

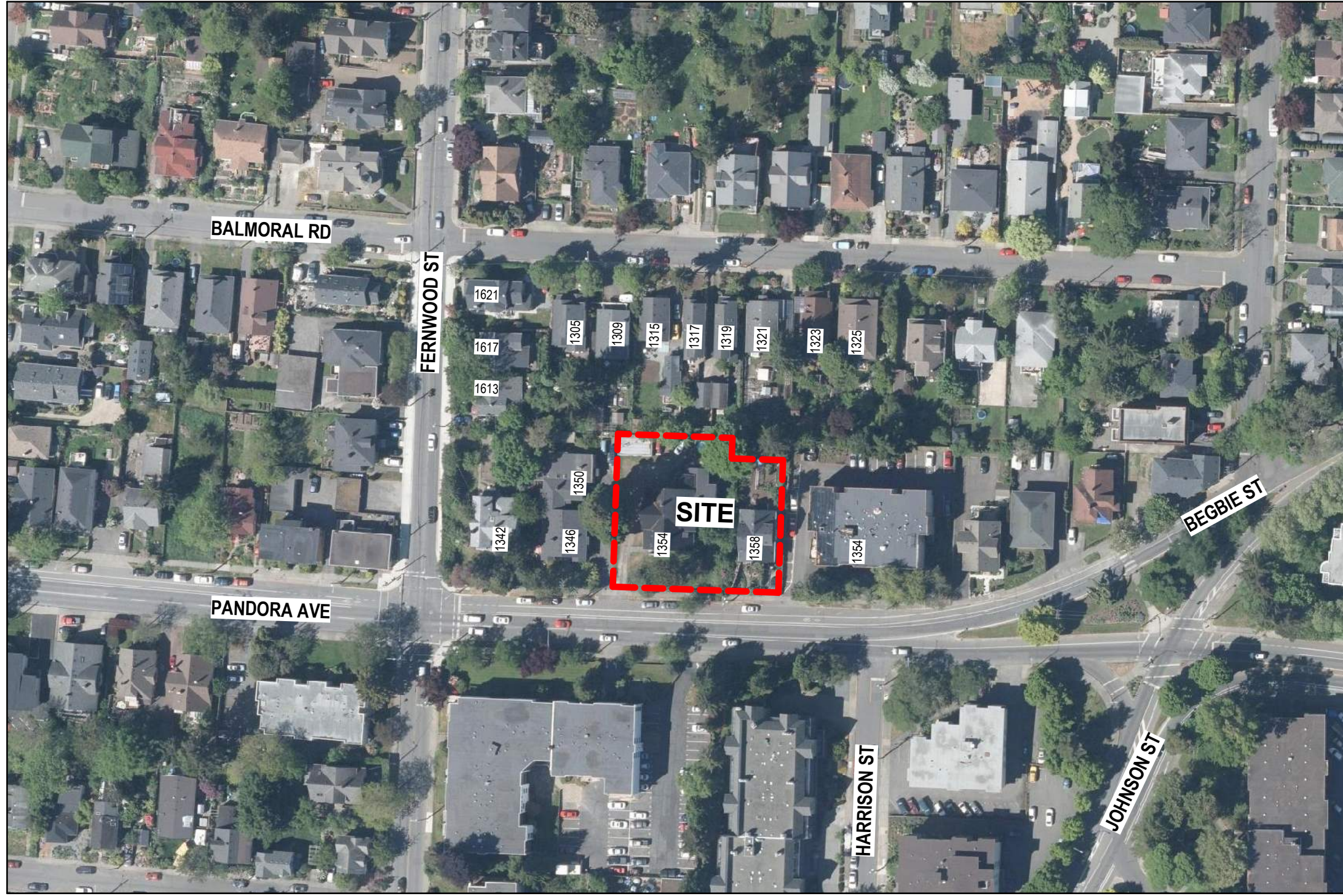
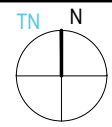
PROJECT IMAGE



DRAWING INDEX

ARCHITECTURAL		CIVIL		SET LIST LANDSCAPE	
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A-1.1	SITE PLAN COMBINED			L-03	FENCES
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A-1.4	AVERAGE GRADE PLAN				
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A-5.3	3D AERIAL VIEWS - COMBINED				
A-5.4	3D STREET VIEWS - COMBINED				

LOCATION PLAN



ARCHITECTURAL:

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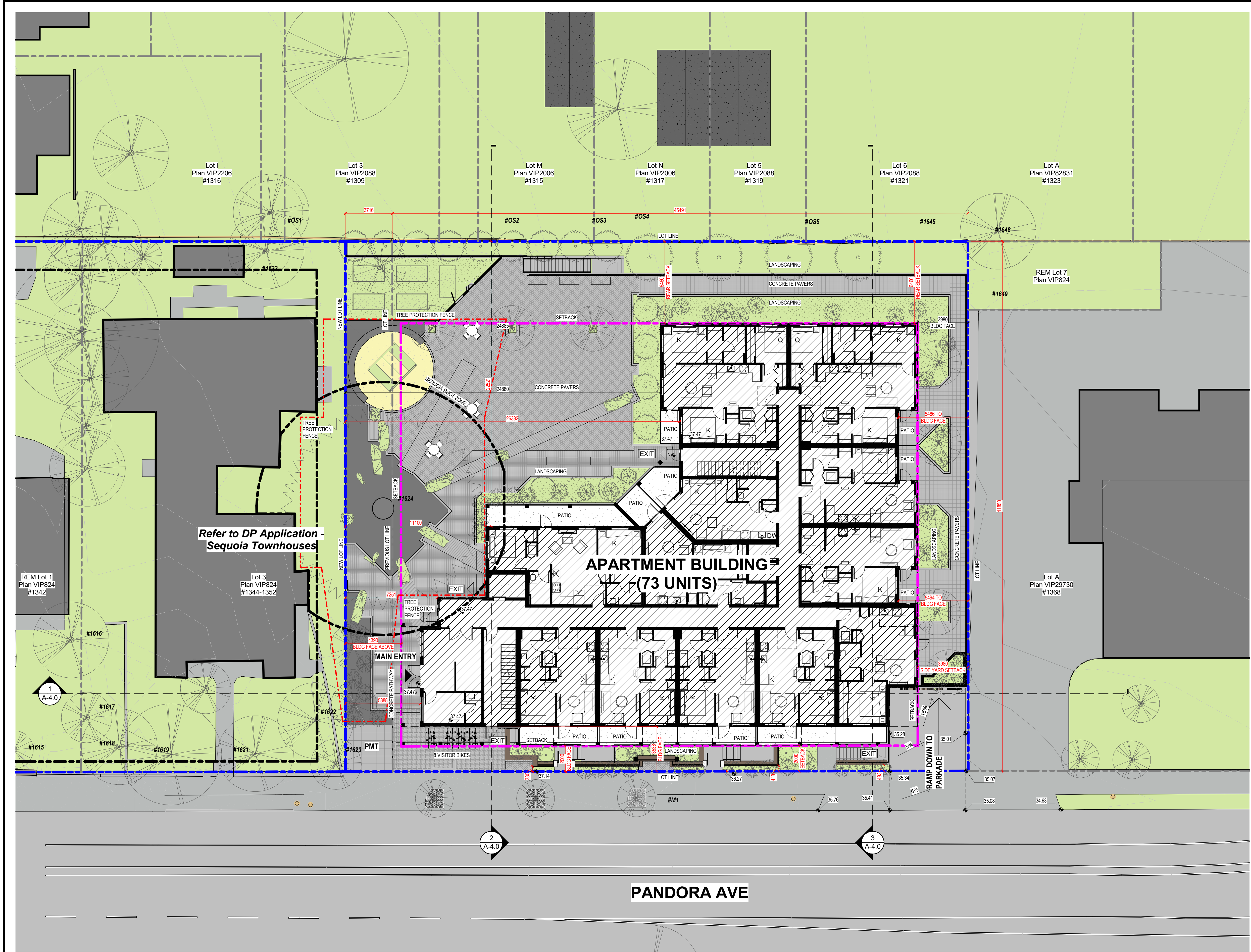
Revisions

Received Date:
November 29, 2023

ZONING DATA

SITE DATA		
MUNICIPAL ADDRESS:	1354 PANDORA AVENUE, VICTORIA BC, V8R 1A2	
LEGAL DESCRIPTION:	Lot A, Plan VIP25636 & Lot 6, Plan VIP824	
SITE AREA (PRE DEDICATION):	1905.2m² (20,507.6Ft)	LOT #1354 - 1319.2m² (14,200Ft) LOT #1356/60 - 586m² (6,307.6Ft)
SITE AREA (POST DEDICATION):	1,985.04m² (21,367Ft)	
ZONING DATA		
CLASSIFICATION:	EXISTING = R-2	REZONED TO BE SITE SPECIFIC
AREA SCHEDULE - FSR APARTMENT		
Level	Area	
L1	844.6 m²	
L2	876.4 m²	
L3	876.5 m²	
L4	876.5 m²	
L5	681.2 m²	
L6	681.2 m²	
Grand total	4836.5 m²	
	EXISTING	PROPOSED
SITE COVERAGE:	MAX. 794m² (40%)	928m² (49%)
OPEN SITE SPACE:	MIN. 596m² (30%)	980m² (51%)
FLOOR SPACE RATIO:	0.5 : 1 - 1:1	2.44:1
BUILDING HEIGHT:	7.6m & 2 STOREYS	21.00m
AVERAGE GRADE:		35.56m GEO
SETBACKS*	REQUIRED	PROPOSED
FRONT YARD:	7.5m	2.00m
REAR YARD:	10.7m / 35% Lot Depth	6.46m
SIDE YARD:	1.5m / 10% Lot Width	3.98m / 4.39m
COMBINED SIDE YARD:	4.5m	8.37m
RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
< 45m² 0.75 / UNIT x 26 =	19.5	
45-70m² 0.9 / UNIT x 39 =	35.1	
> 70m² 1.3 / UNIT x 8 =	10.4	
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3	
TOTAL:	73	35
LONG-TERM BICYCLE PARKING	REQUIRED	PROVIDED
< 45 m² 1 / UNIT x 26 =	26	26
> 45m² 1.25 / UNIT x 47 =	59	60
SUB TOTAL =	85	86
SHORT-TERM BICYCLE PARKING	REQUIRED	PROVIDED
0.1 / UNIT x 73 =	7	8
TOTAL:	90	94
TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)		
UNIT TYPE	AREA	
STUDIO - TYPE 1	36.9 m²	
36.9 m²: 6	45.7 m²: 6	
1 BED - TYPE 2	43.7 m²	
43.7 m²: 2	46.2 m²: 4	
1 BED - TYPE 1	43.9 m²	
1 BED - TYPE 2	43.9 m²	
43.9 m²: 18	47.5 m²: 1	
TOTAL UNIT COUNT: 26	48.5 m²: 20	
TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)		
UNIT TYPE	Area	
3 BED	81.5 m²	
81.5 m²: 8	66.5 m²: 2	
TOTAL UNIT COUNT: 8	TOTAL UNIT COUNT: 39	
	GRAND TOTAL: 73 UNITS	

* NOTE: SETBACK DIMENSIONS ARE TAKEN TO BUILDING FACE UNLESS OTHERWISE INDICATED



SEQUOIA APARTMENTS

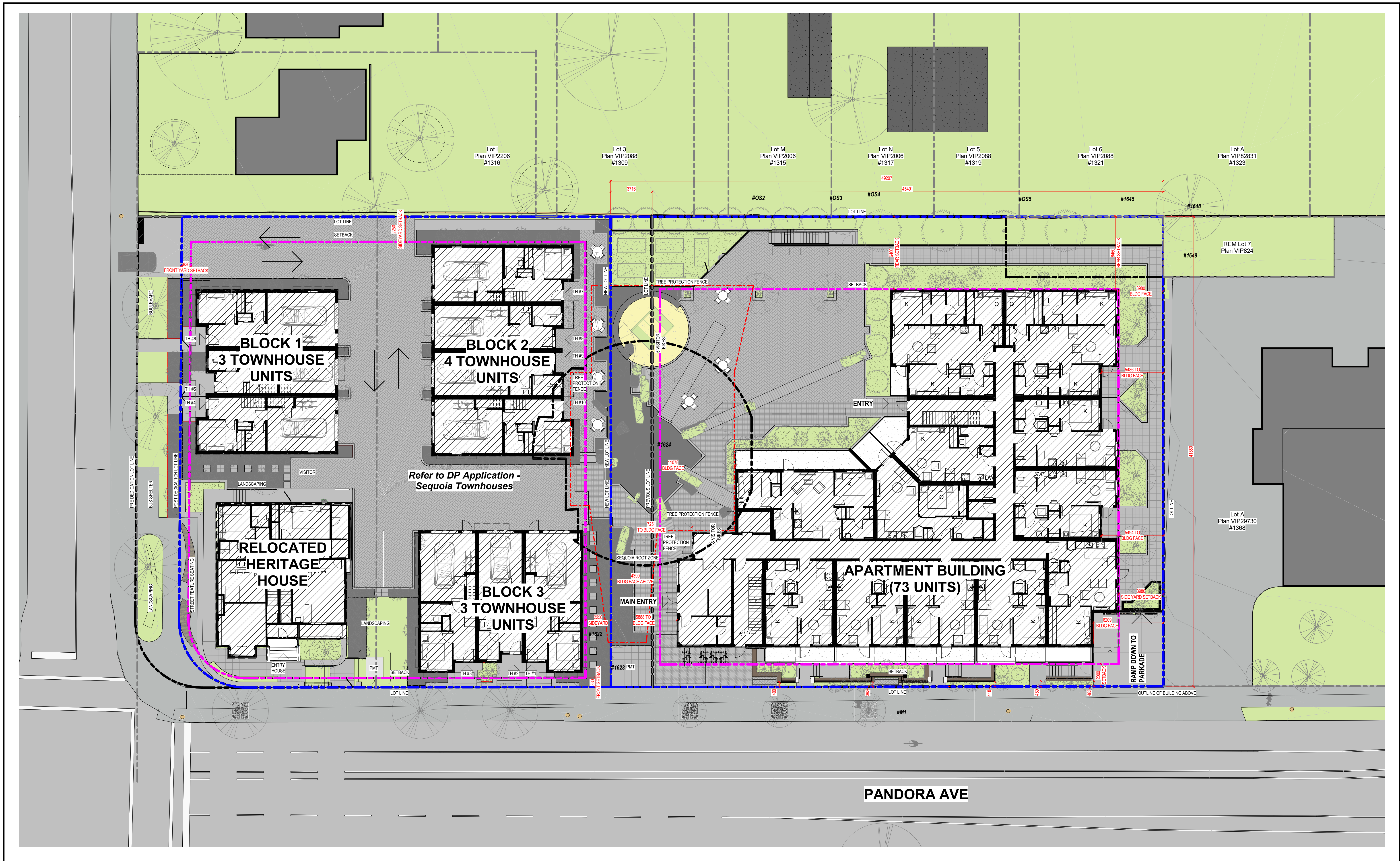
1354-1360 Pandora Avenue
Victoria, BC

SITE PLAN

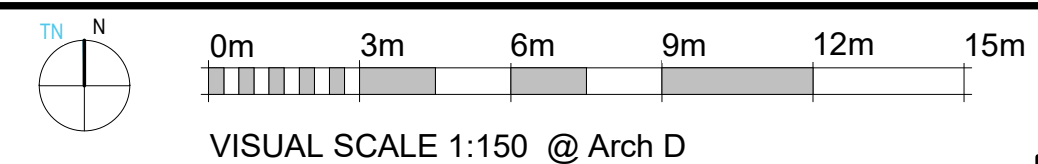
SCALE: As indicated

A-1.0

DATE: 2023/11/22



1 SITE PLAN COMBINED
1:150



SEQUOIA APARTMENTS & TOWNHOUSES

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Victoria, BC

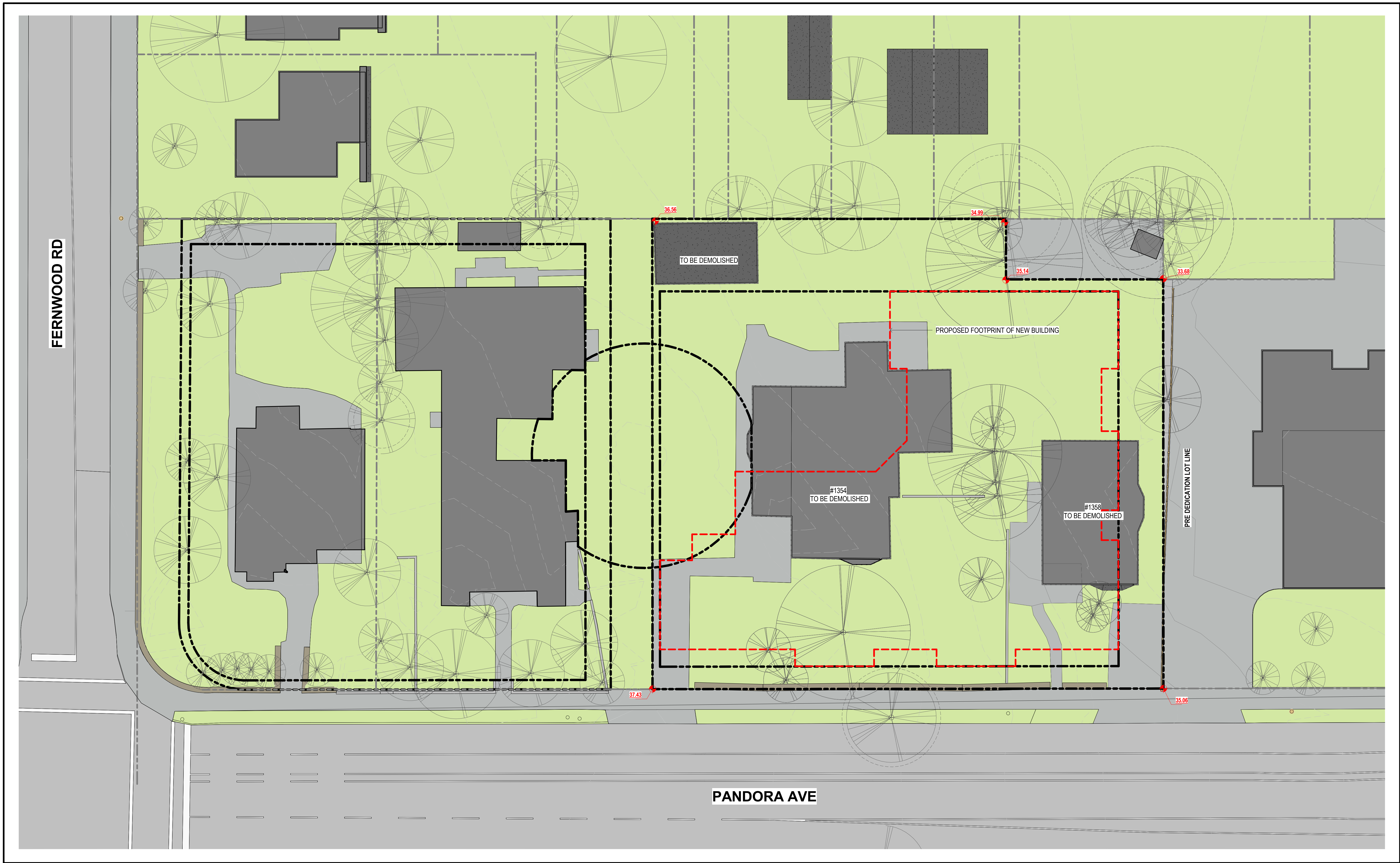
SITE PLAN COMBINED

JOB No.: 2245

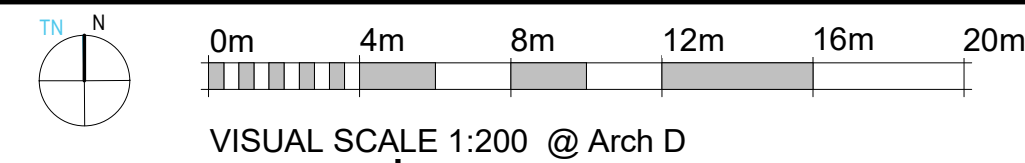
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A-1.1

DATE: 2023/11/22



1 | EXISTING/ DEMO SITE PLAN
1 : 150



continuum
ARCHITECTURE

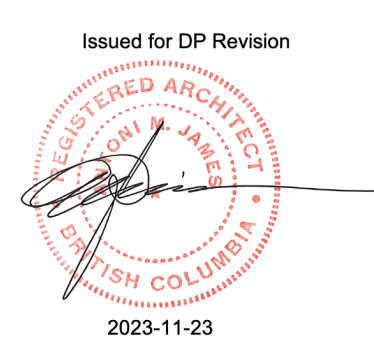
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

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

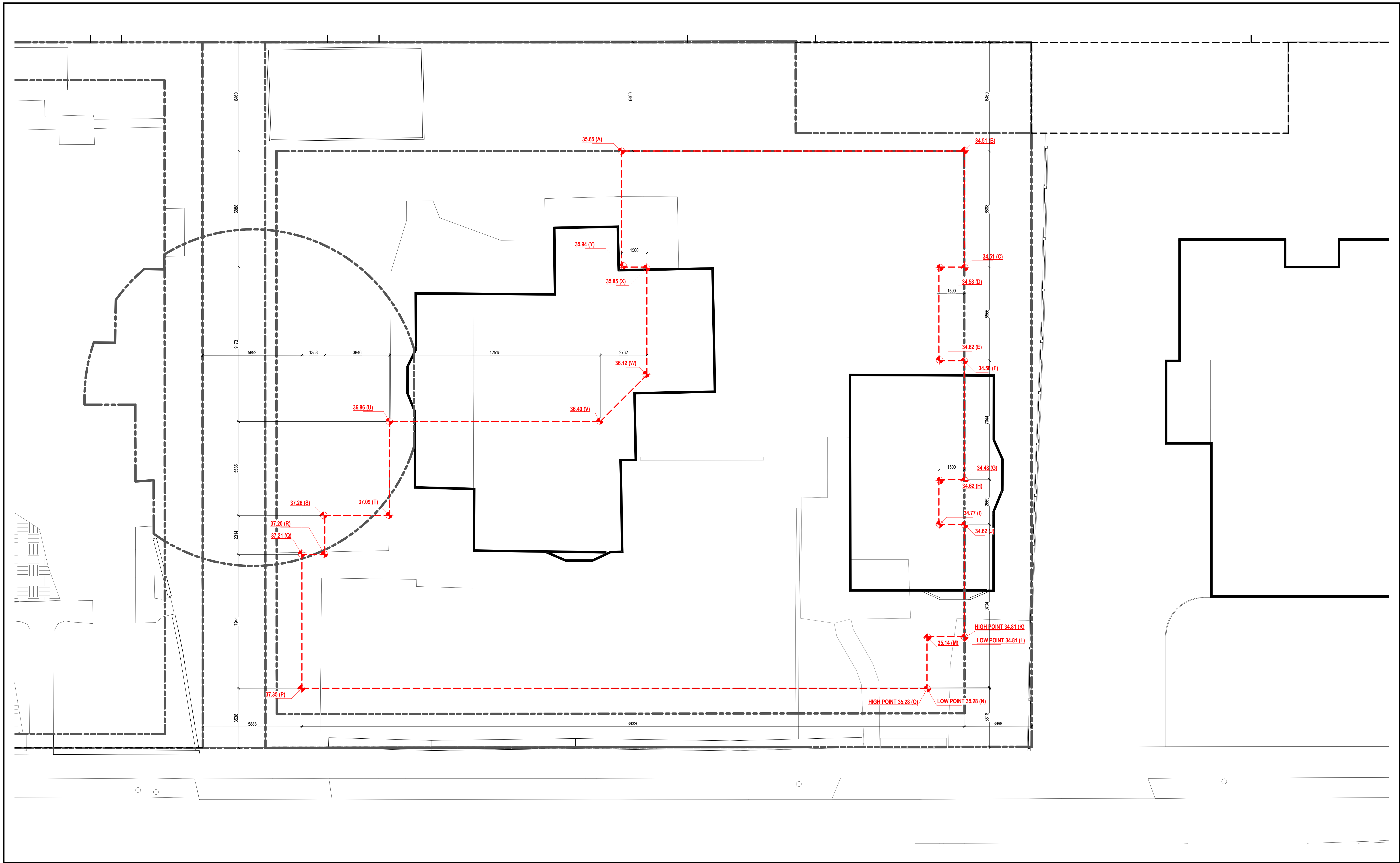
EXISTING SITE PLAN/SURVEY

A-1.2

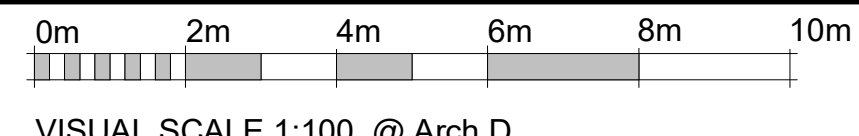
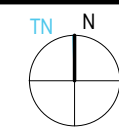
JOB No.: 2245

