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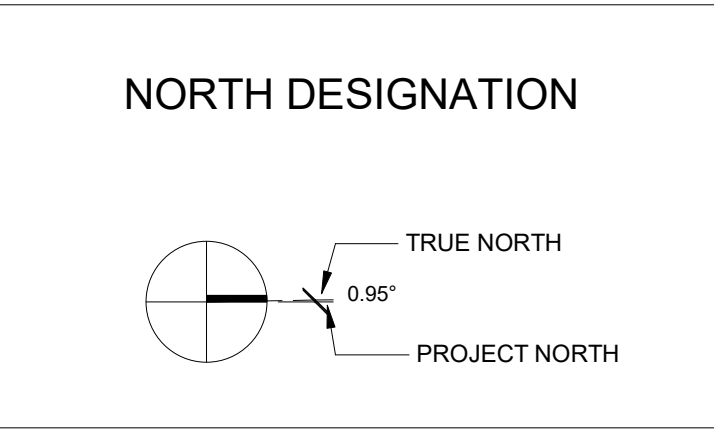
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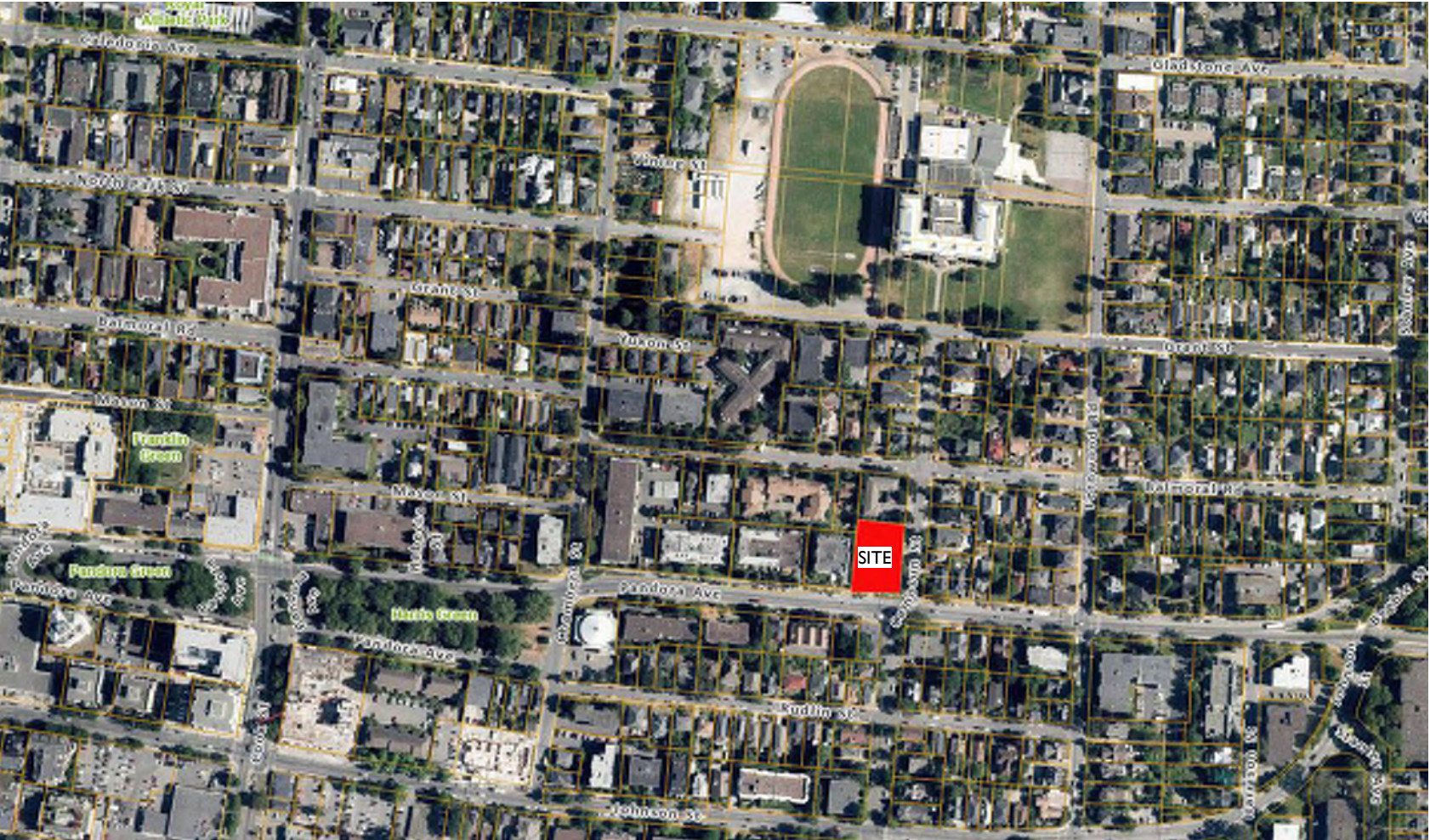
Revisions

