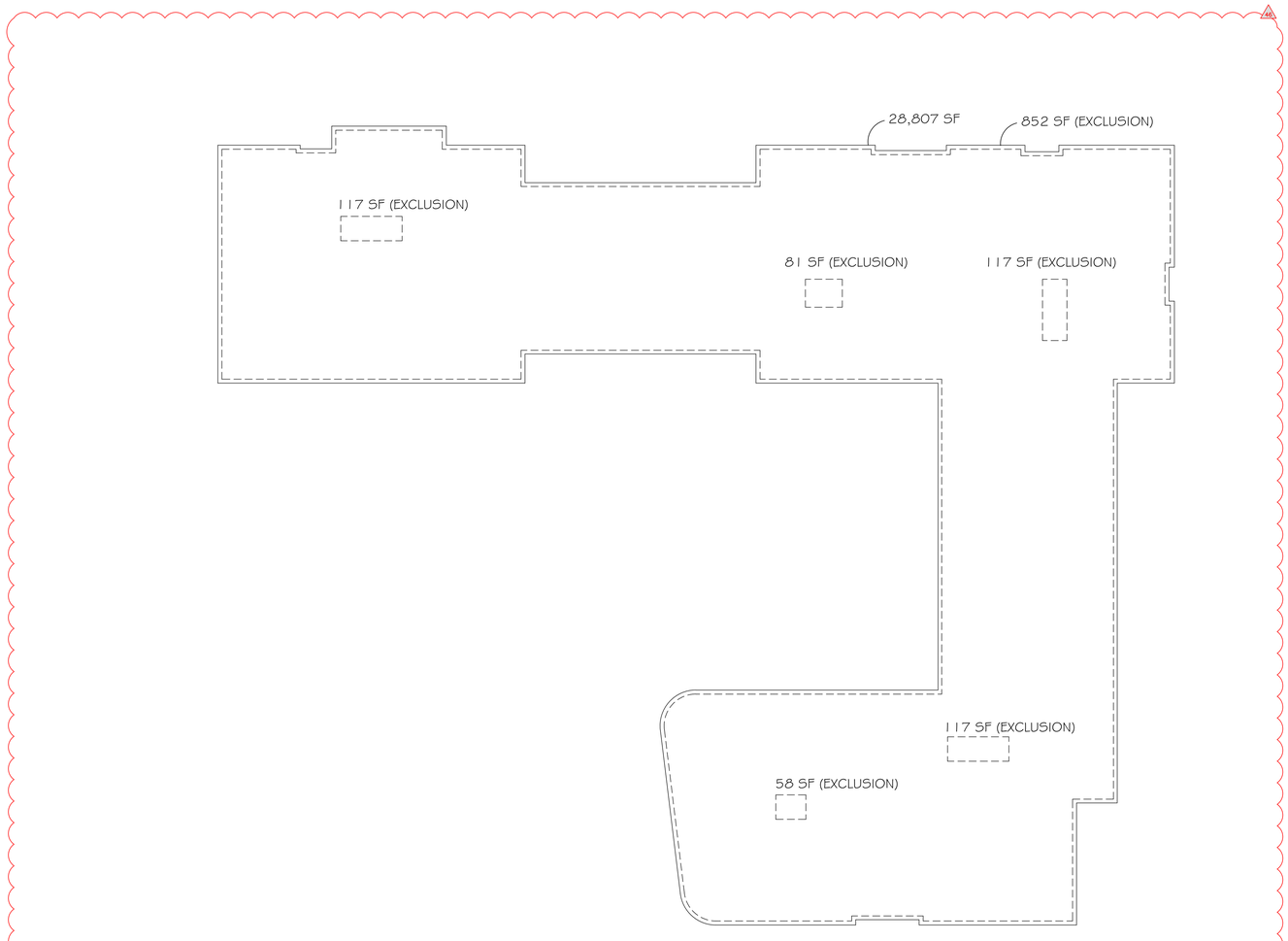
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LEVEL 6
AREA OVERLAY

SEAL

DRAWING NO.
O07

REVISION
-

DATE
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SCALE
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LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	28,807 SF
TOTAL EXCLUDED AREA	=	1,342 SF
TOTAL FSR	=	27,465 SF

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DRAWING TITLE
LEVEL 7
AREA OVERLAY

