Pandora Avenue Renovation

FOR DEVELOPMENT PERMIT

CITY OF VICTORIA

Original Submission

Received Date: April 29, 2022

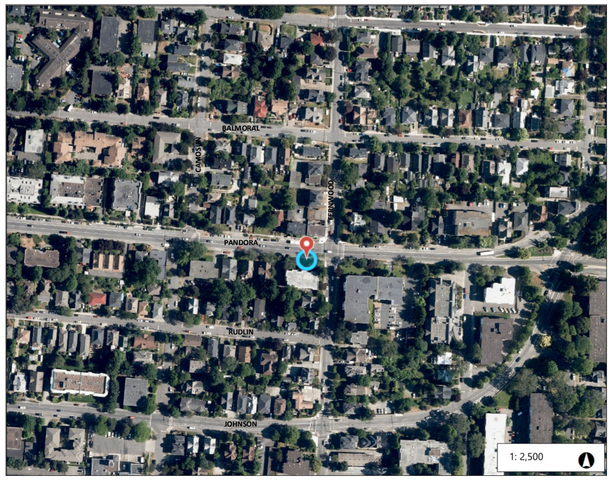


Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A RENOVATION OF AND ADDITION TO AN EXISTING MULTI-FAMILY BUILDING TO PROVIDE MORE RENTAL UNITS
CIVIC ADDRESS	1333 PANDORA AVENUE, VICTORIA, BC V8V 3R6
LEGAL DESCRIPTION	LOT A PLAN 29789 SECTION SR VICTORIA
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	001-349-546
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	PART 3, BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

Sheet List

Number	Name
A0.00	Cover Sheet
A0.01	Municipal Bylaw Analysis
A0.03	Building Code Analysis
A0.04	Building Code Analysis
A1.01	Site Plan
A1.02	Survey
A2.00	Floor Plans
A2.01	Floor Plans
A2.02	Floor Plans
A3.00	Elevations
A3.01	Elevations
A3.02	Renders & Materials
A4.00	Building Sections
A9.00	Door, Curtain Wall & Window Legend



1 Site Aerial
1 : 2500

OWNER

Wildgroup
Suite 311, 185-911 Yates St.
Victoria, BC, V8V 4Y9
(250) 516-3229

Contact: Chris Tucker

ARCHITECTURAL

Christine Lintott Architect
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
(250) 384-1969

Contact: Christine Lintott

STRUCTURAL

Buepoint Consulting
203 - 737 Goldstream Avenue
Victoria, BC V9B 0J8
(778) 400-1790

Contact: Mark Buesink

MECHANICAL

Avalon Mechanical
300 - 1245 Esquimalt Road
Victoria, BC V9A 3P2
(250) 384-4128

Contact: Jaime Clarke

ELECTRICAL

Triumph Electrical Consulting
5056 Cordova Bay Road
Victoria, BC V8Y 2K4
(250) 385-3713

Contact: Steven Cooke

CIVIL

McElhanney
500 - 3960 Quadra Street
Victoria, BC V8X 4A3
(250) 370-9221

Contact: Nathan Dunlop

LANDSCAPE

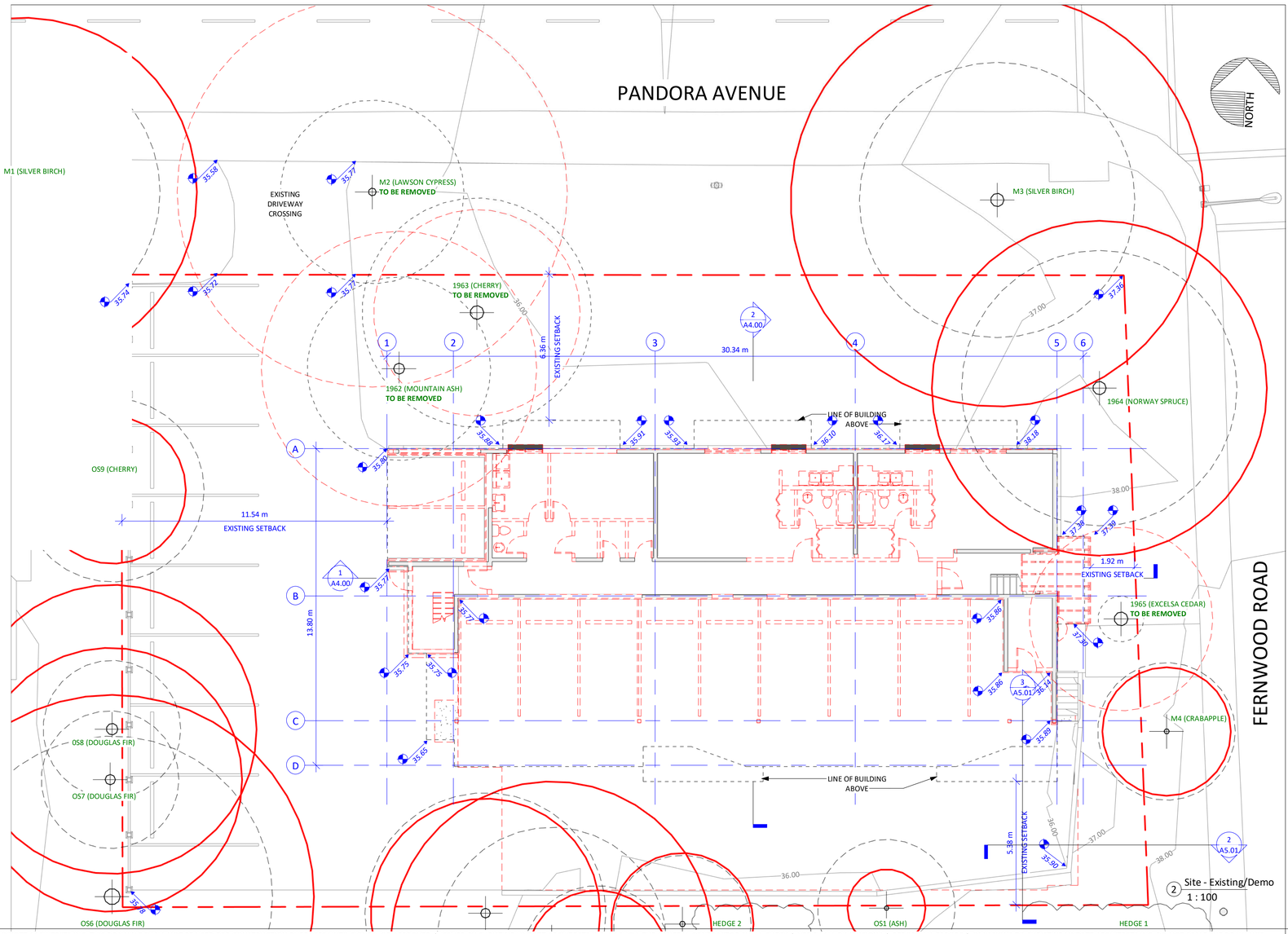
LandscapeSolutions
(250) 881-0706

Contact: Duane Ensing

SURVEY

McElhanney
500 - 3960 Quadra Street
Victoria, BC V8X 4A3
(250) 370-9221

Contact: Nathan Dunlop



2 Site - Existing/Demo
1 : 100

Christine Lintott Architects Inc.

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Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT	APRIL 22, 2022

Revision

No.	Description	Date

Consultant

Pandora Avenue Renovation

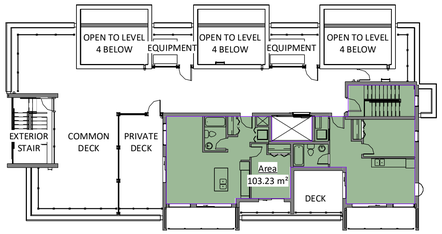
1333 Pandora Ave,
Victoria BC

Cover Sheet

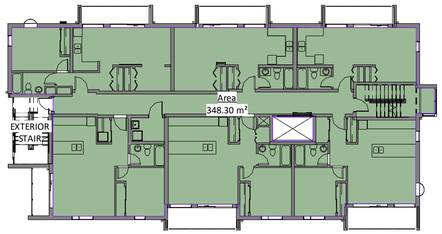
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Checked by	JG
Scale	As indicated

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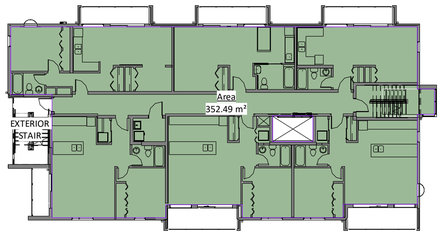
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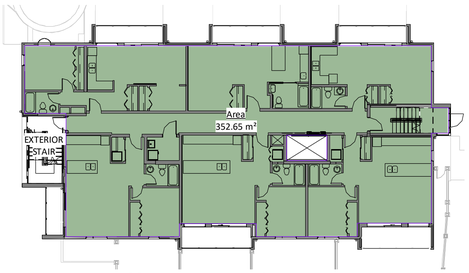
6 BYLAW FLOOR AREA PLAN - LEVEL 5
1 : 200



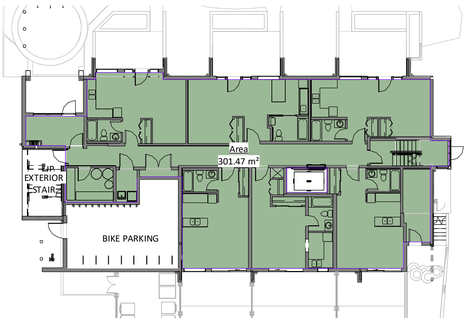
4 BYLAW FLOOR AREA PLAN - LEVEL 4
1 : 200



3 BYLAW FLOOR AREA PLAN - LEVEL 3
1 : 200



2 BYLAW FLOOR AREA PLAN - LEVEL 2
1 : 200



1 BYLAW FLOOR AREA PLAN - LEVEL 1
1 : 200

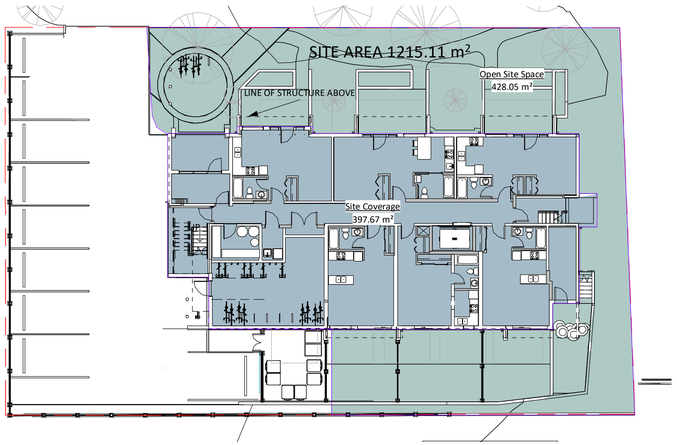
GRADES

GRADE POINT	LOWEST GRADE (m) [1]
A	35.80
B	35.70
C	35.63
D	35.63
E	35.91
F	35.91
G	35.63
H	35.63
I	36.10
J	36.10
K	35.63
L	35.63
M	37.30
N	37.30
O	37.30
P	37.30
Q	37.30
R	37.30
S	35.89
T	35.70
U	35.70
V	35.65
W	35.75
X	35.75

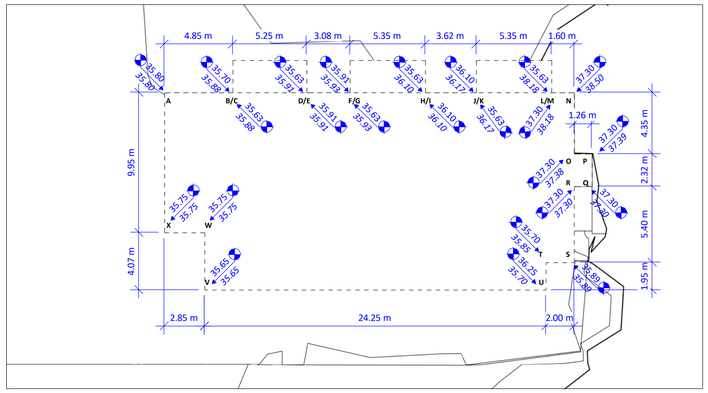
A	to	B	(35.80 +	35.70)	/ 2 *	4.85	=	173.39
C	to	D	(35.63 +	35.63)	/ 2 *	5.25	=	187.06
E	to	F	(35.91 +	35.91)	/ 2 *	3.08	=	110.60
G	to	H	(35.63 +	35.63)	/ 2 *	5.35	=	190.62
I	to	J	(36.10 +	36.10)	/ 2 *	3.62	=	130.68
K	to	L	(35.63 +	35.63)	/ 2 *	5.35	=	190.62
M	to	N	(37.30 +	37.30)	/ 2 *	1.60	=	59.68
N	to	O	(37.30 +	37.30)	/ 2 *	4.35	=	162.26
O	to	P	(37.30 +	37.30)	/ 2 *	1.26	=	47.00
P	to	Q	(37.30 +	37.30)	/ 2 *	2.32	=	86.54
Q	to	R	(37.30 +	37.30)	/ 2 *	1.26	=	47.00
R	to	S	(37.30 +	35.89)	/ 2 *	5.40	=	197.61
S	to	T	(35.89 +	35.70)	/ 2 *	2.00	=	71.59
T	to	U	(35.70 +	35.70)	/ 2 *	1.95	=	69.62
U	to	V	(35.70 +	35.65)	/ 2 *	24.25	=	865.12
V	to	W	(35.65 +	35.75)	/ 2 *	4.07	=	145.30
W	to	X	(35.75 +	35.75)	/ 2 *	2.85	=	101.89
X	to	A	(35.75 +	35.80)	2 *	9.95	=	355.96
						88.76		3192.52

AVERAGE GRADE = 35.96802952

[1] GRADE POINTS ARE BASED ON THE LOWEST GRADE BETWEEN NATURAL & FINISHED GRADE



5 SITE COVERAGE & OPEN SITE SPACE PLAN
1 : 200



7 Municipal Average Grade Calculation Plan
1 : 200

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Issue	Date
DEVELOPMENT PERMIT	APRIL 22, 2022

Revision

No.	Description	Date

Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Municipal Bylaw Analysis

Date	2022-04-26 4:31:42 PM
Drawn by	Author
Checked by	Checker

A0.01

Scale: As indicated

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Building Code Analysis - Overview

1 - GENERAL INFORMATION

NO.	ITEM	DESCRIPTION	REFERENCE(S)
1-1	PROJECT TYPE	☐ NEW CONSTRUCTION ■ RENO. ■ ADDITION ☐ TENANT IMPROVEMENT	-
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 — DIVISION A ■ ■ ■ — ■ ■ ■ ■ ■ ■ ☐ ■ — DIVISION B ■ ■ ■ — ■ ■ ■ ■ ■ ■ ☐ ■ — DIVISION C ■ ■	DIV A - 1.1.2.
1-4	MAJOR OCCUPANCY(IES)	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ■ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.
1-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	3.1.3.
1-6	HEAVY TIMBER CONSTRUCTION ALTERNATE	☐ PERMITTED ☐ PROPOSED ■ N/A	3.1.4.6.
1-7	FIREWALL(S)	☐ YES ■ NO	3.1.10.
1-8	OCCUPANT LOAD	SUITE / OCCUPANTS/SUITE / # OF SUITES / OCCUPANTS: STUDIO 2 / 12 / 24; 1 BEDROOM 2 / 14 / 28; ROOF TERRACE[1] 1/1.85 m2 / 114.5 m2 / 62; TOTAL 114. [1] OCCUPANT LOAD CALCULATED FOR ROOF TERRACE FOR EXITING REQUIREMENTS	3.1.17.
1-9	BUILDING AREA (m²)	398.62 m² BUILDING AREA	1.4.1.2.
1-10	GRADE ELEVATION (m, GEODETIC)	35.97 GRADE	1.4.1.2.
1-11	BUILDING HEIGHT (STOREYS)	5 ABOVE GRADE 0 BELOW GRADE 5 **TOTAL**	3.2.1.1.
1-12	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.
1-13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A TO NFPA-13; FIRE PROTECTION CONSULTANT DRAWINGS TO BE PROVIDED WITH ASSOCIATED BP APPLICATION	3.2.5.12.(1)
1-14	MEZZANINE(S)	☐ YES ■ NO	3.2.8.
1-15	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
1-16	NUMBER OF STREETS FACING	2 STREET FACING	1.4.1.2.
1-17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.4.
1-18	HIGH BUILDING	☐ YES ■ NO	3.2.6.
1-19	ROOF ACCESS	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.3.
1-20	STANDPIPE SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.8.
1-21	PORTABLE FIRE EXTINGUISHERS	■ REQUIRED ■ PROVIDED ☐ N/A PER NFPA-10 BCBC/BCFC	3.2.5.16.
1-22	LIGHTING AND EMERGENCY POWER	■ REQUIRED ■ PROVIDED ☐ N/A ELEC. DRAWINGS TO BE PROVIDED WITH BP APPL.	3.2.7.
1-23	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
1-24	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED ☐ N/A	3.8.2.
1-25	ALTERNATE SOLUTIONS REQUIRED	☐ YES ■ NO	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
	CONSTRUCTION CLASSIFICATION	GROUP C, UP TO 6 STORIES, SPRINKLERED	3.2.2.50.
1-26	CONSTRUCTION TYPE(S)	COMBUSTIBLE: ■ PERMITTED ■ PROPOSED ☐ N/A; NON-COMBUSTIBLE: ■ PERMITTED ☐ PROPOSED ☐ N/A	
1-27	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR[1] 1 MEZZANINE[1] 1 ROOF[1] [1] LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
1-28	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 5 PROPOSED	
1-29	BUILDING AREA (m²)	1800 MAXIMUM 390 PROPOSED	

Building Code Analysis - Fire Ratings and Separations

2 - FIRE RATINGS AND SEPARATIONS — 3.1.7., 3.1.8.

