

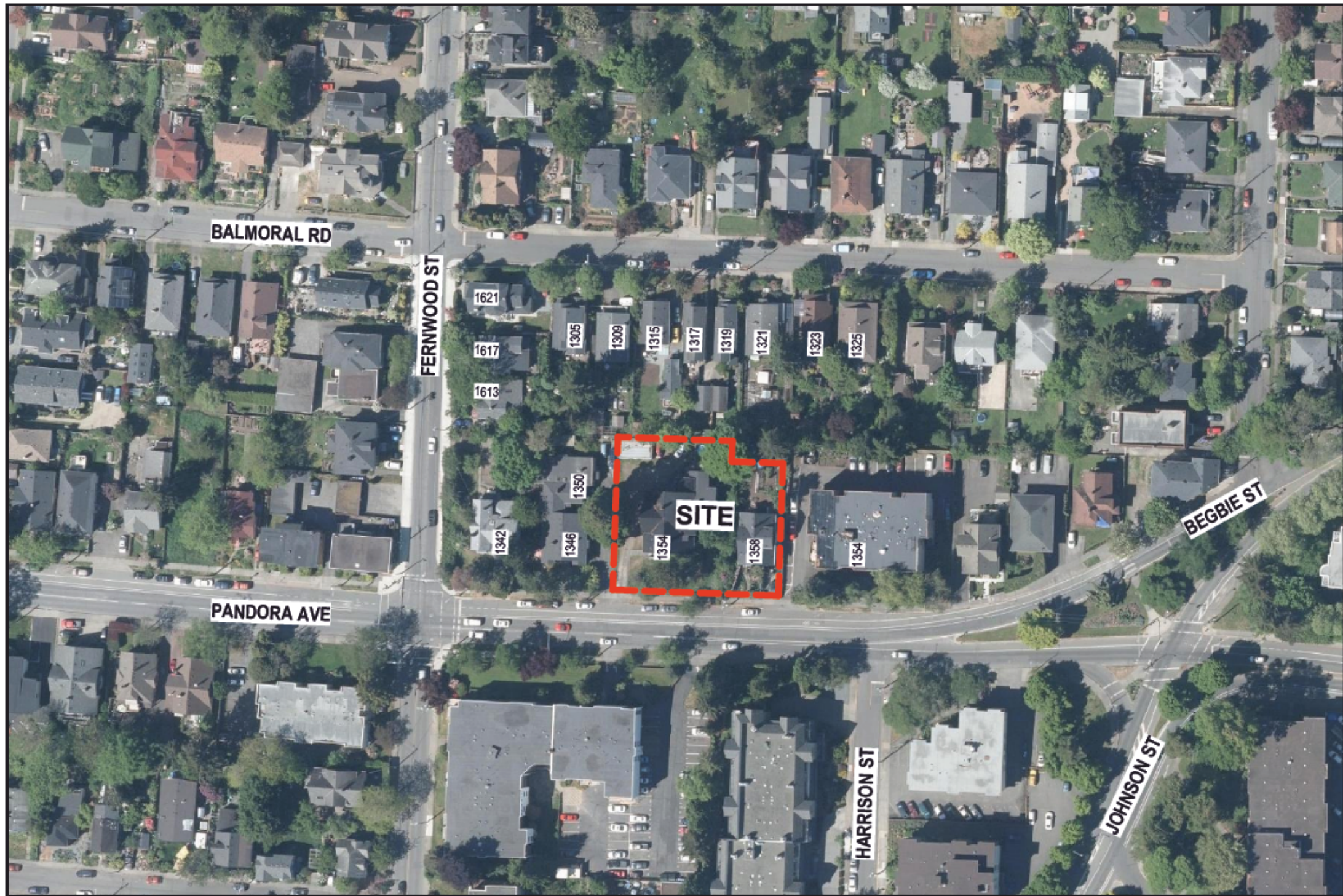
PROJECT IMAGE



DRAWING INDEX

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LOCATION PLAN



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LANDSCAPE:

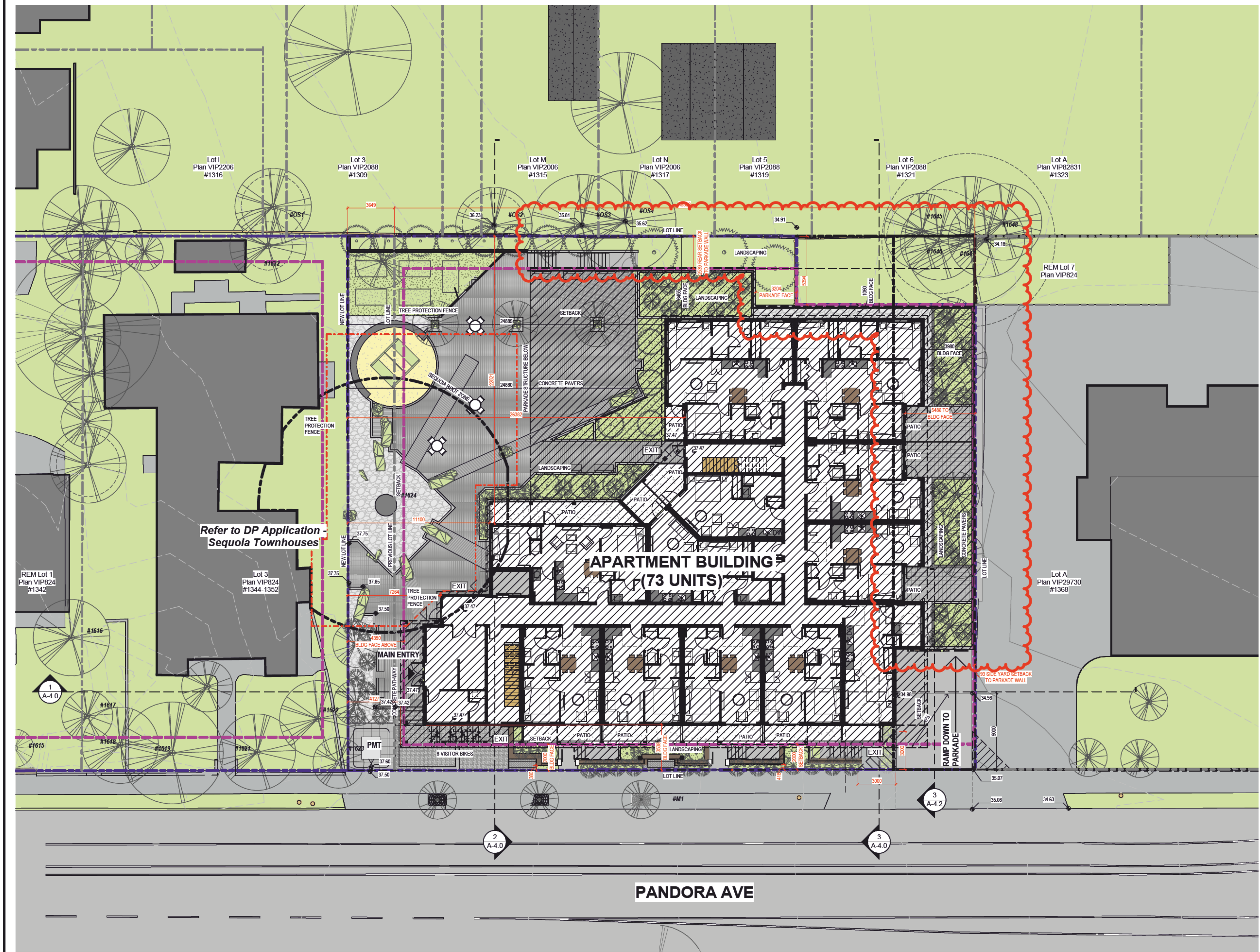
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Contact:
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ZONING DATA

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 (20,507.6P)	LOT #1354 - 1319.2m² (14,209P) LOT #1320/66 - 586m² (6,327.6P)	
SITE AREA (POST DEDICATION):	1,985m² (21,367P)		
ZONING DATA			
CLASSIFICATION:	EXISTING = R-2	REZONED TO BE SITE SPECIFIC	
AREA SCHEDULE - FSR APARTMENT			
Level	Area		
L1	838.3 m²		
L2	876.4 m²		
L3	876.5 m²		
L4	876.5 m²		
L5	681.2 m²		
L6	681.2 m²		
Grand total	4830.1 m²		
	EXISTING	PROPOSED	
SITE COVERAGE:	MAX. 794m² (40%)	1384m² (70%)	
OPEN SITE SPACE:	MIN. 596m² (30%)	653m² (33%)	
FLOOR SPACE RATIO:	0.5:1 - 1:1	2.43:1	
BUILDING HEIGHT:	7.6m & 2 STOREYS	21.00m & 6 STOREYS	
AVERAGE GRADE:	35.71m GEO		
SETBACKS*	REQUIRED	PROPOSED	
FRONT YARD:	7.5m	2.00m	
REAR YARD:	10.7m / 35% Lot Depth	2.53m	
SIDE YARD:	1.5m / 10% Lot Width	0.09m / 4.39m	
COMBINED SIDE YARD:	4.5m	4.5m	
FROM LOT 6 PLAN VIP824	1.5m	0m	
RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED	
< 45m² 0.75 / UNIT x 27 =	20.25		
45-70m² 0.9 / UNIT x 38 =	34.2		
> 70m² 1.3 / UNIT x 8 =	10.4		
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3		
TOTAL:	73	33	
BICYCLE PARKING	REQUIRED	PROVIDED	
< 45 m² 1 / UNIT x 27 =	27	40 FLOOR MOUNTED STALLS (ELEC)	
> 45m² (1.25 / UNIT) x 46 =	57.5	36 WALL MOUNTED STALLS 18 CARGO BIKE STALLS (ELEC)	
VISITORS (0.1 / UNIT) x 73 =	7.3	8 VISITOR	
TOTAL:	92	102	
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 - TYPE 1	36.9 m²	STUDIO - TYPE 2	45.7 m²
36.9 m²: 6		45.7 m²: 6	
STUDIO - TYPE 3	41.3 m²	1 BED - TYPE 3	46.2 m²
41.3 m²: 1		46.2 m²: 4	
1+DEN - TYPE 1	43.7 m²	1+DEN - TYPE 1	48.5 m²
43.7 m²: 2		48.5 m²: 20	
1 BED - TYPE 1	43.9 m²	2 BED - TYPE 1	62.7 m²
43.9 m²: 2		62.7 m²: 6	
1 BED - TYPE 2	43.9 m²	2 BED - TYPE 2	66.5 m²
43.9 m²: 18		66.5 m²: 2	
TOTAL UNIT COUNT: 27		TOTAL UNIT COUNT: 38	
TOTAL UNITS BY AREA GREATER THAN 70m² (AREA FOR PARKING CALCULATION)		GRAND TOTAL: 73 UNITS	
UNIT TYPE	Area		
3 BED - TYPE 1	81.5 m²		
81.5 m²: 8			
TOTAL UNIT COUNT: 8			

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



SEQUOIA APARTMENTS

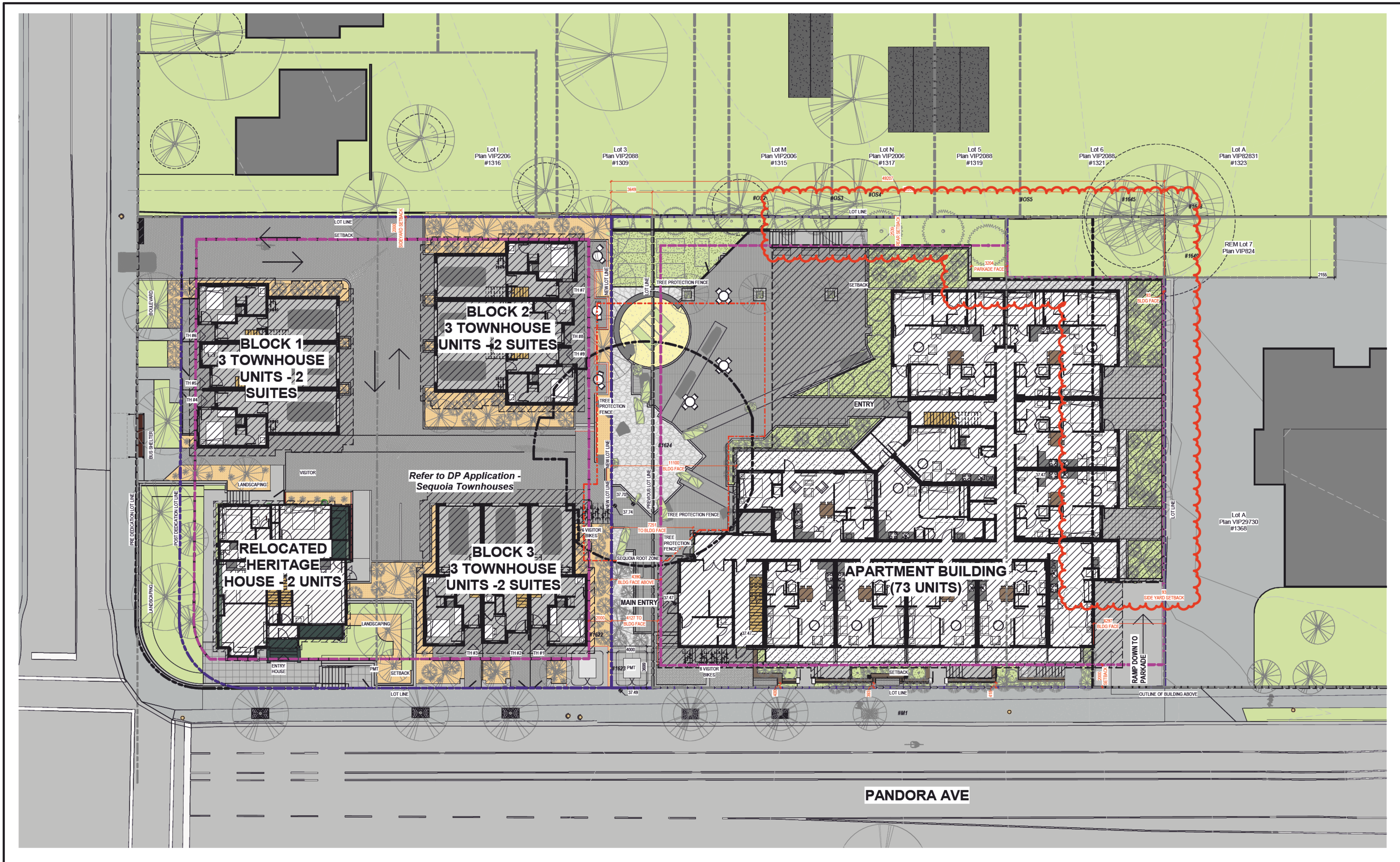
1354-1360 Pandora Avenue
Victoria, BC

SITE PLAN

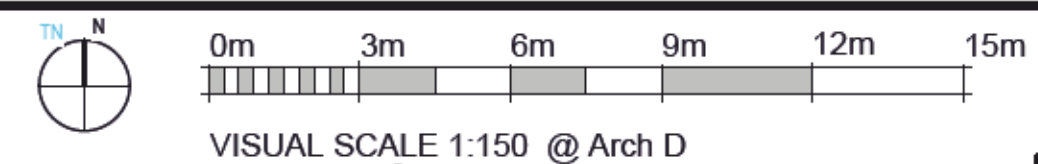
SCALE: As indicated

A-1.0

DATE: 2024/04/12



1 | SITE PLAN COMBINED
1 : 150



4	ISSUED FOR DP REVISION	2024-08-14
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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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/ DEMO SITE PLAN
1:150



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

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ARCHITECTURE

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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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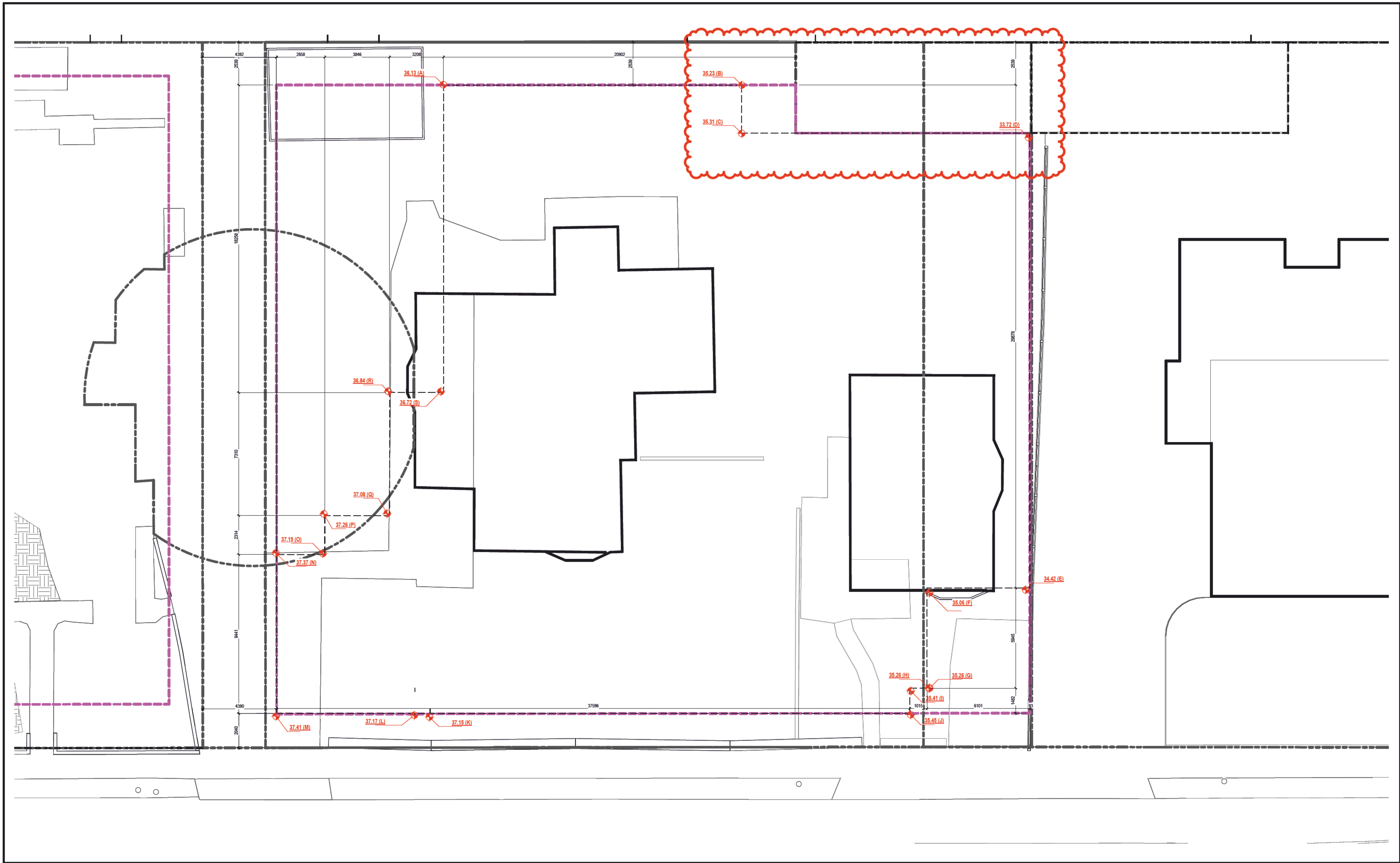
EXISTING SITE PLAN/SURVEY

JOB No.: 2245

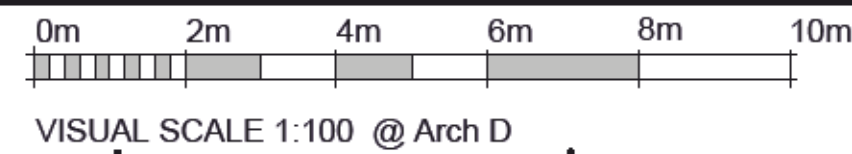
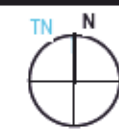
SCALE: 1:150

A-1.2

DATE: 2024/04/12



1 | EXISTING SITE PLAN & AVERAGE GRADE
1 : 100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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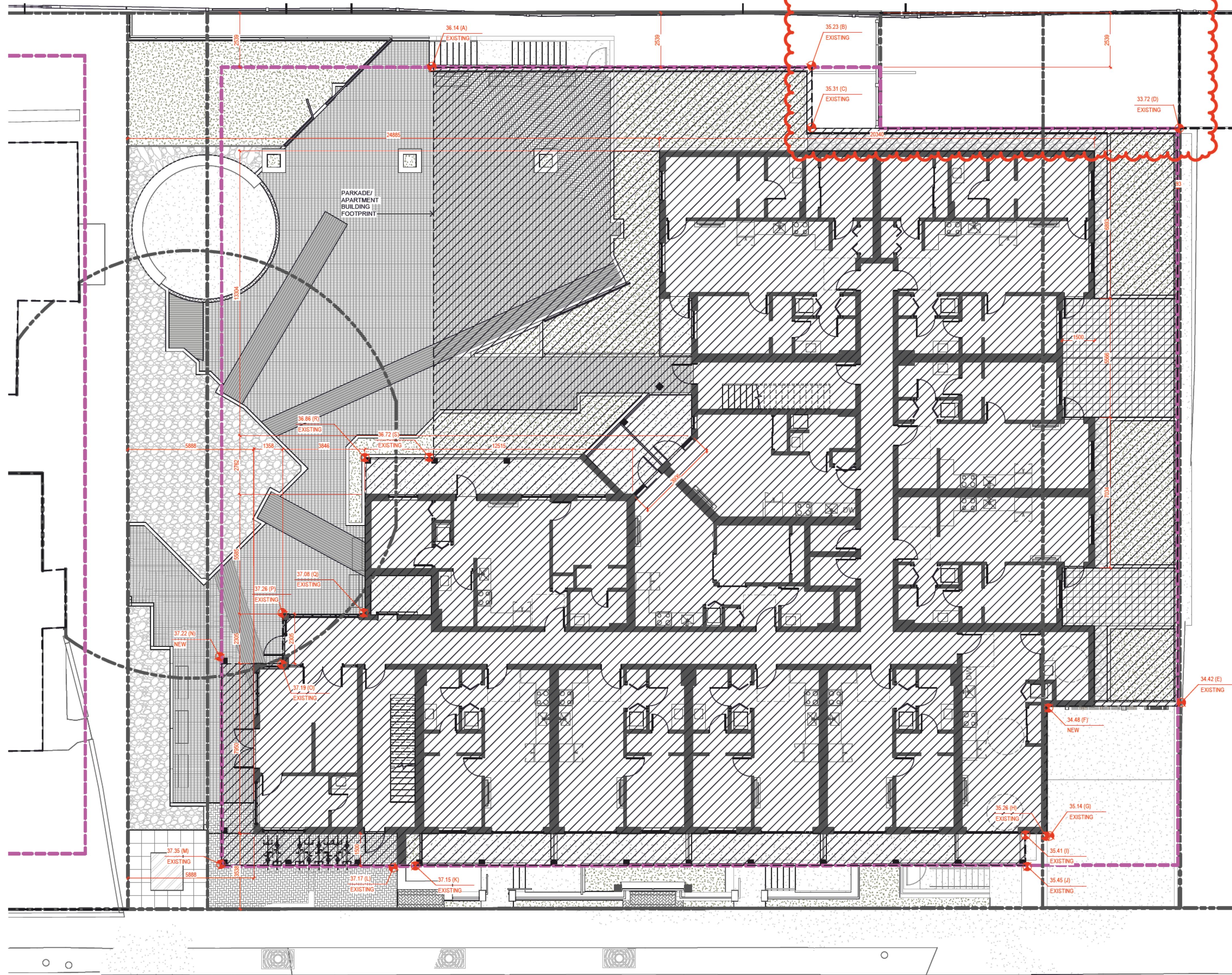
AVERAGE GRADE PLAN

JOB No.: 2245

SCALE: 1 : 100

A-1.3

DATE: 2024/04/12



AVERAGE GRADE CALCULATION

Points	Average of points	Distance	Totals
A-B	35.695	17.70	631.80
B-C	35.28	3.20	112.90
C-D	34.515	17.1	590.21
D-E	34.07	26.78	912.39
E-F	34.45	6.11	210.59
F-G	34.81	5.95	206.95
G-H	35.2	0.00	0.00
H-I	35.335	1.02	35.97
I-J	35.43	1.50	53.15
J-K	36.3	28.48	1033.90
K-L	37.16	0.91	33.82
L-M	37.26	8.21	305.72
M-N	37.285	9.44	352.01
N-O	37.205	2.86	106.33
O-P	37.225	2.31	86.14
P-Q	37.17	3.85	142.96
Q-R	36.96	7.31	270.18
R-S	36.78	3.21	117.99
S-A	36.43	18.26	665.14
		164.19	5868.12

AVERAGE GRADE: 35.74 m (GEO)

1 AVERAGE GRADE PLAN

1 : 100



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

VISUAL SCALE 1:100 @ Arch D

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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-06-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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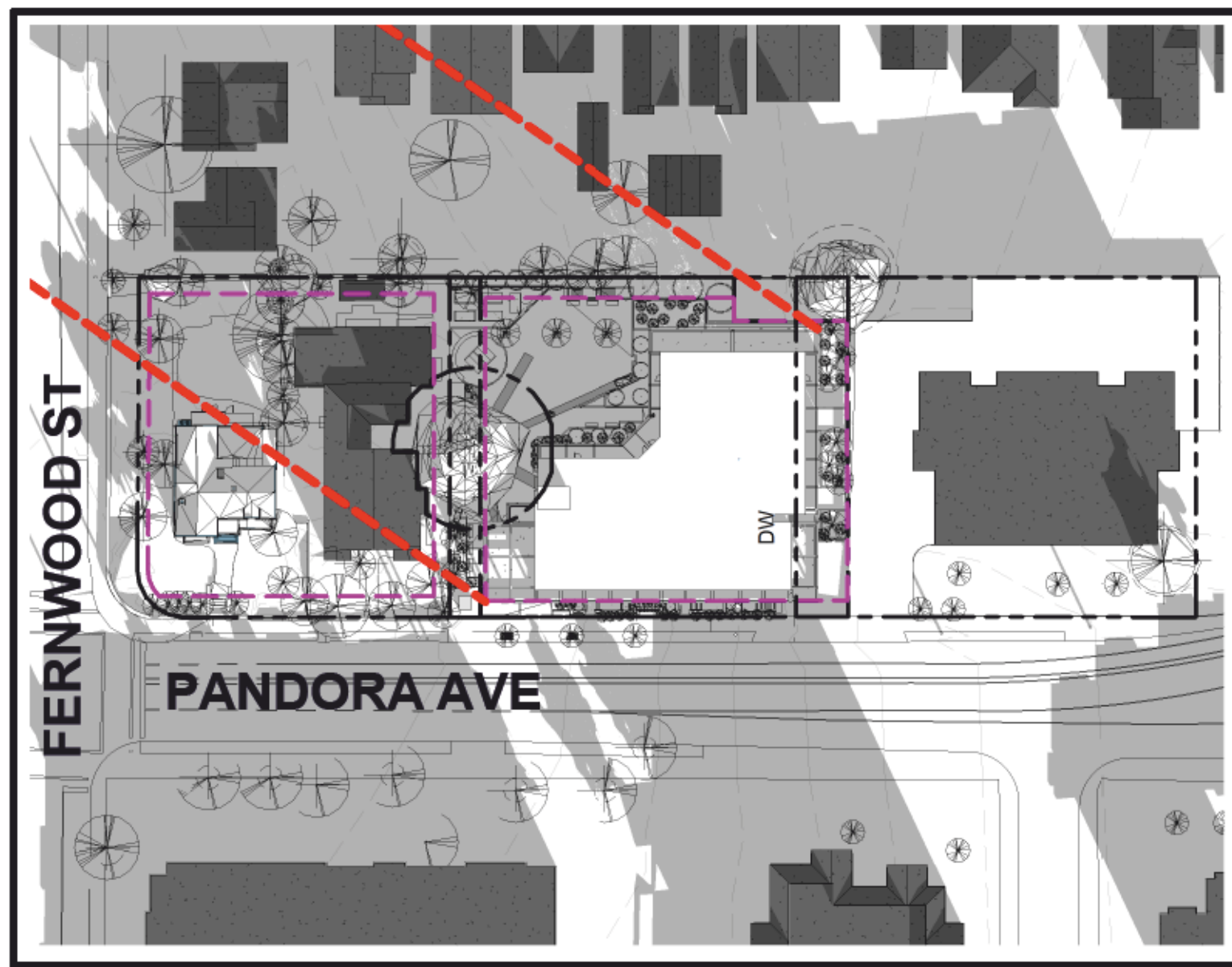
AVERAGE GRADE PLAN

