Mixed Use Seniors Residential & Commercial Development

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

parc retirement living

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ARCHITECTURAL DRAWING INDEX

A000 PROJECT STATISTICS / CODE ANALYSIS SUMMARY
A001 ZONING DATA
A002 PROJECT STATISTICS
A003 PROJECT STATISTICS
A004 AREA DIAGRAMS
A005 COMPARISON DIAGRAM - LEVEL 1
A006 3D PERSPECTIVES
A007 3D PERSPECTIVES
A008 3D PERSPECTIVES
A009 3D PERSPECTIVES
A010 FORM OF DEVELOPMENT

A100 AERIAL
A101 CONTEXT PLAN

A200 P2 LEVEL FLOOR PLAN
A201 P1 LEVEL FLOOR PLAN
A202A SITEPLAN / LEVEL 1 FLOOR PLAN
A202B SITEPLAN / LEVEL 1 FLOOR PLAN
A203 MECHANICAL LEVEL FLOOR PLAN
A204 LEVEL 2 FLOOR PLAN
A205 LEVEL 3 FLOOR PLAN
A206 LEVEL 4 FLOOR PLAN
A207 LEVEL 5 FLOOR PLAN
A208 LEVEL 6 FLOOR PLAN
A209 LEVEL 7 FLOOR PLAN
A210 LEVEL 8 FLOOR PLAN
A211 LEVEL 9 FLOOR PLAN
A212 LEVEL 10 FLOOR PLAN
A213 ROOF PLAN

A300A P2 LEVEL PARTIAL FLOOR PLAN
A300B P2 LEVEL PARTIAL FLOOR PLAN
A300C P2 LEVEL PARTIAL FLOOR PLAN
A301A P1 LEVEL PARTIAL FLOOR PLAN
A301B P1 LEVEL PARTIAL FLOOR PLAN
A301C P1 LEVEL PARTIAL FLOOR PLAN

A401 NORTH ELEVATION FORT STREETSCAPE
A402 EAST ELEVATION QUADRA STREETSCAPE
A403 SOUTH ELEVATION BROUGHTON STREETSCAPE
A404 NORTH ELEVATION FORT STREET
A405 EAST ELEVATION QUADRA STREET
A406 SOUTH ELEVATION BROUGHTON STREET
A407 FORT (NORTH) STREETSCAPE / PARTIAL SECTION
A408 FORT (NORTH) STREETSCAPE / PARTIAL SECTION
A409 FORT (NORTH) STREETSCAPE / PARTIAL SECTION
A410 FORT (NORTH) STREETSCAPE / PARTIAL SECTION
A411 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A412 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A413 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A414 BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION
A415 BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION

A501 BUILDING SECTION A
A502 BUILDING SECTION B INTERNAL SOUTH ELEVATION
A503 BUILDING SECTION C INTERNAL NORTH ELEVATION
A504 BUILDING SECTION D
A505 BUILDING SECTION E / INTERNAL WEST ELEVATION / WEST ELEVATION
A506 BUILDING SECTION F / INTERNAL EAST ELEVATION
A507 BUILDING SECTION G
A508 BUILDING SECTION H / INTERNAL WEST ELEVATION
A509 BUILDING SECTION J
A510 BUILDING SECTION K

O01 LEVEL 1 AREA OVERLAY
O02 MECHANICAL LEVEL AREA OVERLAY
O03 LEVEL 2 AREA OVERLAY
O04 LEVEL 3 AREA OVERLAY
O05 LEVEL 4 AREA OVERLAY
O06 LEVEL 5 AREA OVERLAY
O07 LEVEL 6 AREA OVERLAY
O08 LEVEL 7 AREA OVERLAY
O09 LEVEL 8 AREA OVERLAY
O10 LEVEL 9 AREA OVERLAY
O11 LEVEL 10 AREA OVERLAY
O12 ROOF AREA OVERLAY

SH01 SHADOW ANALYSIS
SH02 SHADOW ANALYSIS

SURVEY DRAWING

RE-ISSUED FOR REZONING & DP
16 JANUARY 2019

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.	ALUMINUM	N.I.C.	NOT IN CONTRACT	EXT.	EXTERIOR	STR.	STAIR
B/S	BASEMENT	N.T.S.	NOT TO SCALE	F.D.	FLOOR DRAIN	STD.	STANDARD
BD.	BOARD	O.C.	ON CENTRE	FDN	FOUNDATION	T.O.	TOP OF
B.O.S.	BOTTOM OF SLAB	OPG.	OPENING	FIN.	FINISH	T.O.C.	TOP OF CURB
B.O.W.	BOTTOM OF WALL	P-S-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
C/G.	CEILING	R.	RADIUS	GWB	GYPSUM WALLBOARD	U/G	UNDERGROUND
C/L	CENTRE LINE	R	RISER	H/C	HANDICAPPED	U/S	UNDERSIDE
C/W	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REQD	REQUIRED	HORIZ.	HORIZONTAL	U/F	UPPER FLOOR
CONT.	CONTINUOUS	REV	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
C/J	CONTROL JOINT	R & S	ROD & SHELF	HR.	HOUR	VERT.	VERTICAL
CORR.	CORRIDOR	RM.	ROOM	HWH	HOT WATER HEATER	W.C.	WATER CLOSET [TOILET]
DIA.	DIAMETER	R.D.	ROOF DRAIN	LIN.	LINEN	W/D	WASHER/ DRYER
DN	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM	WD.	WOOD
DWGS	DRAWINGS	STL.	STEEL	MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
DW	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE	W/	WITH
ELECT.	ELECTRICAL	SPEC	SPECIFICATION	MIN.	MINIMUM	W.P.	WATERPROOF
ELEV	ELEVATION	SF	SQUARE FEET	MISC.	MISCELLANEOUS	WR	WASHROOM

PROJECT / CONSULTANT TEAM

ARCHITECT BESHARAT FRIARS ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC TEL: 604.662.8544	LAND SURVEYOR BRAD CUNNIN LAND SURVEYOR #101-2610 DOUGLAS ST. VICTORIA, BC TEL: 250.381.2257	LANDSCAPE ARCHITECT PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 500-1201 WEST PENDER ST. VANCOUVER, BC TEL: 604.688.6111	COMMUNITY ENGAGEMENT MARZOLF & ASSOCIATES STRATEGIC COMMUNICATIONS ULC 2697 YORK AVE. VANCOUVER, BC TEL: 604.742.3211	STRUCTURAL ENGINEER RJC ENGINEERS 300-1285 WEST BROADWAY VANCOUVER, BC TEL: 604.738.0048	MECHANICAL ENGINEER AME GROUP 721 JOHNSON ST. VICTORIA, BC TEL: 604.685.9381	ELECTRICAL ENGINEER AES ENGINEERING #300 - 1815 BLANSHARD ST. VICTORIA, BC TEL: 250.381.6121
GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL 28 CREASE AVE. VICTORIA, BC TEL: 250.475.3131	CODE CONSULTANT LMDG BUILDING CODE CONSULTANTS LTD. 4th FLOOR - 780 BEATTY ST. VANCOUVER, BC TEL: 604.682.7146	TRAFFIC CONSULTANT BUNT & ASSOCIATES #421 - 645 FORT ST. VICTORIA, BC TEL: 604.685.9381	CIVIL ENGINEER J.E ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE VICTORIA, BC TEL: 250.727.2214	WIND CONSULTANT ROWAN WILLIAMS DAVIES & IRWIN 650 WOODLAWN ROAD WEST GUELPH, ON TEL: 519.823.1311	ENVIRONMENTAL ENGINEER ACTIVE EARTH ENGINEERING LTD. #160-2250 BOUNDARY ROAD BURNABY, BC TEL: 778.866.0064	LEED CONSULTANT MORRISON HERSHFIELD #310-4321 STILL CREEK DRIVE BURNABY, BC TEL: 604.454.0402

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)** 27,508 m2
- **Retail Floor Area (m2)** 900 m2
- **Office Floor Area** 304 m2
- **Childcare Area** 345 m2
- **Residential Floor Area (m2)** 17,388 m2 (Excluding Amenities, circulation, core etc.)
- **Residential Floor Area(m2)** 20,753 m2(Including Amenities, excluding circulation, core etc.)
- **Floor Space Ratio** 5.33
- **Site Coverage (%)** 88.6%
- **Open Site Space (%)** 50%
- **Height of Building (m)** 31.62 m
- **Number of Storeys** 1, 5 ,6,7, 8 and 10 Storey
- **Parking Stalls (Number on site)**
  - Commercial, Offices & Daycare 64
  - Residential 121 (Including Seniors on site shuttle)
- **Bicycle Parking Number (Class 1 and Class 2)** 60+15=75 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 1.94 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 13 units (4.9%)
  - 1 Bedroom 102 units (38.3%)
  - 1 Bedroom + Flex 62 units (23.3 %)
  - 2 Bedroom 81 units (30.5%)
  - 2 Bedroom + Flex 6 units (2.3%)
  - 3 Bedroom 2 units (0.8%)

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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

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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	**266**								
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	**5.33**	296,097	27508	
SITE COVERAGE						**88.6%**	49,257	4,576	EXCLUDING BUILDING PROJECTIONS, CANOPIES & BALCONIES
OPEN SITE SPACE									
STREET LEVEL FROM PROPERTY LINE TO BUILDING FACE/LEVEL 1							6,232	576	
LEVEL 2							8,565	791	
LEVEL 3							6,081	562	
LEVEL 8							6,986	646	
TOTAL						**50%**	**27,864**	**2,575**	
HEIGHT BUILDING	98.4	FT	30.0	M	103.73	FT	31.62	M	FROM AVERAGE GRADE TO TOP OF ROOF PARAPET, EXCLUDING ROOFTOP SERVICE RMS &
NUMBER OF STOREY	10				10				TOP LEVELS ARE STEPPED BACK FROM LOWER LEVELS
SETBACKS	**FT**	**M**	**FT**	**M**	**FT**	**M**	**FT**	**M**	
FRONT/NORTH - FORT STREET					0	0.00	12.45	3.79	VARIES FROM 0FT TO 12.45 FT
FRONT/EAST - QUADRA STREET					6.38	1.94	36.20	11.03	VARIES FROM 6.38 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			6,172	573.4			
RESIDENTIAL - FORT BRIDGE BUILDING	10,010	930			3,228	299.9			
RESIDENTIAL - FORT/QUADRA BUILDING	10,010	930			8,450	785.0			
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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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 6" (SF)	ASSUMED ELEVATOR SHAFTS (SF)	COURTYARD (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	14,965	0	15,909	1,478	9,690	900	49,356	4,585	13,760	557	629	0	14,946	34,410	3,197
PARTIAL MECHANICAL	0	0	0	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	4,977	462	0	223	0	0	223	4,754	442
LEVEL 2	1	13	13	0	0	3,501	2,612	440	0	0	0	19,036	9,519	28,555	2,653	0	0	41,676	3,872	0	576	629	0	1,205	40,471	3,760
LEVEL 3	1	40	40	0	0	0	0	0	0	0	0	0	27,882	27,882	2,590	0	0	33,887	3,148	0	594	490	0	1,084	32,803	3,047
LEVEL 4	1	39	39	0	0	0	0	0	0	0	0	298	26,958	27,256	2,532	0	0	33,152	3,080	0	585	490	0	1,075	32,077	2,980
LEVEL 5	1	39	39	0	0	0	0	0	0	0	0	0	27,156	27,156	2,523	0	0	33,152	3,080	0	585	490	0	1,075	32,077	2,980
LEVEL 6	1	37	37	0	0	0	0	0	0	0	0	0	26,479	26,479	2,460	0	0	32,408	3,011	0	569	490	0	1,059	31,349	2,912
LEVEL 7	1	32	32	0	0	0	0	0	0	0	0	0	23,307	23,307	2,165	0	0	29,237	2,716	0	584	490	0	1,074	28,163	2,616
LEVEL 8	1	24	24	0	0	0	0	0	0	0	0	979	16,633	17,612	1,636	0	0	22,251	2,067	0	267	490	0	757	21,494	1,997
LEVEL 9	1	23	23	0	0	0	0	0	0	0	0	0	16,886	16,886	1,569	0	0	21,239	1,973	0	518	490	0	1,008	20,231	1,880
LEVEL 10	1	19	19	0	0	0	0	0	0	0	0	0	12,344	12,344	1,147	0	0	16,311	1,515	0	456	490	0	946	15,365	1,427
ROOFTOP SERVICE ROOMS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,669	341	0	276	490	0	766	2,903	270
TOTAL			266	9,690	0	3,716	2,827	440	18,737	386	944	35,278	187,164	223,386	20,753	9,690	900	321,315	29,851	13,760	5,790	5,668	0	25,218	296,097	27,508
SITE AREA:		55,585	SF	5,164			3,267																			
TOTAL FSR:		296,097	SF	5.33																						
				900	SM	345	263	41	1,741	36	88	3,277	17,388													-
							304																			

OFF STREET PARKING SUMMARY

	REQUIRED/BYLAW		PROVIDED	NOTES
RETAIL / PERSONAL SERVICE	1 PER 80SM (861 SF)	11	11	PROVIDED ON P1 LEVEL
SENIORS BUILDING	0.35 PER UNIT	93	93	PROVIDED ON P1+P2 LEVELS
SENIORS BUILDING-VISITORS	0.1 PER UNIT	27	27	93+27=120 OR MORE
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			45	PROVIDED ON P1 LEVEL
TOTAL		140	185	
SCOOTER STALLS		0	24	PROVIDED ON LEVEL 1 FOR SENIORS SAFETY & CONVENIENCE

OFF STREET BICYCLE PARKING SUMMARY

	AREA		CLASS 1 BICYLCE SPACES			CLASS 2 BICYLCE SPACES			NOTES
			REQUIRED/BYLAW		PROVIDED	REQUIRED/BYLAW		PROVIDED	
RETAIL	900	SM	1 PER 200 SM	5	5	1 PER 200 SM	5	4	
SENIORS BUILDING	266		1 PER 20 UNITS	13	13	1 PER 50 UNITS	5	5	
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	2	2	
ADDITIONAL BICYCLE STALLS				0	39		0	2	
TOTAL				21	60		13	15	

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

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						
	T.O. Roof Parapet	176.92'	53.93m					103.73'	31.62m

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						
	T.O. Roof Parapet	176.92'	53.93m					103.73'	31.62m

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

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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
PROJECT STATISTICS

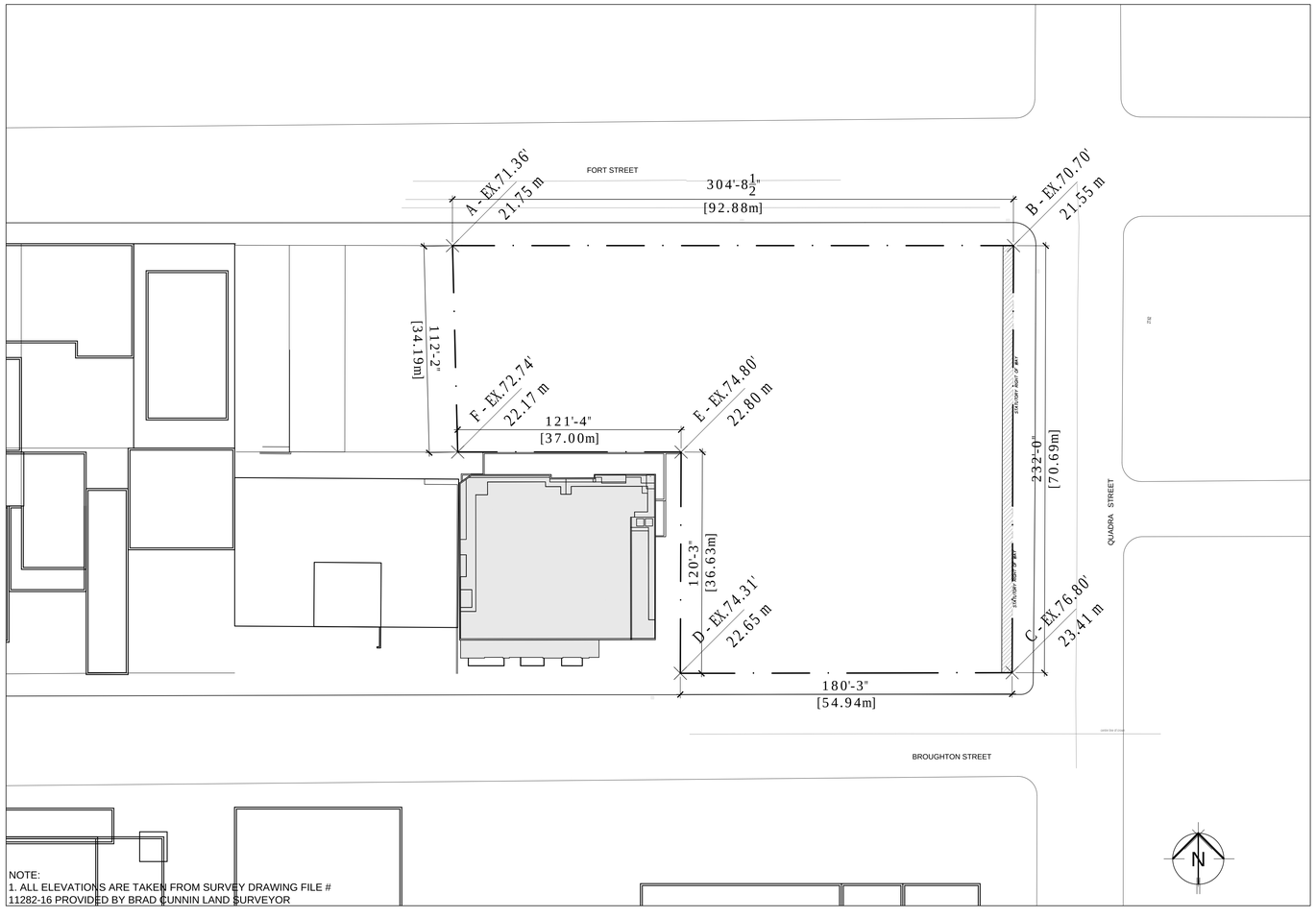
SEAL

DRAWING NO. A002
REVISION -

DATE
DRAWN
SCALE
CHECKED

AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS

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



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

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	AREA (SF)	LEVEL 1	2	3	4	5	6	7	8	9	10	BLDG SUB-TOTAL	BATH TYPE	KITCHEN TYPE	BALCONY TYPE*	SUB-TOTAL	%	NOTE
STUDIO																		
A1	425		1												N	1		
A2	392			1	1	1	1	1							N	6		
A3	631			1											N	1		
A4	291		1												N	1		
A5	386				2	2									N	4		
SUB-TOTAL		0	2	2	3	3	1	1	1	0	0	13				13	4.9%	
1 BEDROOM																		
B1	670										1				T	1		
B2	666		1	1	1	1	1								B	5		
B3	570			1	1	1	1	1	1						J	7		
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									J	12		
B8	556			1	1	1	1	1	1						B	7		
B9	730			1	1	1	1	1	1						B	7		
B10	630			1	1	1	1	1	1						B	7		
B11	455			1	1	1	1	1							N	5		
B12	495										1				T	1		
B13	699										1				T	1		
B14	606			1	1	1	1	1	1	1					B	7		
B15	718									1					B	1		
B16	767									1					T	1		
B17	555								1						N	1		
B18	486										1				T	1		
B19	486										3				T	3		
B20	557										2				T	2		
B21	605										1				T	1		
B22	568										1				T	1		
B23	575			1	1	1	1	1	1						N	7		
B24	636									1					N	1		
B25	767								1						B	1		
B26	699										1				T	1		
SUB-TOTAL		0	1	15	14	14	10	11	11	12		102				102	38.3%	
1 BEDROOM + FELX																		
C1	708		5	5	5	5									B	25		
C2	690						1								T	1		
C3	747			1	1	1	1	1	1						N	7		
C4	639			2	2	2	2								B	8		
C5	738			1	1	1	1	1	1						N	7		
C6	701			1	1	1	1	1	1						B	7		
C7	770			1	1	1	1	1	1						N	7		
SUB-TOTAL		0	5	11	11	11	5	4	4	0		62				62	23.3%	
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									B	8		
D6	1054				1										B	1		
D7	802						1	1							B	2		
D8	689						2								T	2		
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		
D15	727									1					T	1		
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		
D26	755			1											N	1		
D27	737									1					J	1		
D28	1081		1												N	1		
SUB-TOTAL		0	5	11	10	9	9	15	8	7	7	81				81	30.5%	
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	2.3%	
3 BEDROOM																		
F1	1339						1								T	1		
F2	1439									1					J & T	1		
SUB-TOTAL		0	0	0	0	0	1	0	1	0	2					2	0.8%	
TOTAL		0	13	40	39	39	37	32	24	23	19	266				266	100%	

NOTE: ALL CALCULATIONS ARE APPROXIMATE. *BALCONY TYPES: N - NONE, B - BALCONY, T - ROOF TERRACE, J - JULIET

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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

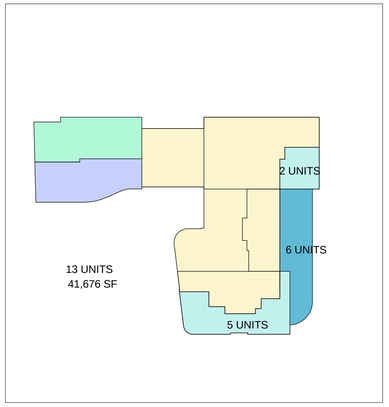
REVISION
-

DATE

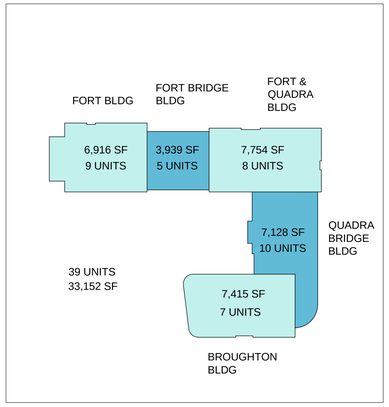
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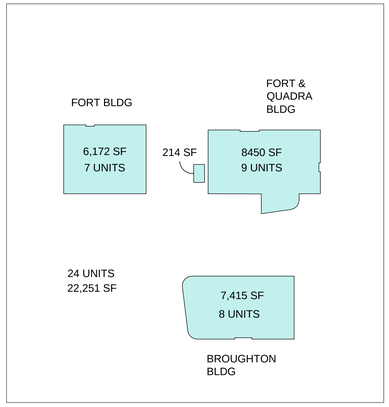
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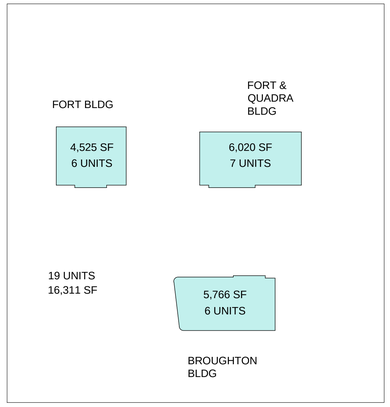
3 LEVEL 2



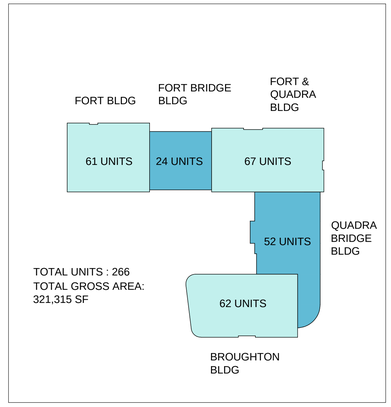
6 LEVEL 5



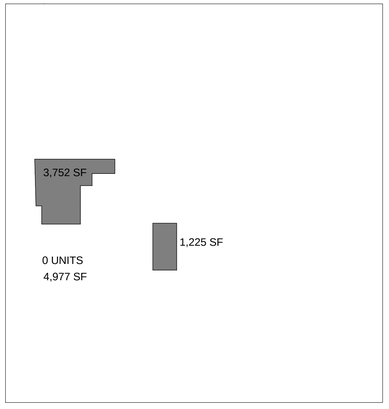
9 LEVEL 8



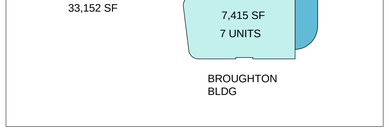
11 LEVEL 10



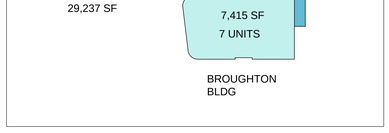
13 TOTAL



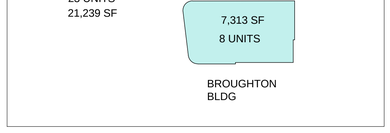
2 MECHANICAL LEVEL



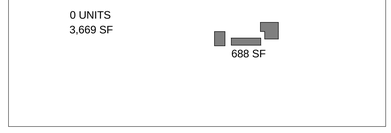
5 LEVEL 4



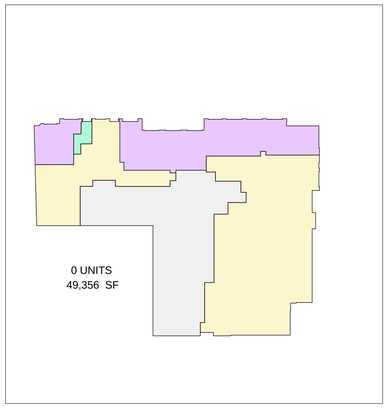
8 LEVEL 7



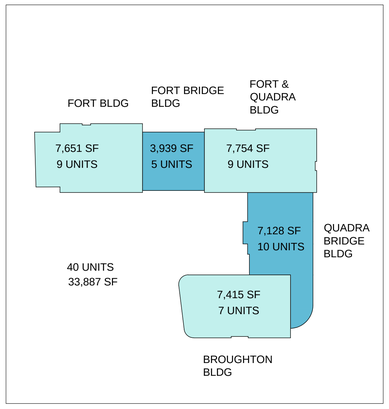
10 LEVEL 9



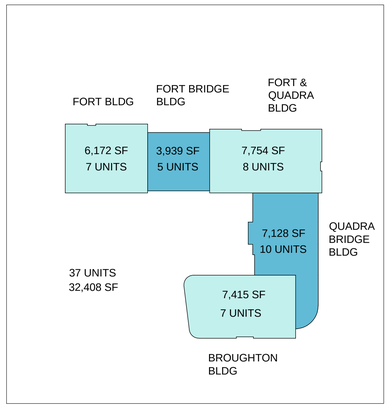
12 ROOF



1 LEVEL 1



4 LEVEL 3



7 LEVEL 6

BUILDING COMPONENT FLOOR AREAS

LEVEL	FORT BUILDING (SF)	FORT BRIDGE BUILDING (SF)	FORT / QUADRA BUILDING (SF)	QUADRA BRIDGE BUILDING (SF)	BROUGHTON BUILDING (SF)	TOTAL
1			49,257			49,356
MECHANICAL			4,412			4,977
2	9,315	3,939	9,017	11,990	7,415	41,676
3	7,651	3,939	7,754	7,128	7,415	33,887
4	6,916	3,939	7,754	7,128	7,415	33,152
5	6,916	3,939	7,754	7,128	7,415	33,152
6	6,172	3,939	7,754	7,128	7,415	32,408
7	6,172	3,228	7,754	4,668	7,415	29,237
8	6,172	214	8,450	0	7,415	22,251
9	6,172	0	7,754	0	7,313	21,239
10	4,525	0	6,020	0	5,766	16,311
ROOF	548	0	2,433	0	688	3,669
TOTAL						321,315

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	RE-ISSUED FOR REZONING & DP	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
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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

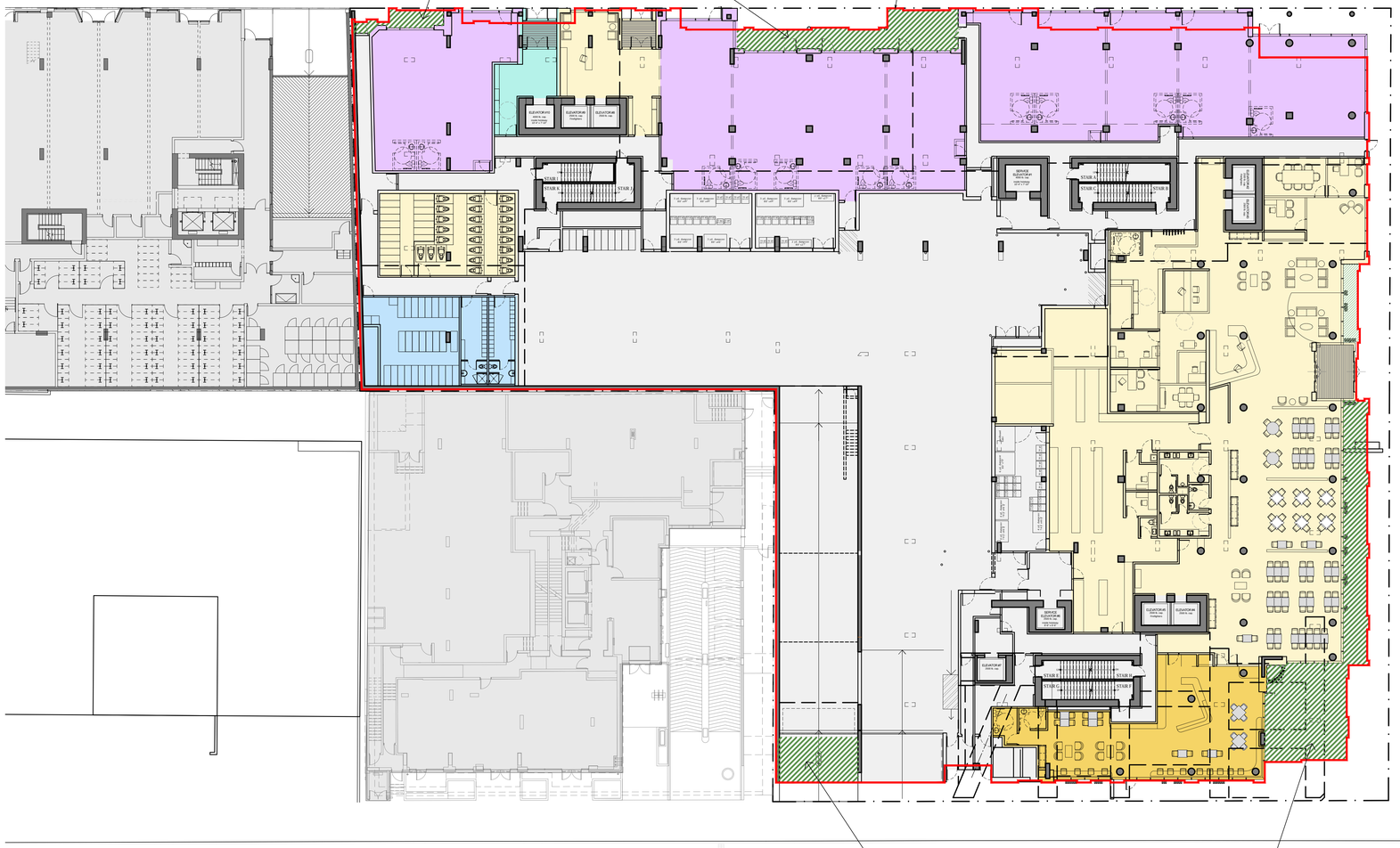
SCALE
1/64" = 1'-0"

CHECKED

ADDITIONAL AREAS OF OPEN SPACE

FORT STREET

LINE OF PREVIOUSLY SUBMITTED BUILDING FOOTPRINT



QUADRA STREET

ADDITIONAL AREAS OF OPEN SPACE

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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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17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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

DRAWING TITLE
3D PERSPECTIVES

SEAL

DRAWING NO. A007 REVISION

DATE APR 2017 DRAWN

SCALE N.T.S. CHECKED



1 VIEW OF PROPOSED BUILDING GREEN ROOFS AND SURROUNDING CONTEXT



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



3 VIEW OF FORT BUIDLING ENTRANCE AND ADJACENT BUILDING



4 VIEW OF SENIORS' COURTYARD ON LEVEL 2

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PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

3D PERSPECTIVES

SEAL

DRAWING NO. REVISION

A008

DATE APR 2017

DRAWN

SCALE N.T.S.

CHECKED



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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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

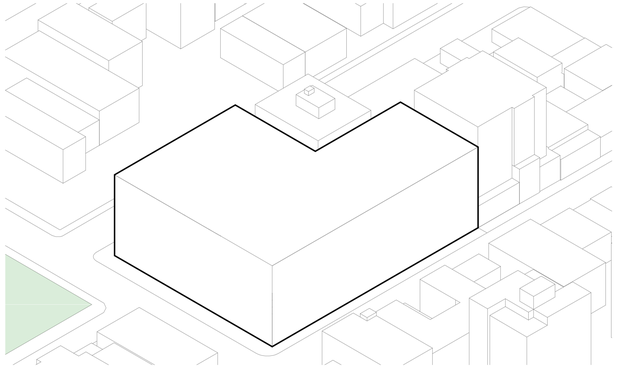
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SEAL

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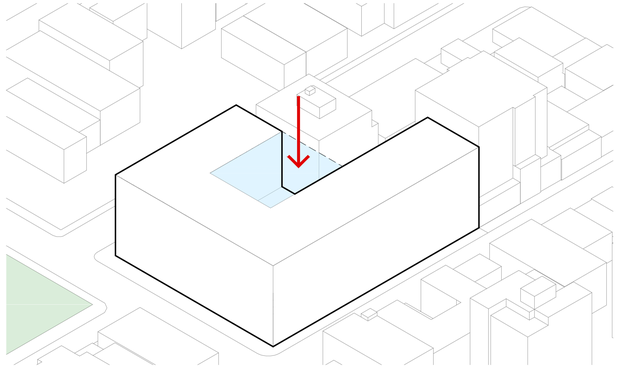
DATE APR 2017 DRAWN

SCALE N.T.S. CHECKED



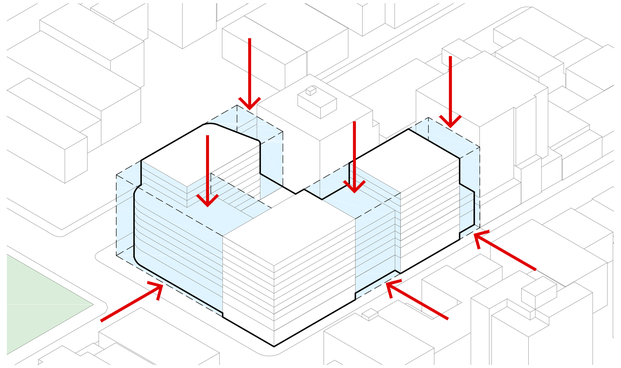
INITIAL MASSING POTENTIAL

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



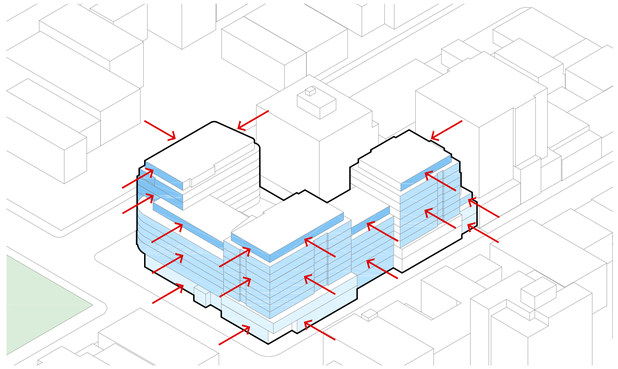
INTERNAL COURTYARD

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



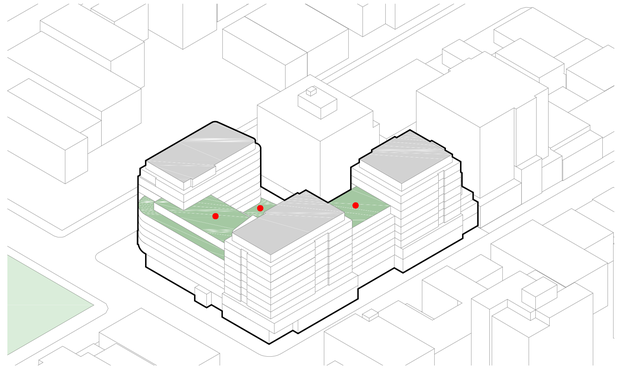
CARVE

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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CLIENT

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

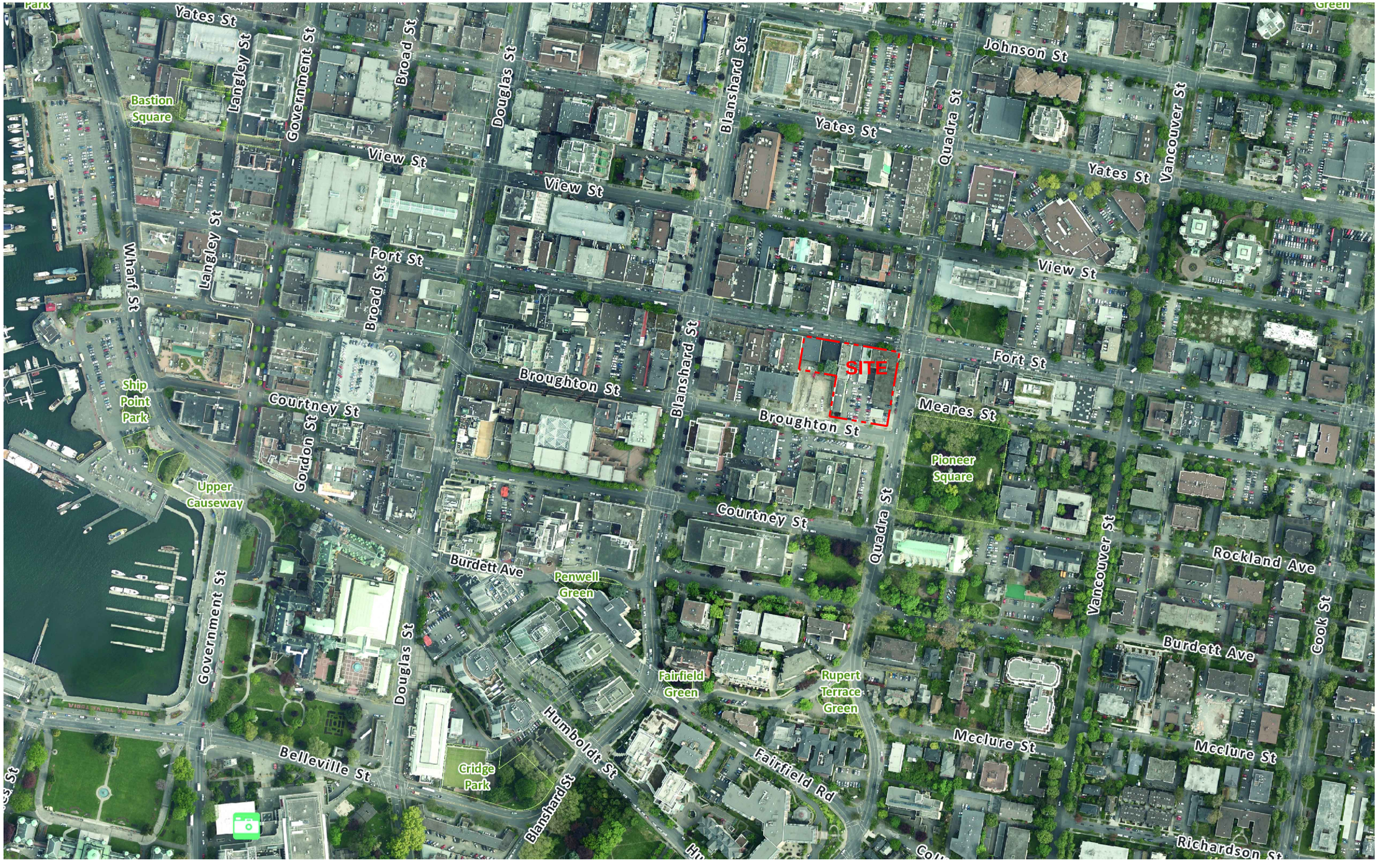
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FORM OF DEVELOPMENT