NO.	ITEM	MIN. F.R.R. OF FIRE SEPARATIONS (HOURS)	REFERENCE(S)
2-1	BETWEEN MAJOR OCCUPANCIES	- REQUIRED - PROPOSED ■ N/A[1] [1] SINGLE OCCUPANCY	3.1.3.1.
2-2	SUITES (HR)	1 REQUIRED 1 PROPOSED ☐ N/A	3.3.1.1., 3.3.4.2.
2-3	PUBLIC CORRIDORS	3/4 REQUIRED[2] 3/4 PROPOSED ☐ N/A [1] SUPERSEDED IN MOST INSTANCES BY 1-HOUR SUITE FIRE SEPARATION RATING (SEE 3.3.4.2.)	3.3.1.4., 3.3.4.2.
2-4	JANITORS' ROOMS	0 REQUIRED[2] - PROPOSED ■ N/A [1] BUILDING SPRINKLERED; FIRE SEPARATION DOES NOT REQUIRE RATING	3.3.1.21.
2-5	COMMON LAUNDRY ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.4.4.1.
2-6	EXIT ENCLOSURES	1 REQUIRED 1 PROPOSED ☐ N/A	3.4.4.1.
2-7	ELEVATOR HOISTWAYS & MACHINE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.5.3.1., 3.5.3.3., 3.2.6.5.
2-8	SERVICE ROOMS WITH FUEL-FIRED APPLIANCES	1 REQUIRED 1 PROPOSED ☐ N/A	3.6.2.1.
2-9	ELECTRICAL SERVICE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.6.2.1.(6)
2-10	ELECTRICAL EQUIPMENT VAULTS	2 REQUIRED[1] ☐ PROPOSED ■ N/A [1] IF UNSPRINKLERED, PER NFPA-13	3.6.2.7.
2-11	VERTICAL SERVICE SPACES	3/4 REQUIRED 3/4 PROPOSED ☐ N/A	3.6.3.1.
2-12	HORIZONTAL SERVICE SPACES	1/2 REQUIRED 1/2 PROPOSED ☐ N/A	3.6.4.2.
2-13	STORAGE ROOMS	1 REQUIRED[2] 1 PROPOSED ☐ N/A [1] SPRINKLERED ROOM	3.6.4.2.

Building Code Analysis - Floor Safety, Exits and Stairs

3 - FLOOR SAFETY, EXITS AND STAIRS

NO.	ITEM	DESCRIPTION	REFERENCE(S)
3-1	FLAME SPREAD RATING (MAX.)	150 MAXIMUM[1] 25 EXITS[1] 75 CORRIDOR WALLS[1,2] [1] PER CAN/ULC-S102 [2] WHERE SUBJECT TO 3.1.13.6.(1), UNLESS CONFORMING TO UPPER/LOWER REQUIREMENTS OF 3.1.13.6.(2).	3.1.12. & 3.1.13.
3-2	MEANS OF EGRESS	ALL FLOOR AREAS: ■ REQUIRED ■ PROVIDED ☐ N/A; OCCUPIED ROOF: ■ REQUIRED ■ PROVIDED ☐ N/A 2 EXITS PROVIDED PER 3.3.1.3. (6); SERVICE SPACE > 200 m²: ☐ REQUIRED ☐ PROVIDED ■ N/A	3.3.1.3.
3-3	EGRESS DOORWAYS	2 REQUIRED[1,2] 2 PROVIDED [1] EXCEPT FOR DWELLING UNITS TWO EGRESS DOORWAYS REQUIRED WHERE SUITE >150m² [2] DOORS MUST BE SEPARATED BY MIN. 1/3 OF MAX. OVERALL DIAGONAL DIMENSION	3.3.1.5.
3-4	TRAVEL DISTANCE (m)	≤ 45 REQUIRED < 45 PROPOSED[1] [1] REFER TO BUILDING CODE ANALYSIS PLANS	3.3.1.6. & 3.4.2.5.(1)
3-5	DOORS AND DOOR HARDWARE	DOOR CLEAR WIDTH (mm): 800 MINIMUM[1] [1]SEE 4-8 FOR ACCESSIBLE DOOR WIDTH; DIFFERENCES IN LEVEL ≤ 13 mm: ■ REQUIRED ■ PROVIDED	3.3.1.13.
3-6	GUARDS	BOTH SIDES AT EXITS: ■ REQUIRED ■ PROVIDED; HEIGHT (mm): 1070 MINIMUM; PREVENTS PASSAGE OF 100mm SPHERE, **OR** PERMITS PASSAGE OF 200mm SPHERE: ■ REQUIRED ■ PROVIDED; NON-CLIMBABLE FROM 140-900 mm: ■ REQUIRED ■ PROVIDED	3.3.1.18. & 3.4.6.6.
3-7	MINIMUM NUMBER OF EXITS [FOR EACH FLOOR AREA]	2 REQUIRED 2 PROVIDED	3.4.2.1.
3-8	DISTANCE BETWEEN EXITS	SEPARATED BY ≥ HALF FLOOR AREA DIAGONAL DISTANCE: ■ REQUIRED ■ PROVIDED	3.4.2.3.
3-9	EXIT WIDTH (mm)	PUBLIC CORRIDORS: 1100 MINIMUM; STAIRS: 1100 MINIMUM 1100 PROPOSED[1] [1]870mm EXISTING EAST STAIR @ EXISTING LEVELS	3.3.1.9., 3.3.1.17. & 3.4.3.2.
3-10	HEADROOM CLEARANCE (mm)	EXITS: 2050 MINIMUM; DOORWAYS: 2030 MINIMUM[1] [1] CLOSER OR SIMILAR DEVICE MAY NOT REDUCE HEADROOM CLEARANCE TO LESS THAN 1980 mm	3.4.3.4.
3-11	EXIT SIGNS	ABOVE/ADJACENT EVERY EXIT DOOR: ■ REQUIRED ■ PROVIDED; ILLUMINATED WHILE OCCUPIED: ■ REQUIRED ■ PROVIDED; EMERGENCY POWER SUPPLY: ■ REQUIRED ■ PROVIDED	3.4.5.1.
3-12	SURFACE FINISH OF STAIRS	SLIP-RESISTANT FINISH & CONTRASTING LEADING EDGES: ■ REQUIRED[1] ■ PROVIDED [1] PER 3.4.6.1.(1) [2] PER 3.8.2.10.(3); TACTILE WARNING AT TOP LANDINGS: ■ REQUIRED[2] ■ PROVIDED	3.4.6.1. & 3.8.2.10.(3)
3-13	DIMENSIONS OF [STAIR] LANDINGS (mm)	LANDINGS AT TOPS AND BOTTOMS OF STAIR: 1100 MINIMUM	3.4.6.4.
3-14	[STAIR] HANDRAILS	STAIR HANDRAILS: ■ REQUIRED, BOTH SIDES; HANDRAIL HEIGHT (mm): 865 - 1070 REQUIRED; STAIR HANDRAIL EXTENSIONS, TOP AND BOTTOM: ■ REQUIRED (AT ONE SIDE)	3.4.6.5.
3-15	[STAIR] TREADS AND RISERS (mm)	TREAD WIDTH: ≥ 280 REQUIRED 250 EXISTING 280 PROPOSED; RISER HEIGHT: 125 - 180 REQUIRED 197 EXISTING 170 PROPOSED	3.4.6.8.
3-16	DOOR AND RELEASE HARDWARE	PANIC HARDWARE AT EXTERIOR EXIT DOORS: ■ REQUIRED ■ PROVIDED	3.4.6.16.
3-17	FLOOR NUMBERING	NUMERALS INDICATING FLOOR LEVEL ON STAIR SIDE OF DOORS IN EXIT STAIR SHAFTS: ■ REQUIRED ■ PROVIDED	3.4.6.19.

Building Code Analysis - Health and Accessibility

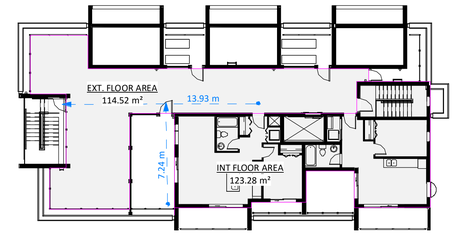
4 - HEALTH AND ACCESS FOR PERSONS WITH DISABILITIES

NO.	ITEM	DESCRIPTION	REFERENCE(S)
4-1	PLUMBING FIXTURES	WATER CLOSETS 1 PER DWELLING UNIT: ■ REQUIRED ■ PROVIDED	3.7.2.2.
4-2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ REQUIRED[1,2] ■ PROVIDED [1] PER 3.8.1.1.(3) EXISTING PORTION OF BUILDING TO COMPLY WITH 3.8.4. [2] PER 3.8.2.1. (1)(B) NEW TO COMPLY WITH 3.8.	3.8.1.1., 3.8.2.1.
4-3	AREAS REQUIRING ACCESS	ACCESS THROUGHOUT ENTRANCE STOREY & NORMALLY OCCUPIED FLOOR AREAS: ■ REQUIRED ■ PROVIDED	3.8.2.3.
4-4	ENTRANCES	ACCESS FROM STREET TO MAIN ENTRANCE & ≥ 50% ALL PEDESTRIAN ENTRANCES: ■ REQUIRED ■ PROVIDED; POWER DOOR OPERATOR AT MAIN ENTRANCE, INCLUDING INTERIOR VESTIBULE DOORS: ■ REQUIRED ■ PROVIDED	3.8.2.2. & 3.8.2.7.
4-5	ACCESSIBLE PATHS OF TRAVEL	WIDTH OF PATH TO ENTRANCE (mm): ≥ 1,500 REQUIRED ≥ 1,500 PROVIDED[1] [1] IN PROPOSED AREAS; EXISTING CORRIDORS DO NOT COMPLY; STABLE, FIRM, SLIP RESISTANT SURFACE: ■ REQUIRED ■ PROVIDED; SLOPING ≤ 1:20 OR DESIGNED AS RAMP CONFORMING TO 3.8.3.5.: N/A REQUIRED ☐ PROVIDED; PATHS OF TRAVEL > 30m TO BE WIDENED TO ≥ 1.8 X 1.8m AT 30m INTERVALS: N/A REQUIRED ☐ PROVIDED; UNOBSTRUCTED HEIGHT ≥ 1980 mm: ■ REQUIRED ■ PROVIDED; ILLUMINATED PER 3.2.7.1.(1) & (2): ■ REQUIRED ■ PROVIDED	3.8.3.2., 3.8.3.3. & 3.8.3.5.
4-6	PATH OF TRAVEL TO PARKING AREAS	ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS TO AN ACCESSIBLE ENTRANCE: ■ REQUIRED ■ PROVIDED	3.8.2.5.
4-7	PASSENGER-LOADING ZONE(S)	ACCESSIBLE PATH OF TRAVEL FROM PASSENGER-LOADING ZONES TO AN ACCESSIBLE ENTRANCE: N/A REQUIRED ☐ PROVIDED; 1.5 X 6.0 m AISLE PARALLEL TO PULL-UP SPACE: N/A REQUIRED ☐ PROVIDED; WHERE CURBS BETWEEN SPACE AND AISLE, CURB RAMP MEETING 3.8.3.3.: N/A REQUIRED ☐ PROVIDED; MIN. 2750mm CLEAR HEIGHT: N/A REQUIRED ☐ PROVIDED	3.8.2.5. & 3.8.3.4.
4-8	DOORWAYS AND DOORS [ACCESSIBLE PATHS OF TRAVEL]	DOOR CLEAR WIDTH (mm): ≥ 850 REQUIRED ≥ 850 PROVIDED; GRASPABLE HARDWARE 900-1100mm ABOVE FLOOR: ≥ 850 REQUIRED ≥ 850 PROVIDED; MANUAL IN-SWINGING LATCH-SIDE CLEAR AREAS (mm): ≥ 1,500 x (DOOR+600) REQUIRED; MANUAL DOOR OUT-SWINGING LATCH-SIDE CLEAR AREAS (mm): ≥ 1,200 x (DOOR+300) REQUIRED; POWERED OPERATOR CONTROLS 600-1500mm FROM DOOR: ■ REQUIRED ■ PROVIDED; DOORS IN SERIES SEPARATED BY ≥ 1500mm + DOOR WIDTH: ■ REQUIRED ■ PROVIDED	3.8.3.6.
4-9	CONTROLS AND OUTLETS [FOR OCCUPANT USE][1]	LOCATED 455-1200mm ABOVE FLOOR: ■ REQUIRED ■ PROVIDED; ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 1350 X 800mm: ■ REQUIRED ■ PROVIDED; ONE HAND OPERATION WITH ≤ 22N FORCE: ■ REQUIRED ■ PROVIDED [1] ELEC. DRAWINGS TO BE PROVIDED WITH BP APPLICATION	3.8.2.6. & 3.8.3.8.

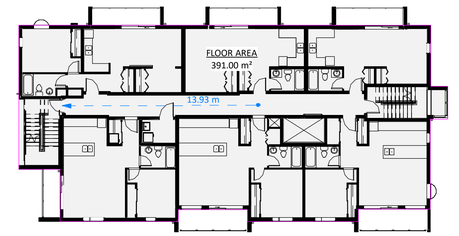
Building Code Analysis - Adaptable Dwelling Units

5 - ADAPTABLE DWELLING UNITS — 3.8.5.

