

PROJECT IMAGE

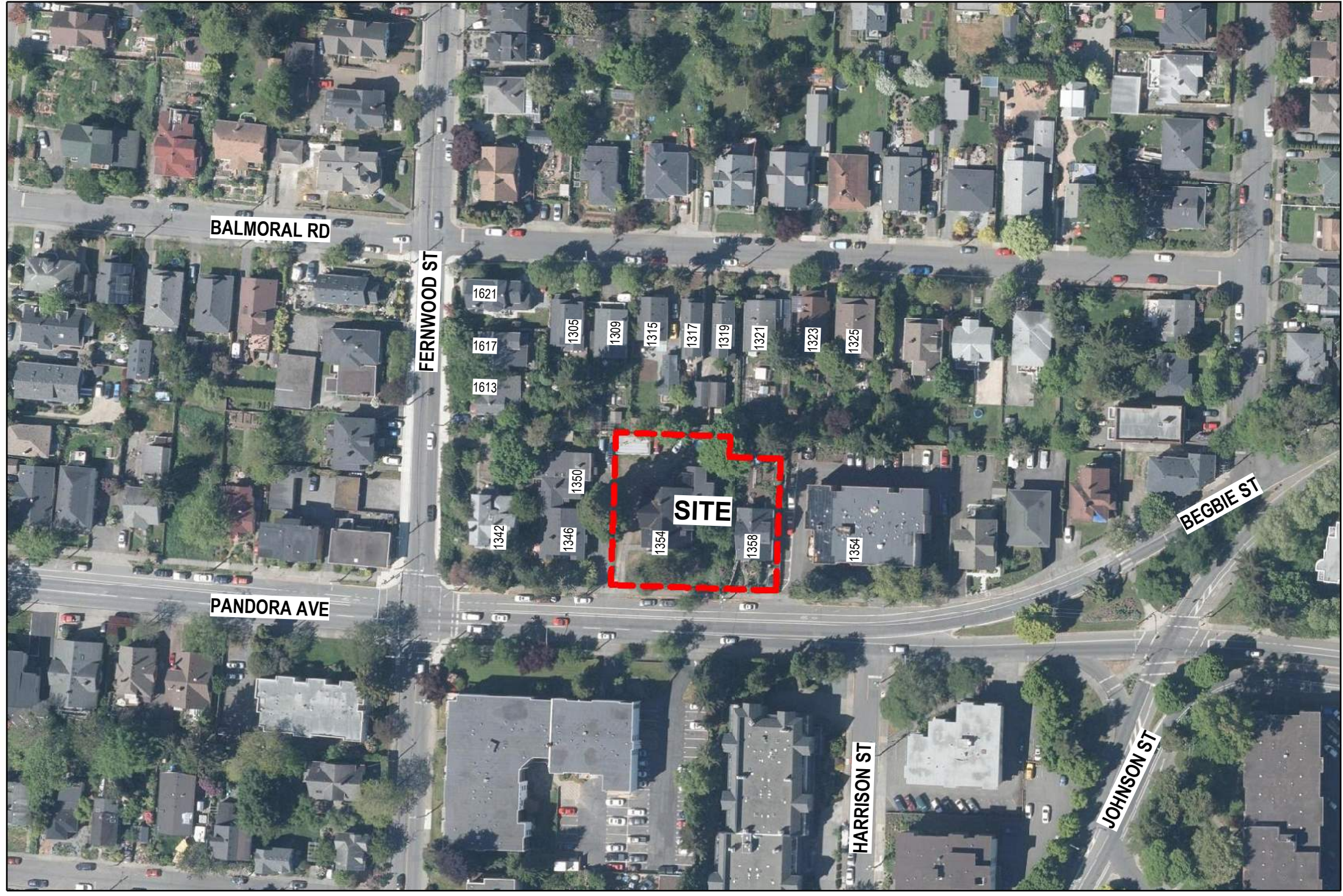
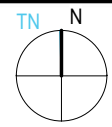


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LOCATION PLAN



ARCHITECTURAL:	CIVIL:	LANDSCAPE:
Continuum Architecture 519 Pandora Street Victoria, BC V8W 1N5 t: 250.388.4261 f: 250.388.9771 Contact: Jeremy Beinema e: jeremy@continuumarchitecture.ca	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	Small & Rosell Landscape Architects 3012 Manzer Road Sooke BC V9S 1N0 t: 250.642.6967 f: 250.642.7001 Contact: Adrian Small e: adrianjs@shaw.ca



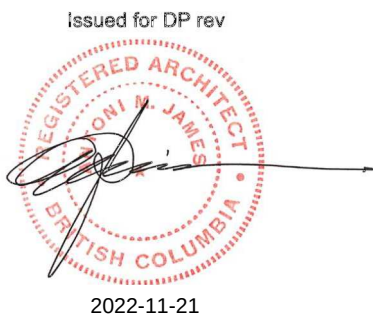
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

COVER SHEET

JOB No.: 2124

SCALE: 1 : 1

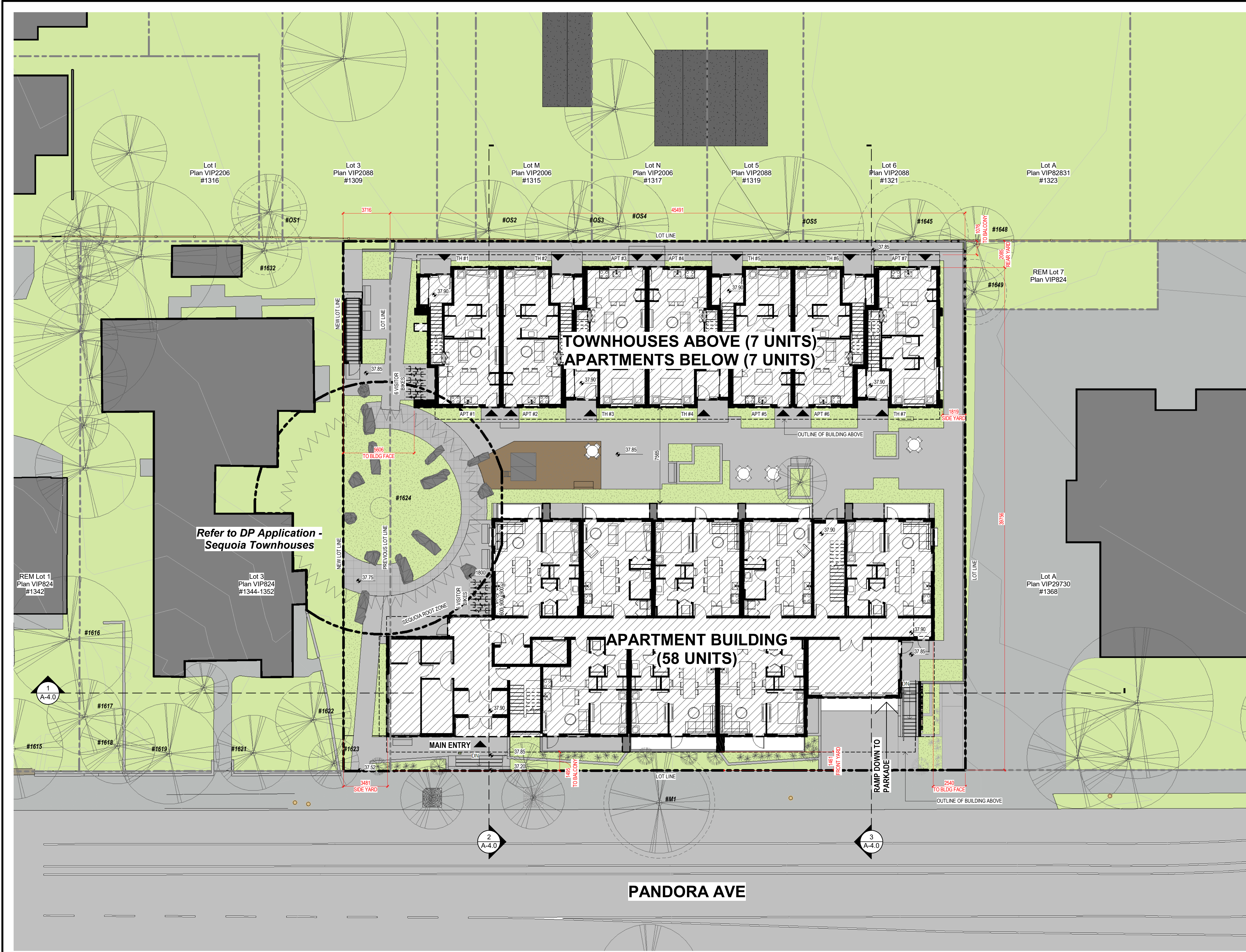
A-0.1

DATE: 2022/11/21

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 (14,200F) LOT #1358/60 - 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	13.45m (TH) / 22.95m (APT)
AVERAGE GRADE:			35.86m GEO
SETBACKS*	REQUIRED	PROPOSED	
FRONT YARD:	7.5m	1.46m	
REAR YARD:	10.7m / 35% Lot Depth	2.09m	
SIDE YARD:	1.5m / 10% Lot Width	3.48m / 1.82m	
COMBINED SIDE YARD:	4.5m	5.30m	
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: 7		TOTAL UNIT COUNT: 47	

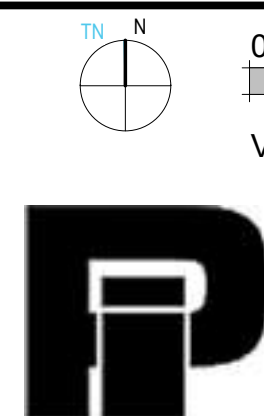
* NOTE: SETBACK DIMENSIONS ARE TAKEN TO BUILDING FACE UNLESS OTHERWISE INDICATED



1 SITE PLAN
1:150

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ARCHITECTURE

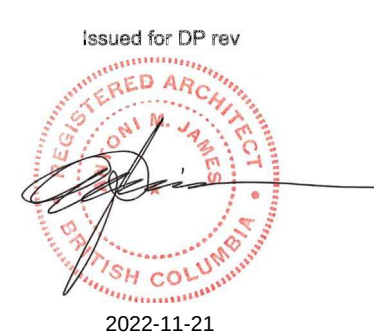
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PRIMEX INVESTMENTS

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

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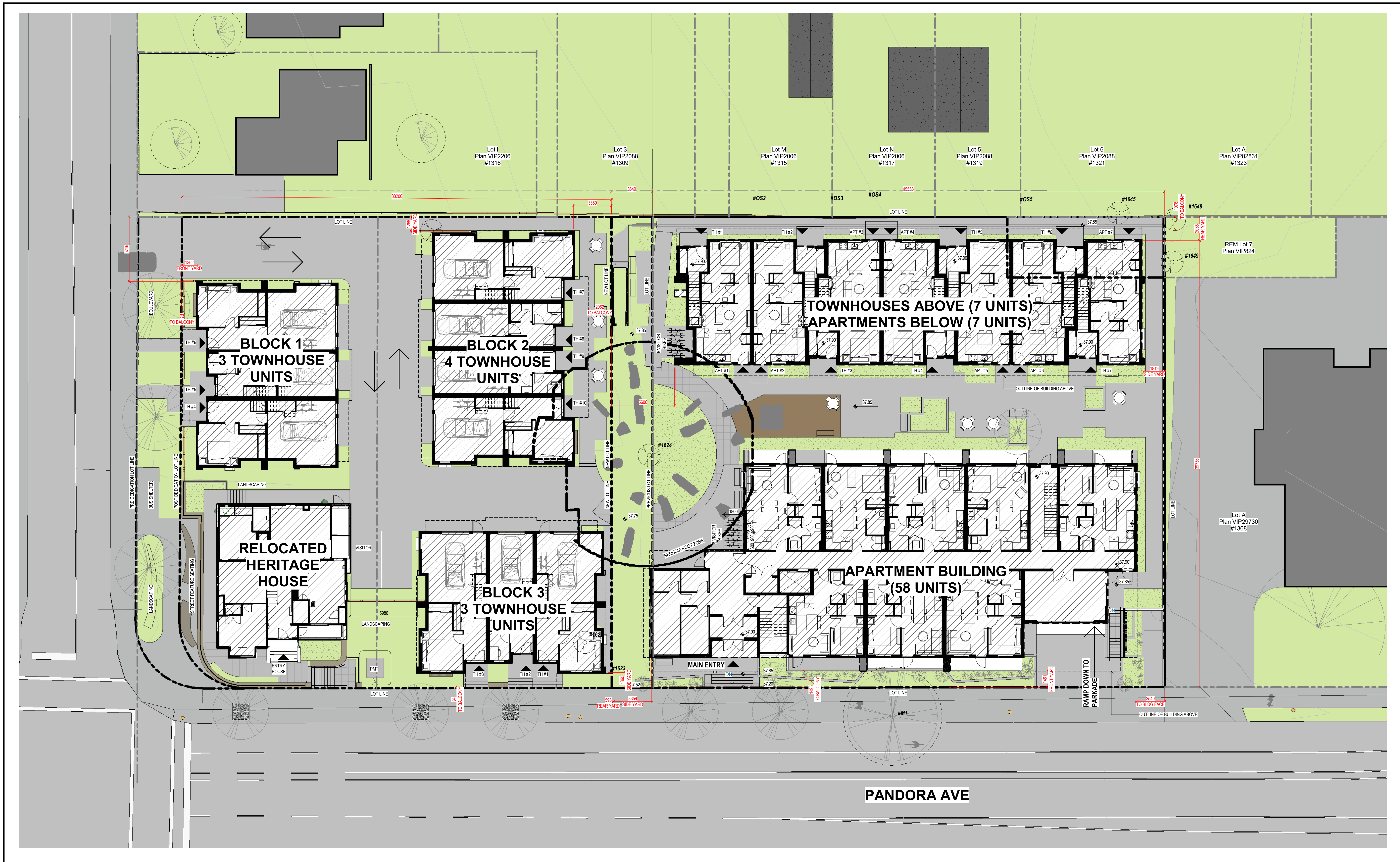
SITE PLAN

SCALE: As indicated

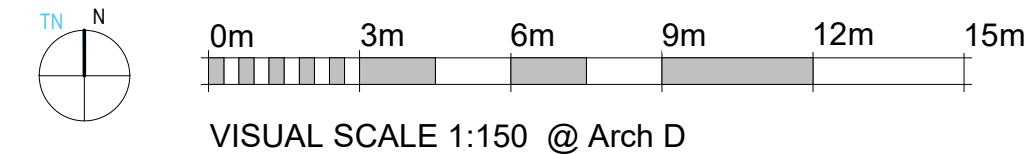
A-1.0

DATE: 2022/11/21

JOB No.: 2124



1 | SITE PLAN COMBINED
1:150



VISUAL SCALE 1:150 @ Arch D

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

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SEQUOIA APARTMENTS & TOWNHOUSES

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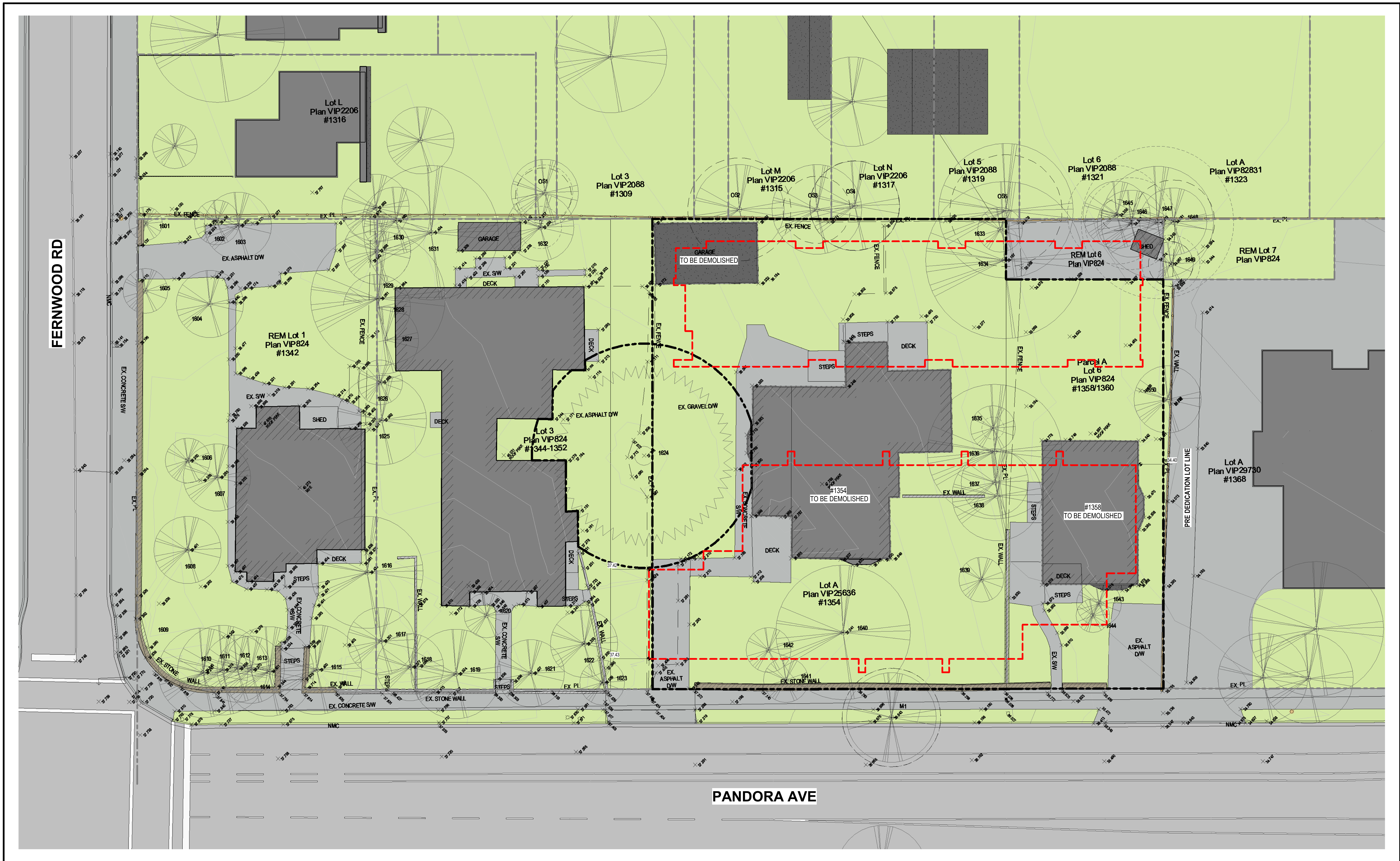
SITE PLAN COMBINED

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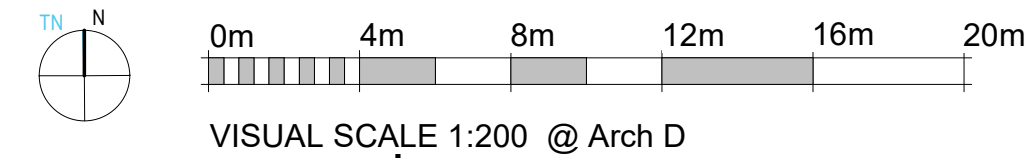
SCALE: 1:150

A-1.1

DATE: 2022/11/21



1 | EXISTING/ DEMO SITE PLAN
1 : 150



continuum
ARCHITECTURE

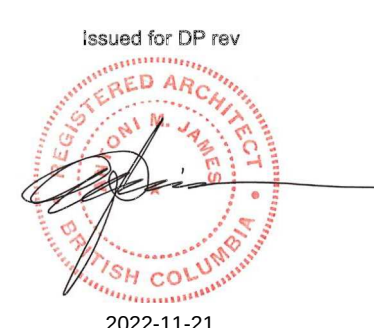
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PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

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

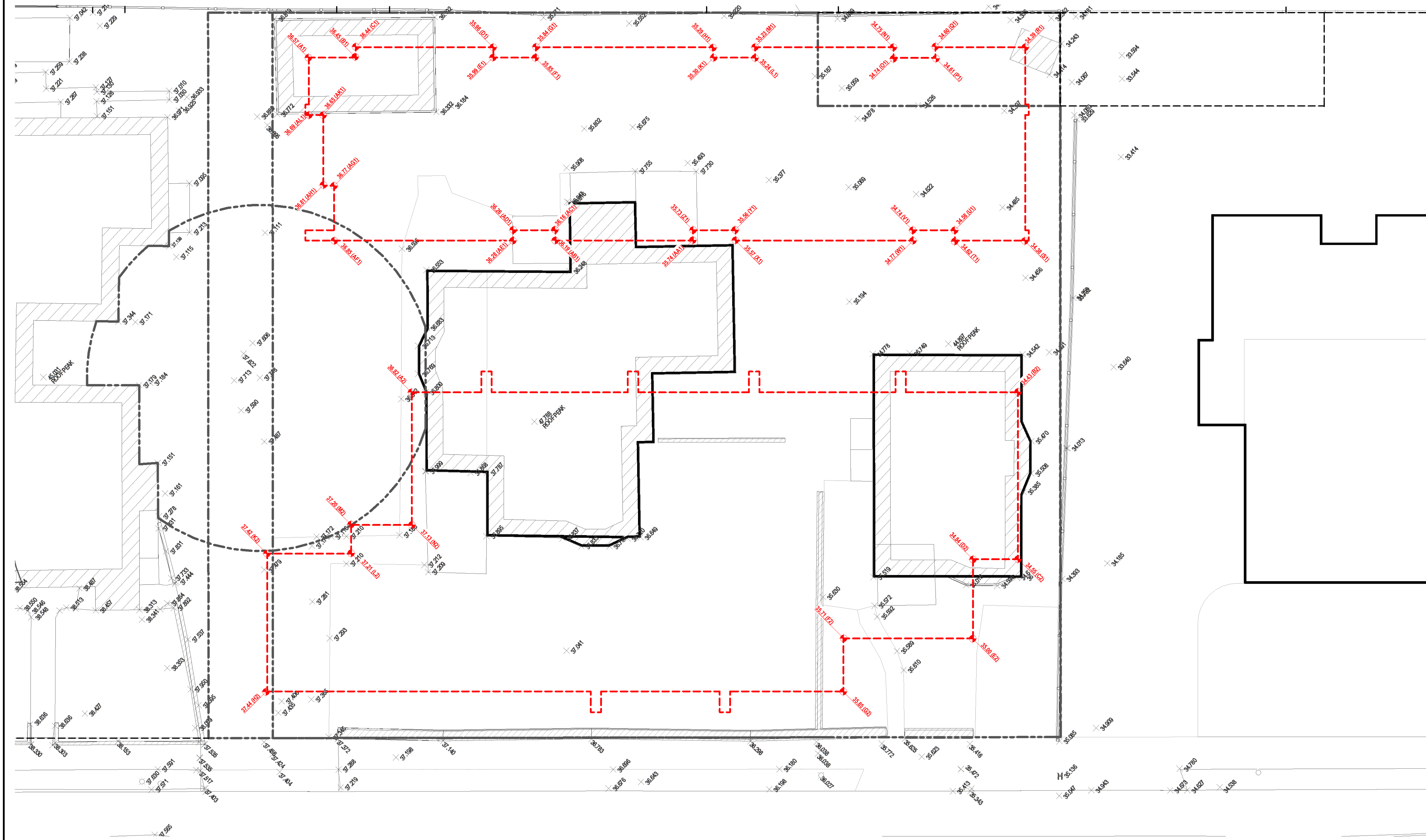
EXISTING SITE PLAN/SURVEY

A-1.2

JOB No.: 2124

SCALE: 1 : 150

DATE: 2022/11/21



1 | EXISTING SITE PLAN & AVERAGE GRADE
1: 100
VISUAL SCALE 1:100 @ Arch D

SEQUOIA APARTMENTS

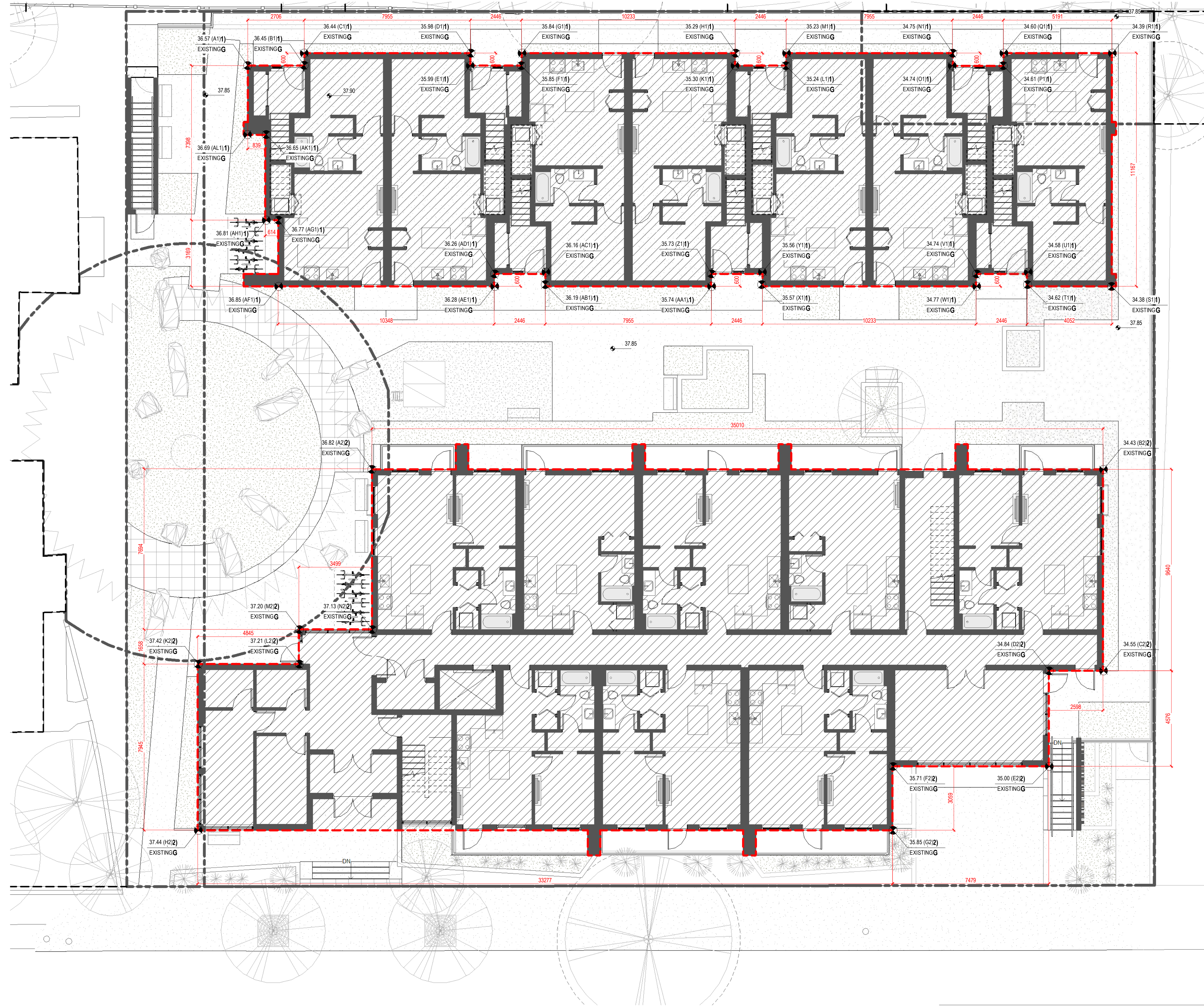
1354-1360 Pandora Avenue
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EXISTING SITE PLAN & AVERAGE GRADE