Received Date:
April 13, 2022



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PROJECT CONTACTS



PROJECT LOCATION PLAN

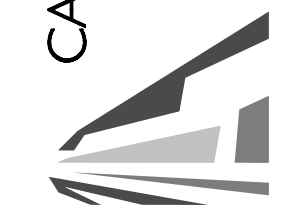
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
Issued for DP R1 - April 7, 2022

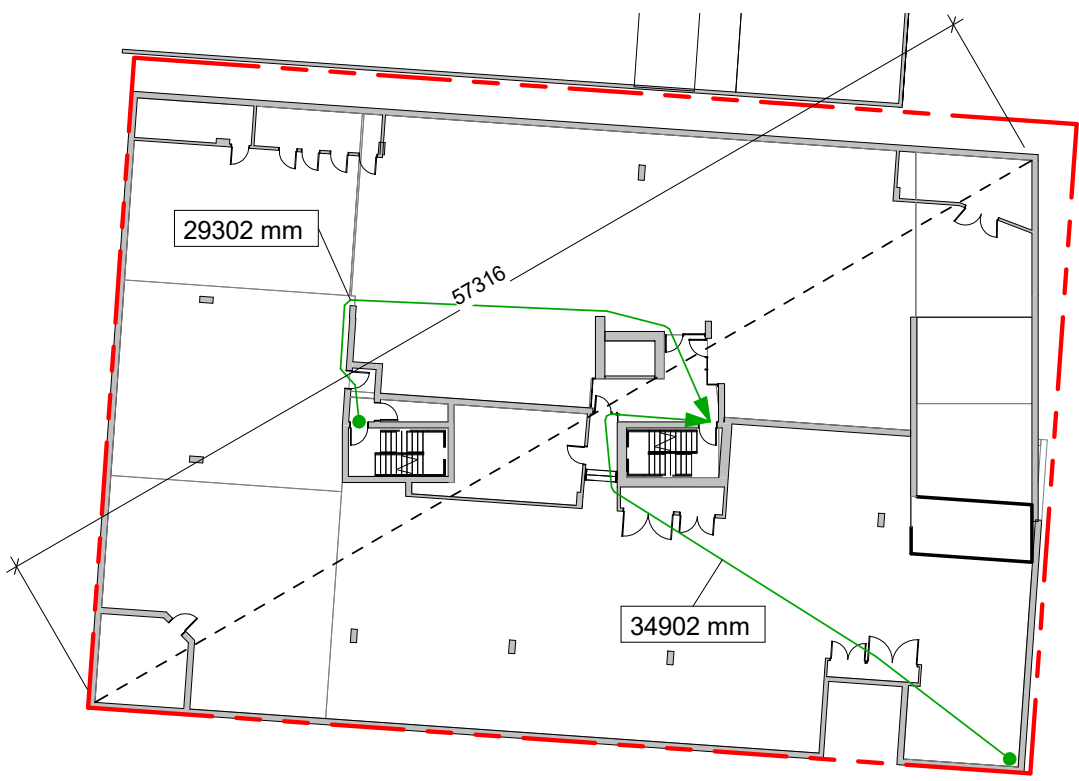
Project #	Date	Revision
2106	April 7, 2022	
Sheet #		
		A000



