

08/06/2014 10:31:14 AM

ERIC BANKER ARCHITECT INC.
 ARCHITECT INC.
 727 PANDORA AVE.
 VICTORIA, B.C. V8N 1M9
 TEL: (250) 385-4564
 FAX: (250) 385-4564

Sheet Number	Sheet Name
AA.00	Cover Sheet 1
AA.000	Cover Sheet 2
AA.01	Exhibitions
AA.01	3D Views
AA.02	3D Views
AA.02	3D Views
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AA.03	Government Diagram
AA.04	Government Diagram
AA.04	Shadow Study 12 PM
AA.05	Shadow Study 12 PM
AA.06	Shadow Study 3 PM
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AA.08	Site Survey
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AA.10	Site Survey
AA.11	Site Survey
AA.12	Site Survey
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AA.27	Site Survey
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AA.29	Site Survey
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AA.31	Site Survey
AA.32	Site Survey
AA.33	Site Survey
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AA.36	Site Survey
AA.37	Site Survey
AA.38	Site Survey
AA.39	Site Survey
AA.40	Site Survey
AA.41	Site Survey
AA.42	Site Survey
AA.43	Site Survey
AA.44	Site Survey
AA.45	Site Survey
AA.46	Site Survey
AA.47	Site Survey
AA.48	Site Survey
AA.49	Site Survey
AA.50	Site Survey

Re-zoning Application for Plaza Hotel

THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA
 Cover Sheet 1
 A0.00



Consultants:
Architect
 Eric Banker Architect Inc.
 Xavier Crespo (IA-AIBC)
 727 Pandora Ave.
 Victoria, B.C.
 V8N 1M9
 (250) 385-4564

Landscape Architect
 Small & Rossell
 3012 Menor Road RR6
 Sooke, B.C.
 V9Z 0C3
 (250) 881-4706

Structural
 B/C
 220-645 Tyece Road
 Victoria, B.C.
 V9A 6X5
 (250) 386-7794

Electrical
 AES
 3rd Floor, 1815 Blanchard St.
 Victoria, B.C.
 V8T 5A4
 (250) 381-6121

View To South West

View To South West

View To South West

View To South West

11/05/2018 4:13:10 PM

ERIC PARKER ARCHITECT INC.
2000 UNIVERSITY PARK DRIVE, SUITE 1000
DALLAS, TEXAS 75201
TEL: 214.742.1100
WWW.ERICPARKERARCHITECT.COM



View to South



View to East



Government St to South East



Government St to North East

No. Date Description
COMMERCIAL DOCUMENTATION SHEET DP 2013 06
BY ERIC PARKER ARCHITECT INC.

Re-zoning Application for
Plaza Hotel

THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

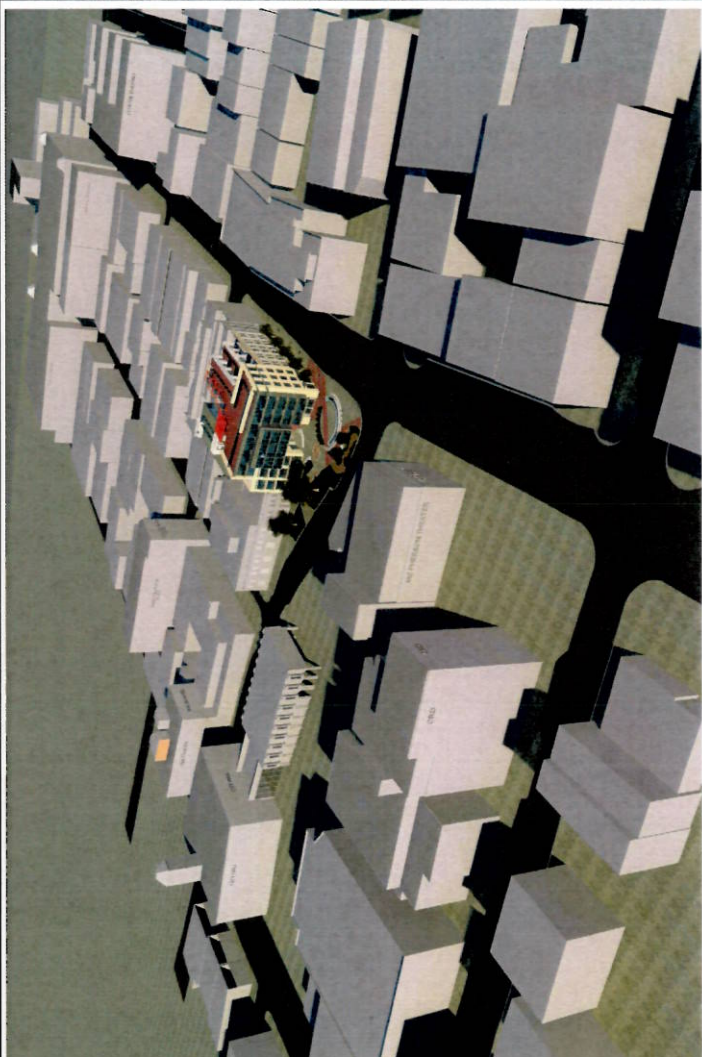
Cover Sheet 2

Project Number: 21810
Date: 11/05/2018
Scale: 1/8" = 1'-0"
Client: CH2M

A0.000

08/05/2019 4:13:15 PM

ERIC BARKER ARCHITECT INC.
 117 NATIONAL AVENUE, SUITE 200
 28905-4005 Fort Worth, TX 76104



Blind Eye 3D Context



Street View Government Looking North



Street View Government Looking South



Computer Looking North



Computer Looking South

No.	Date	Description
1	08/05/2019	Re-zoning Application for Plaza Hotel

THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

3D Views

Project Number: 21116
 Date: June 12, 2017
 Designer: Eric Barker
 Client: [Redacted]

A0.01

304

08/04/2013 4:12:18 PM

ARCHITECTURAL RENDERING
C. PAGE ARCHITECT INC.
1000 15th St NW
Atlanta, GA 30309
404.525.1100 FAX 404.525.1102

PROJECT NAME: Re-zoning Application for Plaza Hotel
CLIENT: CENTRAL FILE BR031-1-016
DATE: 2/15/13

Re-zoning Application for Plaza Hotel

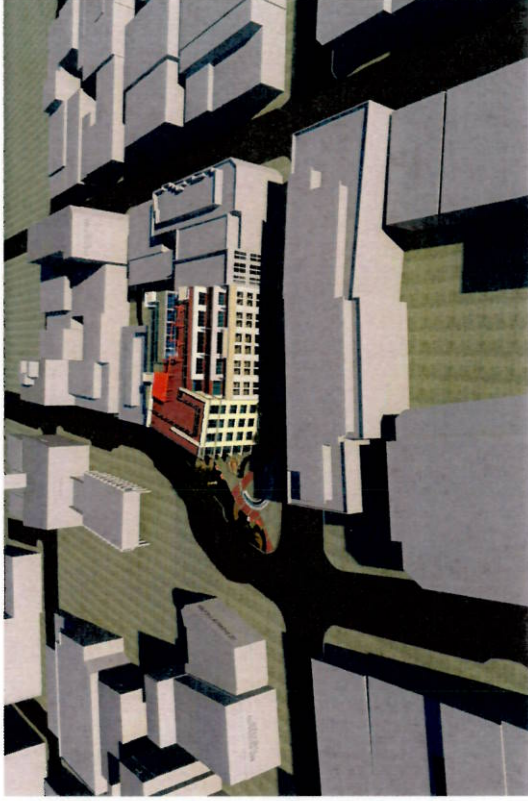
THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

3D Views

PROJECT NUMBER: 211012
DATE: 02/15/2013
DRAWN BY: C. PAGE
CHECKED BY: C. PAGE

A0.02

DATE:



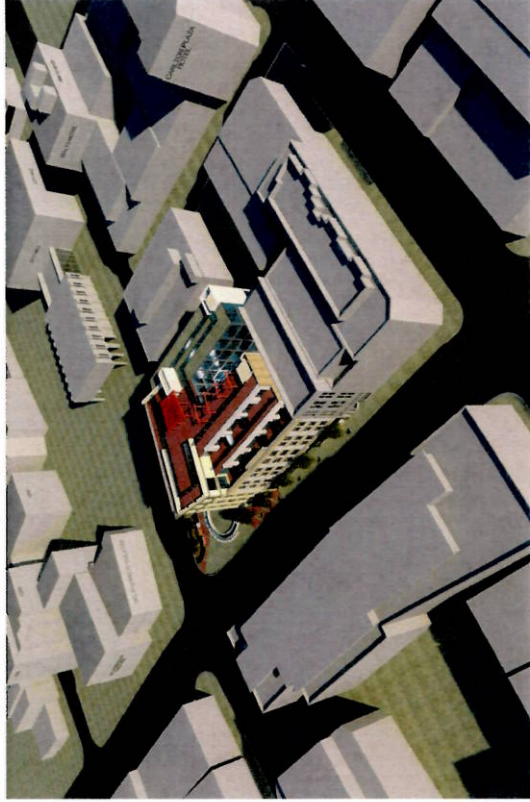
Rendered View To West



Rendered View To Northwest



Rendered View To Southeast



Rendered View To Northwest

06/05/2013 4:24:52 PM

ERIC BAKER ARCHITECT inc.
603 PANDORA AVENUE, PANDORA, IA 50242
502-252-4428 Fax: 502-252-1482

No. Date Description
C:\Users\Baker\Documents\Plaza Hotel IP 2013.rvt
05 05 2013 1:14

Re-zoning Application for Plaza Hotel

THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

Shadow Study 9 AM

Project Number: 211001
Date: June 05, 2013
Drawn by: Steve Conroy
Checked by: Conroy

A0.05

Scale: 1:1500



② Shadow Study Spring Equinox 9 AM
1:1500



④ Shadow Study Fall Equinox 9 AM
1:1500



① Shadow Study Winter Solstice 9 AM
1:1500



③ Shadow Study Summer Solstice 9 AM
1:1500

08/16/2013 4:14:42 PM



FILE NAME: Description
C:\PROJECTS\21-000000\PLAZA HOTEL DP 2013.DWG
BY: CENTRAL FILE BRAD L LAM

Re-zoning Application for Plaza Hotel

THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

Shadow Study 12 PM

DATE: 8/16/13
TIME: 12:00
BY: ERIC BAKER
CHECKED BY: ERIC BAKER

PROJECT NO: A0.06
SCALE: 1"=150'



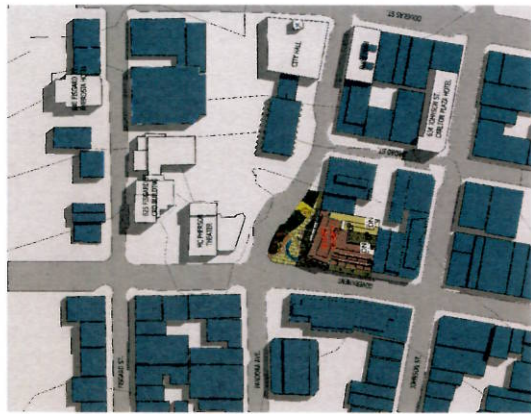
② Shadow Study Spring Evening 12 PM
1"=150'



④ Shadow Study Fall Evening 12 PM
1"=150'



① Shadow Study Winter Solstice 12 PM
1"=150'

