

Sheet List

Architectural

- A000 Cover
- A050 Code Data
- A100 Site Plan
- A105 Site Sections
- A106 Context Elevations
- A120 Basement Plan
- A121 Ground Floor Plan
- A122 Level 2
- A123 Level 3
- A124 Level 4
- A125 Level 5
- A126 Roof Plan
- A200 Elevations
- A201 Elevations
- A900 Renderings
- A901 Sun Study

Civil

- 1 Site Servicing Plan
- 2 Survey

Landscape

- L1 Landscape Site Plan
- L2 Key Area Enlargement
- L3 Tree Planting Plan
- L4 Planting Plan
- L5 Upper Patio Plan
- L6 Sections / Elevations
- L7 Sections / Elevations
- L8 Lighting Plan

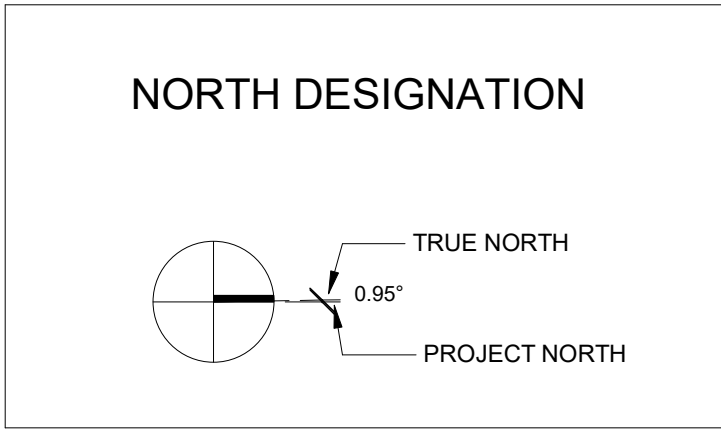


Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

April 13, 2022



OWNER H Development Victoria, BC Contact Connor Gann & Elliot Hersant info@builtbyh.ca	ARCHITECT Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223 Peter Johannknecht, Architect AIBC, LEED® AP,MRAIC,cert. Passive House Designer peter@cascadiaarchitects.ca	STRUCTURAL ENGINEER Skyline Engineering 380 - 4243 Glanford Avenue, Victoria, BC Cord MacLean, Principal, P. Eng, LEED AP cmaclean@seng.ca	MECHANICAL ENGINEER m3 mechanical consultants inc. 501-1503 Douglas Street Victoria, BC Brent Williams, AScT brentonwilliams@m3mech.ca	INTERIOR DSEIGN Forum Interior Design Victoria, BC Nicala Hicks, Principal nicala@foruminteriordesign.com
ELECTRICAL ENGINEER E2 Engineering 549 Herald St, Victoria, BC Jay Singh,P.Eng. jay.singh@e2eng.ca	CIVIL ENGINEER JE Anderson 4212 Glanford Avenue Victoria, BC Ross Tuck, P.Eng. rtuck@jeanderson.com	LANDSCAPE ARCHITECT Biophilia Design Collective 1608 Camosun St Victoria, BC Bianca Bodley bianca@biophiliacollective.ca	ENVELOPE CONSULTANT RDH 602-740 Hillside Ave. Victoria, BC Graham Finch gfinch@rdh.com	

PROJECT CONTACTS



PROJECT LOCATION PLAN

H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
Issued for DP R1 - April 7, 2022

Project #	Date	Revision
2106	April 7, 2022	
Sheet #		A000

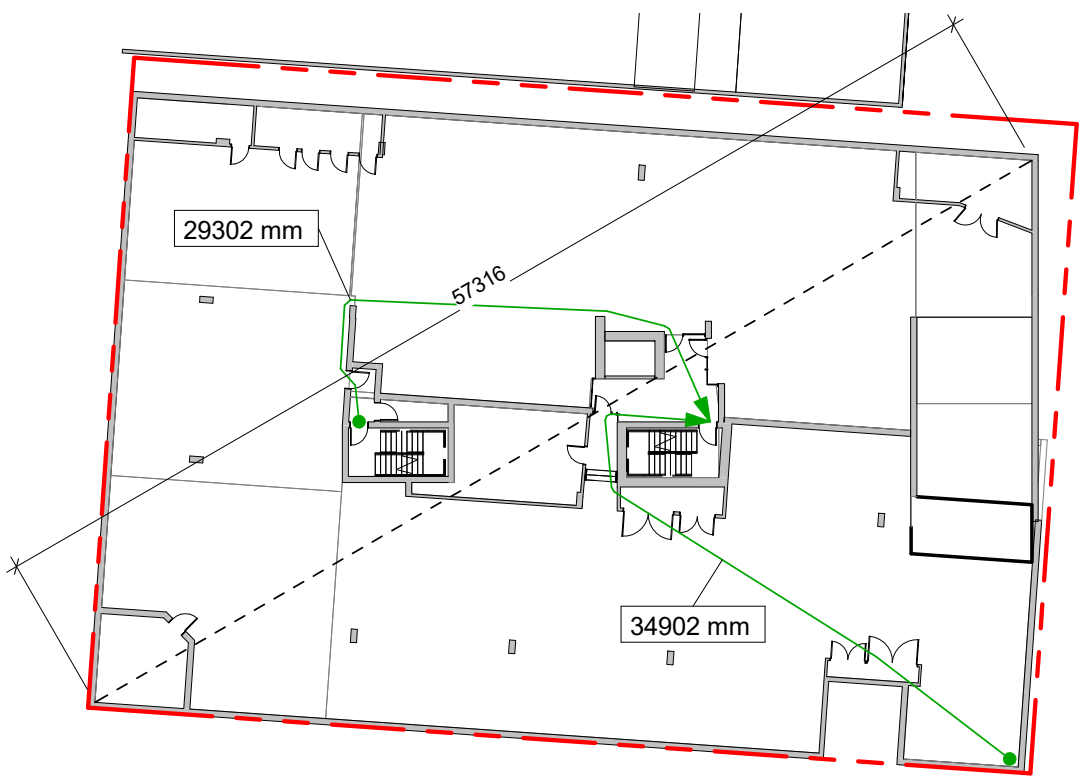
CASCADIA ARCHITECTS INC

101-804 Broughton Street

Victoria BC V8W 1E4 Canada

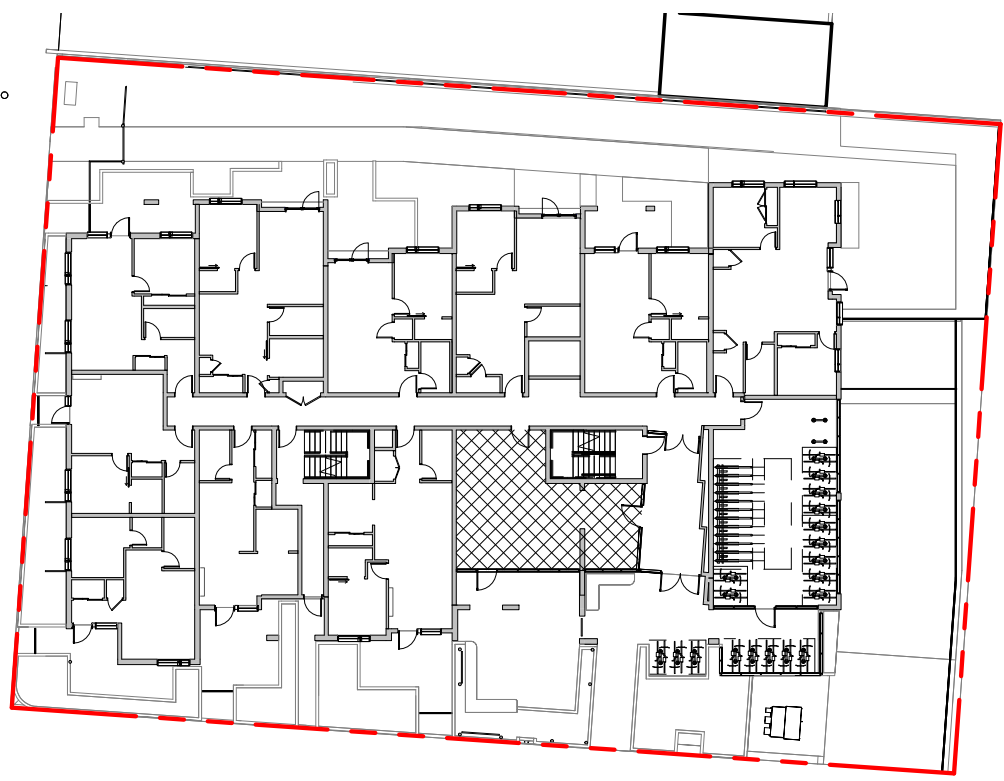
250.590.3223

cascadiaarchitects.ca



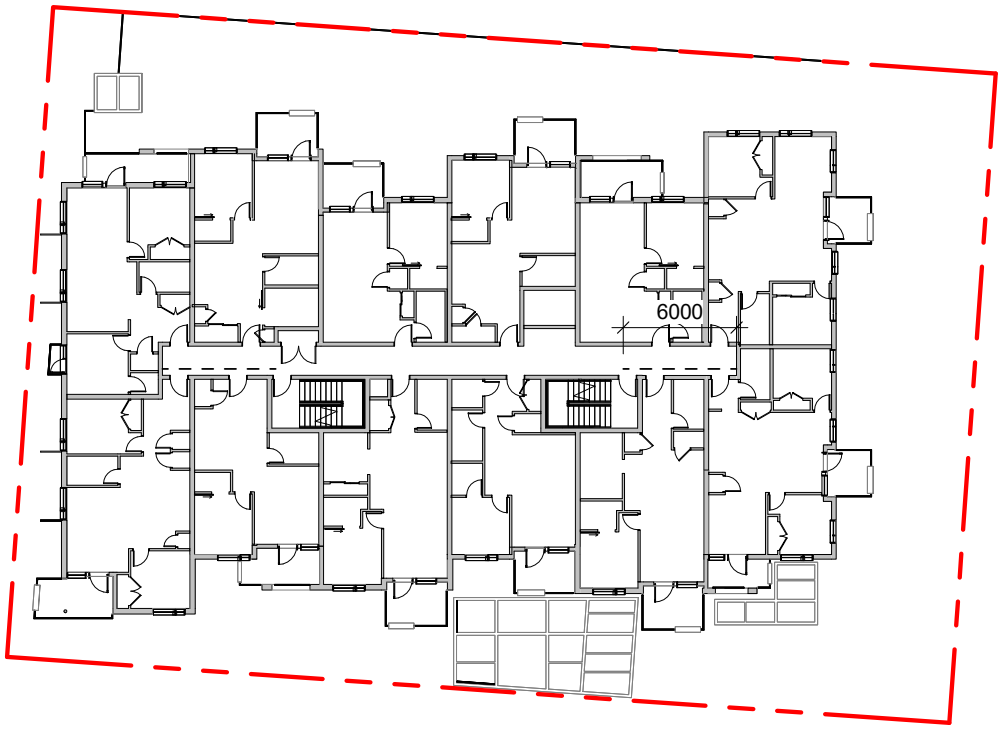
LEVEL P1
Min. Separation of Exits: 28.6m
Max. Travel: 45m
Occupancy: F, Div. 3 - Storage Garage
Occupant Load
Net Area: 1375 m²
Storage Garage: 46 sq.m/person
1375/46 = 29 people

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



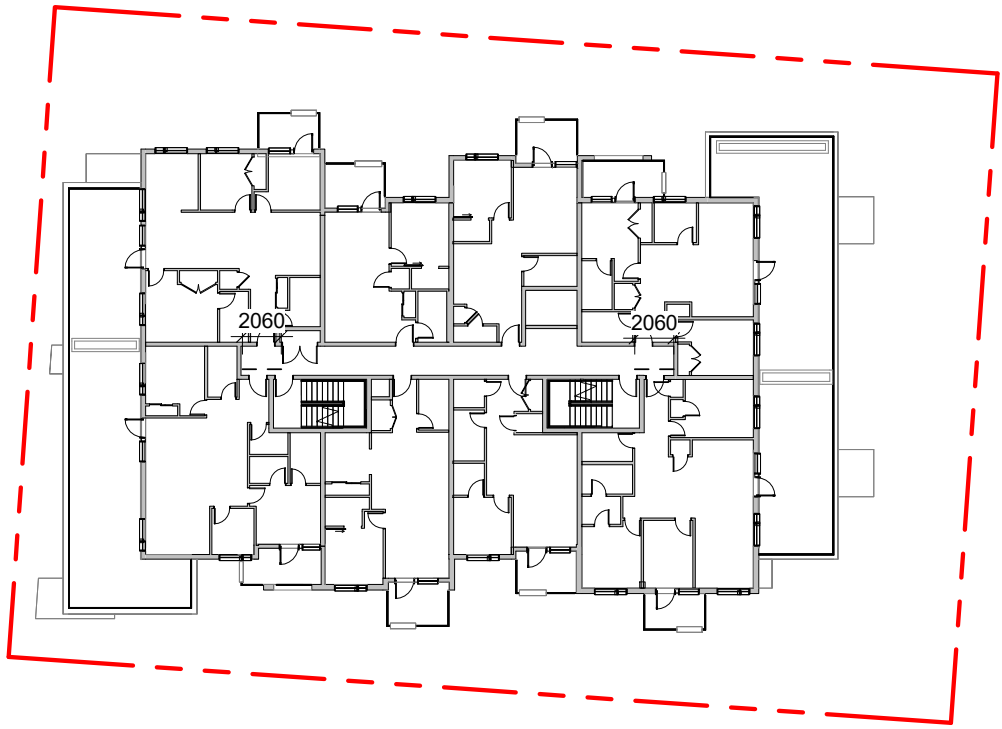
GROUND FLOOR
Occupancy: Group C
Occupant Load
Common Area
Area=58m²
0.96m/person for Space with tables and seating (BCBC 3.1.17.1)
Load= 58m² / 0.96= 60 people

11 Bedrooms x 2 people/bedroom
= 22 people
Total Occ. Load = 60+22=82 people
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 =500mm
Stairs
8mm/person x 82 = 656mm



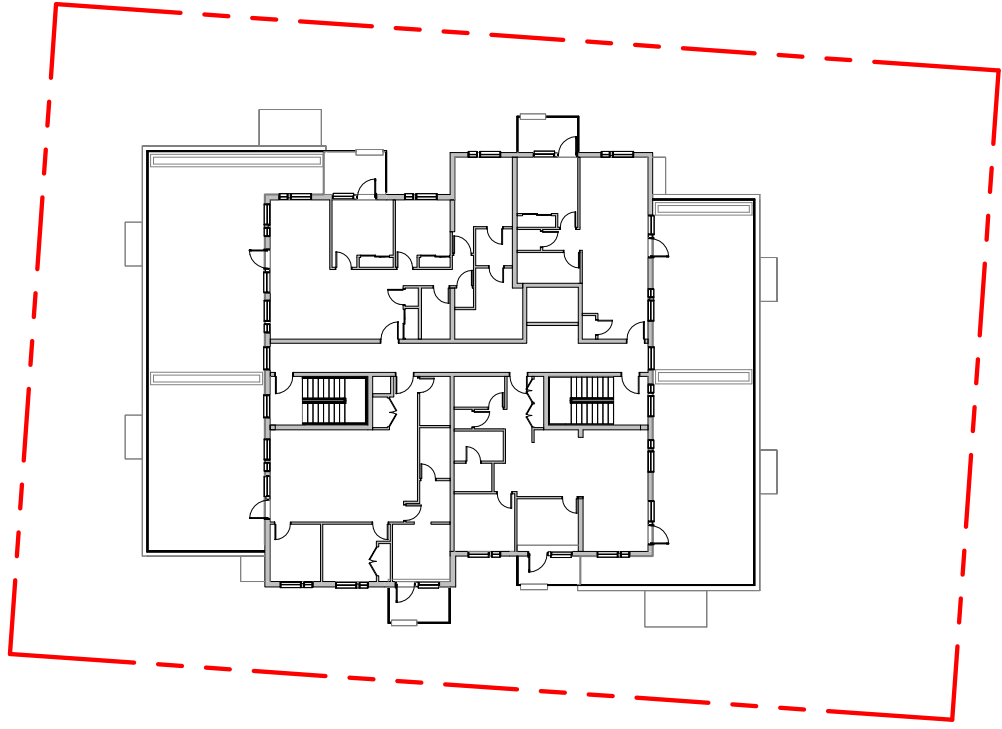
SECOND & THIRD FLOOR
Occupancy: Group C
Occupant Load
16 Bedrooms x 2 people/bedroom
= 32 people

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



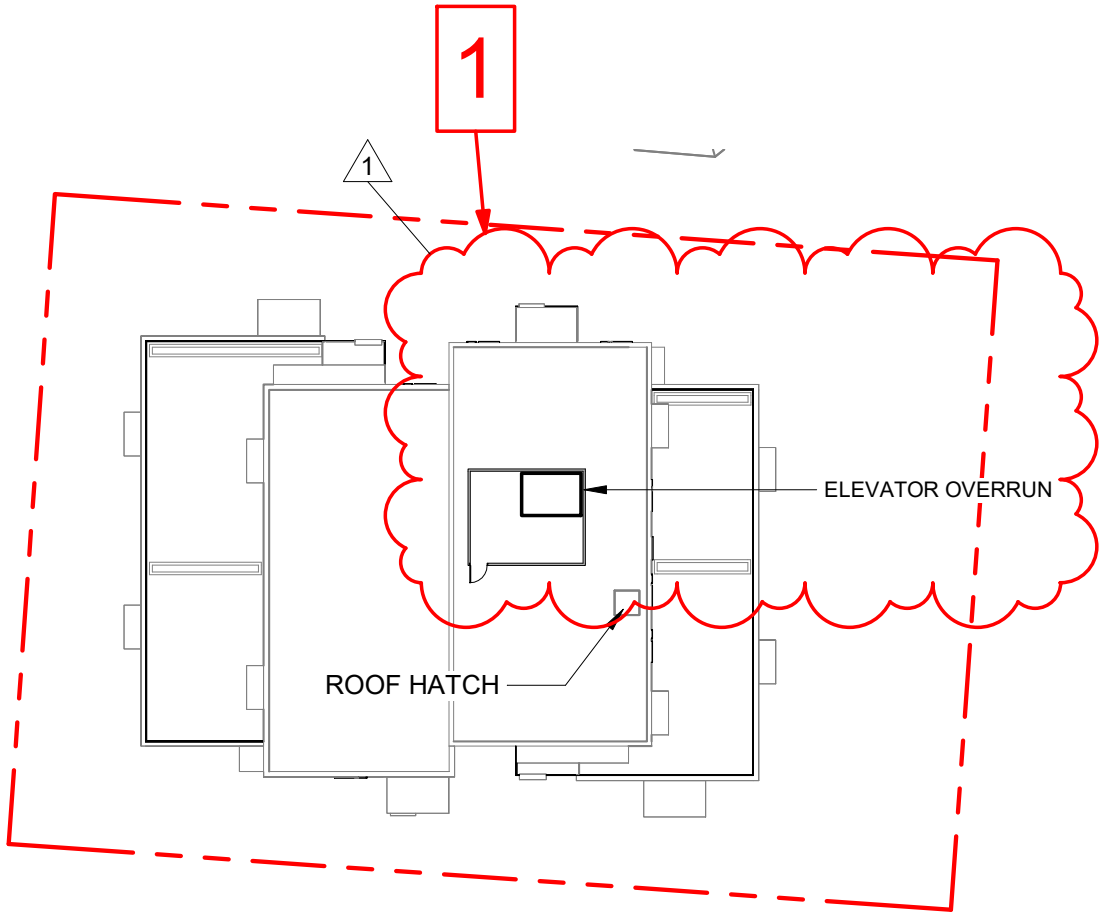
FOURTH FLOOR
Occupancy: Group C
Occupant Load
13 Bedrooms x 2 people/bedroom
= 26 people

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



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



ROOF
Occupancy: Service
Occupant Load
Exit
Roof Hatch

ZONING DATA		
ZONE	R3-2	
USE	RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	- m²	1725 m²
GROSS FLOOR AREA	- m²	3441 m²
COMMERCIAL FLOOR AREA	- m²	0 m²
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 m²	
TOTAL RESIDENTIAL AREA	2805.75 m²	

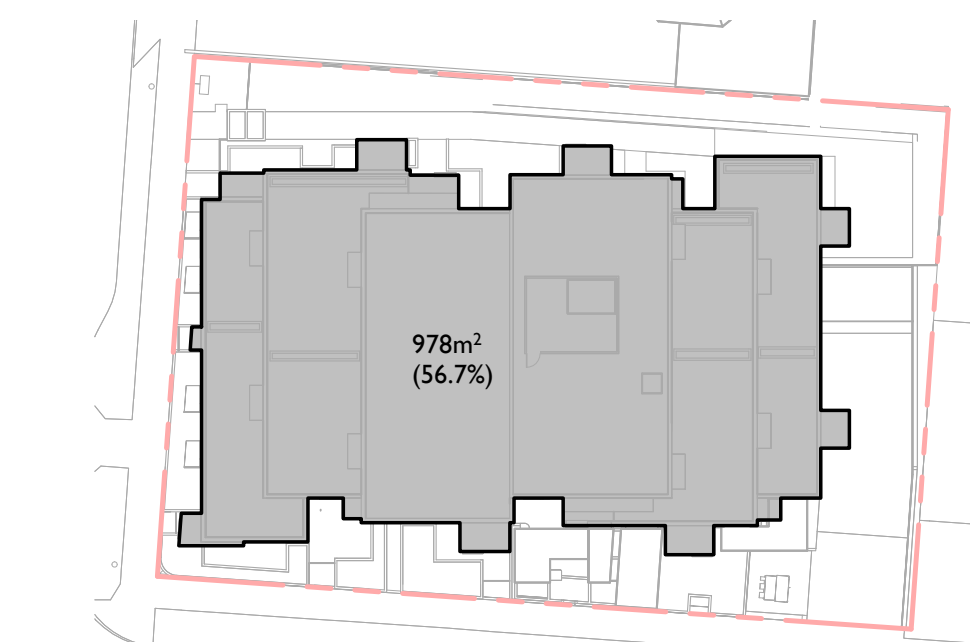
BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒	3.1.2.1.
BUILDING AREA	920 m² (Outside face of Exterior Walls)	1.4.1.2.
GRADE	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 m²	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.

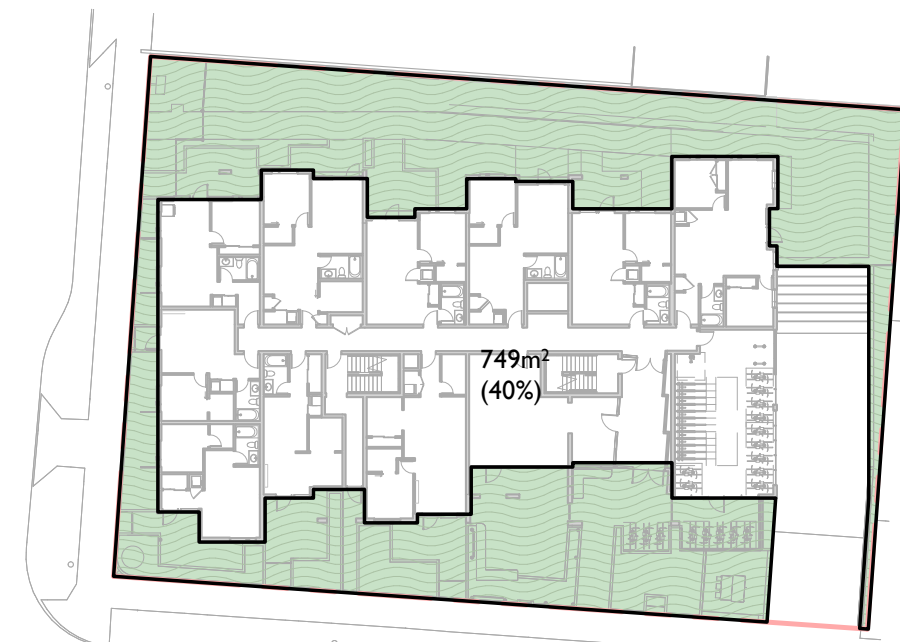
EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m GROUP F3 45 m	3.4.2.5.
MEZZANINE	YES ☐ NO ☒	3.2.8.

