

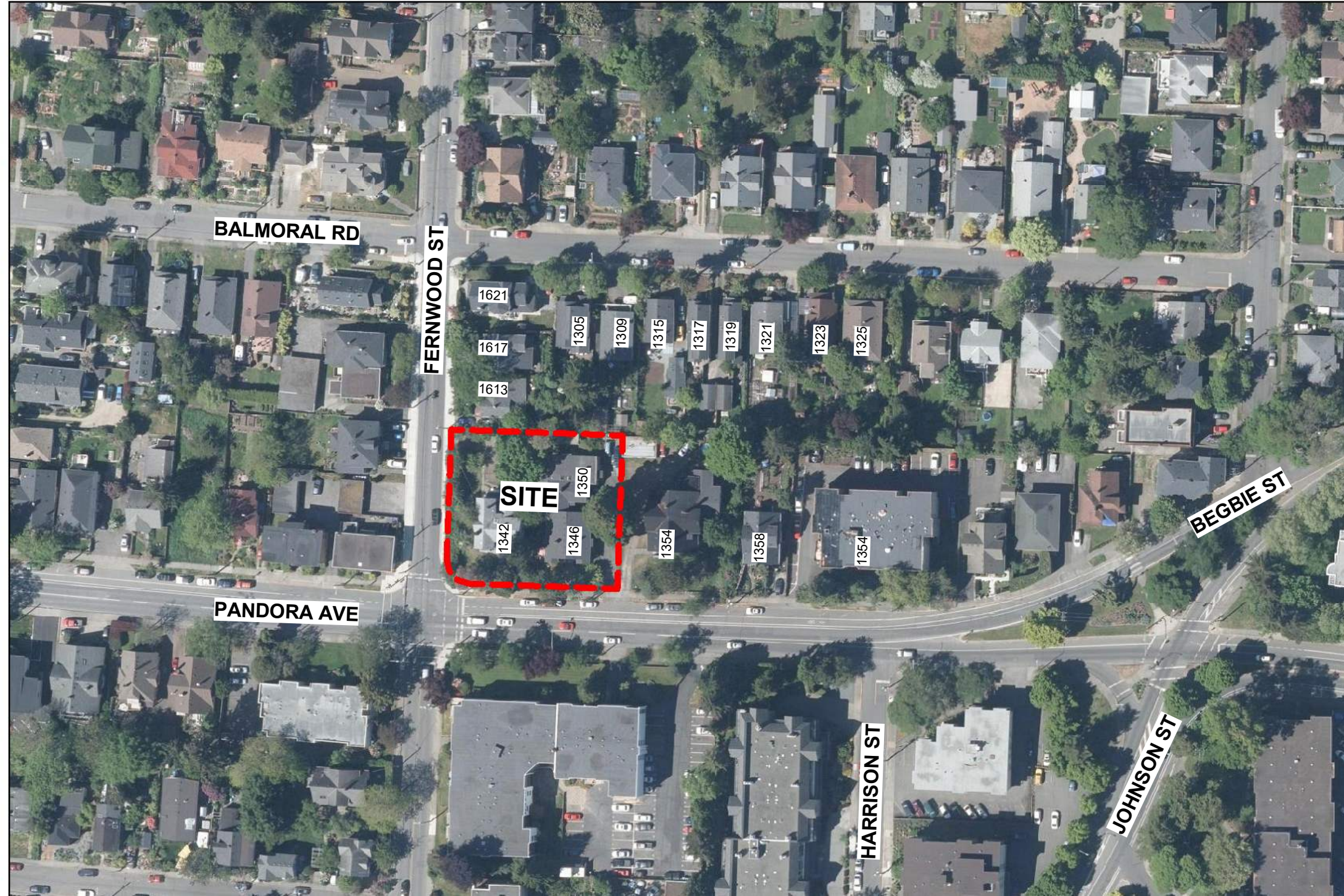
PROJECT IMAGE



DRAWING INDEX

SET LIST ARCHITECTURAL - DP		SET LIST CIVIL - DP		SET LIST LANDSCAPE - DP	
Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name
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LOCATION PLAN

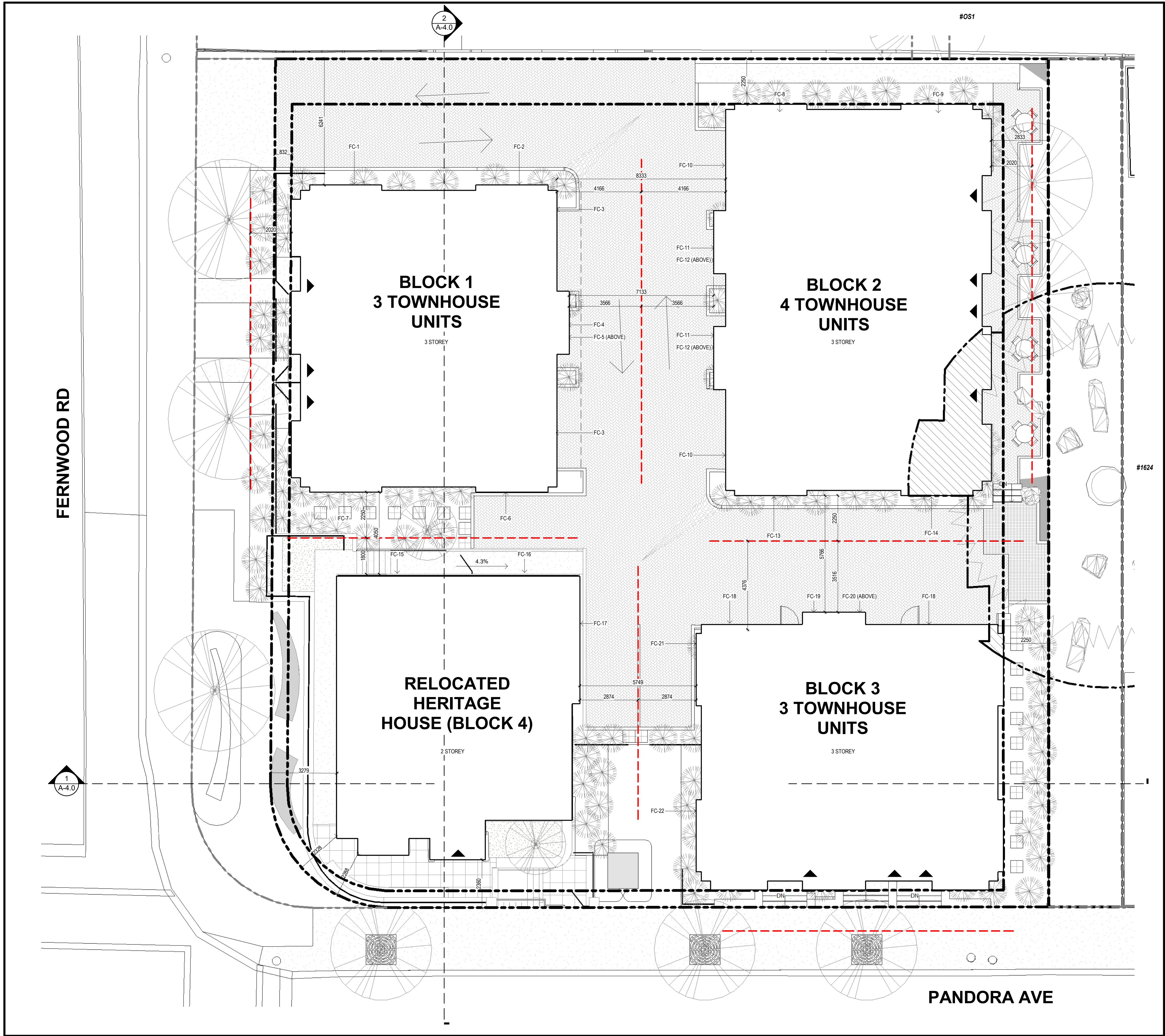


ARCHITECTURAL:	CIVIL:	LANDSCAPE:
Continuum Architecture 519 Pandora Street Victoria, BC V8W 1N5 t: 250.388.4261 f: 250.388.9771 Contact: Jeremy Beintema e: jeremy@continuumarchitecture.ca	McElhanney 500 - 3960 Quadra Street Victoria BC V8X 4A3 t: 250-370-9221 f: 1-855-407-3895 Contact: Nathan Dunlop e: ndunlop@mcclhanney.com	Small & Rosell Landscape Architects 3012 Menzer Road Sooke BC V9S 1N0 t: 250.642.6967 f: 250.642.7001 Contact: Adrian Small e: adrianjs@shaw.ca



Revisions

Received Date:
November 29, 2023



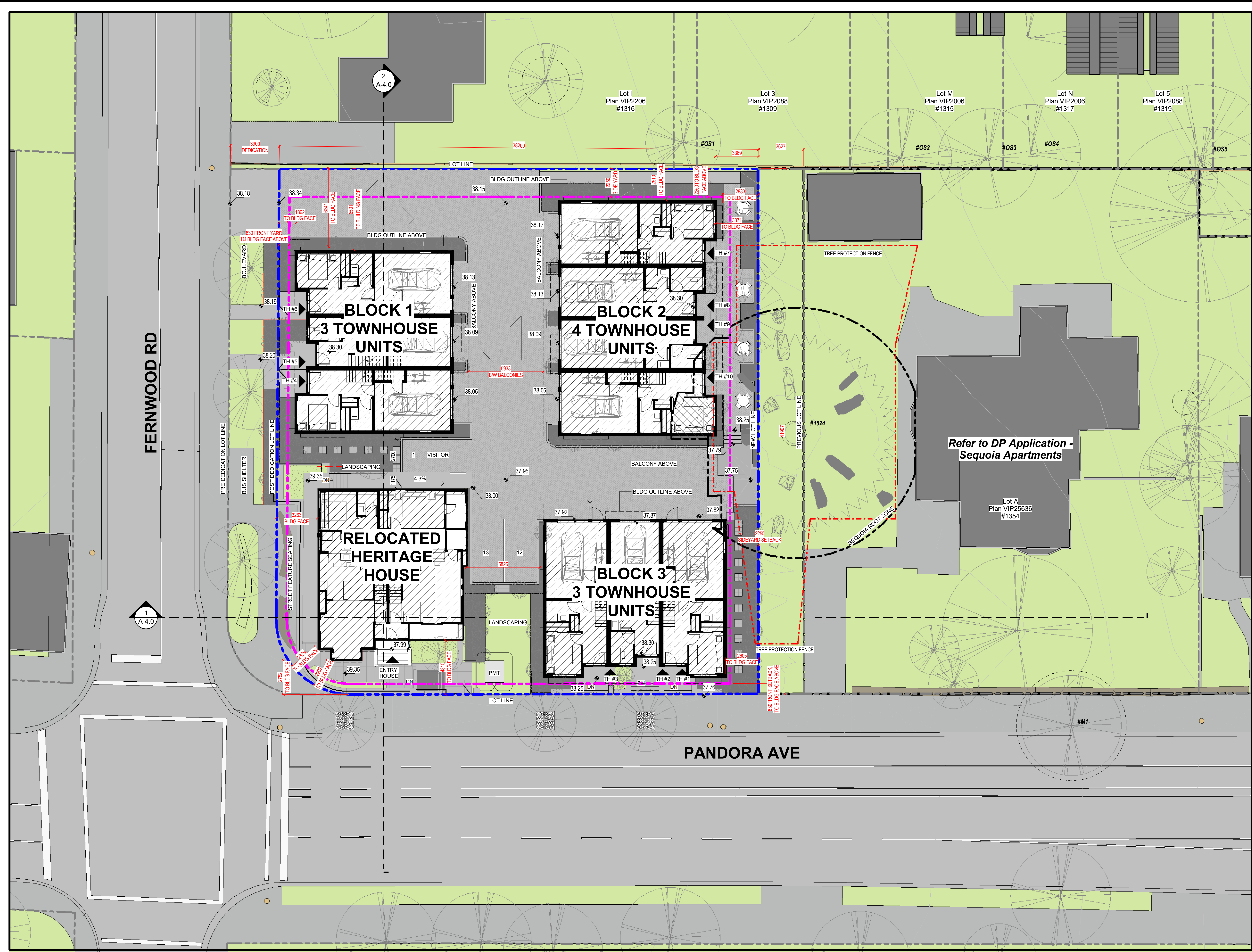
LIMITING DISTANCE CALCULATIONS

FIRE COMPARTMENT	AREA OF EXPOSED BUILDING FACE/ OPENINGS	% OF OPENINGS	LIMITING DISTANCE PROVIDED	LIMITING DISTANCE REQUIRED
FC-1 (BLOCK 1 NORTH)	94.00m ² / 8.84m ²	9%	6.24m	2.65 m (10%)
FC-2 (BLOCK 1 NORTH)	17.70m ² / 1.40m ²	8%	6.24 m	2.25 m (10%)
FC-3 (BLOCK 1 EAST)	51.50m ² / 12.89m ²	25%	4.17 m	4.17 m (29%)
FC-4 (BLOCK 1 EAST)	10.80m ² / 0.00m ²	0%	3.57 m	3.57 m (33%)
FC-5 (BLOCK 1 EAST)	26.90m ² / 5.77m ²	21%	3.57 m	3.57 m (32%)
FC-6 (BLOCK 1 SOUTH)	17.70m ² / 1.40m ²	8%	2.25 m	2.25 m (10%)
FC-7 (BLOCK 1 SOUTH)	94.00m ² / 8.84m ²	9%	2.25 m	2.25 m (9%)
FC-8 (BLOCK 2 NORTH)	17.70m ² / 1.40m ²	8%	2.25 m	2.25 m (10%)
FC-9 (BLOCK 2 NORTH)	94.00m ² / 8.84m ²	9%	2.25 m	2.25 m (9%)
FC-10 (BLOCK 2 WEST)	51.50m ² / 12.89m ²	25%	4.17 m	4.17 m (29%)
FC-11 (BLOCK 2 WEST)	10.80m ² / 0.00m ²	0%	3.57 m	3.57 m (33%)
FC-12 (BLOCK 2 WEST)	26.90m ² / 5.77m ²	21%	3.57 m	3.57 m (32%)
FC-13 (BLOCK 2 SOUTH)	17.70m ² / 1.40m ²	8%	2.25 m	2.25 m (11%)
FC-14 (BLOCK 2 SOUTH)	94.00m ² / 8.84m ²	9%	2.25 m	2.25 m (9%)
FC-15 (BLOCK 4 NORTH)	25.80m ² / 2.00m ²	8%	1.80 m	1.70 m (10%)
FC-16 (BLOCK 4 NORTH)	35.8m ² / 2.10m ²	6%	1.80 m	1.80 m (10%)
FC-17 (BLOCK 4 EAST)	44.90m ² / 6.40m ²	14%	2.80 m	2.80 m (14%)
FC-18 (BLOCK 3 NORTH)	51.50m ² / 12.89m ²	25%	3.70 m	3.7 m (25%)
FC-19 (BLOCK 3 NORTH)	10.80m ² / 0.00m ²	0%	3.51 m	3.51 m (32%)
FC-20 (BLOCK 3 NORTH)	26.90m ² / 5.77m ²	21%	3.51 m	3.51 m (32%)
FC-21 (BLOCK 3 WEST)	94.00m ² / 8.84m ²	9%	2.87 m	2.65 m (10%)
FC-22 (BLOCK 3 WEST)	94.00m ² / 8.84m ²	9%	2.87 m	2.65 m (10%)

NOTE: WHERE MULTIPLE FIRE COMPARTMENTS ARE PRESENT THE MOST STRINGENT ARE INDICATED IN THIS TABLE

1 | SITE PLAN CODE ANALYSIS
1:100

2 | LIMITING DISTANCE CALCULATION
1:1

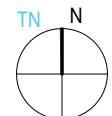


ZONING DATA

SITE DATA					
MUNICIPAL ADDRESS:		1342 PANDORA AVENUE, VICTORIA BC, V8R 1A2			
LEGAL DESCRIPTION:		MENDELOT 1 (DO 100770), SECTION 75, VICTORIA PLAN 824, EXCEPT PART ON PLAN 177 BL			
SITE AREA (PRE DEDICATION):		1919.9m² (20,665 SF)		LOT 1342 - 890.8m² (9558 SF), LOT 1344/2 - 1029.2m² (11,076 SF)	
SITE AREA (POST DEDICATION):		1,600.1m² (17,223.8 SF)			
ZONING DATA					
CLASSIFICATION:		EXISTING = R-2		REZONED TO BE SITE SPECIFIC	
AREA SCHEDULE					
BLOCK	AREA	BLOCK	AREA	BLOCK	AREA
L1 - BLOCK 1	86.1 m²	L1 - BLOCK 2	107.9 m²	L1 - BLOCK 3	86 m²
L2 - BLOCK 1	174.1 m²	L2 - BLOCK 2	223.8 m²	L2 - BLOCK 3	174.2 m²
L3 - BLOCK 1	177.6 m²	L3 - BLOCK 2	230.6 m²	L3 - BLOCK 3	177.6 m²
Sub Total	437.7 m²	Sub Total	562.4 m²	Sub Total	437.7 m²
LEVEL	AREA				
L0 - HERITAGE	108.9 m²				
L1 - HERITAGE	132.9 m²				
L2 - HERITAGE	81.6 m²				
Sub Total	323.3 m²	Grand Total for FSR		1761.7 m²	
		ALLOWABLE		PROPOSED	
SITE COVERAGE:		MAX. 640.0m² (40%)		796.4m² (50.0%)	
OPEN SITE SPACE:		MIN. 480.0m² (30%)		803.7m² (50.0%)	
FLOOR SPACE RATIO:		0.5 : 1		1.10 : 1	
BUILDING HEIGHT:		7.6m & 2 STOREYS		10.7m & 3 STOREYS	
AVERAGE GRADE:				38.00m	
SETBACKS		REQUIRED		PROPOSED	
FRONT YARD (SOUTH):		7.5m		0.83m	
FRONT YARD (WEST):		10.7m or 35% Lot Depth		0.83m	
SIDE YARD (NORTH):		1.5m or 10% Lot Width		2.25m	
SIDE YARD (EAST):		4.5m		2.25m	
RESIDENTIAL PARKING STALLS		REQUIRED		PROVIDED	
1 / UNIT x 12 =		12		12	
VISITOR STALLS: 0.1 / UNIT x 10 =		1.2		1	
CAR SHARE STALLS:					
TOTAL:		13		13	
LONG-TERM BICYCLE PARKING		REQUIRED		PROVIDED (IN GARAGE)	
1 / UNIT x 12 =		N/A		10	
SHORT-TERM BICYCLE PARKING		REQUIRED		PROVIDED (IN GARAGE)	
		N/A		10	
TOTAL:				20	

1 SITE PLAN

1 : 150



0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ Arch D

continuum
ARCHITECTURE

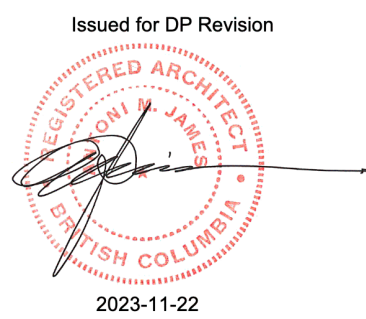
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

2	ISSUED FOR DP	2023-11-22
1	REVISION	
No.	ISSUED FOR DP/REV	2022-11-21
	Description	Date

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SEQUOIA TOWNHOUSES

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Victoria, BC

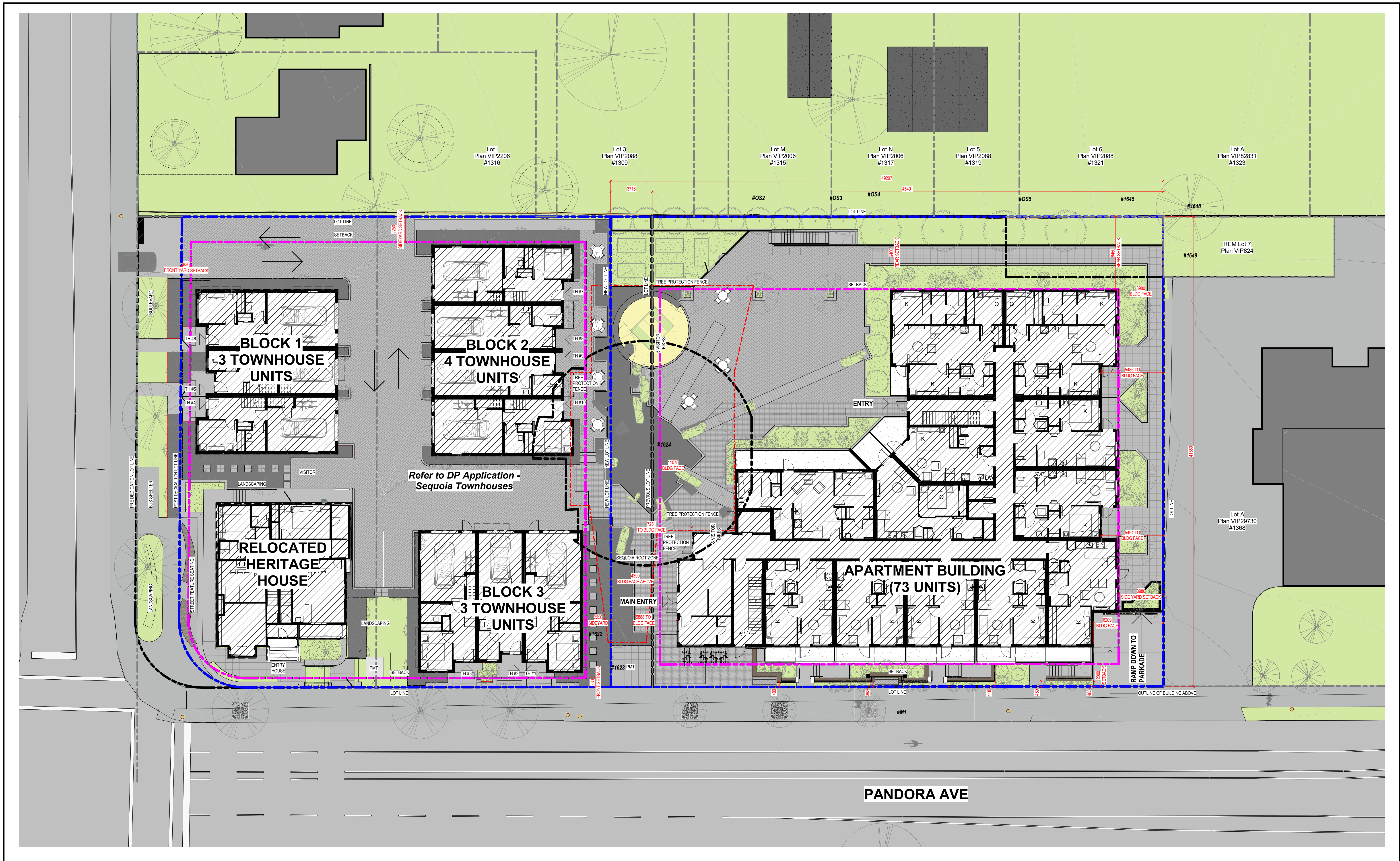
SITE PLAN

SCALE: As indicated

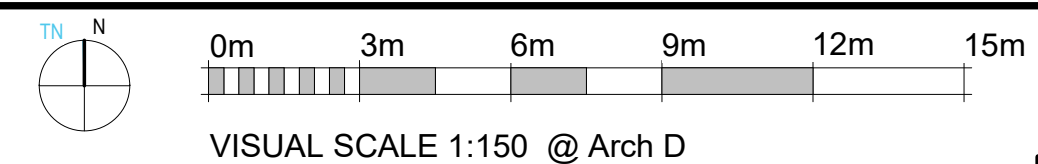
A-1.0

JOB No.: 2246

DATE: 2023/11/22



1 SITE PLAN COMBINED
1:150



2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REVZ	2022-11-21
No.	Description	Date

