CITY OF VICTORIA
Received:
December 21, 2021
Planning & Development Department
Development Services Division

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PROJECT DIRECTORY

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REGISTERED ARCHITECT
MICHAEL GREEN
BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15_10:00:44 PM

COVER & DRAWING LIST

A000

GENERAL NOTES

GENERAL

1. THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

2. GENERAL NOTES ARE CATEGORIZED BUT MAY RELATE TO OTHER CATEGORIES. CONTRACTOR SHALL ENSURE COORDINATION OF ALL GENERAL NOTES BETWEEN TRADES AND SUBCONTRACTORS.

3. COORDINATE ALL ARCHITECTURAL GENERAL NOTES WITH OTHER CONSULTANTS' DETAILS.

4. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.

5. REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.

6. REMOVE ALL CONSTRUCTION AND RELATED DEBRIS FROM THE SITE DAILY AS IT OCCURS; DO NOT ALLOW ACCUMULATION. TOUCH-UP AND CLEAN UP TO BE DONE TO THE ARCHITECT AND/OR OWNER'S APPROVAL.

CODES

7. ALL CODES, STANDARDS AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.

8. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (BCBC).

9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES, INCLUDING BUT NOT LIMITED TO BCBC PART 8, "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."

10. CONTRACTOR TO ENSURE CONSISTENCY WITH ALL DETAILS AND PRACTICES SET OUT IN THE PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF BC (APEGBC) TECHNICAL PRACTICE BULLETIN: "STRUCTURAL FIRE PROTECTION AND BUILDING ENVELOPE PROFESSIONAL ENGINEERING SERVICES FOR 5 AND 6 STOREY WOOD FRAME RESIDENTIAL BUILDING PROJECTS (MID-RISE BUILDINGS)", 2011.

DIMENSIONS

11. DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY SPECIFIC CONTENT OF WORK REQUIRED AND, AS SUCH, INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS, ELEMENTS, FIXTURES, EQUIPMENT AND OUTLETS. OBTAIN MORE ACCURATE INFORMATION ABOUT LOCATIONS, ARRANGEMENT AND SIZES BY STUDYING, FAMILIARIZING WITH, AND COORDINATING THE CONTRACT DOCUMENTS AND DRAWINGS INCLUDING COORDINATION WITH THE SHOP DRAWINGS, AND BECOMING TOTALLY FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK. VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. WHERE JOB CONDITIONS REQUIRE REASONABLE ADJUSTMENTS IN THE INDICATED LOCATIONS AND ARRANGEMENTS, MAKE THE NECESSARY MODIFICATIONS AT NO ADDITIONAL COST TO THE OWNER. INSTALL AND ARRANGE FIXTURES AND EQUIPMENT IN SUCH A WAY AS TO CONSERVE AS MUCH HEADROOM CLEARANCE AND SPACE AS POSSIBLE.

12. CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS, DIMENSIONS, AND ELEVATIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL CO-ORDINATE ALL TRADES FOR THE PROPER EXECUTION OF THE WORKS, AND TO AVOID DELAYS.

13. ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.

14. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.

15. INCONSISTENCY: BEFORE THE START OF ANY WORK, EACH SUBCONTRACTOR SHALL REPORT TO THE CONTRACTOR ANY INCONSISTENCY BETWEEN THE WORK OF THE PREVIOUS SUBCONTRACTOR AND THE REQUIREMENTS FOR ITS WORK. ANY INCONSISTENCIES SHALL BE RECTIFIED PRIOR TO START OF WORK. COMMENCEMENT OF SHALL IMPLY ACCEPTANCE OF CONDITIONS.

16. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
1) GRIDLINE
2) TO CENTERLINE OF STUD WALL
3) TO EXTERIOR FACE OF CONCRETE AND CMU.
4) TO EXTERIOR FACE OF EXTERIOR SHEATHING.
5) TO EXTERIOR FACE OF GLASS.

17. DIMENSIONS NOTED CRITICAL ARE FROM FINISH FACE TO FINISH FACE OF GB.

18. ENSURE ALL EXIT WIDTHS TO FINISHED SURFACES ARE CONSTRUCTED TO MEET BCBC. BRING ANY DISCREPANCIES TO ARCHITECT PRIOR TO FRAMING OR FINISHING.

19. ALL ELEMENTS ARE CONTINUOUS UNLESS NOTED.

SURVEY

20. SURVEY INFORMATION (INCLUDING LEGAL DESCRIPTION, DIMENSIONS, ROADS, EASEMENTS, SITE SERVICES, GRADES, ETC.) IS SUPPLIED BY THE OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

SITEWORK AND LANDSCAPING

21. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNLESS OTHERWISE NOTED. REFER ALSO TO GEOTECHNICAL ENGINEER REQUIREMENTS FOR SLOPING AWAY FROM THE BUILDING.

22. PROVIDE WEATHERPROOF ENCLOSURES FOR EXTERIOR DEVICES AS REQUIRED.

23. ALL SITE MEASUREMENTS, SETBACKS, ETC. SHALL BE APPROVED BY LOCAL MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

STRUCTURAL AND SEISMIC COORDINATION WITH ARCHITECTURAL

24. REFER TO STRUCTURAL DRAWING GENERAL NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEAR WALLS, WALLS, STAIRS, CONCRETE, ETC.

25. ALL STRUCTURAL STEEL SUPPORTING RATED ASSEMBLIES TO HAVE FIREPROOFING APPLIED TO MATCH RATING OF ASSEMBLY. REFER TO CODE DIAGRAMS FOR TYPES.

26. ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.

27. SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

28. ALL THROUGH-EXTERIOR STEEL MEMBERS SHALL BE APPLIED WITH THERMAL SPRAY FOAM INSULATION TO ELIMINATE CONDENSATION CONCERNS. APPLY MINIMUM OF 2" THICK SPRAY OVER STEEL COMPONENTS MINIMUM UNLESS NOTED OTHERWISE.

29. ALL METAL COMPONENTS REQUIRING GALVANIZED TREATMENT SHALL BE HOT DIPPED GALVANIZED.

30. ALL GLASS GUARD RAILS TO BE TEMPERED AND LAMINATED GLASS.

31. ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.

SHOP DRAWINGS

32. SHOP DRAWINGS: THE SUPPLY, FABRICATION AND/OR MANUFACTURE OF COMPONENTS MAY NOT COMMENCE UNTIL THE REGISTERED PROFESSIONAL OF RECORD HAS REVIEWED THE SHOP DRAWINGS, RETURNED THEM TO THE CONTRACTOR AND THE CONTRACTOR HAS ISSUED THE AUTHORIZATION TO PROCEED. SHOP DRAWINGS AND SAMPLES SHALL BE SUBMITTED BY THE CONTRACTOR AND/OR CONSTRUCTION MANAGER PRIOR TO SUBMISSIONS TO THE ARCHITECT. THE CONTRACTOR TO ALLOW TEN WORKING DAYS FOR REVIEW BY THE ARCHITECT SHOP DRAWINGS AND SAMPLE SUBMITTALS TO INCLUDE BUT NOT LIMITED TO: BUILDING ENVELOPE, PAINT, INTERIOR FINISHES, GUARDS AND HANDRAILS, DOORS AND FRAMES, HARDWARE, AND ANY OTHERS DEEMED NECESSARY BY THE ARCHITECT.

33. A COPY OF THE SHOP DRAWINGS MUST BE AVAILABLE AT ALL TIMES AT THE LOCATION WHERE THE COMPONENT IS BEING MADE, AT THE SITE OF THE WORK, AND AT THE CONTRACTOR'S OFFICE AND AT THE REGISTERED PROFESSIONAL OF RECORD'S OFFICE.

34. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SEISMIC LOADING

35. BUILDING COMPONENTS AND THEIR INSTALLATION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER, REGISTERED IN, OR LICENSED TO PRACTICE IN BRITISH COLUMBIA, FOR SEISMIC LOADING. SUCH CERTIFICATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO GUARDS/HANDRAILS, CONVEYING SYSTEMS. PROFESSIONAL ENGINEER TO PROVIDE SIGNED AND SEALED LETTERS OF ASSURANCE, SCHEDULE B AND C-B PRIOR TO AND UPON COMPLETION OF INSTALLATION.

MECHANICAL AND ELECTRICAL COORDINATION WITH ARCHITECTURAL

36. ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

37. GENERAL CONTRACTOR TO CO-ORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH REFLECTED CEILING PLANS, MILLWORK AND INTERIOR ELEVATIONS.

38. ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.

39. CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS. AS DETAILED IN L&C FIRE RATED ASSEMBLIES. ARCHITECT TO REVIEW ASSEMBLIES PRIOR TO INSTALLATION.

40. PROVIDE 19MM PLYWOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT. COORDINATE WITH ARCHITECT THE LOCATIONS OF ALL FIXTURES AND EQUIPMENT PRIOR TO ALL FINISHING.

41. THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING, INVERTS ETC. IN ARCHITECTURAL DRAWINGS IS DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION. INFORM THE ARCHITECT OF CONFLICTS. THE ARCHITECT SHALL GIVE DIRECTION TO RESOLVE THE CONFLICTS.

42. CONTRACTOR TO COORDINATE ALL PIPING, CONDUIT, PENETRATIONS, JUNCTION BOXES, ENCLOSURES AND ANY OTHER MECHANICAL AND ELECTRICAL DEVICES AND EQUIPMENT TO BE RECESSED IN CAST-IN-PLACE AND PRECAST CONCRETE.

43. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES.

44. LOCATIONS OF ALL WIRED DEVICES ARE TO BE COORDINATED WITH THE ARCHITECT.

BCBC AND LIFE SAFETY

45. DOORS EQUIPPED WITH DOOR CLOSERS TO HAVE A CLOSING PERIOD OF AT LEAST 3 SECONDS.

46. DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750MM MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.

47. ALL PRODUCTS AND SYSTEMS RELATED TO HEALTH AND LIFE SAFETY SHALL BE REVIEWED WITH THE ARCHITECT FOR FINAL LOCATION AND LAYOUT.

CLEARANCES AND TOLERANCES

48. CONTRACTOR TO REVIEW WITH ARCHITECT ALL CRITICAL DIMENSIONS AND ENSURE FINISHED DIMENSIONS WILL ACCOMMODATE ALL REQUIRED WIDTHS INCLUDING BUT NOT LIMITED TO: BATHTUBS, CLOSETS, WASHER/DRYER CLEARANCES, GLAZING, VANITIES, CORRIDORS AND ALL REQUIRED WIDTHS AS PER BCBC.

49. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

50. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL GYPSUM BOARD AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ALL DETAILS, REVEALS AND ALIGNMENTS INDICATED IN DRAWINGS ARE ACCOMPLISHED.

51. MILLWORK CONTRACTOR SHALL COORDINATE, IN CONJUNCTION WITH GENERAL CONTRACTOR, PROVISION AND LOCATION OF ADDITIONAL SOLID BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK SHOWN. ALL ELECTRICAL AND MECHANICAL OUTLETS SHALL TO BE COORDINATED WITH THE ARCHITECT.

52. NO FLOOR TRANSITION TO BE GREATER THAN 1/4" AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS.

BUILDING ENVELOPE

53. ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES. ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN.

54. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING UNLESS OTHERWISE NOTED.

55. METAL FLASHING TO BE 18" O" TYPICAL LENGTH MINIMUM, JOINTS & SEAMS TO ALIGN W/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.

56. ALL CAP FLASHINGS SLOPE INWARDS TOWARDS ROOF DECKS.

57. ALL DRIP EDGES ARE TO BE AS PER ARCHITECT'S DETAILS.

58. REFER TO ARCHITECTURAL, MECHANICAL AND STRUCTURAL INFORMATION FOR TYPICAL PERIMETER INSULATION AT GRADE.

59. PROVIDE CONTINUOUS DAMP PROOFING TO FULL DEPTH OF PERIMETER FOOTINGS TO FULL PERIMETER OF BUILDING.

60. PROVIDE BUG SCREEN AT ALL OPENINGS GREATER THAN 5MM IN THE NARROWEST DIRECTION IN ALL EXTERIOR WALL ASSEMBLIES.

61. WHERE WOOD FRAME FLOOR ASSEMBLIES ABUT EXTERIOR ASSEMBLIES, PROVIDE 89MM OF SEMI-RIGID MINERAL WOOL INSULATION TO FACE OF EXTERIOR ASSEMBLY ON THE FACE OF THE EXTERIOR ASSEMBLY WOOD. ENSURE CONTINUOUS VAPOUR BARRIER ON THE WARM SIDE OF THE INSULATION.

62. PROVIDE A CONTINUOUS AIR MOISTURE BARRIER.

63. LAP ALL MEMBRANE INTERFACES POSITIVELY WITH FLOW OF INCIDENTAL WATER IN RAINSCREEN CAVITY.

64. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL CEDAR TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.

65. MOCK-UP TO BE COORDINATED & REVIEWED BY CONSULTANT.

MILLWORK, CASEWORK, FIXTURES AND INTERIOR ACCESSORIES

66. INSTALLERS TO CO-ORDINATE, IN CONJUNCTION WITH GENERAL CONTRACTOR, PROVISION AND LOCATION OF ADDITIONAL SOLID BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK AND OTHER ELEMENTS SHOWN.

67. MILLWORK TO INCLUDE ALL CASEWORK, ALL MIRRORS INTEGRATED IN MILLWORK, WOOD DOORS AND FRAMES, BASES AND TRIM.

68. MILLWORK CONTRACTOR TO SUBMIT THREE COPIES OF SHOP DRAWINGS FOR REVIEW AND APPROVAL TO DESIGNER PRIOR TO ANY FABRICATION OR ASSEMBLY.

69. SHOP DRAWINGS AND SUBMITTALS SHALL BE COMPLETE IN RESPECT TO INDICATE ALL DETAILS OF WORK, AND INCLUDING THE FOLLOWING:
ALL LAYOUT AND CONSTRUCTION DETAILS OF ALL CABINETRY INCLUDING "FIELD VERIFIED" DIMENSIONS.
DETAILS AND DIMENSIONS OF ALL CUT OUTS.
LOCATION OF ALL SERVICE OUTLETS, ETC. TYPICAL AND SPECIAL INSTALLATION CONDITIONS, AND HORAGE LOCATION OF EXPOSED FASTENINGS AS APPLICABLE.
DETAILS INCLUDING ALL DIMENSIONS, MATERIALS, FINISHES AND HARDWARE.

70. MILLWORK CONTRACTOR TO PROVIDE MATERIAL SAMPLES AND PAINT/LACQUER DRAW DOWN TO DESIGNER FOR APPROVAL PRIOR TO APPLICATION.

71. OVERALL DIMENSIONS, CARCASS INTERIOR DIMENSIONS, PROFILES, REVEALS AND JOINTS ARE ALL TO BE MAINTAINED. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO SHOP DRAWING SUBMITTAL.

CRUNGS

72. REFER TO DOOR SCHEDULE IN CONJUNCTION WITH CEILING PLANS TO ENSURE ALL DOOR HEADER HEIGHTS ARE LOCATED ACCURATELY.

73. SPRINKLERS SHOWN INDICATE DESIGN INTENT AND ARE TO BE CONSIDERED THE MINIMUM NUMBER OF HEADS. CONTRACTOR IS RESPONSIBLE FOR SPRINKLER HYDRAULIC CALCULATIONS, DESIGN, AND COVERAGE. NOTIFY THE ARCHITECT WHERE ADDITIONAL COVERAGE MAY BE REQUIRED.

74. SPRINKLER HEADS TO BE FULLY RECESSED TYPICAL. DISCUSS WITH ARCHITECT CONDITIONS THAT CONFLICT.

GLAZING, DOORS AND GUARDS

75. GUARDS: PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 24" OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBC, PART 4.

76. GLAZING: GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC. GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRU TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.

77. GLAZING WITH LOW-E SOFT OR HARD COATING SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS.

78. DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.

PARTITIONS AND WALLS

79. PLAN DETAILS SUPERSEDE WALL TYPE DEFINITION.

80. UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.

81. ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

82. CONTRACTOR TO PROVIDE AND COORDINATE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. CO-ORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATION.

83. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

ABBREVIATIONS LEGEND

#	POUND or NUMBER	NO.	NUMBER
@	AT	NOM.	NOMINAL
ACOUS	ACOUSTIC (AL)	NTS	NOT TO SCALE
ADJ	ADJUSTABLE or ADJACENT	OC	ON CENTRE
AFF	ABOVE FINISHED FLOOR	OD	OUTSIDE DIMENSION
AL/ALUM	ALUMINUM	OPP	OPPOSITE
ANOD	ANODIZED	PL	PROPERTY LINE
APPROX	APPROXIMATELY	PLAS	PLASTER
ARCH	ARCHITECTURAL	PLY	PLYWOOD
AV	AUDIO/VISUAL	PR	PAIR
BCBC	BRITISH COLUMBIA BUILDING CODE	PT	PAINT
BD	BOARD	PT	PRESSURE TREATED
BLDG	BUILDING	PTD	PAINTED
BO	BOTTOM OF	PTN	PARTITION
BOT	BOTTOM	RD	ROOF DRAIN
C/W	COMPLETE WITH	REQD	REQUIRED
CB	CATCH BASIN	REV	REVISION or REVERSE
CL	CENTRELINE	RM	ROOM
CL	CENTRE LINE	RO	ROUGH OPENING
CLO	CLOSET	RWL	RAINWATER LEADER
CONC	CONCRETE	SB	SERVICE BOX
CONT	CONTINUOUS	SC	SIAMESE CONNECTION
CORR	CORRIDOR	SCWD	SOLID CORE WOOD DOOR
CPT	CARPET	SECT	SECTION
CTR	CENTRE	SF	SQUARE FEET
DBL	DOUBLE	SH	SHELF
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SM	SQUARE METRES
DIM	DIMENSION	SPEC	SPECIFICATION(S)
DN	DOWN	SPF	SPRAY POLYURETHANE FOAM
DR	DOOR	SQ	SQUARE
DRW	DRAWER	SS	STAINLESS STEEL
DWG	DRAWING	ST	STAIR
DWR	DISHWASHER	STD	STANDARD
EA	EACH	STL	STEEL
EL	ELEVATION	STOR	STORAGE
ELEC	ELECTRICAL	STRU	STRUCTURAL
ELEV	ELEVATOR or ELEVATION	SUSP	SUSPENDED
EMER	EMERGENCY	SYM	SYMMETRICAL or SYMBOL
ENCL	ENCLOSURE	TBC	TO BE CONFIRMED
EP	ELECTRICAL PANEL BOARD	TBD	TO BE DETERMINED
EQ	EQUAL	THK	THICK
EQUIP	EQUIPMENT	TO	TOP OF
EXIST	EXISTING	TOC	TOP OF CURB / CONCRETE
EXP	EXPOSED	TOF	TOP OF FINISH
EXT	EXTERIOR or EXTENSION	TOFF	TOP OF FINISHED FLOOR
FA	FIRE ALARM	TOS	TOP OF SLAB / STEEL
FD	FLOOR DRAIN	TOW	TOP OF WALL
FEL	FINISHED FLOOR ELEVEL	TR	TREE PLANTER
FH	FIRE HYDRANT	TYP	TYPICAL
FIN	FINISH(ED)	U/S	UNDERSIDE
FLR	FLOOR	UNF	UNFINISHED
FR	FRIDGE	U.N.O	UNLESS OTHERWISE NOTED
FRR	FIRE RESISTANCE RATING	VERT	VERTICAL
FS	FULL SIZE	VEST	VESTIBULE
FT	FOOT or FEET	WF	VERRY INFIELD
FUT	FUTURE	W/	WITH
GL	GLASS or GLAZED	W/O	WITHOUT
GR	GRADE	WB	WOOD BASEBOARD
GRND	GROUND	WC	WATER CLOSET
GV	GAS VALVE	WD	WOOD
GWB	GYPSUM WALL BOARD	WDW	WINDOW
HDG	HOT DIP GALVANIZED	WV	WATER VALVE
HDWR	HARDWARE		
HORZ	HORIZONTAL		
HRWD	HARDWOOD		
HT	HEIGHT		
INS	INSULATION		
INT	INTERIOR		
JT	JOINT		
LAM	LAMINATE / LAMINATED		
LS	LAMP STANDARD		
LT	LIGHT		
MAT	MATERIAL		
MAX	MAXIMUM		
MD	MAN DOOR		
MECH	MECHANICAL		
MET	METAL		
MFR	MANUFACTURER		
MH	MANHOLE		
MTD	MOUNTED		
MWORK	MILLWORK		
NIC	NOT INCONTRACT		

MATERIAL HATCHES LEGEND

CONCRETE EXISTING
CONCRETE STRUCTURE
CONCRETE / MASONRY
WOOD
COMPOSITE LUMBER
CLT
PLYWOOD
STEEL
ALUMINUM
GWB
MDF
BATT OR MINERAL WOOL INSULATION
SPRAY INSULATION
SEALANT
GLASS ELEVATION
GLASS SECTION
EARTH
GRAVEL
RIGID INSULATION
FELT
PROPERTY LINE
SRW LINE
VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
VAPOUR RETARDER
2 PLY SBS ROOF MEMBRANE

SYMBOLS LEGEND

PLAN NORTH — TRUE NORTH — NORTH ARROW
1 View Name 1/8" = 1'-0" — VIEW TAG
Ref A101 — CALL OUT VIEW TAG; DETAIL NUMBER OVER SHEET NUMBER
ABOVE
A1 — ACCESSORIES TAG
F1 — ASSEMBLY TAG TYP: FLOOR, ROOF, WALL
D1 — DOOR IDENTIFICATION
N1 D.Elev 1 — DOOR TAG ELEVATION DOOR TAG TYP
Elevation Name — ELEVATION SYMBOL
Elevation Name — ELEVATION TAG
1 A1 — ELEVATION REFERENCE
FD — FLOOR DRAIN
88 — GRID LINES
2 — KEYNOTE - EXTERIOR/ INTERIOR MATERIAL TAG
? — MATERIAL TAG W/ COMMENTS
W.M — MILLWORK TAG
A — REVISION TAG
RD — ROOF DRAIN
VERY LONG ROOM NAME 101 — ROOM TAG; ROOM NAME; ROOM NUMBER
8 A102 — SECTION HEAD; DETAIL NUMBER OVER SHEET NUMBER
TURNING RADIUS
N Type 1 — WALL TYPE TAG
N MAT 1 — WALL MATERIAL TAG
N — WINDOW TAG

MATERIALS LEGEND

PER SPEC. REFER ALSO TO L.D.

BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
BR-2	NEW BRICK
CMU-1	CONCRETE MASONRY UNIT, PAINTED
CONC-1	BROOM FINISH CONCRETE
CONC-2	ARCHITECTURAL (BAGGED) FLAT FINISH CONCRETE
CONC-3	FLOAT FINISH CONCRETE
CONC-4	SAWCUT CONCRETE
CONC-5	TROWEL FINISH CONCRETE
CONC-6	BOARD FORMED CONCRETE
CPT-1	CARPET IN BACK OF HOUSE
EXP-1	EXPOSED STRUCTURE
GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
GL-3	EXISTING REED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
GL-4	TEMPERED CLEAR GLAZING GUARDS
GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
GWB-1	GYPSUM BOARD
GWB-2	GYPSUM BOARD TYPE X
HPC-1	CLEAR CONCRETE SEALANT
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
INT-1	INTUMESCENT COATING
MET-1	DARK METAL, STOREFRONT WINDOW HOBS AND TRANSOM
MET-2	LIGHT METAL FLASHING, TRIM, SOFFIT, SCREENS, ETC. - TO MATCH SF-1
MET-3	DARK METAL ALUMINUM
MET-4	LIGHT METAL FLASHING TO MATCH / COMPLEMENT BRICK
MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
MET-8	STAINLESS STEEL PERFORATED METAL PANELS
PLY	PLYWOOD
PT-1	WHITE INTERIOR PAINT
PT-2	LIGHT INTERIOR PAINT
PT-3	DARK INTERIOR PAINT
PT-4	HERITAGE PAINT - HANDINGTON GREY
PT-5	HERITAGE PAINT - WINCOUNTER GREEN
RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
SF-1	STUCCO FINISH - LIGHT GREY
SF-2	STUCCO FINISH - MID GREY
TL-1	TILES IN LOBBY
TL-2	TILES IN CORRIDOR
TL-3	TILES IN UNITS
TAL-1	CANOPY TEXTILE MATERIAL
VIN-1	VINYL FLOOR IN UNITS
VWE-1	VINYL WINDOW AND DOOR FRAMES
WD-1	WOODEN DECK
WD-2	WOODEN BENCH

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

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3	2019/11/18	90% CD COORD.
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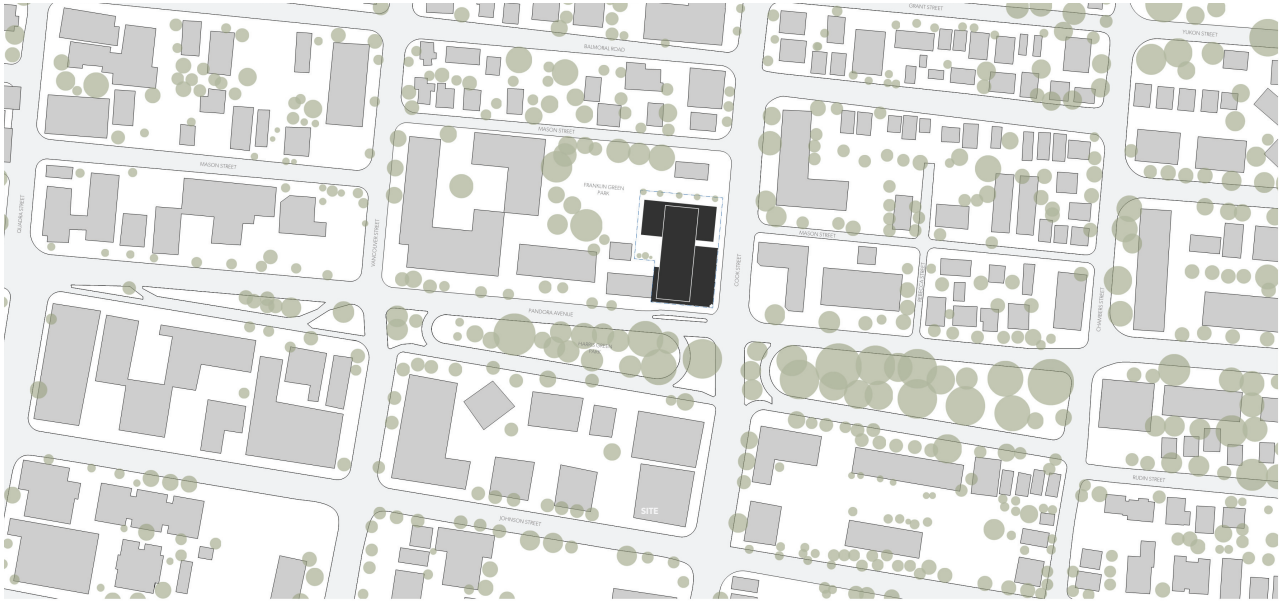
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.05.2021
TIME STAMP 2021-11-29, 8:45:41 PM

LEGENDS, NOTES & ABBREVIATIONS

A001



1 Location Plan
1/64" = 1'-0"

SITE INFORMATION

PROJECT NAME
PARKWAY

CIVIC ADDRESS
1050 PANDORA AVE +1518 COOK, VICTORIA, BC

LEGAL DESCRIPTION
LOTS 1 AND 2, SUBURBAN LOT 15, VICTORIA, VIP73211

ZONING
CORE RESIDENTIAL
NEW SITE-SPECIFIC ZONE
CHANGED FROM R-2 (TWO FAMILY DWELLING DISTRICT) AT 1518 COOK ST
CA-1 (PANDORA AVENUE SPECIAL COMMERCIAL DISTRICT) AT 1050 PANDORA AVENUE

STREETS FACING	PANDORA AVENUE COOK ST
SITE AREA	
TOTAL SITE AREA	30,989 SF (2879m2)
FSR AREA CALCULATIONS	
PROPOSED FSR	90,549 SF (8412.3m2)
ALLOWABLE FSR	100,427SF (9330m2)
PROPOSED FSR RATIO	2.9
ALLOWABLE FSR RATIO	3.3

PROJECT INFORMATION

SITE COVERAGE	70%
OPEN SITE SPACE	22%
AVERAGE GRADE	90.35' (27.54m)
TOTAL AREA OF EXISTING BUILDING	10,200 SF (947.6m2)
TOTAL AREA OF NEW BUILDING	80,349 SF (7464.7m2)
BUILDING HEIGHT	
PROPOSED BUILDING HEIGHT	66'-4" (20.22m)
ALLOWABLE BUILDING HEIGHT	98'-5"/30m PER OCP
PROPOSED NO. OF STOREYS	6 STOREYS
ALLOWABLE NO. OF STOREYS	8-10 STOREYS PER OCP
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	104
RESIDENTIAL UNIT TYPE	
STUDIO	4
STUDIO & DEN	7
1 BED	53
1 BED & DEN	25
2 BED	11
2 BED & DEN	4
UNITS < 45 m2	6
UNITS 45-70 m2	86
UNITS > 70m2	12
TOTAL COMMERCIAL AREA	1036 m2
RETAIL	866 m2
CAFE	170 m2
OUTDOOR SEATING	55.6 m2

RESIDENTIAL UNIT COUNT

UNIT NAME	AREA	UNIT COUNT
STUDIO A	56.8 m2	2
STUDIO B	52.3 m2	2
STUDIO & DEN A	66 m2	4
STUDIO & DEN B	72.7 m2	1
STUDIO & DEN C	57.6 m2	2
1 BED A	57.2 m2	4
1 BED B	53.0 m2	4
1 BED C	53.6 m2	1
1 BED D	50 m2	1
1 BED E	49.8 m2	3
1 BED F	51.6 m2	10
1 BED G	49.8 m2	4
1 BED H	37.8 m2	4
1 BED I	50.4 m2	10
1 BED J	40.1 m2	1
1 BED K	47.0 m2	2
1 BED L	53.2 m2	2
1 BED M	44.2 m2	2
1 BED N	35.7 m2	1
1 BED O	48.1 m2	2
1 BED P	47.7 m2	2
1 BED & DEN A	57.4 m2	1
1 BED & DEN B	52.8 m2	2
1 BED & DEN C	62.8 m2	7
1 BED & DEN D	60 m2	1
1 BED & DEN E	61.0 m2	1
1 BED & DEN F	55.3 m2	2
1 BED & DEN G	51. m2	2
1 BED & DEN H	80.9 m2	1
1 BED & DEN I	73.8 m2	2
1 BED & DEN J	67.6 m2	1
1 BED & DEN K	63 m2	3
1 BED & DEN L	94.9 m2	1
1 BED & DEN M	67.5 m2	1
2 BED A	66.9 m2	1
2 BED B	64.2 m2	1
2 BED C	75.6 m2	1
2 BED D	62.3 m2	3
2 BED E	80.6 m2	1
2 BED F	66.4 m2	3
2 BED G	73.29 m2	1
2 BED & DEN A	84.8 m2	1
2 BED & DEN B	75.7 m2	1
2 BED & DEN C	94.8 m2	2
TOTAL UNITS		**104**

PARKING CALCULATIONS

	PARKING RATE	# OF UNITS	REQUIRED	PROVIDED
RESIDENTIAL				
<45m2	0.50	6	3.0	3
45-70m2	0.60	86	51.6	23
>70m2	1.00	12	12.0	7
		TOTAL RESIDENTIAL PARKING	67	33
VISITOR PARKING				
VISITOR PARKING	0.10	104	10	4
COMMERCIAL PARKING		TOTAL AREA (m2)		
RETAIL/ GROCERY	1/80m2	866	10.8	2
RESTAURANT	1/40m2	225.6	5.6	3
		TOTAL COMMERCIAL PARKING	16	5
CARSHARE PARKING				
MODO CAR SHARE		-	-	2
		TOTAL PARKING STALLS	**93**	**44**
LONG-TERM BIKE PARKING CALCULATIONS		# OF UNITS		
RESIDENTIAL	1/ UNIT <45m2	6	6.0	20
	1.25/ UNIT >45m2	98	123	128
		TOTAL AREA (m2)		
RESTAURANT	1/400m2	225.6	1	6
RETAIL/ GROCERY	1/200m2	866	5.0	10
		TOTAL LONG-TERM BIKE STALLS	**135**	**164**
		FLOOR MOUNTED RACK		68
		FLOOR MOUNTED CARGO RACKS		40
		WALL MOUNTED RACKS		56
SHORT-TERM BIKE PARKING CALCULATIONS				
RESIDENTIAL	1/UNIT	104 UNITS	10	12
RESTAURANT	1/100m2	225.6m2	3	3
RETAIL/ GROCERY	1/200m2	866m2	5	5
		TOTAL SHORT-TERM BIKE STALLS	**18**	**20**

BUILDING SETBACKS

EXISTING BUILDING SETBACK	PROVIDED	REQUIRED PER ZONING APP
EAST	0m	N/A
SOUTH	0m	N/A
NORTH	97'-8 1/2" (29.78m)	N/A
WEST (ADJOINING SOUTH PL)	0m	N/A
WEST (ADJOINING NORTH PL)	39'-6" (12.04m)	N/A
PROPOSED BUILDING SETBACK		
EAST (FROM 6 STOREY VOL.)	43'-1" (13.13m)	43'-1" (13.13m)
EAST (FROM 4 STOREY VOL.)	10'-1 1/2" (3.08m)	10'-1 1/2" (3.08m)
SOUTH (FROM 6 STOREY VOL.)	13'-1" (4.01m)	13'-1" (4.01m)
SOUTH (FROM 4 STOREY VOL.)	124'-9 1/2" (38.04m)	124'-9 1/2" (38.04m)
NORTH (FROM 6 STOREY VOL.)	24'-11" (7.6m)	24'-11" (7.6m)
NORTH (FROM 4 STOREY VOL.)	20'-3 1/2" (6.18m)	20'-3 1/2" (6.18m)
WEST (FROM 6 STOREY VOL.)	10'-11" (3.33m)	10'-11" (3.33m)
	52'-2" (15.9m)	52'-2" (15.9m)
WEST (FROM 4 STOREY VOL.)	9'-8 1/2" (2.96m)	9'-8 1/2" (2.96m)

BRITISH COLUMBIA BUILDING CODE

OCCUPANCY CLASSIFICATIONS

RESIDENTIAL OCCUPANCIES	GROUP C (BCBC 3.2.2.50) UP TO 6 STOREYS IN BUILDING HEIGHT SPRINKLERED
MERCANTILE OCCUPANCIES	GROUP E (BCBC 3.2.2.69) UP TO 2 STOREYS IN BUILDING HEIGHT SPRINKLERED (LOCATED BELOW THE THIRD STOREY)
BELOW GRADE PARKADE	GROUP F , DIVISION 3 (BCBC 3.2.2.82) UP TO 6 STOREYS SPRINKLERED
BUILDING AREA PER BCBC	23,293 SF (2164m2)

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2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

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0	2019/05/15	ISSUED FOR REZONING

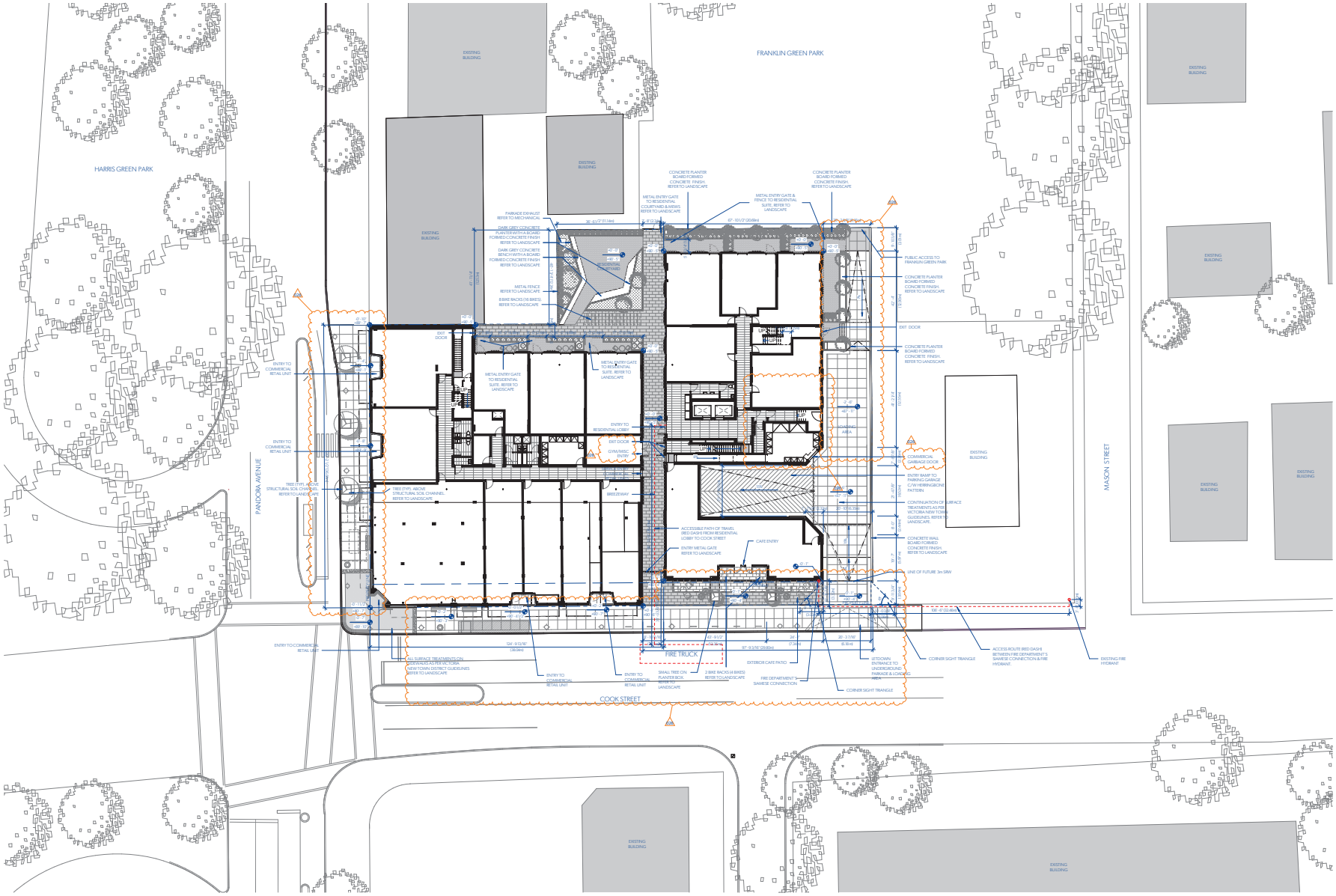
ISSUES

SHEET DATE 11.05.2021

TIME STAMP 2021-12-10 10:12:05 PM

PROJECT INFORMATION

A002



1 SITE PLAN
A016a 1/16" = 1'-0"

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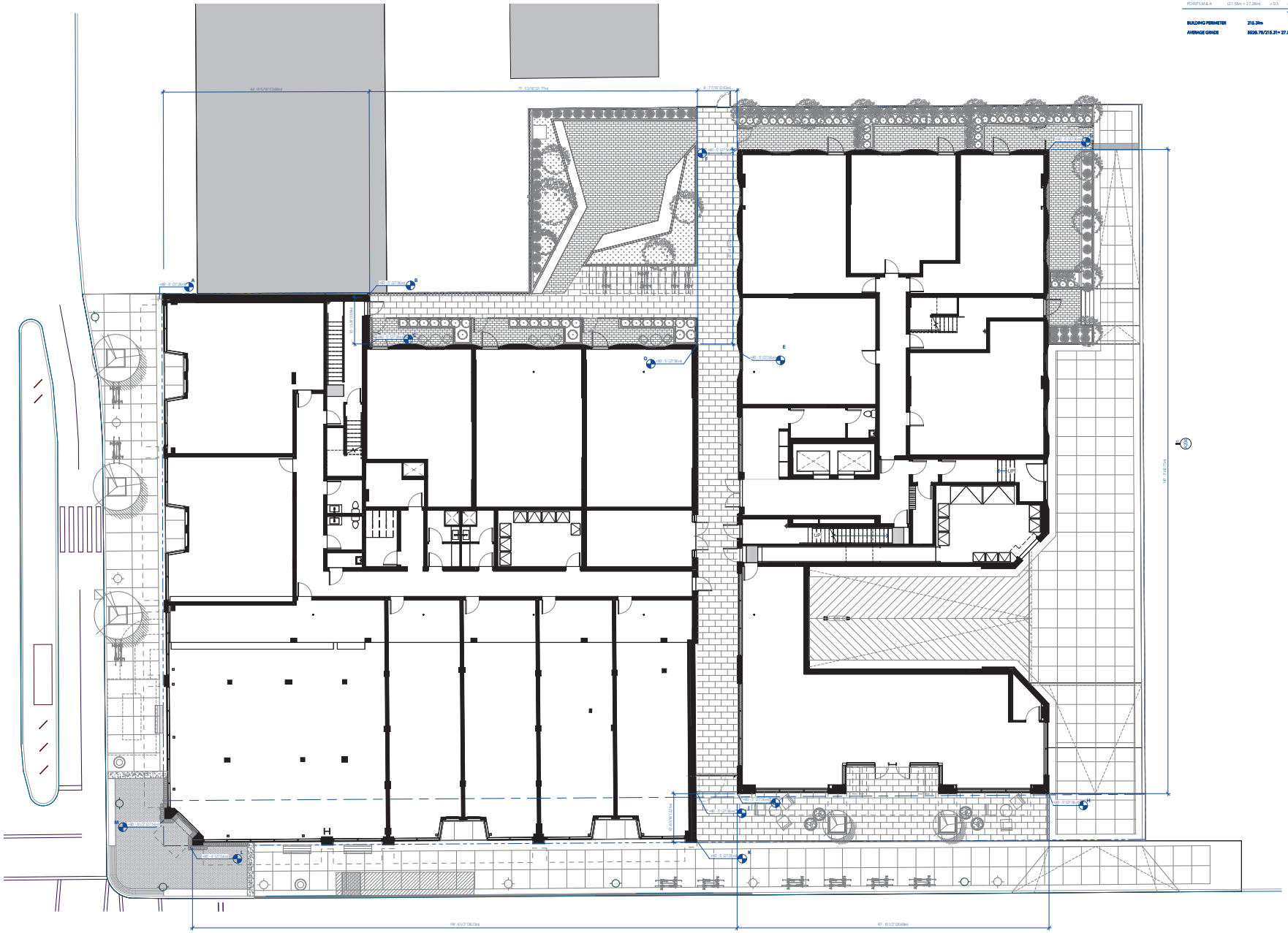
TIME STAMP 2021-11-15 10:47:08 AM

SITE PLAN

A003



1 LEVEL 1 AVERAGE GRADE CALC
A016a 1/8" = 1'-0"

AVERAGE GRADE CALCULATIONS

GRADE POINTS		x DIST. BETWEEN PTS			
POINTS A & B	(27.28m + 27.56m)	x 0.5	x 13.66m	=	374.56
POINTS B & C	(27.56m + 27.56m)	x 0.5	x 3.3m	=	90.95
POINTS C & D	(27.56m + 27.56m)	x 0.5	x 21.8m	=	600.81
POINTS D & E	(27.56m + 27.56m)	x 0.5	x 2.65m	=	73.03
POINTS E & F	(27.56m + 27.56m)	x 0.5	x 12.9m	=	355.52
POINTS F & G	(27.56m + 27.56m)	x 0.5	x 20.7m	=	570.49
POINTS G & H	(27.56m + 27.56m)	x 0.5	x 42.75m	=	1178.19
POINTS H & I	(27.56m + 27.56m)	x 0.5	x 20.7m	=	570.49
POINTS I & J	(27.56m + 27.56m)	x 0.5	x 2.68m	=	73.86
POINTS J & K	(27.56m + 27.56m)	x 0.5	x 3.2m	=	88.19
POINTS K & L	(27.56m + 27.54m)	x 0.5	x 33.5m	=	922.93
POINTS L & M	(27.54m + 27.54m)	x 0.5	x 2.57m	=	70.78
POINTS M & A	(27.56m + 27.28m)	x 0.5	x 34.9m	=	956.96
			TOTAL		5926.76

BUILDING PERIMETER 215.3m

AVERAGE GRADE 5926.76/215.31= 27.54m

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ISSUES

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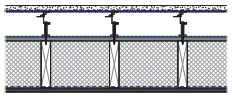
TIME STAMP 2021-01-29 10:37:08 AM

AVERAGE GRADE CALCULATIONS

A004

EXTERIOR WALL ASSEMBLIES

NOTE (APPLIES TO ALL EXTERIOR WALLS):
PROVIDE STEEL METAL FIRE BLOCK IN WALL CAVITY TO MEET BCBC 3.1.11.2.
ENSURE THAT THE MAXIMUM HORIZONTAL DISTANCE IS NOT MORE THAN 20m.
INSTALL FIREBERM AT LINE OF FLOOR/BANDING AND AS REQUIRED VERTICALLY TO ENSURE VERTICAL DISTANCE IS NOT MORE THAN 3M, TYP.

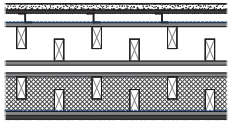


EW1

TYPICAL EXTERIOR WALL | STUCCO FINISH | 4 & 6 STOREY

EFFECTIVE ASSEMBLY R-VALUE R-23.15

7/8" TWO-LAYER STUCCO BASE COAT WITH FINISH COAT
ON GLASS FIBER REINFORCING MESH
ON 1/8" ASPHALT IMPREGNATED HALTEX BANIBOARD
ON CONTINUOUS VERTICAL Z-GIRTS
ON 1.5" ADJUSTABILITY BRACKETS AT EACH CLIP
ON 2" ENGINEERED CLIP SYSTEM BY CONTRACTOR
ON PLYWOOD SHEATHING AS PER STRU.
ON STUDS AS PER STRU.
W/ BATT INSULATION R-8 (INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER, LAP JOINTS AND TRANSITIONS SEALED MIN 4" OVERLAPS
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE

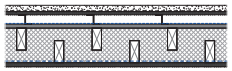


EW1a

TYPICAL EXTERIOR WALL | STUCCO FINISH | 6 STOREY | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB: 40min
WOOD STUDS @ 16" O.C.MAX: 15min

FOR 1 HR FIRE RATING, REPLACE 5/8" GB IN ASSEMBLY EW1 WITH 5/8" TYPE X GB.



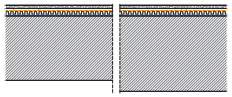
EW2

EXTERIOR WALL | STUCCO FINISH | ELEVATOR OVERRUN

EFFECTIVE ASSEMBLY R-VALUE R-19.08

1" TWO-LAYER STUCCO BASE COAT WITH FINISH COAT
ON GLASS FIBER REINFORCING MESH
ON 1/2" LIGHTWEIGHT RECYCLED GLASS GRANULATE COMPOSITE BACKER BOARD
ON Z-GIRTS FASTENED TO WALL
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON PLYWOOD SHEATHING AS PER STRU.
ON STAGGERED 2"X6" STUDS AT 24" O.C.MAX AS PER STRU.
W/ BATT INSULATION R-8 (INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER, LAP JOINTS AND TRANSITIONS SEALED MIN 4" OVERLAPS
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE

STC-66 (FROM ASSEMBLY W15a FROM BCBC TABLE A-9.10.3.1.A)



EW3a

CONCRETE FOUNDATION WALL - 10"

EFFECTIVE ASSEMBLY R-VALUE R-1.85

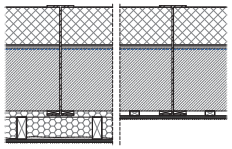
PROTECTION BOARD
ON FILTER FABRIC
ON DRAINAGE MAT
ON WATERPROOFING MEMBRANE
ON CONCRETE FOUNDATION WALL PER STRU

EW3b

CONCRETE FOUNDATION WALL - 12"

EFFECTIVE ASSEMBLY R-VALUE R-1.97

PROTECTION BOARD
ON FILTER FABRIC
ON DRAINAGE MAT
ON WATERPROOFING MEMBRANE
ON CONCRETE FOUNDATION WALL PER STRU



EW4a

EW4b

EXTERIOR CONCRETE WALL | 1 HR FIRE RATING

EW4a

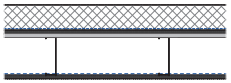
EFFECTIVE ASSEMBLY R-VALUE R-

6" SEMI-RIGID MINERAL WOOL INSULATION
(N.I.P. 2" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 1)
W/ SACRIFICIAL STRAPPING CAST IN WALL
ON 1/2" PROTECTION BOARD
W/ BLINDSIDE WATERPROOFING
ON 10" CONCRETE WALL AS PER STRUCTURAL
ON 1/2" GYPSUM BOARD
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF CONCRETE WALL
ON 2"X4" WOOD STUD @ 24" O.C.MAX
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

EW4B

EFFECTIVE ASSEMBLY R-VALUE R-

6" SEMI-RIGID MINERAL WOOL INSULATION
(N.I.P. 2" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 1)
W/ SACRIFICIAL STRAPPING CAST IN WALL
ON 1/2" PROTECTION BOARD
W/ BLINDSIDE WATERPROOFING
ON 10" CONCRETE WALL AS PER STRUCTURAL
ON 1"X3" FURRING STRIPS @ 24" O.C.MAX
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

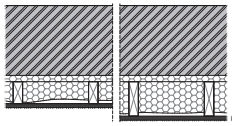


EW5

EXTERIOR STEEL STUD WALL | 1 HR FIRE RATING

EFFECTIVE ASSEMBLY R-VALUE R-

4" SEMI-RIGID MINERAL WOOL INSULATION (N.I.P. 4" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 2)
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON 5/8" DENS-GLASS® GOLD EXTERIOR SHEATHING TYPE X
STAGGERED ON MIN. 1 STUD PRIOR TO SHEATHING PER UL U425
ON PLY SHEATHING AS PER STRUCTURAL (JOINS CENTRED ON STUDS)
ON STEEL STUDS AS PER STRUCTURAL
W/ VAPOUR RETARDER
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE



EW6a

EW6b

EXTERIOR EXISTING HERITAGE WALL | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
3 1/2" SOLID BRICK UNITS: 60min

EW6a - L2 EXISTING HERITAGE BRICK WALL

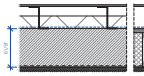
EFFECTIVE ASSEMBLY R-VALUE R-20.71

EXISTING 12" MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON 2"X4" WOOD STUD @ 24" O.C.MAX (REFER ALSO TO STRU.)
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

EW6b - L1 EXISTING HERITAGE BRICK WALL

EFFECTIVE ASSEMBLY R-VALUE R-28.05

EXISTING 12" MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON 2"X6" WOOD STUD @ 24" O.C.MAX (REFER ALSO TO STRU.)
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE



EW7a

EW7b

EXTERIOR WALL | ALUMINUM COMPOSITE CLADDING

EW7a

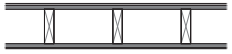
EFFECTIVE ASSEMBLY R-VALUE R- 7

ALUMINUM COMPOSITE PANEL
ON Z-GIRT & CLIP SYSTEM
ON SEMI-RIGID MINERAL WOOL INSULATION (TYP. EXTERIOR INS)
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON 6" CONCRETE WALL/CONCRETE CURB AS PER STRUCTURAL
W/ VAPOUR RETARDER
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE

EW7b

EFFECTIVE ASSEMBLY R-VALUE R-17.84

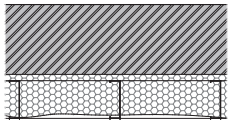
ALUMINUM COMPOSITE PANEL
ON Z-GIRT & CLIP SYSTEM
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON SHEATHING AS PER STRU.
ON 2x6" STUDS AS PER STRUCTURAL
W/ 6" BATT INSULATION R-19 (INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE



EW8

EXTERIOR WALL | ROOF CURB

2 PLY SBS ROOF MEMBRANE
ON SHEATHING AS PER STRU
ON STUDS AS PER STRU - *VENTED SPACE TYPICAL
W/ SHEATHING AS PER STRU
W/ 2 PLY SBS ROOF MEMBRANE



EW9

EXTERIOR EXISTING HERITAGE WALL | 1 HR FIRE RATING

EFFECTIVE ASSEMBLY R-VALUE R-28.05

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
3 1/2" SOLID BRICK UNITS: 60min

EXISTING MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON STEEL STUDS (REFER ALSO TO STRU.)