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	

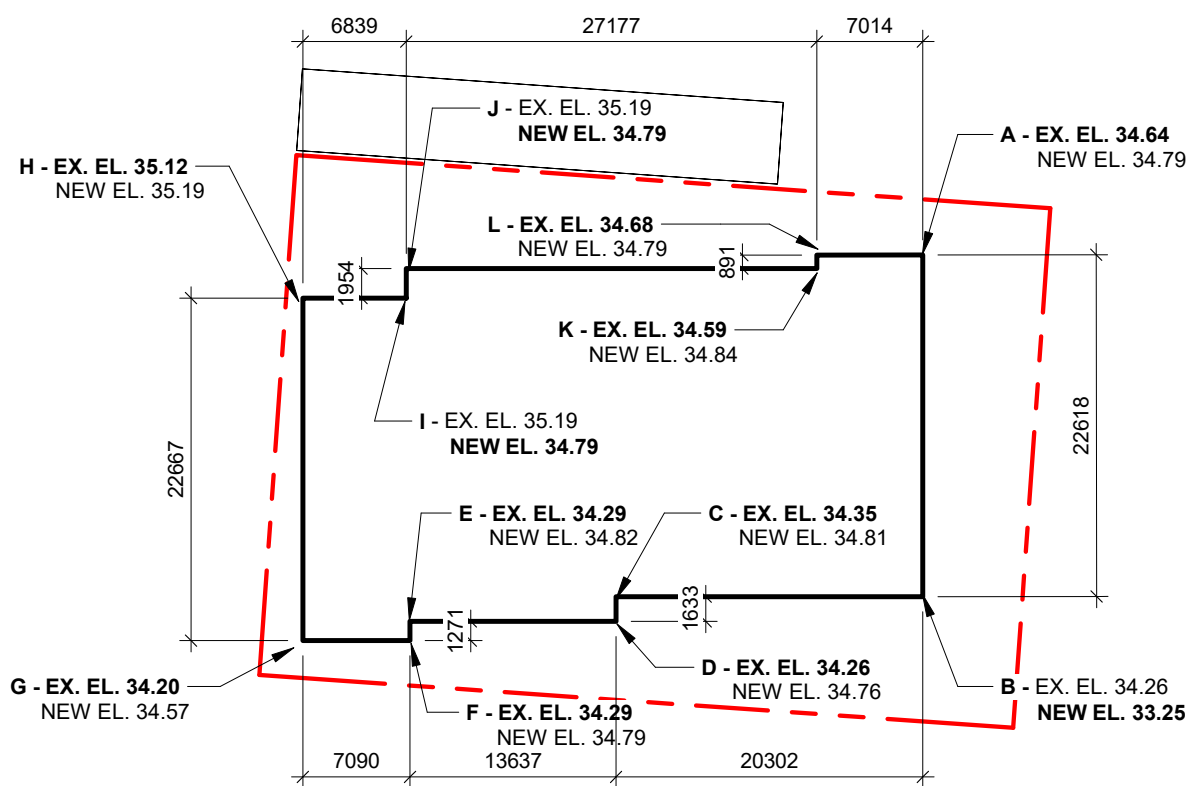
NOTES



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	

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	Pandora and Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Code Data	
Date	April 7, 2022	
Scale	As indicated	Project # 2106
	Division	1
	Sheet #	A050
4/7/2022 1:54:23 PM		

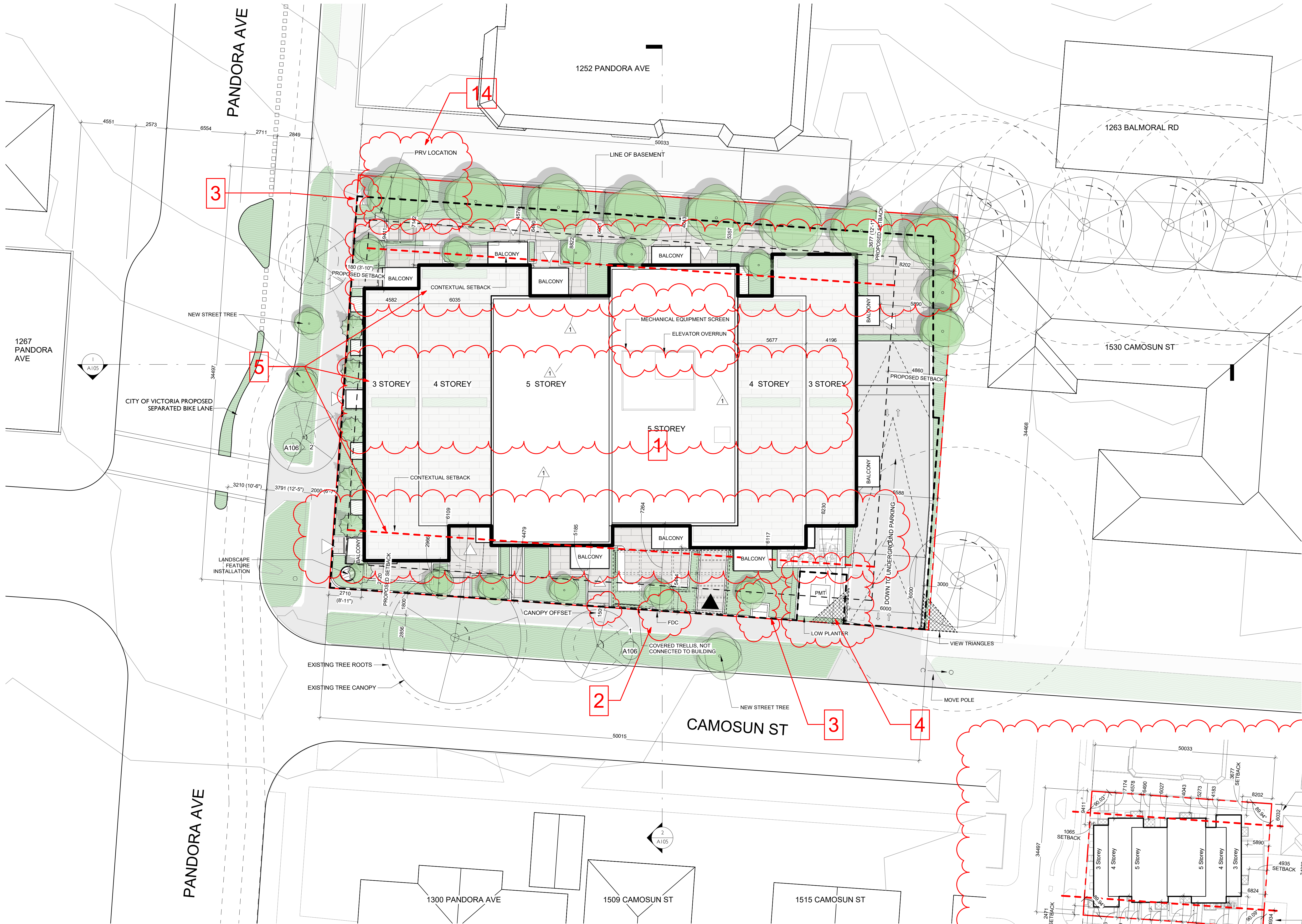
Unit Schedule by Level

Name	Number	Area
Level 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1: 1		53.14 m²
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1: 1		61.93 m²
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	102	70.13 m²
2 BD - Type 1: 1		70.13 m²
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	46.81 m²
Jr. 1 BD - Type 1: 2		95.11 m²
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3	109	43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4	108	43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		41.21 m²
Level 1: 10		515.27 m²
Level 2		
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type 1	206	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 1b	204	61.69 m²
1 BD+D - Type 1b: 1		61.69 m²
1 BD+D - Type 2	210	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1: 1		69.99 m²
2 BD - Type 2	208	68.56 m²
2 BD - Type 2: 1		68.56 m²
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1	211	46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 2: 12		708.34 m²
Level 3		
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type 1	306	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 2	310	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
1 BD+D - Type 3	304	61.69 m²
1 BD+D - Type 1b: 1		61.69 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 3		200.68 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 1		68.43 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1	311	46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 3: 12		707.87 m²
Level 4		
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 2		107.04 m²
1 BD+D - Type 1	404	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
2 BD+D - Type 1	401	74.04 m²
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 3: 1		82.28 m²
2 BD+D - Type 3: 1		82.28 m²
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		90.38 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 1		46.73 m²
Level 4: 8		552.62 m²
Level 5		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Level 5: 4		321.57 m²
Grand total: 46		2805.67 m²

Unit Schedule By Unit Type

Name	Number	Area
1 BD - Type 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 9		476.87 m²
1 BD - Type 2		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
1 BD+D - Type 1		
1 BD+D - Type 306		61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Tpe 2		
1 BD+D - Tpe 2 310		61.86 m²
1 BD+D - Tpe 2: 1		61.86 m²
1 BD+D - Type 1		
1 BD+D - Type 1 106		61.93 m²
1 BD+D - Type 1 206		61.83 m²
1 BD+D - Type 1 404		61.83 m²
1 BD+D - Type 1: 3		185.59 m²
1 BD+D - Type 1b		
1 BD+D - Type 204		61.69 m²
1 BD+D - Type 304		61.69 m²
1 BD+D - Type 1b: 2		123.39 m²
1 BD+D - Type 2		
1 BD+D - Type 2 111		61.86 m²
1 BD+D - Type 2 210		61.86 m²
1 BD+D - Type 2: 2		123.71 m²
2 BD - Type 1		
2 BD - Type 1	102	70.13 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 5		340.81 m²
2 BD - Type 2		
2 BD - Type 2	208	68.56 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 2		136.99 m²
2 BD - Type 4		
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2 BD+D - Type 1		
2 BD+D - Type 1 401		74.04 m²
2 BD+D - Type 1: 1		
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 2		
2 BD+D - Type 2 502		78.75 m²
2 BD+D - Type 3		78.75 m²
2 BD+D - Type 3 405		82.28 m²
2 BD+D - Type 3: 1		
2 BD+D - Type 3: 1		82.28 m²
2BD - Type 3		
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		
2BD - Type 3: 1		64.30 m²
3 BD - Type 1		
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2		
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		
3 BD - Type 2: 1		90.38 m²
3 BD - Type 4		
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Jr. 1 BD - Type 1		
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	46.81 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1	211	46.73 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1	311	46.73 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 7		331.90 m²
Jr. 1 BD - Type 2		
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3		
Jr. 1 BD - Type 3 109		43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4		
Jr. 1 BD - Type 4 108		43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1		
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		
Studio - Type 1: 1		41.21 m²
Grand total: 46		2805.67 m²

All building Areas				
Level	Name	Number	Department	Area
P1				
P1	Gas Room	P114		12.83 m²
: 1				12.83 m²
P1	Elevator Vestibule	P101	Circulation	19.51 m²
P1	Vest.	P103	Circulation	3.62 m²
P1	Stair 1	S1-P1	Circulation	13.56 m²
P1	Stair 2	S2-P1	Circulation	13.04 m²
Circulation: 4				49.73 m²
P1	Garbage Room	P102	Common	20.01 m²
Common: 1				20.01 m²
P1	Parking Area	P100	Parking	1281.89 m²
Parking: 1				1281.89 m²
P1	Water Entry	P112	Service	21.37 m²
P1	Electrical	P113	Service	7.08 m²
Service: 2				28.46 m²
P1	Storage	P104	Storage	3.80 m²
P1	Storage	P120	Storage	14.03 m²
P1	Storage	P121	Storage	34.80 m²
Storage: 3				52.63 m²
P1: 12				1445.54 m²
Level 1				
Level 1	Corridor	100	Circulation	50.56 m²
Level 1	Stair 1	S1-1	Circulation	21.43 m²
Level 1	Stair 2	S2-1	Circulation	12.58 m²
Circulation: 3				84.56 m²
Level 1	Bike Rm	103	Common	68.98 m²
Level 1	Lobby	104	Common	25.55 m²
Level 1	Common Rm	105	Common	57.80 m²
Common: 3				152.33 m²
Level 1	Jr. 1 BD - Type 1	101	Residential Unit	48.30 m²
Level 1	2 BD - Type 1	102	Residential Unit	70.13 m²
Level 1	1 BD+D - Type 1	106	Residential Unit	61.93 m²
Level 1	Studio - Type 1	107	Residential Unit	41.21 m²
Level 1	Jr. 1 BD - Type 4	108	Residential Unit	43.53 m²
Level 1	Jr. 1 BD - Type 3	109	Residential Unit	43.15 m²
Level 1	Jr. 1 BD - Type 2	110	Residential Unit	45.22 m²
Level 1	1 BD+D - Type 2	111	Residential Unit	61.86 m²
Level 1	Jr. 1 BD - Type 1	112	Residential Unit	46.81 m²
Level 1	1 BD - Type 1	113	Residential Unit	53.14 m²
Residential Unit: 10				515.27 m²
Level 1	Elec.	120	Service	1.30 m²
Service: 1				1.30 m²
Level 1: 17				753.46 m²
Level 2				
Level 2	Corridor	200	Circulation	49.46 m²
Level 2	Stair 1	S1-2	Circulation	12.72 m²
Level 2	Stair 2	S2-2	Circulation	12.58 m²
Circulation: 3				74.76 m²
Level 2	Jr. 1 BD - Type 1	201	Residential Unit	48.30 m²
Level 2	2 BD - Type 1	202	Residential Unit	69.99 m²
Level 2	2 BD - Type 4	203	Residential Unit	66.73 m²
Level 2	1 BD+D - Type 1b	204	Residential Unit	61.69 m²
Level 2: 1				54.09 m²
Level 2	1 BD - Type 1	205	Residential Unit	51.31 m²
Level 2	1 BD+D - Type 1	206	Residential Unit	61.83 m²
Level 2	1 BD - Type 1	207	Residential Unit	51.31 m²
Level 2	2 BD - Type 2	208	Residential Unit	68.56 m²
Level 2	2BD - Type 3	209	Residential Unit	64.30 m²
Level 2	1 BD+D - Type 2	210	Residential Unit	61.86 m²
Level 2	Jr. 1 BD - Type 1	211	Residential Unit	46.73 m²
Level 2	1 BD - Type 1	212	Residential Unit	52.94 m²
Residential Unit: 12				708.34 m²
Level 2	Elec.	220	Service	1.30 m²
Service: 1				1.30 m²
Level 2: 16				784.40 m²
Level 3				
Level 3	Corridor	300	Circulation	49.46 m²
Level 3	Stair 1	S1-3	Circulation	12.72 m²
Level 3	Stair 2	S2-3	Circulation	12.58 m²
Circulation: 3				74.76 m²
Level 3	Jr. 1 BD - Type 1	301	Residential Unit	48.30 m²
Level 3	2 BD - Type 1	302	Residential Unit	69.99 m²
Level 3	2 BD - Type 1	303	Residential Unit	66.52 m²
Level 3	1 BD+D - Type 1b	304	Residential Unit	61.69 m²
Level 3: 1				54.09 m²
Level 3	1 BD - Type 1	305	Residential Unit	51.31 m²
Level 3	1 BD+D - Type 1	306	Residential Unit	61.83 m²
Level 3: 1				54.09 m²
Level 3	1 BD - Type 1	307	Residential Unit	51.31 m²
Level 3	2 BD - Type 2	308	Residential Unit	68.43 m²
Level 3	2 BD - Type 1	309	Residential Unit	64.17 m²
Level 3	1 BD+D - Tpe 2	310	Residential Unit	61.86 m²
Level 3	Jr. 1 BD - Type 1	311	Residential Unit	46.73 m²
Level 3	1 BD - Type 1	312	Residential Unit	52.94 m²
Residential Unit: 12				707.87 m²
Level 3	Elec.	320	Service	1.30 m²
Service: 1				1.30 m²
Level 3: 16				783.93 m²
Level 4				
Level 4	Corridor	400	Circulation	37.88 m²
Level 4	Stair 1	S1-4	Circulation	12.72 m²
Level 4	Stair 2	S2-4	Circulation	12.58 m²
Circulation: 3				63.18 m²
Level 4	2 BD+D - Type 1	401	Residential Unit	74.04 m²
Level 4	3 BD - Type 1	402	Residential Unit	90.32 m²
Level 4	1 BD - Type 1	403	Residential Unit	54.09 m²
Level 4	1 BD+D - Type 1	404	Residential Unit	61.83 m²
Level 4	2 BD+D - Type 3	405	Residential Unit	82.28 m²
Level 4	3 BD - Type 2	406	Residential Unit	90.38 m²
Level 4	Jr. 1 BD - Type 1	407	Residential Unit	46.73 m²
Level 4	1 BD - Type 1	408	Residential Unit	52.94 m²
Residential Unit: 8				552.62 m²
Level 4	Elec.	420	Service	1.30 m²
Service: 1				1.30 m²
Level 4: 12				617.10 m²
Level 5				
Level 5	Corridor	500	Circulation	33.39 m²
Level 5	Stair 1	S1-5	Circulation	13.33 m²
Level 5	Stair 2	S2-5	Circulation	13.60 m²
Circulation: 3				60.31 m²
Level 5	1 BD - Type 2	501	Residential Unit	66.80 m²
Level 5	2 BD+D - Type 2	502	Residential Unit	78.75 m²
Level 5	3 BD - Type 4	503	Residential Unit	85.26 m²
Level 5	3 BD - Type 4	504	Residential Unit	100.96 m²
Residential Unit: 4				321.57 m²
Level 5: 7				381.88 m²
Grand total: 80				4766.30 m²



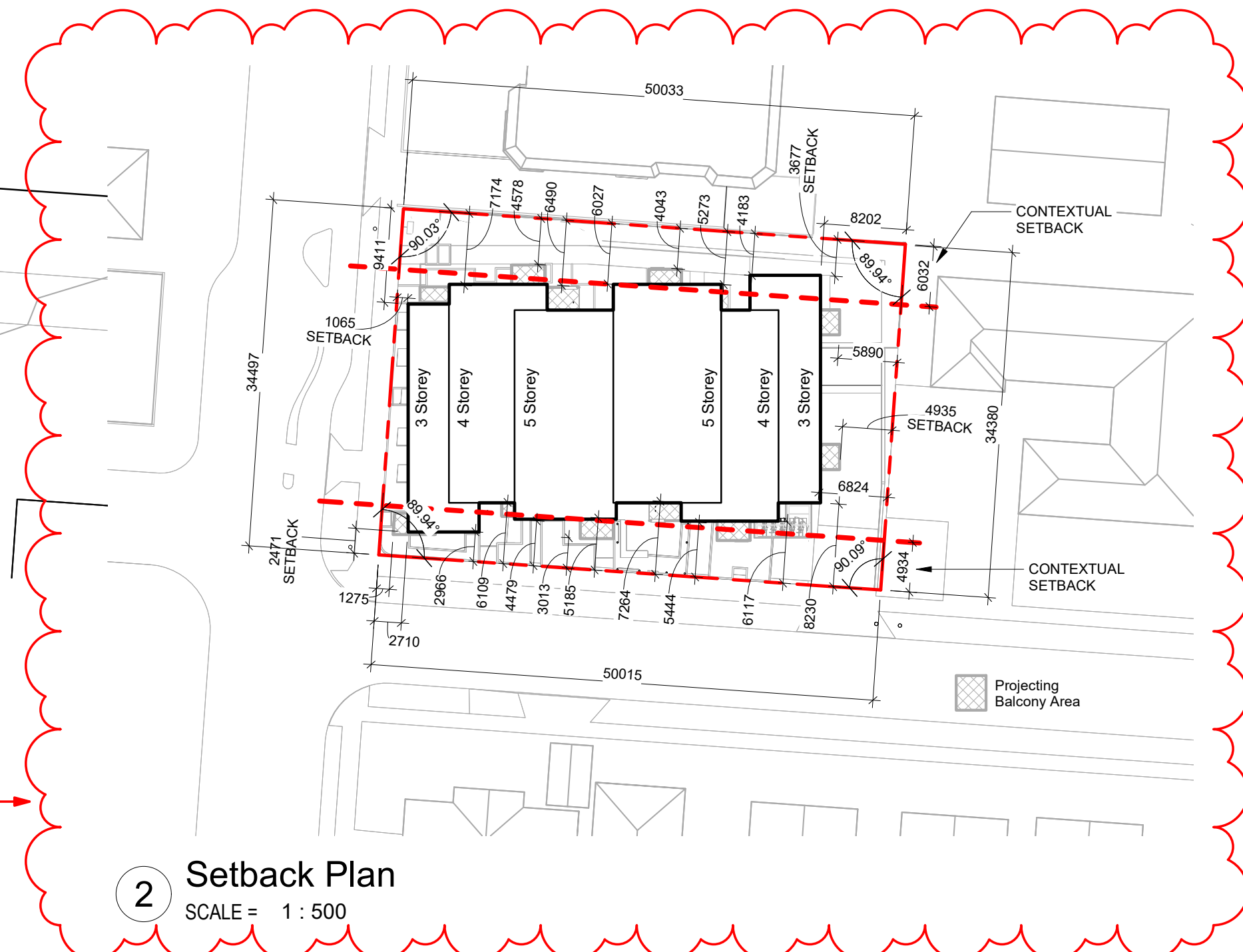
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	IBC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

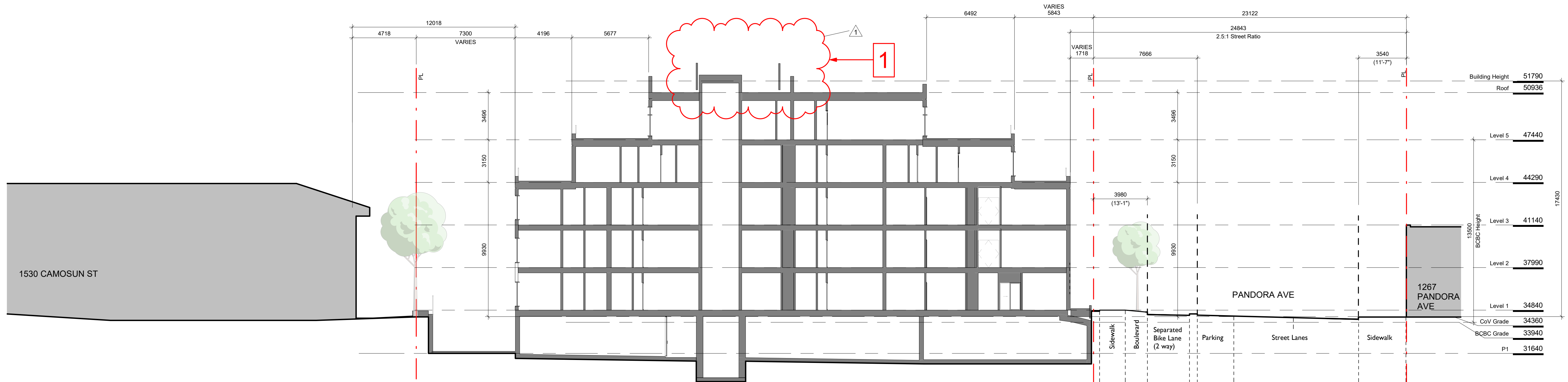
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without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

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Site Plan	
Date	
April 7, 2022	
Scale	Project #
As indicated	2106
Date	
2022	
1	
A100	

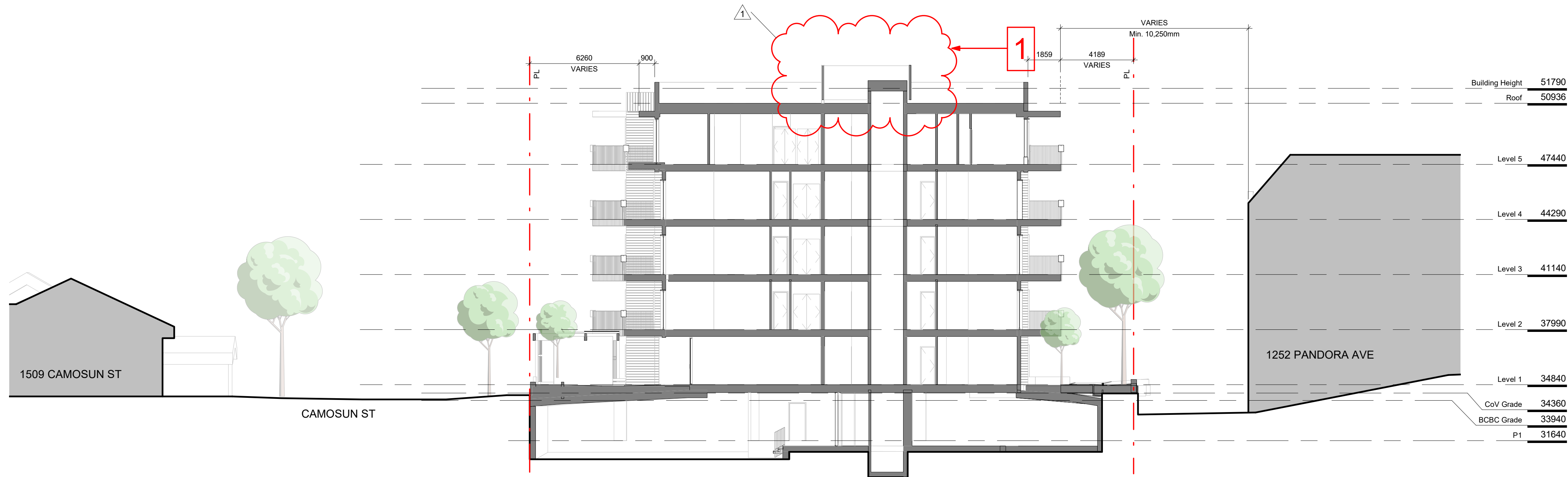


1 Site Plan
SCALE = 1 : 150

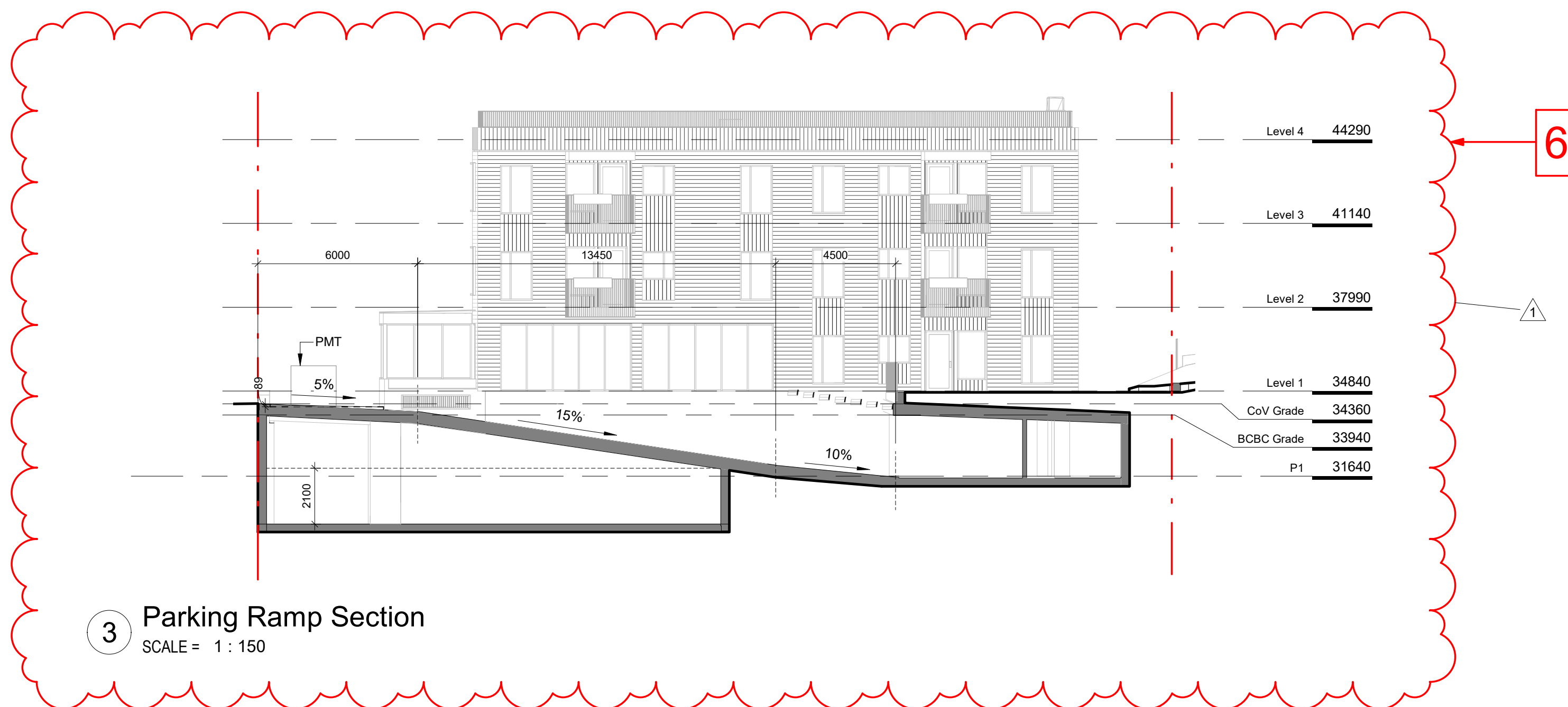
2 Setback Plan
SCALE = 1 : 500



1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150



3 Parking Ramp Section
SCALE = 1 : 150

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Site Sections	
Date	April 7, 2022
Scale	1 : 150
Project #	2106
2022	1
A105	