SEAL

DRAWING NO.
O08

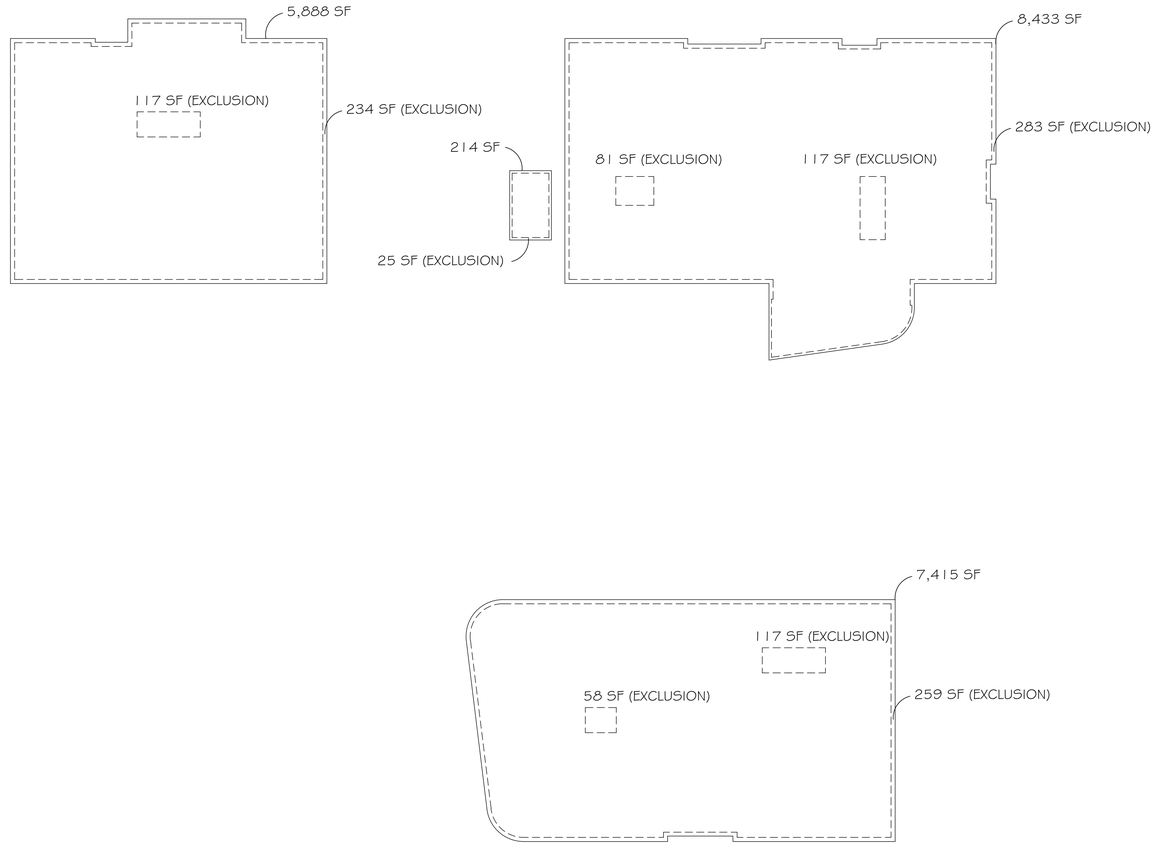
REVISION
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DATE

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SCALE
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LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	21,950 SF
TOTAL EXCLUDED AREA	=	1,291 SF
TOTAL FSR	=	20,659 SF

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0 5 10 15 20 30 40 50'

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

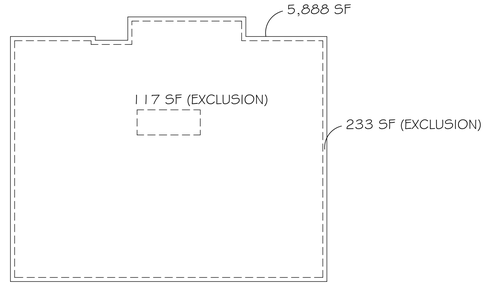
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LEVEL 8
AREA OVERLAY