2022-04-07

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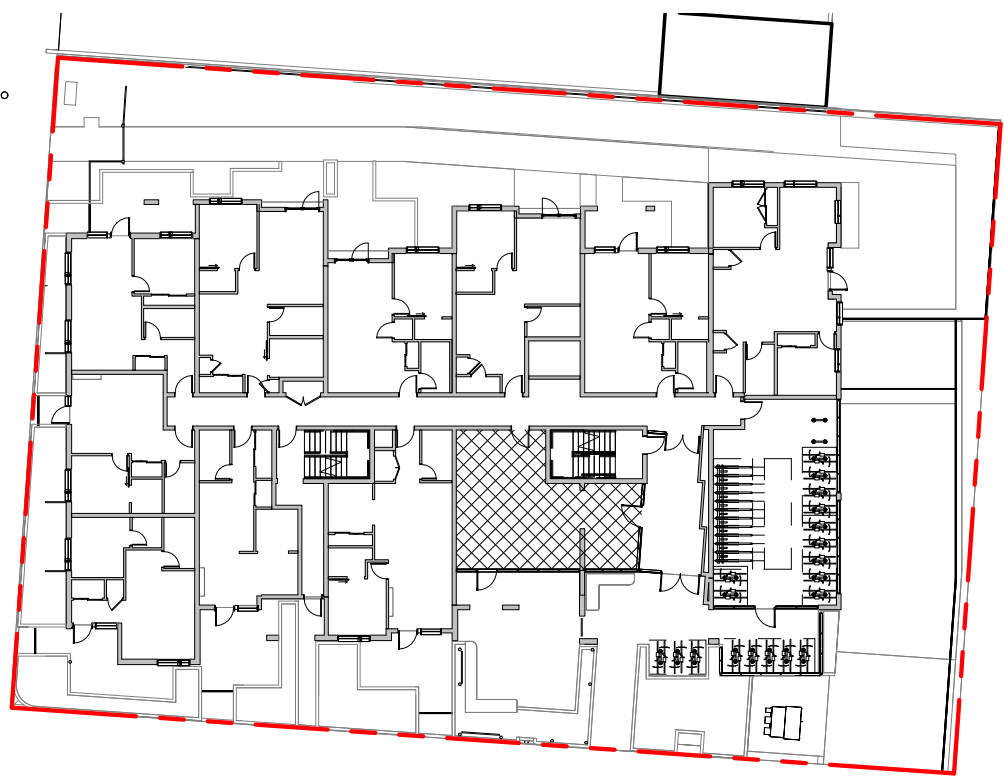




LEVEL P1

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

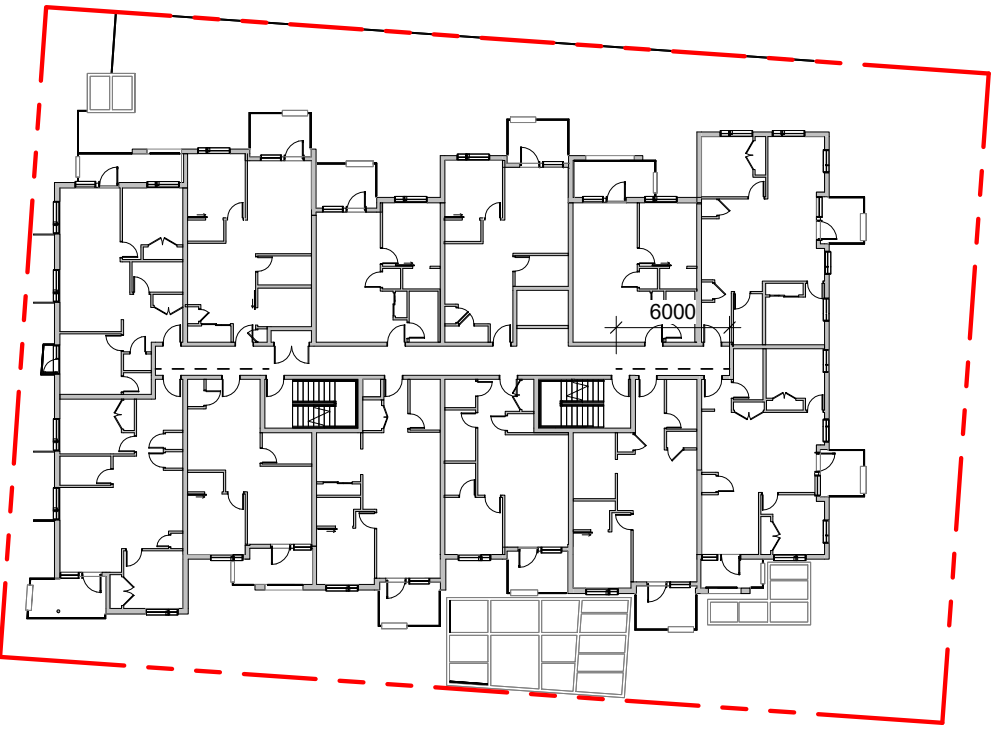
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 29 = 177mm
Stairs
8mm/person x 29 = 232mm