2022-04-07

4/7/2022 1:54:44 PM



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200

10

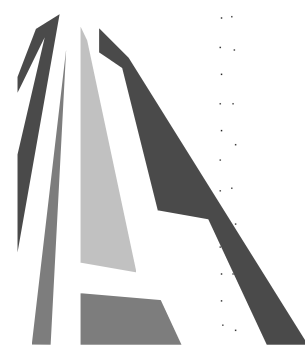


Birdseye view from the East



Birdseye view from the North West

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	Pandora and Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Context Elevations	

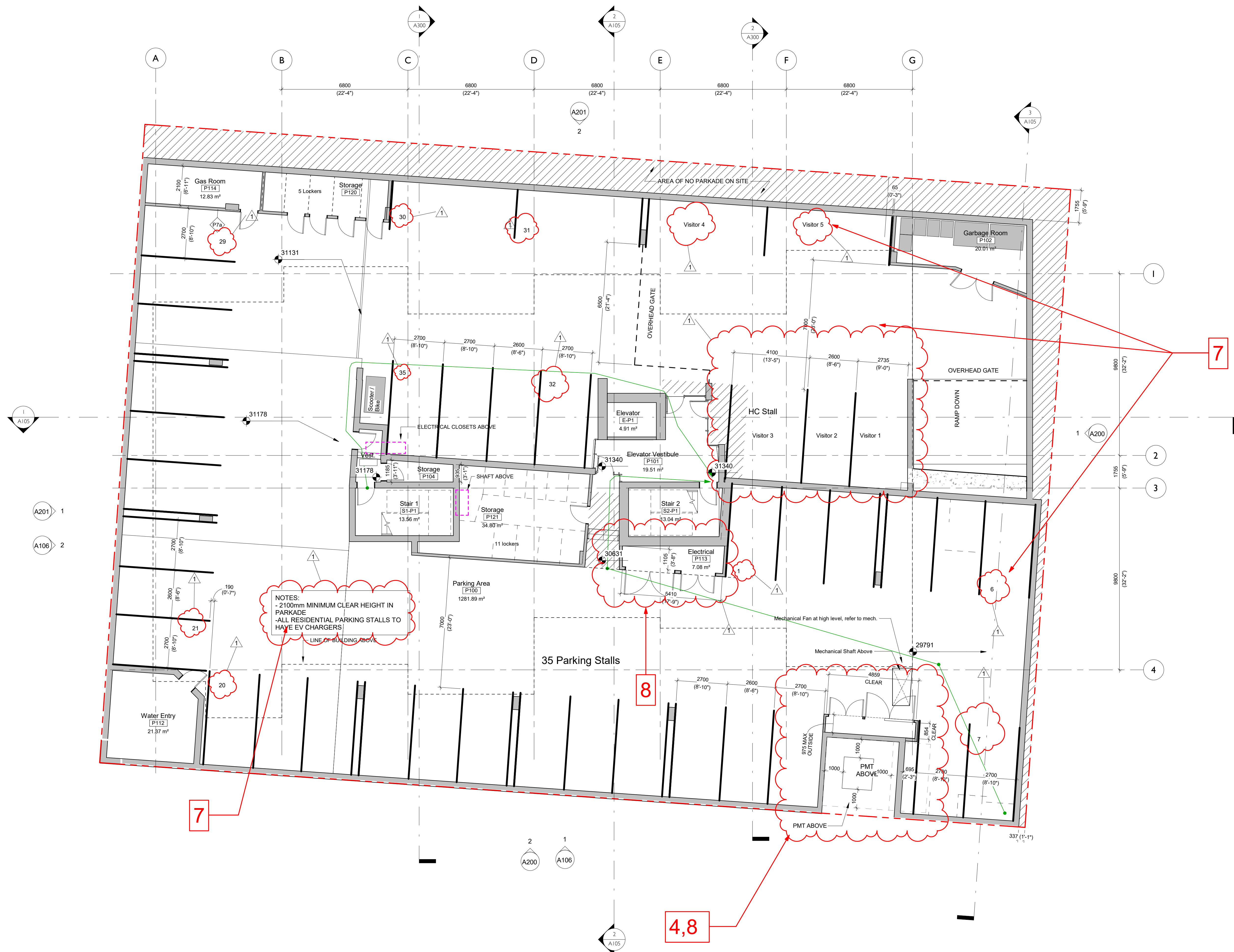
Date	April 7, 2022	
Scale	1 : 200	Project # 2106



2022

1

A106



1	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

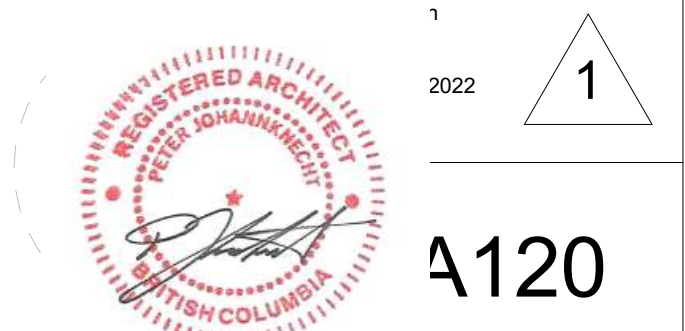


CASCADIA ARCHITECTS INC.

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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

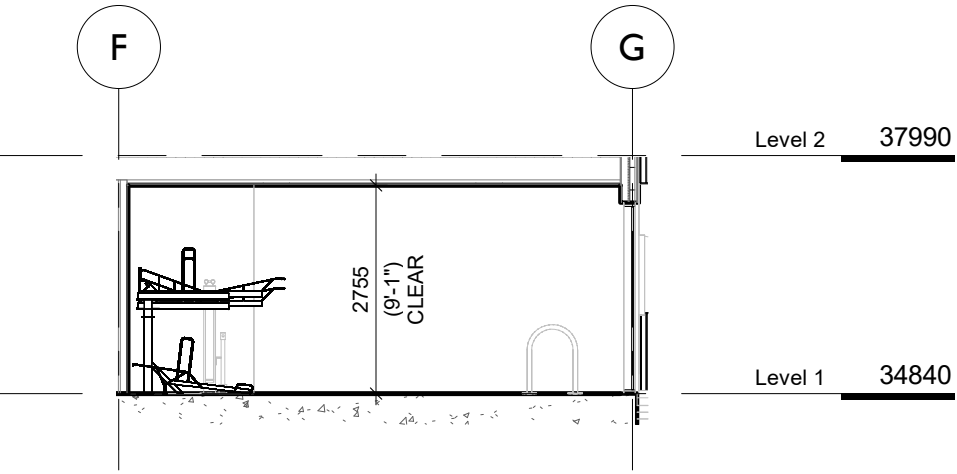
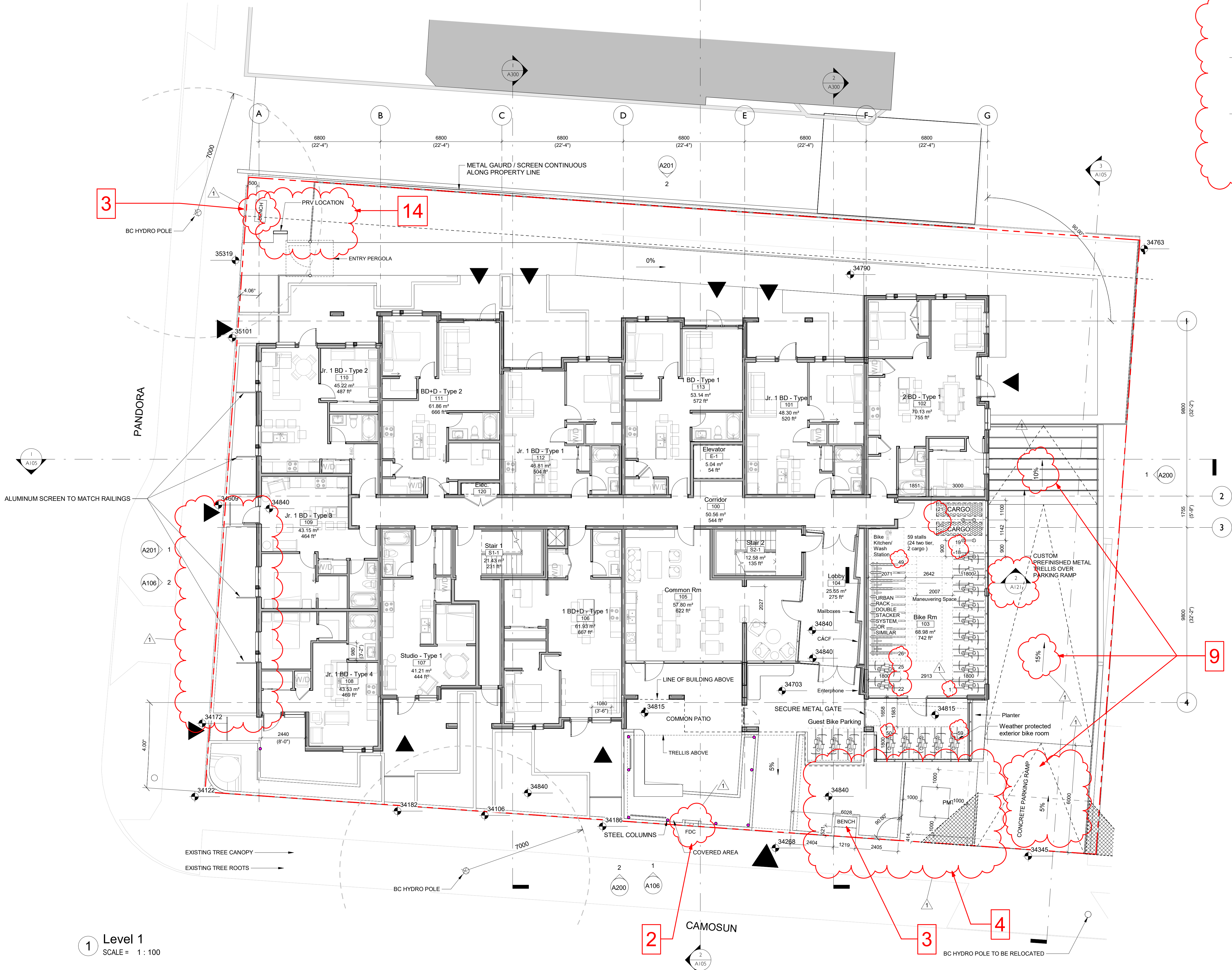
Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Sheet Name
Basement Plan

Date
April 7, 2022
Scale
1 : 100
Project #
2106



A120

4/7/2022 1:55:03 PM



1	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project
Pandora and Camosun

H Development

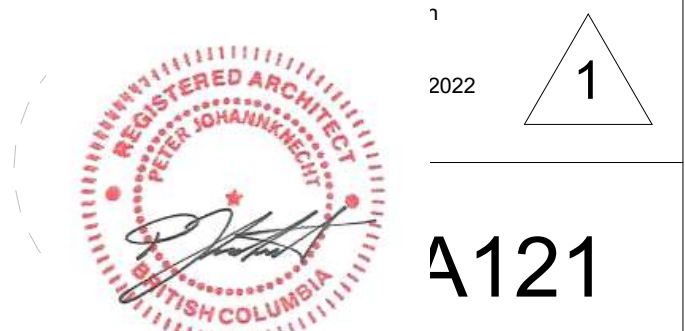
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Ground Floor Plan

Date
April 7, 2022

Scale
1 : 100

Project #
2106



2022-04-07

4/7/2022 1:55:30 PM



1	RZDP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Level 2

Date

April 7, 2022

Scale

1 : 100

Project #

2106

2022

1

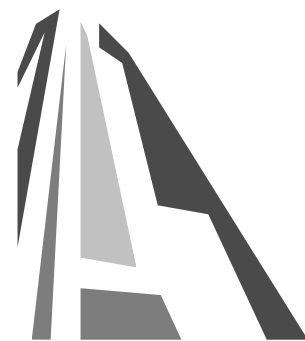
A122

4/7/2022 1:55:37 PM

C:\Users\jag\Documents\3106 - 1370 Photos - 1D - Corridor - jmk\007.rvt



1	RZDP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Level 3

Date

April 7, 2022

Scale

1 : 100

Project #

2106

2022

1

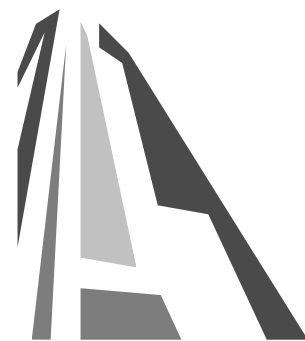
A123

4/7/2022 1:55:41 PM

C:\Users\jand\Documents\3106 - 1370 Pandas - DD - Covering.jan40887.rvt



1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



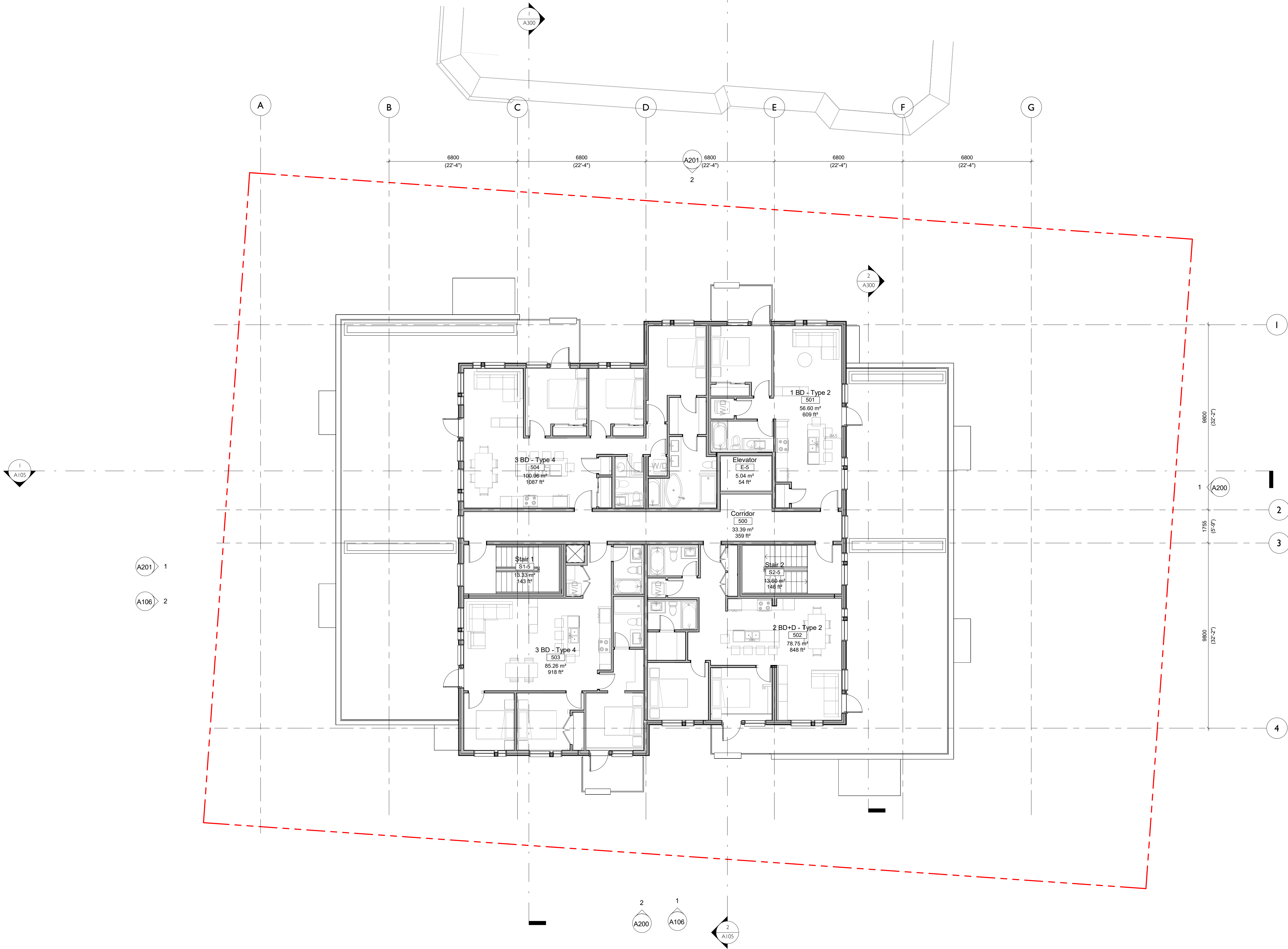
CASCADIA ARCHITECTS INC.

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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

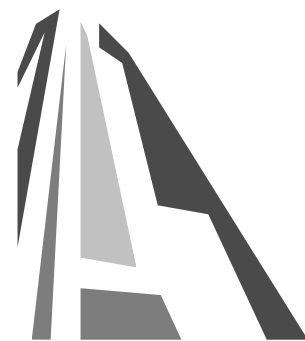
Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 4	
Date	
April 7, 2022	
Scale	Project #
1 : 100	2106
2022	
1	
A124	
4/7/2022 1:55:44 PM	

2022-04-07

C:\Users\jand\Documents\3106 - 1370 Pandora - DD - Camosun_jand\0087.rvt



1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.

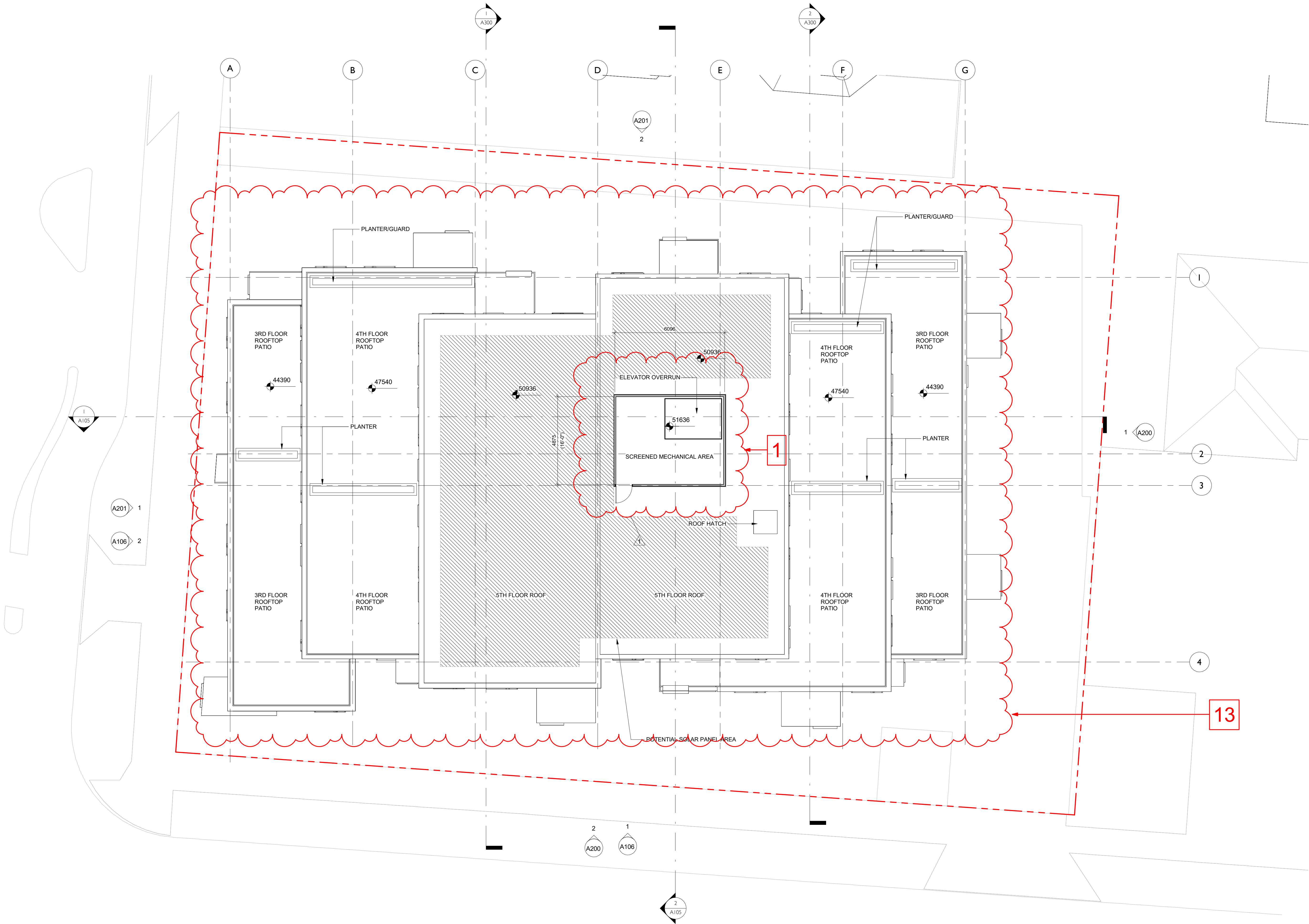
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without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

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 5	
Date	April 7, 2022
Scale	1 : 100
Project #	2106
2022	
1	
A125	

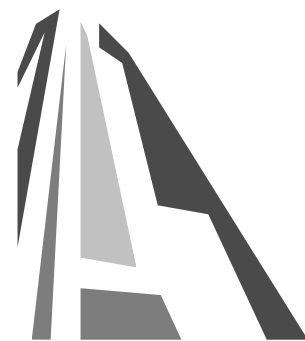
2022-04-07

4/7/2022 1:55:45 PM

C:\Users\j\Documents\3106 - 1370 Pandora - DD - Camosun.jan40887.rvt



1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALIC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Roof Plan

Date

April 7, 2022

Scale

1 : 100

Project #

2106

REGISTERED ARCHITECT
BRITISH COLUMBIA

2022

1

A126

4/7/2022 1:55:46 PM



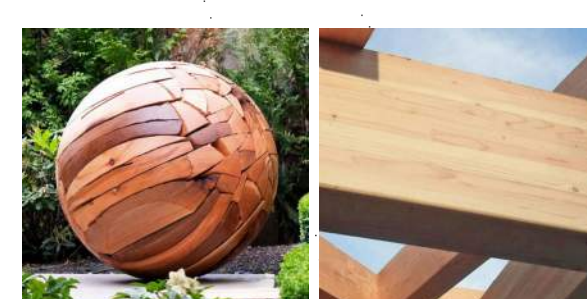
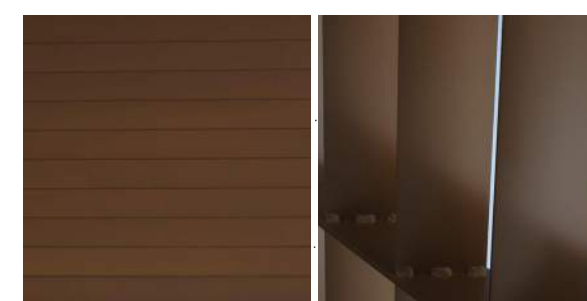
1 North Building Elevation
SCALE = 1 : 100



2 East Building Elevation
SCALE = 1 : 100

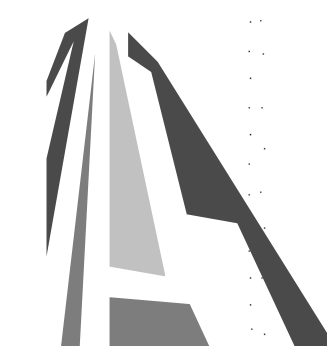
Exterior Materials

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. Sidewalk Oriented Landscape Feature
10. Exposed wood
11. Painted metal column - dark finish



