

Sheet List

Architectural

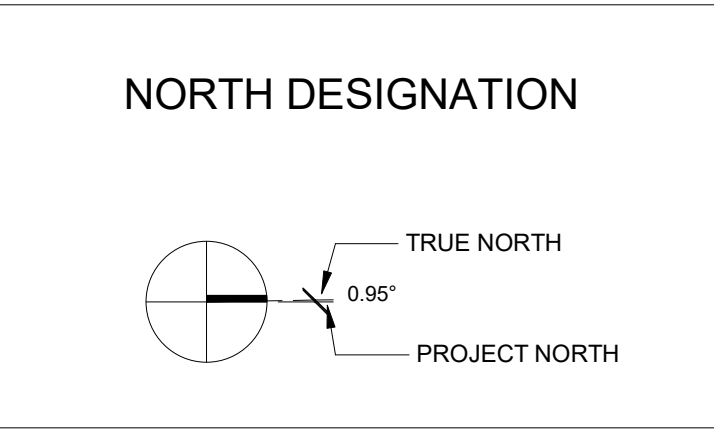
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- 1 Site Servicing Plan
- 2 Survey

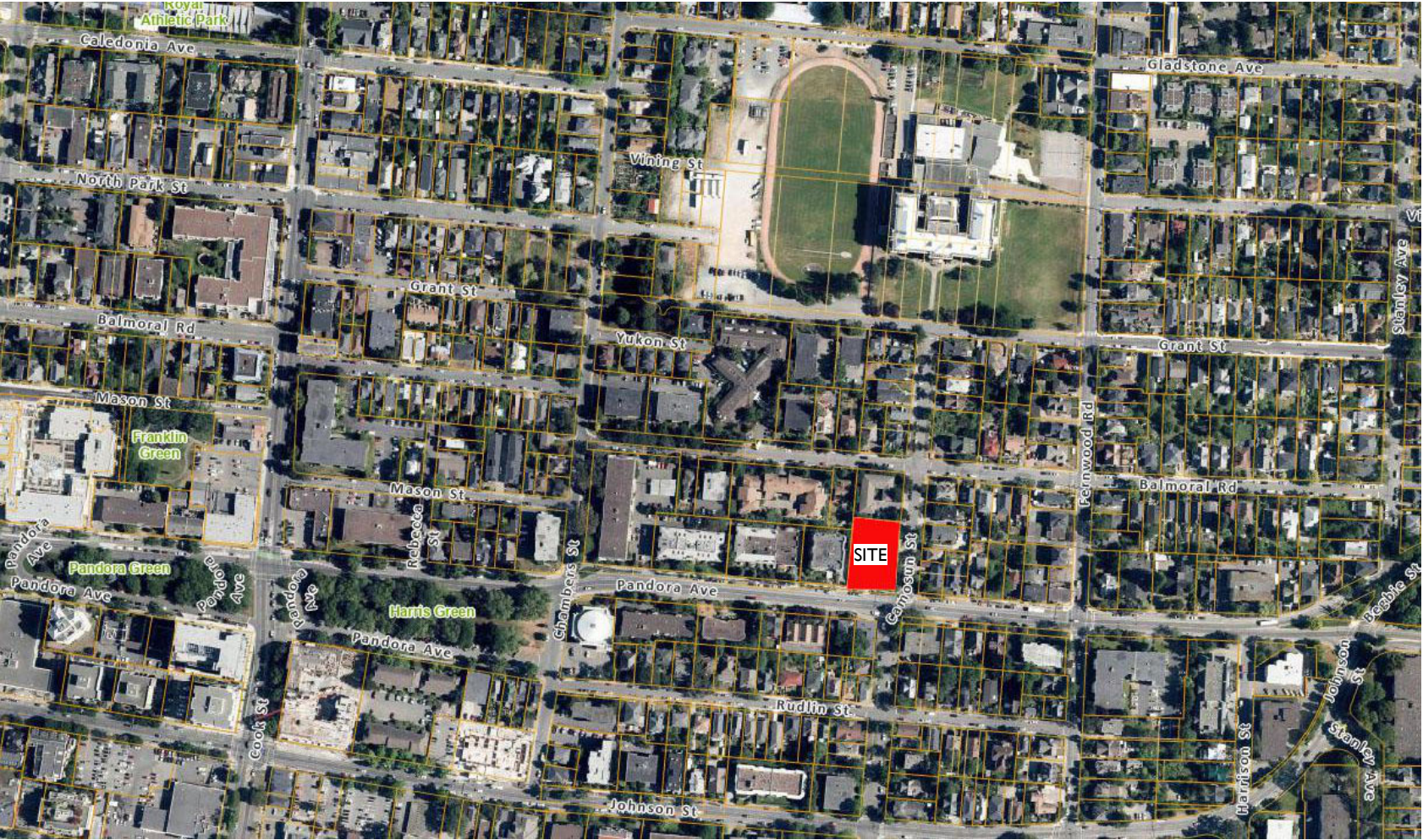
Landscape

- L0 Cover
- L1 Landscape Site Plan
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PROJECT CONTACTS



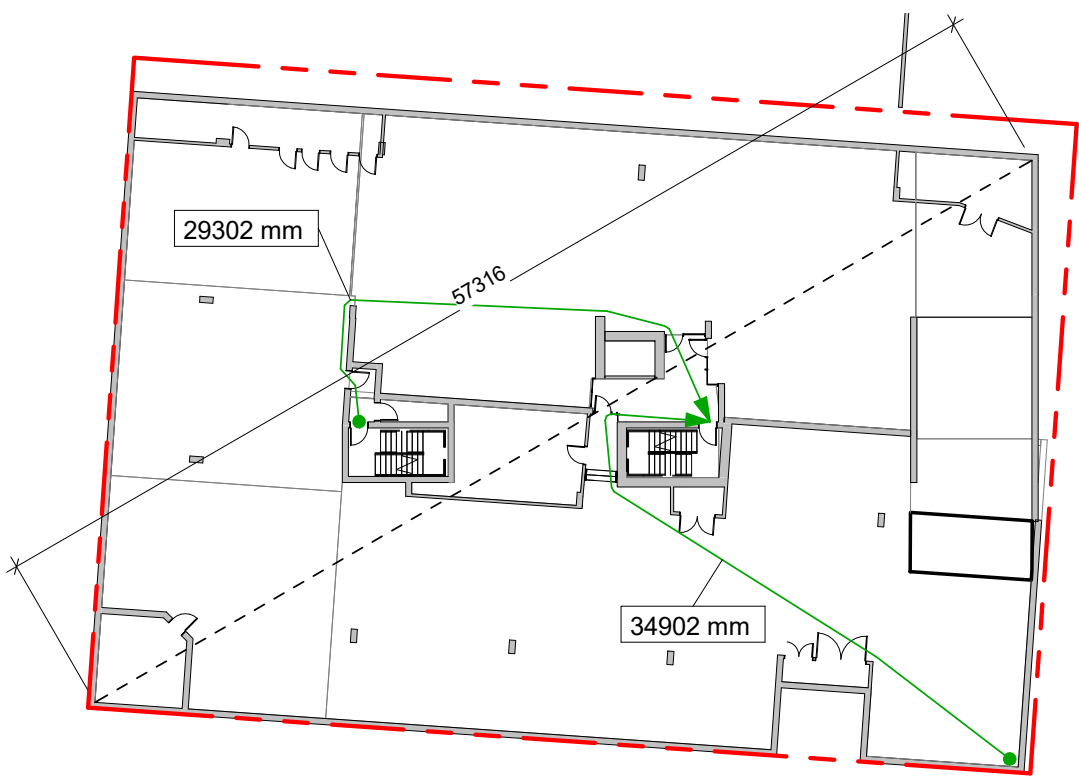
PROJECT LOCATION PLAN

H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
Dec. 21, 2021

Project #	Date	Revision
2106	Dec. 21, 2021	
Sheet #		A000



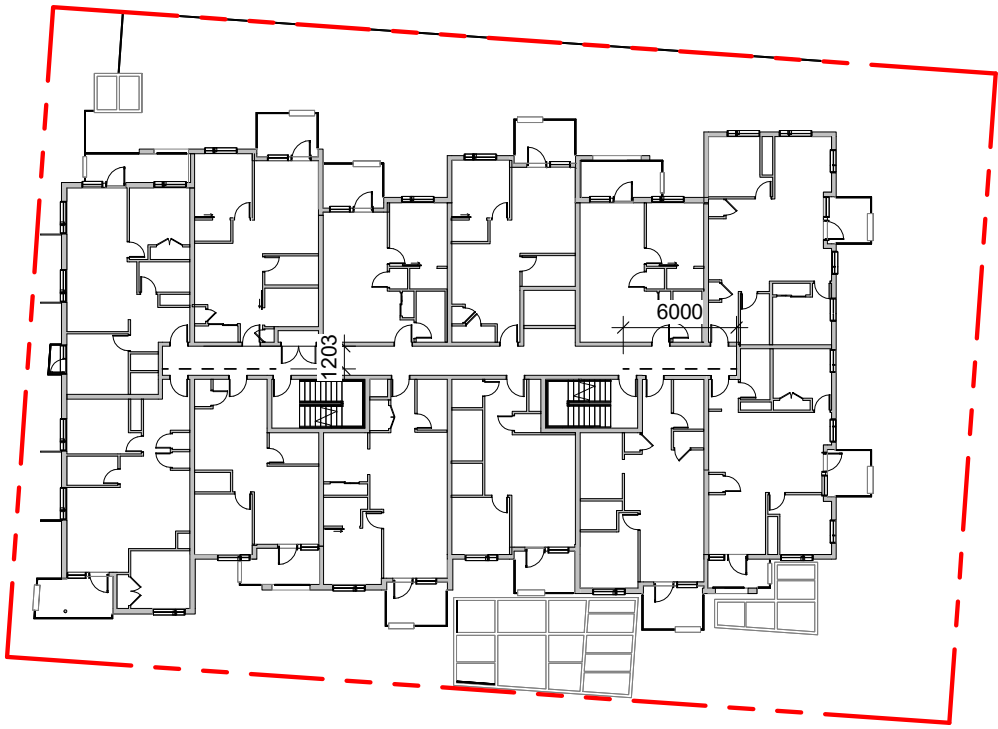
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101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



LEVEL P1

Min. Separation of Exits: 28.6m
Max. Travel: 45m
Occupancy: F, Div. 3 - Storage Garage
Occupant Load
Net Area: 1375 m²
Storage Garage: 46 sq.m/person
1375/46 = 29 people

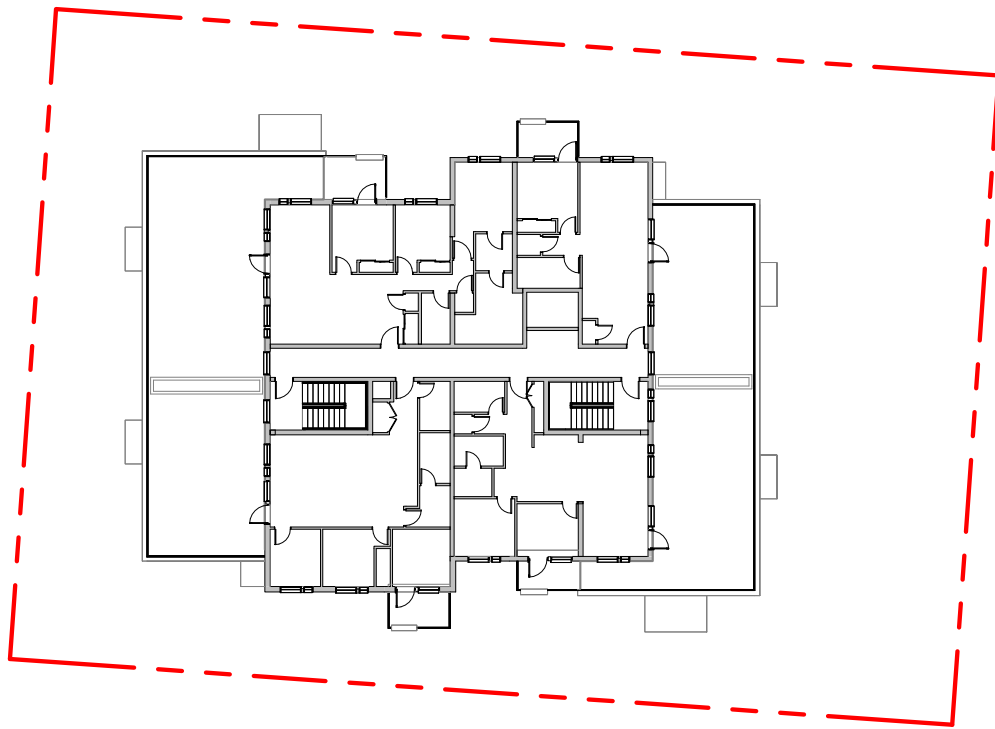
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 29 = 177mm
Stairs
8mm/person x 29 = 232mm



SECOND & THIRD FLOOR

Occupancy: Group C
Occupant Load
16 Bedrooms x 2 people/bedroom
= 32 people

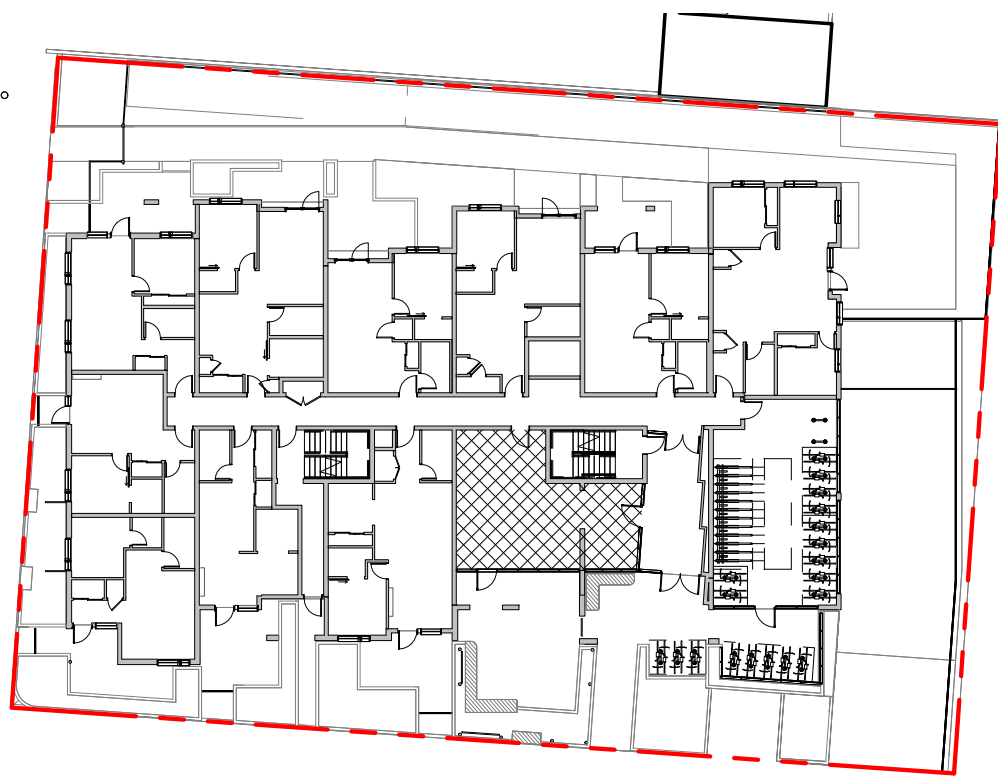
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 32 = 195mm
Stairs
8mm/person x 32 = 256mm