JOB No.: 2124

SCALE: 1: 100

DATE: 2022/11/21



AVERAGE GRADE CALCULATION

AVERAGE GRADES - TOWNHOUSES			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A1-B1	36.51	2.71	98.94
B1-C1	36.45	0.60	21.87
C1-D1	36.21	7.96	288.23
D1-E1	35.99	0.60	21.59
E1-F1	35.92	2.45	88.00
F1-G1	35.85	0.60	21.51
G1-H1	35.57	10.23	363.83
H1-K1	35.30	0.60	21.18
K1-L1	35.27	2.45	86.41
L1-M1	35.24	0.60	21.14
M1-N1	35.49	7.96	282.50
N1-O1	34.75	0.60	20.85
O1-P1	34.68	2.45	84.95
P1-Q1	34.61	0.60	20.76
Q1-R1	34.50	5.19	179.03
R1-S1	34.39	11.17	384.08
S1-T1	34.50	4.05	139.73
T1-U1	34.60	0.60	20.76
U1-V1	34.66	2.45	84.92
V1-W1	34.76	0.60	20.85
W1-X1	35.17	10.23	359.79
X1-Y1	35.57	0.60	21.34
Y1-Z1	35.65	2.45	87.33
Z1-AA1	35.74	0.60	21.44
AA1-AB1	35.97	7.96	286.28
AB1-AC1	36.18	0.60	21.71
AC1-AD1	36.21	2.45	88.71
AD1-AE1	36.27	0.60	21.76
AE1-AF1	36.57	10.35	378.45
AF1-AG1	36.81	3.17	116.69
AG1-AH1	36.79	0.61	22.44
AH1-AK1	36.73	4.09	150.23
AK1-AL1	36.67	0.84	30.80
AL1-A1	36.63	3.31	121.25
TOTAL		112.33	3999.34

AVERAGE GRADE: 35.60 m (GEO)

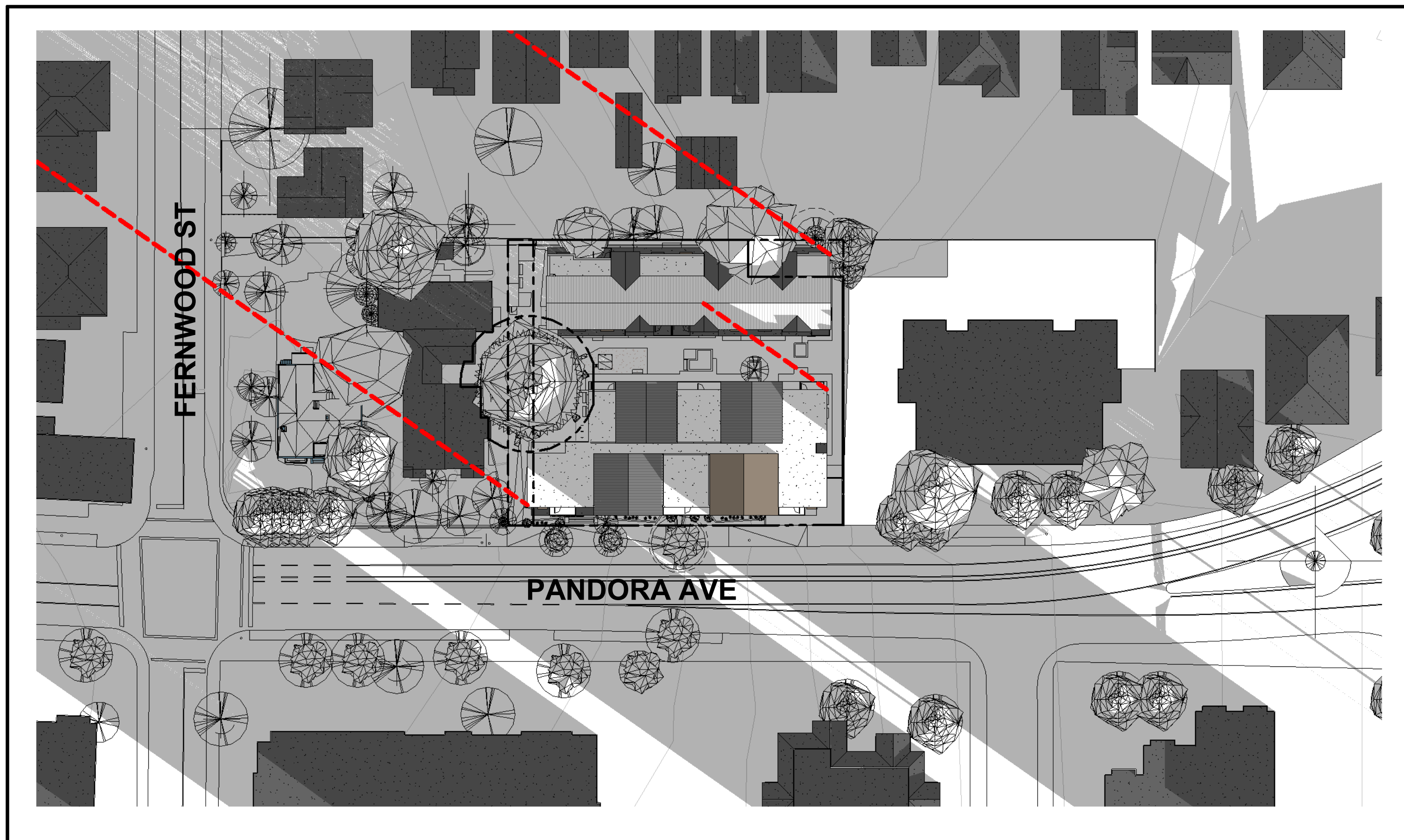
AVERAGE GRADES - APARTMENT BUILDING			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A2-B2	35.63	35.01	1247.23
B2-C2	34.49	9.64	332.48
C2-D2	34.70	2.6	90.21
D2-E2	34.92	4.58	159.93
E2-F2	35.36	7.48	264.46
F2-G2	35.78	3.06	109.49
G2-H2	36.65	33.28	1219.55
H2-K2	37.43	7.95	297.57
K2-L2	37.32	4.85	180.98
L2-M2	37.21	1.66	61.76
M2-N2	37.17	3.5	130.08
N2-A2	36.98	7.69	284.34
TOTAL		121.3	4378.07

AVERAGE GRADE: 36.09 m (GEO)

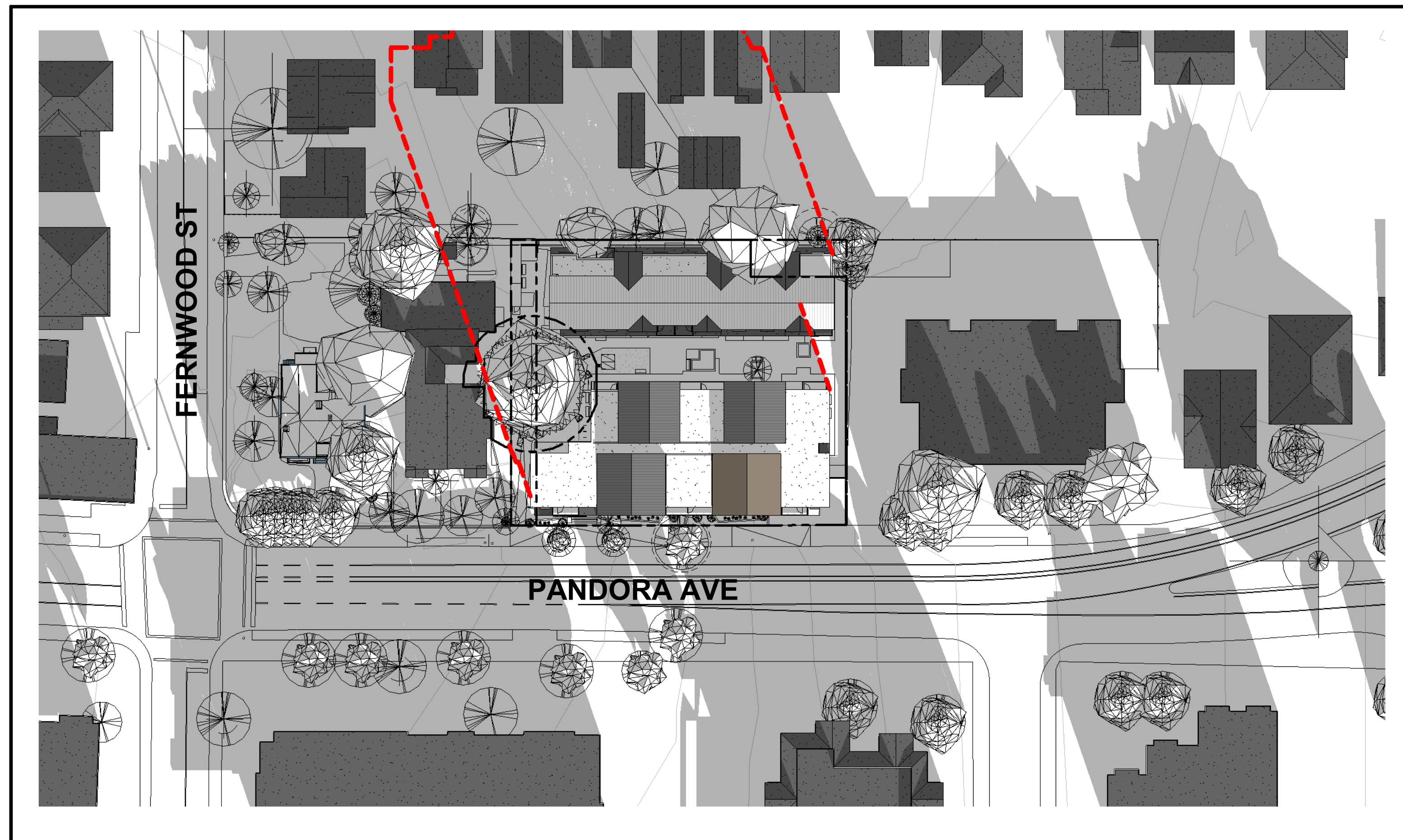
AVERAGE GRADES - TOTALS		
STRUCTURE	DISTANCE	TOTALS
TOWNHOUSES	112.33	3999.34
APARTMENT BUILDING	121.3	4378.07
GRAND TOTAL	233.63	8377.41

OVERALL AVERAGE GRADE: 35.86 m (GEO)

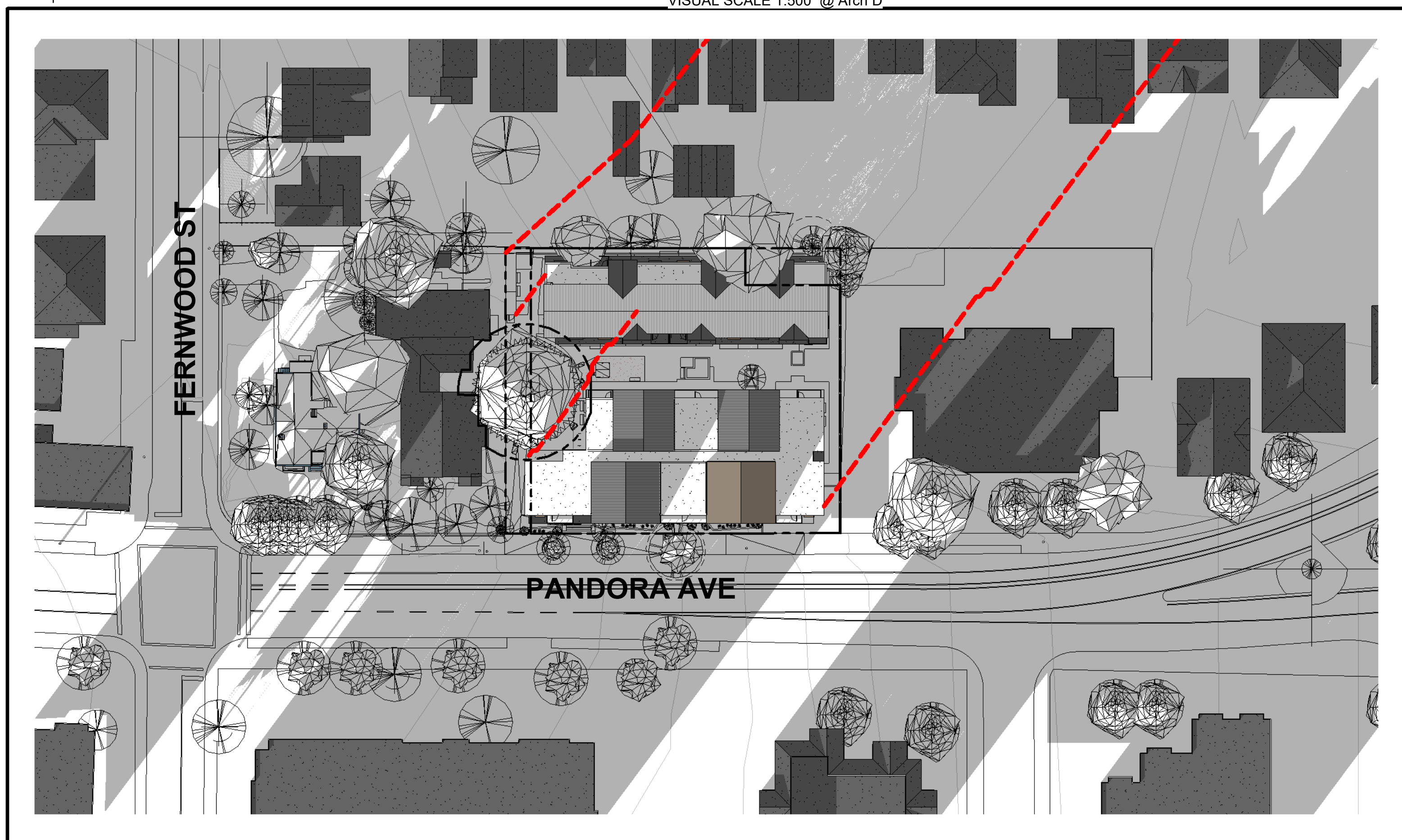
1 AVERAGE GRADE PLAN
1:100



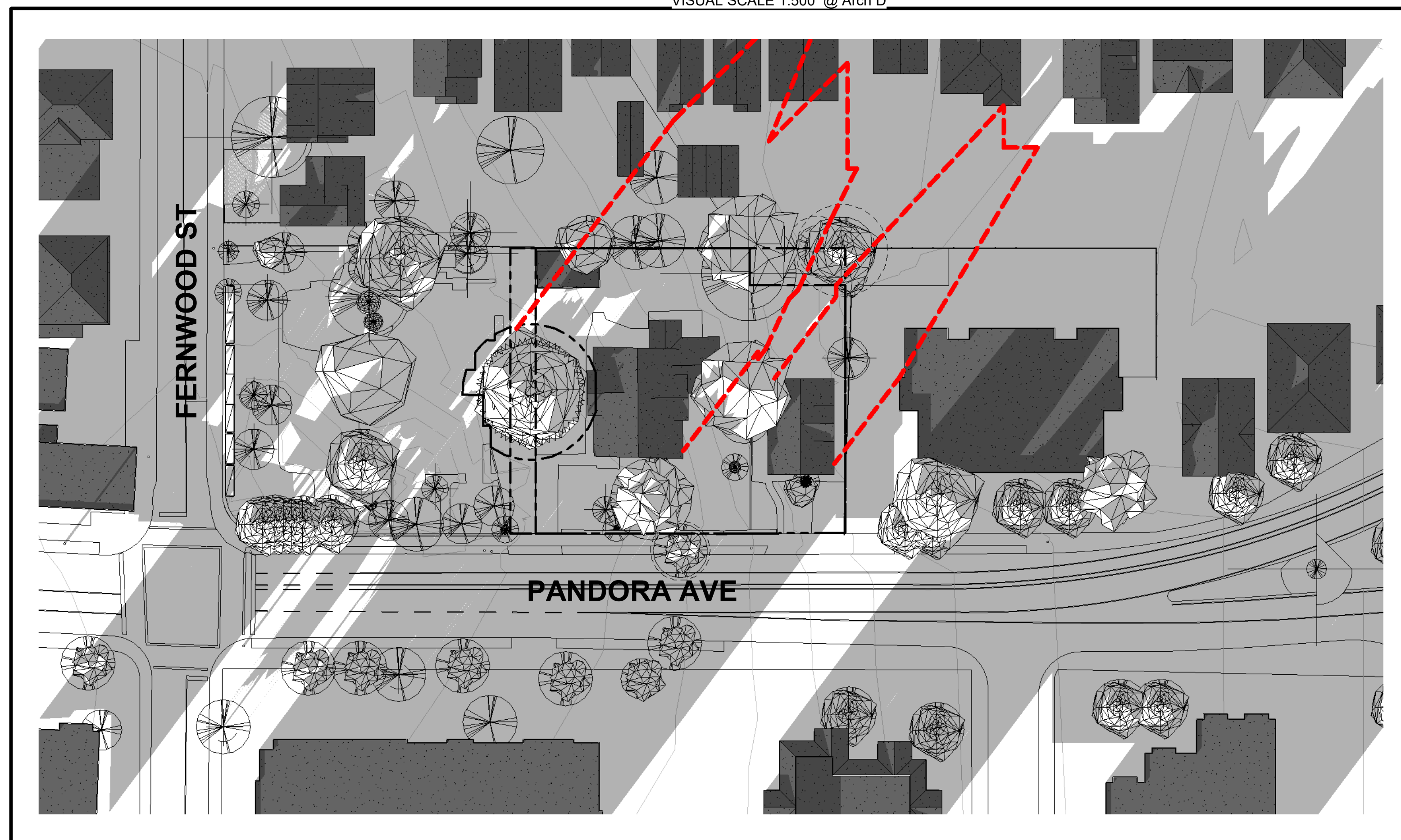
1 | WINTER SOLSTICE - 8AM
1:500
VISUAL SCALE 1:500 @ Arch D



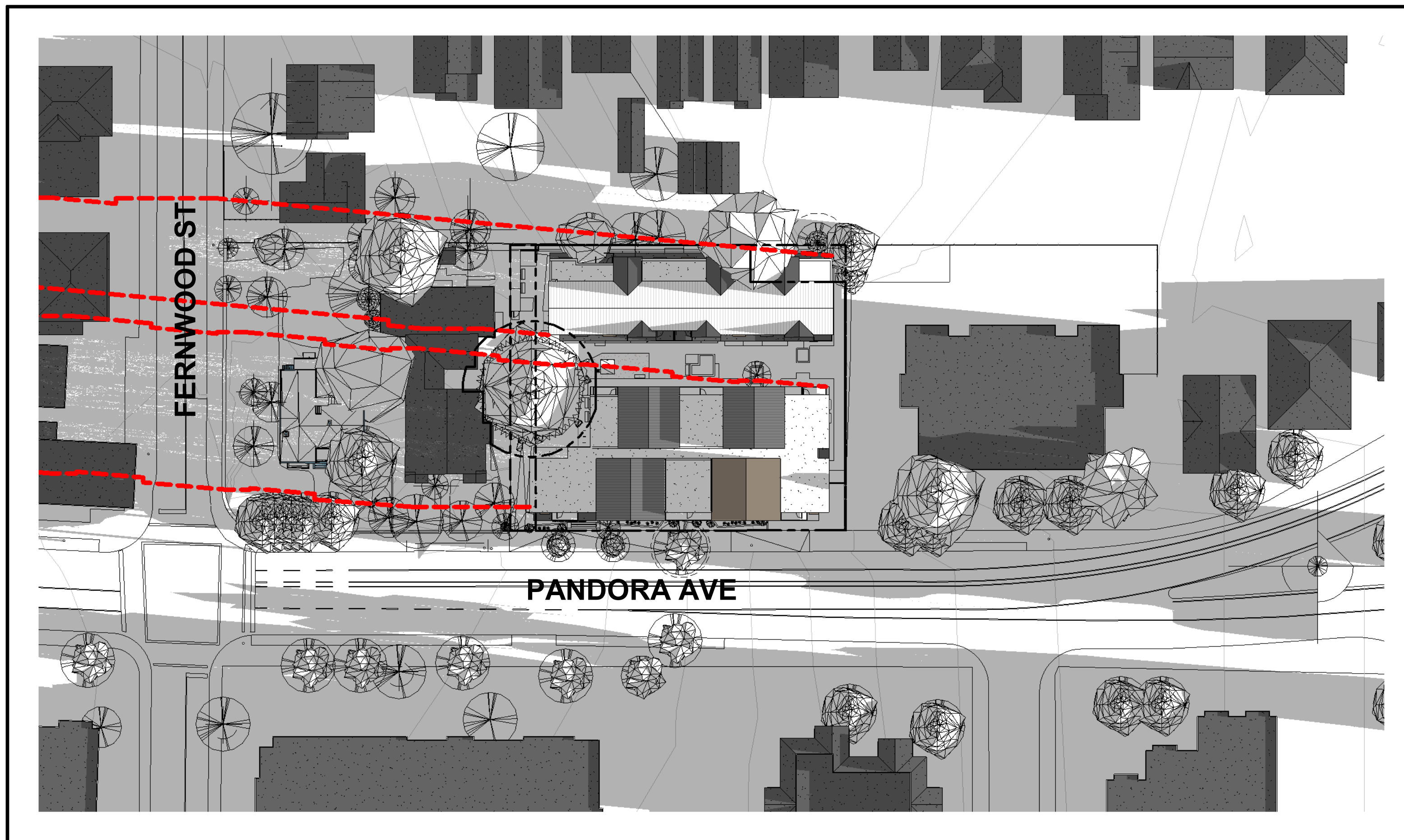
2 | WINTER SOLSTICE - NOON
1:500
VISUAL SCALE 1:500 @ Arch D



