



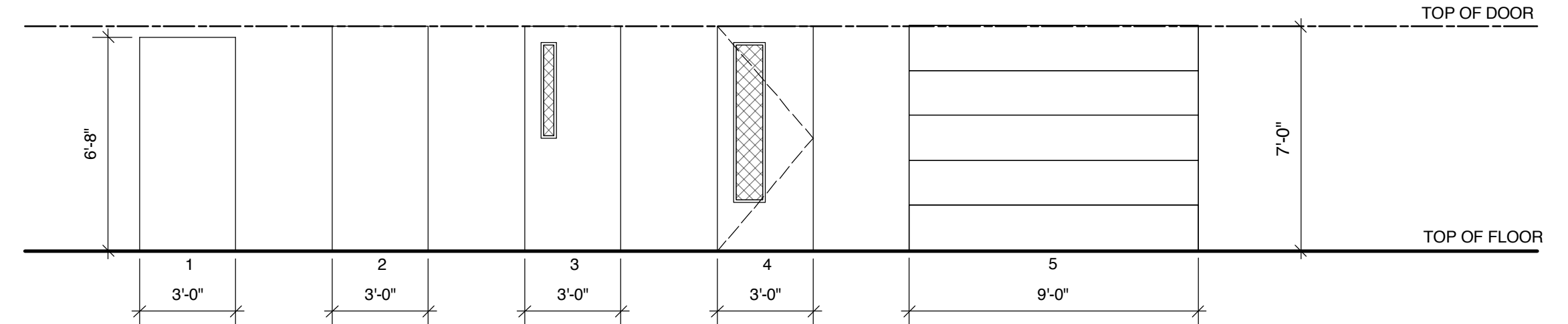
1032 North Park Road Victoria, B.C.

ISSUED FOR BUILDING PERMIT 10 SEPTEMBER, 2014

ARCHITECTURAL	CIVIL	STRUCTURAL	MECHANICAL	ELECTRICAL
<p>FINLAYSON BONET ARCHITECTURE 4 - 7855 East Saanich Rd. Saanichton V8M 2B4 Phone: 250-656-2224</p> <p>Architect of Record: Silvia Bonet, Architect AIBC</p> <p>Contacts: Silvia Bonet / Kyle Shick</p>	<p>GARY CARROTHERS CONSULTING Suite 208 - 2750 Quadra Street Victoria, BC V8T 4E8 Phone: 250-388-6919</p> <p>Contact: Gary Carrothers, P.Eng.</p> <p>CIVIL</p>	<p>JSH ENGINEERING 665 Blacktail Road Victoria, BC V9B 6G2 Phone: (250) 474-2662</p> <p>Contact: Steve Hoel, P.Eng.</p> <p>S1 STRUCTURAL NOTES S2 CONCRETE DETAILS S3 CONCRETE DETAILS S4 FOUNDATION, SUSPENDED SLAB & SECOND FLOOR PLANS S5 3RD & 4TH FLOOR PLANS & ROOF FRAMING S6 FRAMING DETAILS S7 SECTIONS & DETAILS</p>	<p>AME Group 721 Johnson Street Victoria, BC V8W 1M8 Phone: (250) 382-5999</p> <p>Contact: Cassidy Taylor, P.Eng.</p> <p>M0.00 COVER SHEET M0.01 SCHEDULES M1.00 FOUNDATION PLAN M2.00 PLUMBING, 1ST, 2ND 3R FLOOR PLANS M2.01 PLUMBING 4TH FLOOR & ROOF PLAN M4.00 MECHANICAL 1ST, 2ND & 3RD FLOOR PLANS M4.01 MECHANICAL 4TH FLOOR & ROOF PLAN M5.00 MECHANICAL ROOM LAYOUT AND SECTIONS M6.00 PLUMBING SCHEMATICS M6.01 DOMESTIC WATER AND FIRE SCHEMATIC M6.02 VENTILATION SCHEMATIC M7.00 DETAILS</p>	<p>TRIUMPH ELECTRICAL ENGINEERING 1472 Cranbrook Place Victoria, BC V8P 1Z7 Phone: 250-385-3713</p> <p>Contact: Steve Cooke, P.Eng.</p> <p>E1 SYMBOL SCHEDULE, MECHANICAL SCHEDULE, UNIT PANEL, TRENCH DETAILS & SITE PLAN E2 FIRST, SECOND, THIRD & FOURTH FLOOR PLANS & ELECTRICAL ROOM DETAIL E3 UNIT PLAN LAYOUTS 1-11</p>
<p>A0.00 COVER SHEET A1.00 SITE PLAN & PROJECT DATA A1.01 SITE SERVICING PLAN A1.02 ASSEMBLIES</p> <p>A2.00 1ST FLOOR, 2ND FLOOR SLAB PLAN & 2ND FLOOR PLAN A2.01 3RD, 4TH FLOOR & ROOF PLAN</p> <p>A3.00 NORTH & SOUTH ELEVATIONS A3.01 EAST ELEVATION A3.02 WEST ELEVATION</p> <p>A4.00 BUILDING SECTIONS A4.01 BUILDING SECTIONS A4.02 BUILDING SECTIONS</p> <p>A5.00 STAIRS & ELEVATOR PLANS A5.00 STAIRS 1 & 2 AND ELEVATOR SECTIONS A5.00 STAIRS - PLANS & SECTIONS</p> <p>A6.00 SECTION DETAILS A6.01 SECTION DETAILS A6.02 NOT USED A6.03 ROOF DETAILS A6.04 WALL SECTION DETAILS A6.05 PLAN DETAILS A6.06 WALL REVEAL DETAILS A6.07 DETAILS -WINDOWS AND DOORS A6.08 DETAILS -WINDOWS AND DOORS A6.09 DETAILS -WINDOWS AND DOORS</p> <p>A7.00 UNIT PLANS A7.01 UNIT PLANS</p> <p>A8.00 WINDOW SCHEDULE A8.01 DOOR SCHEDULE</p>				

Door #	Location Info	Door Style	Size	Swing	Material	Finish	Label	Glazing	Hdwe	Frame Material	Finish	Wall Type	Notes	
101	BEDROOM 101 TO CLOSET	1	3'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
102	MEDIA ROOM 102 TO BEDROOM 101	1	2'-0" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
103	MEDIA ROOM 102 TO LAUNDRY 104	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
104	MEDIA ROOM 102 TO WC103	1	2'-6" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
105	VEST 105 TO MECH. ROOM 105	2	3'-0" x 7'-0"	RHR	HM	PT	1.0 HR	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
106	PARKADE 113 TO VEST 105	2	3'-0" x 7'-0"	LHR	HM	PT	1.0 HR	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
107	VEST 105 TO ELEC. ROOM 107	2	3'-0" x 7'-0"	RH	HM	PT	1.0 HR	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
108	PARKADE 113 TO LOBBY 111	3	3'-0" x 7'-0"	RHR	HM	PT	1.0 HR	-	P/PULL	PS	PT	SEE PLAN	CL, GA, HS, WS	
109	LOBBY 111 TO ST1 108	3	3'-0" x 7'-0"	RHR	HM	PT	1.0 HR	-	TEMP'D	P/PULL	PS	PT	SEE PLAN	CL, GA, WS
110	PARKADE 113 TO BICYCLE STORAGE 112	1	3'-0" x 7'-0"	RHR	HM	PT	-	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
111	EXTERIOR TO PARKADE 113	5	9'-0" x 7'-0"	OH	HM	PT	-	-	-	PS	PT	SEE PLAN		
112	EXTERIOR TO PARKADE 113	4	3'-0" x 7'-0"	RHR	HM	PT	-	-	TEMP'D	PANIC	PS	PT	SEE PLAN	CL
201	EXTERIOR TO CORR 201	1	3'-0" x 7'-0"	RHR	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
202	CORR 201 TO UNIT 1 UPPER	2	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
203	KITCHEN 203 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
204	HALL TO WC 103	1	2'-6" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
205	HALL TO BEDROOM 205	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
206	BEDROOM 205 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
207	LIVING ROOM 202 TO DECK	1	4'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
208	CORR 201 TO ST2 209	3	3'-0" x 7'-0"	RHR	HM	PT	45 MIN	-	P/PULL	PS	PT	SEE PLAN	CL, GA, WS	
209	CORR 211 TO ST2 209	3	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	P/PULL	PS	PT	SEE PLAN	CL, GA, WS	
210	CORR 211 TO ST1 208	3	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	P/PULL	PS	PT	SEE PLAN	CL, GA, WS	
211	CORR 211 TO UNIT 2	2	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
212	HALL TO WC 219	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
213	NOT USED	1	-	-	-	-	-	-	-	-	-	-		
214	HALL TO LAUNDRY 220	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
215	BEDROOM 221 TO CLOSET	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
216	HALL TO BEDROOM 221	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
217	LIVING ROOM 222 TO BEDROOM 223	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
218	BEDROOM 223 TO CLOSET	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
219	CORR 211 TO UNIT 3	2	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
220	LIVING ROOM 216 TO WC 218	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
221	LIVING ROOM 216 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
222	LIVING ROOM 216 TO BEDROOM 217	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
223	BEDROOM 217 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
224	LIVING ROOM 216 TO BEDROOM 215	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
225	BEDROOM 215 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
226	CORR 211 TO UNIT 4	2	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
227	LIVING ROOM 213 TO BEDROOM 214	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
228	BEDROOM 214 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
229	LIVING ROOM 213 TO LAUNDRY 212	1	4'-0" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
230	HALL TO WC 206	1	2'-6" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
231	HALL TO BEDROOM 207	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
232	BEDROOM 207 TO CLOSET	1	3'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
301	CORR 303 TO ST2 309	3	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	P/PULL	PS	PT	SEE PLAN	CL, GA, WS	
302	CORR 303 TO ST1 308	3	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	P/PULL	PS	PT	SEE PLAN	CL, GA, WS	
303	COR 303 TO UNIT 5	2	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
304	HALL TO WC 319	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN	CL, GA, WS	
305	HALL TO LAUNDRY 320	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
306	HALL TO BEDROOM 321	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
307	BEDROOM 321 TO CLOSET	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
308	LIVING ROOM 322 TO BEDROOM 323	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
309	BEDROOM 323 TO CLOSET	1	3'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
310	CORR 311 TO UNIT 6	2	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
311	LIVING ROOM 316 TO WC 317	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
312	LIVING ROOM 316 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
313	LIVING ROOM 316 TO BEDROOM 318	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
314	BEDROOM 318 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
315	LIVING ROOM 316 TO BEDROOM 315	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
316	BEDROOM 315 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
317	CORR 311 TO UNIT 7	2	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
318	LIVING ROOM 313 TO BEDROOM 314	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
319	BEDROOM 314 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
320	LIVING ROOM 313 TO LAUNDRY 312	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
321	HALL TO WC 306	1	2'-6" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
322	HALL TO BEDROOM 307	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
323	BEDROOM 307 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	45 MIN	-	PASSAGE	WD	PT	SEE PLAN	GA	
324	CORR 311 TO UNIT 8	2	3'-0" x 7'-0"	RH	HM	PT	-	-	ENTRY	PS	PT	SEE PLAN		
325	HALL TO CLOSET	1	1'-6" x 6'-8"	LHR	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
326	HALL TO WC 302	1	2'-6" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
327	HALL TO LAUNDRY 303	1	2'-0" x 6'-8"	RHR	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
328	HALL TO BEDROOM 305	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
329	BEDROOM 305 TO CLOSET	1	3'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
330	HALL TO BEDROOM 304	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
331	BEDROOM 304 TO CLOSET	1	4'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
332	HALL TO CLOSET	1	2'-0" x 6'-8"	RHR	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
401	CORR 411 TO ST2 409	3	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
402	CORR 411 TO ST1 408	3	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	CL, GA, WS	
403	CORR 411 TO UNIT 9	2	3'-0" x 7'-0"	LH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
404	HALL TO CLOSET	1	3'-0" x 6'-8"	LH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
405	HALL TO WC 407	1	2'-6" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
406	LIVING ROOM 412 TO CLOSET	1	1'-6" x 6'-8"	LHR	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
407	LIVING ROOM 412 TO BEDROOM 413	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
408	BEDROOM 413 TO CLOSET	1	6'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
409	CORR 411 TO UNIT 10	2	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
410	HALL TO BEDROOM 406	1	2'-8" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
411	BEDROOM 406 TO CLOSET	1	6'-0" x 6'-8"	-	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
412	HALL TO WC 405	1	2'-6" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
413	CORR 411 TO UNIT 11	2	3'-0" x 7'-0"	RH	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	GA	
414	HALL TO WC	1	2'-6" x 6'-8"	RH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
415	HALL TO BEDROOM 401	1	2'-8" x 6'-8"	LH	HCW	PT	-	-	PRIVACY	WD	PT	SEE PLAN		
416	BEDROOM 401 TO CLOSET	1	3'-0" x 6'-8"	RH	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
417	BEDROOM 406 TO CLOSET	1	2'-0" x 6'-8"	RHR	HCW	PT	-	-	PASSAGE	WD	PT	SEE PLAN		
418	CORR 411 TO ELEV 413	1	3'-0" x 6'-8"	-	HM	PT	45 MIN	-	ENTRY	PS	PT	SEE PLAN	CL, SELF LOCKING	

DOOR STYLES



NOTE:
4" x 36"
WIRED GLASS
DOOR LITE

NOTE:
12" x 60"
WIRED GLASS
DOOR LITE

ABBREVIATIONS USED IN DOOR SCHEDULE

RH	Right Hand Swing	ENTRY	Keyed Lockset
LH	Left Hand Swing	P/PULL	Push - Pull Hardware
RHR	Right Hand Reverse Swing	OFFICE	Keyed Lockset with interior button
LHR	Left Hand Reverse Swing	PRIVACY	Lockset with interior button
RHRA	Right Hand Reverse Active Leaf	PANIC	Pushbar exit device
		PASSAGE	Lockset w/o any lock
HM	Hollow Metal	CL	Door Closer
SCW	Solid Core Wood	WS	Wall Stop
HCW	Hollow Core Wood	FS	Floor Stop
AL	Aluminum	ELEC	Electric Strike
PS	Pressed Steel	PR	Proximity Reader
GL	Glazing	GA	Weatherstripping Gaskets
FACTORY	Factory Finish	KP	Kickplate
PAINT	Factory Primed - Site Painted	THROWS	Flush Bolts top and bottom
CLEAR	Clear Lacquer	HC	Handicap Actuator
ANOD	Clear Anodized	MC	Mortise Cylinder
FLOAT	Standard Float Glass		
WIRED	Georgian Wired Glass		
TEMP'D	Tempered Glass		

1 DOOR SCHEDULE
A8.01 Scale: 1/4" = 1'-0"



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1 02 Dec 14 B.P. Revision
08 Sep 14 Issued for B.P.

Rev Date Description

Checked SMB

Drawn SMB/RJC

Scale N.T.S.

Date SEPT 10, 2014

Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
VICTORIA, BC

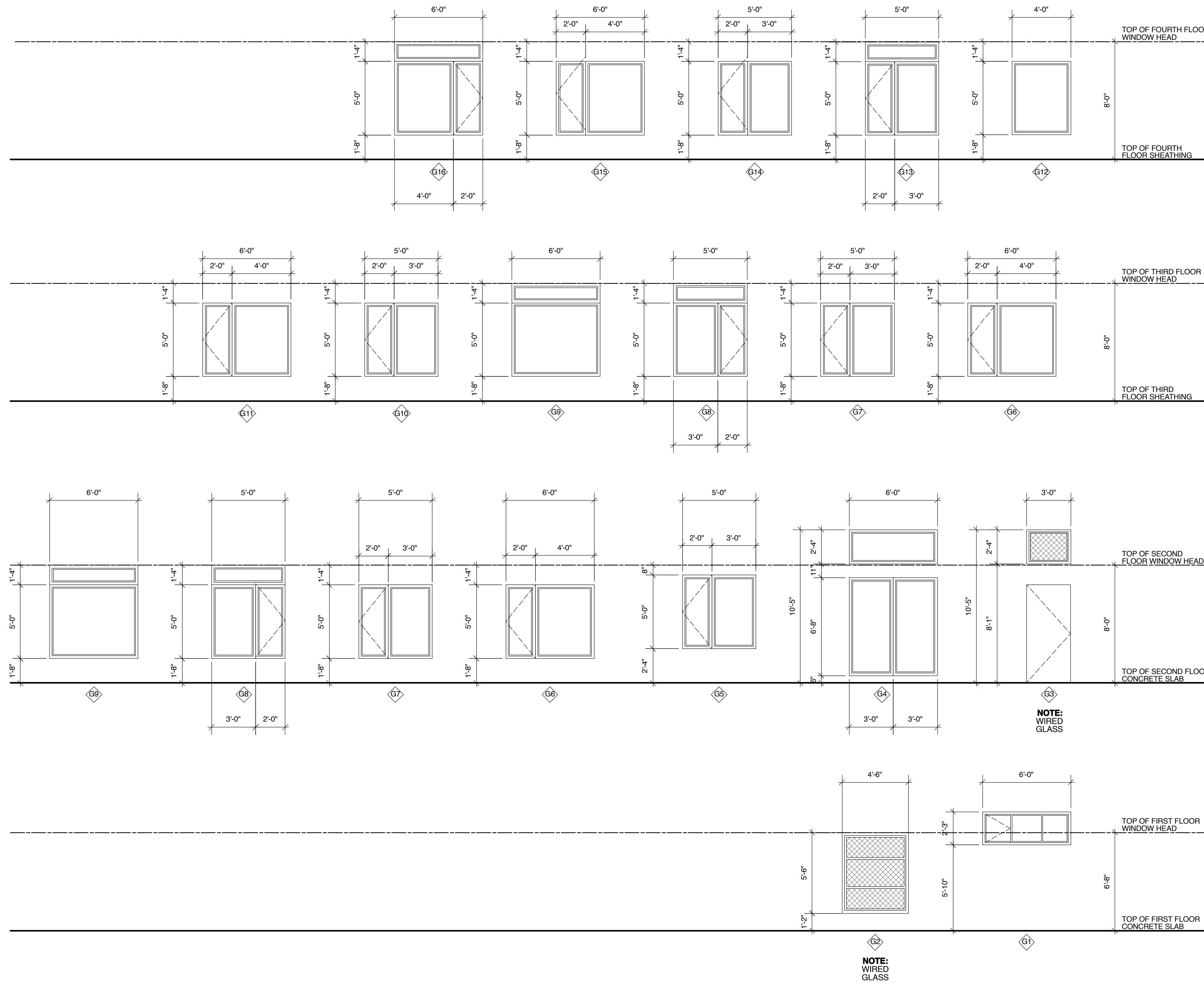
Drawing Title

DOOR SCHEDULE


Drawing No. **A8.01**

Project No. 12854

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1 WINDOW SCHEDULE
 A8.00 Scale: 1/4" = 1'-0"



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Rev	Date	Description
1	02 Dec 14	B.P. Revision
	08 Sep 14	Issued for B.P.

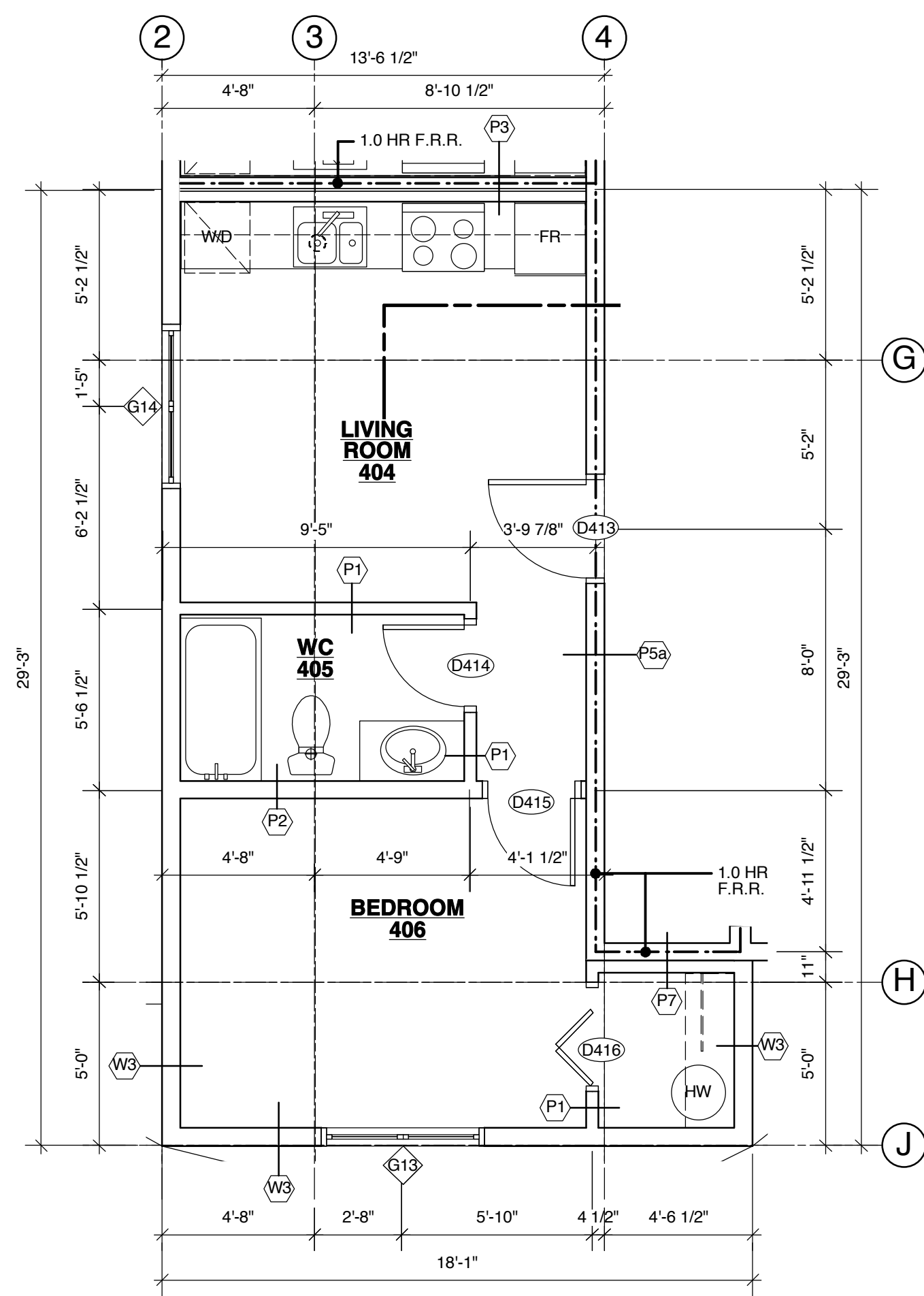
Checked: SMB
 Drawn: SMB/RJC
 Scale: N.T.S.
 Date: SEPT 10, 2014

Project Name:
NORTH PARK DEVELOPMENT
 1032 NORTH PARK STREET,
 VICTORIA, BC

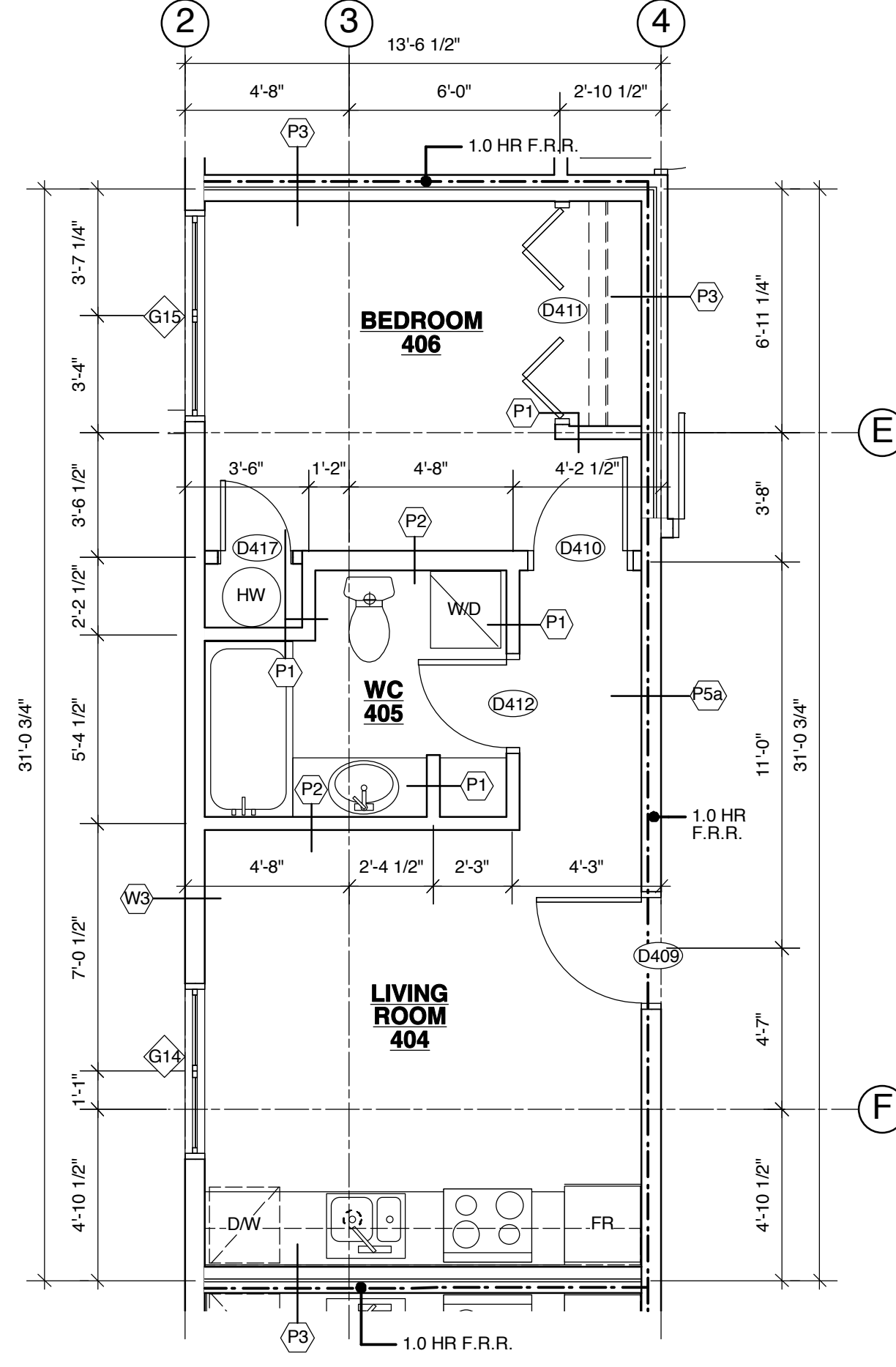
Drawing Title:
WINDOW SCHEDULE

Drawing No.: **A8.00**
 Project No.: 12854

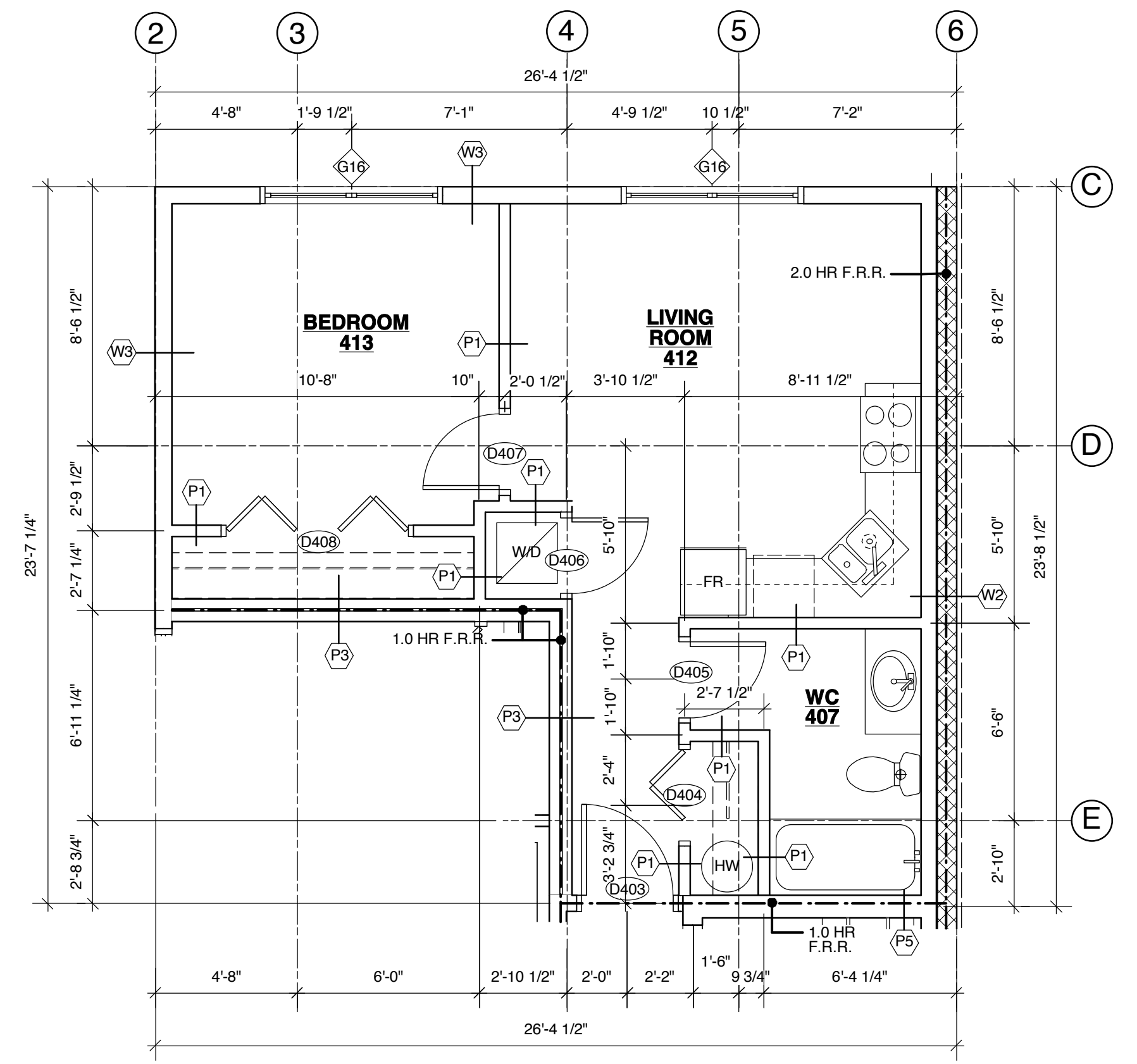
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6 UNIT 11
A7.01 Scale: 1/4" = 1'-0"



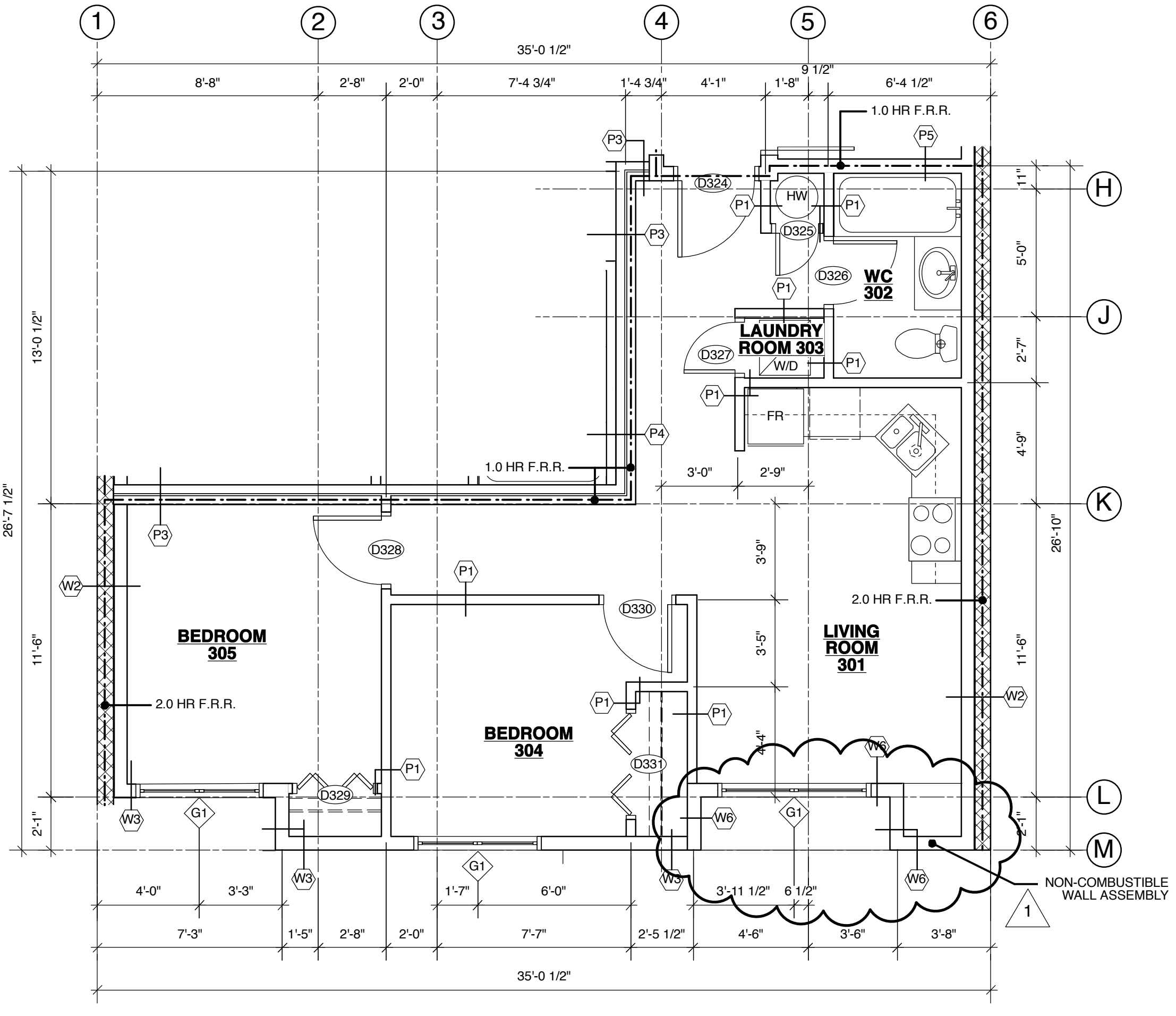
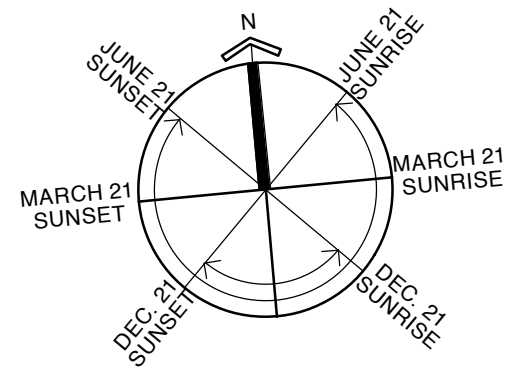
5 UNIT 10
A7.01 Scale: 1/4" = 1'-0"



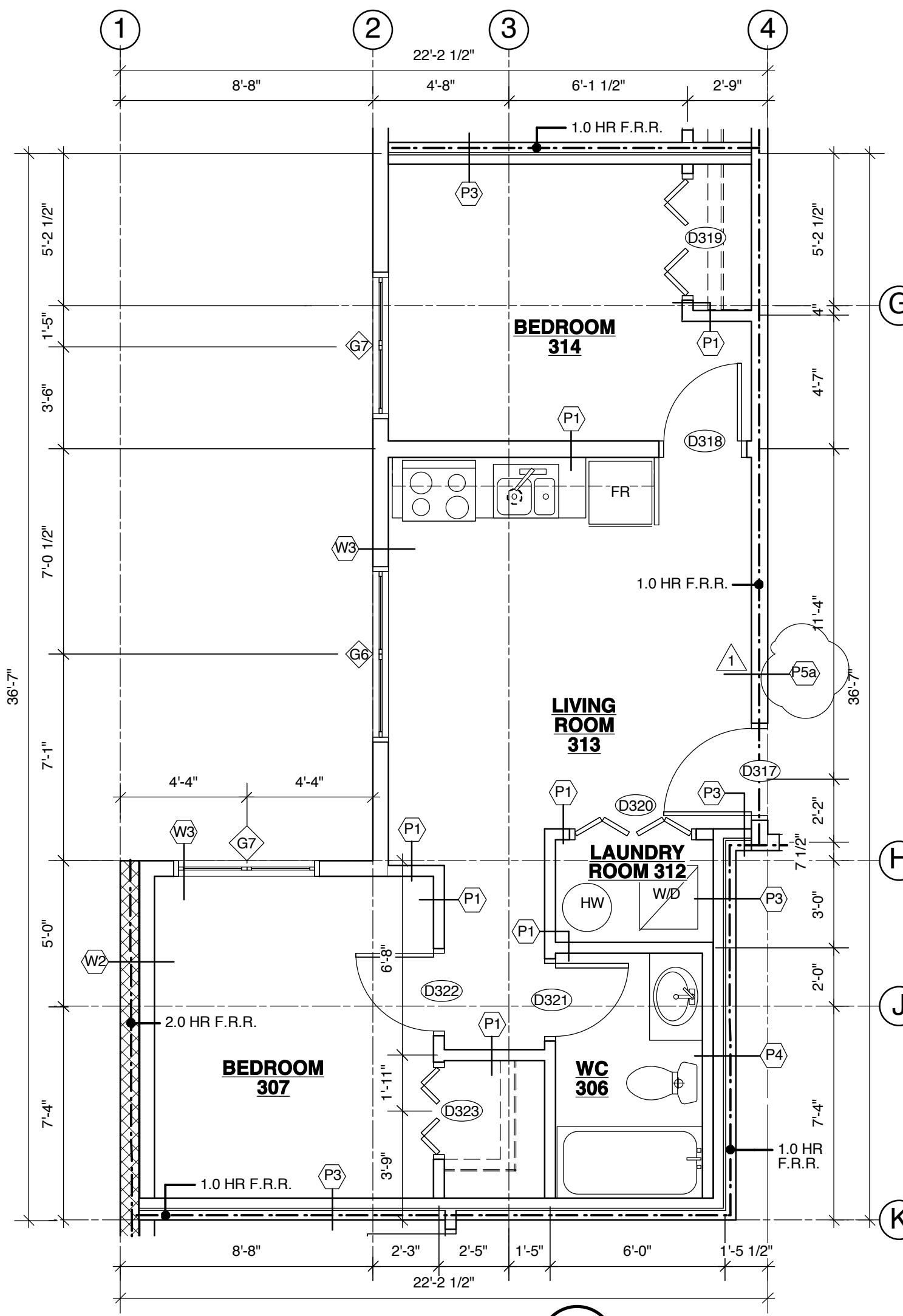
4 UNIT 9
A7.01 Scale: 1/4" = 1'-0"

WALL RATING LEGEND:

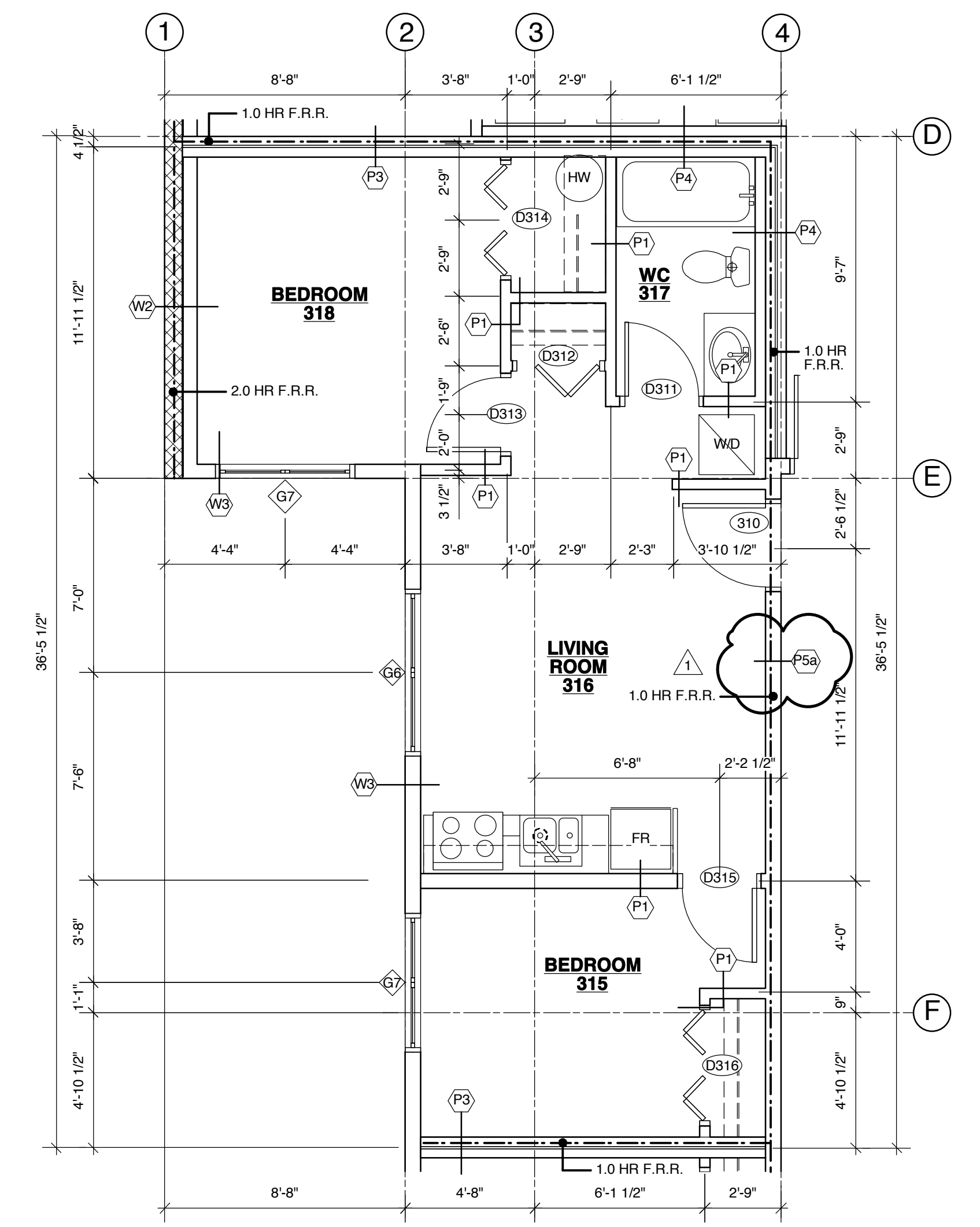
1.5 HR F.R.R. PARTITION WALL	---
2.0 HR F.R.R. PARTITION WALL	---




3 UNIT 8
A7.01 Scale: 1/4" = 1'-0"



2 UNIT 7
A7.01 Scale: 1/4" = 1'-0"



1 UNIT 6
A7.01 Scale: 1/4" = 1'-0"

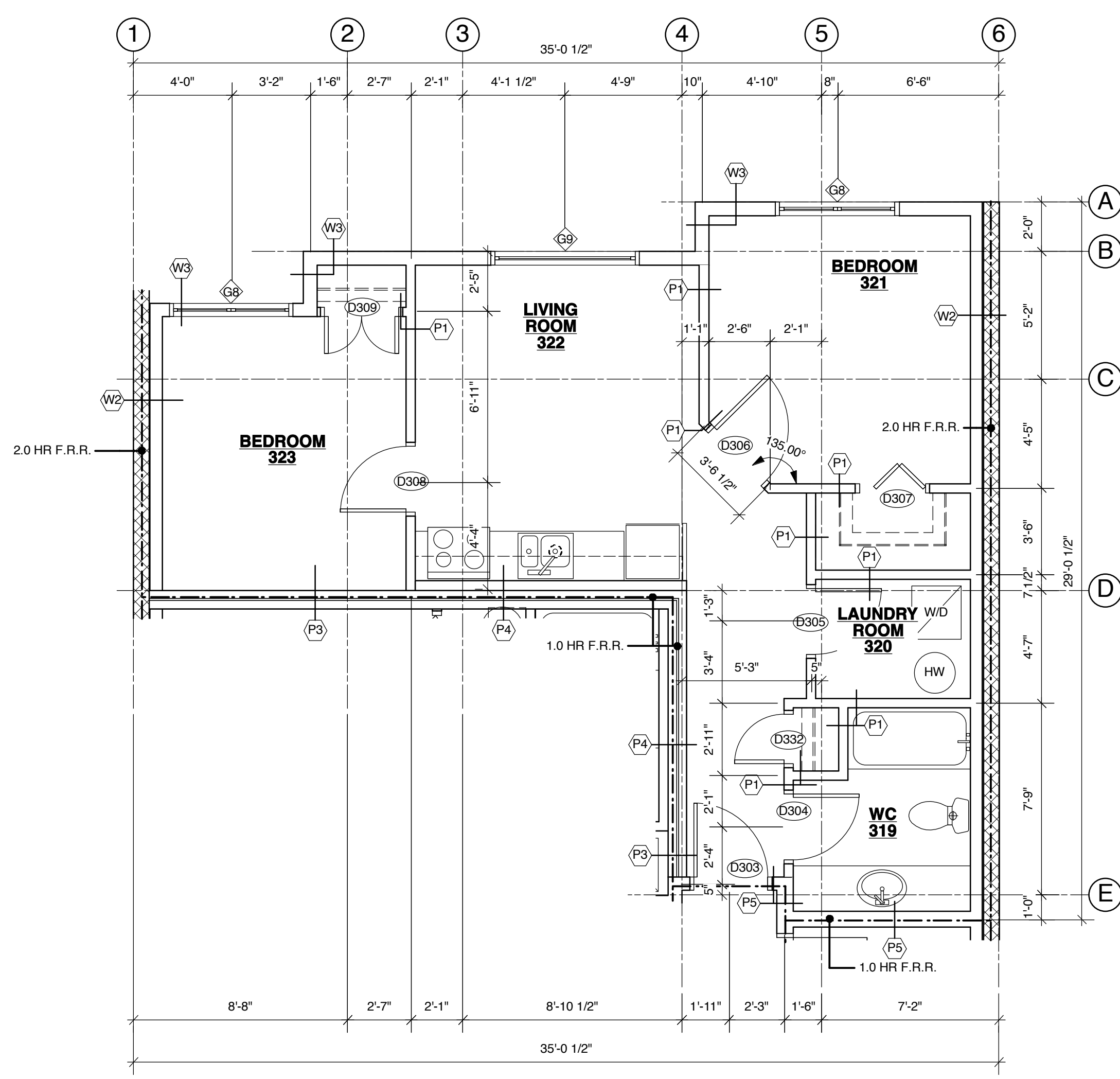


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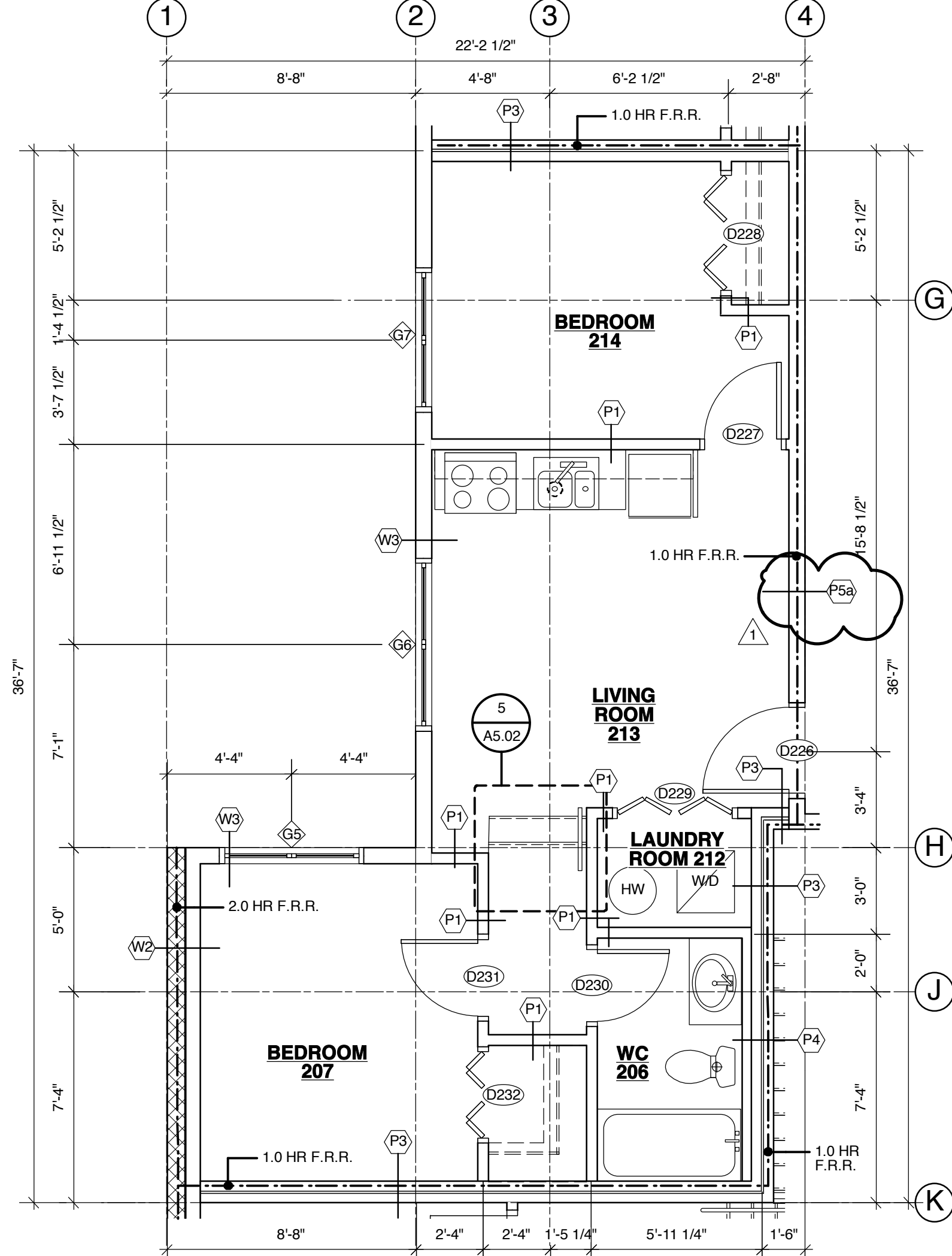
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	08 Sep 14	Issued for B.P.							
Rev	Date	Description							
Checked	SMB								
Drawn	SMB/RJC								
Scale	1/4" = 1'-0"								
Date	SEPT 10, 2014								
Project Name	NORTH PARK DEVELOPMENT								
	1032 NORTH PARK STREET, VICTORIA, BC								
Drawing Title	UNIT PLANS								
Drawing No.	A7.01								
Project No.	12854								