SEAL

DRAWING NO. A010 REVISION

DATE APR 2017 DRAWN

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
AERIAL

SEAL

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
CONTEXT PLAN

SEAL

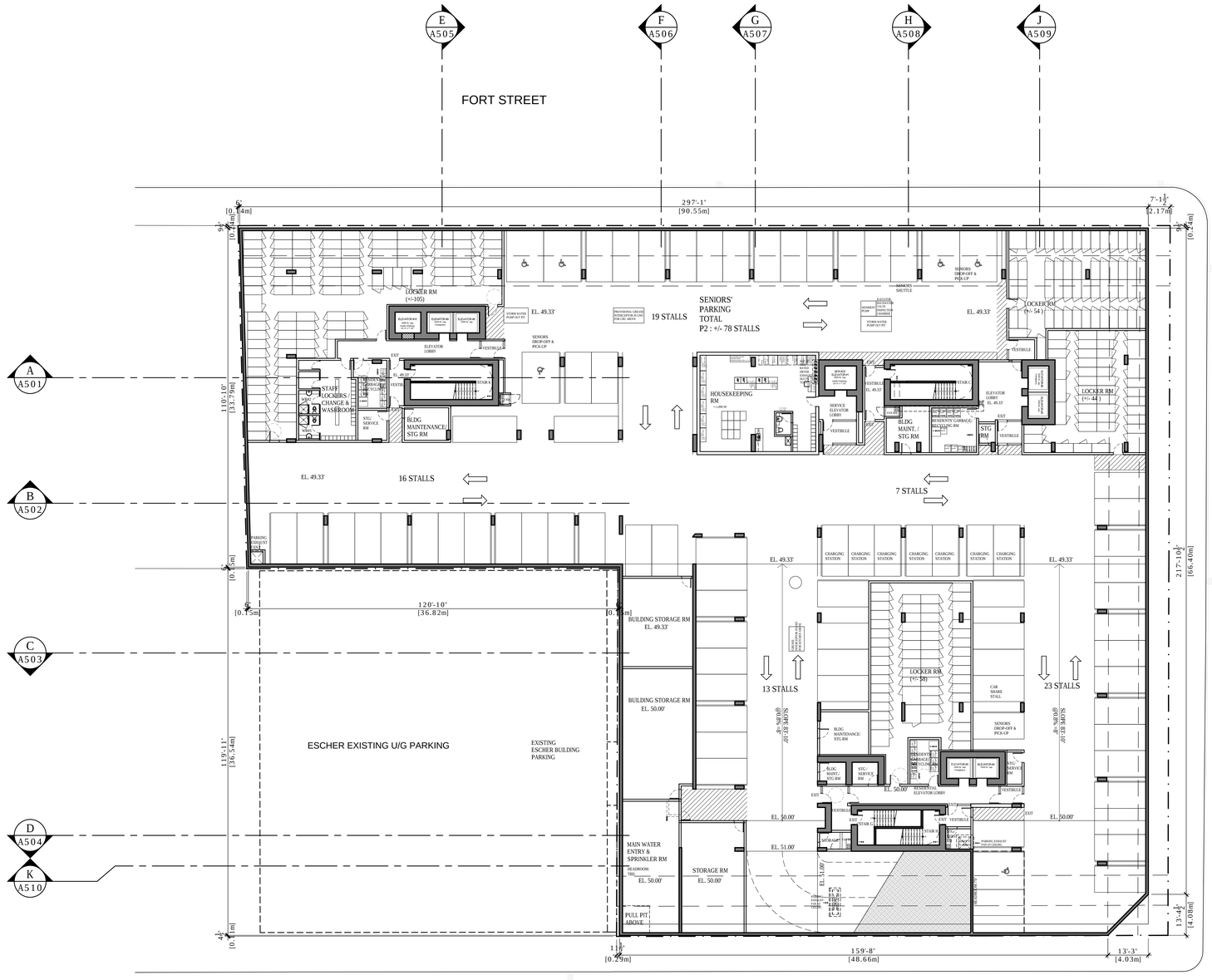
DRAWING NO. | REVISION
A101

DATE
APR 2017

DRAWN

SCALE
1:500

CHECKED



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

CLIENT
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PROJECT NO.
17420

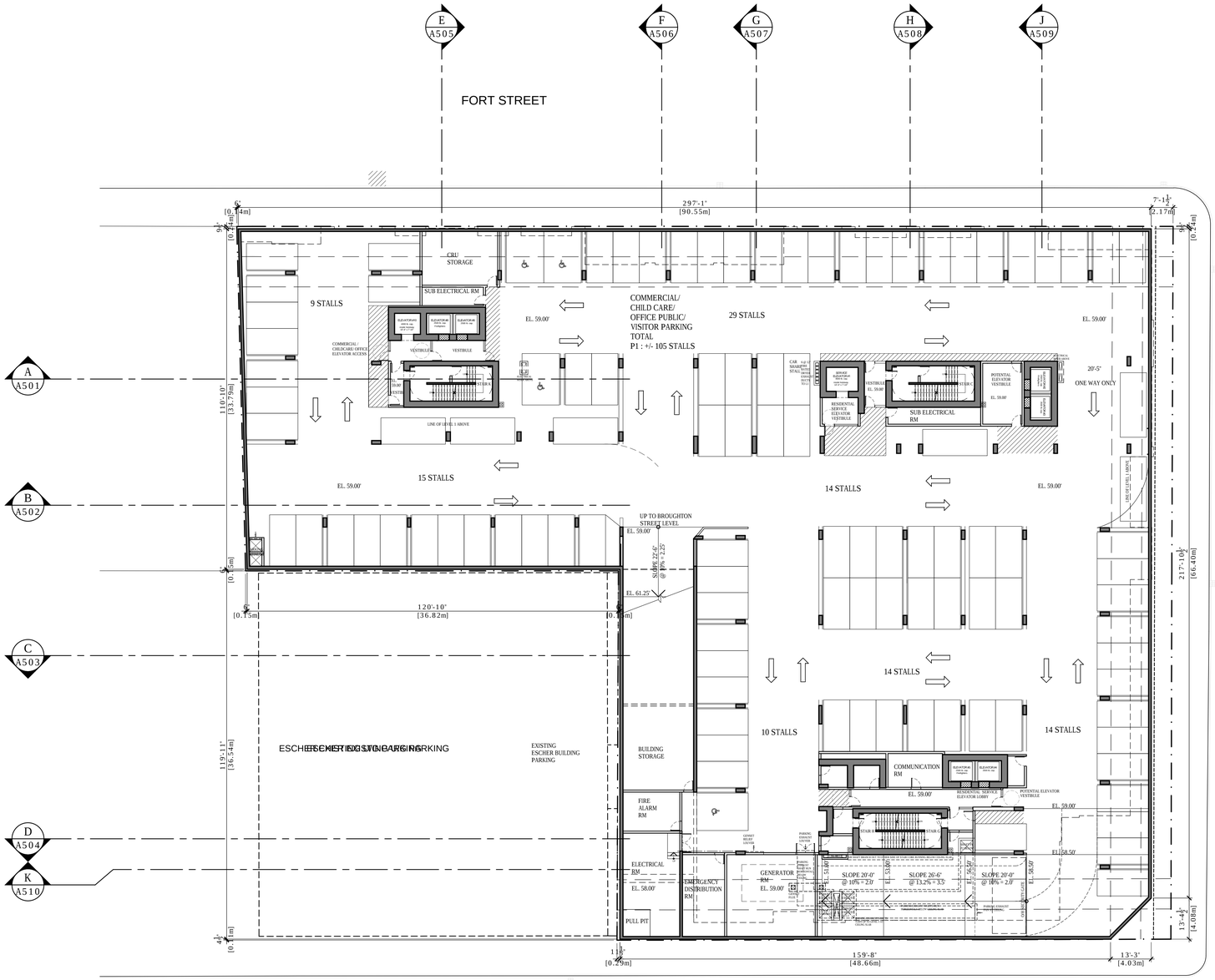
PROJECT
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DRAWING TITLE
P2 LEVEL FLOOR PLAN

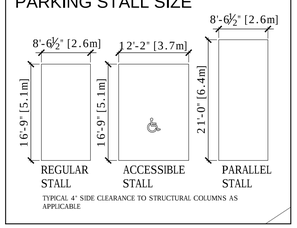
SEAL

DRAWING NO. A200
REVISION

DATE APR 2017
DRAWN
SCALE 1:200
CHECKED



PARKING STALL SIZE



TYPICAL 4' SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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

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

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DRAWING TITLE
P1 LEVEL FLOOR PLAN

SEAL

DRAWING NO. A201

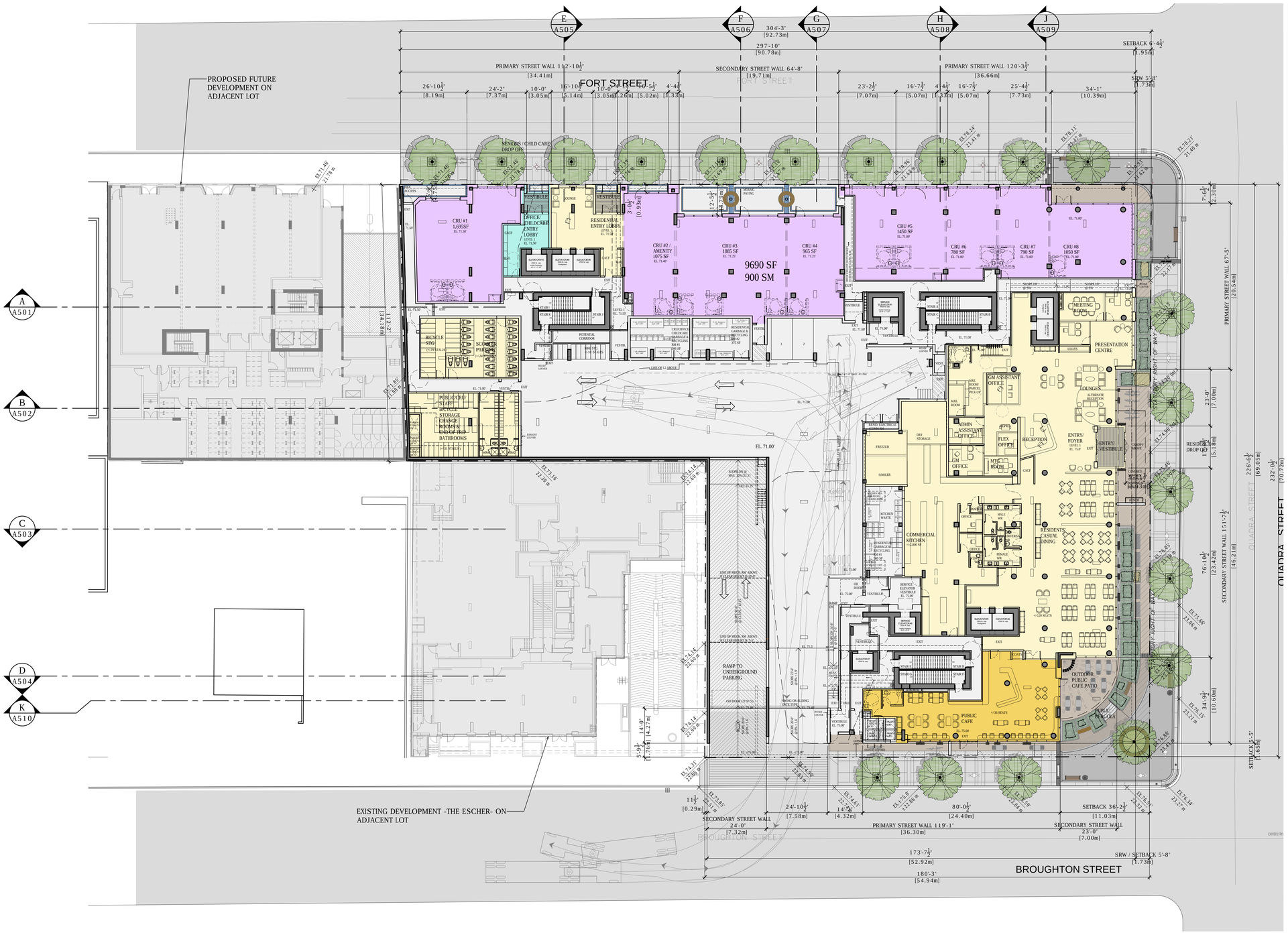
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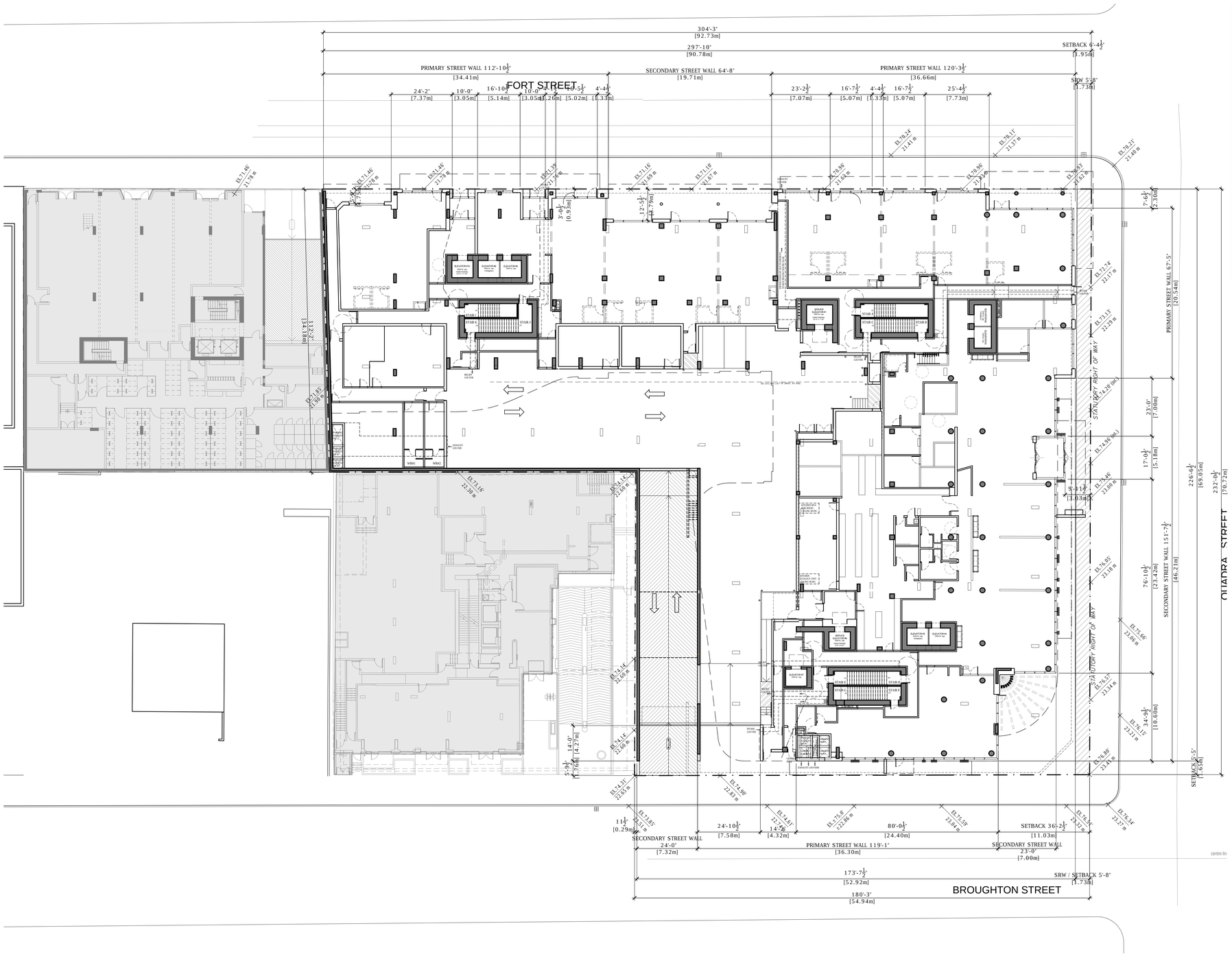
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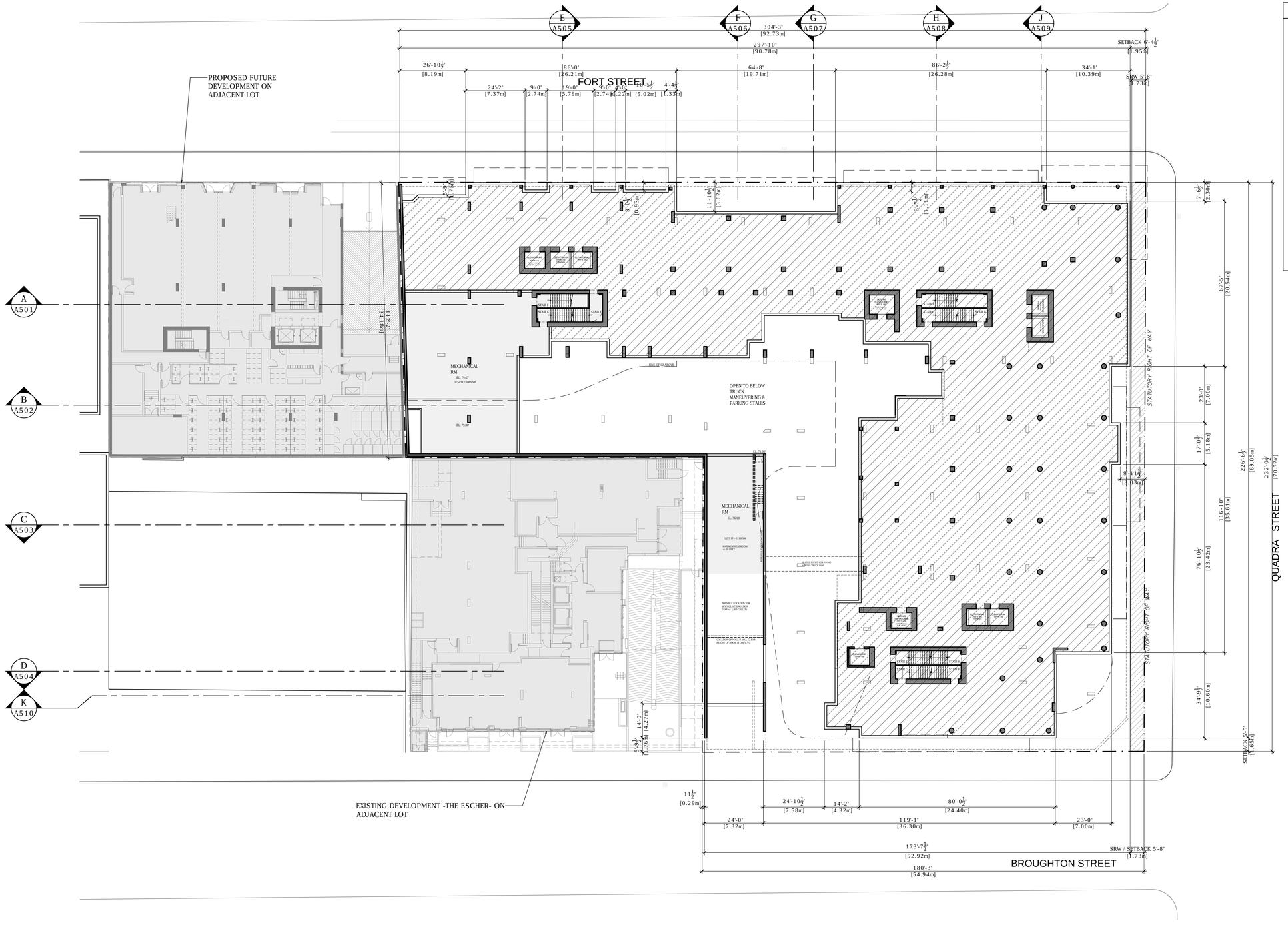
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SCALE 1:200

CHECKED


E A505
F A506
G A507
H A508
J A509
A A501
B A502
C A503
D A504
K A510
304'-3" [92.73m]
297'-10" [90.78m]
PRIMARY STREET WALL 112'-10½" [34.41m]
SECONDARY STREET WALL 64'-8" [19.71m]
PRIMARY STREET WALL 120'-3½" [36.66m]
SETBACK 6'-4½" [1.95m]
SRW 5'-8" [1.73m]
26'-10½" [8.19m]
24'-2" [7.37m]
10'-0" [3.05m]
16'-10½" [5.14m]
10'-0" [3.05m]
8'-5½" [2.56m]
16'-5½" [5.02m]
4'-4½" [1.33m]
23'-2½" [7.07m]
16'-7½" [5.07m]
4'-4½" [1.33m]
16'-7½" [5.07m]
25'-4½" [7.73m]
34'-1" [10.39m]
FORT STREET
PROPOSED FUTURE DEVELOPMENT ON ADJACENT LOT
SENIORS / CHILD CARE DROP OFF
CRU #1 1,005SF
CRU #2 / AMENITY 1075 SF
CRU #3 1885 SF
CRU #4 965 SF
9690 SF 900 SM
CRU #5 1450 SF
CRU #6 780 SF
CRU #7 780 SF
CRU #8 1050 SF
OFFICE / CHILDCARE ENTRY LOBBY
RESIDENTIAL ENTRY LOBBY
BICYCLE STG
SCOOTER PARKING
PUBLIC/CRU STAFF BICYCLE STORAGE
CHANGE ROOMS & END OF TRIP BATHROOMS
POTENTIAL CORRIDOR
RESIDENTIAL GARBAGE & RECYCLING 186 SF
CHILDCARE GARBAGE & RECYCLING 375 SF
LINE OF U/G BEYOND
EL 71.00
EL 71.85
EL 71.75
EL 71.25
EL 71.40
EL 71.20
EL 71.60
EL 71.70
EL 71.80
EL 71.90
EL 72.00
EL 72.10
EL 72.20
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EL 72.40
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EL 72.60
EL 72.70
EL 72.80
EL 72.90
EL 73.00
EL 73.10
EL 73.20
EL 73.30
EL 73.40
EL 73.50
EL


304'-3" [92.73m]
297'-10" [90.78m]
SETBACK 6'-4½" [1.95m]
PRIMARY STREET WALL 112'-10½" [34.41m]
SECONDARY STREET WALL 64'-8" [19.71m]
PRIMARY STREET WALL 120'-3½" [36.66m]
SRW 5'-8" [1.73m]
FORT STREET
24'-2" [7.37m]
10'-0" [3.05m]
16'-10½" [5.14m]
10'-0" [3.05m]
4'-1½" [1.26m]
16'-5" [5.00m]
4'-4½" [1.33m]
23'-2½" [7.07m]
16'-7½" [5.07m]
4'-4½" [1.33m]
16'-7½" [5.07m]
25'-4½" [7.73m]
EL 7.46' 21.78 m
EL 7.16' 21.69 m
EL 7.10' 21.67 m
EL 7.16' 21.69 m
EL 7.16' 21.69 m
EL 7.06' 21.63 m
EL 7.06' 21.63 m
EL 6.97' 21.62 m
EL 6.24' 21.41 m
EL 6.11' 21.37 m
EL 6.21' 21.40 m
3'-0½" [0.93m]
12'-5½" [3.79m]
7'-6½" [2.30m]
PRIMARY STREET WALL 67'-5" [20.54m]
EL 7.14' 21.77 m
EL 7.15' 21.77 m
EL 7.13' 21.76 m
EL 7.14' 21.77 m
EL 7.14' 21.77 m
EL 7.14' 21.77



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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	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

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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

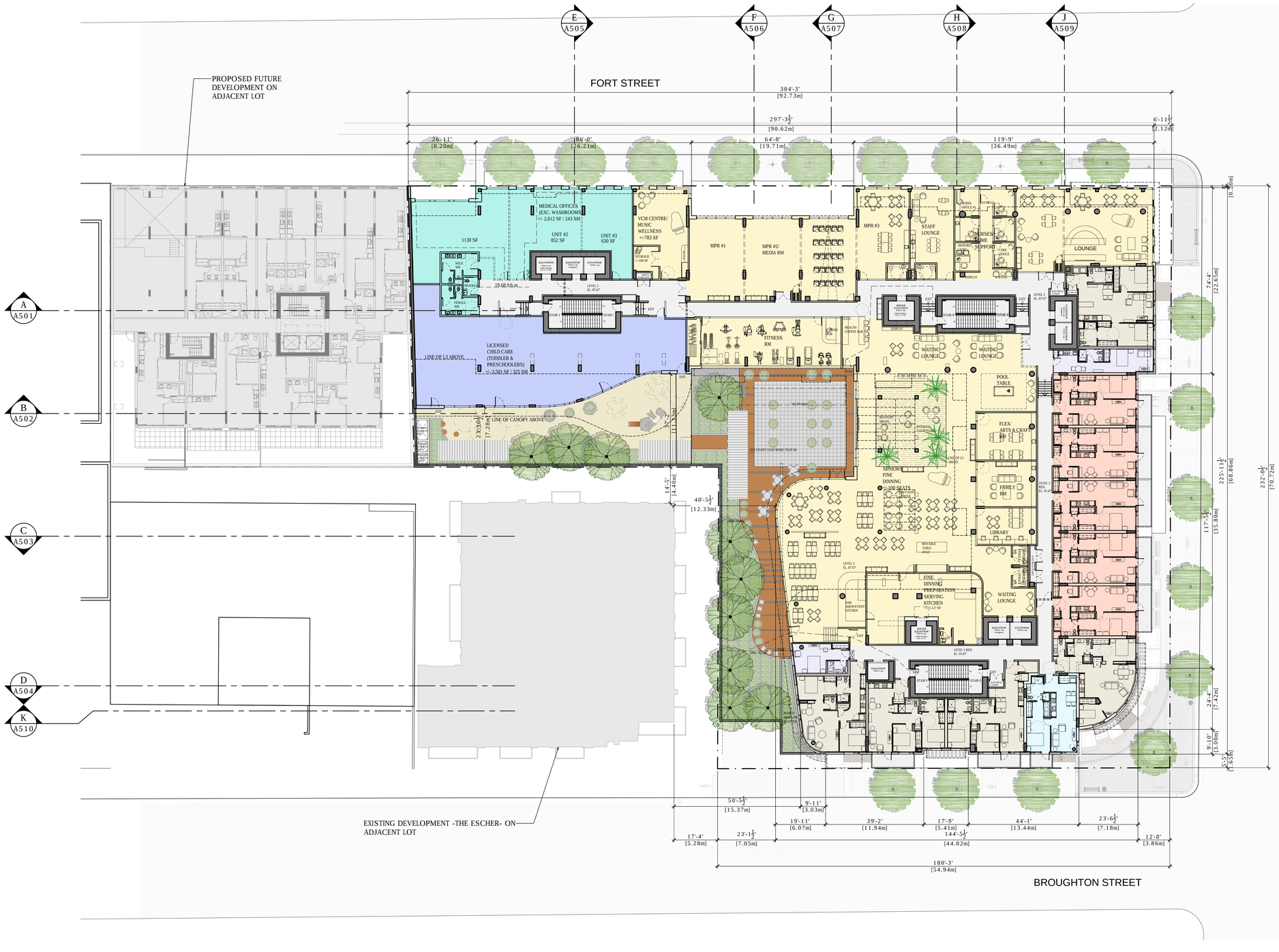
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
MECHANICAL LEVEL FLOOR PLAN

SEAL

DRAWING NO. A203
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	20 FEB 2018
	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 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



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 3
UNITS FLOOR PLAN

SEAL

DRAWING NO. A205
REVISION -

DATE
DRAWN
SCALE 1:200
CHECKED



COLOR LEGEND

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

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

CLIENT

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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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


FORT STREET
BROUGHTON STREET
QUADRA STREET
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
304'-8½" [92.87m]
295'-2" [89.96m]
9'-6½" [2.91m]
27'-4½" [8.34m]
23'-1½" [7.05m]
8'-10" [2.69m]
54'-0½" [16.47m]
64'-8" [19.71m]
33'-4½" [10.17m]
19'-11" [6.07m]
63'-10" [19.46m]
3'-4½" [1.03m]
71'-1" [21.92m]
5'-6" [1.68m]
8'-4½" [2.55m]
69'-7" [21.23m]
46'-10½" [14.28m]
5'-1½" [1.57m]
53'-9" [16.38m]
14'-6" [4.44m]
218'-7½" [66.51m]
117'-5½" [35.80m]
58'-0" [17.68m]
44'-9" [13.64m]
40'-0½" [12.20m]
24'-4" [7.42m]
9'-10" [3.00m]
5'-5" [1.65m]
17'-4" [5.28m]
27'-5½" [8.36m]
15'-7½" [4.76m]
39'-2" [11.94m]
17'-9" [5.41m]
44'-1" [13.44m]
23'-6½" [7.18m]
140'-2" [42.72m]
12'-8" [3.86m]
45'-1" [13.73m]
LEVEL 6 EL. 136.37
LEVEL 6 EL. 136.37
ELEVATOR SERVICE RM
STAIR 1
STAIR 2
STAIR 3
STAIR 4
STAIR 5
STAIR 6
LIFT 1
LIFT 2
RSKPG SERVICE RM
ELEVATOR SERVICE RM
ELEVATOR SERVICE RM
ELEVATOR



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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CLIENT

parc retirement living

PROJECT NO.

17420

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

LEVEL 7
FLOOR PLAN

SEAL

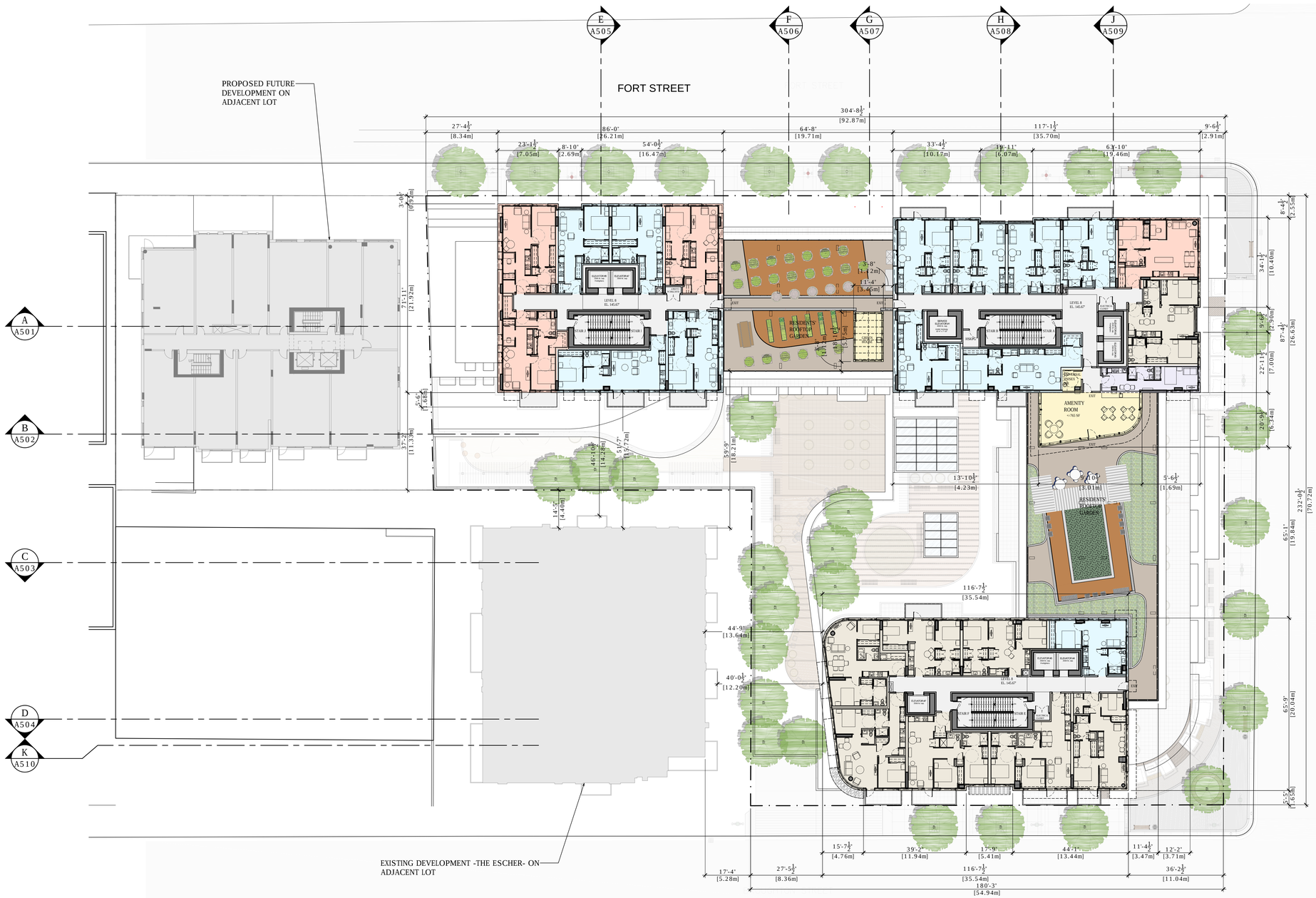
DRAWING NO. | REVISION

A209 | -

DATE | DRAWN

SCALE | CHECKED

1:200



COLOR LEGEND

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

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

CLIENT

parc retirement living

PROJECT NO.: 17420

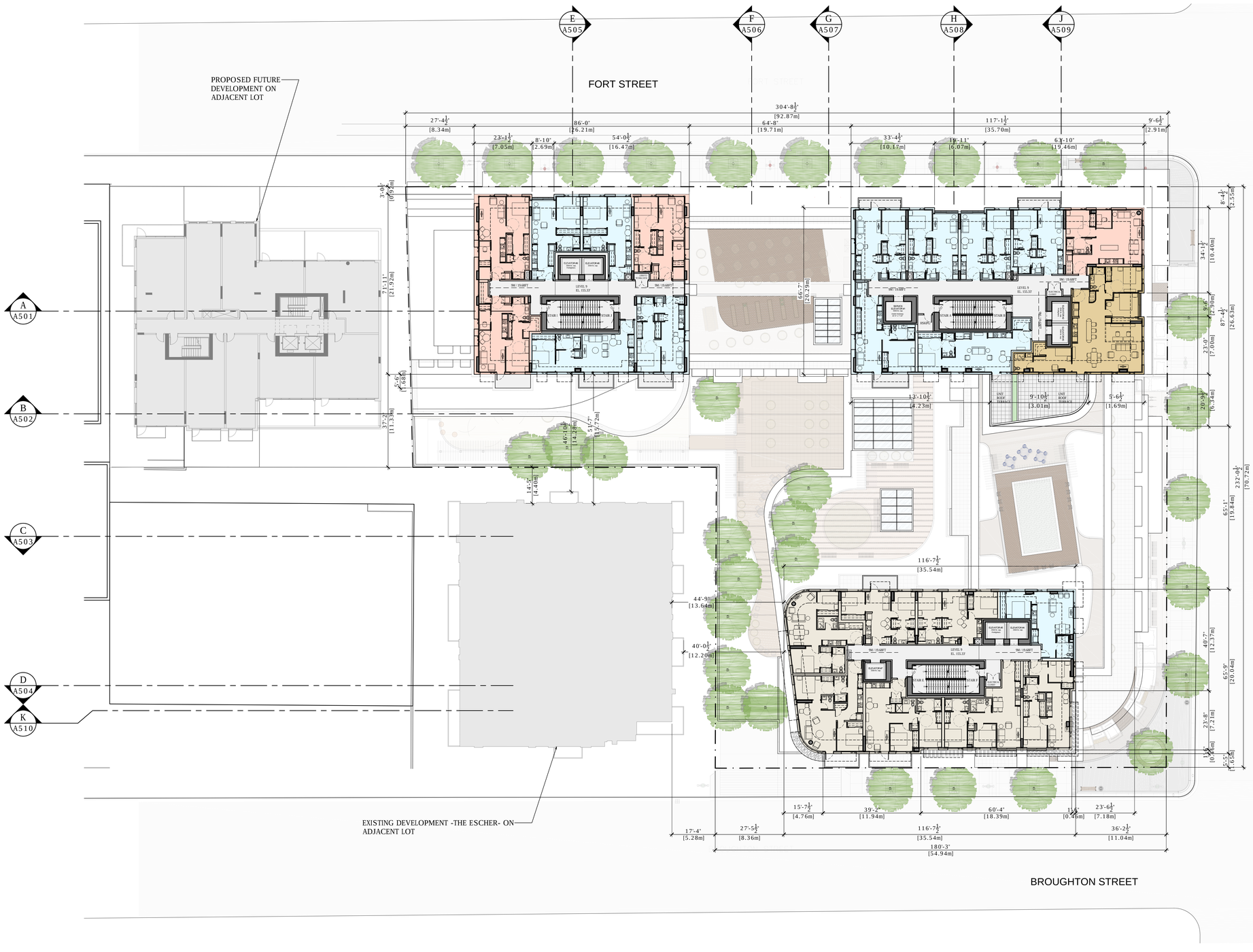
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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

