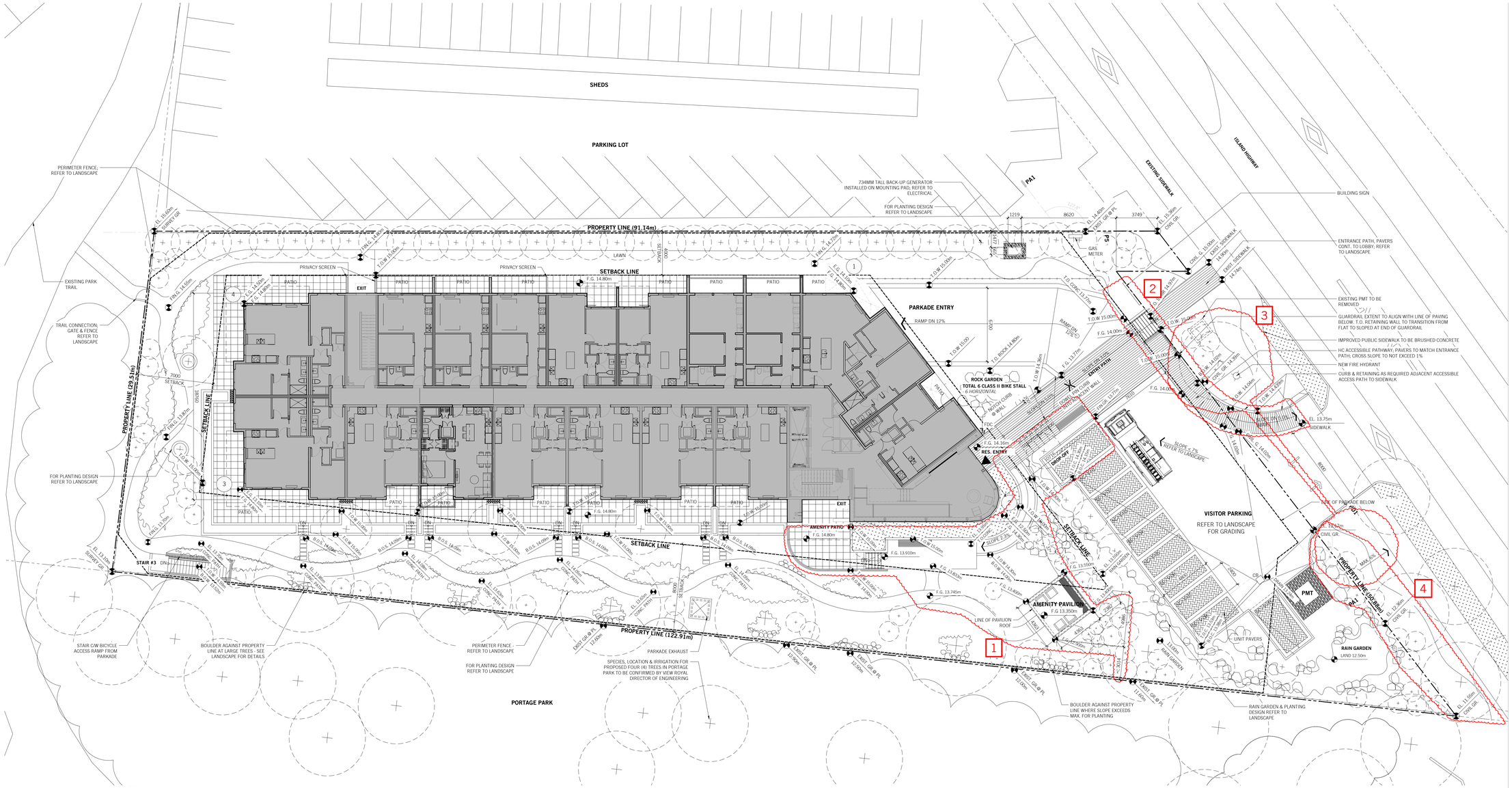



1 **SITE PLAN**
A005 1:150

**GRADE CALCULATION**

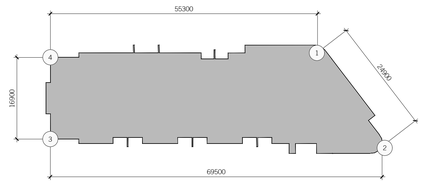
| | | |
|---|---|---|
| **POINT 1** | F.G. 14.8m | **E.G. 14.1m** |
| **POINT 2** | F.G. 14.3m | **E.G. 12.8m** |
| **POINT 3** | F.G. 14.8m | **E.G. 13.1m** |
| **POINT 4** | F.G. 14.8m | **E.G. 14.5m** |

**POINTS 1-2** (14.1m+12.8m)/2 x 24.9m = 334.91m2
**POINTS 2-3** (12.8m+13.1m)/2 x 69.5m = 900.03m2
**POINTS 3-4** (13.1m+14.5m)/2 x 16.9m = 233.22m2
**POINTS 4-1** (14.5m+14.1m)/2 x 55.3m = 790.79m2

