

AQUARA RETIREMENT RESIDENTIAL

90 SAGHALIE RD. CITY OF VICTORIA, B.C.

ISSUED FOR DDP APPLICATION #3 - 134 RESIDENTIAL UNITS

CONSULTANT LIST

CLIENT
ELEMENT LIFESTYLE RETIREMENT
1147 HOMER STREET
VANCOUVER, BC V6B 2Y1
TEL: 604.676.1418
CONTACT: WENDY HO

ARCHITECT
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301-1444 ALBERNI STREET
VANCOUVER B.C. V6G 2Z4
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CONTACT: BARRY WEIH

LANDSCAPE
LOMBARD NORTH GROUP (B.C.) INC.
836 CORMORANT ST.
VICTORIA B.C. V8W 1R1
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CONTACT: JAMES PARTLOW

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VANCOUVER B.C. V6H 3X8
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CONTACT: PAT ELISCHER

MECHANICAL
AME GROUP
1100-808 WEST HASTINGS STREET
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TEL: 604-684-5995
CONTACT: MATT YOUNGER

ELECTRICAL
A.E.S ENGINEERING
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VANCOUVER B.C. V6Z 1M7
604-569-6500
CONTACT: JAY SINGH

CIVIL AND SURVEY
J E ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE
VICTORIA, BC V8Z 4B7
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CONTACT: ROSS TUCK

GEOTECHNICAL
RYZUK GEOTECHNICAL
28 CREASE AVE
VICTORIA, BC V8Z 1S3
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CONTACT: SCOTT CURRIE

CODE CONSULTANT
GHL CONSULTANTS LTD.
409 GRANVILLE STREET
VANCOUVER B.C. V6C 1T2
TEL: 604-689-4449
CONTACT: FRANKIE VICTOR



ARCHITECTURAL DRAWING LIST

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- A02 SITE CONTEXT PHOTOS
- A03 SITE PLAN
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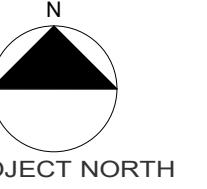
LANDSCAPE DRAWING LIST

- L1 LANDSCAPE PLAN LEVEL 1
- L2 LANDSCAPE PLAN LEVEL 2 + 3
- L3 LANDSCAPE PLAN LEVEL 5+ ROOF PLANTING

REVISIONS:

- 01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX
- 02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY
- 03 - ADDED UNITS TO THE MEZZANINE LEVEL
- 04 - MODIFIED THE SIZE OF THE CARE UNITS
- 05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD AND KIMTA ROAD TO SUIT UNITS
- 06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW TO 6' ALONG KIMTA
- 07 - PULLED BACK ROOF LINE 4' ALONG TYEE
- 08 - AREAS REVISED PER UPDATED LAYOUTS
- 09 - RECONFIGURATION OF AMENITY AREA
- 10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT LAYOUT REVISIONS

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OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:



9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

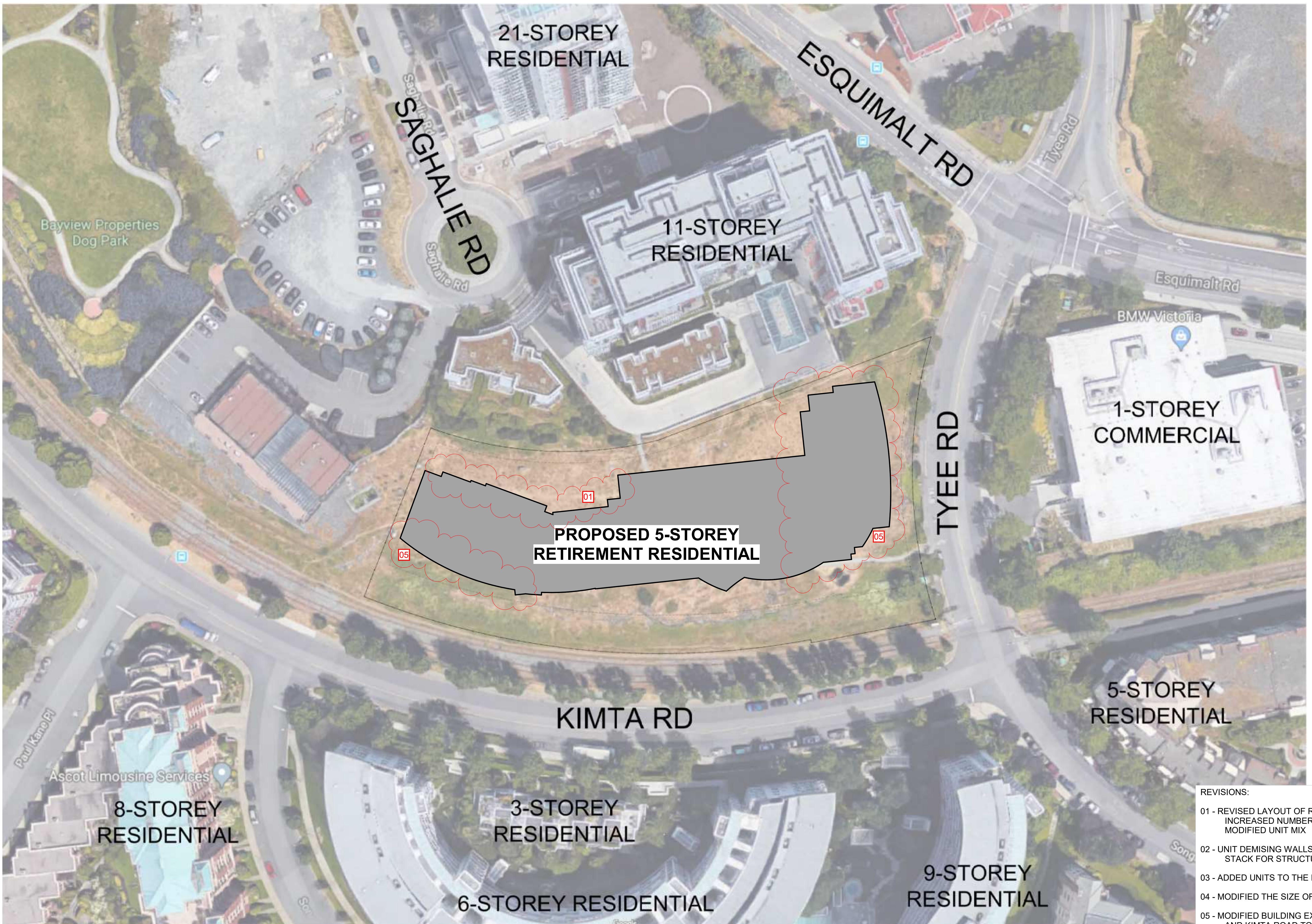
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COVER SHEET

PROJECT NO: 21075 DRAWN BY: Author
SCALE: 1/4" = 1'-0" REVIEW BY: Checker

DWG NO:

A00

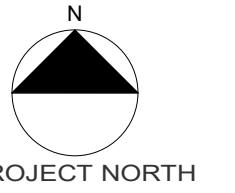


1 SITE CONTEXT
1:500

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N0.	ISSUE	Y/M/D

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PROJECT NAME:
AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:

CONTEXT PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

DWG NO:

A01

OWNER/CLIENT:

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GENERAL NOTES:



1 VIEW LOOKING NORTH
N.T.S.



2 VIEW LOOKING EAST
N.T.S.



3 VIEW LOOKING SOUTH
N.T.S.



4 VIEW LOOKING SOUTH
N.T.S.



5 ADJACENT PARK TO WEST
N.T.S.



6 VIEW LOOKING SOUTH EAST
N.T.S.



7 PEDESTRIAN PATH ACROSS TYEE
N.T.S.



8 VIEW LOOKING WEST FROM SOUTH TYEE
N.T.S.



9 VIEW LOOKING WEST FROM NORTH TYEE
N.T.S.

NO CHANGES

SEAL:

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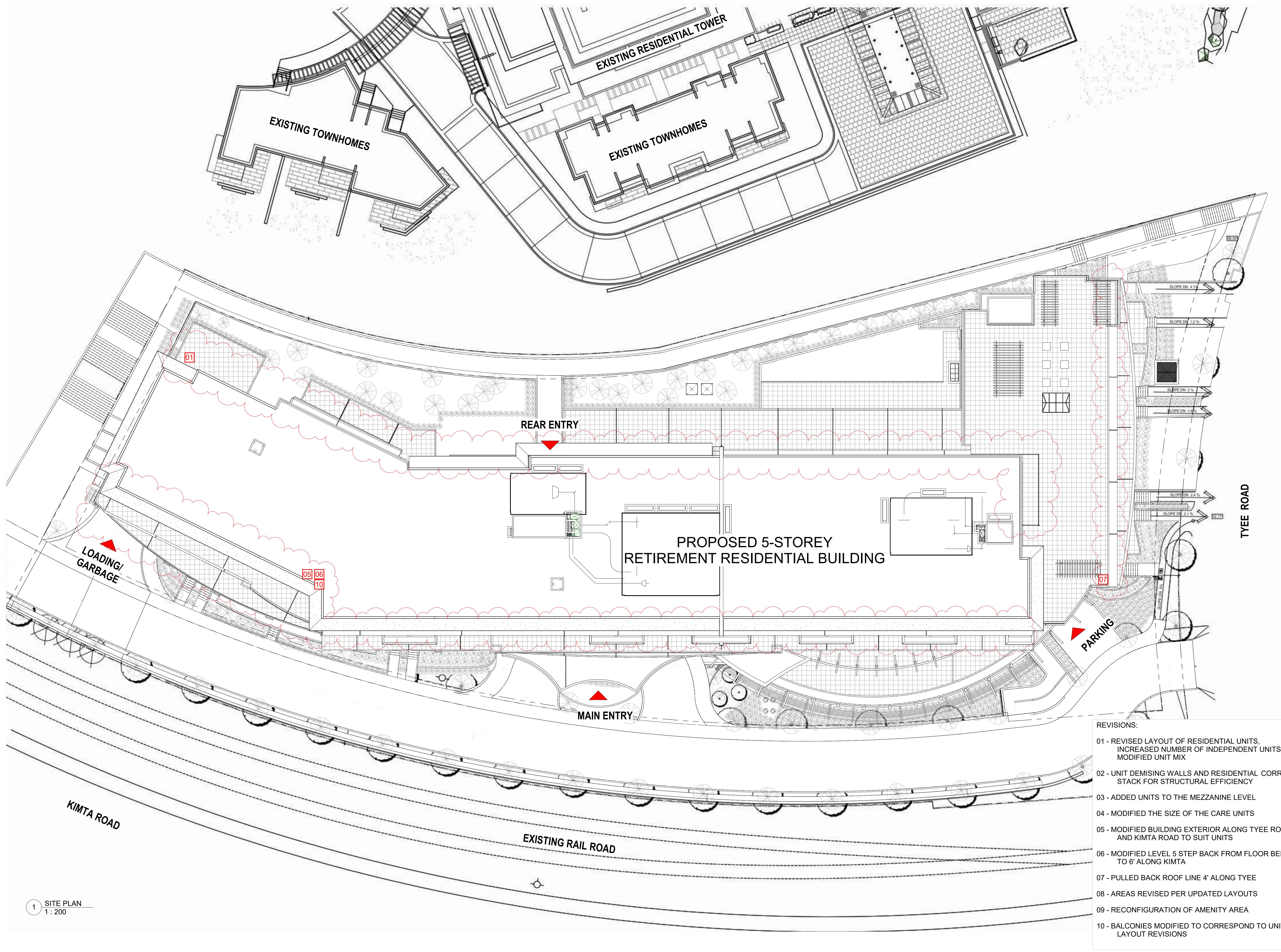
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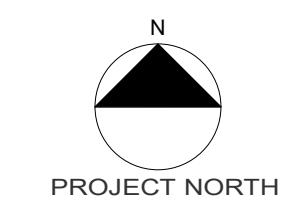
SITE CONTEXT PHOTOS

PROJECT NO.: 21075 DRAWN BY: Author
SCALE: REVIEW BY: Checker

DWG NO.: A02



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	NO. ISSUE	Y/M/D

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PROJECT NAME:
AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:

SITE PLAN

PROJECT NO: 21075 DRAWN BY: Author

SCALE: As indicated

REVIEW BY: Checker

DWG NO:

A03

PROJECT DATA

CIVIC ADDRESS
90 SAGHALIE ROAD
LOT A DISTRICT LO 119 ESQUIMALT EPP58033
LEGAL DESCRIPTION
ZONE (EXISTING)
SSR (DEVELOPMENT AREA 3B), SAGHALIE ROAD DISTRICT
PROPOSED USE
RETIREMENT RESIDENTIAL

PROJECT INFORMATION TABLE

	ORIGINAL	AMENDED	
	ZONE STANDARD (m ²)	ZONE STANDARD (m ²)	%
ZONE EXISTING	SSR (DA-3)	SSR (DA-3)	
SITE AREA (m ²)	7,944.0	7,944.0	
TOTAL FLOOR AREA (m ²)	14,219.7	14,216.9	08
COMMERCIAL FLOOR AREA (m ²)	190.0	0.0	
FLOOR SPACE RATIO	1,790.0	1,790.0	* COMMUNITY AMENITIES
SITE COVERAGE (%)	<50	<50	
OPEN SITE SPACE (%)	>40	>40	
LENGTH OF STREET WALL (m)	39.0	37.8	
HEIGHT OF BUILDING (m)	17.0	16.5	
NUMBER OF STOREYS	5.0	5.0	INCLUDES 1 MEZZANINE
OFF-STREET PARKING			
PARKING STALLS (NUMBER) ON SITE	74.0	96.0	
PARKING LOCATION	ENCLOSED (8 OPEN)	ALL ENCLOSED	
2 STALLS PER LIVE WORK	0.0	0.0	
0.5 STALLS PER INDEPENDENT DU	63.0	0.0	134 INDEPENDENT DU 01
0.35 STALLS PER ASSISTED LIVING DU	13.0	0.0	26 ASSISTED LIVING DU
BICYCLE PARKING NUMBER	*69 CLASS A, 8 B*	70 CLASS A, 8 B	* PER SCHEDULE C (80-159) DRAFT*
BUILDING SETBACKS (m)			
FRONT YARD	10.0	11.0	
REAR YARD (EAST)	3.0	3.0	
SIDE YARD (WEST)	3.0	3.1	
SIDE YARD (EAST)	3.0	5.1	
COMBINED SIDE YARDS	N/A	N/A	
COMMUNITY AMENITY SPACES			
ACCESSORY FACILITIES INCL. CIRC.	>19 % TOTAL F.A	2,729.0	08 19%
SENIOR'S HOUSING INCL. CIRC.	>75 % TOTAL F.A	11,032.0	78%
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS		160 (26 CARE)	01
UNIT TYPE		1/1+1/2+ BED & CARE	
GROUND-ORIENTED UNITS		10	
MINIMUM UNIT FLOOR AREA (m ²)		49.7 (25.0 CARE)	
TOTAL RESIDENTIAL FLOOR AREA (m ²)		11,032	08

REVISED UNIT SUMMARY	APPROVED DESIGN	PROPOSED DESIGN
INDEPENDENT LIVING UNITS	129 UNITS	134 UNITS
STUDIO	3 UNITS	0 UNIT
1 BED	77 UNITS	50 UNITS
1+ BED	17 UNITS	49 UNITS
2 BED	28 UNITS	31 UNITS
2+ BED	4 UNITS	4 UNITS
ASSISTED LIVING UNITS	26 UNITS	26 UNITS
TOTAL	155 UNITS	160 UNITS
MINIMUM UNIT FLOOR AREA (m ²)	49.7 (25.0 CARE)	51.2 (25.0 CARE)

NOTE: PROPOSAL IS TO INCREASE THE NUMBER OF UNITS BY REDUCING UNIT SIZE.

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ZONING AREAS

08

RESIDENTIAL UNITS	9733 m ²
RESIDENTIAL CIRCULATION	1299 m ²
ACCESSORY SPACES	2729 m ²
EXCLUSION	175 m ²
CARE AREA	2010 m ²
OTHER	493 m ²



































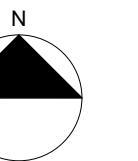










PROJECT NORTH

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	NO. ISSUE	Y/M/D

SEAL:

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PROJECT NAME:
AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:
PROJECT DATA & AREAS

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

DWG NO:

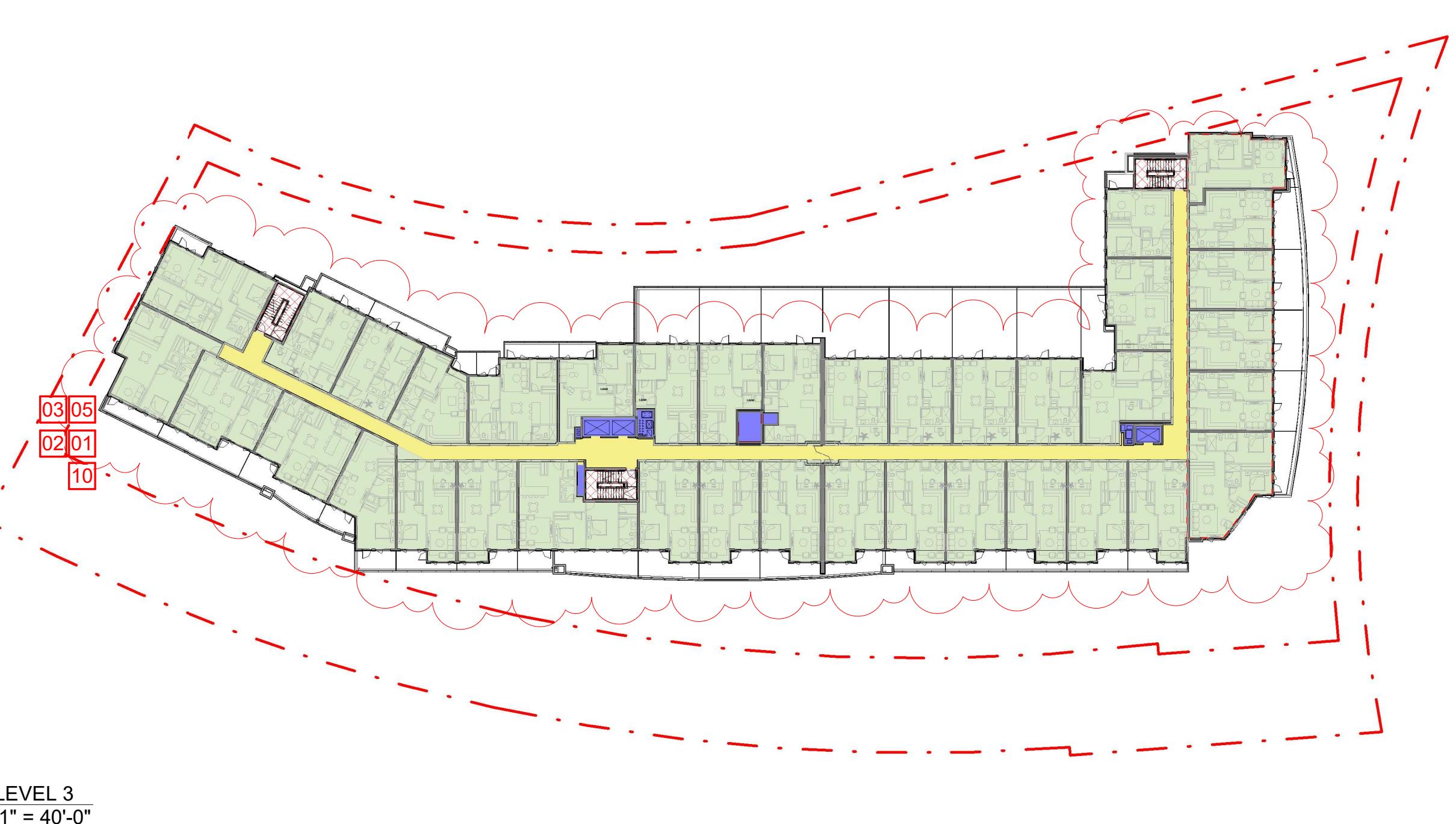
A05

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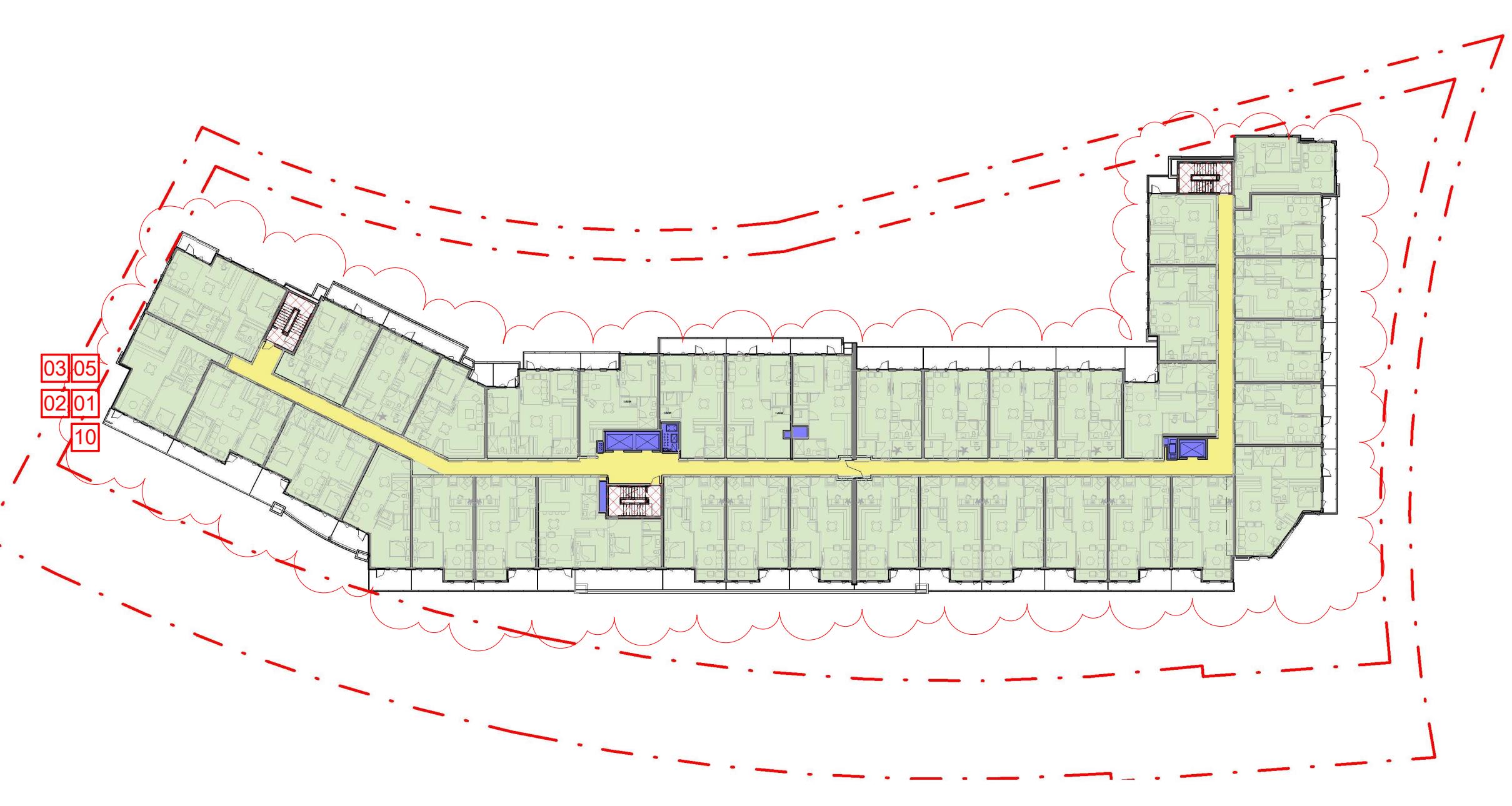
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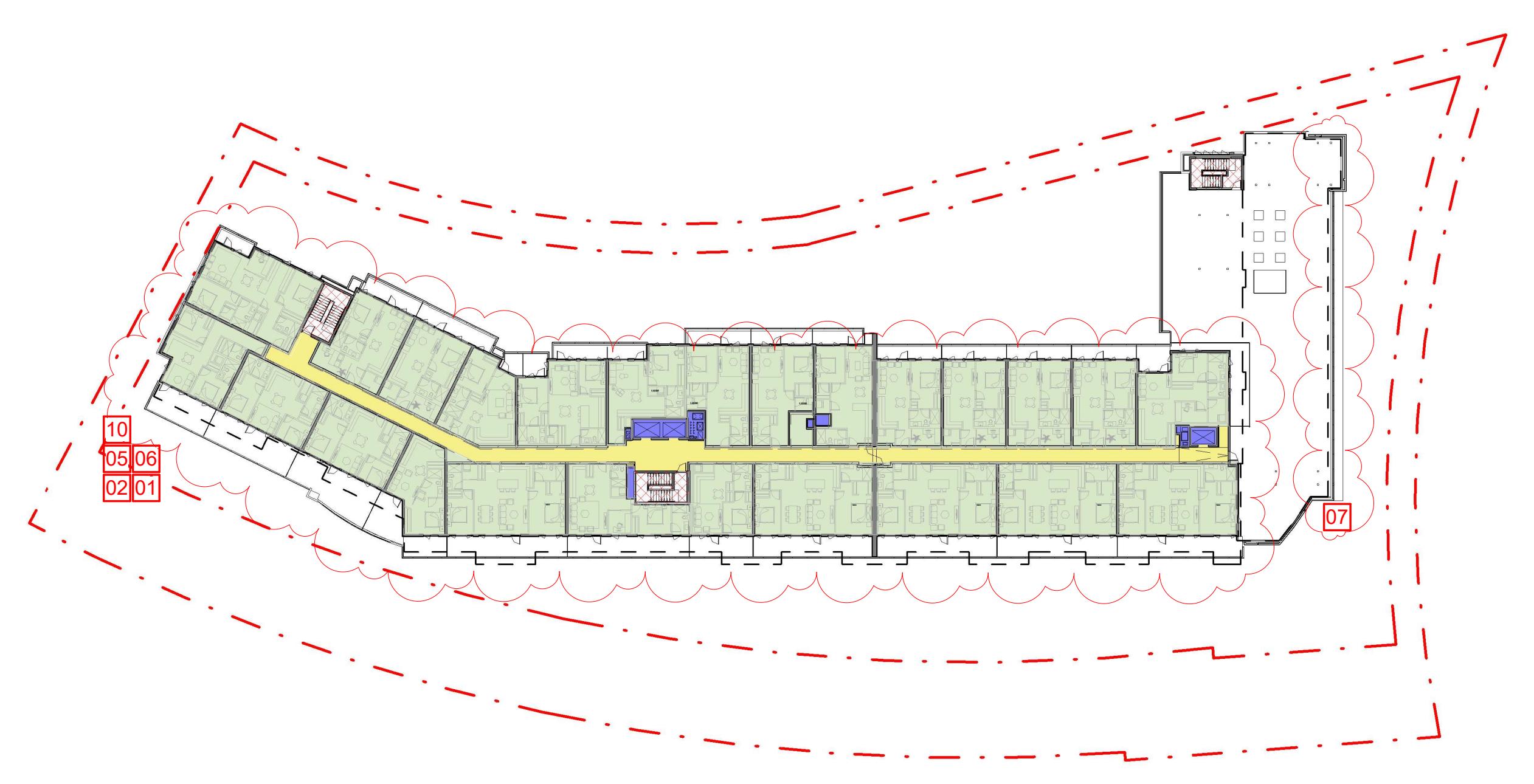
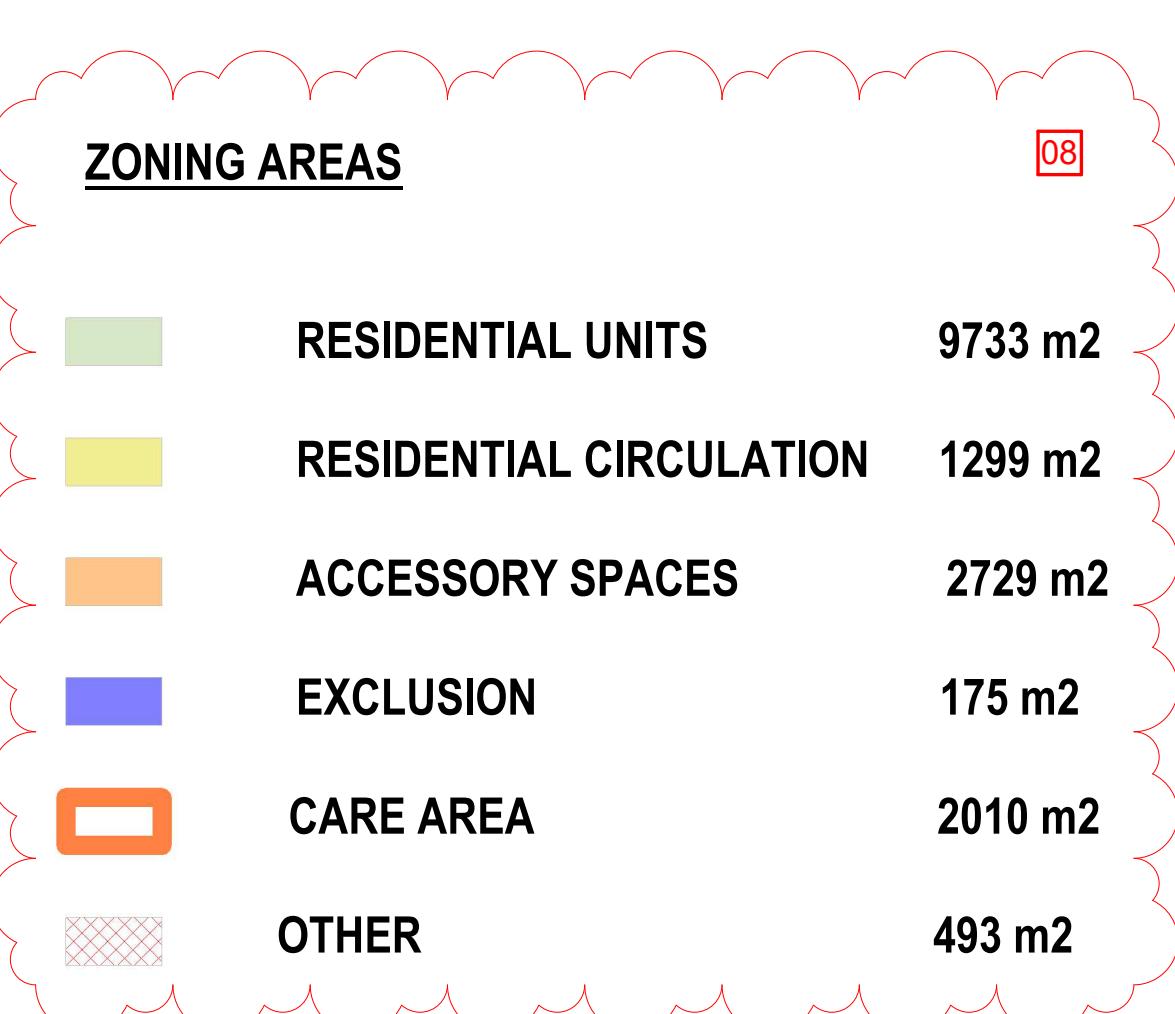
5 LEVEL 2
1" = 40'-0"



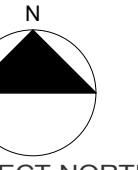
2 LEVEL 3
1" = 40'-0"



3 LEVEL 4
1" = 40'-0"



4 LEVEL 5
1" = 40'-0"



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DRAWING TITLE:

OPEN SITE SPACE

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

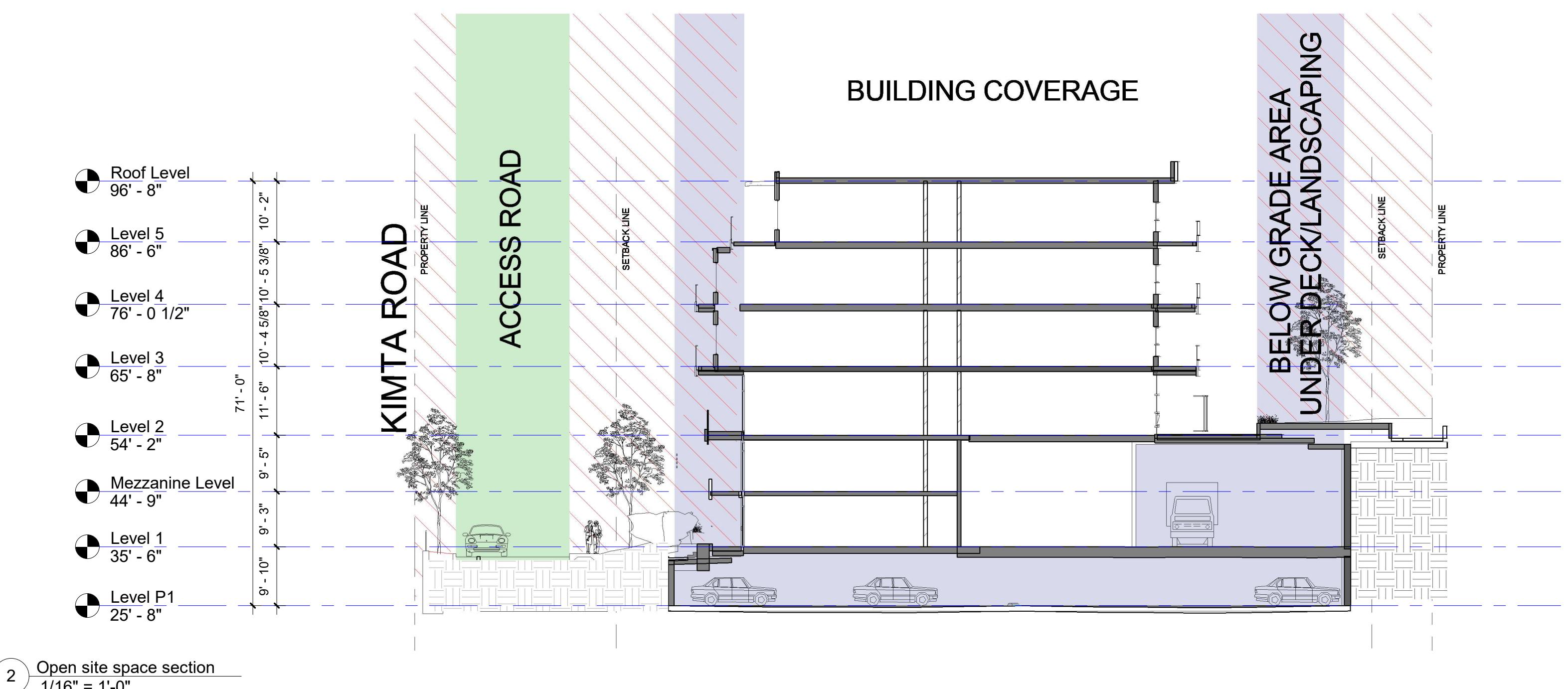
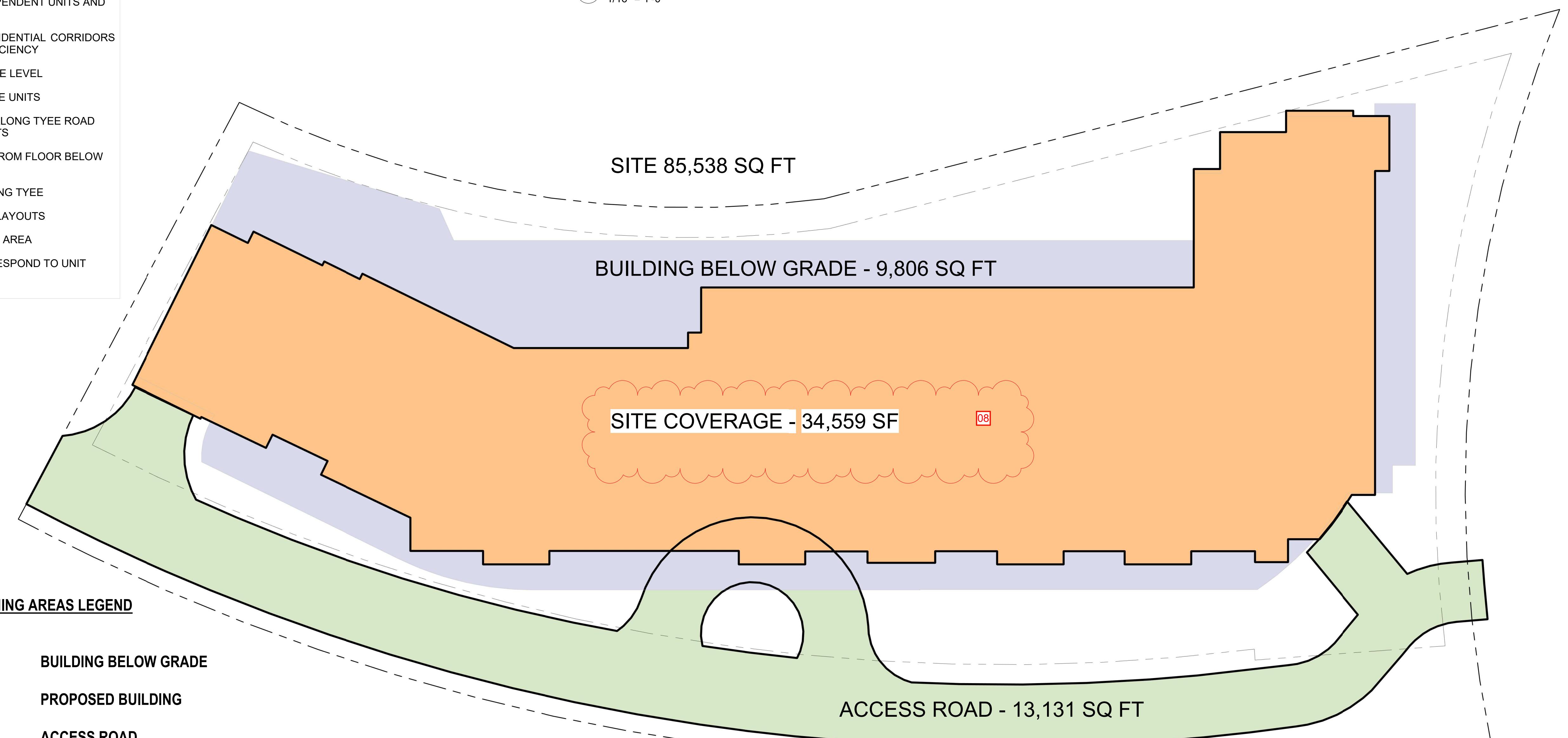
DWG NO: DWG NO: A06

OPEN SITE SPACE CALCULATION

	AREA (ft ²)	AREA (%)
SITE AREA =	85,538	
ACCESS ROAD =	13,131	15%
BUILDING COVERAGE= BUILDING ABOVE GRADE ONLY (EXCLUDING DECKS)	34,559	40%
BUILDING UNDER DECK/LANDSCAPING BUILDING AREA BELOW GRADE WITH DECKS OR LANDSCAPING ABOVE	9,266	11%
OPEN SITE AREA SUBTRACTING BUILDING COVERAGE AND ACCESS ROAD FROM SITE AREA	37,848	44%
OPEN SITE SPACE CALCULATION 12" = 1'-0"		