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

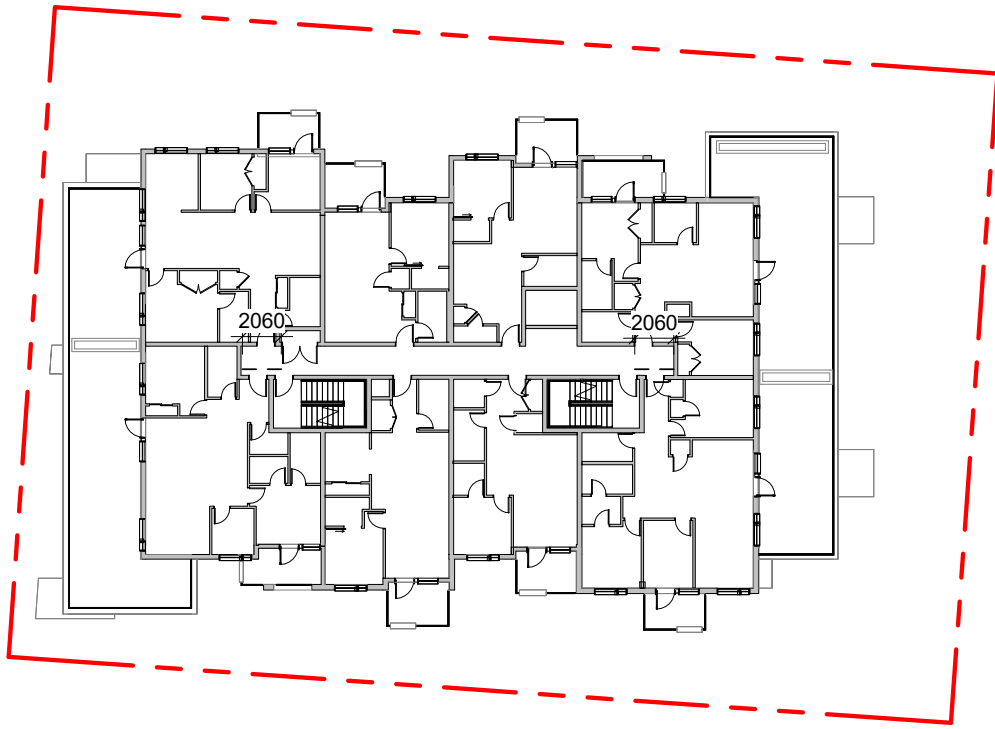
11 Bedrooms x 2 people/bedroom
= 22 people
Total Occ. Load = 60+22=82 people
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 =500mm
Stairs
8mm/person x 82 = 656mm



SECOND & THIRD FLOOR

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

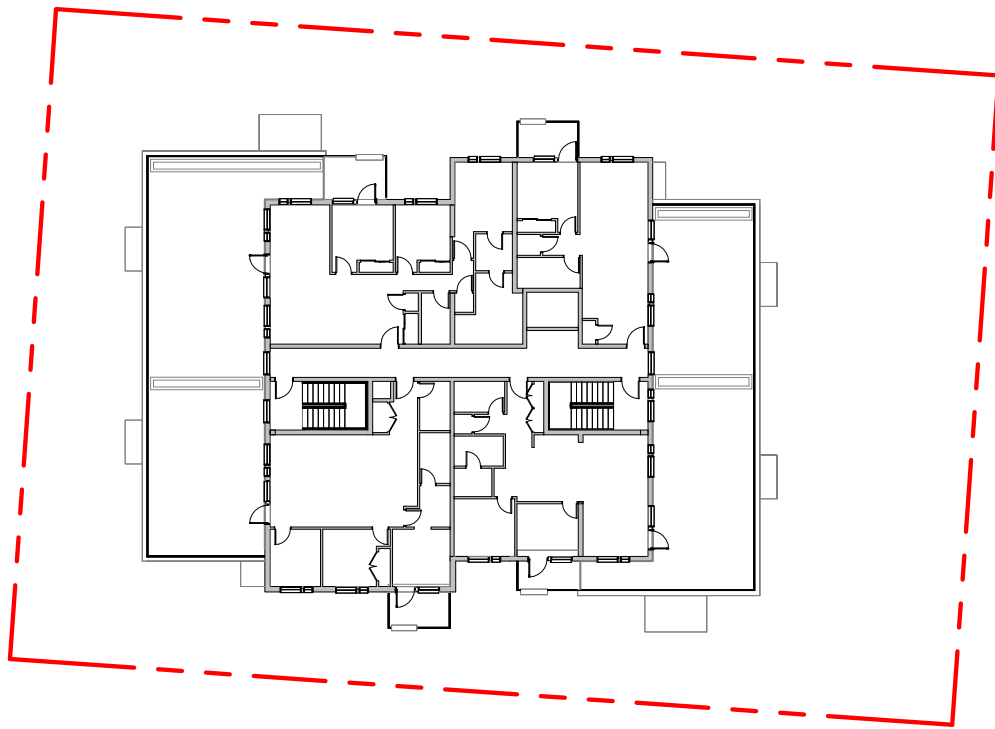
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 32 = 195mm
Stairs
8mm/person x 32 = 256mm