FIFTH FLOOR

Occupancy: Group C
Occupant Load
9 Bedrooms x 2 people/bedroom
= 18 people

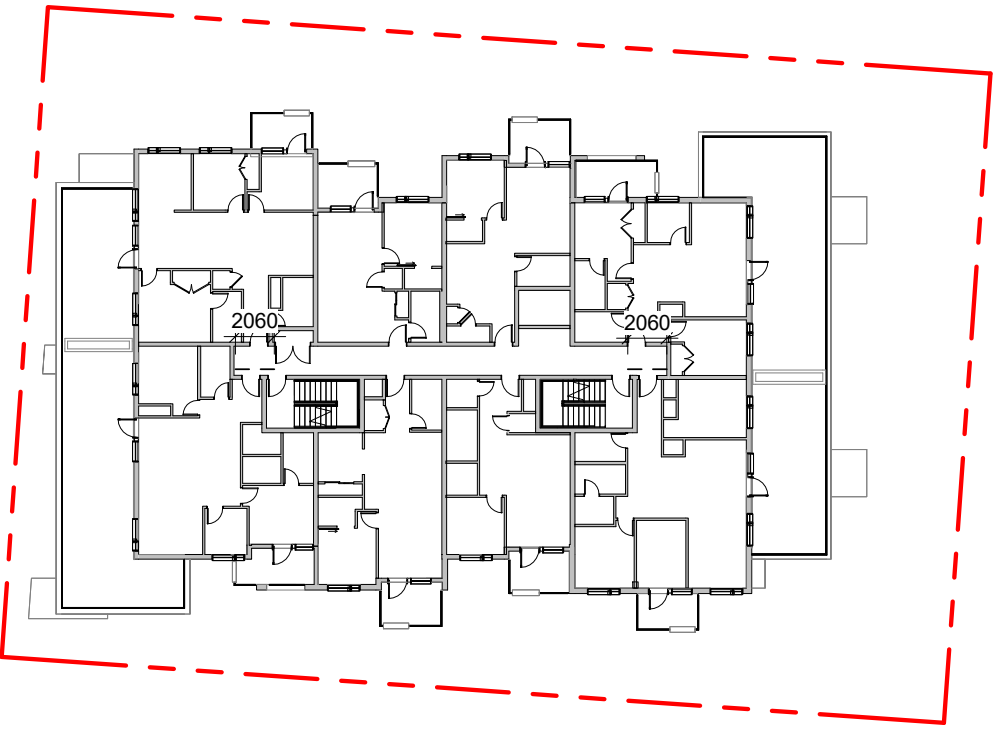
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 9 = 54.9mm
Stairs
8mm/person x 9 = 72mm



GROUND FLOOR

Occupancy: Group C
Occupant Load
Common Area
Area=58m²
0.96m/person for Space with tables
and seating (BCBC 3.1.17.1)
Load= 58m² / 0.96= 60 people

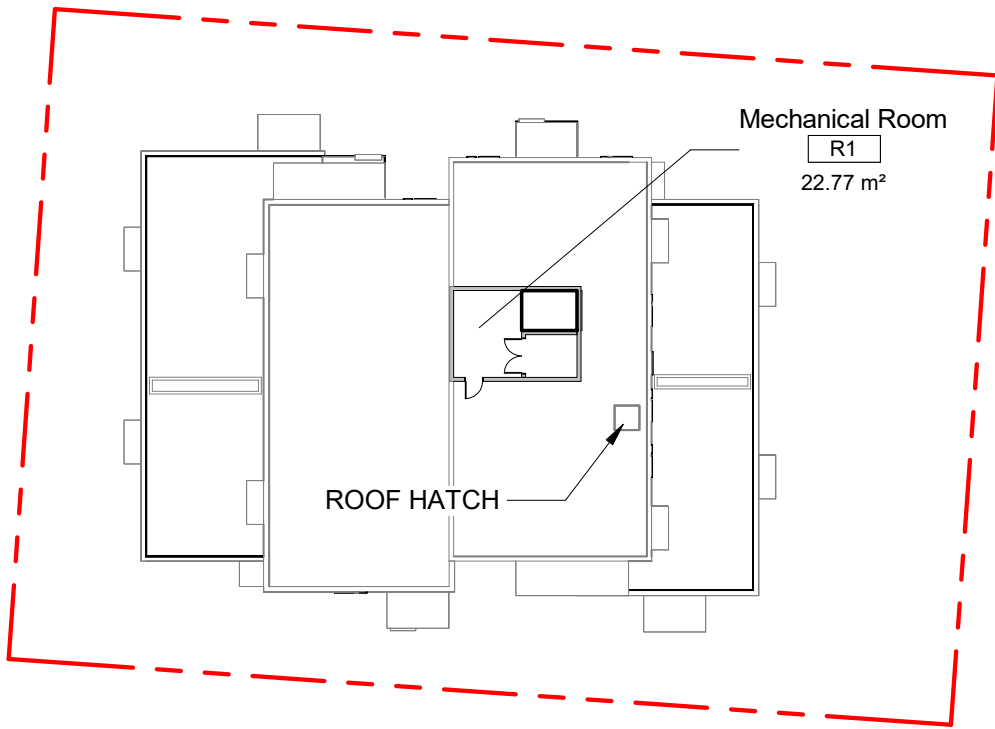
11 Bedrooms x 2 people/bedroom
= 22 people
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 = 500mm
Stairs
8mm/person x 82 = 656mm



FOURTH FLOOR

Occupancy: Group C
Occupant Load
13 Bedrooms x 2 people/bedroom
= 26 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 26 = 159mm
Stairs
8mm/person x 26 = 208mm



ROOF

Occupancy: Service
Occupant Load
Exit
Roof Hatch

ZONING DATA		
ZONE	R3-2	
USE	RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	- m ²	1725 m ²
GROSS FLOOR AREA	- m ²	3455 m ²
COMMERCIAL FLOOR AREA	- m ²	0 m ²
FLOOR AREA RATIO (FAR)	1.6	2
SITE COVERAGE	32 %	56.7 %
OPEN SITE SPACE	60 %	40 %
BUILDING HEIGHT (from Natural Grade)	18.5 m	17.4 m
NUMBER OF STOREYS	6+	5
PARKING	REQUIRED BY SCHEDULE 'C'	PROVIDED
VEHICLES	47	40 35 RESIDENTIAL 5 GUEST (1 ACCESSIBLE)
BICYCLES		
CLASS 1 @ GRADE	57	59
CLASS 2 @ LOBBY ENTRANCE	6	6
SETBACKS	NORTH (REAR)	3.0 m 4.8 m
	EAST (FLANKING STREET)	7.5 m 2.1 m
	SOUTH (FRONT STREET)	12 m 1.1 m
	WEST (INTERNAL BOUNDARY)	3 m 3.6 m
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	46	
UNITS TYPES	STUDIO, 1, 2, 3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES)	
GROUND ORIENTED UNITS	10	
MINIMUM UNIT AREA	42.6 m ²	
TOTAL RESIDENTIAL AREA	2832 m ²	

BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒	3.1.2.1.
BUILDING AREA	920 m ² (Outside face of Exterior Walls)	1.4.1.2.
GRADE	33.94 m	1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE)	3.2.2.50. 3.2.2.80.
MAXIMUM BUILDING AREA	1800 m ²	3.2.2.50.(1)(d)
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☐	
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m GROUP F3 45 m	3.4.2.5.
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	C 1 hrs F3 TO C 2 hrs FT FLOORS 1 hrs MEZZANINE NA ROOF LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	Group F3 Parking Garage to have 1.5 hr separation from all other occupancies
EXITS	1hrs	

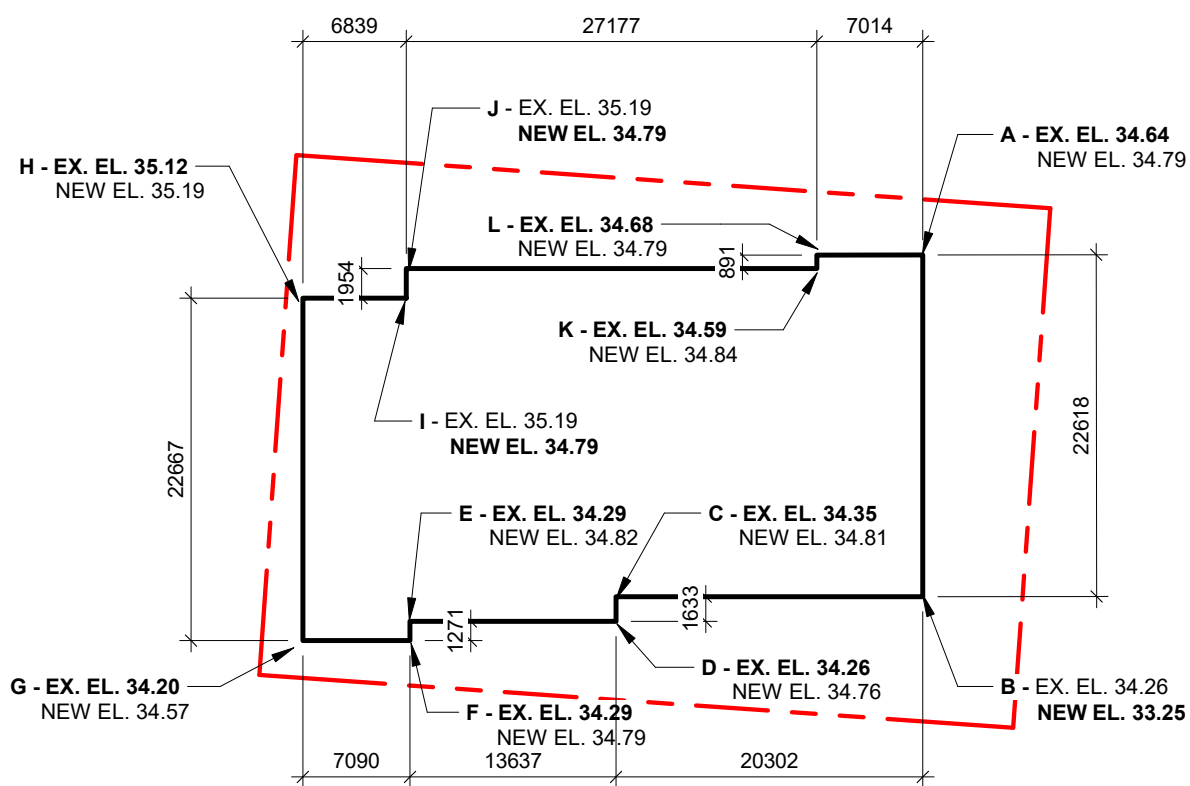
NOTES



2 Site Coverage
SCALE = 1 : 500



3 Open Site Space
SCALE = 1 : 500



1 Average Grade Calculations
SCALE = 1 : 500

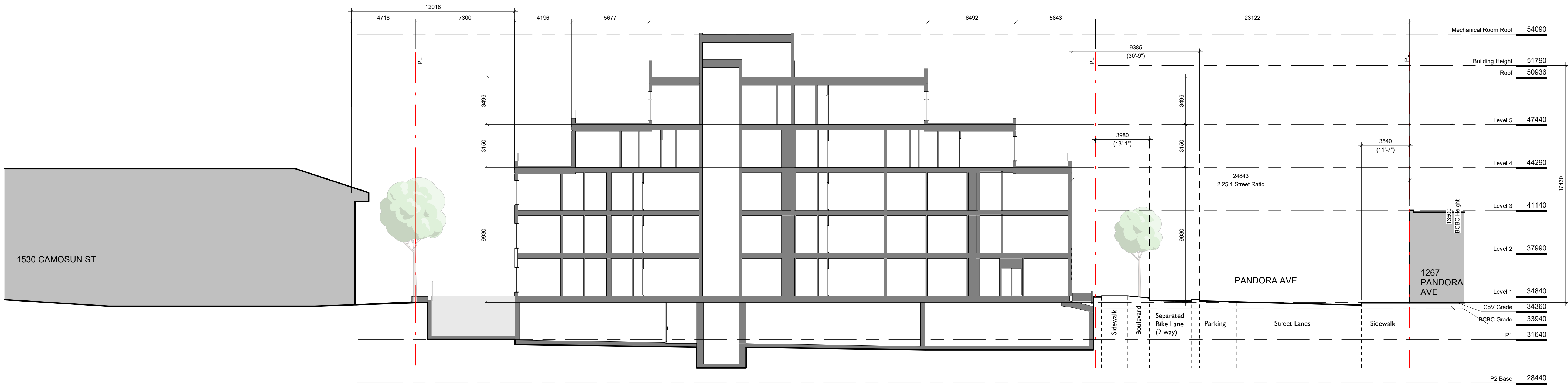
Calculations Weighted average elevation for each side (Elev. 1 + Elev. 2)/2 x Length
North: A-B (34.64m+33.25m)/2 x 22.61m = 767.77 East: B-C (33.25m+34.35m)/2 x 20.30m = 686.21 C-D (34.35m+34.26m)/2 x 1.63m = 56.02 D-E (34.26m+34.29m)/2 x 13.63m = 467.41 E-F (34.29m+34.29m)/2 x 1.27m = 43.58 F-G (34.29m+34.20m)/2 x 7.09m = 242.80 South: G-H (34.20m+35.12m)/2 x 22.67m = 785.64 West: H-I (35.12m+34.79m)/2 x 6.84m = 239.06 I-J (34.79m+34.79m)/2 x 1.95m = 67.98 J-K (34.79m+34.59m)/2 x 27.18m = 942.77 K-L (34.59m+34.68m)/2 x 0.9m = 31.21 L-A (34.68m+34.64m)/2 x 7.01m = 243.11
TOTAL = 4573.54
Divided by perimeter 4573.54 / 133.10 = 34.36m
Average grade = 34.36
NOTE: There is no proposed change to the average grade of the site.
BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's North side: (34.64m+33.25m) / 2 = 33.94m
BCBC Grade = 33.94m

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

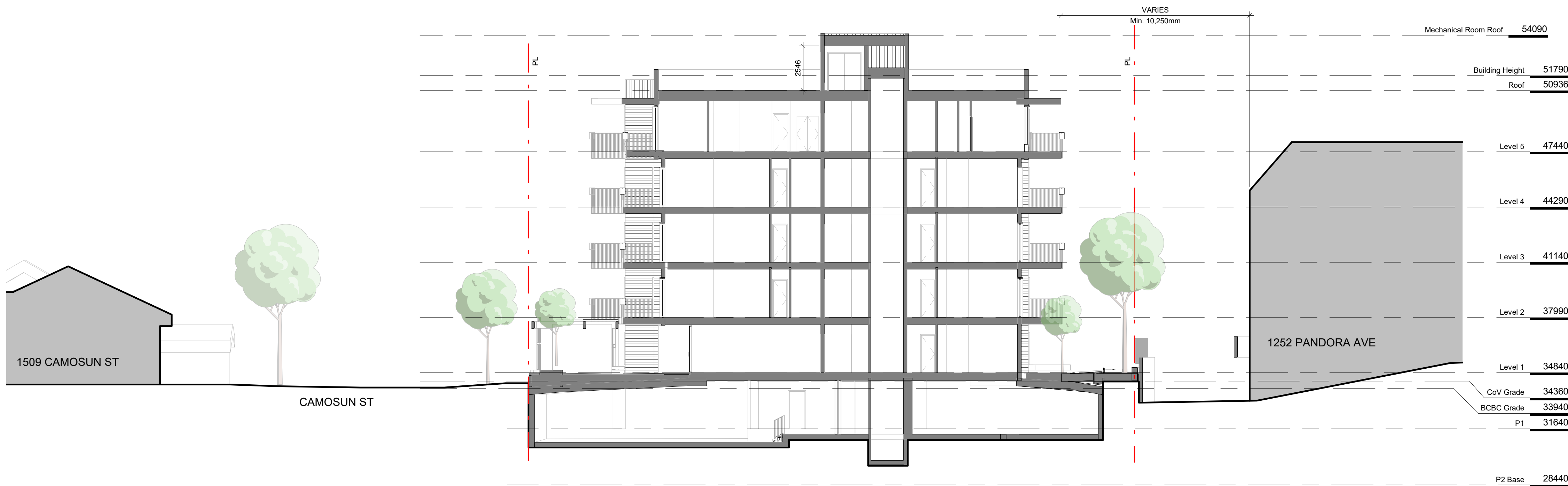


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Project	Pandora and Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Code Data	
Date	Dec. 21, 2021	
Scale	As indicated	Project # 2106
	Revision	
	Sheet #	A050
2021-12-21		