INTERIOR WALL ASSEMBLIES

P1

SHAFT WALL

REFERENCE: UL DESIGN NO. U469
FRR: 1HR

1" GYPSUM LINER PANEL
ON 2 1/2" STEEL C-H STUD @ 24" O.C.MAX
W/ 5/8" TYPE X GB

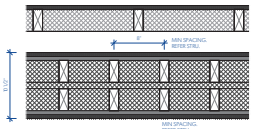
P2

ELEVATOR SHAFT WALL

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D TABLE D-2.4.1:
5 1/2" SOLID WOOD LOAD BEARING VERTICAL PLANKS: 60min

STC: 32+ (FROM ASSEMBLY W1d FROM BCBC TABLE A-9.10.3.1.A)

5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X6" WOOD STUDS SOLID LAMINATED SIDE BY SIDE
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU)



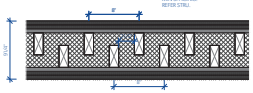
P2a

1HR FIRE RATED WALL- ONE SIDE

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB: 40min
WOOD STUDS @ 24" O.C.MAX: 15min
BATT INSULATION: 5min

FINISH AS PER FINISH SCHEDULE
ON 1 LAYER 5/8" TYPE X GB
ON 2"X4" STUDS @ 16" O.C.(REFER ALSO TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY

STC: 32 (FROM ASSEMBLY W1d FROM BCBC TABLE A-9.10.3.1.A)



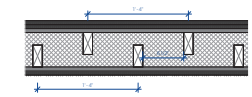
P3

TYPICAL PARTY/CORRIDOR SHEAR WALL - DOUBLE SIDED PLY | | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB: 40min
WOOD STUDS @ 24" O.C.MAX: 15min
BATT INSULATION: 5min

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS STAGGERED ON 2"X6" PLATES, REFER TO STRUCTURAL FOR SPACING.
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY. REFER SPEC.
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU)
W/ 2 LAYERS 5/8" TYPE X GB (USE 1 LAYER WHERE SHEATHING ONLY REQUIRED ON ONE SIDE)
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a, FROM BCBC TABLE A-9.10.3.1.A WHERE PLY SHEATHING USED IN PLACE OF GB.)



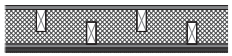
P3a

TYPICAL STAIR SHEAR WALL - DOUBLE SIDED PLY | | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB: 40min
WOOD STUDS @ 24" O.C.MAX: 15min
BATT INSULATION: 5min

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS STAGGERED ON 2"X6" PLATES, REFER TO STRUCTURAL FOR SPACING.
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY. REFER SPEC.
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU)
W/ 1 LAYER 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 52 (FROM ASSEMBLY W9a, FROM BCBC TABLE A-9.10.3.1.A)



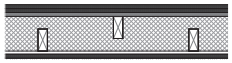
P3b

STRUCTURALLY SEPARATED SHEAR WALL

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER TYPE X 5/8" GB: 40min
WOOD STUDS @ 24" O.C.MAX: 15min
BATT INSULATION: 5min

1 1/4" CAVITY
5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS @ 12" O.C.MAX STAGGERED ON 2"X6" PLATES (REFER ALSO TO STRU)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 5/8" PLYWOOD SHEATHING.
W/ 1 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 45 (FROM ASSEMBLY W3a FROM BCBC TABLE A-9.10.3.1.A)



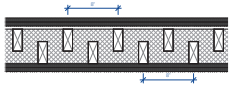
P3c

PARTY/CORRIDOR SHEAR WALL - SINGLE SIDE PLY (HERITAGE BUILDING) | | 1 HR FIRE RATING

REFERENCE LLC DESIGN NO. V323
FRR: 2HR

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON STAGGERED 2"X4" STUDS AT 24" O.C.MAX (REFER TO ALSO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
W/ 2 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a FROM BCBC TABLE A-9.10.3.1.A)



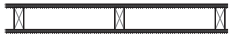
P3d

PARTY/CORRIDOR WALL - NO PLY | | 1 HR FIRE RATING

REFERENCE LLC DESIGN NO. V323
FRR: 2HR

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON STAGGERED 2"X4" STUDS AT 24" O.C.MAX (REFER TO ALSO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
W/ 2 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a FROM BCBC TABLE A-9.10.3.1.A)



P4

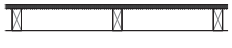
TYPICAL INTERIOR PARTITION

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE

P4a

INT PARTITION WITH ACOUSTIC INSULATION

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)
W/ 3 1/2" ACOUSTIC BATT INSULATION
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE



P4b

INT PARTITION - ONE SIDE GB

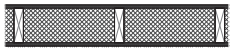
FINISH AS PER FINISH SCHEDULE
ON 5/8" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)

INTERIOR WALL ASSEMBLIES (CONT.)

P5

INT PARTITION | PLUMBING WALL

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X6" STUDS @ 16" O.C.MAX
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE



P5a

INT PARTITION | PLUMBING WALL WITH ACOUSTIC INSULATION

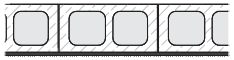
FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X6" STUDS @ 16" O.C.MAX
W/ 5 1/2" ACOUSTIC BATT INSULATION
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE

P6

INT PARTITION | 8" CMU

FRR: 1 HR

FINISH AS PER FINISH SCHEDULE
8" CMU
FINISH AS PER FINISH SCHEDULE
(ASSEMBLY 9 a FROM BCBC TABLE A-9.10.3.1.A)



P6b

INT PARTITION | 8" CMU

FRR: 1.5 HR

FINISH AS PER FINISH SCHEDULE
8" CMU
W/ 1/2" GB
FINISH AS PER FINISH SCHEDULE
(ASSEMBLY 9 a FROM BCBC TABLE A-9.10.3.1.A)

INTERIOR FURRING

F1a

INTERIOR FURRING | GB + FURRING STRIPS

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 3/4" FURRING STRIPS

F1b

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 1 1/4" RIPPED LUMBER TO SUIT

F1c

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 1 3/4" RIPPED LUMBER TO SUIT

F1d

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2 1/4" RIPPED LUMBER TO SUIT

F1e

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2 3/8" RIPPED LUMBER TO SUIT

F1f

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"x4" STUD @ 24" O.C. MAX. (ALSO REFER TO STRU.)
ON 1/2" AIR SPACE

CONCRETE WALLS

REFER TO STRUCTURAL DOCUMENTS TO CONFIRM WALL THICKNESS AND REINFORCING REQUIREMENTS

C1-C4

CONCRETE WALL - 8" MIN DEPTH

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
5 1/8" TYPE S MONOLITHIC CONCRETE WALL 2hr

REINFORCED CONCRETE WALL-8" MIN DEPTH
(REFER ALSO TO STRU.)
W/ FINISH AS PER FINISH SCHEDULE

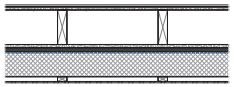
C5

*STOREFRONT CONCRETE CURB - 6 1/8" DEPTH

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
5 1/8" TYPE S MONOLITHIC CONCRETE WALL 2hr

REINFORCED CONCRETE WALL-6 1/8" DEPTH
(REFER ALSO TO STRU.)
W/ FINISH AS PER FINISH SCHEDULE

EXTERIOR WALL ASSEMBLIES (CONT.)



EW8b

EXTERIOR WALL | PARAPET ON PROPERTY LINE

2 PLY SBS ROOF MEMBRANE
ON 1/2" PROTECTION BOARD
ON 2x6" STUDS (UNVENTED)
W/ 1/2" PROTECTION BOARD
W/ 5/8" DENS-GLASS® GOLD EXTERIOR SHEATHING TYPE X
STAGGERED ON MIN. 1 STUD FROM PLY SHEATHING PER UL U425
W/ SELF-ADHERED WATERPROOF MEMBRANE
W/ 4" EXTERIOR SEMI-RIGID MINERAL WOOL INSULATION (MAINTAIN MIN. 4" SEISMIC GAP FROM EXISTING NEIGHBORING BUILDING)
W/ 1 1/2 x 3/4" STRAPPING
W/ METAL FLASHING (WHERE EXPOSED)

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
14	2020/09/11	UPDATED R-VALUES
13	2020/08/06	ASSEMBLY REVISIONS
12	2020/06/02	ASSEMBLY REVISIONS
10	2020/08/XX	ISSUED FOR COORD.
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

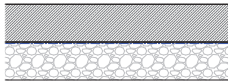
SHEET DATE 11.05.2021

TIME STAMP 2021-01-29, 8:00:08 PM

EXT. AND INT. WALL ASSEMBLIES

A011

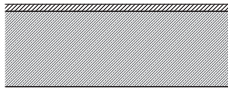
FLOOR & ROOF ASSEMBLIES



FL1 — SLAB ON GROUND

EFFECTIVE ASSEMBLY R-VALUE R-1.49

FINISH AS PER FINISH SCHEDULE
ON 6" CONCRETE SLAB. REFER TO STRU.
ON 10MIL POLY DIRECTLY BELOW SLAB
ON SELECT FILL & DRAINAGE SYSTEM. PER GEOTECH

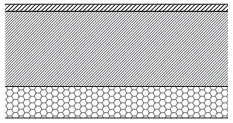


FL2 — NON-INSULATED SUSPENDED CONCRETE SLAB

EFFECTIVE ASSEMBLY R-VALUE R-2.01

FINISH AS PER FINISH SCHEDULE
ON 12" CONCRETE SLAB. SEALED. REFER TO STRU.

**INCLUDE 2 PLY SBS AND DRAIN MAT DIRECTLY OVER THE CONCRETE SLAB WITH OVERBURDEN. THESE AREAS ARE TO INCLUDE SLOPED TOPPING DIRECTLY OVER THE SUSPENDED SLAB TO PROVIDE 2% SLOPE TO DRAIN.

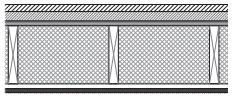


FL3 — INSULATED SUSPENDED CONCRETE SLAB

EFFECTIVE ASSEMBLY R-VALUE R-22.55

FINISH AS PER FINISH SCHEDULE
ON 12" CONCRETE SLAB. SEALED. REFER TO STRU.
ON 5" SPRAY INSULATION TYP

**PROVIDE RIGID MINERAL WOOL INSULATION W/ WHITE FACER AT LOCATIONS VISIBLE FROM THE OUTSIDE AS NOTED ON DRAWINGS



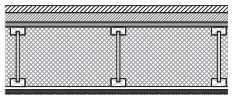
FL4 — INTERIOR FLOOR ASSEMBLY

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C.MAX	5min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" JOIST WOOD FRAMING (REFER TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 3/4" RESILIENT CHANNEL @ 16" O.C
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC 65 (FROM ASSEMBLY F20d FROM BCBC TABLE A-9.10.3.1.A)



FL4B — INTERIOR FLOOR ASSEMBLY

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:

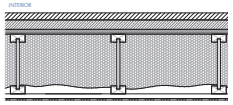
1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C.MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 1/2" RESILIENT CHANNEL @ 16" O.C
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC 64 (FROM ASSEMBLY F20a FROM BCBC TABLE A-9.10.3.1.A)

**NOTE: INCLUDE AIR & VAPOUR BARRIER ABOVE THE MEWS TO MATCH ASSEMBLY FL6

INTERIOR



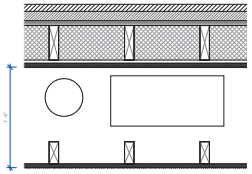
EXTERIOR

FL4C — FLOOR ASSEMBLY OVER MEWS - INSULATED SOFFIT

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C.MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN
W/ 3/4" METAL HAT CHANNEL
W/ SOFFIT CLADDING - FINISH AS PER RCPs AND ELEVATIONS



FL5 — INTERIOR FLOOR ASSEMBLY CORRIDORS

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:

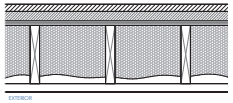
1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 16" O.C.MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X6" WOOD FRAMING. (REFER TO STRU.)
W/ 1/2" RESILIENT CHANNEL @ 16" O.C
W/ 5/8" TYPE X GB

STC 64 (FROM ASSEMBLY F20a FROM BCBC TABLE A-9.10.3.1.A)

SUSPENDED CEILING BELOW CONCEALING MECHANICAL SERVICES

INTERIOR

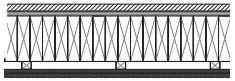


EXTERIOR

FL6 — FLOOR ASSEMBLY ABOVE BALCONY SOFFIT - INSULATED

ASSEMBLY EFFECTIVE R-VALUE R-34.61

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING. (REFER TO STRU.)
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN
W/ 1" METAL HAT CHANNEL
W/ SOFFIT CLADDING - FINISH AS PER RCPs AND ELEVATIONS

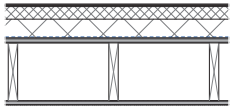


FL7 — EXISTING HERITAGE FLOOR ASSEMBLY - LEVEL 2

FRR: 2HR AS PER BCBC DIVISION B APPENDIX D 2.3.12:

2"x8" EXISTING DOUGLAS FIR GANG LAM FLOOR	60min
2 LAYER 5/8" TYPE X GB:	60min

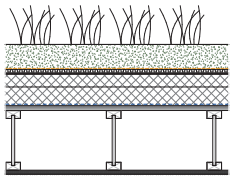
FINISH AS PER FINISH SCHEDULE
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"x 8" NOMINAL (2"x 7 1/4" ACTUAL) EXISTING ON EDGE DOUGLAS FIR GANG LAM FLOOR JOISTS
W/ RIPPED LUMBER TO SUIT
W/ 2 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE



RF1 — INSULATED ROOF ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-32.95

ON 2 PLY SBS ROOF MEMBRANE
ON 2" RIGID MINERAL WOOL INSULATION W/BITUMEN IMPREGNATED TOP SURFACE
ON 3" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
ON SELF-ADHERED VAPOUR BARRIER AND TEMPORARY ROOF
ON 3/4" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x10" WOOD FRAMING (REFER TO STRU.)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

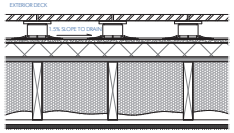


RF2 — INSULATED GREEN ROOF ASSEMBLY (LEVEL 3 ABOVE HERITAGE ONLY)

EFFECTIVE ASSEMBLY R-VALUE R-37.07

SEDUM TILES & BASALT GRAVEL C/W METAL TRIM
ON FILTER FABRIC
ON DRAINAGE MAT + ROOT BARRIER
ON 2 PLY SBS ROOF MEMBRANE
ON 1/4" PROTECTION BOARD
ON 5" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
W/ SELF-ADHERED AIR & VAPOUR BARRIER
ON 3/4" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

EXTERIOR DECK



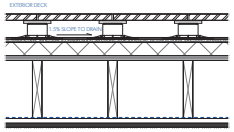
INTERIOR / EXTERIOR

RF3 — UNIT BALCONY DECK ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-40.17

PORCELAIN TILES PER FINISH SCHEDULE
ON ON ABS ADJUSTABLE PEDESTALS
ON 2 PLY SBS WPM
ON 2 LAYERS 1/4" PROTECTION BOARD
ON TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 1.5%) MINIMUM THICKNESS 3/4" AT DRAIN
ON 3/4" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING (REFER TO STRU.)
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN
W/ 3/4" METAL HAT CHANNEL
W/ FINISH AS PER FINISH SCHEDULE

EXTERIOR DECK



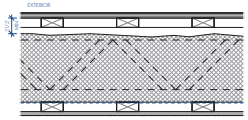
INTERIOR

RF4 — PUBLIC DECK ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-34.74

PORCELAIN TILES PER FINISH SCHEDULE
ON ABS ADJUSTABLE PEDESTALS
ON 2 PLY SBS WPM
ON 2 LAYERS 1/4" PROTECTION BOARD
ON TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 1.5%) MINIMUM THICKNESS 3/4" AT DRAIN
ON 3/4" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING (REFER TO STRU.)
~~W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN~~
W/ VAPOUR BARRIER
W/ 3/4" METAL HAT CHANNEL
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

EXTERIOR



INTERIOR

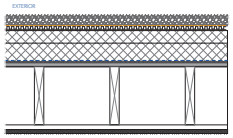
RF5 — INSULATED ROOF ASSEMBLY (LEVEL 6 ONLY)

EFFECTIVE ASSEMBLY R-VALUE R-35.90

2 PLY SBS ROOF MEMBRANE WITH SELF-ADHERE BASE SHEET
ON 5/8" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x4" PURLINS - (REFER TO STRU.)
ON WOOD FRAME TRUSS TAPERED @ 2% SLOPE (REFER TO STRU.)
W/ BLOW-IN INSULATION 10 7/8" THICKNESS
W/ 6MIL POLY AIR & VAPOUR BARRIER FULLY SEALED / TAPED MIN 4" OVERLAPS
ON 3/4" CROSS STRAPPING - (SERVICE CAVITY)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

** ALLOW FOR MINIMUM 2-1/2" VENT SPACE ABOVE BLOW-IN INSULATION

EXTERIOR



INTERIOR

RF6 — INSULATED GRAVEL ROOF ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-35.36

2" RIVER WASHED ROUND STONE BALLAST. REFER TO LANDSCAPE
ON DRAINAGE MAT + FILTER FABRIC
ON 2 PLY SBS ROOF MEMBRANE
ON 5" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
ON SELF-ADHERED VAPOUR BARRIER AND TEMPORARY ROOF
ON 5/8" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x10" WOOD FRAMING (REFER TO STRU.)
W/ 3/4" METAL HAT CHANNEL
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/18	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
14	2020/09/11	UPDATED R-VALUES
13	2020/09/08	ASSEMBLY REVISIONS
12	2020/09/02	ASSEMBLY REVISIONS
8	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.05.2021

TIME STAMP 2021-11-24, 8:12:08 PM

FLOOR & ROOF ASSEMBLIES

A012

DOOR SCHEDULE

DOOR ID.			DOOR DETAILS						FRAME DETAILS				ARCHITECTURAL REMARKS		
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	W	H	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	KEY FOB	COMMENTS
LEVEL 0														
DOUBLE DOOR	ELEVATOR LOBBY	C001	Interior	D07		6'-0"	7'-0"	METAL	METAL				Yes	EXIT - NOT LOCKABLE. ADO REQUIRED
DOUBLE DOOR	ELEVATOR LOBBY	C001	Interior	D07		6'-0"	7'-0"	METAL	METAL				Yes	ADO REQUIRED
3														
DOUBLE DOOR	TRANSFORMER ROOM	B010	Interior	D07	B	6'-0"	7'-0"	METAL	METAL		1 1/2 HR		No	MASTER KEY. PER BC HYDRO REQS
5														
SINGLE DOOR	STORAGE	B003	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		0 HR		Yes	
SINGLE DOOR	STAIR	B12	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		0 HR		Yes	EXIT DOOR. NOT LOCKABLE
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	PARKADE	P002	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	STORAGE	B011	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		0 HR		Yes	
SINGLE DOOR	FIRE INSTALLERS	B014	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	COMMS. ROOM	B013	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		1/4 HR		No	MASTER KEY. PER UTILITY COMPANY REQS
SINGLE DOOR	MECHANICAL ROOM	B003	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	MASTER KEY
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	D12	L	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	
SINGLE DOOR	RESIDENTIAL PARKING	P003	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	D12	L	3'-0"	7'-0"	METAL	METAL				Yes	
7														
SINGLE DOOR	STAIR	S11	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	EXIT DOOR. NOT LOCKABLE
SINGLE DOOR	BICYCLE STORAGE ROOM	B004	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	
SINGLE DOOR	CORRIDOR	C002	Interior	D12	B	3'-0"	7'-0"	METAL	METAL				Yes	EXIT DOOR. NOT LOCKABLE
SINGLE DOOR	GARDEN WTR ROOM	B009	Interior	D12	B	3'-0"	7'-0"	METAL	METAL				No	MASTER KEY. PER UTILITY COMPANY REQS
SINGLE DOOR	STORAGE	B002	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		0 HR		Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	D12	B	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	ELEVATOR ROOM	B006	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		No	MASTER KEY
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B002	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	
SINGLE DOOR	GARBAGE ROOM	B007	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	ADO REQUIRED
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	D12	B	3'-0"	7'-0"	METAL	METAL				Yes	
SINGLE DOOR	STORAGE	B016	Interior	D12	B	3'-0"	7'-0"	METAL	METAL		0 HR		Yes	
9														
OTHER SECTIONAL DOOR	RAMP	P005	Exterior	D17		20'-0"	7'-0"	METAL	METAL				Yes	
1														
OTHER SECTIONAL DOOR	PARKADE	P002	Interior	D17		20'-0"	7'-0"	METAL	METAL				Yes	
OTHER SECTIONAL DOOR	RESIDENTIAL PARKING	P003	Interior	D17		20'-0"	7'-0"	METAL	METAL				Yes	
3														
OTHER SECTIONAL DOOR	PARKADE	P002	Exterior	D23		10'-0"	8'-0"				1/4 HR		Yes	
5														
LEVEL 1														
SINGLE DOOR (ALUM.)	SUITE	104	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	103	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	107	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	108	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	109	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	STAIR	S11	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
SINGLE DOOR (ALUM.)	CARDING	L100	Interior	D03	B	3'-0 1/8" - 3 1/8"	8'-0 1/8"	METAL AL (MET-3)	METAL AL (MET-3)				Yes	HOLD-OPEN DEVICE
SINGLE DOOR (ALUM.)	SUITE	102	Exterior	D03	B	3'-8 1/2"	8'-7 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR. PANIC HARDWARE
9														
SINGLE DOOR	COMMON PATIO	L01	Exterior	D08		3'-0"	8'-0"	METAL	METAL					EXIT DOOR. PANIC HARDWARE
1														
SINGLE DOOR	MEWS	L02	Exterior	D08	B	3'-0"	8'-0"	METAL	METAL				Yes	ADO REQUIRED
SINGLE DOOR	MEWS	L02	Exterior	D08	B	3'-0"	8'-0"	METAL	METAL				No	EXIT DOOR. CARD READER ROUGH
SINGLE DOOR	MEWS	L02	Exterior	D08	B	3'-0"	8'-0"	METAL	METAL				Yes	EXIT DOOR. PANIC HARDWARE
3														
SINGLE DOOR	SUITE	103	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	102	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	MAILROOM	L104	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		No	MASTER KEY. PER CANADA POST REQS
SINGLE DOOR	OFFICE	L105	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	WASHROOM	L106	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				No	
SINGLE DOOR	ELEC. CL	M101	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	MASTER KEY. PER BC HYDRO REQS
SINGLE DOOR	LOCKERWM	K012	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	LOCKERWM	K012	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	SCH LOBBY	L100A	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	CARDING	L100	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	GUEST	B008	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				No	
SINGLE DOOR	RETAIL	R005	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				No	EXIT DOOR. CARD READER ROUGH IN
SINGLE DOOR	BIKE RM	B011	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
5														
SINGLE DOOR	SUITE	104	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	101	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	CORR.	L102	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	LOBBY	L101	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	LOCKERWM	M013	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	GRN. CL	K010	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	SERVICE CORRIDOR	K006	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	GARBAGE RM	K014	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	ADO REQUIRED
SINGLE DOOR	SERVICE CORRIDOR	K016	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	RETAIL	R007	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	EXIT DOOR. CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R006	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R004	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R003	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R002	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R001	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	STORAGE	X005	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame				No	
7														
SINGLE DOOR	STAIR	S13	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1 1/2 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11	B	3'-0"	7'-0"	METAL	METAL				Yes	EXIT DOOR. PANIC HARDWARE
SINGLE DOOR	LOBBY	L101	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1 1/2 HR		Yes	EXIT DOOR. PANIC HARDWARE
SINGLE DOOR	STAIR	S12	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1 1/2 HR		Yes	EXIT DOOR
SINGLE DOOR	CAFE	L103	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1 1/2 HR		Yes	
9														
ENTRY GATE TO MEWS	EXTERIOR		Exterior	D18		3'-0"	9'-0"	METAL	METAL				Yes	
1														
LEVEL 2														
DOUBLE DOOR	ELEC	M001	Interior	D06		6'-0"	7'-0"	METAL	METAL		1/4 HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	M002	Interior	D06		6'-0"	7'-0"	METAL	METAL		1/4 HR		No	PER BC HYDRO REQS
3														
SINGLE DOOR	SUITE	208	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	207	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	221	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	220	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	223	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	212	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	211	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	210	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	STORAGE ROOM	C202	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	STORAGE ROOM	L204	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	203	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	206	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
5														
SINGLE DOOR	SUITE	209	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	224	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	219	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	218	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	217	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	216	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	215	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	214	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	213	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	222	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	GRN. CL	L201	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	CORR.	C201	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	204	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	202	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	205	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
SINGLE DOOR	SUITE	201	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		1/4 HR		Yes	
7														
SINGLE DOOR	STAIR	S13	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S11	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11	B	3'-0"	7'-0"	METAL	METAL		1/4 HR		Yes	EXIT DOOR
9														
SINGLE DOOR	ROOF ACCESS	C202	Interior	D13		2'-0"	7'-0"	METAL	METAL		1/4 HR			
1														

DOOR SCHEDULE

DOOR ID.			DOOR DETAILS						FRAME DETAILS				ARCHITECTURAL REMARKS		
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	W	H	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	KEY FOB	COMMENTS
SLIDING GLASS DOOR	LIVING ROOM	S216	Interior	D16	L	6'-0"	6'-10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S214	Interior	D16	L	6'-0"	6'-10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S212	Interior	D16	L	6'-0"	6'-10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S215	Interior	D16	L	6'-0"	6'-10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S213	Interior	D16	L	6'-0"	6'-10"	Glass Panel	Wood Frame					
5														
LEVEL 3														
DOUBLE DOOR	ELEC	M001	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR			PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	M002	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR			PER BC HYDRO REQS
2														
SINGLE DOOR	SUITE	S15	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	S14	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	S13	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	S12	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	S11	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	308	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	307	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	310	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	303	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	302	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	306	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
4														
SINGLE DOOR	SUITE	316	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	317	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	318	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	VAN. CL	L302	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	319	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	320	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	321	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	309	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	304	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	305	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	301	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
6														
SINGLE DOOR	STAIR	S13	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S11	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
8														
SLIDING GLASS DOOR	BEDROOM	S13M	Interior	D16		6'-0"	6'-10"	Glass Panel	Wood Frame					
1														
SLIDING GLASS DOOR	BEDROOM	S13M	Interior	D16	B	6'-0"	6'-10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S317	Interior	D16		6'-0"	6'-10"	Glass Panel	Wood Frame					
2														
LEVEL 4														
DOUBLE DOOR	ELEC	M001	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	M002	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR		No	PER BC HYDRO REQS
2														
SINGLE DOOR	SUITE	414	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	413	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	412	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	411	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	408	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	407	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	401	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	403	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	402	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	406	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	415	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
4														
SINGLE DOOR	VAN. CL	L400	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	417	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	418	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	419	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	420	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	421	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	409	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	404	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		No	EXIT DOOR. CARD READER ROUGH IN
SINGLE DOOR	SUITE	405	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	410	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	416	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
6														
SINGLE DOOR	STAIR	S13	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
7														
SINGLE DOOR	STAIR	S13	Interior	D11		3'-0"	7'-0"	METAL	METAL		3/4 HR		Yes	EXIT DOOR
9														
SLIDING GLASS DOOR	LIVING ROOM	S418	Interior	D16		6'-0"	6'-10"	Glass Panel	Wood Frame					
1														
SLIDING GLASS DOOR	BEDROOM	S410M	Interior	D16	B	6'-0"	6'-10"	Glass Panel	Wood Frame					
3														
LEVEL 5														
DOUBLE DOOR	ELEC	M001	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	M002	Interior	D06		6'-0"	7'-0"	METAL	METAL		3/4 HR		No	PER BC HYDRO REQS
2														
SINGLE DOOR	ACCESS TO ROOF DECK	C503	Interior	D09		3'-0"	7'-0"	METAL	METAL					ADO REQUIRED
4														
SINGLE DOOR	SUITE	503	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	504	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	508	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	507	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	506	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	505	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	509	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	510	Interior	D10	L	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
5														
SINGLE DOOR	SUITE	520	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	511	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	512	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	513	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4 HR		Yes	
SINGLE DOOR	SUITE	514	Interior	D10	B	3'-0"	7'-0"	Wood Panel	Wood Frame		3/4

DOOR SCHEDULE IN UNITS

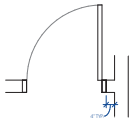
DOOR ID.			DOOR DETAILS							FRAME DETAILS			ARCHITECTURAL REMARKS	
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	WIDTH	HEIGHT	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	COMMENTS
LEVEL 1													
SINGLE DOOR	BEDROOM	102M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	102B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	102M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	102G	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	102	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	102D2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	102	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	102D3	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN2	102D2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	102D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
10													
SINGLE DOOR	BEDROOM	104M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	104M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	104D3	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B1	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	104	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	104M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	104M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	104	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	104G	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B2	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	104	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	104M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B1	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	104B2	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	104D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
18													
SLIDING POCKET DOOR	BATHROOM	104B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
SLIDING POCKET DOOR	BATHROOM	102B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
LEVEL 2													
SINGLE DOOR	BEDROOM	203M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	203B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	203M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	206	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	206D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	206	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	207D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	207	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	203B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	203M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	203	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	203B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	203B1	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	203D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
18													
SLIDING POCKET DOOR	BATHROOM	204B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
SLIDING POCKET DOOR	BATHROOM	202B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
LEVEL 3													
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	306D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	307D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	307	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	303	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B1	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	303D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
18													
SLIDING POCKET DOOR	BATHROOM	304B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
SLIDING POCKET DOOR	BATHROOM	302B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
1													
SLIDING GLASS DOOR	LIVINGROOM	306	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
SLIDING GLASS DOOR	LIVINGROOM	304	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
SLIDING GLASS DOOR	LIVINGROOM	302	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
SLIDING GLASS DOOR	LIVINGROOM	303	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
SLIDING GLASS DOOR	LIVINGROOM	301	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
5													
LEVEL 3													
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	306D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	307D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	307	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	303	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	303	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	307	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	308	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	309	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	310	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	311	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	306D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	307D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	307	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	303B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	303	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	303	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	307	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	308	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	309	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	310	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	311	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	309	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	310	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	308	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	309D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	310	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	311	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	303M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				

DOOR SCHEDULE IN UNITS

DOOR ID.			DOOR DETAILS							FRAME DETAILS			ARCHITECTURAL REMARKS	
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	WIDTH	HEIGHT	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	COMMENTS
SINGLE DOOR	LIVINGROOM	312	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	312M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	311B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	311D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	304M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	304B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	306M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	306	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	305	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	305	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	305M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	305B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
20													
SLIDING POCKET DOOR	BATHROOM	303B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
SLIDING POCKET DOOR	LIVINGROOM	310	Interior	315	R	2'-0"	6'-10"	Wood Panel	Wood Frame				
2													
SLIDING GLASS DOOR	BEDROOM	311M	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
1													
SLIDING GLASS DOOR	BEDROOM	310M	Interior	216	R	6'-0"	6'-10"	Glass Panel	Wood Frame				
SLIDING GLASS DOOR	LIVINGROOM	311	Interior	216	R	6'-0"	6'-10"	Glass Panel	Wood Frame				
2													
LEVEL 4													
SINGLE DOOR	BEDROOM	403M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	403B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	414B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	414M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	413B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	413M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	412B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	412M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	406M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	425	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	406	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	406D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	406	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	406B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	407M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	407	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	408	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	415	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	415M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	415	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	407	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	407D	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	407	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	417M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	417B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
18													
SINGLE DOOR	LIVINGROOM	419	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	419	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	420	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	420	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	418B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	420B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	420M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	420D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	410M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	410B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	404M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	404B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	402M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	402	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	402M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	421	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	411B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	407D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	408	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	416	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	415	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	415B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	407D	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
20													
SLIDING POCKET DOOR	BATHROOM	403B	Interior	315	R	2'-6"	6'-10"	Wood Panel	Wood Frame				
SLIDING POCKET DOOR	LIVINGROOM	410	Interior	315	R	2'-0"	6'-10"	Wood Panel	Wood Frame				
2													
SLIDING GLASS DOOR	LIVINGROOM	418	Interior	216	L	6'-0"	6'-10"	Glass Panel	Wood Frame				
1													
SLIDING GLASS DOOR	BEDROOM	404M	Interior	216	R	6'-0"	6'-10"	Glass Panel	Wood Frame				
1													
LEVEL 5													
SINGLE DOOR	BATHROOM	504B1	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
1													
SINGLE DOOR	BEDROOM	504M2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	504B2	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	507B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	512	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	504M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	515	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	507M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	508B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	513	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	513	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	514	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	514	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	506B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	506M	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	506B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
14													
LEVEL 6													
SINGLE DOOR	BATHROOM	602B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	602M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	607B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	607M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	615	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	602M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	610	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	610	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	606M1	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	606B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	606M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	614	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	614	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	611M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	611B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	602B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	602M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	604B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BEDROOM	604M	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	603B	Interior	204	L	2'-6"	6'-8"	Wood Panel	Wood Frame				
20													
SINGLE DOOR	LIVINGROOM	613	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	613	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	605	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	605B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	603B	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVINGROOM	609	Interior	204	R	2'-6"	6'-8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	609B	Interior	204

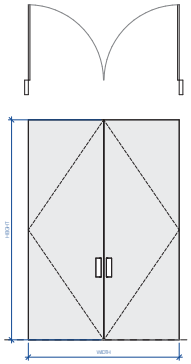
DOOR TYPES

NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION

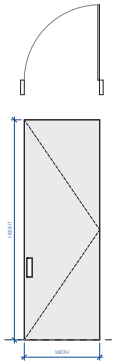


DOOR LOCATION - TYP.

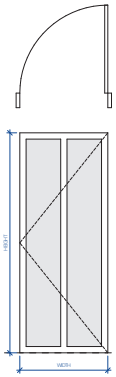
ALUMINUM STOREFRONT:



D01
STOREFRONT DOUBLE GLASS DOOR, TYP.
(LEVEL 1)



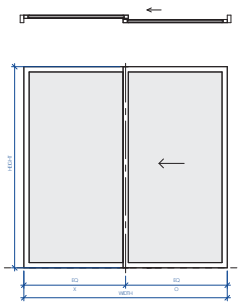
D02
STOREFRONT SINGLE GLASS DOOR, TYP.
(LEVEL 1)



D03
SINGLE GLASS DOOR, TYP.
(LEVEL 1,UNIT ENTRY)

VINYL SYSTEM:

NOTE: D04 - IS A PART OF VINYL GLAZING SYSTEM.
REFER TO A017 FOR SCHEDULE.

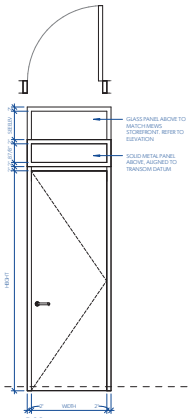


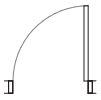
D04
VINYL SLIDING DOOR, TYP.
(LEVEL 3-6, BALCONIES)

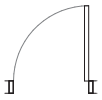
NOTE: **D05**
NOT IN USE

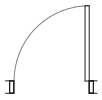
FLOOR LEVEL 0' - 0"

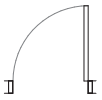
GENERAL:

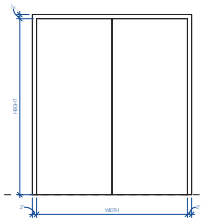




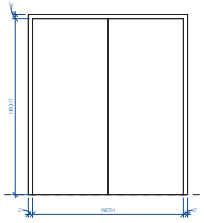




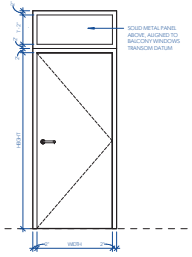




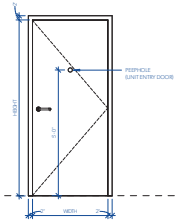
D06
DOUBLE DOOR, INT - TYP.
(LEVEL 0)



D07
DOUBE DOOR, INT - TYP.
(ELECTRICAL CLOSET)

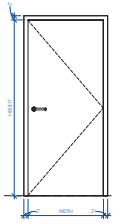


D08
SINGLE DOOR, EXT
(LEVEL 01 - STAIRCASE EXIT)

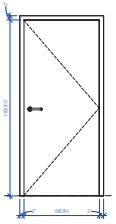


D09
SINGLE DOOR, EXT
(LEVEL 05 - ROOF DECK)

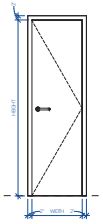
D10
SINGLE DOOR, INT - TYP.



D11
SINGLE DOOR, INT - TYP.
(STAIRCASE)



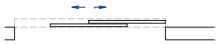
D12
SINGLE DOOR, INT - TYP.
(LEVEL 0)

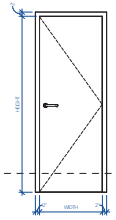


D13
SINGLE DOOR, INT
(ROOF ACCESS)

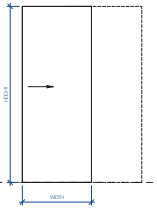
FLOOR LEVEL 0' - 0"

IN UNITS:

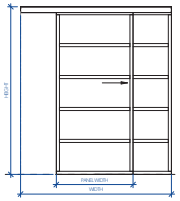




D14
SINGLE DOOR, INT - TYP.
(IN UNITS)

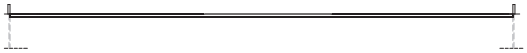


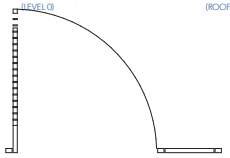
D15
SLIDING POCKET DOOR, INT - TYP.
(IN UNITS)

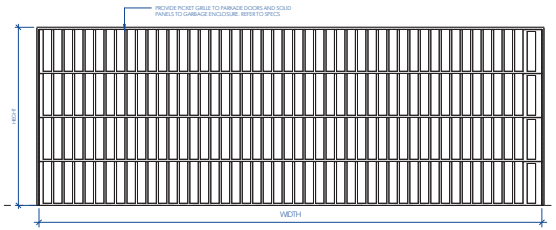


D16
SLIDING GLASS DOOR, INT - TYP.
(IN UNITS)

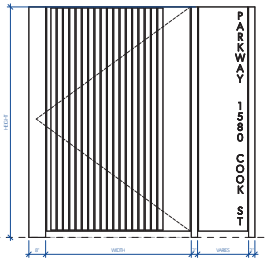
GATES:







D17
O/H SECTIONAL DOOR MOTOR OPERATED
(PARKADE & GARBAGE ROOM)



D18
MAIN ENTRY GATE
(ENTRY TO RESIDENTIAL MEWS)
REFER TO A213

FLOOR LEVEL 0' - 0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

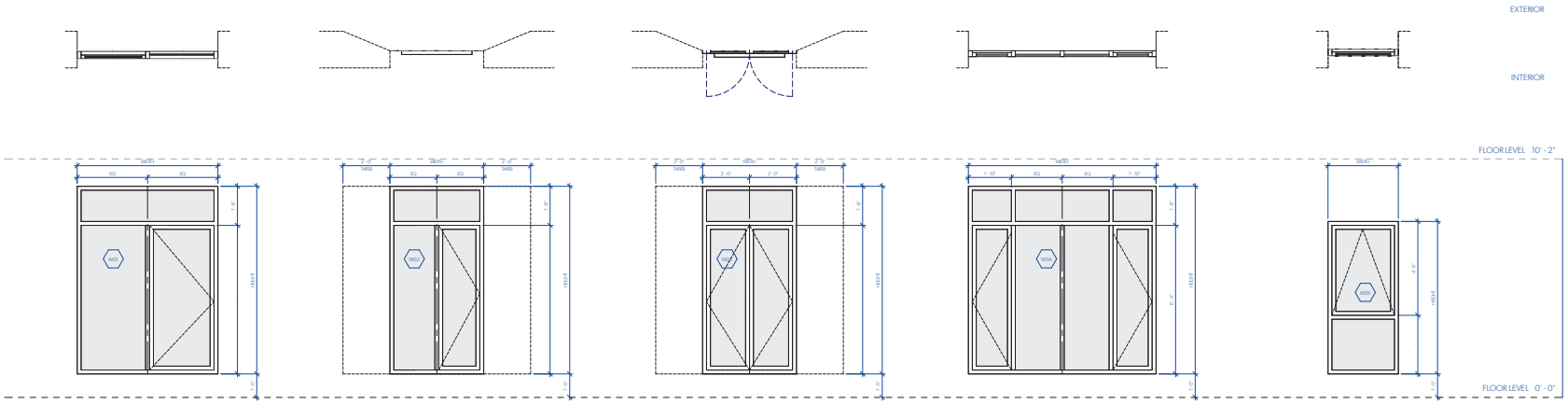
TIME STAMP 2021-01-29 10:10:08 PM

DOOR TYPES

A014

VINYL PUNCHED WINDOWS SCHEDULE

NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION



W01
TYPICAL PUNCHED WINDOW
6'-0" wide

W02
TYPICAL PUNCHED WINDOW
- LEFT/ LEFT & RIGHT / NO TAPER
4'-0" wide

W03
TYPICAL PUNCHED INSWING JULIET
- LEFT/ LEFT & RIGHT / NO TAPER
4'-0" wide

W04
TYPICAL WIDENED WINDOW IN MEWS
8'-0" wide

W05
TYPICAL PUNCHED WINDOW
3'-0" wide

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15_A015a.dwg

WINDOW SCHEDULE

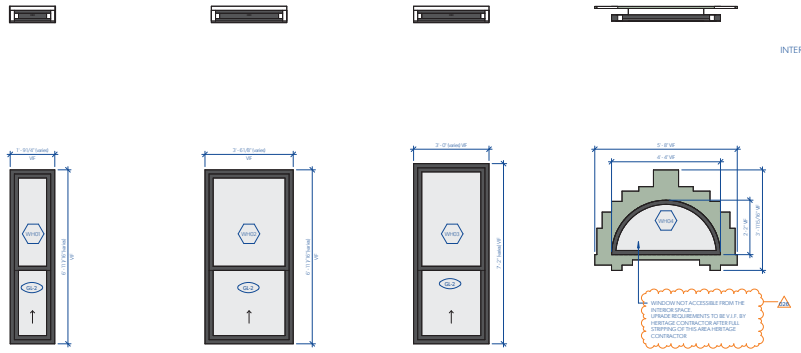
A015a

HERITAGE WINDOWS SCHEDULE

NOTES:
ALL DIMENSIONS TO BE VERIFIED IN FIELD
REFER TO LEVEL 02 FLOOR PLAN A102 FOR LOCATION

EXTERIOR

INTERIOR



WH01
TYPICAL SIDE WINDOW IN BAY

WH02
TYPICAL CENTRAL WINDOW IN BAY

WH03
HERITAGE PUNCHED WINDOW

WH04
HERITAGE HALF MOON WINDOW

NOTES:
ALL HUNG WINDOWS ON L2 TO BE RESTRICTED TO NOT OPEN GREATER THAN 4".
GLASS IN THESSE UNITS TO MEET REQUIREMENTS FOR GUARDS PER BCBC.

EXTERIOR

INTERIOR

WHS-1
HERITAGE TYPICAL BAY WINDOW

TOTAL: 12

WHS-2
HERITAGE CORNER BAY WINDOW

TOTAL: 1

GENERAL NOTES - HERITAGE WINDOW RETENTION

1. WINDOW SILLS SHOULD BE EXAMINED TO ENSURE THAT IT SLOPES DOWNWARD AWAY FROM THE BUILDING AND ALLOWS WATER TO DRAIN OFF. ANY CONDITIONS, INCLUDING POOR ORIGINAL DESIGN, WHICH PERMIT WATER TO COME IN CONTACT WITH THE WOOD OR TO PUDDLE ON THE SILL MUST BE CORRECTED.
2. ALL WINDOWS - INTERIOR AND EXTERIOR PAINT REMOVAL, REMOVAL AND REPAIR OF SASH, REGLAZING WHERE NECESSARY, REPAIR FRAME, WEATHER STRIPPING AND REINSTALLATION OF THE SASH AND REPAINTING.
3. FRAMES - REPAIR ALL AREAS WITH SPLIT WOOD AND REPLACE DECAYED PARTS AS REQUIRED TO MATCH ORIGINAL.
4. OPERATING SYSTEM - WINDOWS WITH COUNTER-WEIGHT SYSTEMS SHALL BE REPAIRED TO ORIGINAL OPERATING FUNCTION. MISSING WEIGHTS AND SASH CORDS OR CHAINS SHALL BE REPLACED. MISSING OR DETERIORATED SASH CORDS SHALL BE REPLACED WITH NEW COTTON / POLYPROPYLENE CORD RATED FOR SASH WEIGHT
5. WEATHERSTRIPPING AND MOLDINGS - WEATHERSTRIPPING SHALL BE INSTALLED ON ALL OPERABLE SASH.
6. REPAIR GLAZING PUTTY FOR CRACKED, LOOSE, OR MISSING SECTIONS.
7. HARDWARE - EXISTING HARDWARE WHICH IS IN GOOD CONDITION SHALL BE REUSED UNLESS OTHERWISE NOTED. REUSED EXISTING HARDWARE SHALL BE STRIPPED OF PAINT DOWN TO BARE METAL. NEW HARDWARE TO MATCH ORIGINAL SHALL BE FURNISHED AND INSTALLED WHERE ORIGINAL IS MISSING OR BEYOND REPAIR.
8. ALL WINDOW UNITS ON LEVEL 2 TO BE UPGRADED WITH INSULATED GLAZING UNITS (IGU) WITH LOW-E COATING. REFER TO SPECS AND ENERGY MODEL FOR DETAILS..

A006

WINDOW SCHEDULE _ HERITAGE

TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAME MATERIAL	FRAME FINISH	GLTYPE
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-0"	8'-11 3/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-0 1/8"	9'-11 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-0 3/8"	9'-11 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1"	9'-0 7/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1"	9'-0 7/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 1/8"	9'-0 15/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 15/16"	9'-0 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 15/16"	9'-0 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 13/16"	9'-0 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 13/16"	9'-0 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-2 3/16"	9'-1 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-2 5/16"	9'-1 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 15/16"	9'-0 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 15/16"	9'-0 11/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH01-26							
WH02	1'-11 3/16"	6'-11 7/8"	2'-1 5/16"	9'-0 11/16"	Wood	PS	GL1
WH02	1'-6 1/8"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 11/16"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-0 7/16"	9'-11 1/2"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2 3/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	1'-6 1/8"	6'-11 7/8"	2'-2"	9'-0 11/16"	Wood	PS	GL1
WH02-13							
WH03	2'-7 1/2"	5'-11 7/8"	1'-11 5/8"	8'-0 11/16"	Wood	PS	GL-2
WH03	2'-7 1/2"	7'-2"	1'-11 5/8"	9'-1 5/8"	Wood	PS	GL-2
WH03	3'-3 5/16"	7'-2 3/16"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03	3'-3 5/16"	7'-2 3/16"	2'-0 3/16"	9'-2"	Wood	PS	GL-2
WH03	3'-5 5/16"	6'-10 1/2"	2'-4 9/16"	9'-3 1/4"	Wood	PS	GL-2
WH03	3'-5 5/16"	7'-2 1/2"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03	3'-5 5/16"	7'-2 3/16"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03-7							
WH04	4'-9 7/8"	2'-6 5/16"	5'-2 3/16"	7'-8 1/2"	Wood	PS	GL1
WH04-1							

NOTE:
REFER TO GENERAL FLOOR PLANS - A100-A106 FOR LOCATION

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL COR NICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

2021-12-10

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DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

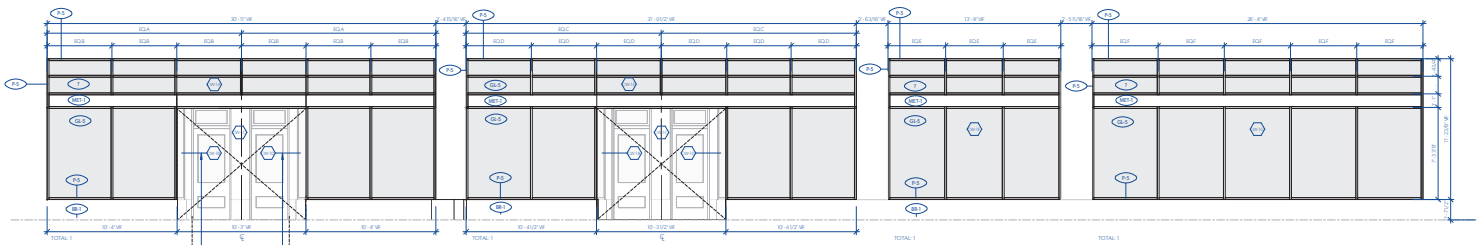
TIME STAMP 2021-11-15_9:15:45 PM

HERITAGE WINDOW SCHEDULE
A015b

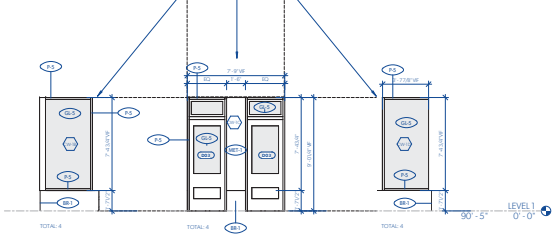
HERITAGE BUILDING:

NOTES:
ALL DIMENSIONS TO BE VERIFIED ON SITE
REFER TO LEVEL 01 FLOOR PLAN A101 FOR LOCATION

PRESERVE AND REPAIR EXISTING ORIGINAL WOOD STOREFRONT FRAME AND TRANSOM. REHABILITATE NON-ORIGINAL STOREFRONT FRAMES BELOW TRANSOM TO WOOD AND PREP FOR INSTALLATION OF NEW CANOPY. REFER TO SPECS AND DETAILS.