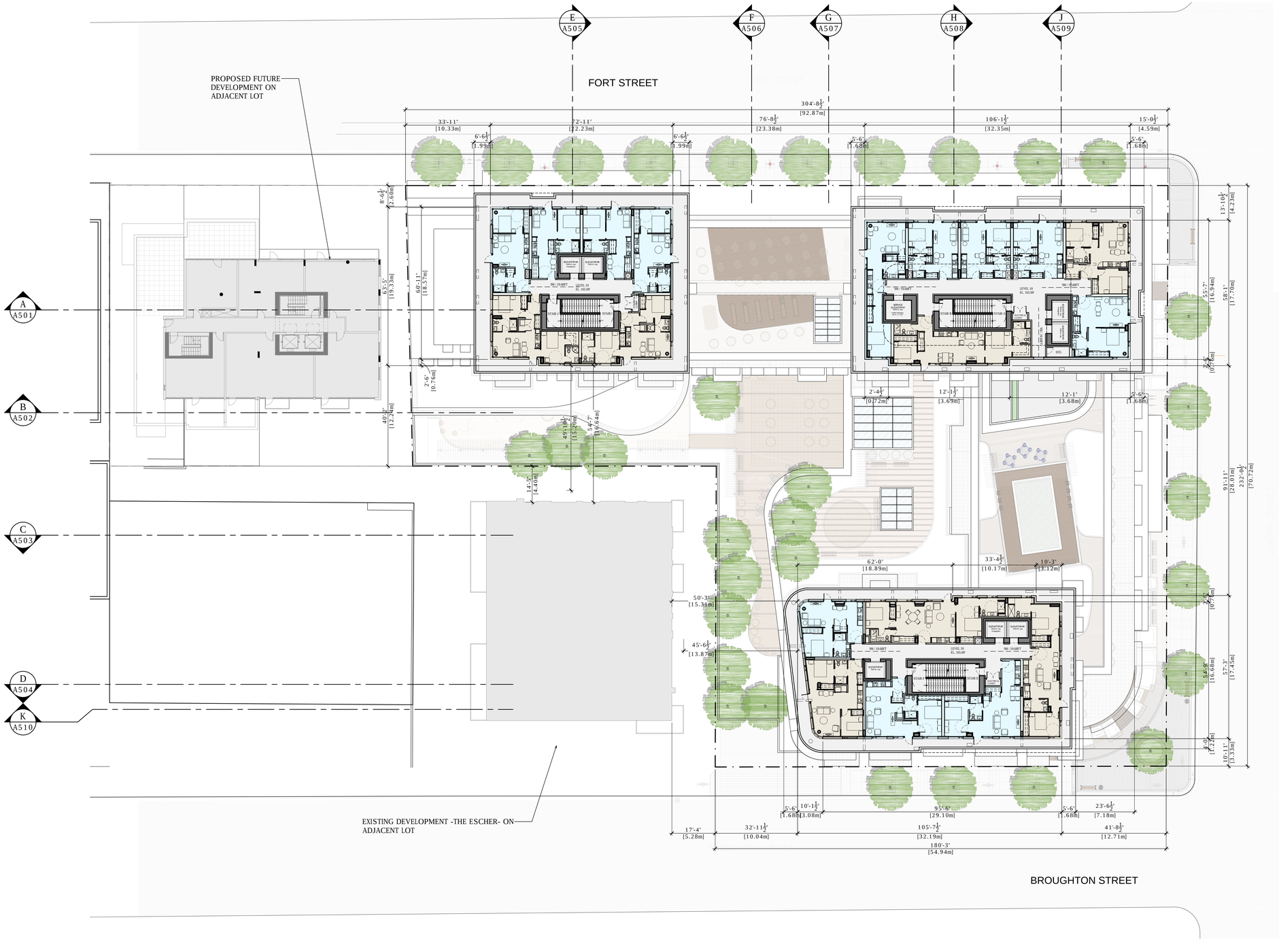
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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

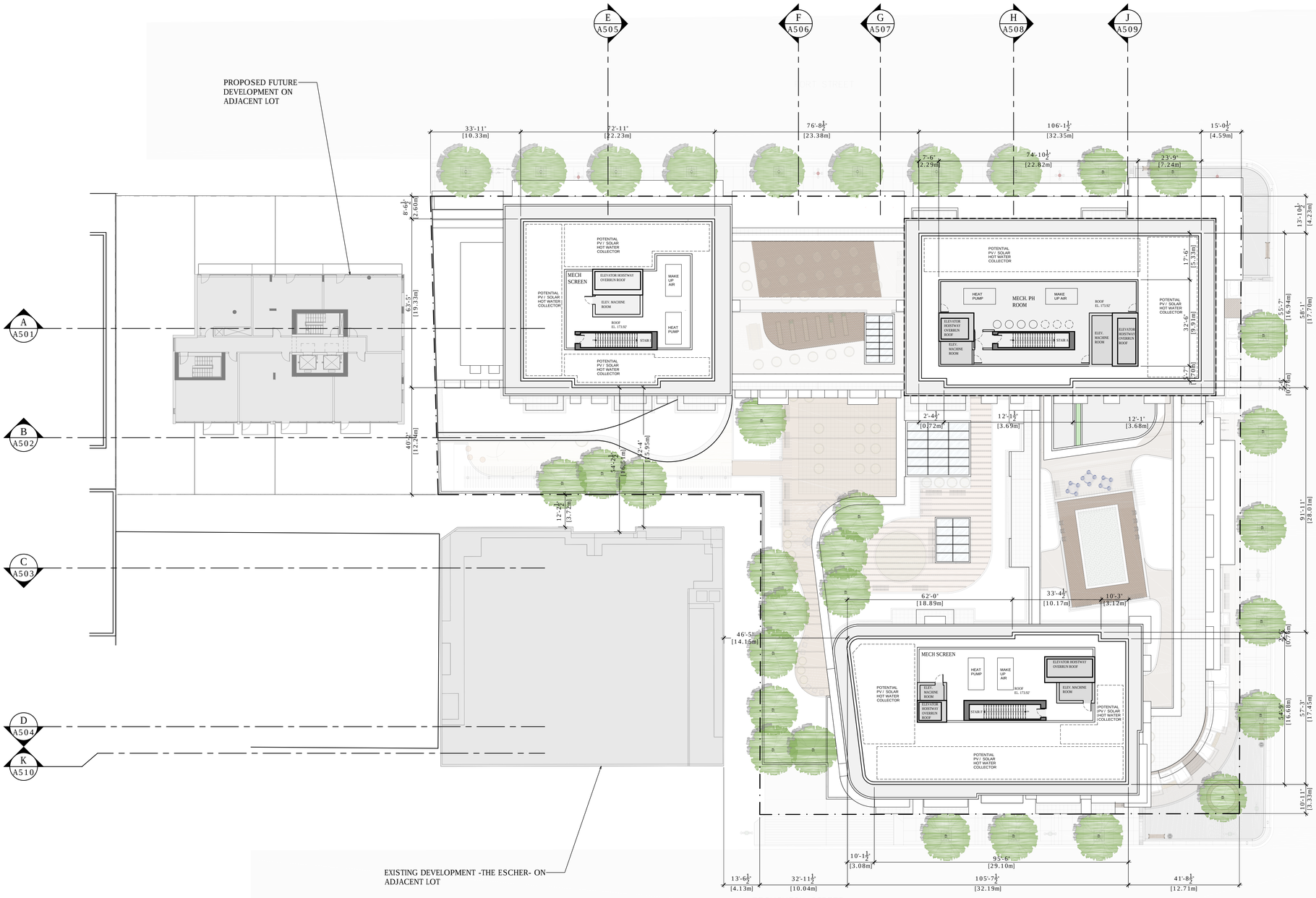
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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

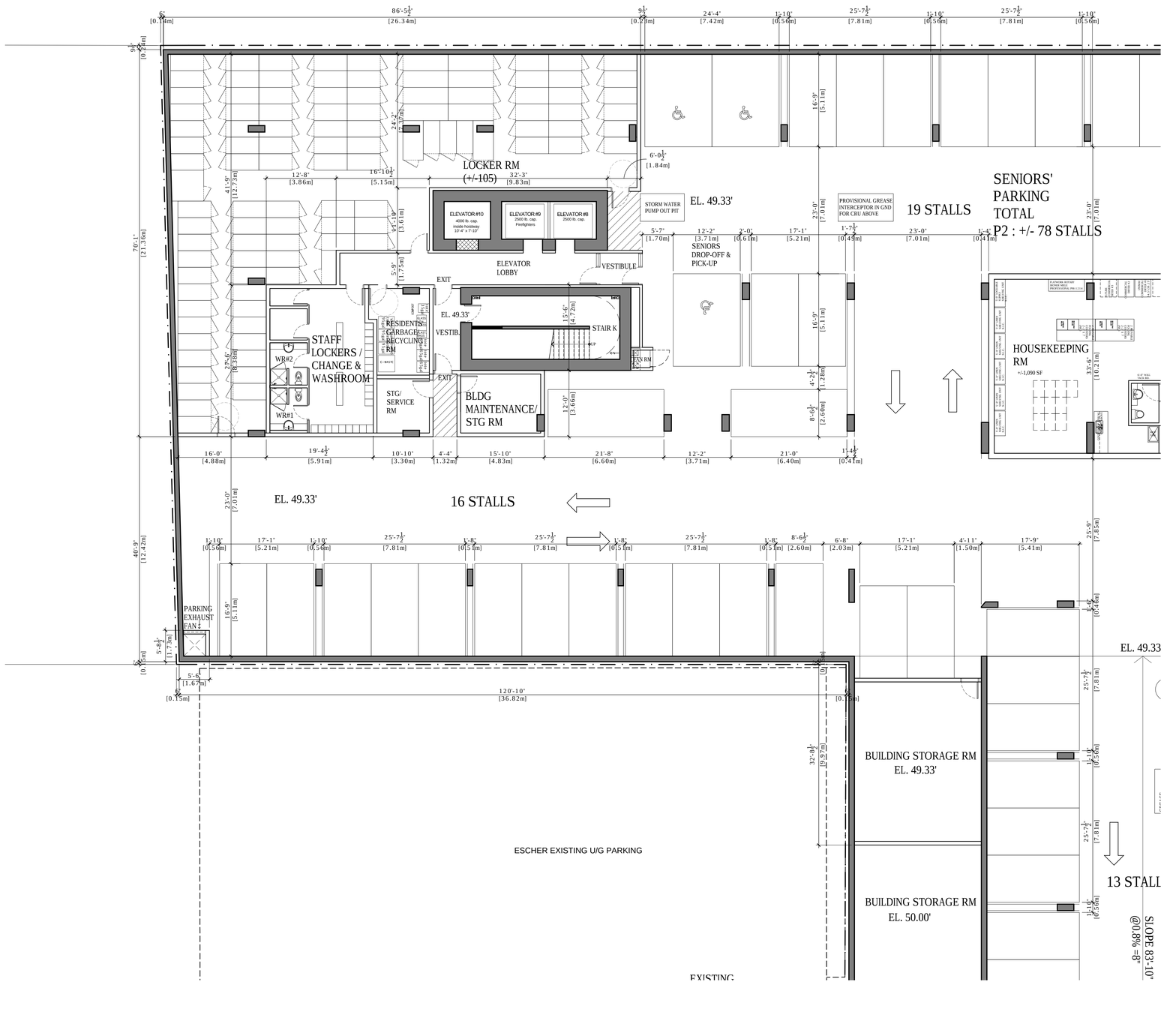
PROJECT
PARC VICTORIA
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DRAWING TITLE
ROOF PLAN

SEAL

DRAWING NO. A213
REVISION -

DATE
DRAWN
SCALE 1:200
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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

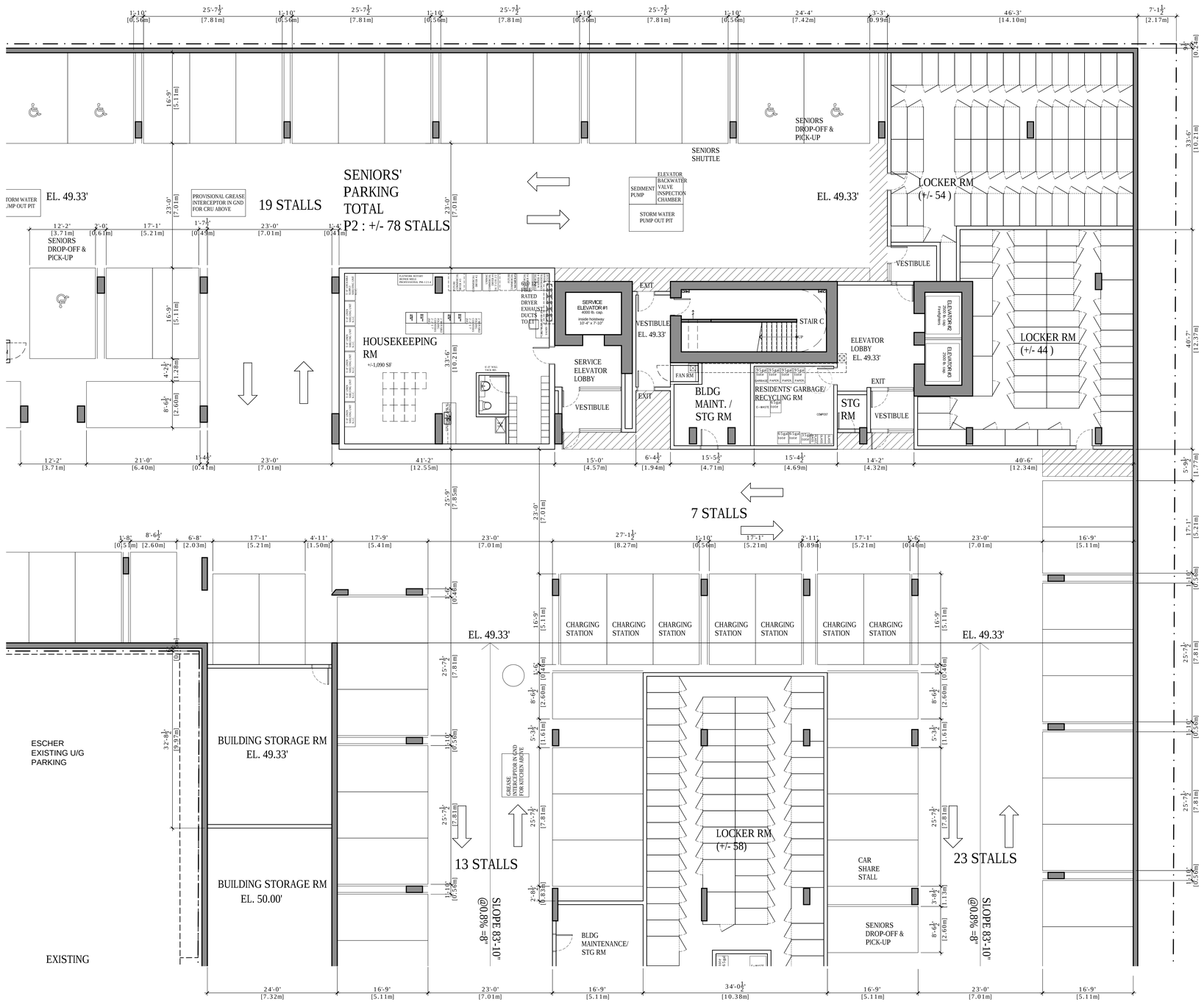
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A300A
REVISION

DATE APR 2017
DRAWN
SCALE 1:100
CHECKED



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	RE-ISSUED FOR ADP	02 APR 2018
	RE-ISSUED FOR REZONING & DP	16 JAN 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

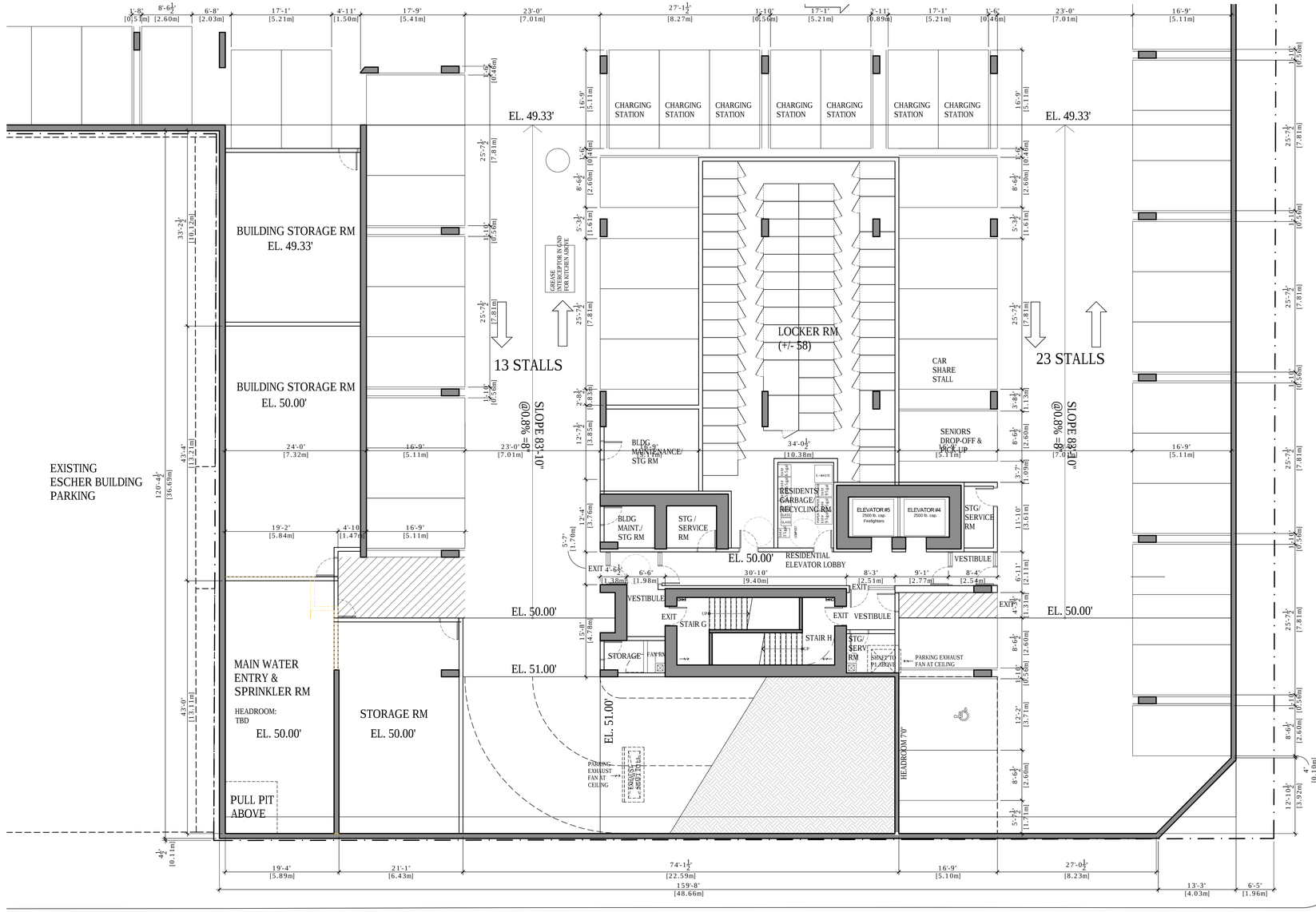
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

DRAWING NO. A300B
REVISION

DATE APR 2017
DRAWN
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CHECKED



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N

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

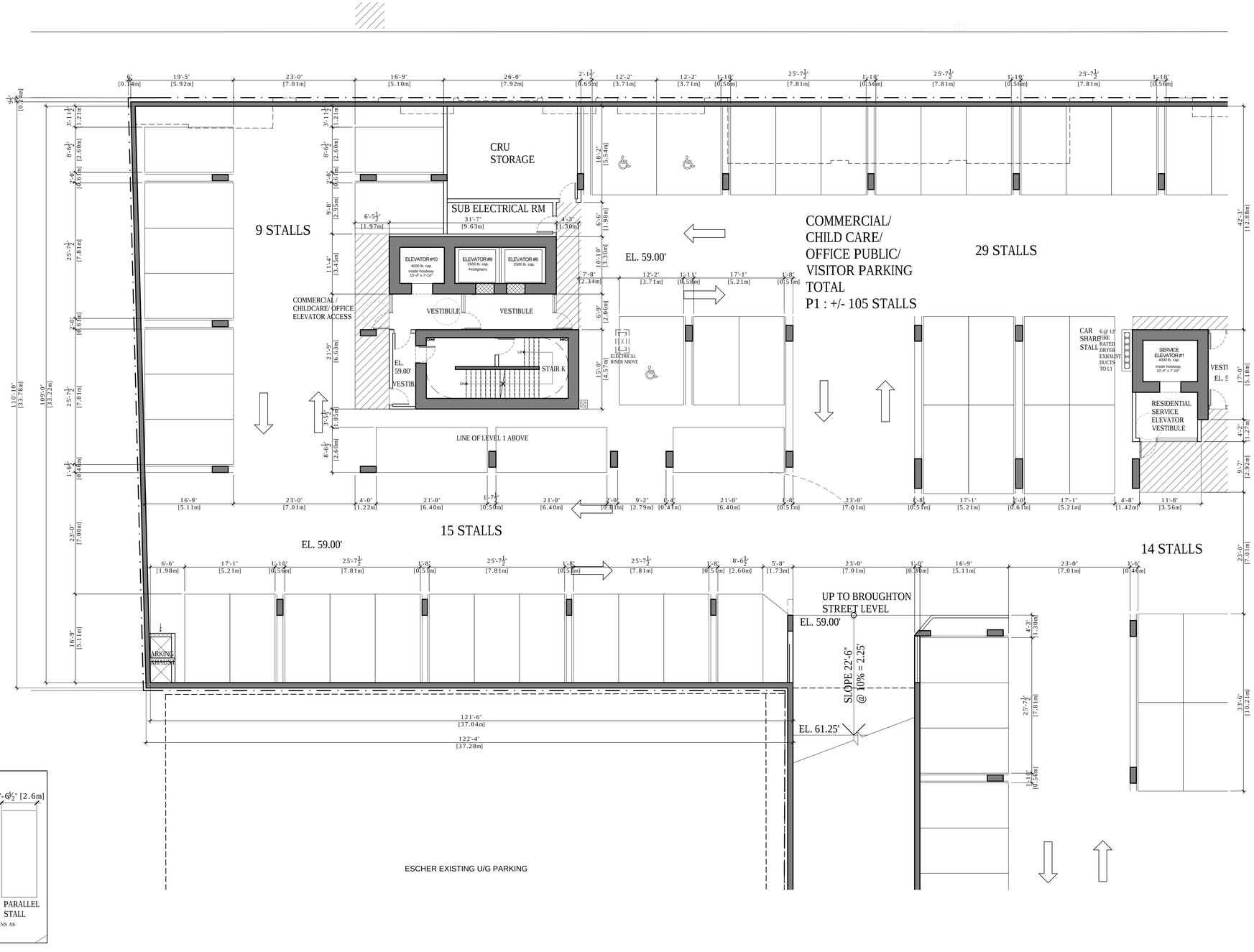
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P2 LEVEL
PARTIAL FLOOR PLAN

SEAL

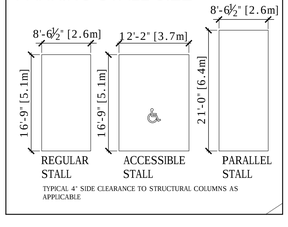
DRAWING NO. A300C REVISION

DATE APR 2017 DRAWN

SCALE 1:100 CHECKED



PARKING STALL SIZE



TYPICAL 4" SIDE CLEARANCE TO STRUCTURAL COLUMNS AS APPLICABLE

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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. A301A

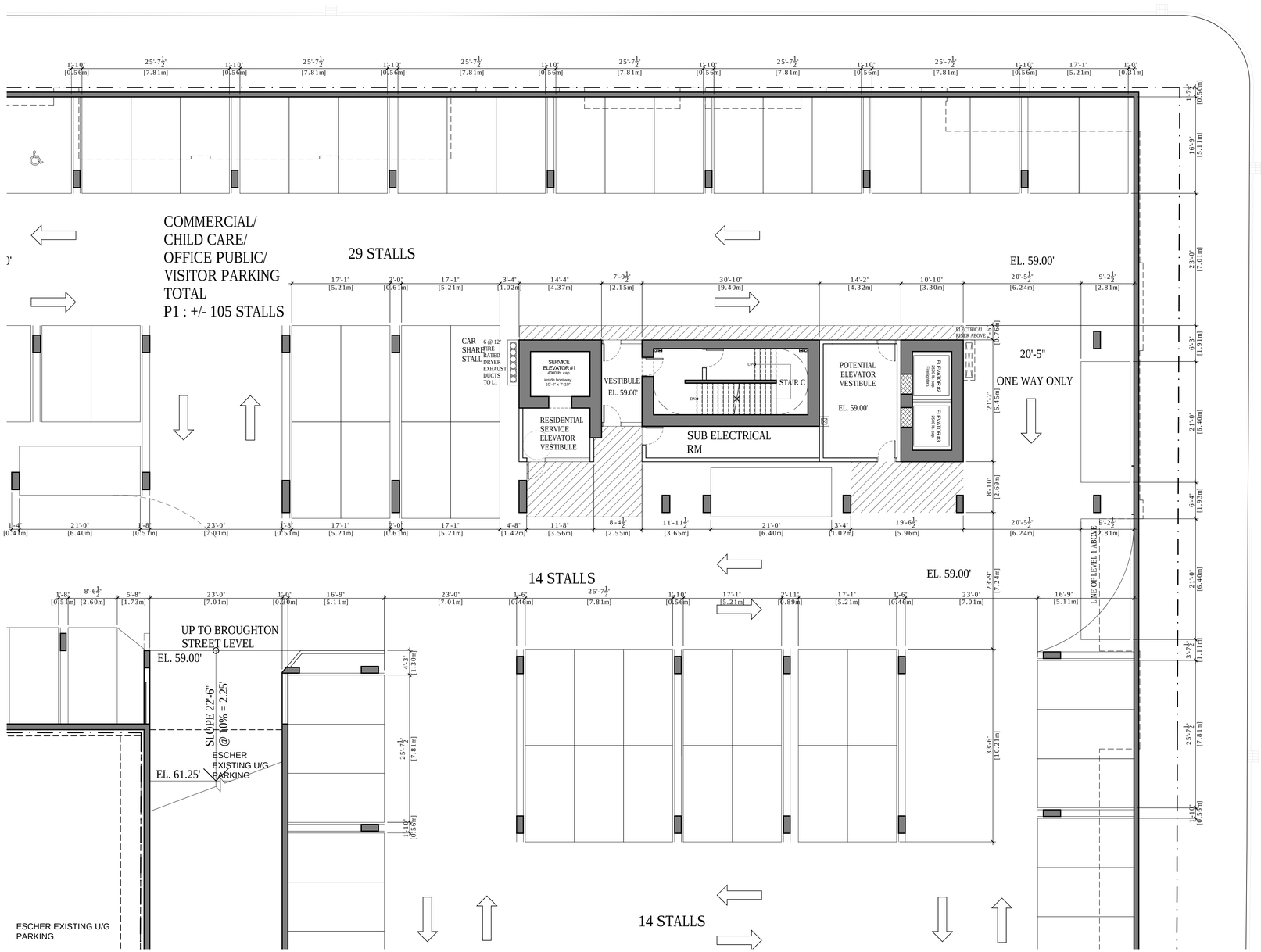
REVISION

DATE
APR 2017

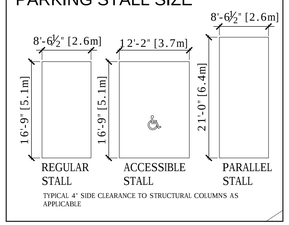
DRAWN

SCALE
1:100

CHECKED



PARKING STALL SIZE



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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. A301B

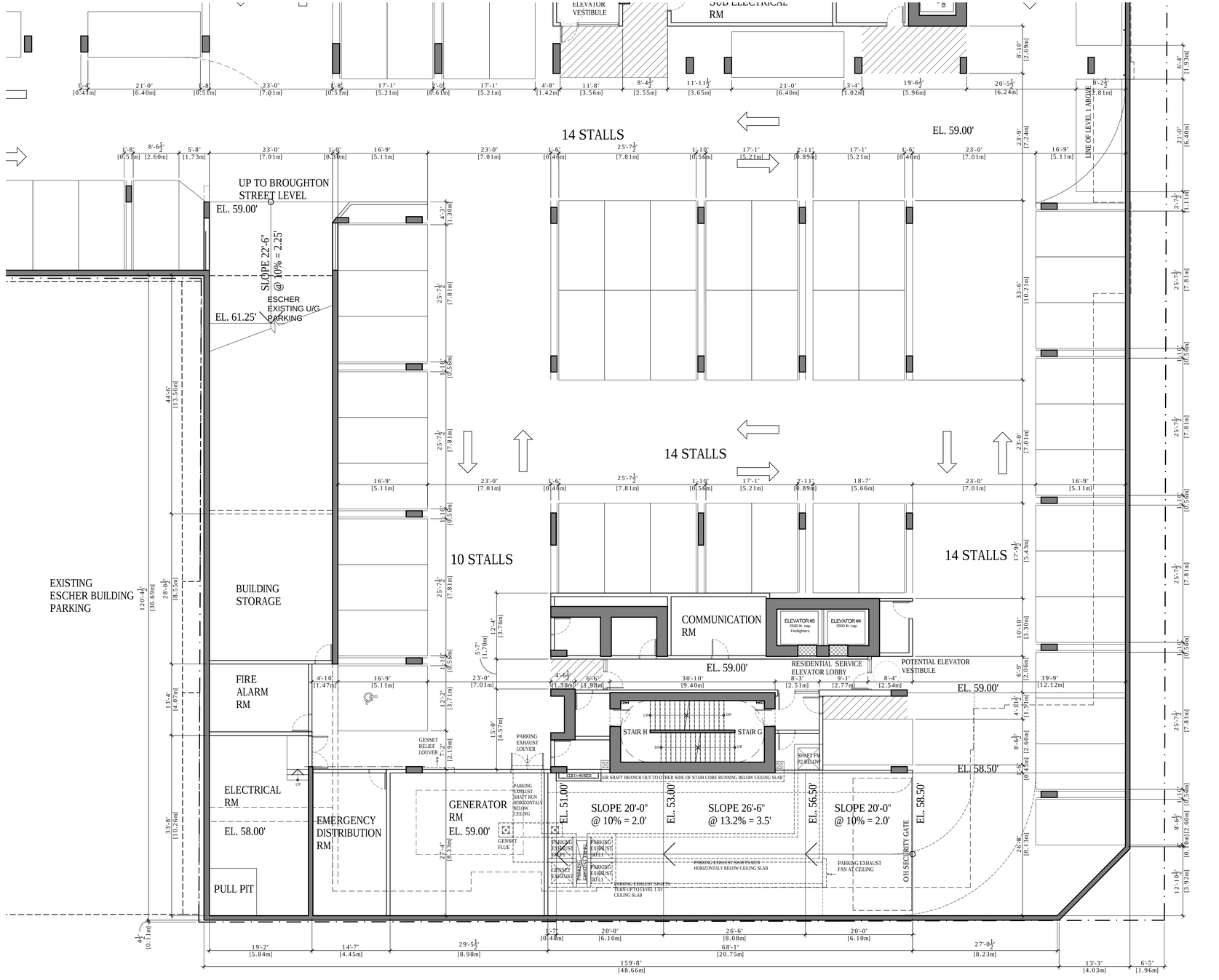
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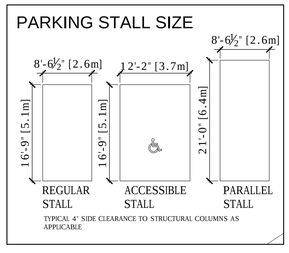
DRAWN

SCALE
1:100

CHECKED



PARKING STALL SIZE



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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
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1:100

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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

NORTH ELEVATION
FORT
STREETSCAPE

SEAL

DRAWING NO.

A401

REVISION

-

DATE

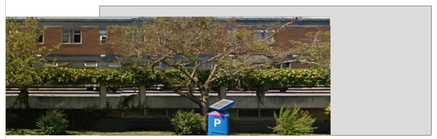
APR 2017

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

SCALE

DRAWING NO. REVISION

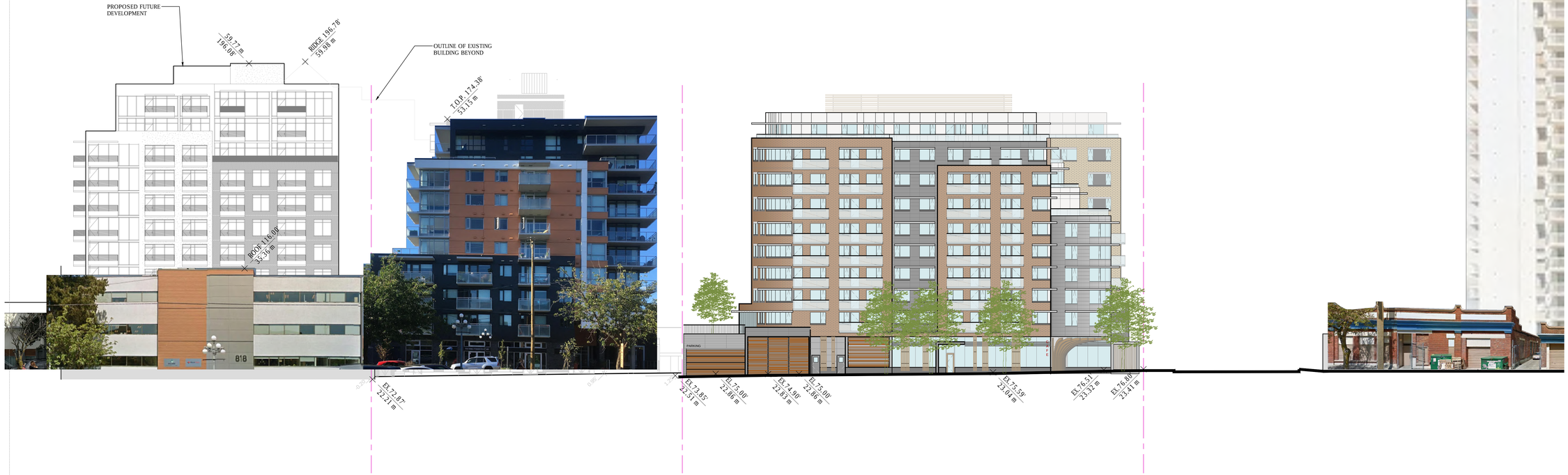
A402

DATE
APR 2017

DRAWN

SCALE
1:200

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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 HEBRON/WILD ROSE	ALU–1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS FEVE	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 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

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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-1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS FEVE	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 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

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NO.	DESCRIPTION	DATE
	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

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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

SCALE

DRAWING NO. REVISION
A405

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-1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS FEVE	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)	SUA-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	SUA-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 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

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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

SEAL

DRAWING NO.
A406

REVISION
-

DATE
APR 2017

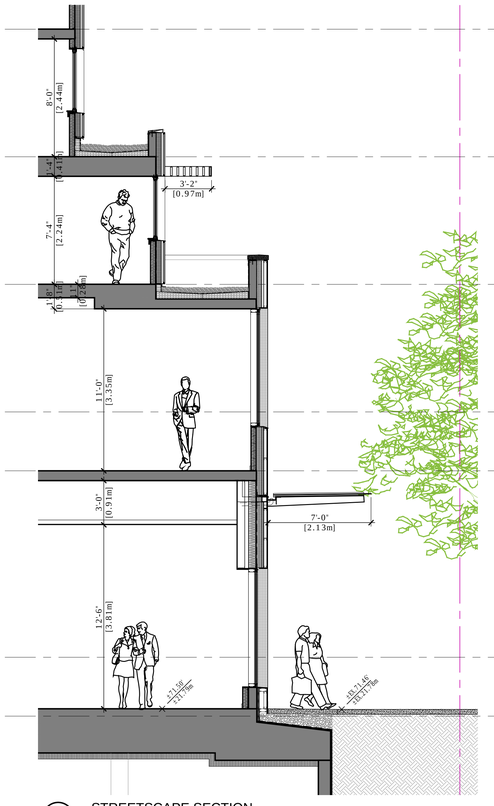
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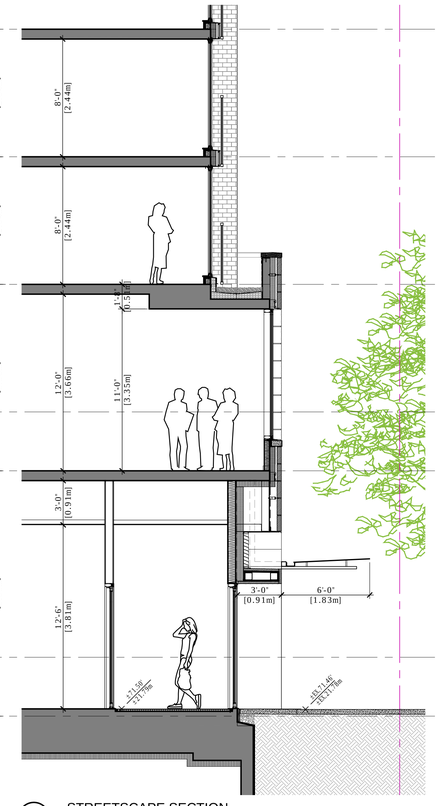
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1 NORTH/ FORT STREET ELEVATION



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

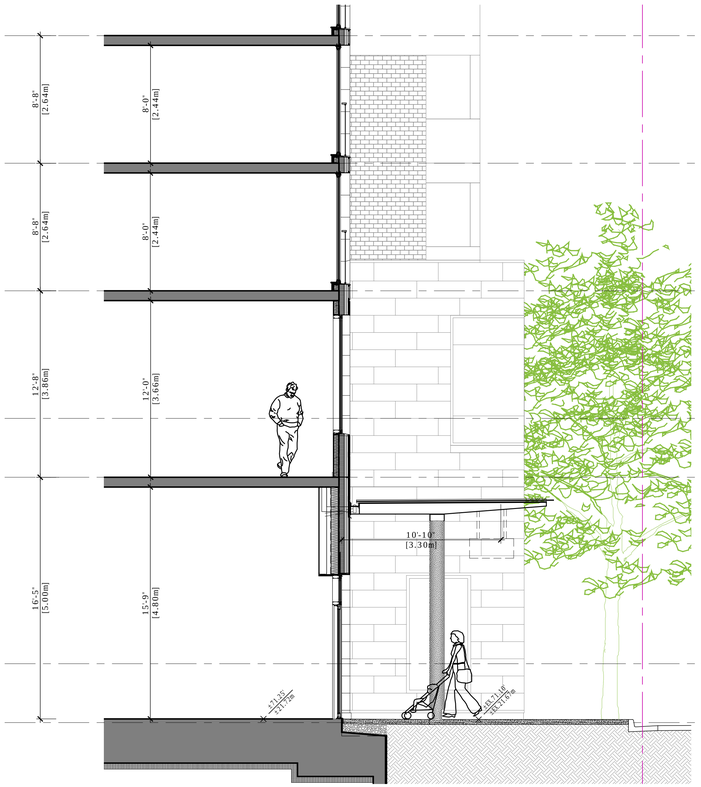
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DRAWING NO. A407
REVISION -

DATE
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SCALE 1:50
CHECKED



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

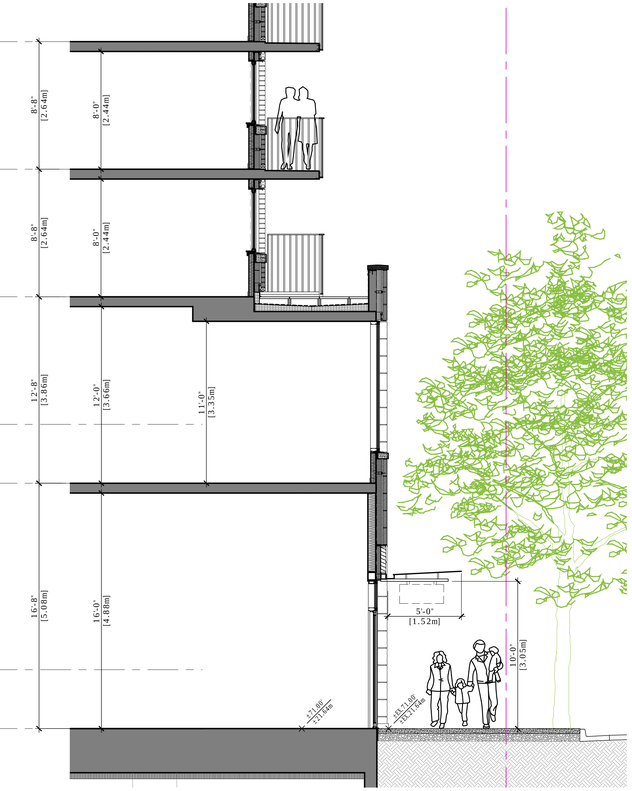
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REVISION -

