PROJECT IMAGE



DRAWING INDEX

SET LIST ARCHITECTURAL - DP

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A-1.1	EXISTING SITE PLAN/SURVEY
A-1.2	AVERAGE GRADE PLAN
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A-5.1	3D AERIAL VIEWS
A-5.2	3D STREET VIEWS

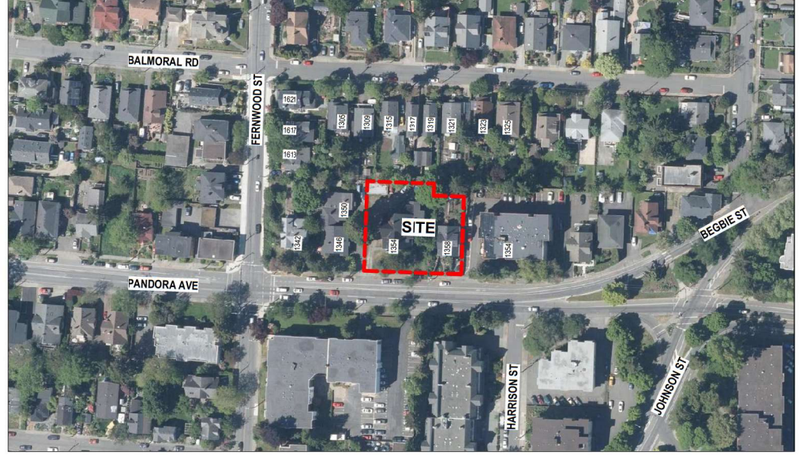
SET LIST CIVIL - DP

Sheet Number	Sheet Name
C-01	PRELIMINARY CIVIL DRAWING

SET LIST LANDSCAPE - DP

Sheet Number	Sheet Name
L-01	LANDSCAPE PLAN
L-02	RENDERINGS
L-03	FENCES
L-04	TREE RETENTION PLAN

LOCATION PLAN



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PRIMEX INVESTMENTS

No.	Description	Date
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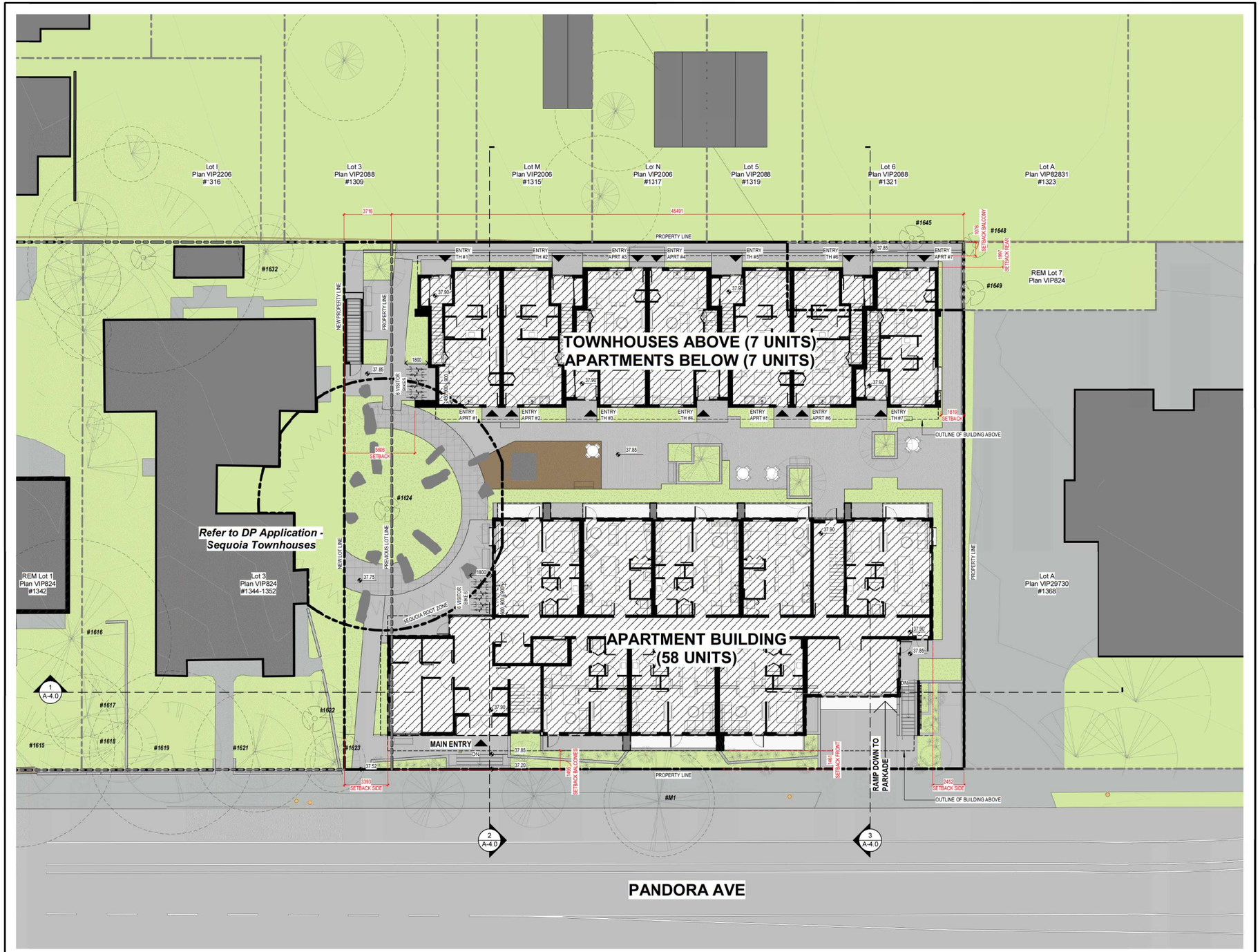
COVER SHEET

A-0.1

JOB No.: 2124

SCALE: 1 : 1

DATE: 2022/10/19



1 SITE PLAN
1 : 150

0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ Arch D

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 (20,507.6F)	LOT #1354 - 1319.2m² (14,209F) LOT #1360/60 - 586m² (6,307.6F)
SITE AREA (POST DEDICATION):	1,985.04m² (21,367F)	
ZONING DATA		
CLASSIFICATION:	EXISTING = R-2	REZONED TO BE SITE SPECIFIC

AREA SCHEDULE - FSR APARTMENT		AREA SCHEDULE - FSR TOWNHOUSE	
Level	Area	Level	Area
L1	592.4 m²	L1	413.9 m²
L2	630.6 m²	L2	414.5 m²
L3	630.8 m²	L3	414.5 m²
L4	630.7 m²	Grand total	1242.9 m²
L5	630.7 m²		
L6	630.8 m²		
Grand total	3746 m²		

	ALLOWABLE	PROPOSED
SITE COVERAGE:	MAX. 794m² (40%)	1126m² (55%)
OPEN SITE SPACE:	MIN. 596m² (30%)	934m² (45%)
FLOOR SPACE RATIO:	0.5:1 - 1:1	2.5:1
BUILDING HEIGHT:	7.6m & 2 STOREYS	14.80m (TH) / 23.55m (APP)
AVERAGE GRADE:		35.55m (TH) / 35.63m (APP)
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT YARD:	7.5m	1.46m
REAR YARD:	10.7m / 35% Lot Depth	2.00m
SIDE YARD:	1.5m / 10% Lot Width	1.82m
COMBINED SIDE YARD:	4.5m	5.21m
RESIDENTIAL PARKING STALLS	**REQUIRED**	**PROVIDED**
TOWNH 1 / UNIT x 7 =	7	5
<45m² 0.75 / UNIT x 18 =	14	9
45-70m² 0.9 / UNIT x 47 =	42	27
VISITOR STALLS: 0.1 / UNIT x 72 =	7	5
TOTAL:	70	46
LONG-TERM BICYCLE PARKING	**REQUIRED**	**PROVIDED**
TOWNH 1 / UNIT x 7 =	7	9
<45 m² 1 / UNIT x 26 =	12	15
>45m² 1.25 / UNIT x 60 =	67	82
SUB TOTAL =	86	106
SHORT-TERM BICYCLE PARKING	**REQUIRED**	**PROVIDED**
0.1 / UNIT x 86 =	9	12
TOTAL:	95	118

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	39.6 m²	1 BED (TH)	47 m²
39.6 m²: 12		47 m²: 6	
1 BED	44.7 m²	1 BED (TH)	47.7 m²
44.7 m²: 6		47.7 m²: 1	
TOTAL UNIT COUNT: 18		1 BED	49.1 m²
		49.1 m²: 18	
		1 BED	49.2 m²
		49.2 m²: 11	
		1 BED	49.3 m²
		49.3 m²: 1	
		2 BED	67.9 m²
		67.9 m²: 10	
		TOTAL UNIT COUNT: 47	

TOTAL TOWNHOUSES (COUNT FOR PARKING CALCULATION)	
UNIT TYPE	Count
TOWNHOUSE	7
TOTAL UNIT COUNT: 7	

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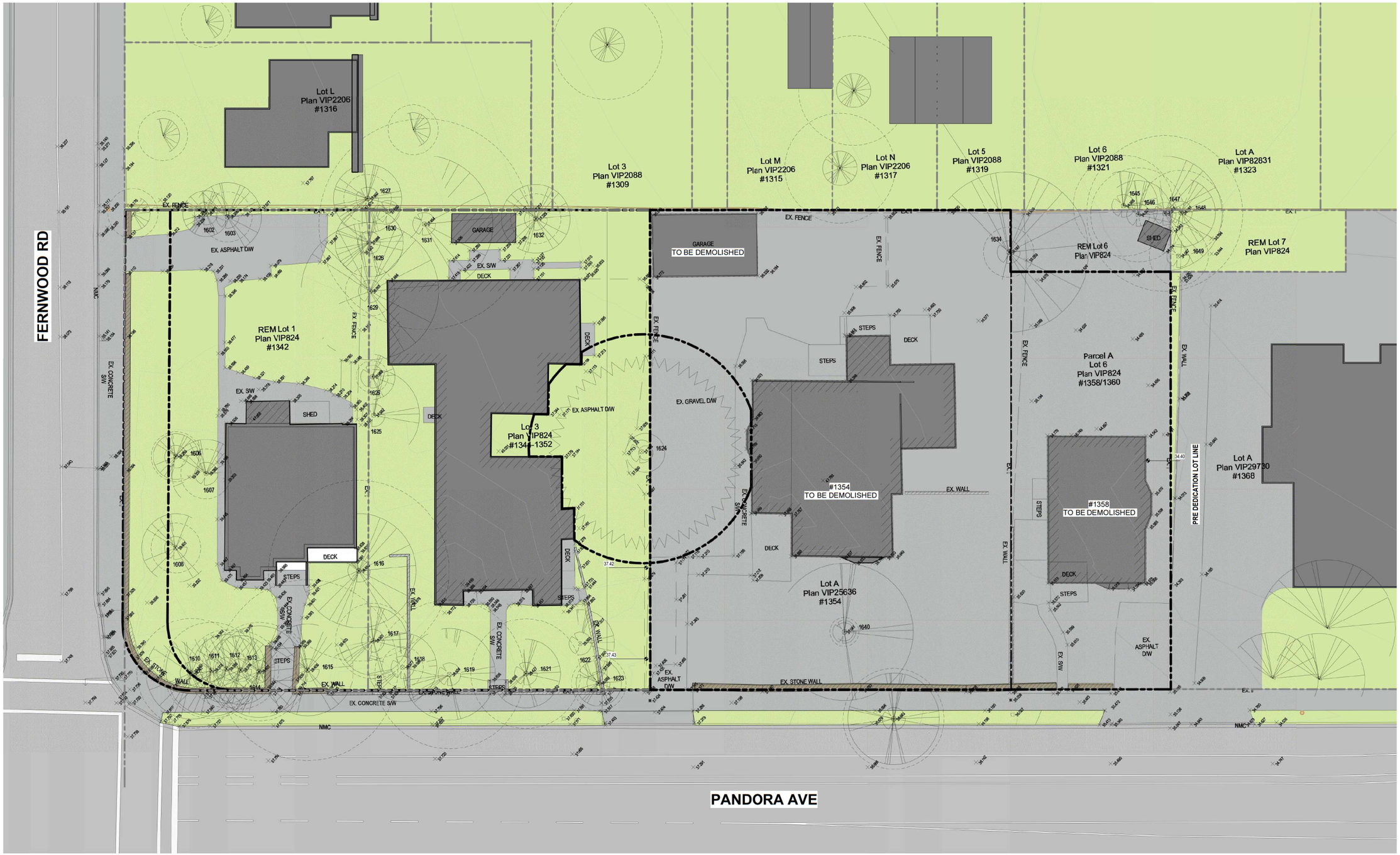
SITE PLAN

A-1.0

JOB No.: 2124

SCALE: As indicated

DATE: 2022/10/19



1 EXISTING/ DEMO SITE PLAN
1 : 150

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D

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

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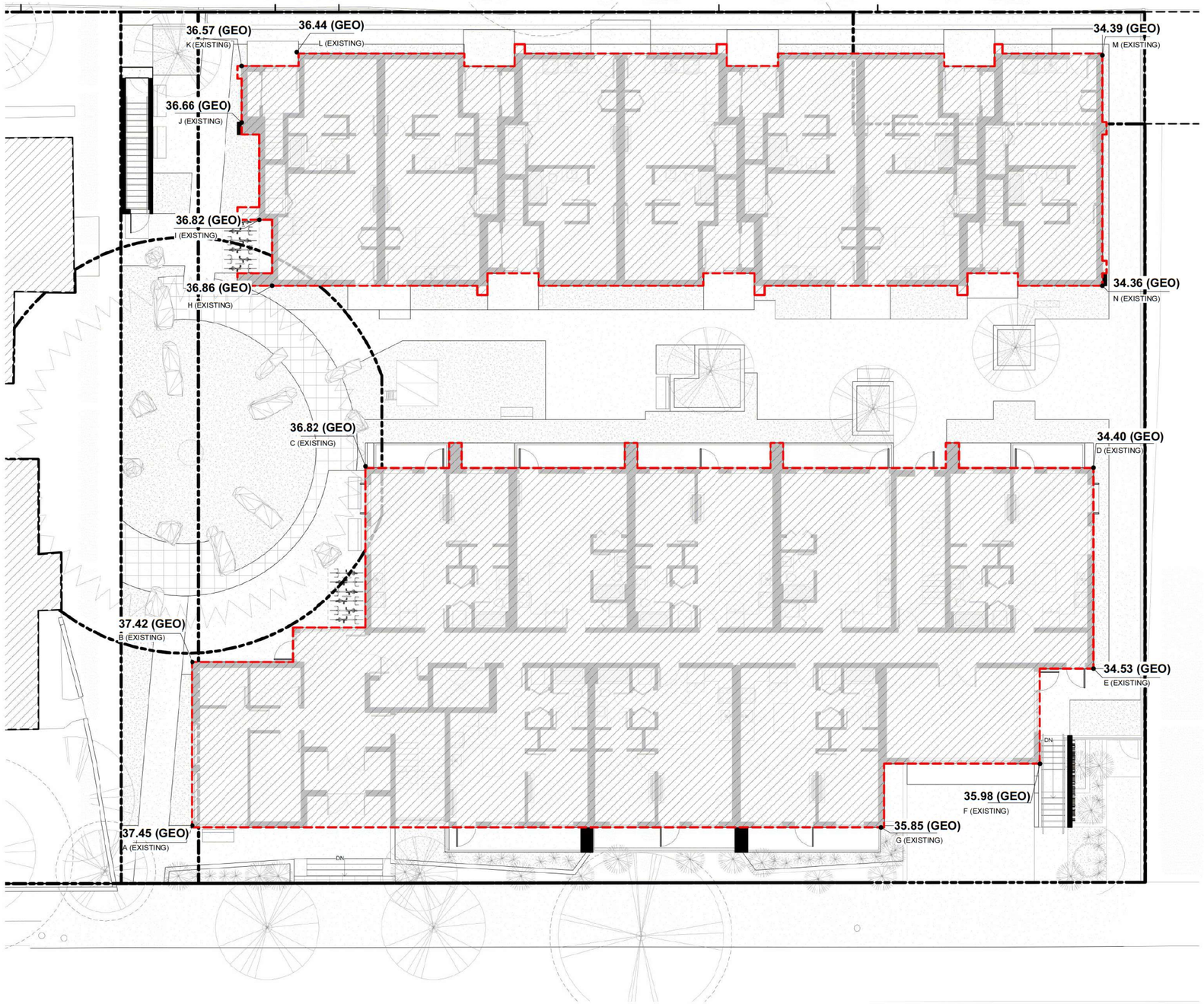
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EXISTING SITE PLAN/SURVEY

A-1.1

JOB No.: 2124 SCALE: 1 : 150 DATE: 2022/10/19



AVERAGE GRADE CALCULATION

AVARAGE GRADE CALCULATION

APARTMENT

POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A-B	37.44 (37.45-37.42)	x8.0	299.48
B-C	37.12 (37.42-36.82)	x12.6	467.71
C-D	35.61 (36.82-34.40)	x34.9	1,242.79
D-E	34.47 (34.40-34.53)	x9.6	330.86
E-F	34.76 (34.53-34.98)	x5.3	184.22
F-G	35.92 (34.98-36.85)	x8.0	287.36
G-A	37.15 (36.85-37.45)	x33.3	1,237.10
SUBTOTALS		111.70m	3,979.52

APARTMENT AVERAGE GRADE
3,979.52/111.70m = AV. GRADE (35.63)

TOWNHOUSE

POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
H-I	36.84 (36.86-36.82)	x3.2	118.89
I-J	36.74 (36.82-36.66)	x4.8	176.35
J-K	36.62 (36.66-36.57)	x2.7	98.86
K-L	36.51 (36.57-36.44)	x2.7	98.56
L-M	35.42 (36.44-34.39)	x38.7	1,370.56
M-N	34.38 (34.39-34.36)	x11.2	385
N-H	35.61 (34.36-36.86)	x39.9	1,420.84
SUBTOTALS		103.20m	3,669.06

TOWNHOUSE AVERAGE GRADE
3,669.06/103.20 = AV. GRADE (35.55)

OVERALL AVERAGE GRADE
AP AV. GRADE(35.63) / TH. AV. GRADE (35.55) =35.59m²

NOTE: ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED

1 AVERAGE GRADE PLAN
1 : 100

TN N

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

VISUAL SCALE 1:100 @ Arch D

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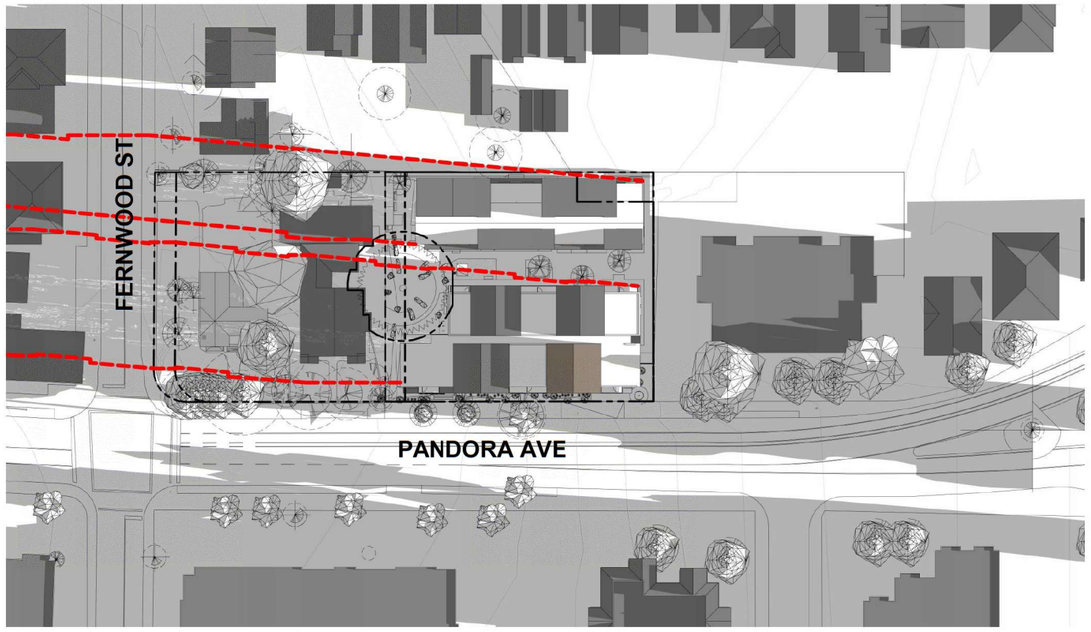
AVERAGE GRADE PLAN

A-1.2

JOB No.: 2124

SCALE: As indicated

DATE: 2022/10/19



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

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D



2 | SPRING / AUTUMN EQUINOX - NOON
1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D



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

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D



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

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D

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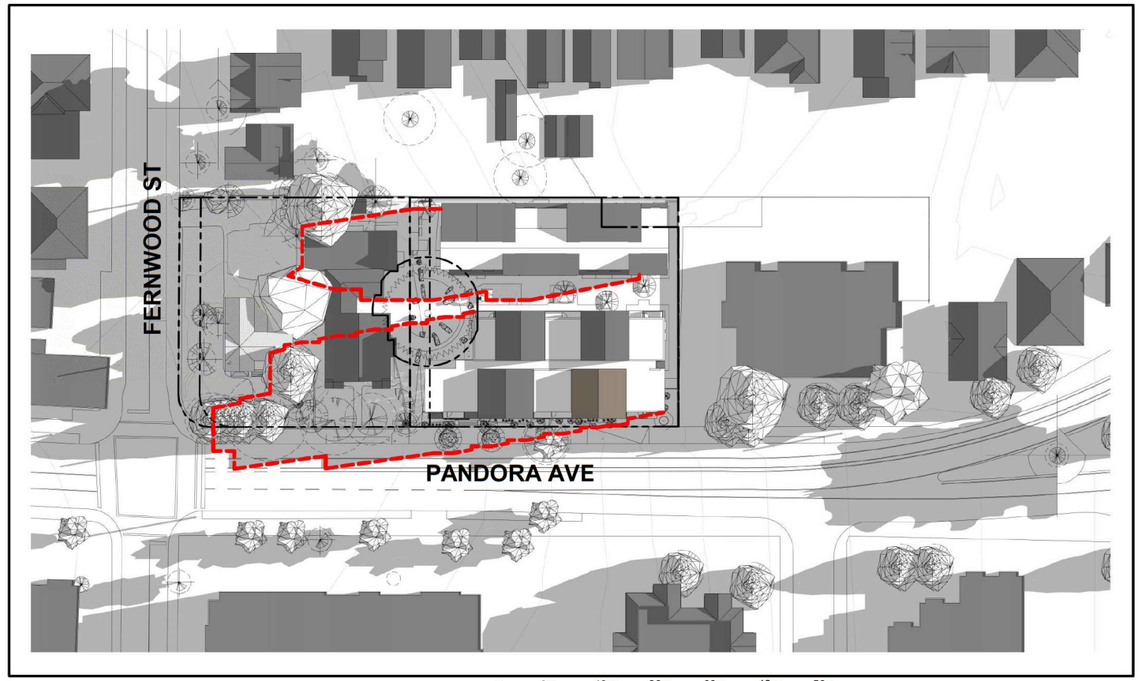
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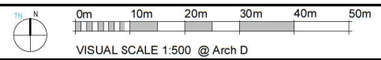
SHADOW STUDY - SPRING / AUTUMN EQUINOX

A-1.3

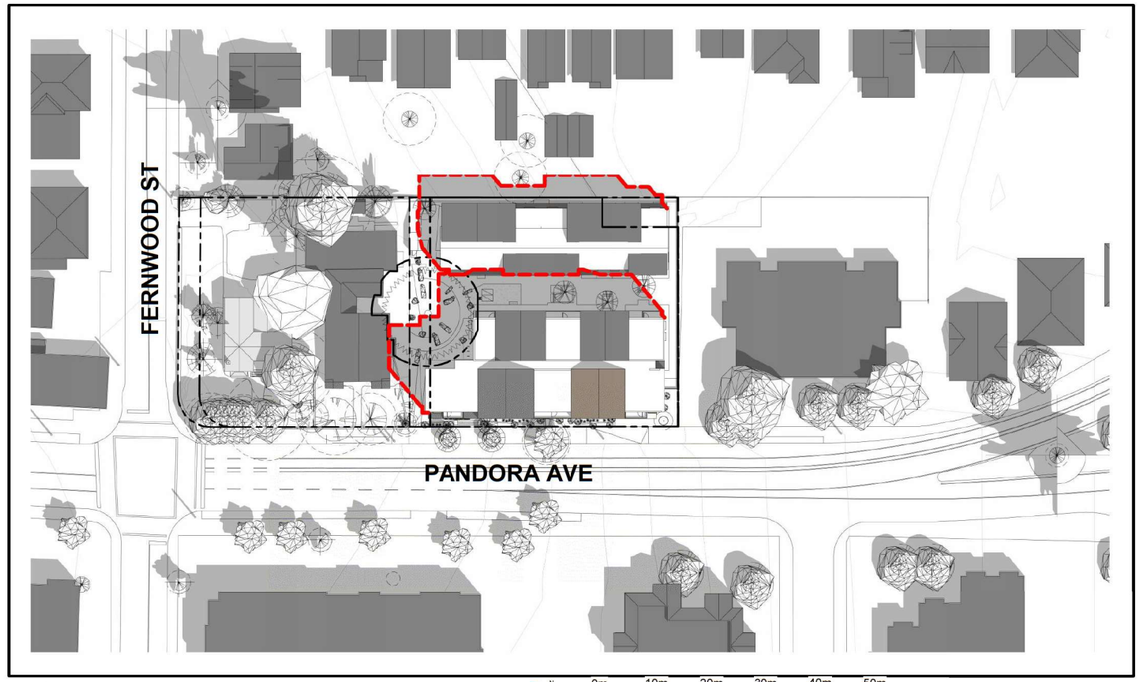
JOB No.: 2124 SCALE: 1 : 500 DATE: 2022/10/19



