

Sheet List


A000	Cover
A050	Code Data
A100.	Site Plan
A105	Site Sections
A106	Context Elevations
A120	Parkade Floor Plan
A121	Ground Floor Plan
A122	Level 2 Floor Plan
A123	Level 3 Floor Plan
A124	Level 4 Floor Plan
A125	Level 5 Floor Plan
A126	Roof Plan
A200	Elevations
A201	Elevations
A900	Renderings
A901	Sun Study
A902	Renderings
A903	Diagrams

C1	Site Plan
C2	Pandora Avenue - Plan & Profile
C3	Camosun Street - Plan & Profile
C4	Site Grading
C5	Road Markings & Signage
C6	Standard Details

E000	Offsite Electrical Details
E100	Site Plan, Details and Legend

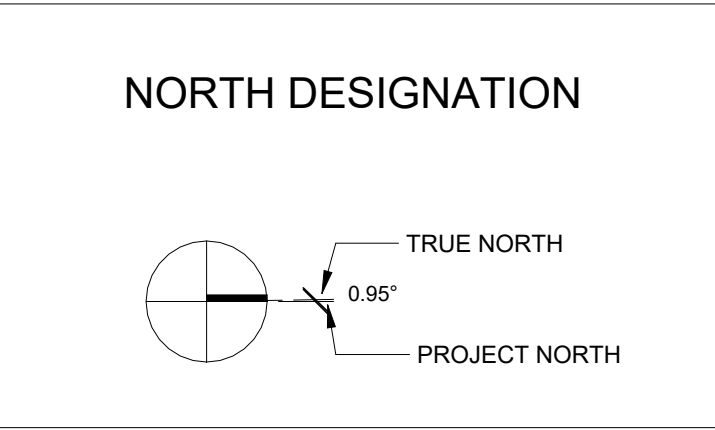
L0.00	Cover Page
L0.01	Tree Management Plan
L0.02	Tree Management Plan
L3.11	Soil Depth Plan - L1
L3.12	Soil Depth Plan - L4 & L5
L4.01.	Lighting Plan - L1
L4.02.	Lighting Plan - L4 & L5
L5.01.	Sections
L6.11	Details



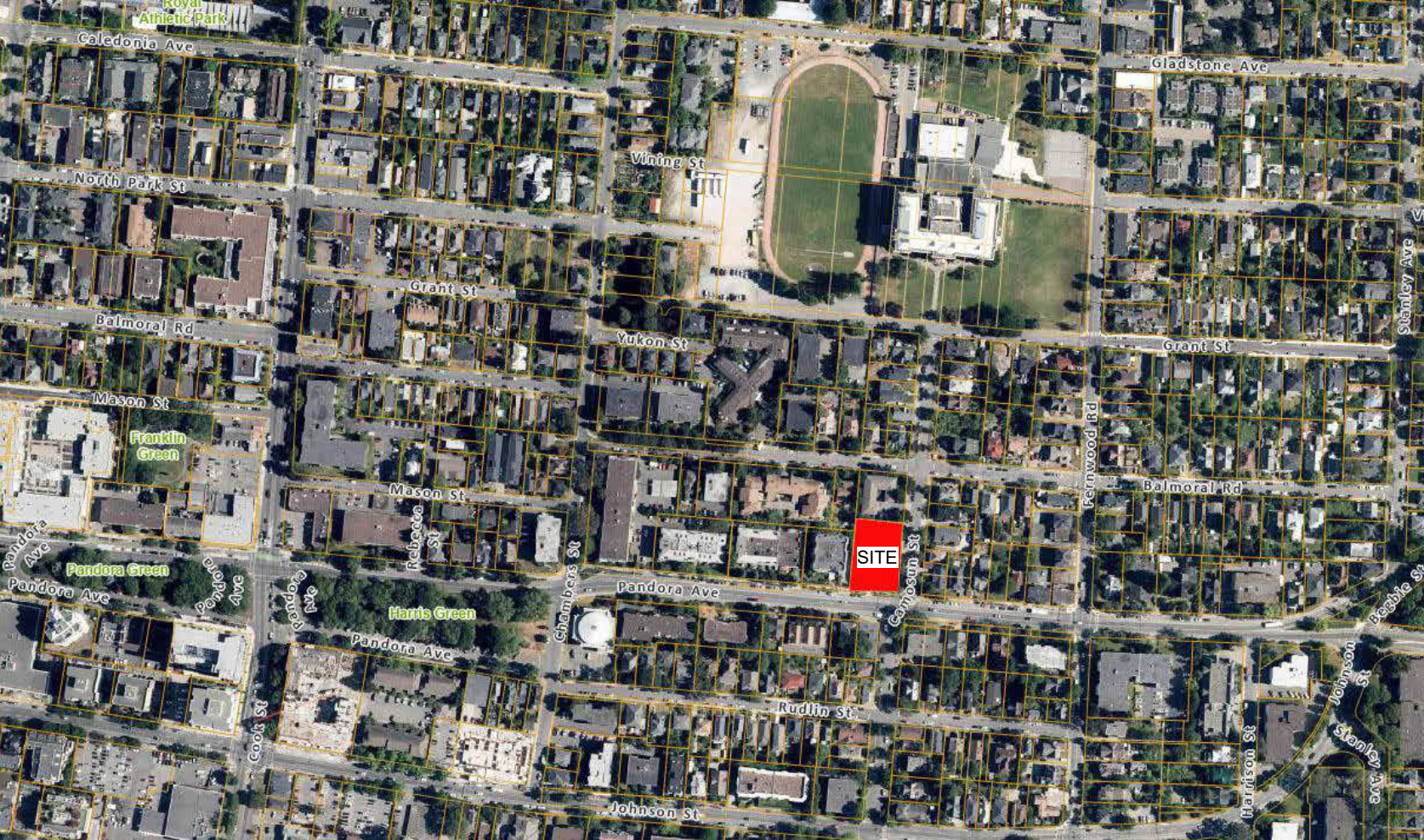


Revisions

Received Date:
January 30, 2025



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 Bob's Your Uncle Design LTD. 973 East Hastings Street Vancouver, BC Nicole Duval IDC DID nicole.duval@byudesign.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 AND ENERGY MODEL RDH 602-740 Hillside Ave. Victoria, BC Grahan Finch gfinch@rdh.com	



PROJECT CONTACTS

PROJECT LOCATION PLAN

H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
The Hive - 1516 Camosun
Issued for Development Permit Resubmission - January 21, 2025

Project #	Date	Revision
2106	January 21, 2025	
Sheet #		A000



2025-01-21

CASCADIA ARCHITECTS INC

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



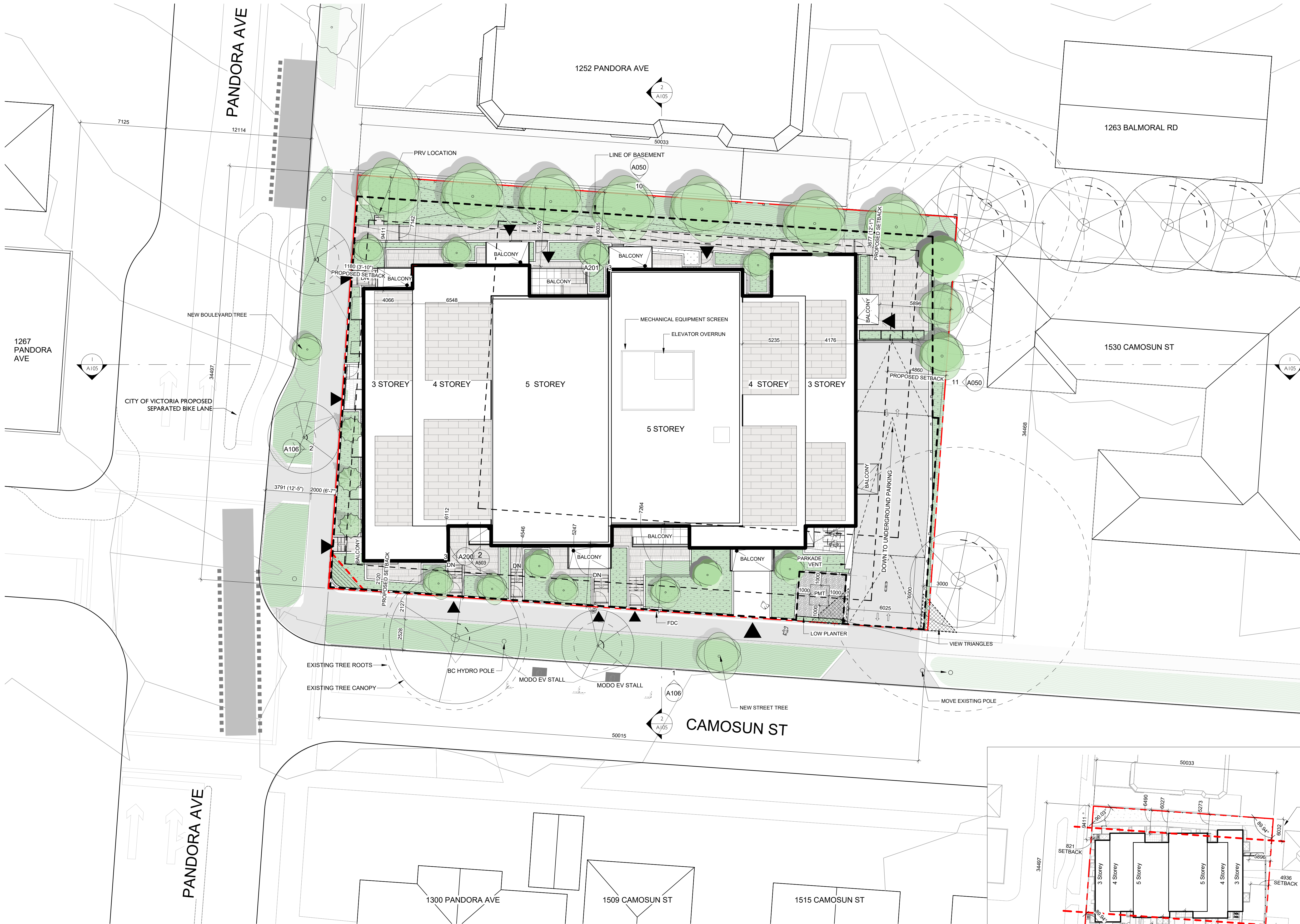
Unit Schedule by Area	
Number	Area

Studio - A1	
107	41.15 m²
1	41.15 m²
Jr. 1 BD - B1	
109	42.28 m²
1	42.28 m²
Jr. 1 BD - B2	
108	43.61 m²
1	43.61 m²
Jr. 1 BD - B3	
407	46.44 m²
211	46.44 m²
112	46.44 m²
311	46.44 m²
4	185.77 m²
Jr. 1 BD - B4	
110	47.34 m²
1	47.34 m²
Jr. 1 BD - B5	
301	47.77 m²
201	47.77 m²
3	143.30 m²
1 BD - C1	
207	50.99 m²
307	50.99 m²
2	101.97 m²
1 BD - C2	
113	52.48 m²
212	52.48 m²
408	52.48 m²
312	52.48 m²
4	209.92 m²
1 BD - C3	
305	53.99 m²
105	53.89 m²
205	53.99 m²
403	53.99 m²
4	215.84 m²
1 BD+D - D1	
310	60.35 m²
210	60.35 m²
111	60.35 m²
3	181.06 m²
1 BD+D - D2	
106	62.28 m²
206	62.28 m²
404	62.28 m²
306	62.28 m²
4	249.12 m²
1 BD+D - D3	
304	62.75 m²
204	62.75 m²
2	125.50 m²
2 BD - E1	
308	66.74 m²
208	66.74 m²
2	133.49 m²
2 BD - E2	
303	67.47 m²
203	67.47 m²
2	134.93 m²
2 BD - E3	
209	67.73 m²
309	67.73 m²
2	135.46 m²
2 BD - E4	
302	70.92 m²
102	70.92 m²
202	70.92 m²
3	212.76 m²
2 BD - E5	
401	72.45 m²
1	72.45 m²
2 BD - Penthouse - F1	
504	79.06 m²
1	79.06 m²
2 Bed - Penthouse - F2	
501	81.29 m²
1	81.29 m²
2 BD - Penthouse - F3	
502	81.53 m²
1	81.53 m²
2 BD - Penthouse F4	
503	87.87 m²
1	87.87 m²
2 BD+D - G1	
405	79.76 m²
1	79.76 m²
2 BD+D - G2	
406	90.35 m²
1	90.35 m²
2 BD+D - G3	
402	92.38 m²
1	92.38 m²
Grand total: 47	2868.19 m²

Unit Schedule by Level			
Name	Number	Area	
Level 1			
1 BD - C2	113	52.48 m²	
1 BD - C3	105	53.89 m²	
1 BD+D - D1	111	60.35 m²	
1 BD+D - D2	106	62.28 m²	
2 BD - E4	102	70.92 m²	
Jr. 1 BD - B1	109	42.28 m²	
Jr. 1 BD - B2	108	43.61 m²	
Jr. 1 BD - B3	112	46.44 m²	
Jr. 1 BD - B4	110	47.34 m²	
Jr. 1 BD - B5	101	47.77 m²	
Studio - A1	107	41.15 m²	
		568.51 m²	
Level 2			
1 BD - C1	207	50.99 m²	
1 BD - C2	212	52.48 m²	
1 BD - C3	205	53.99 m²	
1 BD+D - D1	210	60.35 m²	
1 BD+D - D2	206	62.28 m²	
1 BD+D - D3	204	62.75 m²	
2 BD - E1	208	66.74 m²	
2 BD - E2	203	67.47 m²	
2 BD - E3	209	67.73 m²	
2 BD - E4	202	70.92 m²	
Jr. 1 BD - B3	211	46.44 m²	
Jr. 1 BD - B5	201	47.77 m²	
Level 2: 12		709.90 m²	
Level 3			
1 BD - C1	307	50.99 m²	
1 BD - C2	312	52.48 m²	
1 BD - C3	305	53.99 m²	
1 BD+D - D1	310	60.35 m²	
1 BD+D - D2	306	62.28 m²	
1 BD+D - D3	304	62.75 m²	
2 BD - E1	308	66.74 m²	
2 BD - E2	303	67.47 m²	
2 BD - E3	309	67.73 m²	
2 BD - E4	302	70.92 m²	
Jr. 1 BD - B3	311	46.44 m²	
Jr. 1 BD - B5	301	47.77 m²	
Level 3: 12		709.90 m²	
Level 4			
1 BD - C2	408	52.48 m²	
1 BD - C3	403	53.99 m²	
1 BD+D - D2	404	62.28 m²	
2 BD - E5	401	72.45 m²	
2 BD+D - G1	405	79.76 m²	
2 BD+D - G2	406	90.35 m²	
2 BD+D - G3	402	92.38 m²	
Jr. 1 BD - B3	407	46.44 m²	
Level 4: 8		550.12 m²	
Level 5			
2 BD - Penthouse - F1	504	79.06 m²	
2 BD - Penthouse - F2	502	81.53 m²	
2 BD - Penthouse - F3			
2 BD - Penthouse F4	503	87.87 m²	
2 Bed - Penthouse - F2	501	81.29 m²	
Level 5: 4		329.75 m²	
Grand total: 47		2868.19 m²	

