

- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
 - (B) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 2X50MM CONDUITS AND JUNCTIONS BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF CB LEADS.
 - (C) NEW 6.0m DRIVEWAY AS PER CoV D/W DETAIL TA-64.
 - (D) PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.
 - (E) NEW DOMESTIC AND FIRE WATER SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (F) NEW SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (G) NEW STORM DRAIN SERVICE BY CoV AT DEVELOPERS EXPENSE.
 - (H) CONTRACTOR TO MLL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE, CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED.
 - (I) EXISTING TREE TO BE CLEARED BY CoV AT DEVELOPERS EXPENSE AND GRUBBED BY CONTRACTOR.
 - (J) EXISTING POLE TO BE RELOCATED BY BC HYDRO AT DEVELOPERS EXPENSE. PROPOSED HYDRO SERVICING AS PER BC HYDRO REDLINE.
 - (K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.
 - (L) EXISTING CROSSWALK SIGNAL TO BE RELOCATED/UPGRADED AS PER COV NEW PANDORA BIKE LANES PROJECT.
 - (M) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CITY STANDARDS.
 - (N) PRELIMINARY STORM CONNECTION FROM PROPOSED RAIN GARDEN TO EXISTING MAIN.
 - (O) HYDRO SERVICING SHOWN TO NEW PMT LOCATION. REFER TO BC HYDRO PLANS FOR DETAILED DESIGN.
 - (P) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (Q) EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (R) ONSITE RAINGARDEN. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - (S) PROPOSED LOCATION FOR THIRD PARTY UTILITY GAS SERVICING. LOCATION TO BE DETERMINED AS PER FORTIS BC PLANS.
 - (T) PROPOSED IRRIGATION SLEEVING.
 - (U) APPLICANT TO COORDINATE NEW BIKE LANES, CURB RETURNS, AND INTERSECTION IMPROVEMENTS WITH CITY OF VICTORIA AS REQUIRED.



