

Sheet List

Architectural

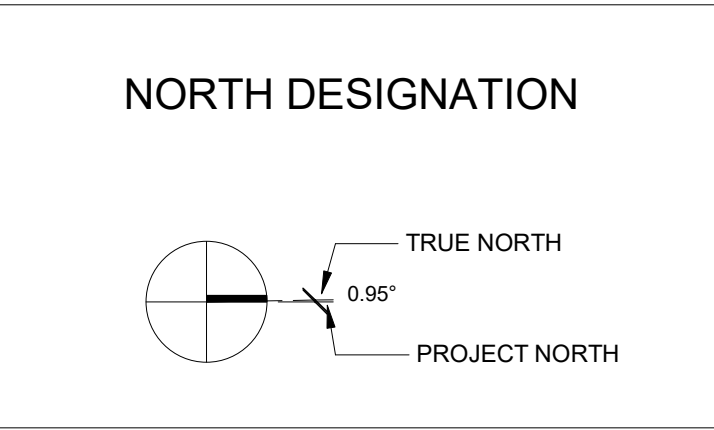
- A000 Cover
- A050 Code Data
- A100 Site Plan
- A105 Site Sections
- A106 Context Elevations
- A120 Basement Plan
- A121 Ground Floor Plan
- A122 Level 2
- A123 Level 3
- A124 Level 4
- A125 Level 5
- A126 Roof Plan
- A200 Elevations
- A201 Elevations
- A900 Renderings
- A901 Sun Study

Civil

- 1 Site Servicing Plan
- 2 Survey

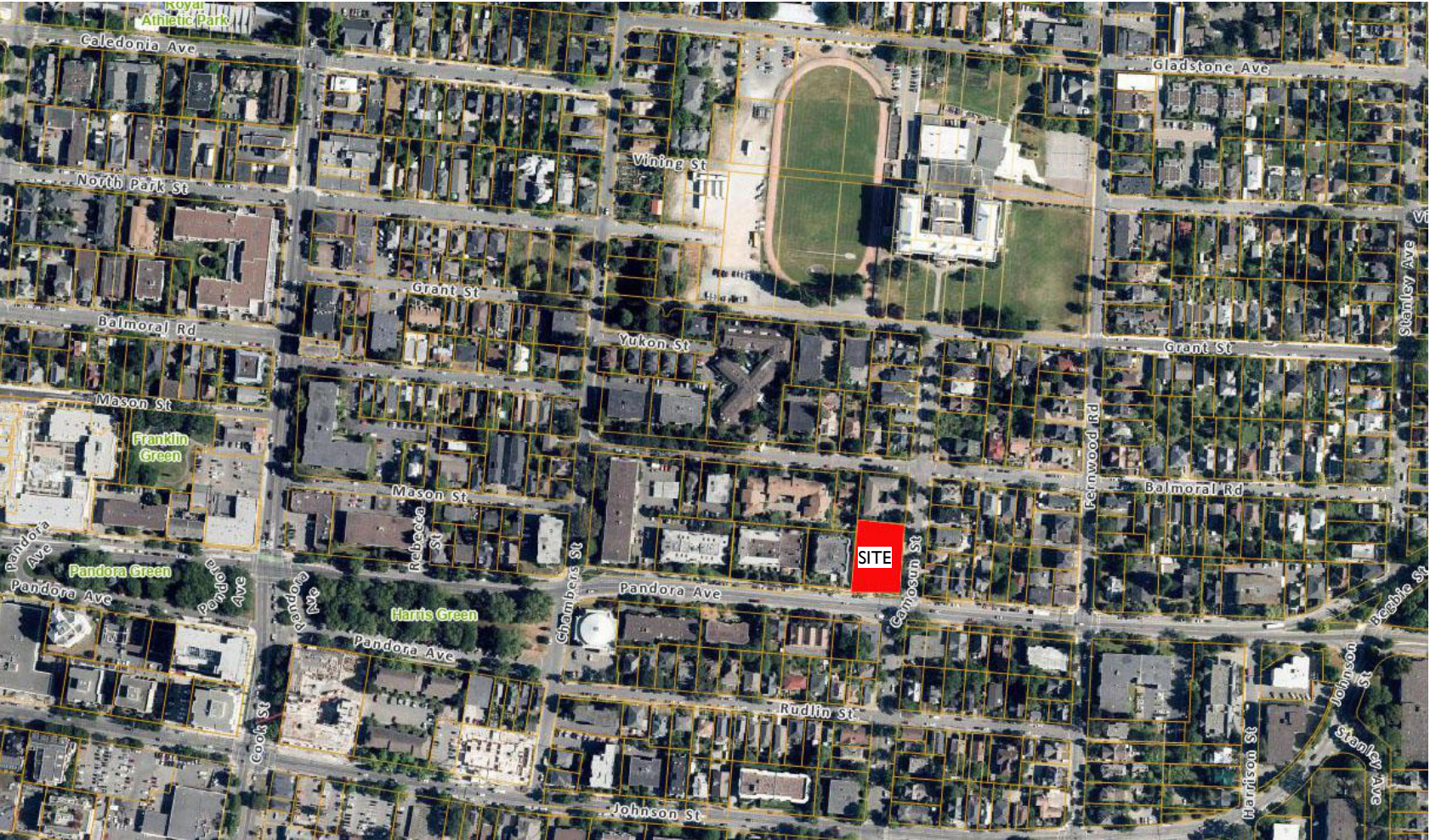
Landscape

- L0 Cover
- L1 Landscape Site Plan
- L2 Key Area Enlargement
- L3 Planting Plan
- L4 Upper Patio Plan
- L5 Sections / Elevations
- L6 Sections / Elevations



OWNER H Development Victoria, BC Contact Connor Gann & Elliot Hersant info@builtbyh.ca	ARCHITECT Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223 Peter Johannknecht, Architect AIBC, LEED® AP,MRAIC,cert. Passive House Designer peter@cascadiaarchitects.ca	STRUCTURAL ENGINEER Skyline Engineering 380 - 4243 Glanford Avenue, Victoria, BC Cord MacLean, Principal, P. Eng, LEED AP cmaclean@seng.ca	MECHANICAL ENGINEER m3 mechanical consultants inc. 501-1503 Douglas Street Victoria, BC Brent Williams, AScT brentonwilliams@m3mech.ca	INTERIOR DSEIGN Forum Interior Design Victoria, BC Nicala Hicks, Principal nicala@foruminteriordesign.com
ELECTRICAL ENGINEER E2 Engineering 549 Herald St, Victoria, BC Jay Singh,P.Eng. jay.singh@e2eng.ca	CIVIL ENGINEER JE Anderson 4212 Glanford Avenue Victoria, BC Ross Tuck, P.Eng. rtuck@jeanderson.com	LANDSCAPE ARCHITECT Biophilia Design Collective 1608 Camosun St Victoria, BC Bianca Bodley bianca@biophiliacollective.ca	ENVELOPE CONSULTANT RDH 602-740 Hillside Ave. Victoria, BC Graham Finch gfinch@rdh.com	

PROJECT CONTACTS



PROJECT LOCATION PLAN

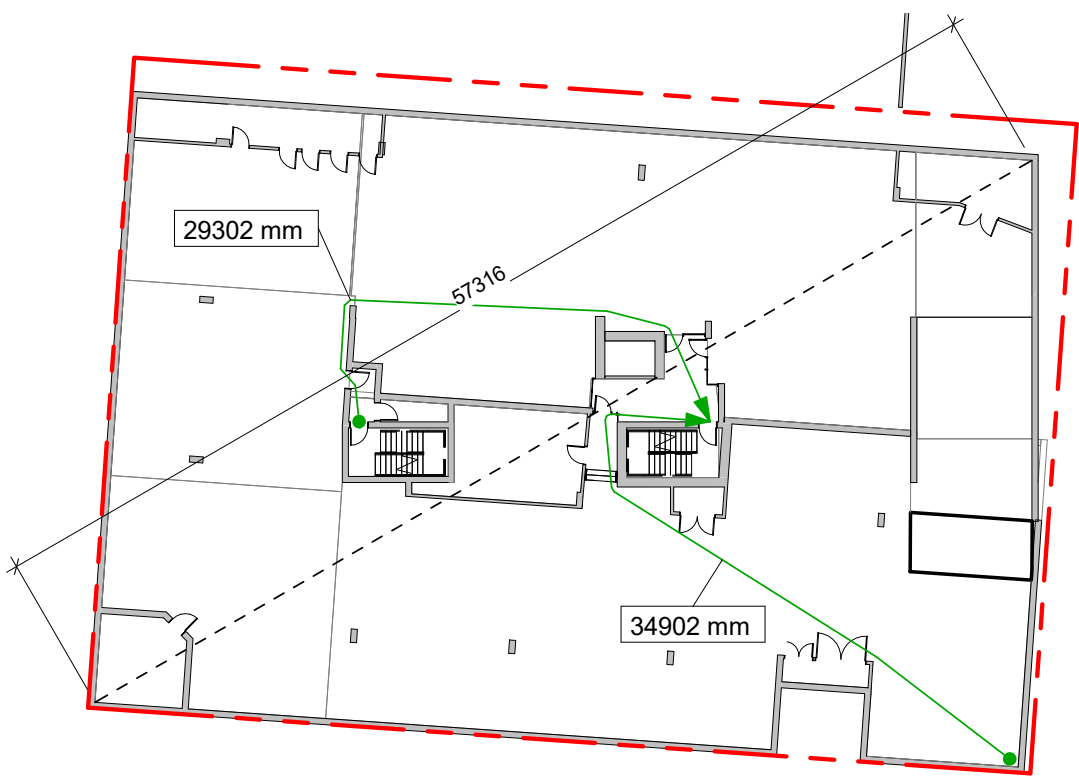
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
Dec. 21, 2021

Project #	Date	Revision
2106	Dec. 21, 2021	
Sheet #		A000

2021-12-21

CASCADIA ARCHITECTS INC.

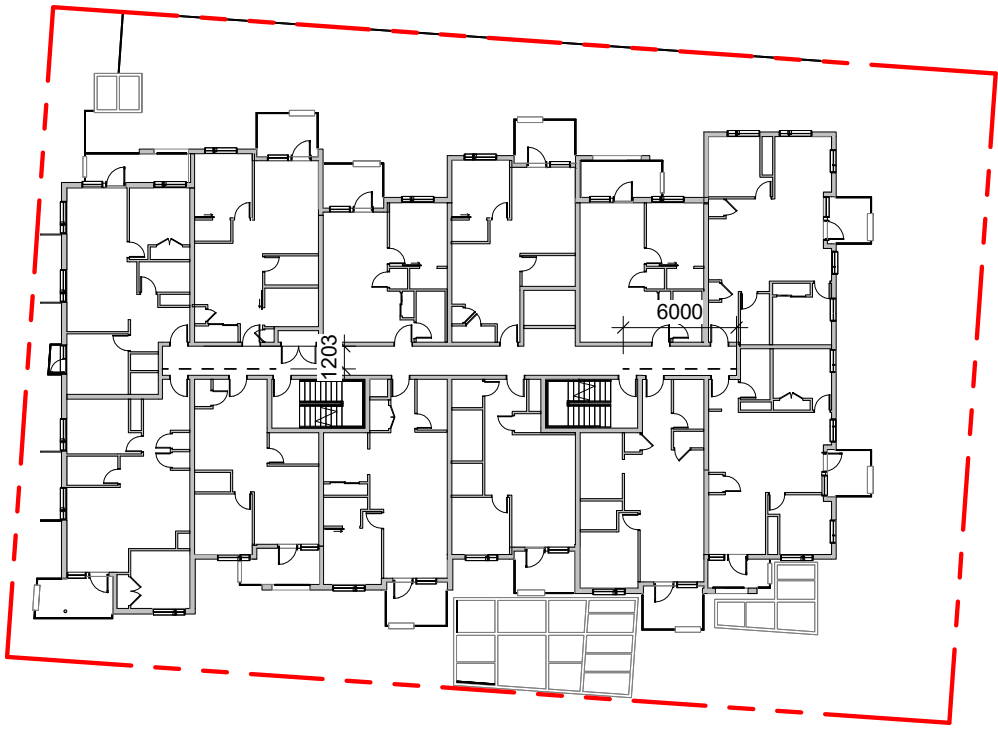
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



LEVEL P1

Min. Separation of Exits: 28.6m
Max. Travel: 45m
Occupancy: F, Div. 3 - Storage Garage
Occupant Load
Net Area: 1375 m²
Storage Garage: 46 sq.m/person
1375/46 = 29 people

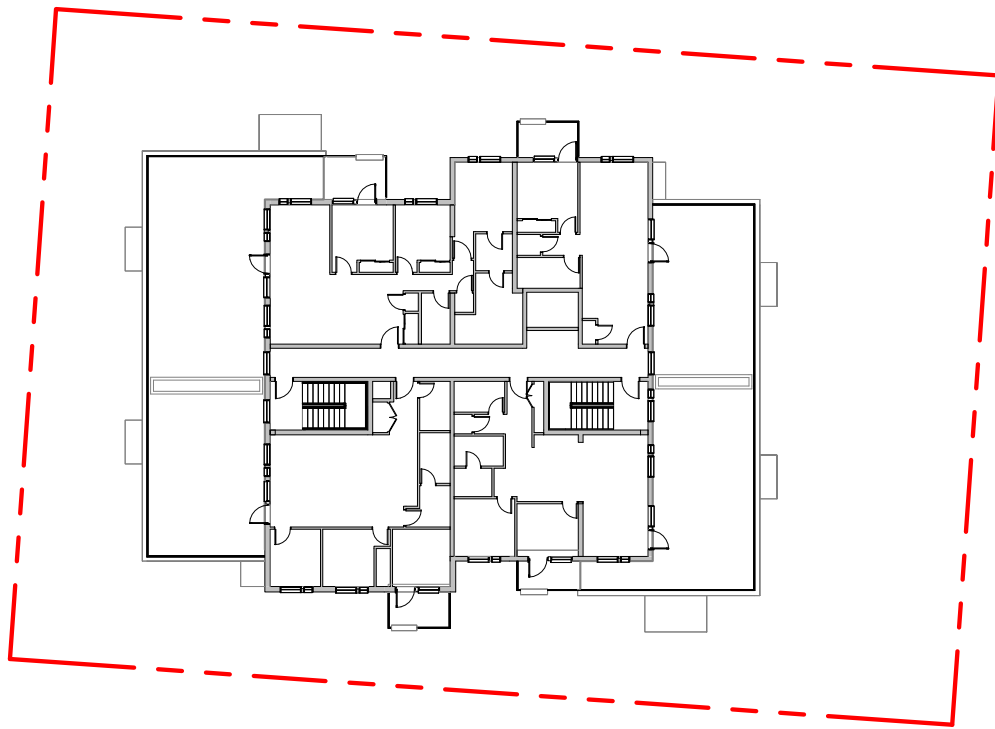
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 29 = 177mm
Stairs
8mm/person x 29 = 232mm



SECOND & THIRD FLOOR

Occupancy: Group C
Occupant Load
16 Bedrooms x 2 people/bedroom
= 32 people

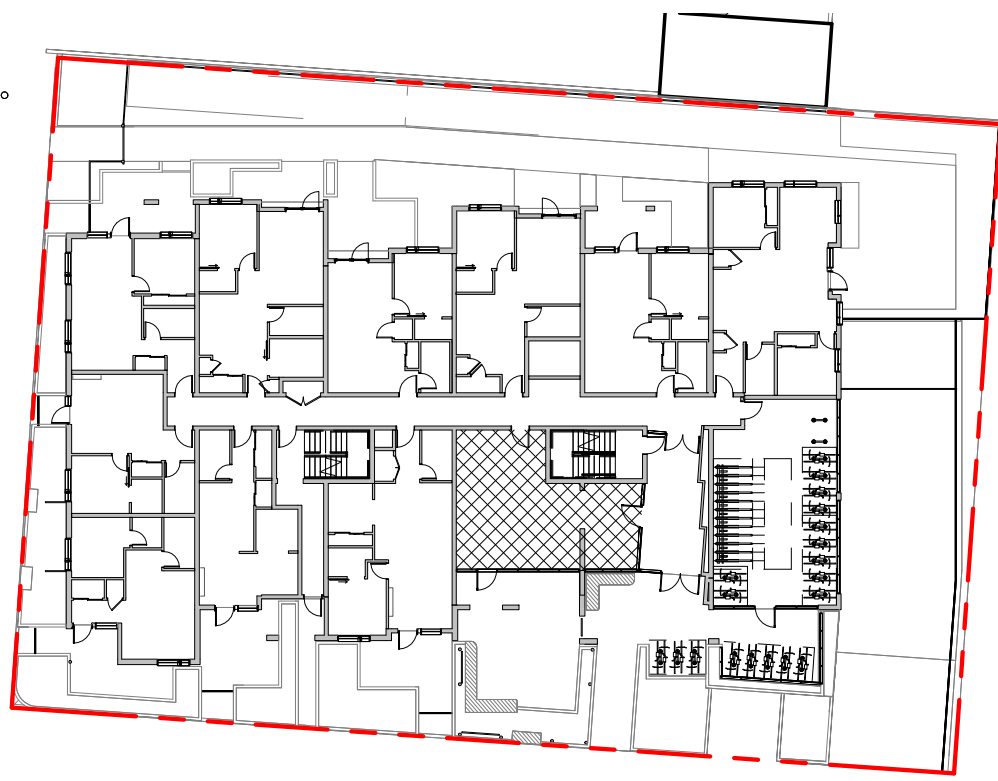
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 32 = 195mm
Stairs
8mm/person x 32 = 256mm