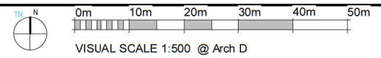
1 | SUMMER SOLSTICE - 8AM
1 : 500



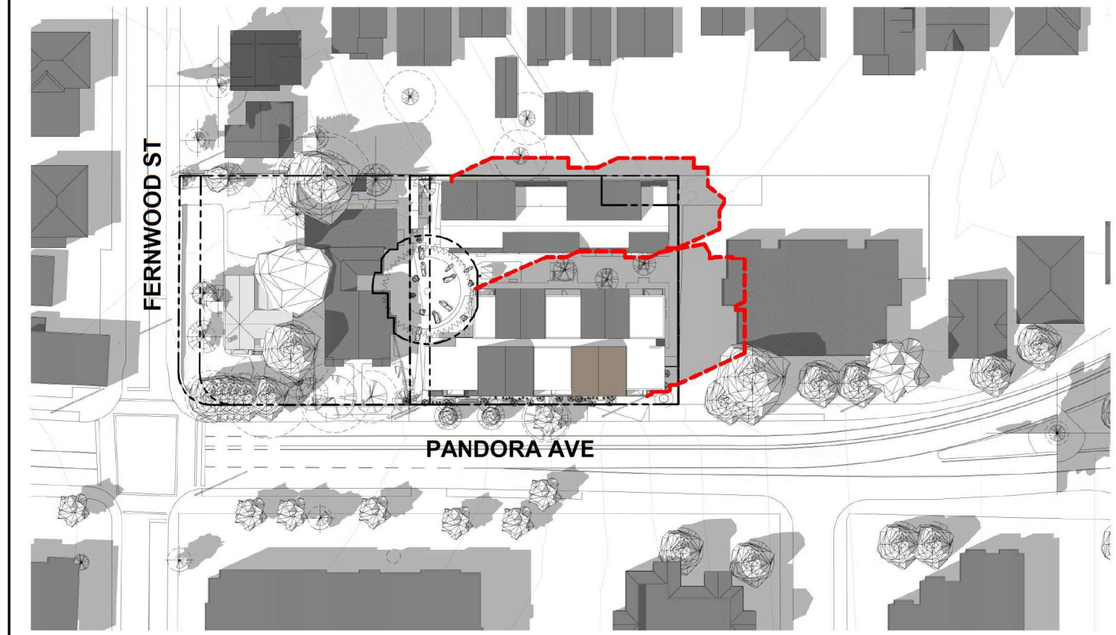
VISUAL SCALE 1:500 @ Arch D



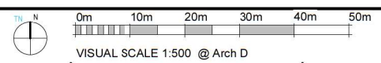
2 | SUMMER SOLSTICE - NOON
1 : 500



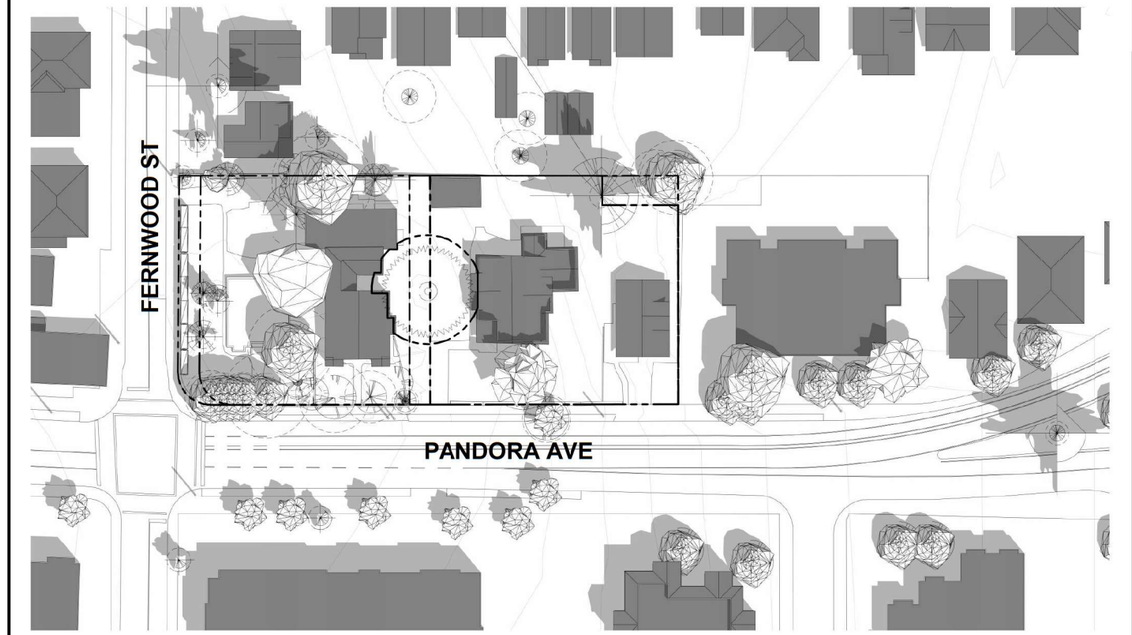
VISUAL SCALE 1:500 @ Arch D



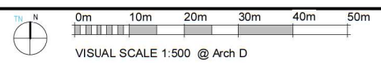
3 | SUMMER SOLSTICE - 4PM
1 : 500



VISUAL SCALE 1:500 @ Arch D



4 | SUMMER SOLSTICE - NOON - EXISTING
1 : 500



VISUAL SCALE 1:500 @ Arch D

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SHADOW STUDY - SUMMER SOLSTICE

A-1.4

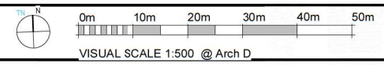
JOB No.: 2124

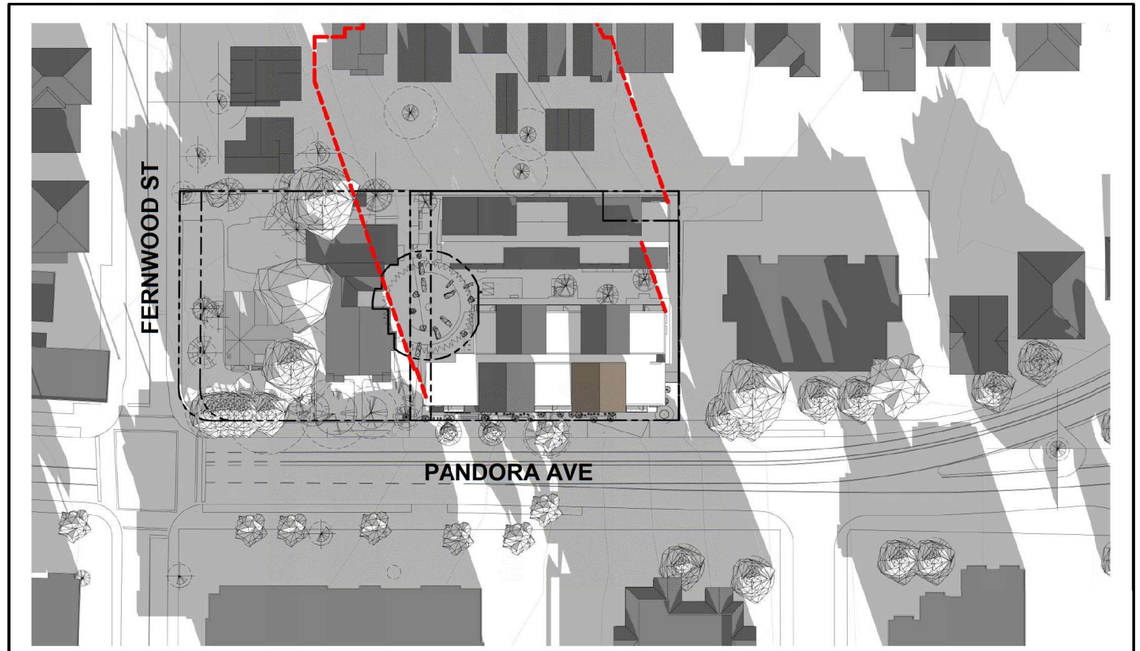
SCALE: 1 : 500

DATE: 2022/10/19

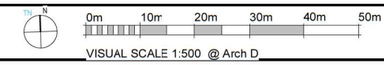


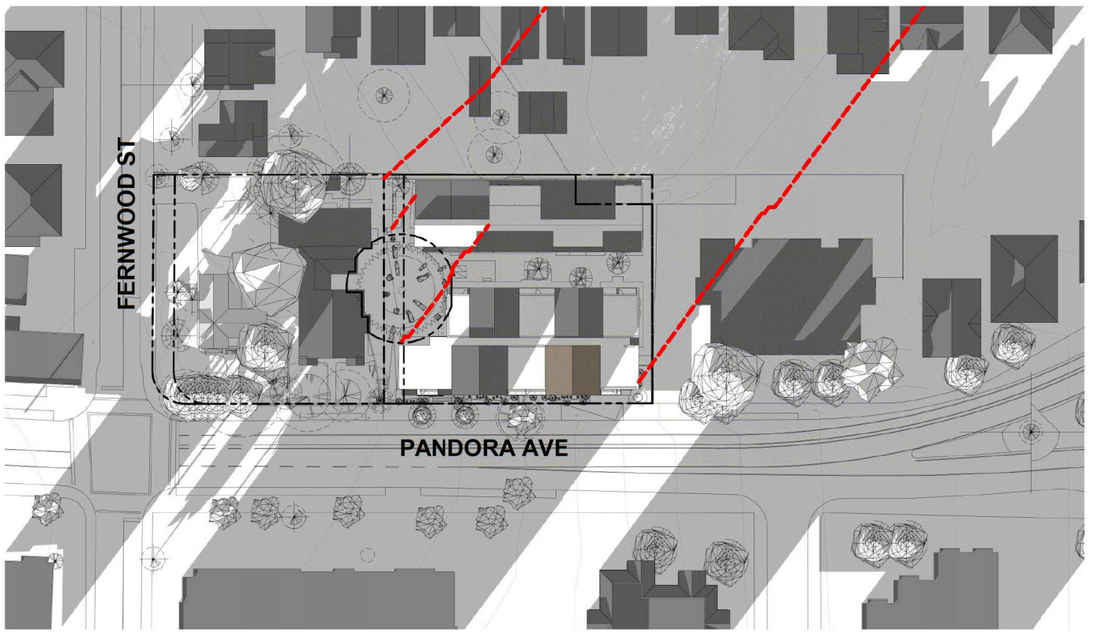
1 | WINTER SOLSTICE - 8AM
1 : 500



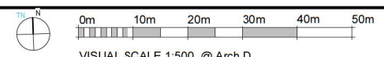


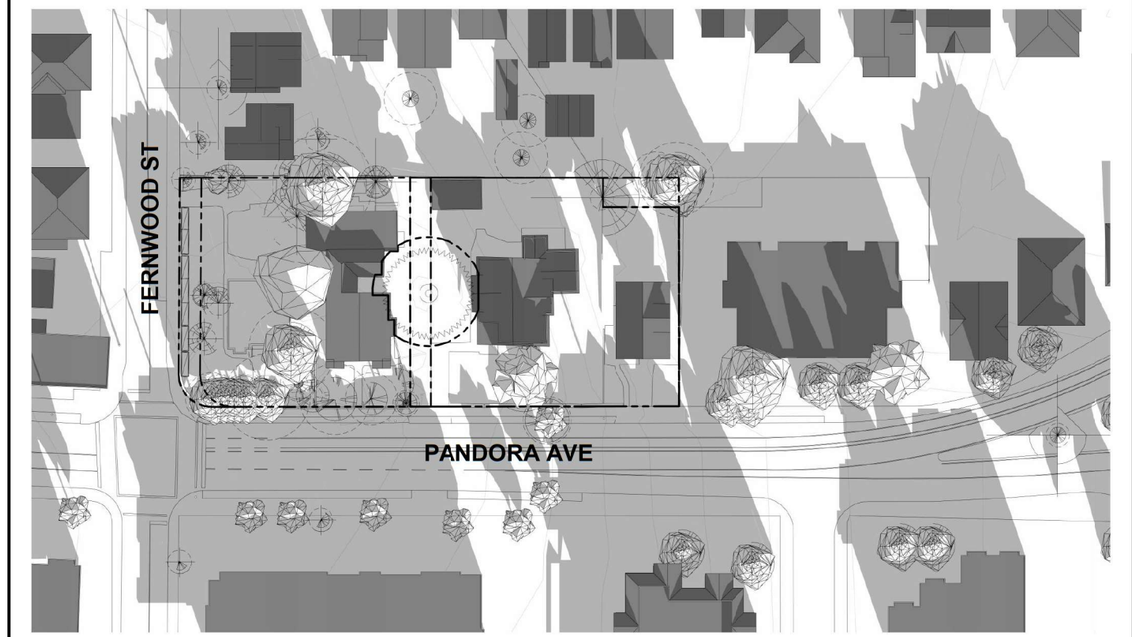
2 | WINTER SOLSTICE - NOON
1 : 500





3 | WINTER SOLSTICE - 4PM
1 : 500





4 | WINTER SOLSTICE - NOON - EXISTING
1 : 500

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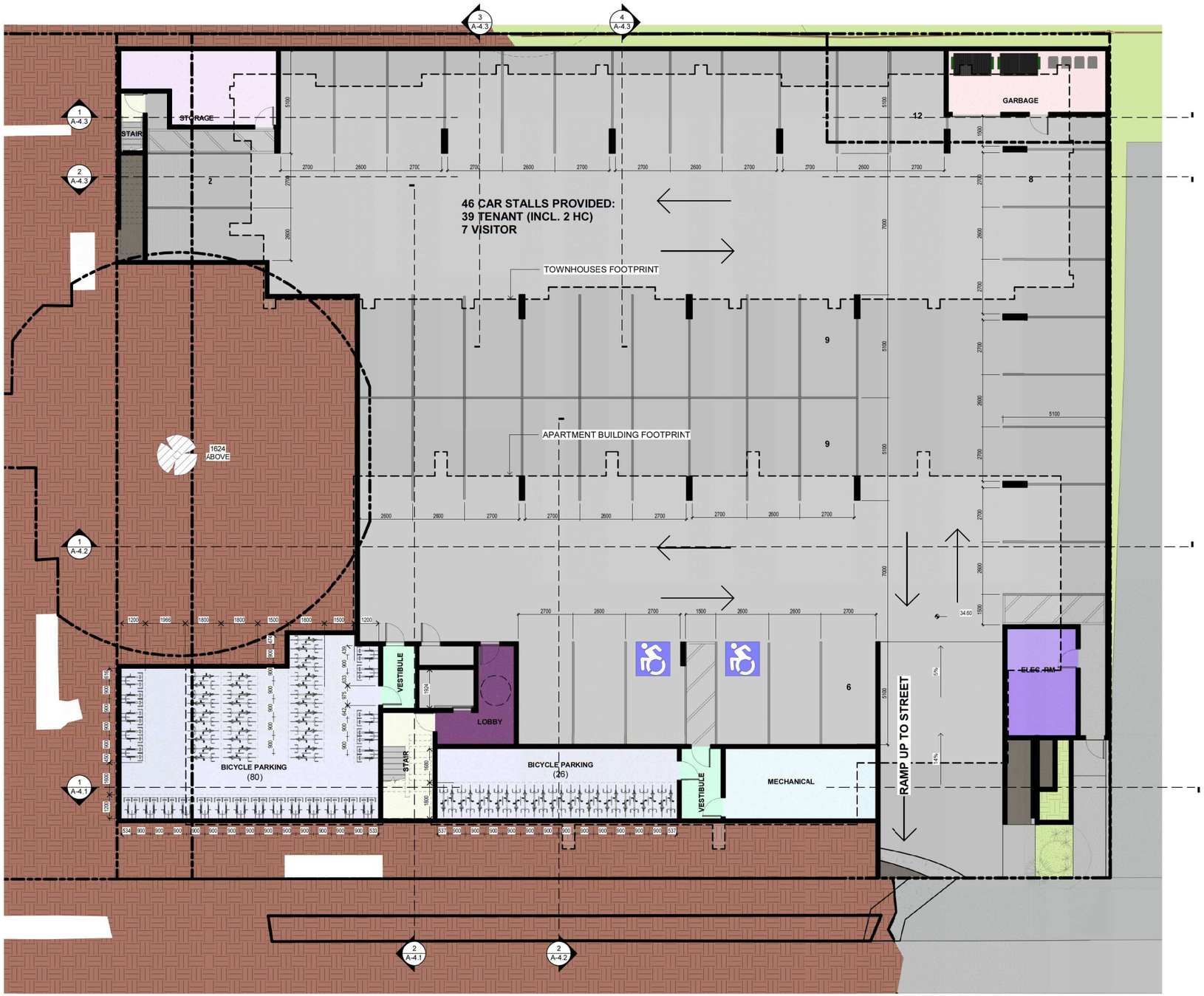
SHADOW STUDY - WINTER SOLSTICE

A-1.5

JOB No.: 2124

SCALE: 1 : 500

DATE: 2022/10/19



1 PARKADE PLAN
1 : 100

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

VISUAL SCALE 1:100 @ Arch D

PARKING DATA

RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
TOWNH 1 / UNIT x 7 =	7	5
<45m² 0.75 / UNIT x 18 =	14	9
45-70m² 0.9 / UNIT x 47 =	42	27
VISITOR STALLS: 0.1 / UNIT x 72 =	7	5
TOTAL:	70	46

LONG-TERM BICYCLE PARKING	REQUIRED	PROVIDED
TOWNH 1 / UNIT x 7 =	7	9
<45 m² 1 / UNIT x 26 =	12	15
>45m² 1.25 / UNIT x 60 =	67	82
SUB TOTAL =	86	106

SHORT-TERM BICYCLE PARKING	REQUIRED	PROVIDED
0.1 / UNIT x 86 =	9	12
TOTAL:	95	118

TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO	39.6 m²
39.6 m²: 12	
1 BED	44.7 m²
44.7 m²: 6	
TOTAL UNIT COUNT: 18	

TOTAL TOWNHOUSES (COUNT FOR PARKING CALCULATION)

UNIT TYPE	Count
TOWNHOUSE	7
TOTAL UNIT COUNT: 7	

TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
1 BED (TH)	47 m²
47 m²: 6	
1 BED (TH)	47.7 m²
47.7 m²: 1	
1 BED	49.1 m²
49.1 m²: 18	
1 BED	49.2 m²
49.2 m²: 11	
1 BED	49.3 m²
49.3 m²: 1	
2 BED	67.9 m²
67.9 m²: 10	
TOTAL UNIT COUNT: 47	

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SEQUOIA APARTMENTS

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PARKADE PLAN

A-2.0

JOB No.: 2124

SCALE: As indicated

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

Area Schedule (GFA Apartment)

Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²

UNIT AND AREA LEGEND

- 1 BED
- 1 BED (TH)
- AMENITY
- ENTRY
- JAN
- MAIL
- OFFICE
- STAIR
- STUDIO
- W/C



1 | FLOOR PLAN - L1
1 : 100

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L1

A-2.1

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

Area Schedule (GFA Apartment)

Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²

UNIT AND AREA LEGEND

- 1 BED
- 2 BED
- STAIR
- STUDIO
- TOWNHOUSE



1 FLOOR PLAN - L2
1 : 100

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

No.	Description	Date
1	ISSUED FOR DP/REZ	2022-10-19

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L2

A-2.2

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

Area Schedule (GFA Apartment)

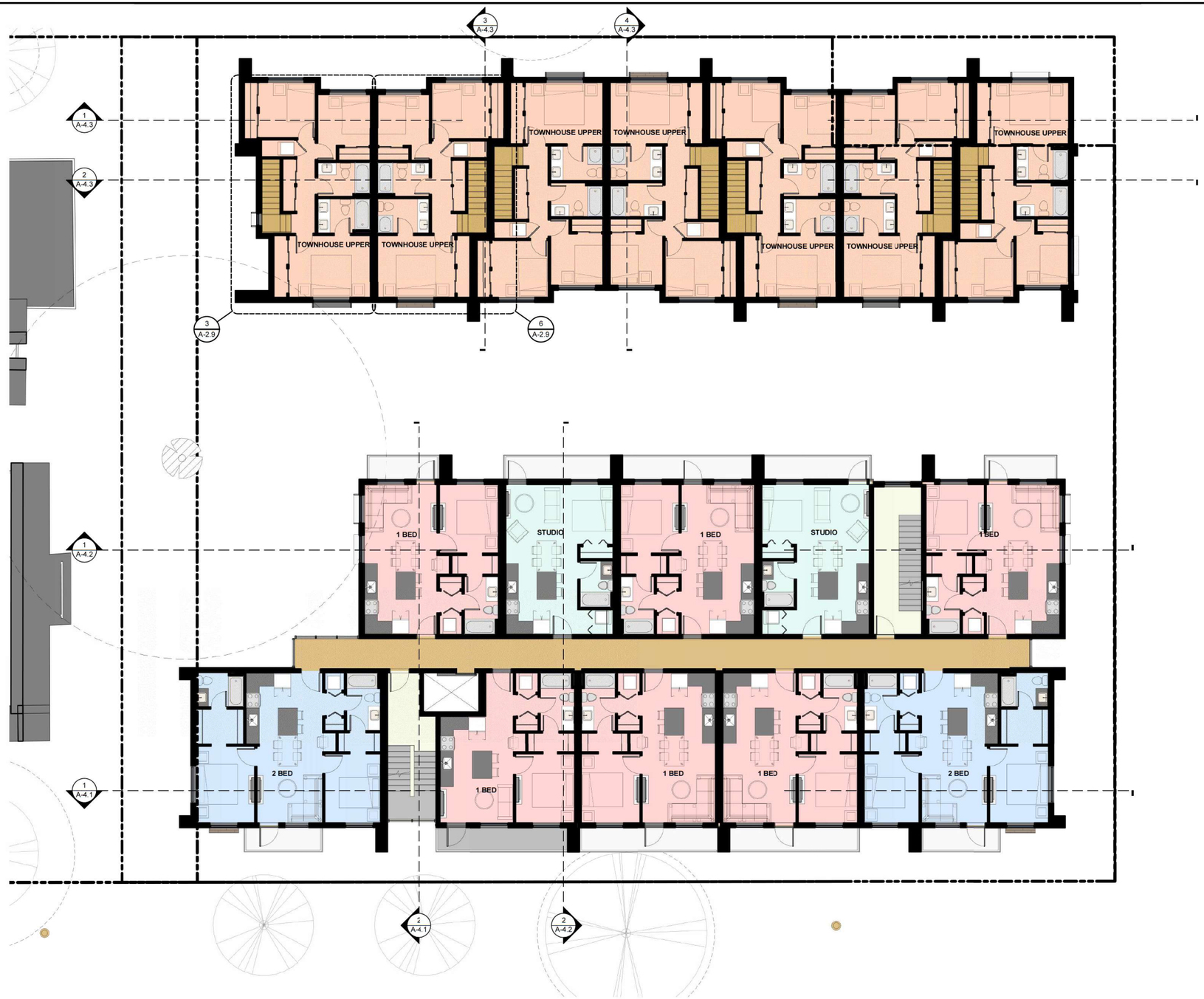
Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²

UNIT AND AREA LEGEND

- 1 BED
- 2 BED
- STAIR
- STUDIO
- TOWNHOUSE UPPER



1 FLOOR PLAN - L3
1 : 100

TN N

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

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SEQUOIA APARTMENTS

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FLOOR PLAN - L3

A-2.3

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

Area Schedule (GFA Apartment)

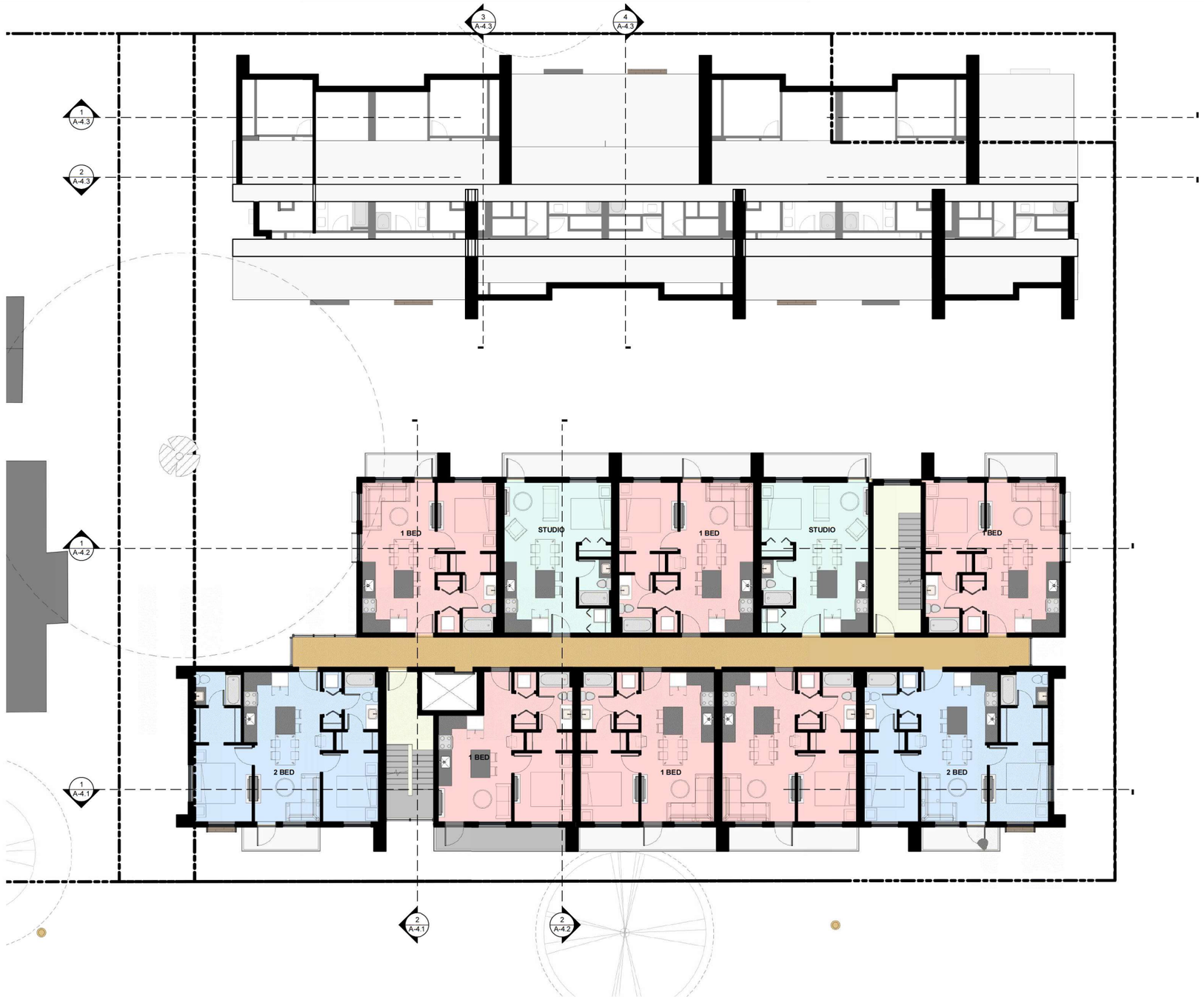
Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²