334.91m2 + 900.03m2 + 233.22m2 + 790.79m2
24.9m + 69.5m + 16.9m + 55.3m

2258.95m2
166.6m

**=13.6m**




2 **GRADE KEY PLAN**
A005 1:500

**PARKING LEGEND:**

| | |
|---|---|
| R-# | REGULAR STALL |
| SC-# | SMALL CAR STALL |
| V-# | VISITOR STALL |
| P-# | PARALLEL STALL |
| AC-# | ACCESSIBLE STALL |

**BICYCLE PARKING LEGEND:**

| | |
|---|---|
| H-# | HORIZONTAL BIKE STALL |
| V-# | VERTICAL BIKE STALL |
| C-# | CARGO BIKE STALL |
| E-# | E-SHARED BIKE STALL |

**FIRE DEPT. ACCESS ROUTE IS REQUIRED TO MEET BCBC 2018 ARTICLE 3.2.5.6:**

1.) ACCESS ROUTE MUST

a.) HAVE A CLEAR WIDTH OF 6m.

b.) HAVE A CENTRELINE RADIUS NO LESS THAN 12m

c.) HAVE OVERHEAD CLEARANCE NOT LESS THAN 5m

d.) HAVE A CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m

e.) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY THE FIRE DEPT. - REFER TO STRUCTURAL

f.) HAVE TURNAROUND FACILITIES FOR ANY DEAD END PORTION OF THE ACCESS ROUTE MORE THAN 90m

g.) BE CONNECTED WITH A PUBLIC THOROUGHFARE

BUBBLED REVISIONS

1 Revised pavilion design (see A600) and adjusted path connecting to it. Revised plan to include amenity patio, stairs, and accessible ramp for pavilion access

2 Revised building sign to west side of entry path. Accessible path from sidewalk, adjacent driveway entry, has been provided

3 Tree relocated to west side of driveway entry to match landscape drawings

4 Boulevard planting revised to match landscape drawings


# UWA

**URBAN WEST ARCHITECTURE**

**VANCOUVER**
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

**VICTORIA**
2822 PRIOR STREET
VICTORIA BC V8T 3Y3
T 604 603 1332


SEAL:




2026-11-05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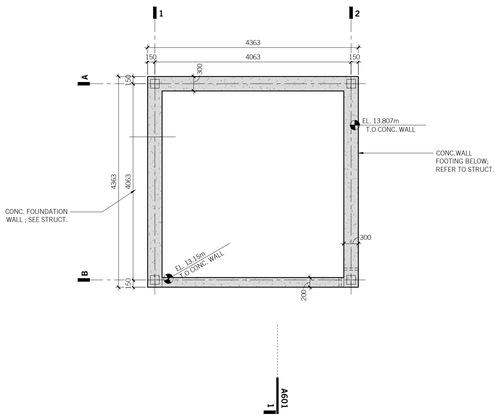
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 2026 11 05 | ISSUED FOR DP AMENDMENT |
| | 2026 06 10 | ISSUED FOR ASI 048 |
| | 2024 06 06 | ISSUED FOR CONSTRUCTION |
| | 2024 03 14 | RE-ISSUED FOR BUILDING PERMIT |
| | 2023 12 11 | RE-ISSUED FOR BUILDING PERMIT |
| | 2023 08 31 | ISSUED FOR BUILDING PERMIT |
| | 2022 08 12 | RE-ISSUED FOR DP 2 |
| | 2022 07 12 | RE-ISSUED FOR DP |
| | 2022 05 30 | RE-ISSUED FOR DP (SITE PLAN) |
| | 2022 04 04 | ISSUED FOR DP |
| | 2021 12 03 | ISSUED FOR REZONING |

TRUE NORTH

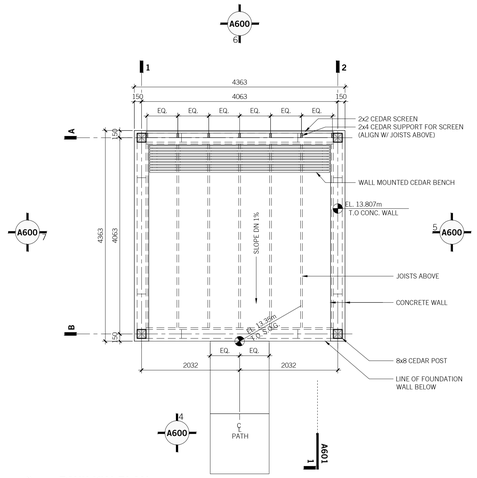
**THE GRAND AND FIR**
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