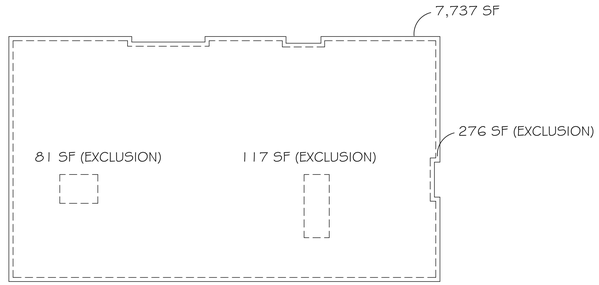
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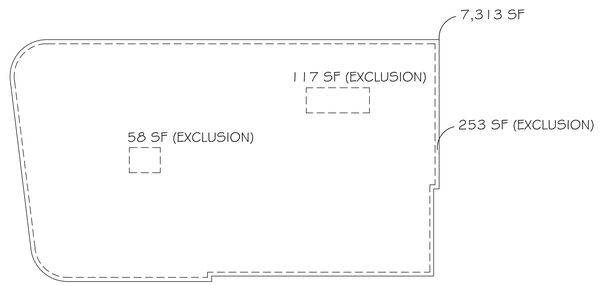
DRAWING NO. REVISION
O09

DATE DRAWN

SCALE CHECKED
1:200







LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	20,938 SF
TOTAL EXCLUDED AREA	=	1,252 SF
TOTAL FSR	=	19,686 SF

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 2019
	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
LEVEL 9
AREA OVERLAY

SEAL

DRAWING NO.
O10

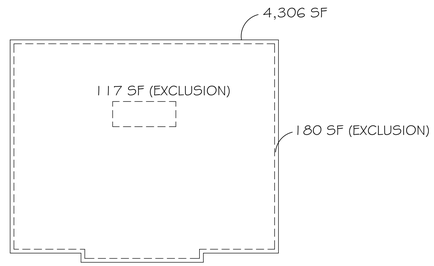
REVISION
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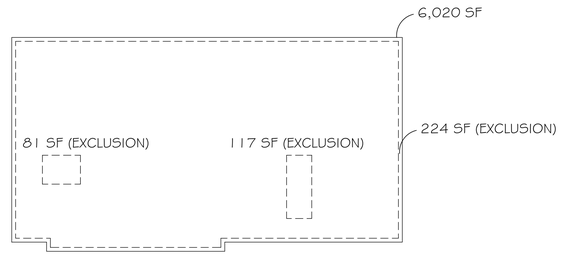
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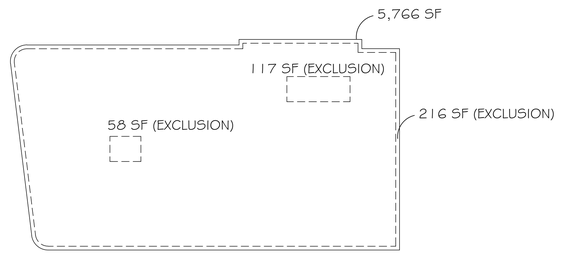
DRAWN

SCALE
1:200

CHECKED







LEVEL 10 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	16,092 SF
TOTAL EXCLUDED AREA	=	1,110 SF
TOTAL FSR	=	14,982 SF

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	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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

CLIENT
parc retirement living

PROJECT NO.
17420

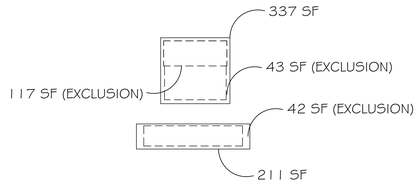
PROJECT
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Mixed Use Seniors Residential & Commercial Development

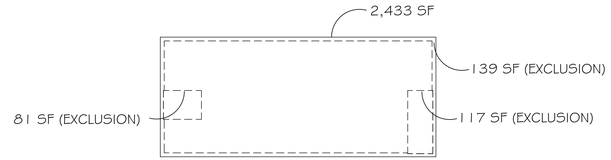
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LEVEL 10
AREA OVERLAY

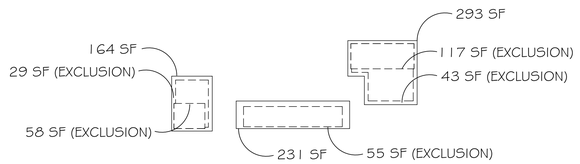
SEAL

DRAWING NO. O11
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED







ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	3,669 SF
TOTAL EXCLUDED AREA	=	841 SF
TOTAL FSR	=	2,828 SF