SCALE: 1 : 150

DATE: 2023/11/22



1 | EXISTING SITE PLAN & AVERAGE GRADE
1 : 100



VISUAL SCALE 1:100 @ Arch D

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

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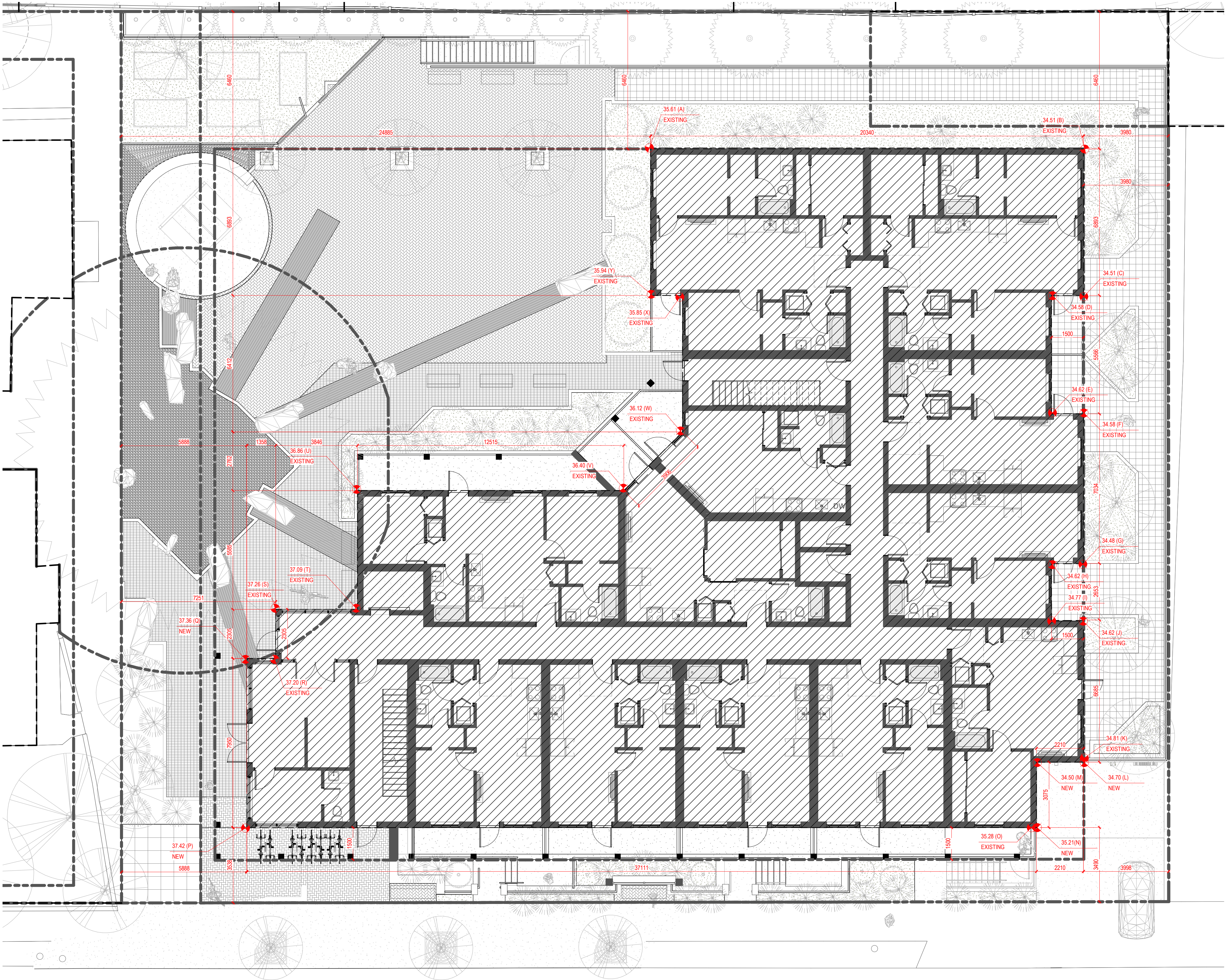
AVERAGE GRADE PLAN

JOB No.: 2245

SCALE: 1 : 100

A-1.3

DATE: 2023/11/22

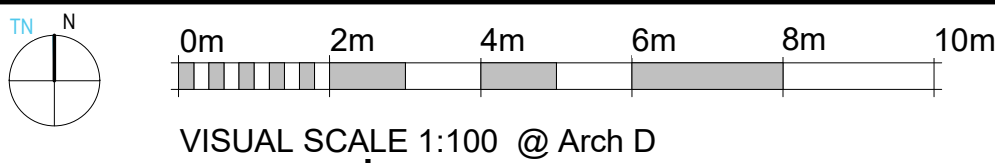


AVERAGE GRADE CALCULATION

Points	Average of points	Distance	Totals
A-B	35.08	20.34	713.53
B-C	34.51	6.89	237.88
C-D	34.545	1.50	51.82
D-E	34.6	5.57	192.58
E-F	34.6	1.50	51.90
F-G	34.53	7.04	243.23
G-H	35.05	1.50	52.58
H-I	35.195	2.67	93.94
I-J	34.695	1.50	52.04
J-K	34.715	6.66	231.17
K-L	34.755	0.00	0.00
L-M	34.735	2.21	76.76
M-N	34.99	3.08	107.59
N-O	35.245	37.11	1307.98
O-P	36.35	0.00	0.00
P-Q	37.42	7.94	297.15
Q-R	37.31	1.36	50.67
R-S	37.23	2.31	86.15
S-T	37.175	3.85	142.98
T-U	36.975	5.59	206.51
U-V	36.63	12.52	458.42
V-W	36.26	3.91	141.63
W-X	35.985	6.41	230.74
X-Y	35.895	1.50	53.84
Y-A	35.795	6.89	246.73
		149.84	5327.81

AVERAGE GRADE: 35.56 m (GEO)

1 AVERAGE GRADE PLAN
1:100



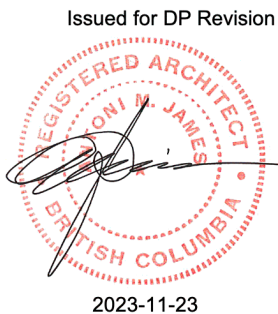
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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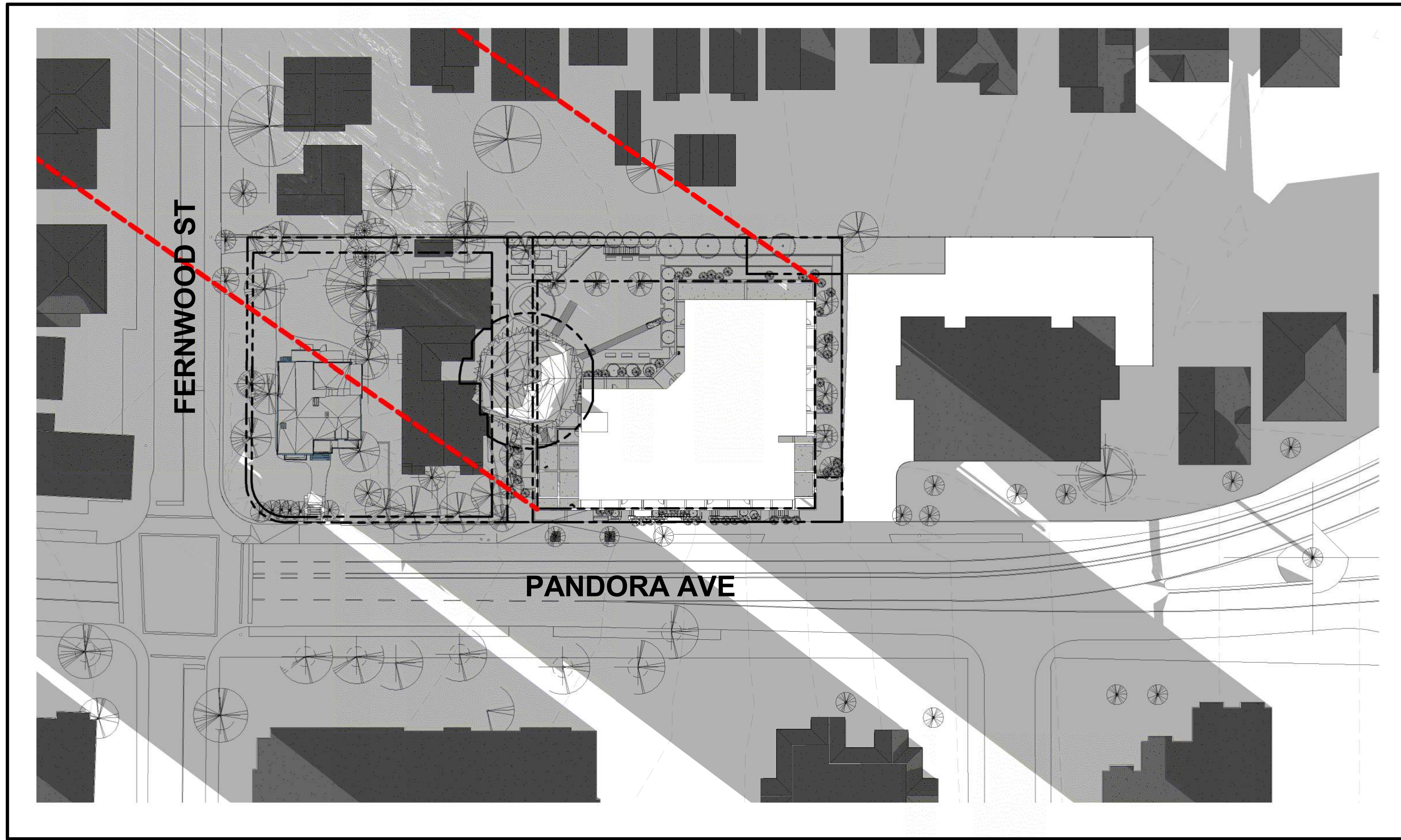
AVERAGE GRADE PLAN

JOB No.: 2245

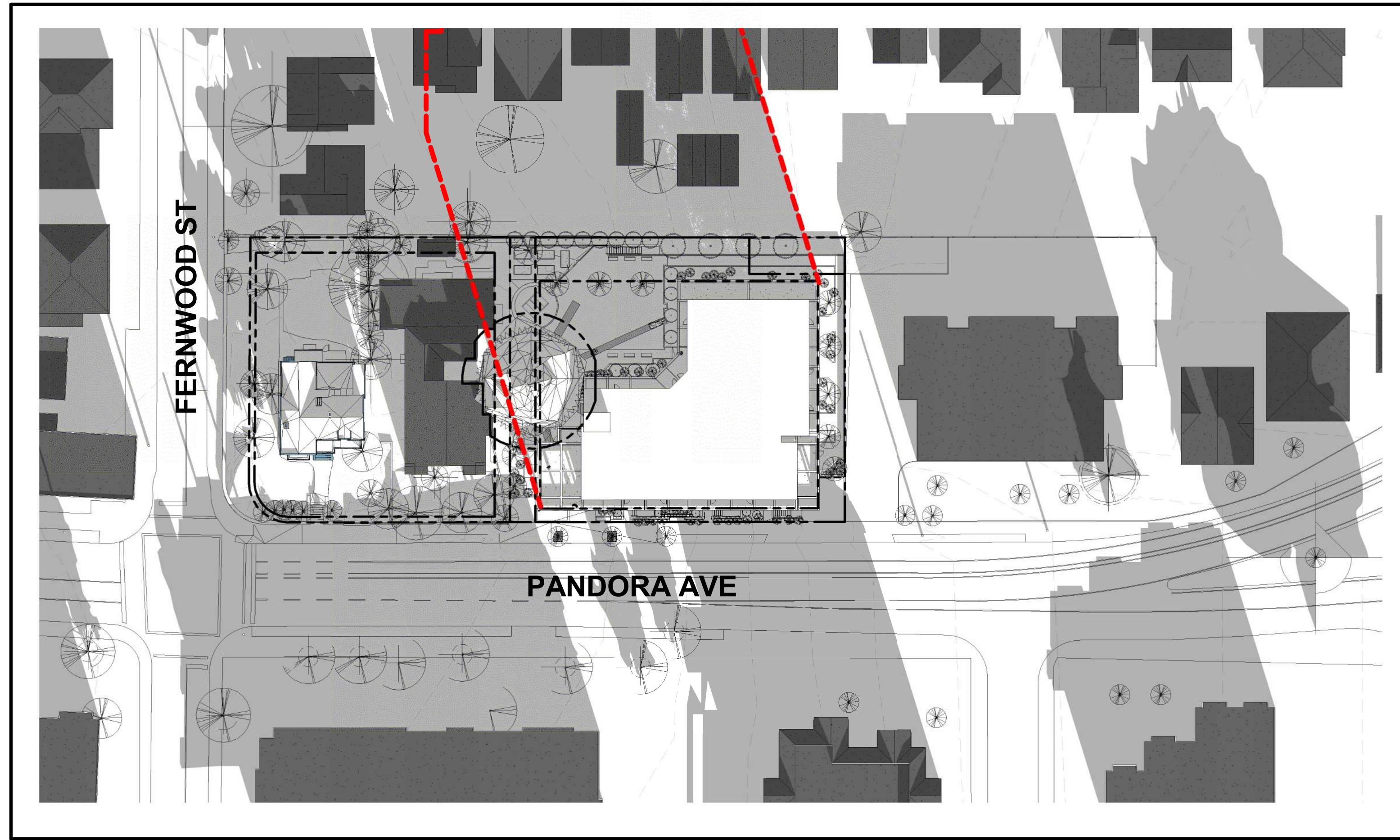
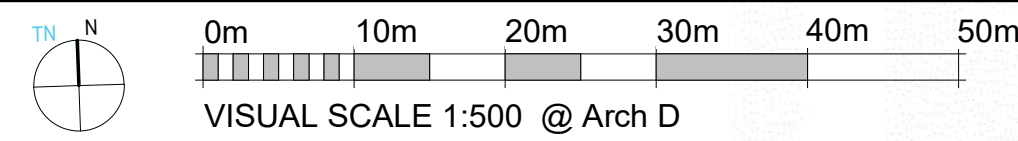
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A-1.4

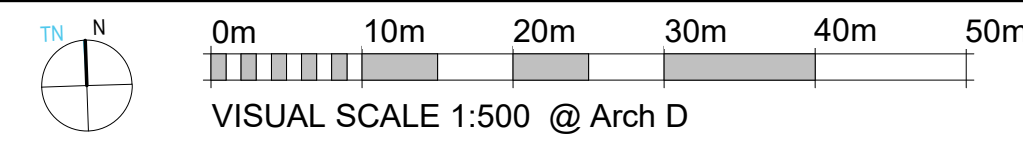
DATE: 2023/11/22



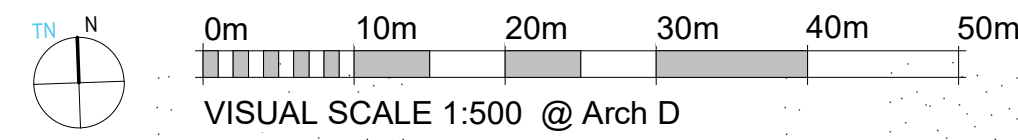
1 | WINTER SOLSTICE - 8AM
1 : 500



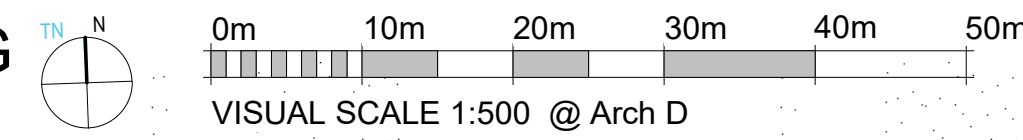
2 | WINTER SOLSTICE - NOON
1 : 500

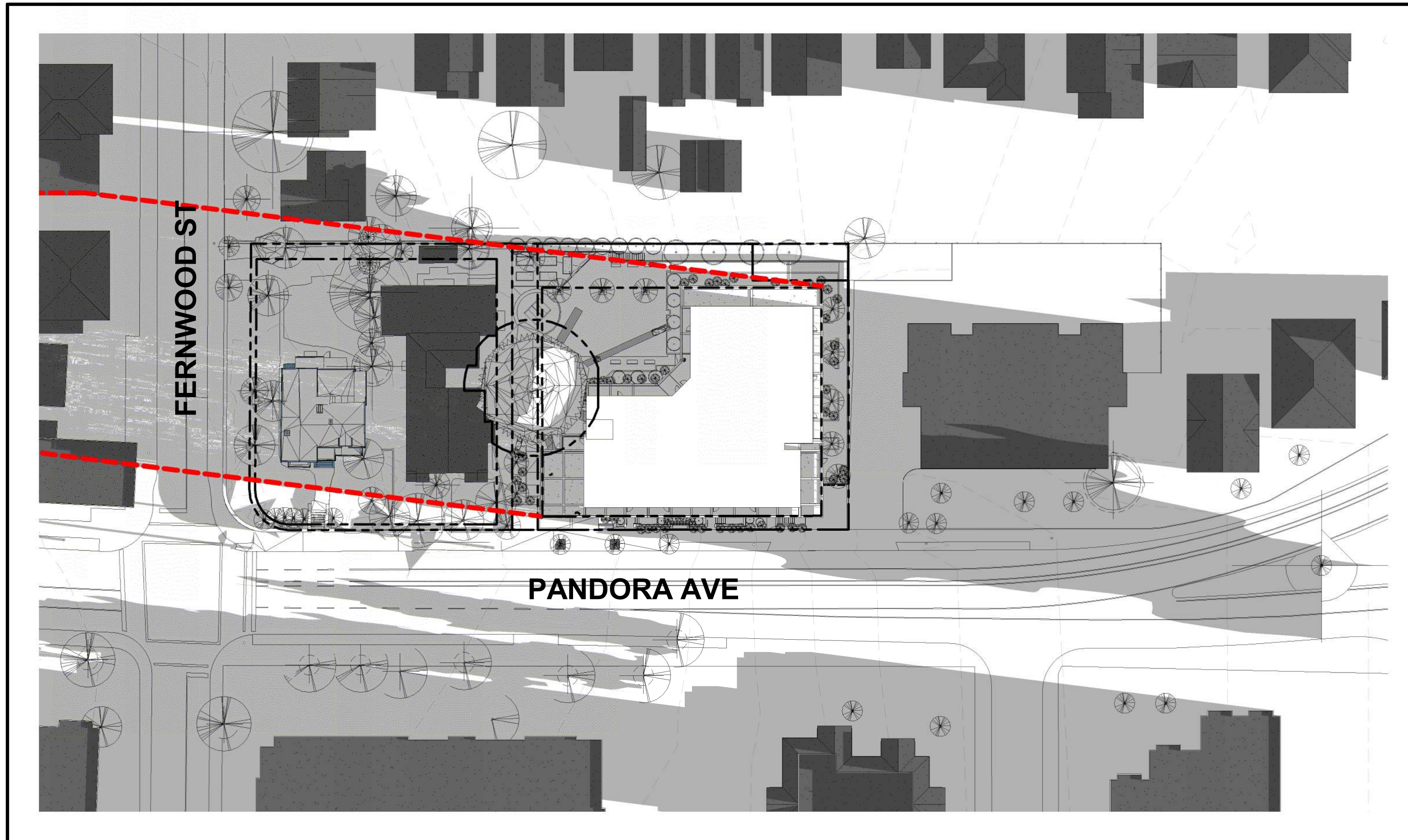


3 | WINTER SOLSTICE - 4PM
1 : 500

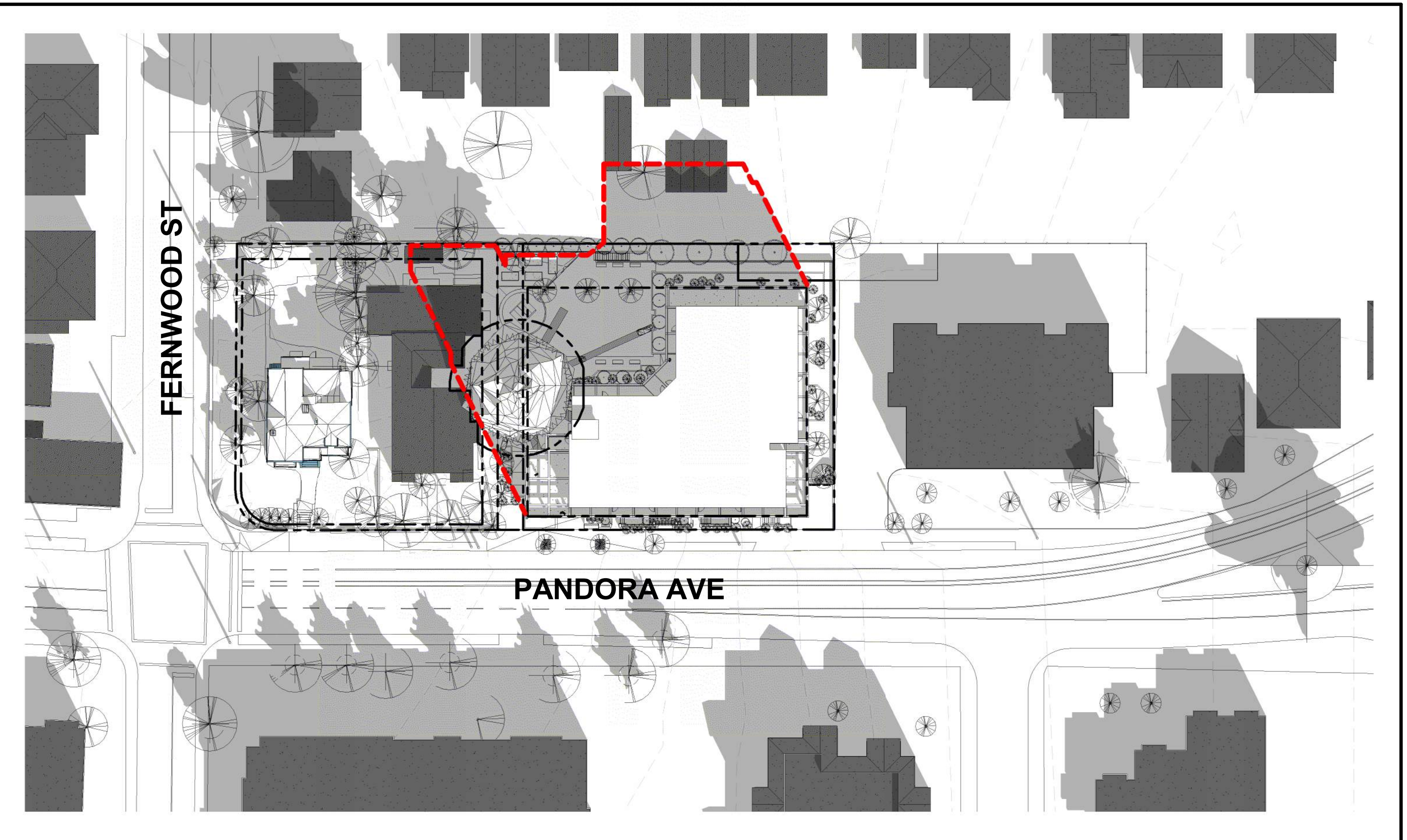


4 | WINTER SOLSTICE - 4PM - EXISTING
1 : 500

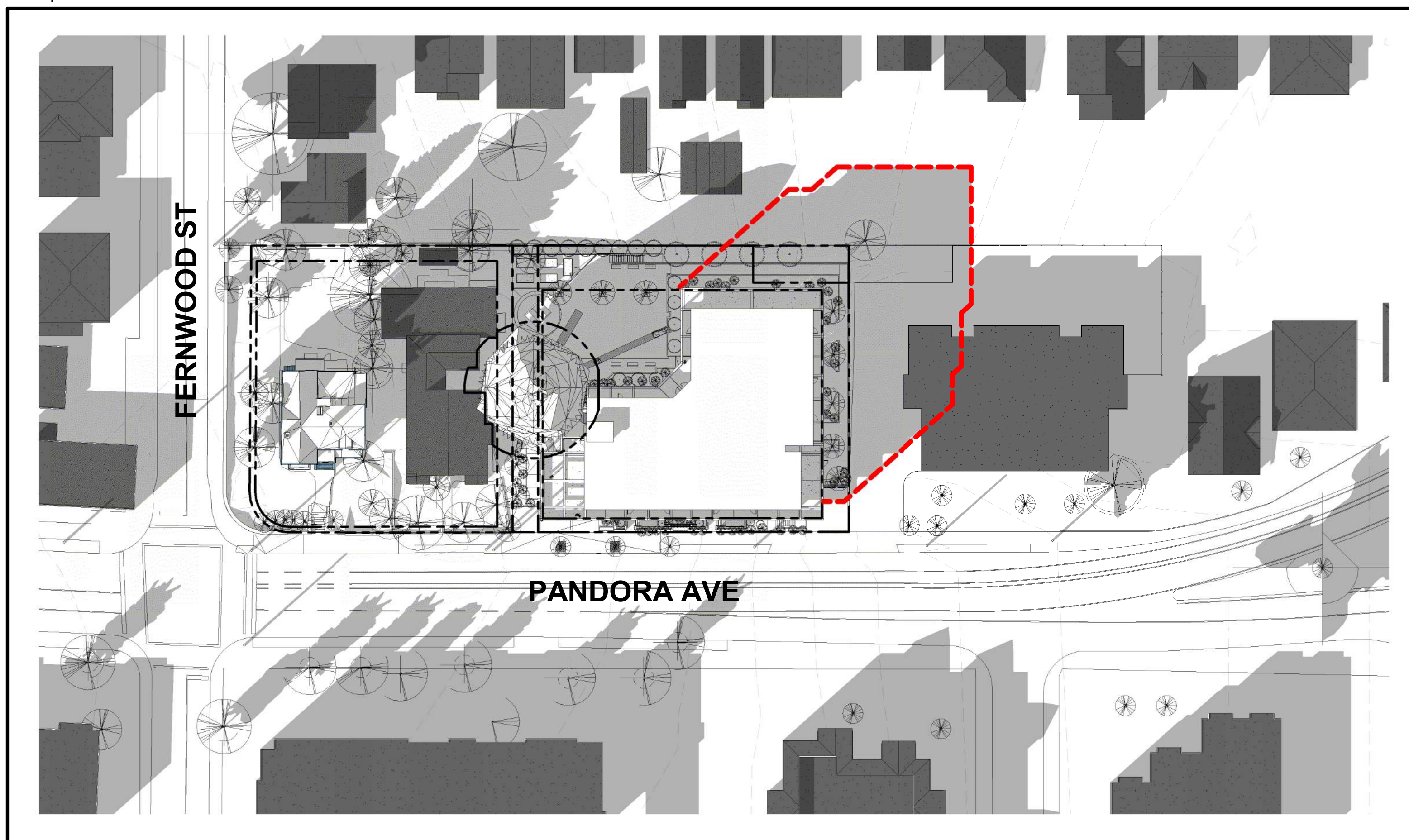




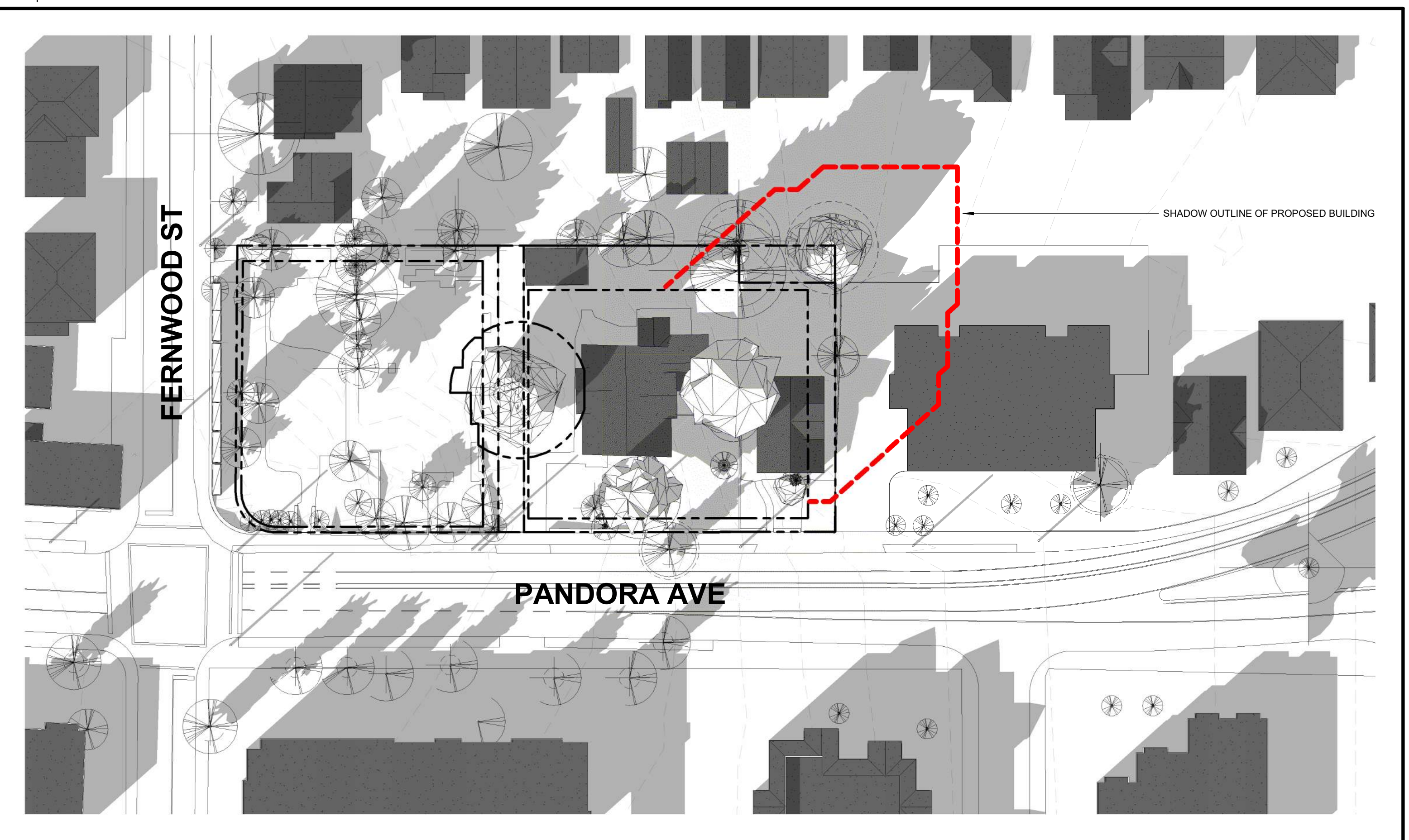
1 | SPRING / AUTUMN EQUINOX - 8AM
1 : 500
VISUAL SCALE 1:500 @ Arch D