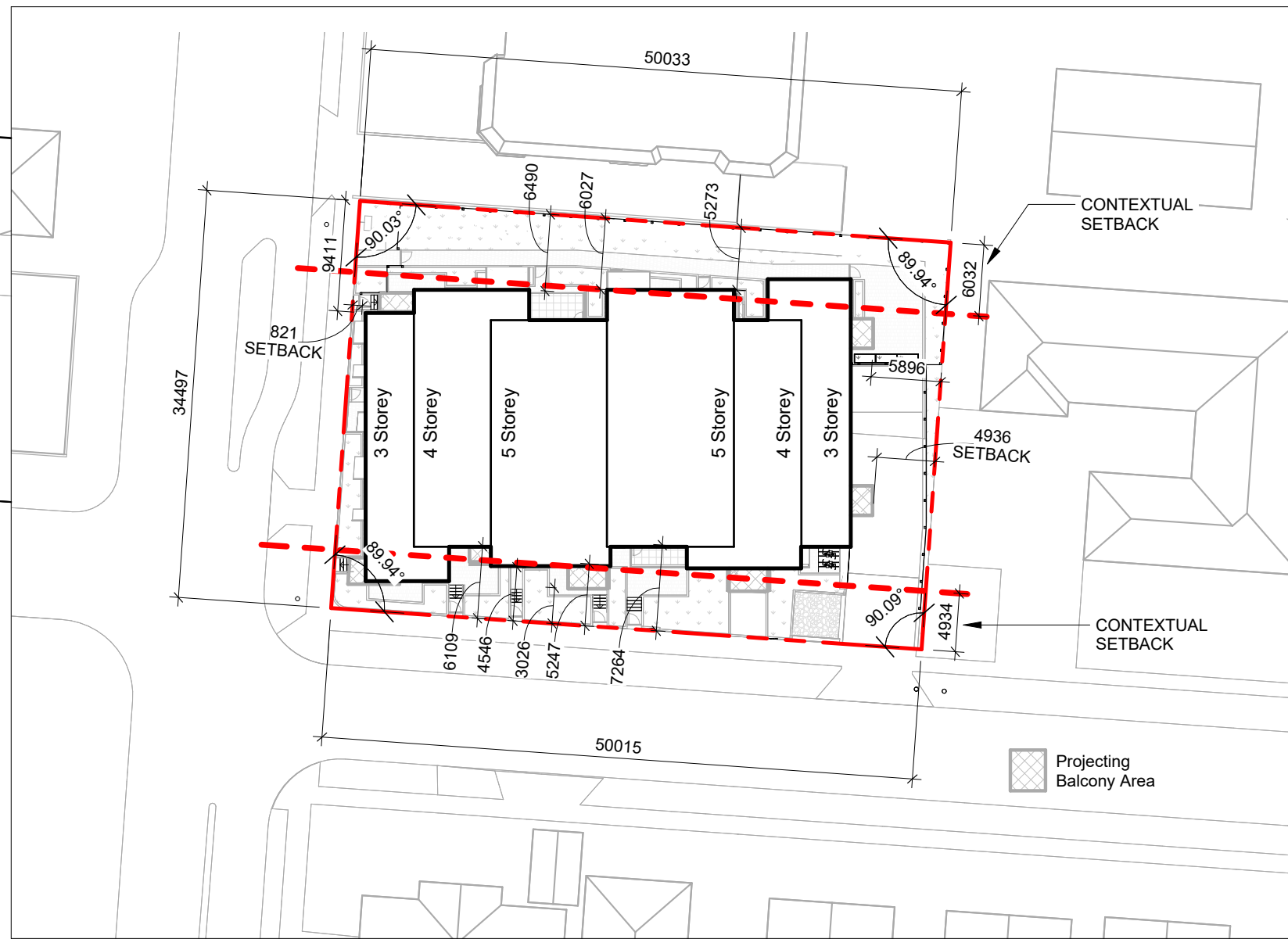
Unit Schedule By Unit Type			
Name	Number	Area	
1 BD - C1			
1 BD - C1	207	50.99 m²	
1 BD - C1	307	50.99 m²	
2		101.97 m²	
1 BD - C2			
1 BD - C2	113	52.48 m²	
1 BD - C2	212	52.48 m²	
1 BD - C2	312	52.48 m²	
1 BD - C2	408	52.48 m²	
4		209.92 m²	
1 BD - C3			
1 BD - C3	105	53.89 m²	
1 BD - C3	205	53.99 m²	
1 BD - C3	305	53.99 m²	
1 BD - C3	403	53.99 m²	
4		215.84 m²	
1 BD+D - D1			
1 BD+D - D1	111	60.35 m²	
1 BD+D - D1	210	60.35 m²	
1 BD+D - D1	310	60.35 m²	
3		181.06 m²	
1 BD+D - D2			
1 BD+D - D2	106	62.28 m²	
1 BD+D - D2	206	62.28 m²	
1 BD+D - D2	306	62.28 m²	
1 BD+D - D2	404	62.28 m²	
4		249.12 m²	
1 BD+D - D3			
1 BD+D - D3	204	62.75 m²	
1 BD+D - D3	304	62.75 m²	
2		125.50 m²	
2 BD - E1			
2 BD - E1	208	66.74 m²	
2 BD - E1	308	66.74 m²	
2		133.49 m²	
2 BD - E2			
2 BD - E2	203	67.47 m²	
2 BD - E2	303	67.47 m²	
2		134.93 m²	
2 BD - E3			
2 BD - E3	209	67.73 m²	
2 BD - E3	309	67.73 m²	
2		135.46 m²	
2 BD - E4			
2 BD - E4	102	70.92 m²	
2 BD - E4	202	70.92 m²	
2 BD - E4	302	70.92 m²	
3		212.76 m²	
2 BD - E5			
2 BD - E5	401	72.45 m²	
1		72.45 m²	
2 BD - Penthouse - F1			
2 BD - Penthouse - F1	504	79.06 m²	
1		79.06 m²	
2 BD - Penthouse - F3			
2 BD - Penthouse - F3	502	81.53 m²	
1		81.53 m²	
2 BD - Penthouse F4			
2 BD - Penthouse F4	503	87.87 m²	
1		87.87 m²	
2 BD+D - G1			
2 BD+D - G1	405	79.76 m²	
1		79.76 m²	
2 BD+D - G2			
2 BD+D - G2	406	90.35 m²	
1		90.35 m²	
2 BD+D - G3			
2 BD+D - G3	402	92.38 m²	
1		92.38 m²	
2 Bed - Penthouse - F2			
2 Bed - Penthouse - F2	501	81.29 m²	
1		81.29 m²	
Jr. 1 BD - B1			
Jr. 1 BD - B1	109	42.28 m²	
1		42.28 m²	
Jr. 1 BD - B2			
Jr. 1 BD - B2	108	43.61 m²	
1		43.61 m²	
Jr. 1 BD - B3			
Jr. 1 BD - B3	112	46.44 m²	
Jr. 1 BD - B3	211	46.44 m²	
Jr. 1 BD - B3	311	46.44 m²	
Jr. 1 BD - B3	407	46.44 m²	
4		185.77 m²	
Jr. 1 BD - B4			
Jr. 1 BD - B4	110	47.34 m²	
1		47.34 m²	
Jr. 1 BD - B5			
Jr. 1 BD - B5	101	47.77 m²	
Jr. 1 BD - B5	201	47.77 m²	
Jr. 1 BD - B5	301	47.77 m²	
3		143.30 m²	
Studio - A1			
Studio - A1	107	41.15 m²	
1		41.15 m²	
Grand total: 47		2868.19 m²	

All building Areas				
Level	Name	Number	Department	Area
P1				
Circulation				
P1	Elevator Vestibule	001	Circulation	19.69 m²
P1	Vest.	005	Circulation	3.39 m²
P1	Stair 1	S1-0	Circulation	11.25 m²
P1	Stair 2	S2-0	Circulation	11.82 m²
4				46.14 m²
Common				
P1	Garbage Room	002	Common	17.43 m²
1				17.43 m²
Parking				
P1	Parking Area	P100	Parking	1291.90 m²
1				1291.90 m²
Service				
P1	Gas Room	004	Service	12.68 m²
P1	DHW Room	007	Service	9.03 m²
P1	Water Entry	008	Service	20.96 m²
P1	Elev. Cntl.	009	Service	2.10 m²
P1	Electrical Closet 1	E-0.1	Service	7.68 m²
P1	Electrical Closet 2	E-0.2	Service	4.35 m²
6				56.80 m²
Storage				
P1	Storage	003	Storage	42.01 m²
P1	Storage	006	Storage	5.63 m²
2				47.64 m²
P1: 14				1459.91 m²
Level 1				
Circulation				
Level 1	Corridor	100	Circulation	49.44 m²
Level 1	Stair 1	S1-1	Circulation	21.04 m²
Level 1	Stair 2	S2-1	Circulation	11.53 m²
3				82.00 m²
Common				
Level 1	Bike Rm	103	Common	67.96 m²
Level 1	Lobby	104	Common	12.77 m²
2				80.73 m²
Residential Unit				
Level 1	Jr. 1 BD - B5	101	Residential Unit	47.77 m²
Level 1	2 BD - E4	102	Residential Unit	70.92 m²
Level 1	1 BD - C3	105	Residential Unit	53.89 m²
Level 1	1 BD+D - D2	106	Residential Unit	62.28 m²
Level 1	Studio - A1	107	Residential Unit	41.15 m²
Level 1	Jr. 1 BD - B2	108	Residential Unit	43.61 m²
Level 1	Jr. 1 BD - B1	109	Residential Unit	42.28 m²
Level 1	Jr. 1 BD - B4	110	Residential Unit	47.34 m²
Level 1	1 BD+D - D1	111	Residential Unit	60.35 m²
Level 1	Jr. 1 BD - B3	112	Residential Unit	46.44 m²
Level 1	1 BD - C2	113	Residential Unit	52.48 m²
11				568.51 m²
Service				
Level 1	Elec.	120	Service	1.36 m²
1				1.36 m²
Level 1: 17				732.59 m²
Level 2				
Circulation				
Level 2	Corridor	200	Circulation	49.44 m²
Level 2	Stair 1	S1-2	Circulation	11.85 m²
Level 2	Stair 2	S2-2	Circulation	11.53 m²
3				72.82 m²
Residential Unit				
Level 2	Jr. 1 BD - B5	201	Residential Unit	47.77 m²
Level 2	2 BD - E4	202	Residential Unit	70.92 m²
Level 2	2 BD - E2	203	Residential Unit	67.47 m²
Level 2	1 BD+D - D3	204	Residential Unit	62.75 m²
Level 2	1 BD - C3	205	Residential Unit	53.99 m²
Level 2	1 BD+D - D2	206	Residential Unit	62.28 m²
Level 2	1 BD - C1	207	Residential Unit	50.99 m²
Level 2	2 BD - E1	208	Residential Unit	66.74 m²
Level 2	2 BD - E3	209	Residential Unit	67.73 m²
Level 2	1 BD+D - D1	210	Residential Unit	60.35 m²
Level 2	Jr. 1 BD - B3	211	Residential Unit	46.44 m²
Level 2	1 BD - C2	212	Residential Unit	52.48 m²
12				709.90 m²



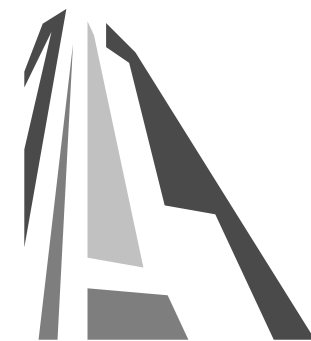
1 Site Plan - DP
SCALE = 1 : 150

NOTES
*to be allocated to car share in future as necessary as per conditions in TDM legal agreement



2 Setback Plan - DP - ORIGINAL
SCALE = 1 : 500

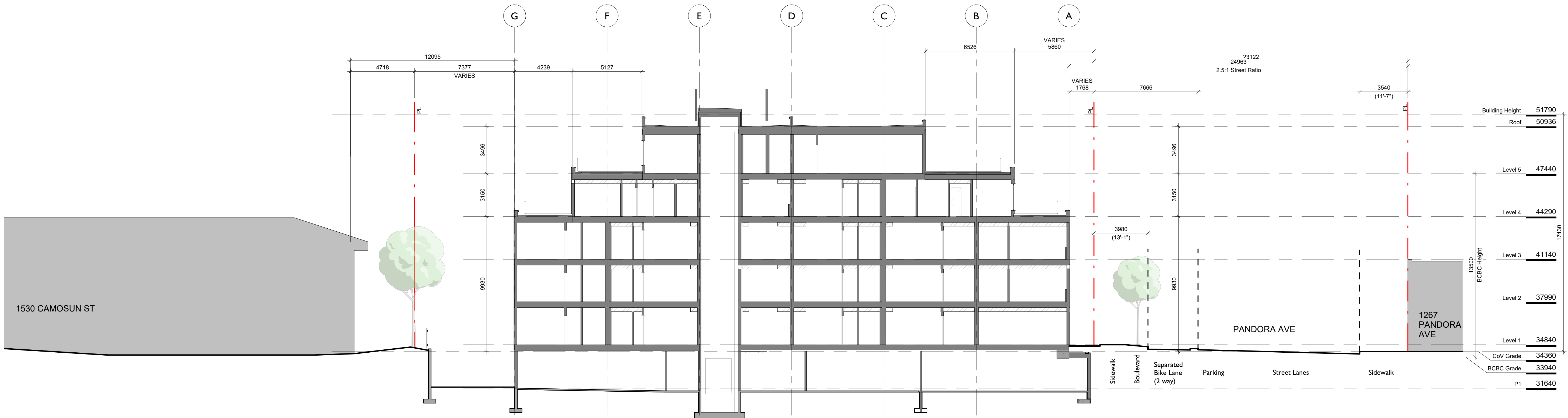
	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Revised Balconies	Sept. 7, 2023
	DP Revision #3	Feb. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



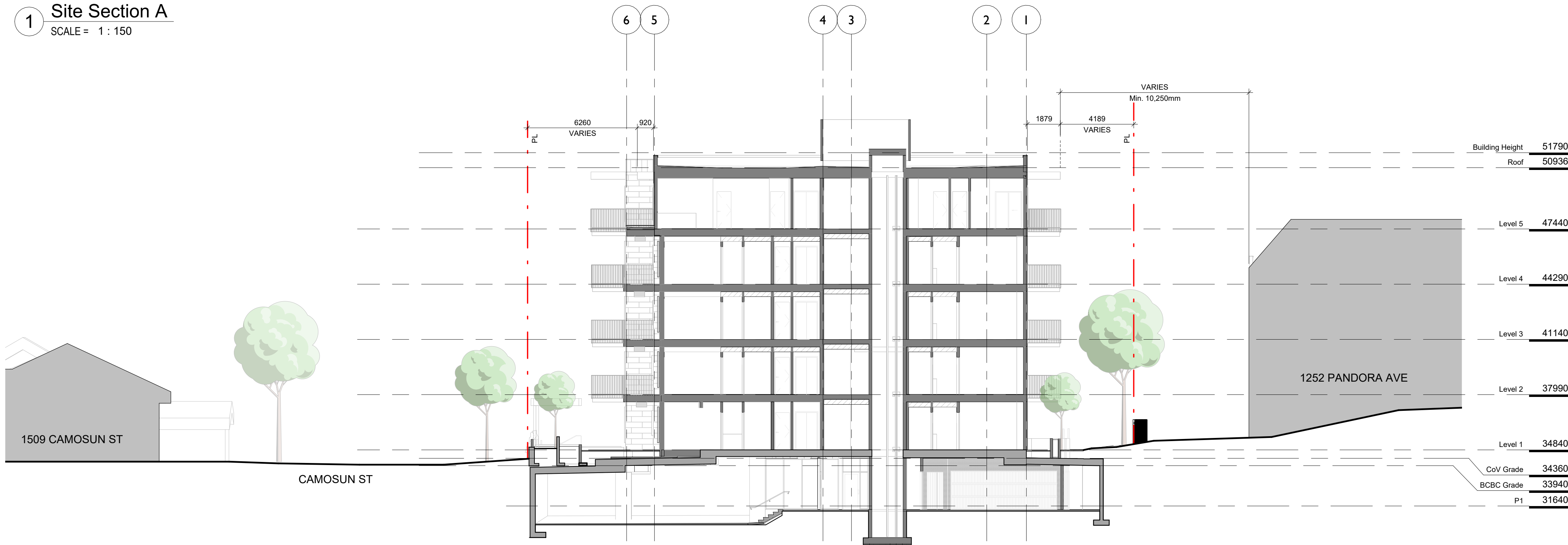
CASCADIA ARCHITECTS INC

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 holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