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

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project
Pandora and Camosun

H Development

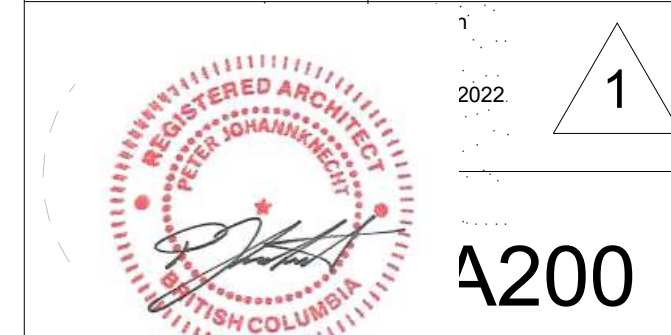
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
April 7, 2022

Scale
As indicated

Project #
2106



A200

2022-04-07

4/7/2022 1:56:25 PM



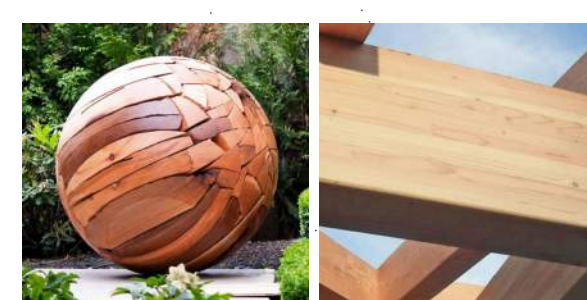
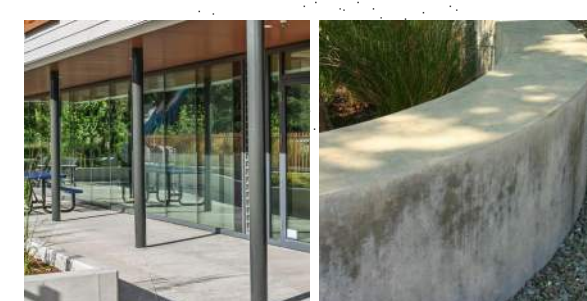
1 South Building Elevation
SCALE = 1 : 100



2 West Building Elevation
SCALE = 1 : 100

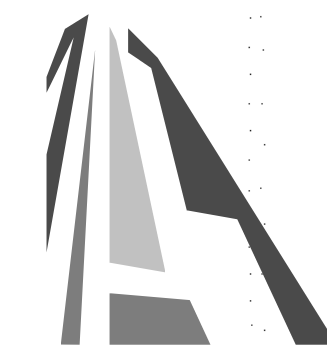
Exterior Materials

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. Sidewalk Oriented Landscape Feature
10. Exposed wood
11. Painted metal column - dark finish



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

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project
Pandora and Camosun

H Development

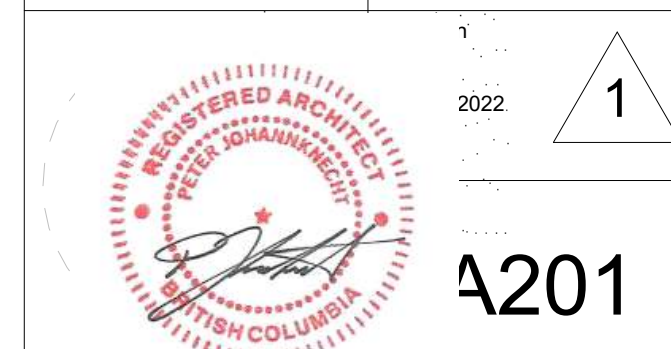
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
April 7, 2022

Scale
As indicated

Project #
2106



A201

2022-04-07

4/7/2022 1:57:00 PM



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

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Renderings

Date

April 7, 2022

Scale

Project #

2106

2022

1

A900

4/7/2022 1:57:01 PM

Summer Solstice

9am



Noon



3pm



5pm



Autumn Equinox

9am



Noon



3pm



5pm



Winter Solstice

9am



Noon



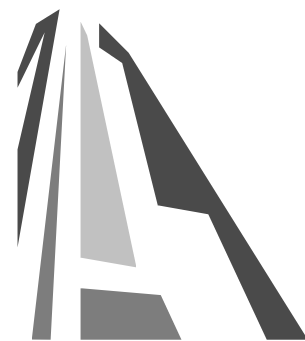
3pm



5pm



1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
NO.	DESCRIPTION	DATE



CASCADIA 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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Sun Study	
Date	April 7, 2022
Scale	Project #
	2106
	1
	4901
4/7/2022 1:57:04 PM	

LEGEND

PROPERTY LINE

UNDERGROUND PARKING SLAB

ON-SITE IN GROUND LANDSCAPE AREA

ON-SITE PLANTER

RAIN GARDEN (STORM WATER MANAGEMENT)

PERMEABLE PAVER FOR PATHWAY

PERMEABLE PAVER FOR PRIVATE PATIOS

SOD MUNICIPAL BOULEVARD AREA

MUNICIPAL SIDEWALK

BIKE RACK

MAGLIN SITE FURNITURE - MBR 350

SURFACE MOUNT

EXISTING TREE TO BE RETAINED

PROPOSED TREES

1 LANDSCAPE SITE PLAN
L1 1:100

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
EB/ KT

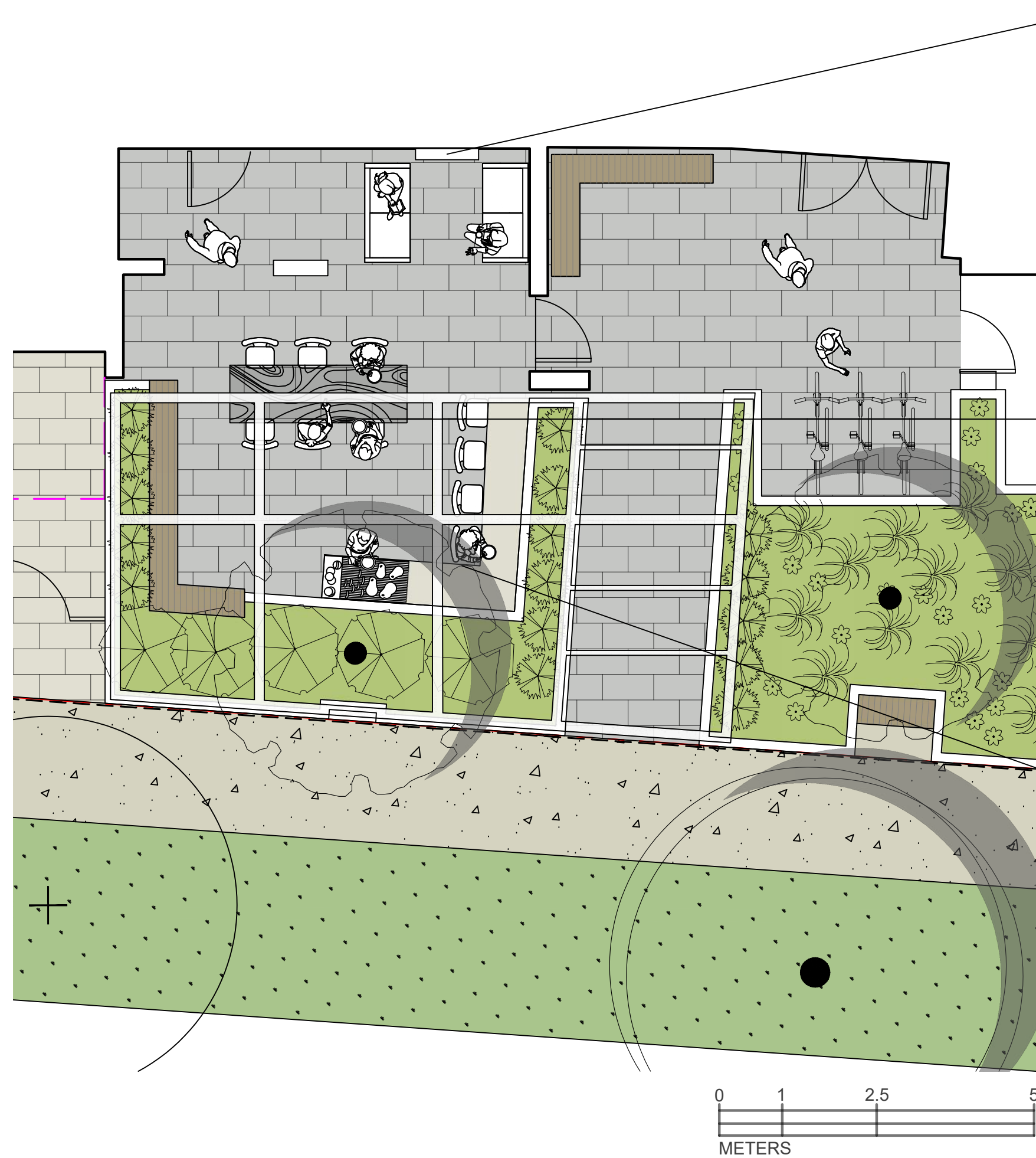
ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100

L1 Landscape Site
Plan

DATE: April, 2022



1 COMMON PATIO
L2 NTS



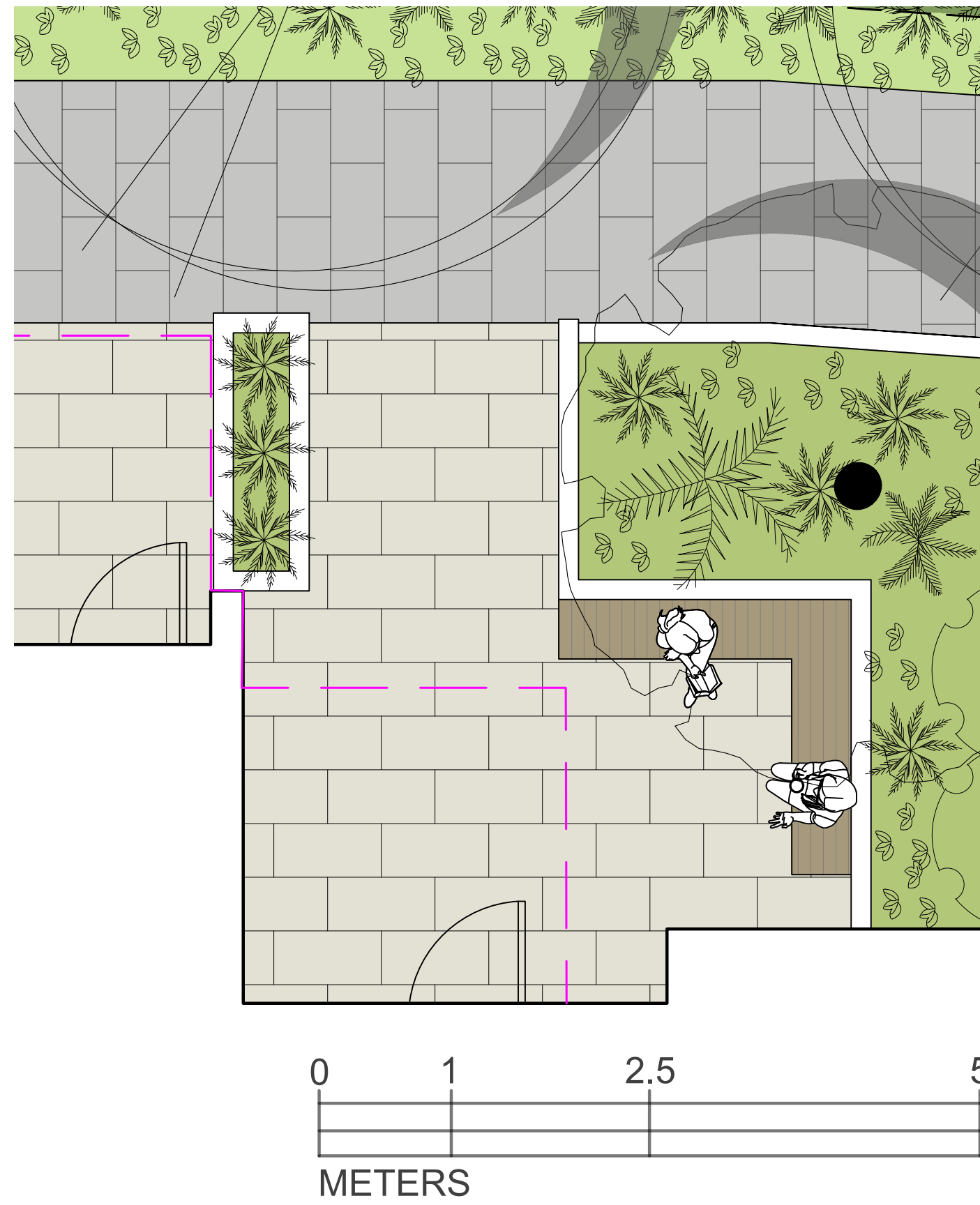
LOUNGE AREA WITH FIREPLACE (TBD)



HARVEST TABLE FOR 6



BARBEQUE AREA AND BAR COUNTER



2 PAVING MATERIAL
L2 NTS



PAVING PATTERN AND COLOR OPTIONS

Charcoal

Natural

Ash

Sterling

Quartz

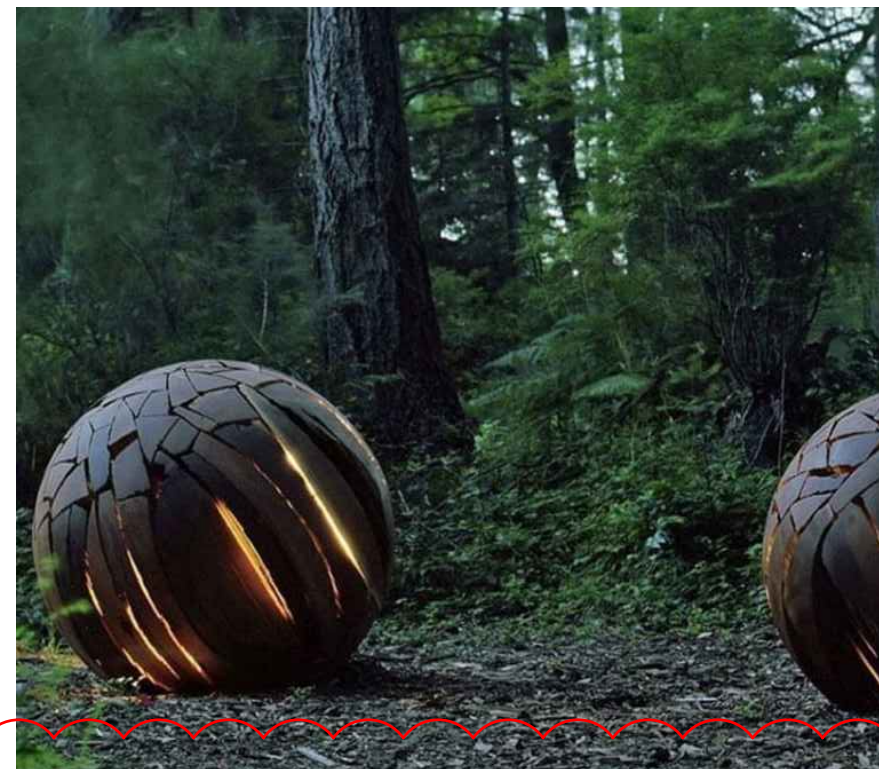
Amber



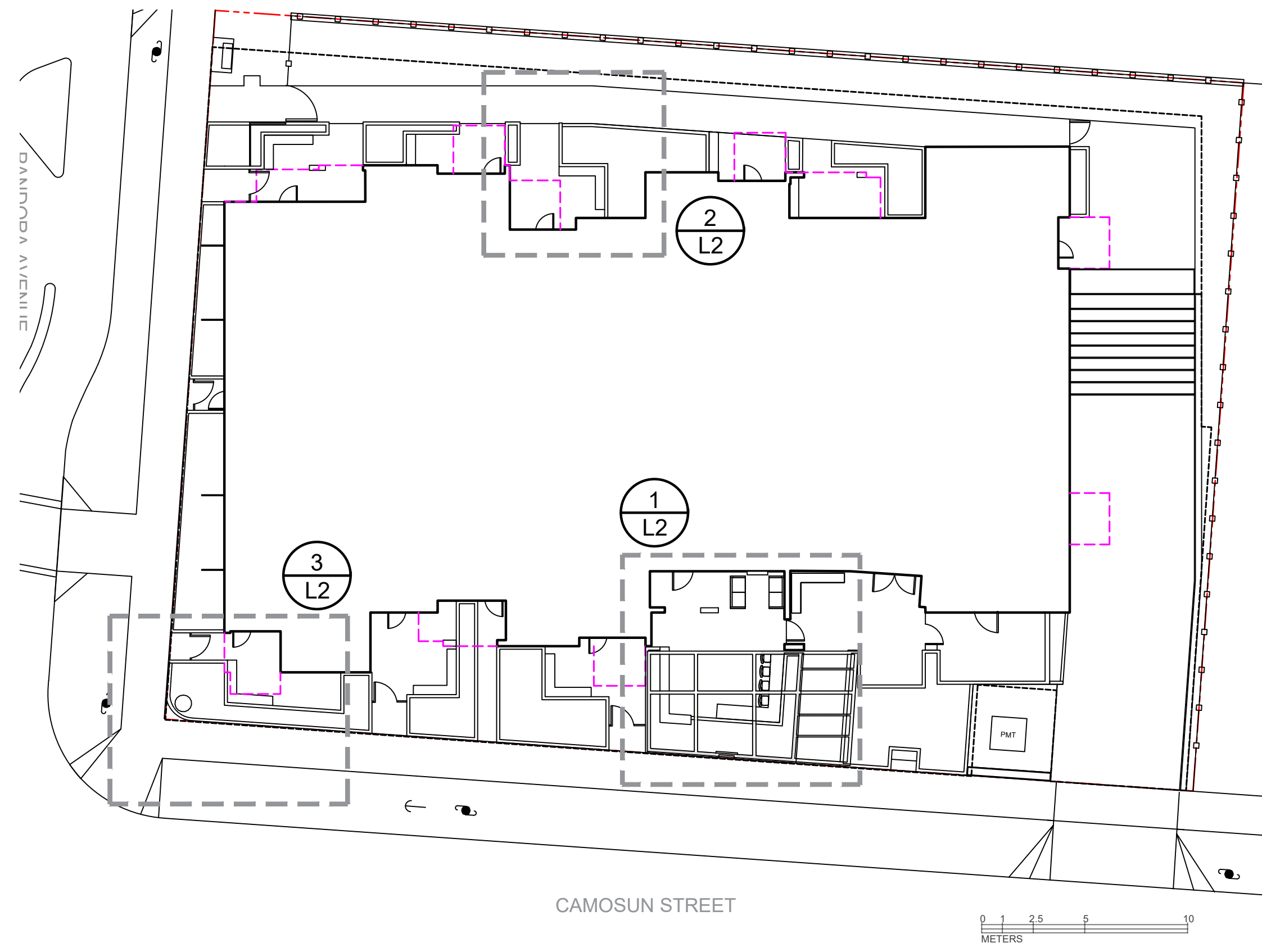
3 BUILT IN BENCH/ LANDSCAPE FEATURE
L2 NTS



BUILT IN BENCH WITH LIGHTING



LANDSCAPE FEATURE



4 KEY PLAN
L2 NTS



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: AS NOTED



L2 KEY AREA
ENLARGEMENT

DATE: April, 2022



LEGEND

REPLACEMENT TREE

1.0 m OFFSET FROM PROPERTY LINE

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Remark	Height at Maturity (m)	Spread at Maturity (m)	
12		Acer griseum	Paper Bark Maple	B+B	50mm			6-9	4.5-7.5	
5		Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	B+B		3.5m		5.4-10.5	0.6-1.5	
3		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B+B	60mm			7	6	
5		Cornus capitata	Evergreen Dogwood	B+B	60mm			6-12	6-12	
1		Pinus nigra	Black Pine	B+B		3.5m	On neighbor's property	6-15	3.6-7	
3		Boulevard Trees								
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.										
2. BOULEVARD TREE LOCATION, TYPE, AND MEANS OF PLANTING WILL BE WORKED OUT WITH PARKS AT BP STAGE.										



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

10

9

11

1 TREE PLANTING PLAN
L3 1:100

TREES

PAPERBARK MAPLE

NOOTKA CYPRESS
GREEN ARROW

EVERGREEN DOGWOOD

				No. of Replacement Trees Proposed (including Tree Minimum req's)			Total Soil Volume Required (m3)				Total Soil Volume Surplus/Deficit (m3)	
Planting Area ID	Area (m2)	Soil volume multiplier*	A. Total existing or proposed soil volume (m3)	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total**		
Onsite trees												
Cornus cultivars in shared planting area	85	1	85	2 x 0.5 = 1	0	0	12	N/A	N/A	12	73	
Acer griseum in individual planters	99	0.65	64	8	0	0	64	N/A	N/A	64	34	
Replacement Tree Total:				9								
Neighbouring (off-site) lots (excluding City property)												
Planting Area OSA X												
Calculation Instructions							E	F	G	Total		
							Calculation	If B=1, Bx8	If C=1, Cx20	If D=1, Dx35	E+F+G	
								If B>1, Bx6	If C>1, Cx15	If D>1, Dx30		
* On ground (excluding exposed bedrock): use a multiplier of 1.												
* On structure or bedrock: use depth of soil (m).												
* For soil cells: use multiplier of 0.92.												
* For structural soil: use multiplier of 0.2												
** Total must not exceed value in column A ("Estimated ex. soil volume"). If Total exceeds value in column A, then the number or size of proposed replacement trees must be reduced.												

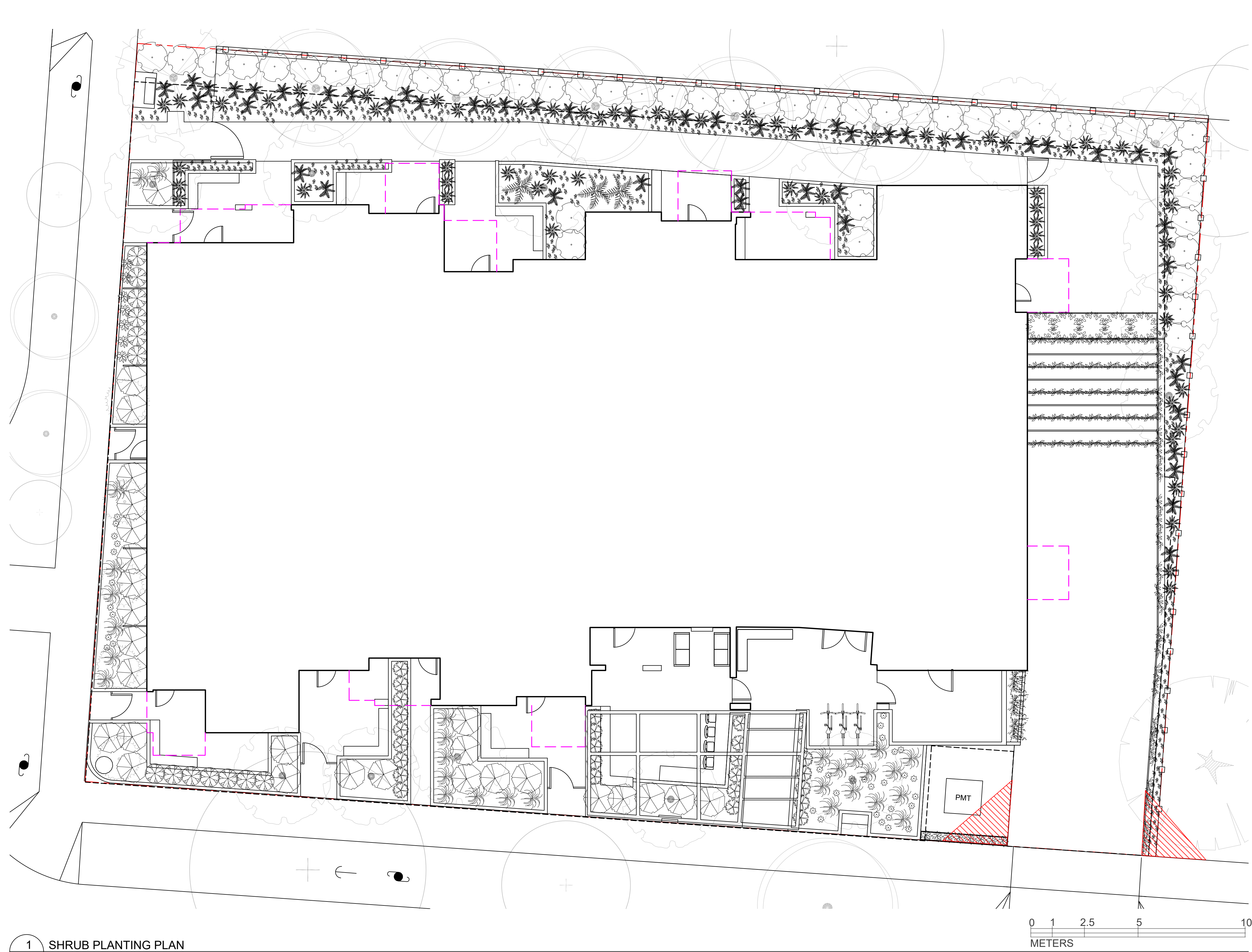
ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100

L3 TREE PLANTING PLAN

DATE: April, 2022



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	#2			1.2-1.8	1.2-1.8
1		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	Flat		Yes	0.3	4.5
33		Choisya ternata	Mexican Orange Blossom	#3		Yes	1.2-2.4	1.2-2.4
7		Buxus sempervirens	Boxwood	#2			0.9-9m	1m
35		Rudbeckia hirta	Black-eyed Susan	#1		Yes	0.9	0.6
3		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	#3			0.6-0.9	0.9-1.2
20		Asarum canadense	Canadian Wild Ginger	Flat	Yes		0.15-0.3	0.3-0.6
60		Adiantum aleuticum	Maidenhair Fern	#2	Yes		0.3-0.9	0.3-0.9
52		Polystichum munitum	Western Sword Fern	#2	Yes		0.6-1.2	0.6-1.2
45		Vaccinium ovatum	Evergreen Huckleberry	#3	Yes	Yes	1.5	1.2
8		Erica x darleyensis 'White Perfection'	Winter Heath	#1		Yes	0.3	0.6

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.



