

PROJECT IMAGE



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LOCATION PLAN



ARCHITECTURAL:

Continuum Architecture
519 Pandora Street
Victoria, BC
V8W 1N5
t: 250.388.4261
f: 250.388.9771

Contact:
Jeremy Seintema
e: jeremy@continuumarchitecture.ca

CIVIL:

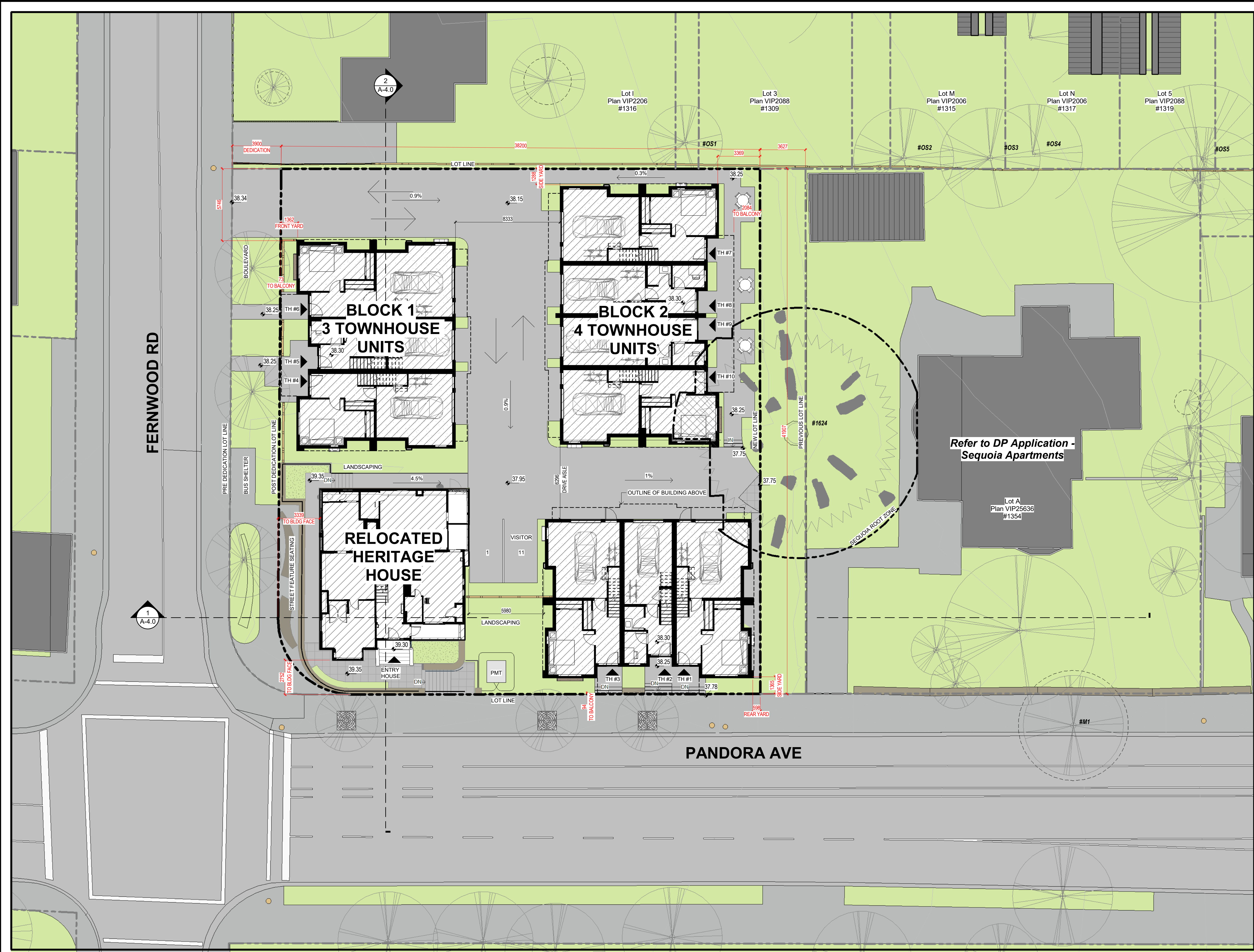
McElhanney
500 - 3960 Quadra Street
Victoria BC
V8X 4A3
t: 250-370-9221
f: 1-855-407-3895

Contact:
Nathan Dunlop
e: ndunlop@mcElhanney.com

LANDSCAPE:

Small & Rosell Landscape Architects
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Sooke BC
V9S 1N0
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f: 250.642.7001

Contact:
Adrian Small
e: adrianjs@shaw.ca



ZONING DATA

SITE DATA					
MUNICIPAL ADDRESS:		1342 PANDORA AVENUE, VICTORIA BC, V8R 1A2			
LEGAL DESCRIPTION:		MENED LOT 1 (DD 100770), SECTION 75, VICTORIA PLAN 824, EXCEPT PART ON PLAN 177 BL			
SITE AREA (PRE DEDICATION):		1919.9m ² (20,665 SF)		LOT 1342 - 890.8m ² (9558 SF), LOT 1344/62 - 1029.2m ² (11,076 SF)	
SITE AREA (POST DEDICATION):		1,600.1m ² (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 m ²	L1 - BLOCK 2	222.9 m ²	L1 - BLOCK 3	178 m ²
L2 - BLOCK 1	181.7 m ²	L2 - BLOCK 2	231.2 m ²	L2 - BLOCK 3	181.8 m ²
L3 - BLOCK 1	188.4 m ²	L3 - BLOCK 2	240.4 m ²	L3 - BLOCK 3	188.5 m ²
Sub Total	548.3 m ²	Sub Total	694.4 m ²	Sub Total	548.3 m ²
LEVEL	AREA				
L1 - HERITAGE	132.8 m ²				
L2 - HERITAGE	81.6 m ²				
Sub Total	214.4 m ²	Grand Total FSR		2005.4 m ²	
		ALLOWABLE		PROPOSED	
SITE COVERAGE:		MAX. 640.0m ² (40%)		762.6m ² (47.7%)	
OPEN SITE SPACE:		MIN. 480.0m ² (30%)		414.0m ² (25.9%)	
FLOOR SPACE RATIO:		0.5 : 1		1.25 : 1	
BUILDING HEIGHT:		7.6m & 2 STOREYS		11.5m & 3 STOREYS	
AVERAGE GRADE:				37.97m	
SETBACKS		REQUIRED		PROPOSED	
FRONT YARD:		7.5m		1.36m	
REAR YARD:		10.7m or 35% Lot Depth		0.60m	
SIDE YARD:		1.5m or 10% Lot Width		1.37m / 1.29m	
COMBINED SIDE YARD:		4.5m		2.65m	
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 =		N/A		10	
SHORT-TERM BICYCLE PARKING		REQUIRED		PROVIDED (IN GARAGE)	
		N/A		10	
TOTAL:				20	

1 | SITE PLAN
1 : 150
VISUAL SCALE 1:200 @ Arch D

continuum
ARCHITECTURE

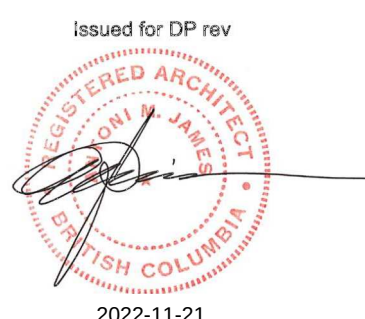
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

No.	ISSUED FOR DPREZ	Date
1	ISSUED FOR DPREZ	2022-11-21

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SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

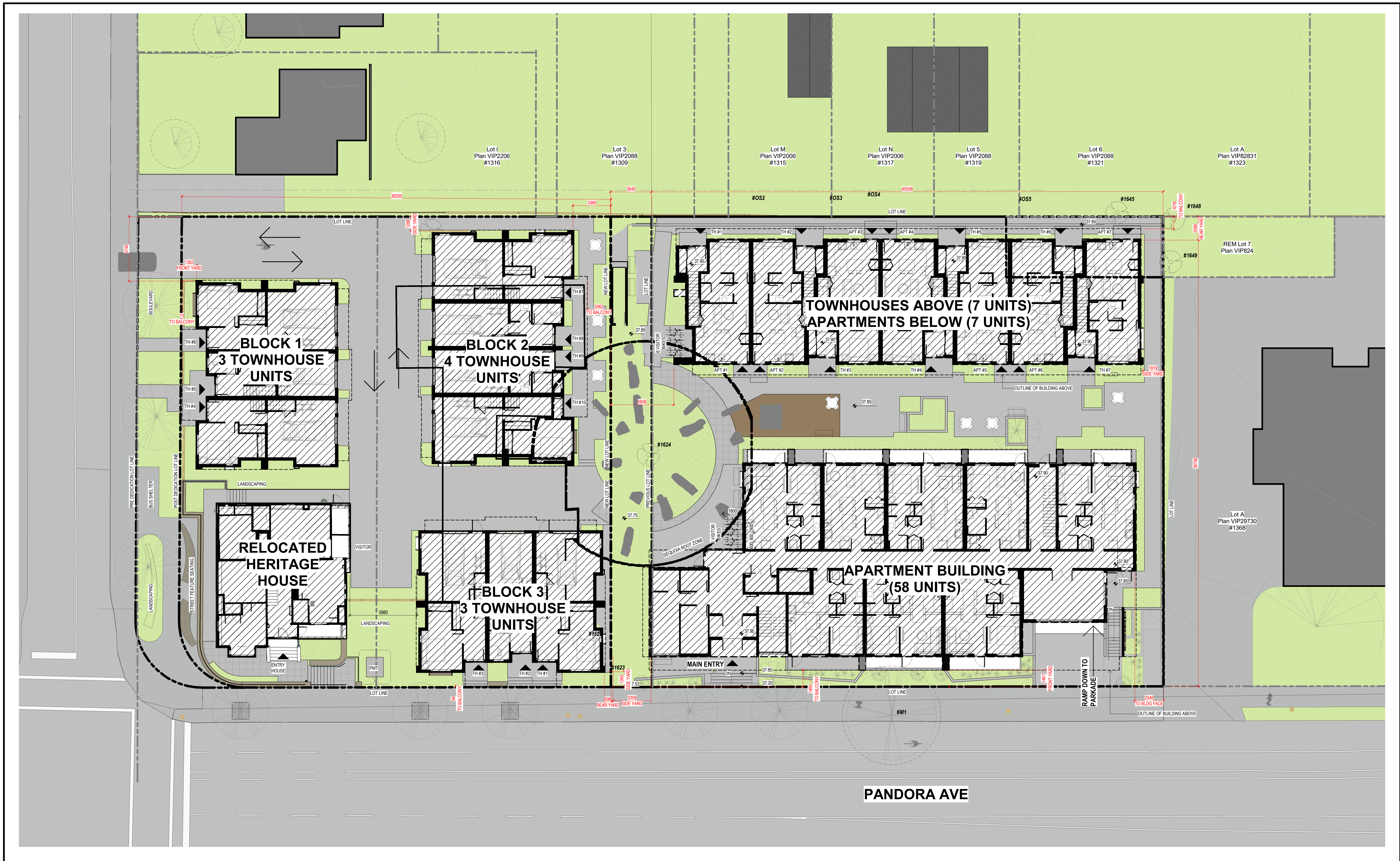
JOB No.: 2246

SITE PLAN

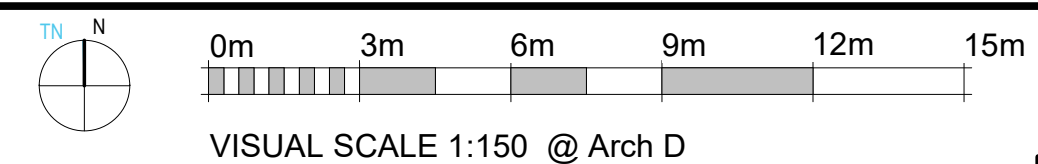
SCALE: As indicated

A-1.0

DATE: 2022/11/21



1 SITE PLAN COMBINED
1 : 150



VISUAL SCALE 1:150 @ Arch D

No.	ISSUED FOR DREVZ Description	2022-11-21 Date
1		

SEQUOIA APARTMENTS & TOWNHOUSES

1354-1360 Pandora Avenue
Victoria, BC

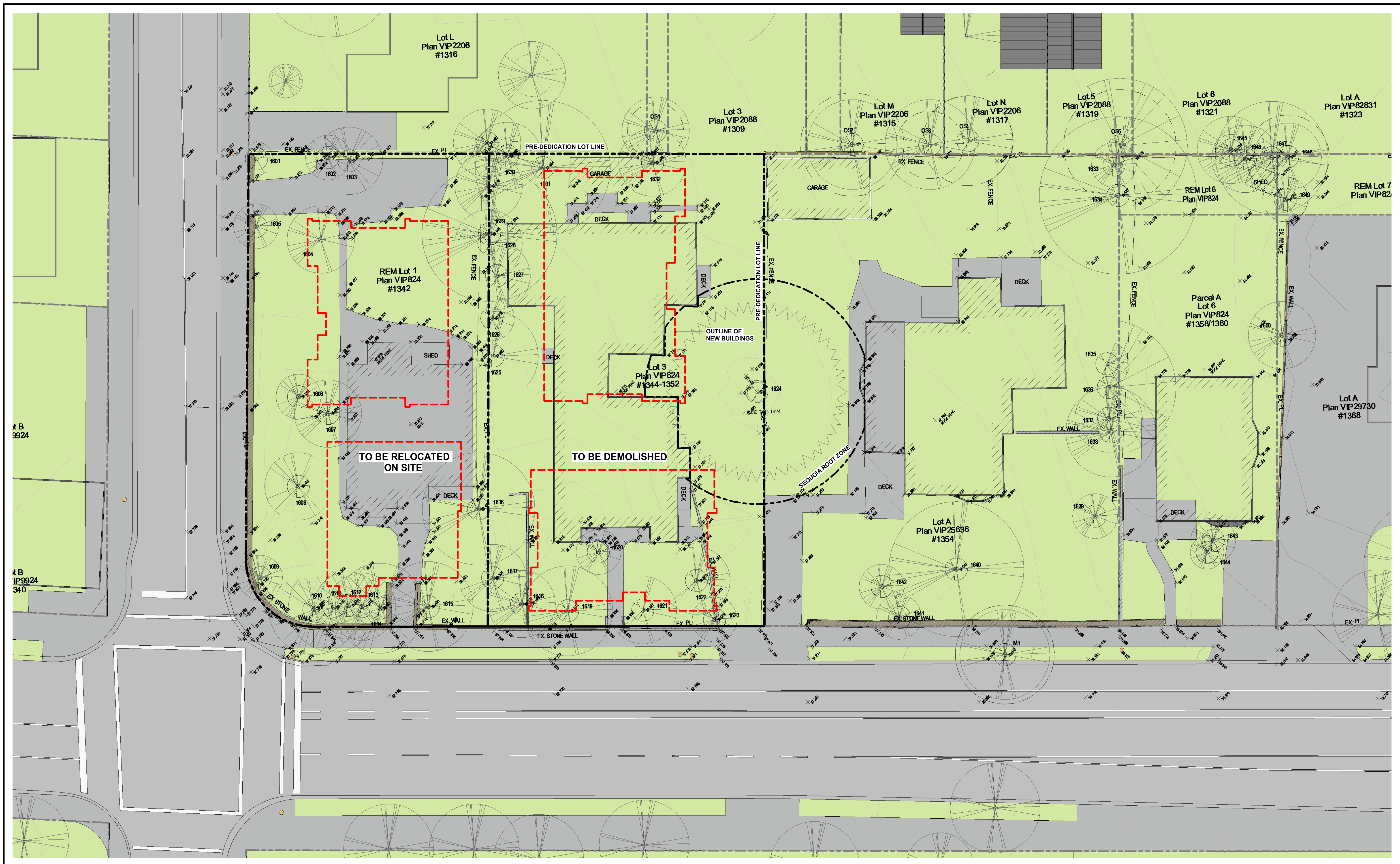
SITE PLAN COMBINED

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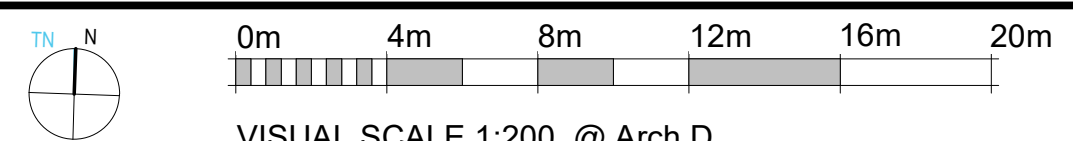
SCALE: 1 : 150

A-1.1

DATE: 2022/11/21



1 | EXISTING SITE PLAN / SURVEY
1:150



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

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

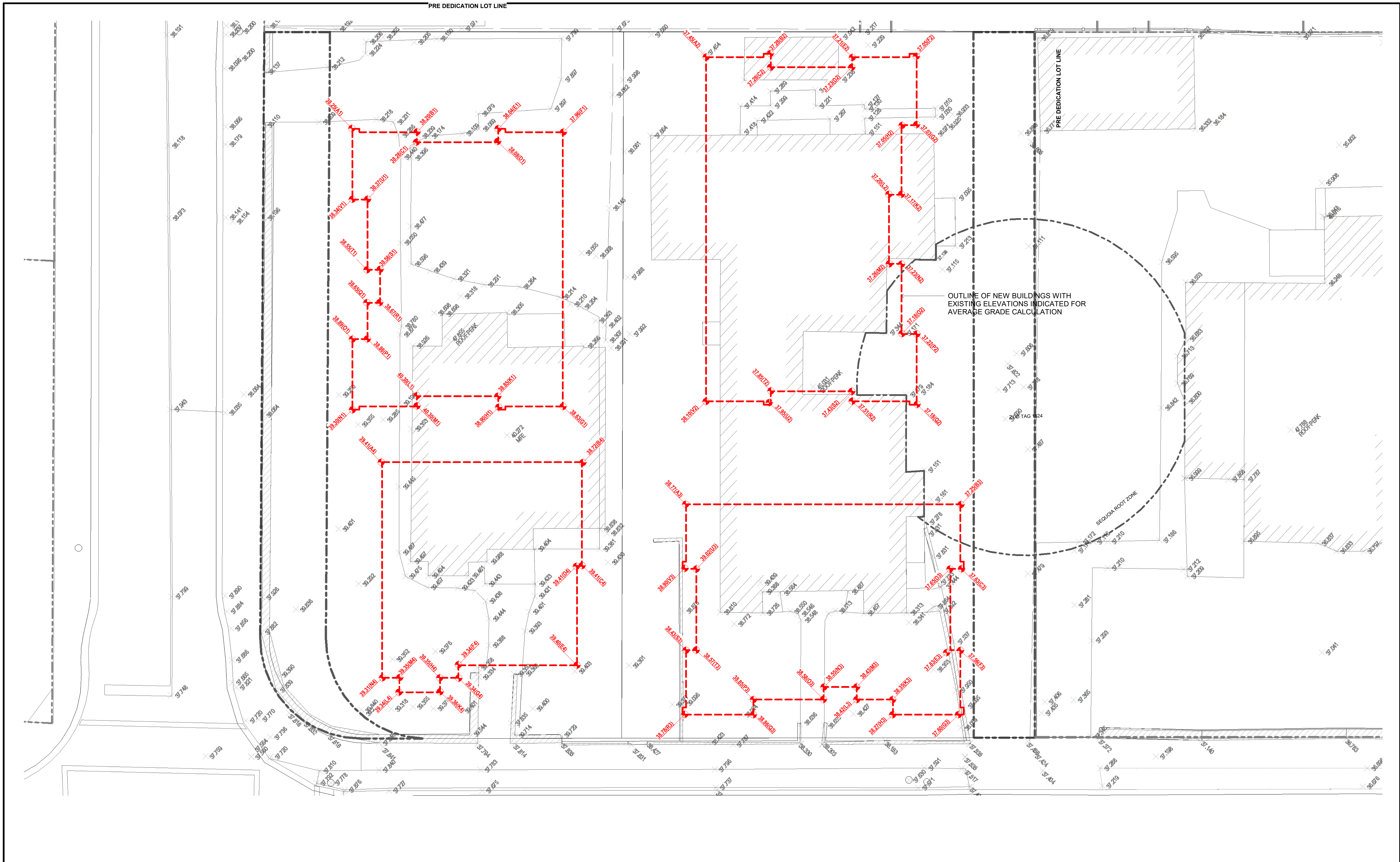
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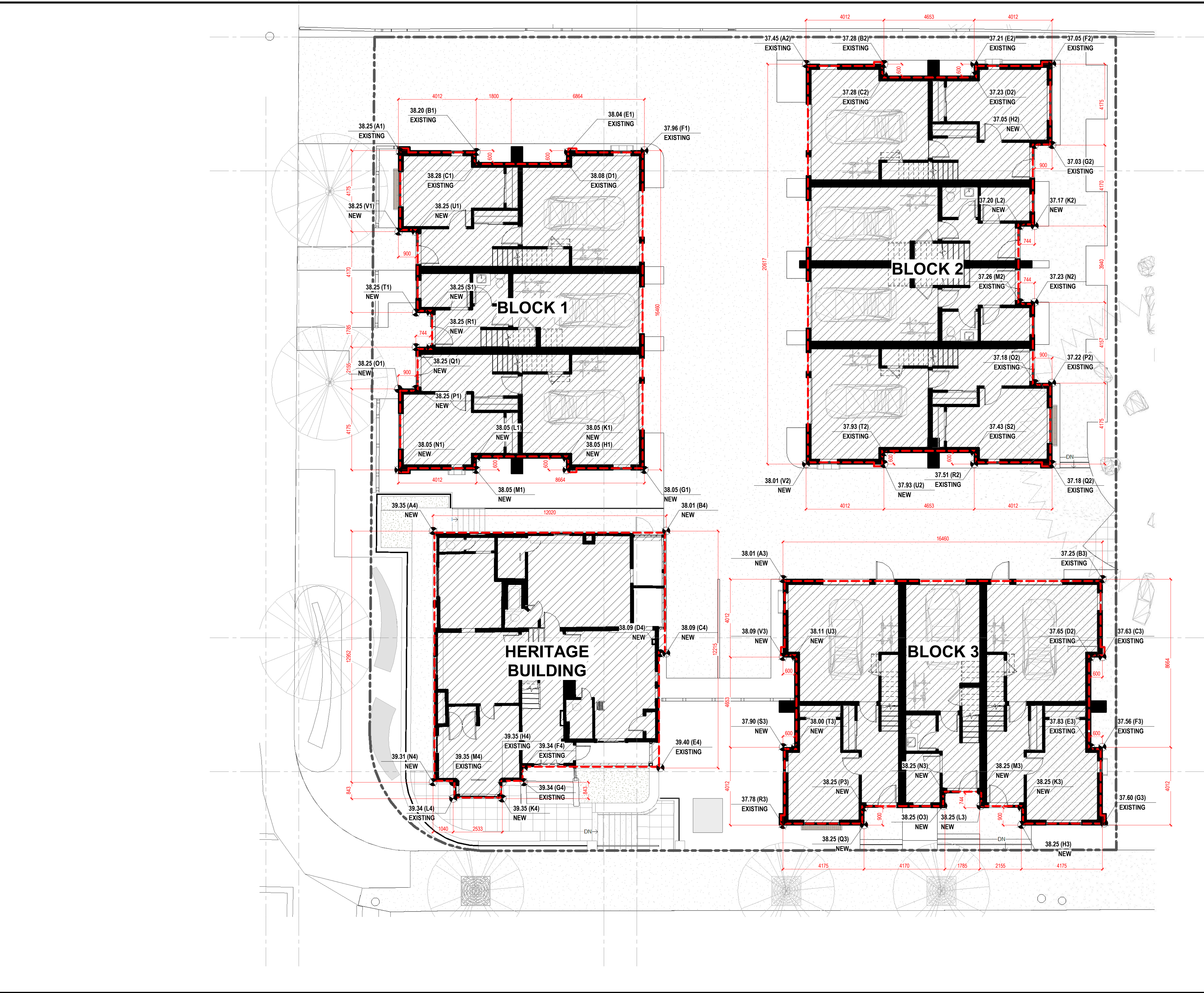
A-1.2

