

SITE PLAN
H 1:200

- 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, 24X50MM CONDUITS AND JUNCTION 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 MILL 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 (GRASSCORE 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 SERVICING.
 - (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

**1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN**

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

Eng. Project No. 33318

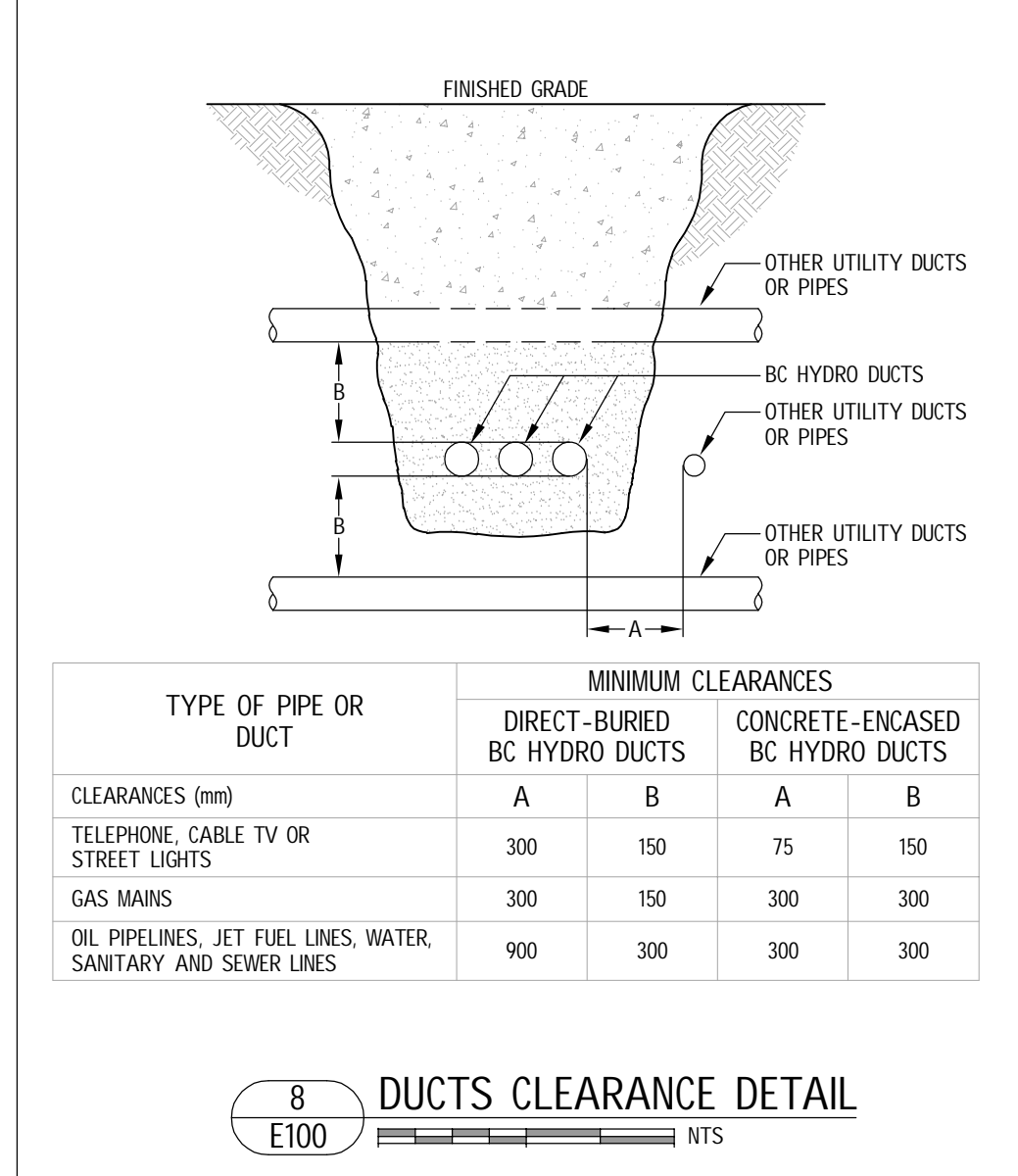
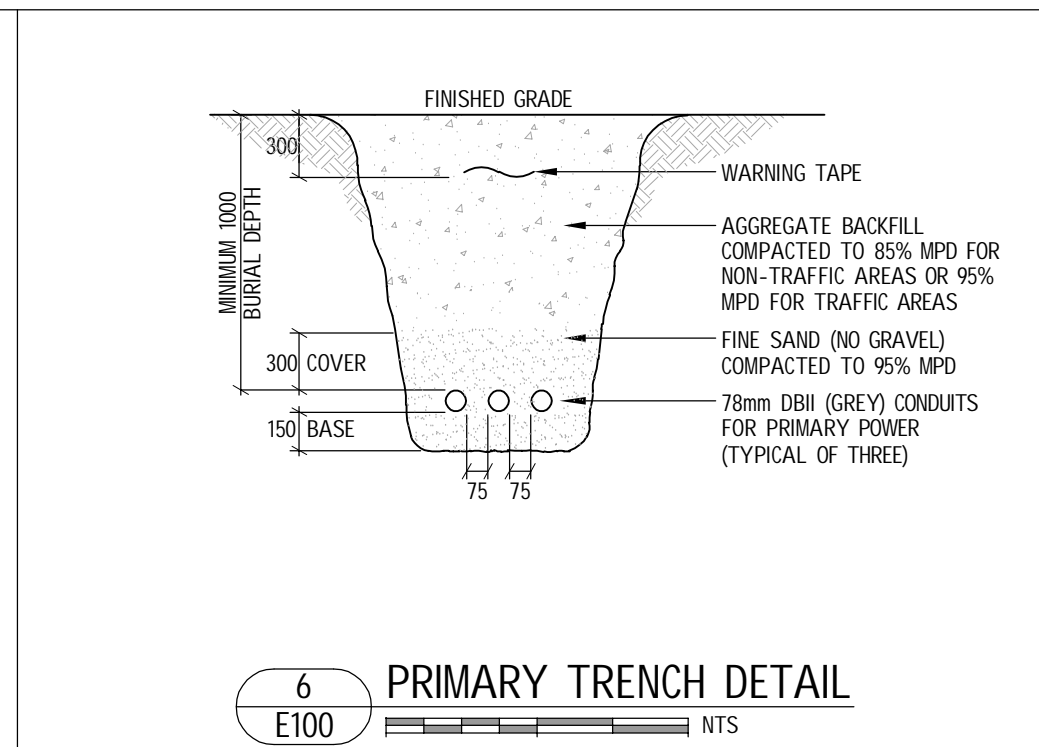