A-1.4

JOB No.: 2245

SCALE: 1 : 100

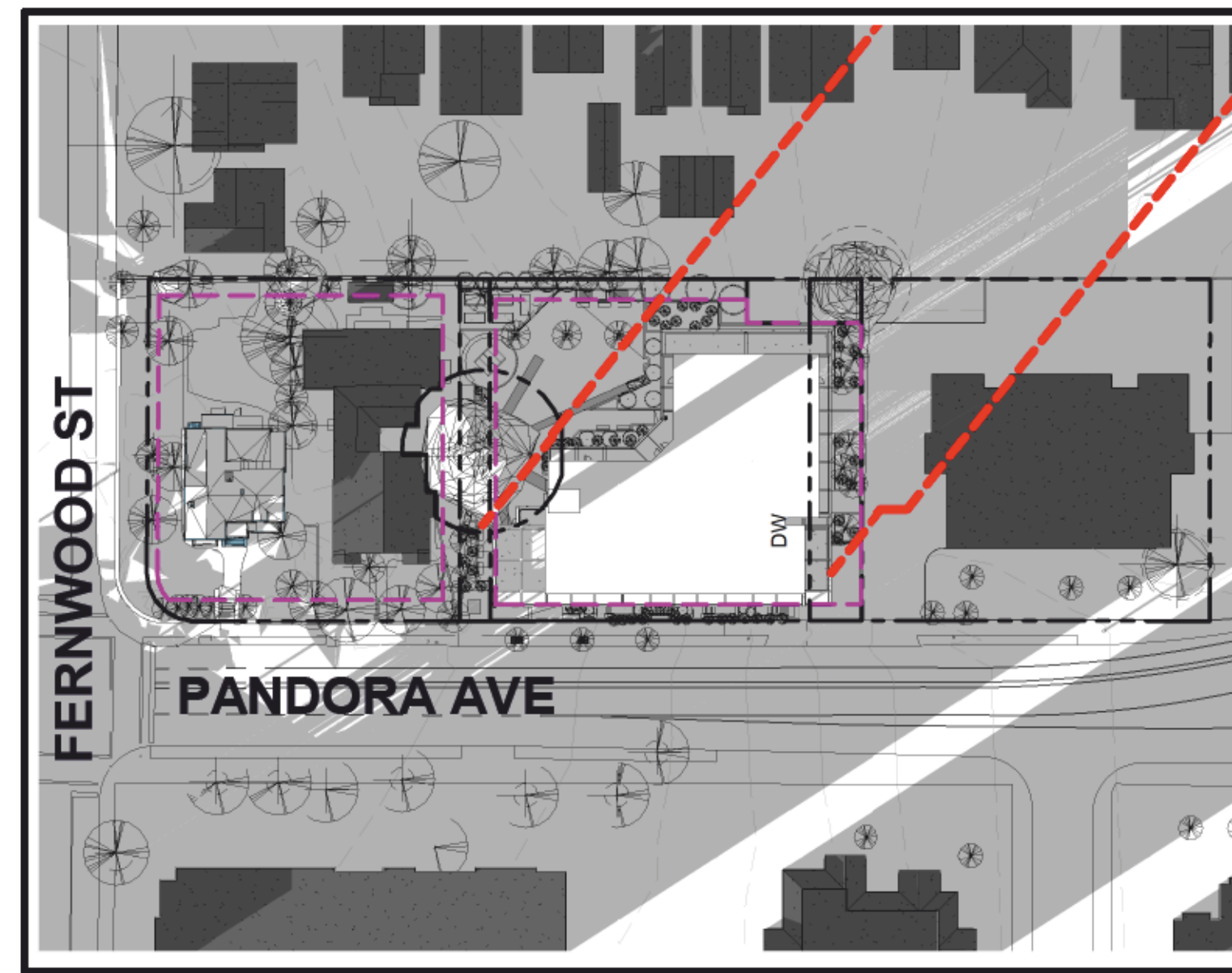
DATE: 2024/04/12



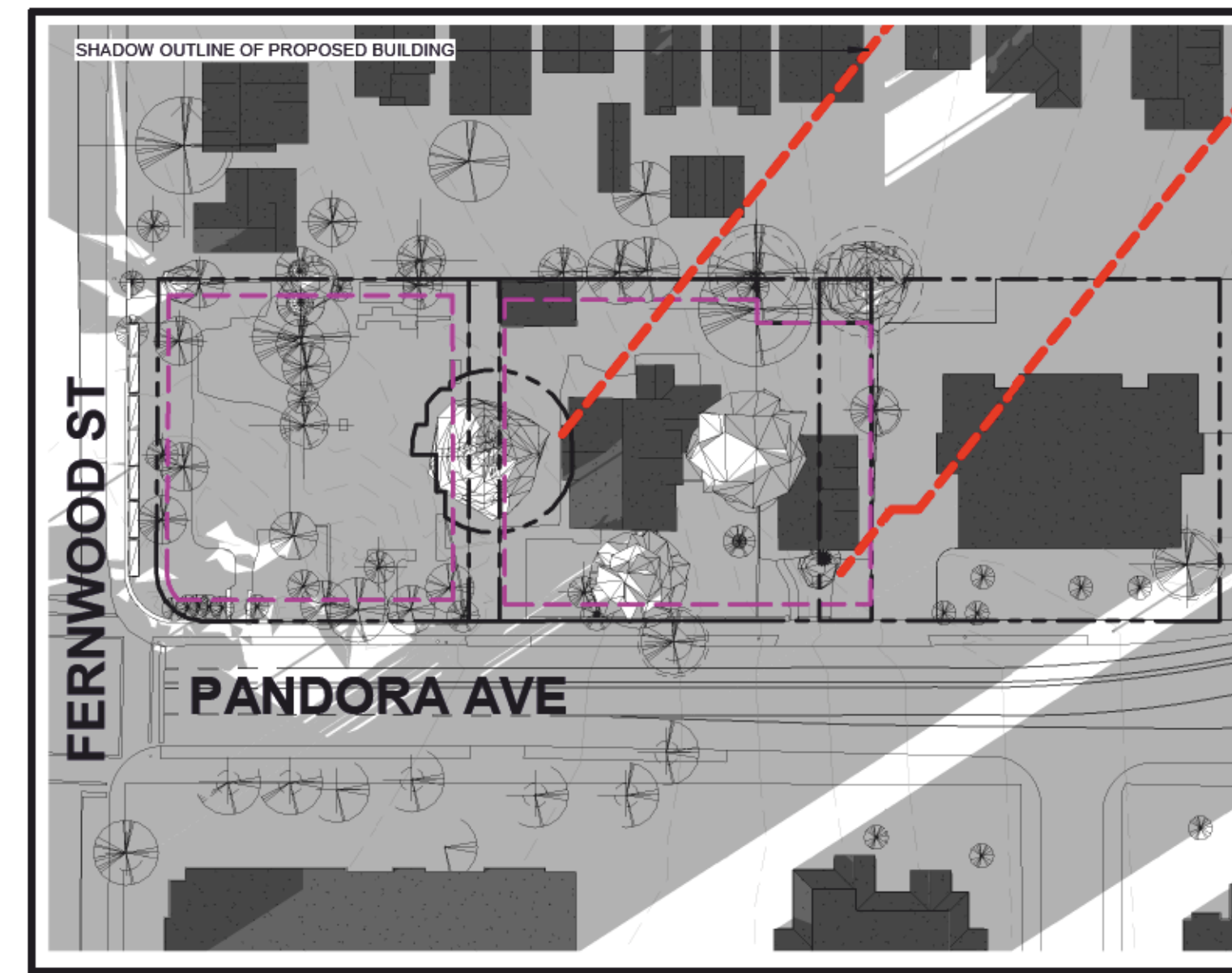
1 | WINTER SOLSTICE - 8AM
1 : 750



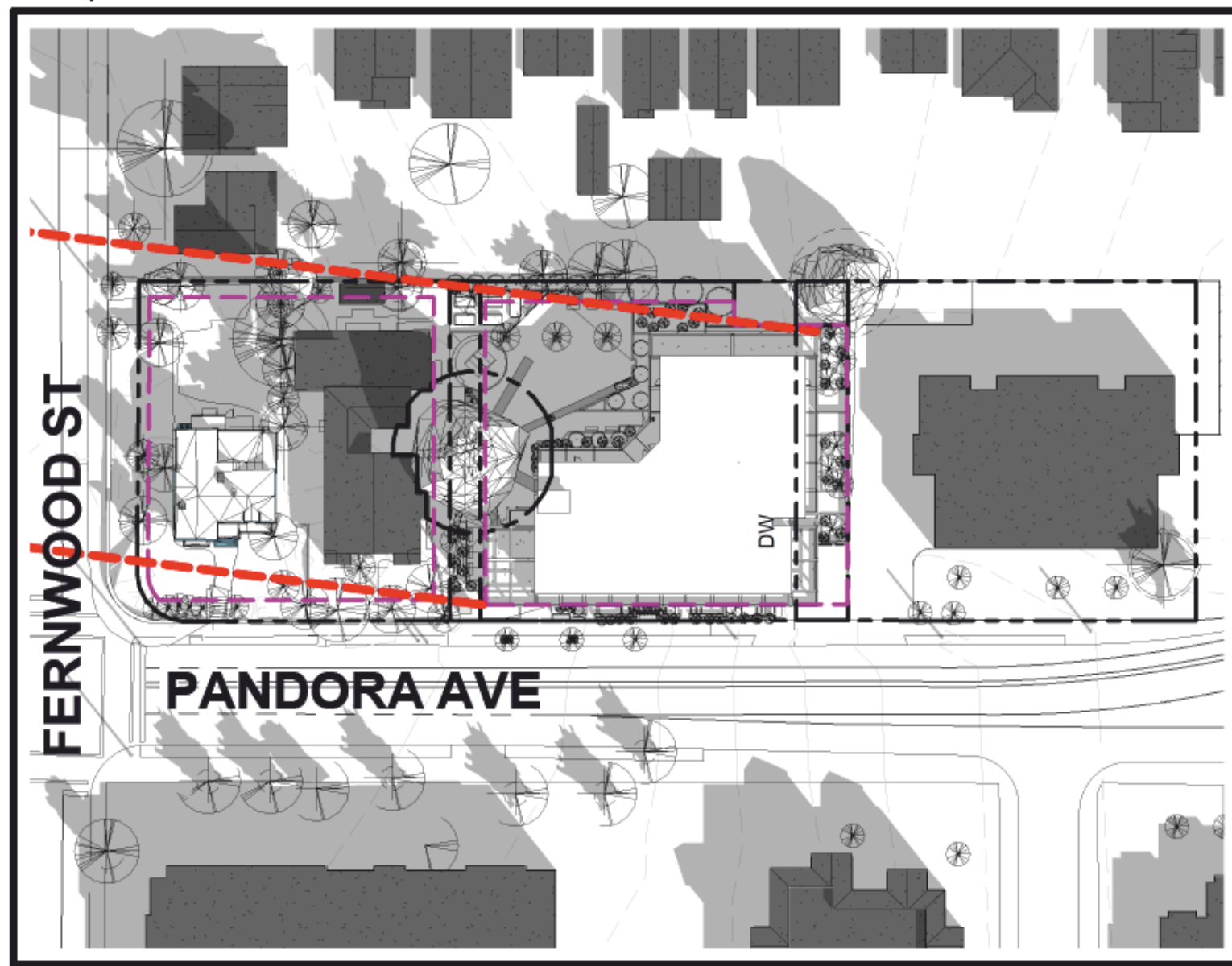
2 | WINTER SOLSTICE - NOON
1 : 750



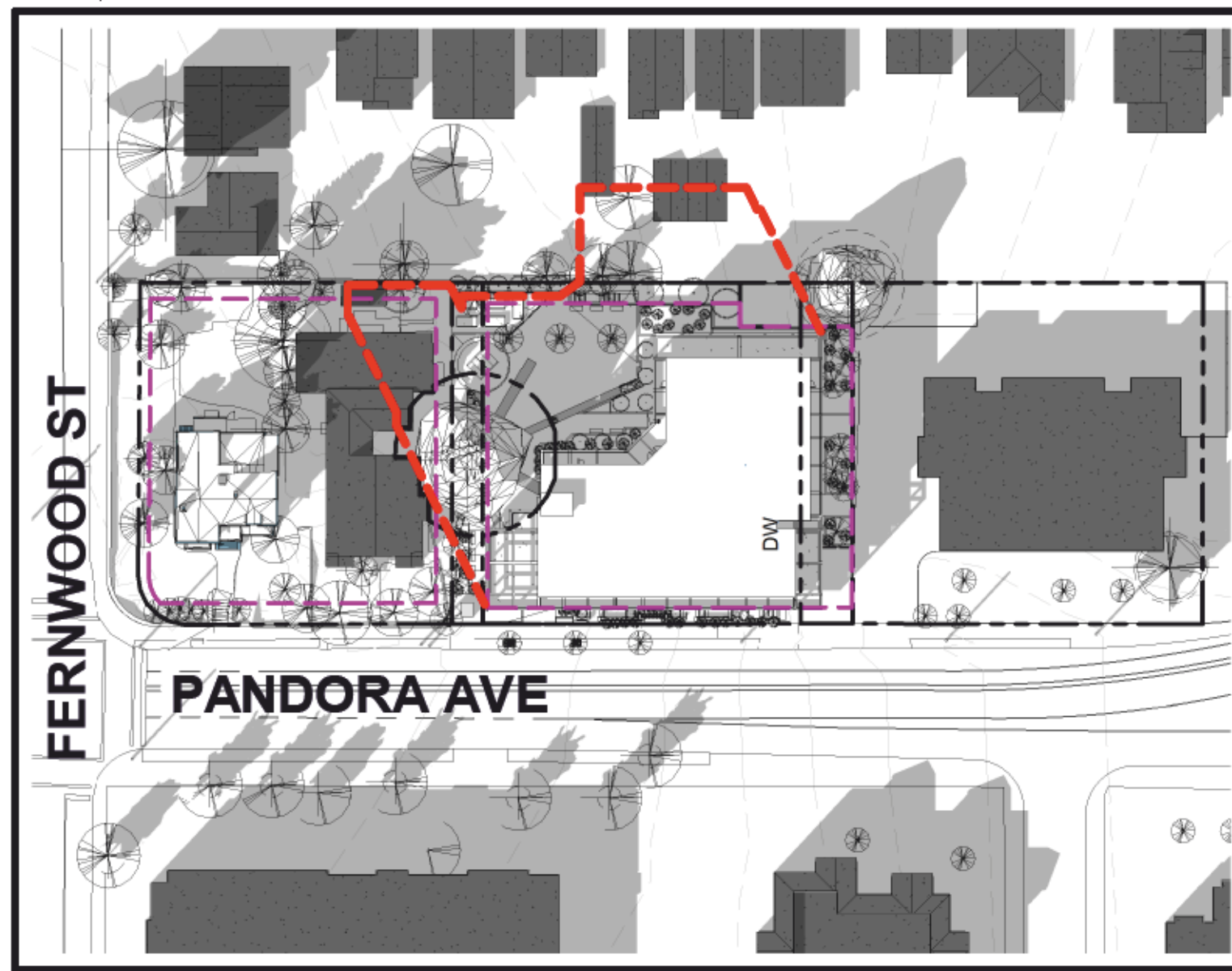
3 | WINTER SOLSTICE - 4PM
1 : 750



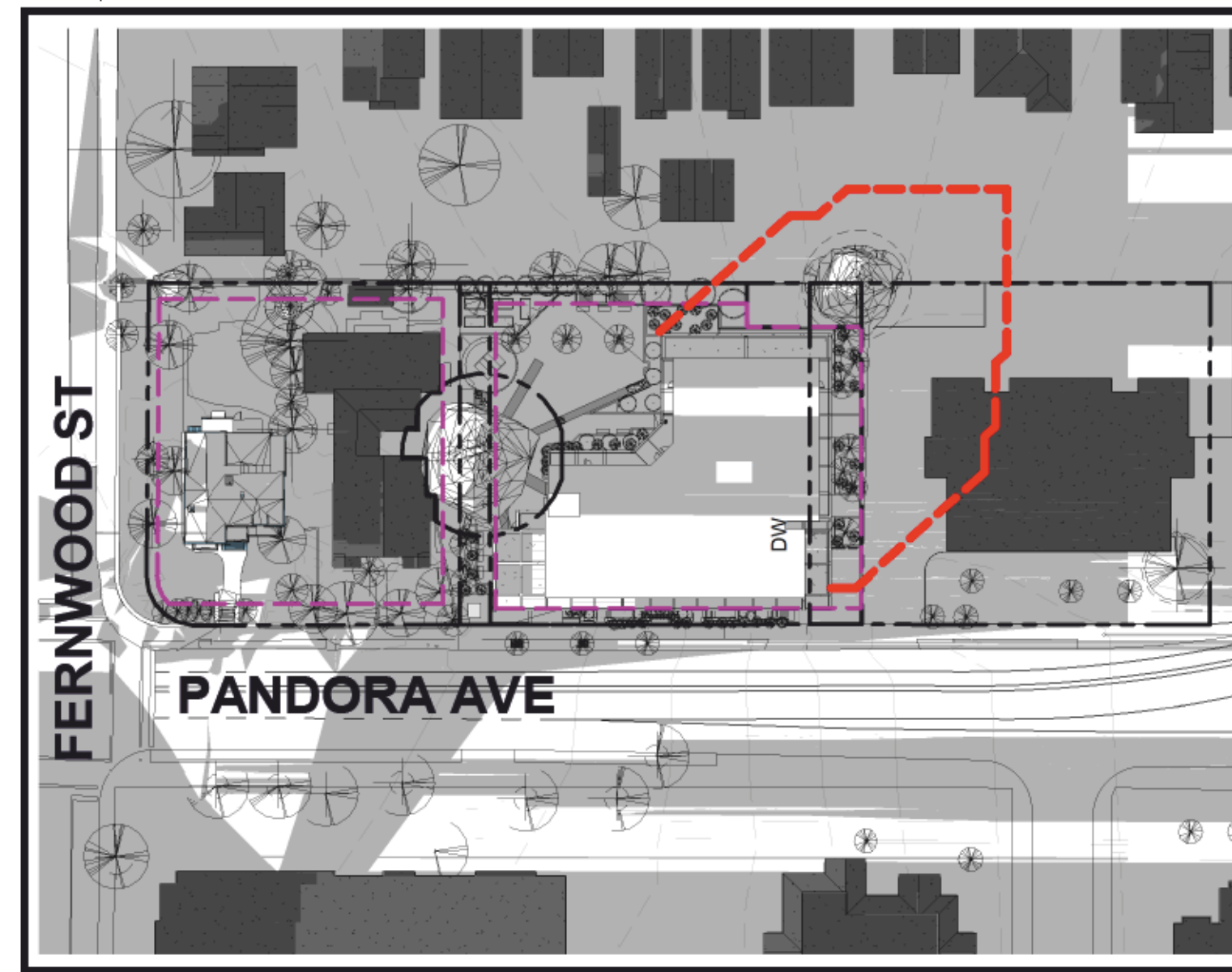
4 | WINTER SOLSTICE - 4PM - EXISTING
1 : 750



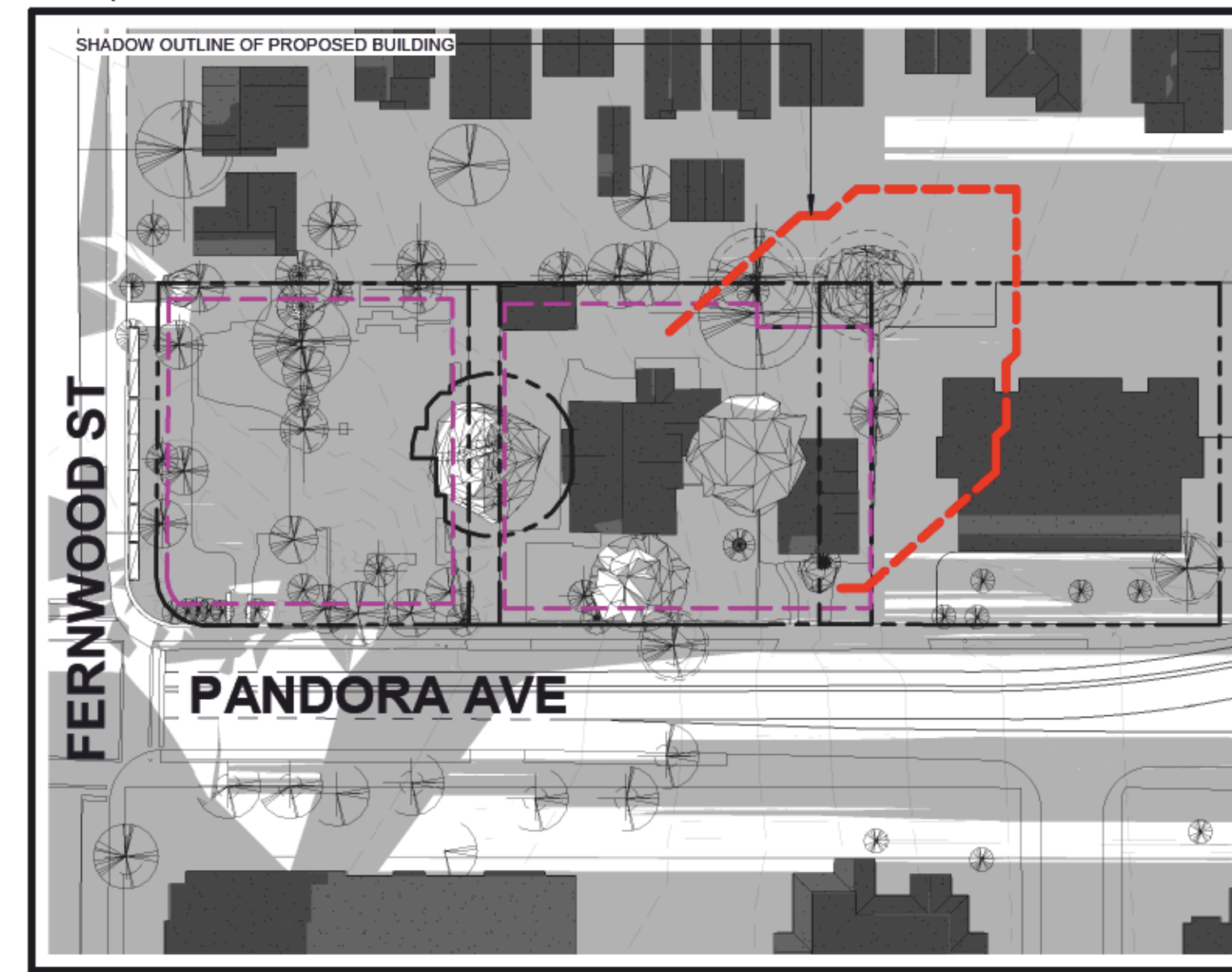
5 | SPRING / AUTUMN EQUINOX - 8AM
1 : 750



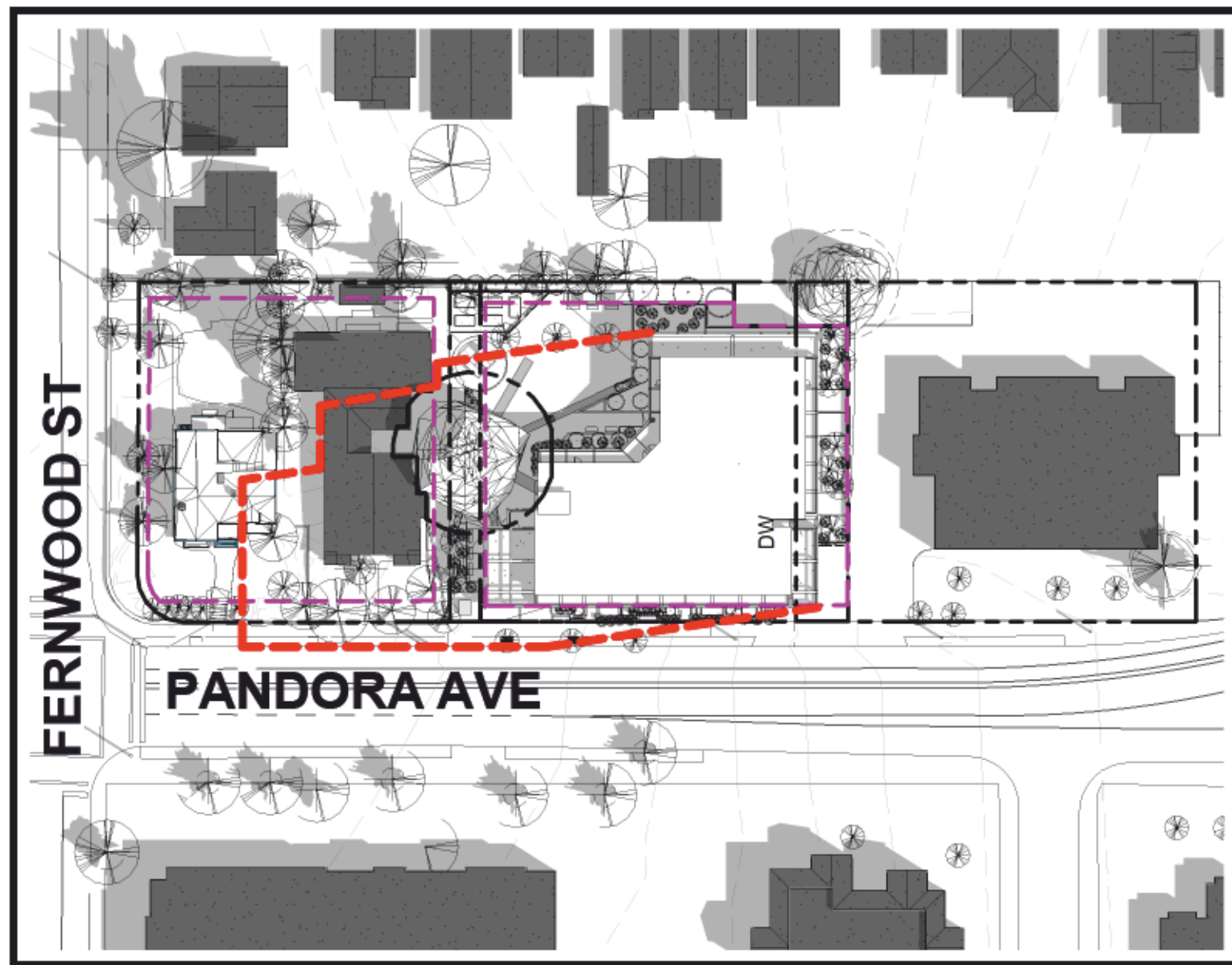
6 | SPRING / AUTUMN EQUINOX - NOON
1 : 750



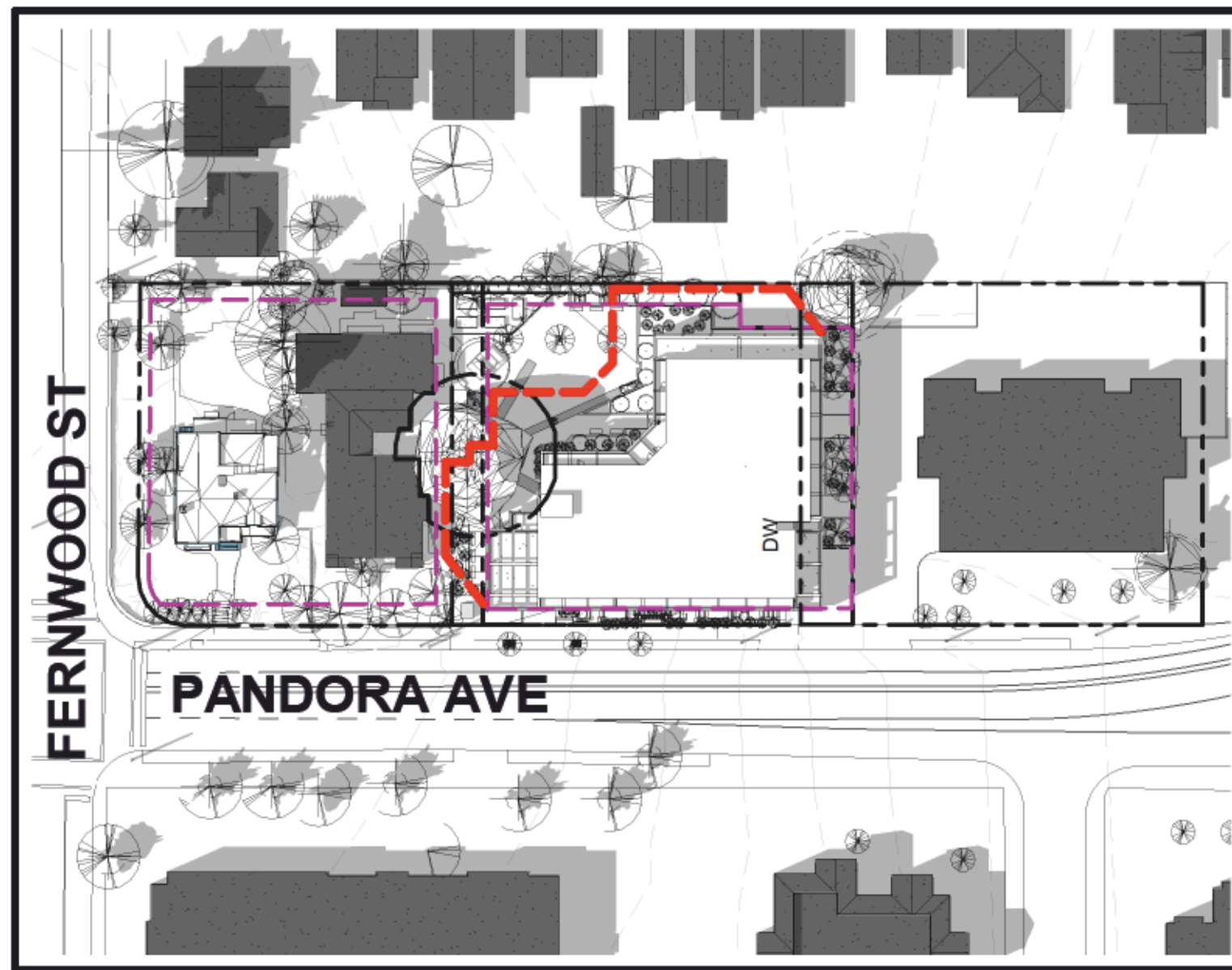
7 | SPRING / AUTUMN EQUINOX - 4PM
1 : 750



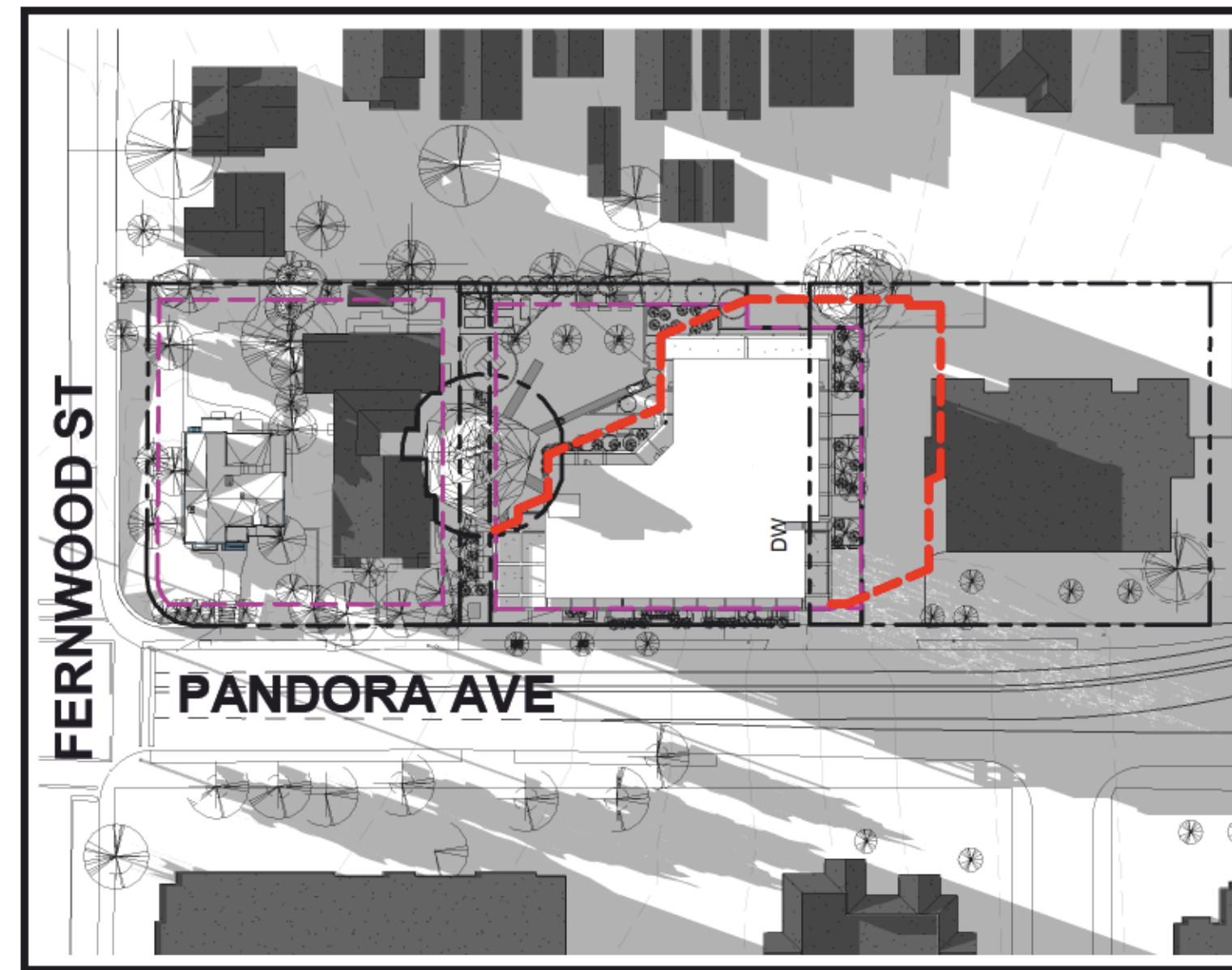
8 | SPRING / AUTUMN EQUINOX - 4PM - EXISTING
1 : 750