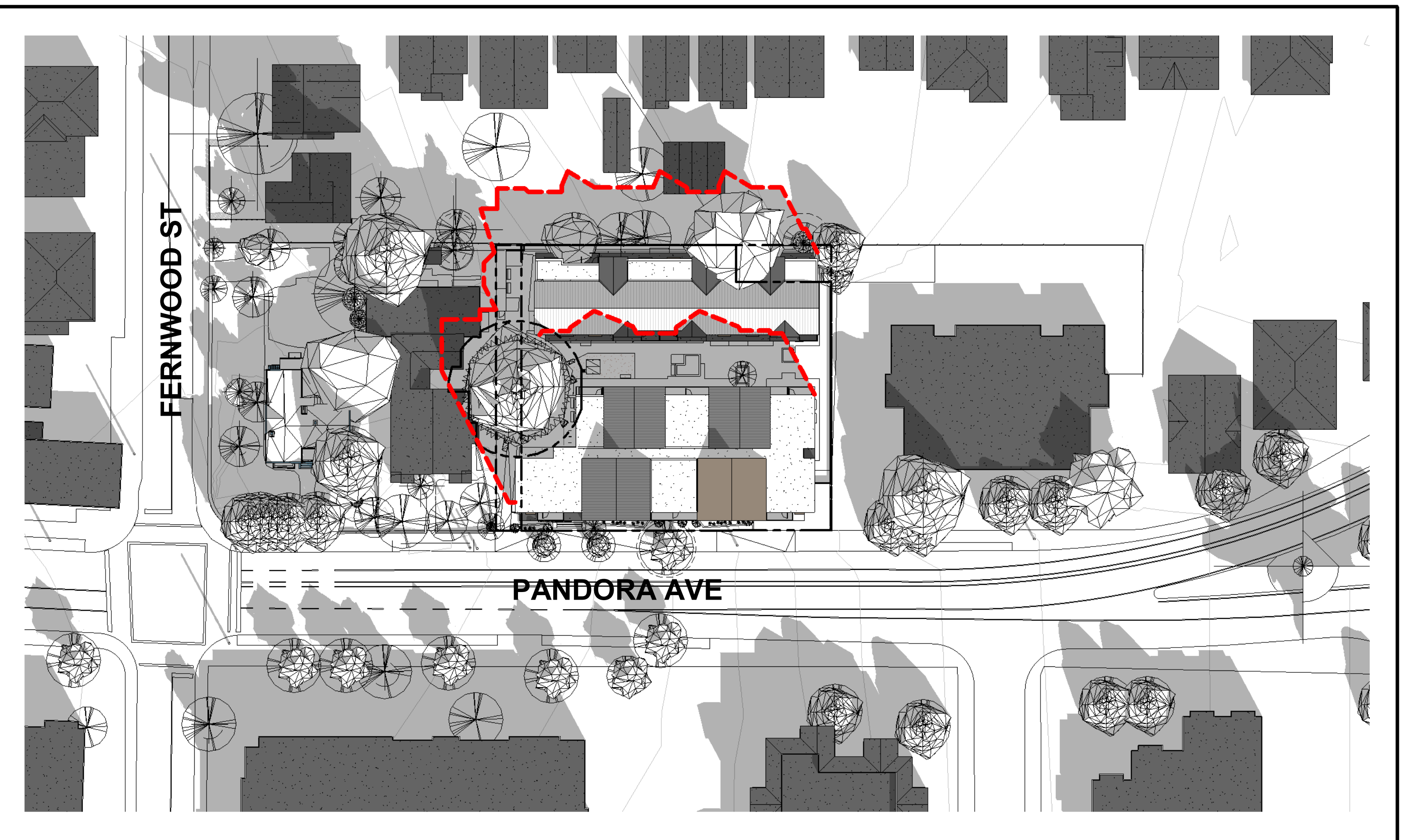
3 | WINTER SOLSTICE - 4PM
1:500
VISUAL SCALE 1:500 @ Arch D



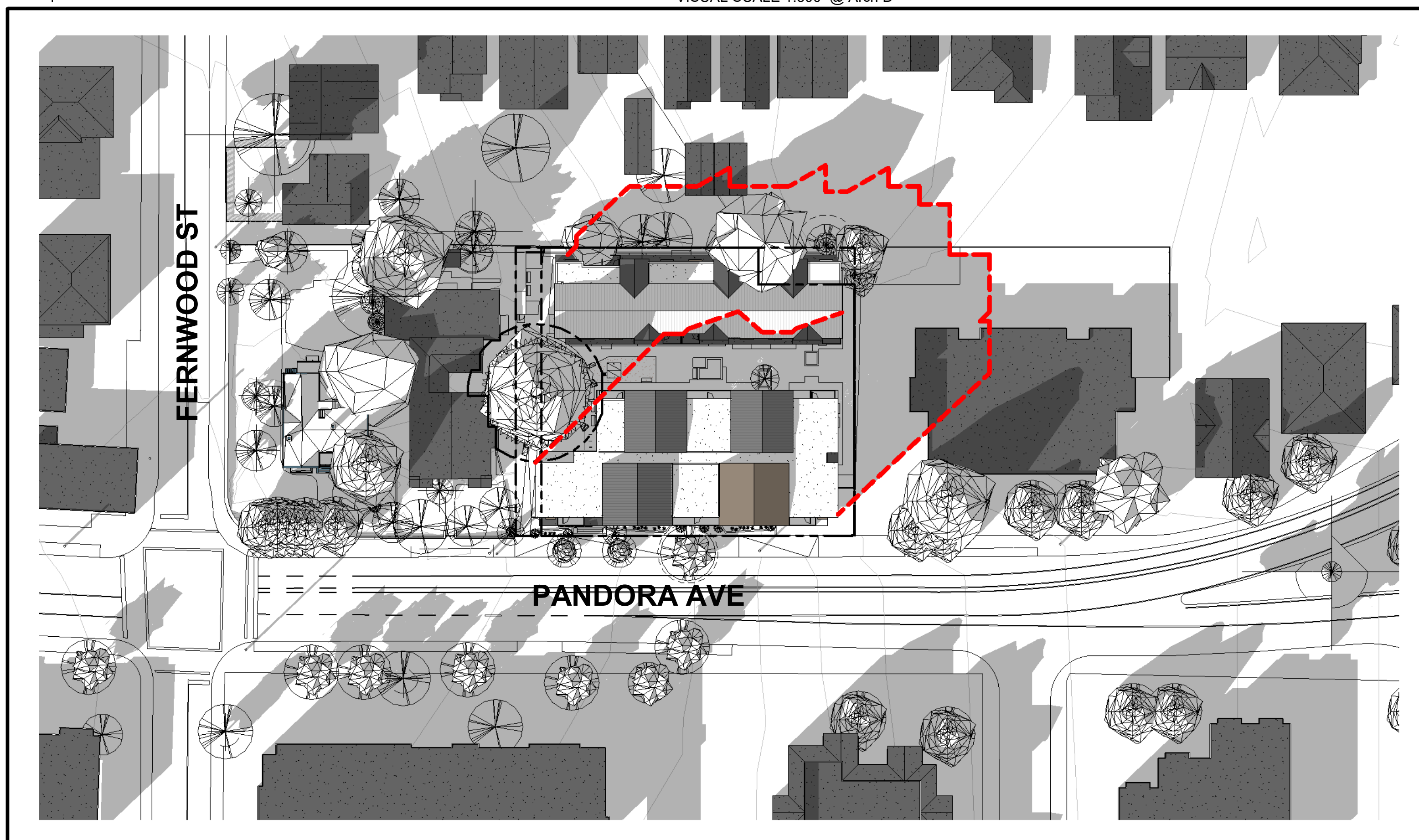
4 | WINTER SOLSTICE - 4PM - EXISTING
1:500
VISUAL SCALE 1:500 @ Arch D



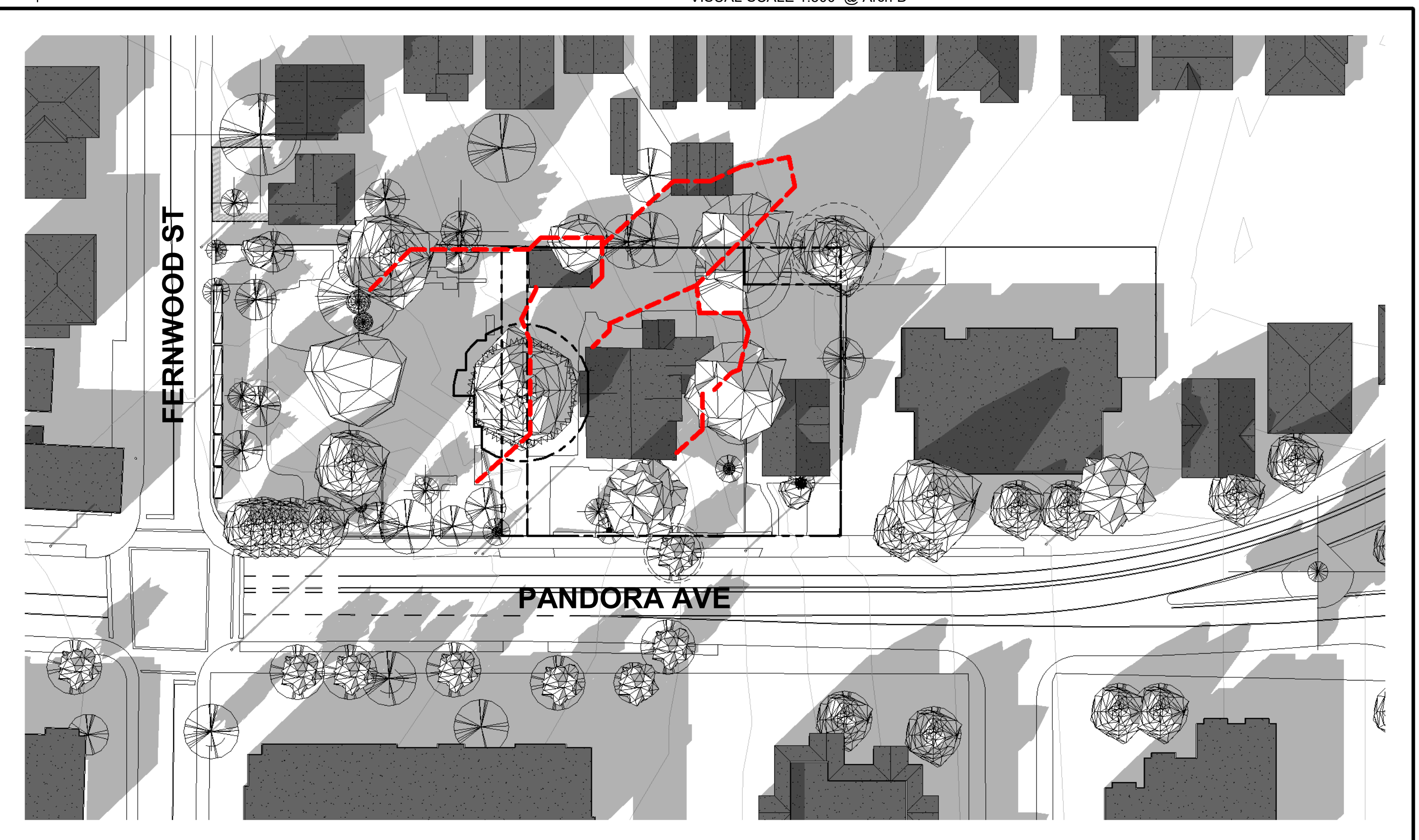
1 | SPRING / AUTUMN EQUINOX - 8AM
1:500
VISUAL SCALE 1:500 @ Arch D



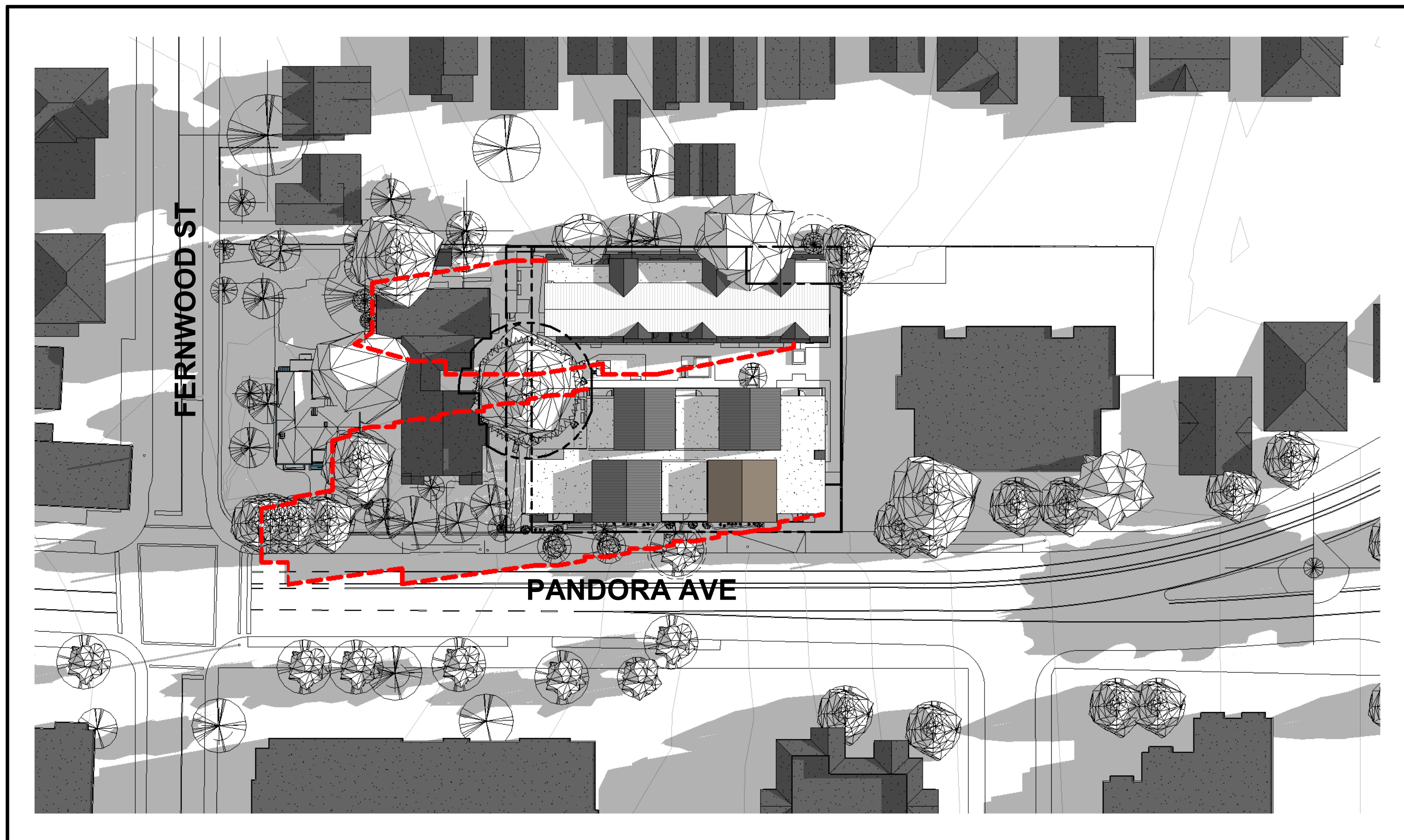
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VISUAL SCALE 1:500 @ Arch D



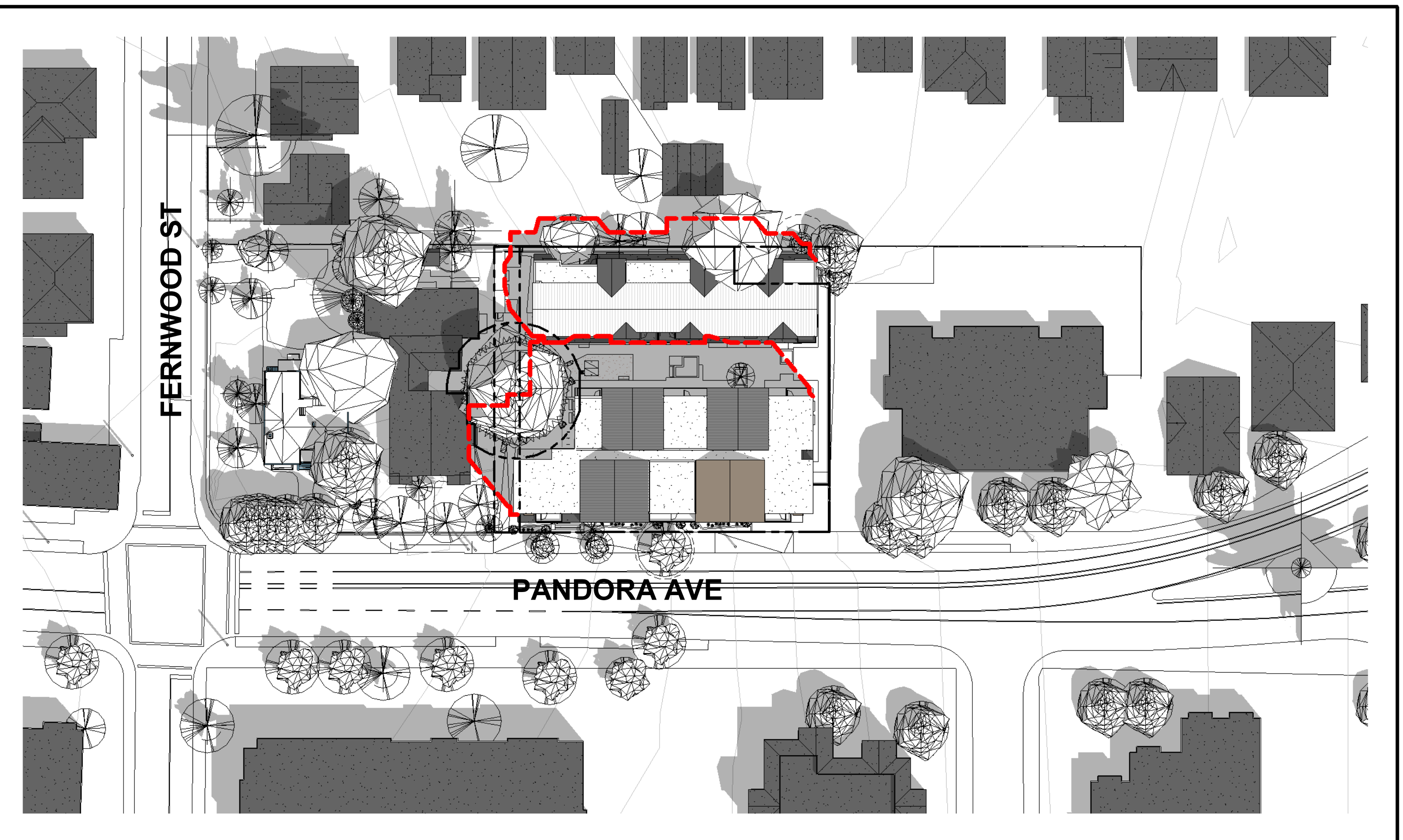
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1:500
VISUAL SCALE 1:500 @ Arch D



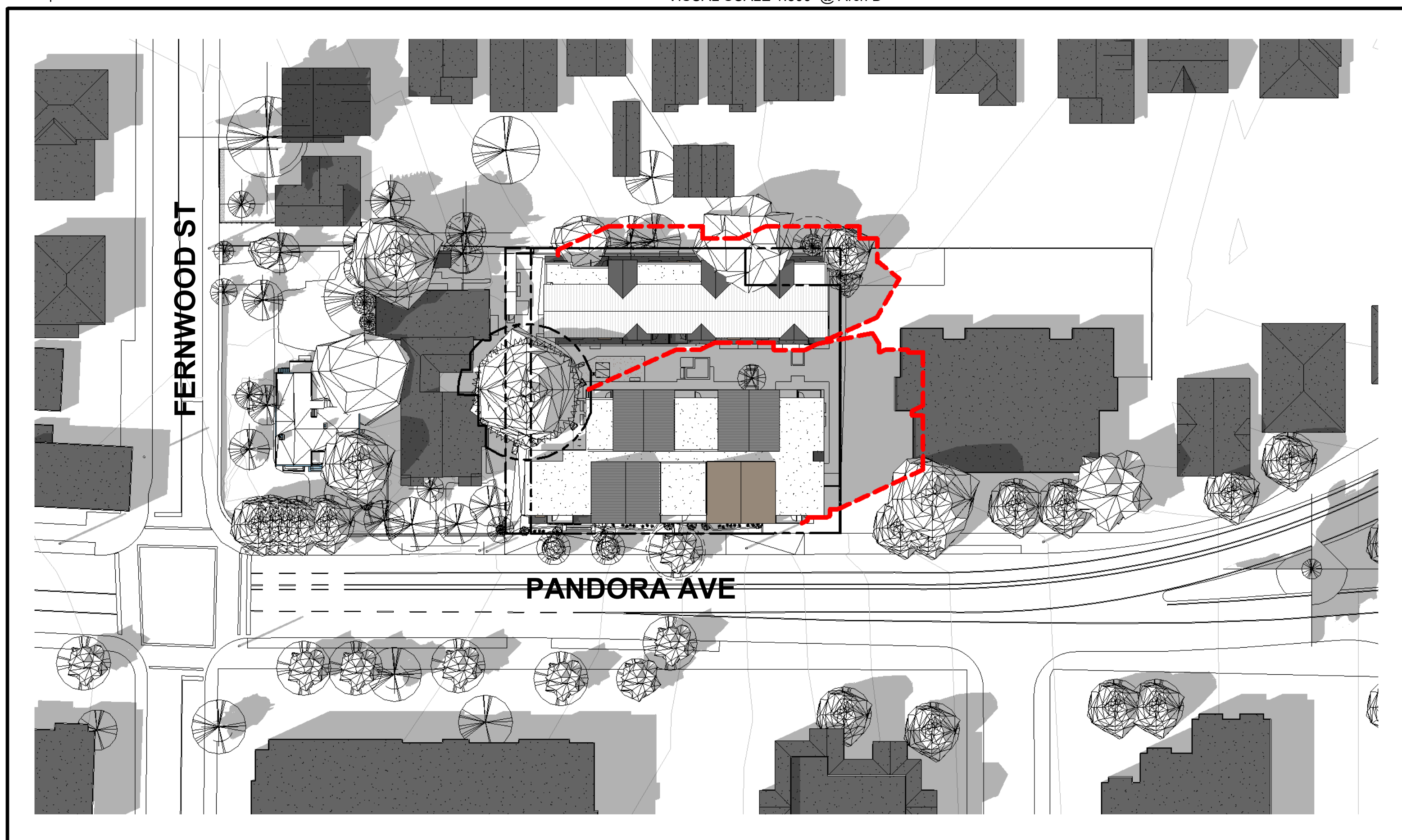
4 | SPRING / AUTUMN EQUINOX - 4PM - EXISTING
1:500
VISUAL SCALE 1:500 @ Arch D



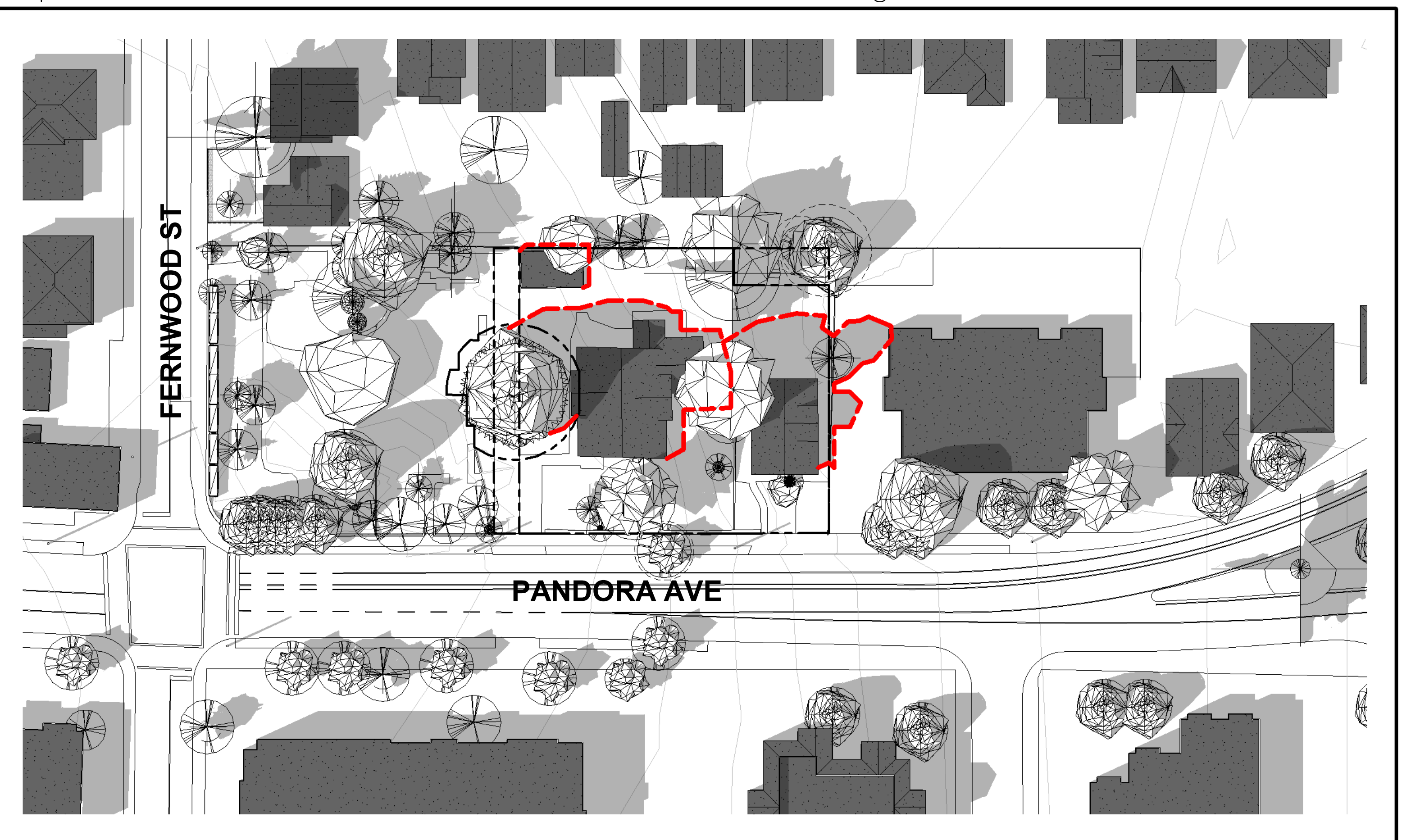
1 SUMMER SOLSTICE - 8AM
1:500
VISUAL SCALE 1:500 @ Arch D