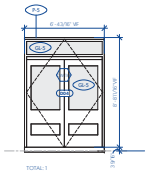
1 CW-1A, CW-1E, CW-1F, CW-1G
1/4" = 1'-0"



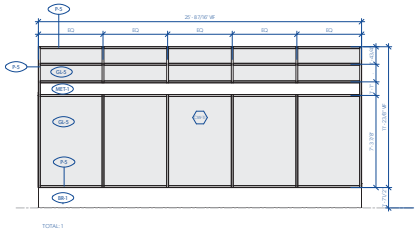
2 CW-1B
1/4" = 1'-0"

3 CW-1C
1/4" = 1'-0"

4 CW-1D
1/4" = 1'-0"



5 CW-1H
1/4" = 1'-0"



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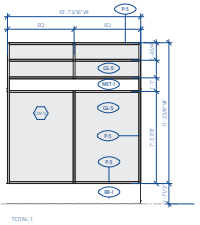
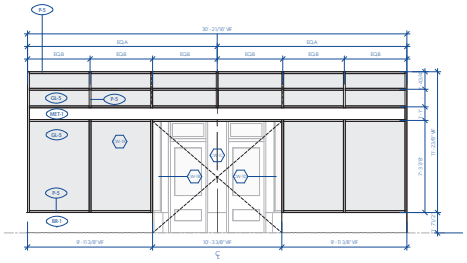
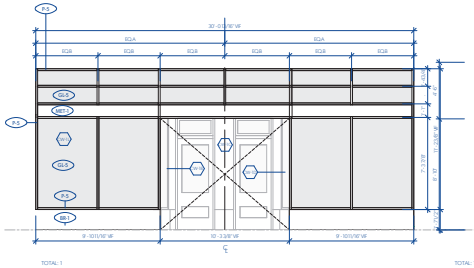
1/4" = 1'-0"



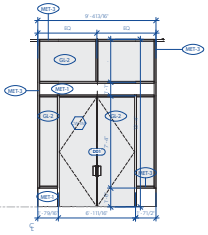
7 CW-1J
1/4" = 1'-0"



8 CW-1K
1/4" = 1'-0"



9 CW-1L
1/4" = 1'-0"



10 CW-1M
1/4" = 1'-0"

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
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	MET-1	DARK METAL
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	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
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ISSUES

SHEET DATE 11/15/2021

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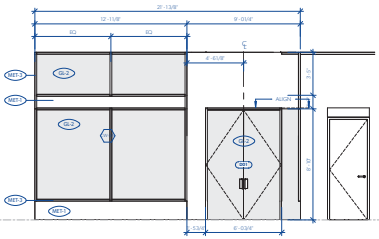
HERITAGE STOREFRONT SCHEDULE

A016a

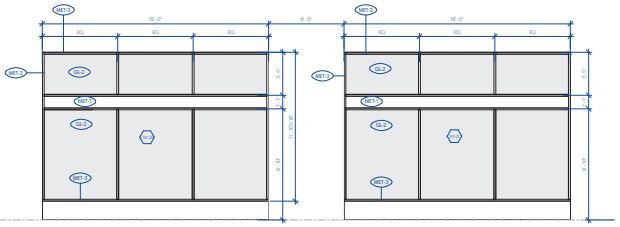
ALUMINUM STORFRONT:

NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION



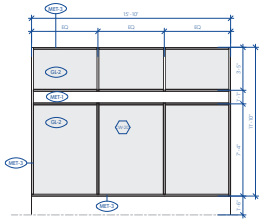
TOTAL: 1

1 CW-2A, CW-2B, CW-2C
1/4" = 1'-0"



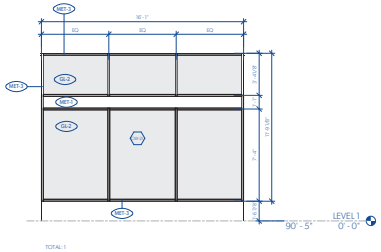
TOTAL: 1

TOTAL: 1



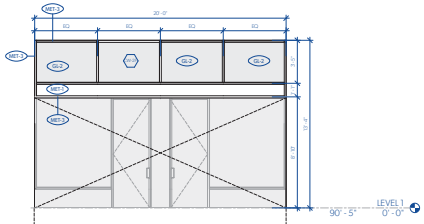
TOTAL: 1

2 CW-2D
1/4" = 1'-0"



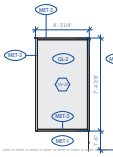
TOTAL: 1

3 CW-2I
1/4" = 1'-0"



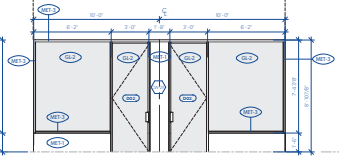
TOTAL: 1

4 CW-2H
1/4" = 1'-0"



TOTAL: 1

5 CW-2E
1/4" = 1'-0"



TOTAL: 1

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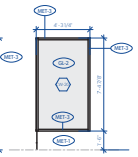
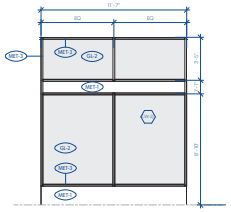
1/4" = 1'-0"



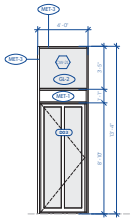
TOTAL: 1

7 CW-2G
1/4" = 1'-0"



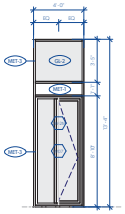
TOTAL: 1

8 CW-2J
1/4" = 1'-0"



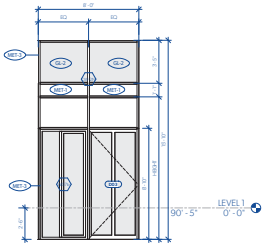
TOTAL: 7

9 CW-2L TYP.
1/4" = 1'-0"



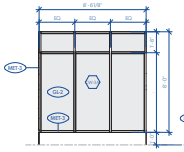
TOTAL: 13

10 CW-2M TYP.
1/4" = 1'-0"



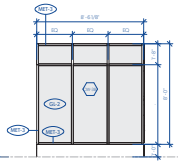
TOTAL: 1

11 CW-2N
1/4" = 1'-0"



TOTAL: 1

12 CW-3A
1/4" = 1'-0"



TOTAL: 1

13 CW-3B
1/4" = 1'-0"

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EQUAREDS
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
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	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
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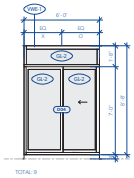
ALUMINUM STOREFRONT SCHEDULE

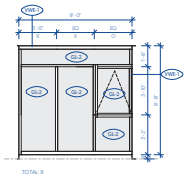
A016b

VINYL GLAZING SYSTEM SCHEDULE:

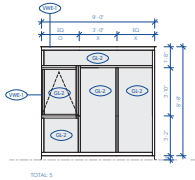
NOTE: REFER TO GENERAL PLANS A103-106 FOR LOCATION
REFER TO A014 - DOOR TYPES FOR VINYL DOOR DETAILS



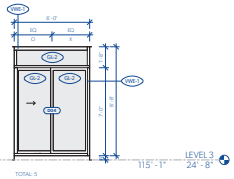
1 WS-1L TYP.
1/4" = 1'-0"



2 WS-2L TYP.
1/4" = 1'-0"

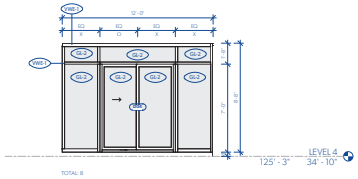


3 WS-2R TYP.
1/4" = 1'-0"

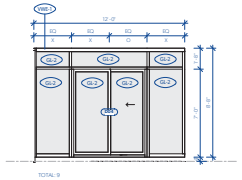


4 WS-1R TYP.
1/4" = 1'-0"

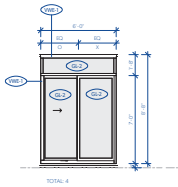
NOTE: WS-3
NOT IN USE



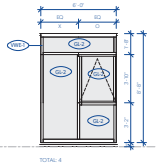
5 WS-4L TYP.
1/4" = 1'-0"



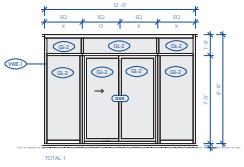
6 WS-4R TYP.
1/4" = 1'-0"



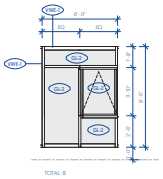
7 WS-5
1/4" = 1'-0"



8 WS-6
1/4" = 1'-0"



9 WS-7
1/4" = 1'-0"



10 WS-8
1/4" = 1'-0"

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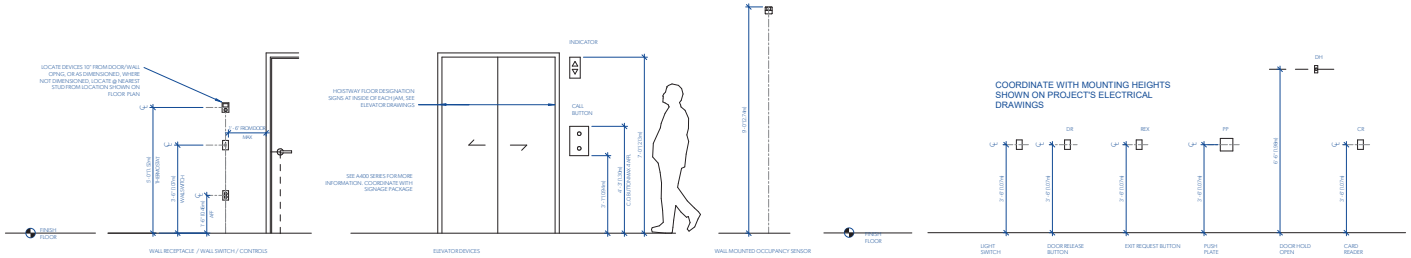
ISSUES

SHEET DATE 11.05.2020

TIME STAMP 2021-11-15, 8:15:05 PM

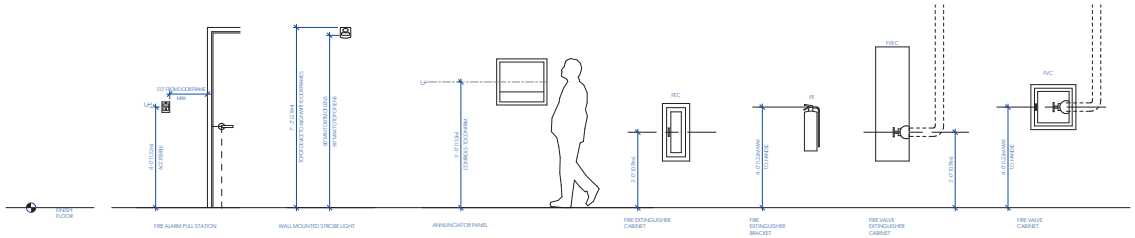
VINYL GLAZING SYSTEMS SCHEDULE

A017

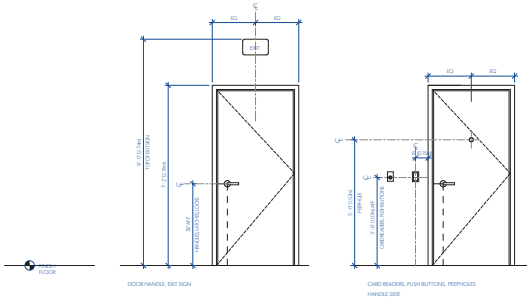


1 CONTROLS & ELECTRICAL DEVICE MOUNTING HEIGHTS
1/2" = 1'-0"

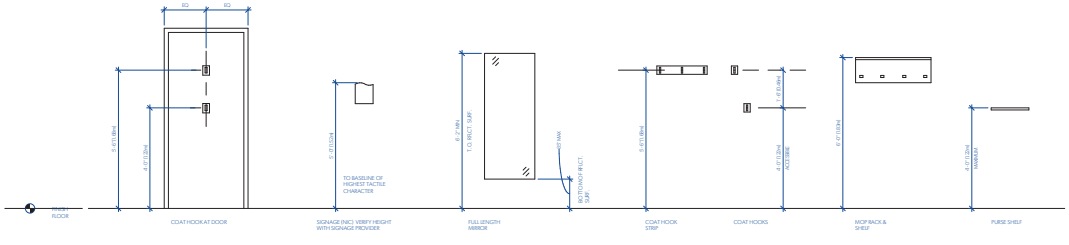
2 CONTROL / SIGNALS
1/2" = 1'-0"



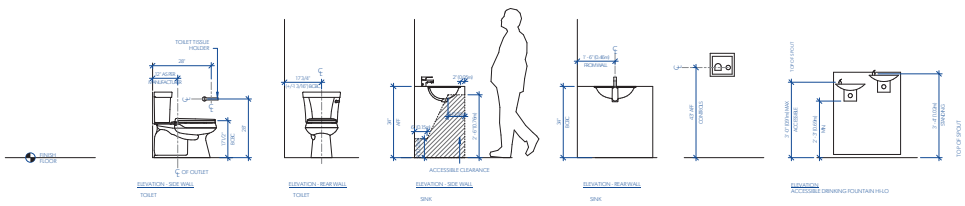
3 LIFE SAFETY
1/2" = 1'-0"



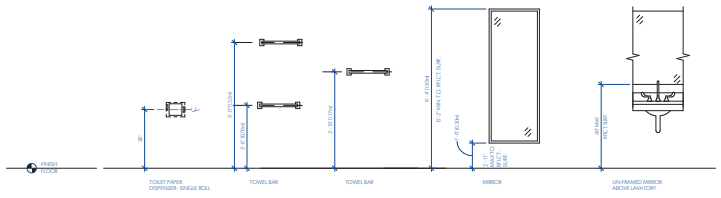
4 DOOR HARDWARE & SIGNAGE MOUNTING HEIGHTS
1/2" = 1'-0"



5 MISCELLANEOUS EQUIPMENT / ACCESSORIES
1/2" = 1'-0"



6 PLUMBING FIXTURE MOUNTING HEIGHTS
1/2" = 1'-0"



7 WASHROOM ACCESSORES
1/2" = 1'-0"

GENERAL NOTES - MOUNTING HEIGHTS

1. VERTICAL DIMENSIONS SHOWN ON INTERIOR ELEVATION SHEETS (A800.SERIES) INDICATE A DEVIATION FROM TYPICAL MOUNTING HEIGHTS SHOWN HERE.
2. ALL DIMENSIONS SHOWN HERE ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE
3. ELECTRICAL RECEPTACLES, COMMUNICATION OUTLETS, AND OTHER OUTLETS ARE SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR LOCATION AND COORDINATION WITH OTHER WORK. SEE ELECTRICAL AND MECHANICAL DRAWINGS AS WELL AS THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. SEE DETAILS FOR PARTITION BACKING PLATE REQUIREMENTS FOR ALL WALL MOUNTED ITEMS.
5. COORDINATE 'GROUPING' OF OUTLETS AND SWITCHES PRIOR TO ROUGH-IN WITH FURNITURE AND CASEWORK ARRANGEMENTS.
6. COORDINATE 'GROUPING AND ARRANGEMENT' OF ALL DEVICES PRIOR TO ROUGH IN WHERE MOUNTING HEIGHTS ARE THE SAME FOR (2) OR MORE DEVICES IN THE SAME LOCATION.
7. REFER TO INTERIOR DESIGN SPECS FOR ADDITIONAL INFORMATION WITH REGARDS TO TOILET ACCESSORIES AND FIXTURES.

NOTES - ACCESSIBLE MOUNTING HEIGHTS

1. CONTROLS
   - ALL CONTROLS FOR BUILDING OCCUPANTS BETWEEN 18" AND 43" AFF.
   - CONTROLS AND OBJECTS SHALL BE PLACED AT LEAST 18" AWAY FROM INSIDE CORNERS OF WALLS
2. DOORS
   - DOOR OPERATORS, CALL BOXES, SWITCHES, CONTROLS MIN 36" X 54" CLEAR FLOOR OR GROUND SPACE
   - SENSORS, PUSH CONTROL BUTTONS, CARD READERS, ECT AT 42" AFF
   - HANDLES, PULLS, LATCHES, LOCKS, ETC 39" AFF
   - ACCESSIBLE LOCKERS LOCATED WITHIN 18" TO 43" RANGE AFF
3. OUTLETS
   - OUTLETS AND OTHER OBJECTS AT CONSISTENT HEIGHT OF 12" AFF MEASURED TO CL OF OUTLET
4. COUNTERS
   - 30" MIN KNEE SPACE UNDER COUNTERS AND TABLES WHERE POSSIBLE
5. ELEVATORS
   - HALL CALL BUTTONS LOCATED WITH DOWN BUTTON CENTERED AT 35" AFF
   - UP BUTTON NOT LOCATED MORE THAN 43" AFF
   - ELEVATOR HANDRAILS AT 32" AFF - ALL WALLS EXCEPT DOOR + CONTROLS
6. WASHROOMS
   - TOILET SEATS AT 18" AFF
   - CENTERLINE OF TOILET TO 17" CL FROM WALL
   - GRAB BARS WITH CENTERLINE 34" AFF
   - SHOWER SEATS AT 18" AFF
   - SHOWER CONTROLS AT 43"
   - TOILET PAPER DISPENSERS AT 29" AFF BELOW GRAB BARS AND OUT FROM FRONT EDGE OF TOILET 8" TO CL
   - FIXTURES (HAND DRYERS, PAPER TOWEL HOLDERS, SOAP DISPENSERS) CONTROLS AT 43" AFF
   - RECESSED HAND DRYER NOT TO PROTRUDE MORE THAN 4"
   - MIRRORS WITH BOTTOM EDGE NO HIGHER THAN 35" AFF
7. SIGNAGE
   - BASE OF ALL RAISED TEXT AND BRAILLE LOCATED BETWEEN 48" - 60" AFF
   - TACTILE EXIT SIGNS WHERE VISUAL EXIT SIGNS REQUIRED, ADJACENT TO LATCH SIDE OF DOOR AT 48" - 60" HIGH
8. KITCHENS
   - MICROWAVE DOOR CONTROLS AT HEIGHT NOT EXCEEDING 43"
   - AT COUNTER, SINK FAUCET CONTROLS LOCATED WITHIN 20" OF FRONT EDGE OF COUNTER
   - SELF-SERVING SHELVES AND DISPENSING DEVICES AT MAX HEIGHT OF 33"
9. ACCESSIBILITY REQUIREMENTS AS PER BC BUILDING CODE 2018.

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2021-12-10

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PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

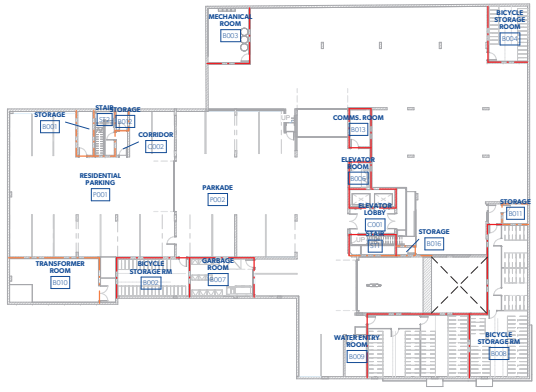
SHEET DATE 12/29/2020
TIME STAMP 2021-01-29 10:10:08 PM

TYP. DEVICE & FIXTURE MOUNTING HEIGHT

A018

FIRE RATING LEGEND

1 HOUR
1.5 HOUR
2 HOUR

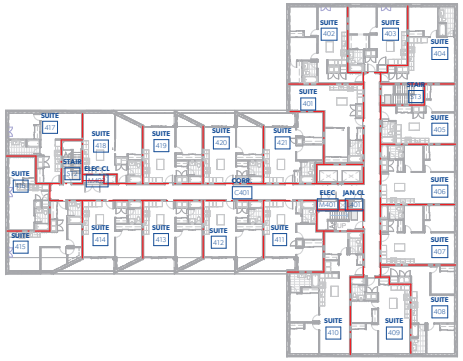


1 LEVEL 0 - CODE
A022 1" = 20'-0"

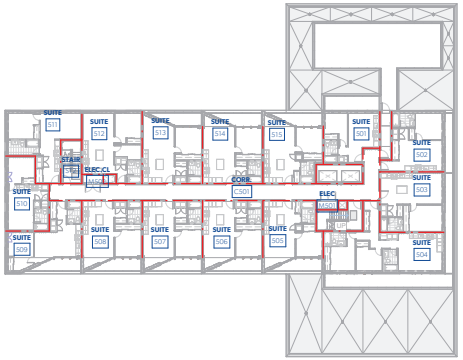
2 LEVEL 1 - CODE
A016a 1" = 20'-0"

3 LEVEL 2 - CODE
A016b 1" = 20'-0"

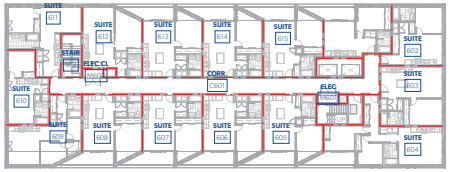
4 LEVEL 3 - CODE
A017 1" = 20'-0"



5 LEVEL 4 - CODE
A017 1" = 20'-0"



6 LEVEL 5 - CODE
A017 1" = 20'-0"



7 LEVEL 6 - CODE
A017 1" = 20'-0"

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29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
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2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.29.20

TIME STAMP 2021-01-05, 8:00:06 PM

CODE DIAGRAMS - PLANS

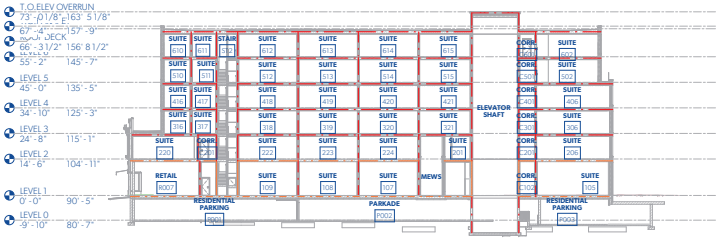
A021

FIRE RATING LEGEND

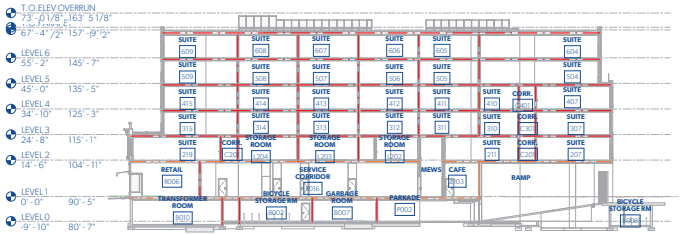
1 HOUR

1.5 HOUR

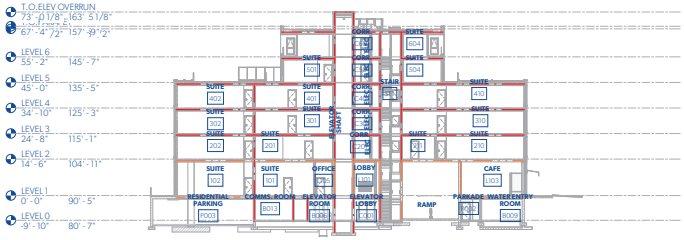
2 HOUR



1 SECTION N-S - FIRE SEPARATION DIAGRAM
A107 1" = 20'-0"



2 SECTION N-S - FIRE SEPARATION DIAGRAM II
A107 1" = 20'-0"



3 SECTION E-W - FIRE SEPARATION DIAGRAM III
A107 1" = 20'-0"

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PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
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ISSUES

SHEET DATE 11.05.2021

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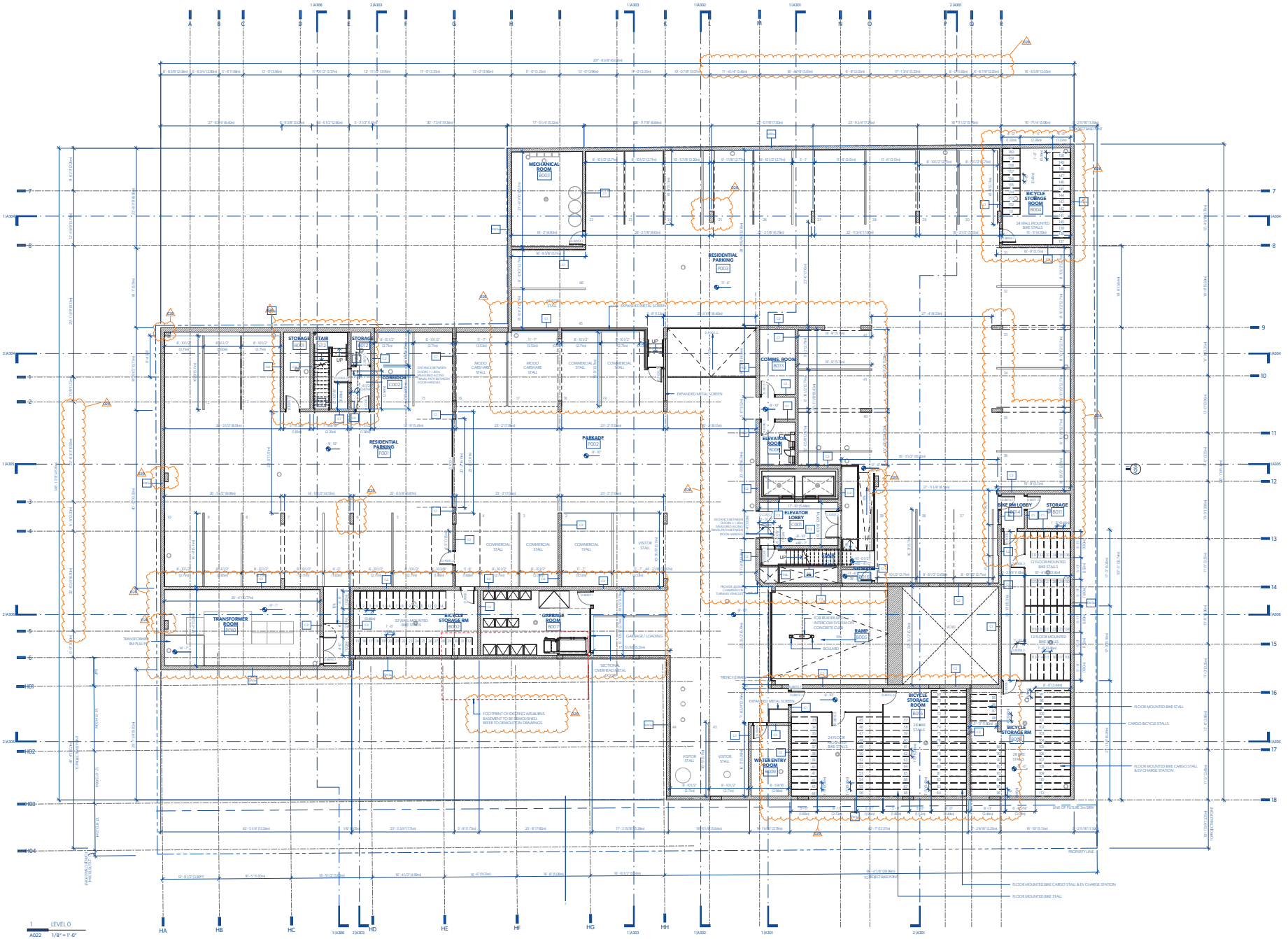
CODE DIAGRAMS - SECTIONS

A022



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PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
28	2021/11/15	BP RESUBMISSION
23	2021/10/04	STRUCTURAL COORD.
22	X/X/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
15	2020/09/24	STRUCT REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/04	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

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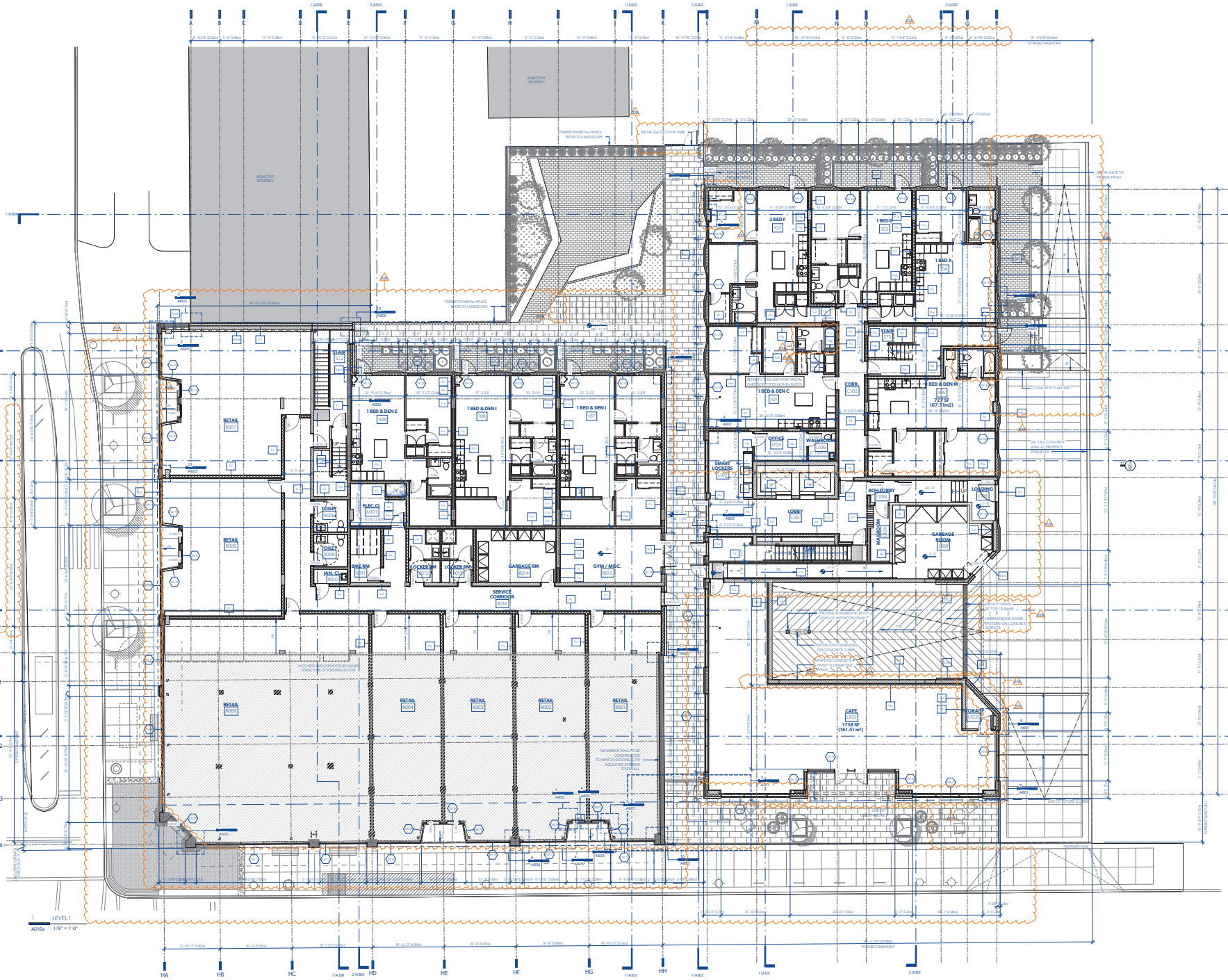
LEVEL 0 FLOORPLAN

A100



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29TH JANUARY 2021

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PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
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23	2021/10/04	STRUCTURAL COORD.
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18	2020/11/20	PRE-IFT PROGRESS SET
15	2020/09/24	STRUCT REVISIONS
9	2020/08/07	VALUE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
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1	2019/07/29	30% CD
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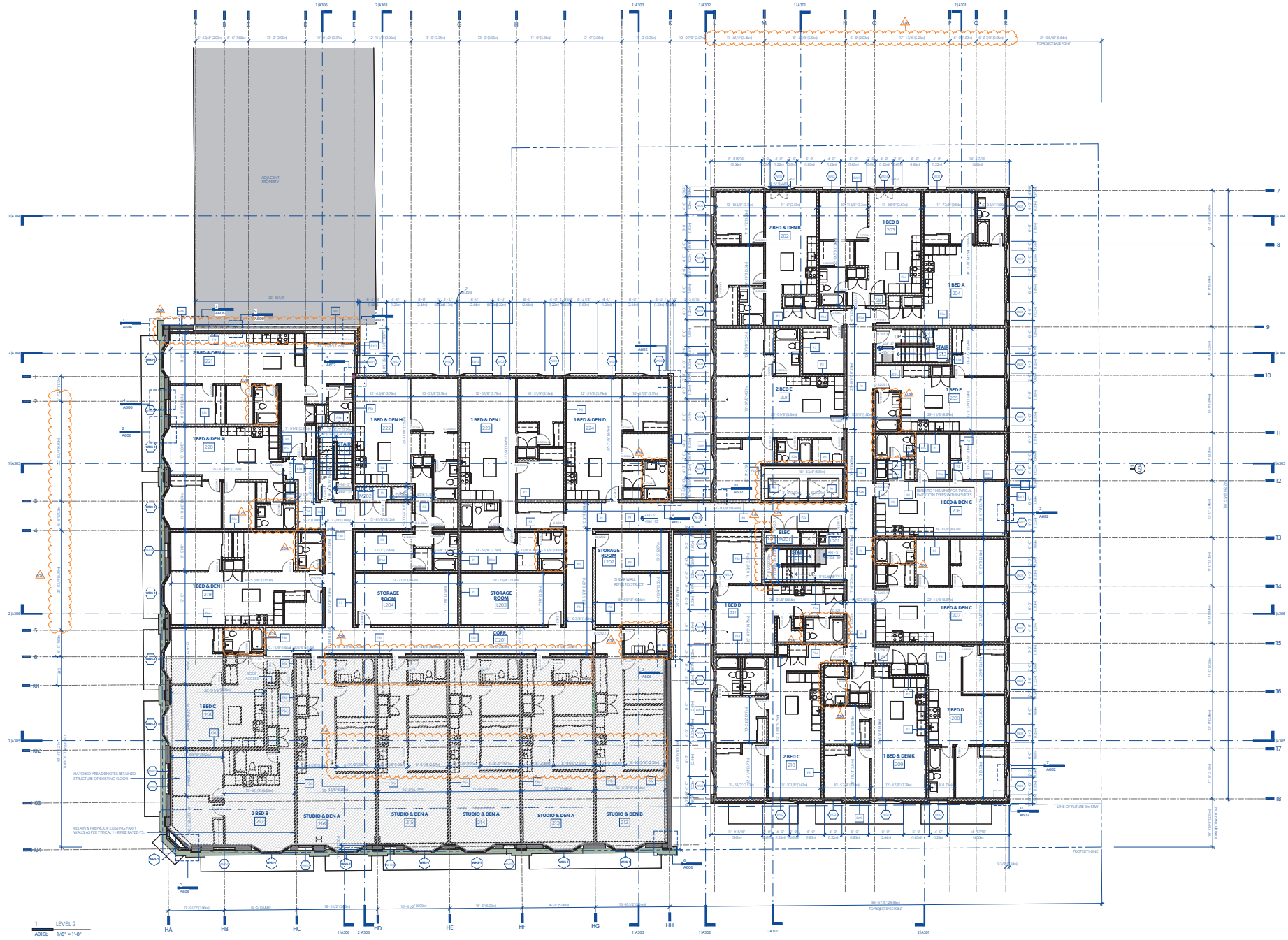
ISSUES

SHEET DATE 11/29/2021

TIME STAMP

LEVEL 1 FLOORPLAN

A101



1 LEVEL 2
A016b 1/8" = 1'-0"

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ISSUES

SHEET DATE 11/15/2021

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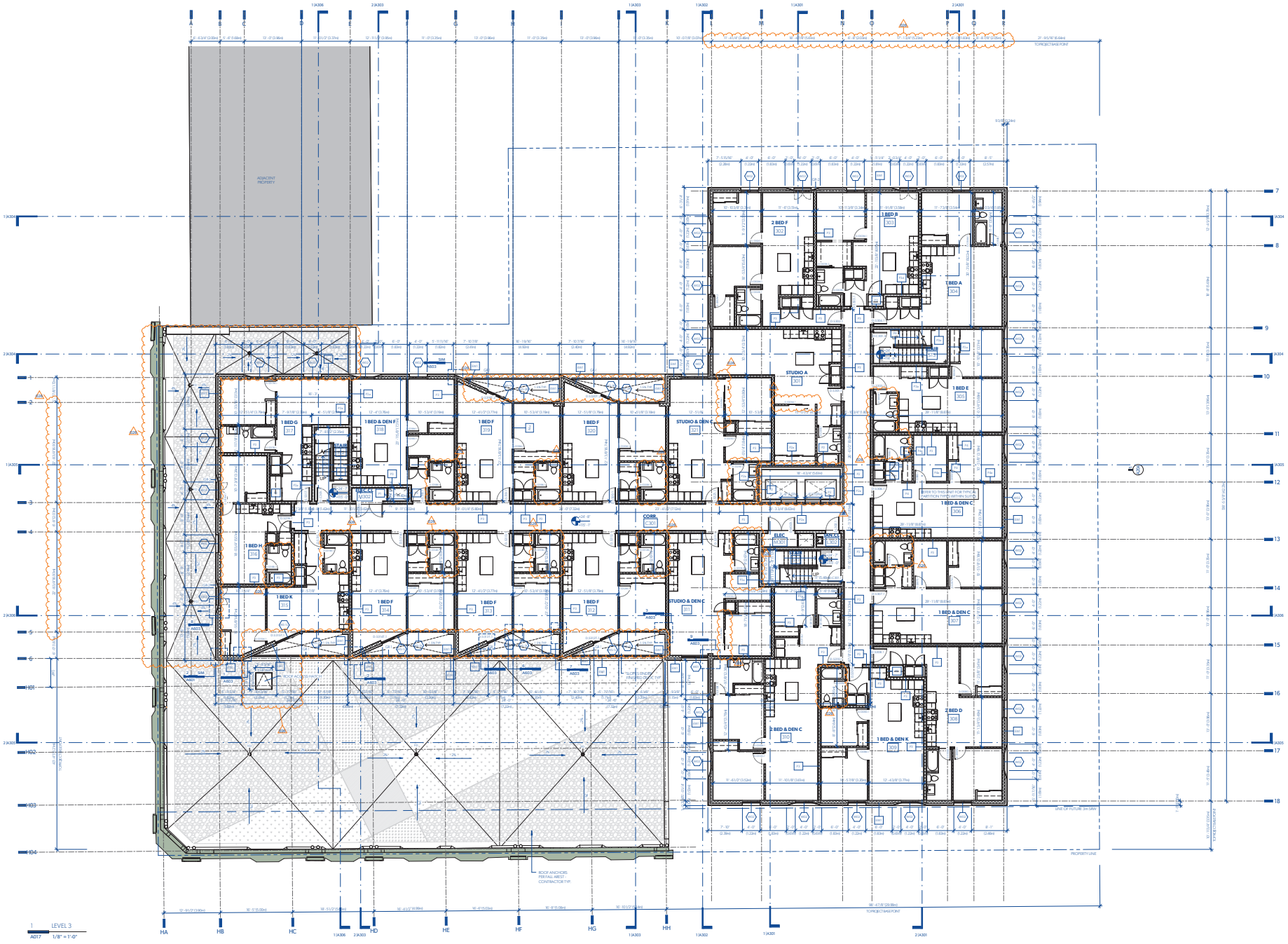
LEVEL 2 FLOORPLAN

A102



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BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
29	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE.
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
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1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

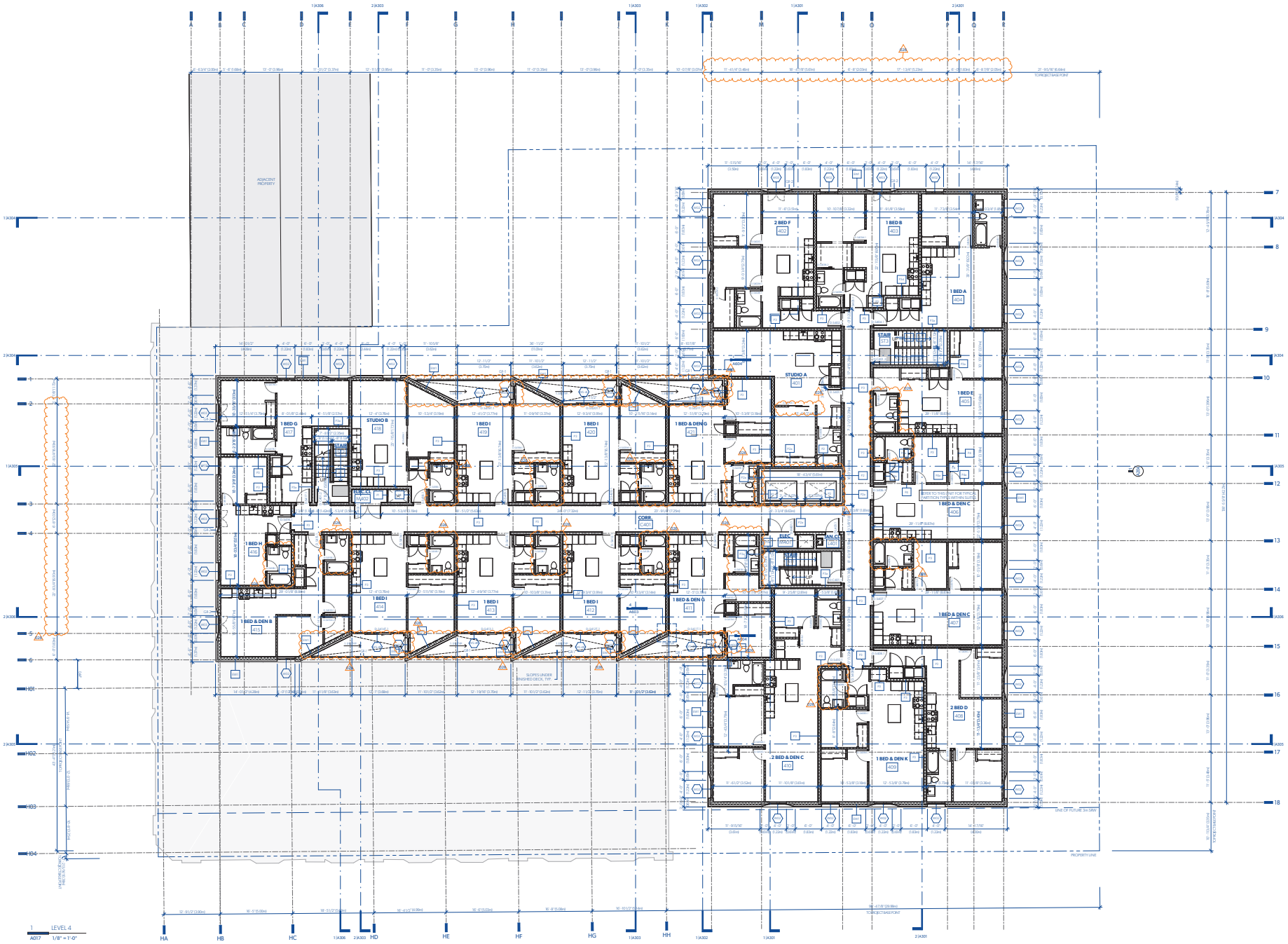
ISSUES

SHEET DATE 11.15.2021

TIME STAMP 2021-11-24 4:35:08 PM

LEVEL 3 FLOORPLAN

A103



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29TH JANUARY 2021

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26	2021/11/15	BP RESUBMISSION
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1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

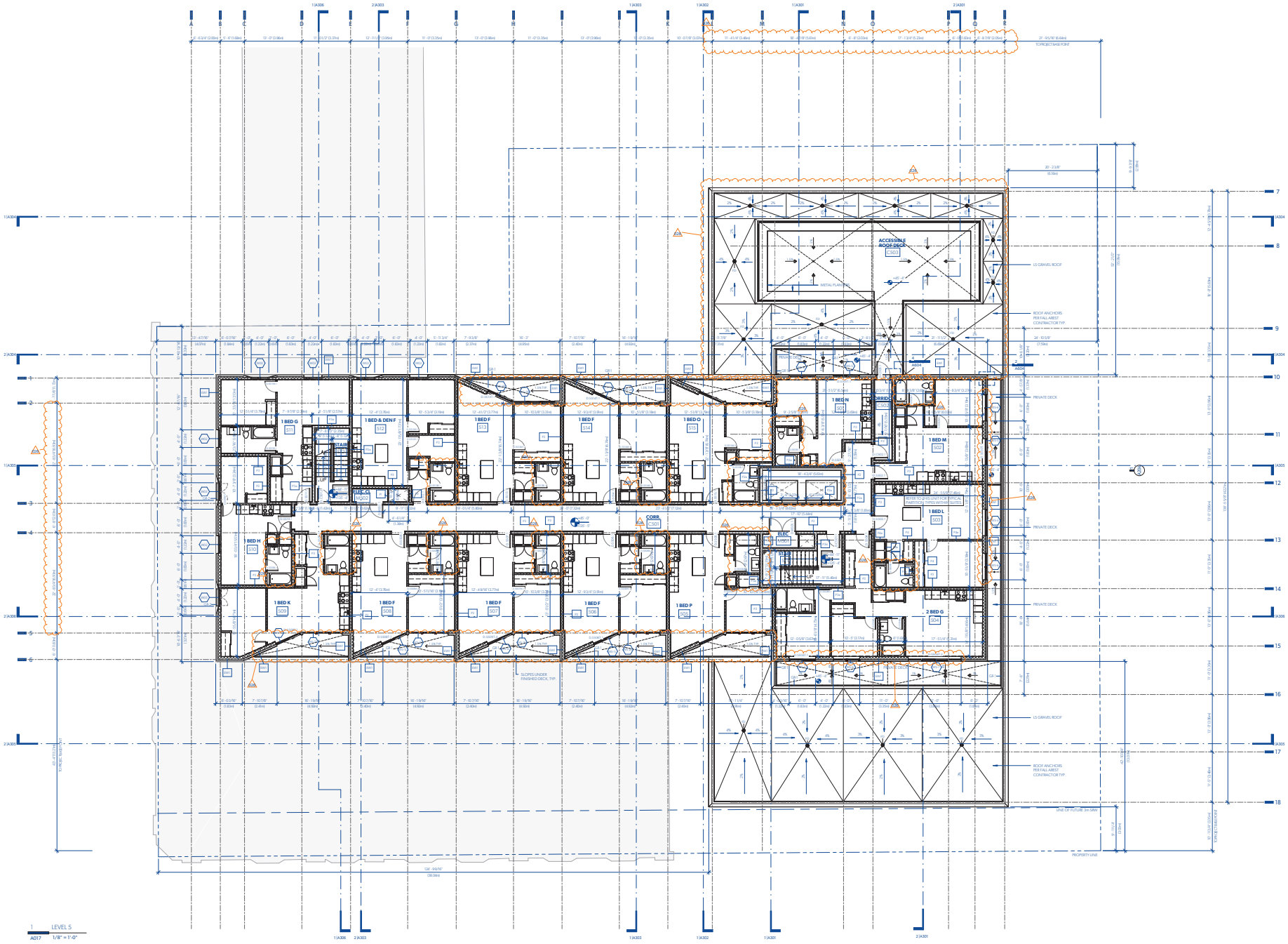
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 4:36:16 PM PST

LEVEL 4 FLOORPLAN

A104



1 LEVEL 5
AD17 1/8" = 1'-0"

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

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PRIMEX INVESTMENTS

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26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
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1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

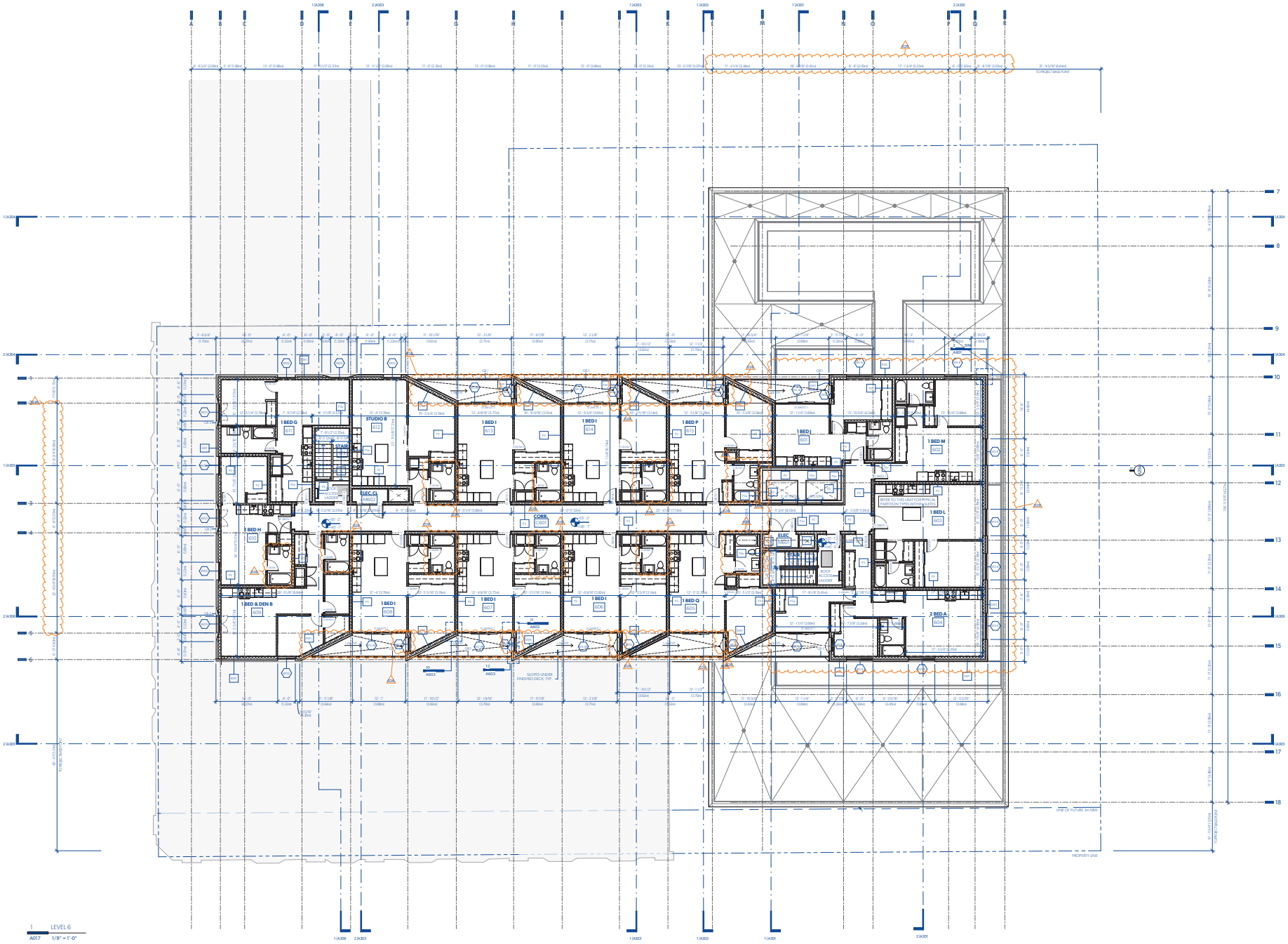
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 4:35:28 PM

LEVEL 5 FLOORPLAN

A105



1 LEVEL 6
A017 1/8" = 1'-0"

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19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING.
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3	2019/11/18	90% CD COORD.
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1	2019/07/29	30% CD
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ISSUES

SHEET DATE 11/15/2021

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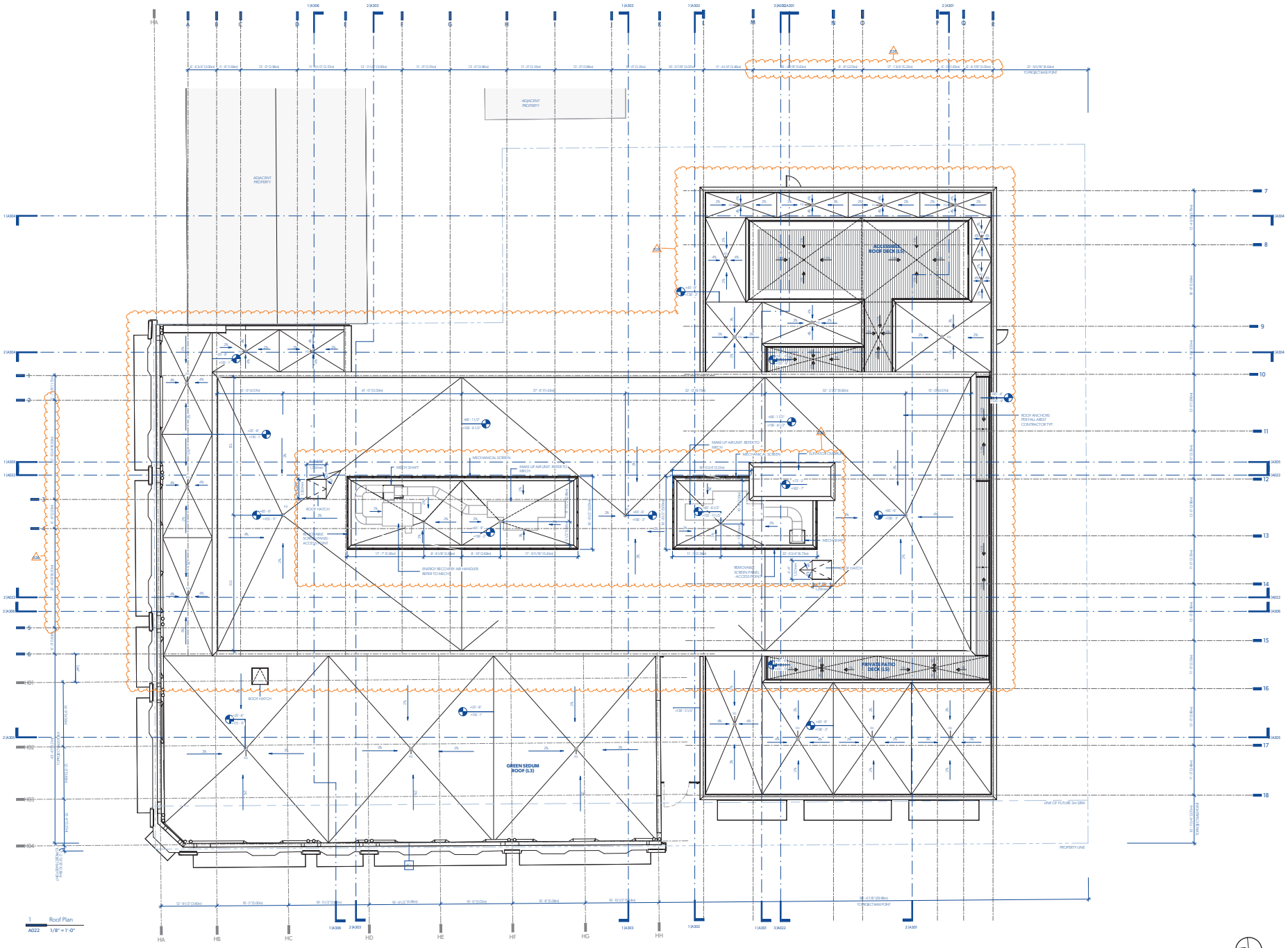
LEVEL 6 FLOORPLAN

A106



1 Roof Plan
A022 1/8" = 1'-0"

MGA

Michael Green Architecture Inc.

