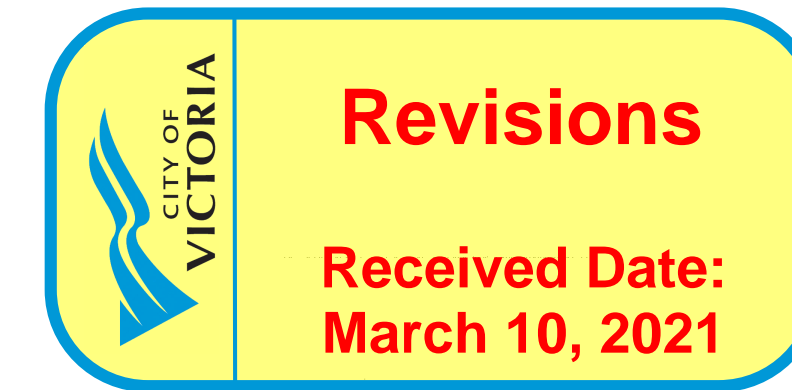


**CHRISTOPHER
BOZYK ARCHITECTS LTD**

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1 PHONE
(604) 251-3440 FAX (604) 251-3648



STATISTICS - PHASE 2

CIVIC ADDRESS : 655 TYEE ROAD
VICTORIA, B.C. V9A 6X5

LEGAL DESCRIPTION :

- PARCEL IDENTIFIER : 024-236-420
- LOT A OF LOT 1 (DD ET66207) DL 119 ESQUIMALT D.P. VP67690

SITE AREA : ± 53,767 SQ.FT.

GROSS FLOOR AREA : ± 100,500 SQ.FT.

USES :
- HIGH TECH : ± 3,367.6 m² (36,250 SQ.FT.)
- OFFICE : ± 3,994.4 m² (42,996 SQ.FT.)
- RETAIL : ± 1,960 m² (21,098 SQ.FT.)
TOTAL : ± 9,322 m² (100,344 SQ.FT.)

F.S.R. : ± 1.87

SITE COVERAGE : ± 80% (INCLUDING PARK, STRUCT. PROJECTING OUT OF EXIST. GRADE)
± 42.3% (BUILDING FOOTINGS ON PLAZA)

OPEN AREA : ± 49% (TOTAL-NOT INCLUDED DRIVEWAY, PARKING, LOADING)

PARKING REQUIRED :

HIGH TECH : 36,250 / 1000 = 37 STALLS
OFFICE : 42,996 / 700 = 62 STALLS
RETAIL : 21,098 / 404 = 52 STALLS
TOTAL REQUIRED : 151 STALLS

PARKING PROVIDED :

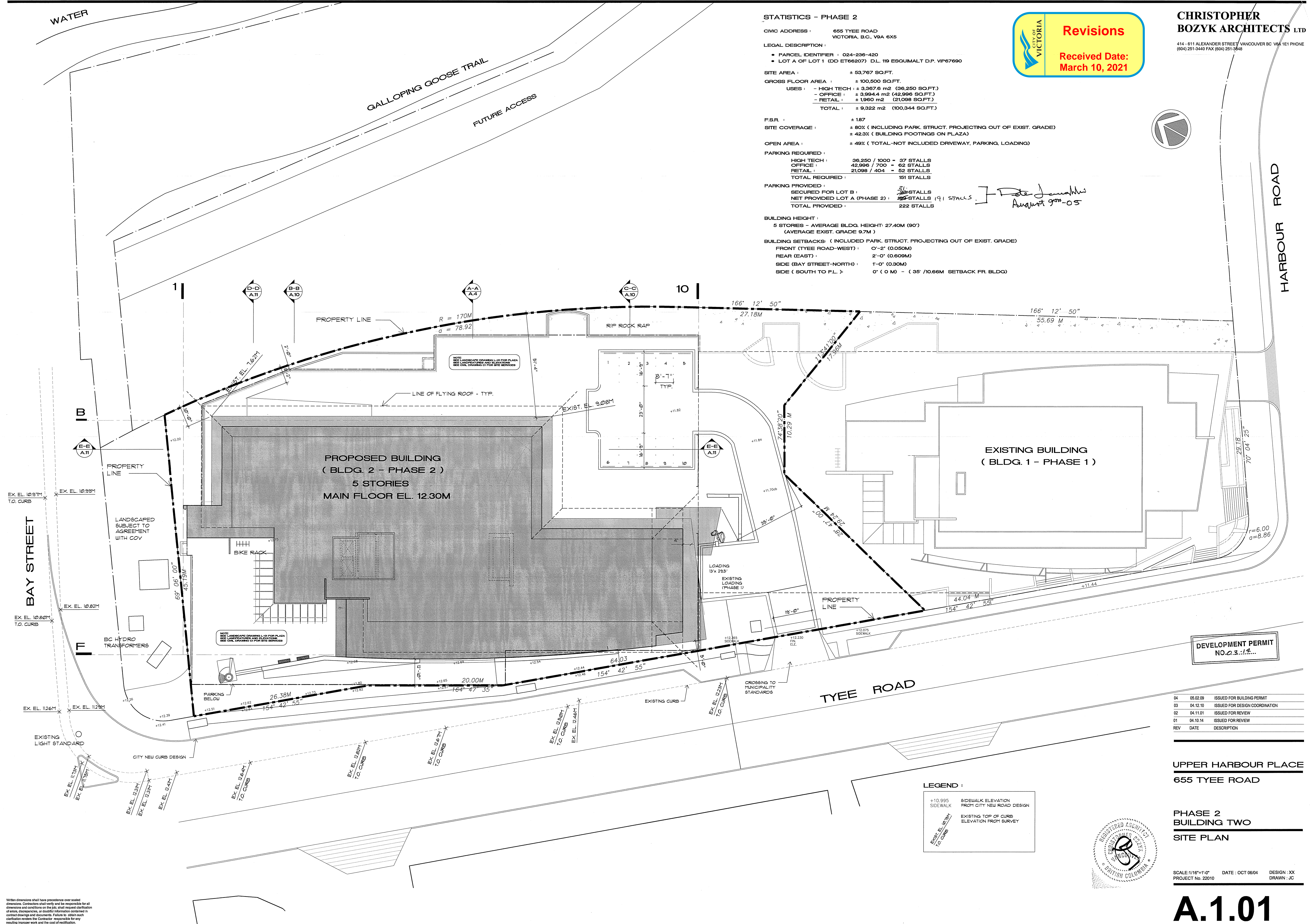
SECURED FOR LOT B : 37 STALLS
NET PROVIDED LOT A (PHASE 2) : 195 STALLS (191 STALLS)
TOTAL PROVIDED : 222 STALLS