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L4 SHRUB
PLANTING PLAN

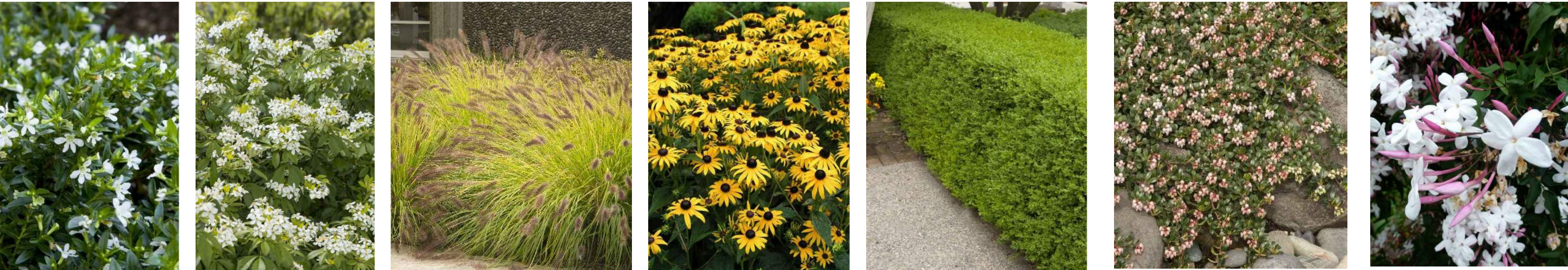
DATE: April, 2022

SHADE PLANTING PALETTE



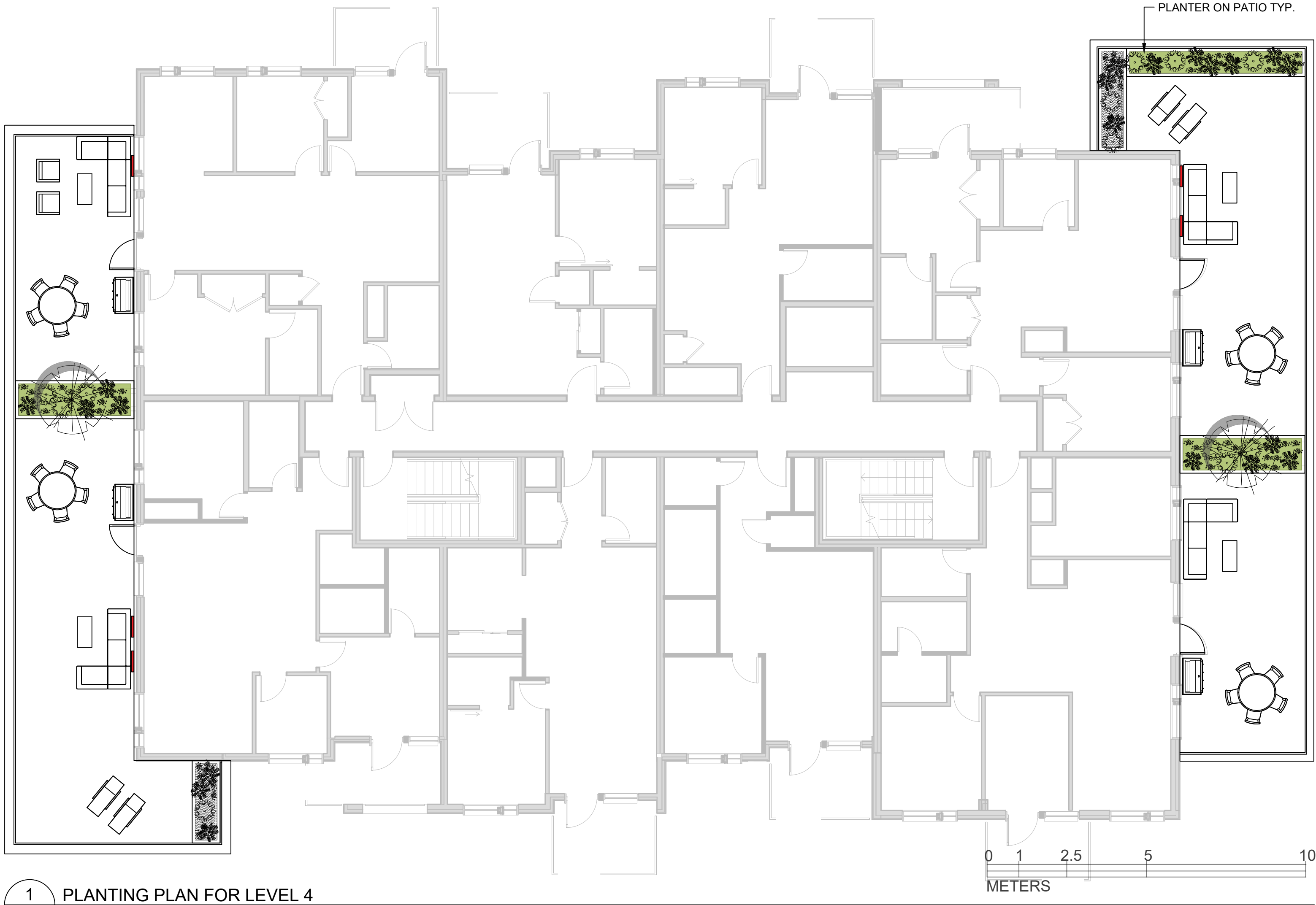
SWORD FERN MAIDENHAIR FERN WILD GINGER EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



ITSY BITSY WHITE FALSE HEATHER MEXICAN ORANGE BLOSSOM FOUNTAIN GRASS RUDBECKIA BOXWOOD MASSACHUSETTS KINNIKINNICK - UPPER LEVEL HANGING PLANTERS WHITE JASMINE - DRIVEWAY TRELLIS

VINES

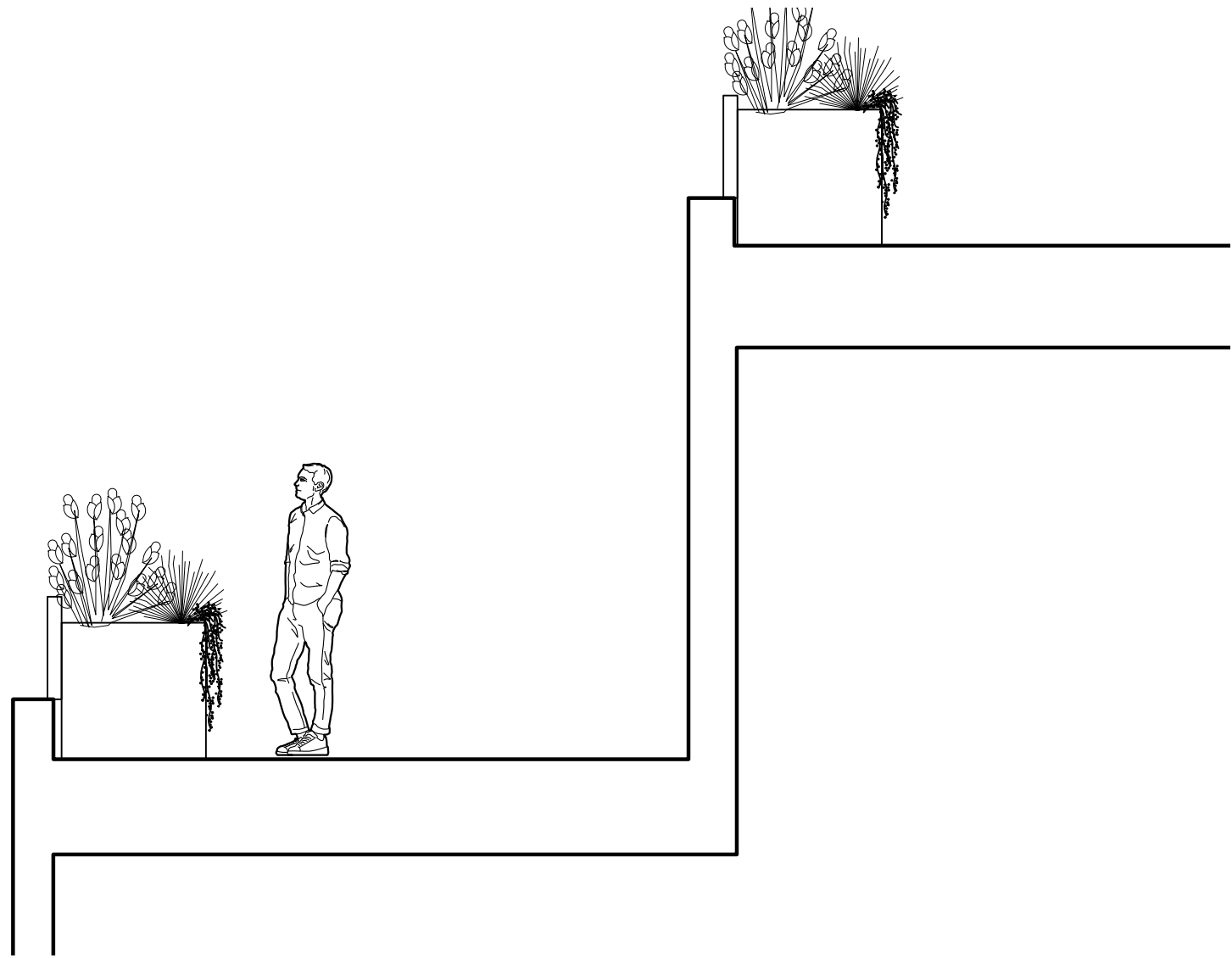


1
L5
PLANTING PLAN FOR LEVEL 4
1:100



2
L5
PLANTING PLAN FOR LEVEL 5
1:100

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
4		Olea europaea	Olive tree	B&B	6-9	4-7
12		Lavandula angustifolia	English Lavender	Perennial	70cm	90cm
12		Thymus vulgaris	Thyme	Perennial	0.15-0.3m	0.15-0.3m
15		Salvia officinalis	Common Sage	Perennial	50cm	30cm
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.						



3
L5
PLANTER ON PATIO
NTS



UPPER PATIO DESIGN INSPIRATION



LAVENDER



THYME



SAGE



OLIVE TREE



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L5
PLANTER ON
PATIO LEVEL 4&5

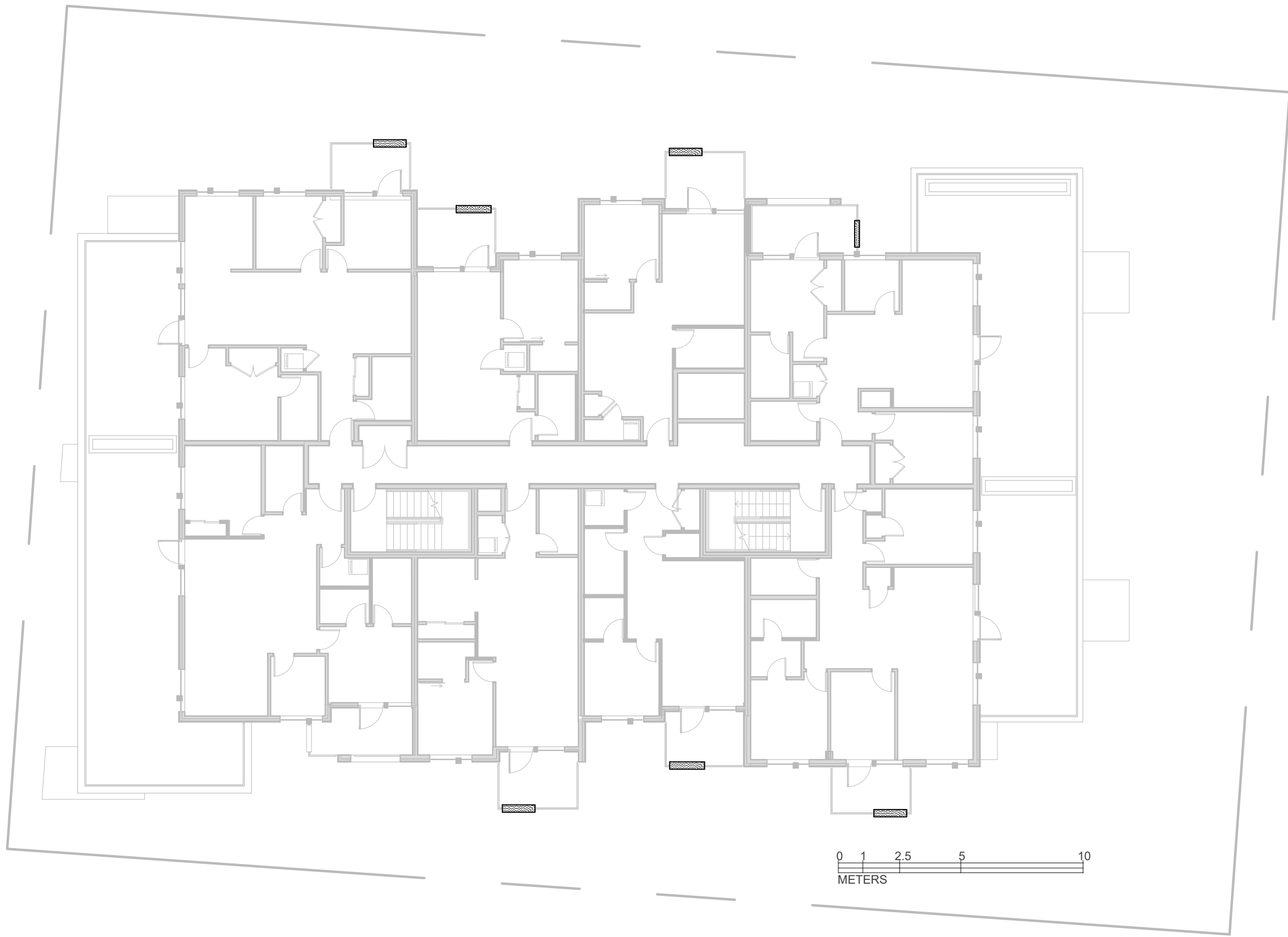
DATE: April, 2022



1 LEVEL TWO PLAN
L6 NTS



2 LEVEL THREE PLAN
L6 NTS

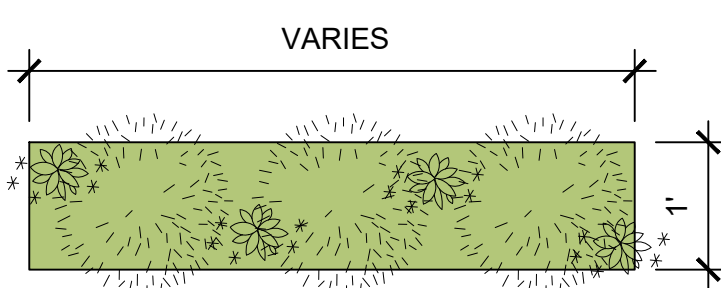


3 LEVEL FOUR PLAN
L6 NTS



4 LEVEL FIVE PLAN
L6 NTS

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
99		Ilex crenata 'Dwarf Pagoda'	Dwarf Pagoda Japanese Holly	#1	0.6	0.6
7		Arctostaphylos uva-ursi	Kinnikinnick	Flat	0.2	4.5
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.						



5 RAILING PLANTER PLAN
L6 NTS

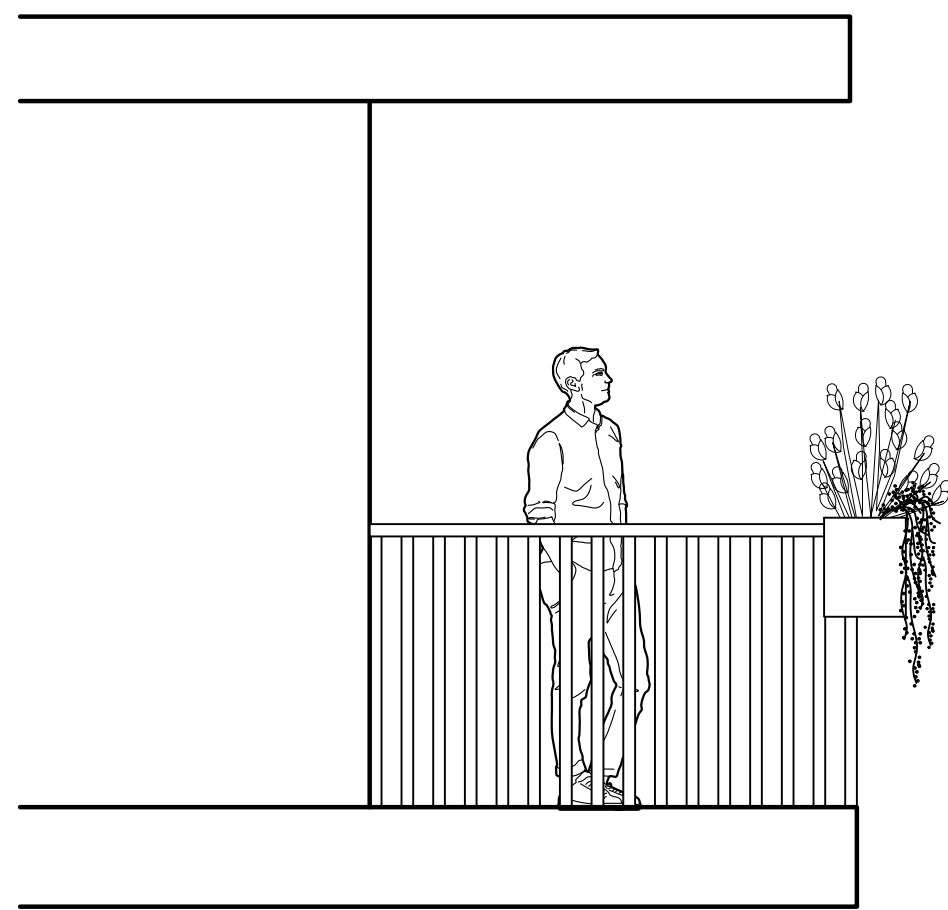


ILEX CRENATA

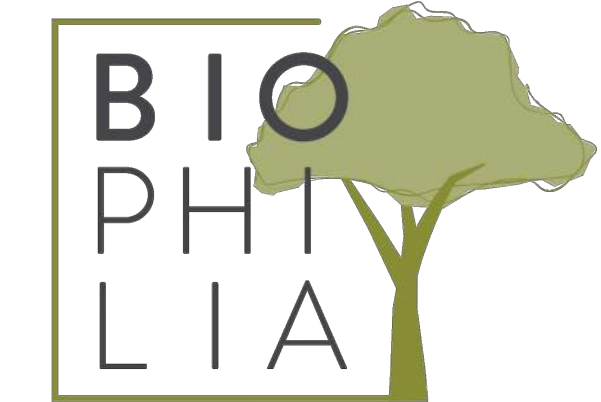


KINNIKINNICK

NOTES:
1. PLANTS TO BE WATERED MANUALLY.



5 PLANTER ON BALCONY RAILING
L6 NTS



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

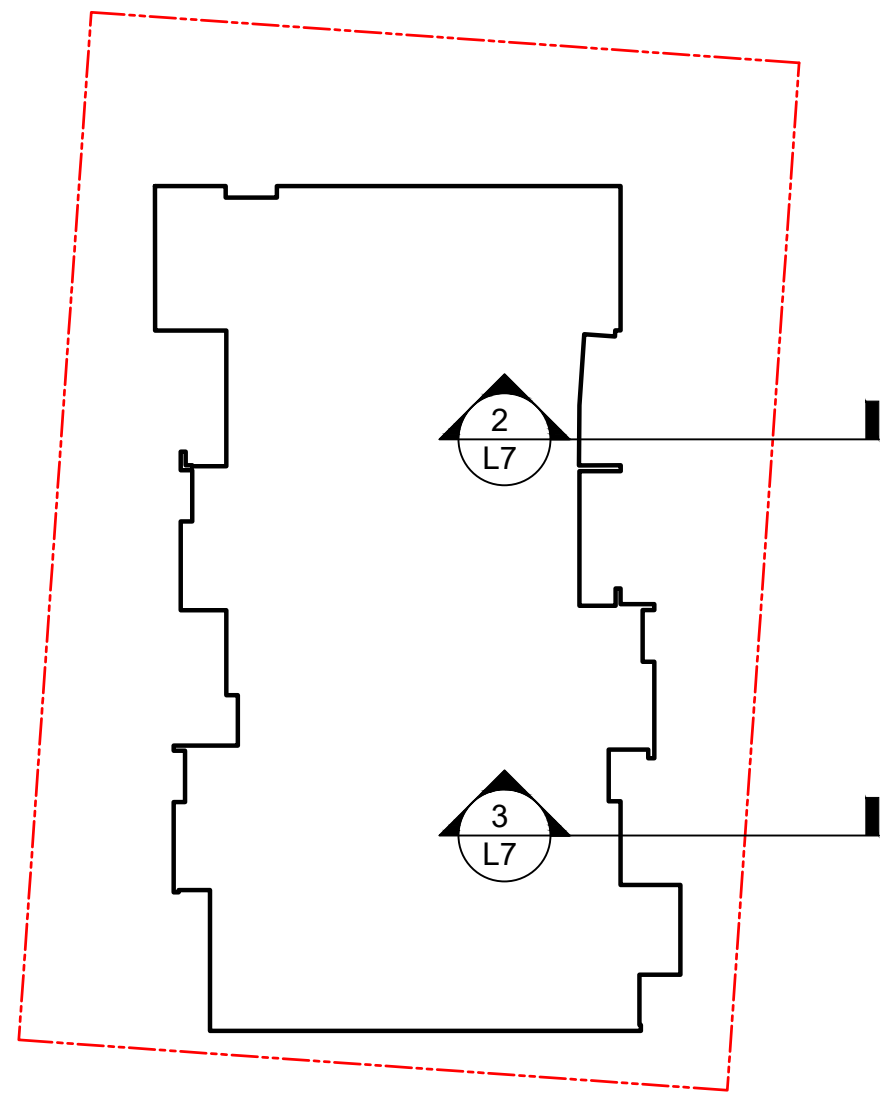
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: AS NOTED