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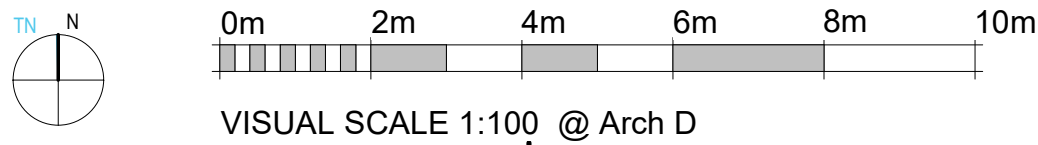
SCALE: 1:150

DATE: 2022/11/21





1 AVERAGE GRADE PLAN
1 : 100



VISUAL SCALE 1:100 @ Arch D

AVERAGE GRADE CALCULATION

AVERAGE GRADES - BLOCK 1

POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A1-B1	38.23	4.01	153.28
B1-C1	38.24	0.60	22.94
C1-D1	38.18	4.65	177.54
D1-E1	38.06	0.60	22.84
E1-F1	38.00	4.01	152.38
F1-G1	38.01	16.46	625.56
G1-H1	38.05	2.16	82.62
H1-K1	38.05	0.60	22.83
K1-L1	38.05	4.65	176.93
L1-M1	38.05	0.60	22.83
M1-N1	38.05	4.01	152.58
N1-O1	38.15	4.18	159.47
O1-P1	38.25	0.90	34.43
P1-Q1	38.25	2.16	82.62
Q1-R1	38.25	0.74	28.31
R1-S1	38.25	1.79	68.47
S1-T1	38.25	0.74	28.31
T1-U1	38.25	4.17	159.50
U1-V1	38.25	0.90	34.43
V1-A1	38.25	4.18	159.89
TOTAL		63.96	2437.70

AVERAGE GRADE: 38.11 m (GEO)

AVERAGE GRADES - BLOCK 2

POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A2-B2	37.37	4.01	149.83
B2-C2	37.28	0.6	22.37
C2-D2	37.26	4.65	173.24
D2-E2	37.22	0.6	22.33
E2-F2	37.13	4.01	148.89
F2-G2	37.04	4.18	154.83
G2-H2	37.04	0.9	33.34
H2-K2	37.11	4.17	154.75
K2-L2	37.19	0.74	27.52
L2-M2	37.23	3.94	146.69
M2-N2	37.25	0.74	27.56
N2-O2	37.21	4.16	154.77
O2-P2	37.20	0.9	33.48
P2-Q2	37.20	4.18	155.50
Q2-R2	37.35	4.01	149.75
R2-S2	37.47	0.8	22.48
S2-T2	37.66	4.65	175.21
T2-U2	37.93	0.6	22.76
U2-V2	37.97	4.01	152.26
V2-A2	37.73	20.62	777.99
TOTAL		72.27	2705.54

AVERAGE GRADE: 37.44 m (GEO)

AVERAGE GRADES - BLOCK 3

POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A3-B3	37.63	16.46	619.39
B3-C3	37.44	4.01	150.13
C3-D3	37.64	0.6	22.58
D3-E3	37.74	4.63	174.74
E3-F3	37.70	0.6	22.62
F3-G3	37.58	4.01	150.70
G3-H3	37.93	4.18	158.53
H3-K3	38.25	0.9	34.43
K3-L3	38.25	2.16	82.62
L3-M3	38.25	0.74	28.31
M3-N3	38.25	1.79	68.47
N3-O3	38.25	0.74	28.31
O3-P3	38.25	4.17	159.50
P3-Q3	38.25	0.9	34.43
Q3-R3	38.02	4.18	158.90
R3-S3	37.84	4.01	151.74
S3-T3	37.95	0.6	22.77
T3-U3	38.06	4.65	176.96
U3-V3	38.10	0.6	22.86
V3-A3	38.05	4.01	152.58
TOTAL		63.94	2420.54

AVERAGE GRADE: 37.86 m (GEO)

AVERAGE GRADES - HERITAGE HOUSE

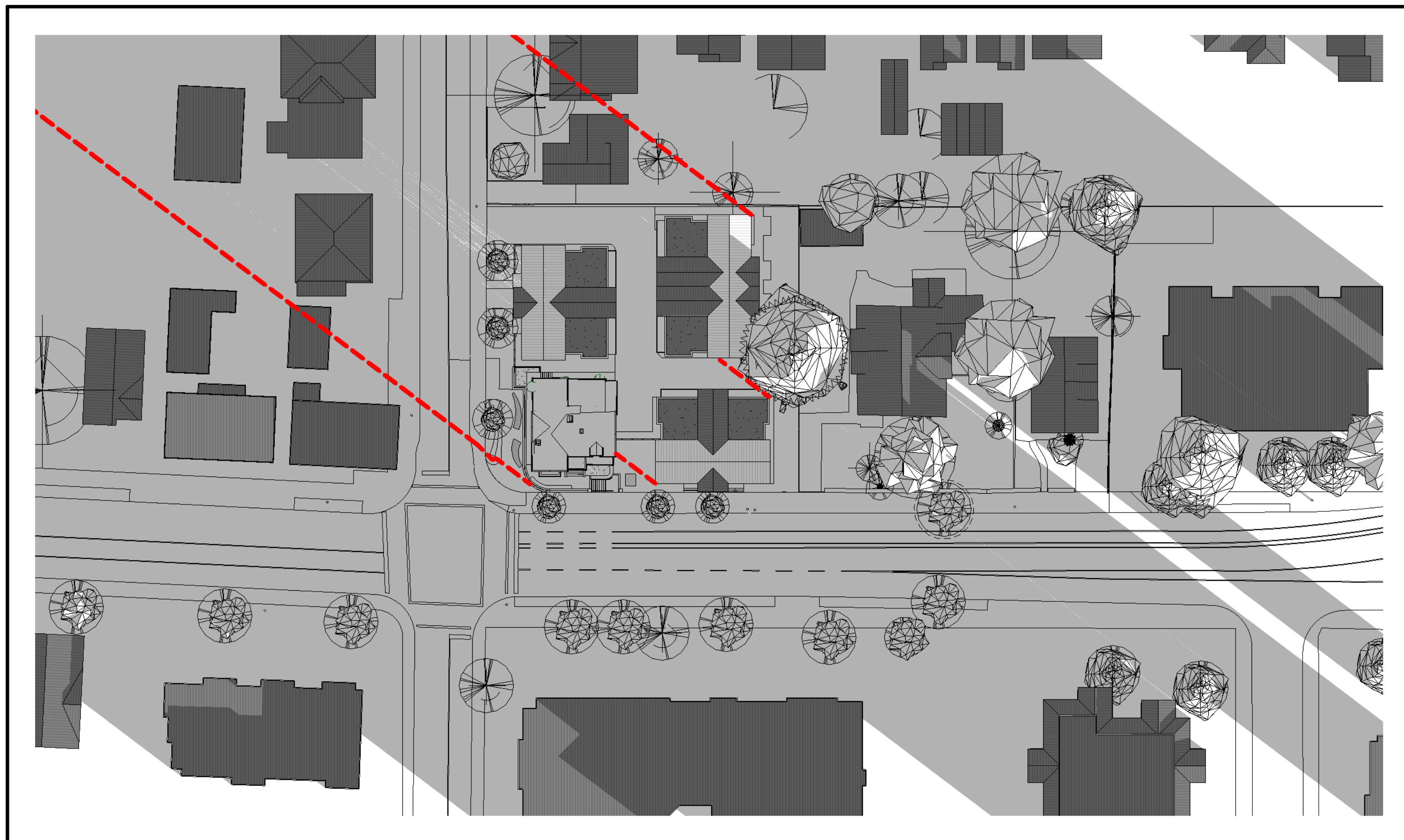
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A4-B4	38.68	16.46	636.67
B4-C4	38.05	4.01	152.58
C4-D4	38.09	0.6	22.85
D4-E4	38.75	4.63	179.39
E4-F4	39.37	0.6	23.62
F4-G4	39.34	4.01	157.75
G4-H4	39.35	4.18	164.46
H4-K4	39.35	0.9	35.42
K4-L4	39.35	2.16	84.99
L4-M4	39.35	0.74	29.12
M4-N4	39.33	1.79	70.40
N4-A4	39.33	0.74	29.10
TOTAL		40.82	1586.35

AVERAGE GRADE: 38.86 m (GEO)

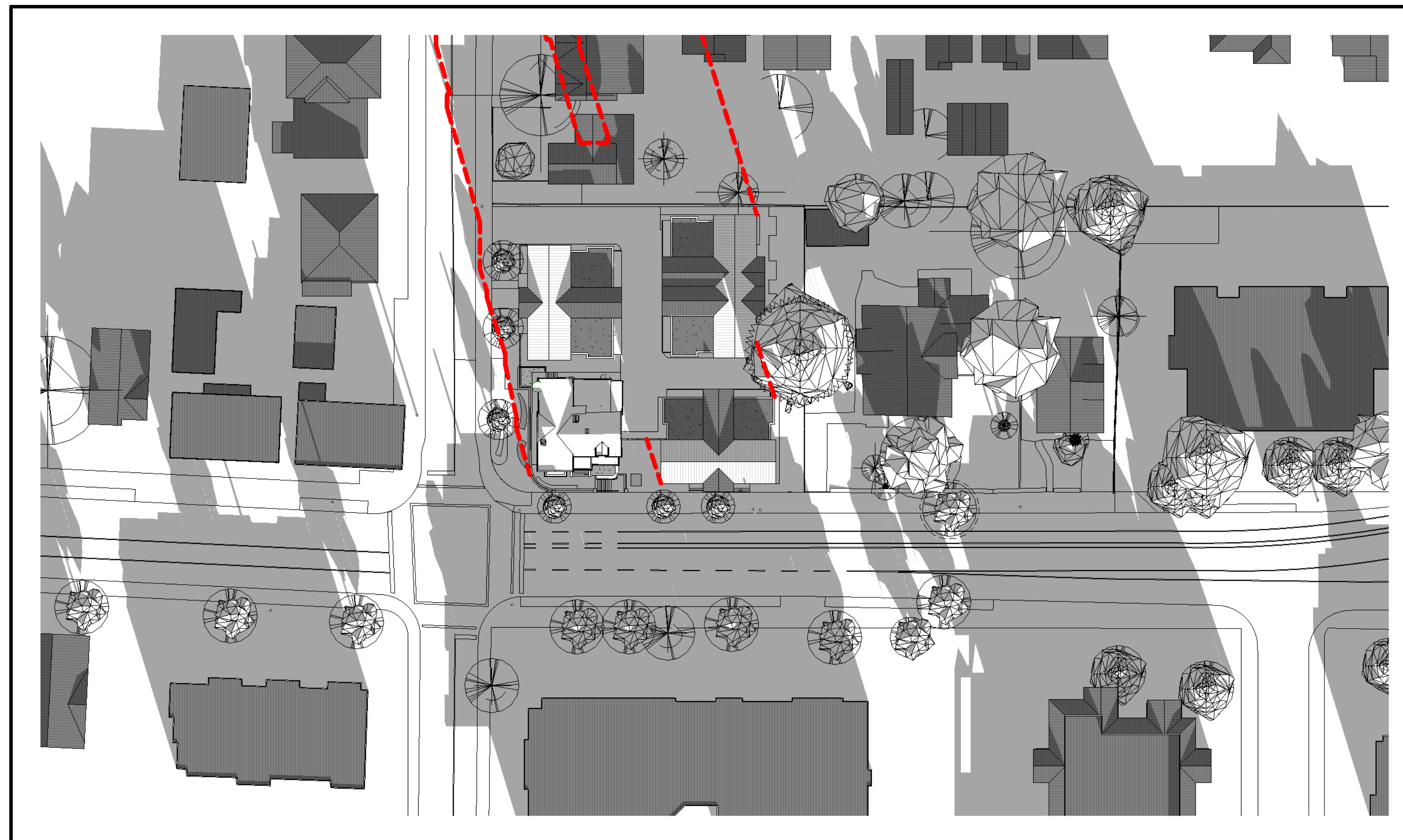
AVERAGE GRADES - TOTALS

BUILDING	DISTANCE	TOTALS
BLOCK 1	63.96	2437.70
BLOCK 2	72.27	2705.54
BLOCK 3	63.94	2420.54
HERITAGE BUILDING	40.82	1586.35
GRAND TOTAL	240.99	9150.14

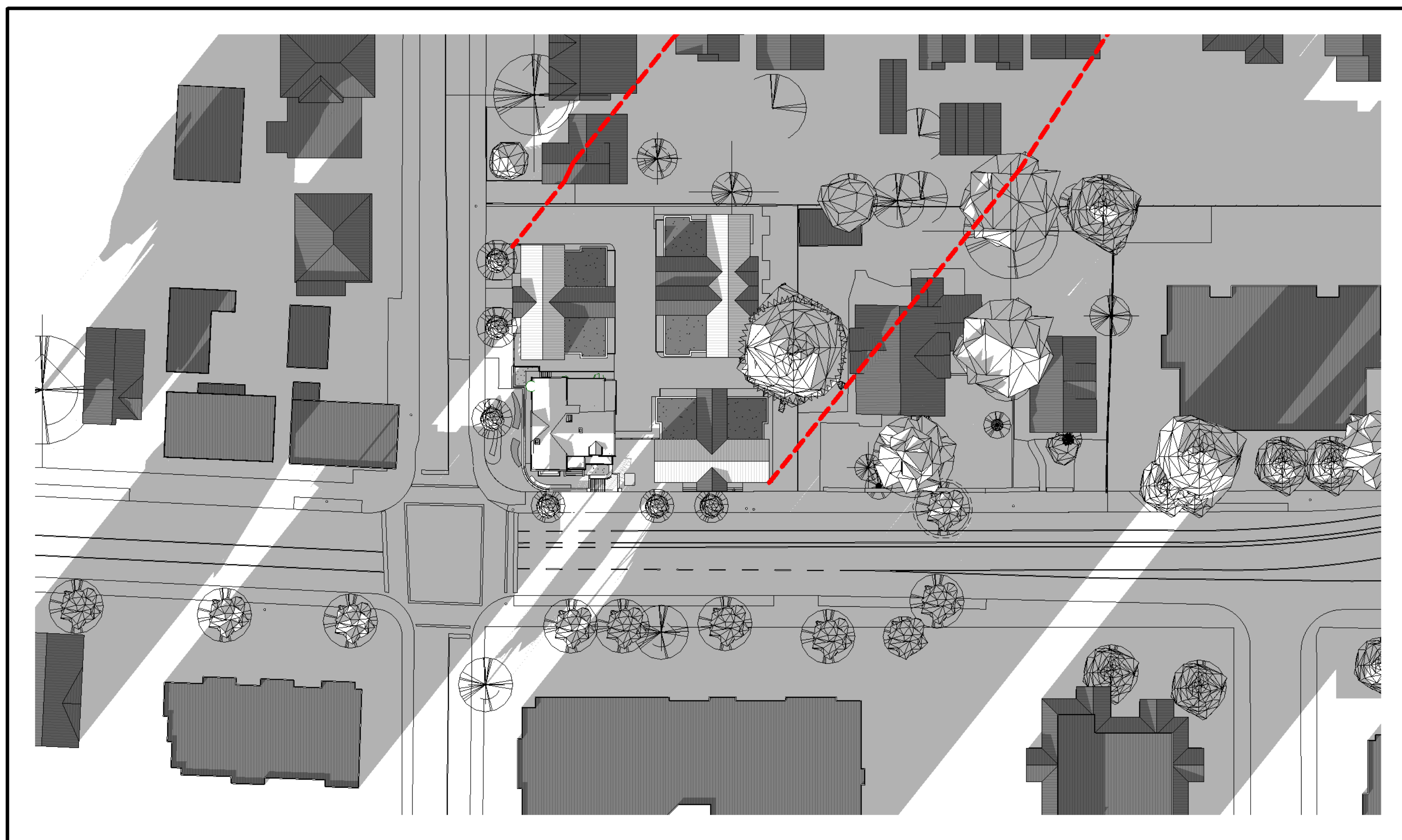
OVERALL AVERAGE GRADE: 37.97 m (GEO)