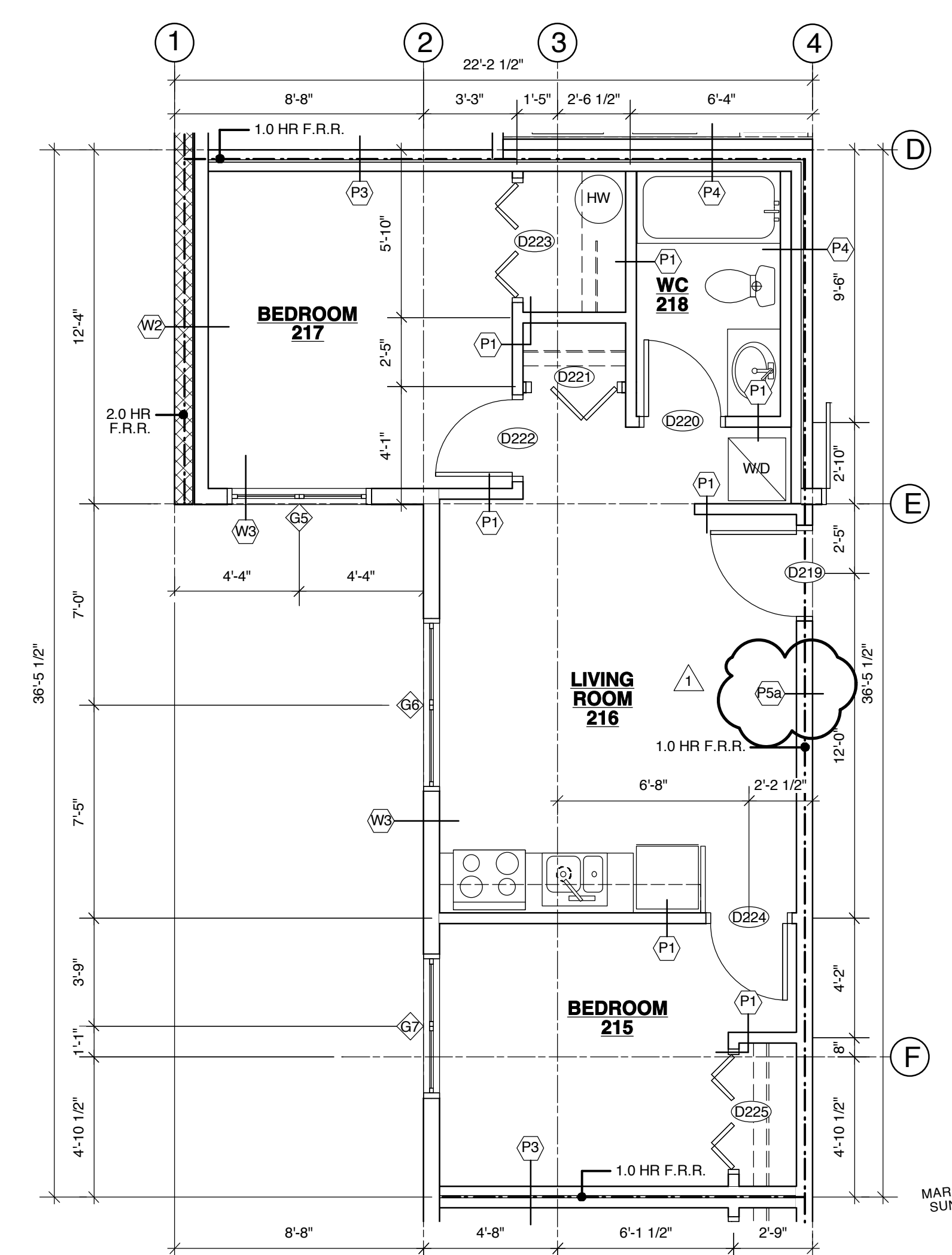
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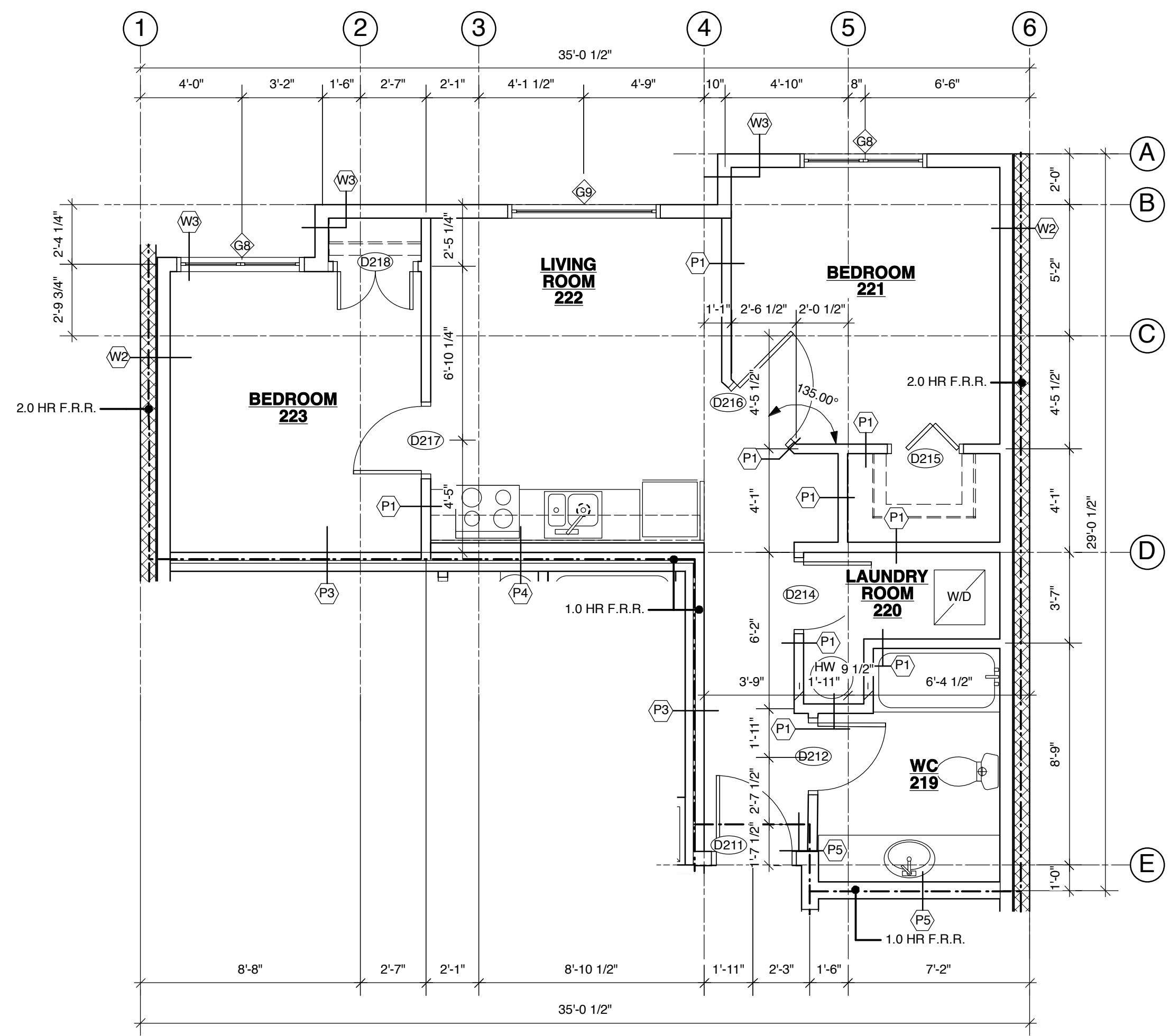
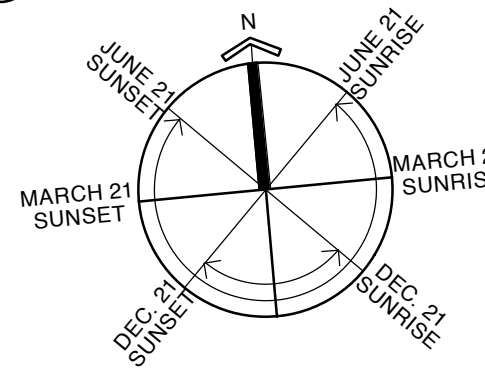
6 UNIT 5
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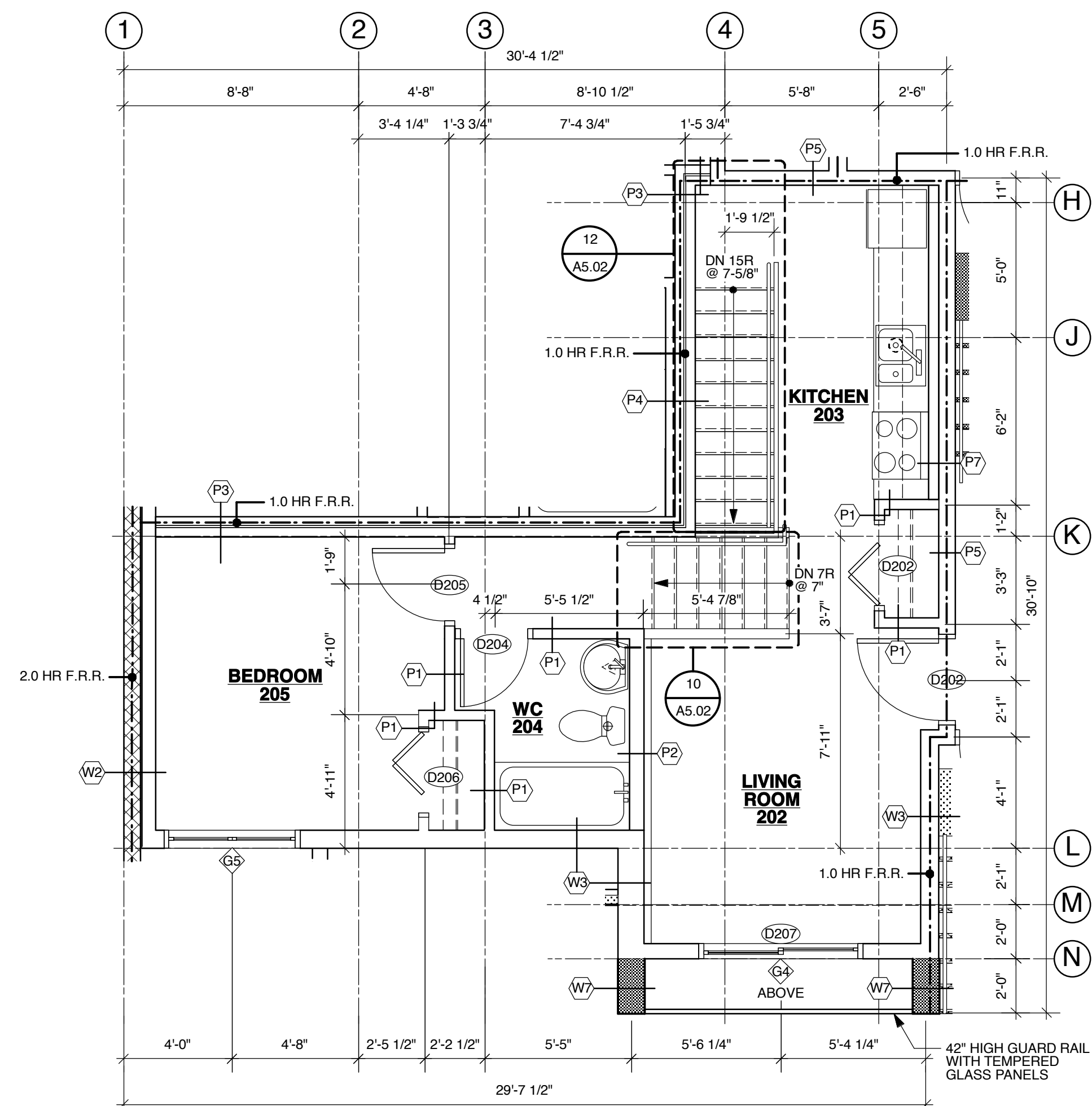
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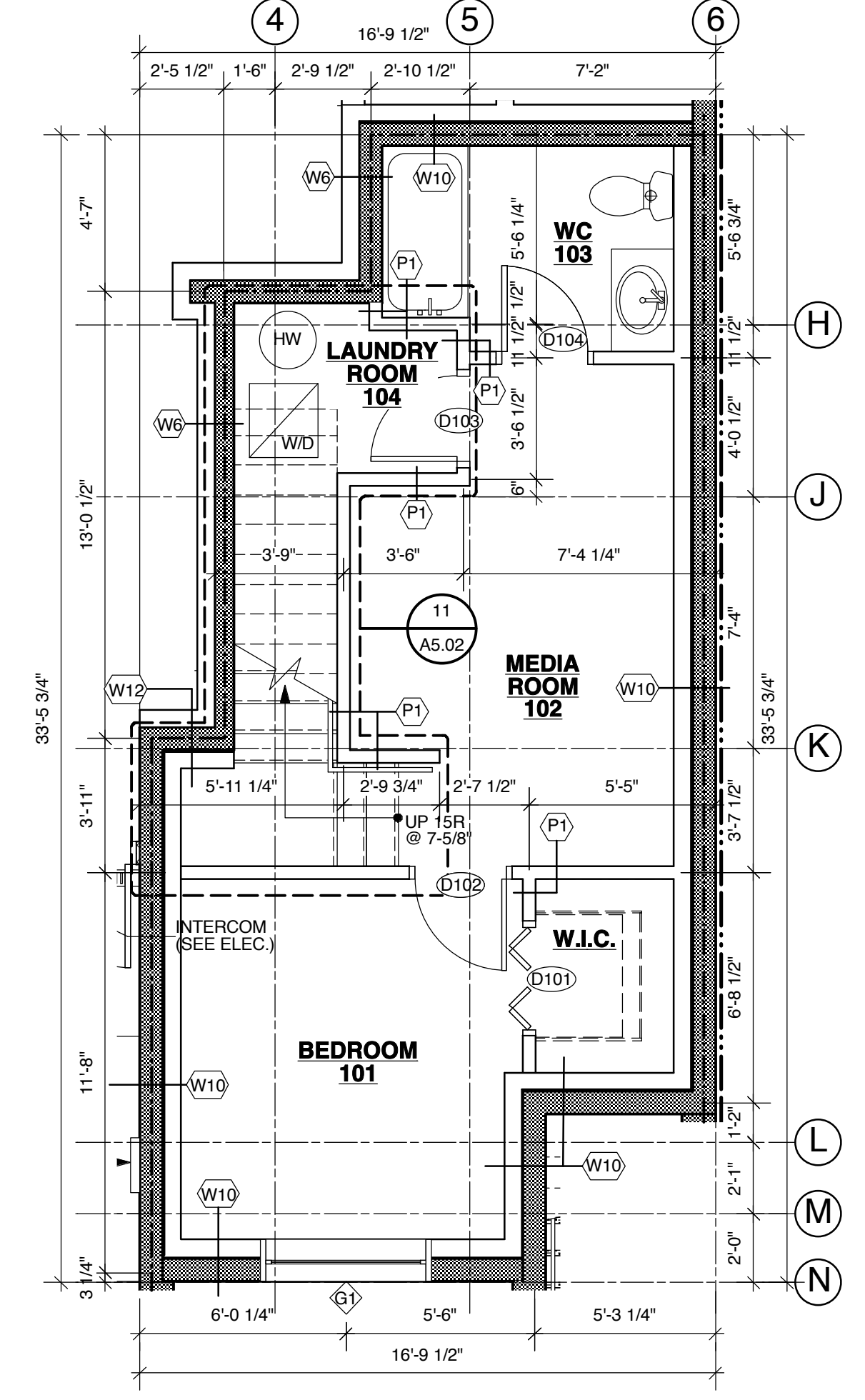
4 UNIT 3
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3 UNIT 2
A7.00 Scale: 1/4" = 1'-0"




2 UNIT 1 UPPER
A7.00 Scale: 1/4" = 1'-0"



1 UNIT 1 LOWER
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WALL RATING LEGEND:

1.5 HR F.R.R. PARTITION WALL	---
2.0 HR F.R.R. PARTITION WALL	---

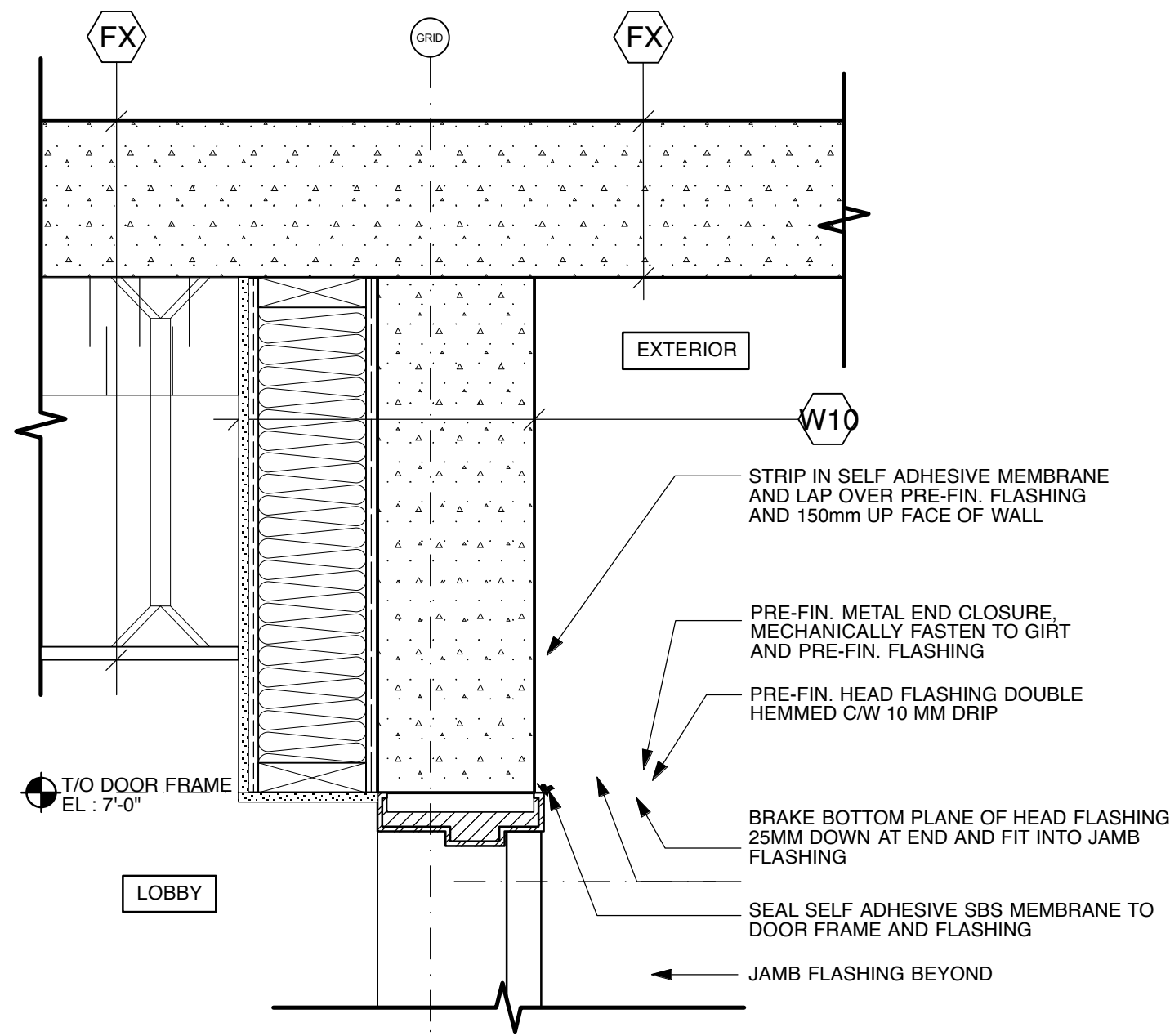


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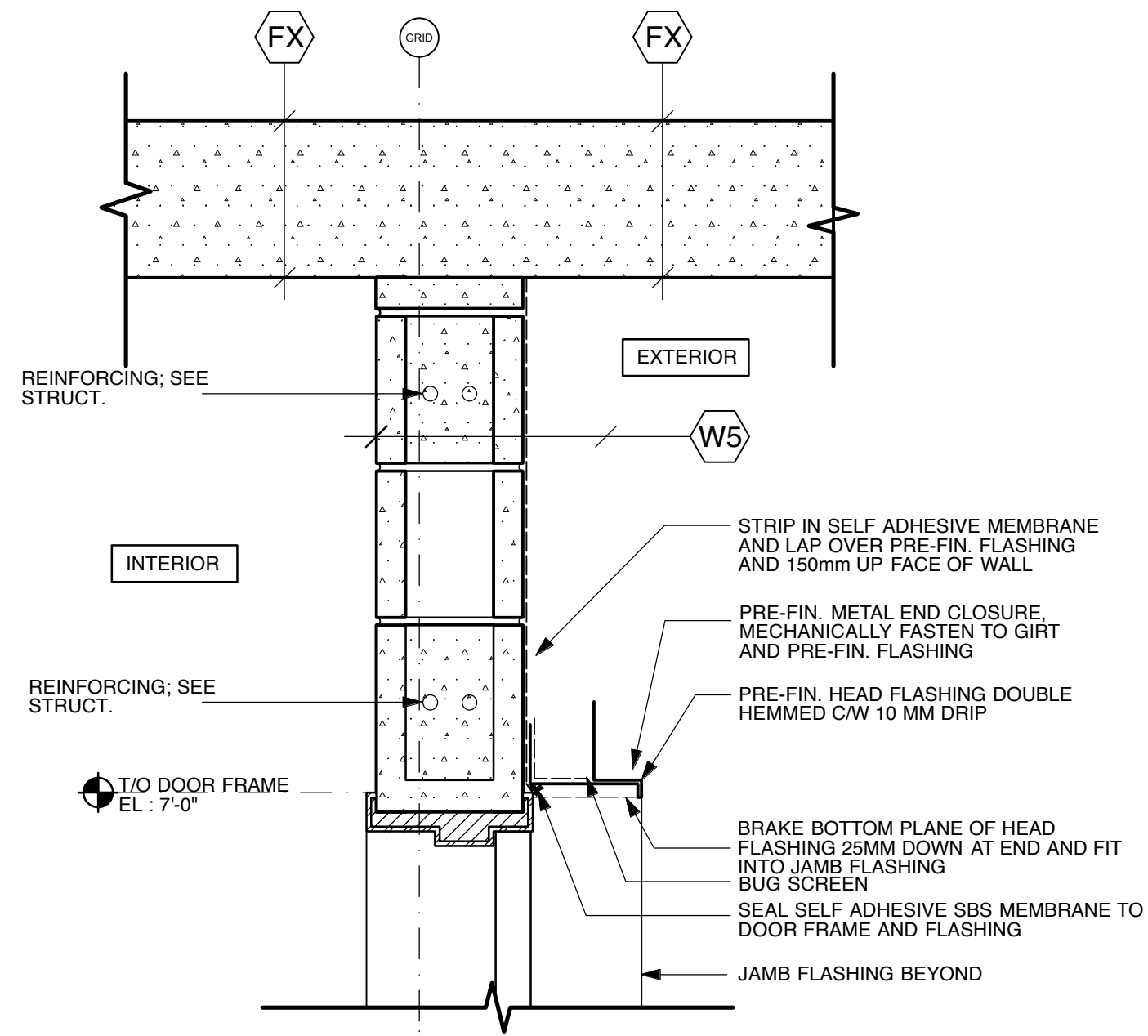
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Checked SMB	
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Scale 1/4" = 1'-0"	
Date	SEPT 10, 2014
Project Name	NORTH PARK DEVELOPMENT 1032 NORTH PARK STREET, VICTORIA, BC
Drawing Title	UNIT PLANS
Drawing No.	A7.00
Project No.	12854

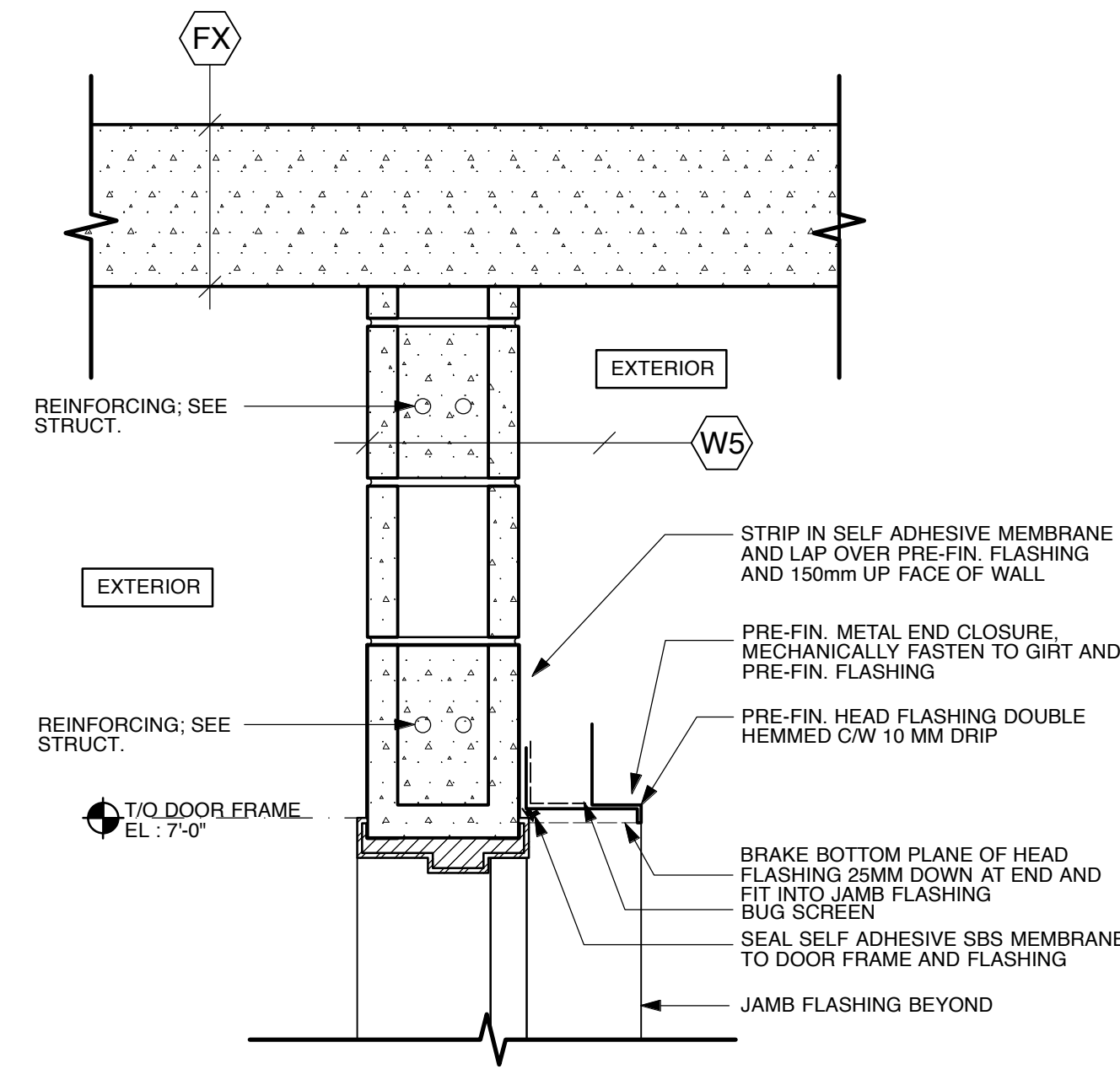
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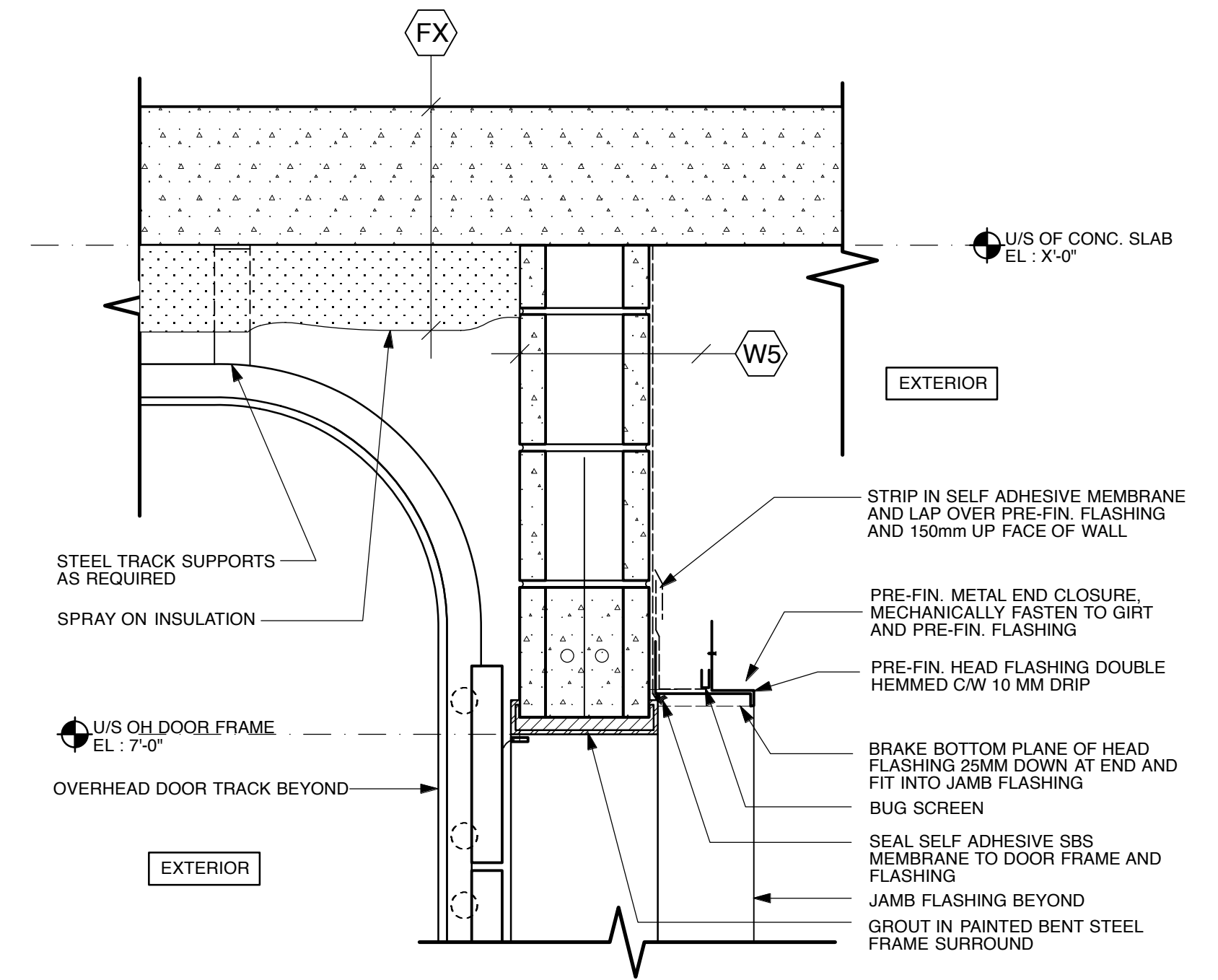
12 LOBBY DOOR - HEAD
A6.08 Scale: 1-1/2" = 1'-0"



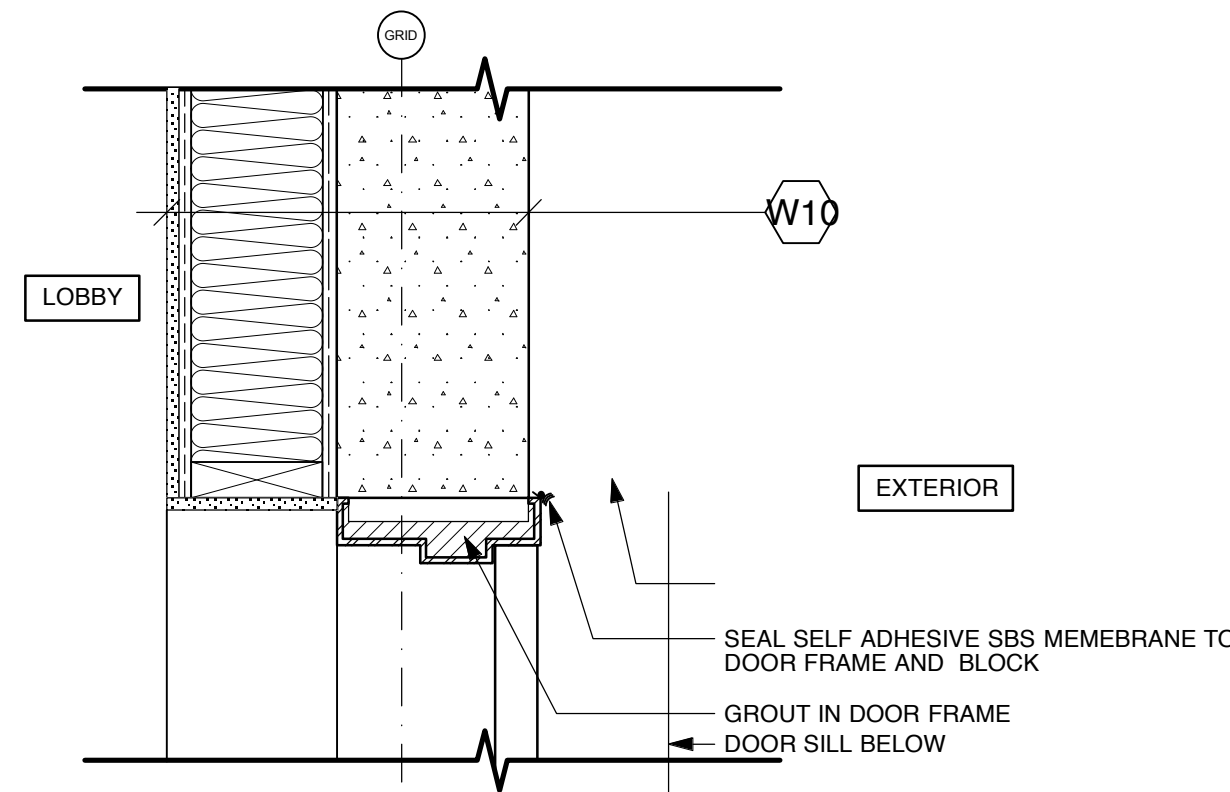
9 DOOR HEAD AT VESTIBULE
A6.08 Scale: 1-1/2" = 1'-0"



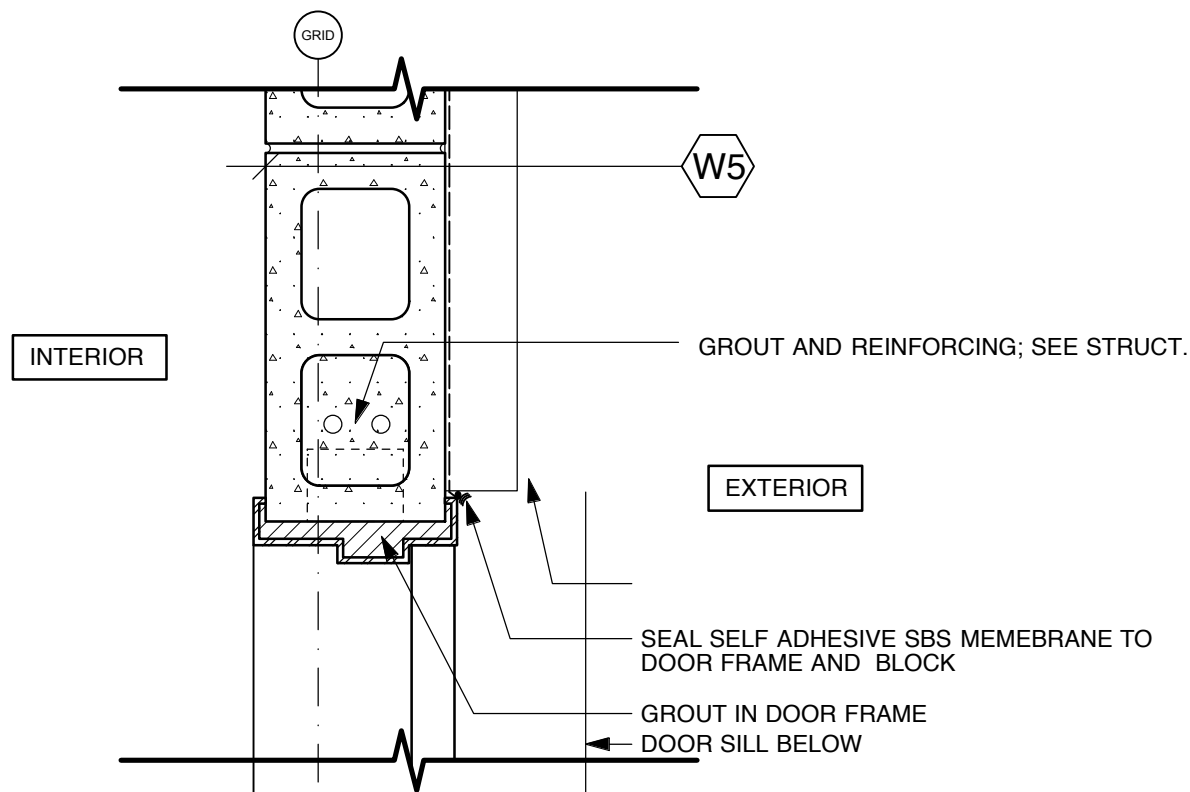
6 DOOR HEAD AT STONE VENEER
A6.08 Scale: 1-1/2" = 1'-0"



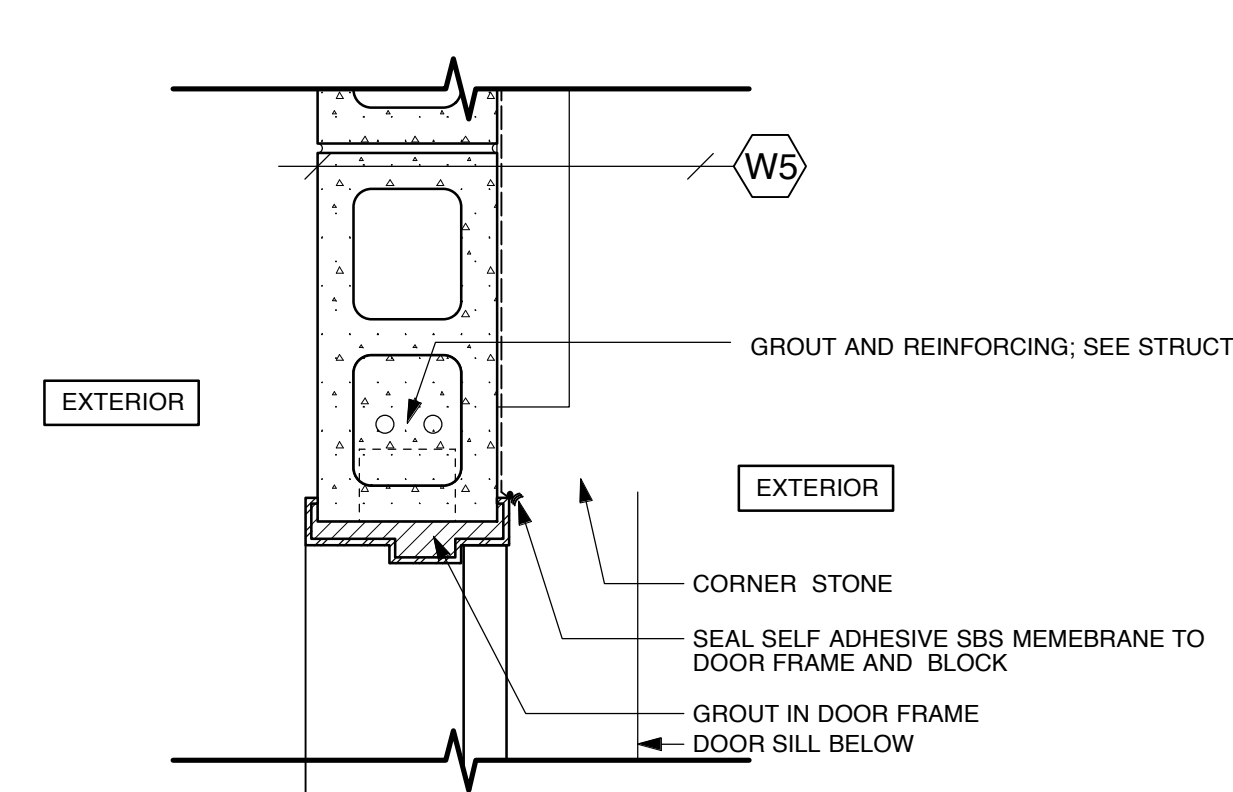
3 OVERHEAD DOOR - HEAD
A6.08 Scale: 1-1/2" = 1'-0"



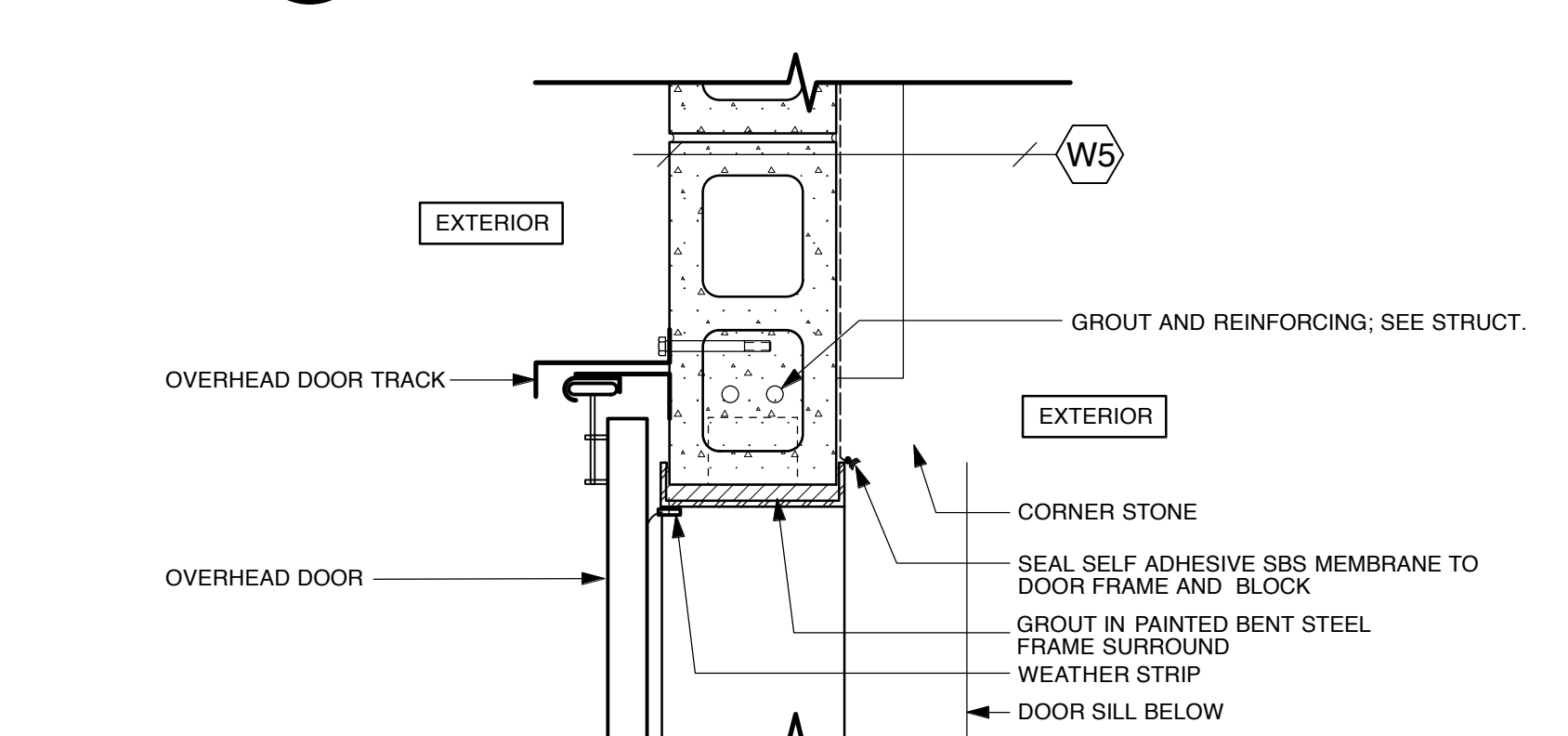
11 LOBBY DOOR - JAMB
A6.08 Scale: 1-1/2" = 1'-0"



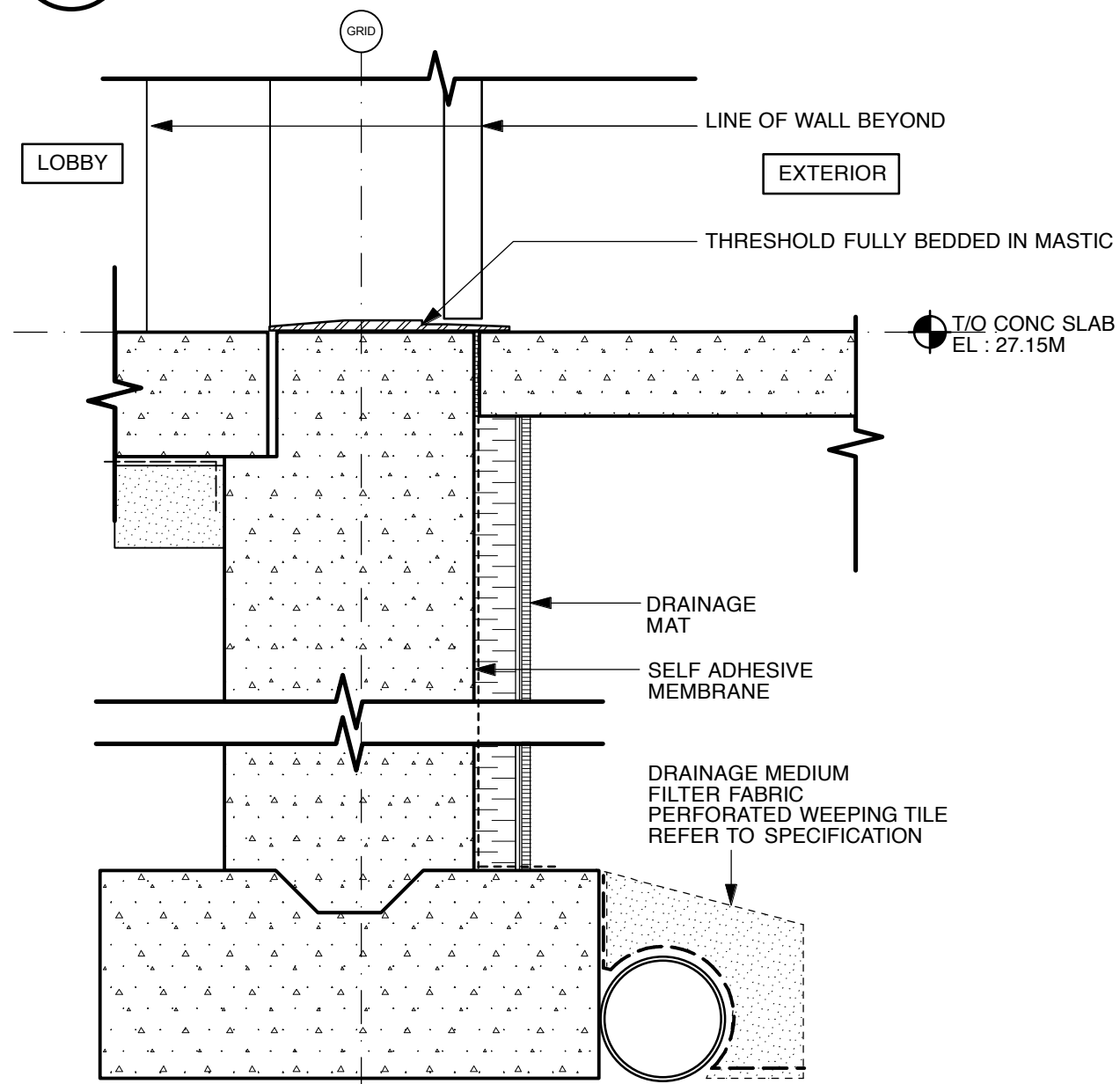
8 DOOR JAMB AT VESTIBULE
A6.08 Scale: 1-1/2" = 1'-0"