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 - 4PM - EXISTING
1:500
VISUAL SCALE 1:500 @ Arch D

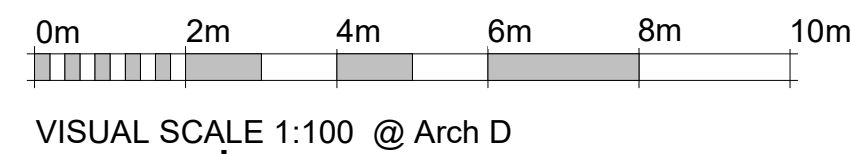
RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
TOWNH 1 / UNIT x 7 =	7	5
< 45m ² 0.75 / UNIT x 18 =	14	9
45-70m ² 0.9 / UNIT x 47 =	42	27
VISITOR STALLS: 0.1 / UNIT x 72 =	7	5

LONG-TERM BICYCLE PARKING	REQUIRED	PROVIDED
TOWNH 1 / UNIT x 7 =	7	9
< 45 m ² 1 / UNIT x 26 =	12	15
> 45m ² 1.25 / UNIT x 60 =	67	82
SUB TOTAL =	86	106

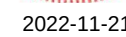
SHORT-TERM BICYCLE PARKING	REQUIRED	PROVIDED
0.1 / UNIT x 86 =	9	12
TOTAL:	95	118

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	

TOTAL TOWNHOUSES (COUNT FOR PARKING CALCULATION)		1 BED	49.2 m²
		49.2 m²: 11	
		1 BED	49.3 m²
		49.3 m²: 1	
UNIT TYPE	Count	2 BED	67.9 m²
TOWNHOUSE	7	67.9 m²: 10	
TOTAL UNIT COUNT: 7		TOTAL UNIT COUNT: 47	



1	ISSUED FOR DPI/REZ	2022-11-21
No.	Description	Date



1354-1360 Pandora Avenue
Victoria, BC

JOB No.: 2124

SCALE: As indicated

DATE: 2022/11/21

UNIT COUNT - BY TYPE

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

UNIT AND AREA LEGEND

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

Area Schedule (GFA Apartment)

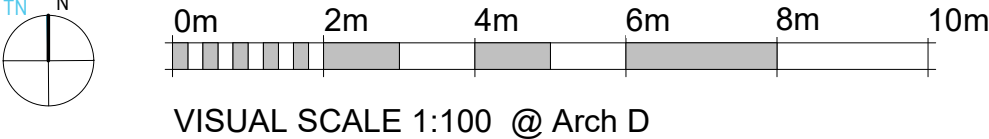
Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

Area Schedule (GFA Townhouse)

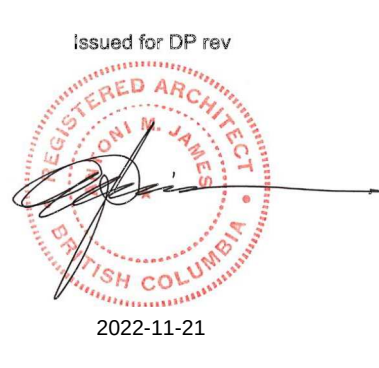
Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²



1 FLOOR PLAN - L1
1 : 100



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



SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L1

JOB No.: 2124

SCALE: 1 : 100

A-2.1

DATE: 2022/11/21

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

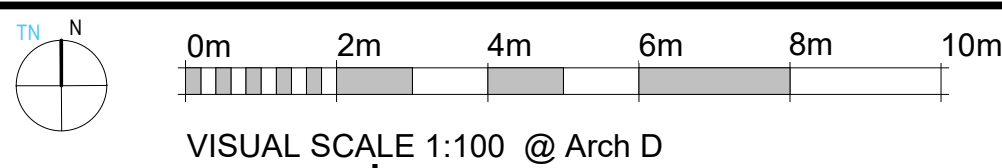
UNIT AND AREA LEGEND	
	1 BED
	2 BED
	STAIR
	STUDIO
	TOWNHOUSE

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

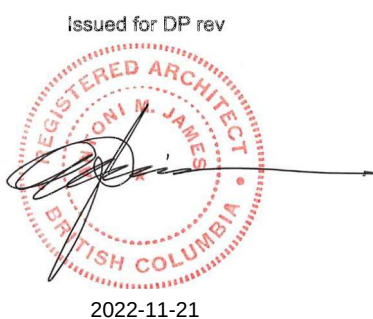


1 | FLOOR PLAN - L2
1 : 100



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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L2

JOB No.: 2124

SCALE: 1 : 100

A-2.2

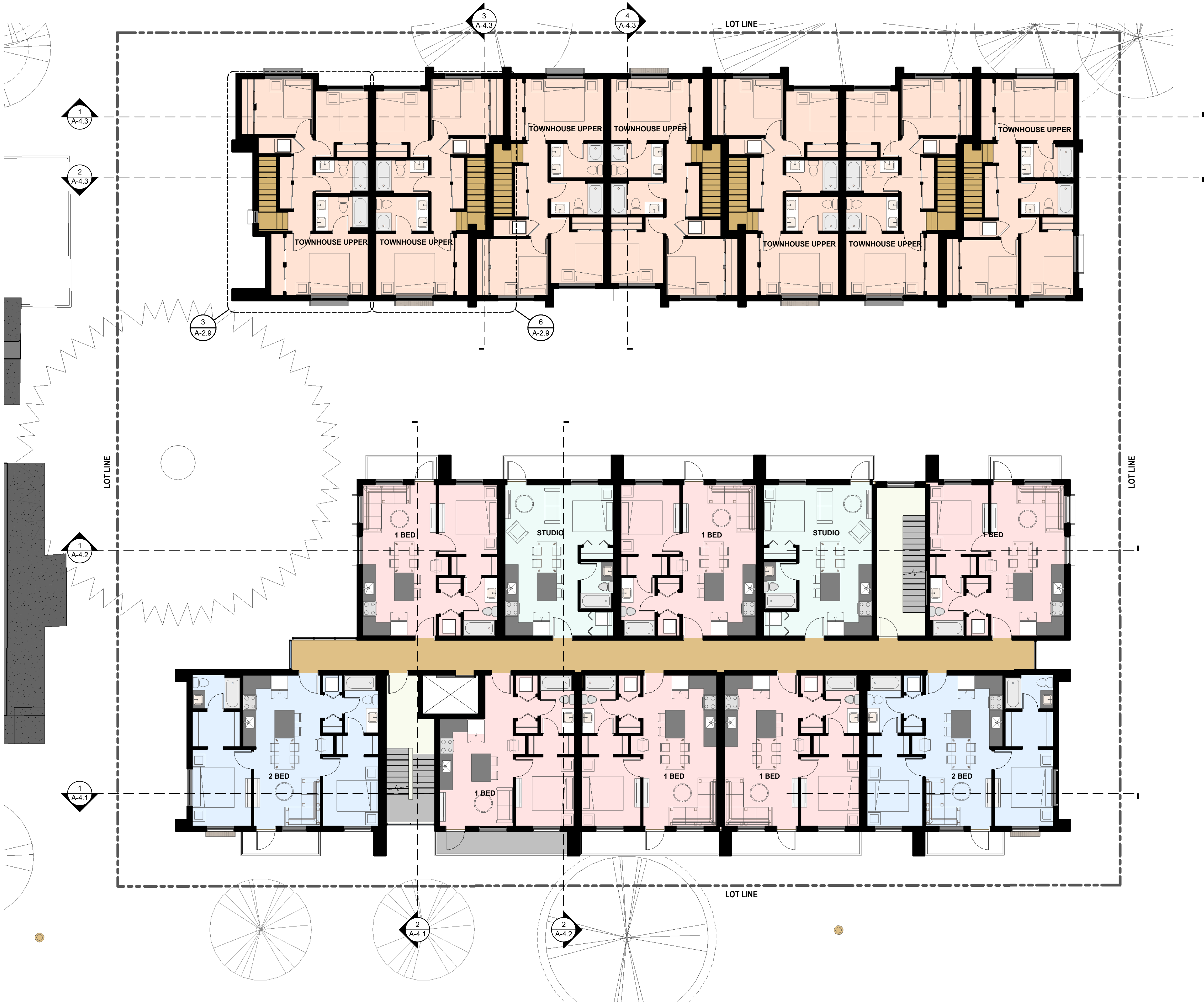
DATE: 2022/11/21

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

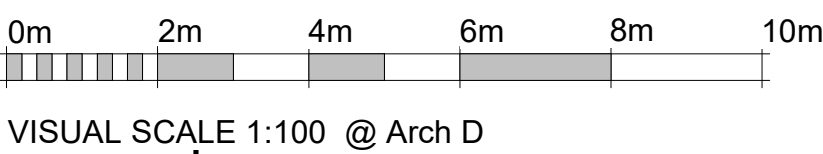
UNIT AND AREA LEGEND	
	1 BED
	2 BED
	STAIR
	STUDIO
	TOWNHOUSE UPPER

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

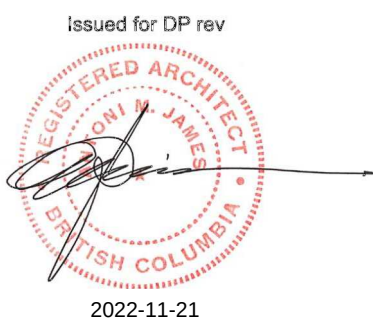
Area Schedule (GFA Townhouse)	
Level	Area
L1	443.1 m²
L2	442.5 m²
L3	442.5 m²
Grand total	1328 m²



1 | FLOOR PLAN - L3



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



SEQUOIA APARTMENTS

FLOOR PLAN - L3

A-2.3

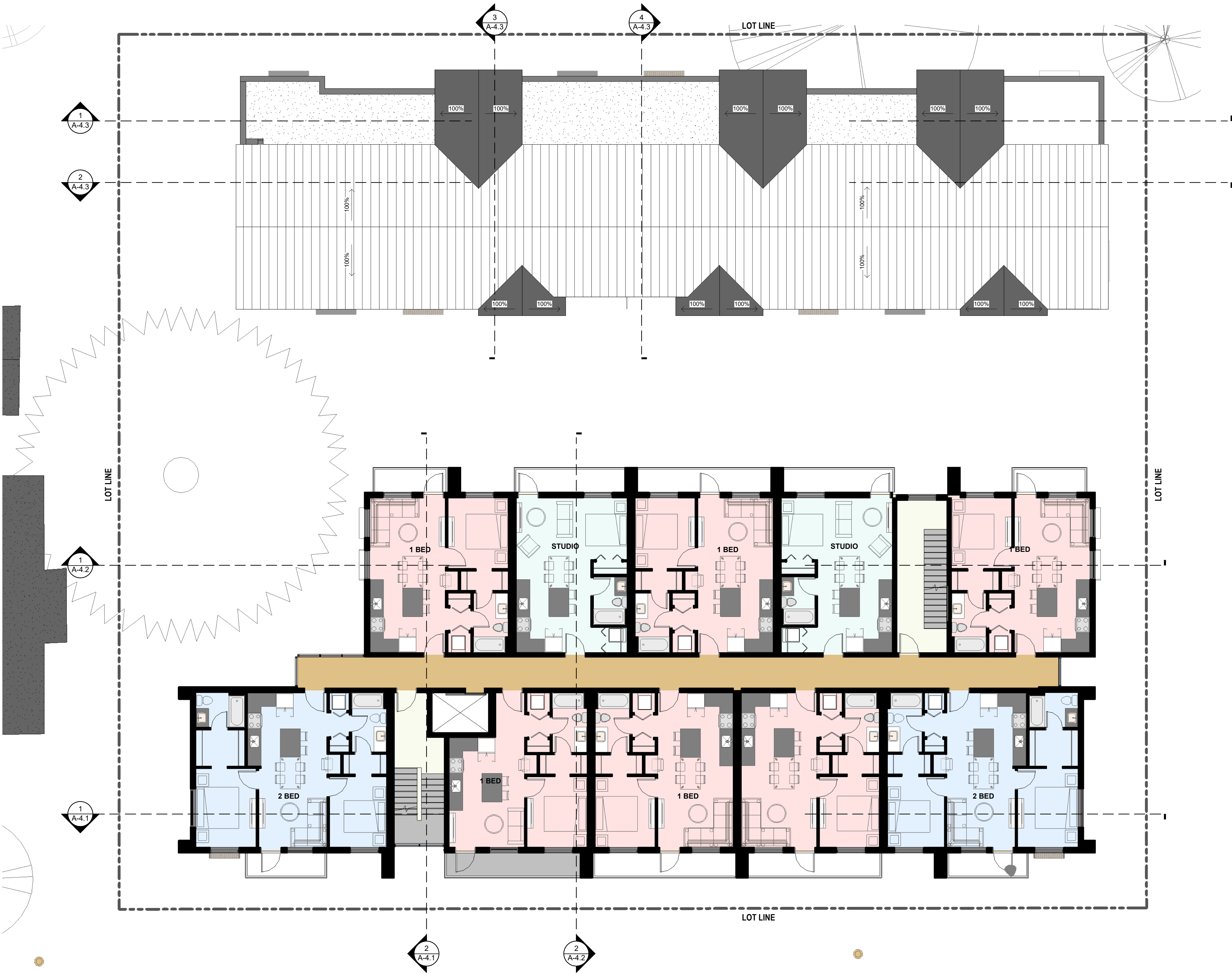
UNIT COUNT - BY TYPE	
UNIT TYPE	
1 BED	
1 BED: 36	
1 BED (TH): 7	
2 BED	
2 BED: 10	
STORAGE	
STORAGE: 1	
STUDIO	
STUDIO: 12	
TOWNHOUSE	
TOWNHOUSE: 7	
TOTAL UNIT COUNT: 73	

UNIT AND AREA LEGEND

	1 BED
	2 BED
	STAIR
	STUDIO

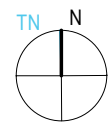
Area Schedule (GFA Apartment)	
Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

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 - L4

1 : 100



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

VISUAL SCALE 1:100 @ Arch D

continuum
ARCHITECTURE

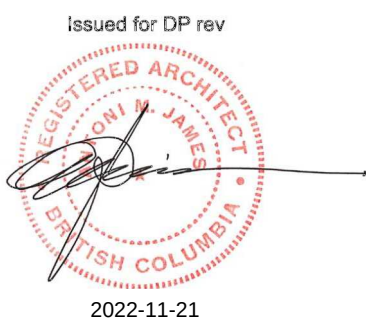
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L4

JOB No.: 2124

SCALE: 1 : 100

A-2.4

DATE: 2022/11/21

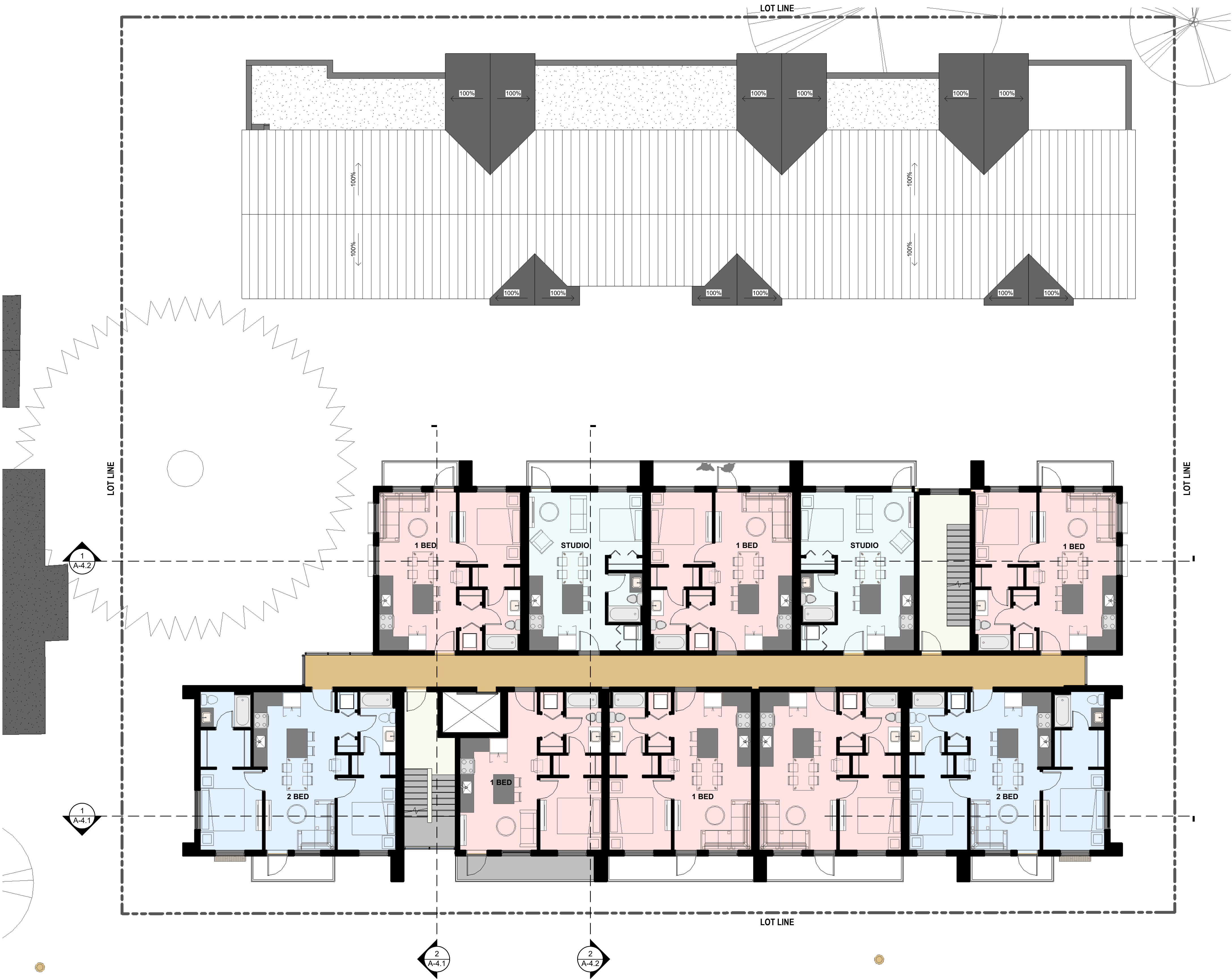
UNIT COUNT - BY TYPE	
UNIT TYPE	
1 BED	
1 BED: 36	
1 BED (TH): 7	
2 BED	
2 BED: 10	
STORAGE	
STORAGE: 1	
STUDIO	
STUDIO: 12	
TOWNHOUSE	
TOWNHOUSE: 7	
TOTAL UNIT COUNT: 73	

UNIT AND AREA LEGEND

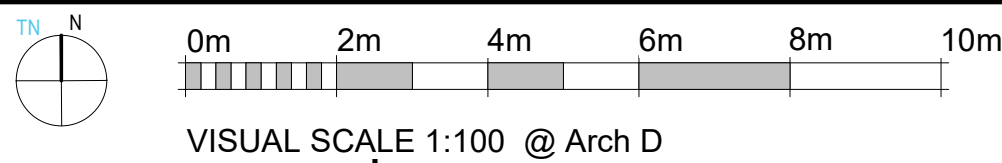
- 1 BED
- 2 BED
- STAIR
- STUDIO

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



VISUAL SCALE 1:100 @ Arch D



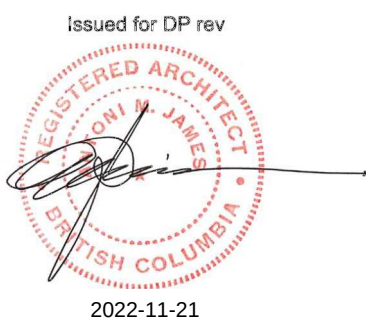
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L5

JOB No.: 2124

SCALE: 1 : 100

A-2.5

DATE: 2022/11/21

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

UNIT AND AREA LEGEND

1 BED
2 BED
STAIR
STUDIO

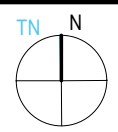
Area Schedule (GFA Apartment)	
Level	Area
L1	603.7 m²
L2	671.2 m²
L3	671.2 m²
L4	670.9 m²
L5	671.2 m²
L6	670.9 m²
Grand total	3959.1 m²

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



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

VISUAL SCALE 1:100 @ Arch D

continuum
ARCHITECTURE

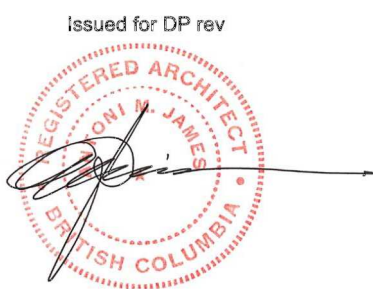
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

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

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L6

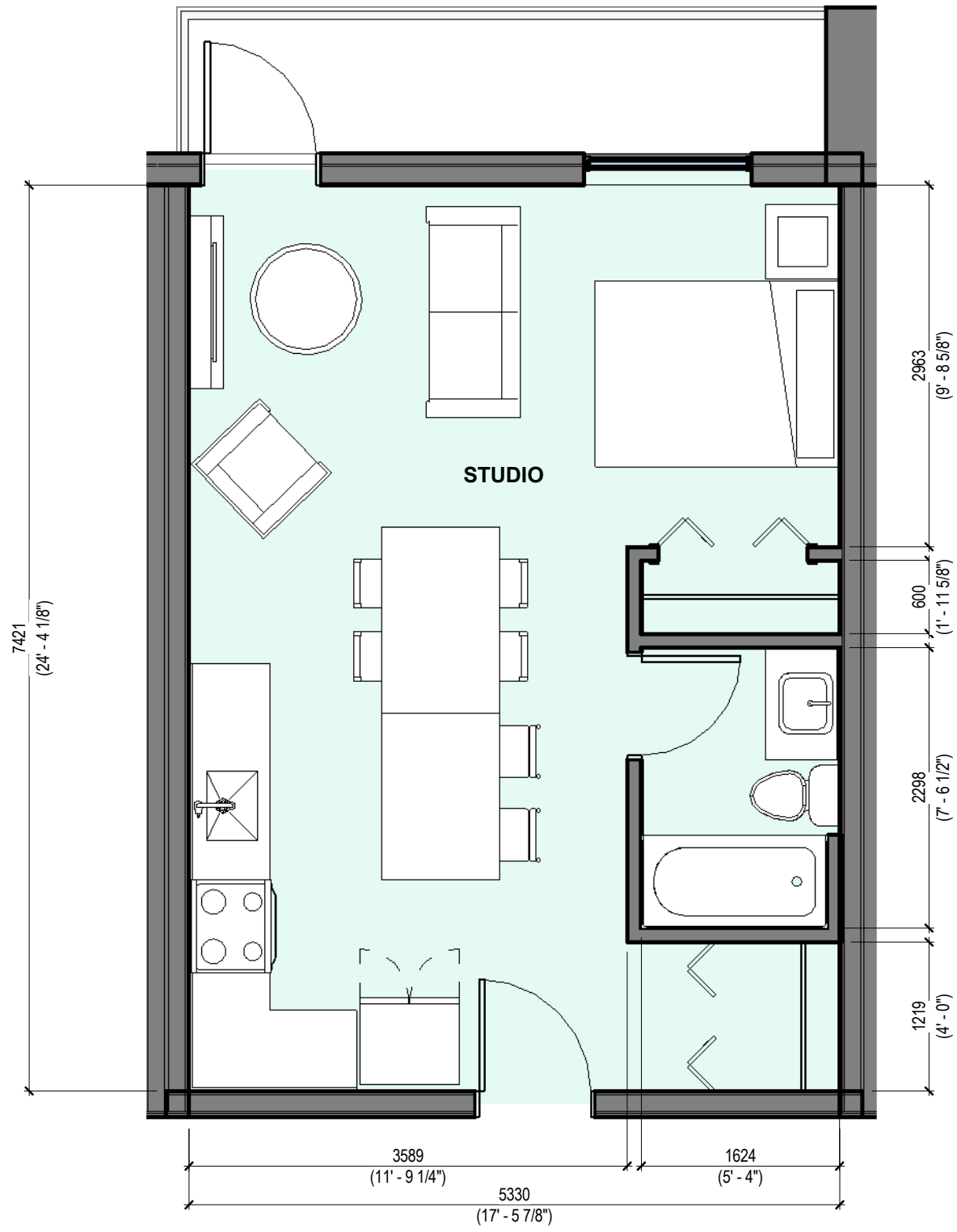
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SCALE: 1 : 100