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	RE-ISSUED FOR ADP	24 APR 2019
	RE-ISSUED FOR REZONING & DP	29 MAY 2019

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0 1 2 3 4 5 10 15m

0 5 10 15 20 30 40 50'

CLIENT

parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
ROOF
AREA OVERLAY

SEAL

DRAWING NO.
O12

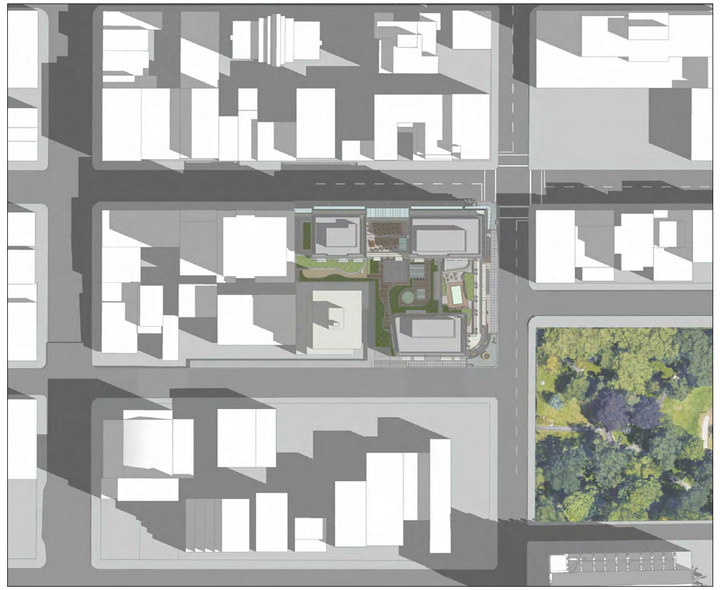
REVISION
-

DATE

DRAWN

SCALE
1:200

CHECKED



MAR 21 (10:00 am)



MAR 21 (12:00 pm)



MAR 21 (02:00 pm)



MAR 21 (04:00 pm)

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CLIENT

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PROJECT NO.

17420

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

SHADOW ANALYSIS

SCALE

DRAWING NO. REVISION

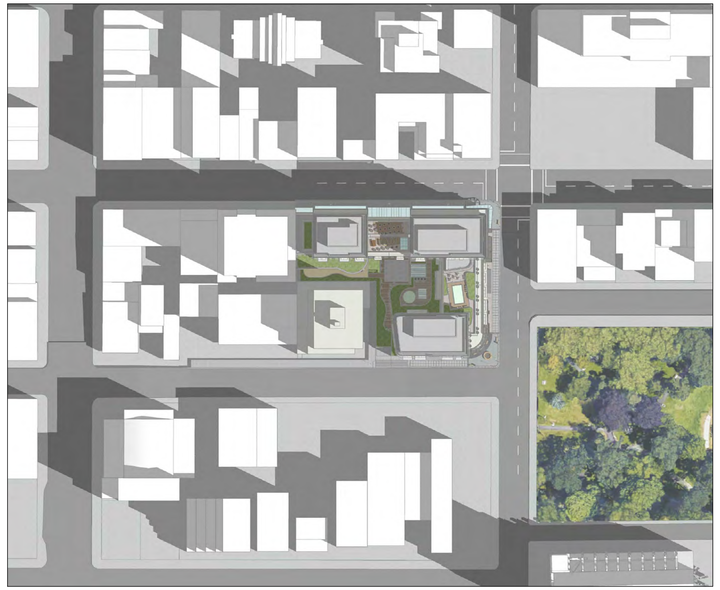
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SH01