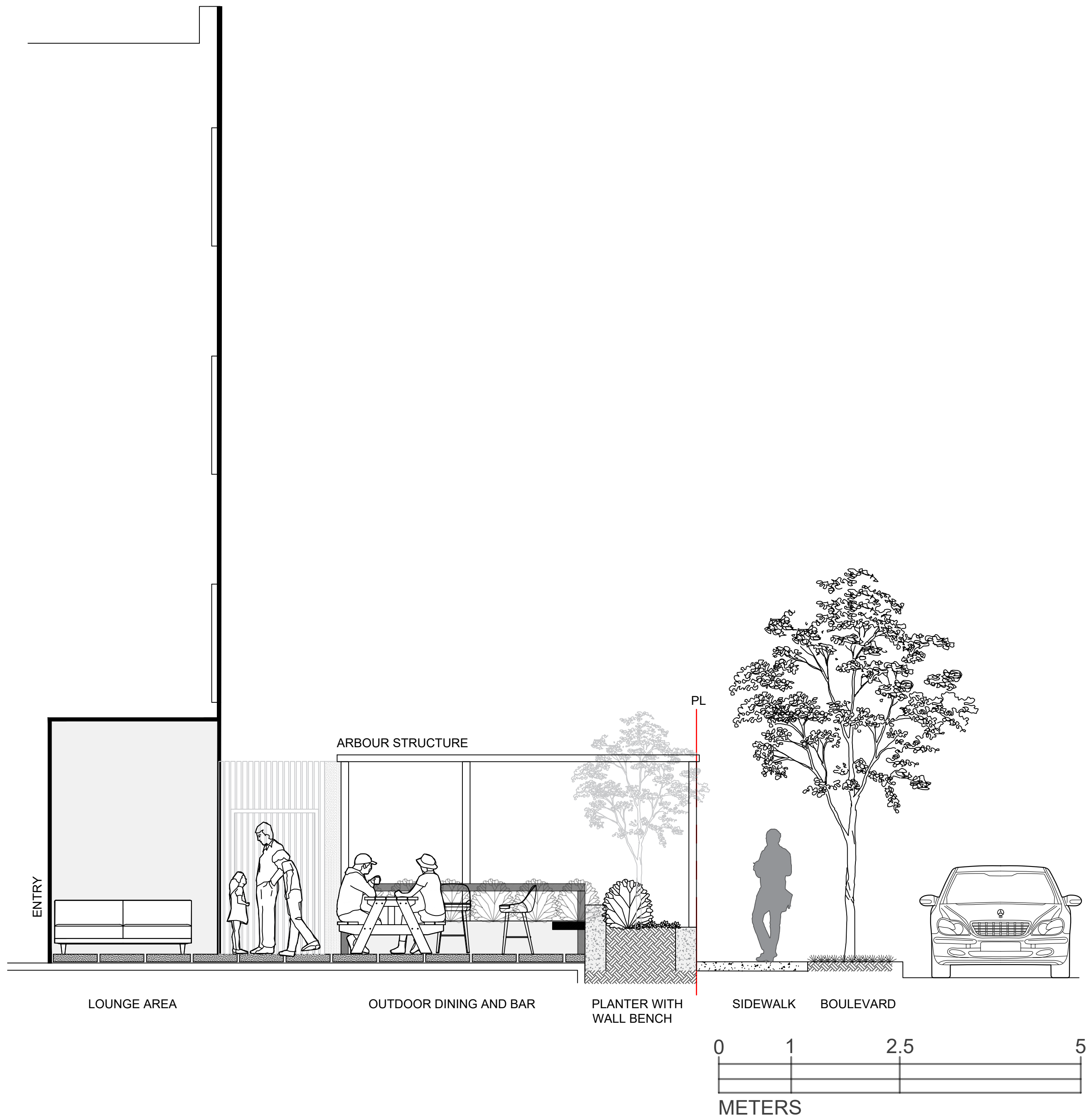


L6 PLANTER ON
BALCONY RAILING

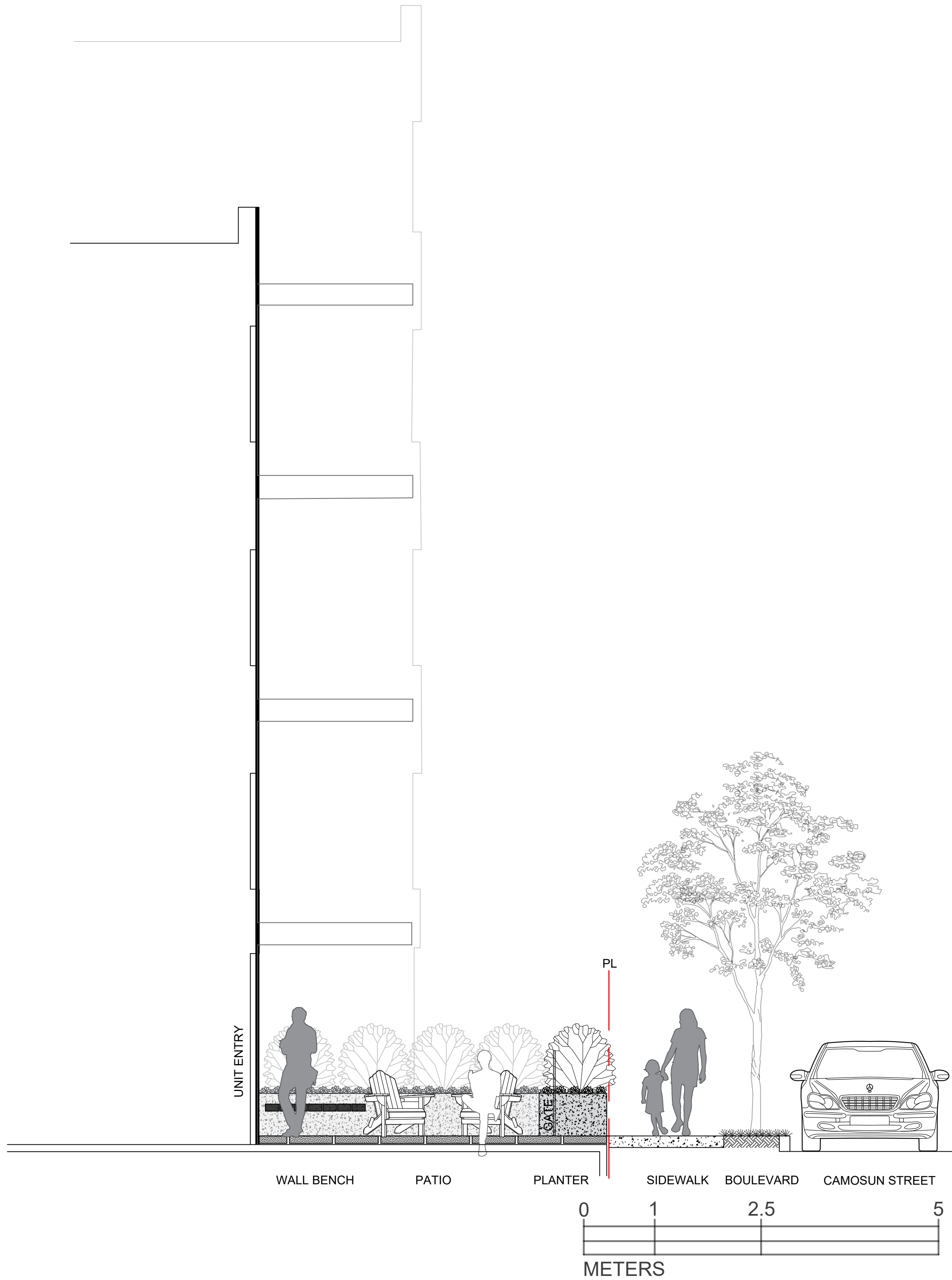
DATE: April, 2022



1 KEY PLAN
L7



2 COMMON PATIO
L7 1:50



3 EAST PATIO
L7 1:50



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

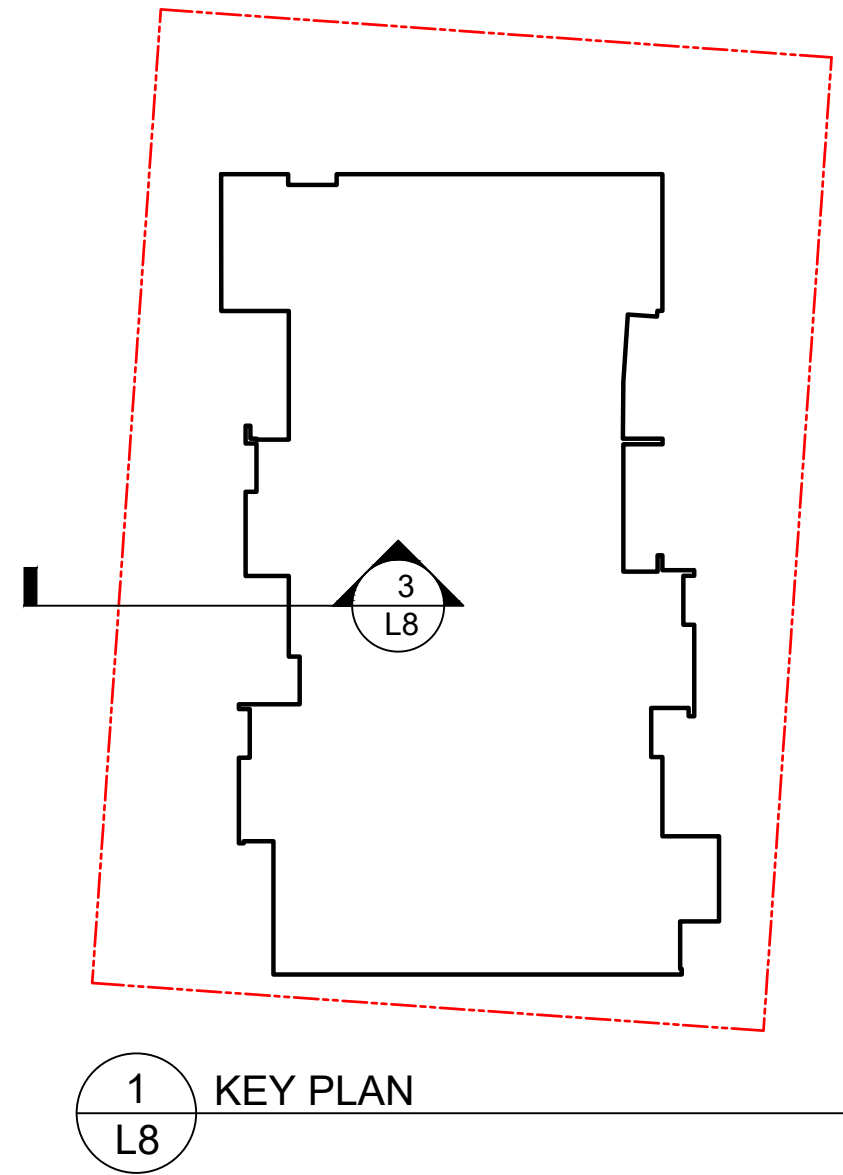
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: AS NOTED

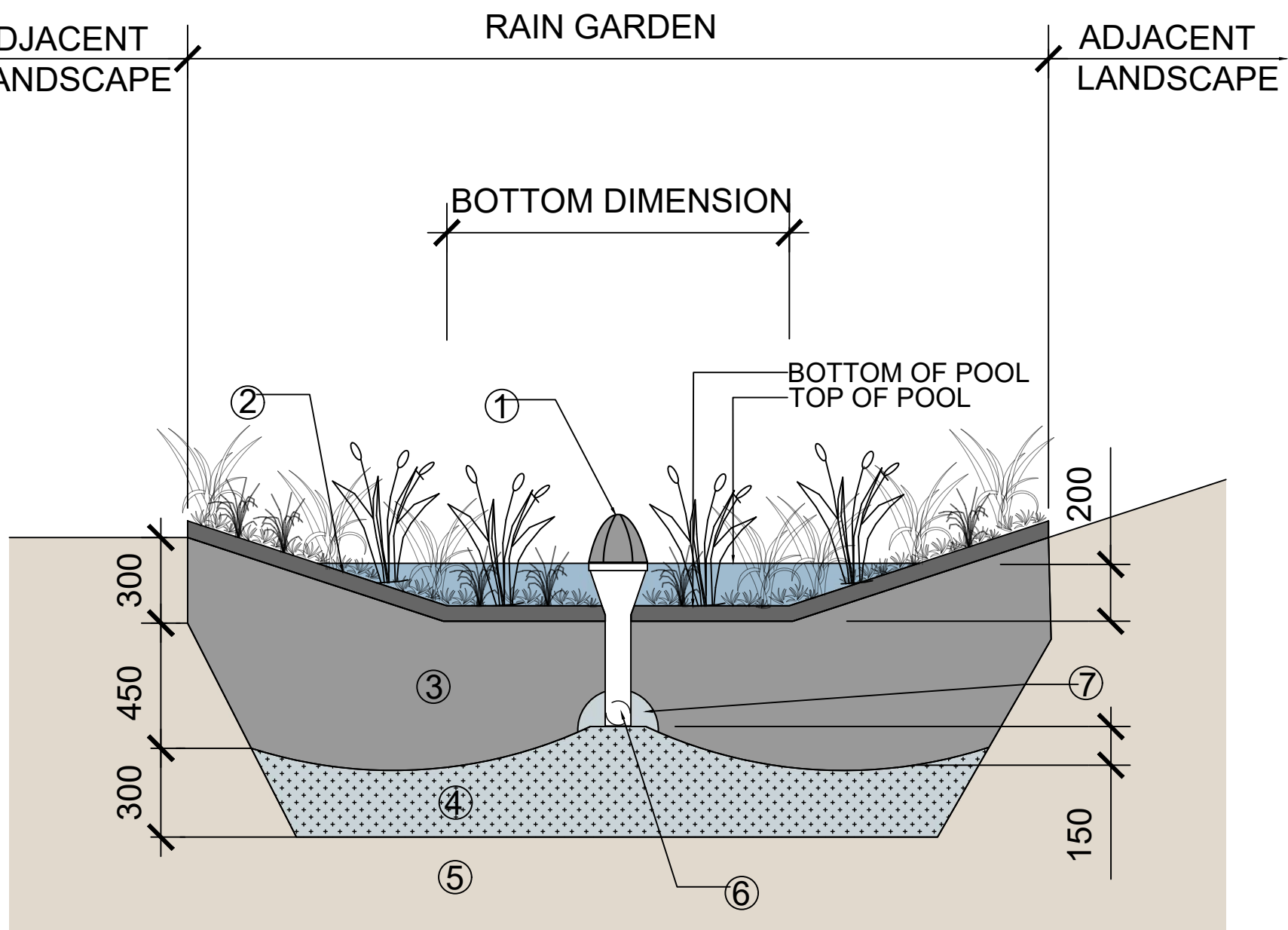


L7 SECTIONS/
ELEVATION

DATE: April, 2022



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) PERFORATEDPIPE
 7. 25 MM DIAMETER DRAIN ROCK, 100 MM DEPTH

2 BIOSWALE DETAIL
L8 NTS



3 WEST PATIO SECTION
L8 1:50



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

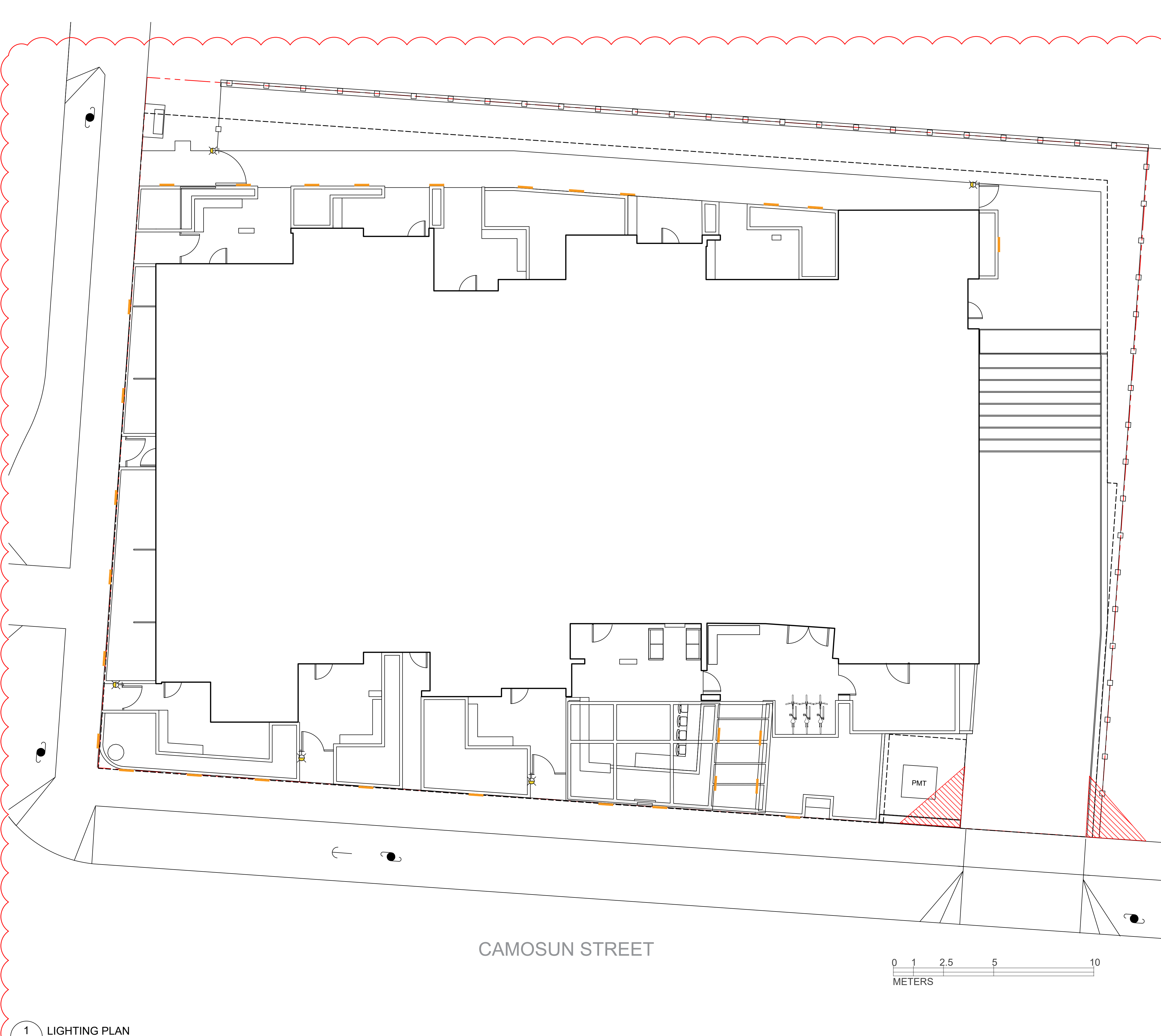
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:50

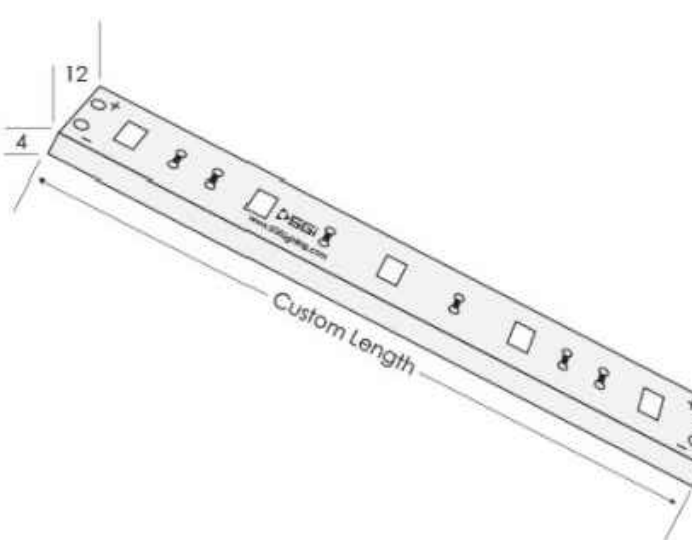


L8 SECTIONS/
ELEVATION

DATE: April, 2022



1 SPECIAL ORDER: Please confirm availability.
Allow for 4 - 6 weeks lead time.



Operating Voltage (ov)	24V DC	12V DC ¹
Finish (fin)	Rugged - silicone injected, available in: WHT White PCB BLK Black PCB ¹	
Light Colour (lc) Correlated Colour Temperature (CCT)	2700K	Incandescent White
	3000K	Warm White
	3500K	Sand White
	4000K	Neutral White
	5000K	Cool White
	Specify Kelvin (K) for other CCTs ¹ R Red ¹ G Green ¹ B Blue ¹ A Amber ¹ See RGB spec sheets for Colour Changing options	
Beam Angle (ba) Degrees	120°	
Light Output Lumens (at 85 CRI)	2700K	139.8 per foot
	3000K	145.4 per foot
	3500K	151.1 per foot
	4000K	163.4 per foot
	5000K	173.7 per foot
CRI (cri) Colour Rendering Index	85	95 ¹
IP Rating	IP67	
Dimension Width, Height, Length	W	0.42" 12 mm
	H	0.15" 4 mm
	L	Specify maximum length in inches
Watts	2.2W per foot	
Input Voltage	AC 100V - 240V, 277V external transformer	
Dimmable	Yes With dimmable transformer MLV, ELV or 0-10V. Please specify at time of order.	
Operating Temperature	-25°C to +50°C -13°F to 122°F	
Life Lumen Maintenance	50,000 hours	
Warranty	5 Years	



Recommended Tracks	LP1707	REC1707	UCH1715	ANG2618
--------------------	--------	---------	---------	---------

Part Number Configuration - FLEX-P-REG-ov-fin-lc-cri

Category	Family	Operating Voltage (ov)	Finish (fin)	Light Colour (lc)	CRI (cri)
FLEX-P Professional	REG	12VDC ¹	WHT White	2700K IW	85
		24VDC	BLK Black ¹	3000K WW	95 ¹
				3500K SW	
				4000K NW	
				5000K CW	
				R ¹ G ¹ B ¹ A ¹	

PLANTER DOWNLIGHT

Cylinder 7" 1 Light Wall Light Black 9234BK

© 2021 Kichler Lighting LLC. All Rights Reserved.

SPECIFICATIONS

Certifications/Qualifications	Yes
Dark Sky Compliant	www.kichler.com/warranty

Dimensions	
Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	0.95 LBS
Height from center of Wall opening (Spec Sheet)	3.50"
Height	7.00"
Width	4.75"

Light Source	
Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"

Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	0.95 LBS

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	9234BK

GATE DOWNLIGHT



14



Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100

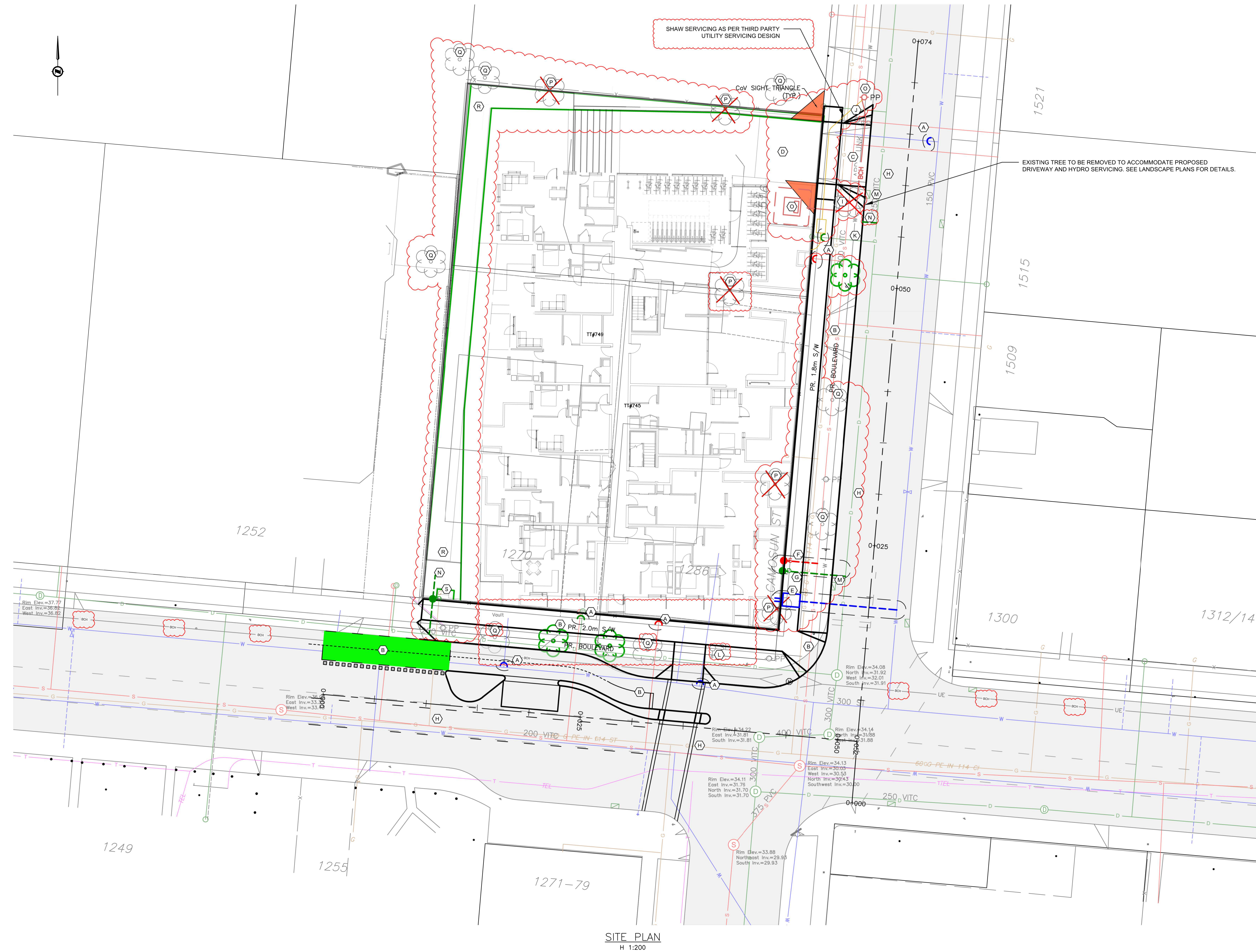


L9 LIGHTING PLAN

DATE: April, 2022

1 LIGHTING PLAN
L9 1:100

PRELIMINARY CIVIL PLAN



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 JUNCTIONS BOXES FOR FUTURE STREETLIGHTS, AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF OB LEADS. 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.
 - (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.