A-2.6

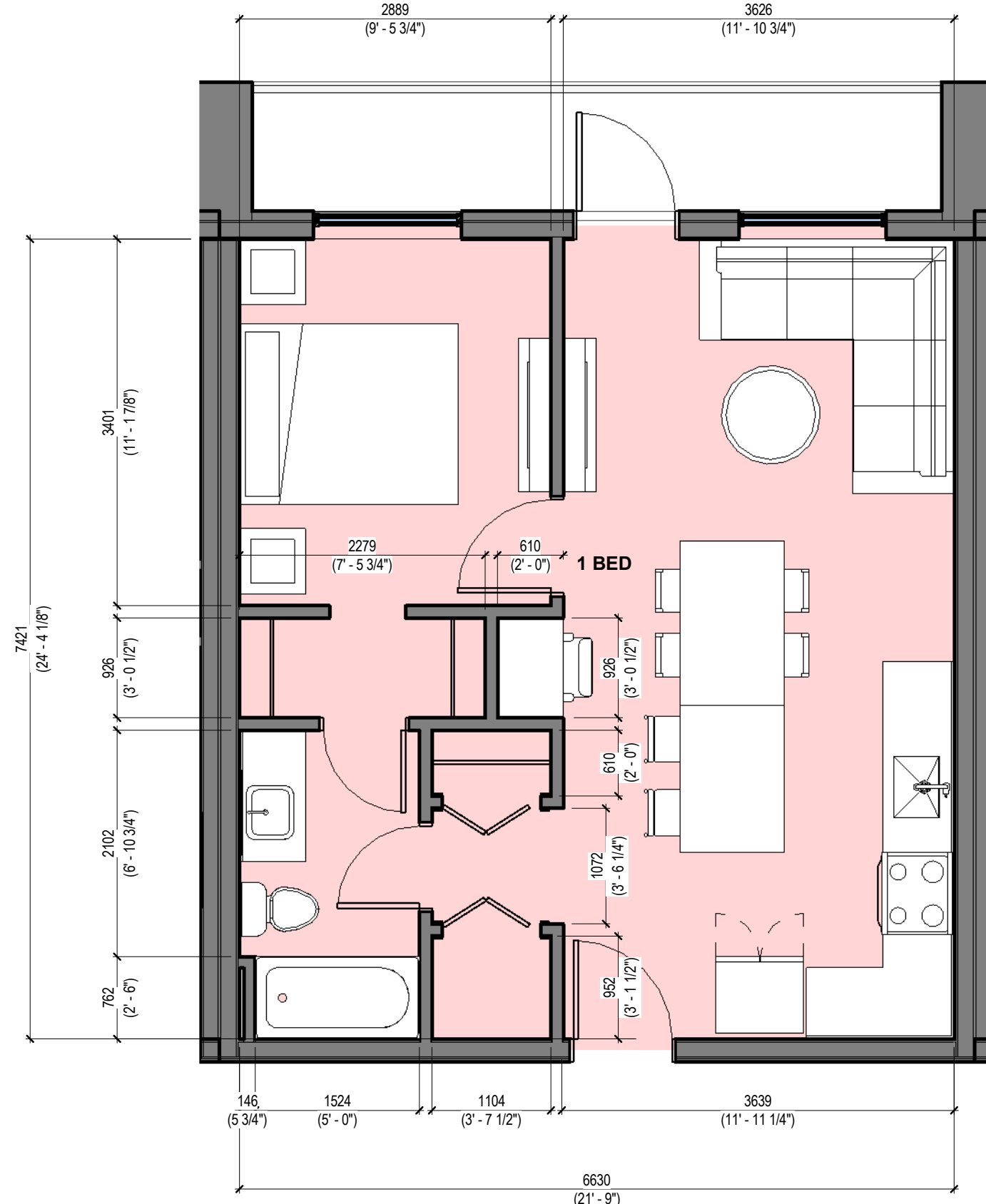
DATE: 2022/11/21

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		



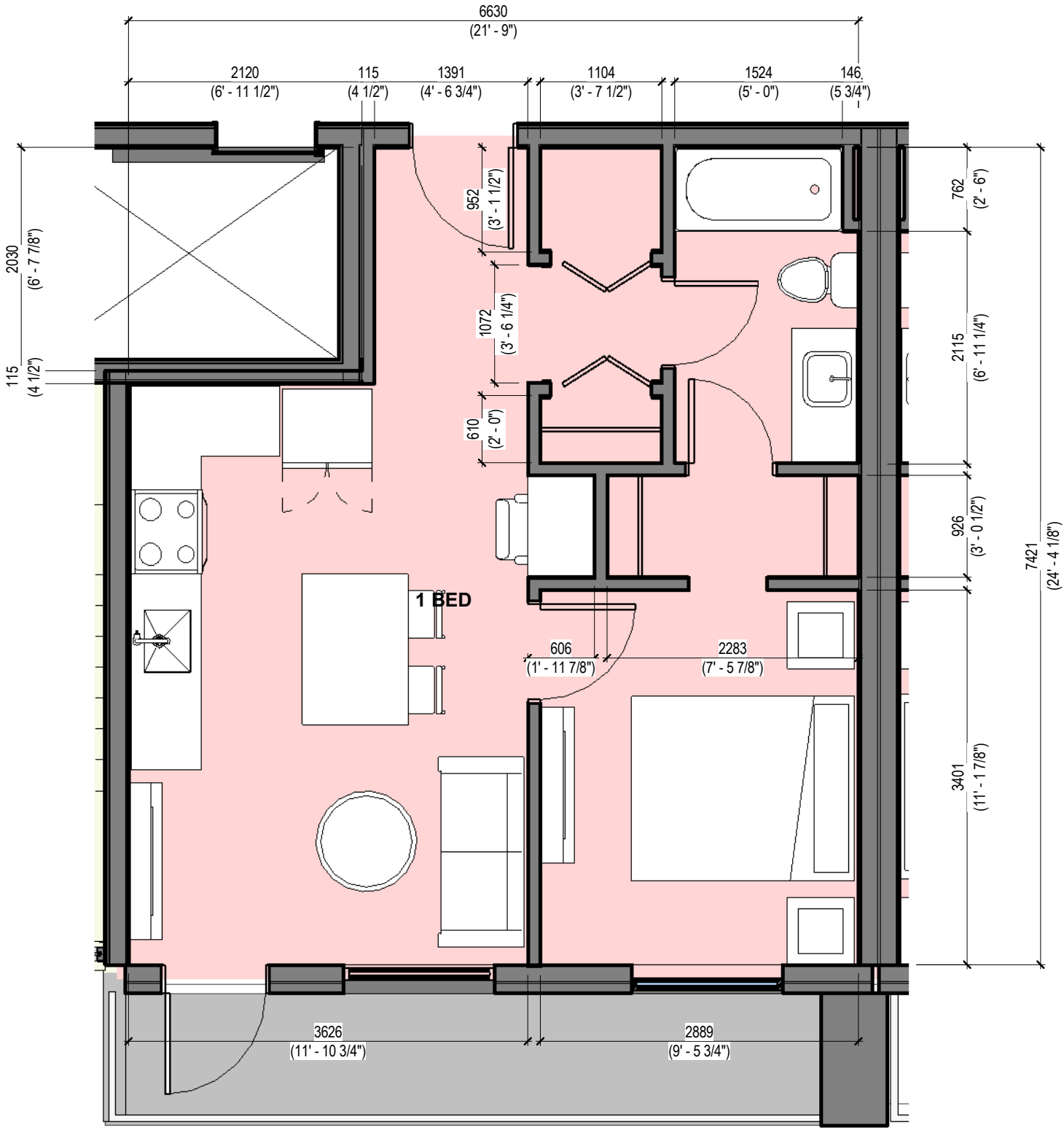
STUDIO (12)
RENTABLE AREA
43.8m² (472 SF)
USABLE AREA:
39.6m² (426 SF)

1 STUDIO - UNIT PLAN
1 : 50



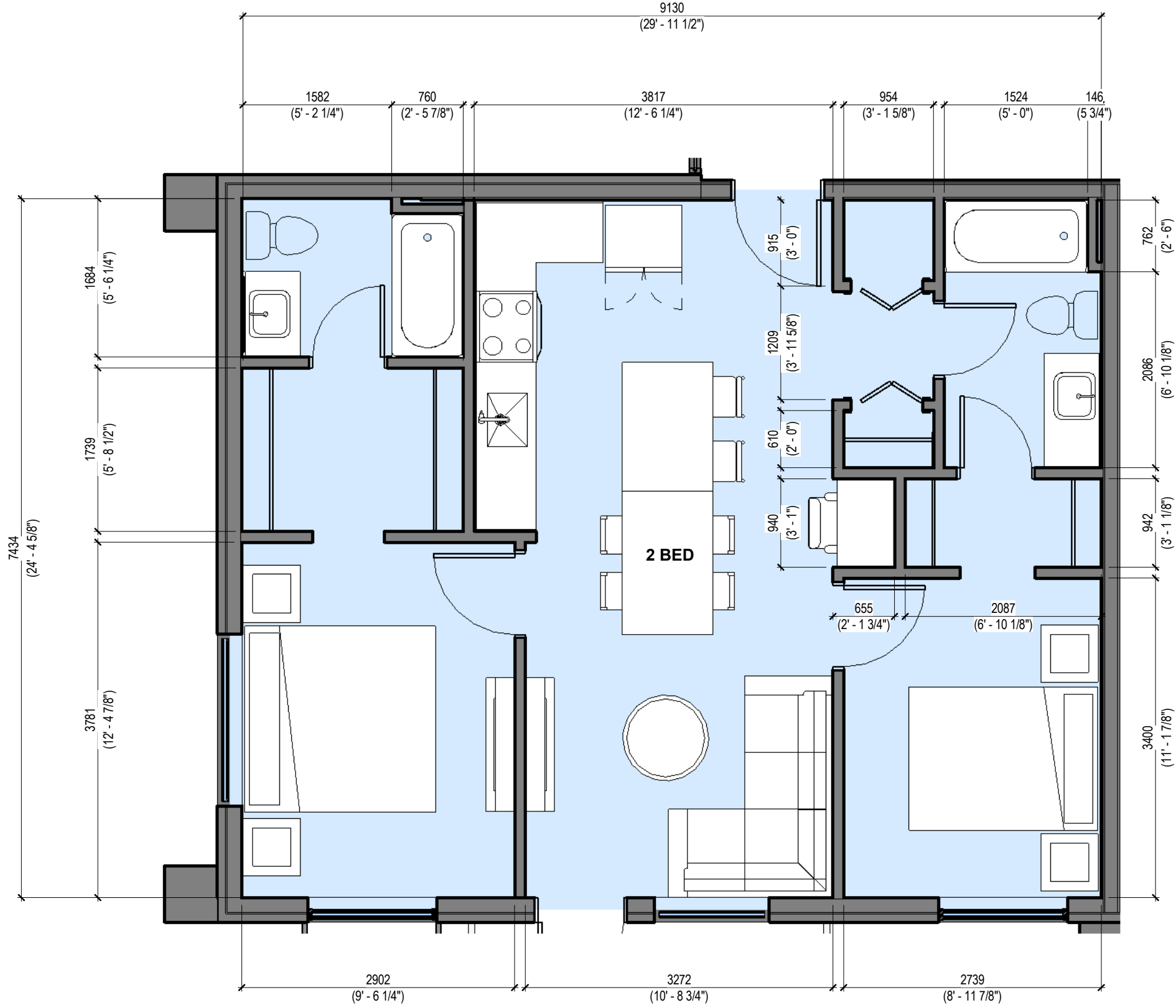
1 BED TYPE 1 (18)
RENTABLE AREA
53.8m² (579SF)
USABLE AREA:
49.2m² (530 SF)

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)

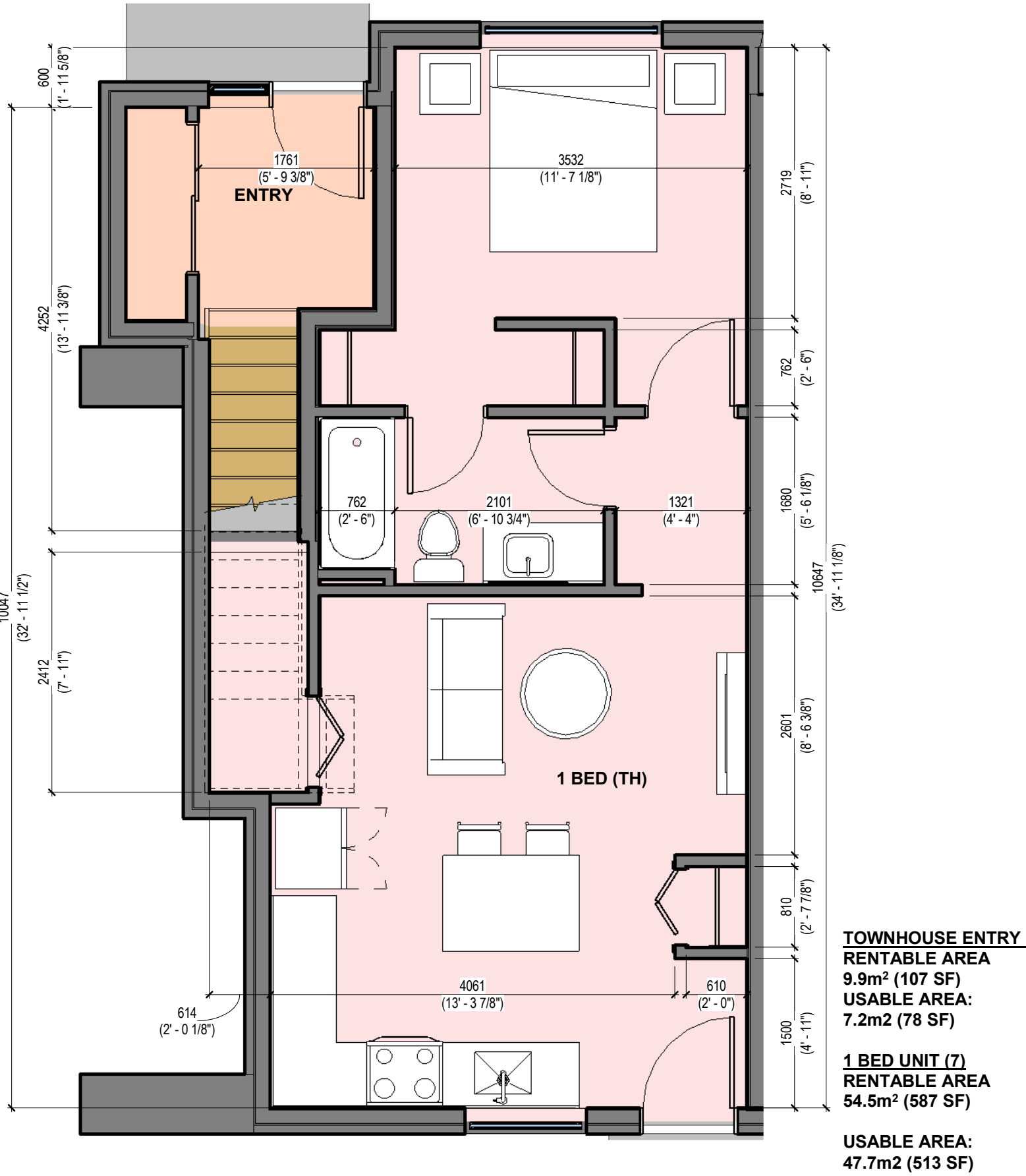
3 1 BED TYPE 2 - UNIT PLAN
1 : 50



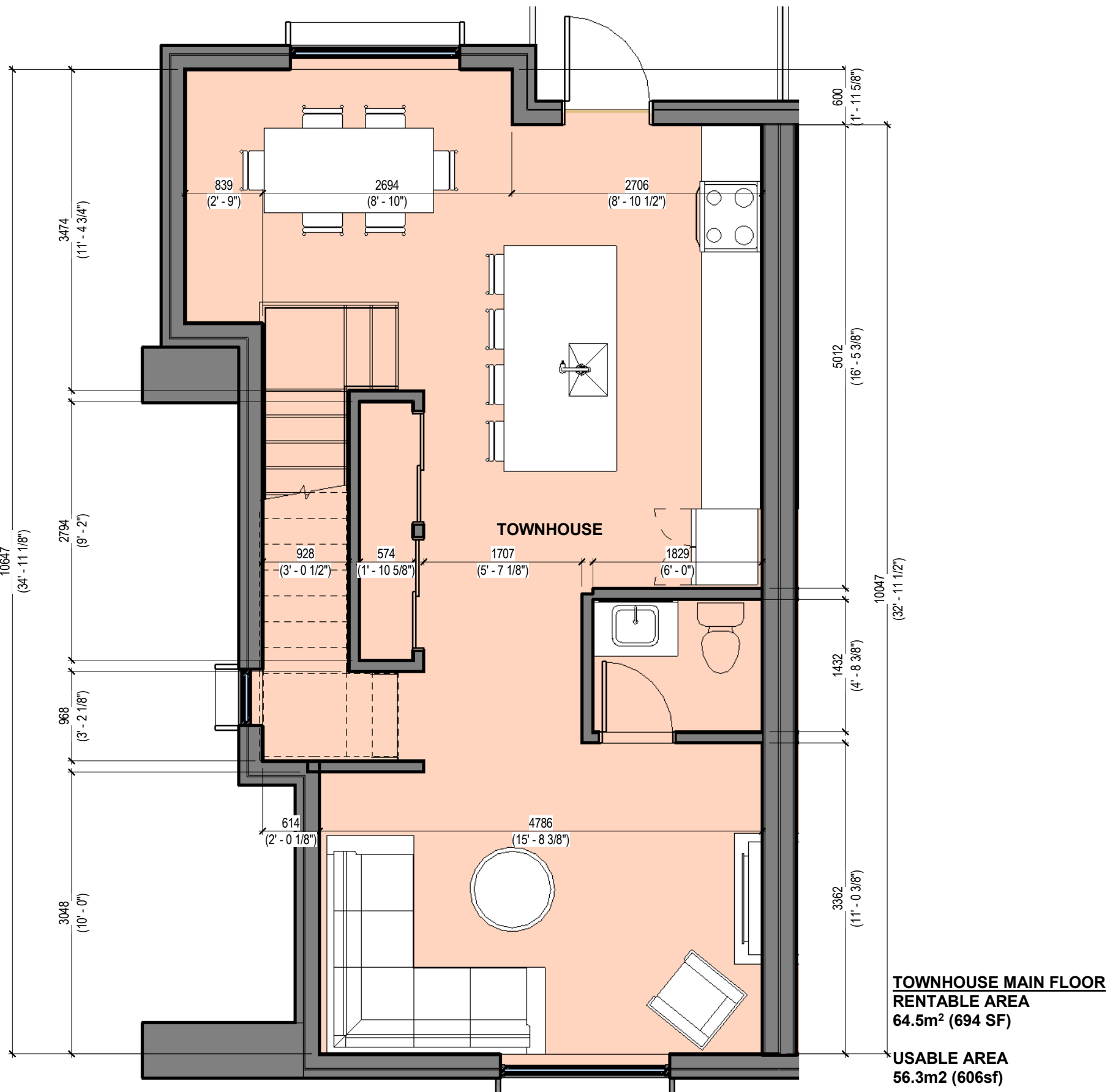
2 BED (10)
RENTABLE AREA
75.5m² (813SF)
USABLE AREA:
67.9m² (731 SF)

4 2 BED - UNIT PLAN
1 : 50

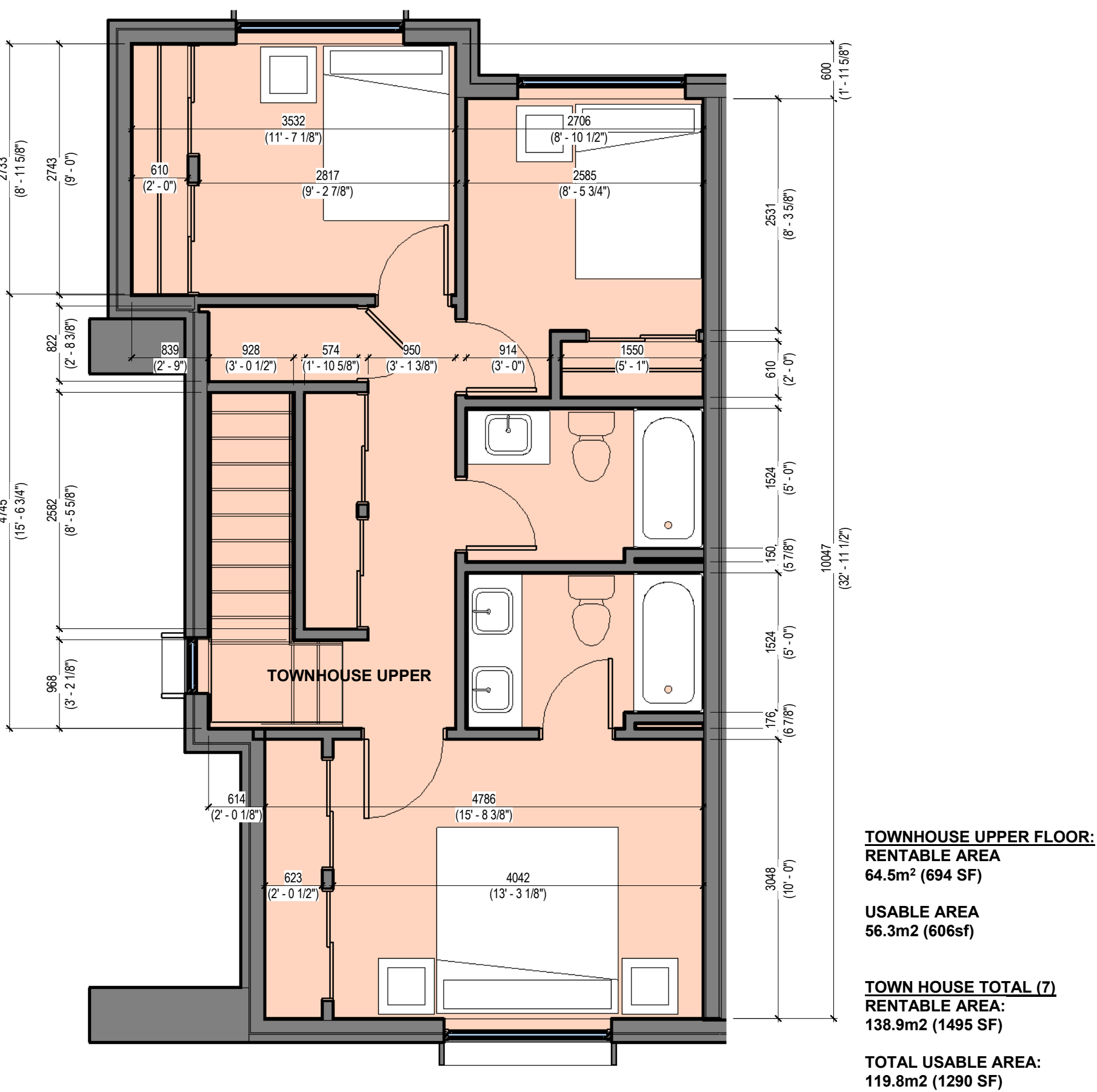
UNIT COUNT - BY TYPE	
UNIT TYPE	
1 BED	
1 BED: 36	
1 BED (TH): 7	
2 BED	
2 BED: 10	
STORAGE	
STORAGE: 1	
STUDIO: 12	
TOWNHOUSE	
TOWNHOUSE: 7	
TOTAL UNIT COUNT: 73	