# A005

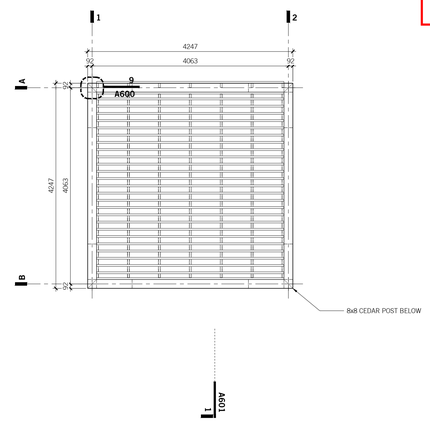
SITE PLAN, GRADE CALCS & FIRE DEPT. ACCESS PLAN




1 **PAVILION FOUNDATION PLAN**
A600 1:50



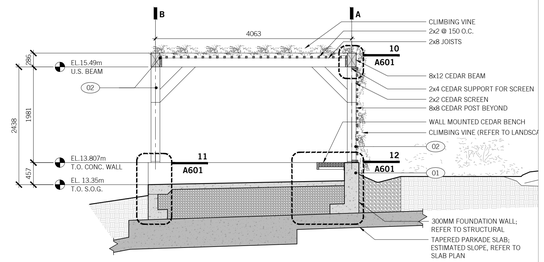

2 **PAVILION PLAN**
A600 1:50



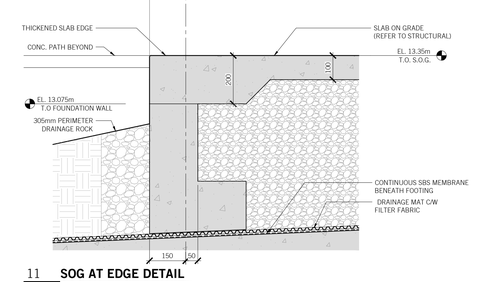

3 **PAVILION ROOF PLAN**
A600 1:50

**BUBBLED REVISIONS**

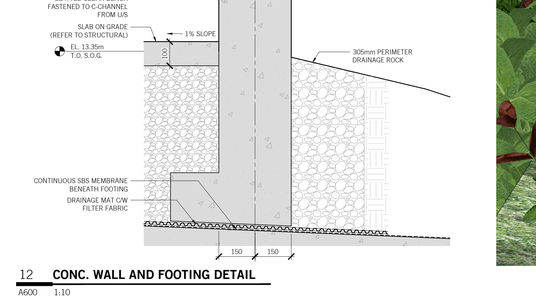
1 Revised Pavilion to be a contemporary pergola constructed of a western red cedar c/w with slatted roof for shade and slatted north facing wall to provide privacy from surface parking area as well as support plant growth. Provide built-in cedar bench with open area for flexible furniture layout. Top of roof elevation to be 15.776m (Previously 16.000m)



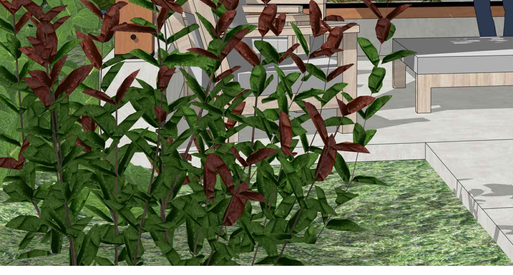

8 **AMENITY PAVILION SECTION**
A600 1:50




4 **SOUTH ELEVATION**
A600 1:50



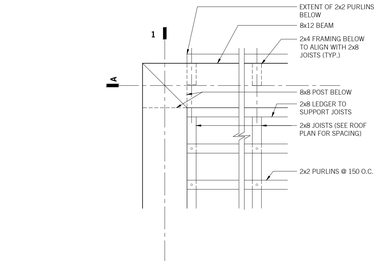

5 **EAST ELEVATION**
A600 1:50



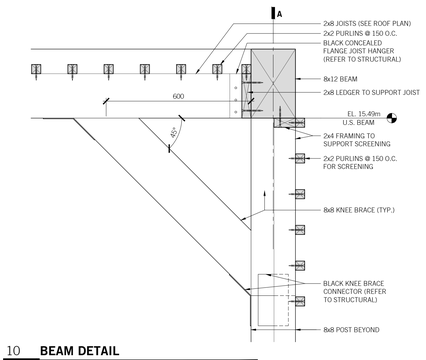

6 **NORTH ELEVATION**
A600 1:50




7 **WEST ELEVATION**
A600 1:50




9 **POST @ BEAM CONNECTION**
A600 1:10




10 **BEAM DETAIL**
A600 1:10




11 **SOG AT EDGE DETAIL**
A600 1:10




12 **CONC. WALL AND FOOTING DETAIL**
A600 1:10





# UWA

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1

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**AMENITY PAVILION MATERIAL LEGEND**

01 CONCRETE
SMOOTH ARCHITECTURAL CONCRETE

02 CEDAR
CLEAR GRADE WESTERN RED CEDAR
FINISH: STAIN AND SEAL TO MATCH 'WESTFORM LIGHT PINE'

SEAL:

REGISTERED ARCHITECT
JUSTIN BUNN
BRITISH COLUMBIA

2026-11-05


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| | 2022 04 04 | ISSUED FOR DP |

TRUE NORTH

**THE GRAND AND FIR**
181 ISLAND HIGHWAY, VIEW ROYAL, BC
2021-01

# A600
AMENITY PAVILION
PLANS & ELEVATIONS