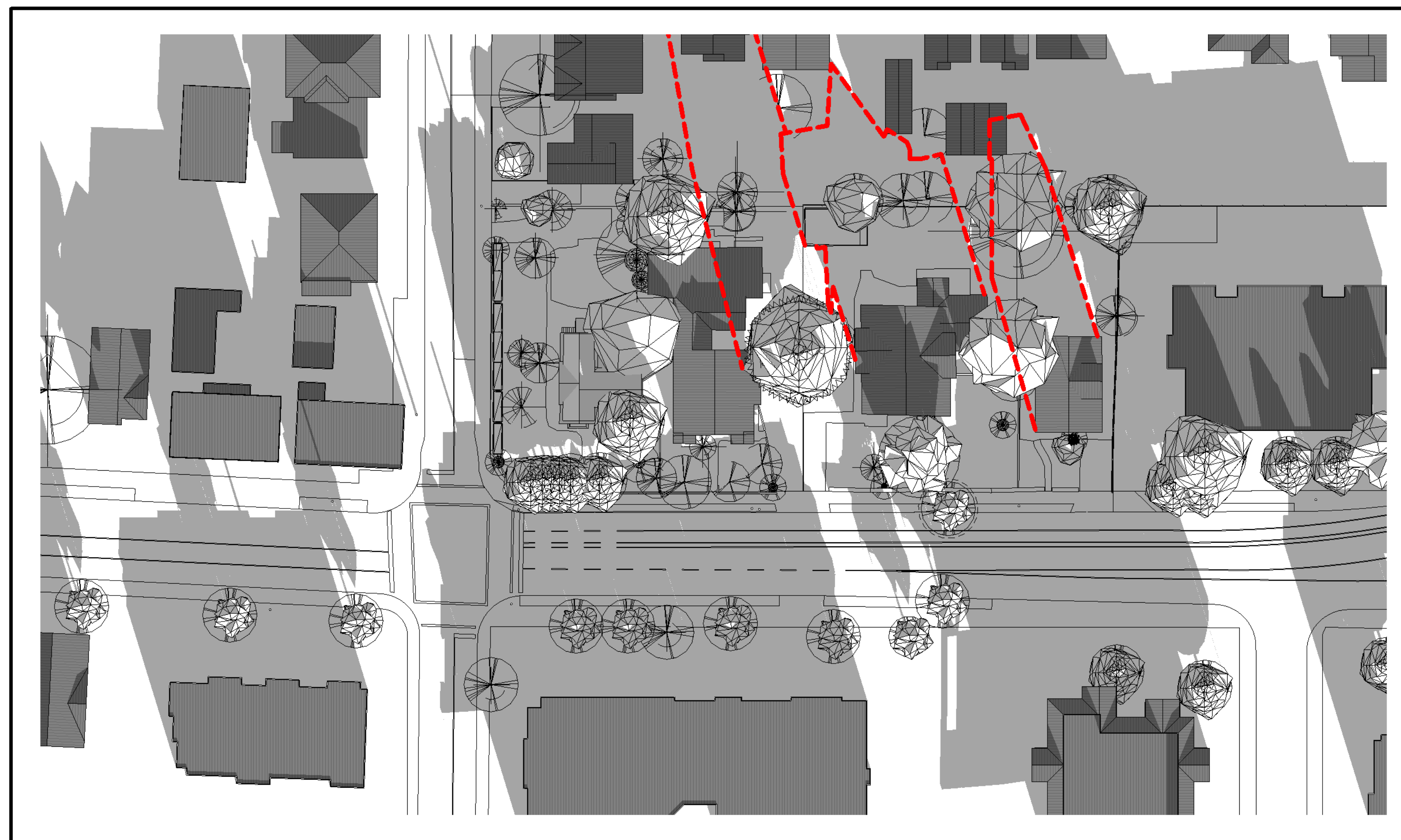
1 | WINTER SOLSTICE - 8AM
1 : 500



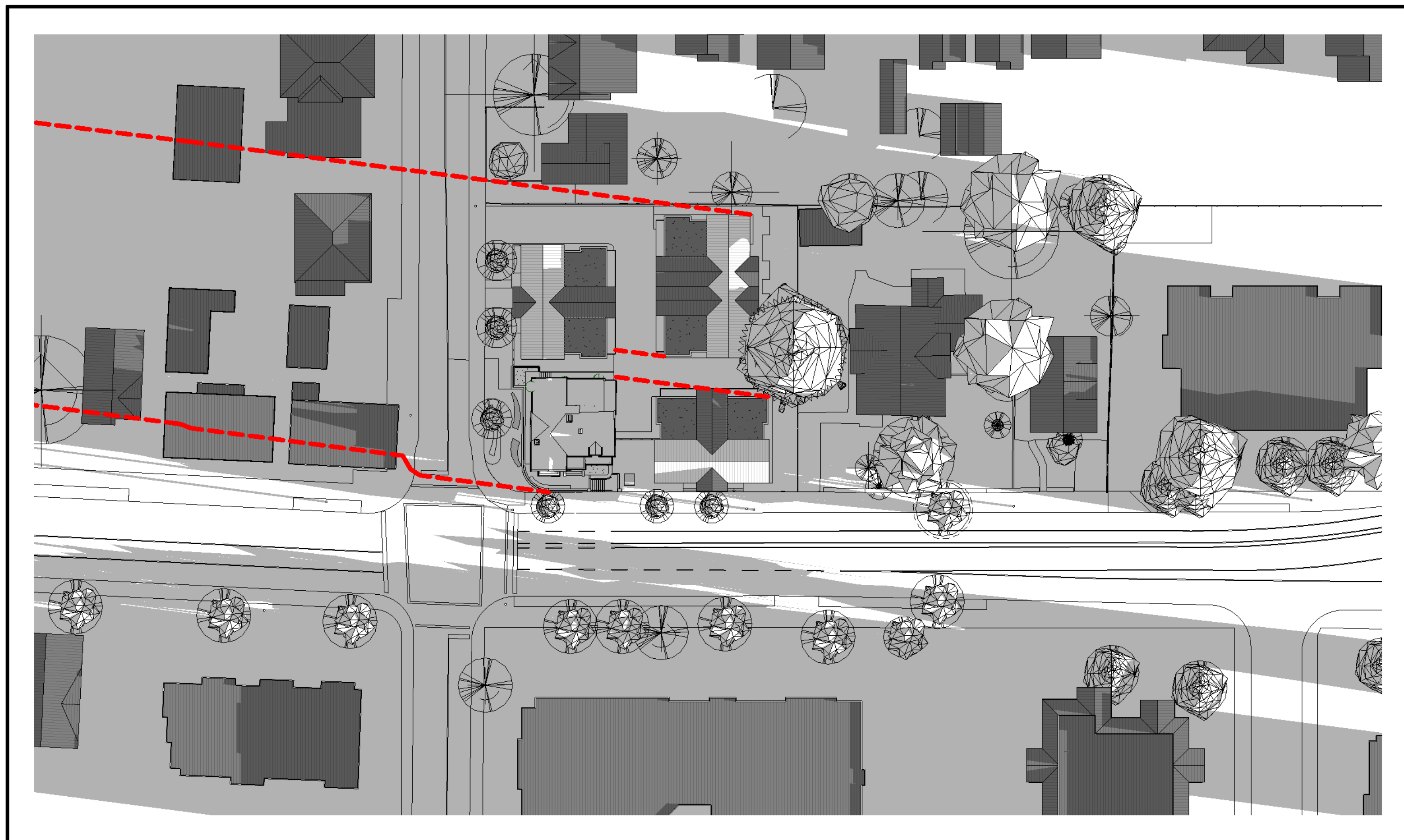
2 | WINTER SOLSTICE - NOON
1 : 500



3 | WINTER SOLSTICE - 4PM
1 : 500



4 | WINTER SOLSTICE - NOON - EXISTING
1 : 500



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



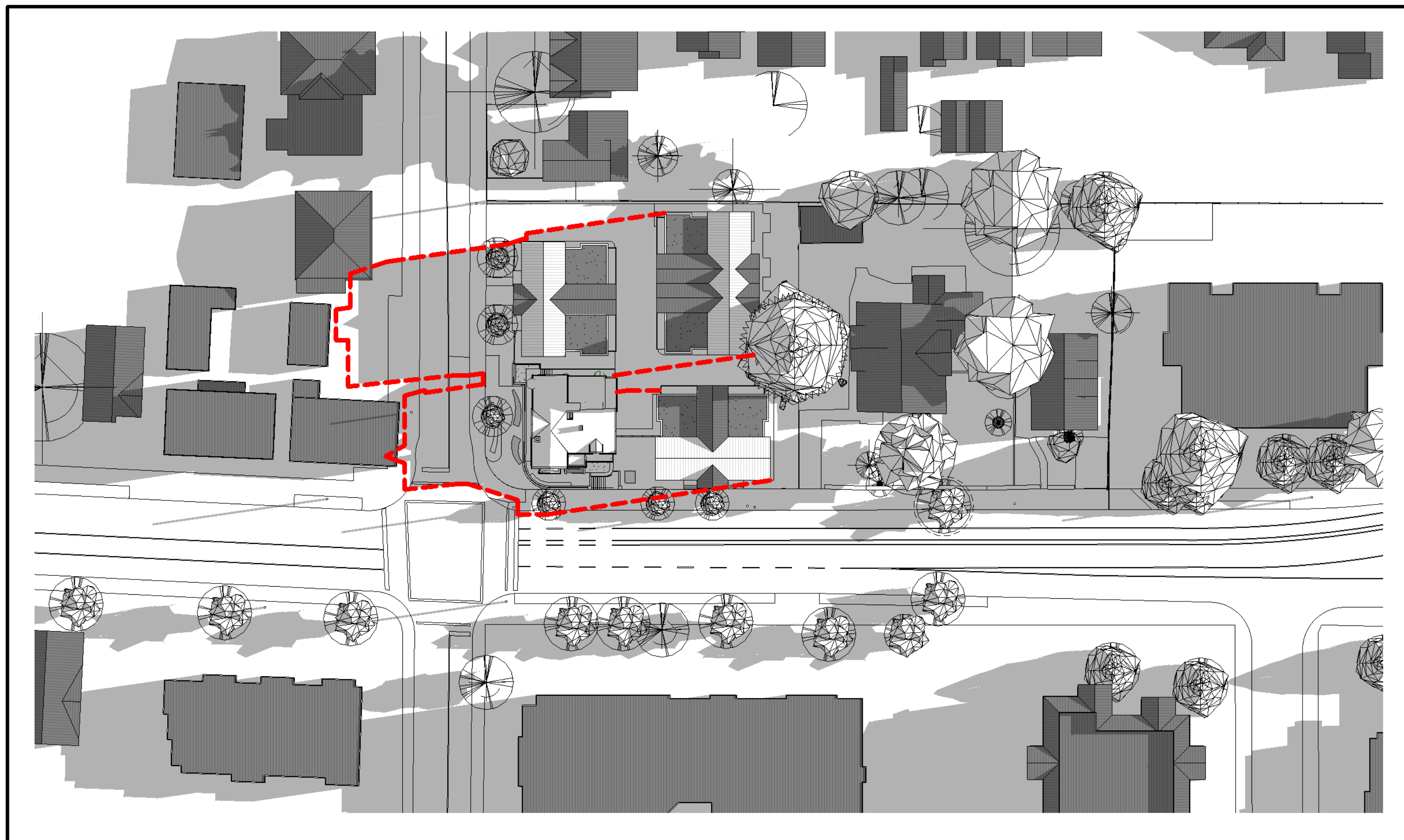
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1 : 500



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



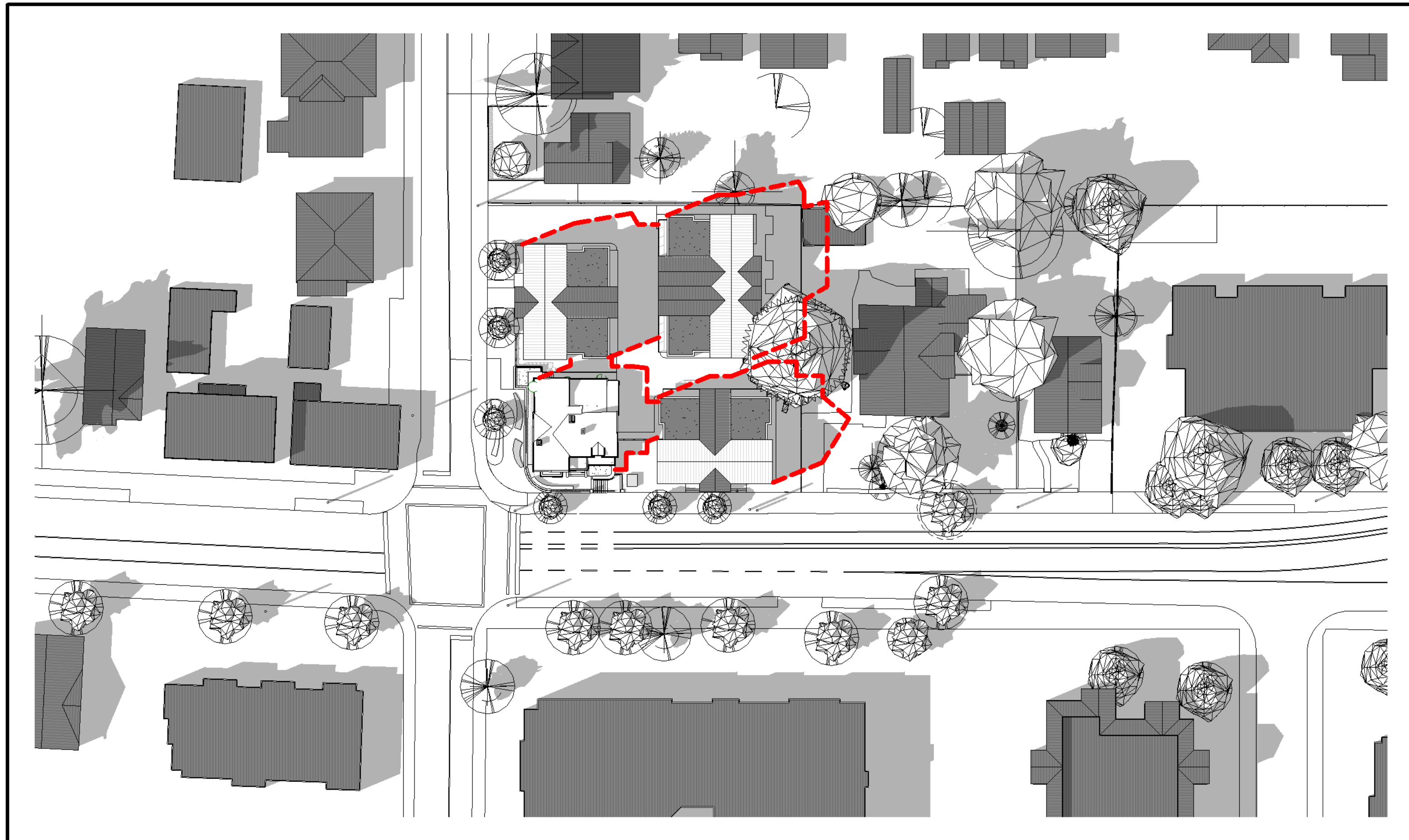
4 | SPRING / AUTUMN EQUINOX - NOON - EXISTING
1 : 500