FIFTH FLOOR

Occupancy: Group C
Occupant Load
9 Bedrooms x 2 people/bedroom
= 18 people

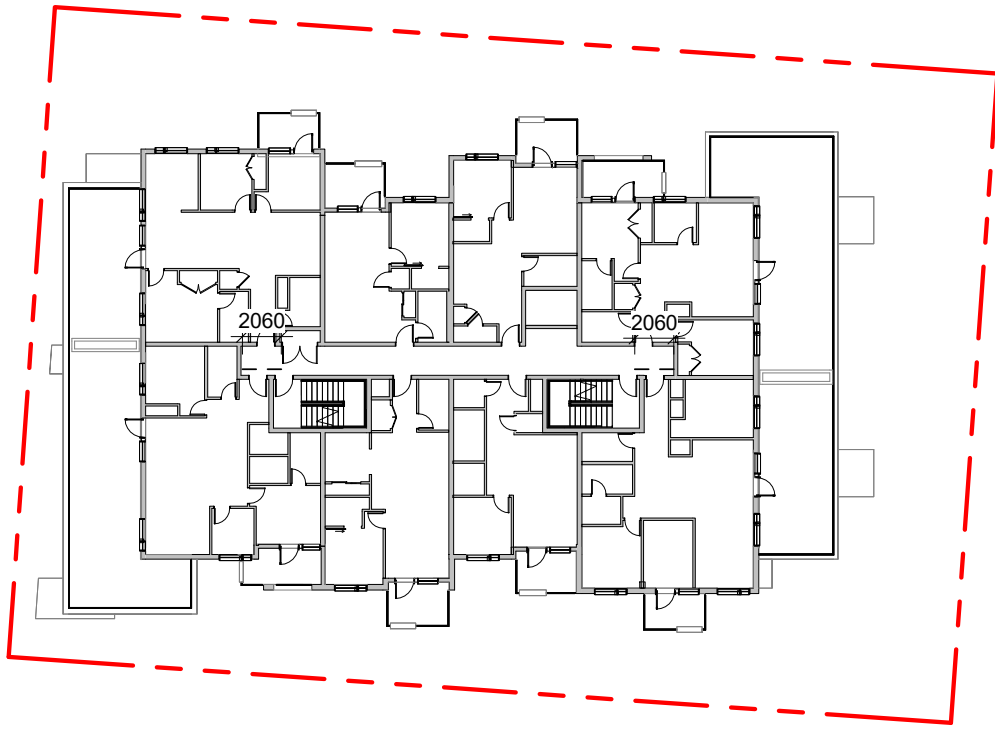
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 9 = 54.9mm
Stairs
8mm/person x 9 = 72mm



GROUND FLOOR

Occupancy: Group C
Occupant Load
Common Area
Area=58m²
0.96m/person for Space with tables
and seating (BCBC 3.1.17.1)
Load= 58m² / 0.96= 60 people

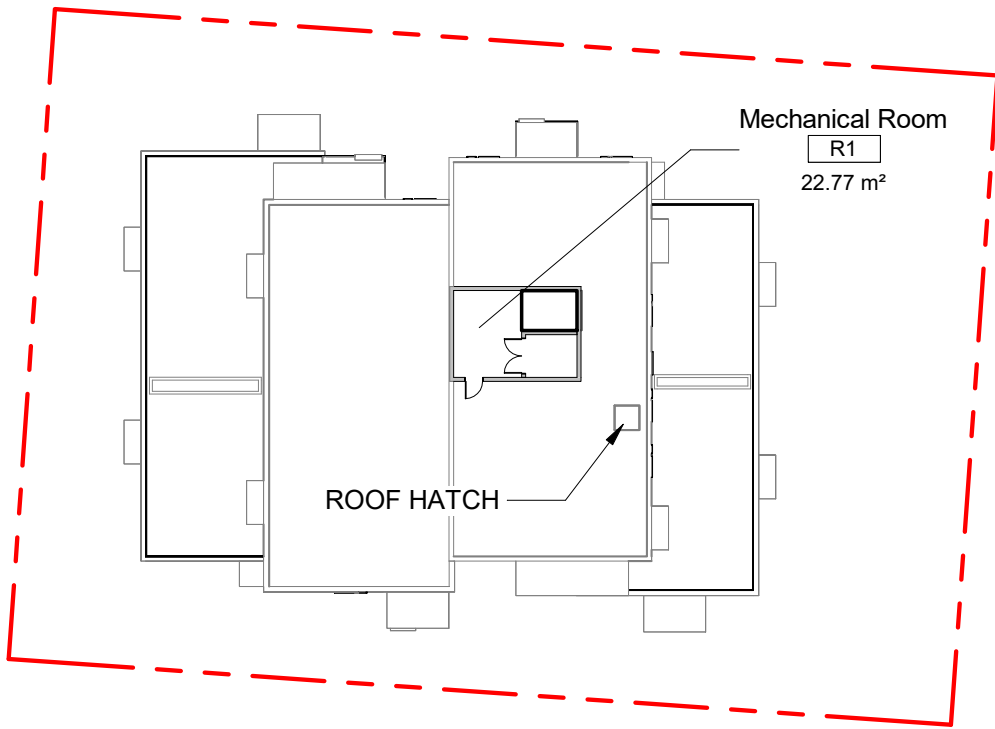
11 Bedrooms x 2 people/bedroom
= 22 people
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 = 500mm
Stairs
8mm/person x 82 = 656mm



FOURTH FLOOR

Occupancy: Group C
Occupant Load
13 Bedrooms x 2 people/bedroom
= 26 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 26 = 159mm
Stairs
8mm/person x 26 = 208mm



ROOF

Occupancy: Service
Occupant Load
Exit
Roof Hatch

ZONING DATA		
ZONE	R3-2	
USE	RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	- m ²	1725 m ²
GROSS FLOOR AREA	- m ²	3455 m ²
COMMERCIAL FLOOR AREA	- m ²	0 m ²
FLOOR AREA RATIO (FAR)	1.6	2
SITE COVERAGE	32 %	56.7 %
OPEN SITE SPACE	60 %	40 %
BUILDING HEIGHT (from Natural Grade)	18.5 m	17.4 m
NUMBER OF STOREYS	6+	5
PARKING	REQUIRED BY SCHEDULE 'C'	PROVIDED
VEHICLES	47	40 35 RESIDENTIAL 5 GUEST (1 ACCESSIBLE)
BICYCLES		
CLASS 1 @ GRADE	57	59
CLASS 2 @ LOBBY ENTRANCE	6	6
SETBACKS NORTH (REAR)	3.0 m	4.8 m
EAST (FLANKING STREET)	7.5 m	2.1 m
SOUTH (FRONT STREET)	12 m	1.1 m
WEST (INTERNAL BOUNDARY)	3 m	3.6 m
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	46	
UNITS TYPES	STUDIO, 1, 2, 3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES)	
GROUND ORIENTED UNITS	10	
MINIMUM UNIT AREA	42.6 m ²	
TOTAL RESIDENTIAL AREA	2832 m ²	

BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒	3.1.2.1.
BUILDING AREA	920 m ² (Outside face of Exterior Walls)	1.4.1.2.
GRADE	33.94 m	1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE)	3.2.2.50. 3.2.2.80.
MAXIMUM BUILDING AREA	1800 m ²	3.2.2.50.(1)(d)
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☐	
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m GROUP F3 45 m	3.4.2.5.
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	C 1 hrs F3 TO C 2 hrs FT FLOORS 1 hrs MEZZANINE NA ROOF LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	Group F3 Parking Garage to have 1.5 hr separation from all other occupancies
EXITS	1hrs	

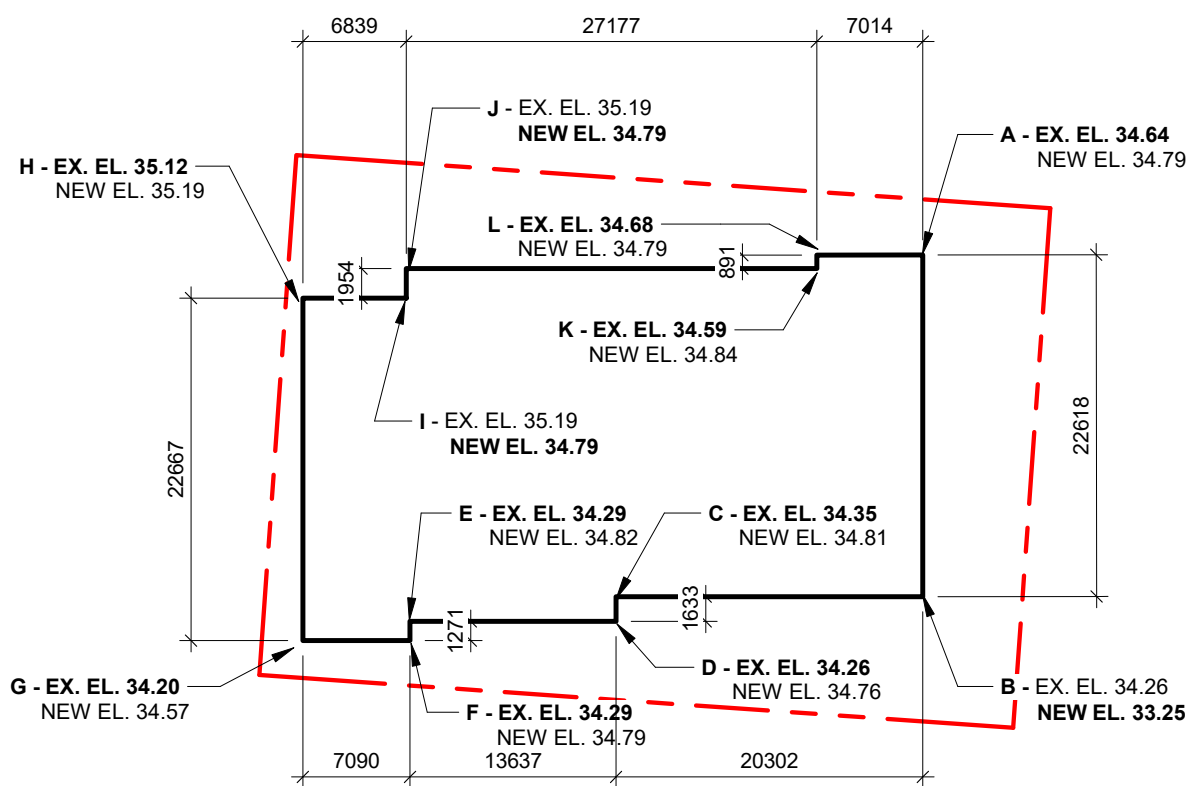
NOTES



2 Site Coverage
SCALE = 1 : 500



3 Open Site Space
SCALE = 1 : 500



1 Average Grade Calculations
SCALE = 1 : 500

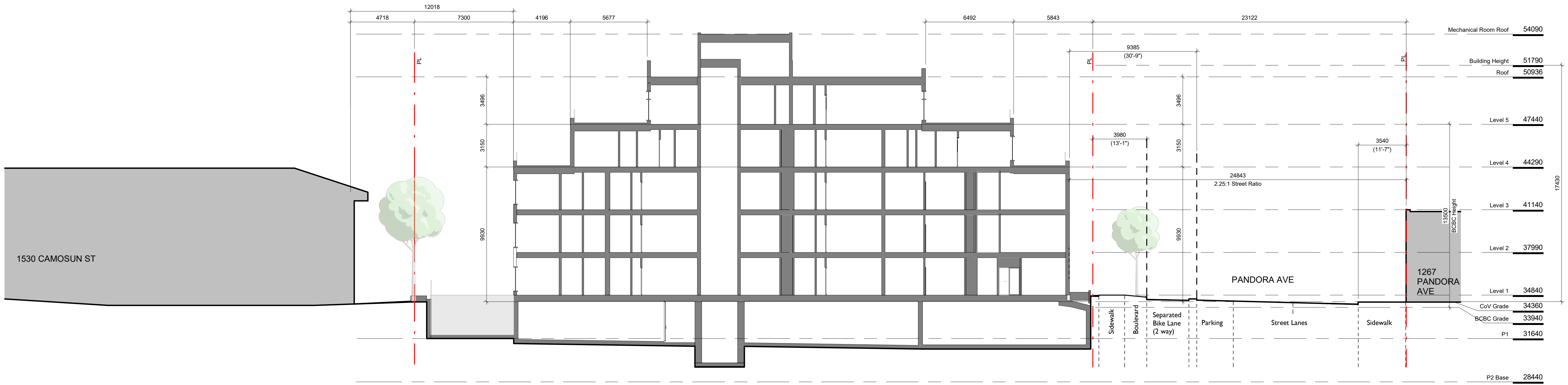
Calculations Weighted average elevation for each side (Elev. 1 + Elev. 2)/2 x Length North: A-B (34.64m+33.25m)/2 x 22.61m = 767.77 East: B-C (33.25m+34.35m)/2 x 20.30m = 686.21 C-D (34.35m+34.26m)/2 x 1.63m = 56.02 D-E (34.26m+34.29m)/2 x 13.63m = 467.41 E-F (34.29m+34.29m)/2 x 1.27m = 43.58 F-G (34.29m+34.20m)/2 x 7.09m = 242.80 South: G-H (34.20m+35.12m)/2 x 22.67m = 785.64 West: H-I (35.12m+34.79m)/2 x 6.84m = 239.06 I-J (34.79m+34.79m)/2 x 1.95m = 67.98 J-K (34.79m+34.59m)/2 x 27.18m = 942.77 K-L (34.59m+34.68m)/2 x 0.9m = 31.21 L-A (34.68m+34.64m)/2 x 7.01m = 243.11 TOTAL = 4573.54 Divided by perimeter 4573.54 / 133.10 = 34.36m Average grade = 34.36 NOTE: There is no proposed change to the average grade of the site. BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's North side: (34.64m+33.25m) / 2 = 33.94m BCBC Grade = 33.94m	
--	--

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

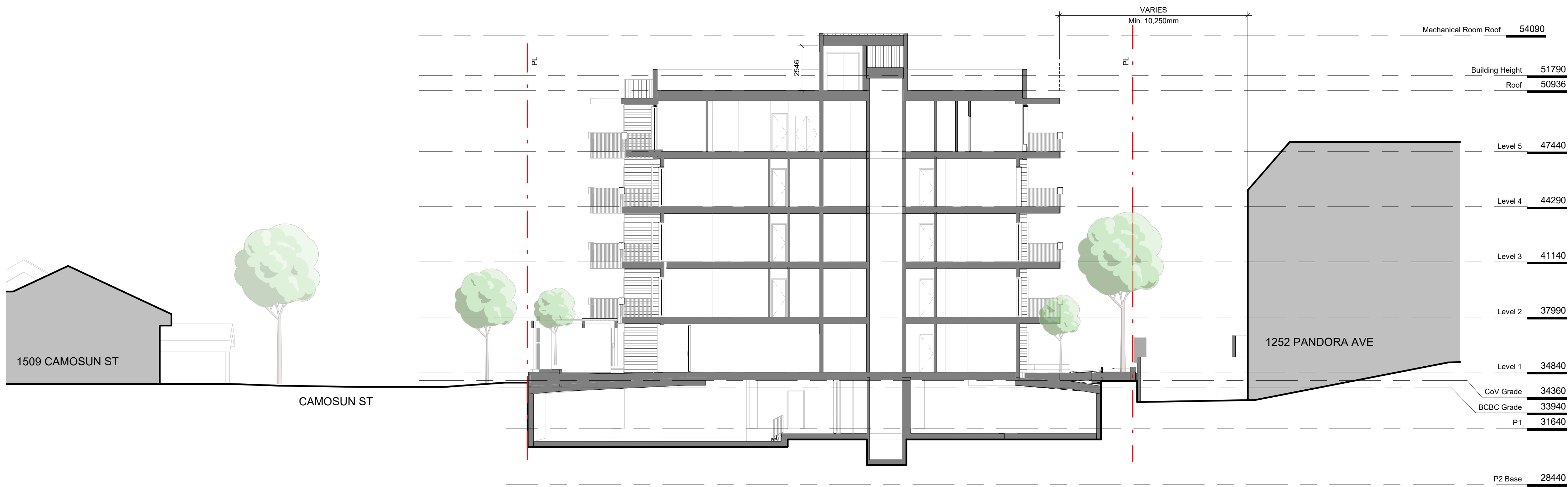


Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project Pandora and Camosun H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name Code Data	
Date Dec. 21, 2021	Project # 2106
Scale As indicated	Revision
Sheet # A050	
2021-12-21	