UNIT AND AREA LEGEND

- 1 BED
- 2 BED
- STAIR
- STUDIO



1 FLOOR PLAN - L4
1 : 100

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

No.	Description	Date
1	ISSUED FOR DP/REZ	2022-10-19

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SEQUOIA APARTMENTS

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FLOOR PLAN - L4

A-2.4

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

UNIT AND AREA LEGEND

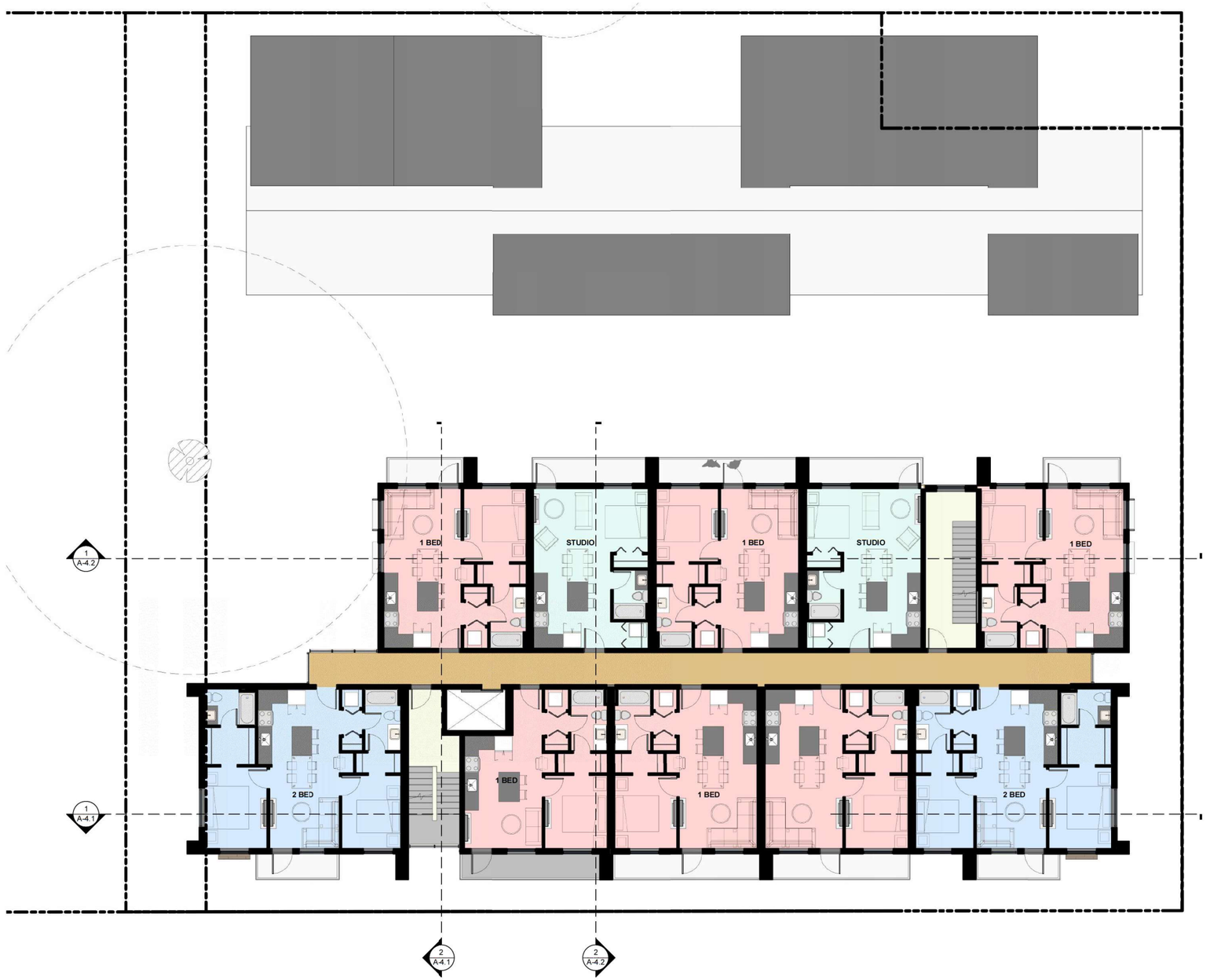
- 1 BED
- 2 BED
- STAIR
- STUDIO

Area Schedule (GFA Apartment)

Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²



1 | FLOOR PLAN - L5
1 : 100

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

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FLOOR PLAN - L5

A-2.5

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19

UNIT COUNT - BY TYPE

UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

UNIT AND AREA LEGEND

- 1 BED
- 2 BED
- STAIR
- STUDIO

Area Schedule (GFA Apartment)

Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²



1 FLOOR PLAN - L6
1 : 100

TN N

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

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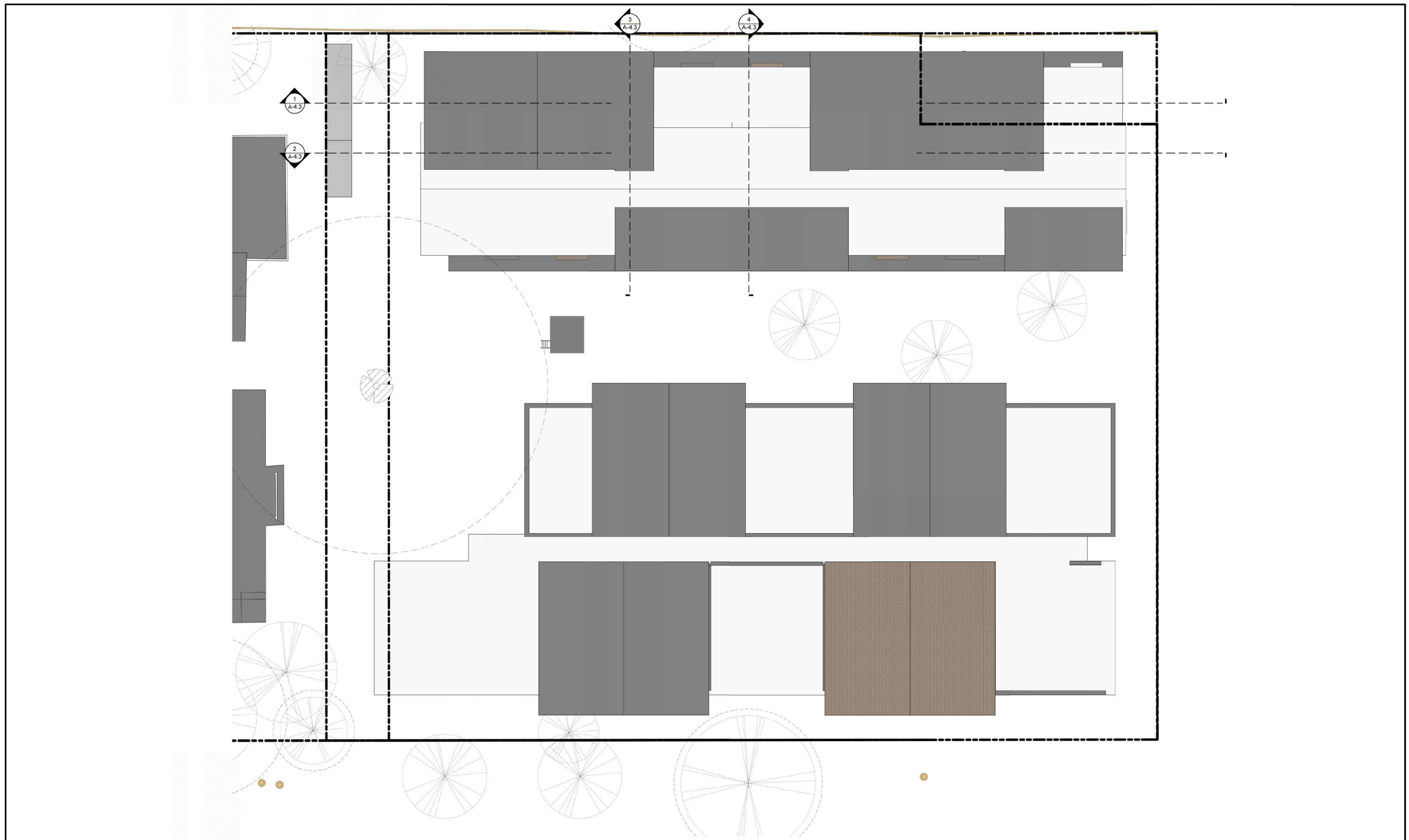
FLOOR PLAN - L6

A-2.6

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19



1 | ROOF PLAN
1 : 100

TN N

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

No.	Description	Date
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SEQUOIA APARTMENTS

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ROOF PLAN

A-2.7

JOB No.: 2124

SCALE: 1 : 100

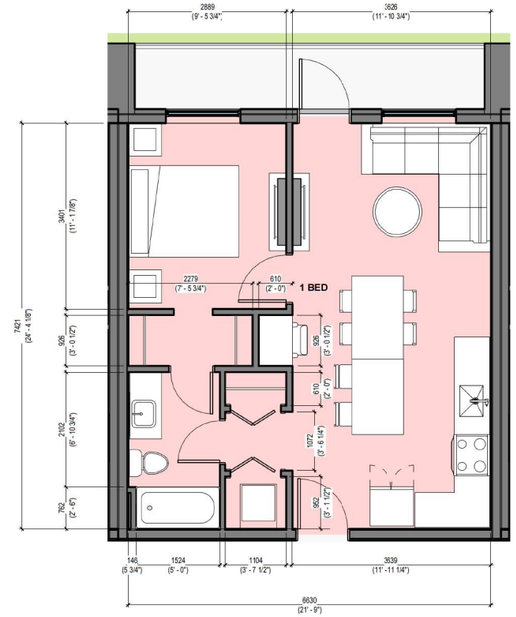
DATE: 2022/10/19

UNIT COUNT - BY TYPE
UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73



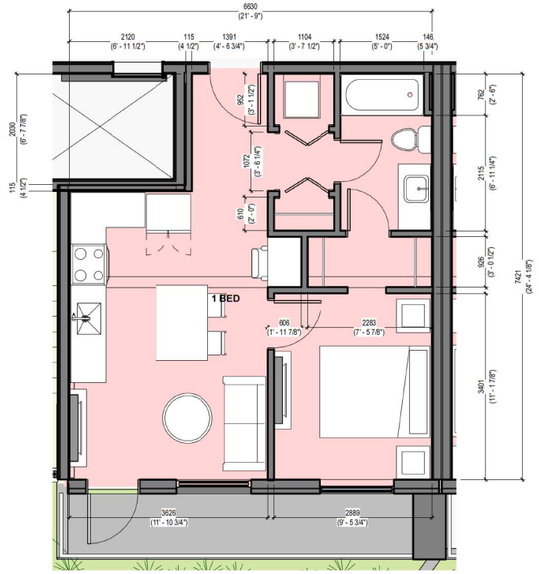
STUDIO (12)
RENTABLE AREA
43.8m² (472 SF)
USABLE AREA:
39.6m2 (426 SF)

1 | STUDIO UNIT PLAN
1 : 50



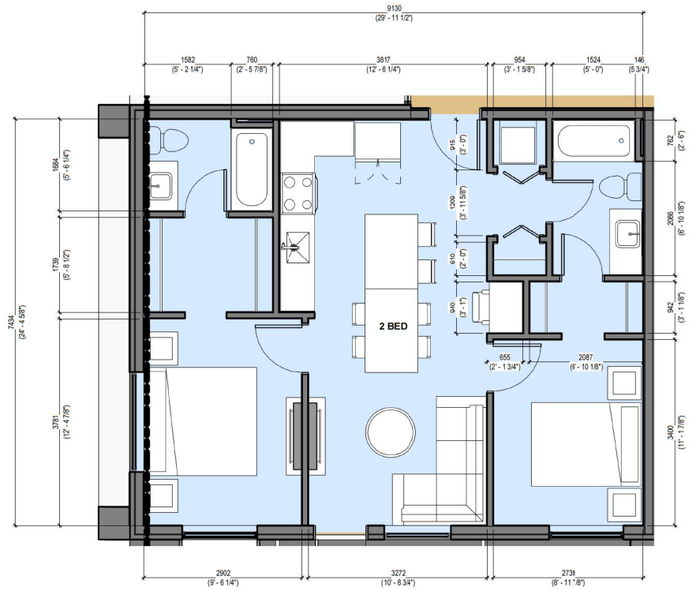
1 BED TYPE 1 (18)
RENTABLE AREA
53.8m² (579SF)
USABLE AREA:
49.2m2 (530 SF)

2 | 1 BED TYPE 1 UNIT PLAN
1 : 50



1 BED TYPE 2 (6)
RENTABLE AREA
49.6m² (534 SF)
USABLE AREA:
44.9m2 (483 SF)

3 | 1 BED TYPE 2 UNIT PLAN
1 : 50



2 BED (10)
RENTABLE AREA
75.5m² (813SF)
USABLE AREA:
67.9m2 (731 SF)

4 | 2 BED UNIT PLAN
1 : 50

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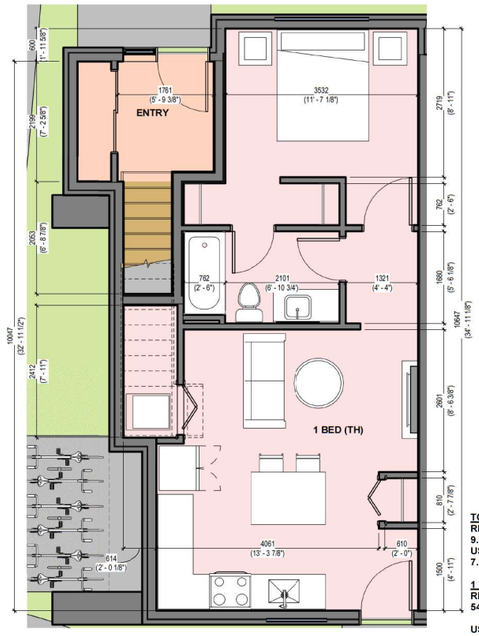
APARTMENT UNIT PLANS

A-2.8

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ Arch D
JOB No.: 2124
SCALE: 1 : 50
DATE: 2022/10/19

UNIT COUNT - BY TYPE
UNIT TYPE
1 BED
1 BED: 36
1 BED (TH)
1 BED (TH): 7
2 BED
2 BED: 10
STORAGE
STORAGE: 1
STUDIO
STUDIO: 12
TOWNHOUSE
TOWNHOUSE: 7
TOTAL UNIT COUNT: 73

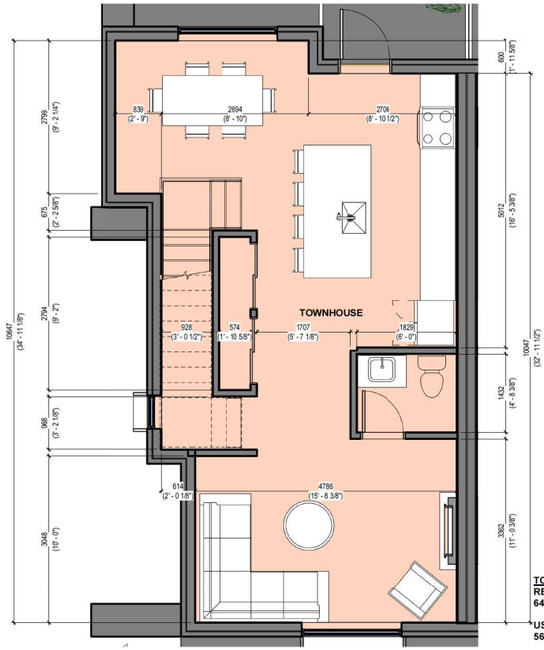


TOWNHOUSE ENTRY
RENTABLE AREA
9.9m² (107 SF)
USABLE AREA:
7.2m2 (78 SF)

1 BED UNIT (7)
RENTABLE AREA
54.5m² (587 SF)

USABLE AREA:
47.7m2 (513 SF)

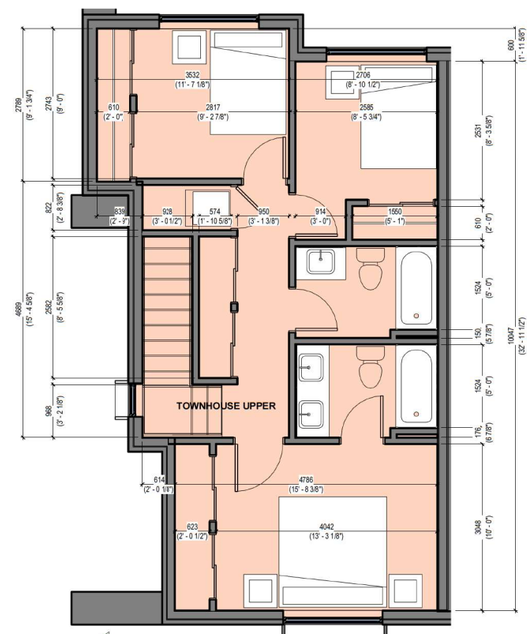
1 | 1 BED (TH) SUITE UNIT PLAN, TYPE 1
1 : 50



TOWNHOUSE MAIN FLOOR
RENTABLE AREA
64.5m² (694 SF)

USABLE AREA
56.3m2 (606sf)

2 | TOWNHOUSE MAIN UNIT PLAN, TYPE 1
1 : 50



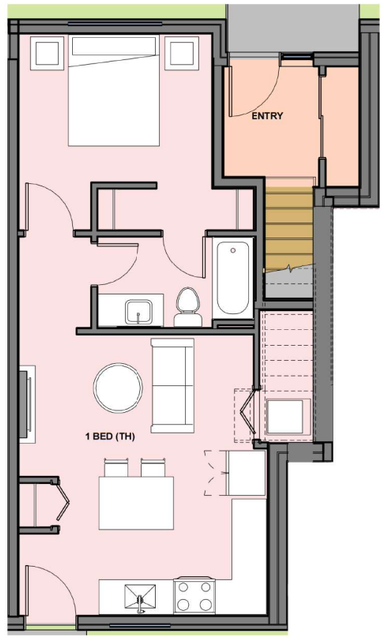
TOWNHOUSE UPPER FLOOR:
RENTABLE AREA
64.5m² (694 SF)

USABLE AREA
56.3m2 (606sf)

TOWN HOUSE TOTAL (7'
RENTABLE AREA:
138.9m2 (1495 SF)

TOTAL USABLE AREA:
119.8m2 (1290 SF)

3 | TOWNHOUSE UPPER UNIT PLAN, TYPE 1
1 : 50

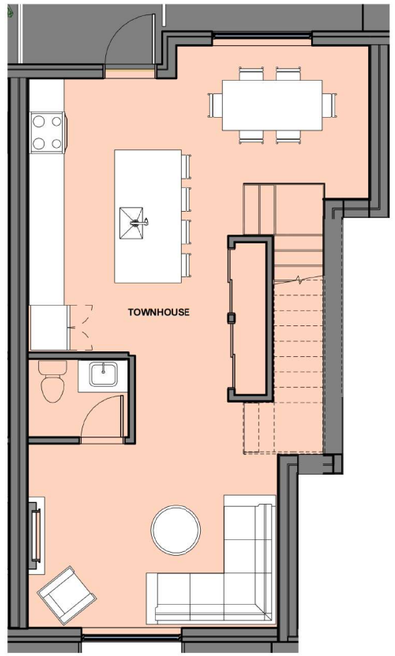


TOWNHOUSE ENTRY
RENTABLE AREA
9.5m² (102 SF)
USABLE AREA:
7.2m2 (78 SF)

1 BED UNIT
RENTABLE AREA
53.4m² (575 SF)

USABLE AREA:
47.0m2 (506 SF)

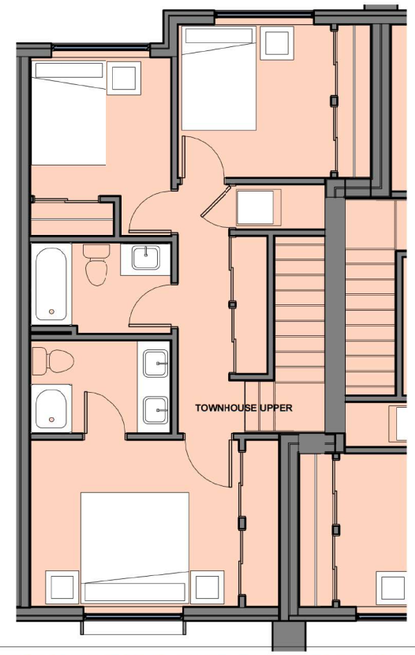
4 | 1 BED (TH) SUITE UNIT PLAN, TYPE 2
1 : 50



TOWNHOUSE MAIN FLOOR
RENTABLE AREA
62.9m² (677 SF)

USABLE AREA:
55.6m2 (598 SF)

5 | TOWNHOUSE MAIN UNIT PLAN, TYPE 2
1 : 50



TOWNHOUSE UPPER FLOOR
RENTABLE AREA
62.9m² (677 SF)

USABLE AREA:
55.6m2 (598 SF)

TOWN HOUSE TOTAL
RENTABLE AREA:
135.3m2 (1456 SF)

TOTAL USABLE AREA:
118.4m2 (1274 SF)

6 | TOWNHOUSE UPPER UNIT PLAN, TYPE 2
1 : 50

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PRIMEX INVESTMENTS

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SEQUOIA APARTMENTS

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Victoria, BC

TOWNHOUSE UNIT PLANS

A-2.9

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ Arch D

JOB No.: 2124 SCALE: 1 : 50 DATE: 2022/10/19



1 | SOUTH ELEVATION STREETSCAPE
1 : 200

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



2 | WEST ELEVATION STREETSCAPE
1 : 200

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



3 | EAST ELEVATION STREETSCAPE
1 : 200

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



VS1
VERTICAL SIDING:
WESTFORM - PONDEROSA - 4" SOLID PROBOARD

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



CW
CURTAIN WALL:
WHITE MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



R/
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP

EXTERIOR MATERIAL LEGEND
1 : 1

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SEQUOIA APARTMENTS

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STREETSCAPE ELEVATIONS

A-3.0

JOB No.: 2124

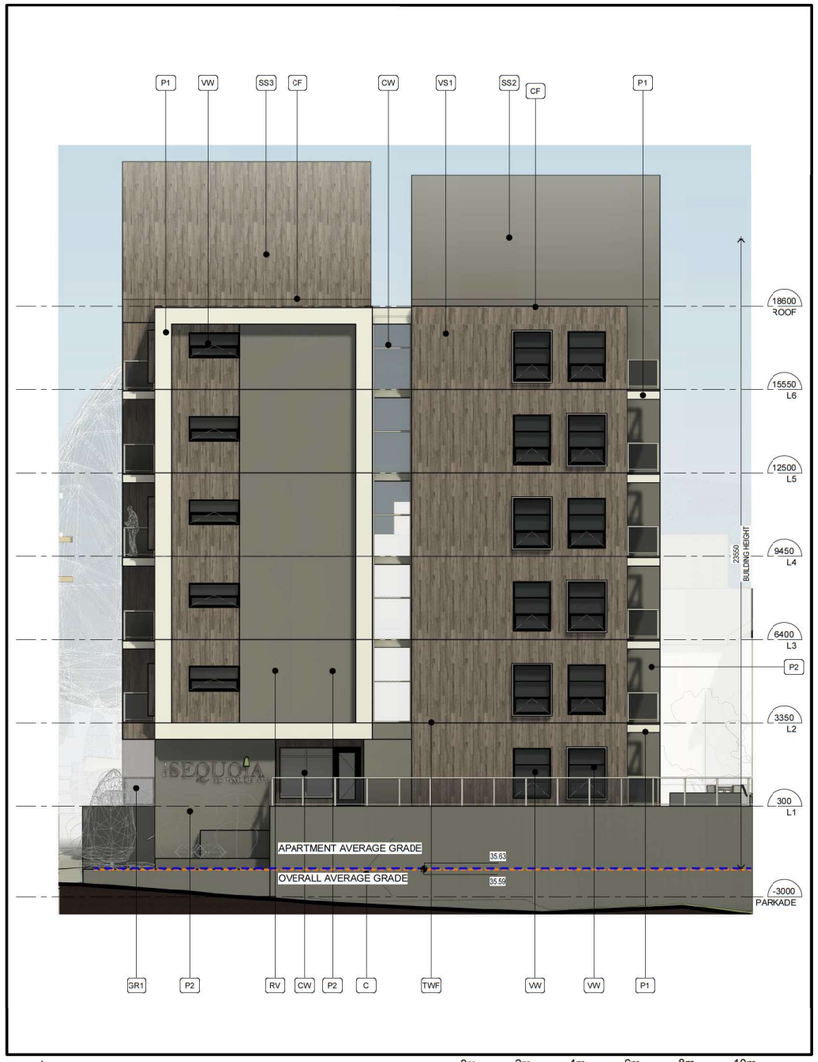
SCALE: As indicated

DATE: 2022/10/19



1 | NORTH ELEVATION APARTMENT
1 : 100

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



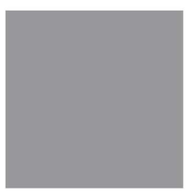
2 | EAST ELEVATION APARTMENT
1 : 100

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



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



CW
CURTAIN WALL:
WHITE MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



RV
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP

3 | EXTERIOR MATERIAL LEGEND
1 : 1

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C	CONCRETE - SANDBLAST FINISH
CF	CAP FLASHING - COLOUR MATCH
CW	CURTAINWALL - WHITE ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
P1	ALUMINUM PANEL SIDING - AL13 - WHITE SD323 - SMOOTH
P2	ALUMINUM PANEL SIDING - AL13 - ELEPHANT GREY SD304 - SMOOTH
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 12
SS2	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 12
SS3	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 12
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VS1	VERTICAL SIDING - WESTFORM - PONDEROSA - 4" SOLID PROBOARD
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

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SEQUOIA APARTMENTS

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APARTMENT ELEVATIONS

A-3.1

JOB No.: 2124

SCALE: As indicated

DATE: 2022/10/19



1 SOUTH ELEVATION APARTMENT

1 : 100

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

VISUAL SCALE 1:100 @ Arch D



2 WEST ELEVATION APARTMENT

1 : 100

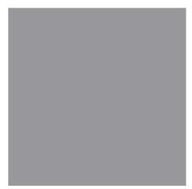
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



CW
CURTAIN WALL:
WHITE MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



R/
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C	CONCRETE - SANDBLAST FINISH
CF	CAP FLASHING - COLOUR MATCH
CW	CURTAINWALL - WHITE ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
P1	ALUMINUM PANEL SIDING - AL13 - WHITE SD323 - SMOOTH
P2	ALUMINUM PANEL SIDING - AL13 - ELEPHANT GREY SD304 - SMOOTH
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 12
SS2	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 12
SS3	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 12
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VS1	VERTICAL SIDING - WESTFORM - PONDEROSA - 4" SOLID PROBOARD
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

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ARCHITECTURE
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PRIMEX INVESTMENTS