KEY PLAN
NTS

SITE PLAN
H 1:200




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

1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN

Scale
horiz. 1:200
Sheet 1 of 1
Scale
vert. N/A

Eng. Project No. 33318

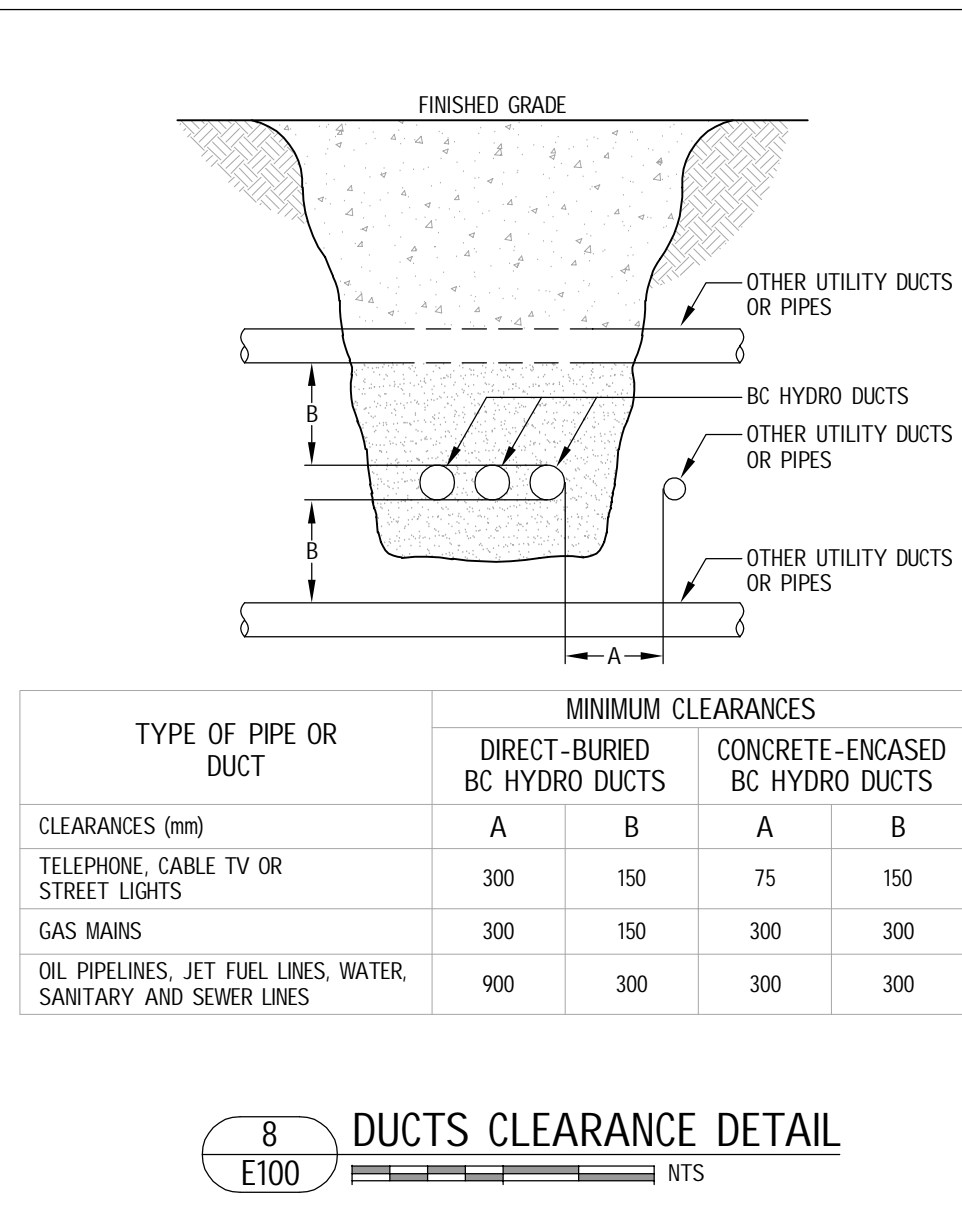