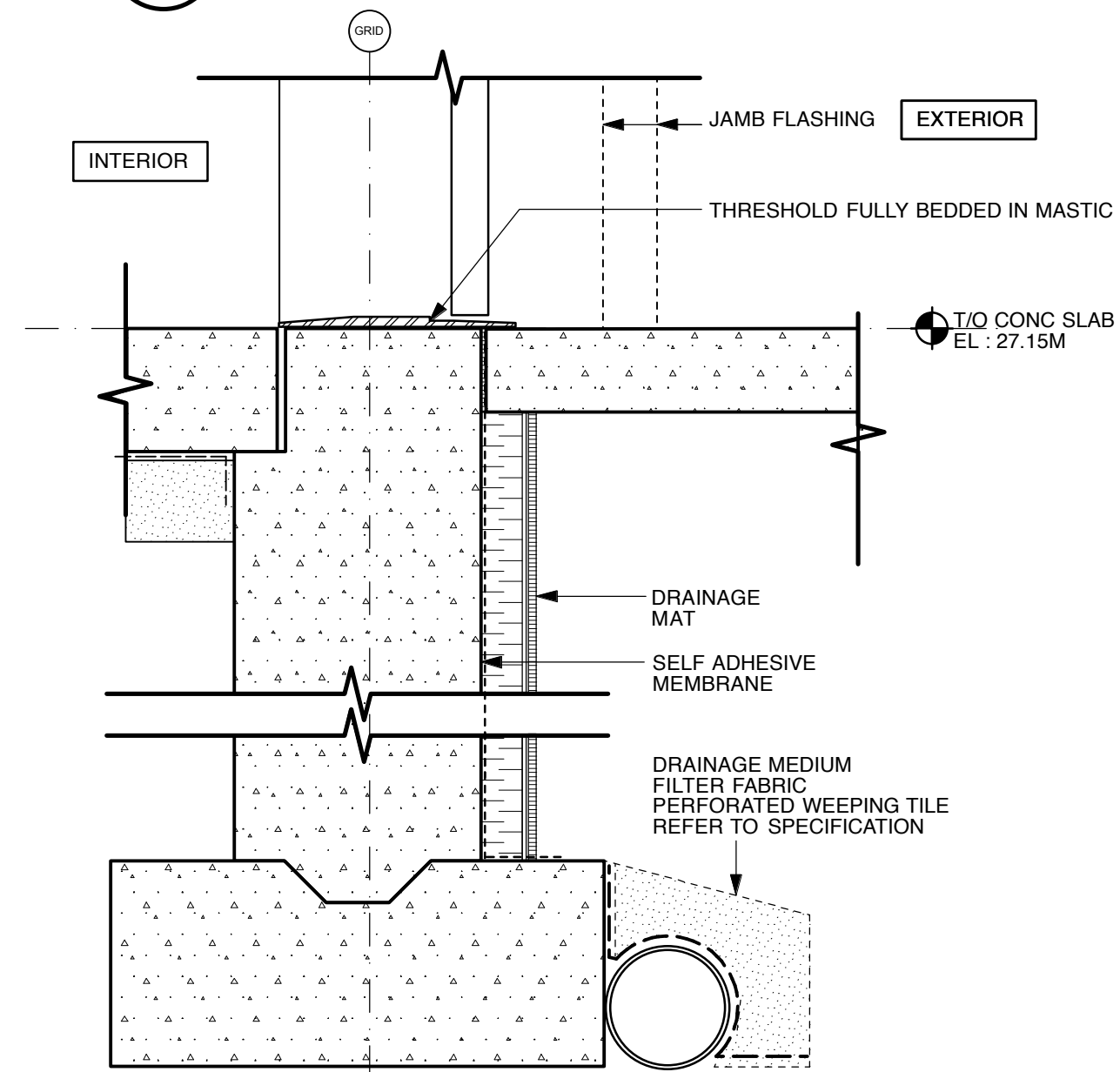
5 DOOR JAMB AT STONE VENEER
A6.08 Scale: 1-1/2" = 1'-0"



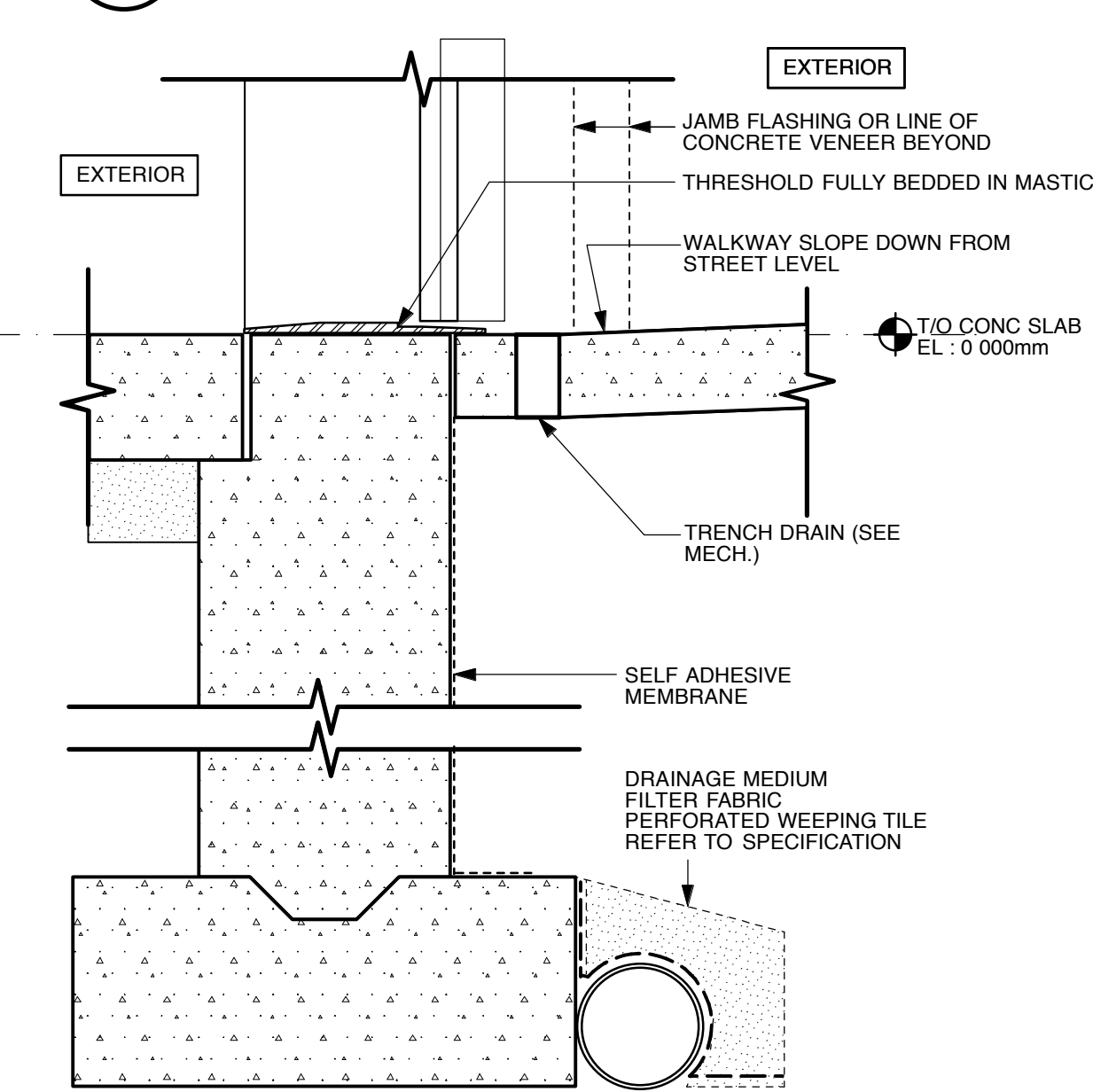
2 OVERHEAD DOOR - JAMB
A6.08 Scale: 1-1/2" = 1'-0"



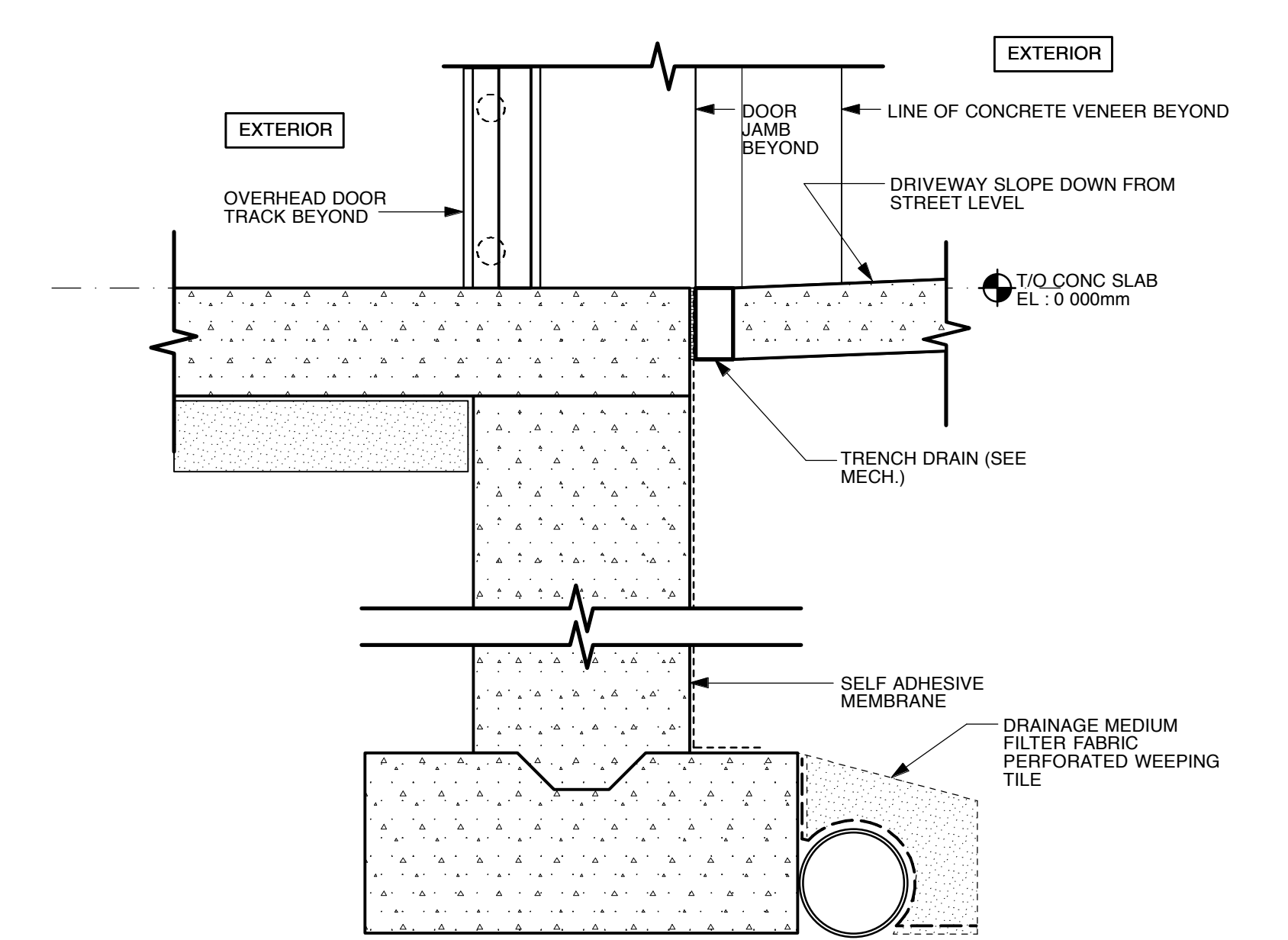
10 LOBBY DOOR - SILL
A6.08 Scale: 1-1/2" = 1'-0"



7 DOOR SILL AT VESTIBULE
A6.08 Scale: 1-1/2" = 1'-0"



4 DOOR SILL AT STONE VENEER
A6.08 Scale: 1-1/2" = 1'-0"



1 OVERHEAD DOOR - SILL
A6.08 Scale: 1-1/2" = 1'-0"

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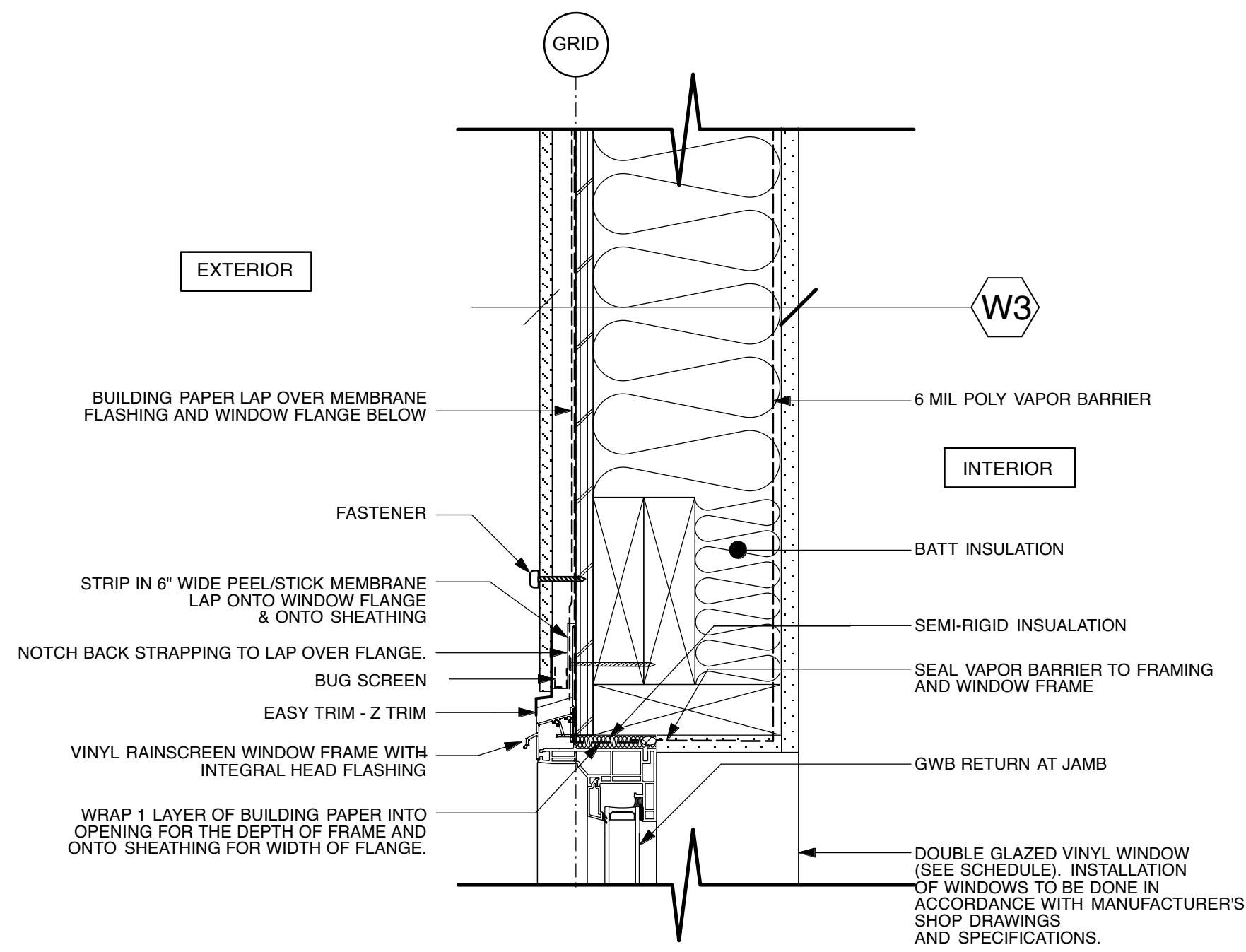
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Date	SEPT 10, 2014	

Project Name
NORTH PARK DEVELOPMENT
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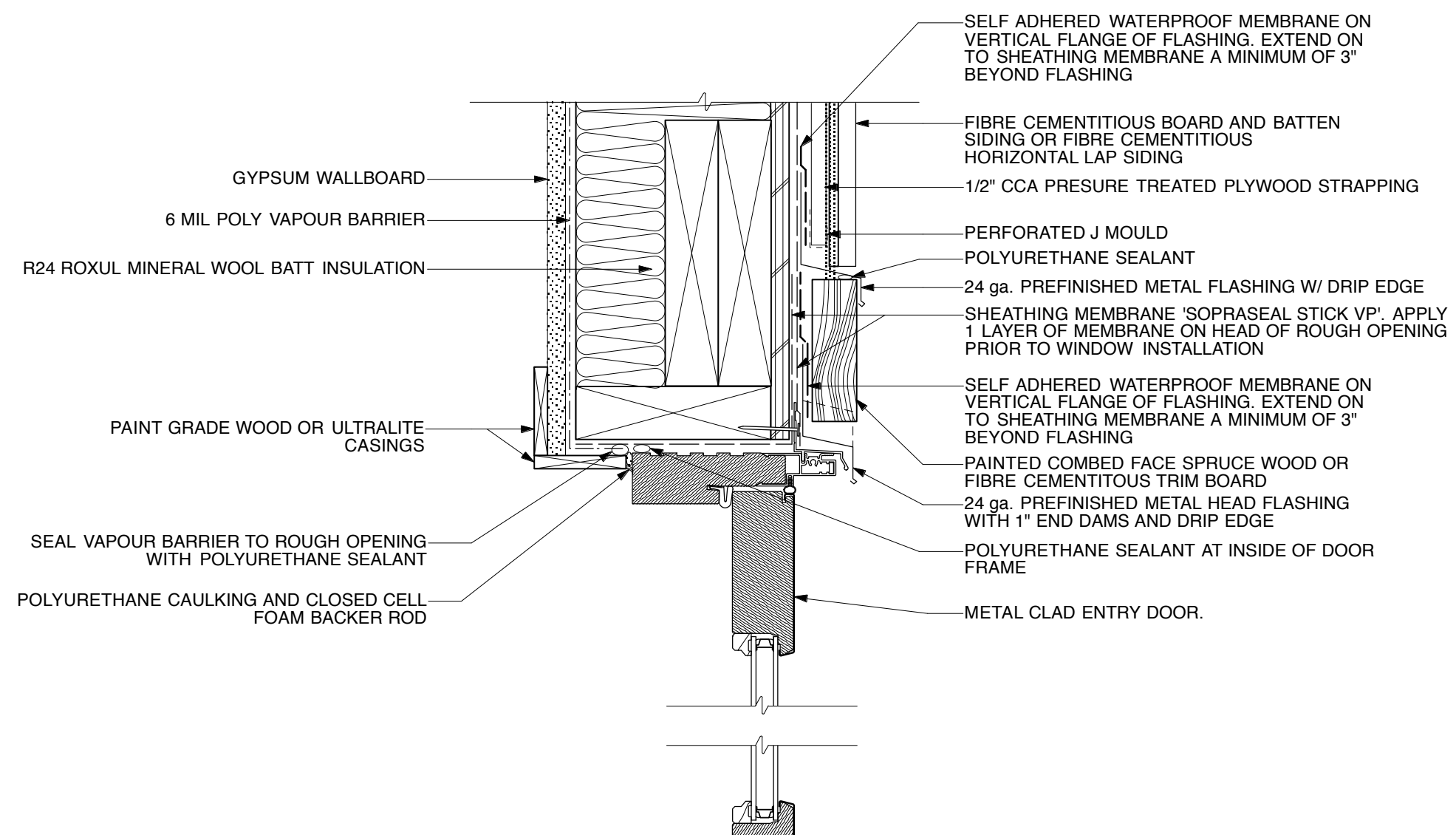
Drawing Title
DETAILS WINDOWS AND DOORS

Drawing No. **A6.08**
 Project No. **12854**

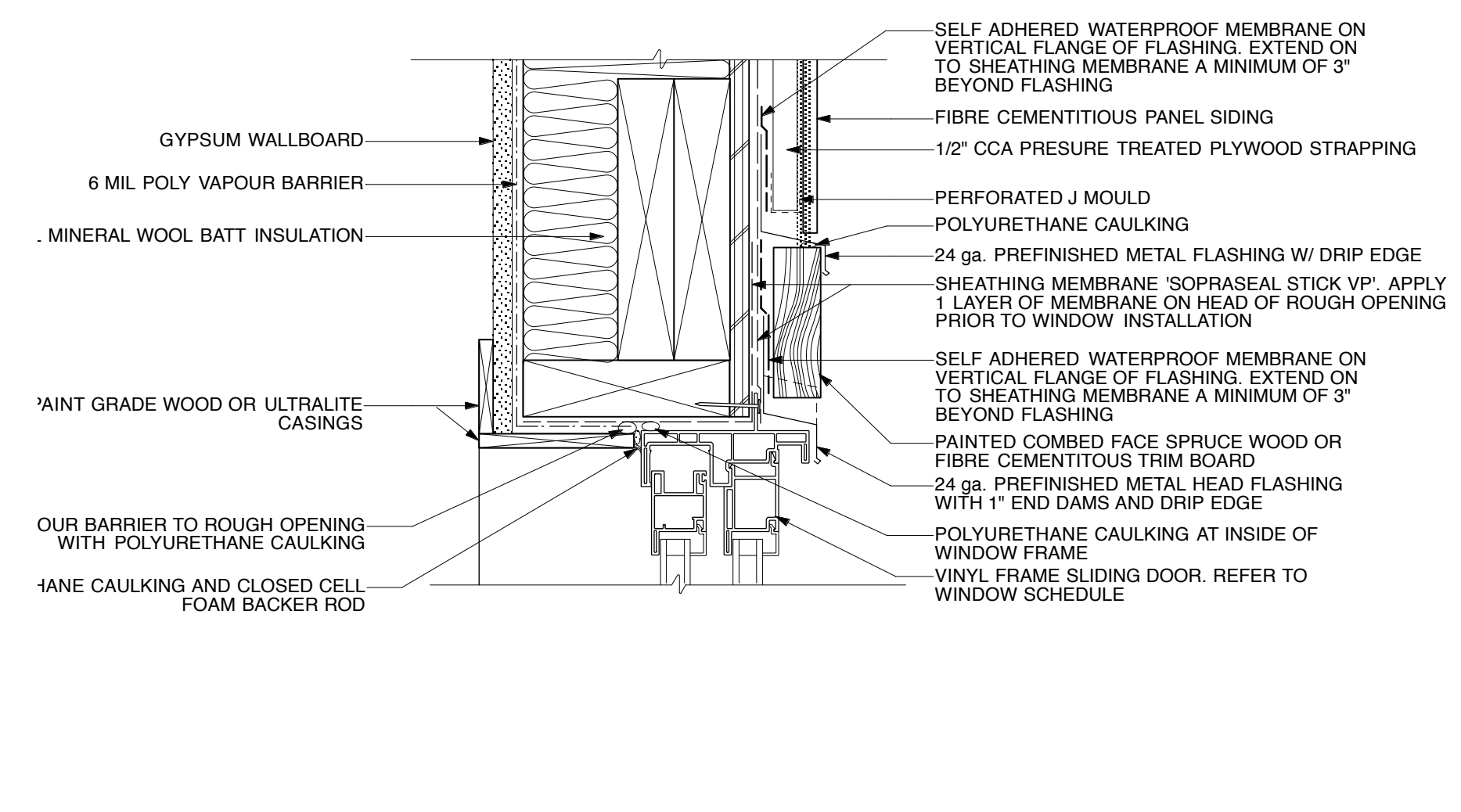
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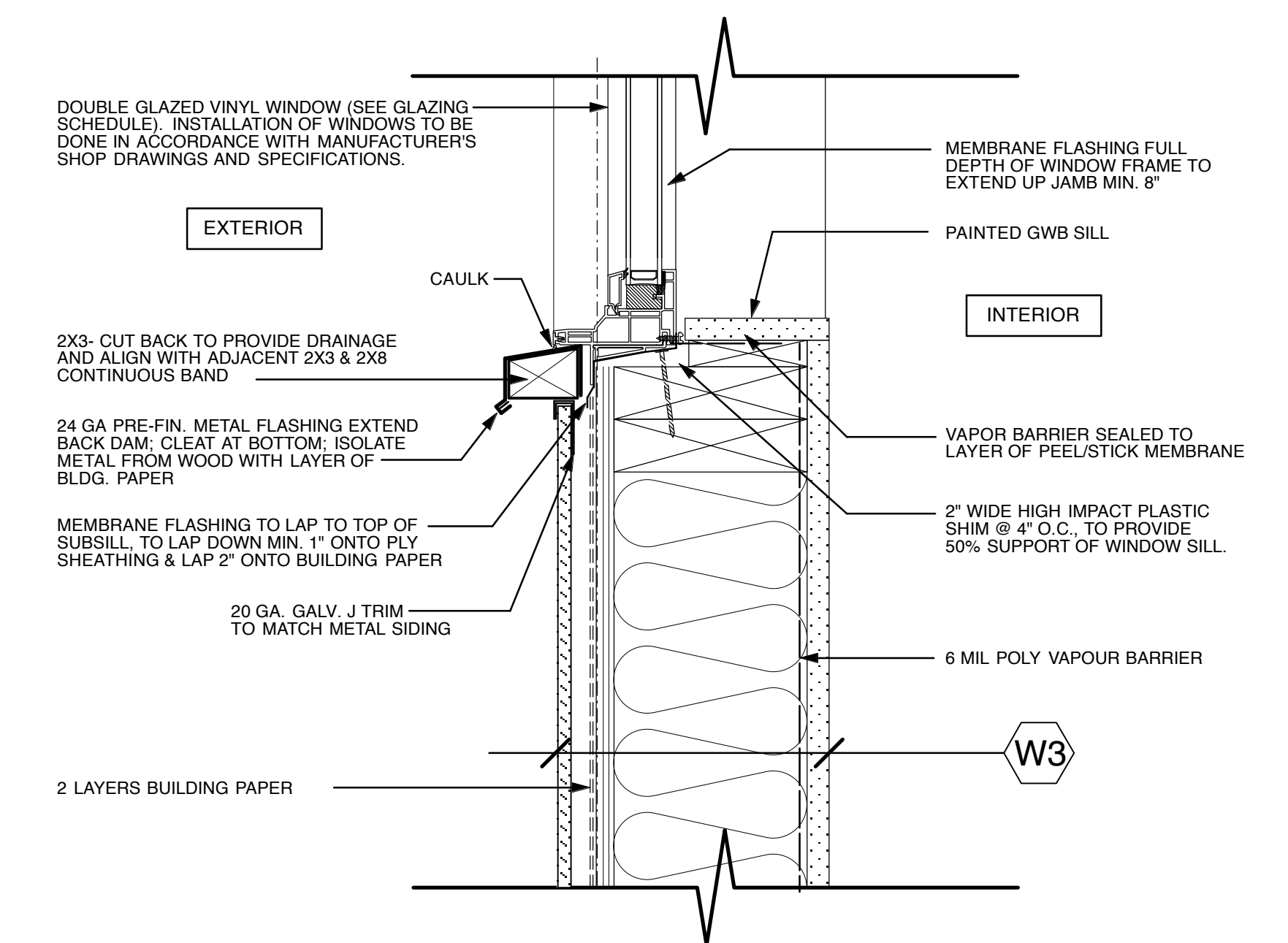
8 WINDOW DETAIL - HEAD
SCALE: 6" = 1'-0"



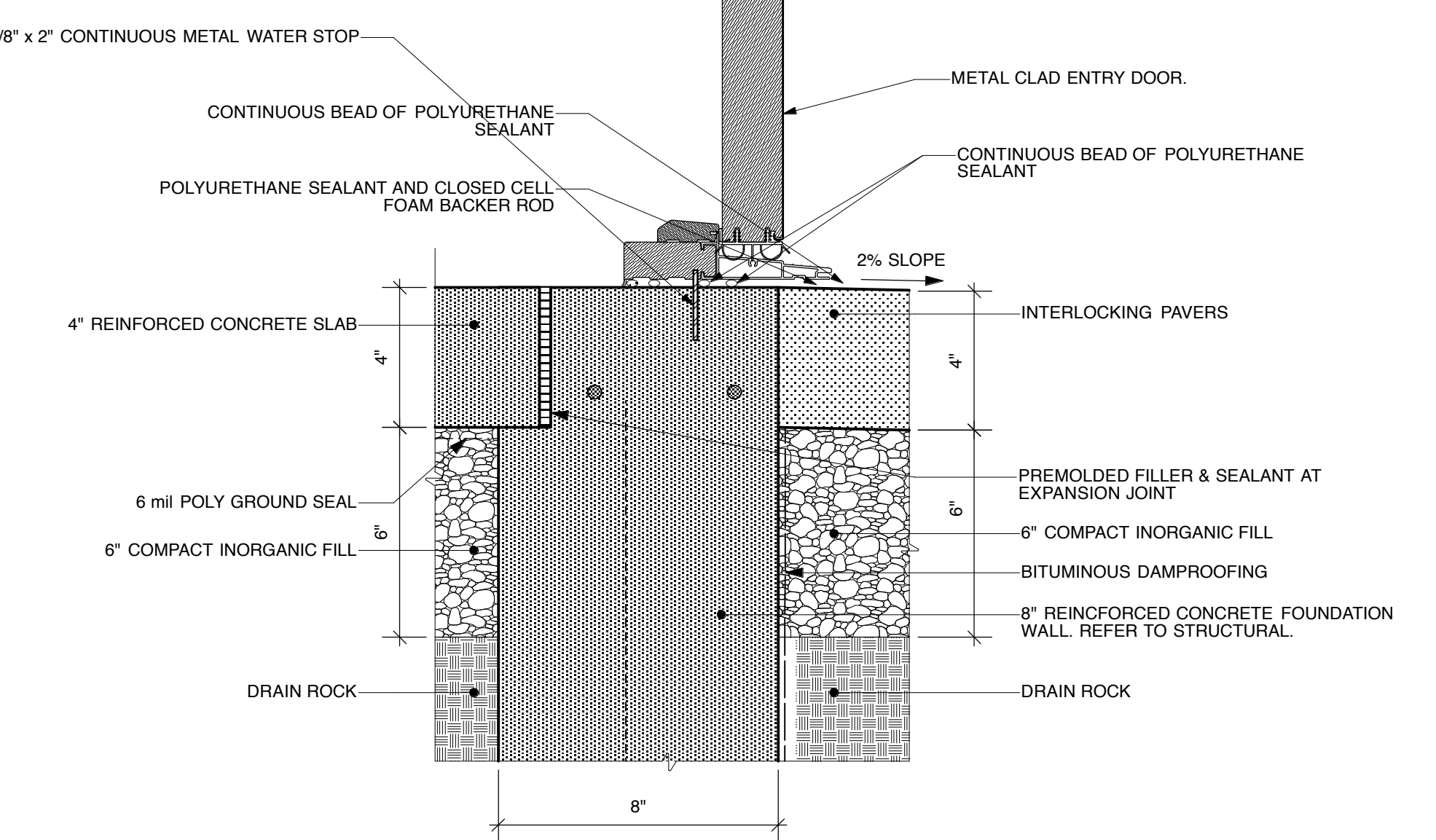
5 DOOR DETAIL - HEAD AND SILL (LOBBY WALL)
SCALE: 6" = 1'-0"



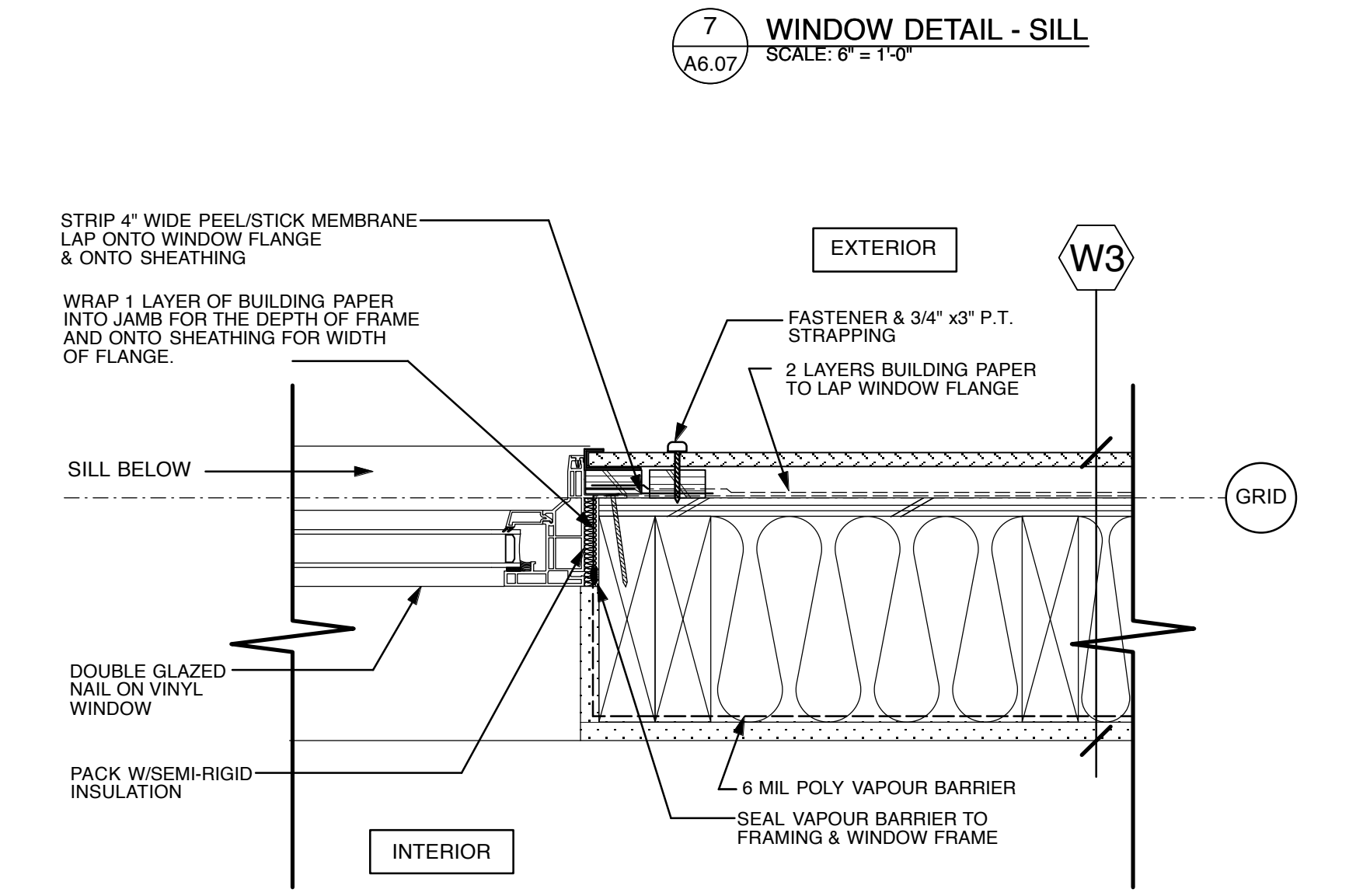
3 SLIDING DOOR - HEAD
SCALE: 6" = 1'-0"



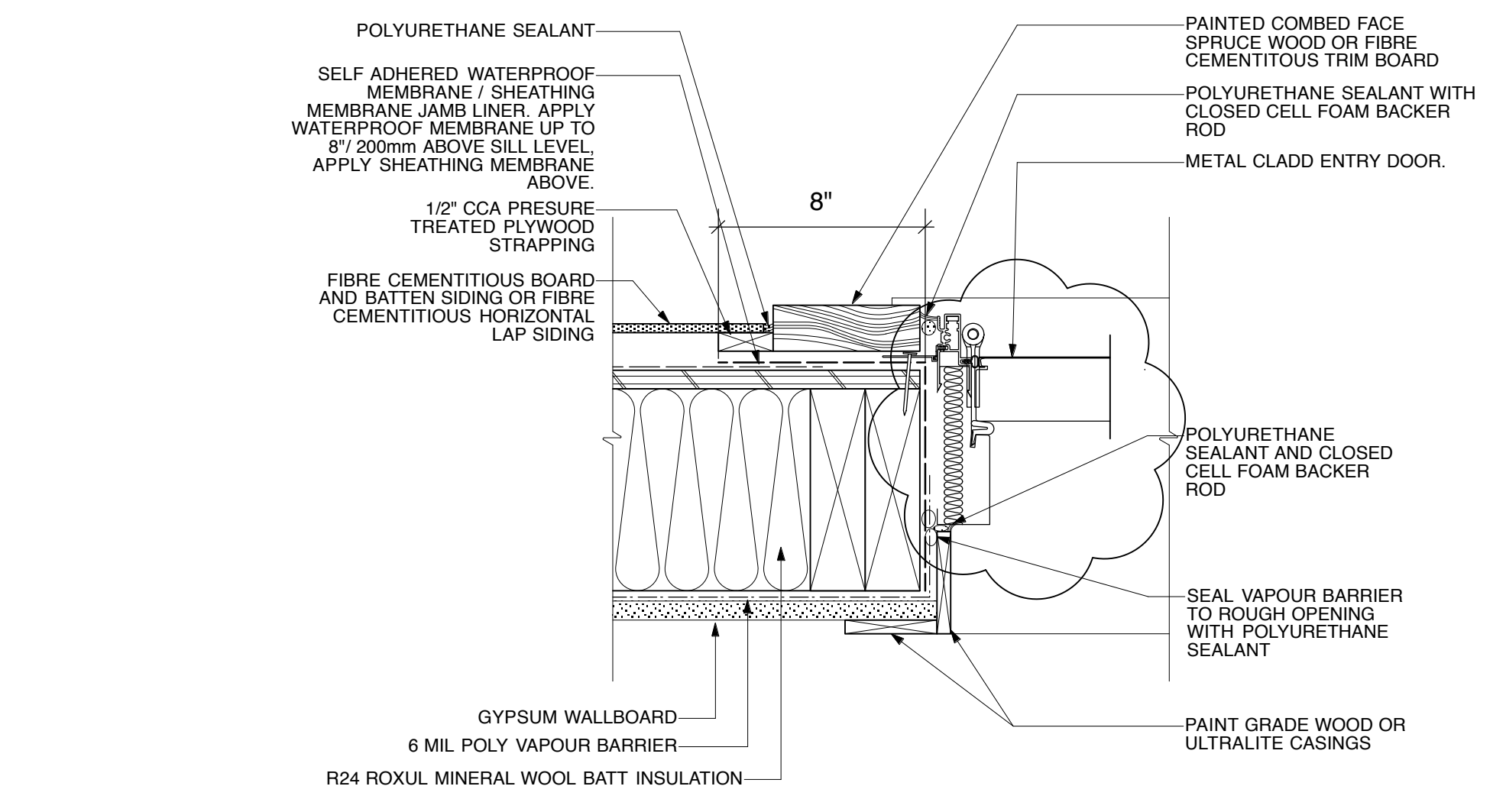
7 WINDOW DETAIL - SILL
SCALE: 6" = 1'-0"



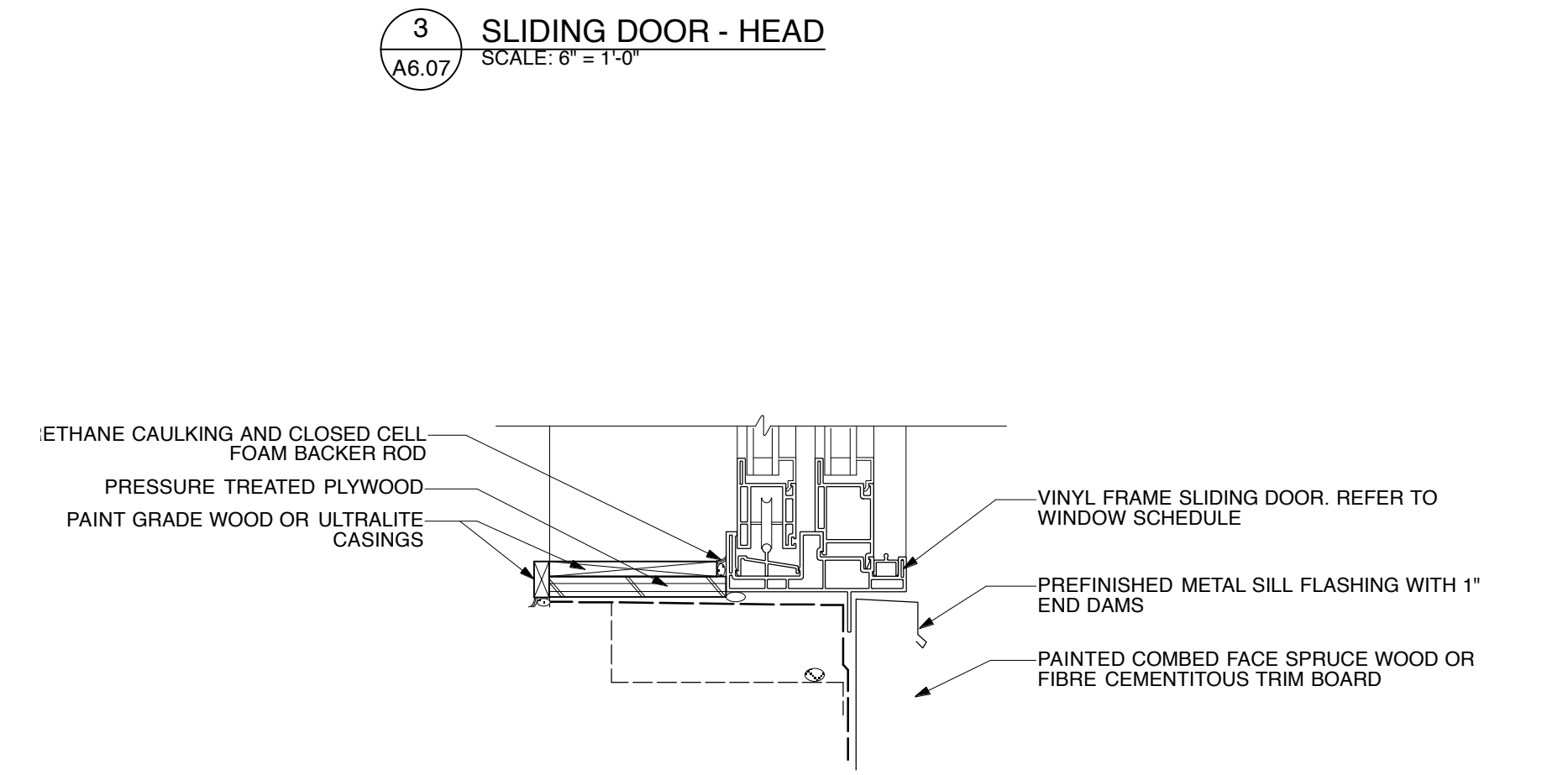
2 SLIDING DOOR - SILL
SCALE: 6" = 1'-0"