SEQUOIA APARTMENTS & TOWNHOUSES

1354-1360 Pandora Avenue
Victoria, BC

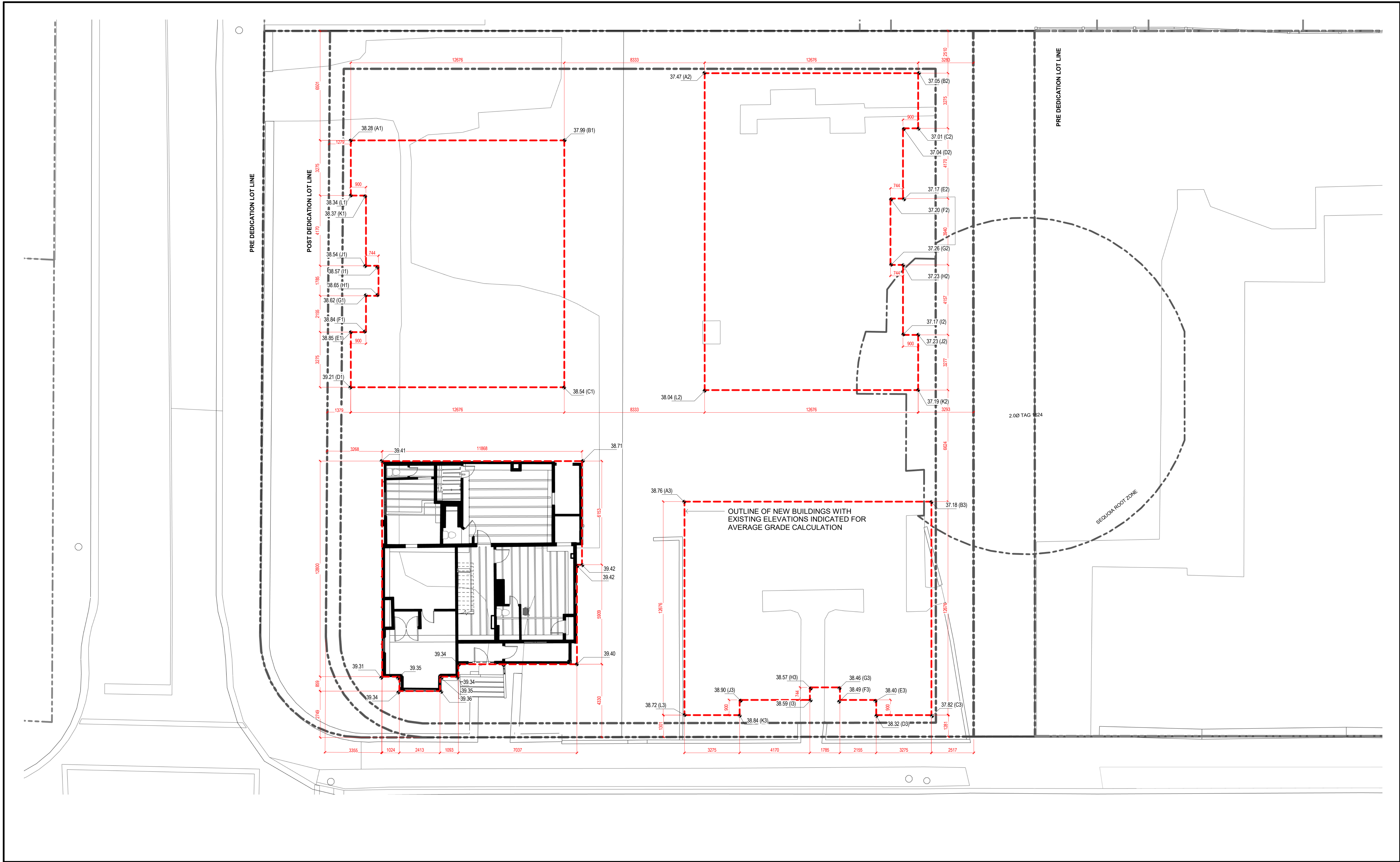
SITE PLAN COMBINED

JOB No.: 2245

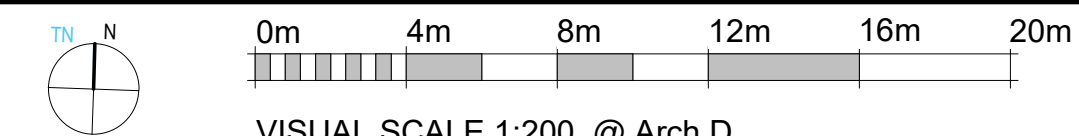
SCALE: 1:150

A-1.1

DATE: 2023/11/22



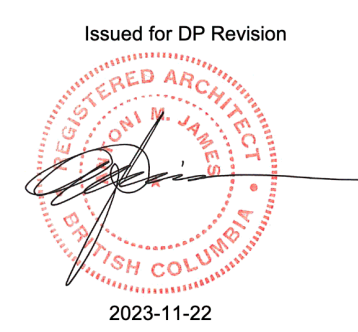
1 | EXISTING SITE PLAN & AVERAGE GRADE
1 : 100



SURVEY PROVIDE BY:MCELHANNEY, DATED:22/09/2021

2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2022-11-21
No.	Description	Date

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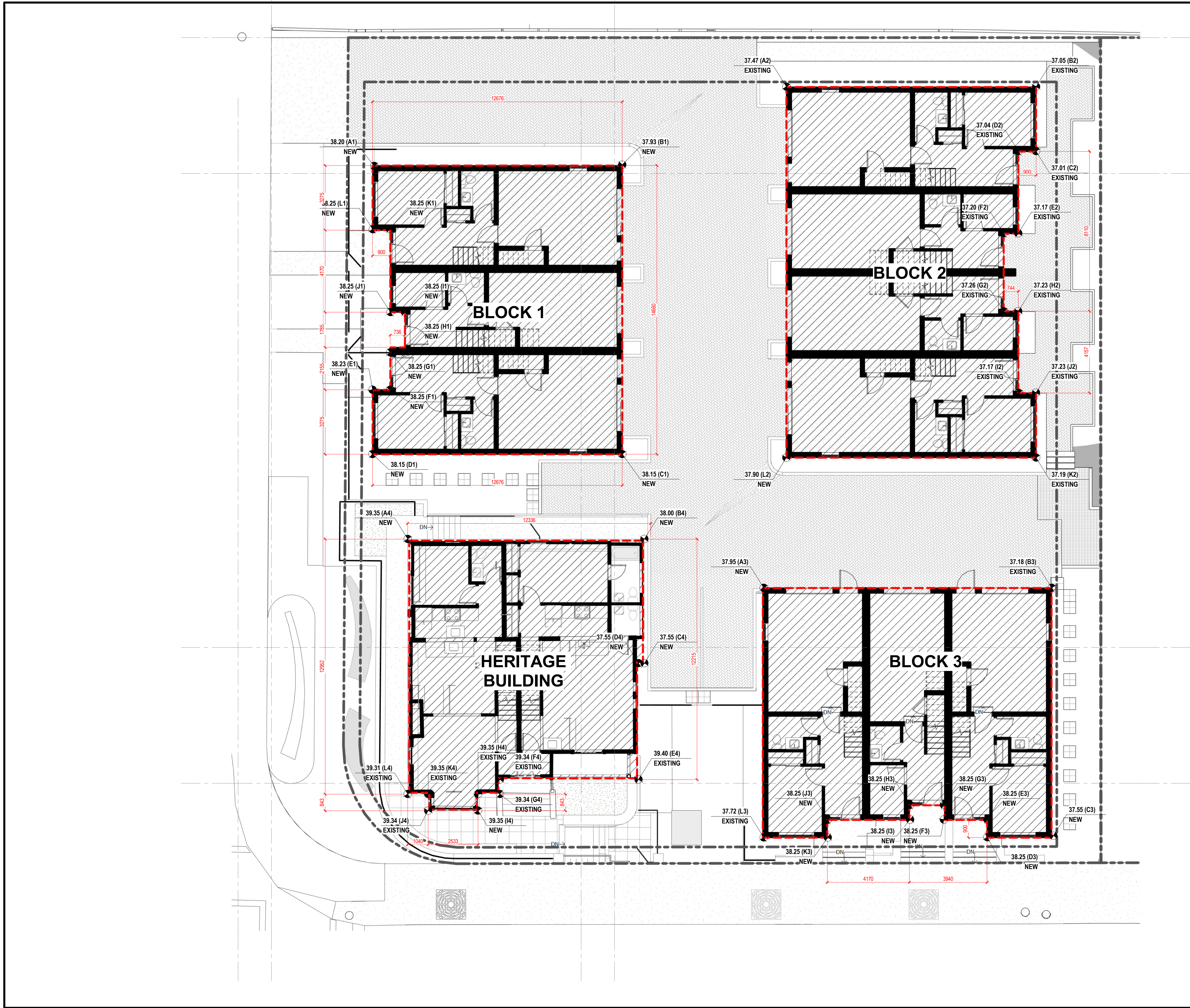
EXISTING SITE PLAN & AVERAGE GRAGE

JOB No.: 2246

SCALE: 1 : 100

A-1.3

DATE: 2023/11/22



AVERAGE GRADE CALCULATION

AVERAGE GRADES - BLOCK 1			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A1-B1	38.07	12.676	482.51
B1-C1	38.04	14.66	557.67
C1-D1	38.15	12.68	483.59
D1-E1	38.19	3.28	125.07
E1-F1	38.24	0.90	34.42
F1-G1	38.25	2.16	34.42
G1-H1	38.25	0.74	28.46
H1-I1	38.25	1.79	68.28
I1-J1	38.25	0.74	28.46
J1-K1	38.25	4.17	159.50
K1-L1	38.25	0.90	34.43
L1-A1	38.23	3.28	125.19
TOTAL		57.96	2209.99

AVERAGE GRADE: 38.13 m (GEO)

AVERAGE GRADES - BLOCK 2			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A2-B2	37.26	12.676	472.31
B2-C2	37.03	2.275	84.24
C2-D2	37.03	0.9	33.32
D2-E2	37.11	4.17	154.73
E2-F2	37.19	0.744	27.67
F2-G2	37.23	3.94	146.69
G2-H2	37.25	0.744	27.71
H2-I2	37.20	4.157	154.64
I2-J2	37.20	0.9	33.48
J2-K2	37.21	3.277	121.94
K2-L2	37.55	12.676	475.92
L2-A2	37.69	18.819	709.19
TOTAL		65.278	2441.84

AVERAGE GRADE: 37.41 m (GEO)

AVERAGE GRADES - BLOCK 3			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A3-B3	37.57	14.66	559.70
B3-C3	37.37	12.676	473.64
C3-D3	37.90	3.275	124.12
D3-E3	38.25	0.9	34.43
E3-F3	38.25	2.155	82.43
F3-G3	38.25	0.744	28.46
G3-H3	38.25	1.785	68.28
H3-I3	38.25	0.744	28.46
I3-J3	38.25	4.17	159.50
J3-K3	38.25	0.9	34.43
K3-L3	37.99	3.275	124.40
L3-A3	37.84	12.676	479.60
TOTAL		57.96	2188.43

AVERAGE GRADE: 37.76 m (GEO)

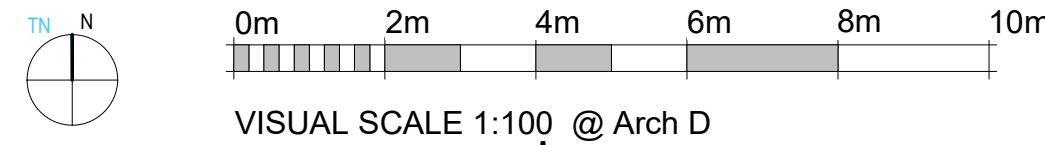
AVERAGE GRADES - HERITAGE HOUSE			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A4-B4	38.68	11.868	458.99
B4-C4	37.78	6.153	232.43
C4-D4	37.55	0.3	11.27
D4-E4	38.48	5.909	227.35
E4-F4	39.37	7.037	277.05
F4-G4	39.34	0.737	28.99
G4-H4	39.35	1.083	43.00
H4-I4	39.35	0.859	33.80
I4-J4	39.35	2.413	94.94
J4-K4	39.35	0.859	33.80
K4-L4	39.33	1.024	40.27
L4-A4	39.33	12.6	503.42
TOTAL		51.052	1985.32

AVERAGE GRADE: 38.89 m (GEO)

AVERAGE GRADES - TOTALS		
BUILDING	DISTANCE	TOTALS
BLOCK 1	57.96	2209.99
BLOCK 2	65.278	2441.84
BLOCK 3	57.96	2188.43
HERITAGE BUILDING	51.052	1985.32
GRAND TOTAL	232.25	8825.58

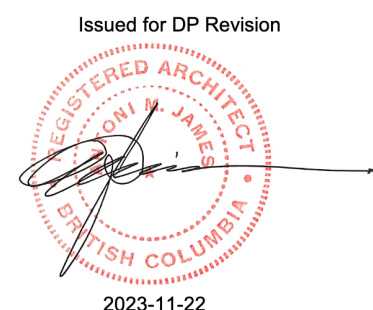
OVERALL AVERAGE GRADE: 38.00 m (GEO)

1 | AVERAGE GRADE PLAN
1 : 100



2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2022-11-21
No.	Description	Date

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SEQUOIA TOWNHOUSES

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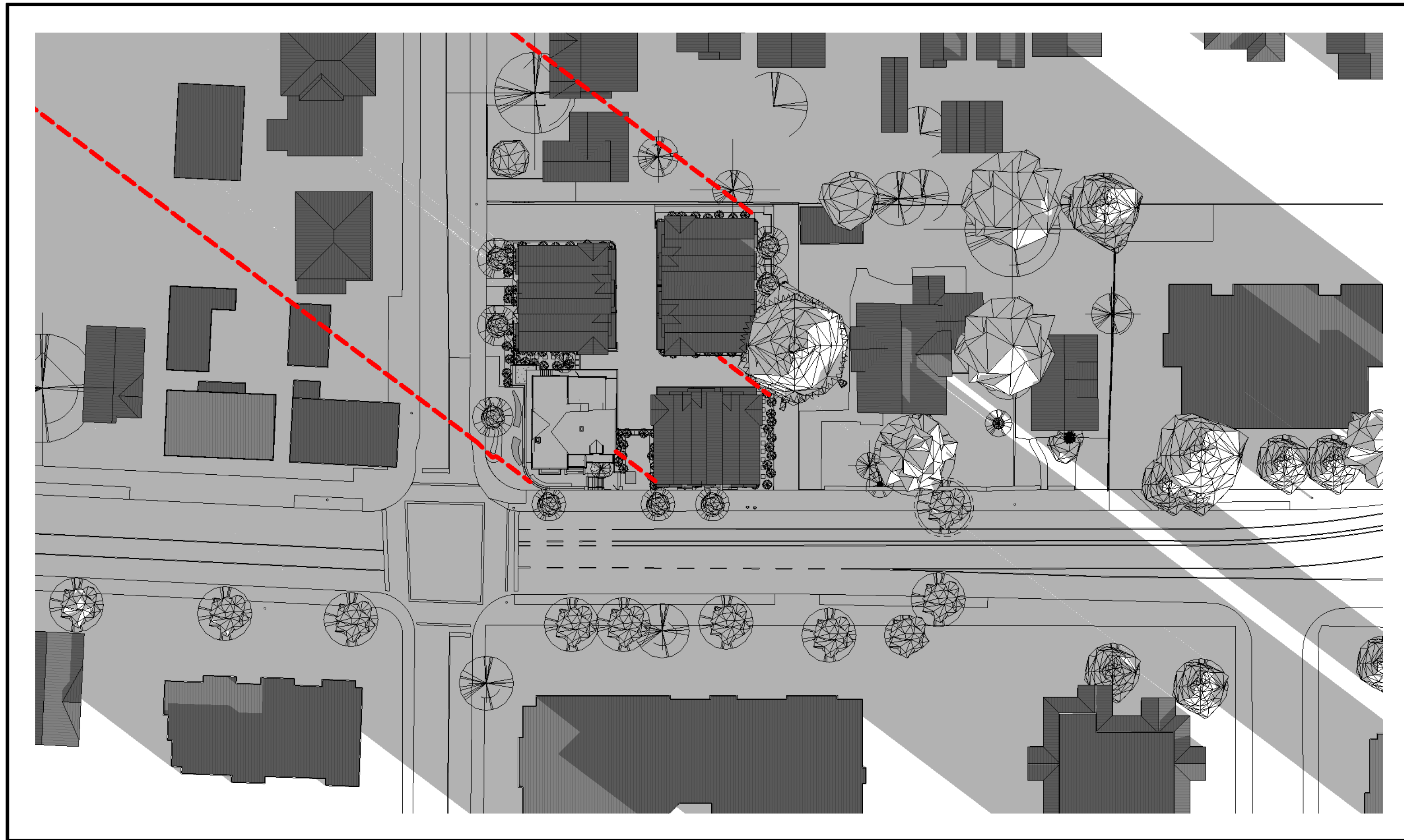
AVERAGE GRADE PLAN

JOB No.: 2246

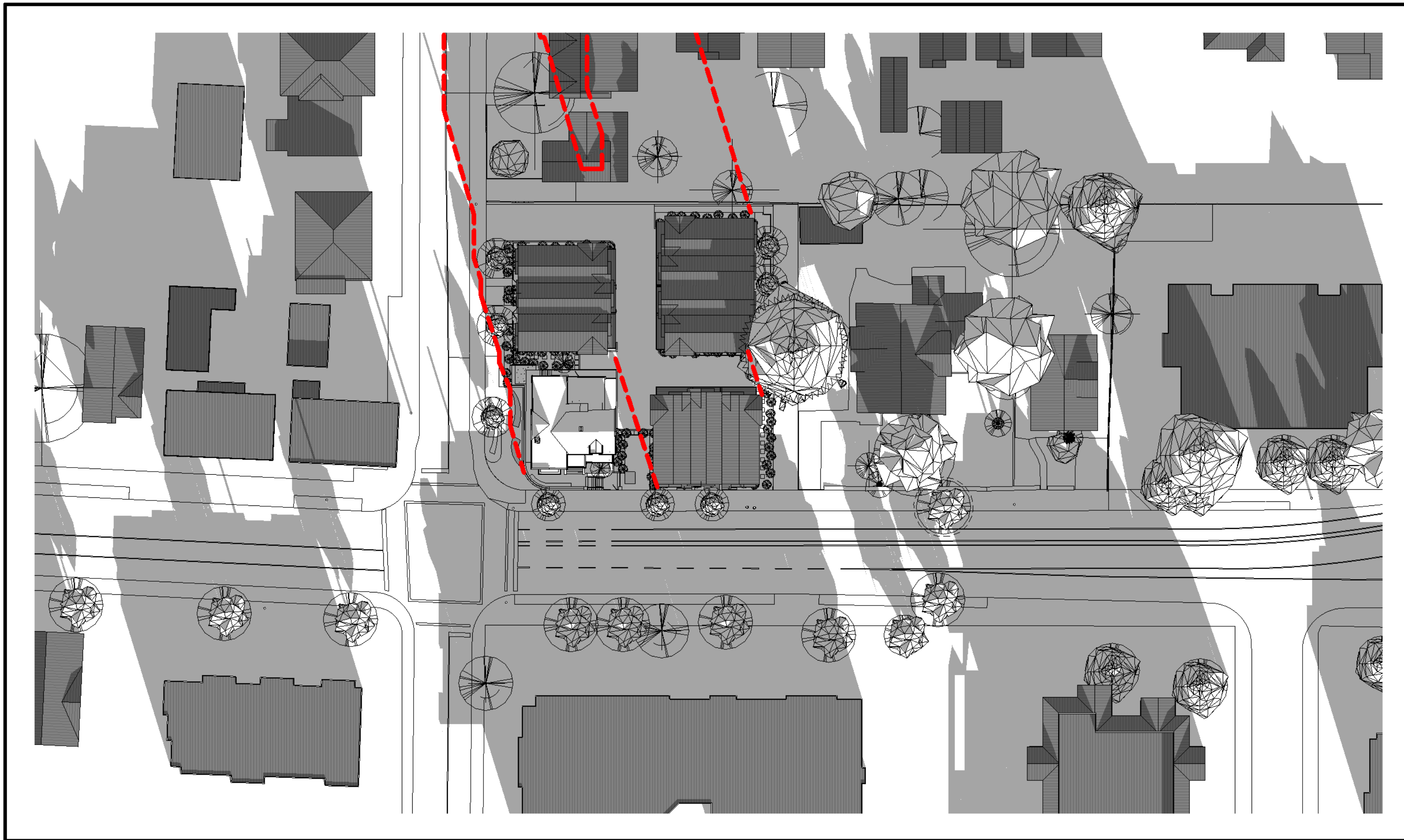
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A-1.4