1535 W 3rd Ave
Vancouver, BC
V6J 1J8

Phone | 1-604-336-4770

2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

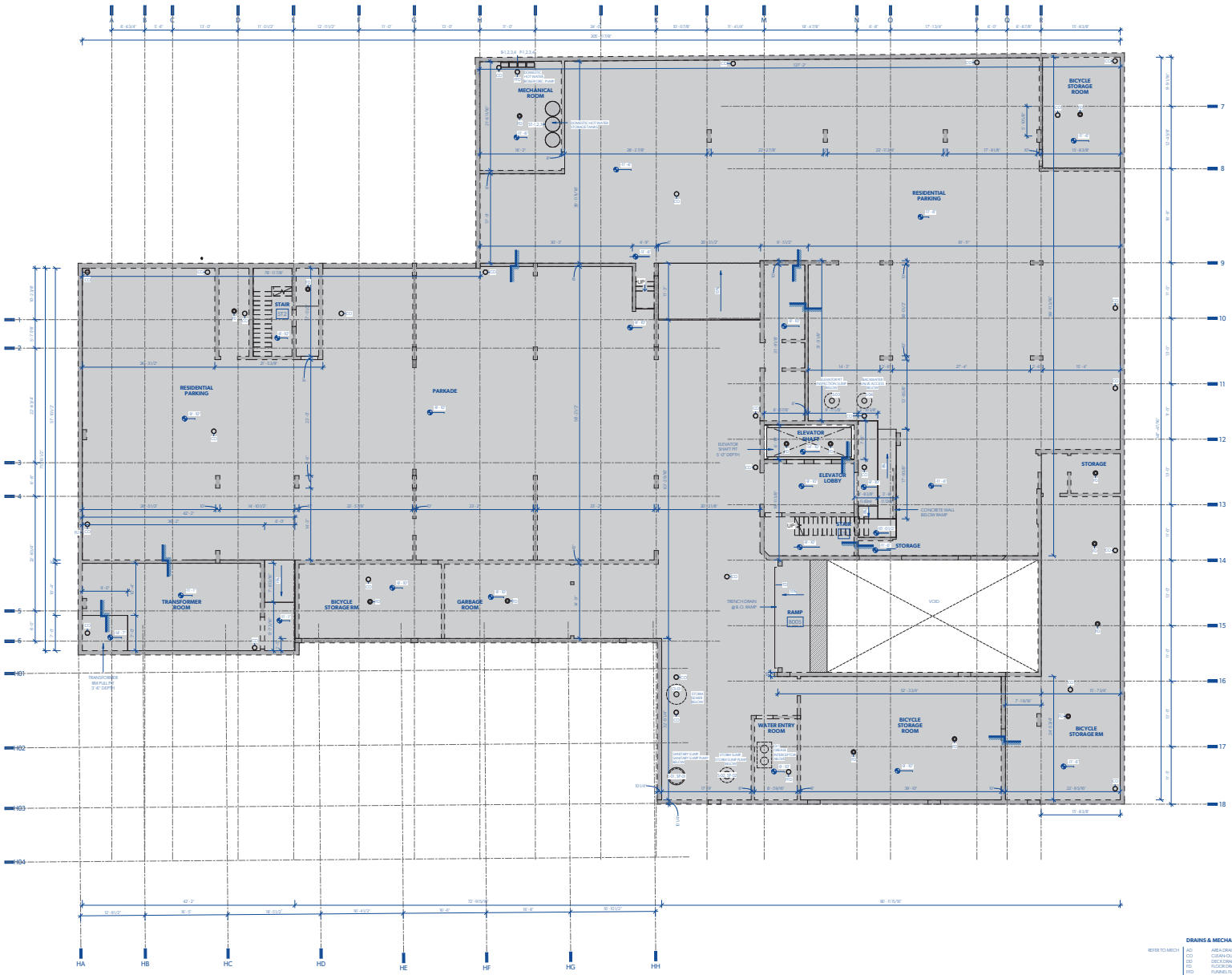
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 4:25:16 PM

ROOF PLAN

A107



DRAINS & MECHANICAL EQUIPMENT LEGEND

REFER TO MECH

AD	AREA DRAIN
CO	CLEAN OUT (FLOOR)
DD	DECK DRAIN
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
PD	PAN DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
B-1&2, 3, 4	DOMESTIC HOT WATER
GI-01	GREASE INTERCEPTOR
CH-01	STORM SEWER
P-1&2, 3, 4	BOILER CIRCULATION PUMP
S-01	SANITARY SUMP
S-02	STORM SUMP
S-03	ELEVATOR SHAFT INDESPTION SUMP
S-04	BACKWATER VALVE ACCESS
ST-1/ST-2	SANITARY/STORM SUMP

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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29TH JANUARY 2021

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PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
23	2021/10/04	STRUCTURAL COORD.
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

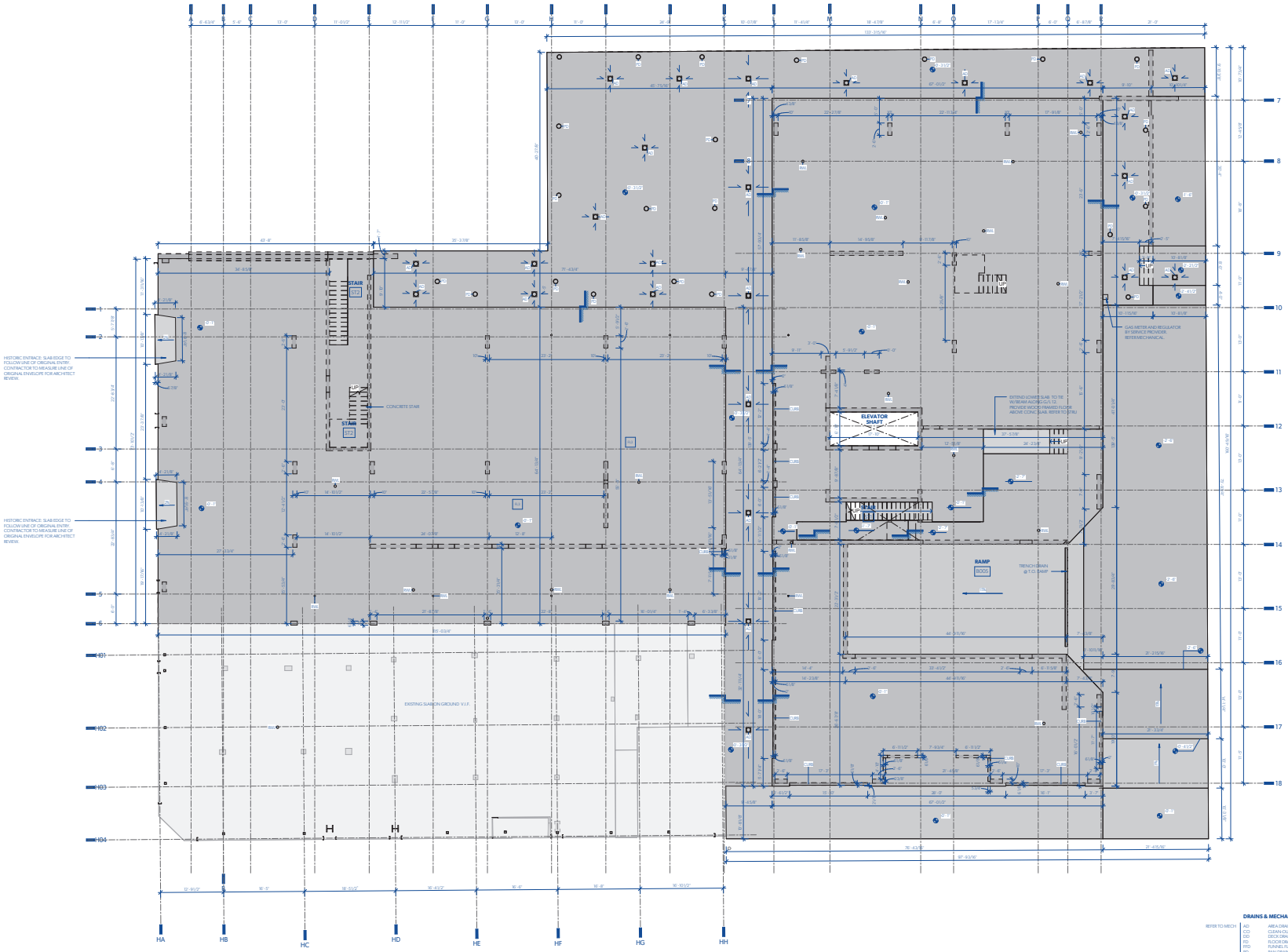
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 PL AUTOSAVE.DWG

LEVEL 0 CONCRETE SLAB EDGE PLAN

A110



DRAINS & MECHANICAL EQUIPMENT LEGEND

REFER TO MECH

AD	AREA DRAIN
CO	CLEAN-OUT (FLOOR)
DD	DECK DRAIN
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
PD	PAN DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
B-1/2,3,4	DOMESTIC HOT WATER
G-01	GREASE INTERCEPTOR
CH-01	STORM SEWER
P-1/2,3,4	BOILER CIRCULATION PUMP
S-01	SANITARY SUMP
S-02	SANITARY SUMP
S-03	ELEVATOR PIT INSPECTION SUMP
S-04	BACKWATER VALVE ACCESS
ST-1/ST-2	SANIT AIR/STORM SUMP

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/19	BP RESUBMISSION
25	2021/10/21	COORDINATION
23	2021/10/04	STRUCTURAL COORD.
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

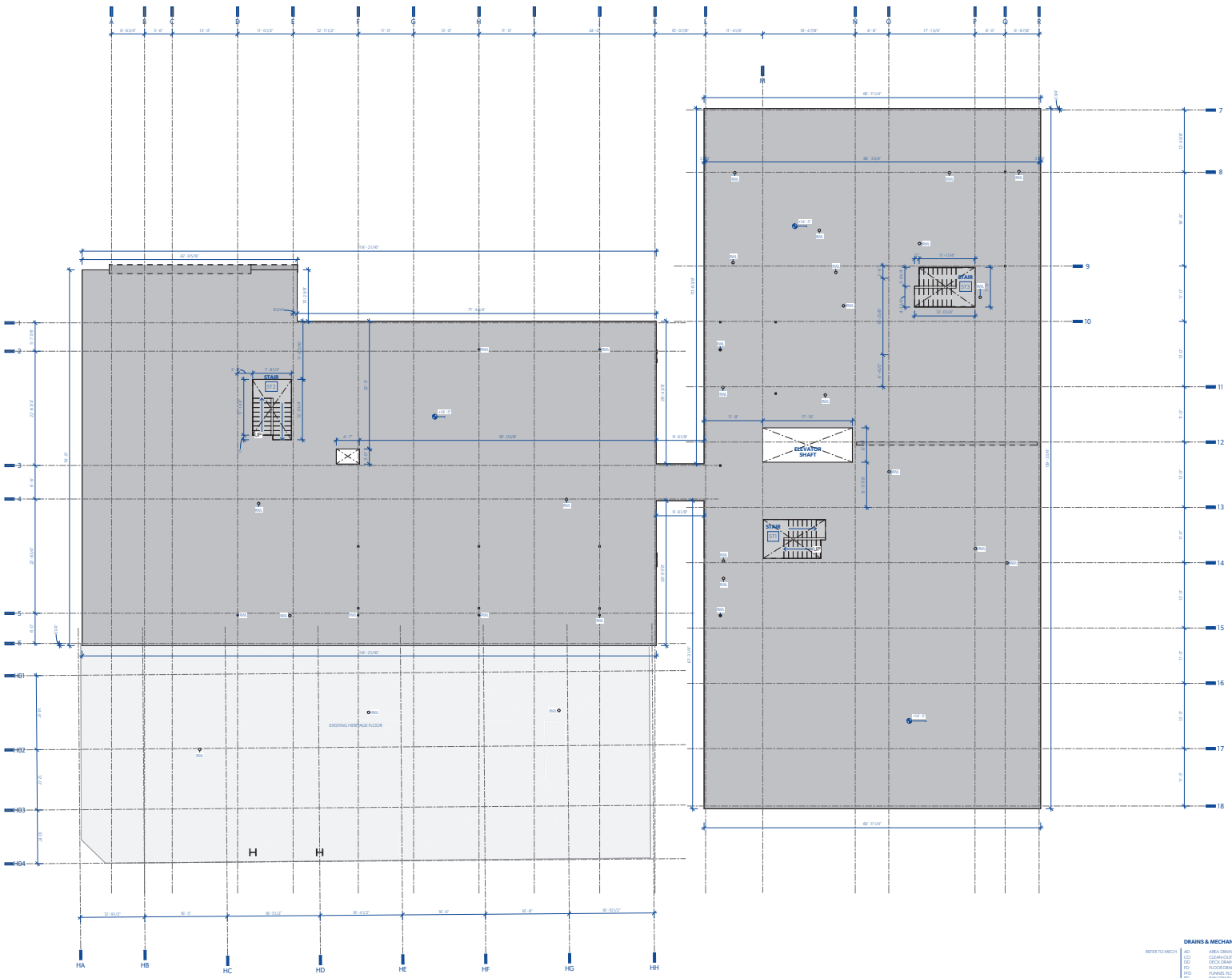
ISSUES

SHEET DATE 11/19/2021

TIME STAMP 2021-11-26 10:10:41 PM

LEVEL 1 CONCRETE SLAB EDGE PLAN

A111



DRAINS & MECHANICAL EQUIPMENT LEGEND

REFER TO MECH

AD	AREA DRAIN
CO	CLEAN-OUT (FLOOR)
DD	DECK DRAIN
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
PD	PAN DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
B-1&2, 3,4)	DOMESTIC HOT WATER
GI-01	GREASE INTERCEPTOR
CH-01	STORM SEWER
P-1&2, 3,4)	BOILER CIRCULATION PUMP
S-01	SANITARY SUMP
S-02	STORM SUMP
S-03	STORM SUMP INSPECTION SUMP
S-04	BACKWATER VALVE ACCESS
ST-1/ST-2	SANITARY/STORM SUMP

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
0	2019/05/15	ISSUED FOR REZONING

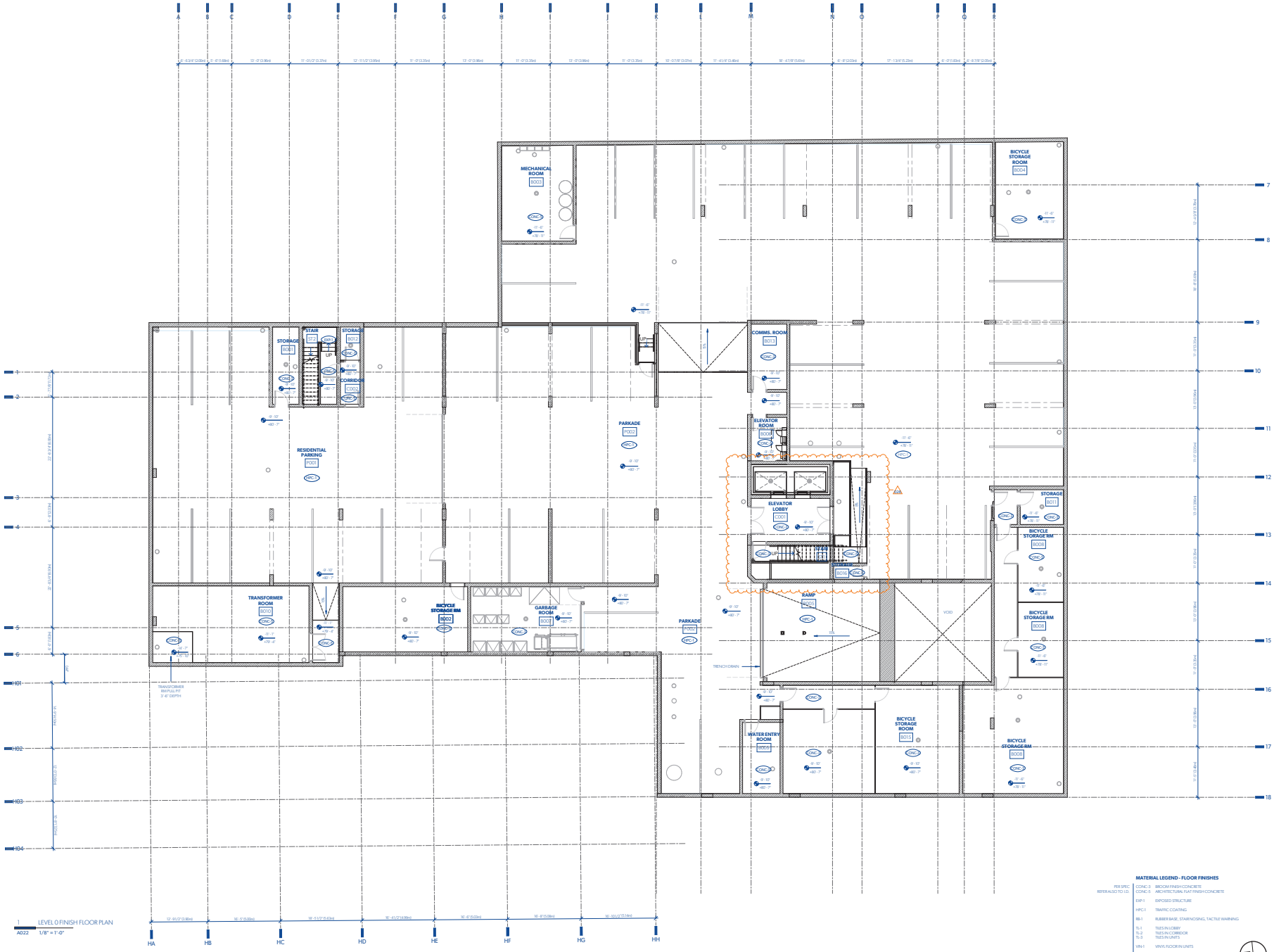
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 PL 10:11:45 PM

LEVEL 2 CONCRETE SLAB EDGE PLAN

A112



1 LEVEL 0 FINISH FLOOR PLAN
A022 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO LD.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

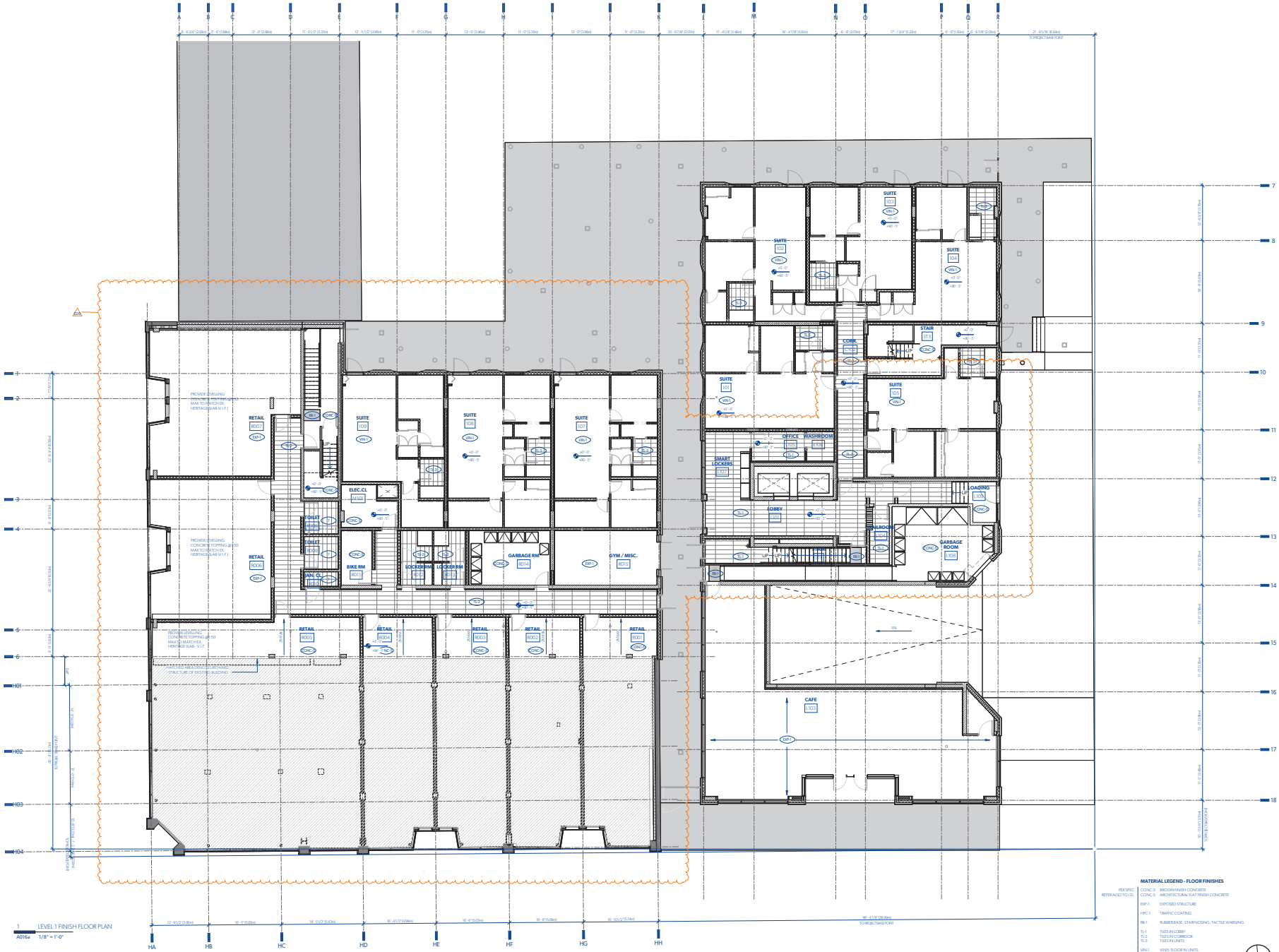
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15_9:17:45 PM

LEVEL 0 FLOOR FINISH PLAN

A120



1 LEVEL 1 FINISH FLOOR PLAN
A016a 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO L.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	2/2/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

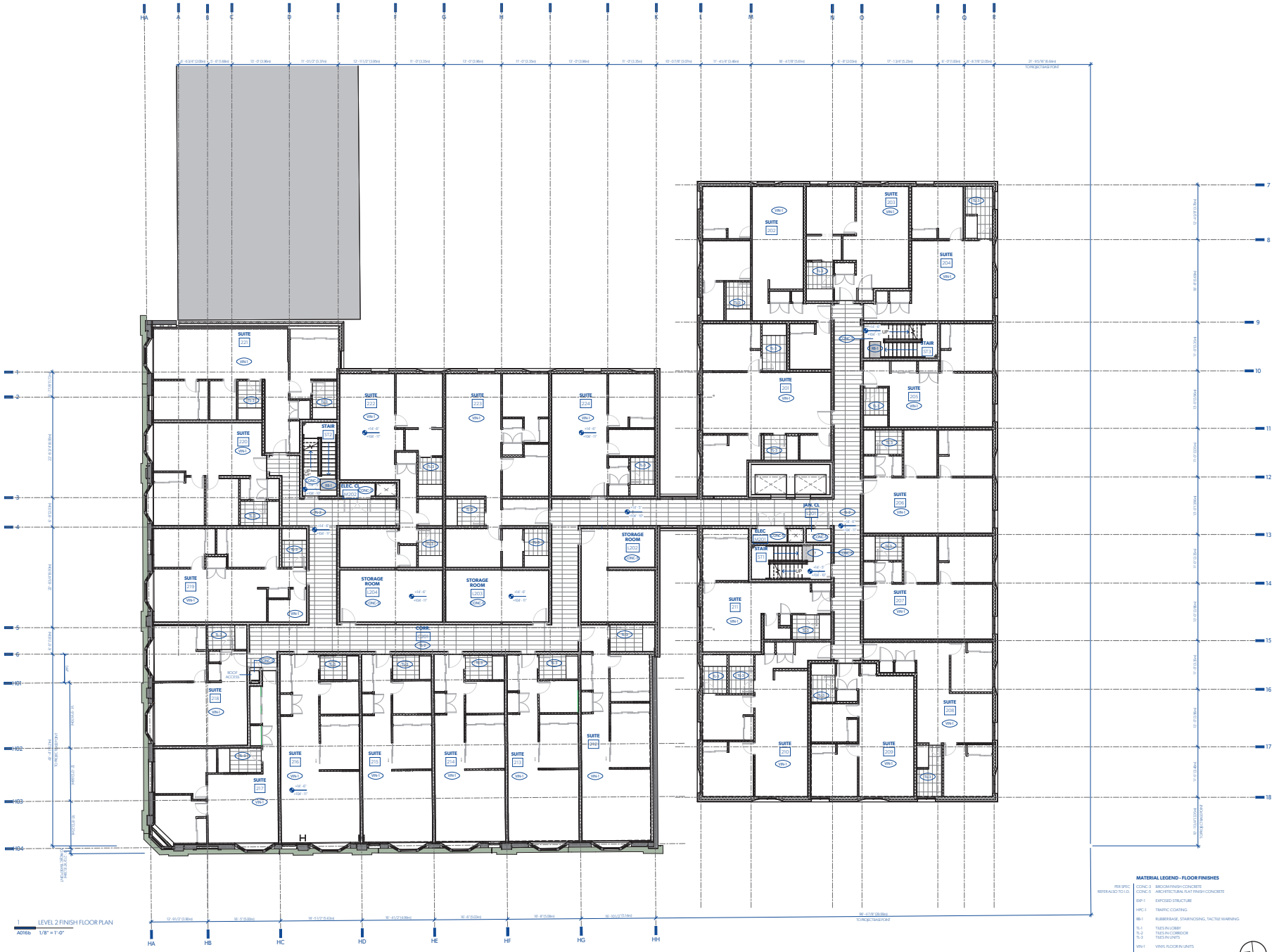
ISSUES

SHEET DATE 11/25/2020

TIME STAMP 2020-11-25 PL 10:11:06 PM

LEVEL 1 FLOOR FINISH PLAN

A121



1 LEVEL 2 FINISH FLOOR PLAN
A016b 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO I.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-01-10

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

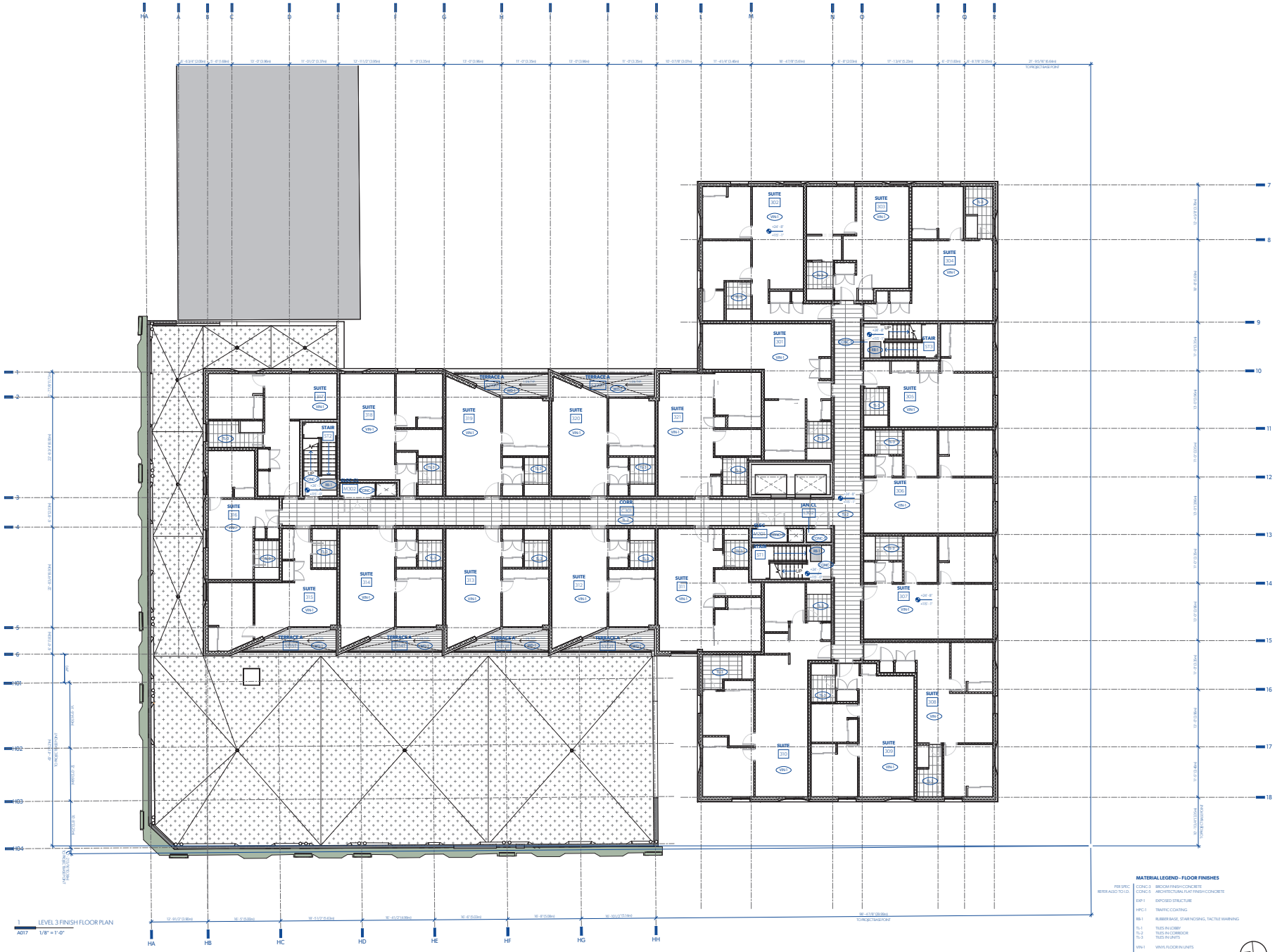
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 PL 10:00:01 PM

LEVEL 2 FLOOR FINISH PLAN

A122



1 LEVEL 3 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO I.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

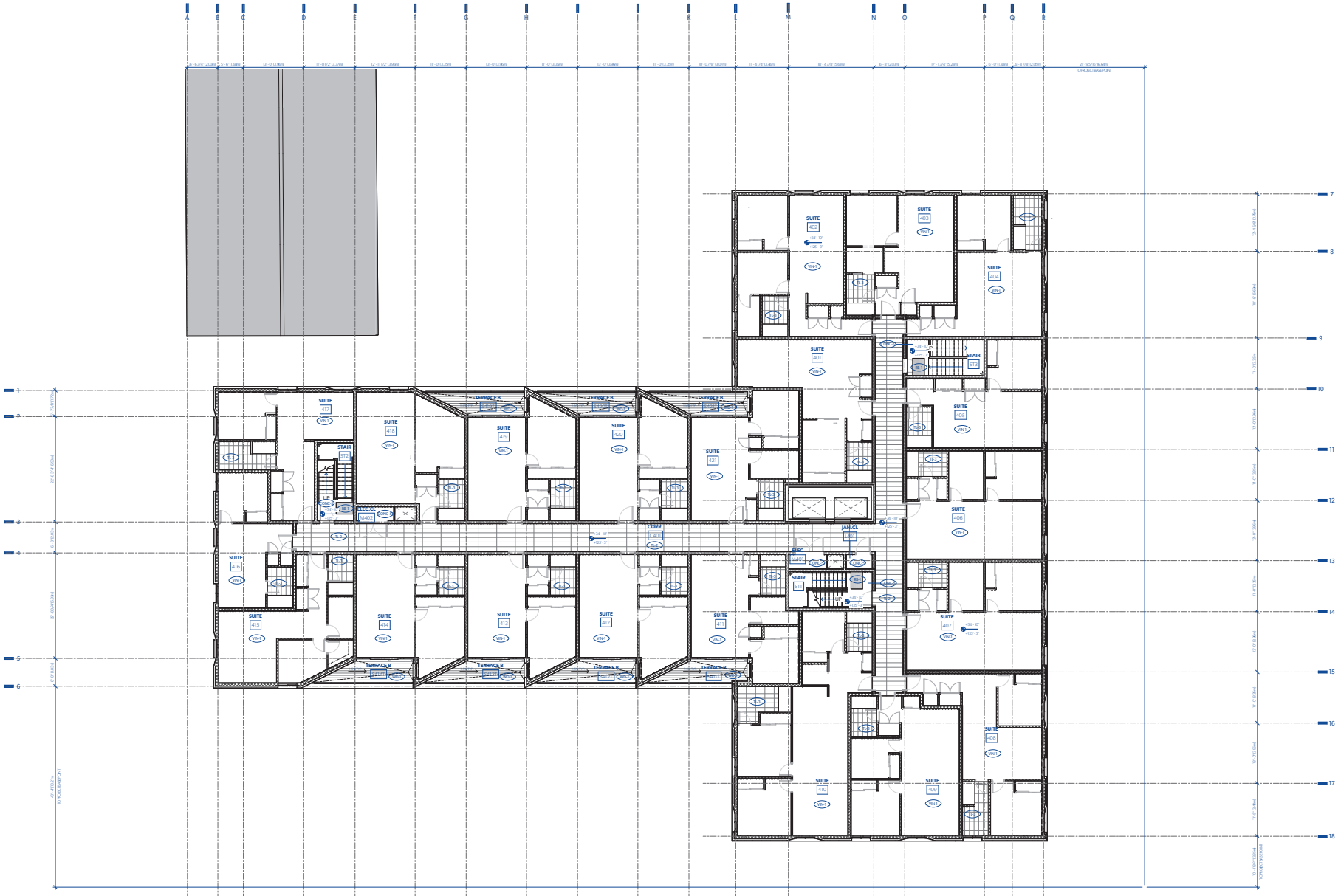
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15, 10:10:06 PM

LEVEL 3 FLOOR FINISH PLAN

A123



1 LEVEL 4 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO LD.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIN NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-12-10

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29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
20	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

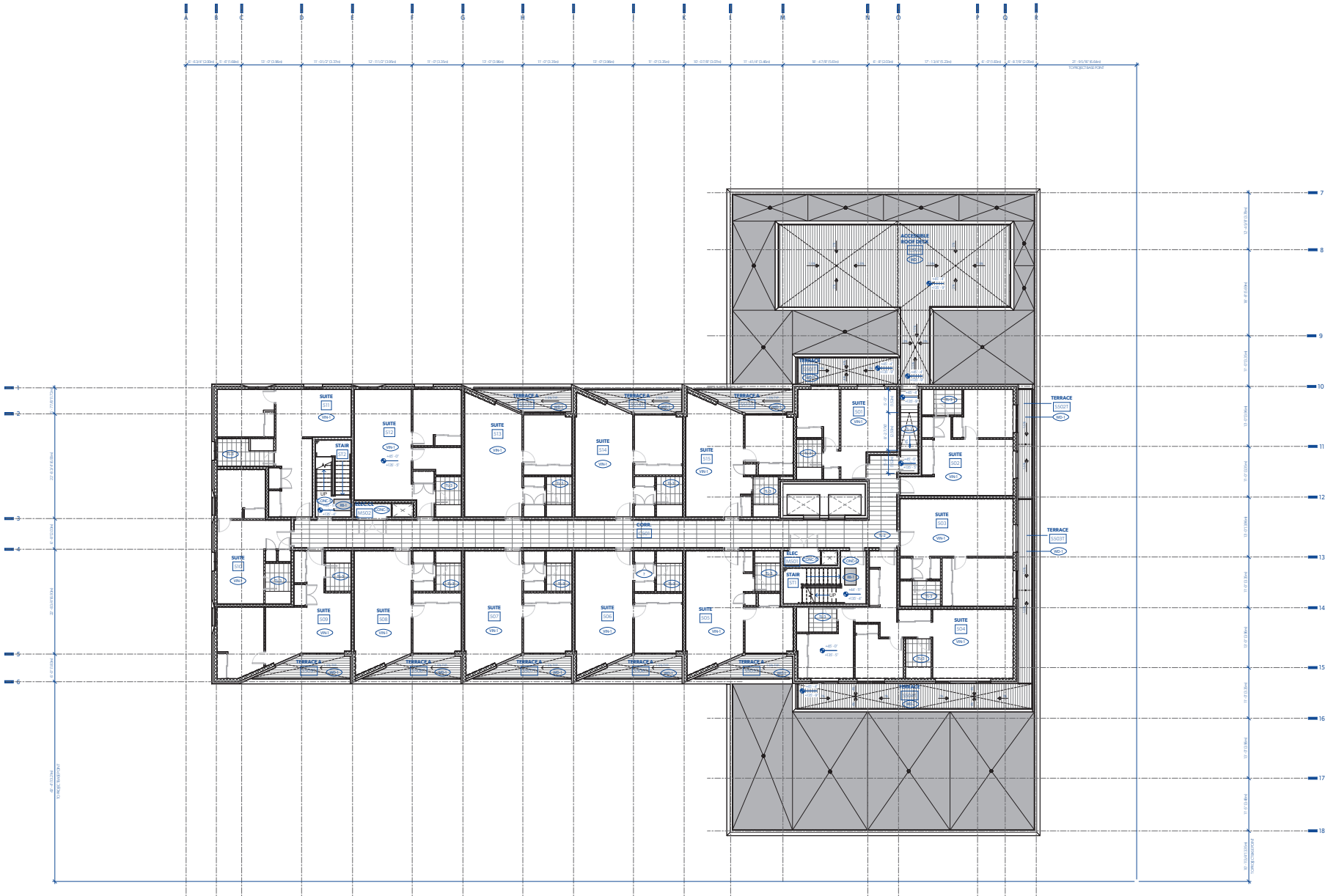
ISSUES

SHEET DATE 11/15/20

TIME STAMP 2021-11-24, 9:09:31 PM

LEVEL 4 FLOOR FINISH PLAN

A124



1 LEVEL 5 FINISH FLOOR PLAN
AD17 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO I.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15_15:12:45_PM

LEVEL 5 FLOOR FINISH PLAN

A125

1 LEVEL 6 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC REFER ALSO TO LD.	CONC-3	BROOM FINISH CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIRNOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

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REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-12-10

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BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
20	2021/11/15	BP RESUBMISSION
20'	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

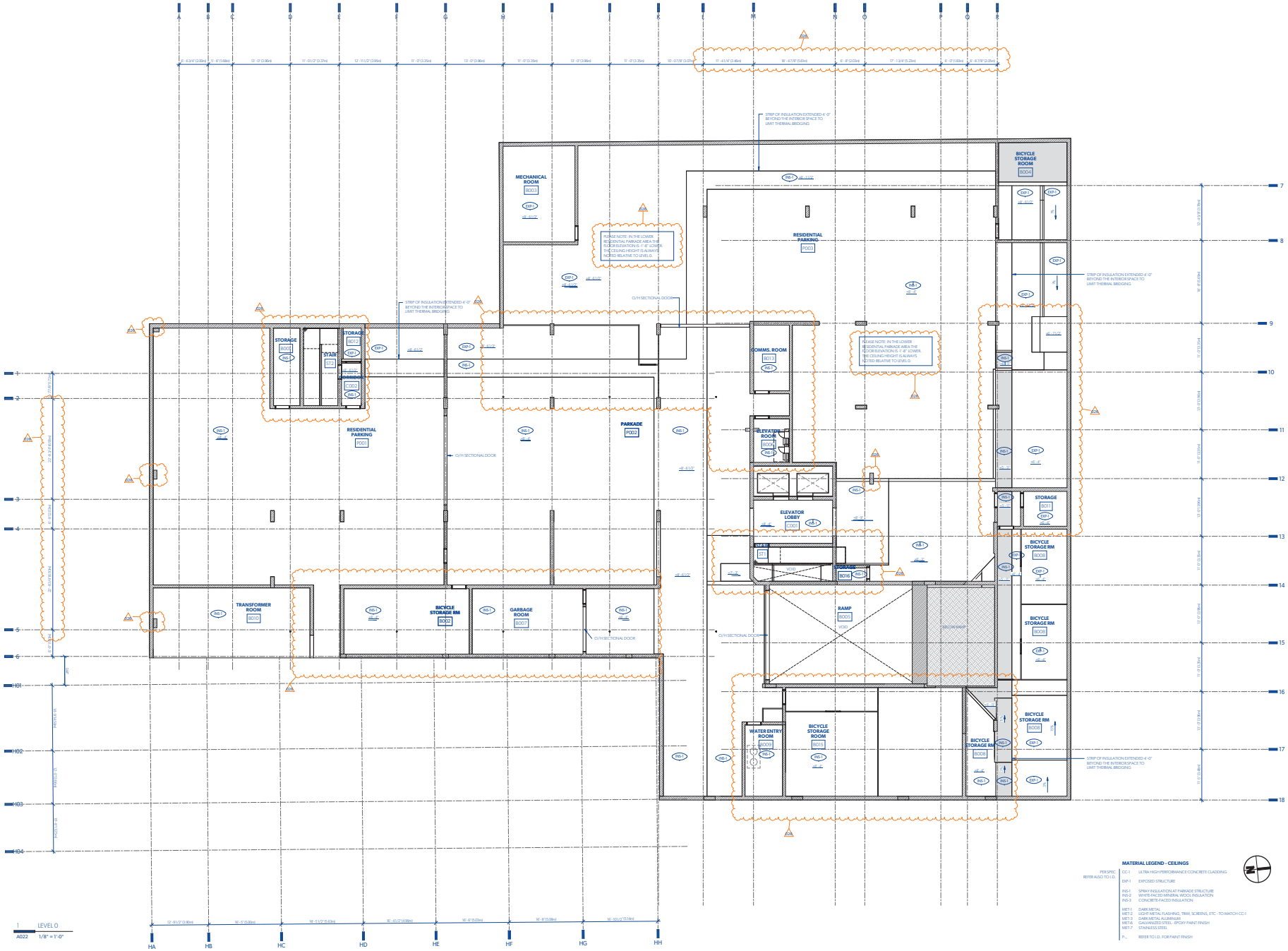
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15_10:12:05 PM

LEVEL 6 FLOOR FINISH PLAN

A126



MATERIAL LEGEND - CEILINGS

PER SPEC REFER ALSO TO I.D.	CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
	EXP-1	EXPOSED STRUCTURE
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	P-_	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION. ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
2. ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
3. ALL CEILINGS AT 8'-9", UNLESS OTHERWISE NOTED

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
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V6J 1J8
Phone | 1-604-336-4770

2021-01-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

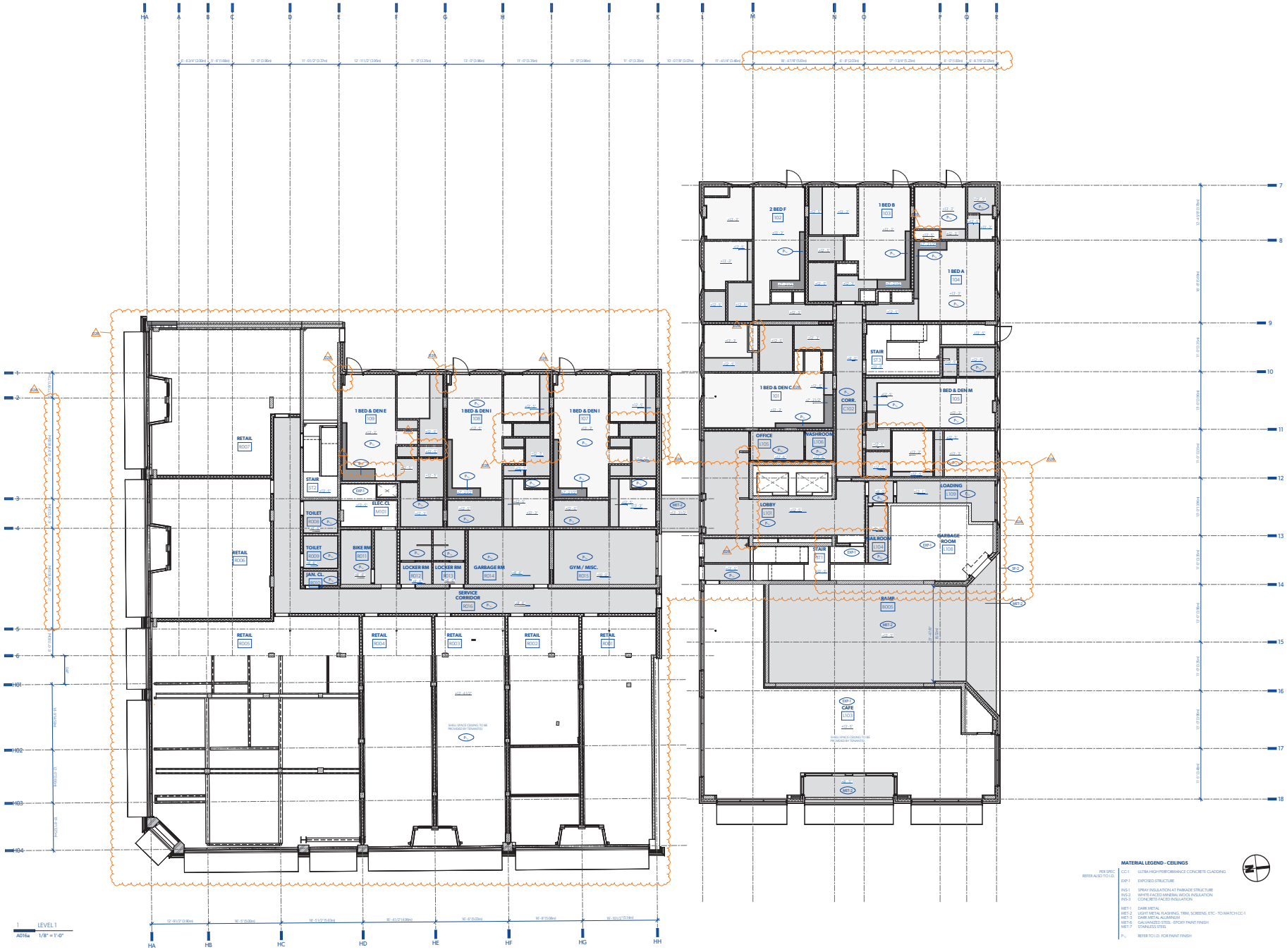
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-24, 10:02:08 PM

LEVEL 0 REFLECTED CEILING PLAN

A150



1 LEVEL 1
A016a 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO LD.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P-_	REFER TO L.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION.
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 12'-5", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS ARE AT 12'-5", UNLESS OTHERWISE NOTED
4. ~~REFER TO SHEET A151 - RCP FOR FIRST FLOOR CEILINGS~~
5. ~~REFER TO DRAWINGS D-PA101 AND D-PA102 FOR PITCH LINE REF.~~
6. ~~REFER TO DRAWINGS S-PA101 FOR FLOOR CONSTRUCTION~~
7. ~~REFER TO DRAWINGS S-A401 FOR OTHER REF.~~

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29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

