

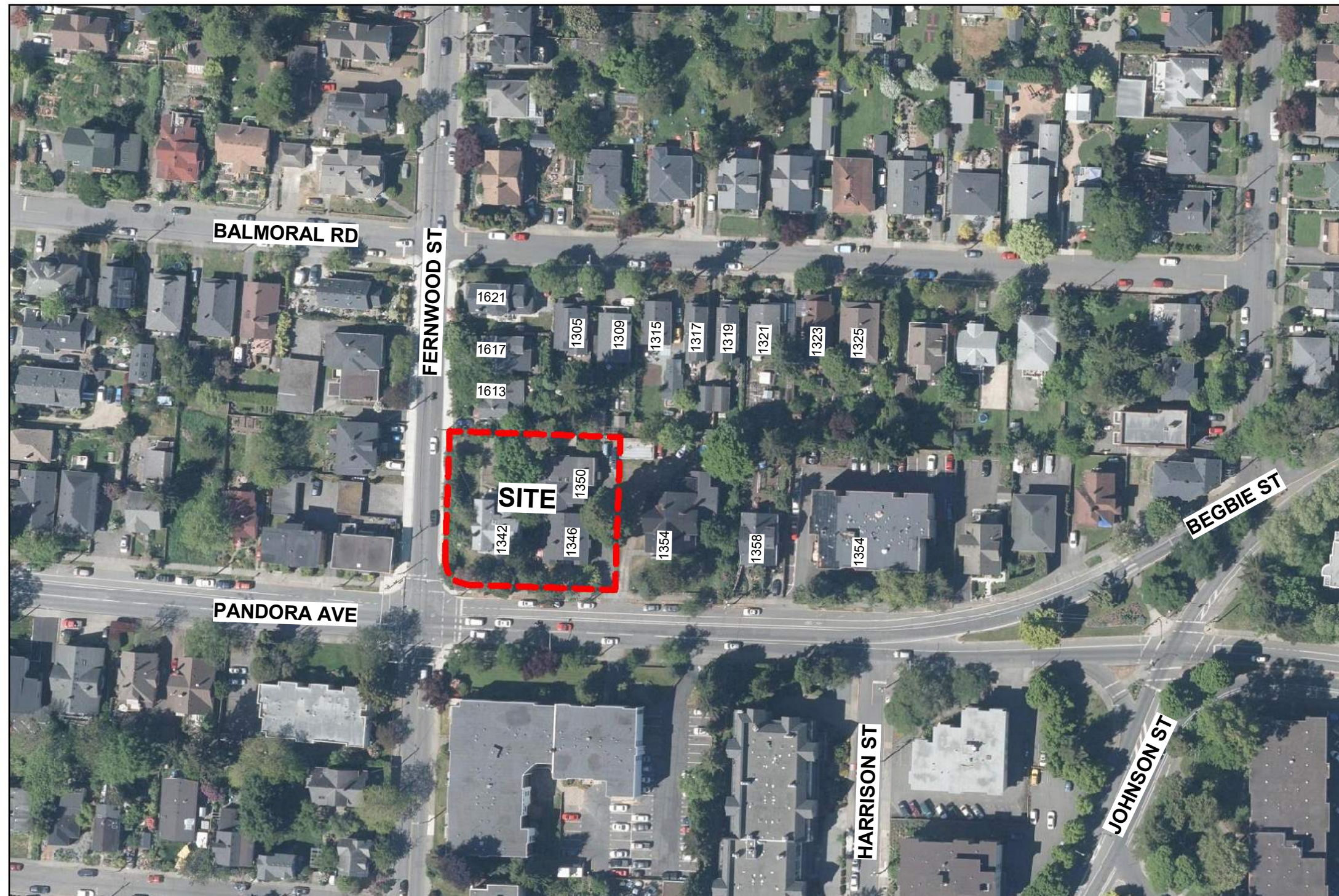
PROJECT IMAGE



DRAWING INDEX

SET LIST ARCHITECTURAL - DP		SET LIST CIVIL - DP		SET LIST LANDSCAPE - DP	
Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name
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A-0.2	CODE ANALYSIS			L2	HERITAGE HOUSE FRONTAGE RENDERINGS
A-1.0	SITE PLAN			L3	FENCES, GATES & RAILINGS
A-1.1	SITE PLAN COMBINED			L4	TREE RETENTION PLAN
A-1.2	EXISTING SITE PLAN / SURVEY				
A-1.3	EXISTING SITE PLAN & AVERAGE GRADE				
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A-1.5	SHADOW STUDY				
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A-2.1	UNIT TYPE 1 FLOOR PLANS				
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A-4.0	SITE SECTIONS				
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A-5.1	3D AERIAL VIEWS				
A-5.2	3D STREET VIEWS				
A-5.3	3D AERIAL VIEWS - COMBINED				
A-5.4	3D STREET VIEWS - COMBINED				

LOCATION PLAN



ARCHITECTURAL:

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

Contact:
Jeremy Beintema
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CIVIL:

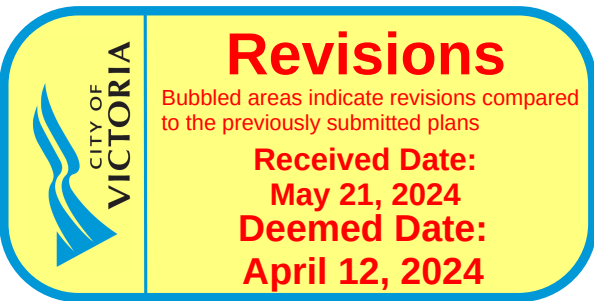
McElhanney
500 - 3960 Quadra Street
Victoria, BC
V8X 4A3
t: 250-370-9221
f: 1-855-407-3895

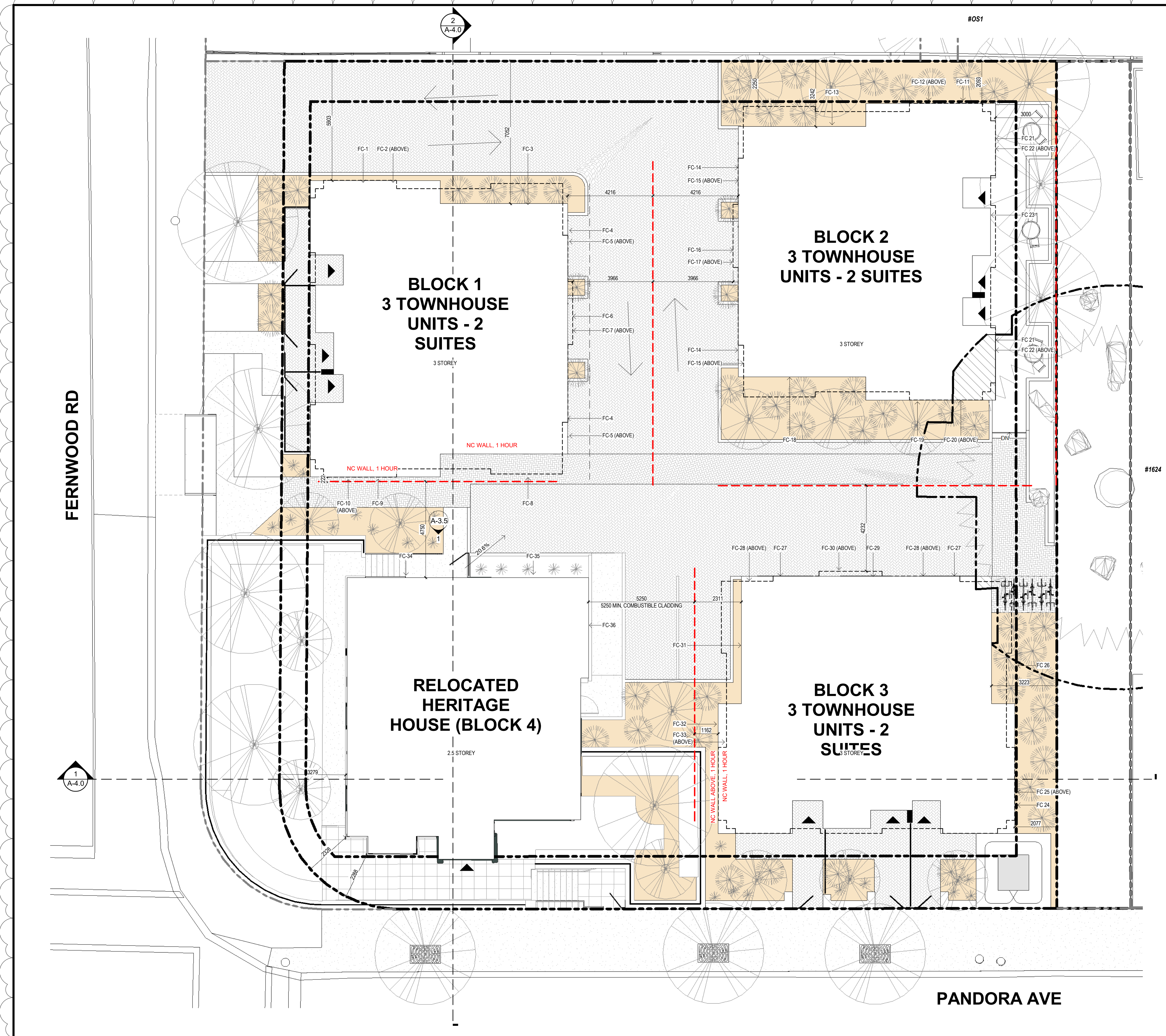
Contact:
Nathan Dunlop
e: ndunlop@mcclhanney.com

LANDSCAPE:

Small & Rosell Landscape Architects
3012 Menzies Road
Sooke, BC
V9S 1N0
t: 250.642.6967
f: 250.642.7001

Contact:
Adrian Small
e: adrianjs@shaw.ca

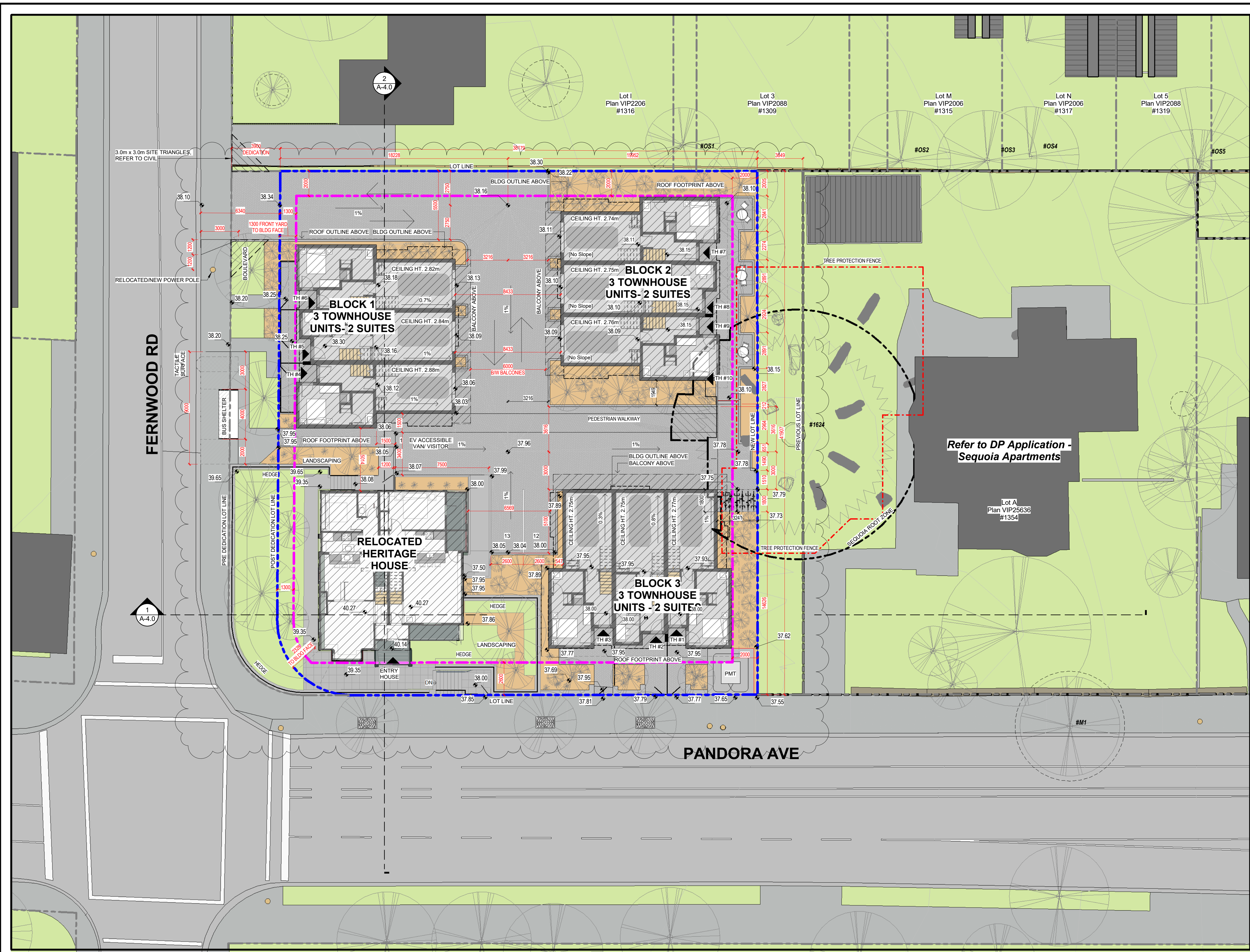




LIMITING DISTANCE CALCULATIONS. PART 9				
FIRE COMPARTMENT	AREA OF EXPOSED BUILDING FACE/ OPENINGS	% OF OPENINGS	LIMITING DISTANCE PROVIDED	LIMITING DISTANCE REQUIRED
FC-1 (BLOCK 1 NORTH)	15.30m² /0.00m²	0%	5.90m	2.00 m (12%)
FC-2 (BLOCK 1 NORTH)	72.57m² /7.44m²	10%	5.90 m	2.08 m (10%)
FC-3 (BLOCK 1 NORTH)	17.10m² /0.00m²	0%	7.05 m	2.00 m (12%)
FC-4 (BLOCK 1 EAST)	10.70m² /4.65m²	43%	4.22 m	4.20 m (44%)
FC-5 (BLOCK 1 EAST)	32.93m² /5.67m²	17%	4.22 m	2.50 m (18%)
FC-6 (BLOCK 1 EAST)	10.94m² /4.65m²	43%	4.22 m	4.20m (44%)
FC-7 (BLOCK 1 EAST)	21.94m² /5.16m²	24%	3.97 m	2.9 m (24%)
FC-8 (BLOCK 1 SOUTH)	17.10m² /0.00m²	0%	1.50 m	2.00m (10%) NC WALL, 1 HOUR FRR
FC-9 (BLOCK 1 SOUTH)	15.30m² /0.00m²	0%	0.24m	2.00 m (12%) NC WALL, 1 HOUR FRR
FC-10 (BLOCK 1 SOUTH)	22.57m² /7.44m²	10%	0.24 m	2.08 m (10%) NC WALL, 1 HOUR FRR
FC-11 (BLOCK 2 NORTH)	15.30m² /0.00m²	0%	2.09 m	2.00 m (12%)
FC-12 (BLOCK 2 NORTH)	72.57m² /7.44m²	10%	2.09 m	2.08 m (10%)
FC-13 (BLOCK 2 NORTH)	17.10m² /0.00m²	0%	3.24 m	2.00 m (12%)
FC-14 (BLOCK 2 WEST)	10.70m² /4.65m²	43%	4.22 m	4.20 m (44%)
FC-15 (BLOCK 2 WEST)	32.93m² /5.67m²	17%	4.22 m	2.5 m (18%)
FC-16 (BLOCK 2 WEST)	10.94m² /4.65m²	43%	4.22 m	4.20 m (44%)
FC-17 (BLOCK 2 WEST)	21.94m² /5.16m²	24%	3.97 m	2.90 m (24%)
FC-18 (BLOCK 2 SOUTH)	17.10m² /5.67m²	0%	4.23 m	2.00 m (12%)
FC-19 (BLOCK 2 SOUTH)	15.30m² /0.00m²	0%	4.23 m	2.00 m (12%)
FC-20 (BLOCK 2 SOUTH)	72.57m² /4.65m²	10%	4.23 m	2.08 m (10%)
FC-21 (BLOCK 2 EAST)	7.16m² /2.39m²	33%	3.00 m	3.00 m (23%) SPRINKLER PROTECTED GLAZING
FC-22 (BLOCK 2 EAST)	34.02m² /5.66m²	17%	3.00 m	3.00 m (24%)
FC-23 (BLOCK 2 EAST)	40.56m² /5.66m²	14%	3.00 m	3.00 m (21%)
FC-24 (BLOCK 3 EAST)	15.3m² /0.00m²	0%	2.08 m	2.00 m (12%)
FC-25 (BLOCK 3 EAST)	72.57m² /7.44m²	10%	2.08 m	2.08m (10%)
FC-26 (BLOCK 3 EAST)	17.10m² /0.00m²	0%	3.22 m	2.00 m (12%)
FC-27 (BLOCK 3 NORTH)	10.70m² /4.65m²	43%	4.23 m	4.20m (44%)
FC-28 (BLOCK 3 NORTH)	32.93m² /5.67m²	17%	4.23 m	2.50 m (18%)
FC-29 (BLOCK 3 NORTH)	10.94m² /4.65m²	43%	4.23 m	4.20 m (44%)
FC-30 (BLOCK 3 NORTH)	21.94m² /5.16m²	24%	4.23 m	2.90 m (24%)
FC-31 (BLOCK 3 WEST)	17.10m² /0.00m²	0%	2.31 m	2.00 m (12%)
FC-32 (BLOCK 3 WEST)	15.30m² /0.00m²	0%	1.16 m	2.00 m (12%) NC WALL, 1 HOUR FRR
FC-33 (BLOCK 3 WEST)	72.57m² /7.44m²	10%	1.16 m	2.08 m (10%) NC WALL, 1 HOUR FRR
FC-34 (BLOCK 4 NORTH)	25.80m² /2.00m²	7%	4.75m	4.45m (50%)
FC-35 (BLOCK 4 NORTH)	35.80m² /2.10m²	6%	4.75 m	4.75 m (50%)
FC-36 (BLOCK 4 EAST)	44.90m² /6.40m²	14%	5.25 m	5.25 m (50%)

1 SITE PLAN CODE ANALYSIS
1:100

2 LIMITING DISTANCE CALCULATION
1:1



ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS:	1342 PANDORA AVENUE, VICTORIA BC, V8R 1A2
LEGAL DESCRIPTION:	MENDELOT 1 (D5 100770), SECTION 75, VICTORIA PLAN 824, EXCEPT PART ON PLAN 177 BL
SITE AREA (PRE DEDICATION):	1919.9m ² (20,865 SF)
SITE AREA (POST DEDICATION):	1,600.1m ² (17,223.8 SF)

ZONING DATA	
CLASSIFICATION:	EXISTING = R-2 RT - REZONED TO BE SITE SPECIFIC

AREA SCHEDULE		BLOCK		BLOCK		BLOCK	
BLOCK	AREA	BLOCK	AREA	BLOCK	AREA	BLOCK	AREA
L1 - BLOCK 1	73.1 m ²	L1 - BLOCK 2	73.1 m ²	L1 - BLOCK 3	73.1 m ²	L1 - BLOCK 3	73.1 m ²
L2 - BLOCK 1	164.1 m ²	L2 - BLOCK 2	164.1 m ²	L2 - BLOCK 3	164.1 m ²	L2 - BLOCK 3	164.1 m ²
L3 - BLOCK 1	164.7 m ²	L3 - BLOCK 2	164.7 m ²	L3 - BLOCK 3	164.7 m ²	L3 - BLOCK 3	164.7 m ²
Sub Total	402 m ²	Sub Total	402 m ²	Sub Total	402 m ²	Sub Total	402 m ²
LEVEL	AREA						
L0 - HERITAGE	30.1 m ²						
L1 - HERITAGE	131.9 m ²						
L2 - HERITAGE	94.7 m ²						
Sub Total	256.7 m ²	Grand Total for FSR	1462.7 m ²				

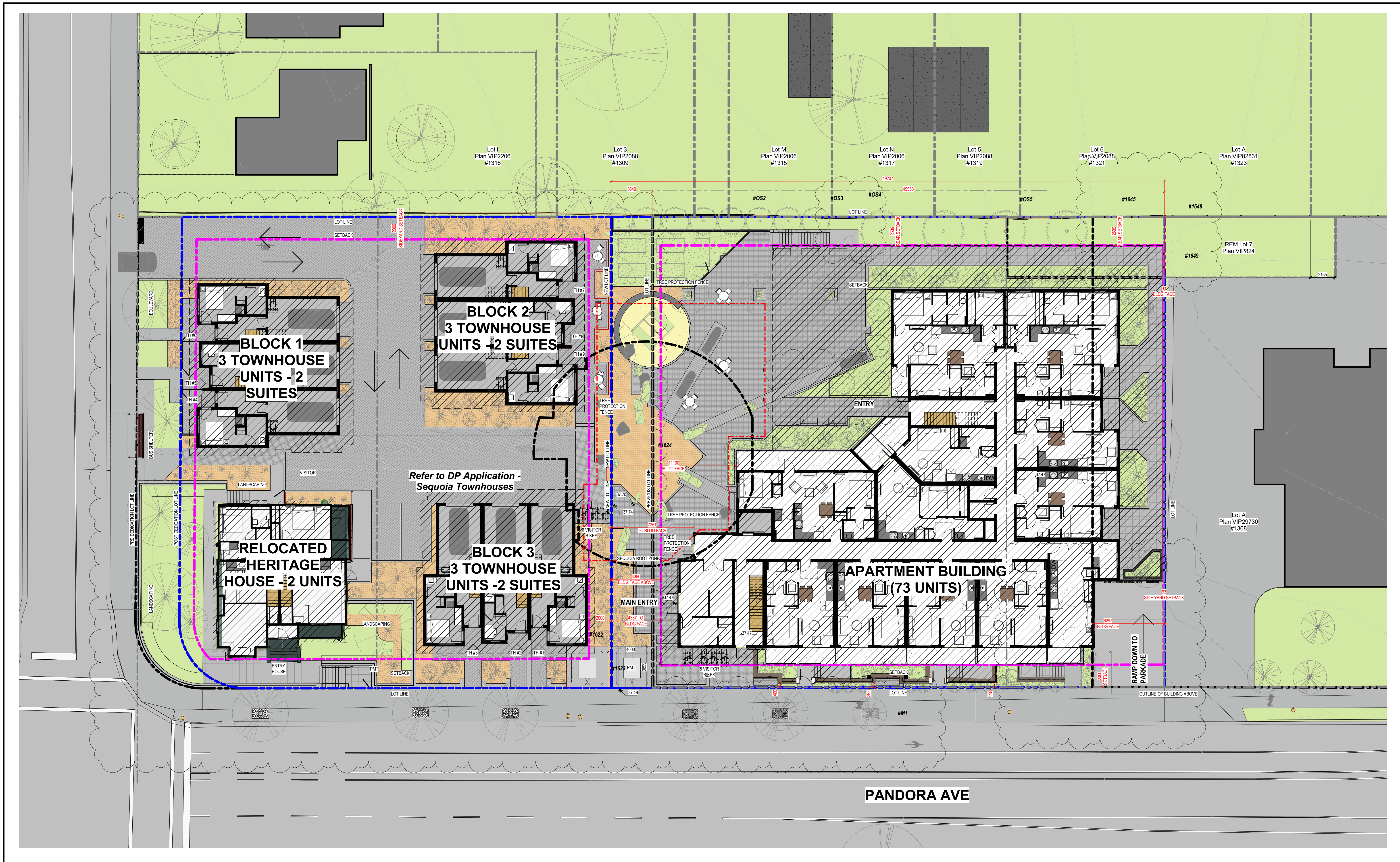
	ALLOWABLE	PROPOSED
SITE COVERAGE:	MAX. 800.1m ² (50%)	744.3m ² (46.5%)
OPEN SITE SPACE:	MIN. 480.0m ² (30%)	547.0m ² (34.0%)
FLOOR SPACE RATIO:	1.0 : 1	0.9 : 1
BLOCK 1 BUILDING HEIGHT:	10.5m & 3 STOREYS	10.3m & 3 STOREYS
BLOCK 2 BUILDING HEIGHT:	10.5m & 3 STOREYS	11.0m & 3 STOREYS
BLOCK 3 BUILDING HEIGHT:	10.5m & 3 STOREYS	10.3m & 3 STOREYS
HERITAGE BUILDING HEIGHT:	10.5m & 2.5 STOREYS	7.9 & 2.5 STOREYS
BLOCK 1 AVERAGE GRADE		38.12m
BLOCK 2 AVERAGE GRADE		37.26m
BLOCK 3 AVERAGE GRADE		37.88m
HERITAGE AVERAGE GRADE		38.91m
TOTAL SITE AVERAGE GRADE:		38.07m

SETBACKS	REQUIRED	PROPOSED
FRONT YARD (SOUTH):	6.0m	2.60m
SIDE YARD (WEST):	6.0m	1.30m + 3.9m DEDICATION
REAR YARD (NORTH):	4.0m	2.0m
SIDE YARD (EAST):	4.0m	2.0m
BUILDING SEPARATION	5.0m	4.9m

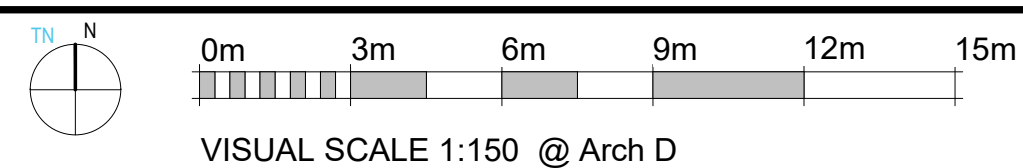
RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
1 / UNIT x 11 =	11	11
1 / UNIT (RENTAL SUITES) x 6 =	6	0
VISITOR STALLS: 0.1 / UNIT x 11 =	1.1	1 (EV)
CAR SHARE STALLS:		

TOTAL:	18	12
LONG-TERM BICYCLE PARKING	REQUIRED	PROVIDED (IN GARAGE)
MULTIPLE DWELLING 1.25 / UNIT X 9 =	12	18
HOUSE CONVERSION 1 / UNIT X 2 =	2	2

SHORT-TERM BICYCLE PARKING	REQUIRED	PROVIDED (ON SITE)
MULTIPLE DWELLING 1 / UNIT X 9 OR 8/BLDG X 3 =	18	6
HERITAGE HOUSE	N/A	N/A
TOTAL:	32	26



1 SITE PLAN COMBINED
1:150



continuum
ARCHITECTURE

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

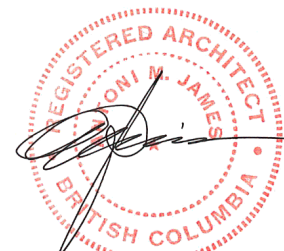


PRIMEX INVESTMENTS

3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2022-11-21
No.	Description	Date

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Reissued for DP



2024-04-11

**SEQUOIA APARTMENTS
& TOWNHOUSES**

1354-1360 Pandora Avenue
Victoria, BC

SITE PLAN COMBINED

JOB No.: 2245

SCALE: 1:150

A-1.1

DATE: 2024/04/12



1 | EXISTING SITE PLAN / SURVEY
1:150



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

VISUAL SCALE 1:200 @ Arch D

continuum
ARCHITECTURE

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



PRIMEX INVESTMENTS

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

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SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

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

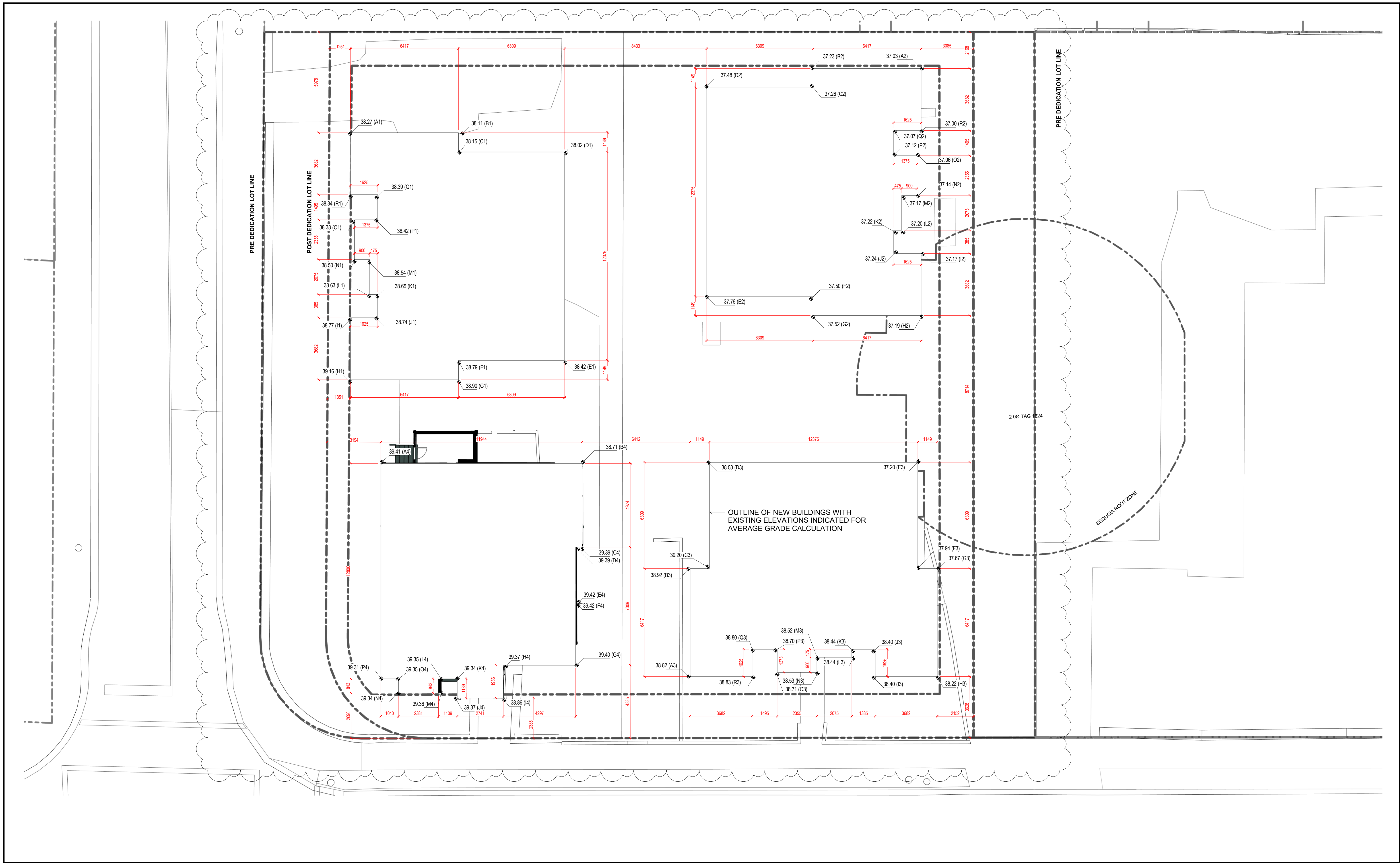
EXISTING SITE PLAN / SURVEY

A-1.2

JOB No.: 2246

SCALE: 1:150

DATE: 2024/04/012



AVERAGE GRADE CALCULATION

AVERAGE GRADES - BLOCK 1			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A1-B1	38.20	6.417	245.12
B1-C1	38.14	1.15	43.83
C1-D1	38.09	6.31	240.32
D1-E1	38.03	12.38	470.60
E1-F1	38.02	6.31	239.84
F1-G1	38.00	1.15	43.66
G1-H1	38.00	6.42	243.85
H1-I1	38.13	3.68	140.38
I1-J1	38.25	1.63	62.16
J1-K1	38.25	1.39	52.98
K1-L1	38.25	0.48	18.17
L1-M1	38.25	2.08	79.37
M1-N1	38.25	0.90	34.43
N1-O1	38.25	2.36	90.08
O1-P1	38.25	1.38	52.59
P1-Q1	38.25	1.50	57.18
Q1-R1	38.25	1.63	62.16
R1-A1	38.26	3.68	140.87
TOTAL		60.799	2317.56

AVERAGE GRADE: 38.12 m (GEO)

AVERAGE GRADES - BLOCK 2			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A2-B2	37.13	12.676	470.69
B2-C2	37.24	2.275	84.73
C2-D2	37.37	0.9	33.63
D2-E2	37.62	4.17	156.88
E2-F2	37.63	0.744	28.00
F2-G2	37.51	3.94	147.78
G2-H2	37.35	0.744	27.79
H2-I2	37.18	4.157	154.55
I2-J2	37.21	0.9	33.49
J2-K2	37.23	3.277	122.90
K2-L2	37.21	12.676	471.65
L2-M2	37.19	2.08	77.16
M2-N2	37.16	0.90	33.44
N2-O2	37.10	2.36	87.38
O2-P2	37.09	1.38	51.00
P2-Q2	37.10	1.50	55.46
Q2-R2	37.04	1.63	60.18
R2-A2	37.02	3.68	136.30
TOTAL		48.534	1808.35