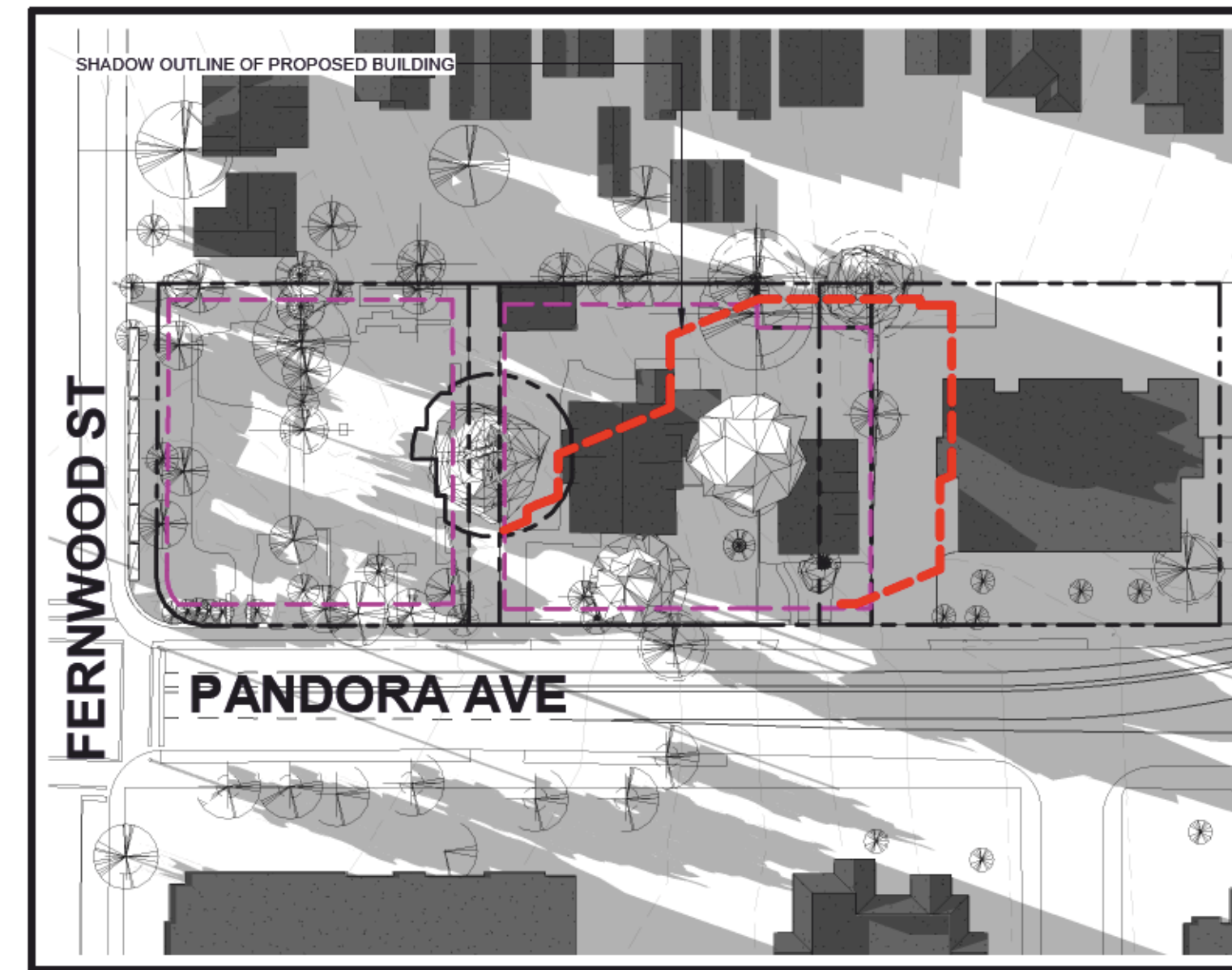
9 | SUMMER SOLSTICE - 8AM
1 : 750



10 | SUMMER SOLSTICE - NOON
1 : 750



11 | SUMMER SOLSTICE - 4PM
1 : 750



12 | SUMMER SOLSTICE - 4PM - EXISTING
1 : 750

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

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JOB No.: 2245

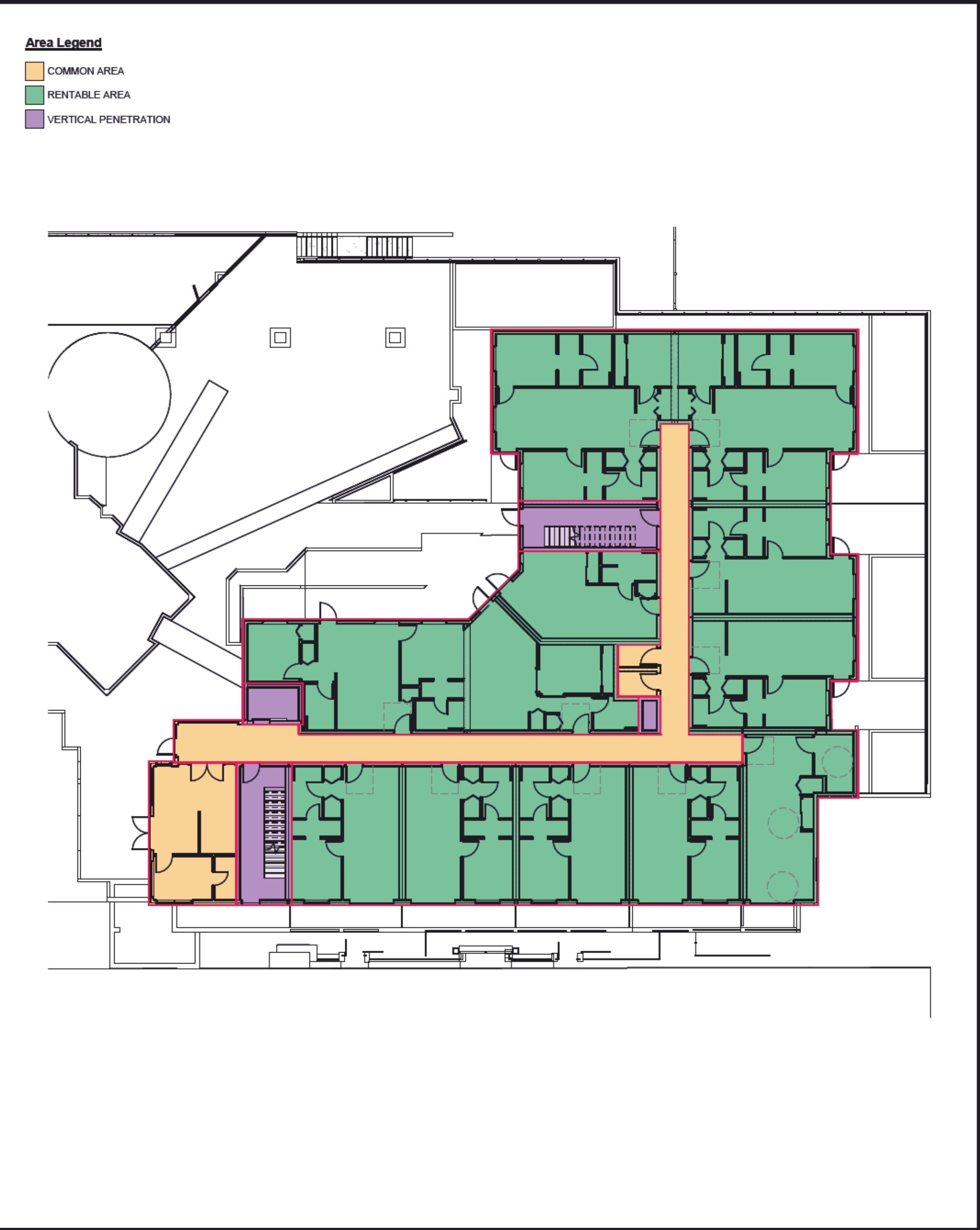
SHADOW STUDY

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D

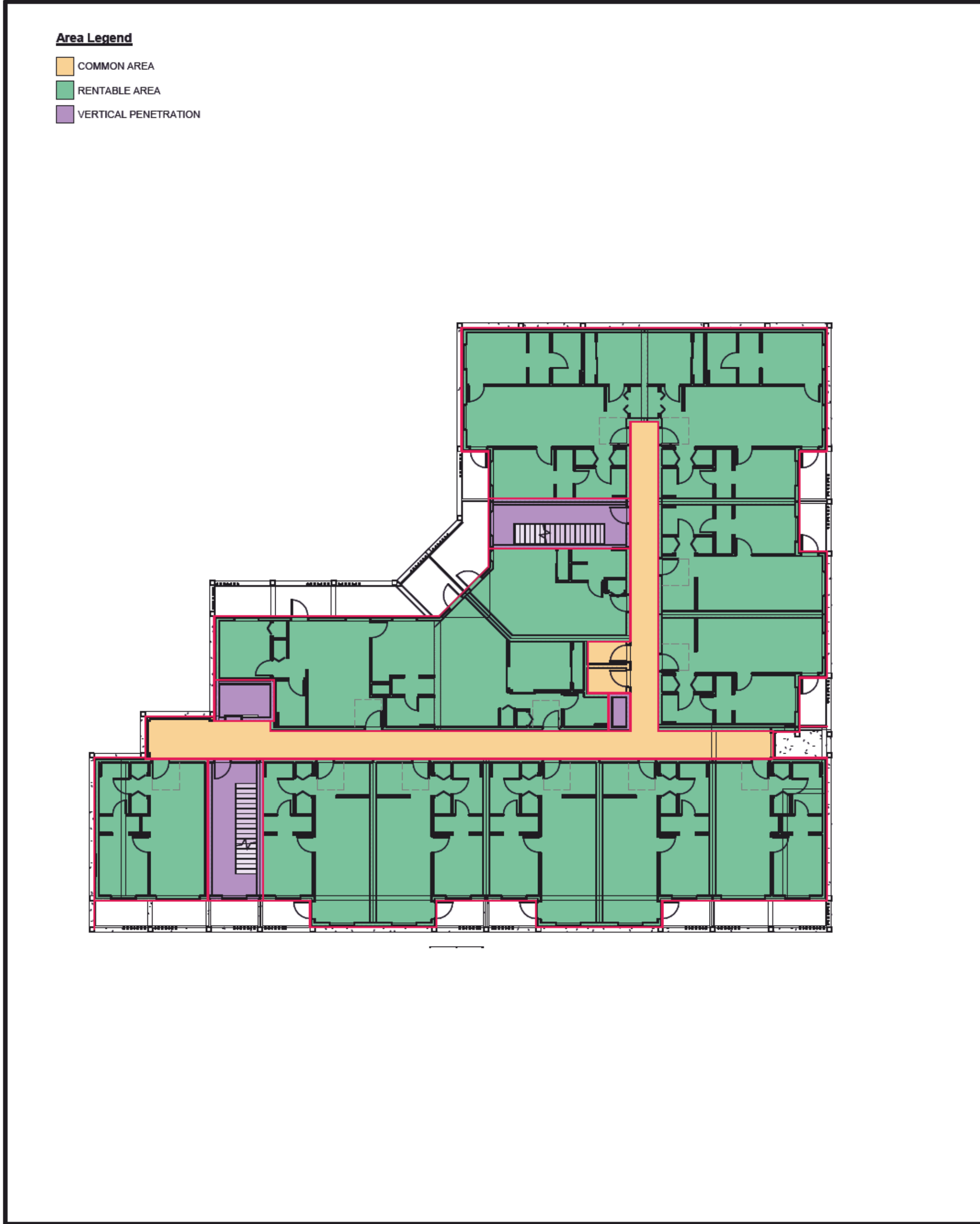
SCALE: 1 : 750

A-1.5

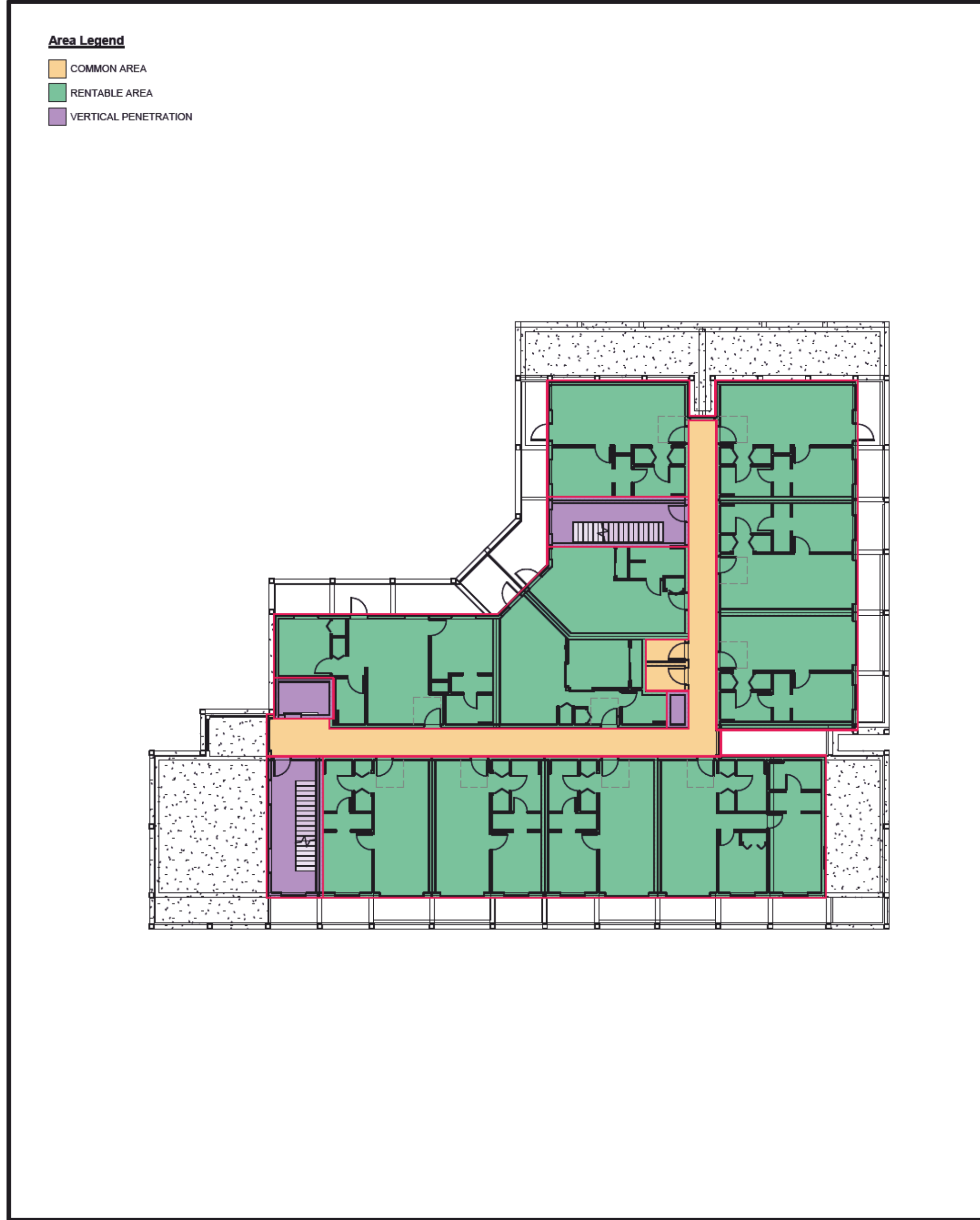
DATE: 2024/04/12



1 | RENTABLE AREA PLAN - L1
1 : 200



2 | RENTABLE AREA PLAN - L2-L4
1 : 200



3 | RENTABLE AREA PLAN - L5-L6
1 : 200

BOMA Area Schedule (Rentable)		
Level	Name	Area
COMMON AREA		
L1	COMMON AREA	125.6 m²
L2	COMMON AREA	92.5 m²
L3	COMMON AREA	92.5 m²
L4	COMMON AREA	92.5 m²
L5	COMMON AREA	74.9 m²
L6	COMMON AREA	74.9 m²
		552.9 m²
RENTABLE AREA		
L1	RENTABLE AREA	699.8 m²
L2	RENTABLE AREA	774.1 m²
L3	RENTABLE AREA	774.1 m²
L4	RENTABLE AREA	774.1 m²
L5	RENTABLE AREA	581.7 m²
L6	RENTABLE AREA	581.7 m²
		4205.6 m²
VERTICAL PENETRATION		
L1	VERTICAL PENETRATION	56.6 m²
L2	VERTICAL PENETRATION	56.6 m²
L3	VERTICAL PENETRATION	56.6 m²
L4	VERTICAL PENETRATION	56.6 m²
L5	VERTICAL PENETRATION	57 m²
L6	VERTICAL PENETRATION	57 m²
		340.6 m²
Grand total		5099.1 m²

PARKING DATA

RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
< 45m² 0.75 / UNIT x 27 =	20.25	
45-70m² 0.9 / UNIT x 38 =	34.2	
> 70m² 1.3 / UNIT x 8 =	10.4	
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3	
TOTAL:	73	33
BICYCLE PARKING	REQUIRED	PROVIDED
< 45 m² 1 / UNIT x 27 =	27	40 FLOOR MOUNTED STALLS (ELEC)
> 45m² (1.25 / UNIT) x 46 =	57.5	36 WALL MOUNTED STALLS (ELEC)
VISITORS (0.1 / UNIT) x 73 =	7.3	18 CARGO BIKE STALLS (ELEC)
TOTAL:	92	8 VISITOR

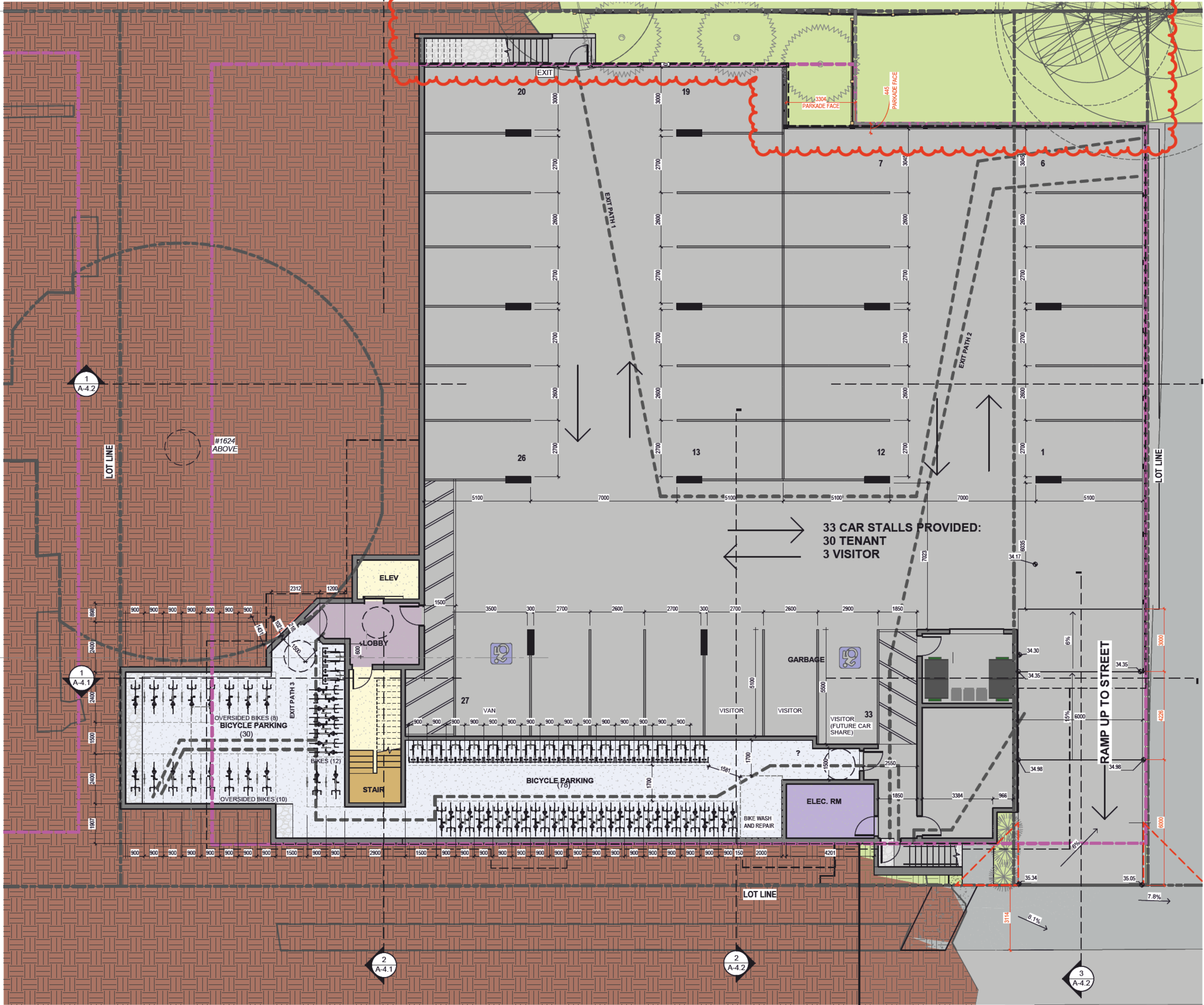
TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA	UNIT TYPE	AREA
STUDIO - TYPE 1	36.9 m²	STUDIO - TYPE 2	45.7 m²
36.9 m²: 6		45.7 m²: 6	
STUDIO - TYPE 3	41.3 m²	1 BED - TYPE 3	46.2 m²
(ACC.)		46.2 m²: 4	
41.3 m²: 1		1+DEN - TYPE 1	48.5 m²
1 BED - TYPE 2	43.7 m²	48.5 m²: 20	
43.7 m²: 2		2 BED - TYPE 1	62.7 m²
1 BED - TYPE 1	43.9 m²	62.7 m²: 6	
1 BED - TYPE 2	43.9 m²	2 BED - TYPE 2	66.5 m²
43.9 m²: 18		66.5 m²: 2	
TOTAL UNIT COUNT: 27		TOTAL UNIT COUNT: 38	

TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)	
UNIT TYPE	Area
3 BED - TYPE 1	81.5 m²
81.5 m²: 8	
TOTAL UNIT COUNT: 8	

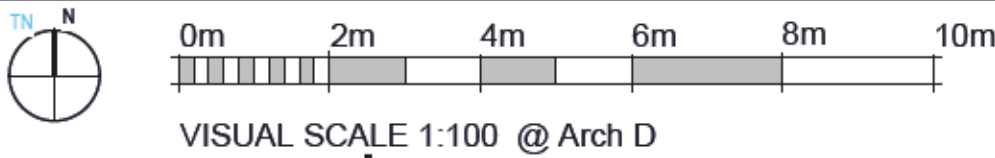
EGRESS DATA - PARKADE

EXIT ROUTE LABEL	SEGMENT	DISTANCE
EXIT PATH 1		
EXIT PATH 1	01 START	20.92 m
EXIT PATH 1	02 MIDDLE	16.32 m
EXIT PATH 1	02 MIDDLE	12.25 m
EXIT PATH 1	03 END	7.78 m
		57.28 m
EXIT PATH 2		
EXIT PATH 2	01 START	8.52 m
EXIT PATH 2	02 MIDDLE	23.10 m
EXIT PATH 2	03 END	6.89 m
		38.51 m
EXIT PATH 3		
EXIT PATH 3	01 START	3.00 m
EXIT PATH 3	02 MIDDLE	6.51 m
EXIT PATH 3	02 MIDDLE	4.74 m
EXIT PATH 3	03 END	0.53 m
		14.78 m
EXIT PATH 4		
EXIT PATH 4	01 START	2.37 m
EXIT PATH 4	02 MIDDLE	6.32 m
EXIT PATH 4	02 MIDDLE	3.37 m
EXIT PATH 4	02 MIDDLE	5.70 m
EXIT PATH 4	02 MIDDLE	1.11 m
EXIT PATH 4	02 MIDDLE	13.49 m
EXIT PATH 4	02 MIDDLE	2.96 m
EXIT PATH 4	02 MIDDLE	6.16 m
EXIT PATH 4	03 END	3.53 m
		45.00 m
EXIT PATH 5		
EXIT PATH 5	01 START	0.53 m
EXIT PATH 5	02 MIDDLE	1.80 m
EXIT PATH 5	02 MIDDLE	6.58 m
EXIT PATH 5	02 MIDDLE	8.90 m

MAXIMUM PATH OF EGRESS NOT TO EXCEED 45M FOR SPRINKLERED LIGHT INDUSTRIAL OCCUPANCY.



1 | PARKADE PLAN
1:100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

SEQUOIA APARTMENTS

PARKADE PLAN

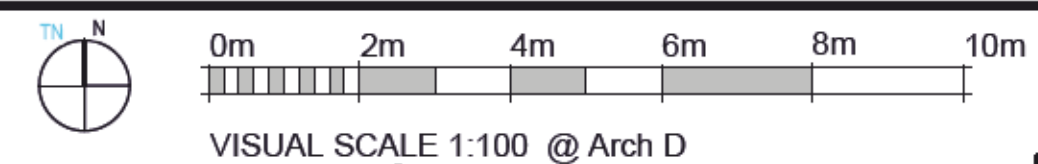
A-2.0

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT:	13
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT:	24
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 2	
1+DEN - TYPE 1	
2 BED - TYPE 1	
3 BED - TYPE 1	
CORRIDOR	
ELECTEL	
ELEV	
JAN	
MAIL	
OFFICE	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	
STUDIO - TYPE 3 (ACC.)	
W/C	



1 | FLOOR PLAN - L1
1:100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L1

JOB No.: 2245

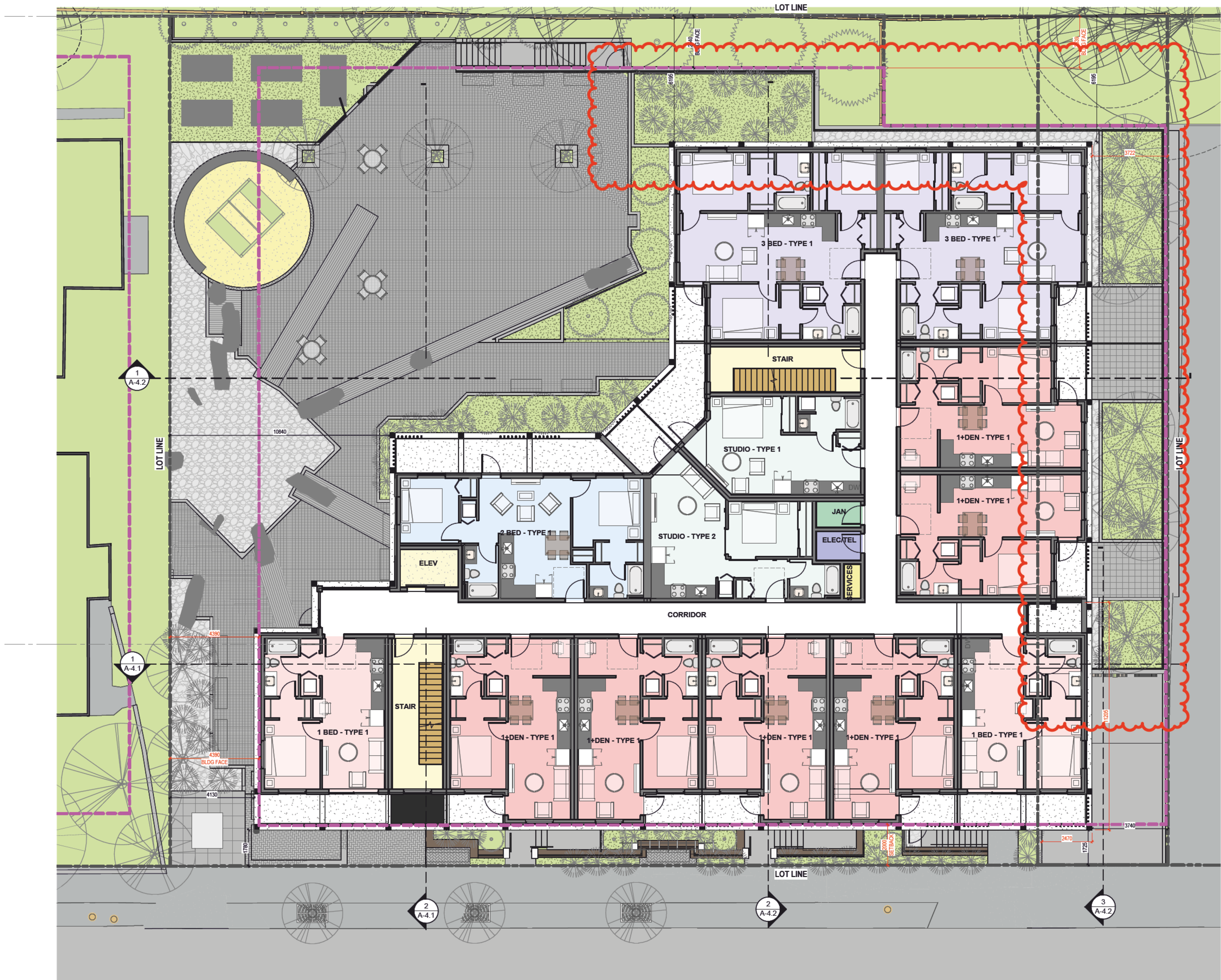
SCALE: 1:100

A-2.1

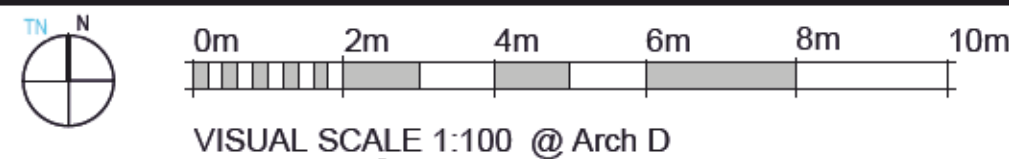
DATE: 2024/04/12

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5096.9 m²

UNIT AND AREA LEGEND	
1 BED - TYPE 1	
1+DEN - TYPE 1	
2 BED - TYPE 1	
3 BED - TYPE 1	
CORRIDOR	
ELEC/TEL	
ELEV	
JAN	
SERVICES	
STAIR	
STUDIO - TYPE 1	
STUDIO - TYPE 2	



1 FLOOR PLAN - L2-L4
1 : 100



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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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FLOOR PLAN - L2

JOB No.: 2245

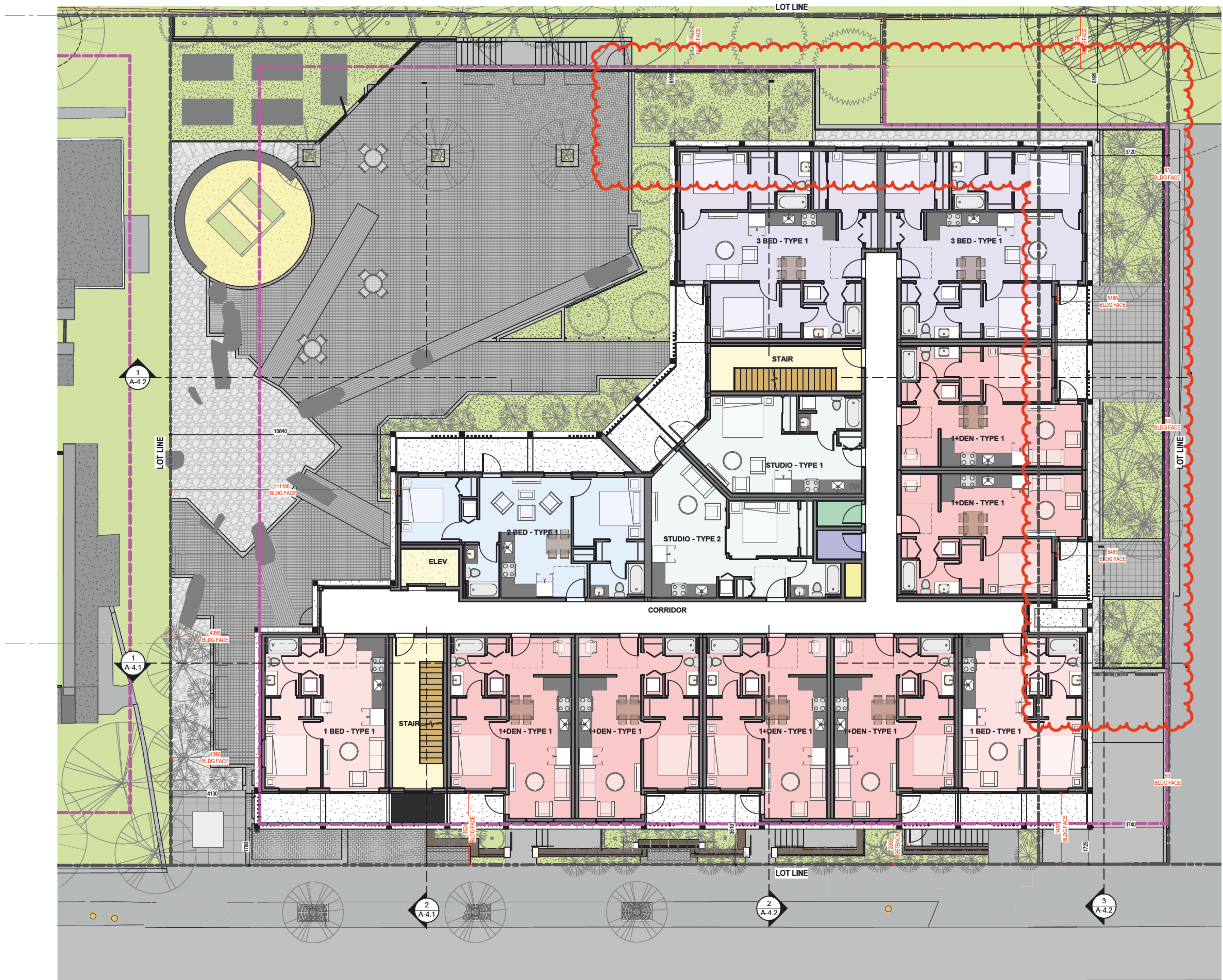
SCALE: 1 : 100

A-2.2

DATE: 2024/04/12

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND	
	1 BED - TYPE 1
	1+DEN - TYPE 1
	2 BED - TYPE 1
	3 BED - TYPE 1
	CORRIDOR
	ELEV
	JAN
	SERVICES
	STAIR
	STUDIO - TYPE 1
	STUDIO - TYPE 2