KEY PLAN
NTS

1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN

Scale
horiz. 1:200
Sheet 1 of 1

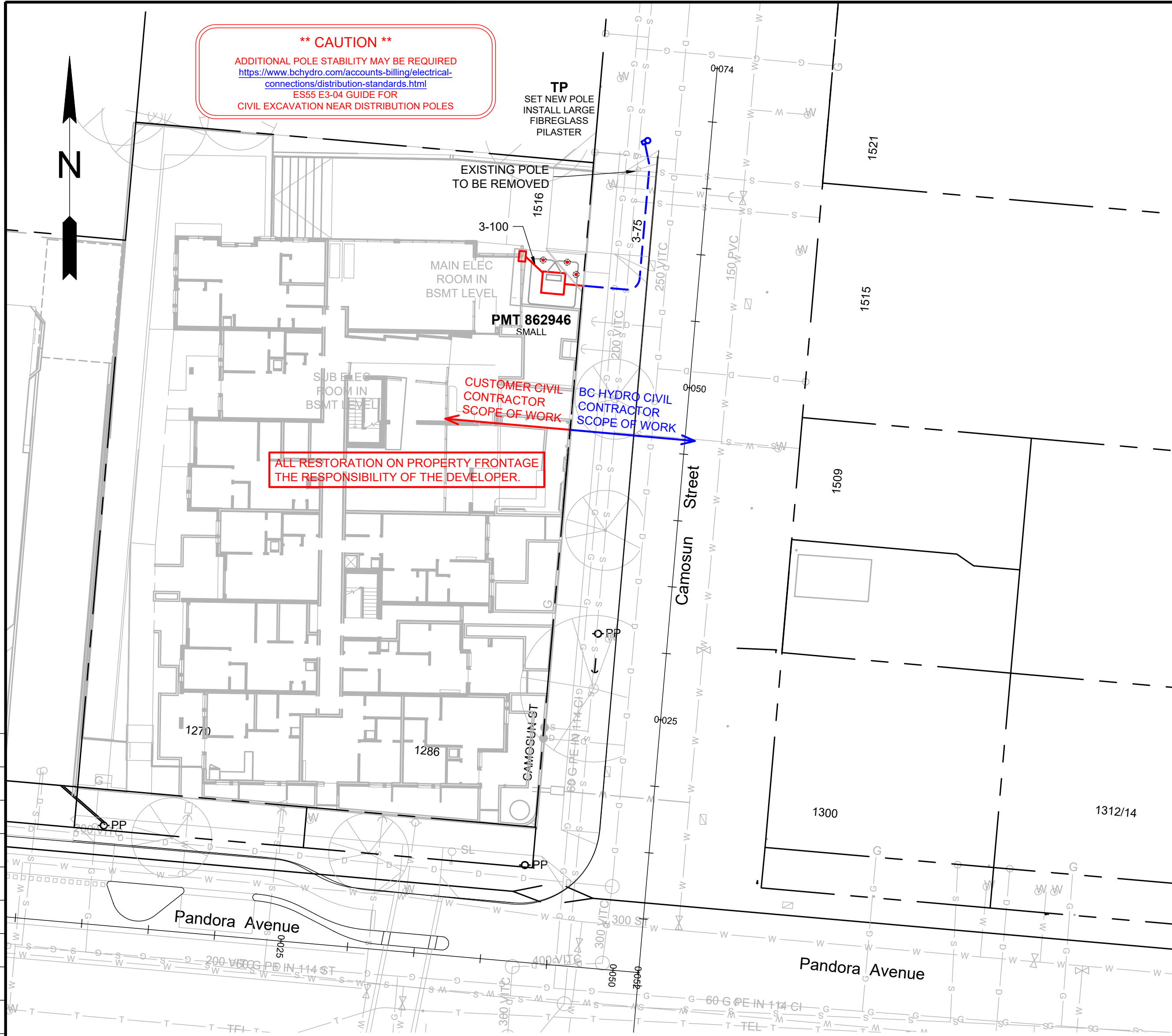
Eng. Project No. 33318



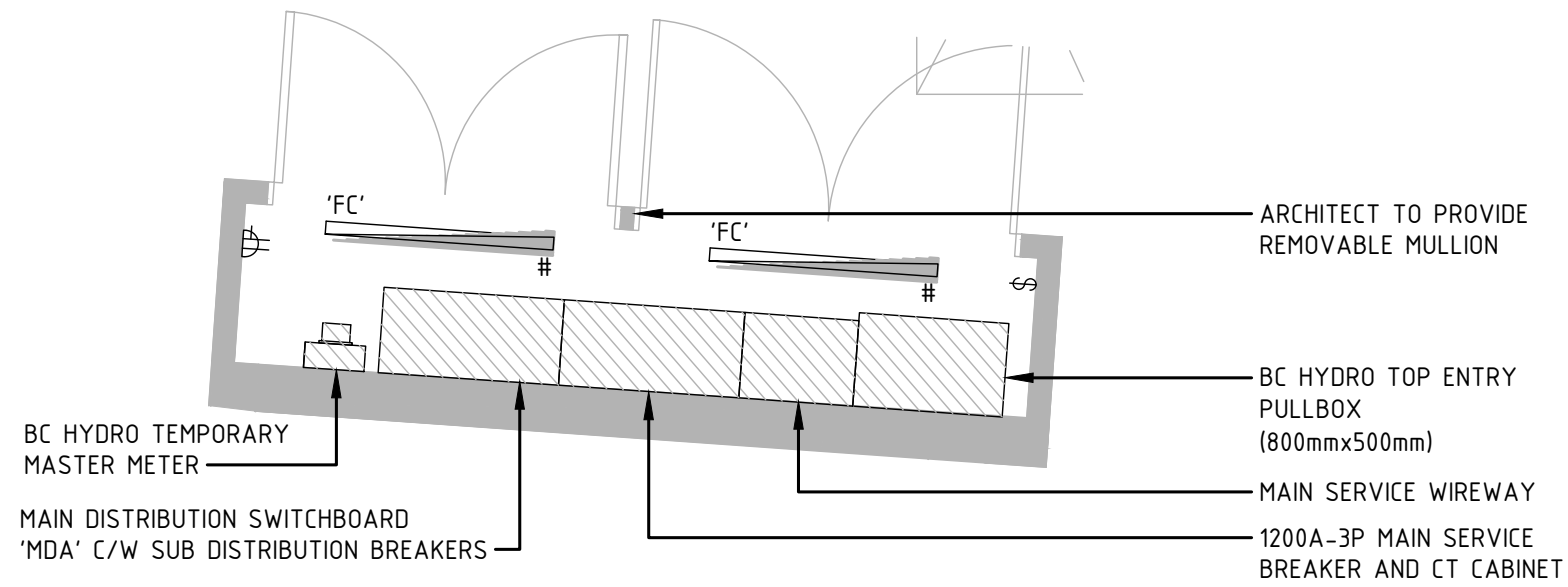
LEGEND		
LS	CLEANOUT	DITCH
PP	CATCHBASIN	METER
UE	MANHOLE	FLUSH VALVE
G	SERVICE RISER	VALVE
W	MOUNTABLE CURB	REDUCER
S	NON-MOUNT. CURB	HYDRANT
D	EDGE ASPHALT	AIR VALVE

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

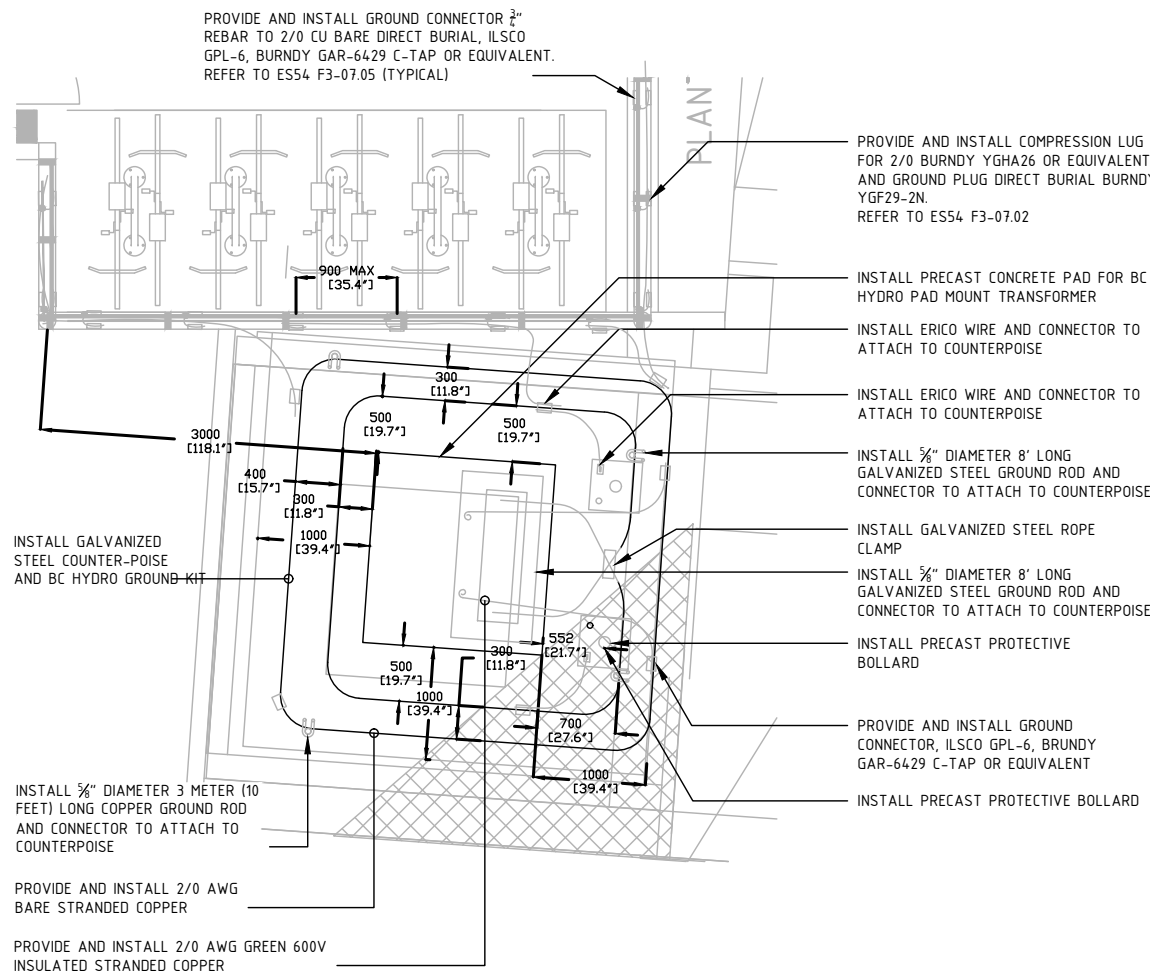
G:\DD\5_MCLAREN_CHECKOUT\Zou Michael\WORK IN PROGRESS\500-U07-08680_A2\FB_1.dwg
Drawing Unit = Metric (0)
ZOU, MICHAEL
3/21/2022 1:38 PM



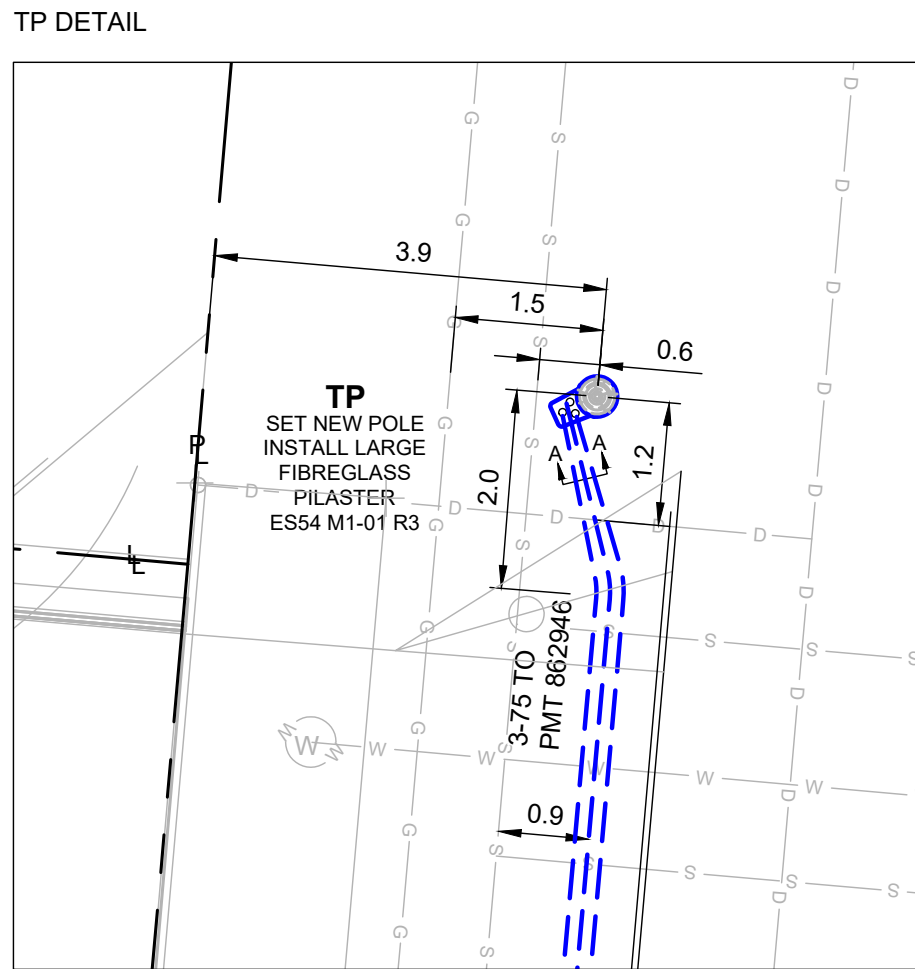
PLAN SCALE: 0 10m 1:250



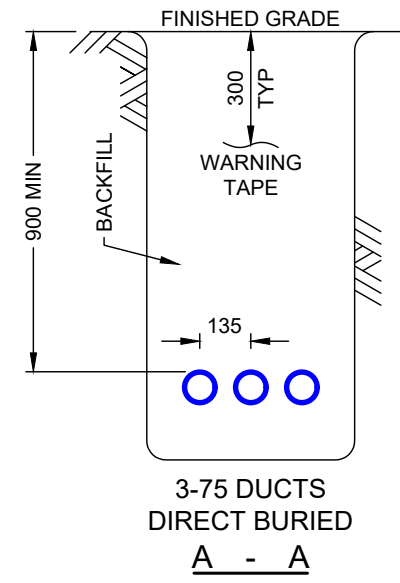
MAIN ELECTRICAL ROOM DETAIL N.T.S.



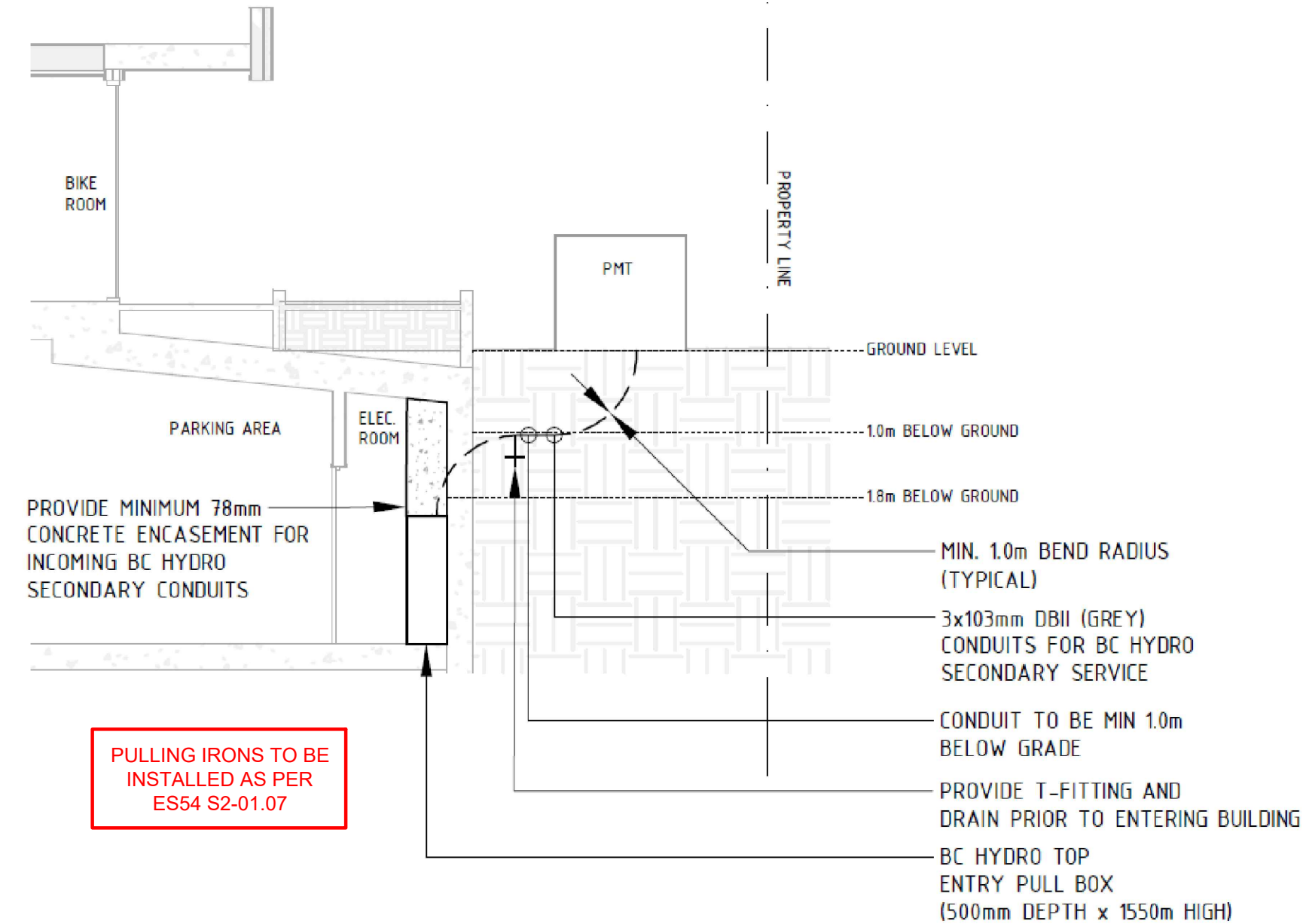
BC HYDRO COUNTERPOISE AND CUSTOMER GROUNDING DETAIL N.T.S.



DETAILS N.T.S.

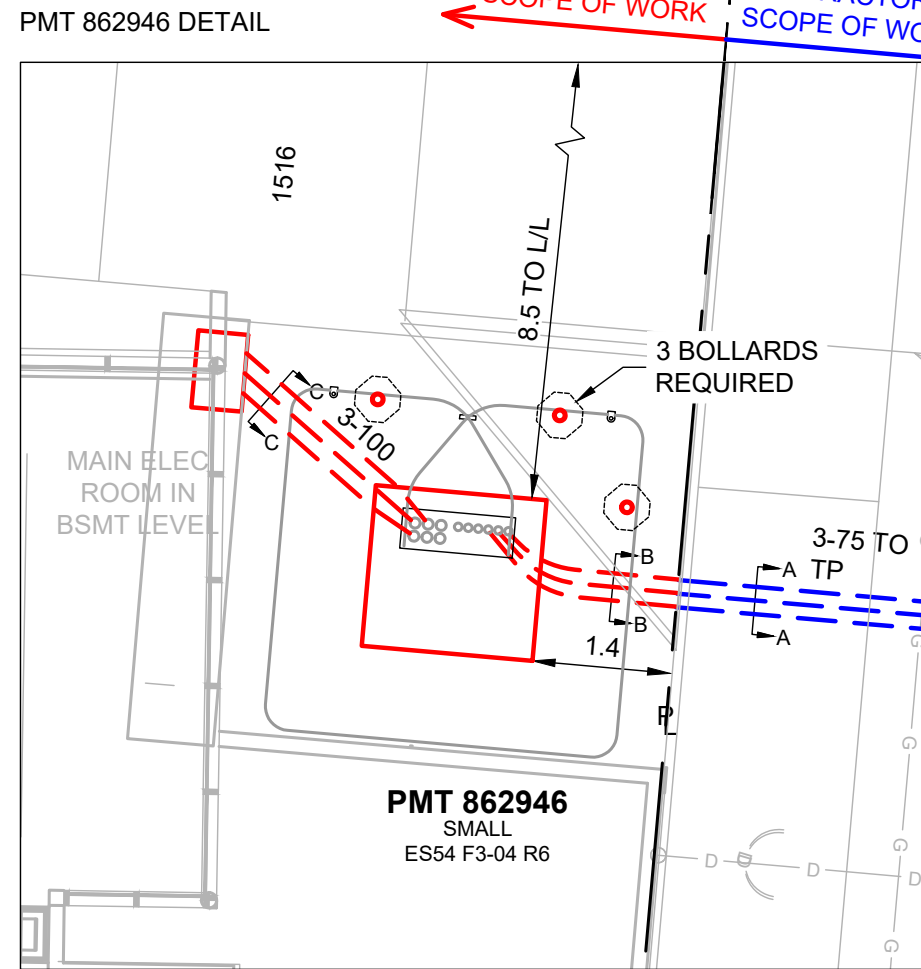


TRENCH DETAILS N.T.S.



SECONDARY DUCT PROFILE N.T.S.

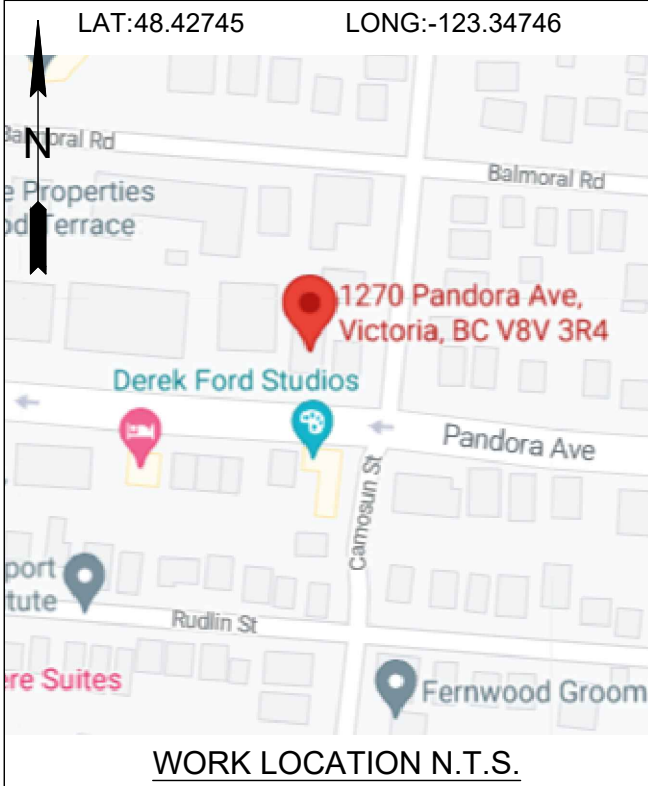
CUSTOMER CIVIL CONTRACTOR SCOPE OF WORK
BC HYDRO CIVIL CONTRACTOR SCOPE OF WORK



DISCLAIMER
THIS DRAWING IS THE PROPERTY OF BC HYDRO AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF BC HYDRO. BC HYDRO WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING. PLEASE NOTE THAT BC HYDRO DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE CONTENTS, WHETHER SHOWN OR OMITTED FROM THIS DRAWING.

UNDERGROUND UTILITY CHECKS	
	Within 1m of Plant Location (as per Design BC 1 Call) Y/N
Gas	
Water	
Sanitary Sewer	
Storm Sewer	
Telephone	
Cable	
Electrical	
Other	
Design BC 1 Call #	20214414965
Construction BC 1 Call #	
Construction BC 1 Call Renewal Date	
For Mechanical Excavation within 1 metre of plant, utilities must be exposed by hand digging, unless the utility / pipeline owner requested a different excavation method.	
Design BC 1 Call Ticket number valid for planning purposes only. Ticket refresh by a Construction BC 1 Call must be completed.	

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW



WORK LOCATION N.T.S.

BC ONE CALL

CALL BEFORE YOU DIG
1-800-474-6886
CALL AT LEAST 3 FULL WORKING DAYS BEFORE YOU PLAN TO DIG



CIVIL SPEC. 1323 NOTES:

- BC HYDRO UNDERGROUND CIVIL INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CLASS OF WORK SPECIFICATION 1323 AND BC HYDRO UNDERGROUND DISTRIBUTION ENGINEERING STANDARDS SERIES ES53 AND ES54.
- ANY CHANGES NEED TO HAVE PRIOR APPROVAL OF BC HYDRO CIVIL INSPECTOR.
- UNLESS OTHERWISE NOTED ON TRENCH DETAILS OR REQUIRED PER ES 54 H0-02.02, ALL CONDUIT INSTALLATION FOR BC HYDRO ON PUBLIC OR PRIVATE PROPERTY SHOULD HAVE MIN. 0.9m COVER AND ANY FACTORY BEND MUST HAVE A MIN. RADIUS OF 0.9m.
- ALL UTILITIES (EXCEPT TELUS) MUST MAINTAIN A 0.9m HORIZONTAL AND 0.3m VERTICAL SEPARATION FROM BC HYDRO DUCT UNLESS DIRECTED OTHERWISE BY BC HYDRO CIVIL INSPECTOR.
- OTHER UTILITIES SHOWN ON THE CIVIL DRAWING ARE FOR REFERENCE ONLY. PROVE LOCATION OF ALL UTILITIES IN THE WORK AREA BEFORE CONSTRUCTION. FOR CURRENT INFORMATION CONTACT BC ONE CALL.
- ALL OFFSETS INDICATE CENTERLINE OF BC HYDRO PLANT.
- METRES EXPRESSED IN DECIMALS, MILLIMETRES IN WHOLE NUMBERS.
- TRANSFORMER MUST BE A MIN. OF 1.5m BEHIND NON-MOUNTABLE CURB OR PROTECTED. FINAL NUMBER AND LOCATION OF PROTECTION POSTS TO BE DETERMINED IN THE FIELD BY BC HYDRO CIVIL INSPECTOR.
- FOR TRANSFORMER PAD COUNTERPOISE CLEARANCES TO OTHER UTILITIES AND UNDERGROUND CONDUCTIVE SURFACES, SEE ES54.
- MIN. OFFSET FOR BC HYDRO DUCTS, IN JOINT TRENCH, FROM PROPERTY LINE IS 1.2m, UNLESS OTHERWISE NOTED.
- STUB SERVICE DUCT 1.0m FROM PROPERTY CORNER AND 1.0m INTO THE LOT UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE RESOURCE THAT IS PERFORMING THE INSTALLATION OF THE PROPOSED CIVIL WORKS TO PROVIDE BC HYDRO WITH A RECORD DRAWING(S) OF THE CONSTRUCTION. THE RECORD DRAWING(S) MUST BE RECEIVED AND ACCEPTED BEFORE ELECTRICAL WORK WILL COMMENCE.

