1326 PANDORA AVENUE

PROJECT INFO

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018, PART 9
CIVIC ADDRESS	1326 PANDORA AVENUE, VICTORIA, BRITISH COLUMBIA, V5V3R5
LEGAL ADDRESS	LOT 11, SPRING RIDGE, VICTORIA, PLAN 911, PID 008-123-331, FOLIO 7458012, VIP991, LOT 11
LOT SIZE	AREA = 549 SQM WIDTH = 13.36 M DEPTH = 41.16 M
STREETS FACING	1
PROP. MAJOR OCC.	GROUP C RESIDENTIAL
PROP. CONSTRUCTION	WOOD FRAME (COMBUSTIBLE)
FRR	L0 - L1 = 2H L1 - L3 = 1H
ZONING	EXISTING = R2 PROPOSED = SITE SPECIFIC REZONE
SITE COVERAGE	PROPOSED = 196.83 SQM (35.8%)
OPEN SITE SPACE	PROPOSED = 176.80 SQM (32.2%)
AREA	PROPOSED FSR MAX = 1.0 (549 SQM) PROPOSED FSR = 0.99 (548 SQM) AREA PER UNIT = 137 SQM
HEIGHT	AVG GRADE = EL. 34.58 M PROP. MAX HEIGHT = 10.5 M PEAK EL. = 35.08M STOREYS = 3
SETBACKS	PROPOSED FRONT= 6.0 M PROPOSED REAR = 4.0 M PROPOSED EAST = 1.5 M PROPOSED WEST = 3.2 M
PARKING	PROPOSED = 4 STANDARD STALLS
BICYCLES	PROPOSED = 8 LONG TERM LOCKERS 6 SHORT TERM STALLS
ENERGY	PROPOSED = BC STEP CODE 3

CONTACTS

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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING WITH 4 ROW HOMES ON A SINGLE 549 SQUARE METER LOT LOCATED AT 1326 PANDORA AVENUE. THE LOT IS CURRENTLY VACANT AND ZONED R-2 AND WOULD REQUIRE REZONING.

DESIGN RATIONALE

THE CONCEPT FOR 1326 PANDORA AVENUE IS TO CREATE A BUILDING MODEST IN SIZE THAT FIT WITH THE EXISTING CHARACTER AND SCALE OF THE NEIGHBOURHOOD. EACH HOME IS CENTERED AROUND AN INTERIOR COURTYARD WHICH ALLOWS BOTH DAYLIGHT INTO THE SPACE AND INTEGRATES THE LIVING AREA WITH THE NATURAL ENVIRONMENT. THIS GREEN-SPACE IS ALSO INTEGRATED INTO THE PARKING AREA WHICH CREATES A PARKADE THAT IS BRIGHT AND OPEN.

FSR MATRIX

TYPICAL UNIT FSR MATRIX (SQ. M.)

LEVEL	INCLUDED AREA	EXCLUDED AREA
L0 TOTAL	0	25.69
L1 TOTAL	49	
L2 TOTAL	49	
L3 TOTAL	39	
TYP. UNIT TOTAL	137	25.69
PROJECT TOTAL	548 (0.99 FSR)	

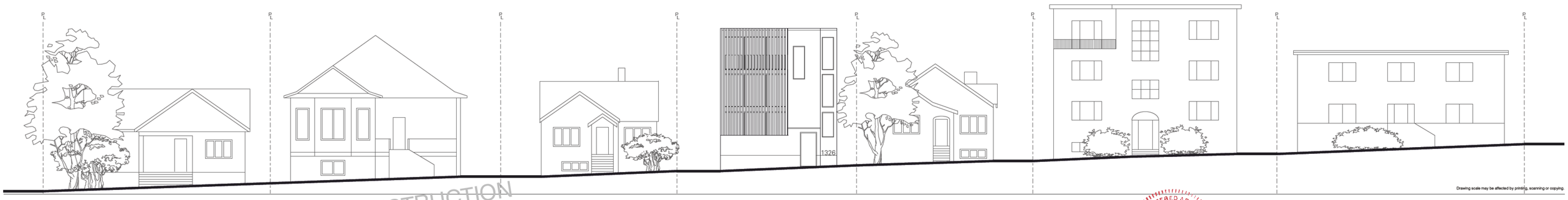
DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A100	CONTEXT PLAN
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	L0 FLOOR PLAN
A104	L1 FLOOR PLAN
A105	L2 FLOOR PLAN
A106	L3 FLOOR PLAN
A107	ROOF PLAN
A108	TYPICAL UNIT PLANS
A109	TYPICAL UNIT PLANS
A110	TYPICAL UNIT PLANS
A111	TYPICAL UNIT PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A400	SPACIAL SEP. CALCS.
A401	GRADE CALCS.
A402	DIAGRAMS
A403	DIAGRAMS
A404	DIAGRAMS
A405	SHADOW STUDY
A406	PRECEDENT IMAGES

CITY OF VICTORIA

Revisions

Received Date: August 4, 2023



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COVER SHEET

A000

GENERAL NOTES

.1 THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

.2 ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWING ARE FOR DESIGN INTENT ONLY.

.3 ALL LABOUR, MATERIAL AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BCBC 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

.4 ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.

.5 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION DEMOLITION SITES".

.6 ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

.7 ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.

.8 CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRES STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.

.9 PROVIDE GUARDS WHERE SHOWN ON THE DRAWING. UNLESS OTHERWISE NOTED GUARDS TO BE AT LEAST 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBCC PART 4.

.10 GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC.

.11 GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL ENGINEER TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS. SHOP DRAWINGS FOR GLASS GUARDRAILS TO BE PROVIDED BY SUPPLIER. TO BE SIGNED-SEALED BY STRUCTURAL ENGINEER.

.12 ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

.13 PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.

.14 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF GWB, OUTSIDE FACE OF EXTERIOR PLYWOOD SHEATHING.

.15 UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.

.16 ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

.17 ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

.18 PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATIONS.

.19 CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERES' SPECIFICATIONS AND BUILDING CODES.

.20 THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL OR OTHER TRADES.

.24 CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.

.25 ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.

.29 NO FLOOR TRANSITION TO BE GREATER THAN " AT THRESHOLD AND BETWEEN ADJACENT MATERIALS.

.34 CONTRACTOR TO RE+RE ALL FLOORS, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY OF RE+RE TO MATCH EXISTING CONDITIONS.

.41 RESTRAIN ALL CEILING SUPPORTING FRAME, T-BAR ASSEMBLIES, CEILING GYPSUM WALL BOARDS, ALL OVERHEAD MECHANICAL DUCTS, AND EQUIPMENT, OVERHEAD ELECTRICAL CONDUITS AND LIGHTS.

.42 WHERE PERMITS, LICENCES AND INSPECTION FEES ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR SPECIFIC TRADE FUNCTIONS, THEY SHALL BE OBTAINED BY THE CONSTRUCTION MANAGER.

.43 CONSTRUCTION MANAGER SHALL REVIEW BUILDING PERMIT SET WITH CONSULTANT IMMEDIATELY FOLLOWING RECEIPT OF BUILDING PERMIT AND JOINTLY DETERMINE WHETHER OR NOT CHANGES TO CONTRACT ARE REQUIRED.

.44 BE RESPONSIBLE FOR ENSURING THAT NO WORK IS UNDERTAKEN WHICH IS CONDITIONAL ON PERMITS, APPROVALS, REVIEWS, LICENCES, FEES, UNTIL ALL APPLICABLE CONDITIONS ARE MET. NO TIME EXTENSION WILL BE ALLOWED FOR DELAY IN OBTAINING NECESSARY PERMITS.

.45 REPORT TO THE CONSULTANT IN WRITING ANY CONDITION WHICH WOULD PROHIBIT GRANTING OF ANY PERMIT OR APPROVAL BEFORE WORK AFFECTING SUCH ITEMS IS COMMENCED.

.46 GIVE NOTICE OF COMPLETION OF PROJECT PRIOR TO OCCUPANCY, AS REQUIRED BY APPLICABLE LEGISLATION.

.47 MATERIALS AND COMPONENTS USED TO CONSTRUCT FIRE RATED ASSEMBLIES AND MATERIALS REQUIRING FIRE HAZARD CLASSIFICATION SHALL BE LISTED AND LABELLED, OR OTHERWISE APPROVED, BY FIRE RATING AUTHORITY. LABELLED MATERIALS AND THEIR PACKAGING SHALL BEAR FIRE RATING AUTHORITIES LABEL SHOWING PRODUCT CLASSIFICATION.

.48 MATERIALS HAVING A FIRE HAZARD CLASSIFICATION SHALL BE APPLIED OR INSTALLED IN ACCORDANCE WITH FIRE RATING AUTHORITY'S PRINTED INSTRUCTIONS.

ABBREVIATION LIST

#	NUMBERS
ACOUS	ACOUSTIC(AL)
ADJ	ADJUST(ABLE) OR ADJACENT
AFF	ABOVE FINISH FLOOR
AL/ALUM	ALUMINIUM
ANO	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURE
AV	AUDIO/VISUAL
BCBC	BRITISH COLUMBIA
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
B.O.	BOTTOM OF
C/W	COMPLETE WITH
CB	CATCH BASIN
CL	CENTRE LINE
CLO	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CTR	CENTRE
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSIONS
D/W	DISHWASHER
DN	DOWN
DR	DOOR
DR.T	DOOR THRESHOLD
DWG	DRAWING
DWR	DRAWER
D	DRYER
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR OR ELEVATION
EME	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR OR EXTENSION
FA	FIRE ALARM
FD	FLOOR DRAIN
FH	FIRE HYDRANT
FIN	FINISH(ED)
FLR	FLOOR
F.P.	FIRE PLACE
FR	FRIDGE
FRR	FIRE RESISTANT RATING
FS	FULL SIZE
FT	FOOT OR FEET
FUT	FUTURE
GL	GLASS OR GLAZED
GR	GRADE
GRND	GROUND
GV	GAS VALVE
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HWT	HOT WATER TANK
HORIZ	HORIZONTAL
HRWD	HARDWOOD
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE / LAMINATE
LS	LAMP STANDARD
LT	LIGHT
MAT	MATERIAL
MAX	MAXIMUM
MD	MAN DOOR
MECH	MECHANICAL
MH	MANHOLE
MTL	METAL
MFR	MANUFACTURE
MTD	MOUNTED
MWORK	MILLWORK
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTRE
OD	OUTSIDE DIMENSION
OPP	OPPOSITE
PLAS	PLASTER
PLYWD	PLYWOOD
PNT	PAINT
PMT	PAD MOUNTED TRANSFORMER
P/L	PROPERTY LINE
PLY	PLYWOOD
R	RISERS
RD	ROOF DRAIN
REV	REVISION OF REVERSE
R.O.W.	RIGHT OF WAY
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SB	SERVICE BOX
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SIM	SIMULAR
SM	SQUARE METERS
SPEC	SPECIFICATION(S)
SPF	SPRAY POLYURETHANE FOAM
SS	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRU	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL OR SYMBOL
TBC	TO BE CONFIRMED
TBD	TO BE CONFIRMED
THK	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TOF	TOP OF FINISH
TOFF	TOP OF FINISHED FLOOR
TOS	TOP OF SLAB / STEEL
TOW	TOP OF WALL
TR	TREE (PLANTER)
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WASHER
W/D	WASHER DRYER
WC	WATER CLOSET
W/	WITH
WD	WOOD
W/O	WITH OUT
XPS	EXTRUDED POLYSTYRENE

SYMBOL LEGEND

<u>DRAWING SYMBOLS</u>

- PLAN / SECTION DETAIL REFERENCE
- SECTION MARKER
- ELEVATION TAG
- ROOM TAG
- FINISH/MATERIAL TAG
- FIXTURE TAG
- MILLWORK TAG
- WALL TYPE TAG
- GLAZING TYPE TAG
- DOOR TAG

<u>PLAN SYMBOLS</u>

- S/C.M. COMBINED SMOKE ALARM / C.M. DETECTOR
- C.M. CARBON MONOXIDE DETECTOR
- E.F. BATHROOM EXHAUST FAN
- K.E.F. INTEGRATED KITCHEN EXHAUST FAN
- D DRAIN
- SPRINKLER STANDPIPE
- HB WALL MOUNT HOSEBIB
- HB RECESSED WALL MOUNT HOSEBIB
- GAS CAP-OFF
- FLUSH MOUNT SIAMESE CONNECTION
- RECESSED FIRE EXTINGUISHER CABINET
- RECESSED FIRE HOSE CABINET
- SPR SPRINKLER HEAD - CONCEALED
- B BOILER UNIT
- RWL RAIN WATER LEADER

<u>ELECTRICAL SYMBOLS</u>

- JUNCTION BOX FOR LIGHT PENDANT
- L1 L1 - 4" RECESSED POT LIGHT
- L1D L1D - 4" RECESSED DIRECTIONAL POT LIGHT
- L1E L1E - 4" RECESSED POT LIGHT - EXTERIOR RATED
- S1 S1 - SHOWER LIGHT
- W1 W1 - EXTERIOR STEP LIGHT TYPE 1
- DUPLEX OUTLET
- WP WATERPROOF OUTLET
- A APPLIANCE OUTLET
- F RECESSED FLOOR OUTLET
- DUPLEX OUTLET - ABOVE COUNTER
- GFI DUPLEX OUTLET - ABOVE COUNTER
- QUADPLEX OUTLET
- TELEPHONE
- TEL/DATA & CABLEVISION
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH

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GENERAL NOTES

A001



1 CONTEXT PLAN
1:500

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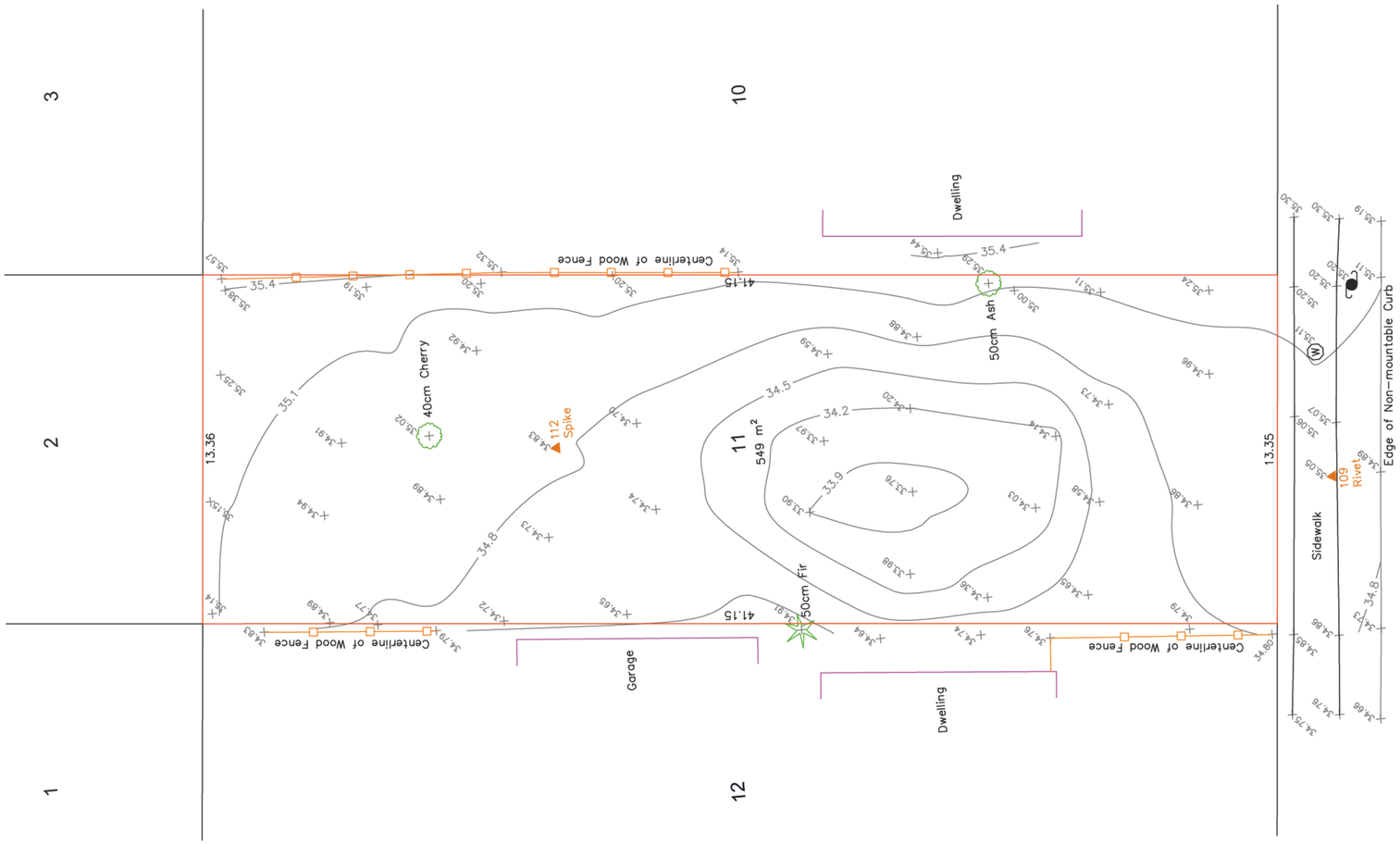
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CONTEXT PLAN

A100



N

1 EXISTING SITE PLAN / SITE SURVEY

1:100

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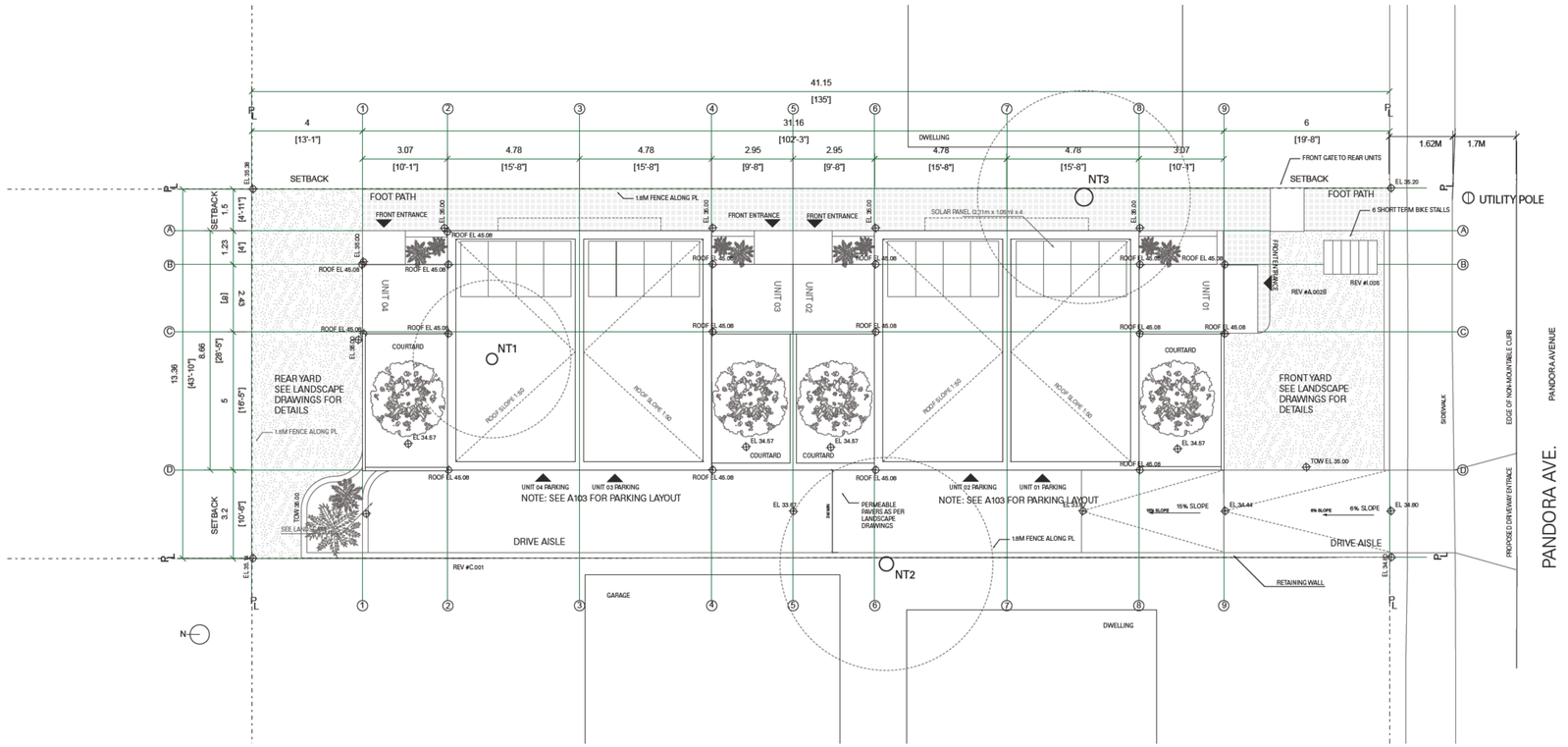
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EXISTING SITE PLAN

A101



1 PROPOSED SITE PLAN
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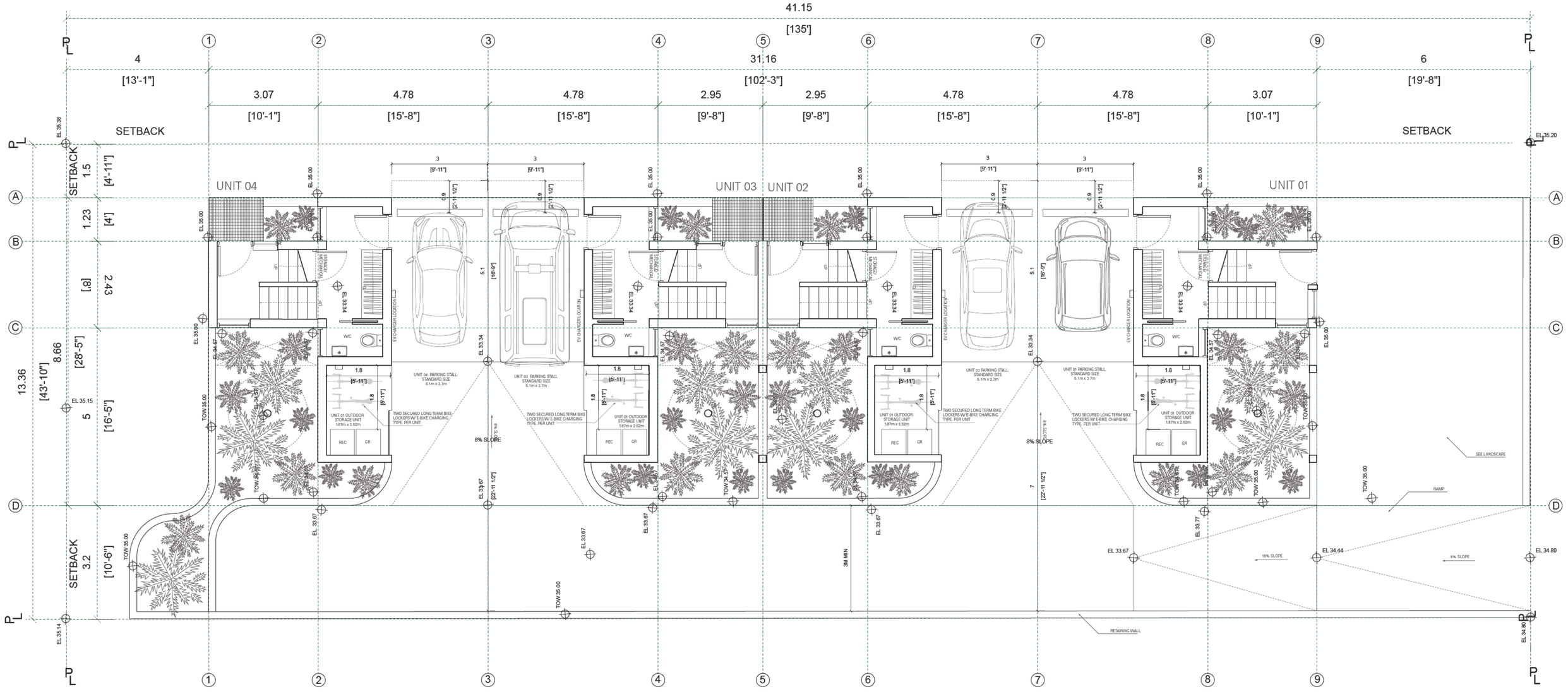
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PROPOSED SITE PLAN

A102



1 L0 FLOOR PLAN
1:50

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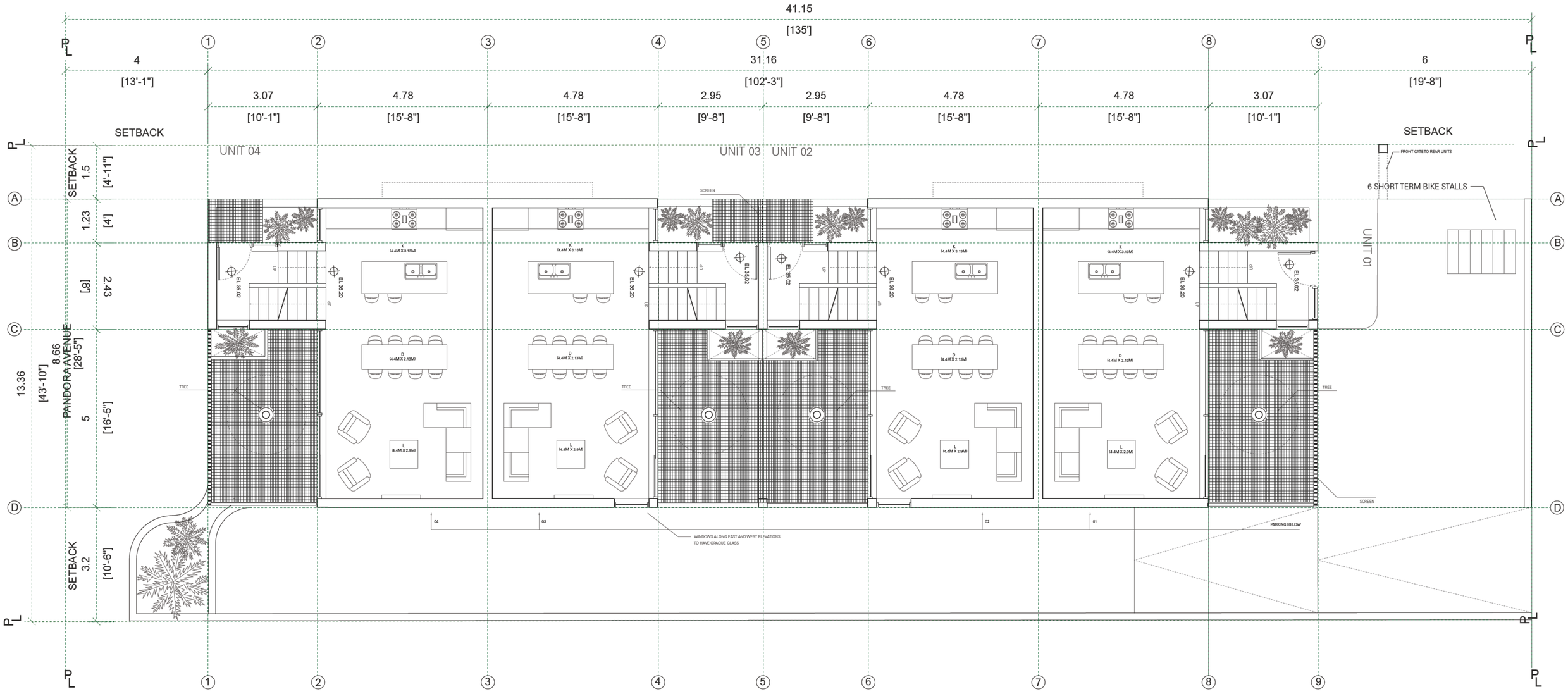
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L0 FLOOR PLAN