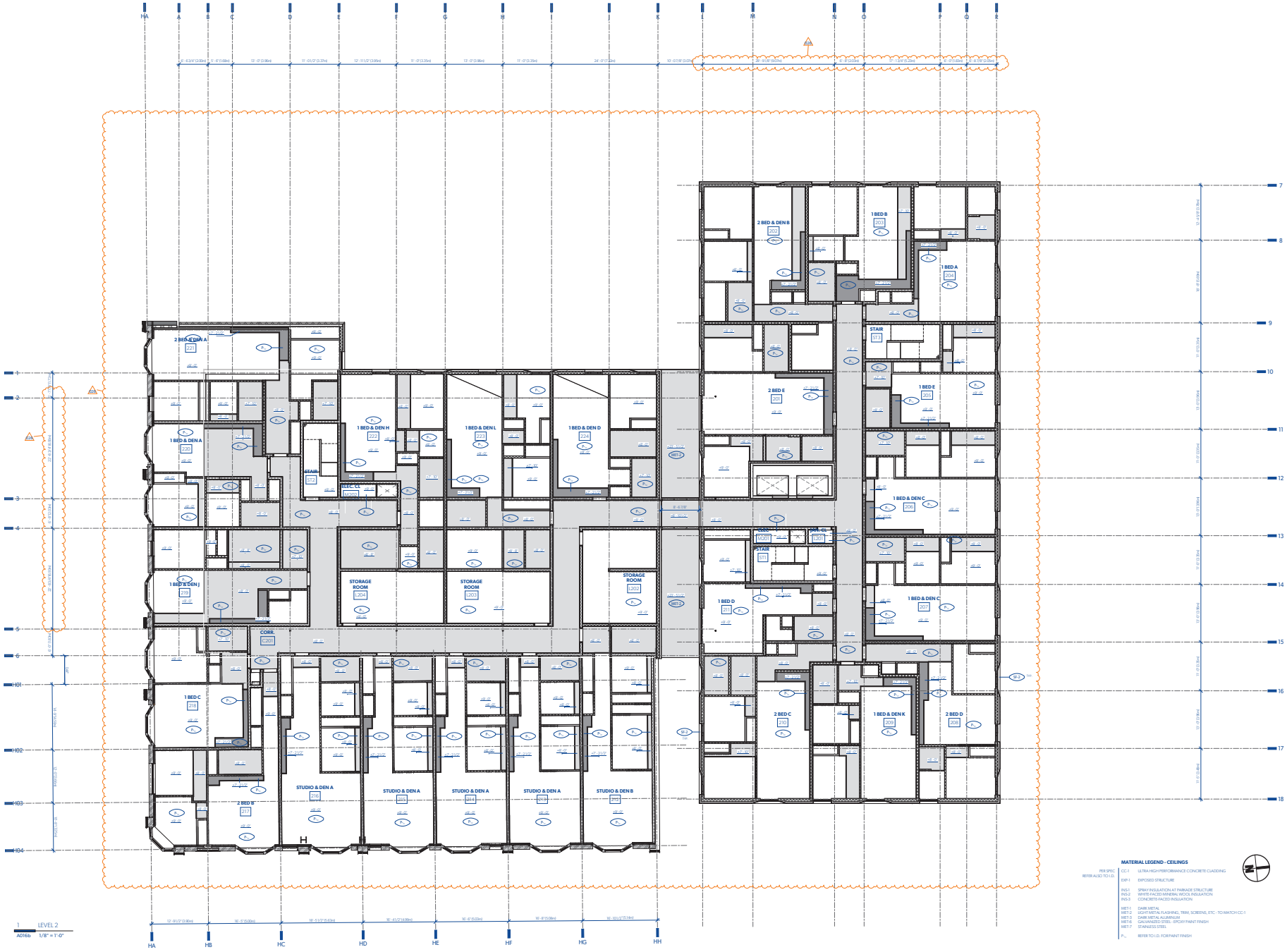
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15, 10:00:46 PM

LEVEL 1 REFLECTED CEILING PLAN

A151



1 LEVEL 2
A016b 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC REFER ALSO TO I.D.	CC-1 ULTRA HIGH PERFORMANCE CONCRETE CLADDING
	EXP-1 EXPOSED STRUCTURE
	INS-1 SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2 WHITE FACED MINERAL WOOL INSULATION
	INS-3 CONCRETE FACED INSULATION
	MET-1 DARK METAL
	MET-2 LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3 DARK METAL ALUMINUM
	MET-6 GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7 STAINLESS STEEL
	P... REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION.
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO SHEETS A801 SERIES FOR ADDITIONAL RCP DETAILS~~
5. ~~REFER TO DRAWINGS DA1800 AND DA1820 FOR TYPICAL~~ UNIT RCP
6. ~~REFER TO DRAWINGS DA1821 FOR TYPICAL CORRIDOR RCP~~

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29TH JANUARY 2021

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PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

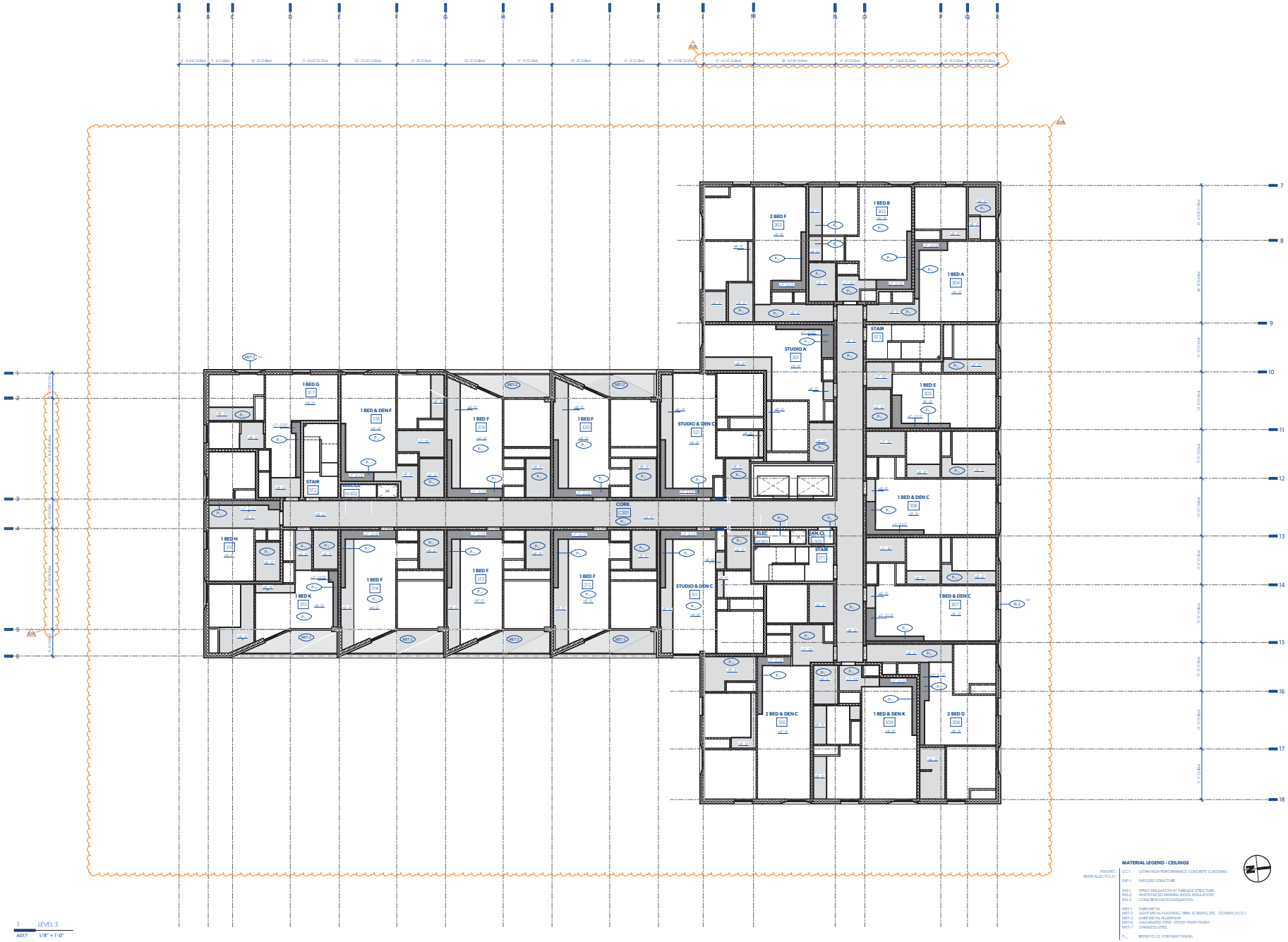
ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-11-29, 10:00 AM PM

LEVEL 2 REFLECTED CEILING PLAN

A152



1 LEVEL 3
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 8'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO SHEETS A201 AND A202 FOR SOFFIT HEIGHTS~~
5. ~~REFER TO DRAWINGS A1400 AND A1405 FOR PRELIMINARY RCP~~
6. ~~REFER TO DRAWING A1404 FOR FULL CORRIDOR RCP~~

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REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-01-10

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CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
17	2020/11/09	BULKHEAD REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

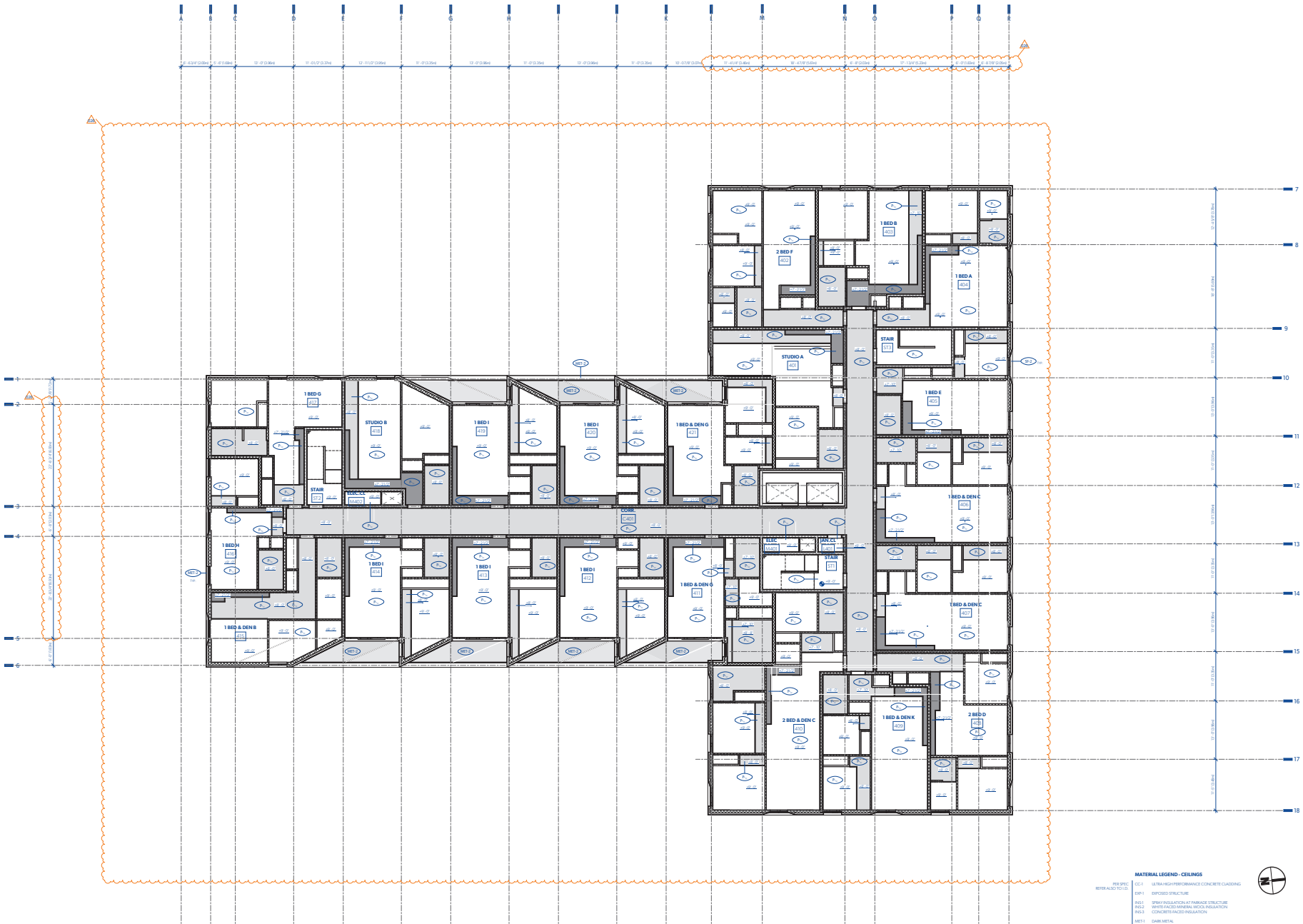
ISSUES

SHEET DATE 11/15/20

TIME STAMP 2021-1-11 4:25 AUTODESK 2021

LEVEL 3 REFLECTED CEILING PLAN

A153



1 LEVEL 4
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P-1	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION.
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 8'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO SHEET A001 FOR FLOOR FINISH LEGEND~~
5. ~~REFER TO DRAWINGS [illegible] AND [illegible] FOR PREFAB UNIT RCP~~
6. ~~REFER TO DRAWING [illegible] FOR [illegible] CORRIDOR RCP~~

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NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

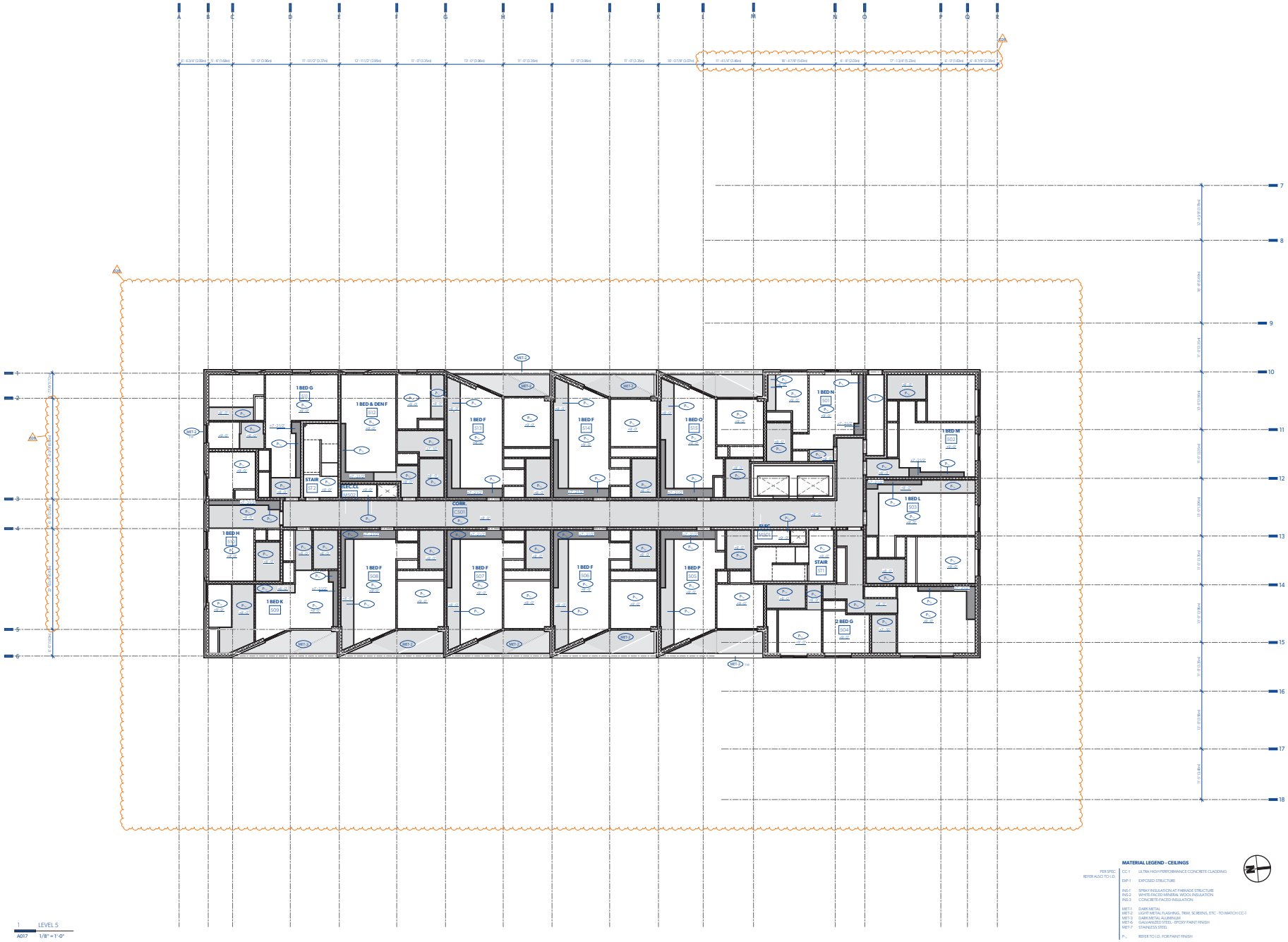
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-26, 10:00:08 PM

LEVEL 4 REFLECTED CEILING PLAN

A154



1 LEVEL 5
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO ARCHITECTURAL DRAWINGS FOR ALL TYPICAL RCP~~
5. ~~REFER TO DRAWINGS A1.01-A1.03 AND A1.10-A1.12 FOR TYPICAL UNIT RCP~~
6. ~~REFER TO DRAWING A1.04 FOR TYPICAL CORRIDOR RCP~~

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PRIMEX INVESTMENTS

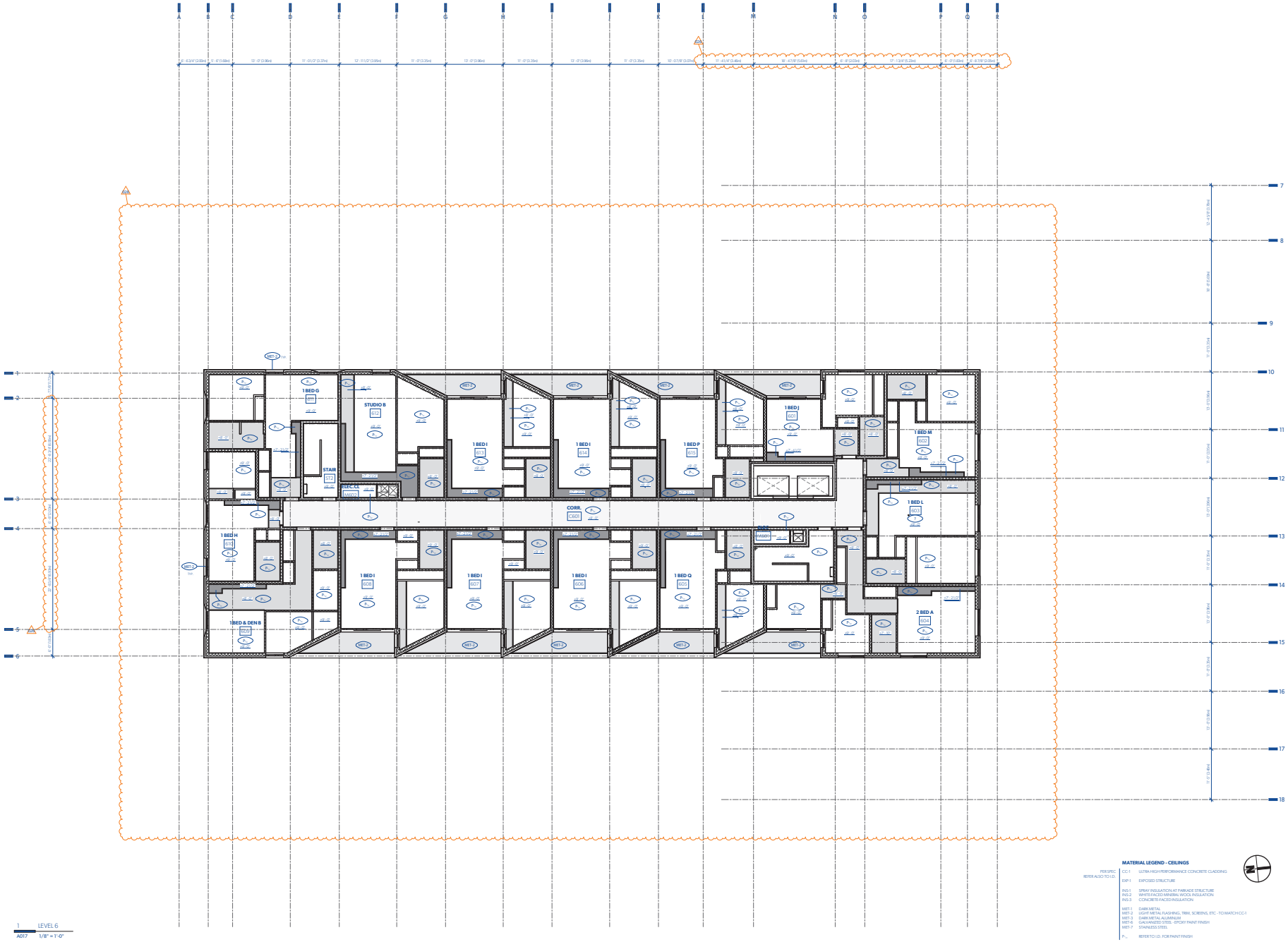
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
17	2020/11/09	BULKHEAD REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/20
TIME STAMP 2021-11-15, 10:12:03 PM

LEVEL 5 REFLECTED CEILING PLAN

A155



1 LEVEL 6
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 8'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN C CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO SHEET A57 - A59 FOR UNIT RCP DETAILS~~
5. ~~REFER TO DRAWINGS 21A002 AND 21A003 FOR PRELIM UNIT RCP~~
6. ~~REFER TO SHEET A057 FOR STIRWELL CORRIDOR RCP~~

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2021-12-10

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BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

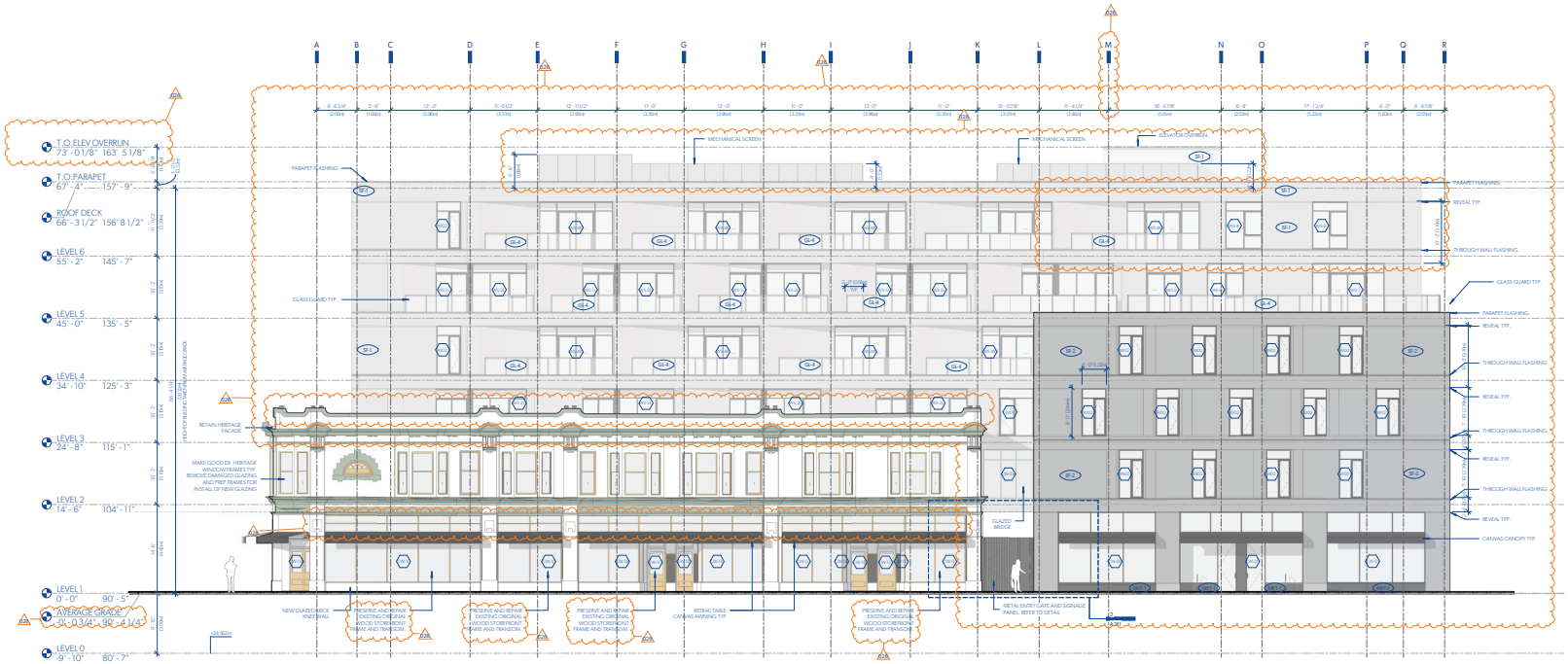
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021
TIME STAMP 2021-11-15, 10:13:08 PM

LEVEL 6 REFLECTED CEILING PLAN

A156



1 EAST ELEVATION
Axo7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EQUAL(S)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

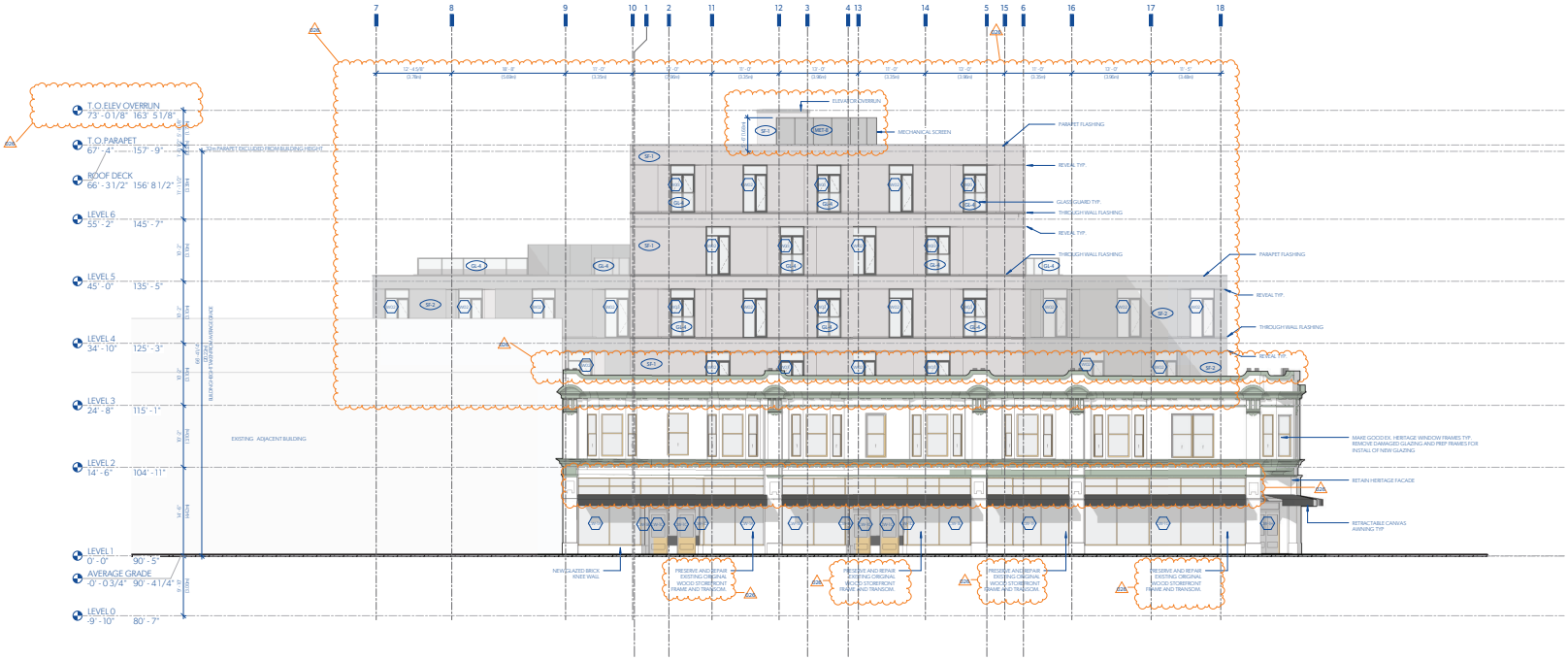
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15, 10:12:26 PM

EAST ELEVATION

A201



1 SOUTH ELEVATION
A4x7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
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2021-12-10

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DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15, 10:12:08 PM

SOUTH ELEVATION

A202

1 WEST ELEVATION
A4x7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (CRICTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/05	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

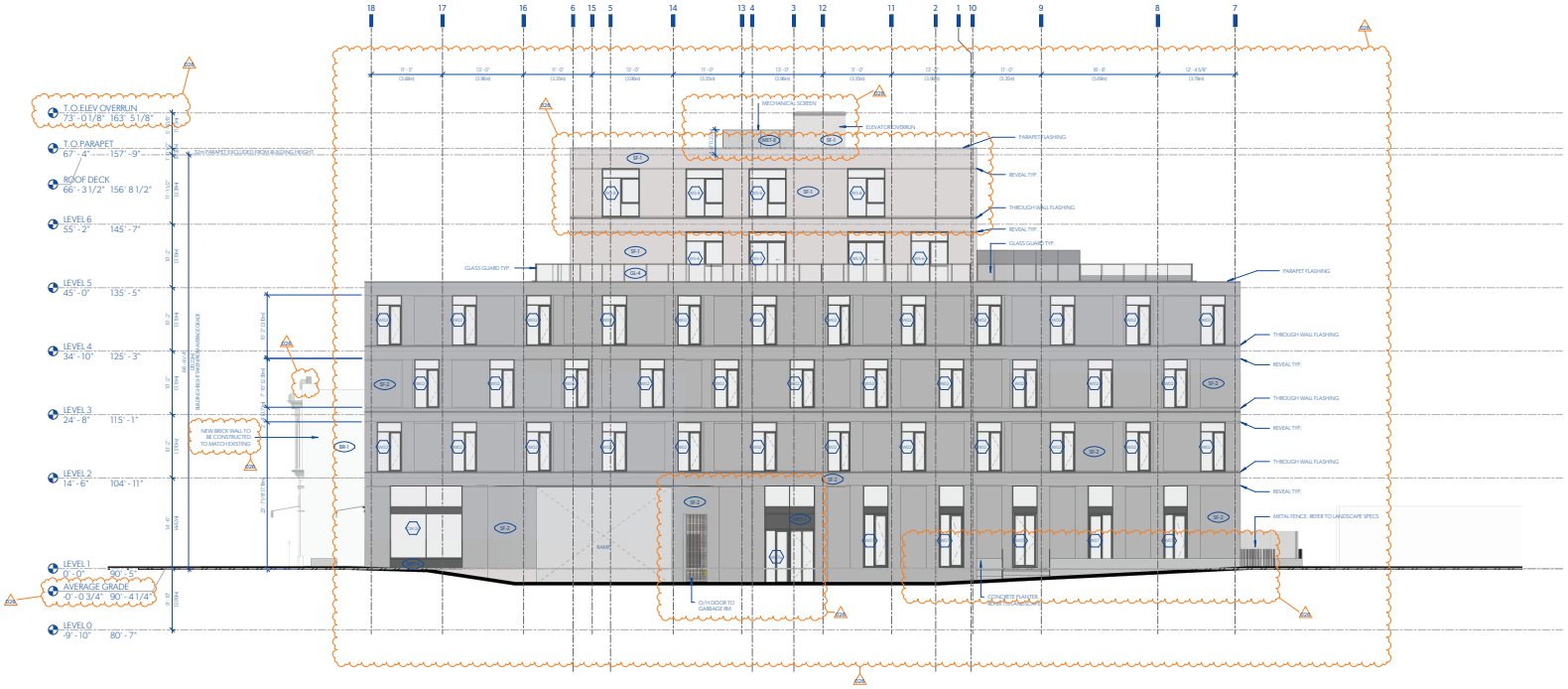
ISSUES

SHEET DATE 11/25/2020

TIME STAMP 2020-11-25, 10:12:05 PM

WEST ELEVATION

A203



1 NORTH ELEVATION
A004 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/05	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

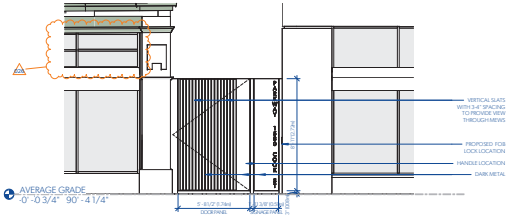
ISSUES

SHEET DATE 11/15/2019

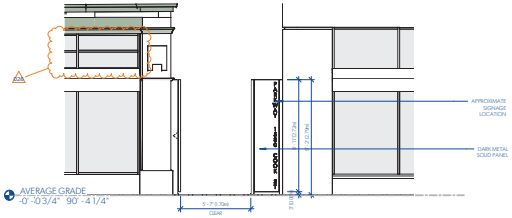
TIME STAMP 2021-1-11 2:45 AUTOCAD 2018

NORTH ELEVATION

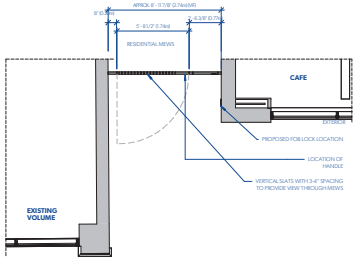
A204



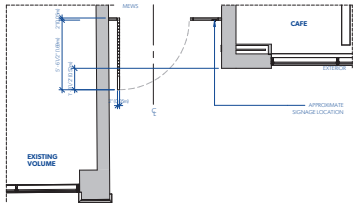
1 ENTRY GATE (CLOSED) - ELEVATION
A201 1/4" = 1'-0"



2 ENTRY GATE (OPEN) - ELEVATION
A201 1/4" = 1'-0"



3 ENTRY GATE (CLOSED) - PLAN
A101 1/4" = 1'-0"



4 ENTRY GATE (OPEN) - PLAN
A101 1/4" = 1'-0"

MGA

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

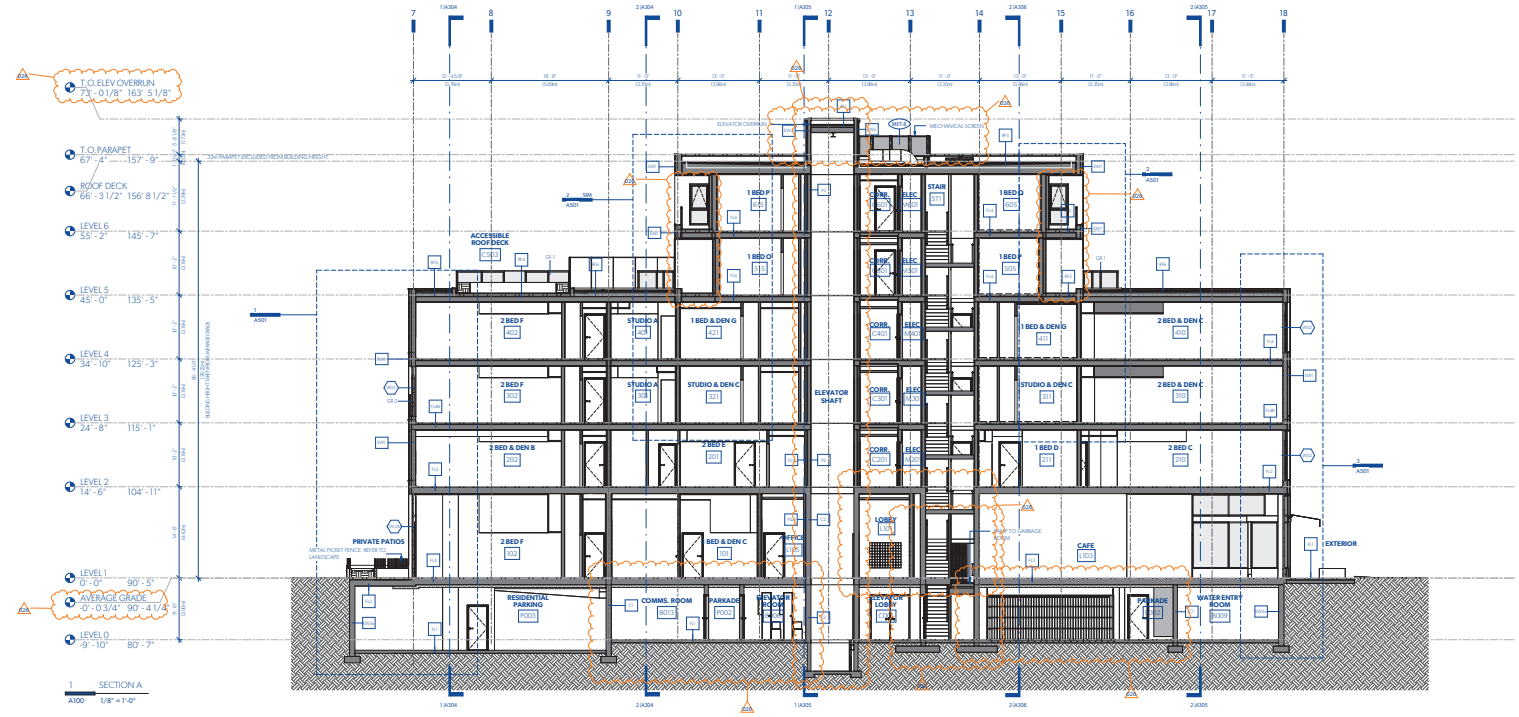
ISSUES

SHEET DATE 11/15/2021

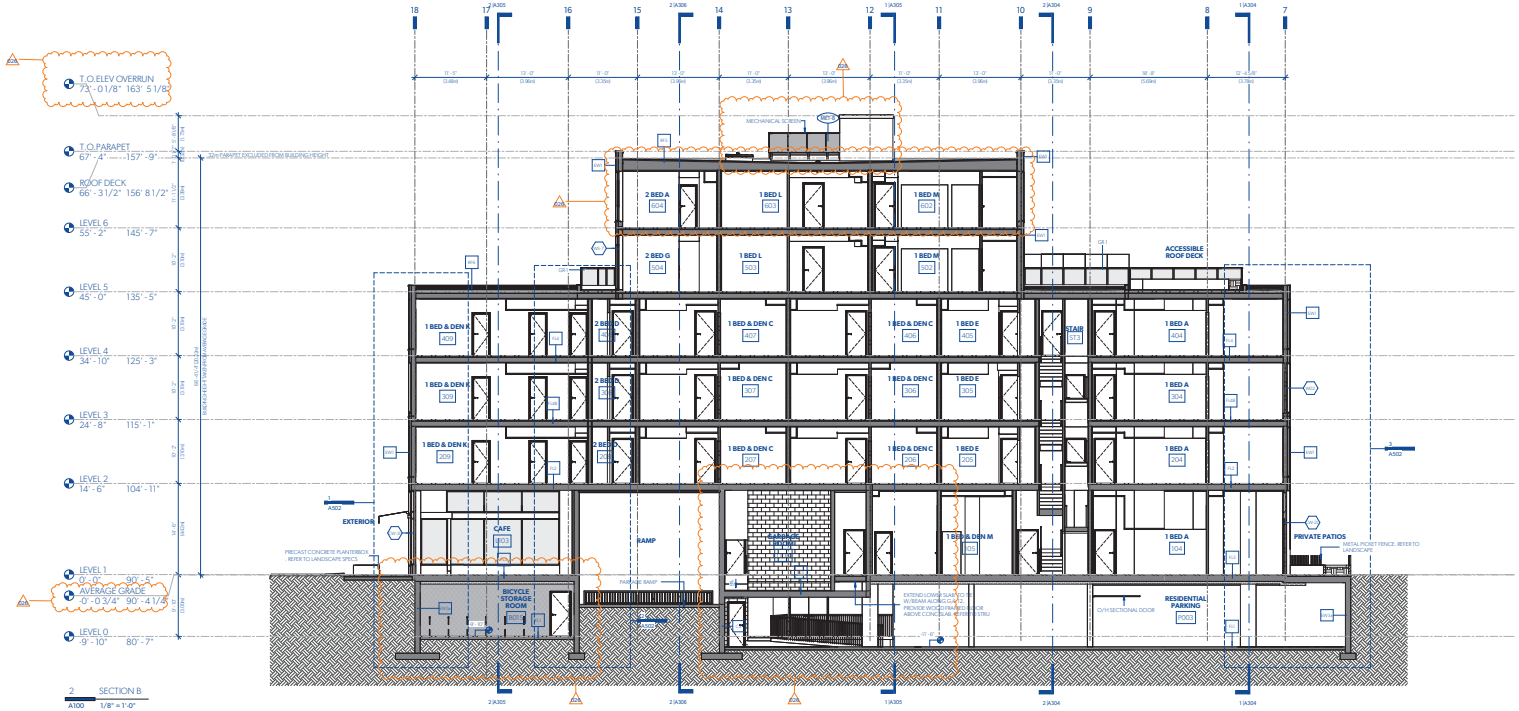
TIME STAMP 2021-11-15 10:25:06 PM

ENTRY GATE

A211



1 SECTION A
A100 1/8" = 1'-0"



2 SECTION B
A100 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EQUAL(S)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL COBNICWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - WAKCOUMB GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	XX/X/2021	CLIENT LAYOUT REV
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/26	PRE-JET PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

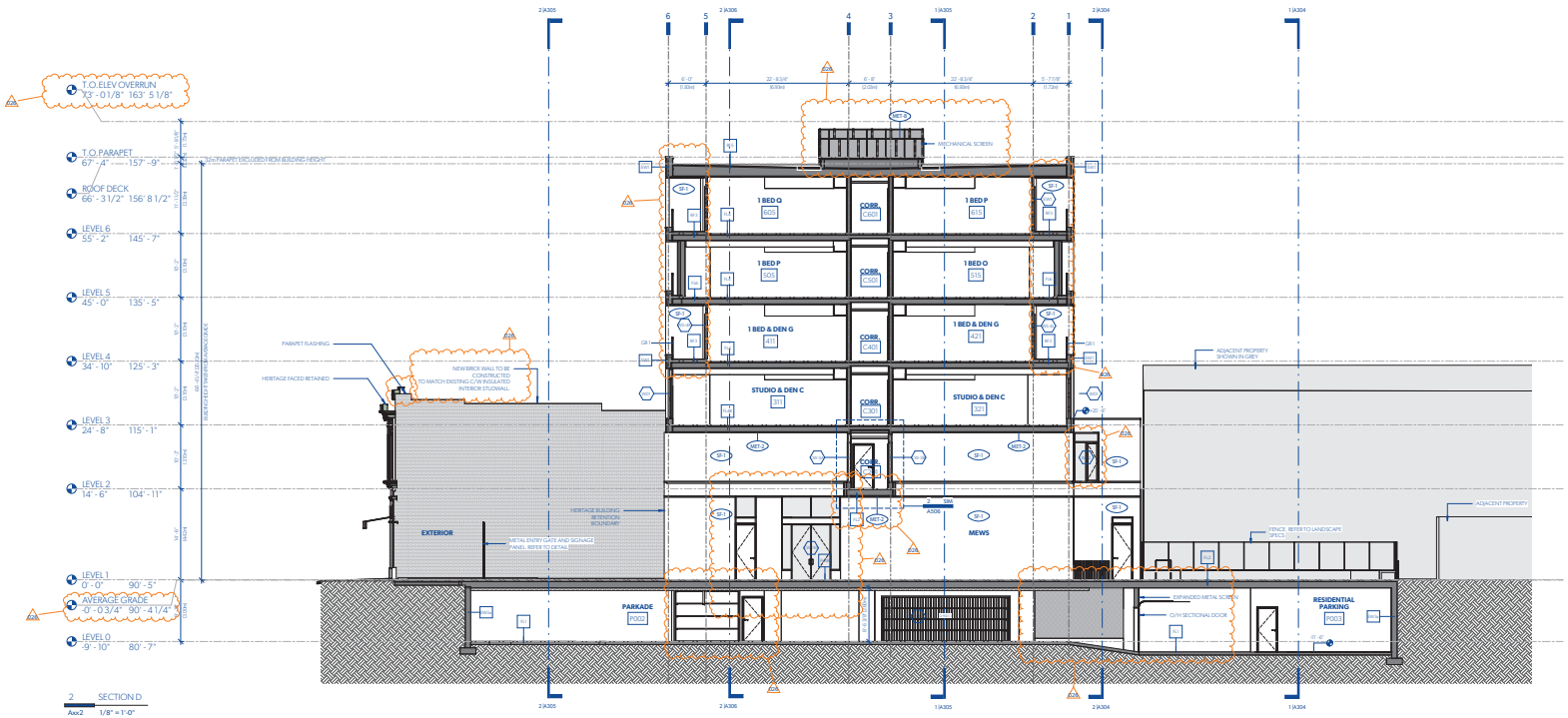
SHEET DATE 11/25/2020

TIME STAMP 2020-11-26, 10:36:25 AM

BUILDING SECTIONS - A & B

A301

1 SECTION C
A100 1/8" = 1'-0"



2 SECTION D
Axx2 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (CIRCTHIER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	XX/X/2021	CLIENT LAYOUT REV
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
8	2020/06/08	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
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1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

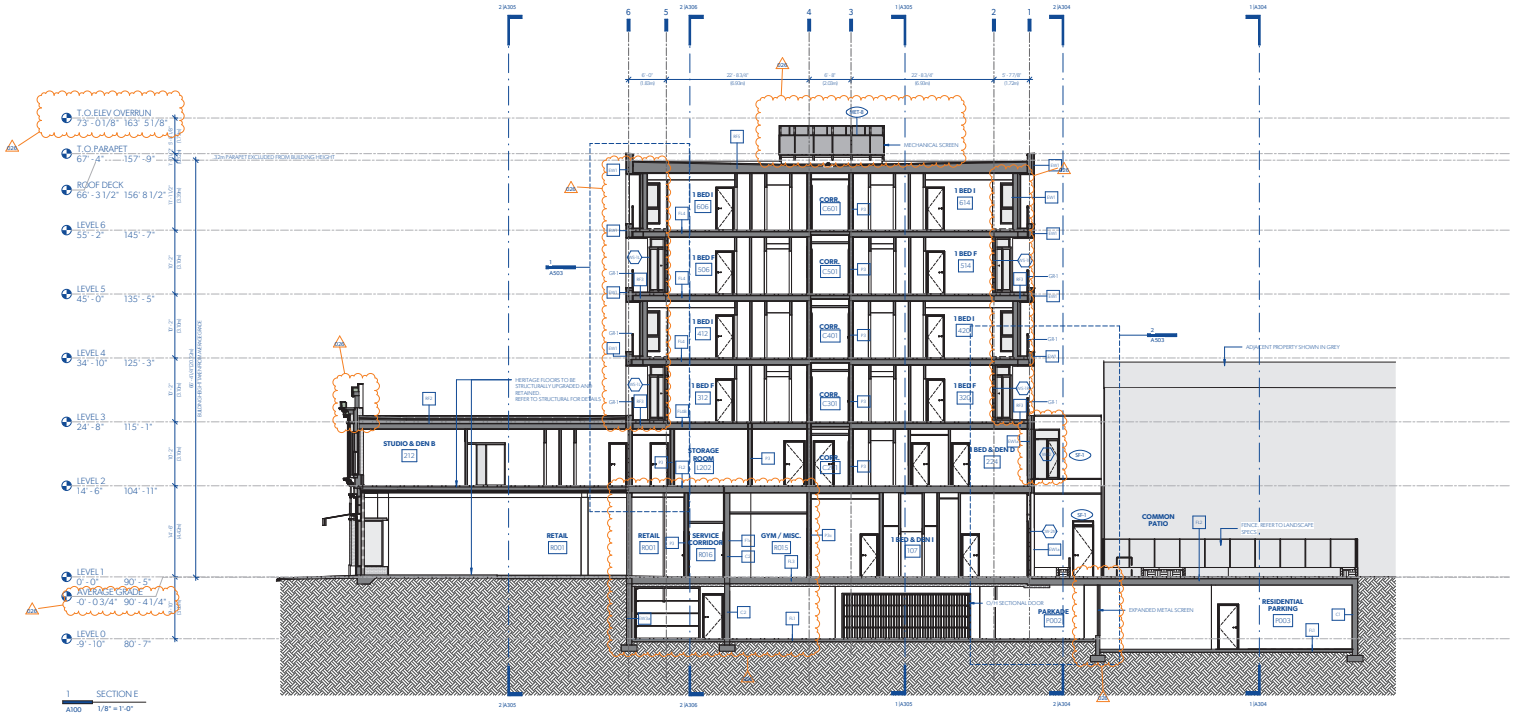
ISSUES

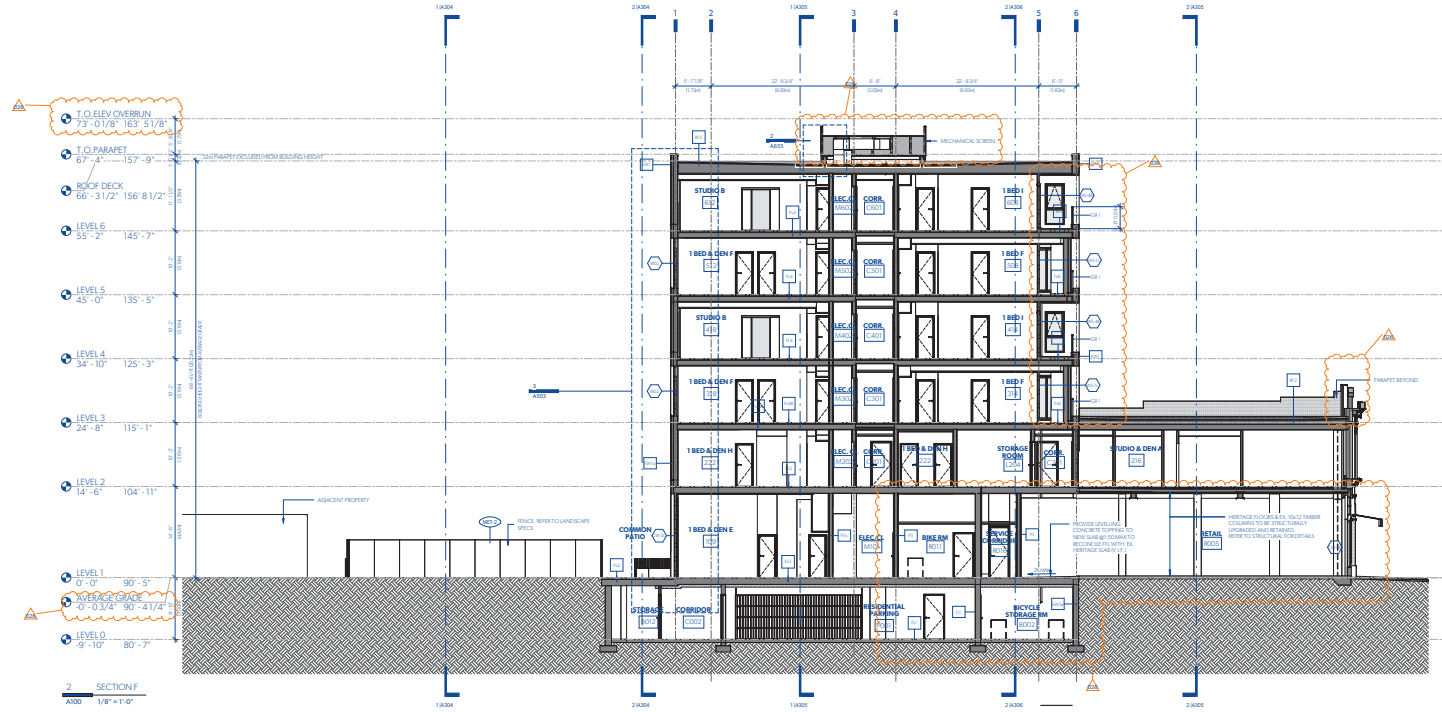
SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 1:00:10 PM PST