AVERAGE GRADE: 37.26 m (GEO)

AVERAGE GRADES - BLOCK 3			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A3-B3	37.88	12.676	554.59
B3-C3	37.91	3.275	109.17
C3-D3	37.91	3.275	124.16
D3-E3	37.90	0.9	34.11
E3-F3	37.80	2.155	81.46
F3-G3	37.72	0.744	28.08
G3-H3	37.84	1.785	67.54
H3-I3	37.98	0.744	28.25
I3-J3	37.95	4.17	158.25
J3-K3	37.95	0.9	34.16
K3-L3	37.95	3.275	124.29
L3-M3	37.95	2.08	78.75
M3-N3	37.95	0.90	34.16
N3-O3	37.95	2.36	89.37
O3-P3	37.95	1.38	52.18
P3-Q3	37.95	1.50	56.74
Q3-R3	37.95	1.63	61.67
R3-A3	37.86	3.68	139.40
TOTAL		47.359	1793.78

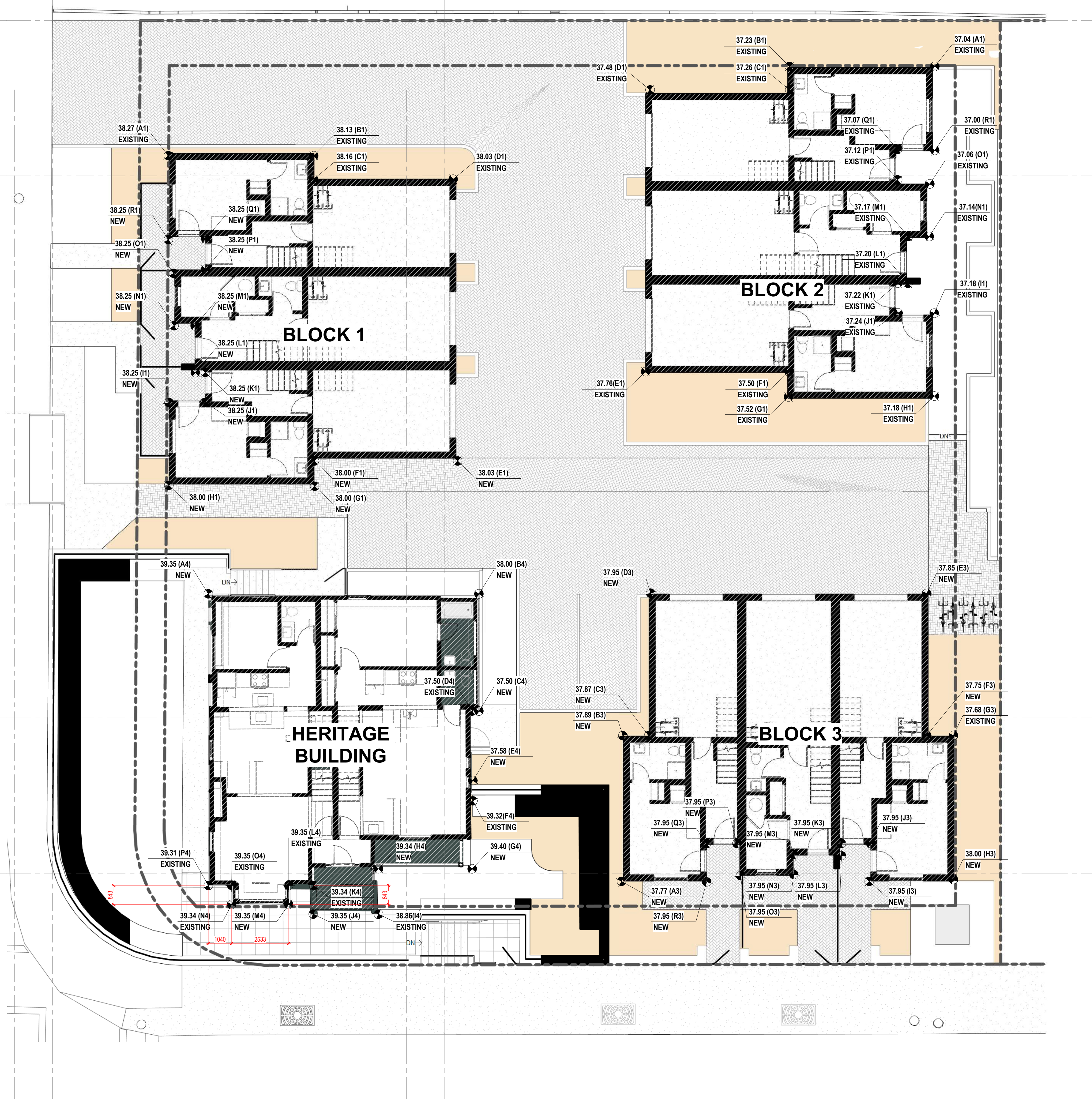
AVERAGE GRADE: 37.88 m (GEO)

AVERAGE GRADES - HERITAGE HOUSE			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A4-B4	38.68	11.944	461.93
B4-C4	37.80	4.974	188.02
C4-D4	37.60	0.376	14.14
D4-E4	37.59	3.415	128.35
E4-F4	38.45	0	0.00
F4-G4	39.38	3.594	141.46
G4-H4	39.38	4.297	169.19
H4-I4	39.10	1.956	76.49
I4-J4	39.10	2.741	107.18
J4-K4	39.35	1.139	44.82
K4-L4	39.35	1.109	43.64
L4-M4	39.35	0.843	33.17
M4-N4	39.35	2.381	93.68
N4-O4	39.34	0.843	33.17
O4-P4	39.33	1.04	40.90
P4-A4	39.33	12.8	503.42
TOTAL		53.452	2079.56

AVERAGE GRADE: 38.91 m (GEO)

AVERAGE GRADES - TOTALS		
BUILDING	DISTANCE	TOTALS
BLOCK 1	60.799	2317.56
BLOCK 2	48.53	1808.35
BLOCK 3	47.359	1793.78
HERITAGE BUILDING	53.452	2079.56
GRAND TOTAL	210.144	7999.25

OVERALL AVERAGE GRADE: 38.07 m (GEO)



1 AVERAGE GRADE PLAN
1 : 100

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

3	ISSUED FOR DP	2024-04-12
2	ISSUED FOR DP	2023-11-22
1	ISSUED FOR DP	2022-11-21
No.	Description	Date

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

AVERAGE GRADE PLAN

A-1.4

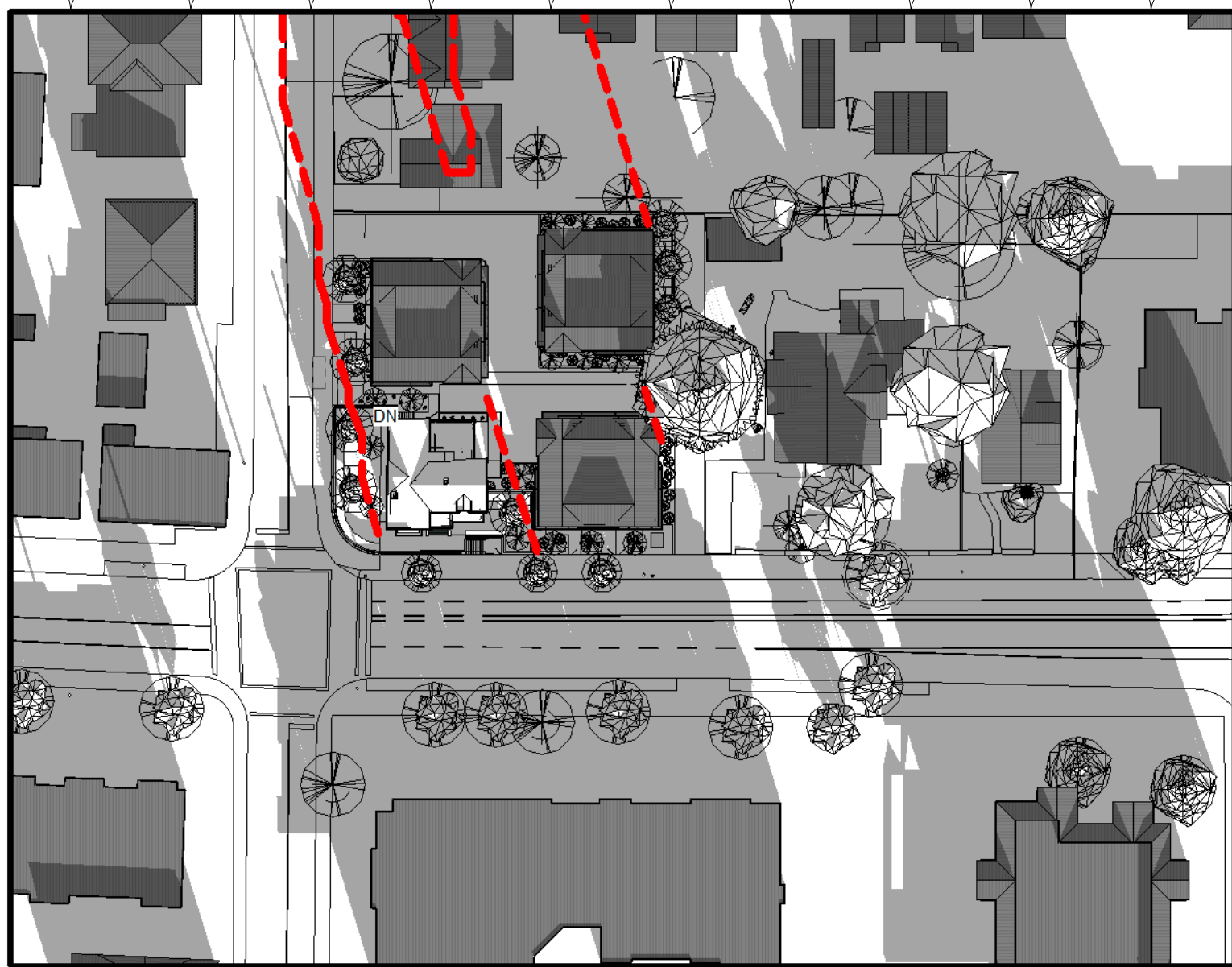
JOB No.: 2246

SCALE: 1 : 100

DATE: 2024/04/012



1 WINTER SOLSTICE - 8AM
1 : 750



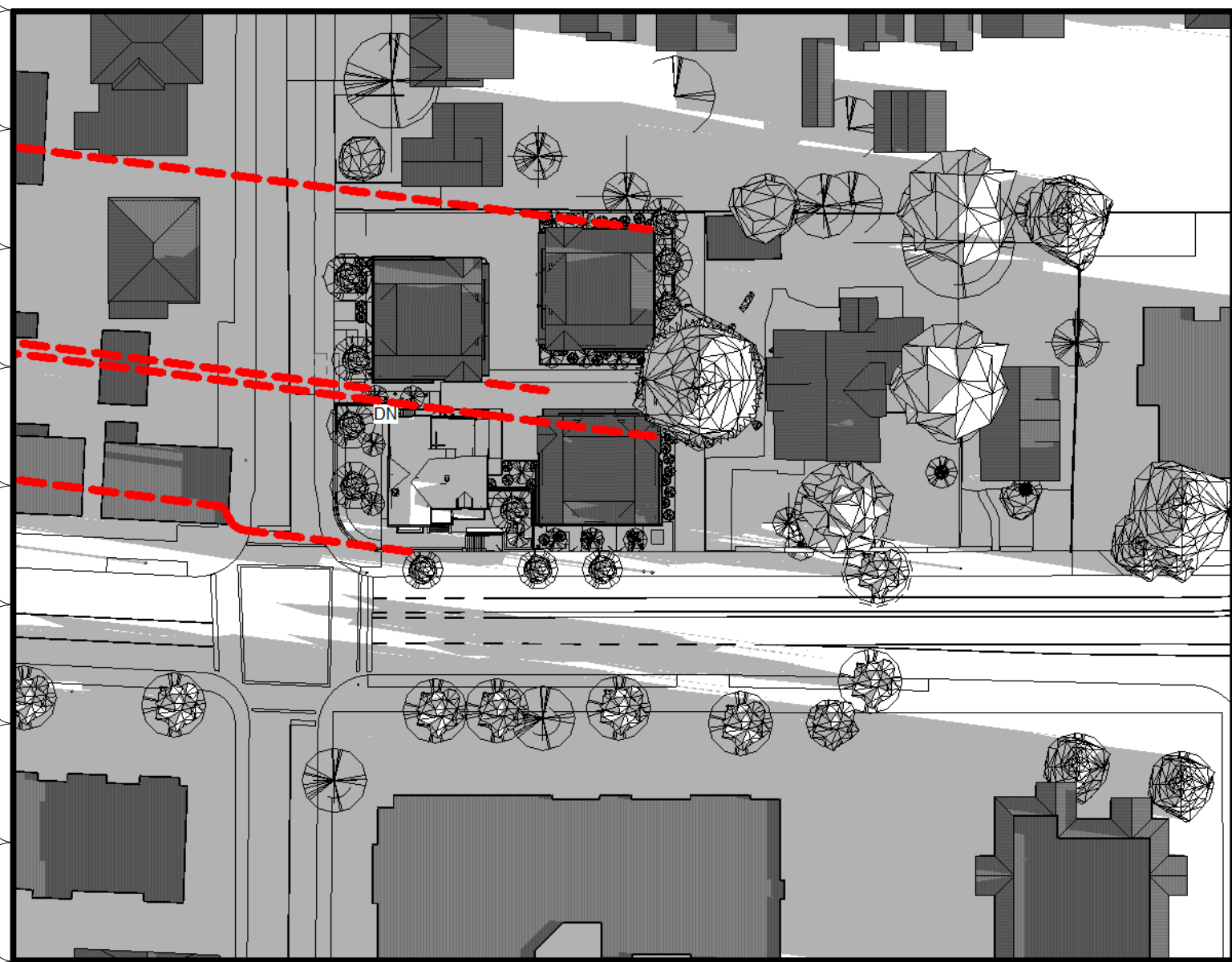
2 WINTER SOLSTICE - NOON
1 : 750



3 WINTER SOLSTICE - 4PM
1 : 750



4 WINTER SOLSTICE - 4PM - EXISTING
1 : 750



5 SPRING / AUTUMN EQUINOX - 8AM
1 : 750



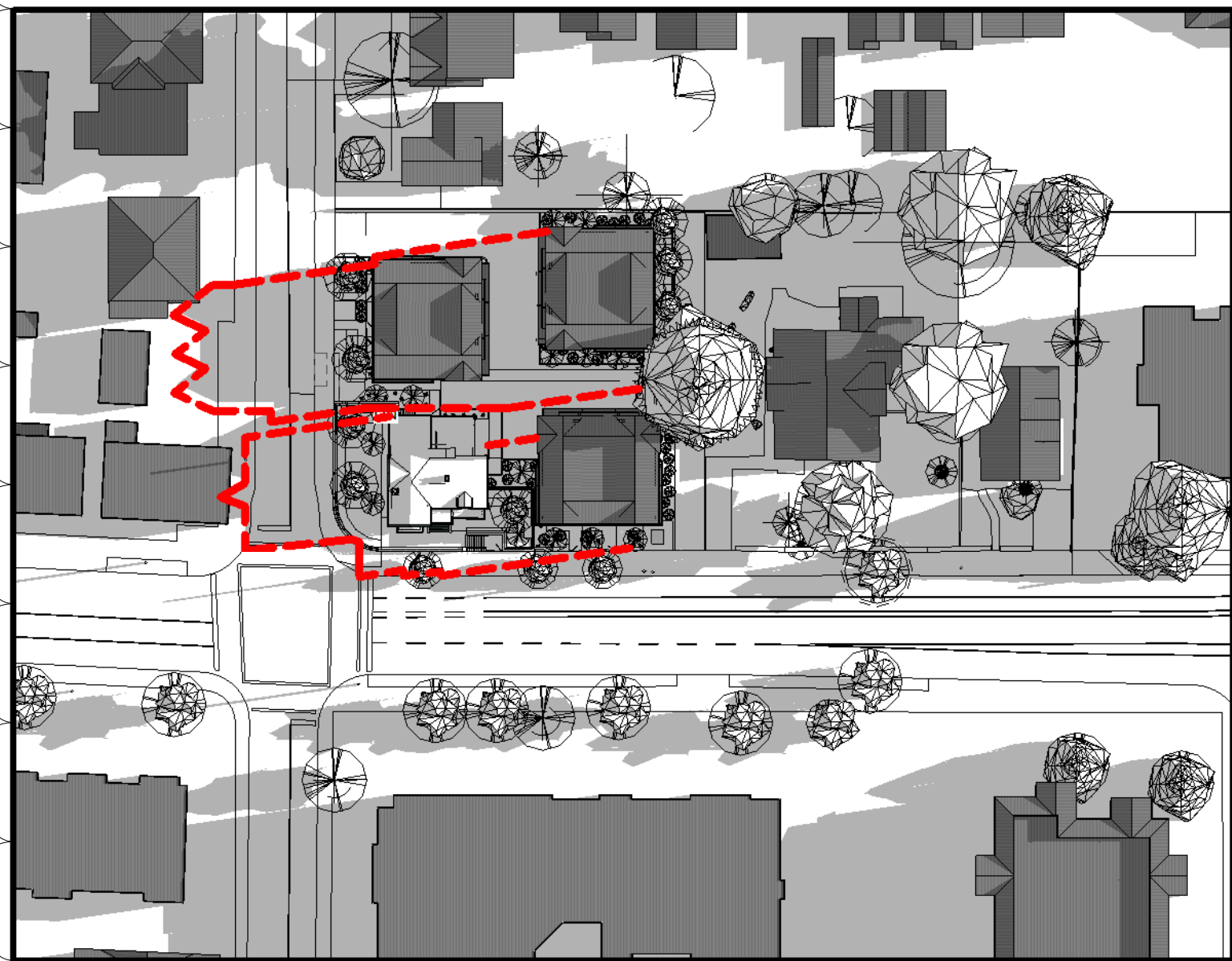
6 SPRING / AUTUMN EQUINOX - NOON
1 : 750



7 SPRING / AUTUMN EQUINOX - 4PM
1 : 750



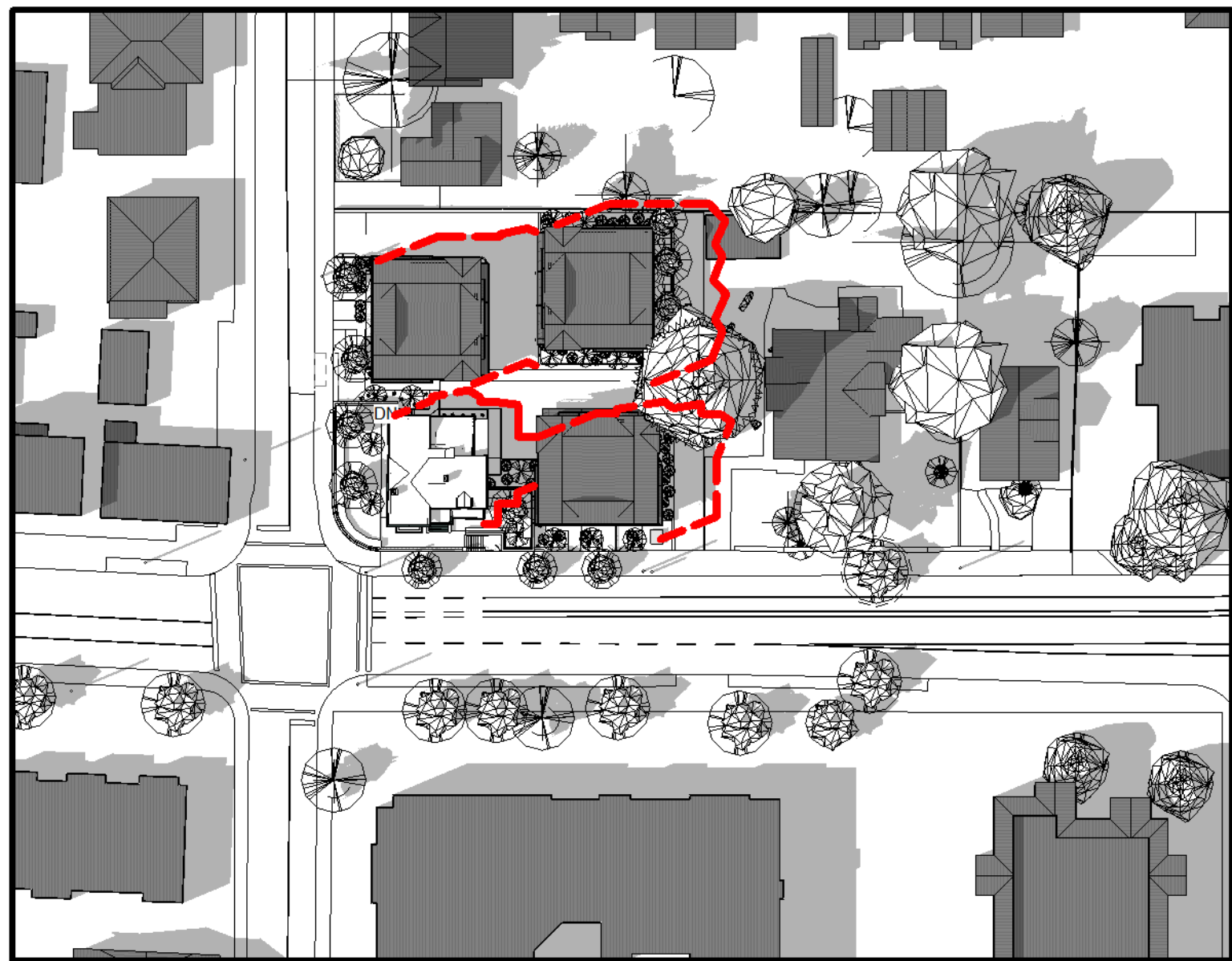
8 SPRING / AUTUMN EQUINOX - 4PM - EXISTING
1 : 750



9 SUMMER SOLSTICE - 8AM
1 : 750



10 SUMMER SOLSTICE - NOON
1 : 750



11 SUMMER SOLSTICE - 4PM
1 : 750



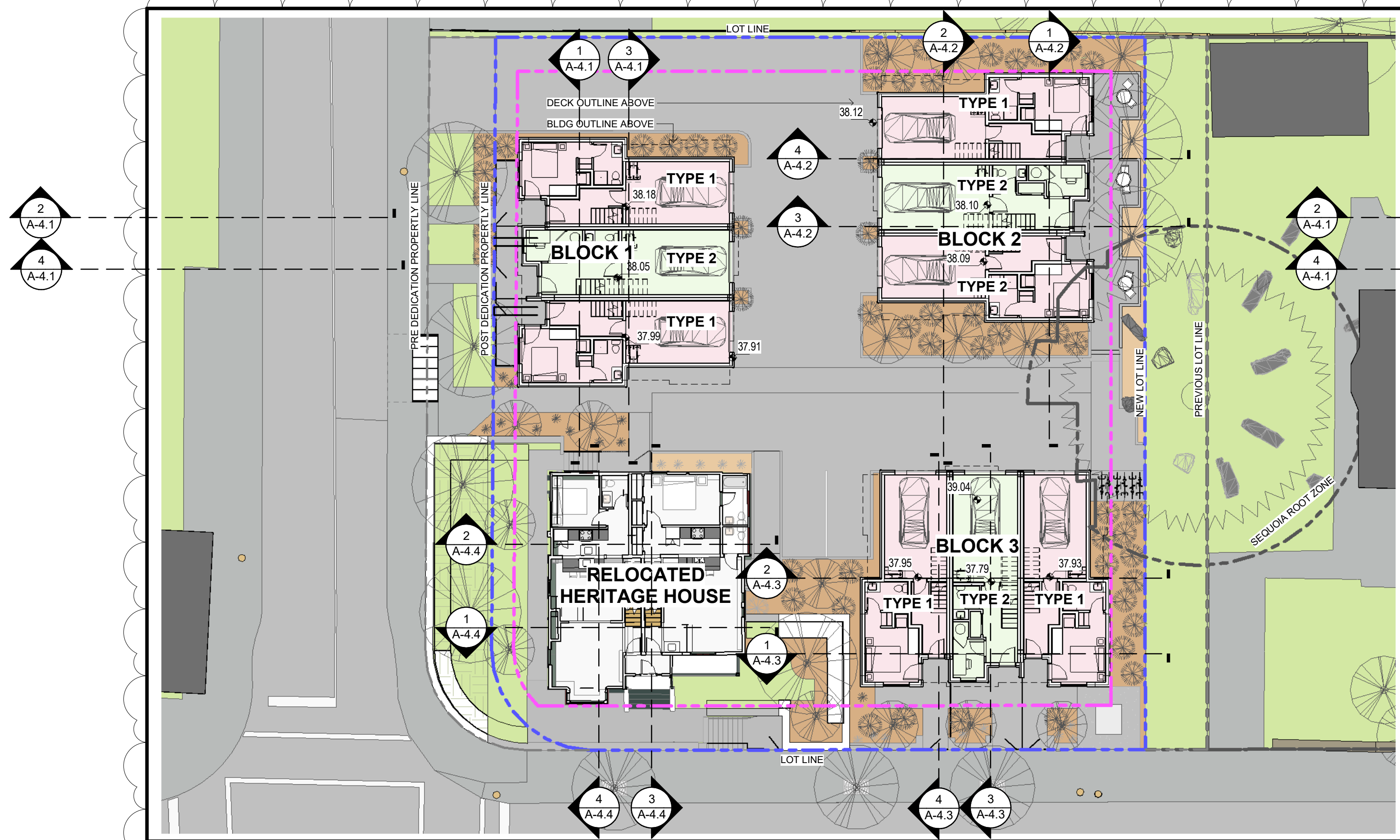
12 SUMMER SOLSTICE - 4PM - EXISTING
1 : 750