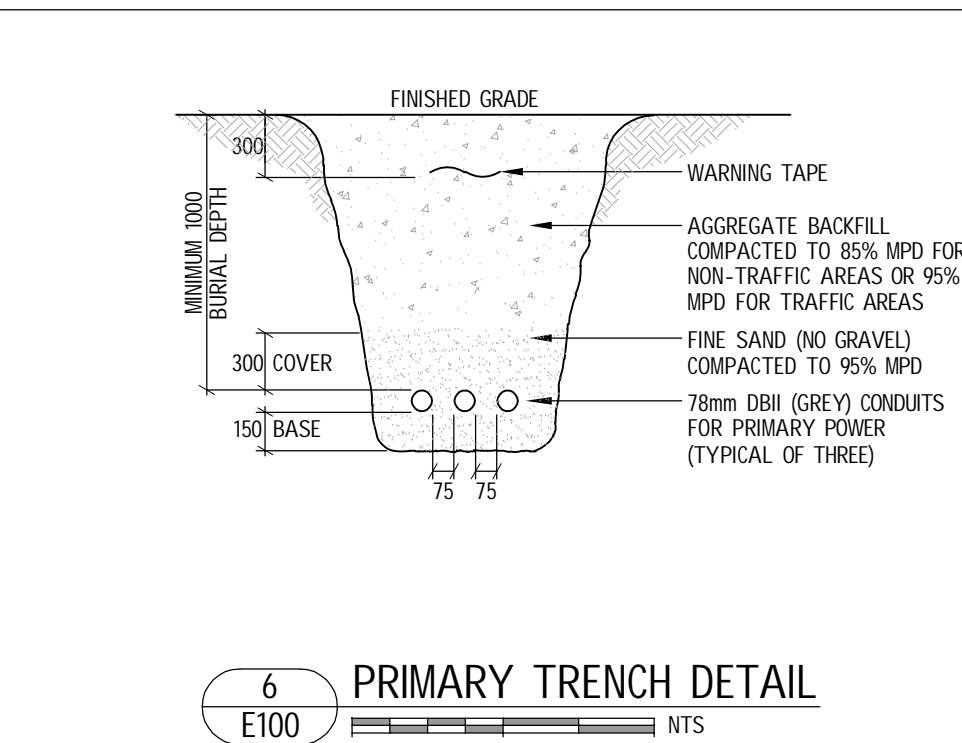
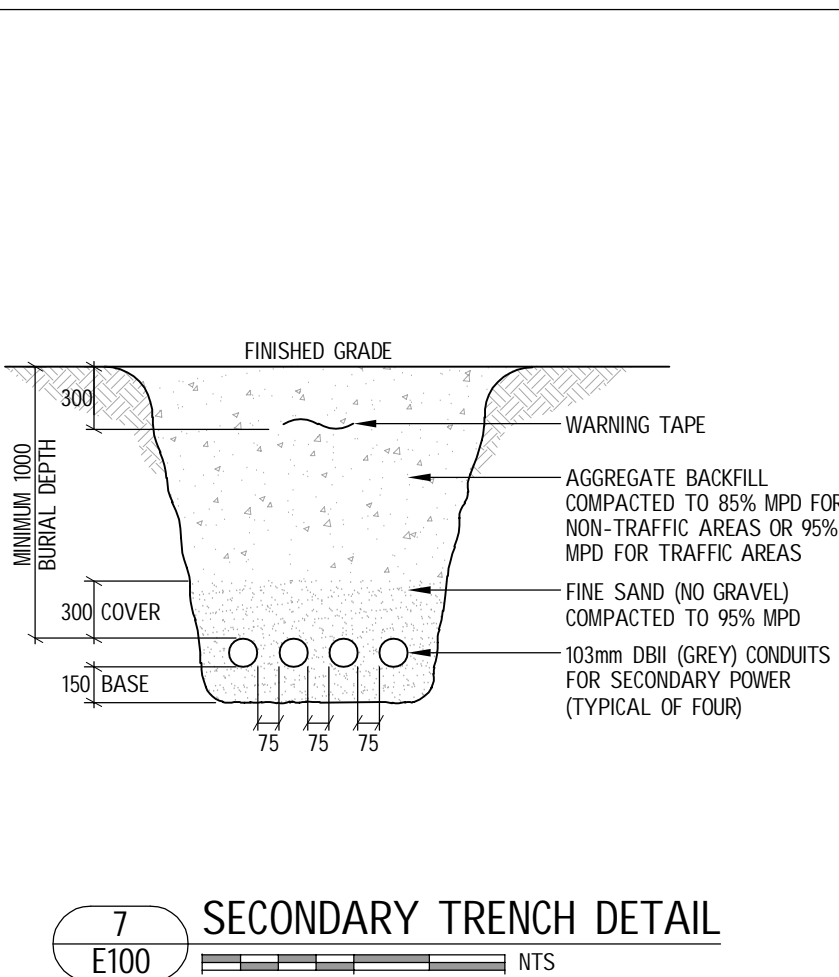
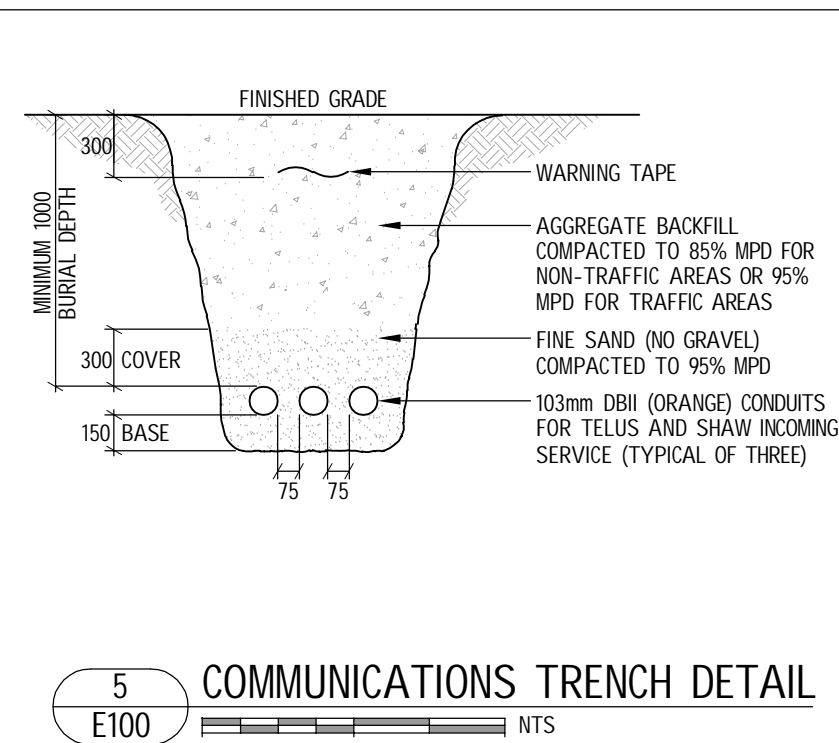