1 SUMMER SOLSTICE - 8AM
1 : 500



2 SUMMER SOLSTICE - NOON
1 : 500



3 SUMMER SOLSTICE - 4PM
1 : 500



4 SUMMER SOLSTICE - NOON - EXISTING
1 : 500



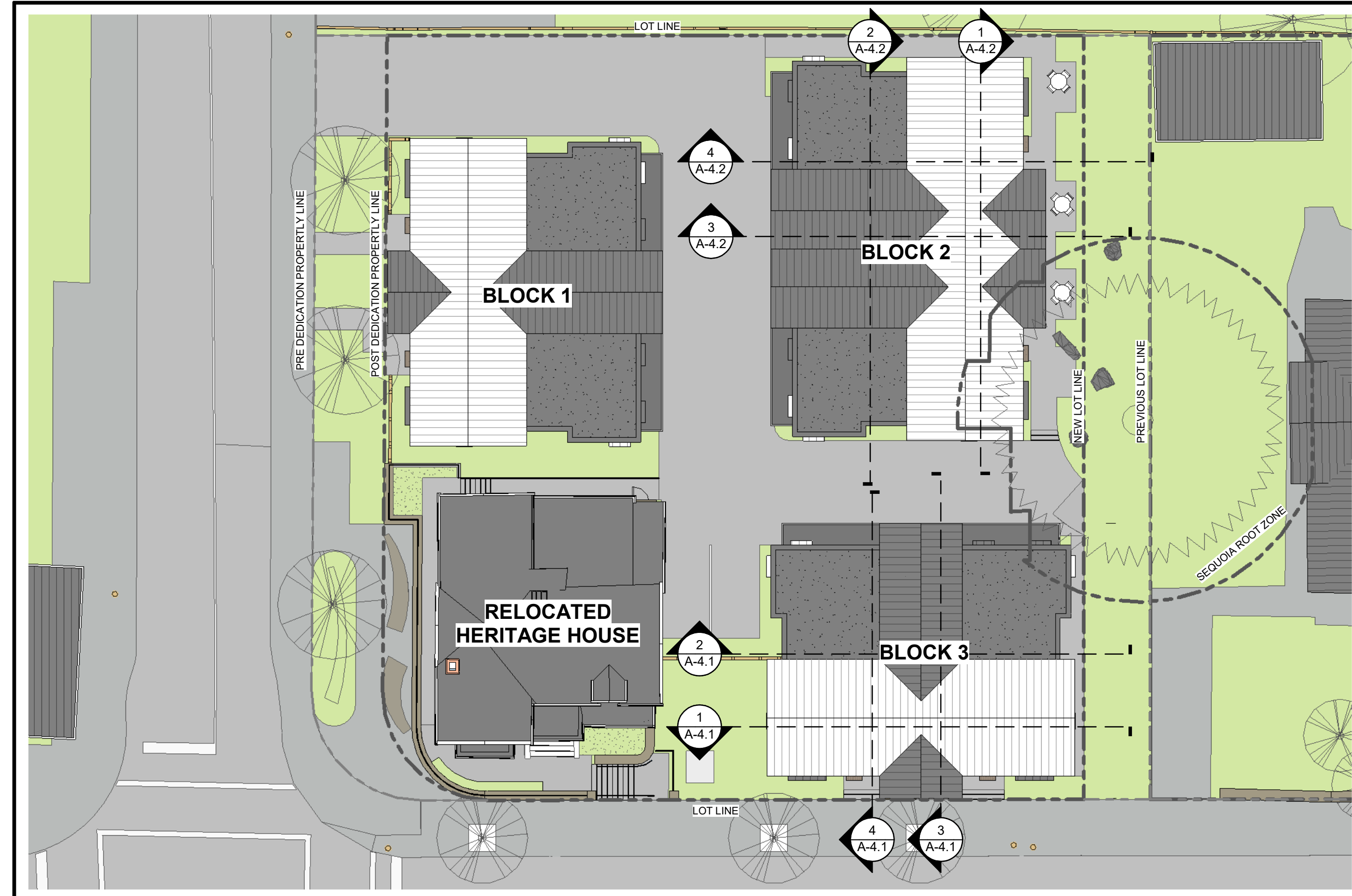
1 | LEVEL 1 FLOOR PLAN
1 : 200



2 | LEVEL 2 FLOOR PLAN
1 : 200



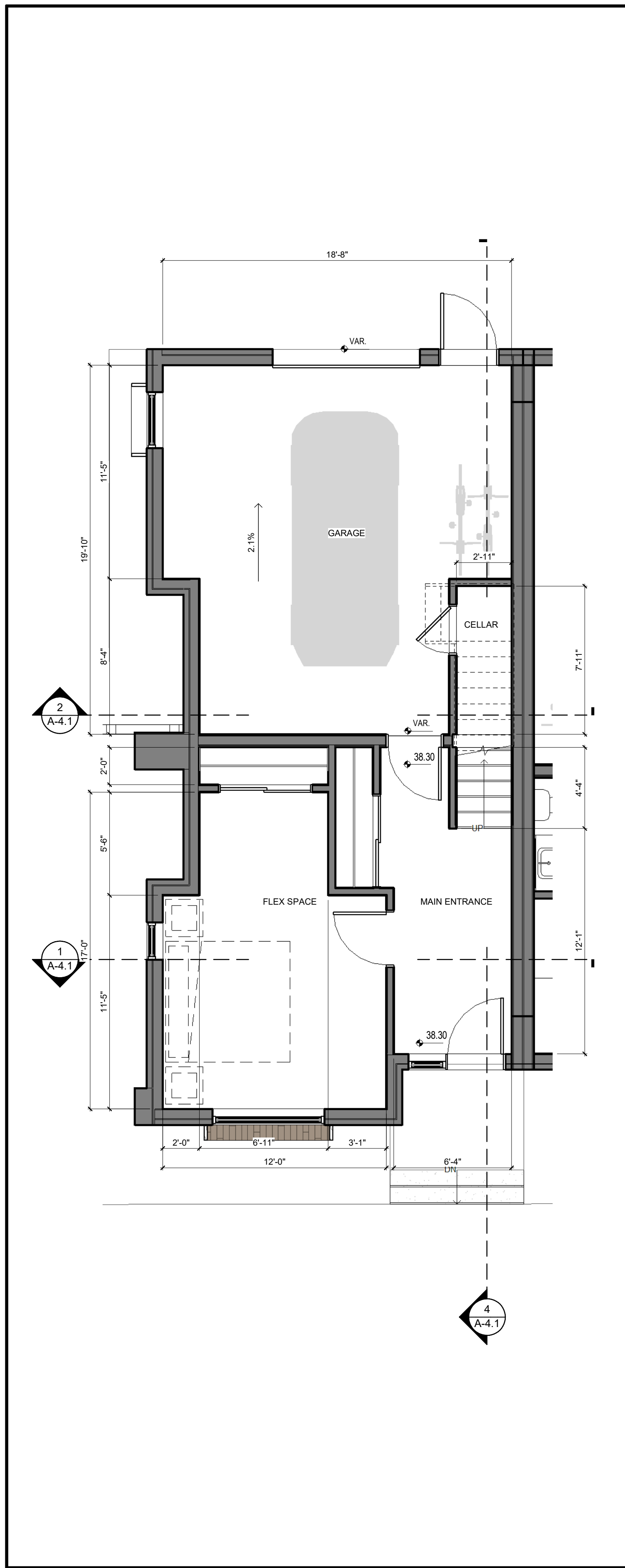
3 | LEVEL 3 FLOOR PLAN
1 : 200



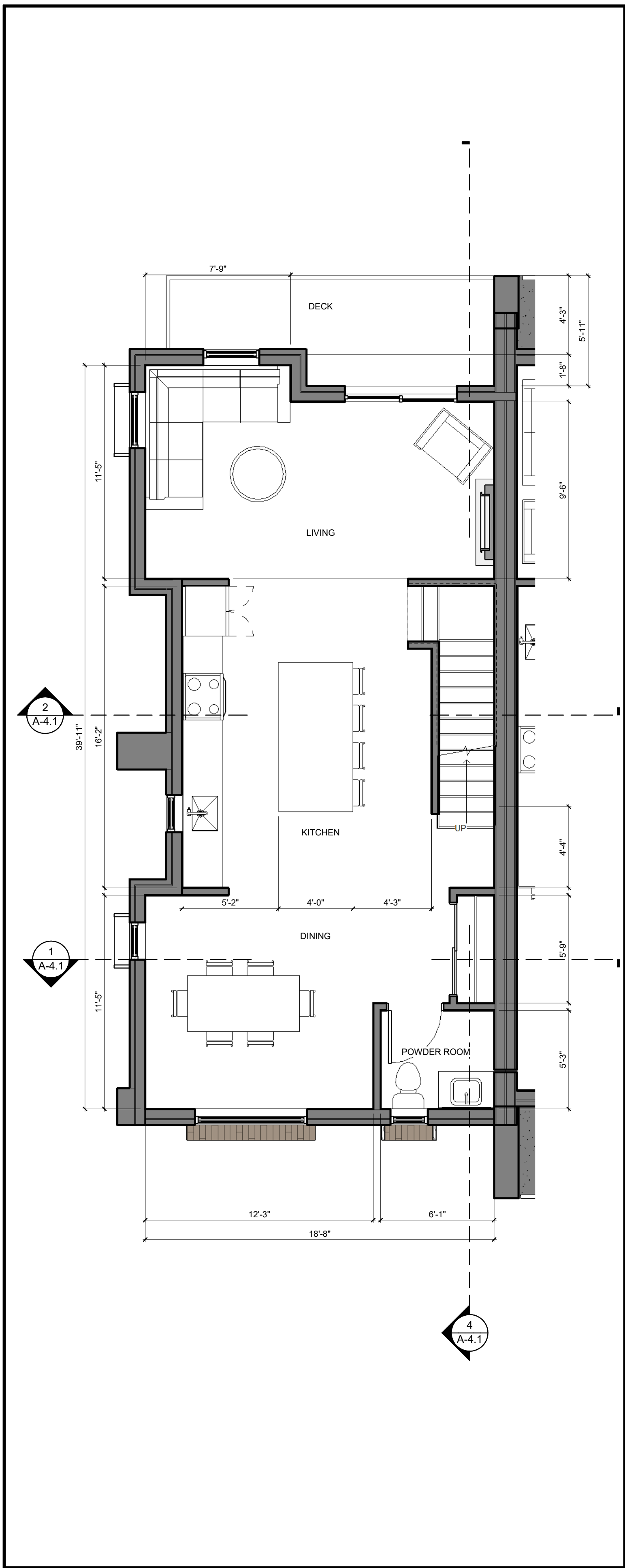
4 | ROOF PLAN
1 : 200

AREA DATA

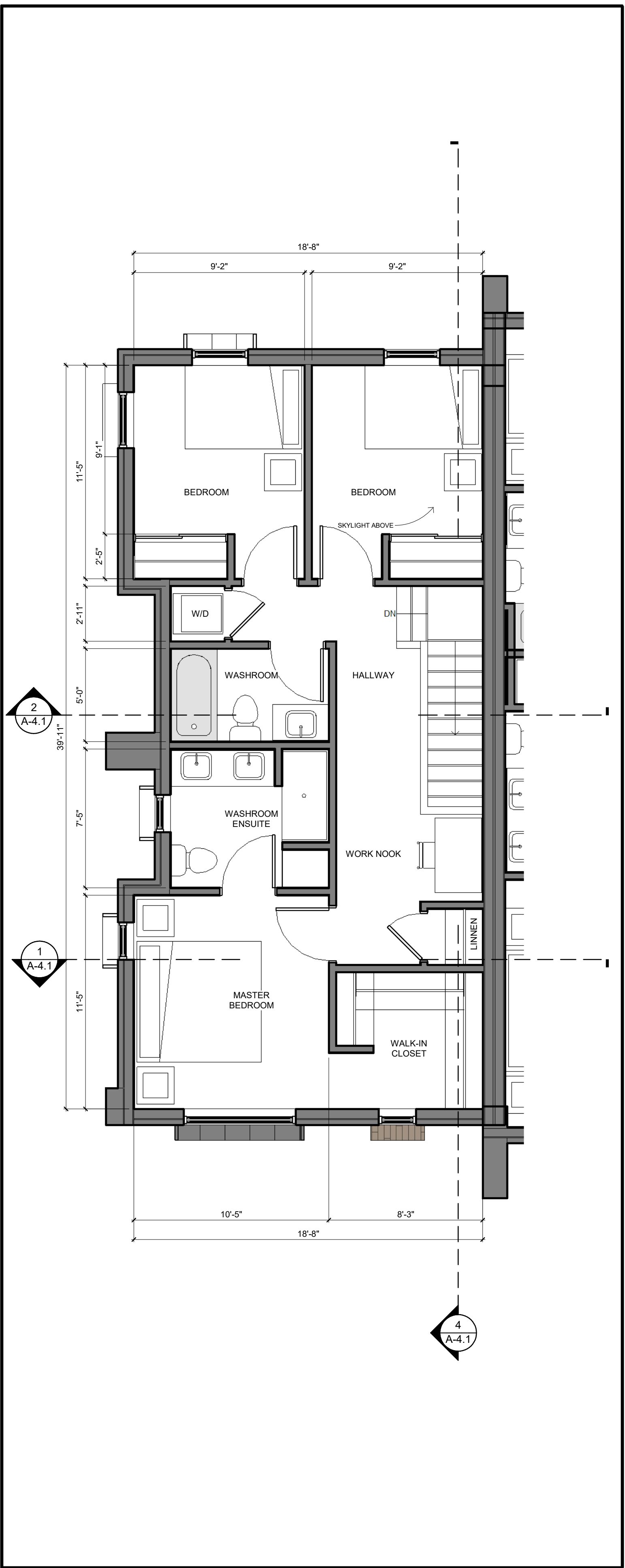
GFA AREAS	
LEVEL	Area
LEVEL 1 BLOCK 1	194.4 m ²
LEVEL 1 BLOCK 2	241.8 m ²
LEVEL 1 BLOCK 3	194.4 m ²
LEVEL 1 HERITAGE HOUSE	139.6 m ²
Sub Total	770.2 m ²
LEVEL	Area
LEVEL 2 BLOCK 1	201 m ²
LEVEL 2 BLOCK 2	256.2 m ²
LEVEL 2 BLOCK 3	201 m ²
LEVEL 2 HERITAGE HOUSE	145.4 m ²
Sub Total	803.5 m ²
LEVEL	Area
LEVEL 3 BLOCK 1	204.6 m ²
LEVEL 3 BLOCK 2	257.3 m ²
LEVEL 3 BLOCK 3	204.6 m ²
Sub Total	666.6 m ²
Grand total GFA	2240.3 m ²