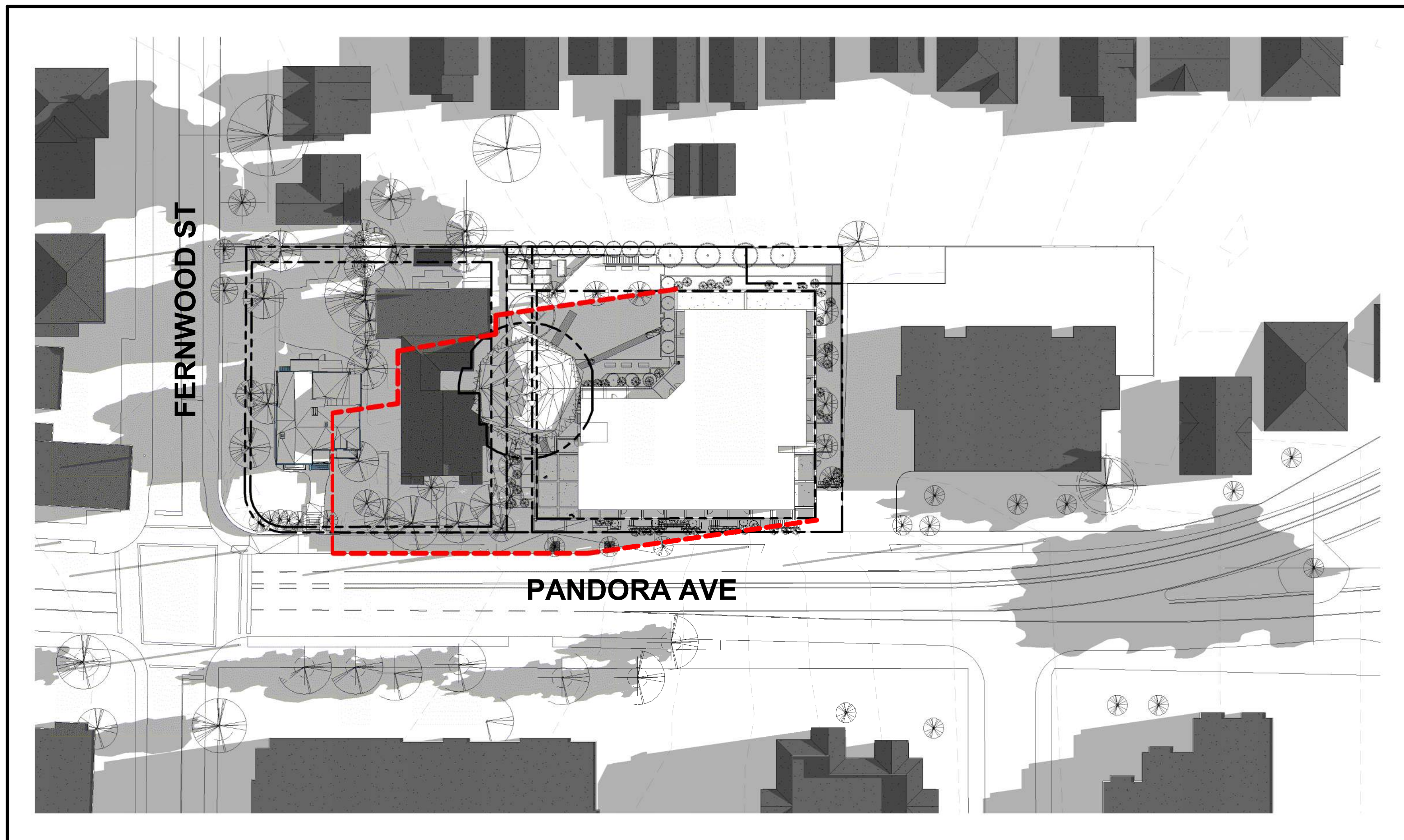
2 | SPRING / AUTUMN EQUINOX - NOON
1 : 500
VISUAL SCALE 1:500 @ Arch D



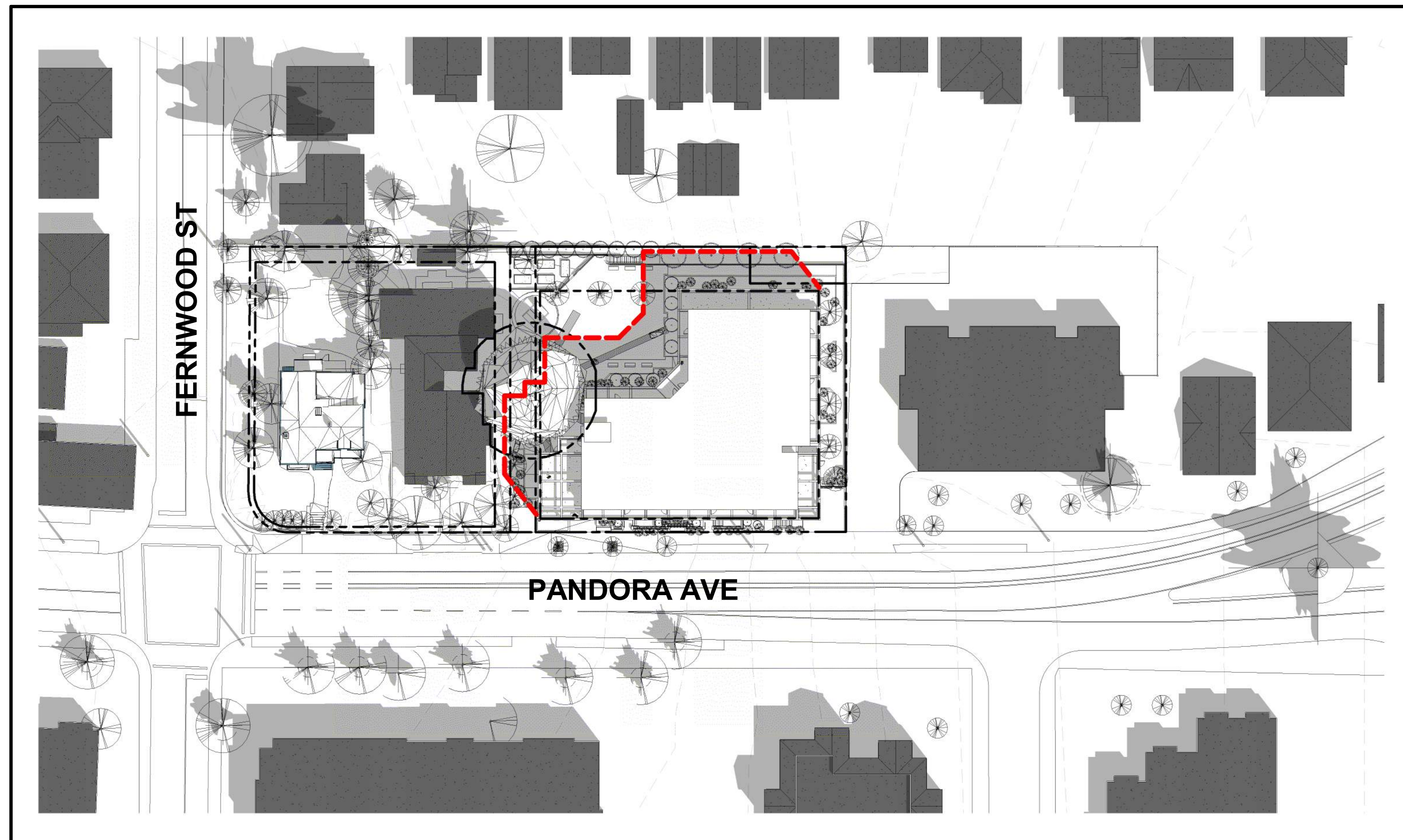
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1 : 500
VISUAL SCALE 1:500 @ Arch D



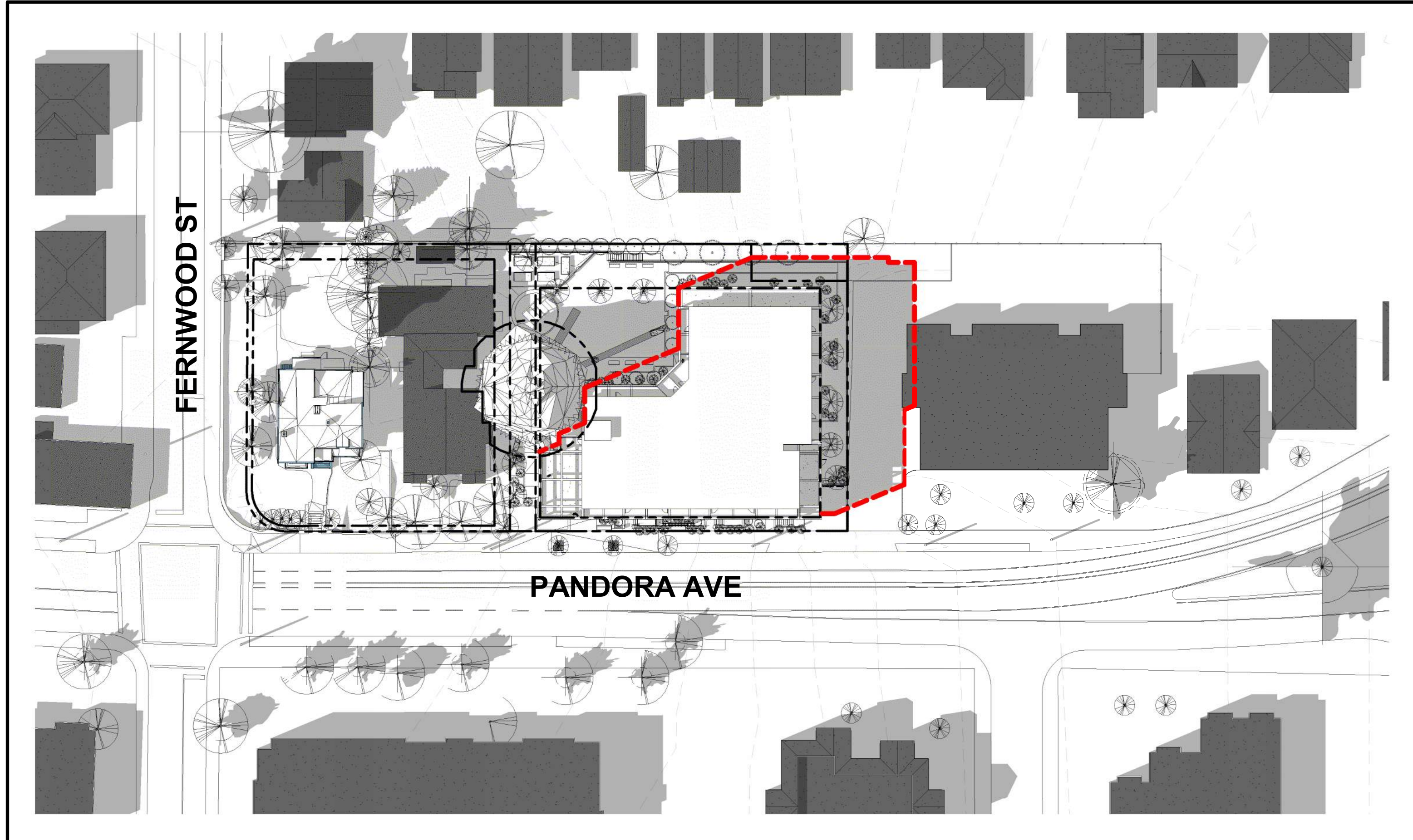
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VISUAL SCALE 1:500 @ Arch D



1 SUMMER SOLSTICE - 8AM
1:500
VISUAL SCALE 1:500 @ Arch D



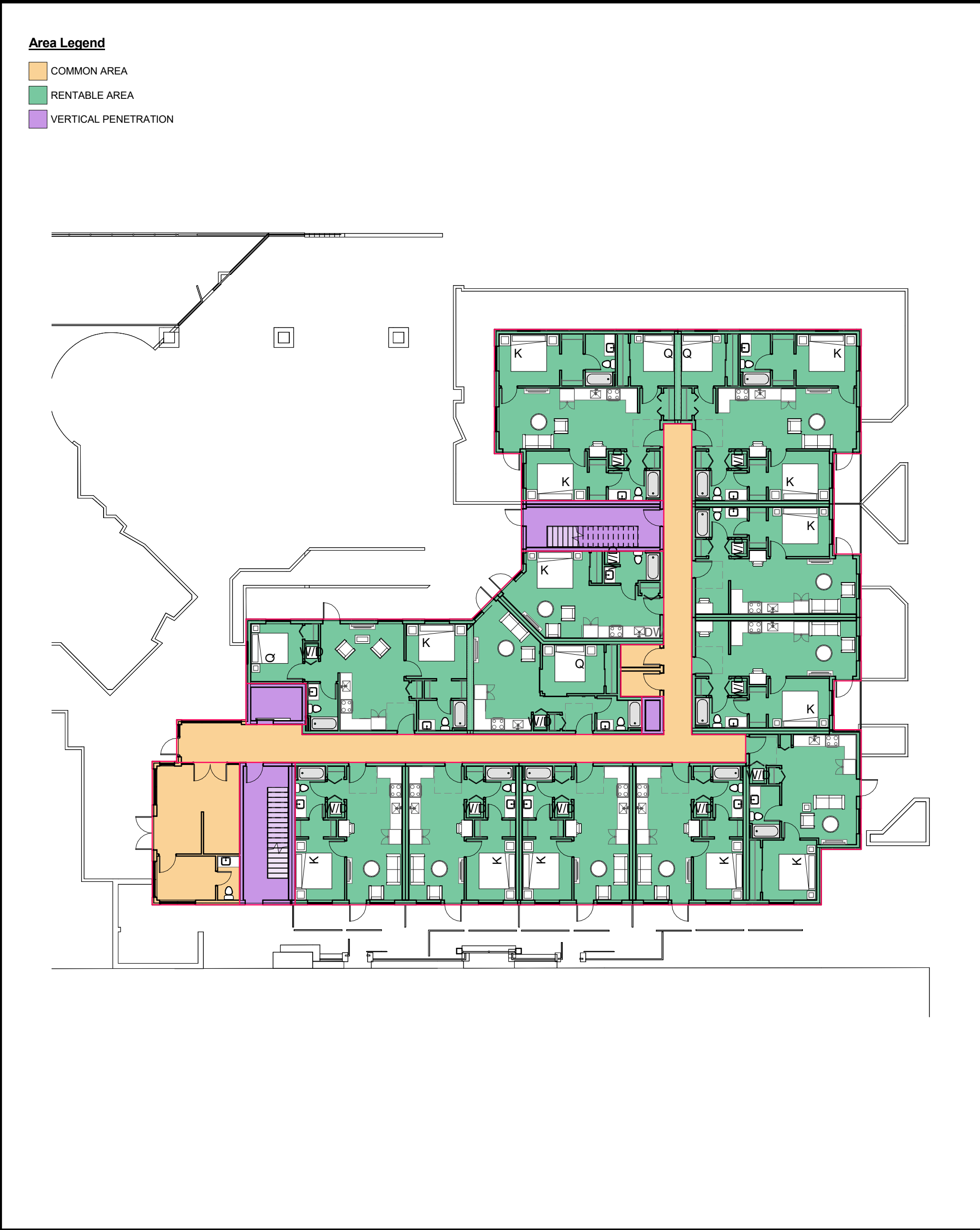
2 SUMMER SOLSTICE - NOON
1:500
VISUAL SCALE 1:500 @ Arch D



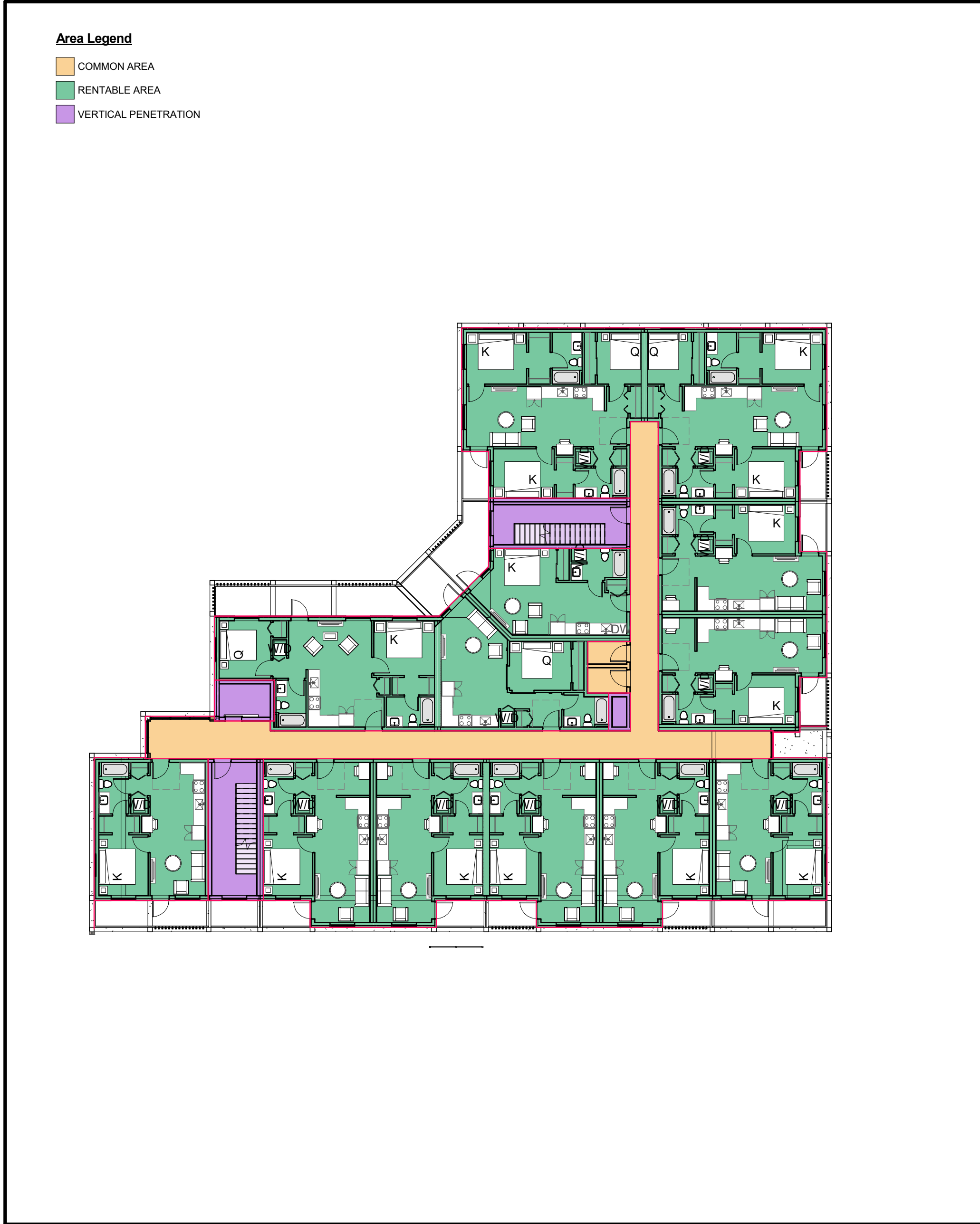
3 SUMMER SOLSTICE - 4PM
1:500
VISUAL SCALE 1:500 @ Arch D



4 SUMMER SOLSTICE - 4PM - EXISTING
1:500
VISUAL SCALE 1:500 @ Arch D



1 | RENTABLE AREA PLAN - L1
1 : 200



2 | RENTABLE AREA PLAN - L2-L4
1 : 200



3 | RENTABLE AREA PLAN - L5-L6
1 : 200

BOMA Area Schedule (Rentable)		
Level	Name	Area
COMMON AREA		
L1	COMMON AREA	125.6 m ²
L2	COMMON AREA	92.5 m ²
L3	COMMON AREA	92.5 m ²
L4	COMMON AREA	92.5 m ²
L5	COMMON AREA	74.9 m ²
L6	COMMON AREA	74.9 m ²
RENTABLE AREA		
L1	RENTABLE AREA	706 m ²
L2	RENTABLE AREA	774.1 m ²
L3	RENTABLE AREA	774.1 m ²
L4	RENTABLE AREA	774.1 m ²
L5	RENTABLE AREA	591.7 m ²
L6	RENTABLE AREA	591.7 m ²
VERTICAL PENETRATION		
L1	VERTICAL PENETRATION	56.6 m ²
L2	VERTICAL PENETRATION	56.6 m ²
L3	VERTICAL PENETRATION	56.6 m ²
L4	VERTICAL PENETRATION	56.6 m ²
L5	VERTICAL PENETRATION	57 m ²
L6	VERTICAL PENETRATION	57 m ²
Grand total		5105.4 m ²

PARKING DATA

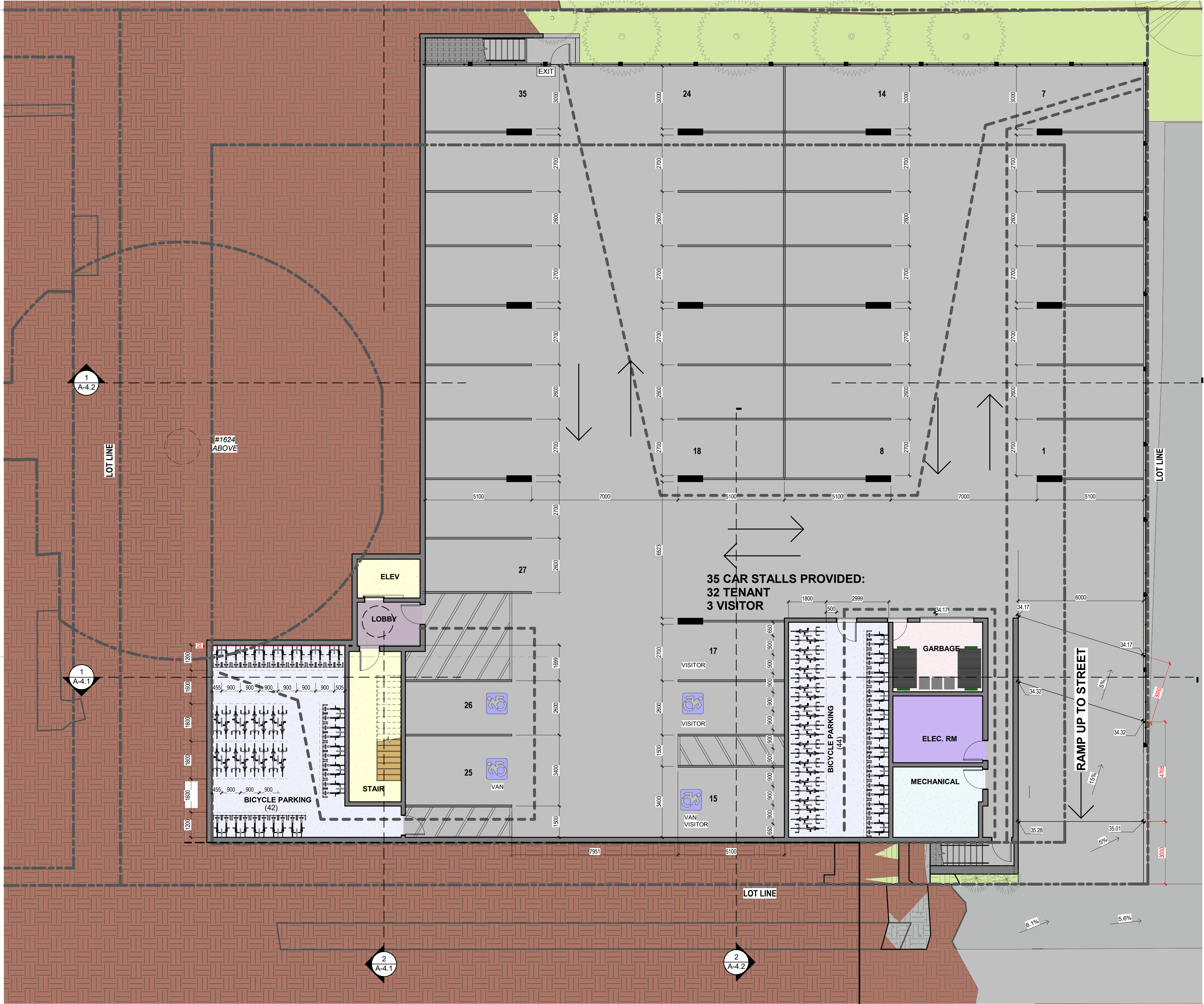
RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
< 45m² 0.75 / UNIT x 26 =	19.5	
45-70m² 0.9 / UNIT x 39 =	35.1	
> 70m² 1.3 / UNIT x 8 =	10.4	
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3	
TOTAL:	73	35
LONG-TERM BICYCLE PARKING	REQUIRED	PROVIDED
< 45 m² 1 / UNIT x 26 =	26	26
> 45m² 1.25 / UNIT x 47 =	59	60
SUB TOTAL =	85	86
SHORT-TERM BICYCLE PARKING	REQUIRED	PROVIDED
0.1 / UNIT x 73 =	7	8
TOTAL:	90	94

TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA	UNIT TYPE	AREA
STUDIO - TYPE 1	36.9 m²	STUDIO - TYPE 2	45.7 m²
36.9 m²: 6		45.7 m²: 6	
1 BED - TYPE 2	43.7 m²	1 BED - TYPE 3	46.2 m²
43.7 m²: 2		46.2 m²: 4	
1 BED - TYPE 1	43.9 m²	1 BED - TYPE 4	47.5 m²
1 BED - TYPE 2	43.9 m²	1 BED - TYPE 1	47.5 m²
43.9 m²: 18		1+DEN	48.5 m²
TOTAL UNIT COUNT: 26		48.5 m²: 20	
TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)	
UNIT TYPE	Area	UNIT TYPE	Area
2 BED - TYPE 1	62.7 m²	2 BED - TYPE 2	66.5 m²
62.7 m²: 6		66.5 m²: 2	
3 BED	81.5 m²	TOTAL UNIT COUNT: 39	
81.5 m²: 8			
TOTAL UNIT COUNT: 8			

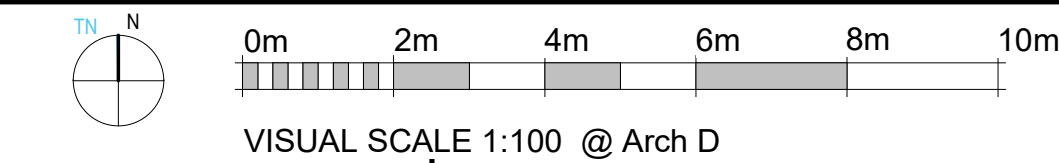
EGRESS DATA - PARKADE

EXIT ROUTE LABEL	SEGMENT	DISTANCE
EXIT PATH 1		
EXIT PATH 1	01 START	21.17 m
EXIT PATH 1	02 MIDDLE	18.02 m
EXIT PATH 1	02 MIDDLE	12.30 m
EXIT PATH 1	03 END	7.73 m
		59.21 m
EXIT PATH 2		
EXIT PATH 2	01 START	34.02 m
EXIT PATH 2	03 END	6.66 m
		40.69 m
EXIT PATH 3		
EXIT PATH 3	01 START	3.93 m
EXIT PATH 3	02 MIDDLE	5.81 m
EXIT PATH 3	02 MIDDLE	10.23 m
EXIT PATH 3	02 MIDDLE	9.15 m
EXIT PATH 3	02 MIDDLE	5.48 m
		34.59 m
EXIT PATH 4		
EXIT PATH 4	01 START	10.57 m
EXIT PATH 4	02 MIDDLE	7.21 m
EXIT PATH 4	02 MIDDLE	10.90 m
		28.68 m

MAXIMUM PATH OF EGREESS NOT TO EXCEED 45M FOR SPRINKLERED LIGHT INDUSTRIAL OCCUPANCY.



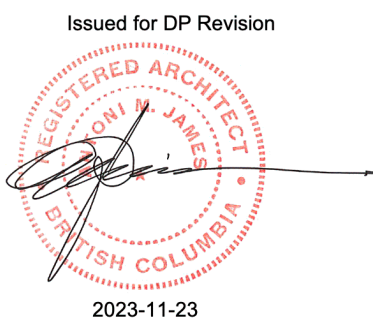
1 PARKADE PLAN
1:100



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

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PARKADE PLAN

SCALE: As indicated

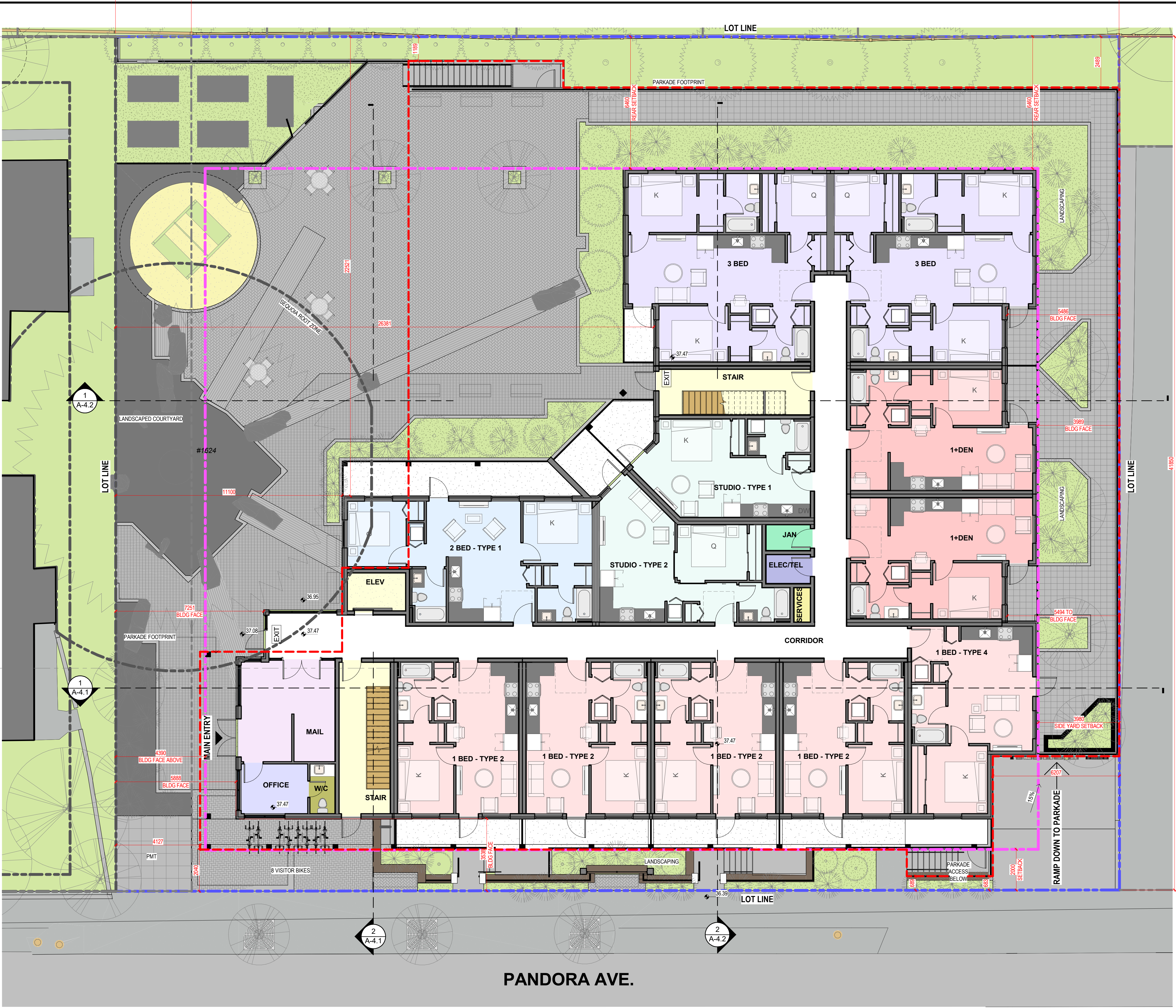
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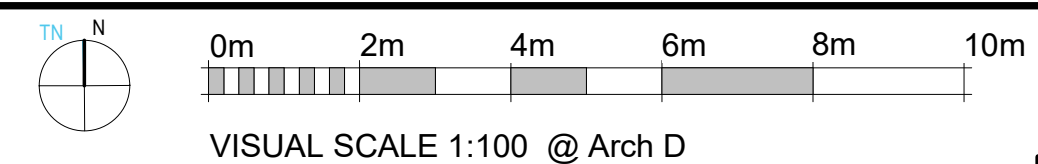
JOB No.: 2245

UNIT COUNT - STUDIO		
UNIT TYPE	Count	
STUDIO - TYPE 1	6	
STUDIO - TYPE 2	6	
TOTAL UNIT TYPE COUNT:	12	
UNIT COUNT - 1 BED		
UNIT TYPE	Count	
1 BED - TYPE 1	6	
1 BED - TYPE 2	14	
1 BED - TYPE 3	4	
1 BED - TYPE 4	1	
TOTAL UNIT TYPE COUNT:	25	
UNIT COUNT - 1+DEN		
UNIT TYPE	Count	
1+DEN	20	
TOTAL UNIT TYPE COUNT:	20	
UNIT COUNT - 2 BED		
UNIT TYPE	Count	
2 BED - TYPE 1	6	
2 BED - TYPE 2	2	
TOTAL UNIT TYPE COUNT:	8	
UNIT COUNT - 3 BED		
UNIT TYPE	Count	
3 BED	8	
TOTAL UNIT TYPE COUNT:	8	
UNIT COUNT - ALL TYPES		
Level	Count	
L1	12	
L2	13	
L3	13	
L4	13	
L5	11	
L6	11	
TOTAL UNIT TYPE COUNT	73	
Area Schedule (GFA)		
Level	Area	
L1	888.3 m²	
L2	923.3 m²	
L3	923.3 m²	
L4	923.3 m²	
L5	723.5 m²	
L6	723.5 m²	
Grand total	5105.2 m²	

UNIT AND AREA LEGEND	
1 BED - TYPE 2	
1 BED - TYPE 4	
1+DEN	
2 BED - TYPE 1	
3 BED	
CORRIDOR	
ELEC/TEL	
ELEV	
JAN	
MAIL	
OFFICE	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	
W/C	



1 FLOOR PLAN - L1
1 : 100



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

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L1

JOB No.: 2245

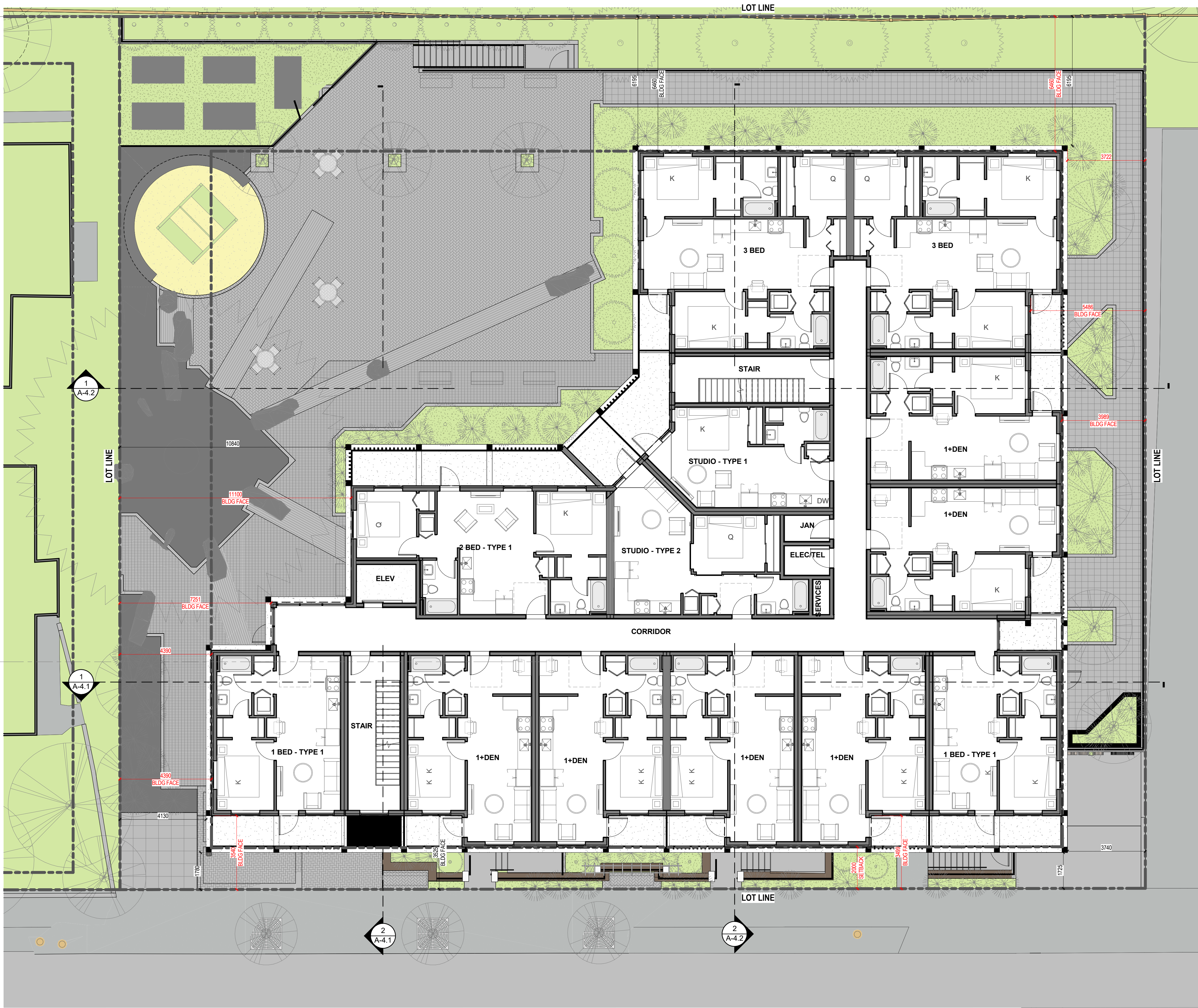
SCALE: 1 : 100

A-2.1

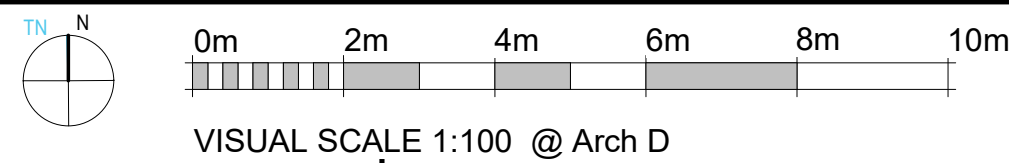
DATE: 2023/11/22

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	888.3 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5105.2 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 1	
1+DEN	
2 BED - TYPE 1	
3 BED	
CORRIDOR	
ELEC/TEL	
ELEV	
JAN	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	



1 FLOOR PLAN - L2-L4
1 : 100



continuum
ARCHITECTURE

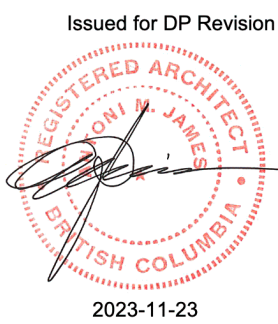
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



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 APARTMENTS

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FLOOR PLAN - L2

JOB No.: 2245

SCALE: 1 : 100

A-2.2

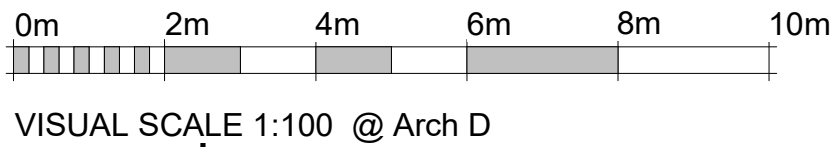
DATE: 2023/11/22

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	888.3 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5105.2 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 1	
1+DEN	
2 BED - TYPE 1	
3 BED	
CORRIDOR	
ELEC/TEL	
ELEV	
JAN	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	



1 FLOOR PLAN - L3
1 : 100



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

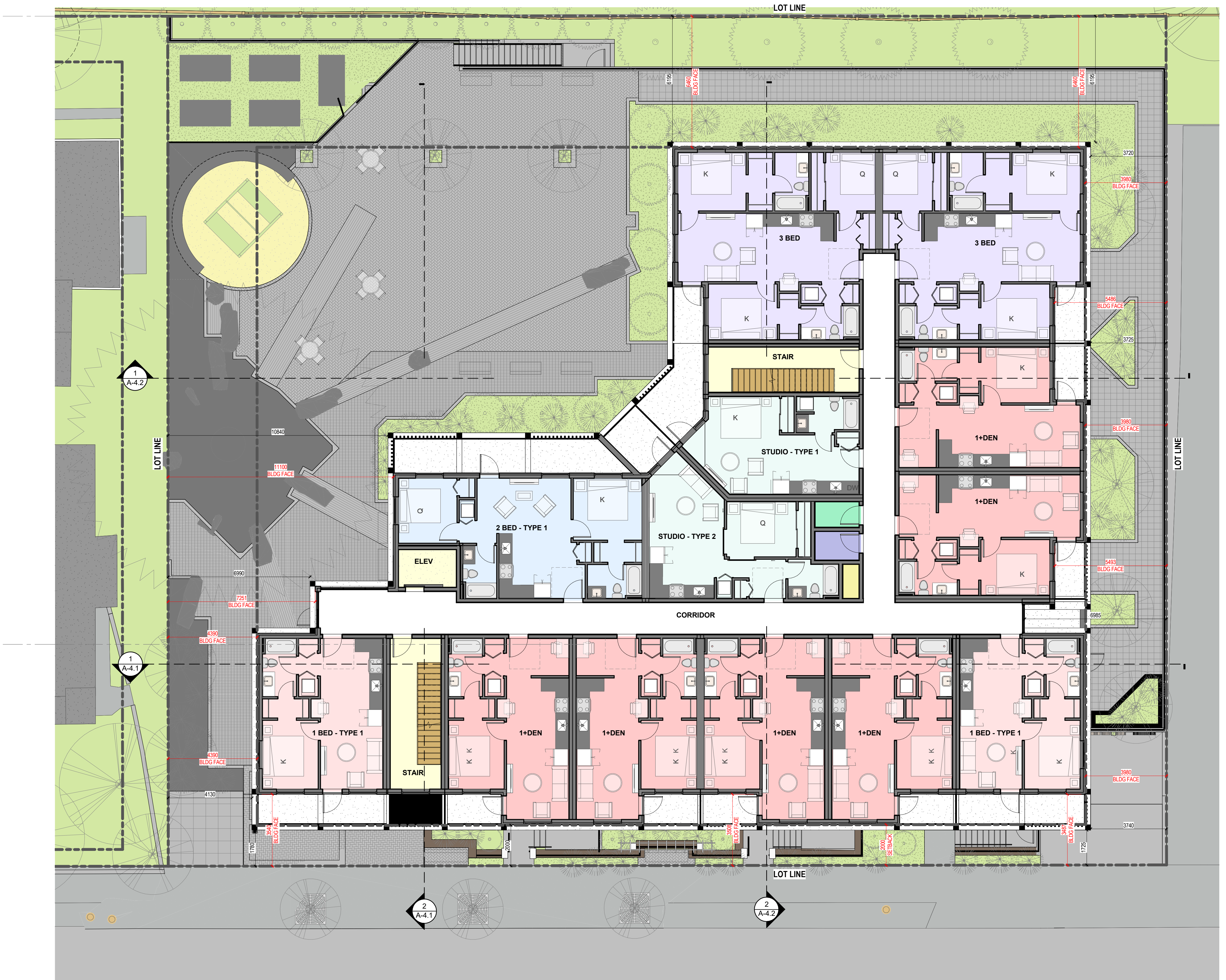
SEQUOIA APARTMENTS

FLOOR PLAN - L3

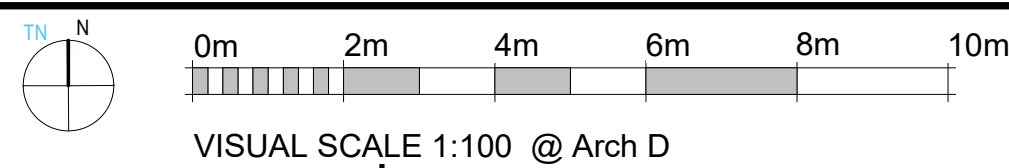
A-2.3

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	888.3 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5105.2 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 1	
1+DEN	
2 BED - TYPE 1	
3 BED	
CORRIDOR	
ELEV/TEL	
ELEV	
JAN	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	



1 FLOOR PLAN - L4
1:100



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

SEQUOIA APARTMENTS

FLOOR PLAN - L4

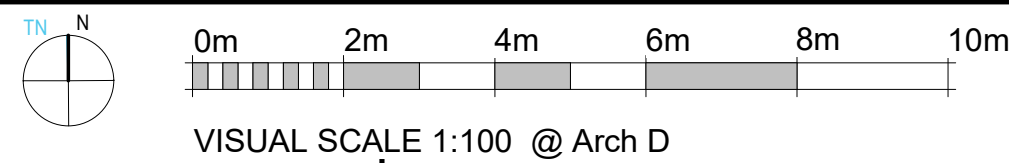
A-2.4

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	888.3 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5105.2 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 2	
1 BED - TYPE 3	
2 BED - TYPE 1	
2 BED - TYPE 2	
CORRIDOR	
ELEC/TEL	
ELEV	
JAN	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	



1 FLOOR PLAN - L5-L6
1 : 100



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

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FLOOR PLAN - L5

JOB No.: 2245

SCALE: 1 : 100

A-2.5

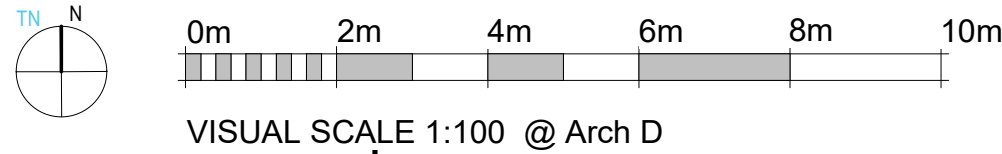
DATE: 2023/11/22

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	888.3 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5105.2 m²

UNIT AND AREA LEGEND	
	1 BED - TYPE 2
	1 BED - TYPE 3
	2 BED - TYPE 1
	2 BED - TYPE 2
	CORRIDOR
	ELEVATOR
	ELEV
	JAN
	SERVICES
	STAIR
	STUDIO - TYPE 1
	STUDIO - TYPE 2



1 FLOOR PLAN - L6
1 : 100



VISUAL SCALE 1:100 @ Arch D

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

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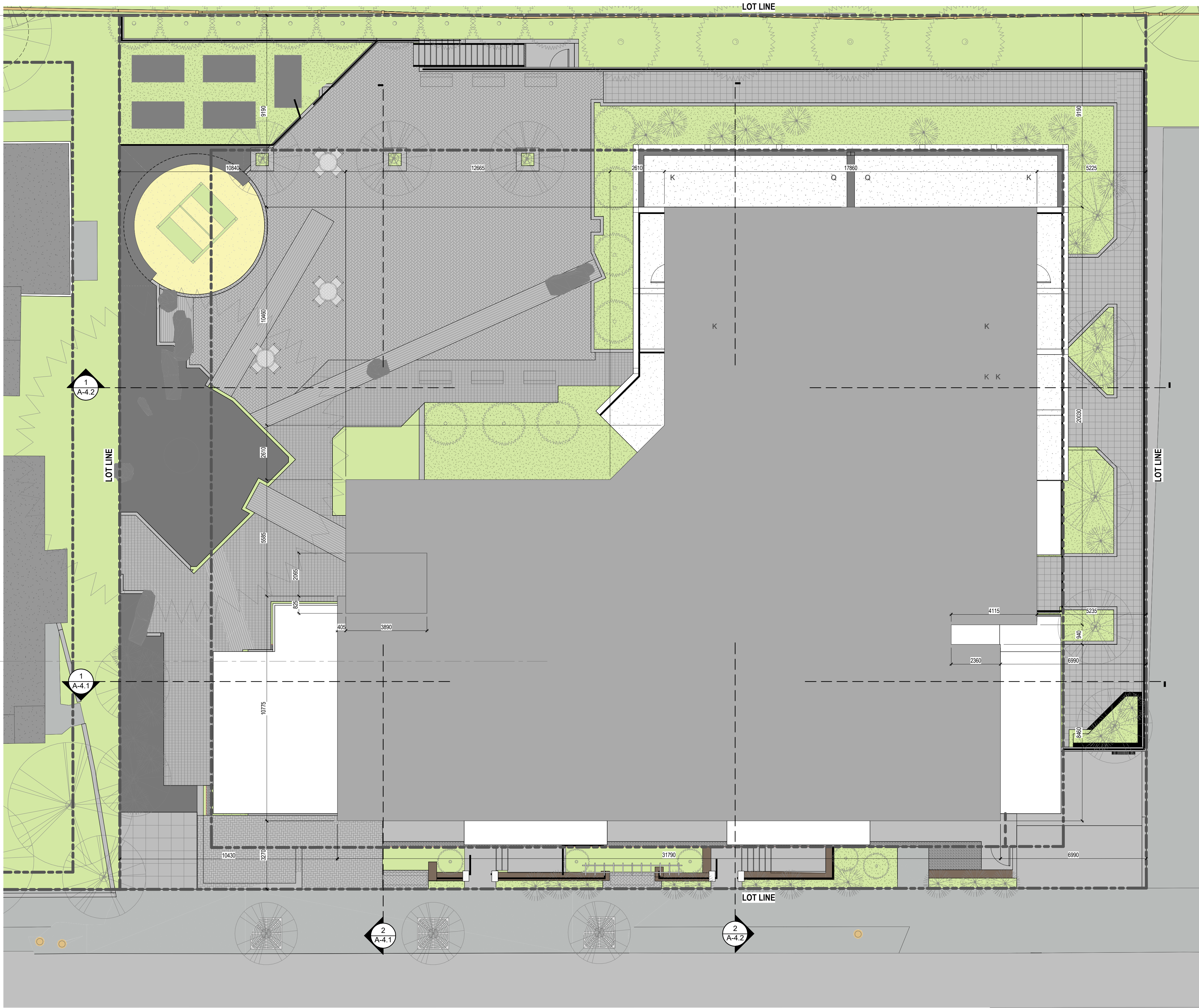
FLOOR PLAN - L6