1 FLOOR PLAN - L3
1 : 100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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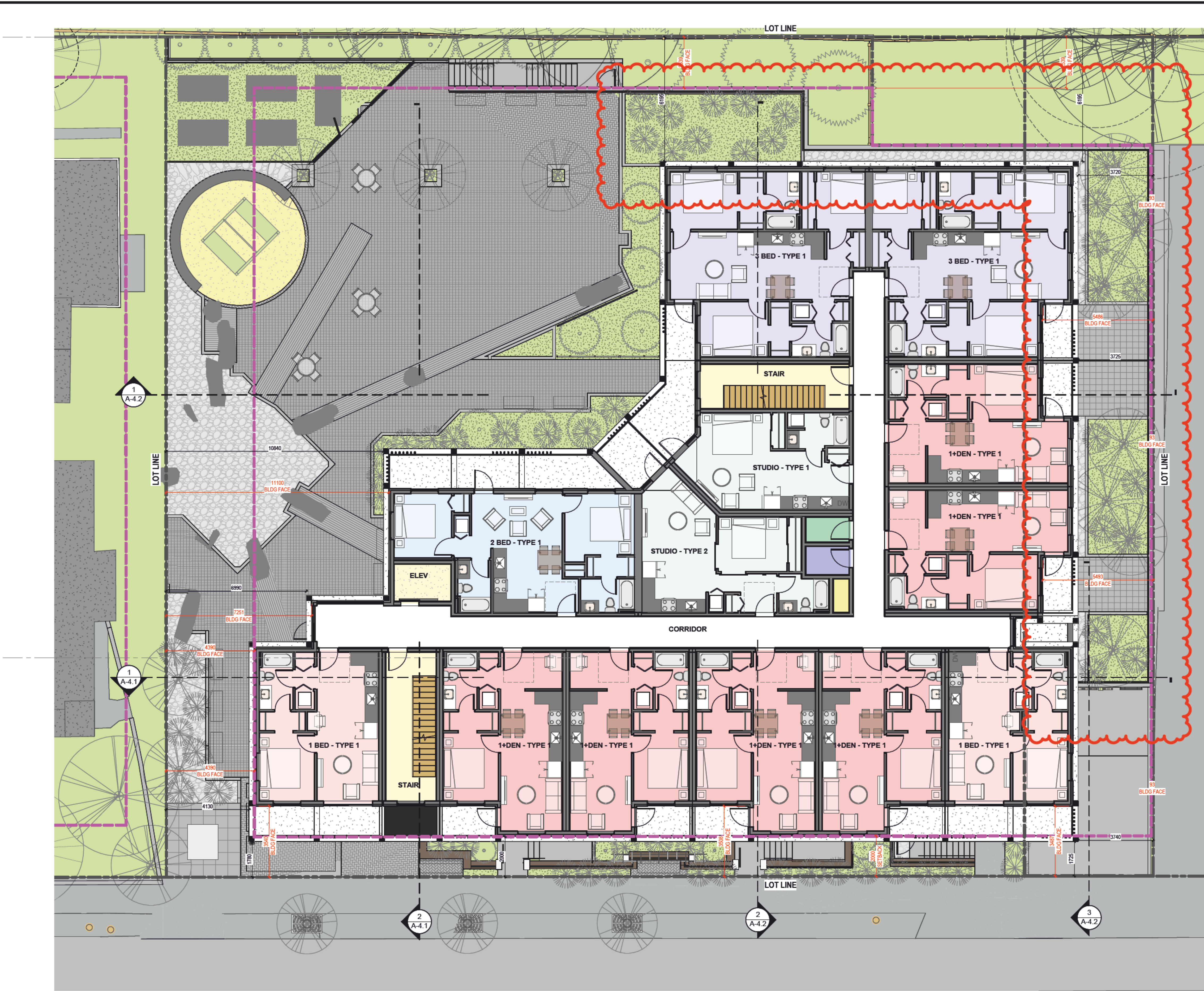
SEQUOIA APARTMENTS

FLOOR PLAN - L3

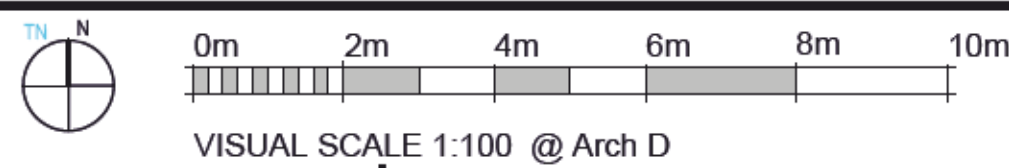
A-2.3

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT: 73	
Area Schedule (GFA)	
Level	Area
L1	862 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	
5096.9 m²	

UNIT AND AREA LEGEND	
	1 BED - TYPE 1
	1+DEN - TYPE 1
	2 BED - TYPE 1
	3 BED - TYPE 1
	CORRIDOR
	ELEVATOR
	ELEV
	JAN
	SERVICES
	STAIR
	STUDIO - TYPE 1
	STUDIO - TYPE 2



1 FLOOR PLAN - L4
1:100



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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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FLOOR PLAN - L4

JOB No.: 2245

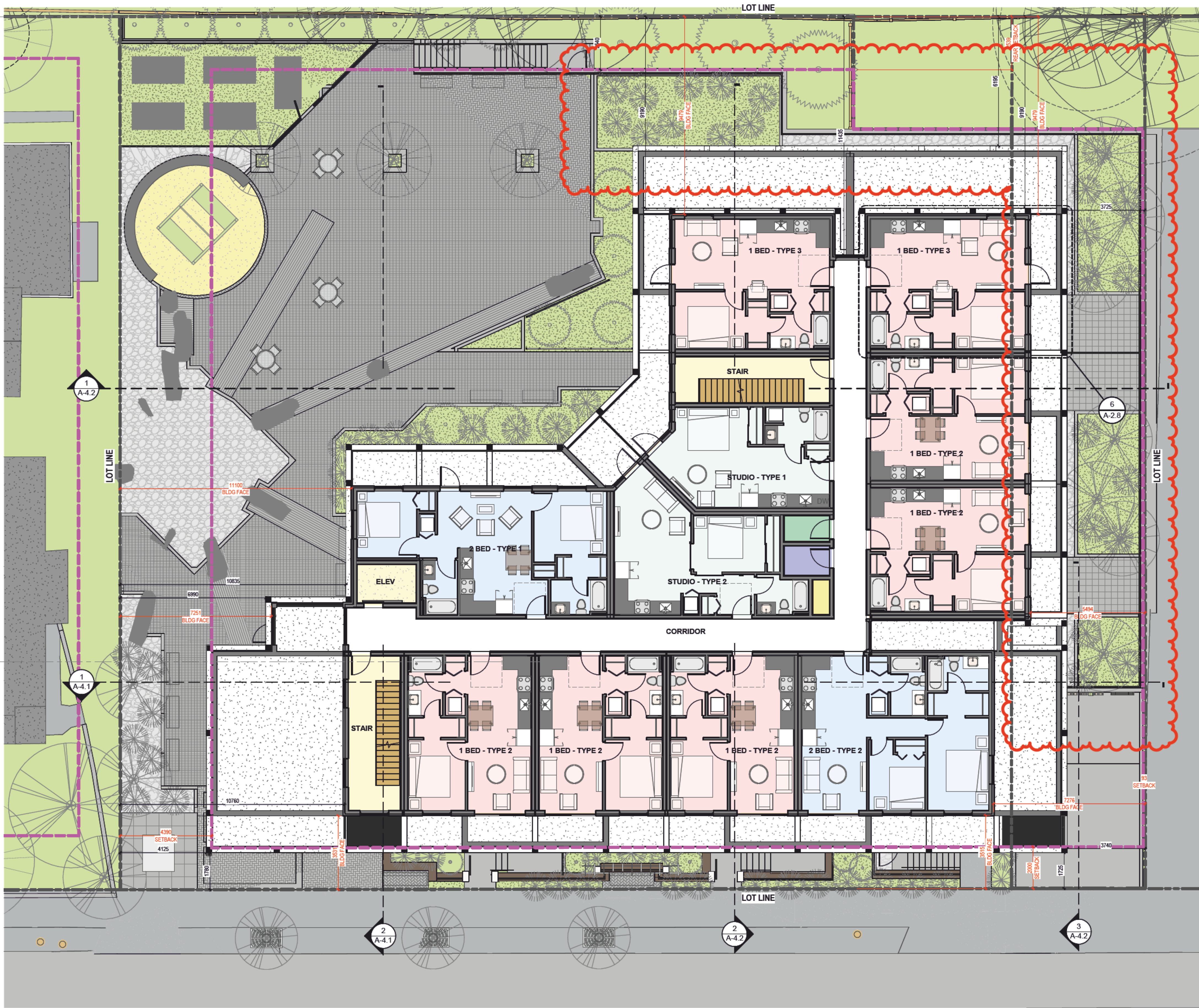
SCALE: 1:100

A-2.4

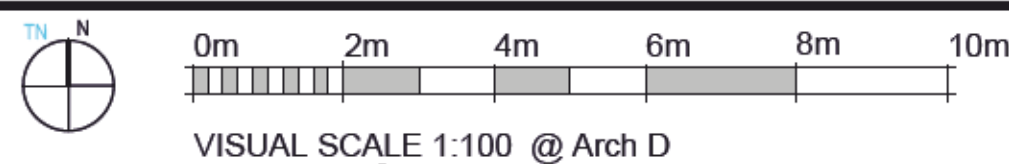
DATE: 2024/04/12

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT: 73	
Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	
5096.9 m²	

UNIT AND AREA LEGEND	
	1 BED - TYPE 2
	1 BED - TYPE 3
	2 BED - TYPE 1
	2 BED - TYPE 2
	CORRIDOR
	ELEV/TEL
	ELEV
	JAN
	SERVICES
	STAIR
	STUDIO - TYPE 1
	STUDIO - TYPE 2



1 FLOOR PLAN - L5-L6
1:100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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FLOOR PLAN - L5

JOB No.: 2245

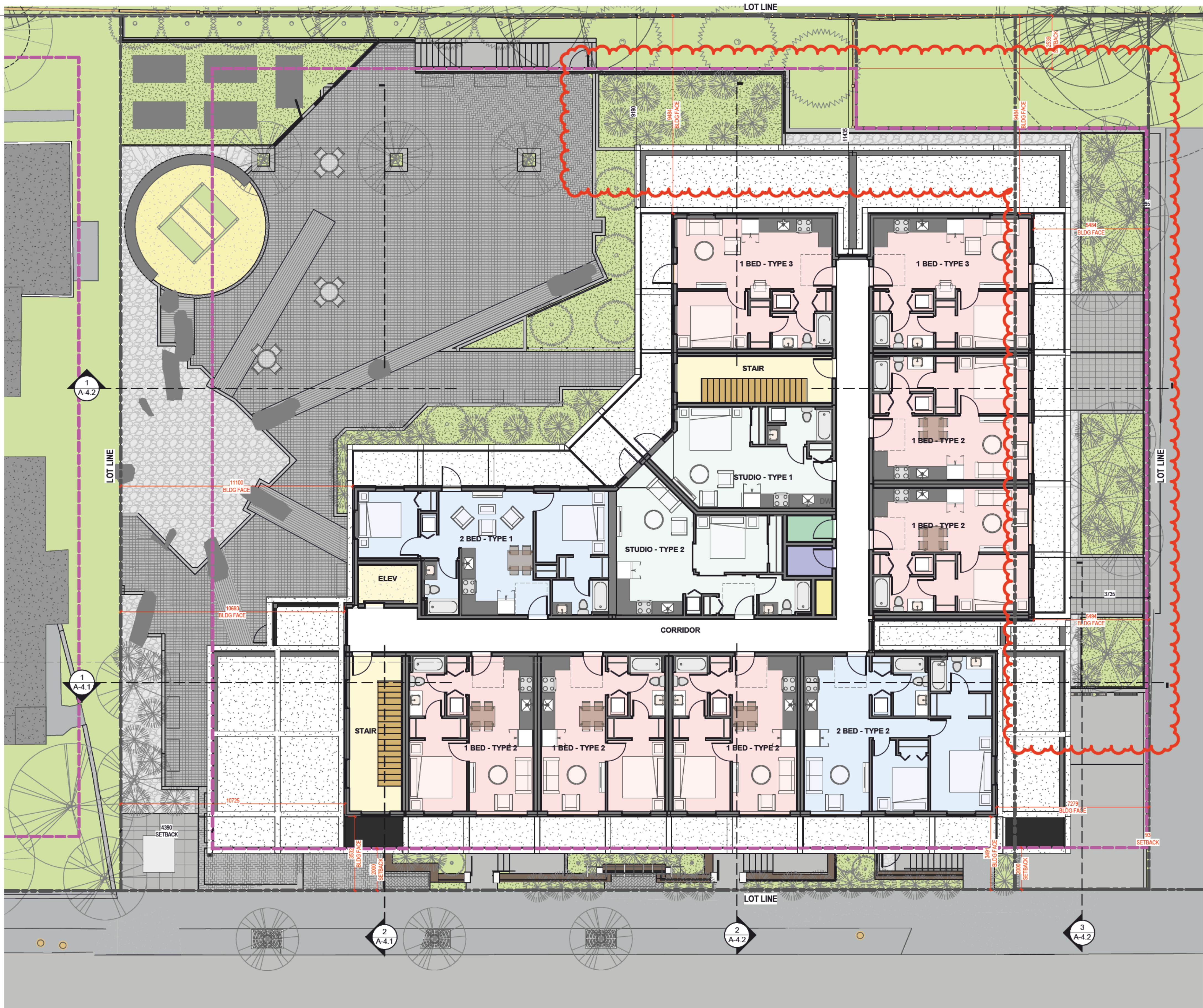
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A-2.5

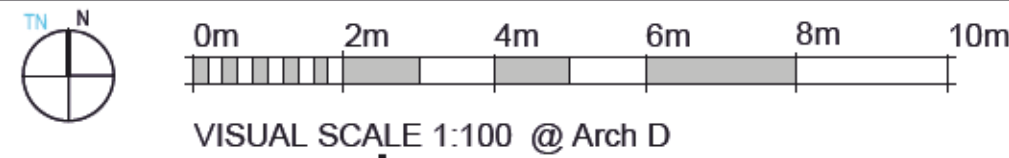
DATE: 2024/04/12

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT:	13
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT:	24
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT:	20
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT:	8
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73
Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5096.9 m²

UNIT AND AREA LEGEND	
	1 BED - TYPE 2
	1 BED - TYPE 3
	2 BED - TYPE 1
	2 BED - TYPE 2
	CORRIDOR
	ELEVATOR
	ELEV
	JAN
	SERVICES
	STAIR
	STUDIO - TYPE 1
	STUDIO - TYPE 2



1 FLOOR PLAN - L6
1:100



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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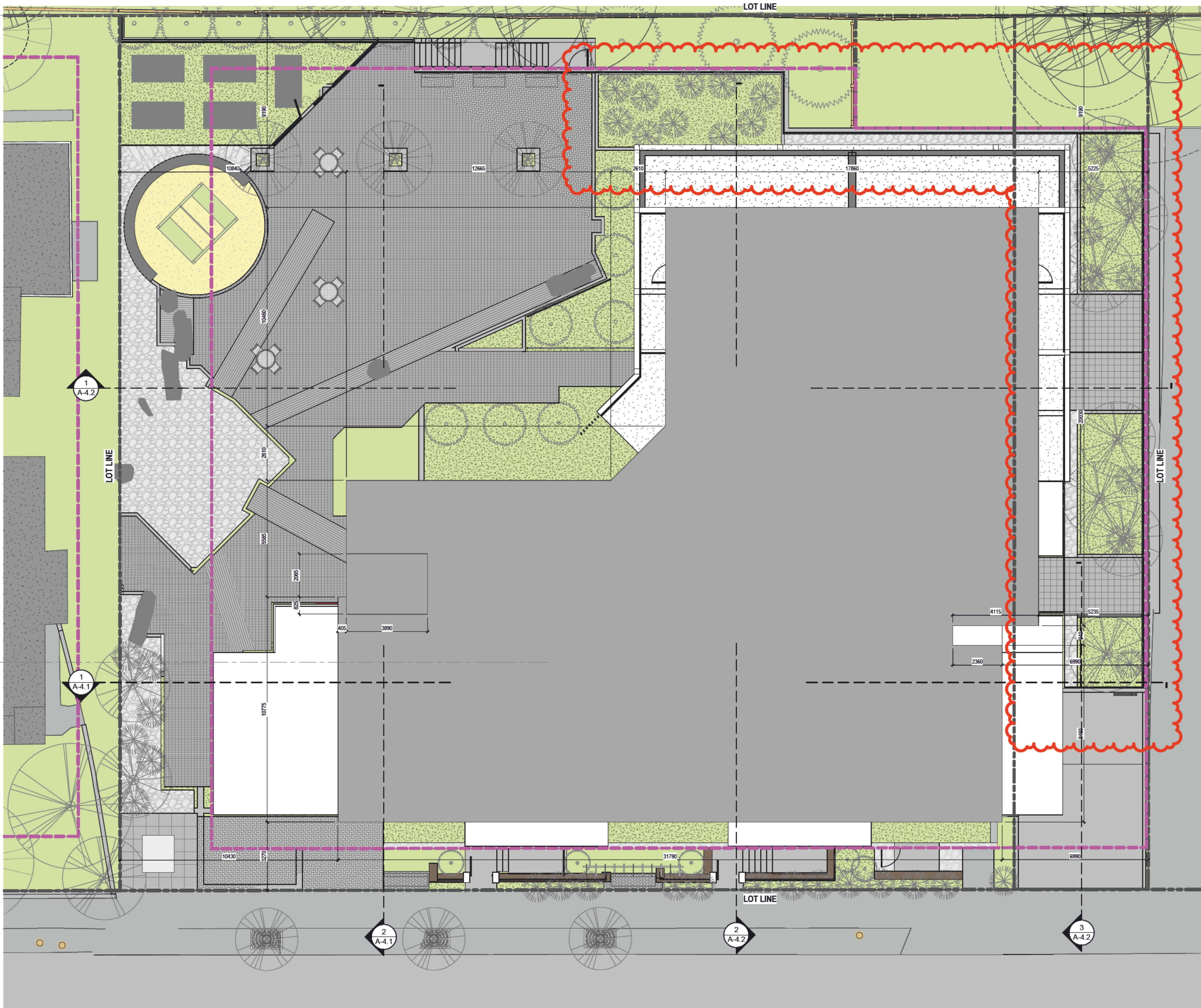
FLOOR PLAN - L6

JOB No.: 2245

SCALE: 1:100

A-2.6

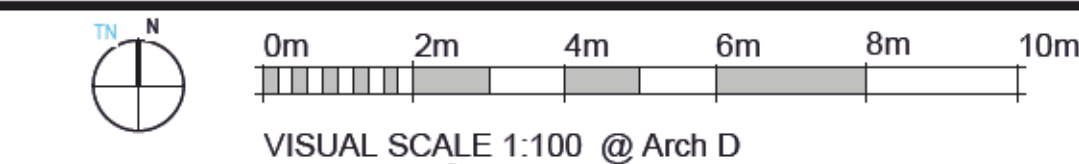
DATE: 2024/04/12



1 | ROOF PLAN
1:100

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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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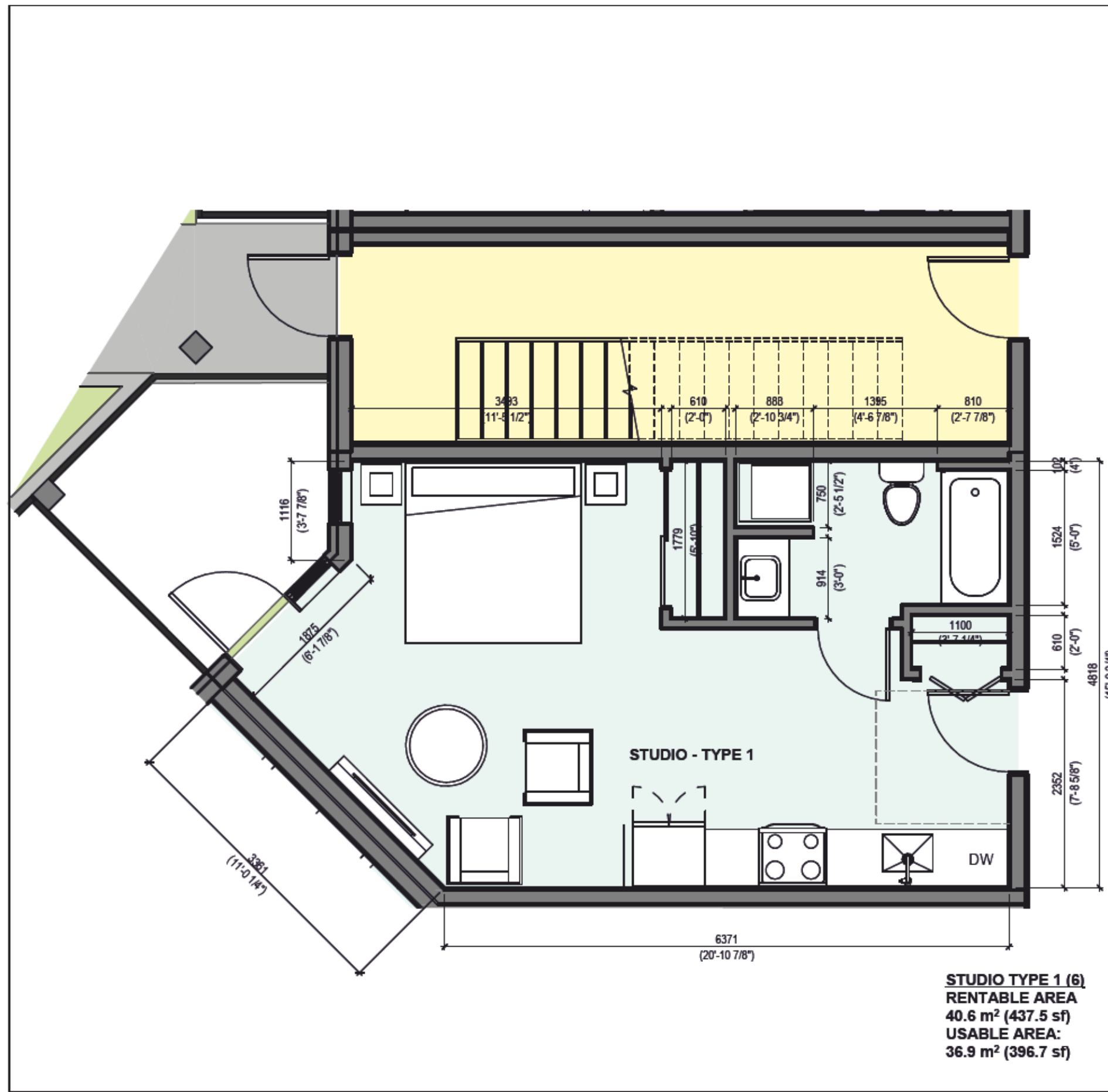
ROOF PLAN

JOB No.: 2245

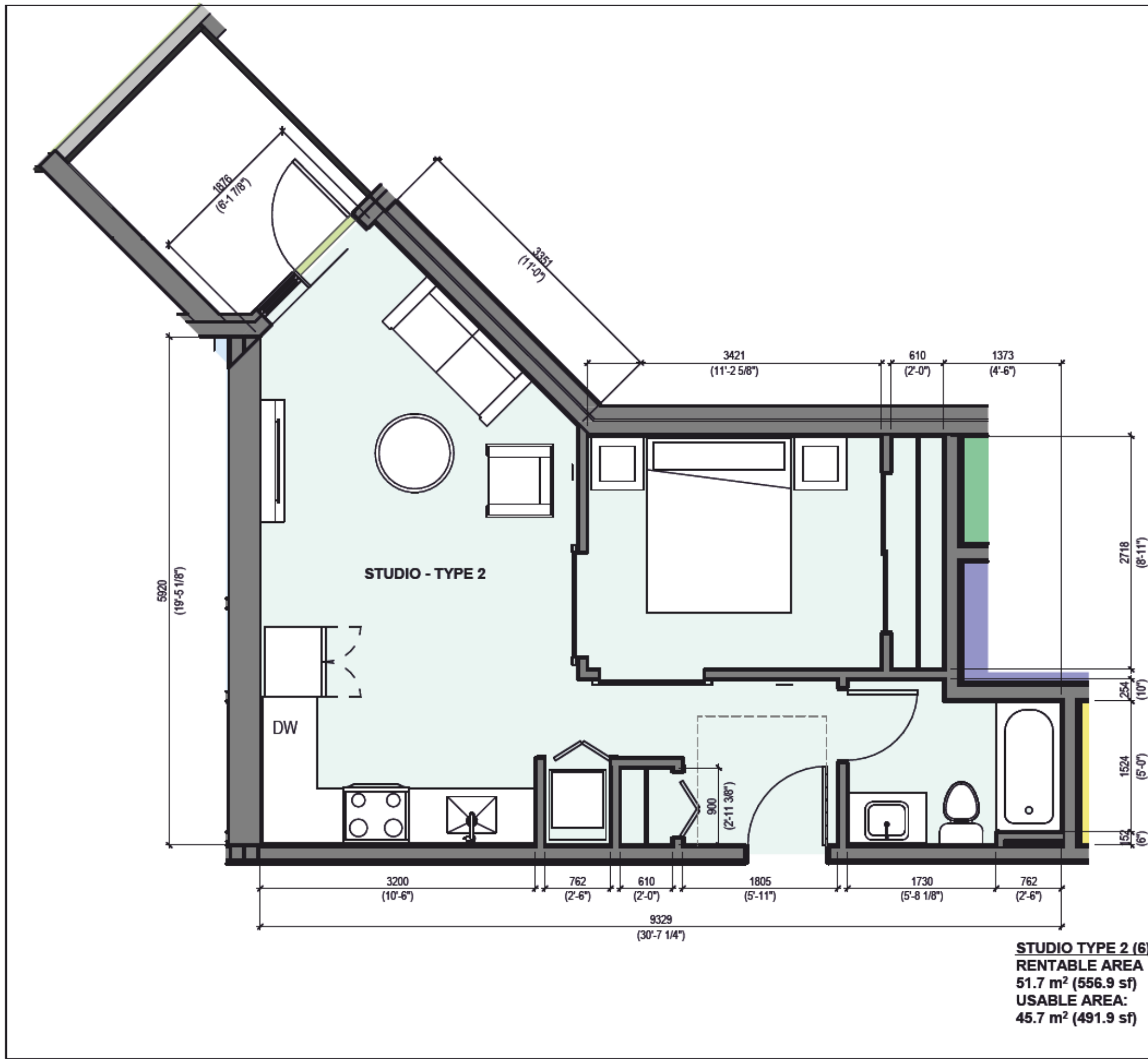
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A-2.7