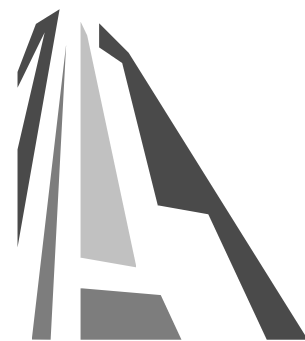


1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150

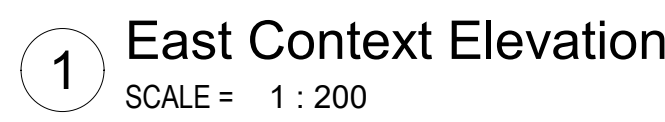
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Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Site Sections		
Date		
Dec. 21, 2021		
Scale		Project #
1 : 150		2106
Revision		
Sheet #		
A105		
2021-12-21		



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	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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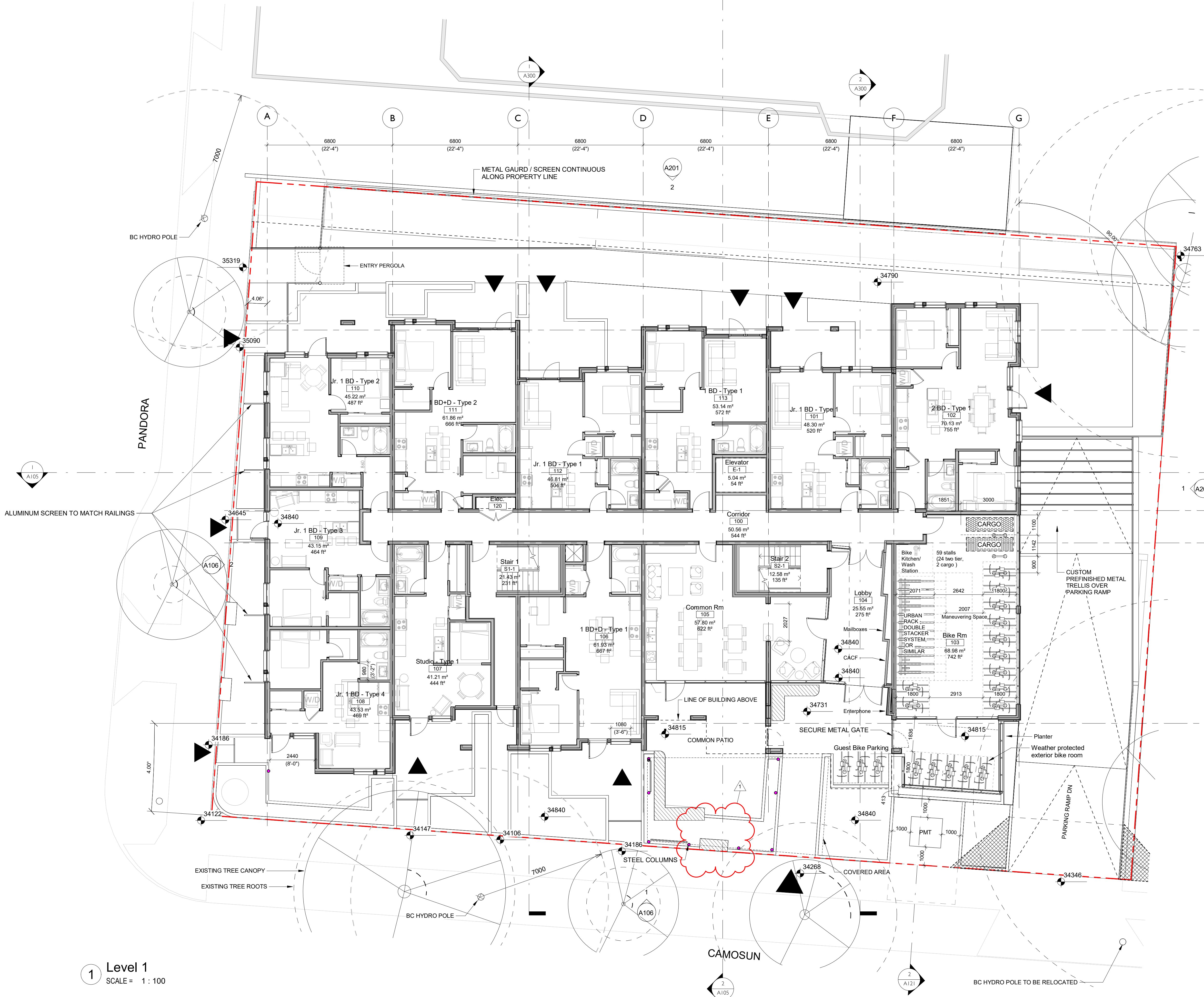
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Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Basement Plan	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A120

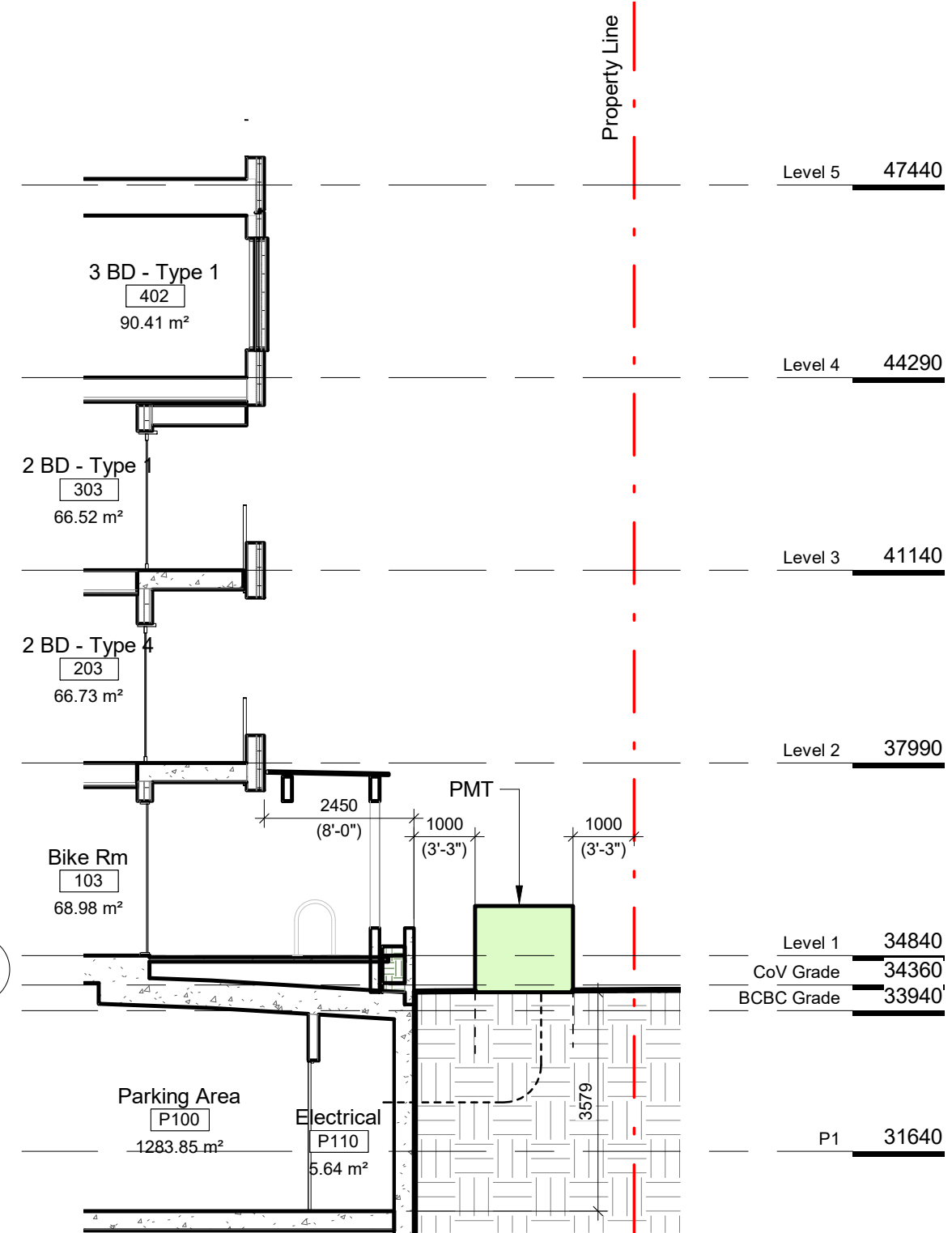


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1 Level 1
SCALE = 1 : 100



2 PMT Section
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	Issued for Rezoning / DP	Dec. 21, 2021
2	CALCUL Dev. Tracker Submission	Nov. 8, 2021
3	BC Hydro Coordination	Sept. 29, 2021
4	Issued for Costing	Aug. 20, 2021



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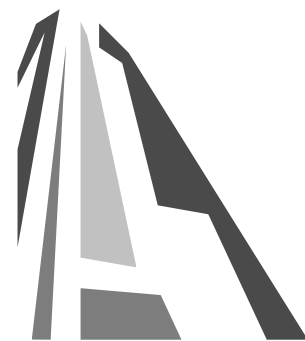
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Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Sheet Name
Ground Floor Plan
Date
Dec. 21, 2021
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1 : 100
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A121
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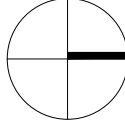
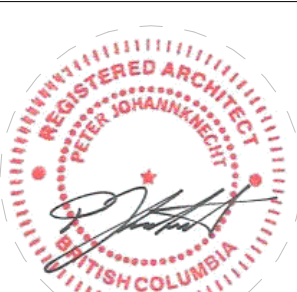
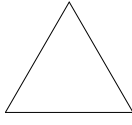


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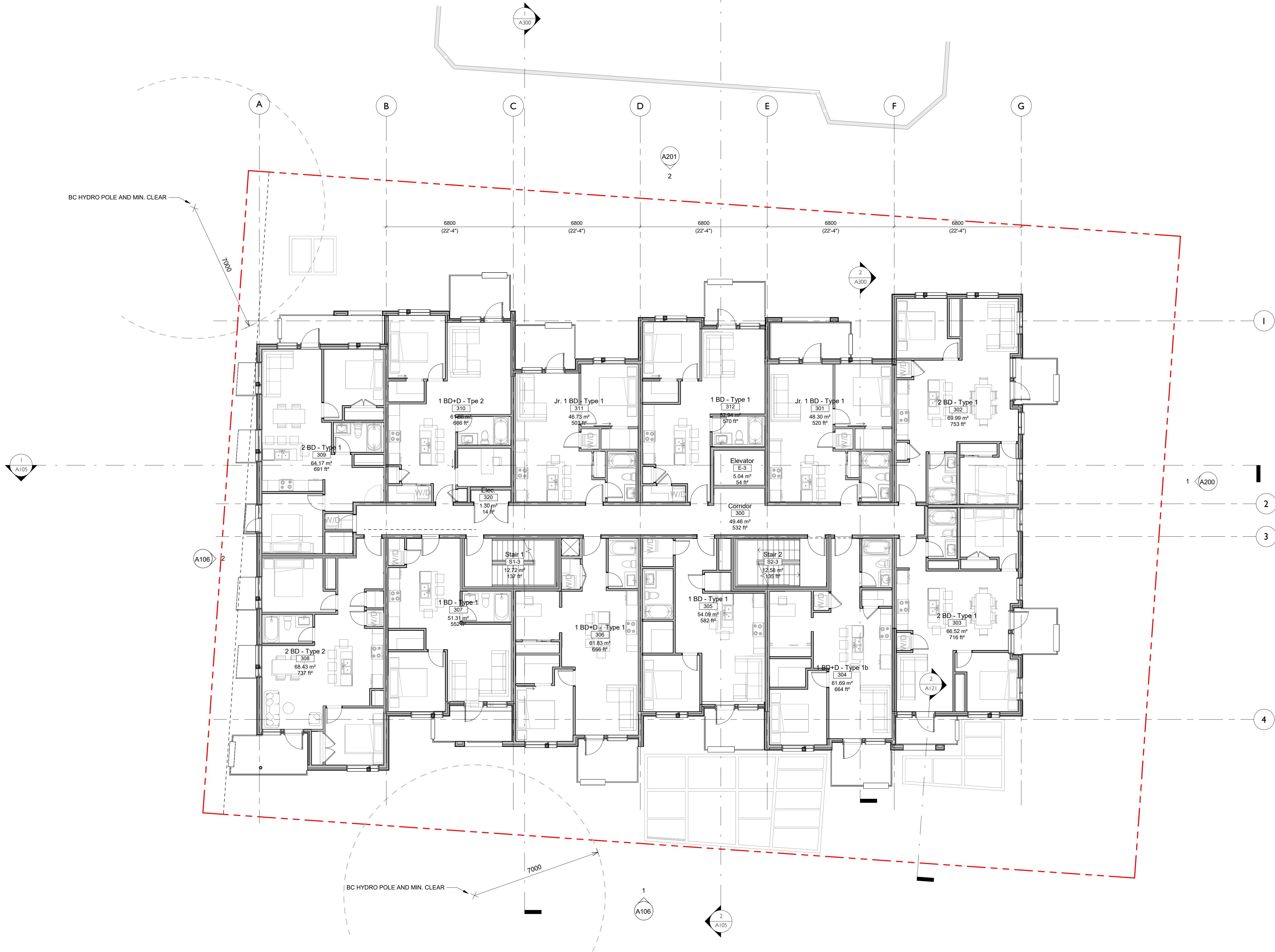


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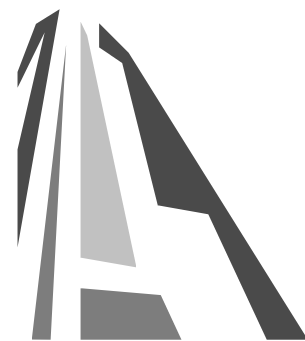
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Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 2	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A122
		2021-12-21	

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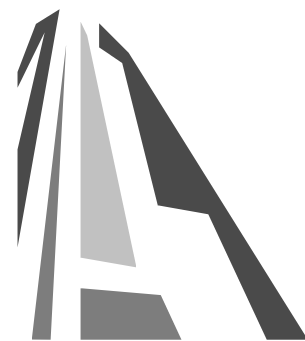
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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 3	
Date	
Dec. 21, 2021	
Scale	Project #
1 : 100	2106
Revision	Revision
Revision	Revision
Sheet #	Sheet #
A123	A123
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NO.	DESCRIPTION	DATE