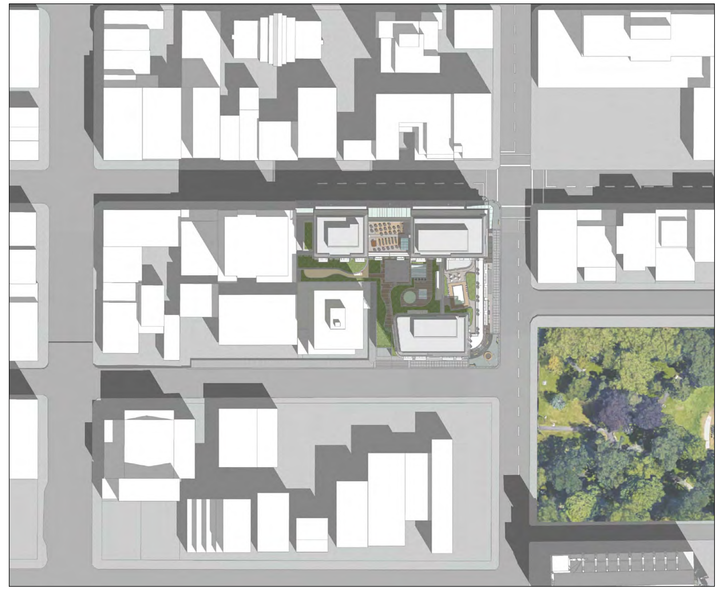
DATE DRAWN

SCALE CHECKED

NTS



SEP 21 (10:00 am)



SEP 21 (12:00 pm)



SEP 21 (02:00 pm)



SEP 21 (04:00 pm)

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ISSUED
21 MAY 2019

CLIENT

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SHADOW ANALYSIS

SCALE

DRAWING NO. REVISION
SH02 -

DATE DRAWN

SCALE CHECKED
NTS

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

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

SCALE = 1 : 200

5 0 5 10 15

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

MUNICIPALITY	PID No.'s
Victoria	000-044-059
	000-436-925
SITE AREA	004-005-902
3570.7 m	007-890-664
38434 s.f.	007-890-711
	009-366-555
	019-023-740

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 Lamppost
- denotes Water Valve
- denotes Light Box
- denotes Traffic Sign
- denotes City Light Manhole
- denotes Fire hydrant
- denotes Catch Basin
- denotes Manhole (Sanitary)
- denotes Manhole (Storm)
- denotes Manhole (specific)
- denotes parking kiosk
- denotes overhead wires

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

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

BCLS, INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any descisions made or actions taken based on this document.

CERTIFIED CORRECT

on the 20th day of April, 2016.

Bradley W Cunnin, BCLS

F I L E : 11282 - 16
SW1/DATE: 11282topo1 2016-04-20
Brad Cunnin Land Surveyor
#101 - 2610 Douglas Street
Victoria, BC V8T 4M5
ph. 381-BCLS(2257) Fx. 381-2289
brad@bcsurveyor.ca

NORTH

FORT STREET (68')

(NOTE: 76' after 8' Parcels added)

overhead lines

centre line of crown

gutter line

N½ 8' of LOT 276

N½ 8' of 275

N½ 8' of 274

N½ 8' of 273

N½ 8' of 272

concrete sidewalk

BCTel vault

clean-outs

city of victoria clean-outs

"BCE" manhole

MHD

Elec. kiosk

No. 821

No. 825
Recruiting Centre

A

PLAN 26769

HEIGHT=29.55

PT LOT 278

No. 829/831

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

ALLEY

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

No. 835

LOT 274

ALLEY (NOW GATED)

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

No. 841 / 847

Price's Alarm

LOT A

007-890-664

No. 849

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

E.H.C. EH138842

E.H.C. EH138688

No. 893 / 895 / 899

LOT A

PLAN 16155

004-005-902

E.H.C. EH145314

PLAN

These 3 parcels
1272.1 m

These 6 parcels
3883.8 m

Foundation presumed to property line. Possibility exists that spread footings encroach.

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

Courtyard

edge of asphalt

adjacent building clear 0.25

see detail

Line of Building over

1
PLAN 27662

PLAN EPP44230

LOT A

No. 838

10 Floor / 11 Storey Tower.

"THE ESCHER"

Highest Roof (Elevator Overrun) = 57.98
Survey
MAIN ROOF PARAPET = 53.75
HIGH ROOF = 55.50
MECHANICAL = 52.41
MTE (CAD) = 52.66
MTE (CAD) = 52.50

Roof Top Common Property

Deck Area

Building Core at ground level

No 818

block retaining wall

railroad ties

CB

W 1/2 LOT 268
000-044-059

No 846

LOT B
007-890-711

PARKING LOT

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

OLD SERVICE STATION

QUADRA STREET (70')

BROUGHTON STREET (66')

Concrete Sidewalk

BCTel vault

concrete sidewalk

gutter-line no skirt

overhead lines

gutter-line

centre line of crown

Snow manhole

MHS

MHD