1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150

	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Site Sections		
Date		
Dec. 21, 2021		
Scale		Project #
1 : 150		2106
Revision		
Sheet #		
A105		
2021-12-21		

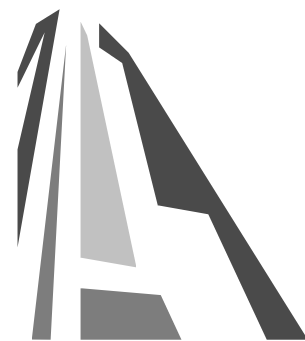


1 East Context Elevation
SCALE = 1 : 200



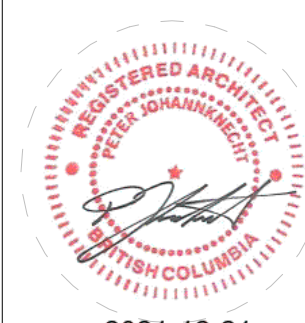
2 South Context Elevation
SCALE = 1 : 200

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



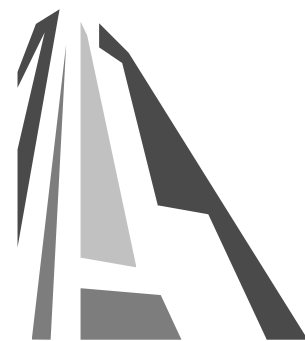
CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Context Elevations	
Date		Dec. 21, 2021	
Scale	1 : 200	Project #	2106
		Revision	
		Sheet #	A106
2021-12-21		12/21/2021 3:36:36 PM	



	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	IBC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Basement Plan

Date

Dec. 21, 2021

Scale

1 : 100

Project #

2106

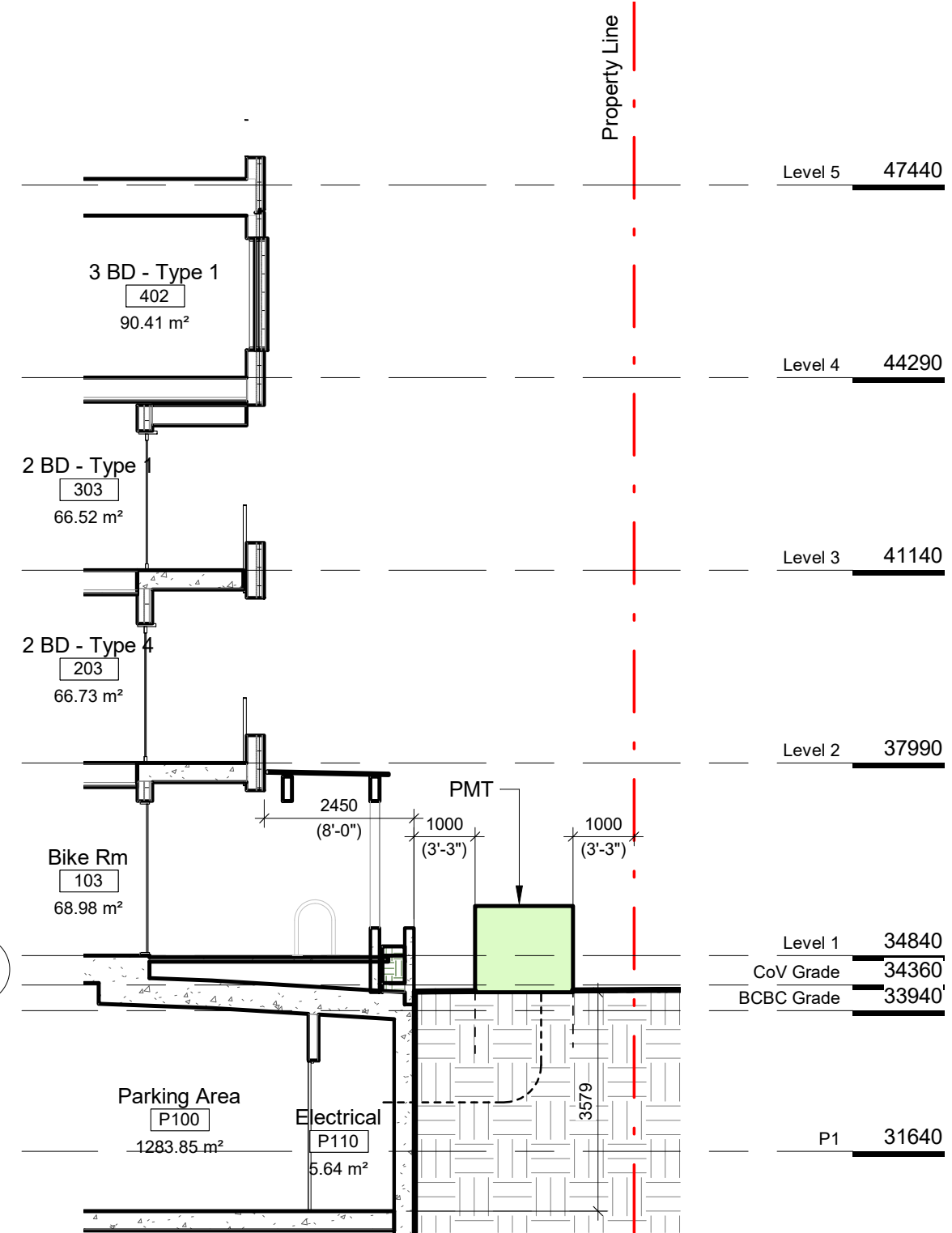
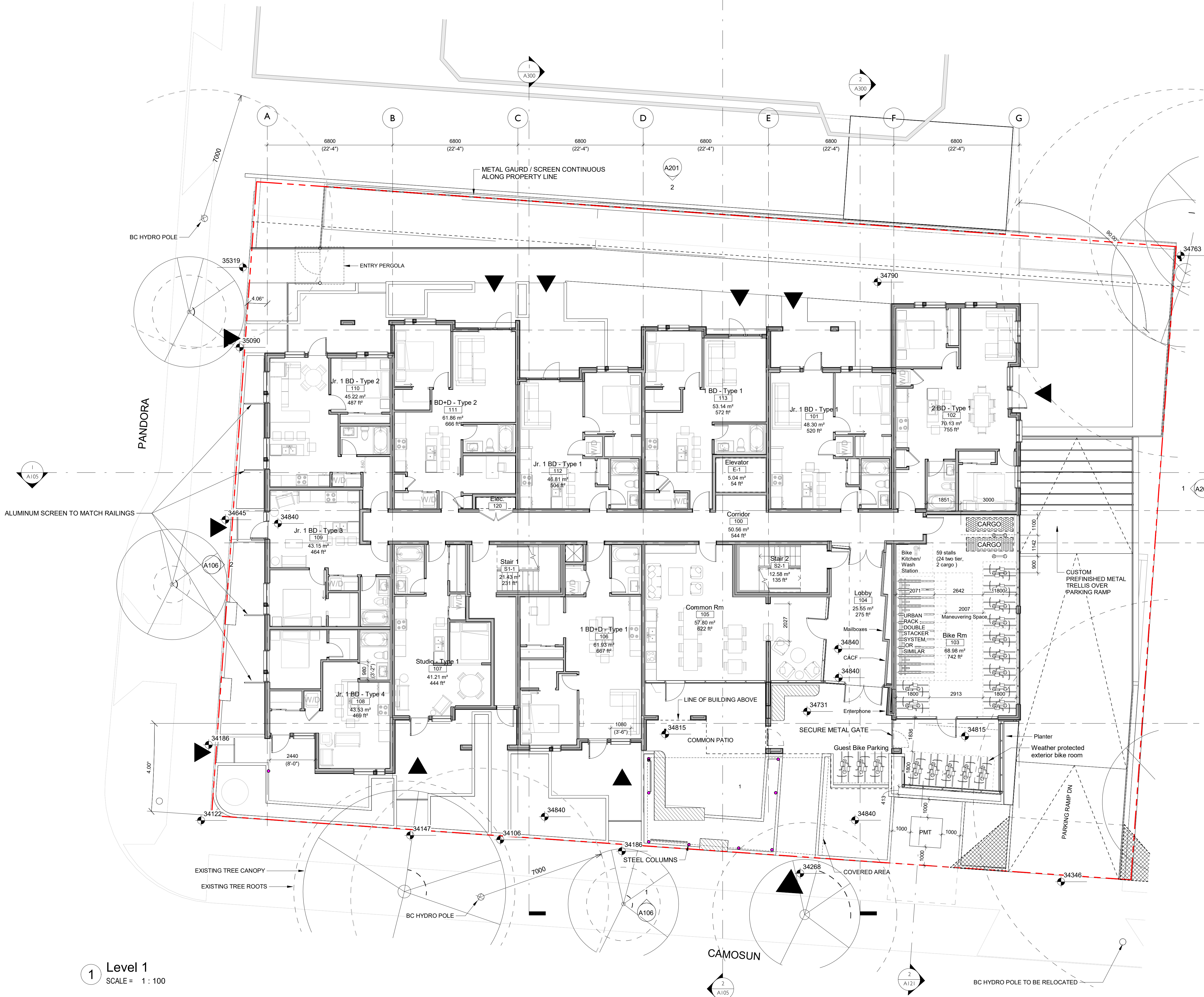
Revision

Sheet #

A120

2021-12-21

12/21/2021 3:36:37 PM



2 PMT Section
SCALE = 1 : 100

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Ground Floor Plan

Date

Dec. 21, 2021

Scale

1 : 100

Project #

2106

Revision

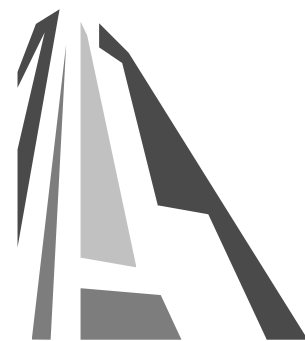
Sheet #

A121

12/21/2021 3:36:40 PM

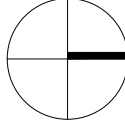
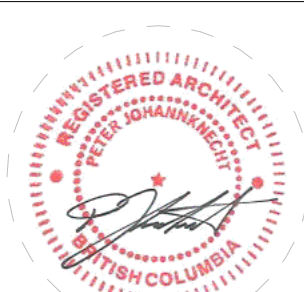
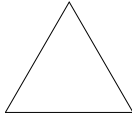


	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



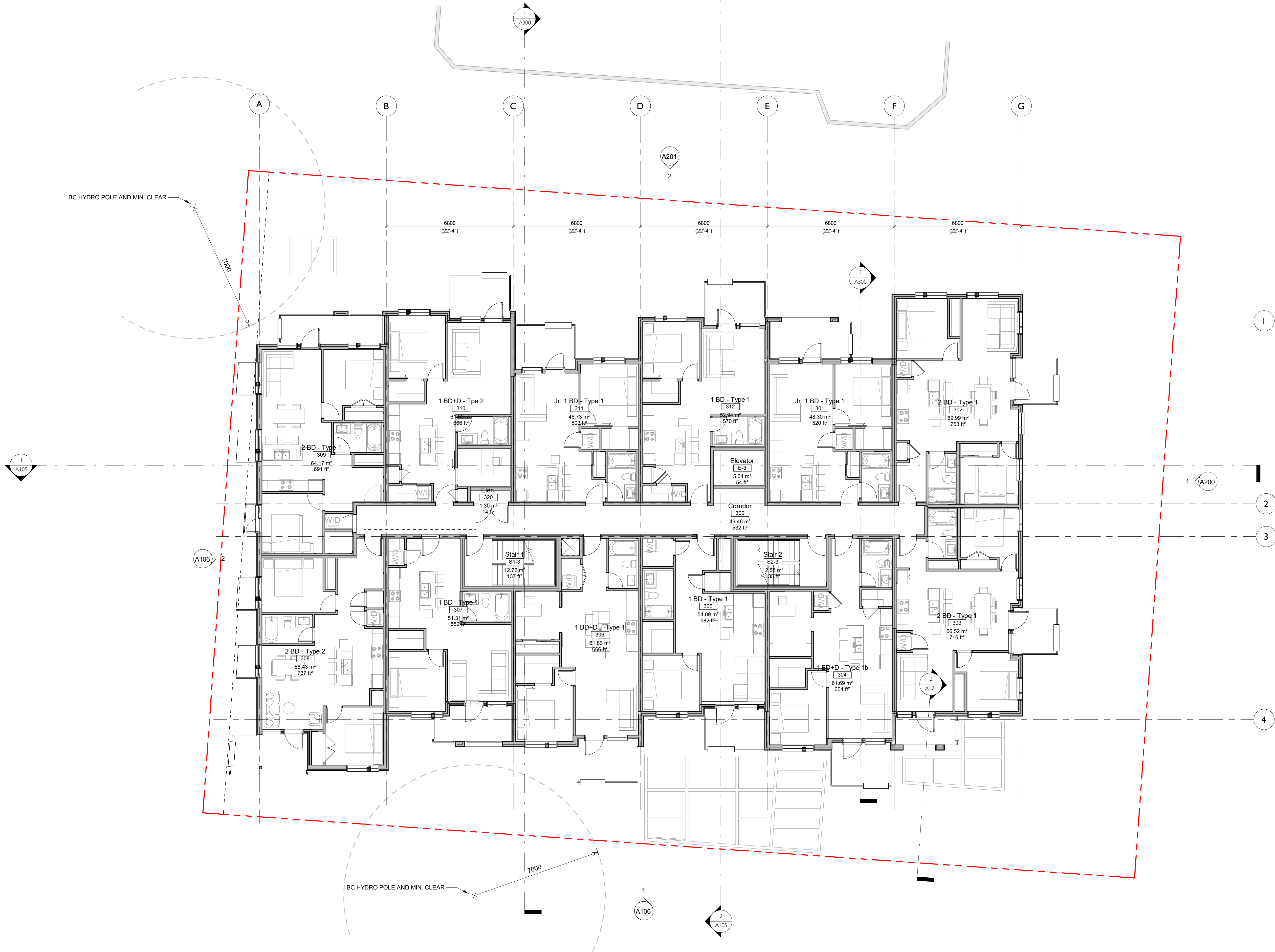
CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

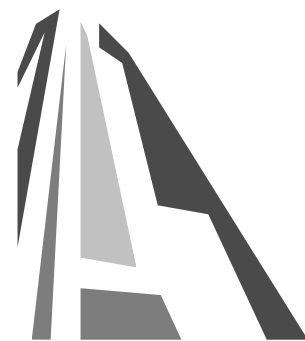
Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 2	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A122
	2021-03-21		



C:\Users\jag\Desktop\PC Documents\2106 - 1270 Pandora - DD - Camosun and@camosunarchitects.com



	Issued for Rezoning / DP	Dec. 21, 2021
	CALIC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

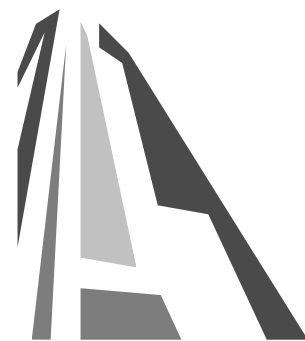
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 3	
Date	
Dec. 21, 2021	
Scale	Project #
1 : 100	2106
	Revision
Sheet #	
A123	
2021-12-21	

C:\Users\jag\Desktop\CD\Documents\156 - 1270 Pandora - DD - General - and@cascaadiarchitects.com