6 WINDOW DETAIL - JAMB
SCALE: 6" = 1'-0"



4 WINDOW DETAIL - JAMB (LOBBY WALL)
SCALE: 6" = 1'-0"



1 SLIDING DOOR - JAMB
SCALE: 6" = 1'-0"



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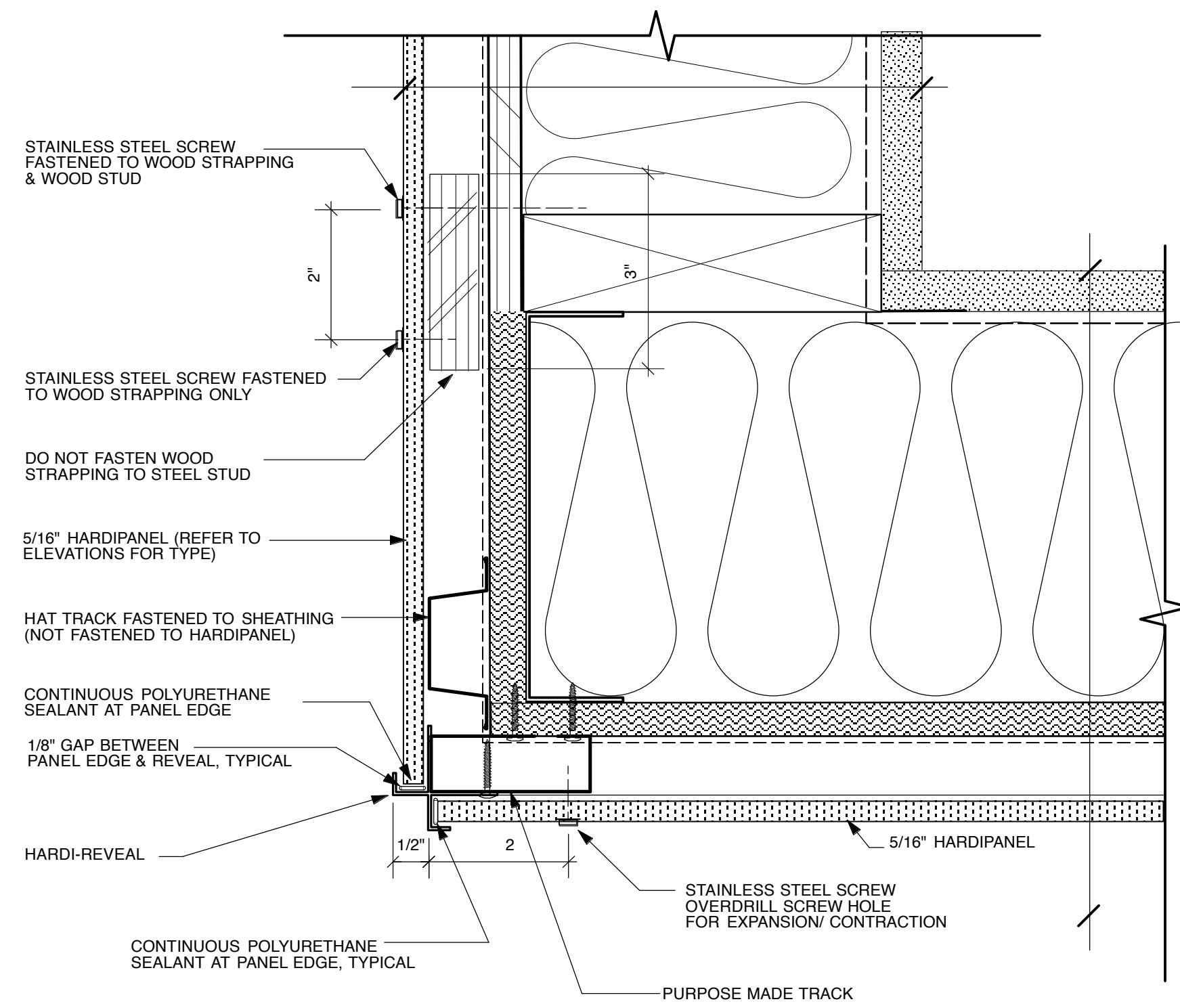
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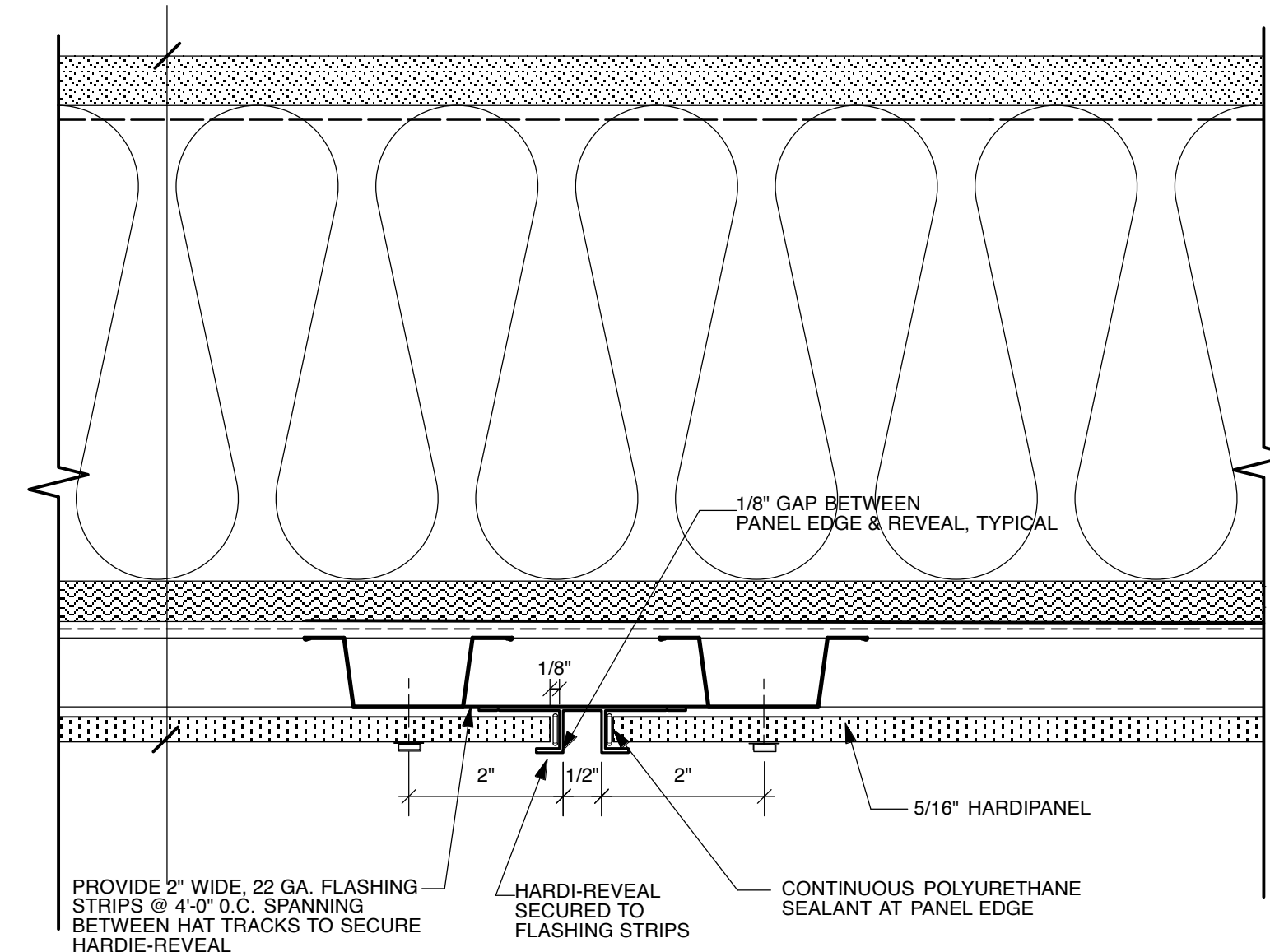
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Drawing No.: **A6.07**
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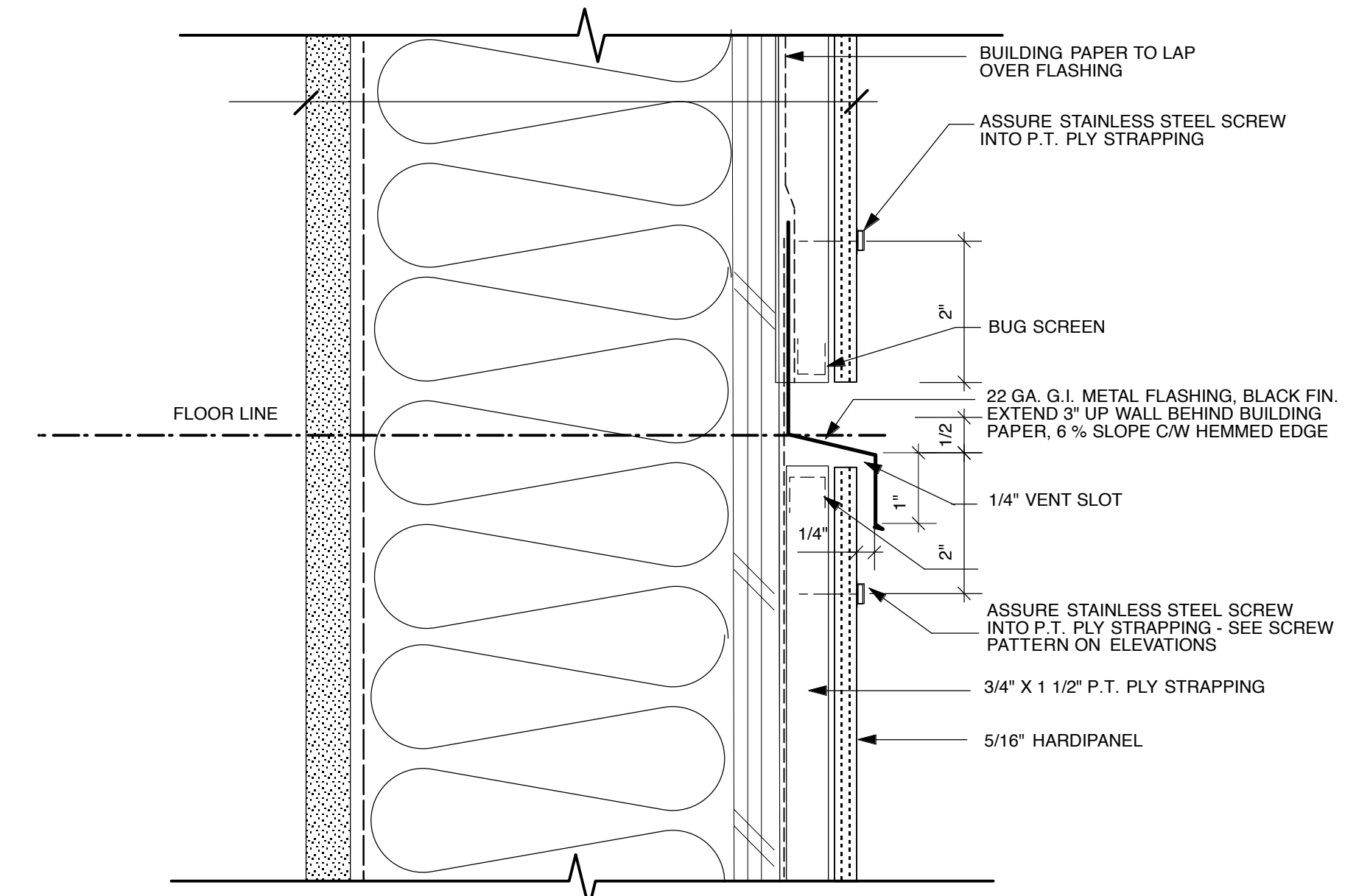
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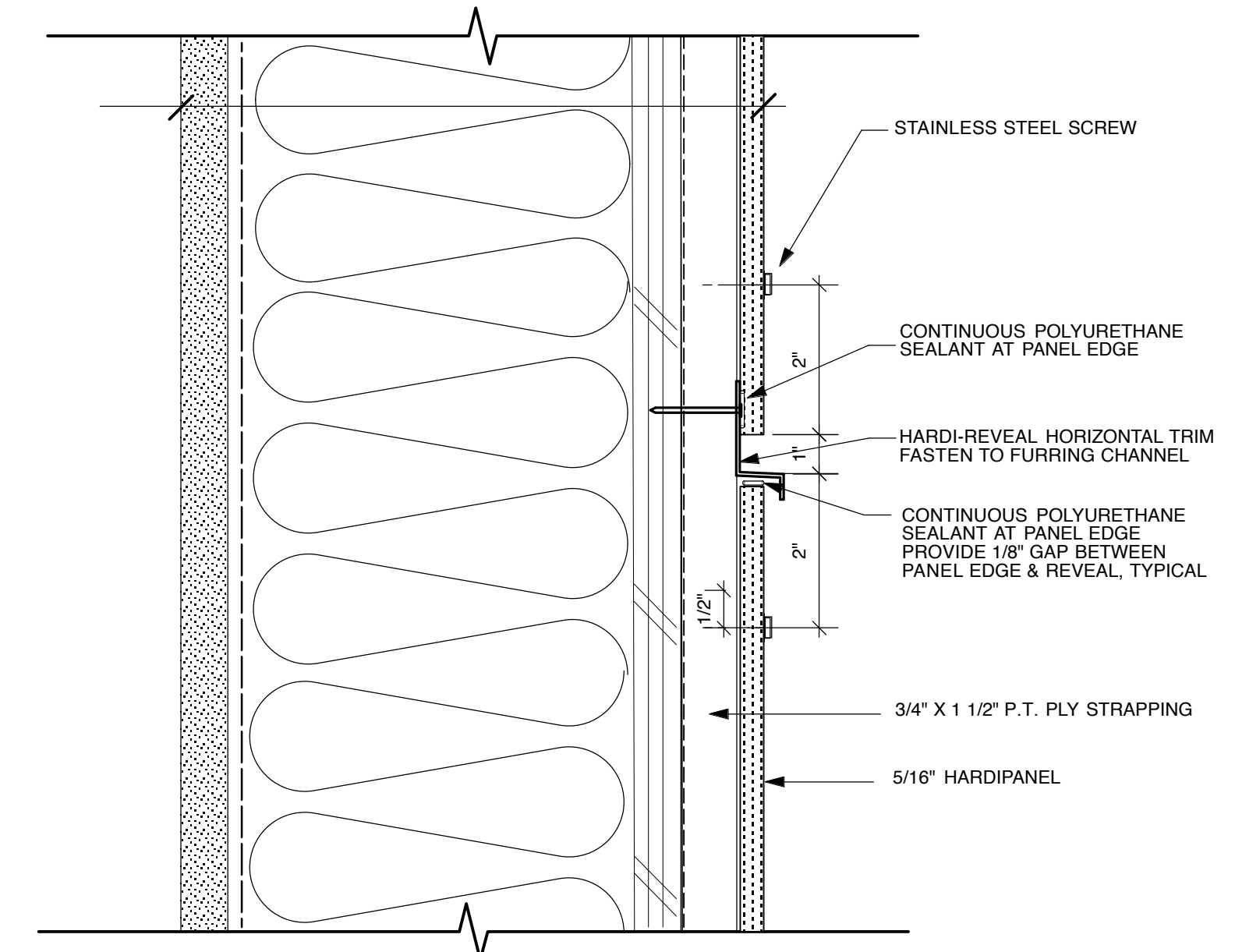
6 PLAN DETAIL -HARDIE-REVEAL (NON-COMBUSTIBLE TO COMBUSTIBLE WALL)
SCALE: 6" = 1'-0"



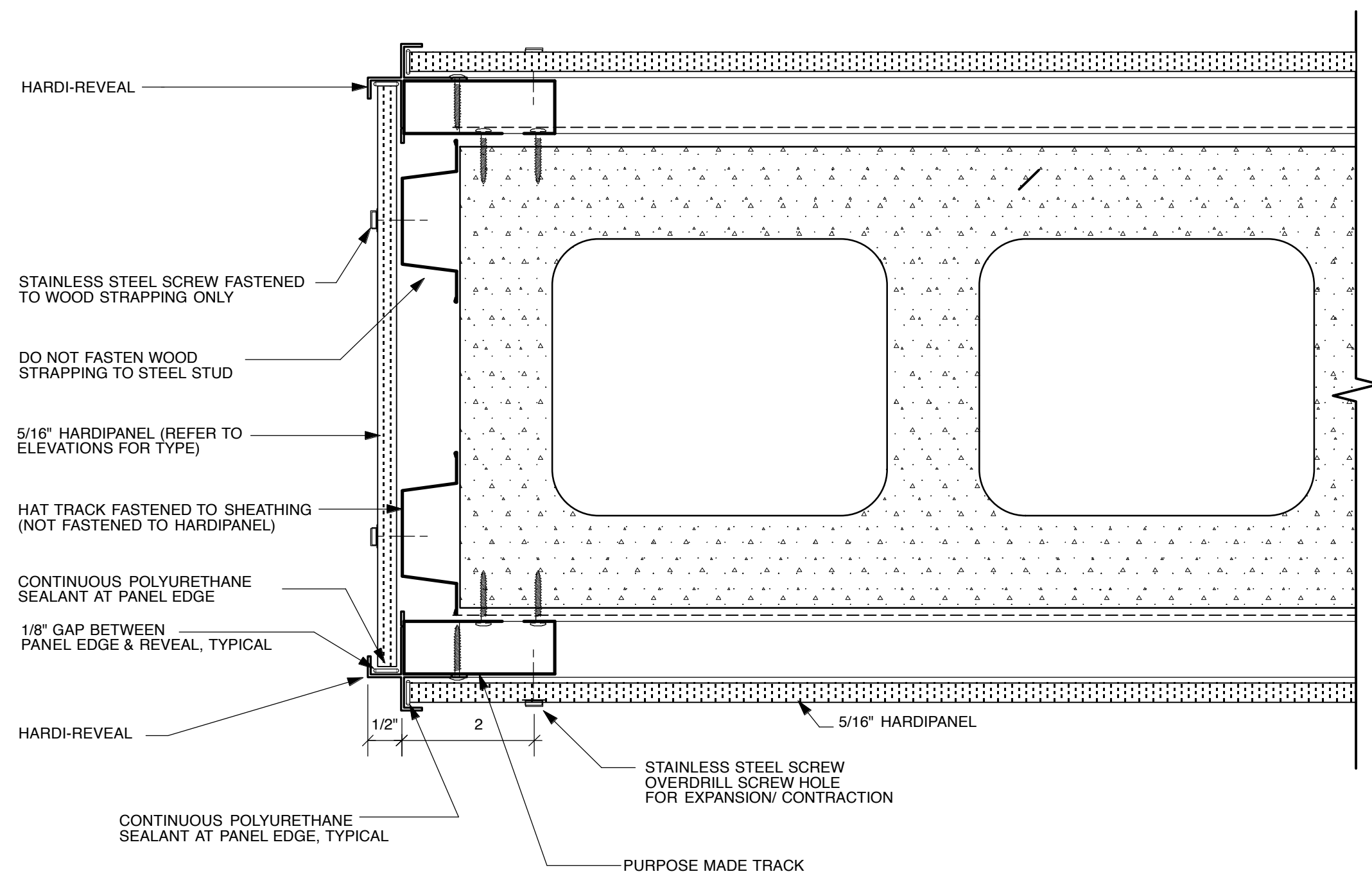
4 PLAN DETAIL -HARDIE-REVEAL (NON-COMBUSTIBLE WALL)
SCALE: 6" = 1'-0"



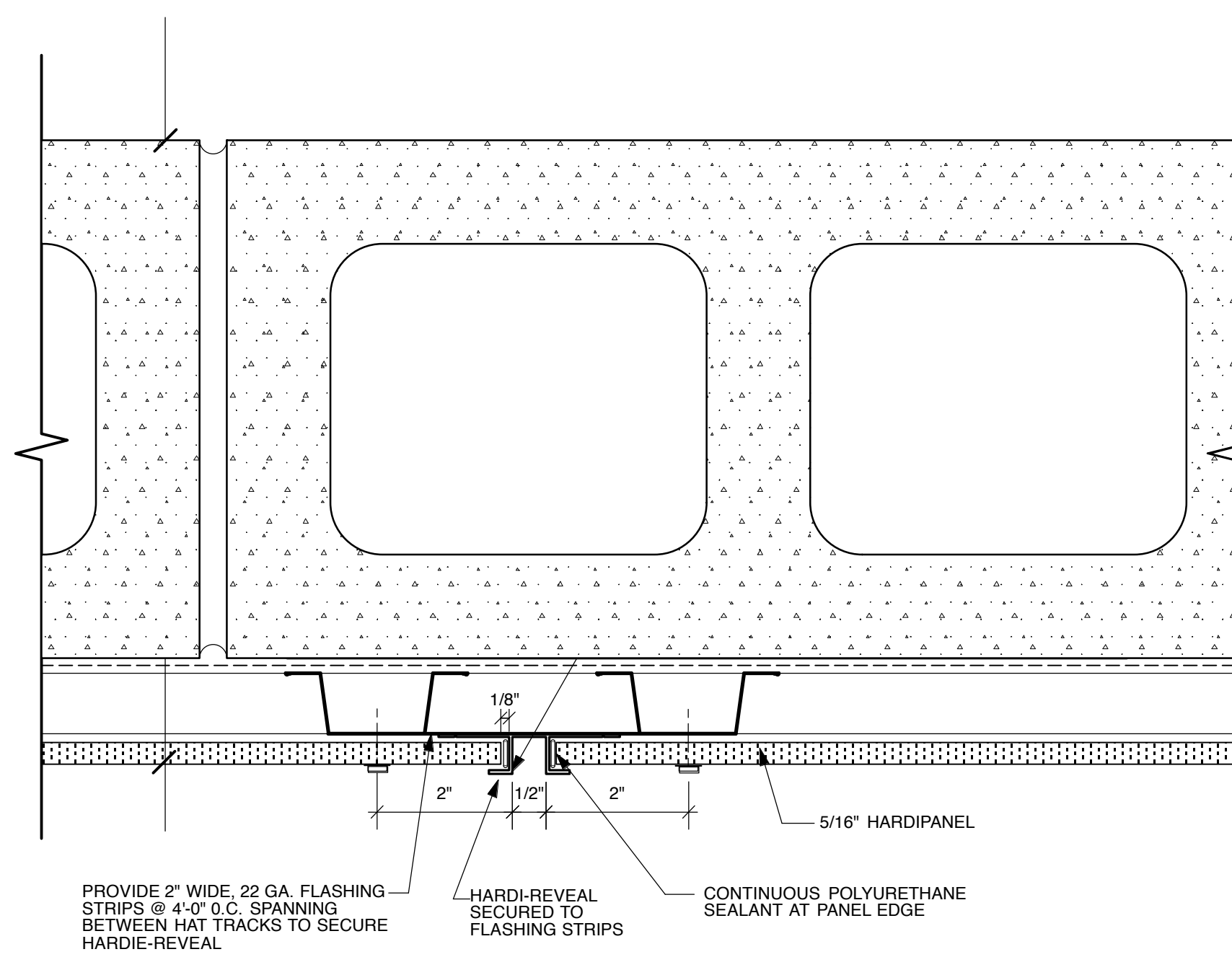
1 PLAN DETAIL -TYPICAL SECTION AT FLOOR LINE
SCALE: 6" = 1'-0"



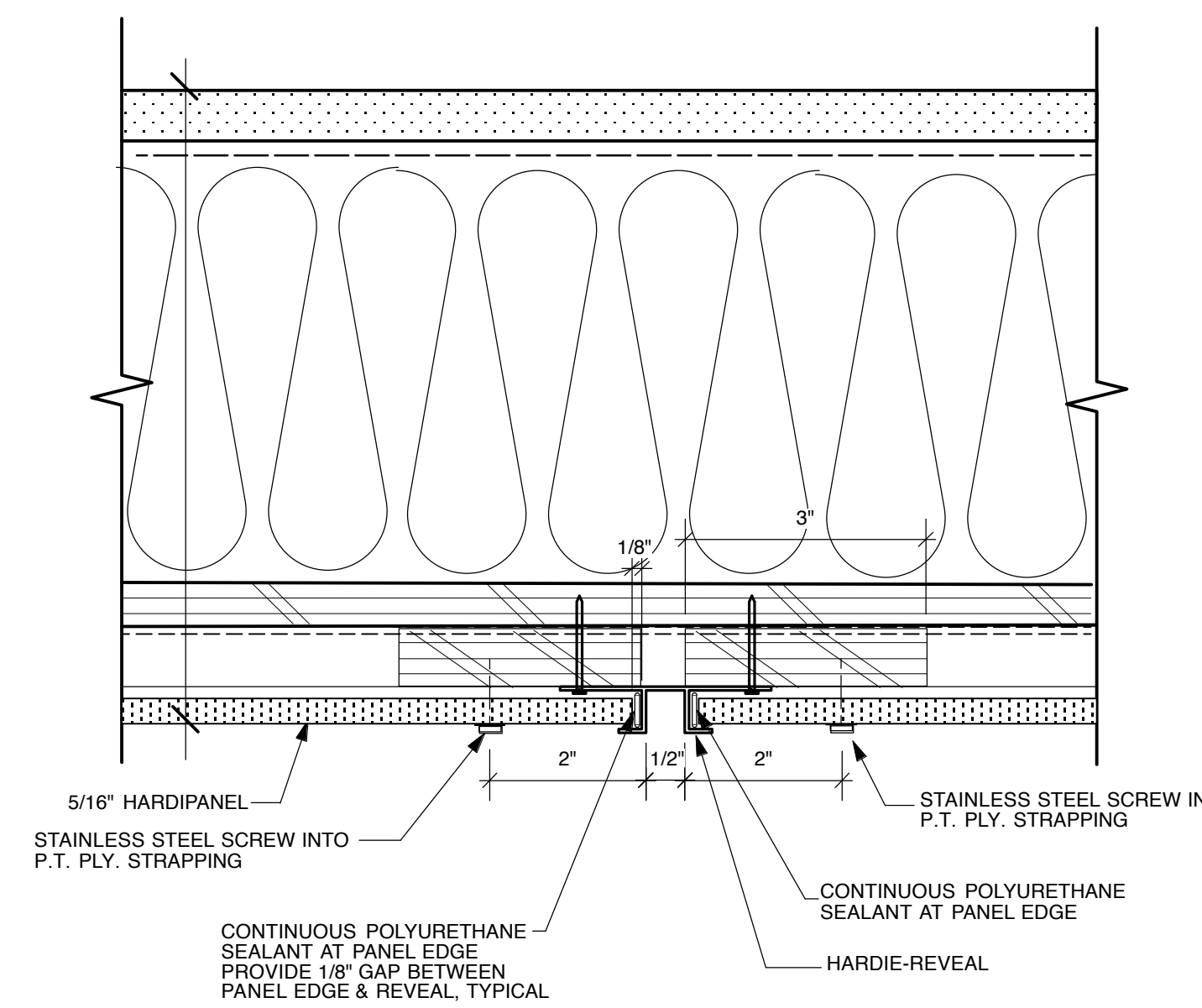
2 SECTION DETAIL -HARDIE-REVEAL (TYPICAL)
SCALE: 6" = 1'-0"



5 PLAN DETAIL -HARDIE-REVEAL ON CONC. BLOCK FIN WALL
SCALE: 6" = 1'-0"



3 PLAN DETAIL -HARDIE-REVEAL ON CMU
SCALE: 6" = 1'-0"



1 PLAN DETAIL -HARDIE REVEAL (TYPICAL)
SCALE: 6" = 1'-0"



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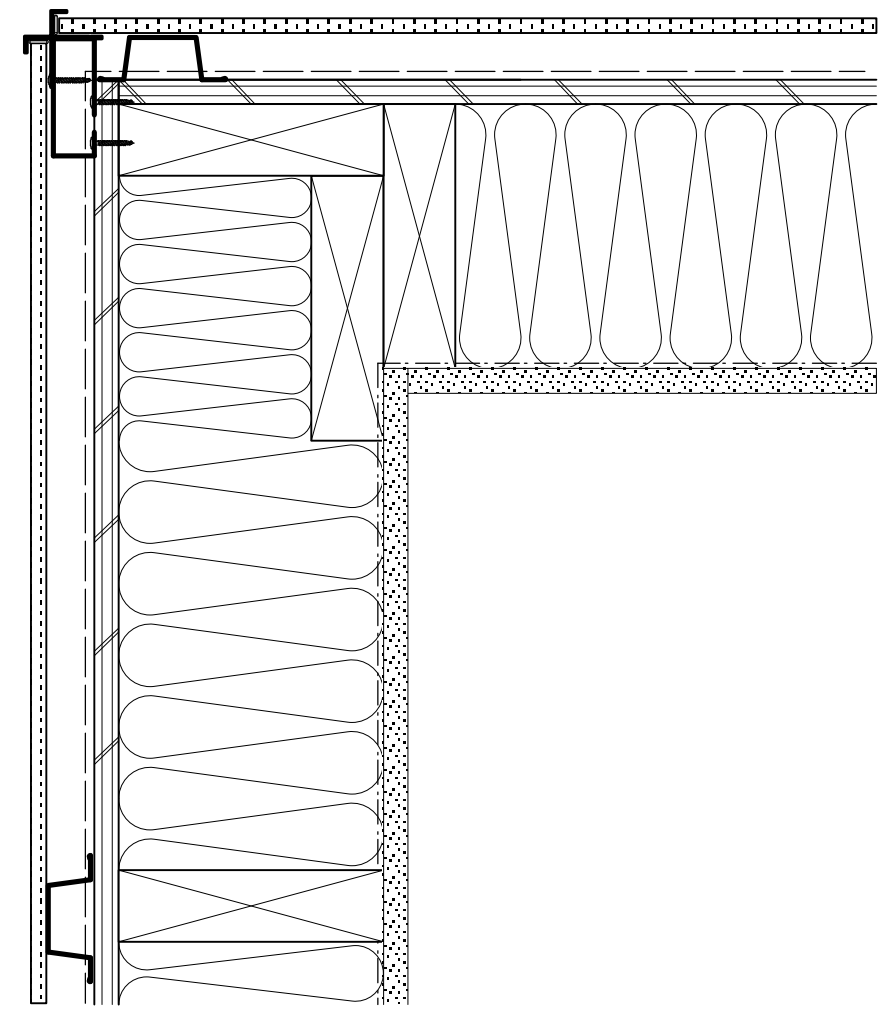
Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
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Drawing Title
WALL REVEAL DETAILS

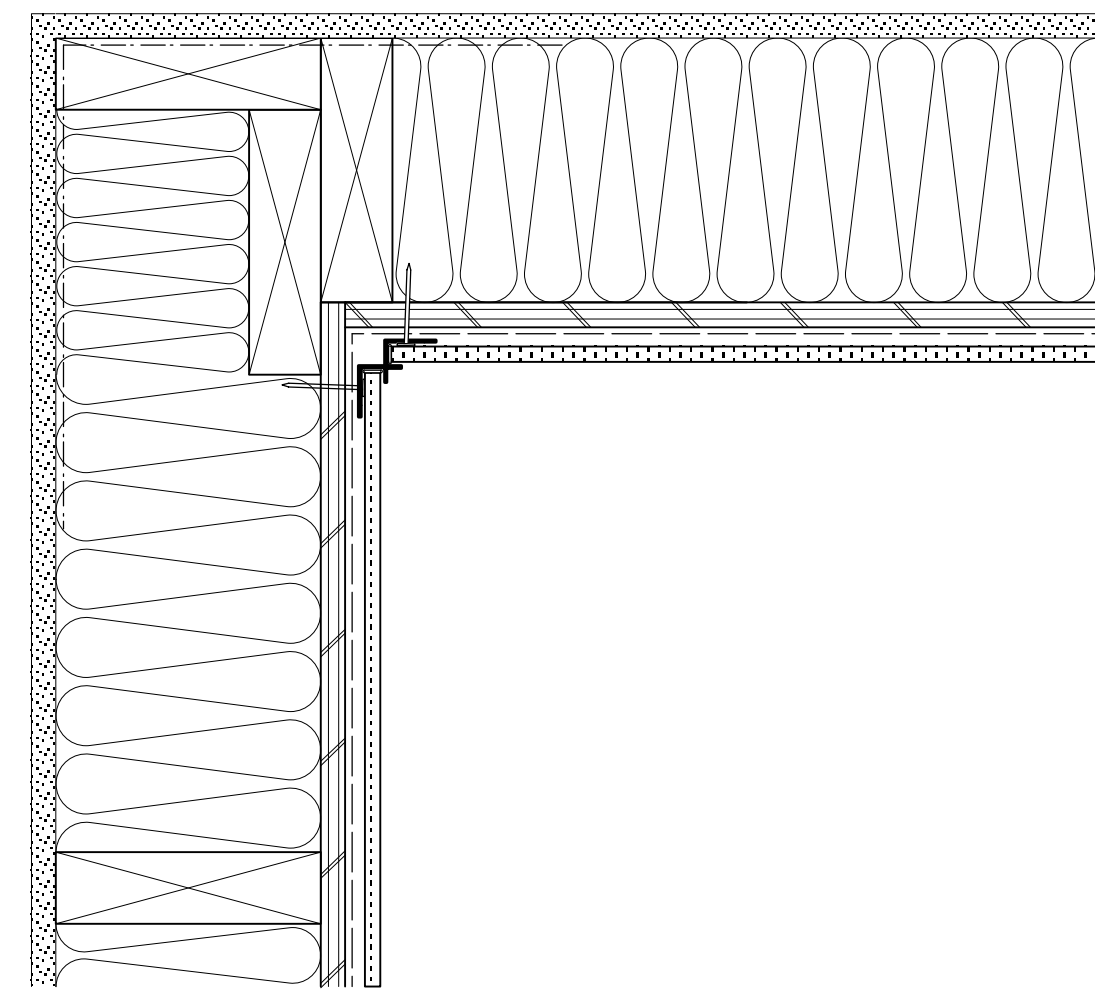
Drawing No.
A6.06

Project No.
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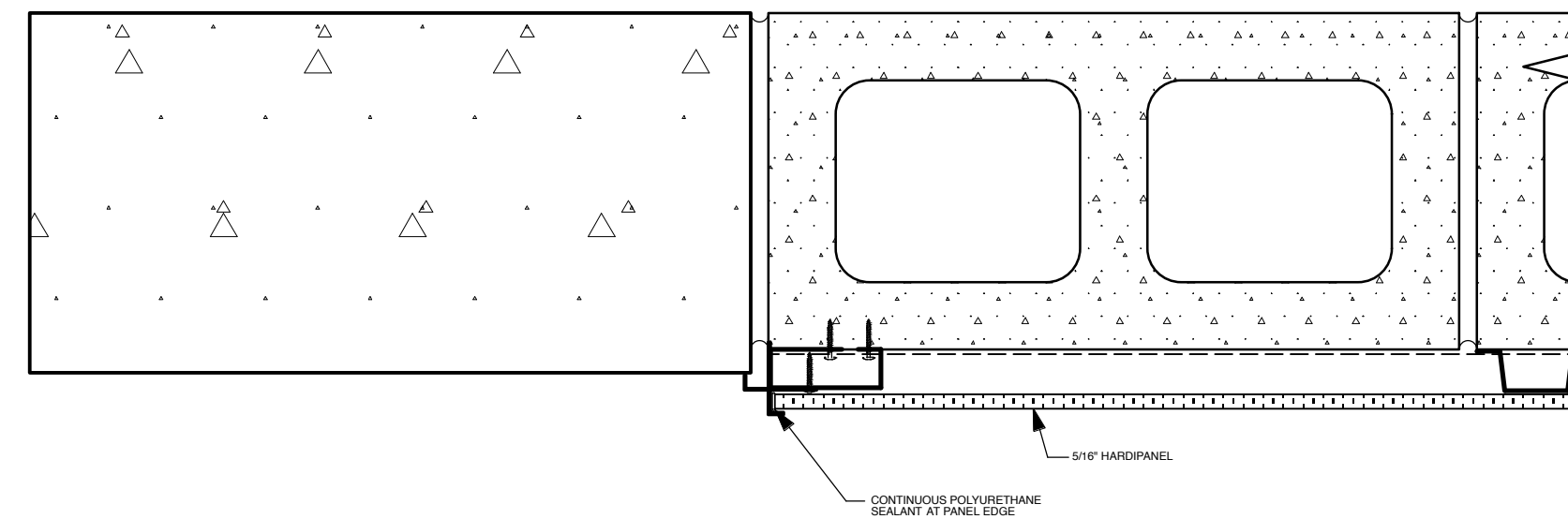
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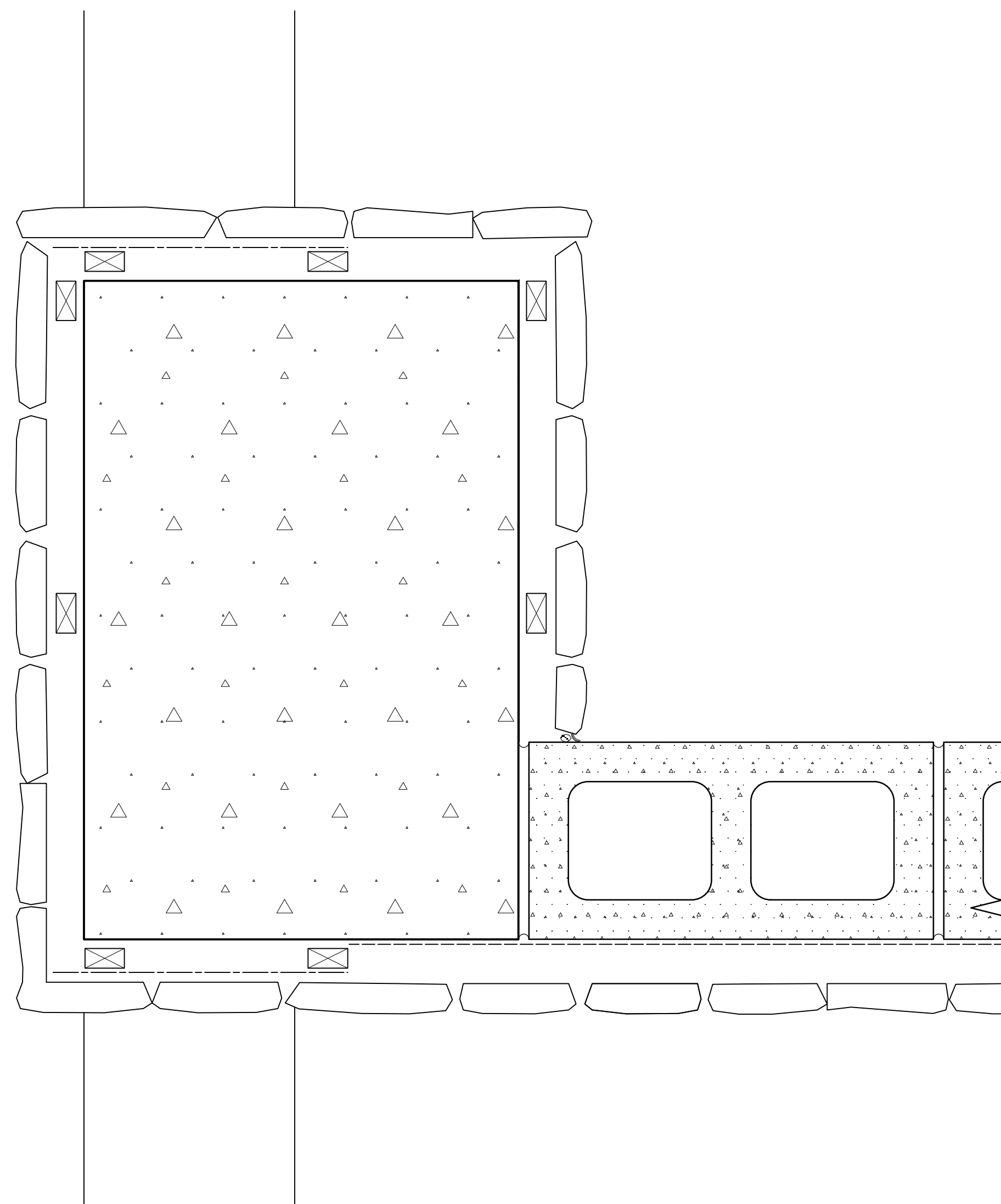
3 PLAN DETAIL -HARDIE-PANEL OUTSIDE CORNER
A6.05 Scale: 3" = 1'-0"



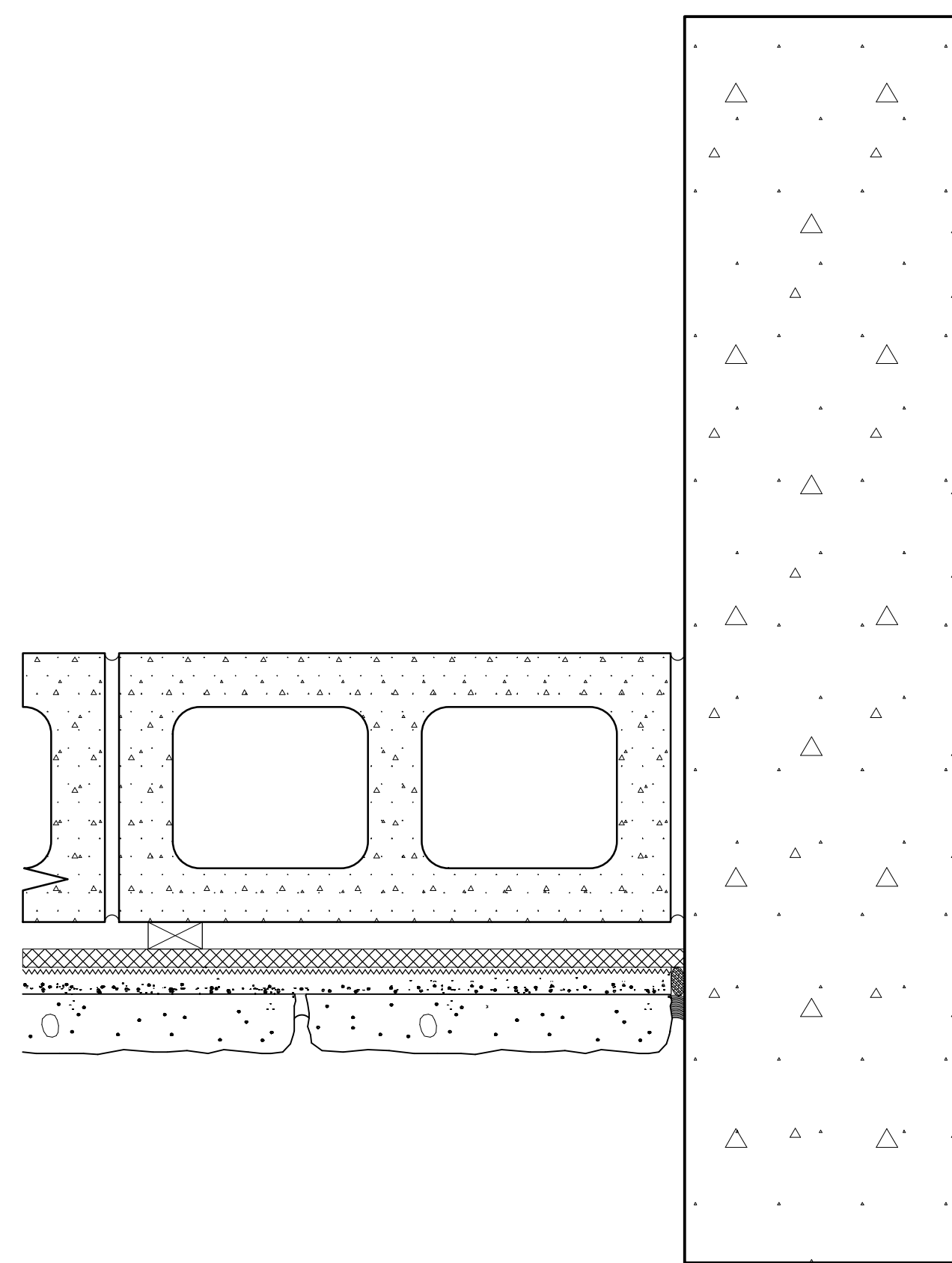
4 PLAN DETAIL -HARDIE-PANEL INSIDE CORNER
A6.05 Scale: 3" = 1'-0"