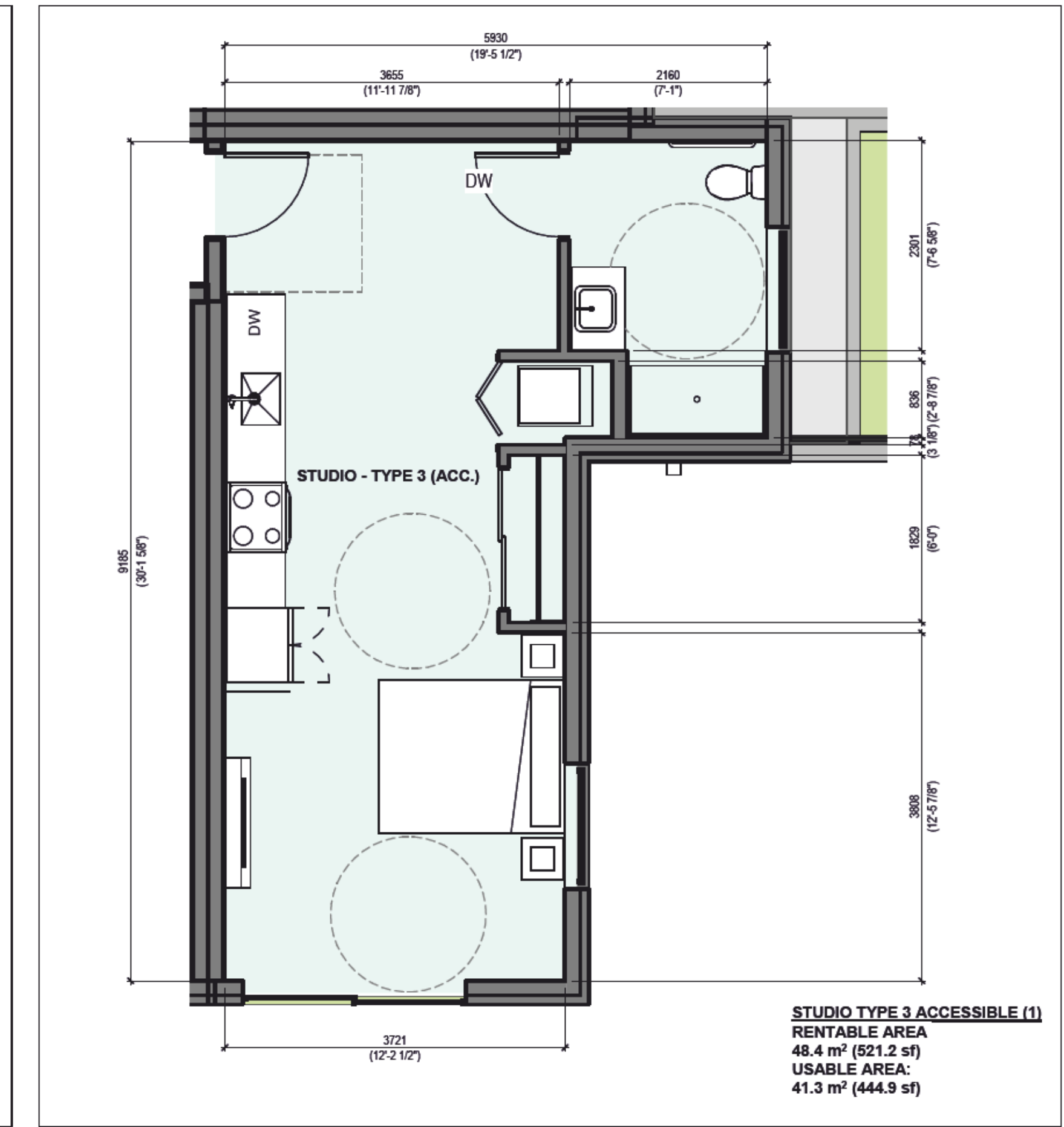
DATE: 2024/04/12



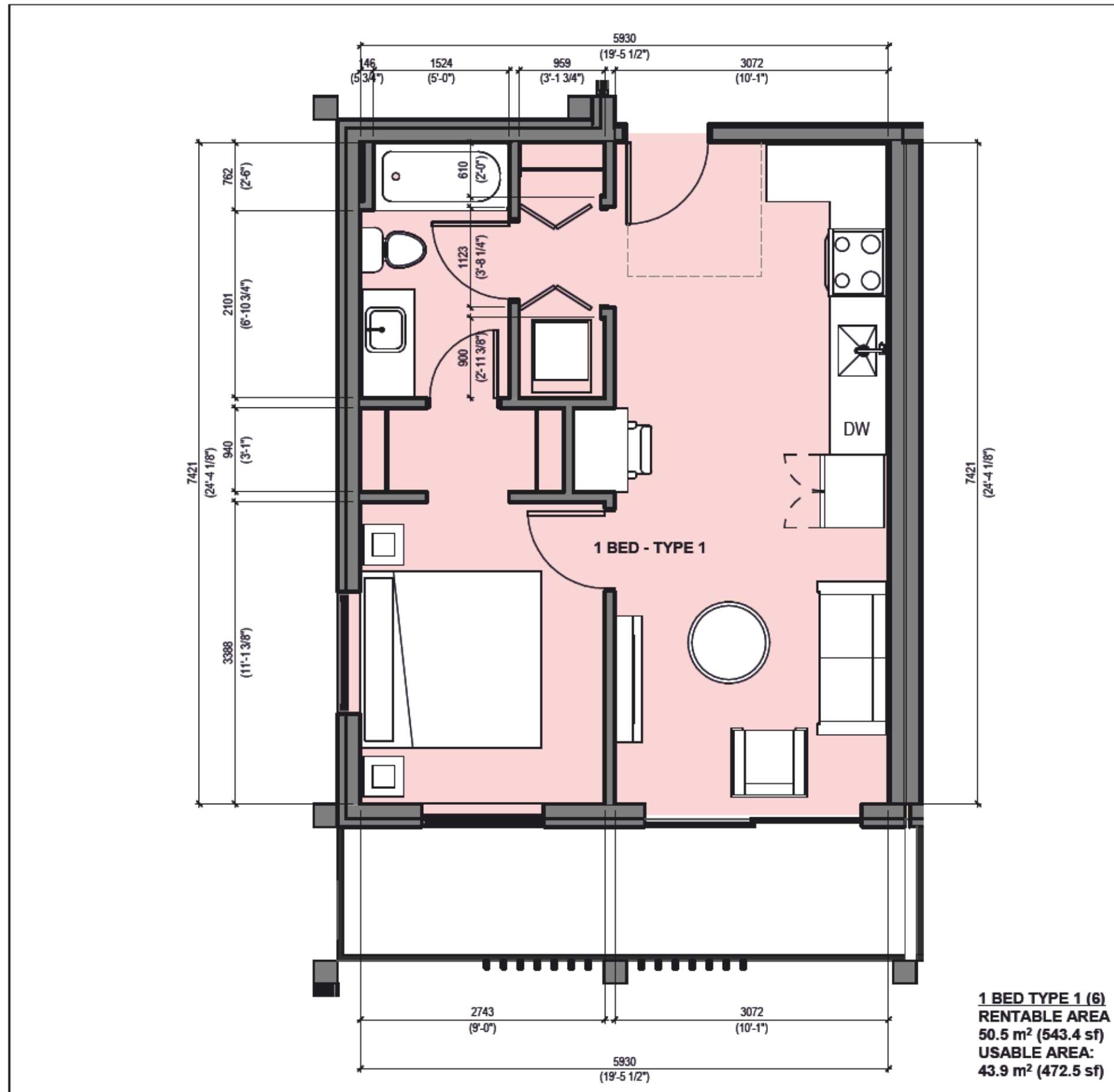
1 UNIT PLAN - STUDIO TYPE 1
1 : 50



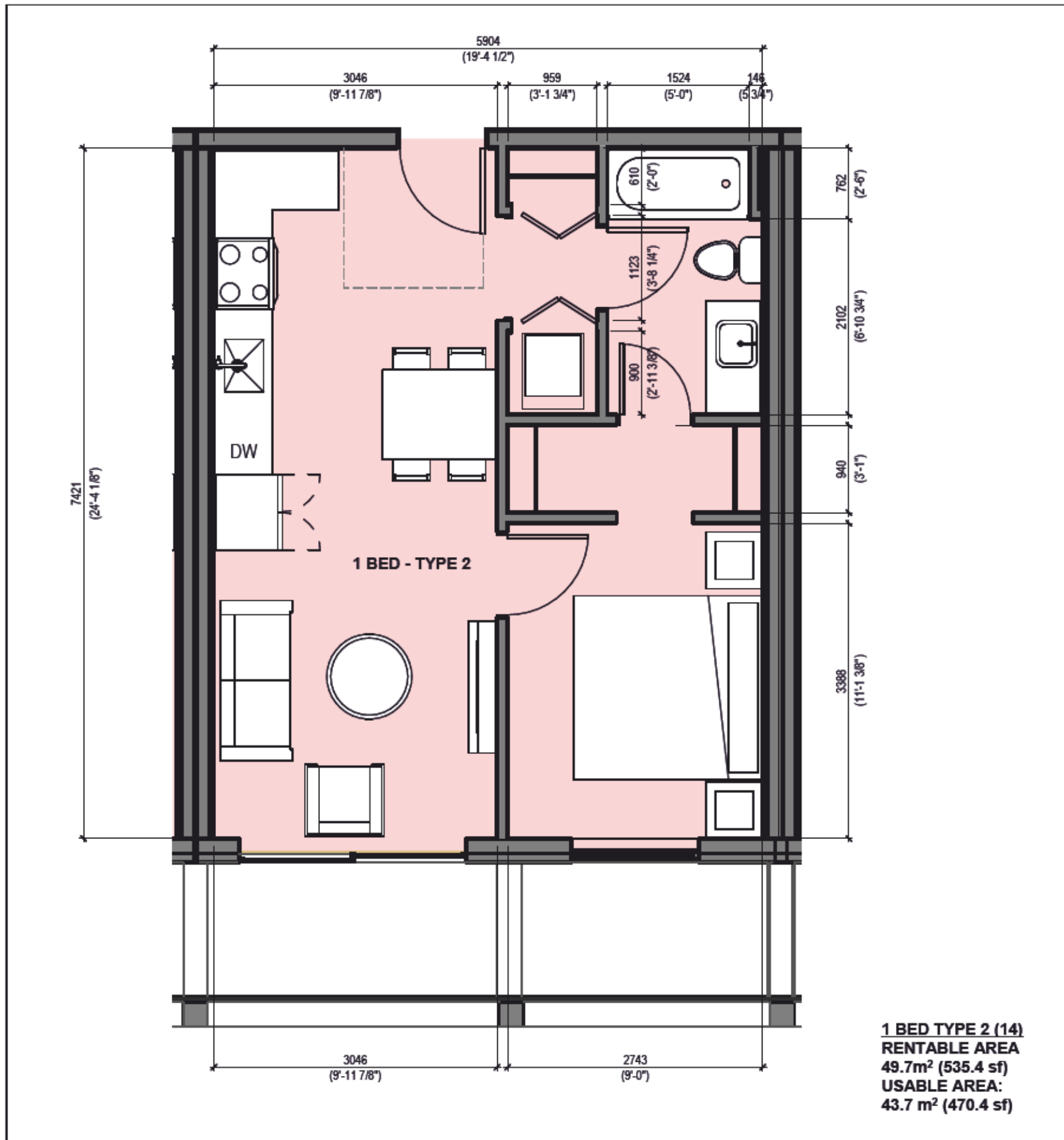
2 UNIT PLAN - STUDIO TYPE 2
1 : 50



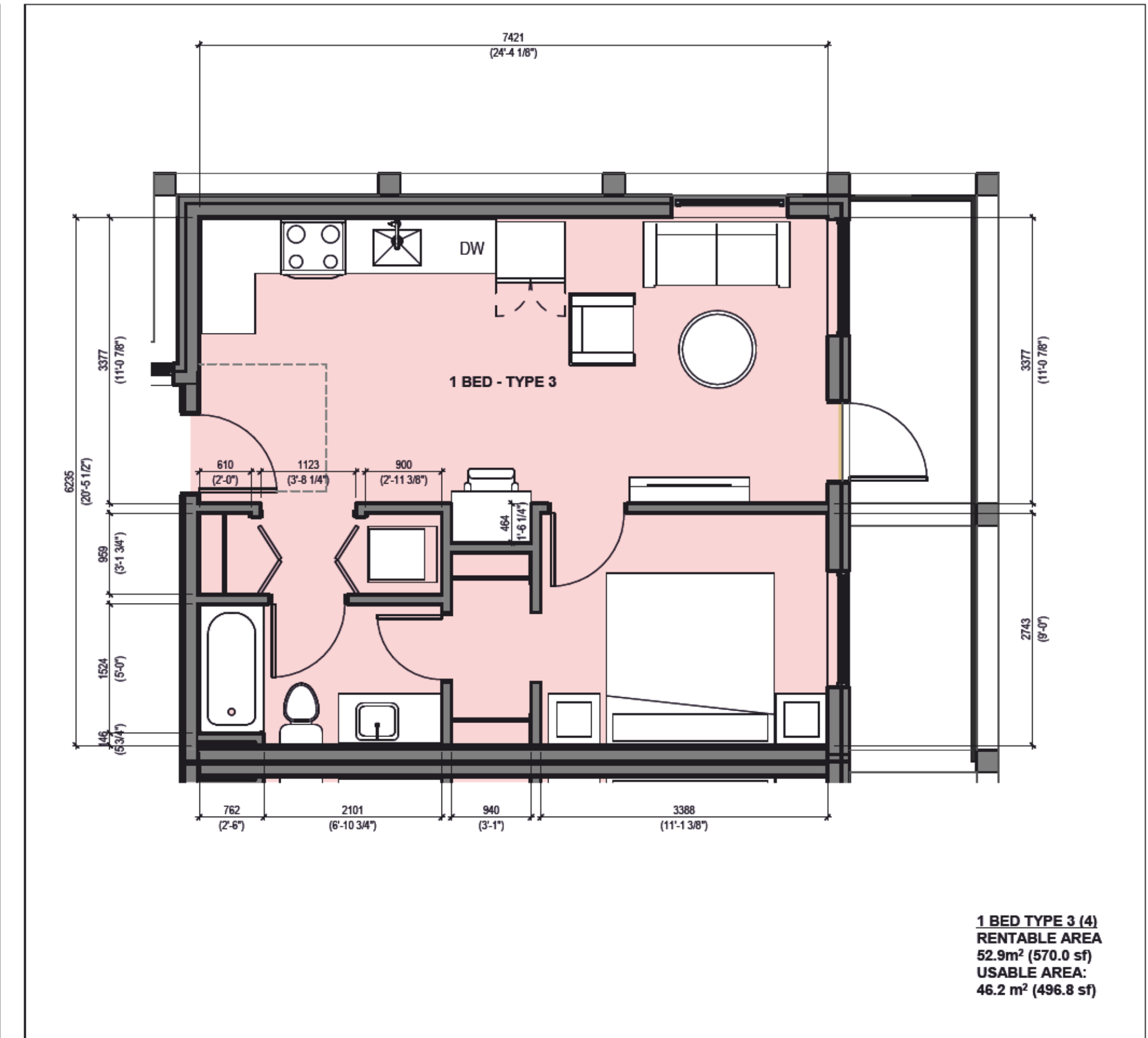
3 UNIT PLAN - STUDIO TYPE 3
1 : 50



4 UNIT PLAN - 1 BED TYPE 1
1 : 50



5 UNIT PLAN - 1 BED TYPE 2
1 : 50



6 UNIT PLAN - 1 BED TYPE 3
1 : 50

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP REVISION	2023-11-21
No.	Description	Date

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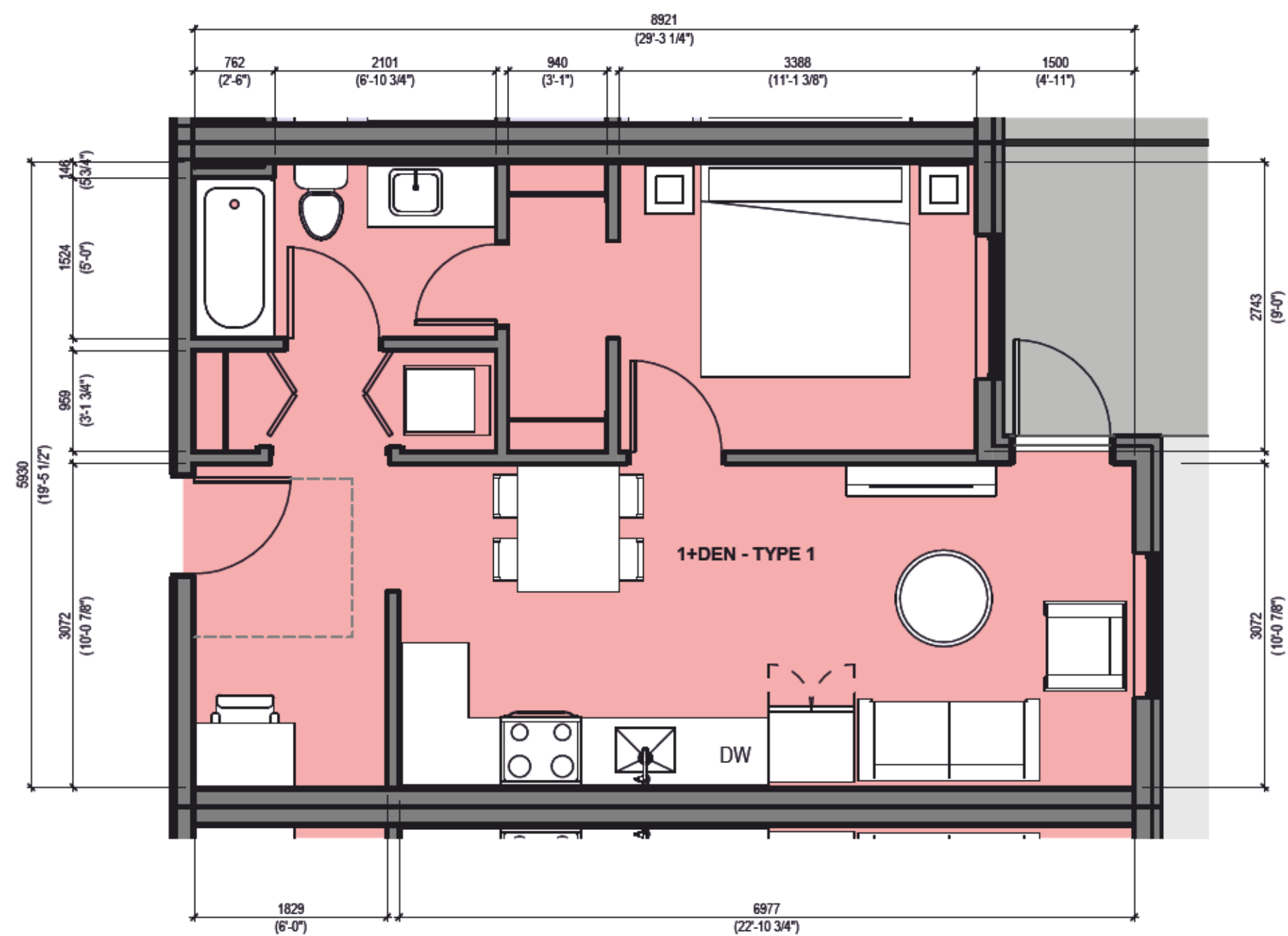
VISUAL SCALE 1:50 @ Arch D
JOB No.: 2245

UNIT PLANS

SCALE: 1 : 50

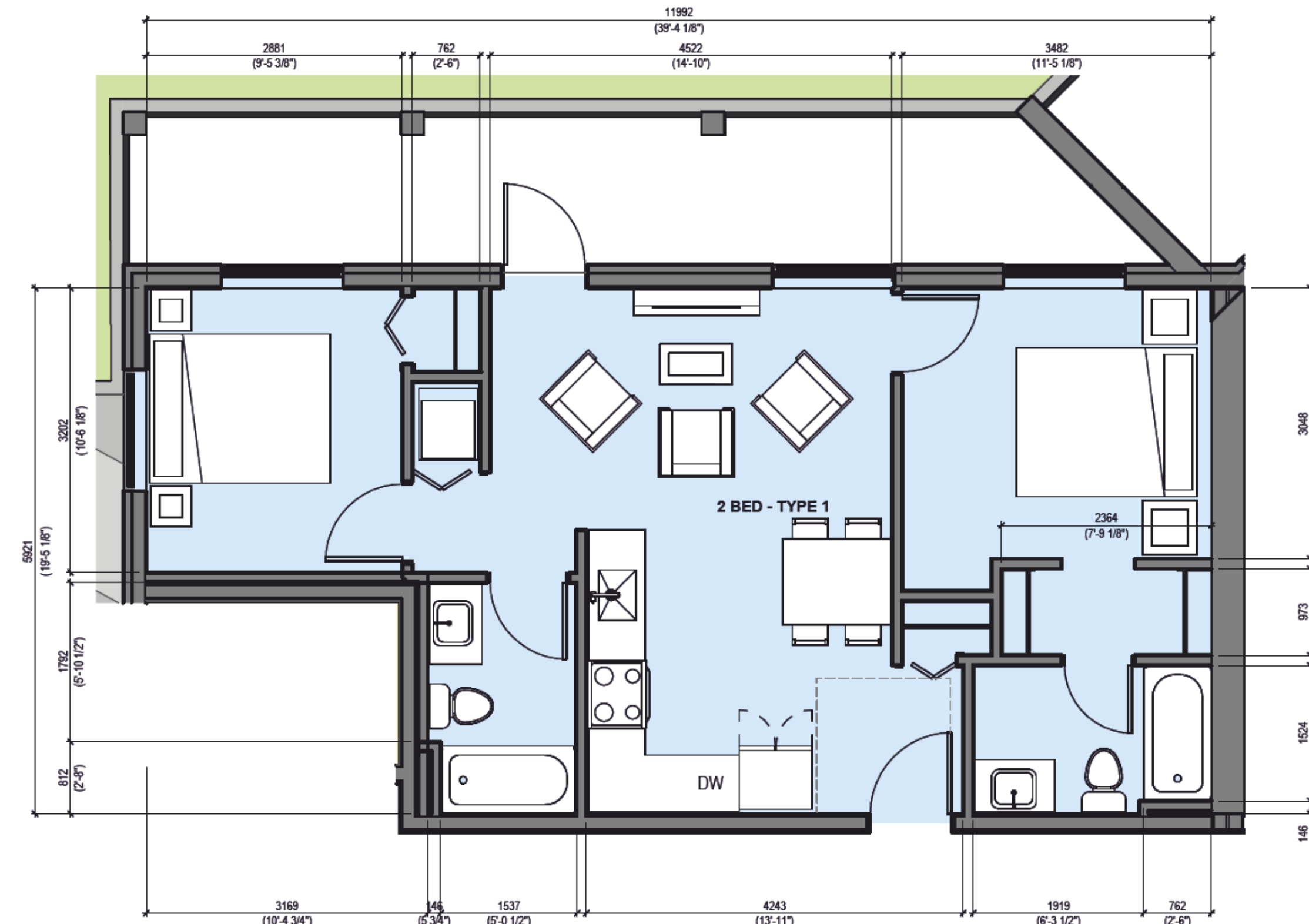
A-2.8

DATE: 2024/04/12



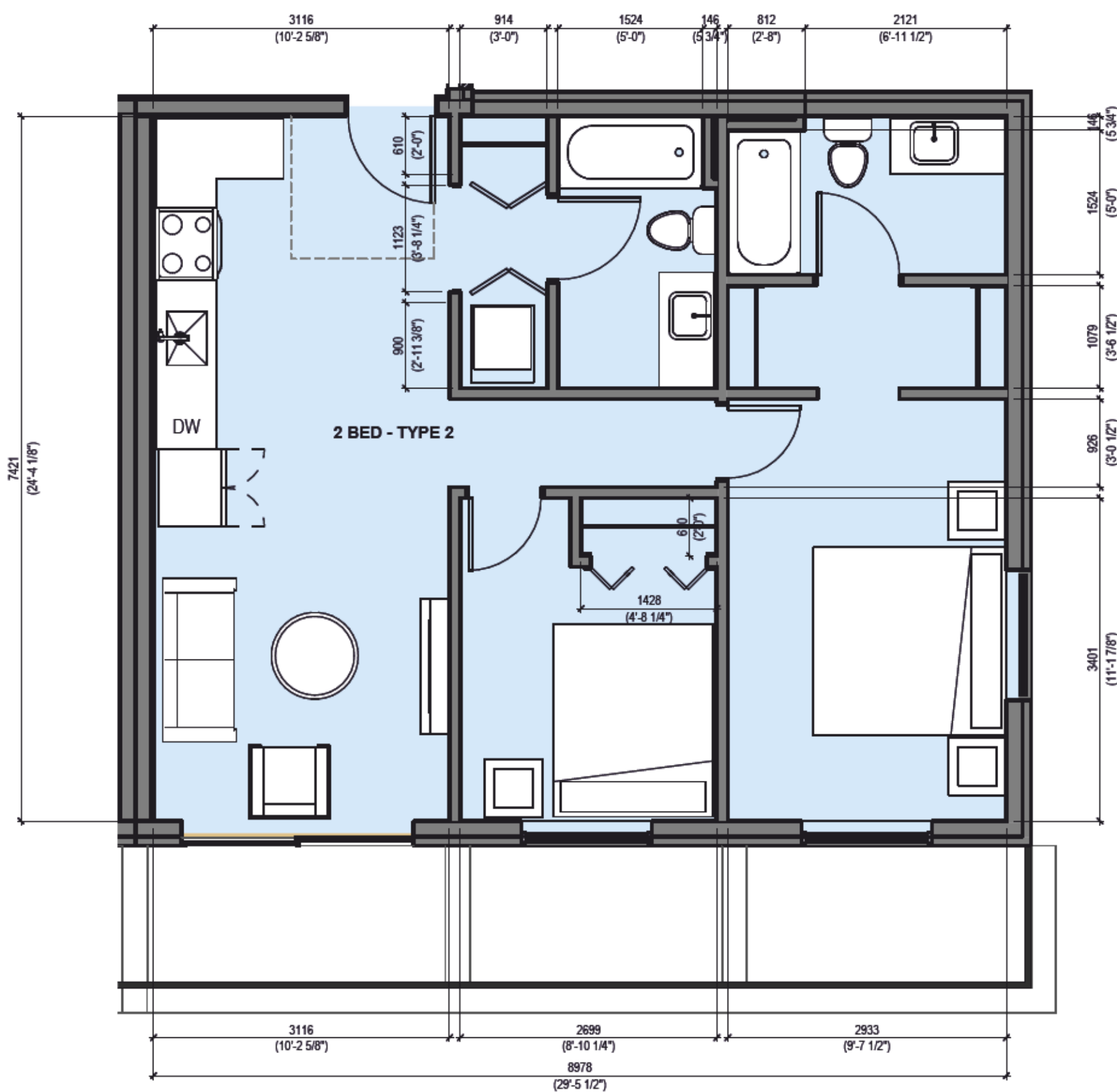
1 BED + DEN (20)
RENTABLE AREA
55.0 m² (592.2 sf)
USABLE AREA:
48.5 m² (522.1 sf)

1 | UNIT PLAN - 1 BED + DEN TYPE 1
1 : 50



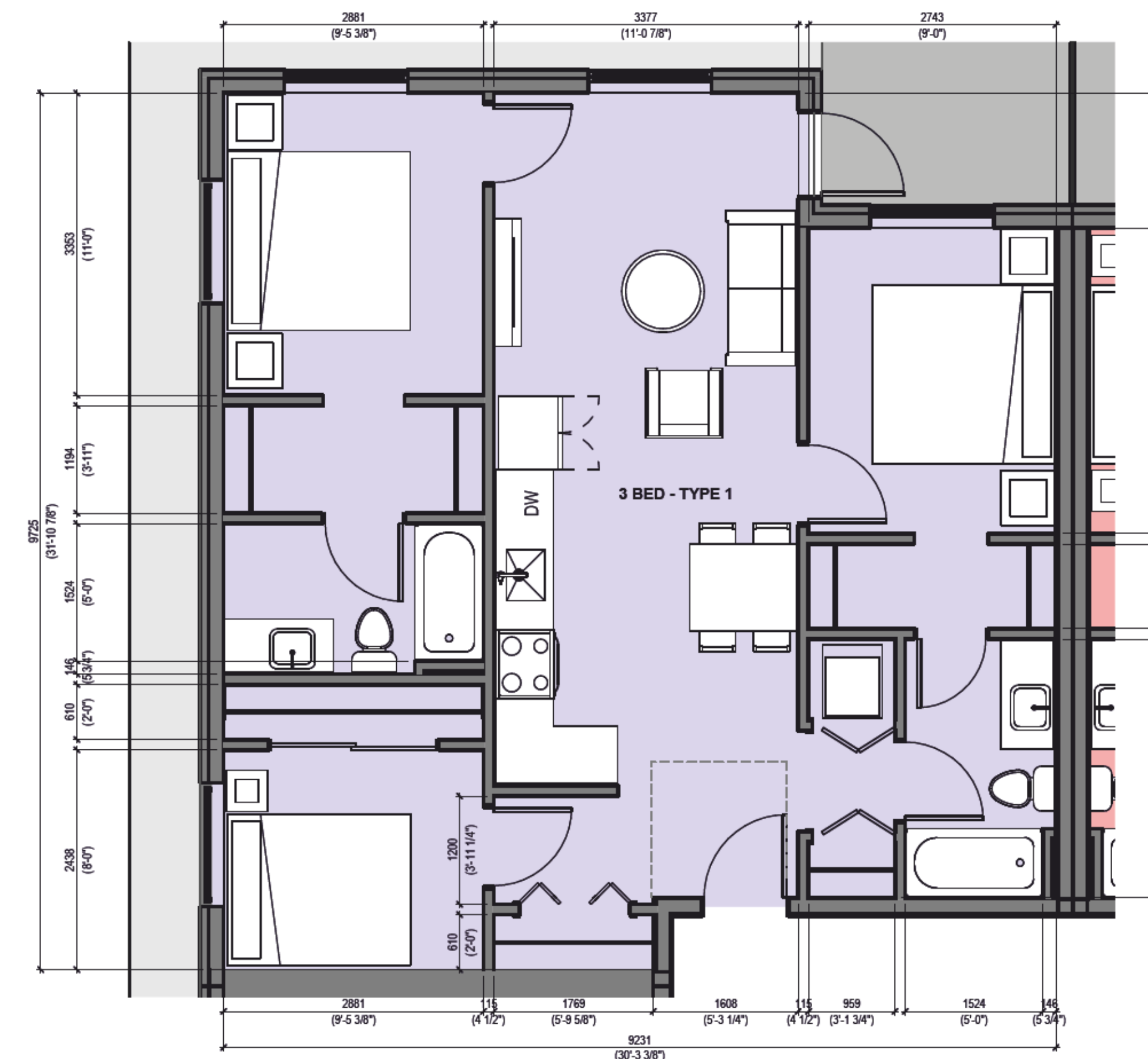
2 BED TYPE 1 (6)
RENTABLE AREA
70.1 m² (755.0sf)
USABLE AREA:
62.7 m² (674.6 sf)

2 | UNIT PLAN - 2 BED TYPE 1
1 : 50



2 BED TYPE 2 (2)
RENTABLE AREA
74.7 m² (803.7 sf)
USABLE AREA:
66.5 m² (716.3 sf)

3 | UNIT PLAN - 2 BED TYPE 2
1 : 50



3 BED (8)
RENTABLE AREA
90.8 m² (977.3 sf)
USABLE AREA:
81.5 m² (876.9 sf)

4 | UNIT PLAN - 3 BED
1 : 50

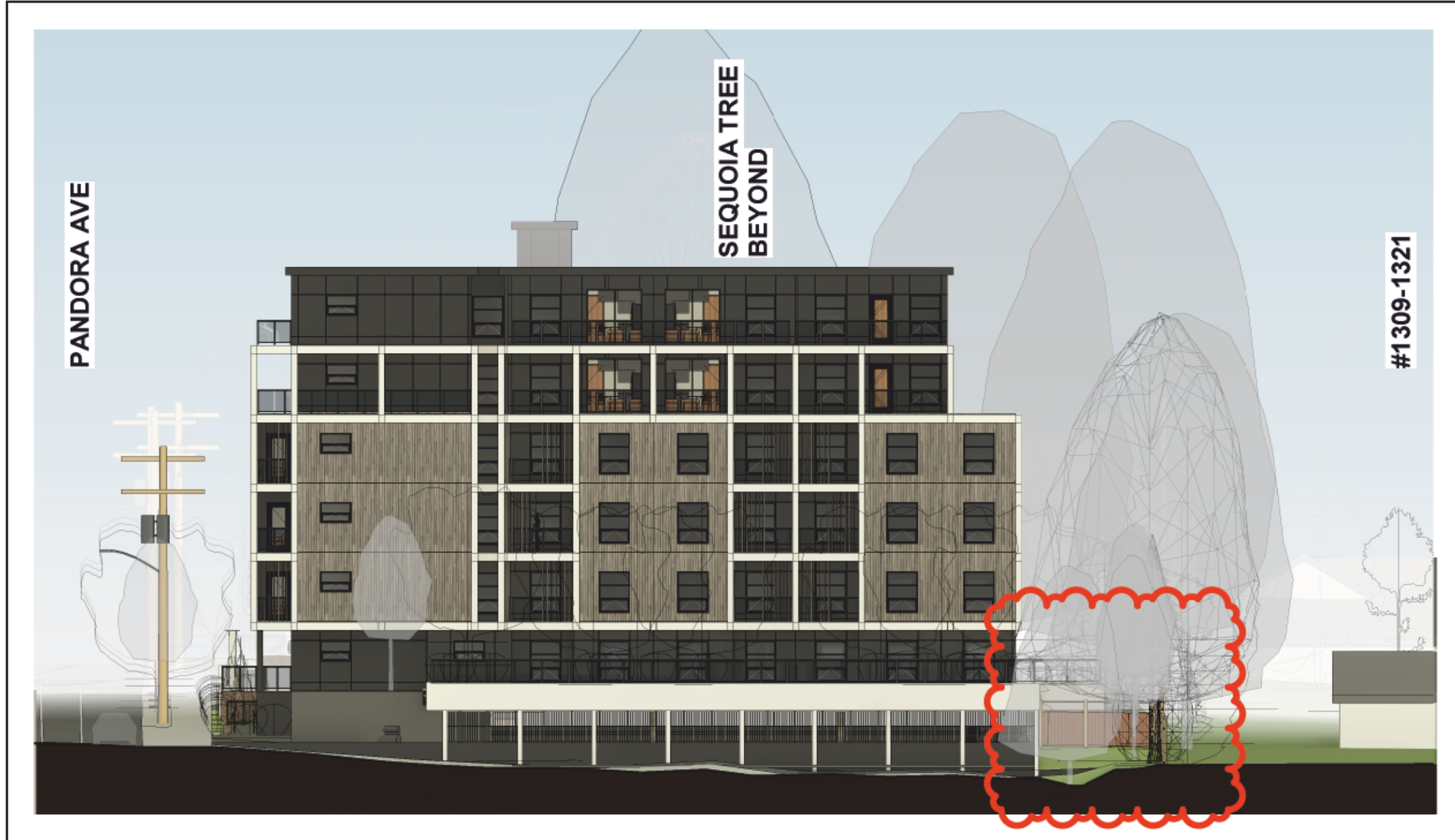
UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	
UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	
UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	
UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	
UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73