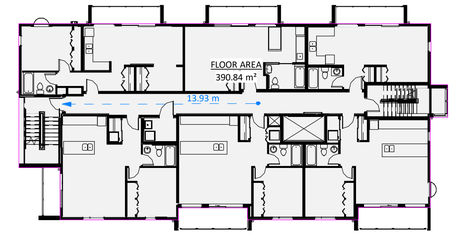
NO.	ITEM	MIN. F.R.R. OF FIRE SEPARATIONS (HOURS)	REFERENCE(S)
5-1	ACCESSIBLE PATH OF TRAVEL	TO AN ENTRANCE PER 3.8.2.2.: ■ REQUIRED ■ PROVIDED; ACCESS TO ALL COMMON FACILITIES: ■ REQUIRED ■ PROVIDED	3.8.5.3.
5-2	DOORWAYS	COMMON LIVING AREAS, 1 BDRM & 1 BATH 800mm MIN.: ■ REQUIRED ■ PROVIDED; FLOOR SPACE ON BOTH SIDES CONFORMS TO 3.8.3.6.: ■ REQUIRED ■ PROVIDED	3.8.5.4.
5-3	BATHROOMS	CONFORMS TO 3.8.5.5.: ■ REQUIRED ■ PROVIDED	3.8.5.5.
5-4	KITCHENS	SINK AND COOKTOP HAVE CONTINUOUS COUNTER BETWEEN: ■ REQUIRED ■ PROVIDED	3.8.5.6.
5-5	CONTROLS, SWITCHES AND OUTLETS	BE MOUNTED BEETWEEN 455mm TO 1200mm ABOVE THE FLOOR: ■ REQUIRED ■ PROVIDED	3.8.5.7.



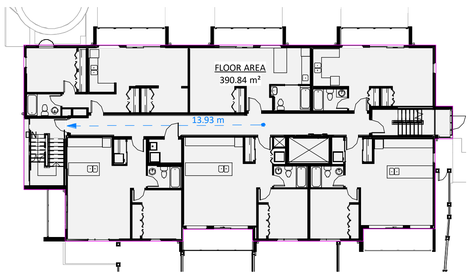
5 BUILDING CODE COMPLIANCE PLAN - LEVEL 5
1 : 200



4 BUILDING CODE COMPLIANCE PLAN - LEVEL 4
1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3
1 : 200



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2
1 : 200



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1
1 : 200

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Issue	Date
DEVELOPMENT PERMIT	APRIL 22, 2022

Revision

No.	Description	Date

Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Building Code Analysis

Date	2022-04-26 4:31:51 PM
Drawn by	Author
Checked by	TK

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Scale: As indicated

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Building Code Analysis - Energy Efficiency

5 - ENERGY EFFICIENCY			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
	APPLICATION		BCBC
5-1	ENERGY STANDARD	*ADDITION (LEVELS 4-5):* ☐ ASHRAE 90.1-2016 ☐ NECB 2015 ■ 10.2.3. ENERGY STEP CODE *EXISTING/RENOVATED STOREYS (LEVELS 1-3):* ■ ASHRAE 90.1-2016 [1] ☐ NECB 2015 ☐ 10.2.3. ENERGY STEP CODE [1] RENOVATION TO INCLUDE ENVELOPE REPLACEMENT; ENVELOPE CHANGES TO MEET ASHRAE	DIV A - 1.3.3.1., DIV B - 10.2.2.1.(1)(C) & 10.2.2.2.(1)
ENERGY STEP CODE (ADDITION ONLY)			***BCBC***
5-2	ENERGY STEP	☐ STEP 1 ☐ STEP 2 ■ STEP 3 ☐ STEP 4	A.H.J.
5-3	[**TEUI**] MAXIMUM TOTAL ENERGY USE INTENSITY (kWh/m²yr)	**≤ 120**[1] REQUIRED **≤ 120** PROPOSED [1] VICTORIA = 2650 DEGREE-DAYS BELOW 18°C	10.2.3.3.
5-4	[**TEDI**] MAXIMUM THERMAL ENERGY DEMAND INTENSITY (kWh/m²yr)	**≤ 30** [1] REQUIRED **≤ 30** PROPOSED [1] VICTORIA = 2650 DEGREE-DAYS BELOW 18°C	10.2.3.3.
5-5	ENERGY MODELING	■ REQUIRED ■ PROVIDED[1] [1] ENERGY MODELING REPORT TO BE PROVIDED WITH BP.	10.2.3.4.
ASHRAE 90.1 (RENOVATED STOREYS ONLY)			***ASHRAE-90.1***
	GENERAL		**5.1**
5-6	SPACE CONDITIONING CATEGORIES	■ RESIDENTIAL ☐ NON-RESIDENTIAL ☐ SEMI-HEATED	5.1.2
5-7	CLIMATE ZONE	■ 4C (MARINE)	5.1.4
	COMPLIANCE PATH		**5.2**
5-8	ENVELOPE COMPLIANCE PATH	■ PRESCRIPTIVE ☐ BUILDING ENVELOPE TRADE-OFF OPTION ☐ ENERGY COST BUDGET METHOD	5.2.1
	MANDATORY PROVISIONS		**5.4**
5-9	INSULATION CONFORMING TO 5.8.1.1 THROUGH 5.8.1.9	■ REQUIRED ■ PROVIDED ☐ N/A	5.4.1
5-10	FENESTRATION AND DOORS CONFORMING TO 5.8.2	■ REQUIRED ■ PROVIDED ☐ N/A	5.4.2
5-11	CONTINUOUS AIR BARRIER	■ REQUIRED ■ PROVIDED ☐ N/A	5.4.3
5-12	AIR BARRIER MATERIALS REQUIREMENTS	■ ACCEPTED LIST ■ AIR LEAKAGE TEST CONFORMANCE[1] [1] ≤ 0.2 L/s*m² UNDER 0.2 L/s*m² AT 75 Pa, UNDER TESTING PER ASTM E2357 OR ASTM E1677 OR ASTM E283.	5.4.3.1.3
5-13	FENESTRATION AND DOORS AIR LEAKAGE REQUIREMENTS	■ REQUIRED ■ PROVIDED[1] ☐ N/A [1] LIMITS VARY BY TYPE, TESTING BY AAMA/WDMA/CSA 101/I.S.2/A440 OR NFRC 400 OR ASTM E283.	5.4.3.2
5-14	LOADING DOCK WEATHER SEALS	☐ REQUIRED ☐ PROVIDED ■ N/A	5.4.3.3
5-15	VESTIBULES	■ REQUIRED[2] ■ PROVIDED[1] ☐ N/A [1] **LOBBY RENOVATIONS TO PROVIDE VESTIBULE;** MIN. 2.1m REQUIRED BETWEEN SETS OF DOORS.	5.4.3.4
	PRESCRIPTIVE BUILDING ENVELOPE OPTION		**5.5**
5-16	CONDITIONED SPACE ENVELOPE REQUIREMENTS	■ REQUIRED ■ PROVIDED ☐ N/A	5.5.1 & Table 5.5-4
5-17	SEMI-HEATED & UNCONDITIONED SPACE ENVELOPE REQUIREMENTS	■ REQUIRED ■ PROVIDED ☐ N/A	5.5.2 & Table 5.5-4
5-18	OPAQUE AREAS COMPLIANCE APPROACH	■ MIN. INSULATION RSI-VALUES ☐ MAX. U-, C-, OR F-FACTOR	5.5.3 & Table 5.5-4
5-19	ROOF INSULATION	☐ REQUIRED ☐ PROVIDED ■ N/A[1] [1] NEW ROOF (ADDITION)	5.5.3.1
5-20	ABOVE-GRADE WALL INSULATION	*WOOD-FRAMED & OTHER:* **≥ RSI-2.3+0.7CI OR RSI-3.5** REQUIRED **≥ RSI-2.3+0.7CI OR RSI-3.5** PROPOSED	5.5.3.2
5-21	BELOW-GRADE WALL INSULATION	☐ REQUIRED ☐ PROVIDED ■ N/A[1] [1] EXISTING; NO CHANGES	5.5.3.3
5-22	FLOOR INSULATION	☐ REQUIRED ☐ PROVIDED ■ N/A[1] [1] NO CANTILEVER FLOORS	5.5.3.4
5-23	SLAB-ON-GRADE FLOOR INSULATION	☐ REQUIRED ☐ PROVIDED ■ N/A[1] [1] EXISTING; NO CHANGES	5.5.3.5
5-24	OPAQUE DOORS	*SWING:* **≤ U-2.101** REQUIRED **≤ U-2.101** PROPOSED	5.5.3.6
5-25	VERTICAL GLAZING U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC)	*NON-METAL:* **≤ U-1.76** REQUIRED **≤ U-1.76** PROPOSED *METAL, FIXED:* **≤ U-2.16** REQUIRED **≤ U-2.16** PROPOSED *METAL, OPERABLE:* **≤ U-2.61** REQUIRED **≤ U-2.61** PROPOSED *METAL, ENTRANCE:* **≤ U-3.86** REQUIRED **≤ U-3.86** PROPOSED *SHGC:* **≤ 0.36** REQUIRED **≤ 0.36** PROPOSED	5.5.4.1 & 5.5.4.3 & 5.5.4.4.1
5-26	VERTICAL FENESTRATION AREA	*VERTICAL FENESTRATION, AS % OF WALL AREA:* **≤ 40 %** REQUIRED **≤ 40 %** PROPOSED	5.5.4.2.1
5-27	MAXIMUM SKYLIGHT FENESTRATION AREA	☐ REQUIRED ☐ PROVIDED ■ N/A	5.5.4.2.2

Building Code Analysis - Spatial Separations

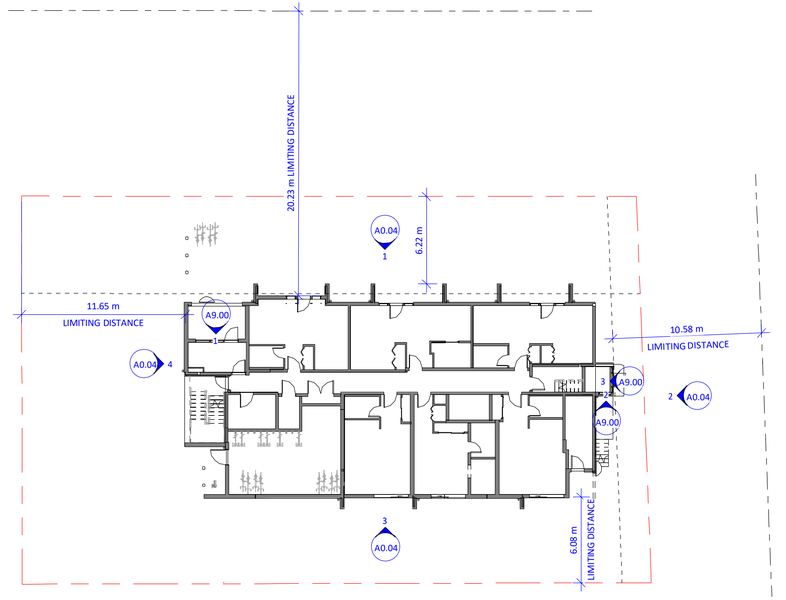
6 - SPATIAL SEPARATIONS

NO.	ITEM	DESCRIPTION	REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION		3.2.3.1.

	WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS
NORTH:	360.47 m²	20.23 m	100 %	29.3 %
EAST:	198.75 m²	10.58 m	100 %	13.8 %
SOUTH:	383.17 m²	6.08 m	52 %	26.5 %
WEST:	152.42 m²	11.65 m	100 %	18.3 %

6-2	CONSTRUCTION OF EXPOSING BUILDING FACE			3.2.3.7.

	F.R.R. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING
NORTH:	-	☐ REQUIRED ☐ PROVIDED ■ N/A	☐ REQUIRED ☐ PROVIDED ■ N/A
EAST:	-	☐ REQUIRED ☐ PROVIDED ■ N/A	☐ REQUIRED ☐ PROVIDED ■ N/A
SOUTH:	3/4	☐ REQUIRED ☐ PROVIDED ■ N/A	☐ REQUIRED ☐ PROVIDED ■ N/A
WEST	-	☐ REQUIRED ☐ PROVIDED ■ N/A	☐ REQUIRED ☐ PROVIDED ■ N/A



5 SPATIAL SEPARATIONS PLAN
1 : 200

Separation Elevations - Annotations

WALL OR FIRE COMPARTMENT AREA

UNPROTECTED OPENINGS



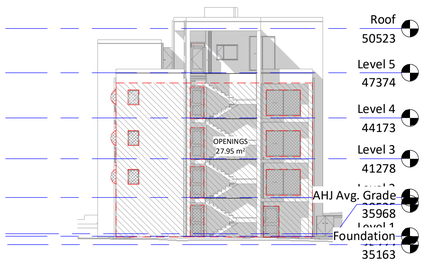
1 SPATIAL SEPARATIONS ELEVATION - NORTH
1 : 200



2 SPATIAL SEPARATIONS ELEVATION - EAST
1 : 200



3 SPATIAL SEPARATIONS ELEVATION - SOUTH
1 : 200



4 SPATIAL SEPARATIONS ELEVATION - WEST
1 : 200

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Revision

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Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Building Code Analysis

Date	2022-04-26 4:32:08 PM
Drawn by	Author
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TREE GRAPHIC KEY