JOB No.: 2245

SCALE: 1 : 100

A-2.6

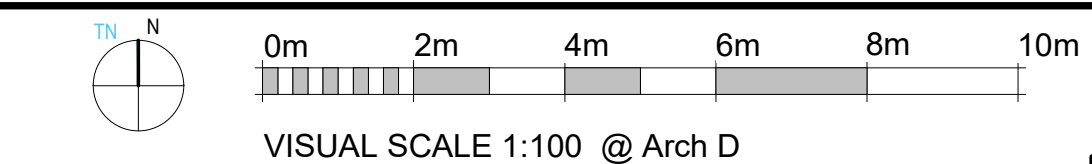
DATE: 2023/11/22



1 | ROOF PLAN
1:100



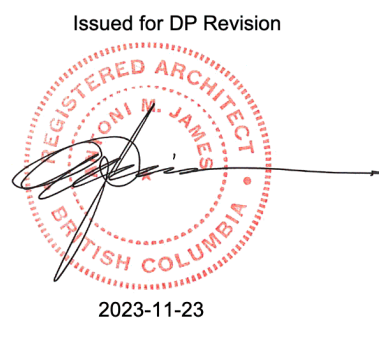
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PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

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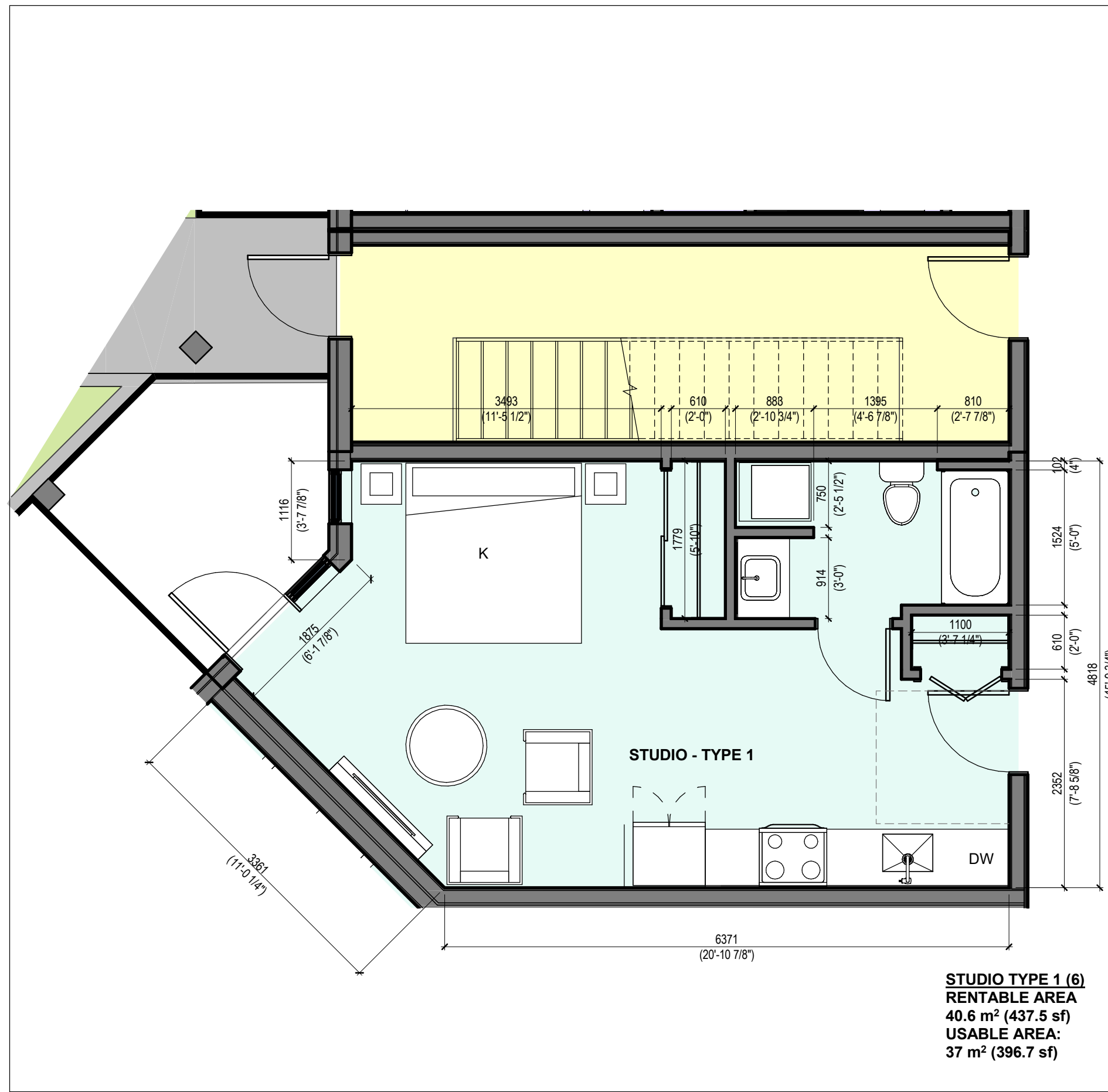
ROOF PLAN

JOB No.: 2245

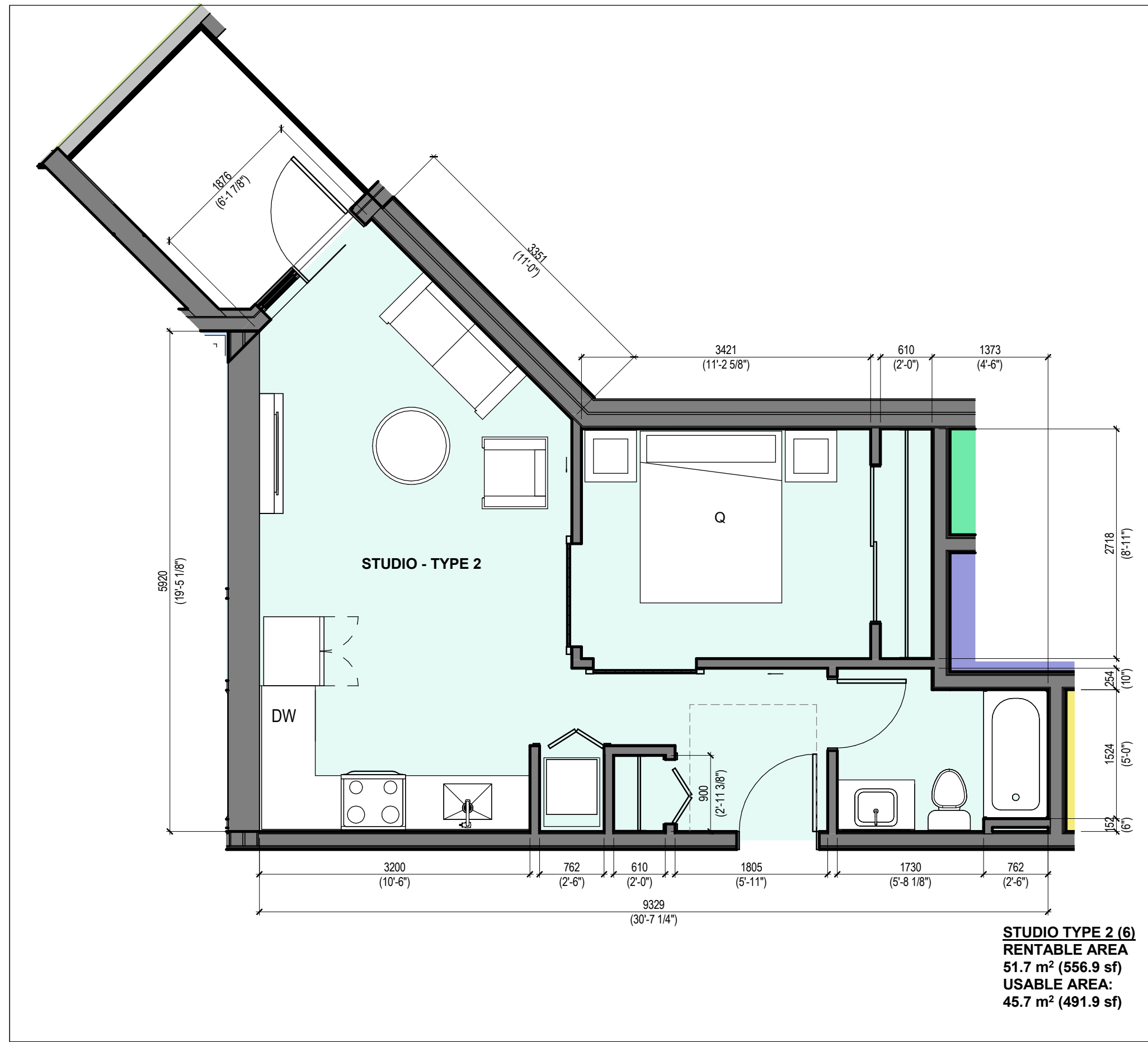
SCALE: 1:100

A-2.7

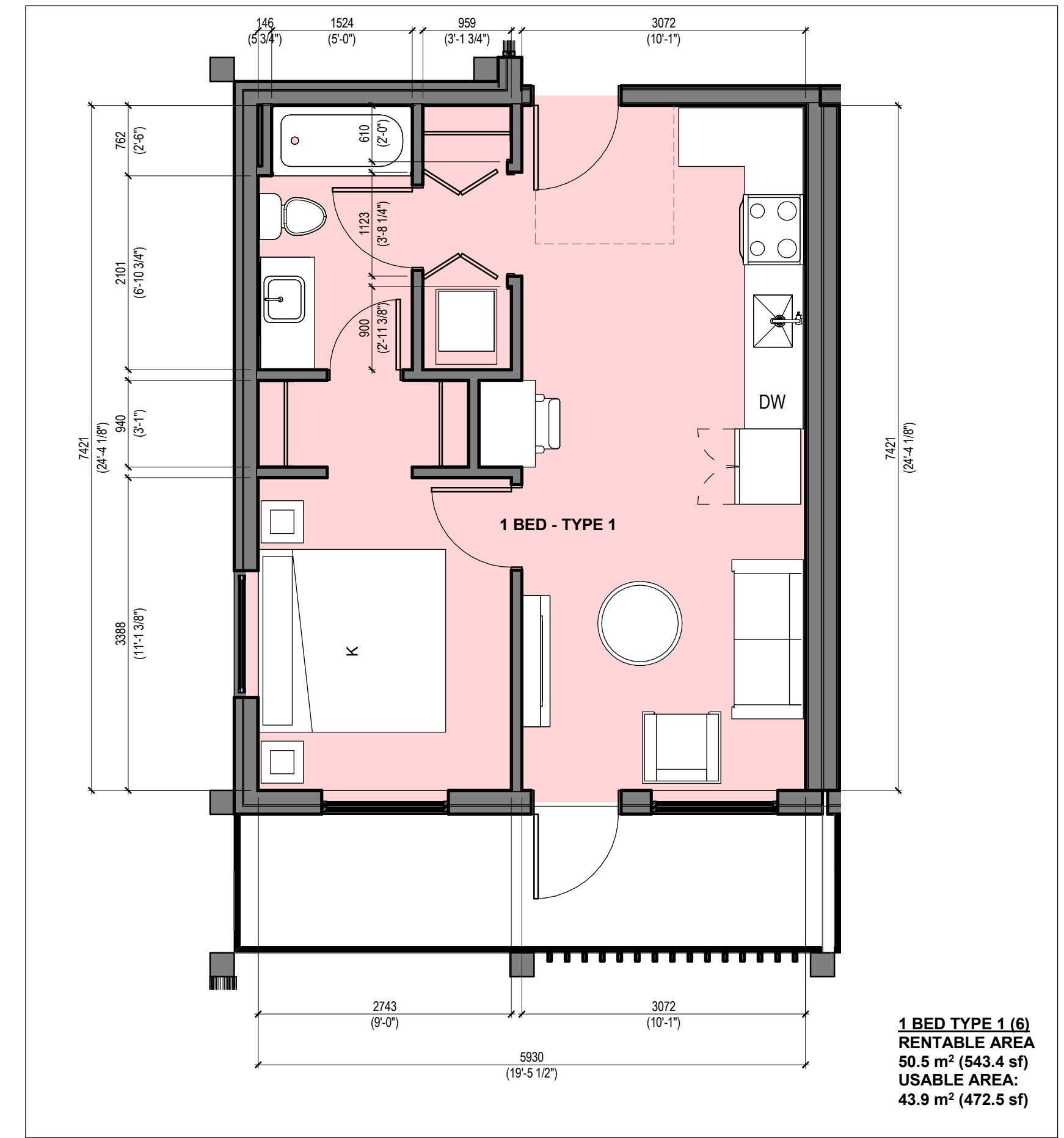
DATE: 2023/11/22



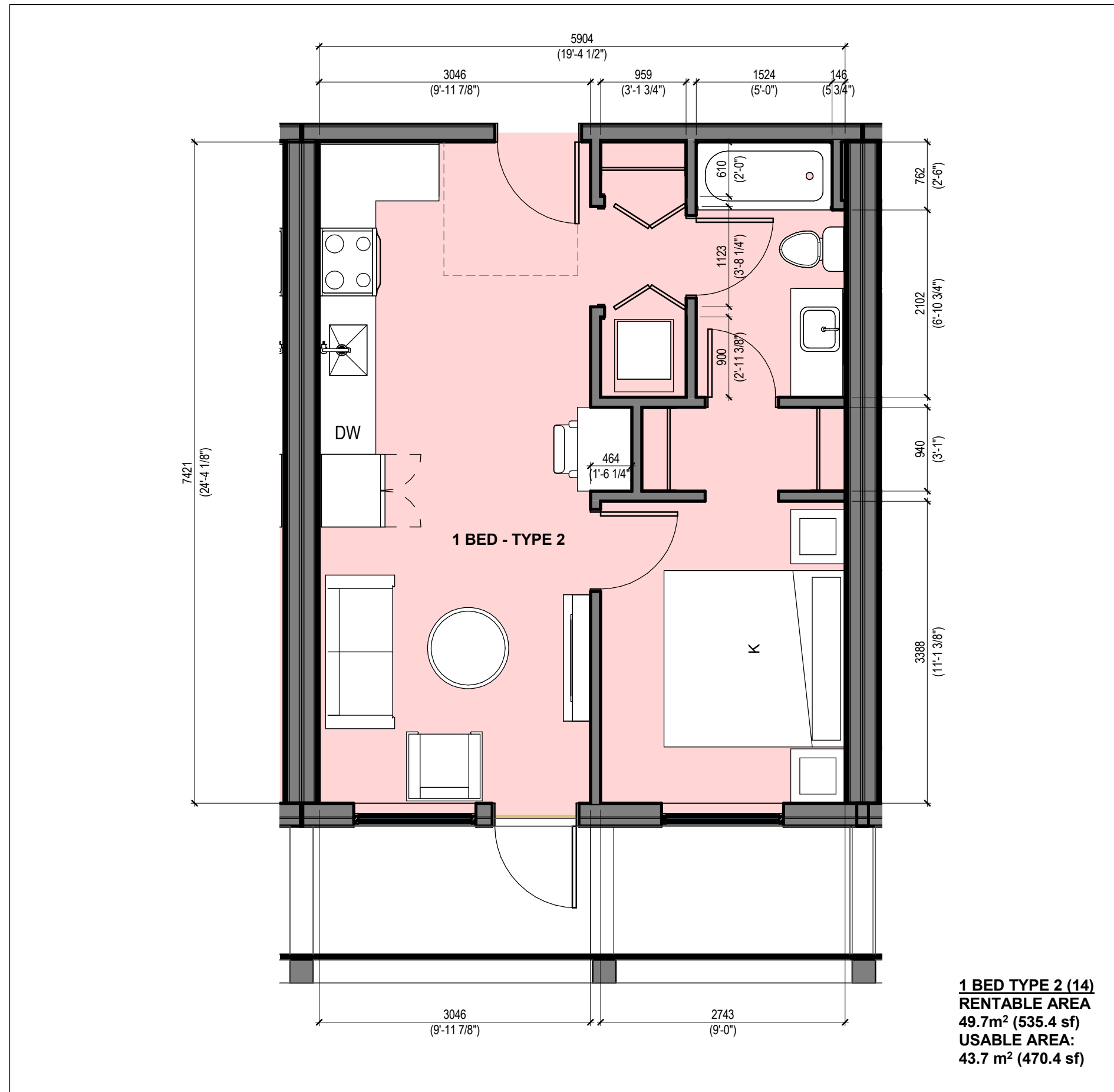
1 UNIT PLAN - STUDIO TYPE 1
1 : 50



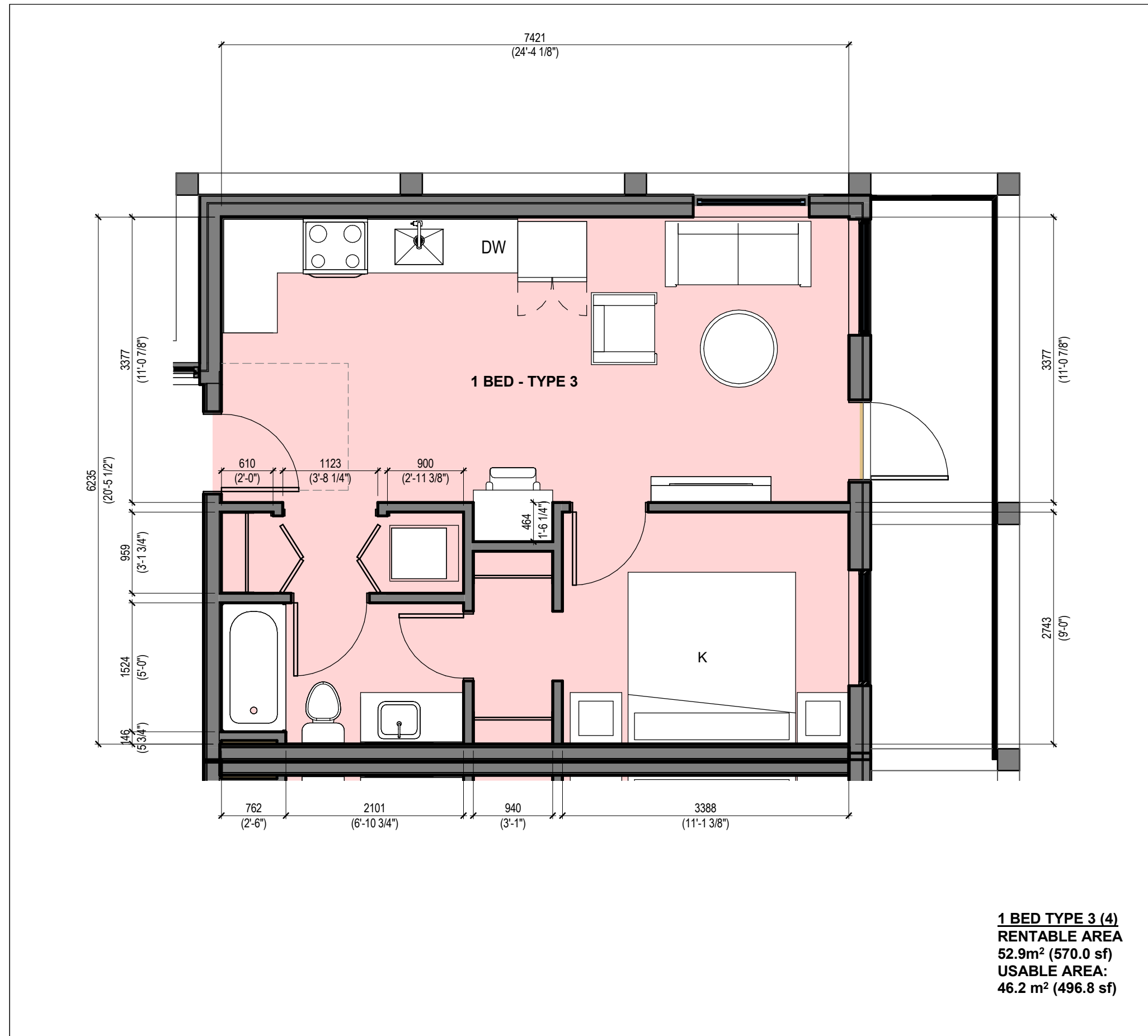
2 UNIT PLAN - STUDIO TYPE 2
1 : 50



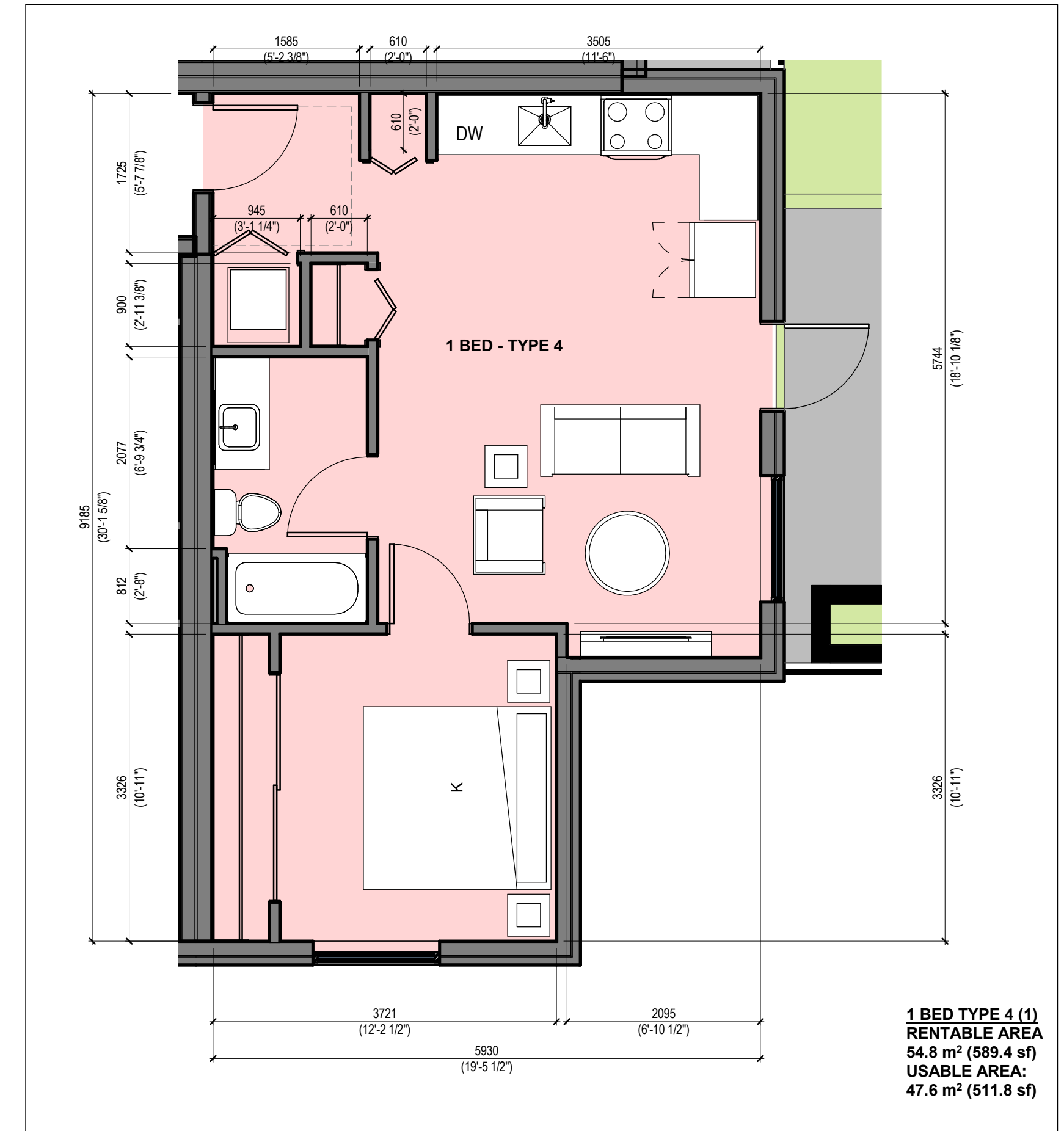
3 UNIT PLAN - 1 BED TYPE 1
1 : 50



4 UNIT PLAN - 1 BED TYPE 2
1 : 50



5 UNIT PLAN - 1 BED TYPE 3
1 : 50



6 UNIT PLAN - 1 BED TYPE 4
1 : 50

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12

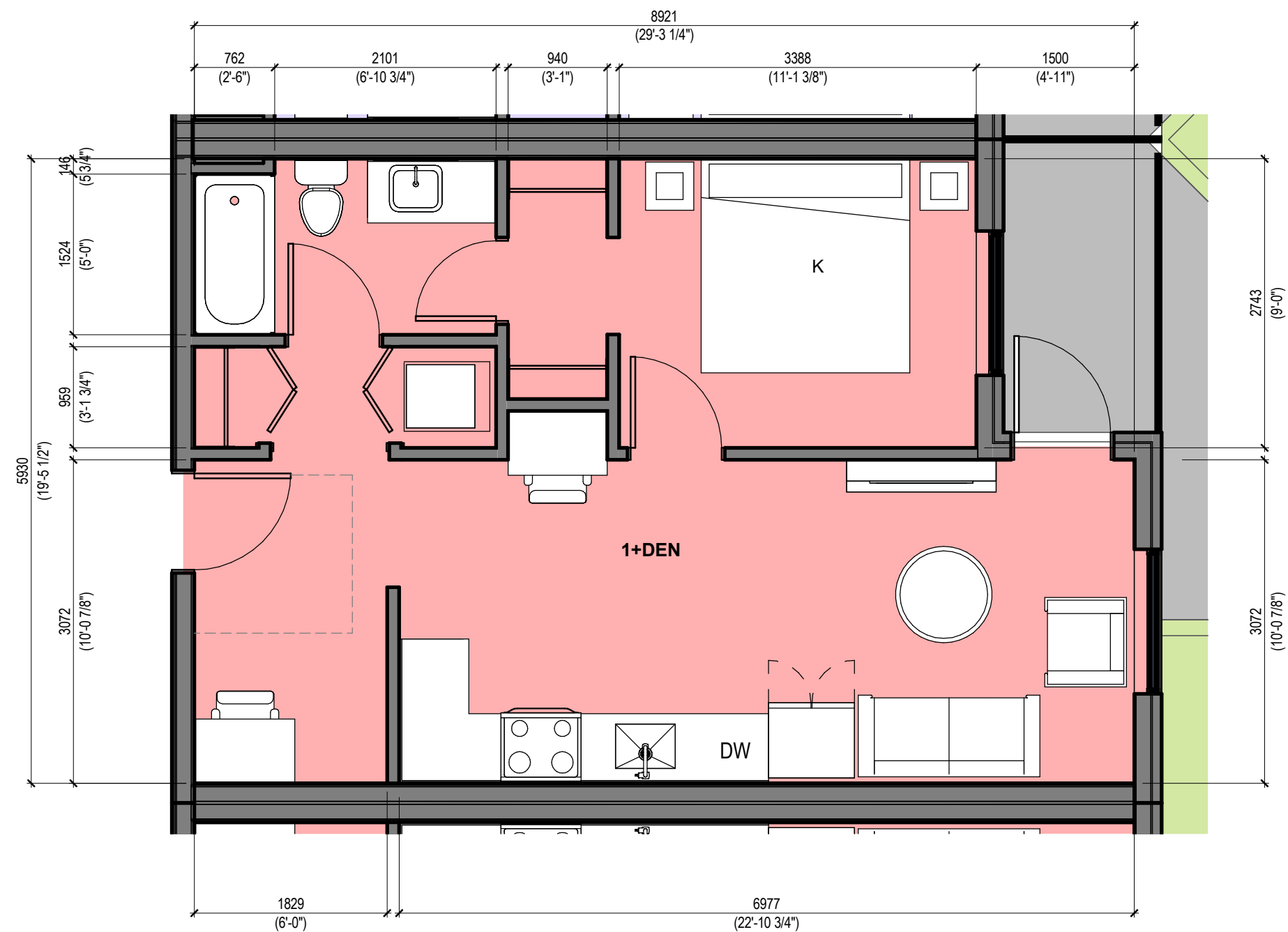
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25

UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20

UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8

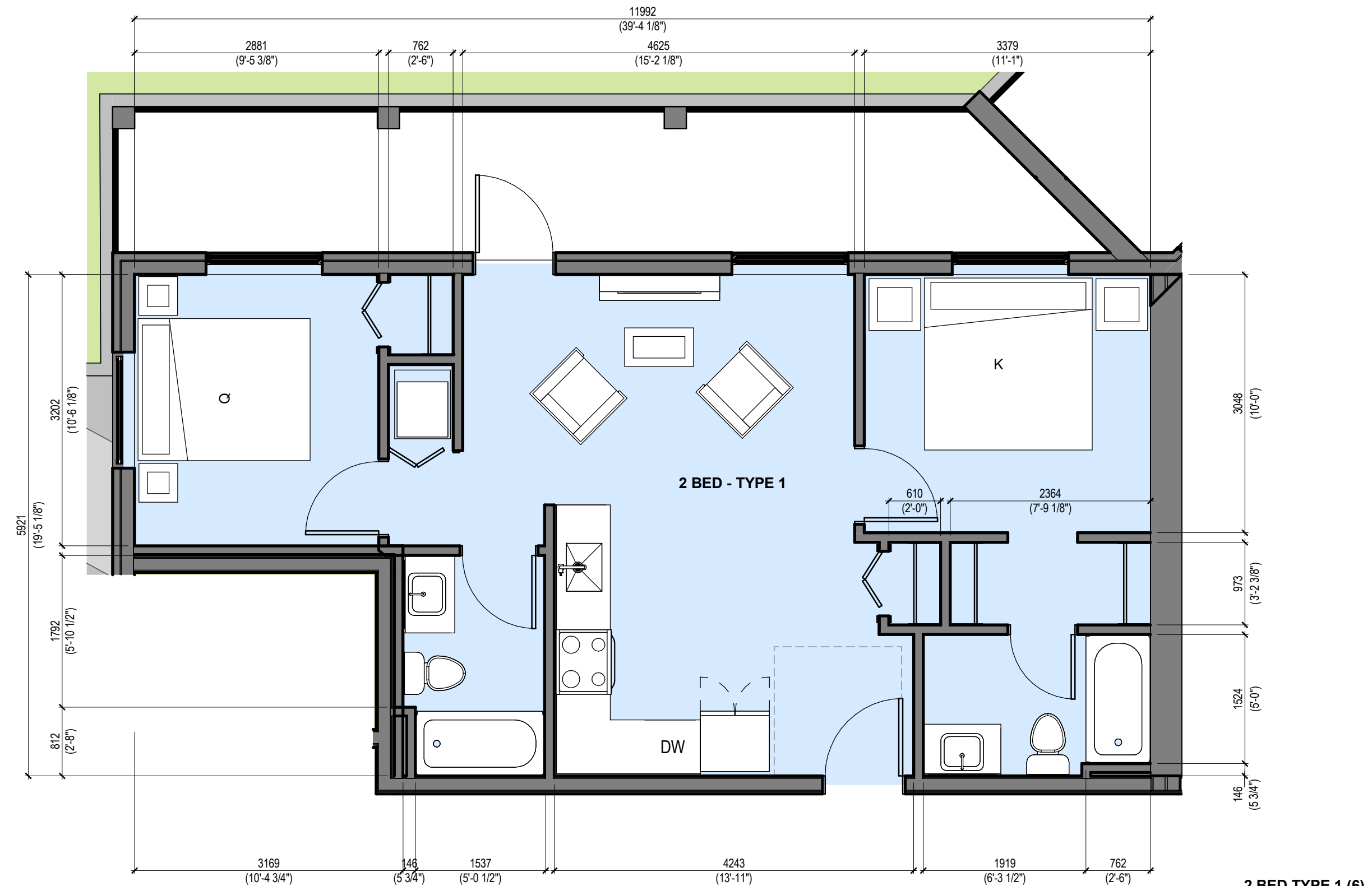
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8

UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73



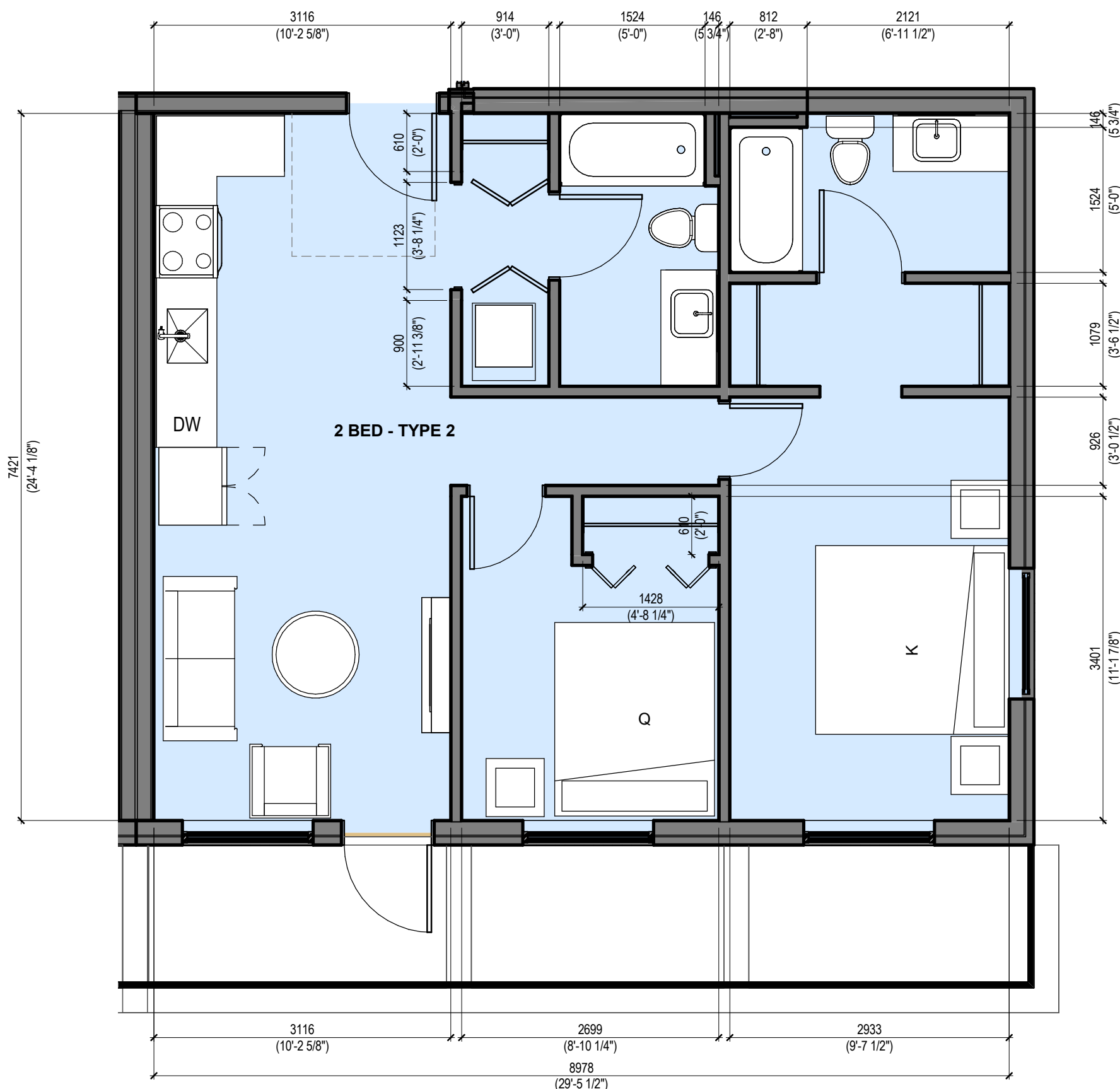
1 BED + DEN (20)
RENTABLE AREA
55.0 m² (592.2 sf)
USABLE AREA:
48.5 m² (522.1 sf)

1 UNIT PLAN - 1 BED + DEN
1 : 50



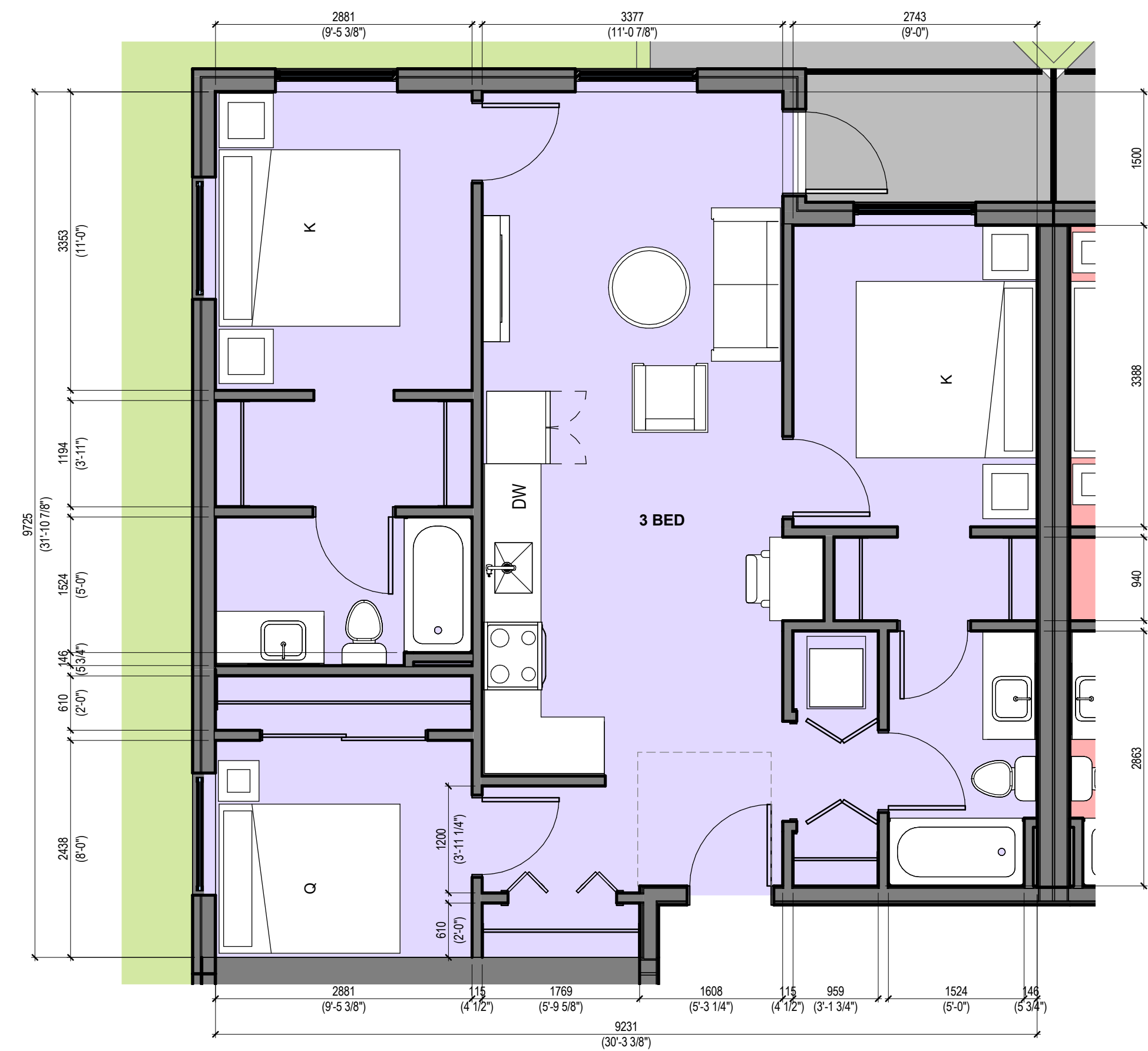
2 BED TYPE 1 (6)
RENTABLE AREA
70.1 m² (755.0sf)
USABLE AREA:
62.7 m² (674.6 sf)

2 UNIT PLAN - 2 BED TYPE 1
1 : 50



2 BED TYPE 2 (2)
RENTABLE AREA
74.7 m² (803.7 sf)
USABLE AREA:
66.5 m² (716.3 sf)

3 UNIT PLAN - 2 BED TYPE 2
1 : 50



3 BED (8)
RENTABLE AREA
90.8 m² (977.3 sf)
USABLE AREA:
81.5 m² (876.9 sf)

4 UNIT PLAN - 3 BED
1 : 50

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
TOTAL UNIT TYPE COUNT:	12
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
1 BED - TYPE 4	1
TOTAL UNIT TYPE COUNT:	25
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73



1 | PANDORA AVE LOOKING NORTH
1 : 200



2 | WEST ELEVATION STREETSCAPE
1 : 200



3 | EAST ELEVATION STREETSCAPE
1 : 200

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ Arch D

VSI
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING
MIDNIGHT BLACK - SMOOTH

P2
HARDIE PANEL SIDING
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL
METAL - COLOUR MATCH
FC-12 FLAT CAP

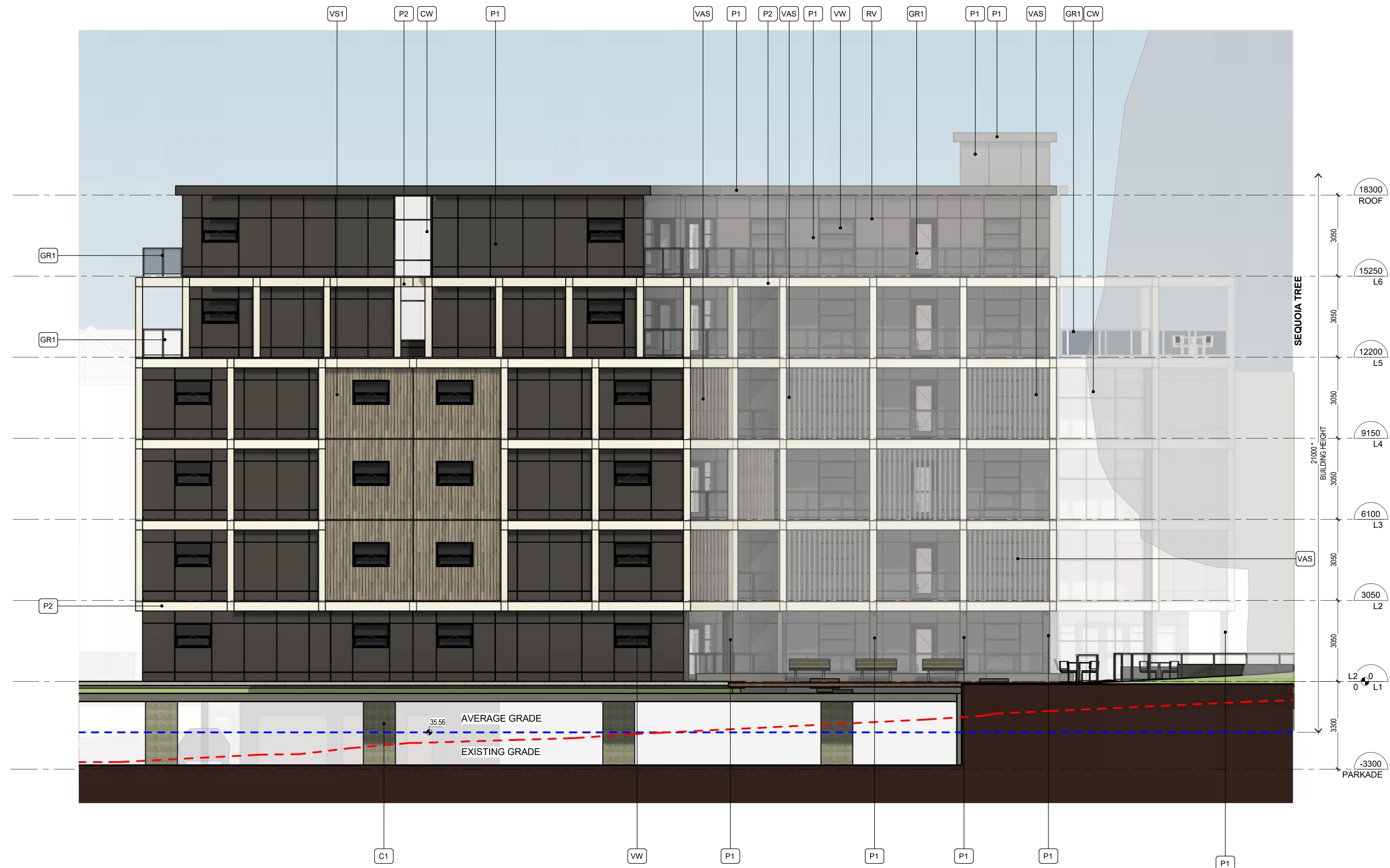
EXTERIOR MATERIAL LEGEND
1 : 1

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

SEQUOIA APARTMENTS

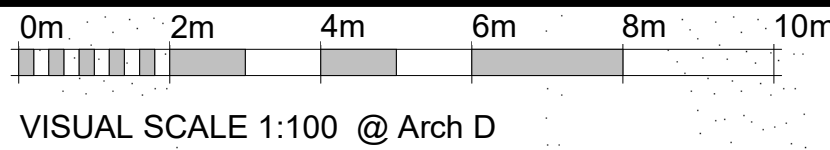
**STREETSCAPE
ELEVATIONS**

A-3.0



*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 NORTH ELEVATION APARTMENT



ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - MIDNIGHT BLACK - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

3 EXTERIOR MATERIAL LEGEND

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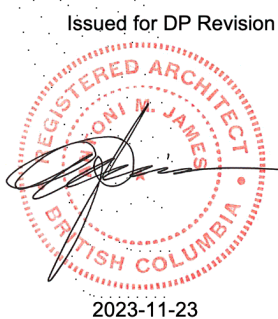
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PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

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ELEVATIONS

A-3.1

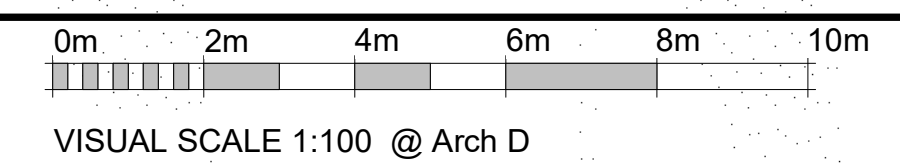
JOB No.: 2245

SCALE: As indicated

DATE: 2023/11/22

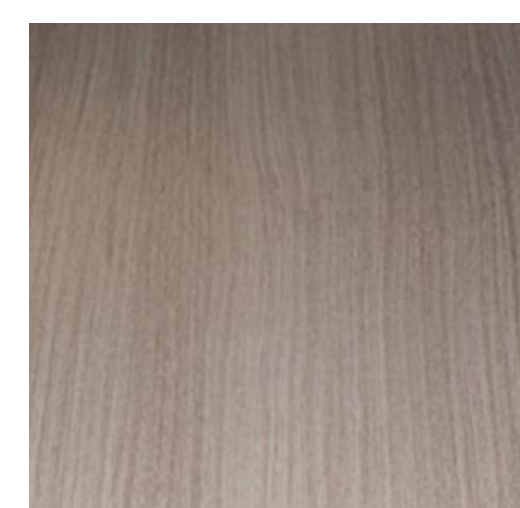


*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



1 | EAST ELEVATION APARTMENT

1 : 100



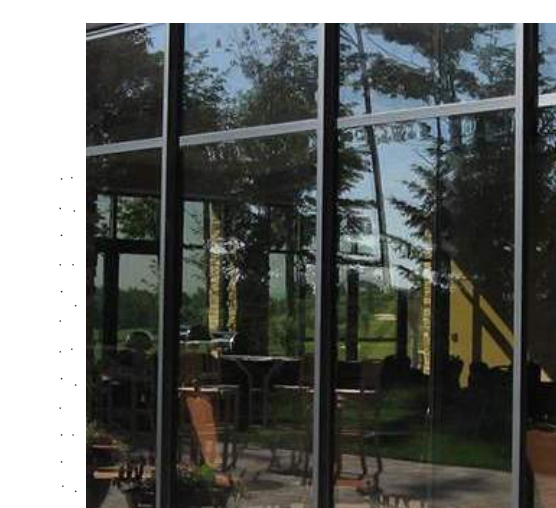
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



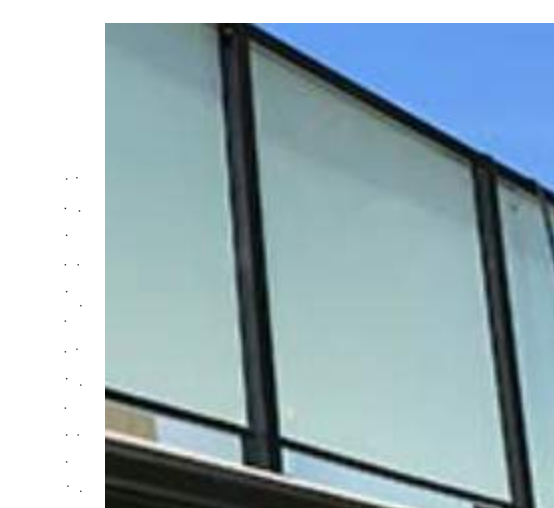
P1
HARDIE PANEL SIDING
MIDNIGHT BLACK - SMOOTH



P2
HARDIE PANEL SIDING
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL
FROSTED GLAZING - BLACK ANODIZED



RV
REVEAL
METAL - COLOUR MATCH
FC-12 FLAT CAP

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - MIDNIGHT BLACK - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

EXTERIOR MATERIAL LEGEND

1 : 1

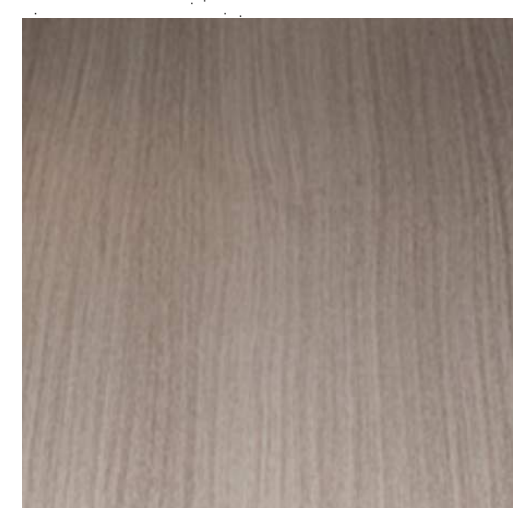
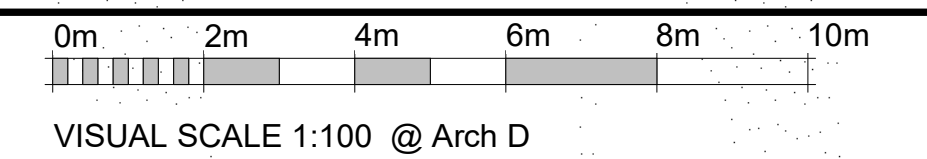
SEQUOIA APARTMENTS