BUILDING HEIGHT :

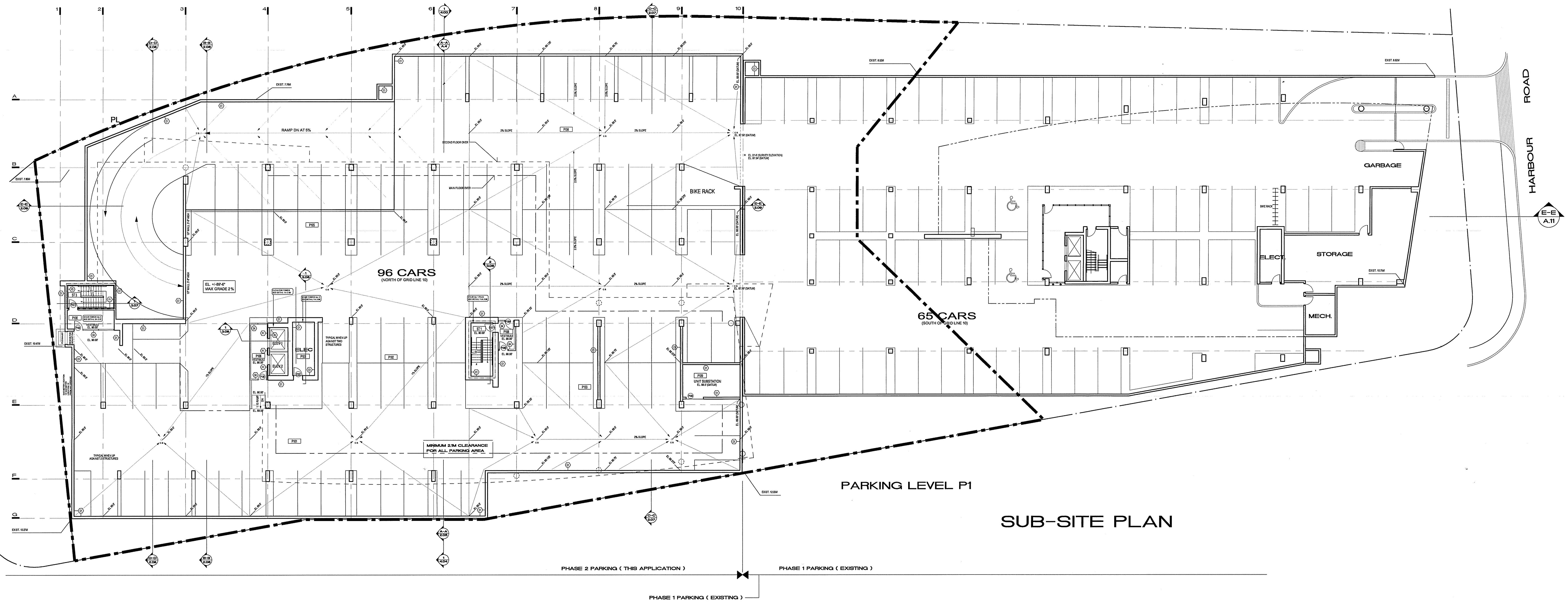
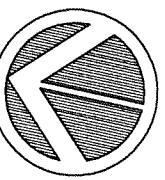
5 STORIES - AVERAGE BLDG. HEIGHT: 27.40M (90')
(AVERAGE EXIST. GRADE 9.7M)