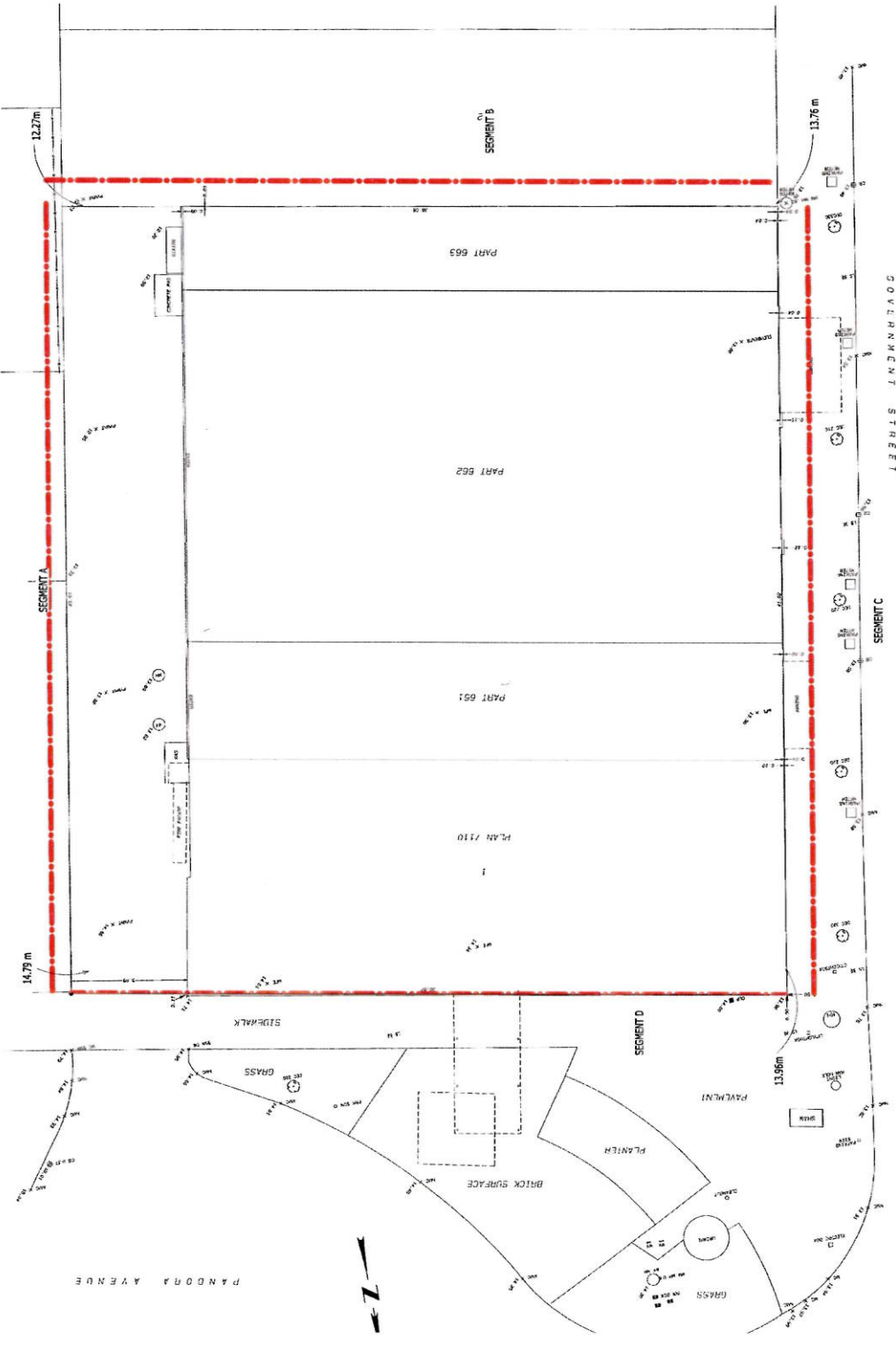


③ Shadow Study Summer Solstice 12 PM
1"=150'

08/05/2013 4:13:45 PM



Average Grade Calculations			
Segment	Elev 1 m	Elev 2 m	Segment Length m
A	40.91	12.27	355.512
B	12.27	13.76	36.56
C	13.76	14	41.02
D	13.96	14.79	36.57
Totals			470.66
Average Grade =			13.700



1215 12th Avenue S.W.
 Edmonds, WA 98149
 Tel: 425-459-1100
 Fax: 425-459-1101

Re-zoning Application for
 Plaza Hotel

THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA

Site Survey

Project Number: 21102
 Date: JUNE 19, 2013
 Checked: [Signature]
 Drawn: [Signature]

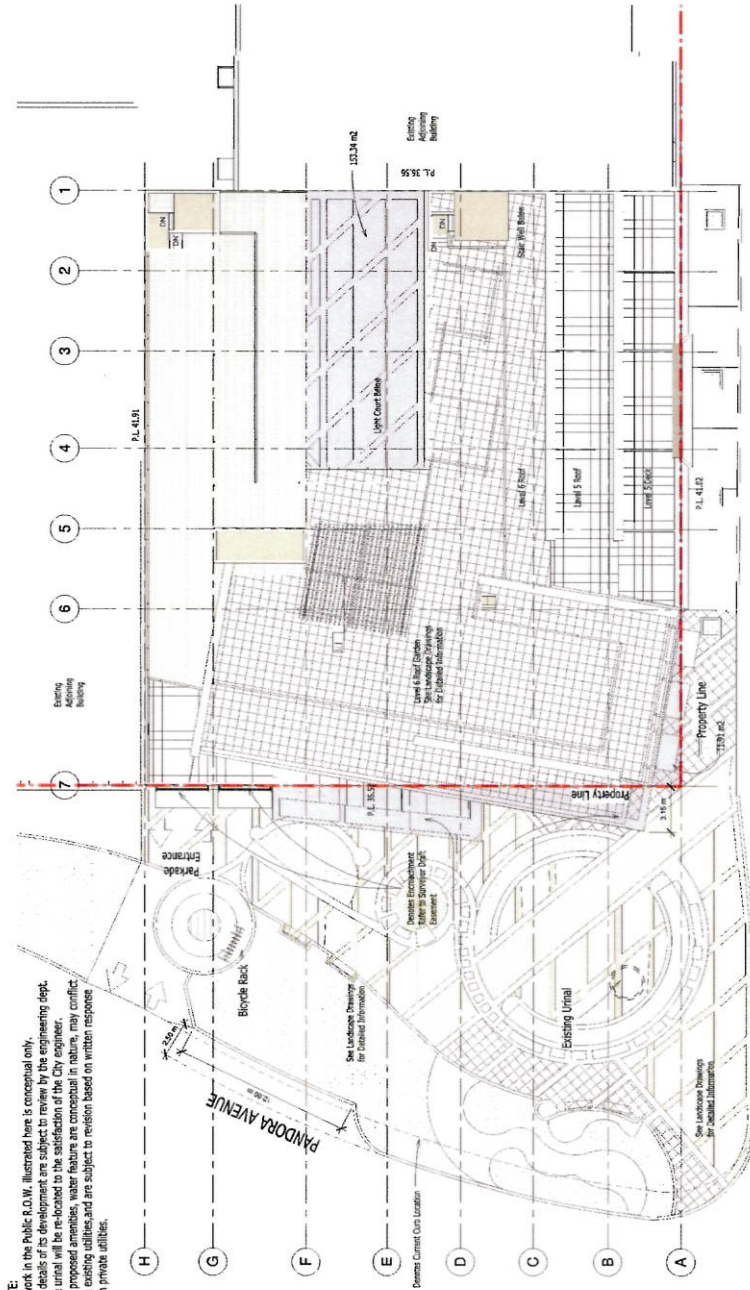
A1.00

Survey
 1:100



Neighborhood Context Plan

NOTE:
 All work in the Public R.O.W. illustrated here is conceptual only.
 The details of its development are subject to review by the engineering dept.
 The unit will be re-located to the satisfaction of the City engineer.
 The proposed amenities, water feature are conceptual in nature, may conflict
 with existing utilities, and are subject to revision based on written response
 from private utilities.



NOTE:
 the private utility services will be relocated from the public right of way
 and the under sidewalk basement will be filled, to the satisfaction of the
 Director of Engineering.

Scale
 1 : 1:150

DATE: 2013.05.28 PM



Address: 603 Pandora Avenue
 Legal Description:
 Lot 661,
 Victoria City,
 Except Part in Plan 7110 - PID 000-021-181;
 Lot 662,
 Victoria City,
 Except Legal Description(s):
 Part in Plan 7110-PID-021-189;
 Lot 663,
 Victoria City,
 Except Part in Plan 7110 - PID 000-021-022
 Lot 1 of Lots 661, 662 and 663
 Victoria City,
 Plan 7110 -PID 000-021-172
 Development Information:
 New Zone

Site: 1488.6 m² / 52023.3 sf

Basement 1,370 m² / 14,754 sf

Level 1 834.37 m² / 8,981 sf

Level 2 1,150 m² / 12,394 sf

Level 3 1,200 m² / 14,208sf

Level 4 1,200 m² / 14,208sf

Level 5 1,174 m² / 12,637 sf

Level 6 994 m² / 10,699 sf

Total Building Area 6,793.8 m² / 73,117 sf

FSR Including Encroachments: 4.563 (6793.8 m²)

FSR Excluding Encroachments: 4.459 (6637.9 m²)

FSR Encroachments only: 0.104 (154.89 m²)

Site Coverage : 1323 m² / 88.9%

Existing Average Grade: 13.70m

Building Height: 23.02m

Number of Storeys: 7

Note: encroachment has not been taken into consideration for the site coverage calculation

Off Street Parking= 16 Stall

1 Accessible Stall

17 Stalls total

Surface Bicycle Parking = 9

Secured Bicycle Storage = 56 Vertical Storage

112 Bikes Total

Storage = 106 storage lockers Total

Setbacks

Government St. Setback: 0 m

Rear Yard Setback: 0 m

Pandora Ave. Setback: 0 m

Side Yard South Setback: 0 m

Encroachment on Pandon Footage: 3.73 m / 62.02 m²

106 Residential Units Total comprised of:

Studio/loft/unit 41

Internal Bedroom 43

1 Bedroom 9

1 Bedroom and Den 8

2 Bedroom 5

3 Retail Units

Re-zoning Application for
 Plaza Hotel

THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA

Site Plan

PROJECT NUMBER: 211103
 DATE: June 15, 2013
 DRAWN BY: JZ/JZ
 CHECKED BY: JZ/JZ

A1.01

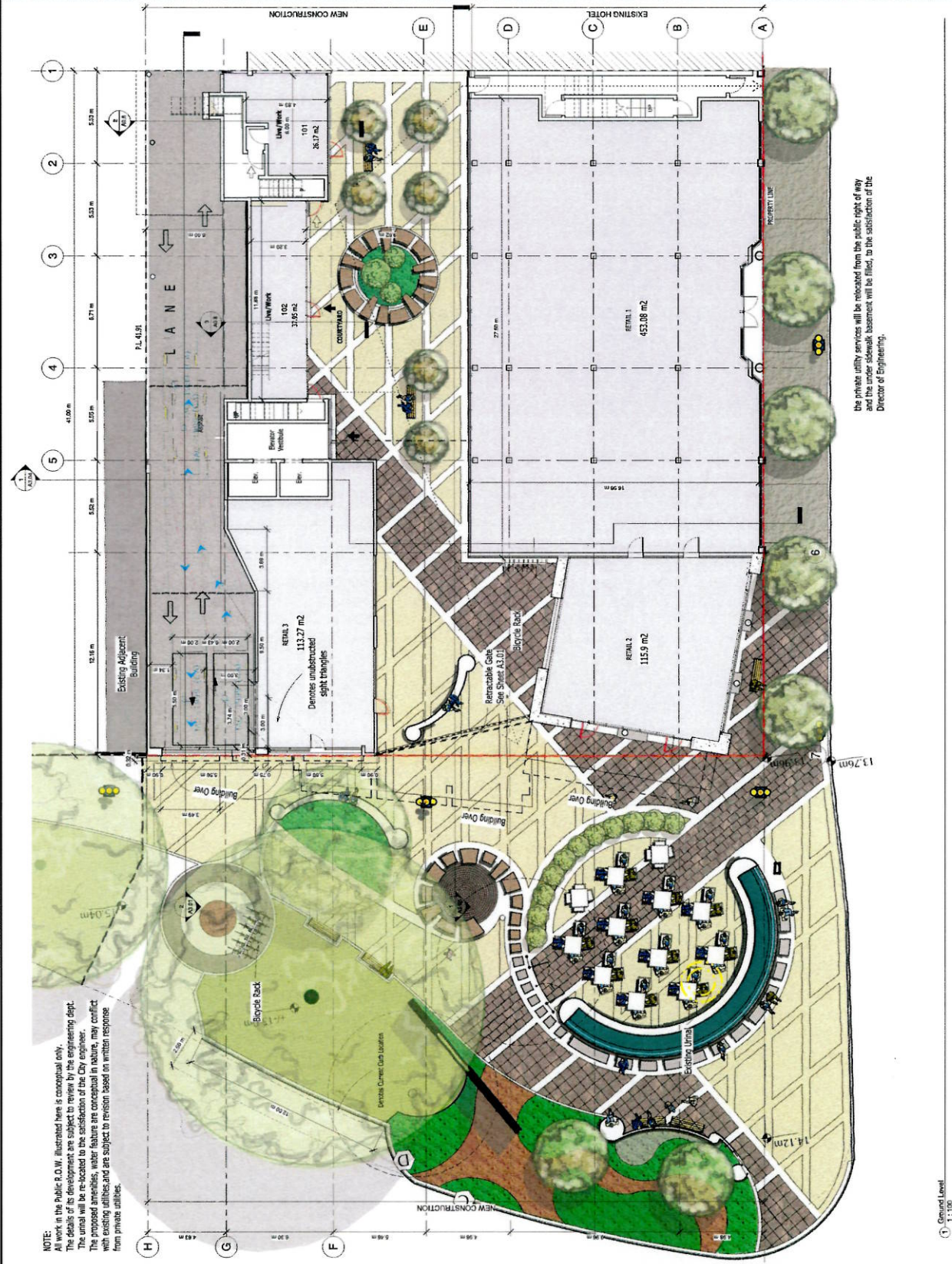
DATE: 06/15/2013

04/07/2013 11:58:08 AM
ARCHITECT INC.
100-1200-4698 1700 AVENUE PARKWAY, SUITE 100
DALLAS, TEXAS 75201

Unit #	Level	Area m2	Area R2	Unit Configuration
101	1	34.53	(371.68)	Studio/Bachelor
102	1	39.55	(423.71)	Liv/Work
Total		74.08	m2	797.39 R2