TREE CANOPY

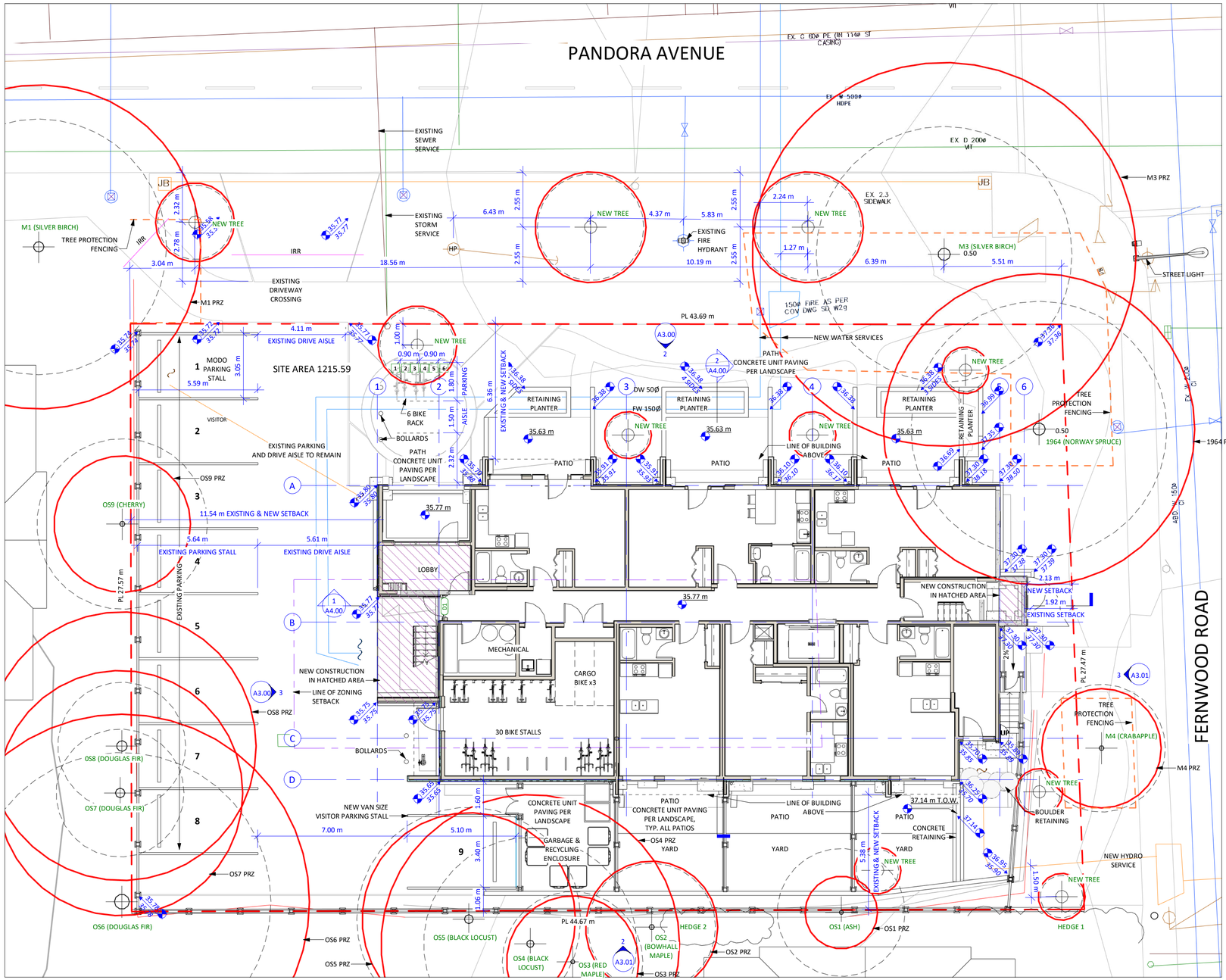
PROTECTED ROOT ZONE

SPOT ELEVATION KEY

PROPOSED ELEVATION 35.80

NATURAL ELEVATION 35.80

NORTH



0 - PROJECT INFORMATION TABLE

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
0-1	ZONING	**R3-2** MULTIPLE DWELLING DISTRICT	**BYLAW 80-159**
0-2	DEVELOPMENT PERMIT AREA	**DPA 16**	**BYLAW 80-159**
0-3	SITE AREA	**1215.11 m²**	**BYLAW 80-159**
0-4	PRINCIPAL USE	**MULTI-FAMILY** PROPOSED ■ PERMITTED	210.1/230.1
0-5	TOTAL FLOOR AREA	1458.13 m² REFER TO A0.01 FOR AREA PLANS	**BYLAW 80-159**
0-6	COMMERCIAL FLOOR AREA	**0 m²**	**BYLAW 80-159**
0-7	SITE COVERAGE	**397.67 / 1215.11 = 0.327 (32.7%) 24% ALLOWABLE VARIANCE**	**BYLAW 80-159**
0-8	OPEN SITE SPACE (%)	**428.05 / 1215.11 = 35.2% (30% MINIMUM) VARIANCE**	**BYLAW 80-159**
0-9	HEIGHT OF BUILDINGS	*BUILDING HEIGHT (m):* **≤ 18.5** REQUIRED **14.76** PROPOSED **35.97** BLDG. GRADE *STOREYS:* **6** ALLOWED **5** PROPOSED	BYLAW 80-159 DEFINITIONS
0-10	OFF-STREET PARKING	*NUMBER OF OFF-STREET PARKING SPACES (TABLE 1 "APARTMENTS"):* *REQUIRED: REGULAR PARKING STALLS* 0.75/UNIT < 45m² **13** UNITS **9.75** PARKING 0.9/UNIT > 45m² **13** UNITS **11.7** PARKING 1.30/UNIT >70m² **0** UNITS **0** PARKING *TOTAL REGULAR STALLS:* **22** REQUIRED **7** PROPOSED **VARIANCE** *VISITOR PARKING STALLS = 0.1/UNIT:* **3** REQUIRED **2** PROPOSED **VARIANCE** *TOTAL PARKING STALLS* **25** REQUIRED **9** PROPOSED *DIMENSIONS OF OFF-STREET PARKING SPACES, PER SCHEDULE C:* ■ REQUIRED □ PROPOSED[1] *LOCATION & SITING OF OFF-STREET PARKING SPACES, PER SCHEDULE C:* ■ REQUIRED ■ PROPOSED *DESIGN OF OFF-STREET PARKING AREAS, PER SCHEDULE C:* ■ REQUIRED ■ PROPOSED *BICYCLE PARKING PROVIDED (TABLE 2):* ■ REQUIRED ■ PROPOSED *NUMBER OF BICYCLE PARKING SPACES (TABLE 2 "MULTIPLE DWELLING"):* CLASS I *(LONG TERM):* 1/UNIT < 45m² **13** UNITS **13** BIKE STALLS 1.25/UNIT > 45m² **13** UNITS **16.25** BIKE STALLS *TOTAL CLASS I:* **30** REQUIRED **30** PROPOSED *CLASS II (SHORT TERM):* **6** REQUIRED **6** PROPOSED *TOTAL:* **36** REQUIRED **37** PROPOSED	**BYLAW 80-159, SCHEDULE C**

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
BUILDING SETBACKS			
0-11	BUILDING SETBACKS	*NORTH (FRONT) SETBACK (m):* **≥ 12.0** REQUIRED **6.36** PROPOSED **VARIANCE** *EAST (SIDE) SETBACK (m):* **≥ 12.0** REQUIRED **2.13** PROPOSED **VARIANCE** *SOUTH (REAR) SETBACK (m):* **≥ 7.64** REQUIRED **5.38** PROPOSED **VARIANCE** *WEST (SIDE) SETBACK (m):* **≥7.64** REQUIRED **11.54** EXISTING *COMBINED SIDE YARDS (m):* **N/A** REQUIRED **N/A** EXISTING	**BYLAW 80-159** * EXISTING EAST SETBACK WAS 1.92 m
RESIDENTIAL USE DETAILS			
0-12	NUMBER OF UNITS BY TYPE	1 1 BEDROOM 39.27 m² 1 1 BEDROOM 49.50 m² 1 1 BEDROOM 50.63 m² 1 1 BEDROOM 50.68 m² 1 1 BEDROOM 52.42 m² 1 1 BEDROOM 52.44 m² 1 1 BEDROOM 52.49 m² 1 1 BEDROOM 52.50 m² 1 1 BEDROOM 52.54 m² 1 1 BEDROOM 53.47 m² 1 1 BEDROOM 53.88 m² 1 1 BEDROOM 54.23 m² 1 1 BEDROOM 54.46 m² 1 1 BEDROOM 54.50 m² 14 723.00 m² 1 STUDIO 33.00 m² 1 STUDIO 33.06 m² 1 STUDIO 33.51 m² 1 STUDIO 34.30 m² 1 STUDIO 34.83 m² 1 STUDIO 35.76 m² 1 STUDIO 35.95 m² 1 STUDIO 36.54 m² 1 STUDIO 37.63 m² 1 STUDIO 38.13 m² 1 STUDIO 38.56 m² 1 STUDIO 38.56 m² 12 429.84 m² 26 TOTAL SUITES 1152.84 m²	**BYLAW 80-159**
0-13	TOTAL EXISTING SUITES	**15 (7 STUDIO, 8 1 BEDROOM)**	
0-14	GROUND ORIENTED UNITS	**6**	**BYLAW 80-159**
0-15	MINIMUM UNIT FLOOR AREA	**33.0 m²**	**BYLAW 80-159**
0-16	TOTAL RESIDENTIAL FLOOR AREA	1152.84 m²	**BYLAW 80-159**
0-17	FLOOR SPACE RATIO	**1458.13 / 1215.11 = 1.2:1** 1.2:1 (1458.13 m²) ALLOWED	**BYLAW 80-159**
0-18	VARIANCES REQUESTED	SITE COVERAGE (%): 8.7% OVER PARKING (REGULAR): 15 UNDER PARKING (VISITOR): 1 UNDER NORTH SETBACK (m): 5.64 m OVER EAST SETBACK (m): 9.87 m OVER SOUTH SETBACK (m): 2.26 m OVER	**BYLAW 80-159**

[1]EXISTING PARKING DOES NOT MEET CURRENT SCHEDULE C DIMENSIONS. EXISTING SITING OF BUILDING DOES NOT ALLOW FOR EXPANSION OF PARKING TO MEET CURRENT SCHEDULE C DIMENSIONS; EXISTING PARKING TO REMAIN

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Revision		
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Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

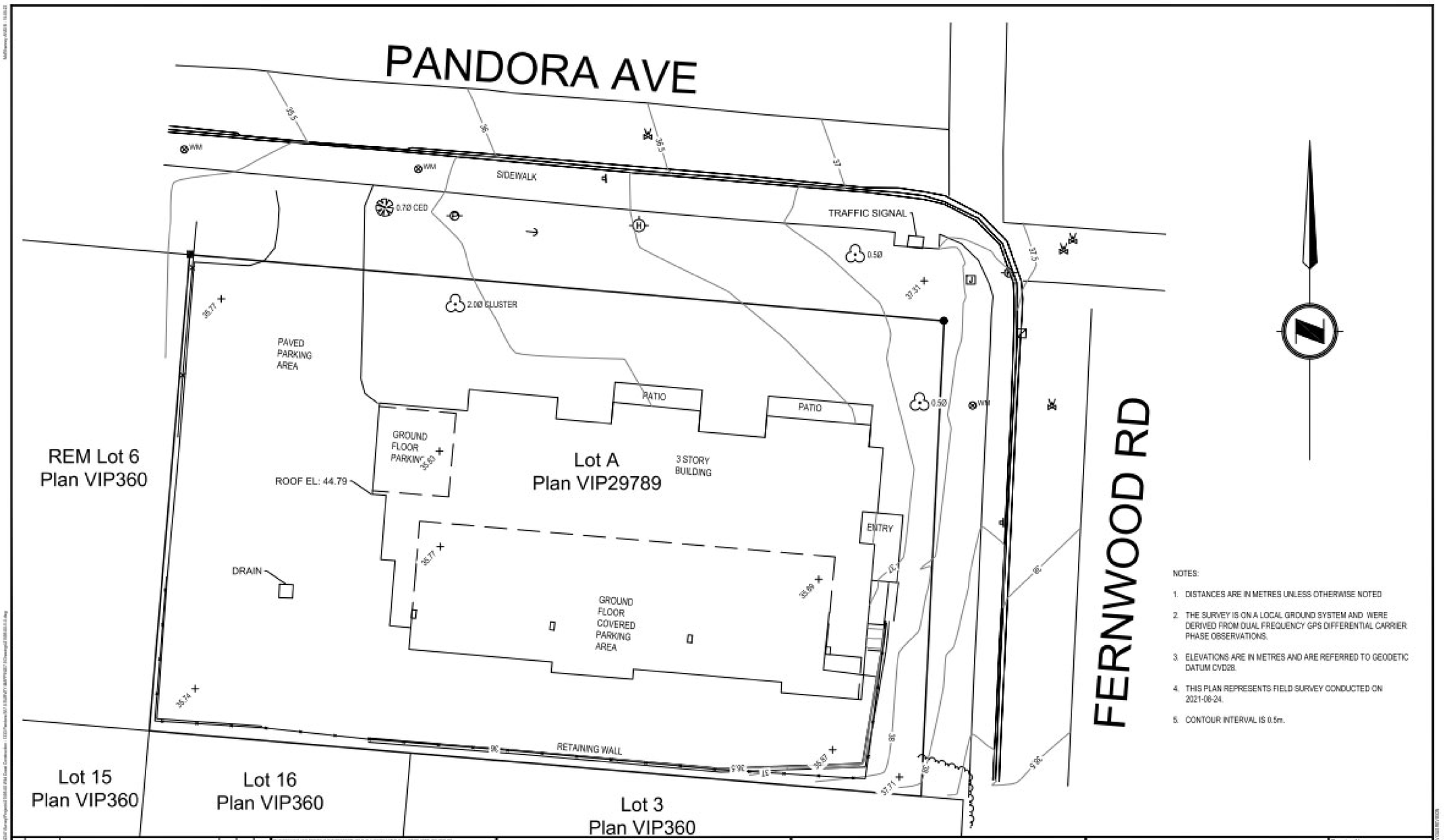
Site Plan

Date	2022-04-26 4:32:12 PM
Drawn by	LA
Checked by	CL

A1.01

Scale: As indicated

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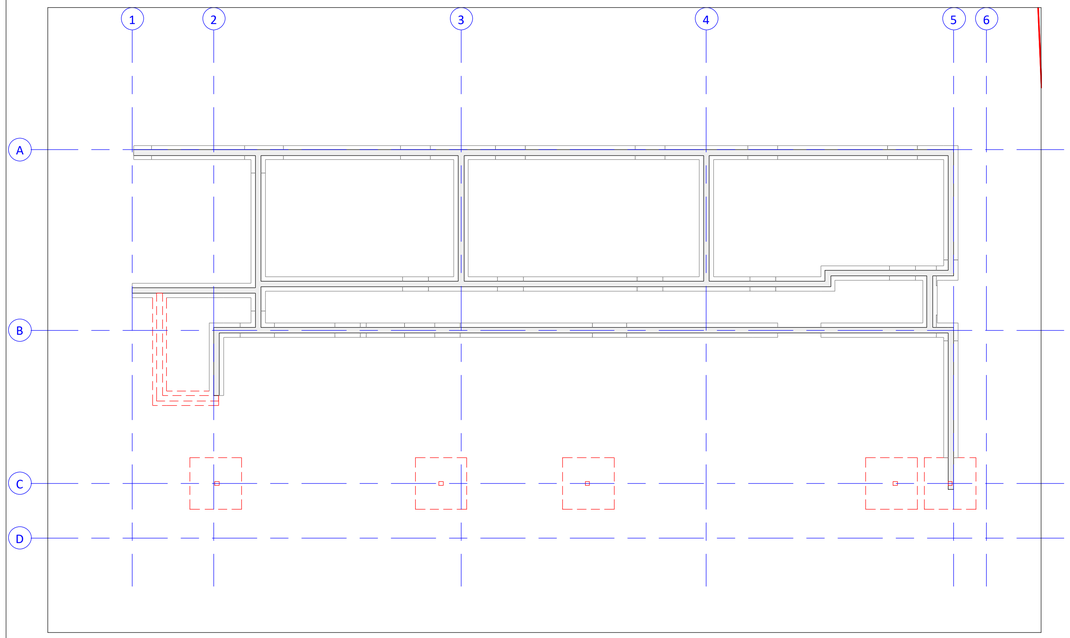

PANDORA AVE
WM
WM
SIDEWALK
0.7Ø CED
TRAFFIC SIGNAL
0.5Ø
2.0Ø CLUSTER
PAVED PARKING AREA
PATIO
PATIO
GROUND FLOOR PARKING
ROOF EL: 44.79
Lot A
Plan VIP29789
3 STORY BUILDING
ENTRY
DRAIN
GROUND FLOOR COVERED PARKING AREA
RETAINING WALL
REM Lot 6
Plan VIP360
Lot 15
Plan VIP360
Lot 16
Plan VIP360
Lot 3
Plan VIP360
FERNWOOD RD
35.77
35.63
35.74
35.99
35.97
37.71
37.51
35.5
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35.5
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37.5
38
38
38
38.5
38
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38
38