BUILDING SETBACKS: (INCLUDED PARK, STRUCT. PROJECTING OUT OF EXIST. GRADE)

FRONT (TYEE ROAD-WEST) : 0'-2" (0.050M)
REAR (EAST) : 2'-0" (0.609M)
SIDE (BAY STREET-NORTH) : 1'-0" (0.30M)
SIDE (SOUTH TO P.L.) : 0' (0 M) - (35' /10.66M SETBACK FR. BLDG)



Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. They shall request clarification of errors, discrepancies, or doubtful information contained in correct drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.



UPPER HARBOUR PLACE

B.C.B.C 1998

Building size and Construction Requirements 3.2.2.
Building Area- 21,828 sq. ft. - 2,028 sq. m.
Five Stories (Mechanical Rooms/Elevator Rooms:
Not considered a storey for 3.2.2 as 3.2.2.1.1)

Group 'D' Office
Fully sprinklered

3.2.2.51 Applies-Group D up to Six Storeys

- 1 a) Building Sprinklered -OK
b) Not more than 6 Storeys -OK
c) Building area Max 7,200m² permitted -OK

Construction Requirements Are:

- Combustible or Non Combustible Construction
- Provided by Cast in Place Concrete Construction
- 1 HR F.R.R for Floor Assemblies
- Provided by Cast in Place Concrete Construction
- 1 HR F.R.F for Mozzainnes
- Provided by Cast in Place Concrete Construction
- 1 HR Supporting Structure
- Provided by Cast in Place Concrete Construction
- Fully Sprinklered

Storage garage: Garage separated from other occupancies by 11/2HR as 3.3.5.6
- Provided by cast in place concrete construction.
Vestibules Required as 3.3.5.4
Vestibules to conform to 3.3.5.7(3)

3.2.3 Spatial Separation

Group 'D' Sprinklered - Table 3.2.3.1.C applies

South Elevation L.D. = 30' (50% of distance between Phase I & Phase II) = 9.1m
Over 9m -100% Openings Permitted

East Elevation L.D. = 22' to 46'meters
L.D. to Property line or Centre line of Park over 9m
(over 9 m 100% openings permitted)

North Elevation - L.D. to Property Line along Bay Street = 36'+
Over 9 meters - 100% openings permitted
West Elevation - L.D. to Centre Line Tyee Road
Over 9meters - 100% openings permitted

OCCUPANT LOAD

Largest floor area less core space = 1815 sq. m
1815 sq m floor area @ 9.3 sq m / person(office) = 195 occupants / floor

EXITS

2 exit stairs per floor
1100mm / 8.0 Persons x 2 stairs = 274 people
Exit separation exceeds 9m as per 3.4.2.3.

WASHROOMS

Table 3.7.4.2.B. applies
195 occupants per floor / assume 98 each sex
3 fixtures required for each sex
4 fixtures provided for each sex

NOTE:

6.88' (2.1m) MIN. CLEARANCE
UNDER ALL OBSTRUCTIONS -
PIPEWORK, SPRINKLERS, ETC.

FIRE RATING LEGEND:

1 HR - - - - -
1.5 HR - - - - -

UPPER HARBOUR PLACE

655 TYEE ROAD

PHASE 2

BUILDING TWO

SUB-SITE PLAN (P1)

SCALE: 1/16"=1'-0"

DATE : OCT 06/04

DESIGN : XX

PROJECT No. 22010

DRAWN : JC

A.1.02

WALL SCHEDULE

FURRING

- F1 • 1/2" GYPSUM WALL BOARD
• 1/8" STEEL STUDS @ 16" O.C.
- F2 • 3/8" STEEL STUDS @ 16" O.C.
• 3/8" BATT INSULATION
• 5/8" POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F3 • 2" X 2" GIRT FURRING CHANNEL @ 24" O.C.
• 2" POLYISOCYANURATE INSULATION
• 5/8" POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F4 • 1/2" GYPSUM WALL BOARD
• 3/8" STEEL STUDS @ 16" O.C.

CONCRETE

- C1 • CONCRETE WALL - SEE STRUCTURAL
FOR THICKNESS 0 - 2HR.