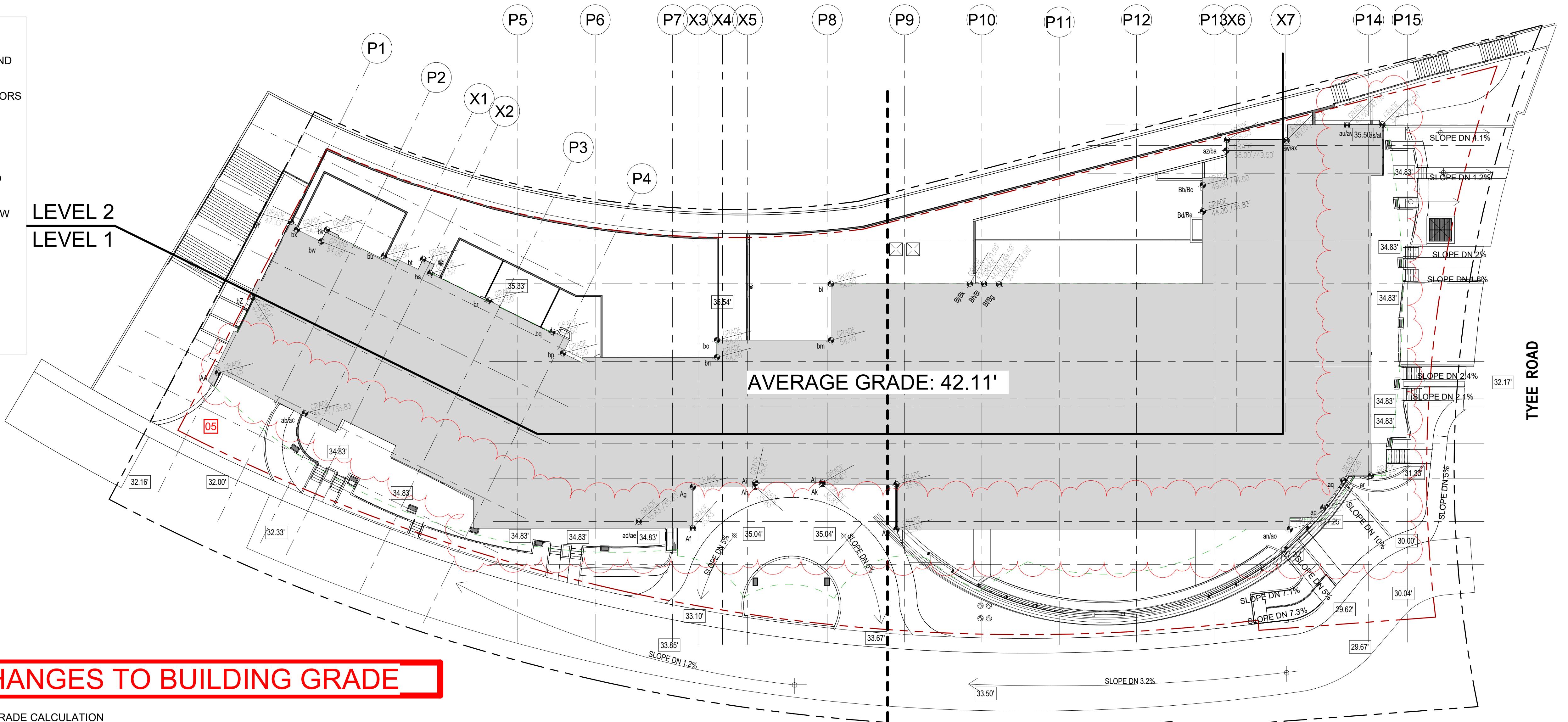
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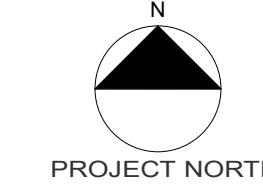
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BUILDING A - AVERAGE GRADE CALCULATIONS		
*elevation points start at south-west corner and continue counter clockwise around building		
FINISHED ELEVATION (FT)	LENGTH (FT)	FINISHED GRADE CALCS
AA 34.25	AB 34.25	29.04 $(34.25 + 34.25) \div 2 \times 29.04' = 994.62$
AB 34.25	AC 35.83	0.00 $(34.25 + 35.83) \div 2 \times 0' = 0.00$
AC 35.83	AD 35.83	148.90 $(35.83 + 35.83) \div 2 \times 148.9' = 5335.09$
AD 35.83	AE 35.83	0.00 $(35.83 + 35.83) \div 2 \times 0' = 0.00$
AE 35.83	AF 35.83	31.73 $(35.83 + 35.83) \div 2 \times 31.73' = 1136.89$
AF 35.83	AG 35.83	11.67 $(35.83 + 35.83) \div 2 \times 11.67' = 418.14$
AG 35.83	AH 35.83	3.67 $(35.83 + 35.83) \div 2 \times 3.67' = 131.50$
AH 35.83	AI 35.83	24.67 $(35.83 + 35.83) \div 2 \times 24.67' = 883.93$
AI 35.83	AJ 35.83	2.92 $(35.83 + 35.83) \div 2 \times 2.92' = 104.62$
AJ 35.83	AK 35.83	10.35 $(35.83 + 35.83) \div 2 \times 10.35' = 370.84$
AK 35.83	AL 35.83	41.48 $(35.83 + 35.83) \div 2 \times 41.48' = 1486.23$
AL 35.83	AM 35.83	16.06 $(35.83 + 35.83) \div 2 \times 16.06' = 575.43$
AM 35.83	AN 35.83	111.31 $(35.83 + 35.83) \div 2 \times 111.31' = 3988.24$
AN 35.83	AO 28.50	0.00 $(35.83 + 28.5) \div 2 \times 0' = 0.00$
AO 28.50	AP 28.17	12.92 $(28.5 + 28.17) \div 2 \times 12.92' = 366.09$
AP 28.17	AQ 28.29	21.48 $(28.17 + 28.29) \div 2 \times 21.48' = 606.38$
AQ 28.29	AR 35.83	9.90 $(28.29 + 35.83) \div 2 \times 9.9' = 317.39$
AR 35.83	AS 35.83	156.75 $(35.83 + 35.83) \div 2 \times 156.75' = 5616.35$
AS 35.83	AT 42.00	0.00 $(35.83 + 42) \div 2 \times 0' = 0.00$
AT 42.00	AU 43.50	14.21 $(42 + 43.5) \div 2 \times 14.21' = 607.48$
AU 43.50	AV 47.00	0.00 $(43.5 + 47) \div 2 \times 0' = 0.00$
AV 47.00	AW 49.00	7.21 $(47 + 49) \div 2 \times 7.21' = 346.08$
AW 49.00	AX 55.73	0.00 $(49 + 55.73) \div 2 \times 0' = 0.00$
AX 55.73	AY 55.83	34.10 $(55.73 + 55.83) \div 2 \times 34.1' = 1902.10$
AY 55.83	AZ 56.00	3.73 $(55.83 + 56) \div 2 \times 3.73' = 208.56$
AZ 56.00	BA 49.50	0.00 $(56 + 49.5) \div 2 \times 0' = 0.00$

BA 49.50	BB 49.50	24.06	$(49.5 + 49.5) \div 2 \times 24.06' = 1190.97$
BB 49.50	BC 44.00	0.00	$(49.5 + 44) \div 2 \times 0' = 0.00$
BC 44.00	BD 44.00	7.02	$(44 + 44) \div 2 \times 7.02' = 308.88$
BD 44.00	BE 35.83	0.00	$(44 + 35.83) \div 2 \times 0' = 0.00$
BE 35.83	BF 35.83	97.29	$(35.83 + 35.83) \div 2 \times 97.29' = 3485.90$
BF 35.83	BG 44.00	0.00	$(35.83 + 44) \div 2 \times 0' = 0.00$
BG 44.00	BH 44.00	17.15	$(44 + 44) \div 2 \times 17.15' = 754.60$
BH 44.00	BI 49.50	0.00	$(44 + 49.5) \div 2 \times 0' = 0.00$
BI 49.50	BJ 49.50	29.38	$(49.5 + 49.5) \div 2 \times 29.38' = 1454.31$
BJ 49.50	BK 59.00	0.00	$(49.5 + 59) \div 2 \times 0' = 0.00$
BK 59.00	BL 54.50	42.54	$(59 + 54.5) \div 2 \times 42.54' = 2414.15$
BL 54.50	BM 54.50	9.00	$(54.5 + 54.5) \div 2 \times 9' = 490.50$
BM 54.50	BN 54.50	25.00	$(54.5 + 54.5) \div 2 \times 25' = 1362.50$
BN 54.50	BO 54.50	9.33	$(54.5 + 54.5) \div 2 \times 9.33' = 508.49$
BO 54.50	BP 54.50	32.40	$(54.5 + 54.5) \div 2 \times 32.4' = 1765.80$
BP 54.50	BQ 54.50	21.40	$(54.5 + 54.5) \div 2 \times 21.4' = 1166.30$
BQ 54.50	BR 54.50	49.54	$(54.5 + 54.5) \div 2 \times 49.54' = 2699.93$
BR 54.50	BS 54.50	24.33	$(54.5 + 54.5) \div 2 \times 24.33' = 1325.99$
BS 54.50	BT 54.50	14.75	$(54.5 + 54.5) \div 2 \times 14.75' = 803.88$
BT 54.50	BU 54.50	24.33	$(54.5 + 54.5) \div 2 \times 24.33' = 1325.99$
BU 54.50	BV 54.50	25.19	$(54.5 + 54.5) \div 2 \times 25.19' = 1372.86$
BV 54.50	BW 54.50	6.33	$(54.5 + 54.5) \div 2 \times 6.33' = 344.99$
BW 54.50	BX 54.50	12.83	$(54.5 + 54.5) \div 2 \times 12.83' = 699.24$
BX 54.50	BY 47.33	0.00	$(54.5 + 47.33) \div 2 \times 0' = 0.00$
BY 47.33	BZ 47.33	34.35	$(47.33 + 47.33) \div 2 \times 34.35' = 1625.79$
BZ 47.33	AA 34.25	23.31	$(47.33 + 34.25) \div 2 \times 23.31' = 950.81$
TOTALS		1221.63	51447.79
AVERAGE BUILDING GRADE =			$51447.79 \div 1221.63' = 42.11'$

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OWNER/CLIENT:
AQUARA
by element
Inspired, Vibrant Retirement
GENERAL NOTES:

9 ISSUED FOR DDP#3 2023-06-22
8 ISSUED FOR DDP APPLICATION - WOOD FRAME 2021-05-10
7 ISSUED FOR PRE-DDP APPLICATION CHECK SET 2021-03-09
6 ISSUED FOR COORDINATION 2021-02-11
5 RE-ISSUED FOR DEVELOPMENT PERMIT 2018-12-14
4 RE-ISSUED FOR DEVELOPMENT PERMIT 2018-10-29
3 RE-ISSUED FOR DEVELOPMENT PERMIT 2018-06-14
2 RE-ISSUED FOR DEVELOPMENT PERMIT 2018-04-24
1 ISSUED FOR DEVELOPMENT PERMIT 2018-02-07
NO. ISSUE Y/M/D
SEAL:

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
AVERAGE GRADE CALCULATION

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

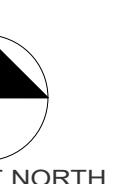
DWG NO:

A07

REVISIONS:

- 01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX
- 02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY
- 03 - ADDED UNITS TO THE MEZZANINE LEVEL
- 04 - MODIFIED THE SIZE OF THE CARE UNITS
- 05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD AND KIMTA ROAD TO SUIT UNITS
- 06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW TO 6' ALONG KIMTA
- 07 - PULLED BACK ROOF LINE 4' ALONG TYEE
- 08 - AREAS REVISED PER UPDATED LAYOUTS
- 09 - RECONFIGURATION OF AMENITY AREA
- 10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT LAYOUT REVISIONS
- 11 - UPDATED VEHICLE PARKING STALLS

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PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

NO.	ISSUE FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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3	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-06-14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

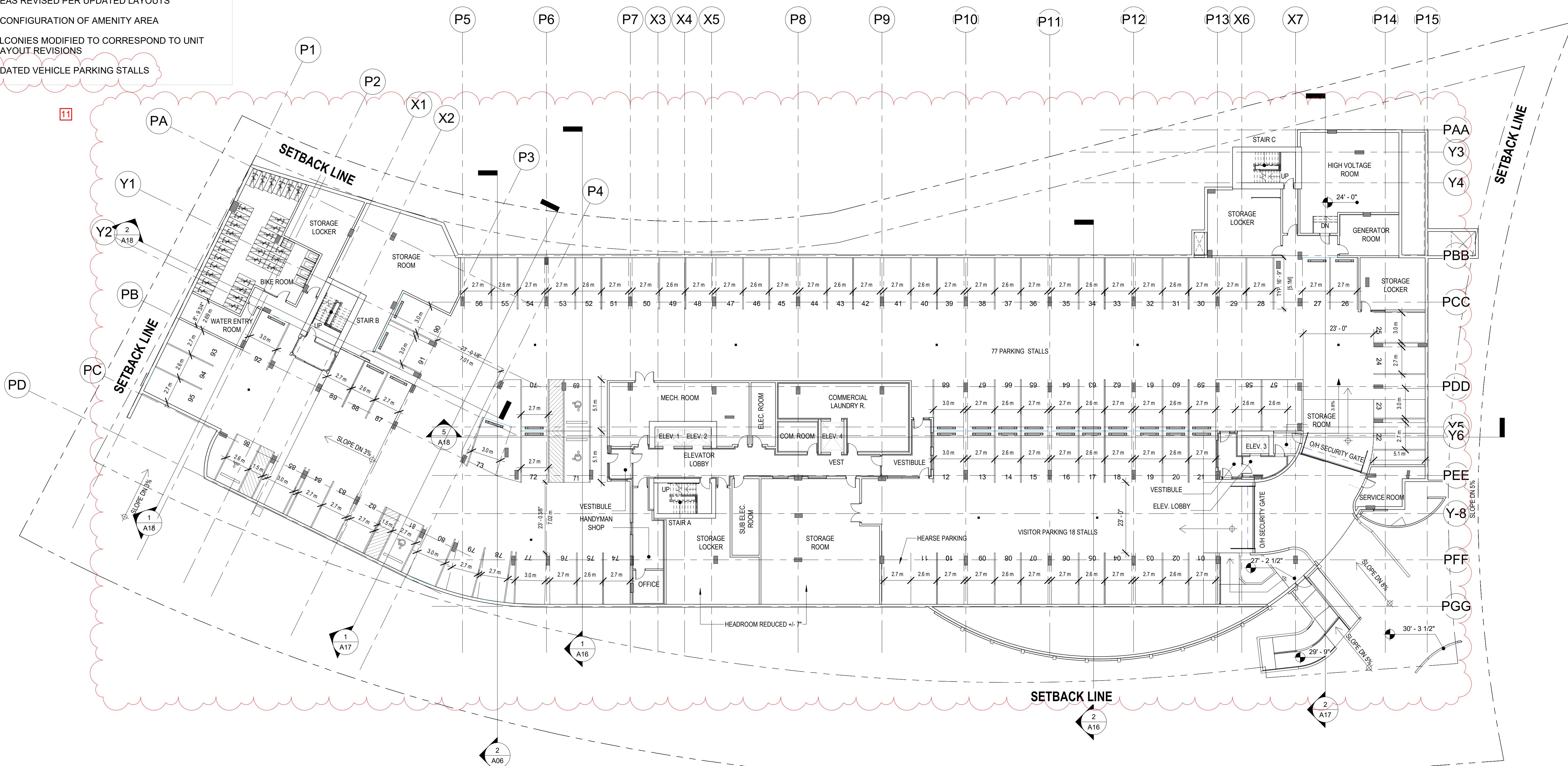
PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**PARKADE LEVEL FLOOR
PLAN**

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

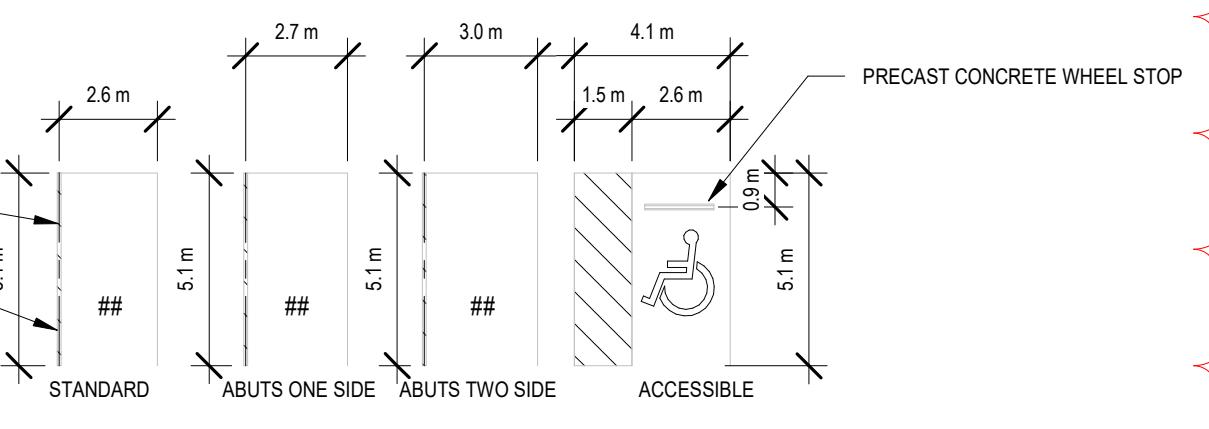
DWG NO:

A08



1 DDP - P1 FLOOR PLAN
1:200

PARKING STALL SIZE DIMENSIONS



DWG NO:

A08

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY

03 - ADDED UNITS TO THE MEZZANINE LEVEL

04 - MODIFIED THE SIZE OF THE CARE UNITS

05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD AND KIMTA ROAD TO SUIT UNITS

06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW TO 6' ALONG KIMTA

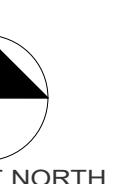
07 - PULLED BACK ROOF LINE 4' ALONG TYEE

08 - AREAS REVISED PER UPDATED LAYOUTS

09 - RECONFIGURATION OF AMENITY AREA

10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT LAYOUT REVISIONS

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PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE	Y/M/D	