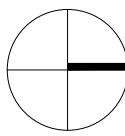
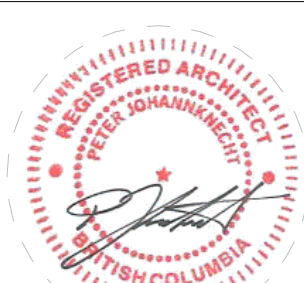
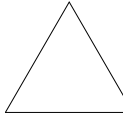


	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

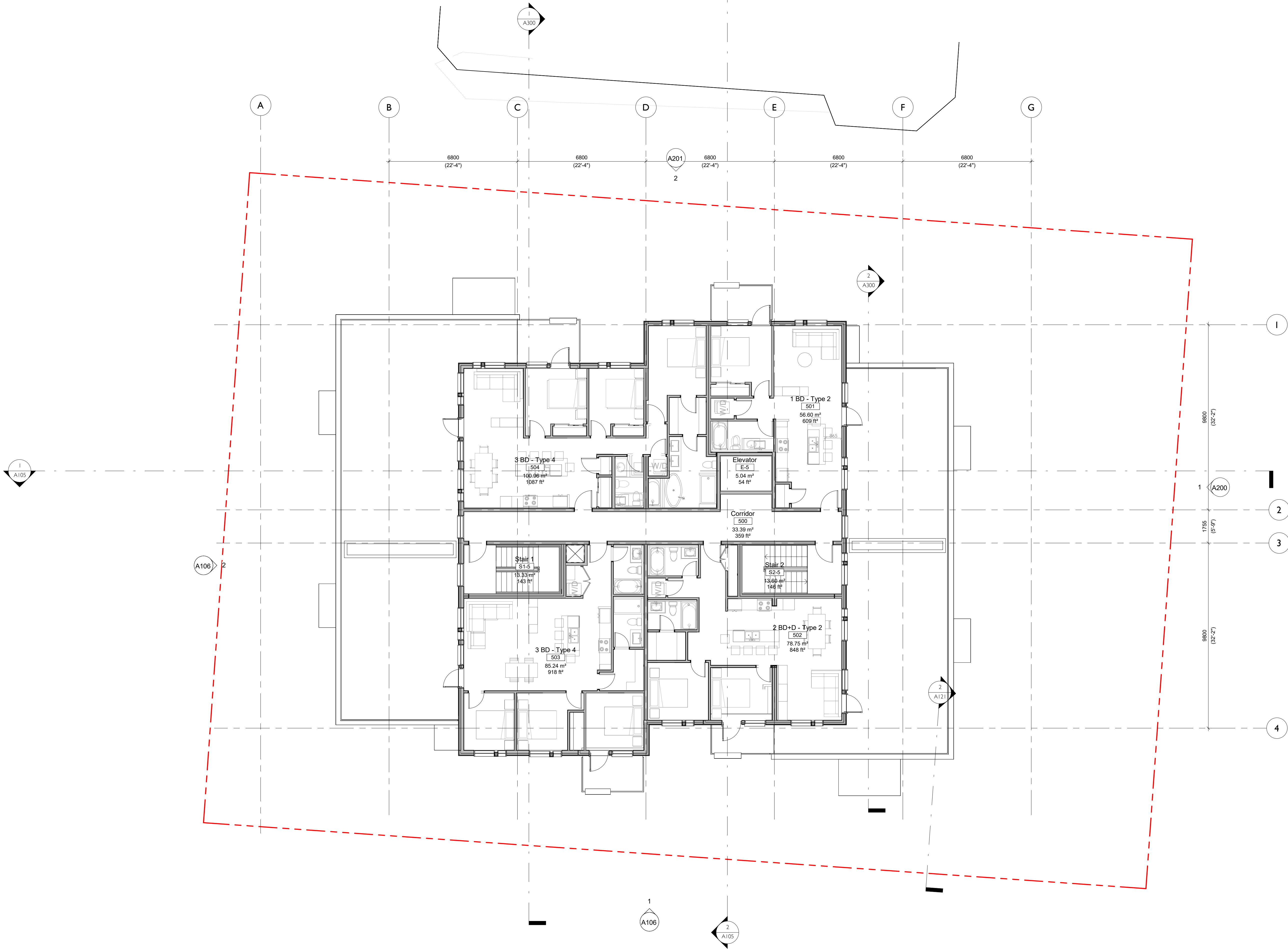


CASCADIA ARCHITECTS INC.

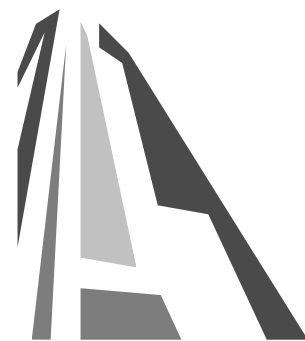
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 4	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A124
2021-12-21			

C:\Users\jag\Desktop\CD\Documents\1516 - 1270 Pandora - DD - Camosun - jag@casadiaarchitects.com

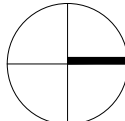
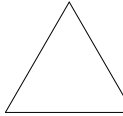


	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

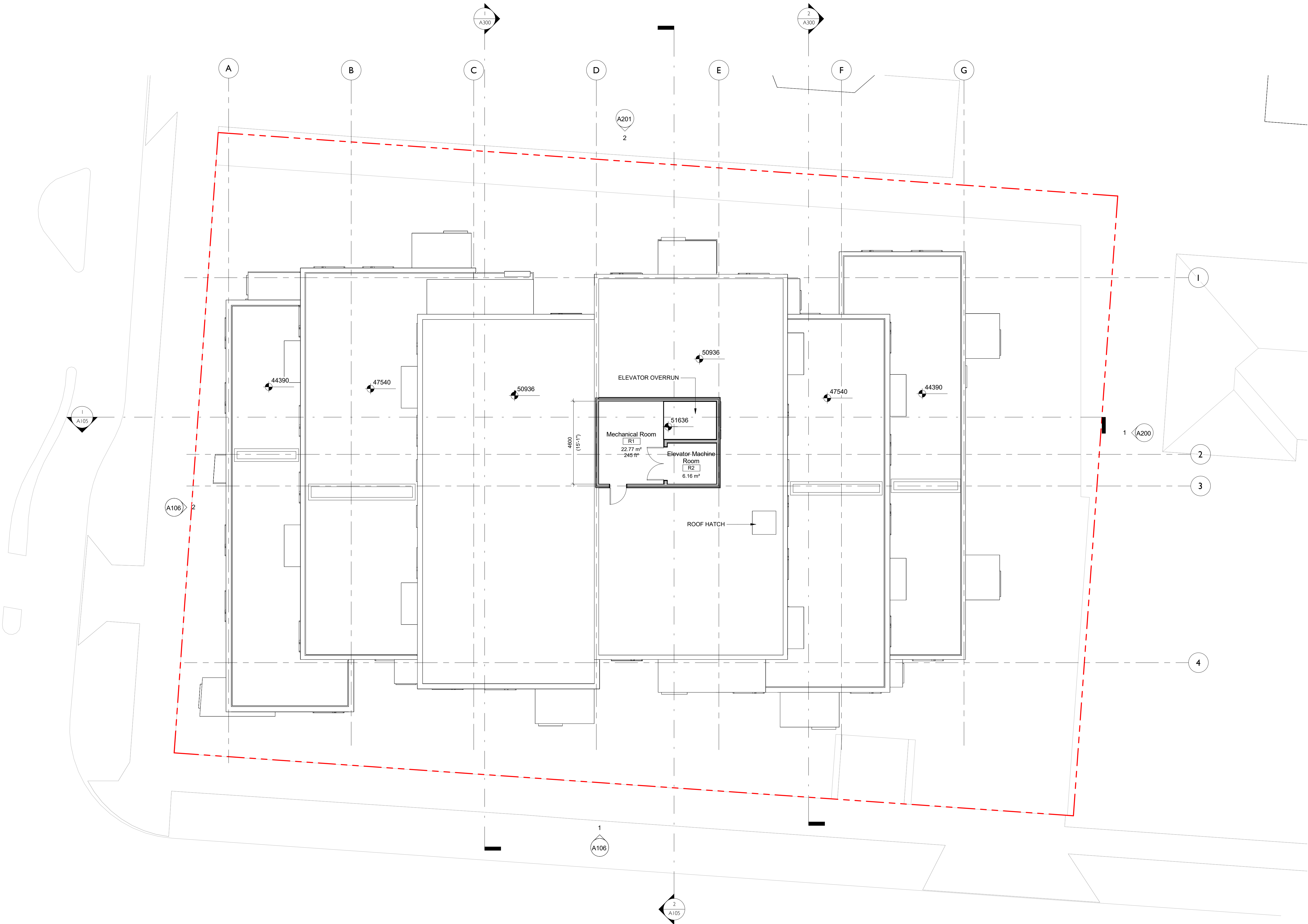


CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 5	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A125
	2021-12-21		

C:\Users\jag\Desktop\PC Documents\1516 - 1270 Pandora - DD - Camosun\jag@cascadiaarchitects.com



	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Roof Plan

Date

Dec. 21, 2021

Scale

1 : 100

Project #

2106

Revision

Sheet #

A126

2021-12-21

12/21/2021 3:36:51 PM



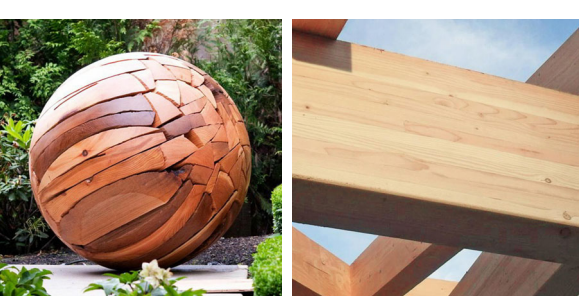
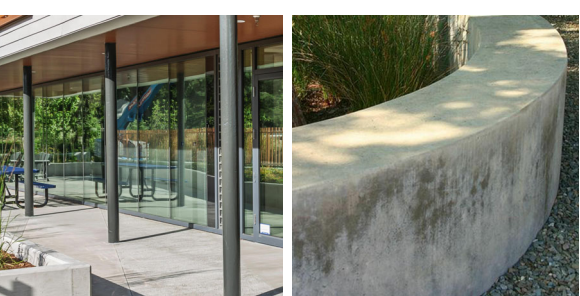
1 North Building Elevation
SCALE = 1 : 100



2 East Building Elevation
SCALE = 1 : 100

Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Public Art Installation
10. Exposed wood
11. Painted metal columns - dark finish



* "Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project
Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
Dec. 21, 2021

Scale
As indicated

Project #
2106

Revision

Sheet #
A200

2021-12-21

12/21/2021 3:37:27 PM



Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Public Art Installation
10. Exposed wood
11. Painted metal columns - dark finish



* "Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Elevations	
Date		Dec. 21, 2021	
Scale	As indicated	Project #	2106
		Revision	
		Sheet #	A201
2021-12-21		12/21/2021 3:38:05 PM	



View from Camosun and Pandora



View from Northeast of Site



View from of lane from Pandora at West side of site



View from single-family yard across Camosun

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Renderings	
Date		Dec. 21, 2021	
Scale	Project #	2106	
	Revision		
		Sheet #	
		A900	
2021-12-21		12/21/2021 3:38:06 PM	

Summer Solstice

9am



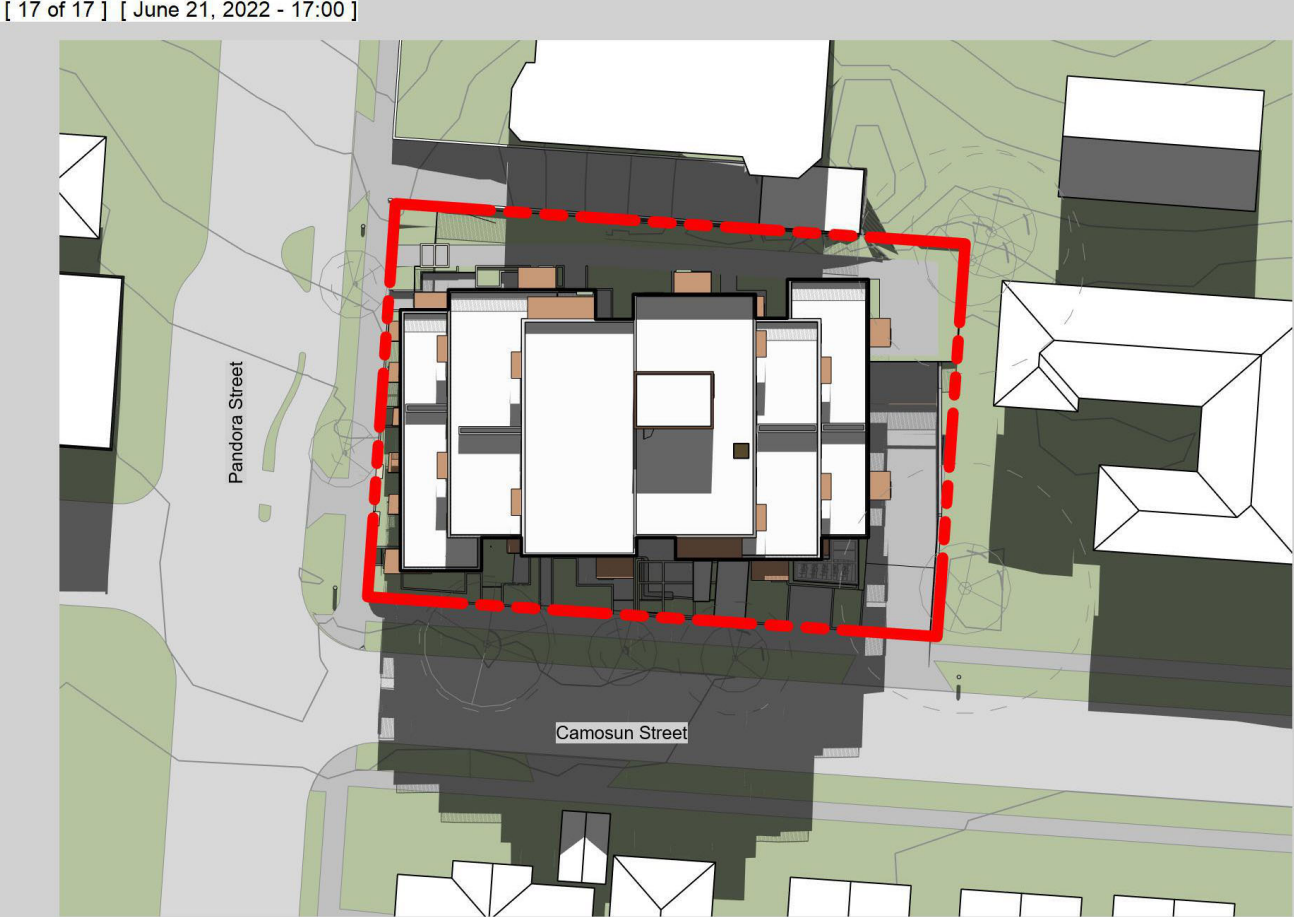
Noon



3pm



5pm



Autumn Equinox

9am



Noon



3pm



5pm



Winter Solstice

9am



Noon



3pm



5pm



Issued for Rezoning / DP		Dec. 21, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Sun Study	
Date	
Dec. 21, 2021	
Scale	Project #
	2106
	Revision
	Sheet #
	A901
2021-12-21	
12/21/2021 3:38:08 PM	