1 | PANDORA AVE LOOKING NORTH
1 : 200

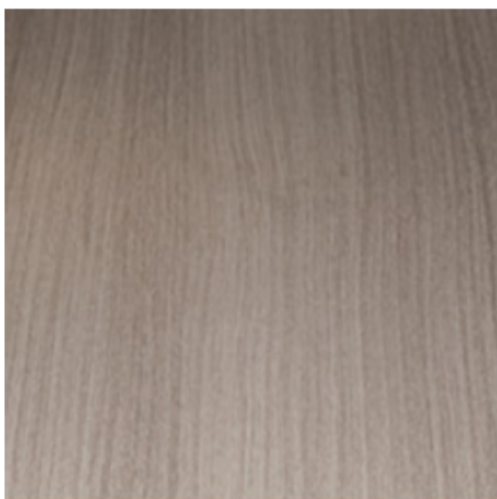


2 | WEST ELEVATION STREETSCAPE
1 : 200



3 | EAST ELEVATION STREETSCAPE
1 : 200

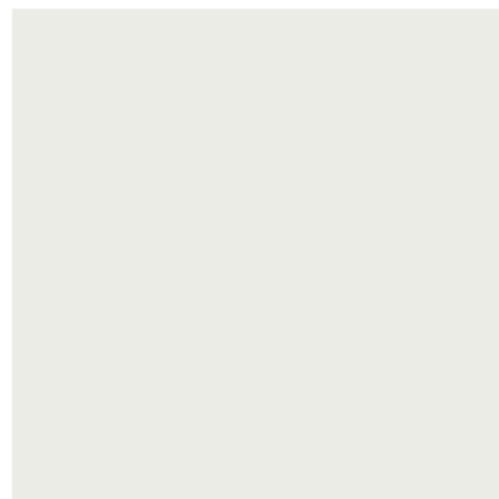
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ Arch D



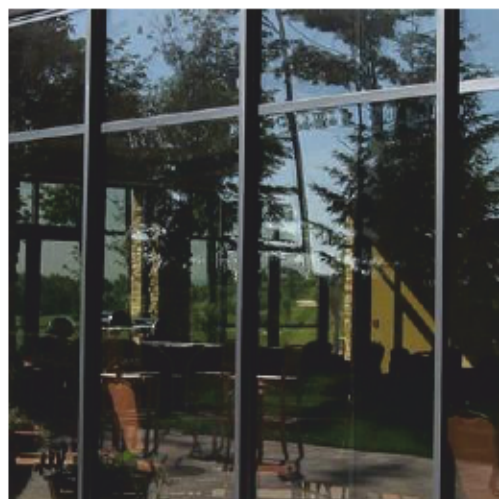
V51
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH



P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL:
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED



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

EXTERIOR MATERIAL LEGEND 1 : 1

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PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2023-11-21
No.	Description	Date

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SEQUOIA APARTMENTS

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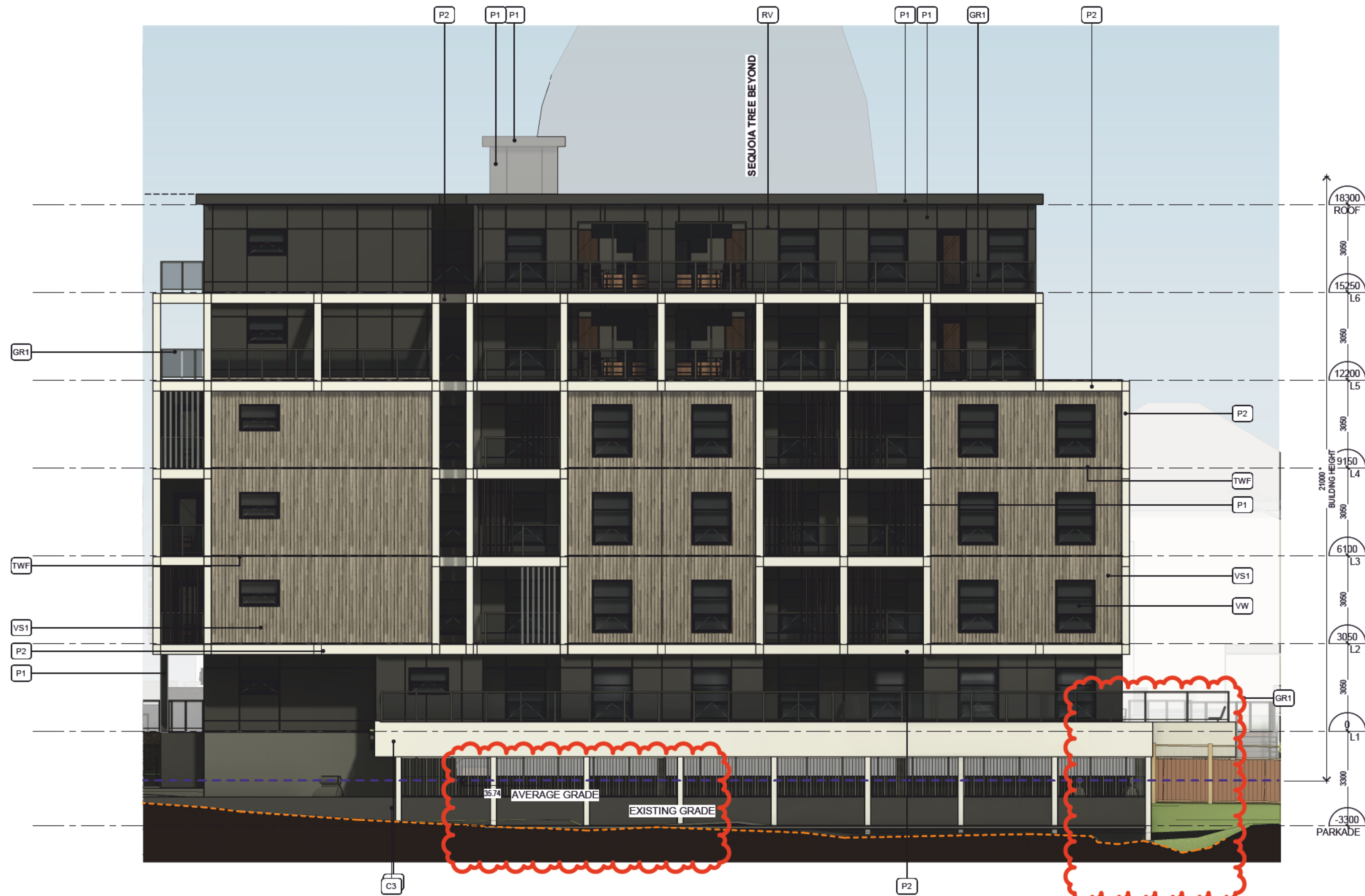
STREETSCAPE ELEVATIONS

JOB No.: 2245

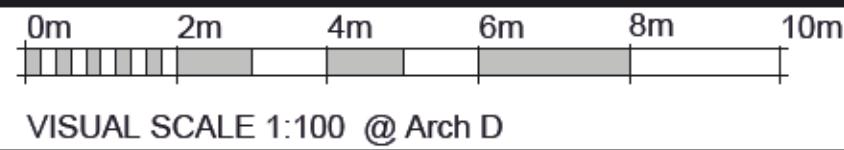
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A-3.0

DATE: 2024/04/12

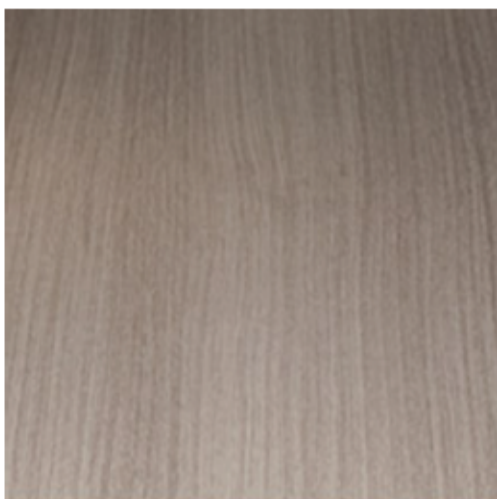


*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



1 EAST ELEVATION APARTMENT

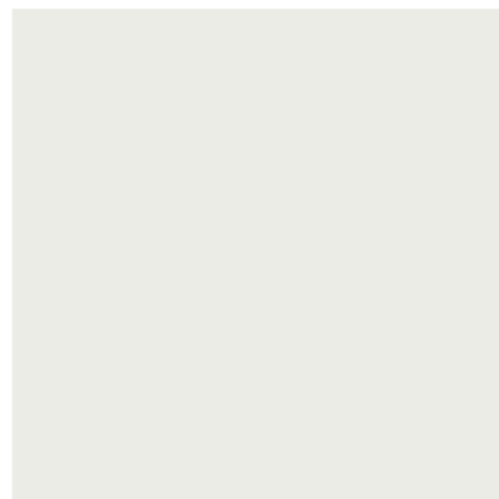
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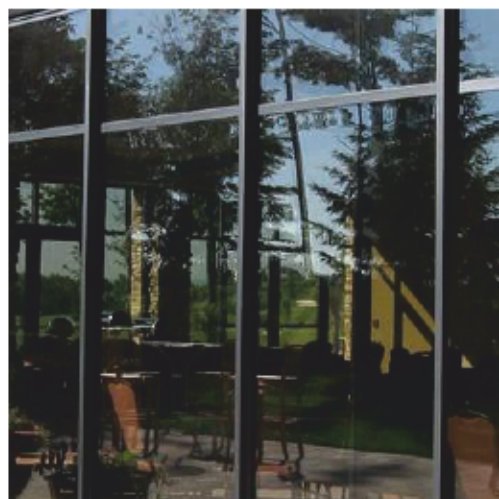
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH



P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL:
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED



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

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - IRON GRAY - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

EXTERIOR MATERIAL LEGEND

1:1

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ARCHITECTURE

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



PRIMEX INVESTMENTS

4	ISSUED FOR DP REVISION	2024-05-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
No.	Description	Date

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

ELEVATIONS

JOB No.: 2245

SCALE: As indicated

A-3.2

DATE: 2024/04/12

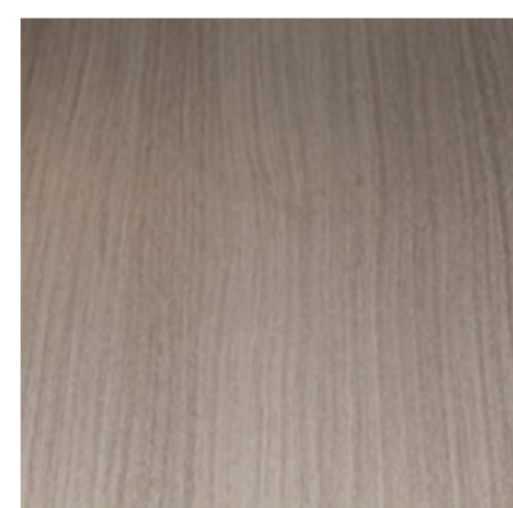


*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

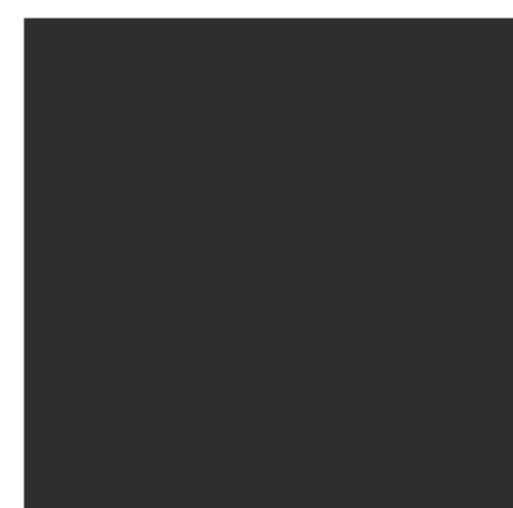


1 | SOUTH ELEVATION APARTMENT

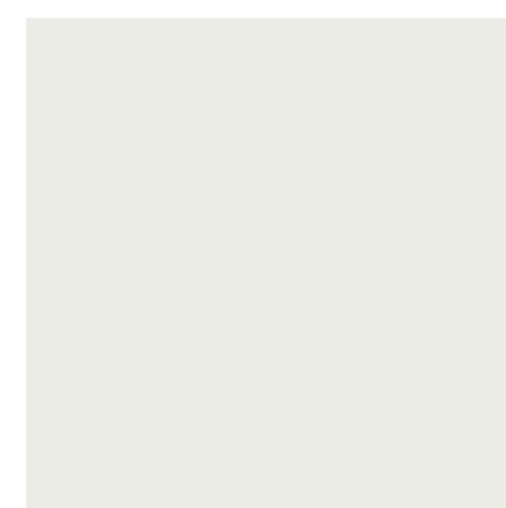
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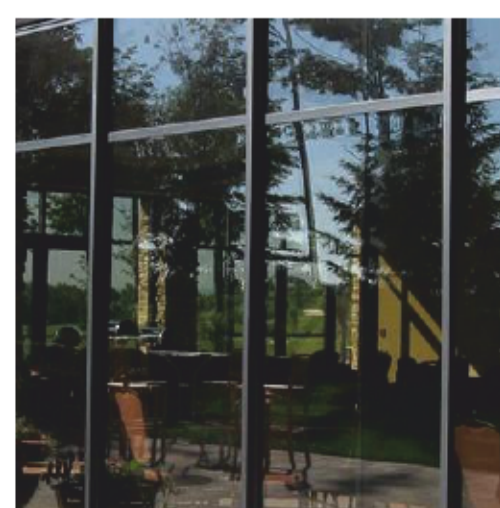
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH



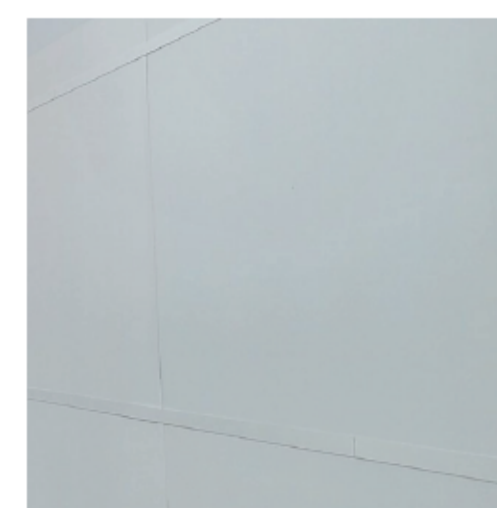
P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL:
BLACK MULLIONS



GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED



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

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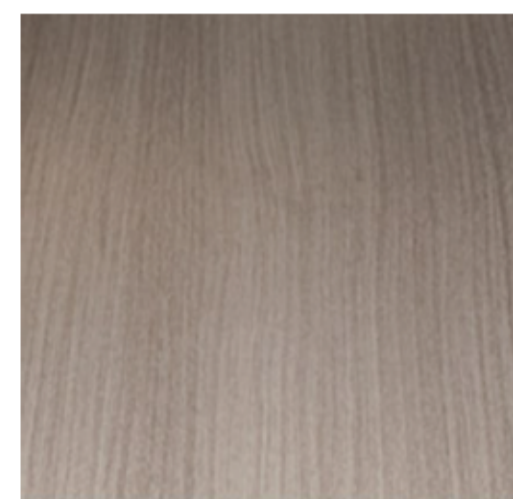


*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 WEST ELEVATION APARTMENT

1:100

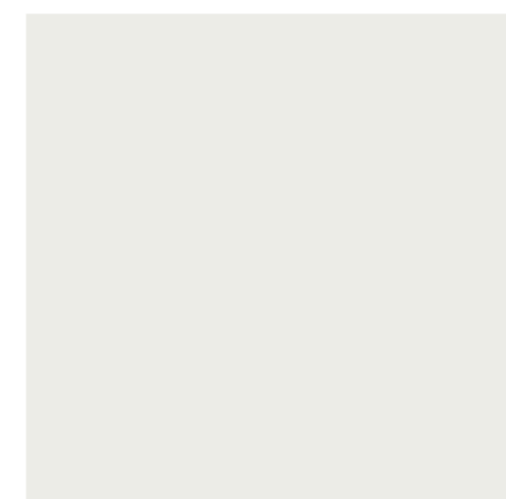
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



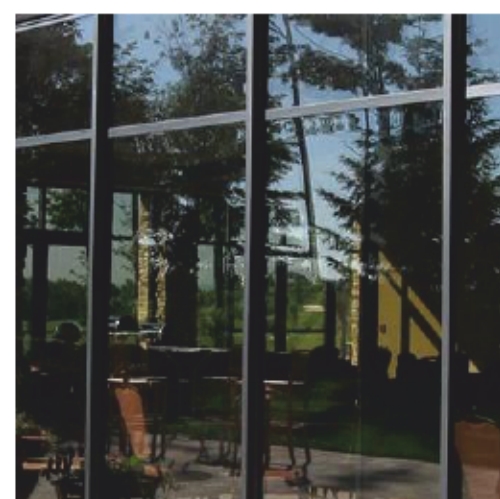
VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"



P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH



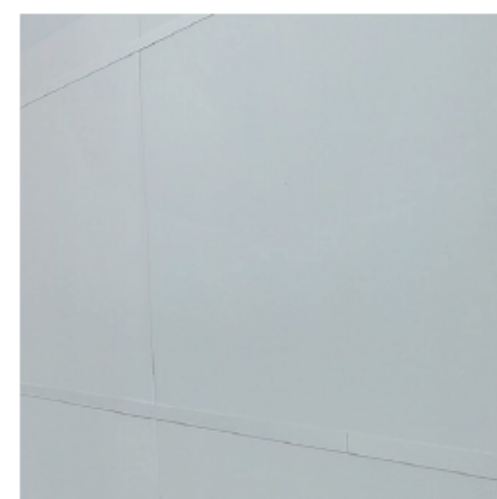
P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH



CW
CURTAIN WALL:
BLACK MULLIONS



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EXTERIOR MATERIAL LEGEND

1:1

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ARCHITECTURE

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No.	Description	Date

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SEQUOIA APARTMENTS

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Victoria, BC

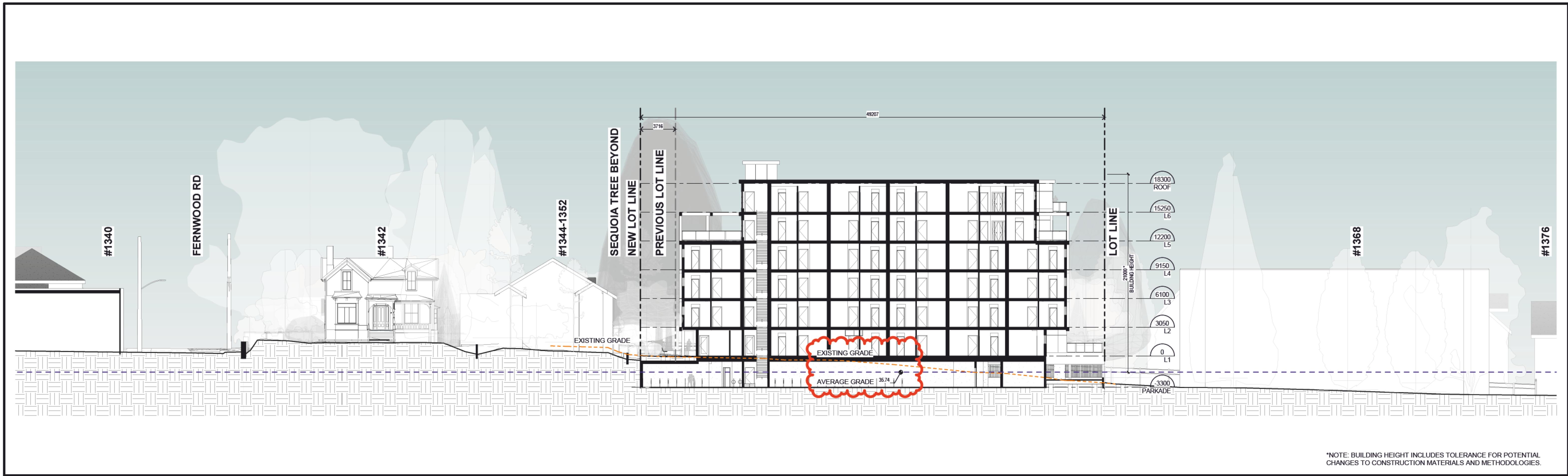
ELEVATIONS

A-3.4

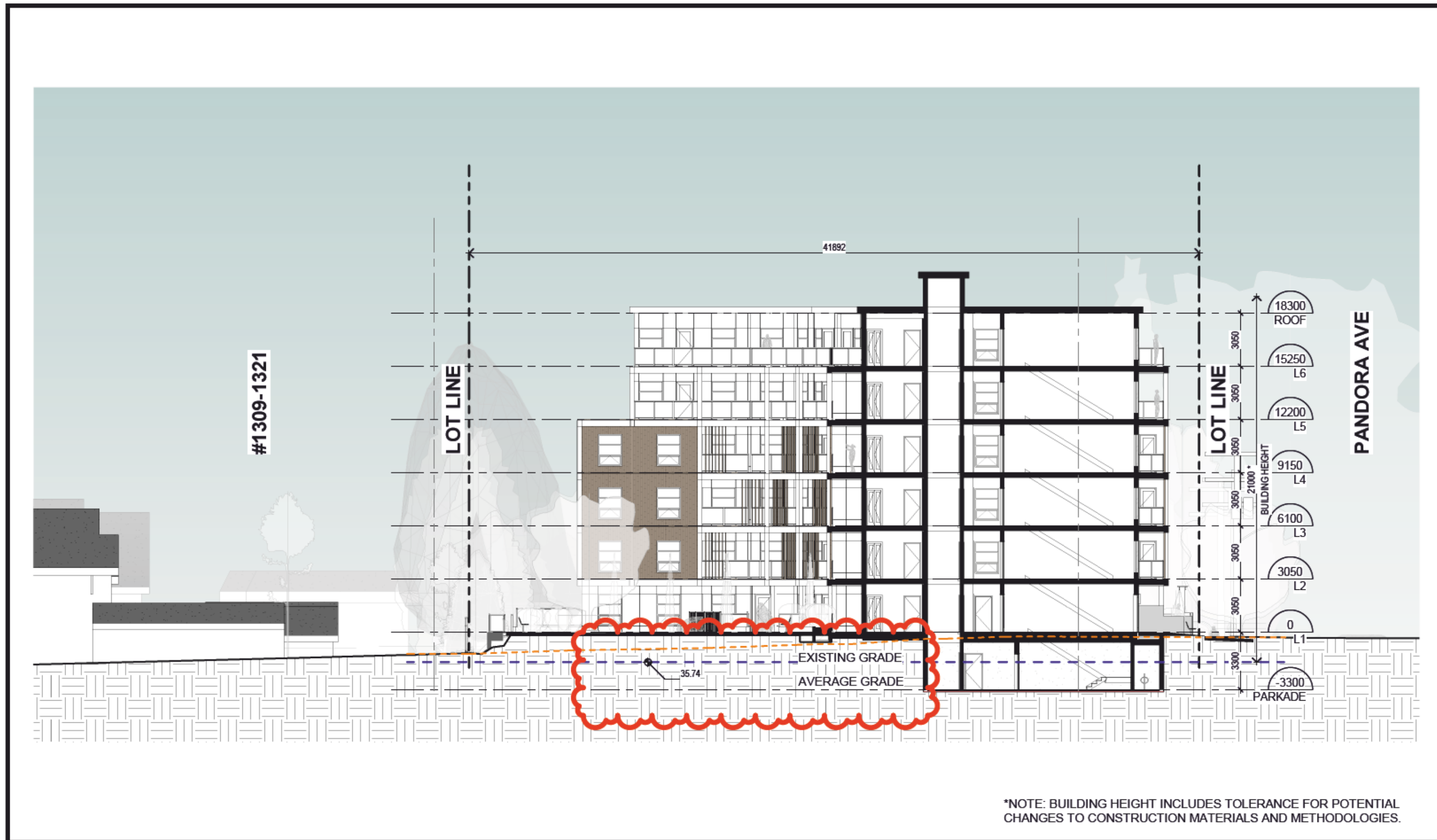
JOB No.: 2245

SCALE: As indicated

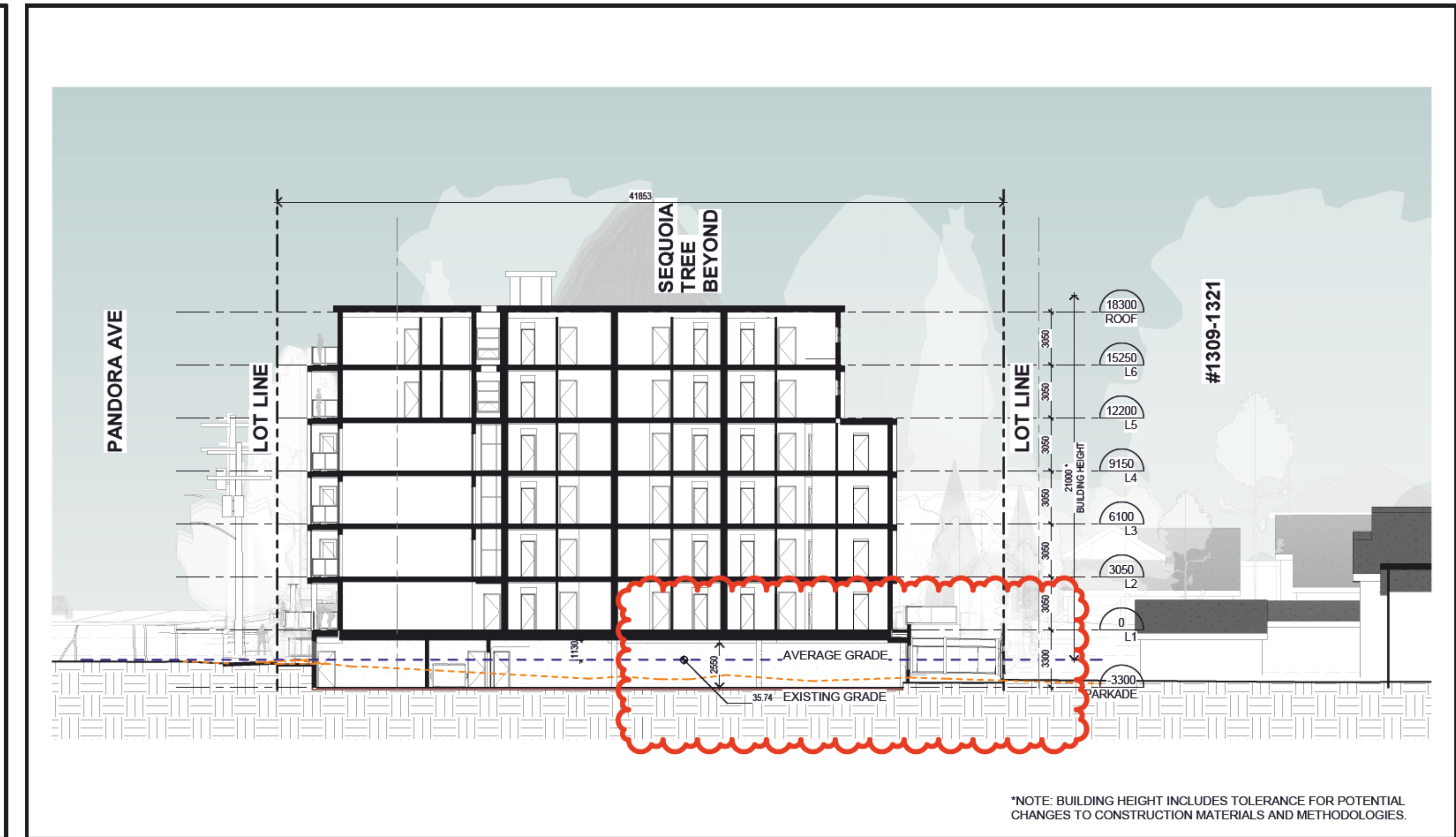
DATE: 2024/04/12



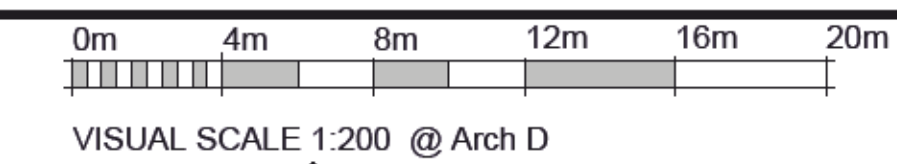
1 | SITE SECTION 1
1 : 200



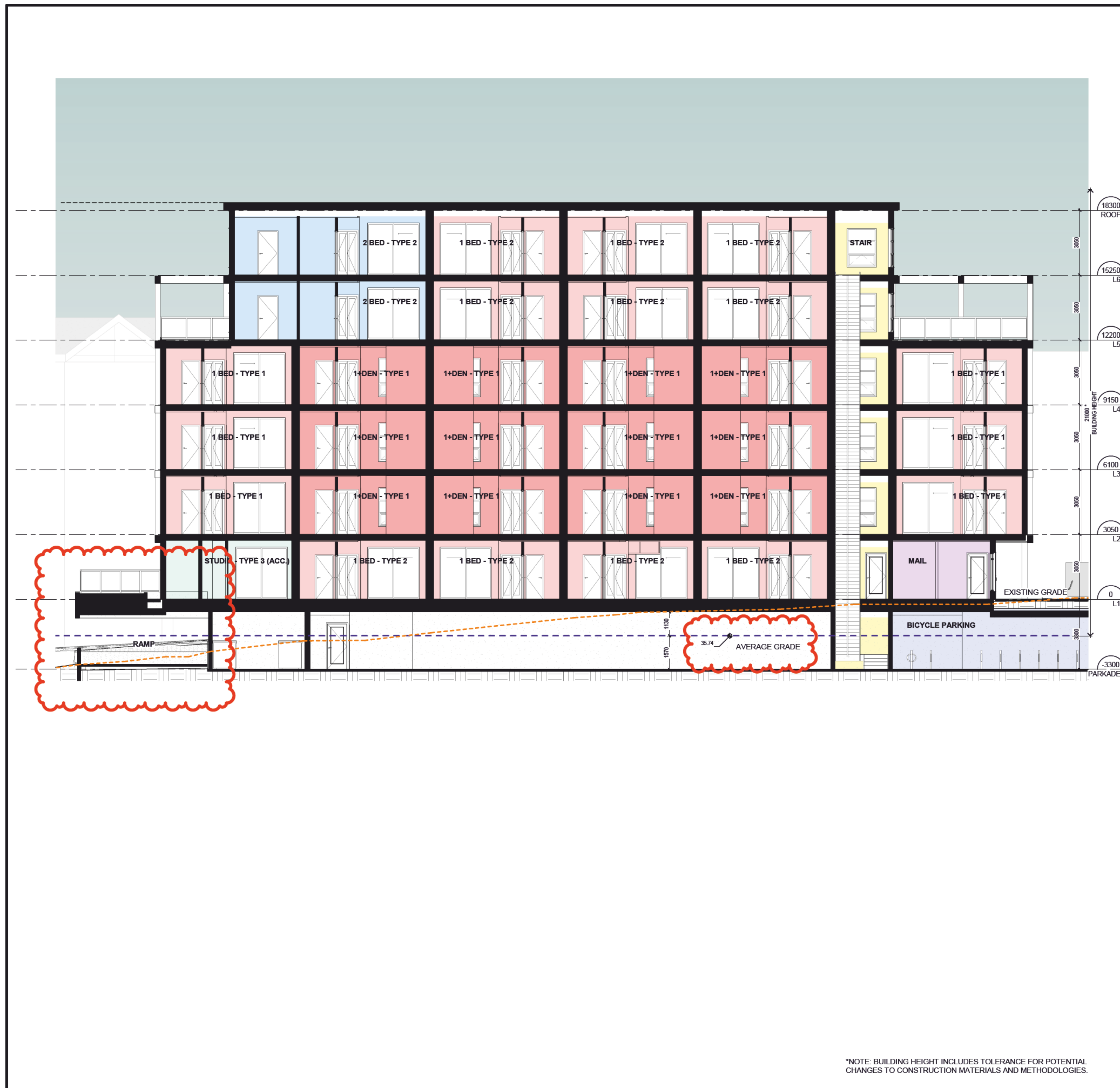
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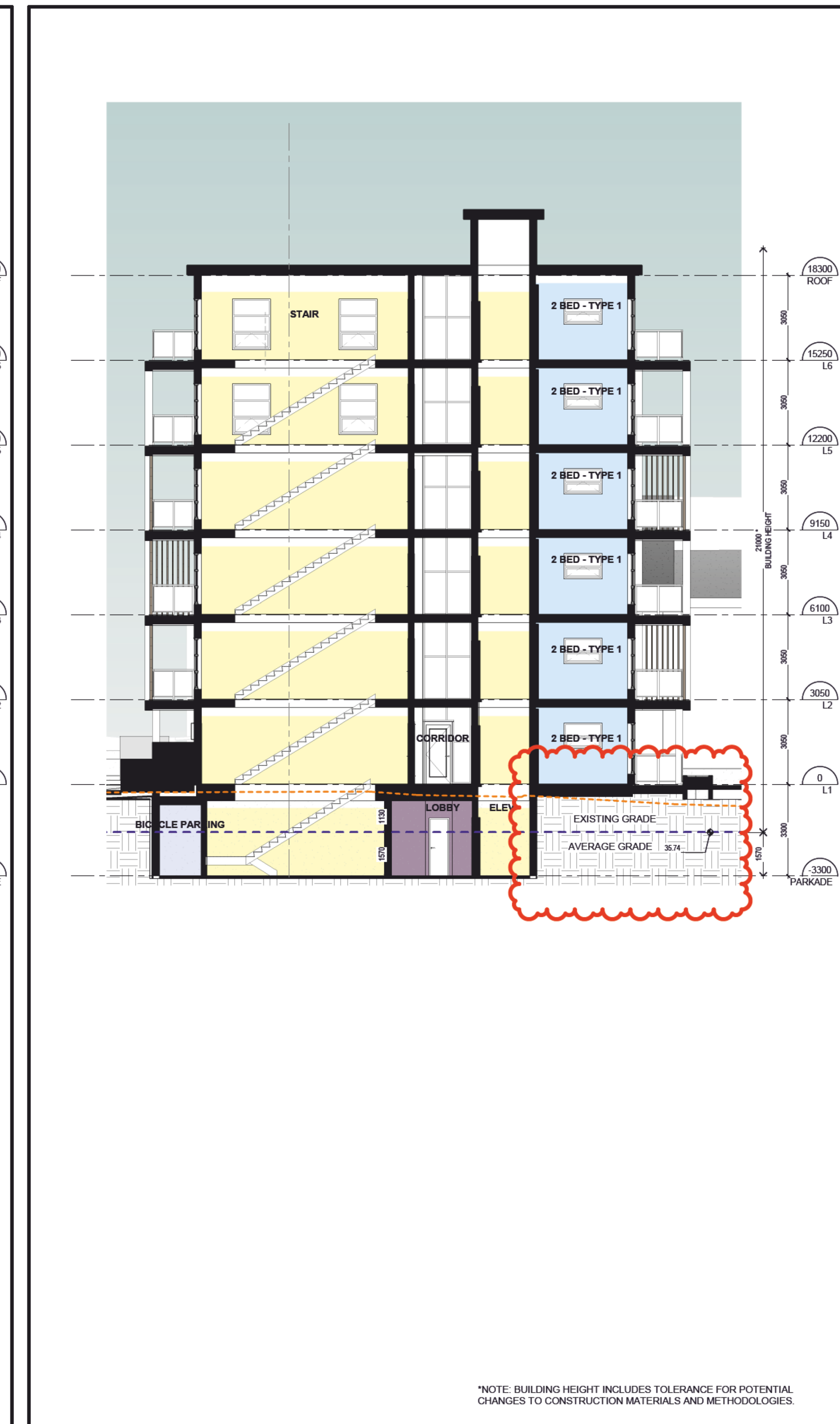
3 | SITE SECTION 3
1 : 200