ELEVATIONS

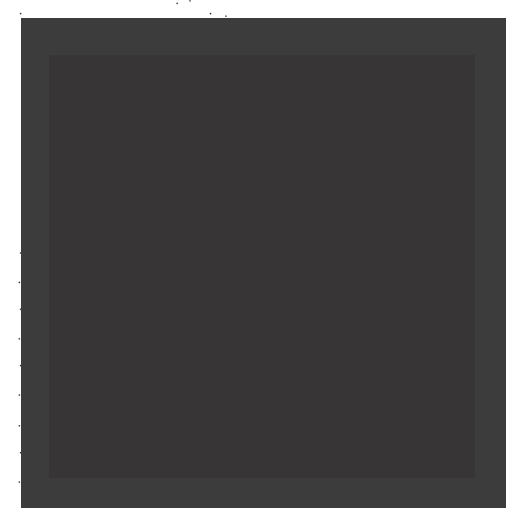
A-3.2



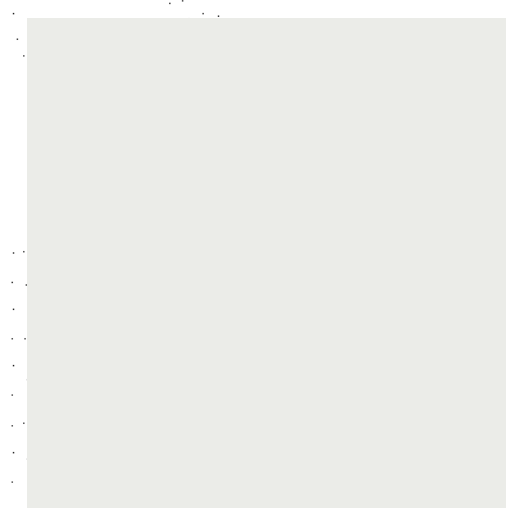
1 | SOUTH ELEVATION APARTMENT
1 : 100



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING
MIDNIGHT BLACK - SMOOTH



P2
HARDIE PANEL SIDING
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL
FROSTED GLAZING - BLACK ANODIZED



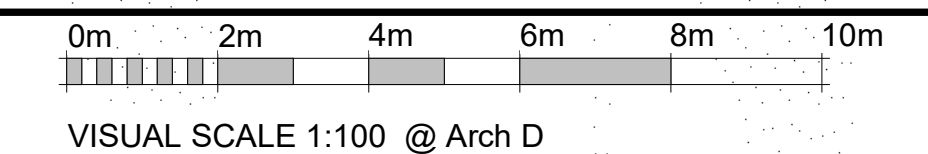
RV
REVEAL
METAL - COLOUR MATCH
FC-12 FLAT CAP

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - MIDNIGHT BLACK - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK



*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



1 WEST ELEVATION APARTMENT

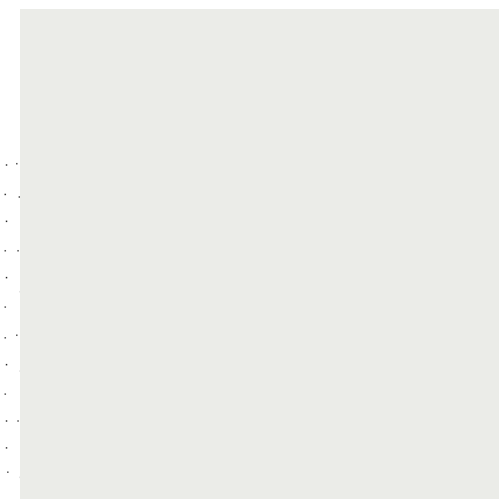
1 : 100



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING
MIDNIGHT BLACK - SMOOTH



P2
HARDIE PANEL SIDING
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL
FROSTED GLAZING - BLACK ANODIZED



RV
REVEAL
METAL - COLOUR MATCH
FC-12 FLAT CAP

ELEVATION KEY NOTES

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VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

EXTERIOR MATERIAL LEGEND

1 : 1

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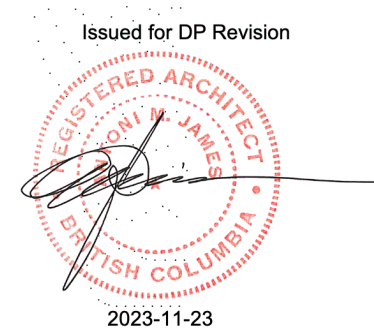
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

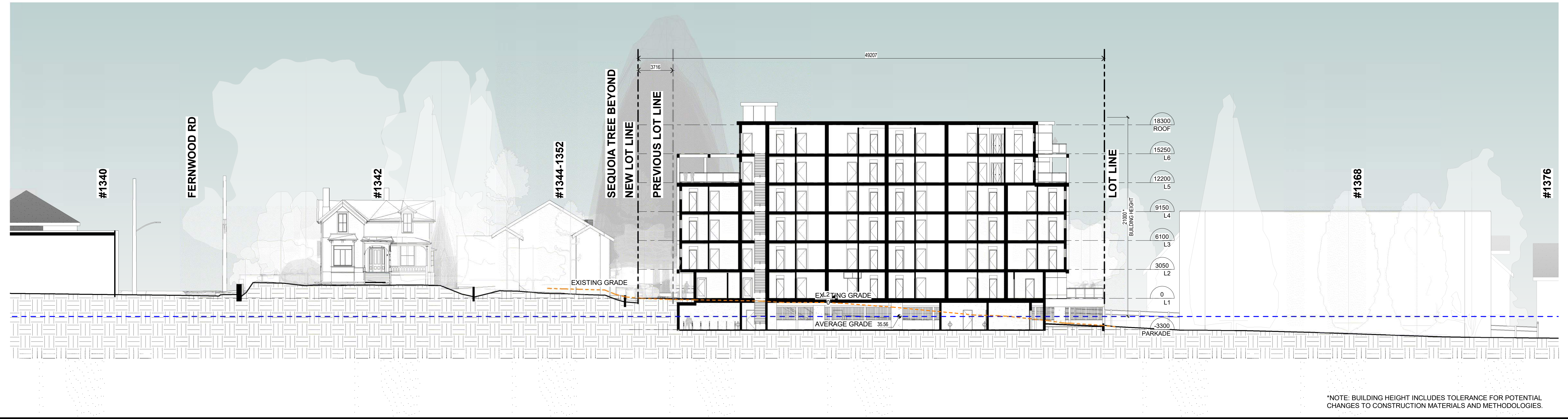
ELEVATIONS

JOB No.: 2245

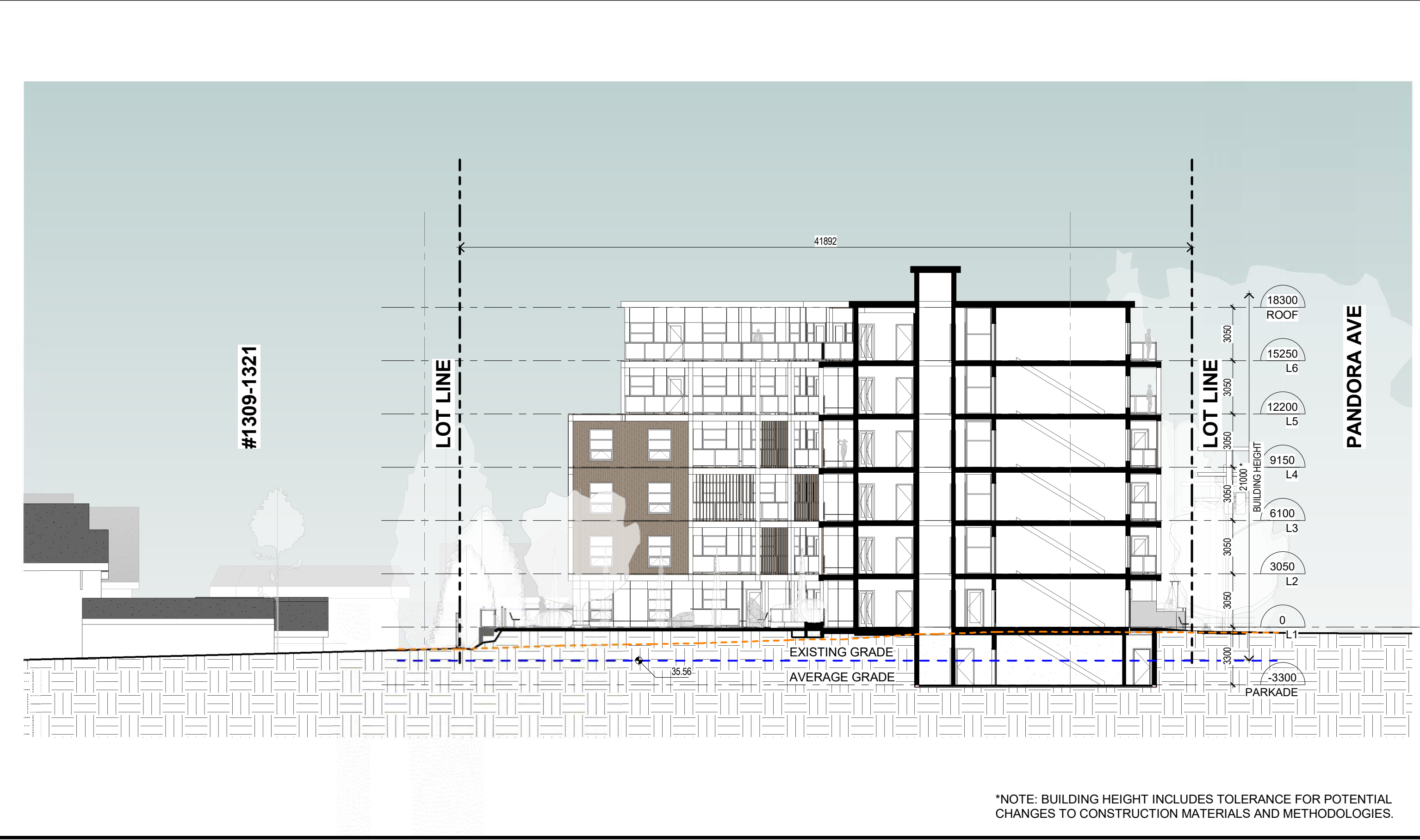
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A-3.4

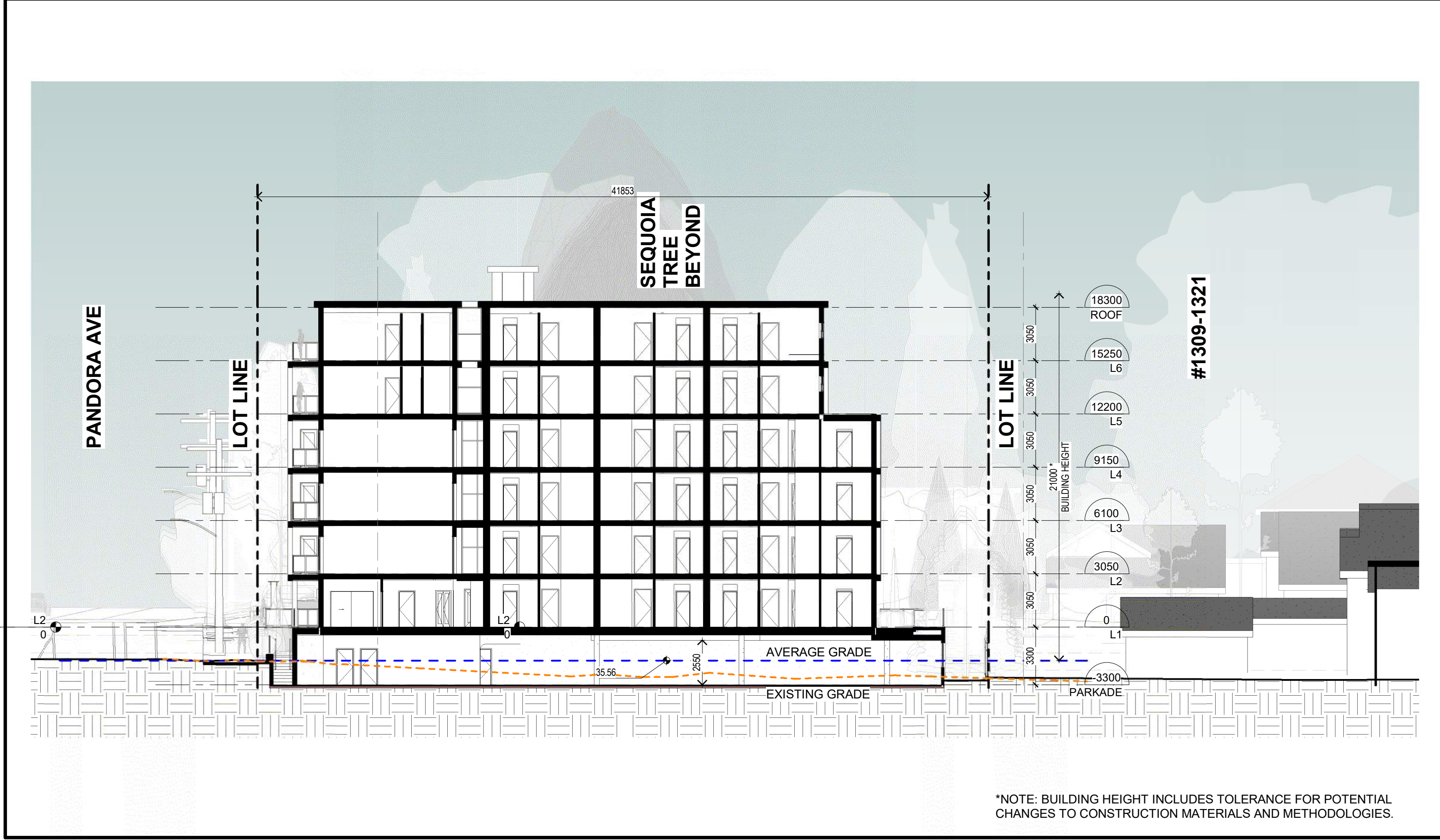
DATE: 2023/11/22



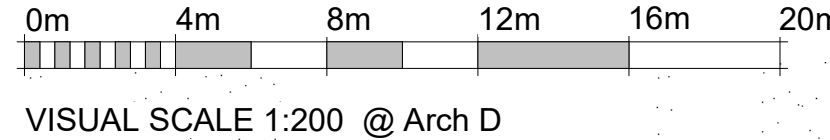
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1 : 200

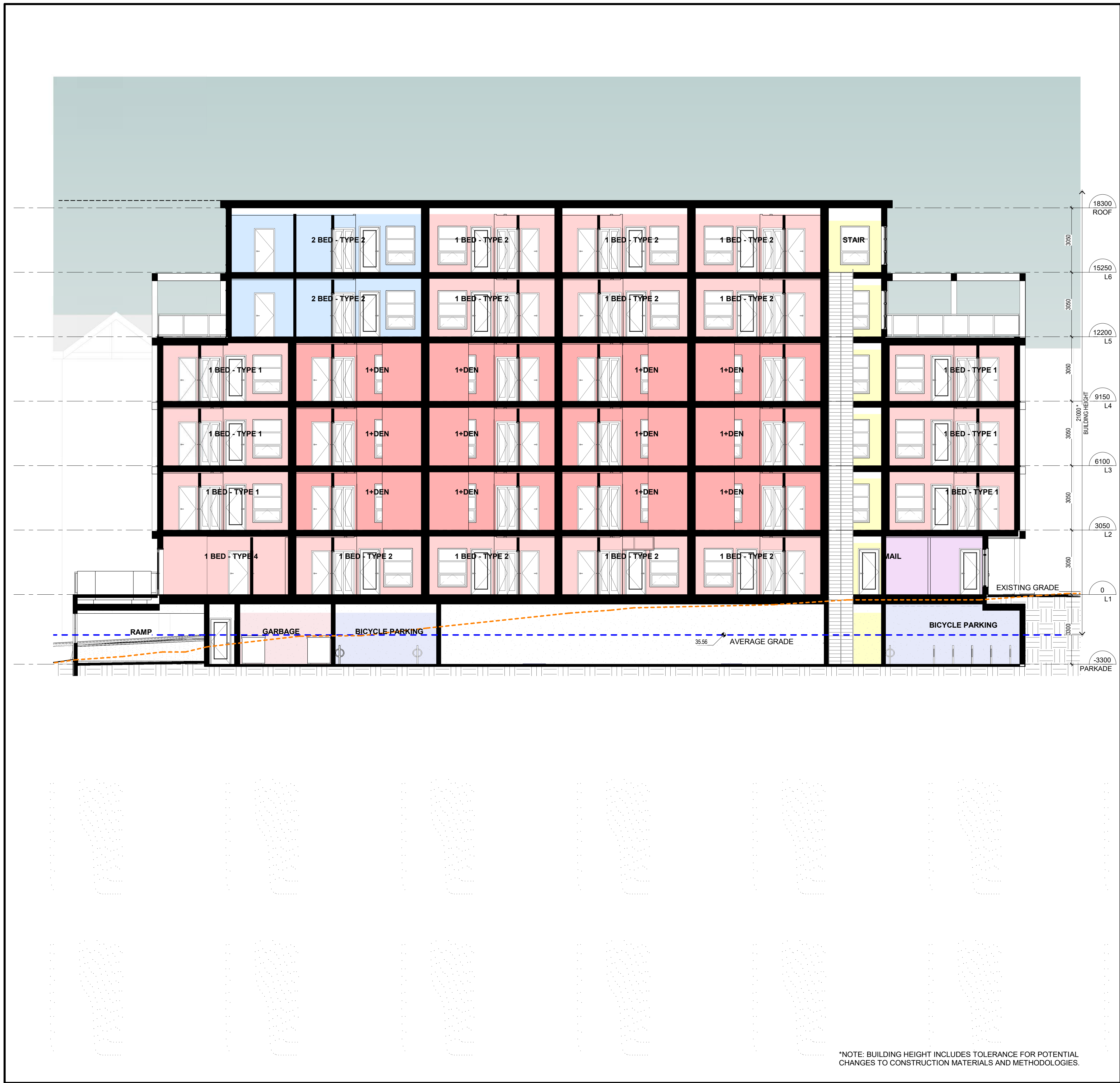


2 | SITE SECTION 2
1 : 200



3 | SITE SECTION 3
1 : 200





1 | BUILDING SECTION 1
1:100

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ARCHITECTURE

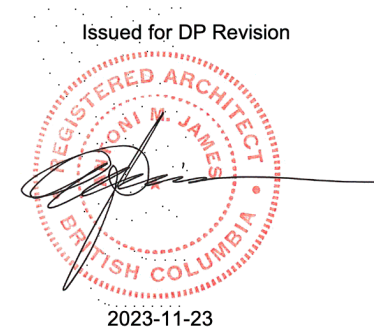
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

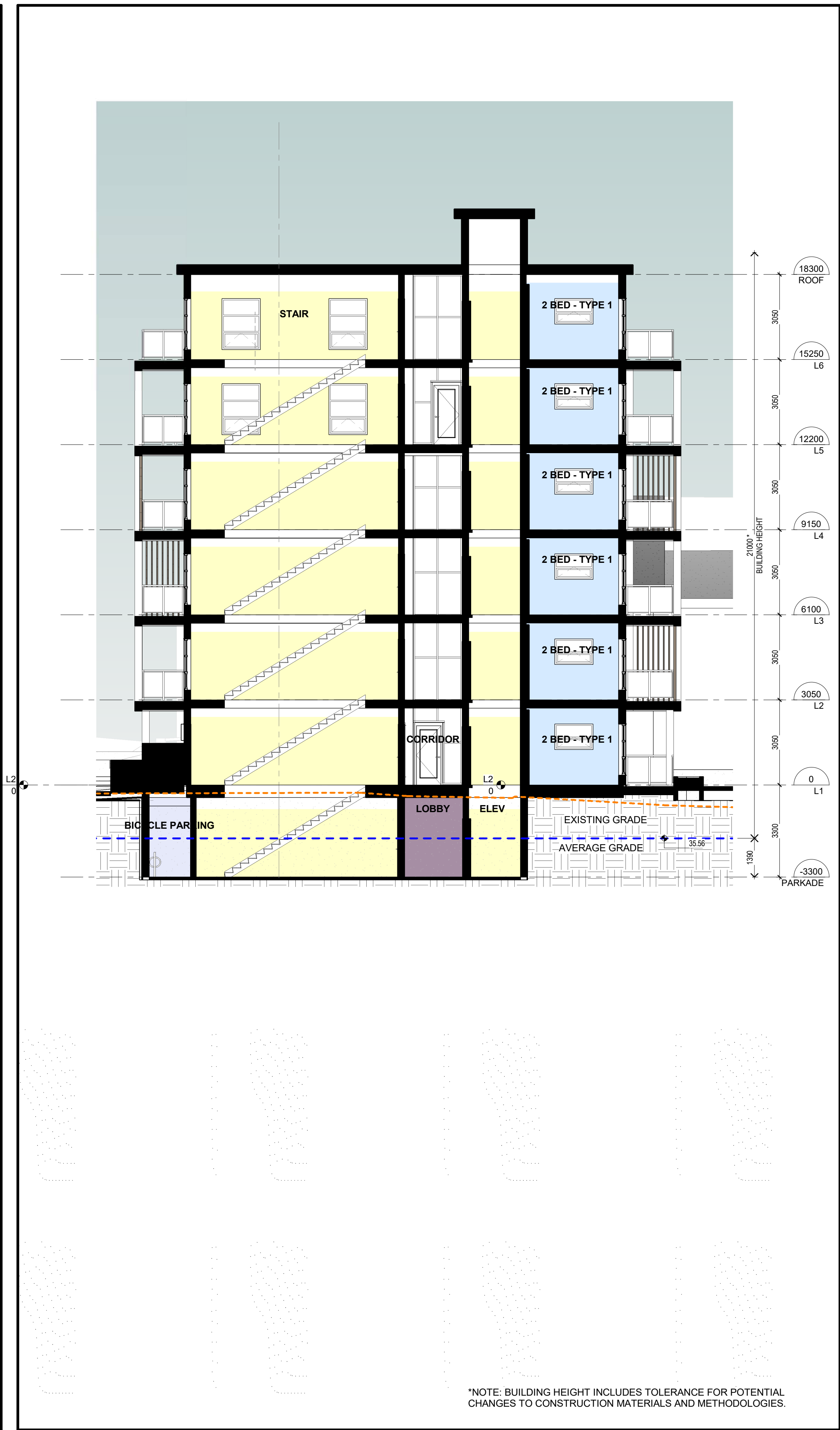
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2023-11-23