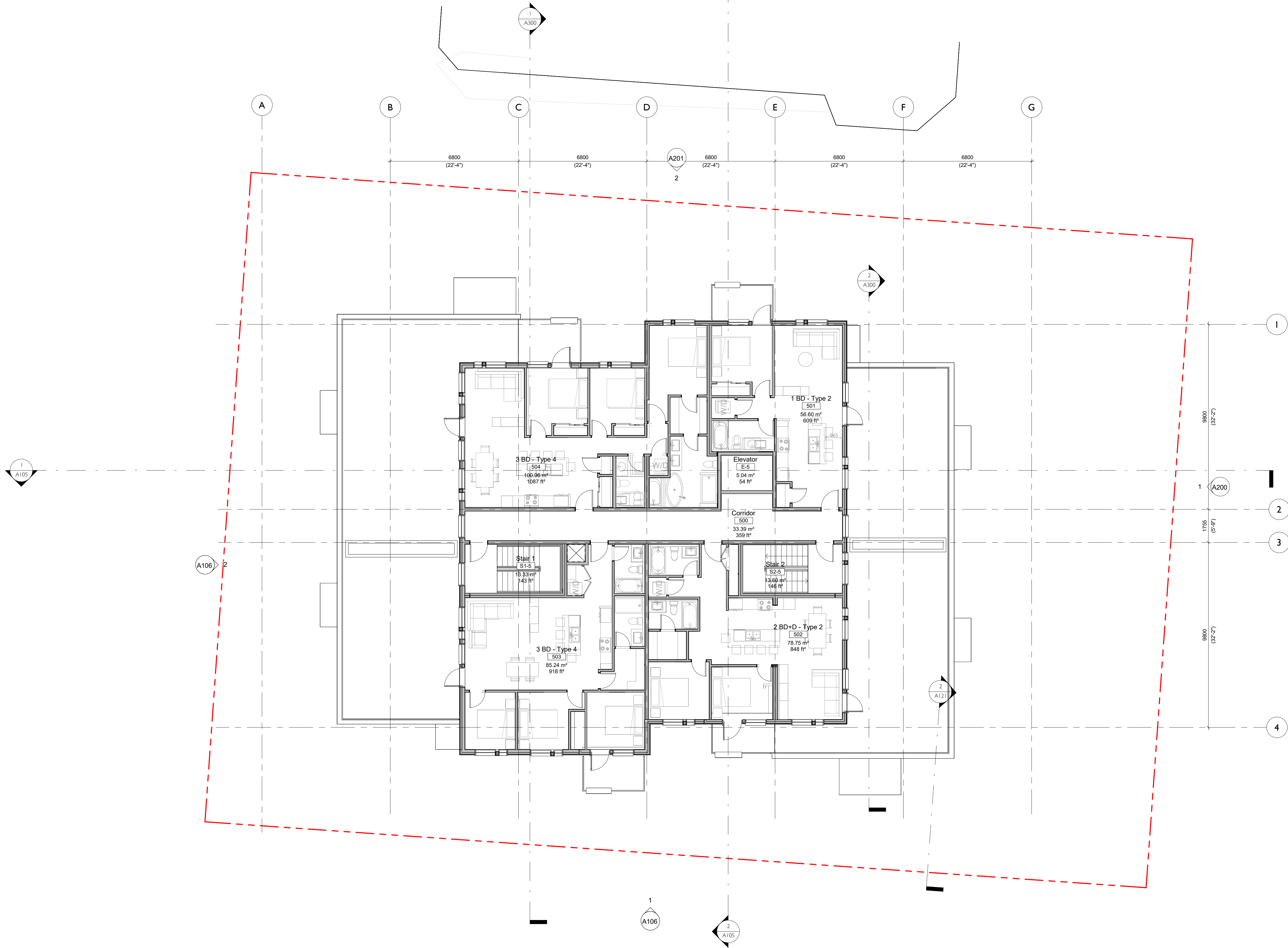


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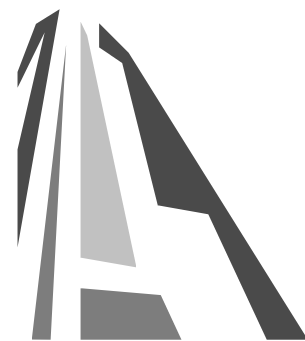
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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 4	
Date	
Dec. 21, 2021	
Scale	Project #
1 : 100	2106
Revision	
Sheet #	
A124	
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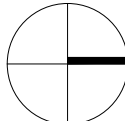
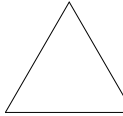


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NO.	DESCRIPTION	DATE

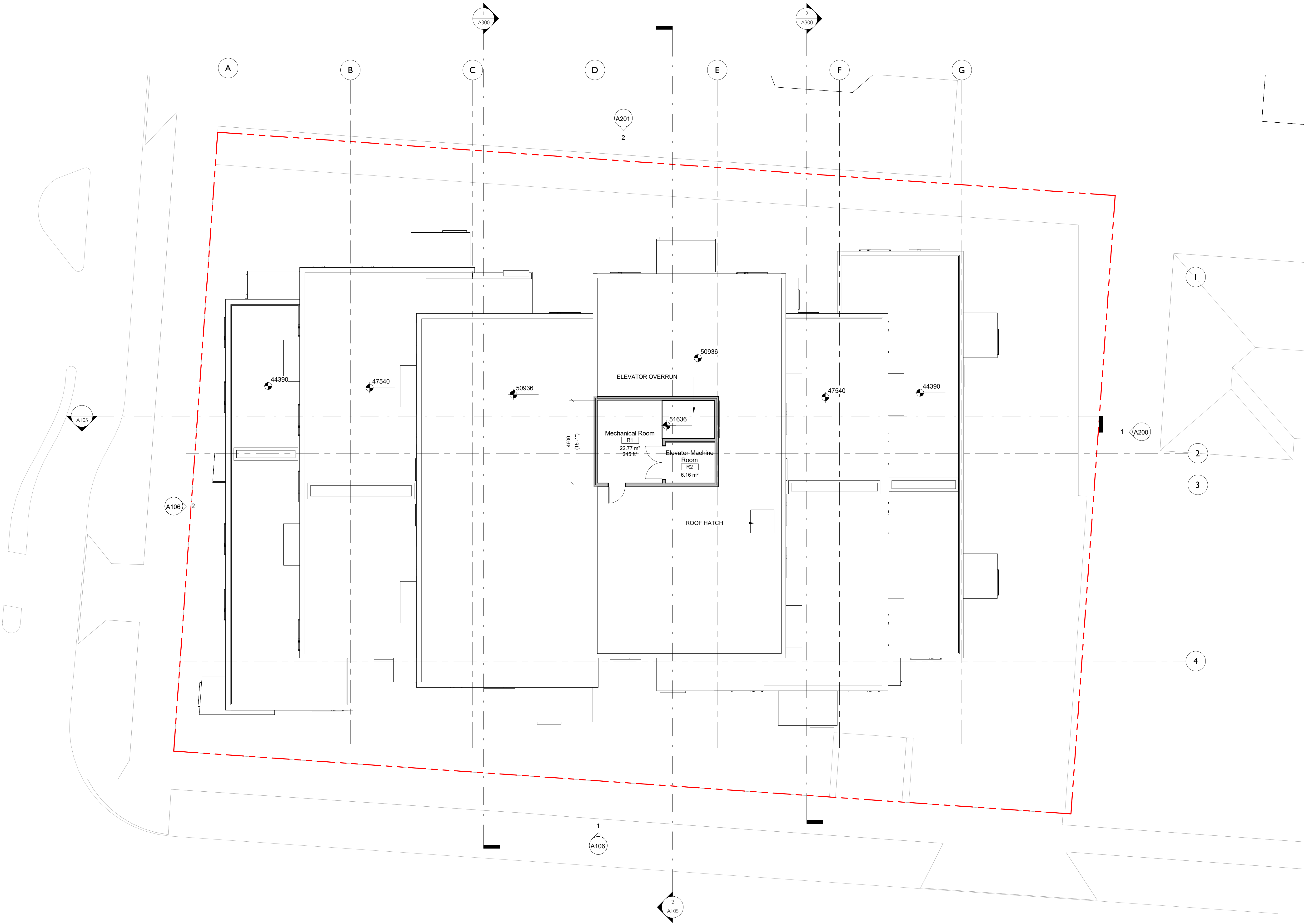


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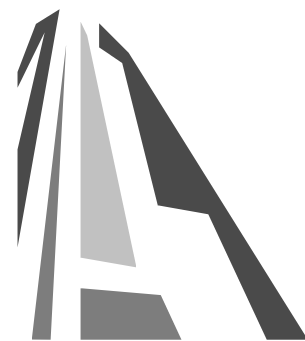
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Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 5	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A125
2021-12-21			

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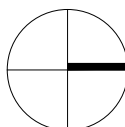


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NO.	DESCRIPTION	DATE



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Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Roof Plan	
Date		Dec. 21, 2021	
Scale	1 : 100	Project #	2106
		Revision	
		Sheet #	A126
2021-12-21			



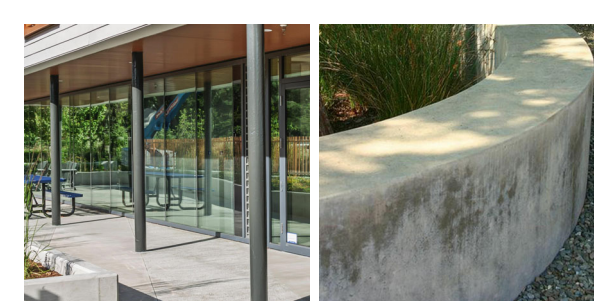
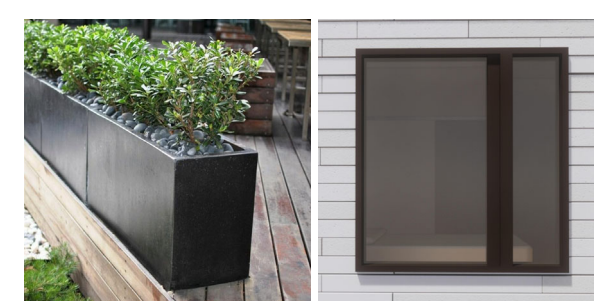
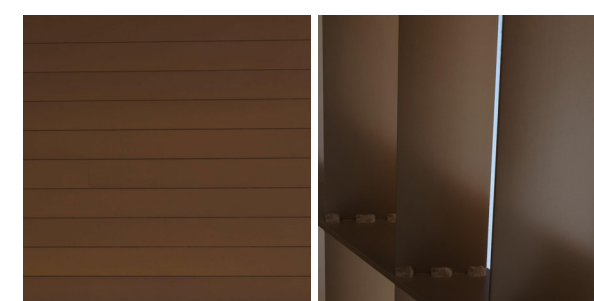
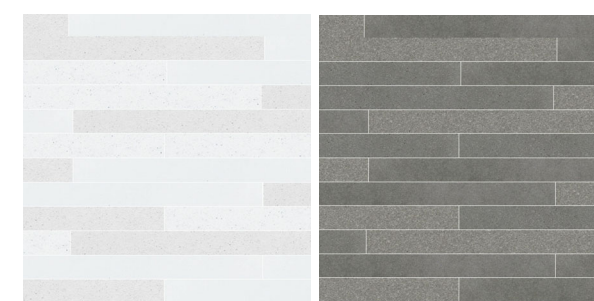
1 North Building Elevation
SCALE = 1 : 100



2 East Building Elevation
SCALE = 1 : 100

Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Public Art Installation
10. Exposed wood
11. Painted metal columns - dark finish



* "Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

	Issued for Rezoning / DP	Dec. 21, 2021
	CALIC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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Project
Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
Dec. 21, 2021

Scale
As indicated

Project #
2106

Revision
1

Sheet #
A200

2021-12-21

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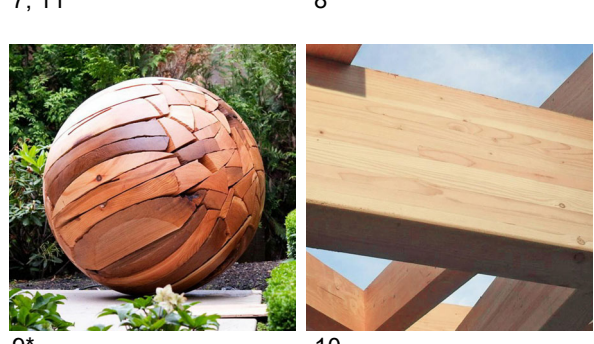
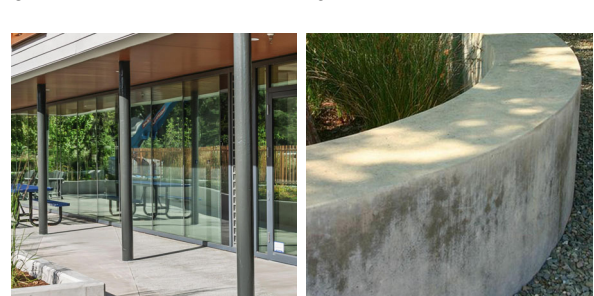
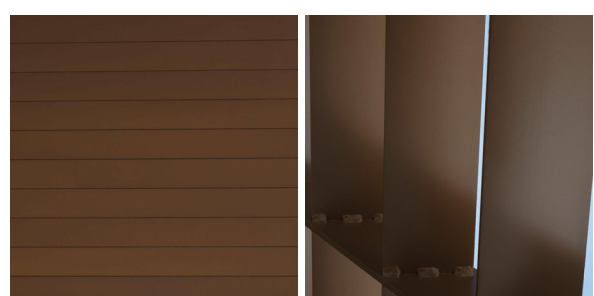
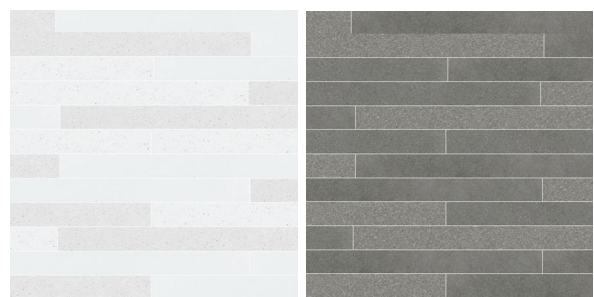
1 South Building Elevation
SCALE = 1 : 100



2 West Building Elevation
SCALE = 1 : 100

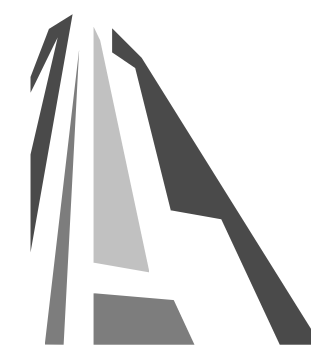
Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Public Art Installation
10. Exposed wood
11. Painted metal columns - dark finish



* "Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

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Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Elevations		
Date		
Dec. 21, 2021		
Scale	As indicated	Project #
		2106
	Revision	
	Sheet #	A201
2021-12-21		



View from Camosun and Pandora



View from Northeast of Site



View from of lane from Pandora at West side of site



View from single-family yard across Camosun

	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



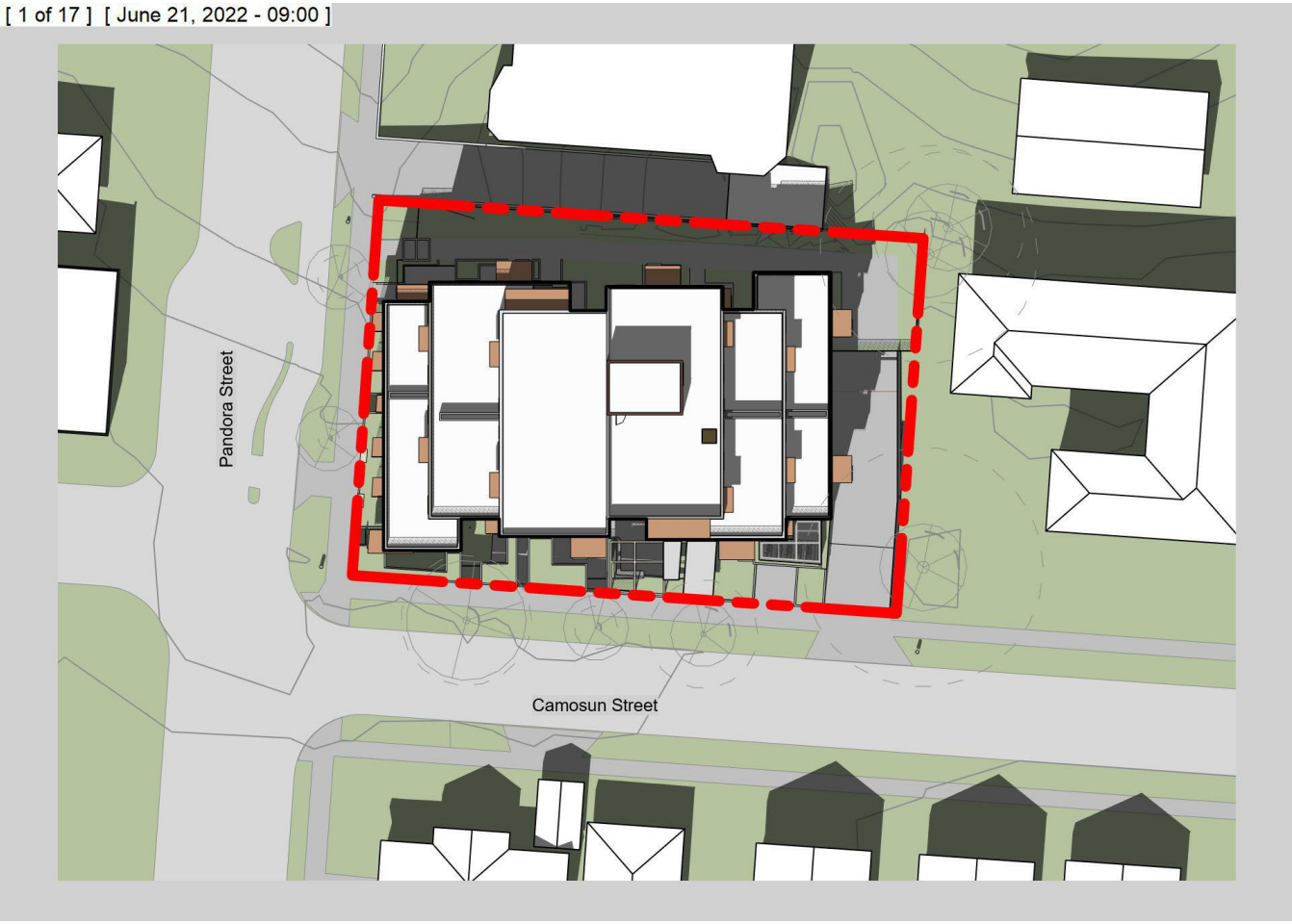
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Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Renderings	
Date		Dec. 21, 2021	
Scale	Project #	2106	
	Revision		
		Sheet #	
		A900	
2021-12-21		12/21/2021 3:30:41 PM	