A103



N

1 L1 FLOOR PLAN

1:50

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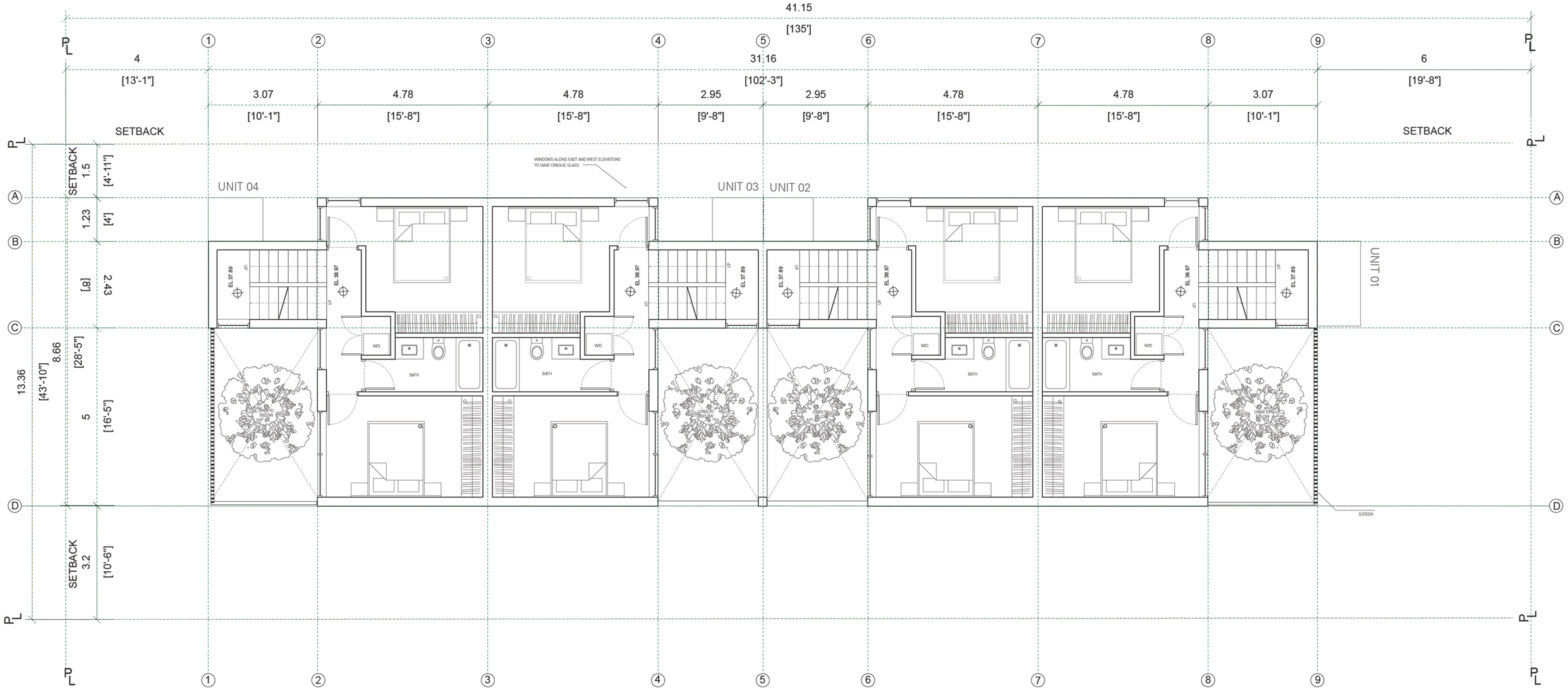
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L1 FLOOR PLAN

A104



N 1 L2 FLOOR PLAN

1:50

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06	RZ/DP APPLICATION	22.08.23
07	RZ/DP APP. REVISIONS	23.07.21

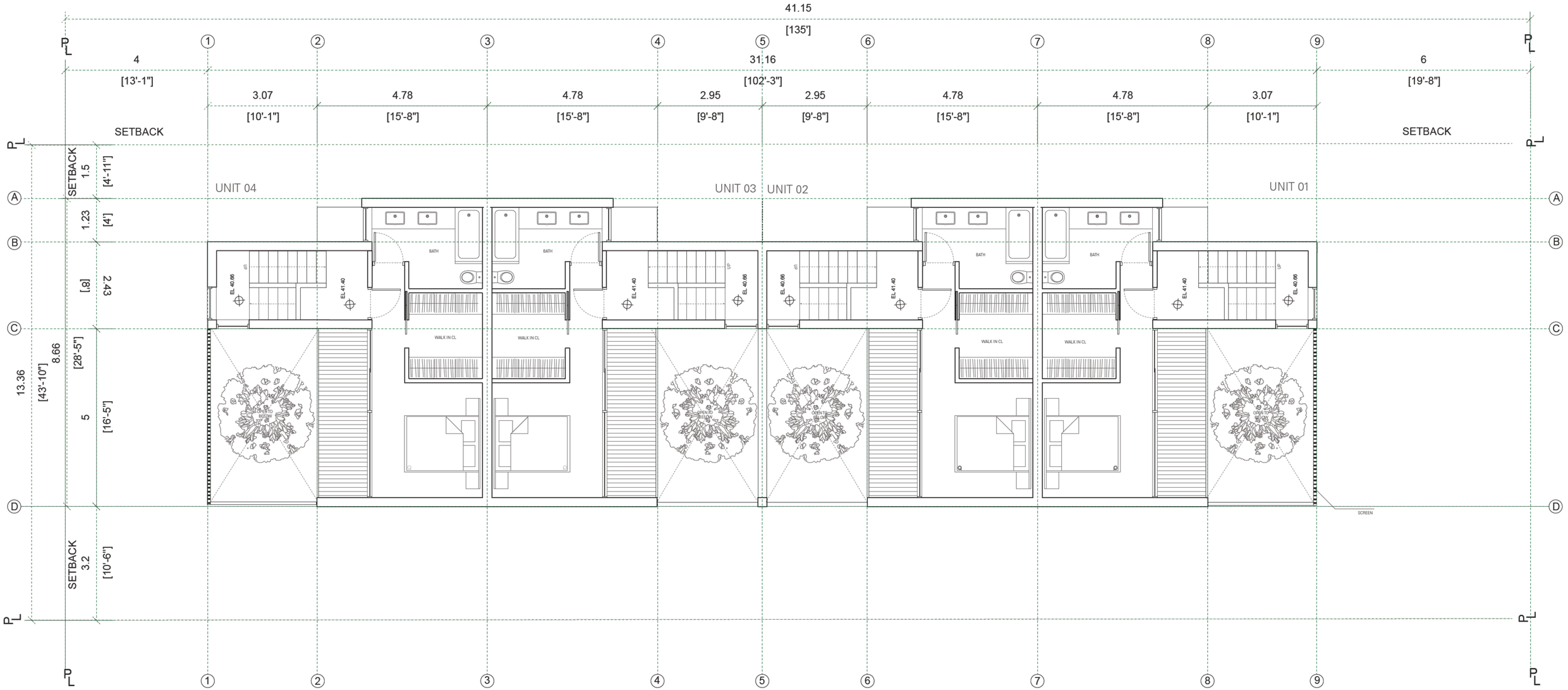
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L2 FLOOR PLAN

A105



N 1 L3 FLOOR PLAN

1:50

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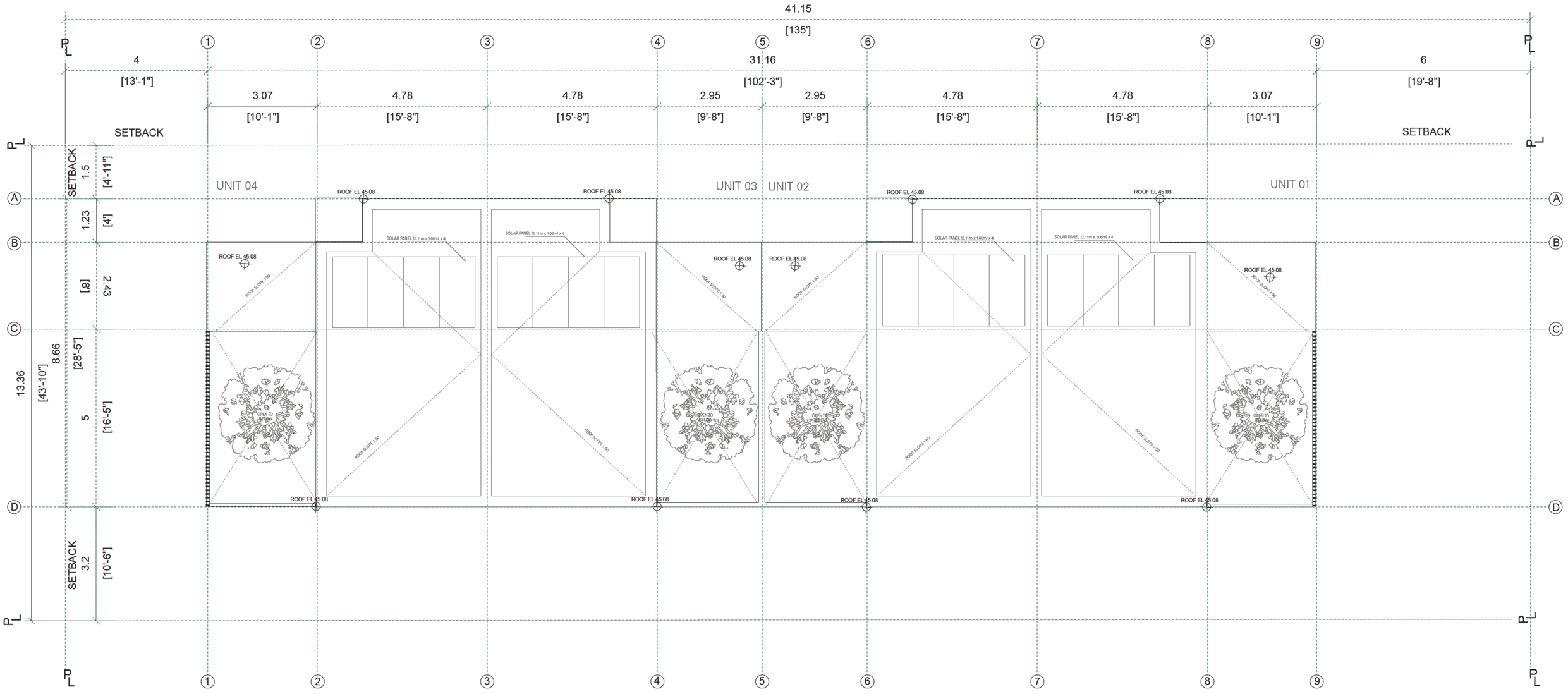
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L3 FLOOR PLAN