1013324273 North Pacific Development, Limited
2011334043 East Oaks Development, Limited
2011334044 East Oaks Development, Limited
2011334045 North Pacific Development, Limited
2011334046 North Pacific Development, Limited
2011334047 North Pacific Development, Limited
2011334048 North Pacific Development, Limited
2011334049 North Pacific Development, Limited
2011334050 North Pacific Development, Limited
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2011334096 North Pacific Development, Limited
2011334097 North Pacific Development, Limited
2011334098 North Pacific Development, Limited
2011334099 North Pacific Development, Limited
2011334100 North Pacific Development, Limited

Re-zoning Application for
Plaza Hotel
THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA
Level One - Ground Floor Plan
Project Number: 21002
Date: 2009.11.20.13
City: Dallas
County: Tarrant
Sheet: 25/27
Scale: 1:100



08/16/2013 4:18:17 PM



2013-1-1-0-03 100% Final Development, Allowed
 2013-1-1-0-04 100% Final Development, Allowed
 2013-1-1-0-05 100% Final Development, Allowed
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 2013-1-1-0-99 100% Final Development, Allowed
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Re-zoning Application for
 Plaza Hotel

THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA

Level Two

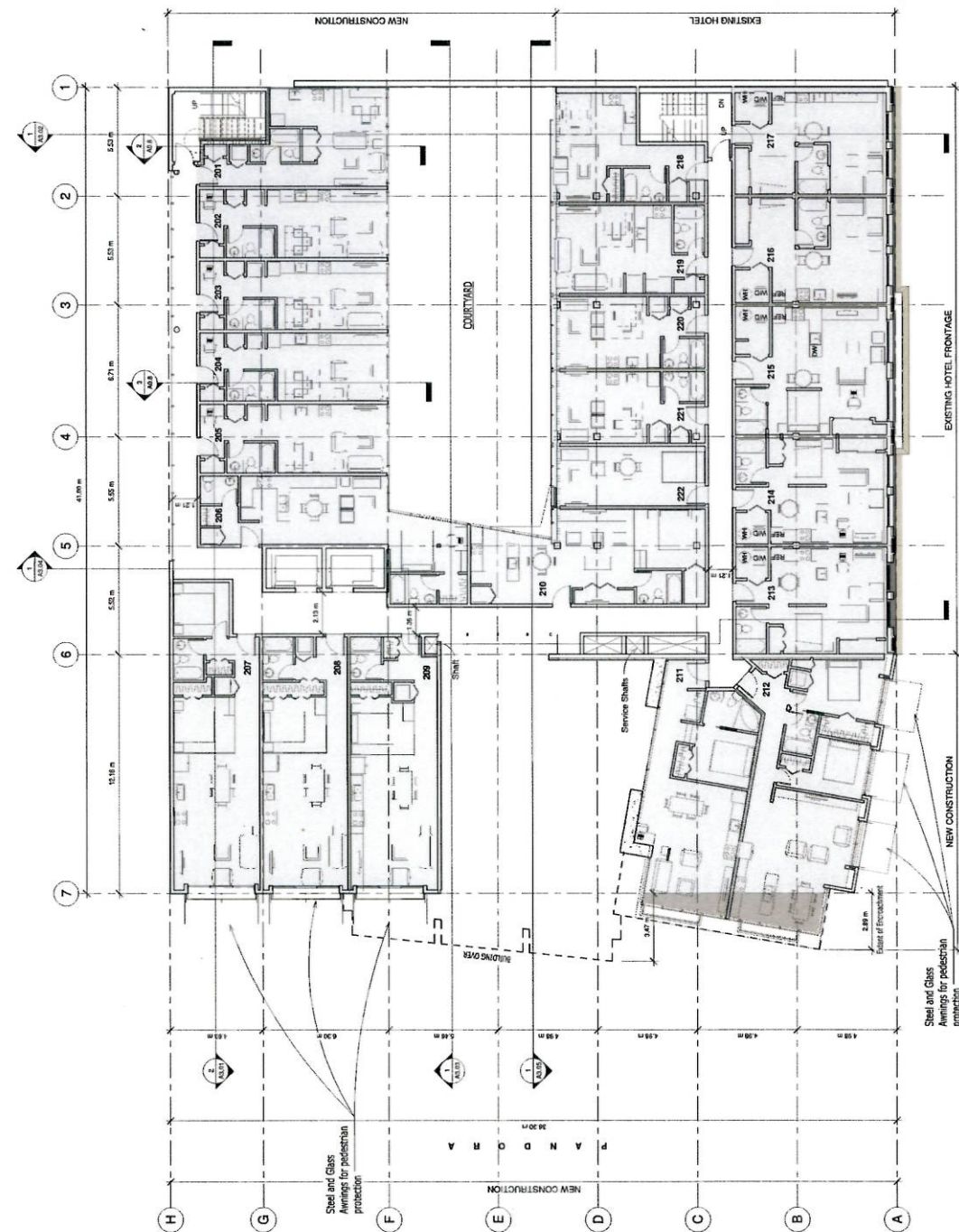
Project Number: 21110
 Date: 08/16/2013
 Drawn by: J. K. [unreadable]
 Checked by: [unreadable]

Scale: 1:100

Sheet: A1.04

Unit #	Level	Area m ²	R2	Configuration	Type
201	2	38.79 (417.53)		Studio/Bachelor	B
202	2	34.96 (376.31)		Studio/Bachelor	A
203	2	34.96 (376.31)		Studio/Bachelor	A
204	2	34.96 (376.31)		Studio/Bachelor	A
205	2	34.96 (376.31)		Studio/Bachelor	A
206	2	52.57 (565.86)		1 Bedroom	M
207	2	69.32 (746.15)		1 Bedroom and Den	F
208	2	38.06 (404.95)		Internal Bedroom	G
209	2	42.61 (454.06)		1 Bedroom	N
210	2	42.61 (454.06)		1 Bedroom	N
211	2	65.98 (710.26)		1 Bedroom	H
212	2	77.20 (830.97)		2 Bedroom	I
213	2	45.43 (489.00)		Internal Bedroom	J
214	2	44.42 (478.13)		Internal Bedroom	K
215	2	53.70 (578.02)		Internal Bedroom	L
216	2	44.32 (477.06)		Internal Bedroom	L
217	2	44.52 (479.21)		Internal Bedroom	L
218	2	37.17 (400.09)		Studio/Bachelor	E
219	2	36.90 (397.19)		Studio/Bachelor	D
220	2	30.26 (325.07)		Studio/Bachelor	C
221	2	30.26 (325.07)		Studio/Bachelor	C
222	2	40.64 (437.44)		Internal Bedroom	O
Total: 1011.63 m² 10899.08 R2					
Studio/Bachelor: 9 units					
Internal Bedroom: 7 units					
1 Bedroom: 4 units					
1 Bedroom and Den: 1 unit					
2 Bedroom: 1 unit					
Total: 22 units					