3	ISSUED FOR DP	2024-04-12
2	REVISION	2023-11-22
1	ISSUED FOR DP	2023-11-21
No.	Description	Date

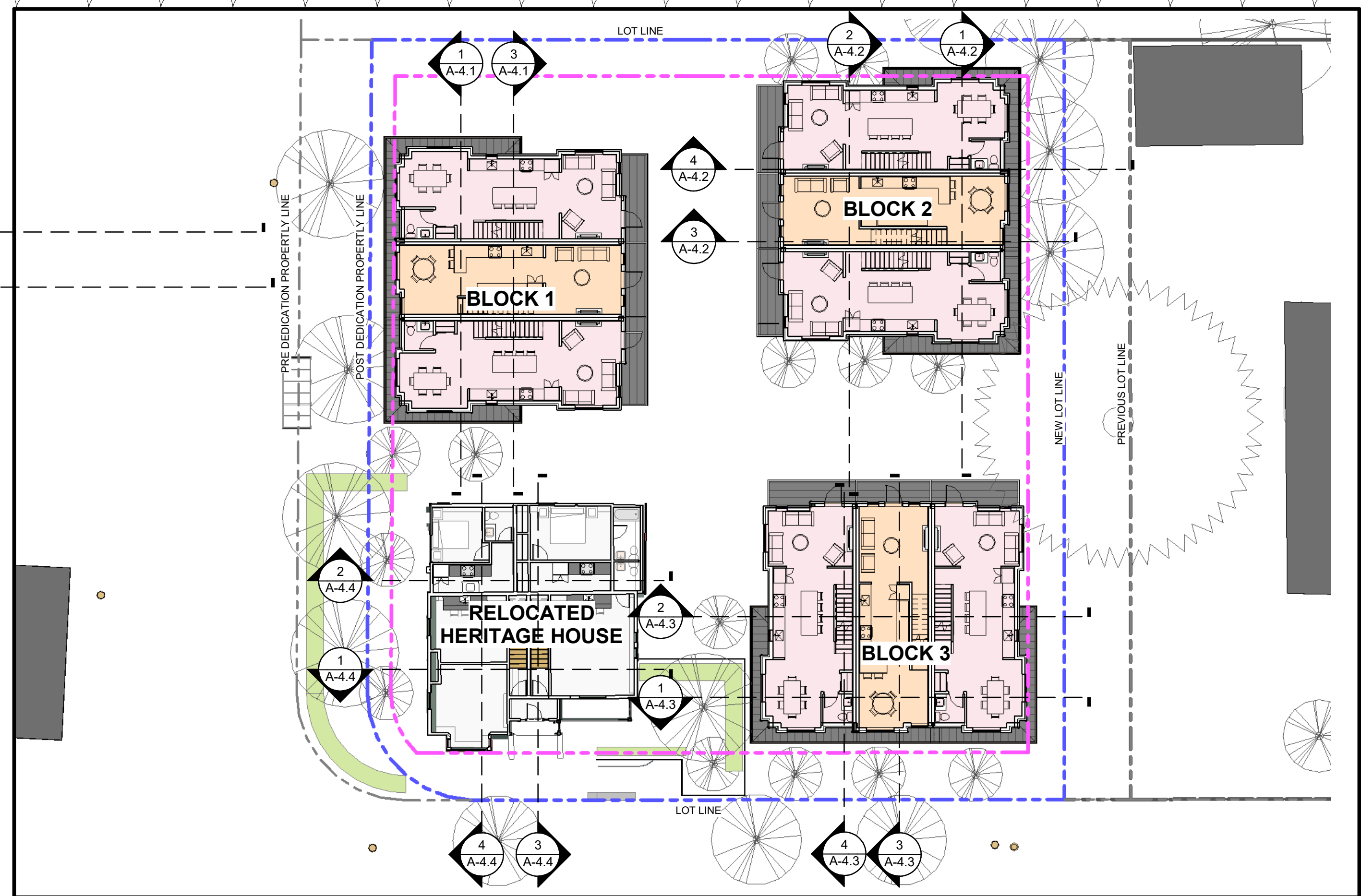
SEQUOIA TOWNHOUSES

SHADOW STUDY

A-1.5



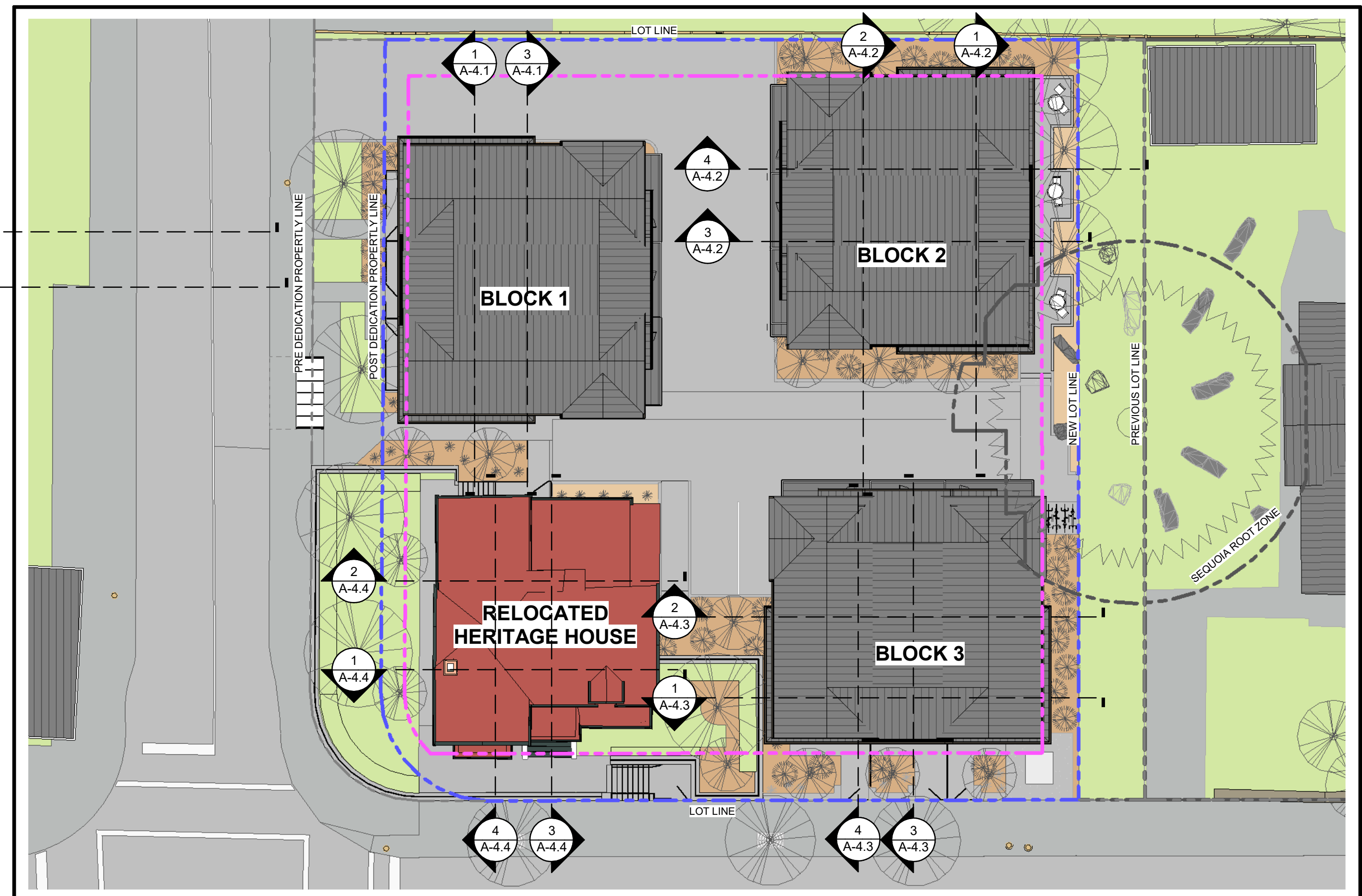
1 LEVEL 1 FLOOR PLAN
1 : 200



2 LEVEL 2 FLOOR PLAN
1 : 200



3 LEVEL 3 FLOOR PLAN
1 : 200

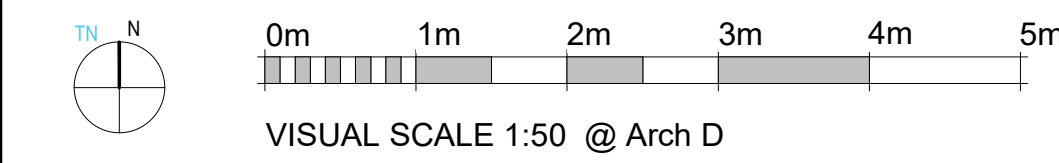
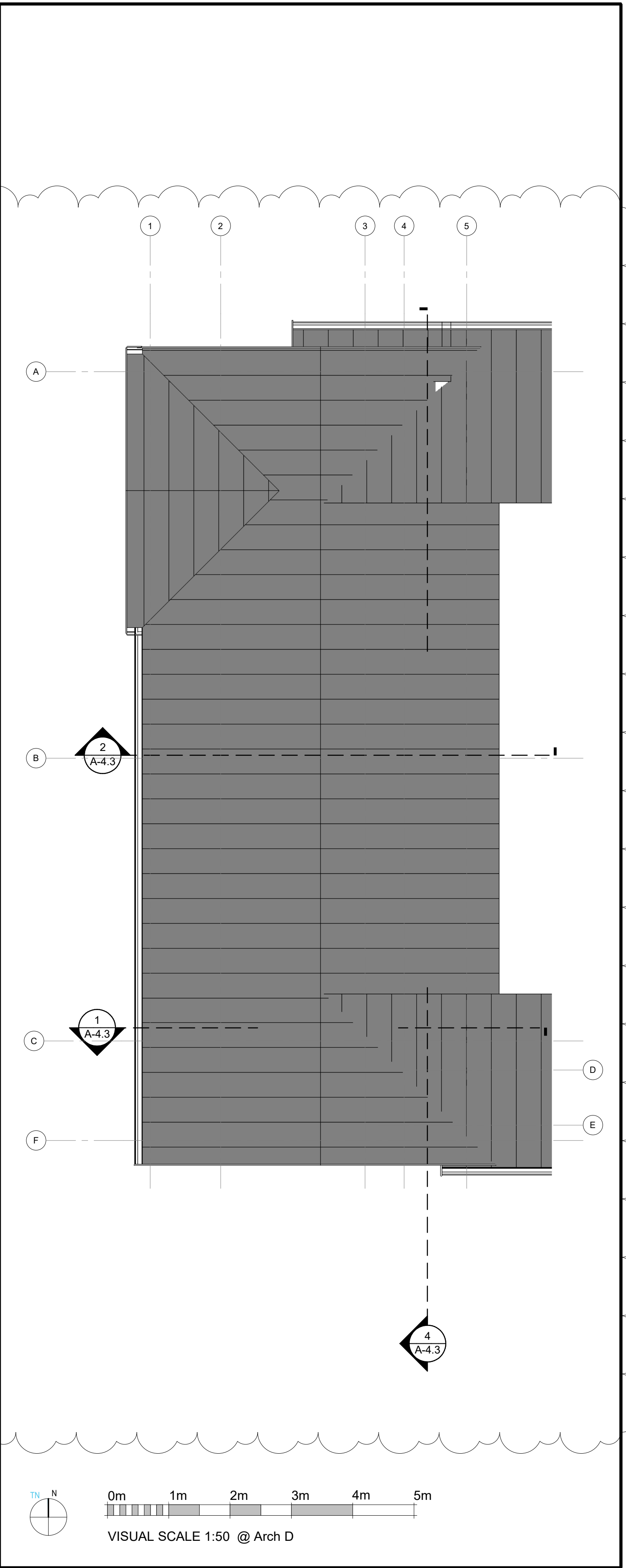
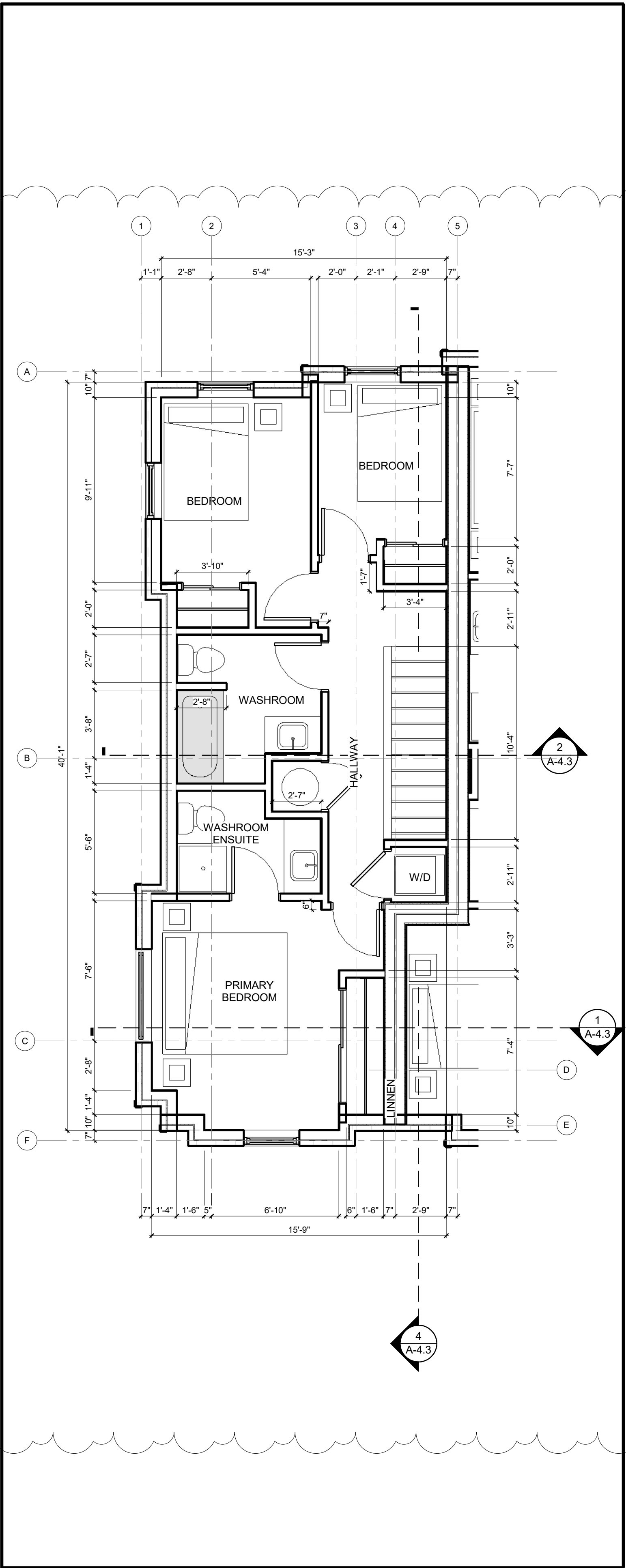
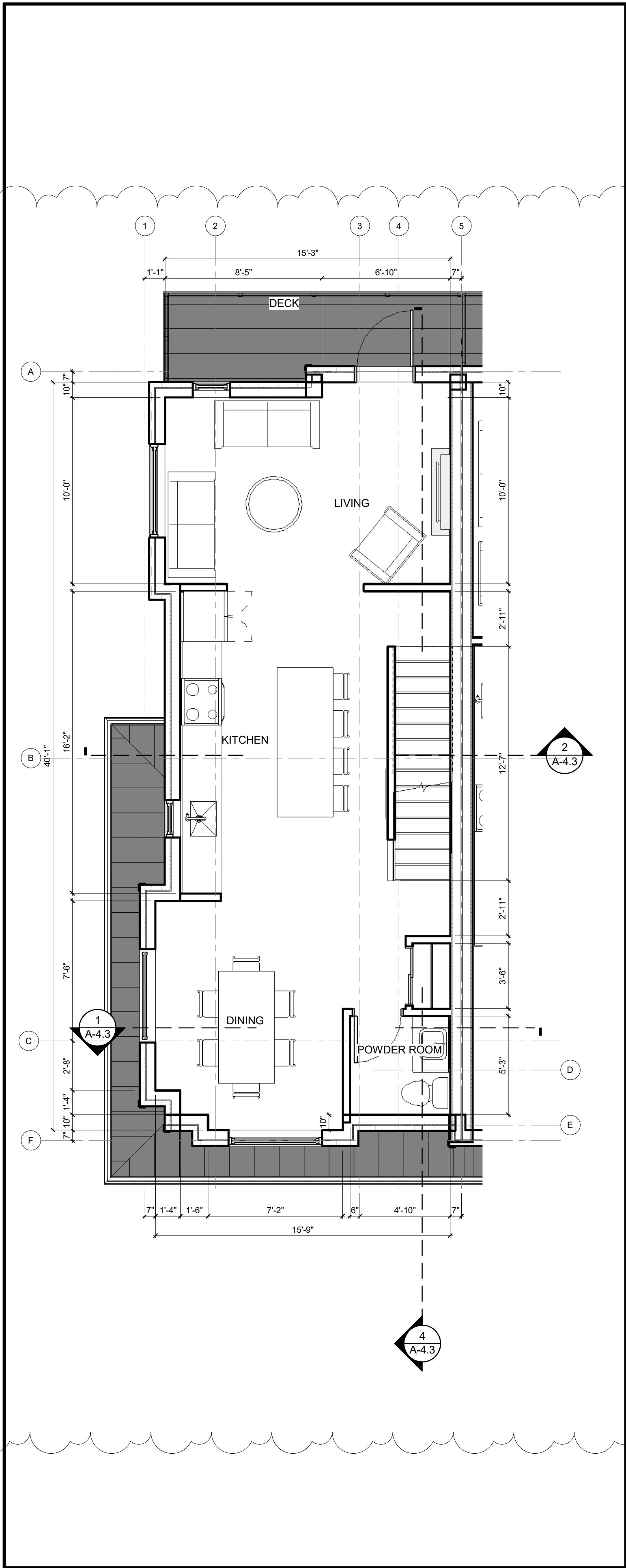
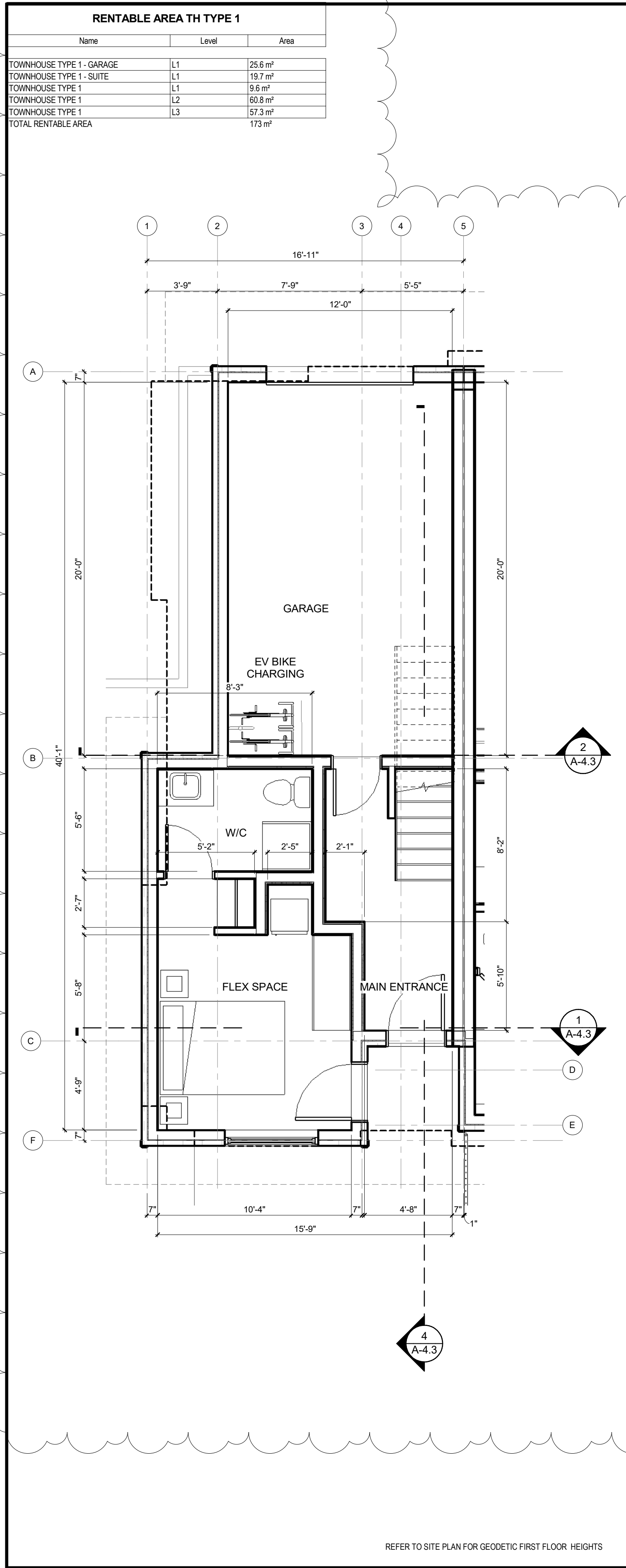


4 ROOF PLAN
1 : 200

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

AREA DATA

GFA AREAS	
LEVEL	Area
HERITAGE SHARED STORAGE	39 m ²
Sub Total	39 m ²
LEVEL	
LEVEL 1 BLOCK 1	164.6 m ²
LEVEL 1 BLOCK 2	164.6 m ²
LEVEL 1 BLOCK 3	164.6 m ²
LEVEL 1 HERITAGE HOUSE	137.2 m ²
Sub Total	631 m ²
LEVEL	
LEVEL 2 BLOCK 1	178.6 m ²
LEVEL 2 BLOCK 2	178.6 m ²
LEVEL 2 BLOCK 3	178.6 m ²
LEVEL 2 HERITAGE HOUSE	145.4 m ²
Sub Total	681.2 m ²
LEVEL	
LEVEL 3 BLOCK 1	179.4 m ²
LEVEL 3 BLOCK 2	179.4 m ²
LEVEL 3 BLOCK 3	179.4 m ²
Sub Total	538.2 m ²
Grand total GFA	1,589.2 m ²



1

TOWNHOUSE TYPE 1 - L1

1 : 50

2

TOWNHOUSE TYPE 1 - L2

1 : 50

3

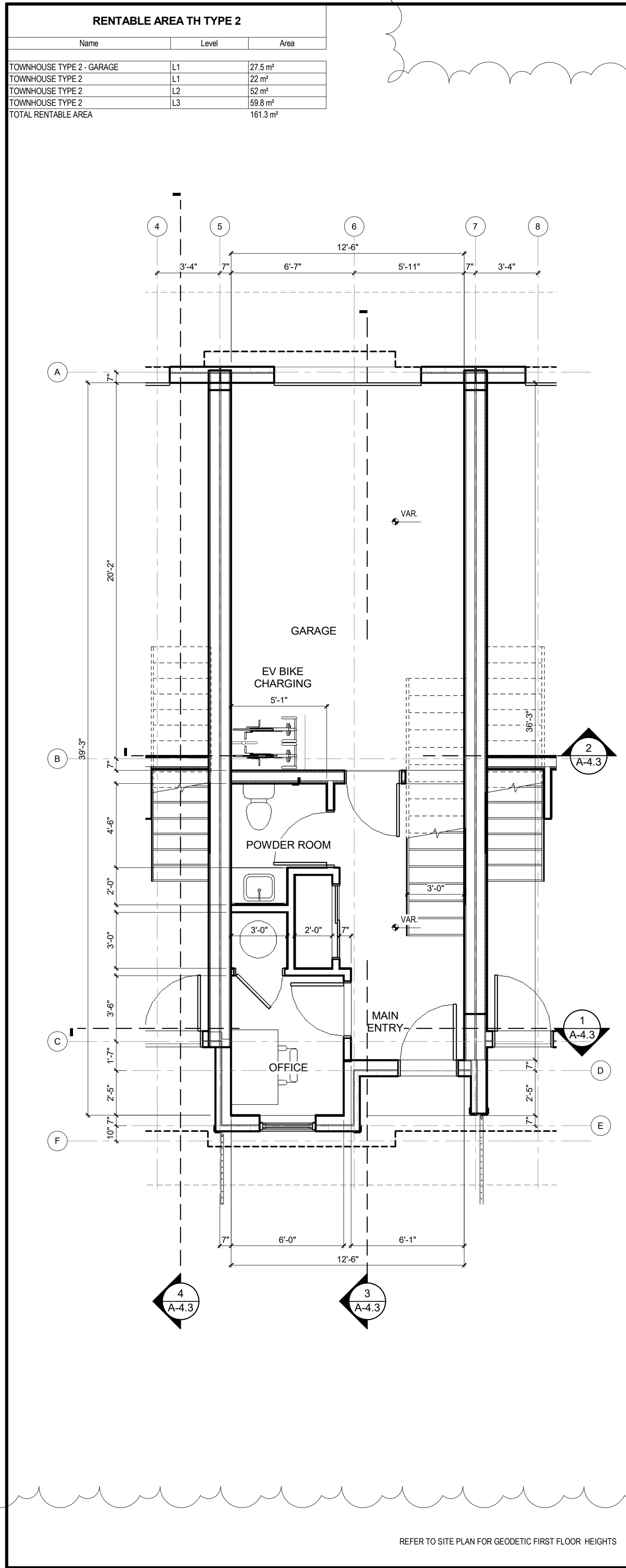
TOWNHOUSE TYPE 1 - L3

1 : 50

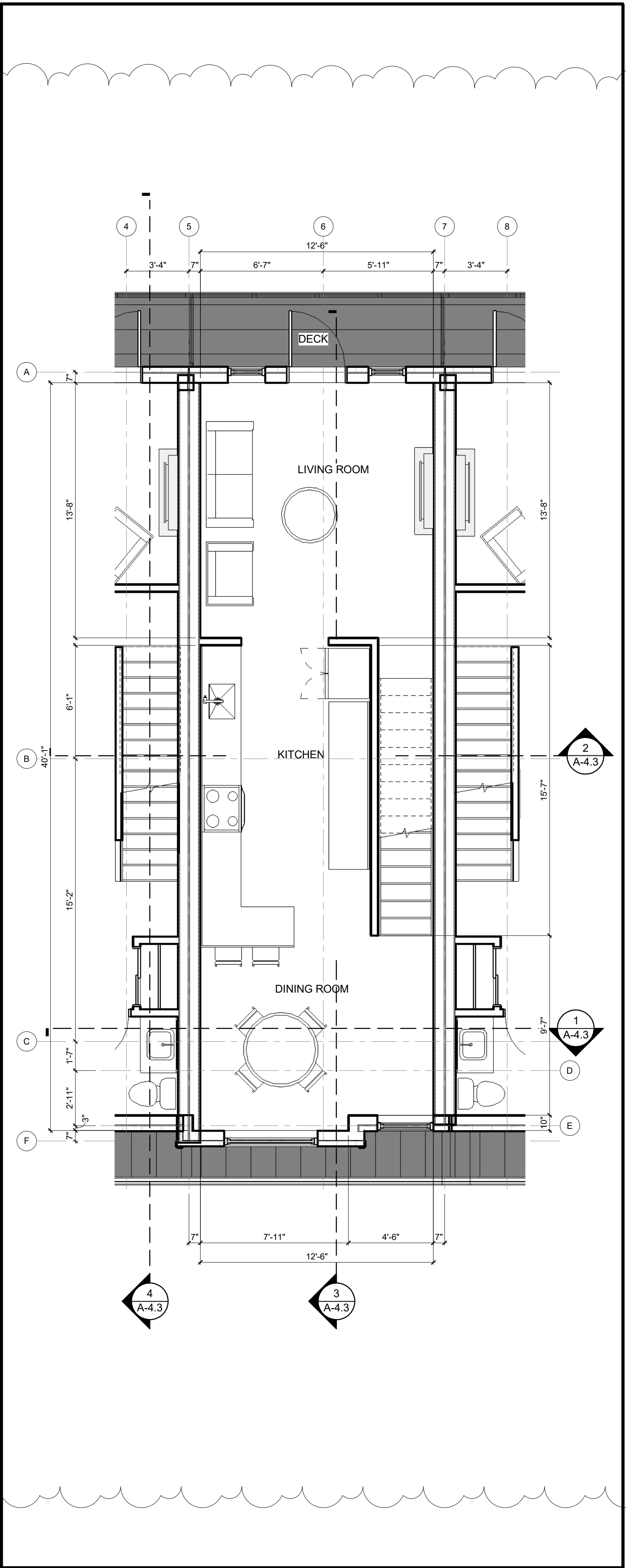
4

TOWNHOUSE TYPE 1 - ROOF

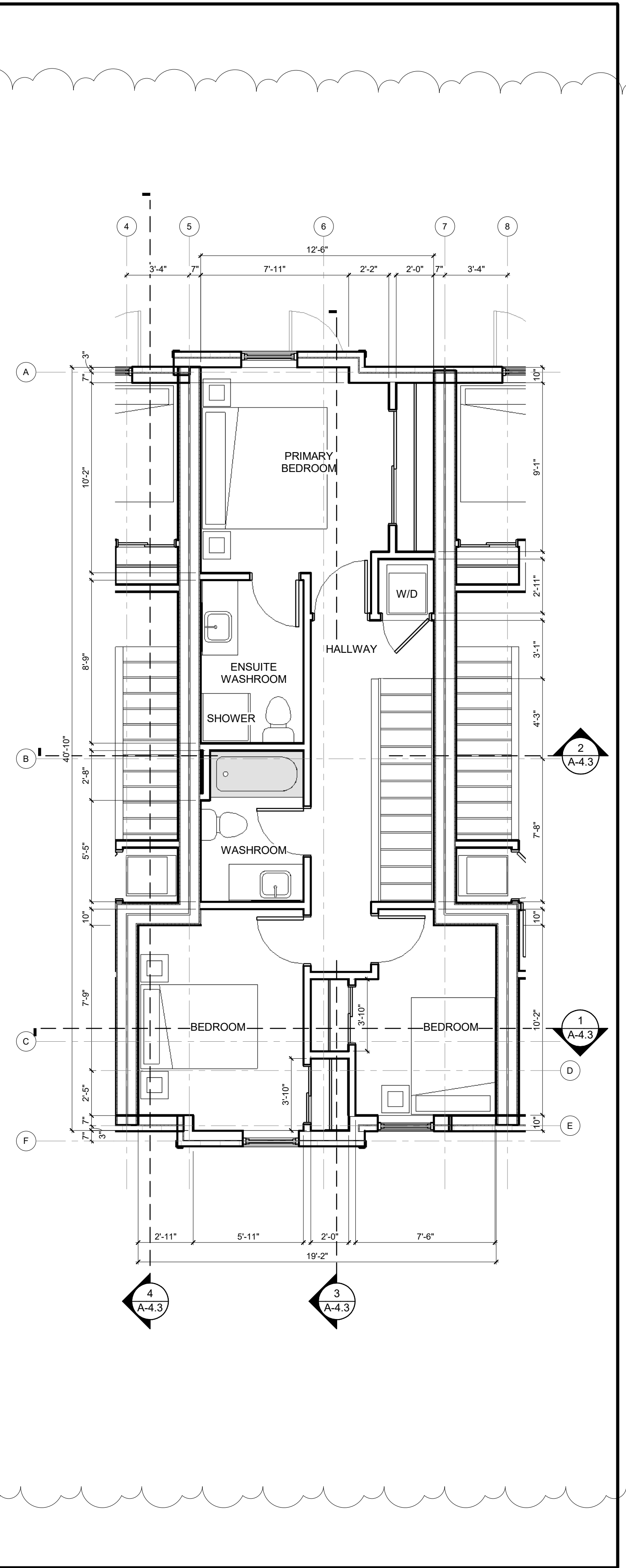
1 : 50



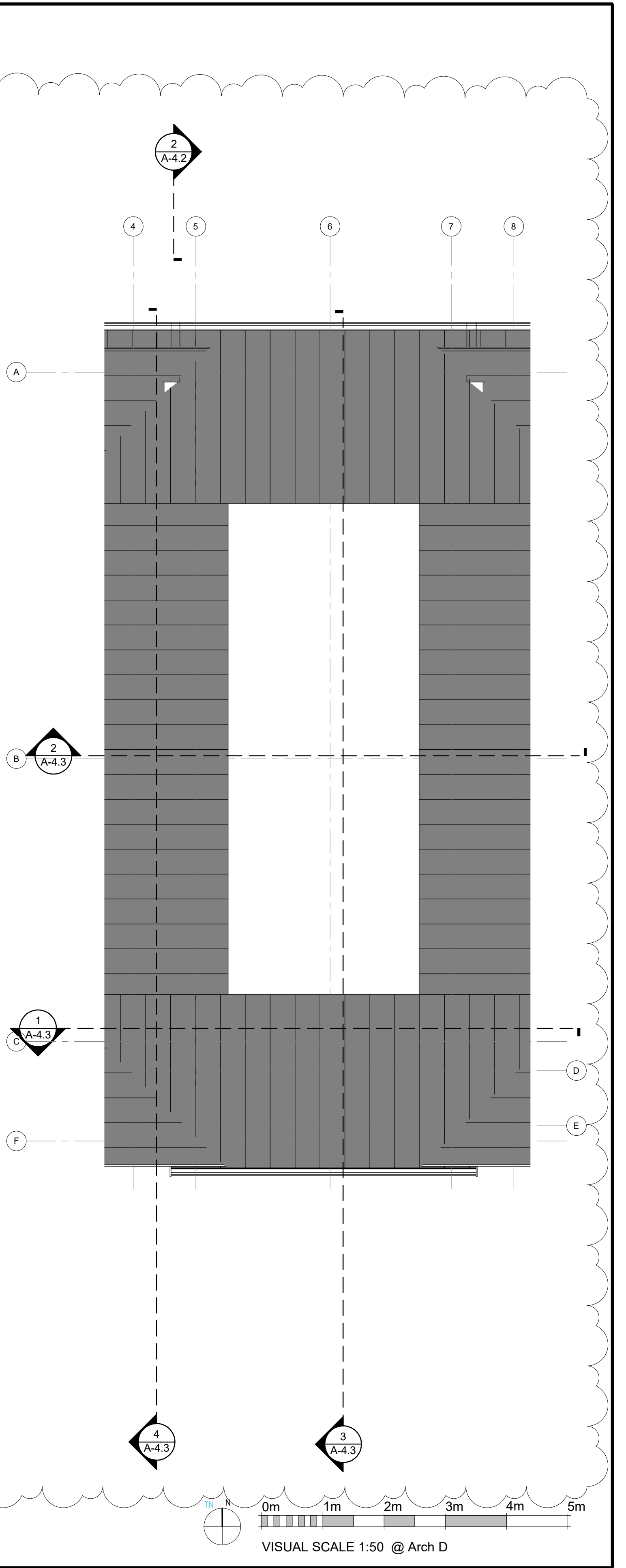
1 | TOWNHOUSE TYPE 2 - L1
1 : 50



2 | TOWNHOUSE TYPE 2 - L2
1 : 50



3 | TOWNHOUSE TYPE 2 - L3
1 : 50



4 | TOWNHOUSE TYPE 2 - ROOF
1 : 50

3	ISSUED FOR DP REVISION	2024-04-12
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REVZ	2022-11-21
No.	Description	Date

HERITAGE TYPE 1	L1	58.1 m²	HERITAGE TYPE 2	L1	62.7 m²
HERITAGE TYPE 1	L2	53.3 m²	HERITAGE TYPE 2	L2	33.6 m²
TOTAL USABLE AREA		126.4 m²	TOTAL USABLE AREA		111.3 m²

REBUILT AREA TO
COMPLY WITH
ADEQUATE
STRUCTURAL DESIGN

Architectural floor plan of a two-story residential building. The plan shows two identical units, each with a Living Room, Dining Room, Kitchen, Powder Room, Primary Bedroom, and Bedroom 3. A central Shared Vestibule and two sets of stairs (HWT) are located between the units. The plan includes dimensions for rooms and overall building footprint. A pink dashed line indicates a boundary or setback. Section markers 1, 2, 3, and 4 are shown around the perimeter.

Room labels: BEDROOM 3, POWDER ROOM, PRIMARY BEDROOM, WC, KITCHEN, DINING ROOM, LIVING ROOM, SHARED VESTIBULE, PATIO.

Dimensions: 10'-6", 1'-0", 9'-2", 5'-1", 2'-0", 37'-9", 14'-7", 4'-10", 9'-7", 1'-5", 4'-8", 2'-2", 3'-6", 6'-10", 3'-5", 22'-7", 14'-0", 8'-6", 4'-3", 5'-4", 4'-8", 9'-7", 4'-5", 5'-1", 11'-6", 15'-4", 10'-10", 40'-27", 40'-15", 39'-35".

Section markers: 1 A-4.4, 2 A-4.4, 3 A-4.4, 4 A-4.4.

Legend: WHITE WALLS: NEW TYPICAL, GREY WALLS: EXISTING TYPICAL.