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

LEVEL 1A FLOOR PLAN

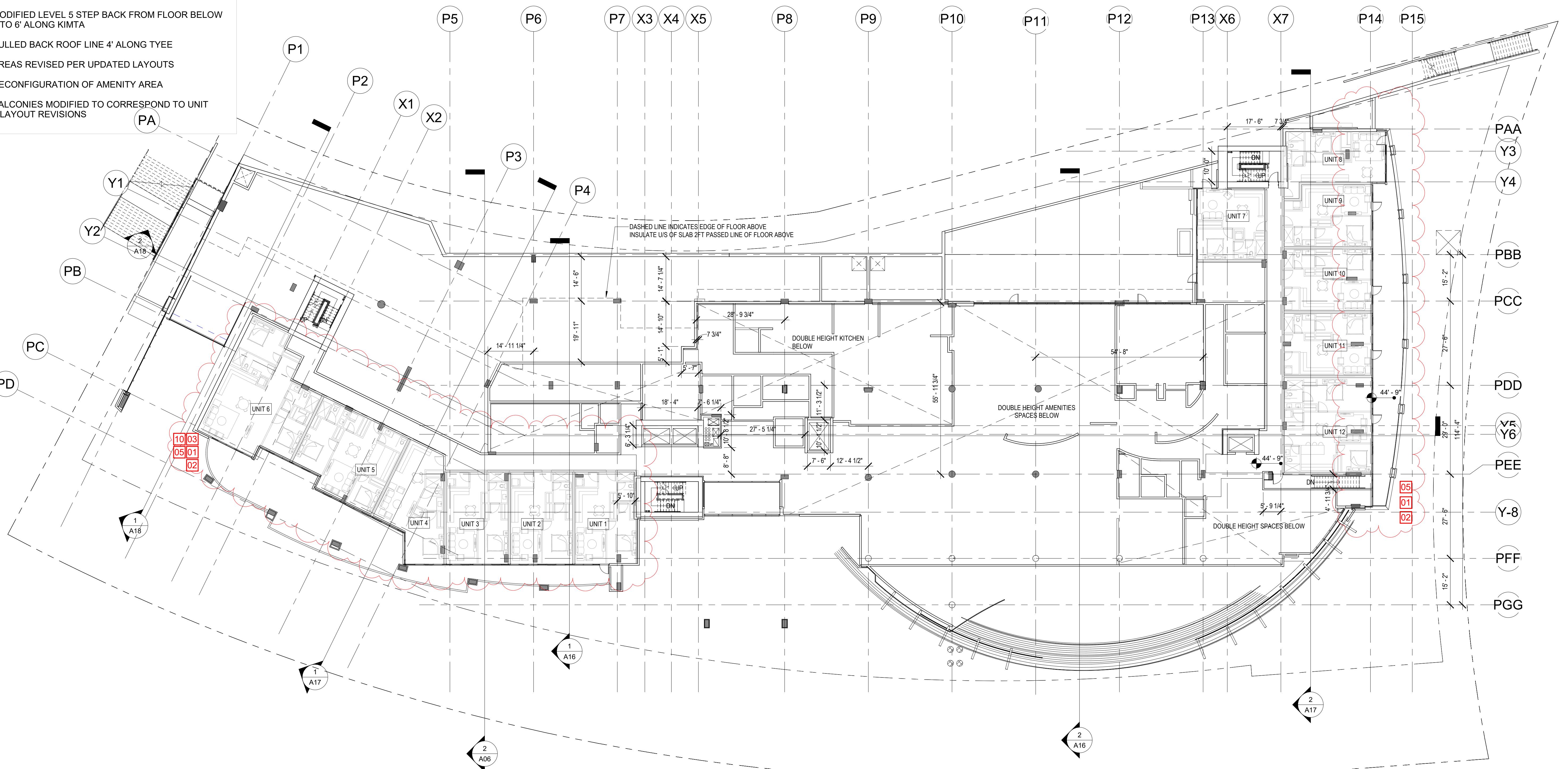
PROJECT NO: 21075 DRAWN BY: Author

SCALE: As indicated

REVIEW BY: Checker

DWG NO:

A10



1 DDP LEVEL 1A - FLOOR PLAN
1 : 200

AREA	m ²	S.F.
LEVEL 1A	1,044	11,233

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS
STACK FOR STRUCTURAL EFFICIENCY

03 - ADDED UNITS TO THE MEZZANINE LEVEL

04 - MODIFIED THE SIZE OF THE CARE UNITS

05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD
AND KIMTA ROAD TO SUIT UNITS

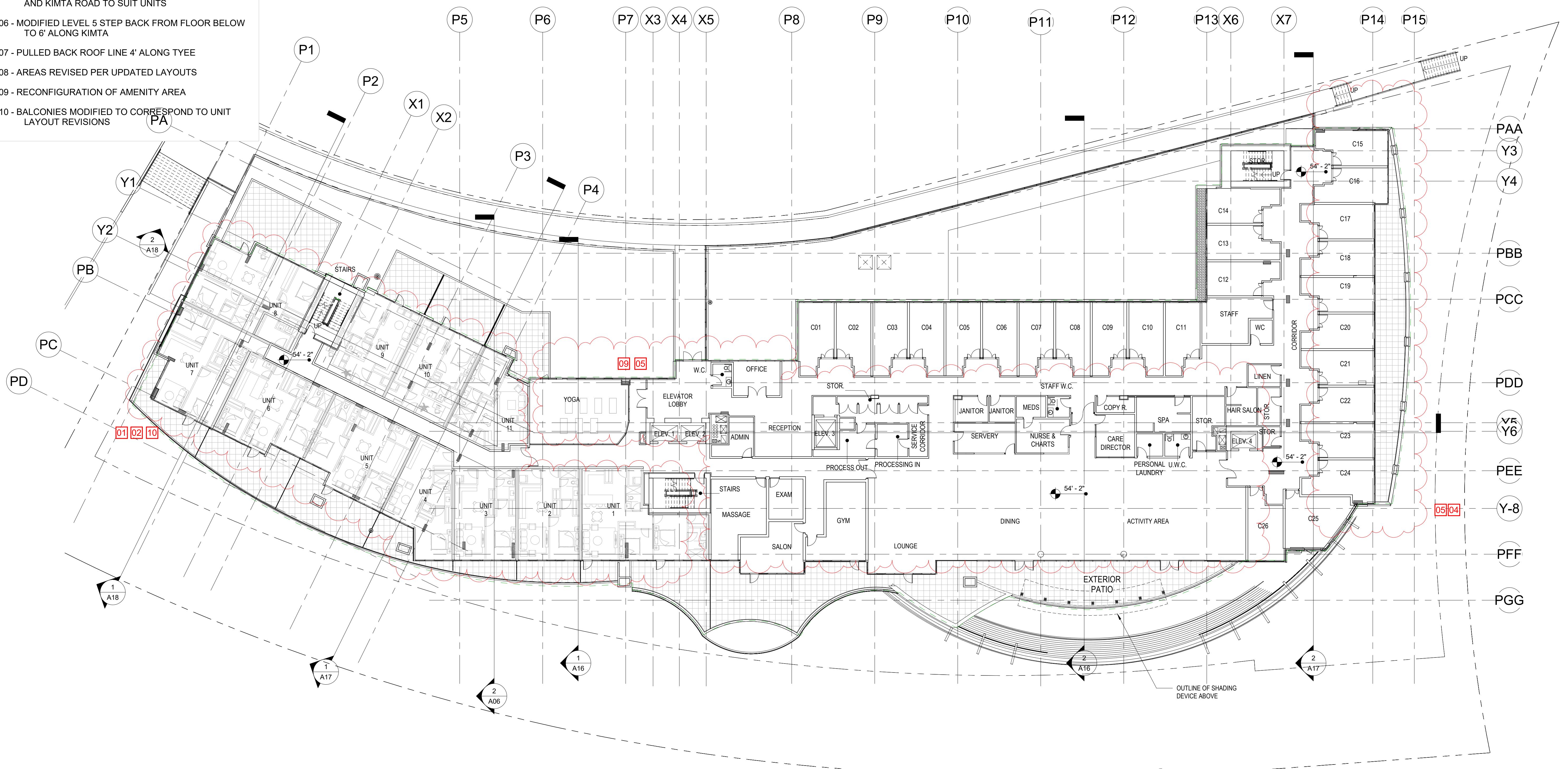
06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW
TO 6' ALONG KIMTA

07 - PULLED BACK ROOF LINE 4' ALONG TYEE

08 - AREAS REVISED PER UPDATED LAYOUTS

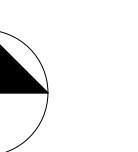
09 - RECONFIGURATION OF AMENITY AREA

10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT
LAYOUT REVISIONS



1 DDP SECOND FLOOR PLAN 08
1 : 200
AREA 2 m² 2,955 S.F. 31,809

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OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

SECOND FLOOR PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A11

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS
STACK FOR STRUCTURAL EFFICIENCY

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LAYOUT REVISIONS

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PROJECT NORTH

OWNER/CLIENT:

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by element

Inspired, Vibrant Retirement

GENERAL NOTES:

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1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE		Y/M/D

SEAL:

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PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

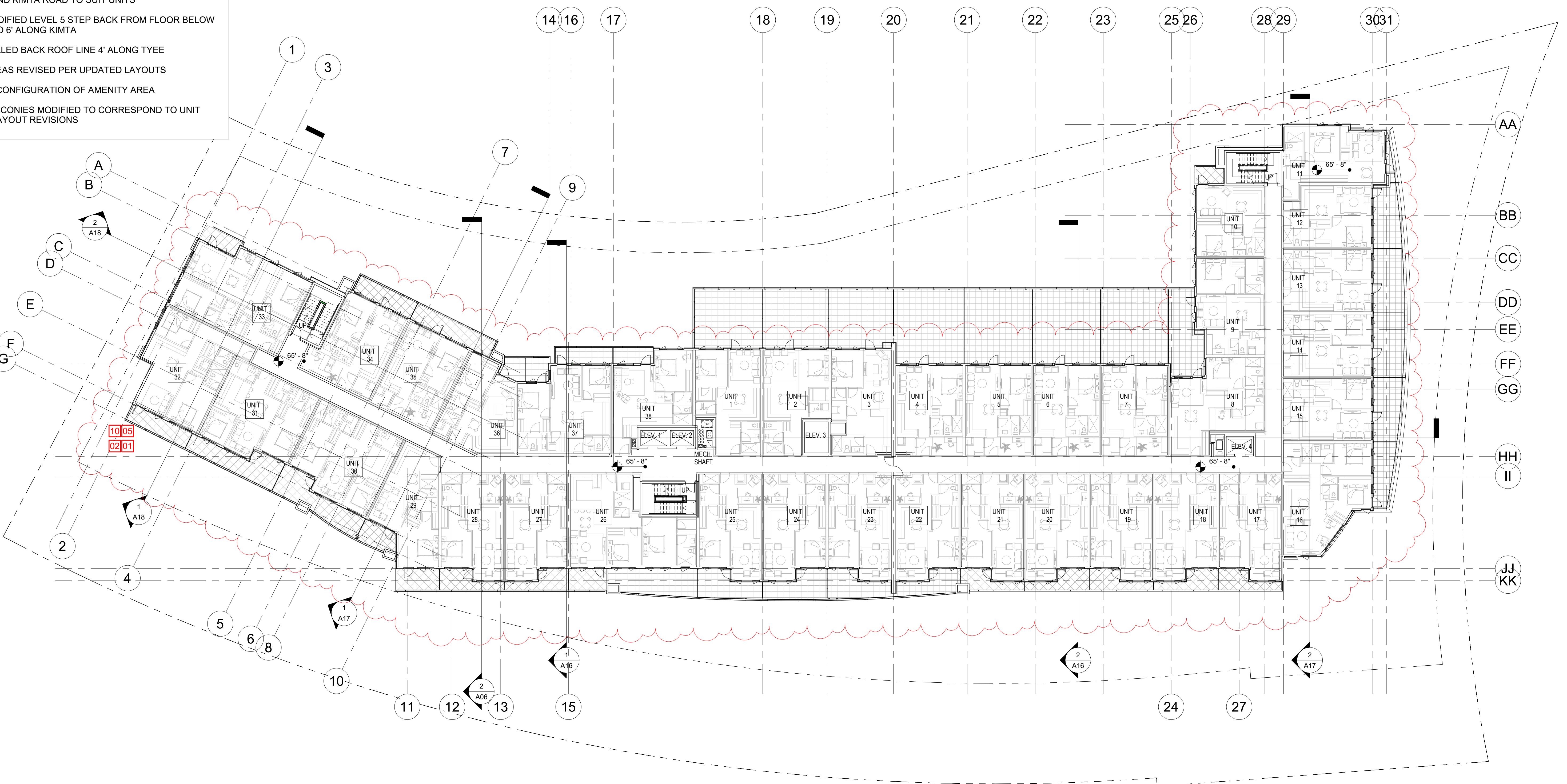
DRAWING TITLE:

THIRD FLOOR PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A12



1 DPP THIRD FLOOR PLAN
1:200
AREA LEVEL 3 m² 2,809 S.F. 30,232
D8

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS
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TO 6' ALONG KIMTA

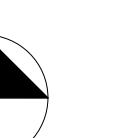
07 - PULLED BACK ROOF LINE 4' ALONG TYEE

08 - AREAS REVISED PER UPDATED LAYOUTS

09 - RECONFIGURATION OF AMENITY AREA

10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT
LAYOUT REVISIONS

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PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE		Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

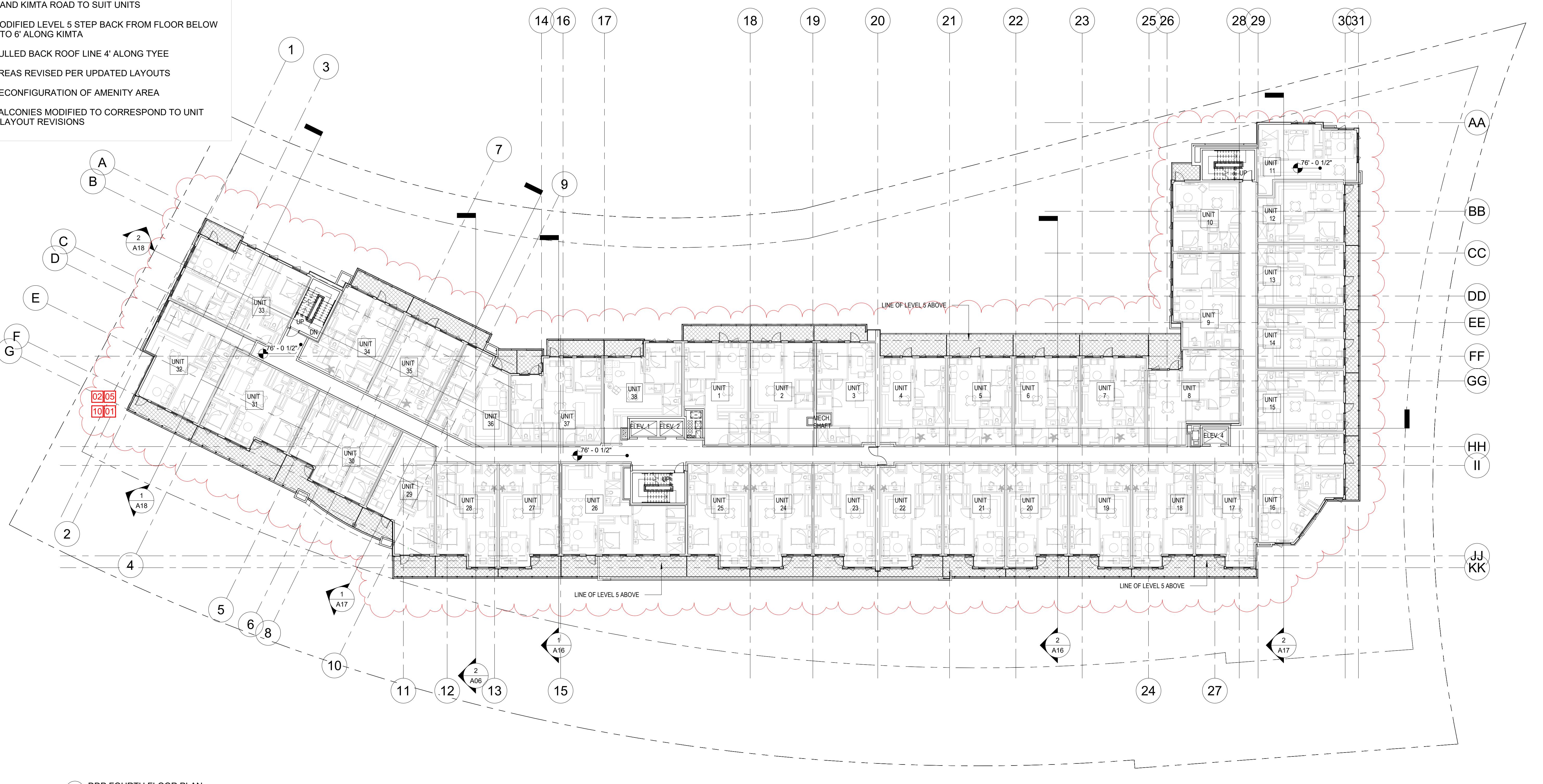
PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

FOURTH FLOOR PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO: A13



1 DDP FOURTH FLOOR PLAN
1 : 200
AREA
LEVEL 4 2,815 m² S.F.
30,305

DWG NO:

A13

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS
STACK FOR STRUCTURAL EFFICIENCY

03 - ADDED UNITS TO THE MEZZANINE LEVEL

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05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD
AND KIMTA ROAD TO SUIT UNITS

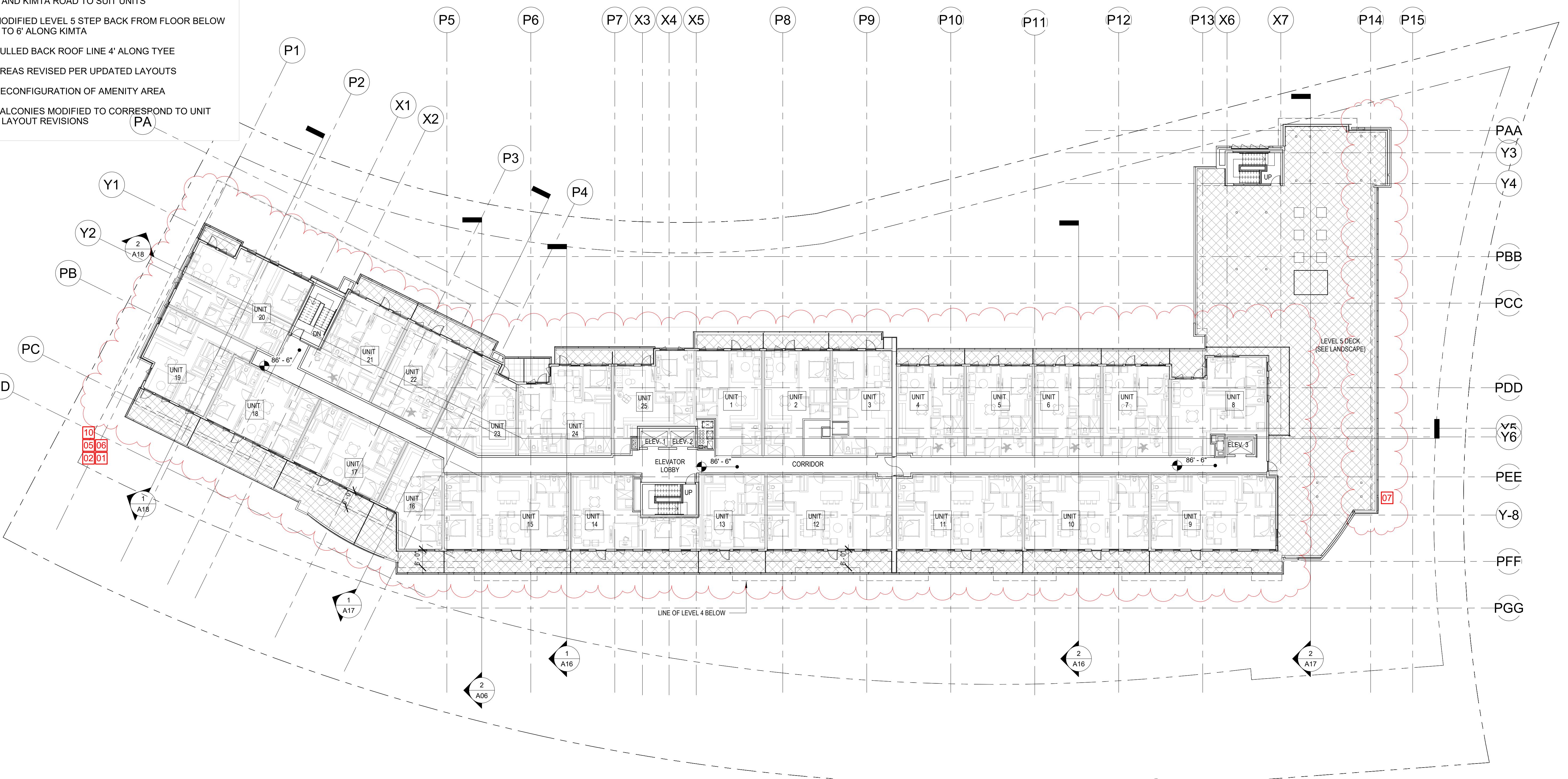
06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW
TO 6' ALONG KIMTA

07 - PULLED BACK ROOF LINE 4' ALONG TYEE

08 - AREAS REVISED PER UPDATED LAYOUTS

09 - RECONFIGURATION OF AMENITY AREA

10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT
LAYOUT REVISIONS



1 DDP FIFTH FLOOR PLAN
1 : 200
AREA m² 1,994 S.F. 21,462

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BEFORE COMMENCING WORK.