Legend:
 ■ Extent of Encroachment



GOVERNMENT
 LEVEL 2 ESC 1:100

① Level 2
 1:100

Scale: 1:100

08/06/2016 9:10:27 AM



1000 10th Avenue, Suite 1000, West York, PA 15086

Re-zoning Application for
Pizza Hotel

THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

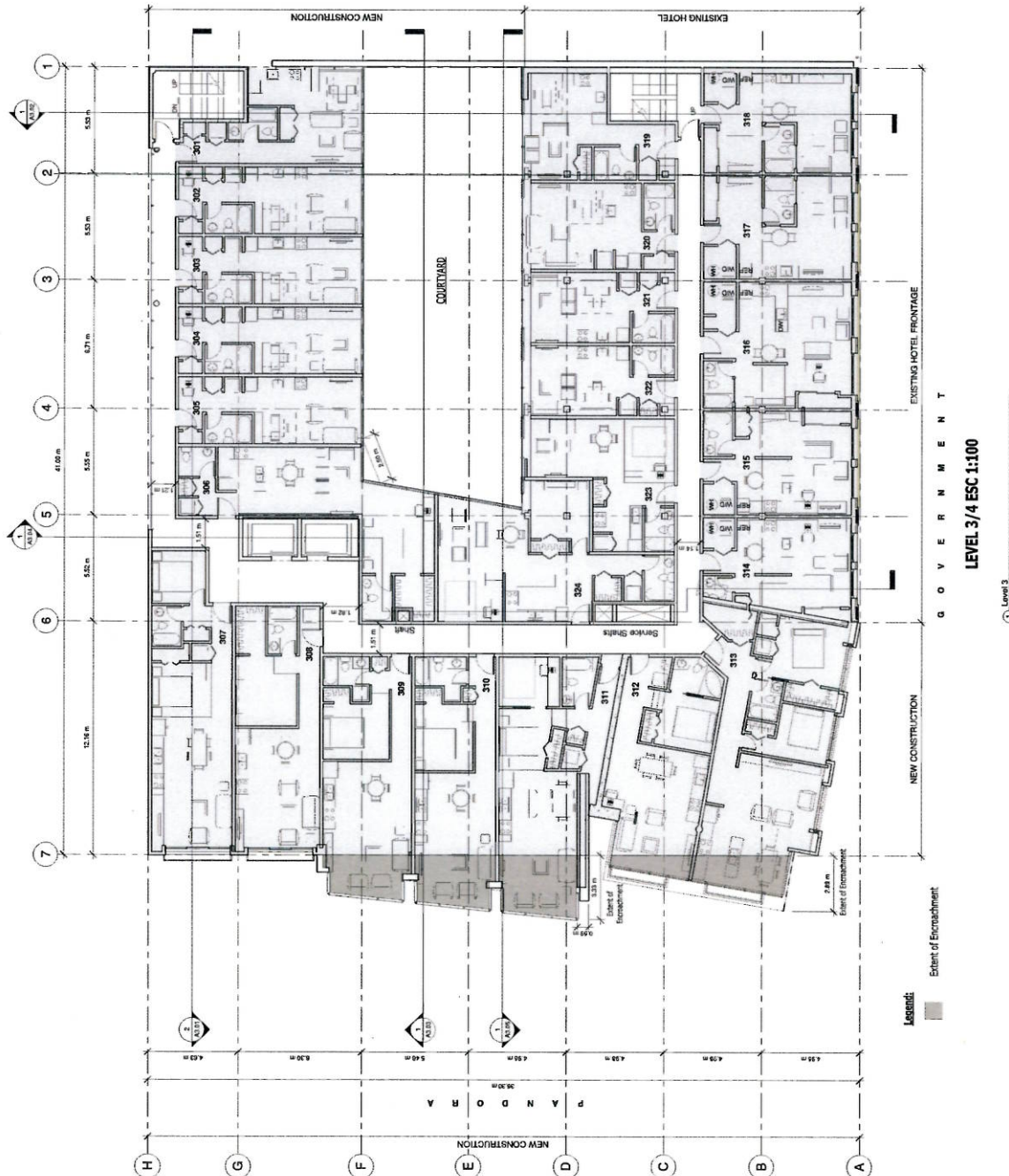
Level Three & Four

Project Number: 211103
Client: June 15, 2013
Date: 2013
Sheet: COVER

A1.05

Unit #	Level	Area m ²	Unit #	Configuration	Type
301	3	38.79 (417.53)		Studio/Bachelor	B
302	3	34.96 (376.31)		Studio/Bachelor	A
303	3	34.96 (376.31)		Studio/Bachelor	A
304	3	34.96 (376.31)		Studio/Bachelor	A
305	3	34.96 (376.31)		Studio/Bachelor	A
306	3	63.12 (679.53)		1 Bedroom	M
307	3	69.32 (746.15)		1 Bedroom and Den	F
308	3	58.06 (624.95)		Internal Bedroom	S
309	3	58.06 (624.95)		Internal Bedroom	S
310	3	58.06 (624.95)		Internal Bedroom	S
311	3	71.65 (771.53)		Internal Bedroom	G
312	3	59.85 (644.22)		Internal Bedroom	H
313	3	78.47 (855.41)		2 Bedroom	I
314	3	45.43 (489.00)		Internal Bedroom	J
315	3	44.42 (478.13)		Internal Bedroom	J
316	3	53.70 (578.02)		Internal Bedroom	K
317	3	44.32 (477.05)		Internal Bedroom	L
318	3	44.52 (479.21)		Internal Bedroom	L
319	3	37.17 (400.09)		Studio/Bachelor	E
320	3	36.99 (397.19)		Studio/Bachelor	D
321	3	30.20 (325.07)		Studio/Bachelor	C
322	3	30.20 (325.07)		Studio/Bachelor	C
323	3	42.48 (457.04)		Internal Bedroom	R
324	3	65.65 (706.65)		1 Bedroom and Den	Q
Total: 1165.68 m² 12547.26 ft²					
Studio/Bachelor: 9 units					
Internal Bedroom: 11 units					
1 Bedroom: 1 unit					
1 Bedroom and Den: 2 units					
2 Bedroom: 1 unit					
Total: 24 units					

Unit #	Level	Area m ²	Unit #	Configuration	Type
401	4	39.79 (427.53)		Studio/Bachelor	B
402	4	34.96 (376.31)		Studio/Bachelor	A
403	4	34.96 (376.31)		Studio/Bachelor	A
404	4	34.96 (376.31)		Studio/Bachelor	A
405	4	34.96 (376.31)		Studio/Bachelor	A
406	4	63.12 (679.53)		1 Bedroom	M
407	4	69.32 (746.15)		1 Bedroom and Den	F
408	4	58.06 (624.95)		Internal Bedroom	S
409	4	58.06 (624.95)		Internal Bedroom	S
410	4	53.98 (581.04)		Internal Bedroom	G
411	4	71.65 (771.53)		Internal Bedroom	H
412	4	59.85 (644.22)		Internal Bedroom	I
413	4	79.47 (855.41)		2 Bedroom	J
414	4	45.43 (489.00)		Internal Bedroom	K
415	4	44.42 (478.13)		Internal Bedroom	K
416	4	53.70 (578.02)		Internal Bedroom	L
417	4	44.32 (477.05)		Internal Bedroom	L
418	4	44.52 (479.21)		Internal Bedroom	L
419	4	37.17 (400.09)		Studio/Bachelor	E
420	4	36.99 (397.19)		Studio/Bachelor	D
421	4	30.20 (325.07)		Studio/Bachelor	C
422	4	30.20 (325.07)		Studio/Bachelor	C
423	4	42.48 (457.04)		Internal Bedroom	R
424	4	65.65 (706.65)		1 Bedroom and Den	Q
Total: 1165.68 m² 12547.26 ft²					
Studio/Bachelor: 9 units					
Internal Bedroom: 11 units					
1 Bedroom: 1 unit					
1 Bedroom and Den: 2 units					
2 Bedroom: 1 unit					
Total: 24 units					



LEVEL 3/4 ESC 1:100

Legend:

Extent of Encroachment

1:1100

G O V E R N M E N T

08/14/2013 9:55:55 AM



1800 YORK AVENUE TORONTO, ONTARIO, CANADA

2013, 2014
North York, Ontario, Canada
1800 York Avenue, Toronto, Ontario, Canada
M6J 1W5
Ontario, Canada
597-1000
www.architectinc.com

Re-zoning Application for
Pizza Hotel

THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Level Five Floor Plan

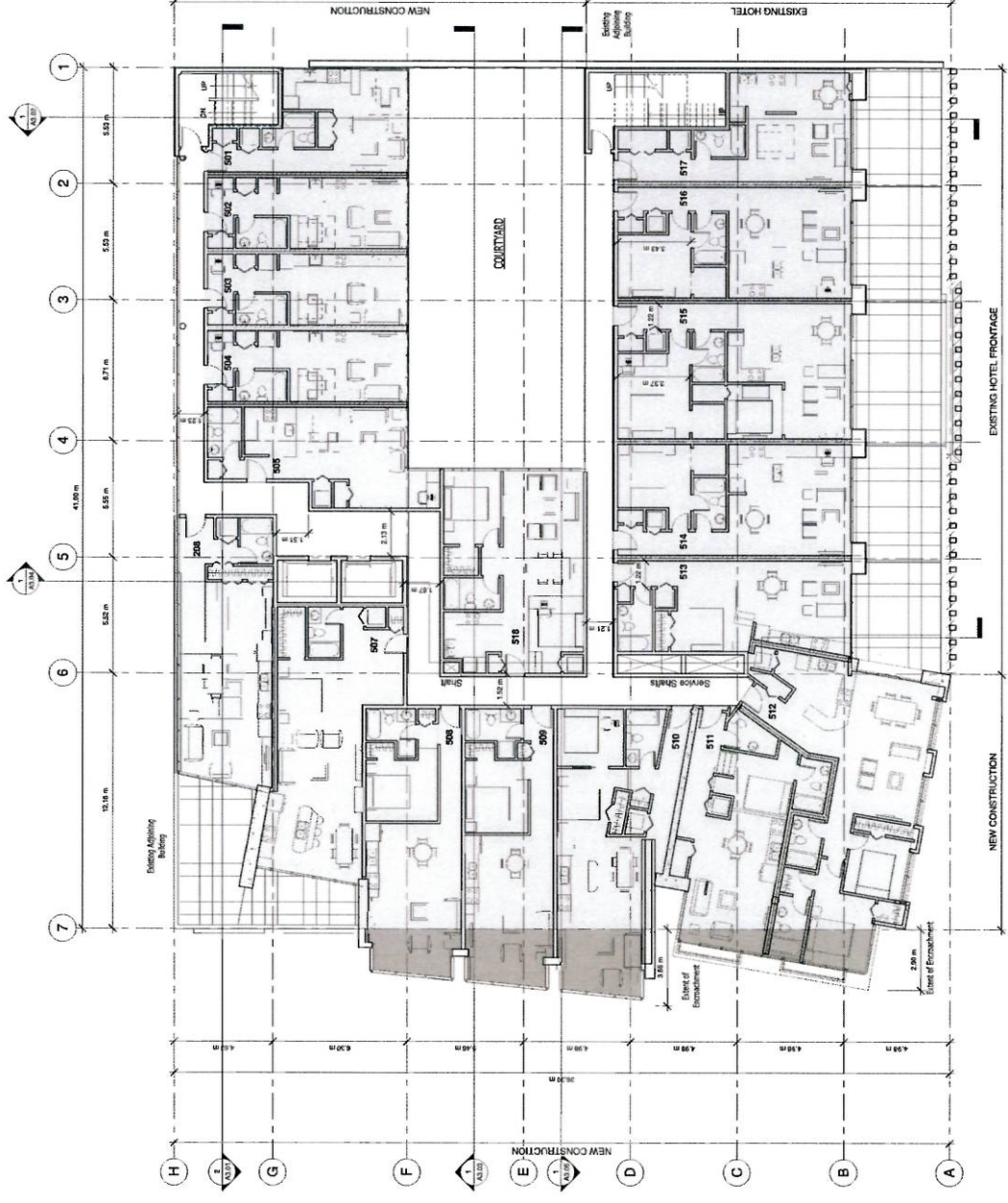
Project Number: 21105E
Date: MAY 11, 2013
Scale: AS SHOWN

Sheet No: A1.06

Unit #	Level	Area m ²	Area ft ²	Unit Configuration	Type
501	S	38.79	(417.53)	Studio/Bachelor	B
502	S	34.95	(376.31)	Studio/Bachelor	A
503	S	34.95	(376.31)	Studio/Bachelor	A
504	S	34.95	(376.31)	Studio/Bachelor	A
505	S	45.26	(487.17)	Studio/Bachelor	W
506	S	60.51	(651.32)	Internal Bedroom	T
507	S	67.45	(726.03)	Internal Bedroom	S
508	S	61.09	(657.57)	Internal Bedroom	G
509	S	57.59	(619.89)	Internal Bedroom	G
510	S	76.01	(818.16)	Internal Bedroom	O
511	S	60.89	(653.41)	Internal Bedroom	U
512	S	80.05	(847.76)	2 Bedroom	V
513	S	91.30	(976.48)	2 Bedroom	G
514	S	66.46	(711.61)	1 Bedroom	Y
515	S	75.15	(809.01)	1 Bedroom and Den	Y
516	S	62.19	(669.41)	1 Bedroom	Y
517	S	46.8	(503.25)	Studio/Bachelor	E
518	S	67.15	(722.80)	1 Bedroom and Den	X
Total		1024.38	m²	11026.32	ft²

Studio/Bachelor 6 units
Internal Bedroom 7 units
1 Bedroom 2 units
1 Bedroom and Den 2 units
2 Bedroom 1 unit
Total: 18 units

Legend: ■ Extent of Encroachment



G O V E R N M E N T
LEVEL 5 ESC 1:100

① Level 5
1:100



2013.06.07 North Capital Project (Residential, Mixed-Use) - 1000 West 40th Street, West Vancouver, BC V6V 2K9, Canada
 Project Name: North Capital Project (Residential, Mixed-Use)
 Project Number: 2013.06.07
 Date: 06/07/2013
 Description: Re-zoning Application for Plaza Hotel
 City: Vancouver, BC
 Client: GVA CONSULTING P.L.C. (GVA) & L.V.V.