5 PLAN DETAIL -CONCRETE AND CMU WALLS
A6.05 Scale: 3" = 1'-0"



1 PLAN DETAIL -COLUMN WITH STONE VENEER
A6.05 Scale: 3" = 1'-0"



2 PLAN DETAIL -CONC. BLOCK WALL W/STONE VENEER
A6.05 Scale: 3" = 1'-0"



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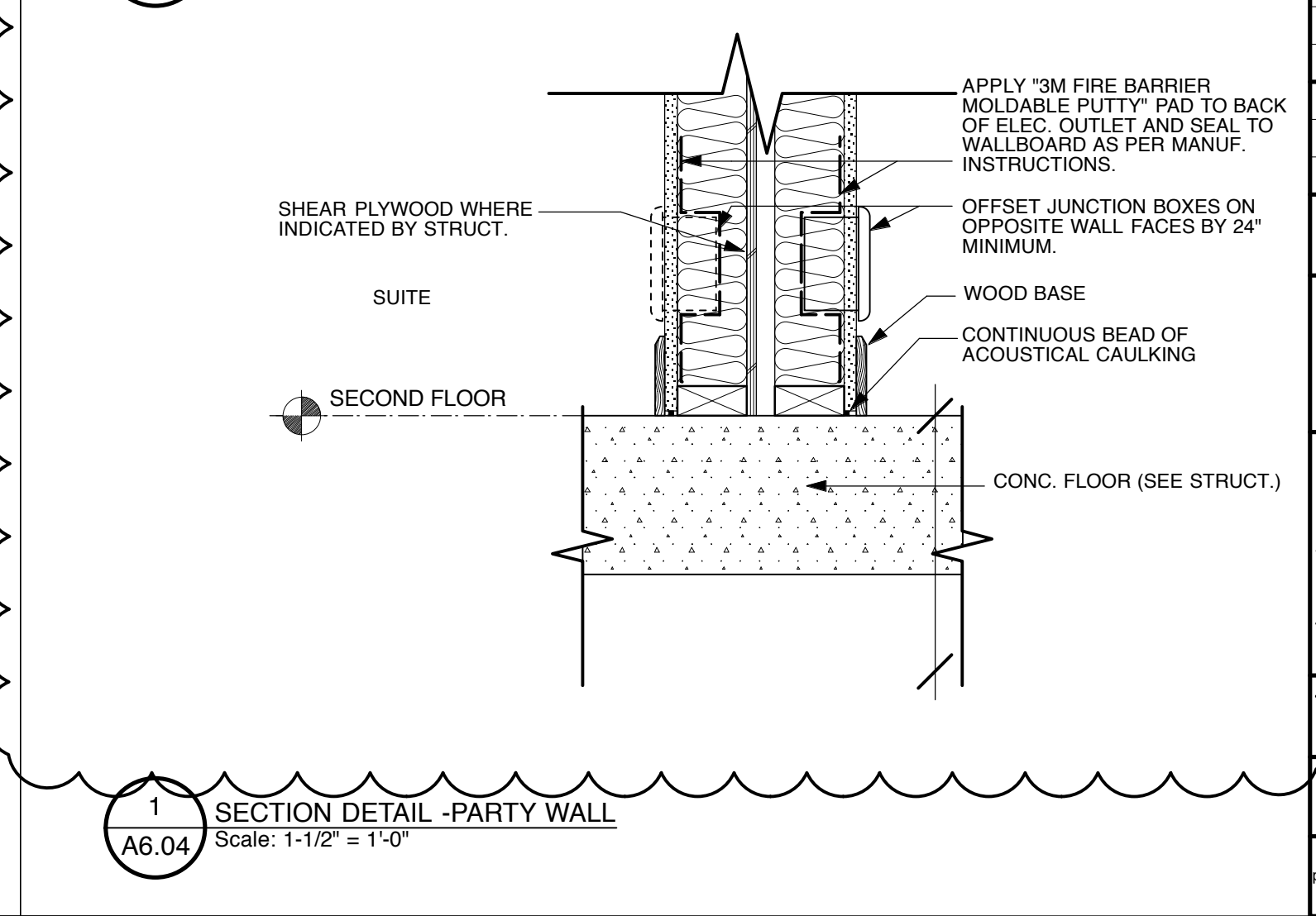
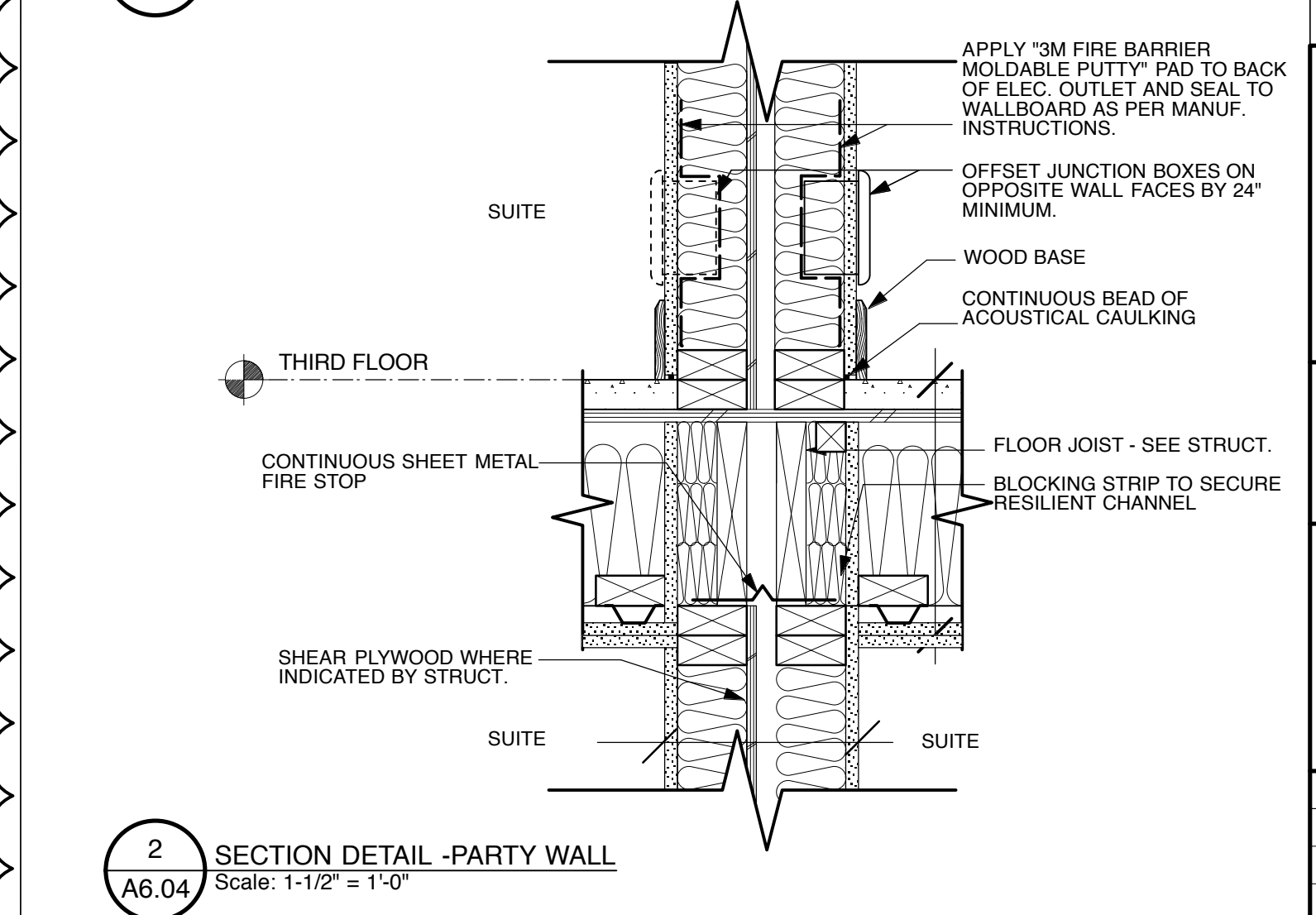
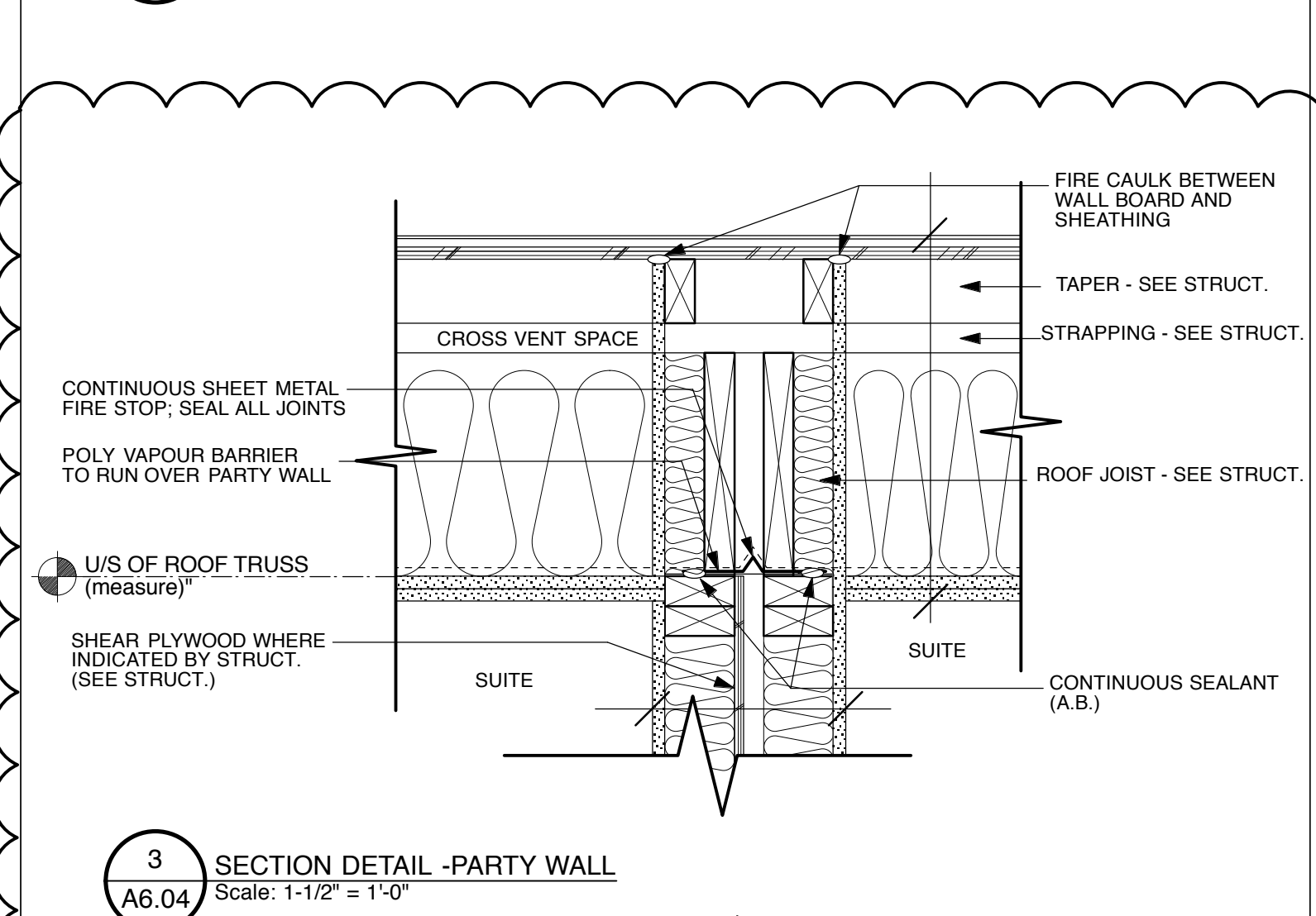
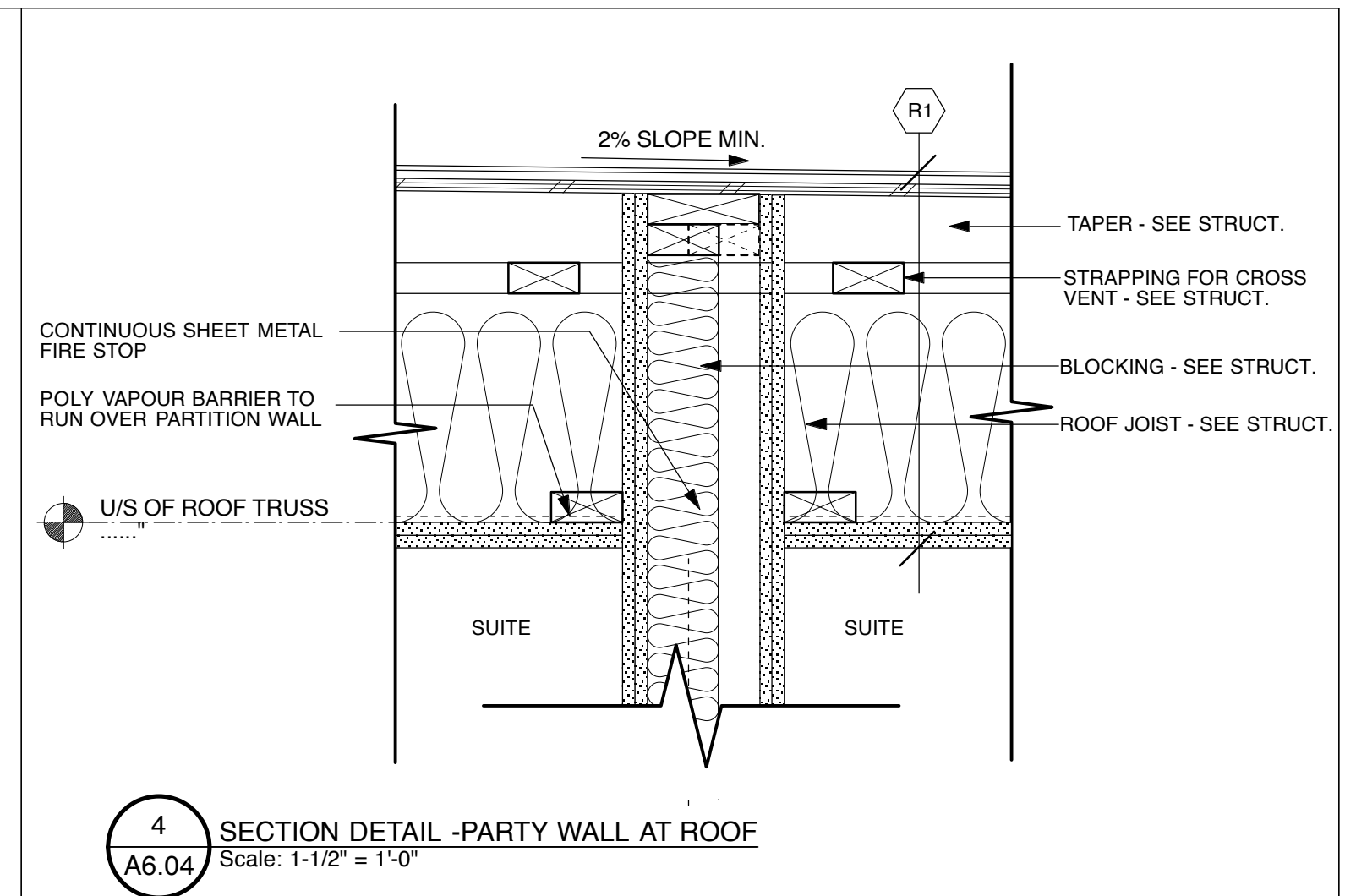
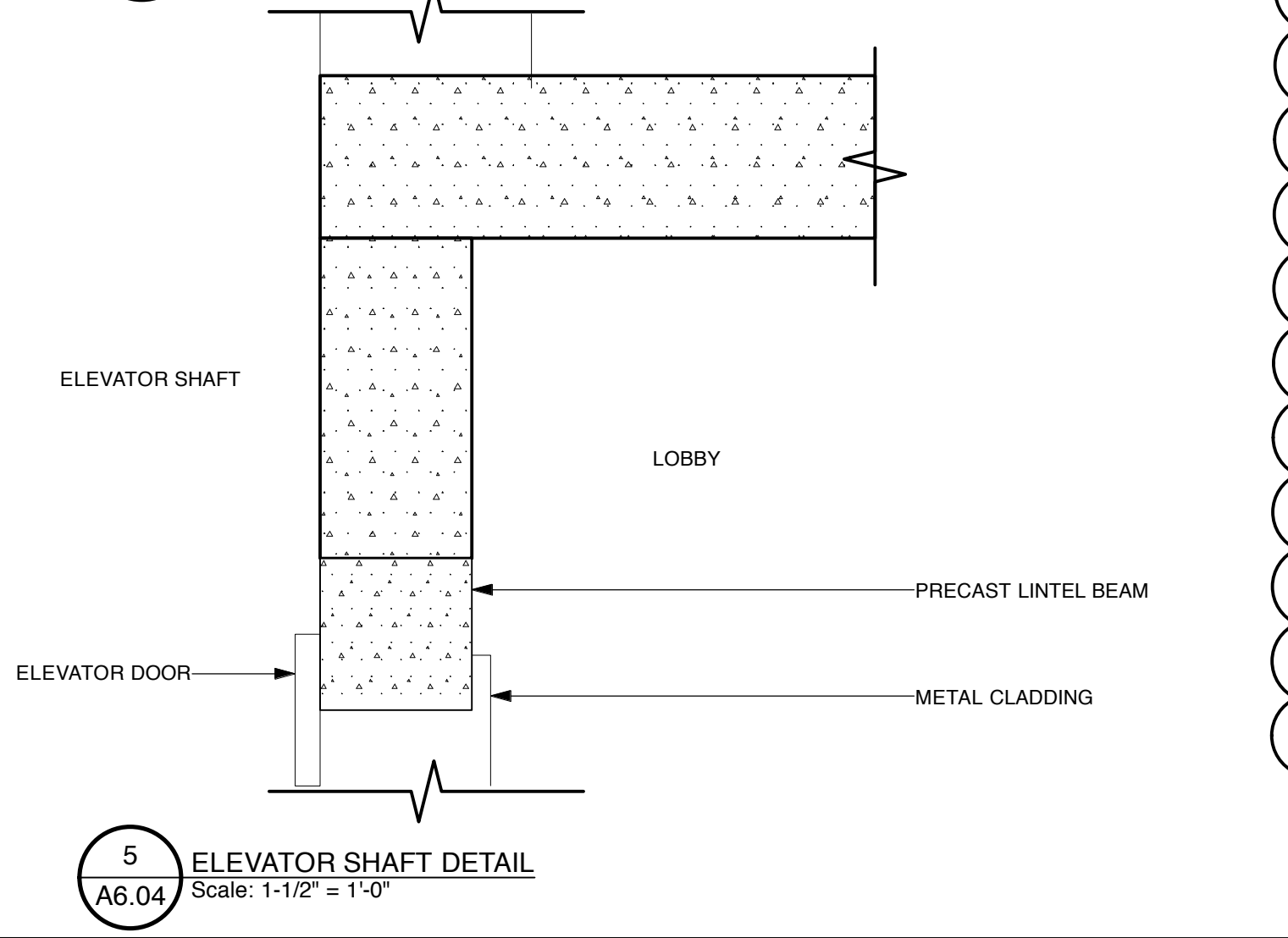
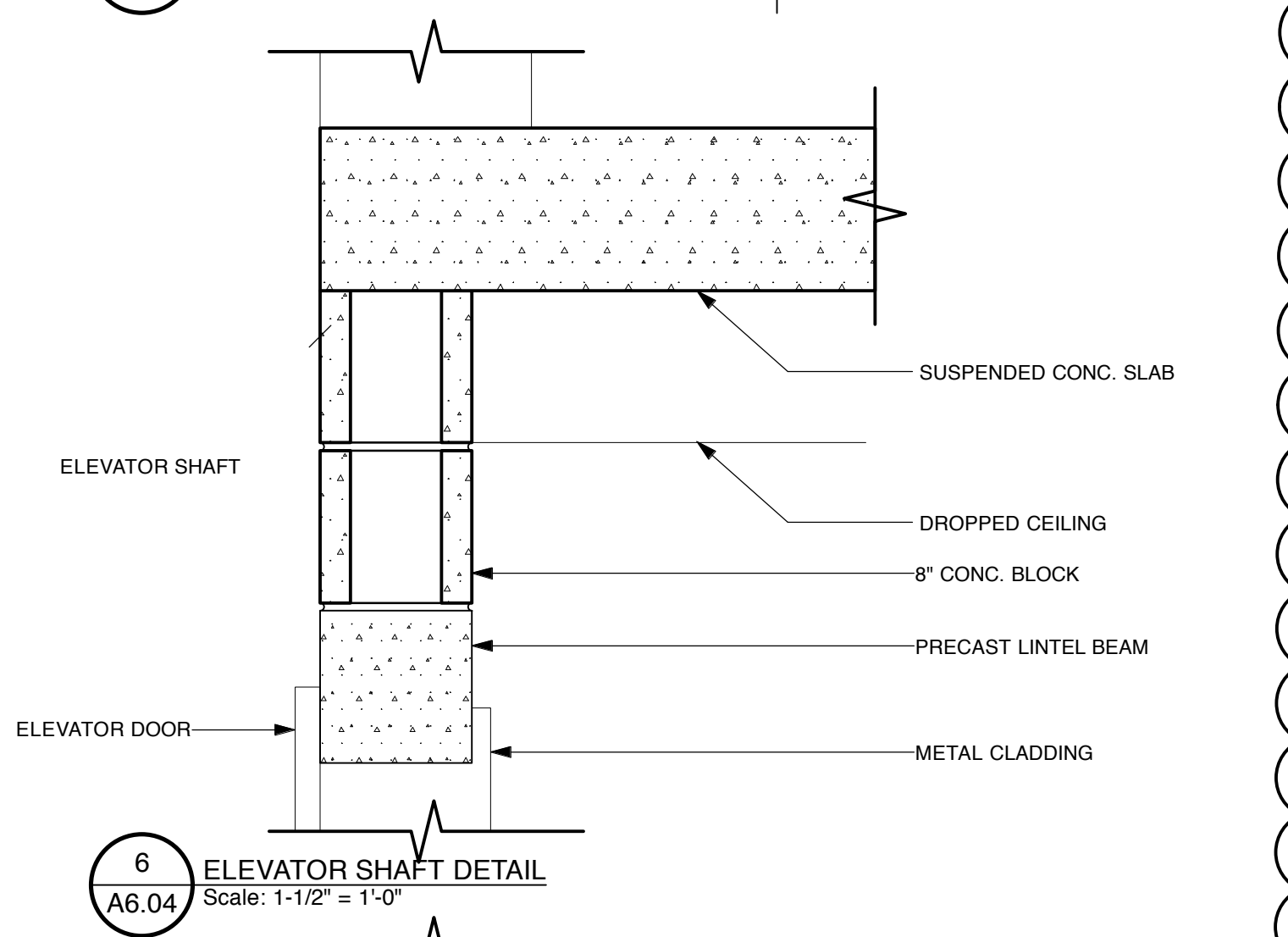
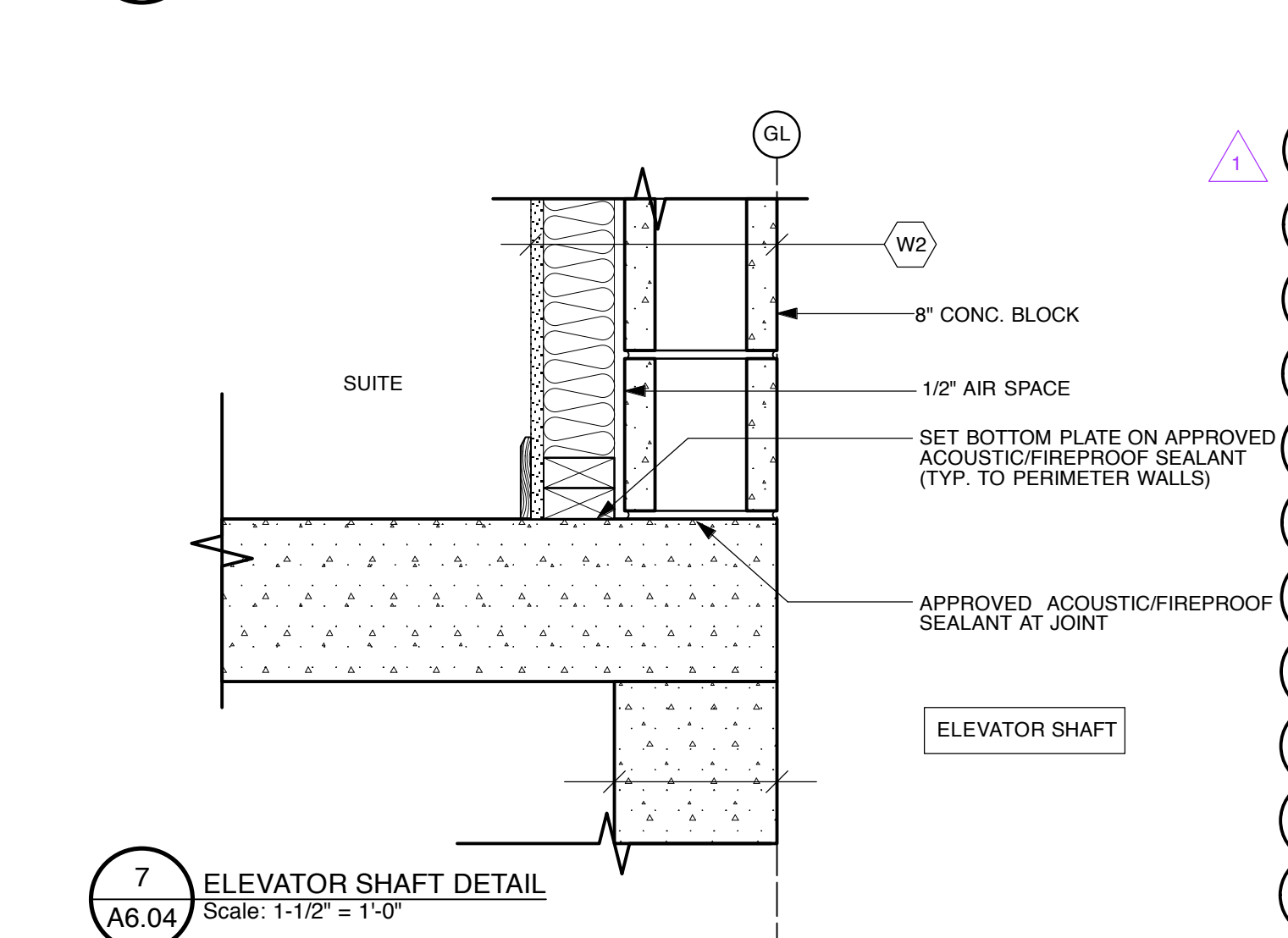
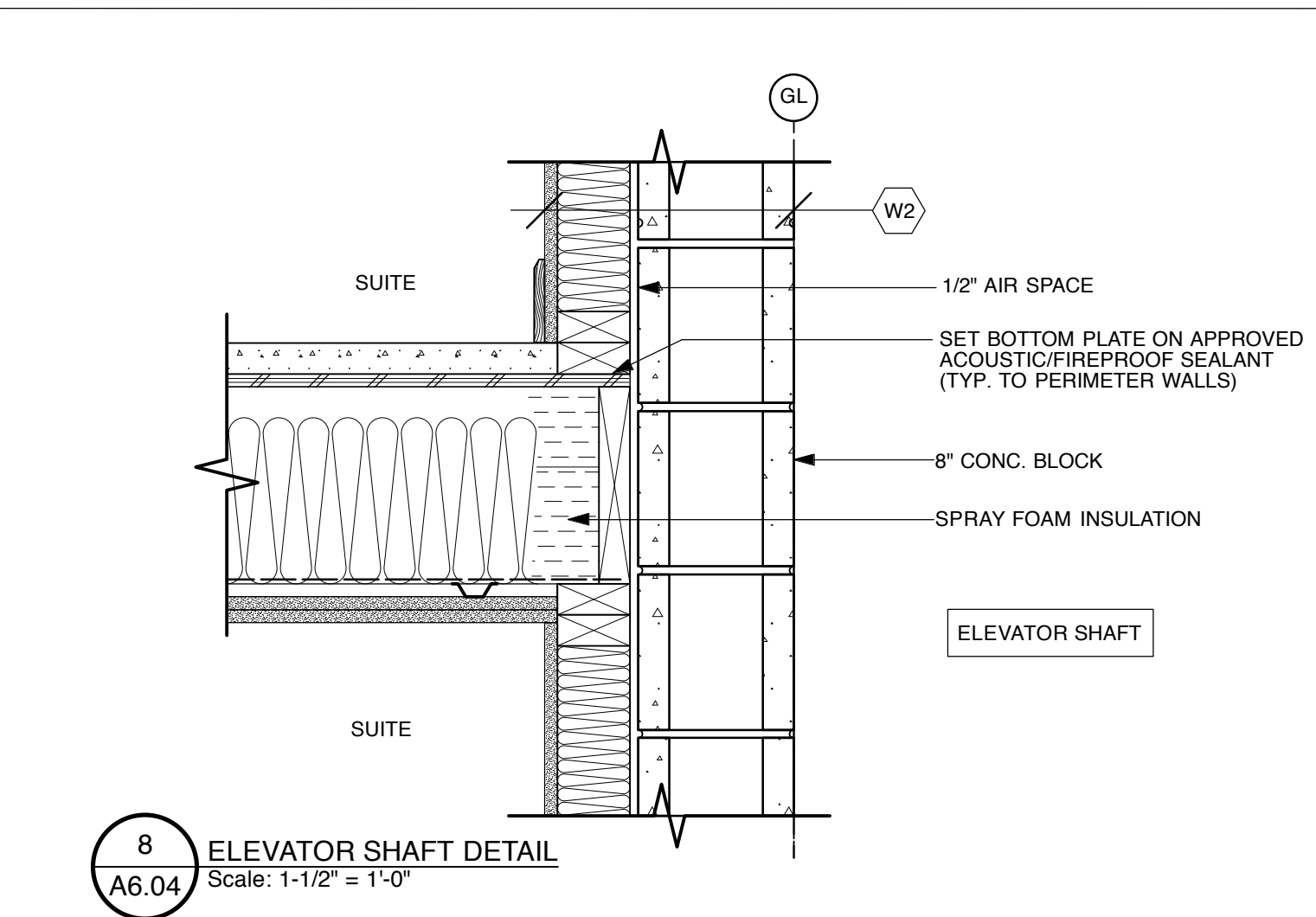
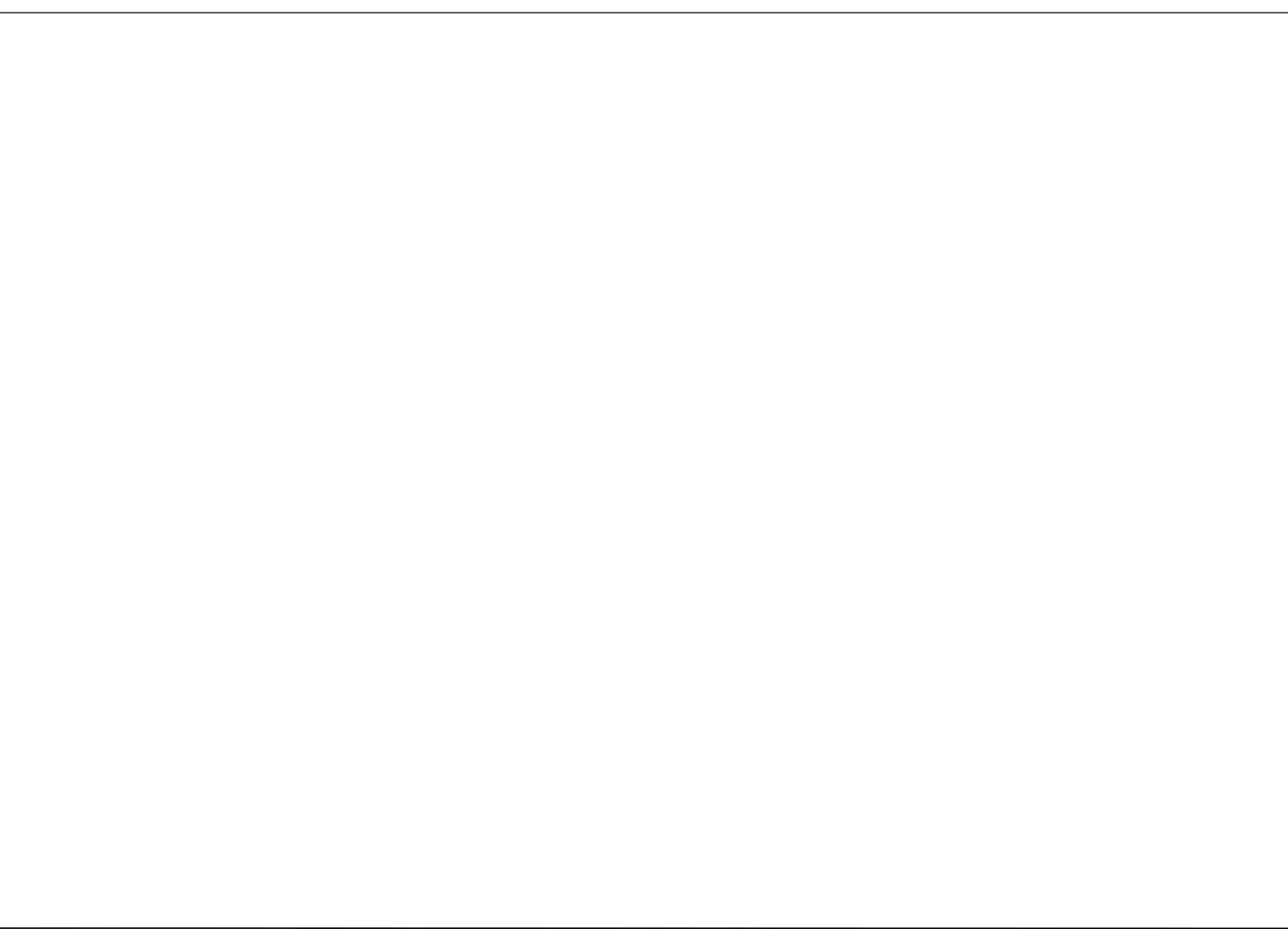
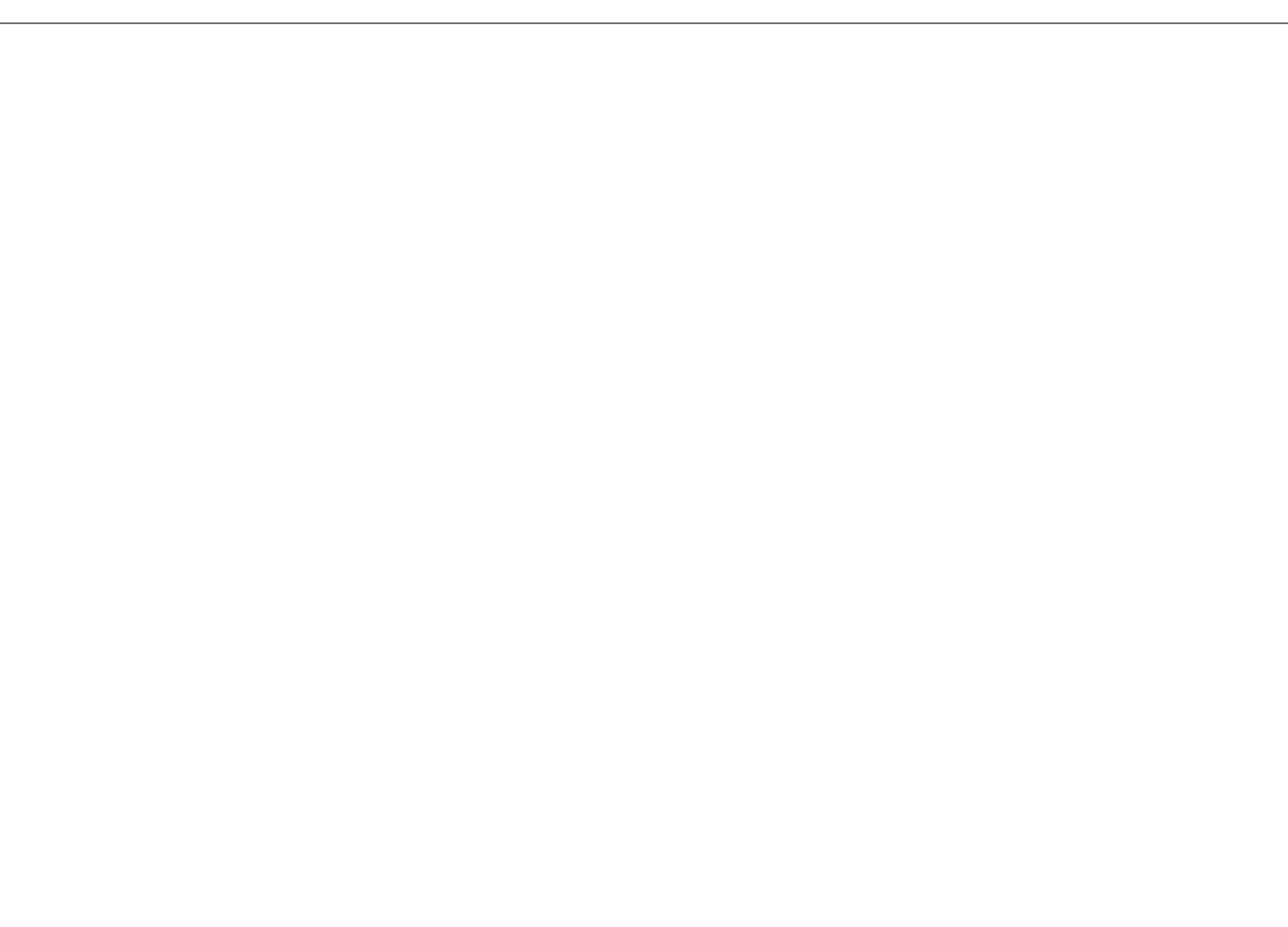
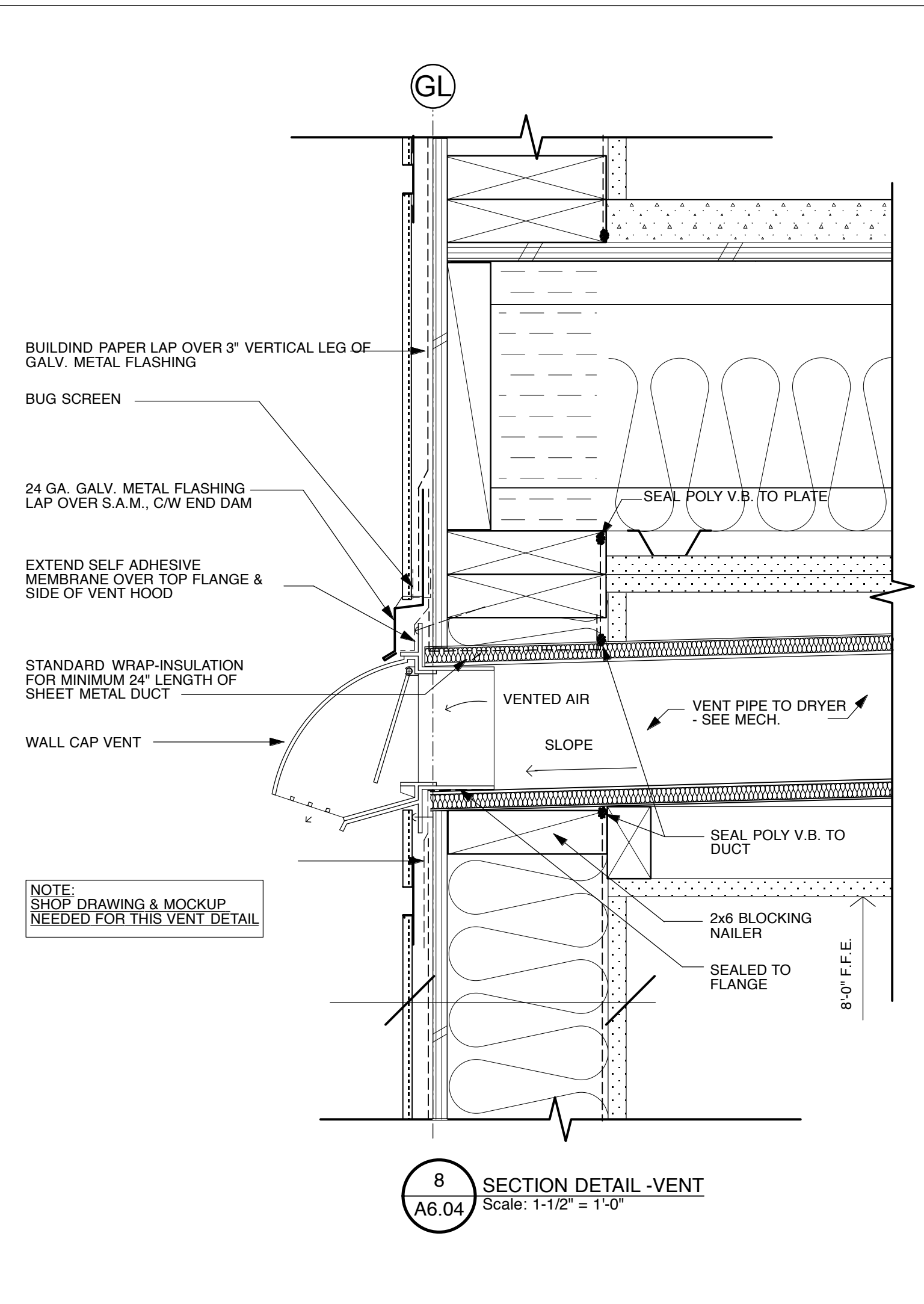
Project Name
**NORTH PARK
DEVELOPMENT**
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Drawing Title
**WALL
SECTIONS
AND DETAILS**

Drawing No. **A6.05**

Project No. 12854

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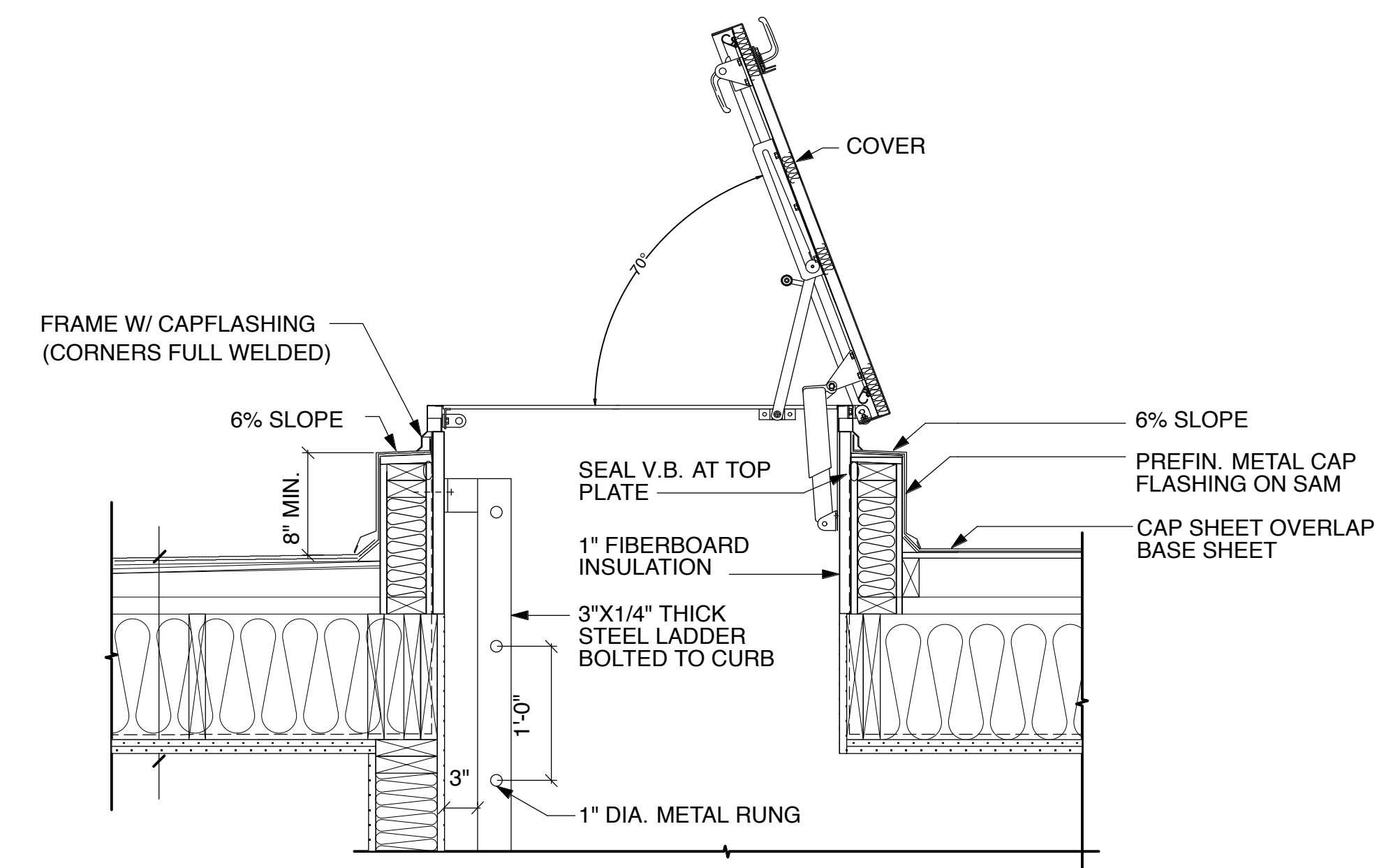
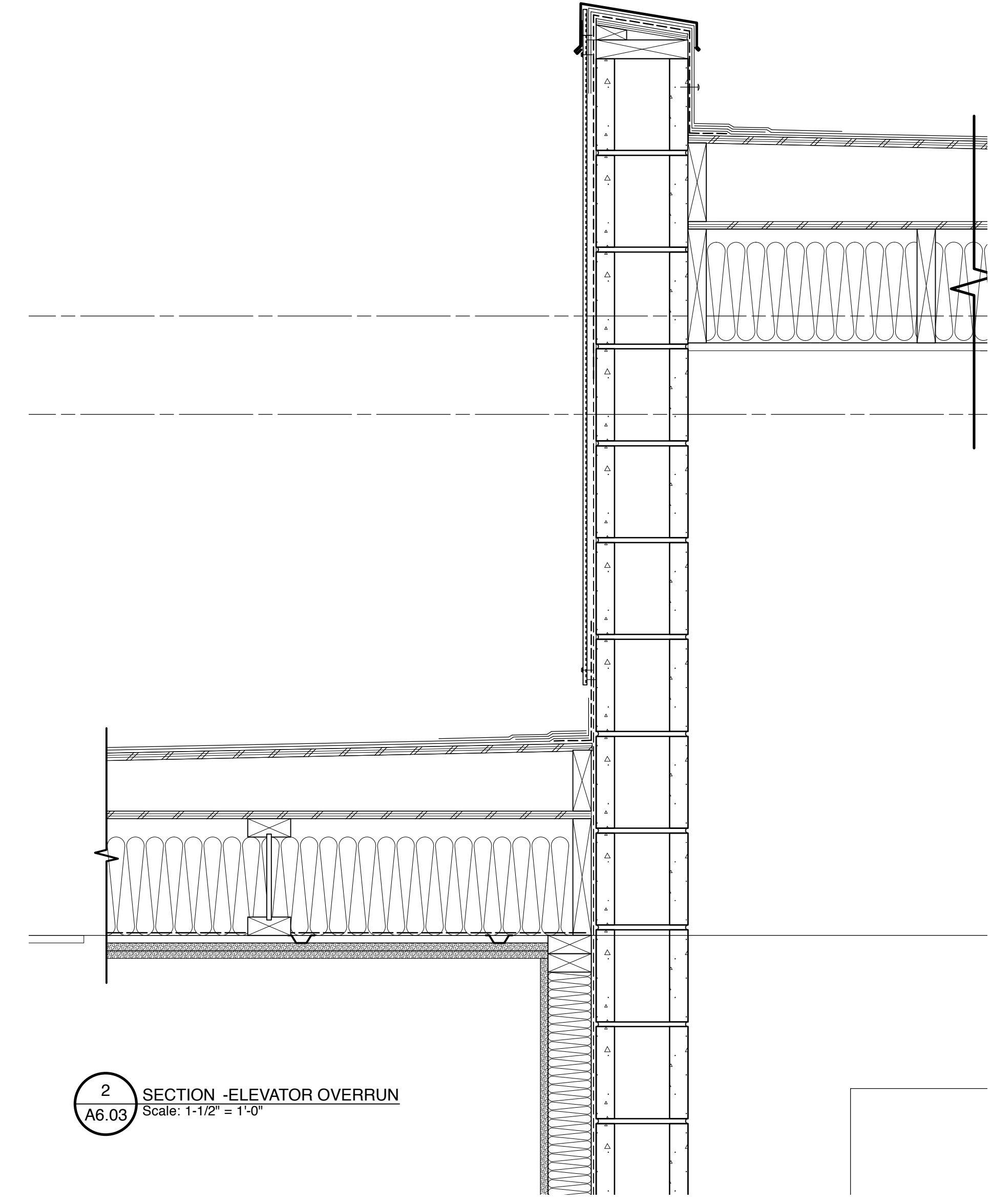
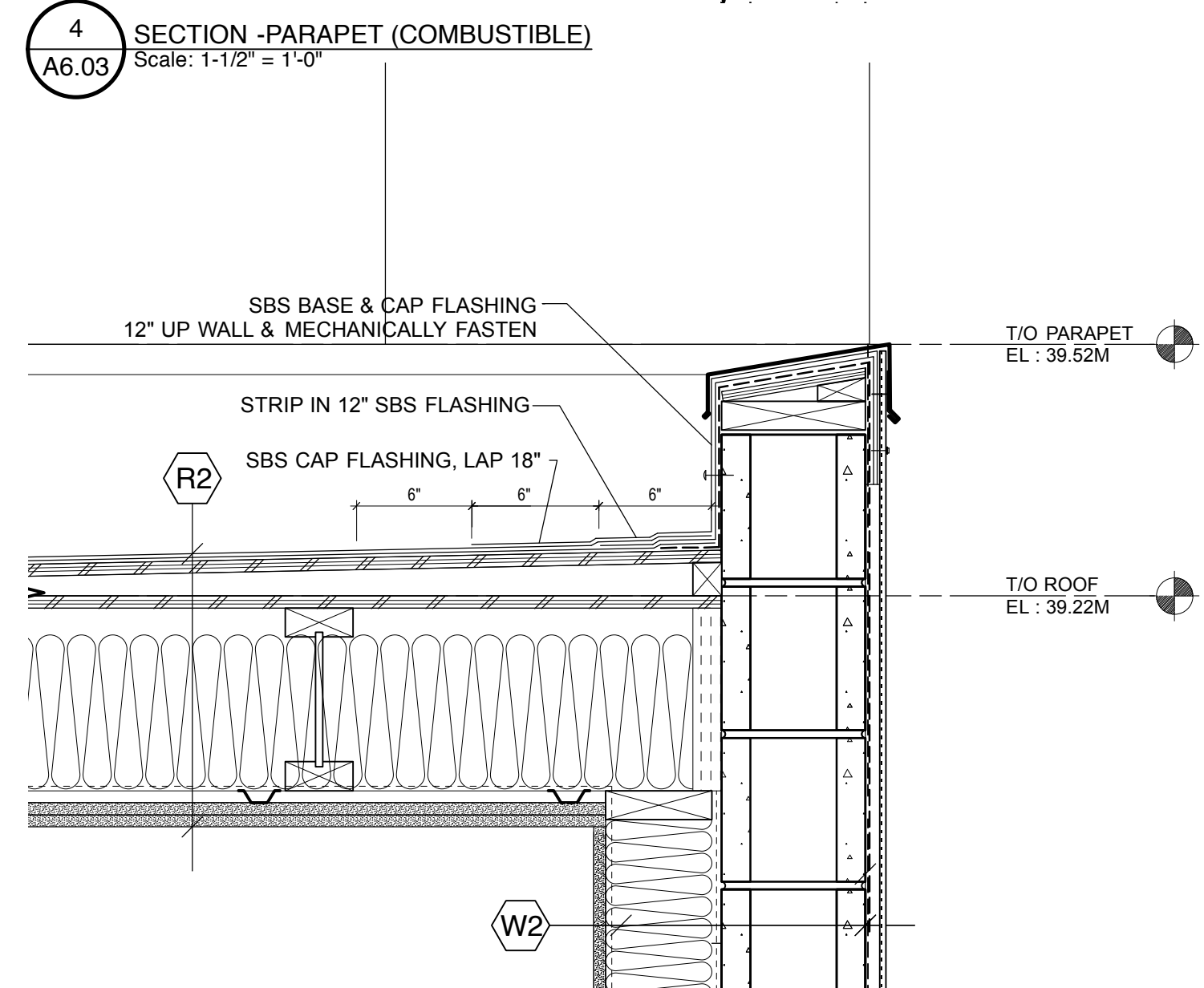
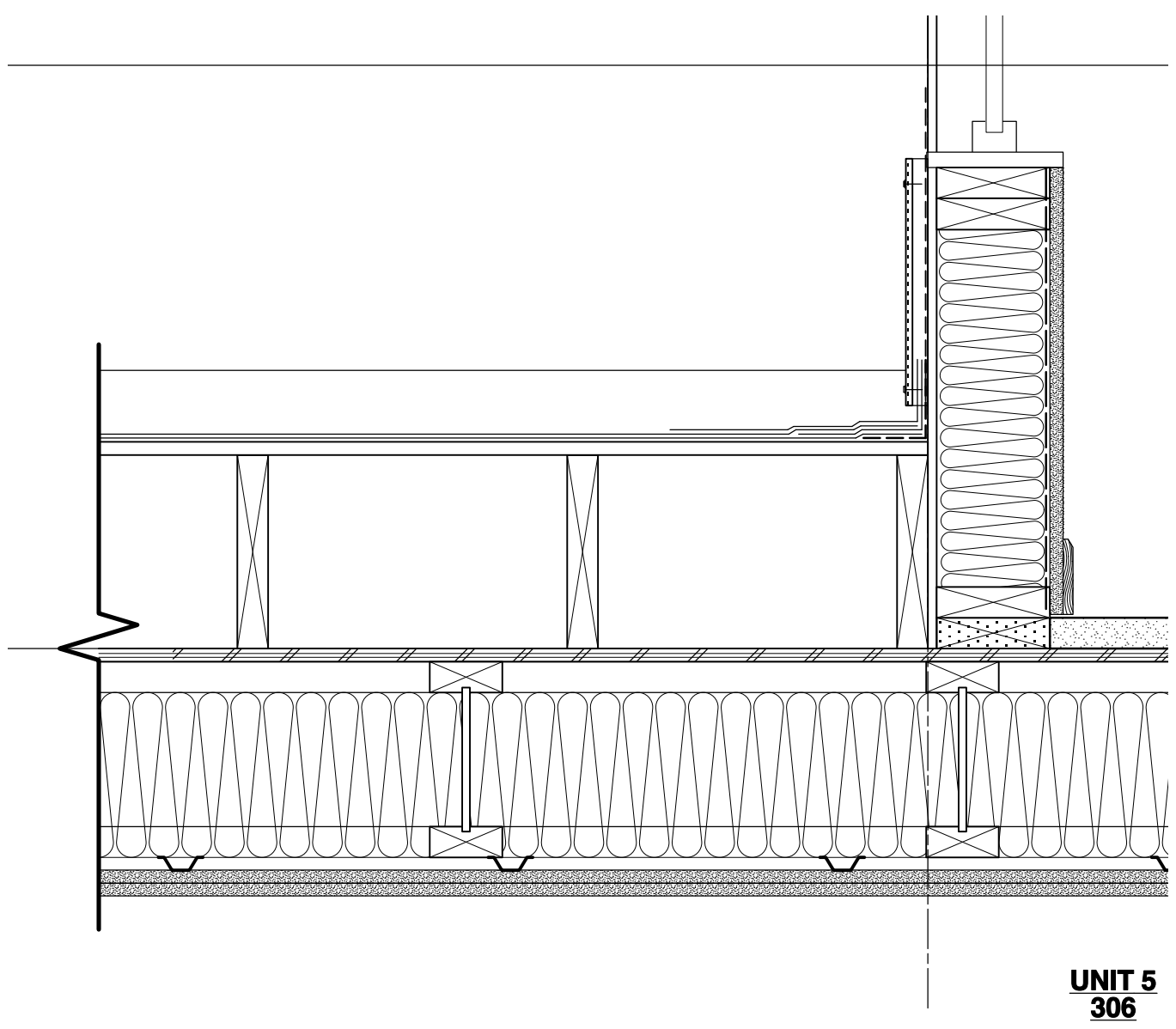
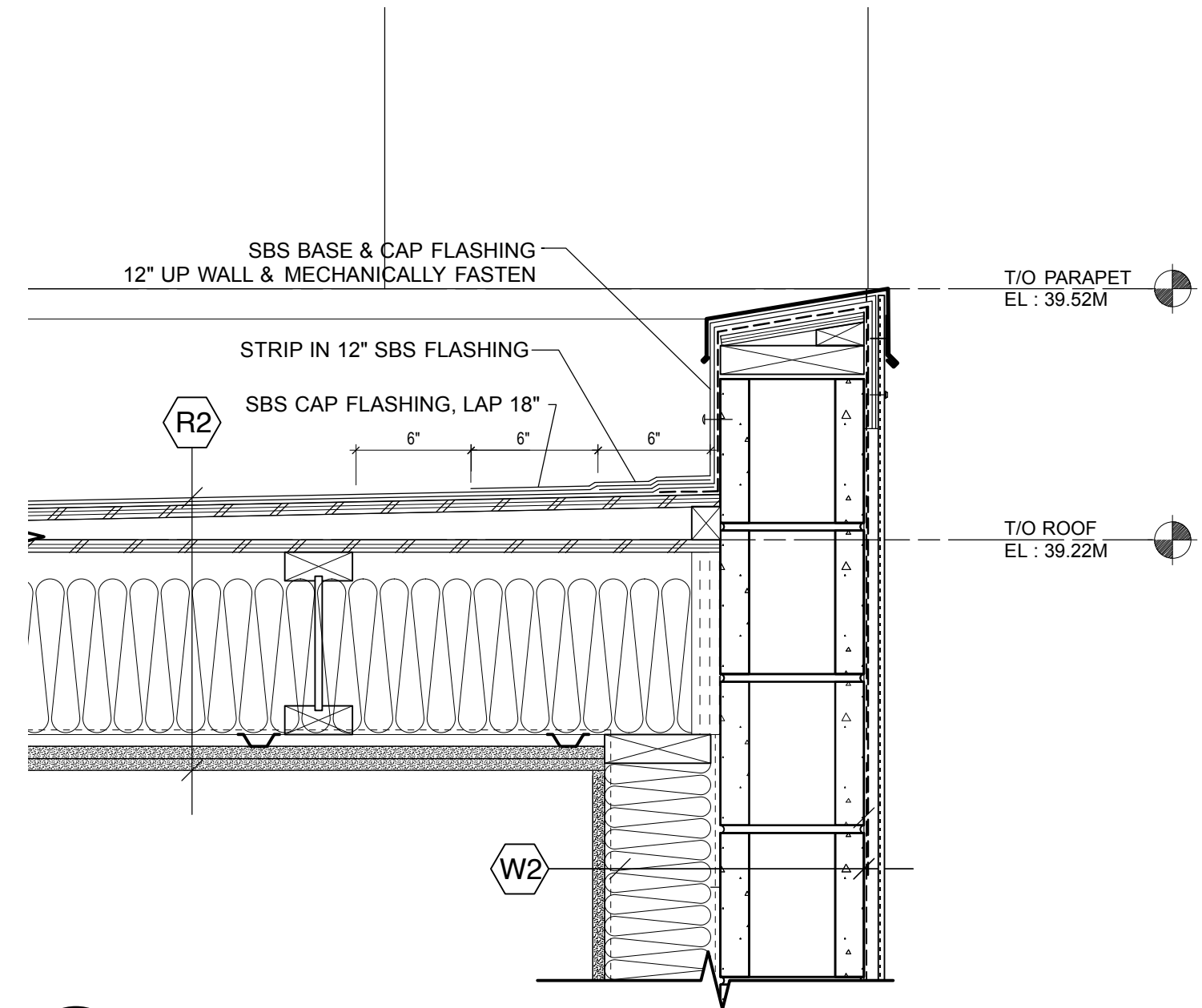
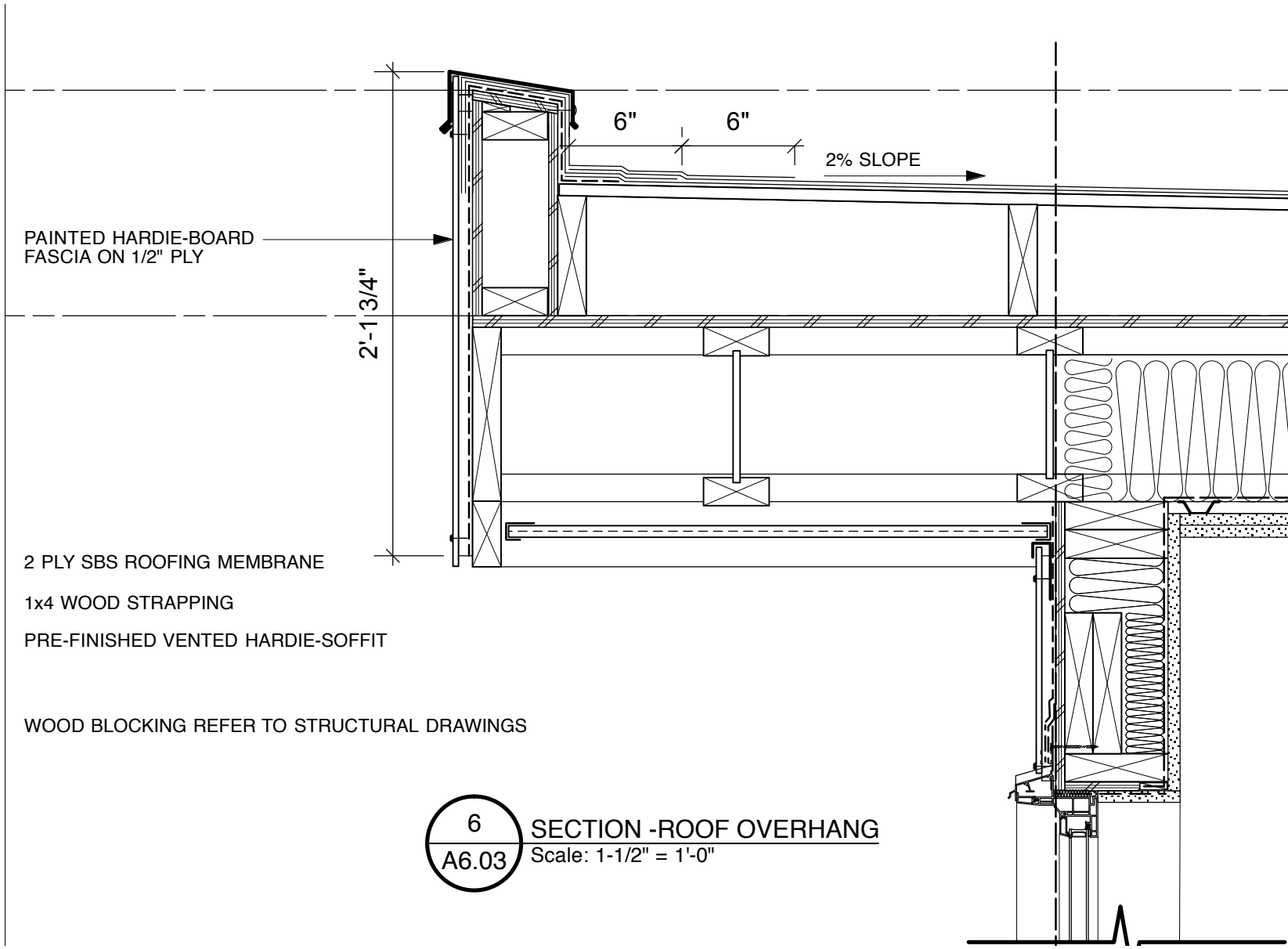
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Project Name	NORTH PARK DEVELOPMENT	
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Drawing Title	WALL SECTION DETAILS	
Drawing No.	A6.04	
Project No.	12854	