A106



N 1 ROOF PLAN
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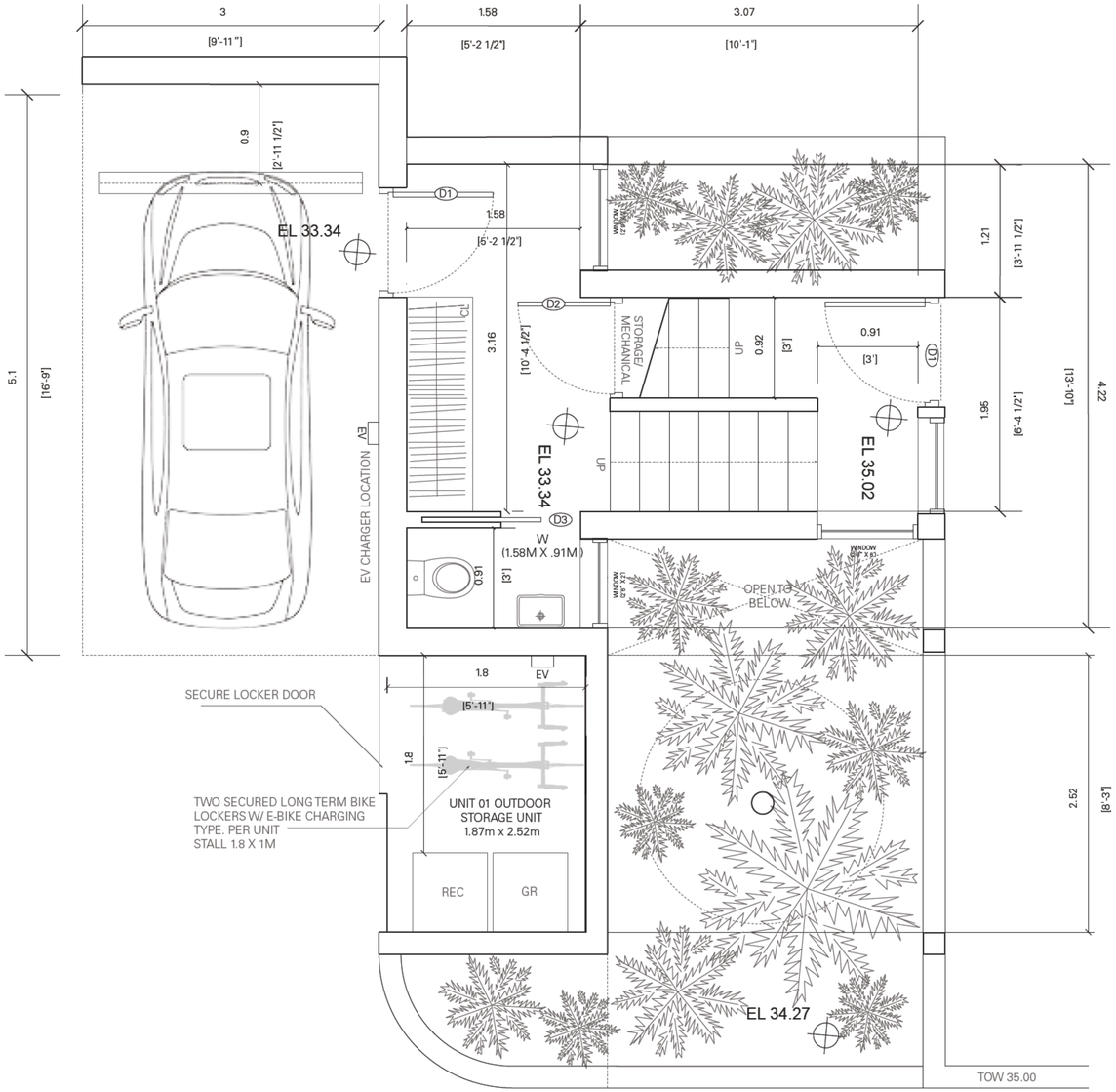
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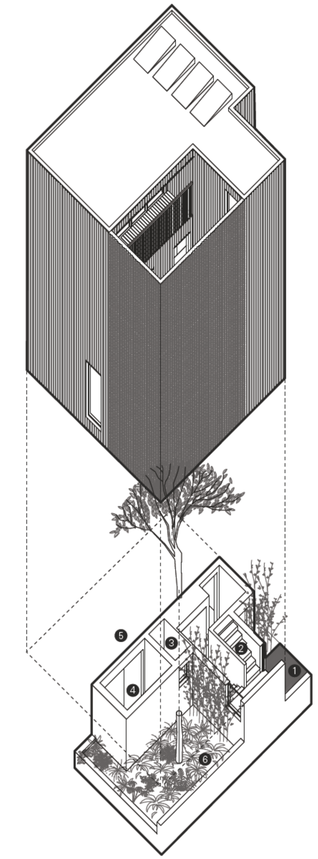
ROOF PLAN

A107



1 L0 TYPICAL UNIT PLAN

1:25



LEVEL 0

01 ENTRY
02 STAIR
03 WASHROOM
04 BIKE/STORAGE/BINS
05 PARKING
06 GARDEN

2 L0 AXO DIAGRAM

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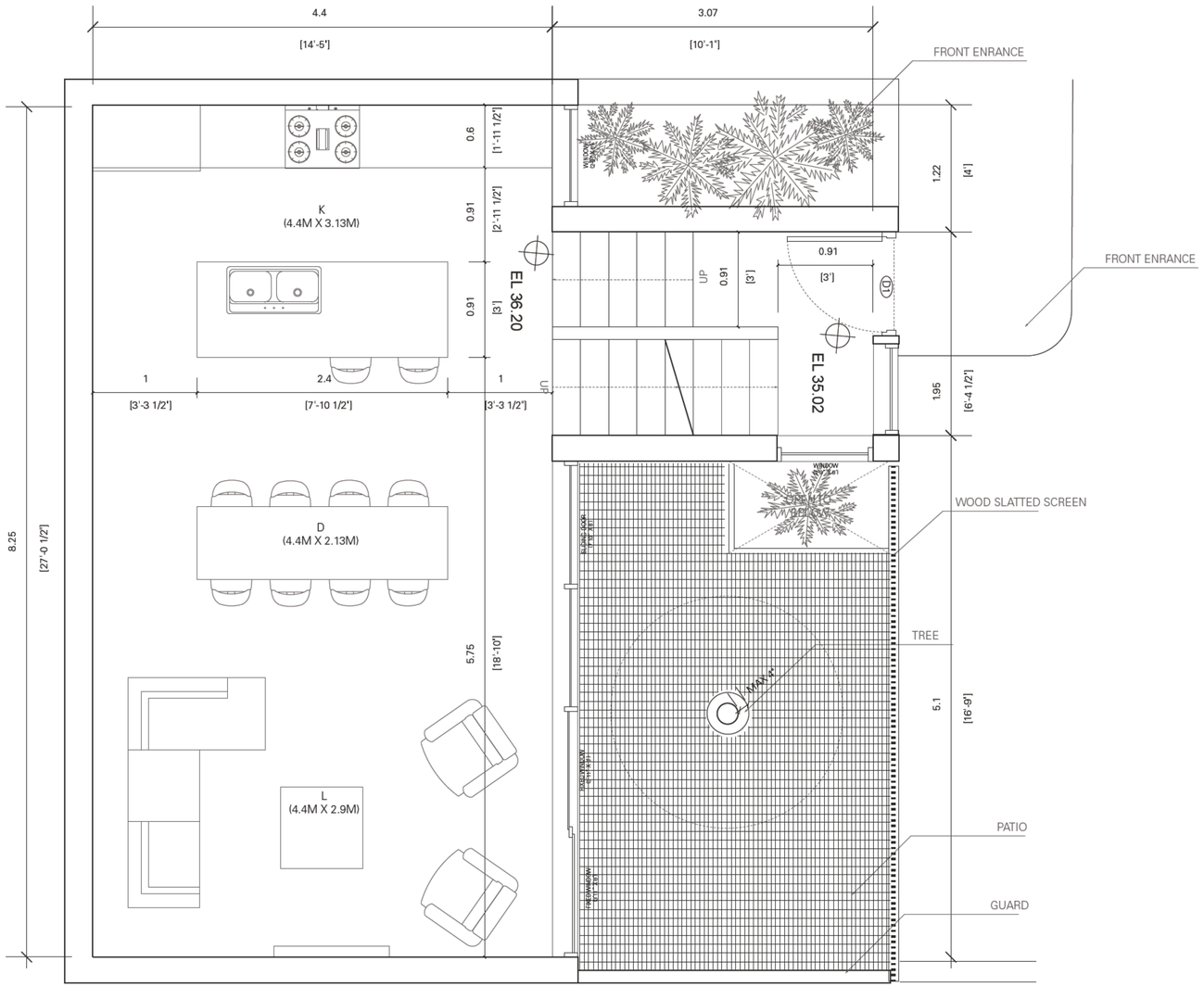
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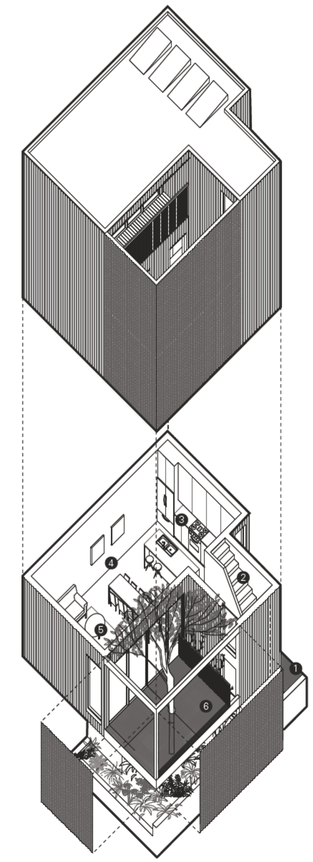
TYPICAL UNIT PLANS

A108



2 L1 TYPICAL UNIT PLAN

1:25



LEVEL 1

01 ENTRY
02 STAIR
03 KITCHEN
04 DINING
05 LIVING
06 GARDEN PATIO

2 L1 AXO DIAGRAM

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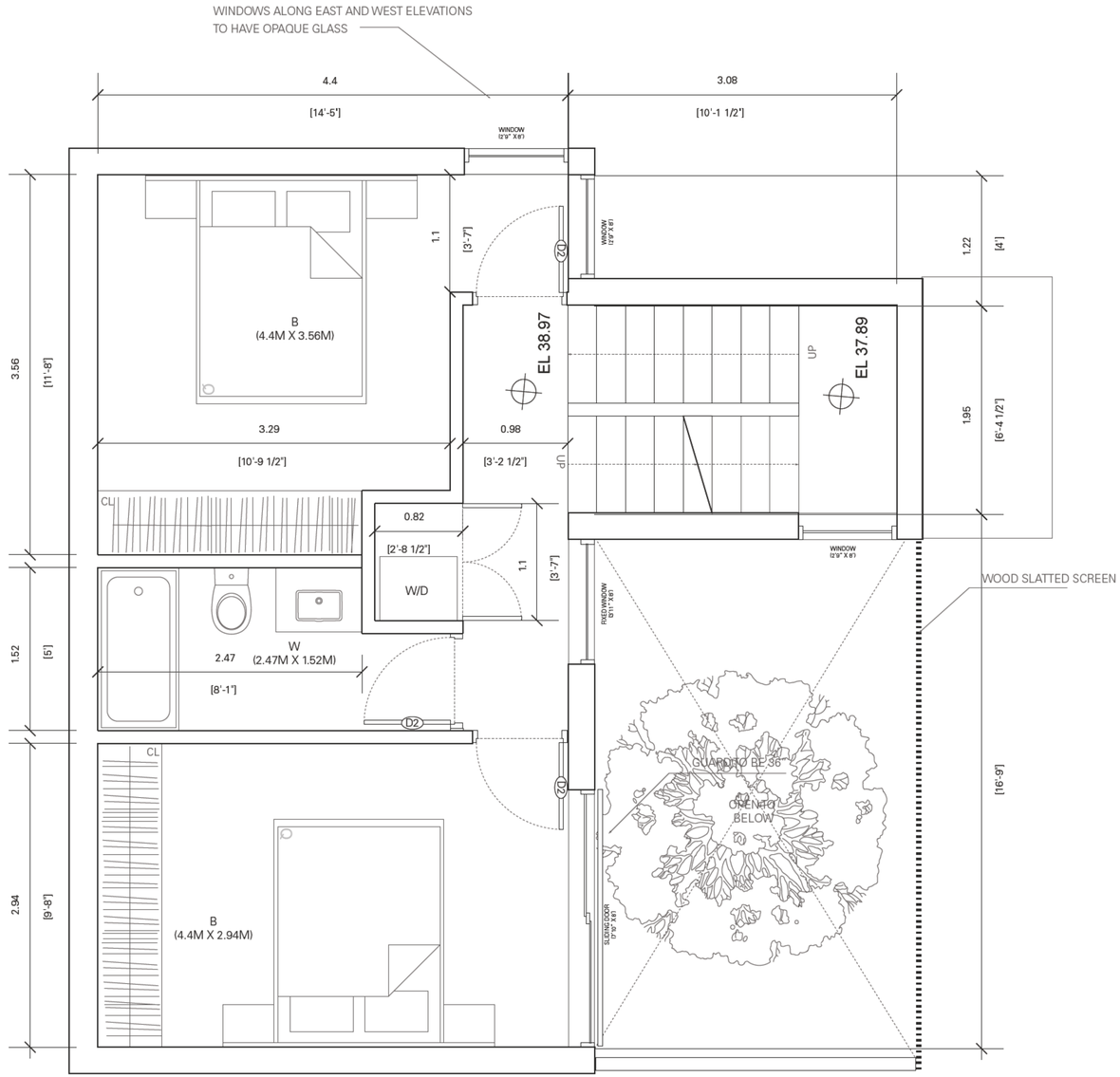
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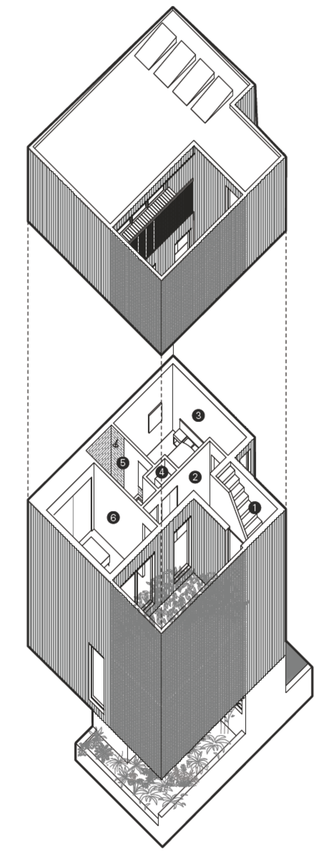
TYPICAL UNIT PLANS