BUILDING SECTIONS - C & D

A302





MATERIAL LEGEND - ELEVATION

PER SPEC		
	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
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	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (CIRCTHIR TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GLAREX)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
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	WD-1	WOODEN DECK
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2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
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1	2019/07/29	30% CD
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ISSUES

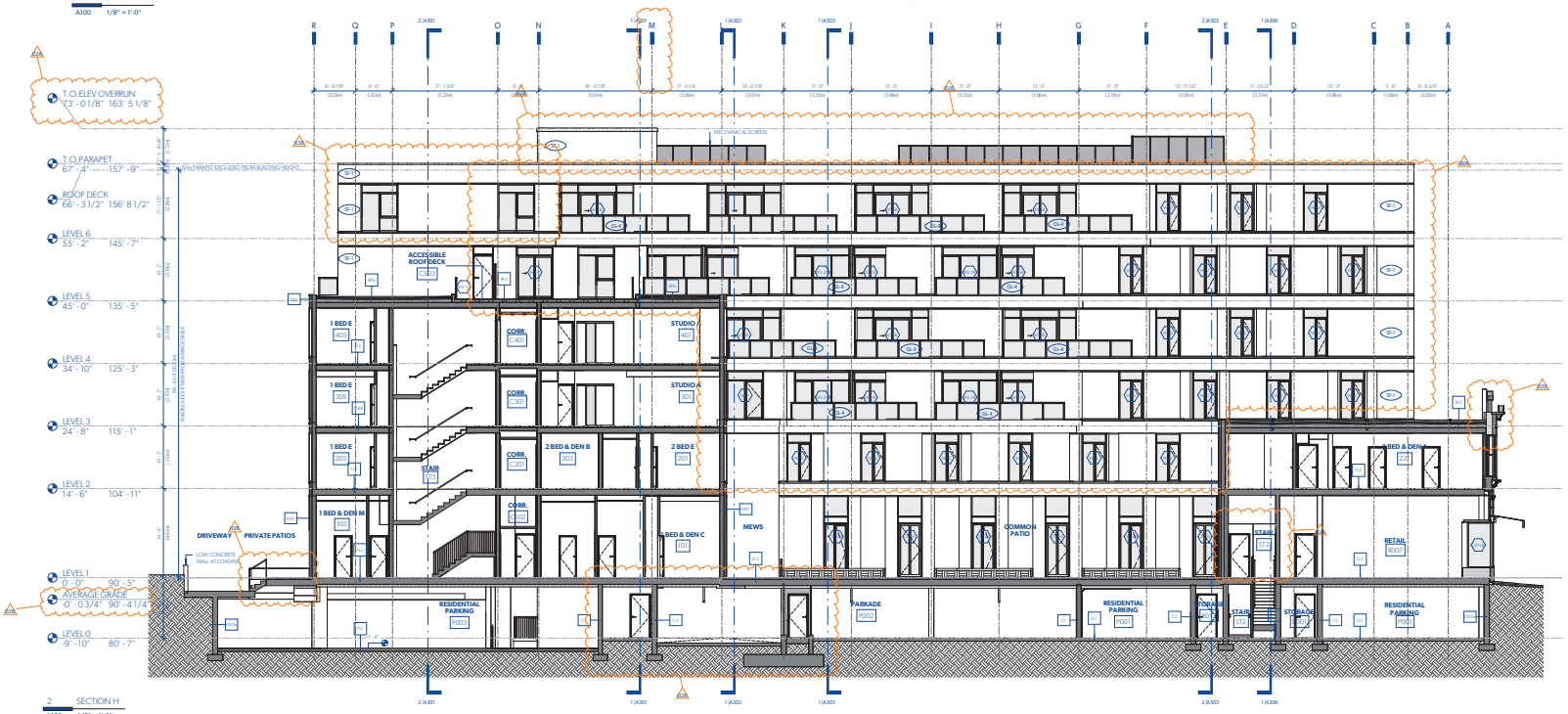
SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 10:42:35 PM

BUILDING SECTIONS - E & F

A303

1 SECTION G
A100 1/8" = 1'-0"



2 SECTION H
A100 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EQUAL(S)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - WANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

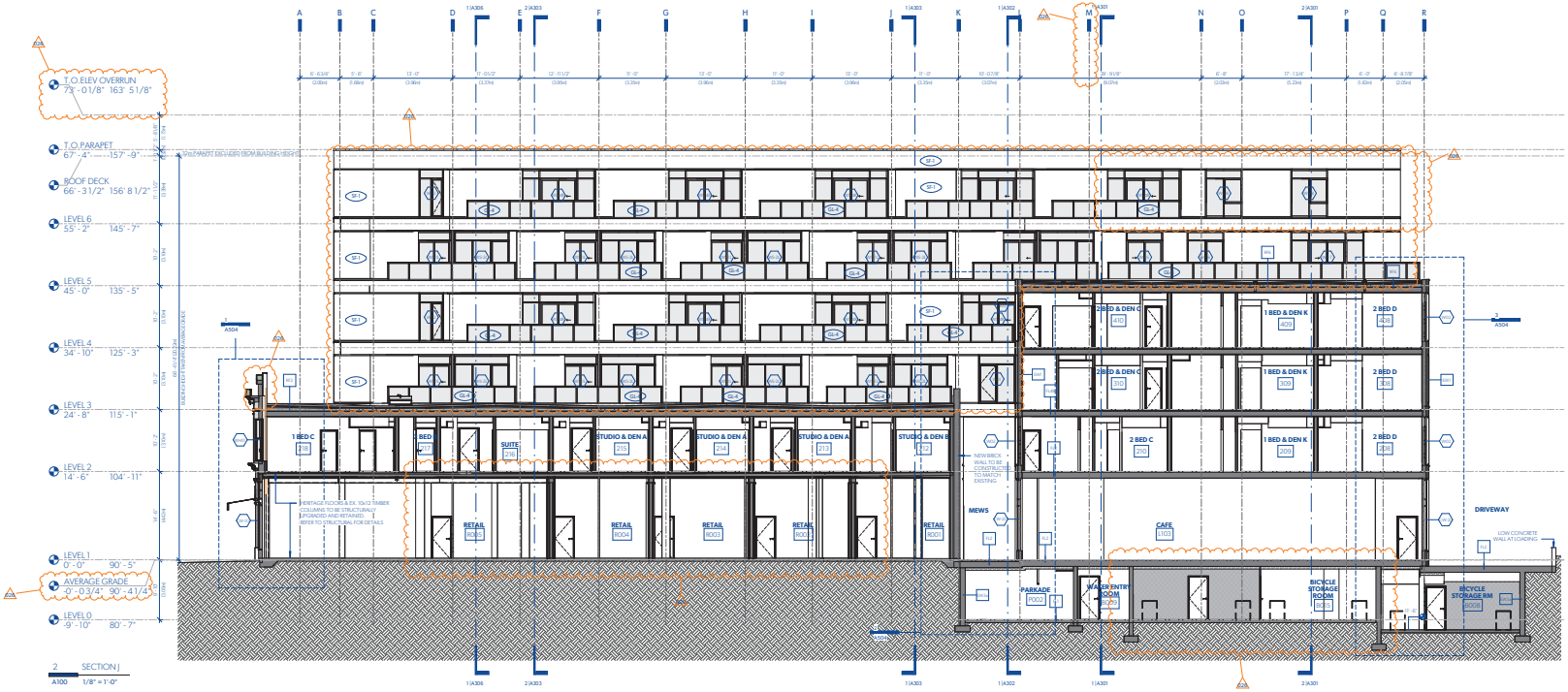
ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-01-29, 10:16:46 PM

BUILDING SECTIONS - G & H

A304



MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MED GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING ELEMENTS
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - WANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/25	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

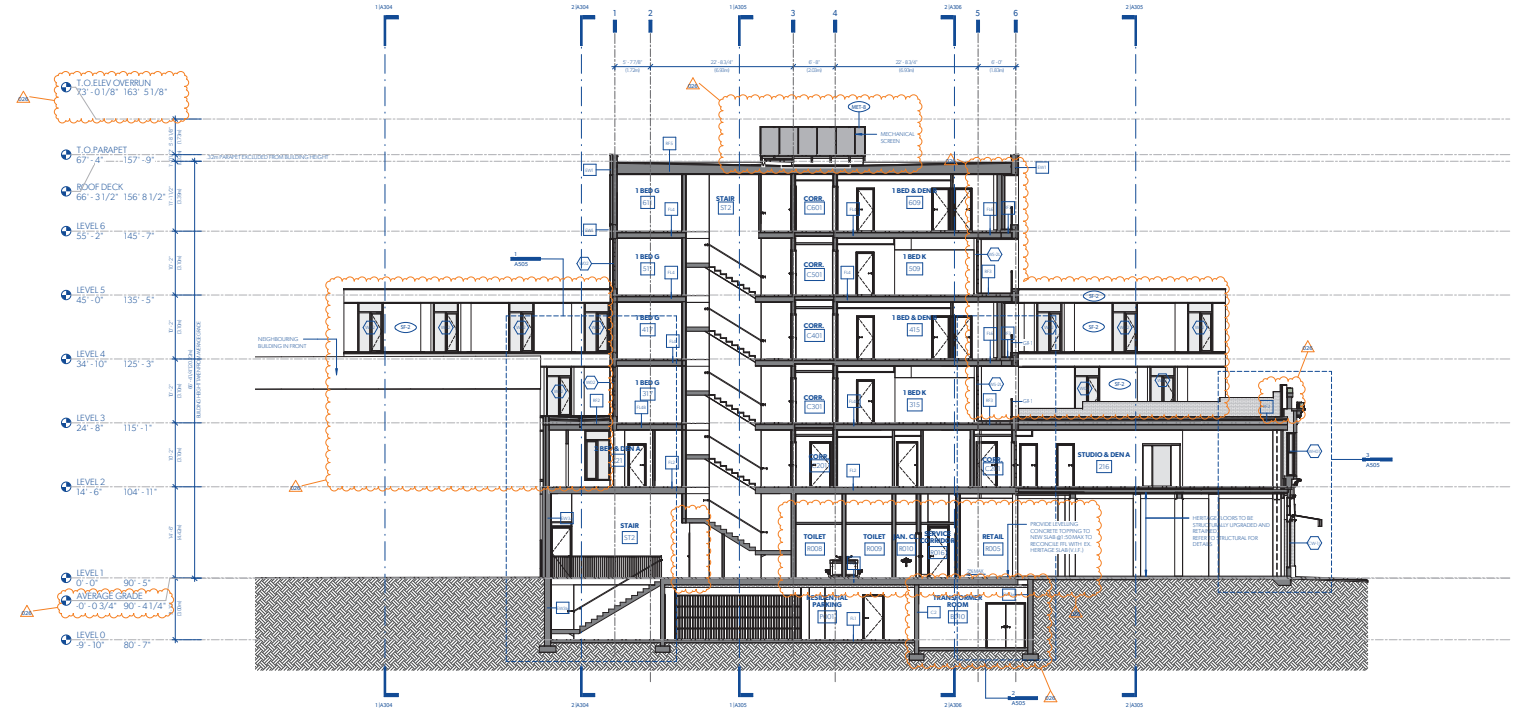
ISSUES

SHEET DATE 11/15/2021

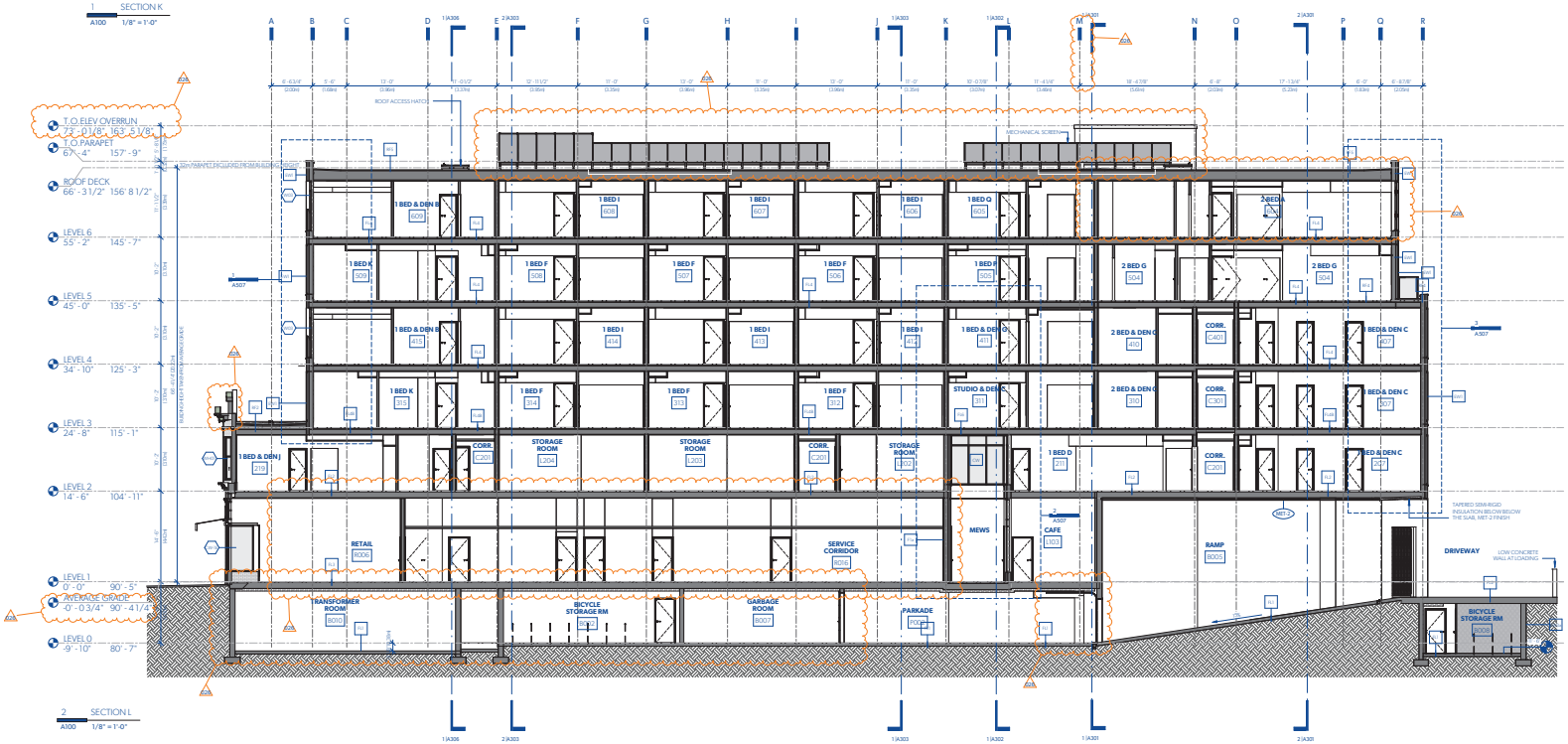
TIME STAMP 2021-11-15 10:42:06 PM

BUILDING SECTIONS - I & J

A305



1 SECTION K
A100 1/8" = 1'-0"



2 SECTION L
A100 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EG.MEED
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
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	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
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	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
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	PT-3	DARK EXTERIOR PAINT
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	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
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2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
28	2021/01/15	BP RESUBMISSION
22	2020/12/21	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

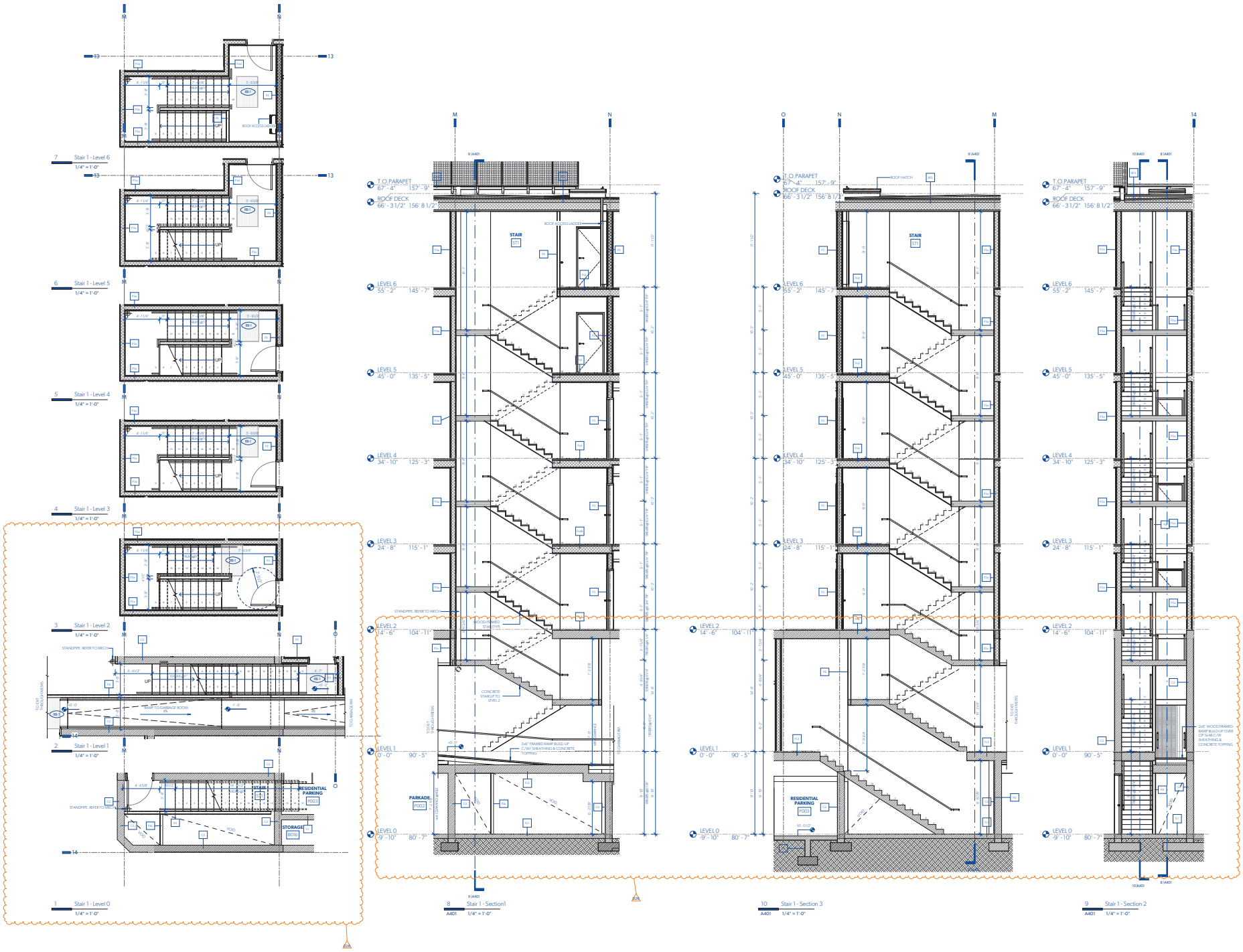
ISSUES

SHEET DATE 11.05.2020

TIME STAMP 2020-11-26, 10:10:31 AM

BUILDING SECTIONS - K & L

A306



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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
8	2020/06/08	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
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0	2019/05/15	ISSUED FOR REZONING

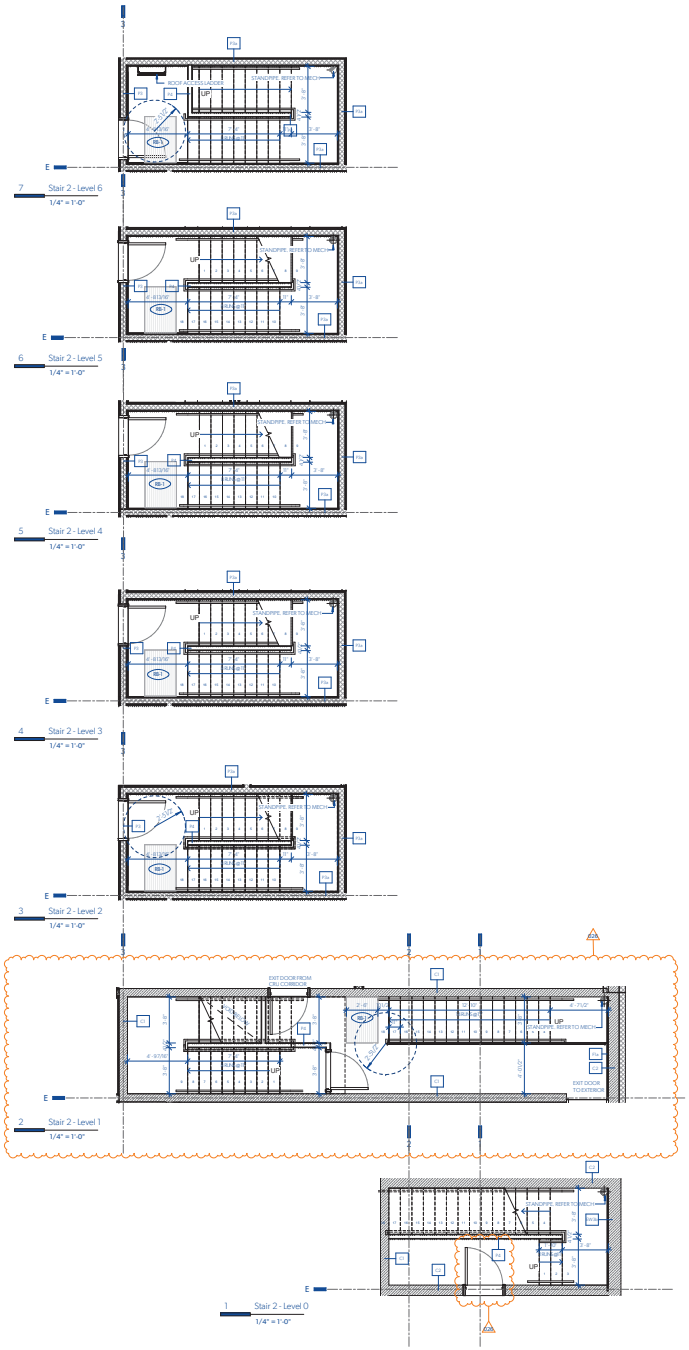
ISSUES

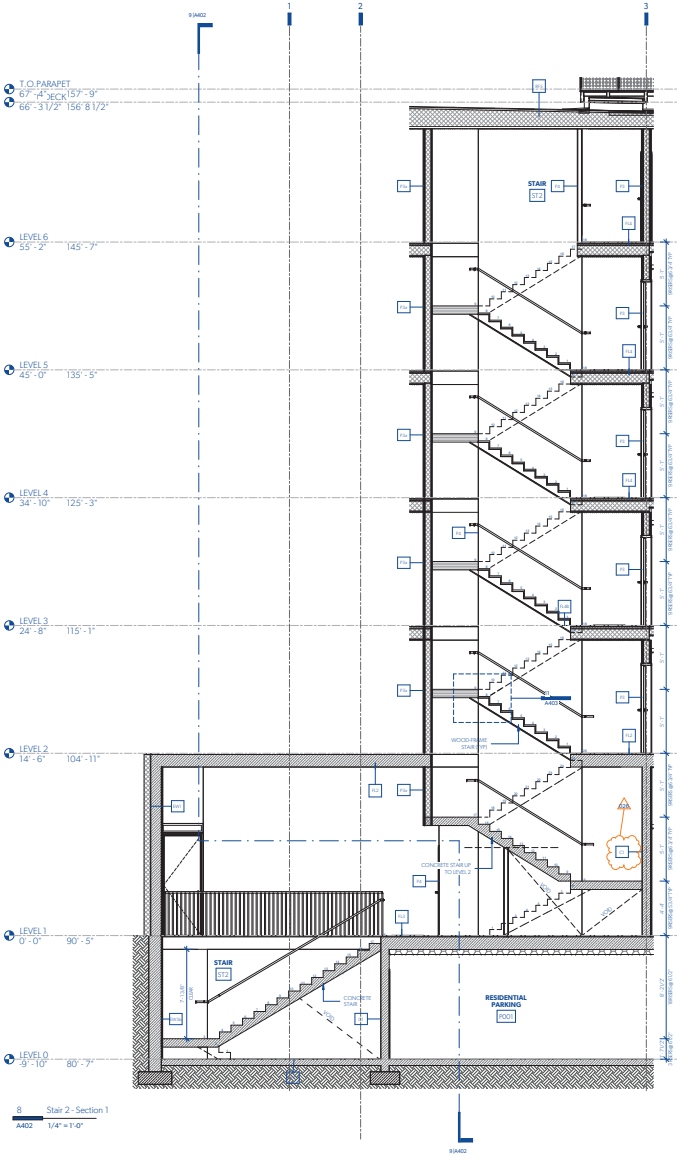
SHEET DATE 11/29/2021

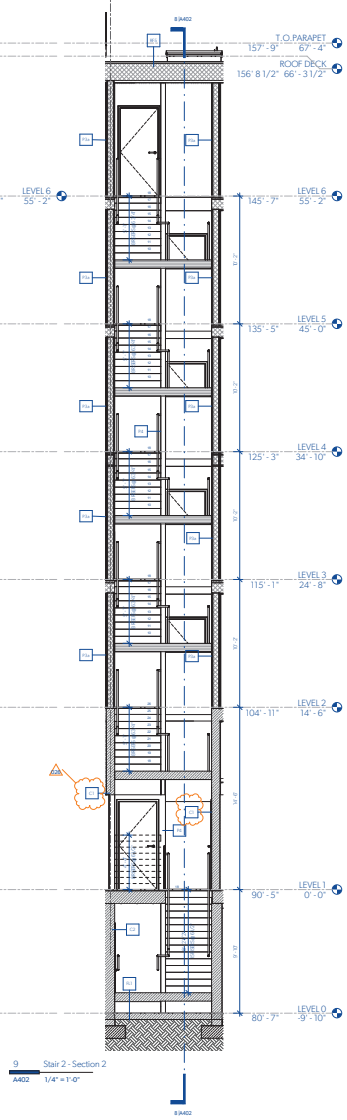
TIME STAMP 2021-11-29, 10:10:28 -08

STAIR DETAILS

A401







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25	2021/11/10	COORDINATION
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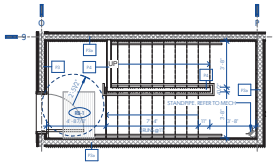
ISSUES

SHEET DATE 11/29/2021

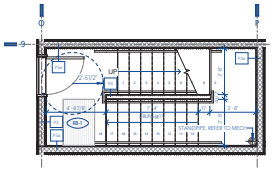
TIME STAMP 2021-11-29, 10:00:28 -08

STAIR DETAILS

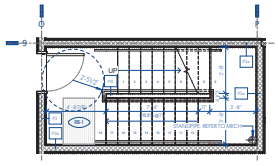
A402



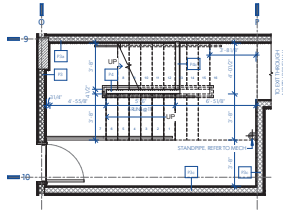
4 Stair 3 - Level 4
1/4" = 1'-0"



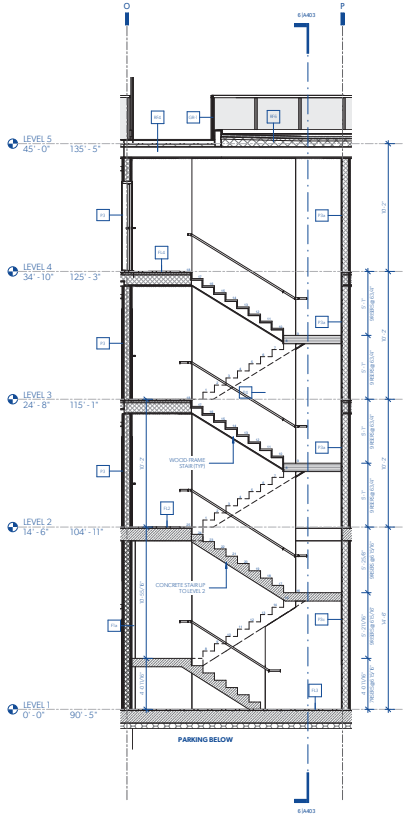
3 Stair 3 - Level 3
1/4" = 1'-0"



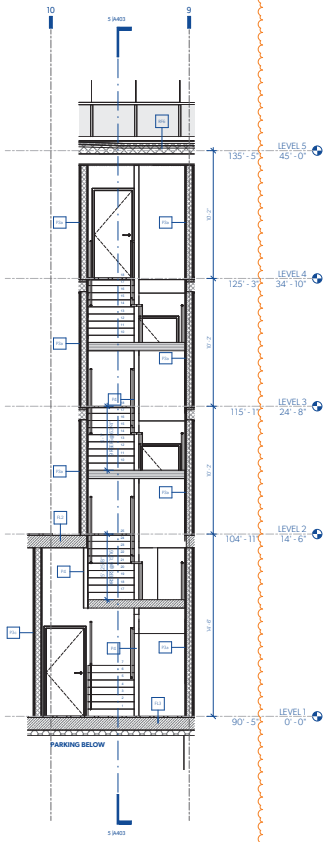
2 Stair 3 - Level 2
1/4" = 1'-0"



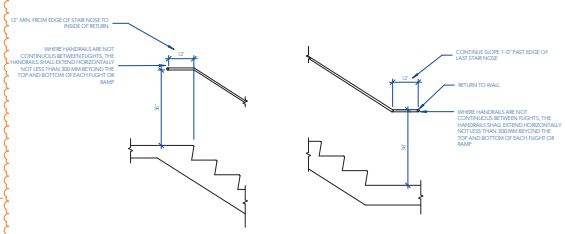
1 Stair 3 - Level 1
1/4" = 1'-0"



5 Stair 3 - Section 1
A403 1/4" = 1'-0"



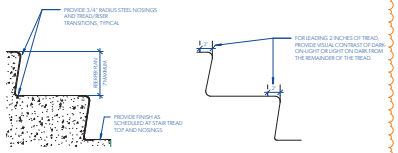
6 Stair 3 - Section 2
A403 1/4" = 1'-0"



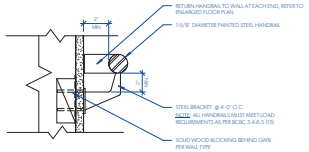
STAIR - TOP HANDRAIL EXTENSION

STAIR - BOTTOM HANDRAIL EXTENSION

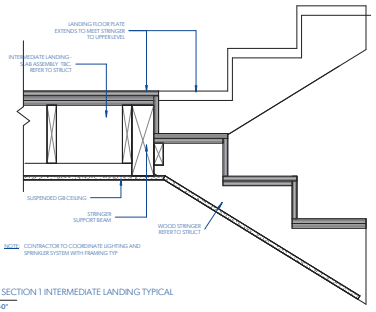
7 DETAIL - STAIR HANDRAIL EXTENSION TYP
1/2" = 1'-0"



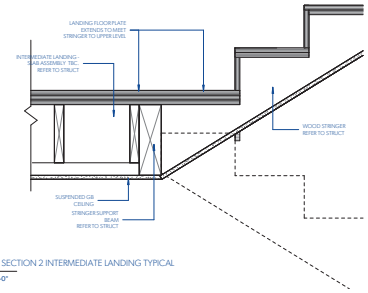
8 STAIR - CONCRETE TREAD DETAILS
1 1/2" = 1'-0"



9 DETAIL - WALL-MOUNTED HANDRAIL TYP
3" = 1'-0"



10 STAIR 2 - SECTION 1 INTERMEDIATE LANDING TYPICAL
1 1/2" = 1'-0"



11 STAIR 2 - SECTION 2 INTERMEDIATE LANDING TYPICAL
A402 1 1/2" = 1'-0"

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2021-12-10

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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

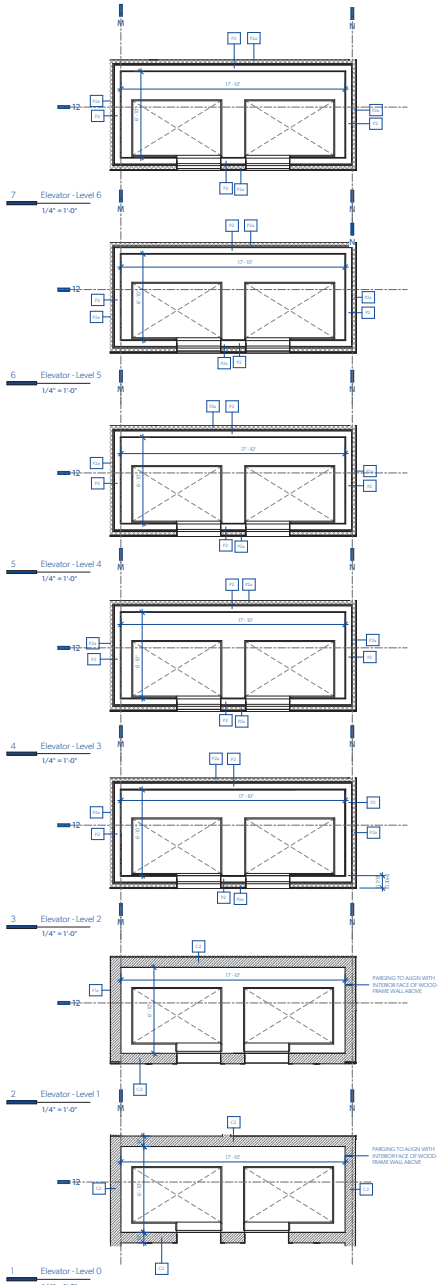
ISSUES

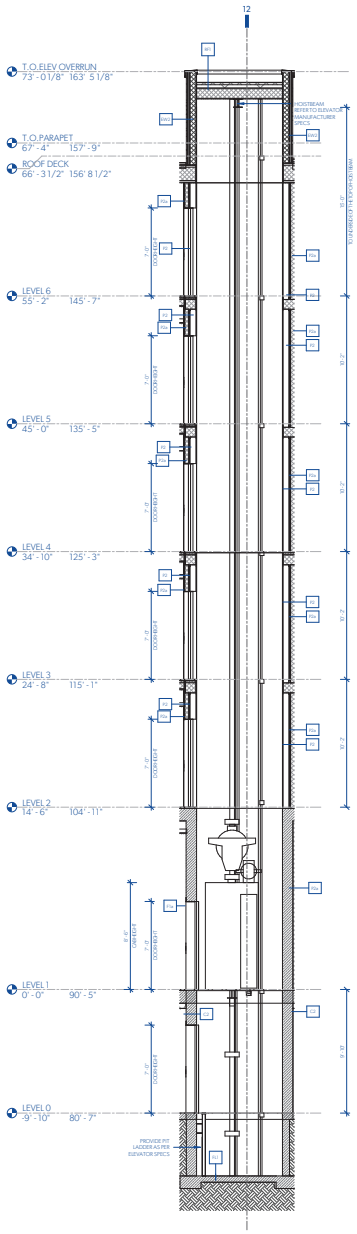
SHEET DATE 11/29/2021

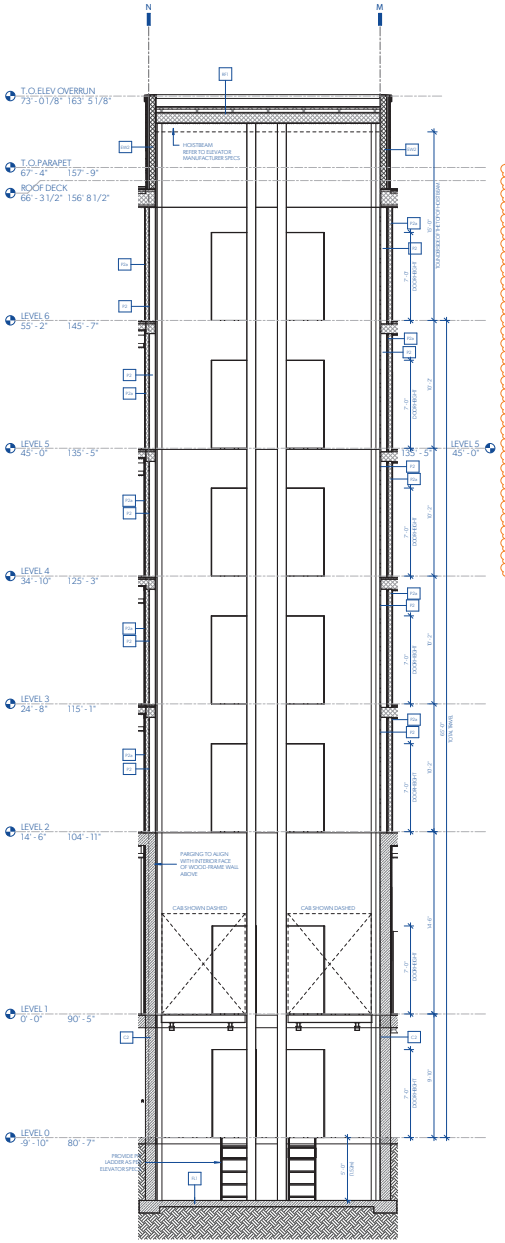
TIME STAMP 2021-11-29, 10:00:06 PM

STAIR DETAILS

A403

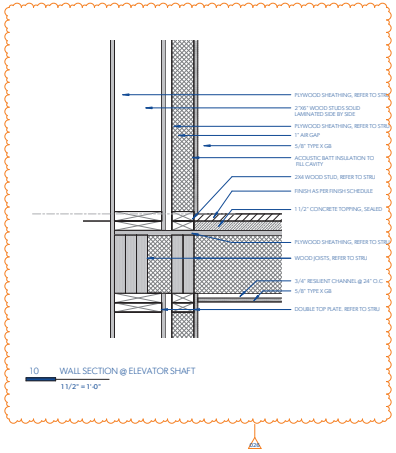






GENERAL NOTES - ELEVATORS

1. CONTRACTOR TO REFER TO REQUIREMENTS AND SPECIFICATIONS AS INCLUDED VERTICAL TRANSPORATION REPORT BY ELEVATOR CONSULTANT.
2. CONFIRM WITH ELEVATOR MANUFACTURER CLEAR DIMENSIONS OF HOISTWAY, OVERRUN, PIT DEPTH AND DOOR OPENING BEFORE CONSTRUCTION OF THE HOISTWAY IS INITIATED.
3. REFER TO FIRE RATING DIAGRAMS FOR FIRE RATING REQUIREMENTS OF ELEVATOR SHAFT WALL.
4. REFER TO INTERIOR DESIGN SPECIFICATIONS FOR ELEVATOR CAB AND HARDWAL FINISHES.
5. SHOP DRAWINGS: THE SUPPLY, FABRICATION AND/OR MANUFACTURE OF COMPONENTS MAY NOT COMMENCE UNTIL THE REGISTERED PROFESSIONAL OF RECORD HAS REVIEWED THE SHOP DRAWINGS, RETURNED THEM TO THE CONTRACTOR AND THE CONTRACTOR PROVIDES AUTHORIZATION TO PROCEED. SHOP DRAWINGS AND SAMPLES SHALL BE REVIEWED BY CONTRACTOR AND/OR CONSTRUCTION MANAGER AND THE ELEVATOR CONSULTANT PRIOR TO SUBMISSIONS TO THE ARCHITECT.
6. SPECIFIC DETAILS OF THE ELEVATOR CONTRACTOR'S PROPOSED METHOD OF VIBRATION ISOLATION SHOULD BE OBTAINED AT THE TIME OF TENDER AND NOT WAIT UNTIL SHOP DRAWING APPROVAL PHASE OF THE PROJECT.
7. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



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PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
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1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

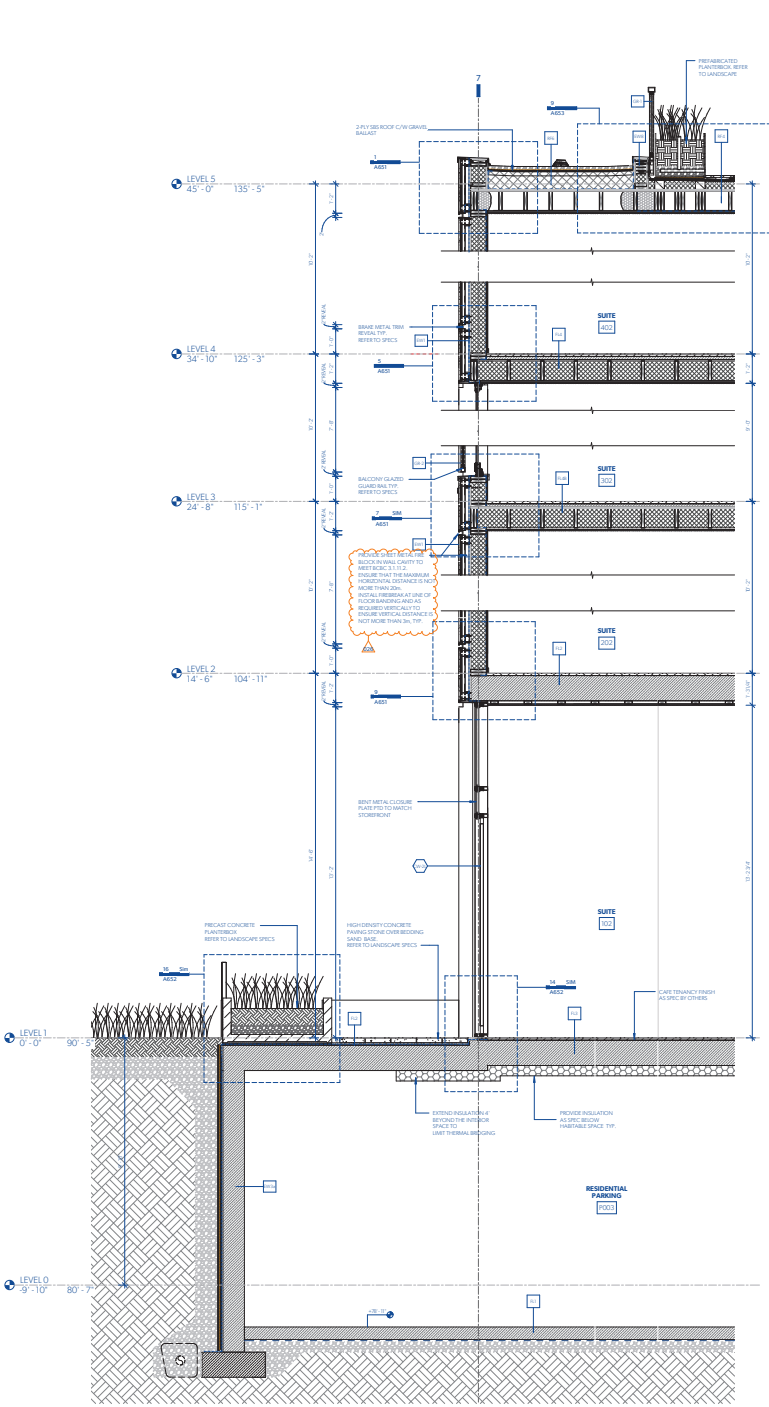
ISSUES

SHEET DATE 11/15/2021

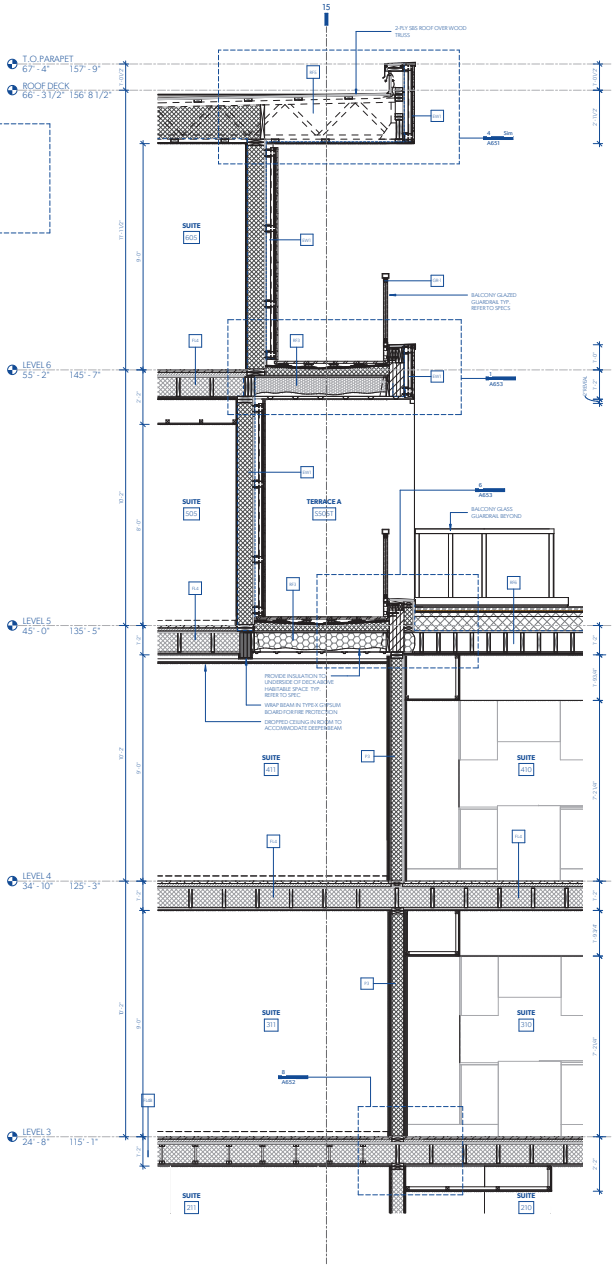
TIME STAMP 2021-11-15 10:10:46 PM

ELEVATOR DETAILS

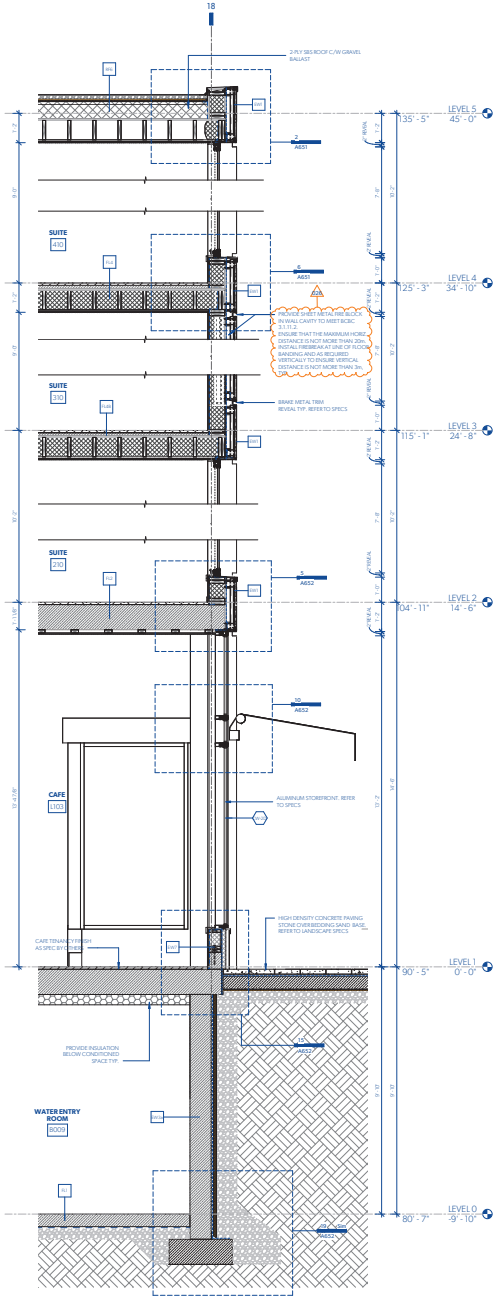
A411



1 WALL SECTION A1 - 4 STOREY EAST
A301 1/2" = 1'-0"



2 WALL SECTION A2 @ 6 STOREY VOLUME
A301 1/2" = 1'-0"



3 WALL SECTION A3- 4 STOREY WEST THROUGH CAFE
A301 1/2" = 1'-0"

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ISSUES

SHEET DATE 11/29/2021

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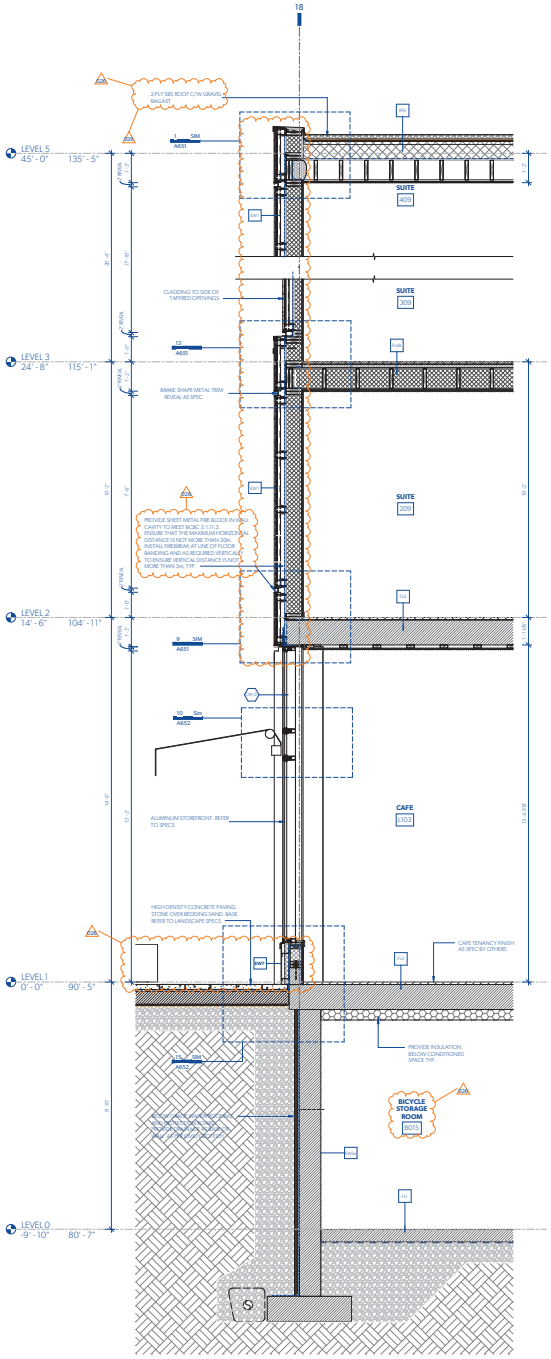
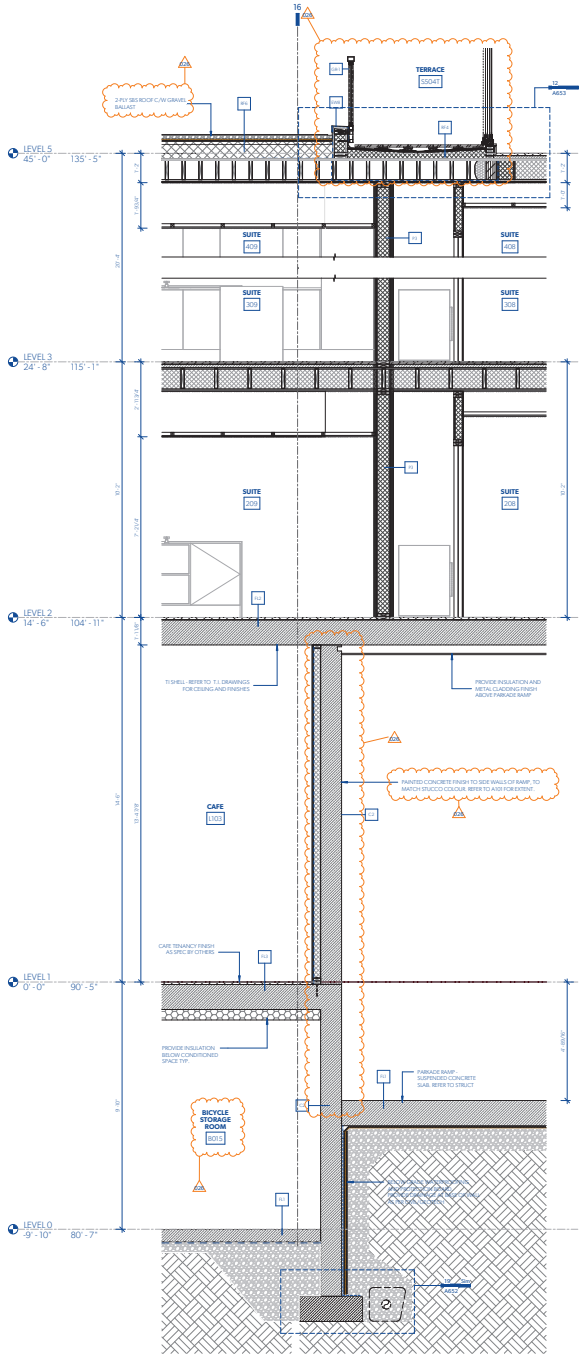
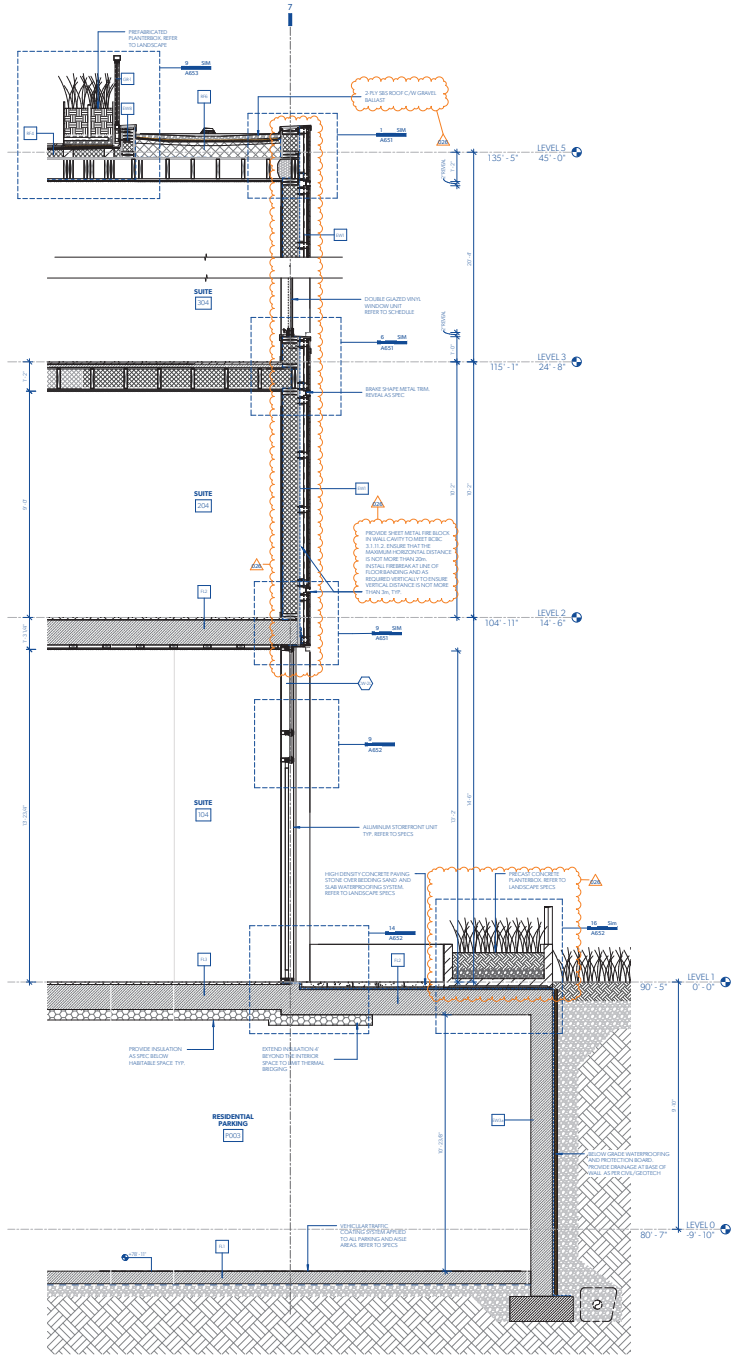
WALL SECTION
A501