CUSTOM NOTES HERE IF REQUIRED

CIVIL PLAN LEGEND:

BC HYDRO RESPONSIBILITY	CUSTOMER RESPONSIBILITY
NEW DUCT	EXISTING DUCT
FIELD COMPLETED DUCT	FIELD COMPLETED DUCT
SERVICE BOX	SERVICE BOX
TERMINAL POLE	TERMINAL POLE
LOW PROFILE TRANSFORMER (LPT-PYRAMID PAD)	LOW PROFILE TRANSFORMER (LPT-PYRAMID PAD)
LOW PROFILE TRANSFORMER (LPT)	LOW PROFILE TRANSFORMER (LPT)
PAD MOUNT TRANSFORMER (PMT)	PAD MOUNT TRANSFORMER (PMT)
30 & 10 JUNCTION & PULL BOXES (332, 632, 832 & 1232)	30 & 10 JUNCTION & PULL BOXES (332, 632, 832 & 1232)
PRECAST MANHOLE	PRECAST MANHOLE
VISTA SWITCH SUBMERSIBLE (VSWB)	VISTA SWITCH SUBMERSIBLE (VSWB)
VISTA SWITCH ABOVE GROUND (VSWA)	VISTA SWITCH ABOVE GROUND (VSWA)
REFER TO ES53 AND ES54 UNDERGROUND STANDARDS	

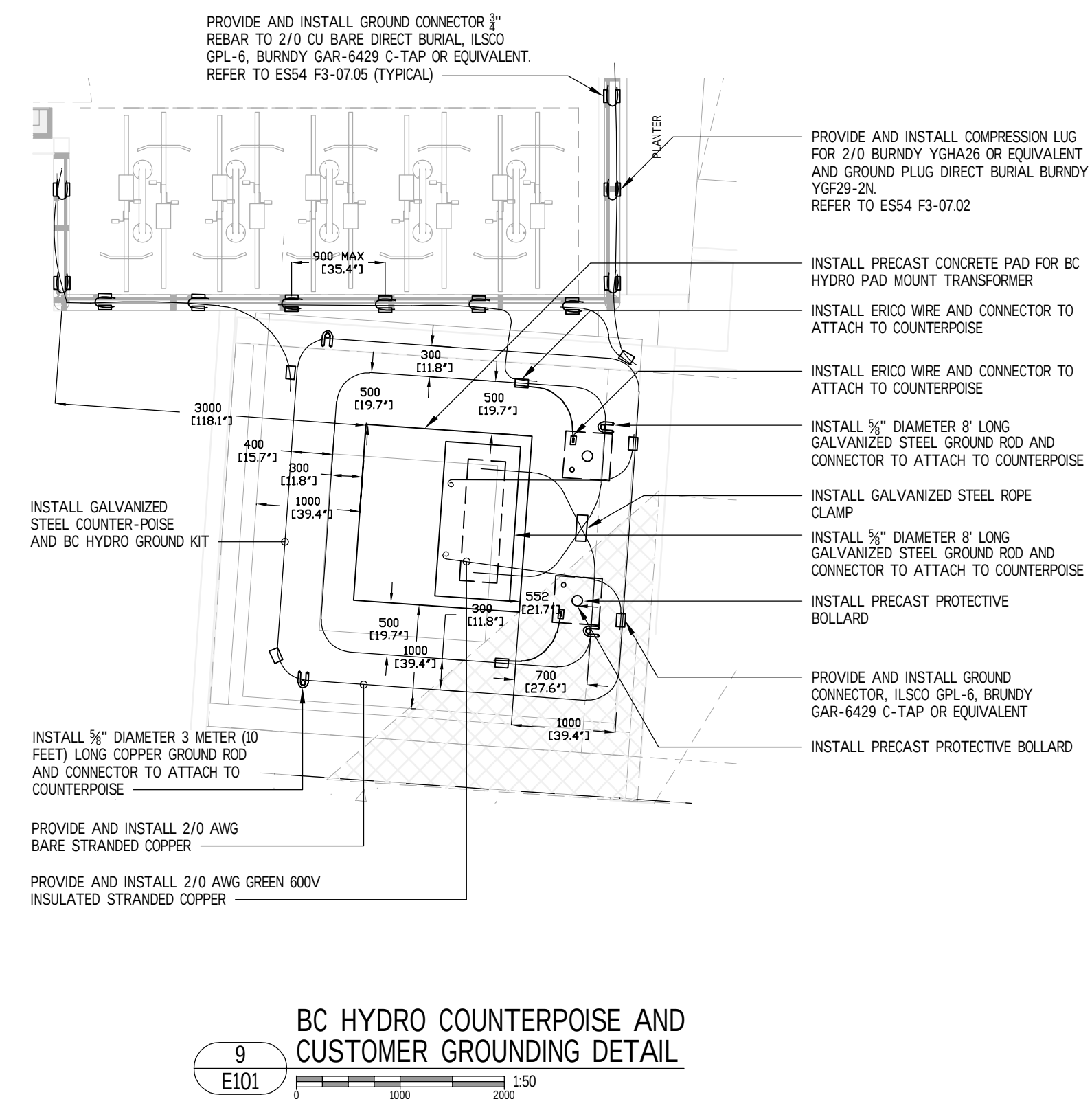
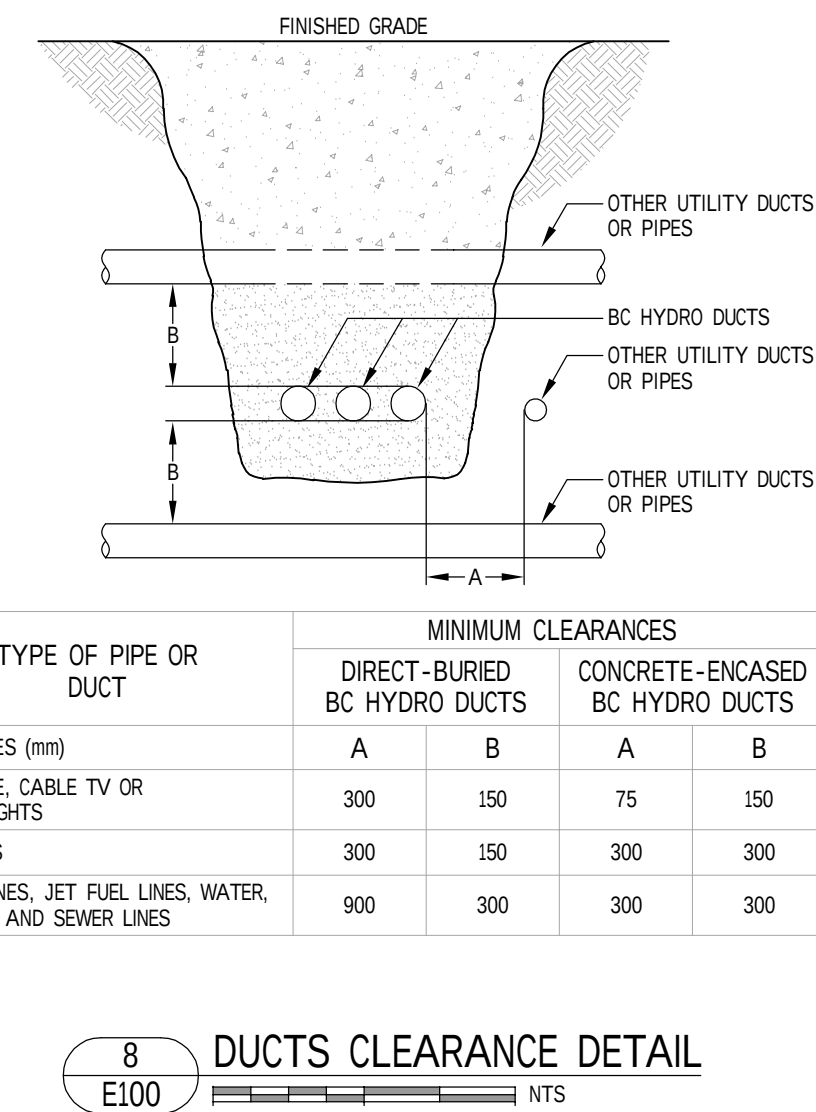
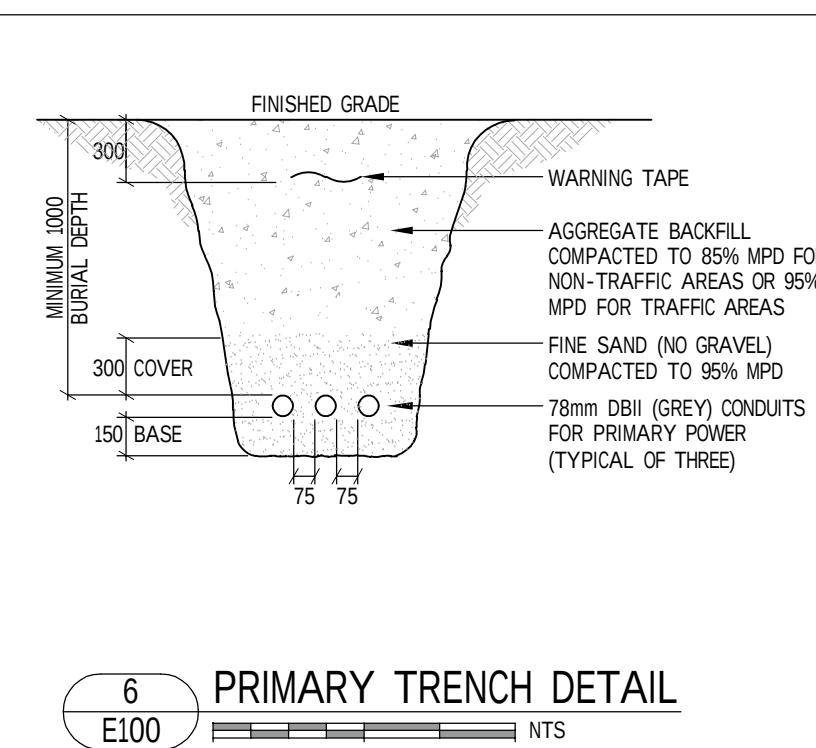
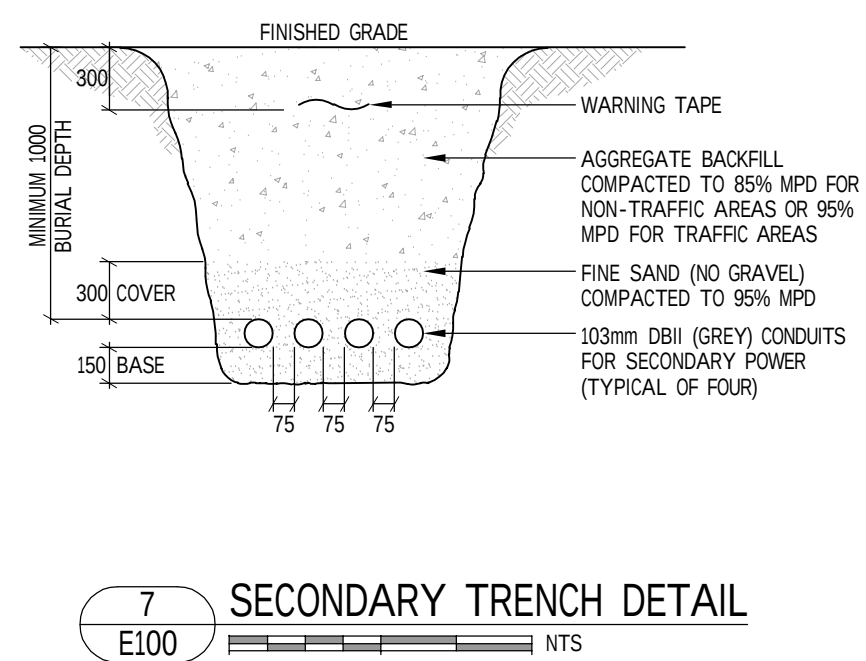
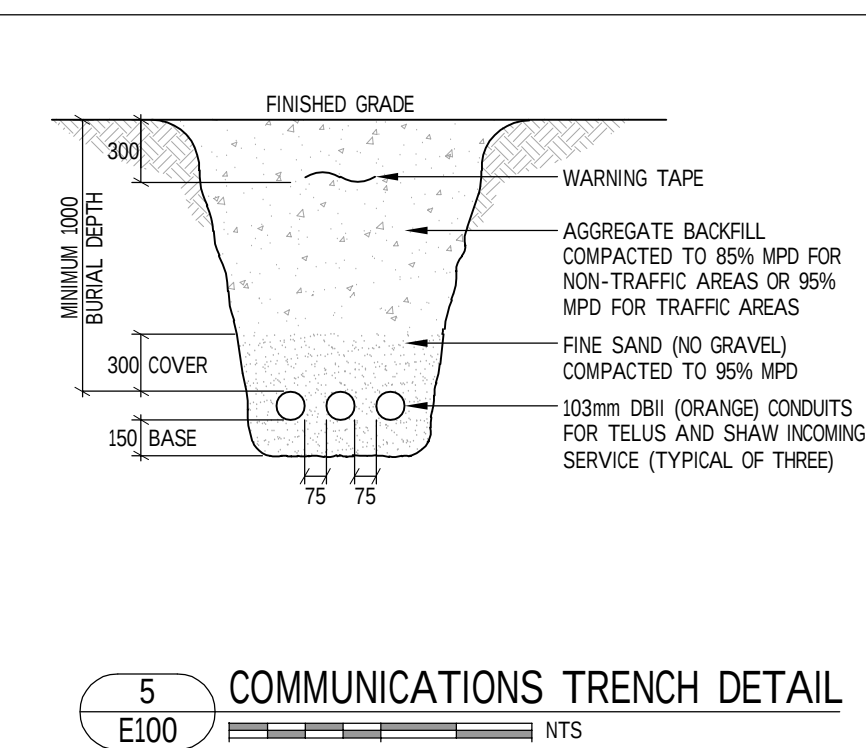
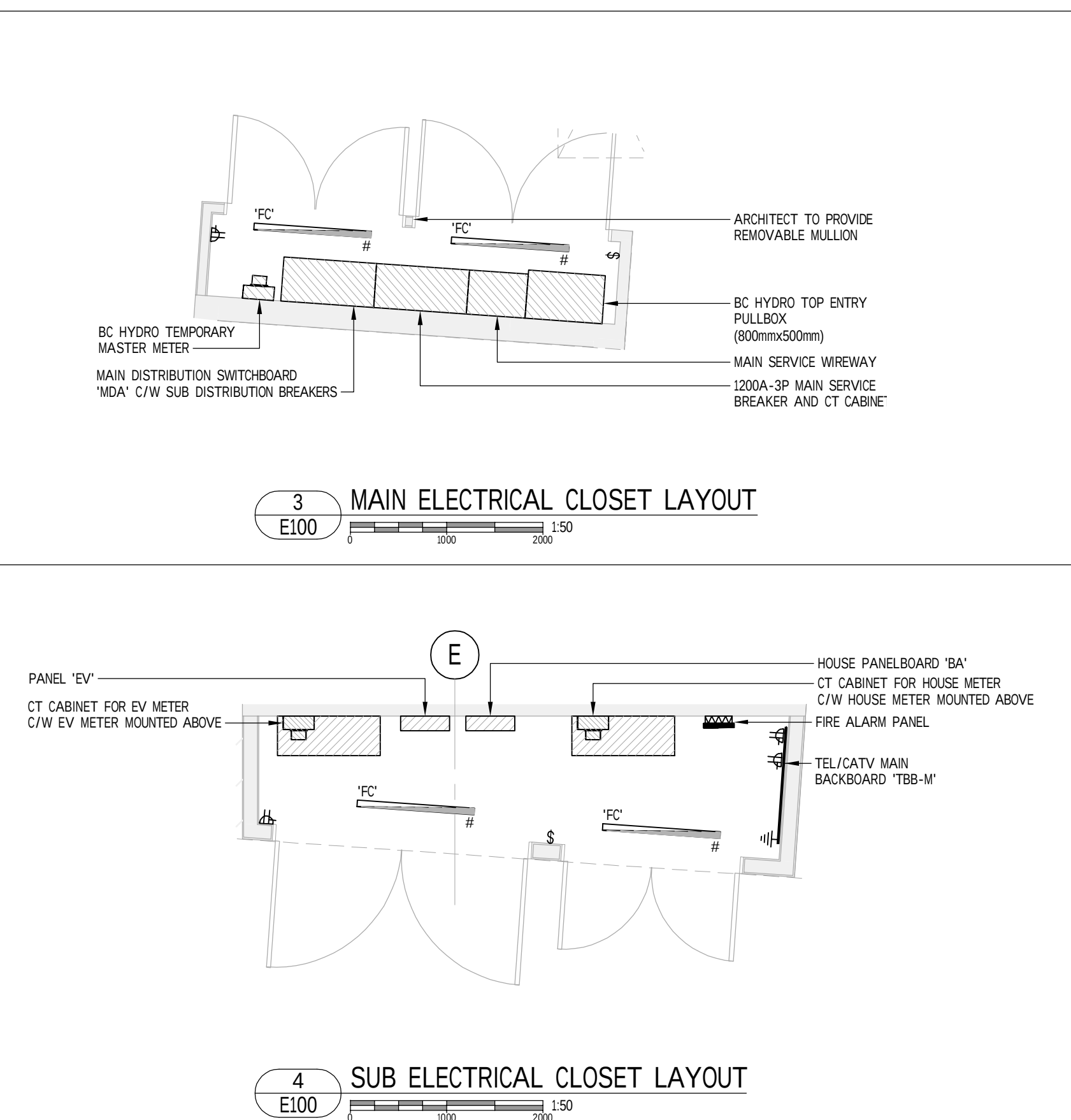
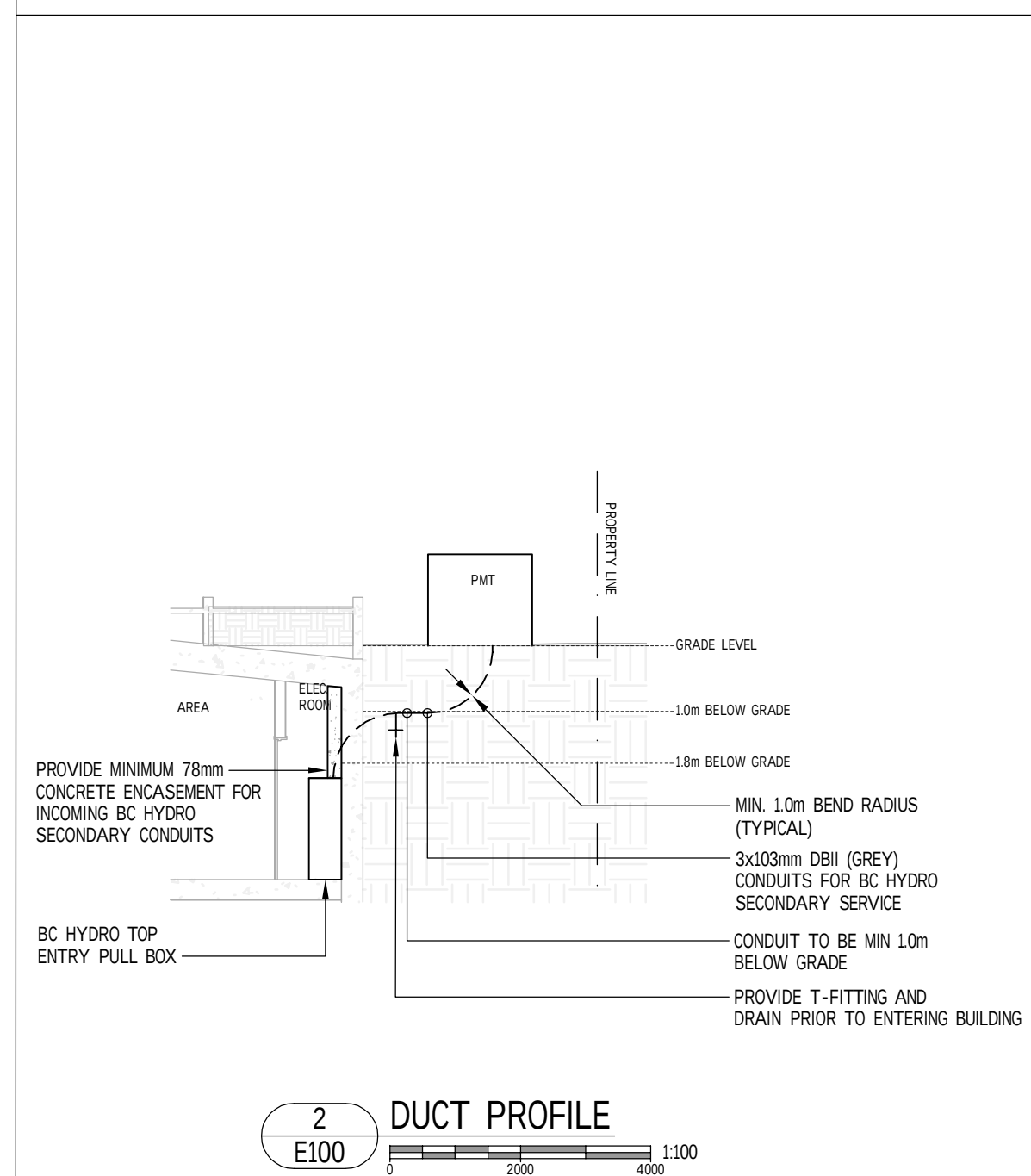
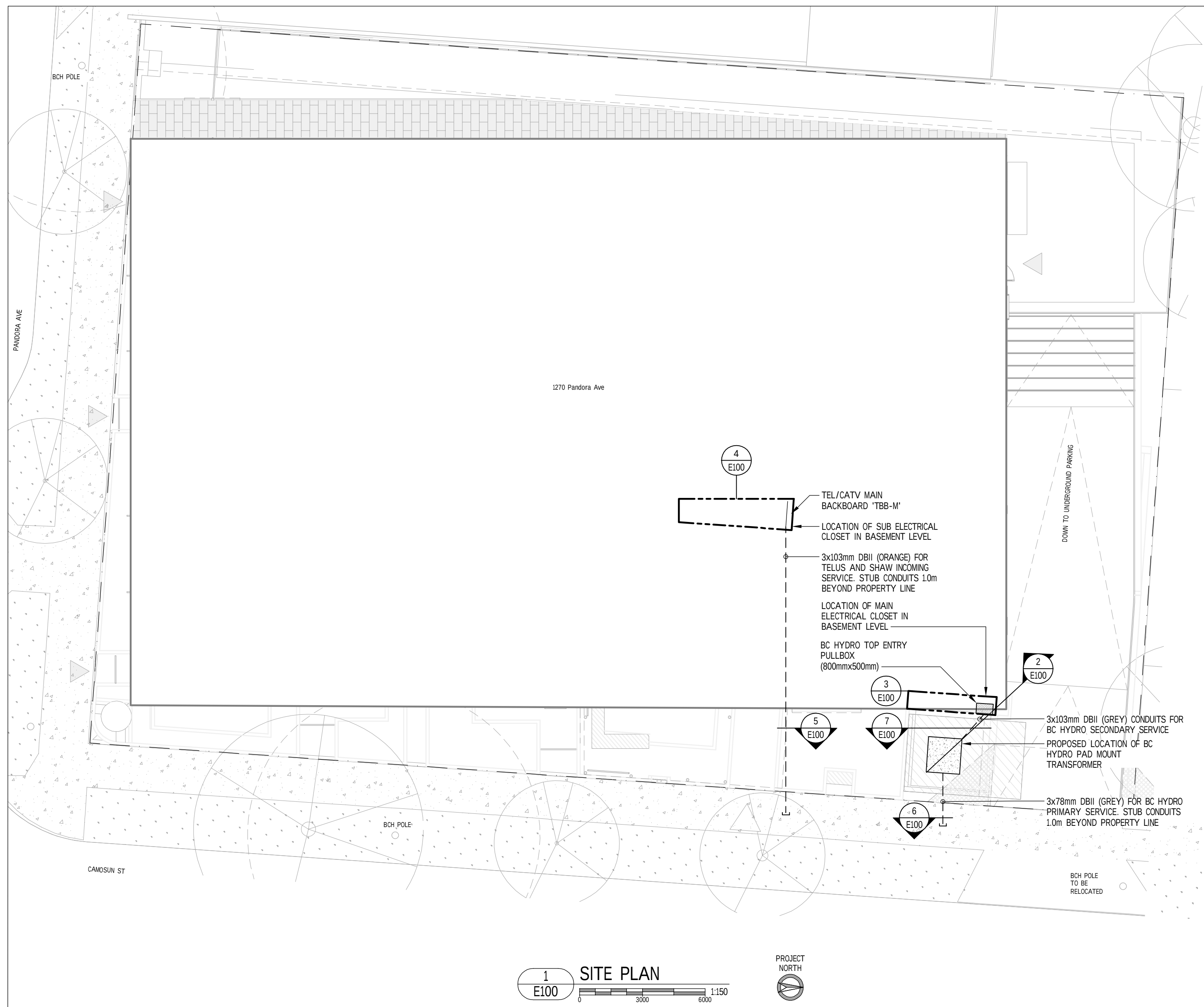
BC Hydro

SOUTH VANCOUVER ISLAND
VICTORIA POWER DISTRICT
UNDERGROUND DUCT AND STRUCTURES FOR
800A DIP SERVICE
1270 PANDORA AVE, VICTORIA
SHEET 1 OF 1

DESIGN NUMBER	0004364970	DSGN	M.DUNHAM
WORK ORDER NUMBER		INDEP CHK	
CSA S250 ACCURACY NAD 83 - 10UTM		DFTG CHK	M.ZOU
BASE ACCURACY LEVEL: 4 +/- 1000 mm		INSP	
ASB ACCURACY LEVEL: 4 +/- 1000 mm		REV	
		ACPT	

DATE	2022MAR21	DIST		DRAWING NUMBER	500-U07-08660	REPORT NUMBER		FIG NO	SIZE	REV
									D	0

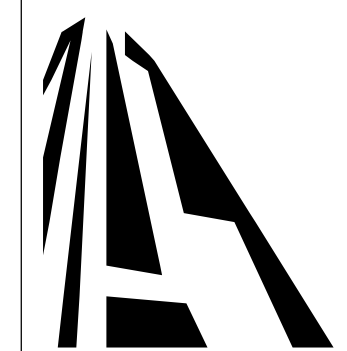
NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF BC HYDRO



LEGEND	
GENERAL	
WP	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 24-HOUR 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 LUMINAIRE CHANNEL
SECURITY	
	CARD READER
HEATING	
	THERMOSTAT
	THERMOSTAT C/W THERMOSTATIC COVER
	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
	ELECTRIC BASEBOARD HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED

* NOT FOR PRICING *

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



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 Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

1270 Pandora Ave

Homesphere Developments



Sheet Name

SITE PLAN

Drawn	Checked
IY	PL
Date	
July 22, 2021	

Scale	Project #
AS INDICATED	1-21-025

	Revision  Sheet # E100
---	--

DRAFT