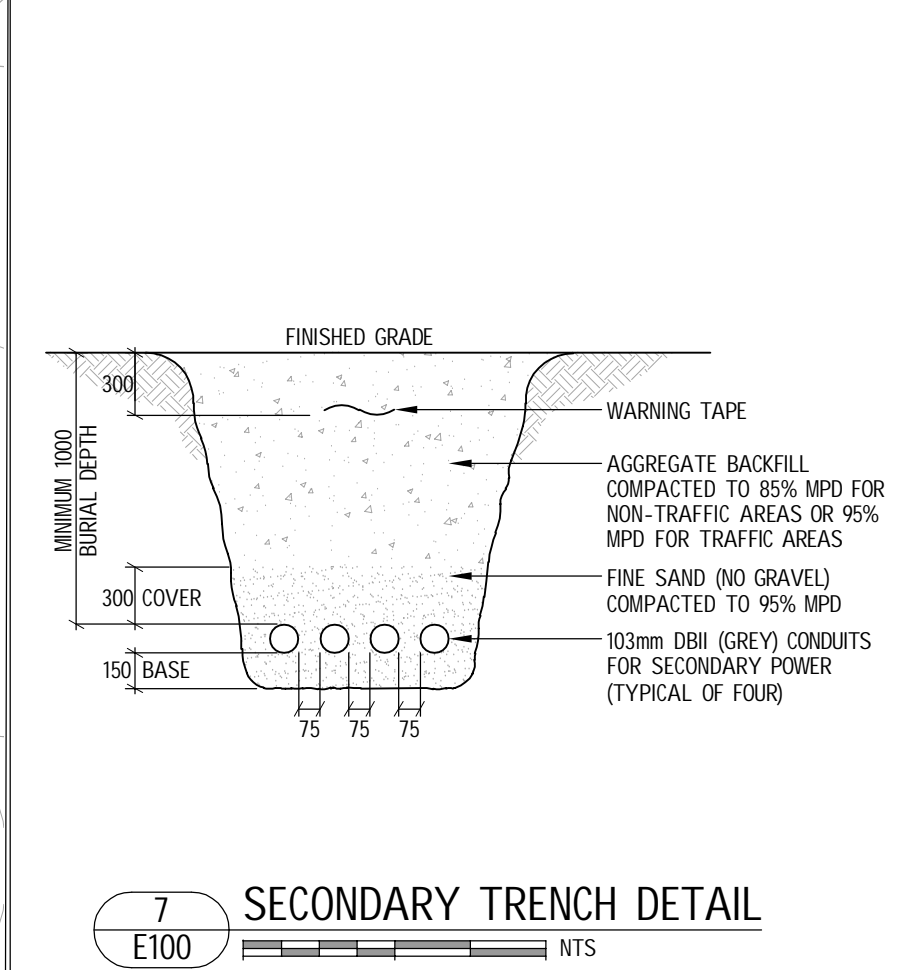
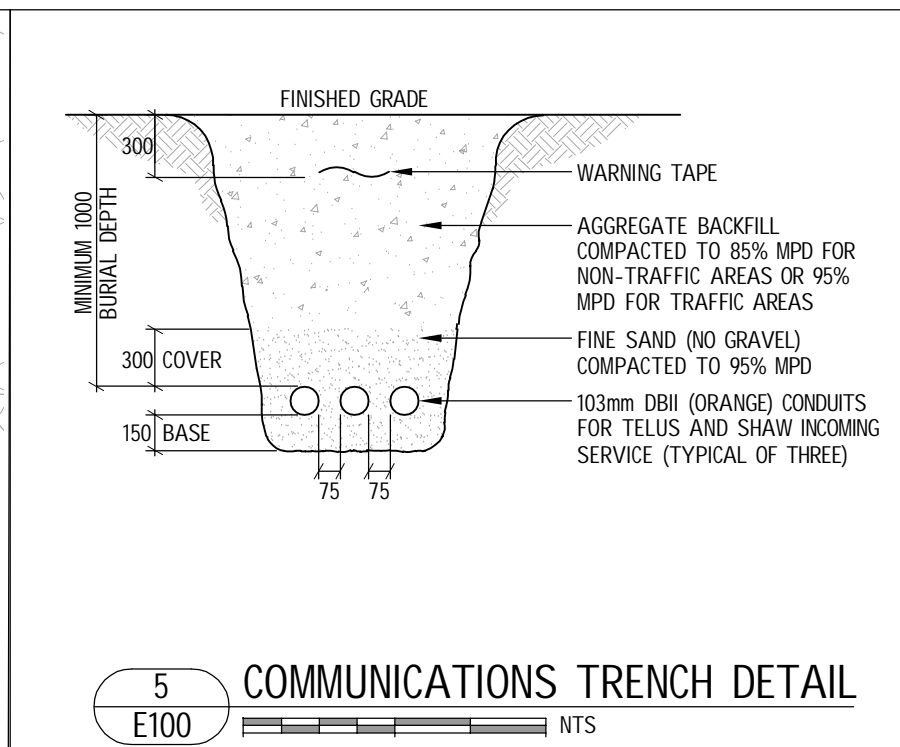
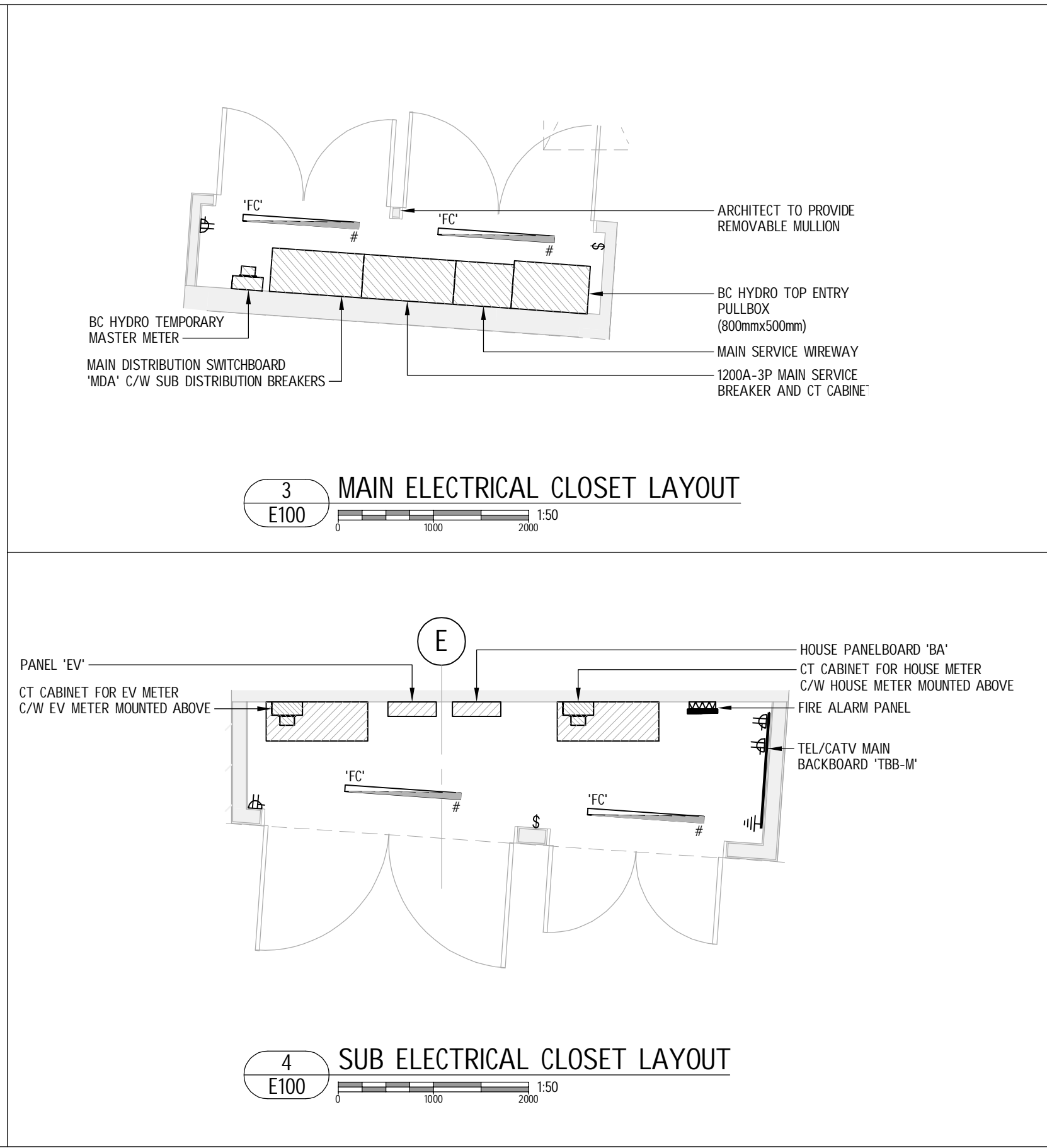
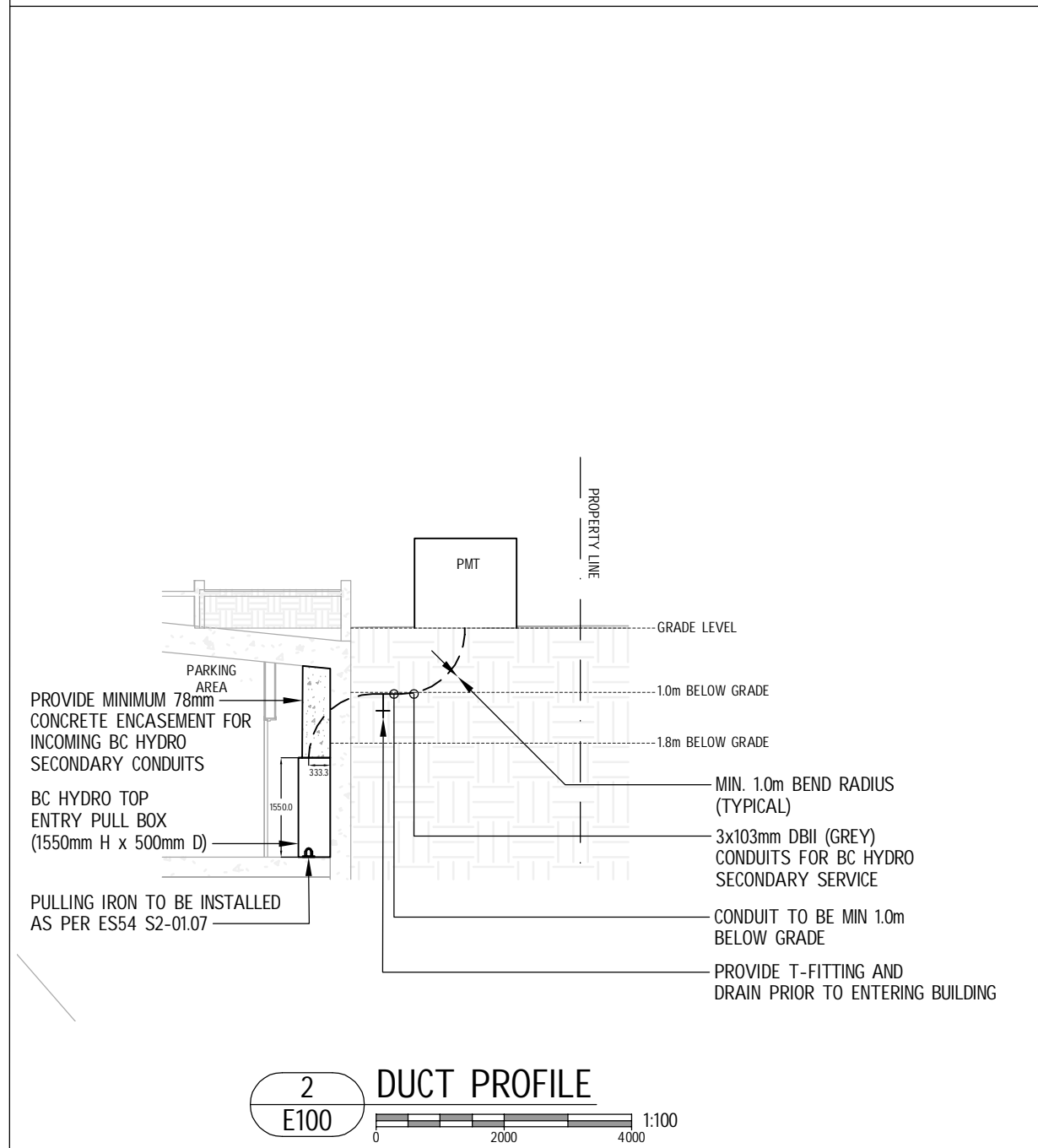
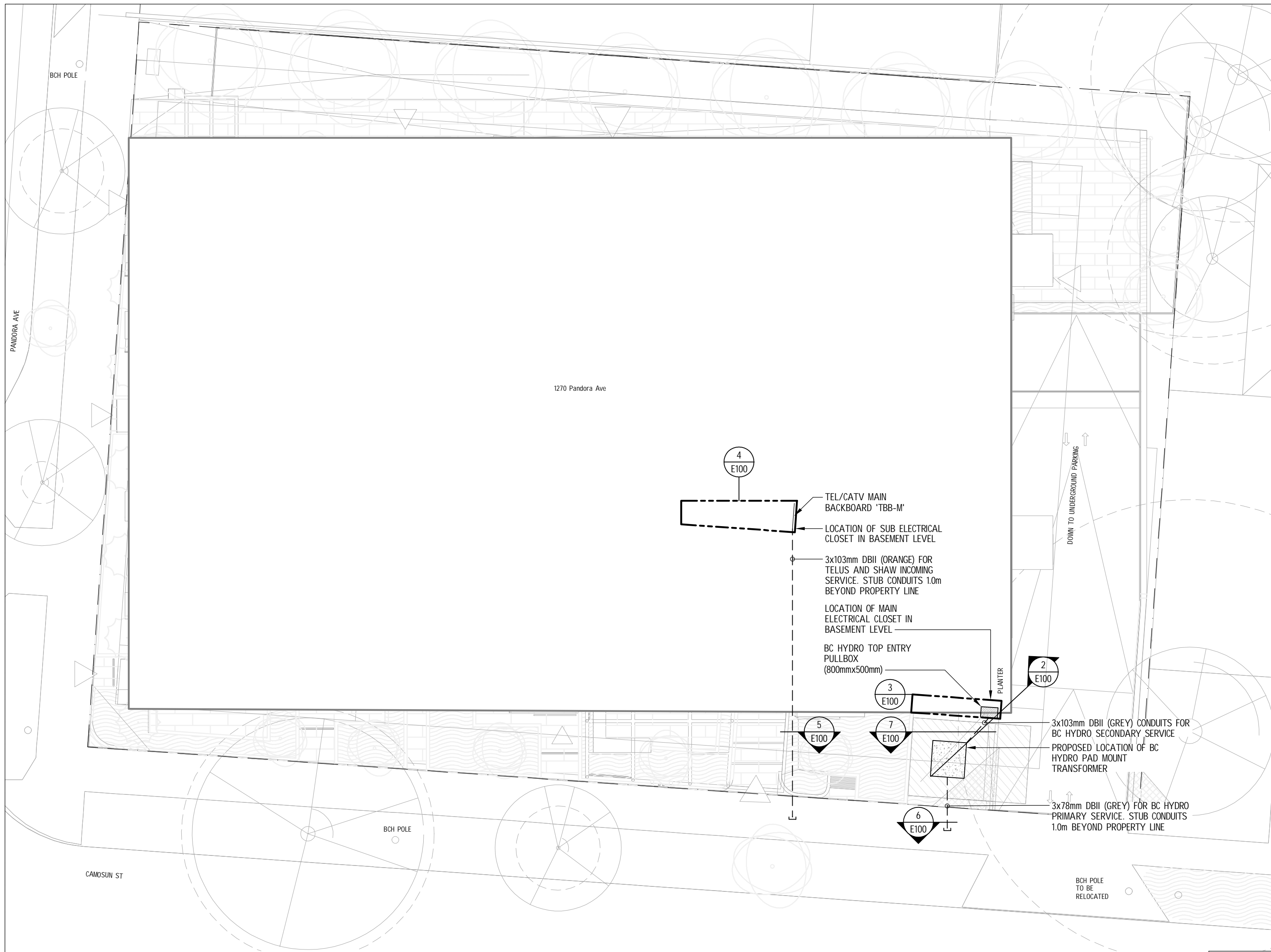


LEGEND		
LS	CLEANOUT	DITCH
PP	CATCHBASIN	METER
UE	MANHOLE	FLUSH VALVE
G	SERVICE RISER	VALVE
W	MOUNTABLE CURB	REDUCER
S	NON-MOUNT. CURB	HYDRANT
D	EDGE ASPHALT	AIR VALVE

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

Revisions
Received Date:
February 23, 2023

PRELIMINARY CIVIL PLAN



LEGEND	
GENERAL	
WEATHERPROOF DEVICE	
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

e2

e2 Engineering Inc.
530 Herald Street, Victoria BC V8W 1S6
201-5180 Dublin Way, Nanaimo BC V9T 0H2
778-433-9391
EGBC P2P: 1001513

* 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

GASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Gascadia Architects Inc. Gascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Gascadia Architects.

Project

1270 Pandora Ave

Homesphere Developments

Sheet Name

SITE PLAN
DETAILS & LEGEND

Drawn

Y

Checked

PL

Date

July 22, 2021

Scale

AS INDICATED

Project #

1-21-025

Revision

1

Sheet #

E100