DATE
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SCALE 1:50
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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

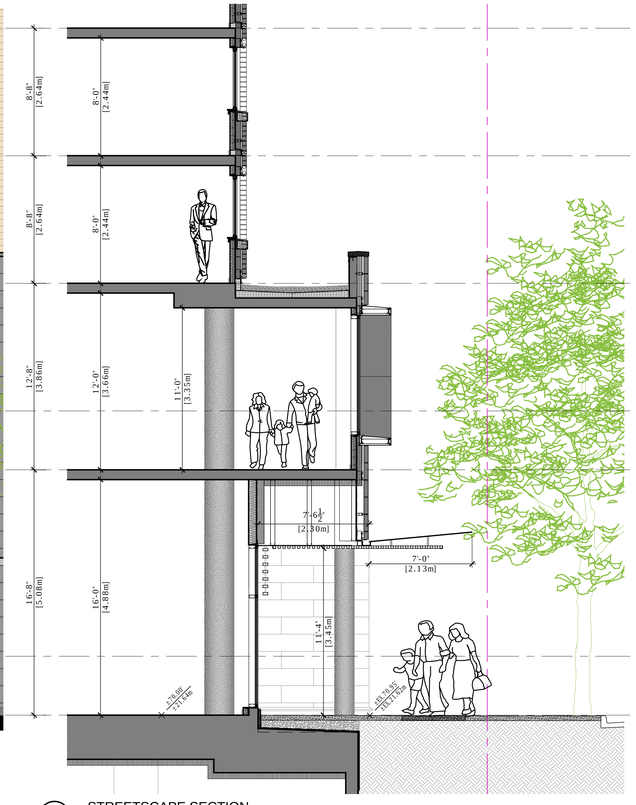
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1 NORTH/ FORT STREET ELEVATION



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

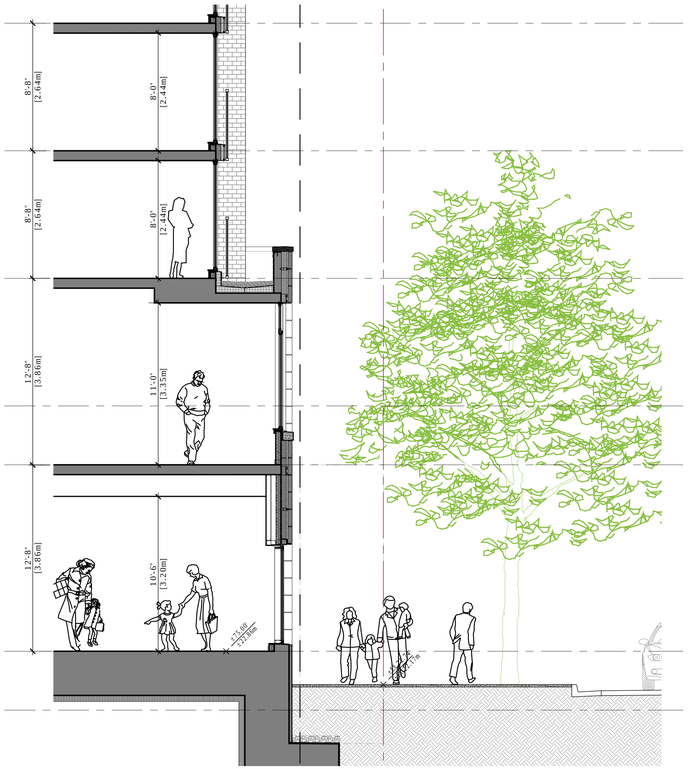
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1 EAST/ QUADRA STREET ELEVATION



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

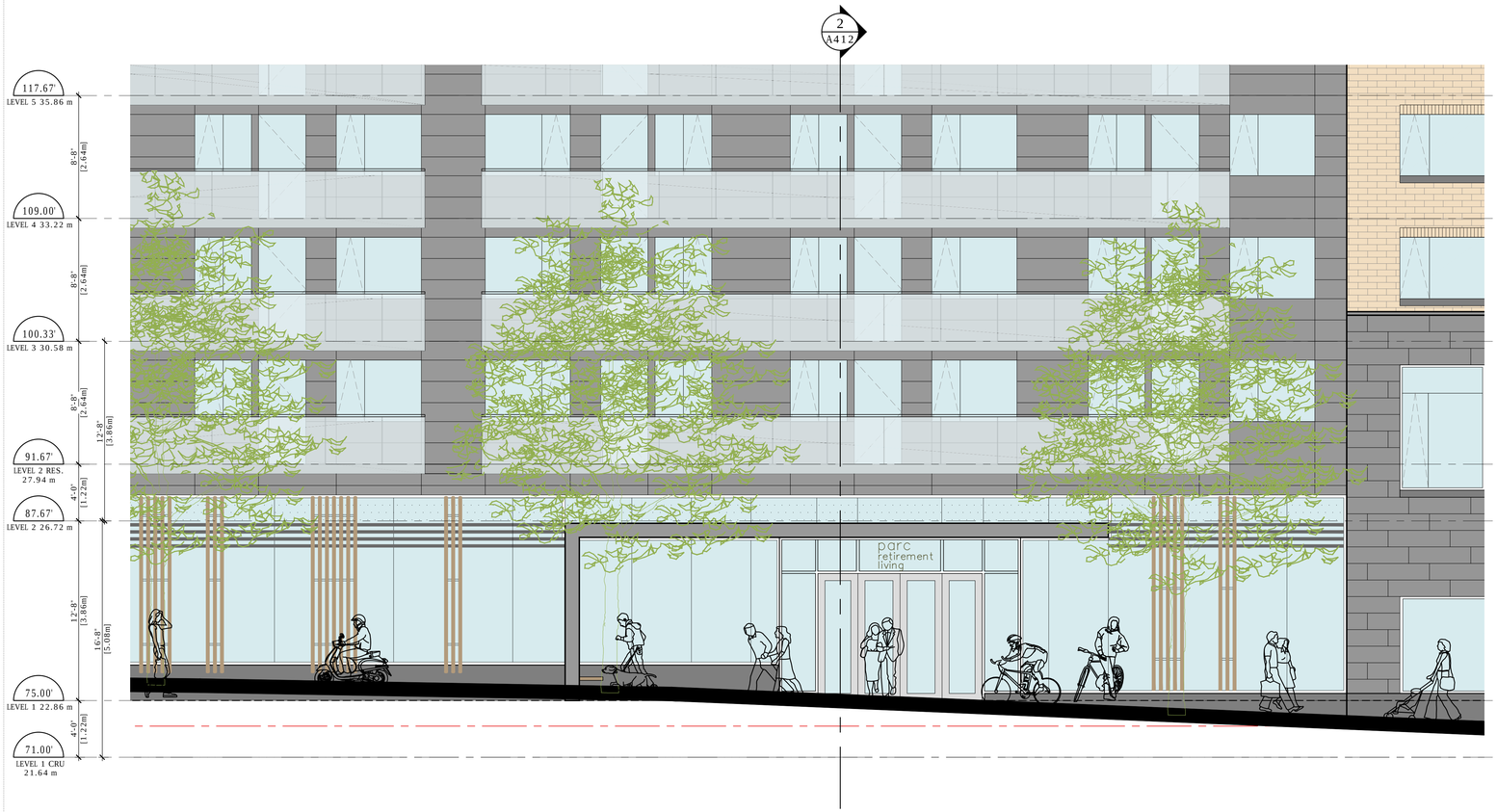
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
QUADRA (EAST) STREETSCAPE / PARTIAL SECTION

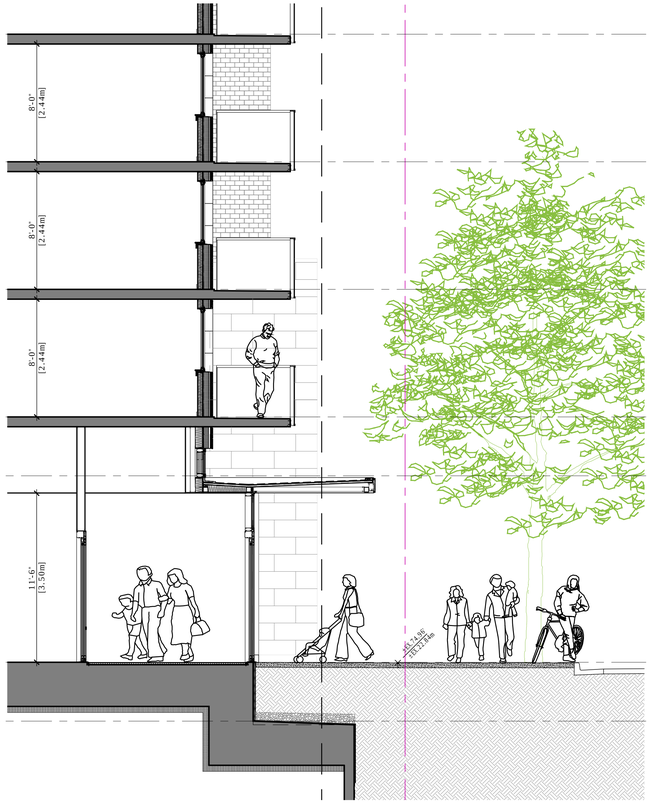
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REVISION -

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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.
A412

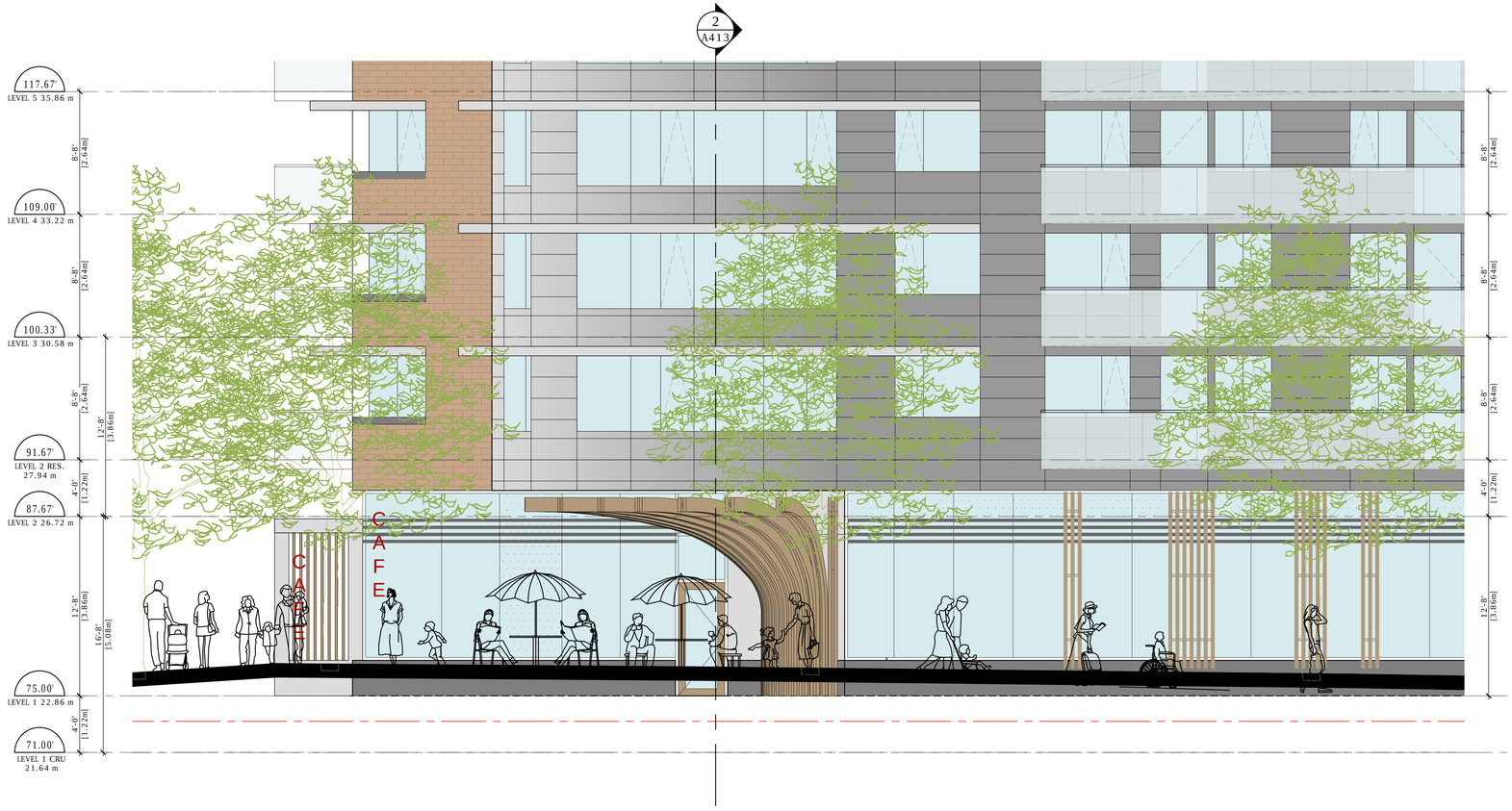
REVISION
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DATE

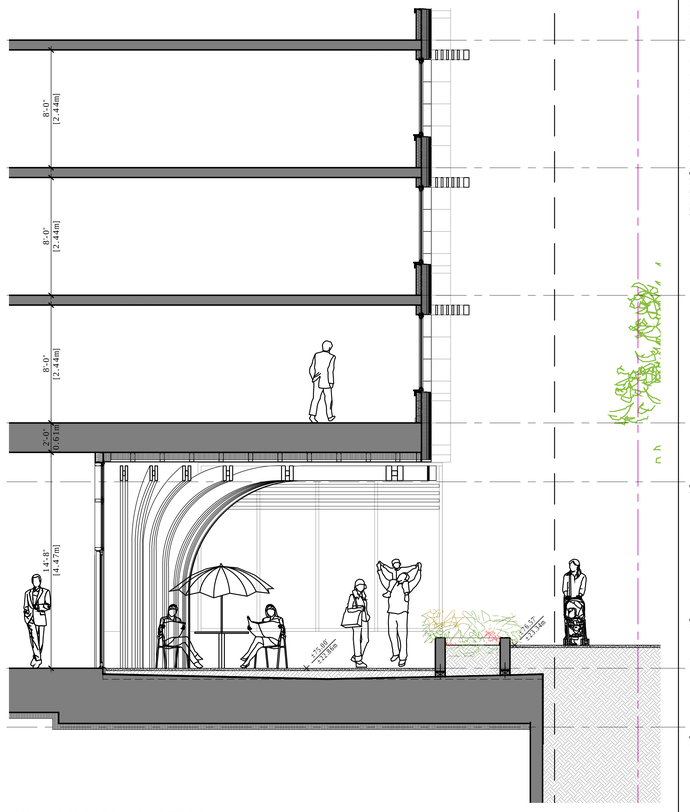
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1 EAST/ QUADRA STREET ELEVATION



2 STREETSCAPE SECTION

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0 1 2 3 4 5 10'

CLIENT
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Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
QUADRA (EAST)
STREETSCAPE / PARTIAL SECTION

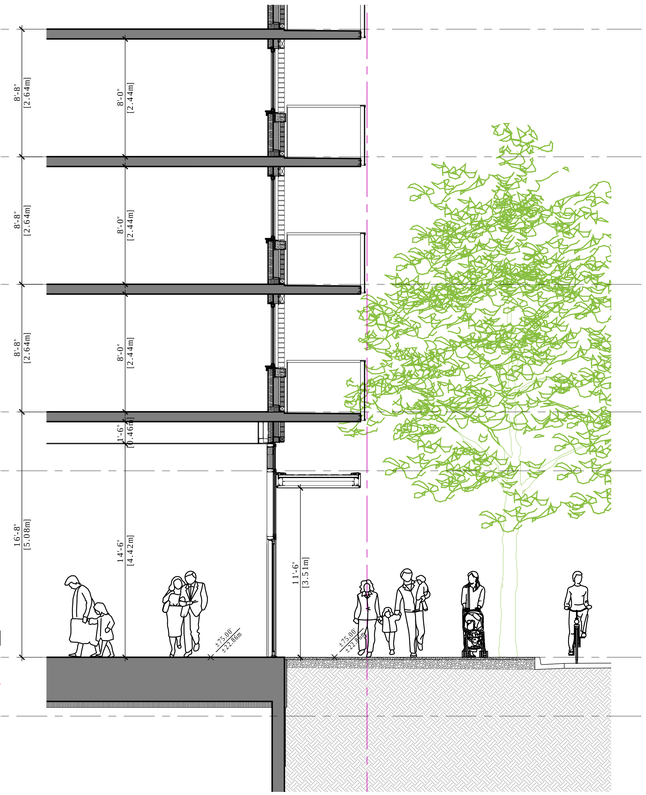
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REVISION -

DATE
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1 SOUTH / BROUGHTON STREET ELEVATION



2 STREETSCAPE SECTION

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0 1 2 3m
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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
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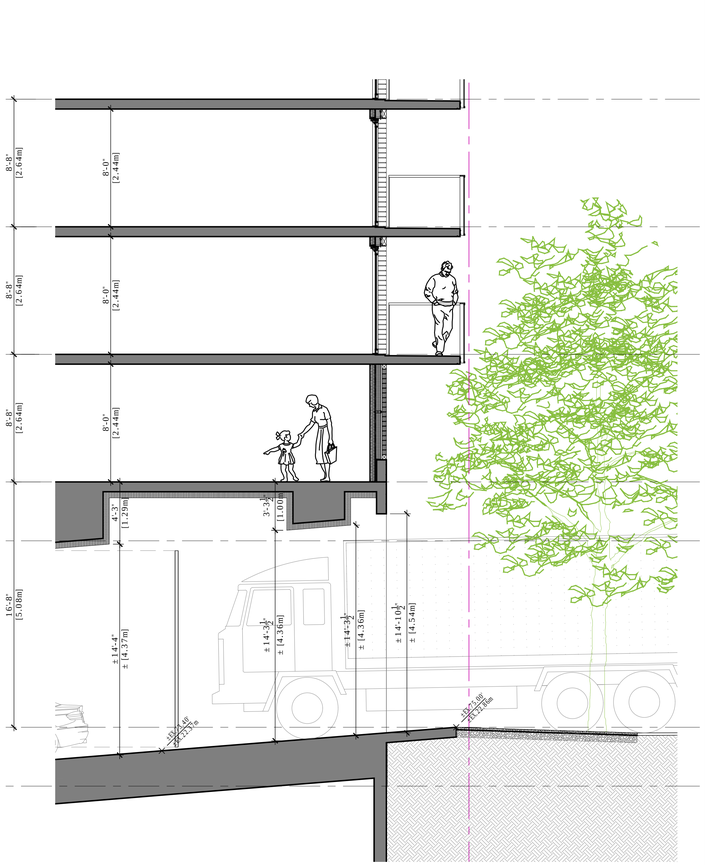
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REVISION -

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1 SOUTH / BROUGHTON STREET ELEVATION



2 STREETSCAPE SECTION

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0 1 2 3m
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CLIENT
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17420

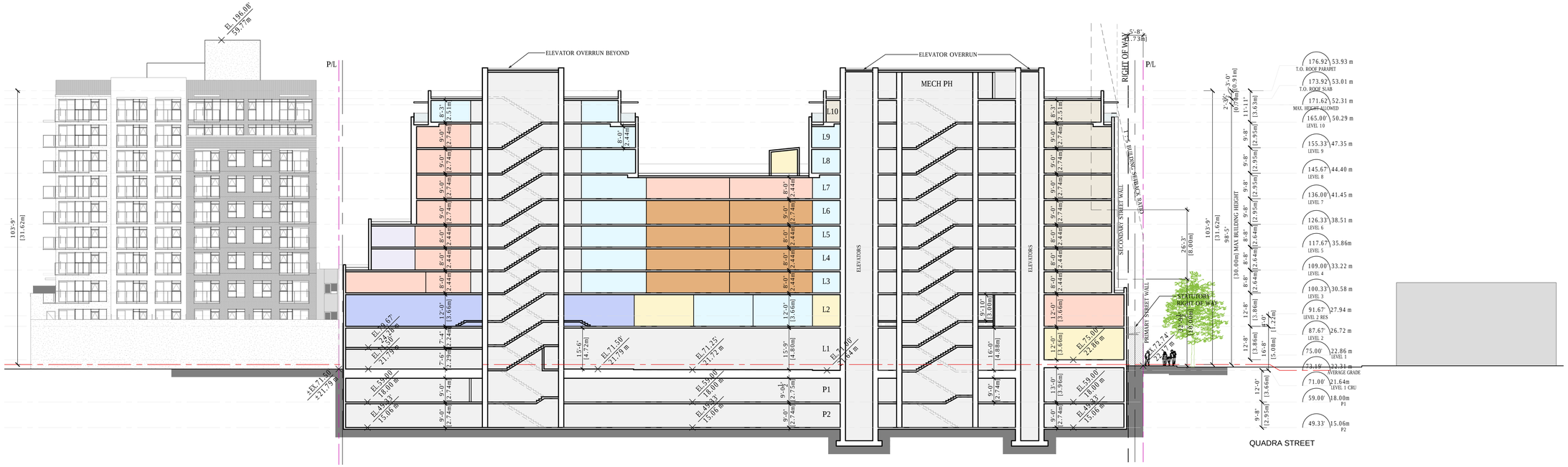
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION

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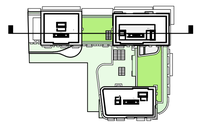
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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION A

SEAL

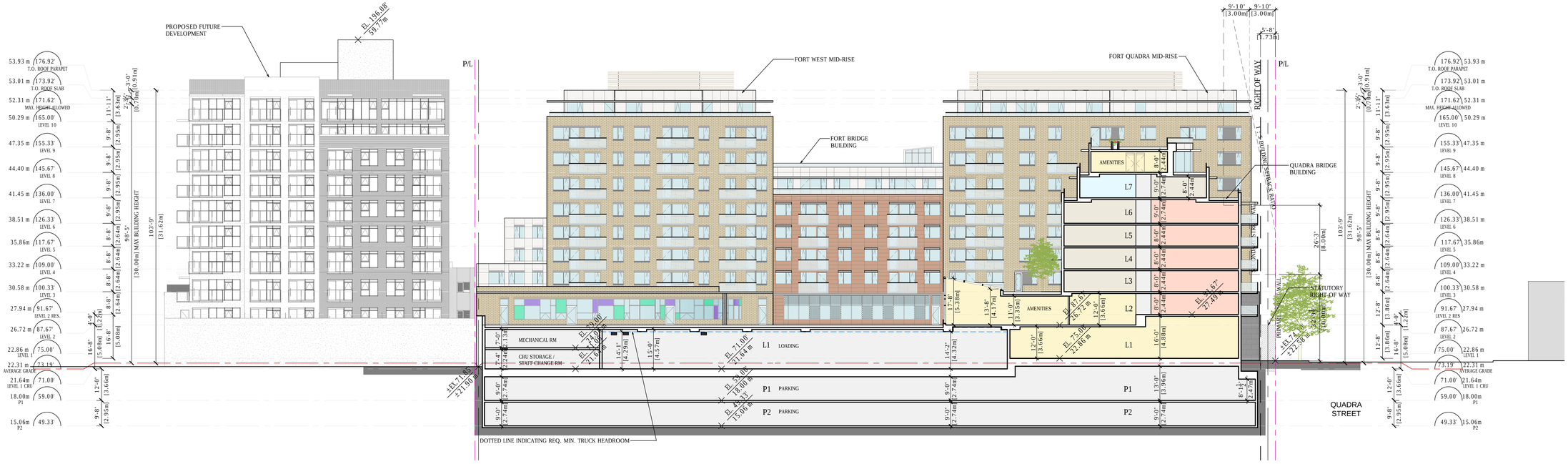
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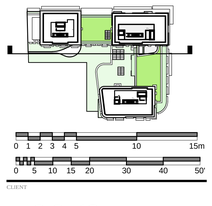


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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION B/ INTERNAL SOUTH ELEVATION

SEAL

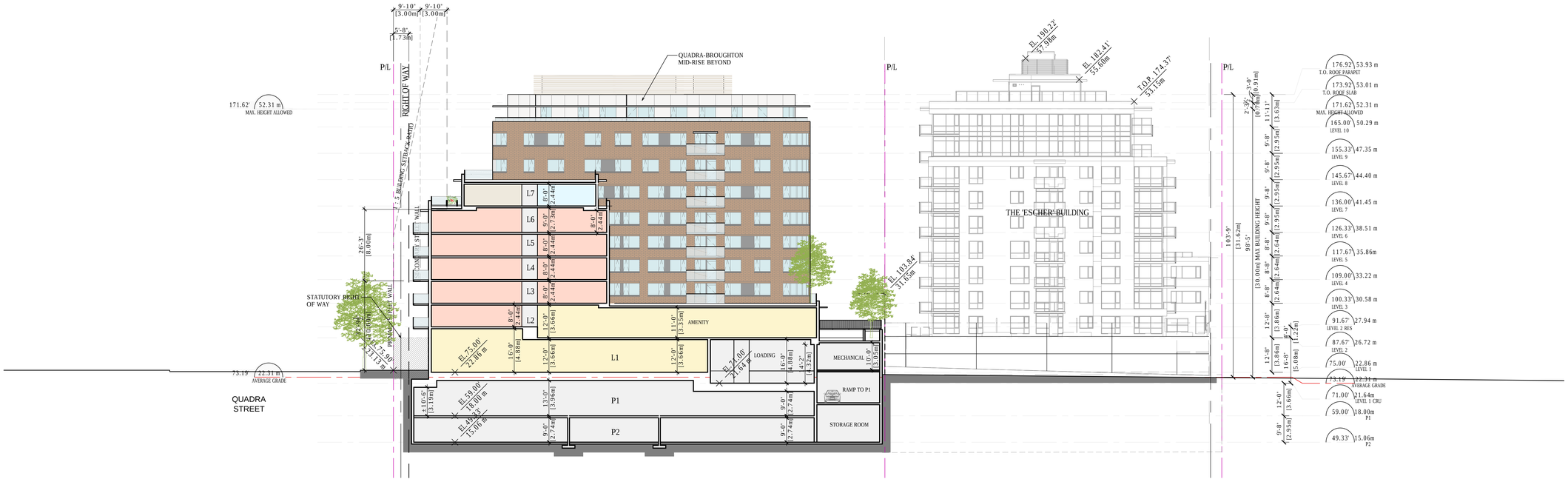
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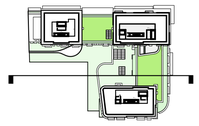
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION C/ INTERNAL NORTH ELEVATION

SEAL

DRAWING NO.
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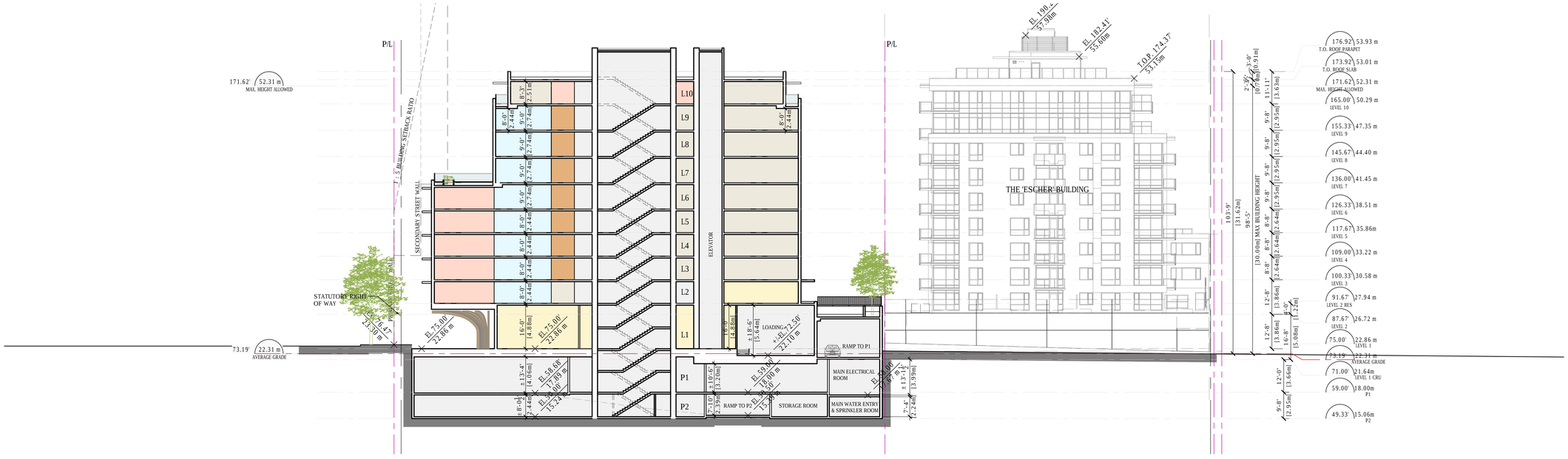
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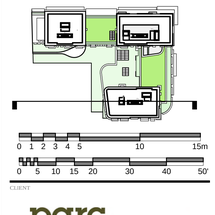
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17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION D

SEAL

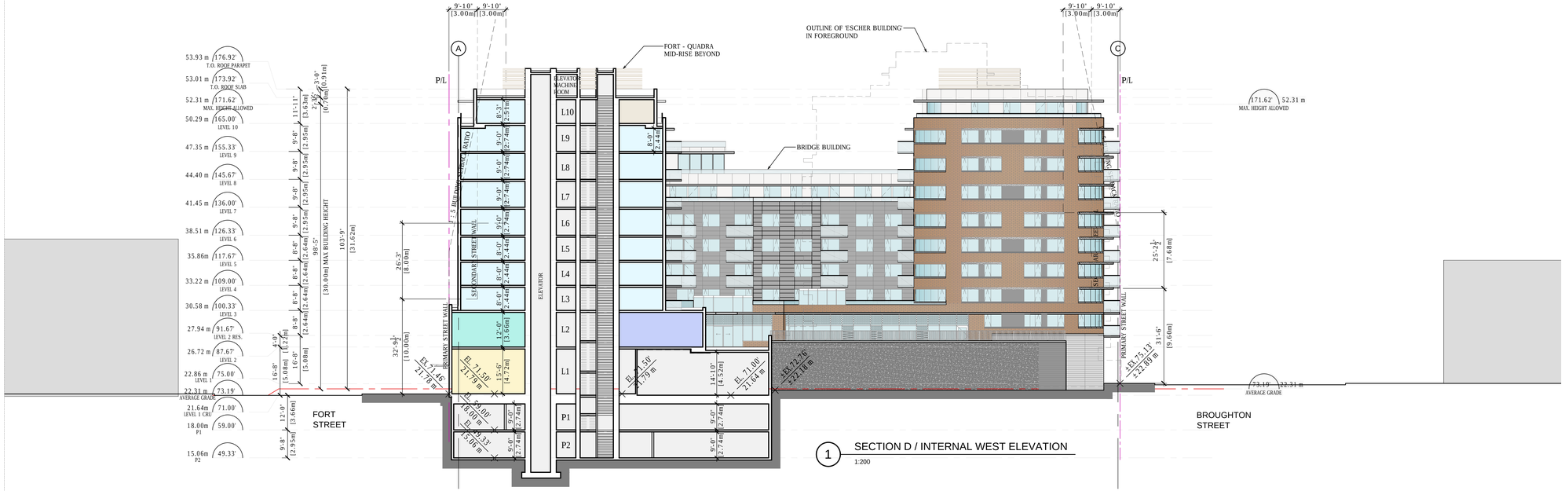
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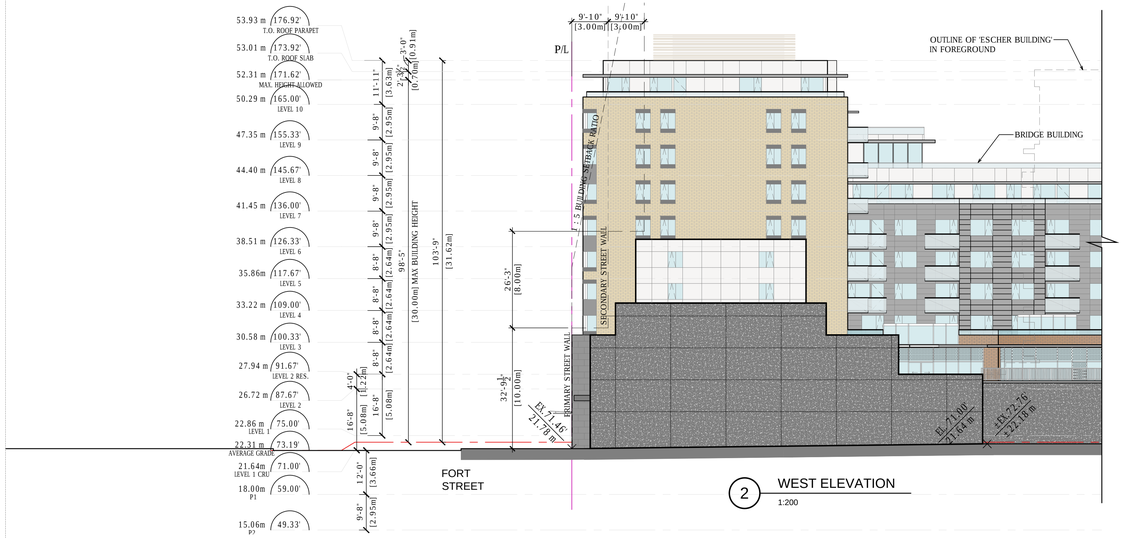
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1 SECTION D / INTERNAL WEST ELEVATION
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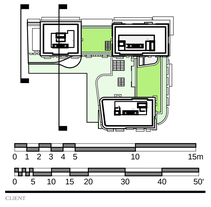
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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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

SEAL

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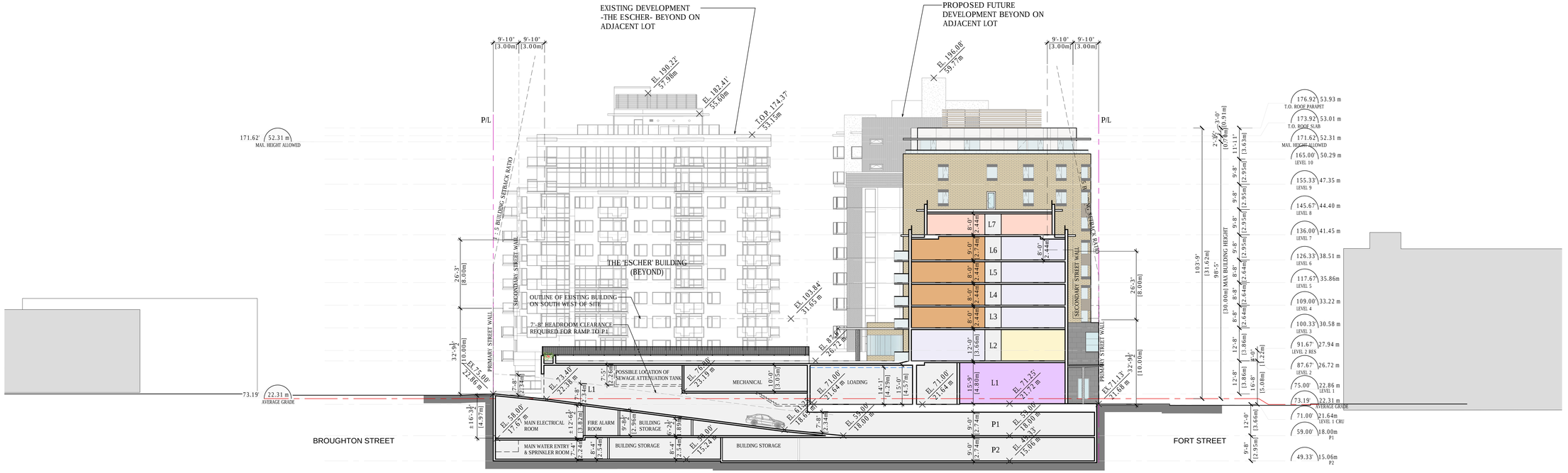
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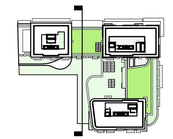
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17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION F / INTERNAL EAST ELEVATION

SEAL

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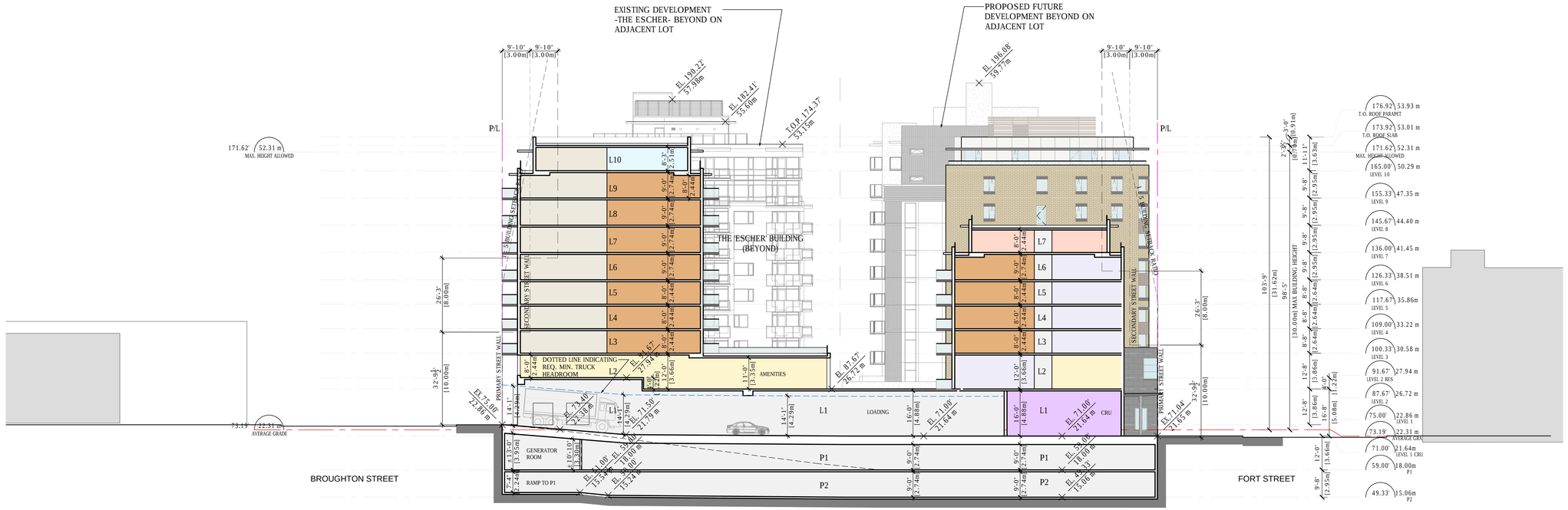
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17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION G