1 WALL SECTION B1 - 4 STOREY AT CAFE ABOVE BIKE STORAGE RM
A301 1/2" = 1'-0"



2 WALL SECTION B2 - CAFE ABOVE BIKE STORAGE RM
A301 1/2" = 1'-0"



3 WALL SECTION B3 - 4 STOREY VOLUME WEST
A301 1/2" = 1'-0"

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29TH JANUARY 2021

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ISSUES

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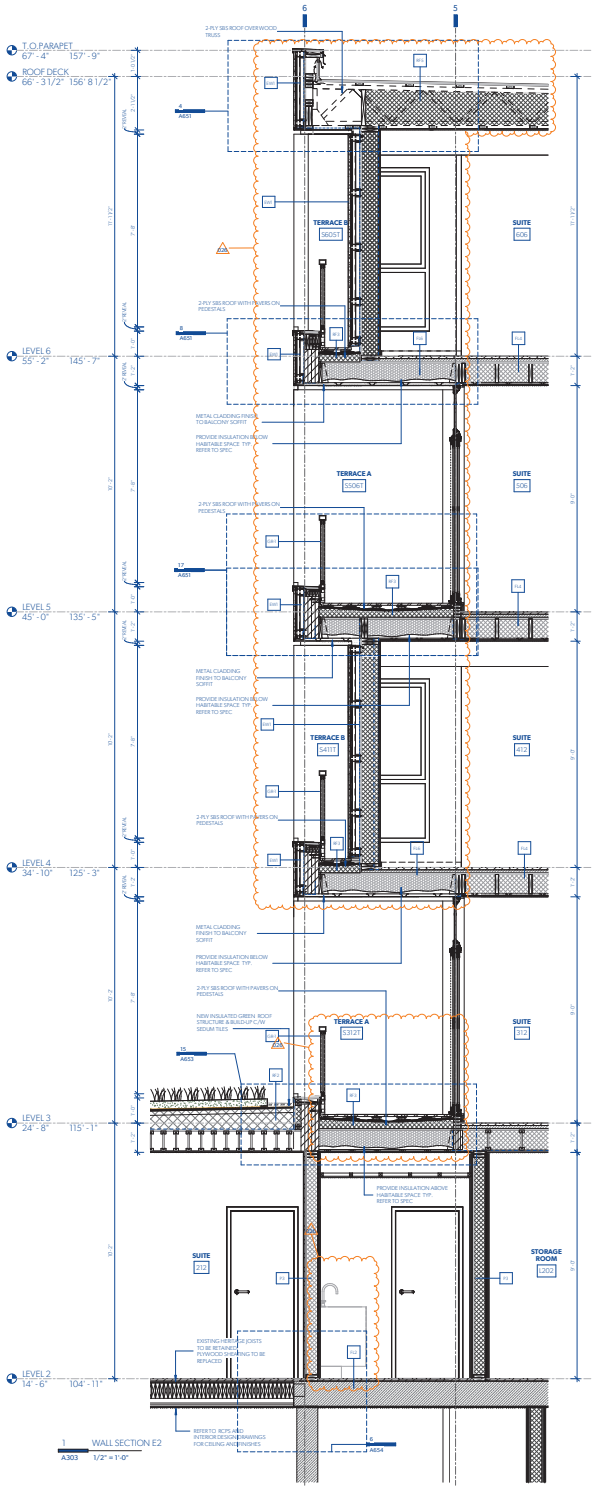
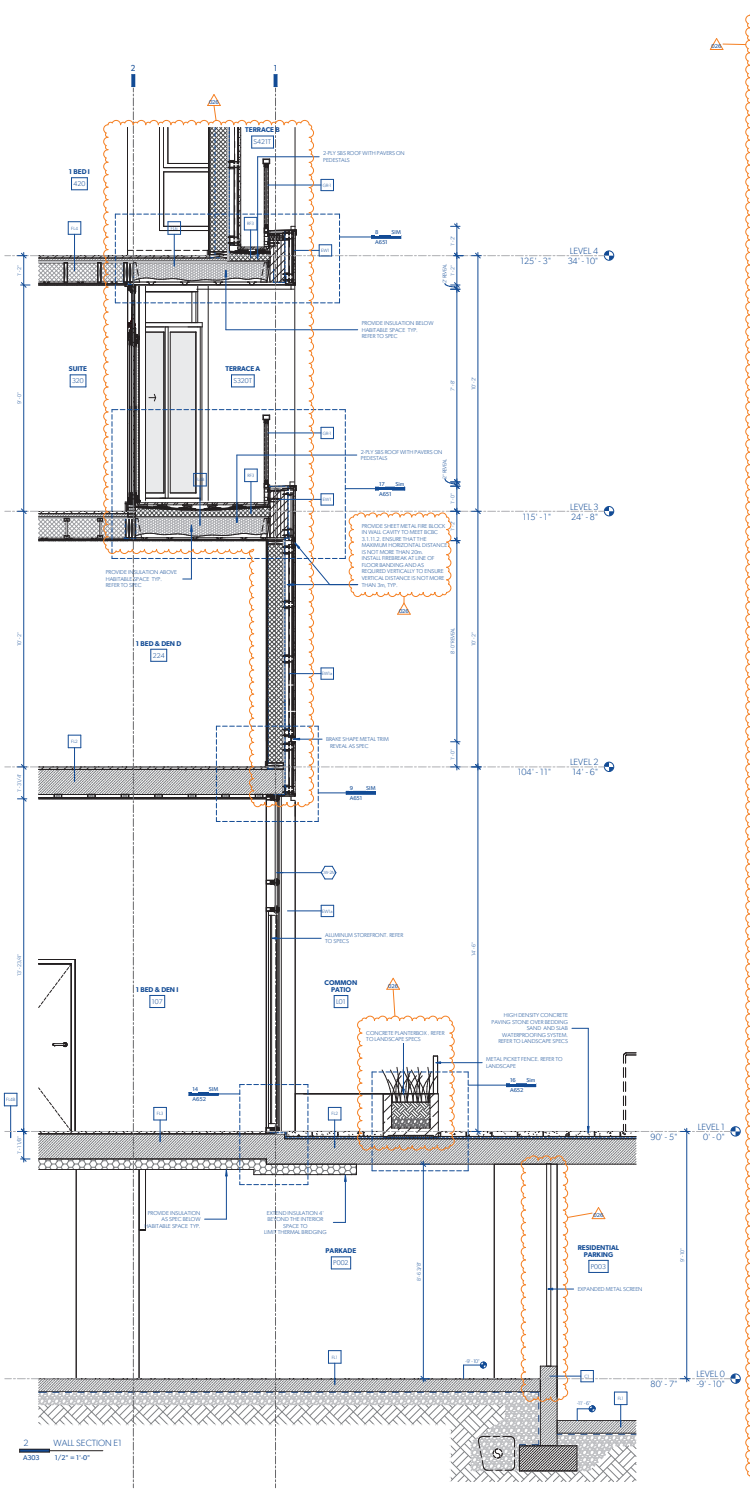
TIME STAMP 2021-11-15 10:12:48 PM

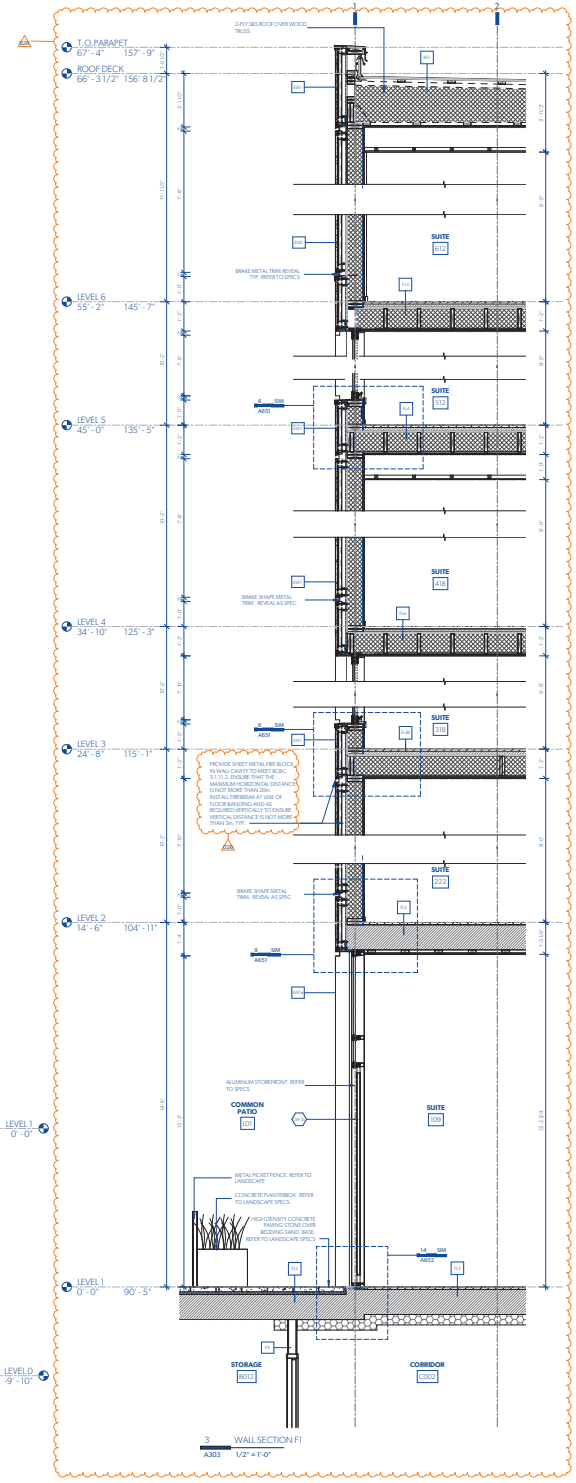
WALL SECTIONS
A502



1 WALL SECTION E2
A303 1/2" = 1'-0"



2 WALL SECTION E1
A303 1/2" = 1'-0"



3 WALL SECTION F1
A303 1/2" = 1'-0"

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ISSUES

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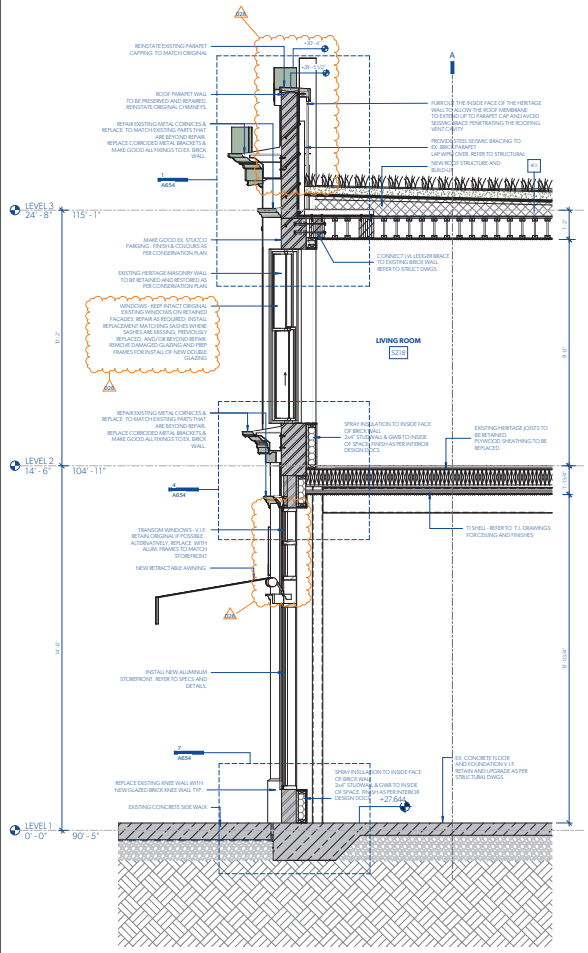
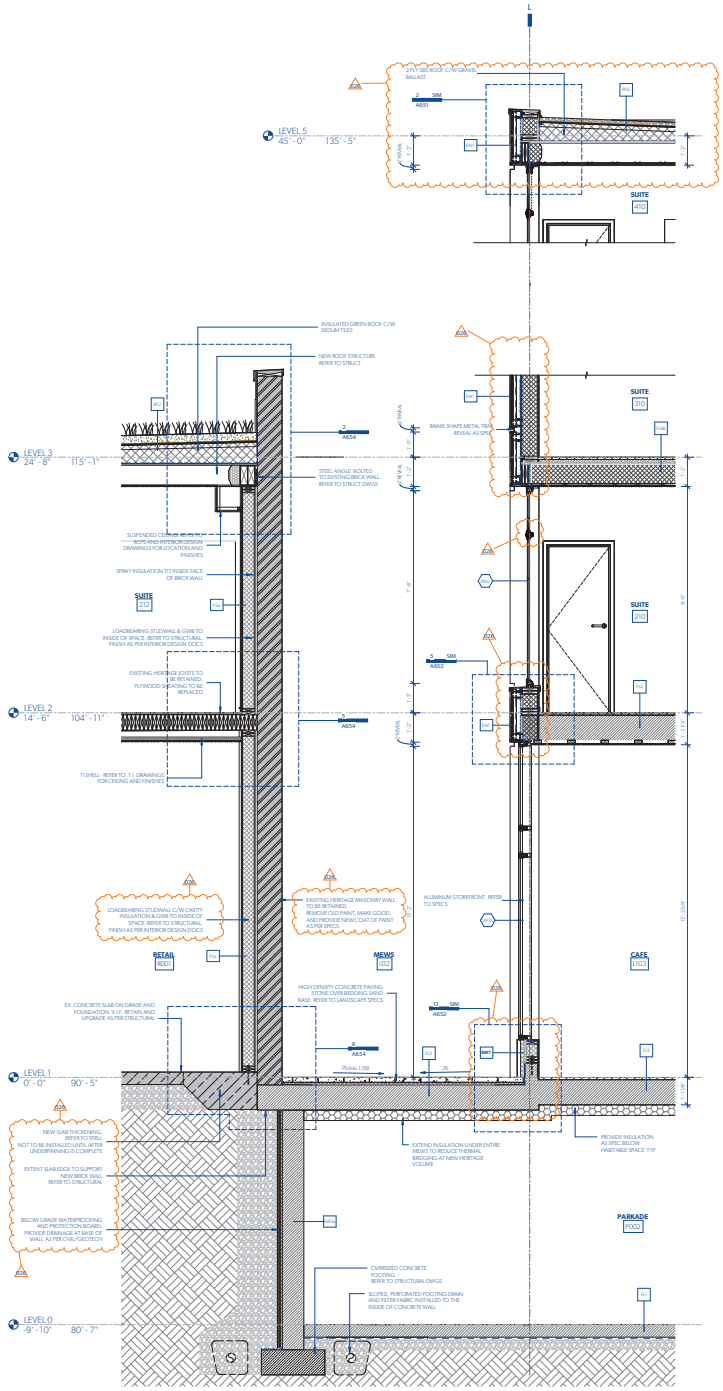
TIME STAMP 2021-11-24 10:10:46 PM

WALL SECTIONS

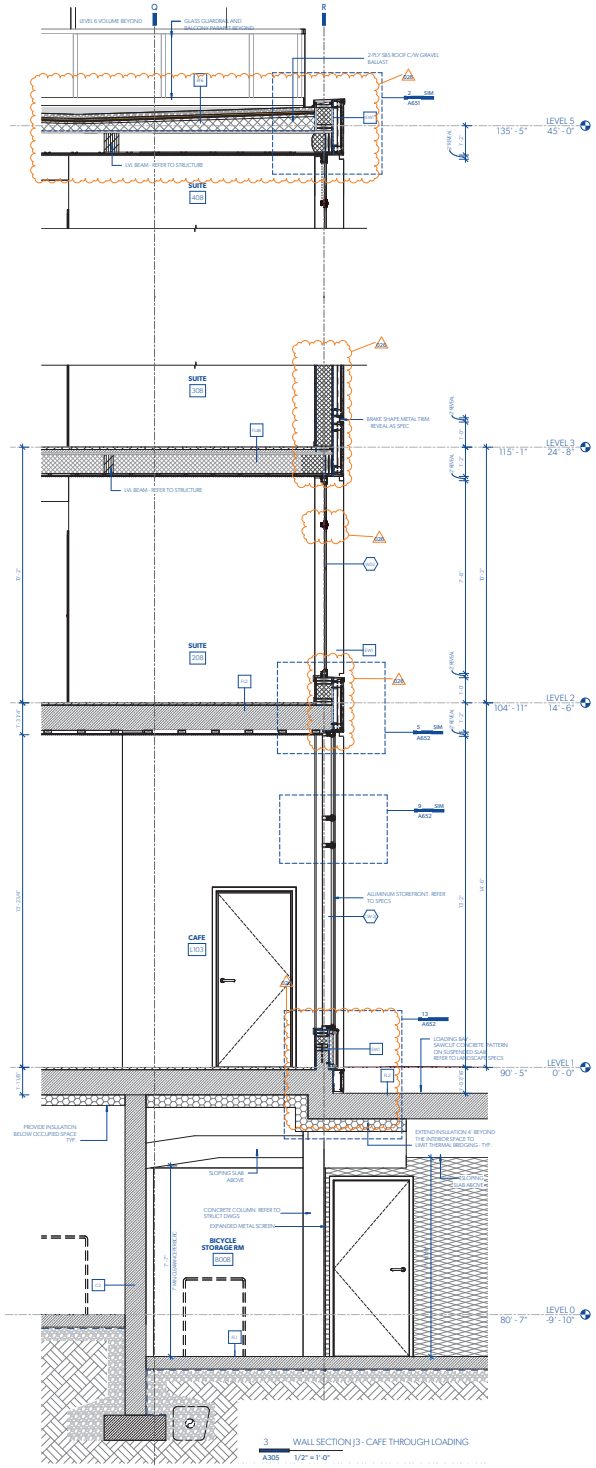
A503



1 WALL SECTION | 3 - HERITAGE
A305 1/2" = 1'-0"



2 WALL SECTION | 2 - THROUGH MEWS
A305 1/2" = 1'-0"



3 WALL SECTION | 3 - CAFE THROUGH LOADING
A305 1/2" = 1'-0"

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ISSUES

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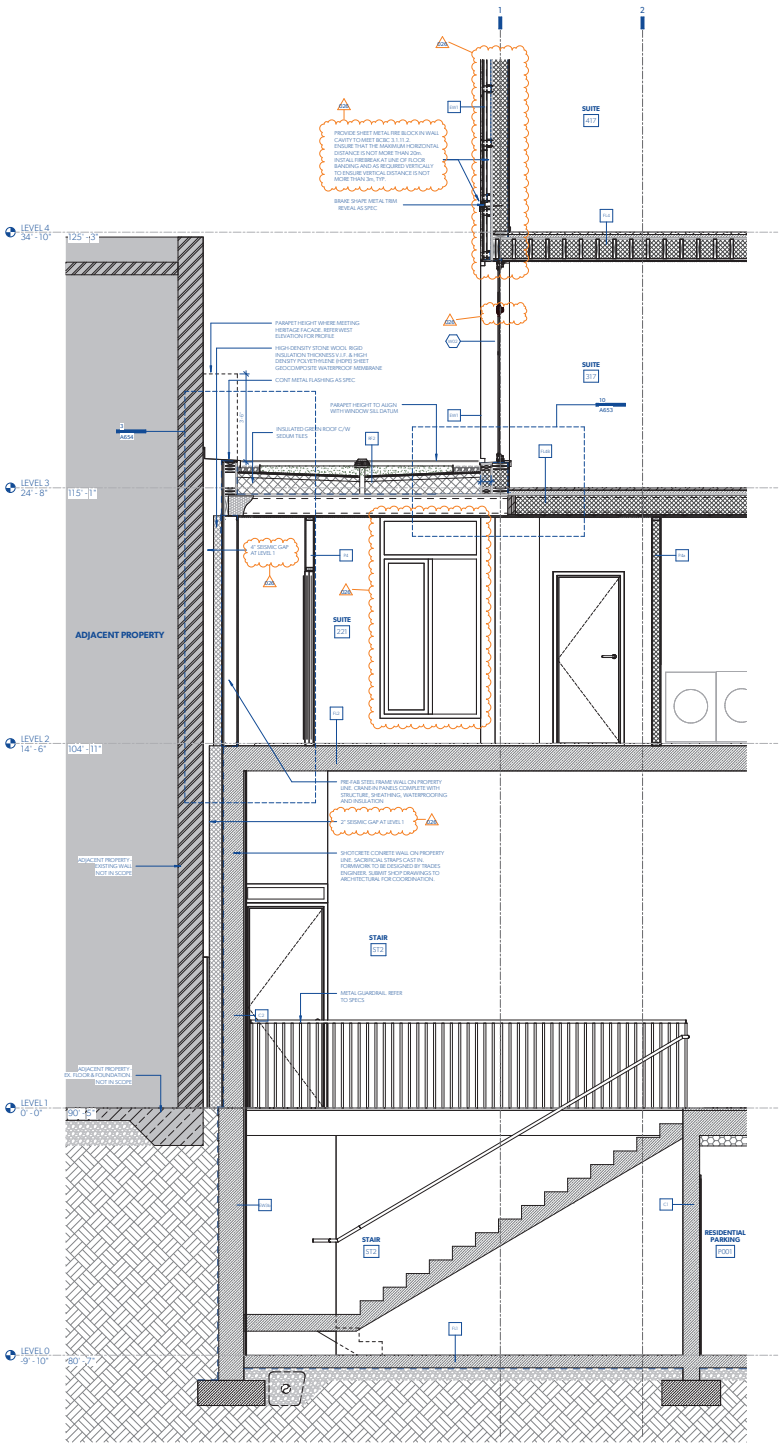
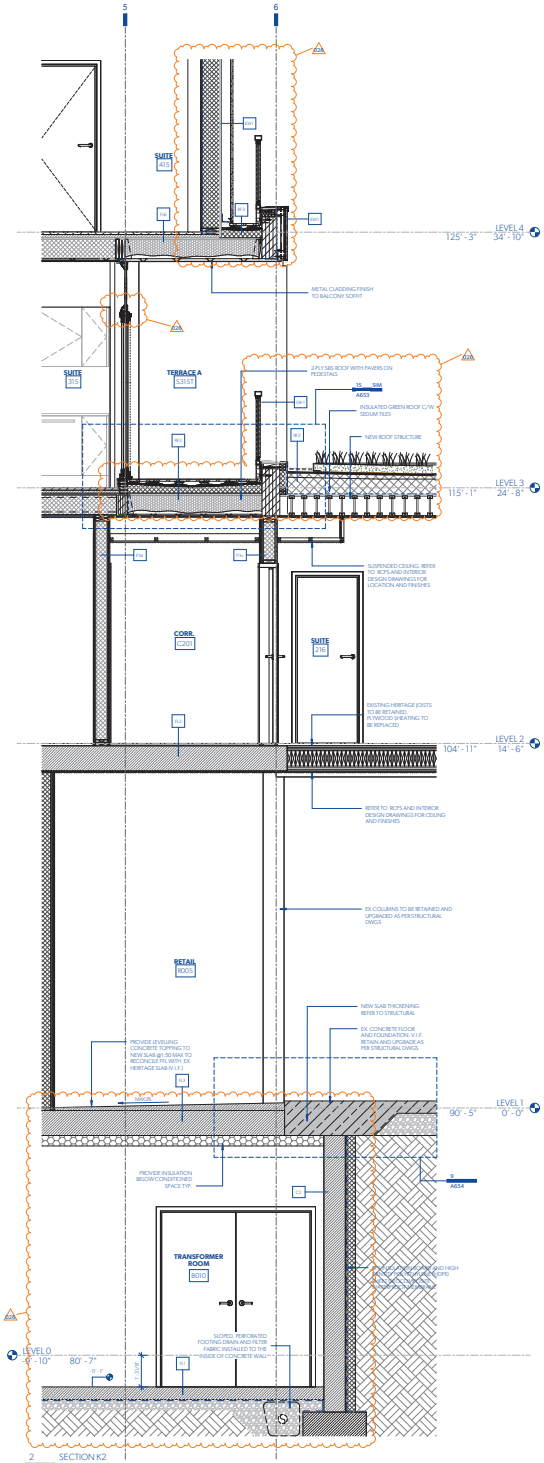
WALL SECTIONS

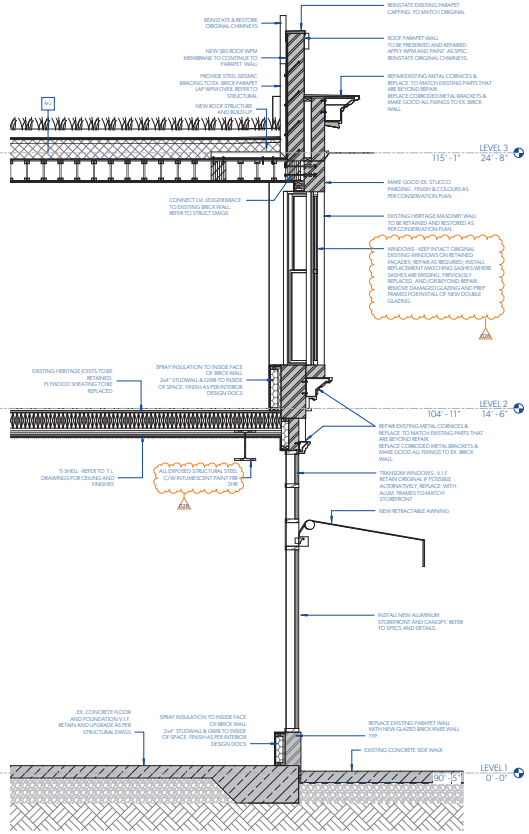
A504



1 SECTION K1 @ADJACENT PROPERTY
A306 1/2" = 1'-0"



2 SECTION K2
A306 1/2" = 1'-0"



3 SECTION K3
A306 1/2" = 1'-0"

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ISSUES

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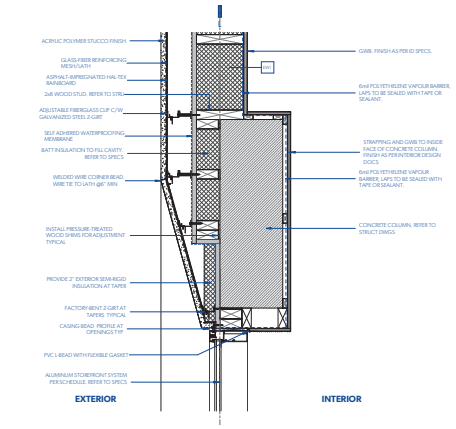
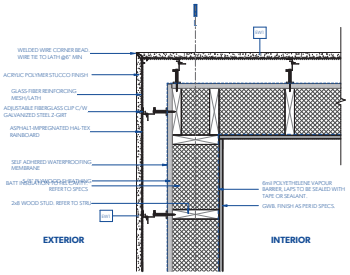
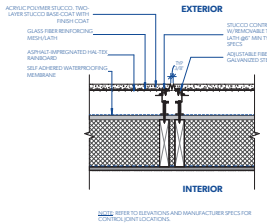
WALL SECTIONS
A505



1 PLAN DETAIL - TYPICAL TAPERED WINDOW @ COLUMN
A101 11/2" = 1'-0"

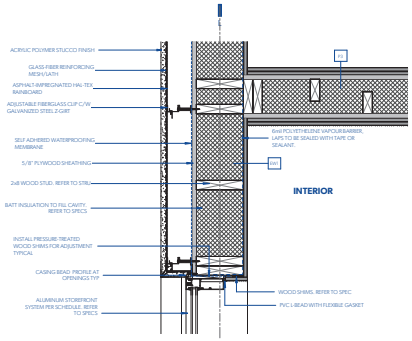


2 PLAN DETAIL - TYP FACADE CORNER
A101 11/2" = 1'-0"

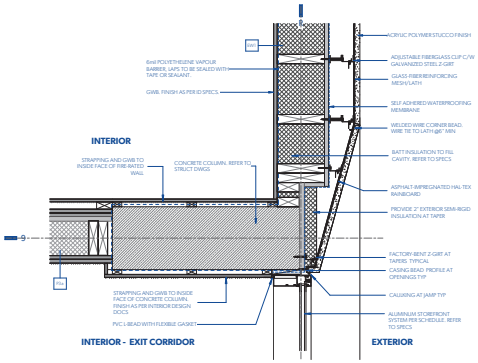


NOTE: REFER TO ELEVATIONS AND MANUFACTURER SPECS FOR CONTROL JOINT LOCATIONS.

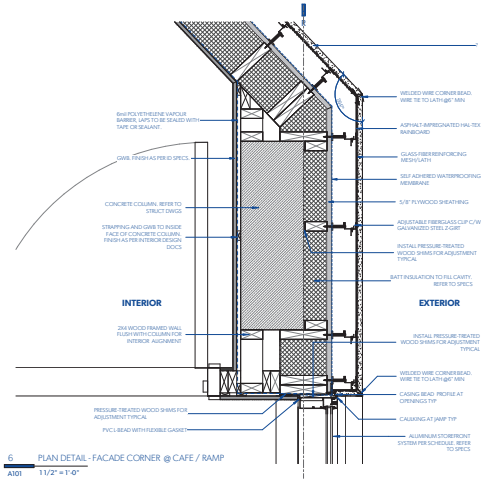
3 STUCCO CONTROL JOINT TYP
11/2" = 1'-0"



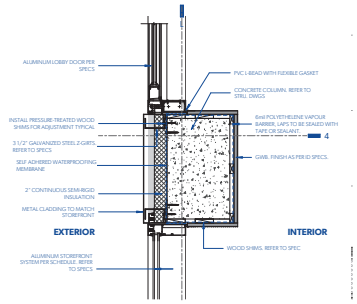
4 PLAN DETAIL - FACADE @ LOBBY
A101 11/2" = 1'-0"



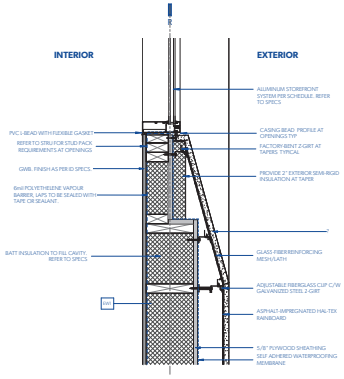
5 PLAN DETAIL - L1 COLUMN @ EXIT DOOR
A101 11/2" = 1'-0"



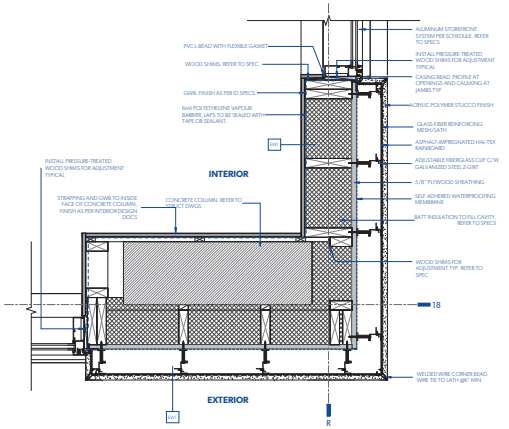
6 PLAN DETAIL - FACADE CORNER @ CAFE / RAMP
A101 11/2" = 1'-0"



7 PLAN DETAIL - FACADE @ LOBBY/COLUMN
A101 11/2" = 1'-0"



8 PLAN DETAIL - TYPICAL TAPERED ALUM WINDOW1
A101 11/2" = 1'-0"



9 PLAN DETAIL - FACADE CORNER @ CAFE
A101 11/2" = 1'-0"

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ISSUES

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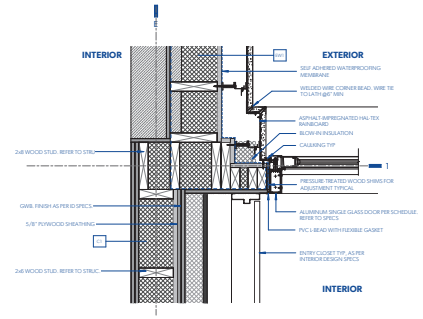
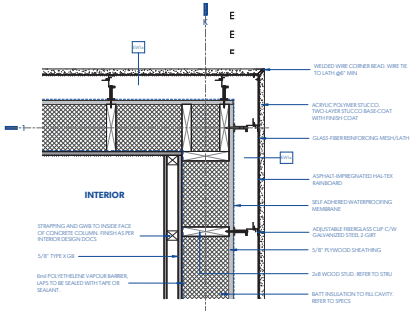
PLAN DETAILS - L1

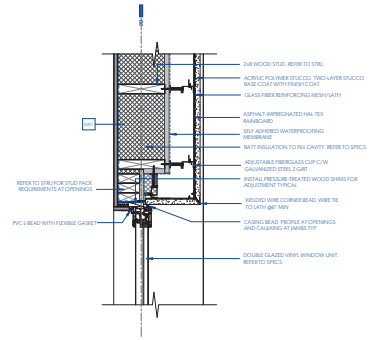
A601



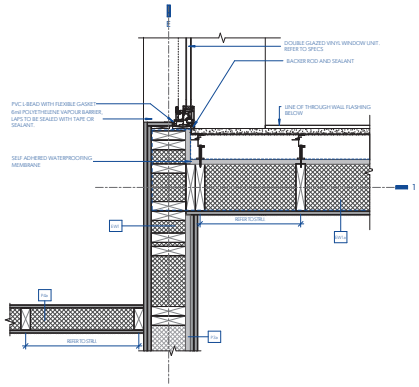
1 PLAN DETAIL - L1 CORNER INTERFACE @ ENTRY DOOR
A101 1 1/2" = 1'-0"



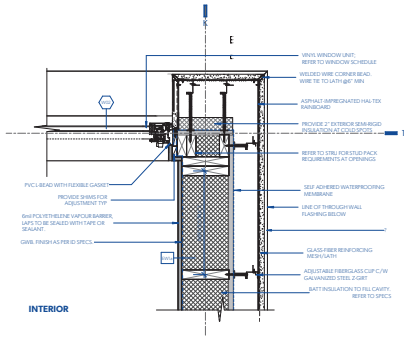
2 PLAN DETAIL - T/H FACADE CORNER AT MEWS
A101 1 1/2" = 1'-0"



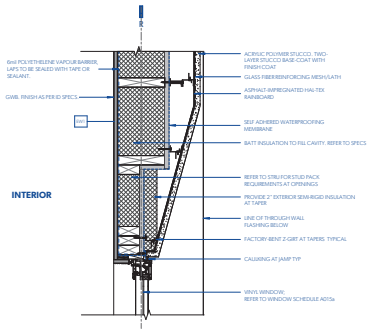
3 PLAN DETAIL - PUNCHED WINDOW NO TAPER TYP
A102 1 1/2" = 1'-0"



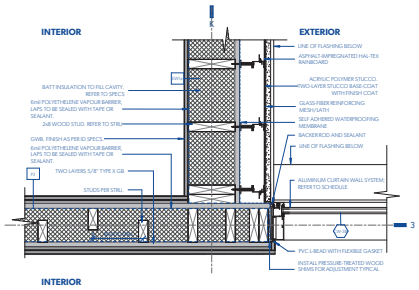
5 PLAN DETAIL -
A102 1 1/2" = 1'-0"



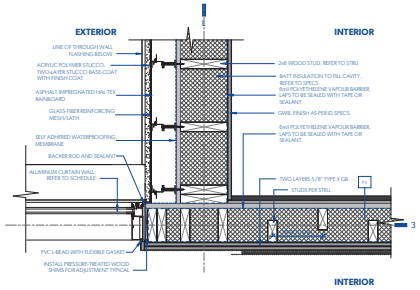
6 PLAN DETAIL - L2 PUNCHED WINDOW AT MEWS CORNER
A102 1 1/2" = 1'-0"



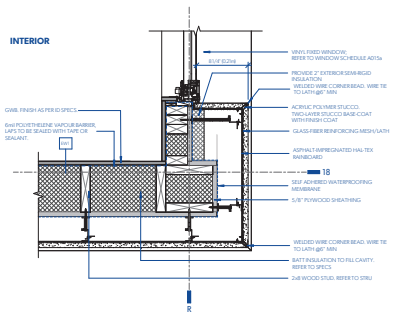
7 PLAN DETAIL - PUNCHED WINDOW @TAPERED WALL TYP
A102 1 1/2" = 1'-0"



9 PLAN DETAIL - L2 LINKWAY TO EW1
A102 1 1/2" = 1'-0"



10 PLAN DETAIL - L2 LINKWAY TO EW2
A102 1 1/2" = 1'-0"



11 PLAN DETAIL - PUNCHED WINDOW TYP
A102 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

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DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

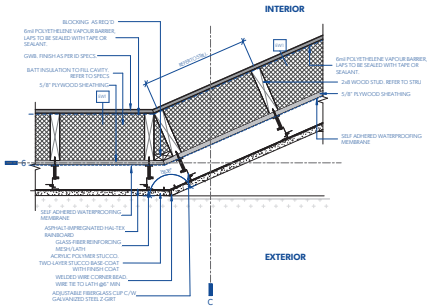
ISSUES

SHEET DATE 11/15/2021

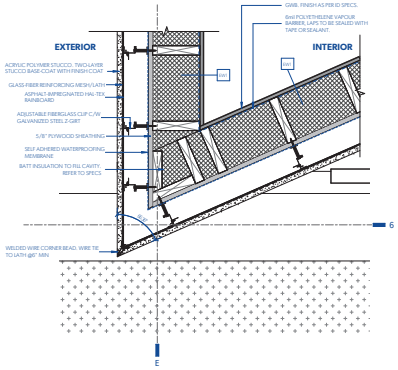
TIME STAMP 2021-11-15 10:12:08 PM

PLAN DETAILS - TYPICAL CLADDING

A602



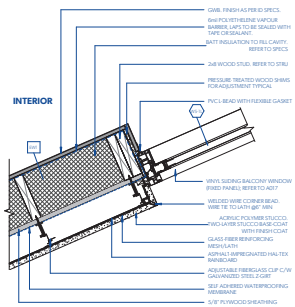
1 PLAN DETAIL - BALCONY WINDOW UNIT 2
A103 1 1/2" = 1'-0"



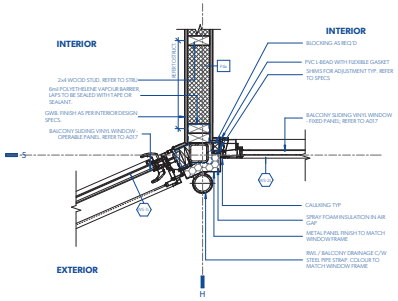
2 PLAN DETAIL - CORNER @ SAWTOOTH
A103 1 1/2" = 1'-0"

DETAIL 3 - NOT IN USE

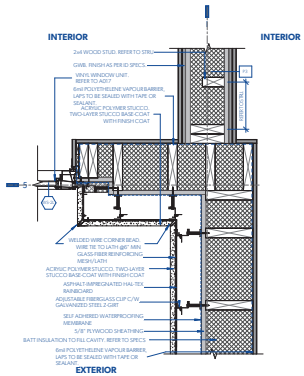
DETAIL 4 - NOT IN USE



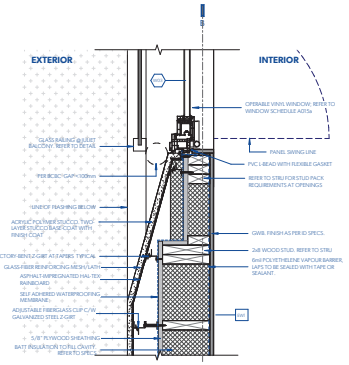
5 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (I)
A103 1 1/2" = 1'-0"



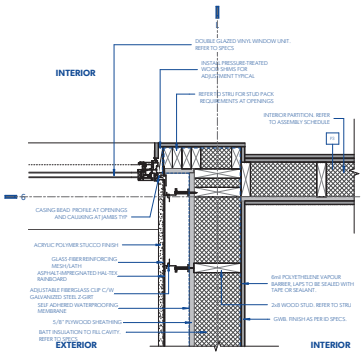
6 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (II)
A103 1 1/2" = 1'-0"



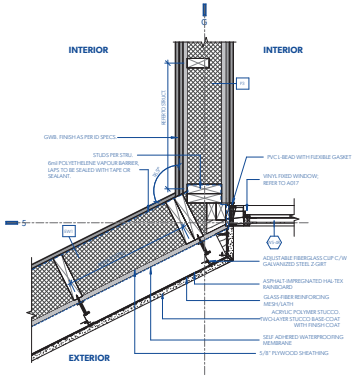
7 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (III)
A103 1 1/2" = 1'-0"



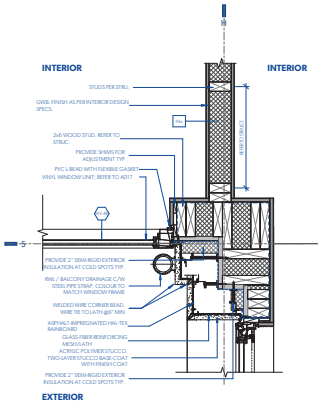
8 PLAN DETAIL - JULIET BALCONY
A103 1 1/2" = 1'-0"



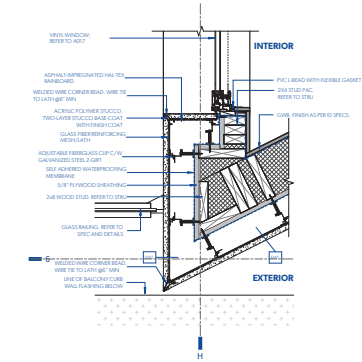
9 PLAN DETAIL - CONVEX CORNER @ WINDOW
A103 1 1/2" = 1'-0"



10 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (I)
A106 1 1/2" = 1'-0"



11 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (II)
A106 1 1/2" = 1'-0"



12 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (III)
A106 1 1/2" = 1'-0"

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2021-12-10

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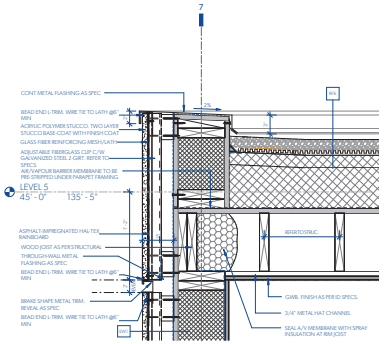
ISSUES

SHEET DATE 11.05.2021

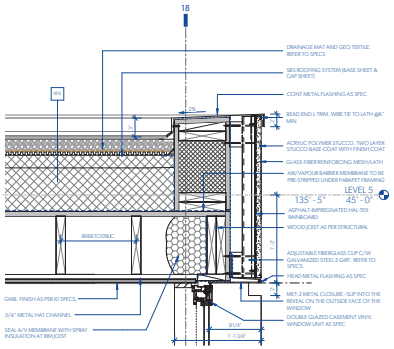
TIME STAMP 2021-11-15 10:12:06 PM

PLAN DETAILS - TYPICAL CLADDING

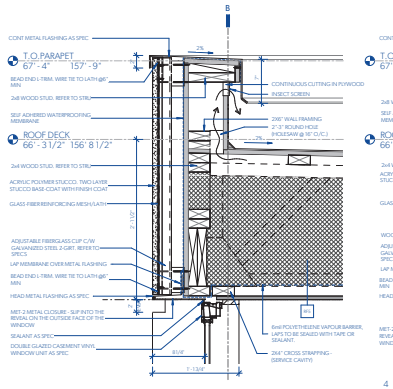
A603



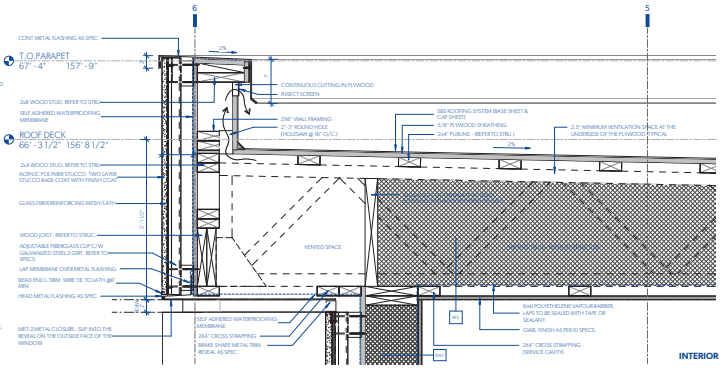
1 DETAIL - ROOF PARAPET AT 4 STOREY
A501 1 1/2" = 1'-0"



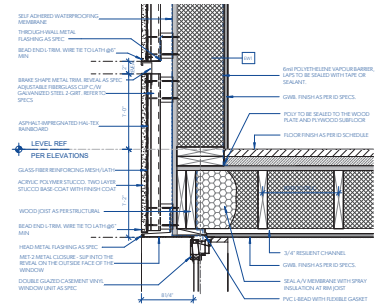
2 DETAIL - TYPICAL WINDOW AT ROOF PARAPET
A501 1 1/2" = 1'-0"



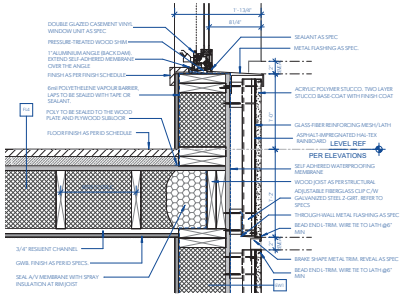
3 DETAIL - ROOF TRUSS AT WINDOW HEAD
A507 1 1/2" = 1'-0"



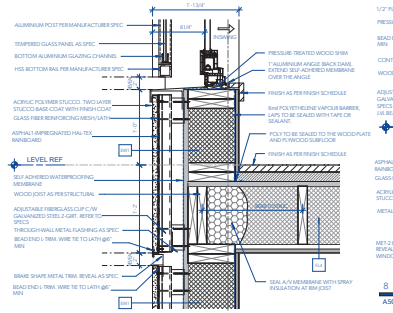
4 DETAIL - ROOF TRUSS AT TAPERED WALL
A501 1 1/2" = 1'-0"