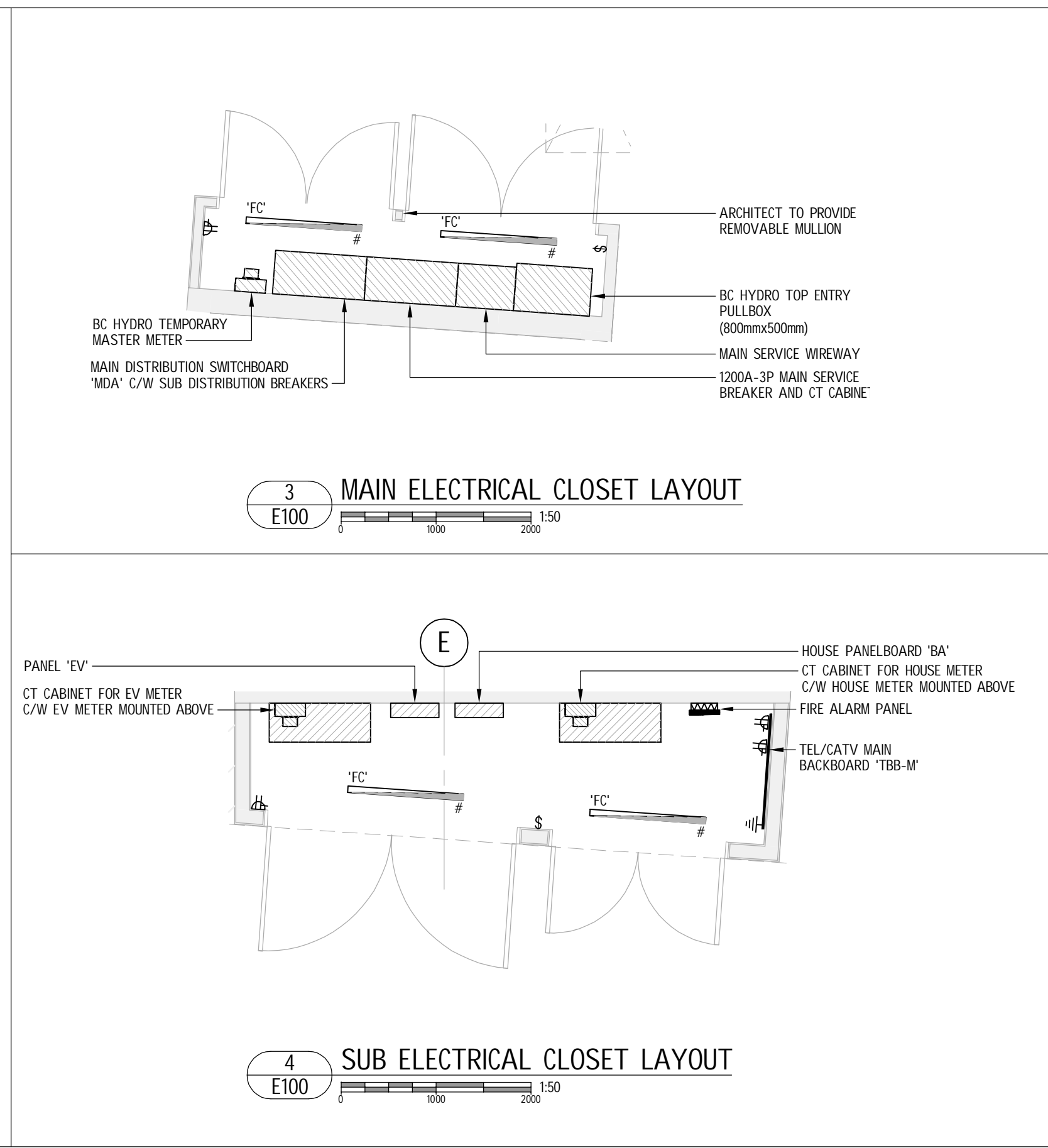
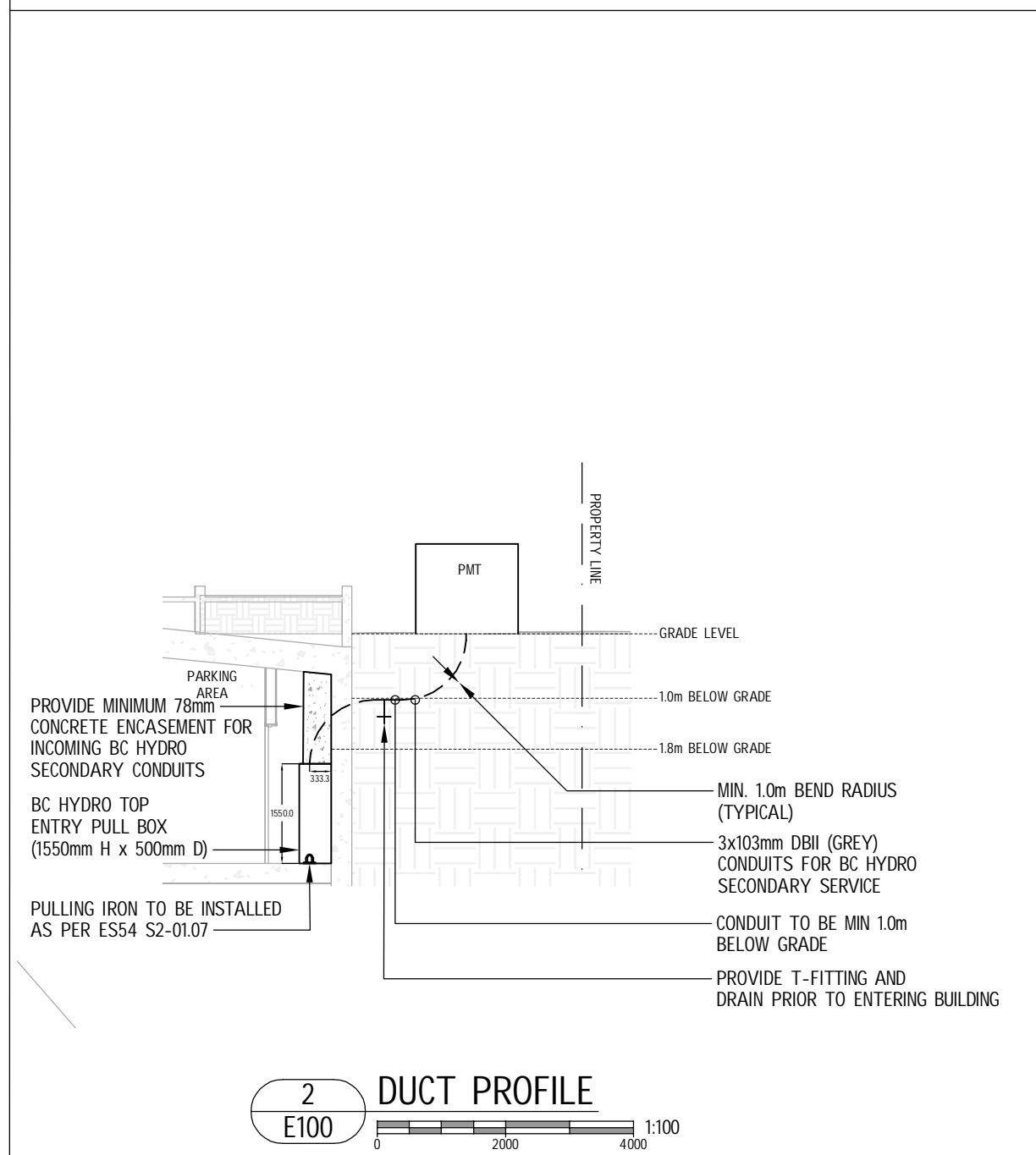
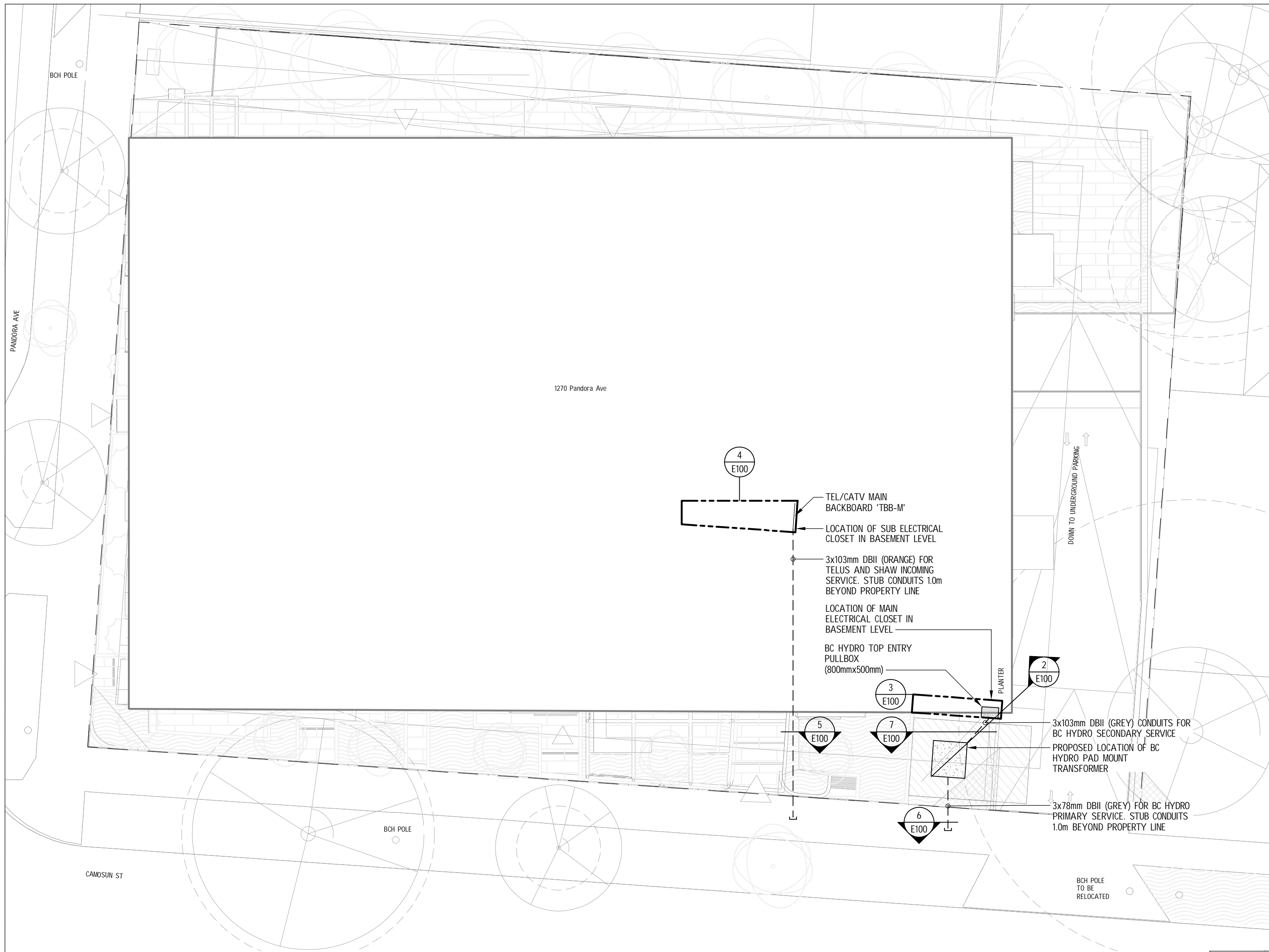
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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 23, 2023