OWNER/CLIENT:

AQUARA
by element

Inspired. Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DP APPLICATION CHECK SET	2021-03-09
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3	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-06-14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE	Y/M/D	

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

FIFTH FLOOR PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A14

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS
STACK FOR STRUCTURAL EFFICIENCY

03 - ADDED UNITS TO THE MEZZANINE LEVEL

04 - MODIFIED THE SIZE OF THE CARE UNITS

05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD
AND KIMTA ROAD TO SUIT UNITS

06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW
TO 6' ALONG KIMTA

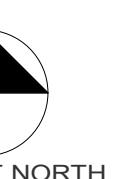
07 - PULLED BACK ROOF LINE 4' ALONG TYEE

08 - AREAS REVISED PER UPDATED LAYOUTS

09 - RECONFIGURATION OF AMENITY AREA

10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT
LAYOUT REVISIONS

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ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR
BEFORE COMMENCING WORK.



PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element
Inspired. Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
N0. ISSUE		Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

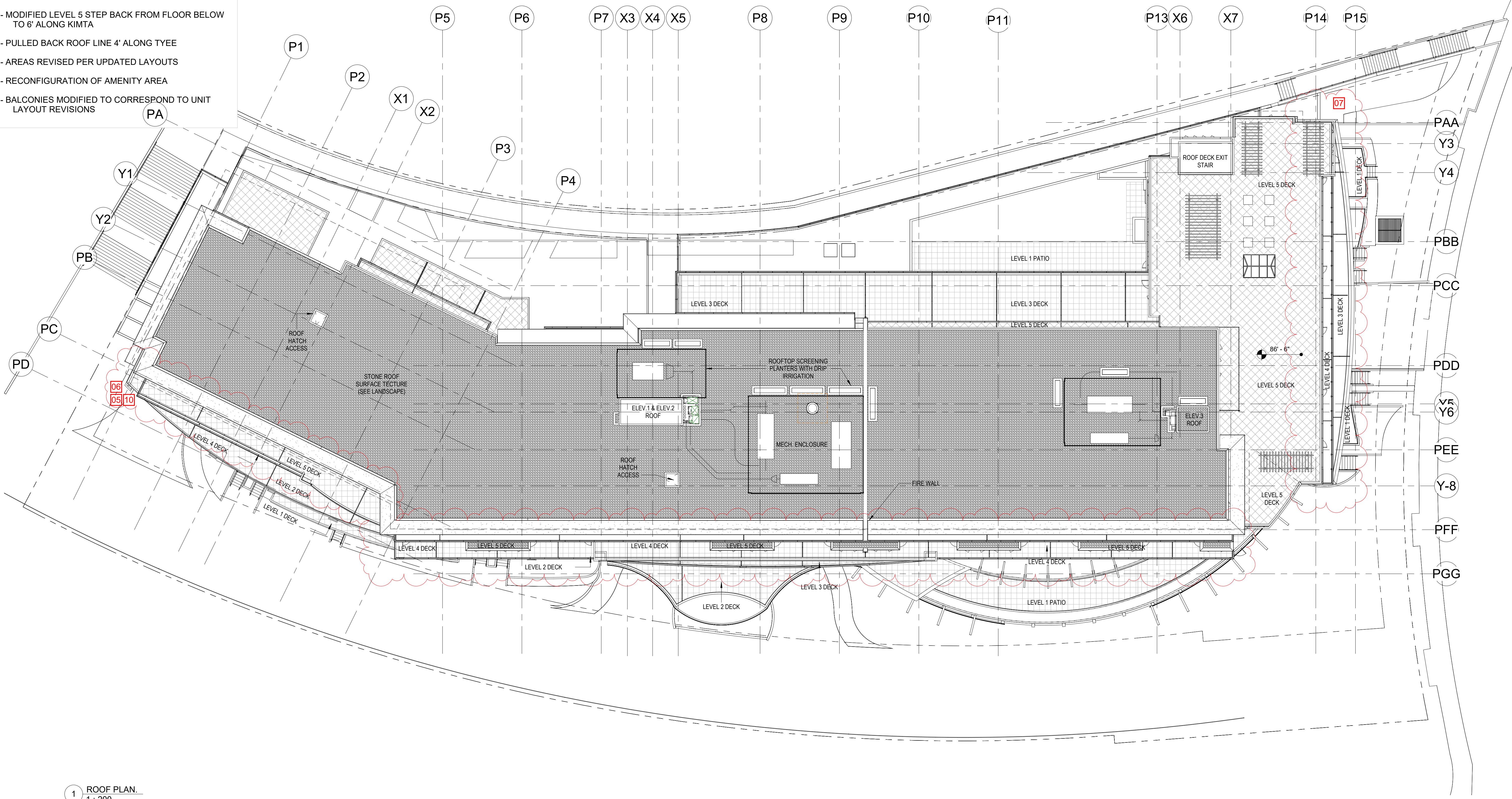
DRAWING TITLE:

ROOF PLAN

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A15



1 ROOF PLAN
1:200

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX

02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY

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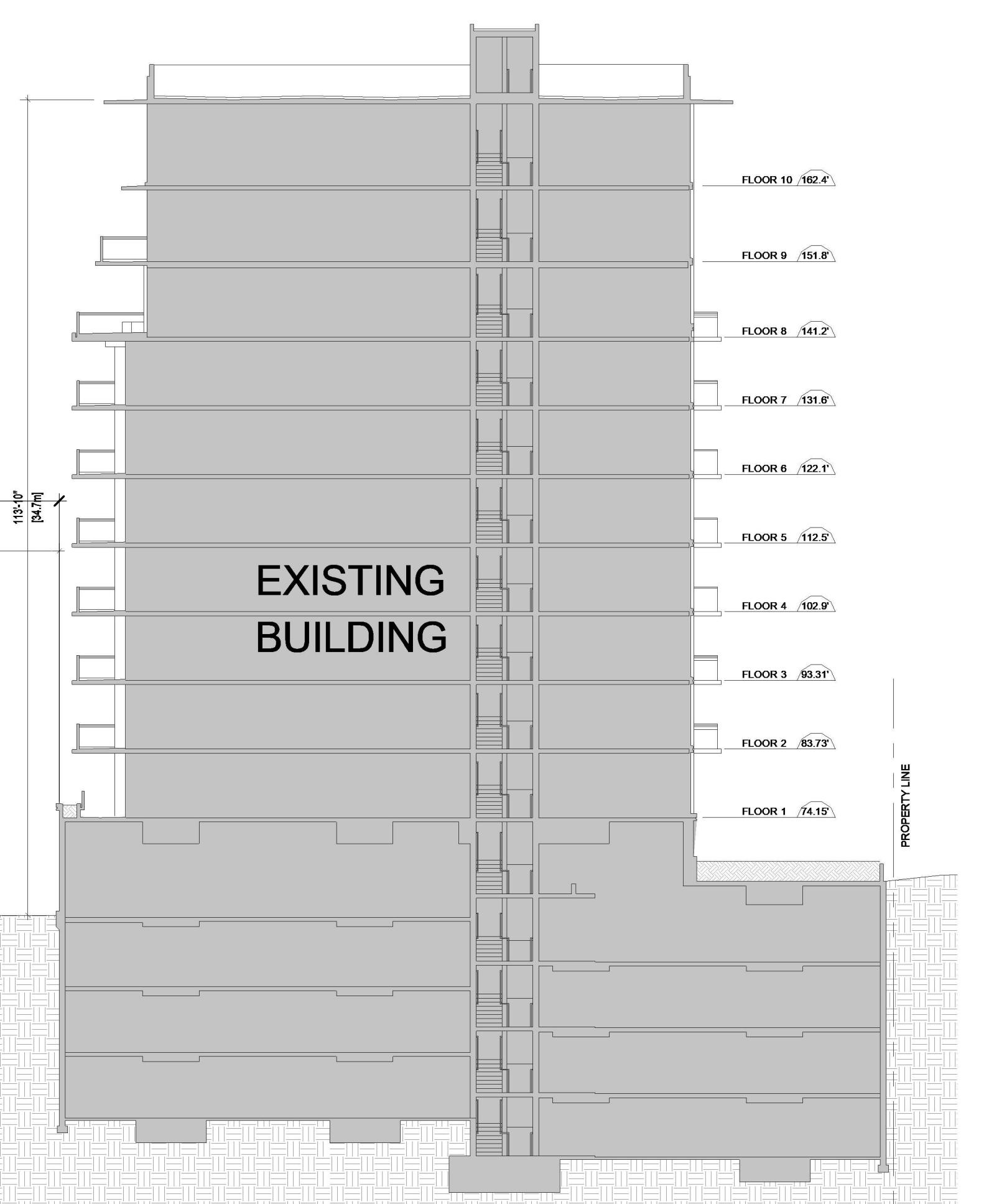
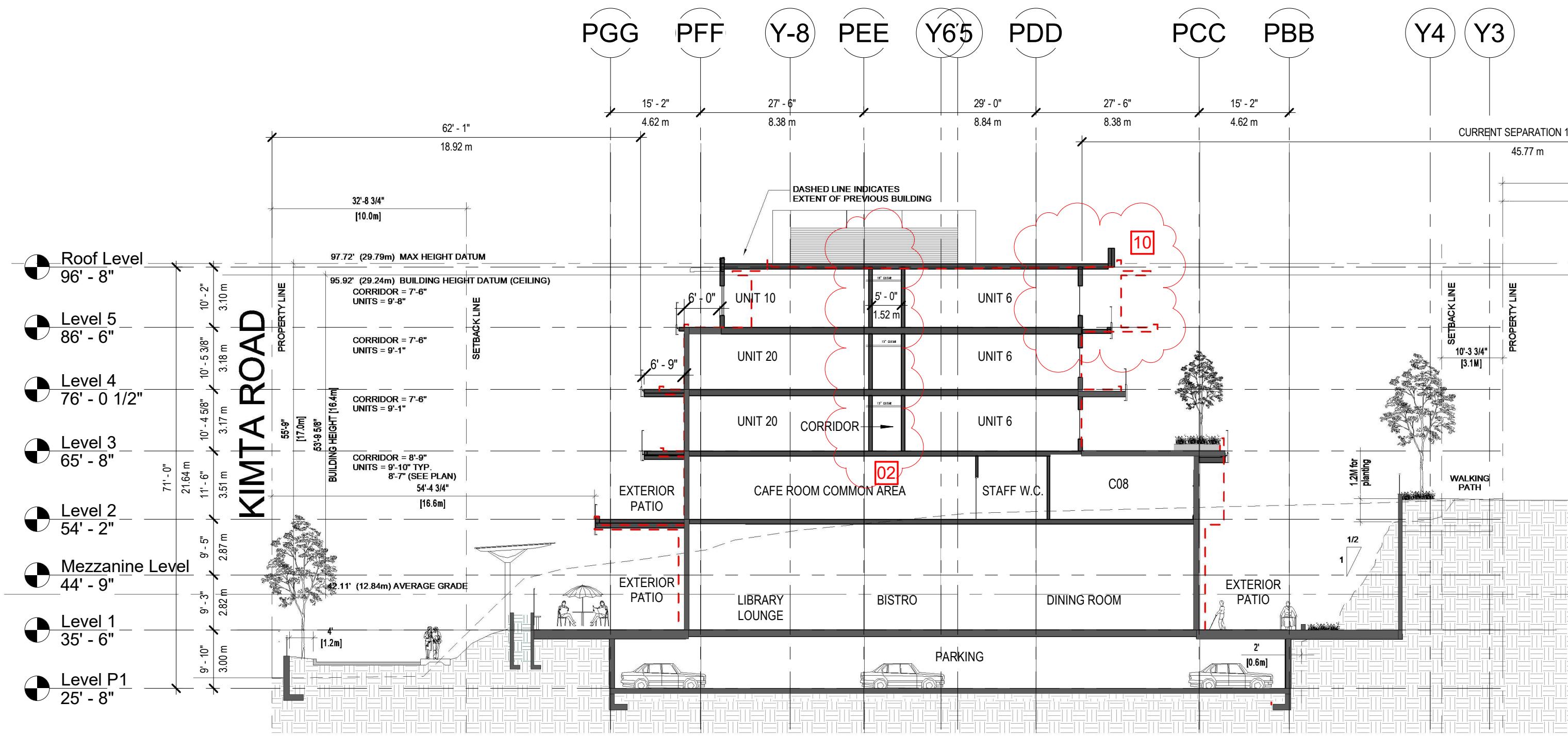
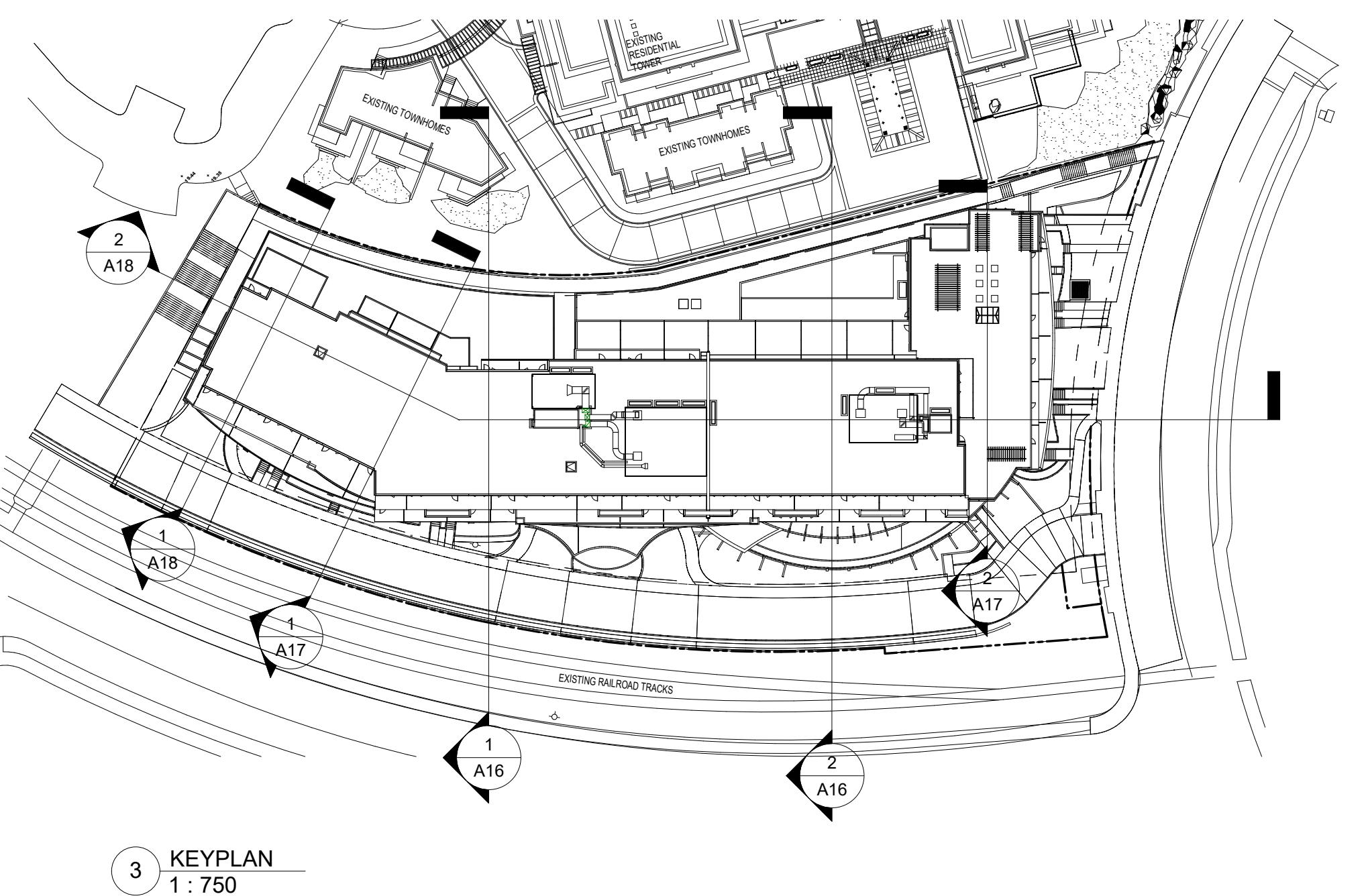
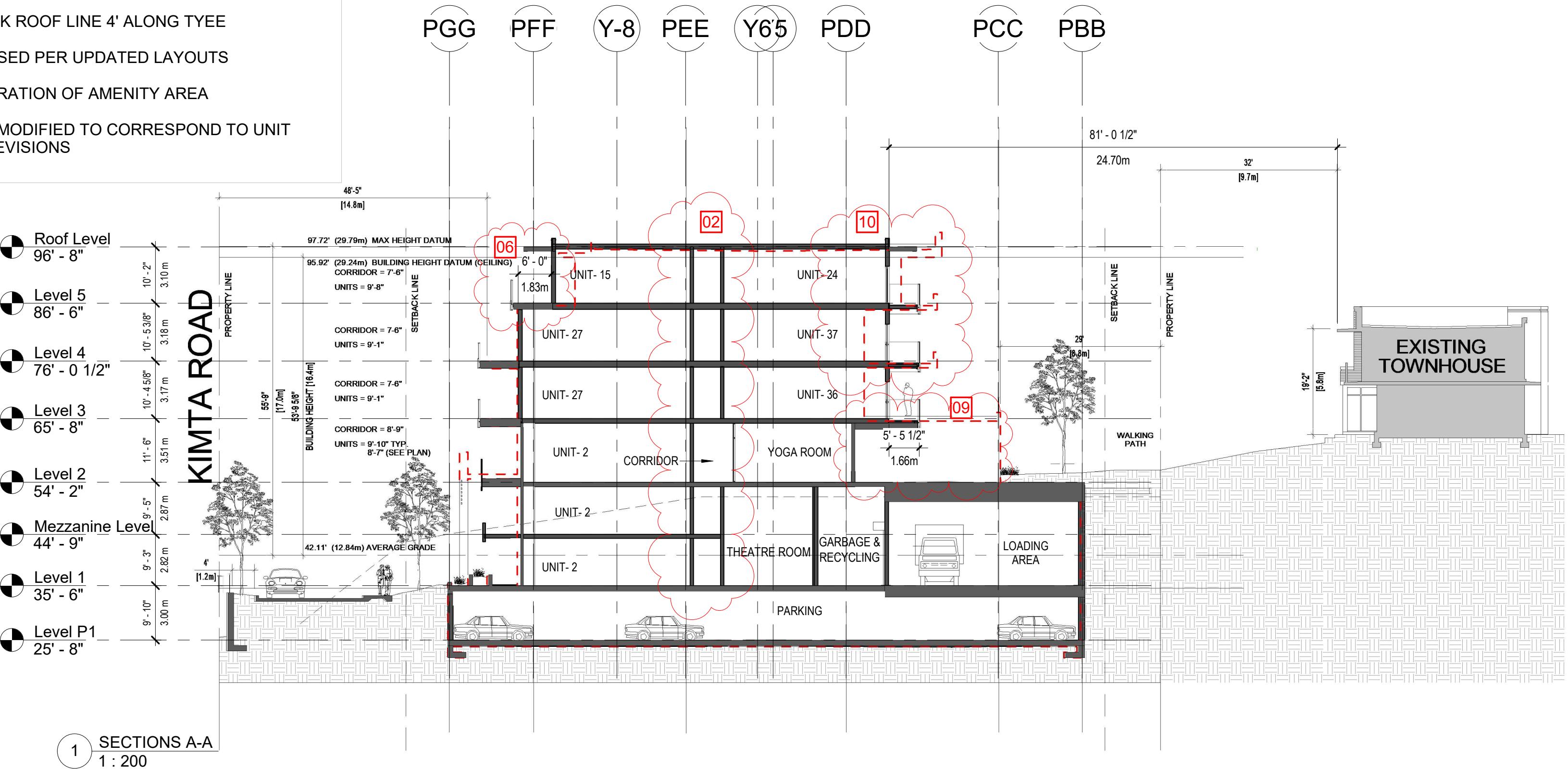
06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW TO 6' ALONG KIMTA