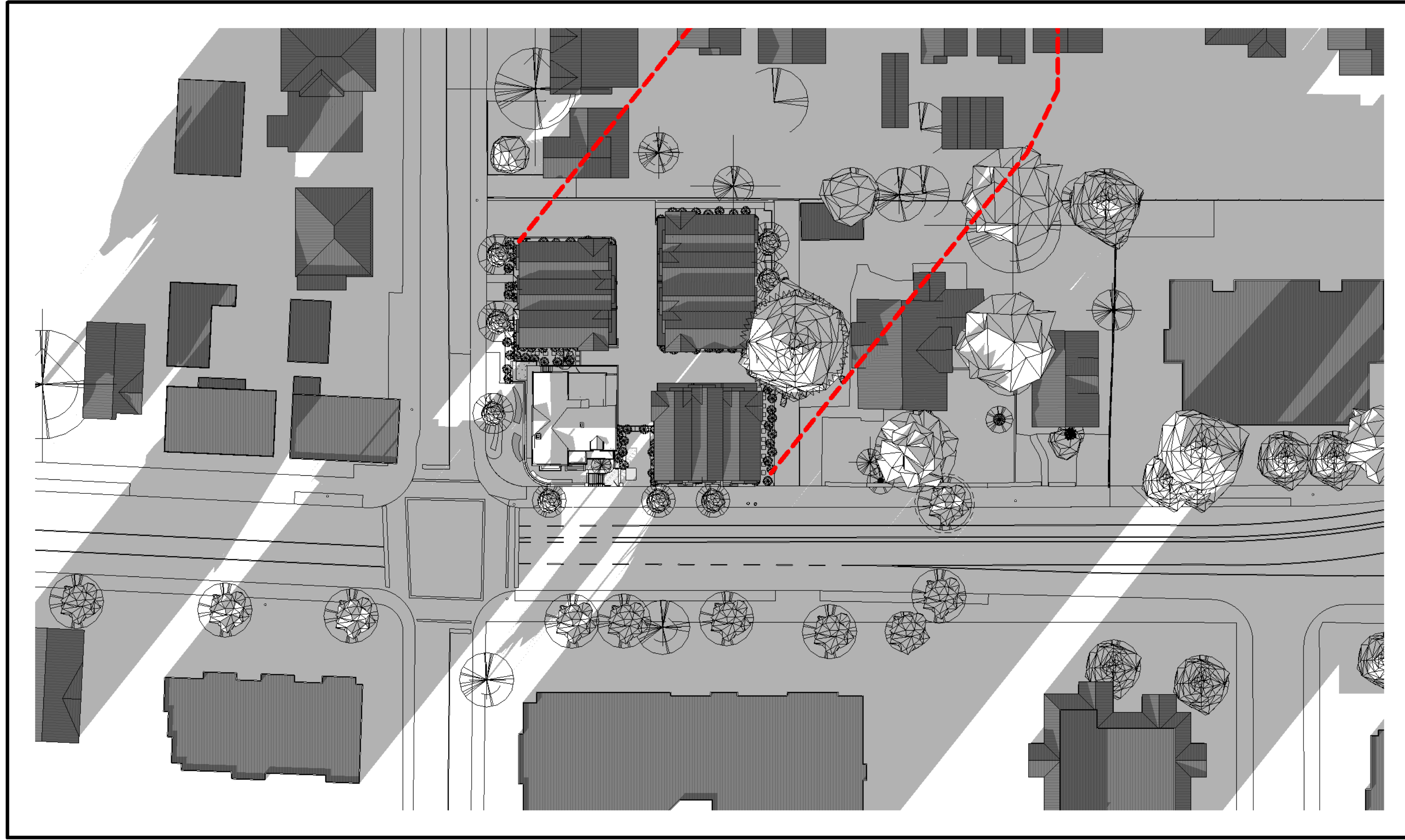
DATE: 2023/11/22



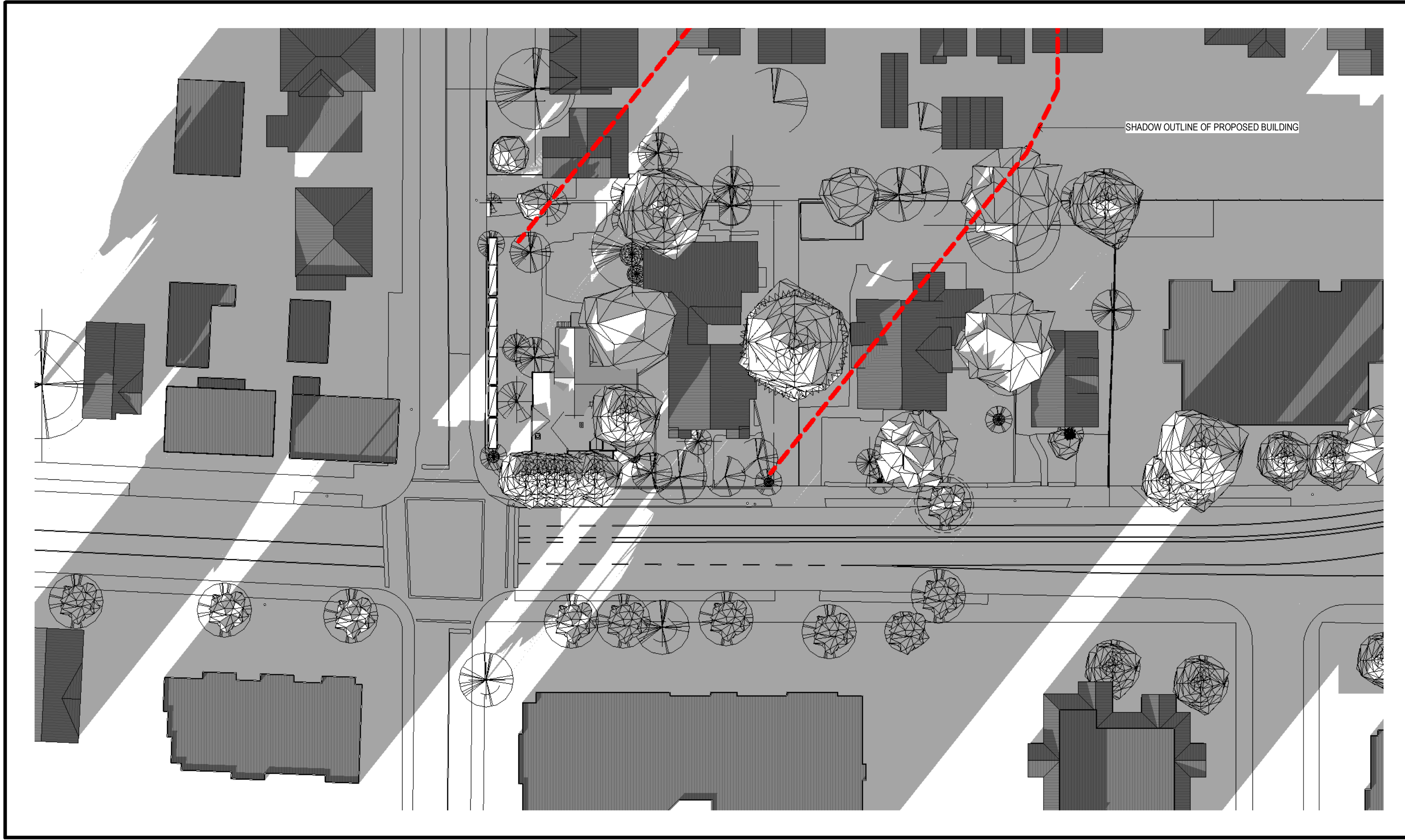
1 | WINTER SOLSTICE - 8AM
1 : 500



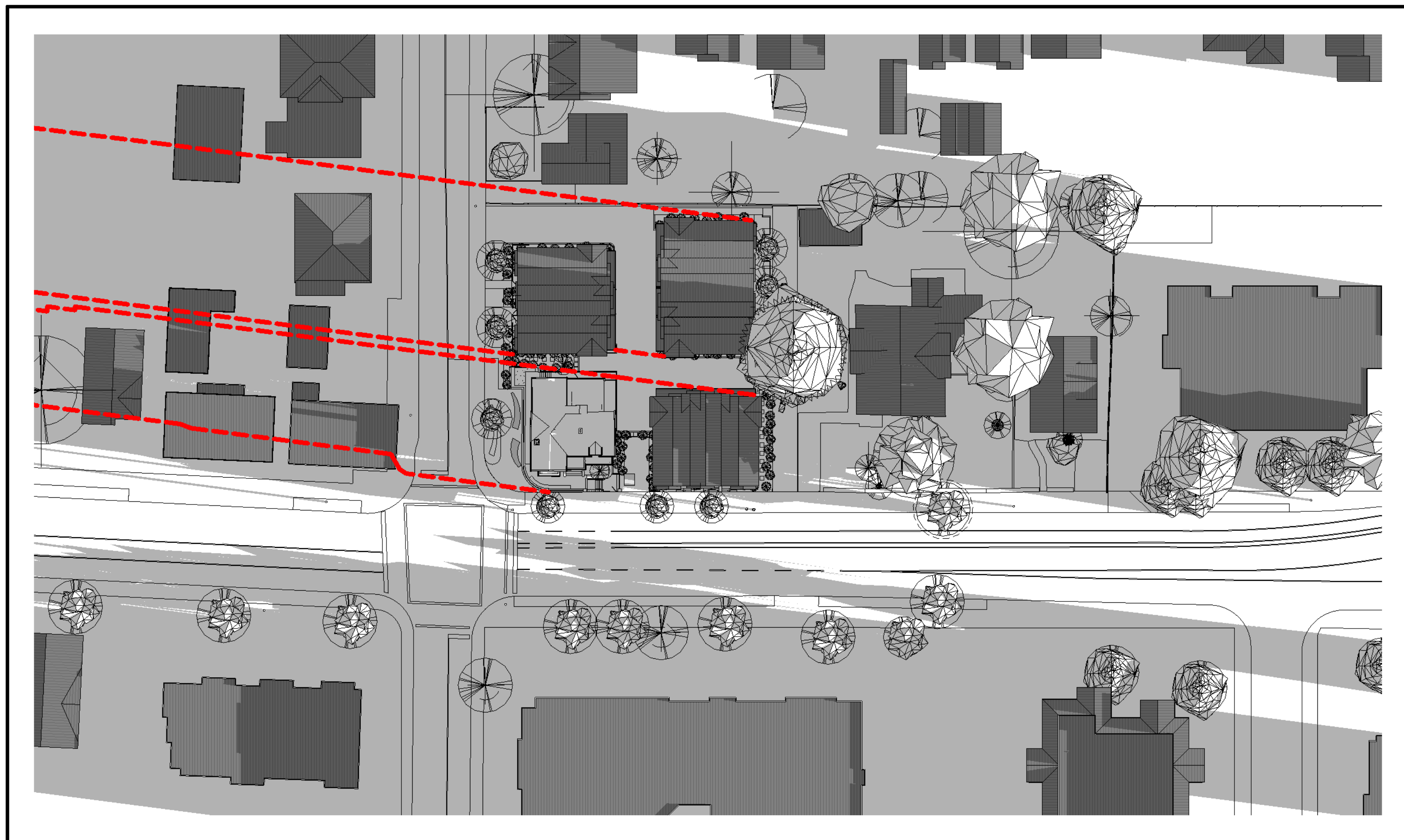
2 | WINTER SOLSTICE - NOON
1 : 500



3 | WINTER SOLSTICE - 4PM
1 : 500



4 | WINTER SOLSTICE - 4PM - EXISTING
1 : 500



1 | SPRING / AUTUMN EQUINOX - 8AM
1 : 500



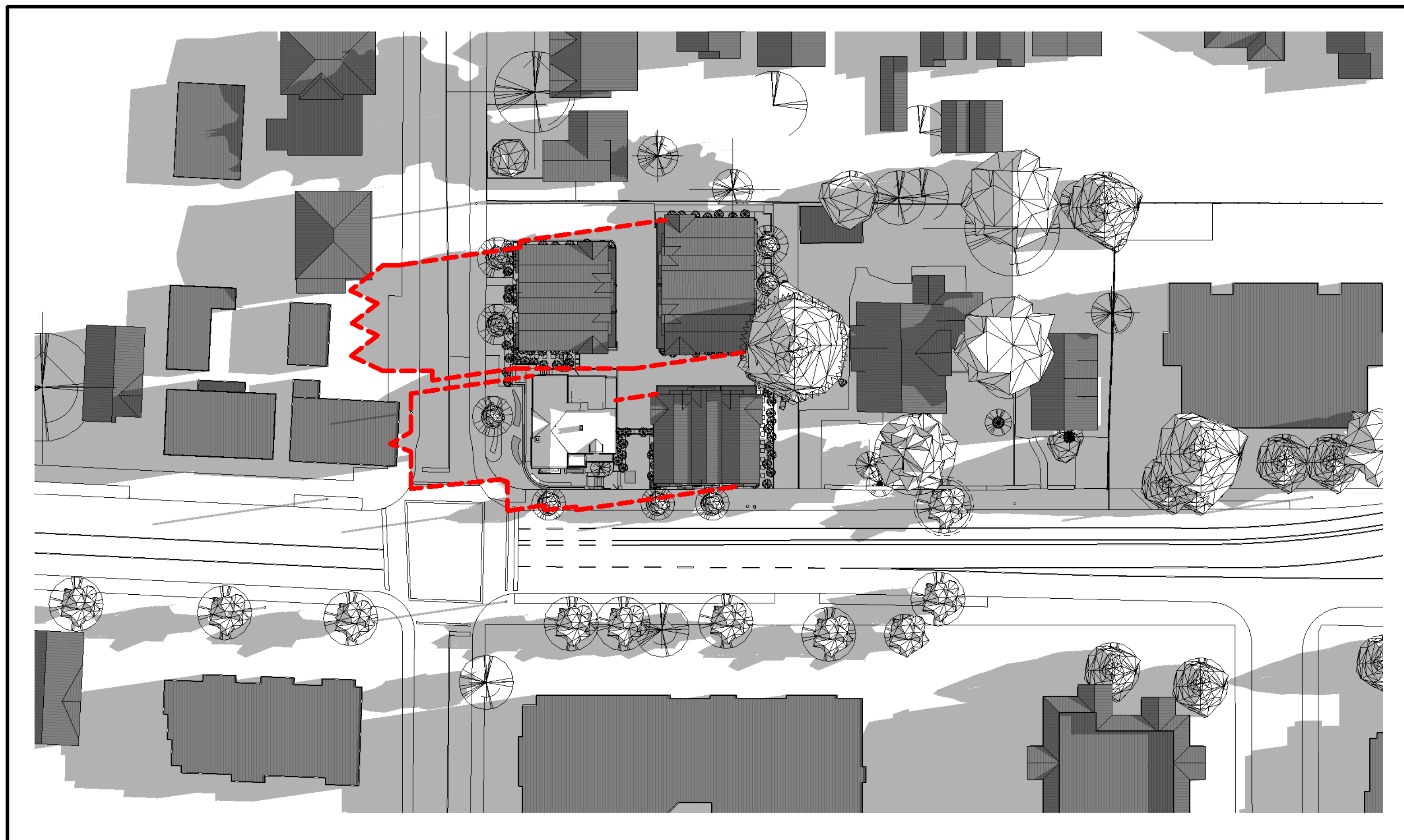
2 | SPRING / AUTUMN EQUINOX - NOON
1 : 500



3 | SPRING / AUTUMN EQUINOX - 4PM
1 : 500



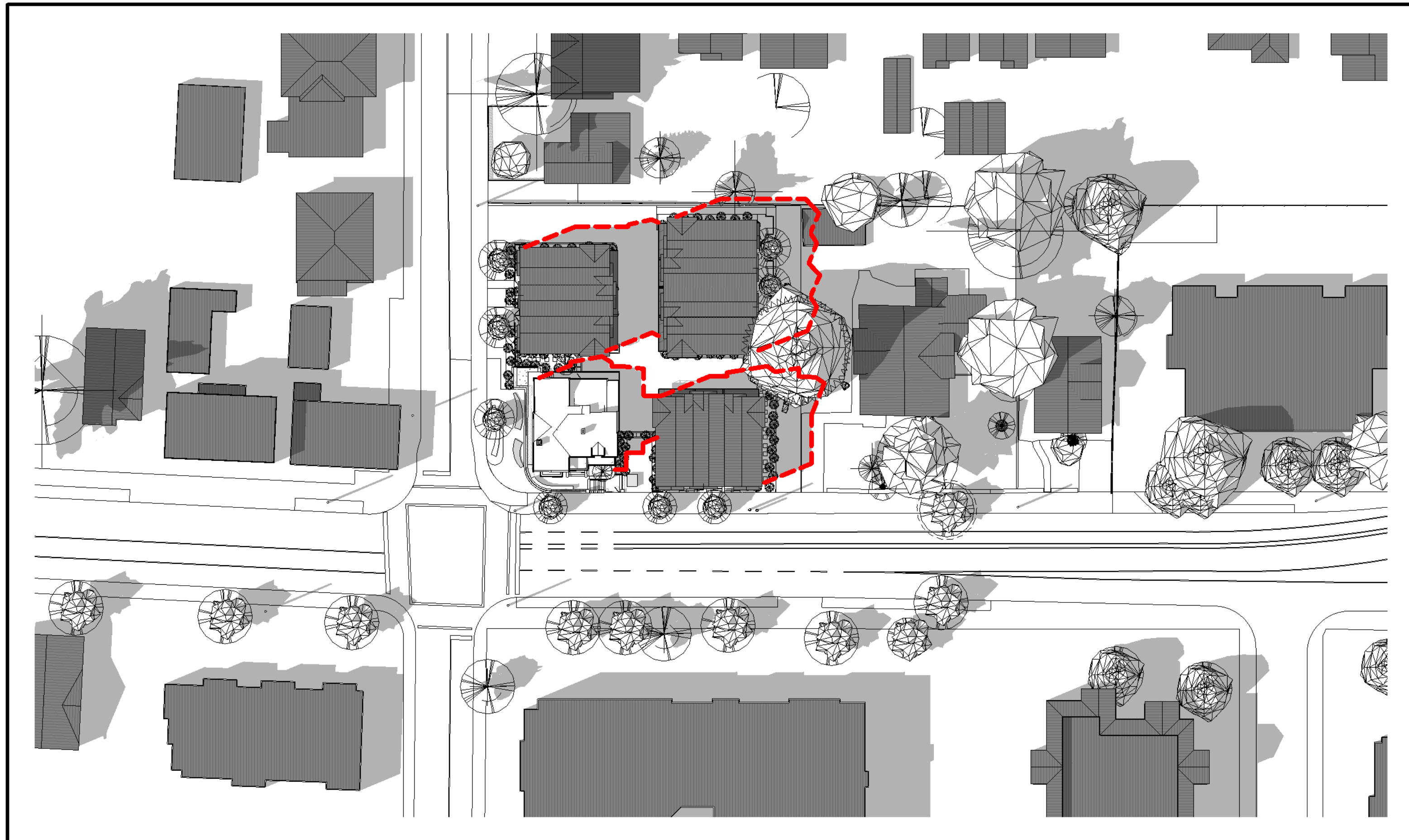
4 | SPRING / AUTUMN EQUINOX - 4PM - EXISTING
1 : 500