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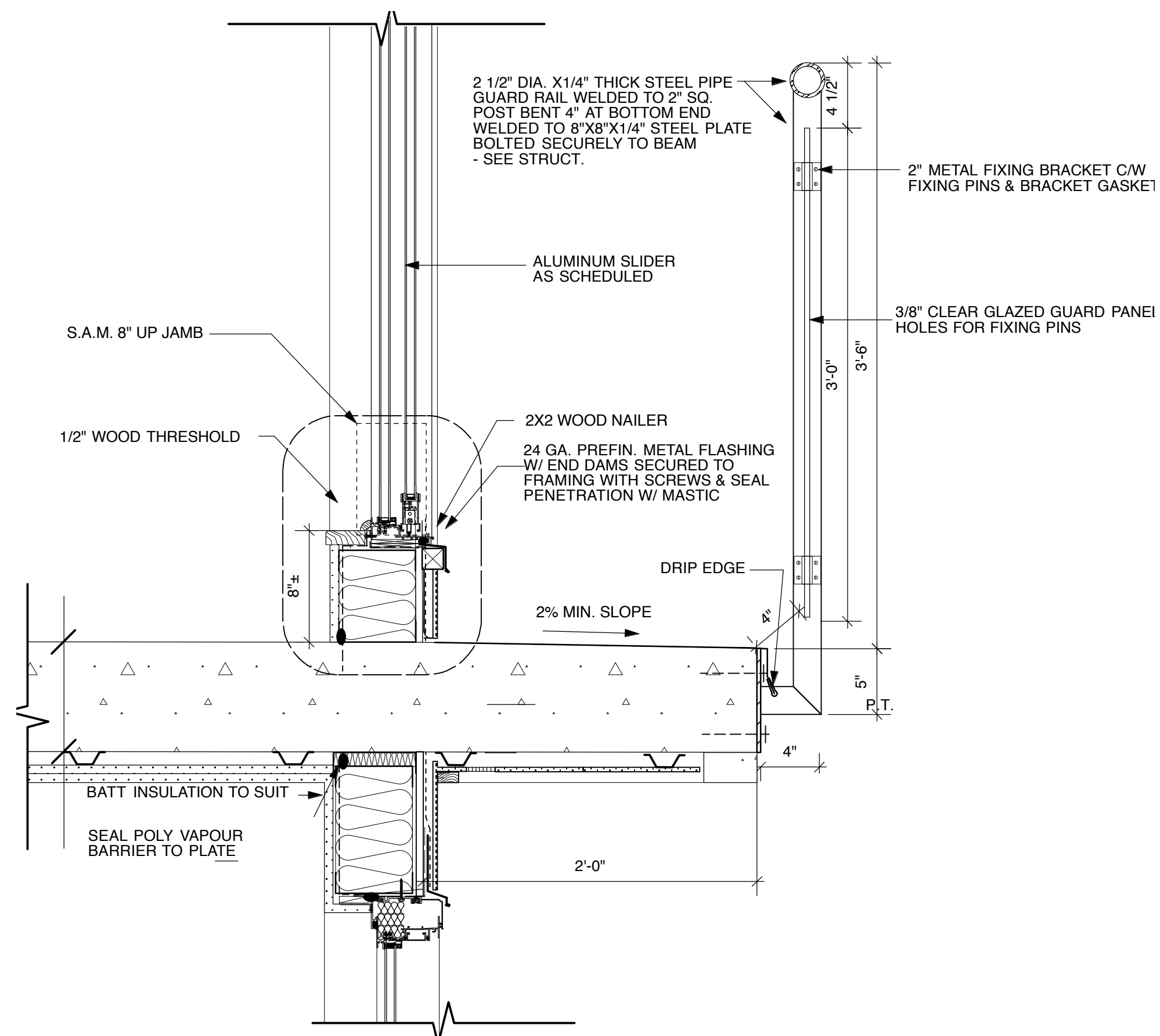


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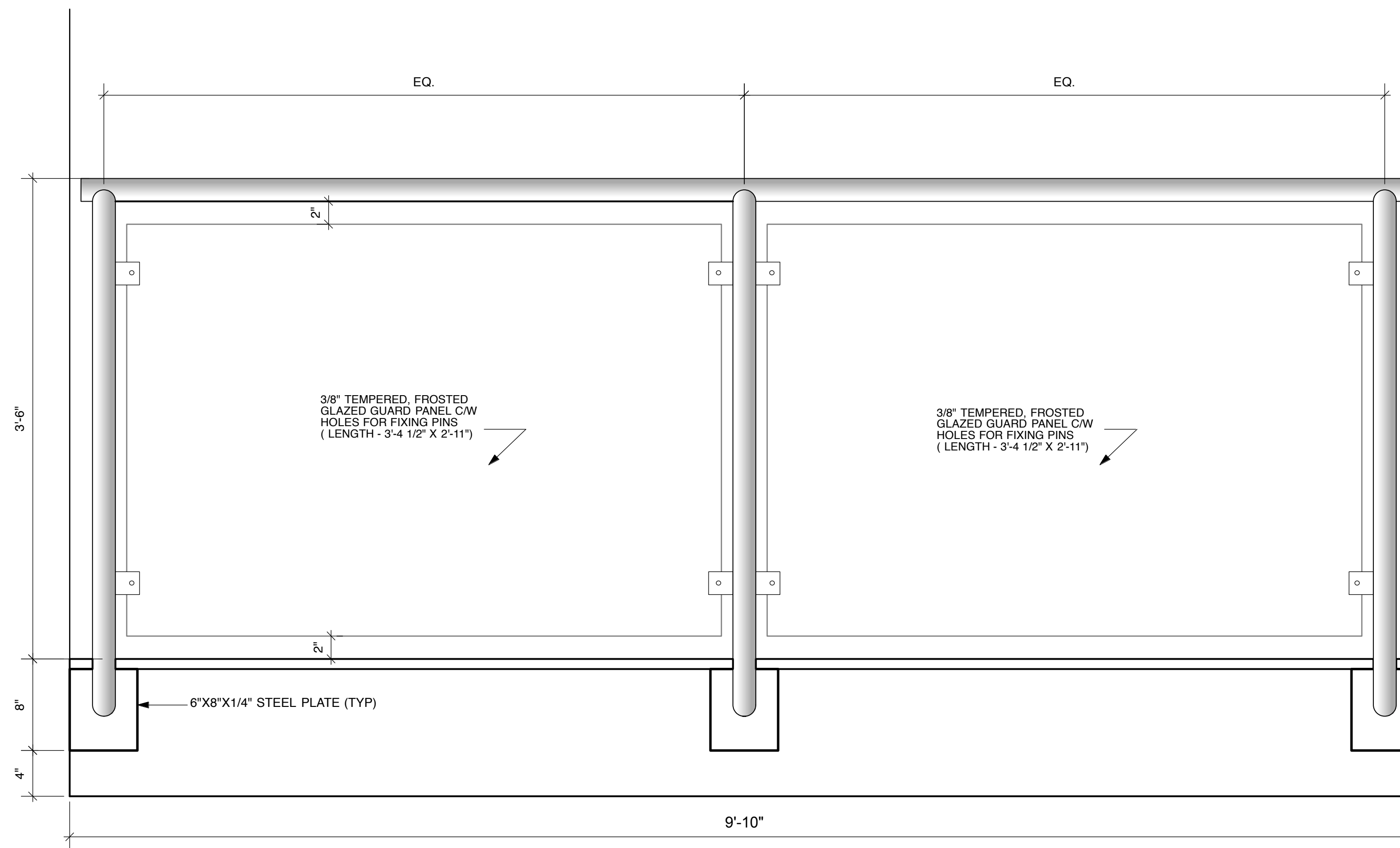
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Drawing Title	DETAILS	
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Project No.	12854	

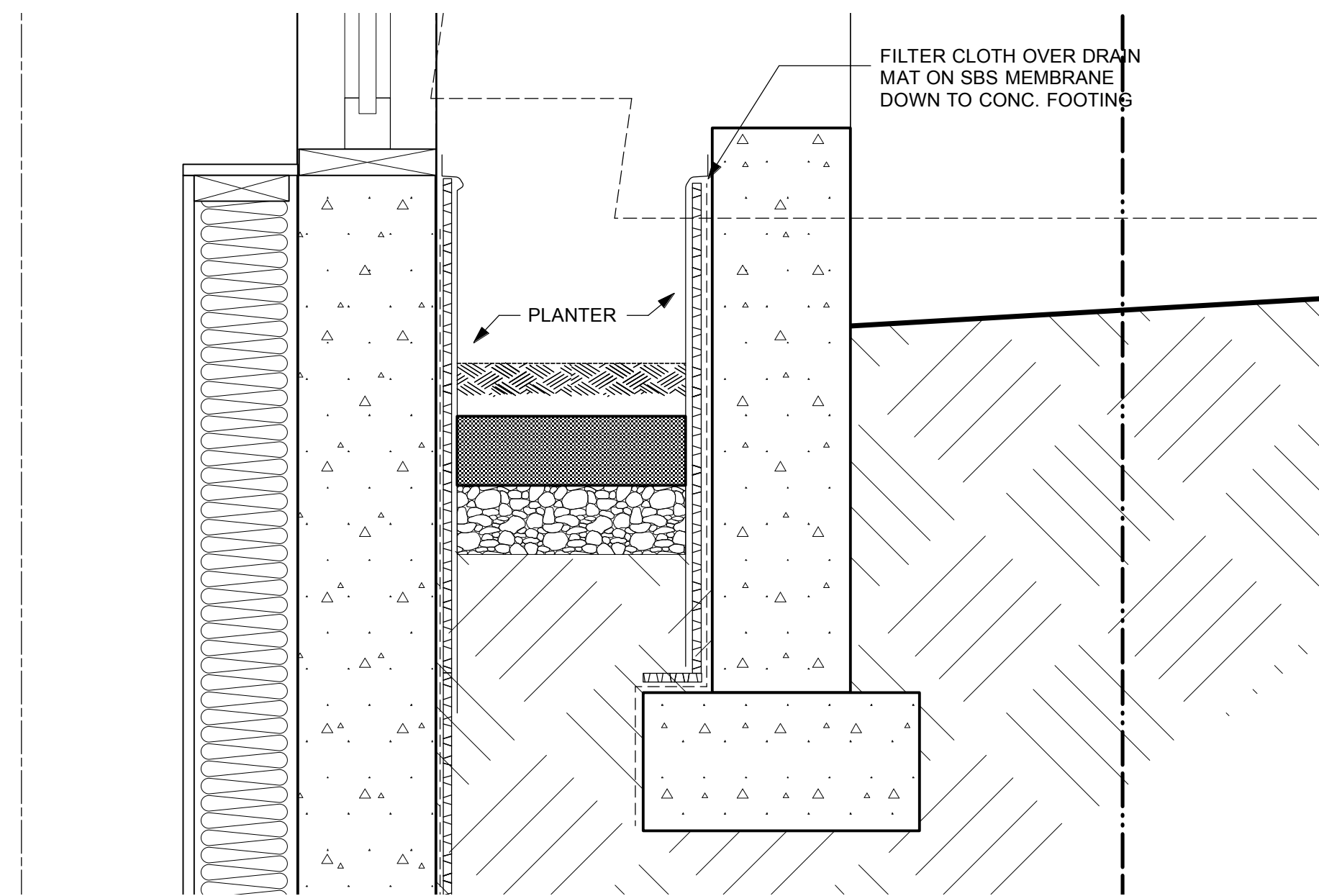
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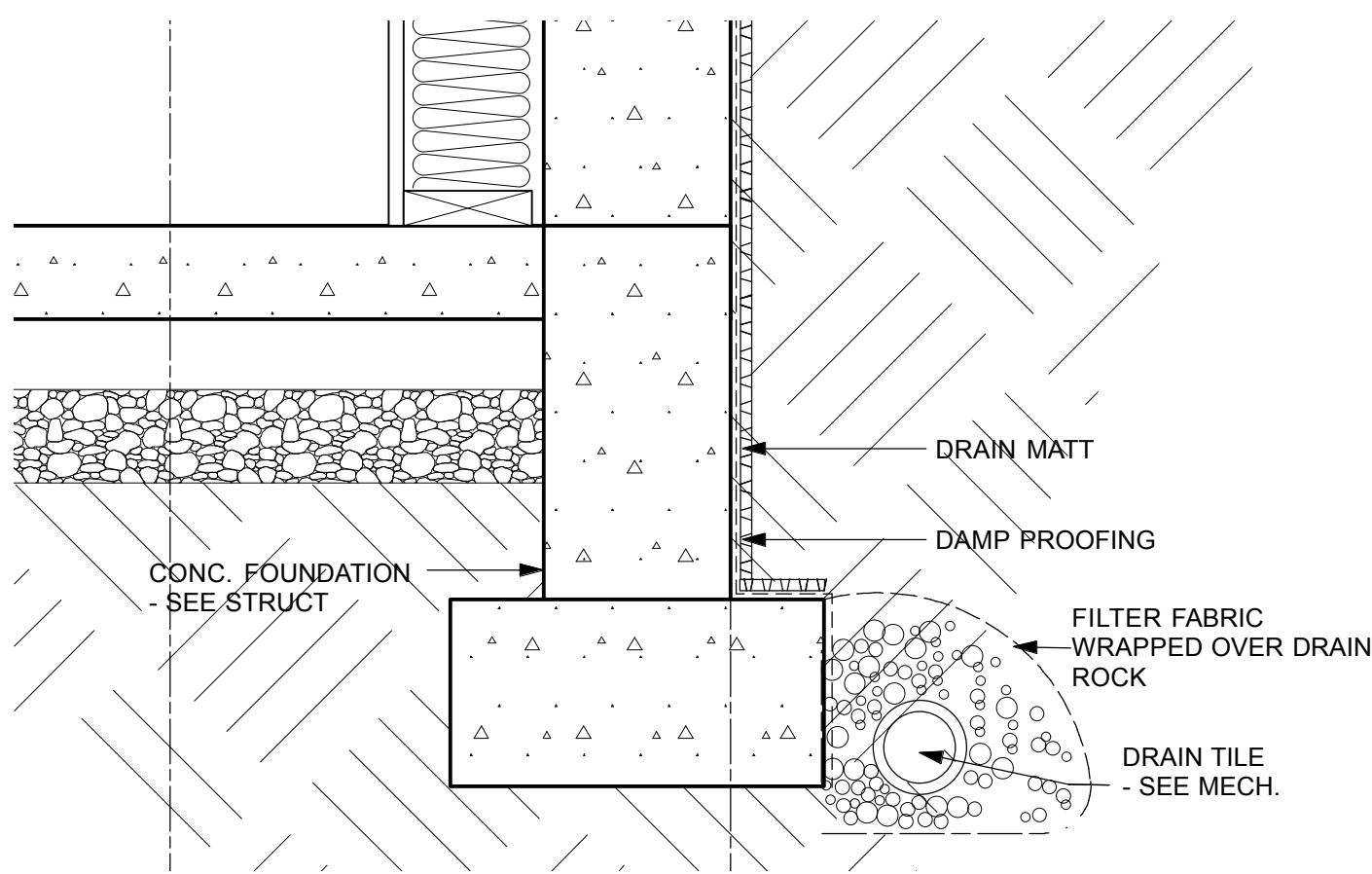
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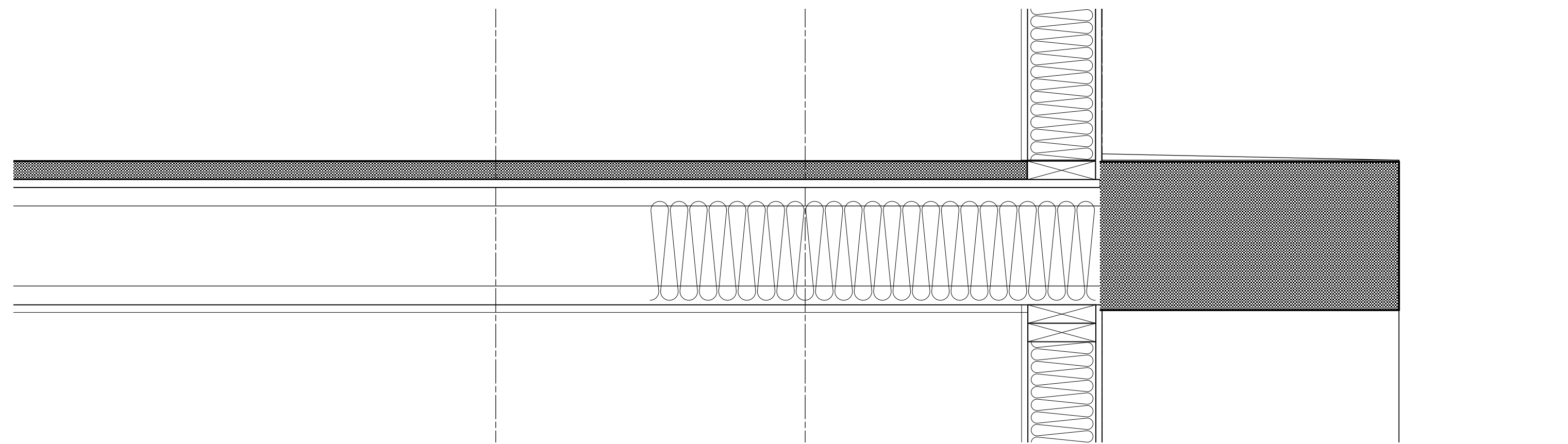
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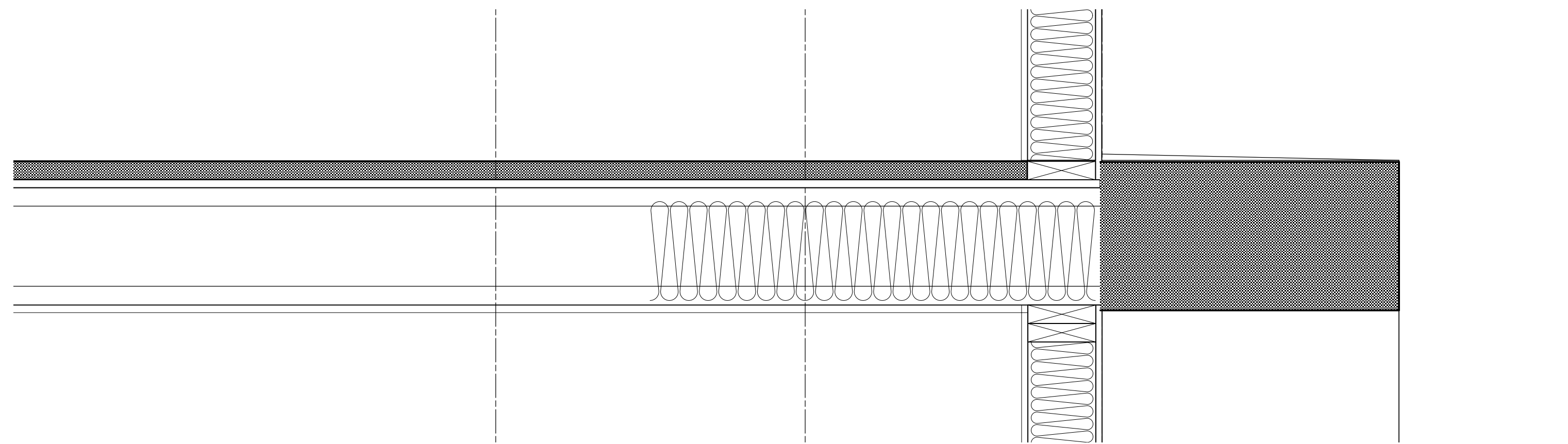
5 WALL SECTION - PLANTER
Scale: 1-1/2" = 1'-0"



4 FOUNDATION DETAIL
Scale: 1-1/2" = 1'-0"



2 SECTION - REAR DECK DETAIL
Scale: 1-1/2" = 1'-0"



1 SECTION DETAIL - DECK
Scale: 1-1/2" = 1'-0"



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1	02 Dec 14	B.P. Revision
	08 Sep 14	Issued for B.P.
Checked	SMB	
Drawn	SMB/RJC	
Scale	1-1/2" = 1'-0"	
Date	SEPT 10, 2014	

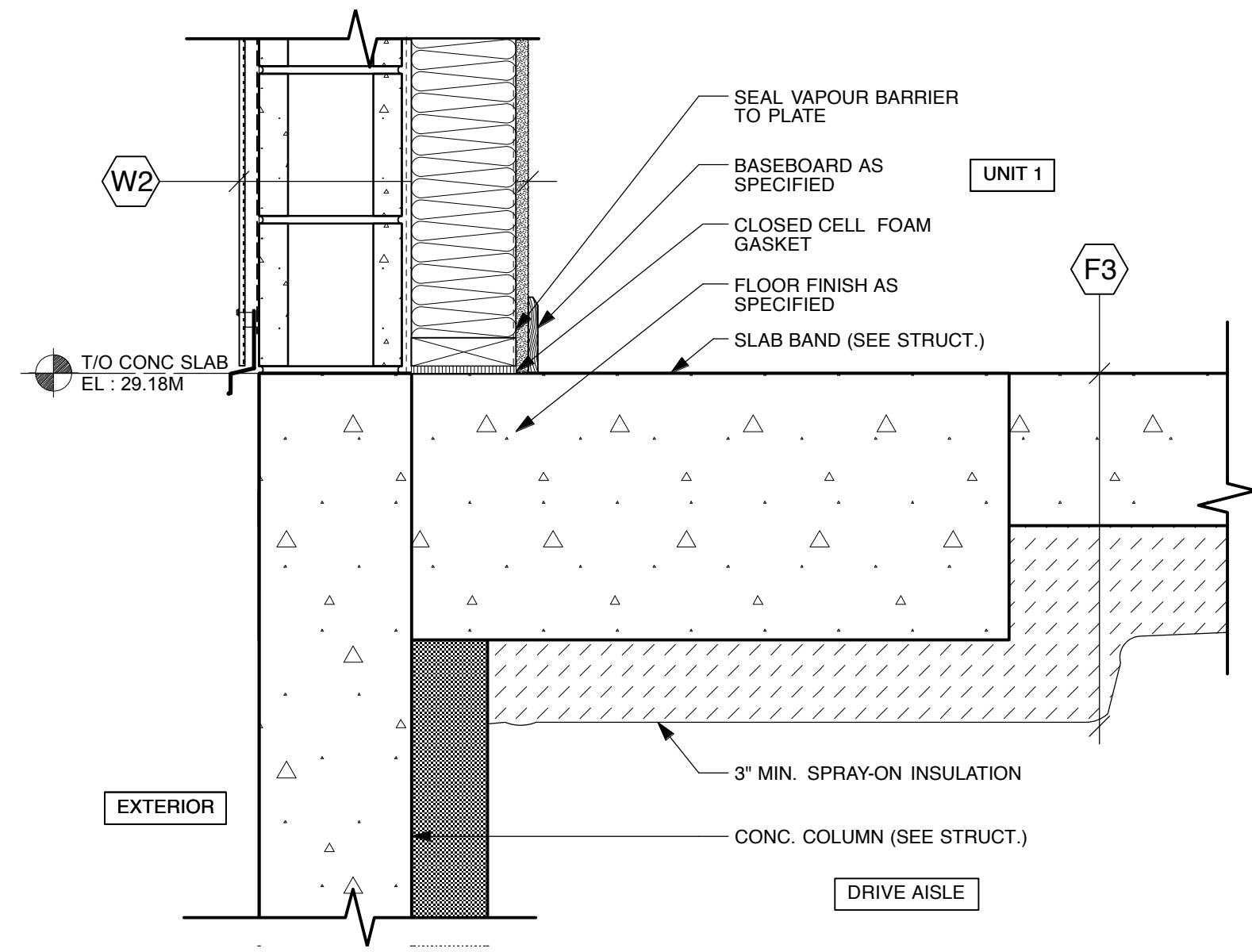
Project Name
**NORTH PARK
DEVELOPMENT**
1032 NORTH PARK STREET,
VICTORIA, BC

Drawing Title

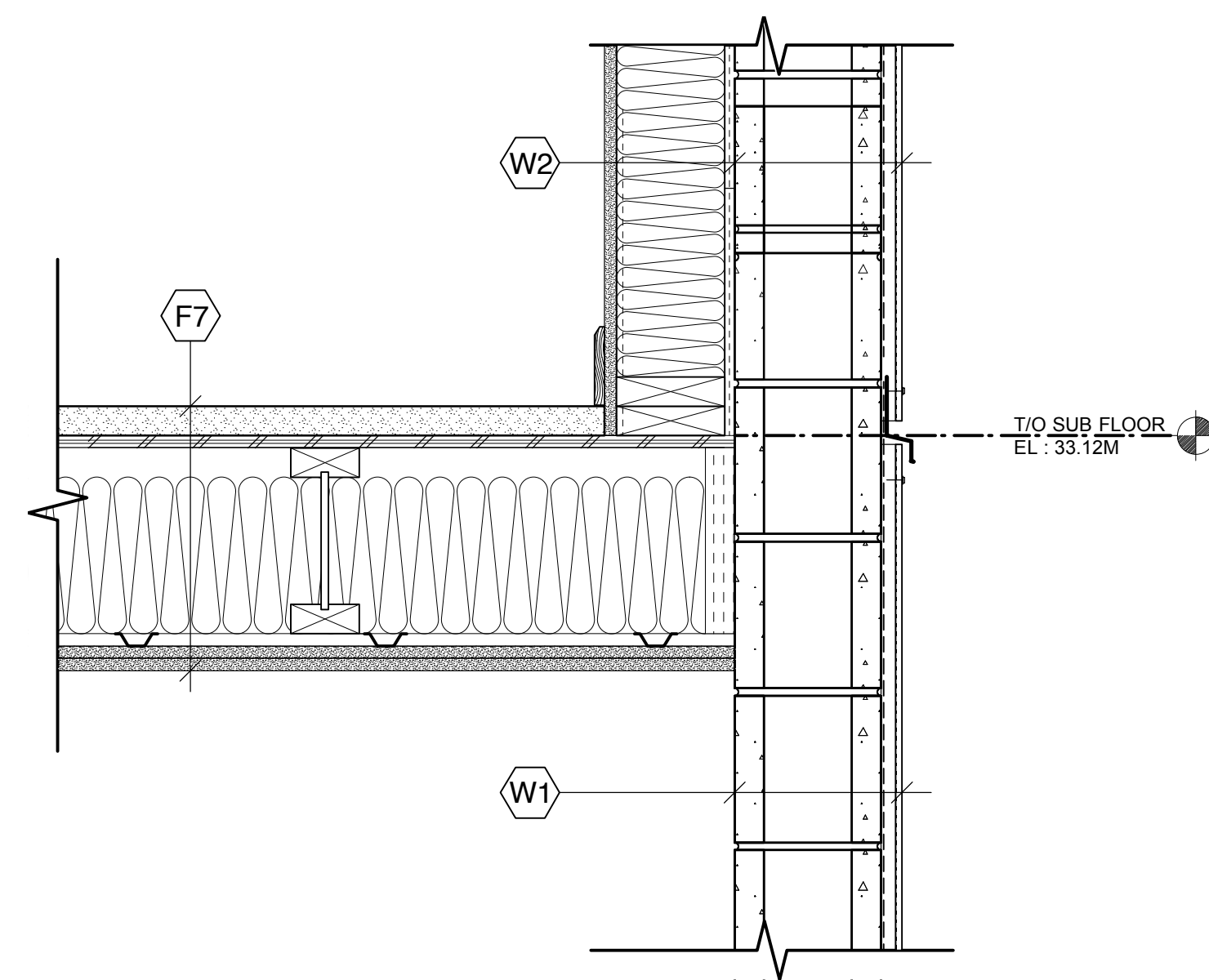
**SECTION
DETAILS**

Drawing No.
A6.01
Project No.
12854

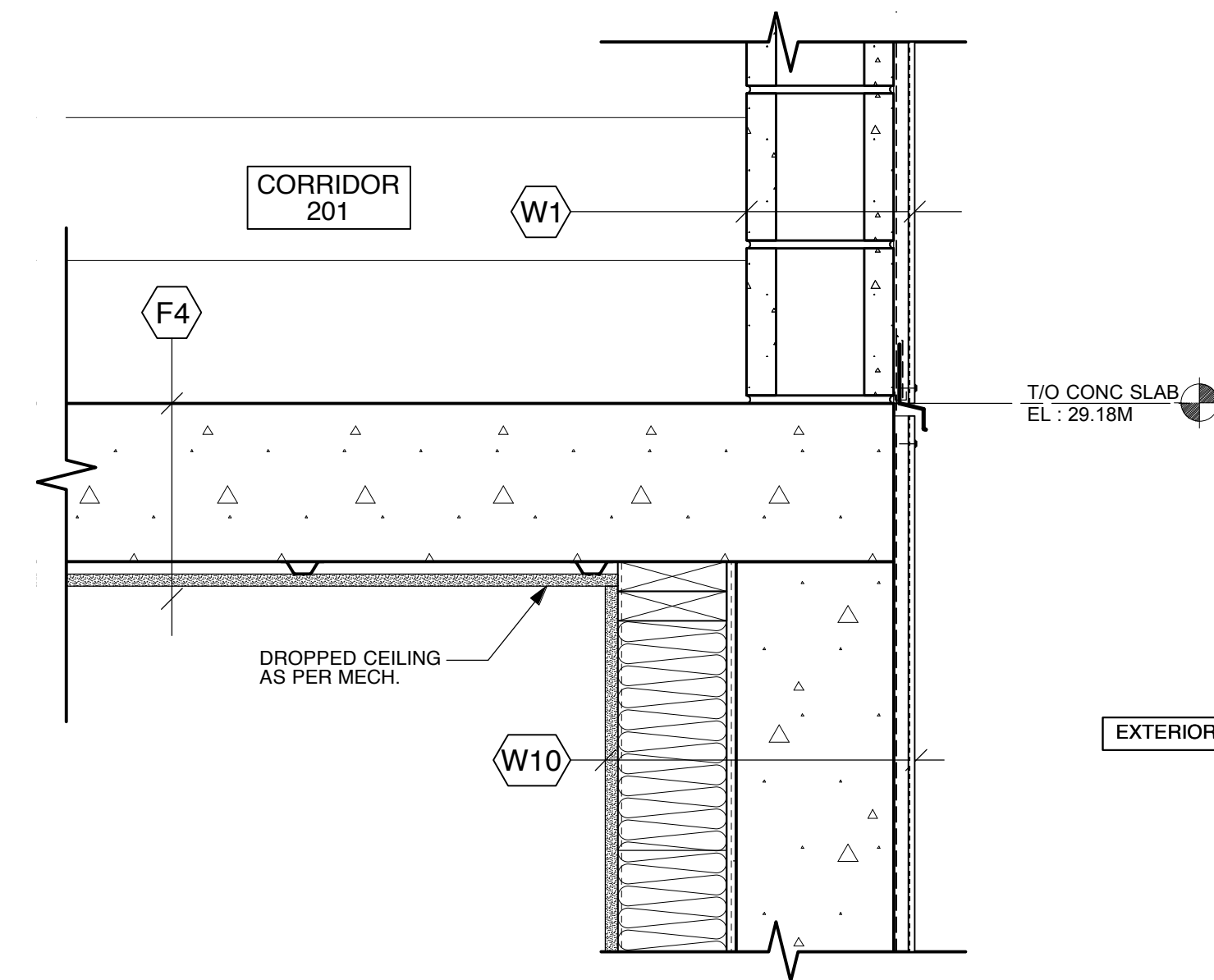
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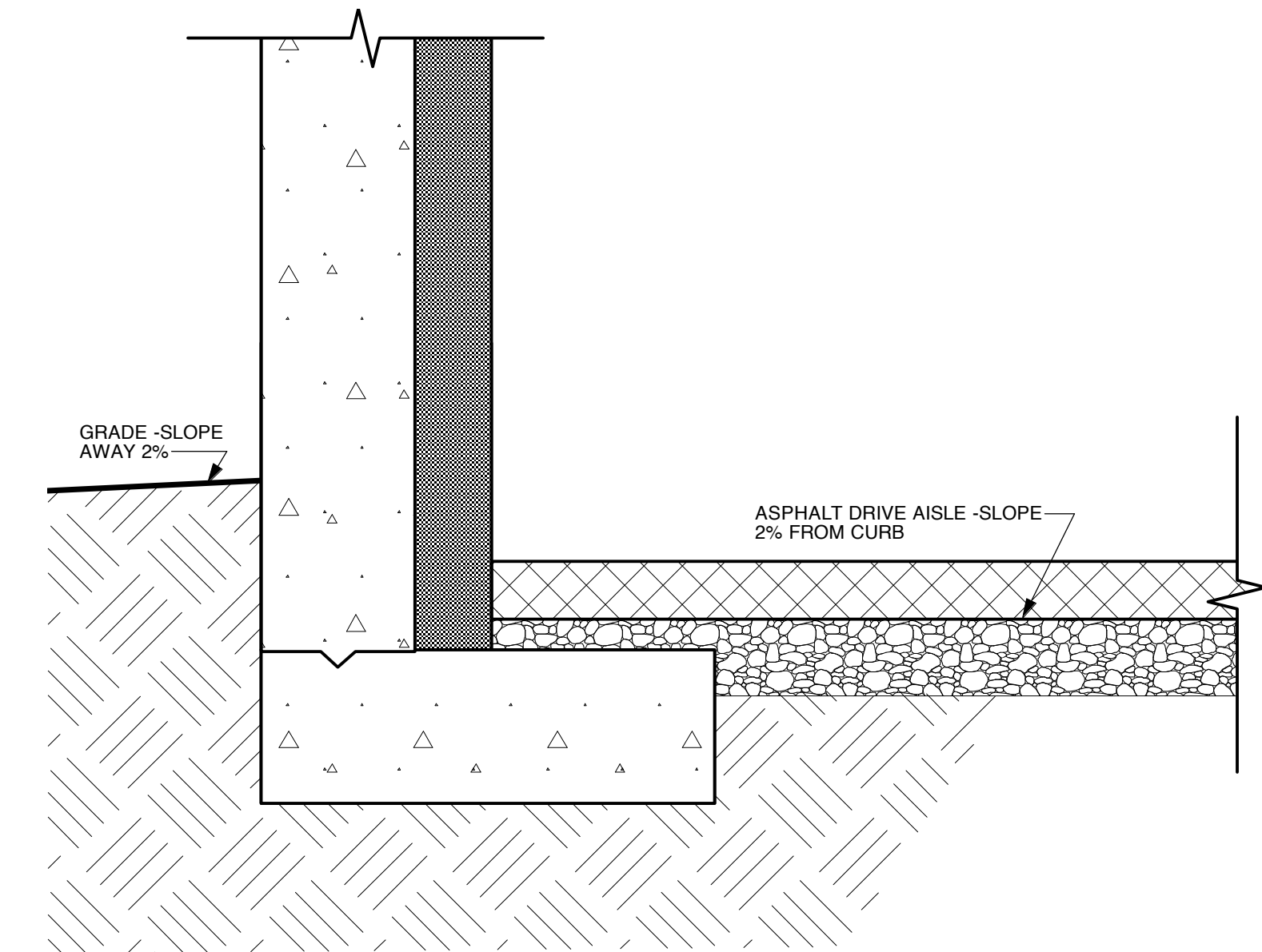
9 SECTION DETAIL - SLAB BAND AT 2ND FLOOR
A6.00 Scale: 1-1/2" = 1'-0"



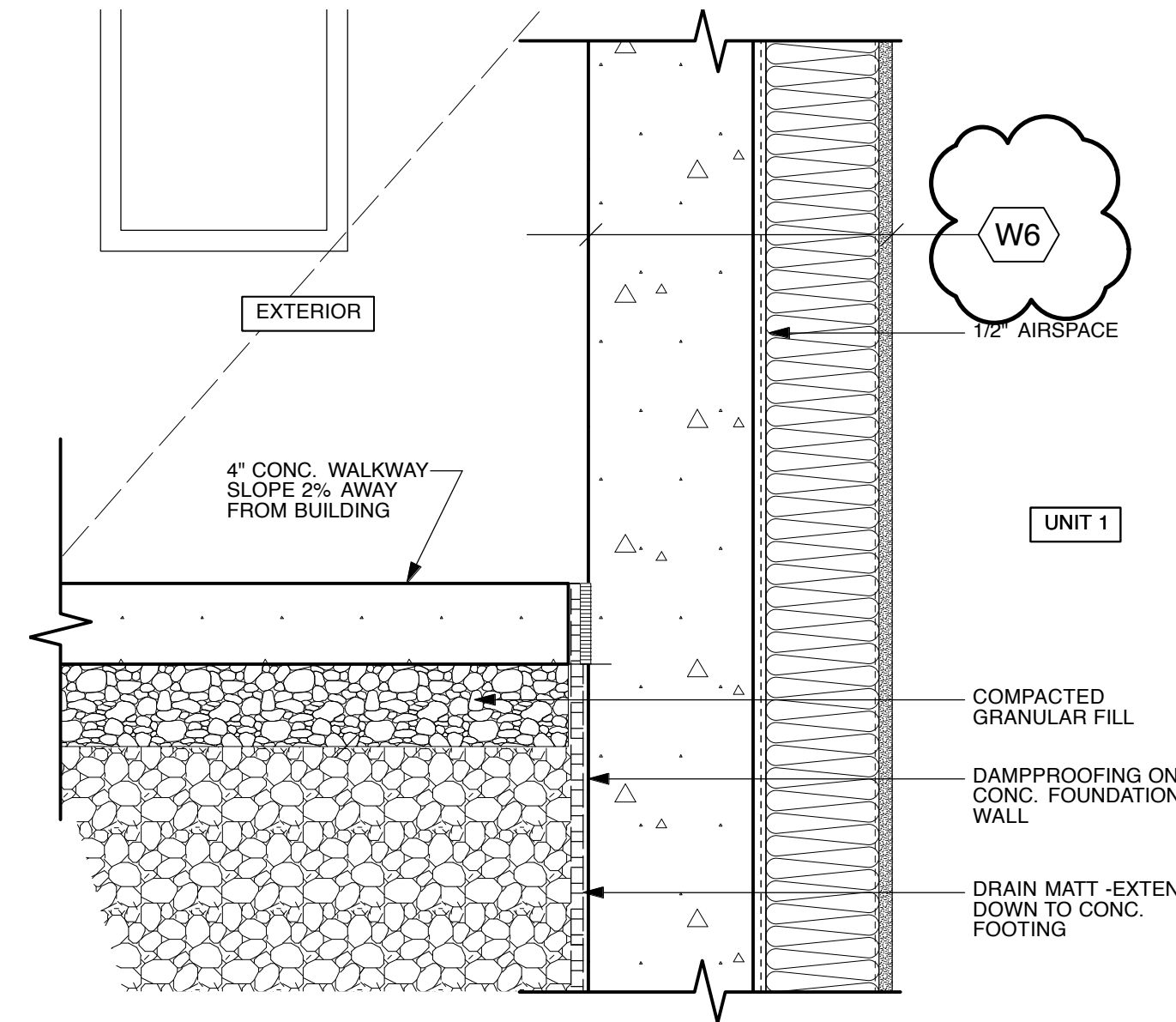
6 SECTION DETAIL - FLOOR AT CMU EXTERIOR WALL
A6.00 Scale: 1-1/2" = 1'-0"



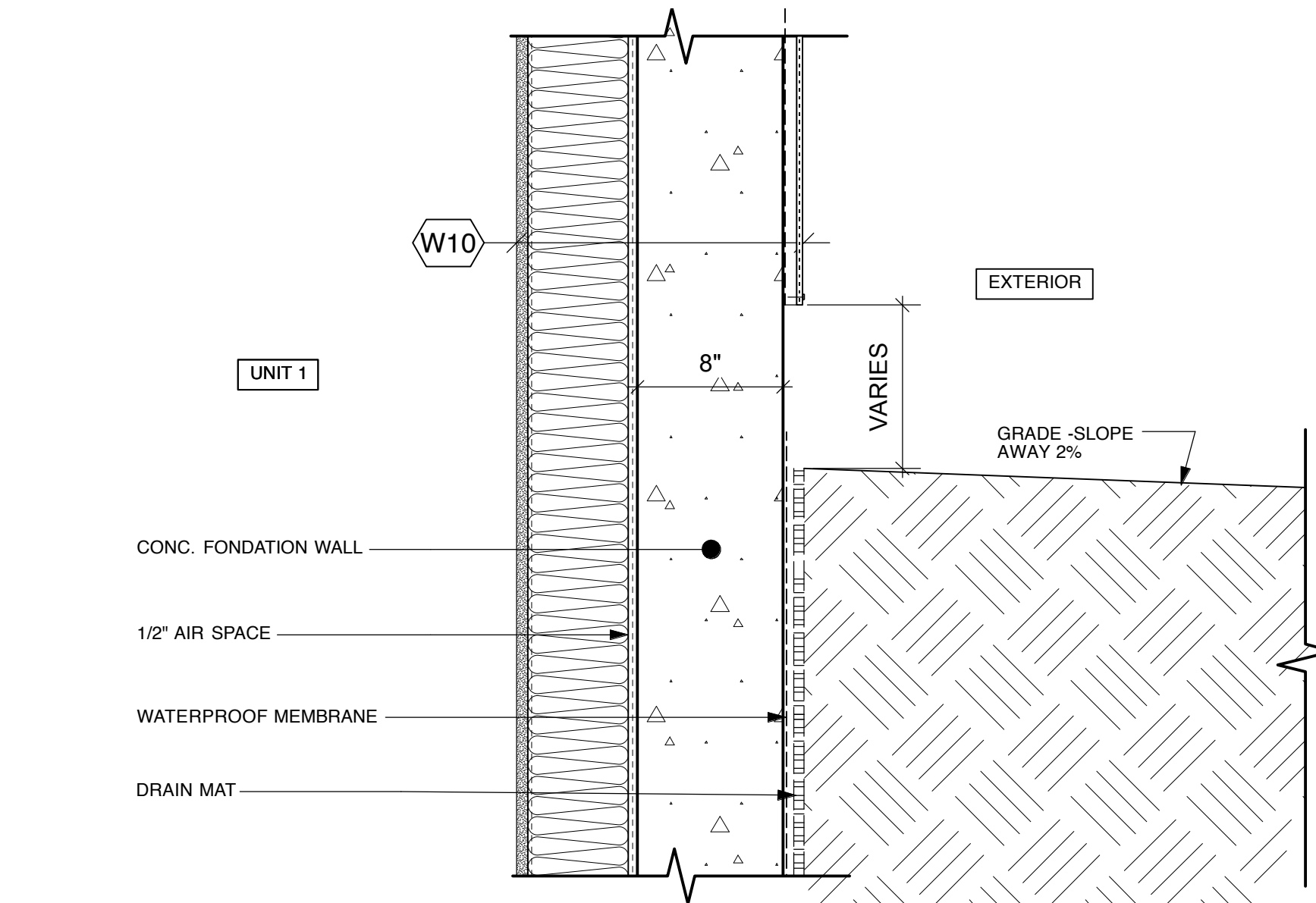
3 SECTION DETAIL - CONC. BLOCK EXTERIOR WALL
A6.00 Scale: 1-1/2" = 1'-0"