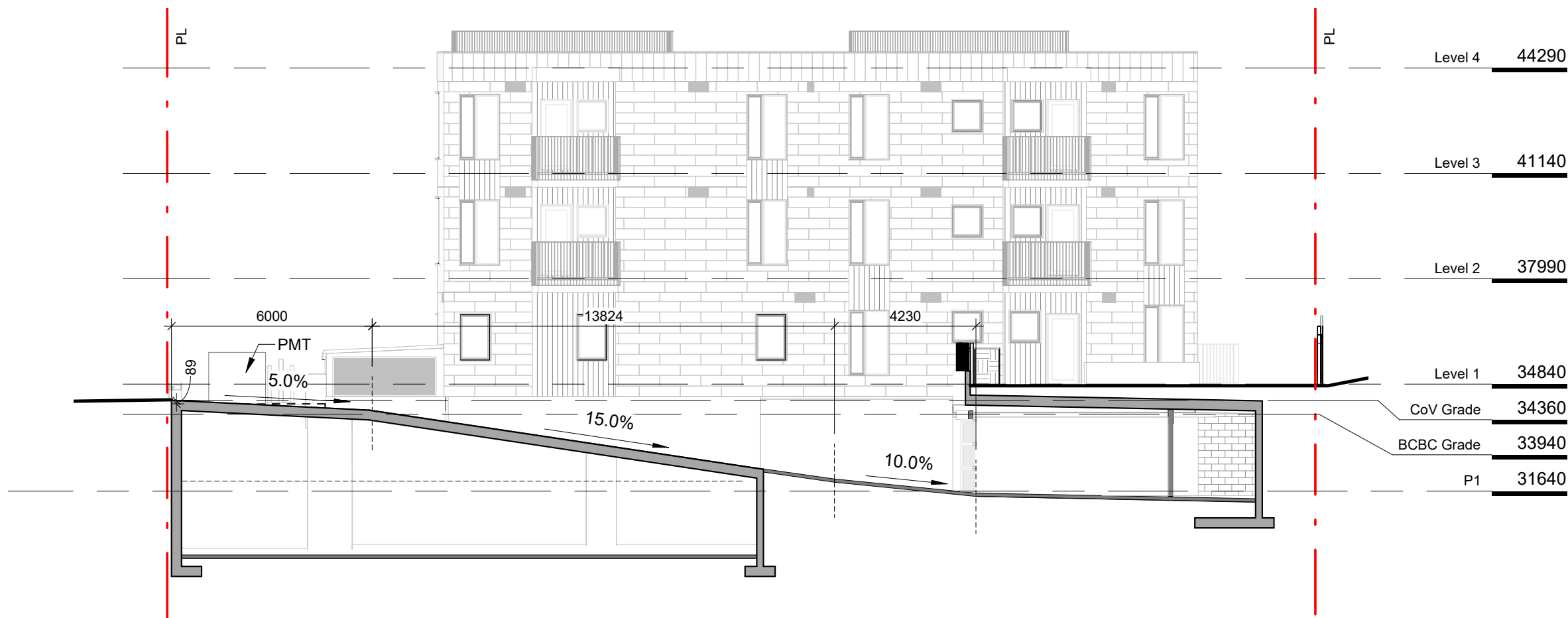
Project The Hive - 1516 Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name Site Plan		
Date	January 21, 2025	
Scale	As indicated	Project # 2106
	Revision	
	Sheet #	A100.
2025-01-21		1/21/2025 1:44:25 PM



1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150



3 Parking Ramp Section
SCALE = 1 : 150

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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 The Hive - 1516 Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name Site Sections		
Date January 21, 2025		
Scale 1 : 150	Project # 2106	Revision
Sheet # A105		1/21/2025 1:44:27 PM



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200

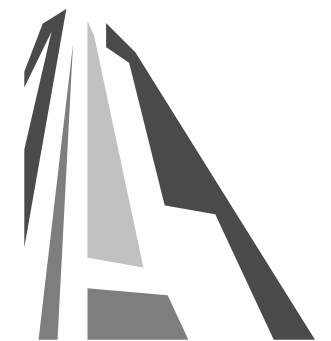
	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



Birdseye view from the East



Birdseye view from the North West



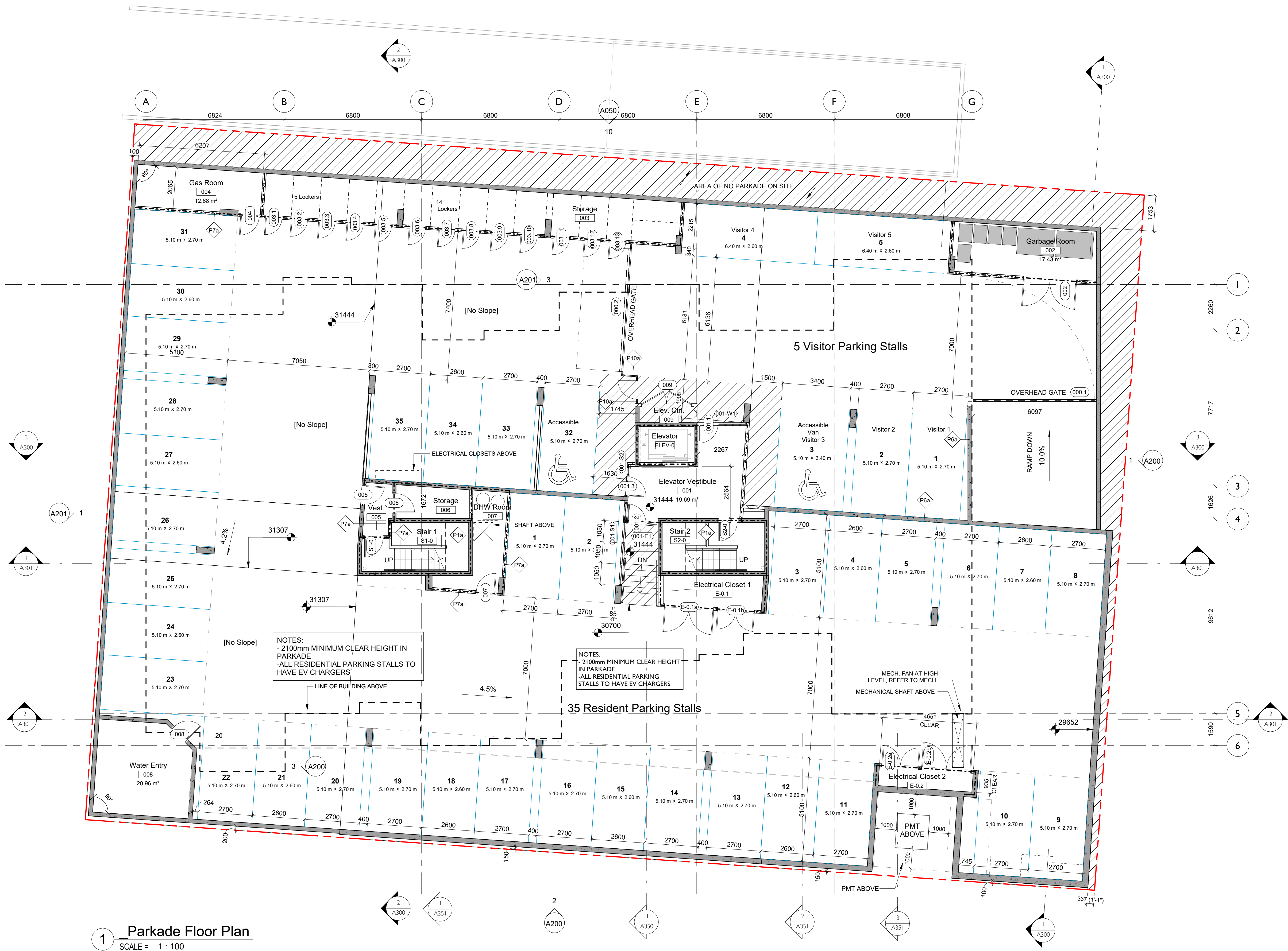
CASCADIA ARCHITECTS INC

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	
The Hive - 1516 Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Context Elevations	
Date	
January 21, 2025	
Scale	Project #
1 : 200	2106
Revision	
Sheet #	
A106	
2025-01-21	
1/21/2025 1:44:35 PM	

Spatial Separation Legend

- 0 HR
----- 1 HR
----- 1.5 HR
..... 2 HR



1 Parkade Floor Plan
SCALE = 1 : 100

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	DP Revision #3	Feb. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	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 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 The Hive - 1516 Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name Parkade Floor Plan	
Date January 21, 2025	Project # 2106
Scale 1 : 100	Revision A120
Sheet # A120	
2025-01-21	

SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
----- 1.5 HR
..... 2 HR



1 Level 1 Floor Plan
SCALE = 1 : 100

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	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



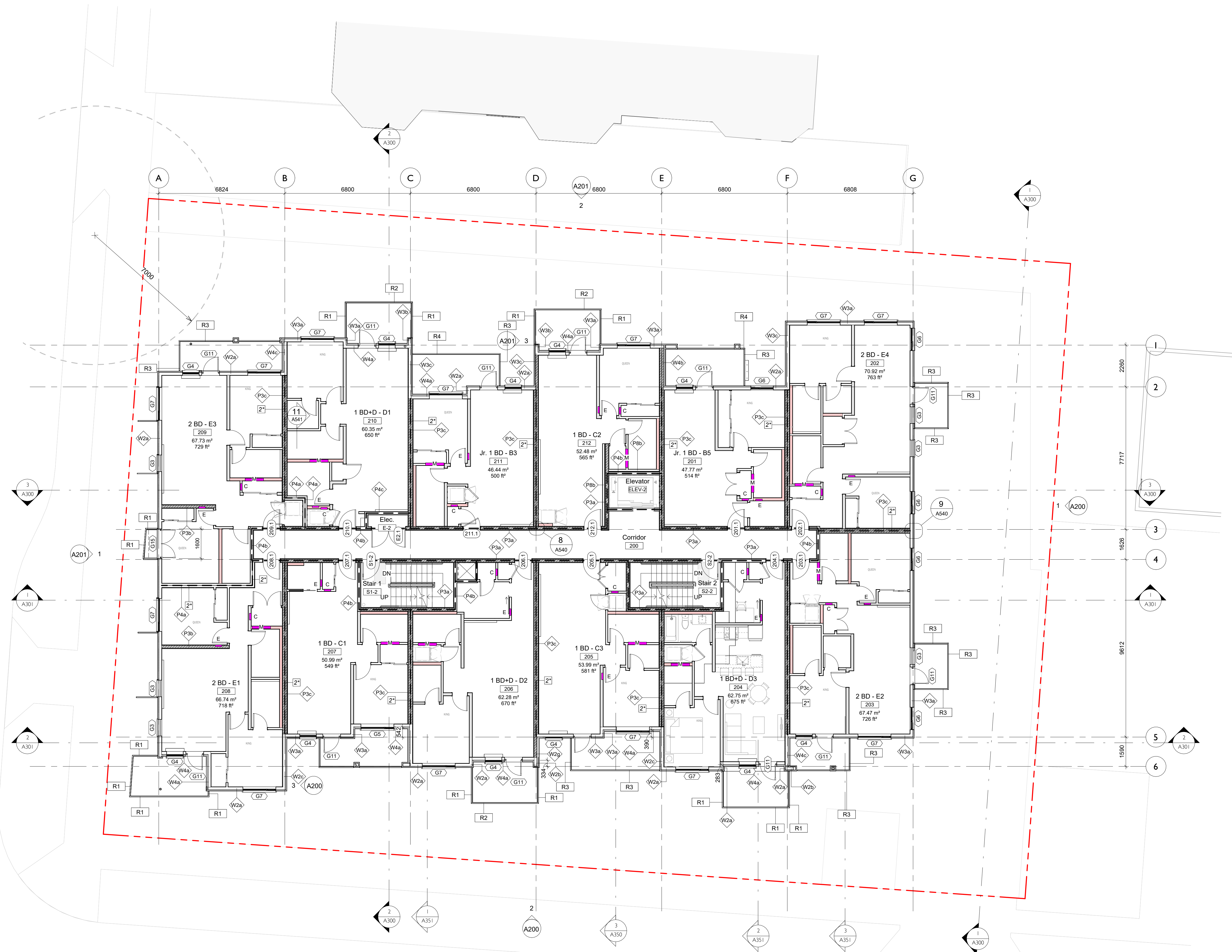
CASCADIA ARCHITECTS INC

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 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 The Hive - 1516 Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name Ground Floor Plan	
Date January 21, 2025	Project # 2106
Scale 1 : 100	Revision A121
Sheet # A121	
2025-01-21	

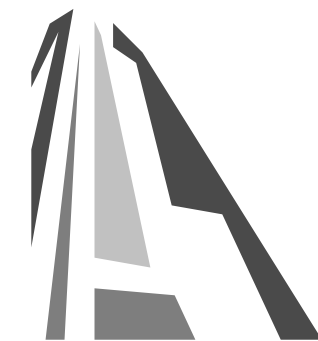
SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
- - - - - 1.5 HR
..... 2 HR



1 Level 2 Floor Plan
SCALE = 1 : 100

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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	The Hive - 1516 Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Level 2 Floor Plan	
Date	January 21, 2025	
Scale	1 : 100	Project # 2106
	Revision	
	Sheet #	A122
2025-01-21		
1/21/2025 1:44:40 PM		

SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
- - - - - 1.5 HR
..... 2 HR



1 Level 3 Floor Plan
SCALE = 1 : 100

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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	The Hive - 1516 Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Level 3 Floor Plan	
Date	January 21, 2025	
Scale	1 : 100	Project # 2106
	Revision	
	Sheet #	A123
2025-01-21		

SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
- - - - - 1.5 HR
..... 2 HR



1 Level 4 Floor Plan
SCALE = 1 : 100

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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	The Hive - 1516 Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Level 4 Floor Plan	
Date	January 21, 2025	
Scale	1 : 100	Project # 2106
	Revision	
	Sheet #	A124
2025-01-21		

SPATIAL SEPARATION LEGEND

- 0 HR
----- 1 HR
- - - - - 1.5 HR
..... 2 HR

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



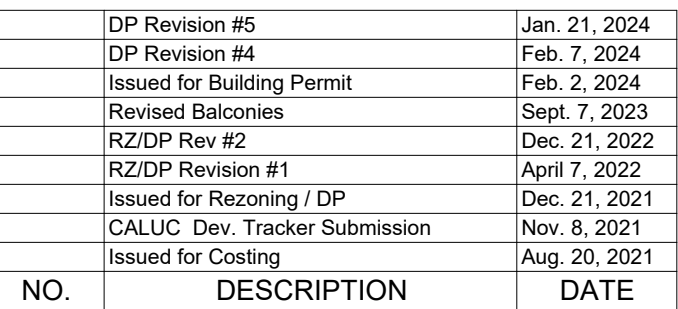
CASCADIA ARCHITECTS INC


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 The Hive - 1516 Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name Level 5 Floor Plan	
Date January 21, 2025	Project # 2106
Scale 1 : 100	Revision
Sheet # A125	
2025-01-21	

1/21/2025 1:44:44 PM





Project
The Hive - 1516 Camosun
 H Development

Sheet Name

Roof Plan

Date January 21, 2025

Scale	Project #
1 : 100	2106

Revision

BRITISH COLUMBIA
A126

2025-01-21 1/21/2025 1:44:45 PM

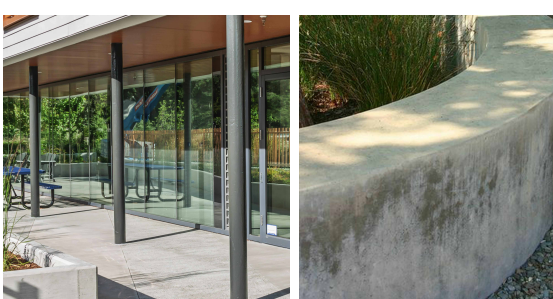
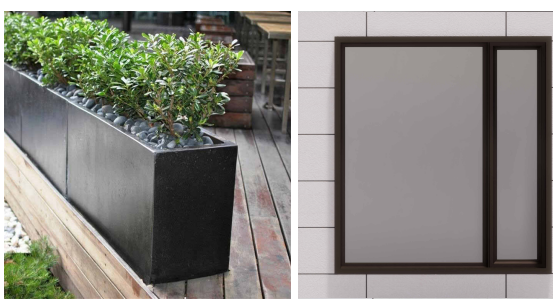
/21/2025 1:44:45 PM



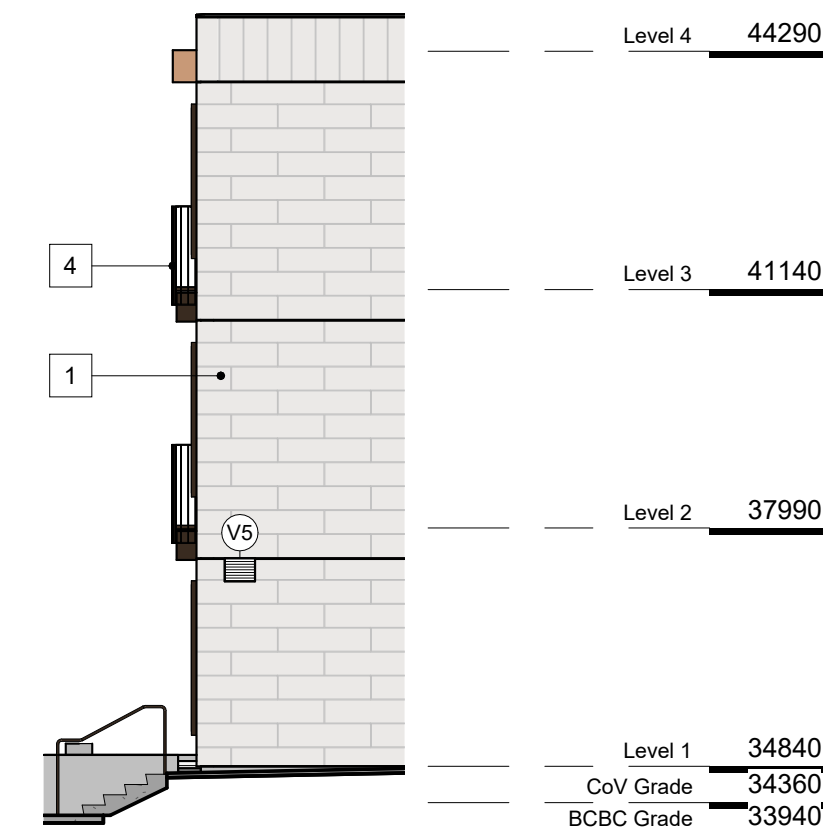
1 North Building Elevation
SCALE = 1 : 100

Exterior Materials

1. Single Skin Running Bond Metal Panel - Colour 1 (Light)
2. Single Skin Running Bond Metal Panel - Colour 2 (Dark)
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Not used
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Not Used
10. Exposed wood
11. Painted metal columns - dark finish



9 10

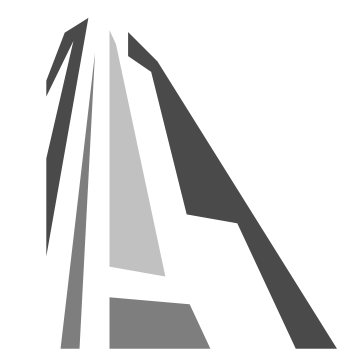


3 Partial North Elevation @ East
SCALE = 1 : 100



2 East Building Elevation
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
DP Revision #5	Jan. 21, 2024	
DP Revision #4	Feb. 7, 2024	
Issued for Building Permit	Feb. 2, 2024	
Revised Balconies	Sept. 7, 2023	
RZ/DP Rev #2	Dec. 21, 2022	
RZ/DP Revision #1	April 7, 2022	
Issued for Rezoning / DP	Dec. 21, 2021	
CALUC Dev. Tracker Submission	Nov. 8, 2021	
Issued for Costing	Aug. 20, 2021	



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.