Re-zoning Application for
 Plaza Hotel

THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA

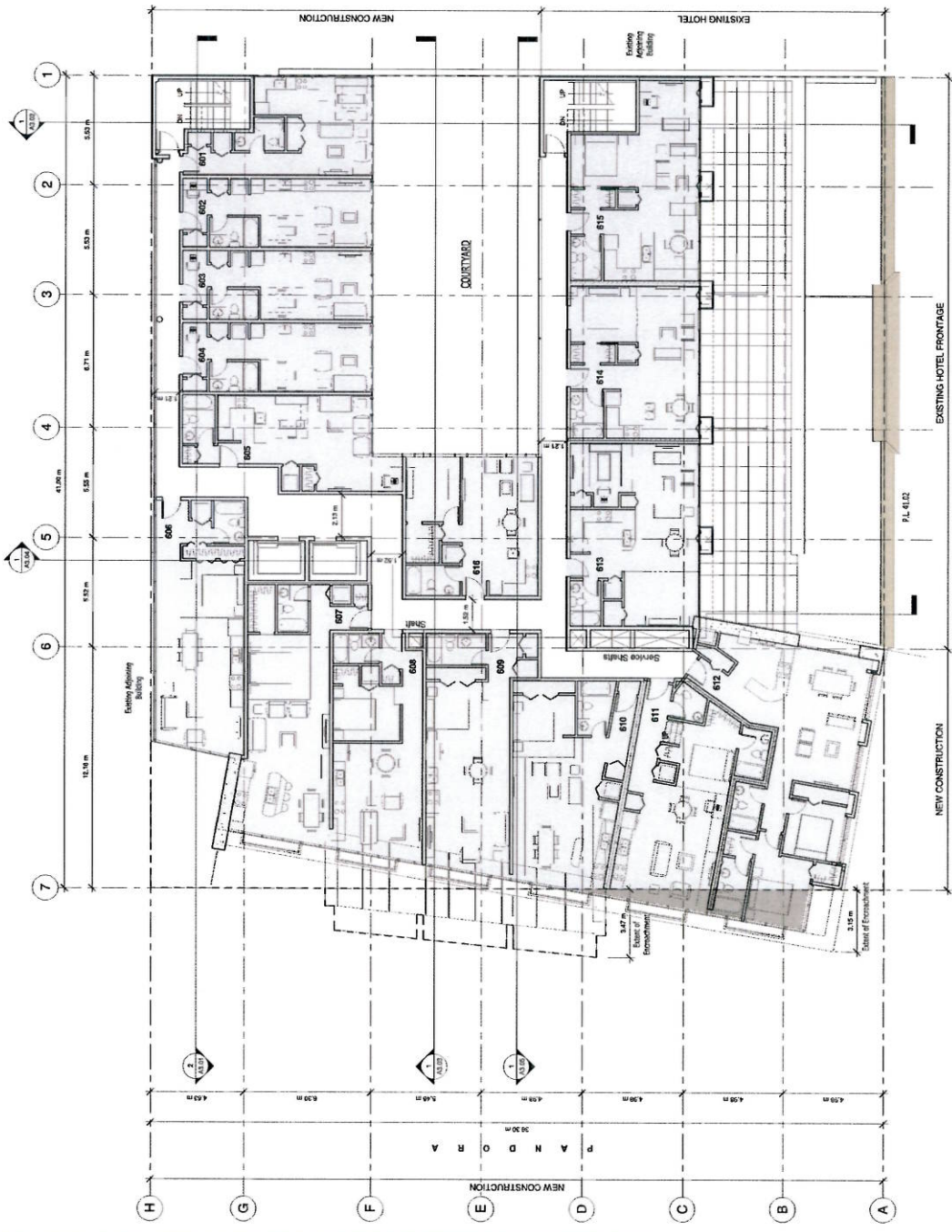
Level Six Floor Plan

Project Number: 213526
 Date: June 10, 2013
 Drawn by: JZD
 Checked by: JZD

A1.07

Unit #	Level	Area m ²	ft ²	Unit Configuration	Type
601	6	38.79	417.53	Studio/Bachelor	B
602	6	34.95	376.31	Studio/Bachelor	A
603	6	34.95	376.31	Studio/Bachelor	A
604	6	34.95	376.31	Studio/Bachelor	A
605	6	45.26	487.17	Studio/Bachelor	W
606	6	60.51	651.32	Internal Bedroom	T
607	6	61.42	661.12	Internal Bedroom	S
608	6	53.01	570.99	Internal Bedroom	G
609	6	55.14	593.52	Internal Bedroom	G
610	6	26.53	285.01	Internal Bedroom	P
611	6	26.53	285.01	Internal Bedroom	P
612	6	88.15	947.76	2 Bedroom	V
613	6	62.89	676.94	Internal Bedroom	Z
614	6	52.88	569.20	1 Bedroom	Z
615	6	59.06	635.72	1 Bedroom and Den	Z
616	6	50.20	540.35	1 Bedroom	X
Total					
851.51 m² 9165.57 ft²					
Studio/Bachelor					5 units
Internal Bedroom					8 units
1 Bedroom					1 unit
1 Bedroom and Den					1 unit
2 Bedroom					1 unit
Total:					16 units

Legend:
 ■ Extent of Encroachment



G O V E R N M E N T

Level 6
 1:100

08/16/2024 4:16:58 PM



PROJECT NO.	24-0001
PROJECT NAME	RE-ZONING APPLICATION FOR PLAZA HOTEL
CLIENT	360 ARCHITECT INC.
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNER	360 ARCHITECT INC.
CHECKED BY	360 ARCHITECT INC.
DATE	08/16/2024
PROJECT LOCATION	603 CENTRAL BLVD, BNDZ-1, LA
PROJECT STATUS	RE-ZONING APPLICATION FOR PLAZA HOTEL

Re-zoning Application for
Plaza Hotel

THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Roof Plan

Project Number	24-0001
Date	08/16/2024
Client	360
Designer	360
Checked By	360

A1.08



1 Roof Plan
1:100

GOVERNMENT

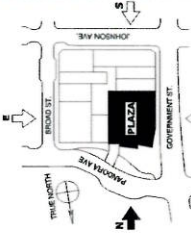
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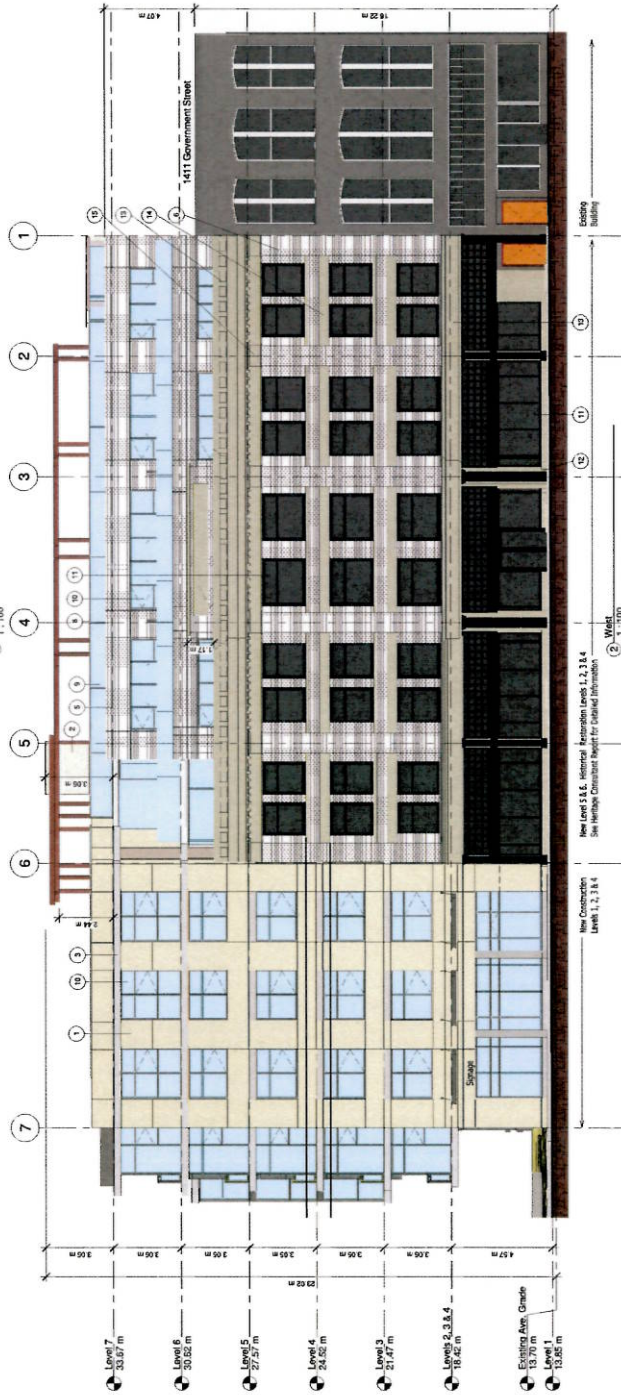
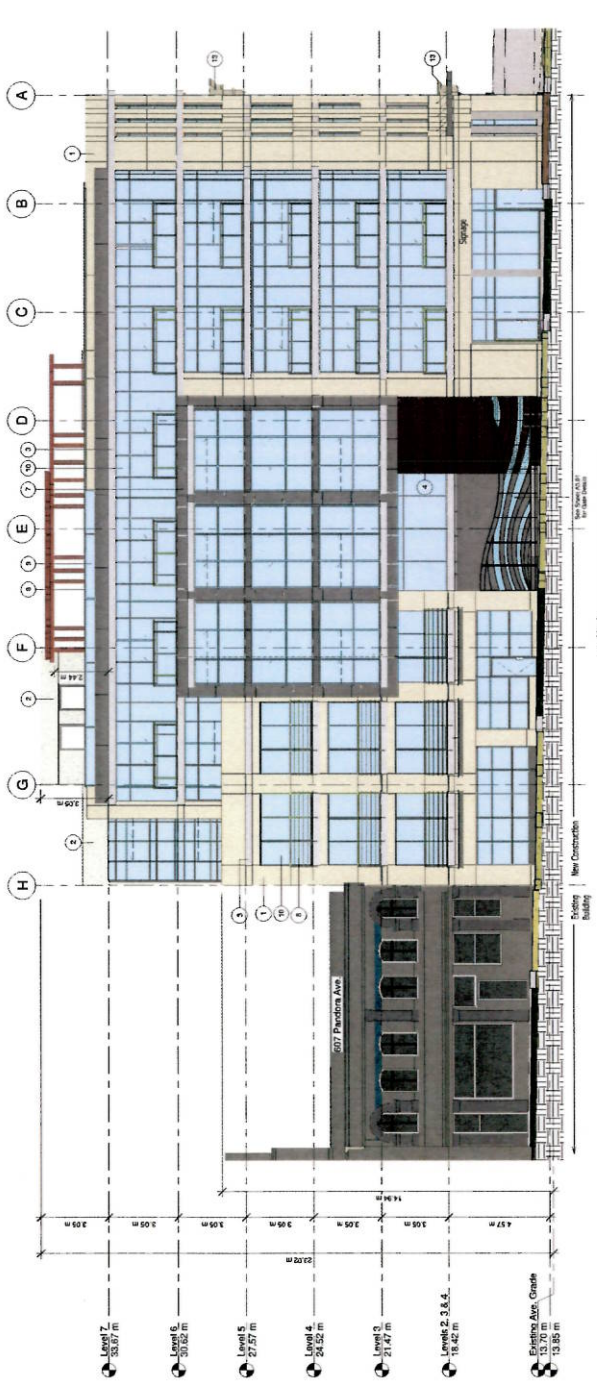
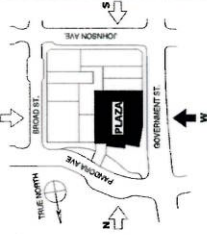


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2	Pre-cast Concrete Panel B	
3	Exposed Concrete	
4	Brick Masonry	
5	Brick Panels	
6	Existing Glazed Brick	
7	Aluminum Panels	
8	Aluminum Glazing	
9	Tempered Glass	
10	Glazing in Aluminum Frames	
11	Glazing in Wood Frames (Concok Green VC-19)	
12	Concok (Concok Green VC-19)	
13	New Metal Corncok Band (Haddington Gray VC-15)	
14	New Metal Paneser (Haddington Gray VC-15)	
15	New Metal Paneser (Capital/Haddington Gray VC-15)	
16	Glazing in Aluminum Frames	

KEY PLAN



KEY PLAN



Re-zoning Application for
Plaza Hotel

THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA
North & West Elevations

Project Number: 211016
Date: June 10, 2013
Drawn By: Alex Cheng
Checked By: Alex Cheng

A2.01

Scale: 1:200

REVISION 03/14/24 PM

ERIC BAKER ARCHITECT INC.
 211 WEST AVENUE S. SUITE 100
 CHICAGO, ILLINOIS 60601

Key Value	Keycode	Text
1	PC	Pre-cast Concrete Panel A
2	CC	Pre-cast Concrete Panel B
3	MM	Brick Masonry
4	BR	Brick Panels
5	GL	Existing Glazed Brick
6	AP	Aluminum Panels
7	AL	Aluminum Cladding
8	GC	Glazing in Aluminum Frames
9	GC	Glazing in Wood Frames (Context Green VC-19)
10	GC	Glazing in Wood Frames (Context Green VC-19)
11	GC	New Metal Corncob Band (Heading: Grey VC-15)
12	GC	Reinforced Concrete (Heading: Grey VC-15)
13	GC	New Metal Finishes (Heading: Grey VC-15)
14	GC	Capitol Heading (Grey VC-15)
15	GC	Minored Glazing in Aluminum Frames