A109



1 L2 TYPICAL UNIT PLAN

1:50



LEVEL 2

01 STAIR
02 HALL
03 BEDROOM
04 LAUNDRY
05 WASHROOM
06 BEDROOM

2 L2 AXO DIAGRAM

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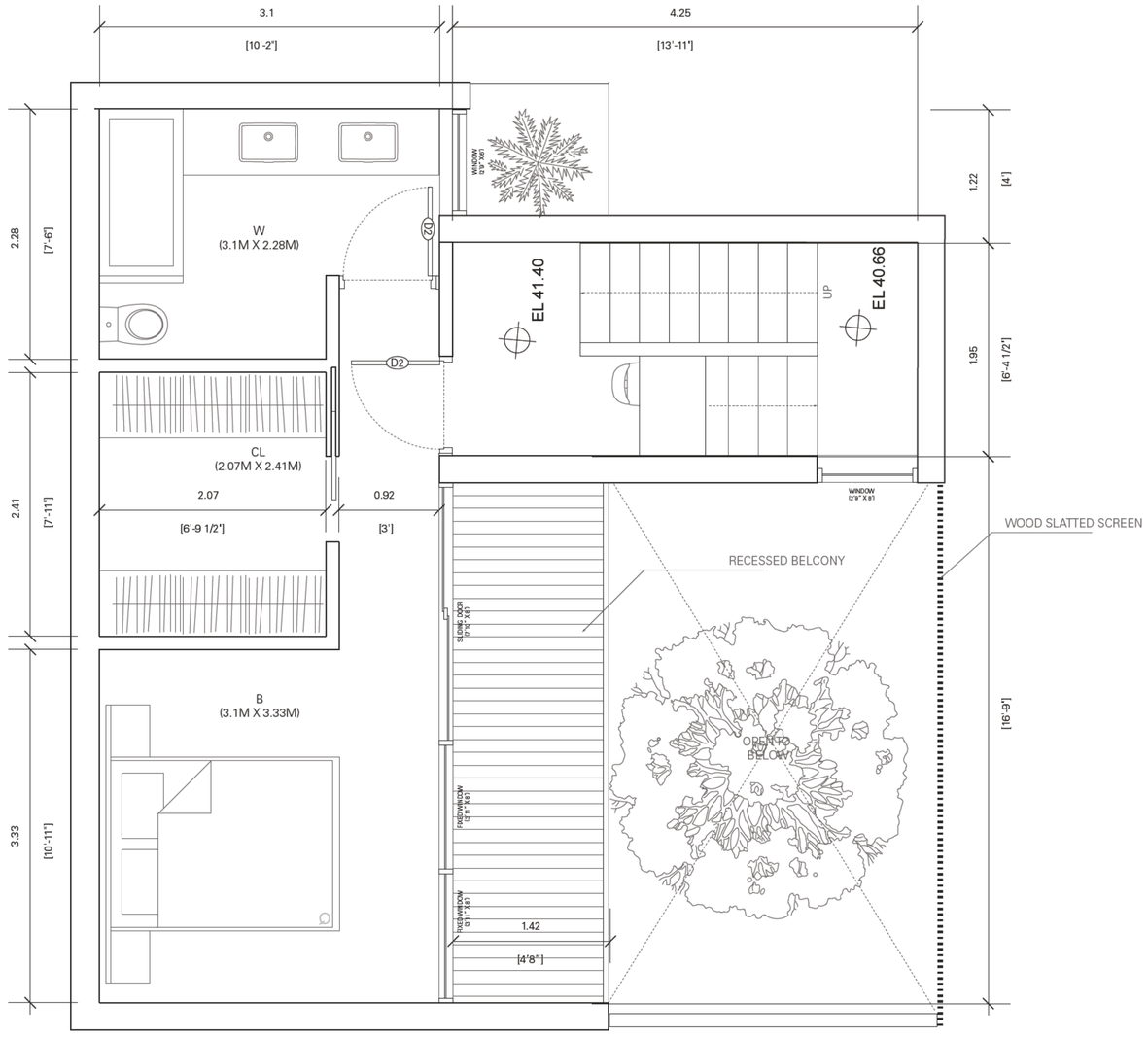
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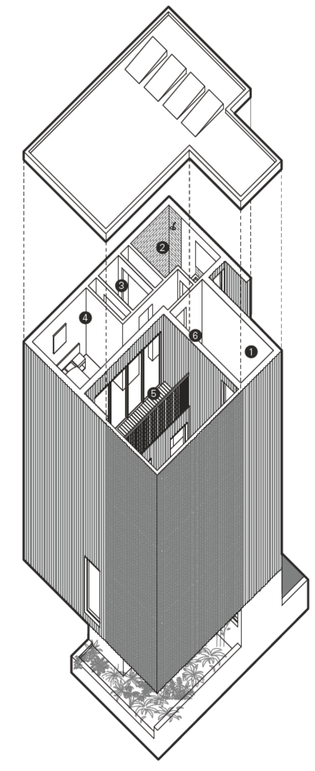
TYPICAL UNIT PLANS

A110



2 L3 TYPICAL UNIT PLAN

1:50



LEVEL 3

01 STAIR
02 ENSUITE
03 WALK-IN CLOSET
04 BEDROOM
05 ENCLOSED BALCONY
06 STUDY

2 L3 AXO DIAGRAM

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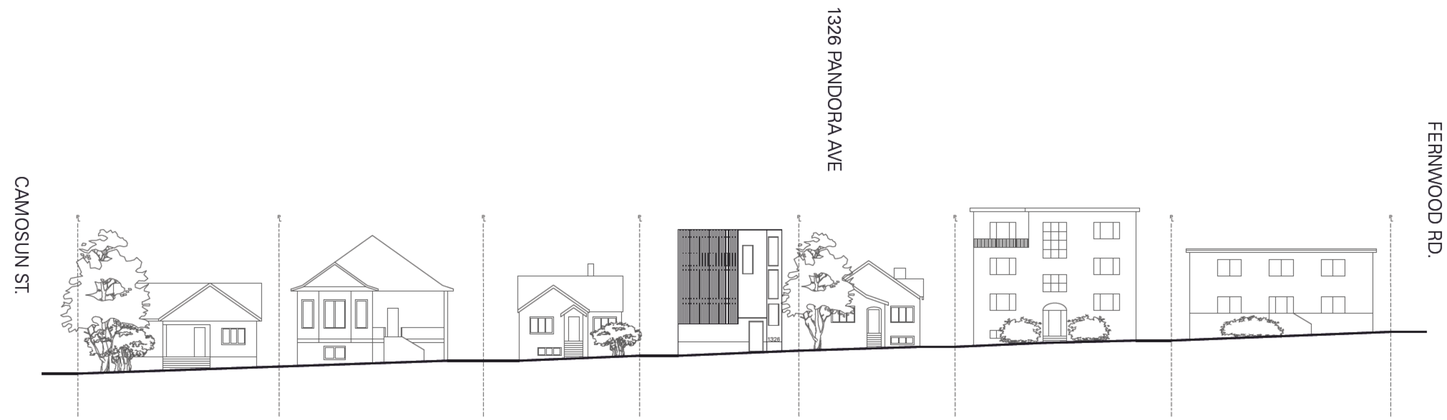
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TYPICAL UNIT PLANS

A111



1 PANDORA STREET ELEVATION LOOKING NORTH
1:200



2 PANDORA STREET ELEVATION LOOKING SOUTH
1:200

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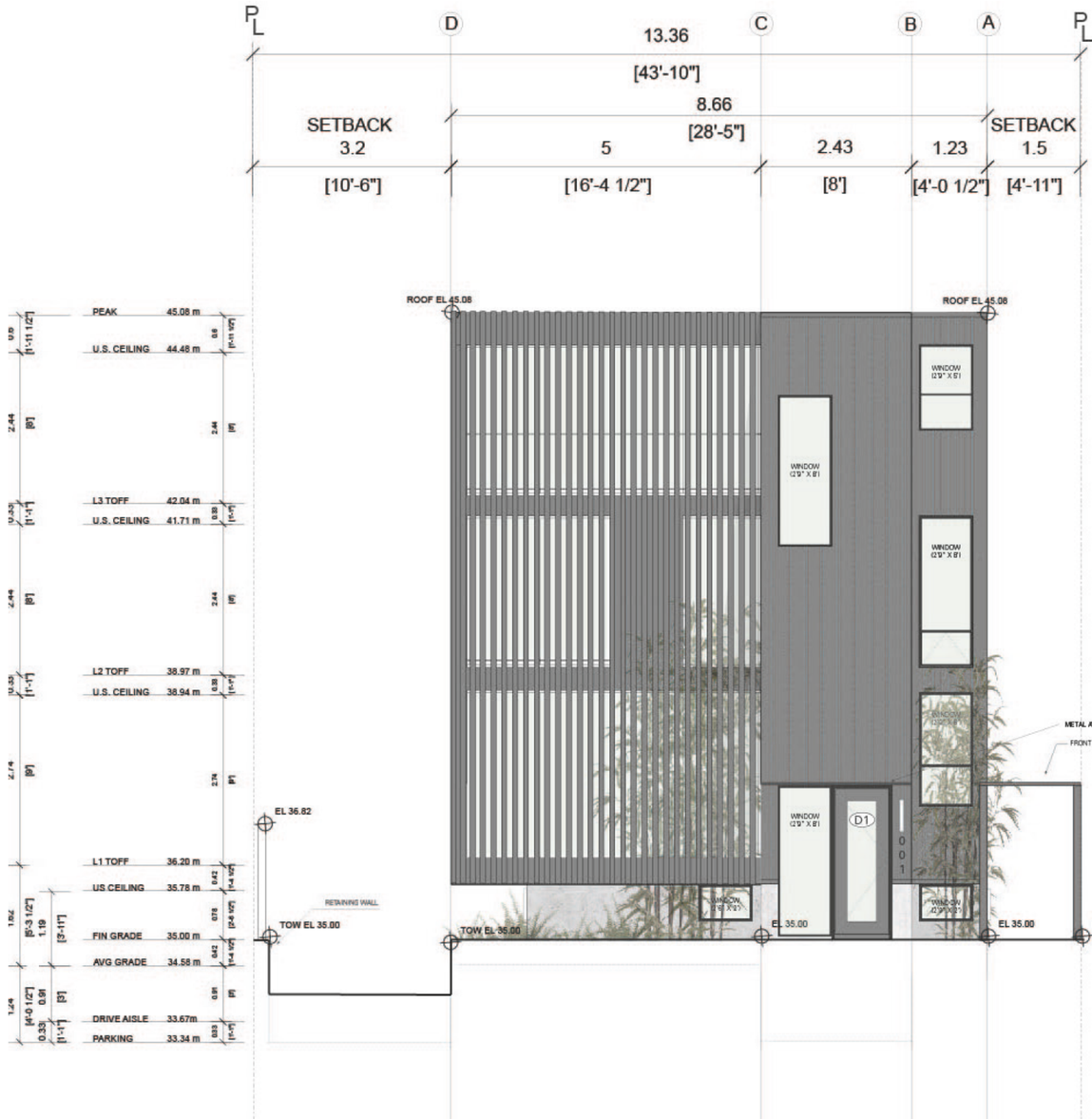
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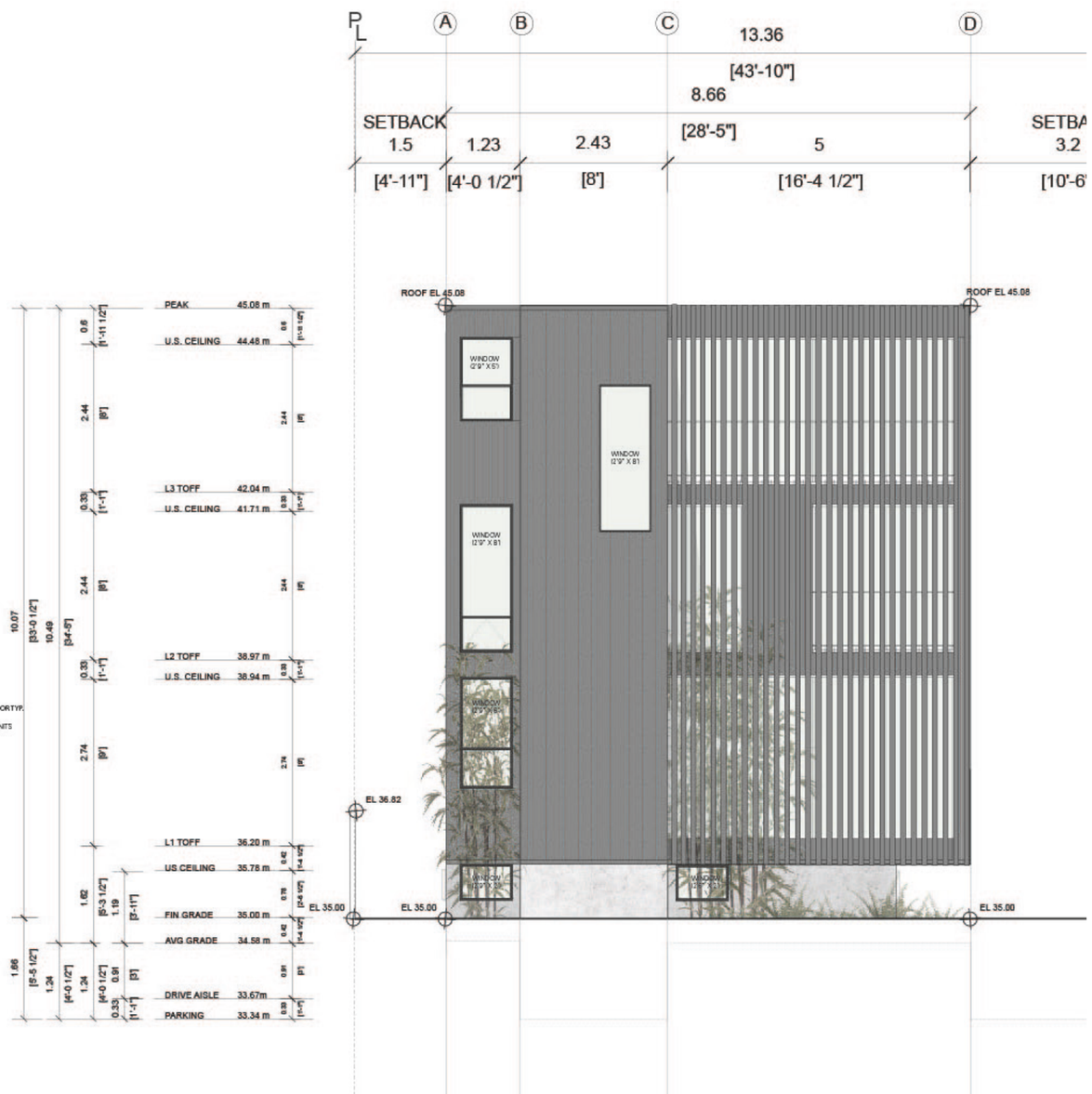
ELEVATIONS