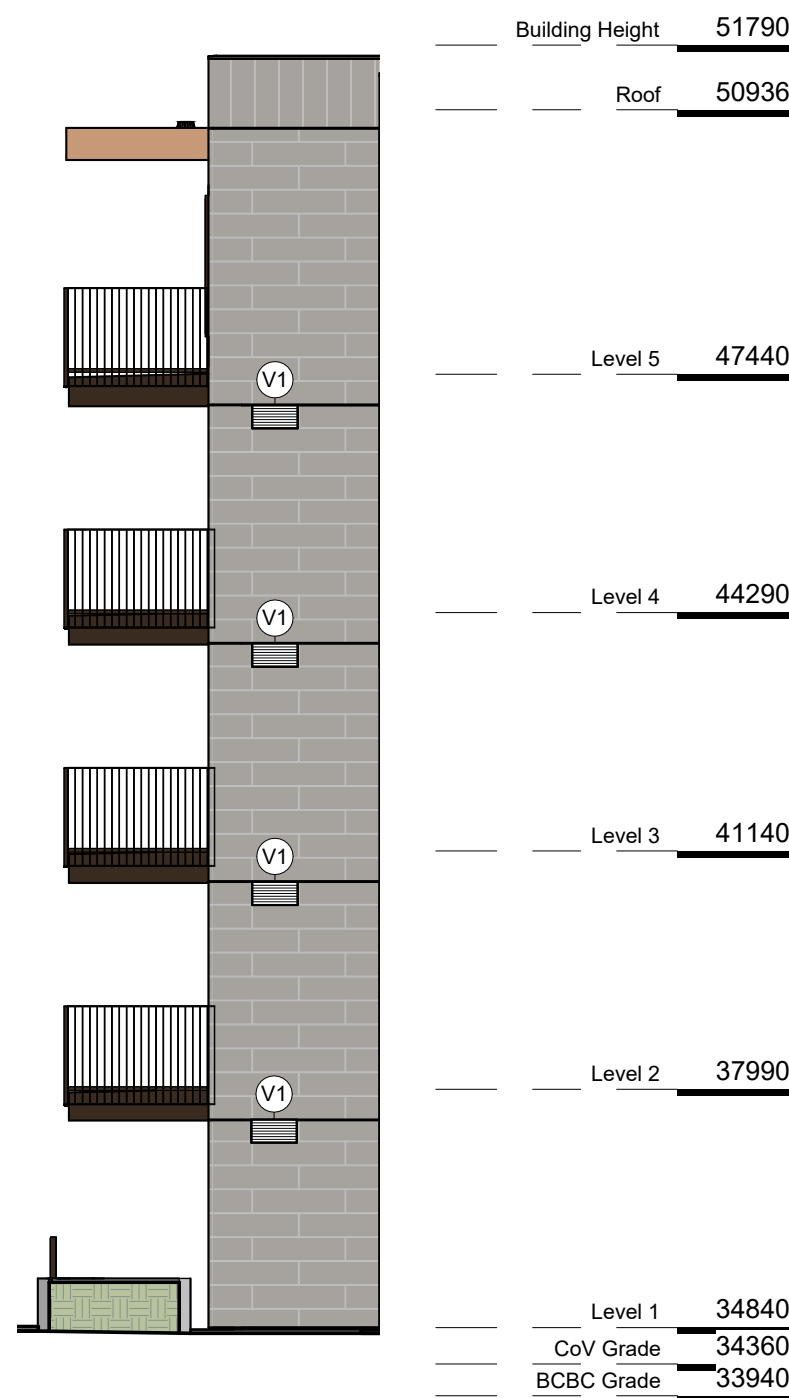
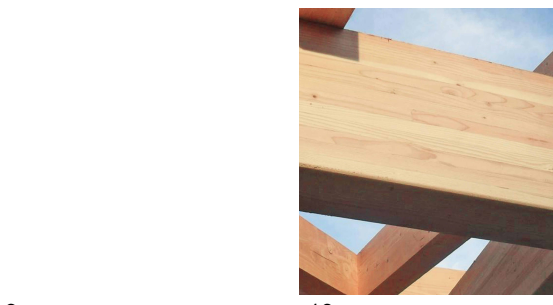
Project The Hive - 1516 Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name Elevations		

Date January 21, 2025		
Scale As indicated	Project # 2106	Revision
Sheet # A200		2025-01-21

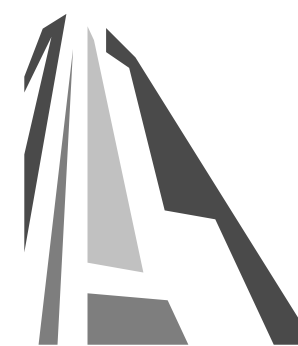


Exterior Materials

1. Single Skin Running Bond Metal Panel - Colour 1 (Light)
2. Single Skin Running Bond Metal Panel - Colour 2 (Dark)
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Not used
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Not Used
10. Exposed wood
11. Painted metal columns - dark finish



	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	Issued for Building Permit	Feb. 2, 2024
	Revised Balconies	Sept. 7, 2023
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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
The Hive - 1516 Camosun

H Development

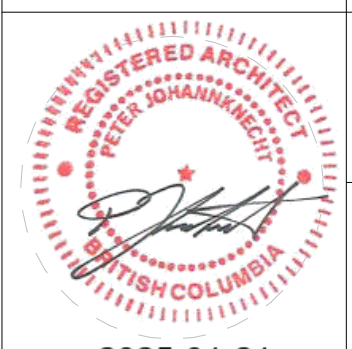
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
January 21, 2025

Scale
As indicated

Project #
2106



Revision
Sheet #
A201

2025-01-21

1/21/2025 1:45:00 PM





	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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 <h1 style="margin: 0;">The Hive - 1516 Camosun</h1>	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	<h2 style="margin: 0;">Renderings</h2>
Date <div style="text-align: right; font-size: 1.2em;">January 21, 2025</div>	
Scale	Project # <div style="text-align: right; font-size: 1.2em;">2106</div>
	Revision <div style="text-align: center; height: 100px;">  </div>
	Sheet # <div style="text-align: center; font-size: 2em; font-weight: bold;">A900</div>
<div style="display: flex; justify-content: space-between;"> 2025-01-21 1/21/2025 1:45:02 PM </div>	

Summer Solstice

9am



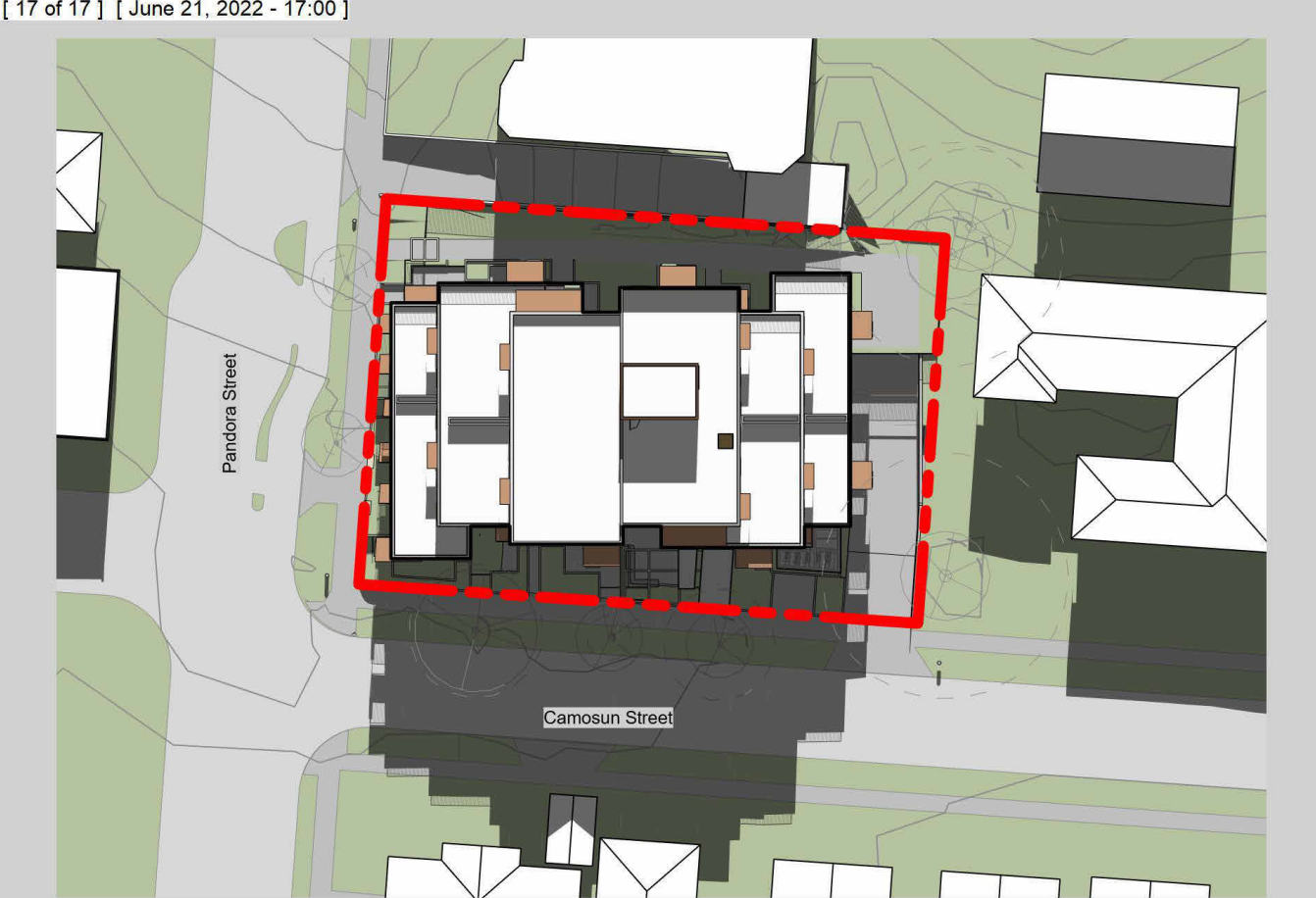
Noon



3pm



5pm



Autumn Equinox

9am



Noon



3pm



5pm



Winter Solstice

9am



Noon



3pm



5pm

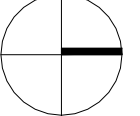

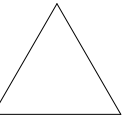


	DP Revision #5	Jan. 21, 2024
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
NO.	DESCRIPTION	DATE



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 The Hive - 1516 Camosun		
		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name Sun Study		
Date January 21, 2025		
Scale	Project # 2106	
	Revision 	
	Sheet # A901	
2025-01-21		



View from Pandora and Camosun looking Northwest (Not updated)



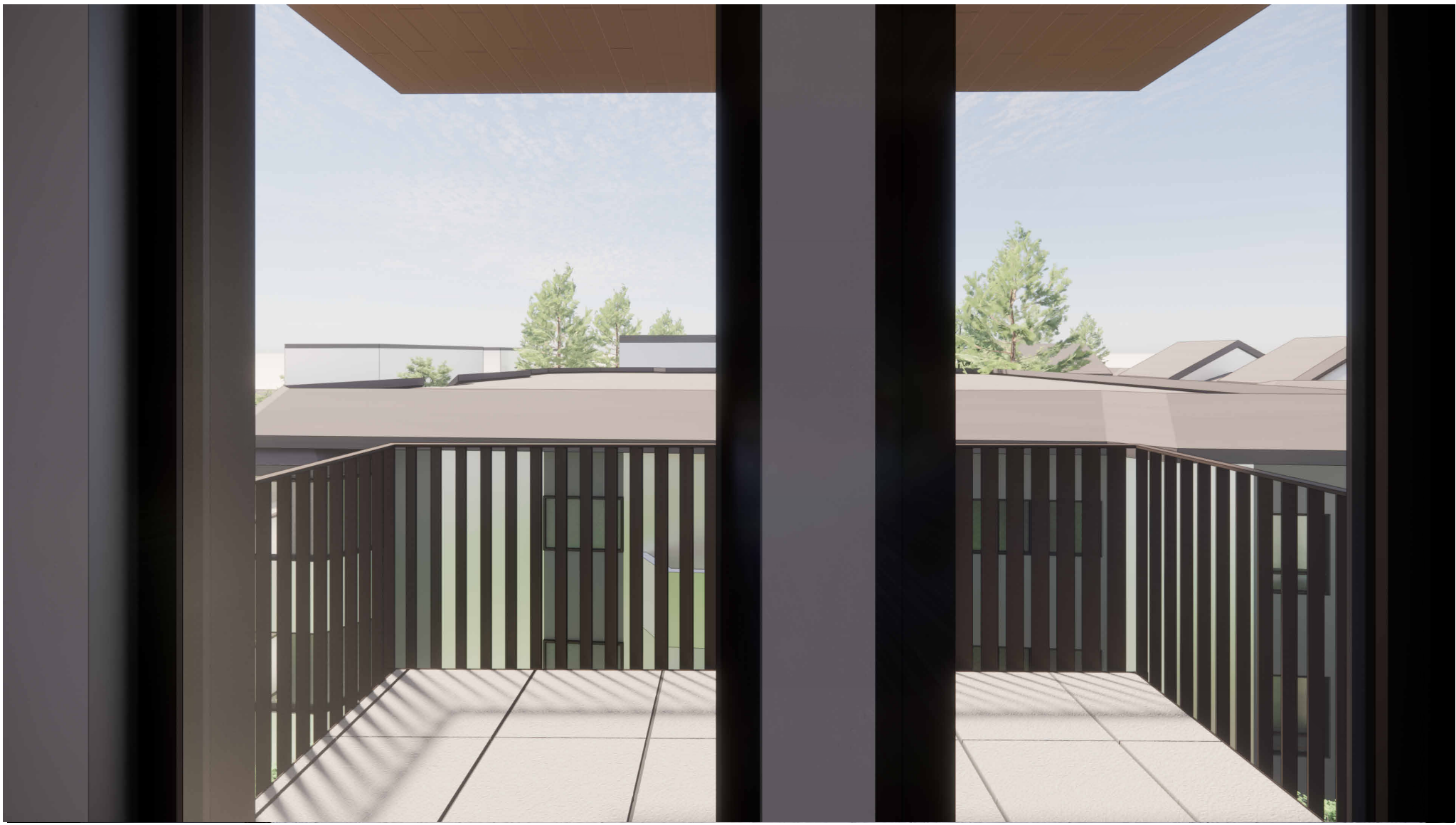
View looking West over Camosun Street (Not Updated)



View from neighbouring top floor balcony showing privacy provided by angled guardrail pickets




View from Pandora Street at neighbouring property showing angled guardrail pickets



View from top floor balcony showing privacy provided by angled guardrail pickets

	DP Revision #5	Jan. 21, 2024
	DP Revision #4	Feb. 7, 2024
	RZ/DP Rev #2	Dec. 21, 2022
	RZ/DP Revision #1	April 7, 2022
	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

The Hive - 1516 Camosun

H Development

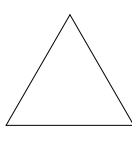
1516 Camosun St. 1270 & 1286 Pandora Ave.