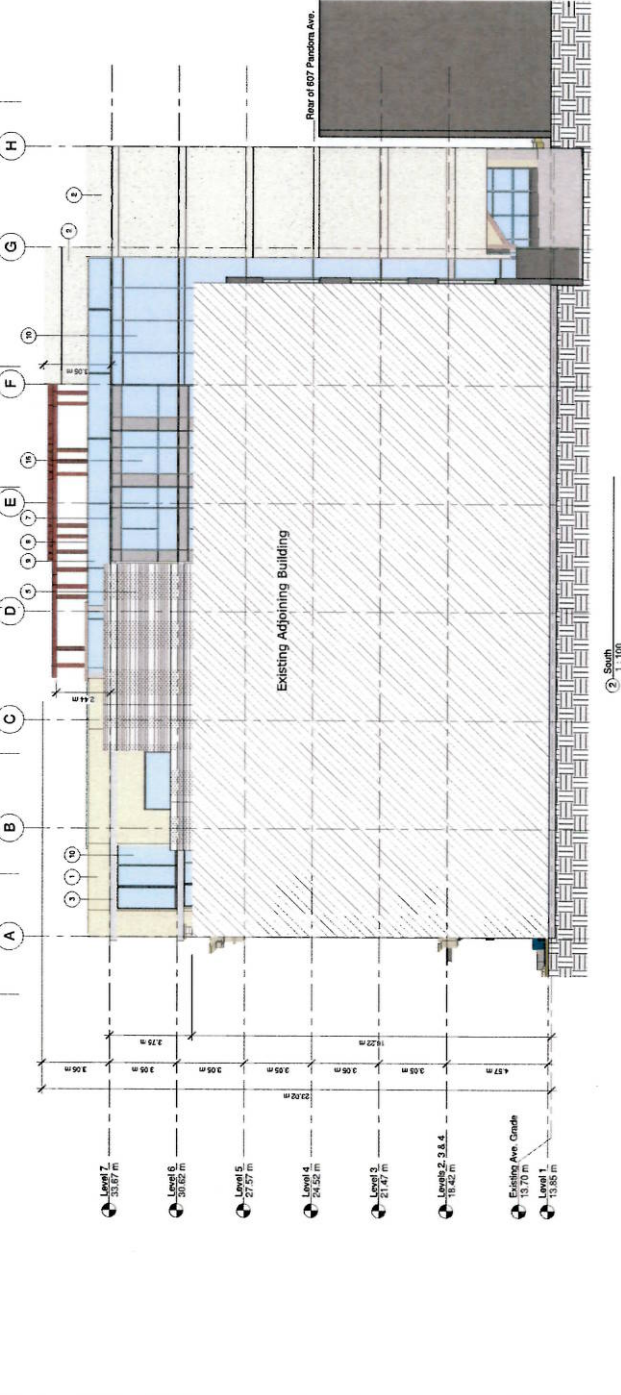
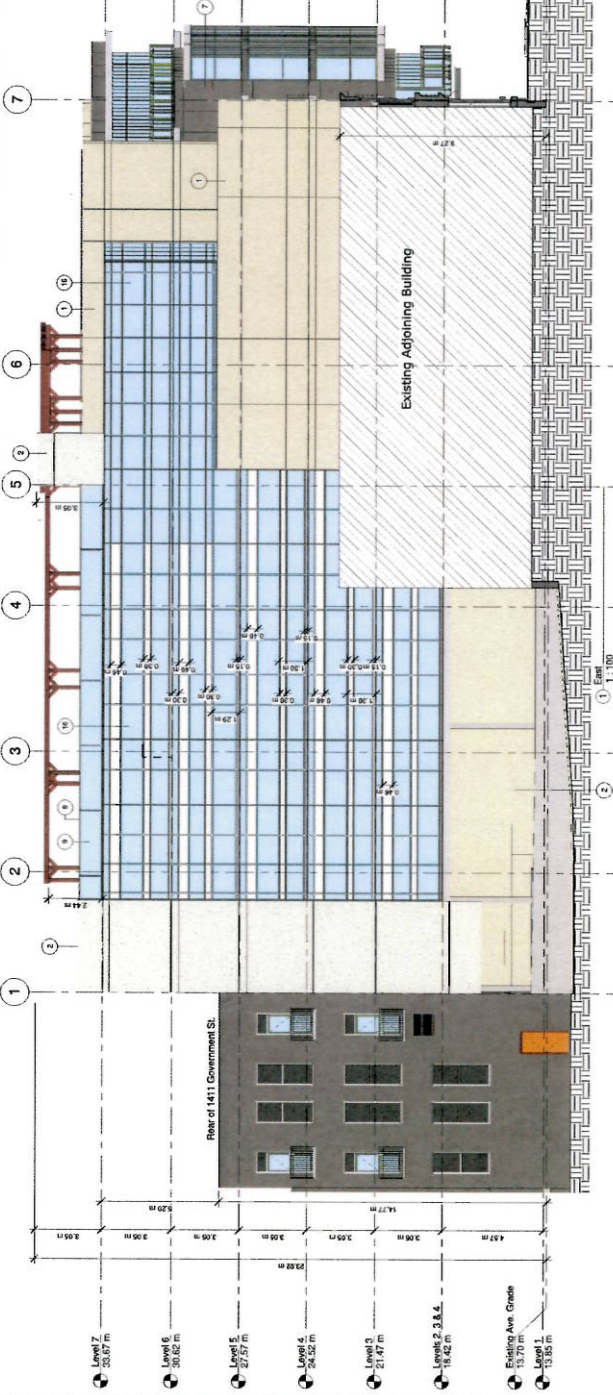
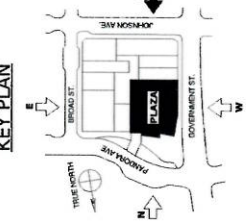
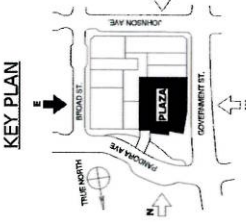
No.	Date	Description
1	02/14/23	Initial Design
2	03/14/24	Revised Design

**Re-zoning Application for
Plaza Hotel**

**THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA**

East & South Elevations

Project Number: 211010
 Date: March 10, 2023
 Checked by: Eric Baker
 Drawing Title: A2.02
 Scale: 1:100



08/02/2013 4:17:29 PM

ERIC PARKER ARCHITECT PC
 1000 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.ERICPARKERARCHITECT.COM

Key Value	Keynote Legend	Keynote Text
1	Pre-cast Concrete Panel A	
2	Pre-cast Concrete Panel B	
3	Exposed Concrete	
4	Brick Masonry	
5	Black Panels	
6	Existing Glazed Brick	
7	Accessed Panels	
8	Tempered Glass	
9	Glazing in Aluminum Frames	
10	Glazing in Wood Frames (Cortex Green VC-19)	
11	Glazing in Wood Frames (Cortex Green VC-19)	
12	Glazing in Curtain (Cortex Green VC-19)	
13	New Metal Cornice Band (Hudson Gray VC-15)	
14	New Metal Cornice Band (Hudson Gray VC-15)	
15	New Metal Plaster (Hudson Gray VC-15)	
16	Capitol/Hudson Gray VC-15 Glazing in Aluminum Frames	

NO.	DATE	DESCRIPTION
01	08/02/2013	Initial Design
02	08/02/2013	Final Design
03	08/02/2013	Final Design
04	08/02/2013	Final Design
05	08/02/2013	Final Design
06	08/02/2013	Final Design
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15	08/02/2013	Final Design
16	08/02/2013	Final Design
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18	08/02/2013	Final Design
19	08/02/2013	Final Design
20	08/02/2013	Final Design

Re-zoning Application for
 Plaza Hotel

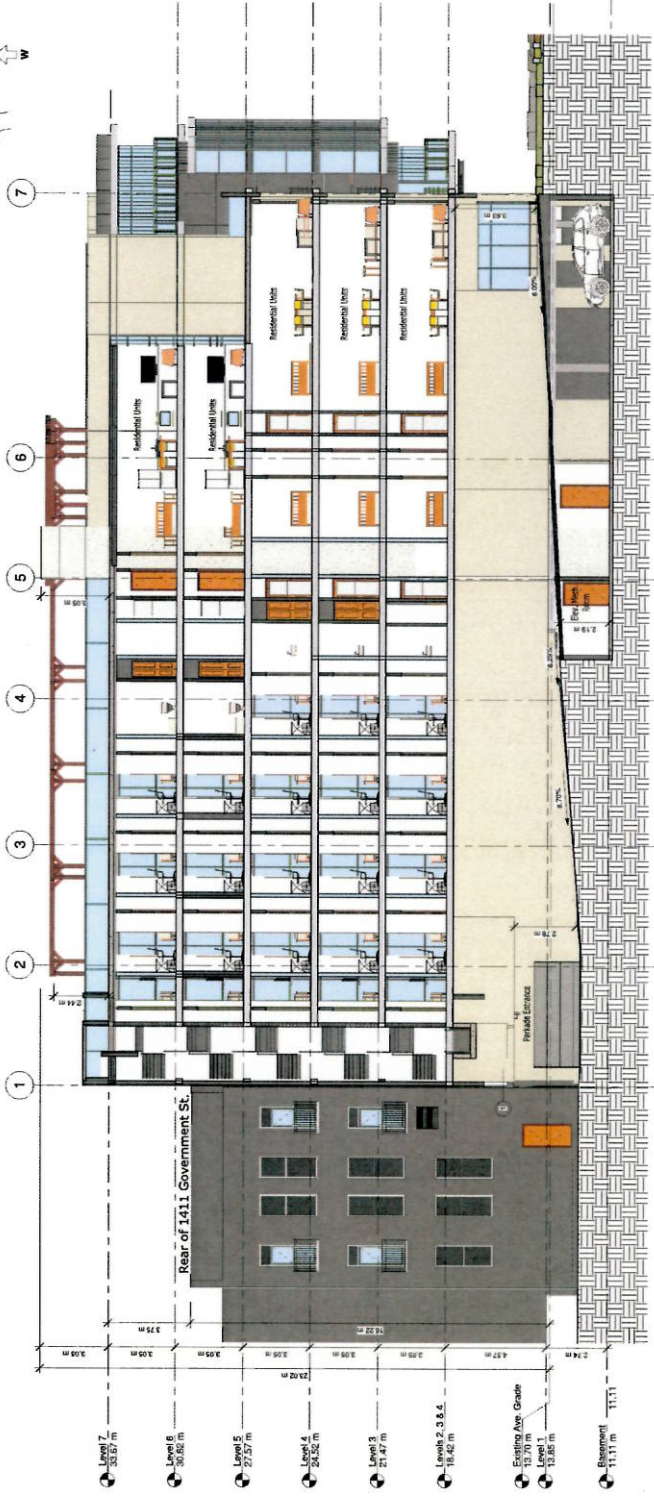
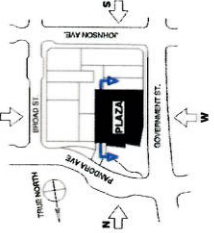
THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA

Lane Section

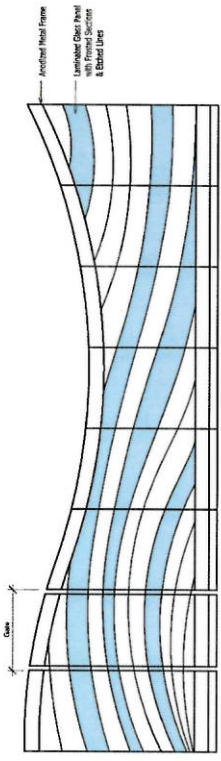
Project Number: 211010
 Date: June 10, 2013
 Designer: [Name]
 Checker: [Name]

A3.01

KEY PLAN



② Lane Section to the West
 1:11.80



① Security Gate
 1:30

8/26/2013 4:18:14 PM

ERIC BARRETT ARCHITECT PC
 117 PANDORA PLACE, SUITE 100
 PANDORA, ILLINOIS 62456-1100
 PH: 618.355.4200 FAX: 618.355.4200