No.	Description	Date
1	ISSUED FOR DP/REZ	2022-10-19

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

APARTMENT ELEVATIONS

A-3.2

JOB No.: 2124

SCALE: As indicated

DATE: 2022/10/19



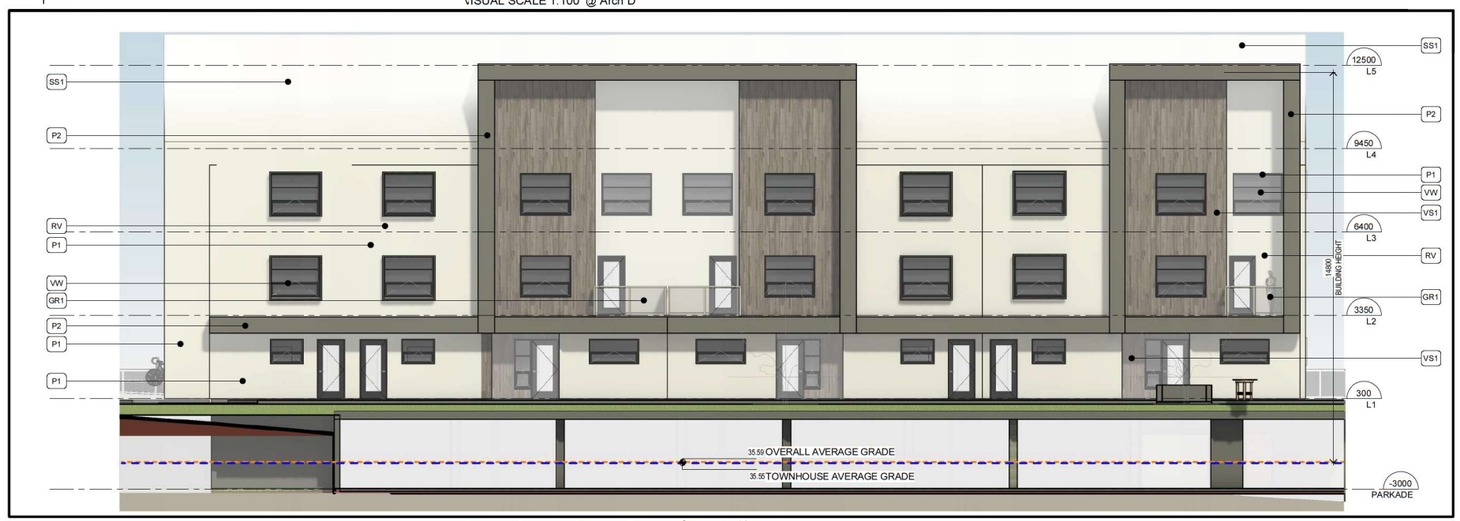
1 NORTH ELEVATION TOWNHOUSE
1 : 100

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



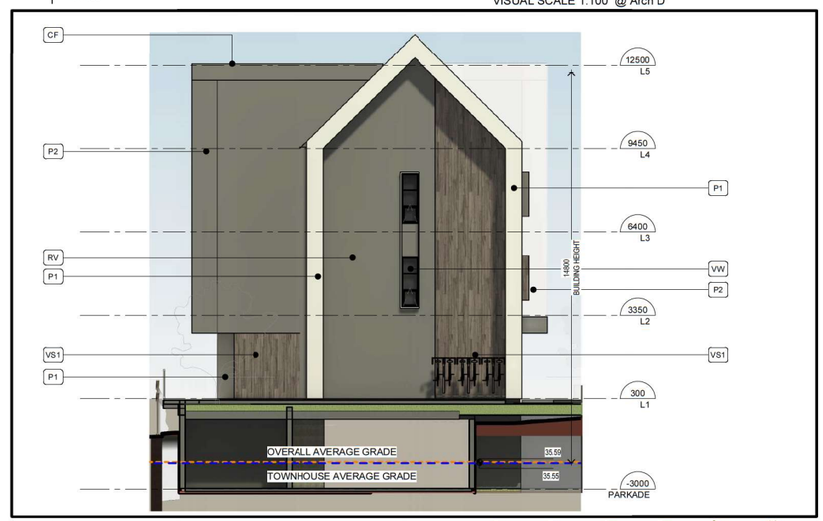
2 EAST ELEVATION TOWNHOUSE
1 : 100

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



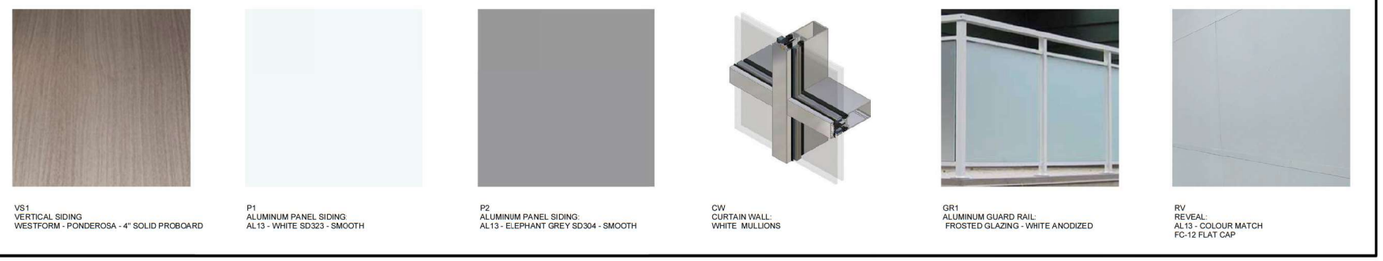
3 SOUTH ELEVATION TOWNHOUSE
1 : 100

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



4 WEST ELEVATION TOWNHOUSE
1 : 100

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



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH

P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH

CW
CURTAIN WALL:
WHITE MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED

RV
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP

5 EXTERIOR MATERIAL LEGEND
1 : 1

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C	CONCRETE - SANDBLAST FINISH
CF	CAP FLASHING - COLOUR MATCH
CW	CURTAINWALL - WHITE ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
P1	ALUMINUM PANEL SIDING - AL13 - WHITE SD323 - SMOOTH
P2	ALUMINUM PANEL SIDING - AL13 - ELEPHANT GREY SD304 - SMOOTH
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 12
SS2	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 12
SS3	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 12
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VS1	VERTICAL SIDING - WESTFORM - PONDEROSA - 4" SOLID PROBOARD
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

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TOWNHOUSE ELEVATIONS / A-3.3

JOB No.: 2124

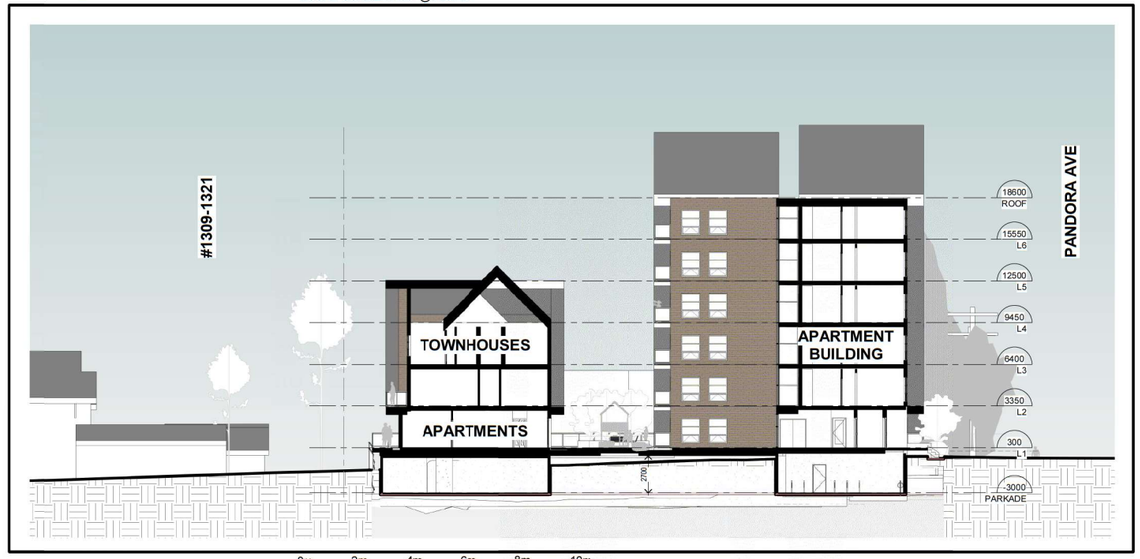
SCALE: As indicated

DATE: 2022/10/19



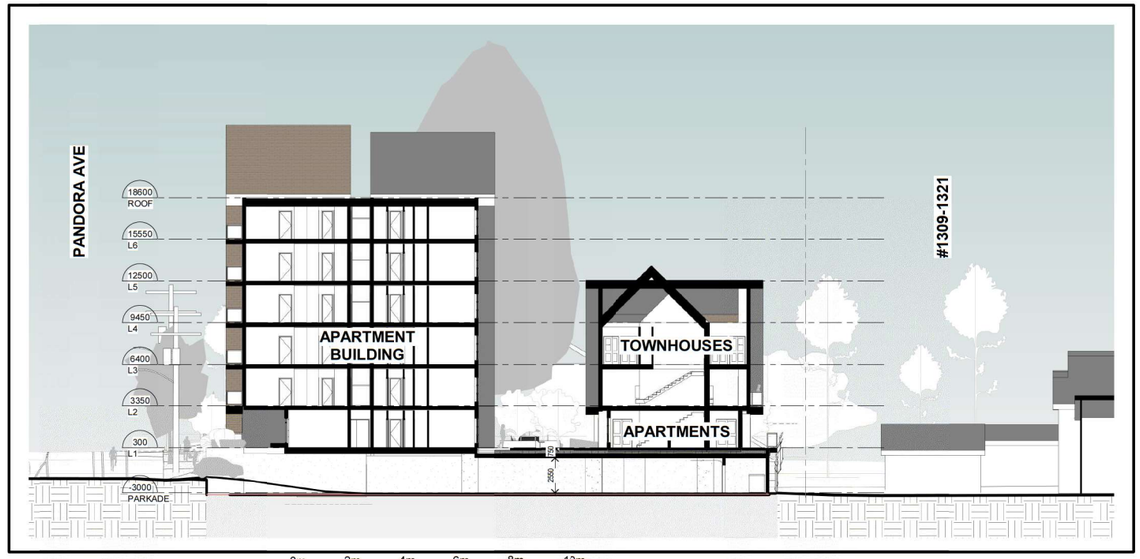
1 | SITE SECTION 1
1 : 200

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



2 | SITE SECTION 2
1 : 200

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



3 | SITE SECTION 3
1 : 200

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

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SITE SECTIONS

A-4.0

JOB No.: 2124

SCALE: 1 : 200

DATE: 2022/10/19



UNIT AND AREA LEGEND

- 1 BED
- 2 BED
- BICYCLE PARKING
- MAIL
- MECHANICAL
- OFFICE
- STAIR
- VESTIBULE

1 APARTMENT BUILDING SECTION 1
1 : 100

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



UNIT AND AREA LEGEND

- 1 BED
- STAIR
- VESTIBULE

2 APARTMENT BUILDING SECTION 2
1 : 100

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

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APARTMENT BUILDING SECTIONS

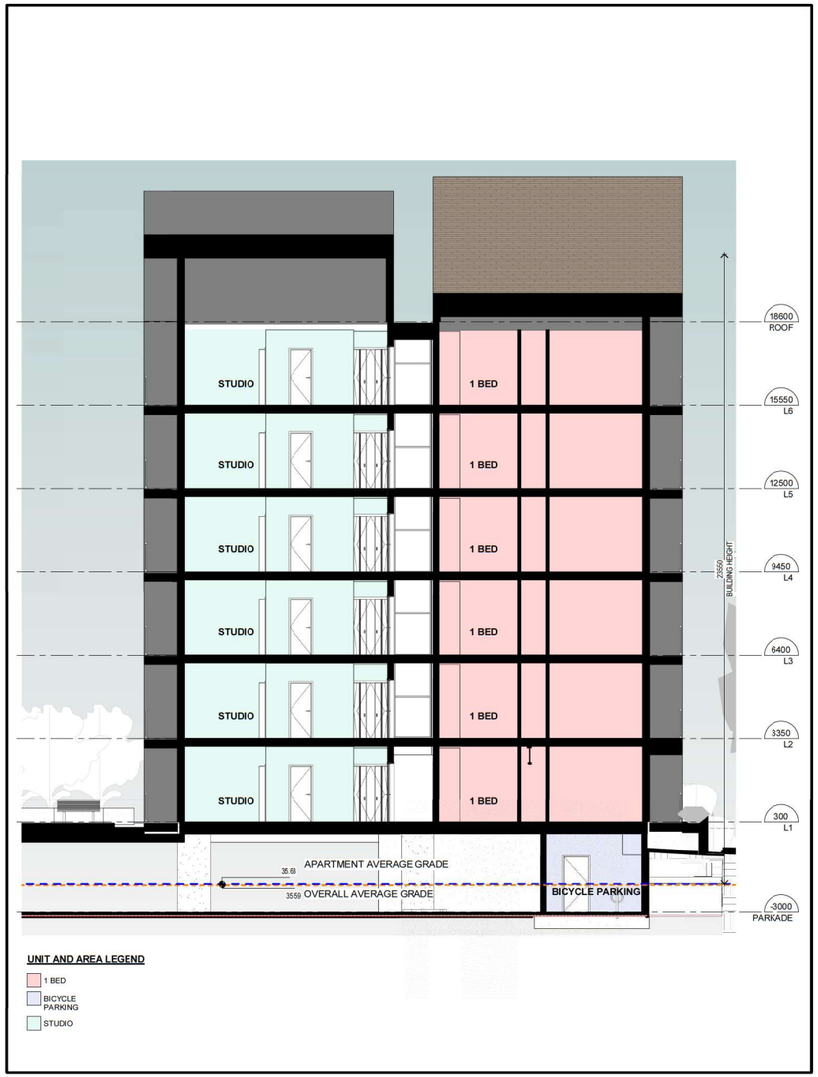
A-4.1

JOB No.: 2124 SCALE: 1 : 100 DATE: 2022/10/19



1 APARTMENT BUILDING SECTION 3
1 : 100

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



2 APARTMENT BUILDING SECTION 4
1 : 100

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

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PRIMEX INVESTMENTS

No.	Description	Date
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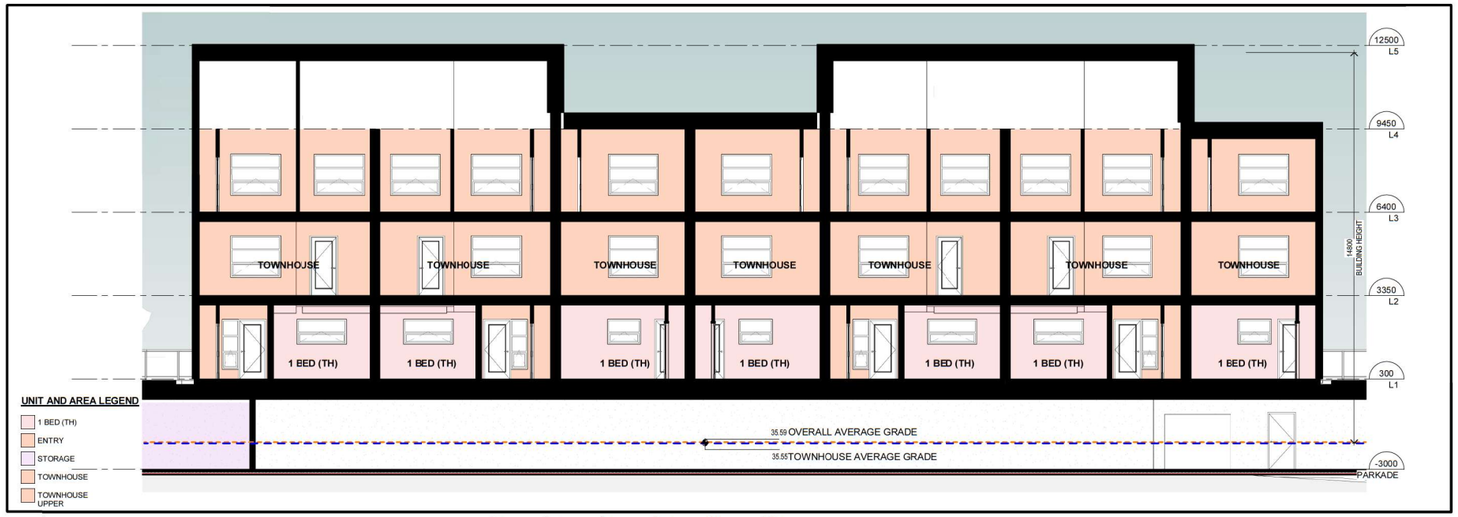
SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
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APARTMENT BUILDING SECTIONS

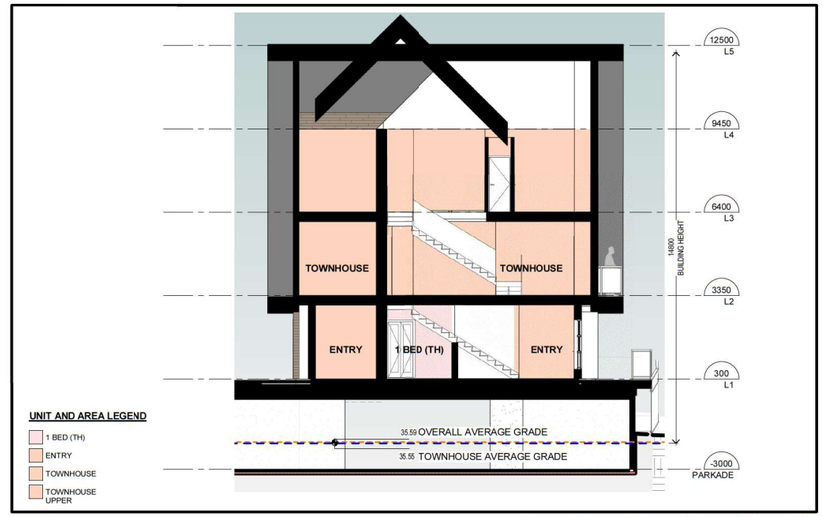
A-4.2

JOB No.: 2124
SCALE: 1 : 100
DATE: 2022/10/19



1 | TOWNHOUSE BUILDING SECTION 1
1 : 100

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



3 | TOWNHOUSE BUILDING SECTION 2
1 : 100

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

2 | TOWNHOUSE BUILDING SECTION 3
1 : 100

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

4 | TOWNHOUSE BUILDING SECTION 4
1 : 100

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

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PRIMEX INVESTMENTS

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

TOWNHOUSE BUILDING SECTIONS

A-4.3

JOB No.: 2124

SCALE: 1 : 100

DATE: 2022/10/19



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

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SEQUOIA APARTMENTS

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3D AERIAL VIEWS

A-5.1

JOB No.: 2124

SCALE: 1 : 1

DATE: 2022/10/19



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

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PRIMEX INVESTMENTS

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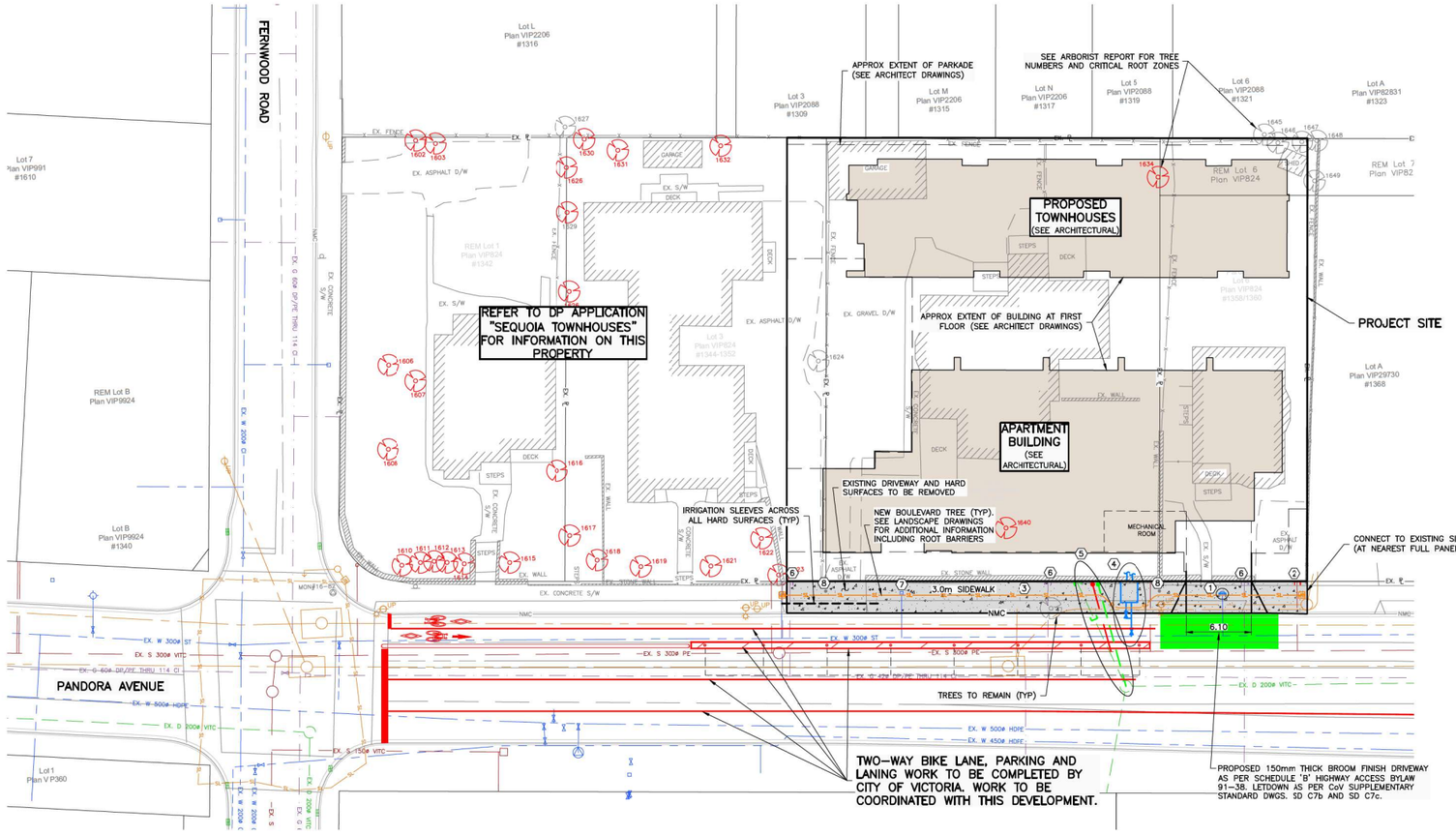
3D STREET VIEWS

A-5.2

JOB No.: 2124

SCALE: 1 : 1

DATE: 2022/10/19



PLAN
1:250

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	2-50ø STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS OF PROPERTY LIMIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
4	NEW 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE AS PER CoV STD. DWG. SDW2c.
5	NEW 150ø PVC DR28 SANITARY SERVICE AND 200ø PVC DR35 STORM SERVICE. EXISTING 150ø STORM SERVICE TO BE CAPPED AND ABANDONED. ALL WORK BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
7	EXISTING 25ø SERVICE TO BE RE-USED FOR IRRIGATION. METER TO BE RELOCATED TO AVOID STREETLIGHT CONDUIT IF REQUIRED (BY CoV FORCES AT DEVELOPER'S EXPENSE).
8	LEAD PLUG TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR AT DEVELOPER'S EXPENSE.
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY SMALL & ROSSELL LANDSCAPE ARCHITECTS.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
6. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
7. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
8. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

OCTOBER 19, 2022

ISSUED FOR DEVELOPMENT PERMIT

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

1:250 0 5 15m

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NO.	DATE	BY	ISSUED

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
1354, 1358 AND 1360 PANDORA AVENUE
SEQUOIA APARTMENTS

TITLE:
PRELIMINARY CIVIL DRAWING

SCALE
HORIZ: 1:250 VERT:

PROJECT NO. 2241-21127-00 | ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO.
21-127-DP 2

X:\2241\CIVIL\PROJECTS\21-127-00 1342,1344,1352,1354,1358,1360 PANDORA\10.0 DRAWINGS\10.3 ENGINEERING\10.3.2 SHEETS\21-127-DP.DWG 10/13/2022 6:02 PM DP APARTMENTS

PROPOSED TREE PLANTING (on site)
refer to Plant Schedule

PROPOSED STREET TREE PLANTING
refer to Plant Schedule
(tree grates on Pandora)

SHRUBS, GROUNDCOVERS & PERENNIALS
refer to Plant Schedule

LAWN/BOULEVARD

BROOM FINISH CCONCRETE PAVING

NATURAL STONE PAVING

SAFETY SURFACE
engineered wood chip

STRUCTURAL SOIL STREET
TREE GROWING MEDIA

UNIT PAVERS

HYDRO POLE

BIKE RACK

PIPE RAIL

PROPOSED GRADE

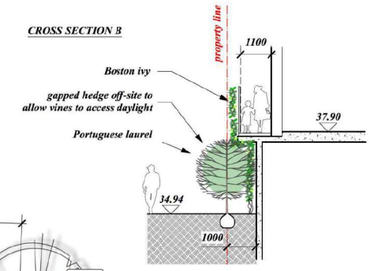
EXISTING GRADE

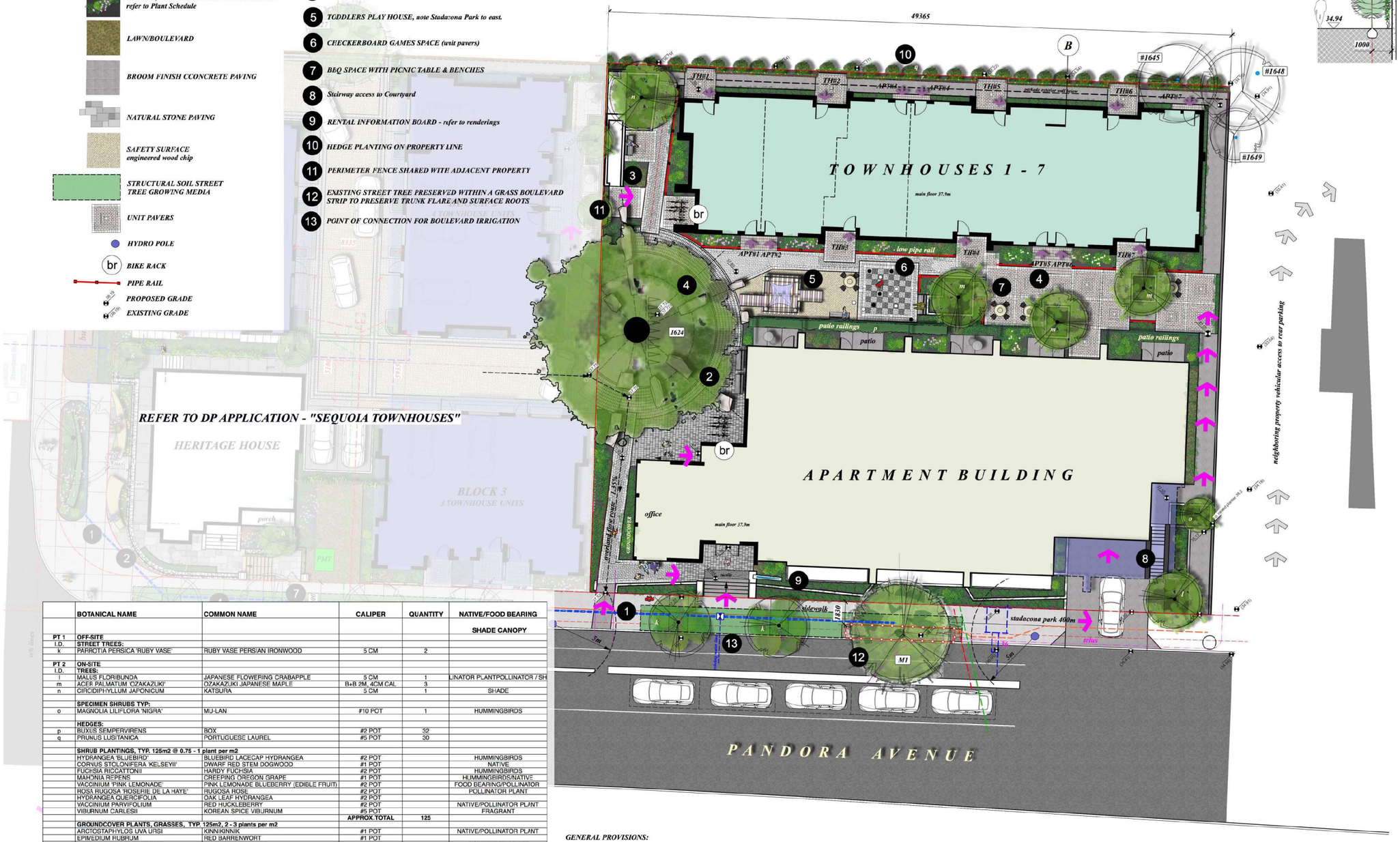
1. PEDESTRIAN ENTRANCE TO RENTAL APARTMENT BUILDING AND TOWN HOUSES, ALIGNED WITH SEQUOIA TREE
2. AMENITY SPACE ANCHORED BY SEQUOIA TREE & EXTENDING EASTWARDS BETWEEN BUILDINGS
3. Exit from parkade, and seating space for Rental town houses
4. LARGE FEATURE STONE SLABS RADIATING FROM TREE - refer to renderings
5. TODDLERS PLAY HOUSE, note Stadacona Park to east.
6. CHECKERBOARD GAMES SPACE (unit pavers)
7. BBQ SPACE WITH PICNIC TABLE & BENCHES
8. Stairway access to Courtyard
9. RENTAL INFORMATION BOARD - refer to renderings
10. HEDGE PLANTING ON PROPERTY LINE
11. PERIMETER FENCE SHARED WITH ADJACENT PROPERTY
12. EXISTING STREET TREE PRESERVED WITHIN A GRASS BOULEVARD STRIP TO PRESERVE TRUNK FLARE AND SURFACE ROOTS
13. POINT OF CONNECTION FOR BOULEVARD IRRIGATION

RATIONALE:

- This landscape plan developed in conjunction with landscape proposals for property immediately to the west.
- Comprises landscape treatment for rental apartment and townhouse buildings.
- Focal space is the amenity area anchored by the sequoia tree and extending as a linear space between the buildings.
- Large slab-form boulders laid in radiating pattern off the sequoia tree and making physical connections with adjacent spaces.
- Rich decorative paving design throughout unifies the multi-functioning social space - picnicing, barbecue, games, play, quiet seating.
- Shade tree planting in raised planters to maximise soil volume.
- Provision of robustly designed high quality perimeter screen fences acknowledging proximity to neighbours garden spaces.
- Boulevard improvements include 2 new street trees, widened sidewalk on Pandora Avenue.