1 SUMMER SOLSTICE - 8AM
1 : 500



2 SUMMER SOLSTICE - NOON
1 : 500



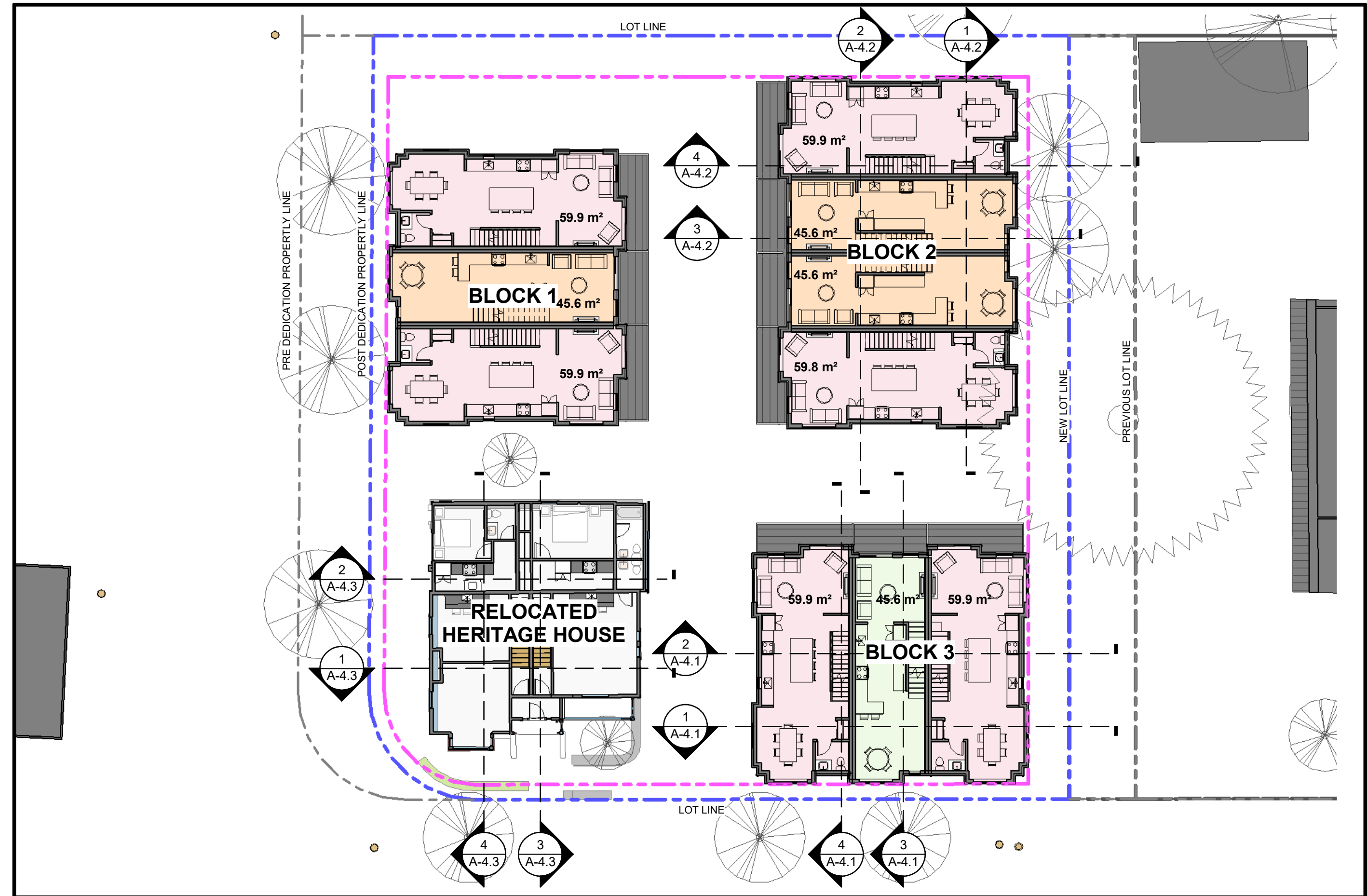
3 SUMMER SOLSTICE - 4PM
1 : 500



4 SUMMER SOLSTICE - 4PM - EXISTING
1 : 500



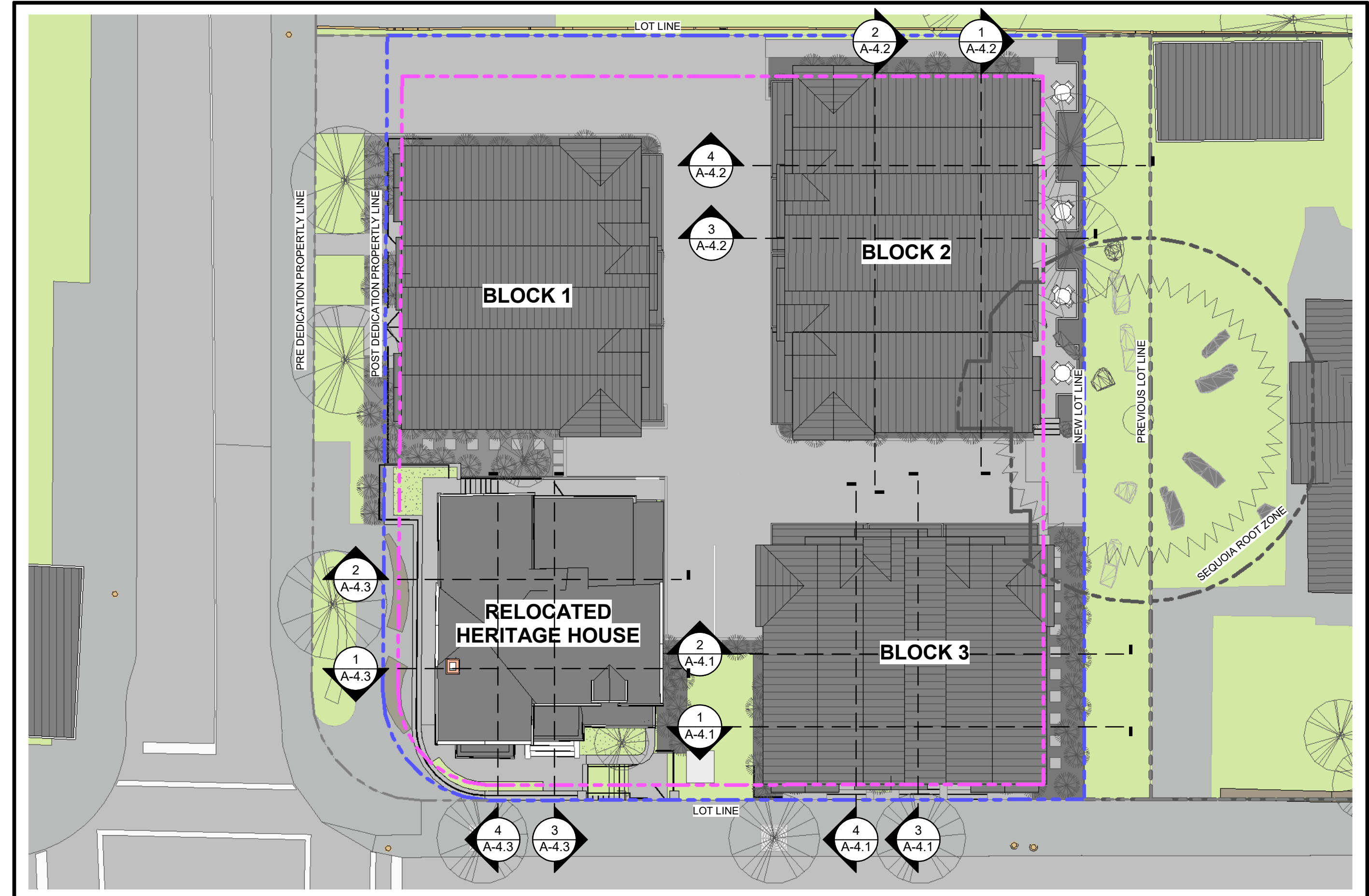
1 LEVEL 1 FLOOR PLAN
1 : 200



2 LEVEL 2 FLOOR PLAN
1 : 200



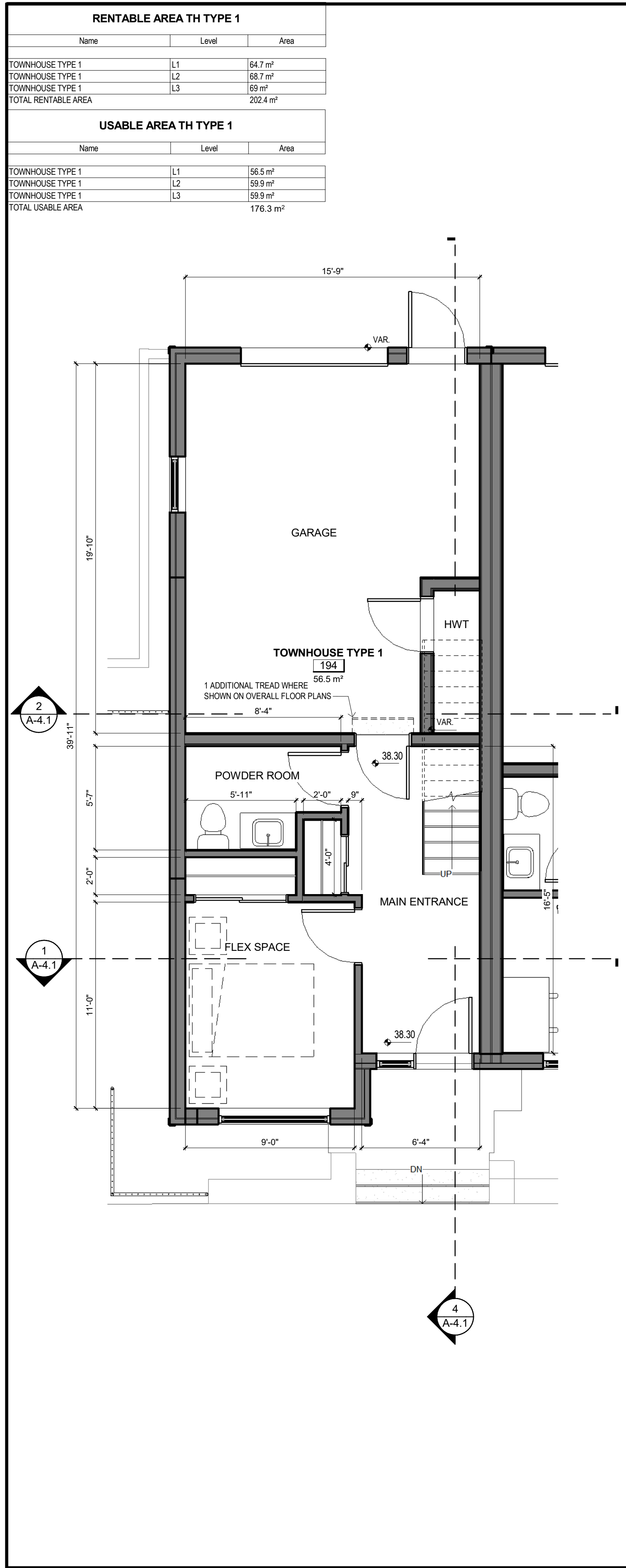
3 LEVEL 3 FLOOR PLAN
1 : 200



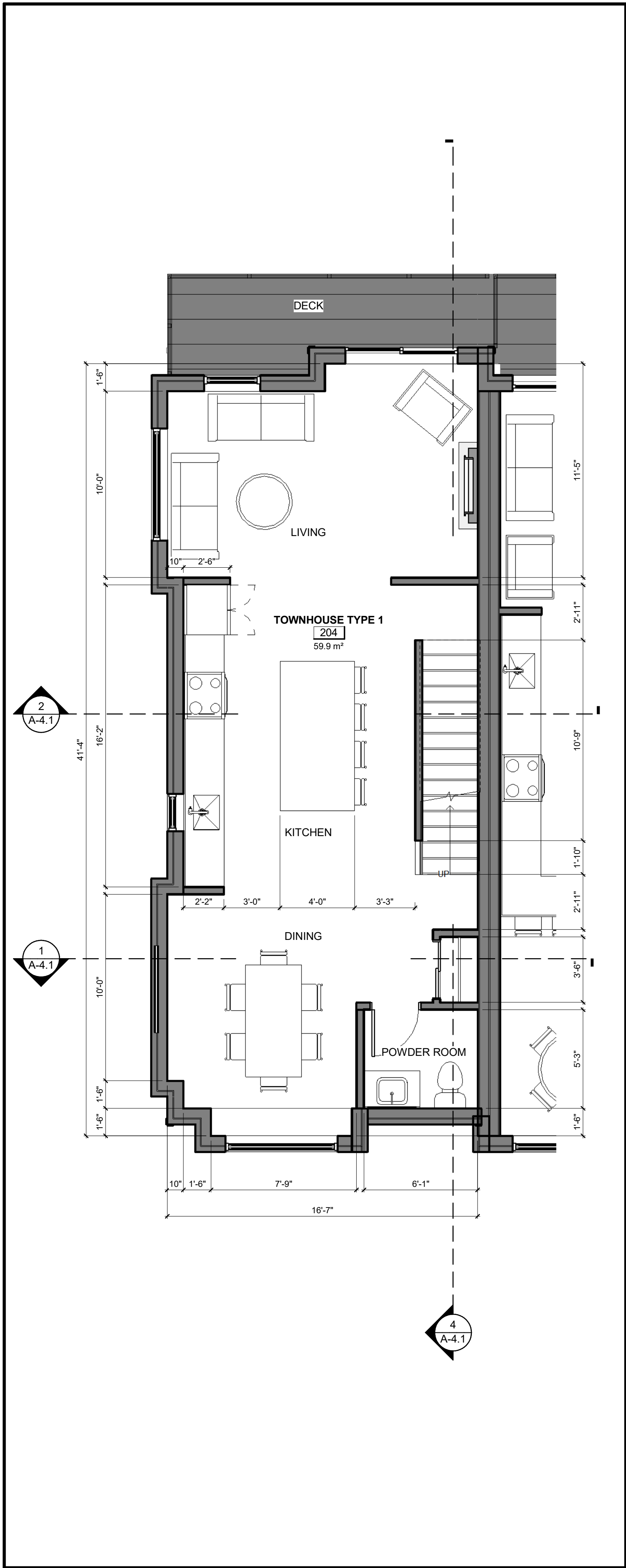
4 ROOF PLAN
1 : 200

AREA DATA

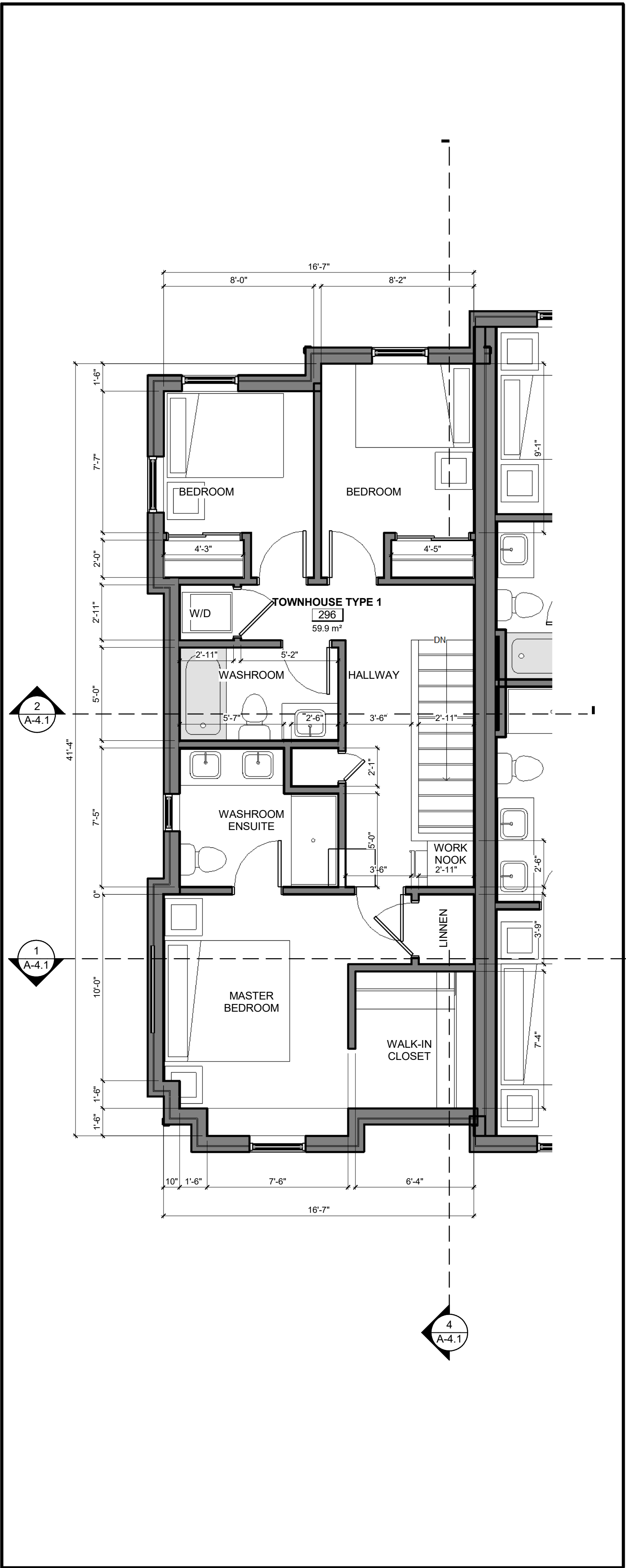
GFA AREAS	
LEVEL	Area
LEVEL 1 BLOCK 1	177.2 m²
LEVEL 1 BLOCK 2	224.5 m²
LEVEL 1 BLOCK 3	177.2 m²
LEVEL 1 HERITAGE HOUSE	149.7 m²
Sub Total	728.6 m²
LEVEL	Area
LEVEL 2 BLOCK 1	189.7 m²
LEVEL 2 BLOCK 2	241.8 m²
LEVEL 2 BLOCK 3	189.7 m²
LEVEL 2 HERITAGE HOUSE	145.4 m²
Sub Total	766.6 m²
LEVEL	Area
LEVEL 3 BLOCK 1	193.4 m²
LEVEL 3 BLOCK 2	249.2 m²
LEVEL 3 BLOCK 3	193.3 m²
Sub Total	635.9 m²
Grand total GFA	2283.9 m²



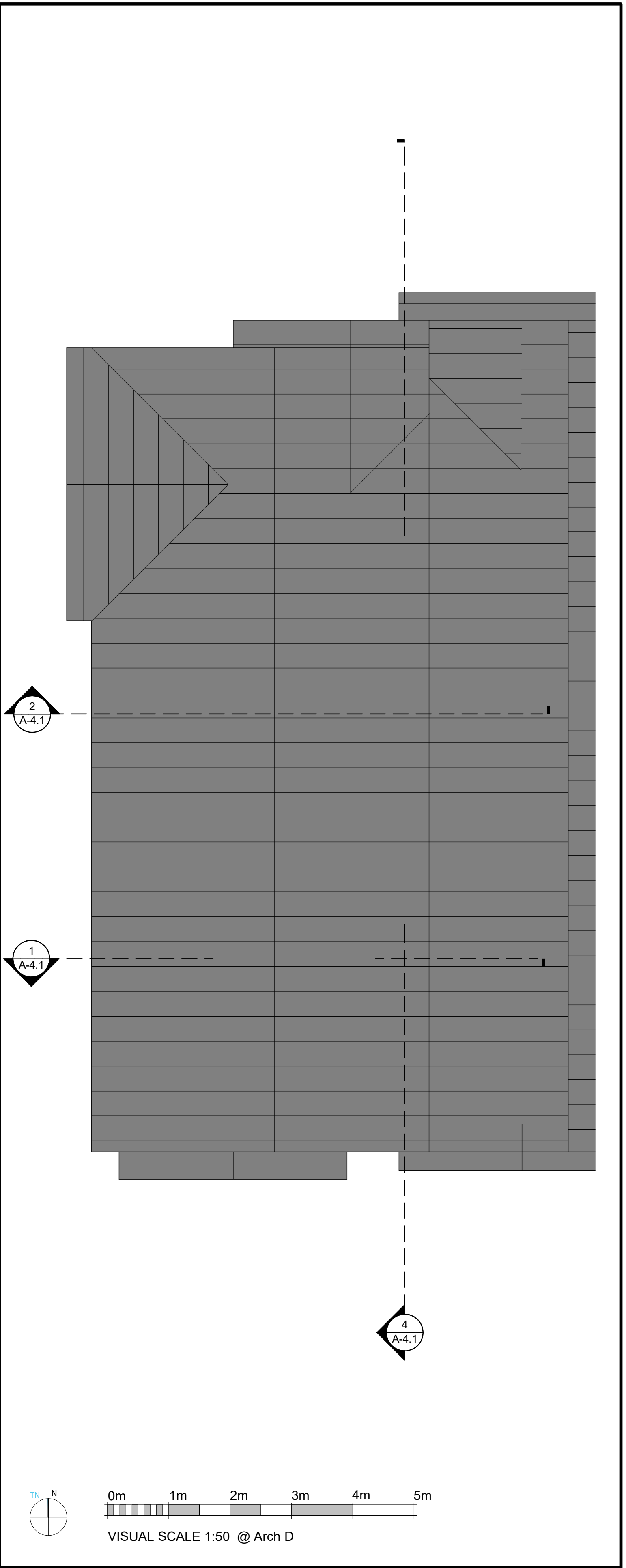
1 | TOWNHOUSE TYPE 1 - L1
1 : 50



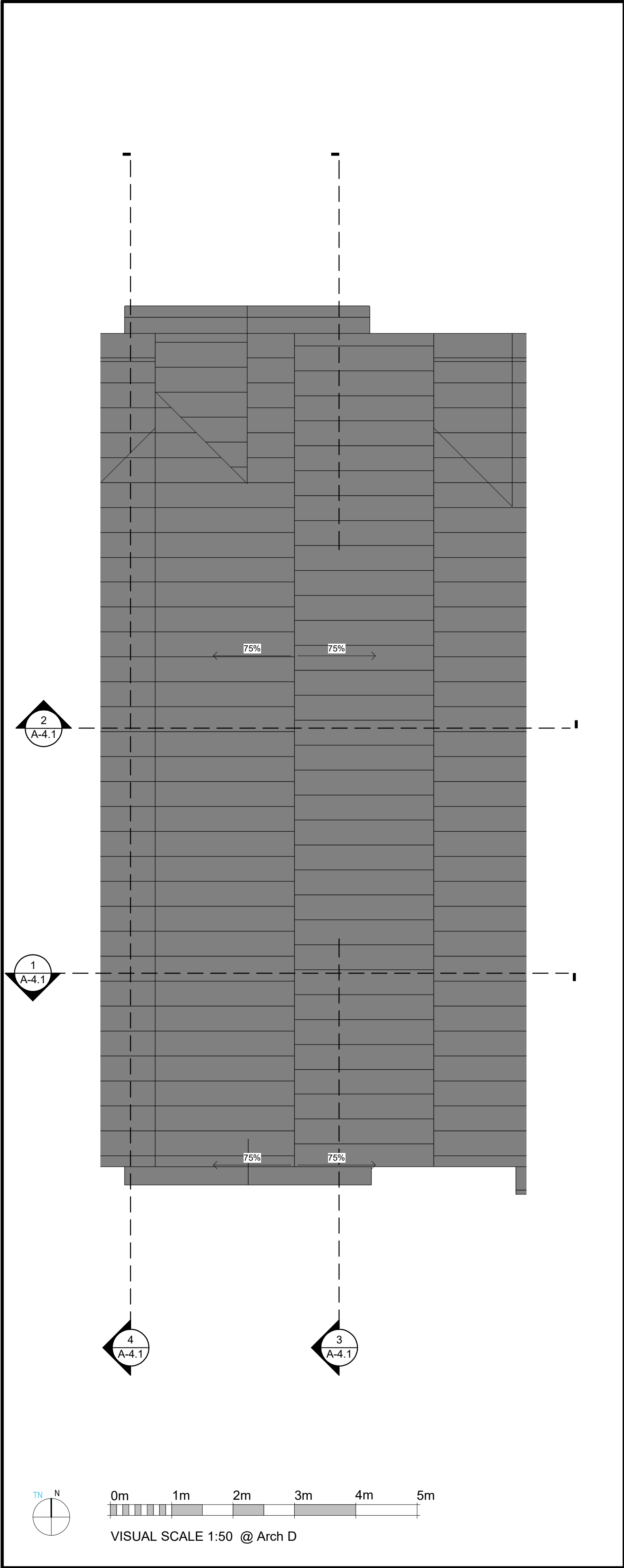
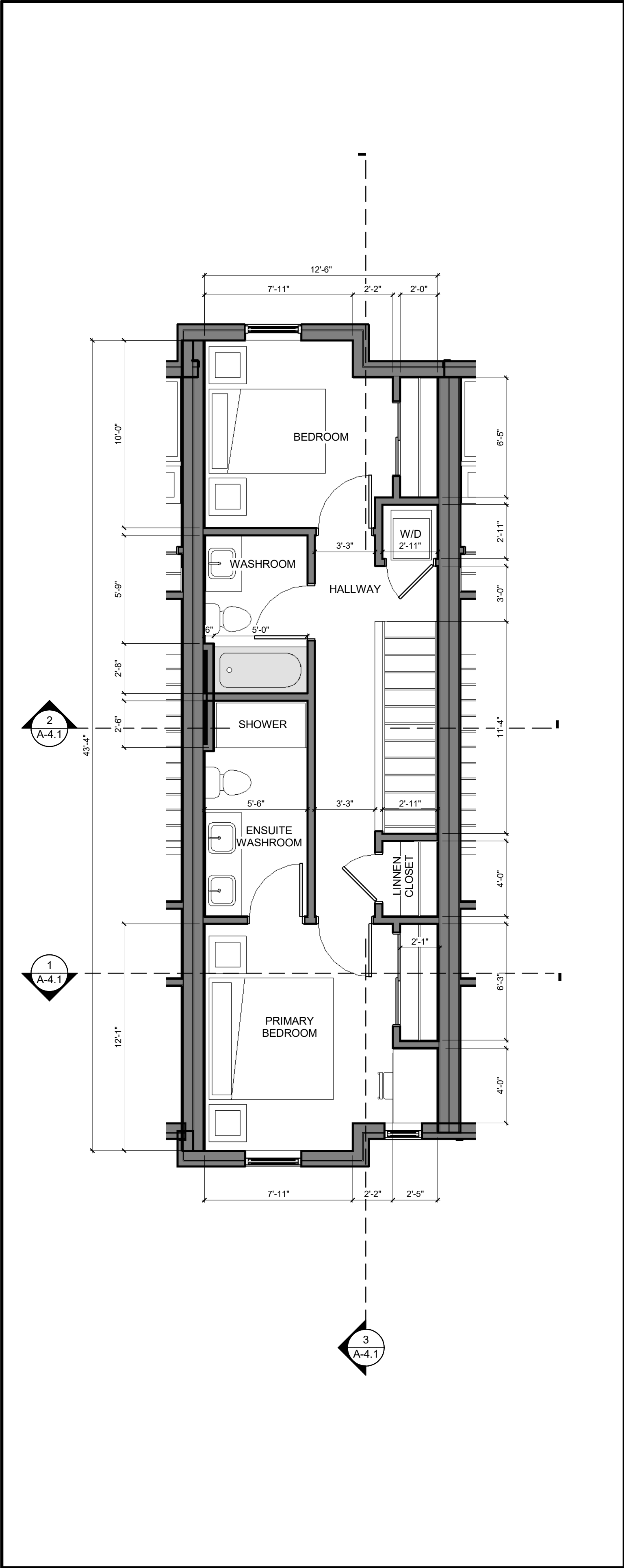
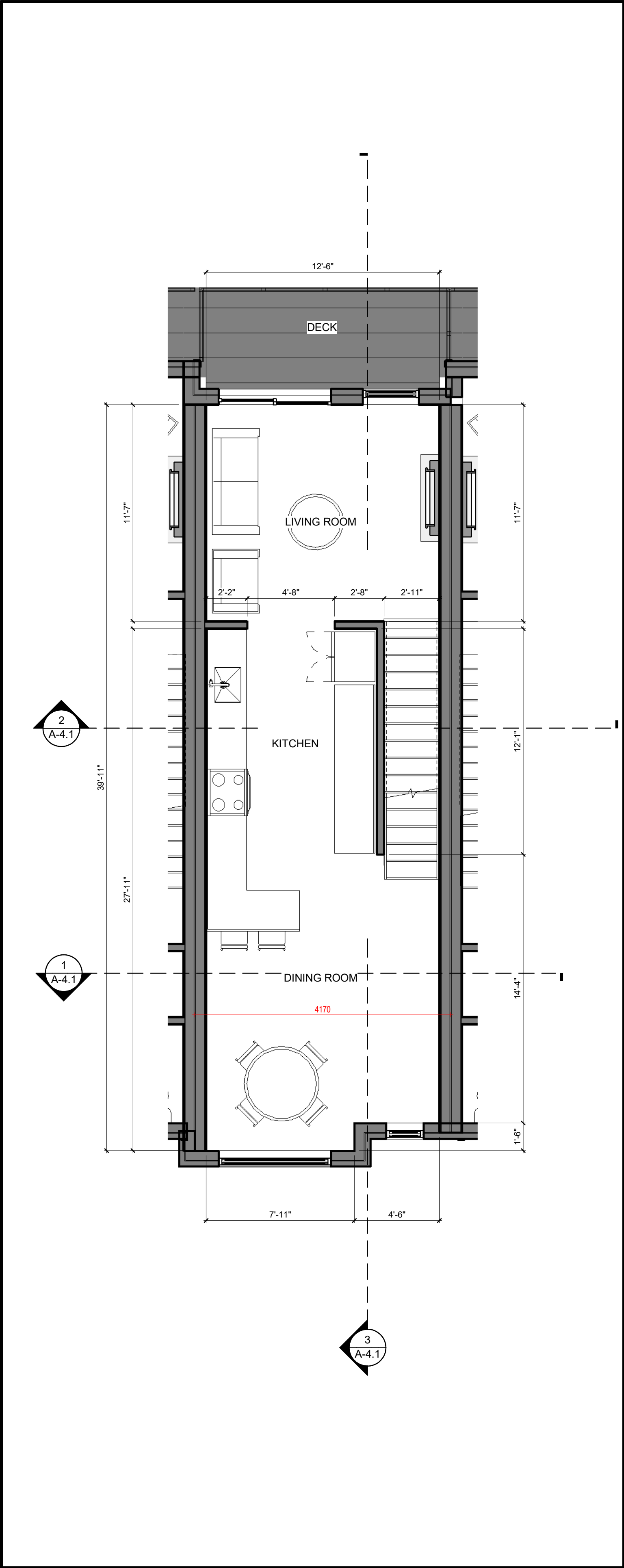
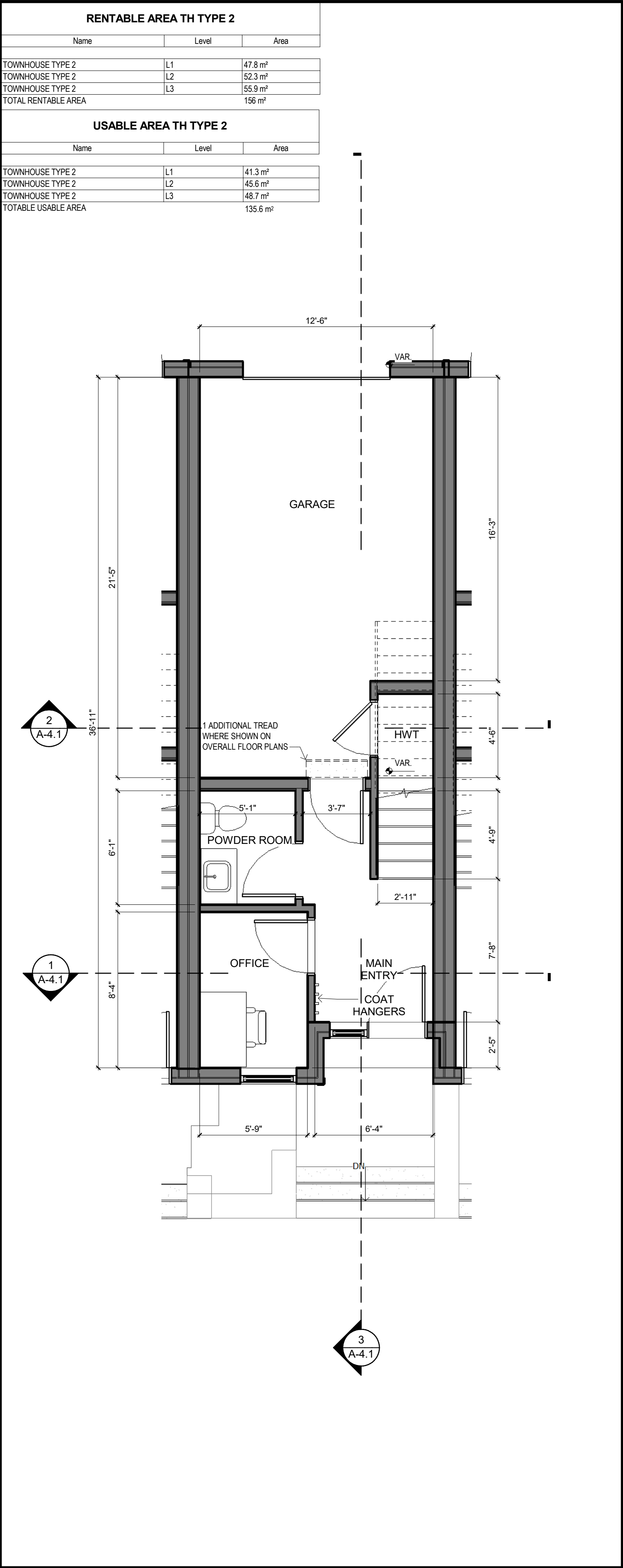
2 | TOWNHOUSE TYPE 1 - L2
1 : 50



3 | TOWNHOUSE TYPE 1 - L3
1 : 50



4 | TOWNHOUSE TYPE 1 - ROOF
1 : 50



1

TOWNHOUSE TYPE 2 - L1

1 : 50

2

TOWNHOUSE TYPE 2 - L2

1 : 50

3

TOWNHOUSE TYPE 2 - L3

1 : 50

4

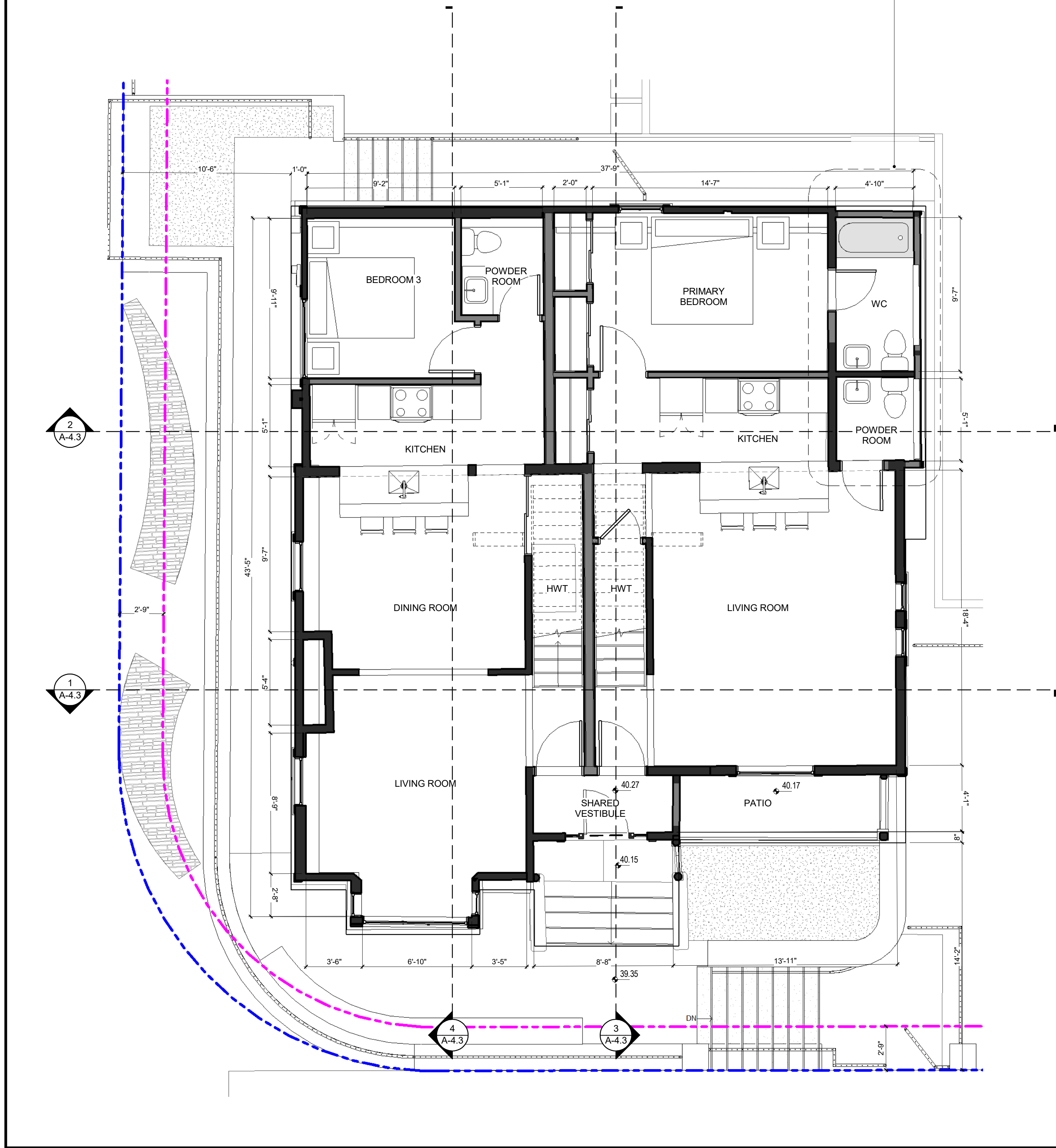
TOWNHOUSE TYPE 2 - ROOF

1 : 50

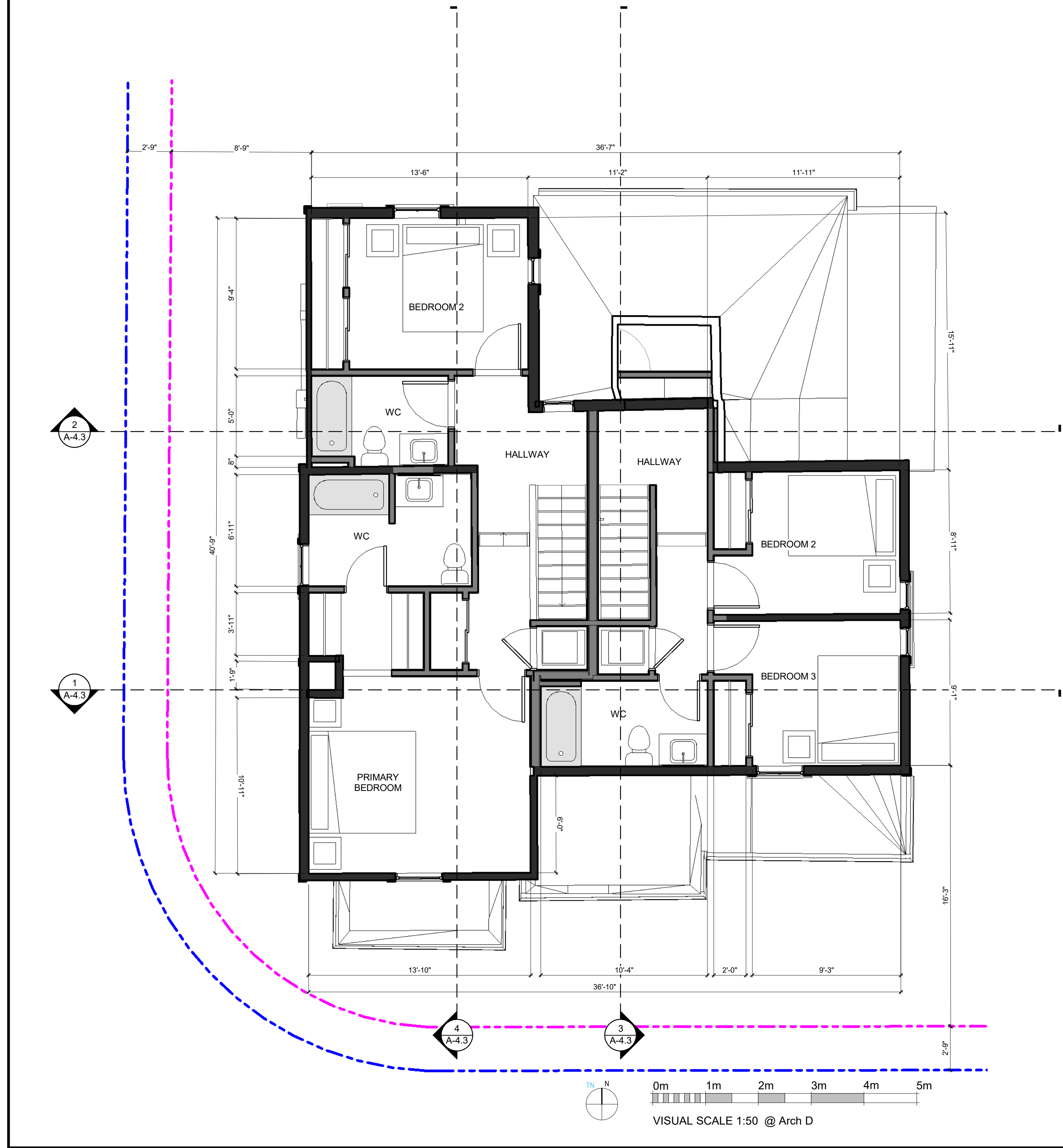
RENTABLE AREA HERITAGE TYPE 1			RENTABLE AREA HERITAGE TYPE 2		
NAME	LEVEL	AREA	NAME	LEVEL	AREA
HERITAGE TYPE 1	L1	66.4 m²	HERITAGE TYPE 2	L1	62.2 m²
HERITAGE TYPE 1	L2	69.5 m²	HERITAGE TYPE 2	L2	40.4 m²
TOTAL RENTABLE AREA		135.9 m²	TOTAL RENTABLE AREA		102.6 m²