Key Value	Keynote Legend	Keynote Text
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2	Pre-cast Concrete Panel B	
3	Exposed Concrete	
4	Brick Masonry	
5	Brick Panels	
6	Existing Glazed Brick	
7	Aluminum Panels	
8	Aluminum Railing	
9	Tempered Glass	
10	Glazing in Aluminum Frames	
11	Glazing in Wood Frames (Comox)	
12	Cast Iron Column (Comox Green VC-19)	
13	New Metal Corncob Band	
14	Polished Concrete (Paddockton Grey VC-15)	
15	New Metal Plaster (Paddockton Grey VC-15)	
16	Marble Glazing in Aluminum Frames	

No.	Date	Description
01	08/26/13	Issue for Review
02	08/26/13	Issue for Review
03	08/26/13	Issue for Review
04	08/26/13	Issue for Review
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100	08/26/13	Issue for Review

Re-zoning Application for
 Plaza Hotel

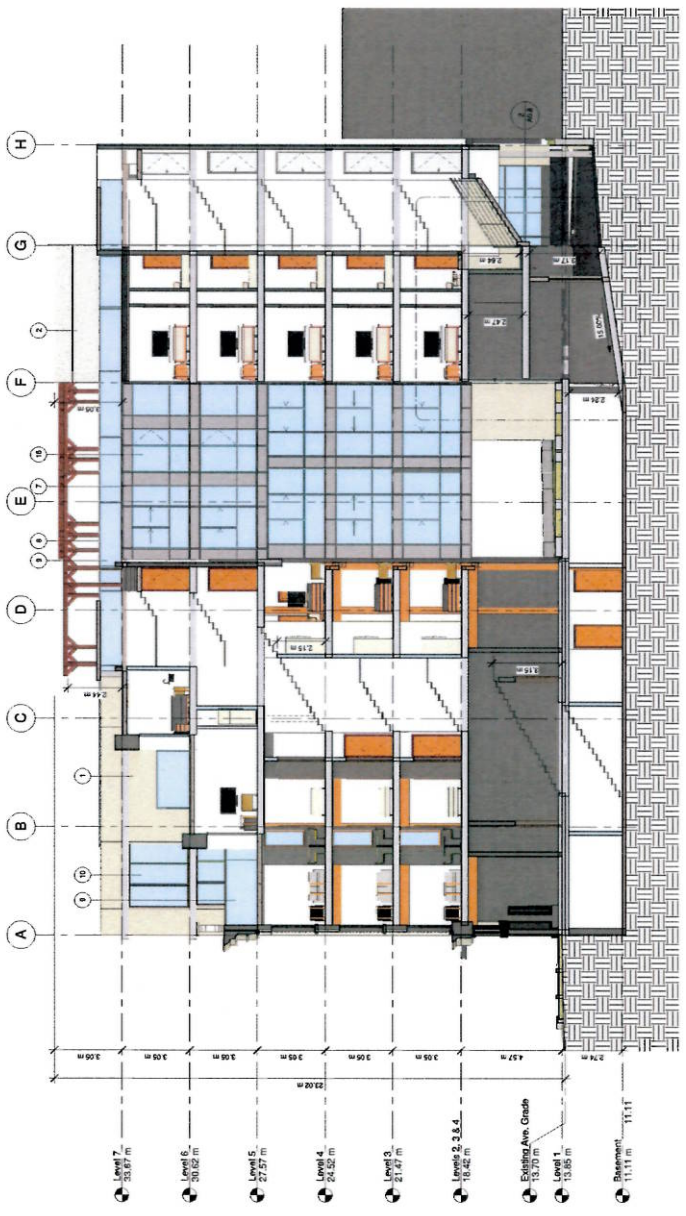
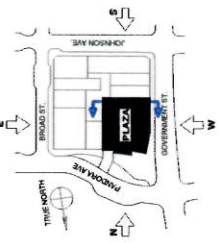
**THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA**
 Stair Section & South
 Courtyard Elevation

Project Number: 211210
 Date: 08/10/2013
 Drawing: A3.02
 Designer: CHS

A3.02

Scale: 1:100

KEY PLAN



1 Stair Section 1
 1:100

08/06/2018 4:18:23 PM



CFC ARCHITECTS INC.

 ARCHITECT INC.

Key Value	Keynote Legend	Keynote Text
1	Pre-cast Concrete Panel A	
2	Pre-cast Concrete Panel B	
3	Exposed Concrete	
4	Brick Masonry	
5	Brick Panels	
6	Existing Cleared Brick	
7	Existing Brick	
8	Aluminum Railing	
9	Tempered Glass	
10	Glazing in Aluminum Frames	
11	Glazing in Wood Frames (Context VC-19)	
12	Cast Iron Column (Context Green VC-19)	
13	New Metal Corncob Blend	
14	Polished Concrete	
15	New Metal Planter (Hedderington Grey VC-15)	
16	Capitall/Hedderington Grey (VC-15)	
17	Glazing in Aluminum Frames	

No.	Date	Description
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002	2013.04.07	North West, West Wing
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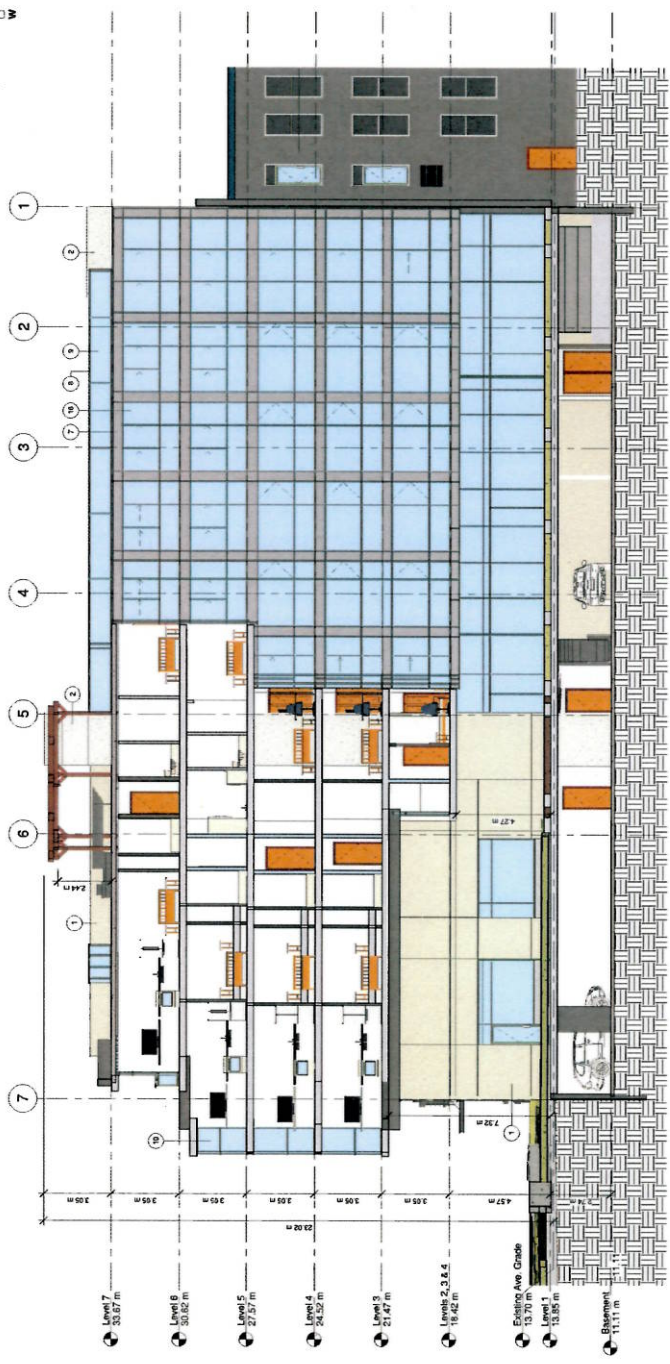
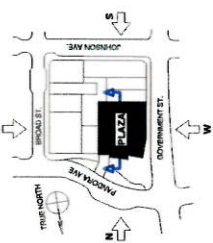
Re-zoning Application for
 Plaza Hotel

THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA
 West Courtyard Elevation

Project Number: 2111111
 Date: 08/06/2018
 Drawn by: [Name]
 Checked by: [Name]

A3.03

KEY PLAN



1 - Elevation of Courtyard Section
 1:100

REVISIONS 4.10.13 PM



KEY PLAN



① Elevator & Clean Air Section
1 : 100

PROJECT NO.	1000 W. 10th St., Suite 100, Weymouth, MA 01978
DATE	2013.10.25
BY	ARCHITECT INC.
DESCRIPTION	Re-zoning Application for Plaza Hotel
CLIENT	CHINA REALTY DEVELOPMENT GROUP HOLDING CO. LTD.
PROJECT ADDRESS	603 CENTRAL Pk., BURLINGTON, MA

Re-zoning Application for Plaza Hotel

THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

Elevator & Make-up Air Shaft Section

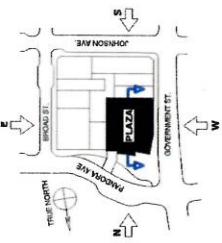
Project Number: 2111210
Date: June 06, 2013
Drawing No.: A3.04

A3.04

Scale: 1 : 100

08/01/2013 11:50:40 PM

KEY PLAN



ERIC BARBER ARCHITECT PC
 1000 BROAD ST., SUITE 100
 PHILADELPHIA, PA 19102

Key Value	Keynote Legend	Keynote Text
1	Pre-cast Concrete Panel A	
2	Pre-cast Concrete Panel B	
3	Exposed Concrete	
4	Brick Masonry	
5	Brick Panels	
6	Existing Glazed Brick	
7	Existing Brick	
8	Aluminum Cladding	
9	Tempered Glass	
10	Glazing in Aluminum Frames	
11	Glazing in Wood Frames (Comox VC-19)	
12	Cast Iron Column (Comox Green VC-19)	
13	New Metal Corrosion Band	
14	Rehabilitated Grey VC-15	
15	New Metal Plaster	
16	Rehabilitated Grey VC-15	
17	New Glazing in Aluminum Frames	

No.	Date	Description
001	08/01/2013	Initial Design
002	08/01/2013	Final Design
003	08/01/2013	Final Design

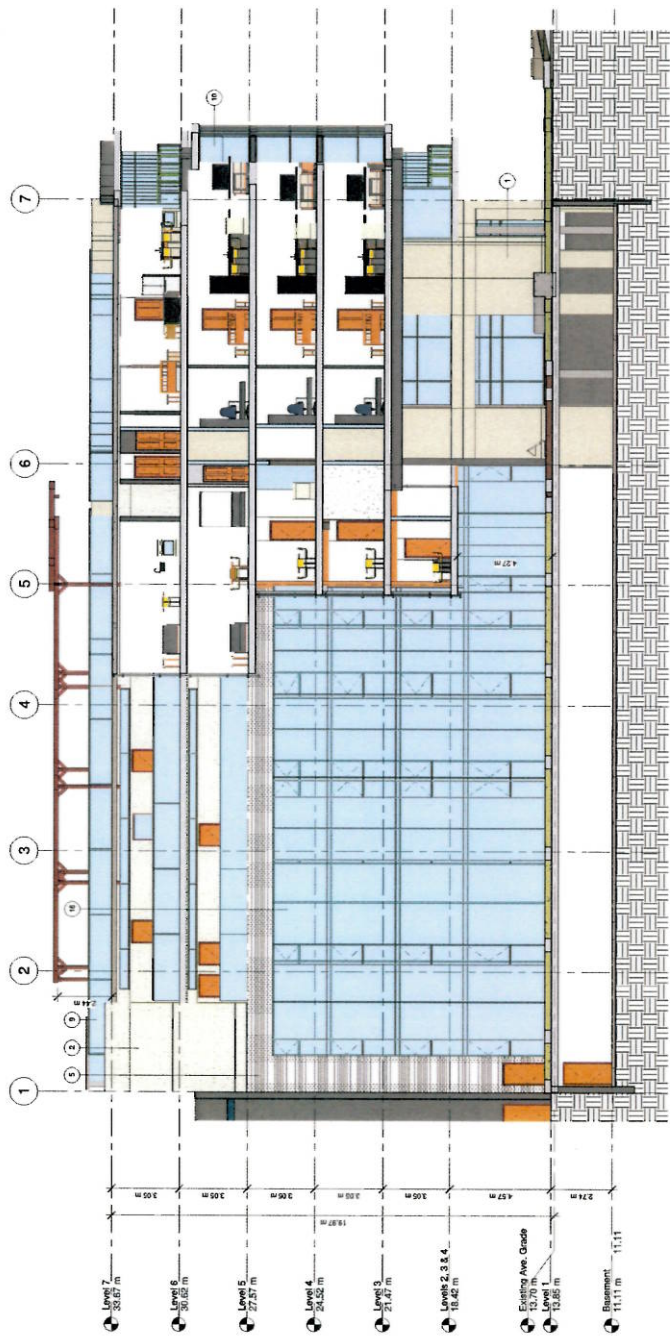
Re-zoning Application for
 Plaza Hotel

**THE RETAIL RESIDENTIAL
 BUILDING AT 603 PANDORA**
 Plaza Hotel Rear Elevation

Project Number: 211210
 Date: 08/01/2013
 Drawing: 022
 Client: CH2M

A3.05

Scale: 1:100



① Overwing Section 3
 1:100

ROUND "WINDOW" SET IN 3 DIMENSIONAL STEEL TIGHT WEAVE FABRIC LATTICE WALL SUPPORTING CHINESE WISTERIA



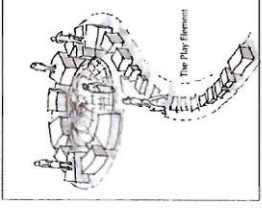
SMALL & ROSSELL
LANDSCAPE ARCHITECTS
2012 meadow road, victoria, b.c. v8w 2v4
t 250.648.9807
design@smallrossell.com
www.smallrossell.com