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PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

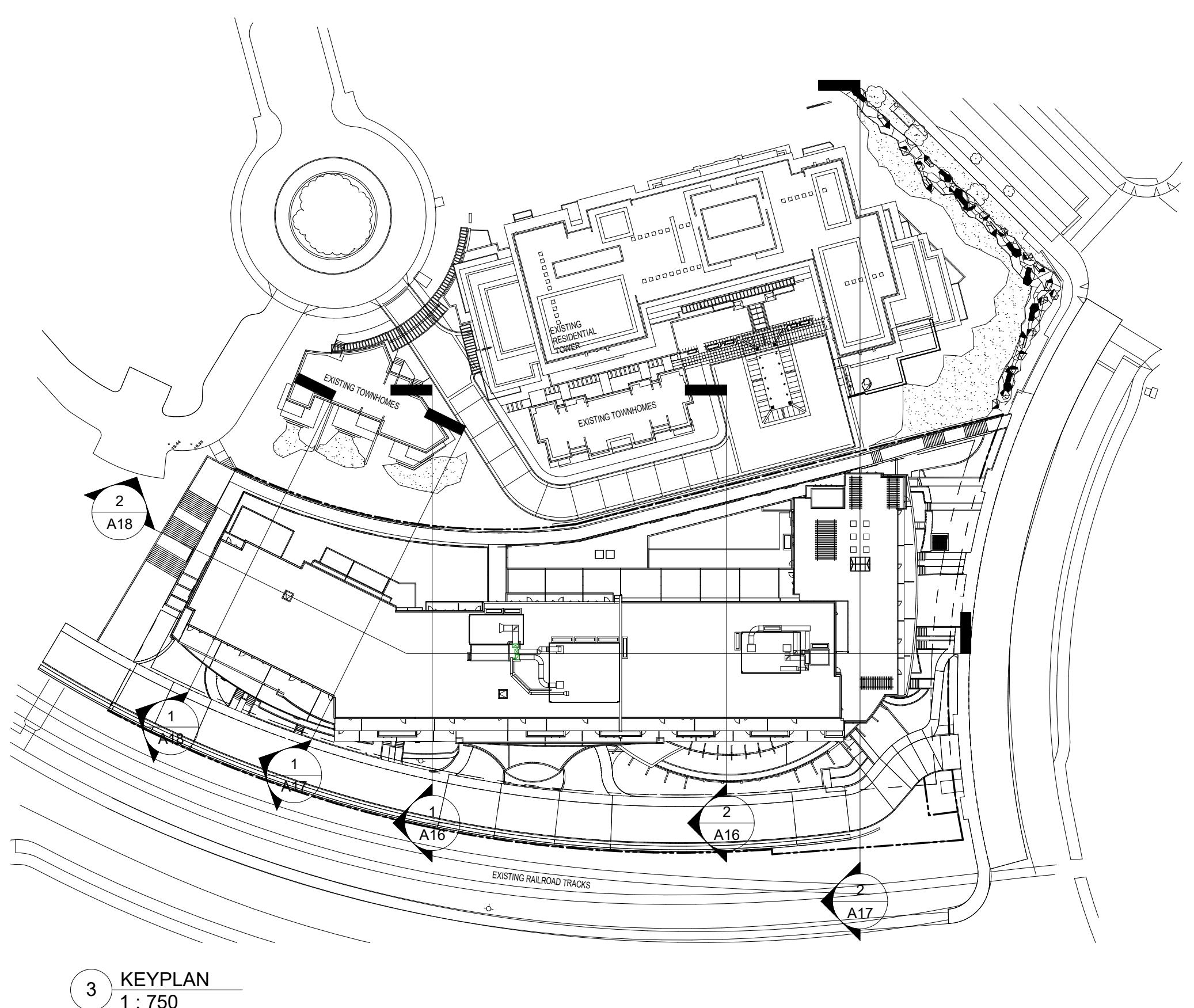
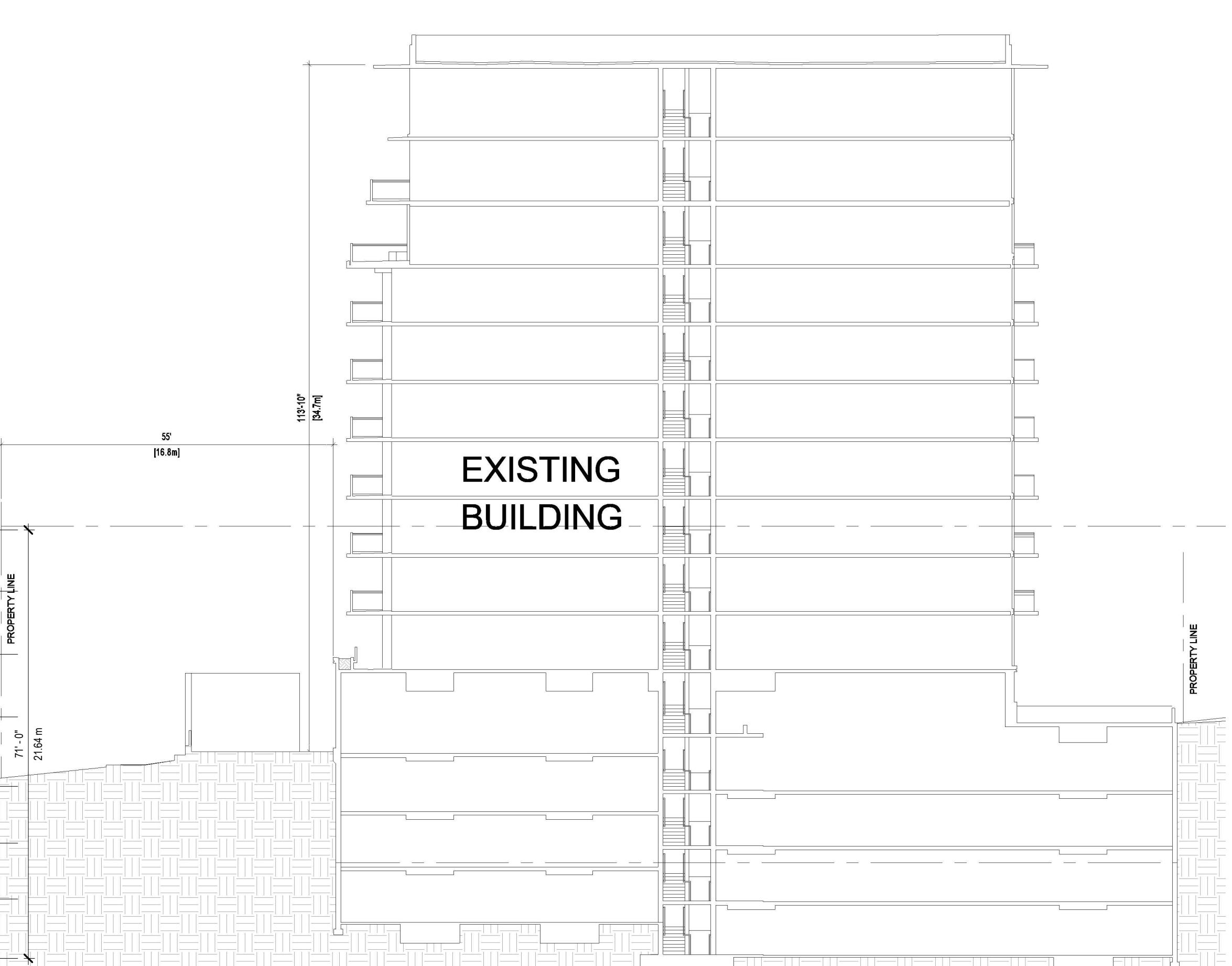
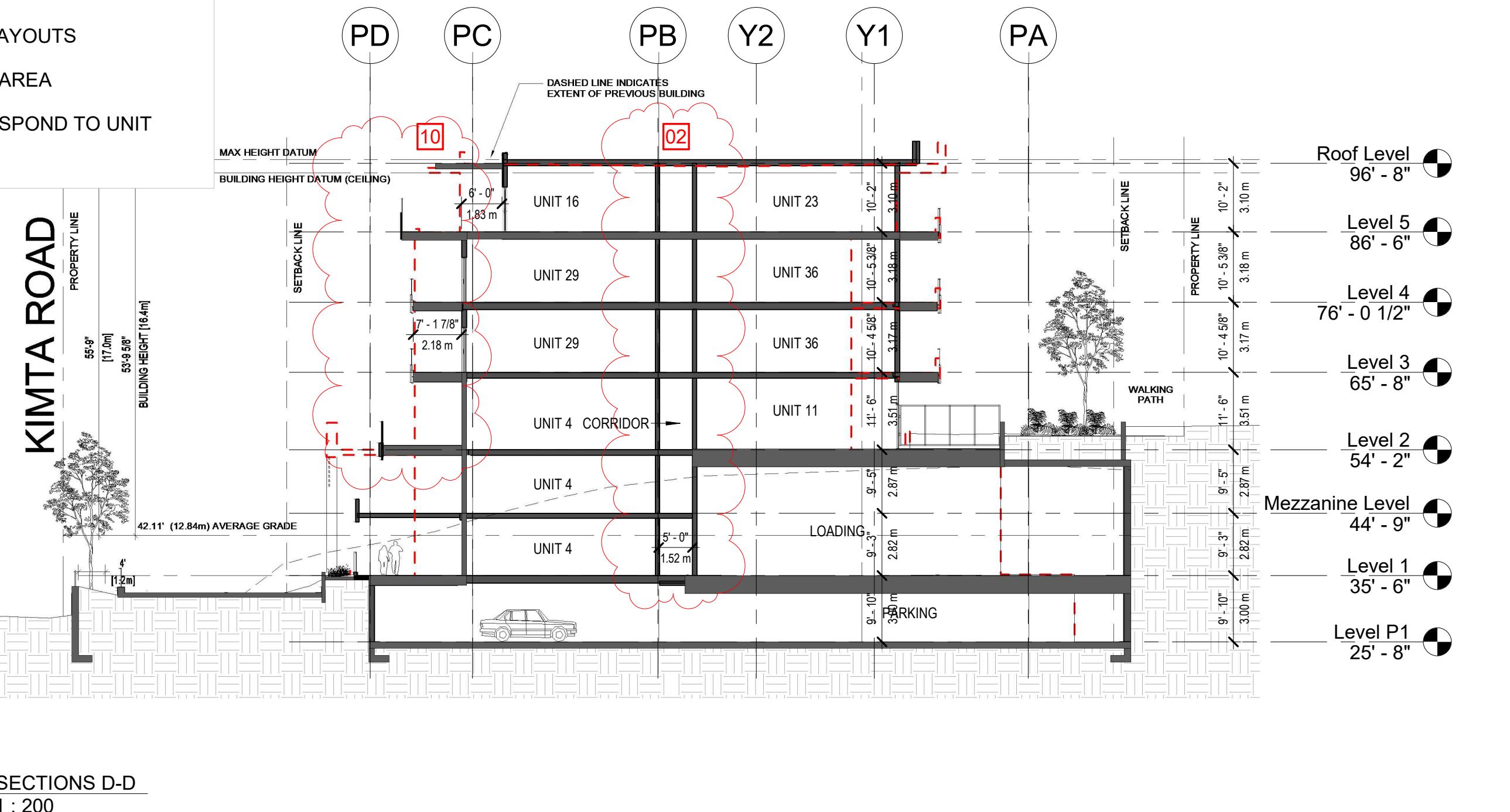
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A16

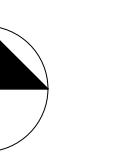
REVISIONS:

- 01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX
- 02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY
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- 09 - RECONFIGURATION OF AMENITY AREA
- 10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT LAYOUT REVISIONS

KIMTA ROAD



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PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A17

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS,
INCREASED NUMBER OF INDEPENDENT UNITS AND
MODIFIED UNIT MIX

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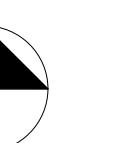
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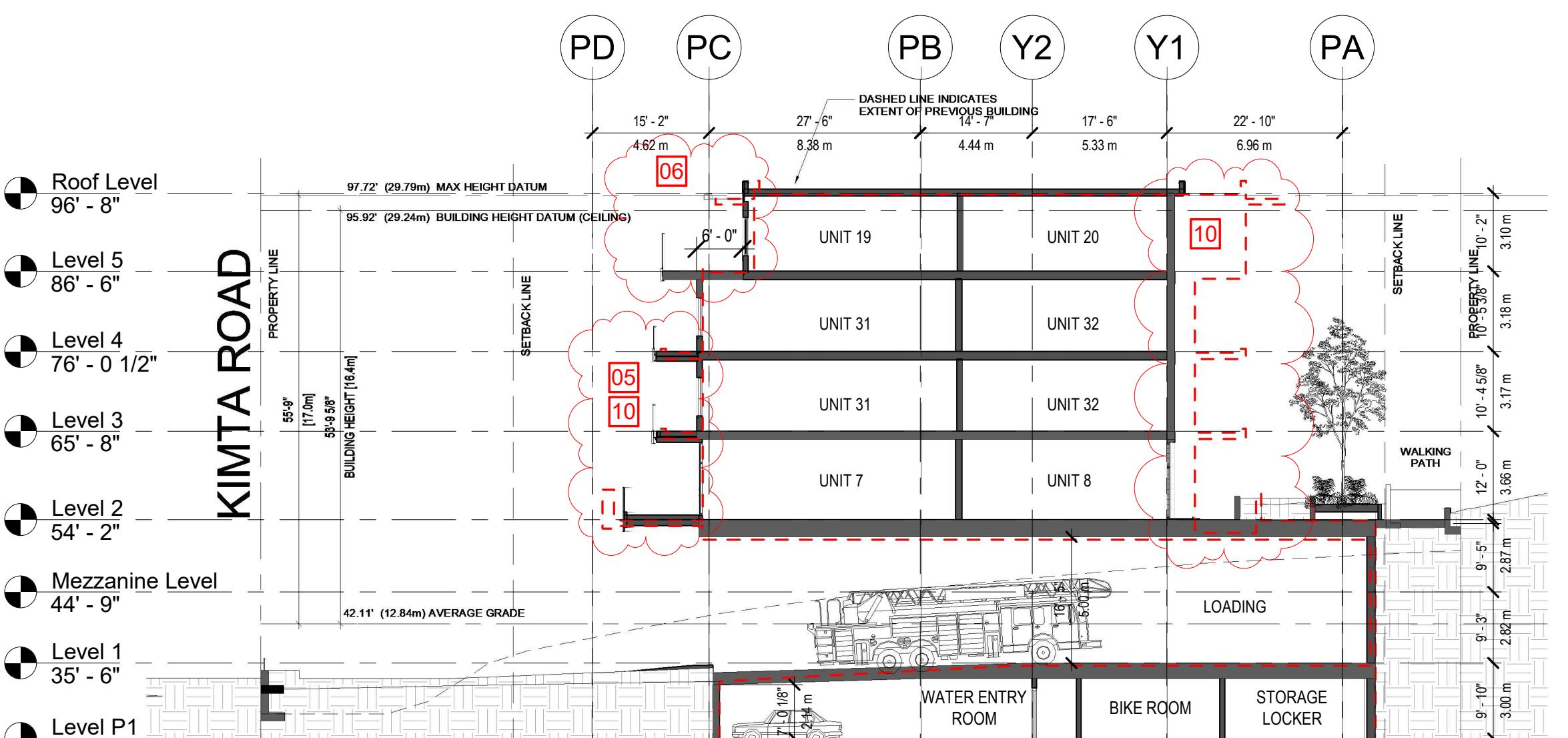
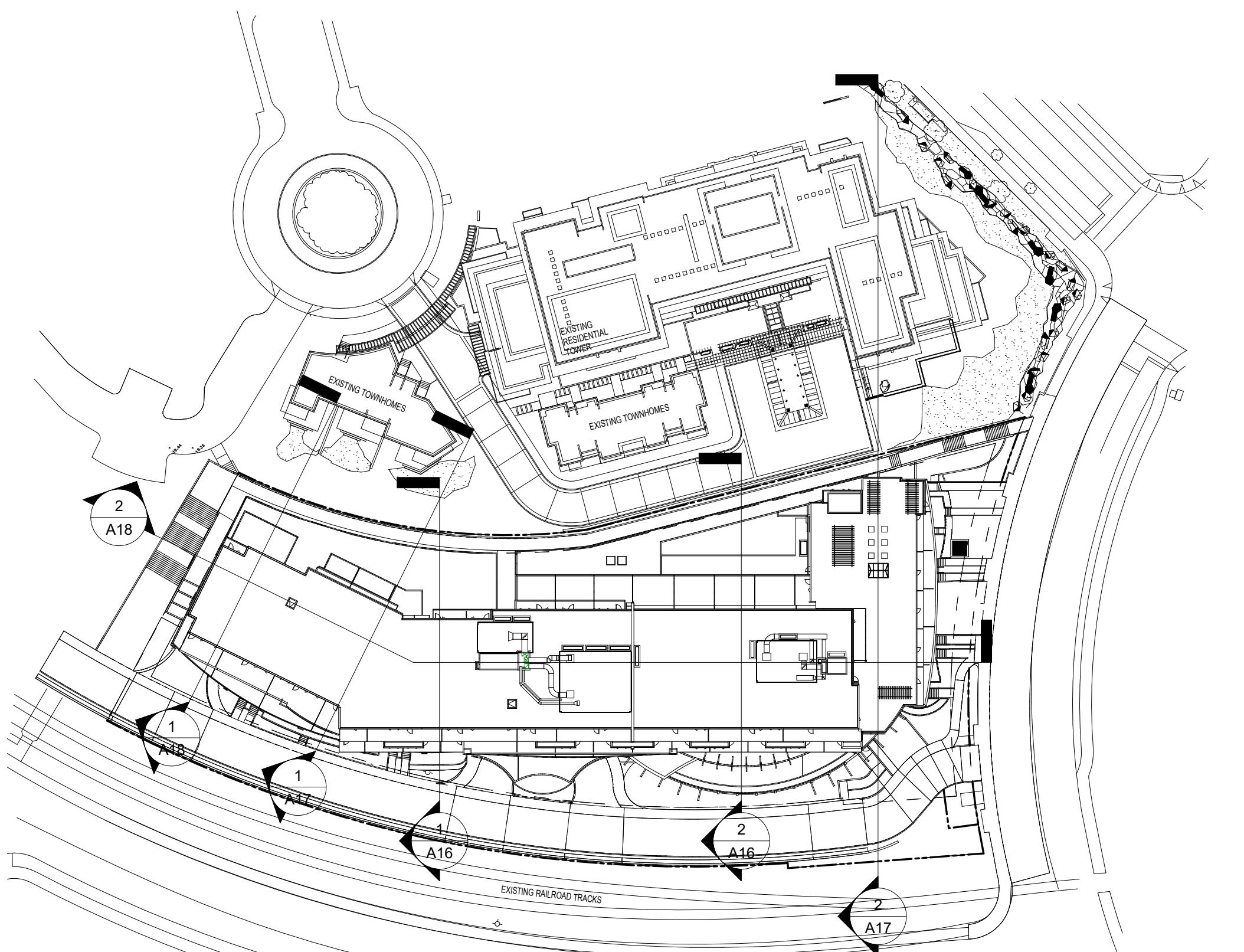
PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:



9	ISSUED FOR DDP#3	2023-06-22
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1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6

VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5

604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

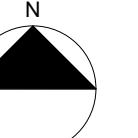
DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: KC