GLAZED WALL

- G1 • BLUE TINTED "AZULITE" INSULATED
GLAZING UNIT IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G2 • BLUE TINTED "AZULITE" INSULATED
GLAZING UNIT WITH TINTED OPAQUE VINYL
LAMINATED IN OUTER LITE
CLEAR INNER LITE IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G3 • PREFINISHED ALUMINUM WALL PANEL
• TYVEK BUILDING WRAP
• DENSGLAS GOLD SHEATHING BOARD
• STRUCTURAL STEEL STUDS
20 GA, 16" O.C.
• BATT INSULATION
• 5/8" POLY VAPOUR BARRIER
- G4 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM STOREFRONT SYSTEM
SET ON FLOOR SLAB WITH
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S1
- G5 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM CHANNEL WITH SILICONE VERT. JOI
SET ON FLOOR SLAB AS PER DETAIL 12 / A.5.01
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S3 - SEE DETAIL 12 / A.5.01

MASONRY

- M1 • 1 - 1 1/2 HR. 8" CONCRETE BLOCK
WALL AS PER CBC - APPENDIX A
TABLE 9.10.3.1 A STC 50

SHAFT WALL

- H1 • 1 HR. W11WA 60-01
• 3/4" TYPE "X" GWB
• 2 1/4" "I" SHAPED STUDS @ 16" O.C.
• 5/8" TYPE "X" GWB

STEEL STUD

- S1 • 1/2" GYPSUM WALL BOARD
• 3/8" STEEL STUDS @ 16" O.C.
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)
- S2 • 5/8" TYPE "X" GYPSUM WALL BOARD
• 3/8" STEEL STUDS @ 16" O.C.
• 5/8" TYPE "X" GYPSUM WALL BOARD
(TO U/S OF STRUCT. - 1 HR. - ILC W415)
- S3 • 1/2" GYPSUM WALL BOARD
• 6" STEEL STUDS @ 16" O.C.
• 6" ACOUSTIC BATT INSULATION
(TO U/S OF STRUCT. / GWS CLG.
INTERNAL WASHRM. WALLS)
- S4 • 1/2" GYPSUM WALL BOARD
• 3/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 2 3/4" GAP
• 3/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)

FIRE RATING LEGEND:

1 HR - - - - -

1.5 HR - - - - -

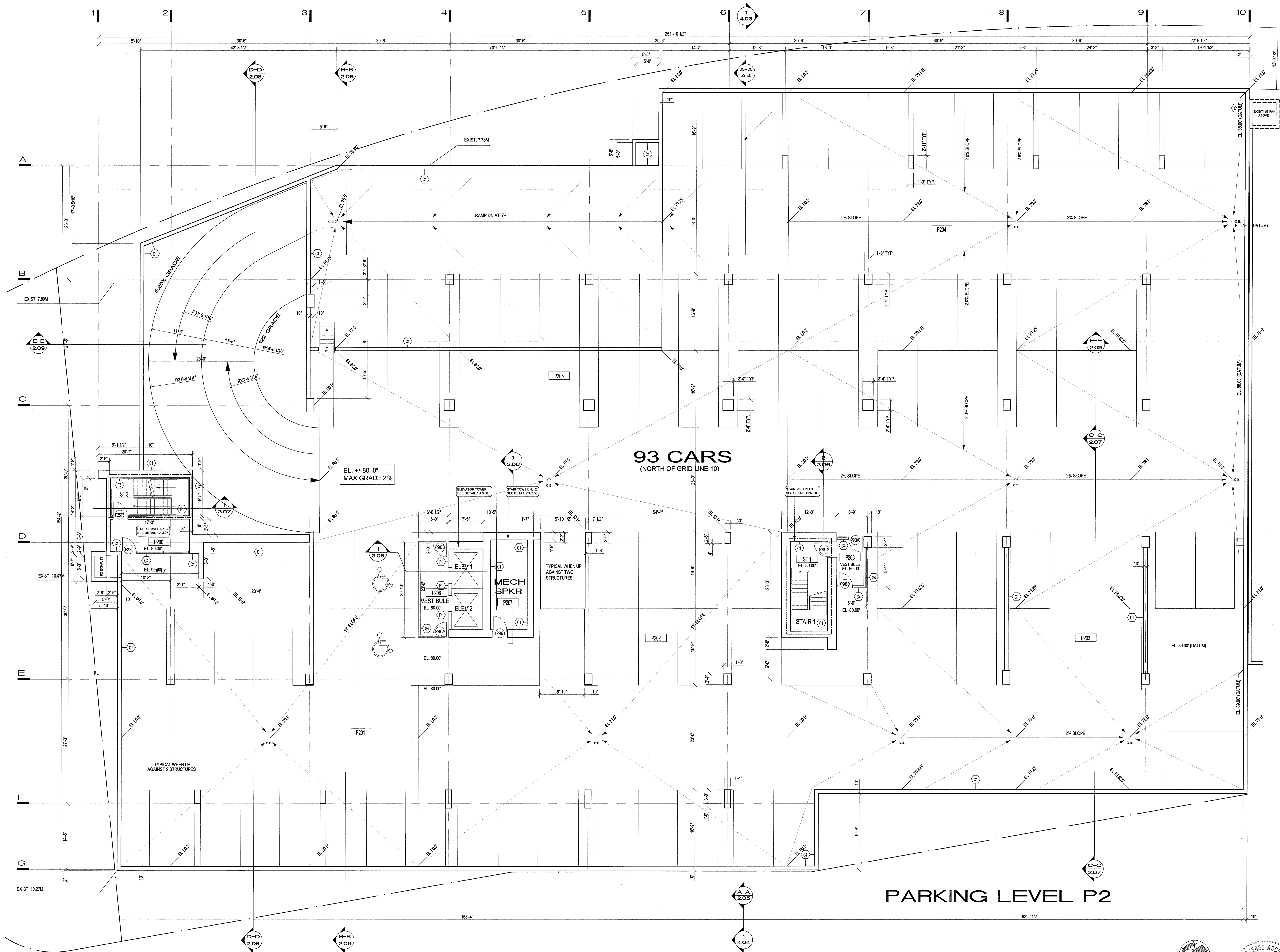
UPPER HARBOUR PLACE
655 TYEE ROAD

PHASE 2
BUILDING TWO
PARKING LEVEL - P2

SCALE: 1/8"=1'-0" DATE: OCT 06/04 DESIGN: XX

PROJECT No. 22010 DRAWN: JC

A.1.03



WALL SCHEDULE

FURRING

- F1 • 1/2" GYPSUM WALL BOARD
• 1 5/8" STEEL STUDS @ 16" O.C.
- F2 • 3 5/8" STEEL STUDS @ 16" O.C.
• 3 5/8" BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F3 • 2" X 2" GIRT FURRING CHANNEL @ 24" O.C.
• 2 POLYISOCYANURATE INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.

CONCRETE

- C1 • CONCRETE WALL - SEE STRUCTURAL
FOR THICKNESS 0 - 2HR.

GLAZED WALL

- G1 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G2 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT WITH TINTED OPQUE VINYL
LAMINATED IN OUTER LITE
CLEAR INNER LITE IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G3 • PREFINISHED ALUMINUM WALL PANEL
• TYVEK BUILDING WRAP
• DENSGLAS GOLD SHEATHING BOARD
• STRUCTURAL STEEL STUDS
20 GA, 16" O.C.
• BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
- G4 • INTERIOR LAMINATED GLASS IN PREFINISHED
ALUMINUM STOREFRONT SYSTEM
SET ON FLOOR SLAB WITH
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S1
- G6 • INTERIOR LAMINATED GLASS IN PREFINISHED
ALUMINUM CHANNEL WITH SILICONE VERT. JOINTS
SET ON FLOOR SLAB AS PER DETAIL 12 / A.5.01
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S3 - SEE DETAIL 12 / A.5.01

MASONRY

- B1 • 1 - 1 1/2 HR. 8" CONCRETE BLOCK
WALL AS PER BCBC - APPENDIX A
TABLE 9.10.3.1 A STC 50

SHAFT WALL

- H1 • 1 HR. W1WA 60-01
• 3/4" TYPE "X" GWB
• 2 1/4" X 1" SHAPED STUDS @ 16" O.C.
• 5/8" TYPE "X" GWB

STEEL STUD

- S1 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)
- S2 • 5/8" TYPE "X" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 5/8" TYPE "X" GYPSUM WALL BOARD
(TO U/S OF STRUCT. - 1 HR. - ULC W415)
- S3 • 1/2" GYPSUM WALL BOARD
• 6" STEEL STUDS @ 16" O.C.
• 6" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT. / GWB CLG.
INTERNAL WASHRM. WALLS)
- S4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 2-3/4" GAP
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)

FIRE RATING LEGEND:

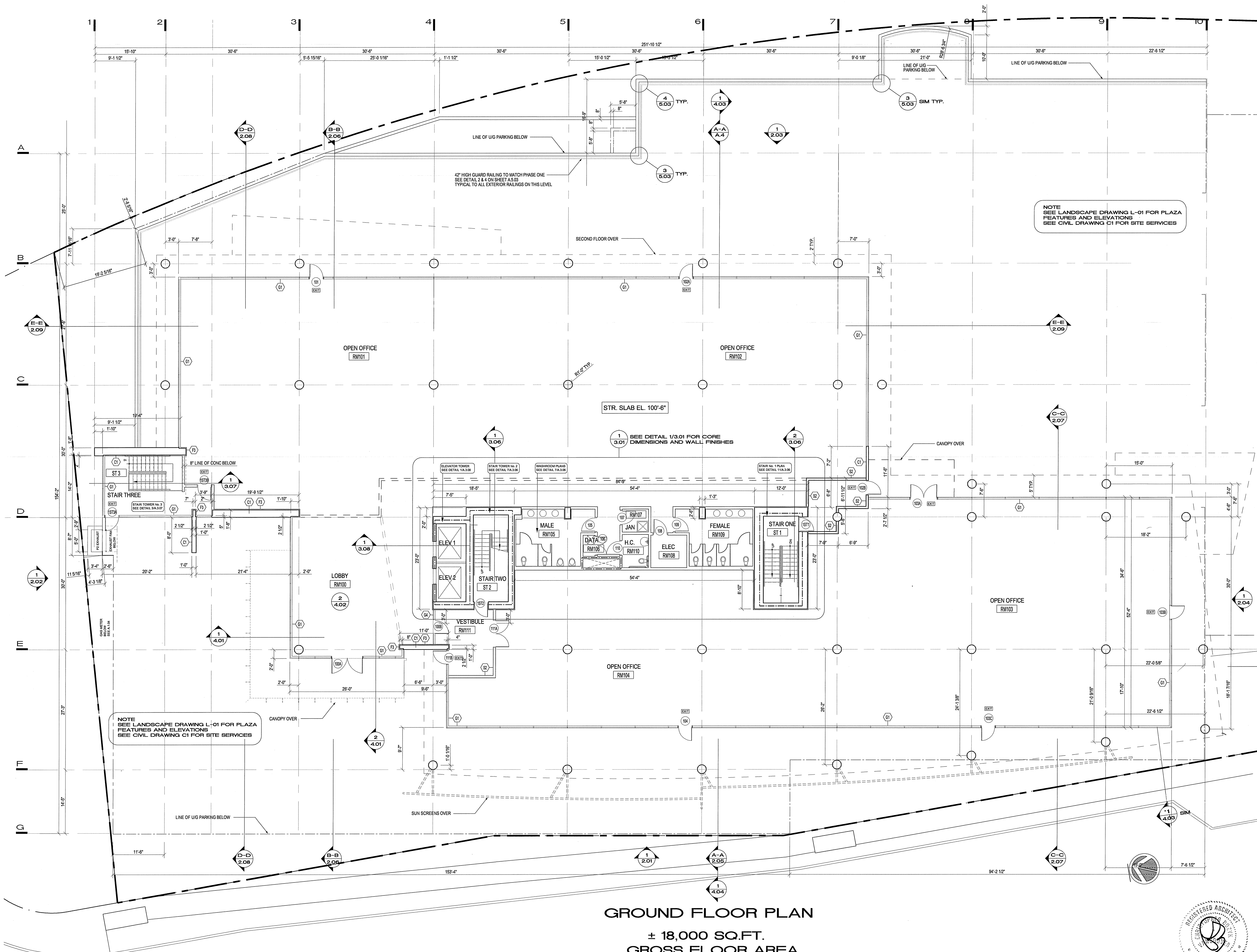
- 1 HR. ————
- 1.5 HR. ————

UPPER HARBOUR PLACE
655 TYEE ROAD

PHASE 2
BUILDING TWO
GROUND FLOOR PLAN

SCALE: 1/8"=1'-0" DATE: OCT 06/04 DESIGN: XX
PROJECT No. 22010 DRAWN: JC

A.1.05



GROUND FLOOR PLAN

± 18,000 SQ.FT.
GROSS FLOOR AREA

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

WALL SCHEDULE

FURRING

- F1 • 1/2" GYPSUM WALL BOARD
• 1 5/8" STEEL STUDS @ 16" O.C.
- F2 • 3 5/8" STEEL STUDS @ 16" O.C.
• 3 5/8" BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F3 • 2" 12" GIRT FURRING CHANNEL @ 24" O.C.
• 2" POLYISOCYANURATE INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.

CONCRETE

- C1 • CONCRETE WALL - SEE STRUCTURAL
FOR THICKNESS 9" - 2HR.