WALL PHASE LEGEND

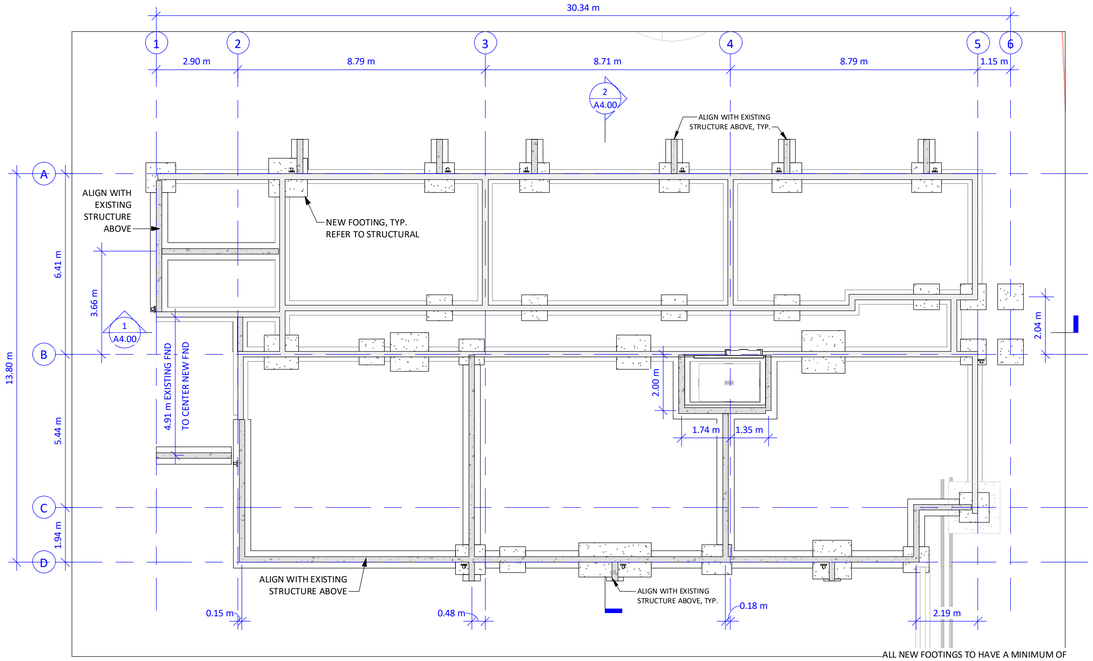
EXISTING ELEMENT

DEMOLISHED ELEMENT

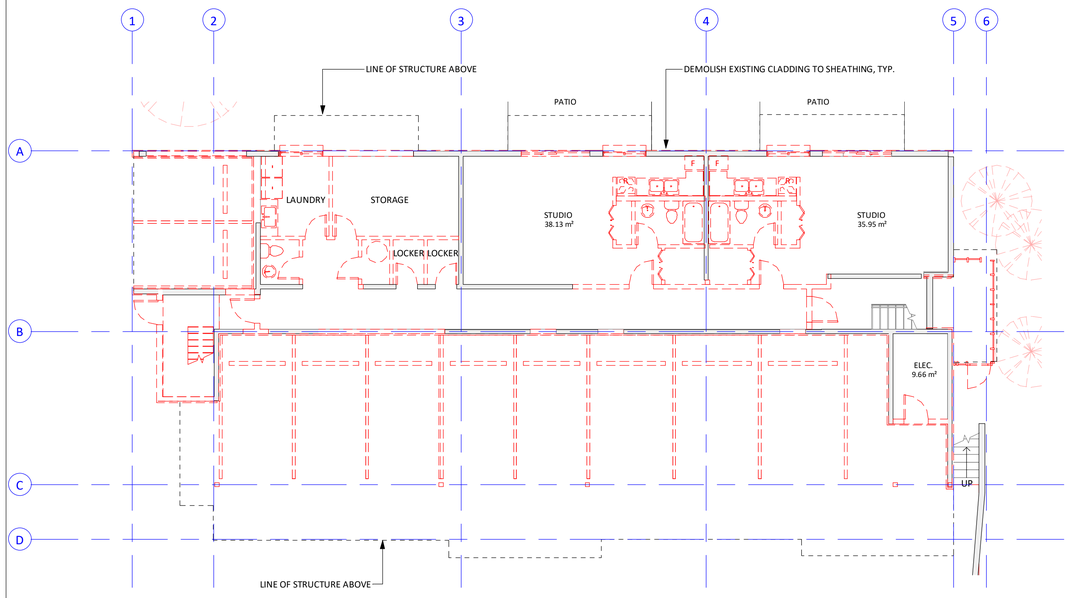
EXISTING ELEMENT — MATERIAL FILL



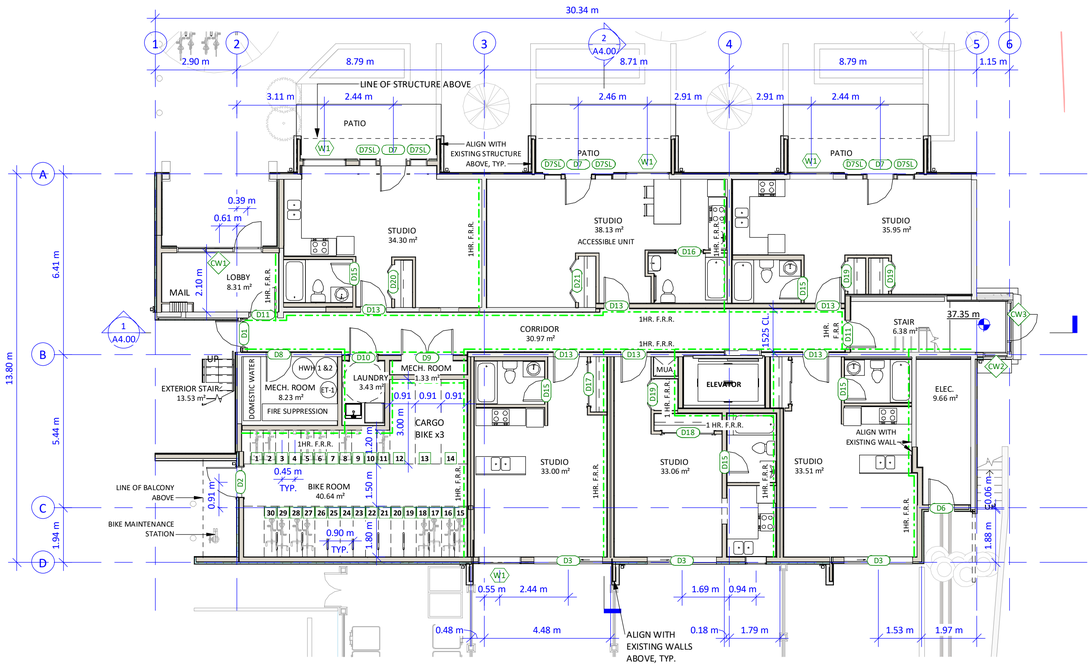
1 Foundation - Demolition
1 : 100



2 Foundation - Proposed
1 : 100



3 Level 1 - Demolition
1 : 100



4 Level 1 - Proposed
1 : 100

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1333 Pandora Ave,
Victoria BC

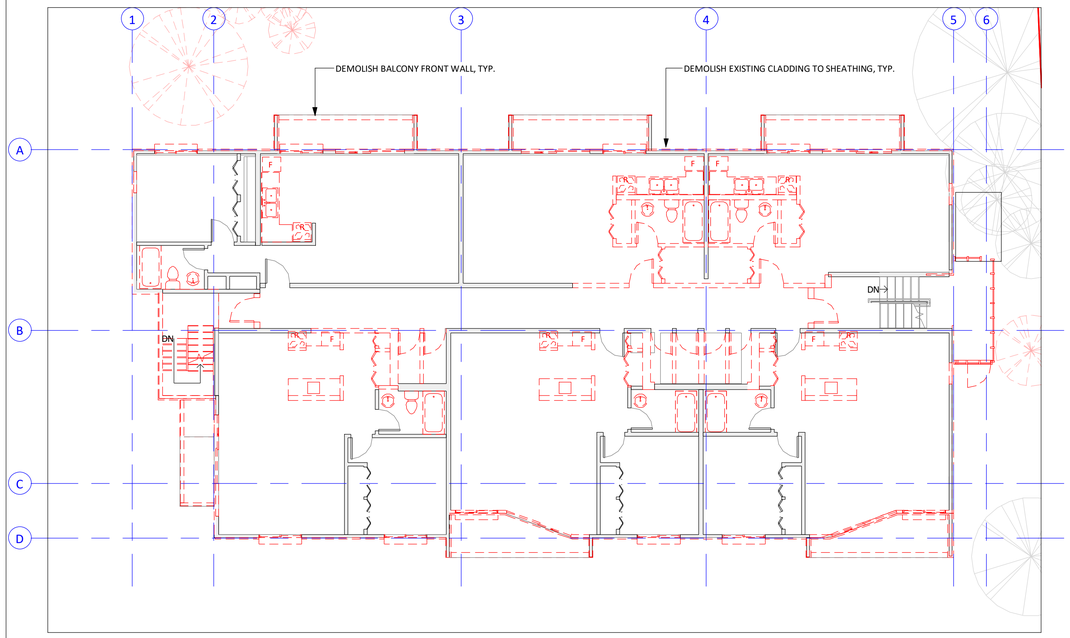
Floor Plans

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Drawn by	Author
Checked by	Checker

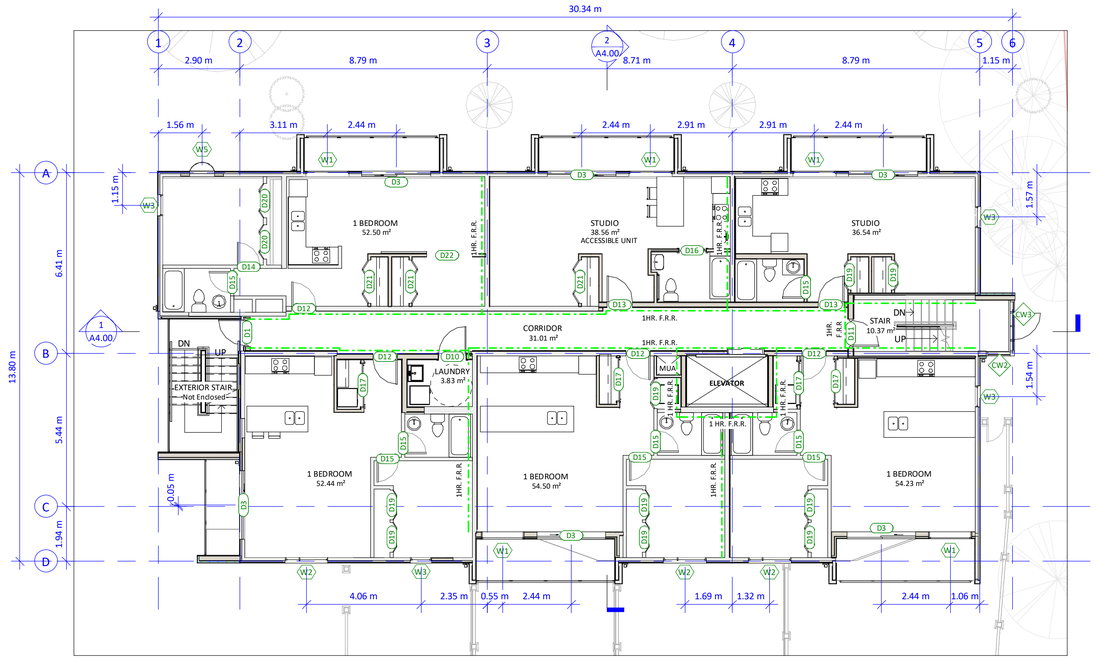
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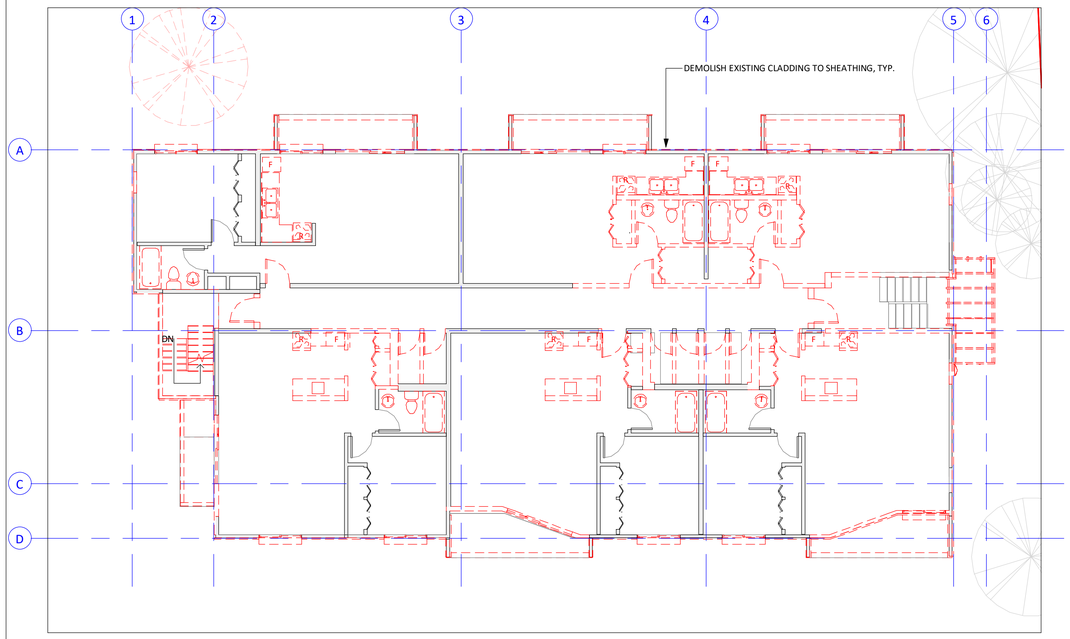
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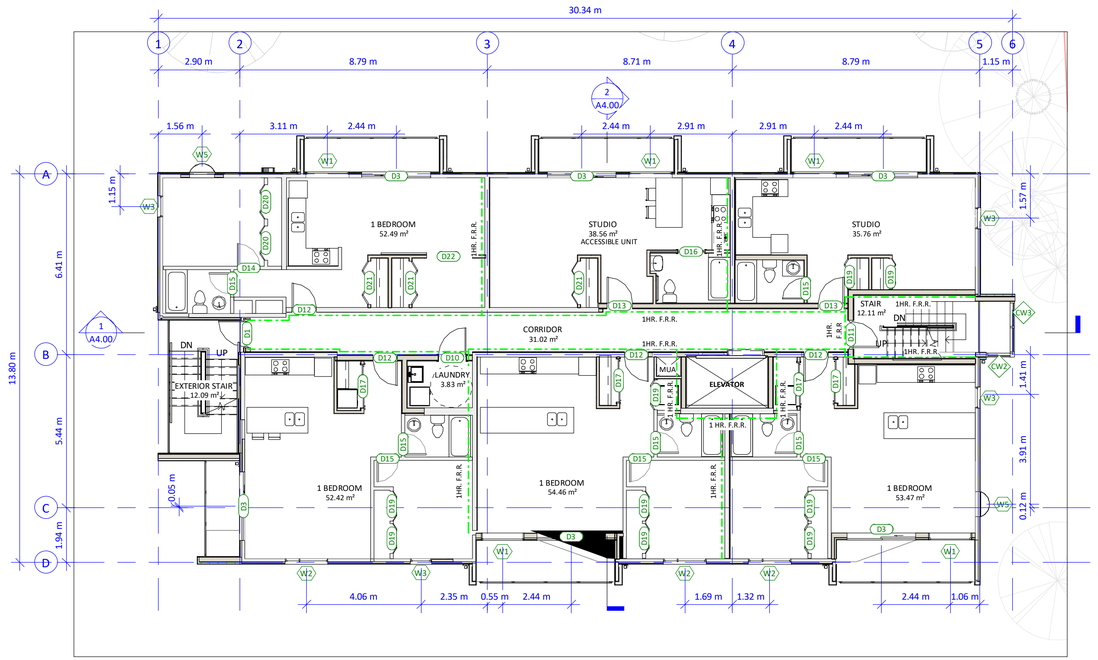
3 Level 2 - Demolition
1 : 100