4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21
No.	Description	Date

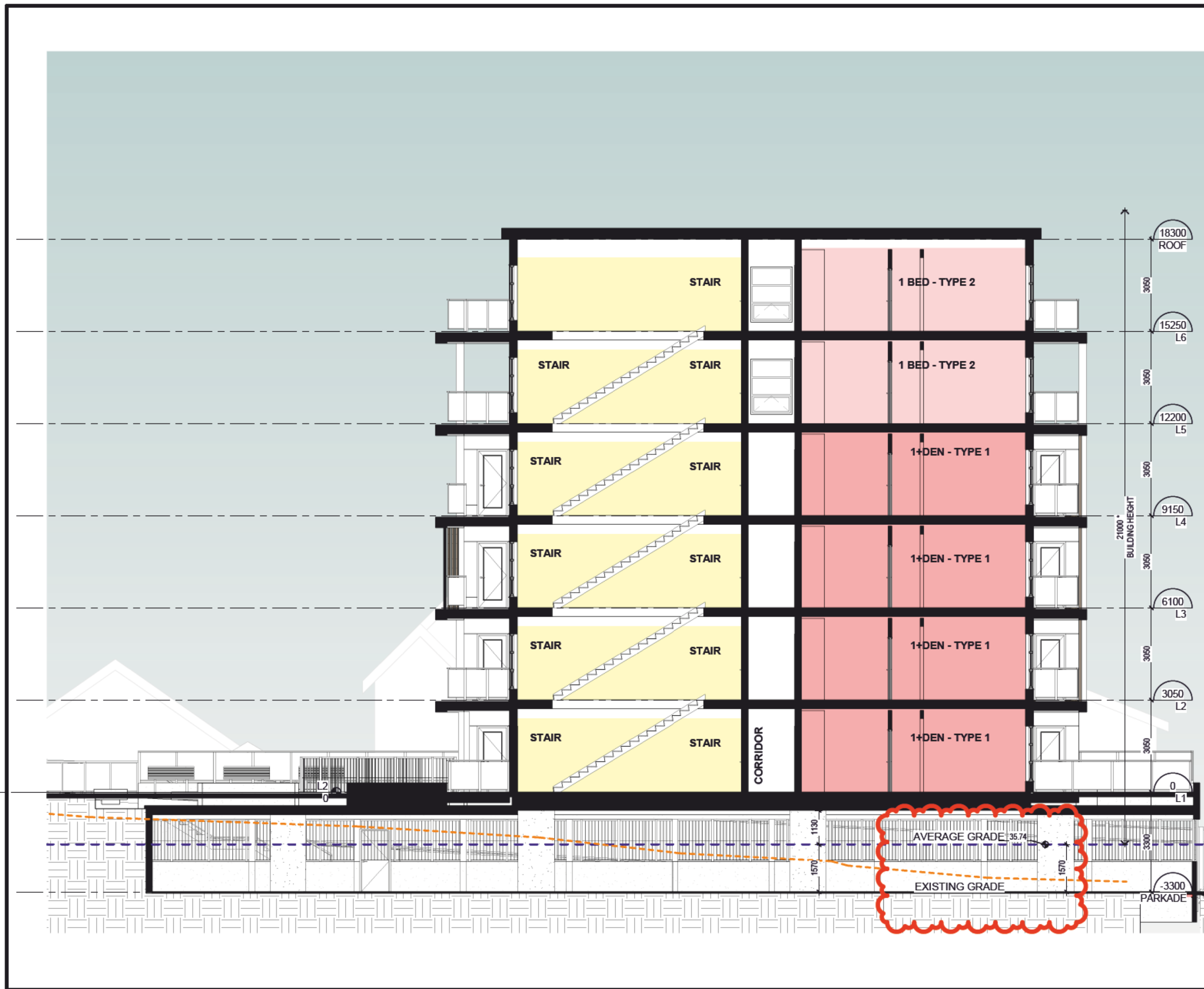


1 | BUILDING SECTION 1
1:100



2 | BUILDING SECTION 2
1:100

4	ISSUED FOR DP REVISION	2024-08-14
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REV	2023-11-21
No.	Description	Date



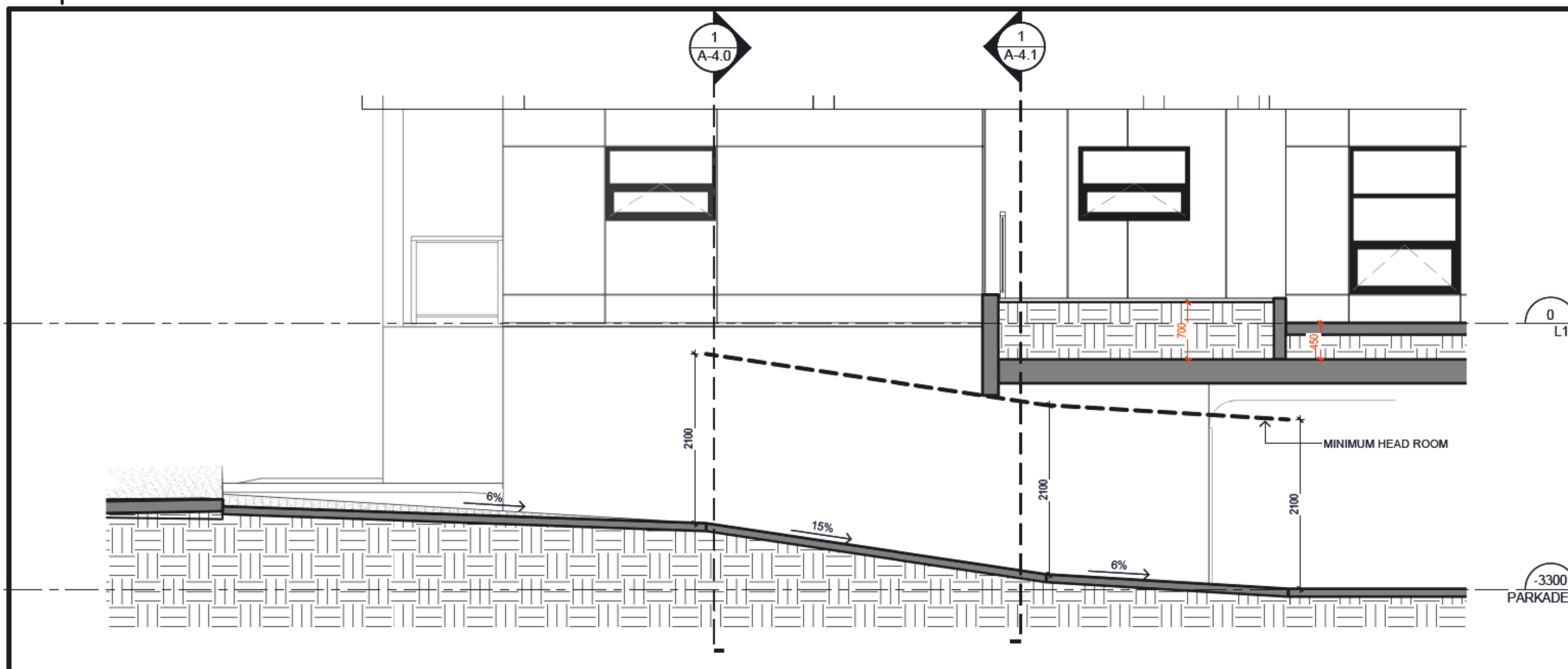
1 BUILDING SECTION 3
1 : 100

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



2 BUILDING SECTION 4
1 : 100

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



3 RAMP SECTION
1 : 50

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



1 | 3D AERIAL VIEW - NORTH WEST
1:1



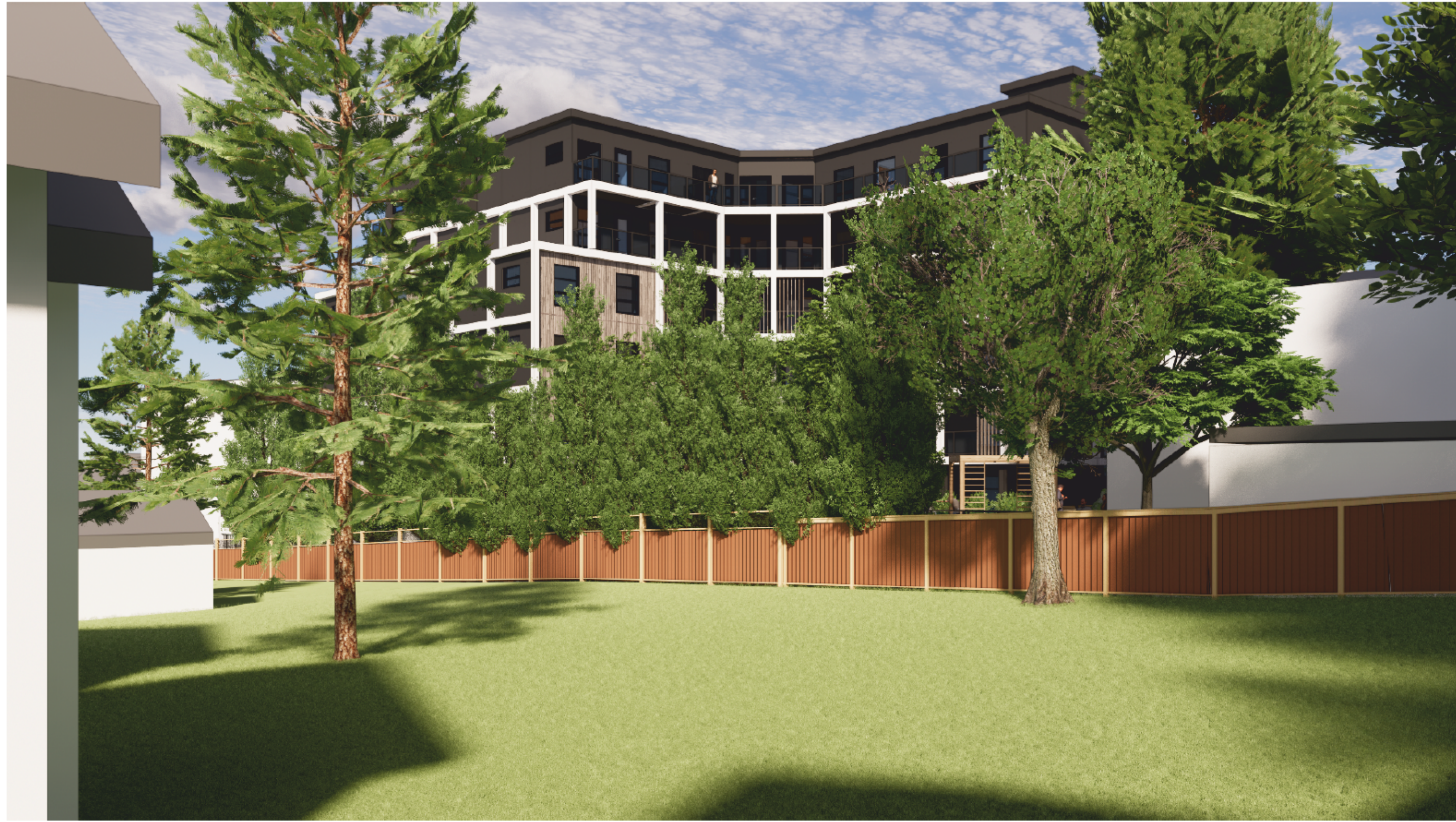
2 | 3D AERIAL VIEW - NORTH EAST
1:1



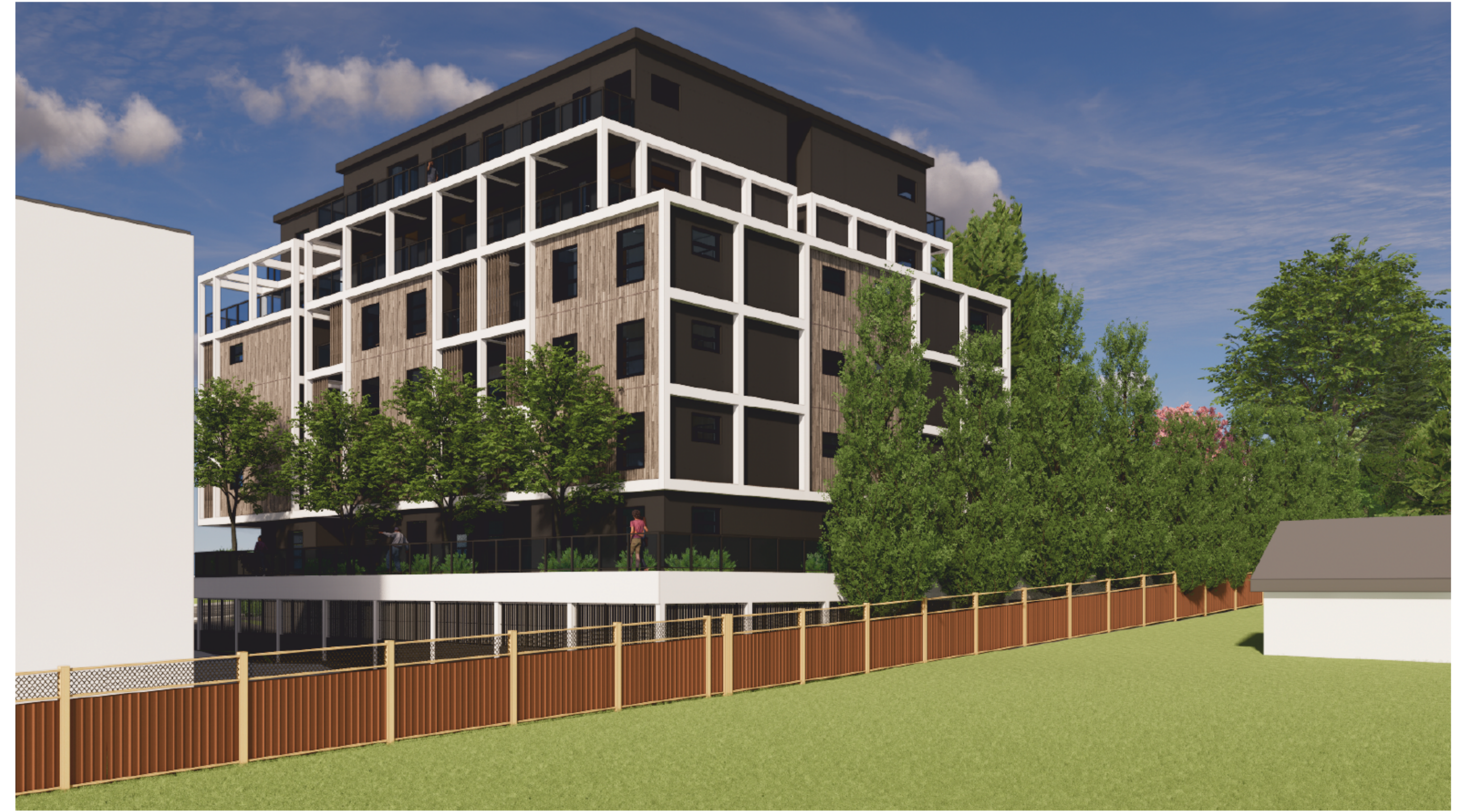
3 | 3D AERIAL VIEW - SOUTH EAST
1:1



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



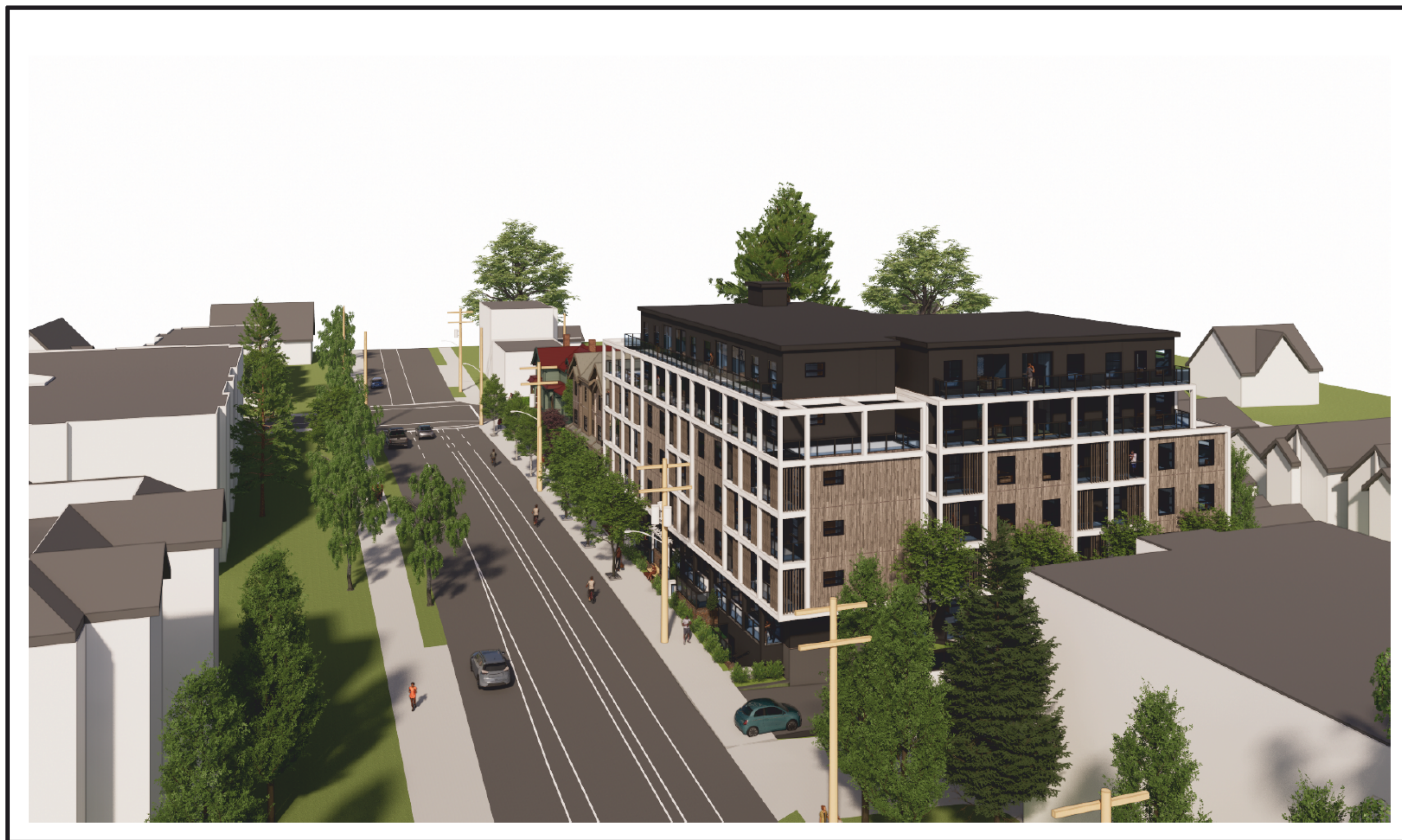
4 | 3D STREET VIEW - SOUTH WEST
1:1



1 | 3D AERIAL VIEW - NORTH WEST - COMBINED
1:1



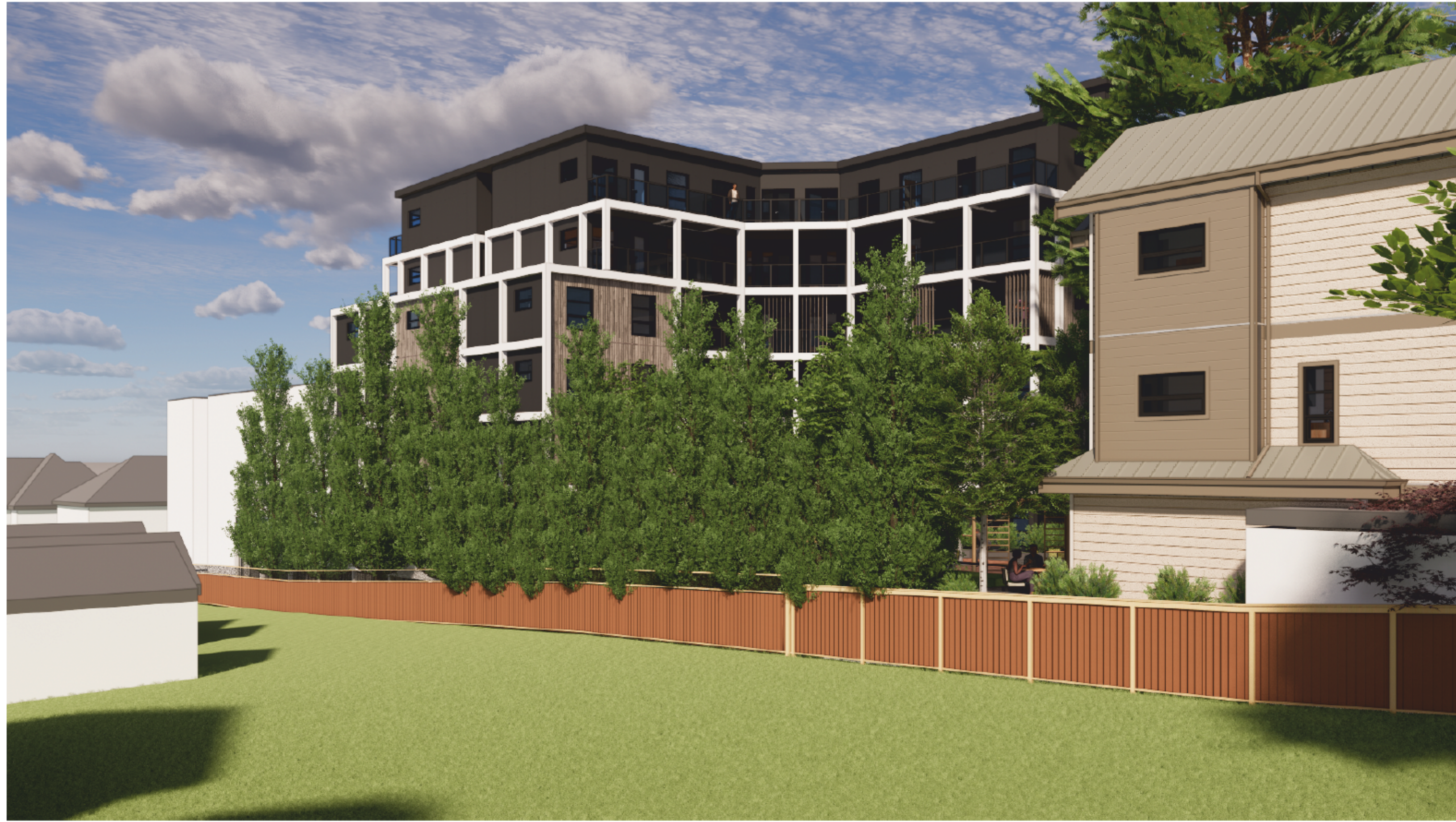
2 | 3D AERIAL VIEW - NORTH EAST - COMBINED
1:1



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



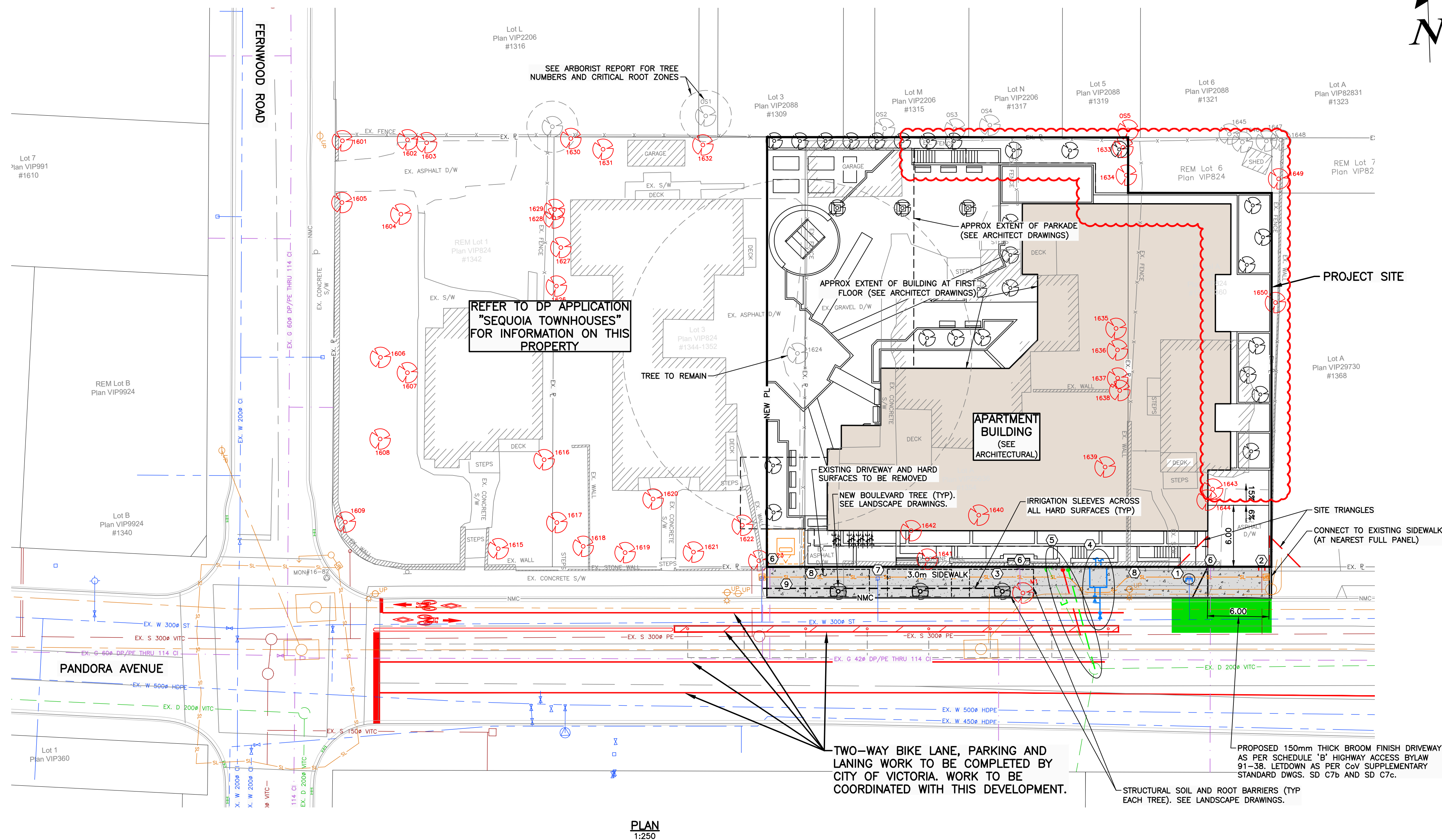
2 | 3D YARD VIEW - NORTH EAST - COMBINED
1:1



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



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



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	2-50# STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS OF PROPERTY LIMIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
④	NEW 100# DOMESTIC WATER SERVICE CONNECTION AND 150# FIRE WATER SERVICE CONNECTION C/W CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. SDW2g.
⑤	NEW 150# PVC DR28 SANITARY SERVICE AND 200# PVC DR35 STORM SERVICE. EXISTING 150# STORM SERVICE TO BE CAPPED AND ABANDONED. ALL WORK BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑥	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
⑦	EXISTING 25# SERVICE TO BE RE-USED FOR IRRIGATION. METER TO BE RELOCATED TO AVOID STREETLIGHT CONDUIT IF REQUIRED (BY CoV FORCES AT DEVELOPER'S EXPENSE).
⑧	LEAD PLUG TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR AT DEVELOPER'S EXPENSE.
⑨	SIDEWALK TO BE 150mm THICK IN FRONT OF TRANSFORMER FOR HYDRO VEHICLES ACCESS.
	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).