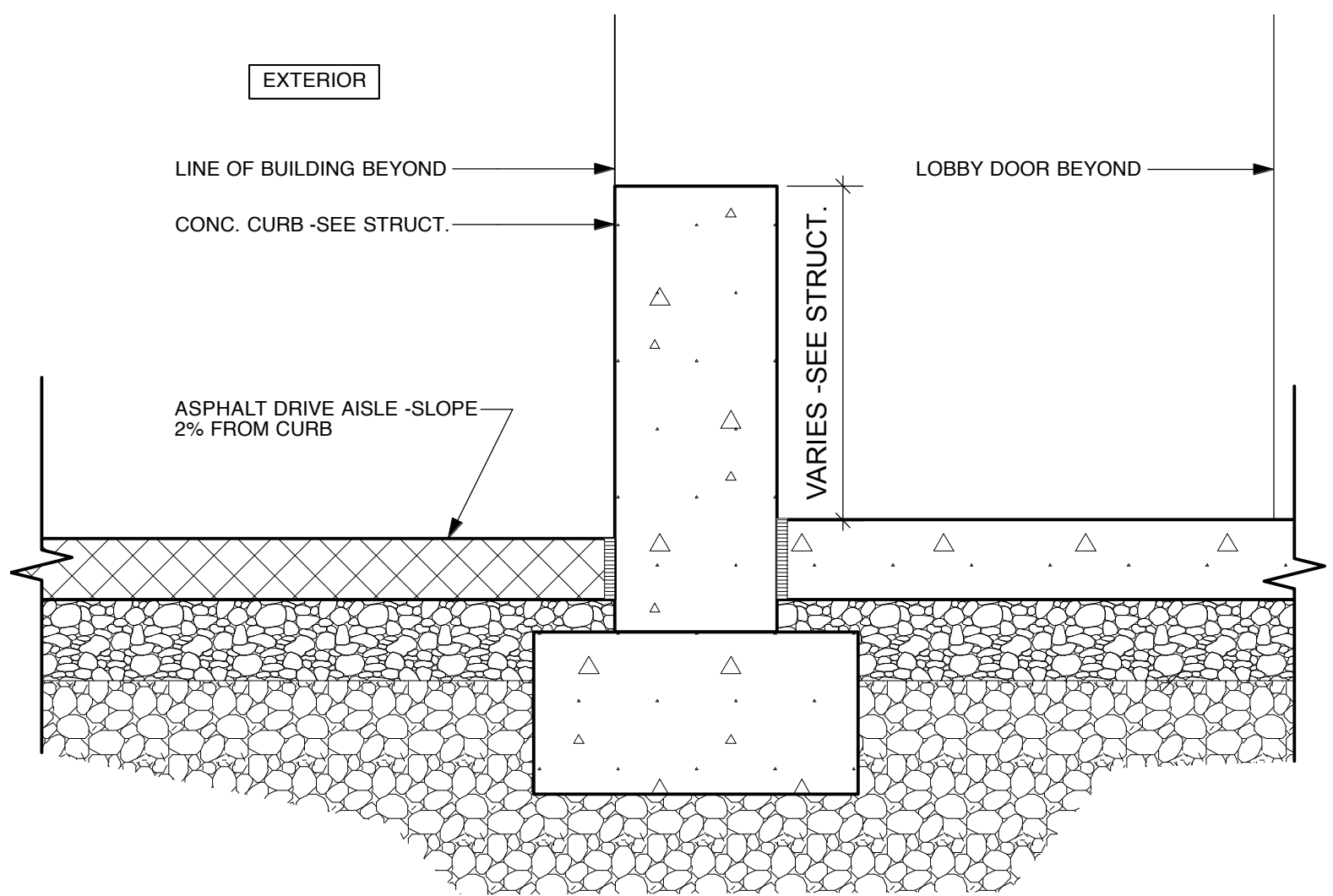
8 SECTION DETAIL - COLUMN BASE
A6.00 Scale: 1-1/2" = 1'-0"



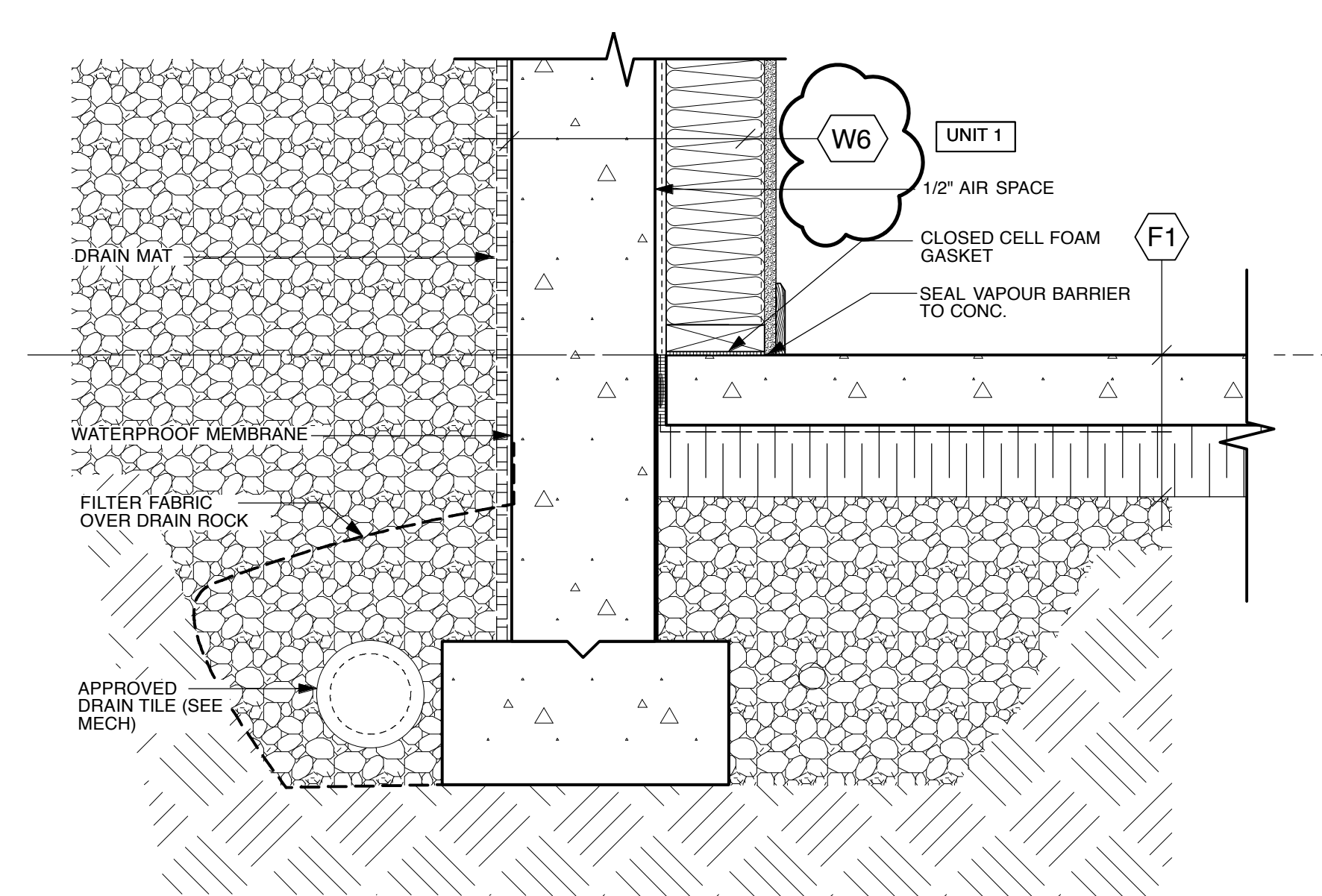
5 SECTION DETAIL - EXTERIOR WALKWAY AT UNIT 1 LOWER FLOOR
A6.00 Scale: 1-1/2" = 1'-0"



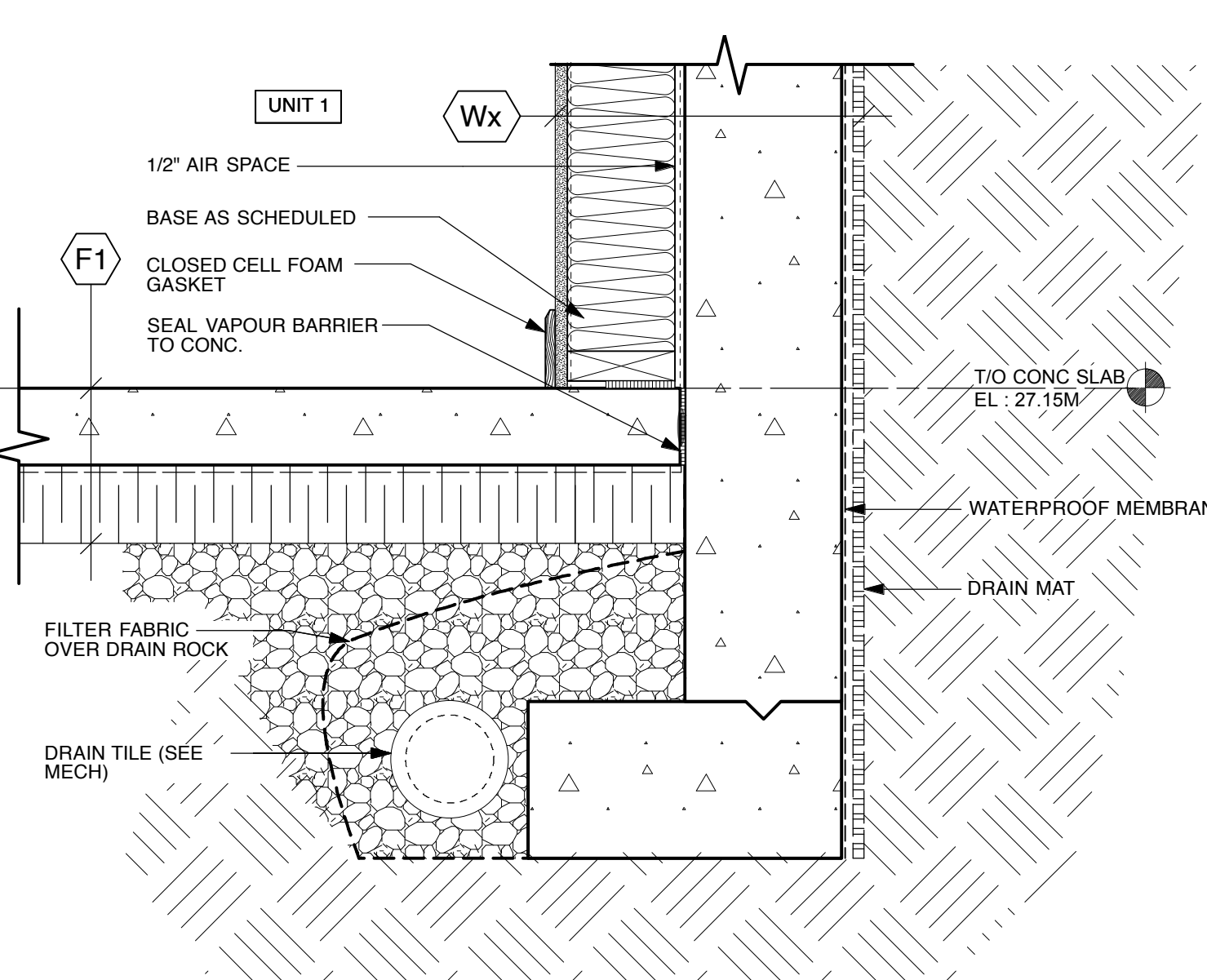
2 SECTION DETAIL - FOUNDATION AT GRADE
A6.00 Scale: 1-1/2" = 1'-0"



7 SECTION DETAIL - CURB AT DRIVE AISLE
A6.00 Scale: 1-1/2" = 1'-0"



4 SECTION DETAIL - FOUNDATION WALL
A6.00 Scale: 1-1/2" = 1'-0"



1 SECTION DETAIL - FOUNDATION WALL
A6.00 Scale: 1-1/2" = 1'-0"

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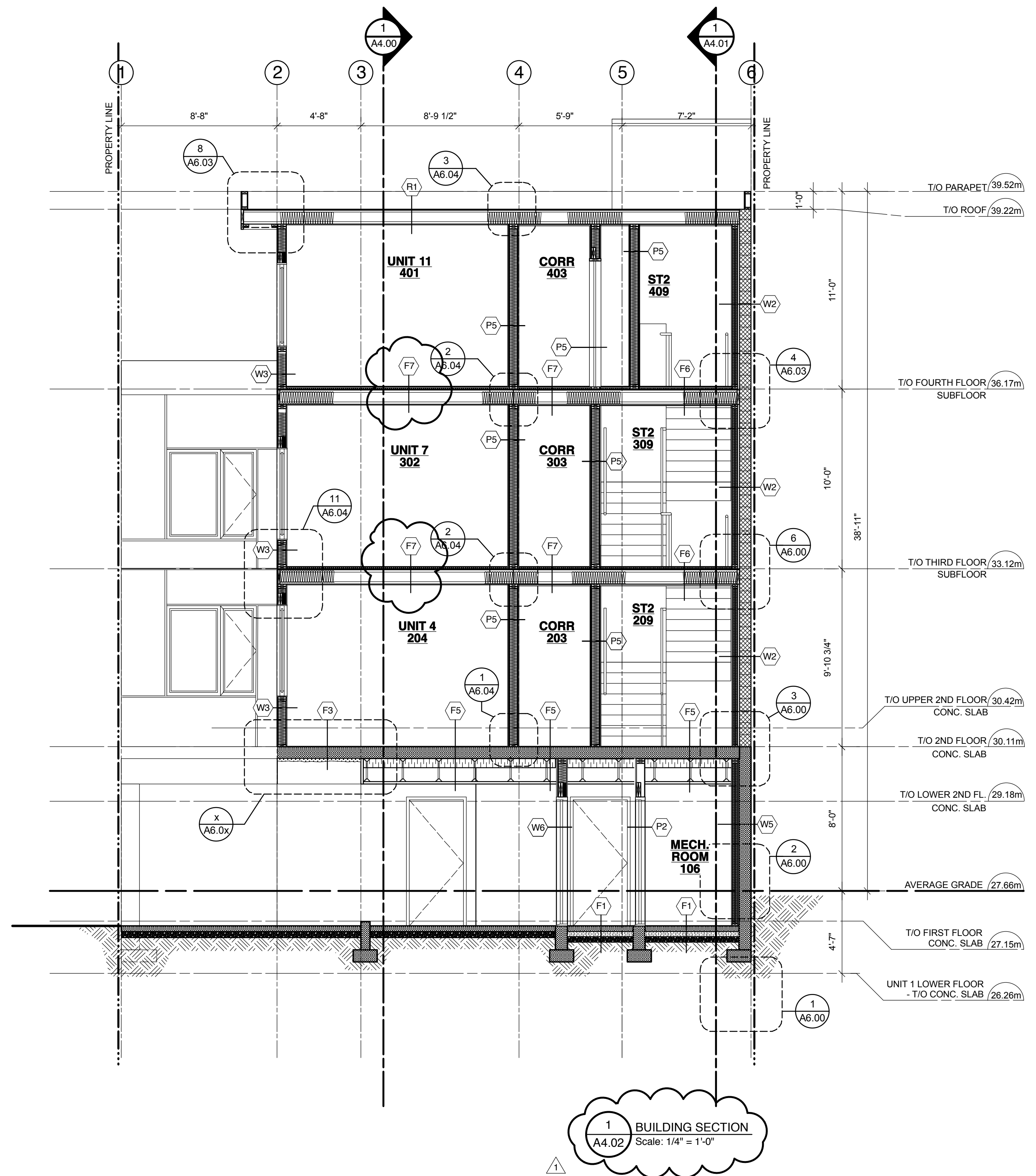
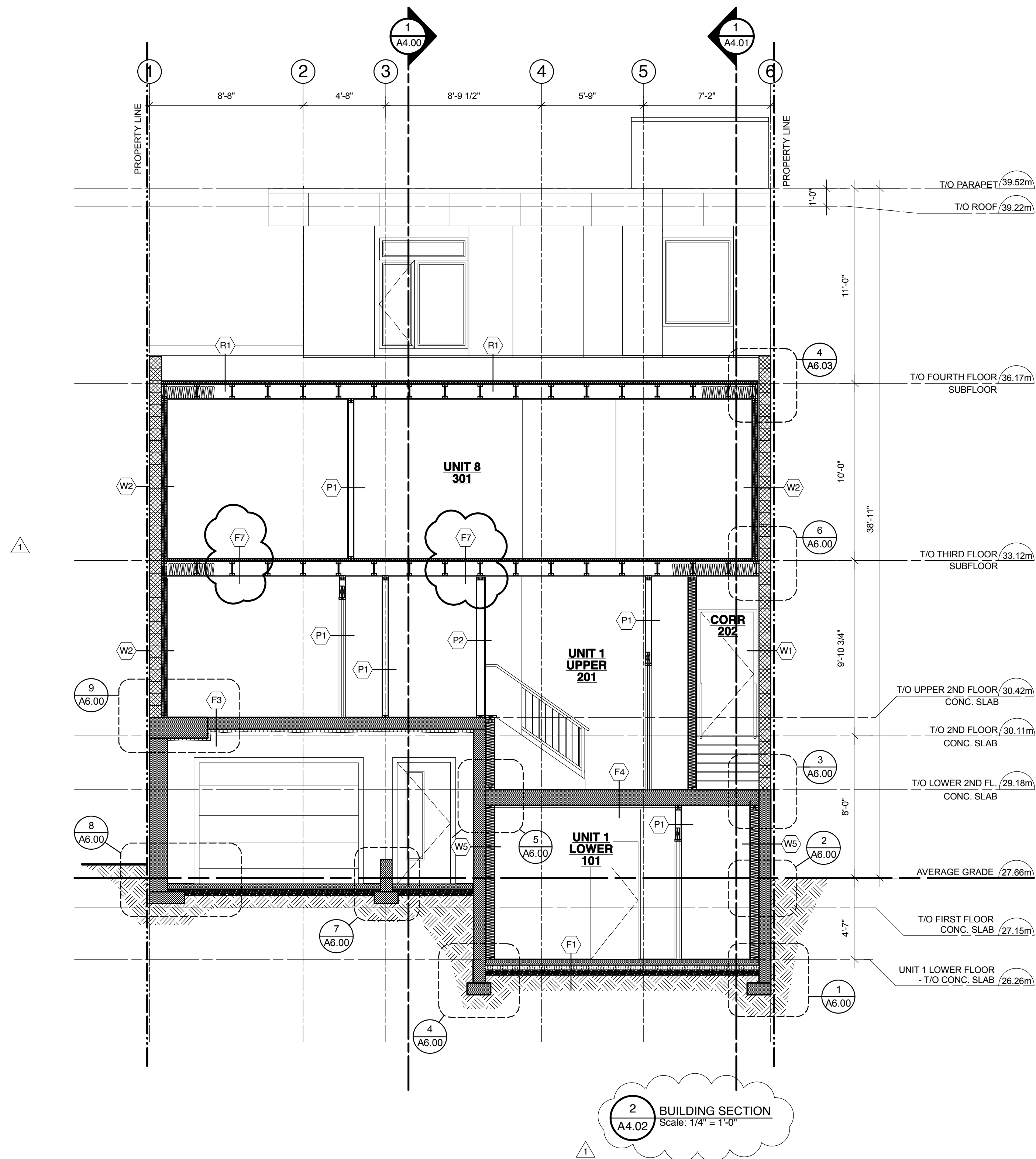
Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
VICTORIA, BC

Drawing Title
WALL SECTIONS AND DETAILS

Drawing No.
A6.00

Project No.
12854

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 1032 NORTH PARK STREET, VICTORIA, BC

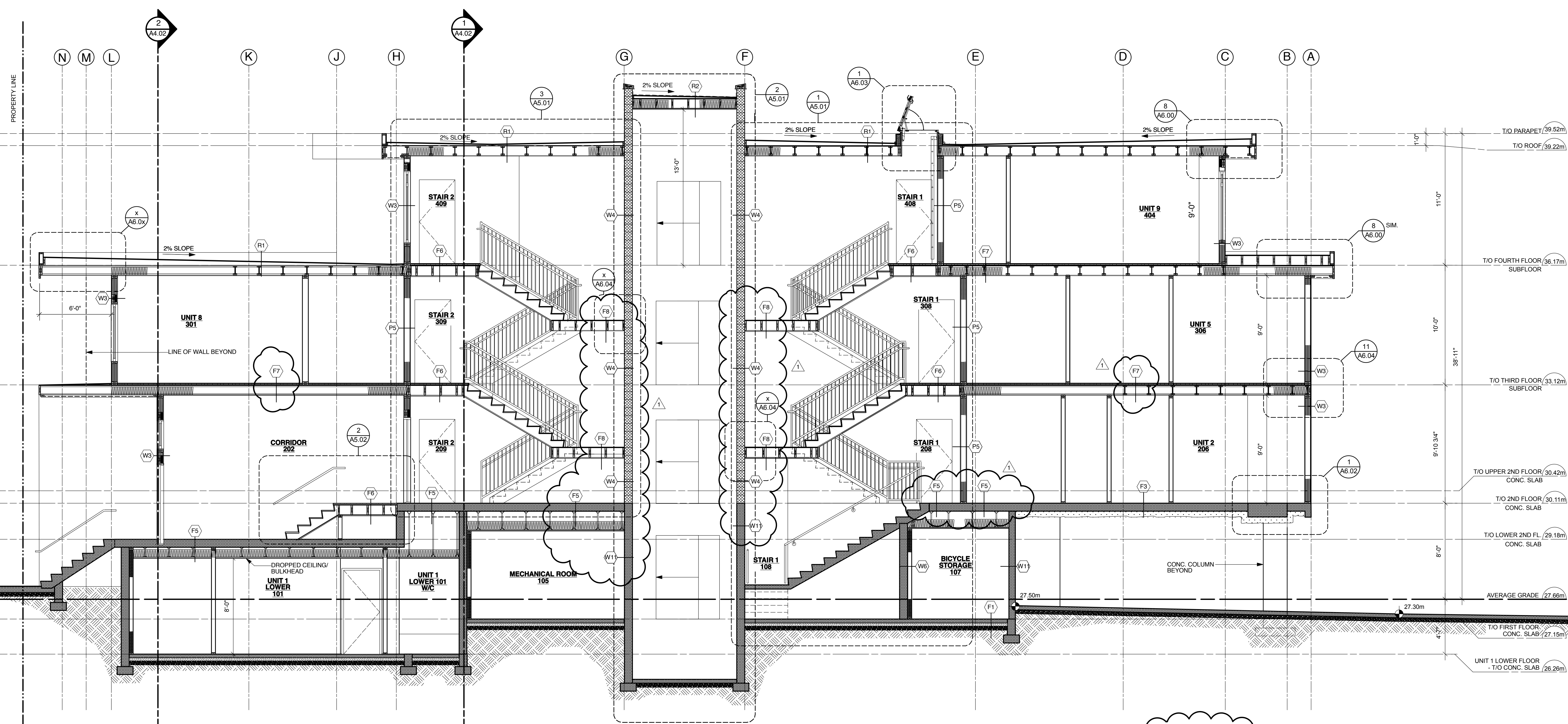
Drawing Title: **BUILDING SECTIONS**

Drawing No. **A4.02**
 Project No. 12854

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WALL RATING LEGEND:

1.5 HR F.R.R. PARTITION WALL	---
2.0 HR F.R.R. PARTITION WALL	---



1
A4.01 BUILDING SECTION
Scale: 1/4" = 1'-0"

T/O PARAPET / 39.52m
T/O ROOF / 39.22m
T/O FOURTH FLOOR / 36.17m
SUBFLOOR
T/O THIRD FLOOR / 33.12m
SUBFLOOR
T/O UPPER 2ND FLOOR / 30.42m
CONC. SLAB
T/O 2ND FLOOR / 30.11m
CONC. SLAB
T/O LOWER 2ND FL. / 29.18m
CONC. SLAB
AVERAGE GRADE / 27.66m
T/O FIRST FLOOR / 27.15m
CONC. SLAB
UNIT 1 LOWER FLOOR
- T/O CONC. SLAB / 26.26m



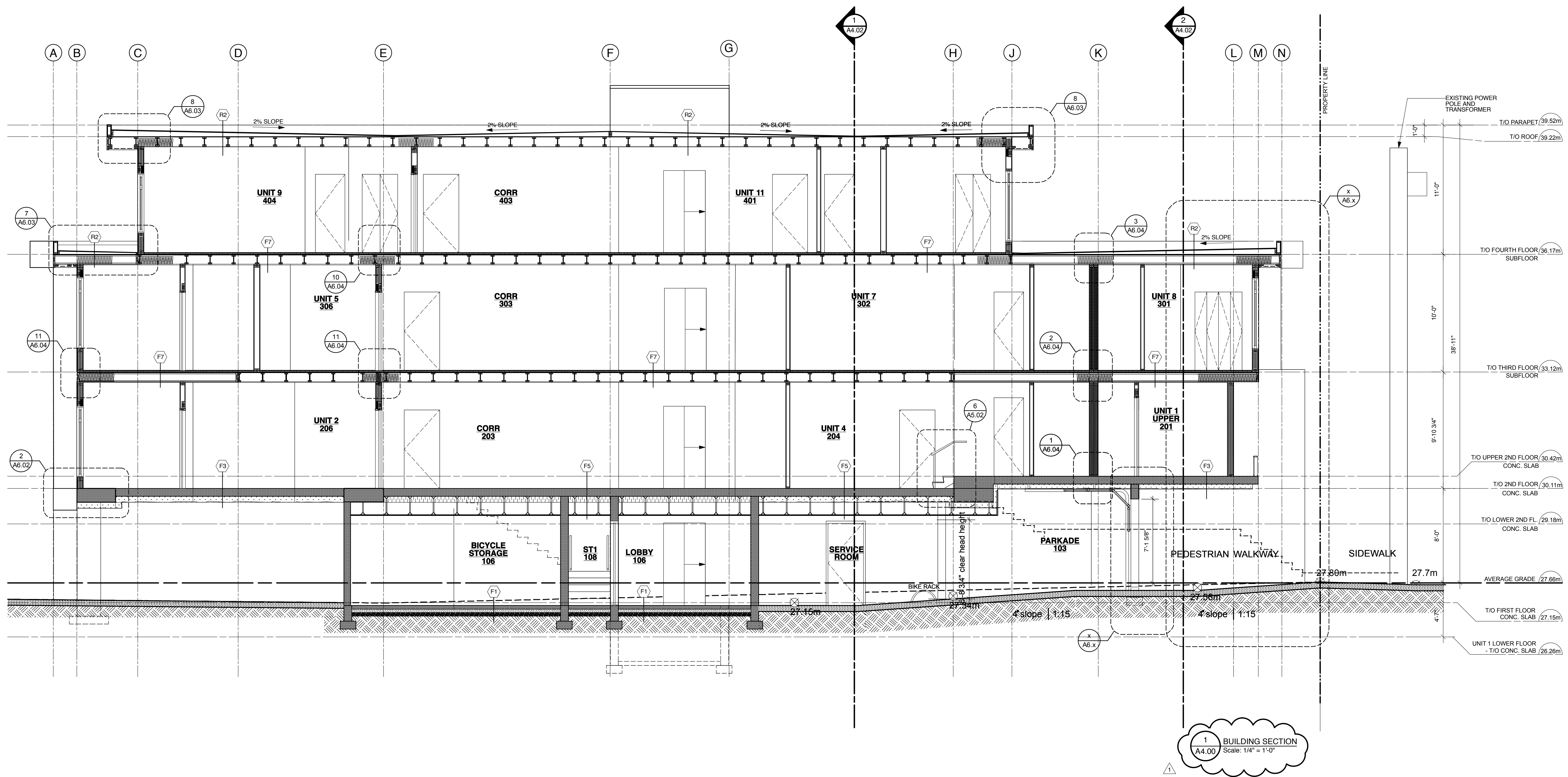
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Project Name	NORTH PARK DEVELOPMENT	
	1032 NORTH PARK STREET, VICTORIA, BC	
Drawing Title	BUILDING SECTION	
Drawing No.	A4.01	
Project No.	12854	

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WALL RATING LEGEND:
 1.5 HR F.R.R. PARTITION WALL - - - - -
 2.0 HR F.R.R. PARTITION WALL - - - - -



1 BUILDING SECTION
A4.00
Scale: 1/4" = 1'-0"



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Drawing Title	BUILDING SECTION	
Drawing No.	A4.00	
Project No.	12854	

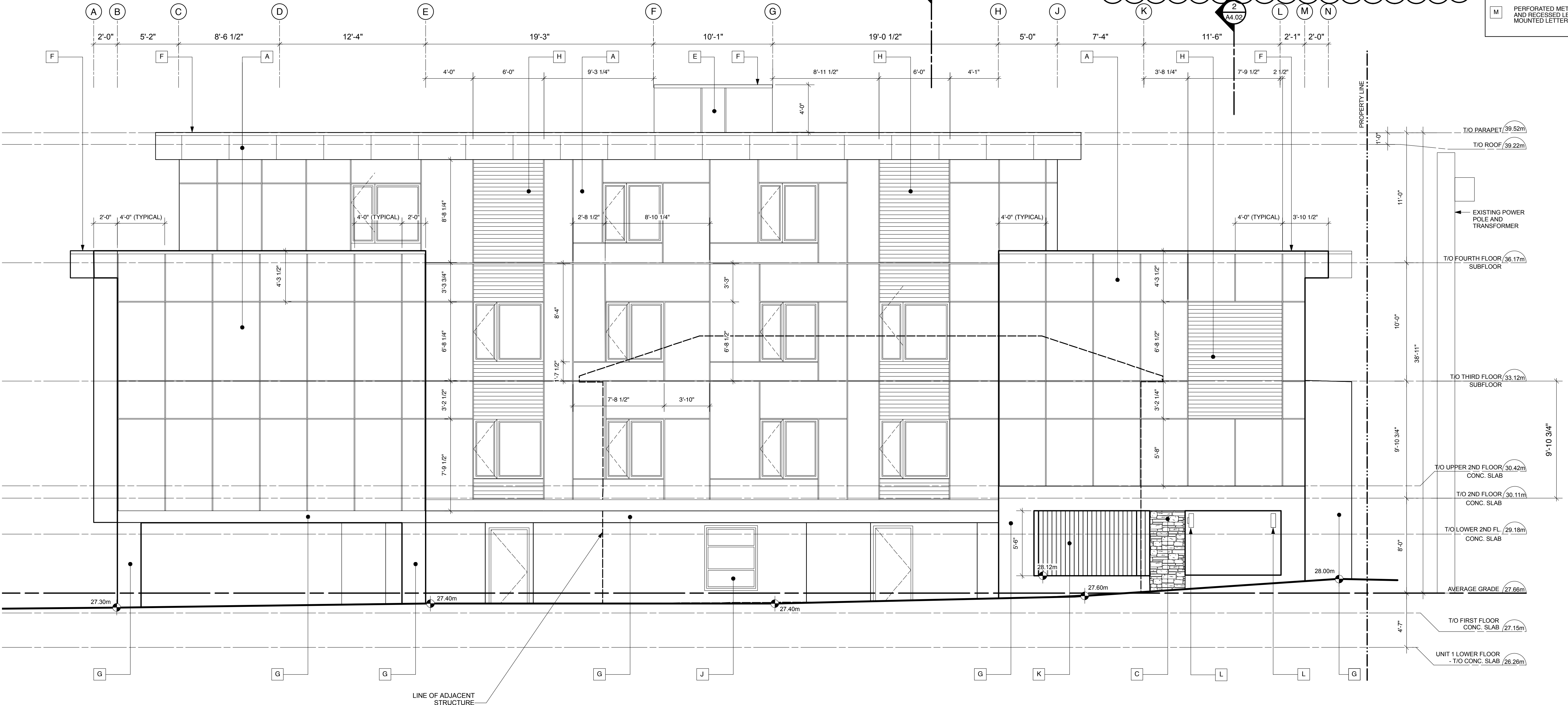
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WALL RATING LEGEND:


1.5 HR F.R.R. PARTITION WALL	---
2.0 HR F.R.R. PARTITION WALL	---

SPATIAL SEPARATIONS (TABLE 3.2.3.1D)							
	AREA OF EXPOSED BUILDING FACE	LIMITING DISTANCE	OPENING % PERMITTED	OPENING % PROPOSED	CONSTRUCTION OF EXPOSING BUILDING FACE		
					F.R.R.	NON-COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CLADDING
NORTH WALL							
UNIT 2 & 5	35.00 M ²	10.21 M	UNLIMITED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
UNIT 9	21.00 M ²	11.72 M	UNLIMITED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
SOUTH WALL							
UNIT 1	34.00 M ²	7.77 M	UNLIMITED	NOT REQUIRED	NOT REQUIRED	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
UNIT 8	28.78 M ²	9.57 M	UNLIMITED	NOT REQUIRED	NOT REQUIRED	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
UNIT 11	12.63 M ²	15.27 M	UNLIMITED	NOT REQUIRED	NOT REQUIRED	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
WEST WALL							
UNIT 3, 4, 6 & 7	22.70 M ²	2.63 M	40% = 9.08 M ²	22.5% = 5.11 M ²	45 MIN	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE
UNIT 10	25.00 M ²	2.63 M	38% = 9.3 M ²	18.0% = 4.5 M ²	45 MIN	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE
UNIT 11	20.00 M ²	2.63 M	42% = 8.4 M ²	11.6% = 2.32 M ²	45 MIN	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE
EAST WALL	FIRE WALL				2 HOURS	NON-COMBUSTIBLE	NON-COMBUSTIBLE

- MATERIAL FINISHES**
- A FIBRE CEMENT PANEL SIDING SMOOTH FINISH COLOUR: WILLOW - R-9988 BY BENJAMIN MOORE
 - B CLEAR FINISHED WESTERN CEDAR TAG - SANSIN CETOL SRD TRANSPARENT STAIN
 - C MANUFACTURED STONE VENEER CLADDING (CULTURED STONE - DEL MARE LEDGESTONE COLOUR: BLACK SLATE
 - D GARAGE AND FRONT METAL DOORS PAINTED - COLOUR RUSTY NAIL - CC 390 BY BENJAMIN MOORE
 - E FIBRE CEMENT PANEL SIDING SMOOTH FINISH COLOUR: to be determined BY BENJAMIN MOORE
 - F FLASHING: 26 GA - COLOUR: CHARCOAL GREY
 - G EXPOSED CONCRETE W/ CLEAR SEALER
 - H FIBRE CEMENT PANEL CLADDING - SMOOTH FINISH COLOUR: COLOUR RUSTY NAIL - CC 390 BY BENJAMIN MOORE
 - I NOT USED
 - J GEORGIAN WIRED GLASS
 - K ALUMINUM 3/4" BARS @ 4" O.C. BLACK OR CHARCOAL GREY.
 - L EXTERIOR UP/DOWN ACCENT LIGHTING
 - M PERFORATED METAL SCREEN WITH METAL FRAME AND RECESSED LED LIGHTING AND SURFACE MOUNTED LETTERS.



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



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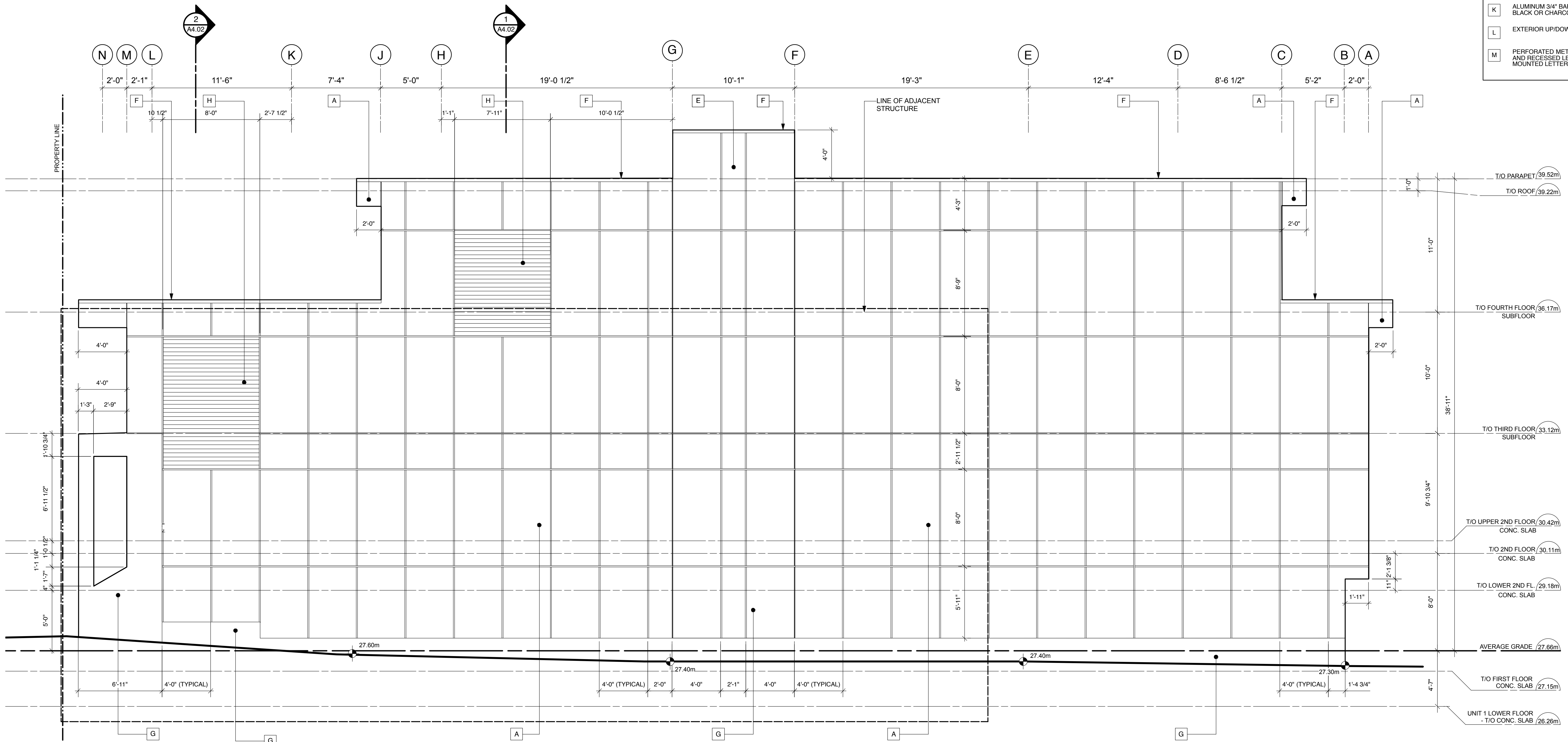
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Drawing Title:
WEST ELEVATION

Drawing No.: **A3.02**
Project No.: 12854

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B	CLEAR FINISHED WESTERN CEDAR T&G - SANSIN CETOL SRD TRANSPARENT STAIN
C	MANUFACTURED STONE VENEER CLADDING (CULTURED STONE - DEL MARE LEDGESTONE; COLOUR: BLACK SLATE
D	GARAGE AND FRONT METAL DOORS PAINTED - COLOUR RUSTY NAIL - CC 390 BY BENJAMIN MOORE
E	FIBRE CEMENT PANEL SIDING SMOOTH FINISH COLOUR: to be determined BY BENJAMIN MOORE
F	FLASHING: 26 GA - COLOUR: CHARCOAL GREY
G	EXPOSED CONCRETE W/ CLEAR SEALER
H	FIBRE CEMENT PANEL CLADDING - SMOOTH FINISH COLOUR: COLOUR RUSTY NAIL - CC 390 BY BENJAMIN MOORE
I	NOT USED
J	GEORGIAN WIRED GLASS
K	ALUMINUM 3/4" BARS @ 4" O.C. BLACK OR CHARCOAL GREY.
L	EXTERIOR UP/DOWN ACCENT LIGHTING
M	PERFORATED METAL SCREEN WITH METAL FRAME AND RECESSED LED LIGHTING AND SURFACE MOUNTED LETTERS.



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Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
VICTORIA, BC

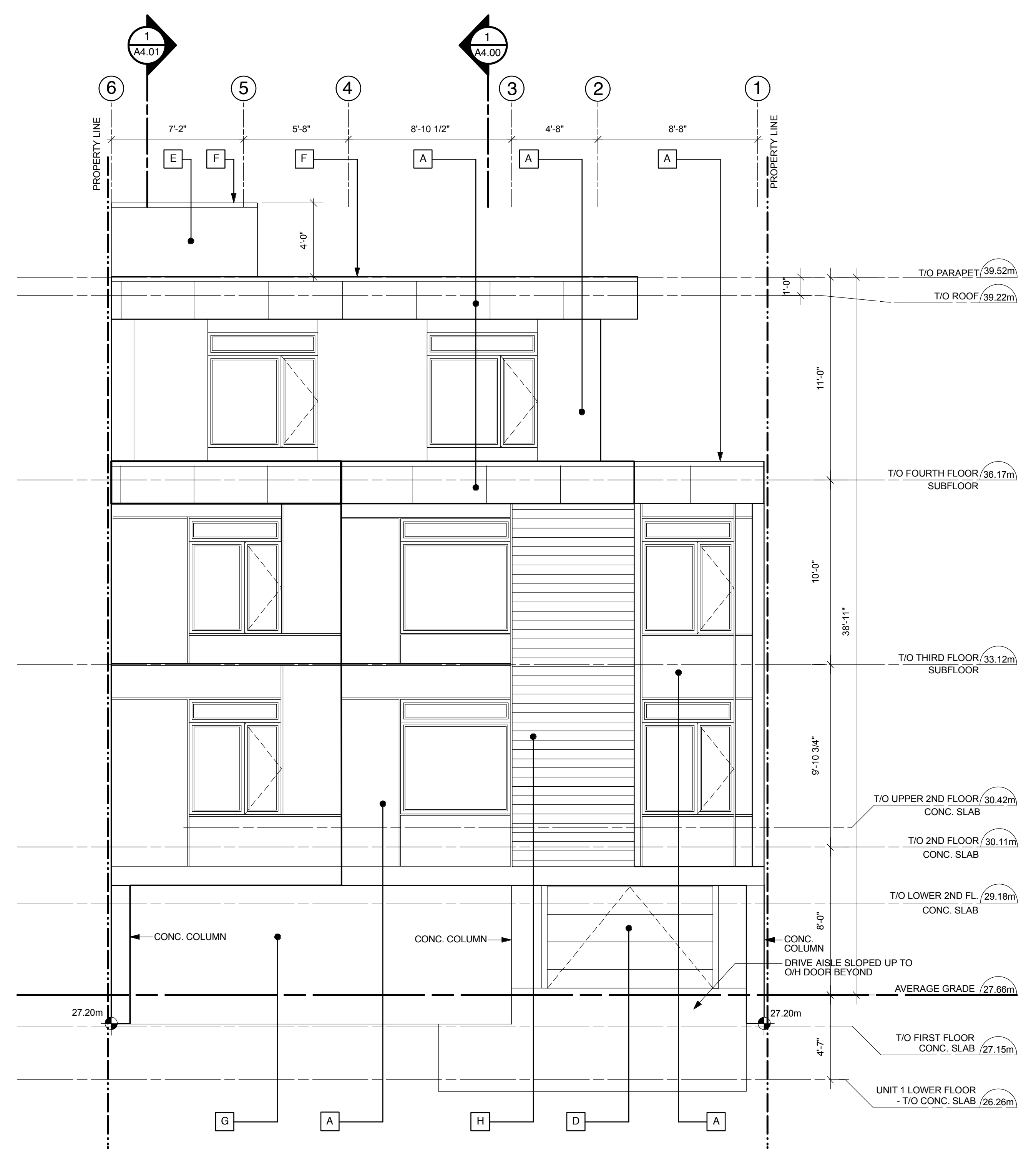
Drawing Title
EAST ELEVATION

Drawing No. **A3.01**
Project No. **12854**

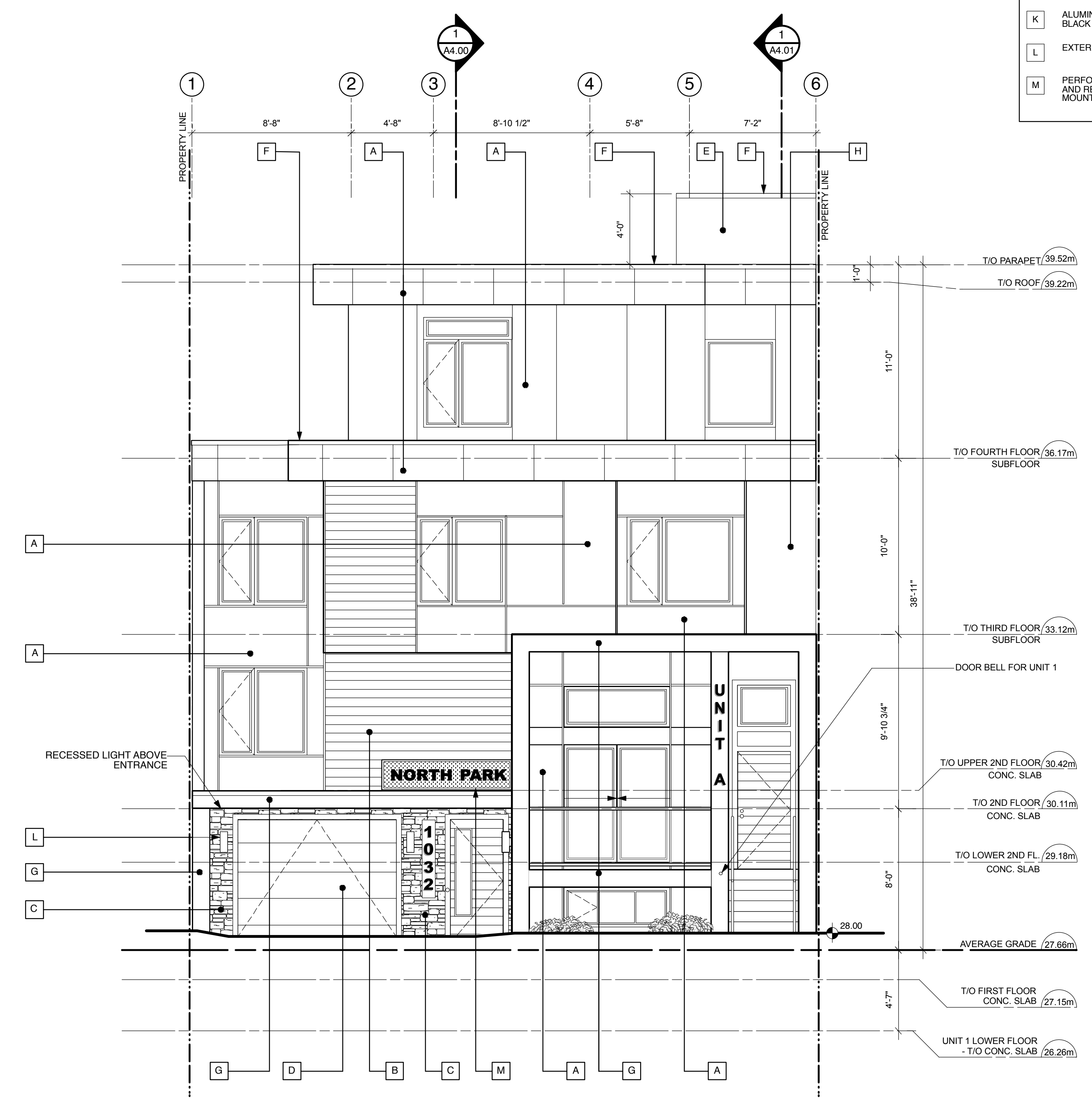
1 EAST ELEVATION
A3.01 Scale: 1/4" = 1'-0"

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E	FIBRE CEMENT PANEL SIDING SMOOTH FINISH COLOUR: to be determined BY BENJAMIN MOORE
F	FLASHING: 26 GA - COLOUR: CHARCOAL GREY
G	EXPOSED CONCRETE W/ CLEAR SEALER
H	FIBRE CEMENT PANEL CLADDING - SMOOTH FINISH COLOUR: COLOUR RUSTY NAIL - CC 390 BY BENJAMIN MOORE
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K	ALUMINUM 3/4" BARS @ 4" O.C. BLACK OR CHARCOAL GREY.
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M	PERFORATED METAL SCREEN WITH METAL FRAME AND RECESSED LED LIGHTING AND SURFACE MOUNTED LETTERS.