DRAFT





Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

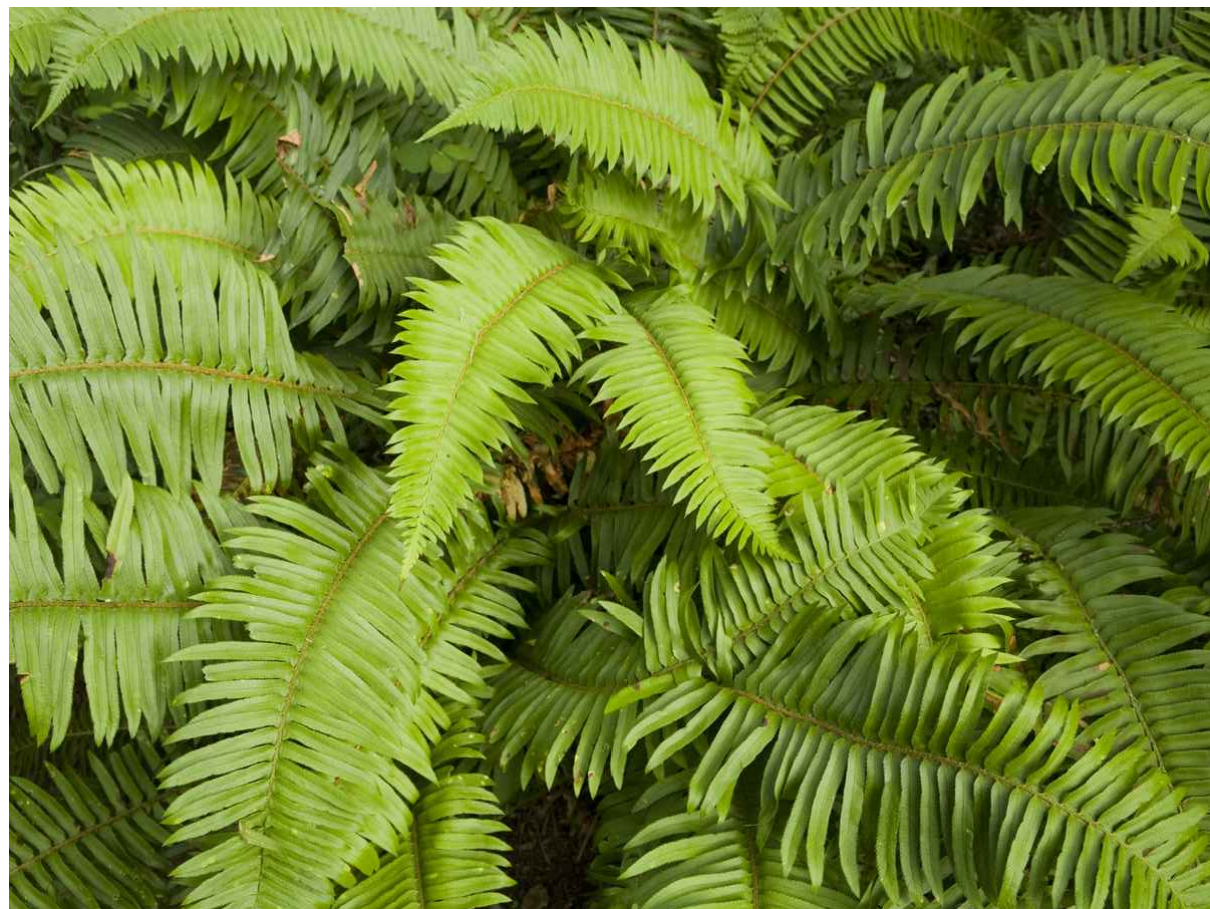
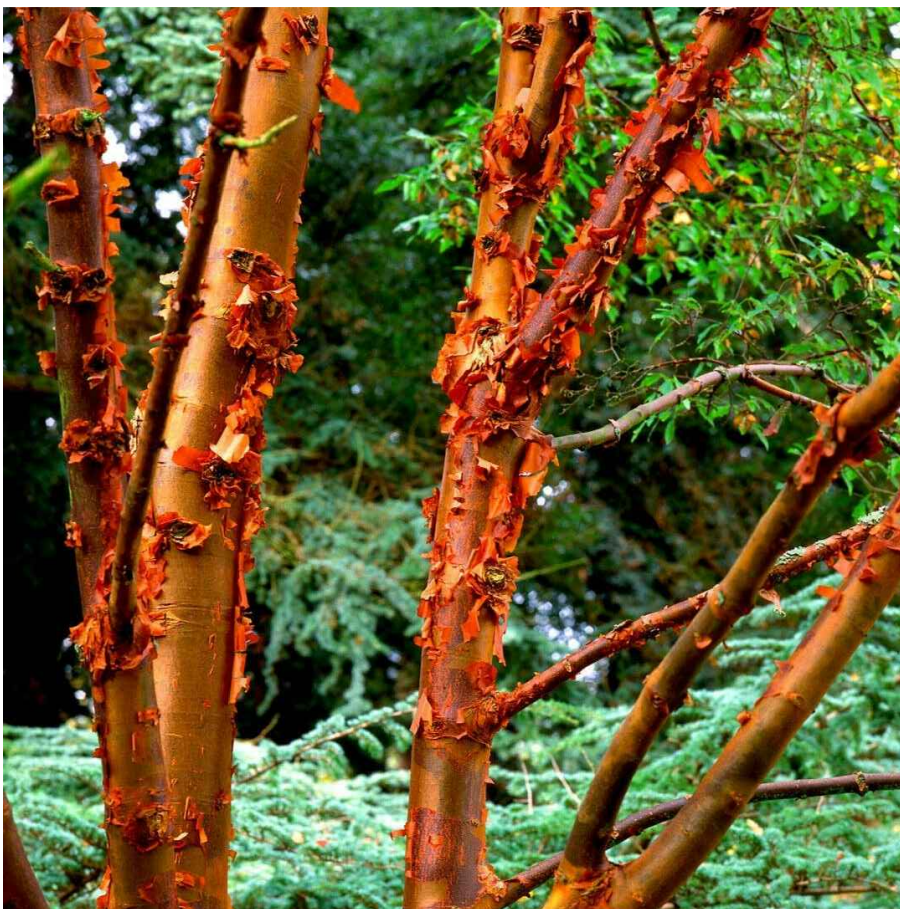
ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT



ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021



L0 Cover

DATE: December, 2021

LEGEND

PROPERTY LINE

UNDERGROUND PARKING SLAB

ON-SITE IN GROUND LANDSCAPE AREA

ON-SITE PLANTER

RAIN GARDEN
(STORM WATER MANAGEMENT)

PAVER FOR PATHWAY

PAVER FOR PRIVATE PATIOS

SOD MUNICIPAL BOULEVARD AREA

MUNICIPAL SIDEWALK

BIKE RACK

•

MAGLIN SITE FURNITURE - MBR 350

•

SURFACE MOUNT

PLANTER DOWNLIGHT

GATE DOWNLIGHT



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

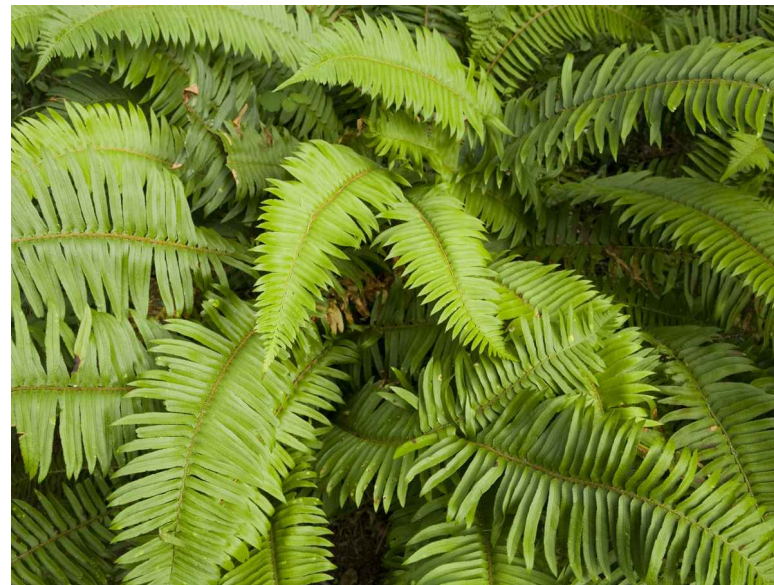
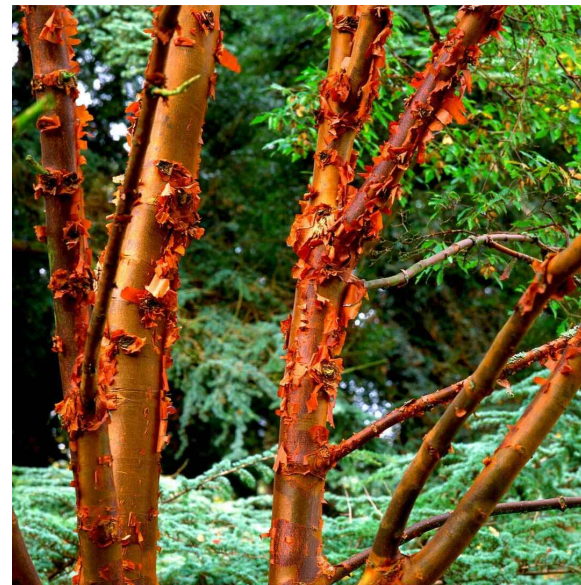
ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

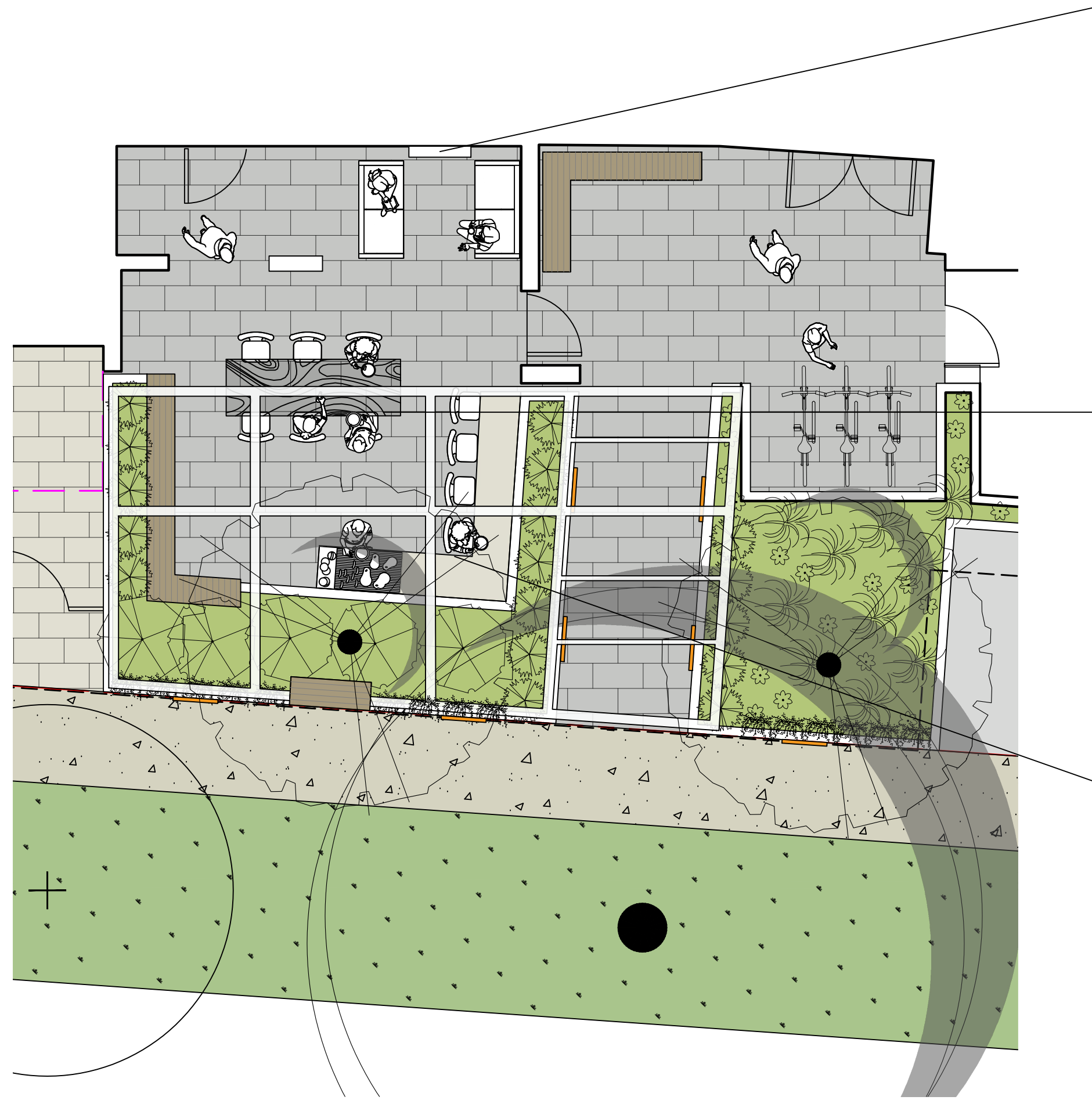
Scale: 1:100



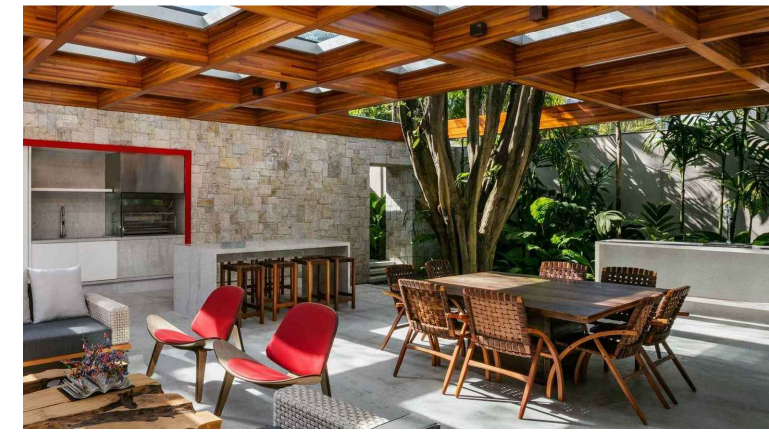
L1 Landscape Site
Plan

DATE: December, 2021





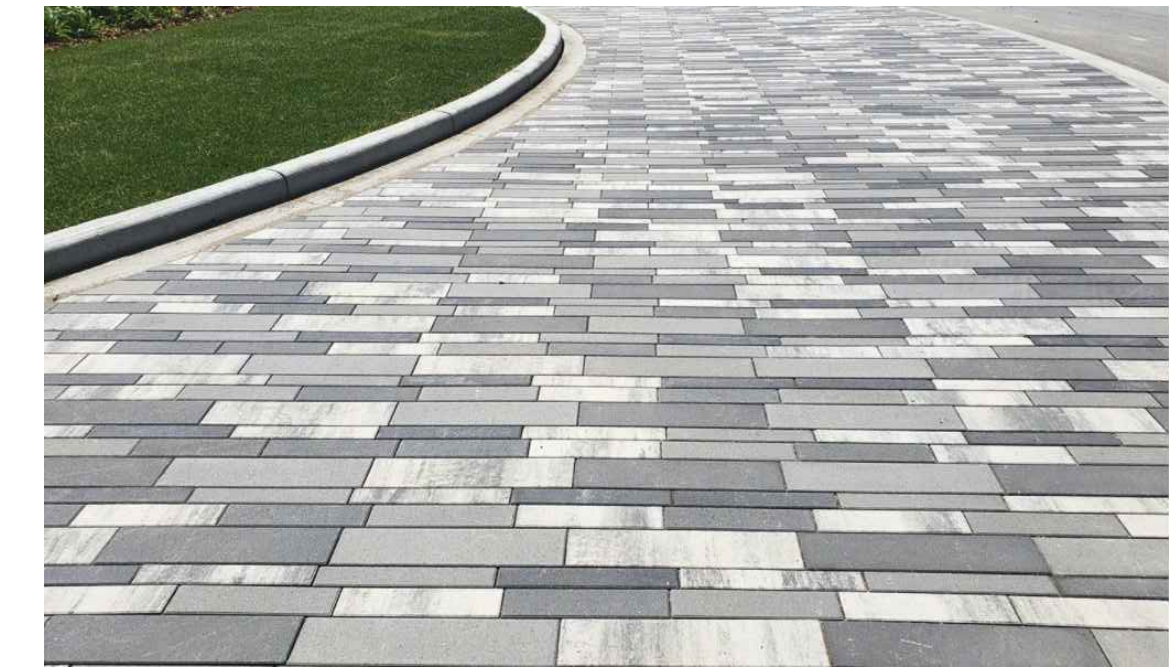
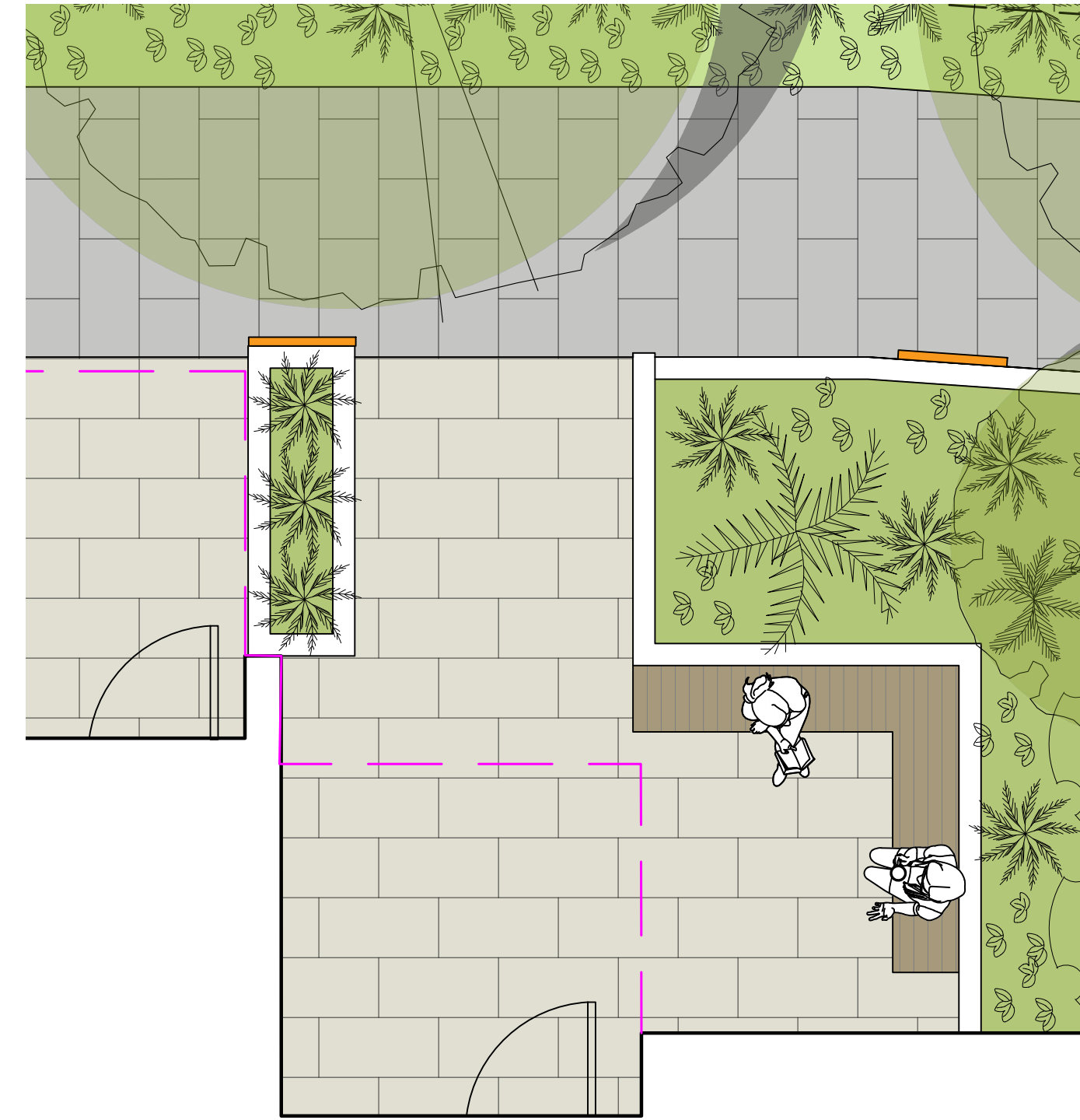
LOUNGE AREA WITH ELECTRIC FIREPLACE (TBD)