GLAZED WALL

- G1 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G2 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT WITH TINTED OPAQUE VINYL
LAMINATED IN OUTER LITE
CLEAR INNER LITE IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G3 • PREFINISHED ALUMINUM WALL PANEL
• TYVEK BUILDING WRAP
• DENSGLAS GOLD SHEATHING BOARD
• STRUCTURAL STEEL STUDS
20 GA. 16" O.C.
• BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
- G4 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM STOREFRONT SYSTEM
SET ON FLOOR SLAB WITH
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S1
- G6 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM CHANNEL WITH SILICONE VERT. JOINTS
SET ON FLOOR SLAB AS PER DETAIL 12 / A.5.01
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S3 - SEE DETAIL 12 / A.5.01

MASONRY

- B1 • 1 - 1 1/2 HR. 8" CONCRETE BLOCK
WALL AS PER CBC - APPENDIX A
TABLE S.10.3.1 A STC 50

SHAFT WALL

- H1 • 1 HR. W11WA 60-01
• 3/4" TYPE "X" GWB
• 2 1/4" SHAPED STUDS @ 16" O.C.
• 5/8" TYPE "X" GWB

STEEL STUD

- S1 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)
- S2 • 5/8" TYPE "X" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 5/8" TYPE "X" GYPSUM WALL BOARD
(TO U/S OF STRUCT. - 1 HR. - ULC W415)
- S3 • 1/2" GYPSUM WALL BOARD
• 6" STEEL STUDS @ 16" O.C.
• 6" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT. / GWB CLG.
INTERNAL WASHRM. WALLS)
- S4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 2 3/4" GAP
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO U/S OF STRUCT.)

FIRE RATING LEGEND:

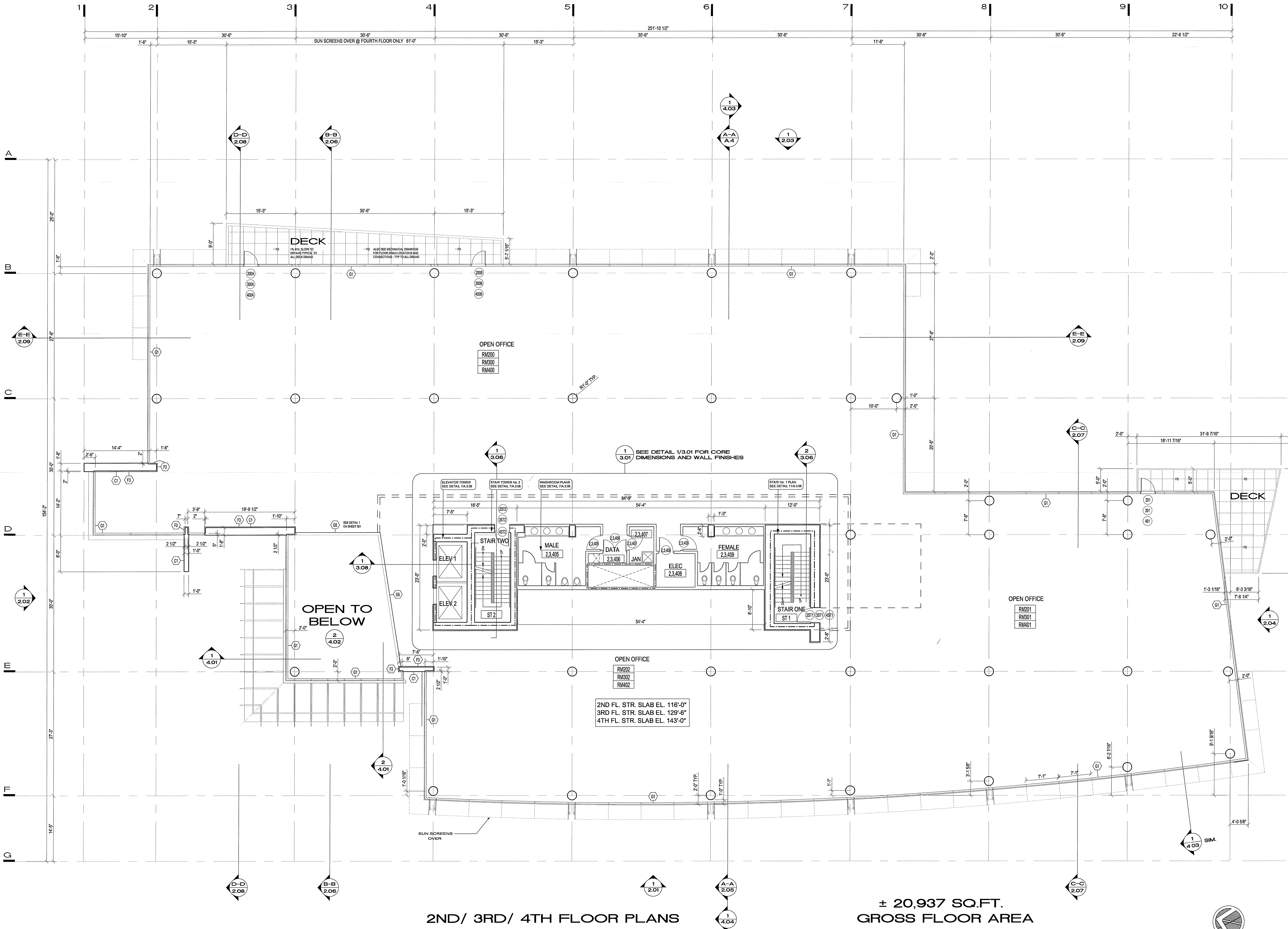
- 1 HR - - - - -
1.5 HR - - - - -

UPPER HARBOUR PLACE
655 TYEE ROAD

PHASE 2
BUILDING TWO
2ND, 3RD, 4TH FLOORS

SCALE: 1/8"=1'-0" DATE: OCT 06/04 DESIGN: XX
PROJECT No. 22010 DRAWN: JC

A.1.06



2ND/ 3RD/ 4TH FLOOR PLANS

± 20,937 SQ.FT.
GROSS FLOOR AREA

WALL SCHEDULE

FURRING

- F1 • 1/2" GYPSUM WALL BOARD
• 1 5/8" STEEL STUDS @ 16" O.C.
- F2 • 3 5/8" STEEL STUDS @ 16" O.C.
• 3 5/8" BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F3 • 2" 12" GRT FURRING CHANNEL @ 24" O.C.
• 2" POLYISOCYANURATE INSULATION
• 6MIL POLY VAPOUR BARRIER
• 1/2" GYPSUM BOARD
- F4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.

CONCRETE

- C1 • CONCRETE WALL - SEE STRUCTURAL
FOR THICKNESS 0 - 2HR.

GLAZED WALL

- G1 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G2 • BLUE TINTED "AZURLITE" INSULATED
GLAZING UNIT WITH TINTED OPAQUE VINYL
LAMINATED IN OUTER LITE
CLEAR INNER LITE IN PREFINISHED
ALUMINUM CURTAIN WALL SYSTEM
- G3 • PREFINISHED ALUMINUM WALL PANEL
• TYVEK BUILDING WRAP
• DENSGLASS GOLD SHEATHING BOARD
• STRUCTURAL STEEL STUDS
20 GA., 16" O.C.
• BATT INSULATION
• 6MIL POLY VAPOUR BARRIER
- G4 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM STOREFRONT SYSTEM
SET ON FLOOR SLAB WITH
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S1
- G5 • INTERIOR, LAMINATED GLASS IN PREFINISHED
ALUMINUM CHANNEL WITH SILICONE VERT. JOINTS
SET ON FLOOR SLAB AS PER DETAIL 12 / A.5.01
PRE-ENGINEERED AND BRACED STEEL STUD
BULKHEAD ABOVE CONFORMING TO
WALL TYPE S3 - SEE DETAIL 12 / A.5.01

MASONRY

- B1 • 1 - 1 1/2 HR. 8" CONCRETE BLOCK
WALL, AS PER BCBC - APPENDIX A
TABLE 9.10.3.1 A STC 50

SHAFT WALL

- H1 • 1 HR. W1/WA 60-01
• 3/4" TYPE "X" GWB
• 2 1/4" T SHAPED STUDS @ 16" O.C.
• 5/8" TYPE "X" GWB

STEEL STUD

- S1 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 1/2" GYPSUM WALL BOARD
(TO US OF STRUCT.)
- S2 • 5/8" TYPE "X" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 5/8" TYPE "X" GYPSUM WALL BOARD
(TO US OF STRUCT. - 1 HR. - ULC W416)
- S3 • 1/2" GYPSUM WALL BOARD
• 6" STEEL STUDS @ 16" O.C.
• 6" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO US OF STRUCT. / GWB CLG.
INTERNAL WASHRM. WALLS)
- S4 • 1/2" GYPSUM WALL BOARD
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 2-3/4" GAP
• 3 5/8" STEEL STUDS @ 16" O.C.
• 3 1/2" ACOUSTIC BATT INSULATION
• 1/2" GYPSUM WALL BOARD
(TO US OF STRUCT.)

FIRE RATING LEGEND:

- 1 HR. —————
- 1.5 HR. —————

FIFTH FLOOR PLAN
± 18,850 SQ.FT.
GROSS FLOOR AREA

UPPER HARBOUR PLACE
655 TYEE ROAD

PHASE 2
BUILDING TWO
5TH FLOORS

SCALE: 1/8"=1'-0"
PROJECT No. 22010 DATE: OCT 06/04 DESIGN: XX
DRAWN: JC

A.1.07

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.



EXISTING GRADE (IN METRE)

UPPER HARBOUR PLACE
655 TYEE ROAD

SCALE: 1/8"=1'-0" DATE : OCT 06/04 DESIGN : XX
PROJECT No. 22010 DRAWN : JC

A.2.06