Summer Solstice

9am



Noon



3pm



5pm



Autumn Equinox

9am



Noon



3pm



5pm



Winter Solstice

9am



Noon



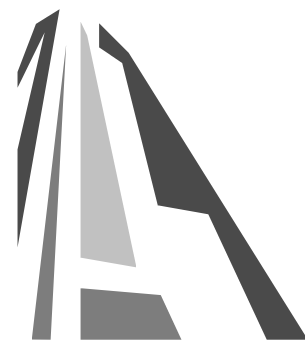
3pm



5pm



	Issued for Rezoning / DP	Dec. 21, 2021
NO.	DESCRIPTION	DATE



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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Sun Study	
Date	
Dec. 21, 2021	
Scale	Project #
	2106
	Revision
	Sheet #
	A901
2021-12-21	

DRAFT



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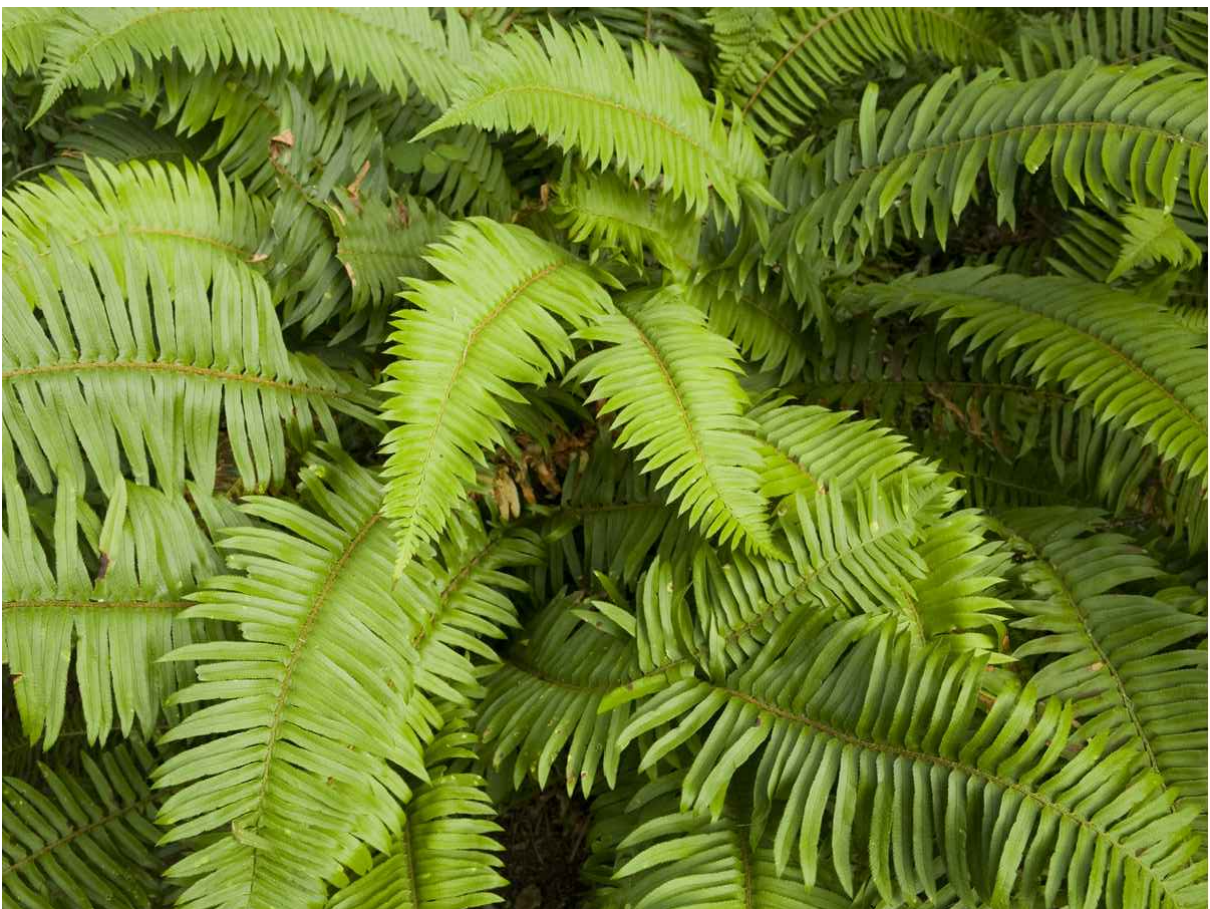
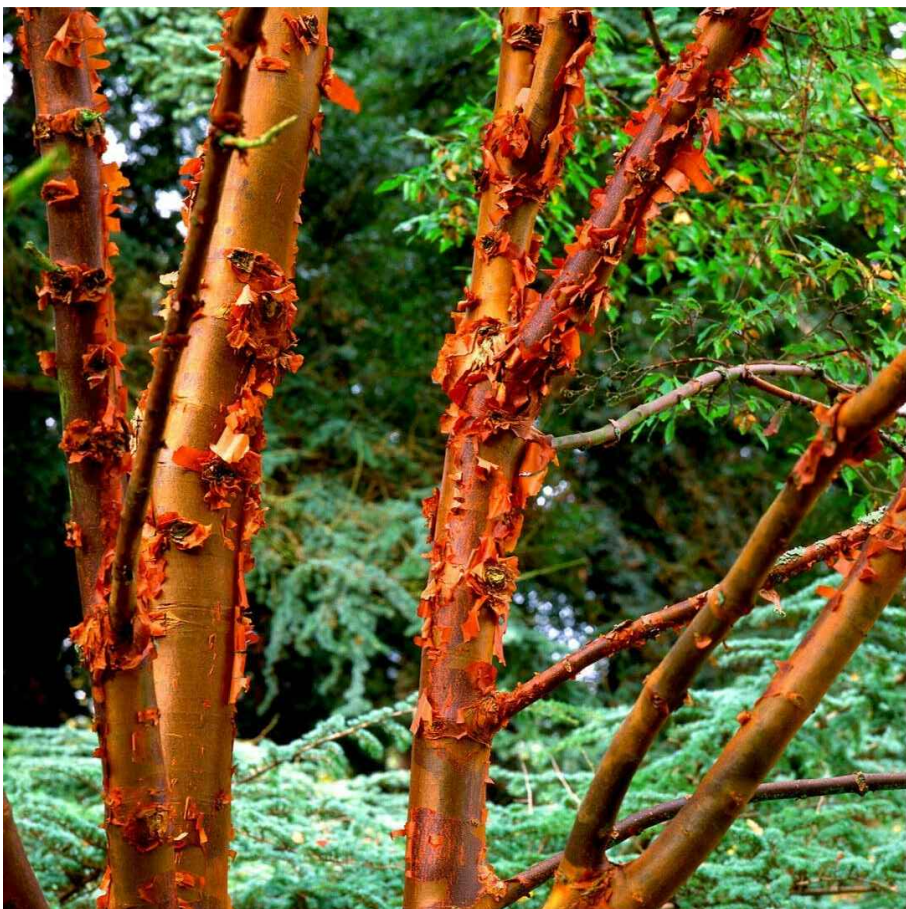
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L0 Cover

DATE: December, 2021

LEGEND

PROPERTY LINE

UNDERGROUND PARKING SLAB

ON-SITE IN GROUND LANDSCAPE AREA

ON-SITE PLANTER

RAIN GARDEN
(STORM WATER MANAGEMENT)

PAVER FOR PATHWAY

PAVER FOR PRIVATE PATIOS

SOD MUNICIPAL BOULEVARD AREA

MUNICIPAL SIDEWALK

BIKE RACK

•

MAGLIN SITE FURNITURE - MBR 350

•

SURFACE MOUNT

PLANTER DOWNLIGHT

GATE DOWNLIGHT

PANDORA AVENUE

CAMOSUN STREET

COMMON PATIO

ELECTRIC FIRE PLACE
(spec to be determined)

SHORT TERM BIKE RACKS

TRELLIS WITH VINES

PUBLIC ART PIECE
(to be determined)

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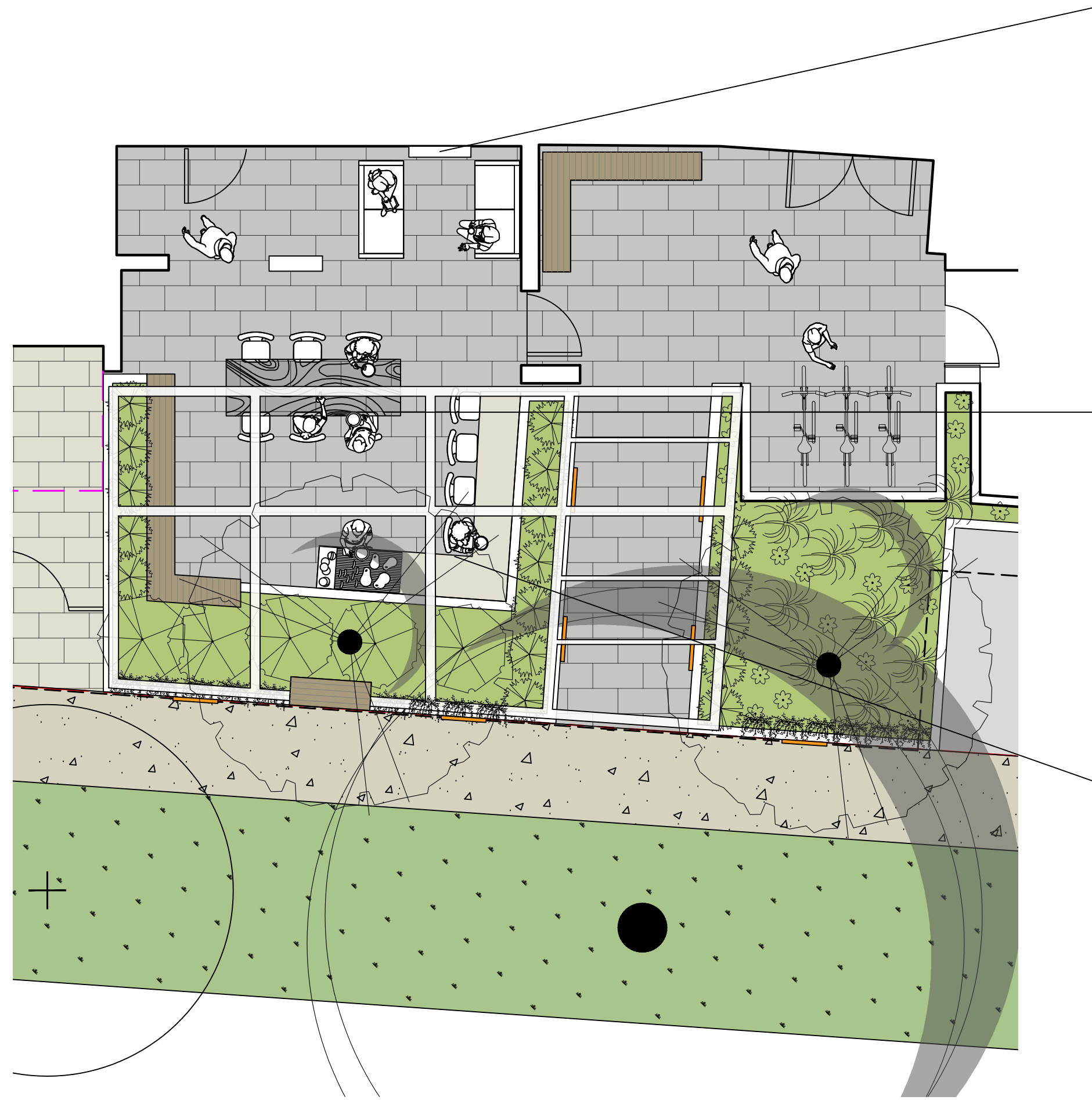
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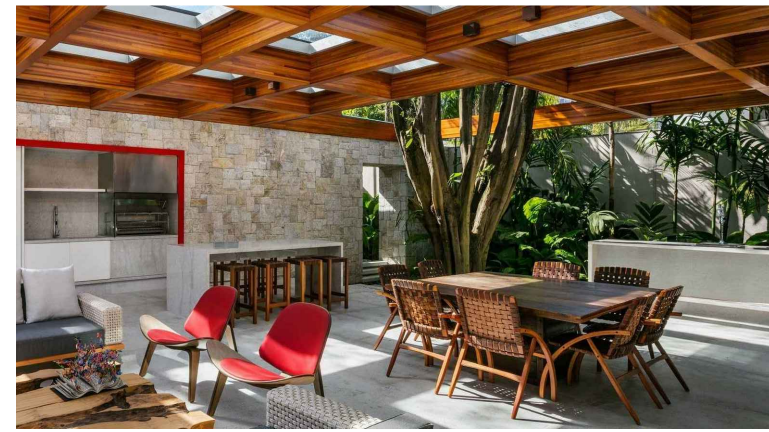
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L1 Landscape Site
Plan