HARVEST TABLE FOR 6



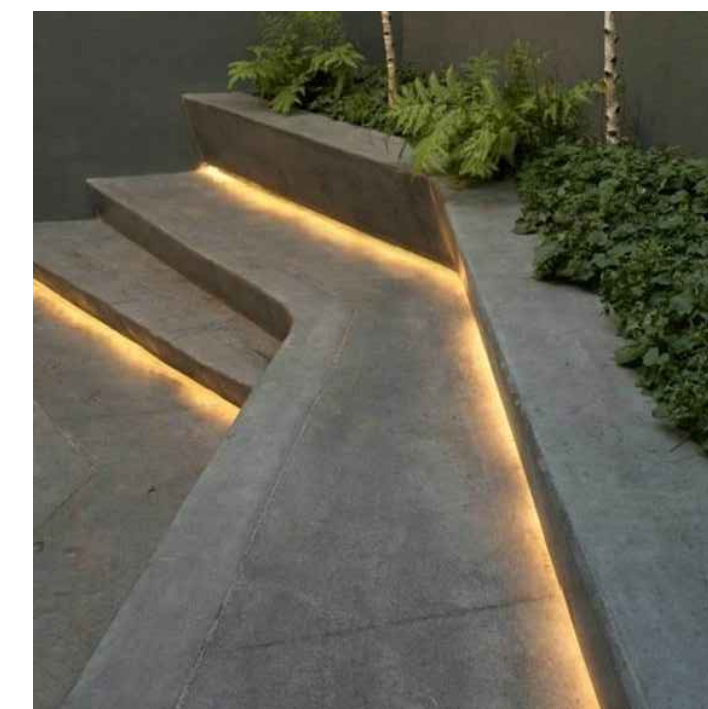
BARBEQUE AREA AND BAR COUNTER



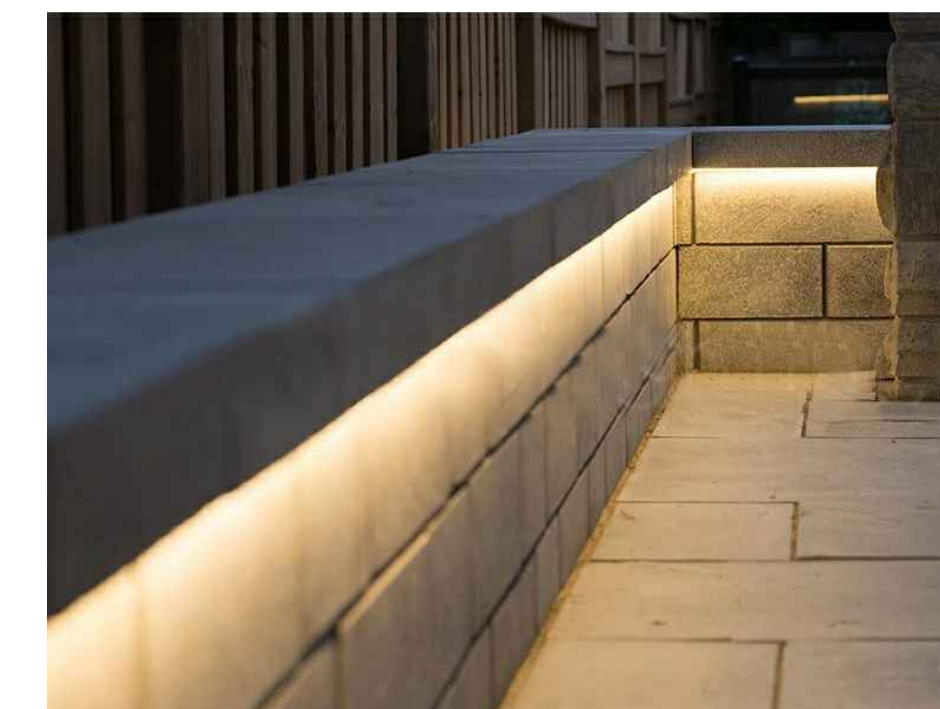
PAVING PATTERN AND COLOR OPTIONS



BUILT IN BENCH WITH LIGHTING



GATE LIGHTING



PLANTER DOWNLIGHT



LOCAL ART PIECE (TBD)



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

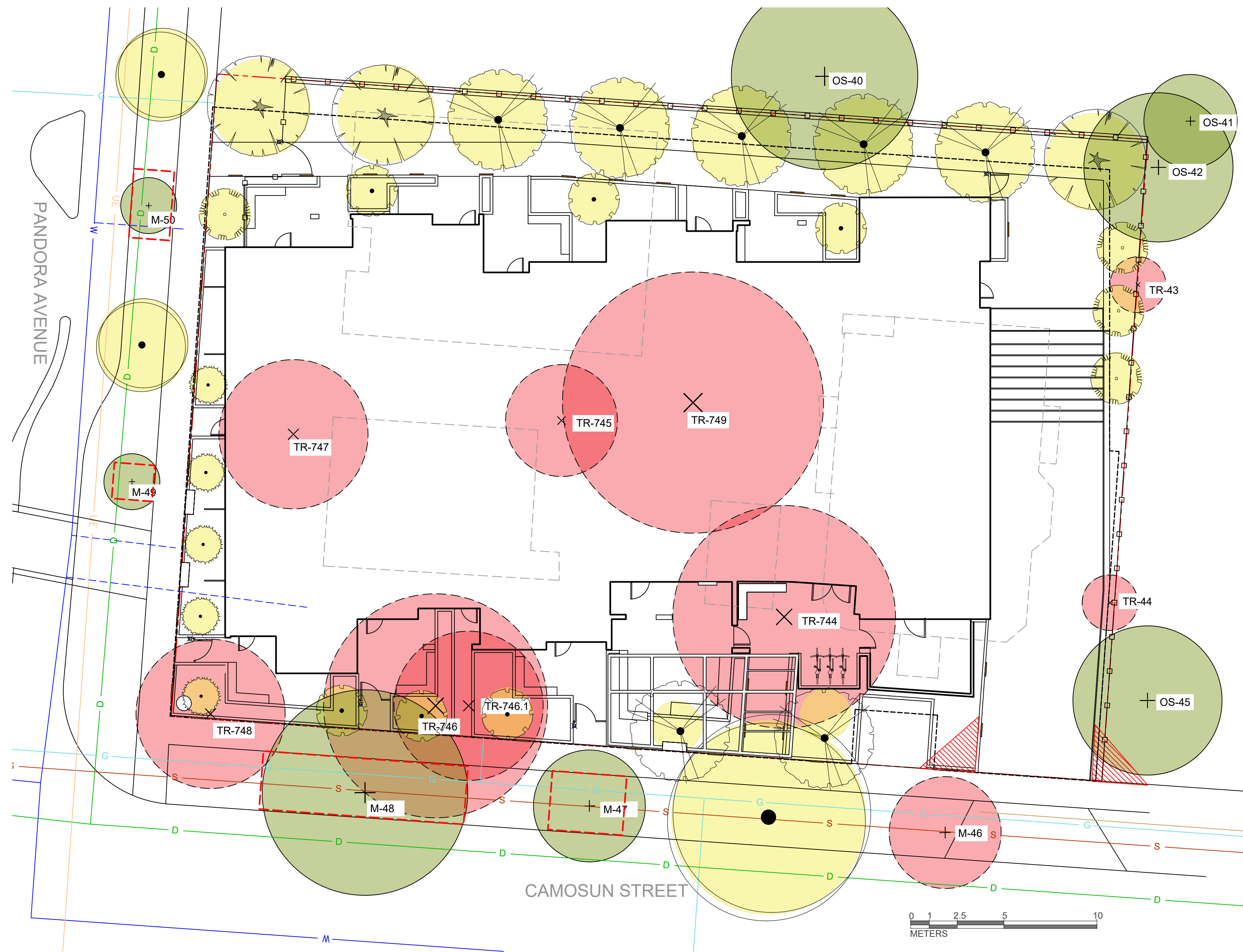
ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

Scale: 1:30



L2 KEY AREA
ENLARGEMENT

DATE: December, 2021



TR-43

EXISTING TREE TAG

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREES

TREE PROTECTION FENCING

- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

EXISTING DRAINAGE

EXISTING POWER LINE

EXISTING WATER

EXISTING GAS

EXISTING SEWER

EXISTING TELUS

SUMMARY TREE STATISTICS	
TOTAL NUMBER OF TREES INDICATED ON TREE MANAGEMENT PLAN	18
• MUNICIPAL TREES	5
• ADJACENT OFF-SITE TREES	4
• BOUNDARY TREES	1
• ON-SITE INVENTORIED UNPROTECTED TREES	3
• ON-SITE BYLAW PROTECTED TREES	5
REQUESTED PROTECTED TREE REMOVALS FROM SITE	5
REQUESTED TREE REMOVALS FROM MUNICIPAL PROPERTY	1
REQUESTED TREE REMOVALS FROM ADJACENT PROPERTIES	0
REQUESTED BOUNDARY TREE REMOVALS	1
TOTAL RESIDUAL NUMBER OF ON-SITE PROTECTED TREES	0
REPLACEMENT TREES REQUIRED BY TREE BYLAW	10



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

Scale: 1:150



L3 Tree Removal & Protection Plan

DATE: December, 2021



PAPERBARK MAPLE



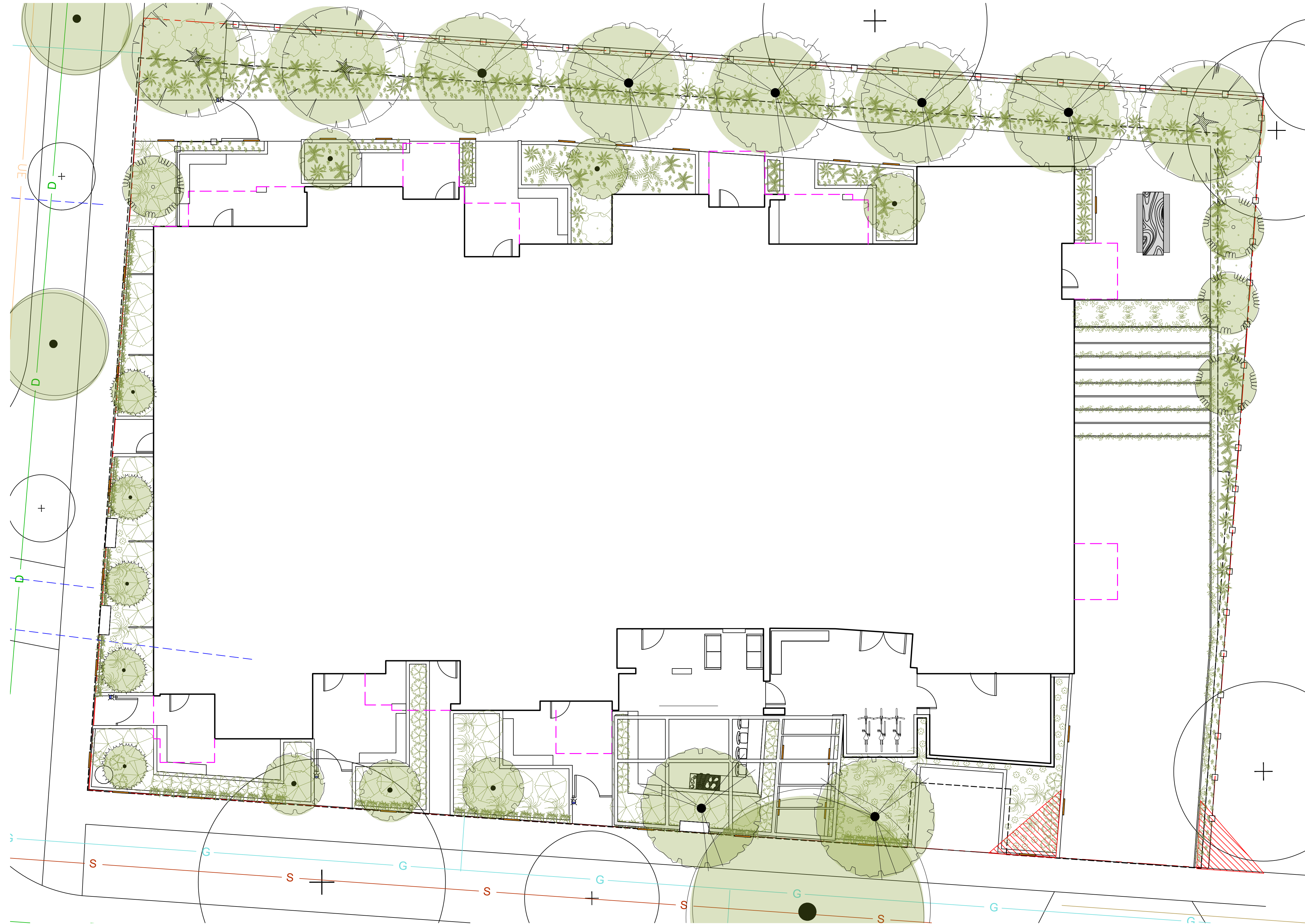
NOOTKA CYPRESS
'GREEN ARROW'



EVERGREEN DOGWOOD



ARMSTRONG RED MAPLE



TREE SCHEDULE						Height at Maturity (m)	Spread at Maturity (m)
Quantity	Symbol	Latin Name	Common Name	Caliper	Size		
6		Acer griseum	Paper Bark Maple		B&B	5	3
5		Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress		B&B	5.4-10.5	0.6-1.5
7		Cornus capitata	Evergreen Dogwood	8cm		6	6
3		Boulevard Trees	To be determined by Parks of City of Victoria				
3		Acer rubrum	Armstrong Red Maple	12cm		16	6
4		Amelanchier alnifolia	Saskatoon serviceberry	8cm		1.2-4.5	1.8-2.4

PLANT SCHEDULE							Height at Maturity (m)	Spread at Maturity (m)
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator		
30		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	1 Gallon			1.2-1.8	1.2-1.8
8		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	Flat		Yes	0.3	4.5
33		Choisya ternata	Mexican Orange Blossom	3 Gallon		Yes	1.2-2.4	1.2-2.4
7		Buxus sempervirens	Boxwood	1 Gallon			0.9-9m	1m
35		Rudbeckia hirta	Black-eyed Susan	1 Gallon		Yes	0.9	0.6
3		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	1 Gallon			0.6-0.9	0.9-1.2
35		Asarum canadense	Canadian Wild Ginger	Flat	Yes		0.15-0.3	0.3-0.6
60		Adiantum aleuticum	Maidenhair Fern	1 Gallon	Yes		0.3-0.9	0.3-0.9
52		Polystichum munitum	Western Sword Fern	1 Gallon	Yes		0.6-1.2	0.6-1.2
45		Vaccinium ovatum	Evergreen Huckleberry	2 Gallon	Yes	Yes	1.5	1.2
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.								