HERITAGE TYPE 1	L1	58.1 m²	HERITAGE TYPE 2	L1	62.7 m²
HERITAGE TYPE 1	L2	53.3 m²	HERITAGE TYPE 2	L2	33.6 m²
TOTAL USABLE AREA		126.4 m²	TOTAL USABLE AREA		111.3 m²

Architectural floor plan of a three-bedroom house, showing a new hallway addition. The plan includes the following rooms and dimensions:

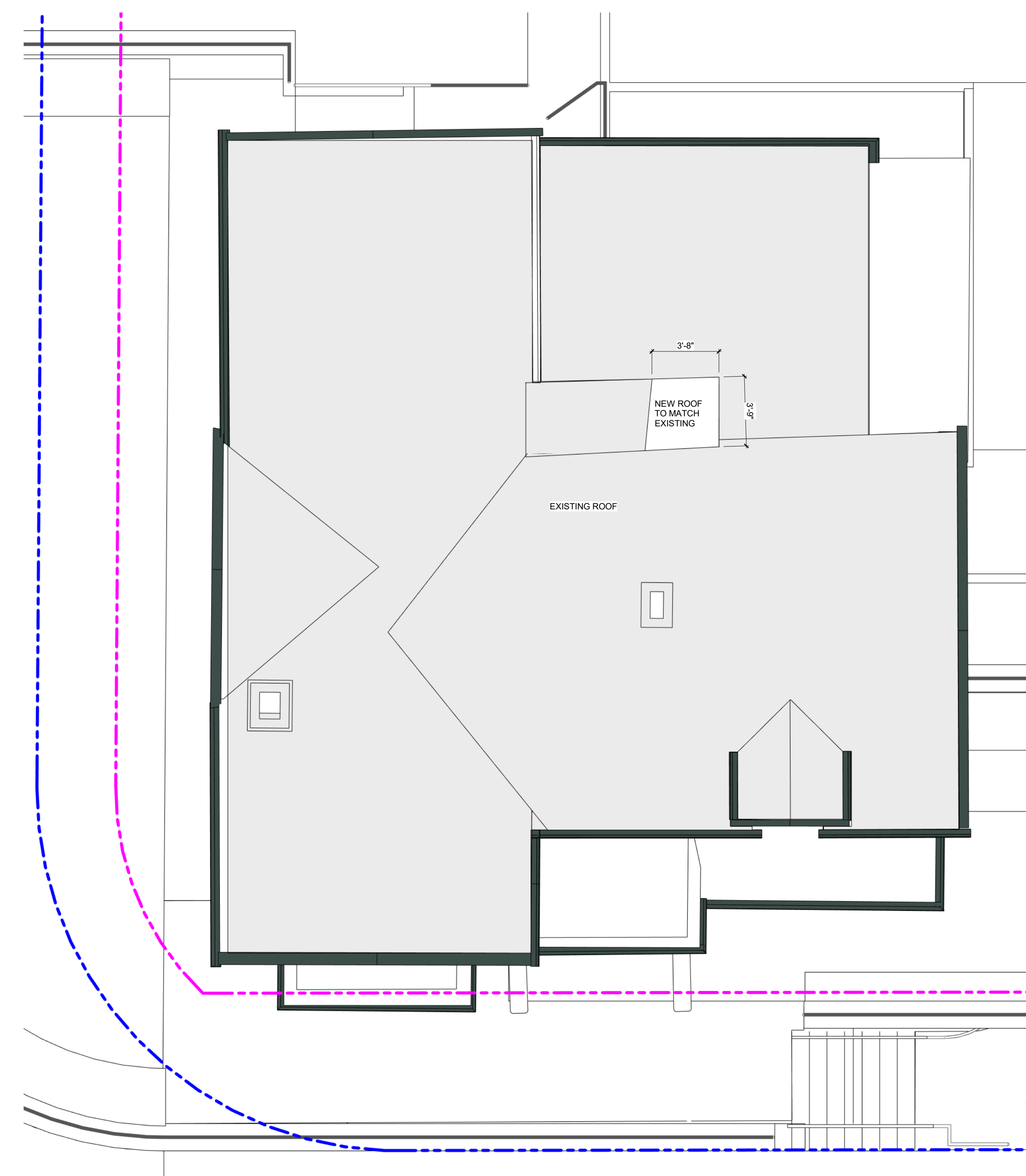
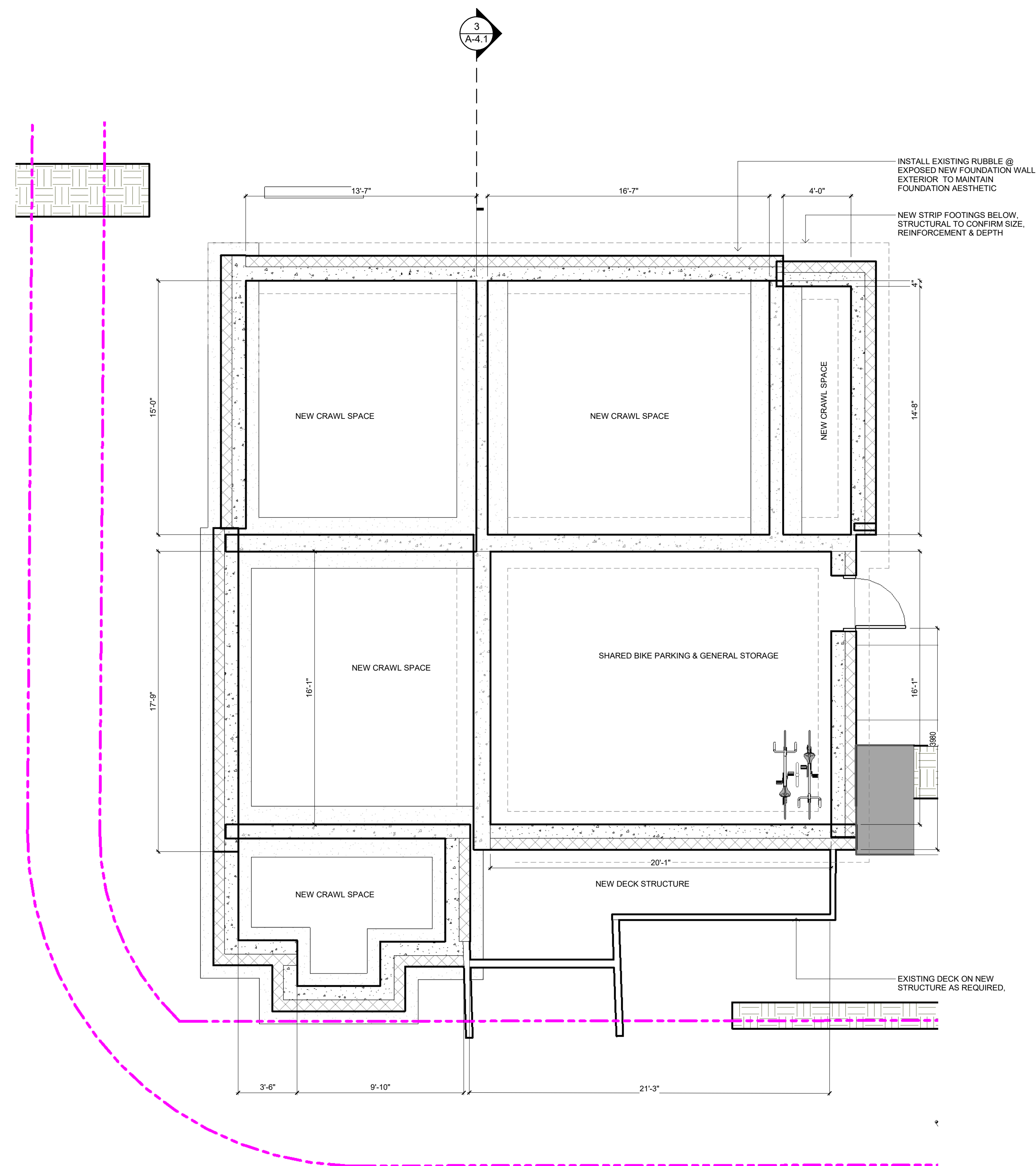
- Primary Bedroom:** 11'-0" x 13'-10"
- Bedroom 2 (Top Left):** 8'-6" x 9'-4"
- Bedroom 2 (Middle Right):** 11'-11" x 11'-5"
- Bedroom 3 (Bottom Right):** 9'-3" x 11'-6"
- WC (Top Left):** 8'-6" x 4'-7"
- WC (Middle Left):** 3'-0" x 3'-11"
- WC (Bottom Center):** 5'-3" x 5'-3"
- Hallway:** 13'-0" x 10'-4"
- Staircase:** 13'-0" x 10'-4"
- New Hallway Addition:** 11'-2" x 11'-11"

Overall dimensions and section markers:

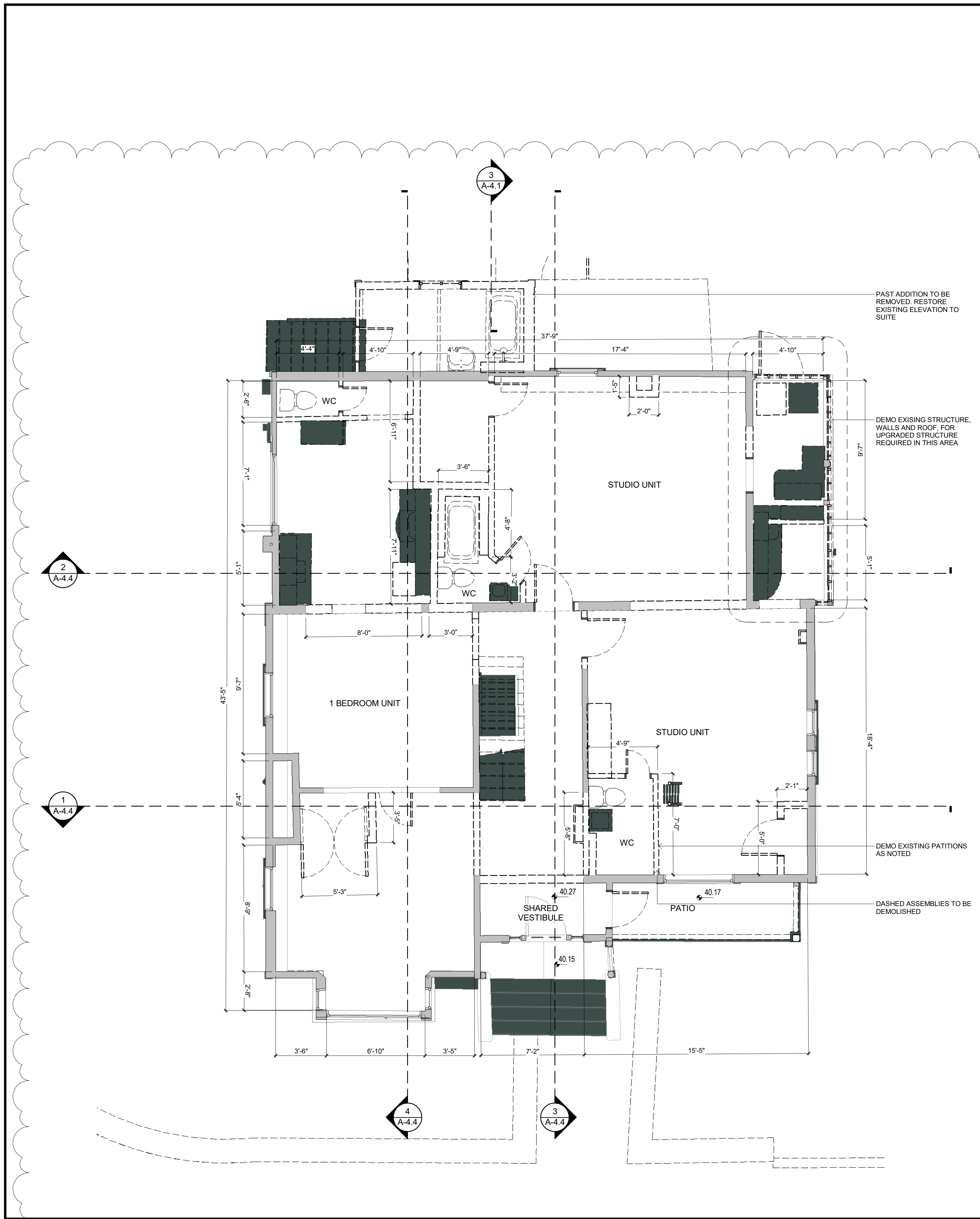
- Section 1 (Left):** 1'-9" x 4'-3"
- Section 2 (Top Left):** 2'-0" x 11'-1"
- Section 3 (Top Right):** 11'-2" x 11'-11"
- Section 4 (Bottom Center):** 13'-10" x 10'-4"

Visual Scale: 1:50 @ Arch D

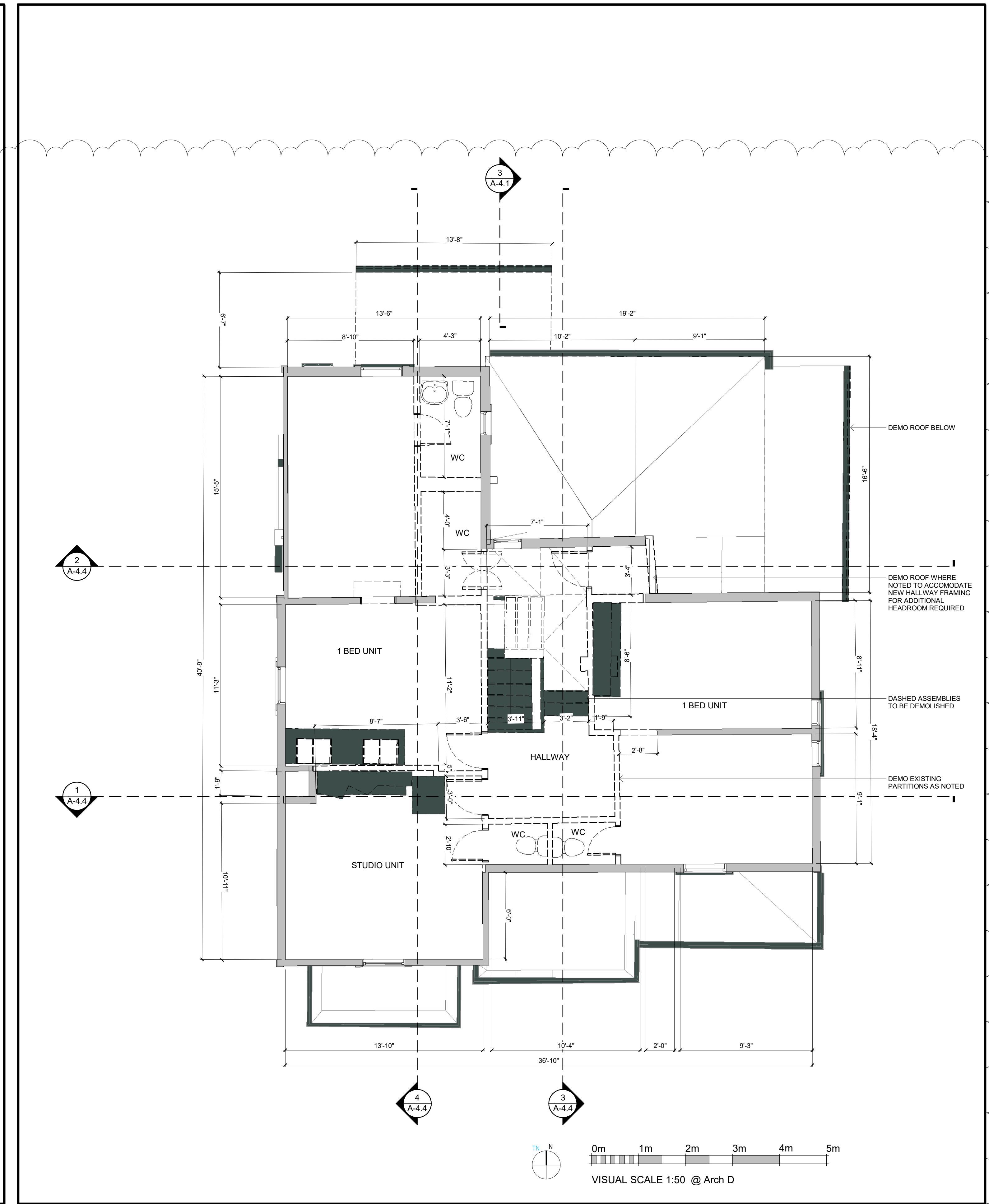
DATE: 2024/04/012



3	ISSUED FOR DP REVISION	2024-04-12
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REVZ	2022-11-21
No	Description	Date



1 HERITAGE HOUSE - L1 EXISTING / DEMO
1 : 50



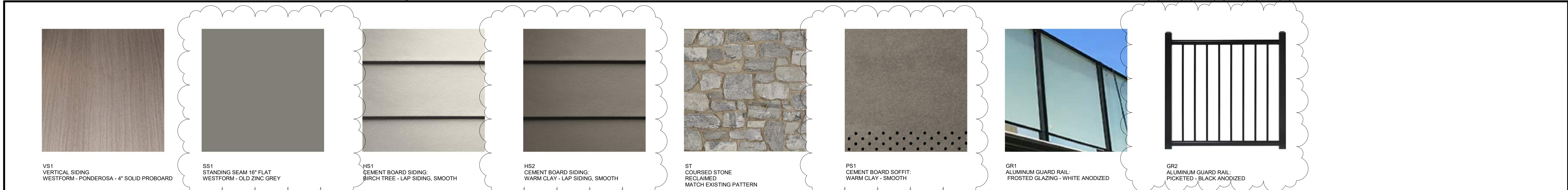
2 HERITAGE HOUSE - L2 EXISTING / DEMO
1 : 50



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



EXTERIOR MATERIAL LEGEND
1 : 1

ELEVATION KEY NOTES & MATERIALS

Keynote Legend

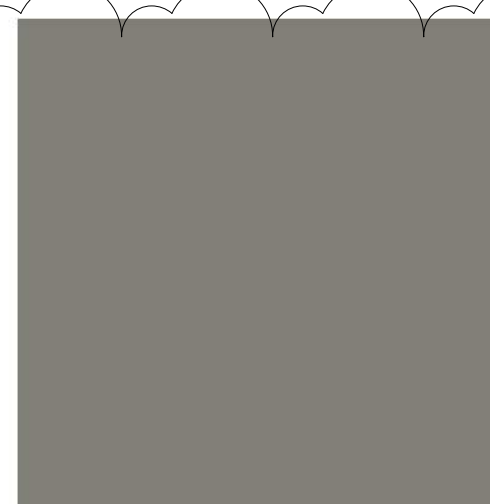
Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
GR2	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
HS1	CEMENT BOARD SIDING - BIRCH TREE - HARDIE 8" LAP SIDING
HS2	CEMENT BOARD SIDING - WARM CLAY - HARDIE 8" LAP SIDING
HT1	CEMENT BOARD TRIM - BIRCH TREE - HARDIE PLANK SIDING
HT2	CEMENT BOARD TRIM - WARM CLAY - HARDIE PLANK SIDING
PS1	PERFORATED CEMENT BOARD SOFFIT - WARM CLAY - HARDIE 12" PANEL
SS1	STANDING SEAM METAL ROOF - OLD ZINC GREY - WESTFORM PROLOK 16" FLAT
VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL DOOR & WINDOW - BLACK PANEL - WARM CLAY TRIM



GR1
ALUMINUM GUARDRAIL -
FROSTED GLAZING - BLACK ANODIZED



GR2
ALUMINUM GUARDRAIL -
PICKETED - BLACK ANODIZED



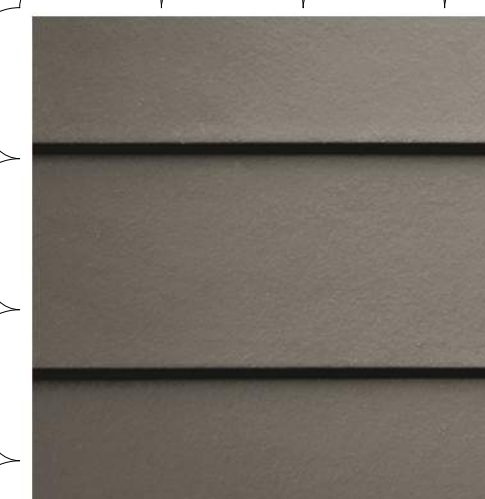
SS1
STANDING SEAM 16" FLAT
WESTFORM - OLD ZINC GREY



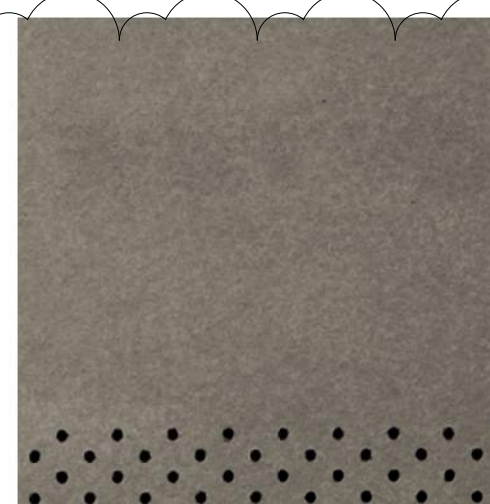
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



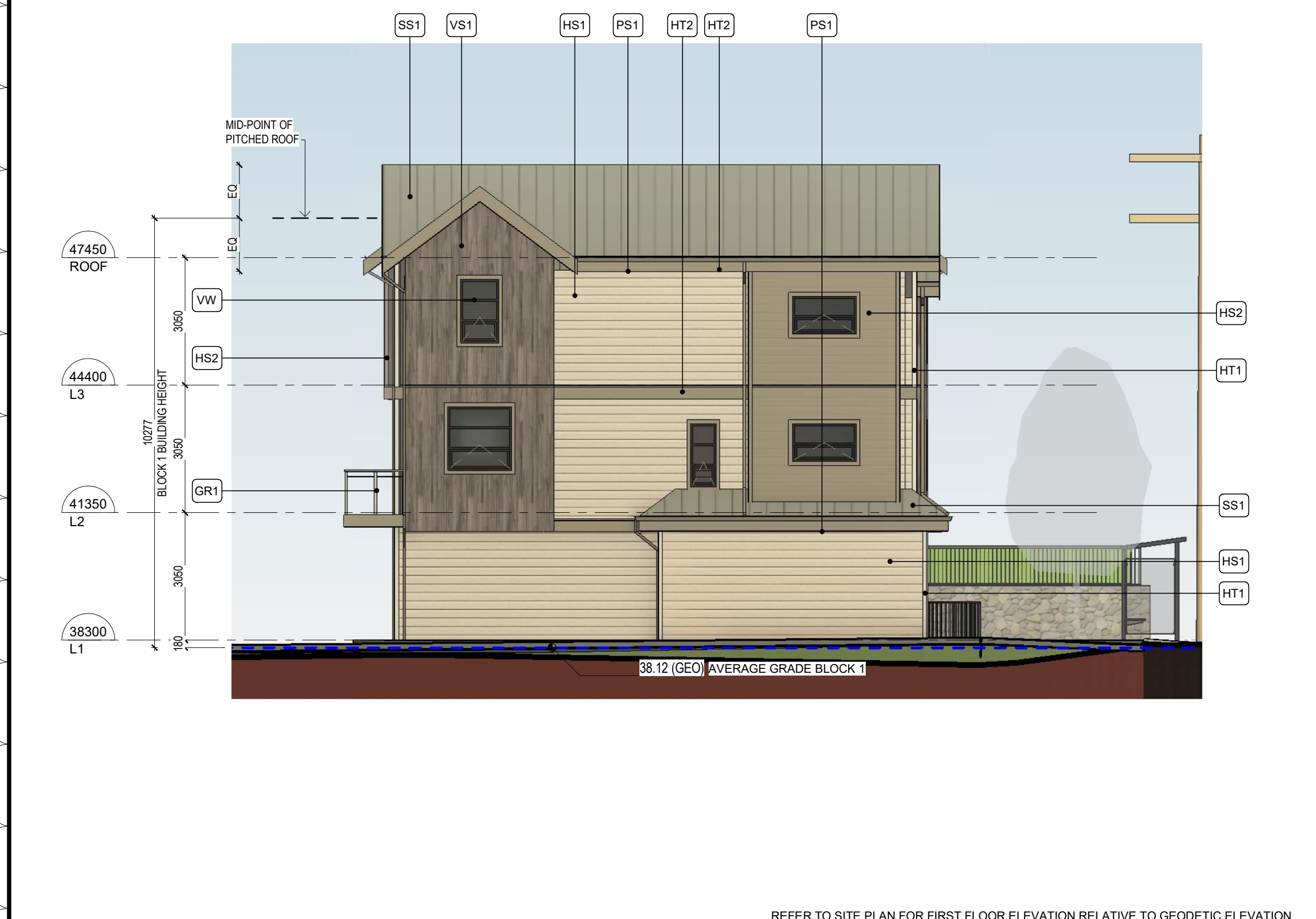
HS1
CEMENT BOARD SIDING:
BIRCH TREE - LAP SIDING, SMOOTH



HS2
CEMENT BOARD SIDING:
WARM CLAY - LAP SIDING, SMOOTH

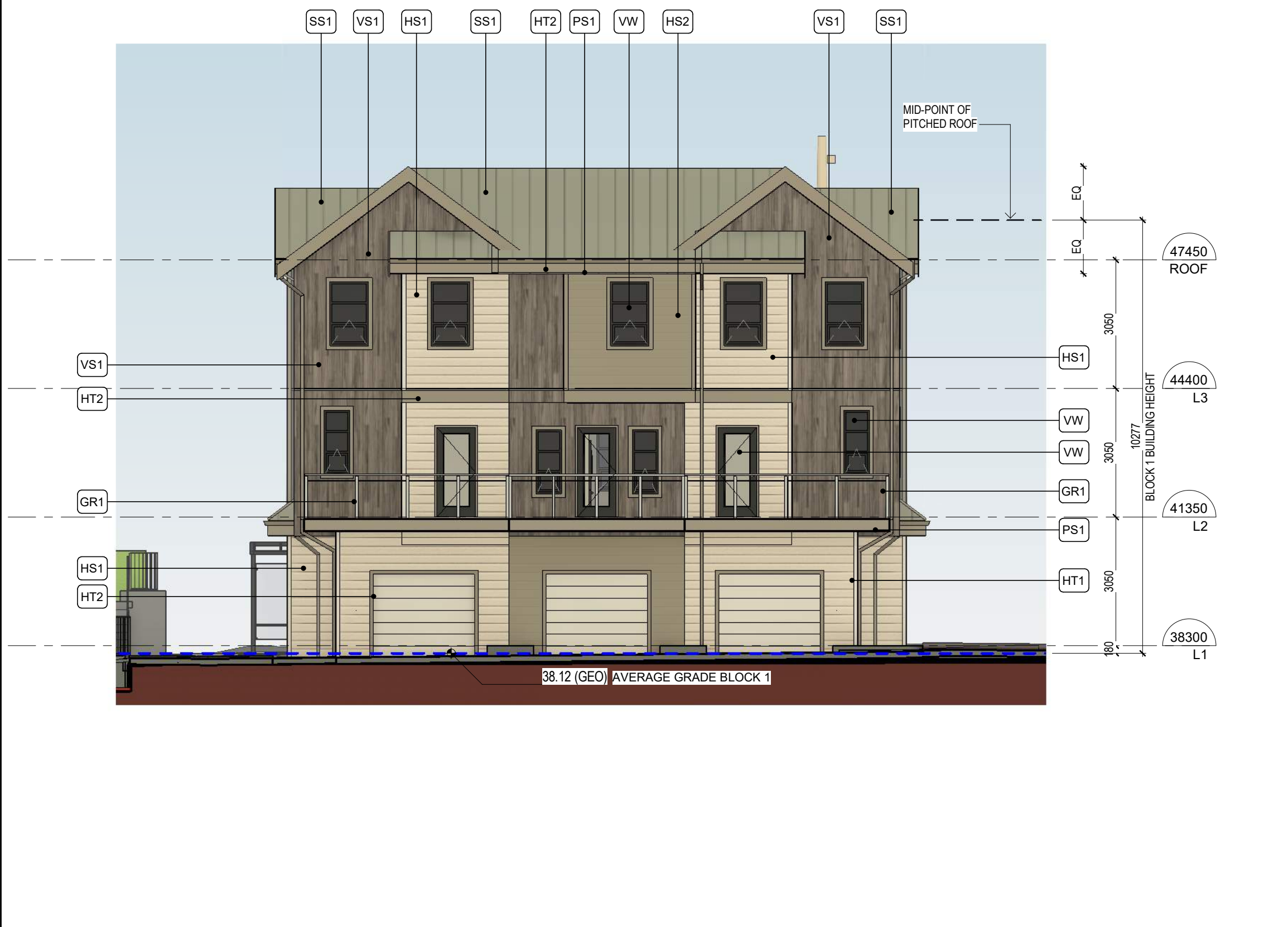


PS1
CEMENT BOARD SOFFIT:
WARM CLAY - SMOOTH



1 BLOCK 1 NORTH ELEVATION

1:100



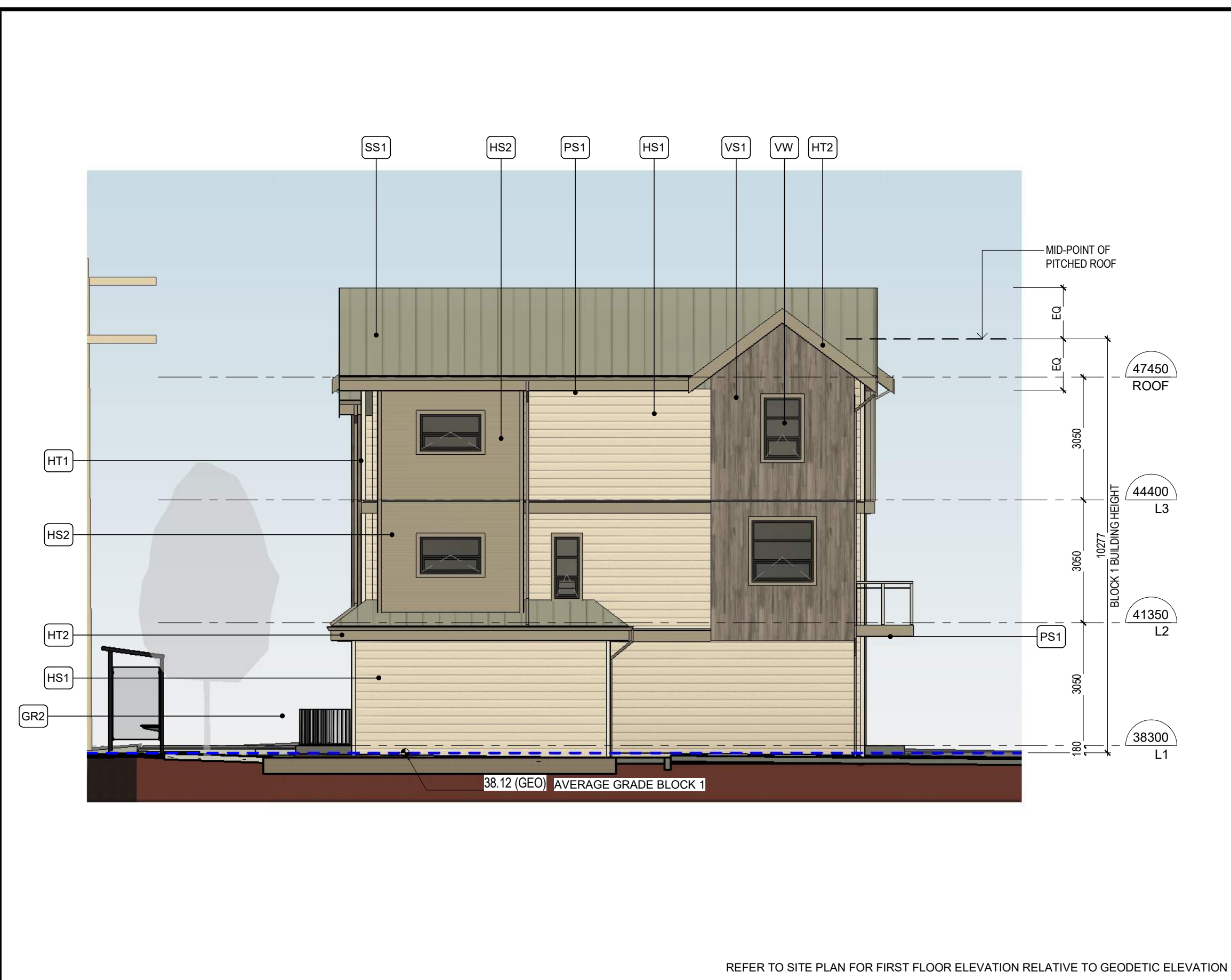
2 BLOCK 1 EAST ELEVATION

1:100



3 BLOCK 1 WEST ELEVATION

1:100



4 BLOCK 1 SOUTH ELEVATION

1:100

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

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ARCHITECTURE

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



PRIMEX INVESTMENTS

3	ISSUED FOR DP	2024-04-12
2	REVISION	2023-11-22
1	ISSUED FOR DP	2022-11-21
No.	Description	Date

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2024-04-11

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

BLOCK 1 ELEVATIONS

JOB No.: 2246

SCALE: As indicated

A-3.1

DATE: 2024/04/012

ELEVATION KEY NOTES & MATERIALS

Keynote Legend

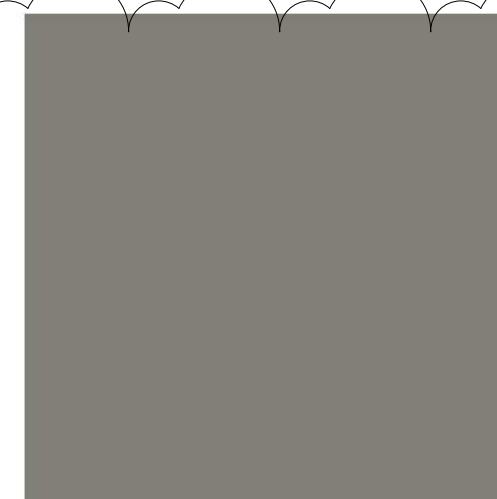
Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
GR2	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
HS1	CEMENT BOARD SIDING - BIRCH TREE - HARDIE 8" LAP SIDING
HS2	CEMENT BOARD SIDING - WARM CLAY - HARDIE 8" LAP SIDING
HT1	CEMENT BOARD TRIM - BIRCH TREE - HARDIE PLANK SIDING
HT2	CEMENT BOARD TRIM - WARM CLAY - HARDIE PLANK SIDING
PS1	PERFORATED CEMENT BOARD SOFFIT - WARM CLAY - HARDIE 12" PANEL
SS1	STANDING SEAM METAL ROOF - OLD ZINC GREY - WESTFORM PROLOK 16" FLAT
VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL DOOR & WINDOW - BLACK PANEL - WARM CLAY TRIM



GR1
ALUMINUM GUARDRAIL -
FROSTED GLAZING - BLACK ANODIZED



GR2
ALUMINUM GUARDRAIL -
PICKET - BLACK ANODIZED



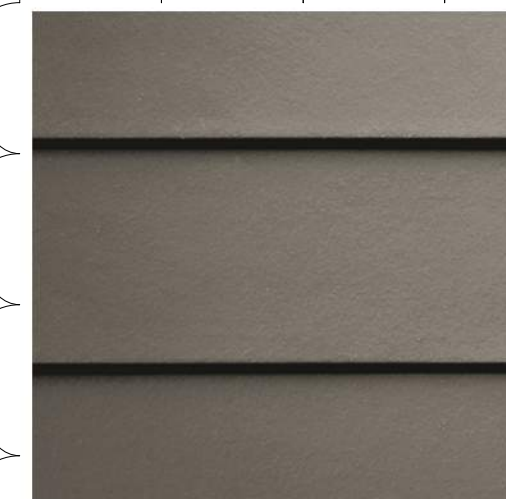
SS1
STANDING SEAM 16" FLAT
WESTFORM - OLD ZINC GREY