USABLE AREA HERITAGE TYPE 1			USABLE AREA HERITAGE TYPE 2		
NAME	LEVEL	AREA	NAME	LEVEL	AREA
HERITAGE TYPE 1	L1	61.2 m²	HERITAGE TYPE 2	L1	57.0 m²
HERITAGE TYPE 1	L2	64.8 m²	HERITAGE TYPE 2	L2	36.2 m²
TOTAL USABLE AREA		126.0 m²	TOTAL USABLE AREA		93.2 m²

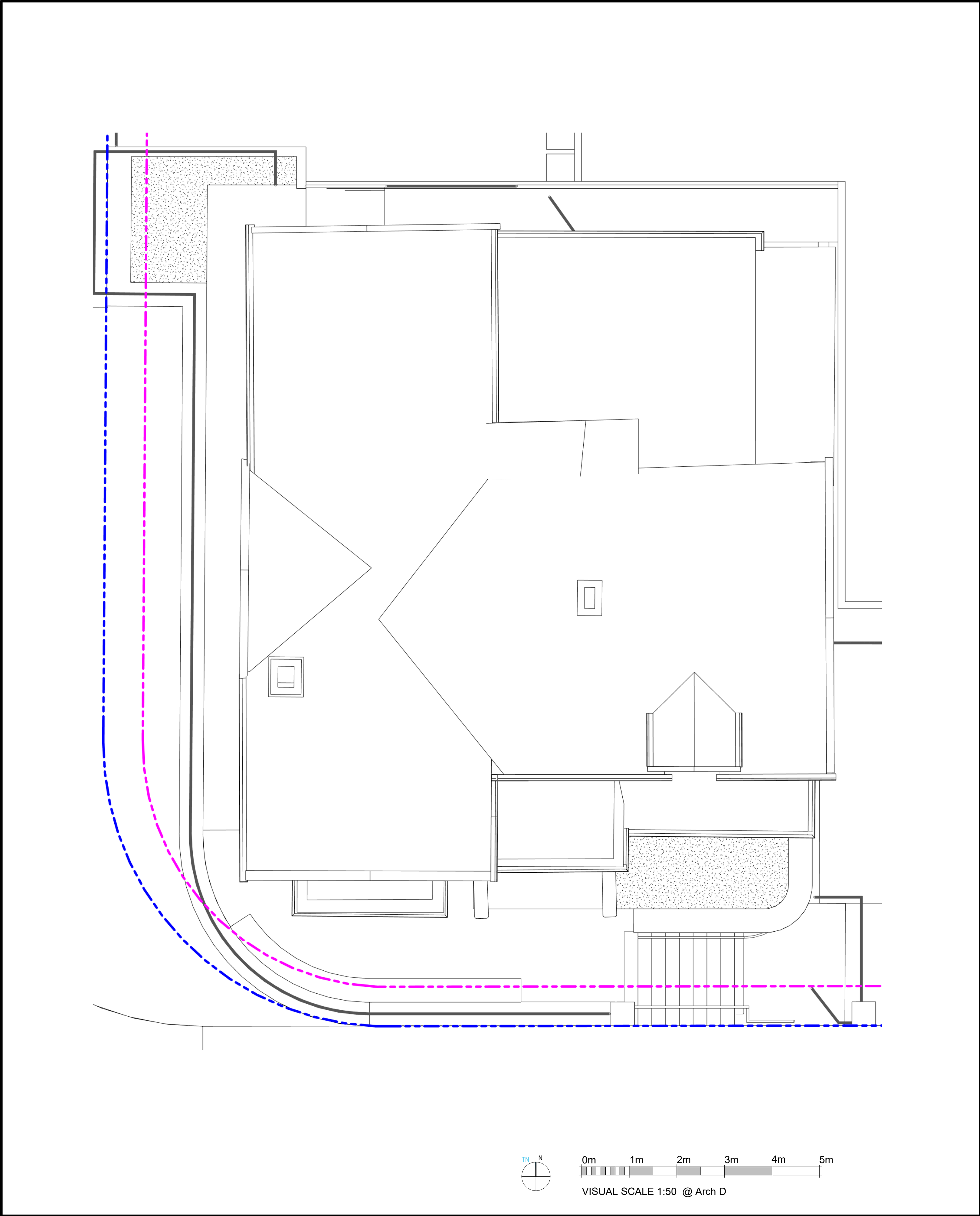
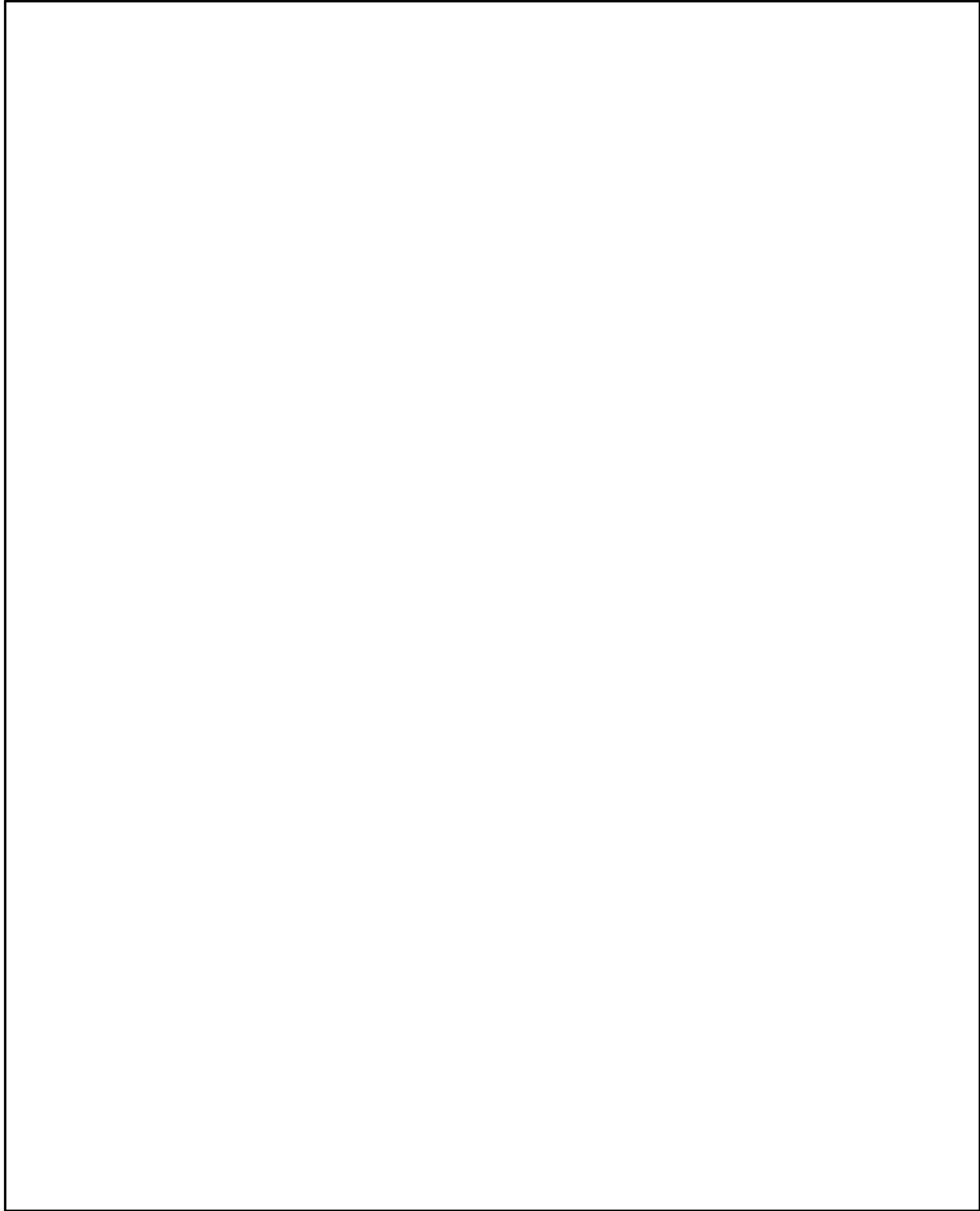
REBUILT AREA TO
COMPLY WITH
ADEQUATE
STRUCTURAL DESIGN



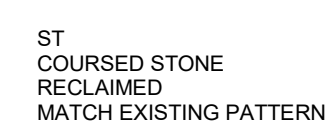
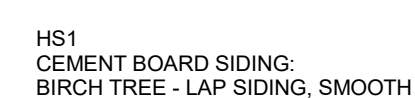
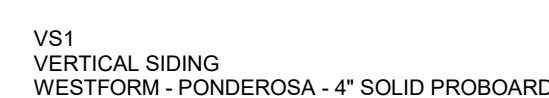
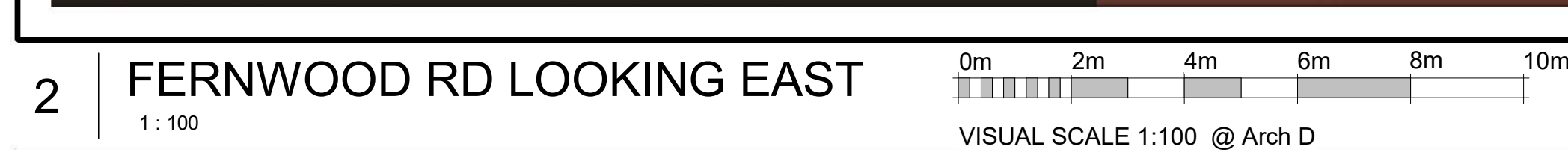
1 | HERITAGE HOUSE - L1
1 : 50



2 | HERITAGE HOUSE - L2
1 : 50



1 HERITAGE HOUSE - ROOF
1 : 50



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PRIMEX INVESTMENTS

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JOB No.: 2246

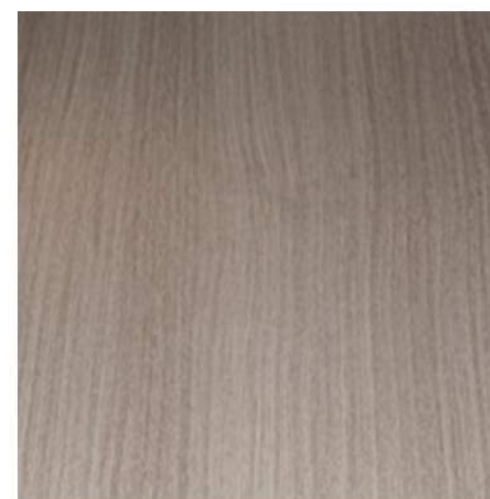
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DATE: 2023/11/22

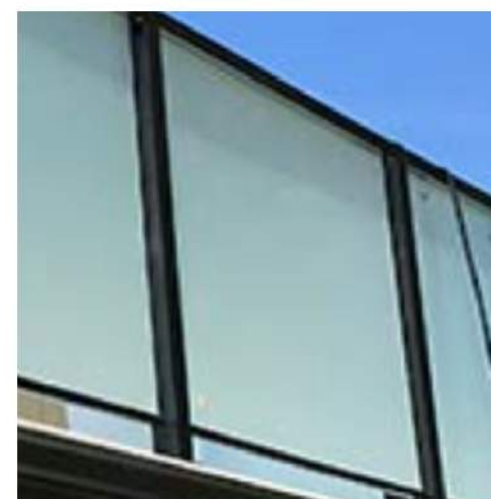
ELEVATION KEY NOTES & MATERIALS

Keynote Legend

Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
HS1	CEMENT BOARD SIDING - BIRCH TREE - HARDIE 8" LAP SIDING
SS3	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 16" FLAT
VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VS2	CEMENT BOARD SIDING - PEARL GRAY - HARDIE BOARD & BATTEN
VW	VINYL DOOR & WINDOW - BLACK



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



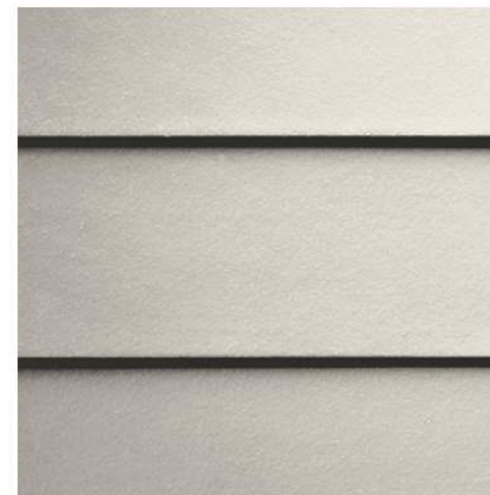
GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED



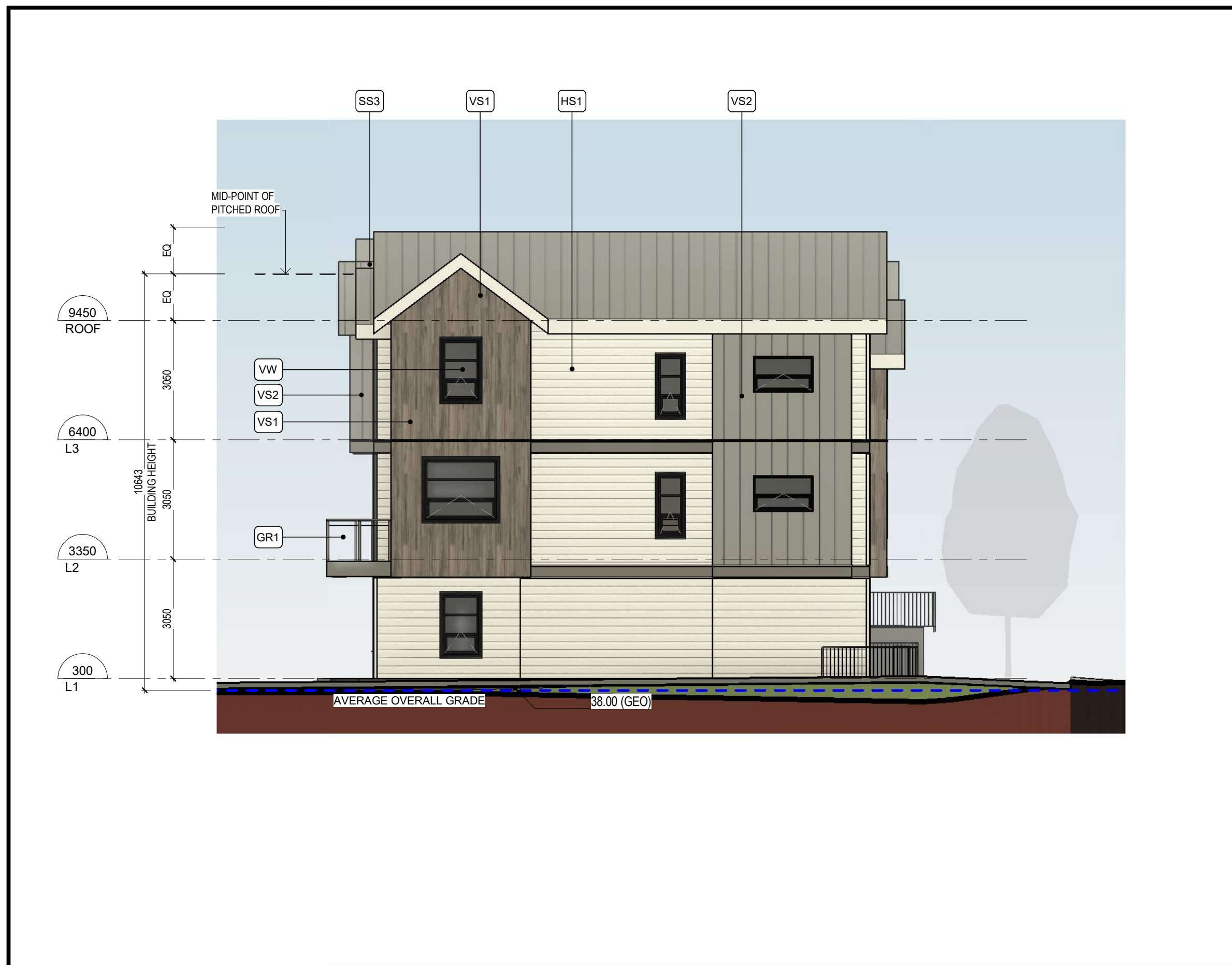
VS3
CEMENT BOARD SIDING:
PEARL GRAY - VERTICAL BOARD AND BATTEN SIDING



RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

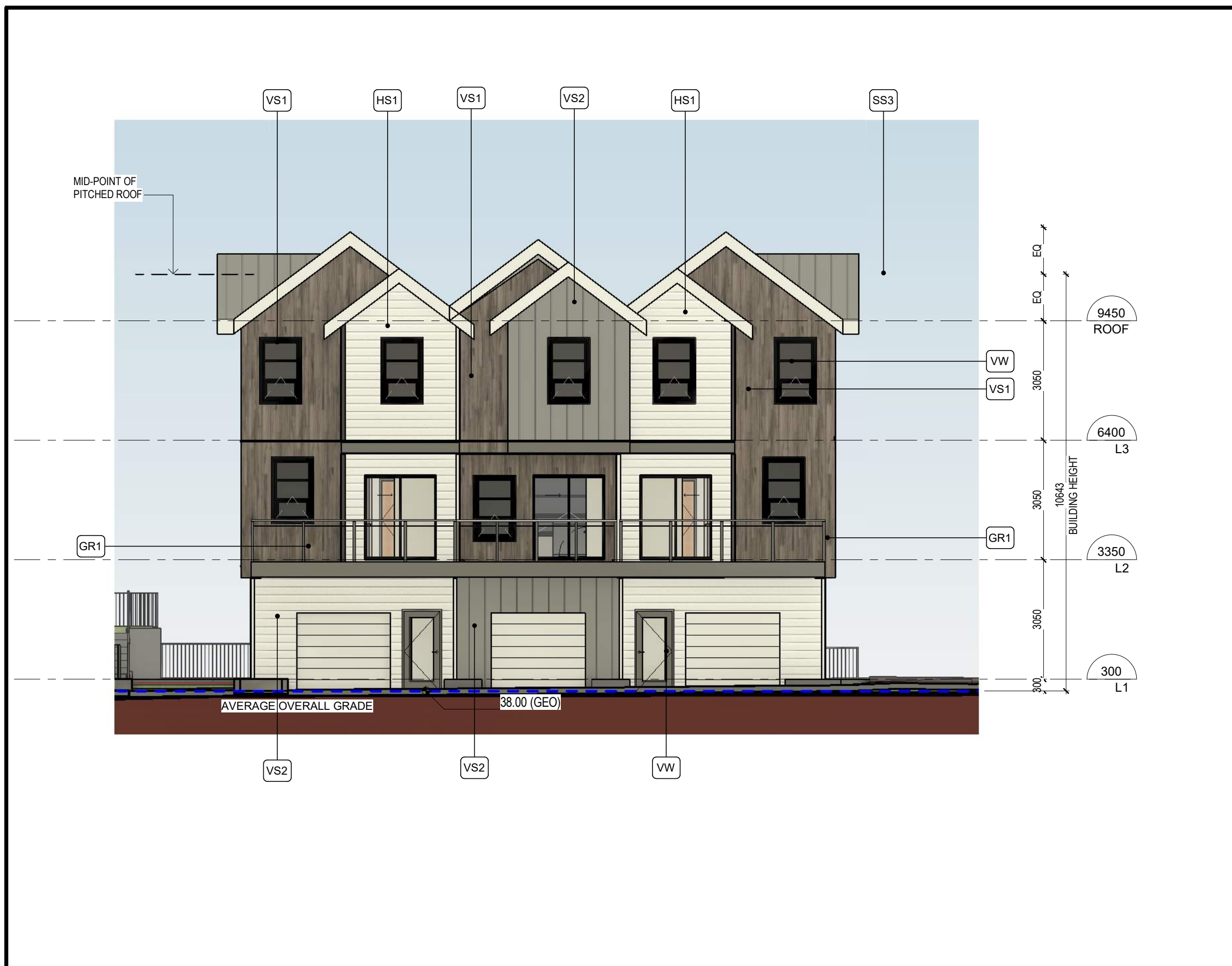


HS1
CEMENT BOARD SIDING:
BIRCH TREE - LAP SIDING, SMOOTH



1 BLOCK 1&3 NORTH / WEST ELEVATION

1:100



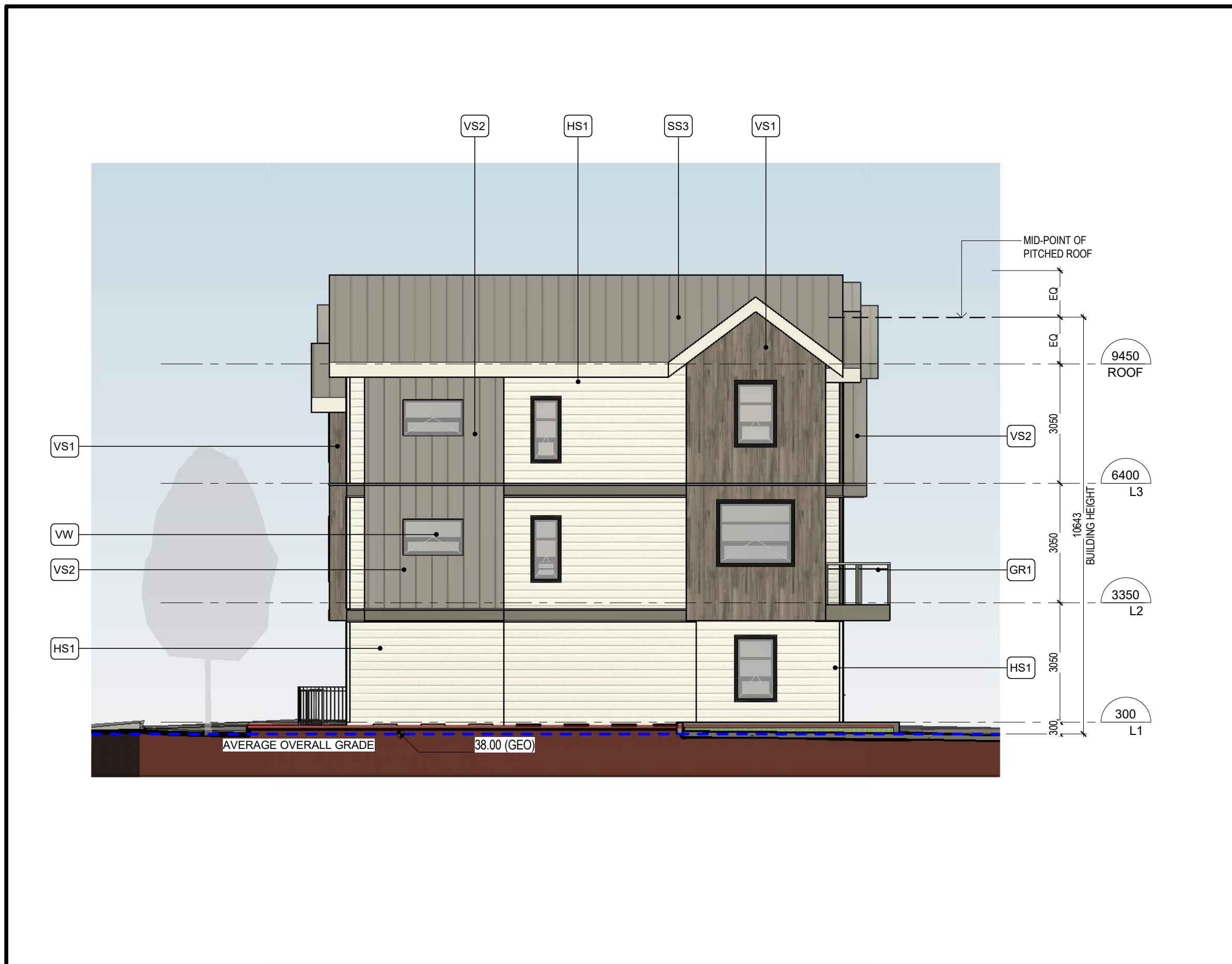
2 BLOCK 1&3 EAST / NORTH ELEVATION

1:100



3 BLOCK 1&3 WEST / SOUTH ELEVATION

1:100



4 BLOCK 1&3 SOUTH / EAST ELEVATION

1:100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

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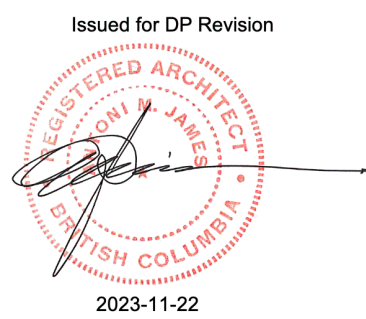
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PRIMEX INVESTMENTS