4 Level 2 - Proposed
1 : 100



1 Level 3 - Demolition
1 : 100



2 Level 3 - Proposed
1 : 100

Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT	APRIL 22, 2022

Revision

No.	Description	Date

Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

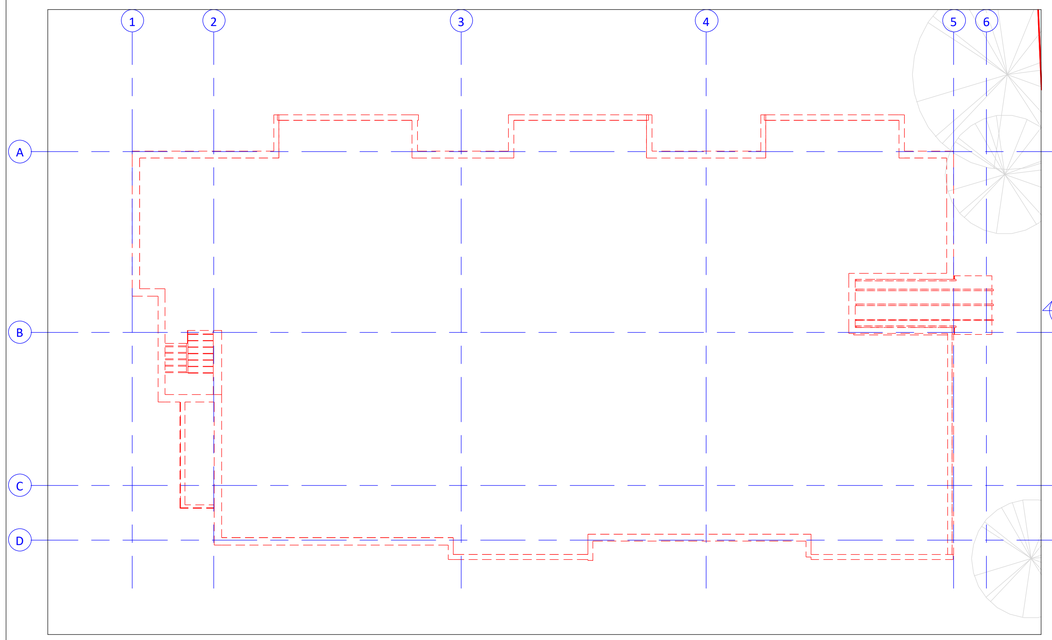
Floor Plans

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Drawn by	Author
Checked by	Checker

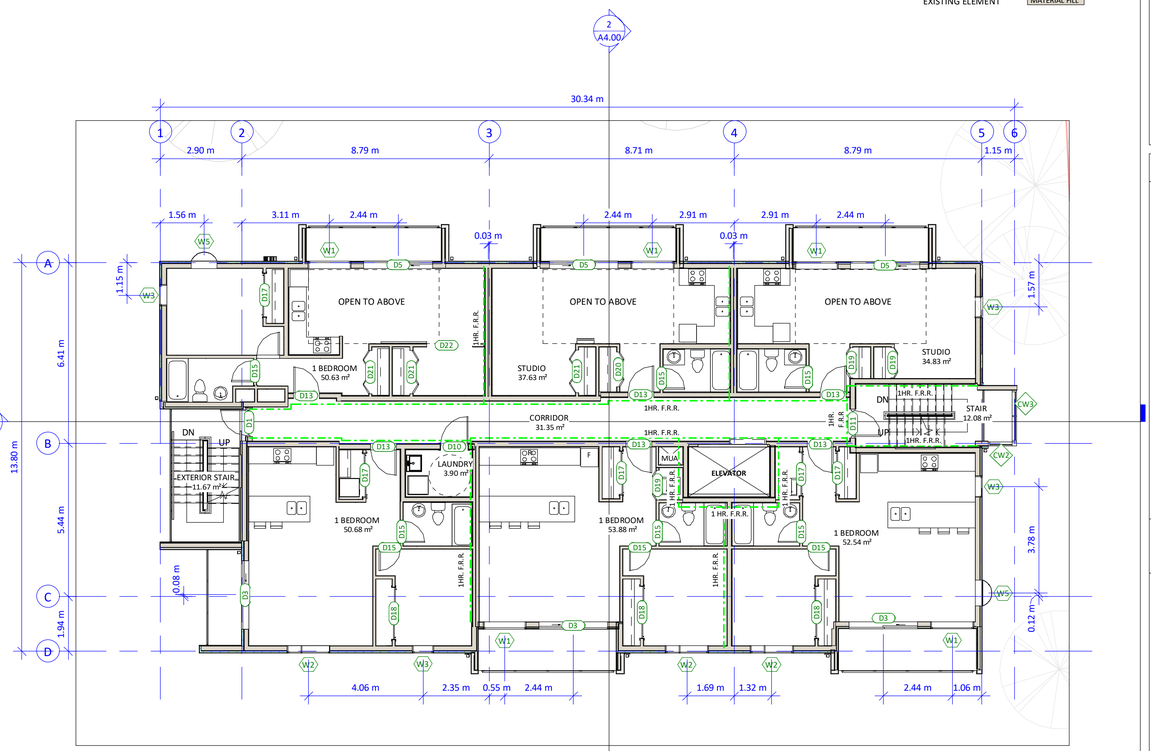
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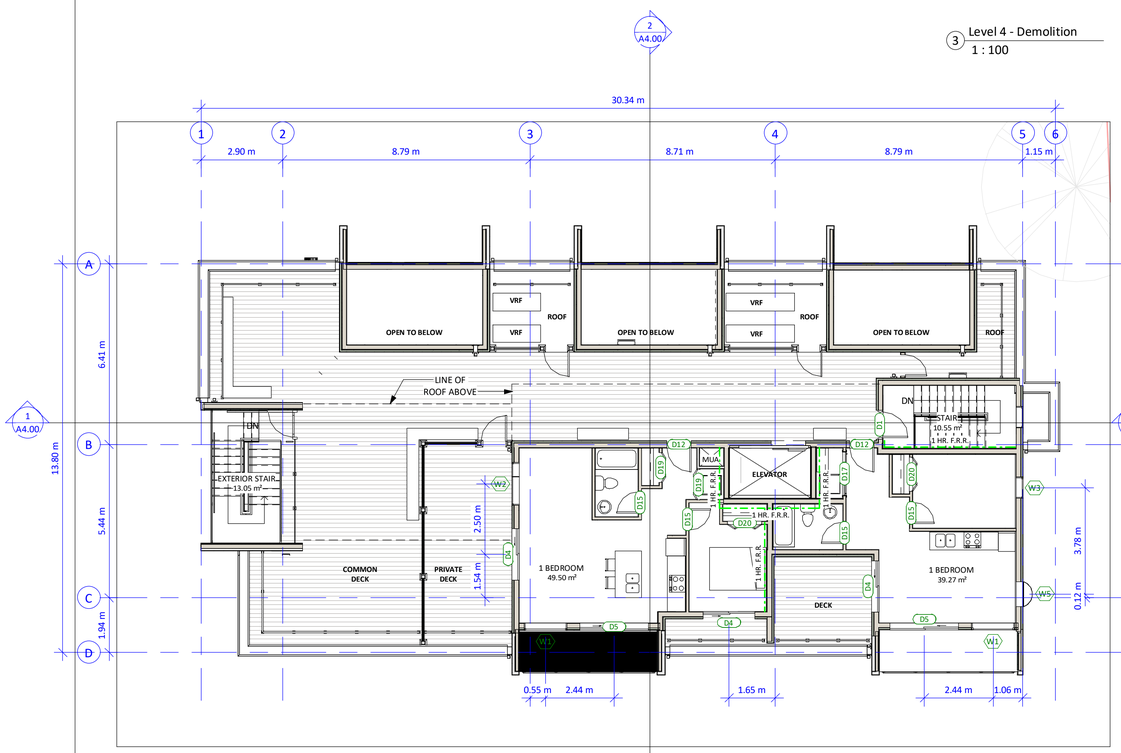
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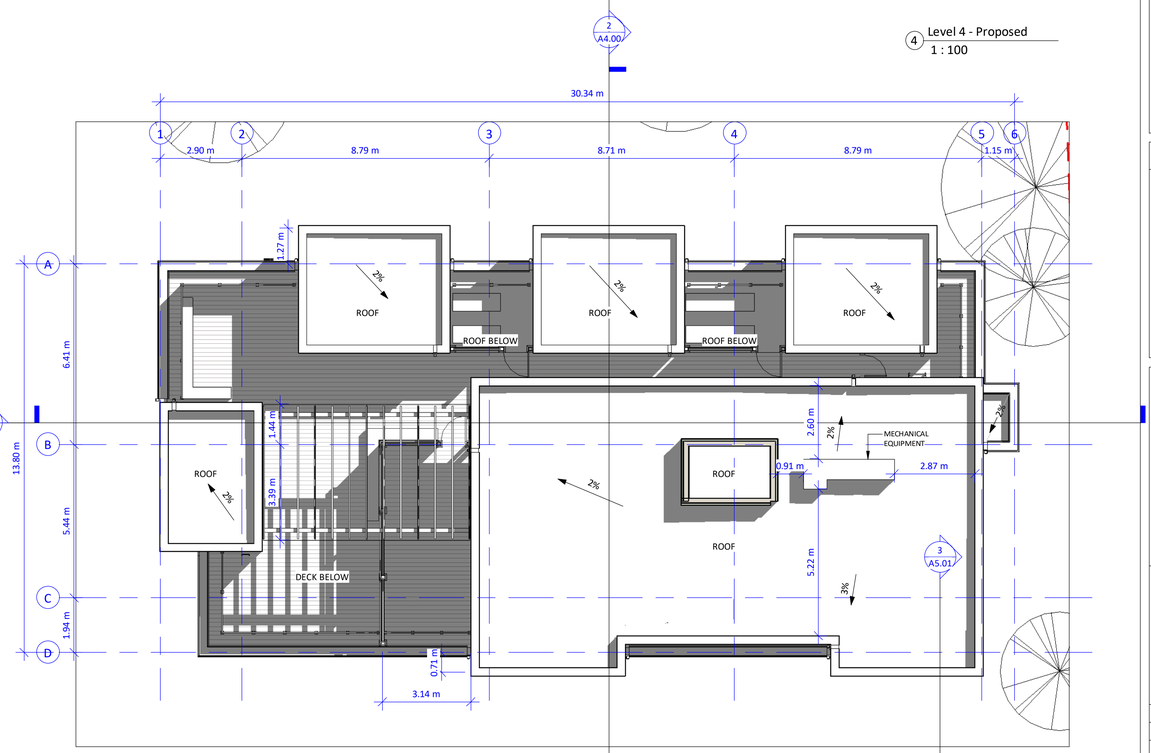
3 Level 4 - Demolition
1 : 100



4 Level 4 - Proposed
1 : 100



1 Level 5 - Proposed
1 : 100



2 Roof Plan - Proposed
1 : 100

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Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Floor Plans

Date	2022-04-26 4:32:38 PM
Drawn by	Author
Checked by	Checker

A2.02

Scale: As indicated

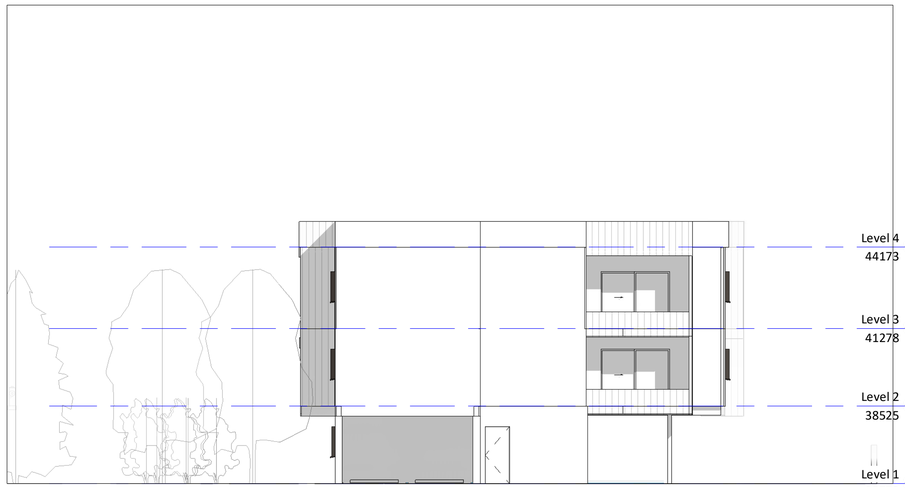
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EXTERIOR FINISH LEGEND

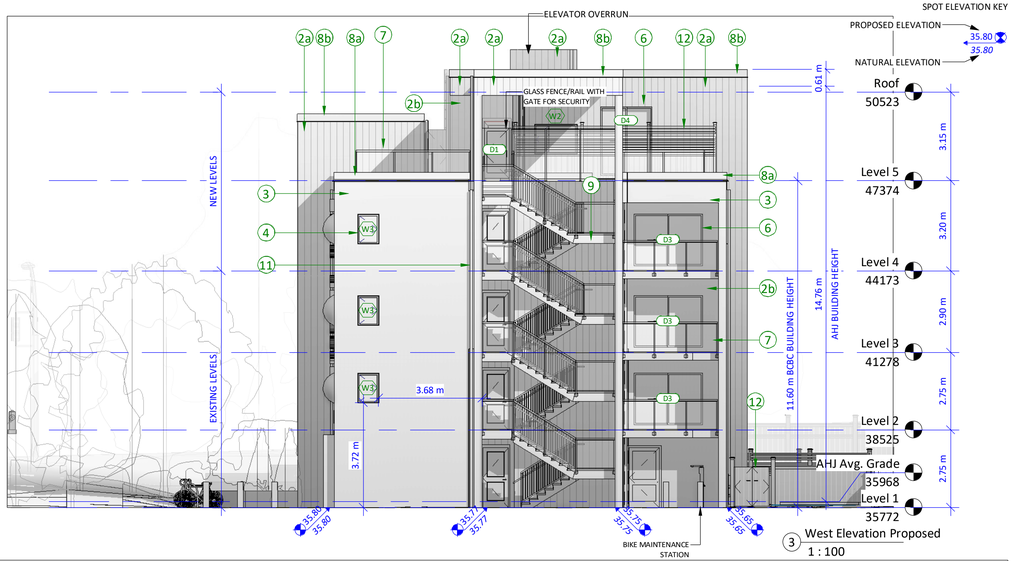
2a	METAL VERTICAL CLADDING, COLOR: "BUCKSKIN"
2b	METAL VERTICAL CLADDING, COLOUR:"MIST GREEN"
3	EIFS - CREAM COLOR
4	WINDOW, COLOUR:"BRONZE"
5	DOME WINDOW
6	SLIDING DOOR, COLOR: "BRONZE"
7	GLASS & METAL RAILING, COLOUR:"BRONZE"
8	METAL FLASHING
8a	METAL FLASHING, COLOR: "BRONZE"
8b	METAL FLASHING, COLOUR:"BUCKSKIN"
9	CEDAR SOFFIT
11	METAL DOWNSPOUT, COLOR: "BRONZE"
12	CEDAR FENCING
13	METAL & GLAZING ROOF STRUCTURE
14	METAL & GLAZING WALL STRUCTURE



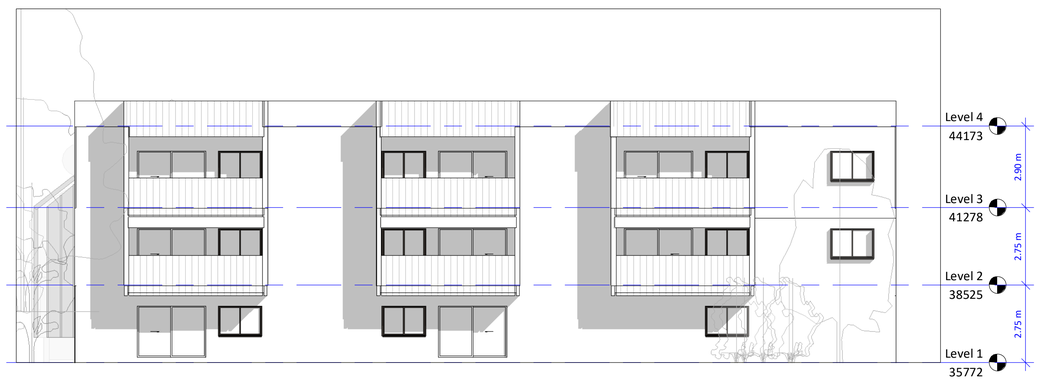




1 West Elevation Existing
1 : 100



3 West Elevation Proposed
1 : 100



4 North Elevation Existing
1 : 100



2 North Elevation Proposed
1 : 100

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Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