TREES



PAPERBARK MAPLE NOOTKA CYPRESS 'GREEN ARROW' EVERGREEN DOGWOOD ARMSTRONG RED MAPLE SERVICEBERRY

VINES



MASSACHUSETTS KINNIKINNICK - UPPER LEVEL HANGING PLANTERS WHITE JASMINE - DRIVEWAY TRELLIS

SHADE PLANTING PALETTE



SWORD FERN MAIDENHAIR FERN WILD GINGER EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



ITSY BITSY WHITE FALSE HEATHER MEXICAN ORANGE BLOSSOM FOUNTAIN GRASS RUDBECKIA



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

Scale: 1:100



L4 PLANTING PLAN

DATE: December, 2021



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

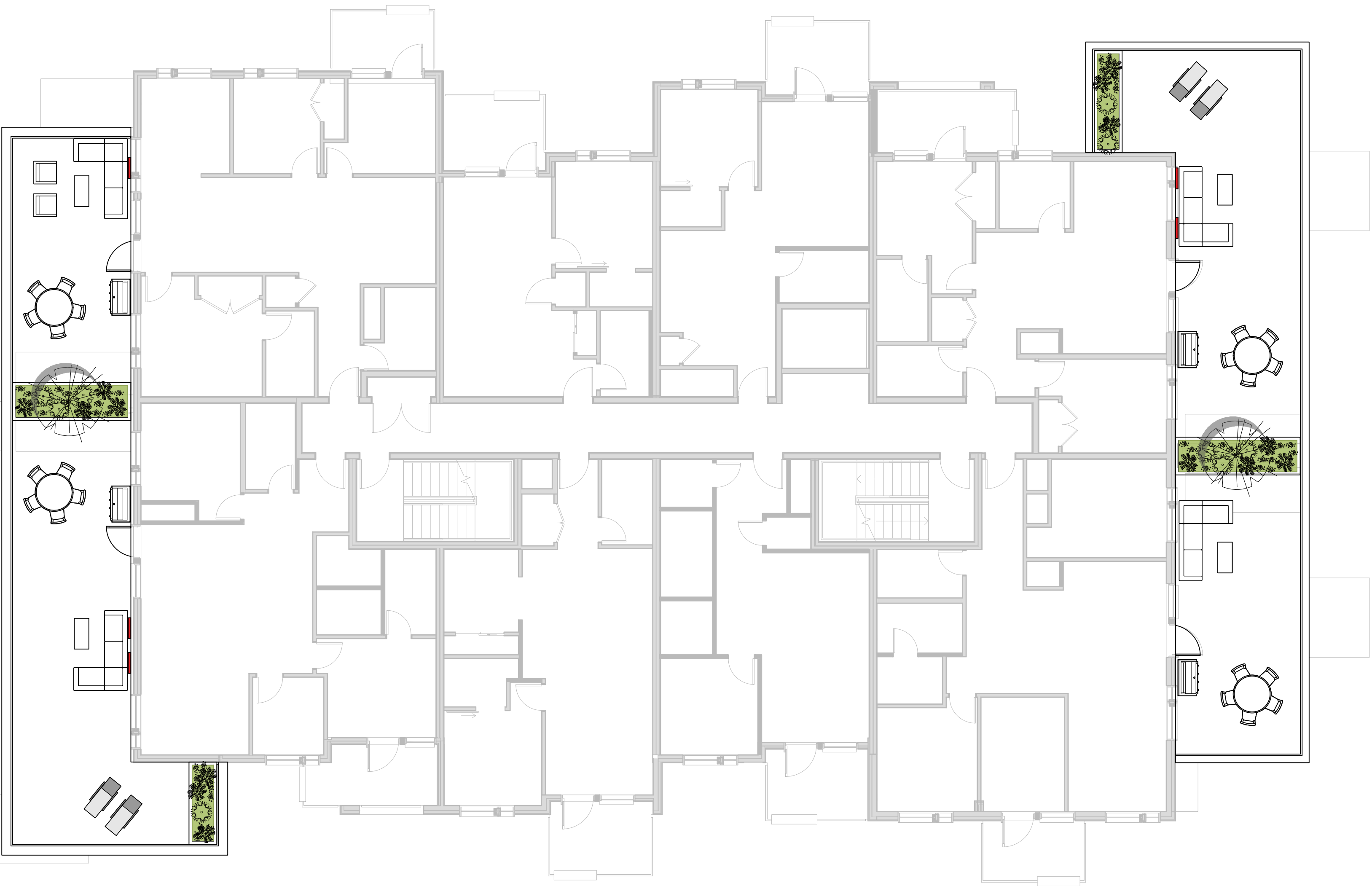
ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT



LEVEL 4 PATIO PLAN



LEVEL 5 PATIO PLAN



LAVENDER



THYME



SAGE



OLIVE TREE

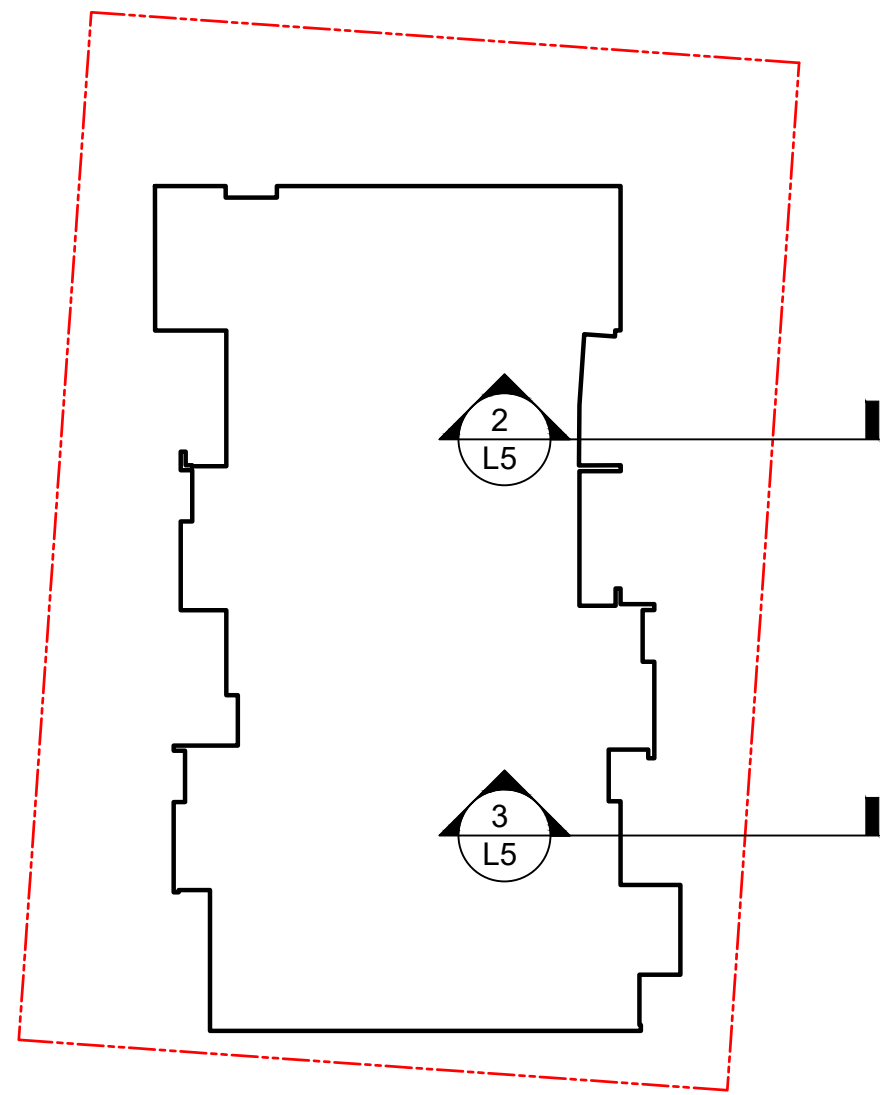
ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

Scale: 1:100

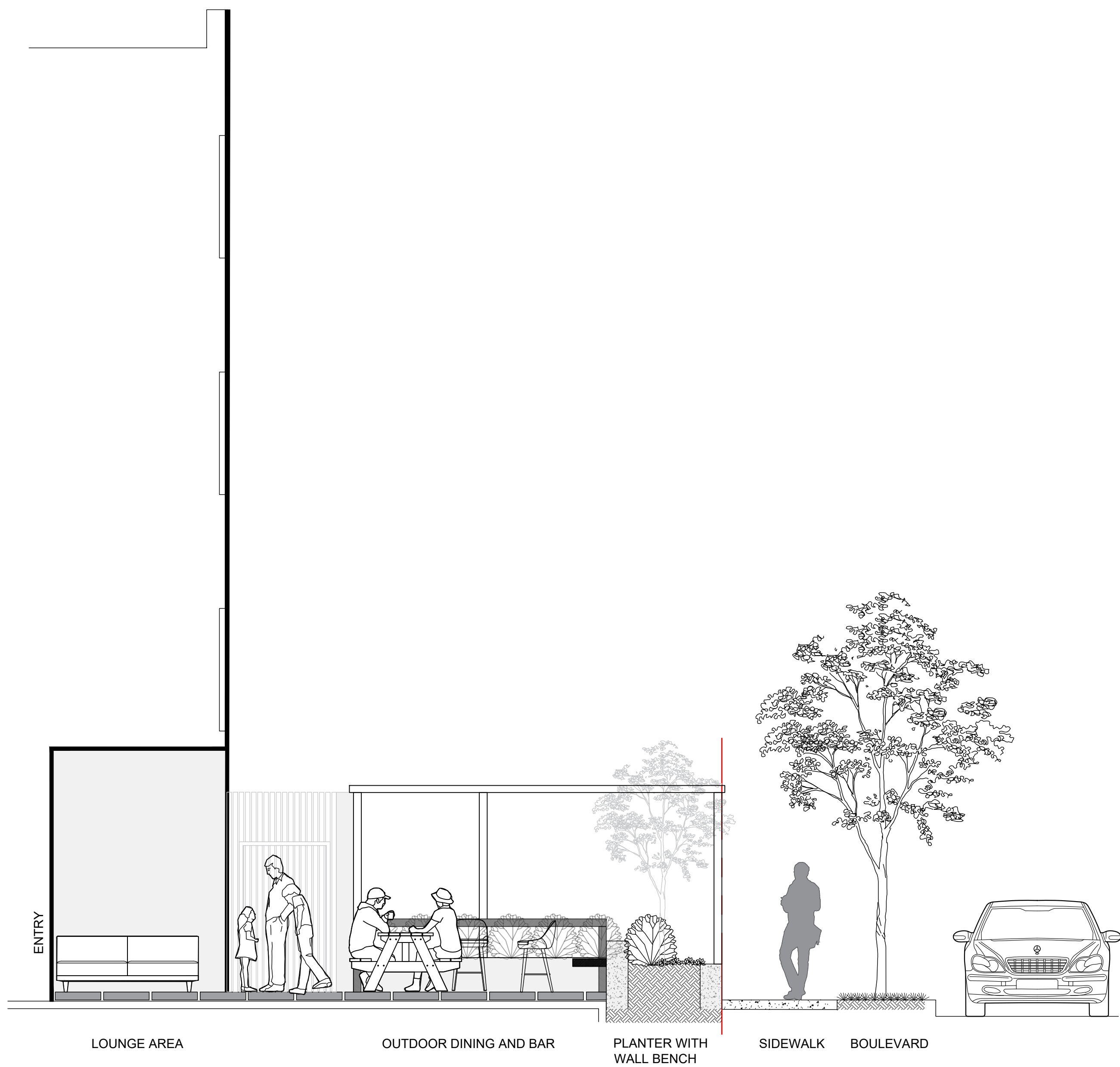


L5 UPPER PATIO
PLAN

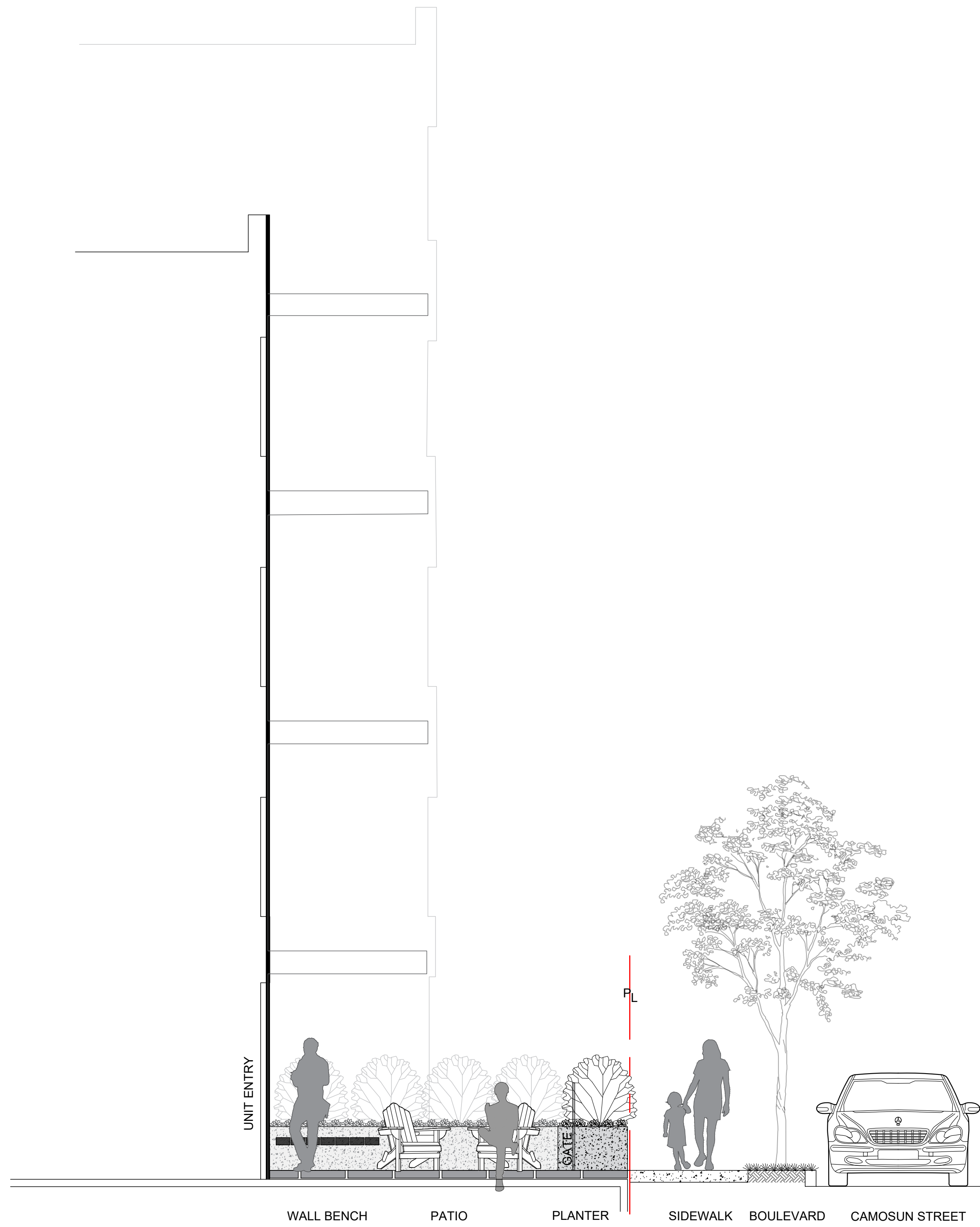
DATE: December, 2021



1
L5 KEY PLAN



2
L5 COMMON PATIO
1:50



3
L5 EAST PATIO
1:50



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

Scale: 1: 50



L6 Sections/
Elevation

DATE: December, 2021



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR
DEVELOPMENT PERMIT
DECEMBER 21, 2021