2 NORTH ELEVATION
A3.00 Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
A3.00 Scale: 1/4" = 1'-0"



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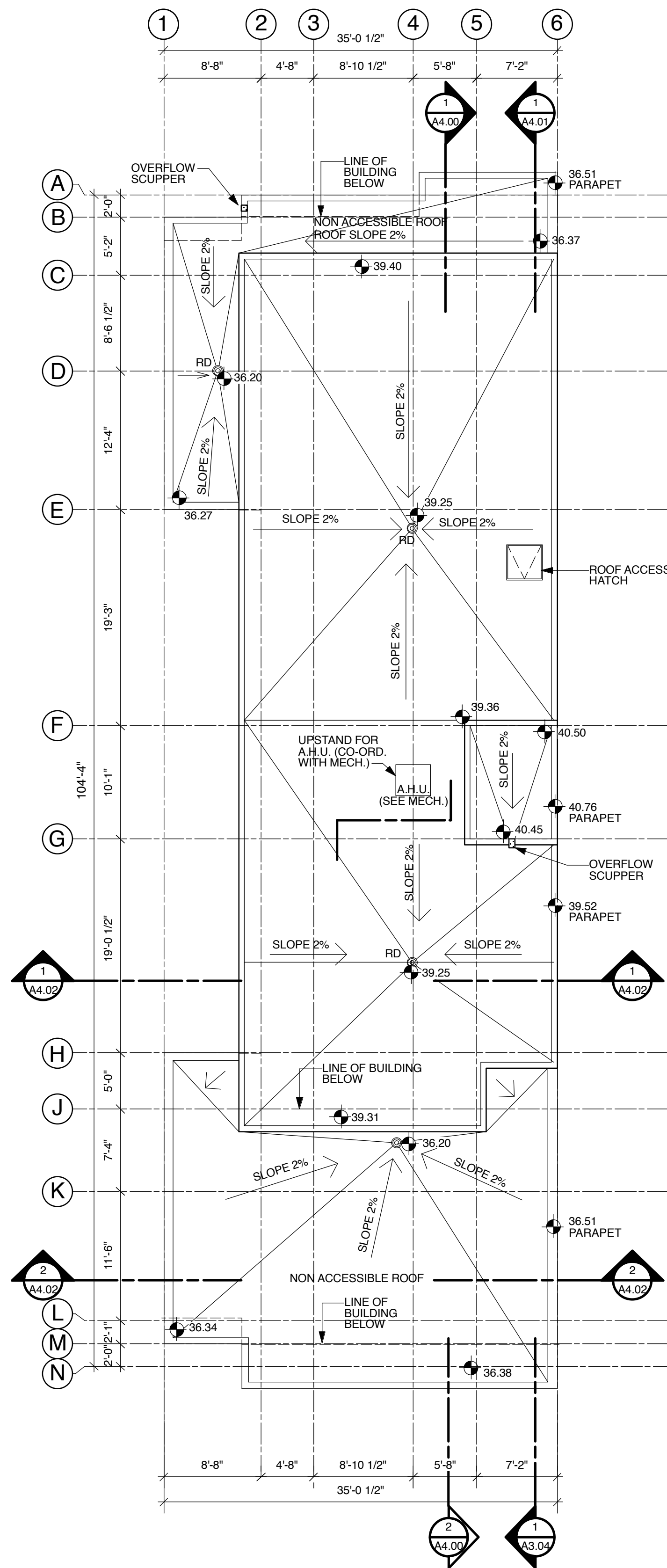
Project Name:
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
VICTORIA, BC

Drawing Title:
NORTH & SOUTH ELEVATIONS

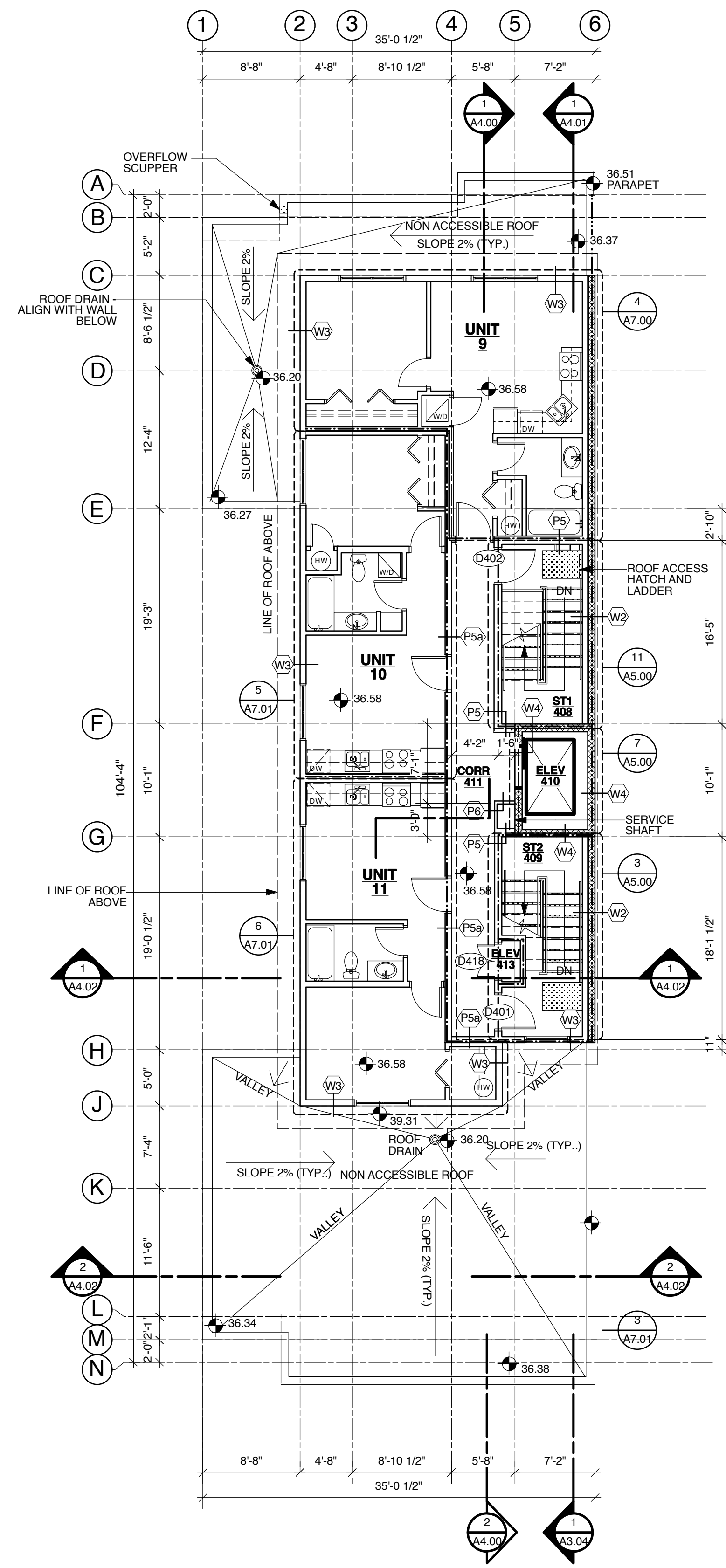
Drawing No.: **A3.00**

Project No.: 12854

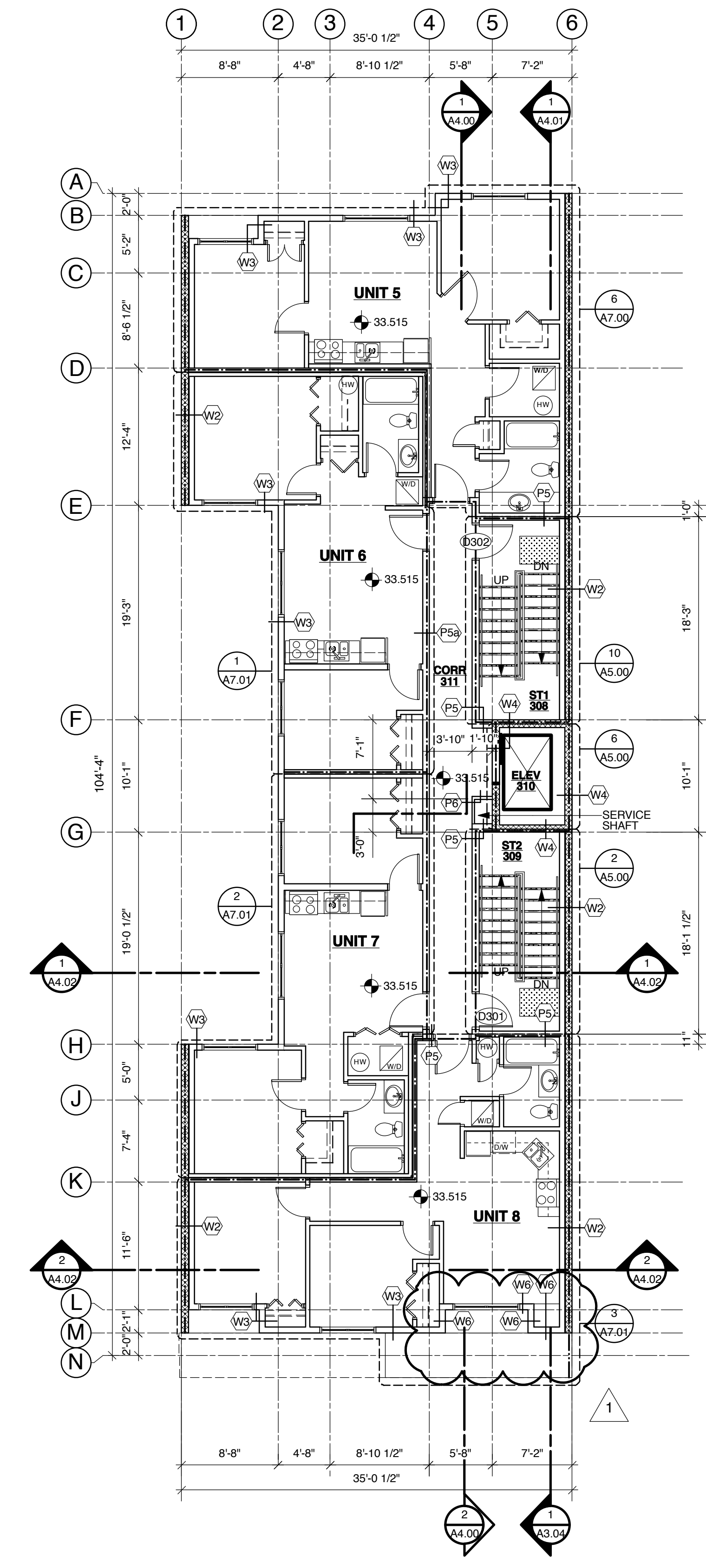
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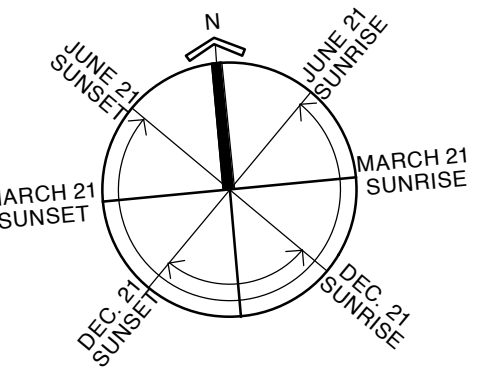
3 ROOF PLAN
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2 FOURTH FLOOR
Scale: 1/8" = 1'-0"



1 THIRD FLOOR
Scale: 1/8" = 1'-0"



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Project Name:
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1032 NORTH PARK STREET,
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Drawing Title:
3RD FLOOR, 4TH FLOOR & ROOF PLAN

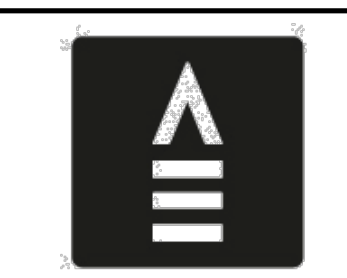
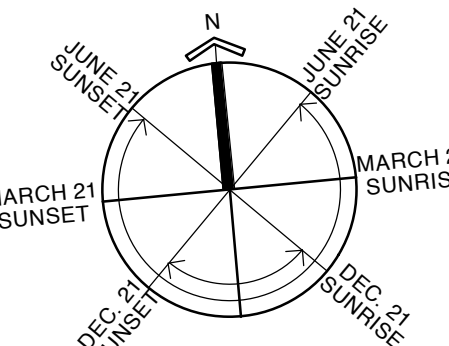
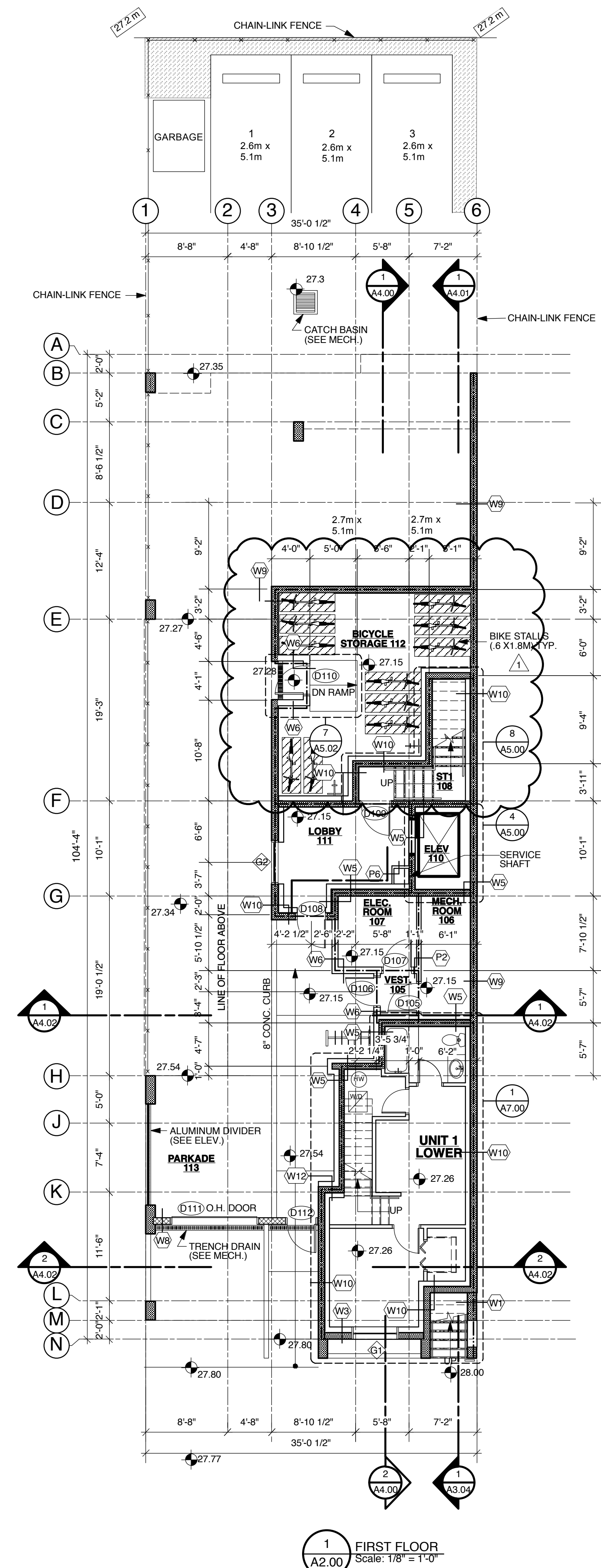
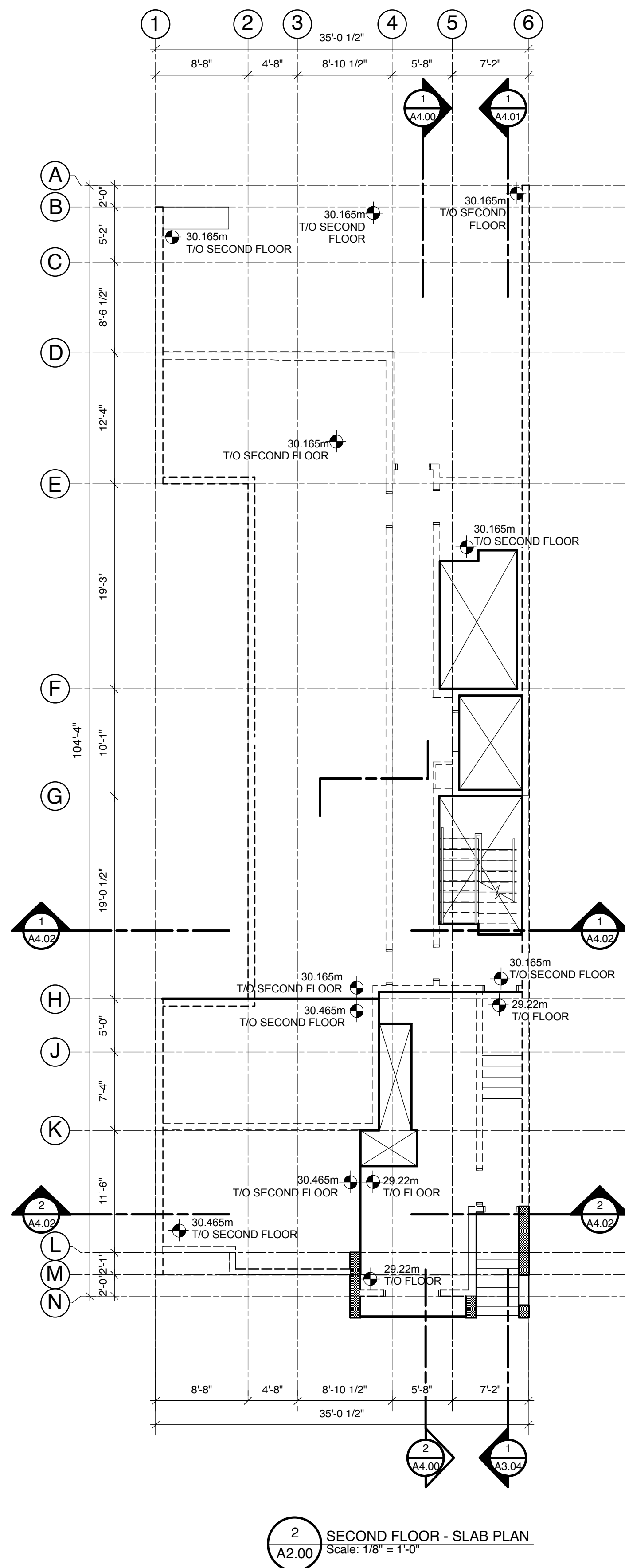
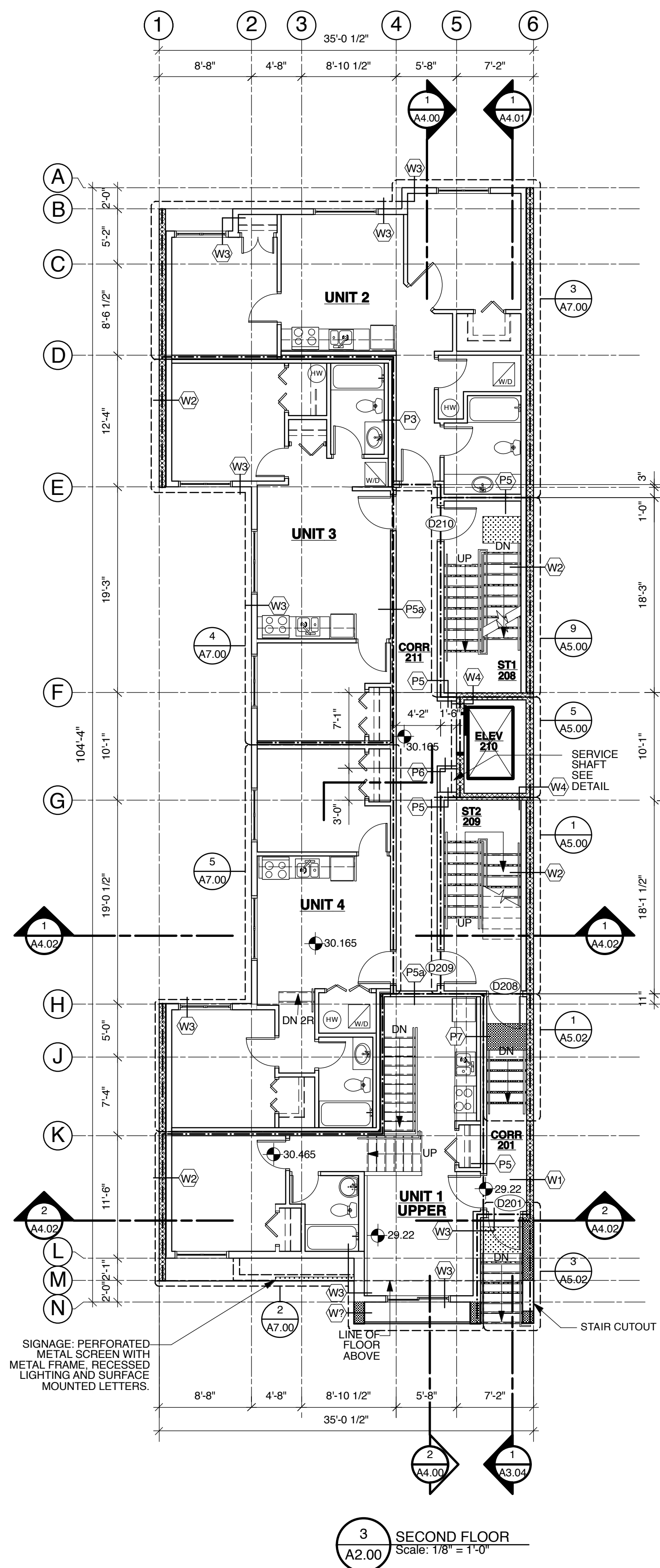
Drawing No.: **A2.01**

Project No.: 12854

WALL RATING LEGEND:

1.5 HR F.R.R. PARTITION WALL	---
2.0 HR F.R.R. PARTITION WALL	---

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Project Name:
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1032 NORTH PARK STREET,
VICTORIA, BC

Drawing Title:
**1ST FLOOR,
2ND FLOOR
SLAB PLAN
& 2ND FLOOR
PLANS**

Drawing No.: **A2.00**

Project No.: **12854**

WALL RATING LEGEND:

1.5 HR F.R.R. PARTITION WALL	-----
2.0 HR F.R.R. PARTITION WALL	-----

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WALL ASSEMBLIES						PARTITION ASSEMBLIES						FLOOR ASSEMBLIES								
ASSEMBLY NUMBER	ILLUSTRATION (PLAN)	DESCRIPTION	FIRE RATING (REQUIRED)	TESTING AGENCY	U-VALUE (EFFECTIVE R-VALUE)	STC RATING	ASSEMBLY NUMBER	ILLUSTRATION (PLAN)	DESCRIPTION	FIRE RATING	TESTING AGENCY	U-VALUE (EFFECTIVE R-VALUE)	STC RATING	ASSEMBLY NUMBER	ILLUSTRATION (SECTION)	DESCRIPTION	FIRE RATING	TESTING AGENCY	U-VALUE (EFFECTIVE R-VALUE)	STC RATING
W1		TYPICAL EXTERIOR C.M.U. WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • GALVANIZED HAT CHANNELS @ 24" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 8" CONCRETE MASONRY UNIT WITH WELDED WIRE MESH REINFORCEMENT IN MORTAR JOINTS	2 HR. F.R.R.	-	-	-	P1		TYPICAL INTERIOR 4 1/2" PARTITION • 1/2" GYPSUM WALLBOARD • 1/2" GYPSUM WALLBOARD • 2 x 4 WOOD STUDS @ 16" O.C. • 1/2" GYPSUM WALLBOARD	45 MIN. F.R.R.	-	-	32	F1		FLOOR ASSEMBLY • 4" CONCRETE SLAB W ROOM FINISH (SLOPED TO DRAIN WHERE REQUIRED) • R12 EXTRUDED POLYSTYRENE RIGID INSULATION CW SEAMS TAPED W VAPOUR BARRIER TAPE • 4" COMPACTED GRANULAR FILL • ENGINEERED FILL / BEARING SOIL	-	-	-	-
W2		TYPICAL EXTERIOR C.M.U. WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • GALVANIZED HAT CHANNELS @ 24" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 8" CONCRETE MASONRY UNIT WITH WELDED WIRE MESH REINFORCEMENT IN MORTAR JOINTS • 1 LAYER 30 MINUTE BUILDING PAPER • 1/2" AIR SPACE • 2 x 4 WOOD STUDS @ 16" O.C. • R12 MINERAL WOOL BATT INSULATION • 6 MIL VAPOUR POLY BARRIER • 1/2" GYPSUM WALLBOARD	2 HR. F.R.R.	-	-	-	P2		TYPICAL INTERIOR 6 1/2" PARTITION • 1/2" GYPSUM WALLBOARD • 2 x 4 WOOD STUDS @ 16" O.C. • 1/2" GYPSUM WALLBOARD	-	-	-	32	F2		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 8" REINFORCED CONCRETE SLAB • R12 (3") ROXUL COMFORTBOARD IS MECHANICALLY FASTENED	2 HR. F.R.R.	-	-	-
W3		TYPICAL EXTERIOR 6 1/2" WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" PLYWOOD SHEATHING • 2 x 4 WOOD STUDS @ 16" O.C. • R24 MINERAL WOOL BATT INSULATION • 6 MIL POLY VAPOUR BARRIER • 5/8" TYPE 'X' GYPSUM WALLBOARD	45 MIN. F.R.R.	-	-	-	P3		PARTY WALL • 5/8" TYPE 'X' GYPSUM WALLBOARD • R12 ACOUSTIC BATT INSULATION • 2 x 4 WOOD STUDS @ 16" O.C. • 1" AIR SPACE • 2 x 4 WOOD STUDS @ 16" O.C. • R12 ACOUSTIC BATT INSULATION • 5/8" TYPE 'X' GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	57	F3		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 8" REINFORCED CONCRETE SLAB • R12 (3") POLYURETHANE FOAM INSULATION	2 HR. F.R.R.	-	-	-
W4		TYPICAL ELEVATOR SHAFT WALL • 8" CONCRETE MASONRY UNIT WITH WELDED WIRE MESH REINFORCEMENT IN MORTAR JOINTS	1 HR. F.R.R.	-	-	50	P4		PARTY WALL • 5/8" TYPE 'X' GYPSUM WALLBOARD • R12 ACOUSTIC BATT INSULATION • 2x6 TOP AND BOTTOM PLATES • 1" AIR SPACE • 2x4 WOOD STUDS @ 16" O.C. • R12 ACOUSTIC BATT INSULATION • 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-	F4		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 8" REINFORCED CONCRETE SLAB • 2x14" FURRING CHANNELS • 5/8" TYPE 'C' GYPSUM WALLBOARD	-	-	-	-
W5		REINFORCED CONCRETE WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" PLYWOOD SHEATHING • 2 x 4 WOOD STUDS @ 16" O.C. • 200mm REINFORCEMENT CONCRETE WALL (REFER TO STRUCTURAL)	-	-	-	-	P5		TYPICAL INTERIOR 6 1/2" PARTITION • 2 LAYERS 5/8" GYPSUM WALLBOARD • 2x6 WOOD STUDS @ 16" O.C. • R20 BATT INSULATION • 2 LAYERS 5/8" GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	38	F5		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 8" REINFORCED CONCRETE SLAB • SUSPENDED CEILING • R26 FIBREGLASS BATT INSULATION • 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	-
W6		TYPICAL EXTERIOR 6 1/2" WALL (NON-COMBUSTIBLE) • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 VERTICAL HAT CHANNELS @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" GYPSUM SHEATHING OR GLASS FACED EXTERIOR GYPSUM BOARD • 150mm STEEL STUDS @ 16" O.C. • R24 MINERAL WOOL BATT INSULATION • 6 MIL POLY VAPOUR BARRIER • 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-	P5a		TYPICAL INTERIOR 6 1/2" PARTITION • 2 LAYERS 5/8" GYPSUM WALLBOARD • 2x6 TOP AND BOTTOM PLATES • 2x4 STAGGERED WOOD STUDS @ 16" O.C. • R20 BATT INSULATION • 2 LAYERS 5/8" GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	56	F6		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 1 1/2" GYPSUM CONCRETE TOPPING • 5/8" PLYWOOD SHEATHING • 2 x 10 @ 16" O.C. CW CROSS BRIDGING • RESILIENT CHANNELS @ 16" O.C. • 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-
W7		TYPICAL EXTERIOR 6 1/2" WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" PLYWOOD SHEATHING • 2 x 4 WOOD STUDS @ 16" O.C. • 1/2" PLYWOOD SHEATHING • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • FIBRE CEMENT CLADDING SMOOTH FINISH	-	-	-	-	P6		STEEL WALL • 5/8" GYPSUM WALLBOARD • 2x2 STEEL STUDS @ 16" O.C. • 5/8" GYPSUM WALLBOARD	45 MIN. F.R.R.	-	-	35	F7		T/I FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 1 1/2" GYPSUM CONCRETE TOPPING • 5/8" TAG SHEATHING • 8" TJI @ 16" O.C. W/ CROSS BRACING • R12 MINERAL FIBRE BATT INSULATION • RESILIENT CHANNELS @ 16" O.C. • 2 LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	59
W8		EXTERIOR CMU WALL WITH STONE VENEER • 8" CONCRETE MASONRY UNIT WITH WELDED WIRE MESH REINFORCEMENT IN MORTAR JOINTS • TYPE IV OR S MORTAR • MANUFACTURED STONE VENEER CLADDING	-	-	-	-	P7		TYPICAL INTERIOR 6 1/2" PARTITION • 5/8" GYPSUM WALLBOARD • 2x6 WOOD STUDS @ 16" O.C. • R12 BATT INSULATION • 5/8" GYPSUM WALLBOARD	1 HR. F.R.R.	-	-	-	F8		FLOOR ASSEMBLY • FLOOR FINISH / UNDERLAYMENT AS SPECIFIED • 5/8" PLYWOOD SHEATHING • 2 x 10 @ 16" O.C. CW CROSS BRIDGING • 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-
W9		REINFORCED CONCRETE WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • GALVANIZED HAT CHANNEL @ 24" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 200mm REINFORCEMENT CONCRETE WALL (REFER TO STRUCTURAL)	2 HR. F.R.R.	-	-	-	P8		ELEVATOR CONTROL CLOSET PARTITION • 2 LAYERS 5/8" GYPSUM WALLBOARD • 2x4 WOOD STUDS @ 16" O.C. • R12 BATT INSULATION • 2 LAYERS 5/8" GYPSUM WALLBOARD	1.5 HR. F.R.R.	-	-	38	ROOF ASSEMBLIES						
W10		REINFORCED CONCRETE WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • GALVANIZED HAT CHANNEL @ 24" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 200mm REINFORCEMENT CONCRETE WALL (REFER TO STRUCTURAL) • 1 LAYER 30 MINUTE BUILDING PAPER • 1/2" AIR SPACE • 2 x 4 WOOD STUDS @ 16" O.C. • R12 MINERAL WOOL BATT INSULATION • 6 MIL VAPOUR POLY BARRIER • 1/2" GYPSUM WALLBOARD	-	-	-	-	R1							ROOF ASSEMBLY • 2 PLY SBS MODIFIED BITUMEN MEMBRANE • PROTECTION BOARD • 5/8" PLYWOOD SHEATHING • 2 x 10 @ 16" O.C. CW CROSS BRIDGING • R26 FIBREGLASS BATT INSULATION • RESILIENT CHANNELS • 6 MIL POLY VAPOUR BARRIER • 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-		
W11		REINFORCED CONCRETE WALL • 200mm REINFORCEMENT CONCRETE WALL (REFER TO STRUCTURAL)	2 HR. F.R.R.	-	-	-	R2							ROOF ASSEMBLY • 2 PLY SBS MODIFIED BITUMEN MEMBRANE • PROTECTION BOARD • 5/8" PLYWOOD SHEATHING • 8" TJI @ 16" O.C. W/ CROSS BRACING • R26 FIBREGLASS BATT INSULATION • RESILIENT CHANNELS • 6 MIL POLY VAPOUR BARRIER • 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD	-	-	-	-		
W12		REINFORCED CONCRETE WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" PLYWOOD SHEATHING • 2 x 4 WOOD STUDS @ 16" O.C. • 200mm REINFORCEMENT CONCRETE WALL (REFER TO STRUCTURAL) • 1 LAYER 30 MINUTE BUILDING PAPER • 2 x 4 WOOD STUDS @ 16" O.C. • R12 MINERAL WOOL BATT INSULATION • 6 MIL VAPOUR POLY BARRIER • 1/2" GYPSUM WALLBOARD	-	-	-	-														
W13		PARAPET • FIBRE CEMENT CLADDING SMOOTH FINISH • 1 x 3 PRESSURE TREATED STRAPPING @ 16" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 1/2" PLYWOOD SHEATHING • 2 x 4 WOOD STUDS @ 16" O.C. • 1/2" PLYWOOD SHEATHING • PROTECTION BOARD • 2 PLY SBS MODIFIED BITUMEN MEMBRANE	-	-	-	-														
W14		TYPICAL EXTERIOR C.M.U. WALL • FIBRE CEMENT CLADDING SMOOTH FINISH • GALVANIZED HAT CHANNELS @ 24" O.C. • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • 8" CONCRETE MASONRY UNIT WITH WELDED WIRE MESH REINFORCEMENT IN MORTAR JOINTS • 2 LAYERS 30MIN. BUILDING PAPER OR 1 LAYER TYVEK COMMERCIAL WRAP • GALVANIZED HAT CHANNELS @ 24" O.C. • FIBRE CEMENT CLADDING SMOOTH FINISH	-	-	-	-														



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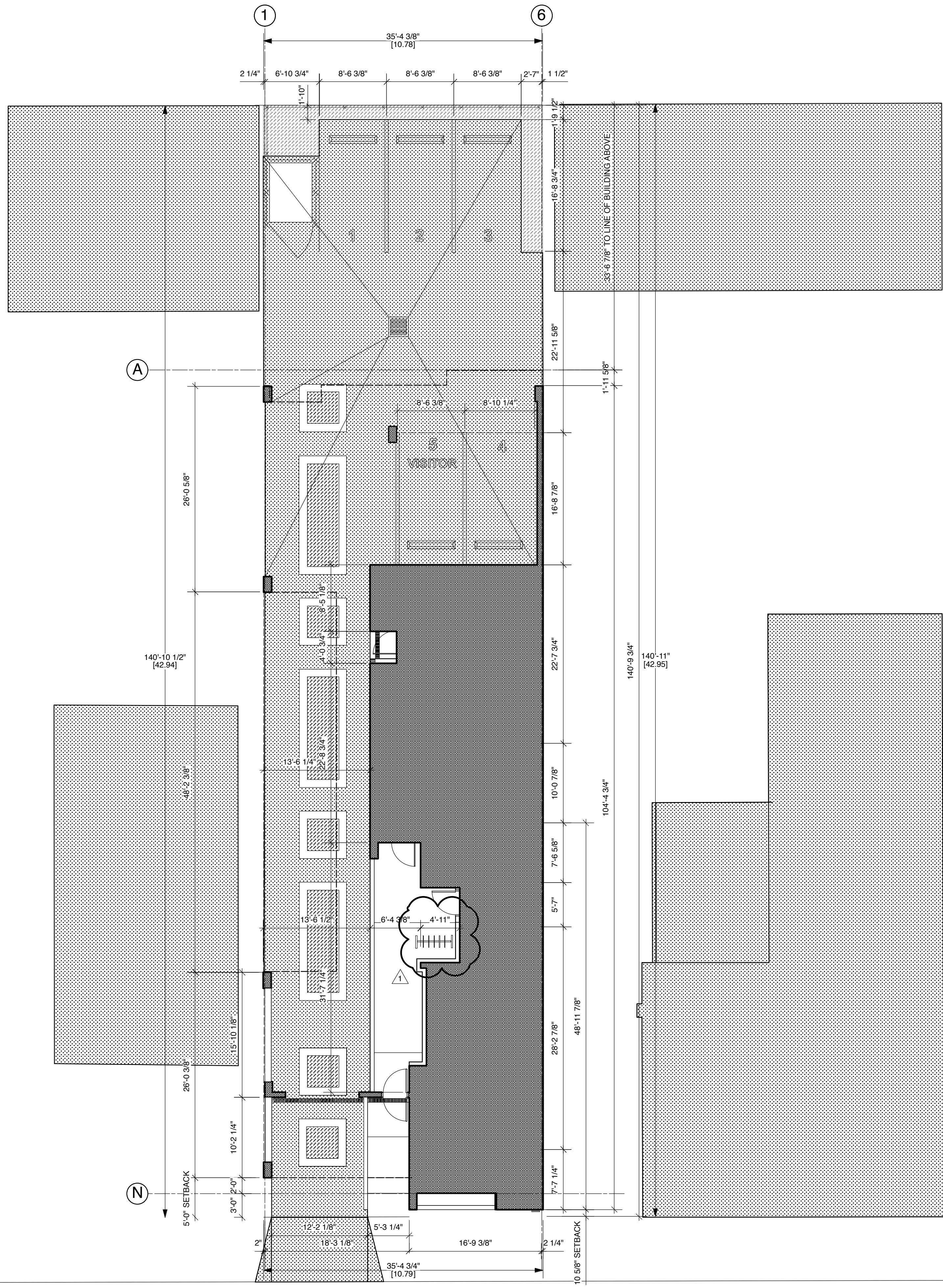
1	02 Dec 14	B.P. Revision
08	Sep 14	Issued for B.P.
Rev	Date	Description
Checked	SMB	
Drawn	SMB/RJC	
Scale	N.T.S	
Date	SEPT 10, 2014	

Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET, VICTORIA, BC

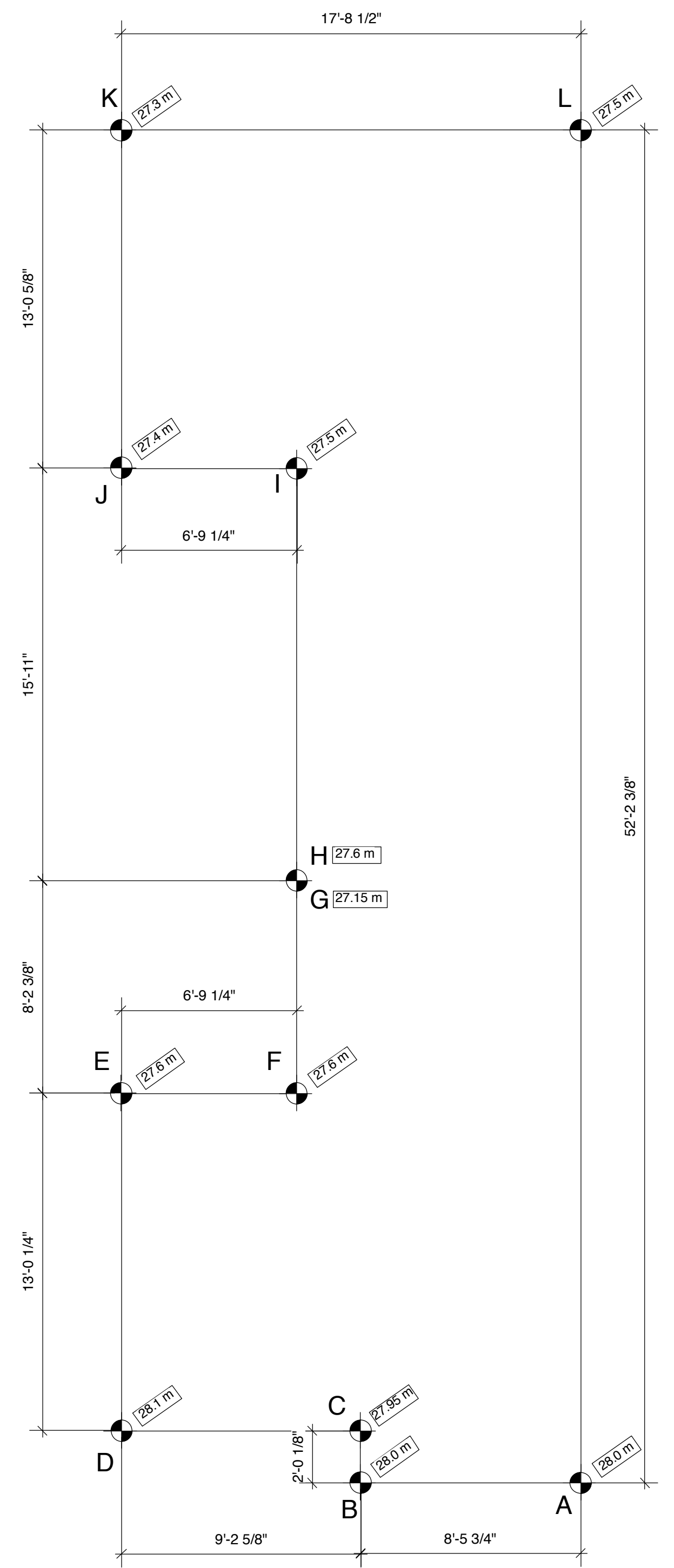
ASSEMBLIES

Drawing No. **A1.02**
Project No. 12854

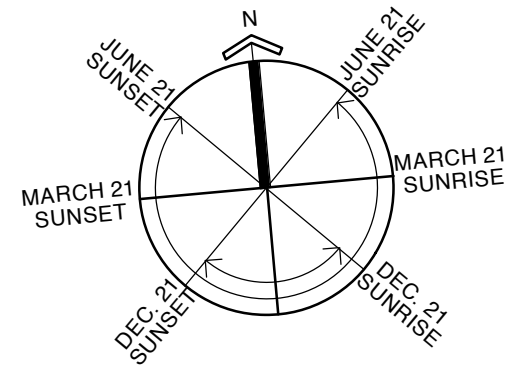
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1
A1.01 SITE SERVICES PLAN
Scale: 1/8" = 1'-0"



GRADE CALCULATION				
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS		TOTALS
POINTS A & B	$((28.0 + 28.0) / 2)$	X	5.17	= 144.760
POINTS B & C	$((28.0 + 27.95) / 2)$	X	1.23	= 34.409
POINTS C & D	$((27.95 + 28.1) / 2)$	X	5.62	= 157.500
POINTS D & E	$((28.1 + 27.6) / 2)$	X	7.94	= 221.129
POINTS E & F	$((27.6 + 27.6) / 2)$	X	4.13	= 113.988
POINTS F & G	$((27.6 + 27.15) / 2)$	X	5.00	= 136.875
POINTS H & I	$((27.6 + 27.5) / 2)$	X	9.70	= 267.235
POINTS I & J	$((27.5 + 27.4) / 2)$	X	4.13	= 113.368
POINTS J & K	$((27.4 + 27.3) / 2)$	X	7.95	= 217.432
POINTS K & L	$((27.3 + 27.5) / 2)$	X	10.79	= 295.646
POINTS L & A	$((27.5 + 28.0) / 2)$	X	31.82	= 883.005
TOTAL				= 2585.347
PERIMETER OF BUILDING: 93.46				
GRADE CALCULATION: 2579.742 / 93.46 = 27.662				



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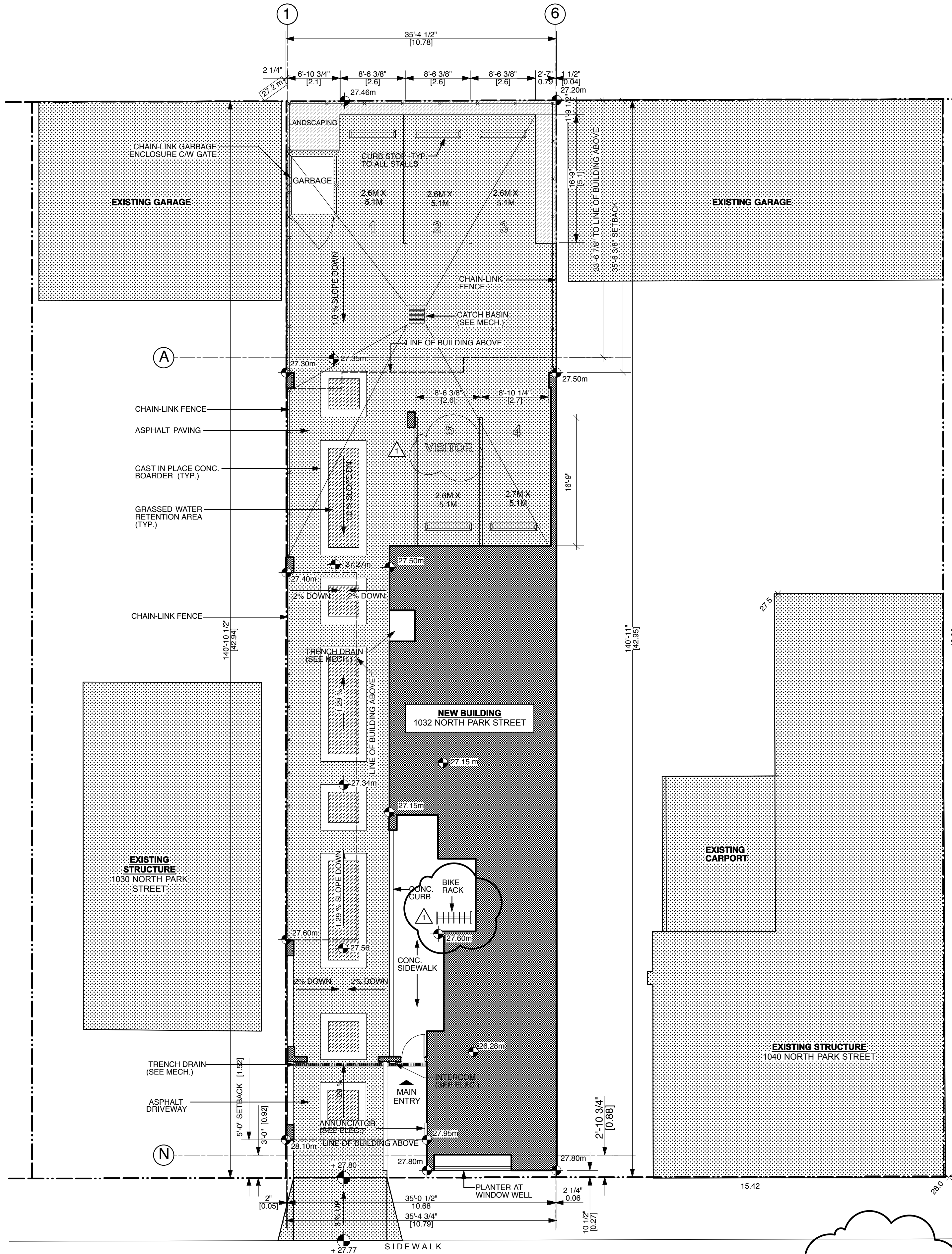
1	02 Dec 14	B.P. Revision
	08 Sep 14	Issued for B.P.
Rev	Date	Description
Checked		SMB
Drawn		SMB/RJC
Scale		1/8" = 1'-0"
Date	SEPT 10, 2014	

Project Name
NORTH PARK DEVELOPMENT
1032 NORTH PARK STREET,
VICTORIA, BC

Drawing Title
SITE SERVICES PLAN

Drawing No. **A1.01**
Project No. 12854

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PROJECT DATA:

LEGAL DESCRIPTION: EASTERLY 35 FEET OF LOT 22, LOT 23, AND THE WESTERLY 24 FEET OF LOT 24, SUBURBAN LOT 13, VICTORIA CITY, PLAN 26

CURRENT ZONING: CR-NP - NORTH PARK COMMERCIAL RESIDENTIAL DISTRICT

LOT AREA: 458 M²

AREA OF 1st FLOOR: 106.91 M² (COMMON AREA AND LOWER FLOOR OF UNIT 1 BELOW 1.8M FROM AVERAGE GRADE TO CEILING)

AREA OF 2nd FLOOR: 254.3 M²

AREA OF 3rd FLOOR: 260.3 M²

AREA OF 4th FLOOR: 156.9 M²

FSR: 458 x 1.5 = 687 M²

PROPOSED FSR= 1.47 : 1 (671.5 M² ÷ 458 M²)

LOT COVERAGE: 298.47 M² - 65%

HEIGHT: 4 STOREYS - 12M

AVERAGE GRADE: 27.662 M

TOTAL NUMBER OF UNITS: 11
 7 - 2 BEDROOMS
 3 - 1 BEDROOMS
 1 TOWNHOUSE

UNIT AREAS:

UNIT 1: 79.3 M² (40.7 M² + 38.6 M²)

UNIT 2: 54.8 M²

UNIT 3: 49.2 M²

UNIT 4: 48.0 M²

UNIT 5: 54.8 M²

UNIT 6: 49.2 M²

UNIT 7: 48.0 M²

UNIT 8: 54.4 M²

UNIT 9: 39.9 M²

UNIT 10: 34.7 M²

UNIT 11: 34.2 M²

PROPOSED PARKING: 5 PARKING STALLS

BICYCLE STORAGE: 17 SECURED BICYCLE STALLS
 6 VISITOR BICYCLE PARKING

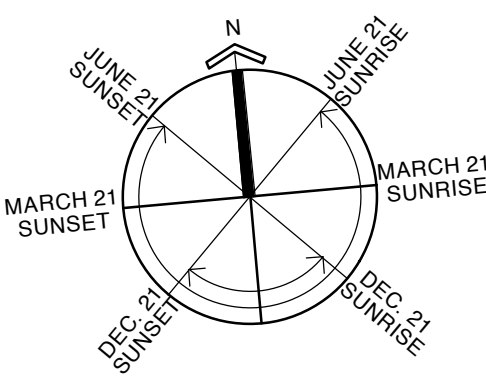
SETBACKS: FRONT: 0.27 M²
 REAR: 10.24 M²
 SIDE: 0 M²

OPEN SITE SPACE: 2.7%
 BUILDING: 137.21 M²
 PARKING: +308.41 M²
 TOTAL: 445.62 M²

LOT AREA: 458.00 M²
 BUILDING & PARKING: -445.62 M²
 OPEN SITE SPACE: 12.38 M²

OPEN SITE SPACE: 12.38 M²
 LOT AREA: -458.00 M²
 0.027

AVERAGE GRADE: 27.30 + 27.50 + 27.40 + 27.50 + 27.60 + 27.95 + 28.10 + 28.00 + 28.00 + 27.60 = 276.95 / 10 = 27.69 M



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Rev	Date	Description
1	02 Dec 14	B.P. Revision
	08 Sep 14	Issued for B.P.

Checked: SMB
 Drawn: SMB/RJC
 Scale: 1:100
 Date: SEPT 10, 2014

Project Name: **NORTH PARK DEVELOPMENT**
 1032 NORTH PARK STREET,
 VICTORIA, BC

SITE PLAN & PROJECT DATA

Drawing No. **A1.00**
 Project No. 12854

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