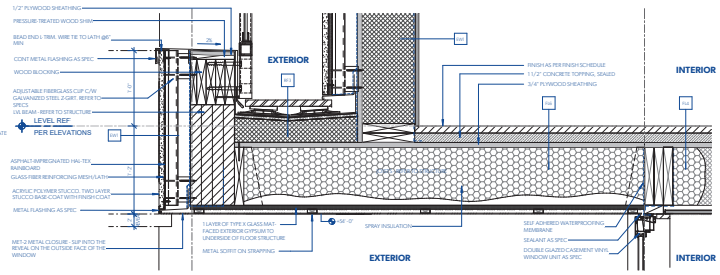
5 DETAIL - TYP HEAD AT 4 STOREY
A501 1 1/2" = 1'-0"



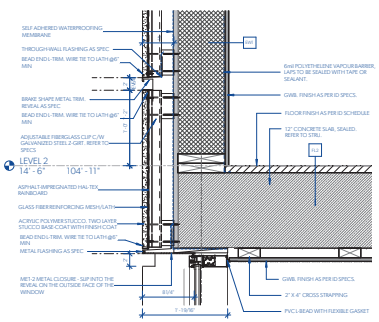
6 DETAIL - TYP SILL AT 4 STOREY
A501 1 1/2" = 1'-0"



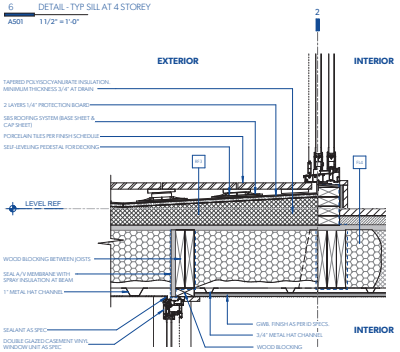
7 DETAIL - TYPICAL WINDOW SILL AT JULIET
A501 1 1/2" = 1'-0"



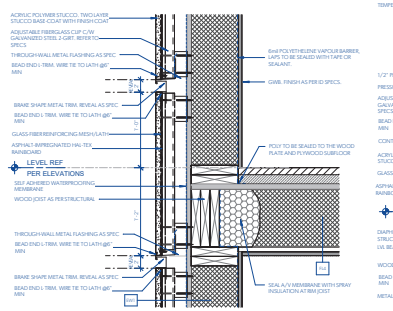
8 DETAIL - TYPICAL UNIT BALCONY AND PARAPET DETAIL (I)
A503 1 1/2" = 1'-0"



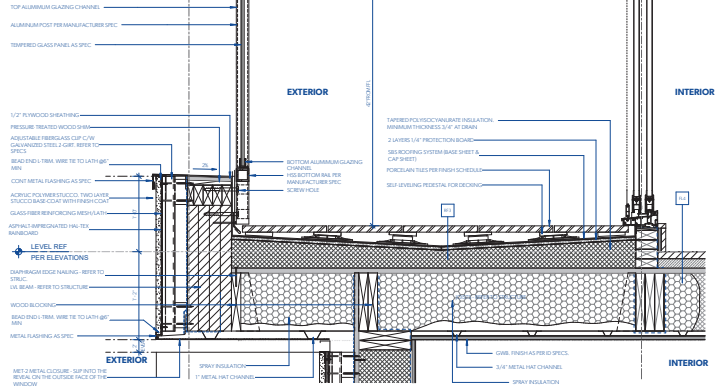
9 DETAIL - STOREFRONT AT L2 CONCRETE FLOOR
A501 1 1/2" = 1'-0"



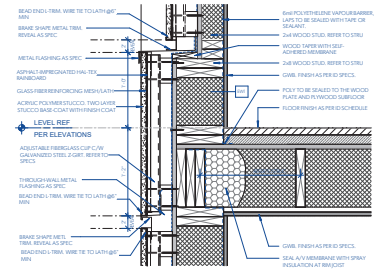
10 DETAIL - TYPICAL UNIT BALCONY DETAIL (III)
A506 1 1/2" = 1'-0"



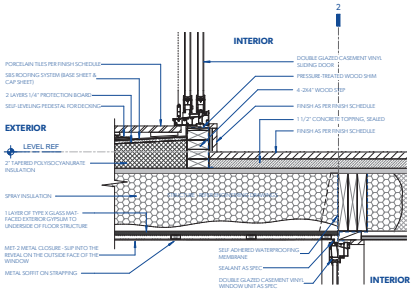
11 DETAIL - TYPICAL WALL REVEALS
1 1/2" = 1'-0"



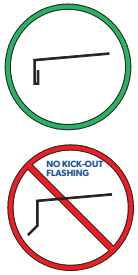
12 DETAIL - TYPICAL UNIT BALCONY AND PARAPET DETAIL (II)
A503 1 1/2" = 1'-0"



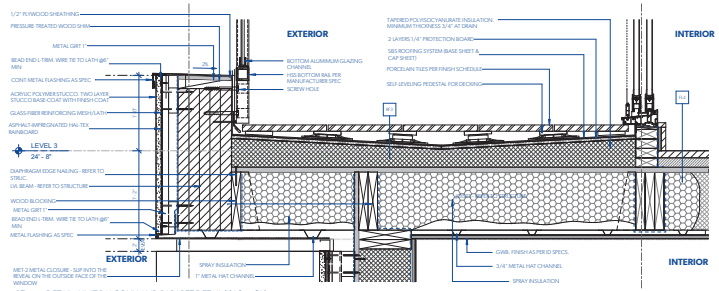
13 DETAIL - TYPICAL TAPERED WALL
A502 1 1/2" = 1'-0"



14 DETAIL - TYPICAL UNIT BALCONY DETAIL (IV)
A506 1 1/2" = 1'-0"



15 TYPICAL FLASHING PROFILE
12" = 1'-0"



17 DETAIL - UNIT BALCONY AND PARAPET DETAIL (III) L3 @ GL1
A503 1 1/2" = 1'-0"

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1535 W 3rd Ave
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V6J 1J8
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REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-12-10

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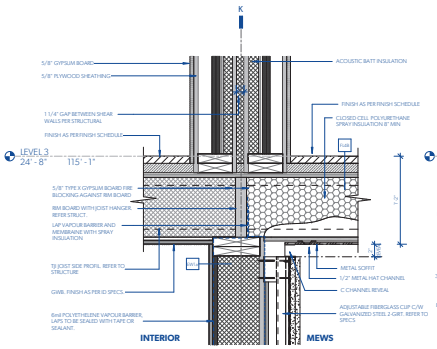
0	2019/05/15	ISSUED FOR REZONING

ISSUES

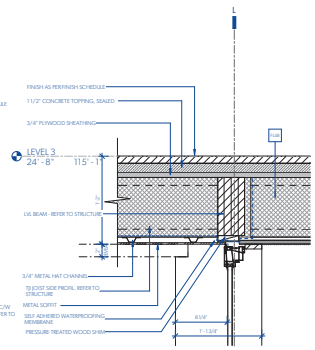
SHEET DATE 11/29/2021

TIME STAMP 2021-01-29 10:40:08 PM

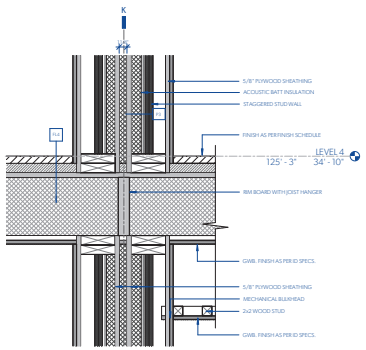
SECTION DETAILS - TYPICAL CLADDING
A651



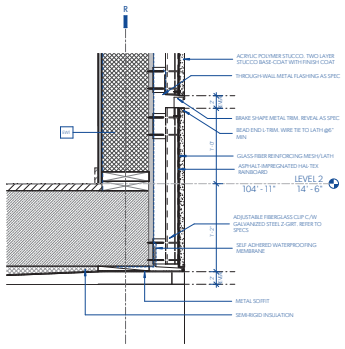
1 DETAIL - MEWS WALL TO SOFFIT
A507 11/2" = 1'-0"



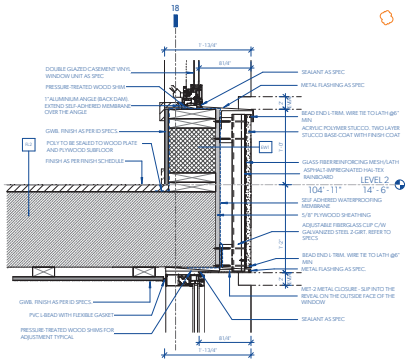
2 DETAIL - TYPICAL WINDOW HEAD AT MEWS
A507 11/2" = 1'-0"



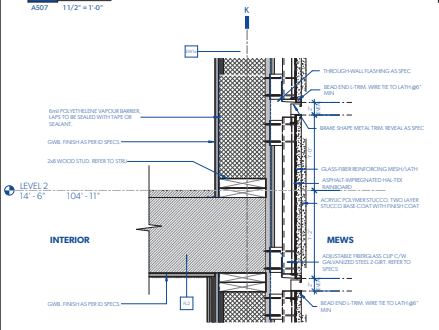
3 DETAIL - TYPICAL PARTY SHEAR WALL FRAMING
A507 11/2" = 1'-0"



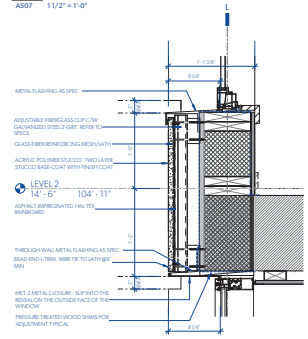
4 DETAIL - SOFFIT AT PARKING RAMP
A507 11/2" = 1'-0"



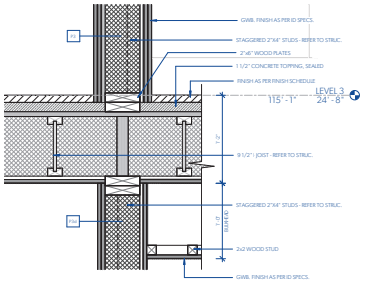
5 DETAIL - STOREFRONT AND WINDOW AT L2 CONCRETE FLOOR
A501 11/2" = 1'-0"



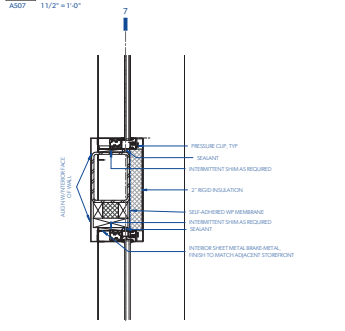
6 DETAIL - TYPICAL CLADDING AT MEWS
A507 11/2" = 1'-0"



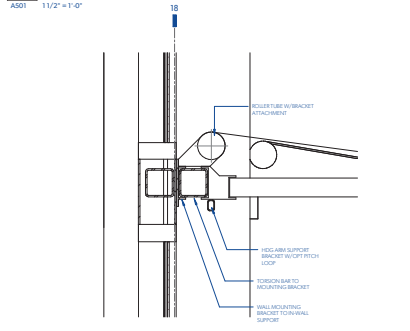
7 DETAIL - TYPICAL STOREFRONT HEAD AT MEWS
A507 11/2" = 1'-0"



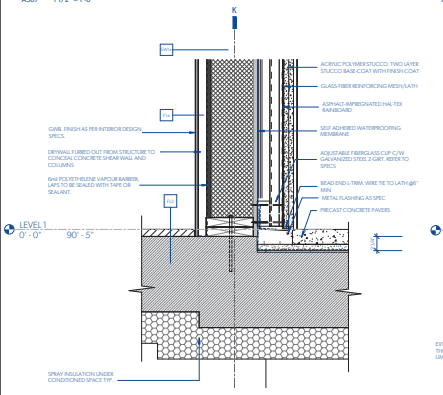
8 DETAIL - TYPICAL FIRE RATED WALLS
A501 11/2" = 1'-0"



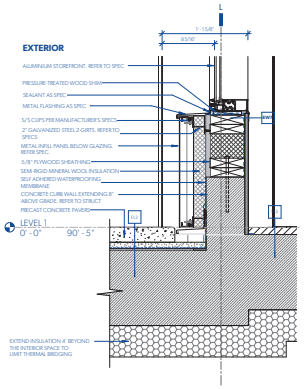
9 DETAIL - HEADER AND SILL AT TRANSOM WINDOW TYP
A502 11/2" = 1'-0"



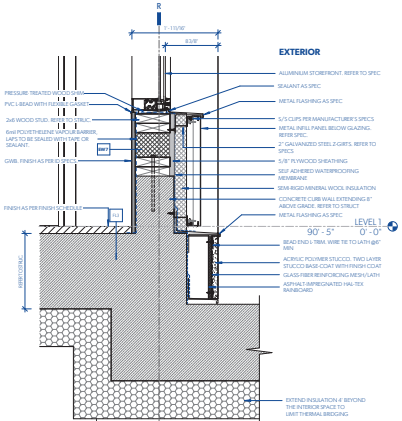
10 DETAIL - CANOPY TYP
A501 11/2" = 1'-0"



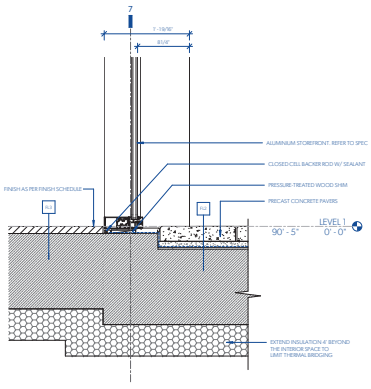
11 DETAIL - TYPICAL WALL AT MEWS
A507 11/2" = 1'-0"



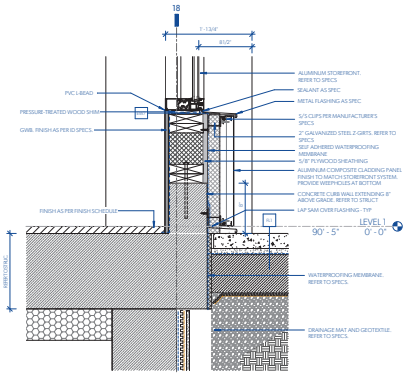
12 DETAIL - TYPICAL STOREFRONT AT MEWS
A504 11/2" = 1'-0"



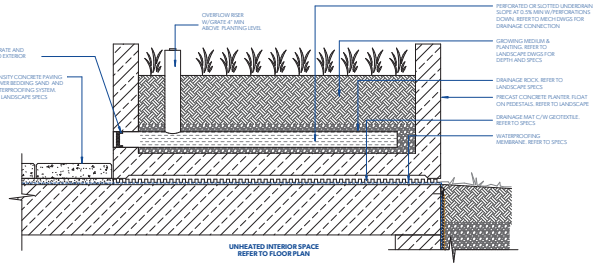
13 DETAIL - TYPICAL CAFE KNEE WALL AT LOADING
A504 11/2" = 1'-0"



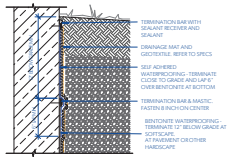
14 DETAIL - TYPICAL STOREFRONT AT FLOOR TRANSITION
A501 11/2" = 1'-0"



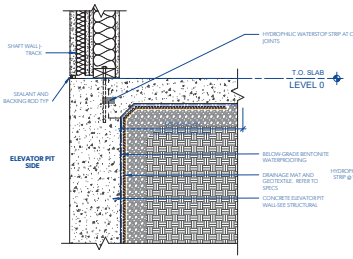
15 DETAIL - TYPICAL CAFE KNEE WALL
A501 11/2" = 1'-0"



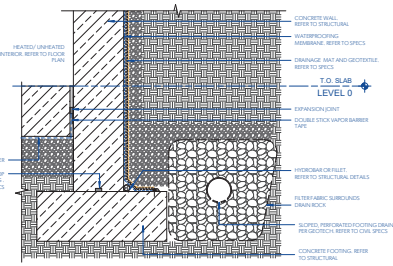
16 DETAIL - PLANTERBOX OVER CONCRETE SLAB TYP
A501 11/2" = 1'-0"



17 DETAIL - BELOW-GRADE WATERPROOFING TERMINATION AT GRADE AT LANDSCAPING
11/2" = 1'-0"



18 DETAIL - ELEVATOR SHAFT WALL @ PIT
11/2" = 1'-0"



19 DETAIL - PERIMETER FOOTING WITH SLAB ON GRADE
A501 11/2" = 1'-0"

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PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/18	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

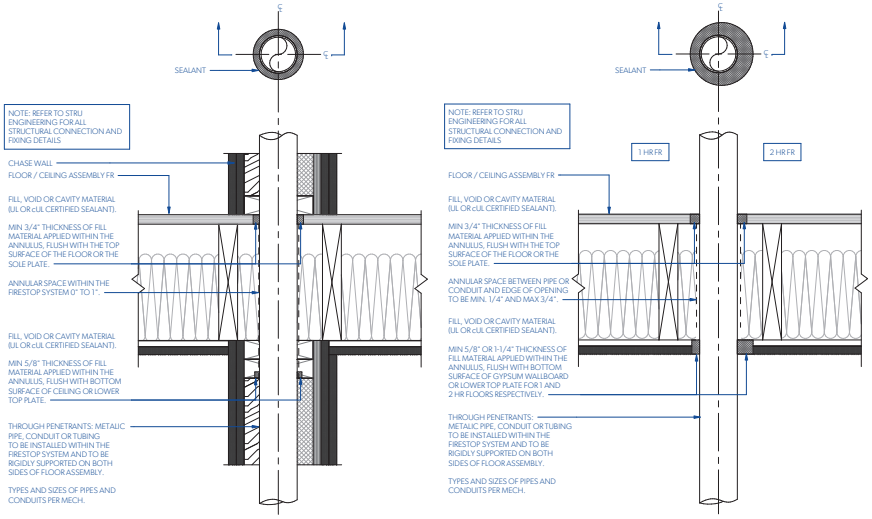
ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-01-29 10:06:06 PM

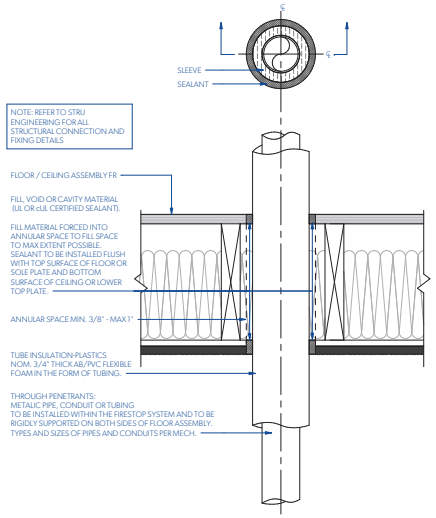
SECTION DETAILS - FOUNDATION & L1

A652

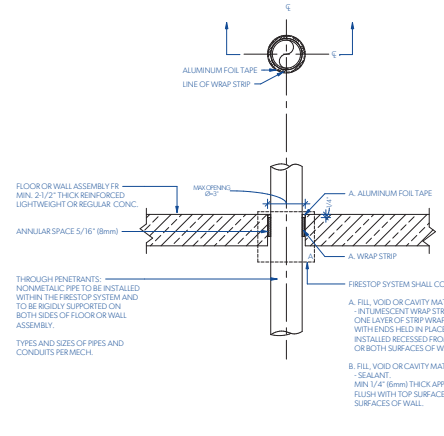


1 ULC F-C-1009 - PENETRATION THROUGH FLOOR-WALL 2HR - TYP.
3" = 1'-0"

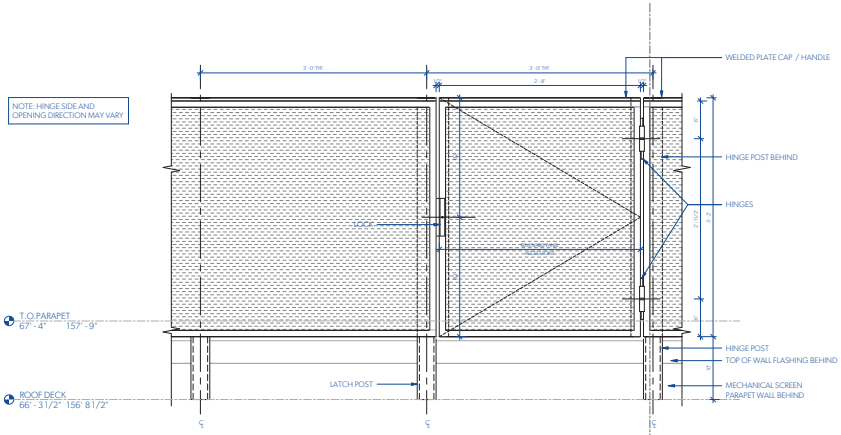
2 ULC F-C-1059 - PENETRATION THROUGH WOOD FLOOR 1 OR 2HR - TYP.
3" = 1'-0"



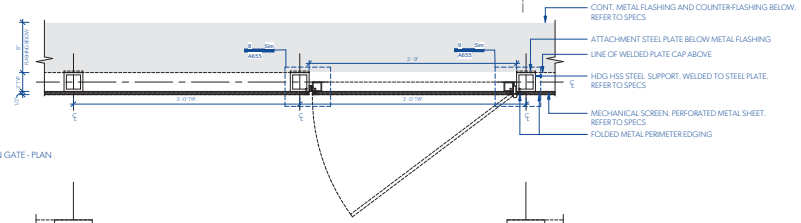
3 ULC F-C-5037 - SMALL PENETRATION SLEEVE (HIGHER FR RATING) - TYP.
3" = 1'-0"



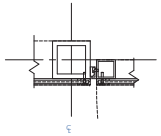
4 ULC CAJ-2023 - PENETRATION THROUGH CONCRETE TOPPING (2HR) - TYP.
3" = 1'-0"



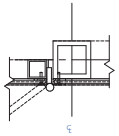
6 MECHANICAL SCREEN GATE - ELEVATION
1 1/2" = 1'-0"



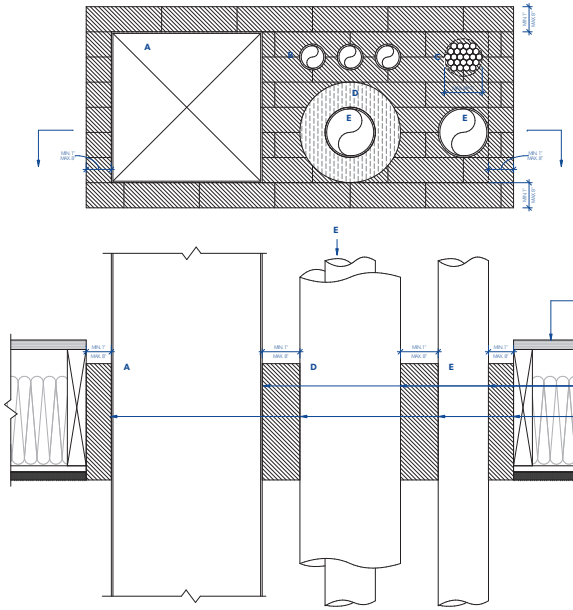
7 MECHANICAL SCREEN GATE - PLAN
1 1/2" = 1'-0"



8 MECHANICAL SCREEN GATE - LOCK DETAIL
A655 3" = 1'-0"



9 MECHANICAL SCREEN GATE - HINGE DETAIL
A655 3" = 1'-0"



THROUGH-PENETRANTS

NOTE:
ONE OR MORE METALLIC OR NON-METALIC PIPES, CONDUITS, TUBING, CABLES OR METALLIC DUCT, IN ANY COMBINATION; TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE OPENING.

SEPARATION BETWEEN PENETRANTS TO BE MIN. 1" (25mm) TO MAX. 8" (203mm). ANNULAR SPACE BETWEEN THE PENETRANTS AND THE PERIPHERY OF THE OPENING MIN 1" (25mm) TO MAX. 8" (203mm).PENETRANTS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.

FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
A - STEEL DUCT
B - NONMETALIC PENETRANTS (PIPES, CONDUITS, TUBES)
C - CABLES - MAX Ø=3" (76mm) CABLE BUNDLE; TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE ASSEMBLY.
D - PIPE COVERING WITH CONJUNCTION WITH ONE OR MORE MAX. Ø=4" (102mm) METALIC PIPES (ITEM E).
E - METALIC PENETRANTS

5 ULC F-C-8060 S115 - WALL AND FLOOR PENETRATION 1HR - TYP.
3" = 1'-0"

GENERAL NOTE FOR CLADDING: THROUGH WALL FLASHING TO BE CONTINUOUS AND ACT AS FIRE BREAK WHERE REQUIRED. MINIMUM 0.38MM THICK. CONCEALED SPACES TO NOT EXCEED 3M (9'-10 1/2") VERTICALLY AND 10M (32'-9") HORIZONTALLY

GENERAL NOTE: ALL CONCEALED SPACES WITHIN FLOOR AND WALL ASSEMBLIES TO NOT EXCEED 3M (9'-10 1/2") VERTICALLY AND 10M (32'-9") HORIZONTALLY

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29TH JANUARY 2021

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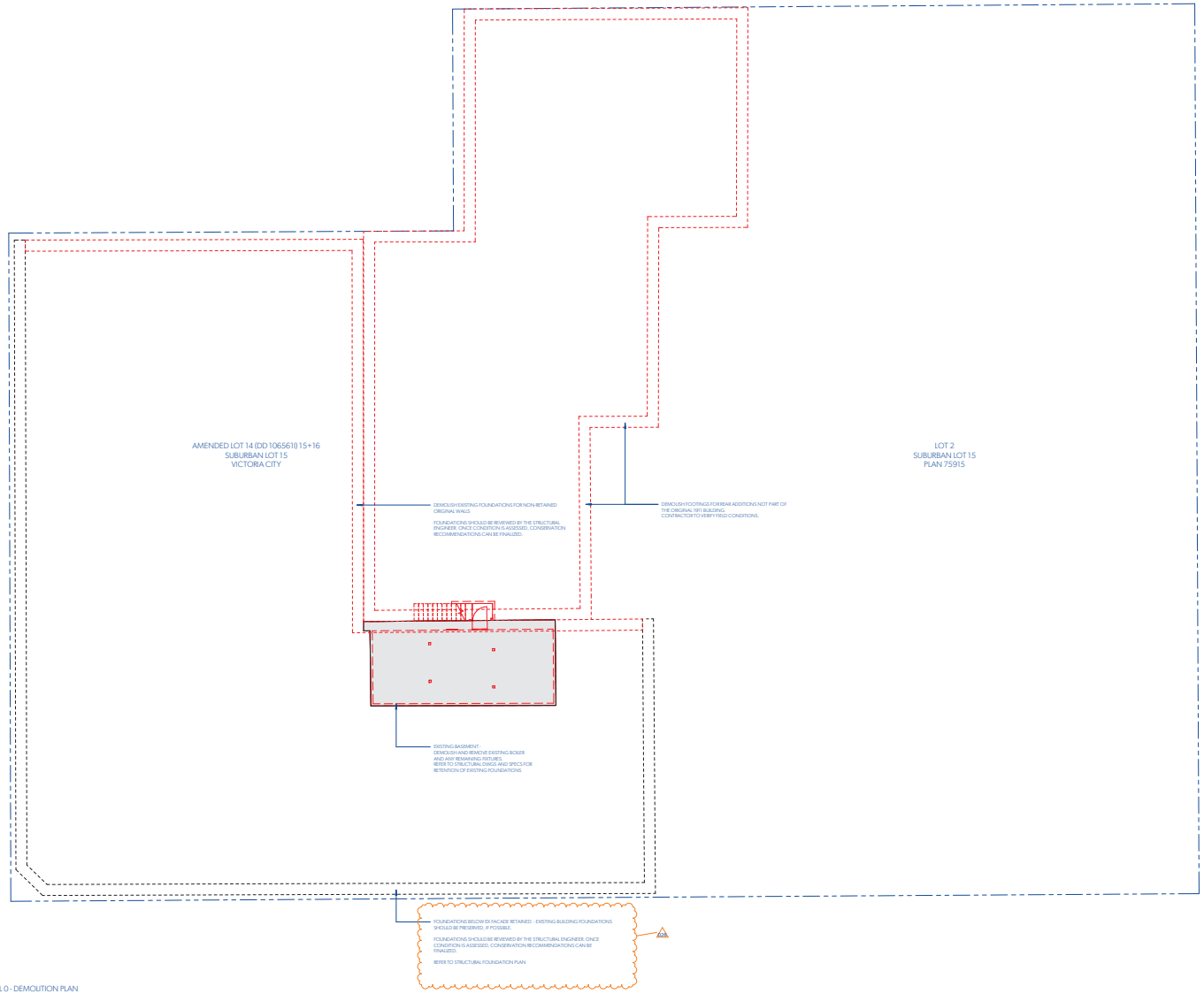
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 2021-01-29
TIME STAMP 2021-01-29 10:06:08 PM

SECTION DETAILS - FIRE STOPPING & SCREEN GATE
A655



1 LEVEL 0 - DEMOLITION PLAN
A022 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
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4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
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2021-12-10

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PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

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26	2021/11/15	BP RESUBMISSION
21	2021/08/18	DEMO PERMIT RESUB.
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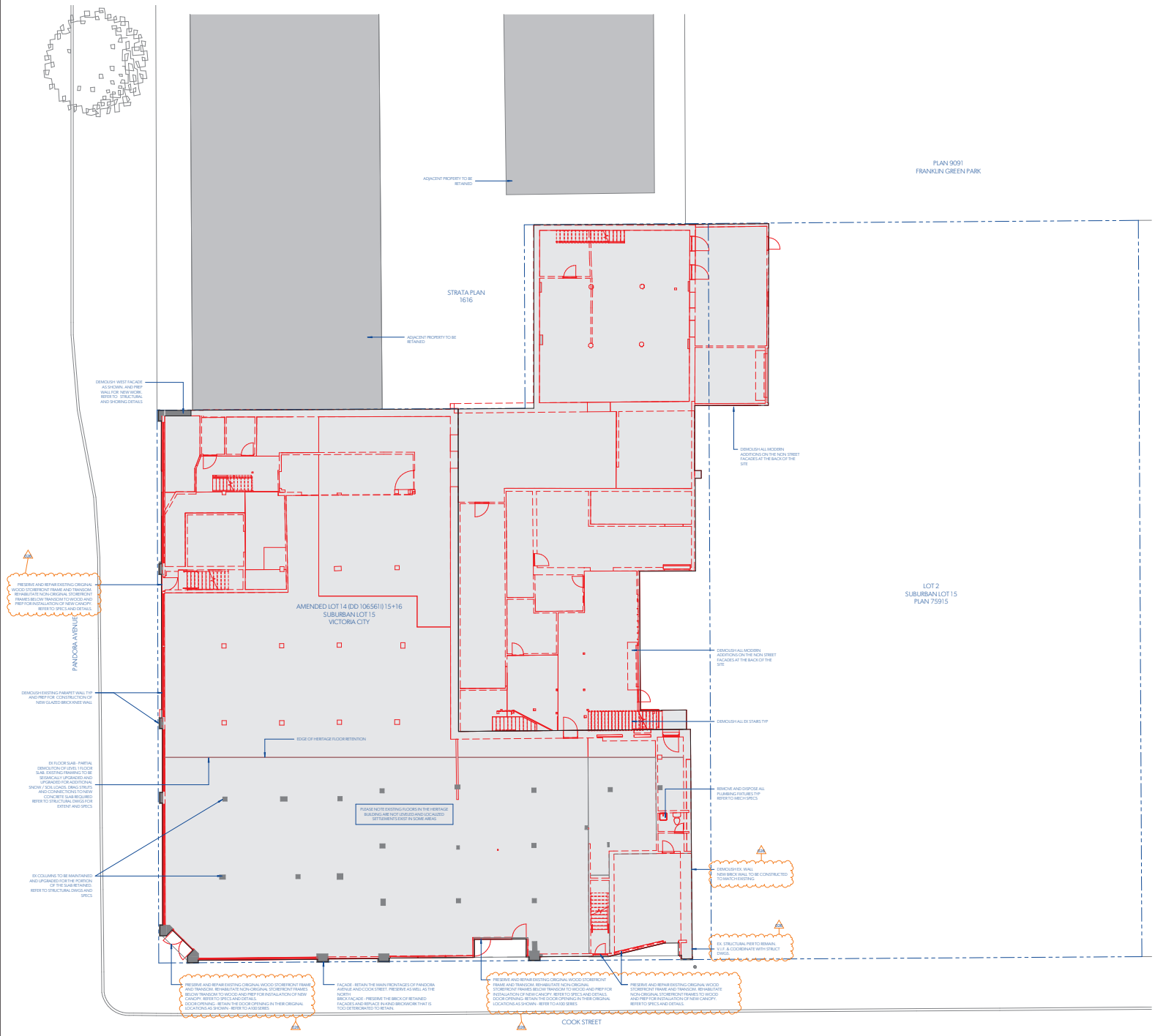
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.05.2021
TIME STAMP 2021-11-05, 10:00:45 PM

DEMOLITION AND RETENTION - LEVEL 0
A900



1 LEVEL 1 - DEMOLITION PLAN
A016a 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

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2021-12-10

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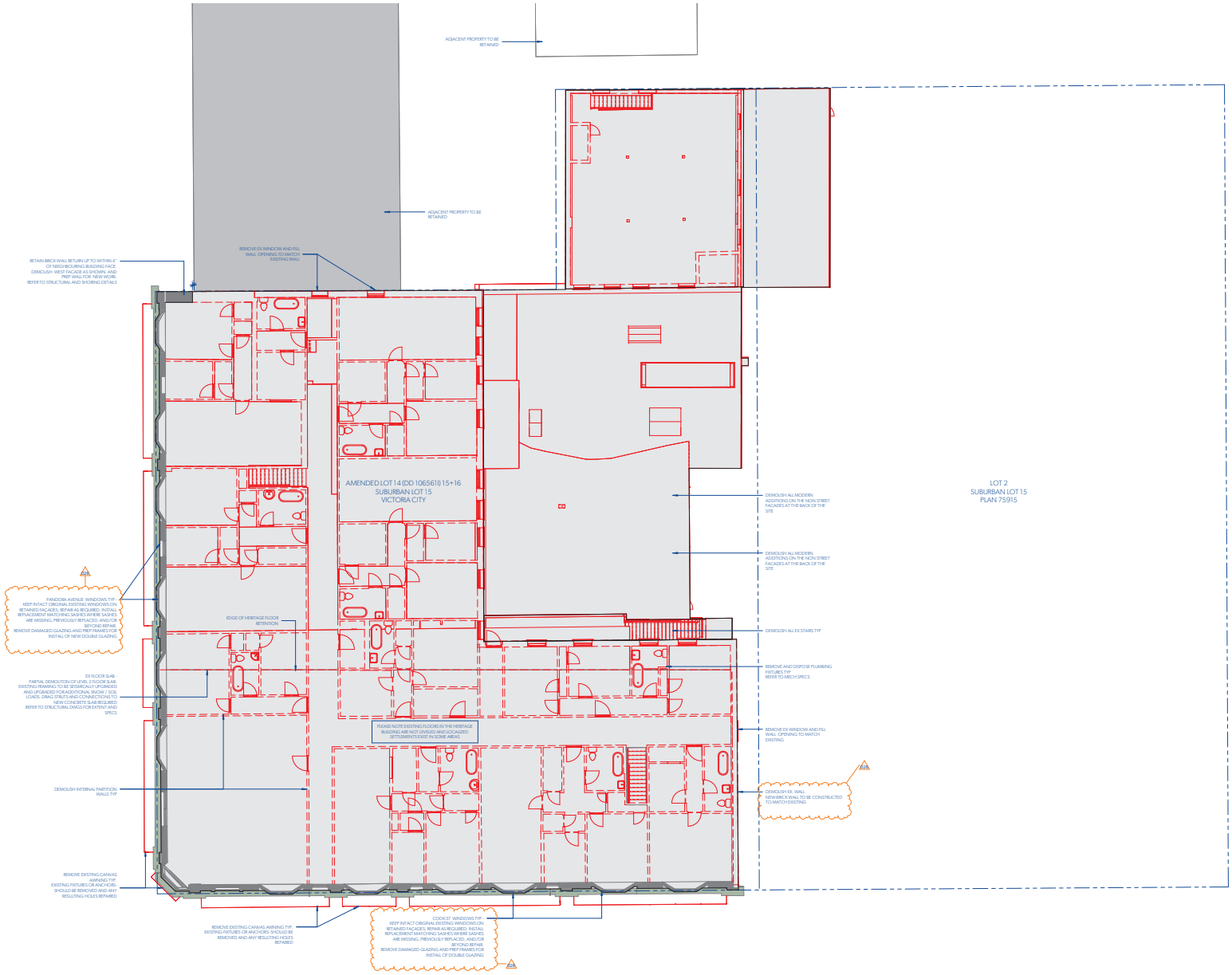
ISSUES

SHEET DATE 11/25/2021
TIME STAMP 2021-11-25, 9:25:45 PM

DEMOLITION AND RETENTION - LEVEL 1
A901



1 LEVEL 2 - DEMOLITION PLAN
A0166 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

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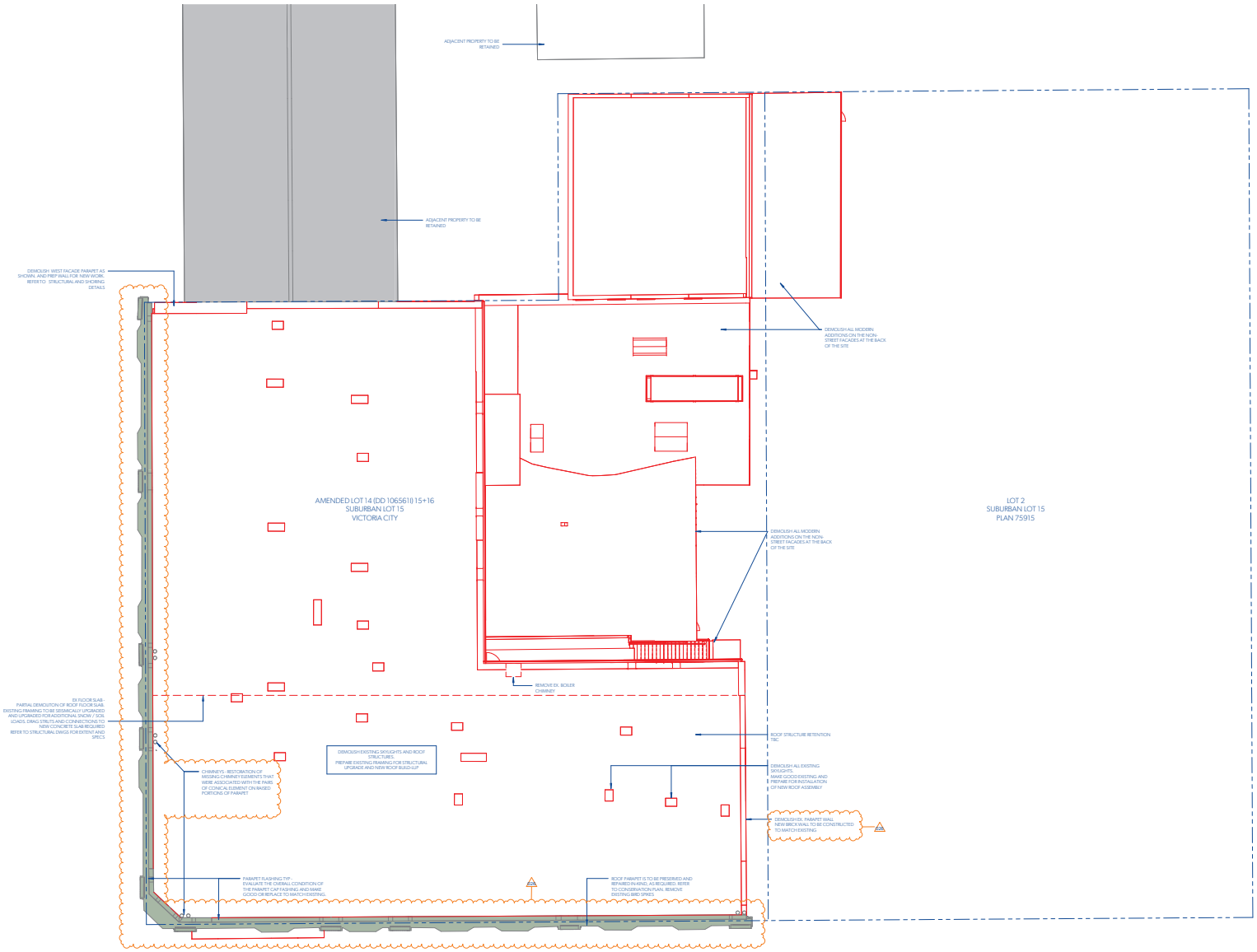
ISSUES

SHEET DATE 11/25/2021
TIME STAMP 2021-11-25, 10:00:46 PM

DEMOLITION AND RETENTION - LEVEL 2
A902



1 ROOF - DEMOLITION PLAN
A017 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
6. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
8. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS APPLICABLE.
9. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. REFER TO PROPOSED DRAWINGS AND COORDINATE LOCATION WITH ARCHITECT & OWNER.
10. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. INCLUDE FOR DISPOSAL (FROM SITE) OF ALL REMOVED EQUIPMENT AND SERVICES, DUCTWORK, PIPING, PLUMBING, ETC. AND STORAGE OF ALL ITEMS TO BE RELOCATED IN THE NEW EXPANSION.
12. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEM.
13. ALL HAZARDOUS MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE OWNER AND SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS. IN THE EVENT THAT THE HAZARDOUS MATERIALS ARE FOUND DURING THE DEMOLITION PROCESS, WORK MUST CEASE UNTIL THEY ARE REMOVED.

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2021-12-10

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DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

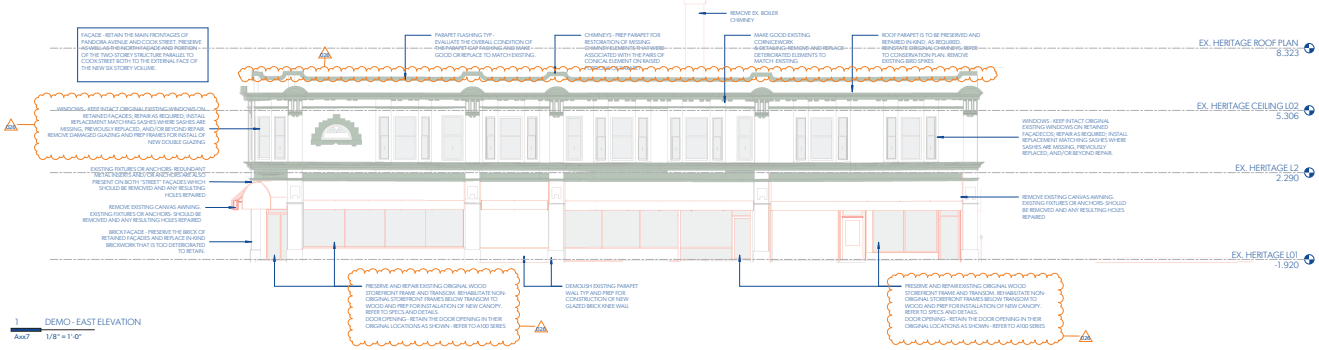
ISSUES

SHEET DATE 11.05.2021

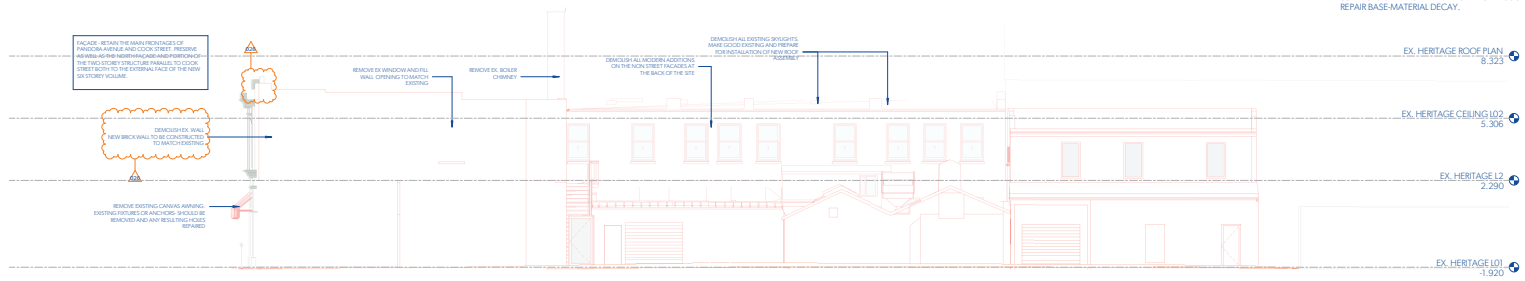
TIME STAMP 2021-11-29_10:09:25 PM

DEMOLITION AND RETENTION - ROOF

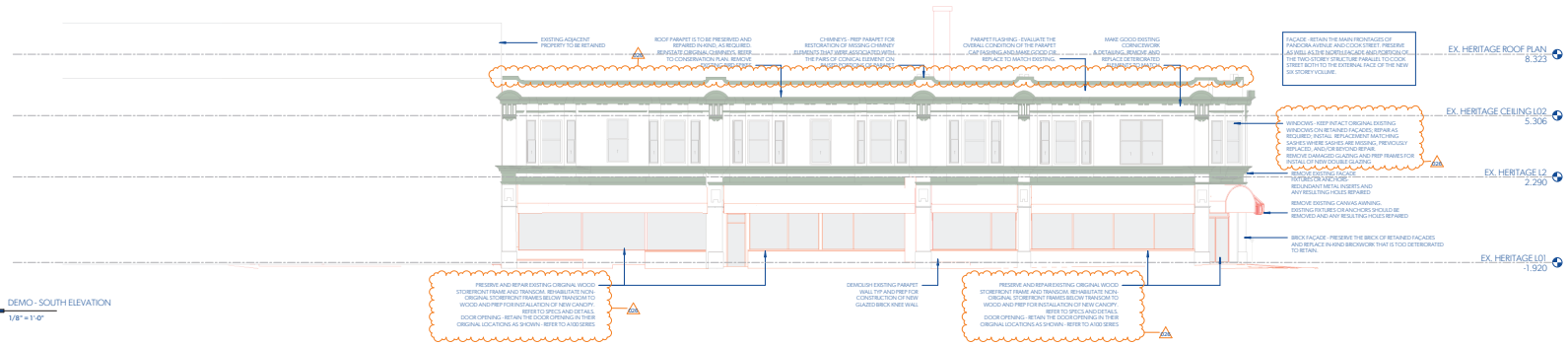
A903



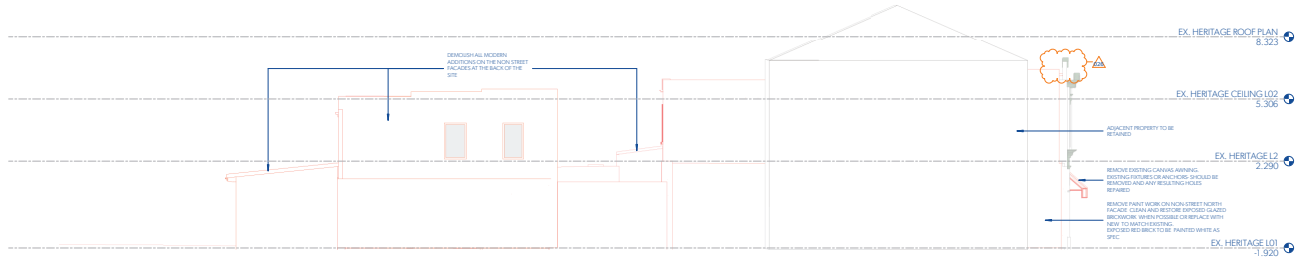
1 DEMO - EAST ELEVATION
Axx7 1/8" = 1'-0"



2 DEMO - NORTH ELEVATION
Axx7 1/8" = 1'-0"



3 DEMO - SOUTH ELEVATION
Axx7 1/8" = 1'-0"



4 DEMO - WEST ELEVATION
Axx7 1/8" = 1'-0"

GENERAL NOTES - FACADE DEMOLITION AND CONSERVATION

1. FAÇADE - RETAIN THE MAIN FRONTAGES OF PANDORA AVENUE AND COOK STREET. PRESERVE AS WELL AS THE NORTH FAÇADE AND PORTION OF THE TWO-STOREY STRUCTURE PARALLEL TO COOK STREET BOTH TO THE EXTERNAL FACE OF THE NEW SIX STOREY VOLUME.
2. BRICK FAÇADE - PRESERVE THE BRICK OF RETAINED FAÇADES AND REPLACE IN-KIND BRICKWORK THAT IS TOO DETERIORATED TO RETAIN.
3. MASONRY CLEANING - ALL MASONRY CLEANING, REPAIR, AND REPOINTING SPECIFCATIONS TO BE REVIEWED BY HERITAGE CONSULTANT.
4. OVERALL FAÇADE CLEANING - OVERALL CLEANING OF THE BRICK FAÇADES SHOULD BE CARRIED OUT.
5. EXISTING FIXTURES OR ANCHORS- REDUNDANT METAL INSERTS AND/OR ANCHORS ARE ALSO PRESENT ON BOTH "STREET" FAÇADES WHICH SHOULD BE REMOVED AND ANY RESULTING HOLES REPAIRED.
6. FAÇADE METALWORK - REPAIR AND STABILIZE DETERIORATED ARCHITECTURAL METAL ELEMENTS BY STRUCTURAL REINFORCEMENT OR CORRECTION OF UNSAFE CONDITIONS, REMOVE CORROSION THAT MAY BE DISCOVERED UPON CLOSER INSPECTION, PATCH AND REPAIR, CAULK JOINTS AS REQUIRED.
7. METAL CORNICES - REMOVE AND REPLACE THOSE DETERIORATED ELEMENTS, OR THE ENTIRE CORNICE WITH ONE THAT MATCHES THE HISTORIC IN ORIGINAL DIMENSIONS, DESIGN, MATERIALS, AND FINISH. THE VISUAL APPEARANCE OF THE CORNICES SHOULD NOT BE ALTERED AND SHOULD MATCH THE HISTORIC APPEARANCE.
8. GENERAL SHEET METAL WORK - THE SHEET METAL WORK WILL BE CLEANED AND PREPARED FOR REPAINTING, APPLY APPROPRIATE PRIMER FOR GALVANIZED SURFACES. PAINT IN HISTORICALLY APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE PREPARED BY HERITAGE CONSULTANT.
9. EXISTING PAINT FINISHES - RESTORE THE HISTORIC FINISH, HUE, AND PLACEMENT OF APPLIED COLOUR. COMPLETE ALL REPAIRS, REPLACEMENTS AND REMOVE ALL DIRT BEFORE PREPARING, PRIMING AND PAINTING. ALL SURFACES TO BE PAINTED ARE TO BE DRY PRIOR TO PAINTING. SCRAPE AND SAND PAINTED SURFACES ONLY AS NEEDED TO REACH A SOUND BASE. DO NOT STRIP ALL PREVIOUS PAINT EXCEPT TO REPAIR BASE-MATERIAL DECAY.

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DEMOLITION AND RETENTION - ELEVATIONS

A904