A200



2 SOUTH ELEVATION

1:50



2 NORTH ELEVATION

1:50

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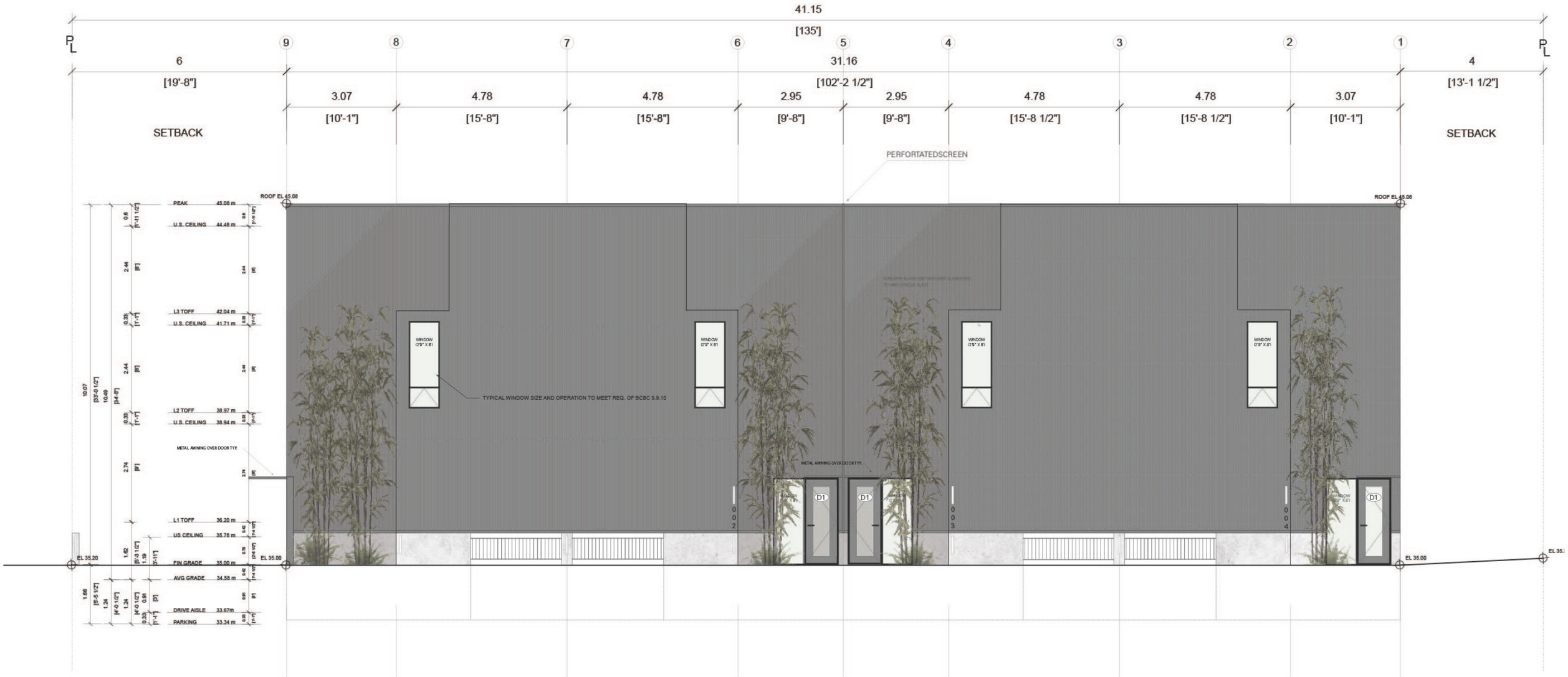
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ELEVATIONS

A201



2 WEST ELEVATION

1:50

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ELEVATIONS

A202



1 EAST ELEVATION

1:50

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ELEVATIONS

A203



1 SECTION AA

1:50

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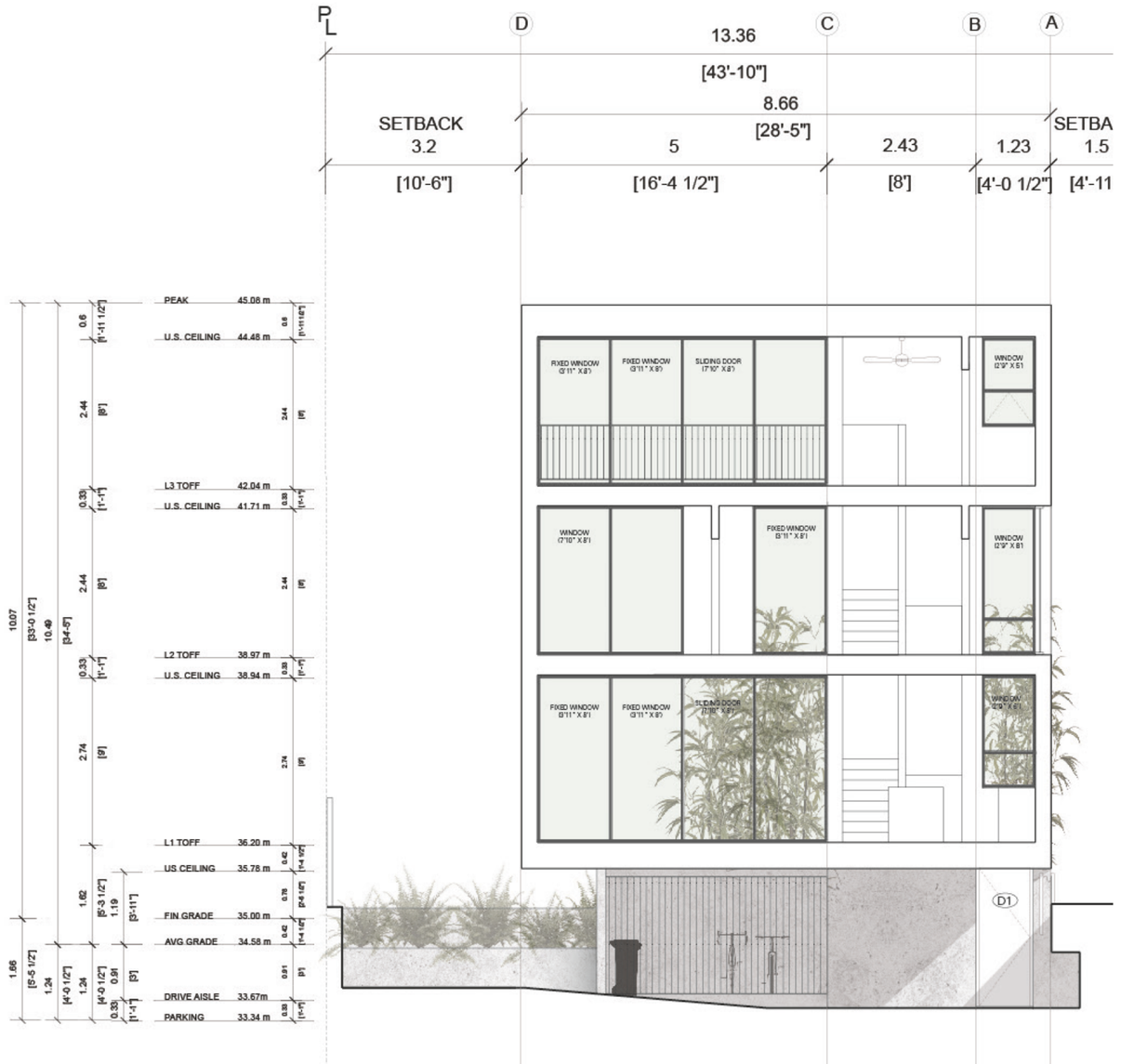
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SECTIONS

A300



1 SECTION BB
1:50



2 SECTION CC
1:50

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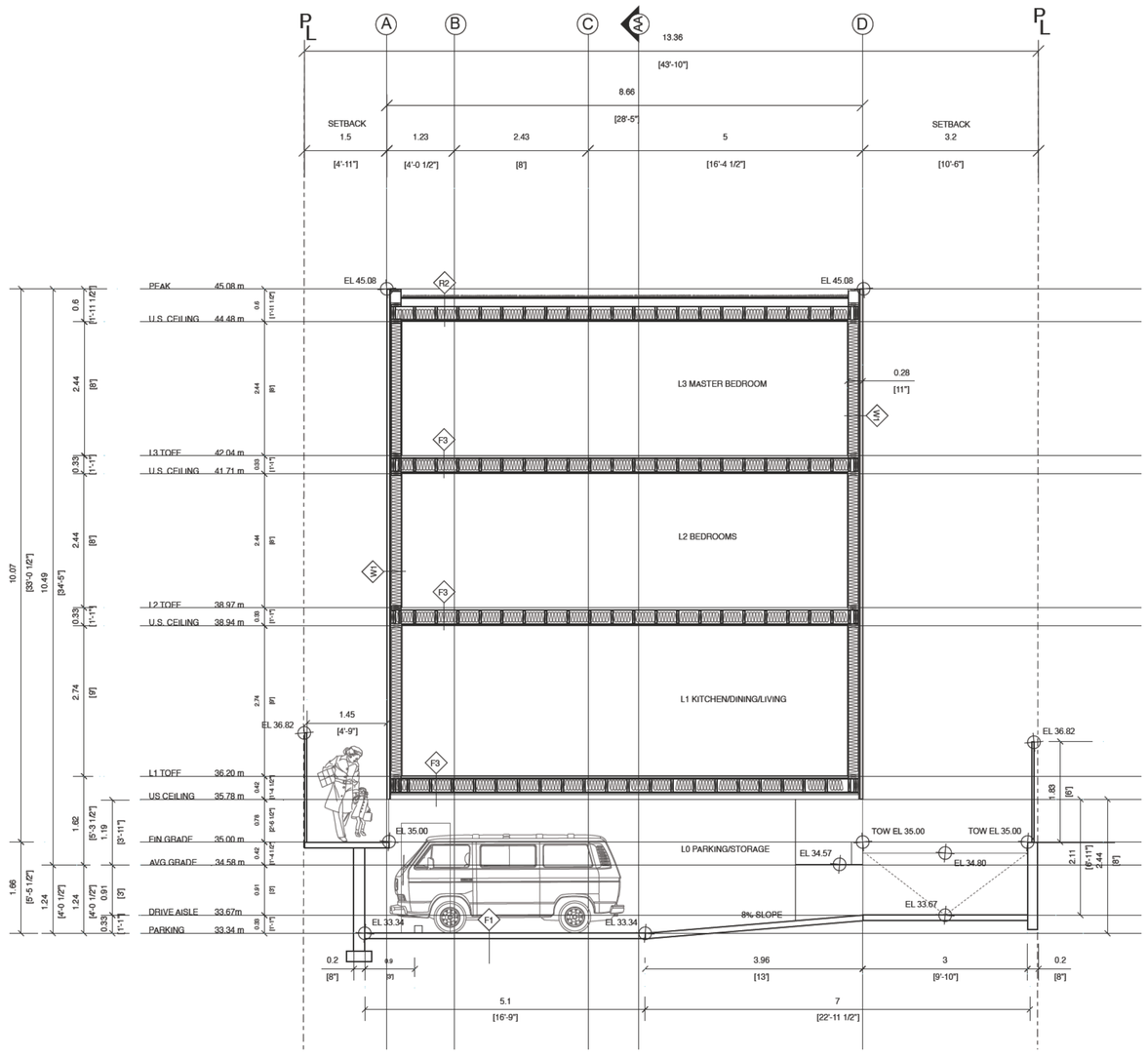
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SECTIONS