CROSS SECTION B





	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING
					SHADE CANOPY
PT 1	OFF-SITE				
I.D.	STREET TREES:				
k	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5 CM	2	
PT 2	ON-SITE				
I.D.	TREES:				
l	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	5 CM	1	LINATOR PLANTPOLLINATOR / SH
m	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	B+B 2M, 4CM CAL	3	
n	CIRCIDIPHYLLUM JAPONICUM	KATSURA	5 CM	1	SHADE
	SPECIMEN SHRUBS TYP:				
o	MAGNOLIA LILIFLORA 'NIGRA'	MU-LAN	#10 POT	1	HUMMINGBIRDS
	HEDGES:				
p	BUXUS SEMPERVIRENS	BOX	#2 POT	32	
q	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#5 POT	30	
	SHRUB PLANTINGS, TYP. 125m2 @ 0.75 - 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	FUCHSIA RICCATTONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MAHONIA REPENS	CREEPING OREGON GRAPE	#1 POT		HUMMINGBIRDS/NATIVE
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY (EDIBLE FRUIT)	#2 POT		FOOD BEARING/POLLINATOR
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT		
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
			APPROX.TOTAL	125	
	GROUNDCOVER PLANTS, GRASSES, TYP. 125m2, 2 - 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACRORHYZUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBOR	#1 POT		
	MAHONIA NERVOSA	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 'MOHNING LIGHT'	JAPANESE SILVER GRASS	#2 POT		
			APPROX.TOTAL	450	
	VINES:				
r	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#5 POT	18	
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES			7	28% POLLINATOR/FOOD
	SHRUBS & VINES			187	40% POLLINATOR/FOOD/NATIVE
	GROUNDCOVERS			450	50% NATIVE/POLLINATCR

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

GENERAL PROVISIONS:

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

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

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

0 5 10 15 M

N

SMALL & ROSSELL
LANDSCAPE ARCHITECTS
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com

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Revision

No.	Description	Date

Issue	Issue Date
DEVELOPMENT PERMIT	19 Oct 2022

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ADRIAN J. SMALL
236

Project

PRIMEX INVESTMENTS

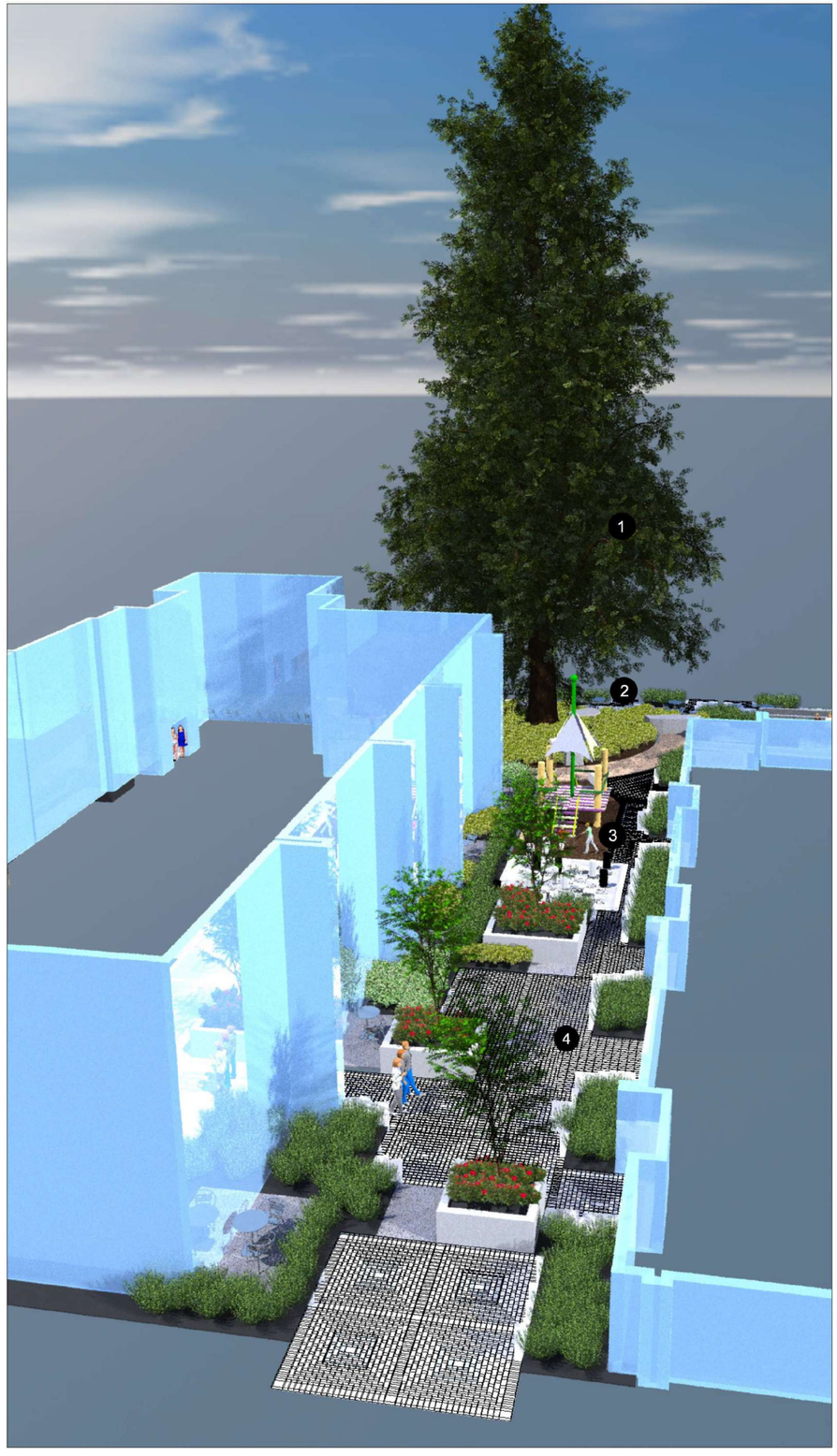
SEQUOIA APARTMENTS

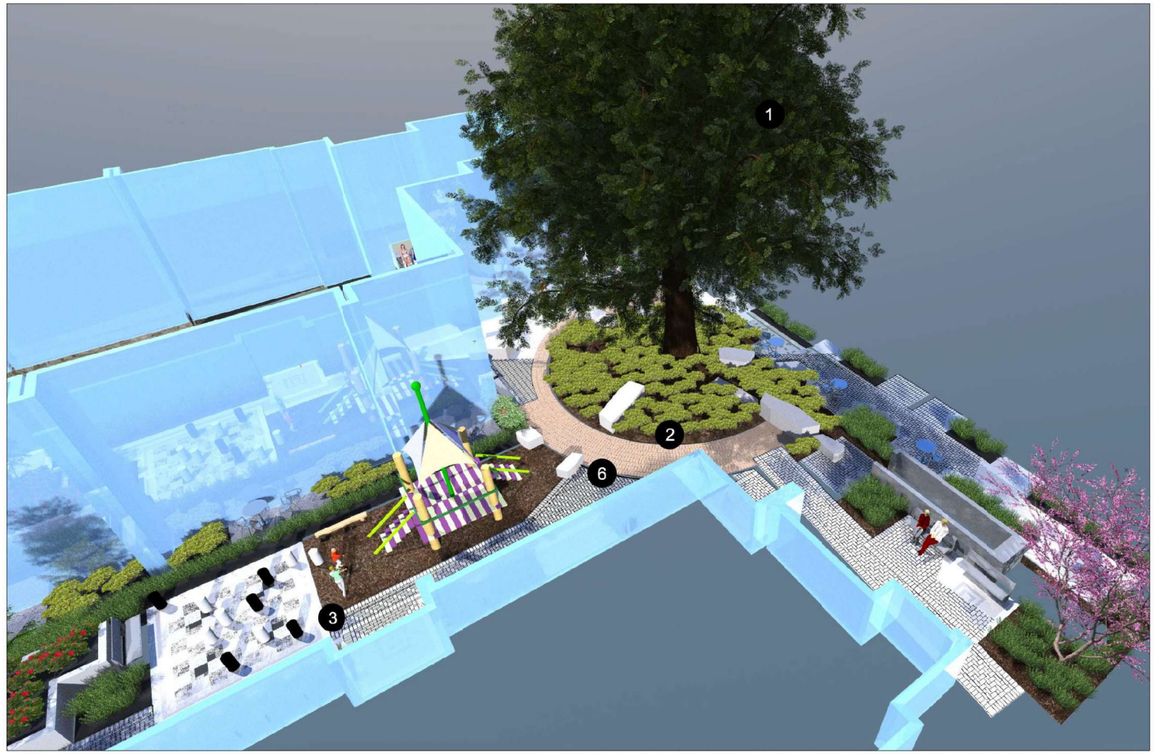
1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title

LANDSCAPE PLAN

Drawn By	Checked
AJS	
Project Number	Scale
	1:150
Revision	Sheet Number
	L1





1. *PRESERVED LARGE SEQUOIA TREE*
2. *PROTECTED (PLANTED/MULCHED) ROOT ZONE*
3. *PLAY STRUCTURE & GAMES*
4. *SOCIAL ACTIVITY SPACE - BARBEQUE, PICNIC, SHADE TREES IN RAISED PLANTERS*
5. *APPROACH OFF PANDORA AVENUE SIDEWALK*
6. *LARGE STONE SLABS RADIATING FROM BASE OF SEQUOIA TIES VARIOUS SPACES TOGETHER*
7. *APARTMENT ENTRY STEPS OFF PANDORA AVENUE*







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3012 manzer road, sooke, b.c., v9z 0c9
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Revision

No.	Description	Date

Issue	Issue Date
DEVELOPMENT PERMIT	19 Oct 2022

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236

Project

PRIMEX INVESTMENTS

SEQUOIA APARTMENTS

1354 - 1360 Pandora Avenue
Victoria BC

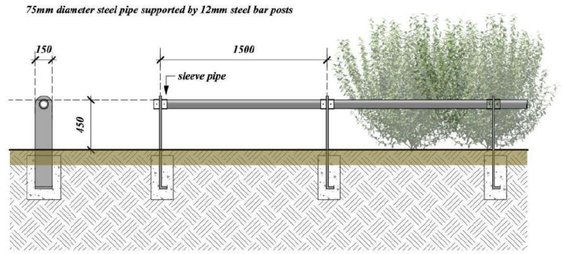
Sheet Title

COMMON SPACE RENDERINGS

Drawn By	Checked
AJS	
Project Number	Scale
	1:25
Revision	Sheet Number
	L2

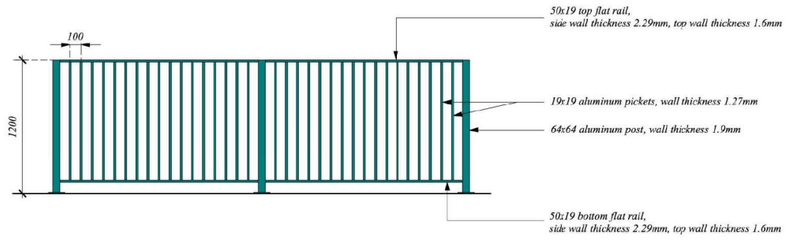
1 *PIPE RAIL - VEGETATION PROTECTION*

scale 1:25



2 *PATIO RAILINGS*

scale 1:25



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Sheet Title

FENCES

Drawn By	Checked
AJS	
Project Number	Scale
	1:25
Revision	Sheet Number
	L3

FERNWOOD ROAD

On site trees to be removed

Proposed New Street Trees refer to Plant Schedule

Structural Soil

On site trees to be preserved

Proposed on site Tree Planting refer to plant schedule

Tree pit footprint

Neighbour's trees to be preserved

1619 Tree Tag number - refer to Arborist Report

Extent of underground parking structure

Tree protection fence

REFER TO DP APPLICATION "SEQUOIA TOWNHOUSES"

TOWNHOUSES 1 - 7

APARTMENT BUILDING

PANDORA AVENUE

tree pit 13m2 x 1m

planter tree pit 7.5m2 x 1.1m

planter tree pit 3m2 x 1.1m

planter tree pit 3.6m2 x 1.1m

tree pit 4.5m2 x 1m

tree pit 4m2 x 1m

continuous tree pit 40m2 x 0.7m

sidewalk

office

telus

#1624 #1634 #1640 #1645 #1646 #1647 #1648 #1649

0 5 10 15 M

N

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Sheet Title

TREE RETENTION PLAN

Drawn By	Checked
AJS	
Project Number	Scale
	1:150
Revision	Sheet Number
	L4

PROJECT IMAGE



DRAWING INDEX

SET LIST ARCHITECTURAL - DP

Sheet Number	Sheet Name
A-0.1	COVER SHEET
A-1.0	SITE PLAN
A-1.1	EXISTING SITE PLAN / SURVEY
A-1.2	AVERAGE GRADE PLAN
A-1.3	SHADOW STUDY - SPRING / AUTUMN EQUINOX
A-1.4	SHADOW STUDY - SUMMER SOLTICE
A-1.5	SHADOW STUDY - WINTER SOLTICE
A-2.0	FLOOR PLANS
A-2.1	UNIT TYPE 1 FLOOR PLANS
A-2.2	UNIT TYPE 2 FLOOR PLANS
A-3.0	STREETSCAPE & MATERIALS
A-3.1	BLOCK 1 & 3 ELEVATIONS
A-3.2	BLOCK 2 ELEVATIONS
A-4.0	SITE SECTIONS
A-4.1	BLOCK 1 & 3 BUILDING SECTIONS
A-4.2	BLOCK 2 BUILLDING SECTIONS
A-5.1	3D AERAL VIEWS
A-5.2	3D STREET VIEWS

SET LIST CIVIL - DP

Sheet Number	Sheet Name
C-01	PRELIMINARY CIVIL DRAWING

SET LIST LANDSCAPE - DP

Sheet Number	Sheet Name
L1	LANDSCAPE PLAN
L2	RENDERINGS
L3	FENCES
L4	TREE RETENTION PLAN

LOCATION PLAN



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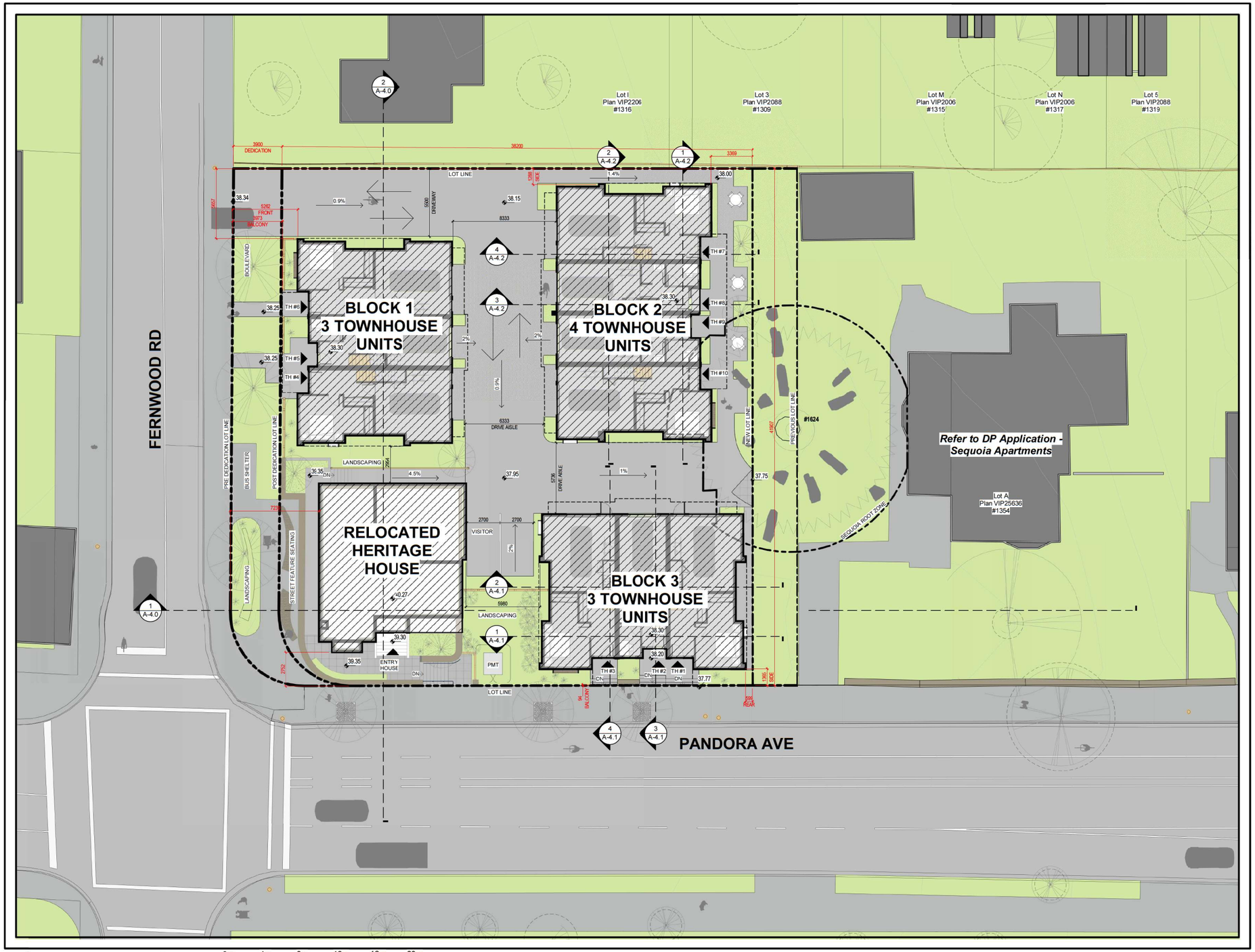
COVER SHEET

A-0.1

JOB No.: 2246

SCALE: 1 : 1

DATE: 2022/10/19



1 SITE PLAN
1 : 150

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

VISUAL SCALE 1:200 @ Arch D

ZONING DATA

SITE DATA					
MUNICIPAL ADDRESS:	1342 PANDORA AVENUE, VICTORIA BC, V8R 1A2				
LEGAL DESCRIPTION:	AMENDED LOT 1 (DD 100770I), SECTION 76, VICTORIA, PLAN 824, EXCEPT PART ON PLAN 177 BL				
SITE AREA (PRE DEDICATION):	1919.9m² (20,665 SF)		LOT 1342 - 890.8m² (9588 SF), LOT 1344/52 - 1029.2m² (11,078 SF)		
SITE AREA (POST DEDICATION):	1,600.1m² (17,223.8 SF)				
ZONING DATA					
CLASSIFICATION:	EXISTING = R-2		REZONED TO BE SITE SPECIFIC		
AREA SCHEDULE					
BLOCK	AREA	BLOCK	AREA	BLOCK	AREA
L1 - BLOCK 1	178.2 m²	L1 - BLOCK 2	222.9 m²	L1 - BLOCK 3	178 m²
L2 - BLOCK 1	181.7 m²	L2 - BLOCK 2	231.2 m²	L2 - BLOCK 3	181.8 m²
L3 - BLOCK 1	188.4 m²	L3 - BLOCK 2	240.4 m²	L3 - BLOCK 3	188.5 m²
Grand total	548.3 m²	Grand total	694.4 m²	Grand total	548.3 m²
HOUSE	AREA				
L1 - HERITAGE	132.8 m²				
L2 - HERITAGE	81.6 m²				
Grand total	214.4 m²				

	ALLOWABLE	PROPOSED
SITE COVERAGE:	MAX. 640.0m² (40%)	762.6m² (47.7%)
OPEN SITE SPACE:	MIN. 480.0m² (30%)	674.2m² (42%)
FLOOR SPACE RATIO:	0.5 : 1	1.25 : 1
BUILDING HEIGHT:	7.6m & 2 STOREYS	12.9m & 3 STORE'S
AVERAGE GRADE:		37.85m
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT YARD:	7.5m	5.26m
REAR YARD:	10.7m or 35% Lot Depth	0.60m
SIDE YARD:	1.5m or 10% Lot Width	1.33m / 1.29m
COMBINED SIDE YARD:	4.5m	2.62m
RESIDENTIAL PARKING STALLS	**REQUIRED**	**PROVIDED**
1 / UNIT x 11 =	11	11
VISITOR STALLS: 0.1 / UNIT x 10 =	1	1
CAR SHARE STALLS:		
TOTAL:	12	12
LONG-TERM BICYCLE PARKING	**REQUIRED**	**PROVIDED** (IN GARAGE)
1 / UNIT x 11 =	11	11
SHORT-TERM BICYCLE PARKING	**REQUIRED**	**PROVIDED** (IN GARAGE)
0.1 / UNIT x 10 or 6 / BLDG =	0.1 x 11 = 11	11
TOTAL:	22	22

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SITE PLAN

A-1.0

JOB No.: 2246

SCALE: As indicated

DATE: 2022/10/19



1 | EXISTING SITE PLAN / SURVEY
1 : 150

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D

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

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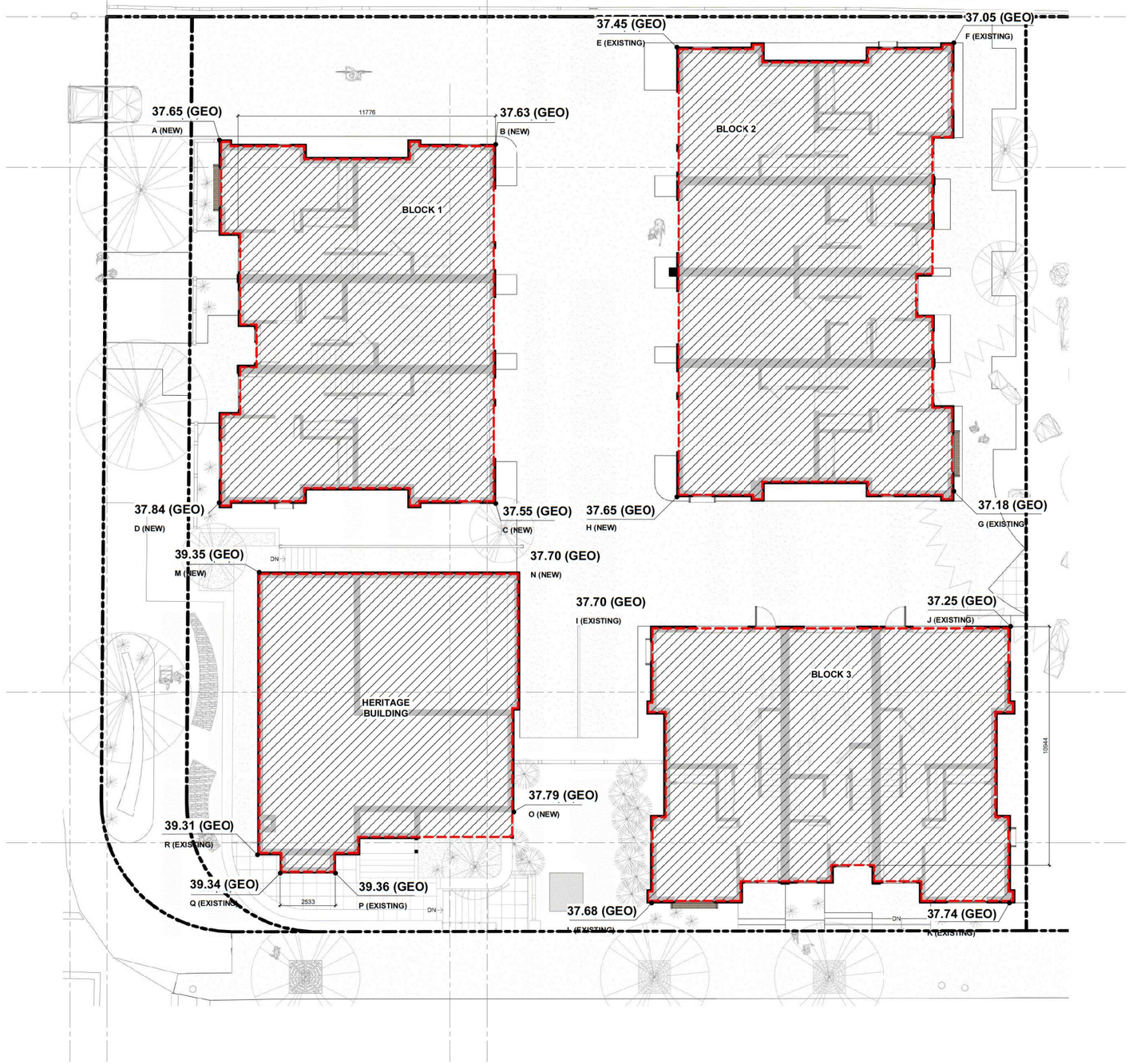
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EXISTING SITE PLAN / SURVEY

A-1.1

JOB No.: 2246 SCALE: 1 : 150 DATE: 2022/10/19



AVERAGE GRADE CALCULATION

AVERAGE EXISTING GRADES BLOCK 1

POINTS	AVERAGE OF POINTS	DISTANCE	TOTAL
AB	(37.65 + 37.63)/2 = 37.64	12.68m =	477.28
BC	(37.63 + 37.55)/2 = 37.59	16.46m =	618.73
CD	(37.55 + 37.84)/2 = 37.70	12.68m =	478.04
DA	(37.84 + 37.65)/2 = 37.75	16.46m =	6621.37
TOTAL		58.28m	2,195.42
	2,195.42 / 58.28m =	**37.67m (GEO)**	

AVERAGE EXISTING GRADES BLOCK 2

POINTS	AVERAGE OF POINTS	DISTANCE	TOTAL
EF	(37.45 + 37.05)/2 = 37.25	12.68m =	472.33
FG	(37.05 + 37.18)/2 = 37.12	20.62m =	765.41
GH	(37.18 + 37.65)/2 = 37.42	12.68m =	474.49
HE	(37.65 + 37.45)/2 = 37.55	20.62m =	774.28
TOTAL		66.60m	2,486.51
	2,486.51 / 66.60m =	**37.33m (GEO)**	

AVERAGE EXISTING GRADES BLOCK 3

POINTS	AVERAGE OF POINTS	DISTANCE	TOTAL
IJ	(37.70 + 37.25)/2 = 38.01	16.46m =	625.64
JK	(37.25 + 37.74)/2 = 37.50	12.68m =	475.50
KL	(37.74 + 37.68)/2 = 37.71	16.46m =	620.71
LI	(37.68 + 37.70)/2 = 37.69	12.68m =	477.91
TOTAL		58.28m	2,199.76
	2,199.76 / 58.28m =	**37.74 (GEO)**	