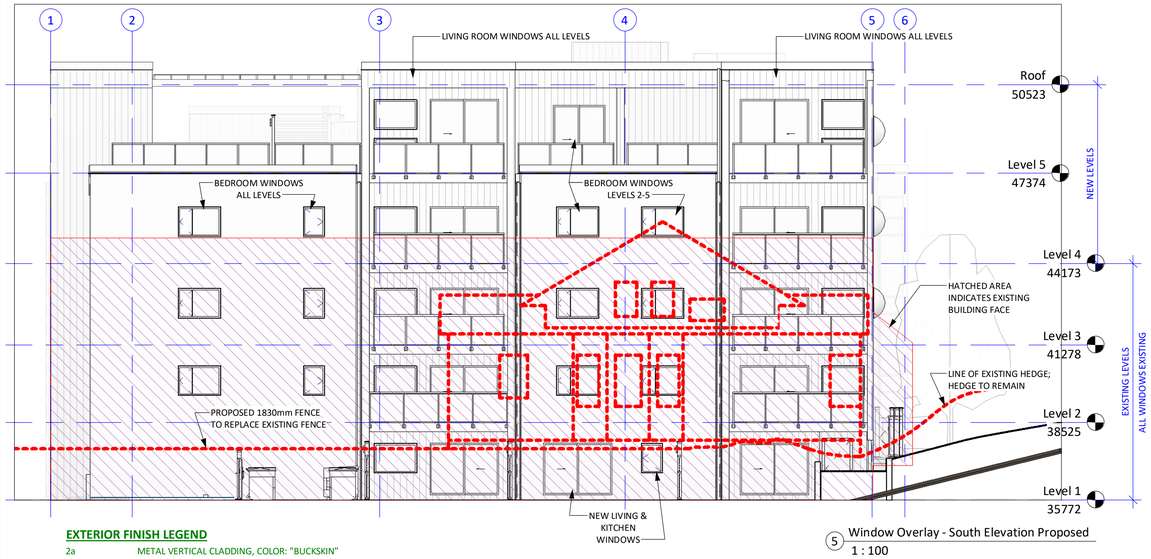
Elevations

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Drawn by	Author
Checked by	Checker

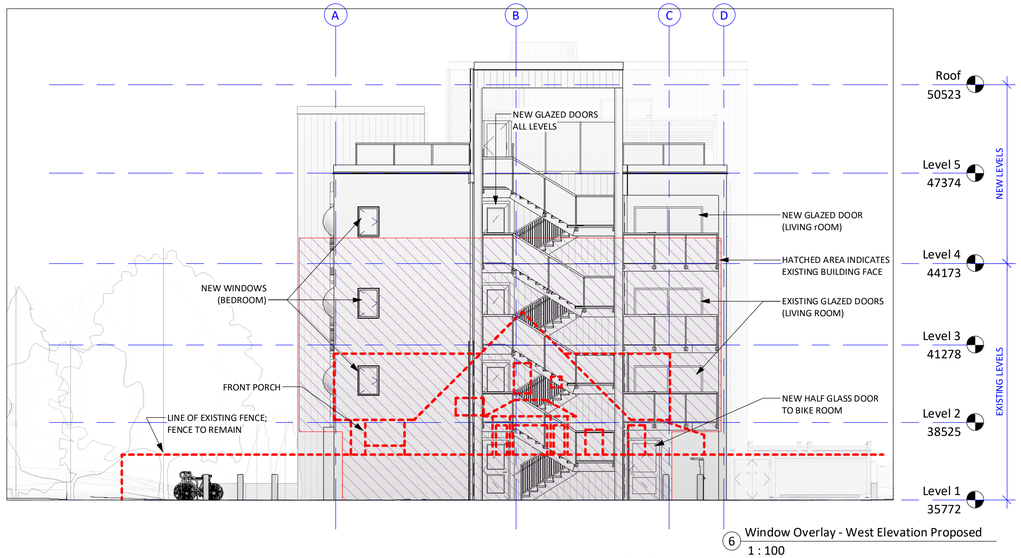
A3.00

Scale 1 : 100

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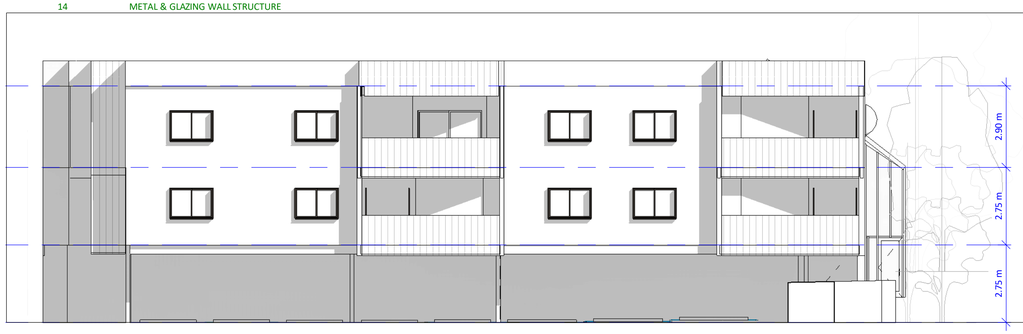
5 Window Overlay - South Elevation Proposed
1 : 100



6 Window Overlay - West Elevation Proposed
1 : 100

EXTERIOR FINISH LEGEND

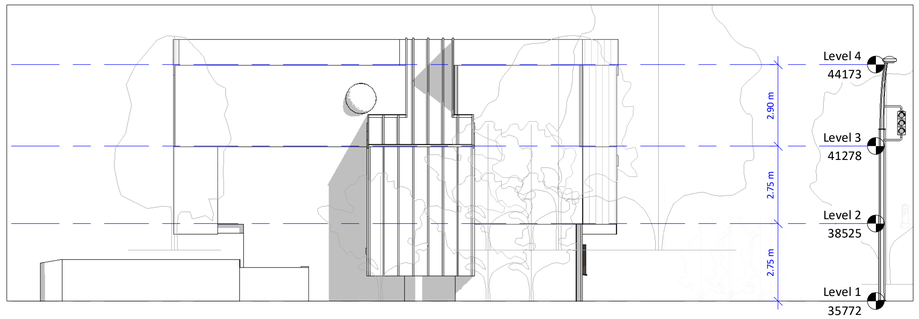
2a	METAL VERTICAL CLADDING, COLOR: "BUCKSKIN"
2b	METAL VERTICAL CLADDING, COLOUR:"MIST GREEN"
3	EIFS - CREAM COLOR
4	WINDOW, COLOUR:"BRONZE"
5	DOME WINDOW
6	SLIDING DOOR, COLOR: "BRONZE"
7	GLASS & METAL RAILING, COLOUR:"BRONZE"
8	METAL FLASHING
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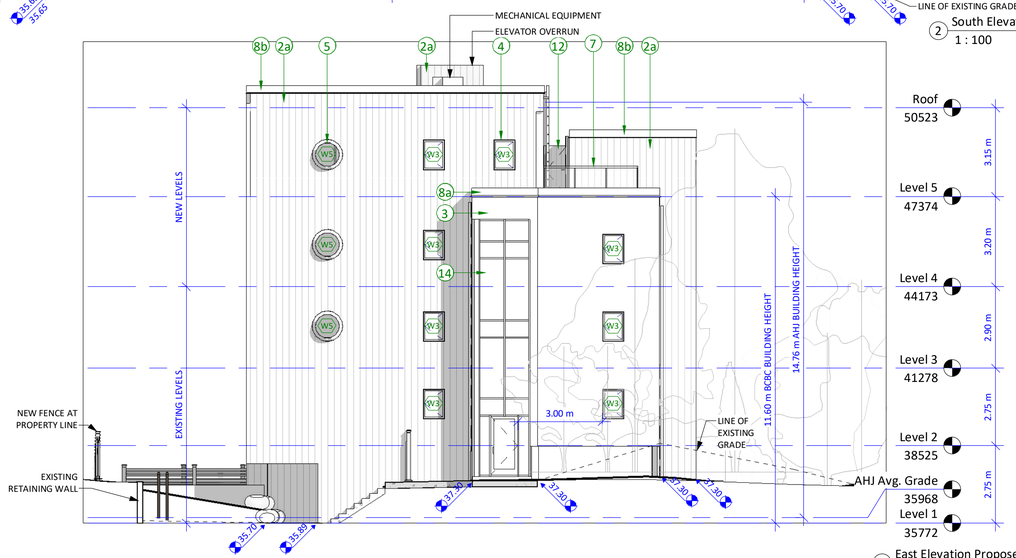
4 South Elevation Existing
1 : 100



2 South Elevation Proposed
1 : 100



1 East Elevation Existing
1 : 100



3 East Elevation Proposed
1 : 100

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Issue	Date
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Revision

No.	Description	Date

Consultant

Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Elevations

Date	2022-04-26 4:33:14 PM
Drawn by	Author
Checked by	Checker

A3.01

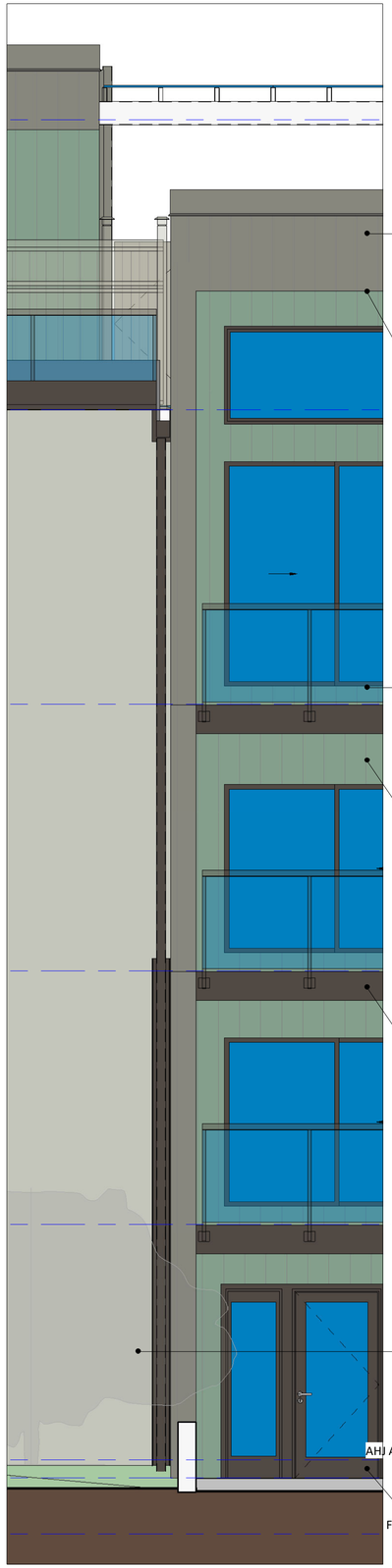
Scale 1 : 100

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METAL SIDING, COLOR: BUCKSKIN



SCREENING & BALCONY SOFFITS, WEATHERED CEDAR



BRONZE METAL BALCONY RAIL WITH FROSTED GLASS



METAL SIDING, COLOR: MIST GREEN



METAL TRIM, ROOF CAP & DOWNSPOUTS, COLOR: BRONZE



EIFS STUCCO WITH FINE FINISH, COLOR: 16268



ALUMINUM WINDOWS AND DOORS, COLOR: BRONZE

1 Materials
1 : 30

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Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

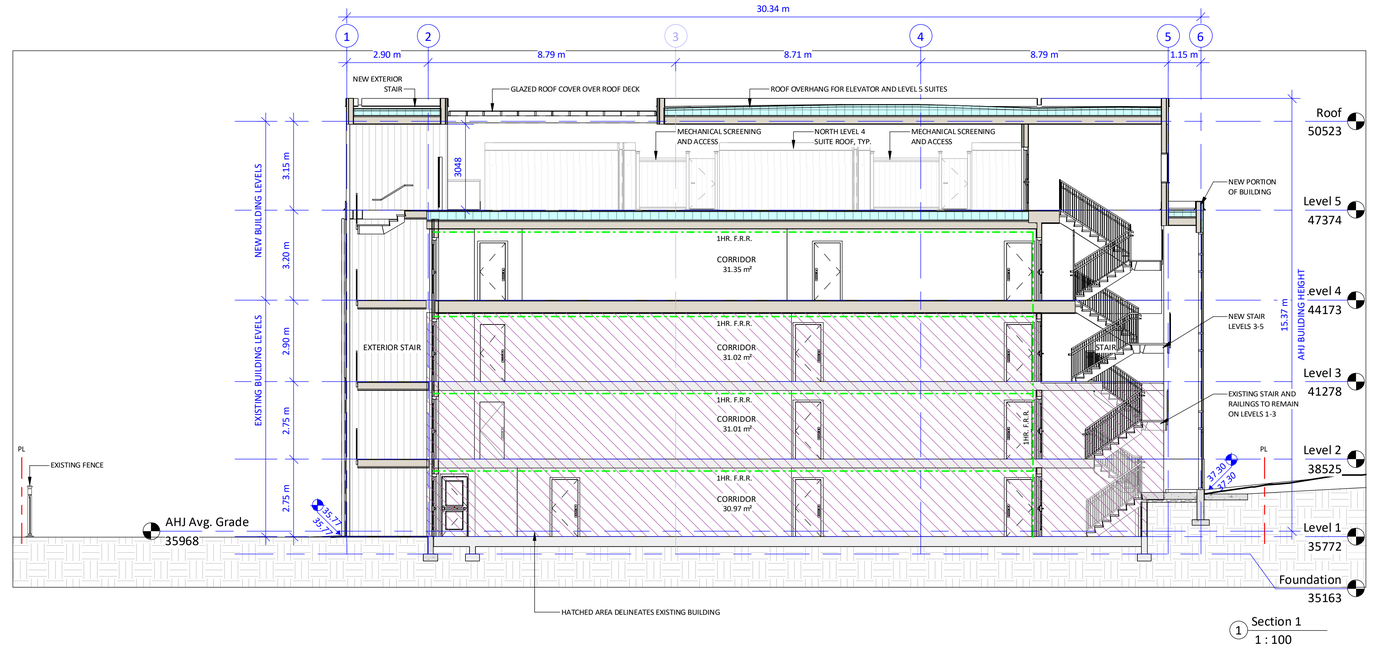
Renders & Materials

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Drawn by	Author
Checked by	Checker