DATE: December, 2021



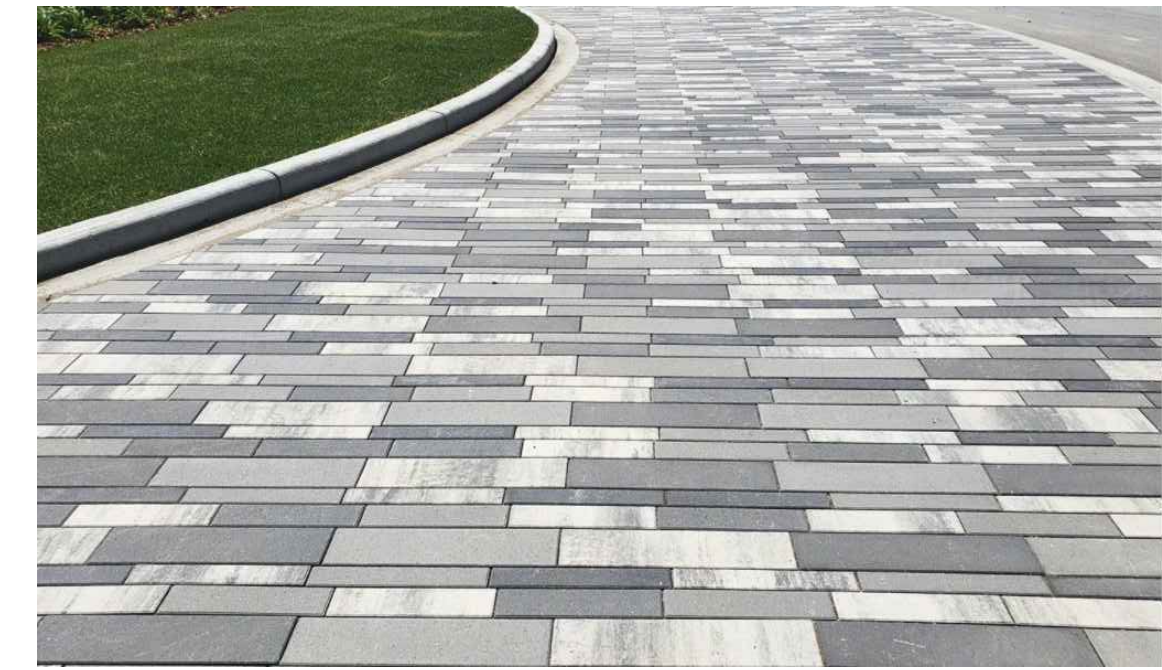
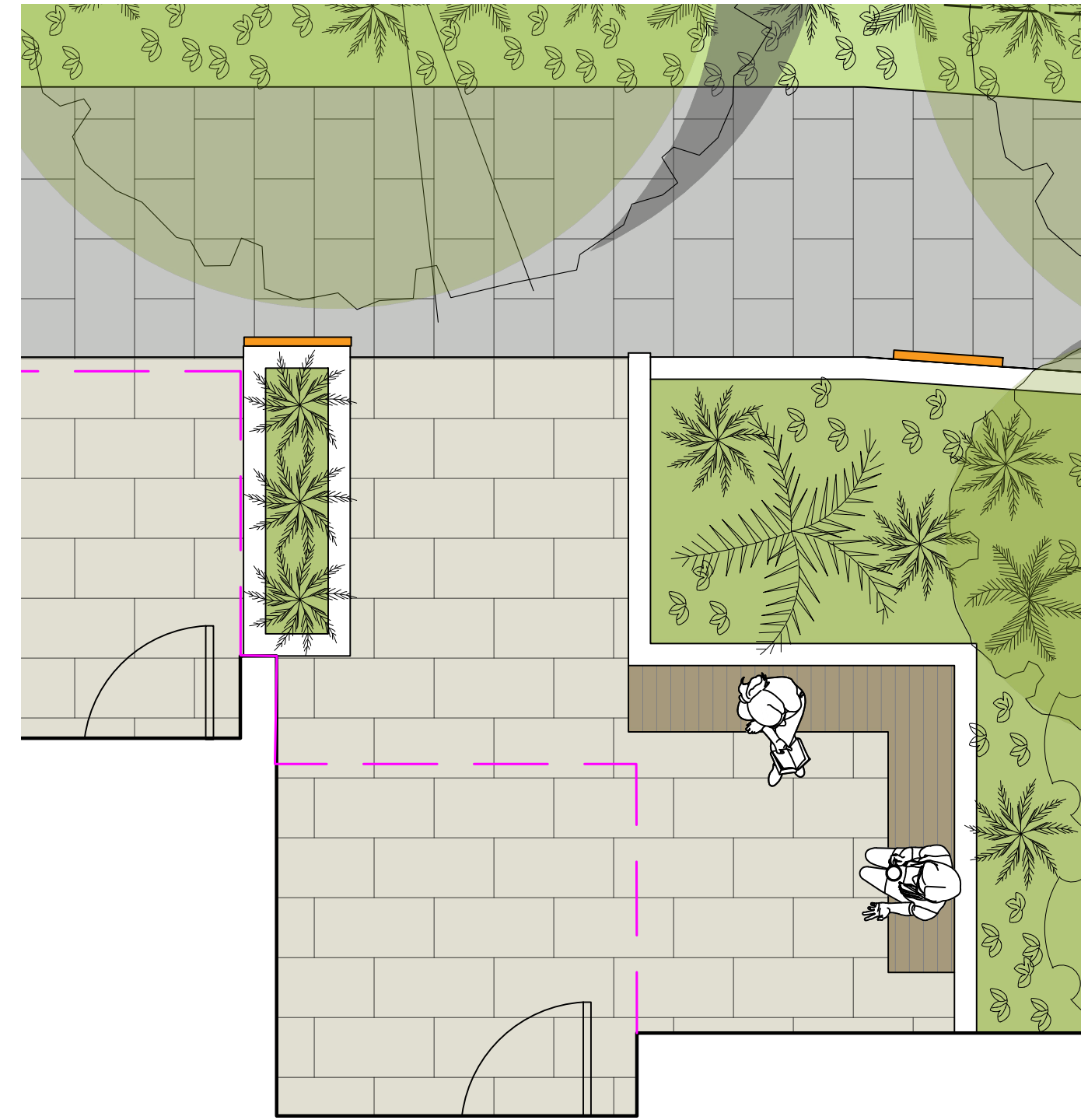
LOUNGE AREA WITH ELECTRIC FIREPLACE (TBD)



HARVEST TABLE FOR 6



BARBEQUE AREA AND BAR COUNTER



PAVING PATTERN AND COLOR OPTIONS



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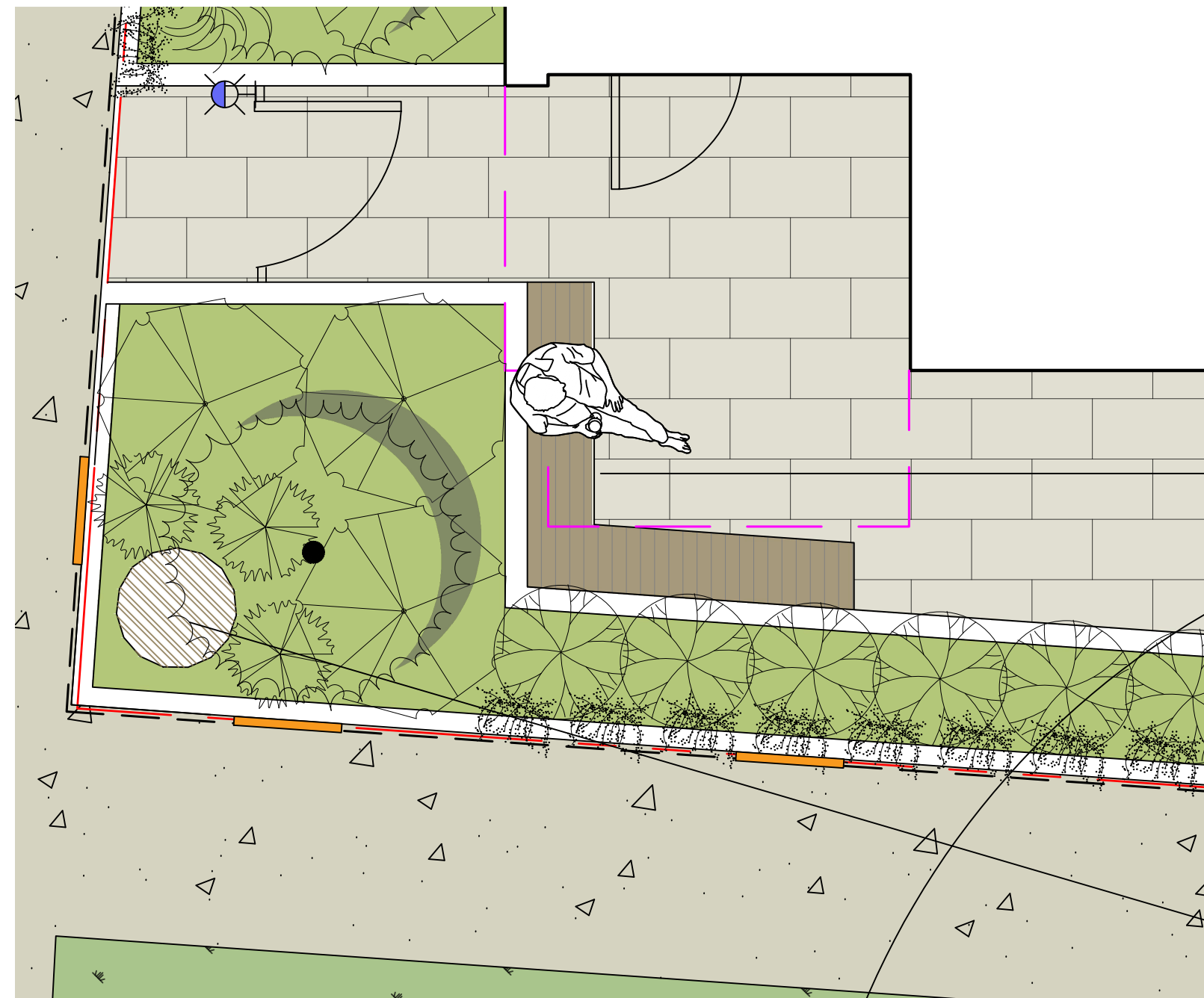
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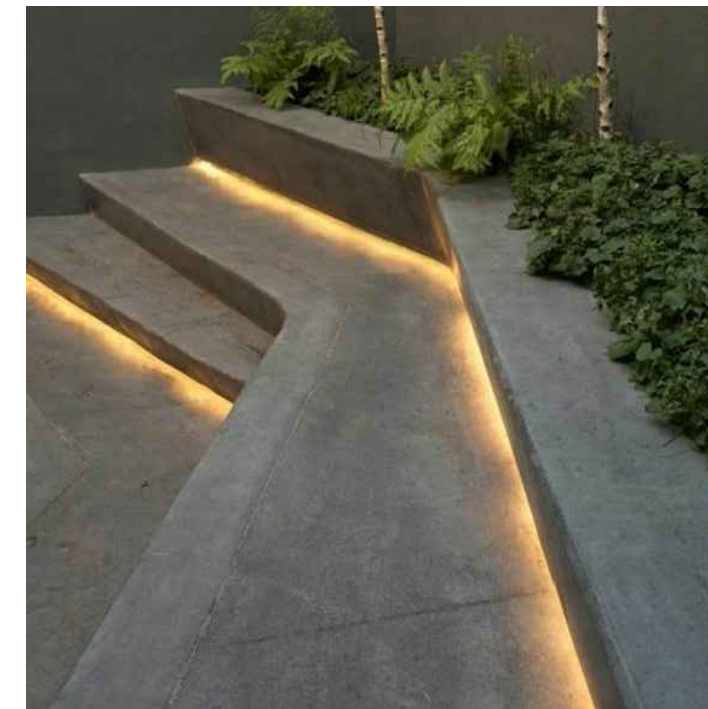
Bianca Bodley

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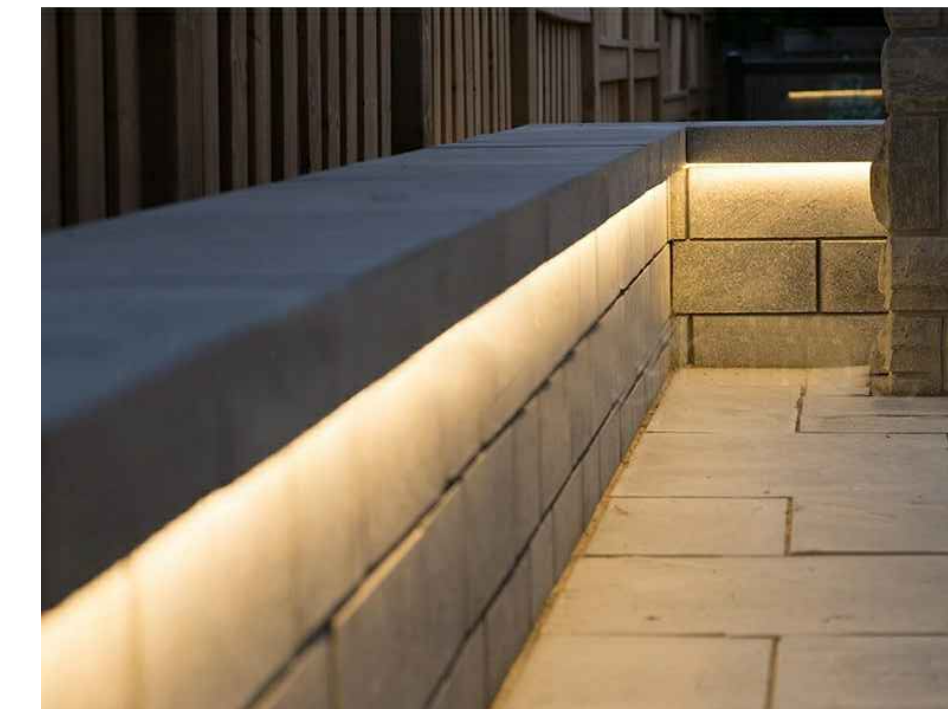
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BUILT IN BENCH WITH LIGHTING



GATE LIGHTING



PLANTER DOWNLIGHT



LOCAL ART PIECE (TBD)



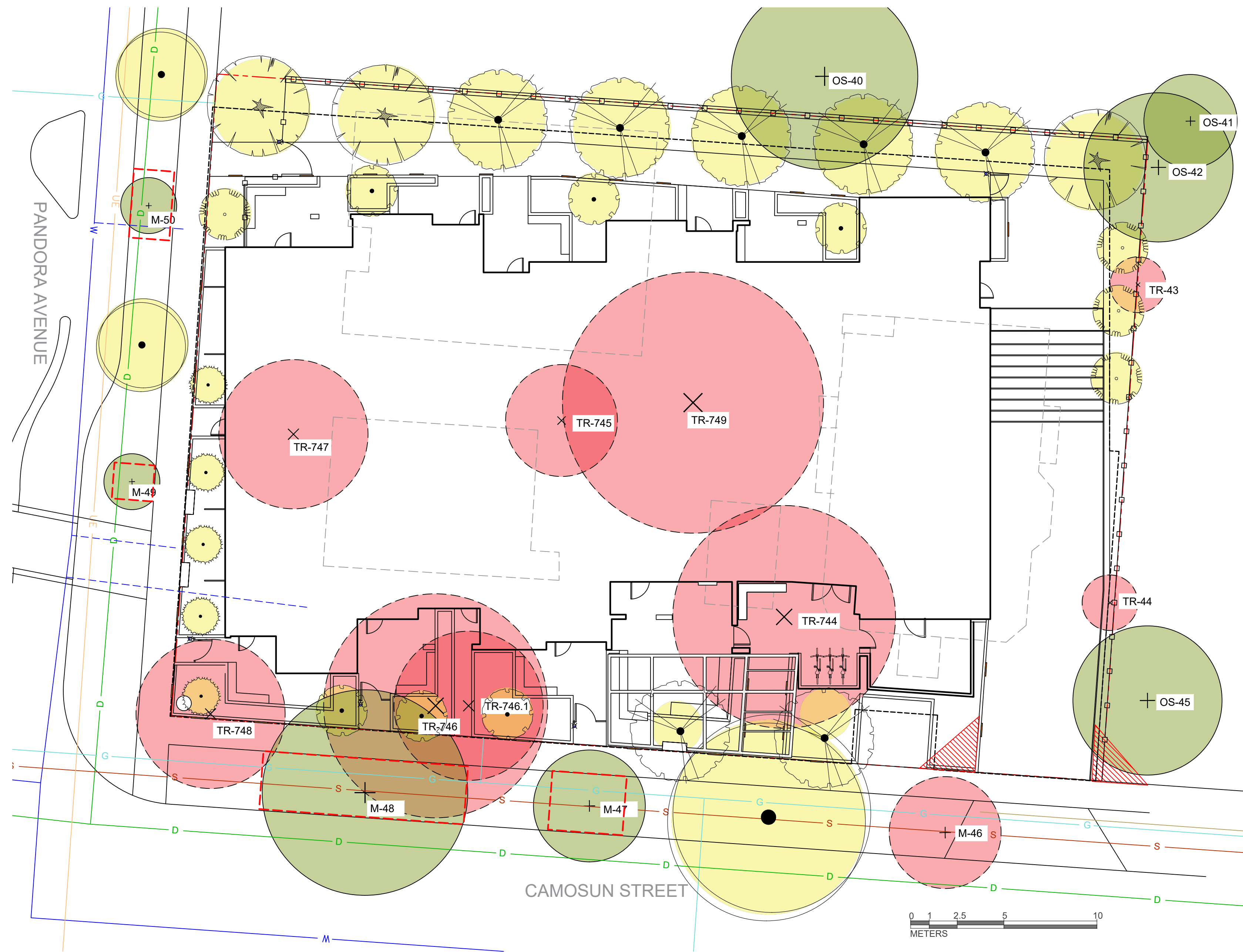
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L2 KEY AREA
ENLARGEMENT

DATE: December, 2021



TR-43

EXISTING TREE TAG

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREES

TREE PROTECTION FENCING

- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

EXISTING DRAINAGE

EXISTING POWER LINE

EXISTING WATER

EXISTING GAS

EXISTING SEWER

EXISTING TELUS

SUMMARY TREE STATISTICS	
TOTAL NUMBER OF TREES INDICATED ON TREE MANAGEMENT PLAN	18
• MUNICIPAL TREES	5
• ADJACENT OFF-SITE TREES	4
• BOUNDARY TREES	1
• ON-SITE INVENTORIED UNPROTECTED TREES	3
• ON-SITE BYLAW PROTECTED TREES	5
REQUESTED PROTECTED TREE REMOVALS FROM SITE	5
REQUESTED TREE REMOVALS FROM MUNICIPAL PROPERTY	1
REQUESTED TREE REMOVALS FROM ADJACENT PROPERTIES	0
REQUESTED BOUNDARY TREE REMOVALS	1
TOTAL RESIDUAL NUMBER OF ON-SITE PROTECTED TREES	0
REPLACEMENT TREES REQUIRED BY TREE BYLAW	10