+

PANDORA



- 1 Water features and seating. The shallow water basin is contained by a wall set on one side and on the other it overflows into a extreme trough behind the seating to give the appearance of an infinity edge. Some wood 2" or 4" pavers, others are stone.
- 2 An one walk north around the water feature, the single steps step down in height as an introduction to the play element of "stepped stepping stones". These stepping stones vary in height, size and shape with a mix of materials and colors. The stones are set in a grid pattern and are used for seating.
- 3 The large planter space can accommodate an outdoor cafe/ restaurant to enhance the street scene. The planter space can be used for seating, with the wall set in the water feature providing internal seating.
- 4 The steel wall and window structure provides a vista to Commercial Square. The Chinese influence of this structure allows the view to be framed like a window to China town. The long and narrow window would provide a view of the street and the building across the street. A Chinese influence of this structure would be to use the structure to add colour, geometry and art.
- 5 The best outside seating and systems are of the high. These help to unify the plaza space with the sidewalk on Government Street and Pandora Avenue.
- 6 The steel cantilever provides a sheltered outlook from the low work and retail units. The central planter space can be used for seating, with the wall set in the water feature providing internal seating. The large planter space can accommodate an outdoor cafe/ restaurant to enhance the street scene. The planter space can be used for seating, with the wall set in the water feature providing internal seating.



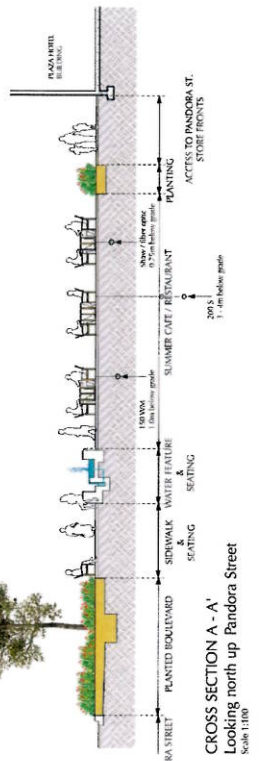
REVISIONS
 1. 10 June 2011. Discussions with (interim) architect.
 2. 10 June 2011. 3d view shown.
 3. 10 June 2011. 3d view shown, see also revision 4.
 4. 10 June 2011. 3d view shown, see also revision 3.
 5. 10 June 2011. 3d view shown, see also revision 4.
 6. 10 June 2011. 3d view shown, see also revision 4.
 7. 10 June 2011. 3d view shown, see also revision 4.
 8. 10 June 2011. 3d view shown, see also revision 4.
 9. 10 June 2011. 3d view shown, see also revision 4.
 10. 10 June 2011. 3d view shown, see also revision 4.
 11. 10 June 2011. 3d view shown, see also revision 4.
 12. 10 June 2011. 3d view shown, see also revision 4.
 13. 10 June 2011. 3d view shown, see also revision 4.
 14. 10 June 2011. 3d view shown, see also revision 4.
 15. 10 June 2011. 3d view shown, see also revision 4.
 16. 10 June 2011. 3d view shown, see also revision 4.
 17. 10 June 2011. 3d view shown, see also revision 4.
 18. 10 June 2011. 3d view shown, see also revision 4.
 19. 10 June 2011. 3d view shown, see also revision 4.
 20. 10 June 2011. 3d view shown, see also revision 4.

KEY TO HARD SURFACE FINISHES

- 1. 10 June 2011. 3d view shown, see also revision 4.
- 2. 10 June 2011. 3d view shown, see also revision 4.
- 3. 10 June 2011. 3d view shown, see also revision 4.
- 4. 10 June 2011. 3d view shown, see also revision 4.
- 5. 10 June 2011. 3d view shown, see also revision 4.
- 6. 10 June 2011. 3d view shown, see also revision 4.
- 7. 10 June 2011. 3d view shown, see also revision 4.
- 8. 10 June 2011. 3d view shown, see also revision 4.
- 9. 10 June 2011. 3d view shown, see also revision 4.
- 10. 10 June 2011. 3d view shown, see also revision 4.
- 11. 10 June 2011. 3d view shown, see also revision 4.
- 12. 10 June 2011. 3d view shown, see also revision 4.
- 13. 10 June 2011. 3d view shown, see also revision 4.
- 14. 10 June 2011. 3d view shown, see also revision 4.
- 15. 10 June 2011. 3d view shown, see also revision 4.
- 16. 10 June 2011. 3d view shown, see also revision 4.
- 17. 10 June 2011. 3d view shown, see also revision 4.
- 18. 10 June 2011. 3d view shown, see also revision 4.
- 19. 10 June 2011. 3d view shown, see also revision 4.
- 20. 10 June 2011. 3d view shown, see also revision 4.

FOR PLANTING SCHEDULE REFER TO L2

LANDSCAPE FINISHES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE PLANTING SCHEDULE REFER TO L2. PLANTING SHALL BE SPECIFIED WITH AN AUTOMATIC LOW VOLUME FERTILIZER AND SYSTEMS CONFORMING TO ALL RELEVANT PLANTING CODES.



CROSS SECTION A - A'
Looking north up Pandora Street
Scale 1:100

PLAZA HOTEL BC
VICTORIA, BC.

LANDSCAPE PLAN
STREET LEVEL,
CAFE PLAZA
& COURTYARD

L1

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1 The rooftop patios and viewing spaces have been designed to provide a variety of views for the occupants. The main patio areas give views to Centennial Square to the north and views of the water to the west. The viewing spaces are landscaped with precast concrete slabs in a blend of colours.

2 Surrounding the patios is a "green roof" type planting of native and non-native plants which will give lower wind resistance and reduce the amount of water used. The plants are arranged to give a vertical accent and containment to the patio spaces.

3 An overhead wood slat provides partial shade over a portion of the patio space and support to climbing plants, such as Vitexia. Below the slat is a fixed trellis top which covers and screens the "huddle up" air unit.

4 Smaller intimate spaces are situated away from the main patios. Fixed seating will encourage year round use and provide a place for people to sit and enjoy the view. These spaces offer views of the water and the inner courtyard at the ground level.



PLANT LIST GROUND LEVEL / PATIOS

PLANT REF.	TREE SPECIES	COMMON NAME	PLANT SIZE	QUANTITY
A	QUERCUS PALMATA	GREEN PALM OAK	5 GALLON POT	2
B	ACEA OLIVASTRIS	ADONIS BOPPLE	5 GALLON POT	2
C	SHRUBS / ORNAMENTAL GRASSES	LIENSIS (1" IN DIA)	2 GALLON POT	30
D	LOBLODIA RELATA	POYESSON'S SHRUBB	2 GALLON POT	20
E	SHRUBS	SHRUBB	2 GALLON POT	20
F	SHRUBS	SHRUBB	2 GALLON POT	20
G	SHRUBS	SHRUBB	2 GALLON POT	20
H	SHRUBS	SHRUBB	2 GALLON POT	20
I	SHRUBS	SHRUBB	2 GALLON POT	20
J	SHRUBS	SHRUBB	2 GALLON POT	20
K	SHRUBS	SHRUBB	2 GALLON POT	20
L	SHRUBS	SHRUBB	2 GALLON POT	20
M	SHRUBS	SHRUBB	2 GALLON POT	20
N	SHRUBS	SHRUBB	2 GALLON POT	20
O	SHRUBS	SHRUBB	2 GALLON POT	20
P	SHRUBS	SHRUBB	2 GALLON POT	20
Q	SHRUBS	SHRUBB	2 GALLON POT	20
R	SHRUBS	SHRUBB	2 GALLON POT	20
S	SHRUBS	SHRUBB	2 GALLON POT	20
T	SHRUBS	SHRUBB	2 GALLON POT	20
U	SHRUBS	SHRUBB	2 GALLON POT	20
V	SHRUBS	SHRUBB	2 GALLON POT	20
W	SHRUBS	SHRUBB	2 GALLON POT	20
X	SHRUBS	SHRUBB	2 GALLON POT	20
Y	SHRUBS	SHRUBB	2 GALLON POT	20
Z	SHRUBS	SHRUBB	2 GALLON POT	20

PLANT LIST ROOF TOP GARDEN

PLANT REF.	TREE SPECIES	COMMON NAME	PLANT SIZE	QUANTITY
A	SHRUBS	SHRUBB	5 GALLON POT	2
B	SHRUBS	SHRUBB	5 GALLON POT	2
C	SHRUBS	SHRUBB	5 GALLON POT	2
D	SHRUBS	SHRUBB	5 GALLON POT	2
E	SHRUBS	SHRUBB	5 GALLON POT	2
F	SHRUBS	SHRUBB	5 GALLON POT	2
G	SHRUBS	SHRUBB	5 GALLON POT	2
H	SHRUBS	SHRUBB	5 GALLON POT	2
I	SHRUBS	SHRUBB	5 GALLON POT	2
J	SHRUBS	SHRUBB	5 GALLON POT	2
K	SHRUBS	SHRUBB	5 GALLON POT	2
L	SHRUBS	SHRUBB	5 GALLON POT	2
M	SHRUBS	SHRUBB	5 GALLON POT	2
N	SHRUBS	SHRUBB	5 GALLON POT	2
O	SHRUBS	SHRUBB	5 GALLON POT	2
P	SHRUBS	SHRUBB	5 GALLON POT	2
Q	SHRUBS	SHRUBB	5 GALLON POT	2
R	SHRUBS	SHRUBB	5 GALLON POT	2
S	SHRUBS	SHRUBB	5 GALLON POT	2
T	SHRUBS	SHRUBB	5 GALLON POT	2
U	SHRUBS	SHRUBB	5 GALLON POT	2
V	SHRUBS	SHRUBB	5 GALLON POT	2
W	SHRUBS	SHRUBB	5 GALLON POT	2
X	SHRUBS	SHRUBB	5 GALLON POT	2
Y	SHRUBS	SHRUBB	5 GALLON POT	2
Z	SHRUBS	SHRUBB	5 GALLON POT	2

LANDSCAPE STANDARDS SHALL BE COMPLIED WITH IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE BRITISH COLUMBIA LANDSCAPE STANDARDS. ALL PLANTING SHALL BE INSTALLED WITHIN AN AUTOMATED IRRIGATION SYSTEM CONFORMING TO MUNICIPAL PLANTING CODES.

REVISIONS

NO.	DATE	DESCRIPTION
1	04/12/2012	ISSUED FOR PERICONSULTATION
2	04/12/2012	ISSUED FOR PERICONSULTATION
3	04/12/2012	ISSUED FOR PERICONSULTATION

SHEET INFORMATION

Date: 04/12/2012
 Drawn: cbr
 Checked: BGS
 Scale: 1:100
 Title: PLAZA HOTEL VICTORIA, BC.

PLAZA HOTEL
VICTORIA, BC.

LANDSCAPE PLAN
ROOF TOP GARDEN

L2