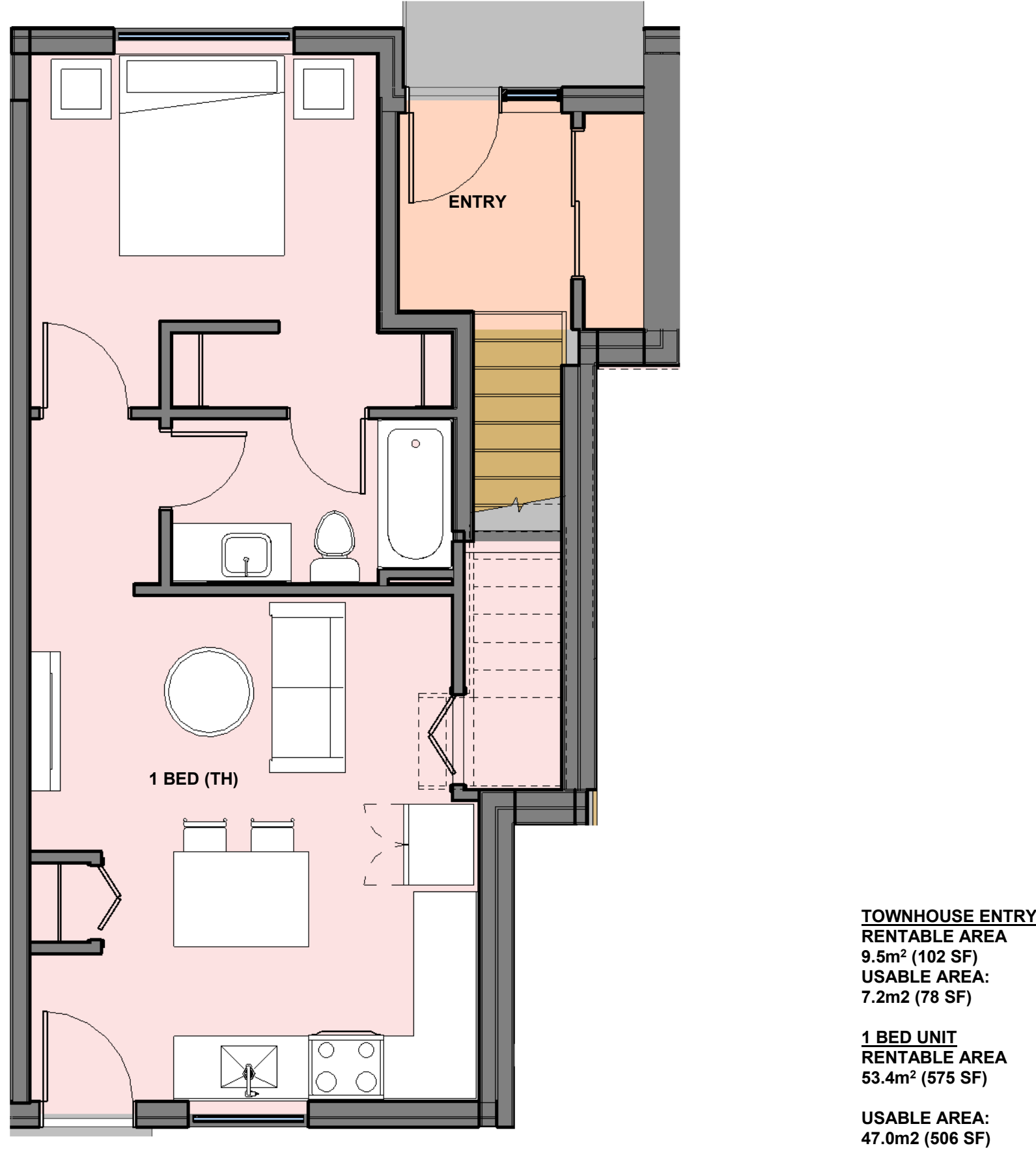
1 1 BED (TH) TYPE 1 - UNIT PLAN
1 : 50



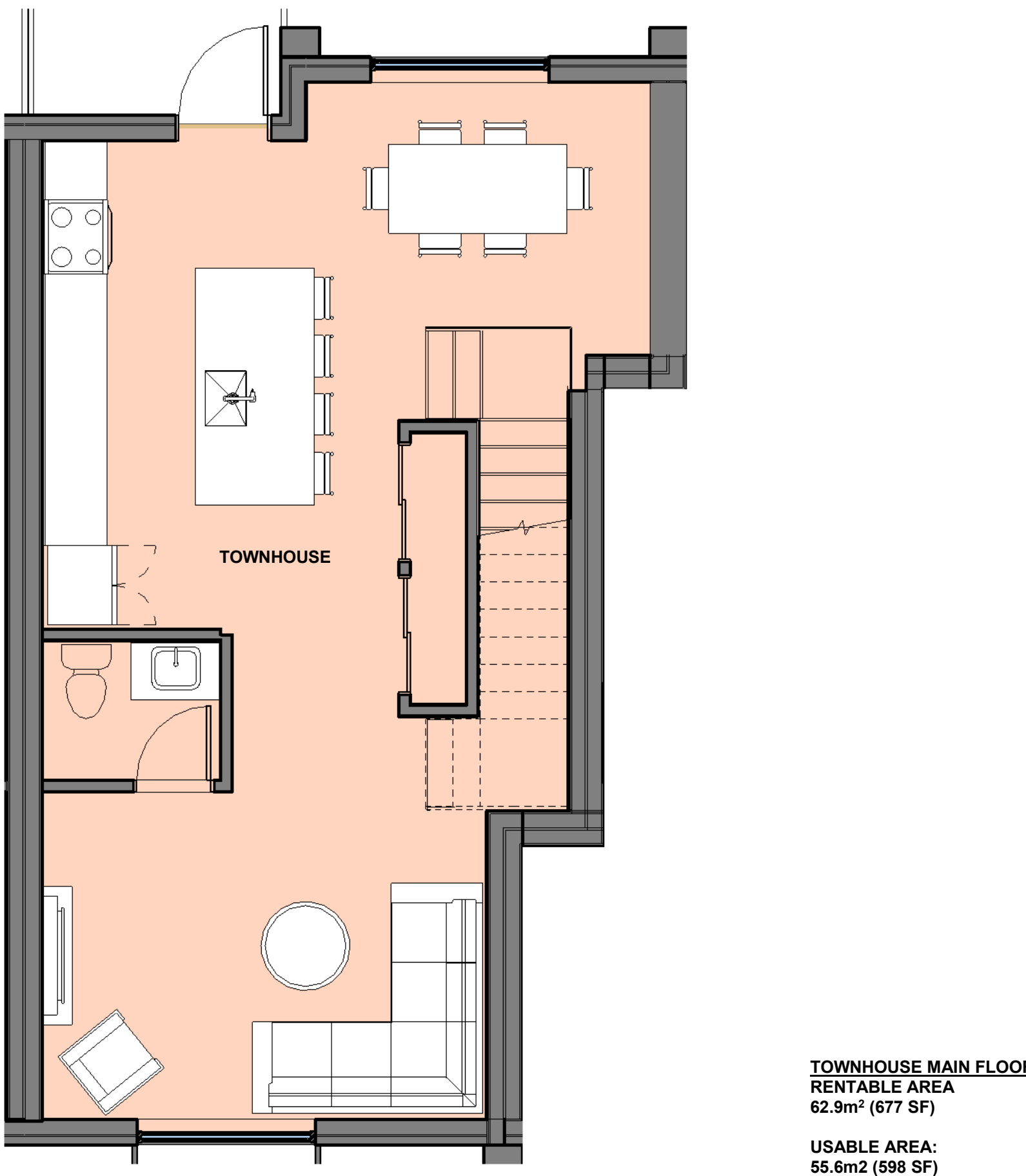
2 TOWNHOUSE TYPE 1 - MAIN UNIT PLAN
1 : 50



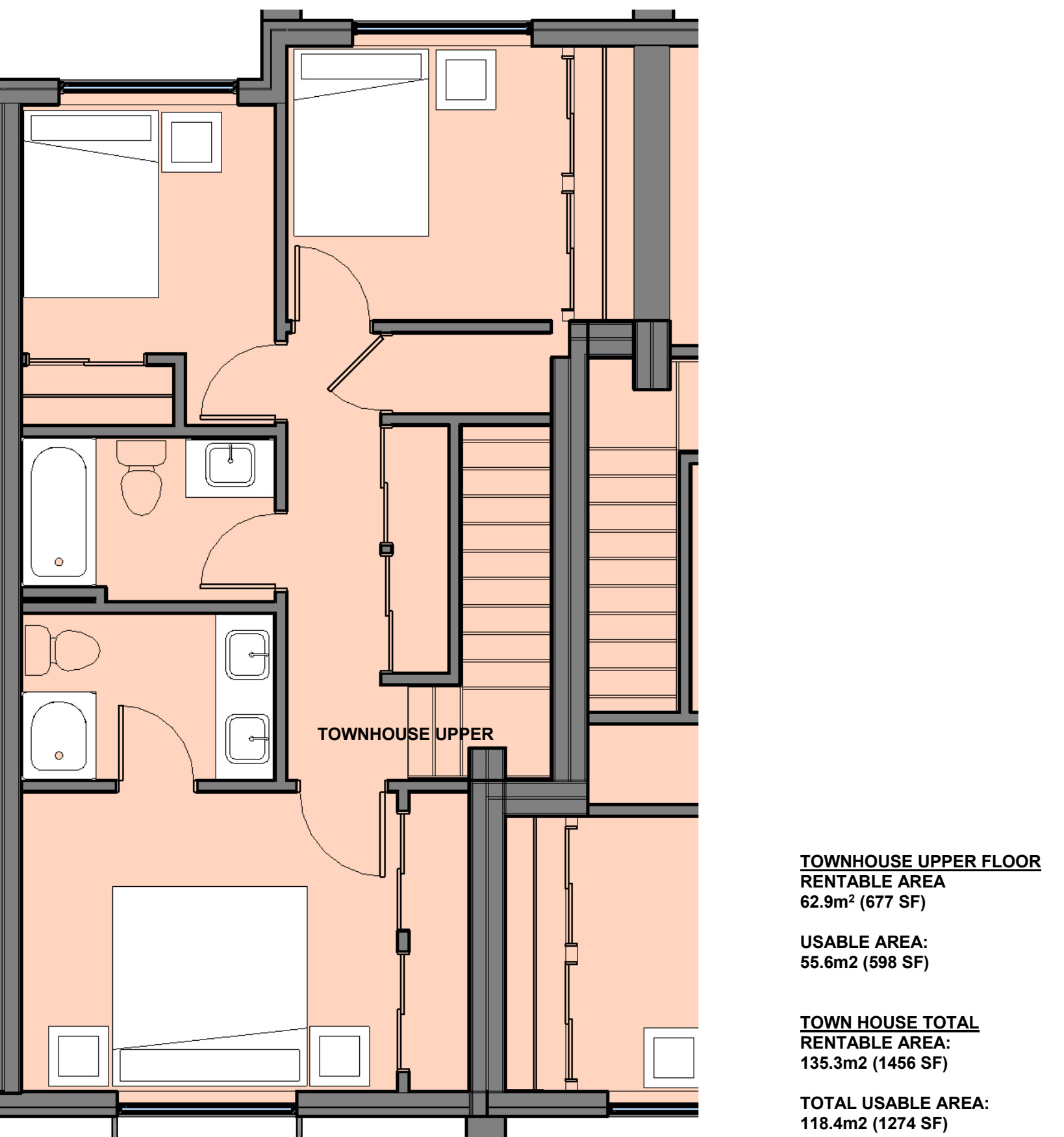
3 TOWNHOUSE TYPE 1 - UPPER UNIT PLAN
1 : 50



4 1 BED (TH) TYPE 2 - UNIT PLAN
1 : 50



5 TOWNHOUSE TYPE 2 - MAIN UNIT PLAN
1 : 50



6 TOWNHOUSE TYPE 2 - UPPER UNIT PLAN
1 : 50

No.	ISSUED FOR	DESCRIPTION	DATE
1	ISSUED FOR PERMIT		2022-11-21

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1 | PANDORA AVE LOOKING NORTH
1 : 200



2 | WEST ELEVATION STREETSCAPE
1 : 200



3 | EAST ELEVATION STREETSCAPE
1 : 200

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

VSI
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

VS2
METAL SIDING:
BRIGHT WHITE - 16" FLAT

VS3
METAL SIDING:
REGENT GRAY - 16" FLAT

CW
CURTAIN WALL:
WHITE MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - WHITE ANODIZED

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

EXTERIOR MATERIAL LEGEND
1 : 1

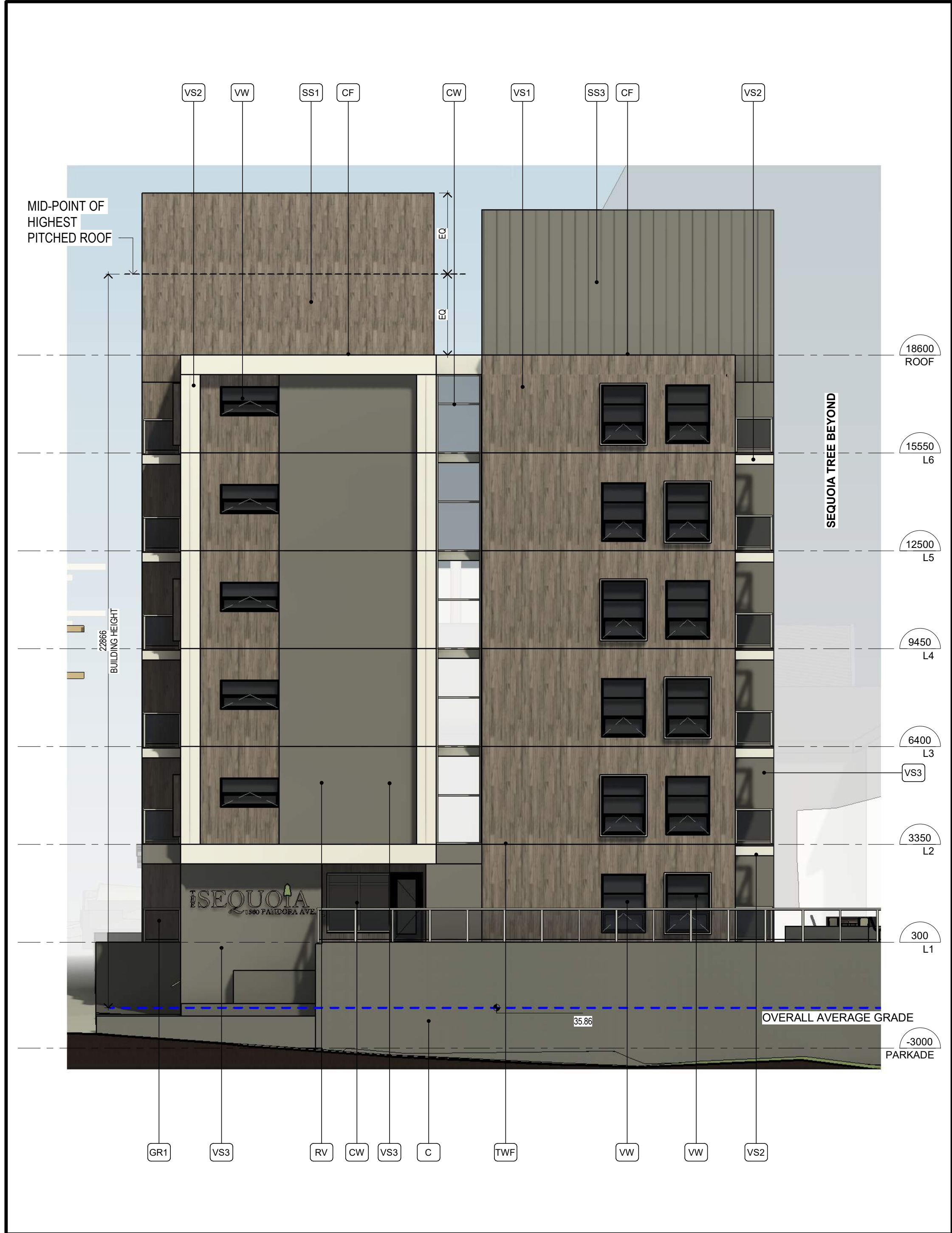
SEQUOIA APARTMENTS

STREETSCAPE
ELEVATIONS

A-3.0

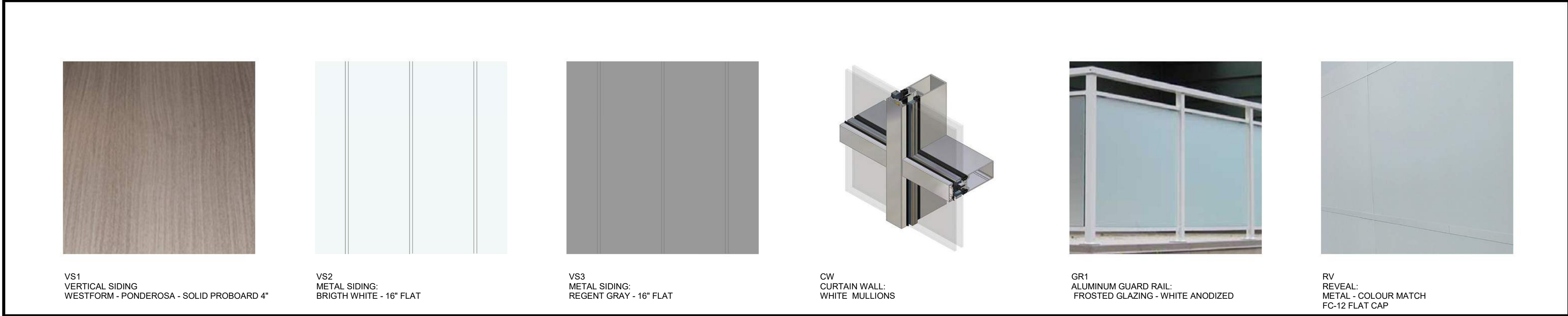


1 NORTH ELEVATION APARTMENT
1:100



2 EAST ELEVATION APARTMENT
1:100

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



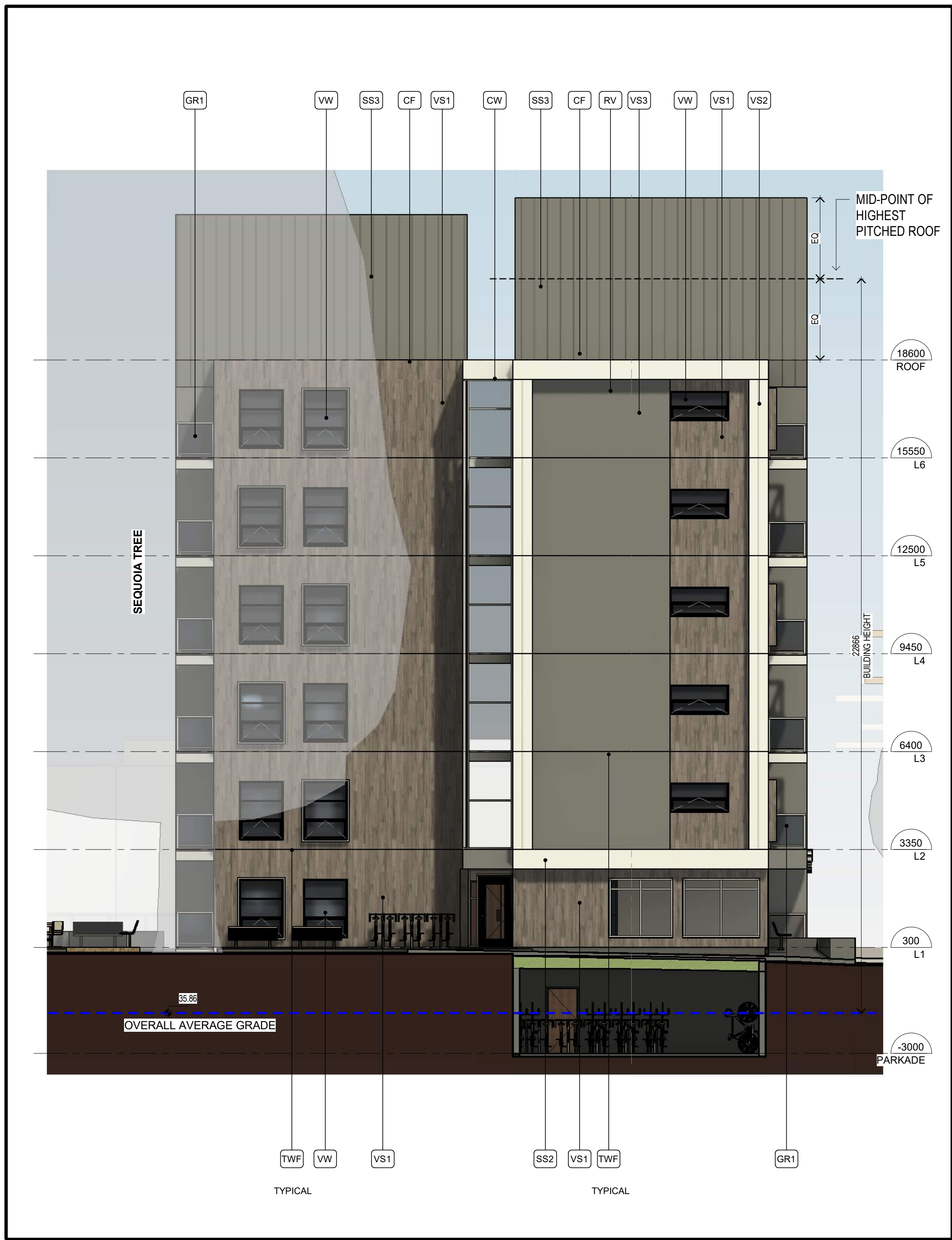
3 EXTERIOR MATERIAL LEGEND
1:1

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
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 16 FLAT
SS2	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 16" FLAT
SS3	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 16" FLAT
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
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 WINDOW - BLACK ANODIZED

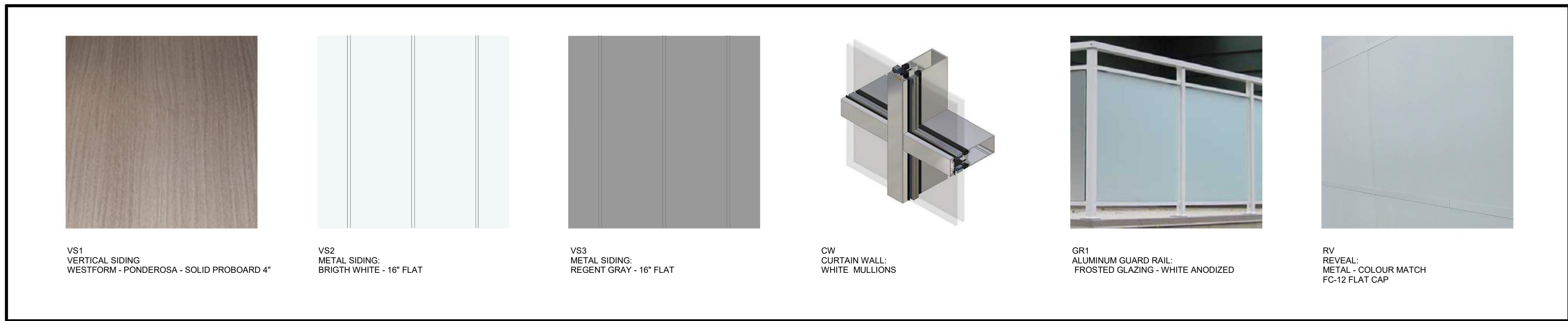


1 | SOUTH ELEVATION APARTMENT
1 : 100



2 | WEST ELEVATION APARTMENT
1 : 100

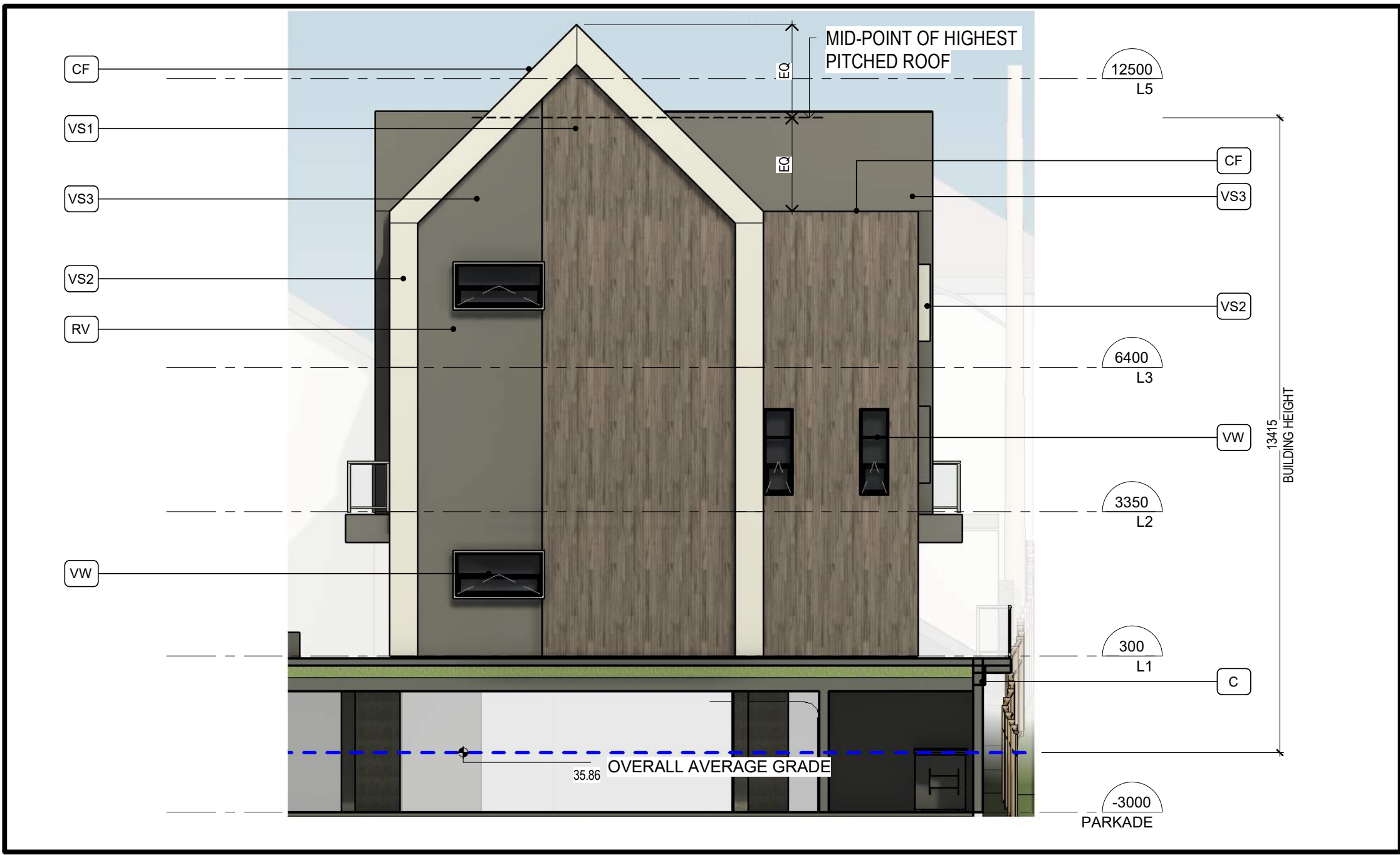
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