AUGUST 08, 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
3	2024-08-XX	NCD	ISSUED FOR DEVELOPMENT PERMIT				
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

SEAL

PROJECT:
1354, 1358 AND 1360 PANDORA AVENUE
SEQUOIA APARTMENTS

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 (AP)

	EXISTING TREES WITH ARBORIST TAG #, <i>refer to Arborist's Report.</i>	
	PROPOSED TREE PLANTING (on site) <i>refer to Plant Schedule</i>	
	PROPOSED STREET TREE PLANTING, TREES PLANTED IN STRUCTURAL SOIL GROWING MEDIA <i>refer to Plant Schedule & Tree Retention / Replacement Plan.</i>	
	SHRUBS, GROUNDCOVERS & PERENNIALS <i>refer to Plant Schedule</i>	
	LAWN	
	BROOM FINISH CCONCRETE PAVING	
	PAVING SLABS	
	CLIPPED HEDGE	
	BIKE RACK	
	PROPOSED GRADE	
	EXISTING GRADE	
	IRRIGATION SLEEVE	GENERAL NOTES
	LIGHT COLUMN	<i>Landscape w/ of the Canada</i>
	BOLLARD LIGHT	
	RECESSED LIGHT	<i>Boulevard tra</i>
	UP LIGHT	<i>All on-site pl</i>
	TREE PROTECTION FENCE	<i>irrigation and Irrigation In</i>
	PARKADE OUTLINE	

- 1 **APPROACH TO MAIN ENTRY**
- 2 **MAIN ENTRY COURT, refer to renderings**
- 3 **PLAY SPACE, refer to renderings**
- 4 **RESIDENTS GARDENING (FENCED)**
- 5 **PLAZA OUTDOOR AMENITY SPACE**
decoratively surfaced with unit paving
- 6 **MAINTENANCE ACCESS**
- 7 **PRIVATE PATIO SPACE**
- 8 **PUBLIC REALM SEATING - refer to renderings**
- 9 **STREET EDGE TREATMENT -**
MASONRY WALLS, PLANTINGS, RAILINGS
refer to renderings
- 10 **LANDSCAPE RETAINING WALL**
- 11 **LAUGE ORNAMENTAL TREE BOXES**
- 12 **PEDESTRIAN CONNECTION BETWEEN**
PROPERTIES
- 13 **RENTAL INFORMATION SIGN (walltop mounted)**
- 14 **ROOF WATER FLOW THROUGH PLANTER**
combined total area 60m² (6% roof area)
- 15 **RAISED CONCRETE PLANTER**
- 16 **AT-GRADE PLANTING BED**

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

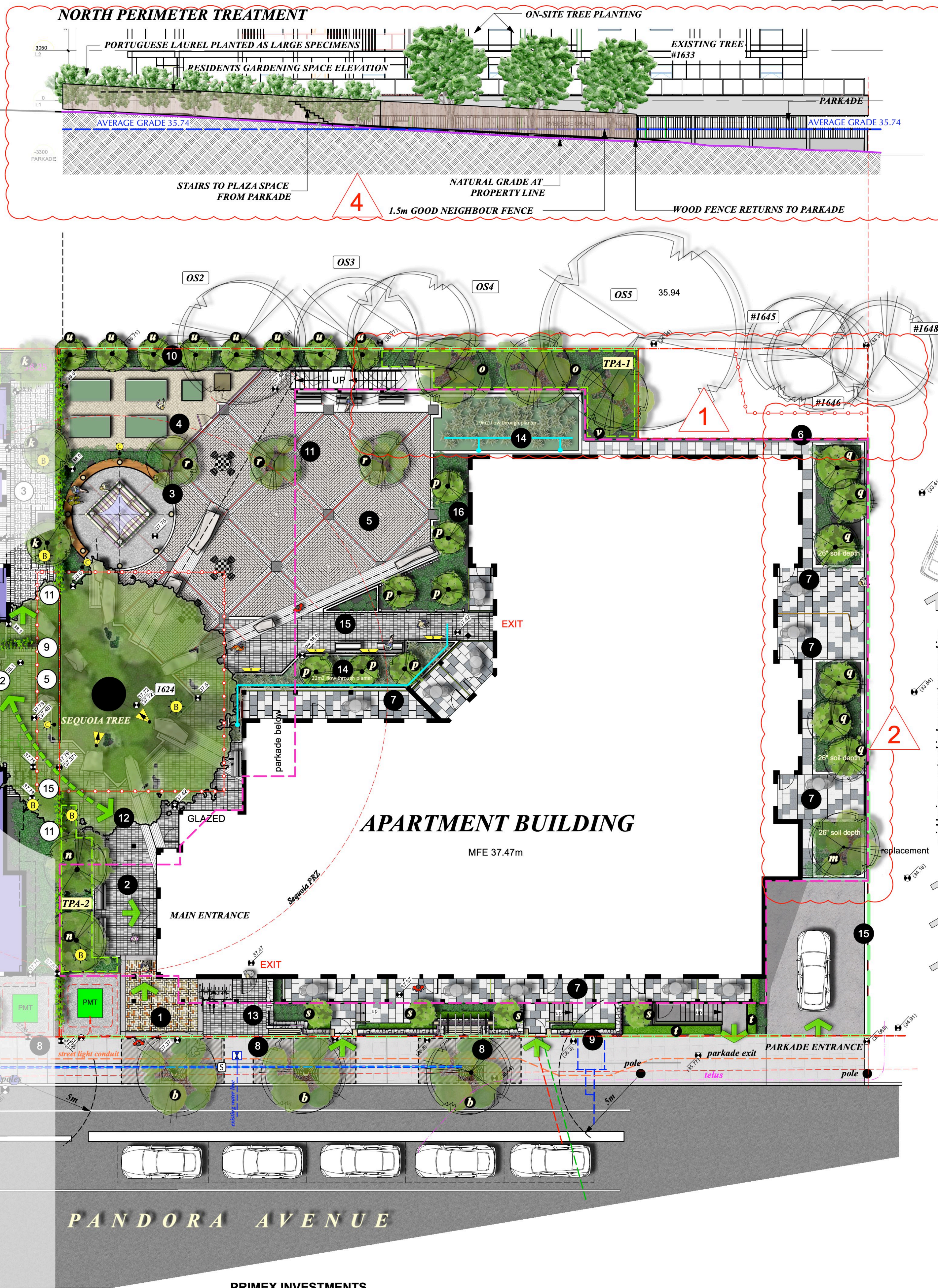
Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.

Boulevard trees on Pandora Avenue shall be irrigated by an existing water service, 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).

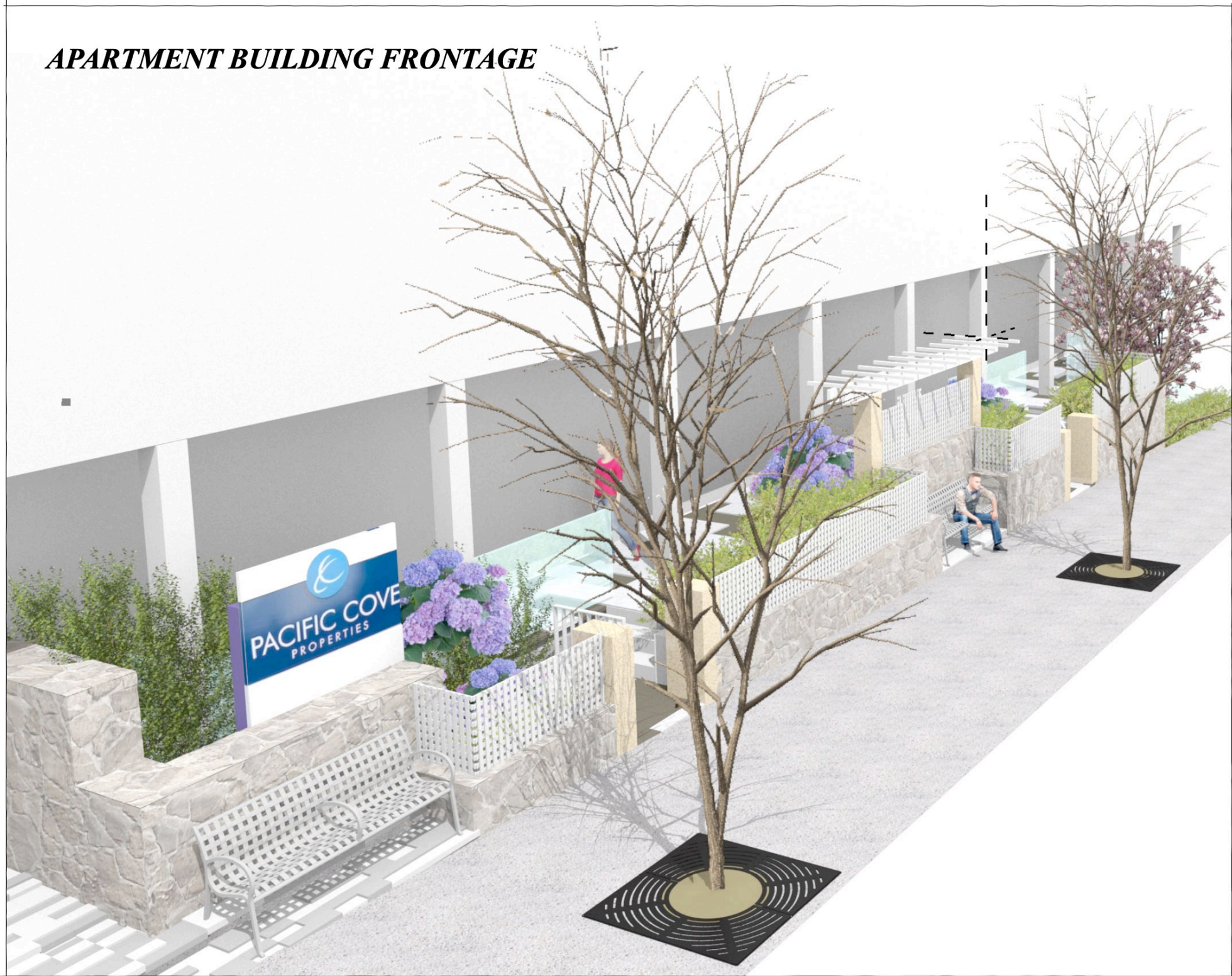
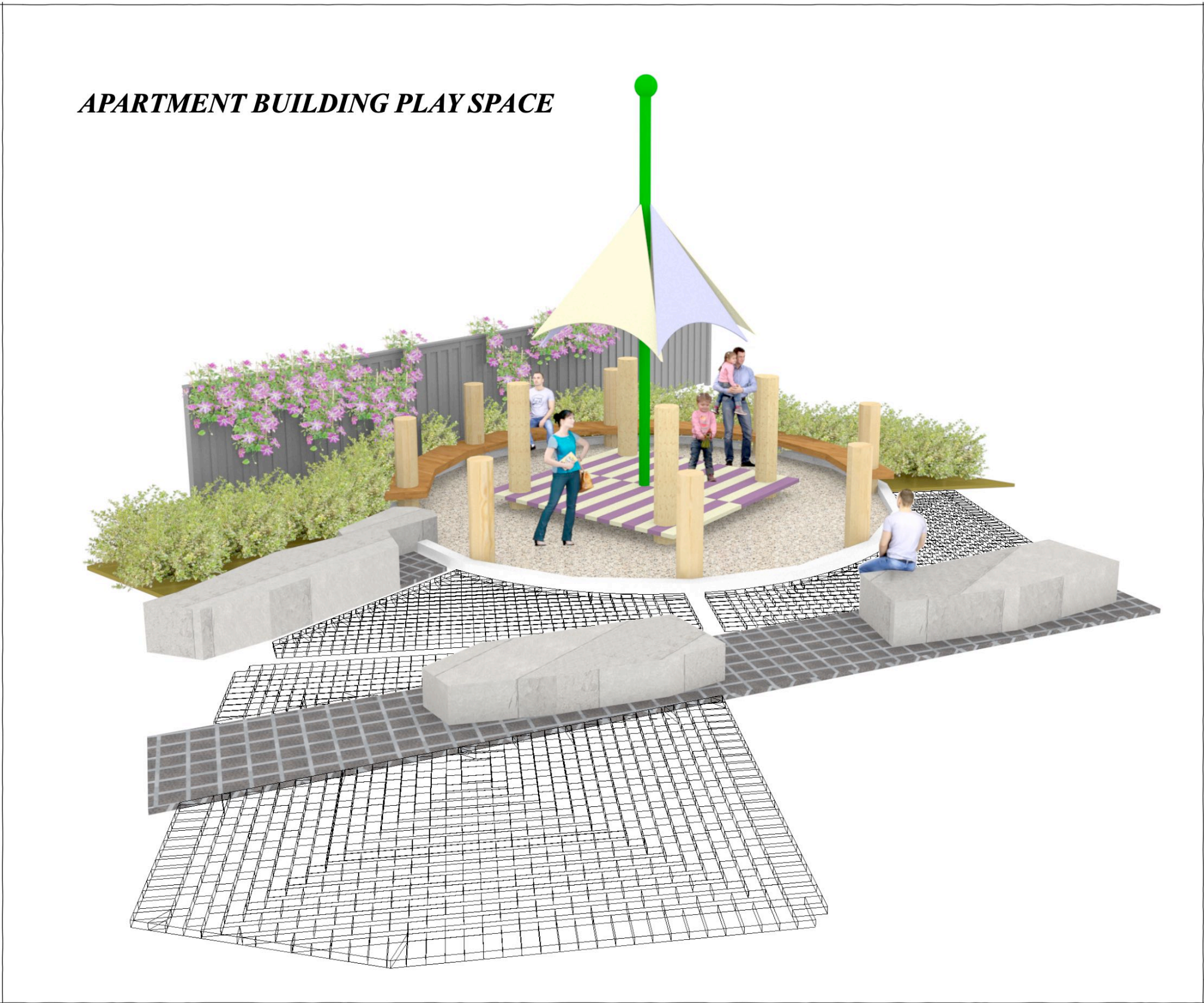
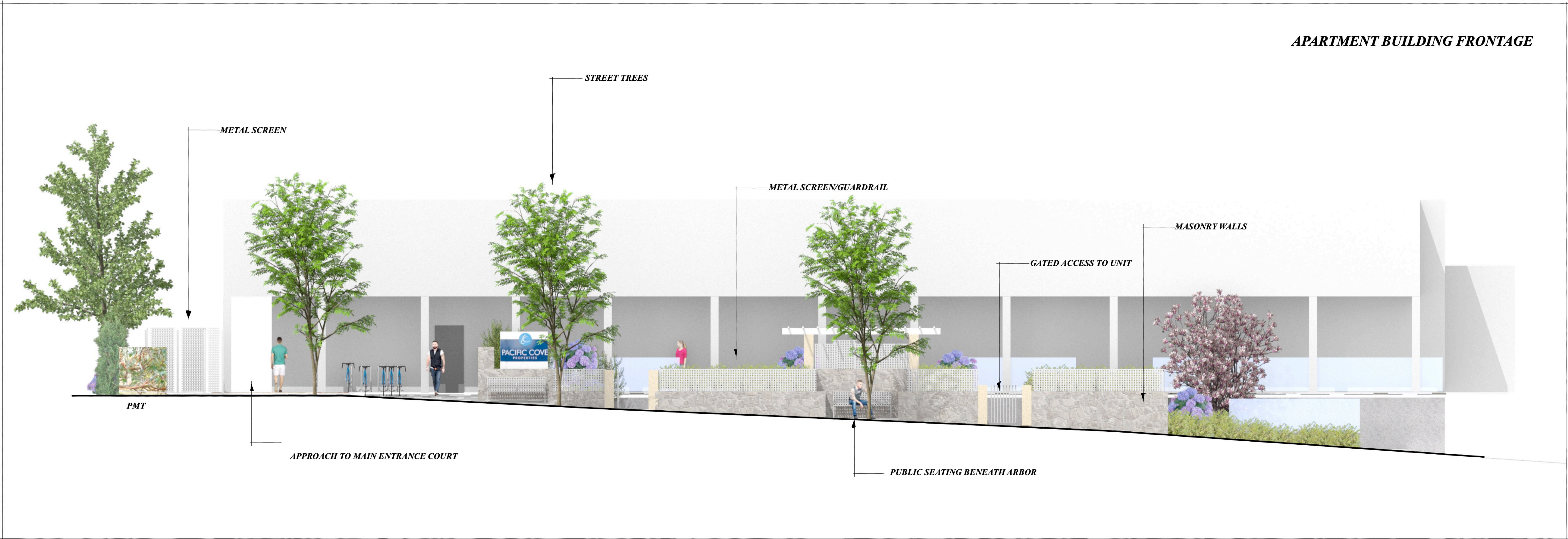
	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY/HABITAT
PT 1	OFF-SITE				
I.D.	STREET TREES:				
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6 CM	3	SHADE
PT 2	ON-SITE				
I.D.	TREES:				
m	MALUS 'LOUISA'	LOUISA CRABAPPLE, PINK FLS., WEEPING	4 CM	1	POLLINATOR PLANT/POLLINATOR / SHADE
n	ACER GRISEUM	PAPER BARK MAPLE	6 CM	2	SHADE
o	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR HORNBEAM	6 CM	2	SHADE / NESTING HABITAT
p	CORNUS 'VENUS'	COLUMNAR HORNBEAM	6 CM	1	POLLINATOR PLANT/POLLINATOR / SHADE
	SPECIMEN SHRUBS TYP:				
p	ACER CIRCINNATUM	VINE MAPLE	#10 POT, 1-5M, MULTI-STEM	7	NATIVE
q	CAMELLIA x WILLIAMSII 'BUTTERMINT'	WINTER FL. CAMELLIA	#7 POT	6	HUMMINGBIRDS
r	ARBUSTUM UNDO 'COMPACTA'	COMPACT STRAWBERRY TREE	#7 POT	3	HUMMINGBIRDS/POLLINATOR/FOOD
s	MAGNOLIA 'SUSAN'	COMPACT MAGNOLIA	#7 POT	4	HUMMINGBIRDS
	HEDGES:				
t	BUXUS SEMPERVIRENS	BOX	#2 POT	86	
u	PRUNUS LUSTANICA	PORTUGUESE LAUREL	#10 POT	8	
	SHRUB PLANTINGS, TYP. 136m2 @ 0.75 - 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	FUCHSIA RICCATTONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#1 POT		HUMMINGBIRDS/NATIVE
	MAHONIA REPENS	CREeping OREGON GRAPE	#2 POT		HUMMINGBIRDS/NATIVE
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY	#2 POT		FOOD BEARING/POLLINATOR
	VACCINIUM OVALIFOLIUM	BLUE BERRY	#1 POT		NATIVE/POLLINATOR PLANT/FOOD
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT/FOOD
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
		APPROX.TOTAL		136	
	GROUNDCOVER PLANTS, GRASSES, TYP. 136m2, 2 - 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINKINKINK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	ERANCIUM MACROCARPHYUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		
	MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
	PHLOXA PERCY'S PRIDE'	TURCH 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		
		APPROX.TOTAL		340	
	PLANTS FOR FLOW THROUGH PLANTERS, TYP. 51m2, 2 - 3 plants per m2				
	ATHYRIUM FILIX-FEMINA	LADY FERN	#1 POT		NATIVE
	CAREX ELATA 'GOLDEN BOWLES'	GOLDEN SEDGE	#1 POT		
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	JUNCUS EFFUSUS	COMMON RUSH	#1 POT		NATIVE
		APPROX.TOTAL		130	
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY				
	TREES			TOTALS	PERCENTAGE
	SHRUBS			248	57% POLLINATOR/FOOD/HABITAT
	GROUNDCOVERS			490	80% POLLINATOR/FOOD/NATIVE
					73% NATIVE/POLLINATOR

- **This landscape plan has been developed in conjunction with landscape proposals for the property immediately to the west.**
- **An expansive central amenity space provides for social activities and is anchored by the sequoia tree.**
- **A small toddlers play space and residents gardening area are provided within areas that benefit from good surveillance.**
- **A large slab-form boulders laid in radiating pattern off the sequoia tree unify spaces, draw attention to the tree and provide incidental seating.**
- **Decorative paving design through the driveway conveys an informal, flexible use and high quality outdoor environment.**
- **Public seating under a feature arbor is incorporated within the site frontage treatment.**
- **Raised planters on parkade roof accommodate roof rain water flow through.**
- **Masonry garden walls demarcate the edges of private garden space along the frontage and create a visual link to the neighbouring heritage house.**
- **Emphasis on native planting and strong buffer planting on the north perimeter.**
- **Boulevard improvements include 3 new street trees, widened sidewalk on Pandora Avenue.**
- **A small play area containing raised beds allows residents to partake in gardening activities.**
- **Landscape lighting to be "dark sky" compliant.**



Submission #4

L1



**SMALL & ROSSELL
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Revision No.	Description	Date
SUBMISSION #4		12 August 2024
No updates required.		

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024
DEVELOPMENT PERMIT (4)	12 August 2024

Project
PRIMEX INVESTMENTS
SEQUOIA APARTMENTS
1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title
RENDERINGS

Drawn By	Checked
AJS	
Project Number	Scale
	NTS
Revision	Sheet Number

Submission #4 **L2**

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Revision No.	Description	Date
REVISION 4		12 August 2024
1.	Parkade outline updated.	
2.	Trees to be retained & tree replacement numbers updated	

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024
DEVELOPMENT PERMIT (4)	12 August 2024

Project
PRIMEX INVESTMENTS

SEQUOIA APARTMENTS
1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title
TREE RETENTION / REPLACEMENT PLAN

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

Submission #4
L3

CITY OF VICTORIA

**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**

PREPARATION NOTES:

1. CONTAINER GROWN: REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
3. WIRE AND BURLAP: REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR DAMAGED BRANCHES

1-2 1/2" (64mm) "ROUND PRESSURE TREATED STAKE @ (2440mm) @ 5' LENGTH, STAKE INTO ROOTBALL IN LINE WITH ROADWAY APPROX. 150mm FROM TRUNK. ALLOW FOR PLACEMENT OF THE TREE GRATE. VERTICAL STAKE TO BE DRIVEN 600mm INTO ROOT BALL.

40 mm NYLON WEBBING

PEA GRAVEL

TREE GRATE, DOBNEY FOUNDRY S.P. 48 (TYP.)

ROOT BARRIER DEEP 18" 4-ON LENGTH

ROADWAY DETAIL REFER TO CIVIL DWGS

LOWER ROOT BARRIER TO BOTTOM OF HARDSCAPE

COMPACTED SUBGRADE TO 100mm S.P.

REFER TO APPROVED DRAWINGS

SCAFFY BOTTOM OF PIT

UP FOR TREE GRATE TO BE MIN. OF 40 mm

CONCRETE PAYER SIDEWALK

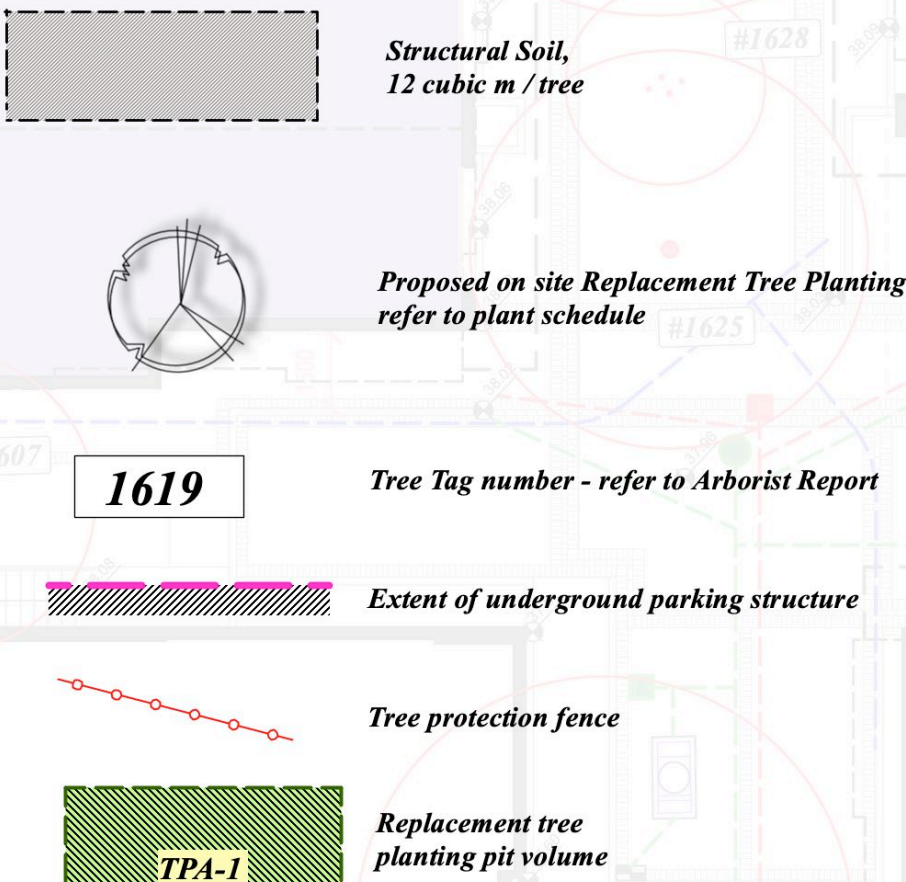
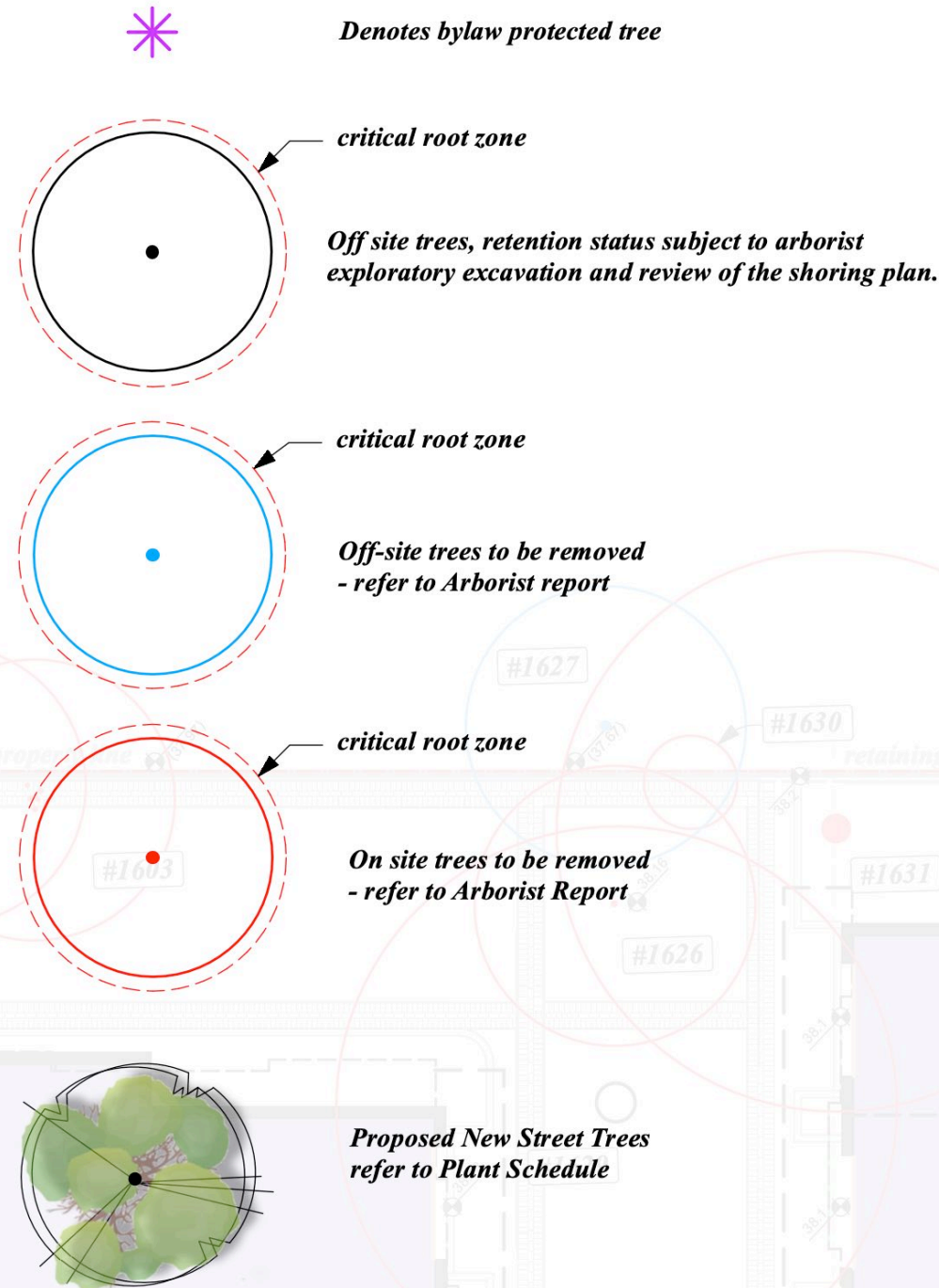
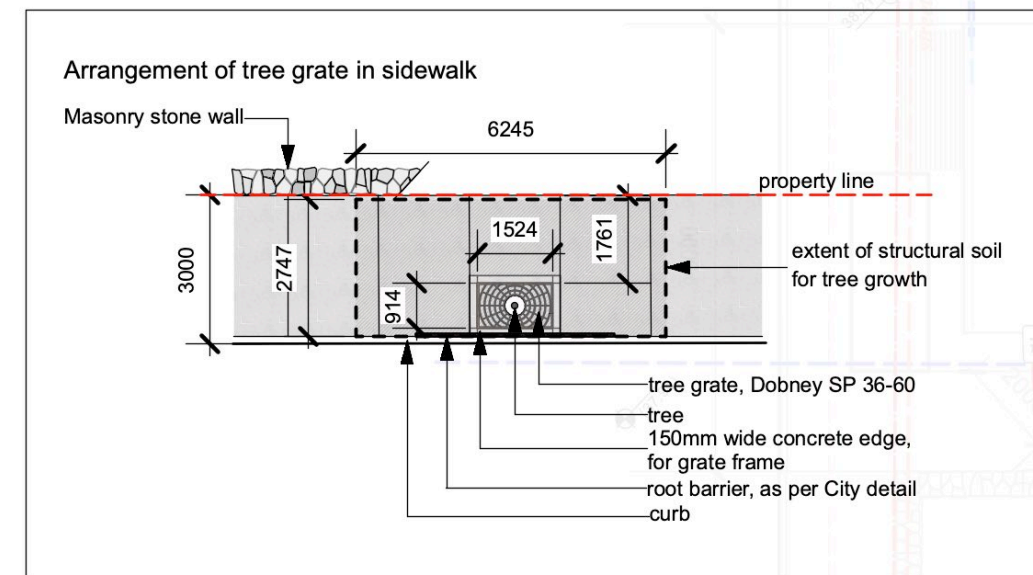
700 MM COMPACTED STRUCTURAL SOIL TO APPROVAL OF GEOTECH ENGINEER OR GROWING MEDIUM AS PER SPEC.

FILTER CLOTH

NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

TREE PLANTING IN SIDEWALK

REVISIONS: DRAWING NUMBER:
SD P5



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

REPLACEMENT TREES / TREE PIT VOLUMES FOR THE APARTMENTS SITE											
PLANTING AREA I.D.	AREA (M2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT PROPOSED TREES			SOIL VOLUME REQUIRED (m3)				
				B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL TREES	
PLANTING AREA 1	38.45	1.0	38.45CU. M.	1	2	-	6	30	-	3	
PLANTING AREA 2	18.25	0.8	14.6 CU. M.	2	-	-	12	-	-	2	

REPLACEMENT TREES SPECIES					
REF.	BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY	SIZE
n	ACER GRISEUM	PAPER BARK MAPLE	6 CM	2	SMALL
a	CARPINUS BETULA "FASTIGIATA"	COLUMNAR HORNBEAM	6 CM	2	MEDIUM
v	CORNUS "VENUS"	FLOWERING VENUS DOGWOOD	6 CM	2	MEDIUM
TOTAL					5
MUNICIPAL STREET TREES					
b	PARROTIA PERSICA "RUBY VASE"	RUBY VASE PERSIAN IRONWOOD	6 CM	3	