HERITAGE BUILDING

POINTS	AVERAGE OF POINTS	DISTANCE	TOTAL
MN	(39.35 + 37.70)/2 = 38.53	12.02m =	463.13
NO	(37.70 + 37.79)/2 = 37.75	10.99m =	414.87
OP	(37.79 + 39.36)/2 = 38.58	8.62m =	332.56
PQ	(39.36 + 39.34)/2 = 39.35	2.53m =	99.56
QR	(39.34 + 39.31)/2 = 39.33	1.34m =	52.70
RM	(39.31 + 39.35)/2 = 39.33	12.95m =	509.32
TOTAL		48.45m	1,872.14
	1,872.14 / 48.45m =	**38.64m (GEO)**	

AVERAGE GRADES TOTALS

BUILDING	AVERAGE GRADES
BLOCK 1	37.67m
BLOCK 2	37.33m
BLOCK 3	37.74m
HERITAGE BLDG	38.64m
TOTAL	151.38m
	151.38 /4m = **37.85m**

(GEO)

1 AVERAGE GRADE PLAN
1 : 100

TN N

0m 2m 4m 5m 8m 10m

VISUAL SCALE 1:100 @ Arch D

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AVERAGE GRADE PLAN

A-1.2

JOB No.: 2246

SCALE: 1 : 100

DATE: 2022/10/19

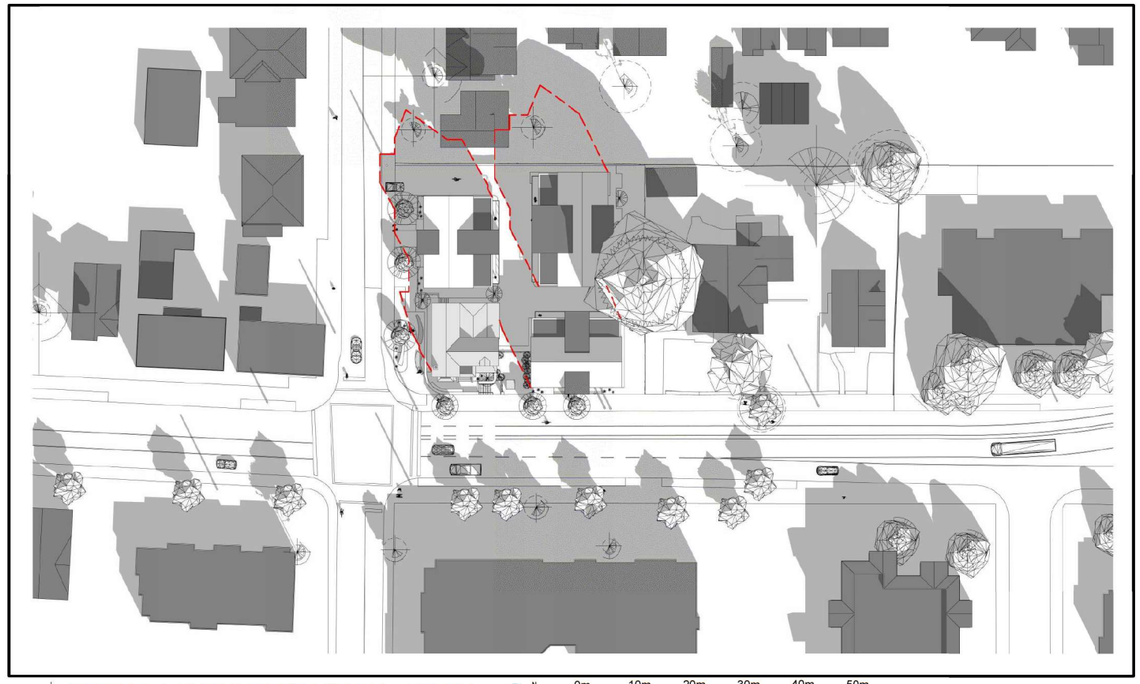


1 | SPRING / AUTUMN EQUINOX - 8AM
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D

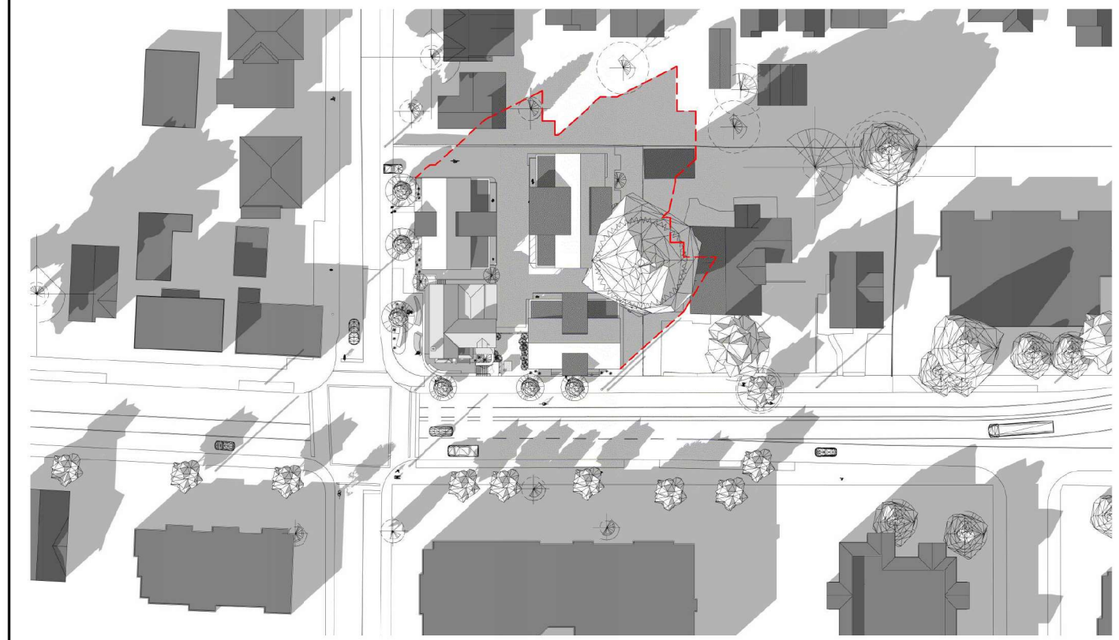


2 | SPRING / AUTUMN EQUINOX - NOON
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D

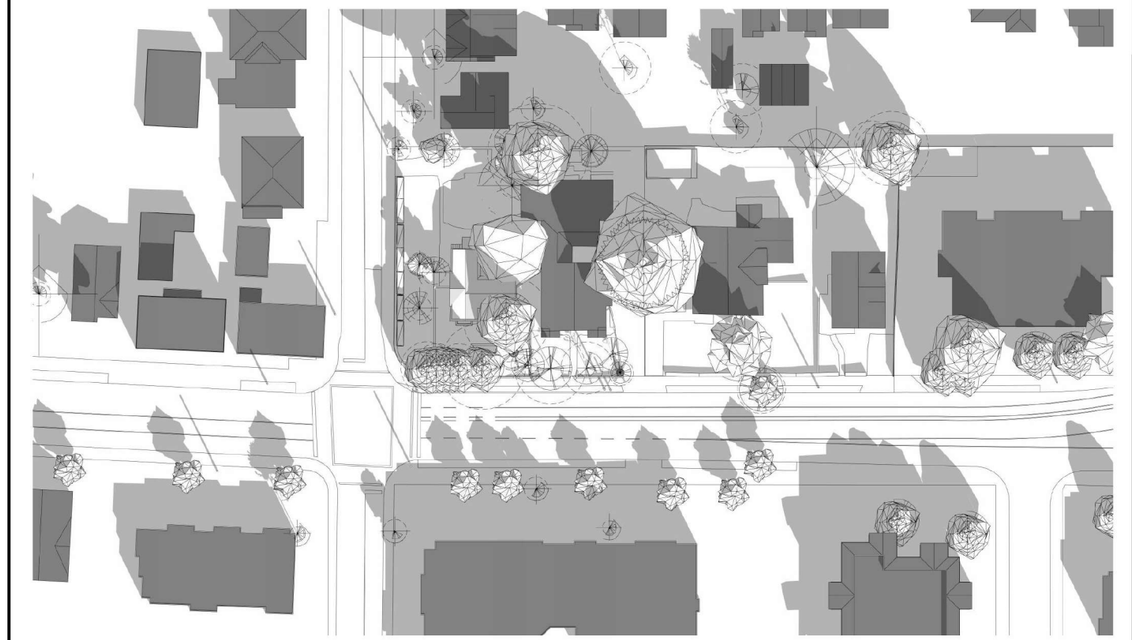


3 | SPRING / AUTUMN EQUINOX - 4PM
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D



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

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D

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SHADOW STUDY - SPRING / AUTUMN EQUINOX

A-1.3

JOB No.: 2246

SCALE: 1 : 500

DATE: 2022/10/19



1 | SUMMER SOLSTICE - 8AM
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D



2 | SUMMER SOLSTICE - NOON
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D



3 | SUMMER SOLSTICE - 4PM
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D



4 | SUMMER SOLSTICE - NOON - EXISTING
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D

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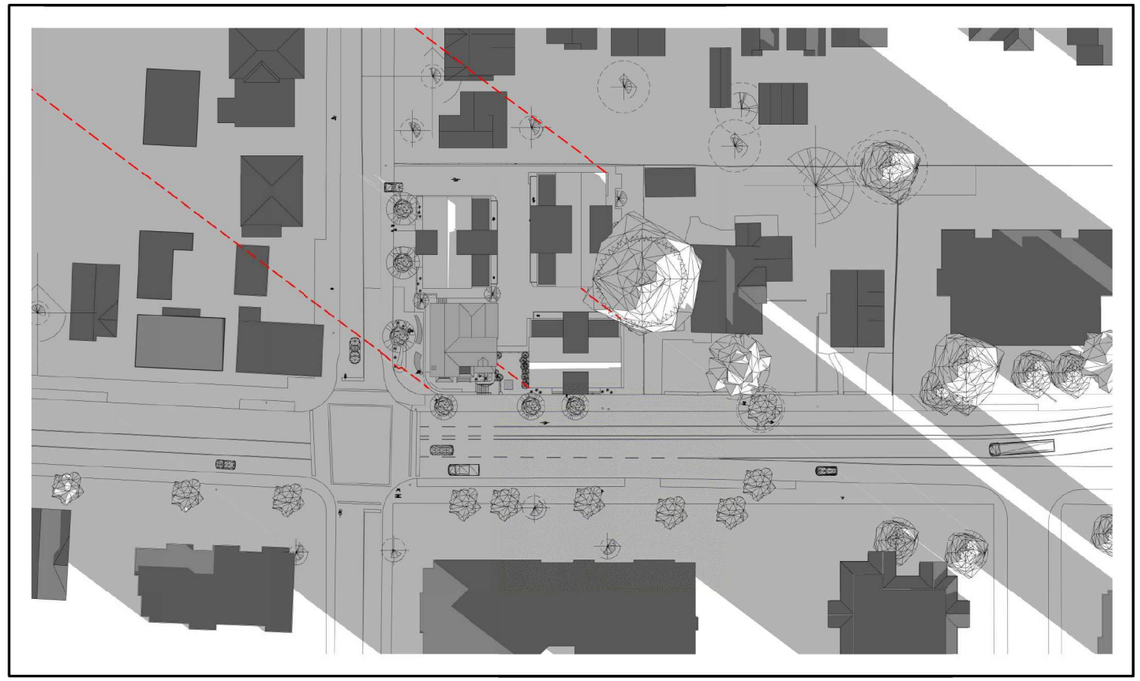
SHADOW STUDY - SUMMER SOLTICE

A-1.4

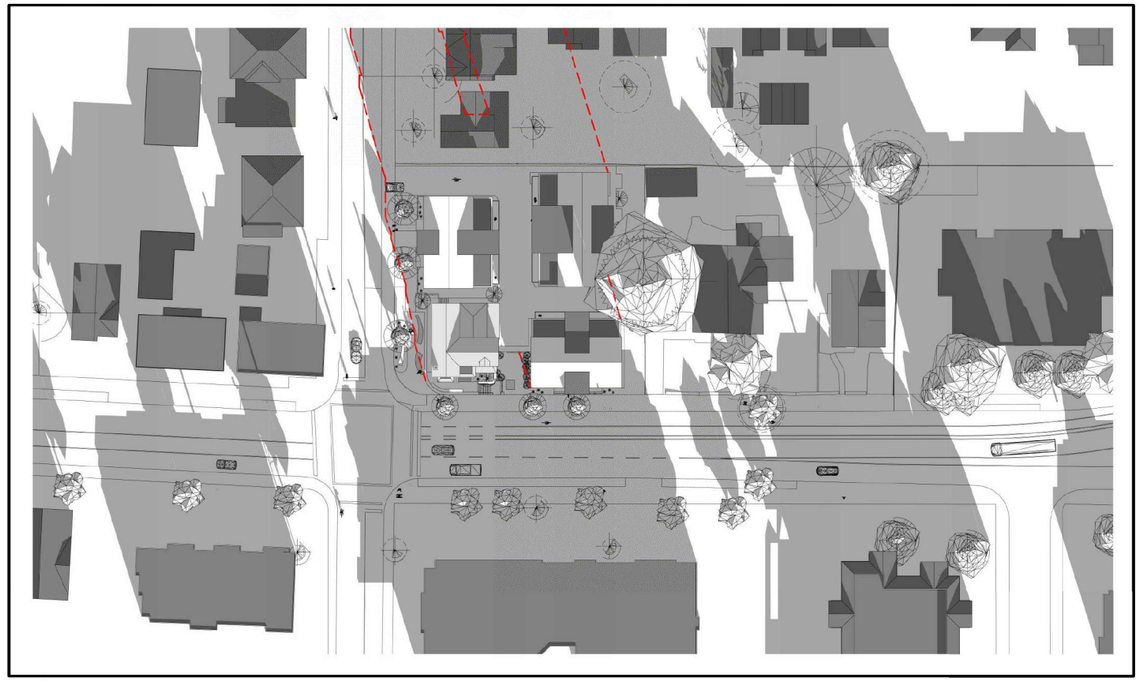
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SCALE: 1 : 500

DATE: 2022/10/19



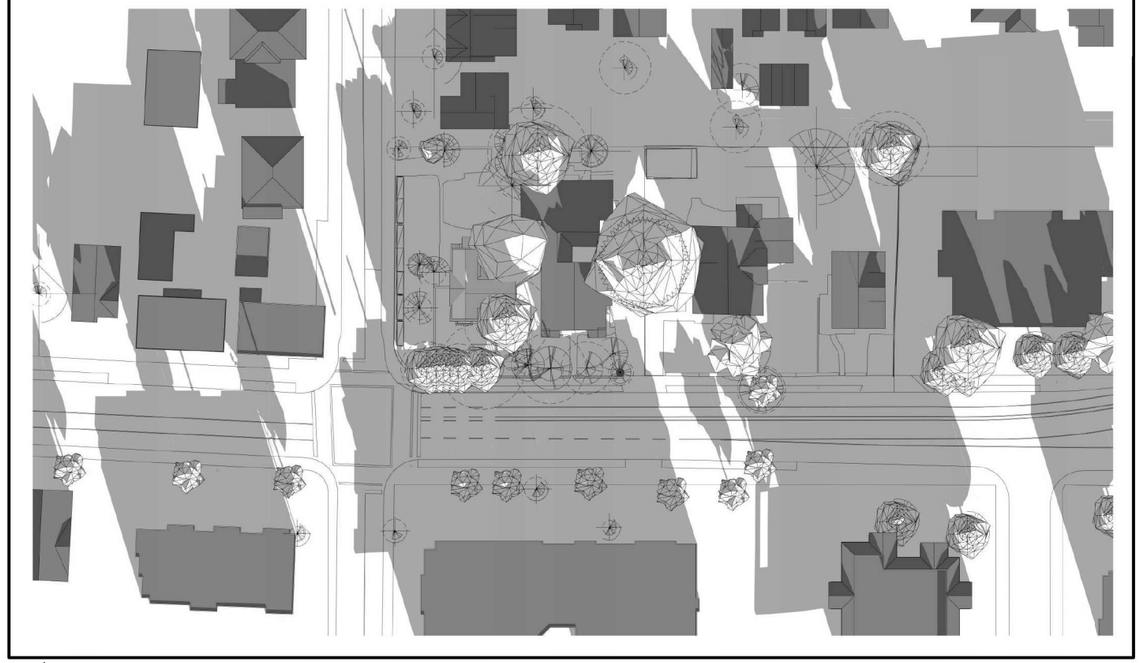
1 | WINTER SOLSTICE - 8AM
1 : 500



2 | WINTER SOLSTICE - NOON
1 : 500



3 | WINTER SOLSTICE - 4PM
1 : 500



4 | WINTER SOLSTICE - NOON - EXISTING
1 : 500

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SHADOW STUDY - WINTER SOLTICE

A-1.5

JOB No.: 2246

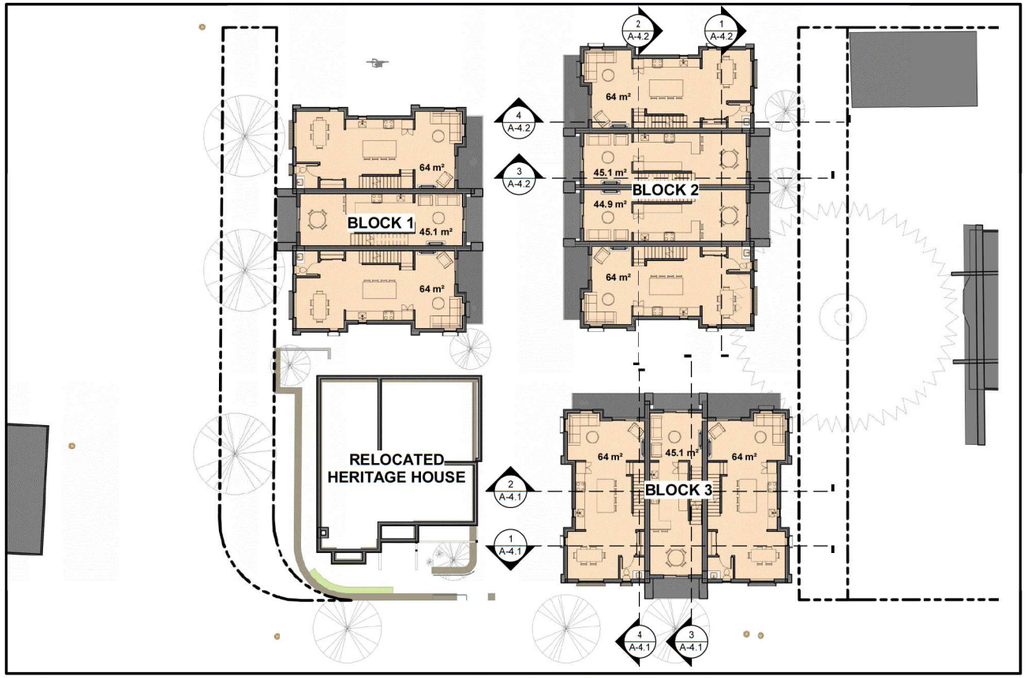
SCALE: 1 : 500

DATE: 2022/10/19



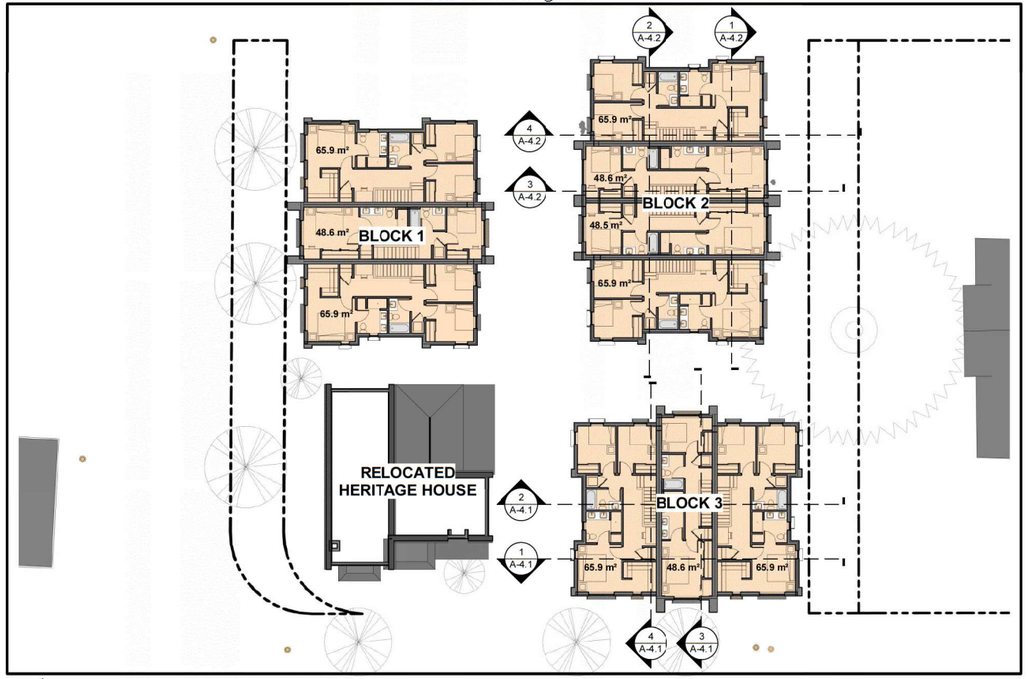
1 | LEVEL 1 FLOOR PLAN
1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D



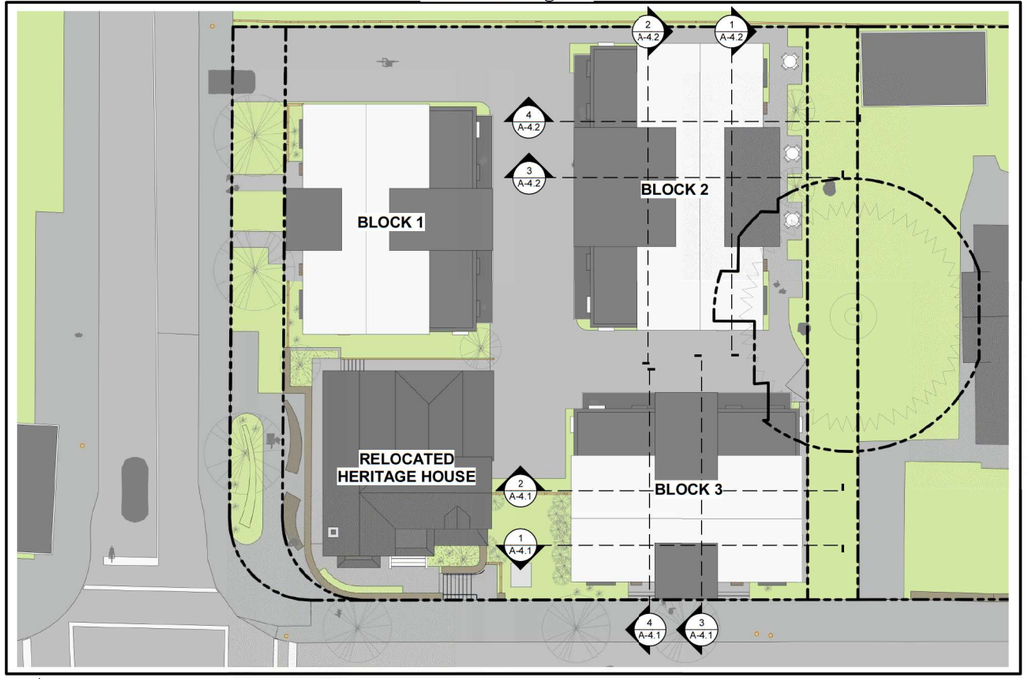
2 | LEVEL 2 FLOOR PLAN
1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D



3 | LEVEL 3 FLOOR PLAN
1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D



4 | ROOF PLAN
1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D

AREA DATA

GFA AREAS

LEVEL	Area
LEVEL 1 BLOCK 1	194.4 m²
LEVEL 1 BLOCK 2	241.8 m²
LEVEL 1 BLOCK 3	194.4 m²
Grand total	630.6 m²

LEVEL	Area
LEVEL 2 BLOCK 1	201 m²
LEVEL 2 BLOCK 2	256.2 m²
LEVEL 2 BLOCK 3	201 m²
Grand total	658.1 m²

LEVEL	Area
LEVEL 3 BLOCK 1	204.6 m²
LEVEL 3 BLOCK 2	257.3 m²
LEVEL 3 BLOCK 3	204.6 m²
Grand total	666.6 m²

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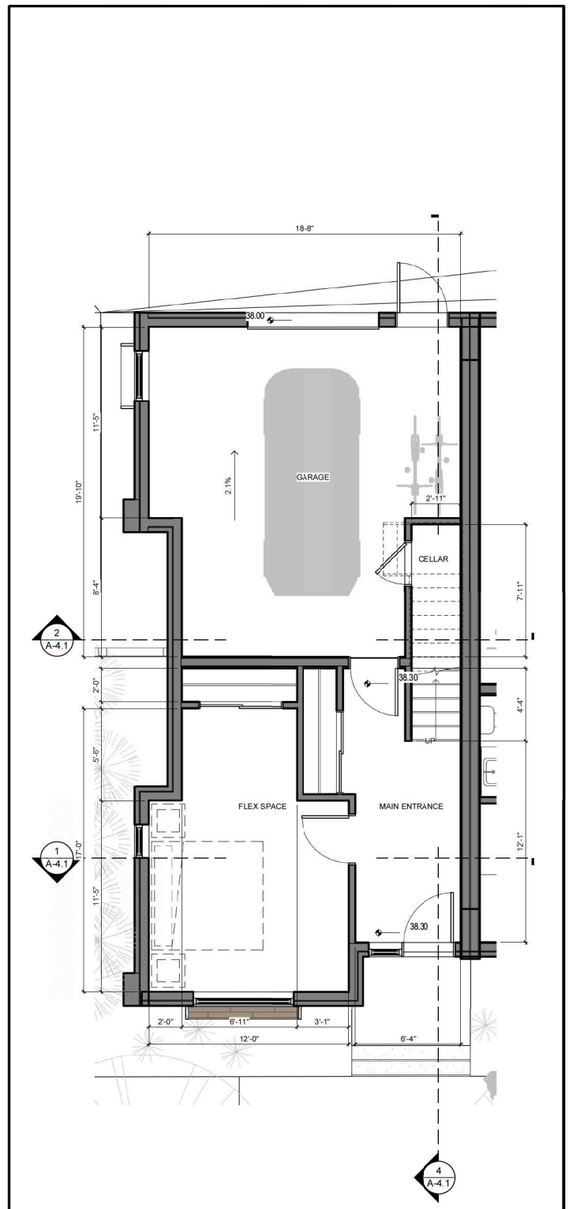
FLOOR PLANS