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



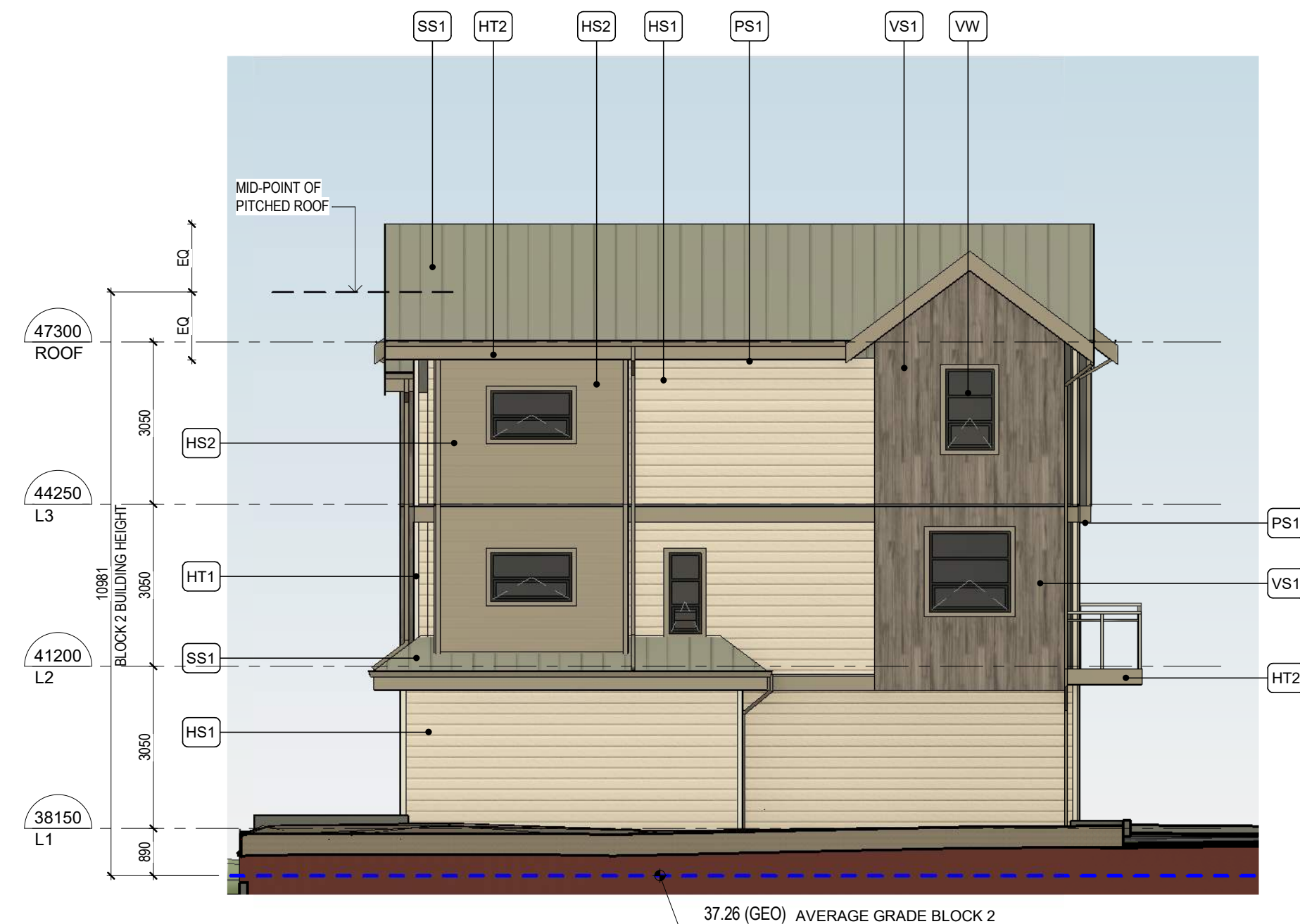
HS1
CEMENT BOARD SIDING:
BIRCH TREE - LAP SIDING, SMOOTH



HS2
CEMENT BOARD SIDING:
WARM CLAY - LAP SIDING, SMOOTH



PS1
CEMENT BOARD SOFFIT:
WARM CLAY - SMOOTH



REFER TO SITE PLAN FOR FIRST FLOOR ELEVATION RELATIVE TO GEODETIC ELEVATION

1 BLOCK 2 NORTH ELEVATION

1 : 100



REFER TO SITE PLAN FOR FIRST FLOOR ELEVATION RELATIVE TO GEODETIC ELEVATION

2 BLOCK 2 EAST ELEVATION

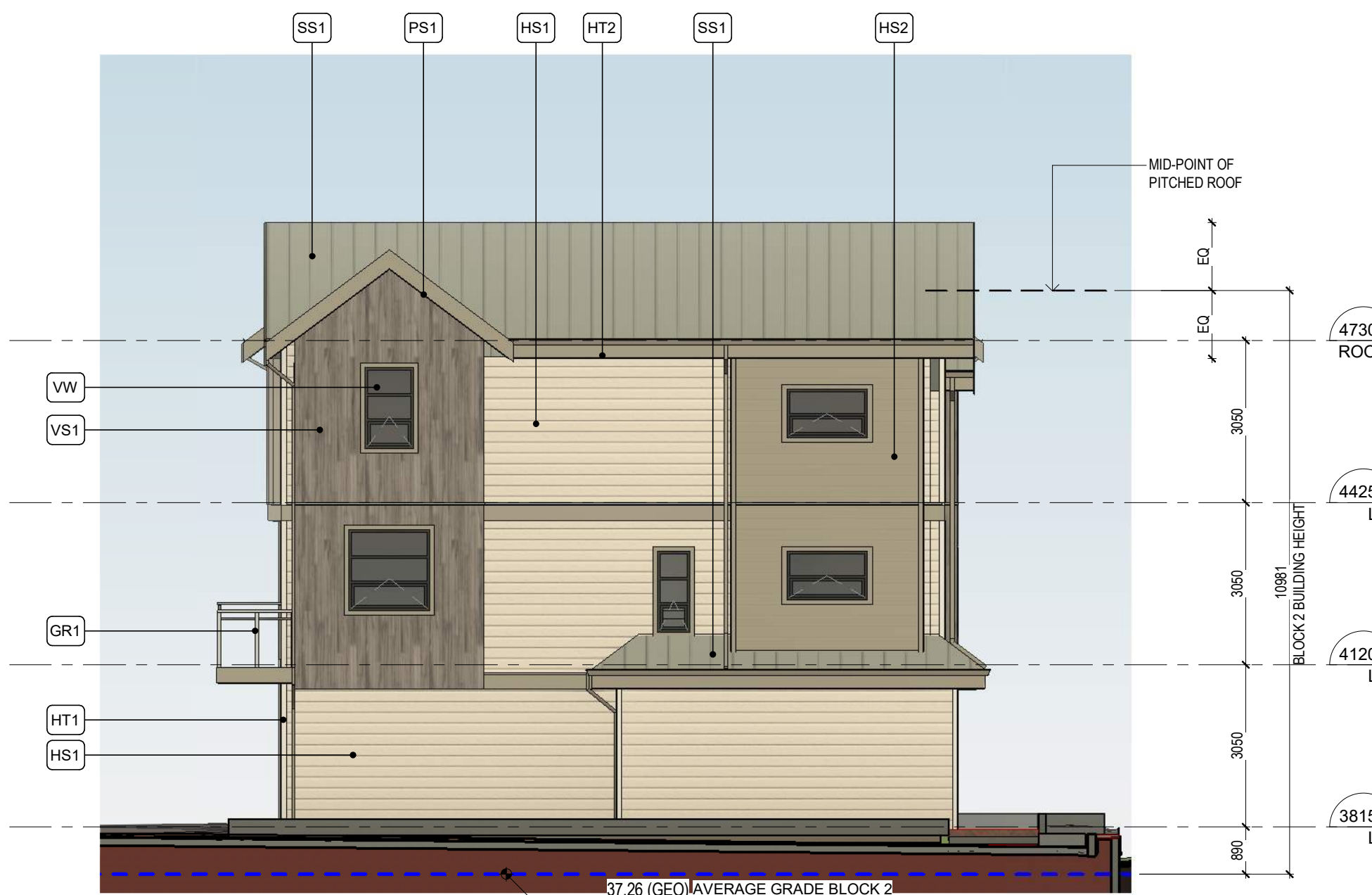
1 : 100



REFER TO SITE PLAN FOR FIRST FLOOR ELEVATION RELATIVE TO GEODETIC ELEVATION

3 BLOCK 2 WEST ELEVATION

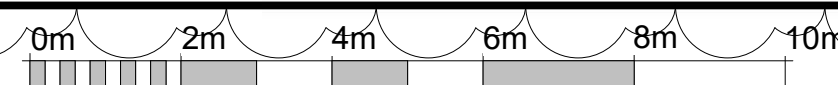
1 : 100



REFER TO SITE PLAN FOR FIRST FLOOR ELEVATION RELATIVE TO GEODETIC ELEVATION

4 BLOCK 2 SOUTH ELEVATION

1 : 100



VISUAL SCALE 1:100 @ Arch D

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ARCHITECTURE

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



PRIMEX INVESTMENTS

3	ISSUED FOR DP REVISION	2024-04-12
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21
No.	Description	Date

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Reissued for DP



2024-04-11

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

BLOCK 2 ELEVATIONS

JOB No.: 2246

SCALE: As indicated

A-3.2

DATE: 2024/04/12

ELEVATION KEY NOTES & MATERIALS

Keynote Legend

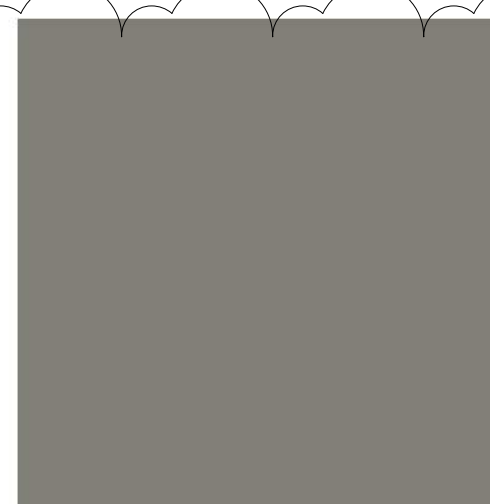
Key Value	Keynote Text
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
GR2	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
HS1	CEMENT BOARD SIDING - BIRCH TREE - HARDIE 8" LAP SIDING
HS2	CEMENT BOARD SIDING - WARM CLAY - HARDIE 8" LAP SIDING
HT1	CEMENT BOARD TRIM - BIRCH TREE - HARDIE PLANK SIDING
HT2	CEMENT BOARD TRIM - WARM CLAY - HARDIE PLANK SIDING
PS1	PERFORATED CEMENT BOARD SOFFIT - WARM CLAY - HARDIE 12" PANEL
SS1	STANDING SEAM METAL ROOF - OLD ZINC GREY - WESTFORM PROLOK 16" FLAT
VS1	VERTICAL METAL CLADDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL DOOR & WINDOW - BLACK PANEL - WARM CLAY TRIM



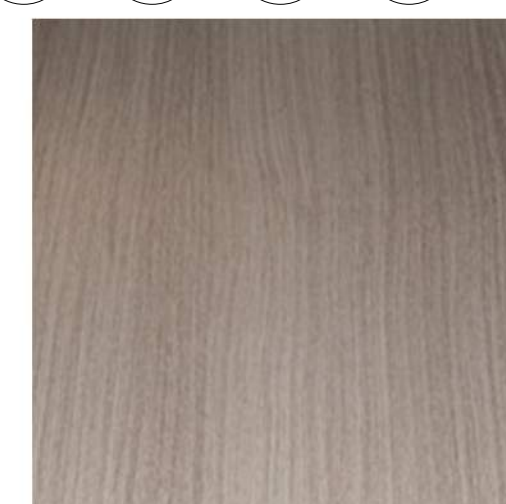
GR1
ALUMINUM GUARDRAIL -
FROSTED GLAZING - BLACK ANODIZED



GR2
ALUMINUM GUARDRAIL -
PICKETED - BLACK ANODIZED



SS1
STANDING SEAM 16" FLAT
WESTFORM - OLD ZINC GREY



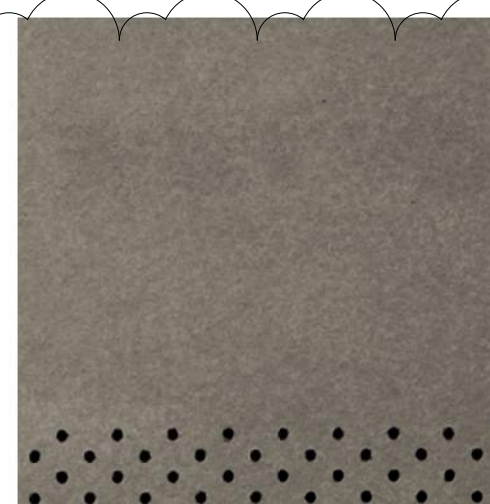
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



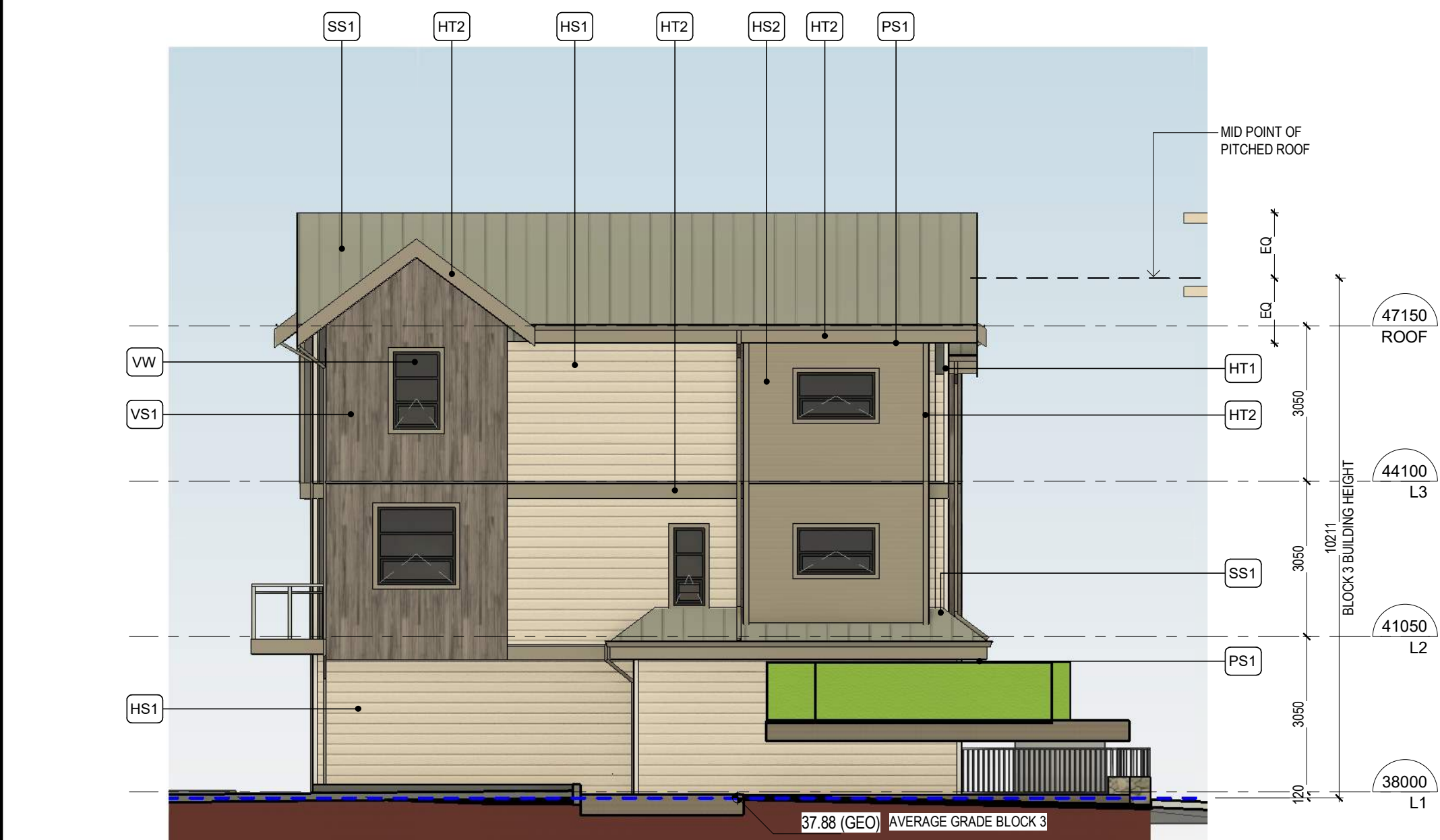
HS1
CEMENT BOARD SIDING:
BIRCH TREE - LAP SIDING, SMOOTH



HS2
CEMENT BOARD SIDING:
WARM CLAY - LAP SIDING, SMOOTH



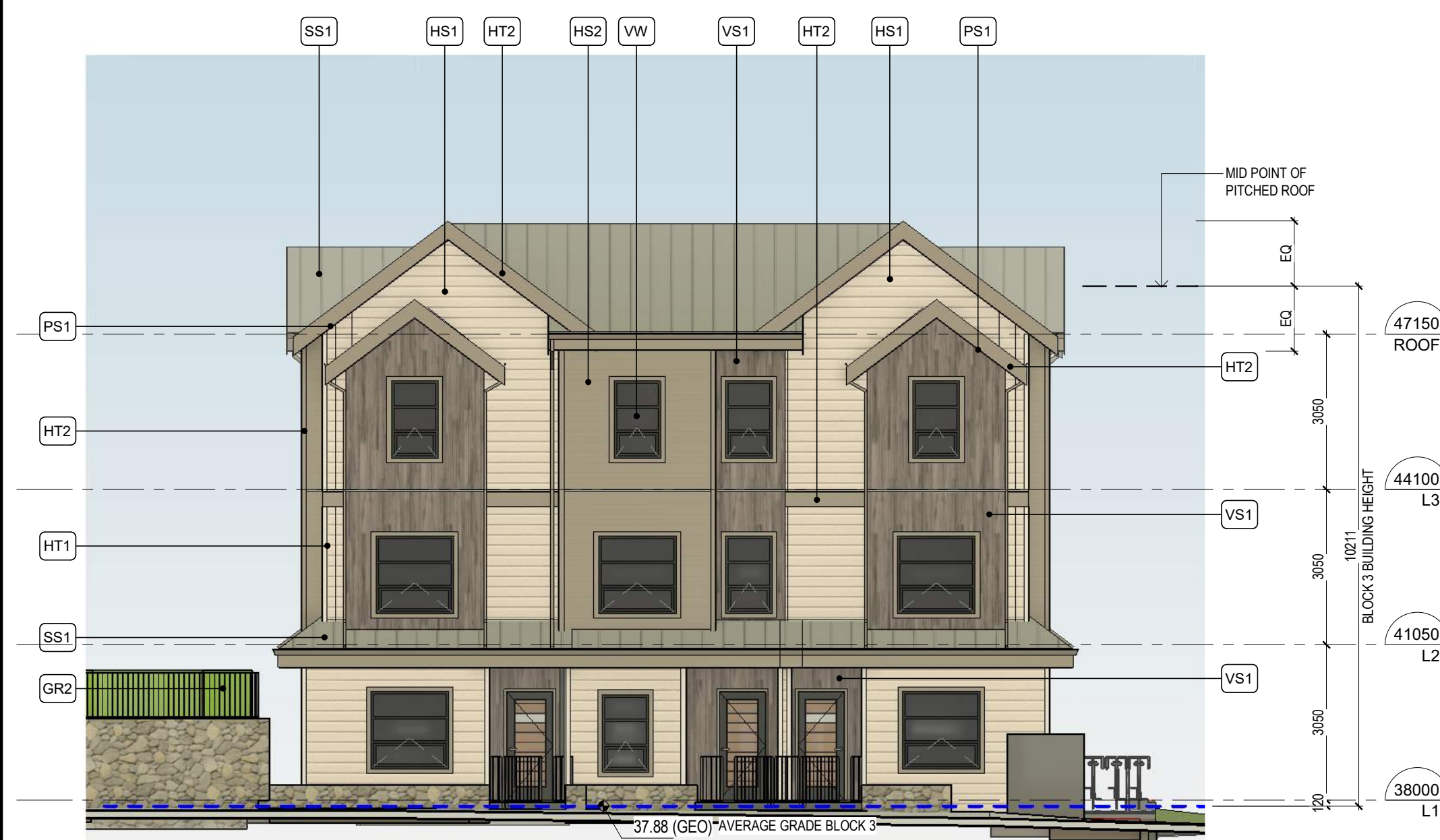
PS1
CEMENT BOARD SOFFIT:
WARM CLAY - SMOOTH