A301



1 SECTION DETAIL

1:50

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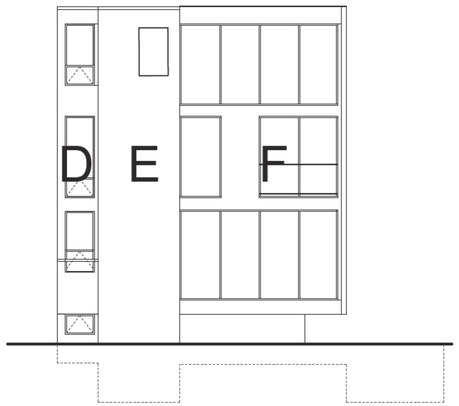
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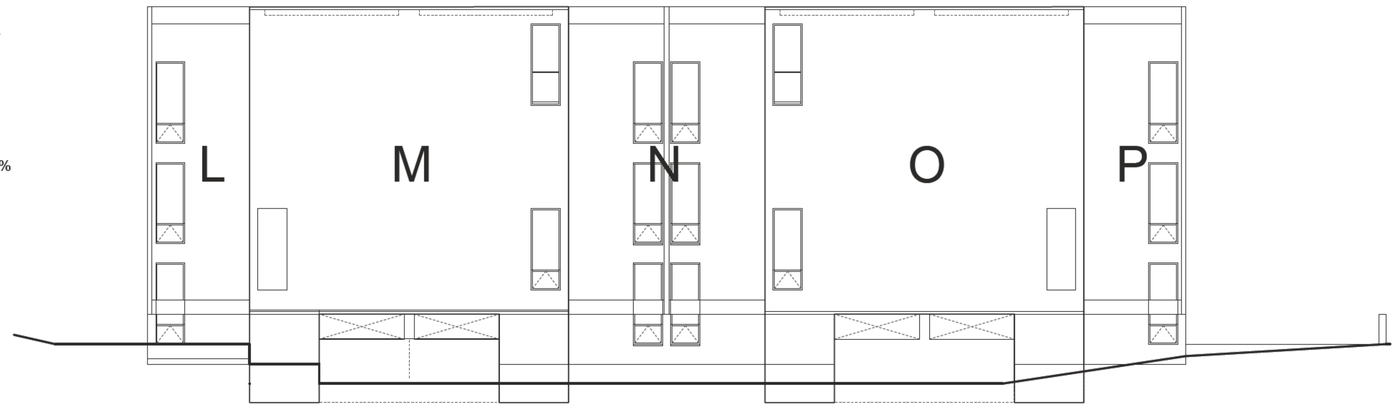
A302



NORTH EL.
D) 7.07M/12.3 SQM= 88%
10.8 SQM ALLOWED
5.8 SQM PROPOSED)

E) 4M/24.7 SQM=39%
9.63 SQM ALLOWED
2.12 SQM PROPOSED

F) 7.07M/46.1 SQM= 82.1%
37.8 SQM ALLOWED
33.1 SQM PROPOSED



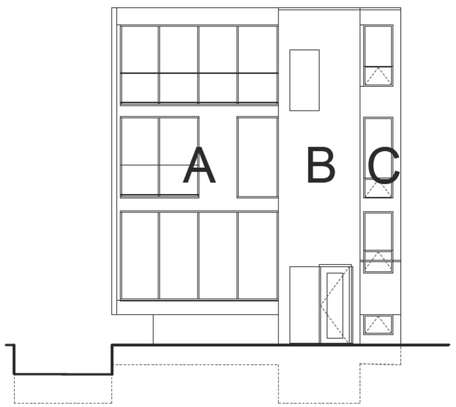
WEST EL.
L) 8.2M/32.9 SQM= %100
32.9 SQM ALLOWED
6.3 SQM PROPOSED

M) 3.2/99.2 SQM= %14.5
14.39 SQM ALLOWED
6.3 SQM PROPOSED

N) 8.2M/63.2 SQM= % 89.12
56.33 SQM ALLOWED
12.6 SQM PROPOSED

O) 3.2/99.2 SQM= %14.5
14.39 SQM ALLOWED
6.3 SQM PROPOSED

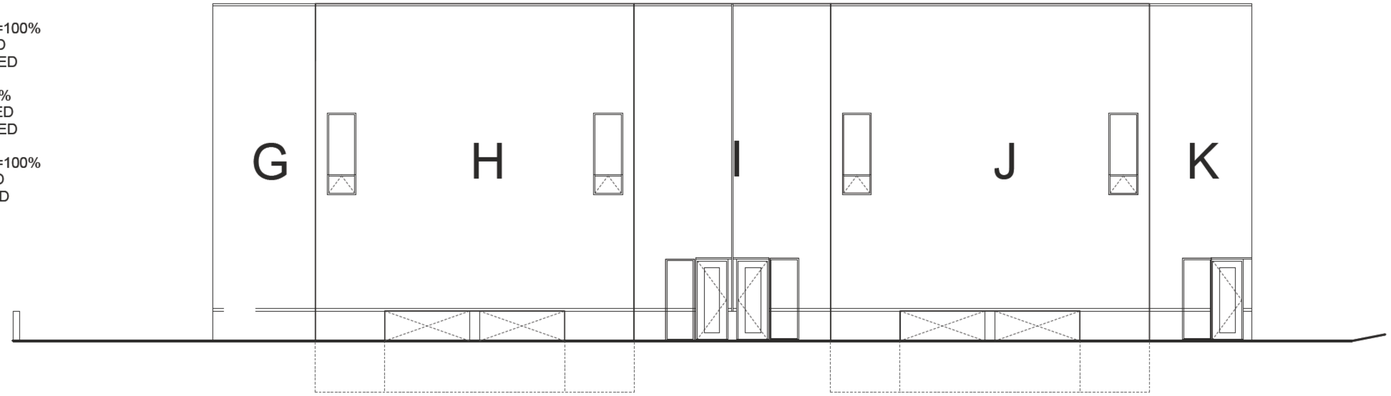
P) 8.2M/32.9 SQM= %100
32.9 SQM ALLOWED
6.3 SQM PROPOSED



SOUTH EL.
A) 9.07M/46.1 SQM=100%
46.1 SQM ALLOWED
33.1 SQM PROPOSED

B) 6M/24.7 SQM=88%
21.73 SQM ALLOWED
6.87 SQM PROPOSED

C) 9.07M/12.3 SQM=100%
12.3 SQM ALLOWED
5.8 SQM PROPOSED



EAST EL.
G) 2.73M/31.0 SQM= 21.54%
6.68 SQM ALLOWED
0 SQM PROPOSED

H) 1.5M/91.9 SQM=8%
7.35 SQM ALLOWED
4.2 SQM PROPOSED

I) 2.73M/59.6 SQM=15.75%
9.39 SQM ALLOWED
4.4 SQM PROPOSED

J) 1.5M/91.9 SQM=8%
7.35 SQM ALLOWED
4.2 SQM PROPOSED

K) 2.73M/31.0 SQM= 21.54%
6.68 SQM ALLOWED
2.2 SQM PROPOSED

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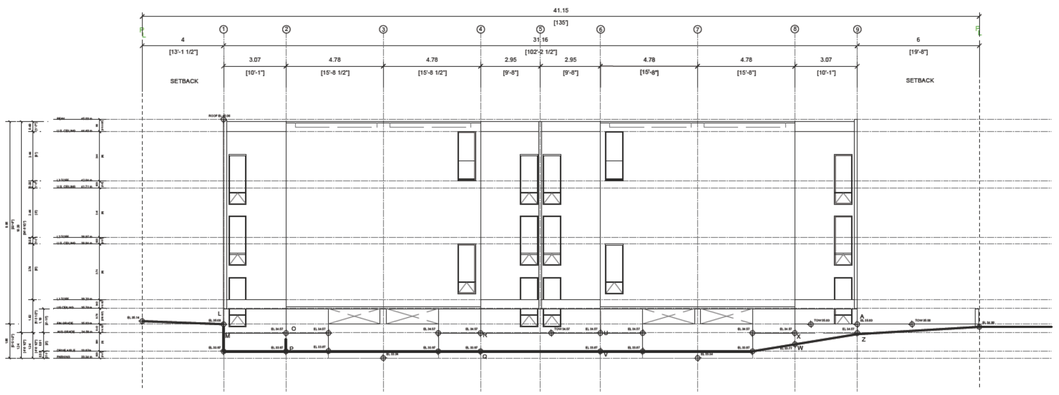
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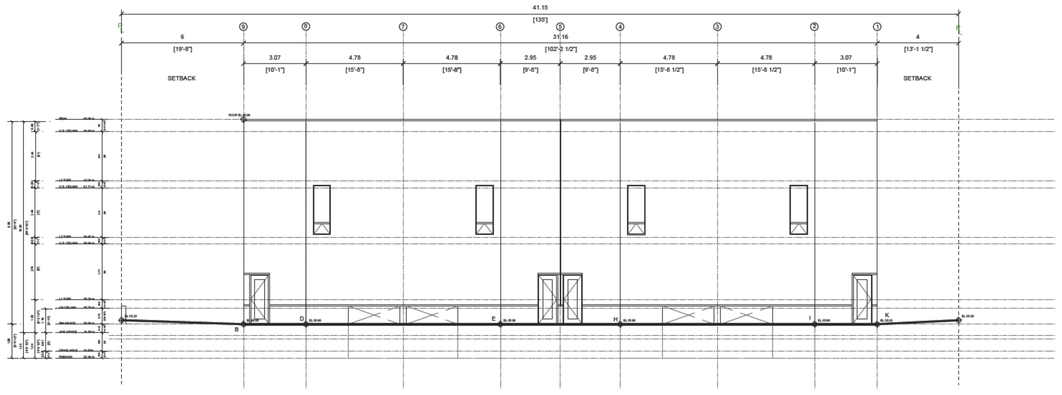
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SPACIAL SEPARATION CALCS.

A400



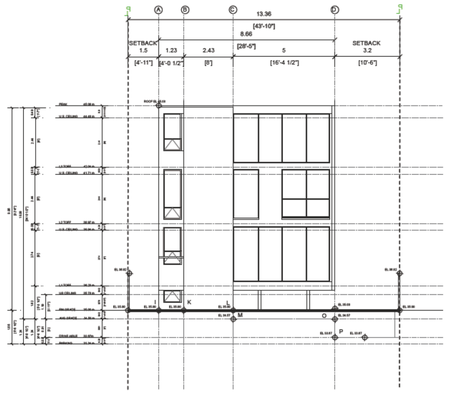
WEST EL.



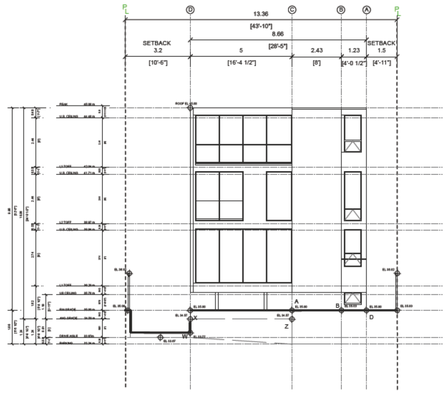
EAST EL.

ELEVATIONS		DISTANCES		CALCULATION	AVG
A	35	A TO B	2.34	81.90	35.00
B	35	B TO C	3.07	107.45	35.00
C	35	C TO D	1.23	43.05	35.00
D	35	D TO E	9.56	334.60	35.00
E	35	E TO F	1.22	42.70	35.00
F	35	F TO G	5.89	206.15	35.00
G	35	G TO H	1.22	42.70	35.00
H	35	H TO I	9.56	334.60	35.00
I	35	I TO J	1.23	43.05	35.00
J	35	J TO K	3.07	107.45	35.00
K	35	K TO L	2.43	85.05	35.00
L	35	L TO M	0	0.00	34.79
M	34.57	M TO N	3.07	106.13	34.57
N	34.57	N TO O	5	172.85	34.57
O	34.57	O TO P	0	0.00	34.12
P	33.67	P TO Q	9.56	321.89	33.67
Q	33.67	Q TO R	0	0.00	34.12
R	34.57	R TO S	5	172.85	34.57
S	34.57	S TO T	5.89	203.62	34.57
T	34.57	T TO U	5	172.85	34.57
U	34.57	U TO V	0	0.00	34.12
V	33.67	V TO W	9.56	322.36	33.72
W	33.77	W TO X	0	0.00	34.17
X	34.57	X TO Y	5	172.85	34.57
Y	34.57	Y TO Z	3.07	106.13	34.57
Z	34.57	Z TO A	0	0.00	17.29

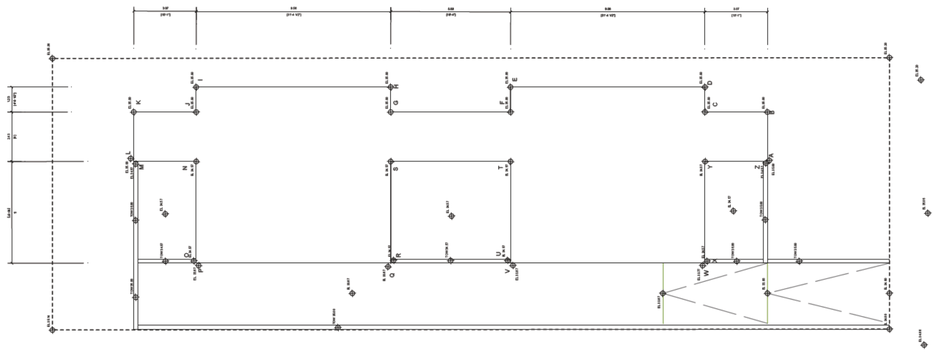
- PERIMETER = 91.97M
- AVG GRADE = EL.34.58
- MAX EL. AT 10.5M = EL. 45.08
- DISTANCE FROM L1 TOFF TO AVG GRADE PER BCBC A.1.4 = 1.62M (2M MAX)
- DISTANCE FROM US OF BSMT CEILING TO AVG GRADE PER SCHEDULE A OF COV ZONING BYLAW NO.80-159 = 1.19M (1.2M MAX)



NORTH EL.