PRELIMINARY CIVIL PLAN



LEGEND	
GENERAL	
POWER	
	DUPLEX 5-15R RECEPTACLE
	ABOVE COUNTER DUPLEX 5-20R RECEPTACLE
	DUPLEX 5-20R RECEPTACLE
	ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
	ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
	RANGE RECEPTACLE
	DRYER RECEPTACLE
	WASHER RECEPTACLE
	DISHWASHER RECEPTACLE
	DISHWASHER RECEPTACLE
	FRIDGE RECEPTACLE
	RECESSED TV BOX C/W DUPLEX 5-15R RECEPTACLE AND COMBINATION COAX AND DATA OUTLET
	PEDESTAL C/W DUPLEX 5-20R GFCI WEATHERPROOF RECEPTACLE
	DISCONNECT SWITCH
	MOTOR CONNECTION
	MECHANICAL EQUIPMENT CONNECTION
COMMUNICATIONS	
	TELEPHONE OUTLET
	COMBINATION COAX AND DATA OUTLET
FIRE ALARM	
	SMOKE DETECTOR
	MANUAL PULLSTATION
	MINI HORN
	HORN C/W STROBE
	SPRINKLER FLOW SWITCH
	TAMPER/SUPERVISORY SWITCH
	SPRINKLER PRESSURE SWITCH
EMERGENCY	
	LUMINAIRES ON EMERGENCY CIRCUIT OR 24HOUR CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
	SELF CONTAINED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED
LIGHTING CONTROLS	
	LINE VOLTAGE SWITCH: GANGED AS SHOWN
	THREE-WAY LINE VOLTAGE SWITCH: GANGED AS SHOWN
	WALL MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
	CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
LIGHTING	
	RECESSED ROUND DOWNLIGHT LUMINAIRE
	SURFACE MOUNTED LUMINAIRE
	WALL MOUNTED LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	SURFACE MOUNTED LINEAR LUMINAIRE
	TAPE LIGHT C/W ALUMINUM CHANNEL
SECURITY	
	CARD READER
HEATING	
	THERMOSTAT
	THERMOSTAT C/W THERMOPLASTIC COVER
	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
	ELECTRIC BASEBOARD HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED

* NOT FOR PRICING *

5	COORDINATION	23-02-09
4	BC HYDRO REVIEW	22-03-02
3	BC HYDRO REVIEW	22-03-02
2	BC HYDRO REVIEW	22-02-17
1	PRELIMINARY PRICING	21-08-18
NO.	DESCRIPTION	DATE



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Project		
1270 Pandora Ave		
Homesphere Developments		
Sheet Name		
SITE PLAN DETAILS & LEGEND		
Drawn	Checked	PL
Date		
July 22, 2021		
Scale	Project #	1-21-025
AS INDICATED		
Revision		
1		
Sheet #		
E100		