JOB No.: 2246

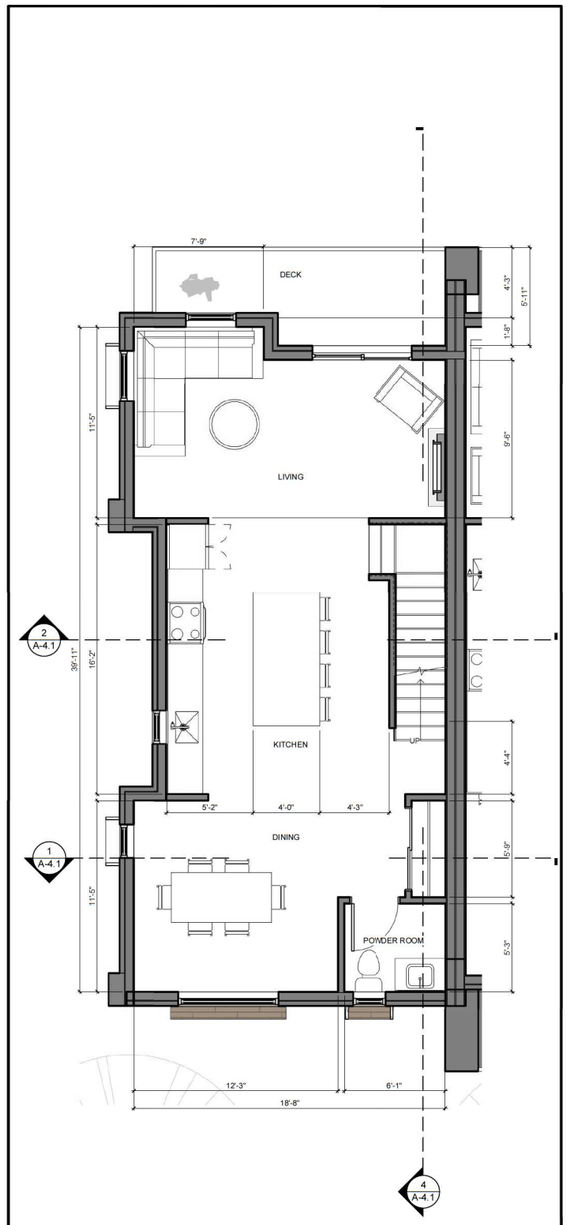
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DATE: 2022/10/19

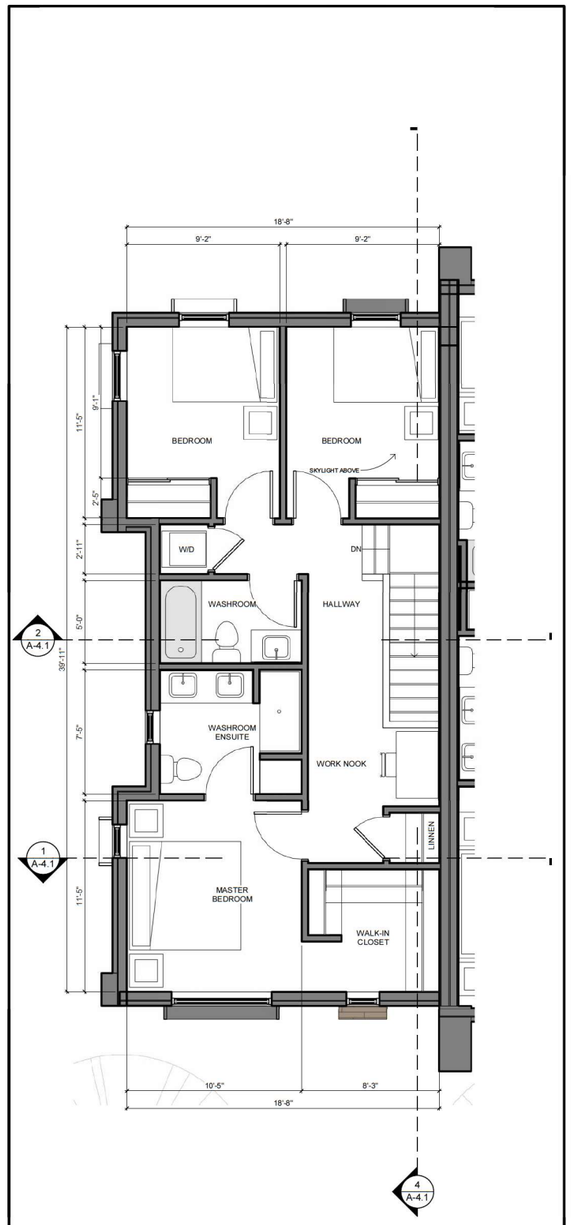
A-2.0



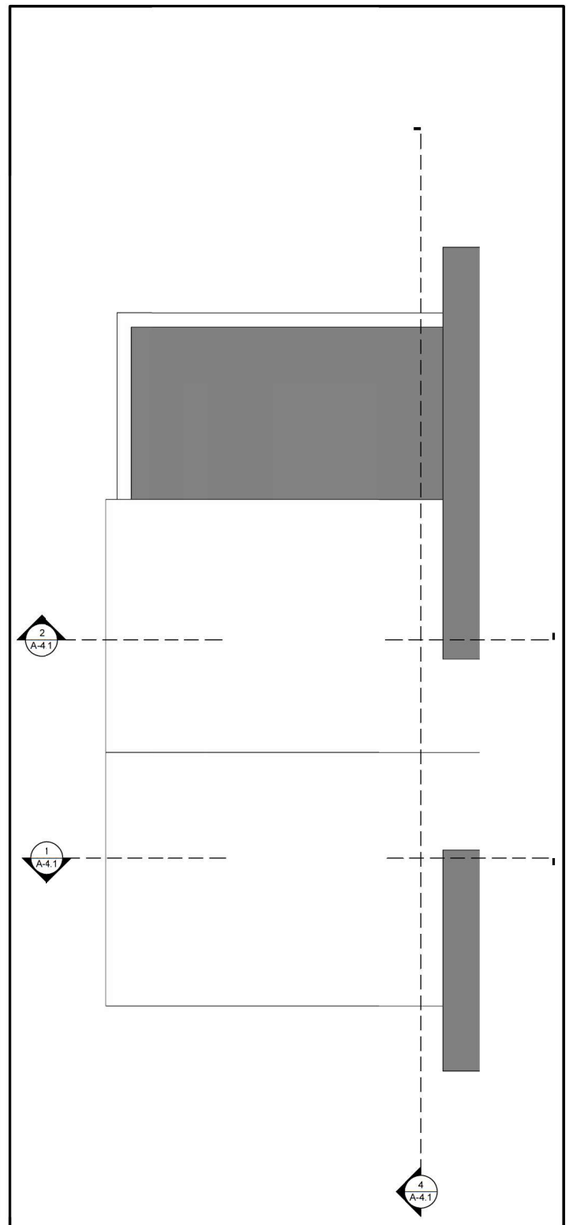
1 | TOWNHOUSE TYPE 1 - L1
1 : 50



2 | TOWNHOUSE TYPE 1 - L2
1 : 50



3 | TOWNHOUSE TYPE 1 - L3
1 : 50



4 | TOWNHOUSE TYPE 1 - ROOF
1 : 50

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PRIMEX INVESTMENTS

No.	Description	Date
1	ISSUED FOR DP/REZ	2022-10-19

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SEQUOIA TOWNHOUSES

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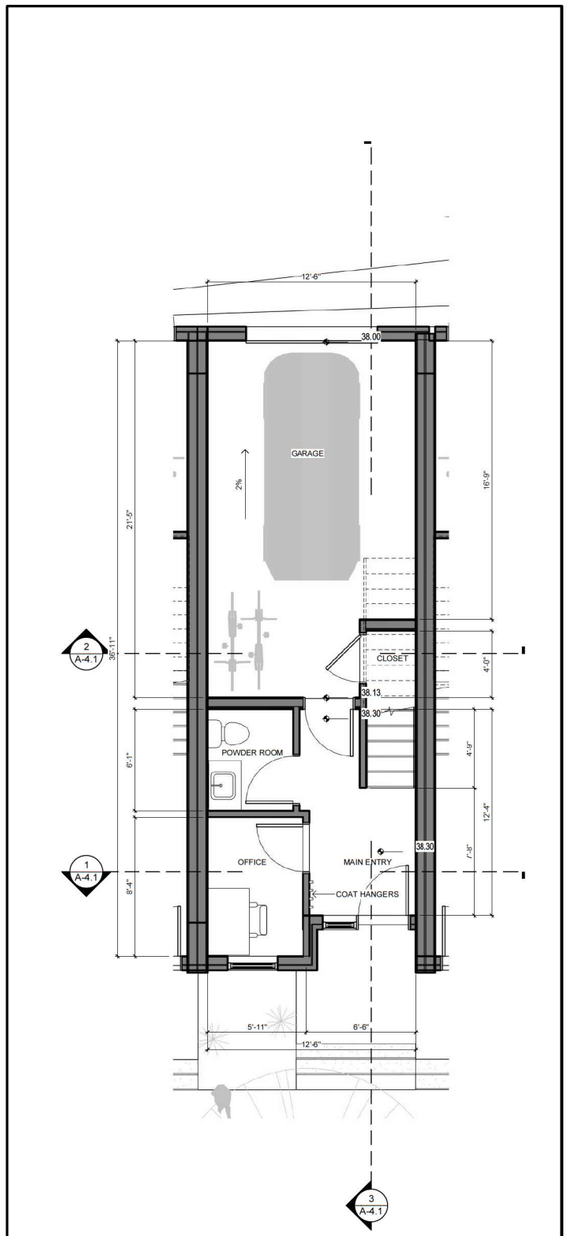
UNIT TYPE 1 FLOOR PLANS

A-2.1

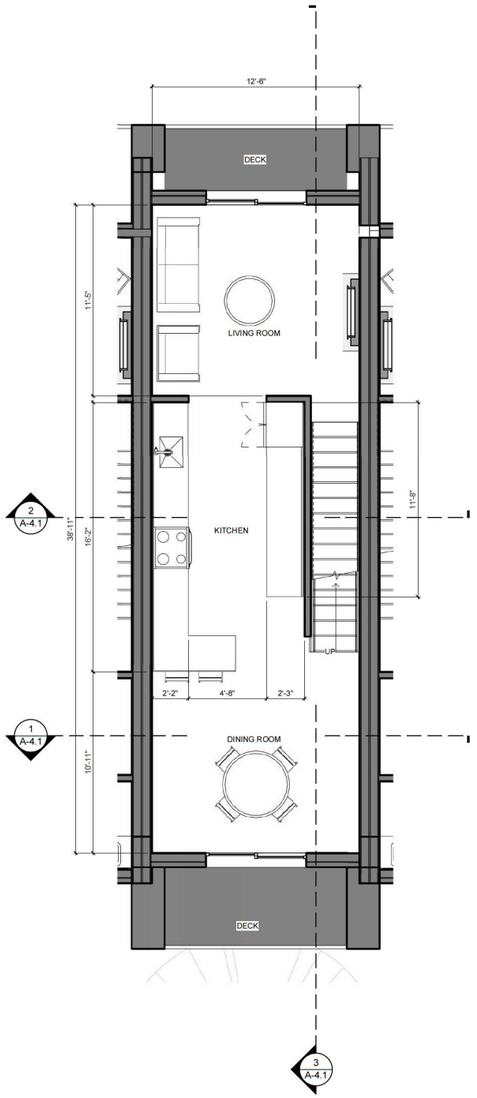
JOB No.: 2246

SCALE: 1 : 50

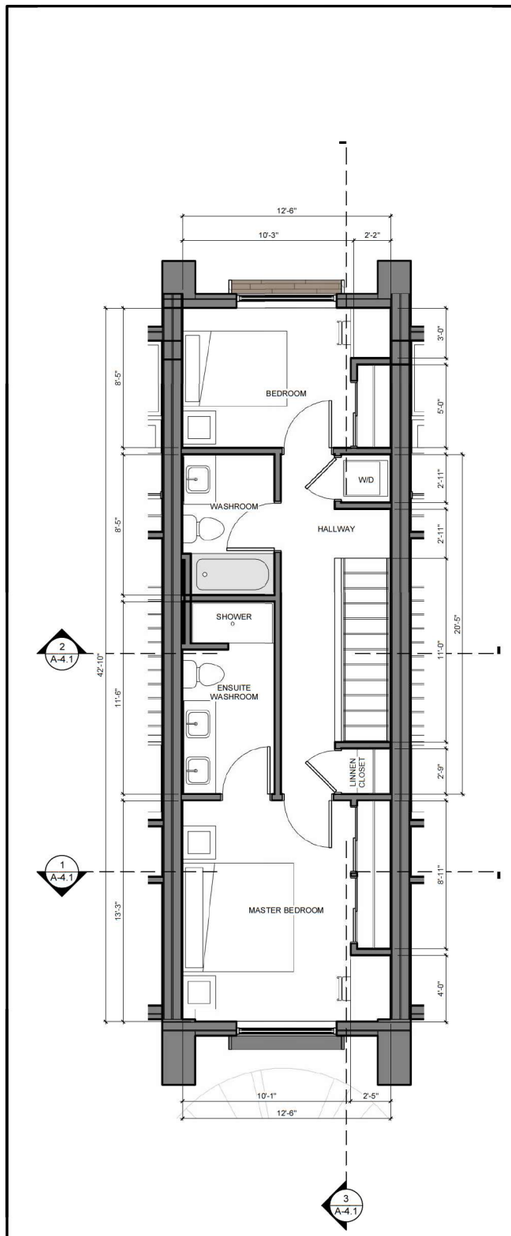
DATE: 2022/10/19



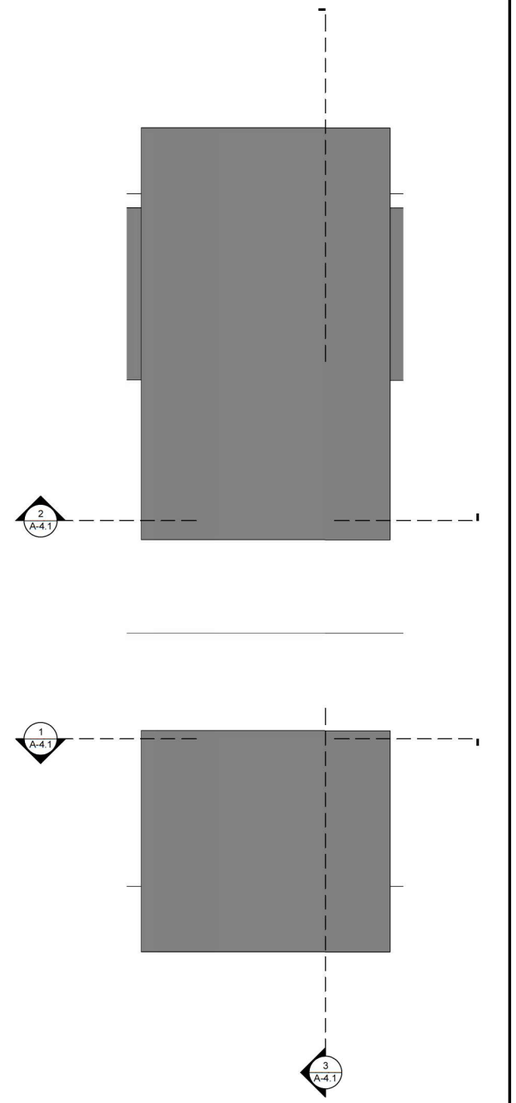
1 | TOWNHOUSE TYPE 2 - L1
1 : 50



2 | TOWNHOUSE TYPE 2 - L2
1 : 50



3 | TOWNHOUSE TYPE 2 - L3
1 : 50



4 | TOWNHOUSE TYPE 2 - ROOF
1 : 50

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UNIT TYPE 2 FLOOR PLANS

A-2.2

JOB No.: 2246

SCALE: 1 : 50

DATE: 2022/10/19



1 | PANDORA AVE LOOKING NORTH
1 : 100

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



2 | FERNWOOD RD LOOKING EAST
1 : 100

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



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



CW
CURTAIN WALL:
WHITE MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



R/
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP



ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN

EXTERIOR MATERIAL LEGEND
1 : 1

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STREETSCAPE & MATERIALS

A-3.0

JOB No.: 2246

SCALE: As indicated

DATE: 2022/10/19



1 | BLOCK 1&3 NORTH / WEST ELEVATION
1 : 100

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



2 | BLOCK 1&3 EAST / NORTH ELEVATION
1 : 100

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



3 | BLOCK 1&3 WEST / SOUTH ELEVATION
1 : 100

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



4 | BLOCK 1&3 SOUTH / EAST ELEVATION
1 : 100

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

ELEVATION KEY NOTES & MATERIALS

Keynote Legend

Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
P1	ALUMINUM PANEL SIDING - AL13 - WHITE SD323 - SMOOTH
P2	ALUMINUM PANEL SIDING - AL13 - ELEPHANT GREY SD304 - SMOOTH
VS1	VERTICAL SIDING - WESTFORM - PONDEROSA - 4" SOLID PROBOARD
VS2	VERTICAL STANDING SEAM CLADDING - BRIGHT WHITE - WESTFORM PROLOK 12
VS3	VERTICAL STANDING SEAM CLADDING - REGENT GREY - WESTFORM PROLOK 12
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



RV
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN

CW
CURTAIN WALL:
WHITE MULLIONS

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PRIMEX INVESTMENTS

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BLOCK 1 & 3 ELEVATIONS

A-3.1

JOB No.: 2246

SCALE: As indicated

DATE: 2022/10/19



1 | BLOCK 2 NORTH ELEVATION
1 : 100

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



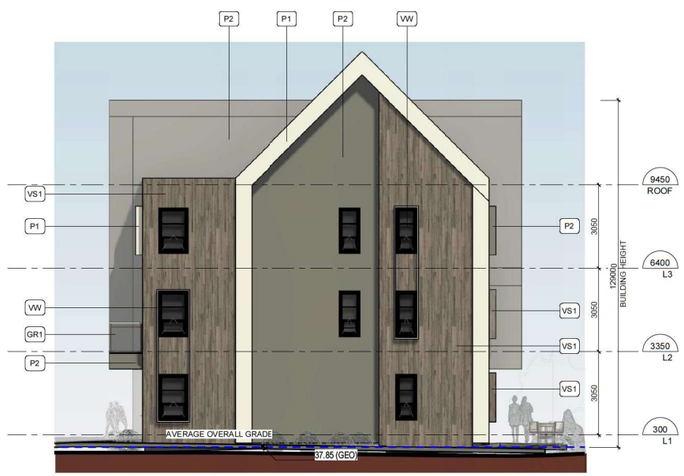
2 | BLOCK 2 EAST ELEVATION
1 : 100

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



3 | BLOCK 2 WEST ELEVATION
1 : 100

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



4 | BLOCK 2 SOUTH ELEVATION
1 : 100

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

ELEVATION KEY NOTES & MATERIALS

Keynote Legend

Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
P1	ALUMINUM PANEL SIDING - AL13 - WHITE SD323 - SMOOTH
P2	ALUMINUM PANEL SIDING - AL13 - ELEPHANT GREY SD304 - SMOOTH
VS1	VERTICAL SIDING - WESTFORM - PONDEROSA - 4" SOLID PROBOARD
VS2	VERTICAL STANDING SEAM CLADDING - BRIGHT WHITE - WESTFORM PROLOK 12
VS3	VERTICAL STANDING SEAM CLADDING - REGENT GREY - WESTFORM PROLOK 12
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED

P1
ALUMINUM PANEL SIDING:
AL13 - WHITE SD323 - SMOOTH



RV
REVEAL:
AL13 - COLOUR MATCH
FC-12 FLAT CAP



P2
ALUMINUM PANEL SIDING:
AL13 - ELEPHANT GREY SD304 - SMOOTH



ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN

CW
CURTAIN WALL:
WHITE MULLIONS

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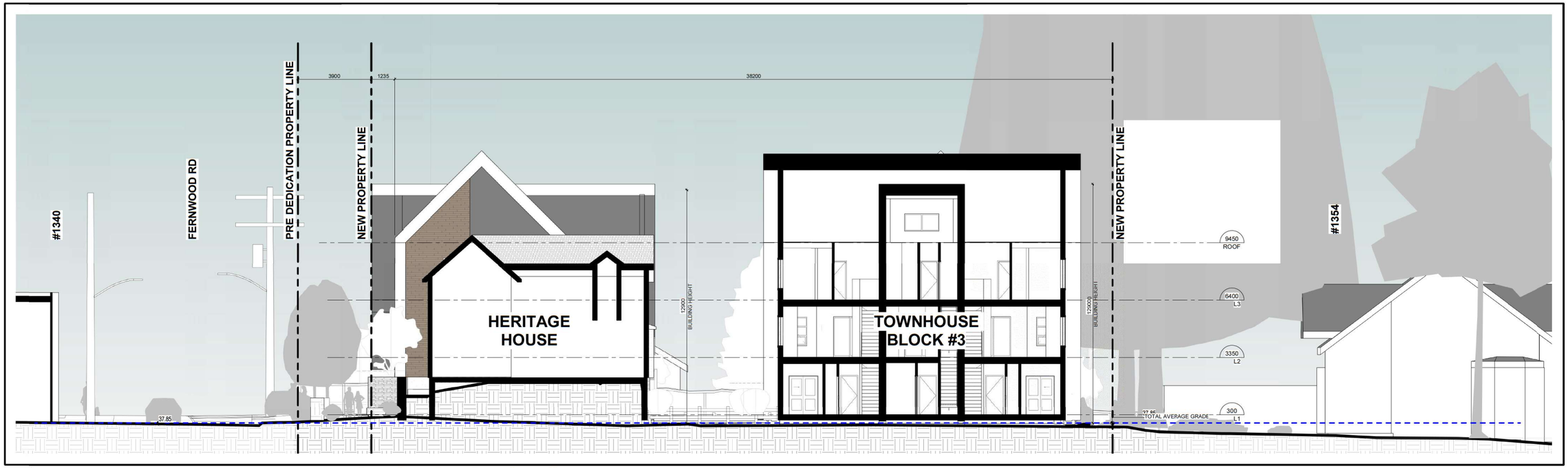
BLOCK 2 ELEVATIONS

A-3.2

JOB No.: 2246

SCALE: As indicated

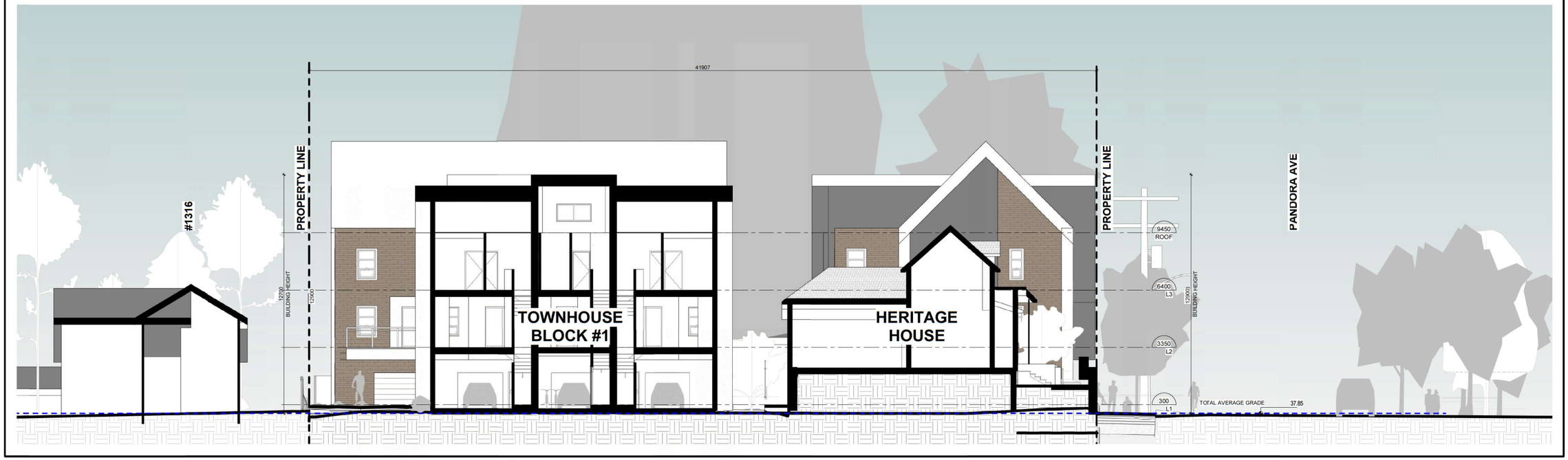
DATE: 2022/10/19



1 | SITE SECTION 1
1 : 100

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

VISUAL SCALE 1:100 @ Arch D



2 | SITE SECTION 2
1 : 100

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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

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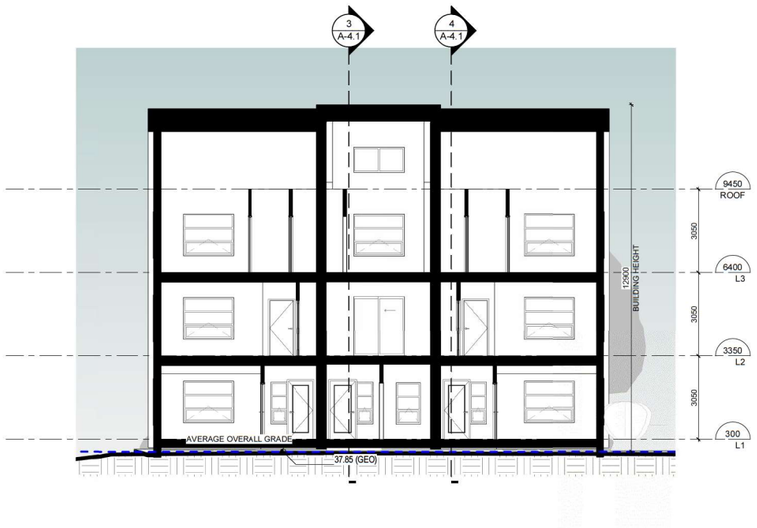
SITE SECTIONS

A-4.0

JOB No.: 2246

SCALE: 1 : 100

DATE: 2022/10/19



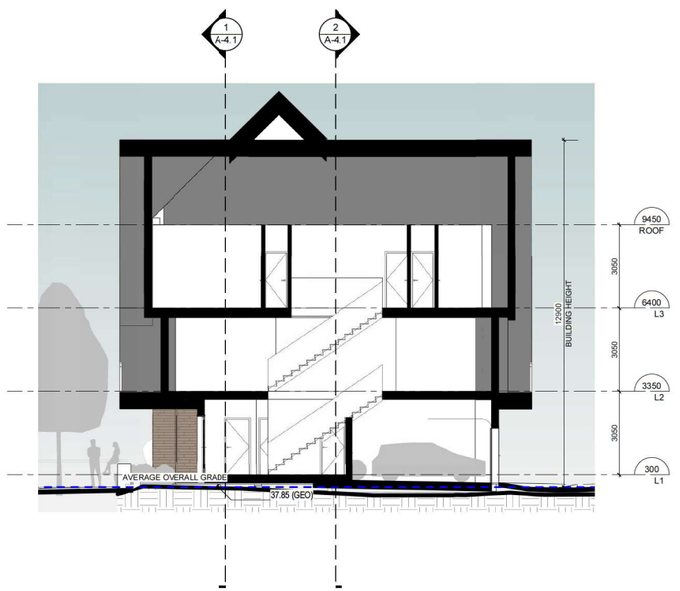
1 BLOCK 1 BUILDING - SECTION 1
1 : 100

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



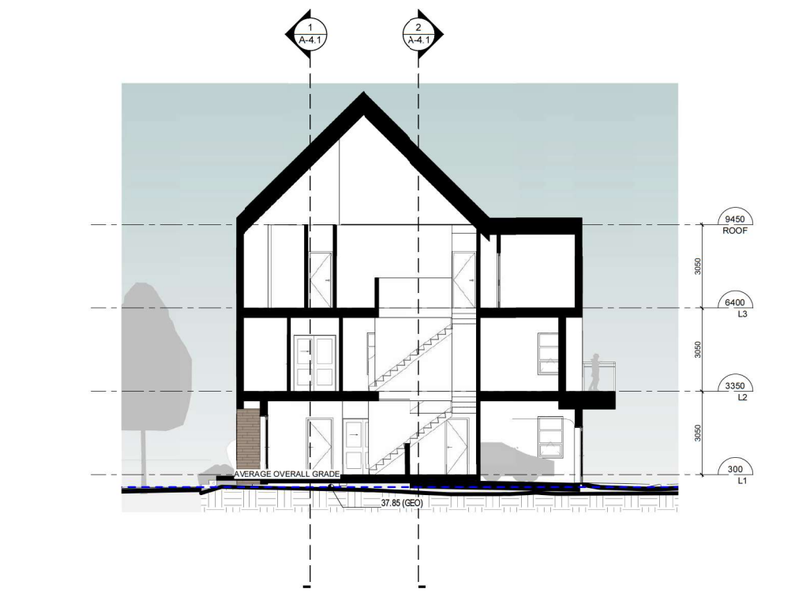
2 BLOCK 1 BUILDING - SECTION 2
1 : 100

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



3 BLOCK 1 BUILDING - SECTION 3
1 : 100

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



4 BLOCK 1 BUILDING - SECTION 4
1 : 100

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

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BLOCK 1 & 3 BUILDING SECTIONS