1 BLOCK 3 WEST ELEVATION
1 : 100



2 BLOCK 3 NORTH ELEVATION
1 : 100



3 BLOCK 3 SOUTH ELEVATION
1 : 100



4 BLOCK 3 EAST ELEVATION
1 : 100

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

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ARCHITECTURE

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PRIMEX INVESTMENTS

3	ISSUED FOR DP	2024-04-12
No.	REVISION	Date

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Reissued for DP



2024-04-11

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

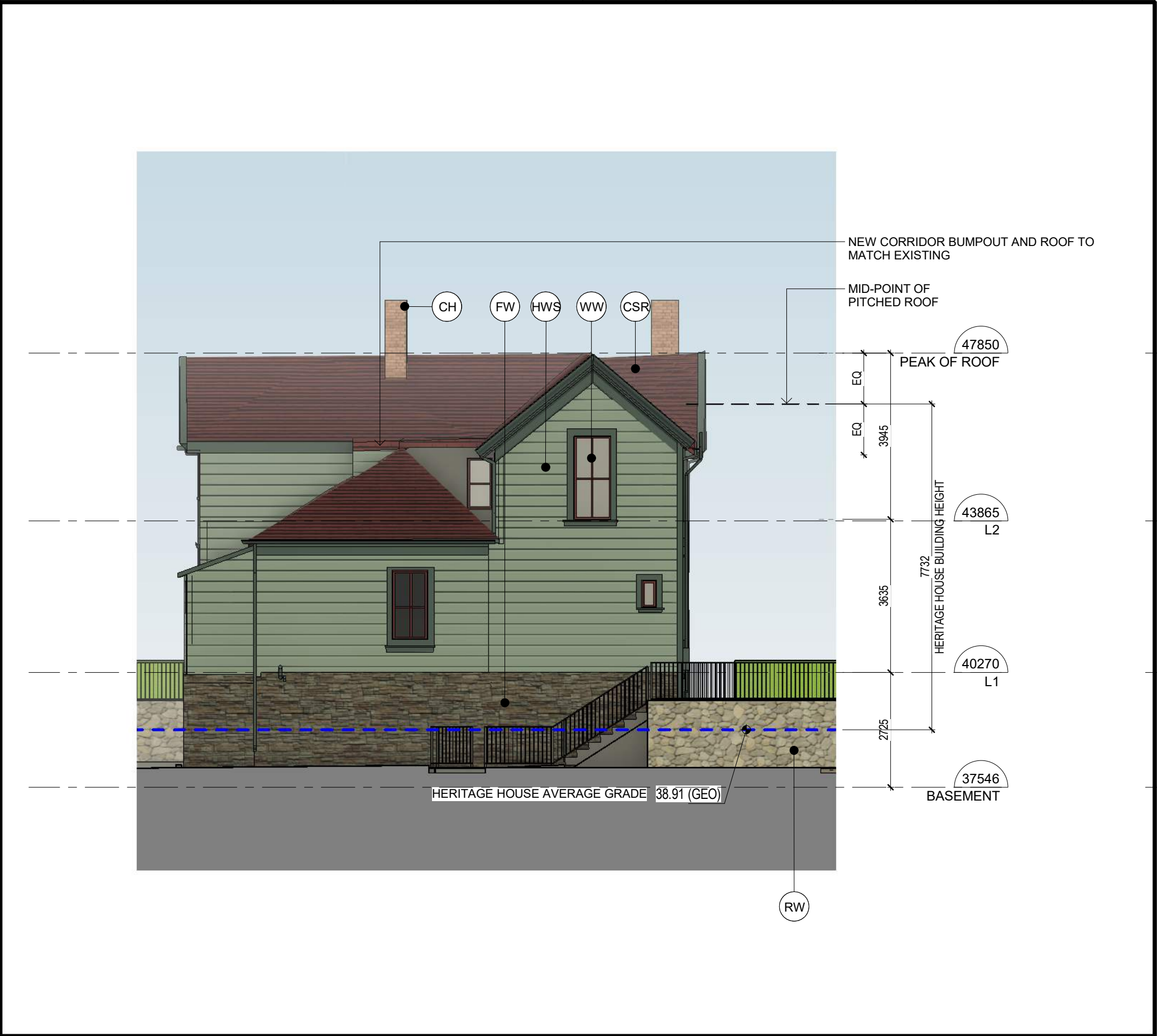
BLOCK 3 ELEVATIONS

JOB No.: 2246

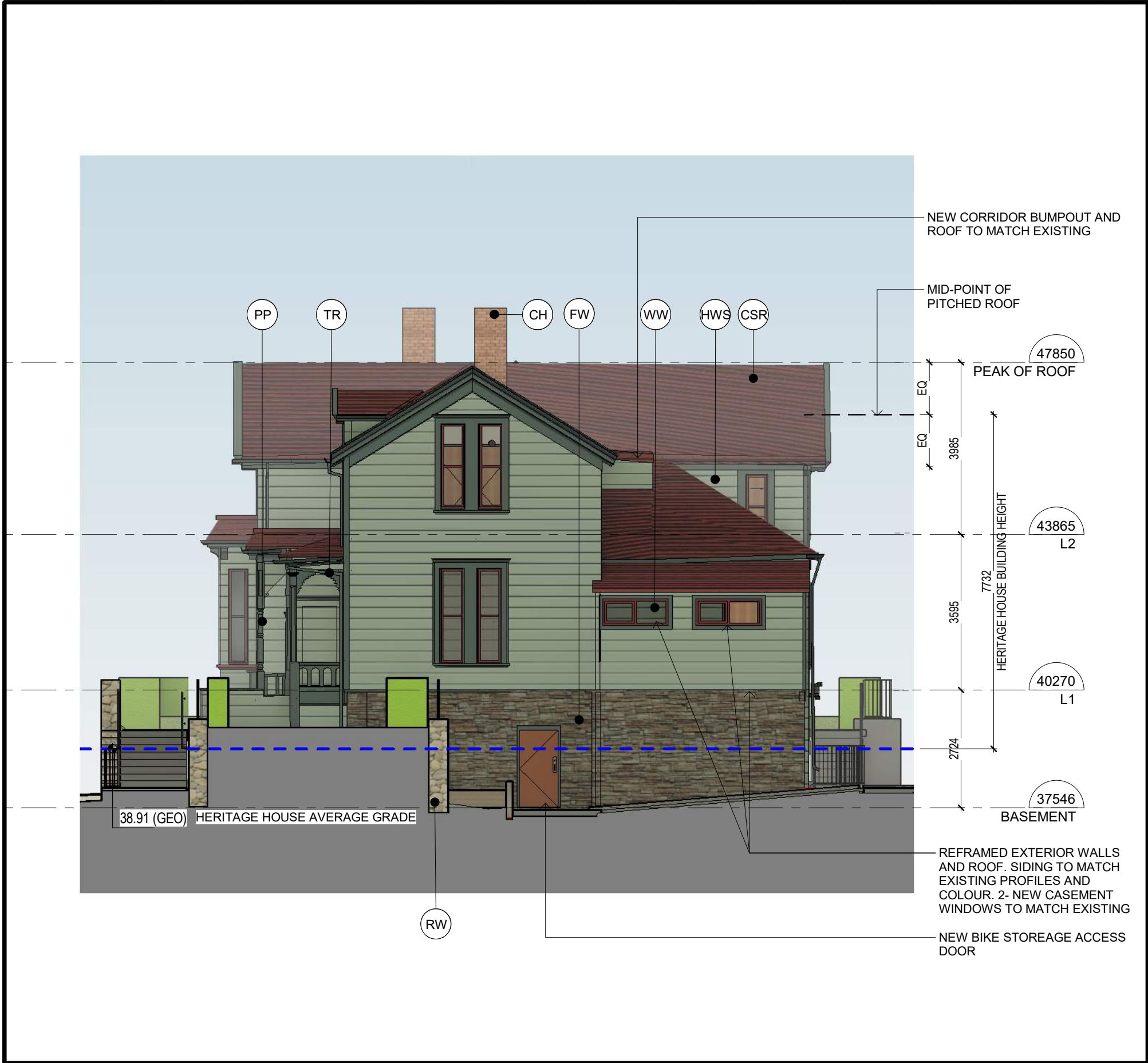
SCALE: As indicated

A-3.3

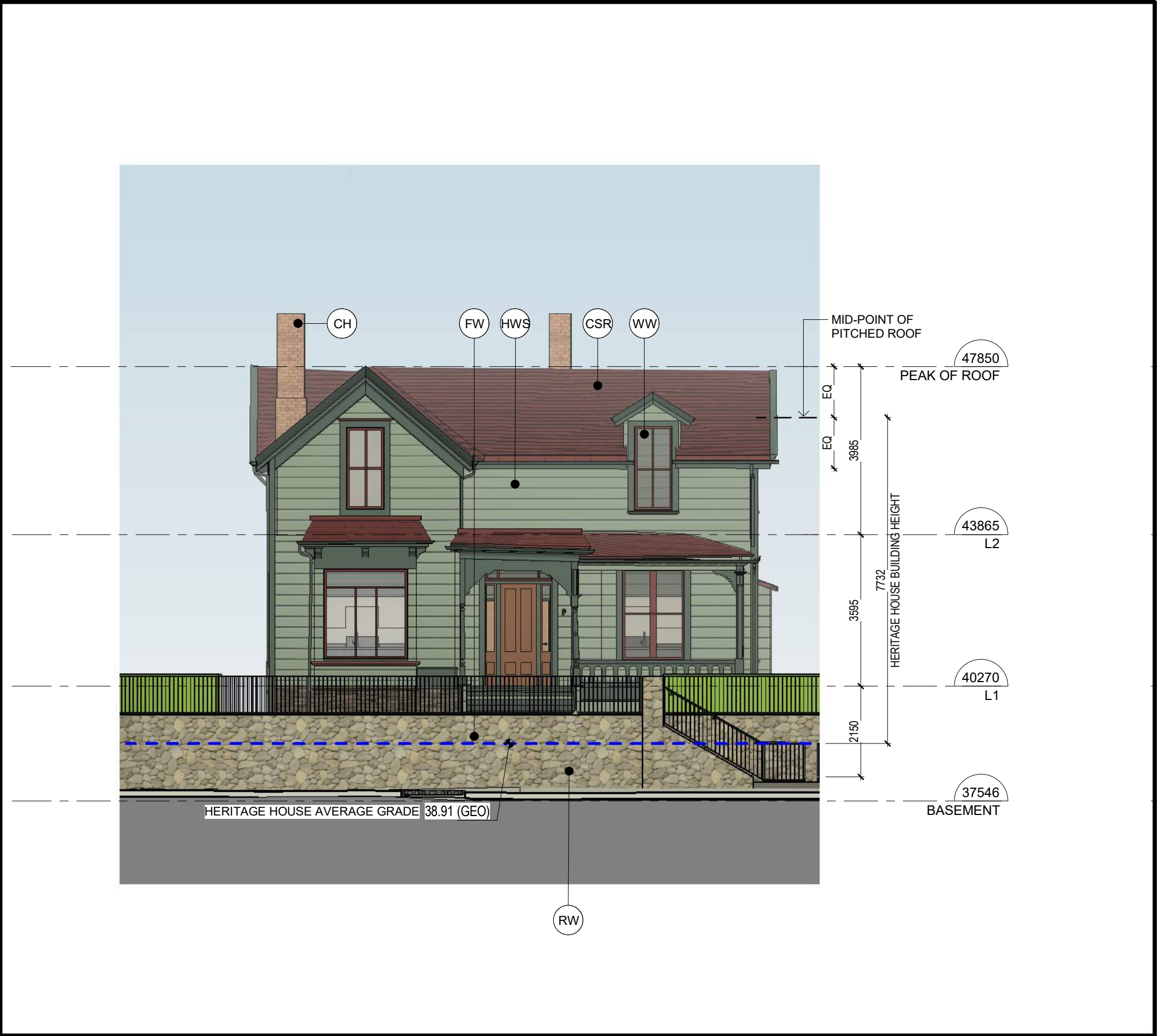
DATE: 2024/04/012



1 HERITAGE NORTH ELEVATION
1 : 100



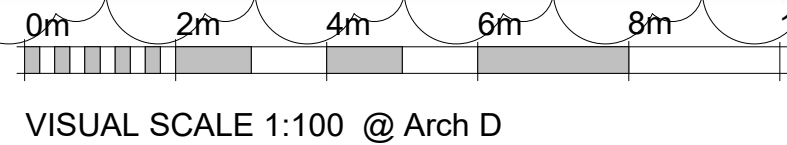
2 HERITAGE EAST ELEVATION
1 : 100



3 HERITAGE HOUSE SOUTH / EAST ELEVATION1
1 : 100



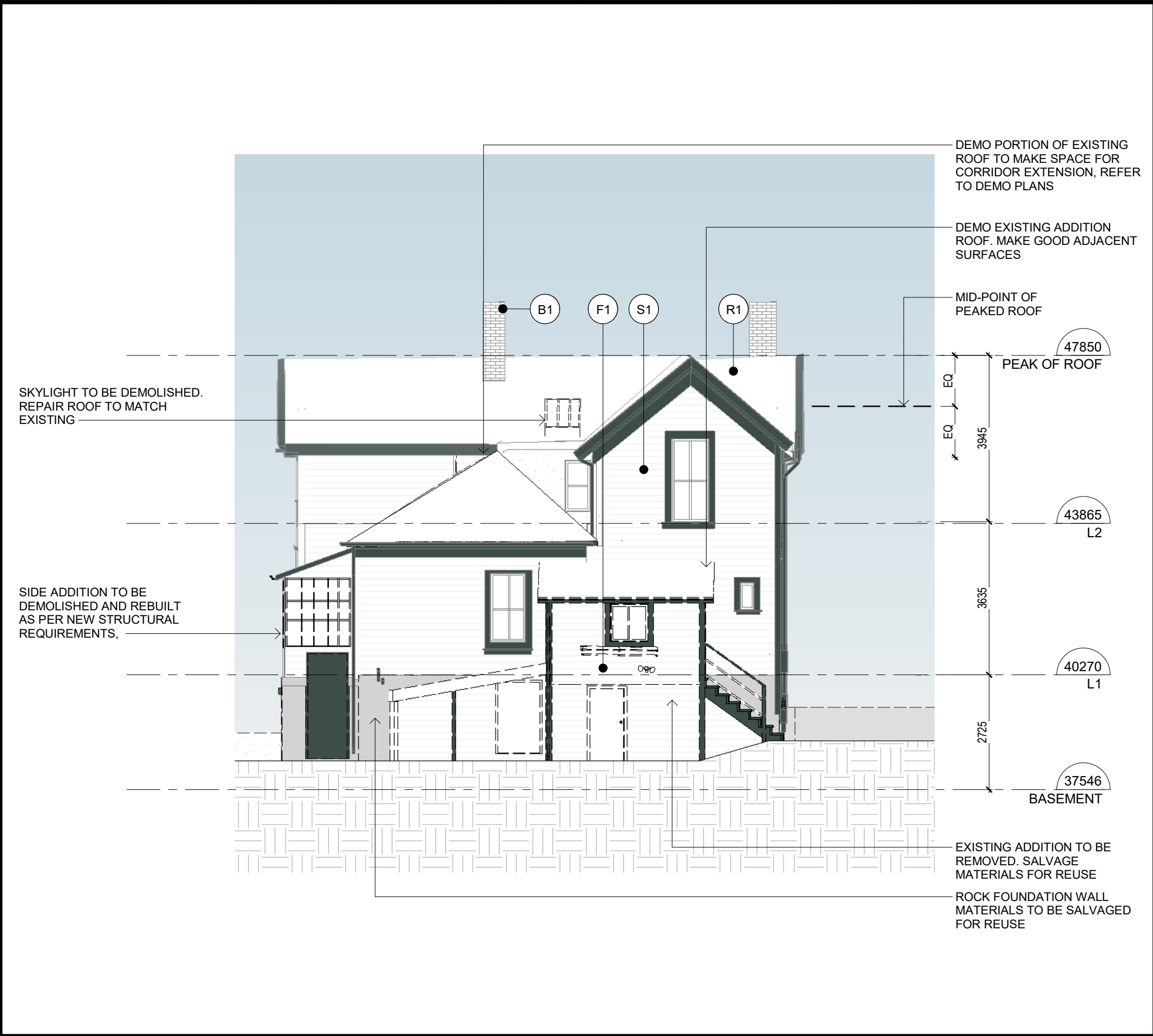
4 HERITAGE WEST ELEVATION
1 : 100



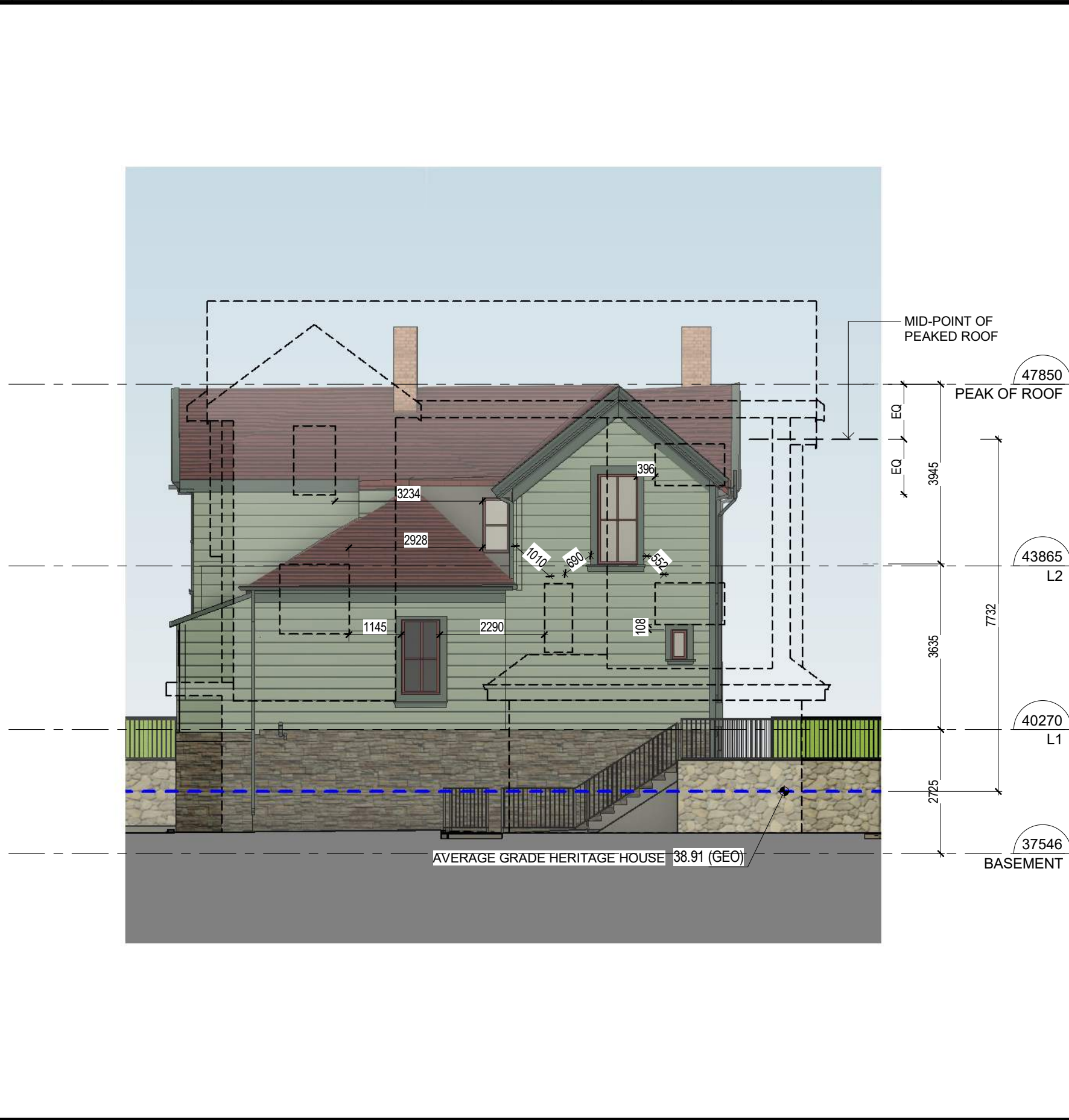
ELEVATION KEY NOTES & MATERIALS

KEY NOTE LEYEND					
KEYNOTE	ELEMENT	COLOUR	CODE	SAMPLE	FINISH
HWS	HORIZONTAL DROP WOOD SIDING	PENDRELL VERDIGRIS	VC-22		FLAT
VWS	VERTICAL TOUNGUE- AND GROOVE WOOD SIDING	PENDRELL VERDIGRIS	VC-22		FLAT
TR	WOOD TRIM, WATERTABLE, CORNERBOARDS, CORNICE BOARDS, FACIA, DENTILS, BARGEBOARDS, RAFTERTAILS, SOFFITS, DECORATIVE WOOD BRACKETS	PENDRELL GREEN	VC-18		SEMI GLOSS
PP	PORCH POSTS	PENDRELL GREEN	VC-18		SEMI GLOSS
PB	PORCH WOOD BALLUSTRADE	PENDRELL GREEN	VC-22		SEMI GLOSS
SF	PORCH SOFFIT	PENDRELL VERDIGRIS	VC-22		FLAT
PF	PORCH FLOORING	EDWARDIAN PORCH GREY	VC-26		FLAT
WW	EXTERIOR WOOD WINDOW SASHES	HASTINGS RED	VC-30		HIGH GLOSS
WD	EXTERIOR WOOD DOOR AND SIDELIGHTS, PORTCH DOOR	STRIPPED AND VARNISH			
CSR	CEDAR SHINGLE ROOF (IF REPLACED)	RED STAIN			
FW	NEW FOUNDATION WALL REUSED STONE FINISH				
CH	EXISTING CHIMNEY/ NEW CHIMNEY TO MATCH EXISTING				
RW	EXISTING RETAINING WALL, RUBBLE STONE/ NEW RETAINING WALL TO MATCH				





1 EXISTING HERITAGE NORTH ELEVATION
1 : 100



2 HERITAGE NORTH ELEVATION W/ OVERLAY
1 : 100

EXISTING ELEVATION KEY NOTES & MATERIALS



B1
EXISTING BRICK



S1
EXISTING CHANNEL RUSTIC SIDING



F1
EXISTING ROCK FOUNDATION WALL



F2
EXISTING FENCING WALL



R1
EXISTING ROOF SHINGLES

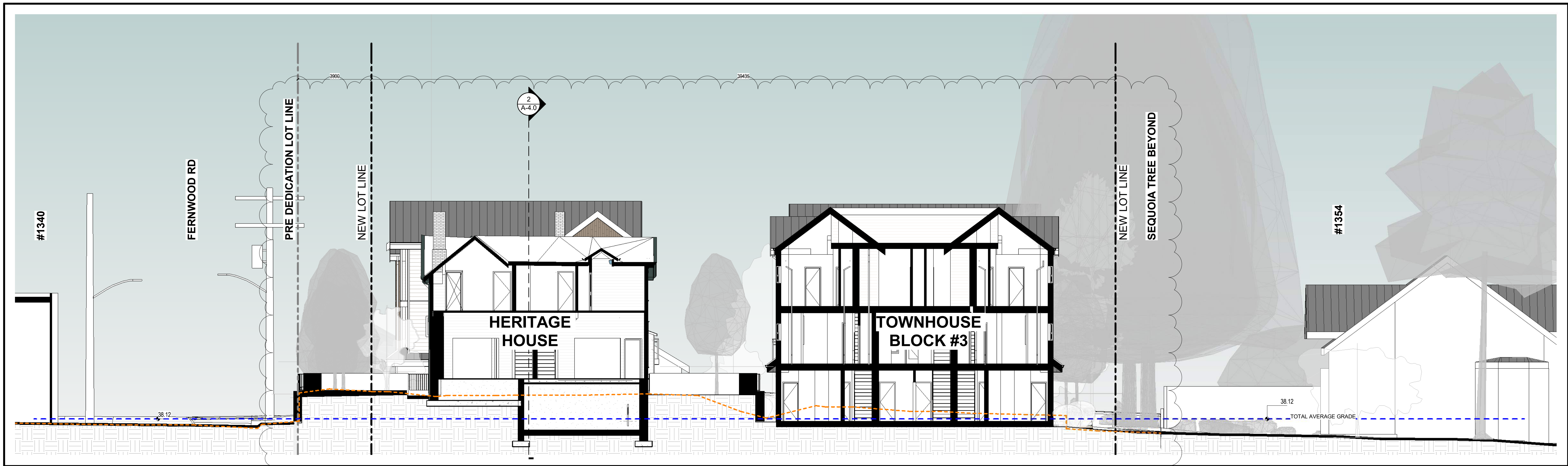


TR1
EXISTING TRIM 1

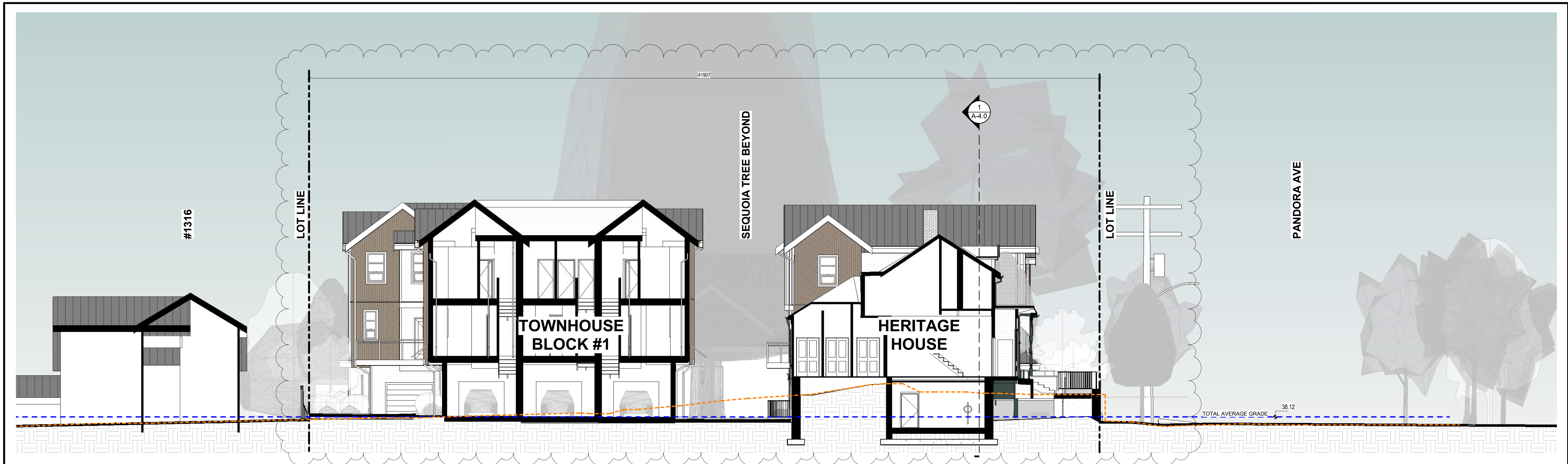
KEY NOTE LEYEND	
KEY VALUE	KEYNOTE TEXT
S1	EXISTING CHANNEL RUSTIC SIDING
R1	EXISTING ROOF SHINGLES
F1	EXISTING FOUNDATION WALL
F2	EXISTING FENCING WALL
B1	EXISTING BRICK TYPE 1
TR1	EXISTING TRIM TYPICAL

EXISTING NORTH ELEVATION





1 | SITE SECTION 1
1 : 100



2 | SITE SECTION 2
1 : 100

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

3	ISSUED FOR DP REVISION	2024-04-12
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21
No.	Description	Date

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SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

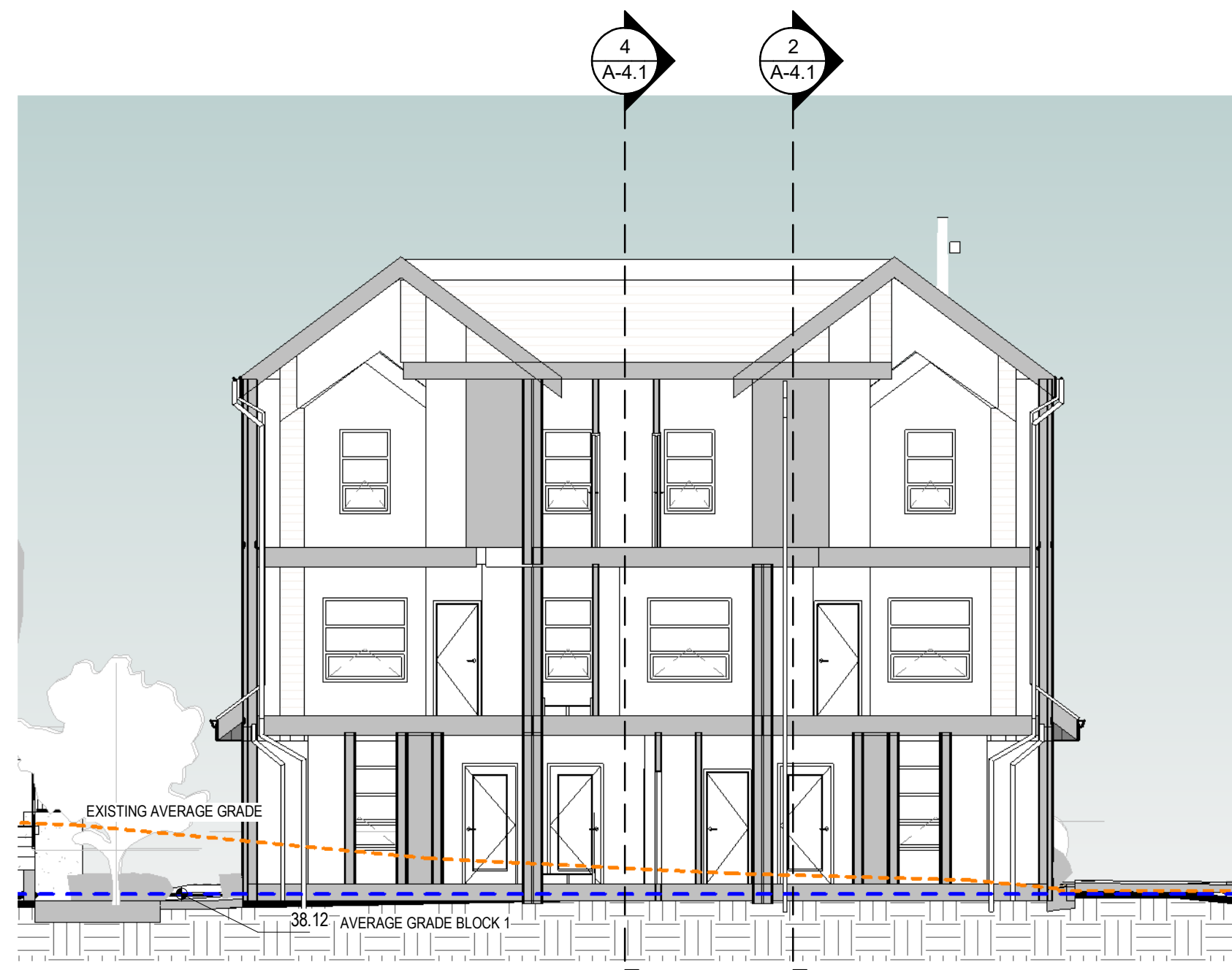
SITE SECTIONS

JOB No.: 2246

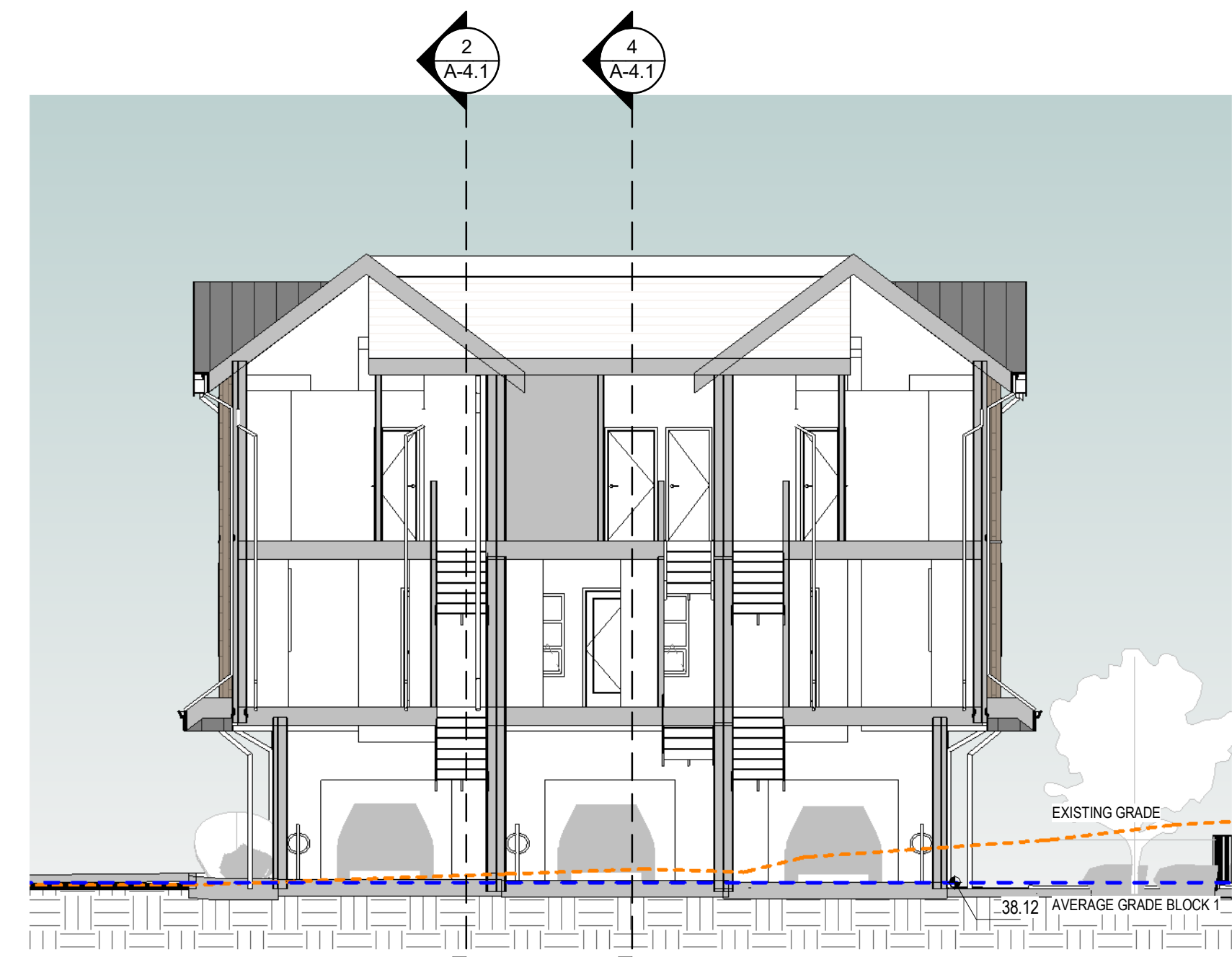
SCALE: 1 : 100

DATE: 2024/04/12

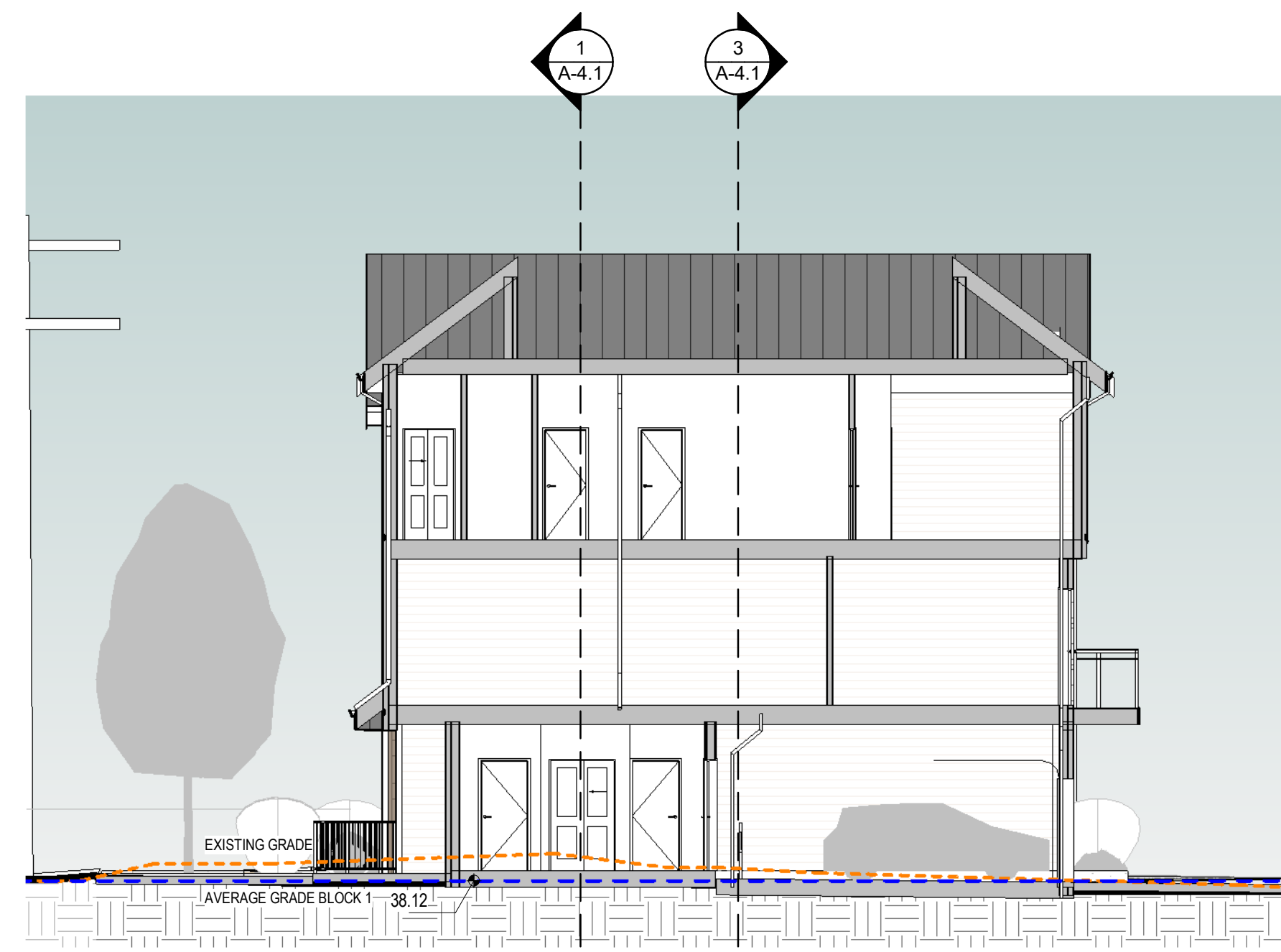
A-4.0



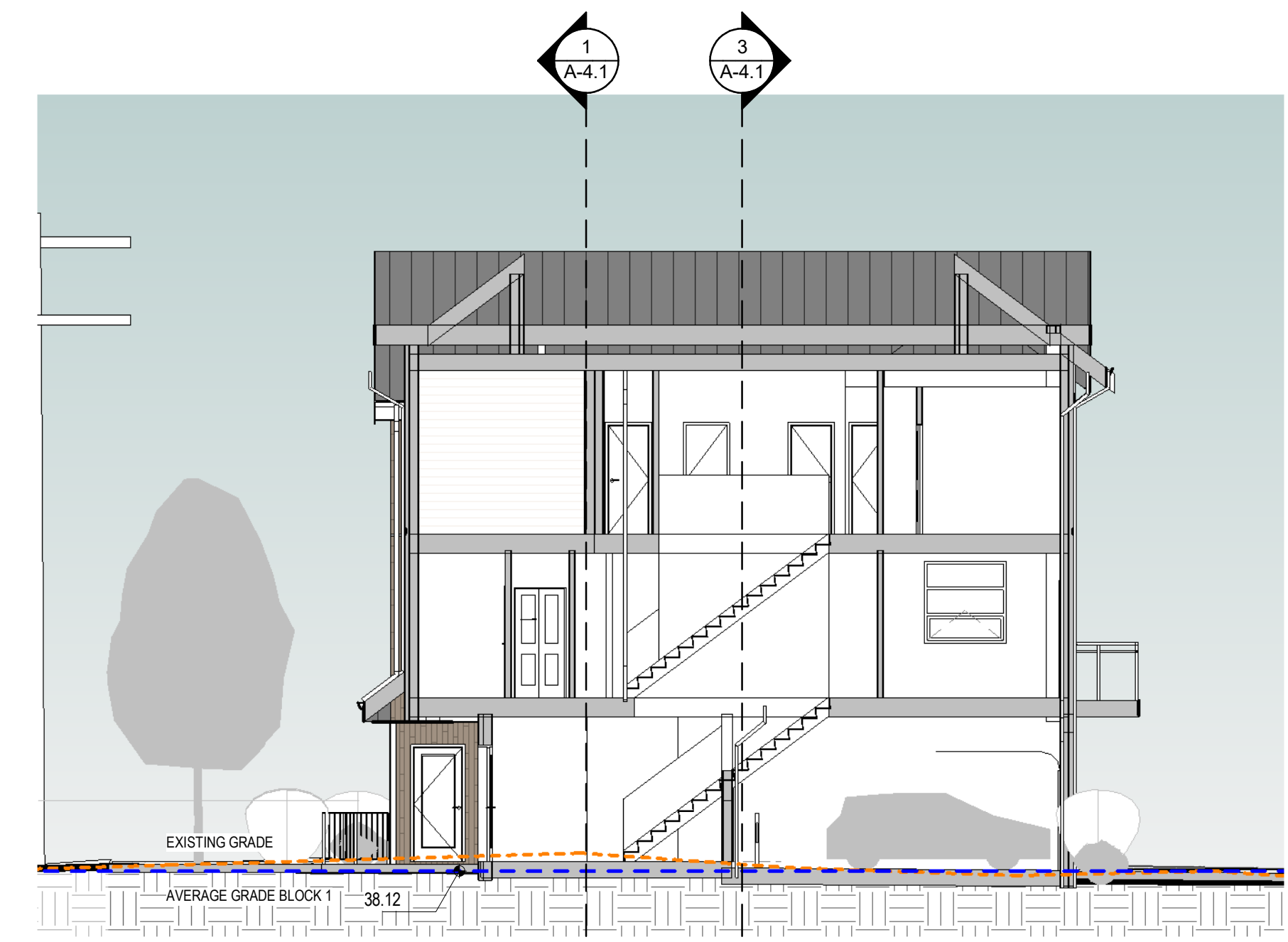
1 | BLOCK 1 - BUILDING SECTION 1
1 : 100



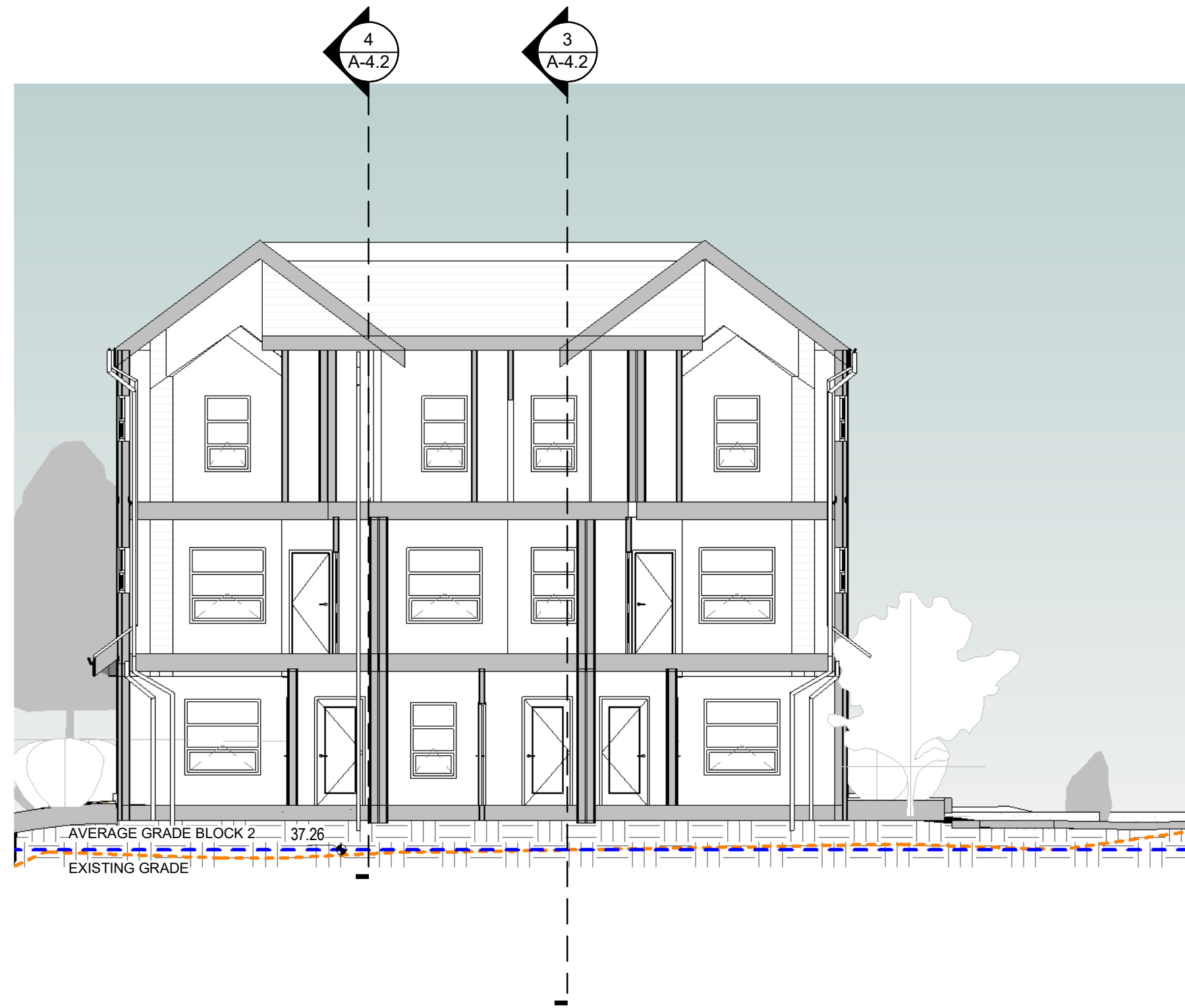
3 | BLOCK 1 - BUILDING SECTION 2
1 : 100