SEAL

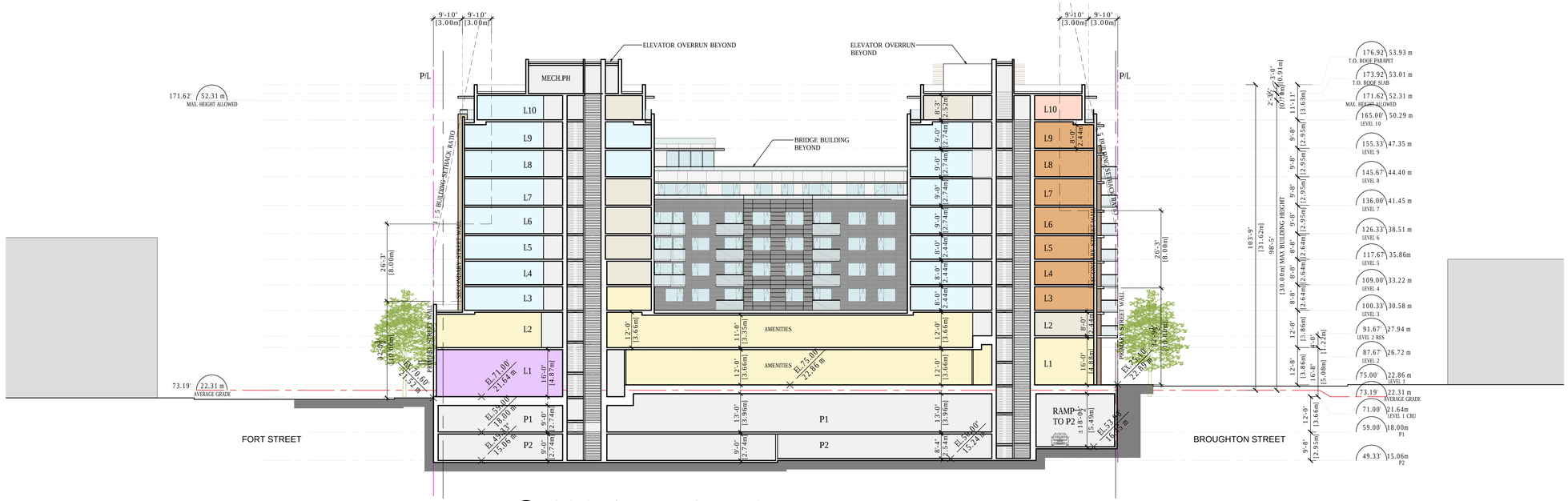
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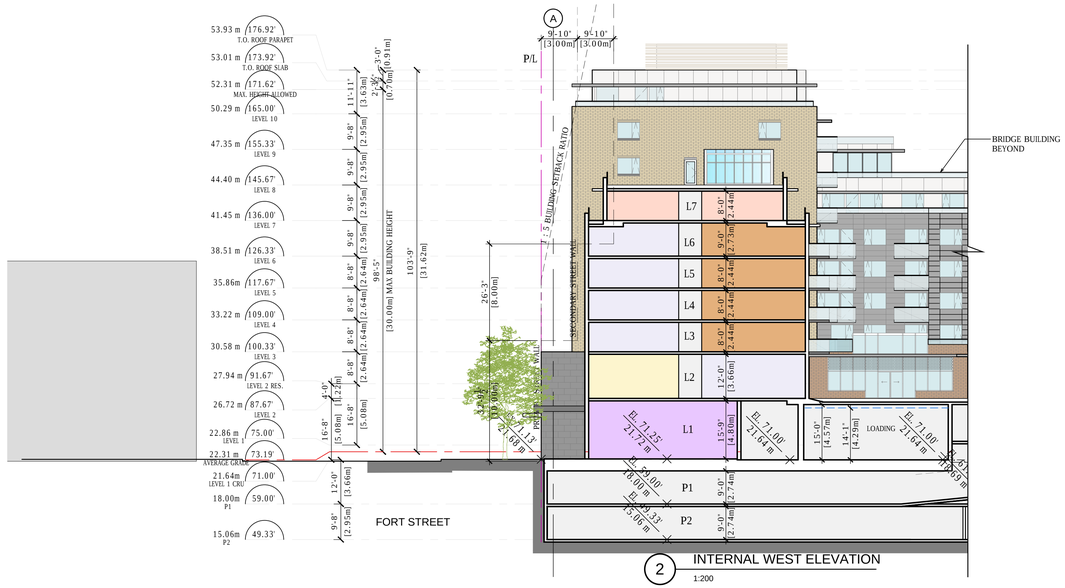
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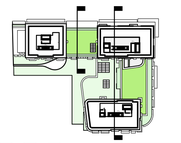
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CLIENT
parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
BUILDING SECTION H / INTERNAL WEST ELEVATION

SCALE

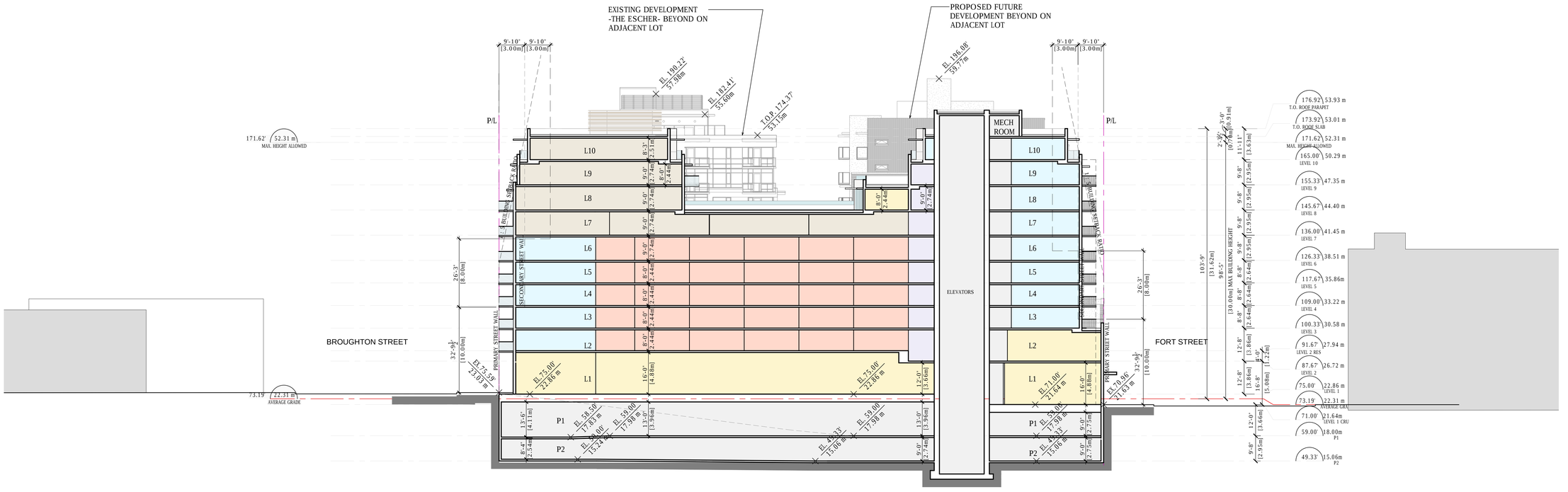
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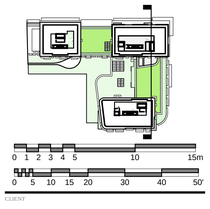
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DRAWING TITLE
BUILDING SECTION J

SEAL

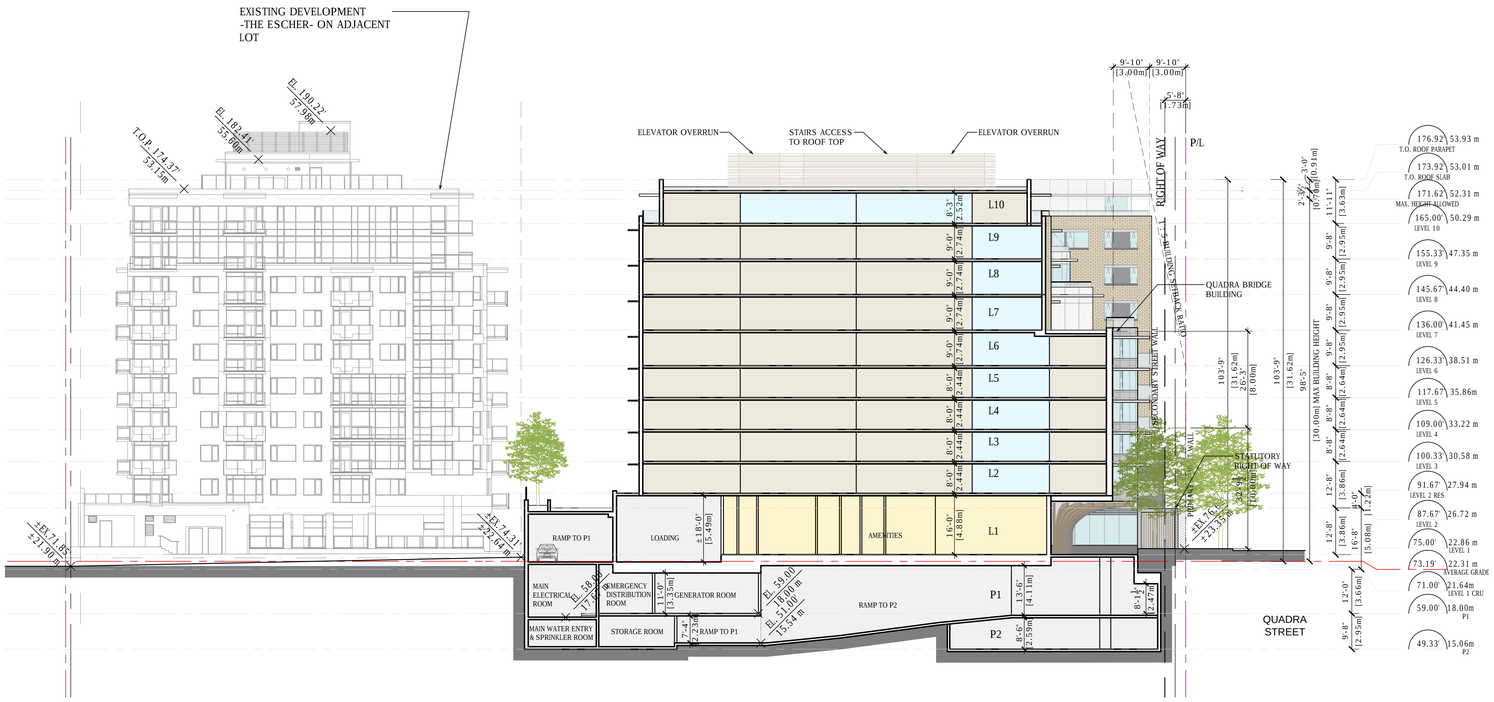
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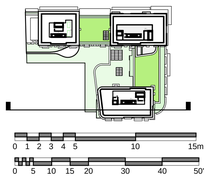
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NO.	DESCRIPTION	DATE
	ISSUED FOR REZONING & DP	18 SEP 2017
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parc retirement living

PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

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SEAL

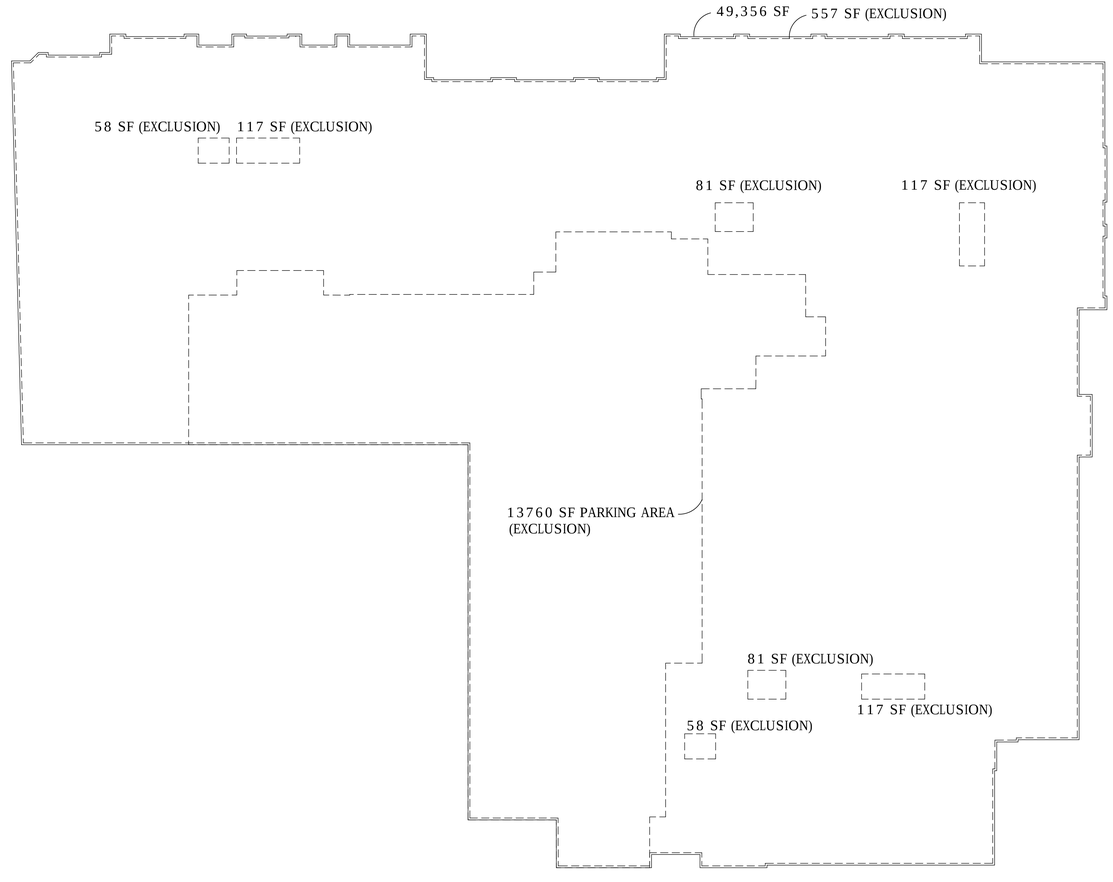
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APR 2017

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LEVEL 1 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	49,356 SF
TOTAL EXCLUDED AREA	=	14,946 SF
TOTAL FSR	=	34,410 SF

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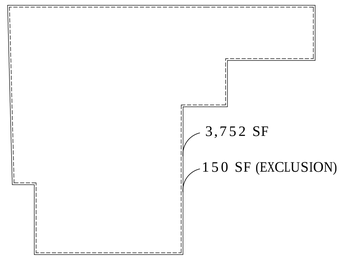
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

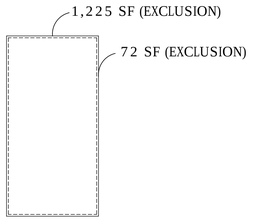
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LEVEL 1
AREA OVERLAY

SEAL

DRAWING NO. O01
REVISION -

DATE
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SCALE 1:200
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MECHANICAL LEVEL AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 4,977 SF
TOTAL EXCLUDED AREA = 222 SF
TOTAL FSR = 4,755 SF

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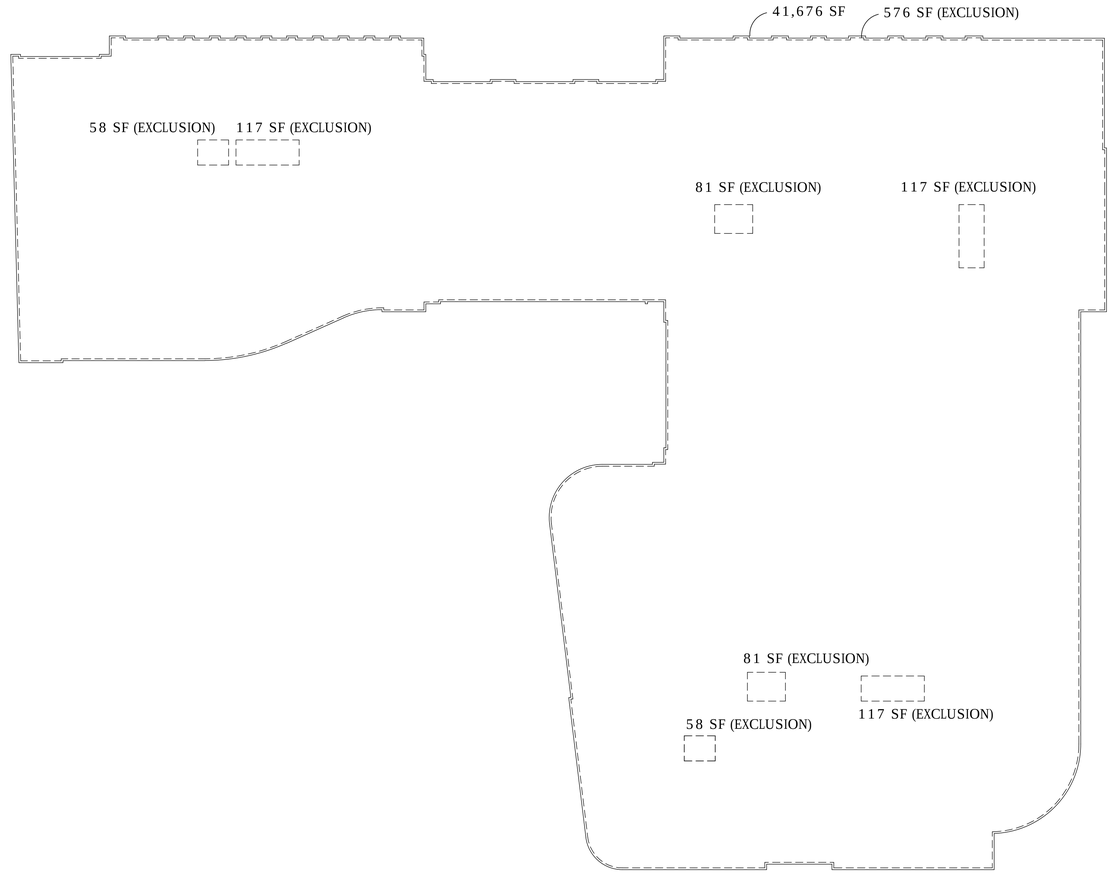
PROJECT
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MECHANICAL LEVEL AREA OVERLAY

SEAL

DRAWING NO. REVISION
O02 -

DATE DRAWN
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LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	41,676 SF
TOTAL EXCLUDED AREA	=	1,205 SF
TOTAL FSR	=	40,471 SF

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DRAWING TITLE
LEVEL 2
AREA OVERLAY

SEAL

DRAWING NO. O03
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LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,887 SF
TOTAL EXCLUDED AREA	=	1,084 SF
TOTAL FSR	=	32,803 SF

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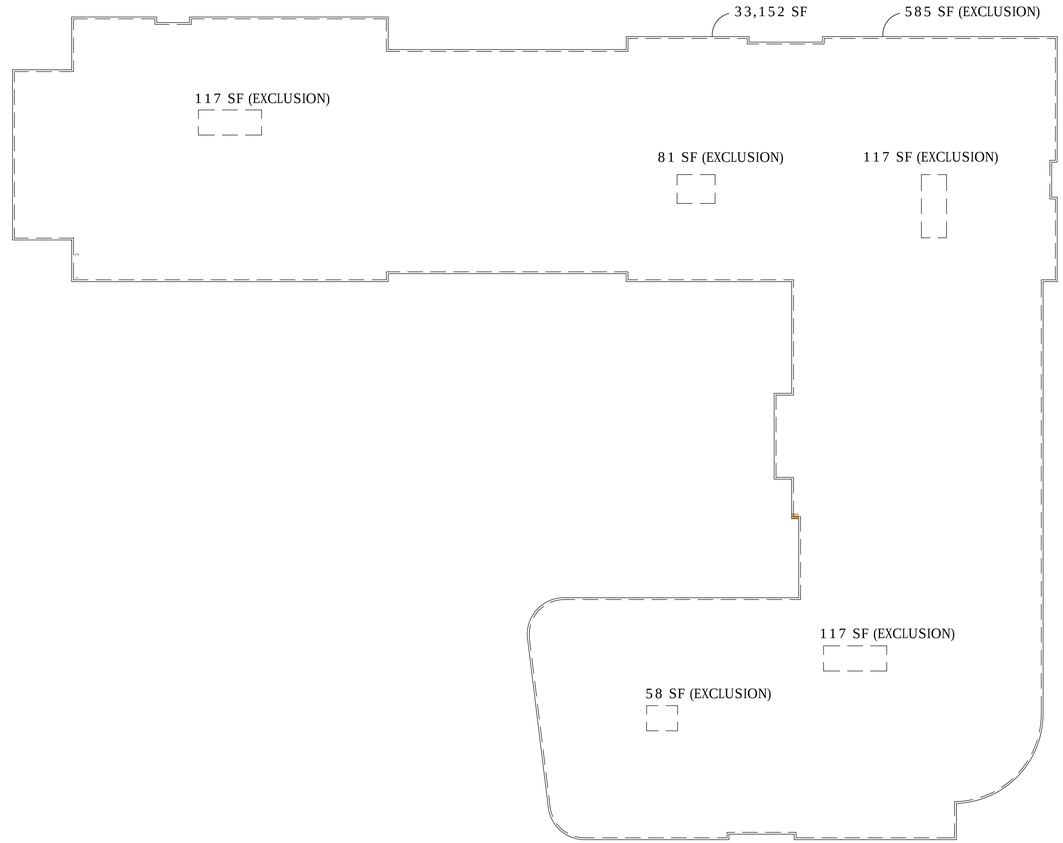
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LEVEL 3
AREA OVERLAY

SEAL

DRAWING NO. O04
REVISION -

DATE
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LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,152 SF
TOTAL EXCLUDED AREA	=	1,075 SF
TOTAL FSR	=	32,077 SF

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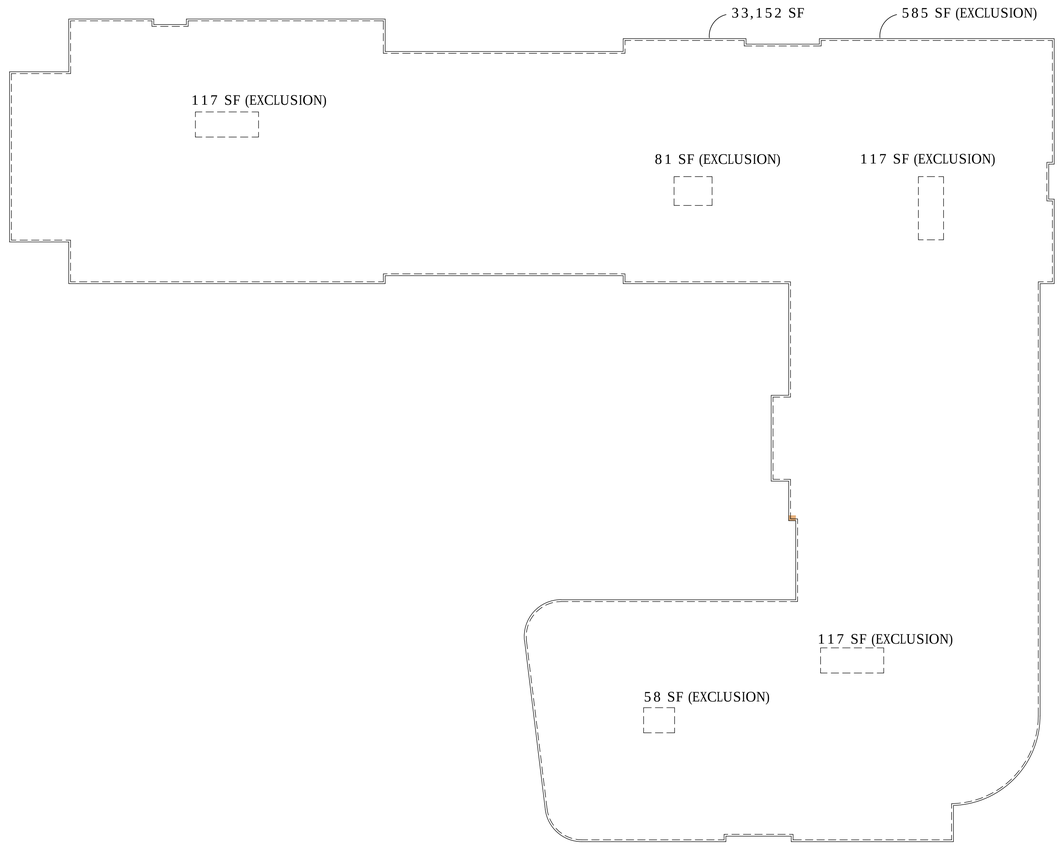
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LEVEL 4
AREA OVERLAY

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DATE DRAWN

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LEVEL 5 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	33,152 SF
TOTAL EXCLUDED AREA	=	1,075 SF
TOTAL FSR	=	32,077 SF

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DRAWING TITLE
LEVEL 5
AREA OVERLAY

SEAL

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O06

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LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	32,408 SF
TOTAL EXCLUDED AREA	=	1,059 SF
TOTAL FSR	=	31,349 SF

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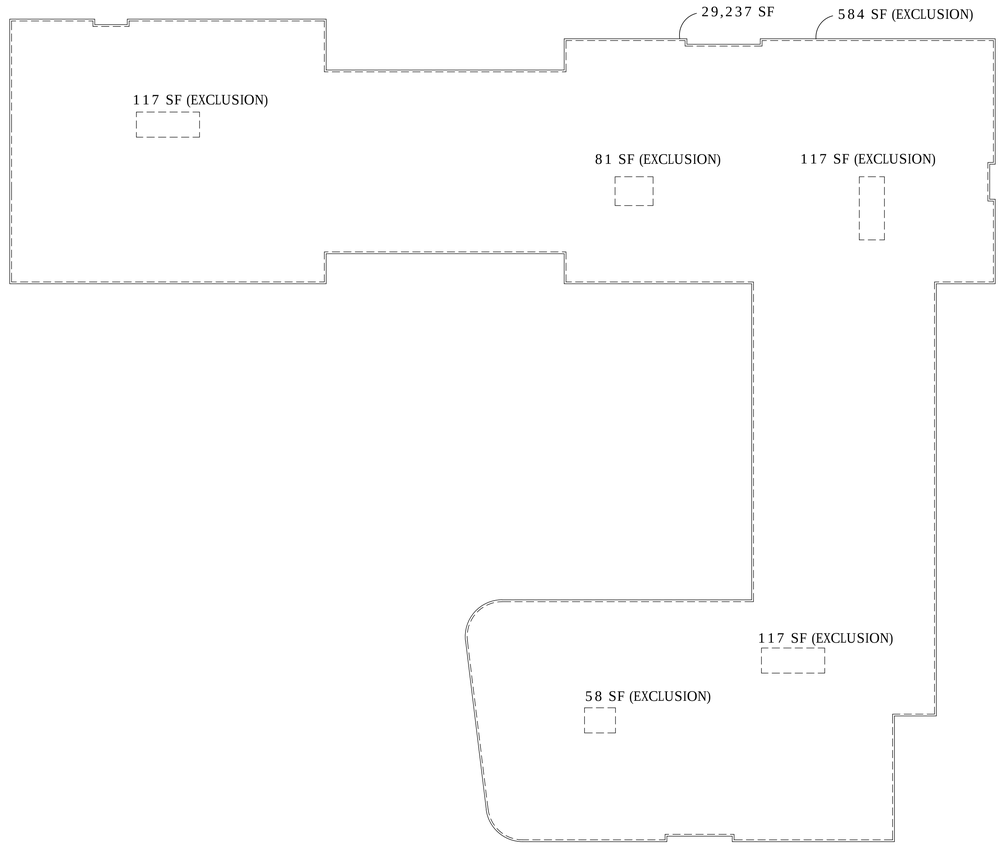
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LEVEL 6
AREA OVERLAY

SEAL

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REVISION -

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LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	29,237 SF
TOTAL EXCLUDED AREA	=	1,074 SF
TOTAL FSR	=	28,163 SF

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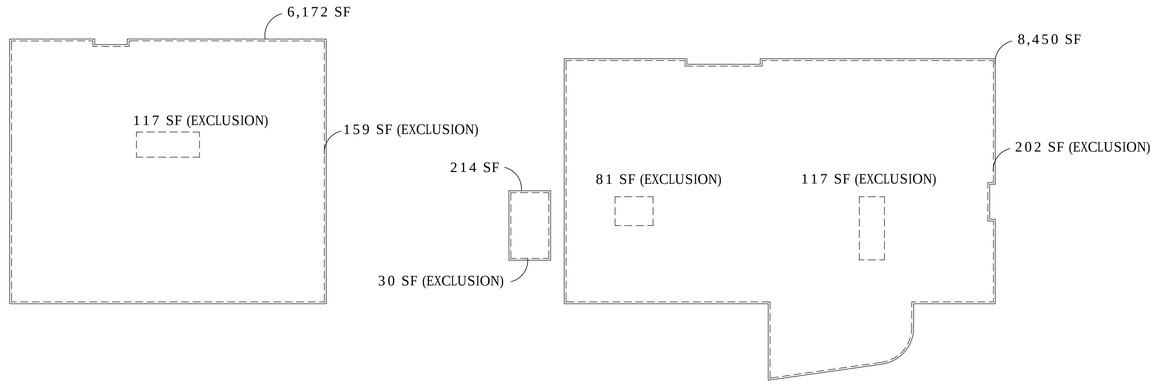
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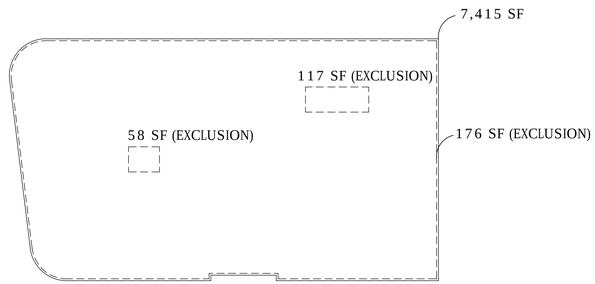
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DATE DRAWN

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LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	22,251 SF
TOTAL EXCLUDED AREA	=	1,057 SF
TOTAL FSR	=	21,194 SF

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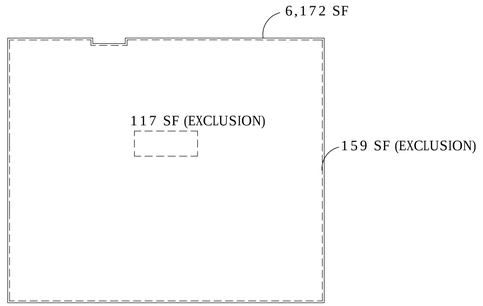
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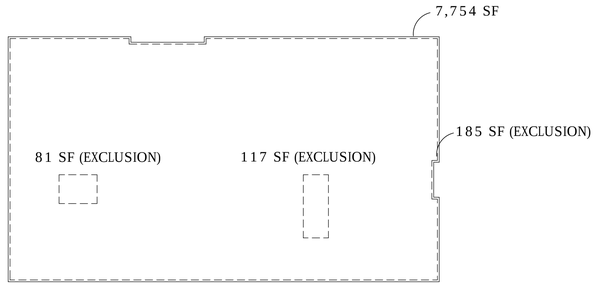
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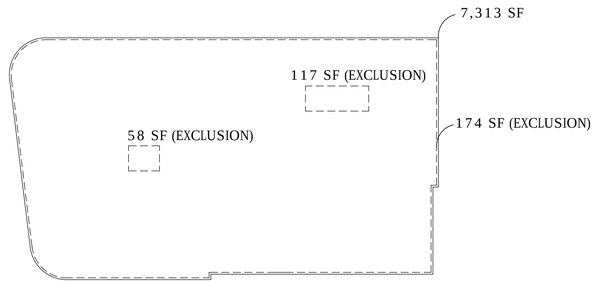
SEAL

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O09

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LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	21,239 SF
TOTAL EXCLUDED AREA	=	1,008 SF
TOTAL FSR	=	20,231 SF

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0 1 2 3 4 5 10 15m
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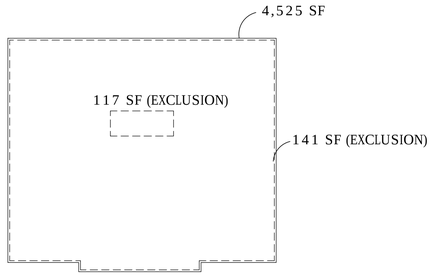
PROJECT
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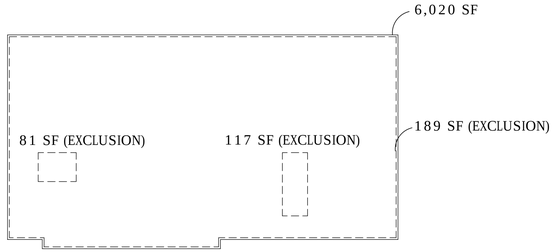
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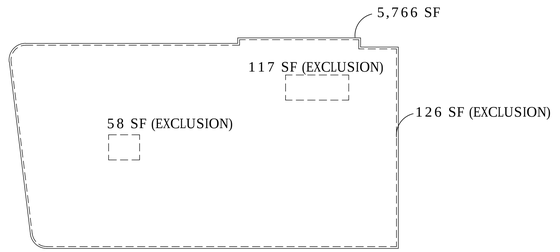
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REVISION -

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CHECKED







LEVEL 10 AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	16,311 SF
TOTAL EXCLUDED AREA	=	946 SF
TOTAL FSR	=	15,365 SF

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Vancouver, BC V6C 2G8 F 604 662 4060
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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

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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

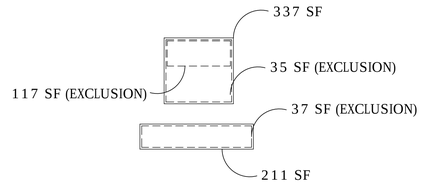
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

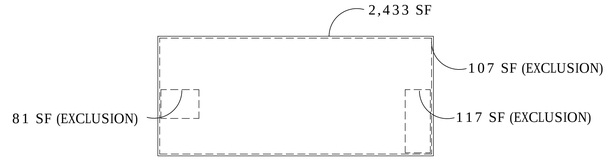
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LEVEL 10
AREA OVERLAY

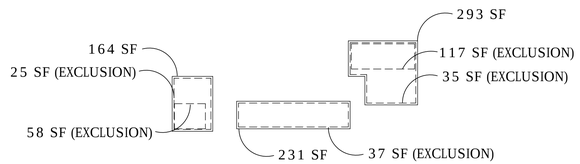
SEAL

DRAWING NO. REVISION
-
O11

DATE DRAWN
SCALE CHECKED
1:200







ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	=	3,669 SF
TOTAL EXCLUDED AREA	=	766 SF
TOTAL FSR	=	2,903 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

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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

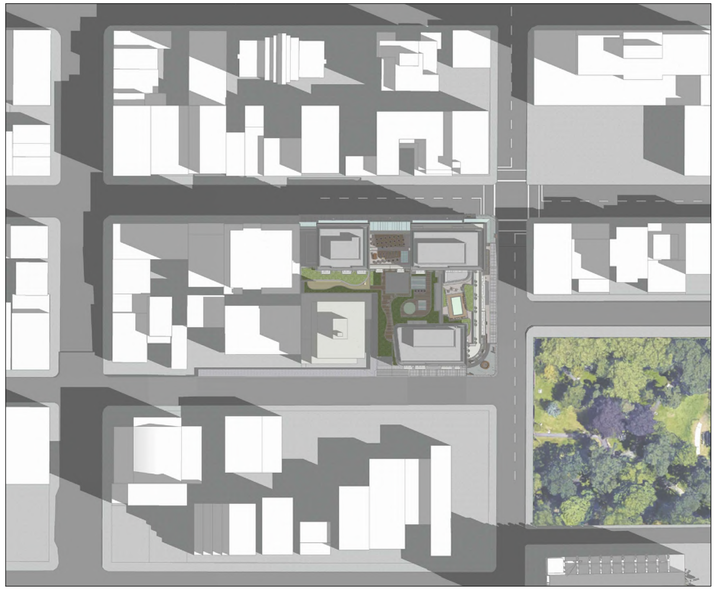
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
ROOF
AREA OVERLAY

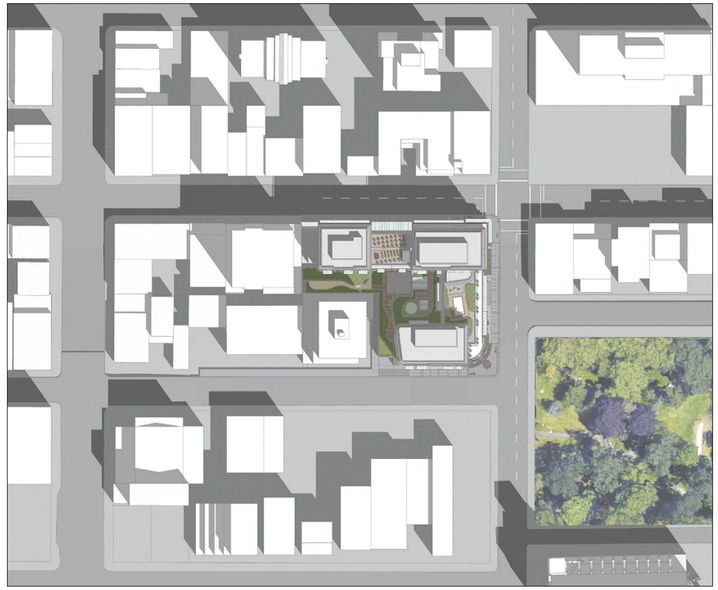
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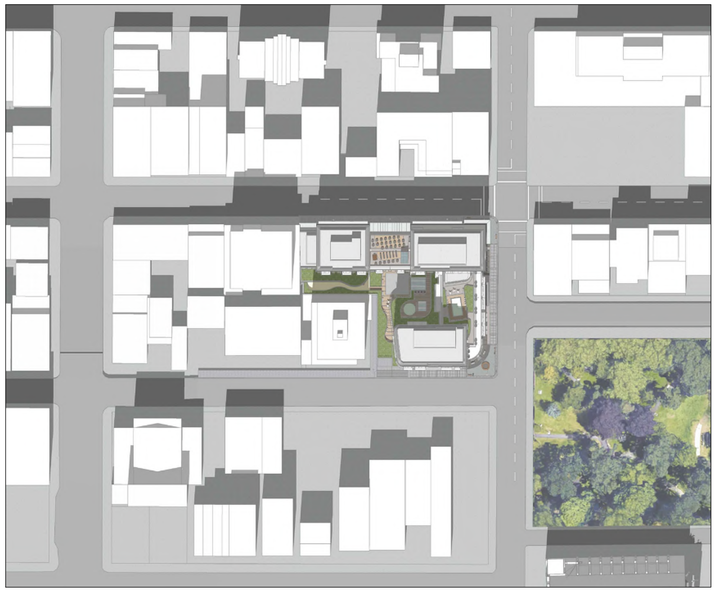
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SCALE CHECKED
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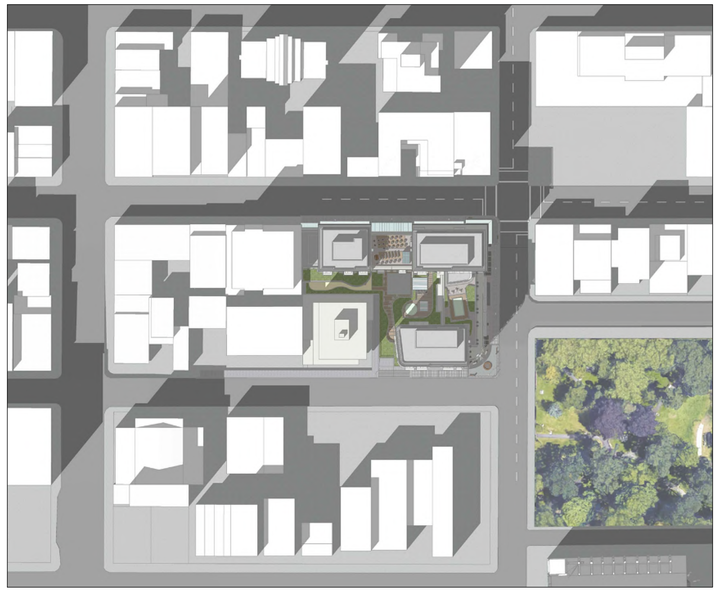
MARCH 21 (10:00 am)