2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2022-11-21
No.	Description	Date

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SEQUOIA TOWNHOUSES

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BLOCK 1 & 3 ELEVATIONS

JOB No.: 2246

SCALE: As indicated

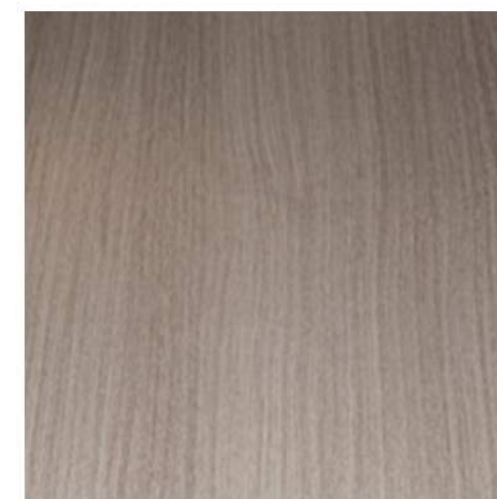
A-3.1

DATE: 2023/11/22

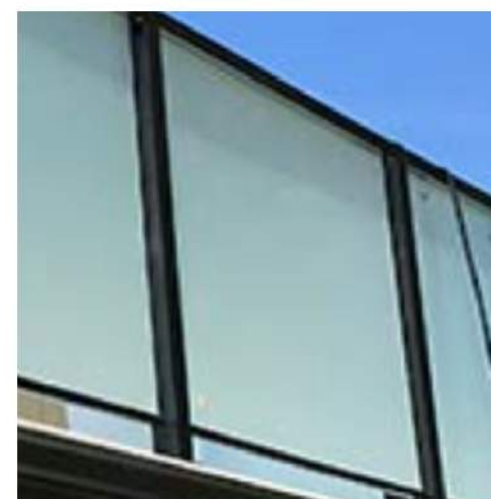
ELEVATION KEY NOTES & MATERIALS

Keynote Legend

Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
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VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VS2	CEMENT BOARD SIDING - PEARL GRAY - HARDIE BOARD & BATTEN
VW	VINYL DOOR & WINDOW - BLACK



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED



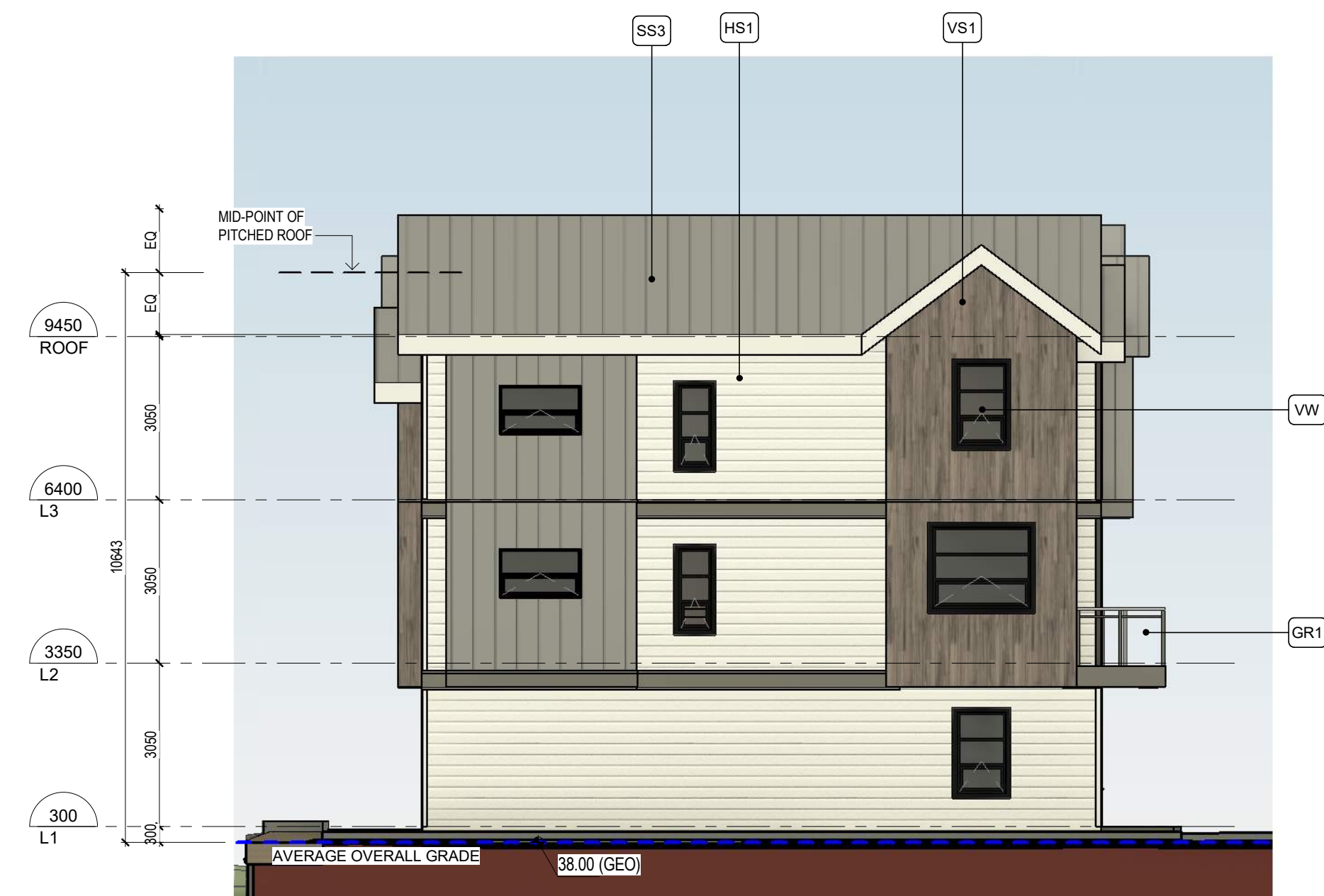
VS3
CEMENT BOARD SIDING:
PEARL GRAY - VERTICAL BOARD AND BATTEN SIDING



RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP



HS1
CEMENT BOARD SIDING:
BIRCH TREE - LAP SIDING, SMOOTH



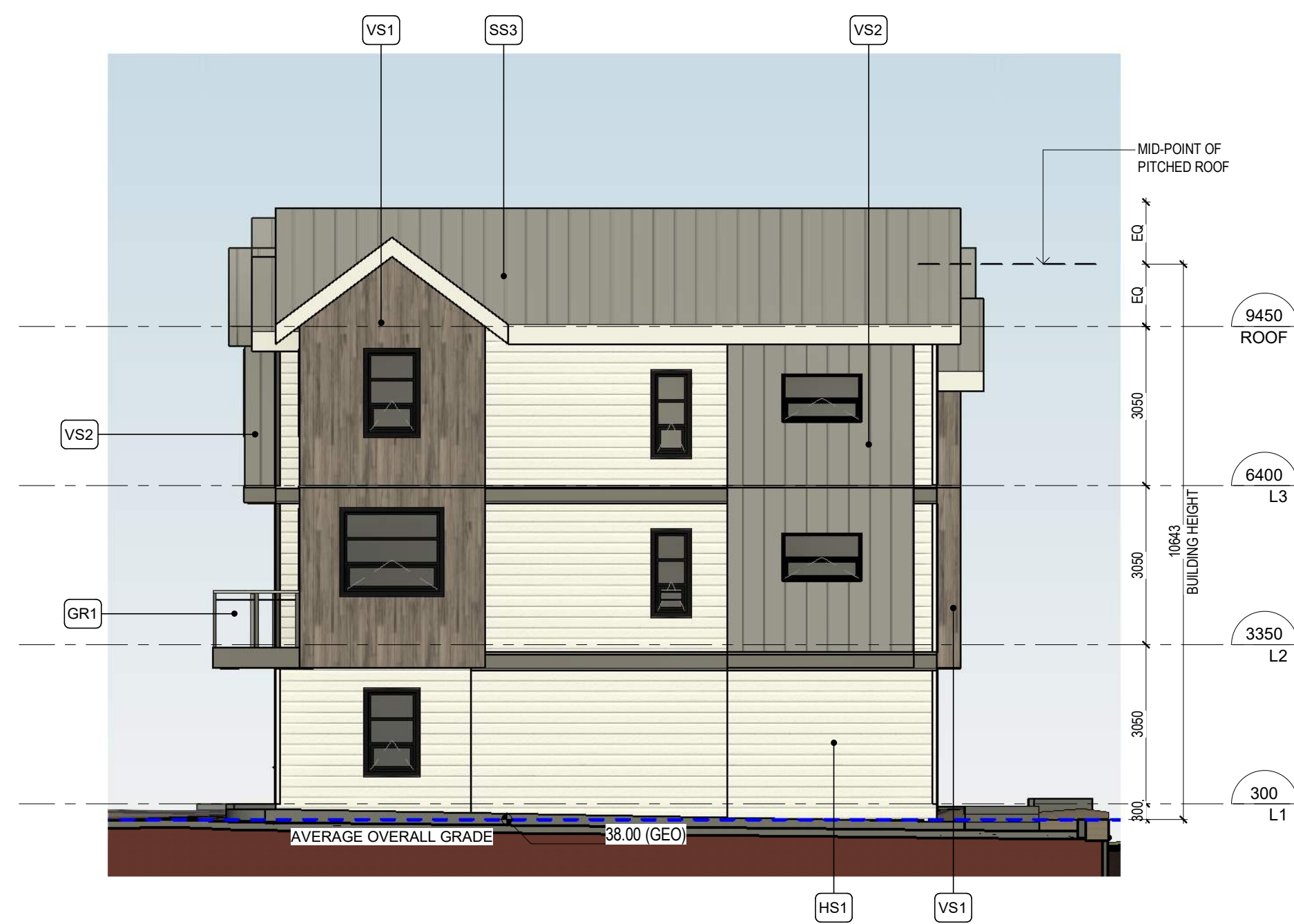
1 BLOCK 2 NORTH ELEVATION
1:100



2 BLOCK 2 EAST ELEVATION
1:100



3 BLOCK 2 WEST ELEVATION
1:100



4 BLOCK 2 SOUTH ELEVATION
1:100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

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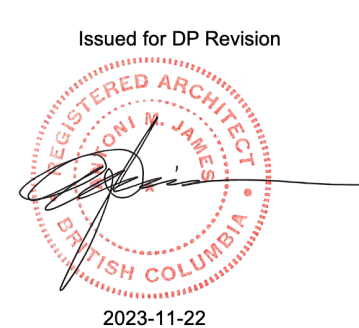
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PRIMEX INVESTMENTS

2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2022-11-21
No.	Description	Date

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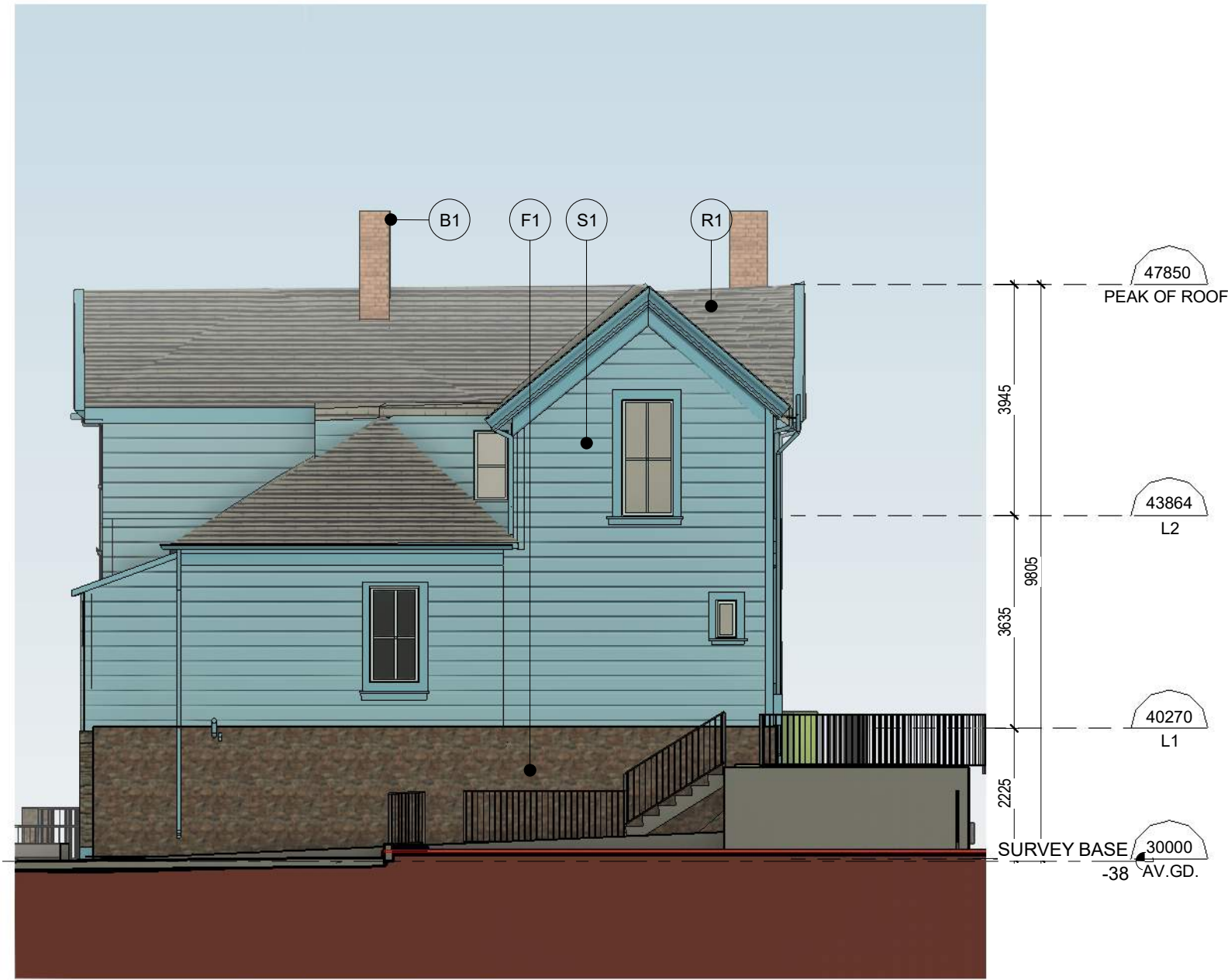
BLOCK 2 ELEVATIONS

JOB No.: 2246

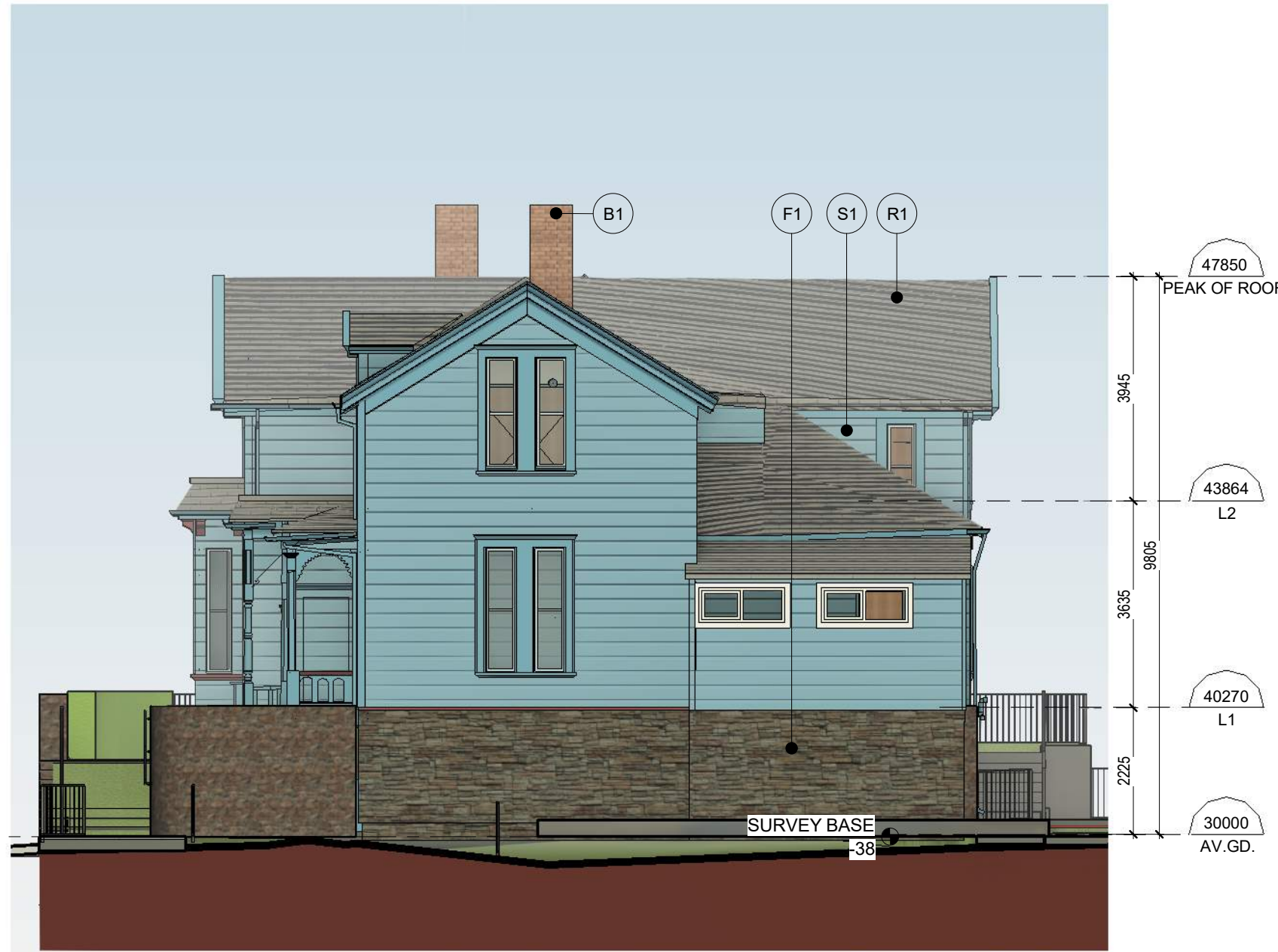
SCALE: As indicated

A-3.2

DATE: 2023/11/22



1 HERITAGE NORTH ELEVATION
1 : 100



2 HERITAGE EAST ELEVATION
1 : 100



3 HERITAGE HOUSE SOUTH / EAST ELEVATION1
1 : 100



4 HERITAGE WEST ELEVATION
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

ELEVATION KEY NOTES & MATERIALS



B1
EXISTING BRICK



S1
EXISTING CHANNEL RUSTIC SIDING



F1
EXISTING ROCK FOUNDATION WALL



F2
EXISTING FENCING WALL



R1
EXISTING ROOF SHINGLES



TR1
EXISTING TRIM 1

KEY NOTE LEYEND

KEY VALUE	KEYNOTE TEXT
S1	EXISTING CHANNEL RUSTIC SIDING
R1	EXISTING ROOF SHINGLES
F1	EXISTING FOUNDATION WALL
F2	EXISTING FENCING WALL
B1	EXISTING BRICK TYPE 1
TR1	EXISTING TRIM TYPICAL



EXISTING FRONT ENTRY



EXISTING FRONT WINDOW WITH STAINED GLASS

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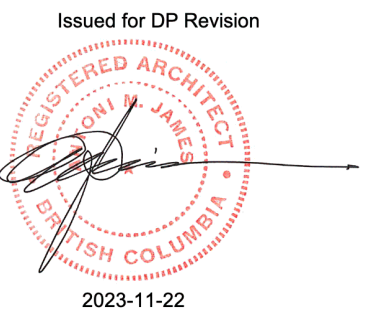
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PRIMEX INVESTMENTS

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1	ISSUED FOR DP REVISION	2022-11-21
No.	Description	Date

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HERITAGE HOUSE ELEVATIONS

JOB No.: 2246

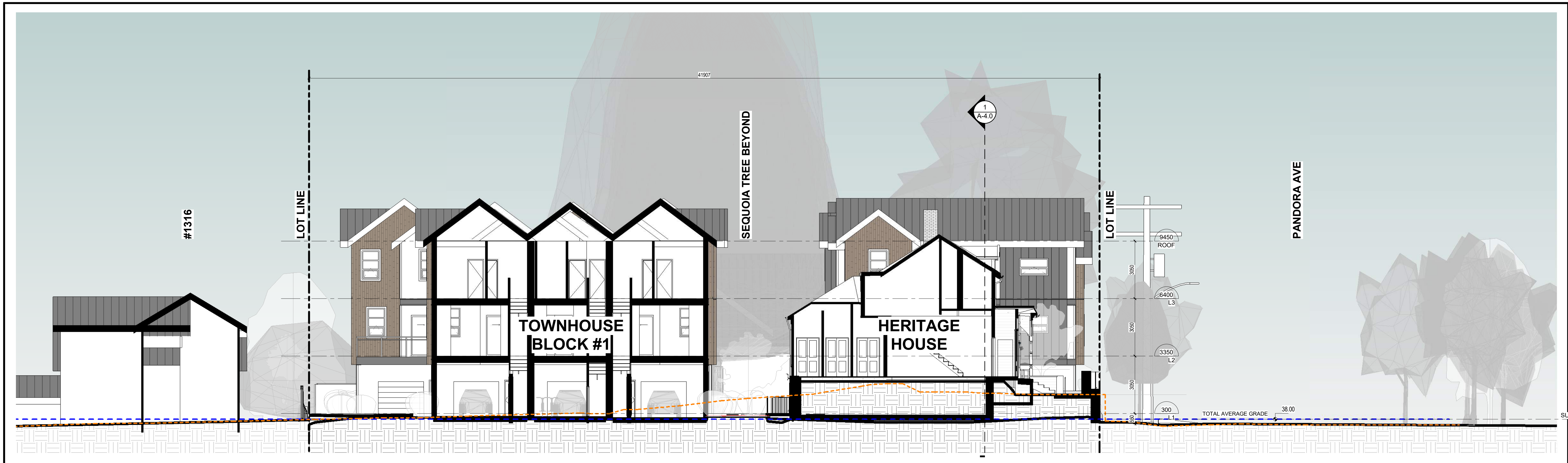
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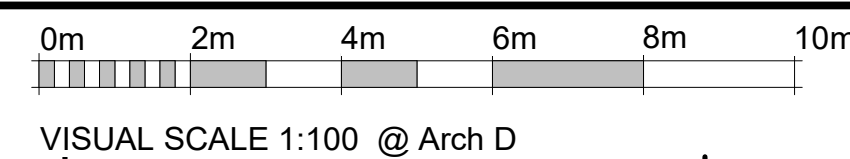
A-3.3



1 | SITE SECTION 1
1 : 100



2 | SITE SECTION 2
1 : 100



VISUAL SCALE 1:100 @ Arch D

No.	Description	Date
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REVZ	2022-11-21