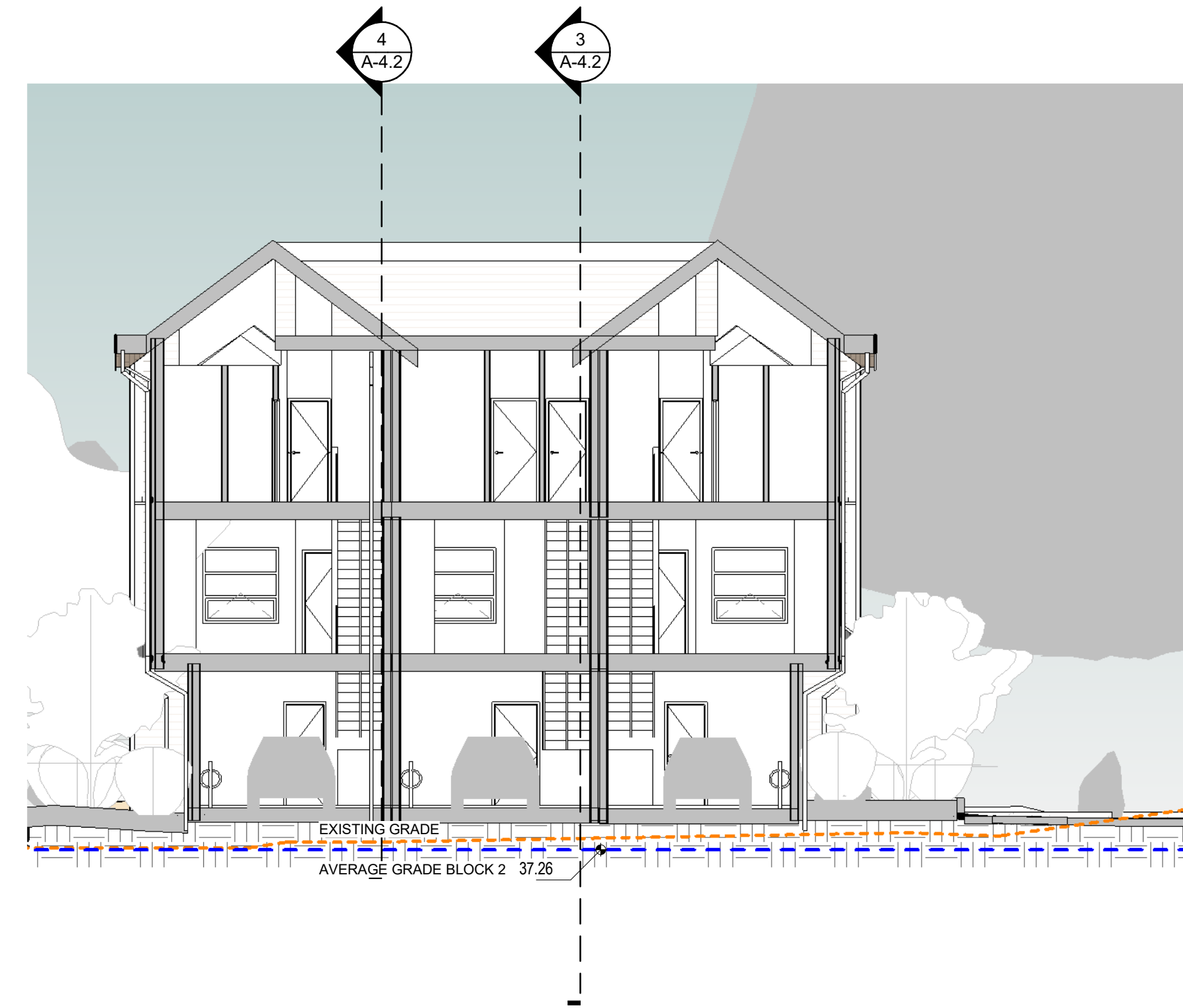
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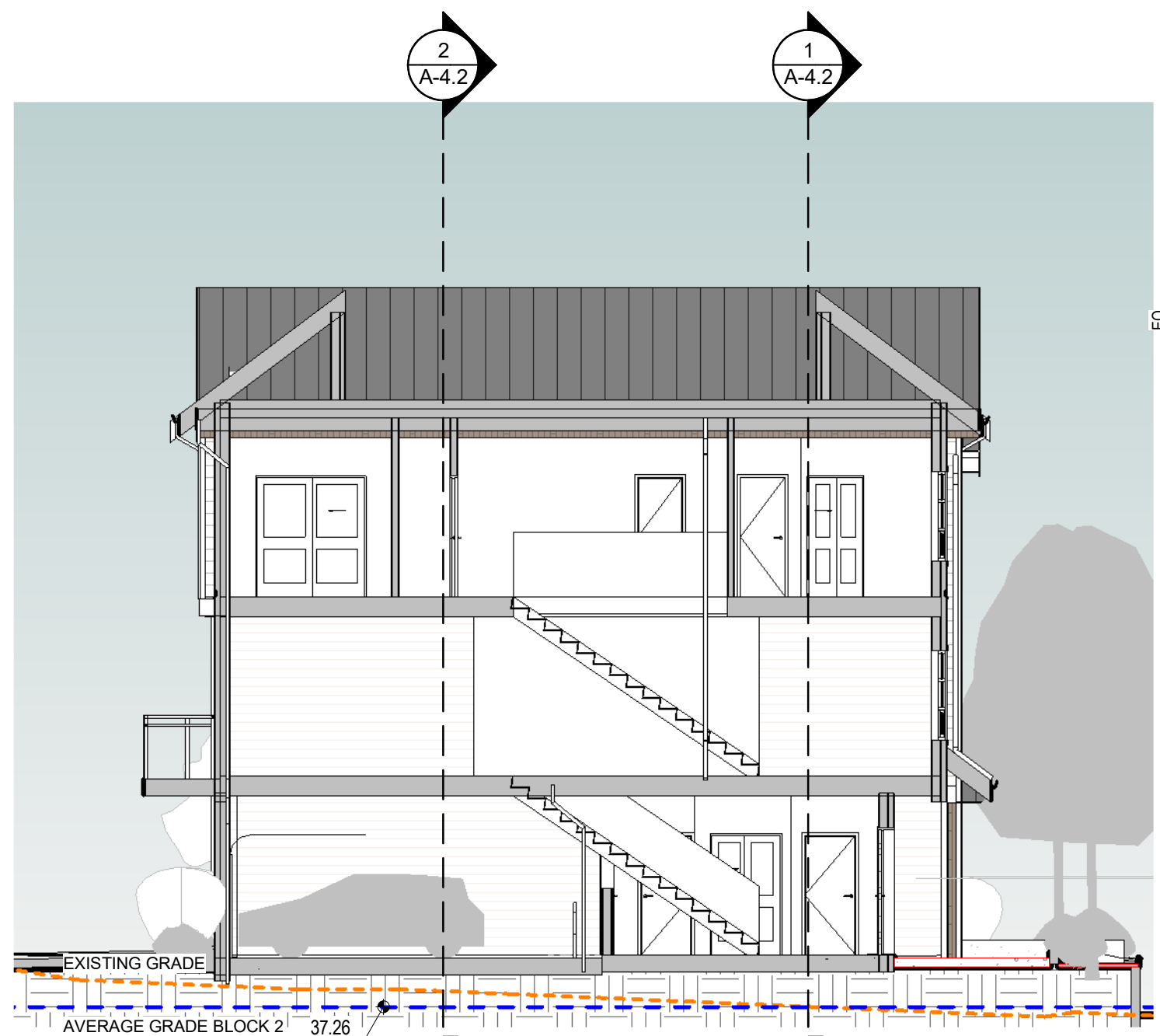
2 | BLOCK 1 - BUILDING SECTION 4
1 : 100



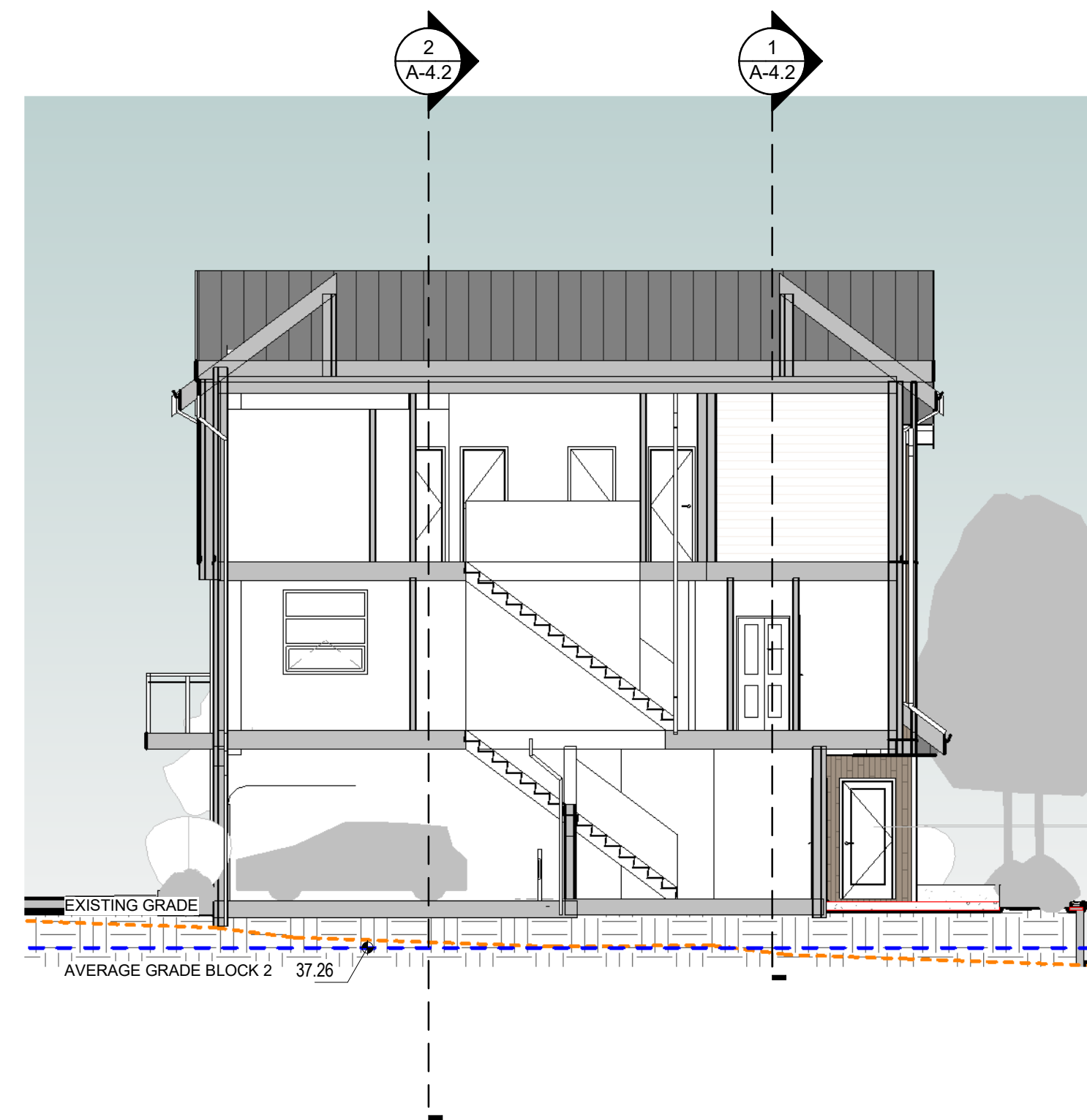
1 | BLOCK 2 - BUILDING SECTION 1
1 : 100



2 | BLOCK 2 - BUILDING SECTION 2
1 : 100

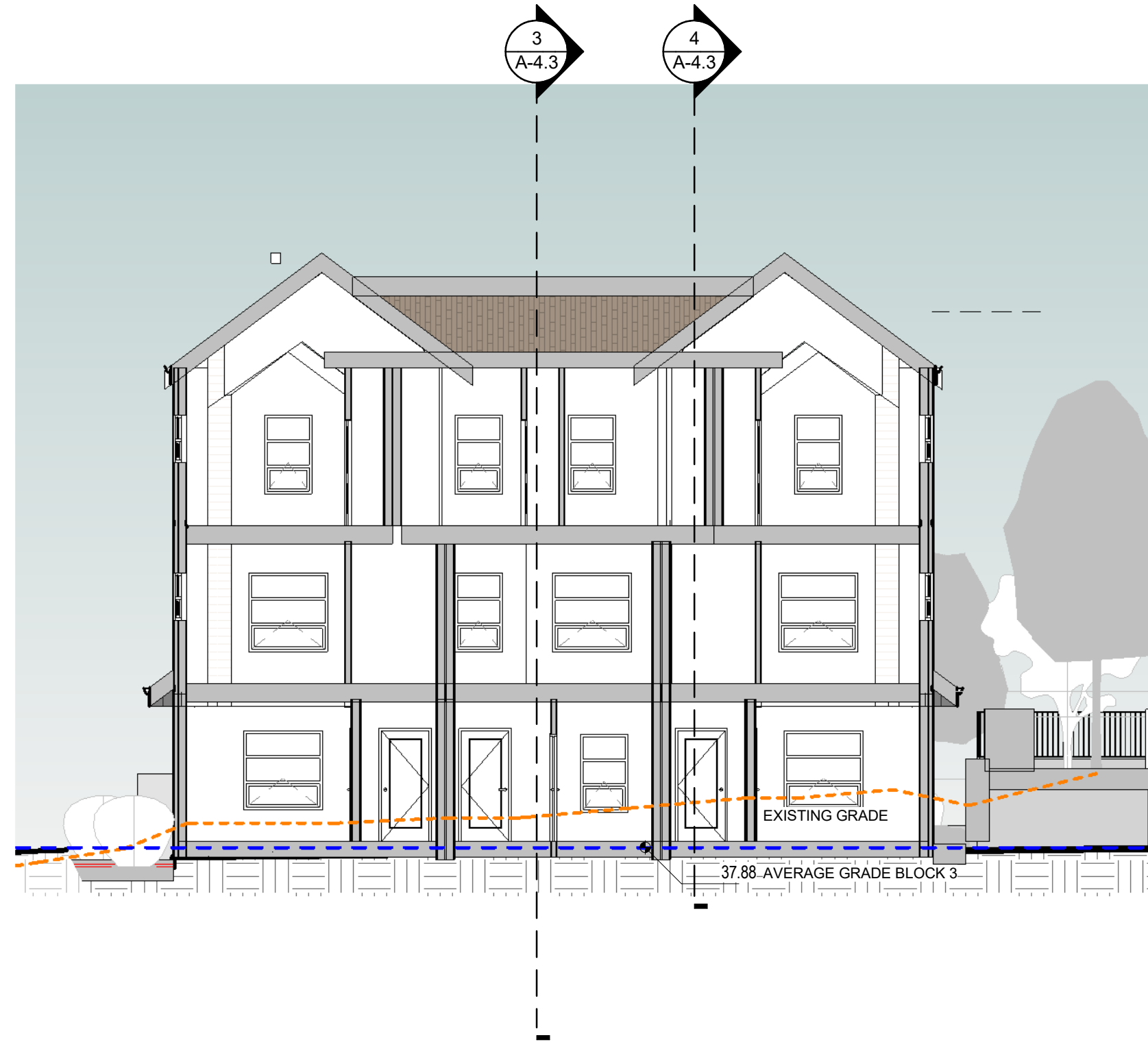


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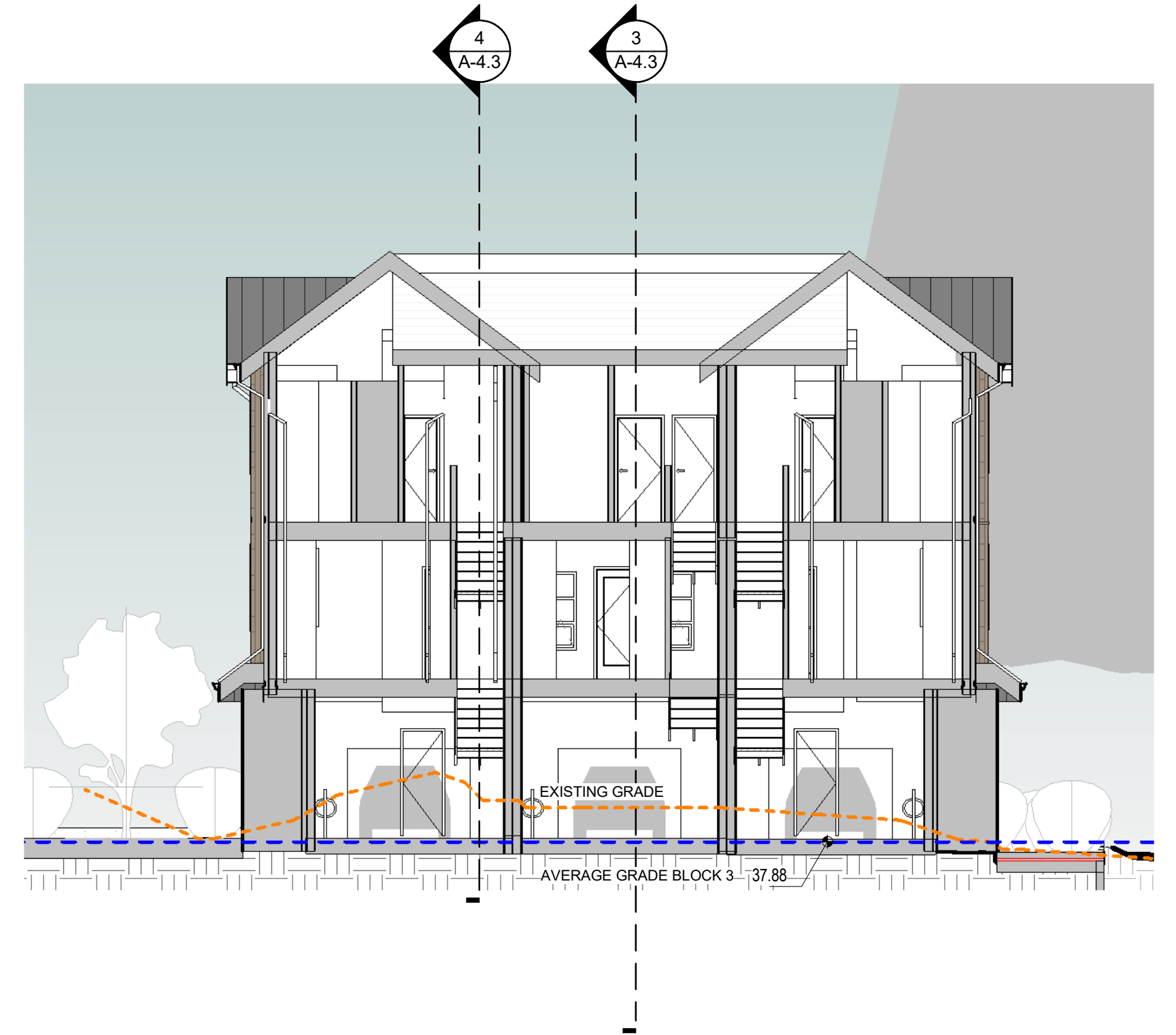


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1 : 100

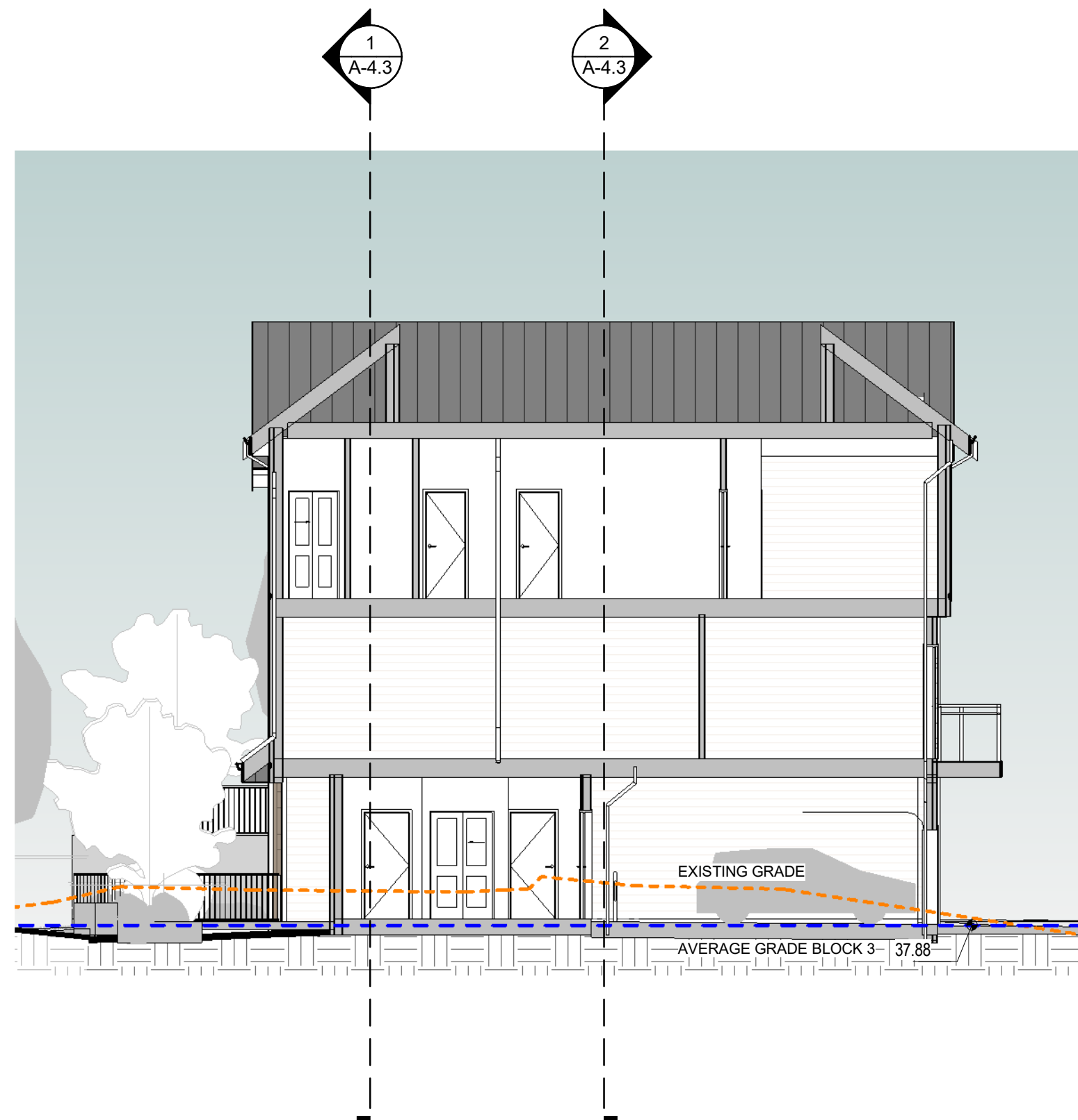
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



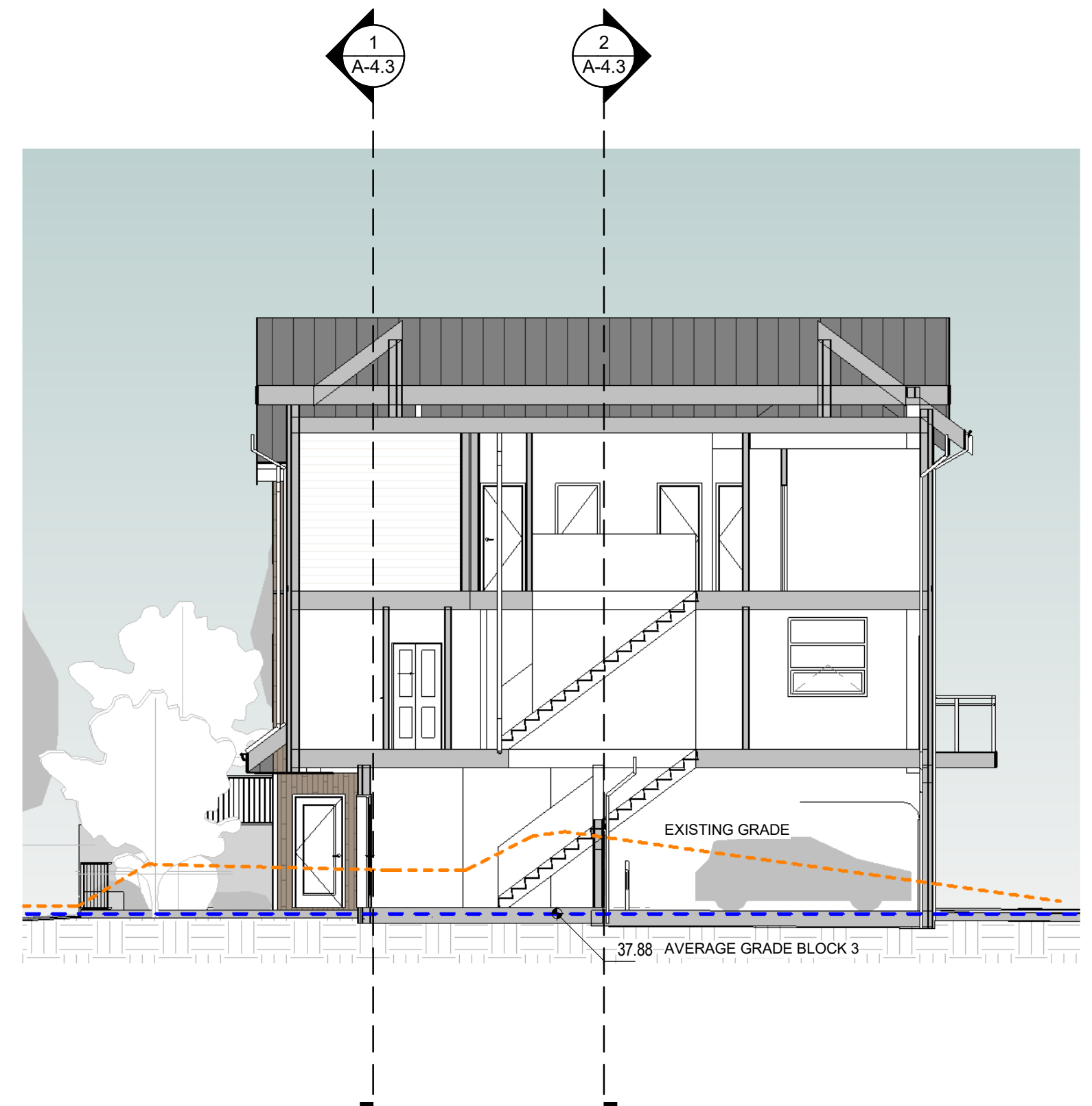
1 BLOCK 3 - BUILDING SECTION 1
1 : 100



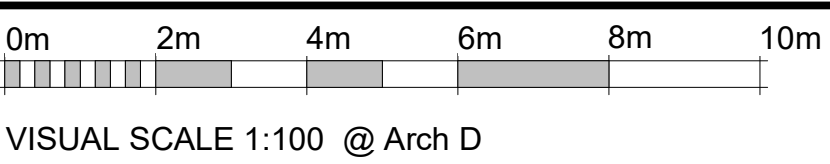
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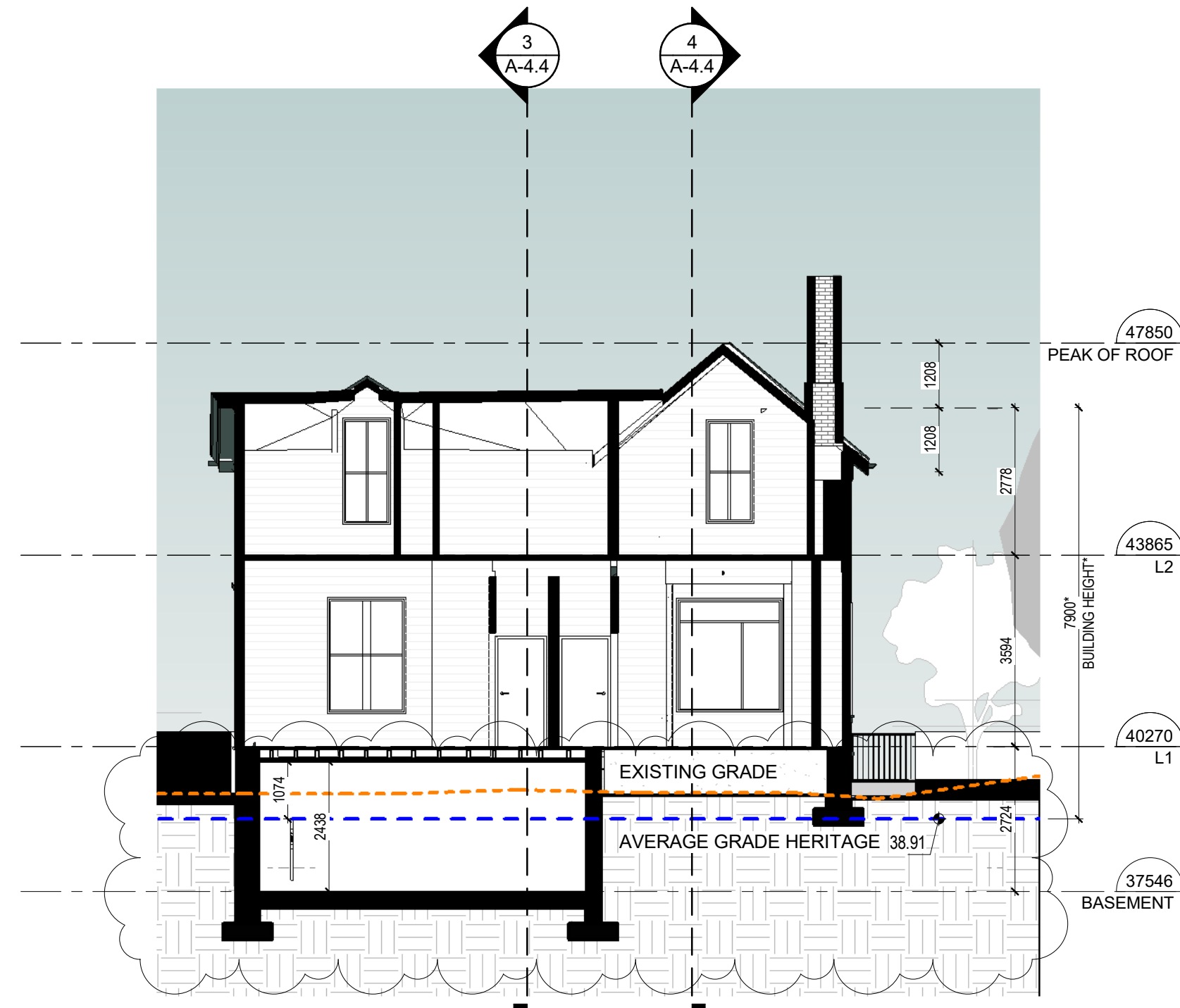
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1 : 100