Sheet Name

Renderings

Date

January 21, 2025

Scale	Project #
	2106
	Revision
	
	Sheet #
	A902



2025-01-21

1/21/2025 1:45:05 PM



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

View of 2:1 FSR on site as a 4 storey building.

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Angling the building for improved sunlight, views, and acoustics

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Breaking up the massing into 'townhouse' volumes

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Create 3 storey building ends by shifting massing to the middle of the site

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Underground parking layout showing native soil in green

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Front door diagram showing grain of access for neighbours and proposed building

Pandora &
Camosun



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

New trees

Pandora &
Camosun

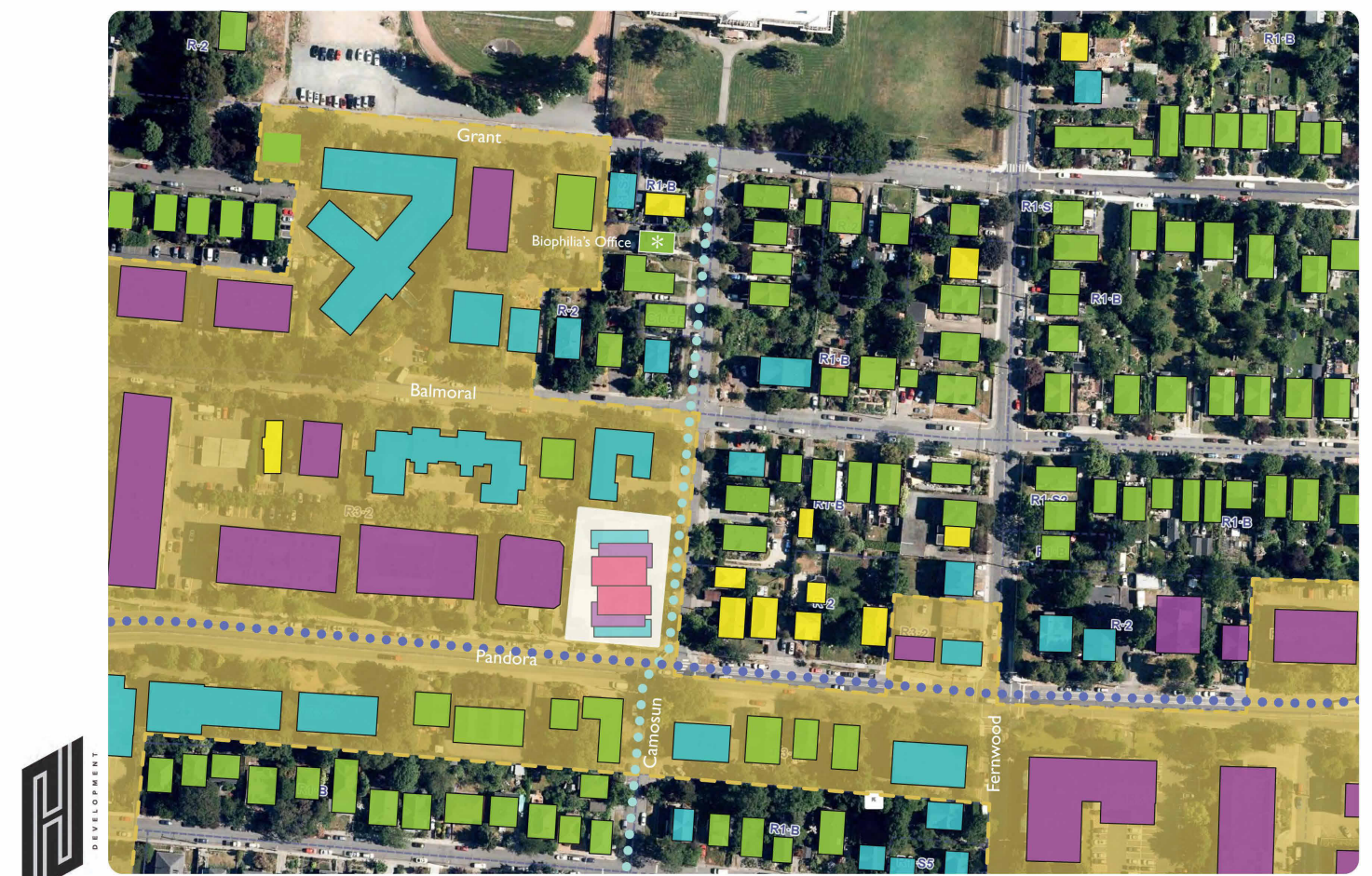


CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Balconies and rooftop access

Pandora &
Camosun

Context Map with New Massing



CASCADIA ARCHITECTS INC.
CITY OF VANCOUVER
B16
P16
L1A

Pandora &
Camosun



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
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Diagrams

Date
January 21, 2025

Scale
Project #
2106

Revision
1

Sheet #
A903

2025-01-21
1/21/2025 1:45:08 PM

GENERAL LANDSCAPE NOTES

- GENERAL:
- DO NOT PROCEED IN UNCERTAINTY.
 - DO NOT SCALE DRAWINGS.
 - DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
 - ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
 - CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
 - CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
 - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
 - CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
 - CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
 - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C.
 - ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE *Canadian Landscape Standard* (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Master Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
 - IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
 - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
 - GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
 - IRRIGATION DESIGN AND INSTALLATION TO IIABC STANDARDS AND CLS Section 5.

- COORDINATION:
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

- SUBMITTALS:
- CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
 - SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

- GROWING MEDIUM TESTING:
- GROWING MEDIUM TEST RESULTS ARE MANDATORY.
 - TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 6.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 6.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
 - TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
 - RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9.

- COMPACTION TESTING:
- COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

- INSPECTIONS:
- CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

- SUBSTITUTIONS:
- REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
 - PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

- WARRANTY:
- CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

- ENVIRONMENTAL PROTECTION:
- CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

ELECTRICAL - DESIGN BUILD

- LANDSCAPE LIGHTING:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL LIGHTING SYSTEM AS DESCRIBED ON THE DRAWINGS AND IN THIS SECTION.
 - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF LOW VOLTAGE LIGHTING PRODUCTS, CABLING, TRANSFORMER(S) / POWER SUPPLIES / DRIVERS AND ELECTRICAL SLEEVES.
 - ELECTRICAL CONTRACTOR IS TO INCLUDE POWER (CONDUIT AND CONDUCTORS) TO LOW VOLTAGE TRANSFORMERS/DRIVERS IN SUPPORT OF THE LANDSCAPE LIGHTING PLAN. THE NUMBER OF CONNECTION POINTS IS NOT DETERMINED – THIS DEPENDS ON HOW THE LANDSCAPE CONTRACTOR LAYS OUT THE SYSTEM, BUT WILL NOT EXCEED 5. REFER TO THE LANDSCAPE LIGHTING PLAN FOR GENERAL INFORMATION.
 - 15A 1P CIRCUIT FROM HOUSE PANEL, SWITCHED BY A PROGRAMMABLE TIMER INSTALLED IN THE ELECTRICAL ROOM.
 - TRANSFORMER TO BE ADEQUATELY SIZED FOR THE LOAD PLUS 40% RESERVE CAPACITY. TRANSFORMERS TO BE ARRANGED SUCH THAT NO LOAD REQUIRES WIRING IN EXCESS OF 75'.
 - TIMER FUNCTION ON TRANSFORMER TO BE DISABLED IF PROVIDED.
 - TRANSFORMERS, DRIVERS AND POWER SUPPLIES ARE TO BE INSTALLED IN GROUND JUNCTION BOXES, SUPPLIED AND INSTALLED BY THIS DIVISION.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR AC CIRCUIT TO EACH JUNCTION BOX LOCATION AND WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF ELECTRICAL SLEEVES.
 - THE USE OF GEL FILLED WIRE NUTS IS REQUIRED.

- IRRIGATION COORDINATION:
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER AND IRRIGATION DESIGNER/INSTALLER TO PROVIDE ELECTRICAL FOR THE OPERATION OF AN AUTOMATIC IRRIGATION SYSTEM AND CONTROLLER.

IRRIGATION

- IRRIGATION:
- SEE IRRIGATION PLANS AND DETAILS.
 - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF BACKFLOW PREVENTER, CONTROLLER, ALL IRRIGATION COMPONENTS, IRRIGATION SLEEVES, **1 YEAR MAINTENANCE/WARRANTY** (SEE WRITTEN SPECIFICATIONS AND REQUIREMENTS BELOW) AND AN OPERATION MANUAL.
 - THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVES.

- MAINTENANCE
- UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IIABC STANDARDS (SECTION 5 OF BCL5).
 - INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
 - INSPECT GROWING MEDIUM FREQUENTLY (**MINIMUM MONTHLY AND WEEKLY DURING PERIODS OF DROUGHT AND HIGH HEAT**)FOR MOISTURE CONTENT AND ADJUST IRRIGATION SCHEDULE AS OFTEN AS REQUIRED TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL DUE TO: RAPID DRAINAGE IN THE GROWING MEDIUM, ABSENCE OF A WATER TABLE, FINITE AMOUNT OF GROWING MEDIUM, AND EXPOSURE TO CLIMATIC CONDITIONS.
 - CONTRACTOR TO COORDINATE WITH THE OWNER'S MAINTENANCE REPRESENTATIVE AND TOGETHER PERFORM ONE WINTERIZATION AND ONE SPRING START-UP DURING THE ONE YEAR WARRANTY PERIOD.

1516 CAMOSUN ST.

1516 Camosun St. Victoria, BC.

SHEET LIST

- L0.00 COVER PAGE

L0.01 TREE MANAGEMENT PLAN

L0.02 TREE MANAGEMENT PLAN

L1.01 MATERIALS PLAN - L1

L1.02 MATERIALS PLAN - L4 & L5

L2.00 PLANTING SCHEDULE L1

L2.01 TREE PLANTING PLAN - L1

L2.02 PLANTING PLAN - L1
- L3.11 SOIL DEPTH PLAN - L1

L4.01 LIGHTING PLAN - L1

L5.01 SECTIONS

L6.11 DETAILS

SUBMITTALS

SUBMITTALS					
SPECIFICATION SECTION	TITLE	SHOP DRAWINGS	MOCK-UP	SUBMITTALS	FOR APPROVAL
MMCD 03 30 20	CONCRETE WALKS, CURBS AND GUTTERS				
MMCD 03 30 53	CAST IN PLACE CONCRETE				
MMCD 31 02 17	AGGREGATES AND GRANULAR MATERIALS				
MMCD 31 22 01	SITE GRADING				
MMCD 31 24 13	ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION				
MMCD 32 11 23	GRANULAR BASE				
MMCD 32 14 01	UNIT PAVING		yes	yes	product cut sheets, mockup 3.0m paved area on site
CLS 4	GRADING AND DRAINAGE				
CLS 5	IRRIGATION			yes	as-constructed drawings, submissions
CLS 6	GROWING MEDIUM			yes	supplier name, growing medium test results
CLS 7	LAWNS AND GRASS (HYDRAULIC SEEDING)			yes	supplier name, product information
CLS 8	TURFGRASS SOD			yes	supplier name, product information
CLS 9	PLANTS AND PLANTING		yes	yes	nursery name, tree and shrub layout on site prior to planting
CLS 10	MULCHING			yes	supplier name, product information
CLS 11	LANDSCAPE OVER STRUCTURES - GREEN ROOFS				
CLS 12	CONTAINER GROWN PLANTS				
	CUSTOM SITE FURNITURE	yes		yes	shop drawings, colour samples





LEGEND

--- PROPERTY LINE

TREE STATUS LEGEND

TR-43 EXISTING TREE TAG

+ EXISTING TREE TO REMAIN

x EXISTING TREE TO BE REMOVED

○ EXTENT OF CRITICAL ROOT ZONE
• SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES

— TREE PROTECTION FENCING
• TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
• TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD

- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- TREE TO BE RETAINED
- MUNICIPAL TREE TO BE RETAINED
- MUNICIPAL TREE FOR REMOVAL



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.
PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION 22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION 23/02/08
5	ISSUED FOR BUILDING PERMIT 24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION 24/02/08
7	DEVELOPMENT PERMIT RESUBMISSION 24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION 25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