PAPERBARK MAPLE



NOOTKA CYPRESS
'GREEN ARROW'



EVERGREEN DOGWOOD



ARMSTRONG RED MAPLE



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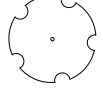


L3 Tree Removal & Protection Plan

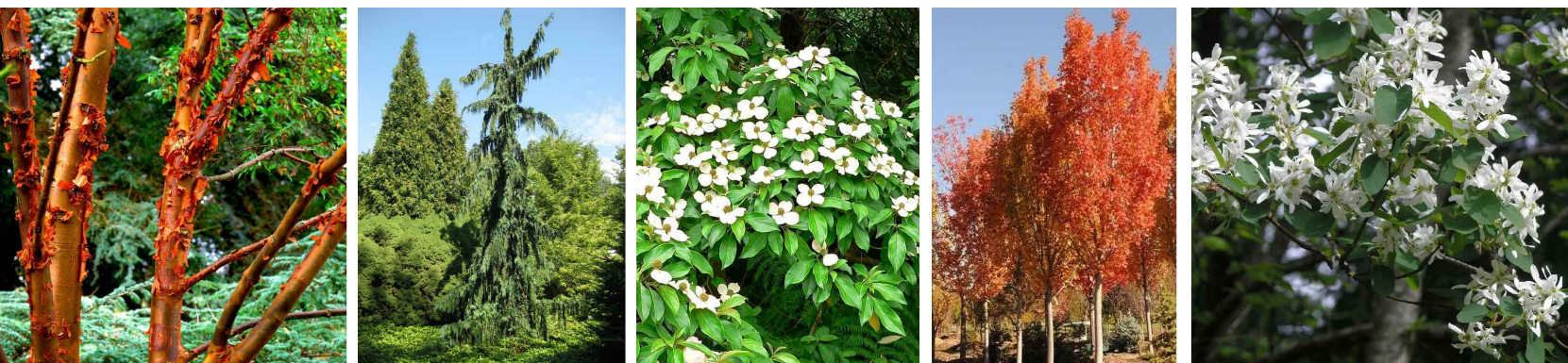
DATE: December, 2021



TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Caliper	Size	Height at Maturity (m)	Spread at Maturity (m)
6		Acer griseum	Paper Bark Maple		B&B	5	3
5		Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress		B&B	5.4-10.5	0.6-1.5
7		Cornus capitata	Evergreen Dogwood	8cm		6	6
3		Boulevard Trees	To be determined by Parks of City of Victoria				
3		Acer Rubrum	Armstrong Red Maple	12cm		16	6
4		Amelanchier alnifolia	Saskatoon serviceberry	8cm		1.2-4.5	1.8-2.4

PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
30		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	1 Gallon			1.2-1.8	1.2-1.8
8		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	Flat		Yes	0.3	4.5
33		Choisya ternata	Mexican Orange Blossom	3 Gallon		Yes	1.2-2.4	1.2-2.4
7		Buxus sempervirens	Boxwood	1 Gallon			0.9-9m	1m
35		Rudbeckia hirta	Black-eyed Susan	1 Gallon		Yes	0.9	0.6
3		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	1 Gallon			0.6-0.9	0.9-1.2
35		Asarum canadense	Canadian Wild Ginger	Flat	Yes		0.15-0.3	0.3-0.6
60		Adiantum aleuticum	Maidenhair Fern	1 Gallon	Yes		0.3-0.9	0.3-0.9
52		Polystichum munitum	Western Sword Fern	1 Gallon	Yes		0.6-1.2	0.6-1.2
45		Vaccinium ovatum	Evergreen Huckleberry	2 Gallon	Yes	Yes	1.5	1.2
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.								

TREES



PAPERBARK MAPLE NOOTKA CYPRESS EVERGREEN DOGWOOD ARMSTRONG RED MAPLE SERVICEBERRY

VINES



MASSACHUSETTS KINNIKINNICK - UPPER LEVEL HANGING PLANTERS WHITE JASMINE - DRIVEWAY TRELLIS



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L4 PLANTING PLAN

DATE: December, 2021

SHADE PLANTING PALETTE



SWORD FERN MAIDENHAIR FERN WILD GINGER EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



ITSY BITSY WHITE FALSE HEATHER MEXICAN ORANGE BLOSSOM FOUNTAIN GRASS RUDBECKIA

BOXWOOD



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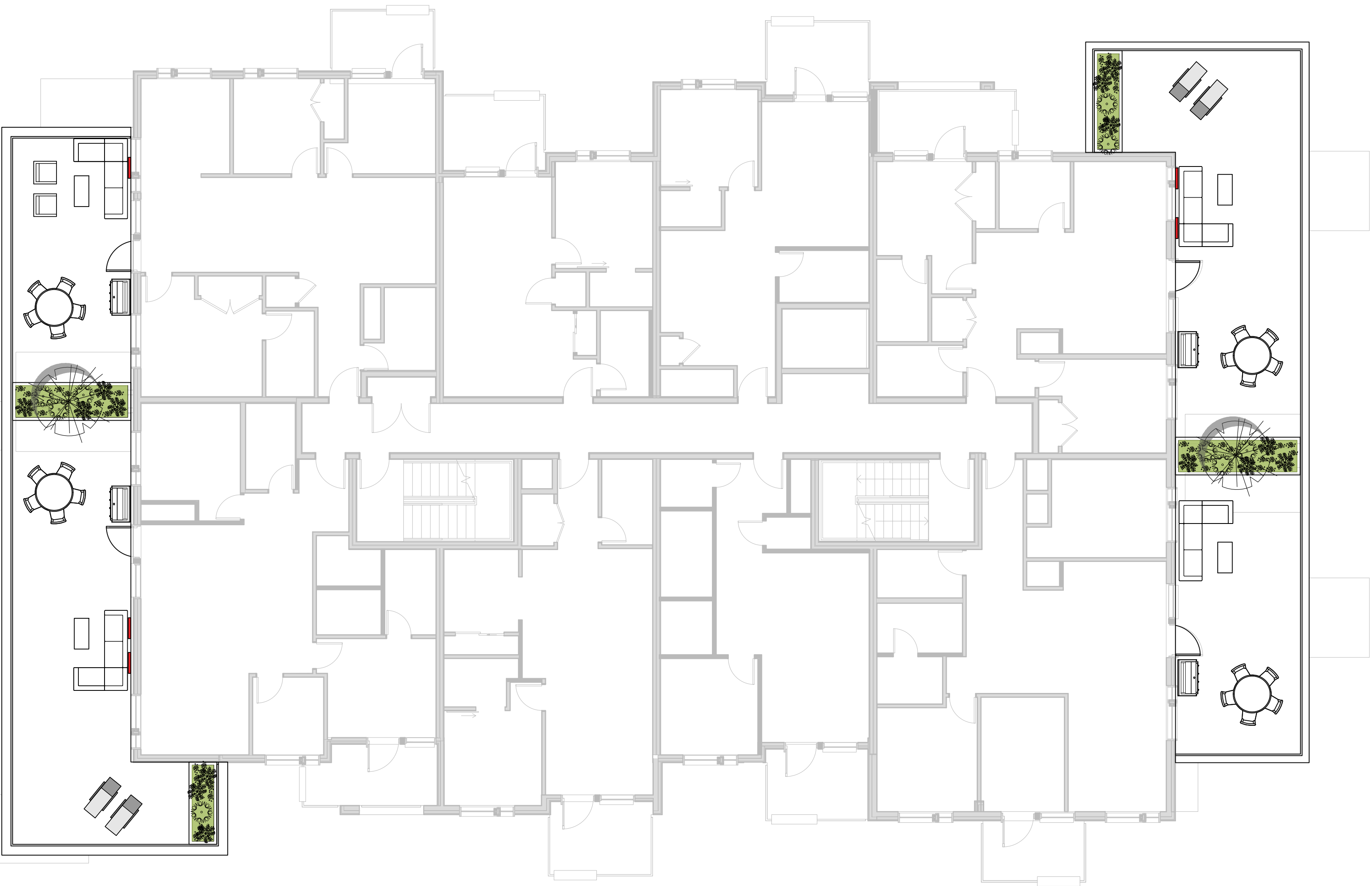
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LEVEL 4 PATIO PLAN



LEVEL 5 PATIO PLAN



LAVENDER



THYME



SAGE



OLIVE TREE

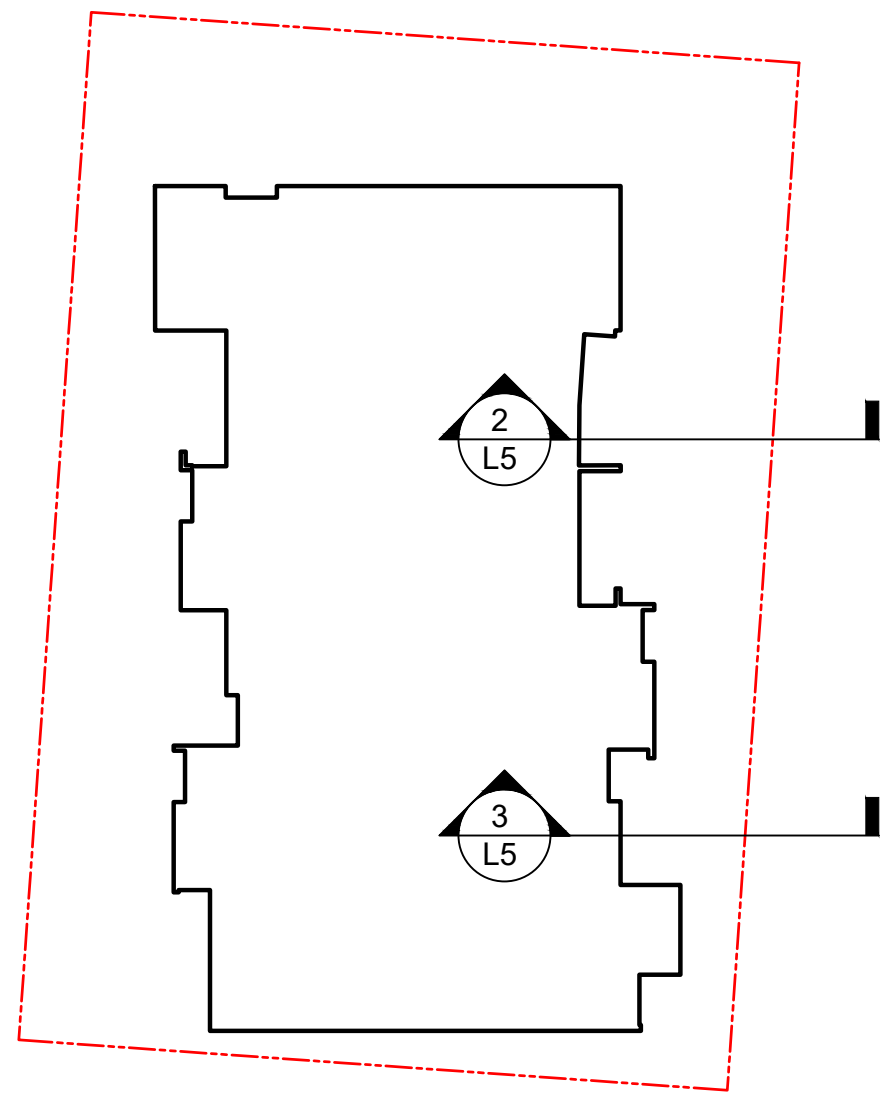
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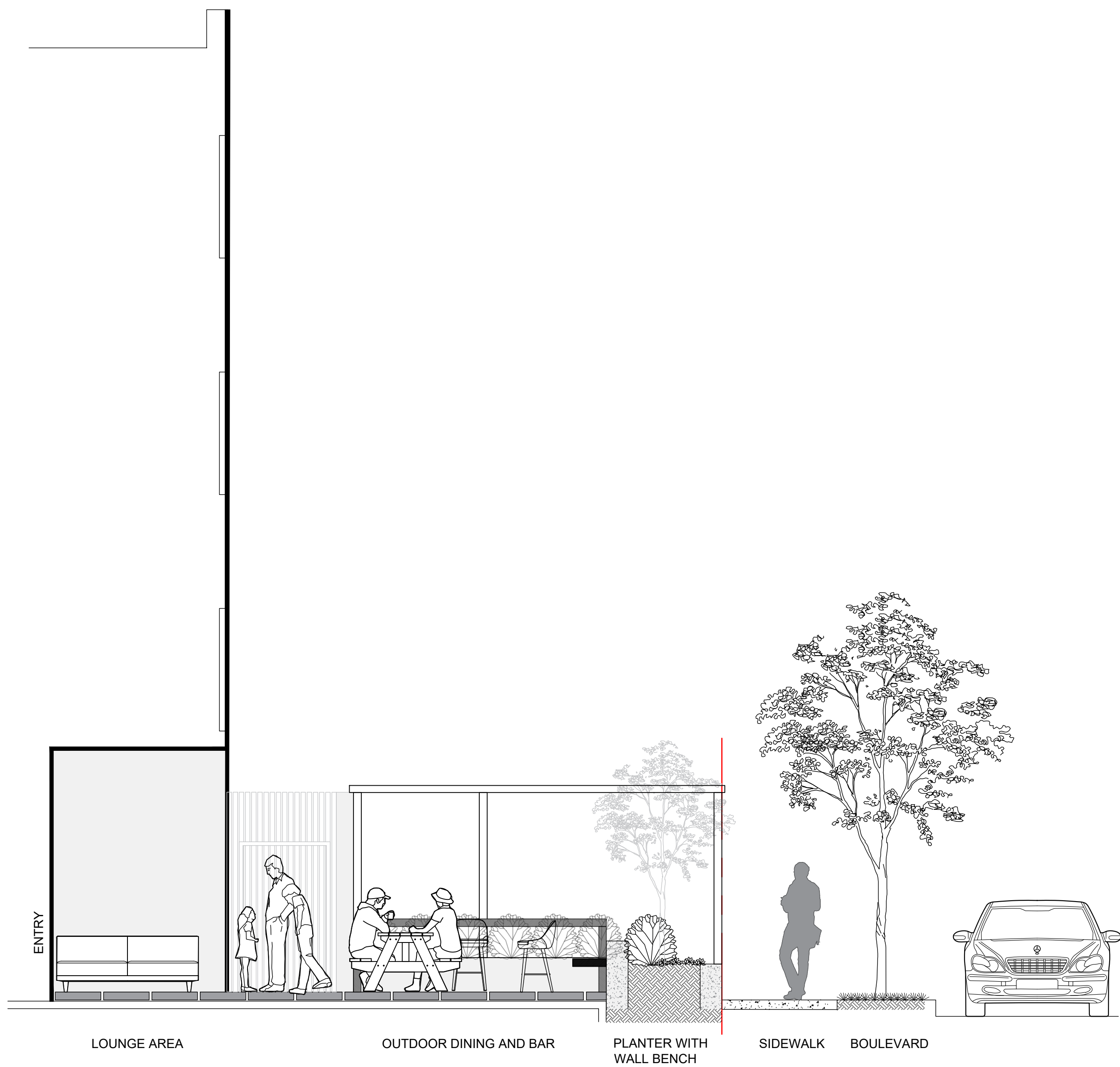