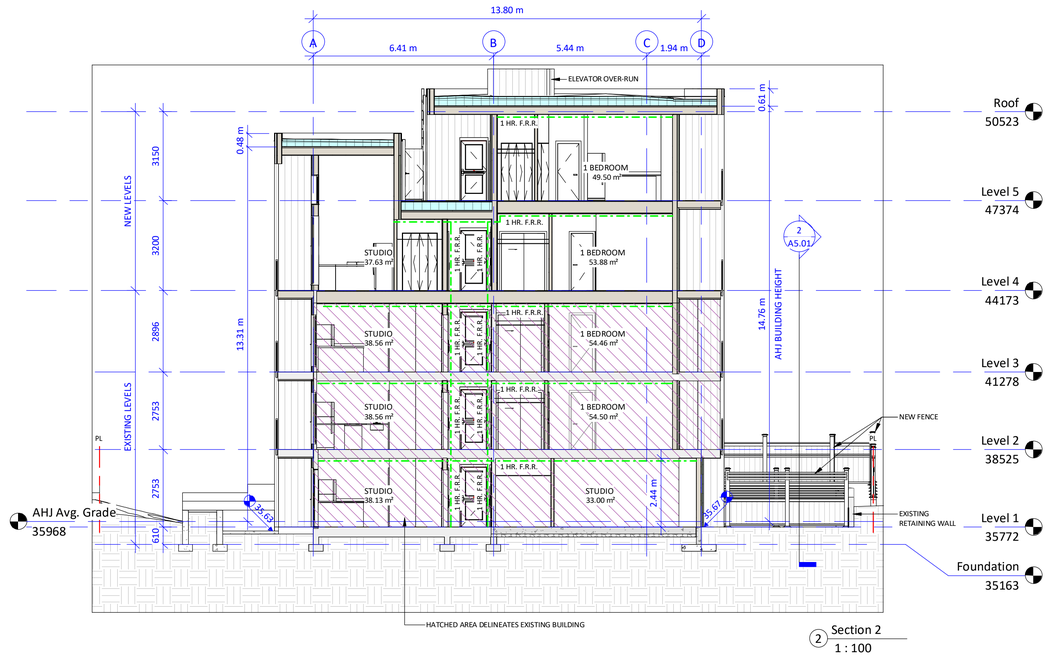
A3.02

Scale 1 : 30

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1 Section 1
1 : 100



2 Section 2
1 : 100

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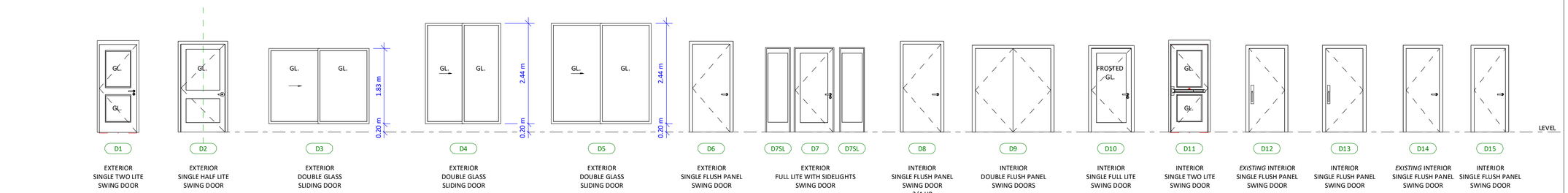
Building Sections

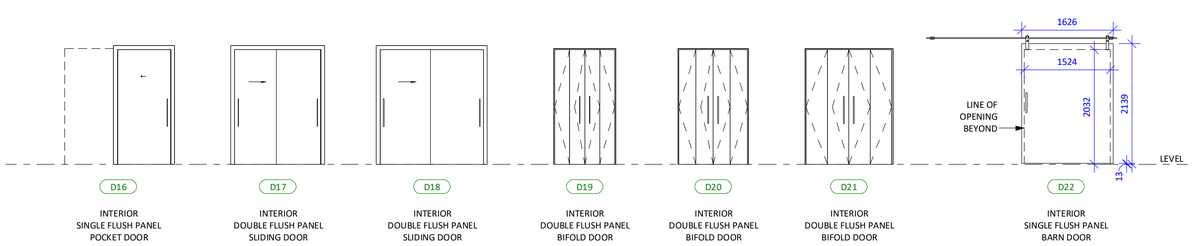
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Drawn by	Author
Checked by	Checker

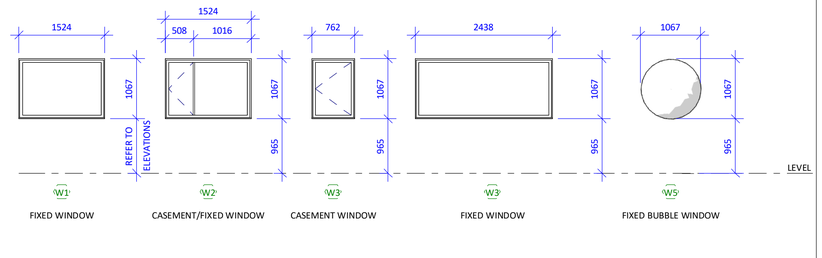
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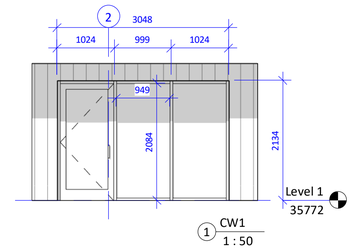
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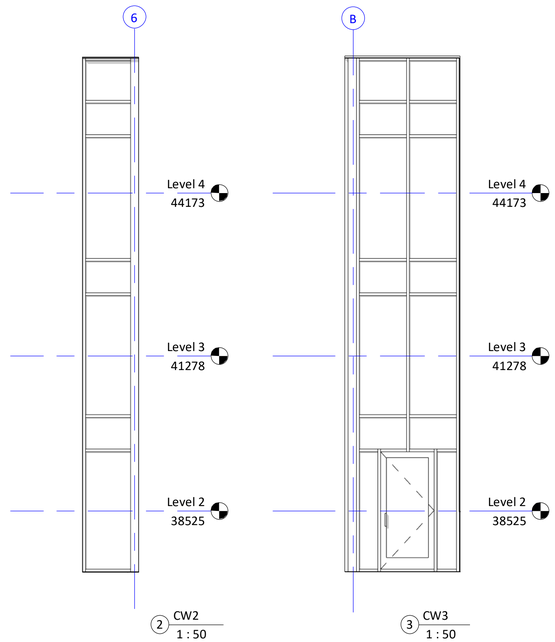








1 CW1
1 : 50



2 CW2
1 : 50

3 CW3
1 : 50

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Pandora Avenue Renovation

1333 Pandora Ave,
Victoria BC

Door, Curtain Wall & Window Legend

Date	2022-04-26 4:33:26 PM
Drawn by	Author
Checked by	Checker

A9.00

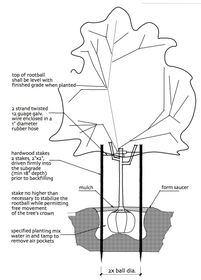
Scale 1 : 50

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PANDORA AVENUE

RECOMMENDED PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
	TREES [6]		
	Ginko biloba Princeton Sentry	Princeton Sentry Ginkgo	4cm. cal. /B&B
	Acer palmatum Bloodgood	Bloodgood Japanese Maple	2.4M ht.
	Quercus robur fastigiata	Pyramid Oak	4cm. cal. /B&B
	Acer griseum	Paperbark Maple	4cm. cal. /B&B
	SHRUBS & PERENNIALS		
	Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
	Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
P	Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
	Hamamellis Int. Arnold Promise	Yellow Witch Hazel	1.5M. Ht.
P	Lavandula Munstead	English Lavender	#1 Pot
P	Liriope Muscari	Big Blue Lily Turf	#1 Pot
P	Mahonia japonica	Oregon Grape	#5 Pot
N P	Magnolia Rickii	Purple Magnolia	#5 Pot
P	Ophiopogon plani. Nigrescens	Black Mondo Grass	SP3/#1 Pot
	Pennisetum alop. Moudry	Black Fountain Grass	#1 Pot
	Pennisetum alop. Little Bunny	Little Bunny Grass	#1 Pot
	Phormium tenax Sundowner	Bronze NZ Flax	#5 Pot
N	Polystichum munitum	Western Sword Fern	#3 Pot
P	Ribes Sang. King Edward	Ornamental Currant	#5 Pot
P	Rudbeckia Fulgida	Orange Coneflower	#1 Pot
P	Scarcococca ruscifolia	Himalayan Sweet Box	#3 Pot
	VINES & GROUNDCOVER		
N P	Arctostaphylos uva ursi	Kinnickinnick	SP3
P	Gaultheria procumbens	Wintergreen	SP3
P	Hydrangea anomala subsp. petiolaris	Climbing hydrangea	#2 Pot
	Parthenossissus Tricus. Veitchii	Boston Ivy	#2 Pot / Staked



TREE PLANTING DETAIL
SCALE: NTS

LEGEND

HARDSCAPE FINISHES:

- PP1 — Concrete unit paving, Old Country Stone, Charcoal/Shadow colour; all sizes; Runner Bond pattern c/w soldier course edging
- PP2 — Concrete unit paving, Old Country Stone, Walnut colour; all sizes; Runner Bond pattern c/w soldier course edging
- PP3 — Paved Asphalt
- PP4 — Existing City Sidewalk

SOFTSCAPE:

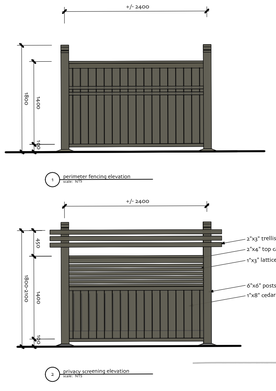
- Lawn
- Planting area

MISCELLANEOUS:

- Wooden perimeter fencing or privacy screening approx. 1500-2100mm height
- Large rock boulders approx 4' x5' and 2'x3' dia.
- Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

1) All building layout information and setback dimensions supplied by Christine Lintott Architects Ltd.
2) All survey information supplied by Christine Lintott Architects Ltd.
3) This drawing is NOT FOR CONSTRUCTION purposes and must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
4) All errors and omissions must be reported immediately to the Designer.
5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.



NOTES:

"THIS PLAN IS NOT FOR CONSTRUCTION

1) Anything that is unclear should be clarified with Project Landscape Consultant.
2) All work to be completed to current BCSLA/BCNTA standards and MMCD Platinum Edition Specifications.
3) Landscape Contractor to arrange a pre-construction meeting with Landscape Consultant prior to start of work.
4) Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition) and MMCD Platinum Edition Specifications. All plant material to be purchased from commercial nurseries in British Columbia [where available]. All planting areas and finished grading to slope away from building. All growing medium to comply to BCLSA/ BCLNA standard designation "1P - Level-1 Well Groomed Areas". All landscape areas on boulevard to be reinstated (where necessary) to grass by way of new sod installation. Project Project Landscape Consultant to be on site at time of boulevard tree planting (where applicable) to ensure adequate soil per tree pit as per City of Victoria requirements. All offsite boulevard trees to be installed to the satisfaction of the City of Victoria c/w minimum 9m3 provided per tree.
5) Underground irrigation system to be installed complete with automatic rain shut-off and 365 day calendar. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard (current edition), MMCD Platinum Edition Specifications and IIABC Standards. All irrigation piping under hardsurfaces to be sleeved. All on-site landscaped areas to be irrigated. The boulevard tree irrigation system (if required) shall be installed by the landscape contractor to IIABC and City of Victoria specifications using a double ring drip system with a double check valve. The boulevard tree irrigation system may be battery powered. Irrigation contractor to arange inspection of the boulevard tree irrigation system by City of Victoria Parks Dept. Note that the landscape contractor is to contact site superintendant/general and coordinate for ensuring that onsite irrigation controls be located in the mechanical room if possible.
6) All existing trees (if any) located on plan are approximate. Size and dripline of existing trees are not shown, and should be verified by a surveyor and /or arbourist where necessary. All existing trees to remain to have tree protection fencing prior to building construction work. Any excavation around protected tree roots to be done under the care and supervision of project Arborist.
7) See Legend for all hardsurface finishes. All hardsurface finishes to be installed in accordance to BCLSA/ BCLNA standards [latest edition] and MMCD Platinum Edition Specifications and shall slope away from the buildings. Design of hardscape features by others. Refer to architectural and engineering plans for additional information relating to sidewalks, stairs, driveways and patios. Grading design by others. Inspection of these features are to be by architectural and engineering consultants.
9) See Architecturals or Engineer's drawings for any retaining wall or wall cladding design. All Main Floor building elevations, hardsurface grading [road and driveways] to be confirmed by building Architect. Finish, height and slope of concrete retaining walls to be determined by others.
10) Refer to engineering plans which take precedence over these plans. If there are any questions regarding discepancies, contact the Project Landscape Consultant immediately.
11) Fencing (if applicable for this project) to be built as shown on plan; Not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain (to match building colour). Fencing to be built to meet project requirements.
12) Contractor to confirm locations and elevations of all existing services and utilities prior to commencing construction.
13) Contractor to provide Project Landscape Consultant with detailed shop drawings for site fencing prior to start of work. Fence construction only to proceed with written approval of shop drawing by Project Landscape Consultant.

SKL.01
12.OCTOBER.2021
1 : 1 0 0
LATEST REVISION: 11.APRIL.2022

1333 PANDORA AVENUE
LANDSCAPE LAYOUT

Duane Ensing DESIGN BUILD ENJOY LANDSCAPE SOLUTIONS
250.881.0706

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:: APARTMENT RENOVATION DEVELOPMENT :: 1333 PANDORA AVENUE :: SKL.01 :: landscape layout ::

SHEET NOTES

No.	DESCRIPTION
1	NEW 150ø FIRE WATER SERVICE CONNECTION BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. SDW2g. EXISTING 50ø DOMESTIC WATER SERVICE TO REMAIN.
2	EXISTING 150ø STORM SERVICE AND 150ø SANITARY SERVICE TO REMAIN. INSPECTION CHAMBER(S) TO BE INSTALLED (IF REQUIRED) BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	EXISTING 'NO PARKING' SIGN TO BE REINSTATED.
4	PROJECT ARBORIST TO SUPERVISE ALL EXCAVATION WITHIN THE CRITICAL ROOT ZONE AND FOR THE REMOVAL OF TREES 1962, 1963 (SEE REPORT BY TALBOT MACKENZIE & ASSOCIATES).
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

PANDORA AVENUE

EX HYDRANT

EX. W 300ø ST

EX. S 300ø VIT

EX. G 60ø PE (IN 114ø ST CASING)

APPROX EXTENT OF ASPHALT REPAVEMENT

APPROX EXTENT OF ASPHALT REPAVEMENT

2–50ø STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS

REMOVE EXISTING SIDEWALK

PROPOSED BOULEVARD TREE

EX. W 500ø HDPE

REMOVE EXISTING SIDEWALK

EX. D 200ø VIT

4.50

NMC

EX. 2.3 SIDEWALK

CONNECT TO EXISTING SIDEWALK AT NEAREST FULL PANEL

IRR

IRR

5.1m BOULEVARD

EX FIRE HYDRANT

IRRIGATION SLEEVES ACROSS ALL HARD SURFACES (TYP)

2.0m SIDEWALK

CONNECT TO EXISTING SIDEWALK

STALL TO BE CONVERTED TO ELECTRIC CAR SHARE STALL

1963

1962

DW 50ø

FW 150ø

TREES TO REMAIN (TYP)

EX. S 150ø VIT

EX. W 150ø DI

EX. W 200ø DI

EX. S 200ø VIT

EX. G 60ø PE (IN 114ø ST CASING)

EX. D 250ø VIT

ABD. W 150ø DI

FERNWOOD ROAD

LOT A
PLAN VIP29789
#1333

BUILDING
(SEE ARCHITECTURAL)

LOT 6
PLAN VIP360
#1327

EXISTING PARKING STALLS TO REMAIN

1965

NEW HYDRO POLE AND SERVICE TO BUILDING (DETAILS TO BE CONFIRMED DURING DETAILED DESIGN)

EX. D 150ø VIT

3.40

5.10

SEE ARCHITECT AND LANDSCAPE FOR RETAINING WALL AND FENCE INFORMATION

SEE ARBORIST REPORT FOR TREE NUMBERS AND CRITICAL ROOT ZONES

HEDGE1

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY DUANE ENSING LANDSCAPE DESIGN.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. FOR TRAFFIC INFORMATION, SEE WATT CONSULTING.
5. FOR LEGAL INFORMATION, SEE MCELHANNEY LTD.
6. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAIL DESIGN.
7. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

PLAN
1:100

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

APRIL 22, 2022

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m

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NO.	DATE	BY	ISSUED

NO.	DATE	BY	REVISIONS

McElhanney
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SEAL

PROJECT: 1333 PANDORA AVENUE, VICTORIA, BC

TITLE: CONCEPTUAL SERVICING

SCALE HORIZ: 1:100 VERT:

PROJECT NO. 21–136 | ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO. 21–136–CSP

X:\21411\CIVIL\PROJECTS\21-136-00 1333 PANDORA AVENUE\10.0 DRAWINGS\10.3 ENGINEERING\10.3.5 MODELS\21-136-CP.DWG 4/21/2022 4:38 PM A1