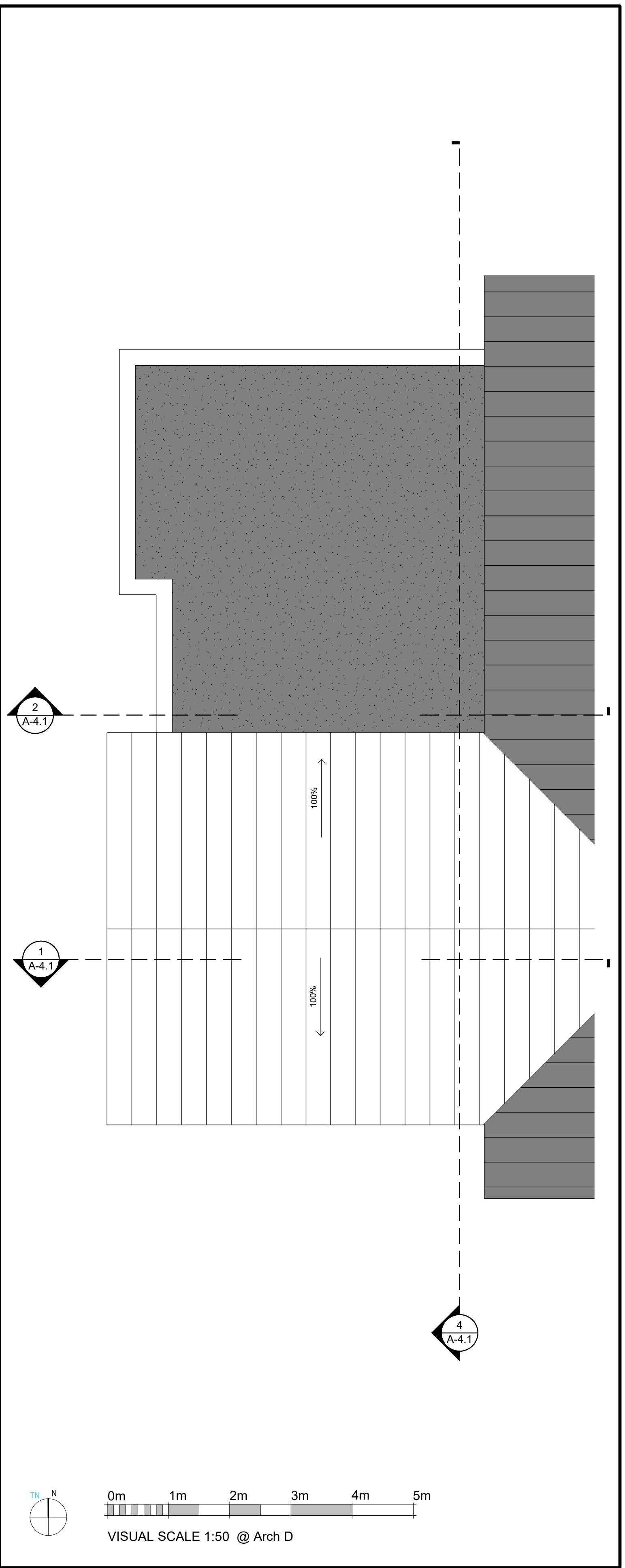
1 | TOWNHOUSE TYPE 1 - L1
1 : 50



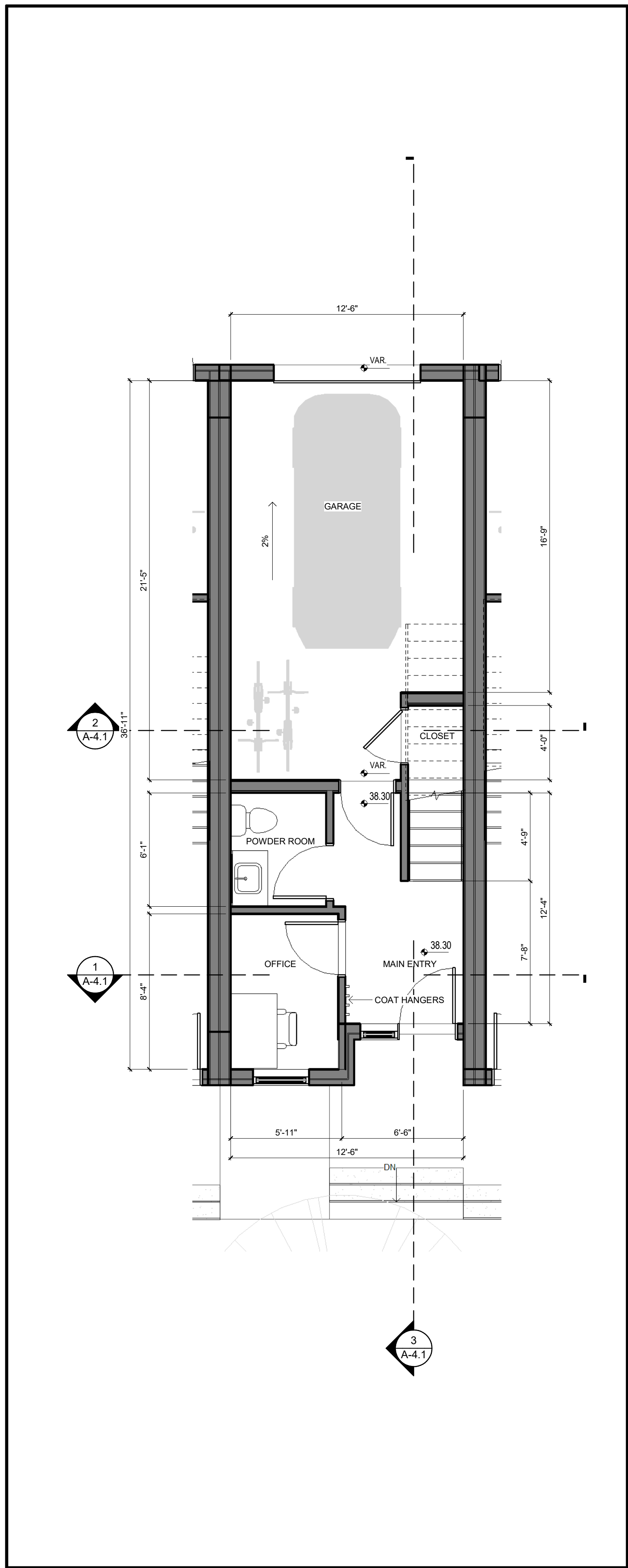
2 | TOWNHOUSE TYPE 1 - L2
1 : 50



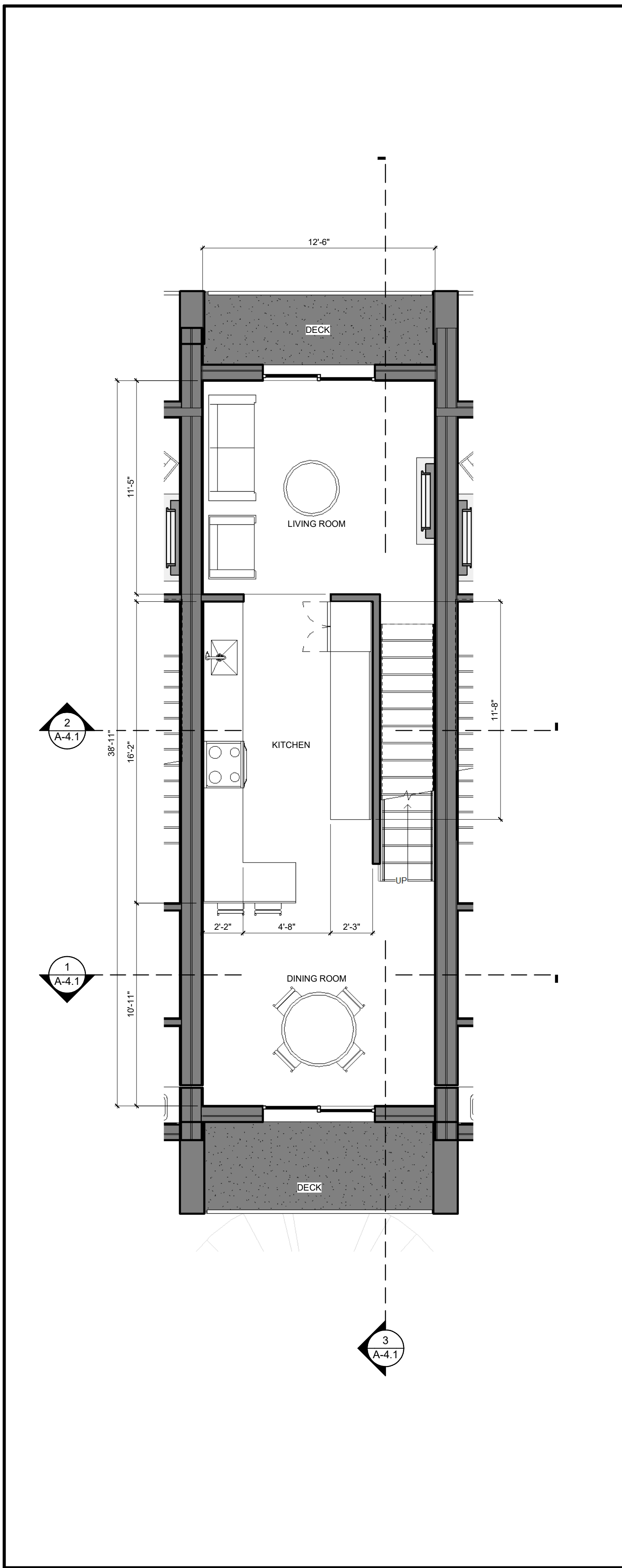
3 | TOWNHOUSE TYPE 1 - L3
1 : 50



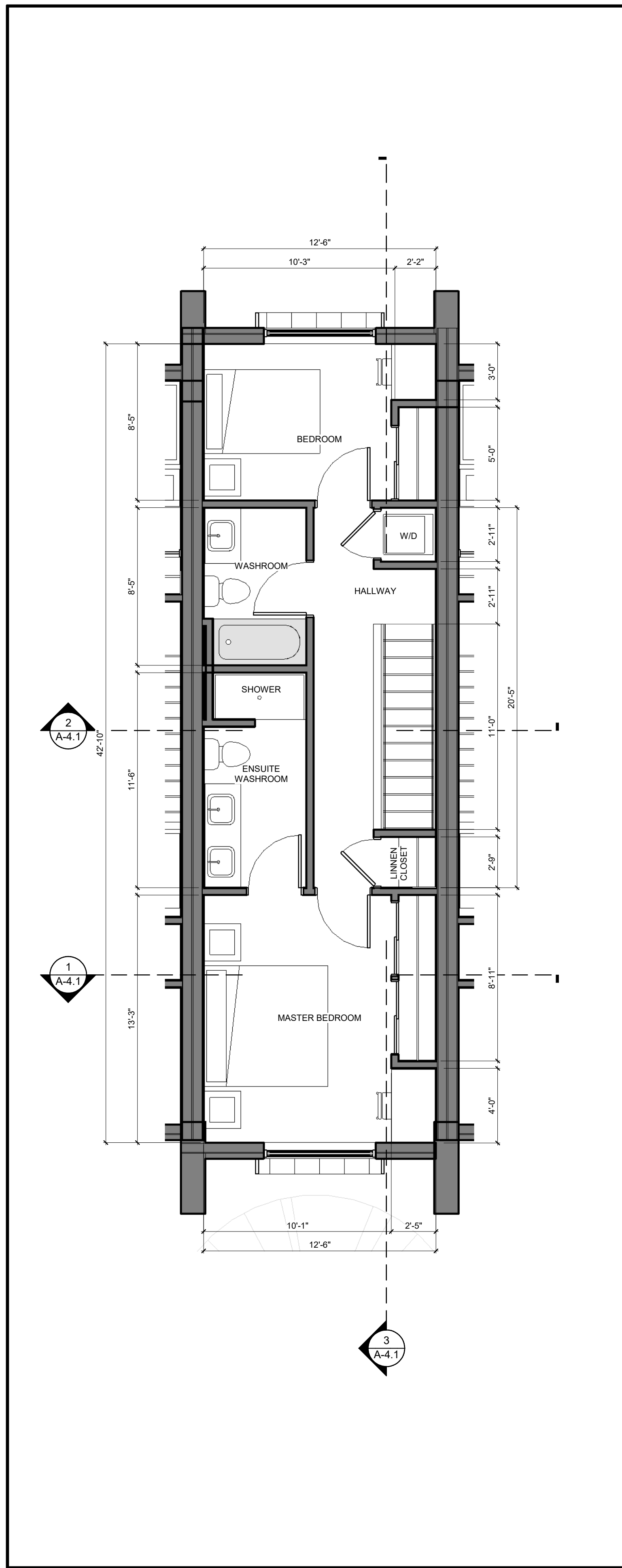
4 | TOWNHOUSE TYPE 1 - ROOF
1 : 50



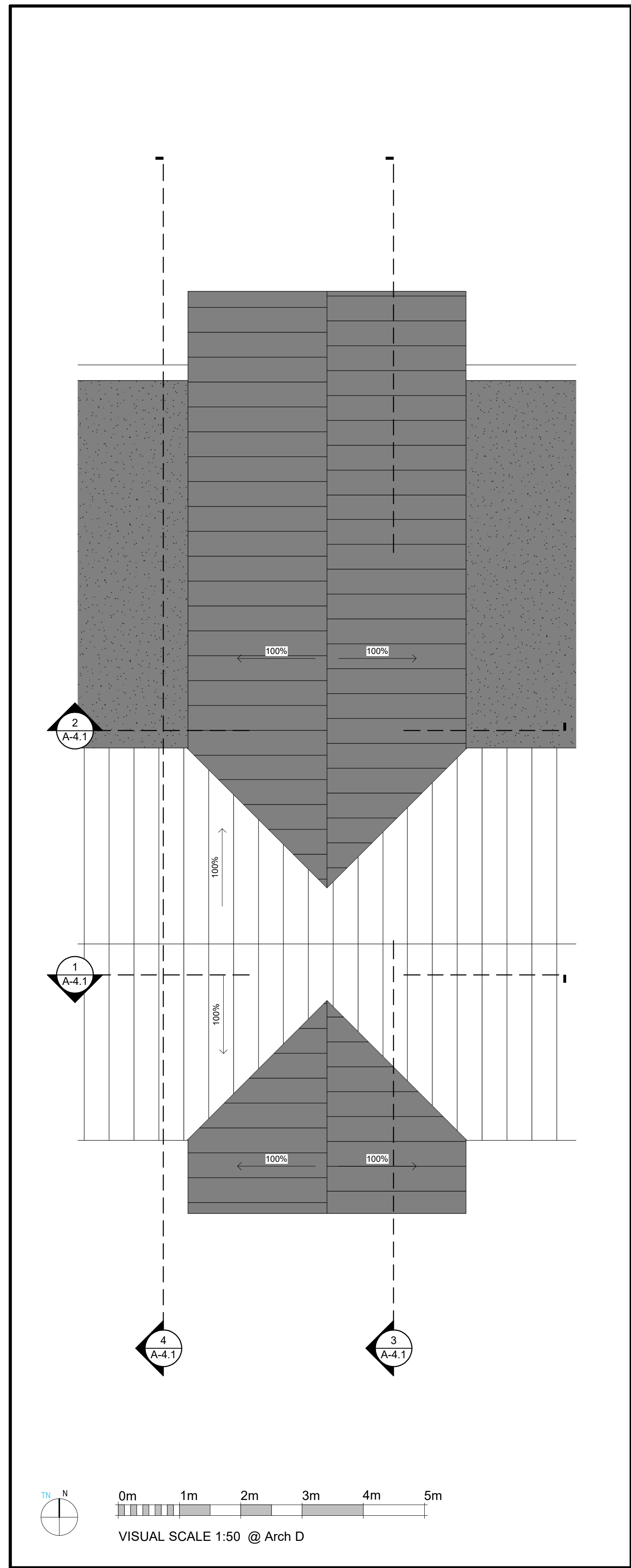
1 | TOWNHOUSE TYPE 2 - L1
1 : 50



2 | TOWNHOUSE TYPE 2 - L2
1 : 50



3 | TOWNHOUSE TYPE 2 - L3
1 : 50



4 | TOWNHOUSE TYPE 2 - ROOF
1 : 50



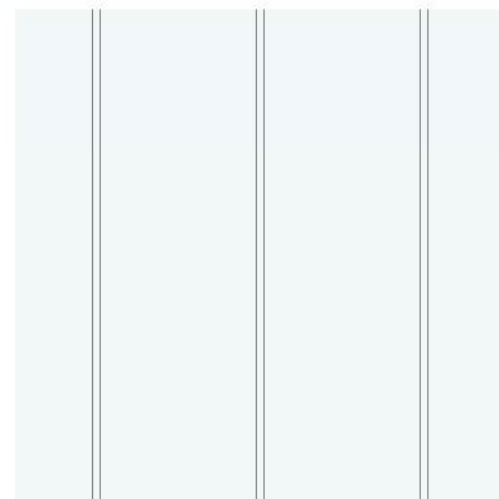
1 | PANDORA AVE LOOKING NORTH
1 : 100
VISUAL SCALE 1:100 @ Arch D



2 | FERNWOOD RD LOOKING EAST
1 : 100
VISUAL SCALE 1:100 @ Arch D



VSI
VERTICAL SIDING
WESTFORM - PONDEROSA - 4" SOLID PROBOARD



P1
ALUMINUM VERTICAL SIDING
AL13 - WHITE SD323 - SMOOTH



P2
ALUMINUM PANEL SIDING
AL13 - ELEPHANT GREY SD304 - SMOOTH



GR1
ALUMINUM GUARD RAIL
FROSTED GLAZING - WHITE ANODIZED



RV
REVEAL
AL13 - COLOUR MATCH
FC-12 FLAT CAP

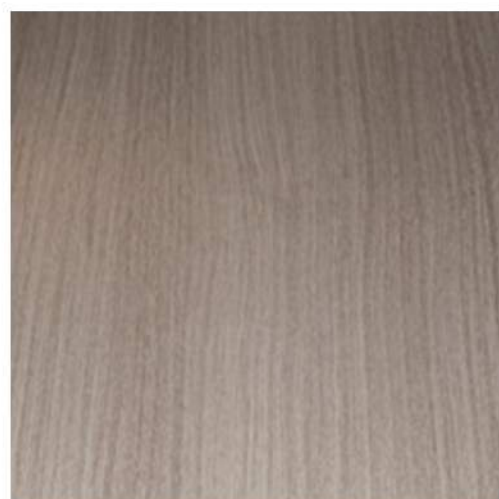


ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN

EXTERIOR MATERIAL LEGEND 1 : 1

ELEVATION KEY NOTES & MATERIALS

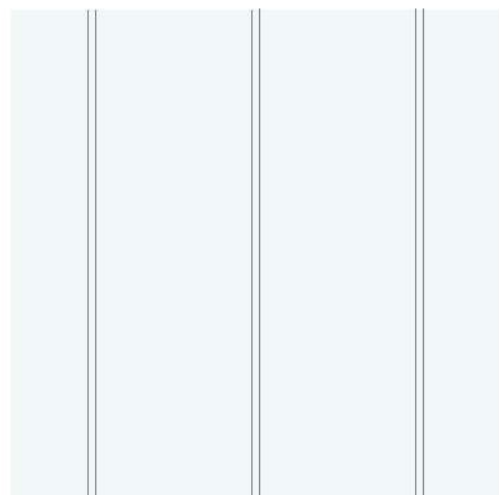
Keynote Legend	
Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
SS2	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 16" FLAT
SS3	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 16" FLAT
VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VS2	METAL SIDING - BRIGHT WHITE - WESTFORM PROLOK 16" FLAT
VS3	METAL SIDING - REGENT GREY - WESTFORM PROLOK 16" FLAT
VW	ALUMINUM CLAD VINYL DOOR & WINDOW - BLACK ANODIZED



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



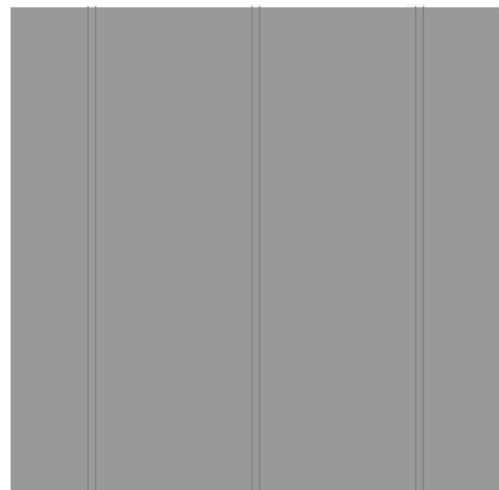
GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



VS2
METAL SIDING:
BRIGHT WHITE - 16" FLAT



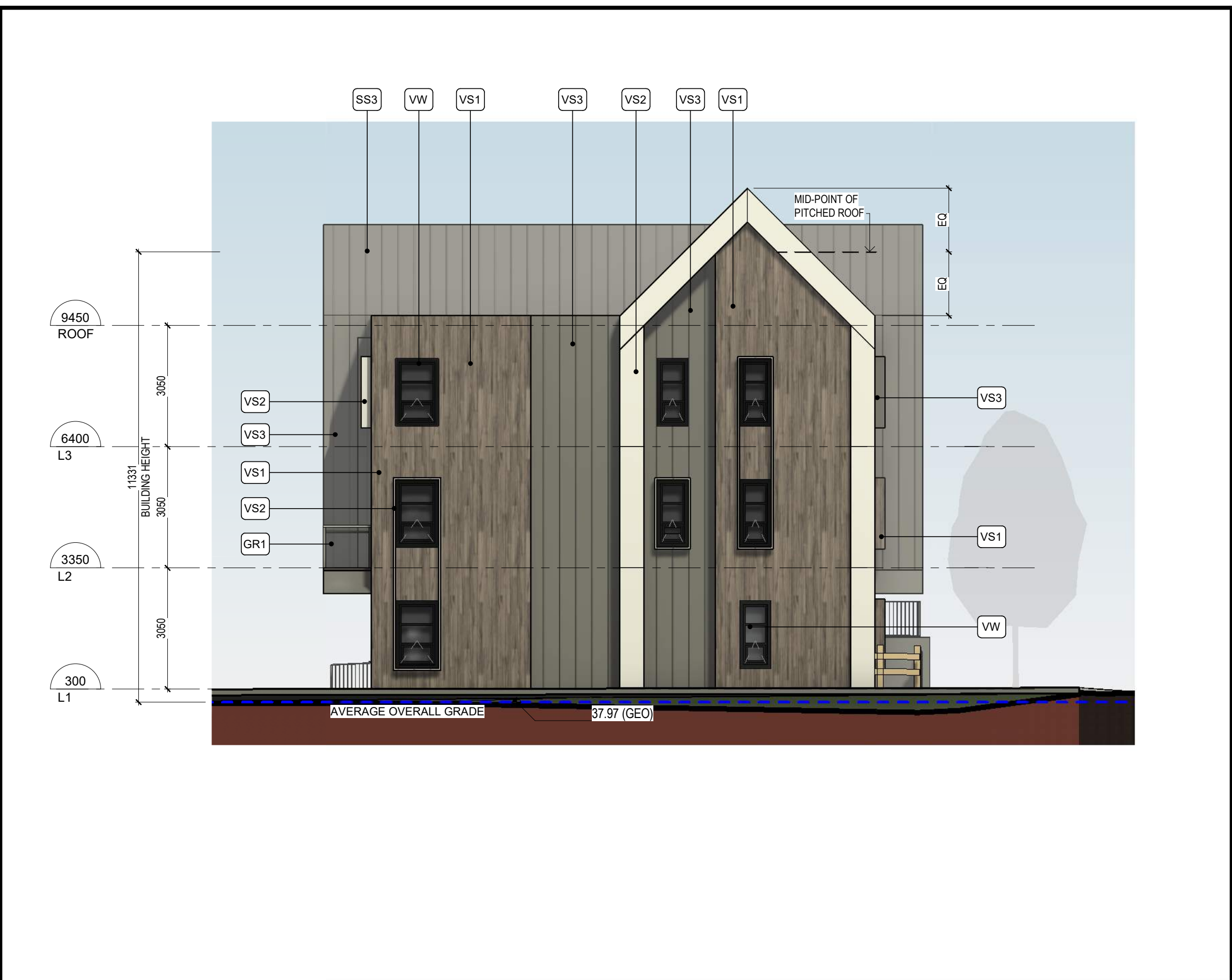
RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP



VS3
METAL SIDING:
REGENT GRAY - 16" FLAT



ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN



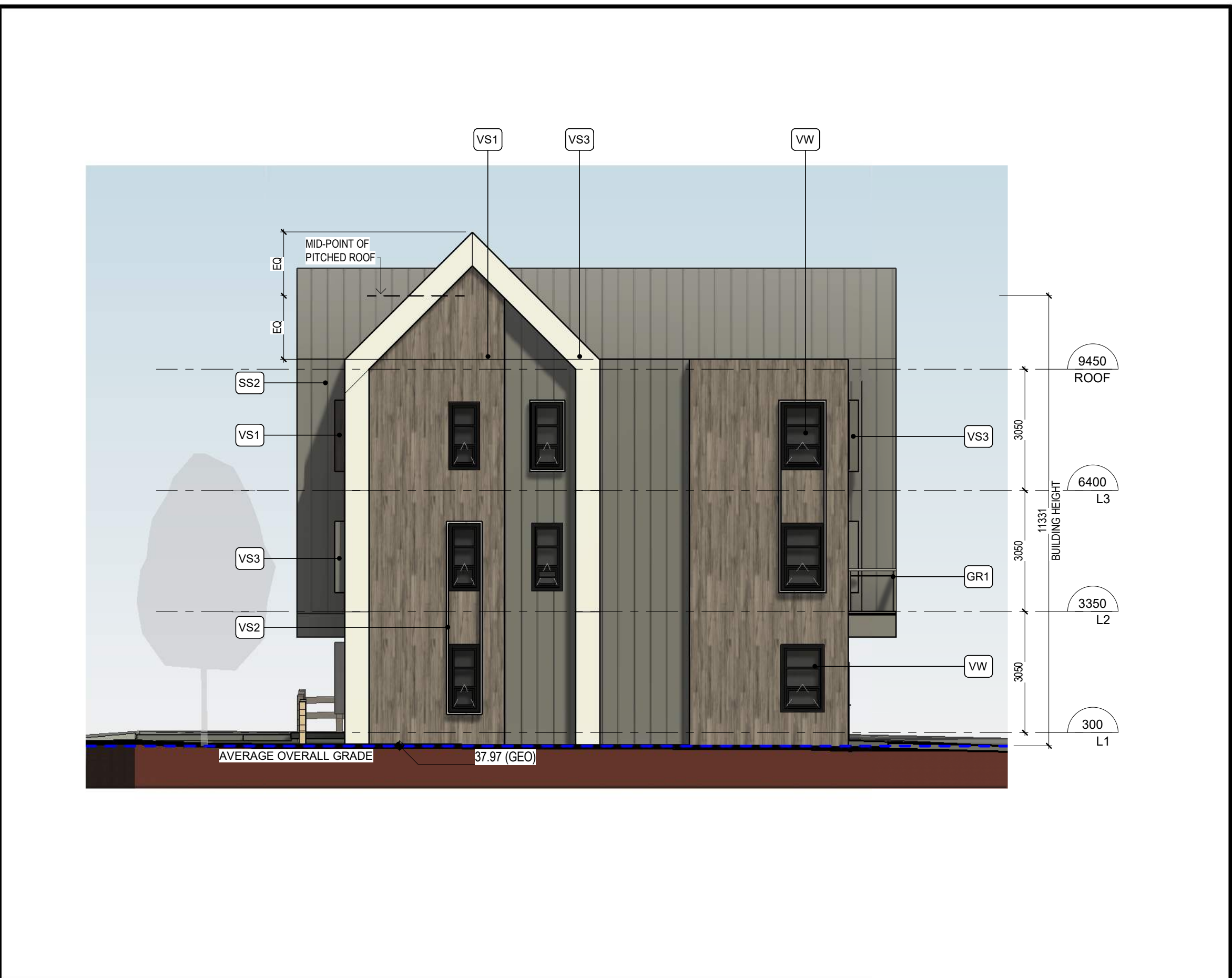
1 BLOCK 1&3 NORTH / WEST ELEVATION
1 : 100



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



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

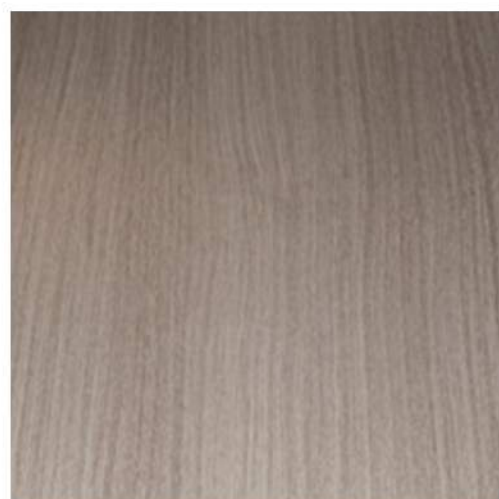


4 BLOCK 1&3 SOUTH / EAST ELEVATION
1 : 100

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

ELEVATION KEY NOTES & MATERIALS

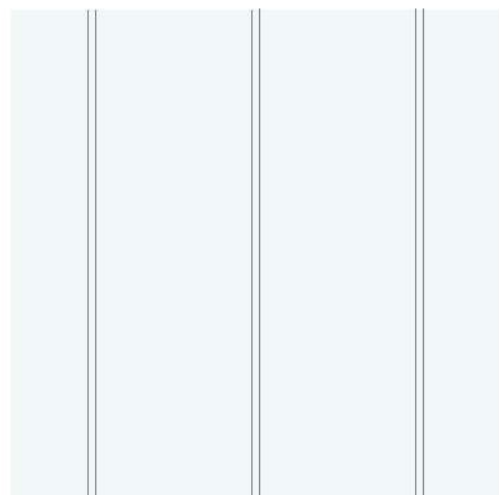
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Key Value	Keynote Text
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VS3	METAL SIDING - REGENT WHITE - WESTFORM PROLOK 16" FLAT
VW	ALUMINUM CLAD VINYL DOOR & WINDOW - BLACK ANODIZED



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



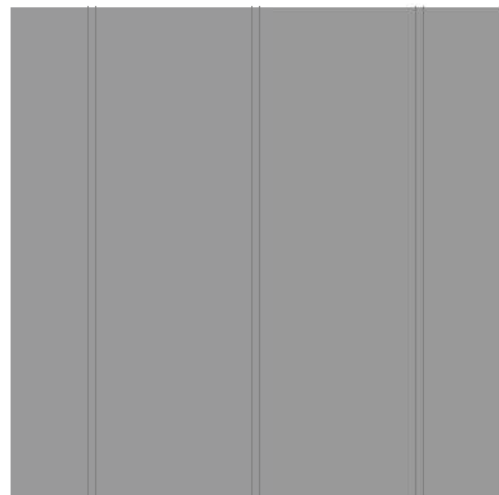
GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED



VS2
METAL SIDING:
BRIGHT WHITE - 16" FLAT



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



VS3
METAL SIDING:
REGENT GRAY - 16" FLAT



ST
COURSED STONE
RECLAIMED
MATCH EXISTING PATTERN



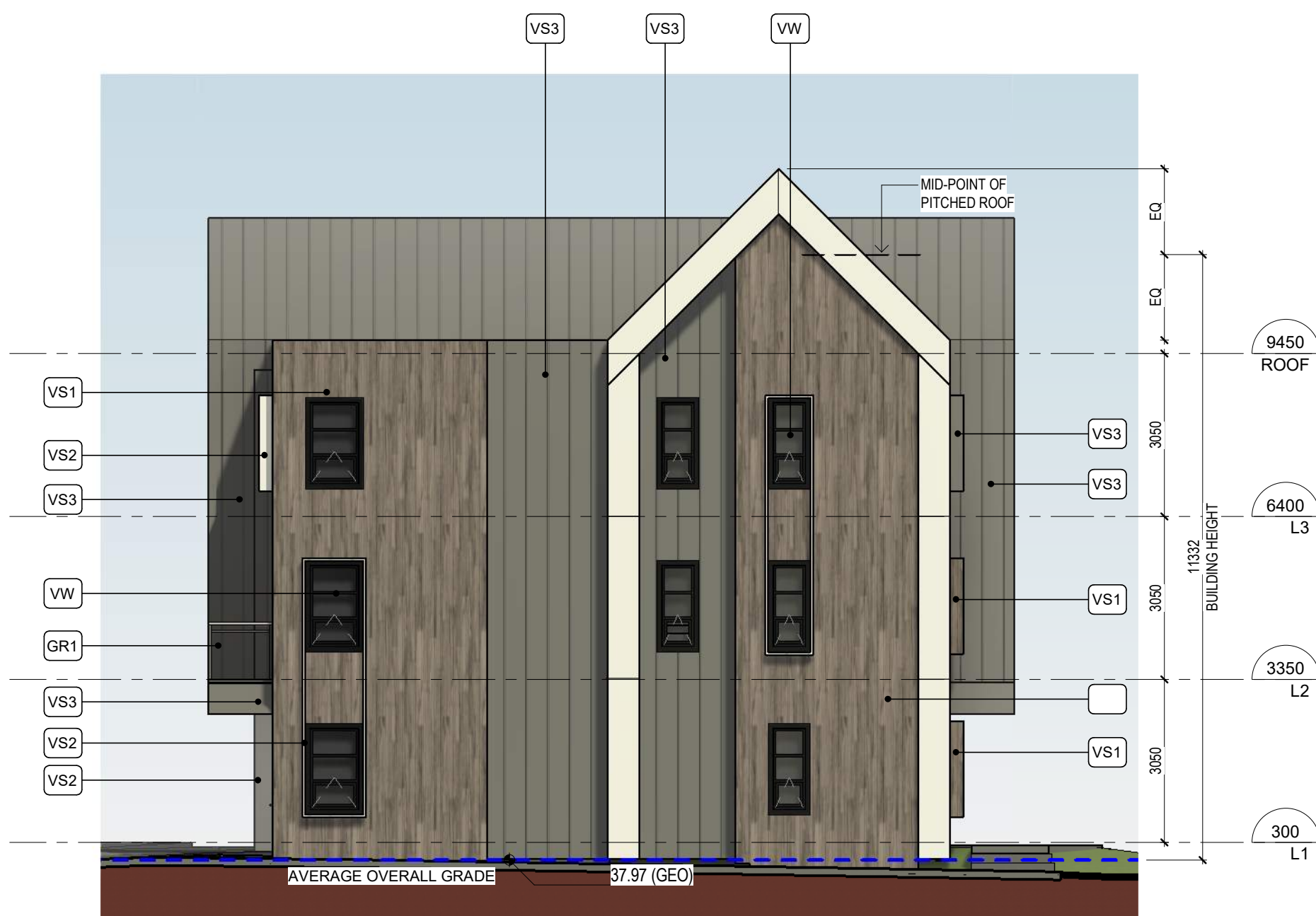
1 BLOCK 2 NORTH ELEVATION
1 : 100



2 BLOCK 2 EAST ELEVATION
1 : 100



3 BLOCK 2 WEST ELEVATION
1 : 100



4 BLOCK 2 SOUTH ELEVATION
1 : 100

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

continuum
ARCHITECTURE

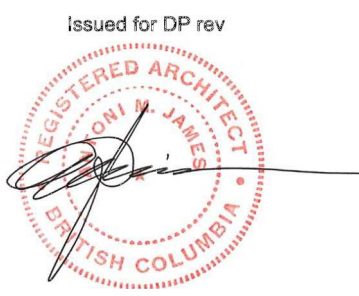
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