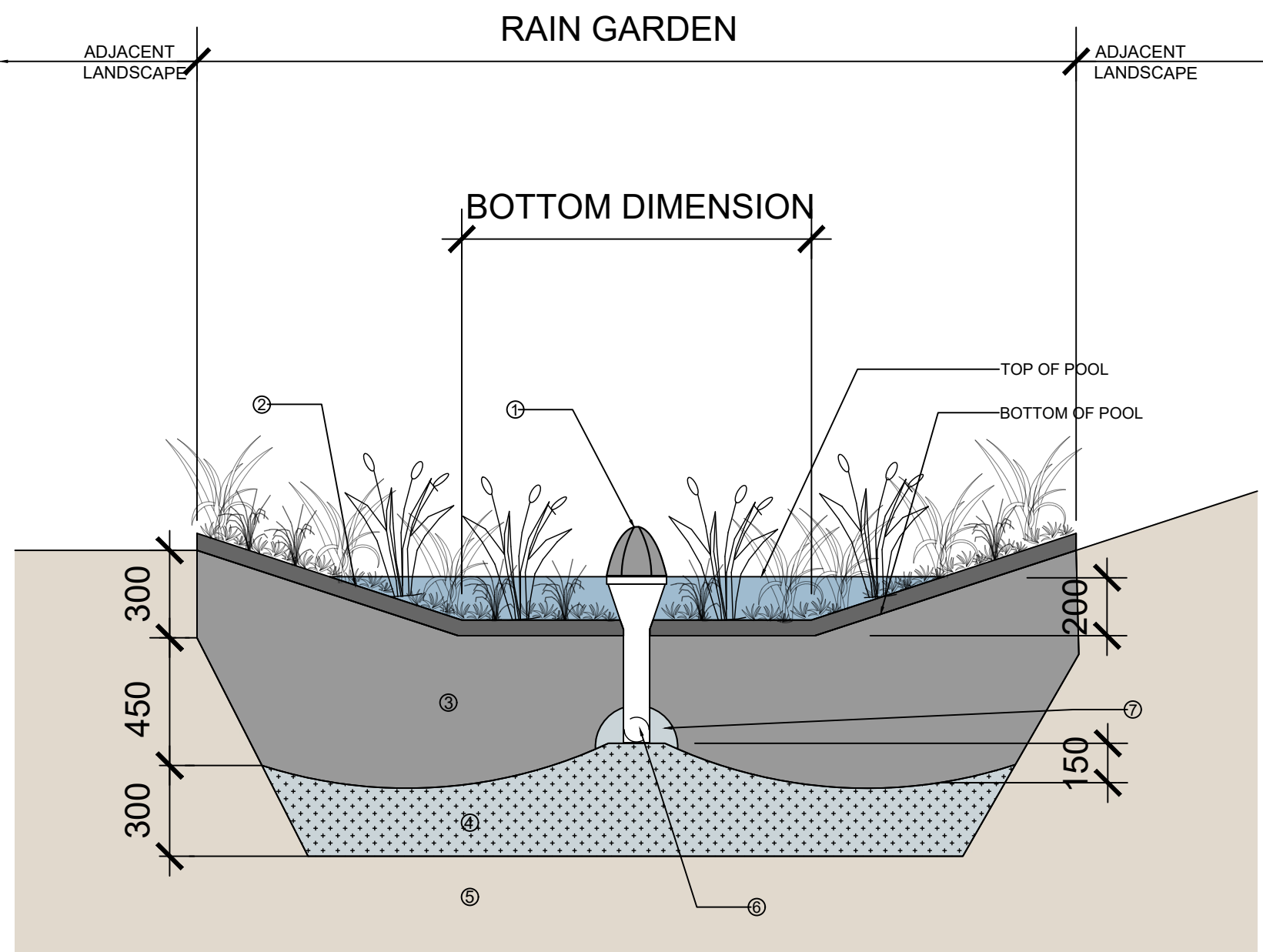
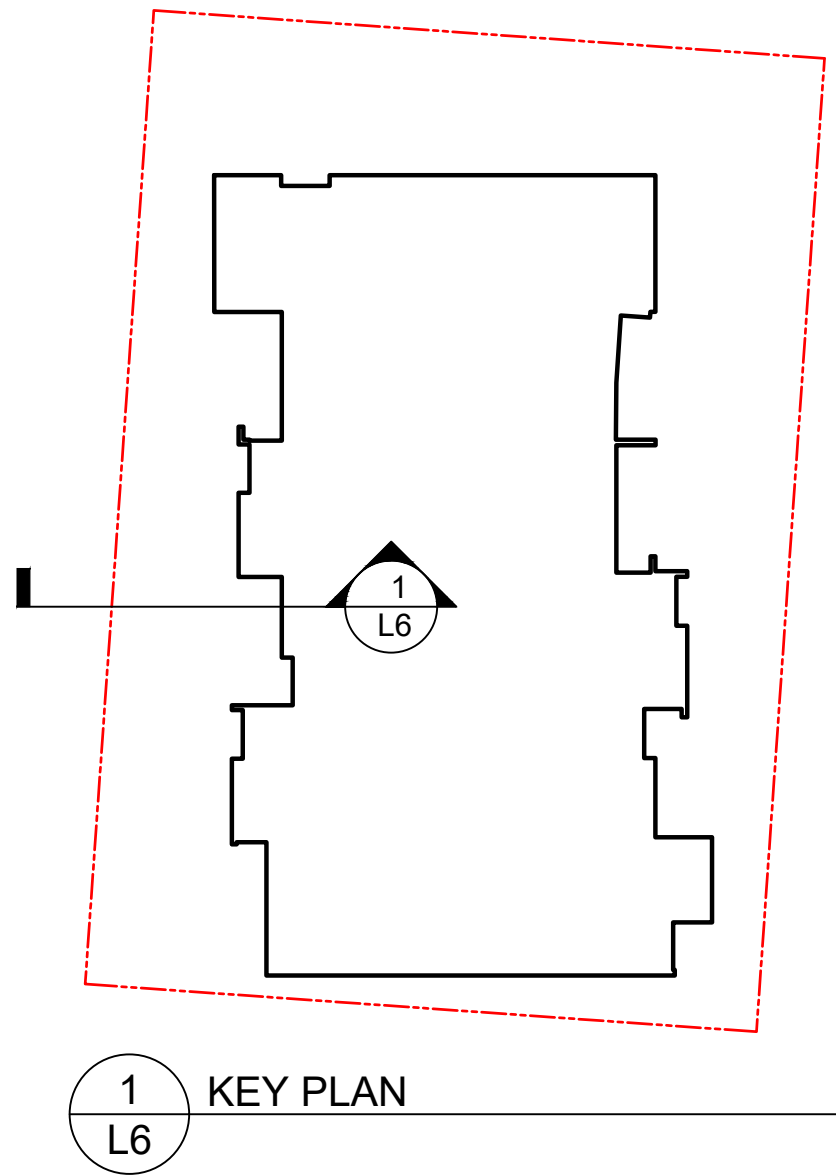
Scale: 1:50



L7 Sections/
Elevation

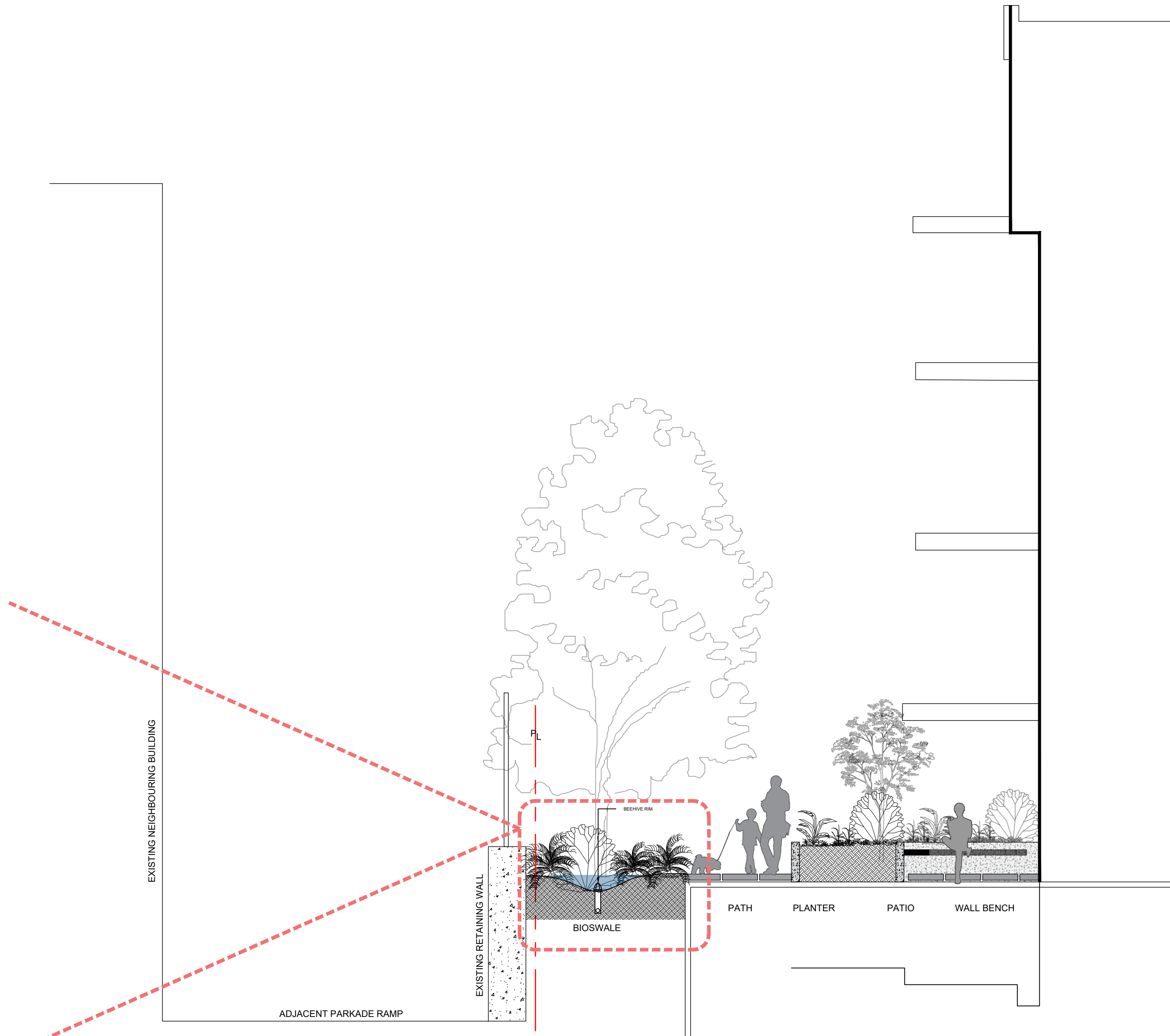
DATE: December, 2021

EASTERN GARDEN BED - BIOSWALE STORM WATER TREATMENT



- RAIN GARDEN MATERIALS
1. OVERFLOW DRAIN, 200 MM DOMED GRATE + ADAPTER
 2. COMPOSTED MULCH, 50-70 MM DEPTH
 3. BIO - RETENTION GROWING MEDIUM, 450 MM DEPTH
 4. SCARIFIED/ TILLED SUBGRADE, 300 MM DEPTH
 5. EXISTING SUBGRADE/ NATIVE MATERIAL
 6. 100 MM DIAMETER (MIN) PERFORATED PIPE
 7. 25 MM DIAMETER DRAIN ROCK, 100 MM DEPTH

BIOSWALE DETAIL



2 WEST PATIO
L6 1:50





- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
 - (B) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 1.5M SEPARATED SIDEWALK AND BOULEVARD. APPLICANT TO COORDINATE NEW PANDORA BIKE LANES WITH CITY OF VICTORIA AS REQUIRED.
 - (C) NEW 6.0m DRIVEWAY AS PER CoV D/W DETAIL TA-64.
 - (D) PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.
 - (E) NEW DOMESTIC AND FIRE WATER SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (F) NEW SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (G) NEW STORM DRAIN SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (H) CONTRACTOR TO MLL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE, CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED.
 - (I) EXISTING TREE TO BE CLEARED BY CoV AT DEVELOPERS EXPENSE AND GRUBBED BY CONTRACTOR.
 - (J) EXISTING POLE TO BE RELOCATED BY BC HYDRO AT DEVELOPERS EXPENSE. PROPOSED HYDRO SERVICING AS PER BC HYDRO REDLINE.
 - (K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.



KEY PLAN
NTS

**1270 -1286 PANDORA
PRELIMINARY SERVICING
PLAN**

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 33318



**J E ANDERSON &
ASSOCIATES**
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT / REZONING



SITE PLAN

HOMESPHERE PROPERTIES LTD

Parcel A (DD 3968331) of Lots 5 and 6, The Westerly 1/2 of Lot 6 and Lot 7, All of Spring Ridge, Victoria City, Plan 182 and The Westerly 1/2 of Lot 5, Spring Ridge, Victoria City, Plan 182, Except the Southerly 10 Feet thereof as shown on said plan

ADDRESS : 1270 & 1286 Pandora Avenue

PROJECT SURVEYOR : RPH

DRAWN BY : BAR

DATE : JAN 19/21

OUR FILE : 33106

REV : APR 19/21

JEA

J.E. ANDERSON & ASSOCIATES

SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7

TEL: 250-727-2214 FAX: 250-727-3395

E-MAIL : info@jeanderson.com

VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\33106\08\02\Microsurvey\33106.dwg

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on:

Parcel A (DD 3968331): Title No. CA8611812 (P.I.D. 009-283-196)
Westerly 1/2 Lot 5: Title No. CA8611985 (P.I.D. 009-283-293)
Westerly 1/2 Lot 6: Title No. CA8611984 (P.I.D. 009-283-307)
Lot 7: Title No. FB35334 (P.I.D. 005-520-291)

Distances and elevations are in metres

Elevations are geodetic based on control monument 16-82

Elevations are at grade unless noted otherwise

Rim and invert elevations and underground servicing shown schematically and are acquired from Victoria GIS

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Boundaries shown hereon are subject to verification by the registration of a Reference Plan within the Land Title Office.



- LEGEND

▲

Denotes Control Monument Found

▲

Denotes Traverse Station Placed

⊕

Denotes Catch Basin

●

Denotes Cleanout

✱

Denotes Coniferous Tree

Dec.

Denotes Deciduous Tree

⊙

Denotes Drain Manhole

⊗

Denotes Hydrant

⊕

Denotes Hydro Service

⊙

Denotes Lamp Standard

Ⓜ

Denotes Manhole

Ⓢ

Denotes Sewer Manhole

Ⓢ

Denotes Street Sign

Ⓢ

Denotes Typical Spot Elevation

Ⓢ

Denotes Utility Pole

Ⓢ

Denotes Utility Pole Anchor

Ⓢ

Denotes Water Manhole

Ⓢ

Denotes Water Service

Ⓢ

Denotes Water Valve Box

Elev.

Denotes Elevation

Inv.

Denotes Invert

The site plan shows Parcel A (DD 3968331) situated between Pandora Avenue to the south and Camosun Street to the east. The plan includes several lots: Lot 5 (Westerly 1/2), Lot 6 (Westerly 1/2), and Lot 7. Key features include:

 - Structures:** A dwelling (to be demolished) on Lot 6, a garage (to be demolished) on Lot 6, and a building on Lot 5. There are also stairs and a landing on Lot 6.
 - Utilities:** A power line runs along the southern boundary. Various manholes (M, S, W) and cleanouts (C) are marked. A 15cm dec. (depression) is shown near the power line.
 - Boundaries:** The plan shows the centerline of Pandora Avenue, Camosun Street, and a 10cm dec. (depression) along the southern boundary. A 15cm dec. (depression) is also shown near the power line.
 - Elevations:** Rim and invert elevations are provided for various points along the boundaries and within the parcel.
 - Other Features:** A concrete ramp, a concrete driveway, and a concrete retaining wall are shown. A 0.2m wide concrete retaining wall is also indicated.