L5 UPPER PATIO
PLAN

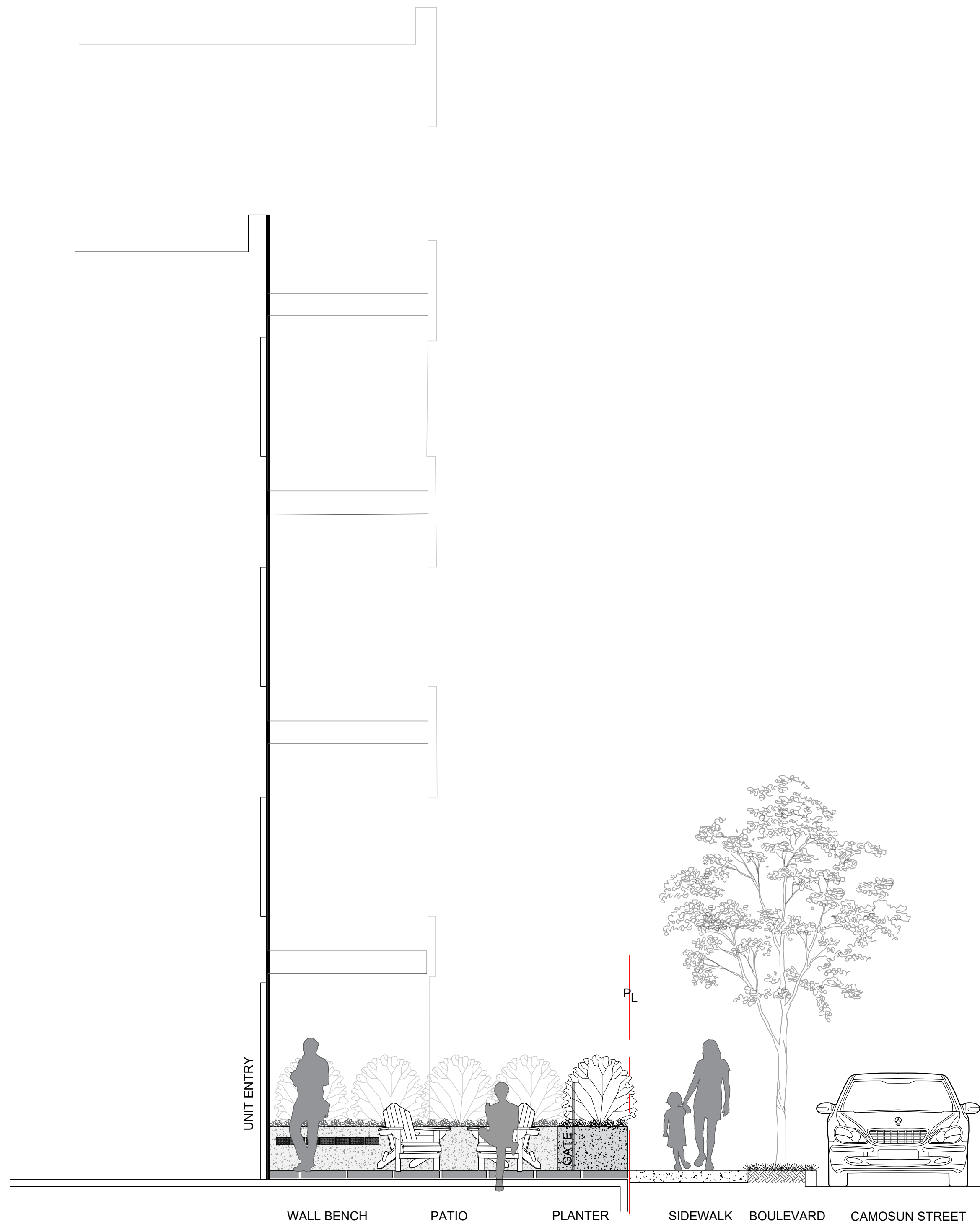
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1 KEY PLAN
L5



2 COMMON PATIO
L5 1:50



3 EAST PATIO
L5 1:50



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L6 Sections/
Elevation

DATE: December, 2021



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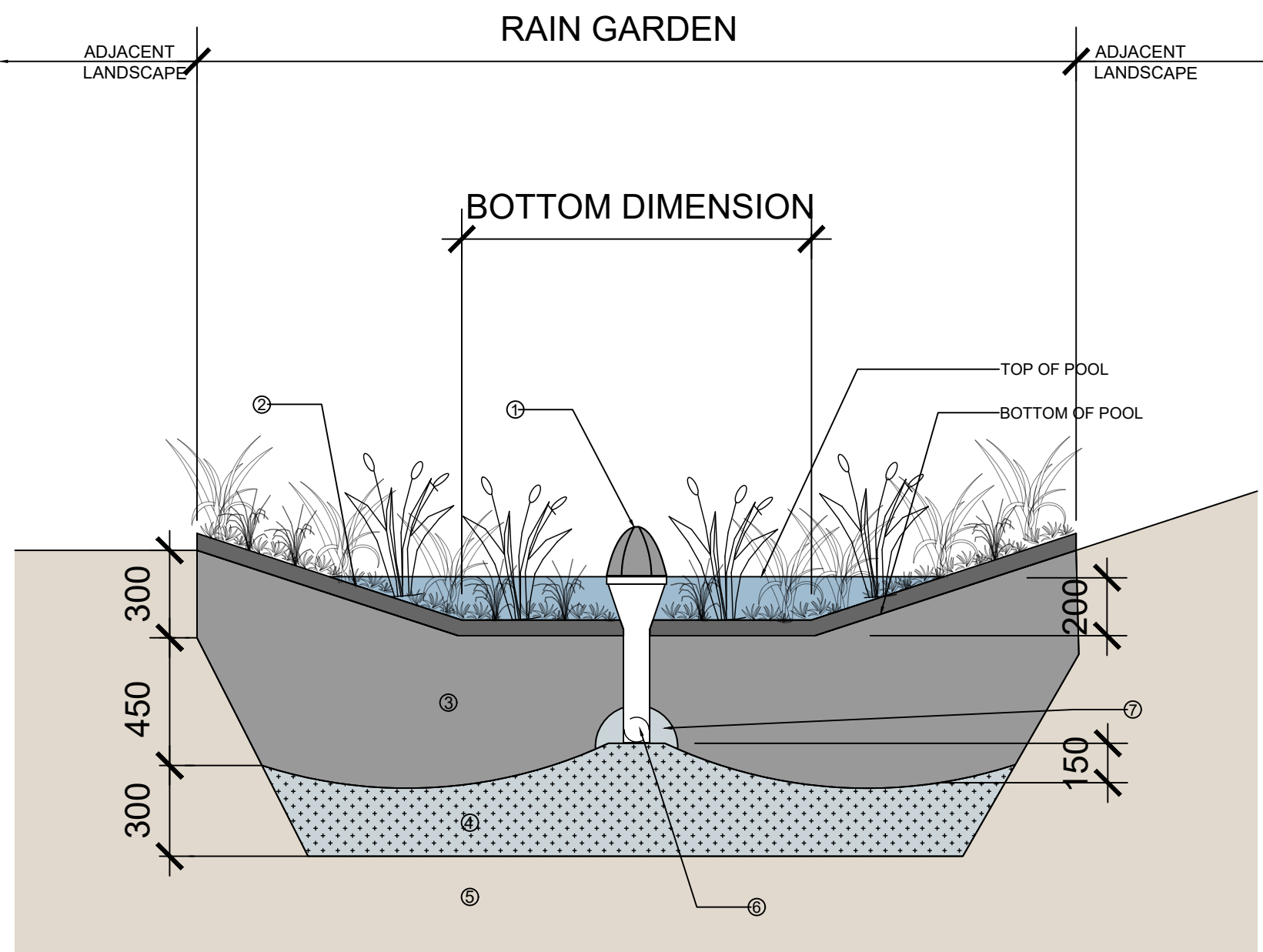
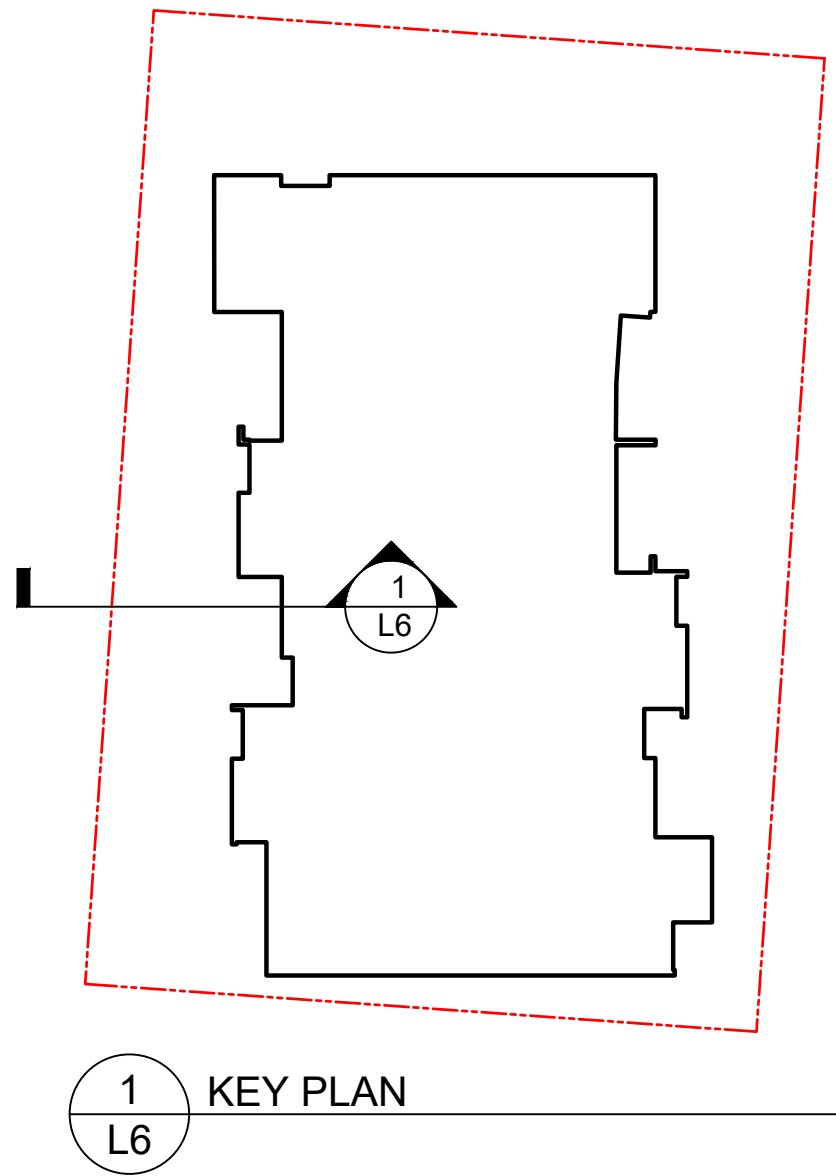
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L7 Sections/
Elevation

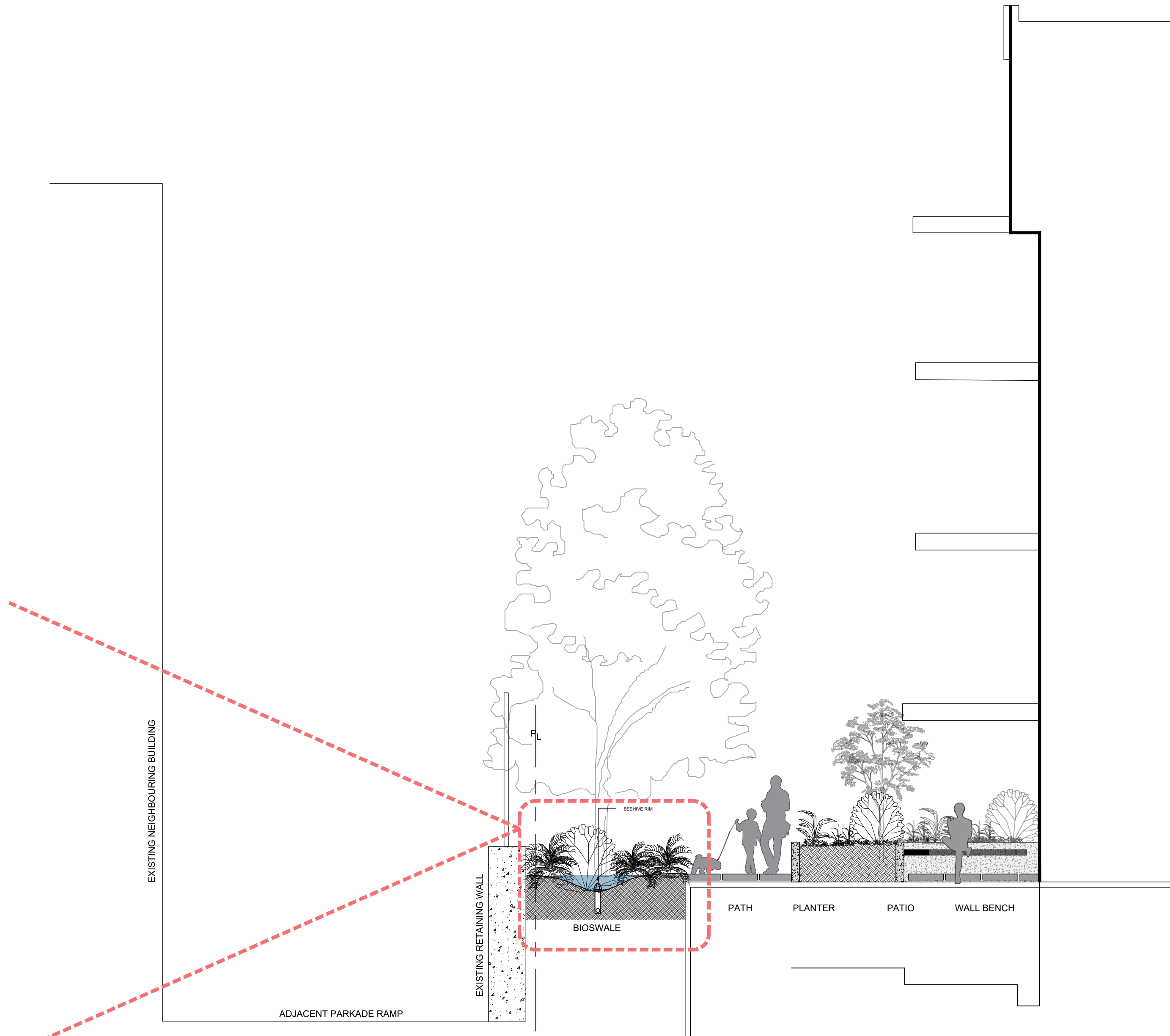
DATE: December, 2021

EASTERN GARDEN BED - BIOSWALE STORM WATER TREATMENT



- RAIN GARDEN MATERIALS
1. OVERFLOW DRAIN, 200 MM DOMED GRATE + ADAPTER
 2. COMPOSTED MULCH, 50-70 MM DEPTH
 3. BIO - RETENTION GROWING MEDIUM, 450 MM DEPTH
 4. SCARIFIED/ TILLED SUBGRADE, 300 MM DEPTH
 5. EXISTING SUBGRADE/ NATIVE MATERIAL
 6. 100 MM DIAMETER (MIN) PERFORATED PIPE
 7. 25 MM DIAMETER DRAIN ROCK, 100 MM DEPTH

BIOSWALE DETAIL



2 WEST PATIO
L6 1:50





- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
 - (B) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 1.5M SEPARATED SIDEWALK AND BOULEVARD. APPLICANT TO COORDINATE NEW PANDORA BIKE LANES WITH CITY OF VICTORIA AS REQUIRED.
 - (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.



KEY PLAN
NTS

**1270 -1286 PANDORA
PRELIMINARY SERVICING
PLAN**

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 33318



**J E ANDERSON &
ASSOCIATES**
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT / REZONING



SITE PLAN	
HOMESPHERE PROPERTIES LTD	
Parcel A (DD 3968331) of Lots 5 and 6, The Westerly 1/2 of Lot 6 and Lot 7, All of Spring Ridge, Victoria City, Plan 182 and The Westerly 1/2 of Lot 5, Spring Ridge, Victoria City, Plan 182, Except the Southerly 10 Feet thereof as shown on said plan	
ADDRESS : 1270 & 1286 Pandora Avenue	
PROJECT SURVEYOR : RPH	
DRAWN BY : BAR	DATE : JAN 19/21
OUR FILE : 33106	REV : APR 19/21
J.E. ANDERSON & ASSOCIATES SURVEYORS – ENGINEERS	
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7 TEL: 250-727-2214 FAX: 250-727-3395 E-MAIL : info@jerderson.com VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER	

Distances and elevations are in metres
Elevations are geodetic based on control monument 16-82
Elevations are at grade unless noted otherwise