No.	ISSUED FOR DP/REV	Date
1	ISSUED FOR DP/REV	2022-11-21

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2022-11-21

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

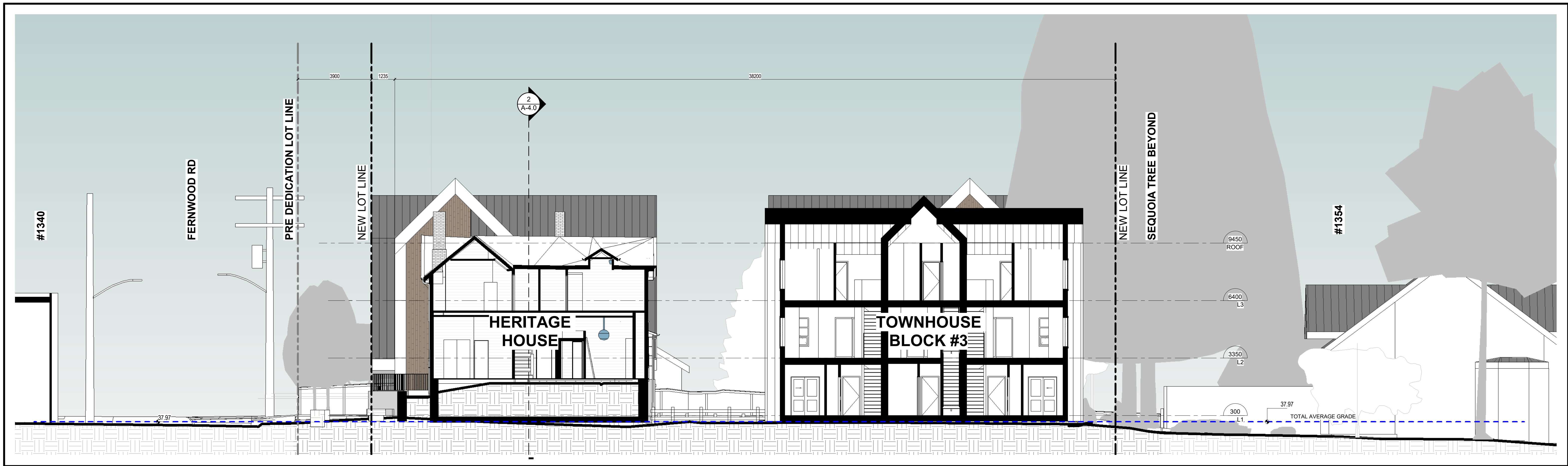
BLOCK 2 ELEVATIONS

JOB No.: 2246

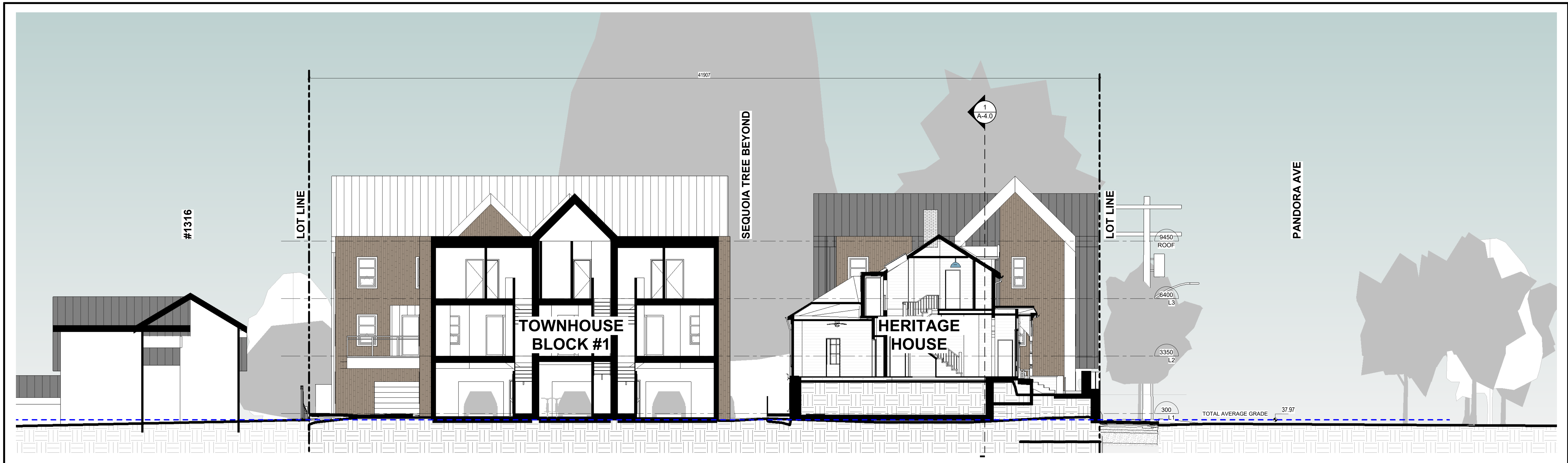
SCALE: As indicated

A-3.2

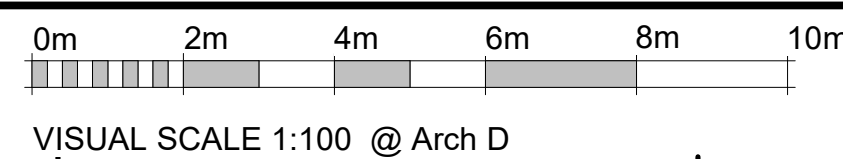
DATE: 2022/11/21

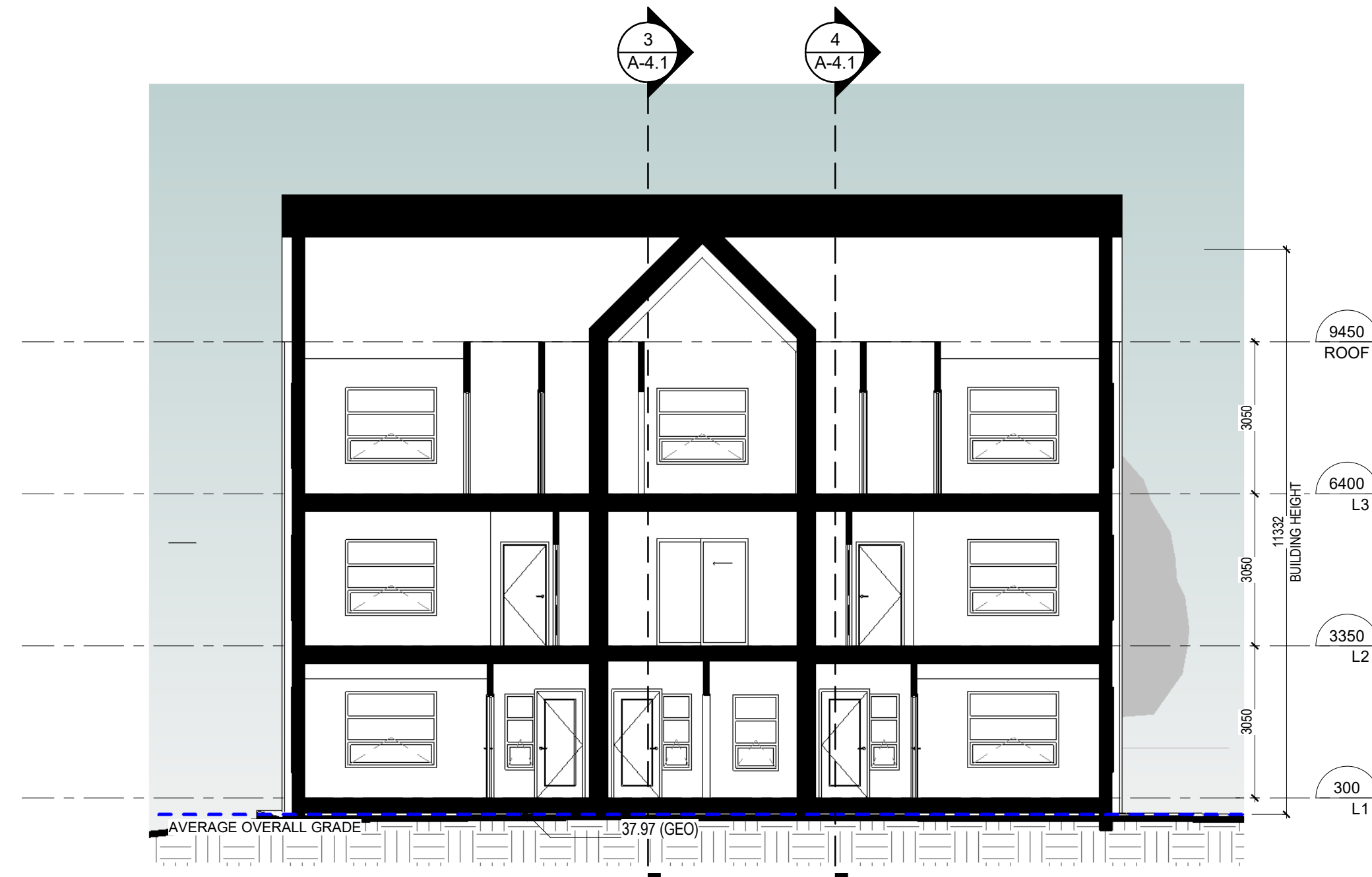


1 | SITE SECTION 1
1 : 100



2 | SITE SECTION 2
1 : 100

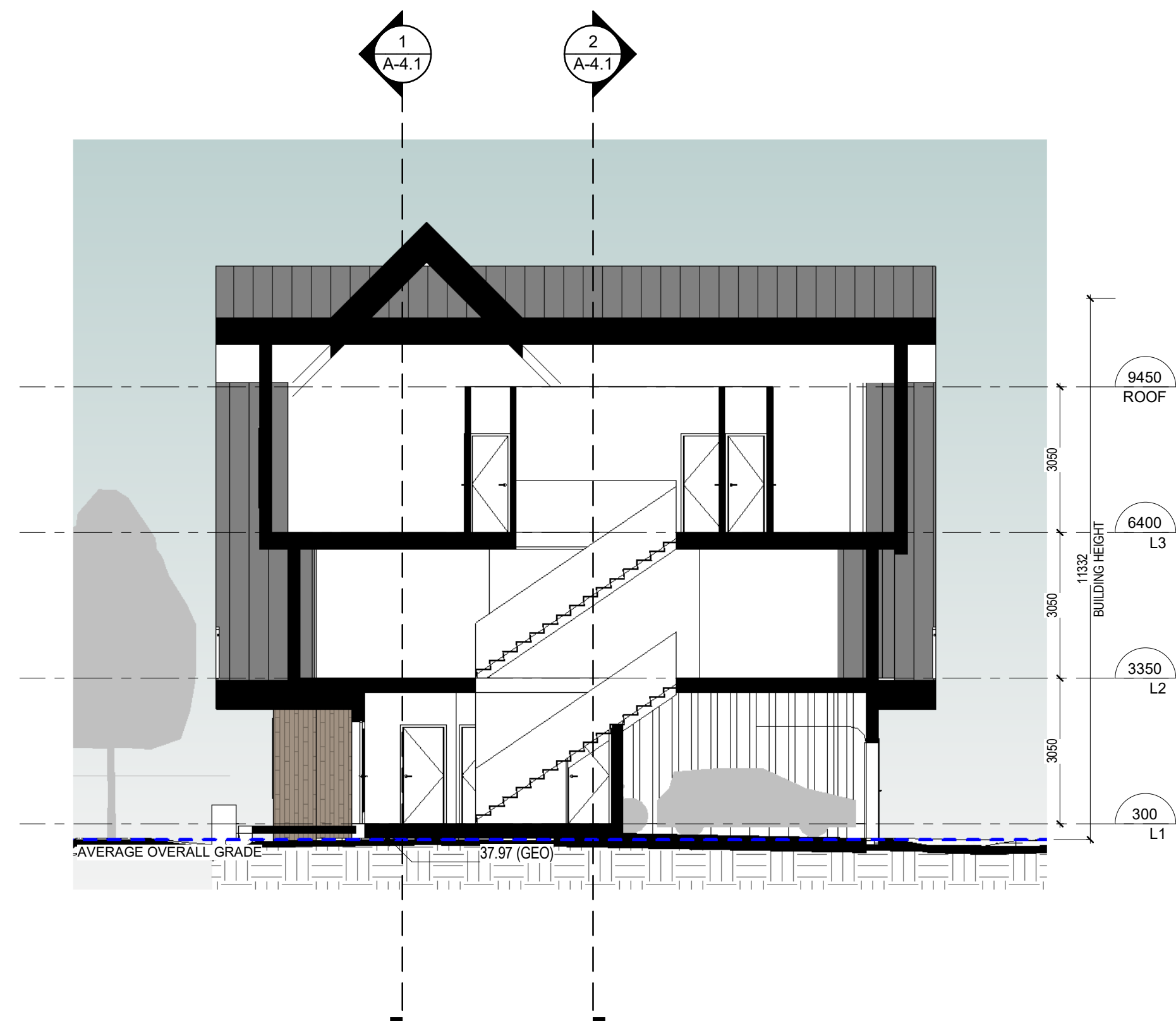




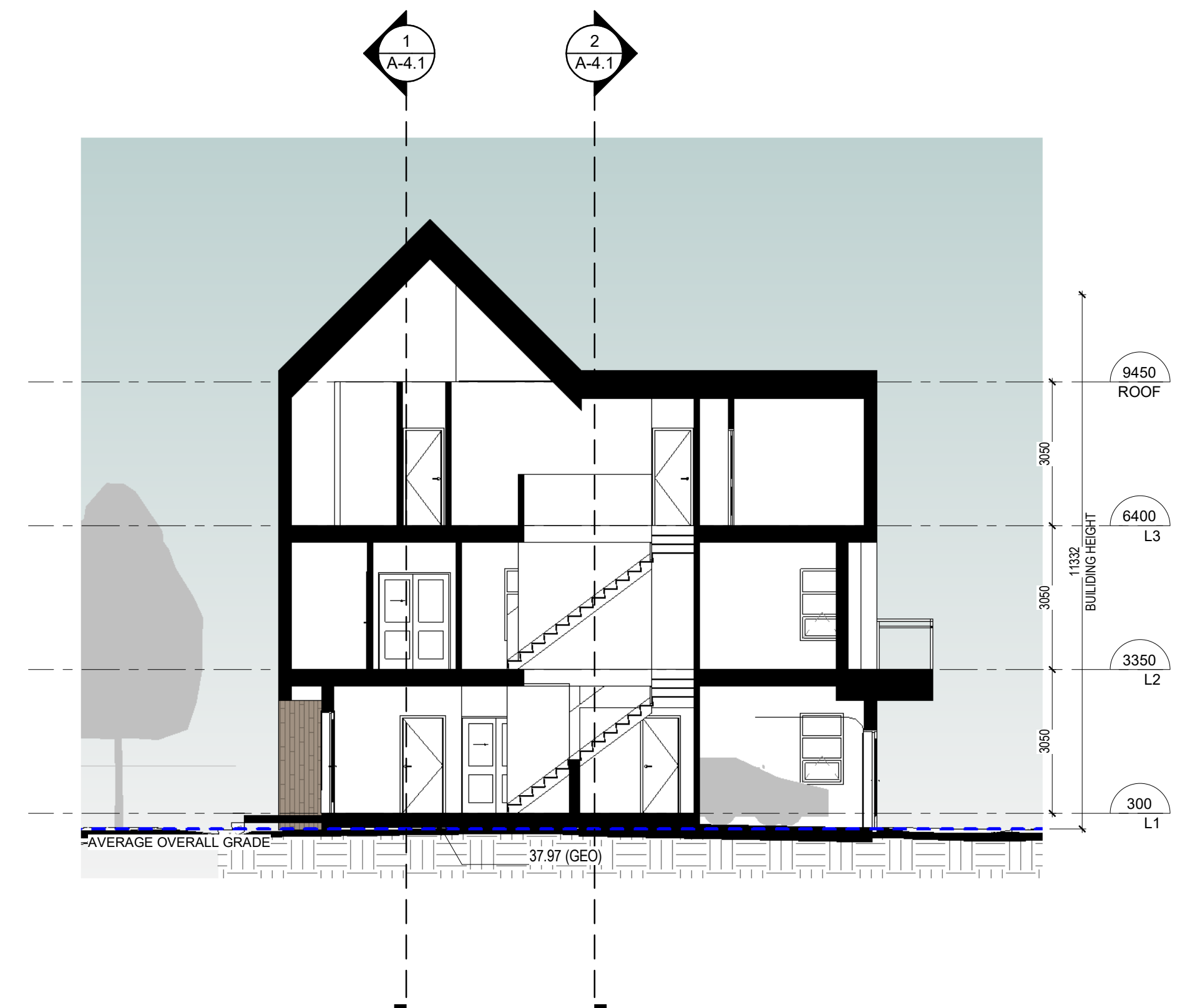
1 BLOCK 1 BUILDING - SECTION 1
1 : 100



2 BLOCK 1 BUILDING - SECTION 2
1 : 100



3 BLOCK 1 BUILDING - SECTION 3
1 : 100



4 BLOCK 1 BUILDING - SECTION 4
1 : 100

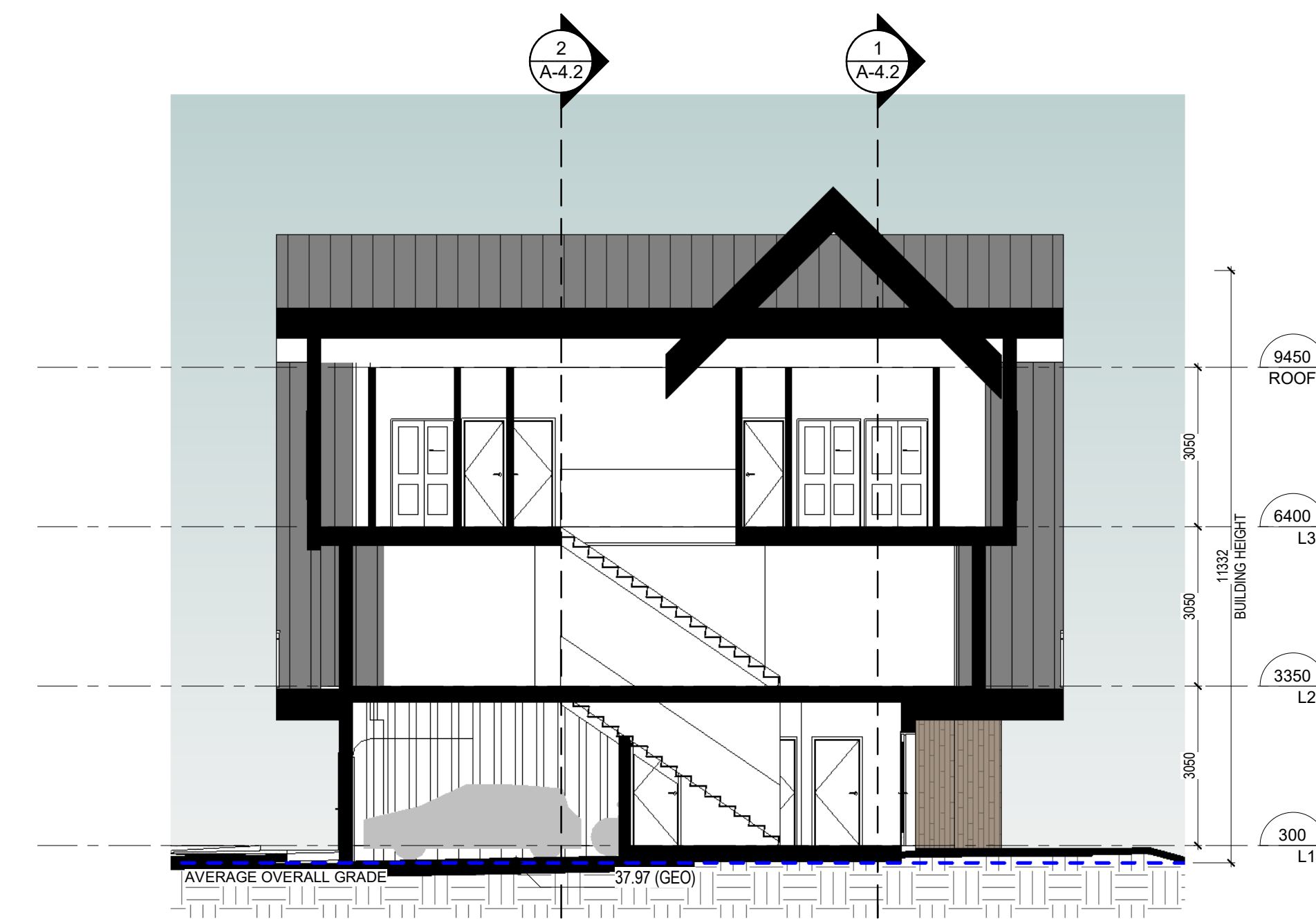
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



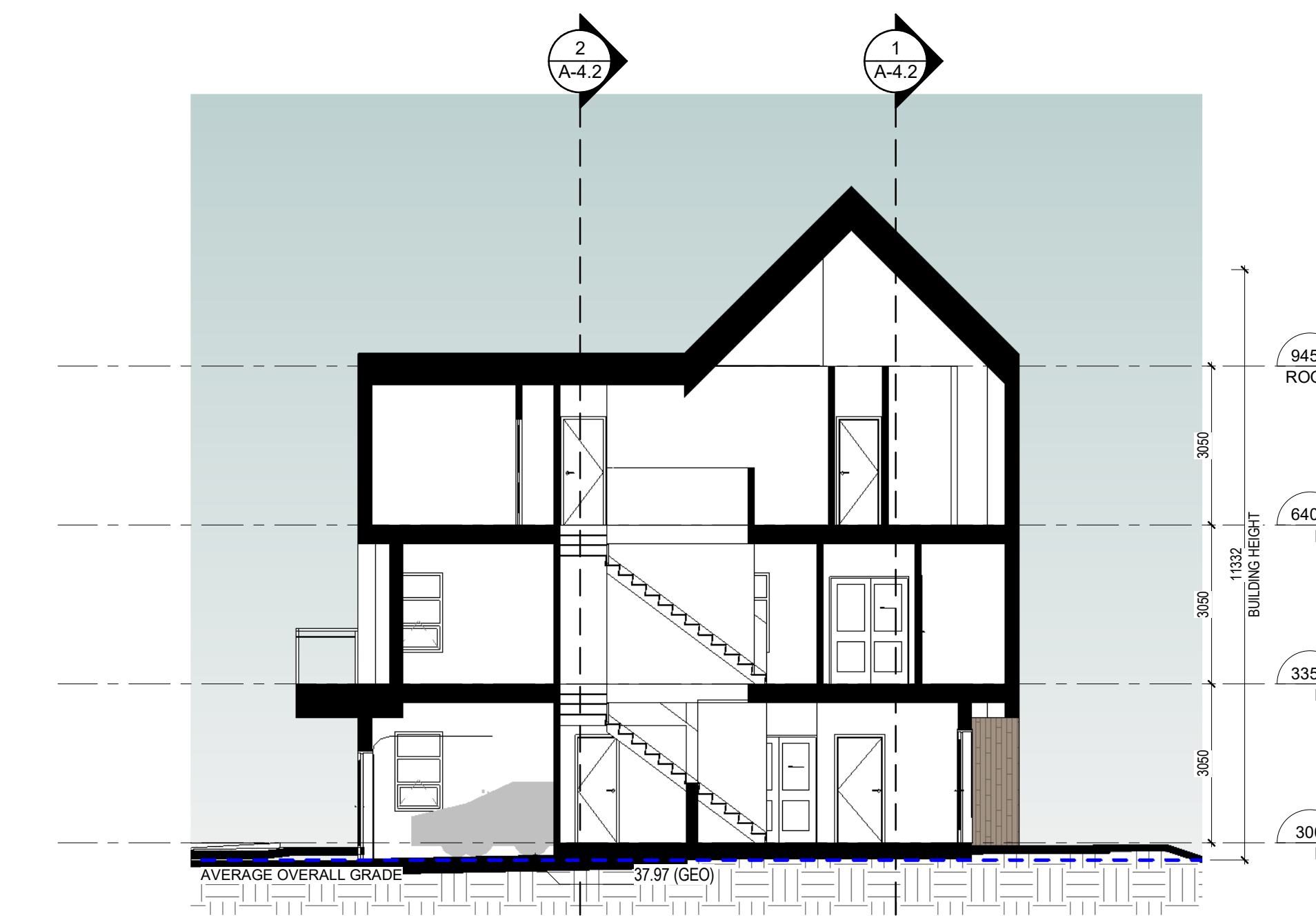
1 BLOCK 2 BUILDING SETION 1
1 : 100



2 BLOCK 2 BUILDING SETION 2
1 : 100



3 BLOCK 2 BUILDING SETION 3
1 : 100



4 BLOCK 2 BUILDING SETION 4
1 : 100

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

BLOCK 2 BUILDING SECTIONS

A-4.2

continuum
ARCHITECTURE

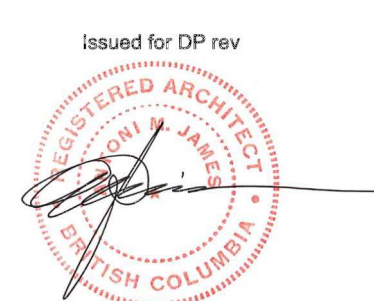
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PRIMEX INVESTMENTS

No.	ISSUED FOR DP/REV	Date
1	ISSUED FOR DP/REV	2022-11-21

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SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

JOB No.: 2246

SCALE: 1 : 100

DATE: 2022/11/21



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



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



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



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



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



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



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



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



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



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



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



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



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



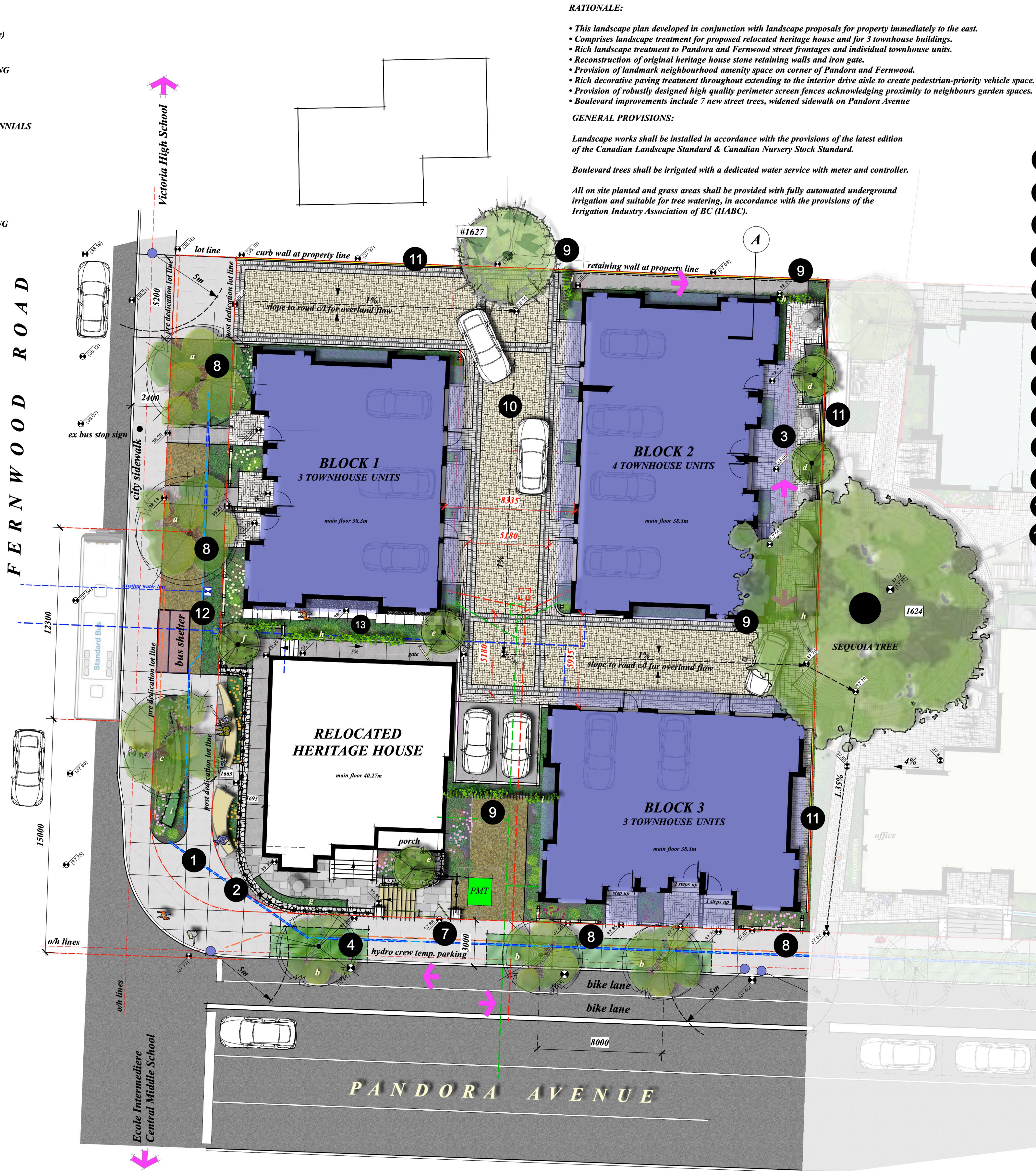
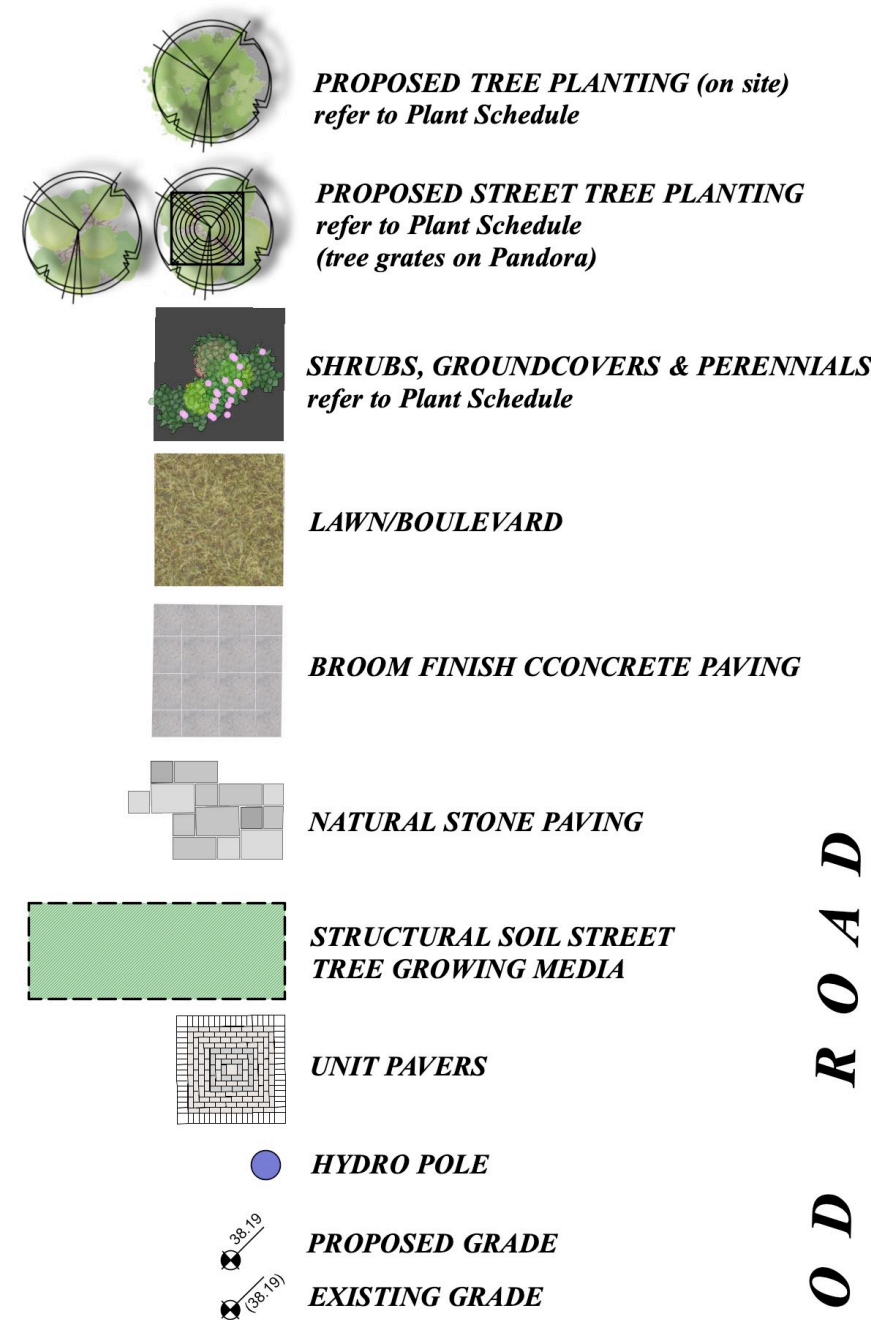
2 | 3D YARD VIEW - NORTH EAST - COMBINED
1:1



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



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



RATIONALE:

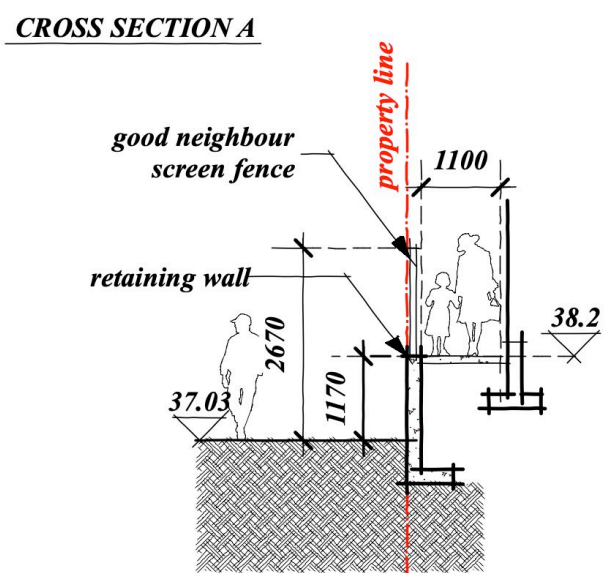
- This landscape plan developed in conjunction with landscape proposals for property immediately to the east.
- Comprises landscape treatment for proposed relocated heritage house and for 3 townhouse buildings.
- Rich landscape treatment to Pandora and Fernwood street frontages and individual townhouse 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).



- 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

REFER TO DP APPLICATION - "SEQUOIA APARTMENTS"

BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING
PT 1 OFF-SITE				
STREET TREES:				
1. MAULUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	5 CM	2	UNATOR PLANTPOLLINATOR / SHA
2. PARRROTIA PERSICA RUBY VASE	RUBY VASE PERSIAN IRONWOOD	5 CM	3	
3. GINKGO BILOBA	MAIDENHAIR TREE	5 CM	1	SHADE
FERNWOOD RIGHT OF WAY				
4. KNIPHOFIA PERCY'S PRIDE	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
5. HEMEROCALLIS STELLA D'ORO	DAY LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
6. VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
7. FUCHSIA PUNCTATA	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
8. MISCANTHUS SINENSIS MORNING LIGHT	JAPANESE SILVER GRASS	#2 POT		
9. BUXTUS SEMPERVIRENS	BOX	#2 POT		
APPROX TOTAL				60
PT 2 ON-SITE				
(REPLACEMENT) TREES:				
1. ACER PALMATUM OZAKAZUKI	OZAKAZUKI JAPANESE MAPLE	8-10 CM, 4CM CAL	2	
2. MAGNOLIA X YULCAN	YULCAN MAGNOLIA	4 CM	1	
SPECIMEN SHRUBS				
1. MAGNOLIA LILIFLORA NIGRA	MU-LAN	#10 POT	2	HUMMINGBIRDS
HEDGE				
1. BUXTUS SEMPERVIRENS	BOX	#2 POT	12	
SHRUB PLANTINGS, TYP. 75m2 @ 1 plant per m2				
1. HYDRANGEA BLUEBIRD	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
2. CORNUS STOLONIFERA NELSEYII	OWENS RED STEM DOGWOOD	#1 POT		NATIVE
3. FUCHSIA PUNCTATA	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
4. VACCINIUM PINK LEMONADE	PINK LEMONADE BLUEBERRY (EDIBLE FRUIT)	#2 POT		FOOD BEARING/POLLINATOR
5. ROSA RUGOSA ROSE	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
6. HYDRANGEA OREGONICA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
7. VACCINIUM PARVIFOLIUM	RED TUCKER BERRY	#2 POT		NATIVE/POLLINATOR PLANT
8. VIBURNUM PLICATUM MARIESII	DOUBLEFILE VIBURNUM	#5 POT		POLLINATOR PLANT
9. VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
APPROX TOTAL				75
GROUND COVER PLANTS, GRASSES, TYP. 75m2 @ 3 plants per m2				
1. ARCTOSTAPHYLOS UVA URSI	KINKINIK	#1 POT		NATIVE/POLLINATOR PLANT
2. EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
3. GERANIUM MACROPHYLLUM	BLOCKED GERANIUM	#1 POT		POLLINATOR PLANT
4. HOSTA SEIBOLDIANA ELEGANS	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
5. HELLEBORUS FOTIDISSIMA	HELLEBORE	#1 POT		
6. MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
7. KNIPHOFIA PERCY'S PRIDE	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
8. HEMEROCALLIS STELLA D'ORO	DAY LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
9. MISCANTHUS SINENSIS MORNING LIGHT	JAPANESE SILVER GRASS	#2 POT		
APPROX TOTAL				295
VINES:				
1. LONICERA JAPONICA HALLIANA	HALLIANA JAPANESE HONEYBUCKLE	#2 POT	3	HUMMINGBIRDS/POLLINATOR
2. WISTERIA SINENSIS BLACK DRAGON	BLACK DRAGON CHINESE WISTERIA	#10 POT	5	HUMMINGBIRDS
POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY				
			TOTALS	PERCENTAGE
TREES			9	20% POLLINATOR/FOOD
SHRUBS & VINES			155	50% POLLINATOR/FOOD/NATIVE
GROUND COVERS			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.