MARCH 21 (12:00 pm)



MARCH 21 (02:00 pm)



MARCH 21 (04:00 pm)

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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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PROJECT

PARC VICTORIA
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DRAWING TITLE

SHADOW ANALYSIS

SCALE

DRAWING NO. REVISION

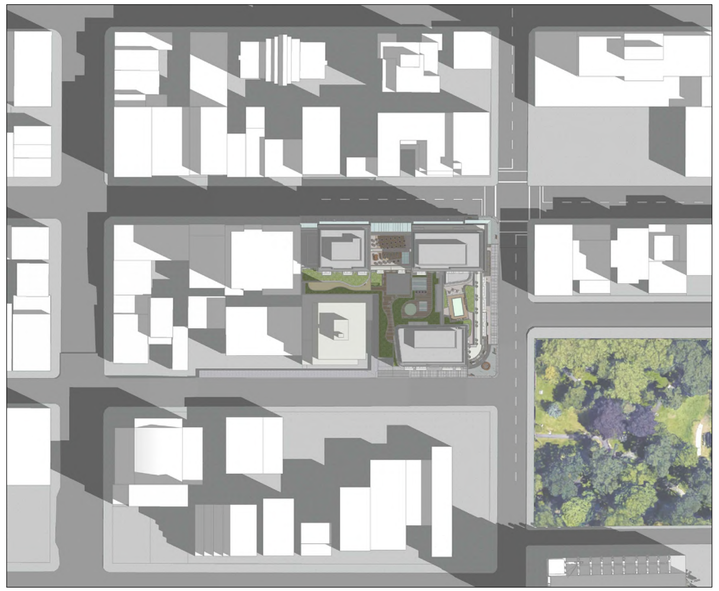
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SH01

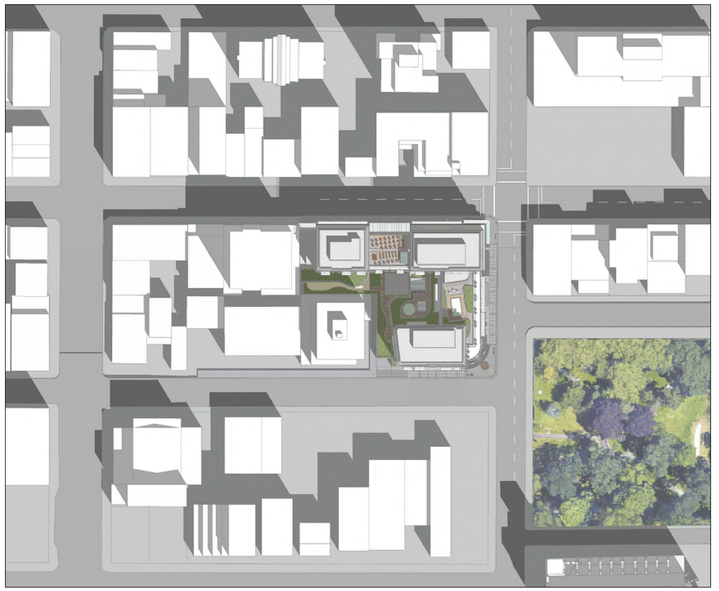
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SCALE CHECKED

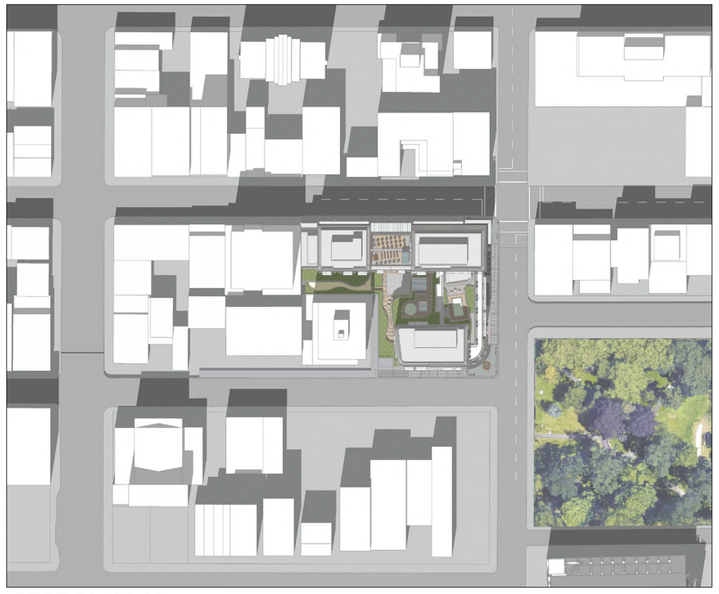
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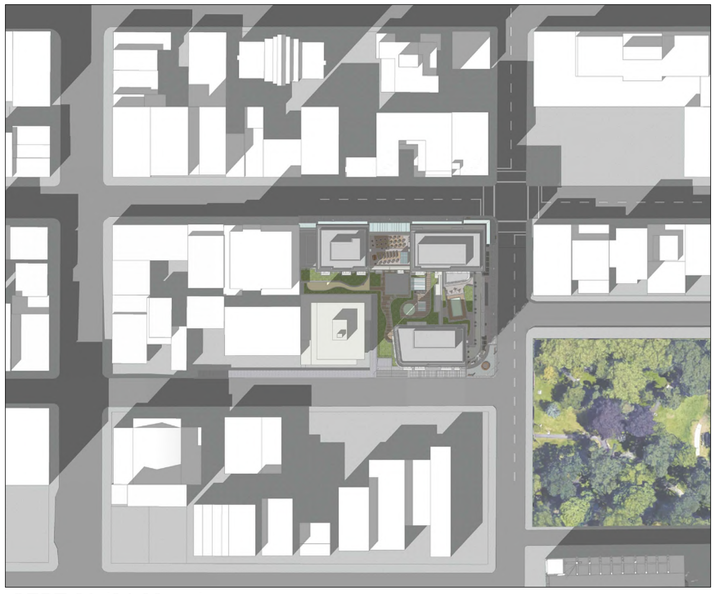
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SEPT 21 (12:00 pm)



SEPT 21 (02:00 pm)



SEPT 21 (04:00 pm)

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REVISIONS

NO.	DESCRIPTION	DATE
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	RE-ISSUED FOR ADP	02 APR 2018

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PROJECT NO.
17420

PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
SHADOW ANALYSIS

SEAL

DRAWING NO.
SH02

REVISION
-

DATE

DRAWN

SCALE
NTS

CHECKED

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

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

MUNICIPALITY
Victoria

SITE AREA
3570.7 m²
38434 s.f.

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

SCALE = 1 : 200

All distances are in metres AND decimals thereof.

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

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

NORTH

LEGEND

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

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

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

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

STREET (70′)

QUADRA

BROUGHTON STREET (66′)

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

No. 825
Recruiting Centre
A
PLAN 26769

No. 821

No. 829/831

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

ALLEY

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

No. 835

LOT 274

ALLEY (NOW GATED)

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

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

No. 849

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

E'mt CA1810506

45314

E'mt EH138842

E'mt EH138680

No. 893 / 895 / 899

LOT A
PLAN 16155
004-005-902

These 3 parcels
1272.1 m²

These 6 parcels
3883.8 m²

Courtyard

PT LOT 278

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

see detail

Line of Building over

1
PLAN 27662

Building Core at ground level

No 818

LOT A
PLAN EPP44230
"THE ESCHER"
1340.4 m²

block retaining wall

building clear

adjacent building clear

edge of asphalt

CB

W 1/2 LOT 268
000-044-059

No 846

LOT B
007-890-711
PARKING LOT

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

concrete sidewalk

Concrete Sidewalk

gutter-line no skirt

gutter-line

centre line of crown

Shaw manhole
Rim= 23.65 MHS
Rim= 23.51 MHD

Rim= 22.50 MHS

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

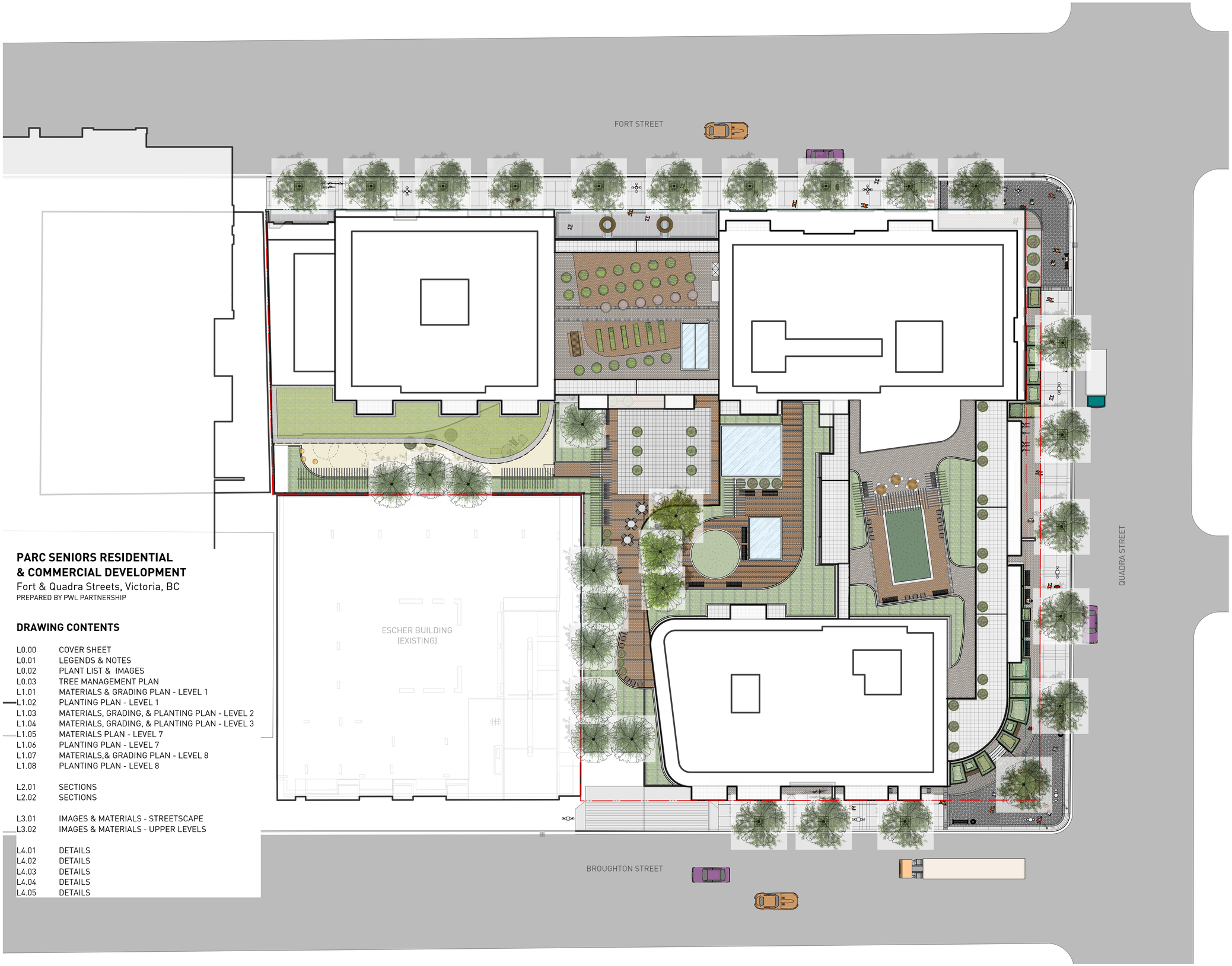
*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

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



PARC SENIORS RESIDENTIAL
& COMMERCIAL DEVELOPMENT

Fort & Quadra Streets, Victoria, BC

PREPARED BY PWL PARTNERSHIP

DRAWING CONTENTS

L0.00	COVER SHEET
L0.01	LEGENDS & NOTES
L0.02	PLANT LIST & IMAGES
L0.03	TREE MANAGEMENT PLAN
L1.01	MATERIALS & GRADING PLAN - LEVEL 1
L1.02	PLANTING PLAN - LEVEL 1
L1.03	MATERIALS, GRADING, & PLANTING PLAN - LEVEL 2
L1.04	MATERIALS, GRADING, & PLANTING PLAN - LEVEL 3
L1.05	MATERIALS PLAN - LEVEL 7
L1.06	PLANTING PLAN - LEVEL 7
L1.07	MATERIALS,& GRADING PLAN - LEVEL 8
L1.08	PLANTING PLAN - LEVEL 8
L2.01	SECTIONS
L2.02	SECTIONS
L3.01	IMAGES & MATERIALS - STREETSCAPE
L3.02	IMAGES & MATERIALS - UPPER LEVELS
L4.01	DETAILS
L4.02	DETAILS
L4.03	DETAILS
L4.04	DETAILS
L4.05	DETAILS

PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	2017/09/18
2	ISSUED FOR REZONING	2018/02/09
3	ISSUED FOR REZONING	2018/02/20
4	ISSUED FOR ADP	2018/03/28
5	BUDGET SET	2018/10/29
6	ISSUED FOR DP	2019/01/07
7	REISSUED FOR DP	2019/01/16

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parc retirement living

PROJECT NO.

16053

PROJECT

PARC VICTORIA

Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

COVER SHEET

SEAL

DRAWING NO. L0.00

REVISION

DATE 11 APRIL 2018

DRAWN ER

SCALE 1:200

CHECKED BH

HARDSCAPE LEGEND

KEY	DETAIL	DESCRIPTION
H2	6 / L4.02	**HARDSCAPE TYPE:** Tree Grate **SUPPLIER:** Dobney Foundry **DESCRIPTION:** SP-48 Square Tree Grate with Frame **SIZE:** 1219mm x 1219mm **FINISH:** **COMMENT:** Per City of Victoria Streetscape Guidelines
H1	6 / L4.01	**HARDSCAPE TYPE:** River Rock Maintenance Strip **SUPPLIER:** **DESCRIPTION:** Washed Round River Rock **SIZE:** 40mm Dia. **FINISH:** **COMMENT:**
H3	6 / L4.01	**HARDSCAPE TYPE:** Raised Concrete Planter **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:** Typ. 0.45m Soil Depth Shrubs, 0.9m Soil Depth Trees
H4	7 / L4.01	**HARDSCAPE TYPE:** Resilient Surface **SUPPLIER:** **DESCRIPTION:** With Concrete Band **SIZE:** **FINISH:** **COMMENT:**
H5	1-3 / L4.04	**HARDSCAPE TYPE:** Stairs **SUPPLIER:** **DESCRIPTION:** With Handrail & Tactile Warning **SIZE:** Refer to Plans & Details **FINISH:** **COMMENT:**
H6	4 / L4.02	**HARDSCAPE TYPE:** Green Roof **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**

PAVING LEGEND

KEY	DETAIL	DESCRIPTION
P1	1 / L4.01	**PAVING TYPE:** Cast in Place Concrete Paving **SUPPLIER:** **DESCRIPTION:** Fine Broom Finish with Saw Cut Joints **SIZE:** Refer to Plans and Details **FINISH:** **COMMENT:** Per City of Victoria Streetscape Guidelines
P2	2 / L4.01	**PAVING TYPE:** Concrete Unit Paver **SUPPLIER:** **DESCRIPTION:** Per City Streetscape Guidelines **SIZE:** 225mm L x 75mm W x 60mm D **FINISH:** Herringbone Pattern with Single Row Soldier Course Band; Colour: Natural Grey **COMMENT:** Per City of Victoria Streetscape Guidelines
P3	2 / L4.01	**PAVING TYPE:** Concrete Unit Paver **SUPPLIER:** **DESCRIPTION:** Colour: Desert Sand Blend **SIZE:** 225mm L x 112mm W x 60mm D **FINISH:** Running Bond Pattern **COMMENT:**
P4	4 / L4.01	**PAVING TYPE:** Concrete Unit Paver **SUPPLIER:** **DESCRIPTION:** Colour: Natural Grey **SIZE:** 225mm L x 112mm W x 60mm D **FINISH:** Banding Pattern **COMMENT:**
P5	4 / L4.01	**PAVING TYPE:** Concrete Unit Paver **SUPPLIER:** **DESCRIPTION:** Colour: Sand-Brown Blend **SIZE:** 225mm L x 112mm W x 60mm D **FINISH:** Running Bond Pattern **COMMENT:**
P6	4 / L4.01	**PAVING TYPE:** Concrete Unit Paver **SUPPLIER:** **DESCRIPTION:** Colour: Desert Sand Blend **SIZE:** 225mm L x 112mm W x 60mm D **FINISH:** Running Bond Pattern **COMMENT:**
P7	5 / L4.01	**PAVING TYPE:** Basalt Stone Banding **SUPPLIER:** Bedrock Natural Stone **DESCRIPTION:** Displaying Street Name **SIZE:** 300mm W x 450mm H x 80mm D **FINISH:** **COMMENT:** Per City of Victoria Streetscape Guidelines
P8	3 / L4.01	**PAVING TYPE:** Hydrapressed Slab Paver **SUPPLIER:** **DESCRIPTION:** **SIZE:** 457mm H x 457mm H x 40mm D **FINISH:** Stacked Bond Pattern; Colour: Natural Grey **COMMENT:** At Residential Unit Patios
P9	3 / L4.01	**PAVING TYPE:** Hydrapressed Slab Paver **SUPPLIER:** Abbotsford Concrete **DESCRIPTION:** 'Aristocrat' Paver **SIZE:** 457mm H x 457mm H x 40mm D **FINISH:** **COMMENT:** To Match L2 Interior Space
P10	8 / L4.01	**PAVING TYPE:** Penny Tile Paving **SUPPLIER:** **DESCRIPTION:** At Fort Street Level **SIZE:** **FINISH:** **COMMENT:**

SITE FURNISHING LEGEND

KEY	DETAIL	DESCRIPTION
F1	4 / L4.05	**FURNISHING TYPE:** Planter Pot **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F2	7 / L4.05	**FURNISHING TYPE:** Bike Rack **SUPPLIER:** **DESCRIPTION:** 1.5" Galvanized Steel Pipe 2-Capacity Standard Bike Rack **SIZE:** 12" Length, 3' Height **FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat **COMMENT:** Per City of Victoria Streetscape Guidelines
F3		**FURNISHING TYPE:** Bollard **SUPPLIER:** **DESCRIPTION:** Per City Streetscape Guidelines **SIZE:** **FINISH:** **COMMENT:** Per City of Victoria Streetscape Guidelines
F4		**FURNISHING TYPE:** Backless Bench **SUPPLIER:** **DESCRIPTION:** Per City Streetscape Guidelines **SIZE:** **FINISH:** **COMMENT:** Per City of Victoria Streetscape Guidelines
F5	1 / L4.05	**FURNISHING TYPE:** Bench with Back & Arms Both Sides **SUPPLIER:** Landscape Forms **DESCRIPTION:** 'Parc Vue' Bench **SIZE:** **FINISH:** **COMMENT:**
F6	5 / L4.05	**FURNISHING TYPE:** Chair **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F7	2 / L4.05	**FURNISHING TYPE:** Radial Bench **SUPPLIER:** Maglin Site Furnishings **DESCRIPTION:** Ogden Radial Bench **SIZE:** Range 8 **FINISH:** **COMMENT:**
F8		**FURNISHING TYPE:** Patio Table & Chairs **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F9		**FURNISHING TYPE:** Privacy Screen **SUPPLIER:** **DESCRIPTION:** At Residential Unit Patios **SIZE:** **FINISH:** **COMMENT:**
F10		**FURNISHING TYPE:** Gate **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F11	1-3 / L4.03	**FURNISHING TYPE:** Trellis **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F12	3 / L4.05	**FURNISHING TYPE:** Urban Agriculture **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F13	4 / L4.02	**FURNISHING TYPE:** Green Roof **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F14		**FURNISHING TYPE:** Greenhouse **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F15		**FURNISHING TYPE:** Compost & Potting Table **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**
F16	8 / L4.05	**FURNISHING TYPE:** Custom Circular Bench **SUPPLIER:** **DESCRIPTION:** **SIZE:** **FINISH:** **COMMENT:**

LIGHTING LEGEND

KEY	DETAIL	DESCRIPTION
L1		**LIGHTING TYPE:** Street Light Pole **SUPPLIER:** **DESCRIPTION:** Per City Streetscape Guidelines **SIZE:** **FINISH:** Heritage Cluster Globe Type A (Circular); Colour: Black **COMMENT:** Info. for Coordination Only- Refer to Electrical Drawings
L2		**LIGHTING TYPE:** Street Light Pole **SUPPLIER:** **DESCRIPTION:** Per City Streetscape Guidelines **SIZE:** **FINISH:** Heritage Cluster Globe Type B (Aligned); Colour: Black **COMMENT:** Info. for Coordination Only- Refer to Electrical Drawings

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (I.E. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

1. FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.

2. FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

REVISIONS

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5	BUDGET SET	2018/10/29
6	ISSUED FOR DP	2019/01/07
7	REISSUED FOR DP	2019/01/16

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parc retirement living

PROJECT NO.

16053

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

LEGENDS & NOTES

SEAL

DRAWING NO. L0.01

REVISION

DATE 11 APRIL 2018

DRAWN ER

SCALE

CHECKED BH


Acer capillipes


Acer capillipes


Quercus robur x 'Crimson Spire'


Quercus robur x 'Crimson Spire'


Stewartia pseudocamellia


Stewartia pseudocamellia


Buxus microphylla 'Winter Gem'


Sarcococca hookeriana humilis


Skimmia japonica


Choisya ternata


Nandina domestica


Euonymus fortuneii 'Emerald Gaiety'


Ceanothus impressus 'Victoria'


Osmanthus delavayii


Rosa 'Meidiland Pink'


Rhododendron 'Elizabeth'


Taxus x media 'H. M. Eddie'


Aquilegia 'Dragon Fly' Hybrid


Echinacea purpurea


Erica carnea 'Springwood Pink'


Helleborus sp.


Hosta sp.


Iris sibirica


Lavandula angustifolia 'Hidcote'


Monarda didyma


Dryopteris erythrosora


Phlox maculata alpha


Rudbeckia fulgida 'Goldstrum'


Tiarella cordifolia


Veronica spicata 'Sunny Border Blue'


Carex morrowii 'Ice Dance'


Helichtotrichon sempervirens


Polystichum munitum


Akebia quinata


Allium giganteum

NOTE: NOT ALL PLANT IMAGES SHOWN, REFER TO PLANT LIST.

Plant List

Parc Victoria

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACC	3	Acer capillipes	Red Snakebark Maple	6 cm cal. (6' Standard)	As Shown	B&B, Specimen and densely branched, no included bark, uniform branching
AGR	3	Acer griseum	Paper Bark Maple	6 cm cal. (2-1/2" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' [1.8m] std.
APL	1	Acer palmatum 'Green'	Green Japanese Maple	4.0 m ht. x 2 m w. (13'ht. x 6.5'w.)	As Shown	B&B, Specimen and densely branched, no included bark, 3 stems
ARA	10	Acer rubrum 'Armstrong'	Armstrong Red Maple	8cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
ARN	5	Acer rubrum 'Scarsen'	Scarlet Sentinel Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' [1.8 m] std.
CKO	3	Cornus kousa	Kousa Dogwood	6 cm cal. (2-1/2" cal.)	As Shown	B&B, Well branched, dense tree
PCH	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7 cm cal. (2 1/2" cal.)	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
CRC	1	Quercus robur x 'Crimson Spire'	Crimson Spire Oak	8 cm cal. (3" cal.)	As Shown	B&B, Well branched, dense tree
SPS	3	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
TST	10	Thuja Spiral Topiary	Emerald Green Arborvitae	---	As Shown	B&B, Well branched, dense tree, nursery grown
		Shrubs				
BMW	169	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	45 cm [18"]	Well established
CIV	16	Ceanothus impressus 'Victoria'	Brilliant Ceanothus	#3 pot	90cm [36"]	Well established
CTR	32	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm [36"]	Well established
CSR	35	Cornus sericea	Red-osier Dogwood	#2 pot	90cm [36"]	Well established, nursery grown
HYR	12	Hibiscus syriacus 'Red Heart'	Red Heart Rose-of-Sharon	#3 pot	100cm [39"]	Well established
LJT	17	Ligustrum japonicum 'Texanum'	Japanese Privel	#3 pot	60cm [24"]	Well established, dense hedging plant
NDM	23	Nandina domestica	Heavenly Bamboo	#3 pot	90cm [36"]	Well established
OSD	13	Osmanthus delavayii	Sweet olive	#3 pot	107cm [42"]	Well established
PLO	131	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	#3 pot	90cm [24"]	Well established
RBB	59	Rhododendron 'Bow Bells'	Bow Bells Rhododendron	#3 pot	75cm [30"]	Well established
REL	46	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot	75cm [30"]	Well established
RHC	15	Rhododendron 'Hino Crimson'	Hino Crimson Rhododendron	#3 pot	75cm [30"]	Well established
RMF	13	Rhododendron 'Mary Fleming'	Mary Fleming Rhododendron	#3 pot	75cm [30"]	Well established
RRP	11	Rhododendron 'Ramapo'	Ramapo Rhododendron	#3 pot	75cm [30"]	Well established
RAL	37	Ribes alpinum	Alpine Currant	#3 pot	90cm [36"]	Well established, nursery grown
RSK	9	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#2 pot	100cm [39"]	Well established, nursery grown
RMP	8	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60cm [24"]	Well established
RMR	14	Rosa 'Meidiland Red'	Red Mediland	#2 pot	60cm [24"]	Well established
RWM	9	Rosa 'White Meidiland'	White Meidiland Rose	#2 pot	45 cm [18"]	Well established
RRB	40	Rosa rubrifolia	Redleaf Rose	#3 pot	75cm [30"]	Well established, nursery grown
SHH	208	Sarcococca hookeriana humilis	Himalayan Sarcococca	#3 pot	45 cm [18"]	Well established
SJP	231	Skimmia japonica	Japanese Skimmia	#3 pot	60 cm [24"]	Well established
TXM	13	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m Ht.	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	169	Viburnum davidii	David Viburnum	#2 pot	60 cm [24"]	Well established
		Ground Cover				
DBW	73	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	#1 pot	38cm [15"]	15cm [6"] height
DCN	57	Daphne cneorum	Rose Daphne	#1 pot	38cm [15"]	15cm [6"] height
ECP	373	Erica carnea 'Springwood Pink'	Spring Pink Winter Heath	#1 pot	38cm [15"]	15cm [6"] height
EFE	18	Euonymus fortunei 'Emerald Gaiety'	Emeral Gaiety Wintercreeper	#1 pot	38 cm [15"]	25cm [10"] spread. Minimum 3 leads
LMB	83	Liriope muscari 'Big Blue'	Big Blue Lily-turf	#1 pot	30 cm [12"]	Well established
PMY	111	Paxistima mysinites	Oregon Boxwood	#1 pot	38cm [15"]	20cm [8"] height
		Perennials				
AFR	65	Aquilegia 'Dragon Fly' Hybrid	White/Pink Columbine	#1 pot	30 cm [12"]	Well established, nursery grown
EPR	6	Echinecea purpurea	Purple Cone Flower	#1 pot	45 cm [18"]	Well established
HOS	176	Helleborus sp.	Lenten Rose	#1 pot	35 cm [14"]	Well established
HHN	44	Hosta sp.	Hosta	#1 pot	40 cm [16"]	Well established
HOV	30	Hosta undulate variegated	Variegated Hosta	#1 pot	40 cm [16"]	Well established
IRS	9	Iris sibirica	Siberian Iris	#1 pot	35cm [14"]	Well established
LHI	104	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
MON	27	Monarda didyma [Red]	Red Bee Balm	#1 pot	40 cm [16"]	Well established
PHL	32	Phlox maculata alpha	Pink Meadow Phlox	#1 pot	30 cm [12"]	Well established, nursery grown
PSR	43	Phlox subulata 'Red Wings'	Red Wings Phlox	#1 pot	30 cm [12"]	Well established, nursery grown
RBG	3	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	40 cm [16"]	Well established
TCO	101	Tiarella cordifolia	Foam Flower	#1 pot	30 cm [12"]	Well established
VSB	68	Veronica spicata 'Sunny Border Blue'	Blue Veronica	#1 pot	30 cm [12"]	Well established, nursery grown
		Ornamental Grasses				
		Vines				
		Aquatic Plants				
		Ferns				
DRE	13	Dryopteris erythrosora	Autumn Fern	#1 pot	40 cm [16"]	Well established
PMU	19	Polystichum munitum	Western Sword Fern	#1 pot	40 cm [16"]	Well established, nursery grown ***NOT ALL PLANT IMAGES SHOWN**
		Bulbs				

PWL partnership

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7	REISSUED FOR DP	2019/01/16

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PROJECT NO.

16053

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

REPRESENTATIVE PLANT LIST

SEAL

DRAWING NO. L0.02

REVISION

DATE 11 APRIL 2018

DRAWN ER

SCALE

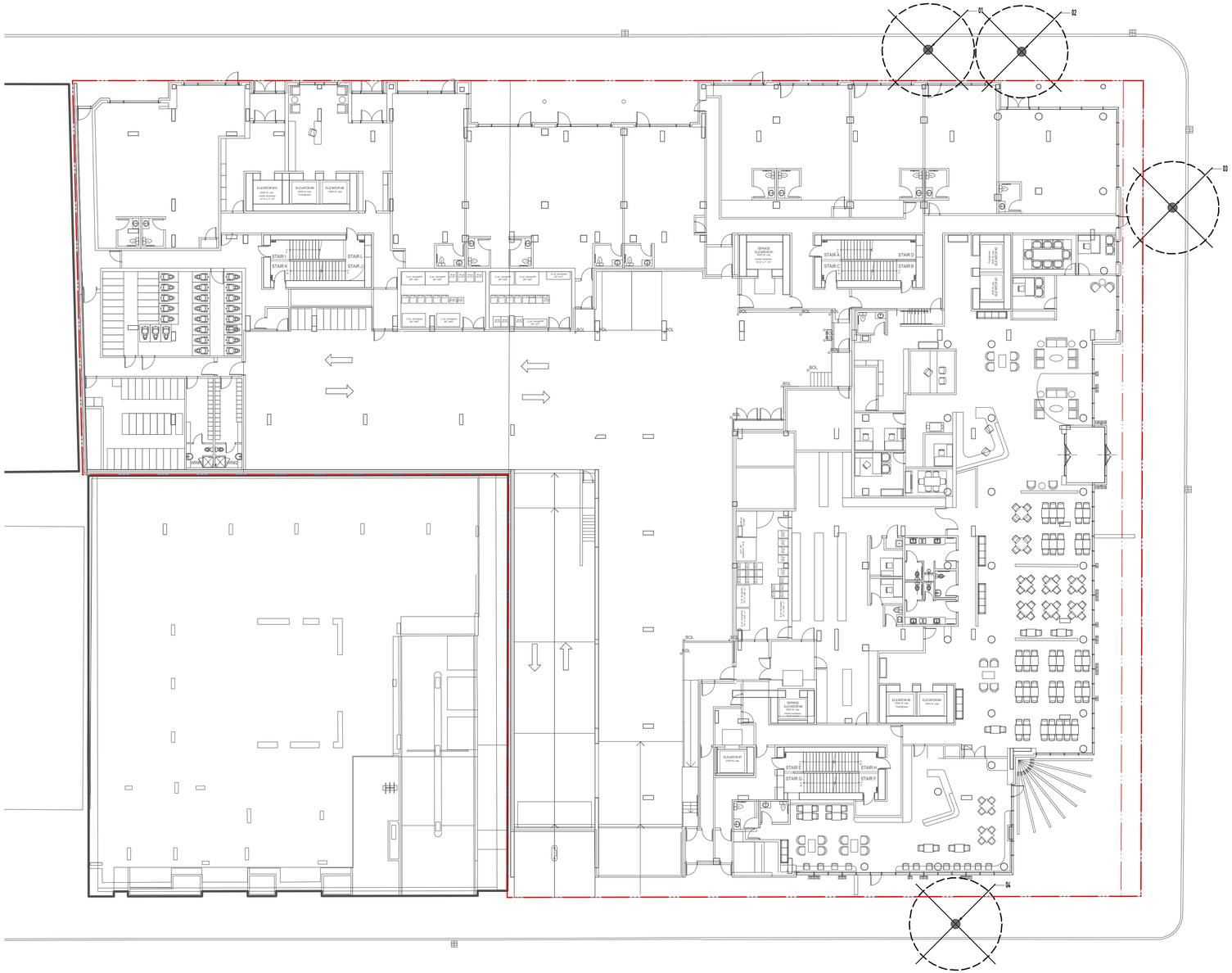
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TREE MANAGEMENT LEGEND

XXX

TREE TO REPLACE

FORT STREET



PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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PARC VICTORIA

Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

TREE MANAGEMENT PLAN

SEAL

DRAWING NO.

L0.03

REVISION

DATE

11 APRIL 2018

DRAWN

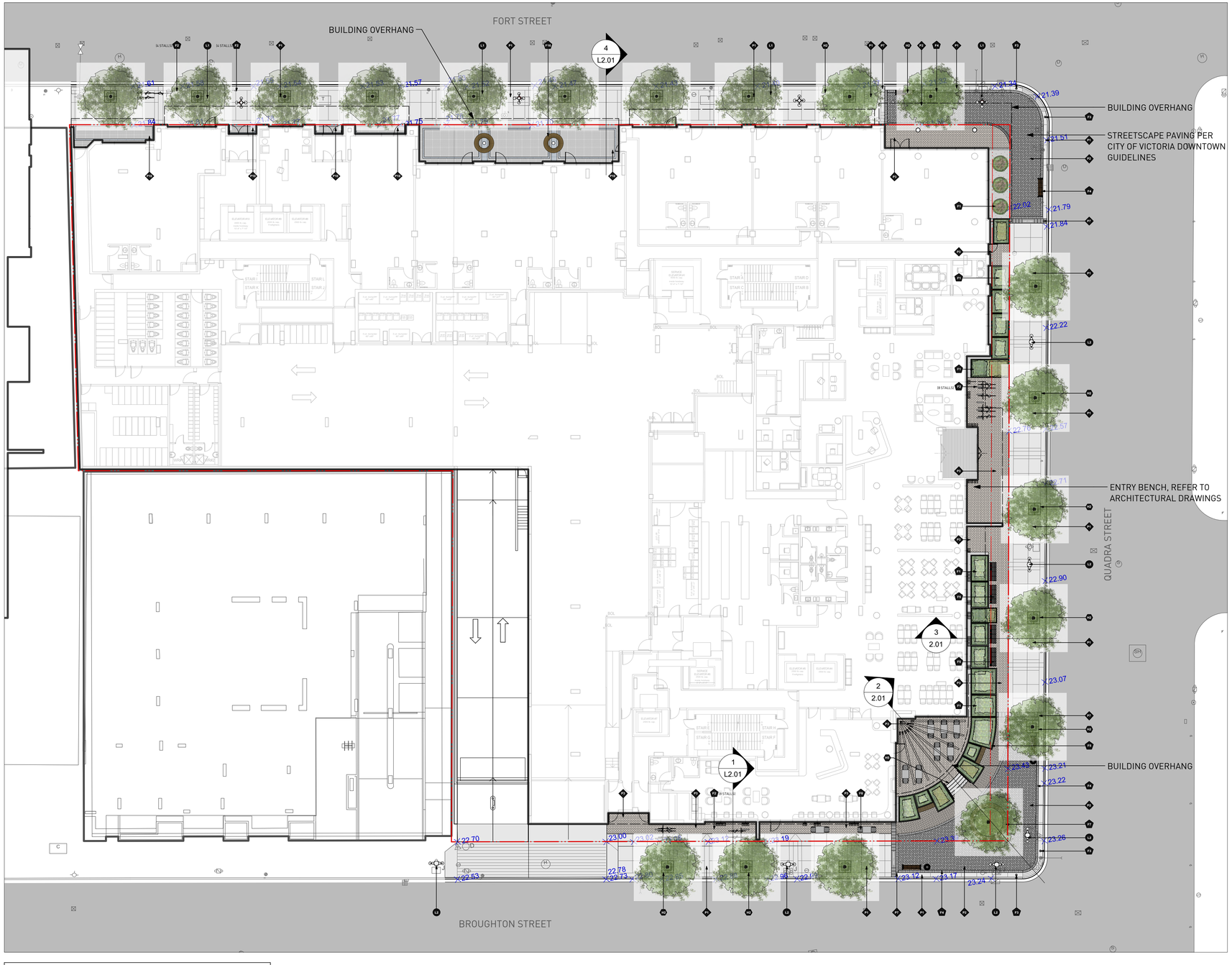
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NOTE: FOR DETAILED LEGENDS, REFER TO SHEET L0.01.