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SEQUOIA TOWNHOUSES

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SITE SECTIONS

JOB No.: 2246

SCALE: 1 : 100

A-4.0

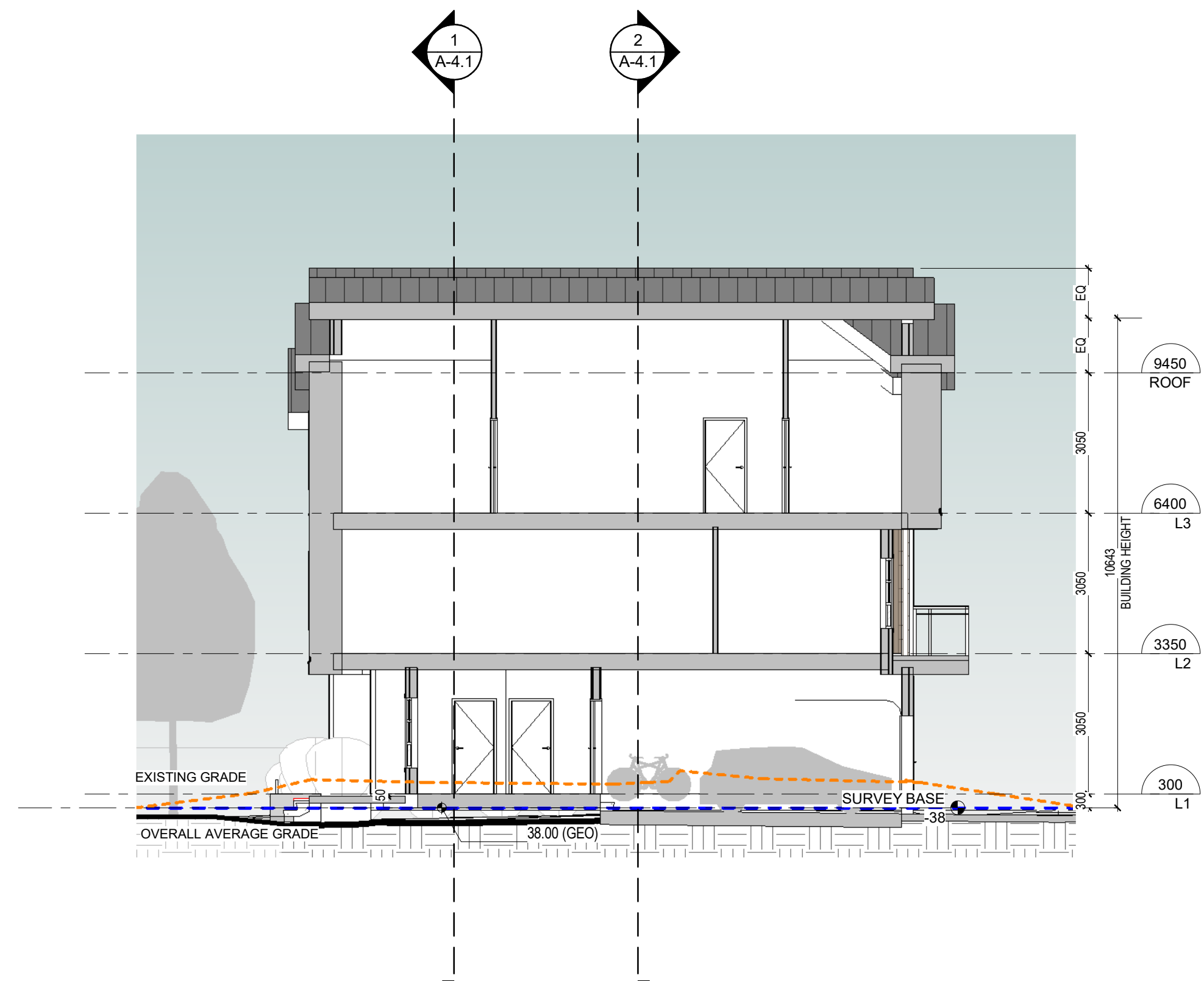
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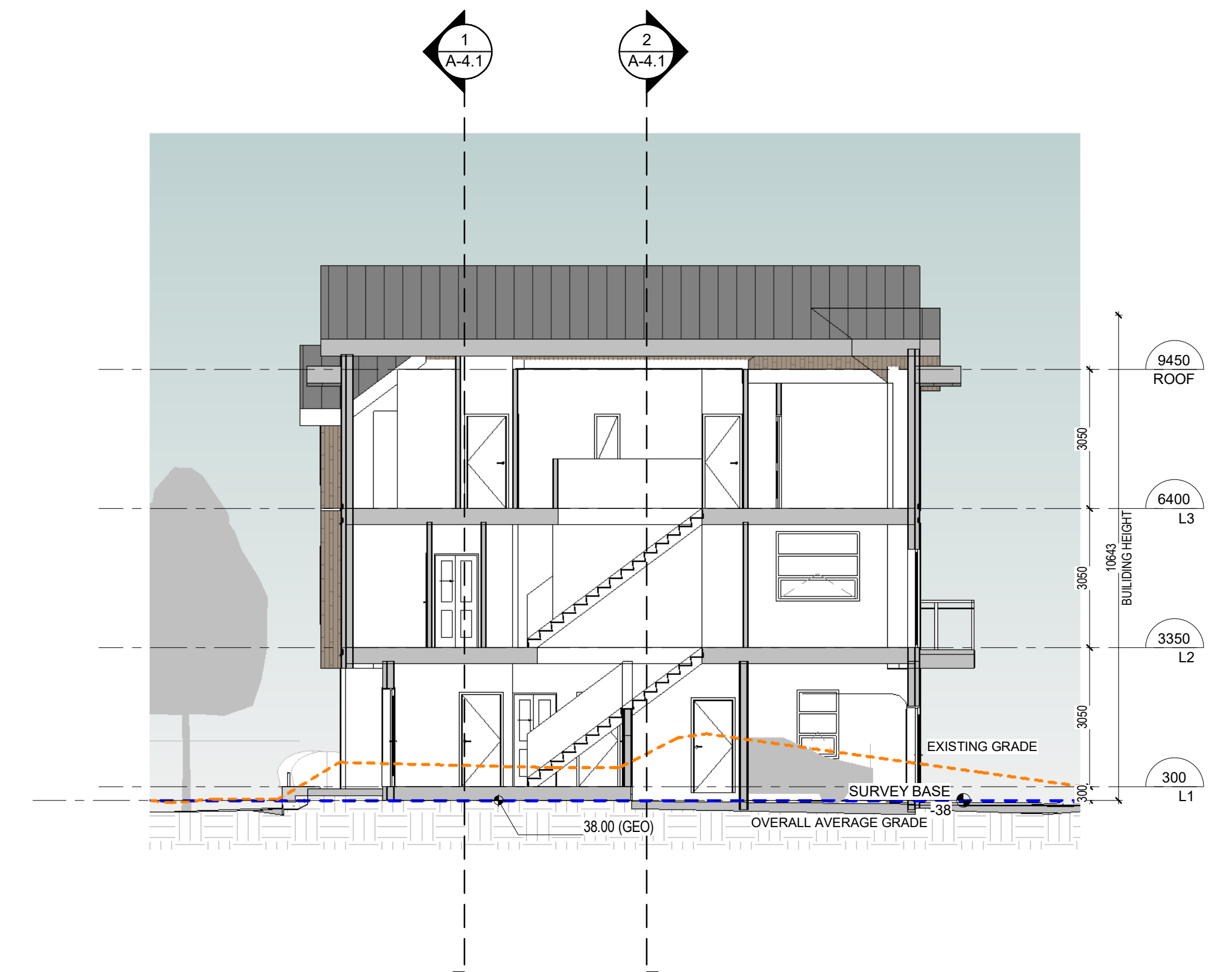
1 BLOCK 1 BUILDING - SECTION 1
1:100



2 BLOCK 1 BUILDING - SECTION 2
1:100



3 BLOCK 1 BUILDING - SECTION 3
1:100

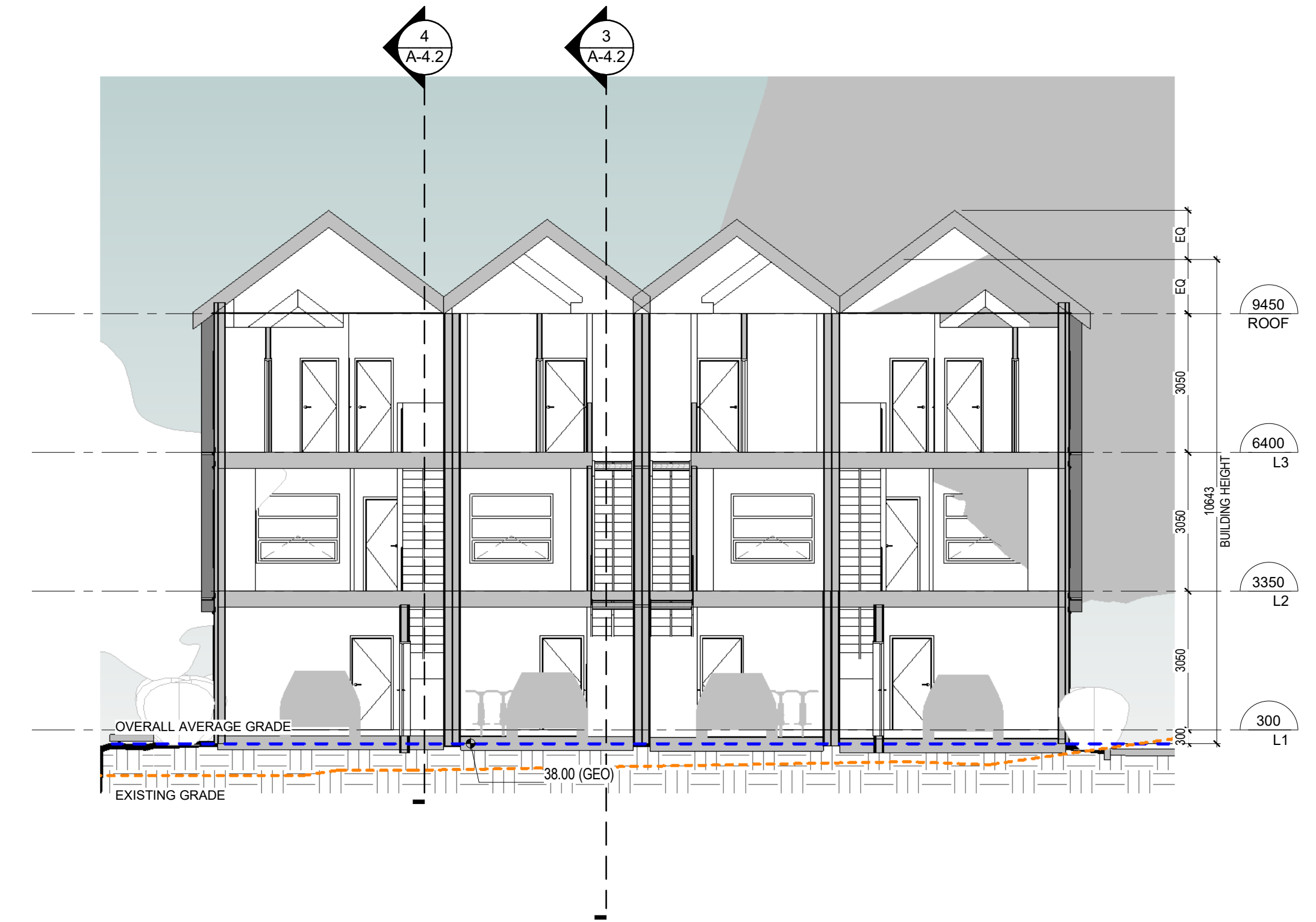


4 BLOCK 1 BUILDING - SECTION 4
1:100

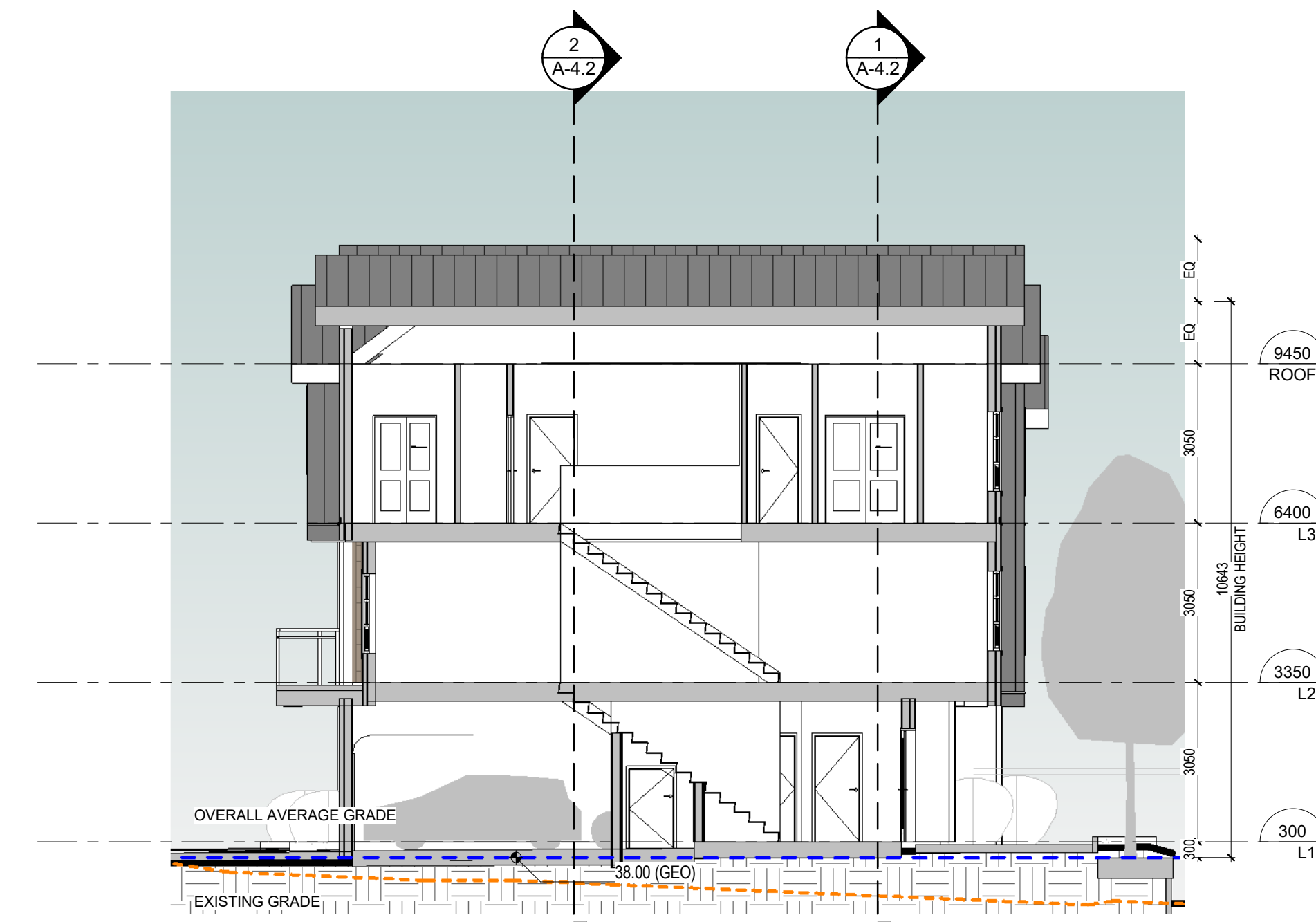
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VISUAL SCALE 1:100 @ Arch D



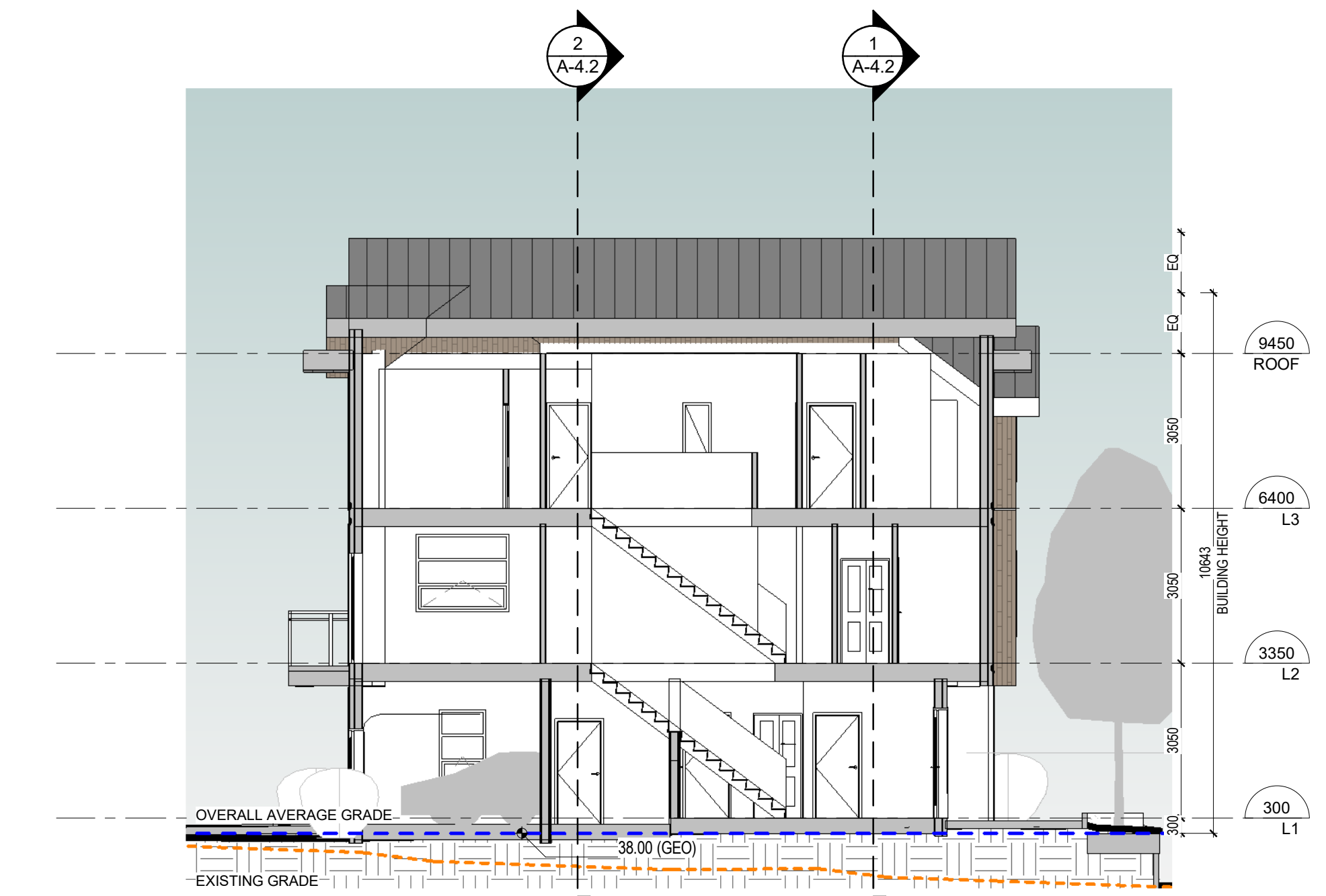
1 BLOCK 2 BUILDING SETION 1
1 : 100



2 BLOCK 2 BUILDING SETION 2
1 : 100



3 BLOCK 2 BUILDING SETION 3
1 : 100



4 BLOCK 2 BUILDING SETION 4
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

BLOCK 2 BUILDING SECTIONS

A-4.2

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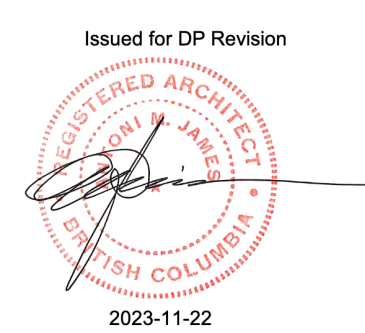
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PRIMEX INVESTMENTS

2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21
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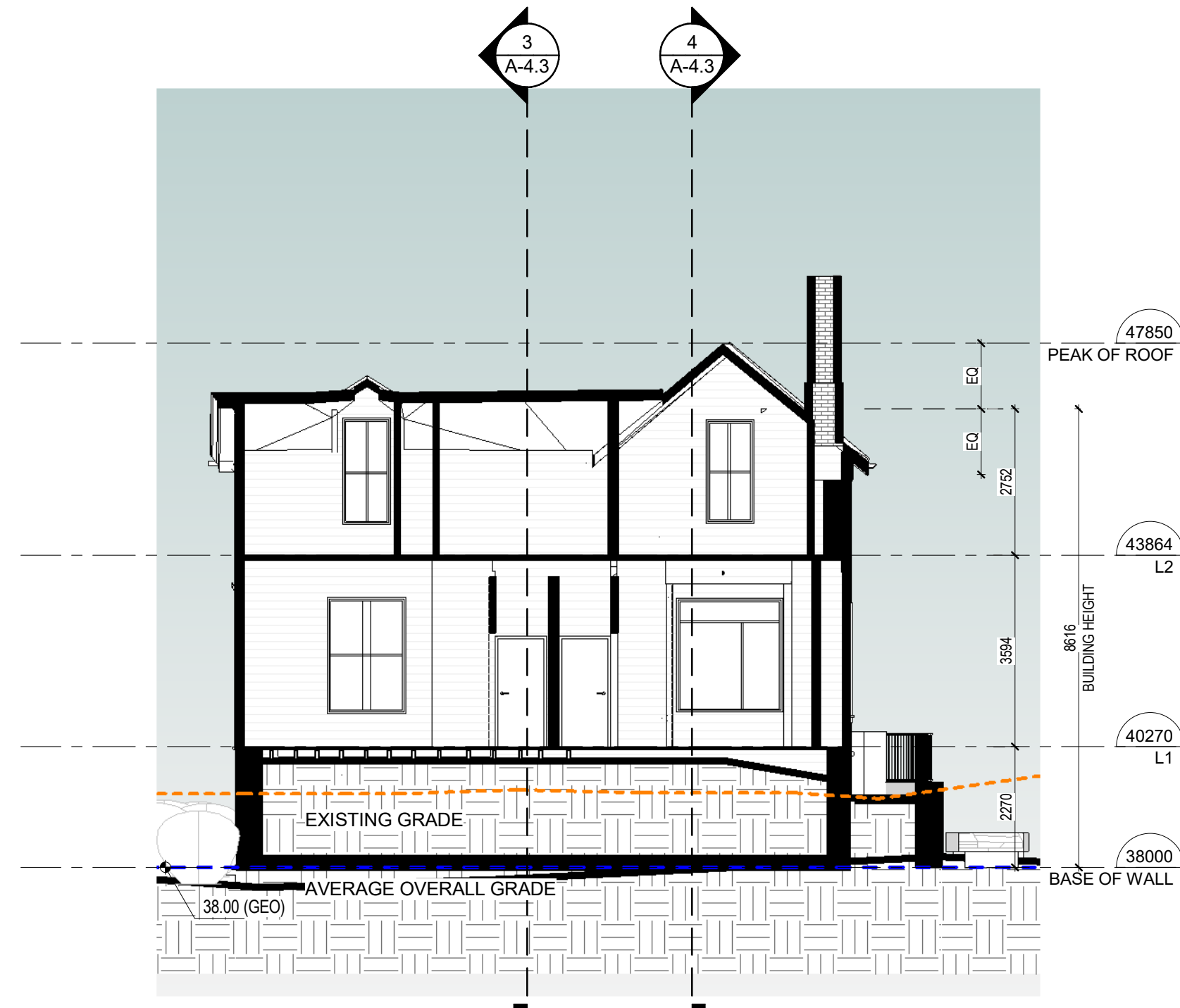
SEQUOIA TOWNHOUSES

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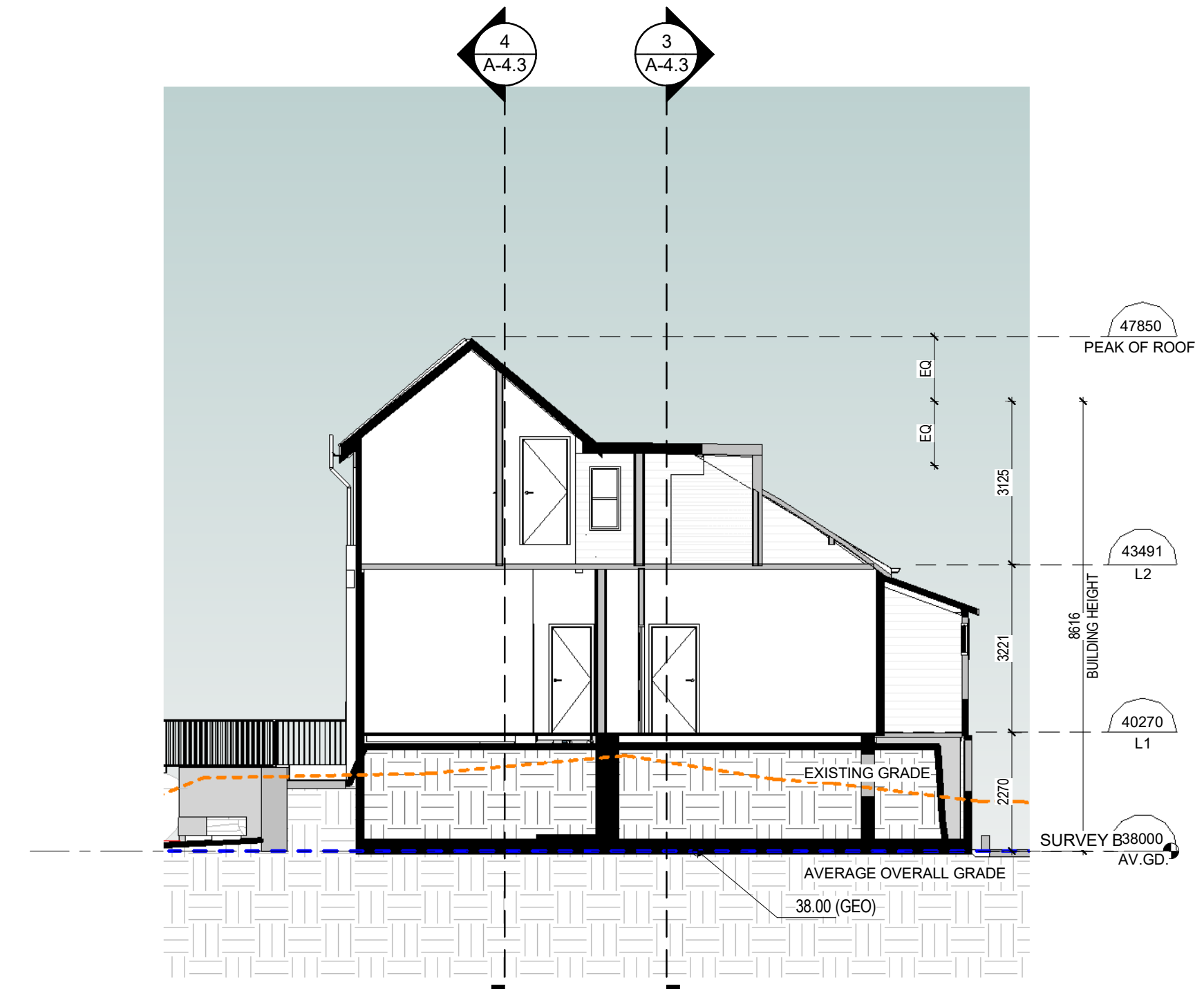
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SCALE: 1 : 100