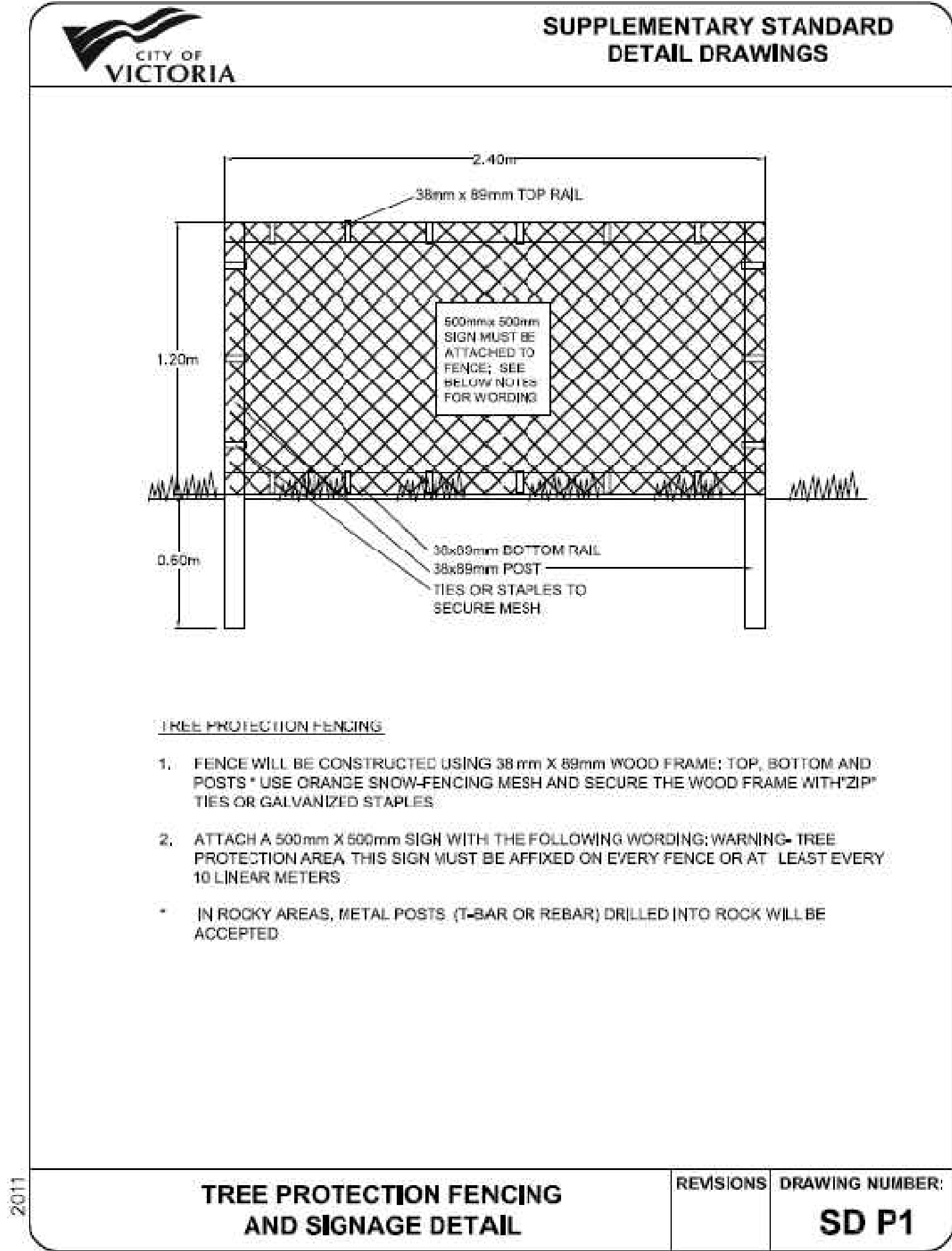
L0.01

TREE INVENTORY TABLES											
G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Diameter (m)	Health	Structural Condition	Location	Retention Suitability	Species tolerance of disturbance	Comments	Action
OS-40	Cedar hedge	20	4	10	GOOD	GOOD	Off-site Non-Bylaw	SUITABLE	GCOD	Located above and behind ex. retaining wall	Retain
OS-41	Flowering cherry	49	7	5	GOOD	POCR	Off-site Non-Bylaw	SUITABLE	POOR	Overmature	Retain
OS-42	Black pine	53	10	13	FAIR	GOOD	Off-site Non-Bylaw	SUITABLE	GCOD		Retain
43	American ash	22	4	3	FAIR	GOOD	Boundary Non-Bylaw	SUITABLE	MCDERATE	Conflicts with proposed parkade	Remove
44	White birch	16	3	3	POCR	FAIR	On-site Non-Bylaw	SUITABLE	POOR	Conflicts with proposed parkade	Remove
OS-45	Black pine	59	11	11	FAIR	GOOD	Off-site Bylaw	SUITABLE	GCOD		Retain
M-46	English hawthorn	27	5	6	GOOD	FAIR	Municipal Tree	SUITABLE	GCOD		Remove
M-47	Crabapple	10	2	6	GOOD	FAIR	Municipal Tree	SUITABLE	GCOD		Retain
M-48	English hawthorn	35	6	11	GOOD	FAIR	Municipal Tree	SUITABLE	GCOD		Retain
M-49	Deciduous sp.	8	1	3	GOOD	GOOD	Municipal Tree	SUITABLE	MCDERATE		Retain
831	Lawson cypress	17	3	3	GOOD	GOOD	On-site Non-Bylaw	SUITABLE	GCOD		Remove
835	Flowering plum	16	3	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MCDERATE	Recent crown reduction with heading cuts	Remove
851	Flowering plum	13	2	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MCDERATE	Recent crown reduction with heading cuts	Remove
878	Japanese cedar	16	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MCDERATE		Remove
918	Flowering plum	15	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MCDERATE	Recent crown reduction with heading cuts	Remove
M-50	Deciduous sp.	12	2	3	GOOD	GOOD	Municipal Tree	SUITABLE	MCDERATE		Retain
744	Ash sp.	47	8	12	GOOD	FAIR	On-site Bylaw	UNSUITABLE	MCDERATE	Located within proposed building footprint	Remove
745	Red cedar	32	6	6	GOOD	GOOD	On-site Bylaw	SUITABLE	GCOD	Located within proposed building footprint	Remove
746	Flowering plum	45	8	12	FAIR	POCR	On-site Bylaw	UNSUITABLE	POOR	Located within proposed building footprint. Significant decay within main stem.	Remove - Hazard Tree
M-836	English yew	20	4	4	POCR	POCR	Municipal Tree	SUITABLE	GCOD	Co-dependent with Tree 746. Conflicts with proposed parkade.	Remove
747	Apple sp.	27	5	8	FAIR	FAIR	On-site Non-Bylaw	SUITABLE	GCOD	Located within proposed building footprint	Remove
748	Laburnum sp.	55	10	8	GOOD	FAIR	On-site Bylaw	UNSUITABLE	GCOD	Located within proposed building footprint	Remove
749	Red cedar	99	18	14	GOOD	GOOD	On-site Bylaw	SUITABLE	MCDERATE	Located within proposed building footprint	Remove

Note: Off-site trees have been plotted in their approximate locations by the arborist.

PROTECTED TREE IMPACT SUMMARY TABLE (focus on Replacement trees)						
	A	B	C	D	E	F
	Total # of Bylaw Protected Trees	Total # of Bylaw Protected Trees to be REMOVED	Total # of Replacement and Landscape Trees to be Planted*	# of EXISTING Non-Protected Trees Nominated as Replacement Trees	RESIDUAL (POST-CONSTRUCTION) TREE TOTAL (A-B+C+D)	NET CHANGE (C+D)-B
Tree Status						
On-site trees	5	5	24	0	24	19
Off-site trees	4	0	0	0	4	0
Municipal trees	6	2	2	0	6	0
Total	15	7	26	0	34	19

* Sufficient soil volume to support the proposed new or replacement trees must be provided on site and demonstrated by the calculations made in Schedule "E"(g). If soil volume is insufficient, replacement trees will not be permitted.



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION 22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION 23/02/08
5	ISSUED FOR BUILDING PERMIT 24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION 24/02/09
7	DEVELOPMENT PERMIT RESUBMISSION 24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION 25/01/22

SEAL



NORTH ARROW

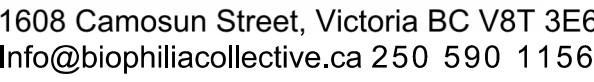


DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:

SCALE: 1:100

L0.02



OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

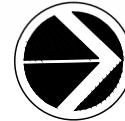
DESIGNED BY: BIANCA BODLE
DRAWN BY: GM

	ISSUED FOR	
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5	ISSUED FOR BUILDING PERMIT	24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7	DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:

MATERIALS PLAN

LEVEL 1

DWG NO

SCALE: 1:100

L1.01

 PROPERTY LINE
 UNDERGROUND PARKING SLAB
 FENCE LINE

SYMBOL	DESCRIPTION	QTY
	PAVING TYPE 1: CIP CONCRETE -PEDESTRIAN GRADE -NATURAL COLOR -SMOOTH FINISH -SAWCUT PATTERN TO MATERIALS PLAN	52.6 m ²
	PAVING TYPE 2: CONCRETE UNIT PAVERS -NEWSTONE COASTAL SLATE PAVERS -COLOR: BIRCHWOOD	175.4 m ²
	PAVING TYPE 3: CONCRETE UNIT PAVERS -NEWSTONE COASTAL SLATE PAVERS -COLOR: WINTER SKY	114.6 m ²
	PLANTED AREAS -REFER TO PLANTING PLAN	259.5 m ²
	RAINGARDEN -STORMWATER MANAGEMENT AREA -REFER TO SECTIONS AND DETAILS	79.5 m ²
	MAINTENANCE STRIP -PEBBLE MULCH -COLOR SALT AND PEPPER	12.2 m ²
	MUNICIPAL SIDEWALK -CIP CONCRETE -SEE CIVIL	238.6 m ²
	SOD - MUNICIPAL BOULEVARD AREA -TO CITYOF VICTORIA STANDARD SPECIFICATIONS AND DETAILS	222.9 m ²

	<u>BOULEVARD TREES</u> -SPECIE TO BE DECIDED BY PARKS DEPARTMENT AT BP STAGE	2
	<u>SMALL TREES</u>	1
	<u>MEDIUM TREES</u>	8
	<u>LARGE TREES</u>	2

MATERIALS PLAN NOTES

1. REFER TO CIVIL FOR WORKS ON MUNICIPAL SIDEWALKS
2. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

IRRIGATION

- SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS
- ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 and SD P4)
- PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTAL SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RHUGHES@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.

TREE PLANTING INSPECTIONS

2. TREES PRIOR TO PLANTING. (PARKS STAFF CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE

MUST MEET THE SPEC UPON DELIVERY.

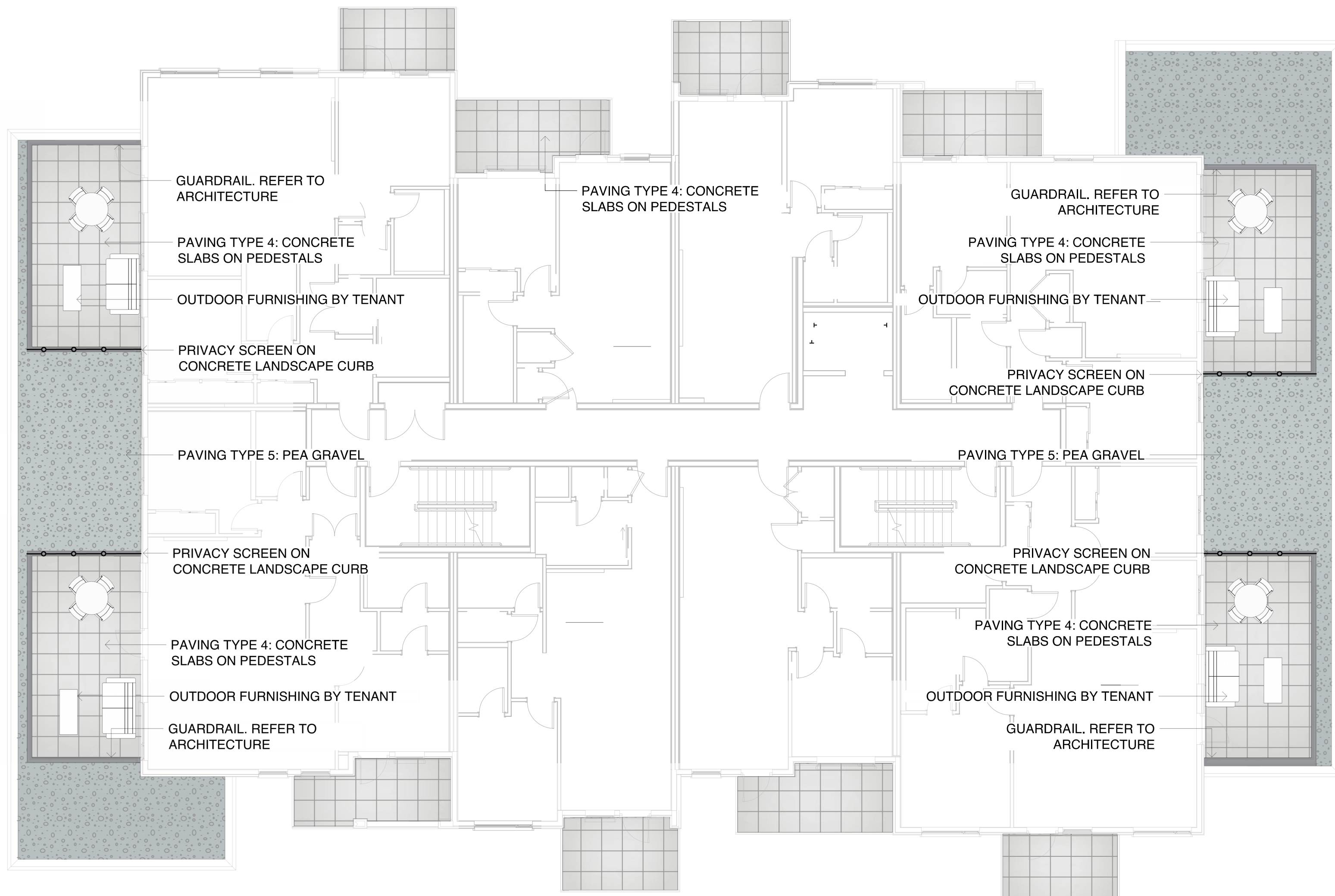
3. COMPLETED PLANTING - TREE PLANTING
GRATE/GUARD, STAKES ETC.

- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
 - THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH- AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.
- BOULEVARD IRRIGATION**
- SEE IRRIGATION PLAN
 - MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042. SUBDIVISION BYLAW.
 - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
 - DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
 - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEPING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.



1 MATERIALS PLAN FOR LEVEL 1
1:100

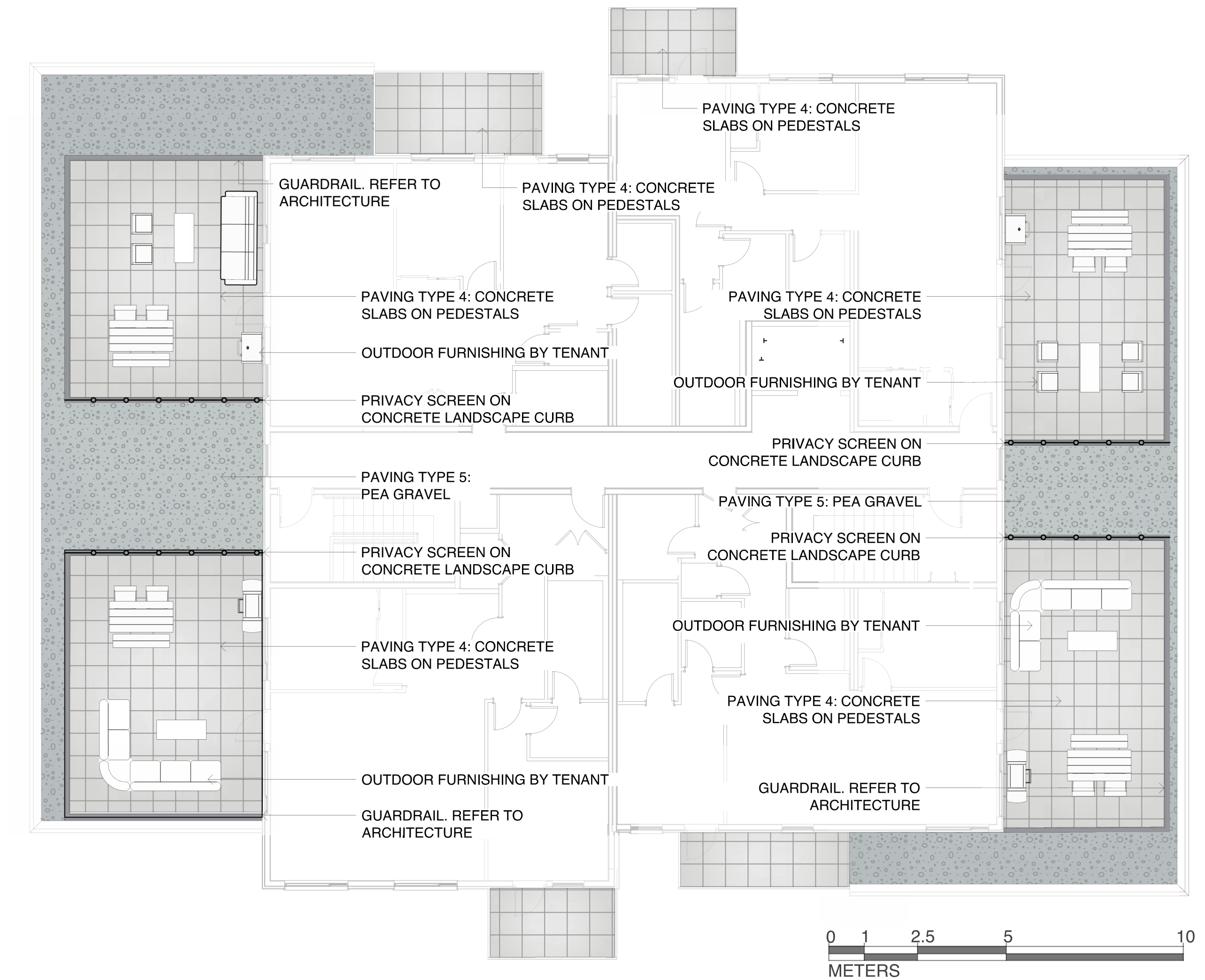
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	PAVING TYPE 4: CONCRETE SLABS ON PEDESTAL -BELGARD TEXADA PAVER -COLOR: NATURAL -SCREWJACK PEDESTAL SYSTEM	146.9
	PAVING TYPE 5: PEA GRAVEL	92.9
	CONCRETE CURB	
	PRIVACY SCREEN	



1 MATERIALS PLAN - LEVEL 4
1:100



<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	PAVING TYPE 4: CONCRETE SLABS ON PEDESTAL -BELGARD TEXADA PAVER -COLOR: NATURAL -SCREWJACK PEDESTAL SYSTEM	176.4 m²
	PAVING TYPE 5: PEA GRAVEL	86.6 m²
	CONCRETE CURB	
	PRIVACY SCREEN	



2 MATERIALS PLAN - LEVEL 5
1:100

MATERIALS PLAN NOTES

1. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliccollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

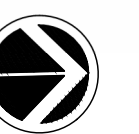
DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

	ISSUED FOR	
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5	ISSUED FOR BUILDING PERMIT	24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7	DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:

MATERIALS PLAN

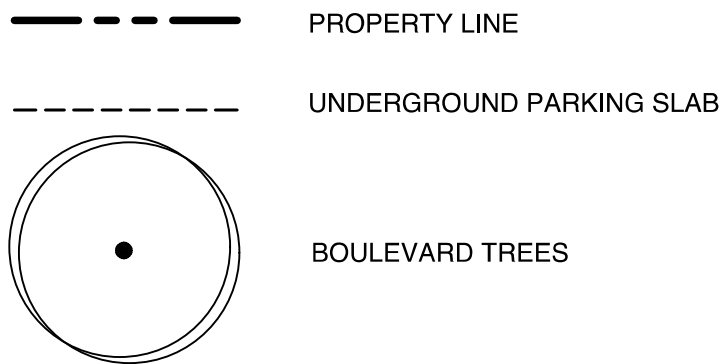
LEVEL 4&5

DWG NO:

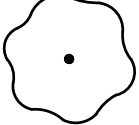
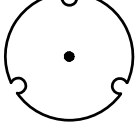
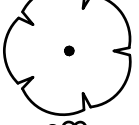
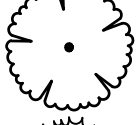
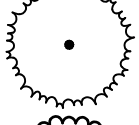
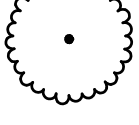




