HARDSCAPE LEGEND

KEY	DESCRIPTION
H2	Tree Grate SP-48 Square Tree Grate with Frame
H1	River Rock Maintenance Strip Washed Round River Rock
H3	Raised Concrete Planter
H4	Resilient Surface With Concrete Band
H5	Stairs With Handrail & Tactile Warning
H6	Green Roof

PAVING LEGEND

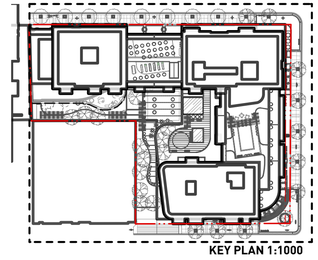
KEY	DESCRIPTION
P1	Cast in Place Concrete Paving Fine Broom Finish with Saw Cut Joints
P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band; Colour: Natural Grey
P3	Concrete Unit Paver Colour: Desert Sand Blend Running Bond Pattern
P4	Concrete Unit Paver Colour: Natural Grey Banding Pattern
P5	Concrete Unit Paver Colour: Sand-Brown Blend Running Bond Pattern
P6	Concrete Unit Paver Colour: Desert Sand Blend Running Bond Pattern
P7	Basalt Stone Banding Displaying Street Name
P8	Hydrapressed Slab Paver Stacked Bond Pattern; Colour: Natural Grey
P9	Hydrapressed Slab Paver 'Aristocrat' Paver
P10	Penny Tile Paving At Fort Street Level

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	Planter Pot
F2	Bike Rack 1.5" Galvanized Steel Pipe 2-Capacity Standard Bike Rack Glossy Black (RAL 9017) Baked-on Powder Coat
F3	Bollard Per City Streetscape Guidelines
F4	Backless Bench Per City Streetscape Guidelines
F5	Bench with Back & Arms Both Sides 'Parc Vue' Bench
F6	Chair
F7	Radial Bench Ogden Radial Bench
F8	Patio Table & Chairs
F9	Privacy Screen At Residential Unit Patios
F10	Gate
F11	Trellis
F12	Urban Agriculture
F13	Green Roof
F14	Greenhouse
F15	Compost & Potting Table
F16	Custom Circular Bench

LIGHTING LEGEND

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


KEY PLAN 1:1000

PWL partnership
5TH FLOOR, 1201 WEST PENDER STREET
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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

MATERIALS PLAN
LEVEL 1

SEAL

DRAWING NO. L1.01

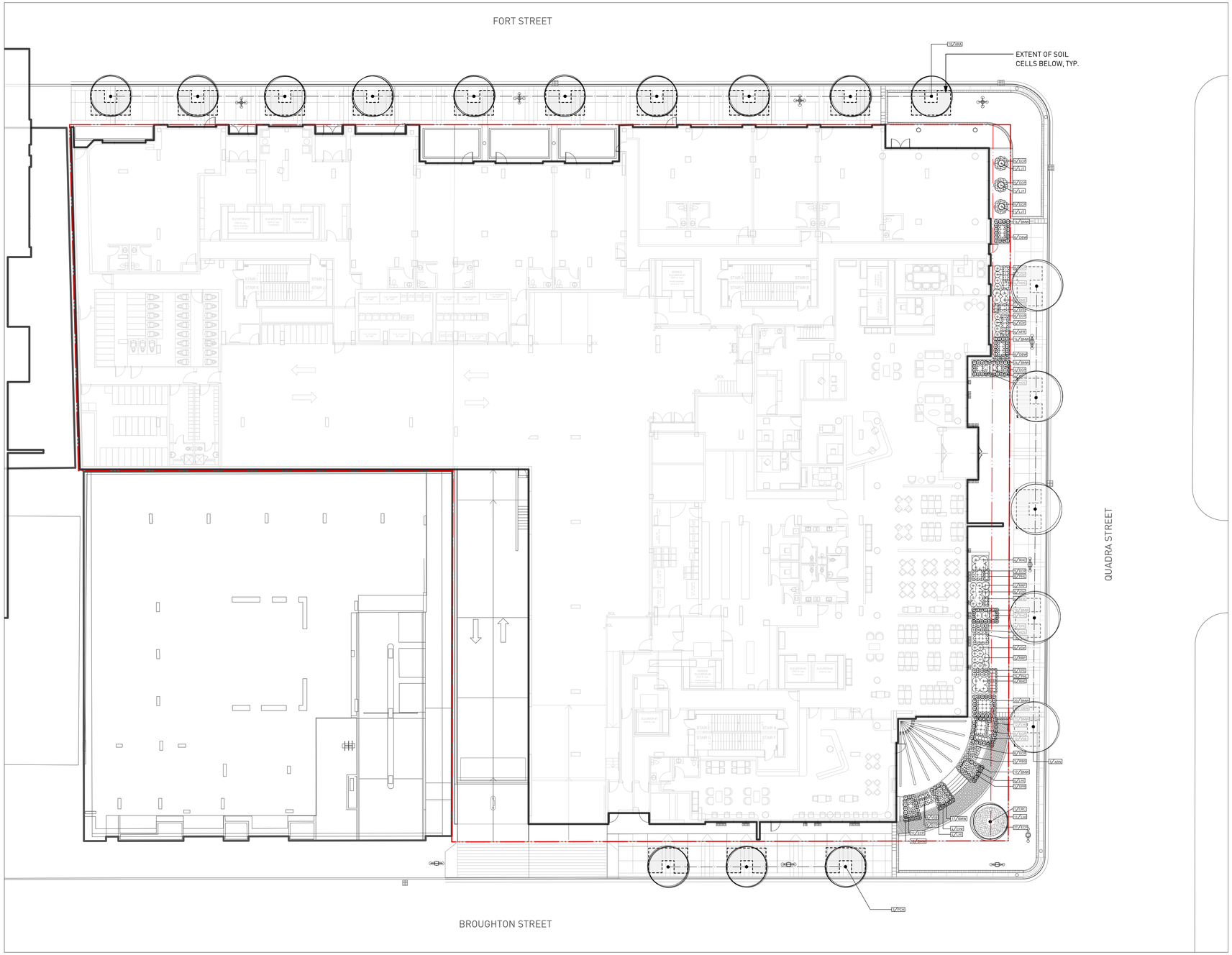
REVISION 7

DATE 11 APRIL 2018

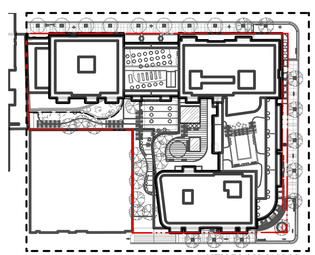
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NOTE: REFER TO PLANT LIST L0.02.



PWL partnership

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

PLANTING PLAN
LEVEL 1

SEAL

DRAWING NO. L1.02

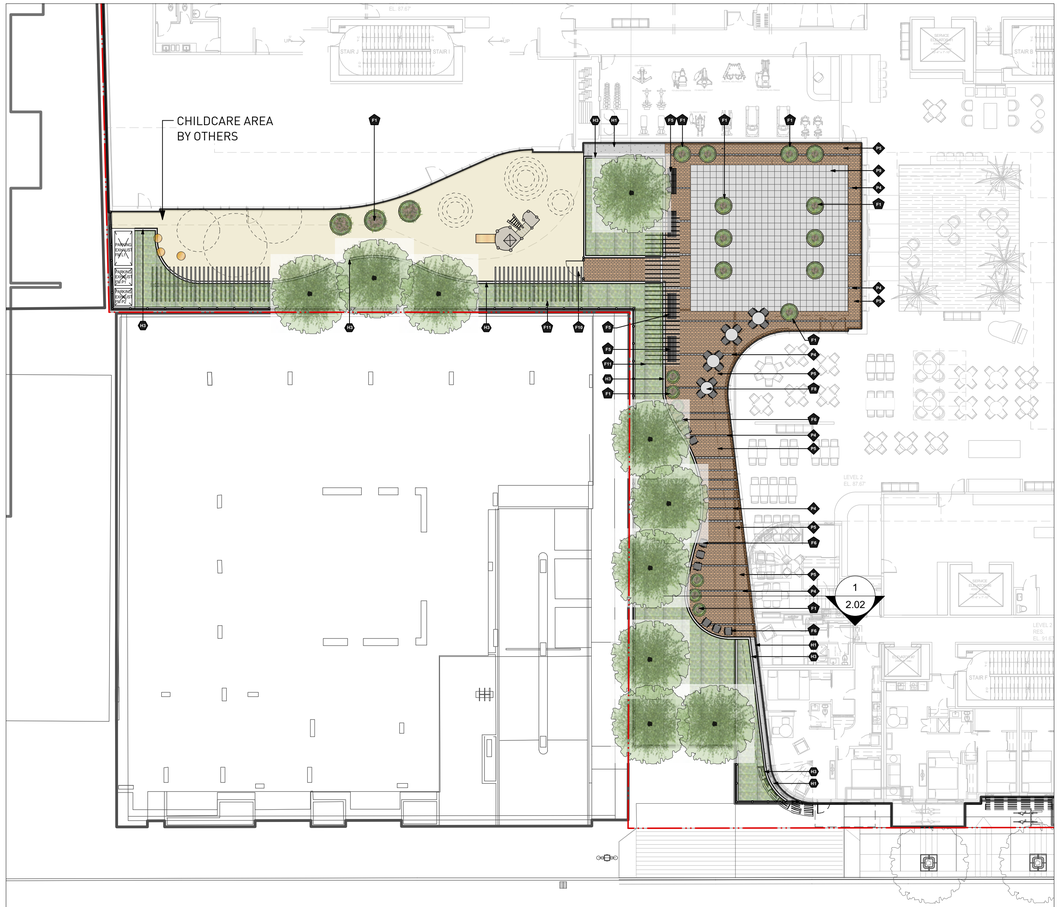
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DATE 11 APRIL 2018

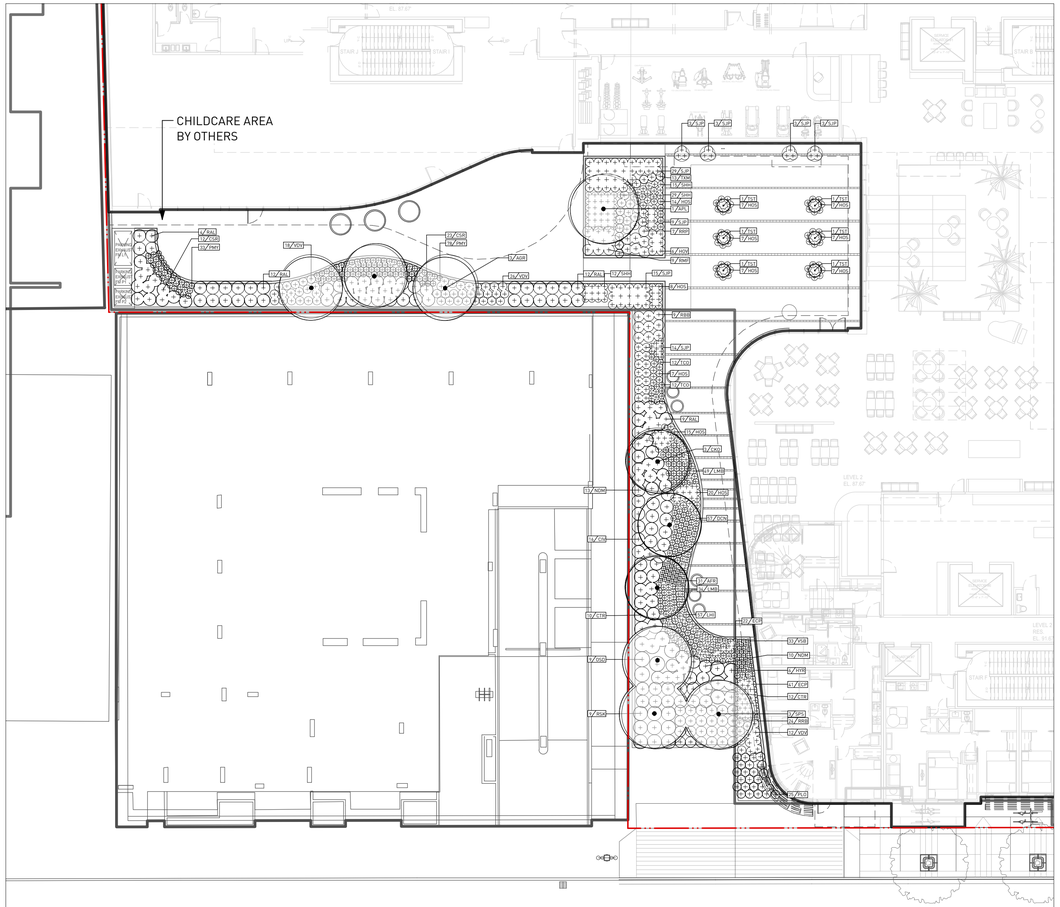
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1 MATERIALS AND GRADING PLAN
1:200



2 PLANTING PLAN
1:200

NOTE: REFER TO PLANT LIST L0.02.

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	Planter Pot
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F11	Trellis
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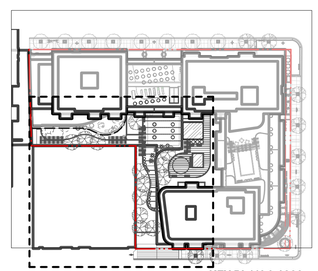
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HARDSCAPE LEGEND

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H1	River Rock Maintenance Strip Washed Round River Rock
H3	Raised Concrete Planter
H4	Resilient Surface With Concrete Band
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H6	Green Roof

NOTE: FOR DETAILED LEGENDS, REFER TO SHEET L0.01.



KEY PLAN 1:1000

PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

REVISIONS

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5	BUDGET SET	2018/10/29
6	ISSUED FOR DP	2019/01/07
7	REISSUED FOR DP	2019/01/16

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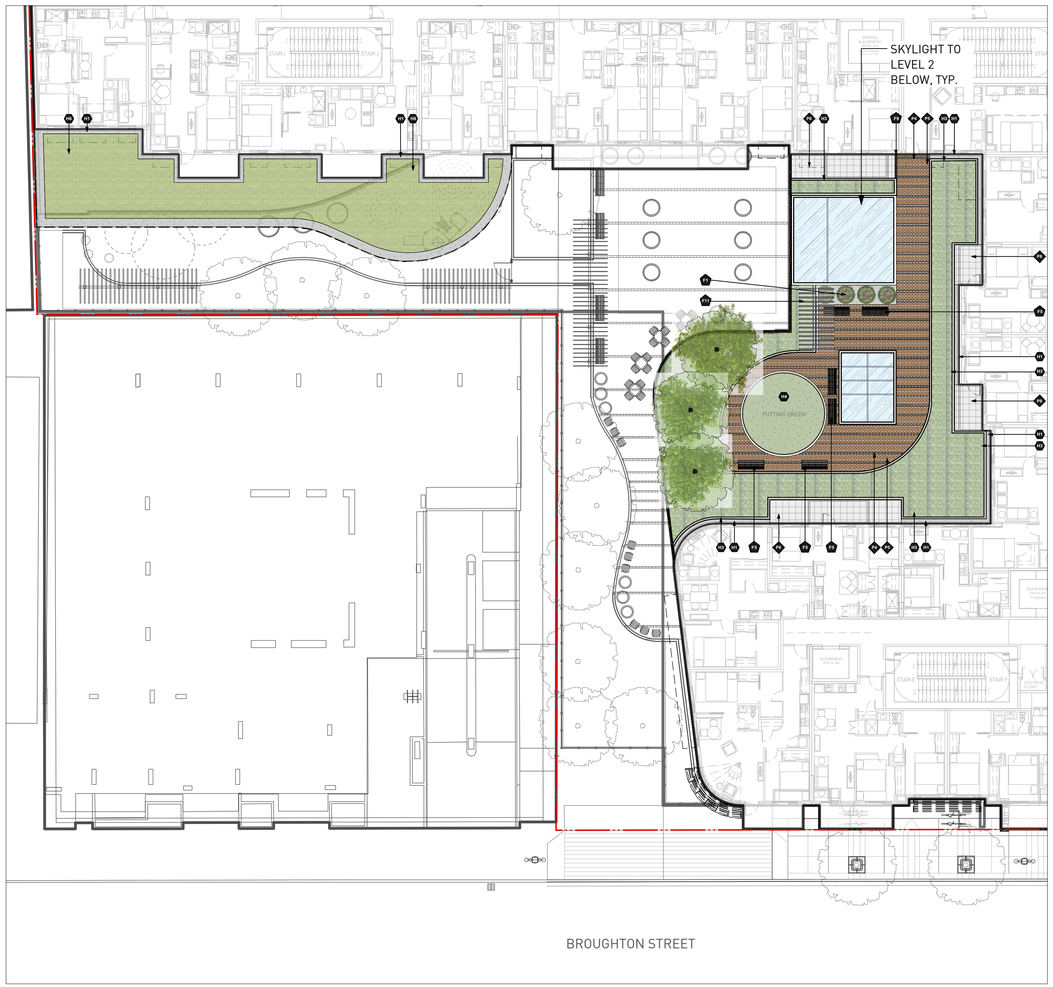
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
MATERIALS & GRADING PLAN AND PLANTING PLAN LEVEL 2

SEAL

DRAWING NO. L1.03
REVISION

DATE 11 APRIL 2018
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SCALE 1:200
CHECKED BH



1 MATERIALS AND GRADING PLAN
1:200



2 PLANTING PLAN
1:200

NOTE: REFER TO PLANT LIST L0.02.

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	Planter Pot
F2	Bike Rack 1.5" Galvanized Steel Pipe 2-Capacity Standard Bike Rack Glossy Black (RAL 9017) Baked-on Powder Coat
F3	Bollard Per City Streetscape Guidelines
F4	Backless Bench Per City Streetscape Guidelines
F5	Bench with Back & Arms Both Sides 'Parc Vue' Bench
F6	Chair
F7	Radial Bench Ogden Radial Bench
F8	Patio Table & Chairs
F9	Privacy Screen At Residential Unit Patios
F10	Gate
F11	Trellis
F12	Urban Agriculture
F13	Green Roof
F14	Greenhouse
F15	Compost & Potting Table
F16	Custom Circular Bench

PAVING LEGEND

KEY	DESCRIPTION
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P2	Concrete Unit Paver Per City Streetscape Guidelines Herringbone Pattern with Single Row Soldier Course Band; Colour: Natural Grey
P3	Concrete Unit Paver Colour: Desert Sand Blend Running Bond Pattern
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P9	Hydrapressed Slab Paver 'Aristocrat' Paver
P10	Penny Tile Paving At Fort Street Level

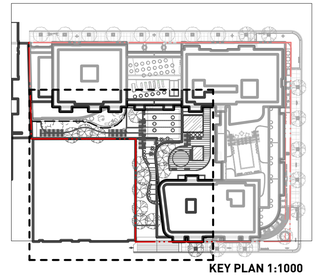
LIGHTING LEGEND

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

KEY	DESCRIPTION
H2	Tree Grate SP-48 Square Tree Grate with Frame
H1	River Rock Maintenance Strip Washed Round River Rock
H3	Raised Concrete Planter
H4	Resilient Surface With Concrete Band
H5	Stairs With Handrail & Tactile Warning
H6	Green Roof

NOTE: FOR DETAILED LEGENDS, REFER TO SHEET L0.01.



KEY PLAN 1:1000

PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

REVISIONS

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

MATERIALS AND GRADING PLAN & PLANTING PLAN LEVEL 3

SEAL

DRAWING NO. L1.04

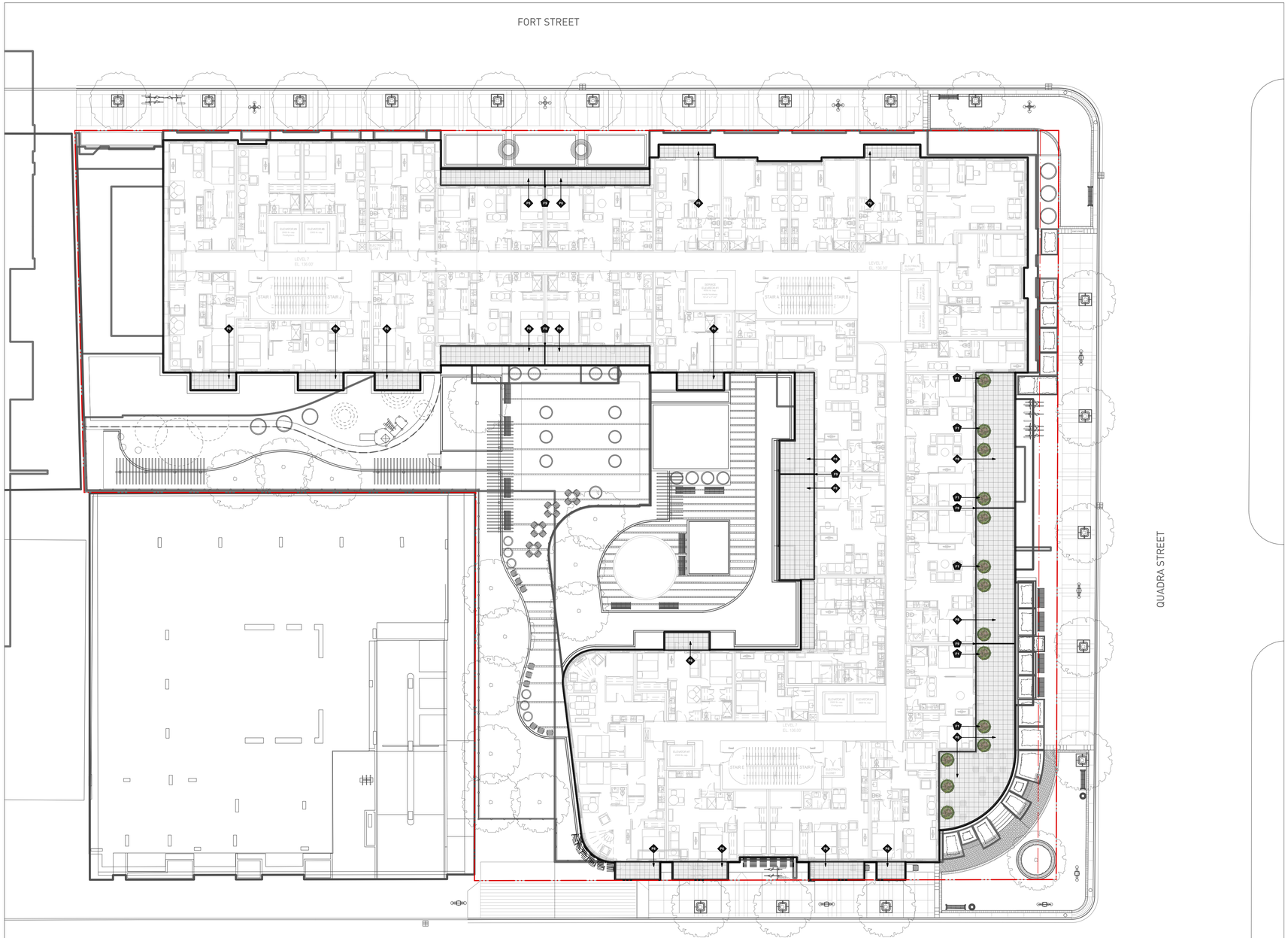
REVISION

DATE 11 APRIL 2018

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SCALE 1:200

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NOTE: FOR DETAILED LEGENDS, REFER TO SHEET L0.01.

HARDSCAPE LEGEND

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PAVING LEGEND

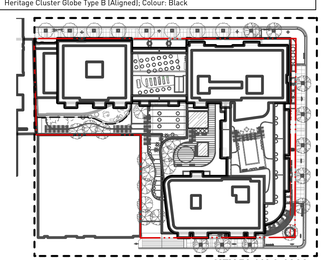
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KEY PLAN 1:1000

PWL partnership

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PROJECT

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Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

MATERIALS PLAN
LEVEL 7

SEAL

DRAWING NO. L1.05

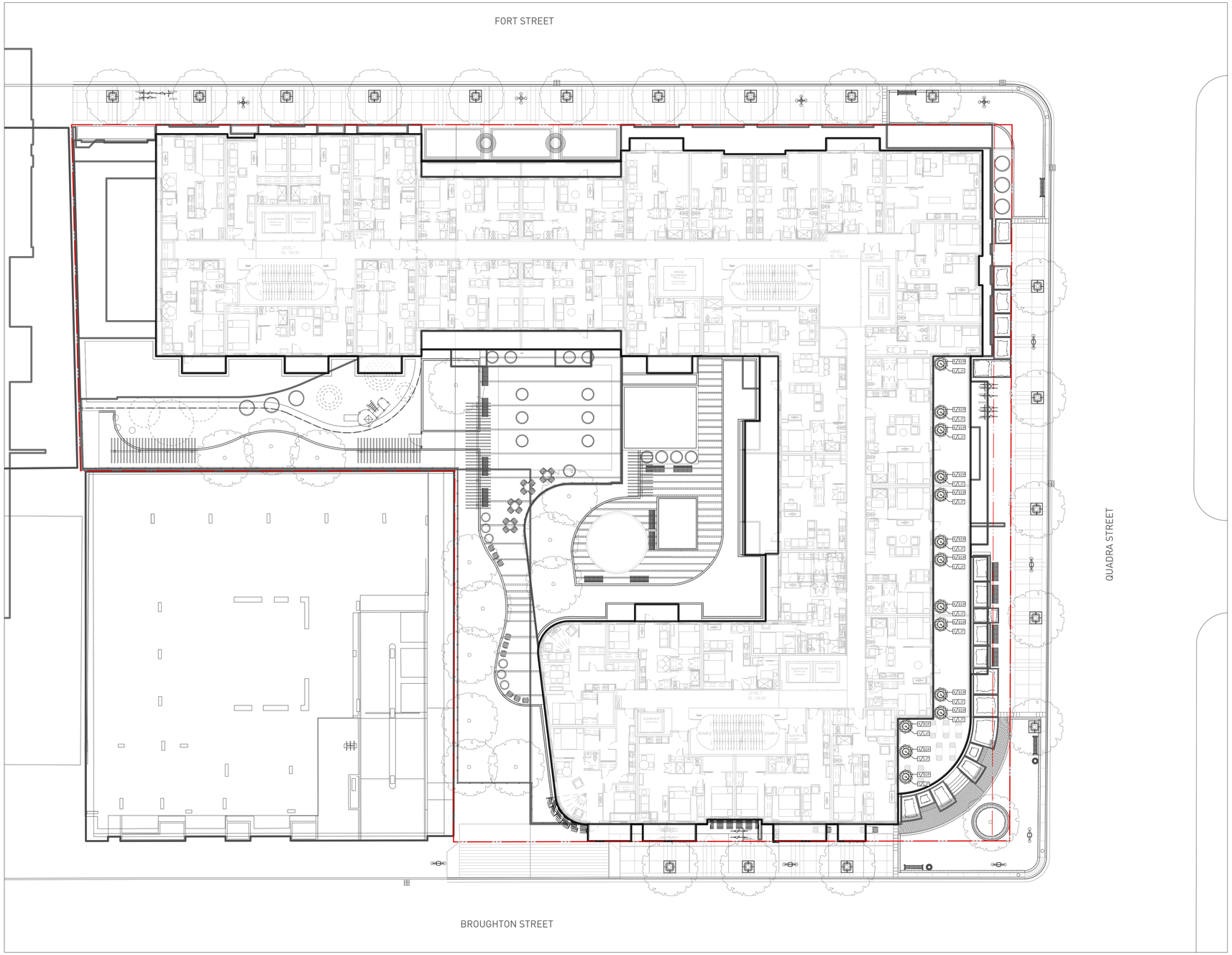
REVISION 7

DATE 11 APRIL 2018

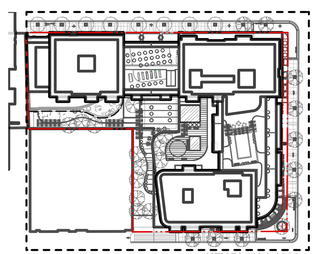
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NOTE: REFER TO PLANT LIST L0.02.


KEY PLAN 1:1000

PWL partnership

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

PLANTING PLAN
LEVEL 7

SEAL

DRAWING NO. L1.06

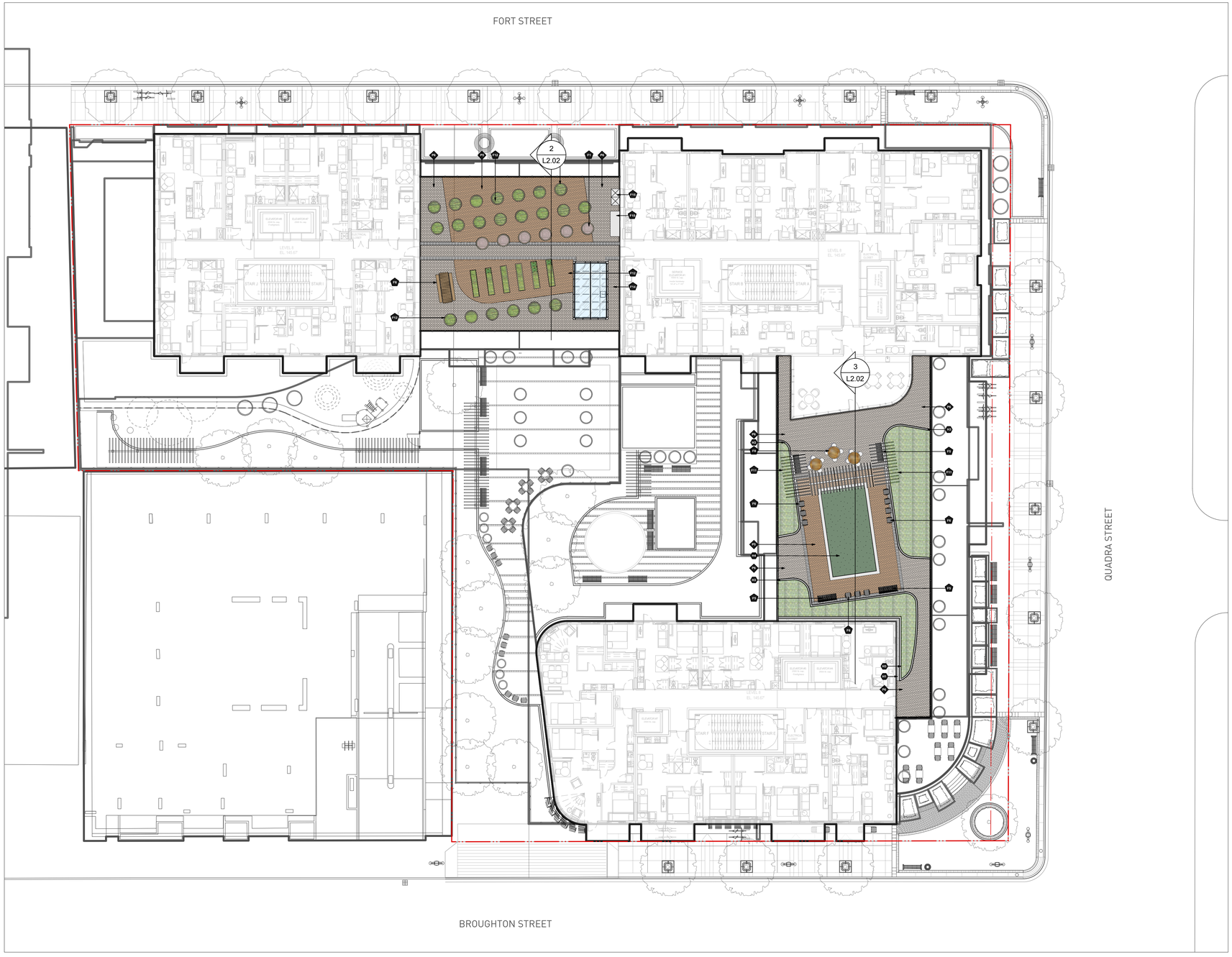
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DATE 11 APRIL 2018

DRAWN ER

SCALE 1:200

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NOTE: FOR DETAILED LEGENDS, REFER TO SHEET L0.01.

HARDSCAPE LEGEND

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PAVING LEGEND

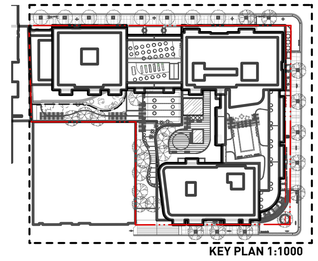
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PWL partnership

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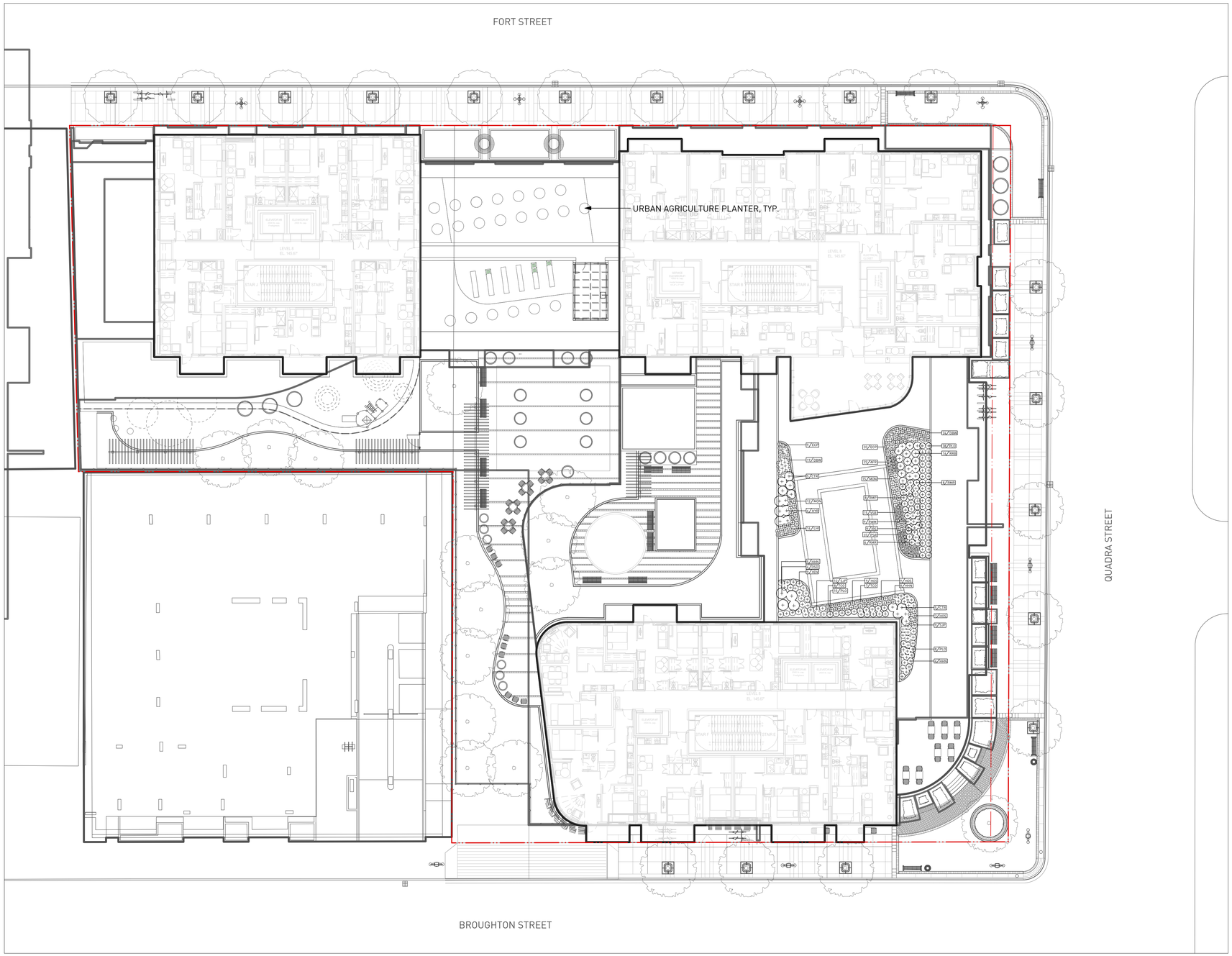
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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
MATERIALS & GRADING PLAN
LEVEL 8

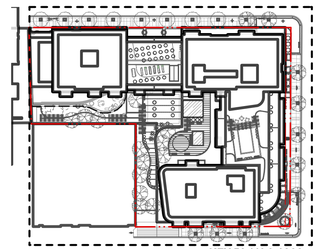
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DATE 11 APRIL 2018
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SCALE 1:200
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NOTE: REFER TO PLANT LIST L0.02.