DWG NO:

A18

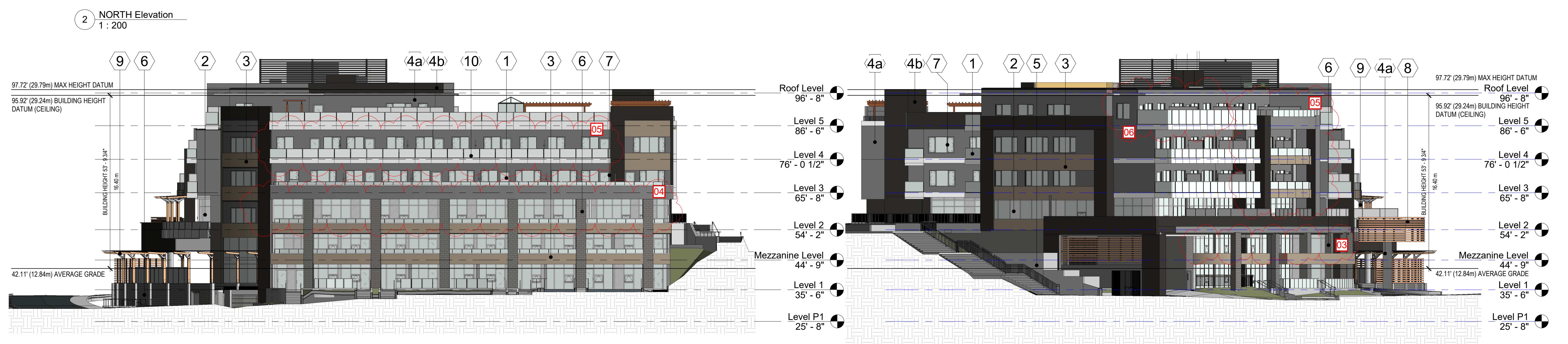
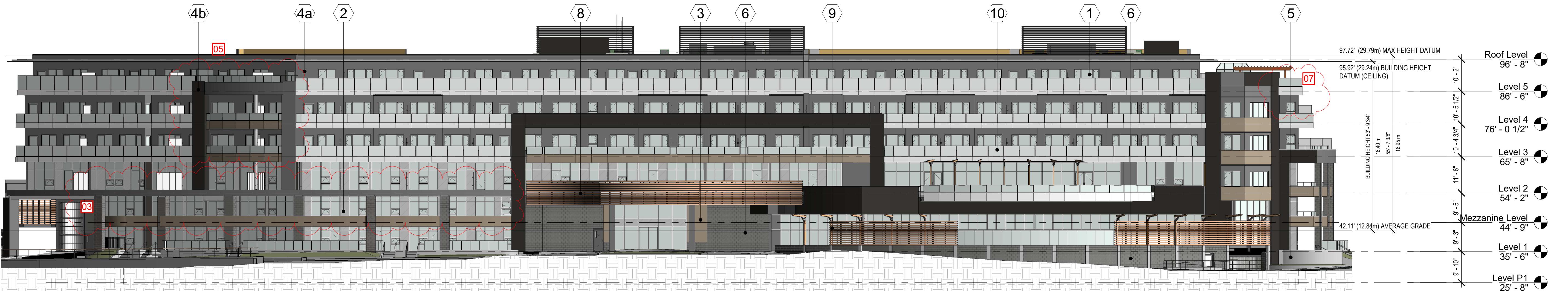


PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:



3 EAST Elevation
1 : 200

REVISIONS:

01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX

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4 WEST ELEVATION
1 : 200

MATERIAL KEYNOTE LEGEND

Key Value	Keynote Text
1	CLEAR VISION GLASS
2	SPANREL GLAZING OPAQUE CLEAR BLUE (WINDOW WALL)
3	WOOD LOOK PRINT PREFINISHED ALUMINUM BAUQUETTE (TO MATCH LONGBOARD) 6" PROFILE - LIGHT CHERRY
4a	METAL COMPOSITE PANEL - LIGHT GREY
4b	METAL COMPOSITE PANEL - CHARCOAL
4c	METAL COMPOSITE PANEL - WHITE
5	SEALED CONCRETE
6	STONE - GREY TAILORED LEDGESTONE
7	VINYL WINDOW FRAME
8	WOOD LOOK PRINT PREFINISHED ALUMINUM LONGBOARD - LIGHT CHERRY
9	CANOPY COLUMN
10	CLEAR TEMPERED GLASS RAILING
11	WOOD LOOK PRINT PREFINISHED ALUMINUM SOFFIT
12	WOOD LOOK PRINT PREFINISHED ALUMINUM PERFORATED SOFFIT

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:

BUILDING ELEVATIONS

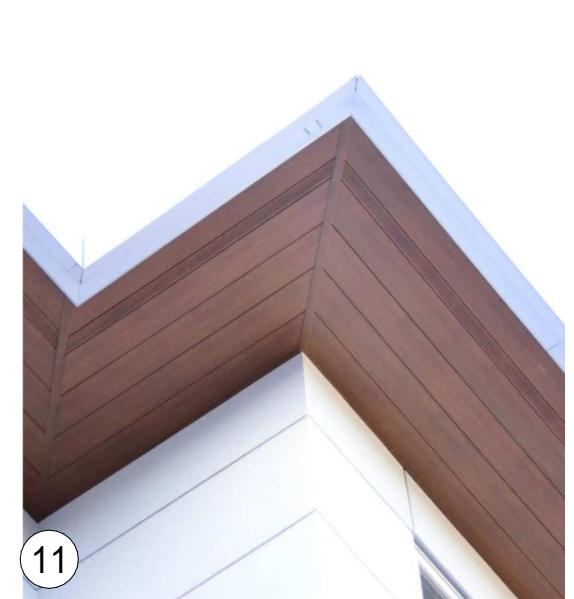
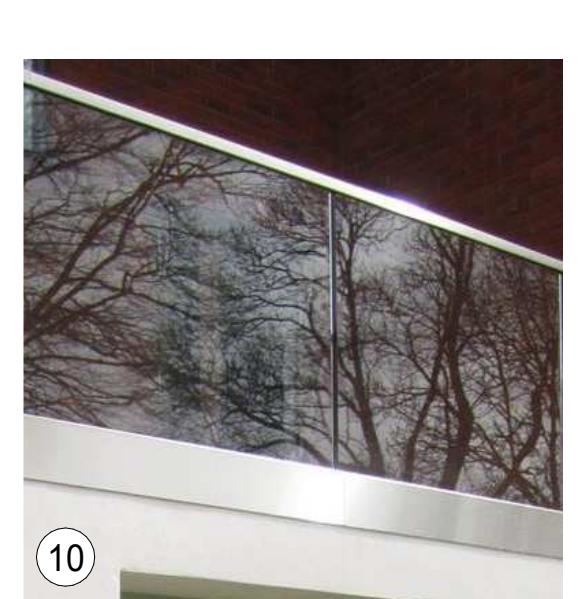
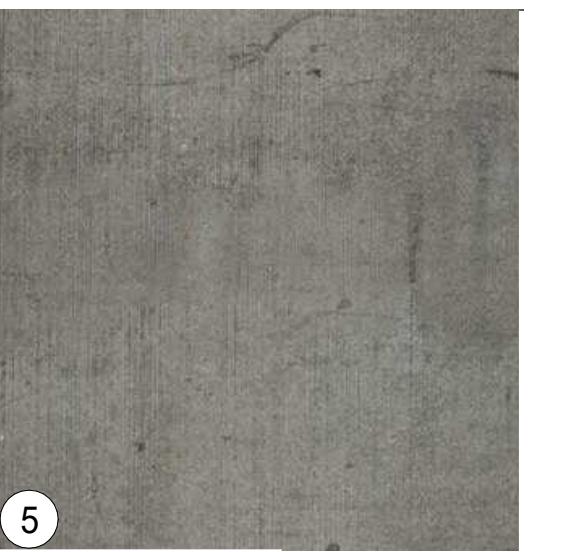
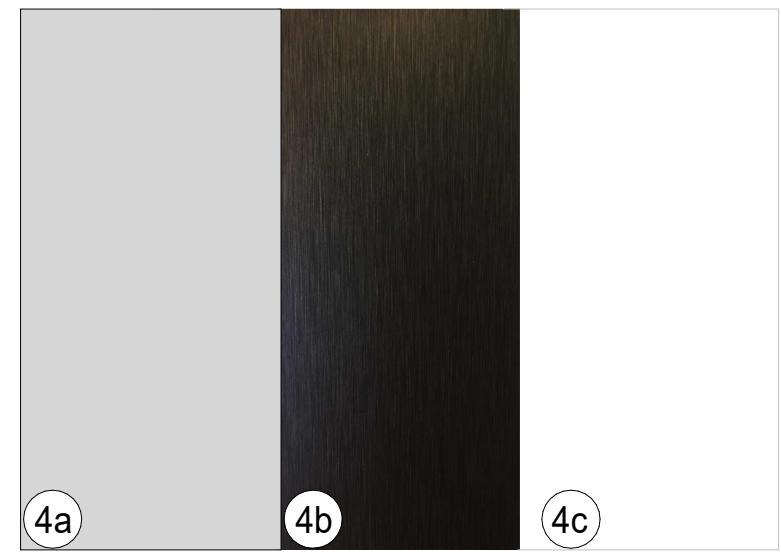
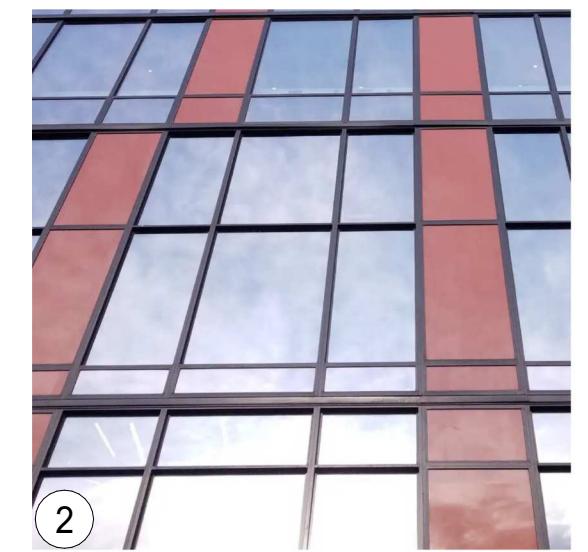
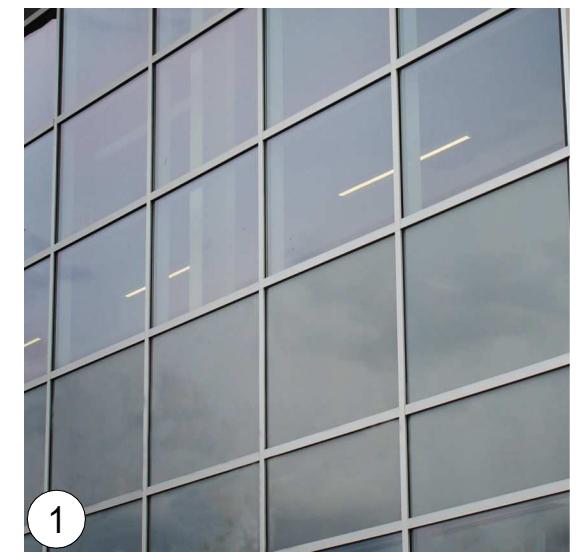
PROJECT NO: 21075 DRAWN BY: Author

SCALE: As indicated

REVIEW BY: KC

DWG NO:

A19



MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
1	CLEAR VISION GLASS
2	SPANDREL GLAZING OPAQUE CLEAR BLUE (WINDOW WALL)
3	WOOD LOOK PRINT PREFINISHED ALUMINUM BAGUETTE (TO MATCH LONGBOARD) 6" PROFILE - LIGHT CHERRY
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4b	METAL COMPOSITE PANEL - CHARCOAL
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9	CANOPY COLUMN
10	CLEAR TEMPERED GLASS RAILING
11	WOOD LOOK PRINT PREFINISHED ALUMINUM SOFFIT
12	WOOD LOOK PRINT PREFINISHED ALUMINUM PERFORATED SOFFIT

NO CHANGES TO BUILDING MATERIALS

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OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
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1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE		Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
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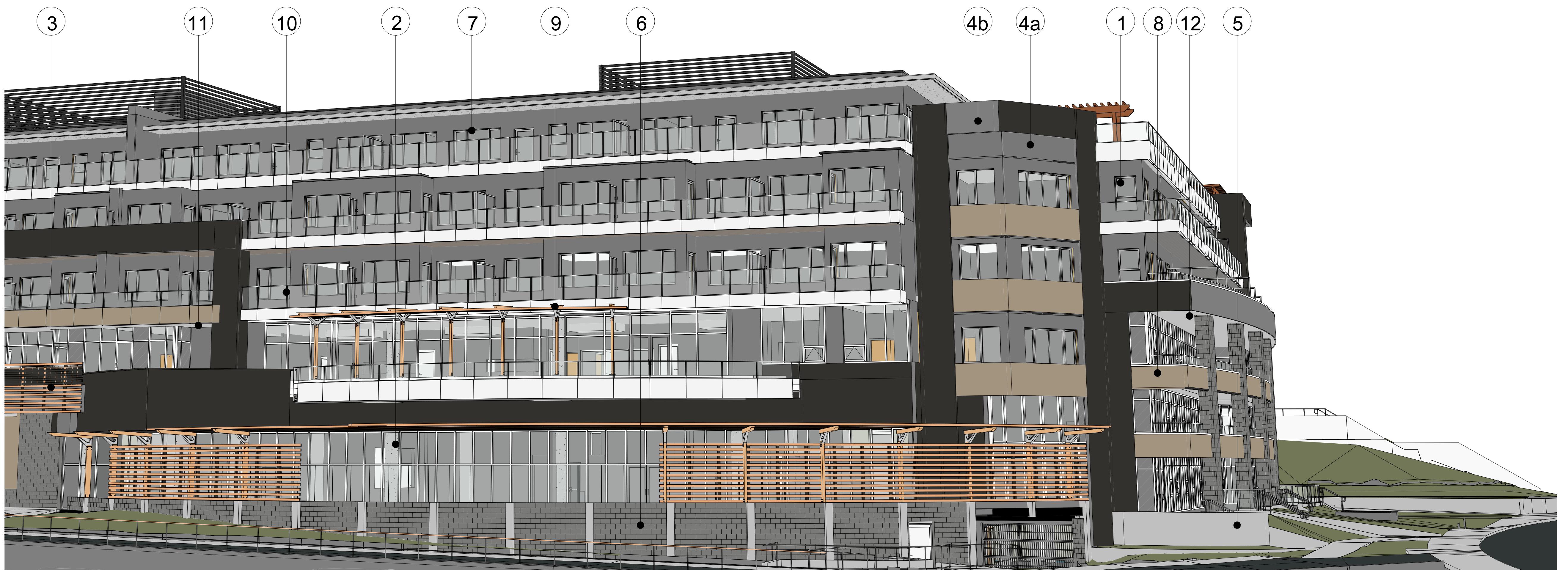
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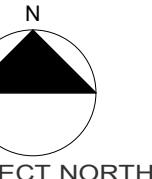
MATERIAL

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

DWG NO:

A20





PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
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	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

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PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:
**NEIGHBOURHOOD
CONTEXT PLAN**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: 1" = 50'-0"

REVIEW BY: Checker

DWG NO:

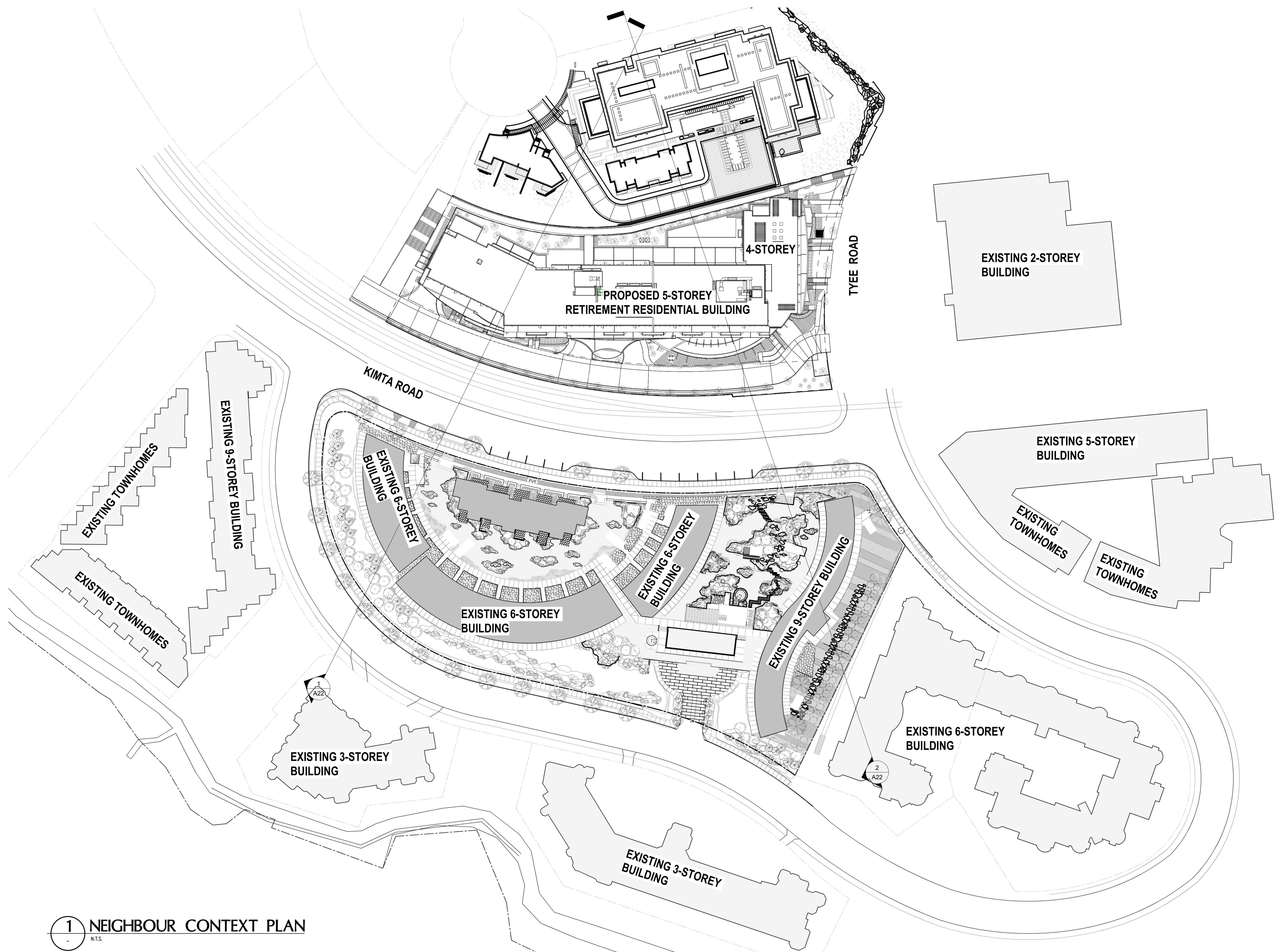
A21

NO CHANGES

1

NEIGHBOUR CONTEXT PLAN

N.T.S.