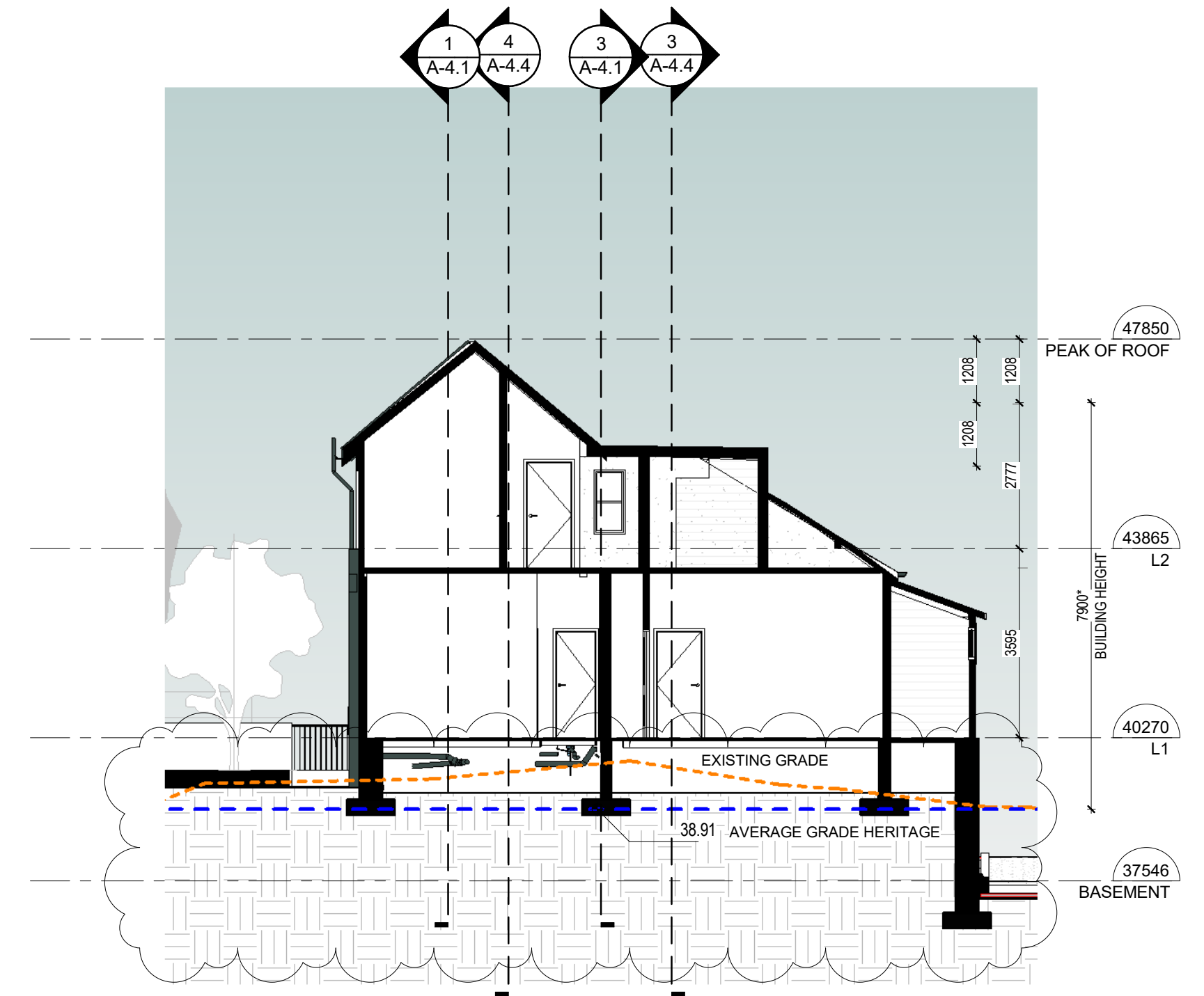
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1 : 100



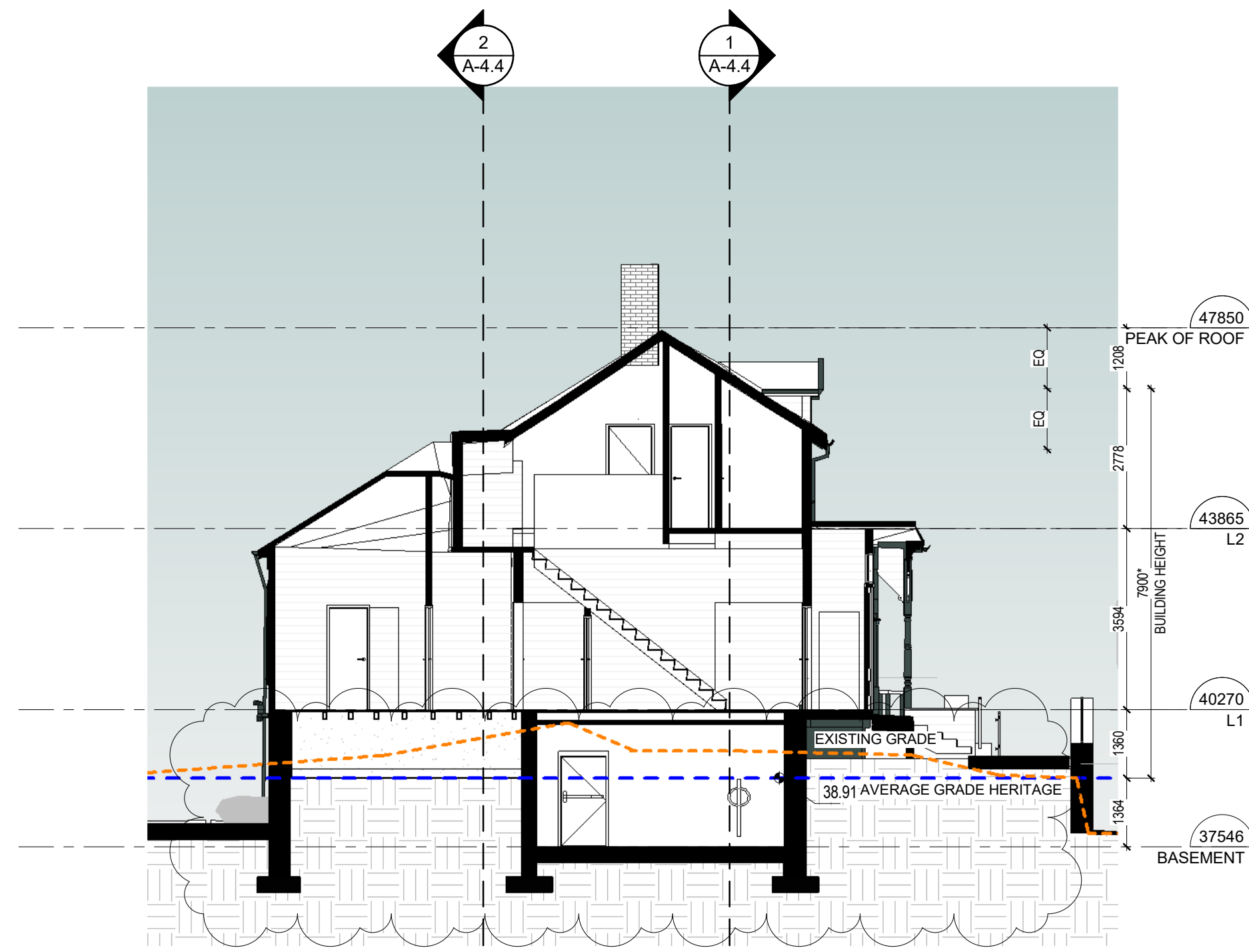
2	ISSUED FOR DP	2023-11-22
1	REVISION	
No.	ISSUED FOR DP/REZ	2022-11-21
	Description	Date



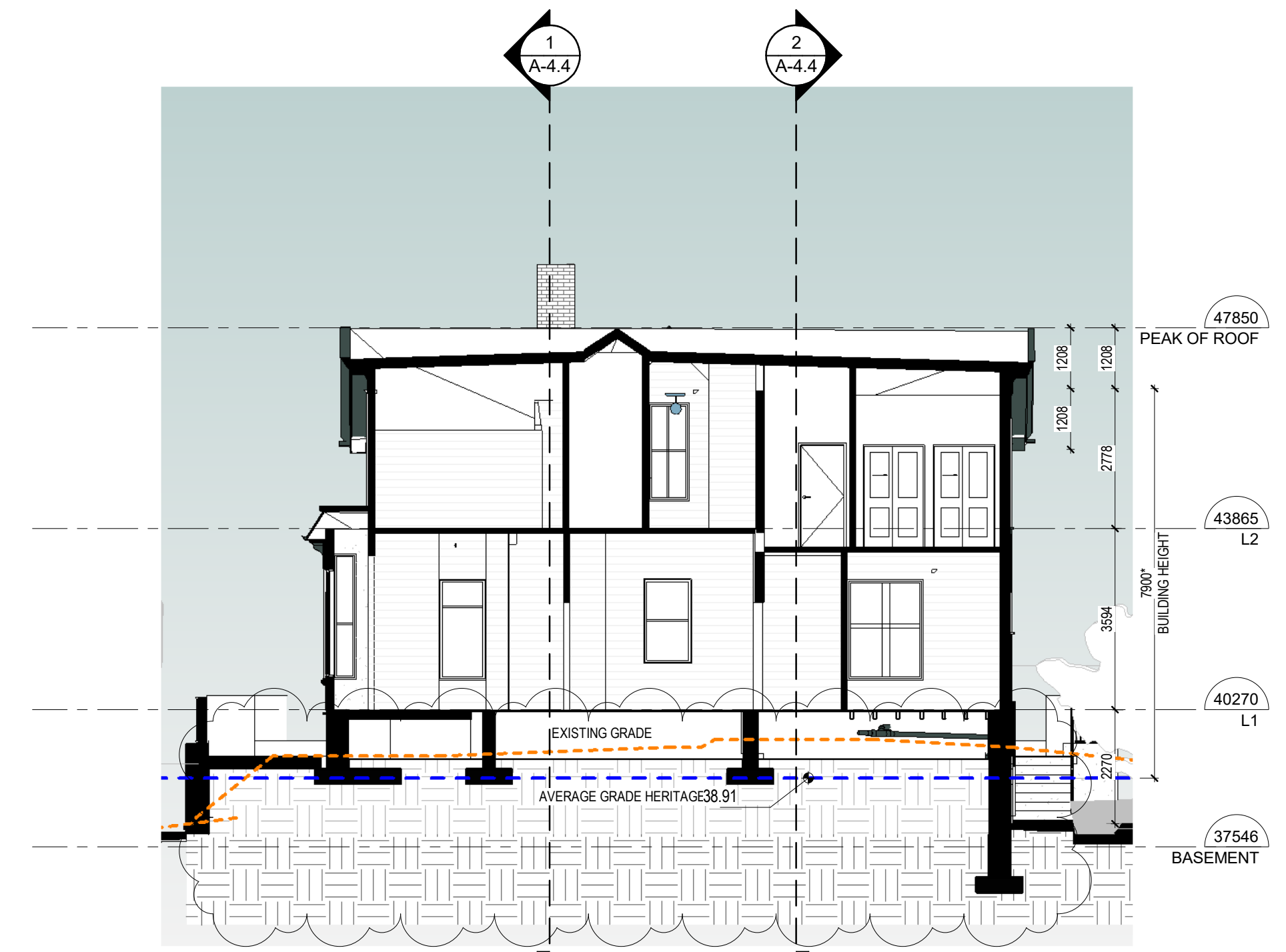
1 HERITAGE HOUSE - SECTION 1
1 : 100



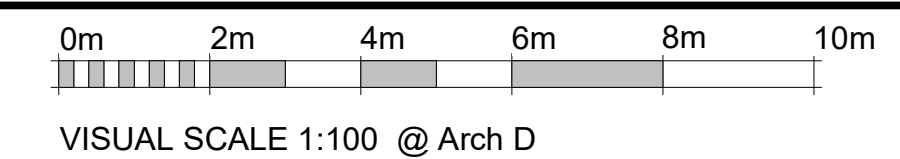
2 HERITAGE HOUSE - SECTION 2
1 : 100



3 HERITAGE HOUSE - SECTION 3
1 : 100



4 HERITAGE HOUSE - SECTION 4
1 : 100



HERITAGE HOUSE BUILDING SECTIONS

A-4.4

continuum
ARCHITECTURE

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



PRIMEX INVESTMENTS

3	ISSUED FOR DP REVISION	2024-04-12
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21
No.	Description	Date

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Reissued for DP



2024-04-11

SEQUOIA TOWNHOUSES

1342-1352 Pandora Avenue
Victoria, BC

JOB No.: 2246

SCALE: 1 : 100

DATE: 2024/04/012



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 ARIAL VIEW - NORTH WEST - COMBINED
1:1



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



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



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



1 3D STREET VIEW - NORTH WEST -COMBINED
1:1



2 3D STREET VIEW - NORTH EAST- COMBINED
1:1

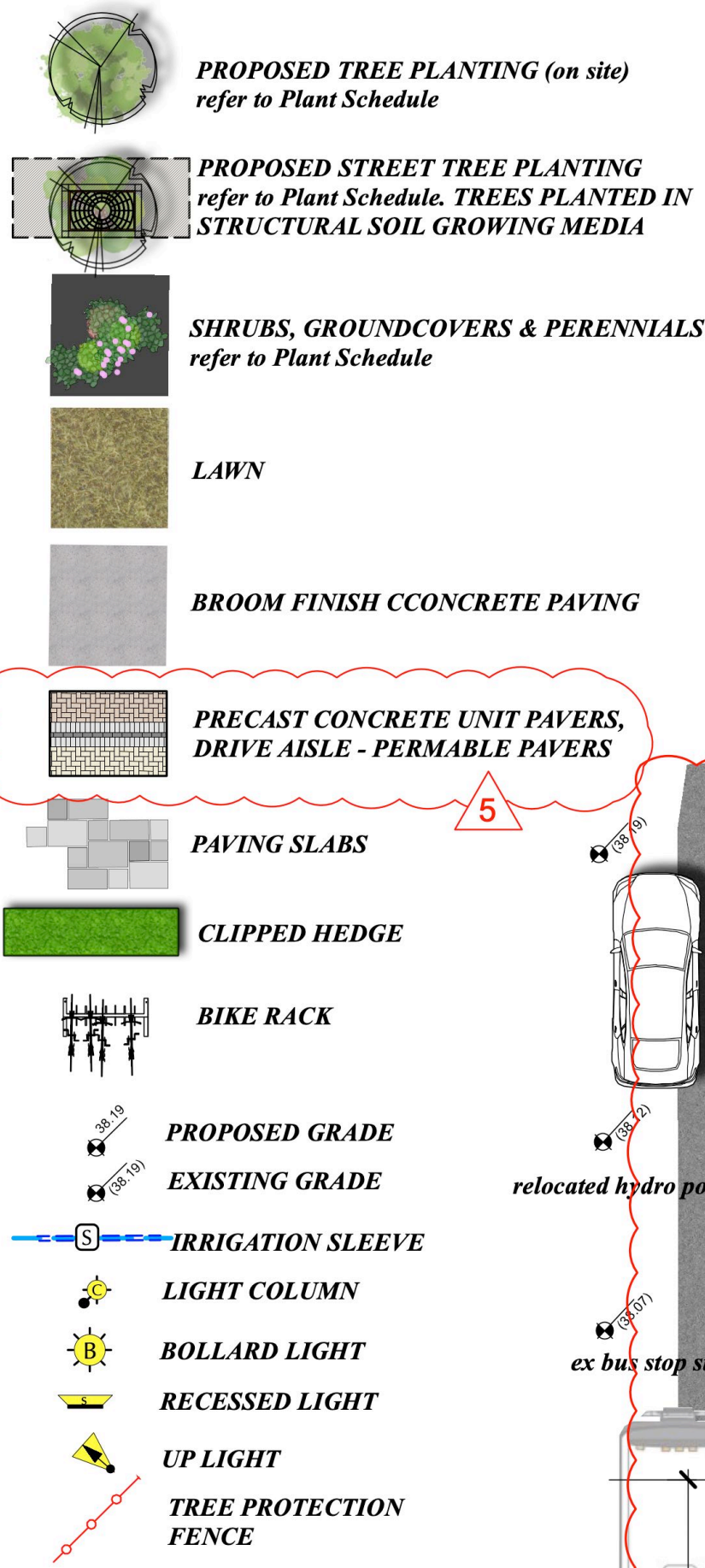


3 3D STREET VIEW - SOUTH EAST - COMBINED
1:1



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

LEGEND



DESIGN RATIONALE

- This landscape plan is developed in conjunction with landscape proposals for the property immediately to the east, the proposed apartment building.
- The scheme comprises landscape treatment for the proposed relocated heritage house and for 3 town house buildings, and proposes a rich landscape treatment to Pandora and Fernwood street frontages, and the individual townhouse units.
- Preservation of original heritage house stone retaining walls and iron gate, and new similar stone walls are introduced to the scheme.
- Rich decorative hard surfacing treatment is proposed, principally using pre-cast concrete pavers. The internal drive aisle functions as a shared pedestrian-priority vehicle space. A delineated east / west pedestrian pathway to would connect Fernwood Road and the bus stop with the proposed Apartment Building. At Block 3, the pedestrian pathway doubles as the backing out space (for 3 garaged cars).
- The drive aisle paver surfacing will utilize permeable pavers to contribute to the on-site rain water detention.
- Provision of robustly designed high quality perimeter screen fences acknowledging proximity to neighbours garden spaces.
- Boulevard improvements include 7 new irrigated street trees, a green space fronting Block 1 on Fernwood and a widened sidewalk on Pandora Avenue.

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY
PT 1	OFF-SITE				
I.D.	STREET TREES:				
a	MALUS ZUMI CALOCARPA	REDBUD CRABAPPLE	6 CM	2	LLINATOR PLANT/POLLINATOR / SHA
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6 CM	3	SHADE
c	GLEDITSIA TRIACANTHOS var INERMIS 'SHADEMASTER'	HONEY LOCUST	6 CM	2	POLLINATOR / SHADE
PT 2	ON-SITE				
I.D.	(REPLACEMENT) TREES:				
d	CORNUS NUTTALLII 'EDDIES WW'	PACIFIC DOGWOOD	6 CM	2	HUMMINGBIRDS
e	CORNUS KOUSA 'SATOMI'	PINK FLOWERING DOGWOOD	6 CM	5	HUMMINGBIRDS
f	GLEDITSIA TRIACANTHOS var INERMIS 'SHADEMASTER'	HONEY LOCUST	6 CM	2	POLLINATOR / SHADE
g	ACER TRUNCATUM	SHANTUNG MAPLE	6 CM	1	SHADE
h	MAGNOLIA 'YELLOW BIRD'	MAGNOLIA	6 CM	1	HUMMINGBIRDS
i	ACER GRiseum	PAPER BARK MAPLE	6 CM	1	SHADE
J	ACER GRiseum	PAPER BARK MAPLE	6 CM	2	SHADE
k	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	#25 CONT. MULTI STEM	3	SHADE
l	MAGNOLIA LILIFLORA 'NIGRA'	MAGNOLIA	#10 POT	1	HUMMINGBIRDS
	HEDGE				
	BUXUS SEMPERVIRENS	BOX	#2 POT		
	BERBERIS THUNBERGII 'MONRY' SUNSATION	SUNSATION JAPANESE BERBERIS	#2 POT		
	SHRUB PLANTINGS, TYP. 114 m2 @ 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 AQUIFOLIUM	TALL OREGON GRAPE	#2 POT		NATIVE
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUEROIFOLIA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
	VACCINIUM PINK LEMONADE	PINK LEMONADE BLUEBERRY (EDIE	#2 POT		FOOD BEARING / POLLINATOR
	VACCINIUM OVALIFOLIUM	BLUEBERRY	#2 POT		NATIVE
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE / POLLINATOR PLANT
	VIBURNUM PLICATUM 'MARIESII'	DOUBLEFILE VIBURNUM	#5 POT		POLLINATOR PLANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
	GROUND COVER PLANTS, GRASSES, TYP. 100m2 @ 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINKINIKNIK	#1 POT		NATIVE / POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACGORRHYZUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		
	MAHONIA NERVOSEA	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		
	VINES:				
	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKL	#2 POT		HUMMINGBIRDS / POLLINATOR
	ON-SITE - POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES			17	70% POLLINATOR / FOOD
	SHRUBS & VINES			118	50% POLLINATOR / FOOD / NATIVE
	GROUND COVERS			250	60% NATIVE / POLLINATOR
	LAWN - ON-SITE			47 sq.m.	
	LAWN - OFF-SITE			70 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.

LANDSCAPE FEATURES

- ORIGINAL STONE WALL WITH WALL-TOP ORNAMENTAL STEEL RAILINGS
- NEW STONE RETAINING WALL WITH WALL-TOP RAILINGS
- PATIO SPACES FOR INDIVIDUAL STRATA TOWN HOUSES
- STREET TREES IN STRUCTURAL SOIL
- SEQUOIA TREE
- PROPERTY LINE FENCE, NORTH refer to rendering, L2
- RESTORED ORNAMENTAL GATE & REPOSITIONED STONE GATE PILLARS
- FRONTAGE METAL RAILINGS & GATES refer to rendering, L2
- ARBOR
- UNIT PAVED DRIVE AISLE, (PERMEABLE PAVERS)
- PROPERTY LINE FENCE, EAST
- ACCESSIBLE PEDESTRIAN PATHWAY TO CONNECT FERNWOOD ROAD WITH THE PROPOSED APARTMENT BUILDING
- MASONRY STONE GARDEN WALLS
- BIKE PARKING, 6 STALLS

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 on Fernwood Road shall be irrigated with the "on-site" irrigation system. Boulevard trees on Pandora Avenue shall be irrigated by an existing water service, 12m to the east of the east PL, refer to Civil.

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).

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	Description	Date
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Submission #3 12 April 2024

- All townhouse building footprints and heritage house location updated.
- Through-site (east / west) accessible pedestrian path connection to Apartment Development updated.
- Replacement trees numbers revised.
- Underground servicing updated.
- Drive aisle permeable paver surface added.
- Tree grates in Pandora Ave. sidewalk revised to SP 36-60.

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024



Project PRIMEX INVESTMENTS

SEQUOIA TOWN HOUSES

1342 - 1352 Pandora Avenue
Victoria BC

LANDSCAPE PLAN

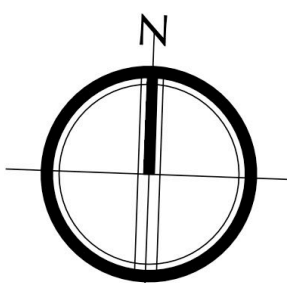
Drawn By AJS/CAR	Checked
Project Number	Scale 1:150
Revision	Sheet Number

Submission #3

L1

- Drawing List
L1 Town Houses, Landscape Plan
L2 Town Houses, Fences, Gates & Railings
L3 Town Houses, Tree Retention / Replacement Plan

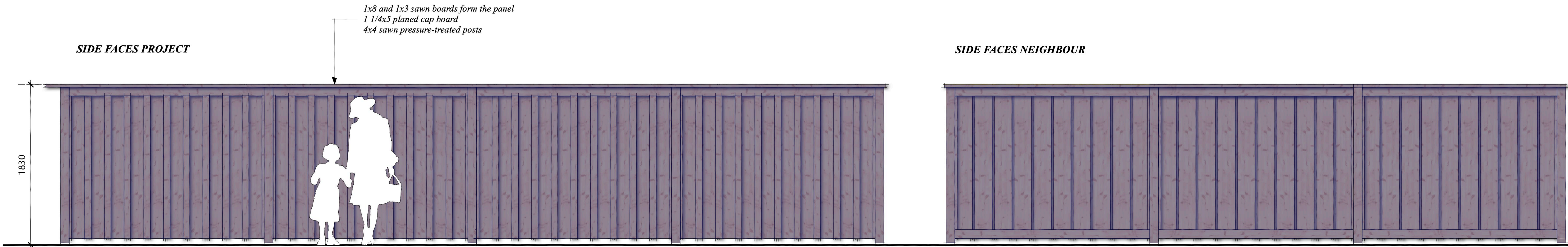
0 5 10 15 M



1

CEDAR BOARD & BATTEN (GOOD NEIGHBOUR) FENCE

scale 1:25



2

TOWNHOUSE UNIT METAL RAILINGS & GATE

scale 1:25



SMALL & ROSSELL

LANDSCAPE ARCHITECTS

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

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www.smallandrossell.com

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Revision		
No.	Description	Date
SUBMISSION #3		12 APRIL 2024
1. Rendering of fence / arbor deleted, not required.		

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024



Project

PRIMEX INVESTMENTS

SEQUOIA TOWNHOUSES

1342 - 1352 Pandora Avenue
Victoria BC

Sheet Title	
FENCES, GATES & RAILINGS	
Drawn By AJS	Checked
Project Number	Scale 1:25
Revision	Sheet Number

Submission #3

L2

design@smallandrossell.com
www.smallandrossell.com

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SUBMISSION #3 12 April 2024

1. All townhouse building footprints and heritage house location updated.
2. Replacement trees numbers revised, tree planting areas and soil volume table added.
3. Underground servicing updated.

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024



Project **PRIMEX INVESTMENTS**

**1342 - 1352 Pandora Avenue
Victoria BC**

Revision	Sheet Number
----------	--------------

Submission #3

L3

SS SECTION A

Diagram illustrating a cross-section of a property boundary and retaining wall. The diagram shows a tree on the left side of the property line, with a retaining wall and a screen fence on the right side. The property line is marked by a red dashed line labeled "property line". The retaining wall is shown with a height of 2493 and a base width of 989. The screen fence is shown with a height of 37.03. The tree is shown with a height of 1000 and a width of 2207. The ground level on the right side is marked with a height of 38.15. The diagram also shows a "neighbour" area to the left and "proposed town houses" to the right. The ground surface is indicated by a hatched pattern.

critical root zone

*On site trees to be removed
- refer to Arborist Report*

***Proposed New Street Trees
refer to Plant Schedule***

**Structural Soil,
12 cubic m / tree**

critical root zone

On site trees to be preserved

*Proposed on site Tree Planting
refer to plant schedule*

Tree Tag number - refer to Arborist Report

Extent of underground parking structure

Tree protection fence

Replacement tree
planting pit volume,
— "on-site"
— "municipal off-site"

**REFER TO DP APPLICATION -
"SEQUOIA APARTMENTS"**

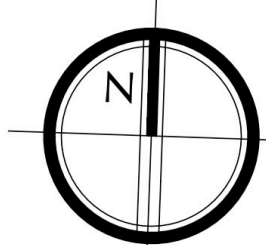
Arrangement of tree grate in sidewalk

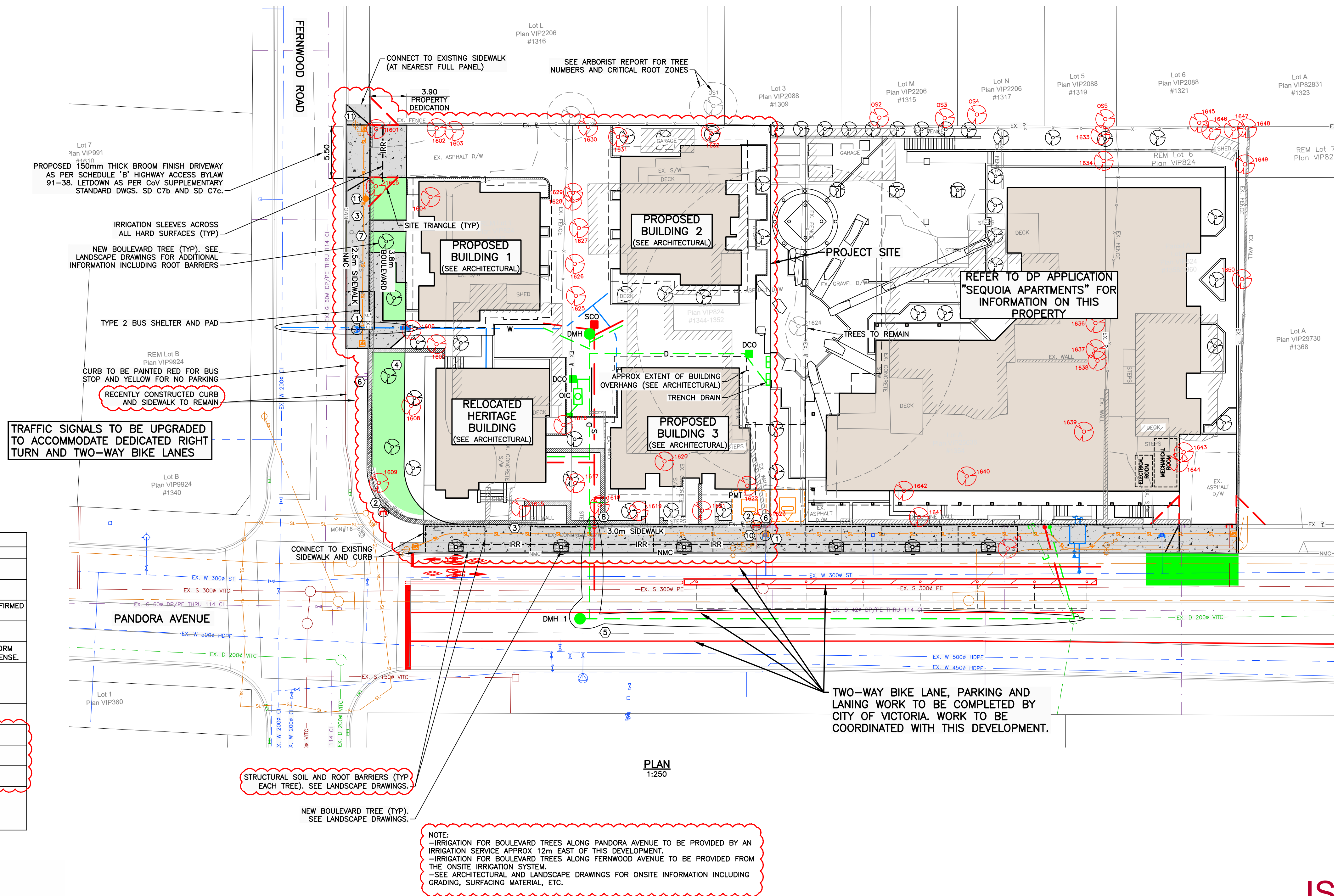
Technical drawing of a tree pit cross-section. The drawing shows a rectangular pit with a total width of 6245 and a total depth of 3000. The pit is divided into three vertical sections with widths of 2747, 1524, and 1761. The depth is divided into three horizontal sections with depths of 914, 1524, and 1524. The pit is filled with a tree grate, Dobney SP 36-60, and a 150mm wide concrete edge. A root barrier, as per City details, is shown at the bottom. A tree is shown growing through the grate. The pit is adjacent to a masonry stone wall on the left and a property line on the right. The extent of structure for tree growth is indicated by a dashed line.

	REPLACEMENT TREES SPECIES					
REF.	BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY	SIZE	TOTAL REPLACEMENTS, 8 REQUIRED
d	CORNUS NUTTALLII	PACIFIC DOGWOOD	6 CM	2	MEDIUM	2
e	CORNUS KOUSA "SATOMI"	PINK FLOWERING DOGWOOD	6 CM	5	SMALL	2.5
f	GLEDITSIA TRIACANTHOS var INERMIS "SHAGBARKMASTER"	HONEY LOCUST	6 CM	2	MEDIUM	2
g	ACER TRUNCATUM	SHANTUNG MAPLE	6 CM	1	MEDIUM	1
h	MAGNOLIA "YELLOW BIRD"	MAGNOLIA	6 CM	1	MEDIUM	1
i	ACER GRISEUM	PAPER BARK MAPLE	6 CM	1	SMALL	0.5
					TOTAL	10.5
	MUNICIPAL STREET TREES					
a	MALUS ZUMI CALOCARPA	REDBUD CRABAPPLE	6 CM	2	SMALL	
b	PARROTIA PERSICA "RUBY VASE"	RUBY VASE PERSIAN IRONWOOD	6 CM	3	SMALL	
c	GLEDITSIA TRIACANTHOS var INERMIS "SHAGBARKMASTER"	HONEY LOCUST	6 CM	2	MEDIUM	

PRIMEX INVESTMENTS

SEQUOIA RESIDENTIAL DEVELOPMENT





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	2-500 STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
④	NEW 500 DOMESTIC WATER SERVICE CONNECTION BY CoV FORCES AT DEVELOPER'S EXPENSE. BACKFLOW PREVENTOR TO BE INSTALLED ONSITE.
⑤	NEW 2000 PVC DR35 STORM MAIN EXTENSION C/W NEW MANHOLE AND 2000 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 1500 PVC DR28 SANITARY SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑨	NOT USED.
⑩	SIDEWALK TO BE 150mm THICK IN FRONT OF TRANSFORMER FOR HYDRO VEHICLES ACCESS.
⑪	UTILITY POLE TO BE RELOCATED TO PROVIDE MIN 1.2m CLEARANCE FROM DRIVEWAY (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN)
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

- NOTES:
- FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
 - FOR LANDSCAPING, SEE DRAWINGS BY SMALL & ROSSELL LANDSCAPE ARCHITECTS.
 - FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - 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).
 - ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

APRIL 11, 2024

ISSUED FOR DEVELOPMENT PERMIT

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

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
2	2024-04-11	NCD	ISSUED FOR DEVELOPMENT PERMIT				
1	2023-11-22	NCD	ISSUED FOR DEVELOPMENT PERMIT				



McElhanney

500 - 3960 QUADRA STREET
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: N/A
PROJECT NO.
2241-21127-00
ISSUED/REVISION
2
APPROVING AUTHORITY FILE NO.
DRAWING NO.
21-127-C-1 (TH)