KEY PLAN 1:1000

PWL partnership

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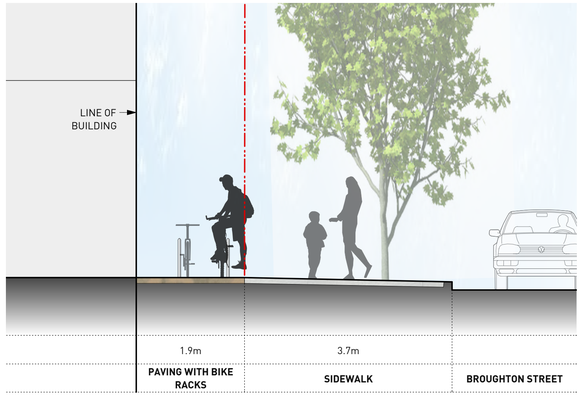
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DRAWING TITLE
PLANTING PLAN
LEVEL 8

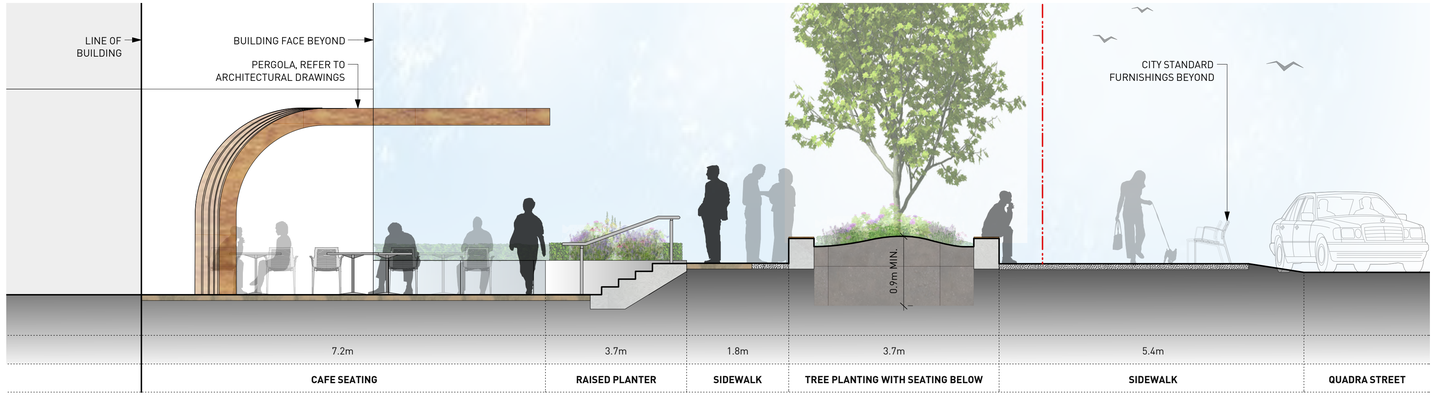
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DRAWING NO. L1.08 REVISION

DATE 11 APRIL 2018
DRAWN ER
SCALE 1:200
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1 SECTION - BROUGHTON STREET, VIEW EAST
1:50



2 SECTION - BROUGHTON STREET CORNER, VIEW NORTHEAST
1:50

3 SECTION - QUADRA STREET, VIEW NORTH
1:50

4 SECTION - FORT STREET, VIEW EAST
1:50

PWL partnership
5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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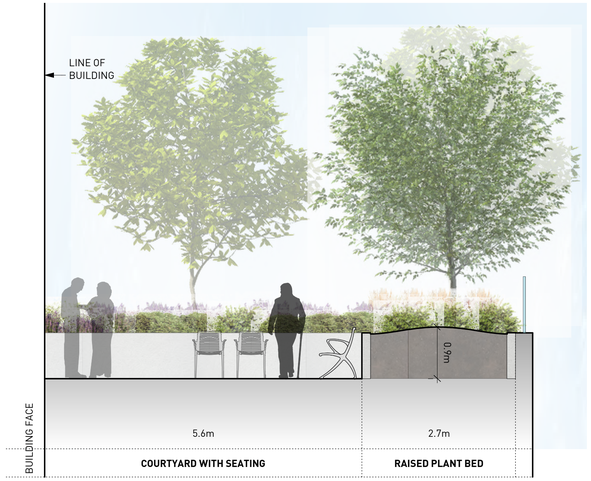
PROJECT
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DRAWING TITLE
SECTIONS

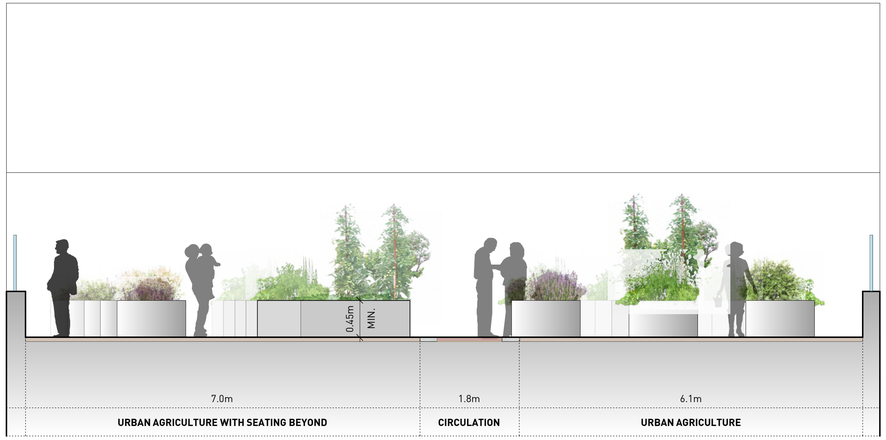
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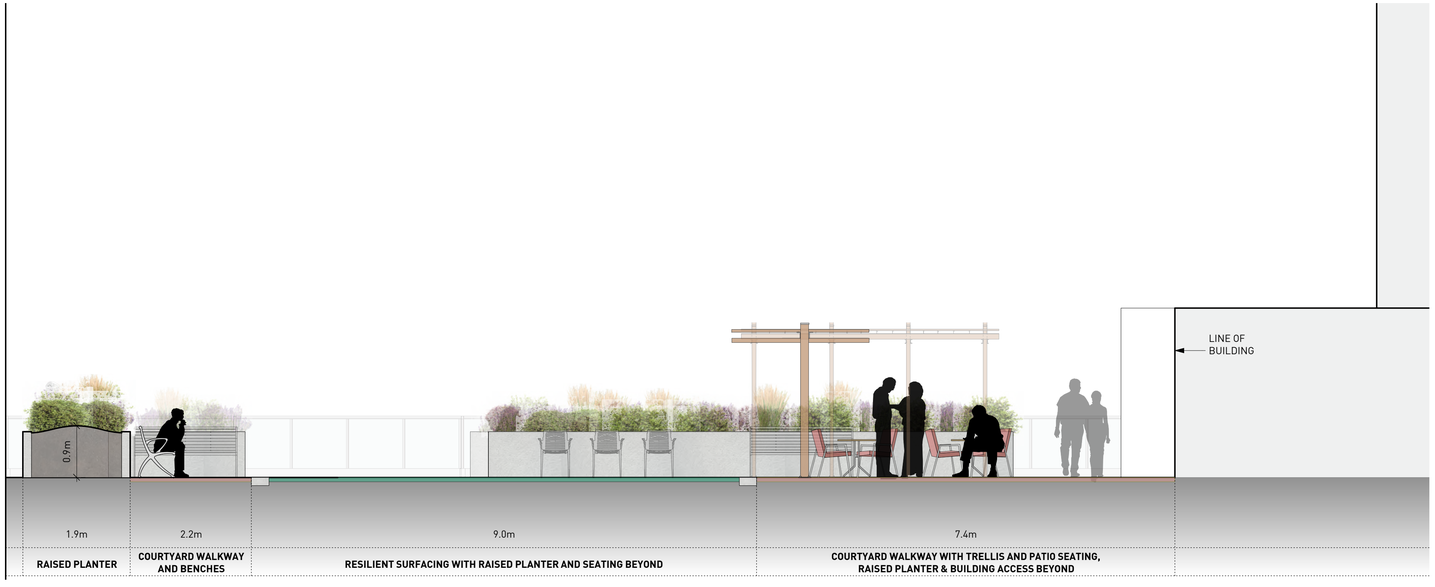
DATE 11 APRIL 2018
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SCALE 1:200
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1 SECTION - LEVEL 2 COURTYARD FACING SOUTH
1:50



2 SECTION - LEVEL 8 COURTYARD FACING WEST
1:50



3 SECTION - LEVEL 8 COURTYARD FACING WEST
1:50

PWL partnership

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SECTIONS

SEAL

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DATE 11 APRIL 2018
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LEVEL 1: STREETSCAPE

At the street level, the Fort and Quadra precinct enjoys the open space of Pioneer Square and the grounds of Christ Church Cathedral. The landscape expression responds to the historic character of the area. Fort Street embraces the heritage of tilework typically found at retail entries, varying in pattern or colour. Quadra Street, with its adjacent park-like setting, responds through the use of raised planters featuring seasonal colour as well as abundant seating opportunities. The building's urban pergola is a feature at Broughton Street, where shapes and forms inspired by the cathedral are reflected in the sidewalk paving patterns.

CHARACTER IMAGES



FORT STREET HISTORIC STOREFRONTS WITH PENNY TILE

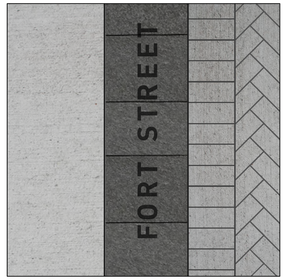

PARK-LIKE SETTING OF PIONEER SQUARE


SHAPES & FORMS OF CHRIST CHURCH CATHEDRAL

MATERIALS PER CITY OF VICTORIA STREETSCAPE GUIDELINES


SCORED CONCRETE SIDEWALK PAVING


CAST IN PLACE CONCRETE BAND



BASALT STONE PAVING BAND DISPLAYING STREET NAME


CONCRETE UNIT PAVERS HERRINGBONE WITH SOLIDER COURSE NATURAL GREY


STREET TREES IN TREE GRATES GRATES TO ALIGN WITH SCORING PATTERN

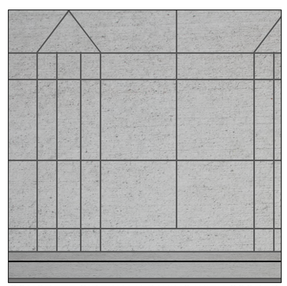

STREET FURNISHINGS PER CITY STANDARD


LIGHT FIXTURE


BIKE RACK


BOLLARD

PROPOSED STREETSCAPE ELEMENTS & MATERIALS

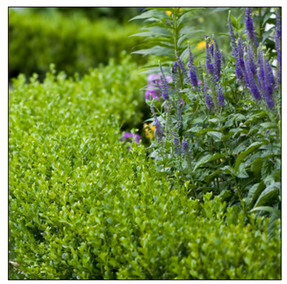

CONCRETE SIDEWALK PAVING WITH SCORED PATTERN TO REFERENCE CATHEDRAL


CONCRETE UNIT PAVERS RUNNING BOND PATTERN WARM TONE



PENNY TILE PAVING AT FORT STREET ENTRIES




RAISED PLANTER WITH BOXWOOD BORDER, SCREENING FROM STREET


BENCH SEATING


TABLE & CHAIR SEATING


RAISED CIRCULAR PLANTERS


OUTDOOR CAFE SPACE


RADIAL BENCH SEATING

PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
IMAGE BOARD

SEAL

DRAWING NO. REVISION
L3.01

DATE
11 APRIL 2018

DRAWN
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SCALE
1:200

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LEVEL 2: THE SOCIAL DINING PATIO

The courtyard landscape at Level 2 is a semi-private, passive space for residents. It is the hospitality and dining level and as such provides opportunities for outdoor dining, seating, and gathering, responding to the interior dining room. The flowering and shade trees along with overhead structures at the outside edges of the courtyard provide a human scale to the landscape spaces and screen the courtyard from overlook from the adjacent residential building. These features provide a comfortable environment and screening for outdoor dining, as well as seasonal interest. Planters are freeform in shape following the lines of the building, forming soft curved edges for circulation. This is complemented by feature paving, which brings warmth and character to the courtyard.

LEVEL 3: SHADE GARDEN TERRACE & GREEN ROOF

Level 3 is intended as a shade garden, providing opportunities for quiet gatherings, short walks, and appreciation of the shade garden plants. The program responds to the courtyard's available sunlight and the adjacent residential units. A putting green provides an additional passive recreation opportunity for residents. The architectural skylight also provides visual interest and warmth to the Level 2 dining area below.

LEVEL 7: PRIVATE PATIOS

Level 7 hosts patios for individual units. At the Quadra Street facade, raised planters reflect the adjacent Pioneer Square green space. Hydrapressed pavers throughout provide flexible spaces for tenants.

LEVEL 8: SUNNY GARDENING PATIO

Level 8 hosts two amenity areas benefiting from sunny exposure. At the Fort Street patio, the space features residential community gardens. This space includes a greenhouse, potting table, compost, garden beds, and fruiting and flowering shrubs.

LEVEL 8: ACTIVE COMMUNITY PATIO

The Quadra Street amenity space, with its focus on activity, is centred around a durable, resilient surface area allowing for games and recreation. A surrounding looped walkway provides an opportunity for residents to walk and enjoy the garden-style planting. This looped path responds to many seniors' desire to walk outside in a completely safe and controlled environment. The large patio area adjacent to the amenity room provides space for outdoor card and board games as well as informal gathering and seating.

LEVEL 2 IMAGES







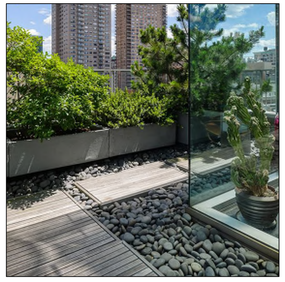

LEVEL 3 IMAGES








LEVEL 7 IMAGES





LEVEL 8 IMAGES

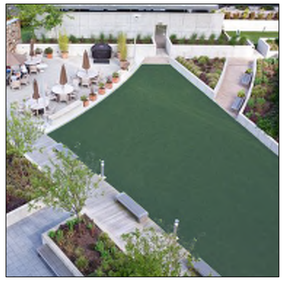














PWL partnership

5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

REVISIONS

NO.	DESCRIPTION	DATE
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4	ISSUED FOR ADP	2018/03/28
5	BUDGET SET	2018/10/29
6	ISSUED FOR DP	2019/01/07
7	REISSUED FOR DP	2019/01/16

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PROJECT NO.

16053

PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

IMAGE BOARD

SEAL

DRAWING NO. L3.02

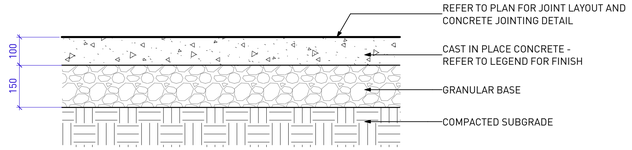
REVISION

DATE 11 APRIL 2018

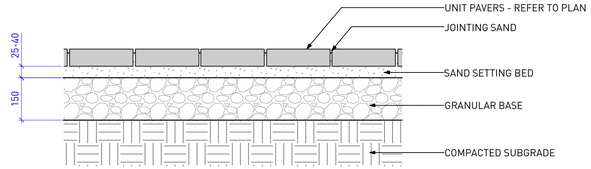
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SCALE 1:200

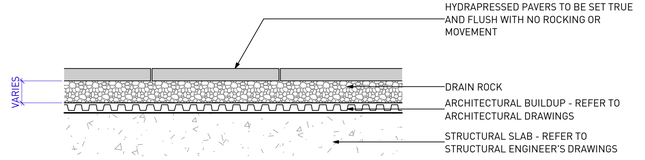
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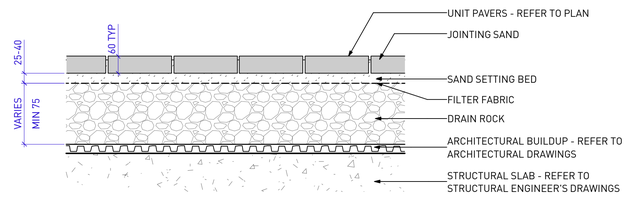
1 CAST IN PLACE CONCRETE ON GRADE: PEDESTRIAN, PER CITY GUIDELINES
Scale: 1:10



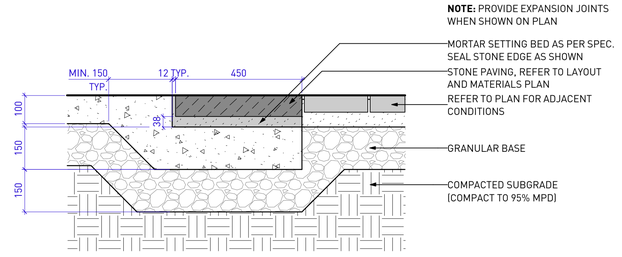
2 UNIT PAVERS ON GRADE: PEDESTRIAN
Scale: 1:10



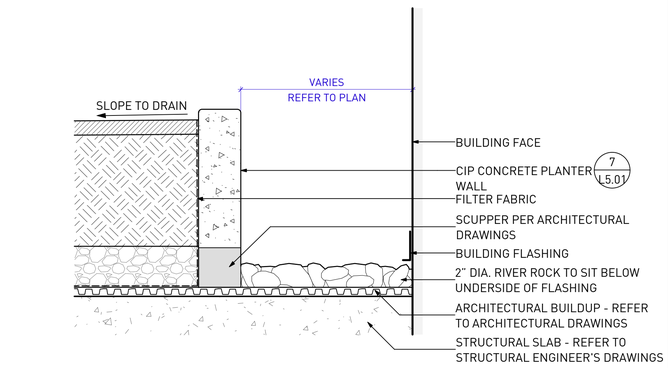
3 HYDRAPRESSED PAVERS ON SLAB
Scale: 1:10



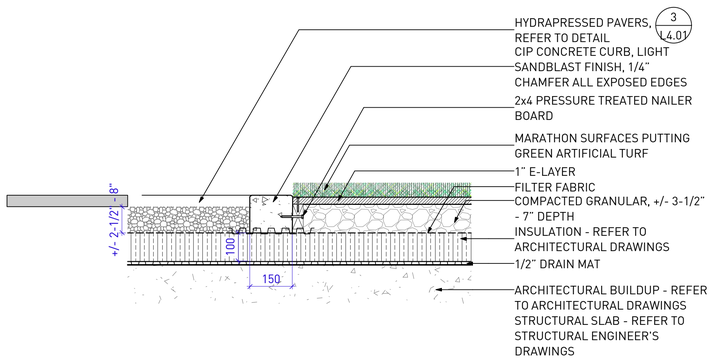
4 UNIT PAVERS ON SLAB
Scale: 1:10



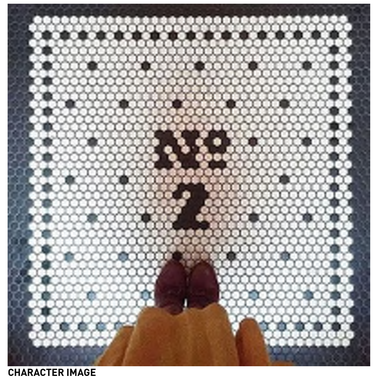
5 BASALT STONE BAND ON GRADE, PER CITY GUIDELINES
Scale: 1:10



6 MAINTENANCE STRIP
Scale: 1:10

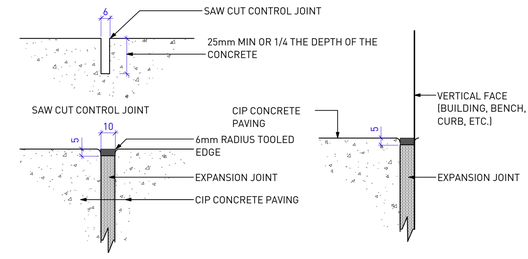


7 ARTIFICIAL TURF WITH CONCRETE CURB
Scale: 1:10



CHARACTER IMAGE

8 FORT STREET ENTRY TILE PAVING
Scale: 1:10



NOTE:

1. EXPANSION JOINT: REFER TO SPECIFICATIONS.

9 CONCRETE JOINTING
Scale: Half Actual Size

PWL partnership
5TH FLOOR, 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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PROJECT

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

DETAILS

SEAL

DRAWING NO. L4.01

REVISION

DATE 11 APRIL 2018

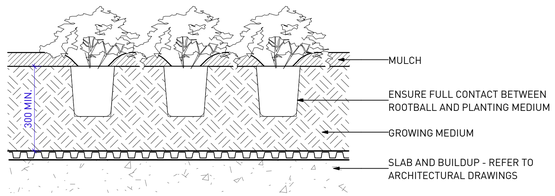
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SCALE 1:200

CHECKED BH

NOTES:

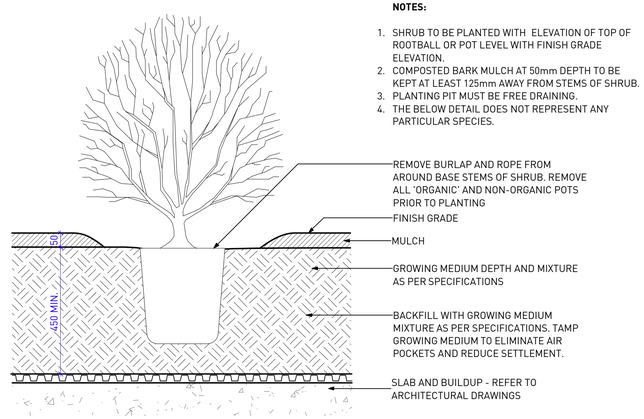
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



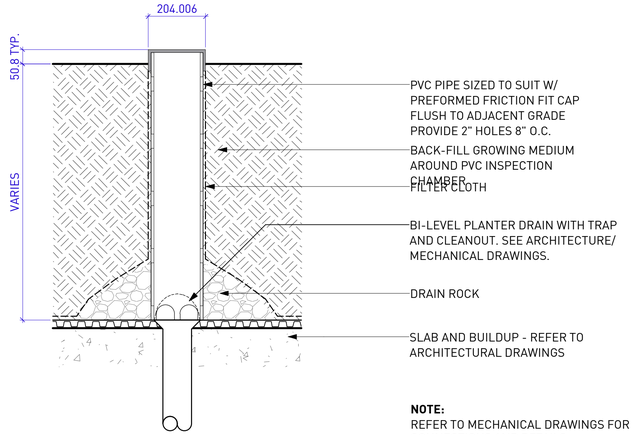
1 GROUNDCOVER PLANTING ON SLAB
Scale: 1:10

NOTES:

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING.
4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

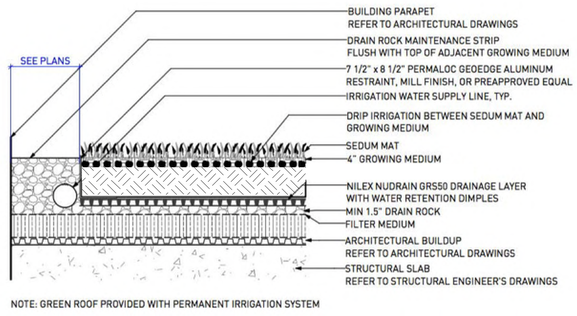


2 SHRUB PLANTING ON SLAB
Scale: 1:10



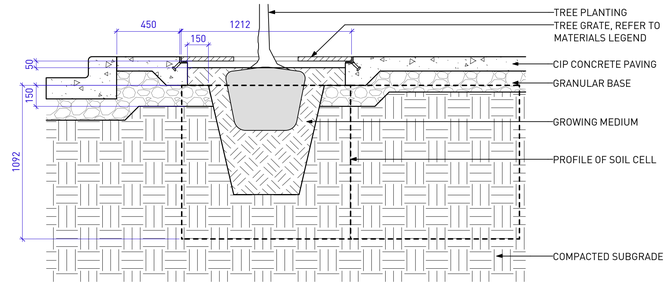
NOTE:
REFER TO MECHANICAL DRAWINGS FOR CONNECTIONS AND DETAILS

3 PLANTER DRAIN
Scale: 1:10

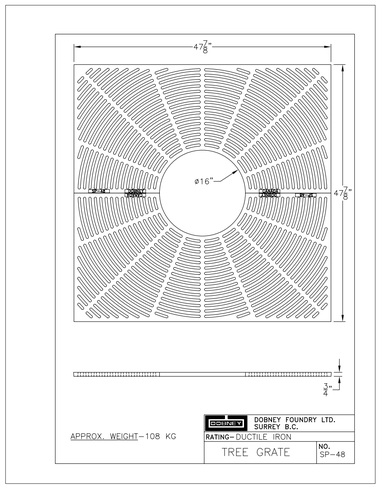


NOTE: GREEN ROOF PROVIDED WITH PERMANENT IRRIGATION SYSTEM

4 GREEN ROOF SEDUM MAT
Scale: 1:10



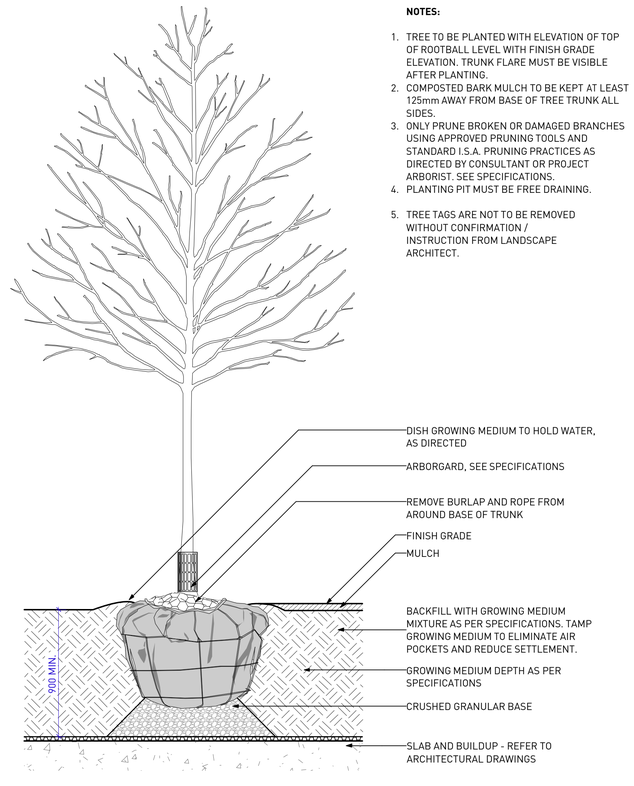
5 CITY OF VICTORIA STREETSCAPE TREE PIT WITH TREE GRATE
Scale: 1:20



6 TREE GRATE
Scale: 1:10

NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.
5. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.



7 TREE PLANTING ON SLAB
Scale: 1:20

PWL partnership
5TH FLOOR 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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PROJECT NO.
16053

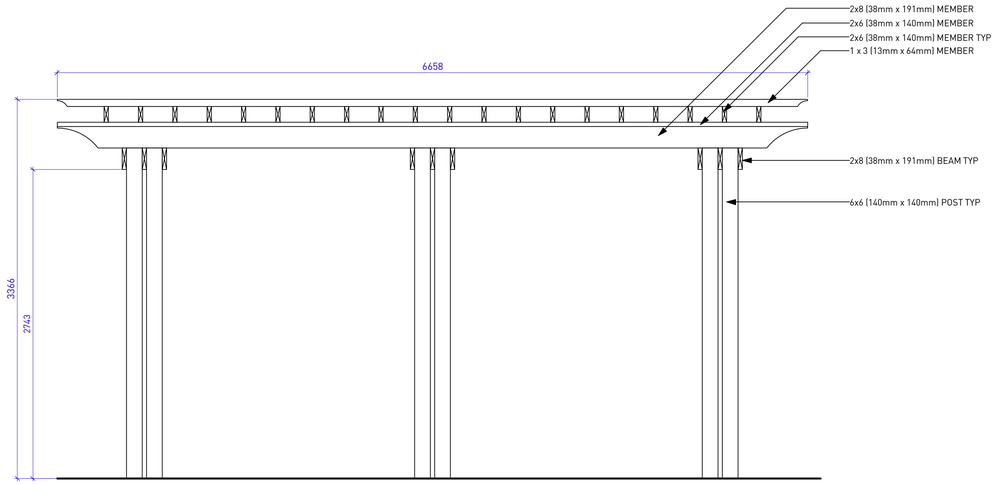
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
DETAILS

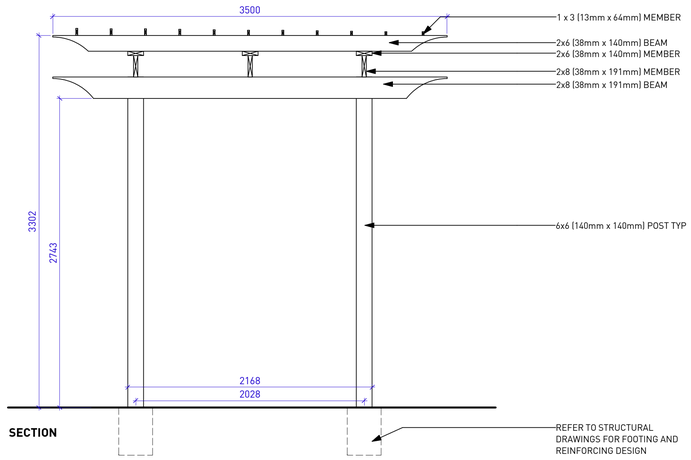
SEAL

DRAWING NO. L4.02
REVISION 7

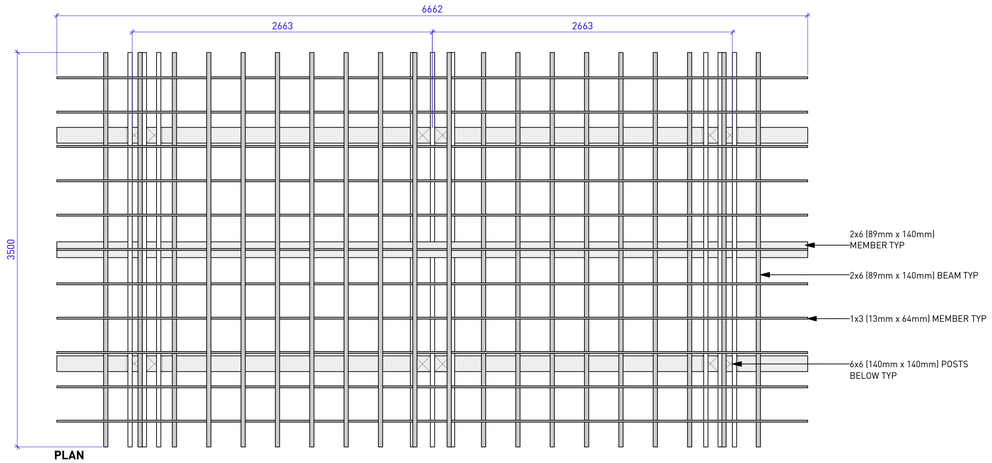
DATE 11 APRIL 2018
DRAWN ER
SCALE 1:200
CHECKED BH



FRONT ELEVATION



SECTION



PLAN

NOTE: TRELLIS DIMENSIONS VARY DEPENDING ON LOCATION.

TIMBER TRELLIS NOTES:

ALL TIMBER MEMBERS TO BE S4S CLEAR CEDAR

ALL TIMBER MEMBERS TO BE PAINTED WHITE

ALL FASTENERS TO BE GALZANIZED

1 CENTRAL COURTYARD TRELLIS STRUCTURE

Scale: 1:25

PWL partnership

5TH FLOOR 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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7	REISSUED FOR DP	2019/01/16

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PROJECT

PARC VICTORIA

Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE

DETAILS

SEAL

DRAWING NO.

L4.03

REVISION

DATE

11 APRIL 2018

DRAWN

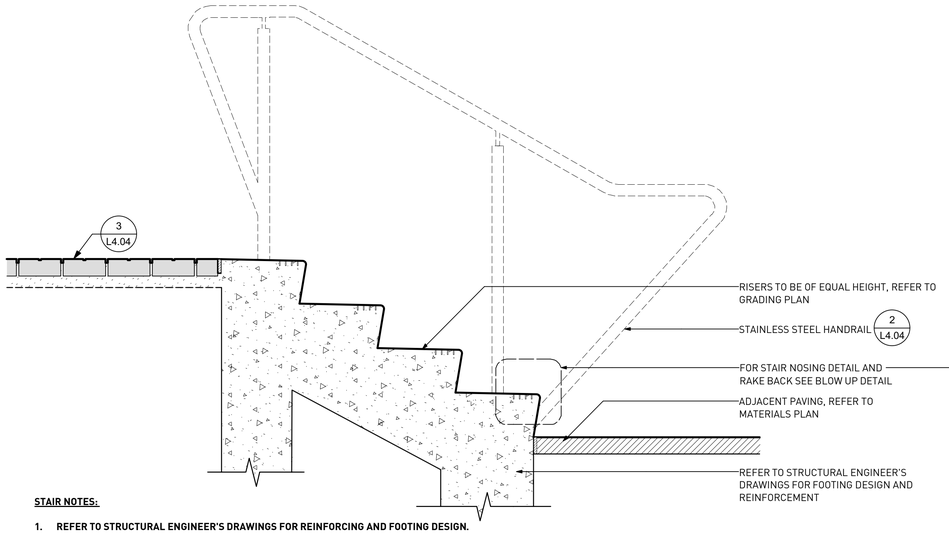
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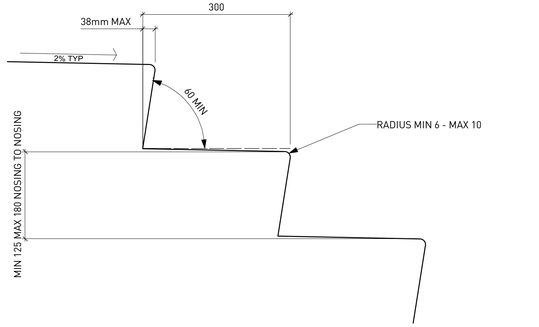
SCALE

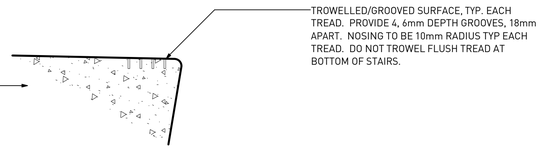
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CHECKED

BH





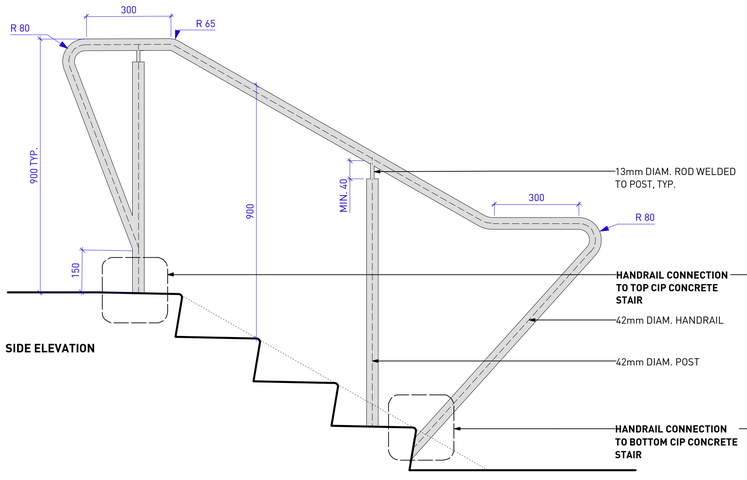


STAIR NOSING DETAIL
1:5

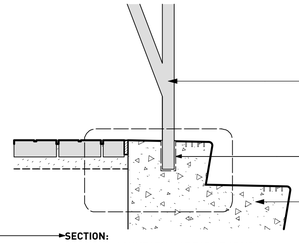
STAIR NOTES:

1. **REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR REINFORCING AND FOOTING DESIGN.**
2. **DETAIL MAY SHOW DIFFERENT NUMBER OF RISERS THAN IS REQUIRED, REFER TO PLANS FOR INFORMATION. ALL RISERS COMPRISING A SET OF STAIRS ARE TO BE EQUAL HEIGHT ACROSS FULL WIDTH OF STAIR, REFER TO GRADING PLAN FOR RISER HEIGHT AND NUMBER OF RISERS.**
3. **A FLOOD TEST IS TO BE PERFORMED FOLLOWING STAIR CONSTRUCTION. ANY STAIRS WITH PONDING WATER WILL BE REJECTED AND WILL REQUIRE REPLACEMENT BY CONTRACTOR AT NO EXPENSE TO THE OWNER.**

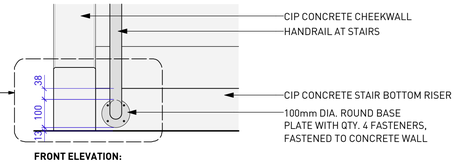
1 CIP CONCRETE STAIR
Scale: 1:10



SIDE ELEVATION



SECTION:
HANDRAIL CONNECTION AT TOP OF STAIRS

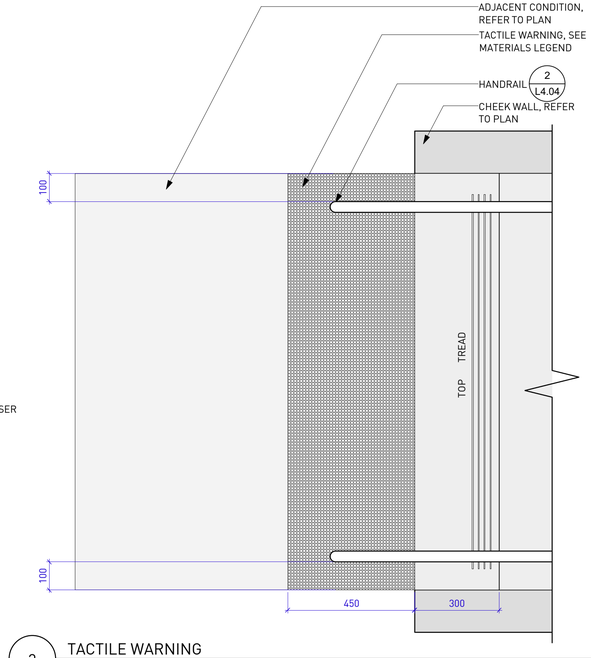


FRONT ELEVATION:
HANDRAIL CONNECTION AT BOTTOM OF STAIRS

HANDRAIL NOTES:

1. **HANDRAILS ARE TO BE DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH CURRENT BCBC. PROVIDE ENGINEEERED STAMPED SHOP DRAWINGS AND SCHEDULES FOR HANDRAILS.**
2. **DETAIL MAY SHOW DIFFERENT NUMBER OF RISERS THAN IS REQUIRED, REFER TO PLANS FOR INFORMATION. ALL RISERS COMPRISING A SET OF STAIRS ARE TO BE EQUAL HEIGHT ACROSS FULL WIDTH OF STAIR, REFER TO GRADING PLAN FOR RISER HEIGHT AND NUMBER OF RISERS.**
3. **ALL METALS STAINLESS STEEL WITH LIGHT BRUSHED FINISH.**
4. **ALL WELDS GROUND SMOOTH**

2 HANDRAIL AT STAIRS
Scale: 1:10



3 TACTILE WARNING
Scale: 1:10

PWL partnership
5TH FLOOR 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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PROJECT NO.
16053

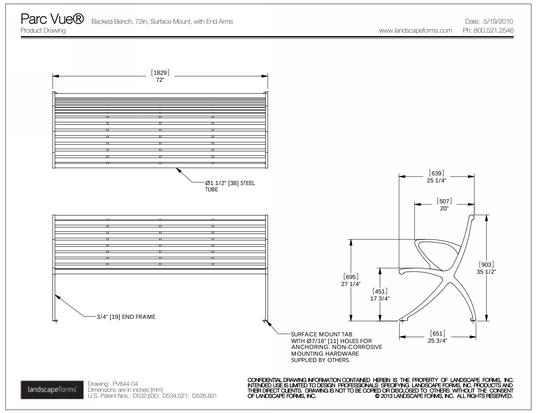
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
DETAILS

SEAL

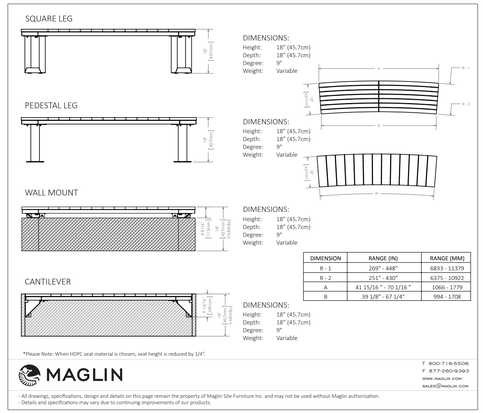
DRAWING NO. L4.04
REVISION

DATE 11 APRIL 2018
DRAWN ER
SCALE 1:200
CHECKED BH





1 BACKED BENCH WITH ARMS
NTS



DIMENSION	RANGE (IN)	RANGE (MM)
R - 1	269" - 448"	6833 - 11379
R - 2	251" - 430"	6375 - 10922
A	41 15/16 " - 70 1/16 "	1066 - 1779
B	39 1/8" - 67 1/4"	994 - 1708

2 RADIAL BENCH
NTS

RANGE 8

*Shown with Ipe wood

MATERIALS: The seat pan is constructed from steel. The seat employs 1" thick Ipe wood, Recycled Plastic (HDPE), or ¾" thick High Density Paper Composite (HDPC) slats.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The seat sections come preassembled with boards. Chosen mount option come as a separate component.
Reference: INSTALL_OGDEN.pdf for onsite assembly and installation instructions.

TO SPECIFY: Please contact your Maglin Site Furniture Representative.



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE

3 PREFABRICATED METAL PLANTER
Scale: 1:10



CHARACTER IMAGE

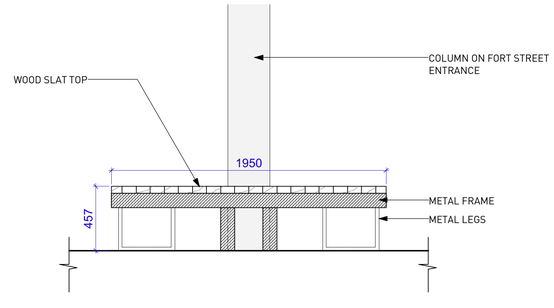
4 ROUND PLANTER POT
Scale: 1:10



5 TABLE & CHAIRS
Scale: 1:10

6 HARVEST TABLE
Scale: 1:10

7 BIKE RACK PER CITY OF VICTORIA STREETSCAPE GUIDELINES
Scale: 1:10



8 ELEVATION OF CUSTOM BENCH ON FORT STREET GROUND LEVEL ENTRANCE
Scale: 1:20

PWL partnership
5TH FLOOR 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
604-688-6111

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PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE
DETAILS

SEAL

DRAWING NO. L4.05
REVISION

DATE 11 APRIL 2018
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