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC



2 | BUILDING SECTION 2
1:100

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

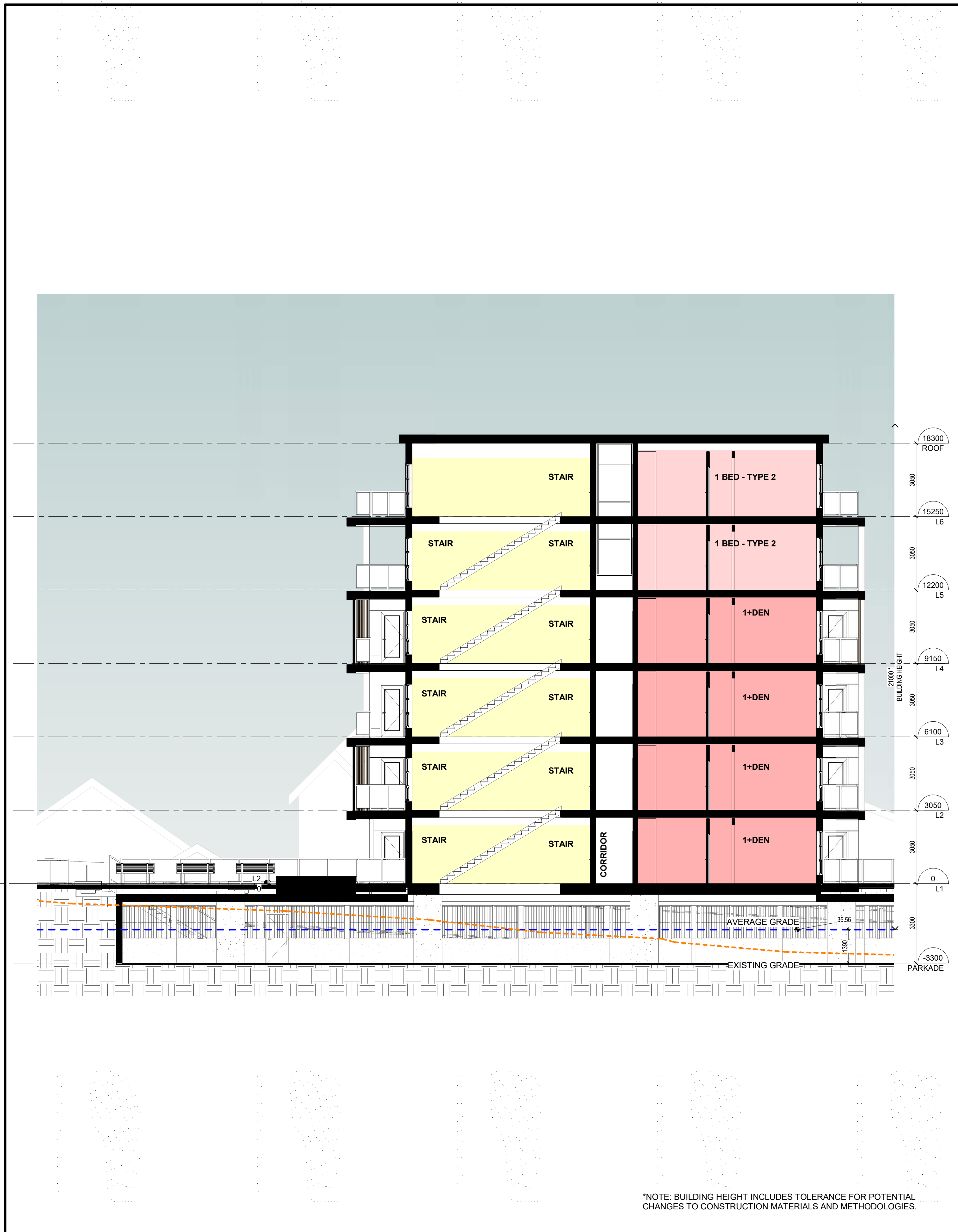
BUILDING SECTIONS

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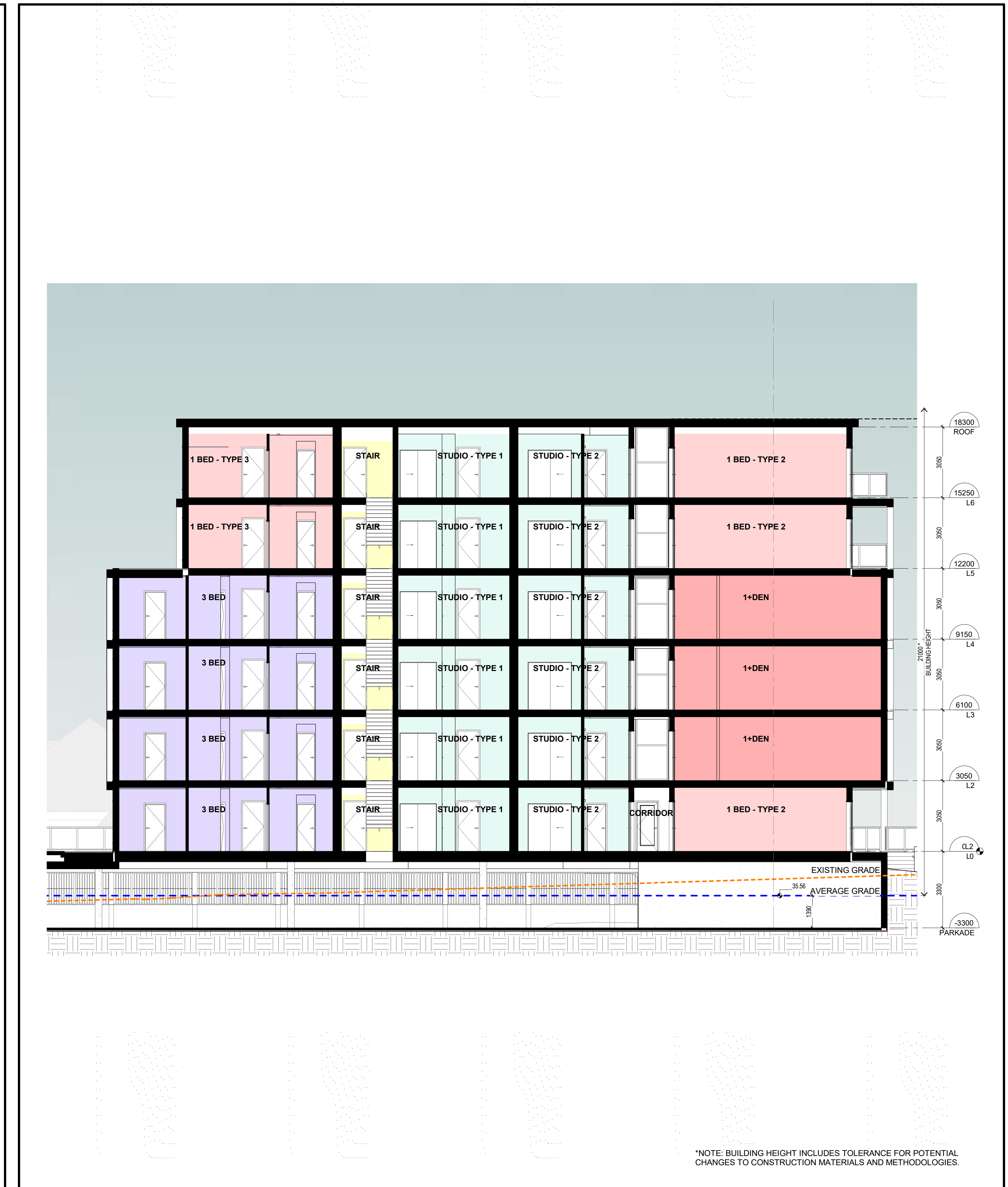
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A-4.1

DATE: 2023/11/22



1 | BUILDING SECTION 3
1 : 100



2 | BUILDING SECTION 4
1 : 100



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



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



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



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



1 | 3D YARD VIEW - NORTH WEST
1:1



2 | 3D YARD VIEW - NORTH EAST
1:1



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



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



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



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



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



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



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



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



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



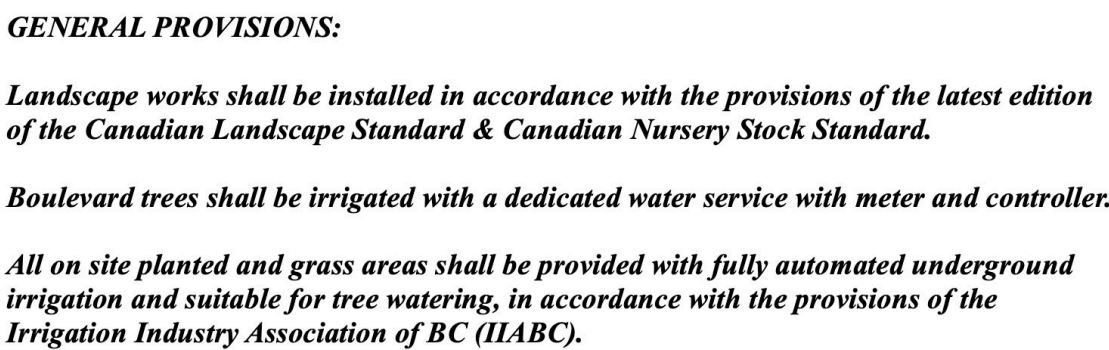
4 | 3D STREET VIEW - SOUTH WEST - COMBINED
1:1



	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY HABITAT
PT 1	OFF-SITE				
I.D.	STREET TREES:				
k	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5 CM	3	SHADE
PT 2	ON-SITE:				
I.D.	TREES:				
i	MALUS 'LOUISA'	LOUISA CRABAPPLE, PINK FLS, WEEPING	3-4 CM	1	POLLINATOR PLANT/POLLINATOR / SHADE
m	CIRCIDIOPHYLLUM JAPONICUM	KATSURA		2	SHADE
n	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR HORNBEAM	5 CM	4	SHADE / NESTING HABITAT
	SPECIMEN SHRUBS TYP:				
o	ACER CIRCINATUM	VINE MAPLE	#10 POT, 1.5M, MULTI-STEM	7	NATIVE
p	CAMELLIA x WILLIAMSII 'BUTTERMINT'	WINTER FL. CAMELLIA	#7 POT	4	HUMMINGBIRDS
q	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	#7 POT	3	HUMMINGBIRDS/POLLINATOR/FOOD
r	MAGNOLIA 'SUSAN'	COMPACT MAGNOLIA	#7 POT	4	HUMMINGBIRDS
	HEDGES:				
s	BUXUS SEMPERVIRENS	BOX	#2 POT	36	
t	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#10 POT	8	
	SHRUB PLANTINGS, TYP. 172m2 @ 0.75 - 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	CORNUS STOLONIFERA 'KELEYSEI'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	FUCHSIA RICCATONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#1 POT		HUMMINGBIRDS/NATIVE
	MAHONIA REPENS	CREeping OREGON GRAPE	#1 POT		HUMMINGBIRDS/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	#2 POT		FOOD BEARING/POLLINATOR
	VACCINIUM OVALIFOLIUM	BLUE BERRY	#1 POT		NATIVE/POLLINATOR PLANT/FOOD
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT/FOOD
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
			APPROX.TOTAL	172	
	GROUNDCOVER PLANTS, GRASSES, TYP. 172m2, 2 - 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINKINKINK	#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 NEROSA	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	#2 POT		
			APPROX.TOTAL	516	
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES				57% POLLINATOR/FOOD/HABITAT
	SHRUBS			234	80% POLLINATOR/FOOD/NATIVE
	GROUNDCOVERS			516	60% NATIVE/POLLINATOR

RATIONALE:

- This landscape plan has been developed in conjunction with landscape proposals for property immediately to the west.
- An expansive central amenity space provides for social activities and is anchored by the sequoia tree.
- A small toddlers play space and residents gardening area are provided within areas that benefit from good surveillance.
- Large slab-form boulders laid in radiating pattern off the sequoia tree unify spaces, draw attention to the tree and provide incidental seating.
- Rich decorative paving design throughout conveys an exciting, inviting and high quality outdoor environment.
- Public seating under a feature arbor is incorporated within the site frontage treatment.
- Masonry garden walls demarcate the edges of private garden space along the frontage and create a visual link to the neighbouring heritage house.
- Emphasis on native planting and strong buffer planting on the north perimeter.
- Boulevard improvements include 3 new street trees, widened sidewalk on Pandora Avenue.
- A small gardening area containing raised beds allows residents to partake in gardening activities.
- Landscape lighting to be "dark sky" compliant.



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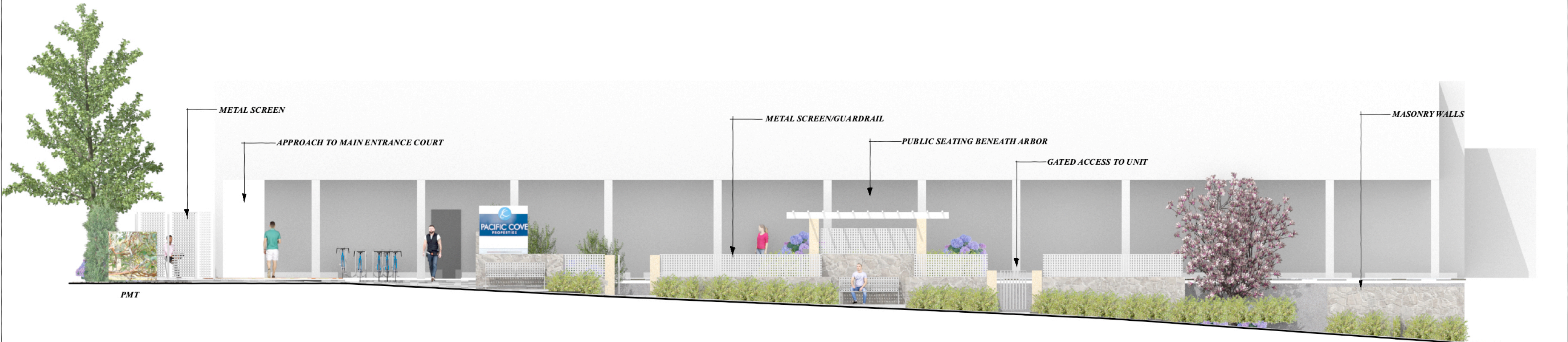
Revision		
No.	Description	Date
1	Renderings describe new street frontage treatment & toddlers play space	22 Nov 2023

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

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

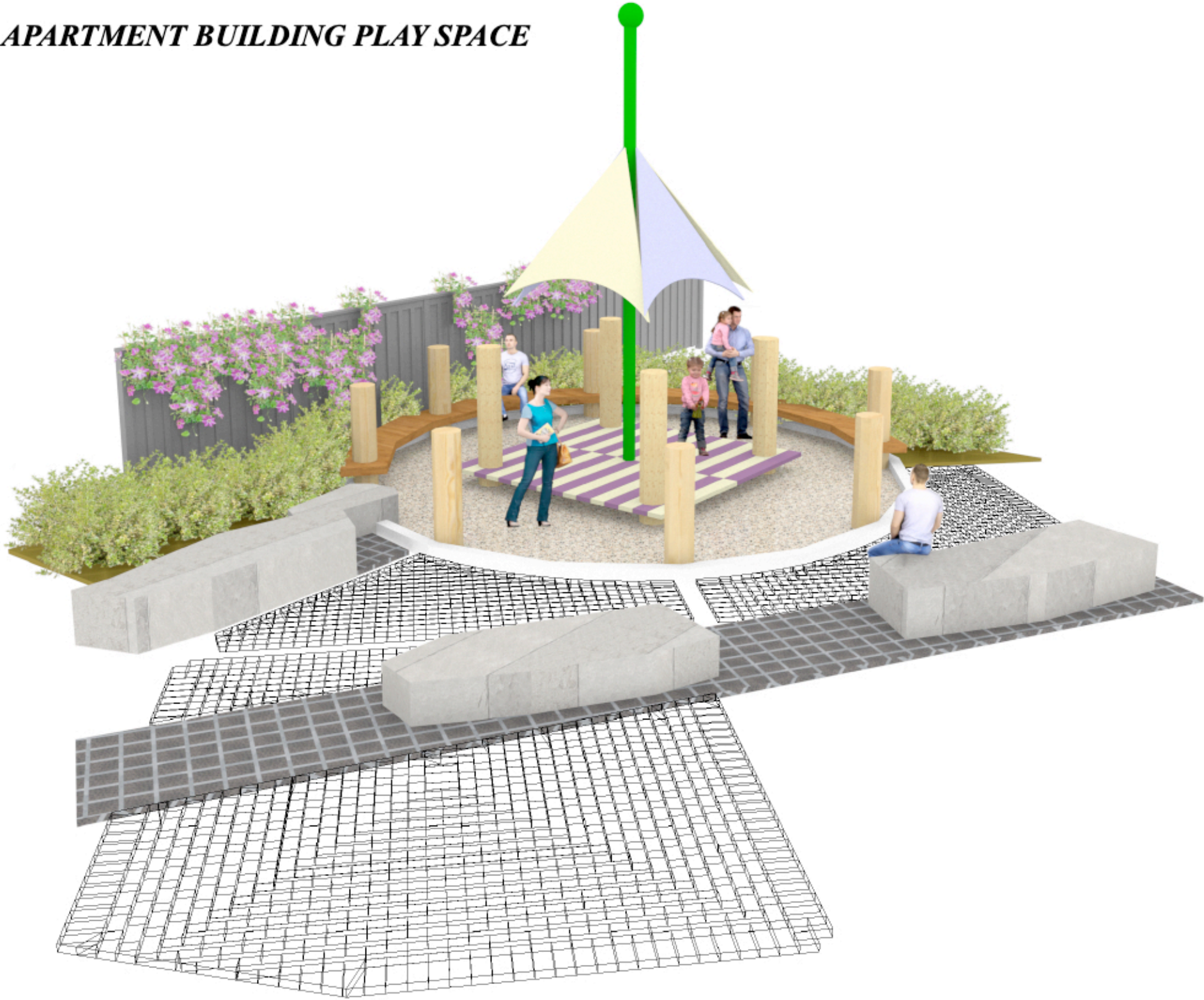
Sheet Title
RENDERINGS

Drawn By	Checked
AJS	
Project Number	Scale
	1:25
Revision	Sheet Number



APARTMENT BUILDING FRONTAGE

APARTMENT BUILDING PLAY SPACE



APARTMENT BUILDING ENTRY



APARTMENT BUILDING FRONTAGE



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Revision No.	Description	Date
1	Existing street tree "M1" is identified for removal - refer to Arborist report City of Victoria standard detail drawing added "Tree Planting in Sidewalk" Revised Architectural site plan and revised landscape plan replaces previous proposals Revised tree protection fence alignment for sequoia tree shown	22 Nov 2023

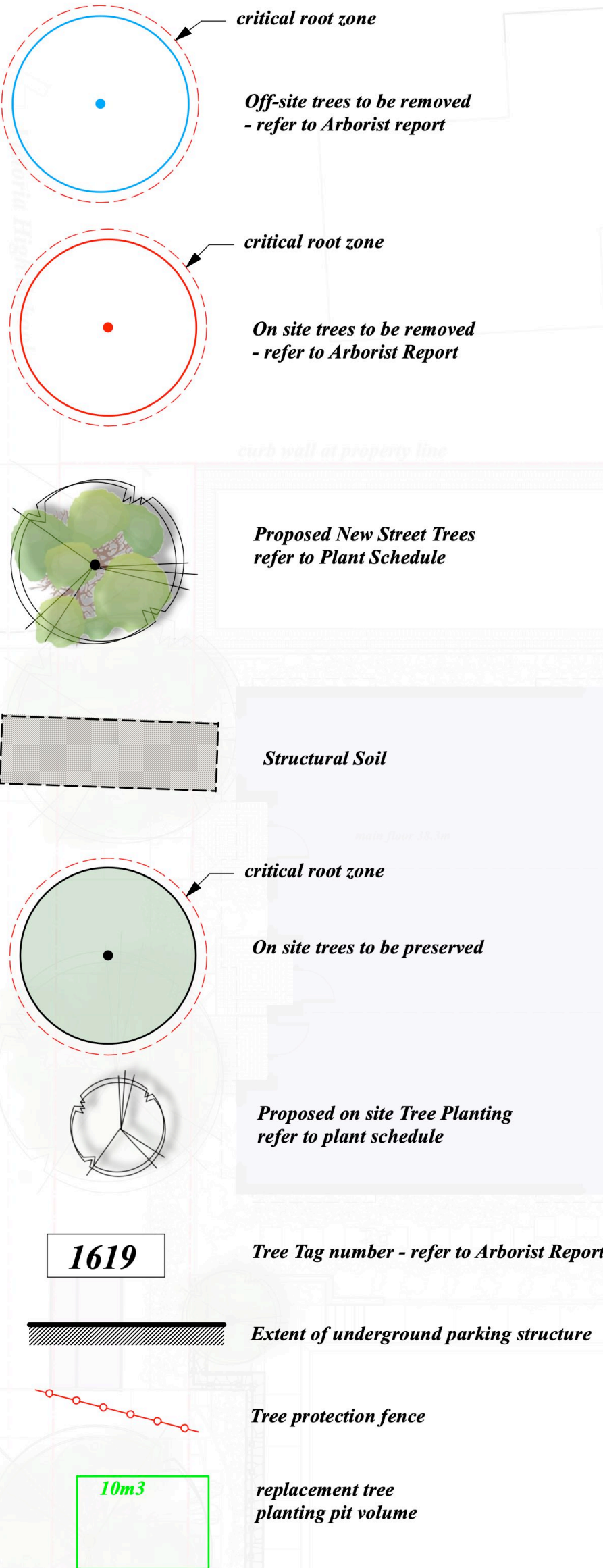
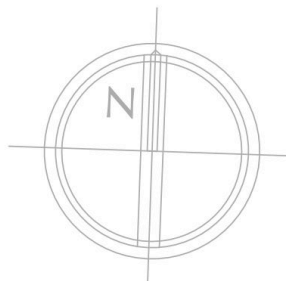
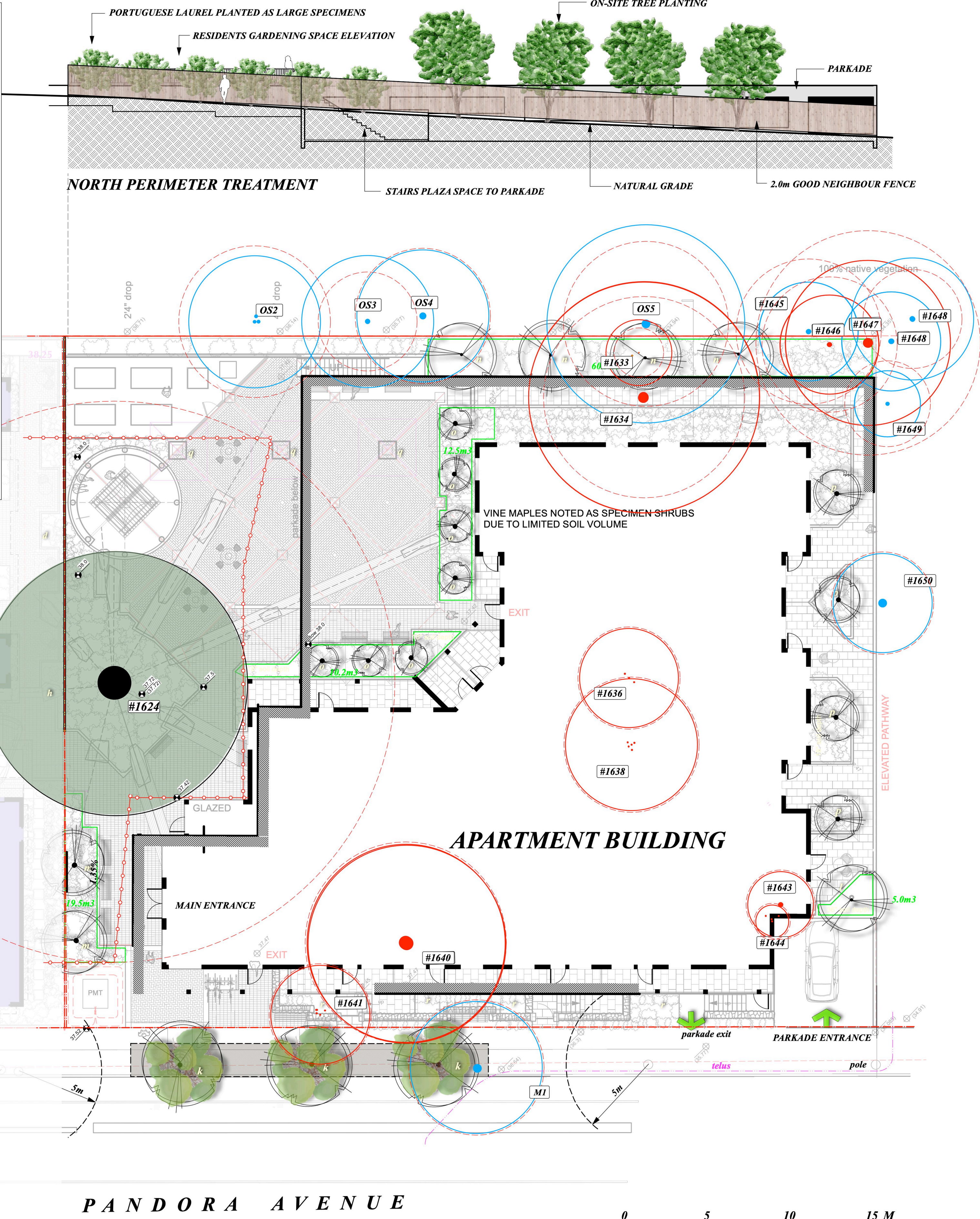
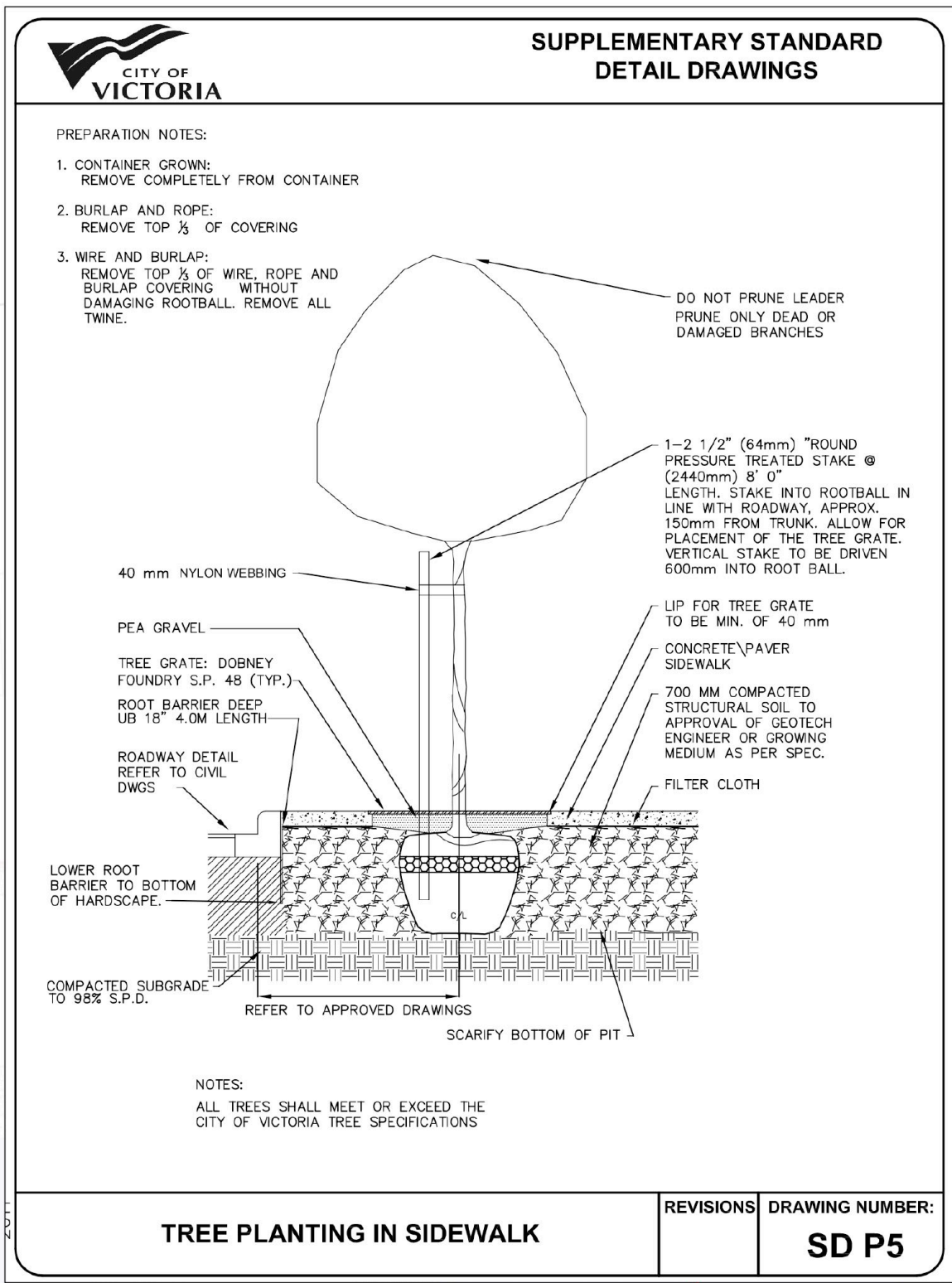
Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022
FOR DP REVISIONS	22 Nov 2023

Project
PRIMEX INVESTMENTS
SEQUOIA APARTMENTS
1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title
TREE RETENTION PLAN

Drawn By AJS	Checked
Project Number	Scale 1:150
Revision	Sheet Number

R1 L3



REFER TO DP APPLICATION -
"SEQUOIA TOWNHOUSES"