SMALL & ROSSELL LANDSCAPE ARCHITECTS

design@smallandrossell.com
www.smallandrossell.com

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Revision	No.	Description	Date
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Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022



Project
PRIMEX INVESTMENTS

SEQUOIA TOWNHOUSES

1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title LANDSCAPE PLAN

Drawn By
AJS

Checked

Project Number
Scale
1:150

Revision
Sheet Number

L1

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Revision		
No.	Description	Date

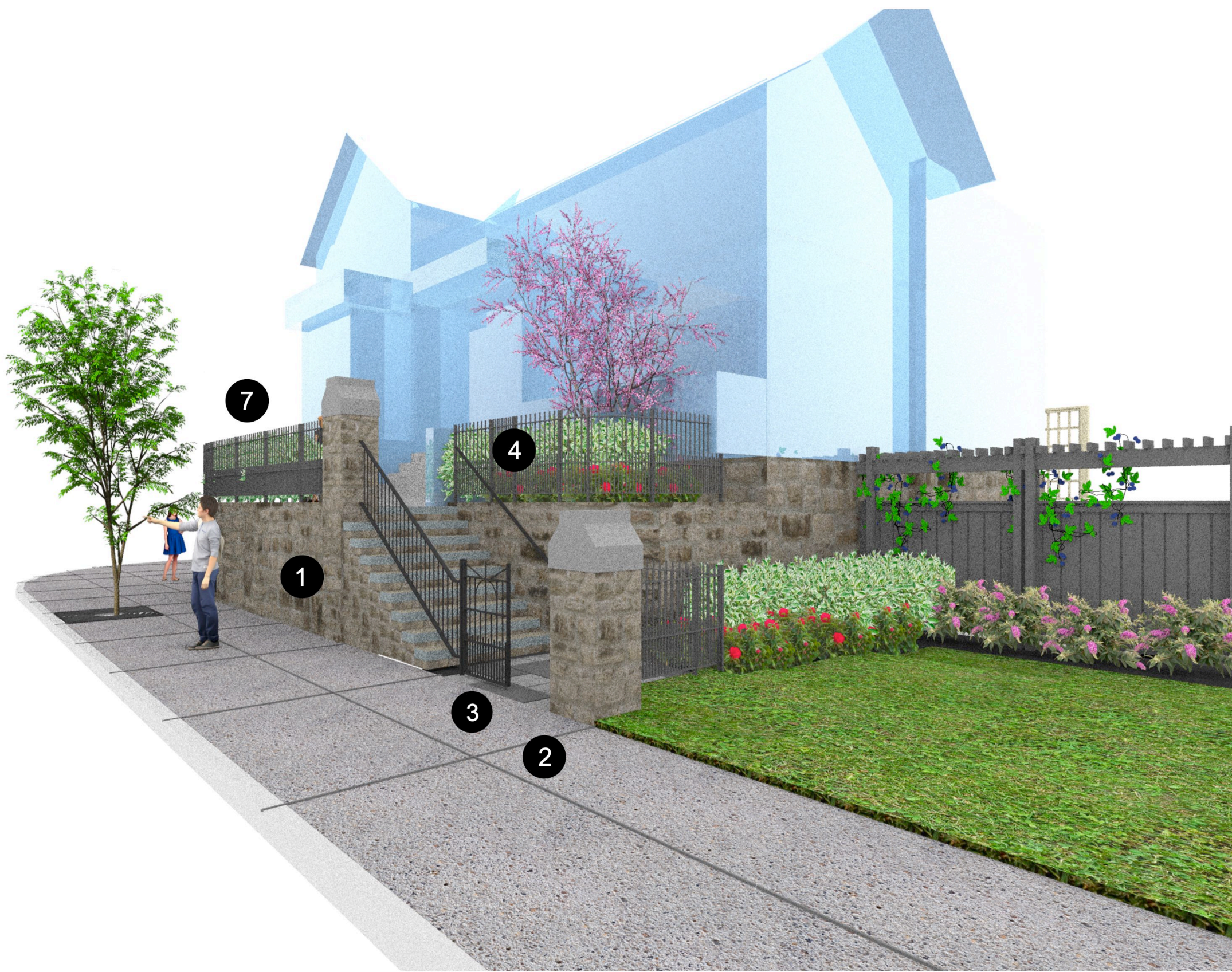
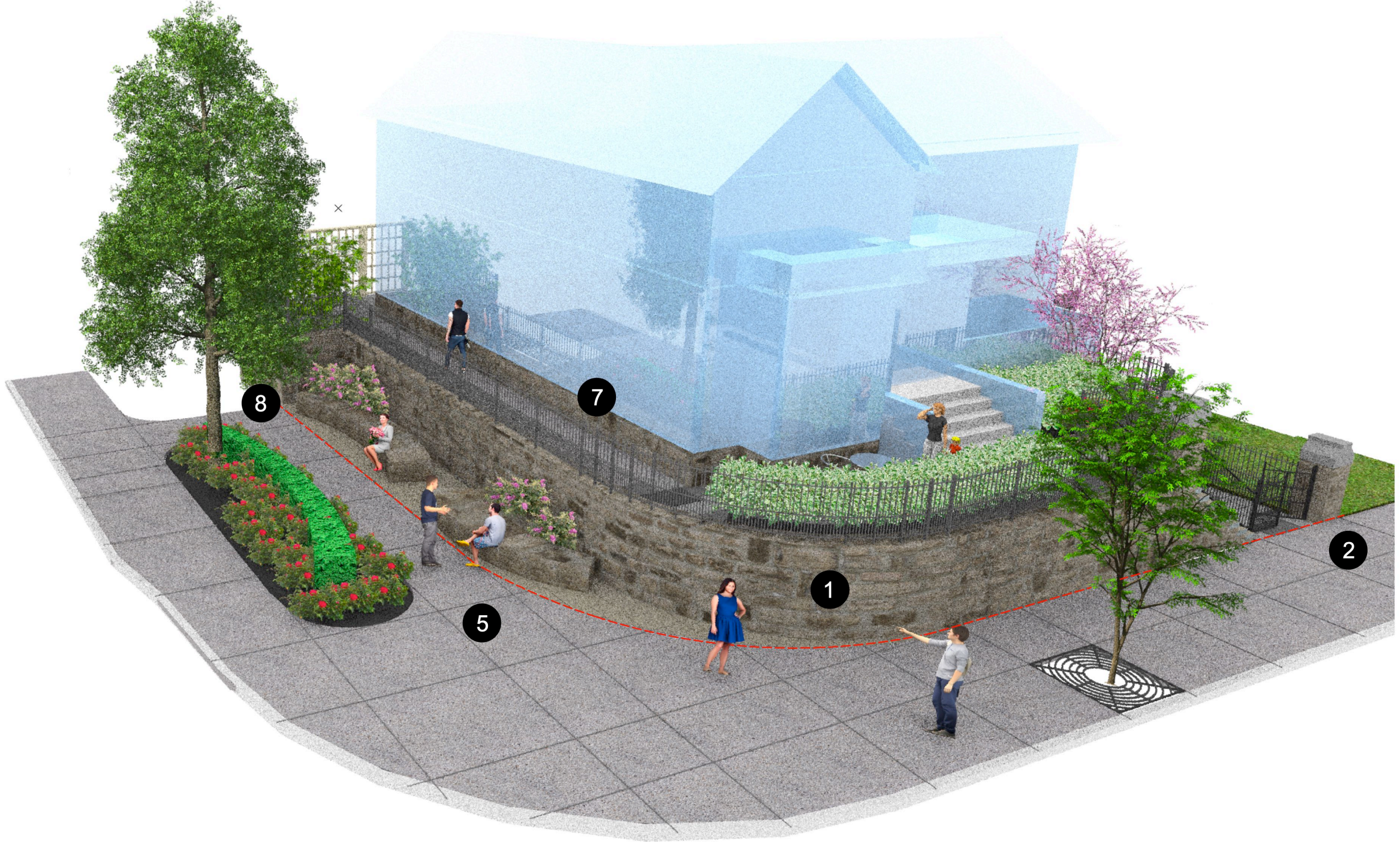
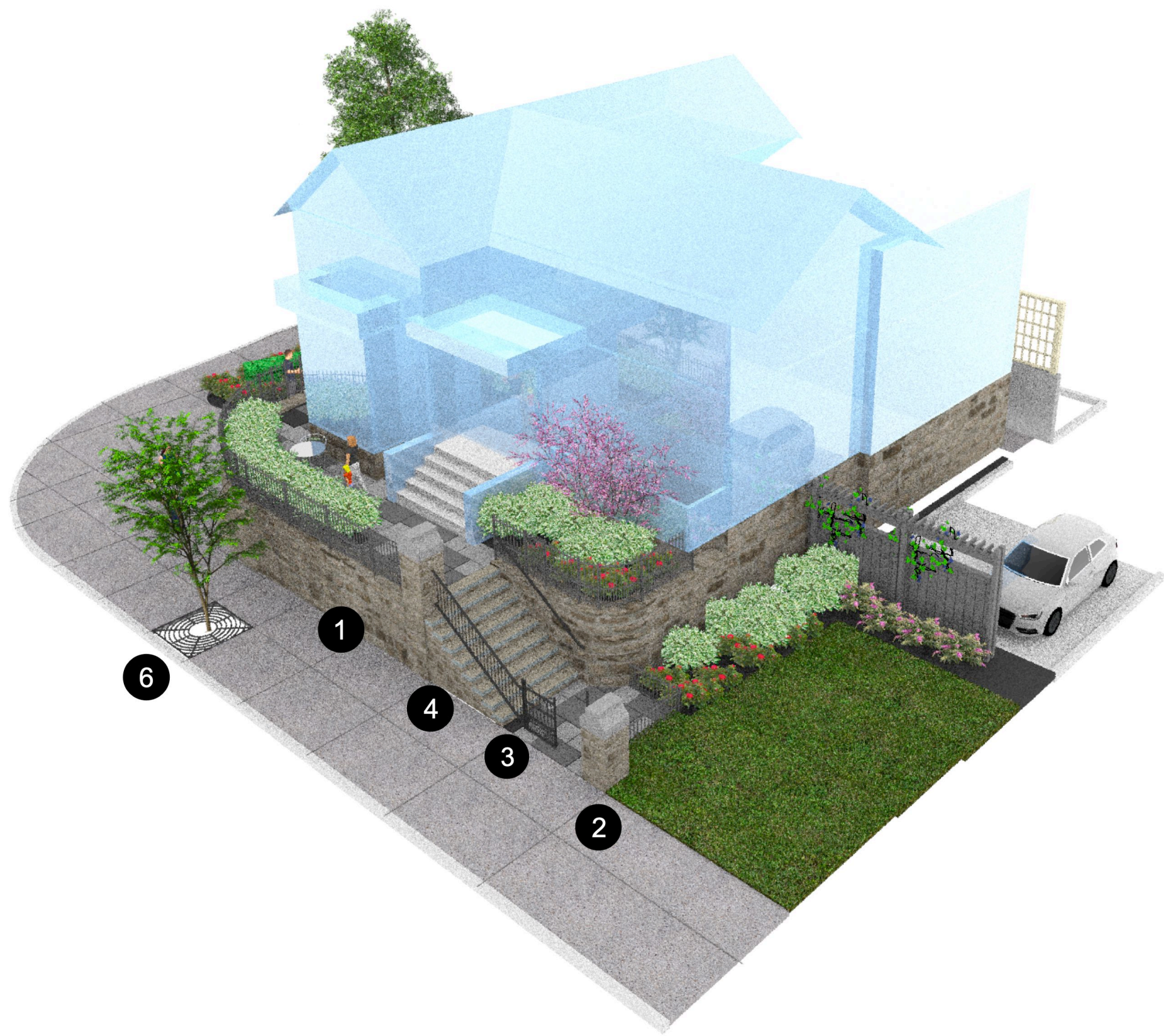
Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022



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

Sheet Title
HERITAGE HOUSE FRONTAGE RENDERINGS

Drawn By	Checked
AJS	
Project Number	Scale
Revision	Sheet Number

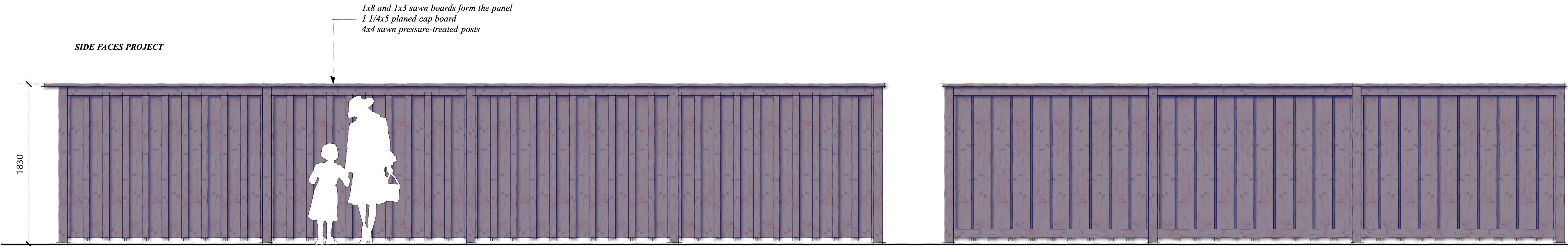


- 1 RECONSTRUCTION OF STONE RETAINING WALL ON REVISED PROPERTY LINE UTILIZING ORIGINAL STONE
- 2 REPLACEMENT OF STONE PILLAR & CAP TO DEMACATE HERITAGE HOUSE APPROACH
- 3 RESTORATION AND REUSE OF ORIGINAL STEEL GATES
- 4 RECONSTRUCTION OF GARDEN STEPS
- 5 LANDMARK PUBLIC SPACE ON ROAD INTERSECTION INCORPORATING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

1

CEDAR BOARD & BATTEN (GOOD NEIGHBOUR) FENCE

scale 1:25

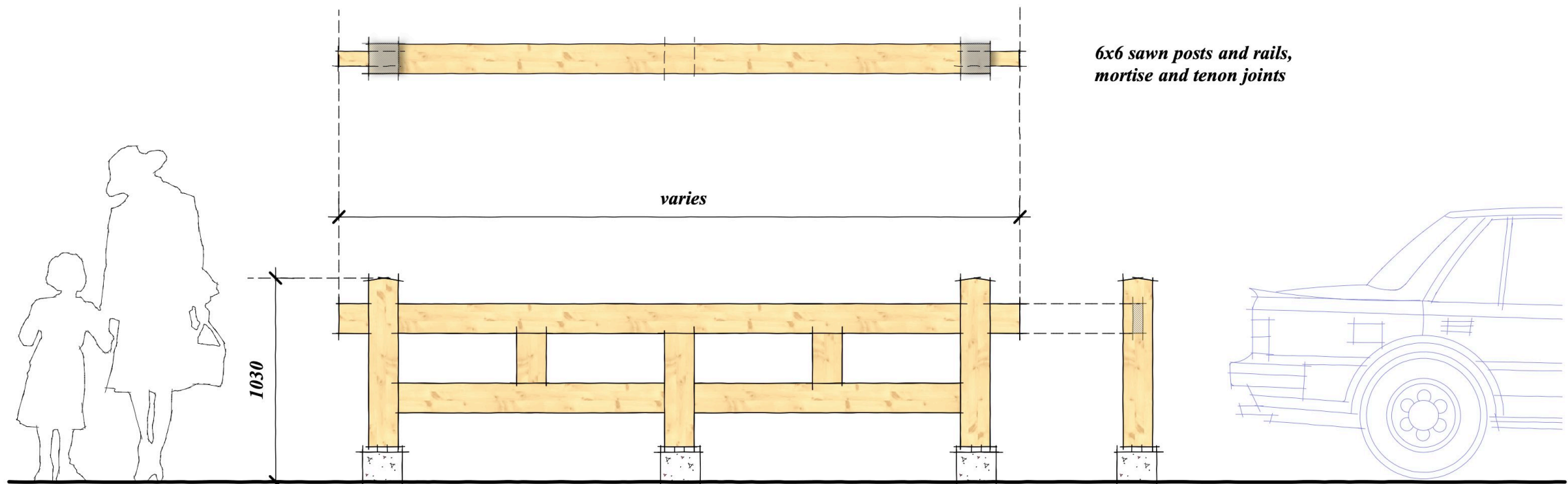


SIDE FACES NEIGHBOUR

2

CEDAR RAIL FENCE

scale 1:25



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Revision		
No.	Description	Date

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DEVELOPMENT PERMIT	21 Nov 2022



Project

PRIMEX INVESTMENTS

SEQUIOA TOWNHOUSES

1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title

FENCES

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

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No.	Description	Date

Issue	Issue Date
DEVELOPMENT PERMIT	21 Nov 2022

Project
PRIMEX INVESTMENTS

SEQUIOA TOWNHOUSES

**1342 - 1352 Pandora Avenue
Victoria BC**

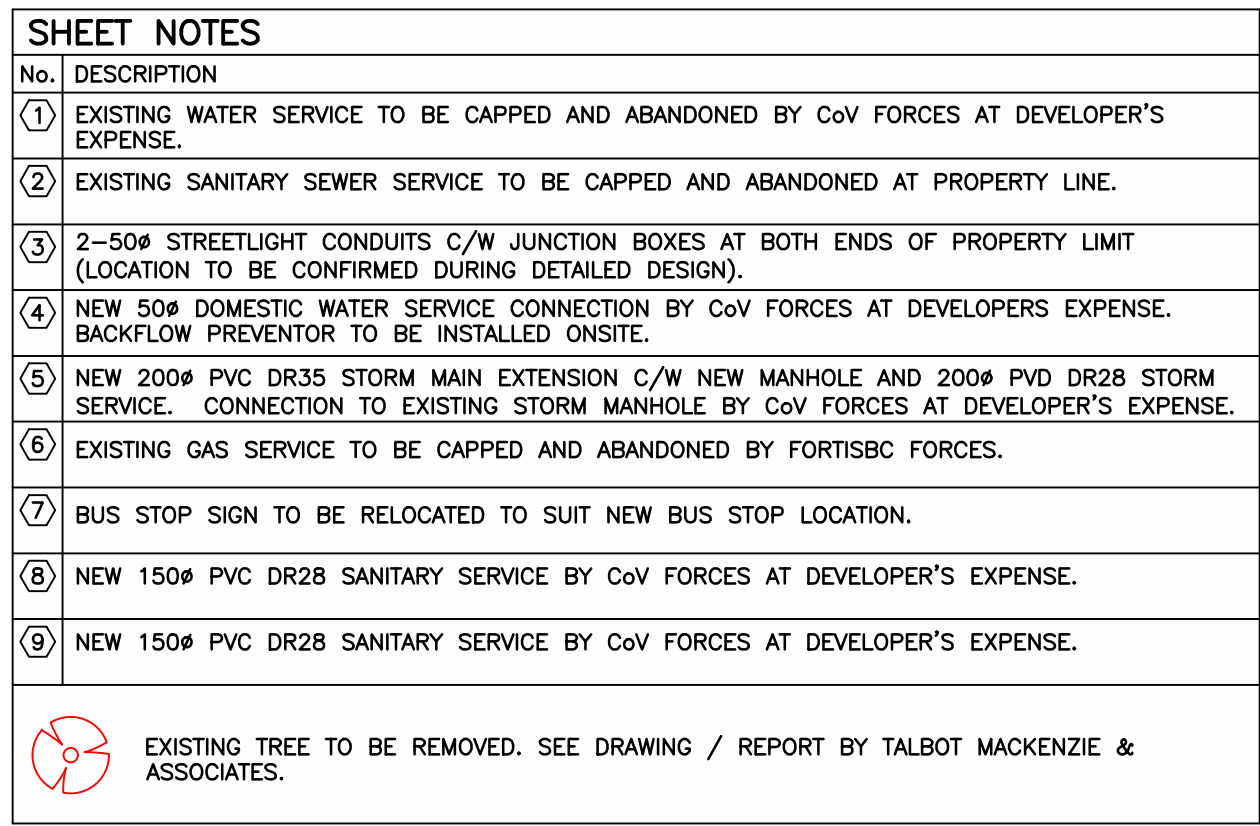
Sheet Title

TREE RETENTION PLAN

Drawn By _____ Checked _____
AJS

Project Number	Scale
	1:150

L4



- SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION



NOVEMBER 21, 2022

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VICTORIA, BC V8X 4A3 PH (250) 370-9221

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-C-1 (TH)	