A-4.1

JOB No.: 2246

SCALE: 1 : 100

DATE: 2022/10/19



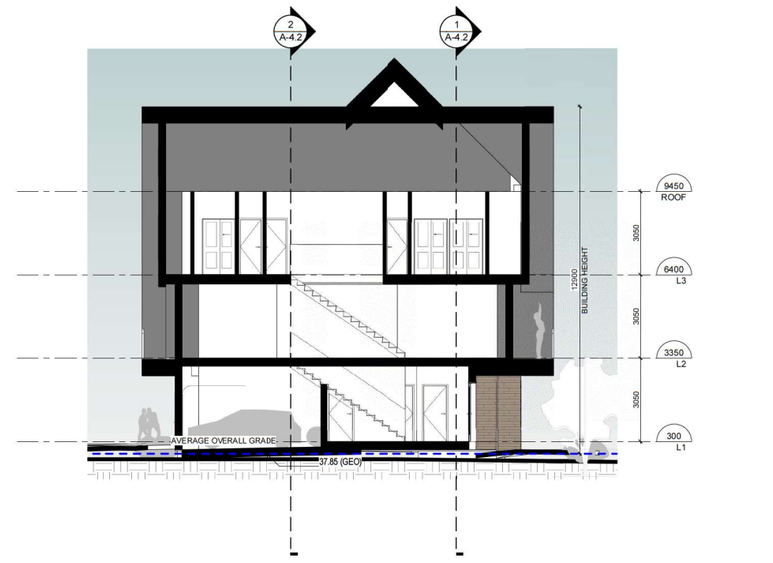
1 BLOCK 2 BUILDING SETION 1
1 : 100

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



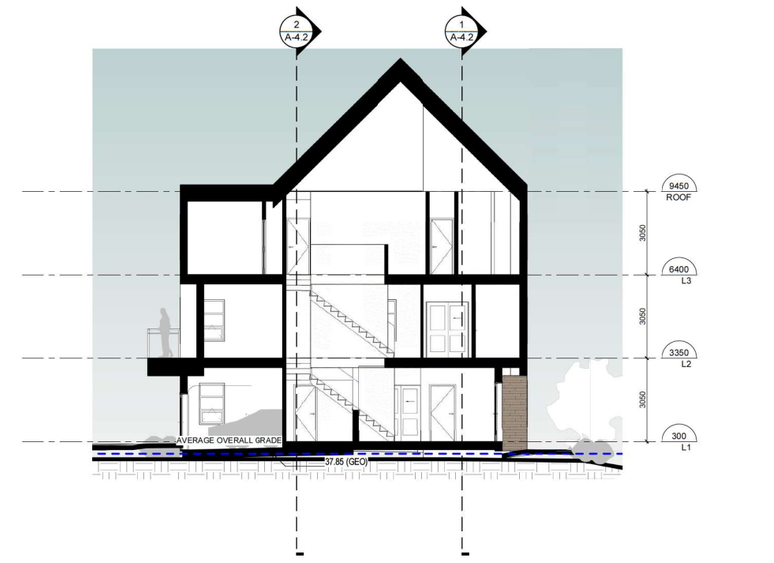
2 BLOCK 2 BUILDING SETION 2
1 : 100

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



3 BLOCK 2 BUILDING SETION 3
1 : 100

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



4 BLOCK 2 BUILDING SETION 4
1 : 100

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

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BLOCK 2 BUILLDING SECTIONS

A-4.2

JOB No.: 2246

SCALE: 1 : 100

DATE: 2022/10/19



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



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



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



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

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3D AERIAL VIEWS

A-5.1

JOB No.: 2246

SCALE: 1 : 1

DATE: 2022/10/19



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



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



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



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

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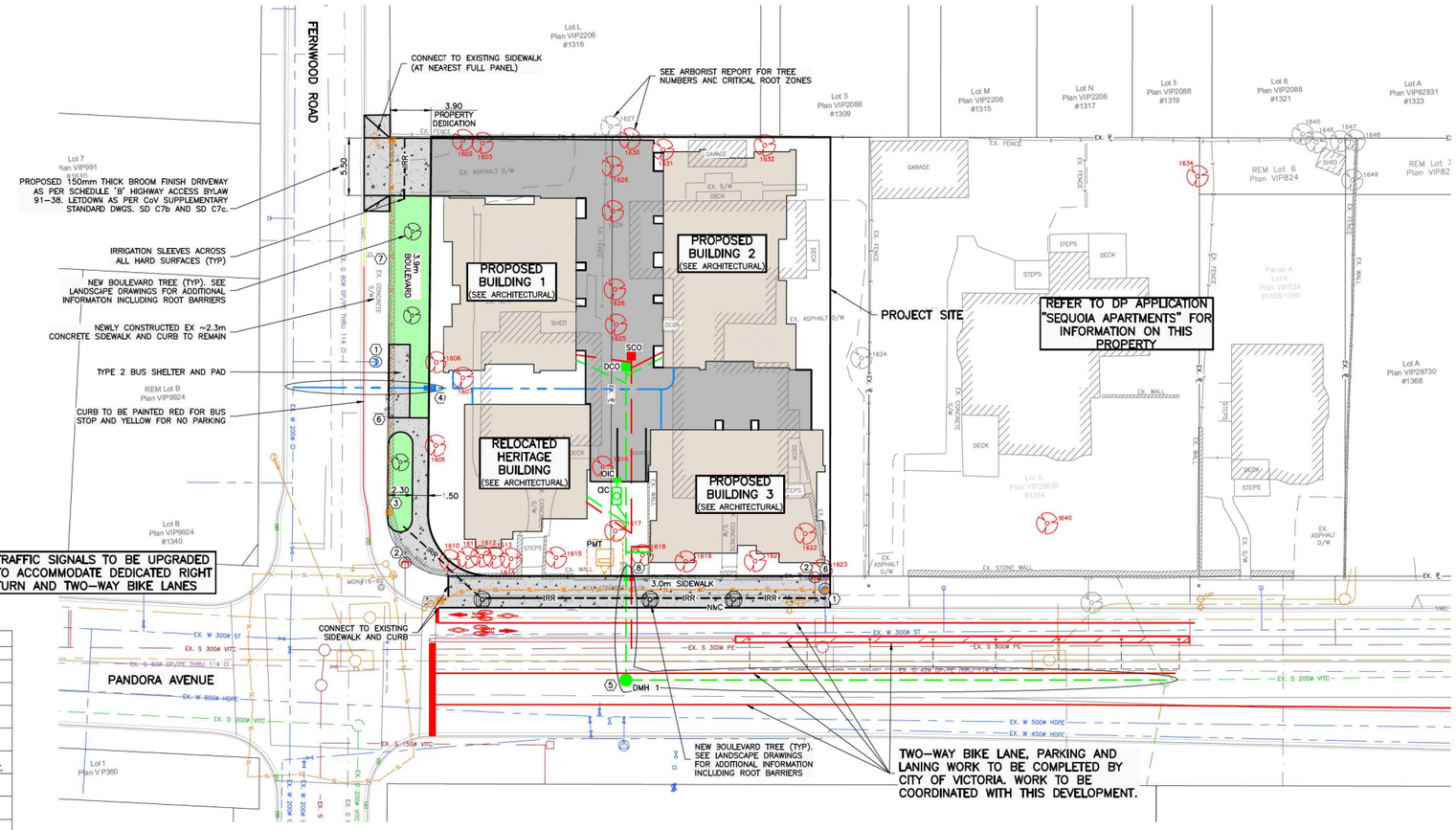
3D STREET VIEWS

A-5.2

JOB No.: 2246

SCALE: 1 : 1

DATE: 2022/10/19



PLAN
1:250

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	2-50ø STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS OF PROPERTY LIMIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
4	NEW 50ø DOMESTIC WATER SERVICE CONNECTION BY CoV FORCES AT DEVELOPERS EXPENSE. BACKFLOW PREVENTOR TO BE INSTALLED ONSITE.
5	NEW 200ø PVC DR35 STORM MAIN EXTENSION C/W NEW MANHOLE AND 200ø PVD DR28 STORM SERVICE. CONNECTION TO EXISTING STORM MANHOLE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
7	BUS STOP SIGN TO BE RELOCATED TO SUIT NEW BUS STOP LOCATION.
8	NEW 150ø PVC DR28 SANITARY SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
9	NEW 150ø PVC DR28 SANITARY SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY SMALL & ROSSELL LANDSCAPE ARCHITECTS.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
6. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
7. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
8. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

OCTOBER 19, 2022

ISSUED FOR DEVELOPMENT PERMIT

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

1:250 0 5 15m

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NO.	DATE	BY	ISSUED

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
1342 AND 1344/1352 PANDORA AVENUE
SEQUOIA TOWNHOUSES

TITLE:
PRELIMINARY CIVIL DRAWING

SCALE
HORIZ: 1:250 VERT:

PROJECT NO. 2241-21127-00 ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO.
21-127-DP 1

X:\2241\CIVIL\PROJECTS\21-127-00 1342,1344,1352,1354,1356,1360 PANDORA\10.0 DRAWINGS\10.3 ENGINEERING\10.3.2 SHEETS\21-127-DP.DWG 10/13/2022 3:53 PM DP (TOWNHOUSES)

PROPOSED TREE PLANTING (on site)
refer to Plant Schedule

PROPOSED STREET TREE PLANTING
refer to Plant Schedule
(tree grates on Pandora)

SHRUBS, GROUNDCOVERS & PERENNIALS
refer to Plant Schedule

LAWN/BOULEVARD

BROOM FINISH CCONCRETE PAVING

NATURAL STONE PAVING

STRUCTURAL SOIL STREET TREE GROWING MEDIA

UNIT PAVERS

HYDRO POLE

PROPOSED GRADE

EXISTING GRADE

RATIONALE:

- This landscape plan developed in conjunction with landscape proposals for property immediately to the east.
- Comprises landscape treatment for proposed relocated heritage house and for 3 townhouse buildings.
- Rich landscape treatment to Pandora and Fernwood street frontages and individual townhouse units.
- Reconstruction of original heritage house stone retaining walls and iron gate.
- Provision of landmark neighbourhood amenity space on corner of Pandora and Fernwood.
- Rich decorative paving treatment throughout extending to the interior drive aisle to create pedestrian-priority vehicle space.
- Provision of robustly designed high quality perimeter screen fences acknowledging proximity to neighbours garden spaces.
- Boulevard improvements include 7 new street trees, widened sidewalk on Pandora Avenue

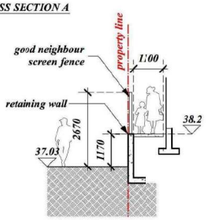
GENERAL PROVISIONS:

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

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

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

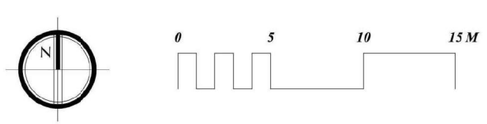
CROSS SECTION A



1. FERNWOOD GATEWAY PLAZA, refer to rendering
2. RECONSTRUCTED STONE WALL WITH WALL-TOP ORNAMENTAL STEEL RAILINGS
3. PATIO SPACES for individual Strata town houses
4. STREET TREES IN STRUCTURAL SOIL
5. SEQUOIA TREE ON ADJACENT PROPERTY
6. BUS STOP
7. RESTORED ORNAMENTAL GATE & REPOSITIONED STONE GATE PILLARS
8. FRONTAGE DECORATIVE WOOD FENCE, refer to renderings
9. ARBOR, refer to renderings
10. UNIT PAVED DRIVE AISLE
11. PROPERTY LINE FENCE refer to renderings
12. POINT OF CONNECTION FOR BOULEVARD IRRIGATION
13. LATTICE STYLE SCREEN/FENCE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING
					SHADE CANOPY
PT 1	OFF-SITE				
I.D.	STREET TREES:				
a	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	± CM	2	LINATOR PLANTPOLLINATOR / SHA
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	± CM	3	
c	GINKGO BILOBA	MAIDENHAIR TREE	± CM	1	SHADE
	FERNWOOD RIGHT OF WAY				
	KNIPHOFIA 'PERCY'S PRIDE'	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	HEMEROCALLIS 'STELLA D'ORO'	DAY LILY YELLOW FLS.	#1 POT		HUMMINGBIRDS
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#2 POT		FRAGRANT
	FUCHSIA RICCATONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#2 POT		
	BUXUS SEMPERVIRENS	BOX	#2 POT		
			APPROX TOTAL	60	
PT 2	ON-SITE				
I.D.	(REPLACEMENT) TREES:				
d	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	B+B 2M, 4CM CAL	2	
e	MAGNOLIA X 'VULCAN'	VULCAN MAGNOLIA	4 CM	1	
	SPECIMEN SHRUBS				
f	MAGNOLIA LILIFLORA 'NIGRA'	MULAN	#10 POT	2	HUMMINGBIRDS
	HEDGE				
g	BUXUS SEMPERVIRENS	BOX	#2 POT	12	
	SHRUB PLANTINGS, TYP. 7/m2 @ 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	FUCHSIA RICCATONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY (EDIBLE FRUIT)	#2 POT		FOOD BEARING/POLLINATOR
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT
	VIBURNUM PLICATUM 'MARIESII'	DOUBLEFILE VIBURNUM	#2 POT		POLLINATOR PLANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#2 POT		FRAGRANT
			APPROX TOTAL	75	
	GROUNDCOVER PLANTS, GRASSES, TYP. 7/m2 @ 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACCRORHYZUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		
	MAHONIA NERVOSA	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	295	
	VINES:				
h	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKLE	#2 POT	3	HUMMINGBIRDS/POLLINATOR
i	WISTERIA SINENSIS 'BLACK DRAGON'	BLACK DRAGON CHINESE WISTERIA	#10 POT	3	HUMMINGBIRDS
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES			9	20% POLLINATOR/FOOD
	SHRUBS & VINES			155	50% POLLINATOR/FOOD/NATIVE
	GROUNDCOVERS			295	50% NATIVE/POLLINATOR
	LAWN - ON-SITE			31 sq.m.	
	LAWN - OFF-SITE			42 sq.m.	

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



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No.	Description	Date

Issue	Issue Date
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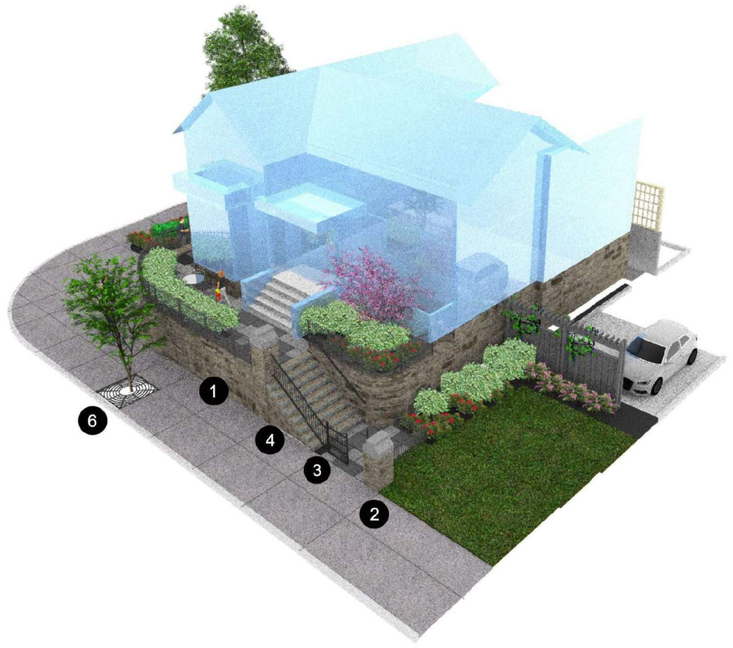
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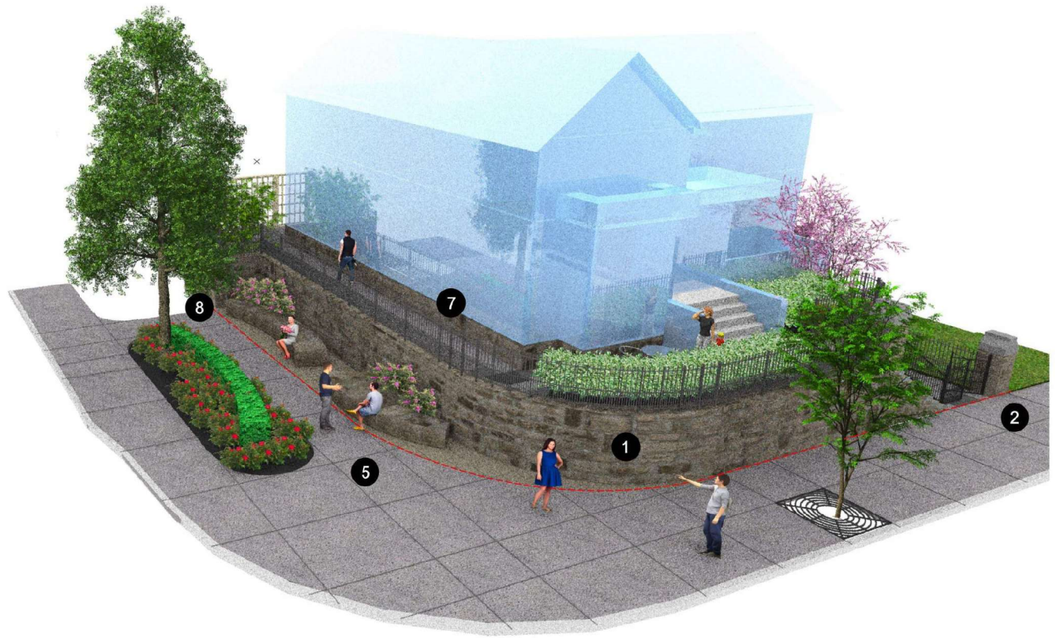
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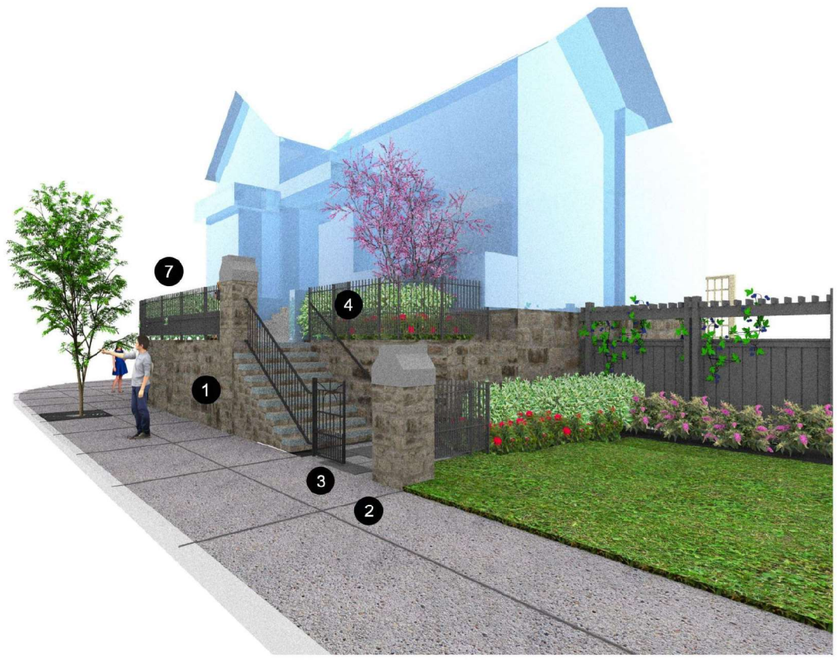
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Victoria BC

Sheet Title
LANDSCAPE PLAN

Drawn By	Checked
AJS	
Project Number	Scale
	1:150
Revision	Sheet Number
	L1







1 *RECONSTRUCTION OF STONE RETAINING WALL ON REVISED PROPERTY LINE UTILIZING ORIGINAL STONE*

2 *REPLACEMENT OF STONE PILLAR & CAP TO DEMACATE HERITAGE HOUSE APPROACH*

3 *RESTORATION AND REUSE OF ORIGINAL STEEL GATES*

4 *RECONSTRUCTION OF GARDEN STEPS*

5 *LANDMARK PUBLIC SPACE ON ROAD INTERSECTION INCORPORATING SCULPTUAL STONE SEATING (ON-SITE) STREET TREE & PLANTINGS*

6 *NEW PANDORA AVENUE STREET TREES SHALL BE PERSIAN IRONWOOD, PLANTED WITH TREE GRATES TO CITY SPECIFICATIONS.*

7 *ORNAMENTAL STEEL RAILINGS DESIGN INFLUENCED BY EXISTING GATE (TRADITIONAL) STYLE*

8 *NEW PROPERTY LINE ON FERNWOOD ROAD*

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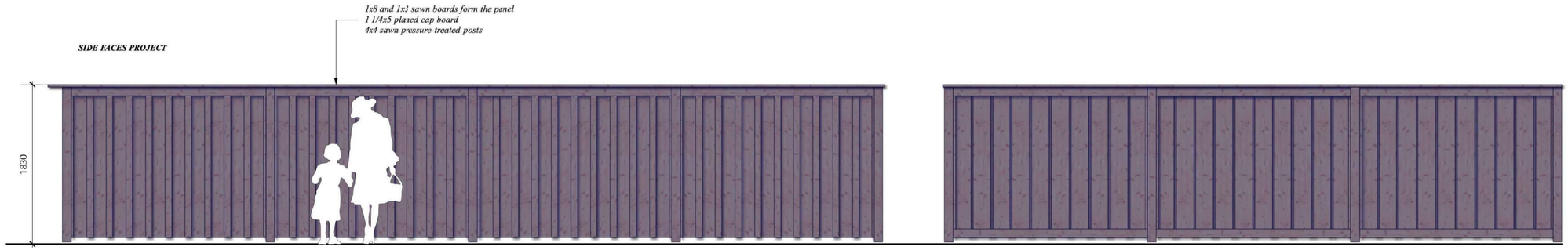
HERITAGE HOUSE FRONTAGE RENDERINGS

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AJS	
Project Number	Scale
Revision	Sheet Number

L2

1 CEDAR BOARD & BATTEN (GOOD NEIGHBOUR) FENCE

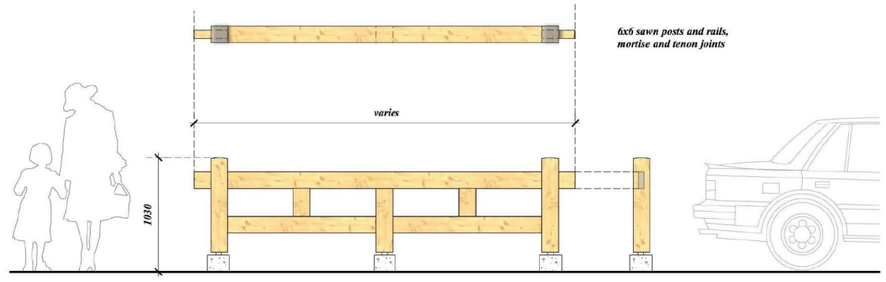
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2 CEDAR RAIL FENCE

scale 1:25



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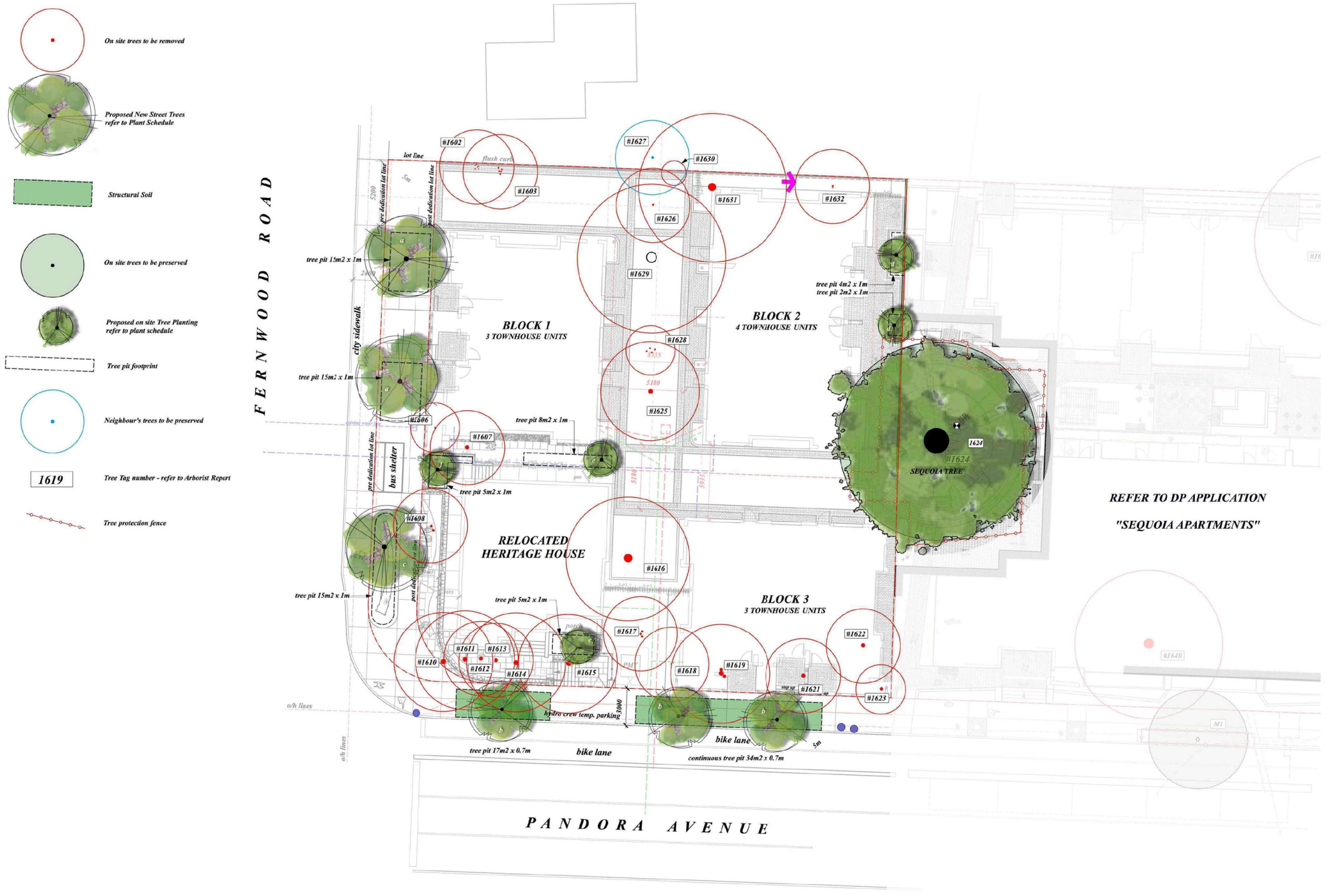
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FENCES

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TREE RETENTION PLAN

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Revision	Sheet Number
	L4