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
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 16 FLAT
SS2	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 16" FLAT
SS3	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 16" FLAT
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
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 WINDOW - BLACK ANODIZED



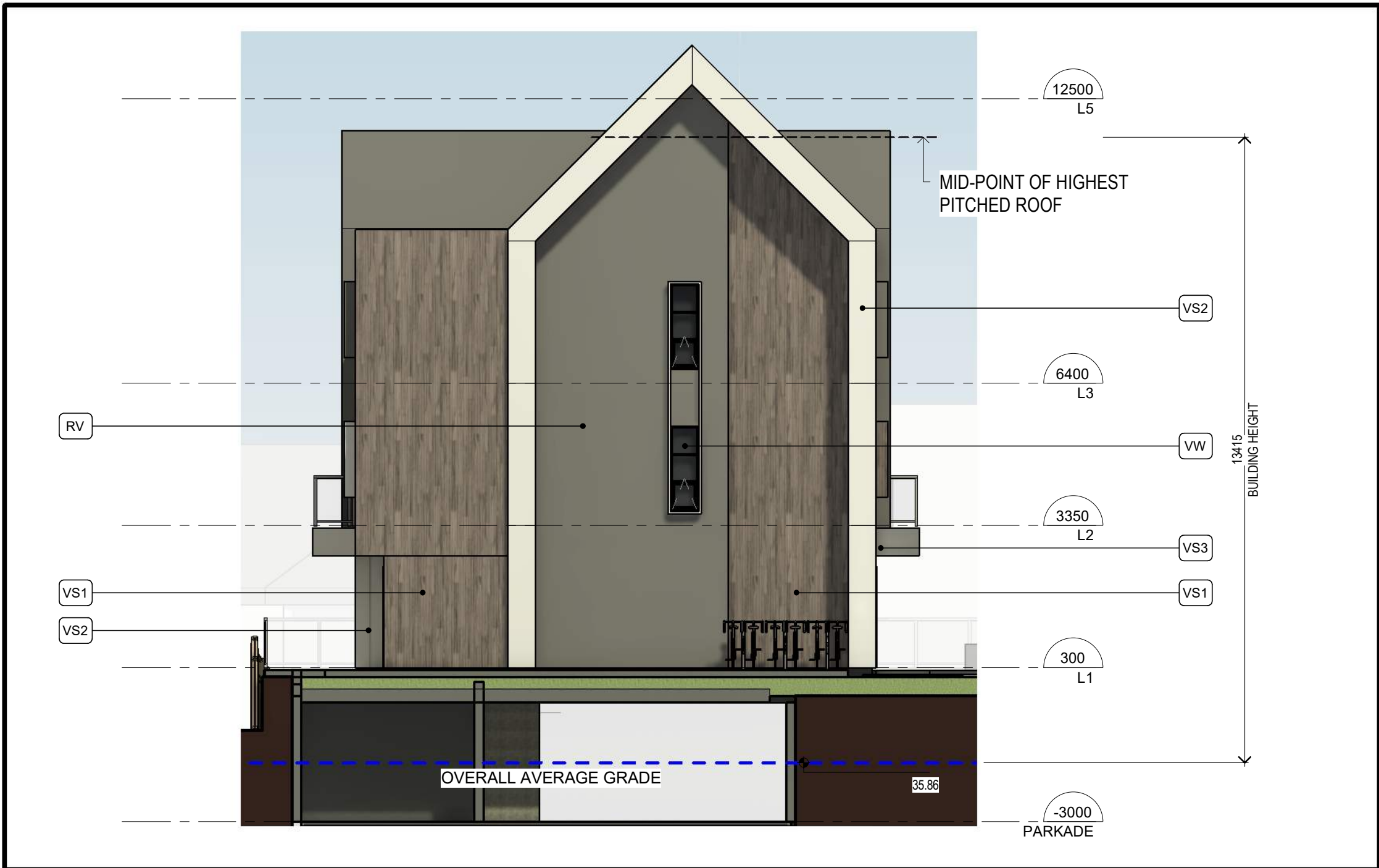
1 NORTH ELEVATION TOWNHOUSE
1 : 100



2 EAST ELEVATION TOWNHOUSE
1 : 100

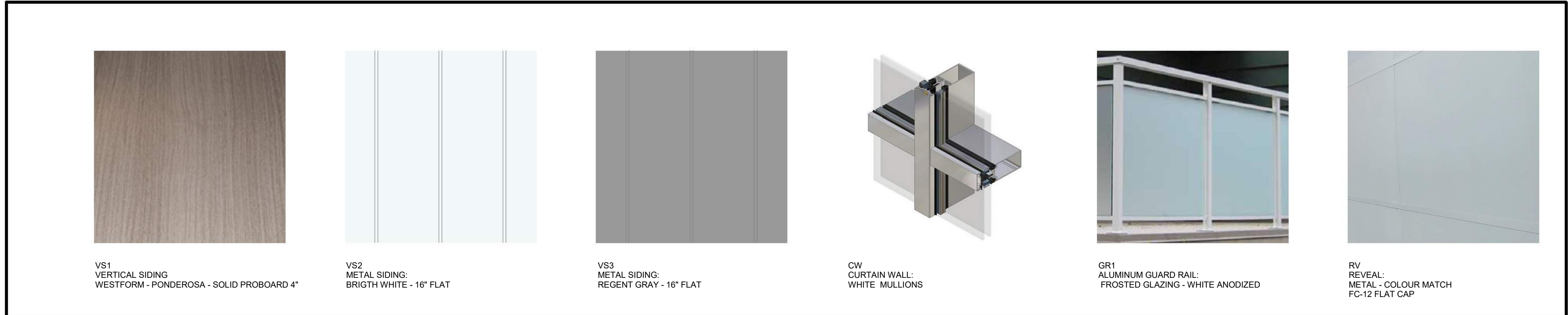


3 SOUTH ELEVATION TOWNHOUSE
1 : 100



4 WEST ELEVATION TOWNHOUSE
1 : 100

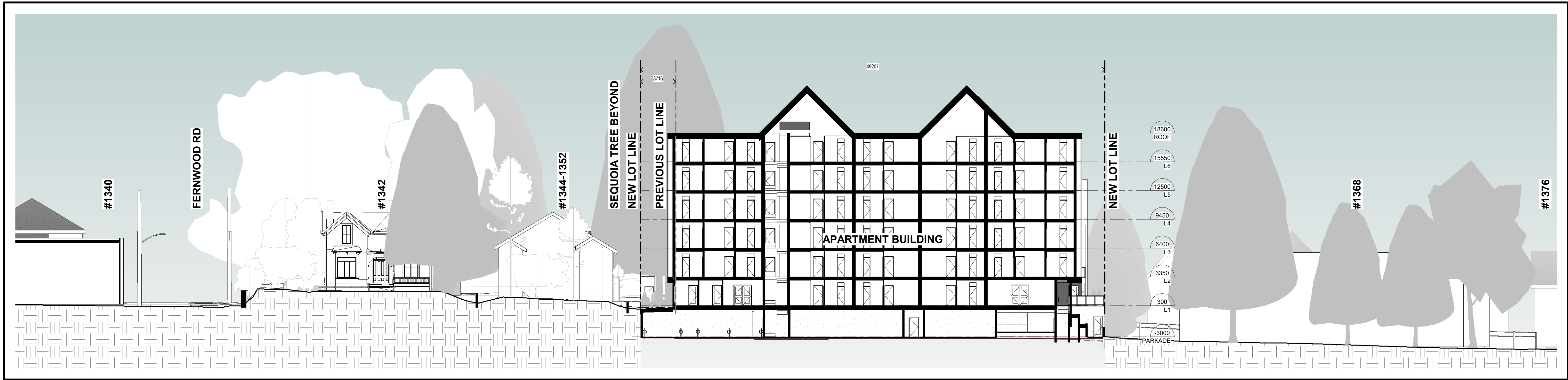
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



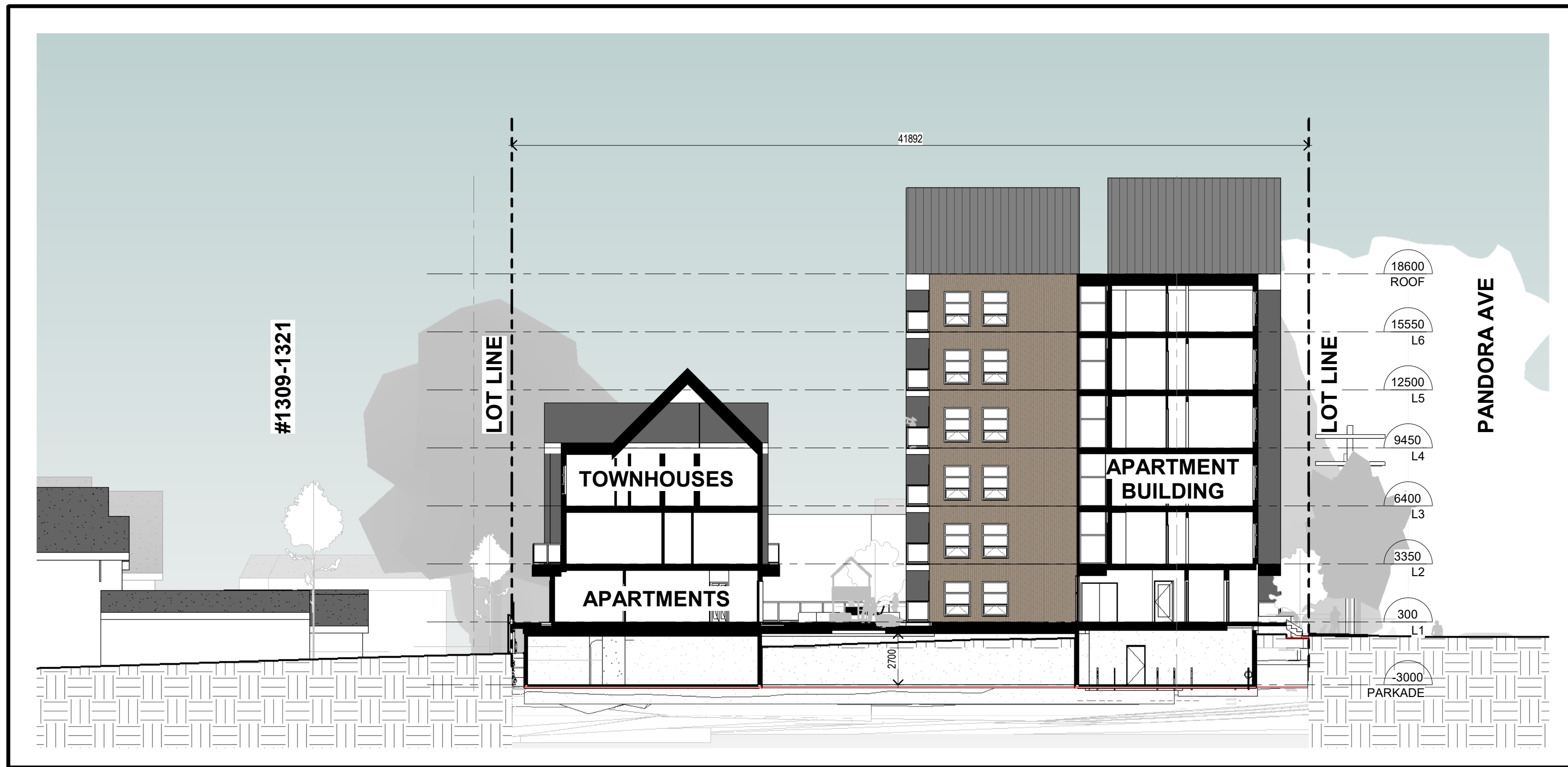
5 EXTERIOR MATERIAL LEGEND
1 : 1

ELEVATION KEY NOTES

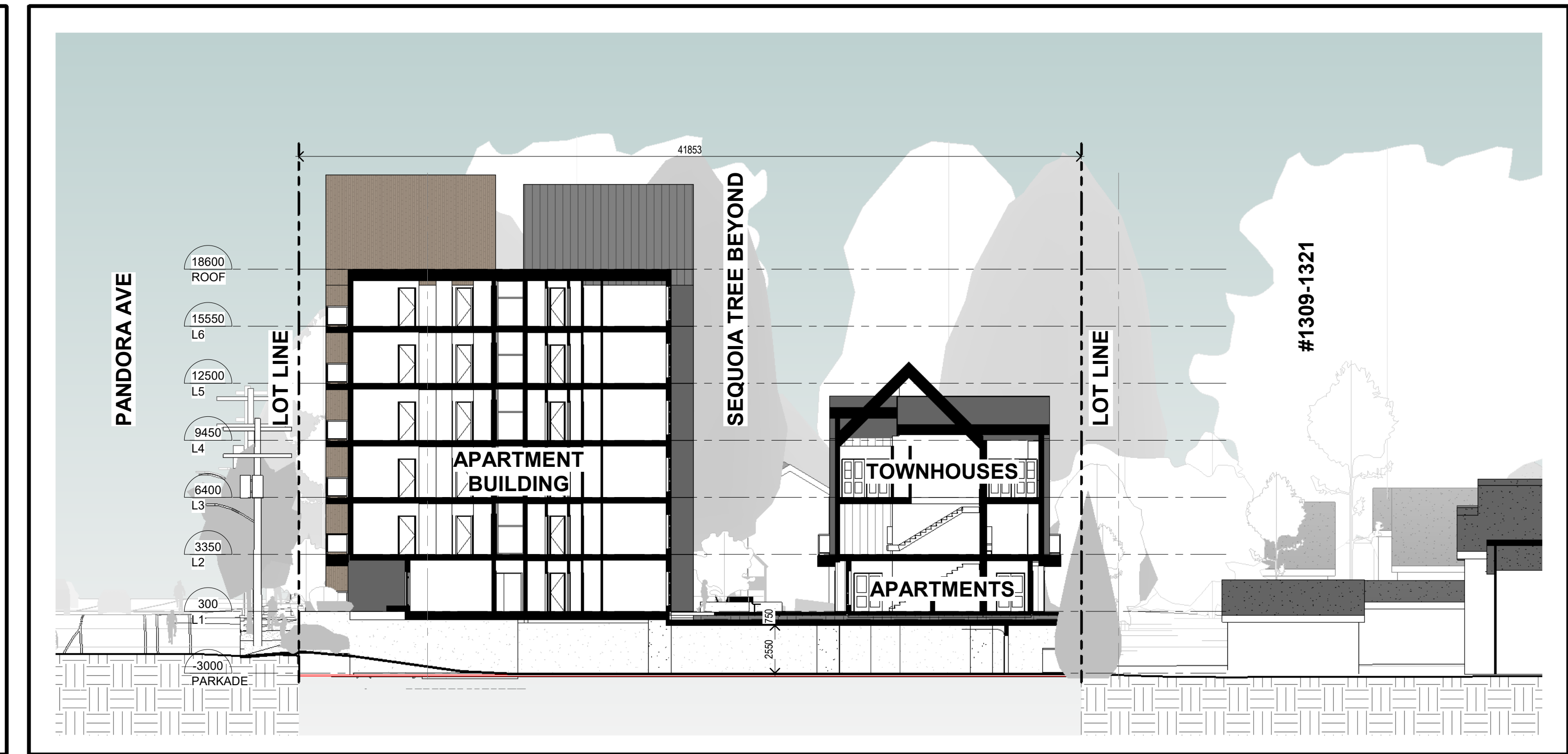
KEY NOTE	FINISH AND MATERIAL
C	CONCRETE - SANDBLAST FINISH
CF	CAP FLASHING - COLOUR MATCH
CW	CURTAINWALL - WHITE ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - WHITE ANODIZED
RV	REVEAL - COLOUR MATCH w/ CLADDING, AL13 - FC-12 FLAT CAP
SS1	STANDING SEAM METAL ROOF - MATCH PONDEROSA - WESTFORM PROLOK 16 FLAT
SS2	STANDING SEAM METAL ROOF - BRIGHT WHITE - WESTFORM PROLOK 16" FLAT
SS3	STANDING SEAM METAL ROOF - REGENT GREY - WESTFORM PROLOK 16" FLAT
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
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 WINDOW - BLACK ANODIZED



1 SITE SECTION 1
1 : 200



2 SITE SECTION 2
1 : 200



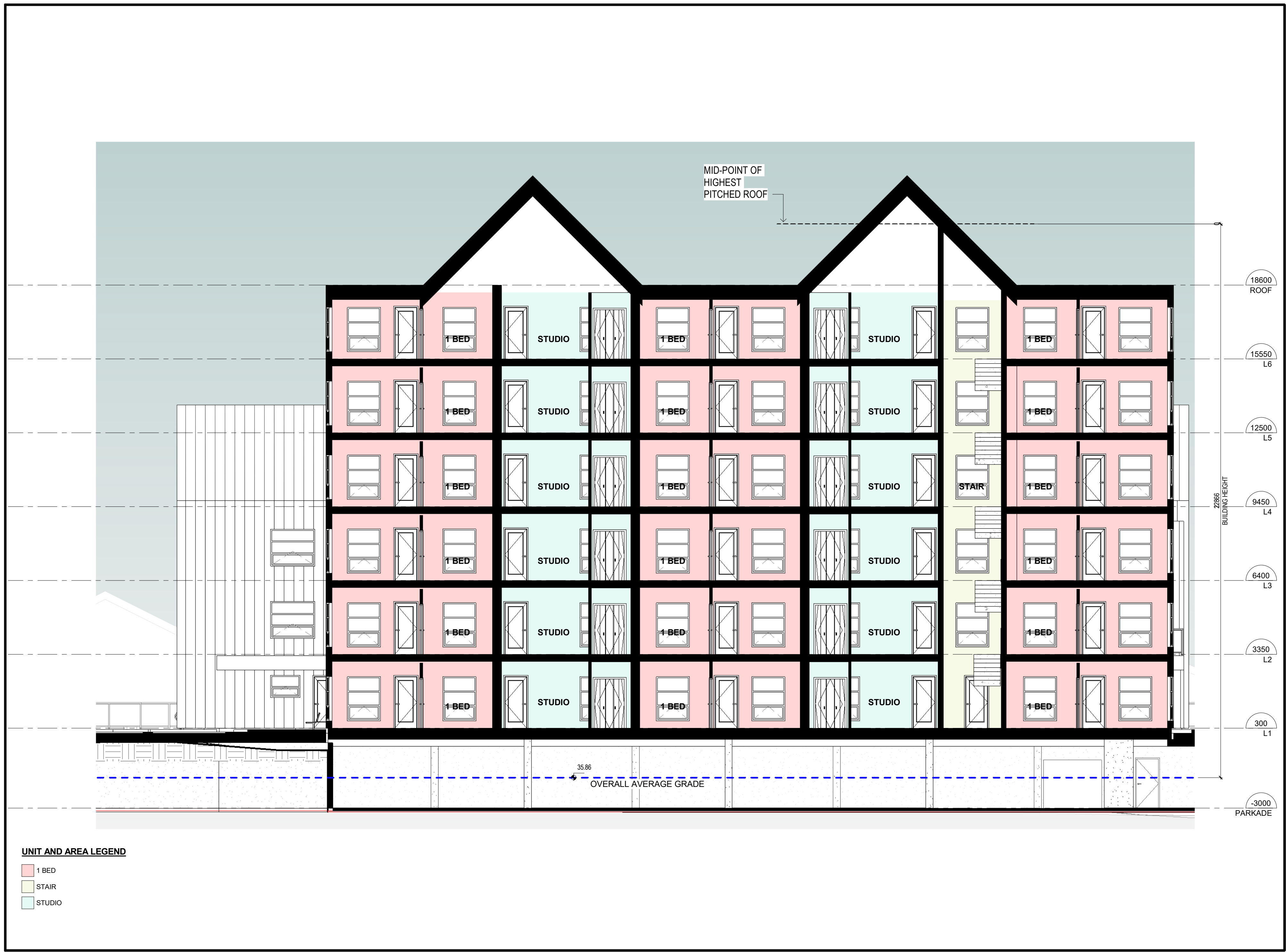
3 SITE SECTION 3
1 : 200
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



1 | APARTMENT BUILDING SECTION 1
1 : 100



2 | APARTMENT BUILDING SECTION 2
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



1 | APARTMENT BUILDING SECTION 3
1 : 100



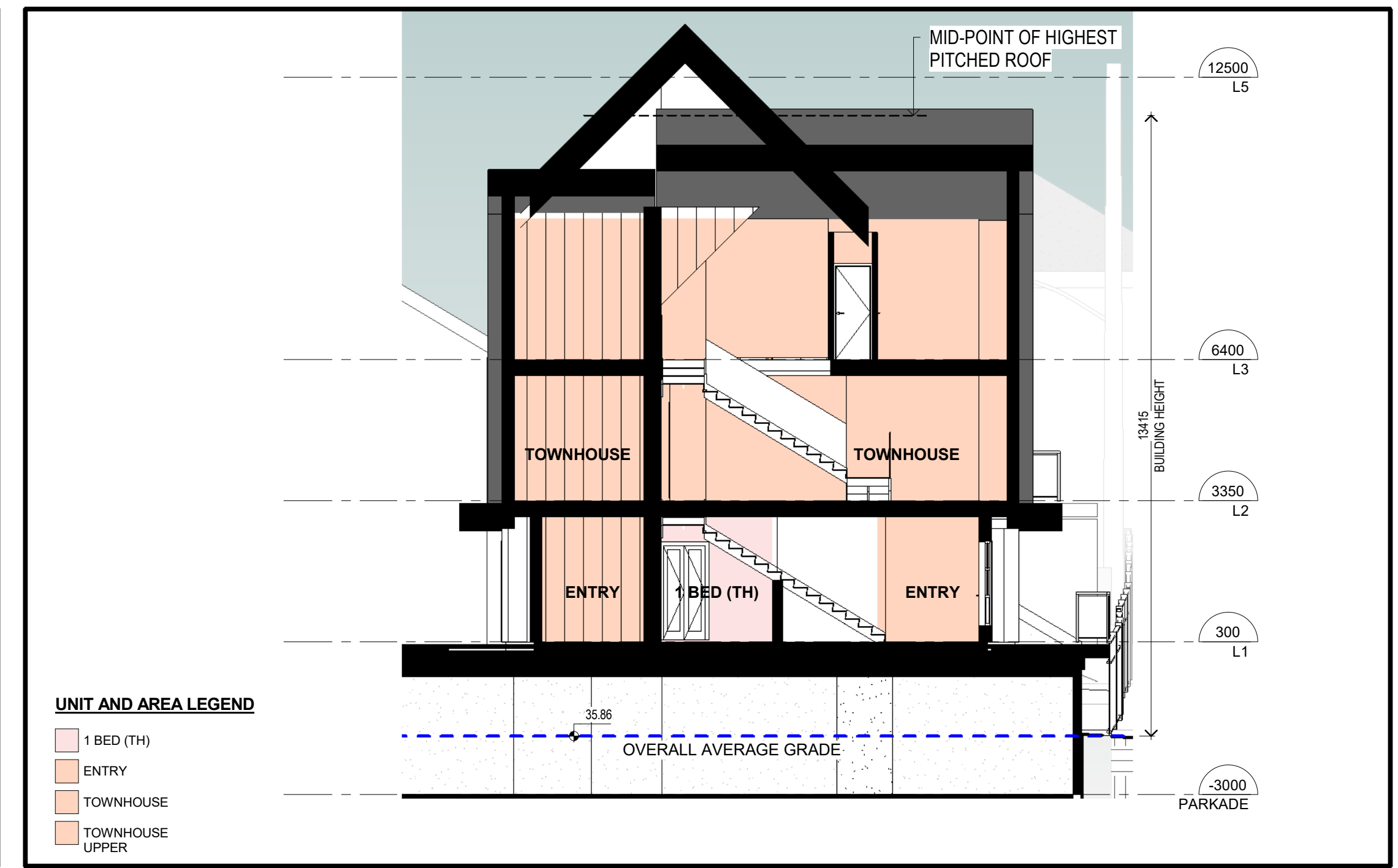
2 | APARTMENT BUILDING SECTION 4
1 : 100
VISUAL SCALE 1:100 @ Arch D