SOUTH EL.



SITE GRADING PLAN

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No.	Description	Date
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23
07	RZ/DP APP. REVISIONS	23.07.21

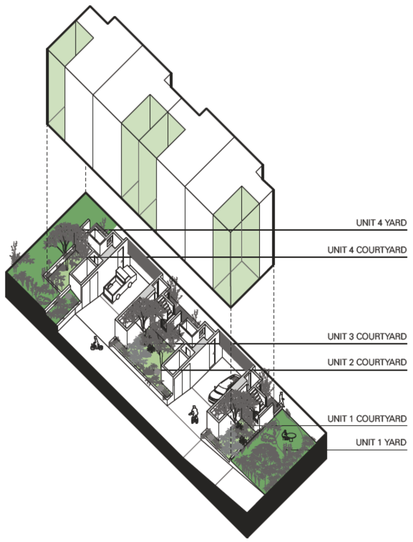
1326 Pandora Avenue

2020-011
1326 Pandora Avenue
Victoria, BC, V8V3R5

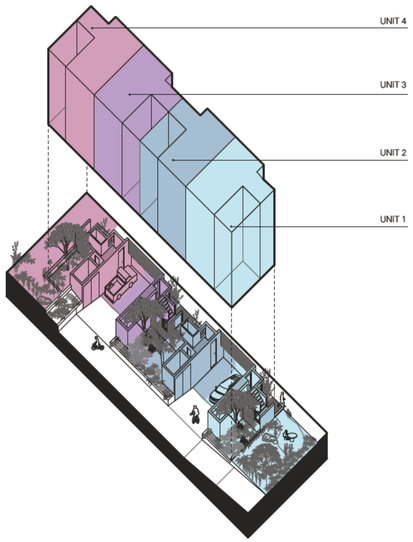
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GRADE CALCULATIONS

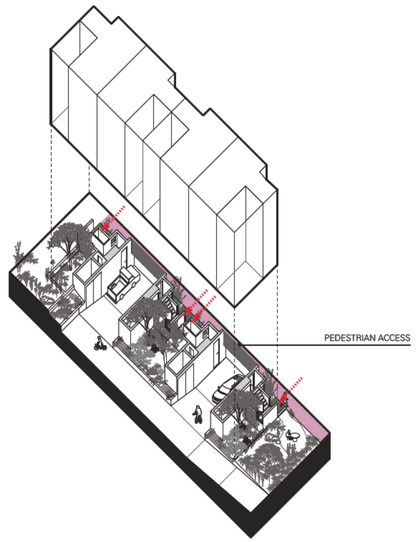
A401



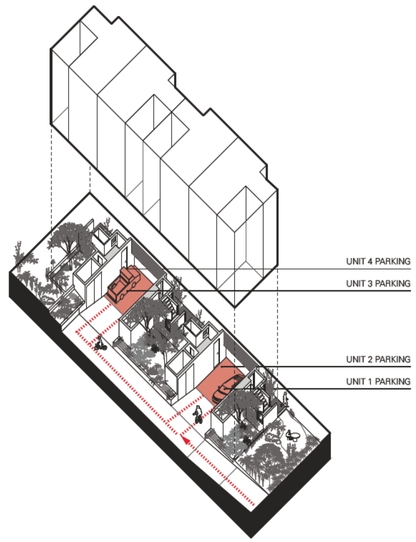
COURTYARDS



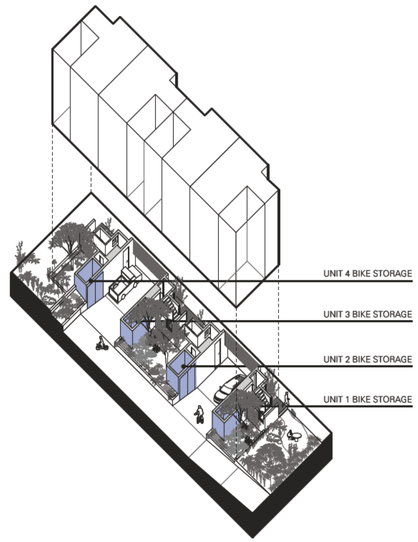
UNITS



ACCESS



PARKING



BIKE LOCKERS

1 BUILDING DIAGRAMS

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DIAGRAMS

A402

TRADITIONAL RESIDENTIAL VS URBAN RESIDENTIAL



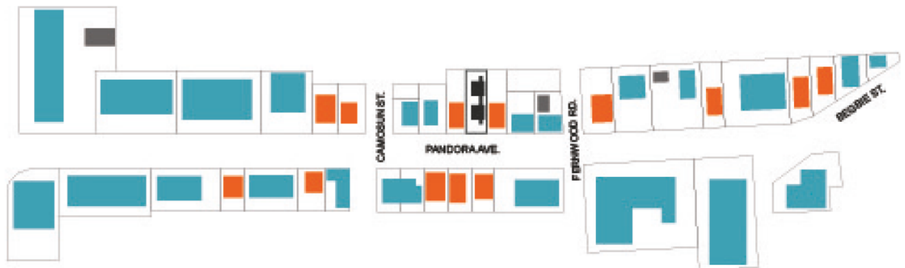
Traditional Residential	12
Urban Residential	24

BUILDING TYPE



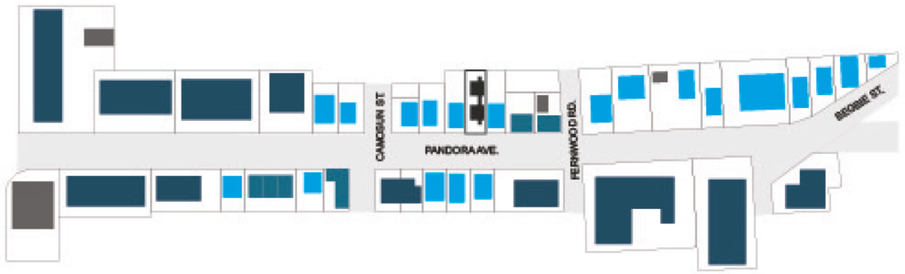
Single-Family	19
Multi-Family Midrise	15
Multi-Family Rowhomes	1
Other	1

REAR YARD



Rear yard	13
No rear yard	23

DENSITY



Single-Family	19
Multi-Family under 10 units	4
Multi-Family over 10 units	12
Other	1

ROOF TYPE



Pitched	20
Flat	15
Dome	1

1 NEIGHBORHOOD STUDY

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A403



Exhibit 1
Residential Vehicle Site Access

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:200 on Ledger Prepared by CY



Exhibit 2
Unit 1 & 3 Parking Stall Accessibility - Inbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 5
Unit 2 & 4 Parking Stall Accessibility - Outbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 3
Unit 2 & 4 Parking Stall Accessibility - Inbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 4
Unit 1 & 3 Parking Stall Accessibility - Outbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY

1 VEHICLE SWEPT PATH

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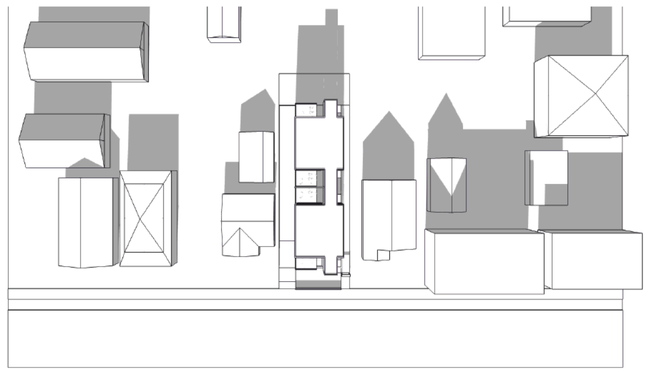
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DIAGRAMS

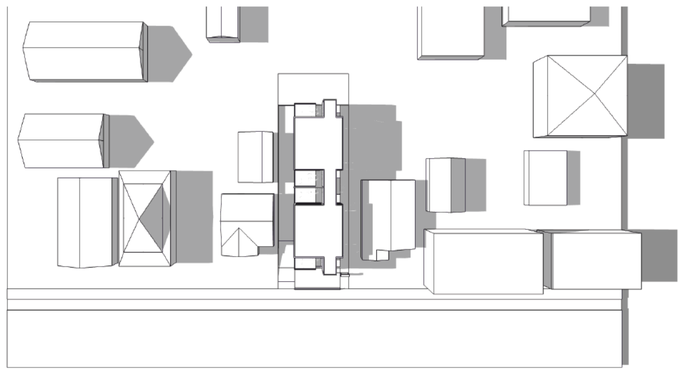
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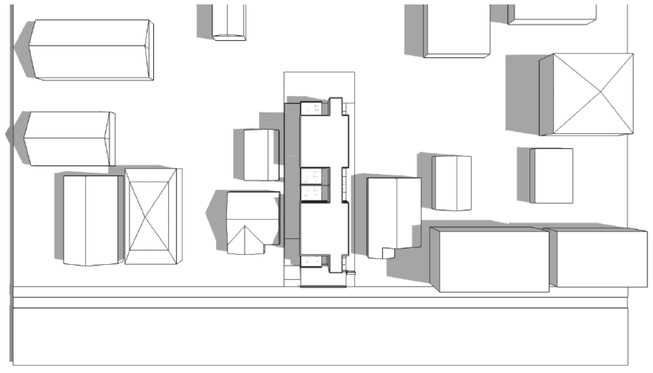
DECEMBER 20. 9:00AM



DECEMBER 20. NOON



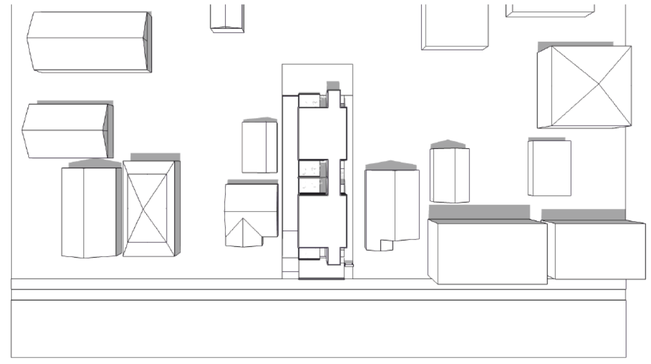
JUNE 20. 4:00PM



JUNE 20. 9:00AM



DECEMBER 20. 4:00PM



JUNE 20. NOON

1 SHADOW STUDIES

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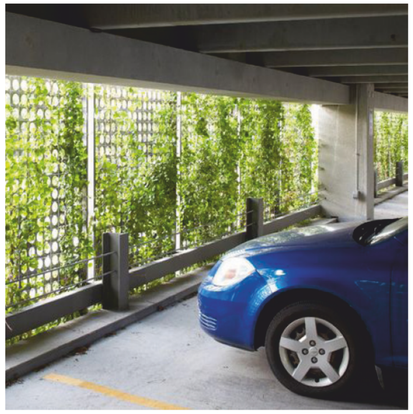
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DIAGRAMS

A405



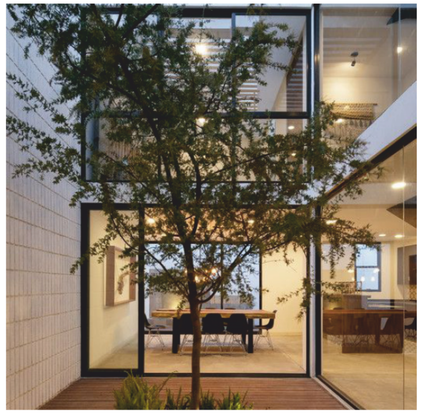
1.



2.



3.



4.



5.

1. DARK STAINED SIDING
2. PARKING AREA TO BE OPEN AND BRIGHT
3. DARK STAINED SIDING
4. INNER COURTYARD
5. WOOD SCREEN

1 SHADOW STUDIES

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PRECEDENT IMAGES

A406