SCALE: 1:100

1.02

LEGEND



PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
TREES						
	AC2	Acer circinatum / Vine Maple	60mm Cal.	As Shown	3	B&B, Well Established
	AG	Acer griseum / Paperbark Maple	60mm Cal.	As Shown	8	B&B, Well Established
	AA2	Acer rubrum 'Armstrong' / Armstrong Red Maple	60mm Cal.	As Shown	5	B&B, Well Established
	CJ	Cercidiphyllum japonicum / Katsura Tree	60mm Cal.	As Shown	3	B&B, Well Established
	CG	Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cypress	150cm Ht.	As Shown	3	B&B, Well Established
	QG	Quercus garryana / Oregon White Oak	60mm Cal.	As Shown	2	B&B, Well Established
SHRUBS						
	Am	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	#2	1200 mm.	28	Well Established
	Ct	Choisya ternata / Mexican Orange	#3	1500 mm.	12	Well Established
	Cf	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#2	1200 mm.	20	Well Established
	Gs	Gaultheria shallon / Salal	#2	750 mm	40	Well Established
	Pp	Pinus mugo 'Pumillo' / Dwarf Mugo Pine	#2	1000 mm	37	Well Established
	Pc	Prostanthera cuneata / Alpine Mint Bush	#2	1200 mm.	43	Well Established
	Rs	Ribes sanguineum / Red Flowering Currant	#2	1500 mm.	10	Well Established
	Sd	Spiraea douglasii / Western Spirea	#2	600 mm.	91	Well Established
	Th	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#2	750 mm	9	Well Established
	Vo	Vaccinium ovatum / Evergreen Huckleberry	#2	1200 mm.	42	Well Established
FERNS						
	Aa	Adiantum aleuticum / Western Maidenhair Fern	#2	600 mm.	31	Well Established
	Pm	Polystichum munitum / Western Sword Fern	#2	750 mm	121	Well Established
	Pp2	Polystichum polyblepharum / Japanese Tassel Fern	#2	750 mm	36	Well Established
GRASSES						
	MI	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#2	450 mm.	37	Well Established
PERENNIALS						
	Ac	Asarum caudatum / Wild Ginger	#1	300 mm	56	Well Established
	Ec	Erica camea / Winter Heath	#1	450 mm.	90	Well Established
	Or	Oxalis oregana / Redwood Sorrel	#1	300 mm	107	Well Established
	Rh	Rudbeckia hirta / Black-eyed Susan	#1	450 mm.	36	Well Established
	Tp	Thymus pseudolanuginosus / Woolly Thyme	#1	300 mm	38	Well Established
VINE/ESPALIER						
	Hc	Hydrangea anomala / Climbing Hydrangea	#1	750 mm	7	Well Established

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5. THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

H DEVELOPMENTS

PROJECT NAME:

1516 CAMOSUN ST.

PROJECT ADDRESS:

1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: GM

	ISSUED FOR	
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5	ISSUED FOR BUILDING PERMIT	24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7	DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



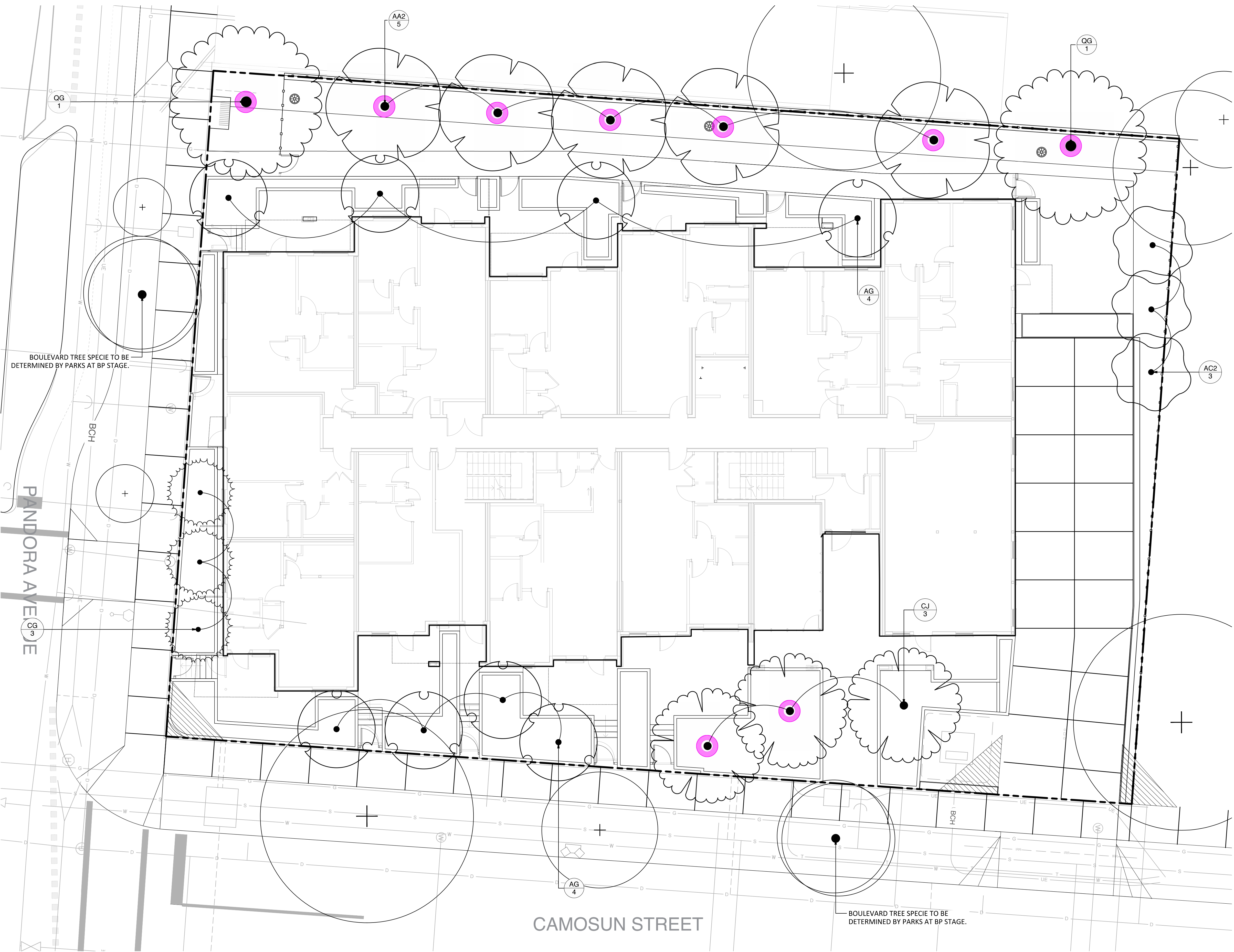
DRAWING TITLE:

PLANTING SCHEDULE
LEVEL 1

DWG NO:

SCALE:

L2.00



1 TREE PLANTING PLAN - LEVEL 1
1:100

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BC SLA STANDARDS.
2. THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5. THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING PROPOSED BOULEVARD TREES.

LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- REPLACEMENT TREE
- BOULEVARD TREES

PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
○	AC2	Acer circinatum / Vine Maple
○	AG	Acer griseum / Paperbark Maple
○	AA2	Acer rubrum 'Armstrong' / Armstrong Red Ma
○	CJ	Cercidiphyllum japonicum / Katsura Tree
○	CG	Chamaecyparis nootkatensis 'Green Arrow' / C
○	QG	Quercus garryana / Oregon White Oak

LANDSCAPE NOTES

- IRRIGATION
- SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS
 - ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- PROPOSED BOULEVARD TREES
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
 - TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
 - TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
 - PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RHUGHES@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
- TREE PLANTING INSPECTIONS
1. EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
 2. TREES PRIOR TO PLANTING. (PARKS STAFF CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
 3. COMPLETED PLANTING - TREE PLANTING GRATE/GUARD, STAKES ETC.
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
 - THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.
- BOULEVARD IRRIGATION
- SEE IRRIGATION PLAN
 - MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
 - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
 - DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
 - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3 DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4 DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5 ISSUED FOR BUILDING PERMIT	24/02/02
6 DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7 DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8 DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:
TREE PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L2.01



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilicollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR		
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5	ISSUED FOR BUILDING PERMIT	24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7	DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L2.02

LEGEND


	PROPERTY LINE
	UNDERGROUND PARKING SLAB
	REPLACEMENT TREE
	BOULEVARD TREES






PLANT SCHEDULE LEVEL 1


SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AC2	Acer circinatum / Vine Maple
	AG	Acer griseum / Paperbark Maple
	AA2	Acer rubrum 'Armstrong' / Armstrong Red Maple
	CJ	Cercidiphyllum japonicum / Katsura Tree
	CG	Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cypress
	QG	Quercus garryana / Oregon White Oak

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Am	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick
	Ct	Choisya ternata / Mexican Orange
	Cf	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood
	Gs	Gaultheria shallon / Salal
	Pp	Pinus mugo 'Pumilio' / Dwarf Mugo Pine
	Pc	Prostanthera cuneata / Alpine Mint Bush
	Rs	Ribes sanguineum / Red Flowering Currant
	Sd	Spiraea douglasii / Western Spirea
	Th	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew
	Vo	Vaccinium ovatum / Evergreen Huckleberry

FERNS		
	Aa	Adiantum aleuticum / Western Maidenhair Fern
	Pm	Polystichum munitum / Western Sword Fern
	Pp2	Polystichum polyblepharum / Japanese Tassel Fern

<u>GRASSES</u>	
	MI Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass

PERENNIALS		
	Ac	Asarum caudatum / Wild Ginger
	Ec	Erica carnea / Winter Heath
	Or	Oxalis oregana / Redwood Sorrel
	Rh	Rudbeckia hirta / Black-eyed Susan
	Tp	Thymus pseudolanuginosus / Woolly Thyme

VINE/ESPALIER	
	Hc Hydrangea anomala / Climbing Hydrangea

PLANTING PLAN NOTES

- ALL PLANT MATERIAL TO BCSLA STANDARDS.
- THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.

IRRIGATION NOTES:

- SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS
- ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.



1 SHRUB PLANTING PLAN
1:100



LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- REPLACEMENT TREE (1:1)

SOIL DEPTH SCHEDULE LEVEL 1

SYMBOL	DESCRIPTION	QTY
[Pattern]	1000 MM MIN SOIL DEPTH	366.1 m²
[Pattern]	450 MM MIN SOIL DEPTH	38.0 m²
[Pattern]	150 MM MIN SOIL DEPTH	146.8 m²

SOIL VOLUME 12.85 M³. SOIL VOLUME AVAILABLE PER TREE: 6.42 M³

SOIL VOLUME 177.51 M³. SOIL VOLUME AVAILABLE PER TREE: 17.75 M³

SOIL VOLUME 10.20 M³. SOIL VOLUME AVAILABLE PER TREE: 10.20 M³

SOIL VOLUME 6.64 M³. SOIL VOLUME AVAILABLE PER TREE: 6.64 M³

SOIL VOLUME 17.16 M³. SOIL VOLUME AVAILABLE PER TREE: 5.72 M³

SOIL VOLUME 11.22 M³. SOIL VOLUME AVAILABLE PER TREE: 11.22 M³

SOIL VOLUME 9.88 M³. SOIL VOLUME AVAILABLE PER TREE: 9.88 M³

SOIL VOLUME 16.50 M³. SOIL VOLUME AVAILABLE PER TREE: 8.25 M³

SOIL VOLUME 30.19 M³. SOIL VOLUME AVAILABLE PER TREE: 30.19 M³

SOIL VOLUME 17.86 M³. SOIL VOLUME AVAILABLE PER TREE: 17.86 M³

PANDORA AVENUE

CAMOSUN STREET

1 SOIL DEPTH PLAN - LEVEL 1
1:100



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR		
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5	ISSUED FOR BUILDING PERMIT	24/02/02
6	DEVELOPMENT PERMIT RESUBMISSION	24/02/08
7	DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8	DEVELOPMENT PERMIT RESUBMISSION	25/01/22

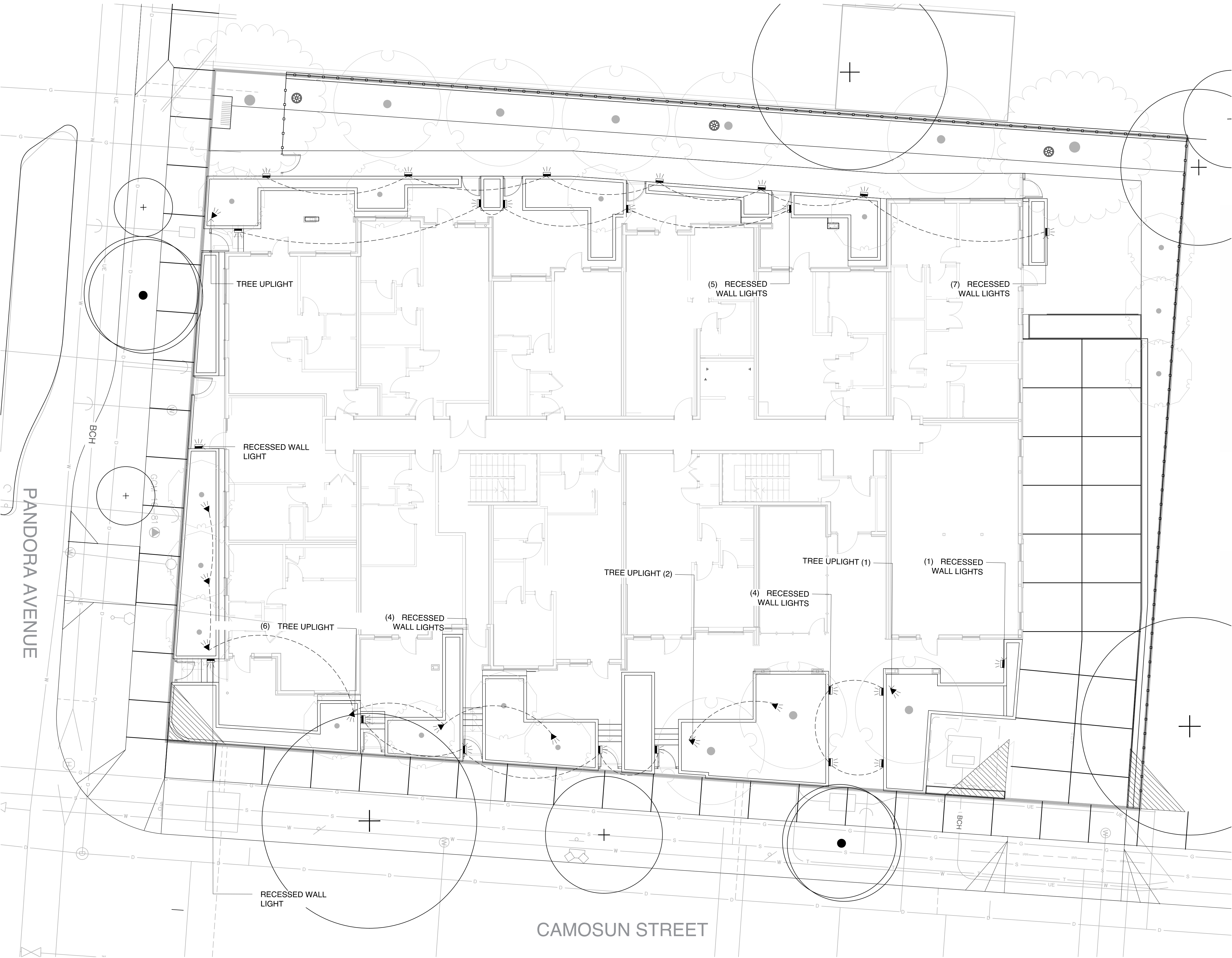


DRAWING TITLE:
SOIL DEPTH PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L3.11



LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB

LIGHTING SCHEDULE LEVEL 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE UPLIGHT- WAC Landscape Lighting 5111 LED Accent Mini Landscape Spotlight	10
◀	RECESSED WALL LIGHT - FX Luminaire HS HS floor-grazing, recessed hardscape light, 20.3 cm W x 5.8 cm H x 11.4 cm D.	23



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

H DEVELOPMENTS

PROJECT NAME:

1516 CAMOSUN ST.

PROJECT ADDRESS:

1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: GM

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3 DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4 DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5 ISSUED FOR BUILDING PERMIT	24/02/02
6 DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7 DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8 DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW



DRAWING TITLE:

LIGHTING PLAN

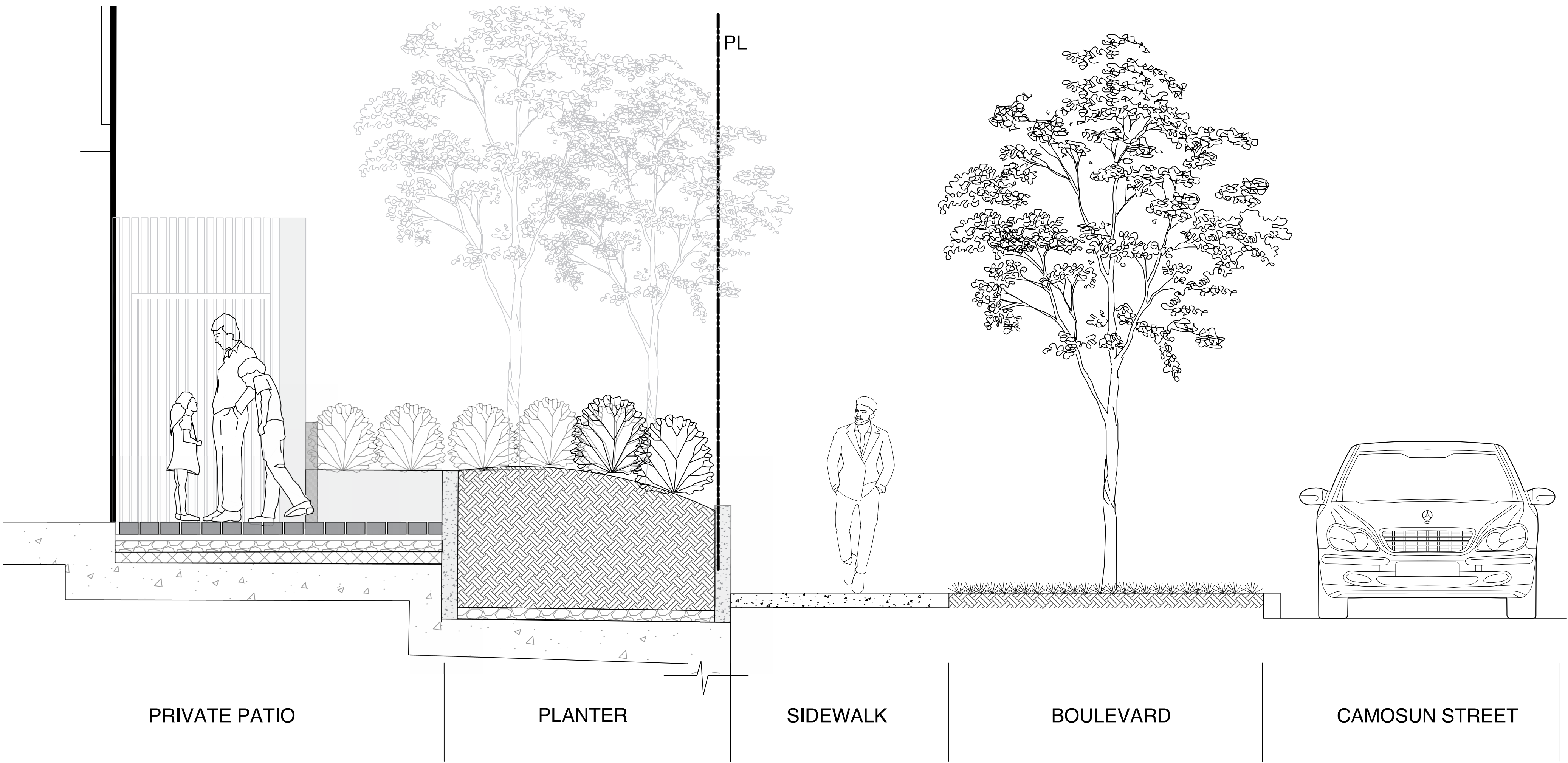
LEVEL 1

DWG NO:

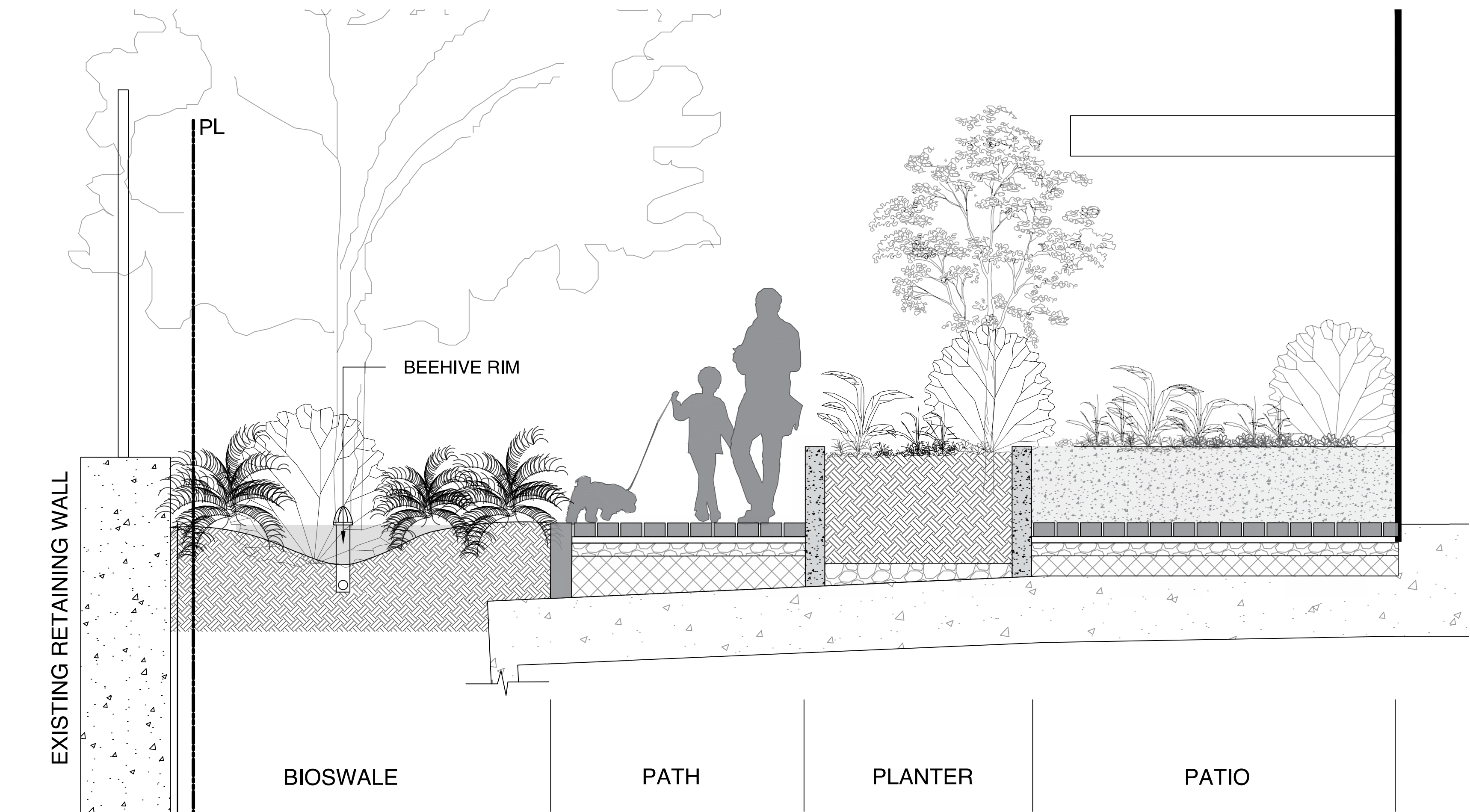
SCALE: 1:100

L4.01

1 LIGHTING PLAN - LEVEL 1
1:100



1 SECTION A-A: FRONT PATIO
1:25



2 SECTION B-B: PRIVATE PATIOS
1:25

NOTES:
1. SECTIONS FOR ILLUSTRATION
PURPOSES ONLY



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286
PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3 DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4 DEVELOPMENT PERMIT RESUBMISSION	23/02/08
5 ISSUED FOR BUILDING PERMIT	24/02/02
6 DEVELOPMENT PERMIT RESUBMISSION	24/02/09
7 DEVELOPMENT PERMIT RESUBMISSION	24/12/17
8 DEVELOPMENT PERMIT RESUBMISSION	25/01/22

SEAL



NORTH ARROW

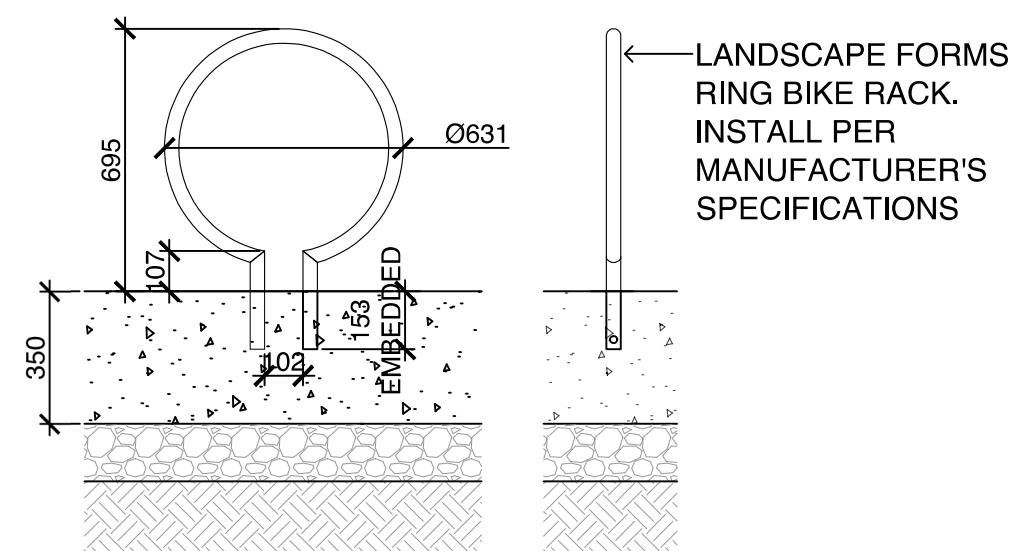
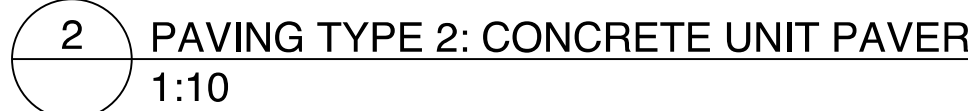
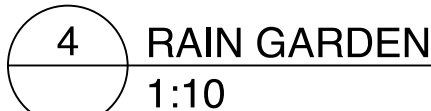
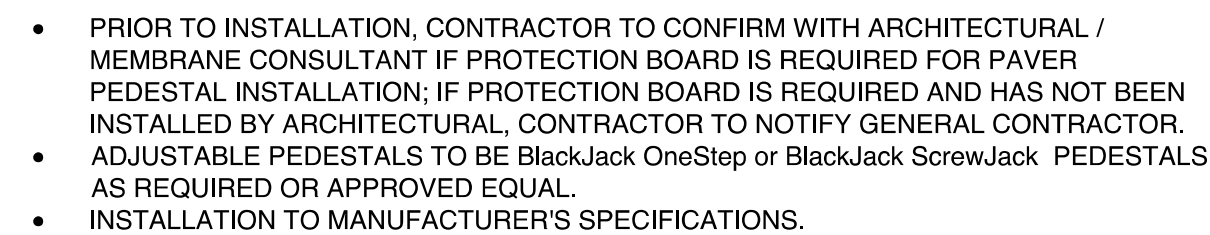
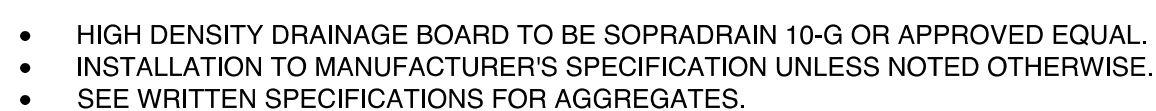
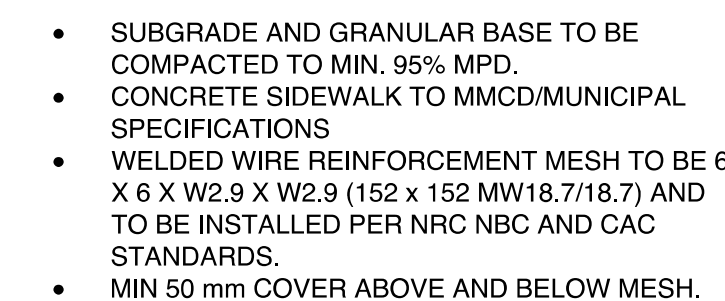


DRAWING TITLE:
SECTIONS

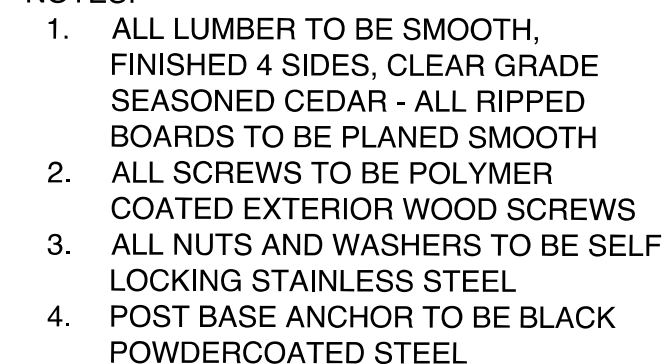
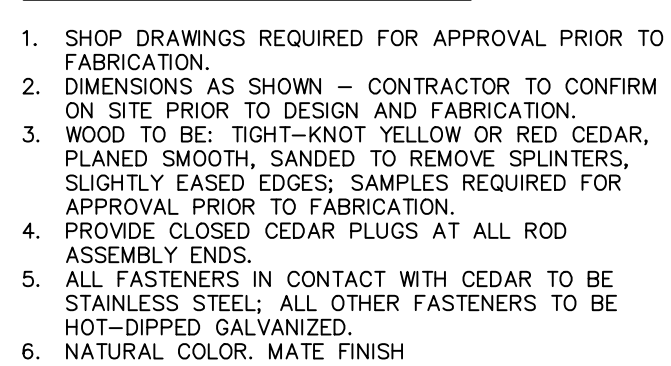
DWG NO:

SCALE: AS SHOWN

L4.01



1. INSTALL PER MANUFACTURERS SPECIFICATIONS



AS NOTED

L6.11

PRELIMINARY CIVIL PLAN



SITE PLAN
H 1:200

- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
 - (B) EXISTING CAMOSUN FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 2X50MM CONDUITS AND JUNCTIONS BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF CB LEADS.
 - (B1) EXISTING PANDORA FRONTAGE TO HAVE EXISTING SIDEWALK REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK. REMAINING FRONTAGE TO BE RECONSTRUCTED AS PART OF COV BIKE LANE PROJECT. DEVELOPER TO PROVIDE CASH-IN-LIEU CONTRIBUTION FOR BOULEVARD, NEW CURB AND GUTTER, CONCRETE ISLAND AND ASPHALT RESTORATION TO CENTRELINE OF ROAD.
 - (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 150MM SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (G) NEW 200MM 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 SERVING AS PER BC HYDRO REDLINE.
 - (K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.
 - (L) EXISTING CROSSWALK SIGNAL TO BE RELOCATED/UPGRADED AS PART OF COV BIKE LANE PROJECT.
 - (M) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS ALONG THE CAMOSUN FRONTAGE TO CITY STANDARDS.
 - (N) PRELIMINARY STORM CONNECTION FROM PROPOSED RAIN GARDEN TO EXISTING MAIN.
 - (O) HYDRO SERVING SHOWN TO NEW PMT LOCATION. REFER TO BC HYDRO PLANS FOR DETAILED SERVING.
 - (P) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (Q) EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (R) ONSITE RAINGARDEN. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (S) PROPOSED LOCATION FOR THIRD PARTY UTILITY GAS SERVING. LOCATION TO BE DETERMINED AS PER FORTIS BC PLANS.
 - (T) PROPOSED IRRIGATION SLEEVING.
 - (U) PROPOSED COV BIKE LANE PROJECT. DEVELOPER TO PROVIDE CASH-IN-LIEU CONTRIBUTION FOR BOULEVARD, NEW CURB AND GUTTER, CONCRETE ISLAND AND ASPHALT RESTORATION TO CENTRELINE OF ROAD.



KEY PLAN
NTS

1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL 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

LEGEND			
LS	CLEANOUT	DITCH	
PP	CATCHBASIN	METER	
UE	MANHOLE	FLUSH VALVE	
G	SERVICE RISER	VALVE	
W	MOUNTABLE CURB	REDUCER	
S	NON-MOUNT. CURB	HYDRANT	
D	EDGE ASPHALT	AIR VALVE	