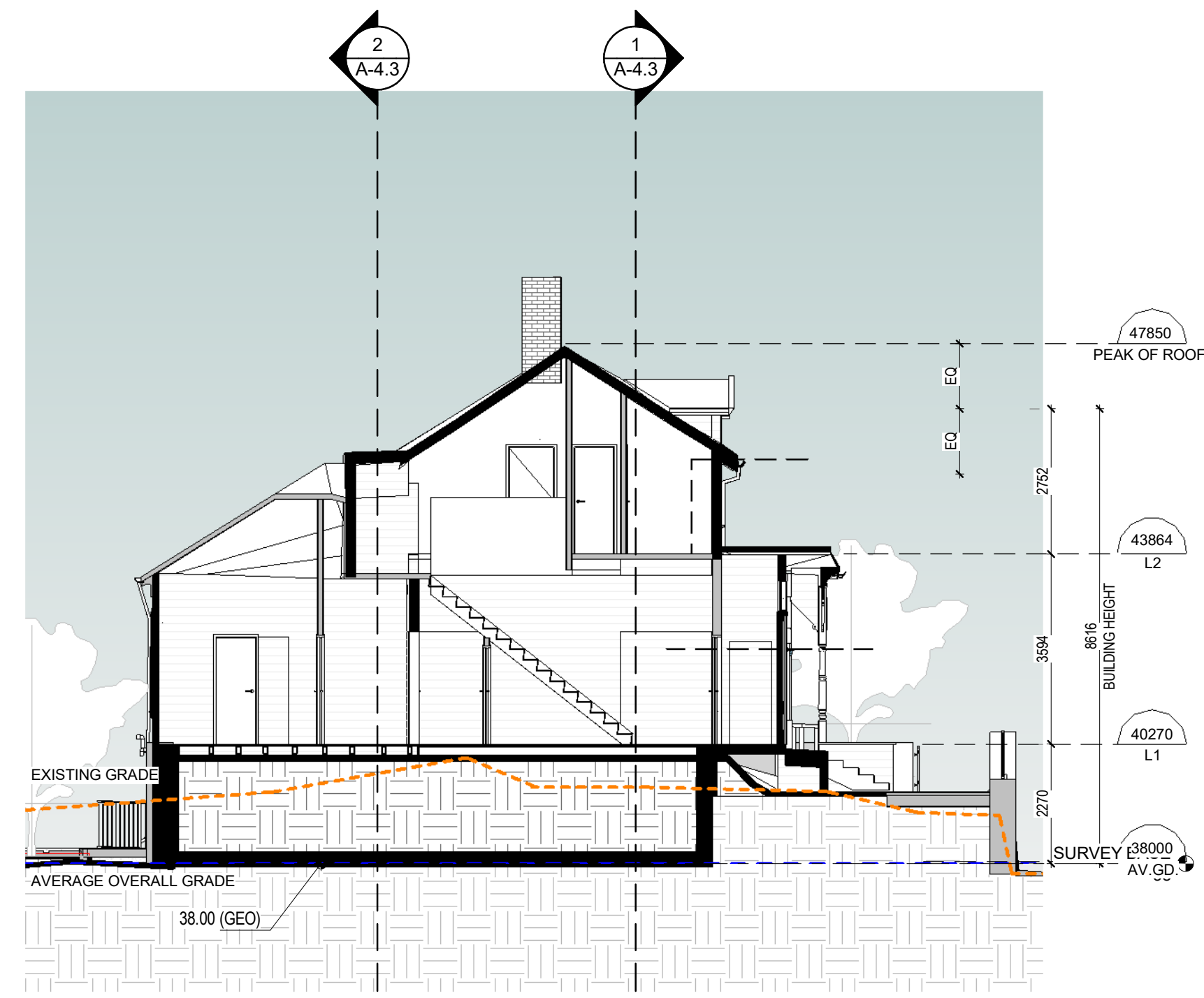
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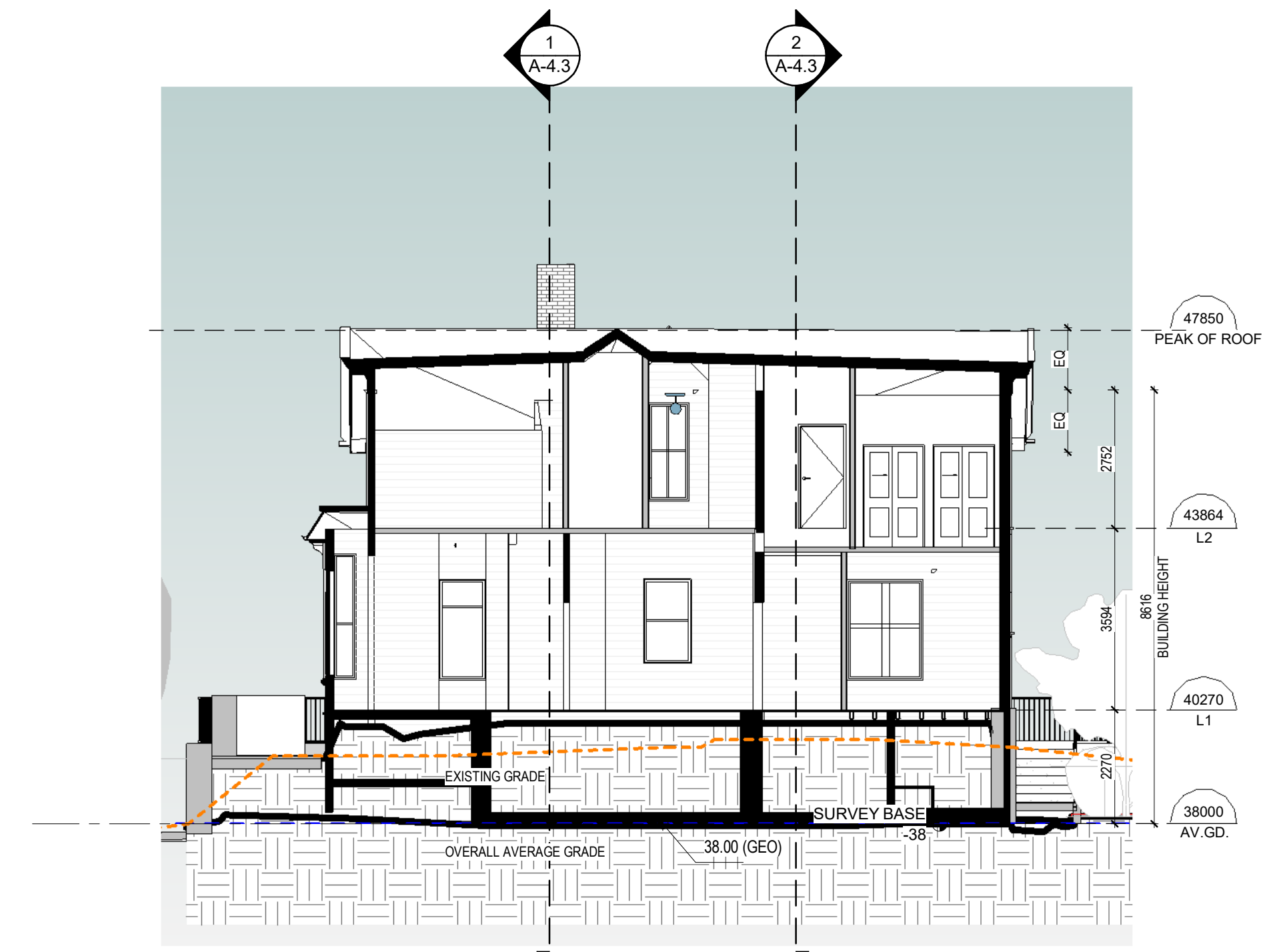
1 HERITAGE HOUSE - SECTION 1
1 : 100



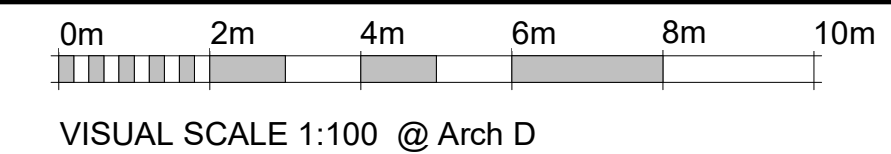
2 HERITAGE HOUSE - SECTION 2
1 : 100



3 HERITAGE HOUSE - SECTION 3
1 : 100

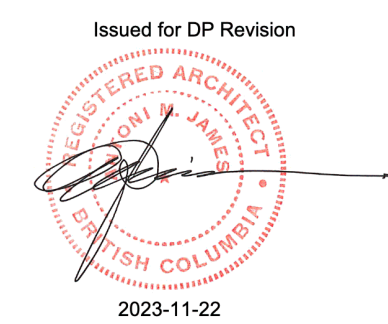


4 HERITAGE HOUSE - SECTION 4
1 : 100



2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REVZ	2022-11-21
No.	Description	Date

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1 | 3D AERIAL VIEW - NORTH EAST
1:1



2 | 3D AERIAL VIEW - NORTH WEST
1:1



3 | 3D AERIAL VIEW - SOUTH WEST
1:1



4 | 3D AERIAL VIEW - SOUTH EAST
1:1



1 | 3D STREET VIEW - NORTH EAST
1:1



2 | 3D STREET VIEW - NORTH WEST
1:1



3 | 3D STREET VIEW - SOUTH EAST
1:1



4 | 3D STREET VIEW - SOUTH WEST
1:1



1 | 3D ARIAL VIEW - NORTH WEST - COMBINED
1:1



2 | 3D ARIAL VIEW - NORTH EAST - COMBINED
1:1



3 | 3D ARIAL VIEW - SOUTH EAST - COMBINED
1:1



4 | 3D ARIAL VIEW - SOUTH WEST - COMBINED
1:1



1 | 3D STREET VIEW - NORTH WEST -COMBINED
1:1



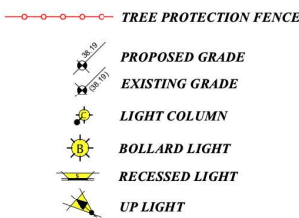
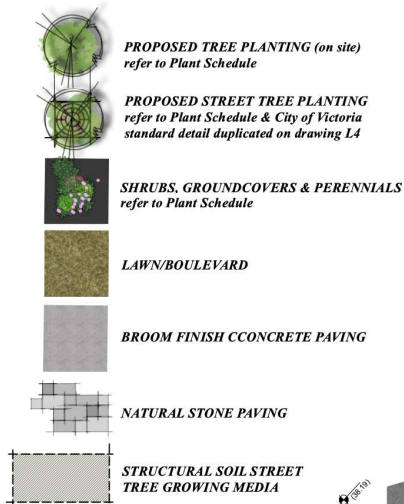
2 | 3D STREET VIEW - NORTH EAST- COMBINED
1:1



3 | 3D STREET VIEW - SOUTH EAST - COMBINED
1:1



4 | 3D STREET VIEW - SOUTH WEST - COMBINED
1:1



FERNWOOD ROAD

Victoria High School

RATIONALE:

- This landscape plan has been developed in conjunction with landscape proposals for property immediately to the east.
- Comprises landscape treatment for proposed relocated heritage house and for 3 townhouse buildings.
- The reconstruction of the original heritage house stone retaining walls and iron gate forms a part of the landscape plan.
- A landmark neighbourhood amenity space containing sculptural masonry seating is proposed for the corner of Pandora and Fernwood.
- Rich decorative paving treatment throughout extending to the interior drive able to create pedestrian-priority vehicle space.
- Block 3 unit entry approaches are flanked by masonry walls and will present visual continuity with the heritage garden walls.
- Block 3 unit entry approaches are flanked by robust metal railings and gates.
- Provision of robustly designed high quality perimeter screen fences acknowledging proximity to neighbours garden spaces.
- Boulevard improvements include 6 new street trees, widened sidewalk on Pandora Avenue.
- Landscape lighting to be "dark sky" compliant.

REPLACEMENT TREE
PLANTING PIT VOLUME

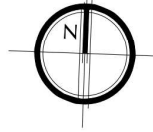
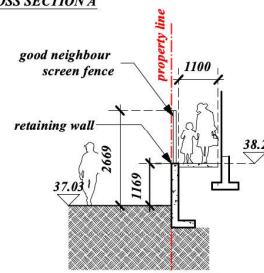
GENERAL PROVISIONS:

Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.

Boulevard trees shall be irrigated with a dedicated water service with meter and controller.

All on site planted and grass areas shall be provided with fully automated underground irrigation and suitable for tree watering, in accordance with the provisions of the Irrigation Industry Association of BC (IIABC).

CROSS SECTION A



REFER TO DP APPLICATION -
"SEQUOIA APARTMENTS"

- 1 FERNWOOD GATEWAY PLAZA.
- 2 RECONSTRUCTED STONE WALL WITH WALL-TOP ORNAMENTAL STEEL RAILINGS
- 3 PATIO SPACES for individual Strata town houses
- 4 STREET TREES IN STRUCTURAL SOIL
- 5 SEQUOIA TREE
- 6 PROPERTY LINE FENCE refer to renderings
- 7 RESTORED ORNAMENTAL GATE & REPOSITIONED STONE GATE PILLARS
- 8 FRONTAGE METAL RAILINGS & GATES refer to renderings
- 9 ARBOR,
- 10 UNIT PAVED DRIVE AISLE
- 11 1.8m HIGH SOLID PANEL FENCE ON PROPERTY LINE
- 12 PEDESTRIAN ACCESSIBLE CONNECTION BETWEEN PROPERTIES
- 13 POINT OF CONNECTION FOR BOULEVARD IRRIGATION
- 14 LATTICE STYLE SCREEN/FENCE
- 15 MASONRY CURB GARDEN WALL 0.6m HIGH

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY
PT 1	OFF-SITE				
I.D.	STREET TREES:				
a	MALUS FLOREBUNDA	JAPANESE FLOWERING CRABAPPLE	5 CM	2	LLINATOR PLANT/POLLINATOR / SHA
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5 CM	3	
c	GINKGO BILOBA	MAIDENHAIR TREE	5 CM	1	SHADE
	FERNWOOD RIGHT OF WAY				
	KNIPHOFIA 'PERCY'S PRIDE'	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	HEMEROCALLIS 'STELLA D'ORO'	DAY LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
	FUCHSIA RICCATONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#2 POT		
	BUXUS SEMPERVIRENS	BOX	#2 POT		
			APPROX.TOTAL	60	
PT 2	ON-SITE				
I.D.	(REPLACEMENT) TREES:				
d	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	B+B 2M, 4CM CAL	2	
e	MALUS 'RASPBERRY SPEAR'	RASPBERRY SPEAR CRAB APPLE	4 CM	1	
	SPECIMEN SHRUBS				
f	MAGNOLIA LILIFLORA 'NIGRA'	MAGNOLIA	#10 POT	2	HUMMINGBIRDS
	HEDGE				
g1	BUXUS SEMPERVIRENS	BOX	#2 POT	12	
g2	BERBERIS THUNBERGII 'MONRY' SUNSATON	SUNSATON JAPANESE BERBERIS	#2 POT	16	
	SHRUB PLANTINGS, TYP. 114m2 @ 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	FUCHSIA RICCATONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#2 POT		NATIVE
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY (EDIBLE)	#2 POT		FOOD BEARING/POLLINATOR
	VACCINIUM OVALIFOLIUM	BLUEBERRY	#2 POT		NATIVE
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT
	VIBURNUM PLICATUM 'MARIESII'	DOUBLEFILE VIBURNUM	#5 POT		POLLINATOR PLANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
			APPROX.TOTAL	114	
	GROUND COVER PLANTS, GRASSES, TYP. 114m2 @ 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINKKINNIK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACCROPHYLLUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		
	MAHONIA NERVOZA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
	KNIPHOFIA 'PERCY'S PRIDE'	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	HEMEROCALLIS 'STELLA D'ORO'	DAY LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#1 POT		
			APPROX.TOTAL	342	
	VINES:				
h	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKLE	#2 POT	3	HUMMINGBIRDS/POLLINATOR
i	WISTERIA SINENSIS 'BLACK DRAGON'	BLACK DRAGON CHINESE WISTERIA	#10 POT	5	HUMMINGBIRDS
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY				
	TREES			TOTALS	PERCENTAGE
	SHRUBS & VINES			9	20% POLLINATOR/FOOD
	GROUND COVERS			152	50% POLLINATOR/FOOD/NATIVE
	LAWN - ON-SITE			342	50% NATIVE/POLLINATOR
	LAWN - OFF-SITE			31 sq.m.	
				42 sq.m.	

THE PLANT SPECIES, SIZES AND NUMBERS PROVIDED IN THE PLANT SCHEDULE ARE A GUIDE AND ARE SUBJECT TO ADJUSTMENT THROUGH THE DETAIL DESIGN/ BUILDING PERMIT APPLICATION STAGES.

**SMALL & ROSSELL
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Revision	No.	Description	Date
1	1	Townhouse footprint revisions Revised frontage treatment to Block 3 - addition of masonry garden walls, steps up to front doors Addition of visitor parking space Revision to plant list Revised tree protection fence alignment shown for sequoia tree Landscape lighting fixtures added	22 Nov 2023

Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022
FOR DP REVISION	22 Nov 2023



Project
PRIMEX INVESTMENTS

SEQUOIA TOWNHOUSES
1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title
LANDSCAPE PLAN

Drawn By
AJS

Project Number
Scale
1:150

Revision
Sheet Number

R1

L1

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Revision No.	Description	Date
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Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022
FOR DP REVISIONS	22 Nov 2023



Project
PRIMEX INVESTMENTS
SEQUIOA TOWNHOUSES
1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title
HERITAGE HOUSE FRONTAGE RENDERINGS

Drawn By
AJS

Checked

Project Number

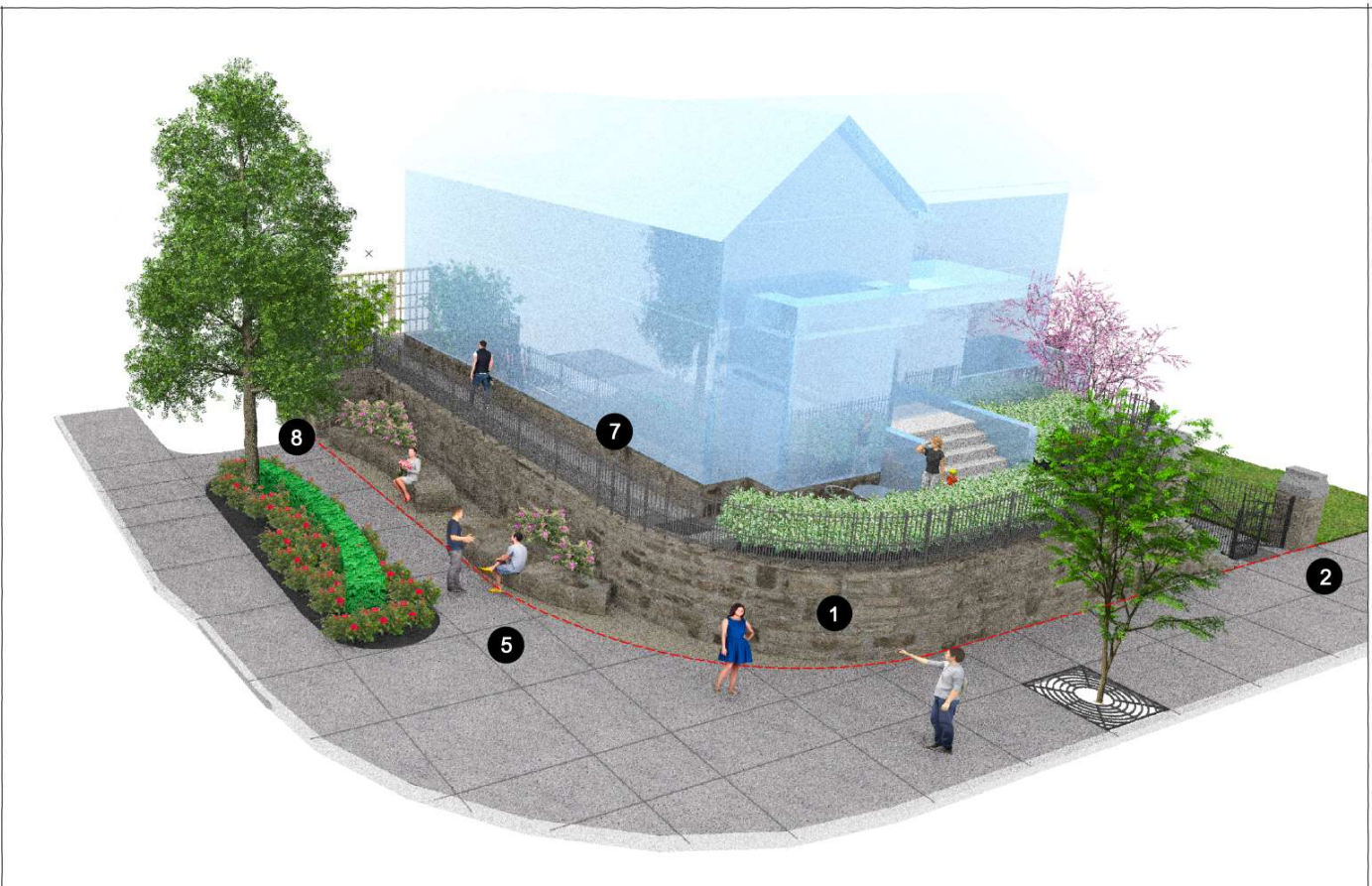
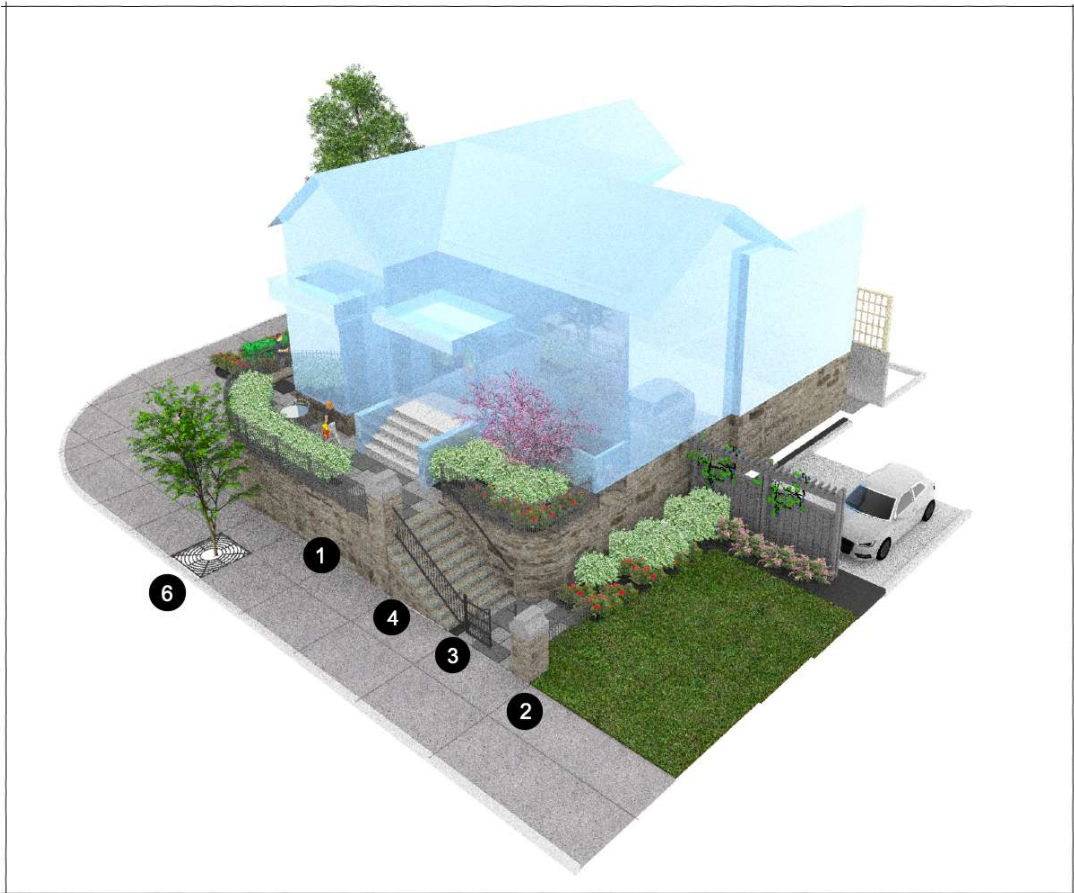
Scale

Revision

Sheet Number

R1

L2



- 1 RECONSTRUCTION OF STONE RETAINING WALL ON REVISED PROPERTY LINE UTILIZING ORIGINAL STONE
- 2 REPLACEMENT OF STONE PILLAR & CAP TO DEMACATE HERITAGE HOUSE APPROACH
- 3 RESTORATION AND REUSE OF ORIGINAL STEEL GATES
- 4 RECONSTRUCTION OF GARDEN STEPS
- 5 LANDMARK PUBLIC SPACE ON ROAD INTERSECTION INCORPORATING SCULPTUAL STONE SEATING (ON-SITE) STREET TREE & PLANTINGS
- 6 NEW PANDORA AVENUE STREET TREES SHALL BE PERSIAN IRONWOOD, PLANTED WITH TREE GRATES TO CITY SPECIFICATIONS.
- 7 ORNAMENTAL STEEL RAILINGS DESIGN INFLUENCED BY EXISTING GATE (TRADITIONAL) STYLE
- 8 NEW PROPERTY LINE ON FERNWOOD ROAD

1 CEDAR BOARD & BATTEN (GOOD NEIGHBOUR) FENCE
scale 1:25



PROPERTY LINE FENCE ON NORTH SIDE OF ENTRY DRIVEWAY

SIDE FACES NEIGHBOUR

2 TOWNHOUSE UNIT METAL RAILINGS & GATE
scale 1:25



- LOCATED ON FRONT PROPERTY LINES
- 1.2m HIGH, PAINTED BLACK
- 50mm WIDE FLAT BAR VERTICAL PICKETS
- 25mm DIA. HORIZONTAL TOP AND BOTTOM FRAME ROD
- 50x50mm GATE & RAILINGS POSTS

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Revision No.	Description	Date
R1	Rendering of proposed metal railings added	22 Nov 2023

Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022
FOR DP REVISIONS	22 Nov 2023



Project
PRIMEX INVESTMENTS
SEQUIOA TOWNHOUSES
1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title
FENCES, GATES & RAILINGS

Drawn By
AJS

Project Number
Scale
1:25

Revision
Sheet Number

R1

L3