1 | TOWNHOUSE BUILDING SECTION 1
1 : 100



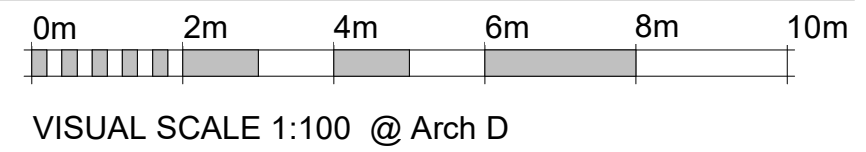
2 | TOWNHOUSE BUILDING SECTION 3
1 : 100



3 | TOWNHOUSE BUILDING SECTION 2
1 : 100



4 | TOWNHOUSE BUILDING SECTION 4
1 : 100





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



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



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

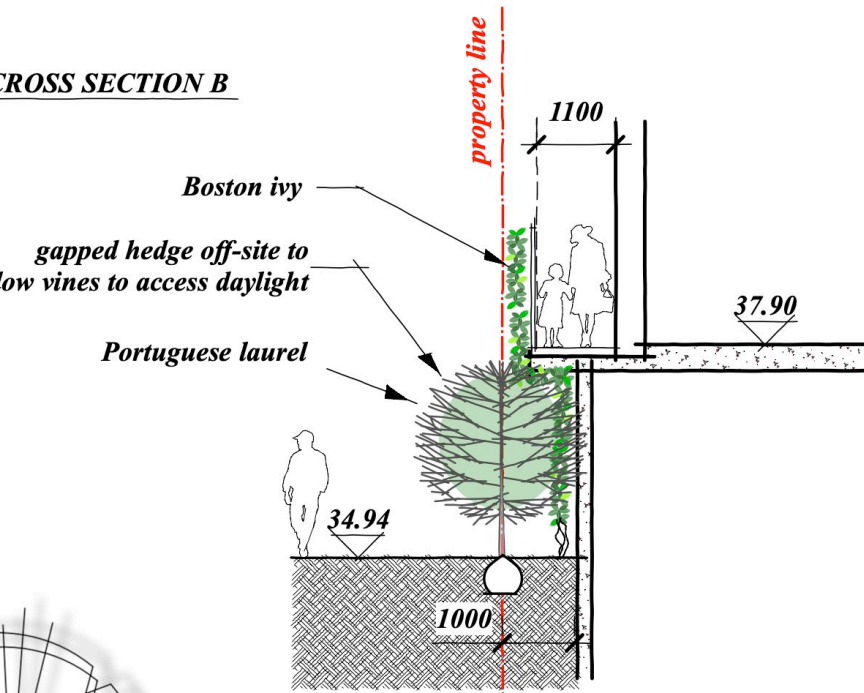
- PROPOSED TREE PLANTING (on site)
refer to Plant Schedule
- PROPOSED STREET TREE PLANTING
refer to Plant Schedule
(tree grates on Pandora)
- SHRUBS, GROUNDCOVERS & PERENNIALS
refer to Plant Schedule
- LAWN/BOULEVARD
- BROOM FINISH CONCRETE PAVING
- NATURAL STONE PAVING
- SAFETY SURFACE
engineered wood 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



POTENTIAL REMOVAL OF TREES
ON NEIGHBOURING PROPERTY
REQUIRING NEIGHBOUR AGREEMENTS
WITH NEIGHBOURS

REFER TO DP APPLICATION - "SEQUOIA TOWNHOUSES"

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING
PT 1	OFF-SITE				SHADE CANOPY
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 PLANT/POLLINATOR / SH
m	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	B+B 2M, 4CM CAL	3	
n	CIRCODIPHYLLUM JAPONICUM	KATSURA	5 CM	1	SHADE
o	SPECIMEN SHRUBS TYP:				
	MAGNOLIA LILIFLORA 'NIGRA'	MU-LAN	#10 POT	1	HUMMINGBIRDS
p	HEDGES:				
q	BUXUS SEMPERVIRENS	BOX	#2 POT	32	
	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 RICCATONII	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		NATIVE/POLLINATOR PLANT
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		FRAGRANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		
	GROUND COVER PLANTS, GRASSES, TYP. 125m2, 2 - 3 plants per m2			APPROX. TOTAL	125
	ARCTOSTAPHYLOS UVA URSI	KINKINIK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACCROPHYLLUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBOR	#1 POT		
	MAHONIA NERVOZA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
	KNIPHOFIA 'PERVYS PRIDE'	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	HEMEROCALLIS 'STELLA DORO'	DAY LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#2 POT		
	VINES:			APPROX. TOTAL	450
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/POLLINATOR

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.

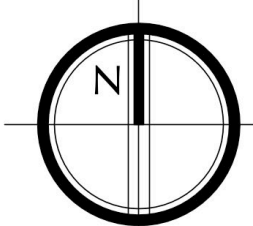
GENERAL PROVISIONS:

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).

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



Project

PRIMEX INVESTMENTS

SEQUOIA APARTMENTS

1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title

LANDSCAPE PLAN

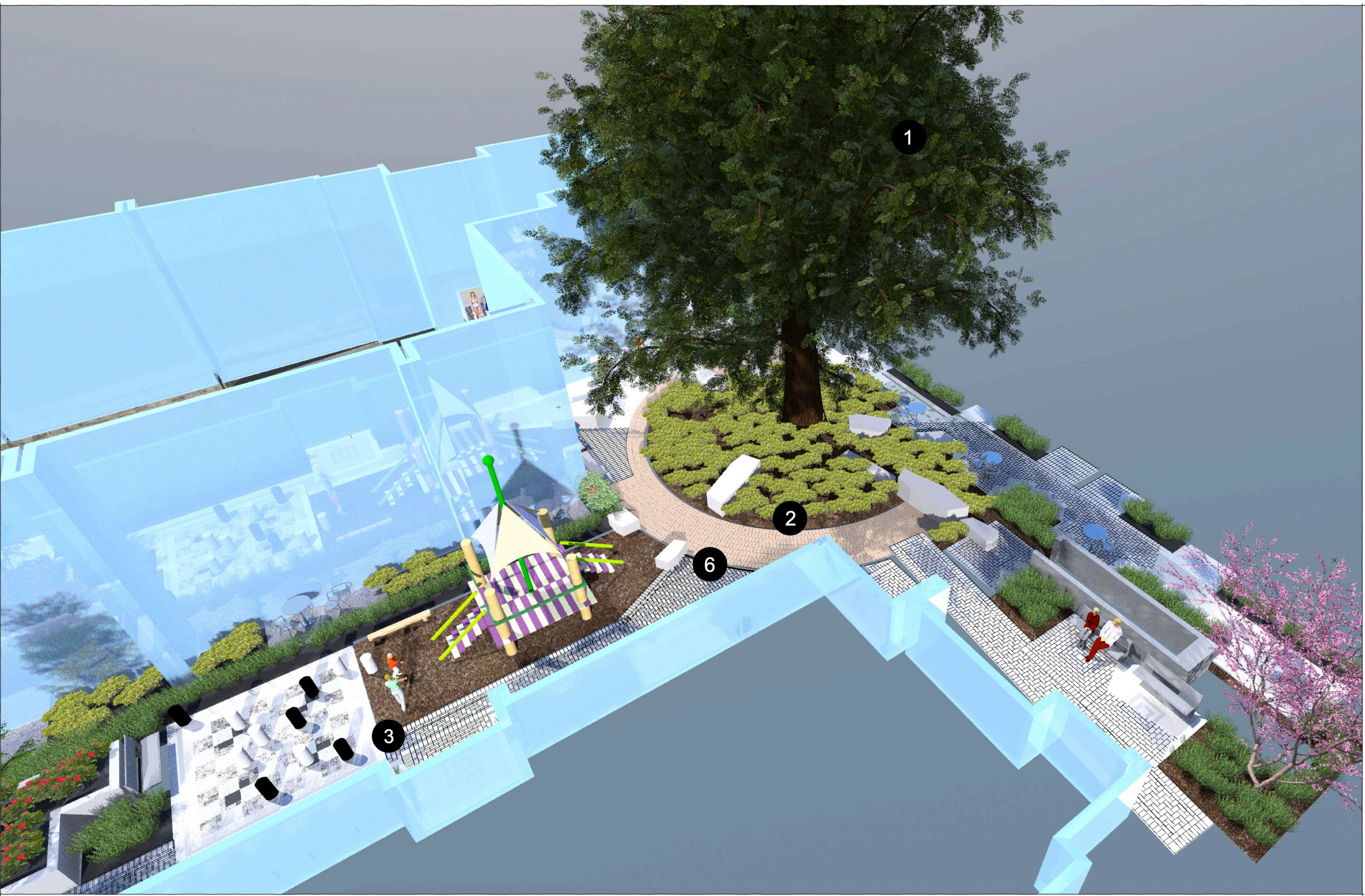
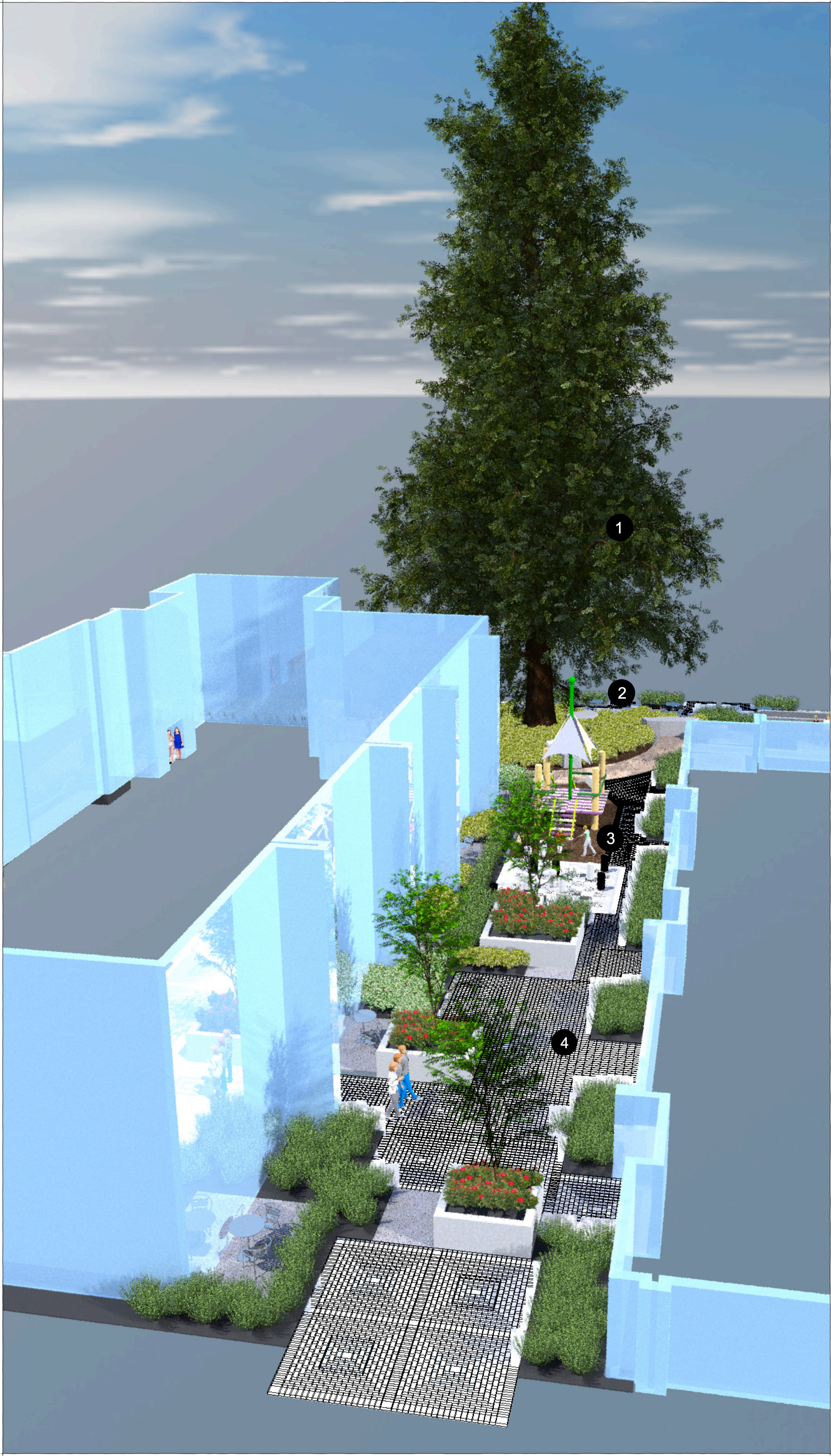
Drawn By
AJS

Checked

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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Project		PRIMEX INVESTMENTS
Sheet Title		SEQUOIA APARTMENTS
Project Number		1354 - 1360 Pandora Avenue Victoria BC
Revision		COMMON SPACE RENDERINGS
Drawn By	Checked	
AJS		
Project Number	Scale	
	1:25	
Revision	Sheet Number	

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Project

PRIMEX INVESTMENTS

SEQUIOA
APARTMENTS

1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title

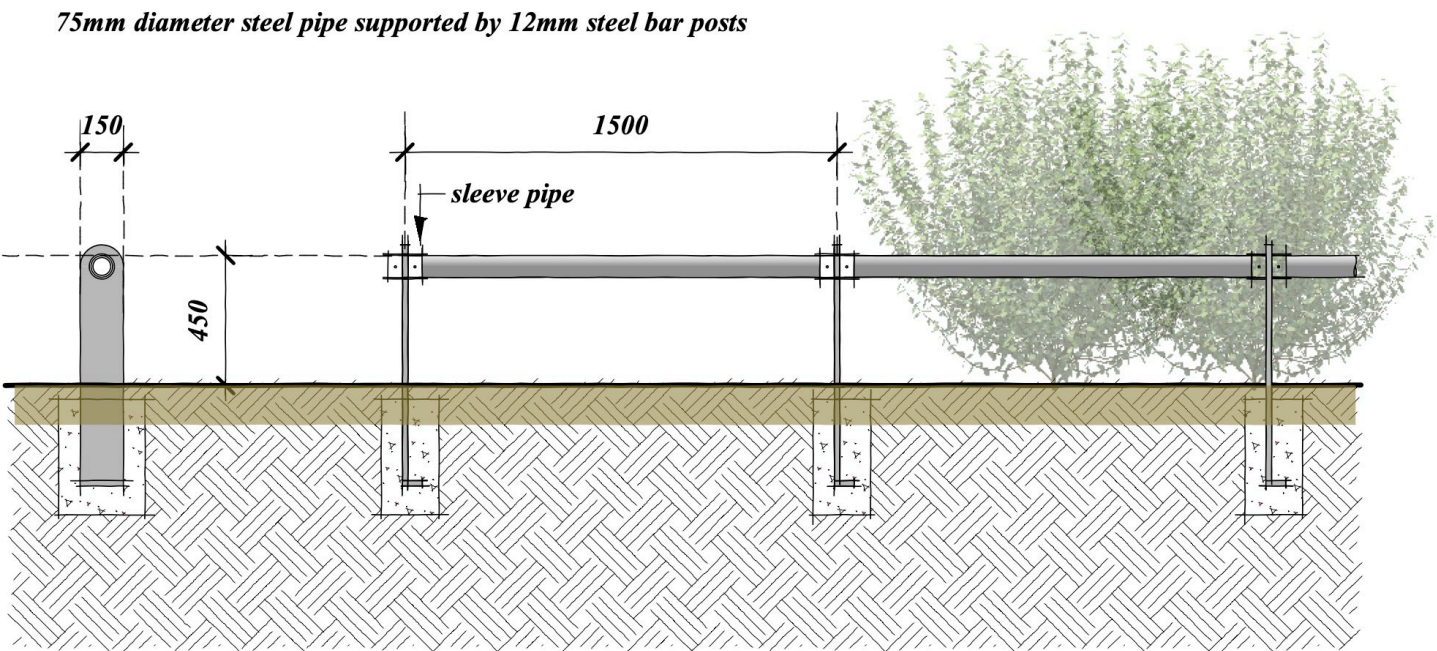
FENCES

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AJS	
Project Number	Scale
	1:25
Revision	Sheet Number

1

PIPE RAIL - VEGETATION PROTECTION

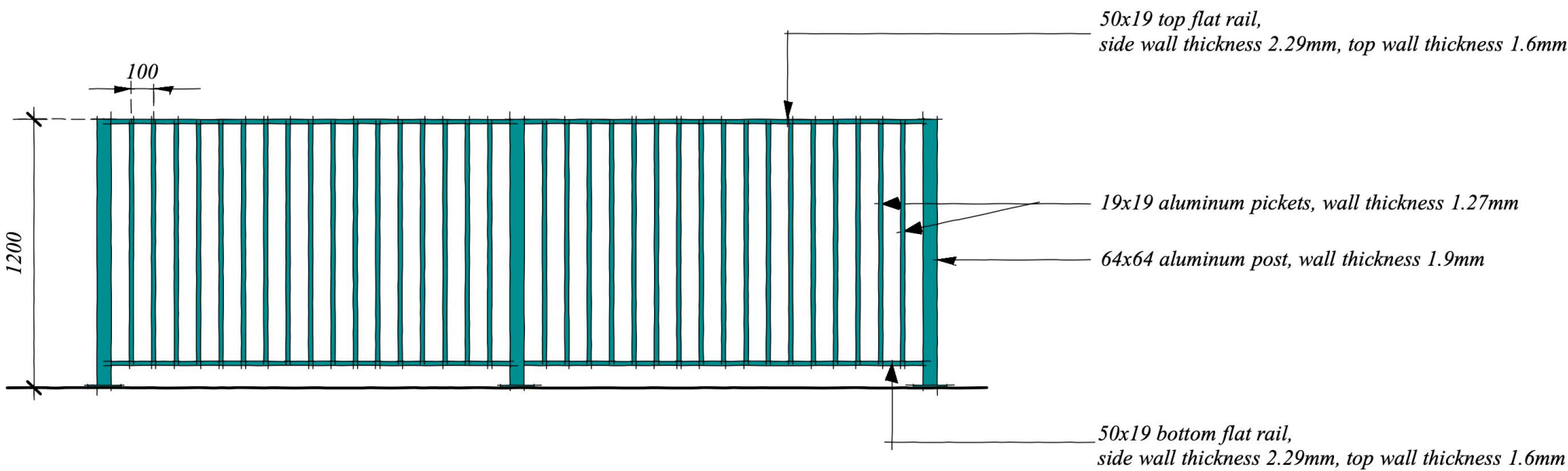
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2

PATIO RAILINGS

scale 1:25



FERWOOD ROAD

critical root zone

On site trees to be removed

Proposed New Street Trees refer to Plant Schedule

Structural Soil

critical root zone

On site trees to be preserved

Proposed on site Tree Planting refer to plant schedule

Tree pit footprint

critical root zone

Neighbour's trees potentially impacted by construction activities

1619 Tree Tag number - refer to Arborist Report

Extent of underground parking structure

Tree protection fence

REFER TO DP APPLICATION
"SEQUOIA TOWNHOUSES"

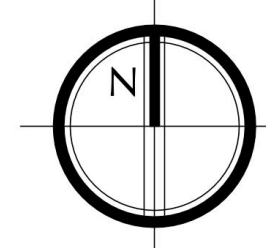
POTENTIAL REMOVAL OF TREES
ON NEIGHBOURING PROPERTY
REQUIRING NEIGHBOUR AGREEMENTS
WITH NEIGHBOURS

TOWNHOUSES 1 - 7

APARTMENT BUILDING

PANDORA AVENUE

0 5 10 15 M



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Project
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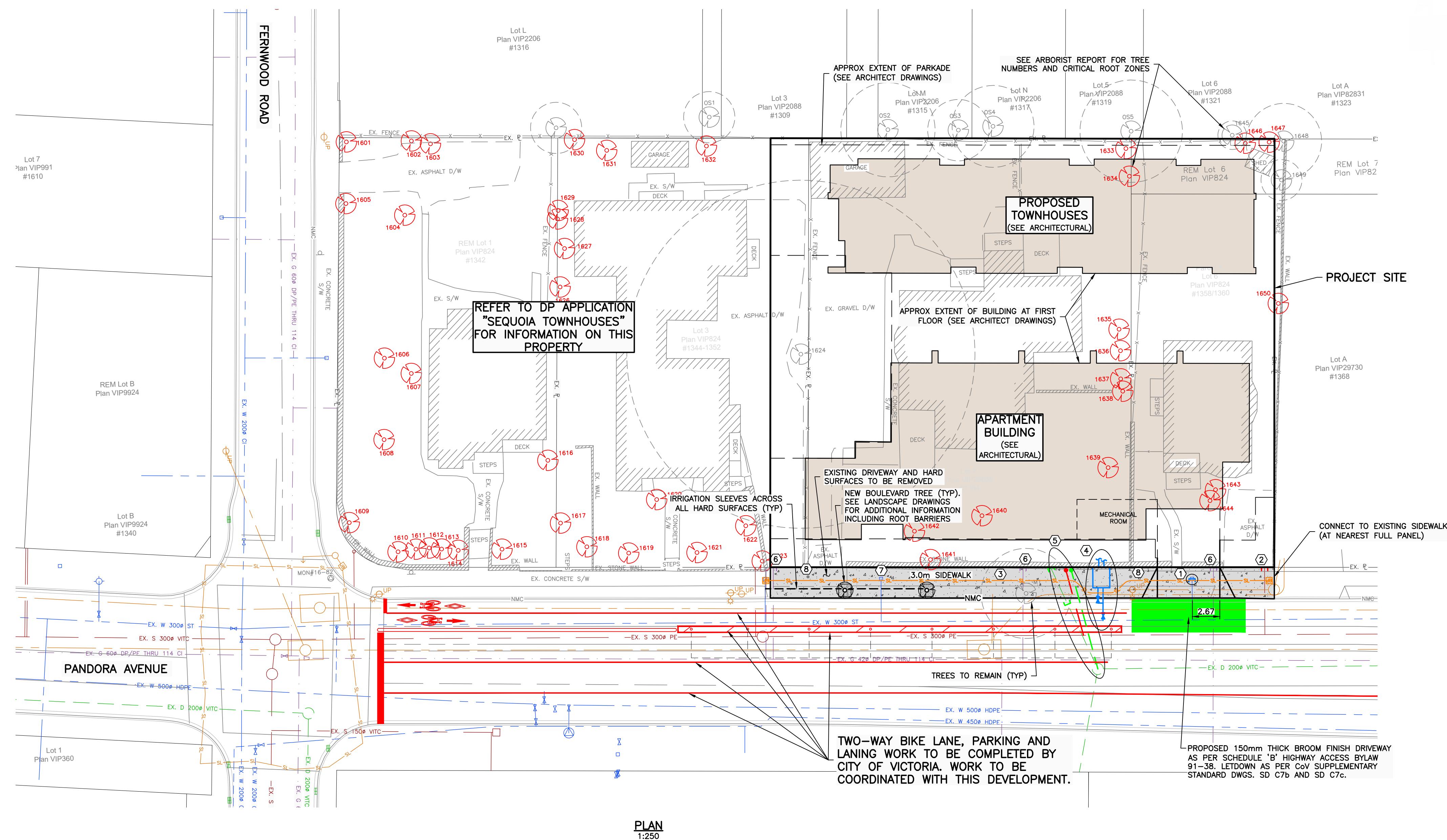
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APARTMENTS

1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title
TREE RETENTION
PLAN

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AJS	
Project Number	Scale
	1:150
Revision	Sheet Number

L4



NOTES:

NOVEMBER 21, 2022

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SCALE

APPROVING AUTHORITY FILE NO.

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