NO SIGNIFICANT CHANGE TO VIEW
EXTENT OF OBSTRUCTION



OWNER/CLIENT:
AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

GENERAL NOTES:		
9	ISSUED FOR DDP#3	2023-06-22
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1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
NO. ISSUE		Y/M/D
SEAL:		

CONSULTANT:

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
AQUARA RETIREMENT RESIDENTIAL

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:

CONTEXT SECTION

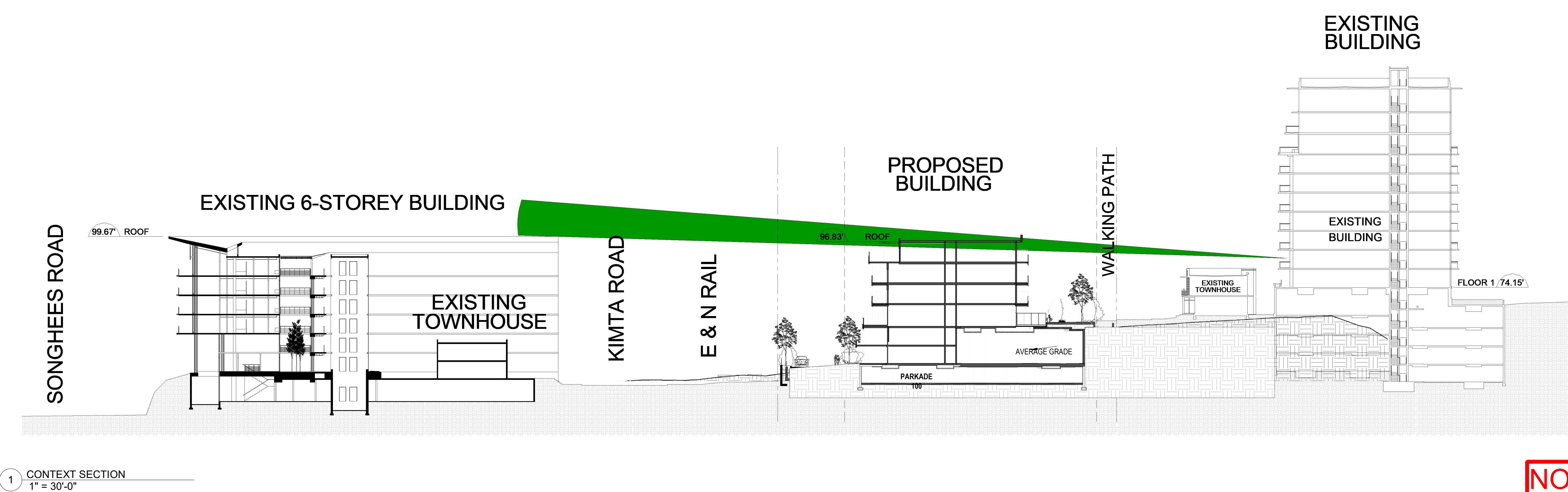
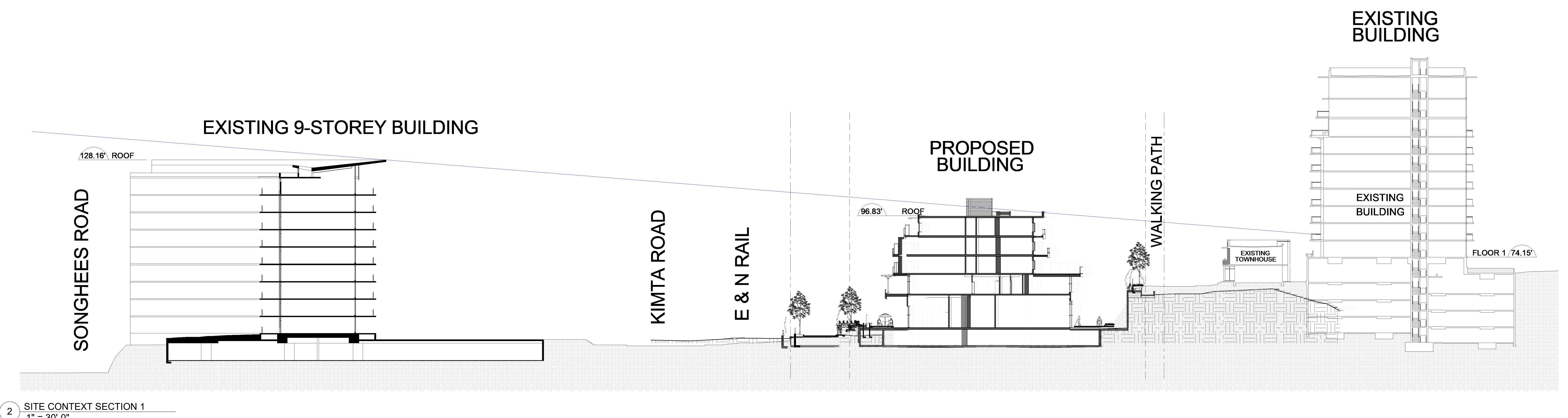
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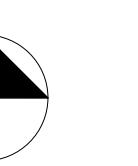
SCALE: 1" = 30'-0"

REVIEW BY: Checker

DWG NO: A22

NO CHANGES





PROJECT NORTH

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

NO.	ISSUE FOR	DATE
9	ISSUED FOR DDP#3	2023-06-22
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NO. ISSUE	NO. ISSUE	Y/M/D

SEAL:

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PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

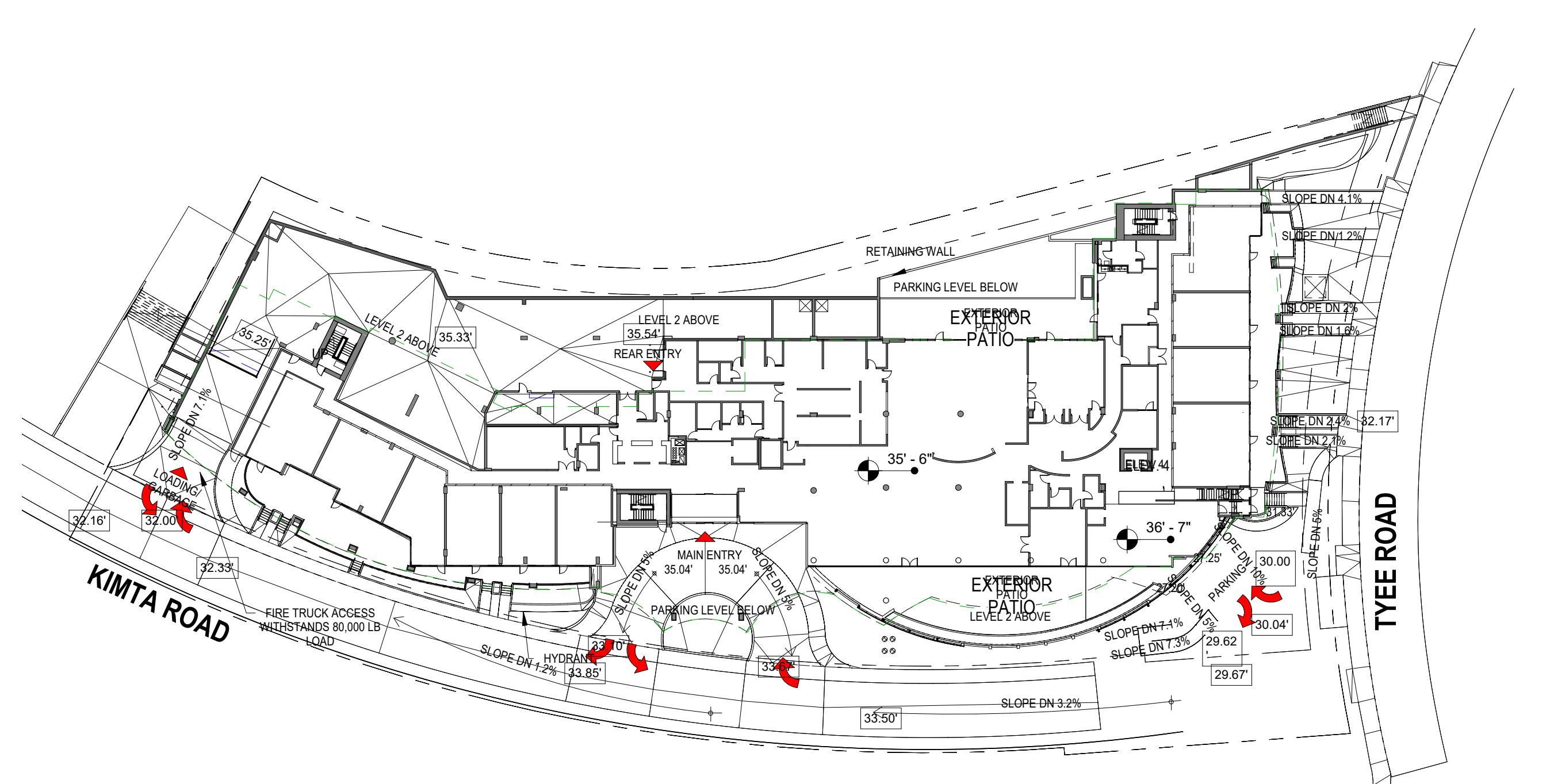
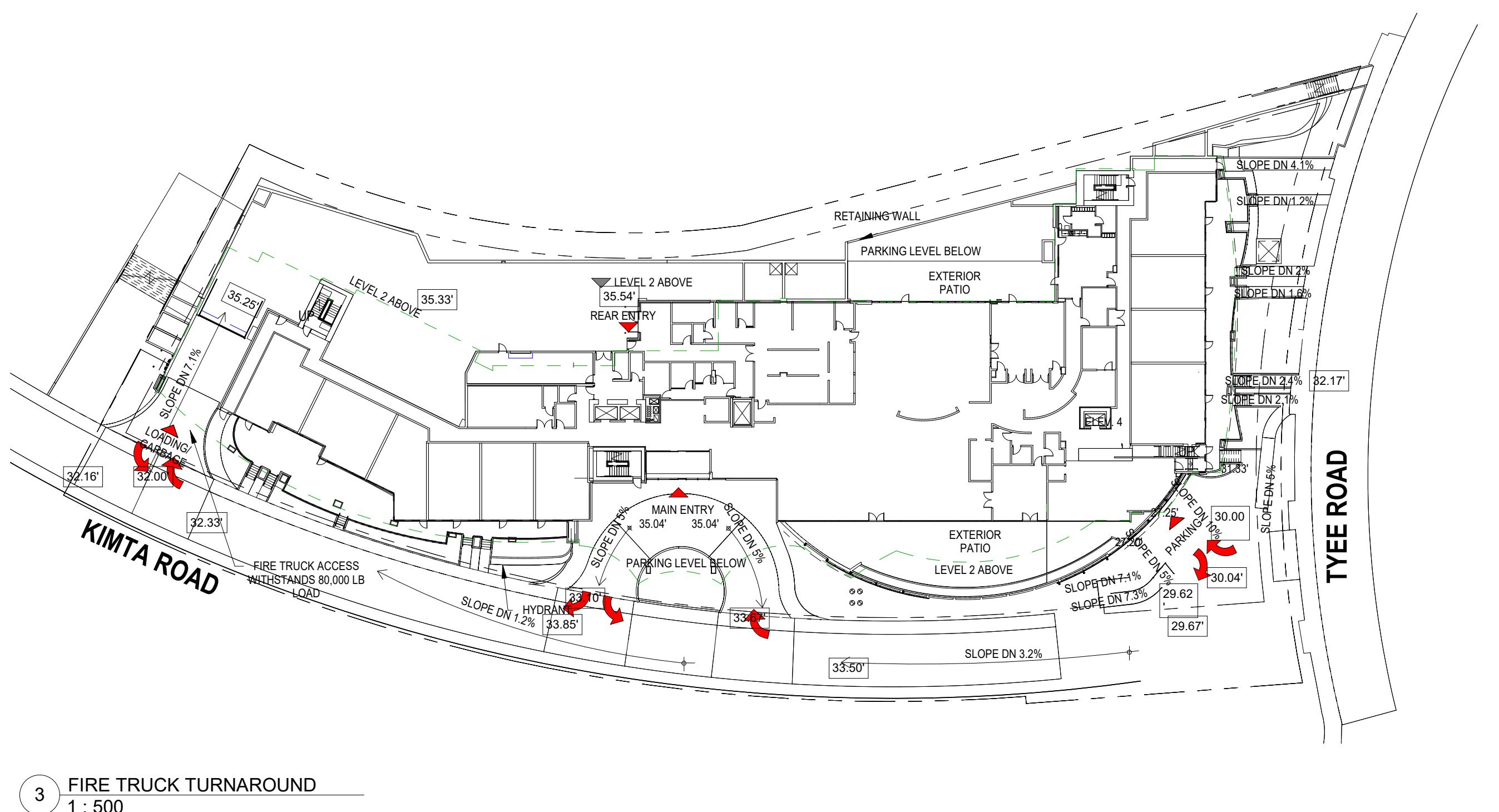
DRAWING TITLE:

TRUCK TURNS

PROJECT NO: 21075 DRAWN BY: Author
SCALE: 1:500 REVIEW BY: KC

DWG NO:

A23



NO CHANGES

REVISIONS:

- 01 - REVISED LAYOUT OF RESIDENTIAL UNITS, INCREASED NUMBER OF INDEPENDENT UNITS AND MODIFIED UNIT MIX
- 02 - UNIT DEMISING WALLS AND RESIDENTIAL CORRIDORS STACK FOR STRUCTURAL EFFICIENCY
- 03 - ADDED UNITS TO THE MEZZANINE LEVEL
- 04 - MODIFIED THE SIZE OF THE CARE UNITS
- 05 - MODIFIED BUILDING EXTERIOR ALONG TYEE ROAD AND KIMTA ROAD TO SUIT UNITS
- 06 - MODIFIED LEVEL 5 STEP BACK FROM FLOOR BELOW TO 6' ALONG KIMTA
- 07 - PULLED BACK ROOF LINE 4' ALONG TYEE
- 08 - AREAS REVISED PER UPDATED LAYOUTS
- 09 - RECONFIGURATION OF AMENITY AREA
- 10 - BALCONIES MODIFIED TO CORRESPOND TO UNIT LAYOUT REVISIONS

OWNER/CLIENT:

AQUARA
by element

Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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5	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-12-14
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-10-29
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-06-14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
804.885.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:

STREETSCAPE

PROJECT NO: 21075 DRAWN BY: Author
SCALE: As indicated REVIEW BY: Checker

DWG NO:

A24



1 EAST Elevation STREETSCAPE ALONG TYEE
1:200



OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DOP APPLICATION CHECK SET	2021-03-09
6	ISSUED FOR COORDINATION	2021-02-11
5	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-12-14
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3	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-06-14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

WA ARCHITECTS

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PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

**PERSPECTIVE FROM
SOUTH WEST KIMTA
ROAD**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: Checker

REVIEW BY: Checker

DWG NO:

A25

OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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3	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-06-14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA
ARCHITECTS

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

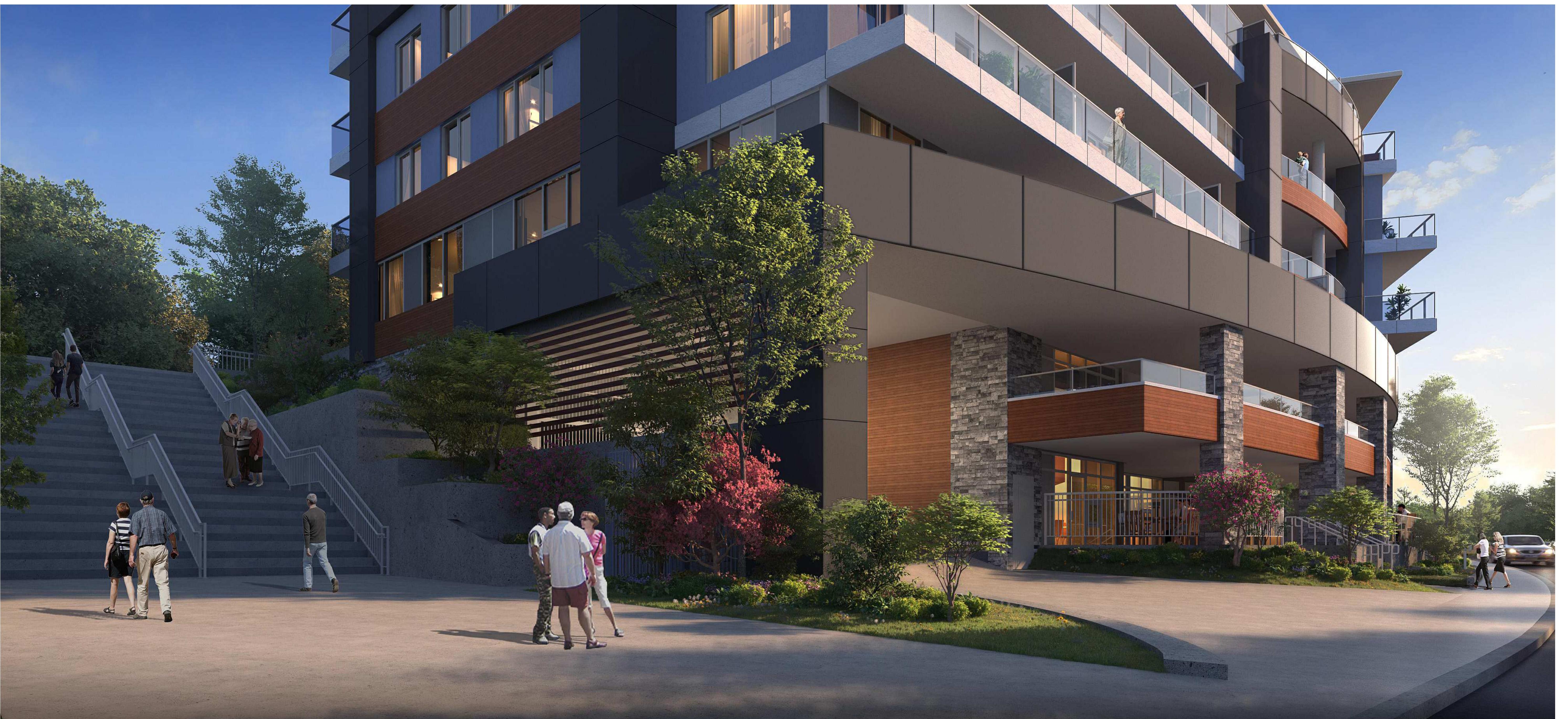
PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

**PERSPECTIVE OF
PEDESTRIAN
CONNECTION**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: A26





OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA
ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**PERSPECTIVE OF TYEE
STREETSCAPE**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: A27



OWNER/CLIENT:

AQUARA
by element
Inspired. Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA
ARCHITECTS

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PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**PERSPECTIVE OF TYEE
STREETSCAPE**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: A28

OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DOP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
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PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

**PERSPECTIVE ALONG
NORTH PEDESTRIAN
PATHWAY**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: Checker

REVIEW BY: Checker

DWG NO: A29





OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**PERSPECTIVE OF
SOUTHEAST CORNER**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: A30



OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DOP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**PERSPECTIVE OF KIMTA
STREETSCAPE**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: 12" = 1'-0"

REVIEW BY: Checker

DWG NO:

A31



OWNER/CLIENT:

AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DOP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
N0.	ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C

DRAWING TITLE:
**PERSPECTIVE AT KIMTA
& TYEE INTERSECTION**

PROJECT NO: 21075 DRAWN BY: Author
SCALE: REVIEW BY: Checker

DWG NO: A32



OWNER/CLIENT:
AQUARA
by element
Inspired, Vibrant Retirement

GENERAL NOTES:

9	ISSUED FOR DDP#3	2023-06-22
8	ISSUED FOR DDP APPLICATION - WOOD FRAME	2021-05-10
7	ISSUED FOR PRE-DDP APPLICATION CHECK SET	2021-03-09
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2	RE-ISSUED FOR DEVELOPMENT PERMIT	2018-04-24
1	ISSUED FOR DEVELOPMENT PERMIT	2018-02-07
	NO. ISSUE	Y/M/D

SEAL:

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**AQUARA RETIREMENT
RESIDENTIAL**

PROJECT ADDRESS:
200 TYEE RD. VICTORIA, B.C.

DRAWING TITLE:
**SCHEMATIC
PERSPECTIVE**

PROJECT NO: 21075 DRAWN BY: Author

SCALE: REVIEW BY: Checker

DWG NO: DWG NO: A33