FOURTH FLOOR

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

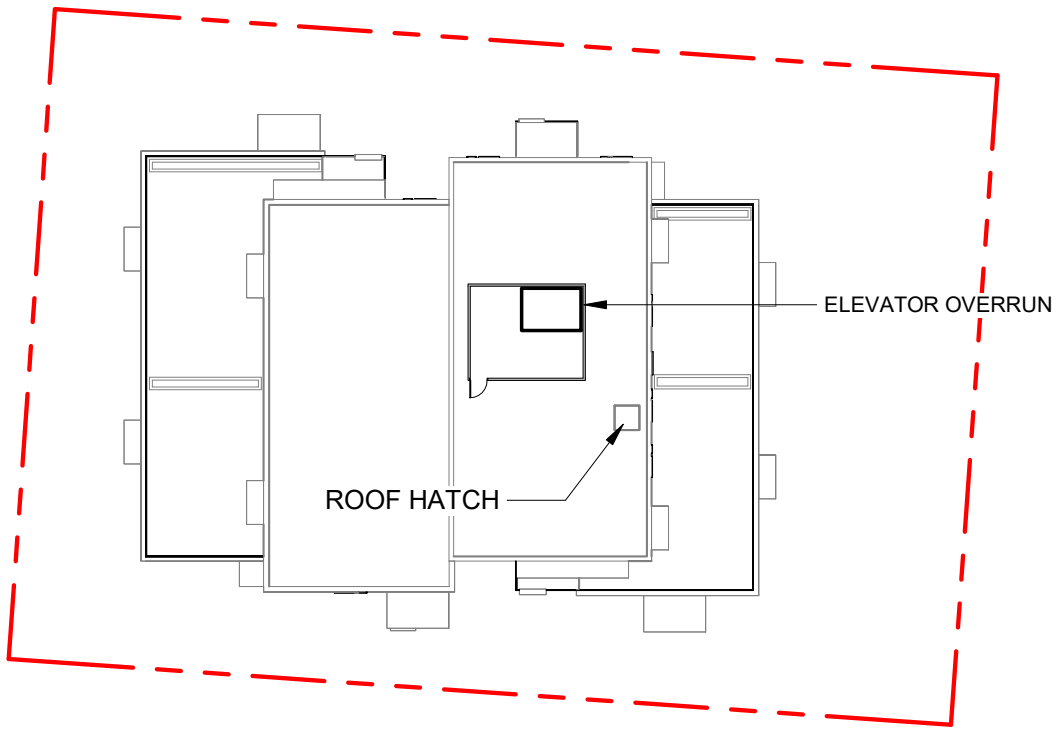
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 26 = 159mm
Stairs
8mm/person x 26 = 208mm



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	- m ²	1725 m ²
GROSS FLOOR AREA	- m ²	3441 m ²
COMMERCIAL FLOOR AREA	- m ²	0 m ²
FLOOR AREA RATIO (FAR)	1.6	2
SITE COVERAGE	32 %	56.7 %
OPEN SITE SPACE	60 %	40 %
BUILDING HEIGHT (from Natural Grade)	18.5 m	17.4 m
NUMBER OF STOREYS	6+	5
PARKING	REQUIRED BY SCHEDULE 'C'	PROVIDED
VEHICLES	47	40 35 RESIDENTIAL 5 GUEST (1 ACCESSIBLE)
BICYCLES		
CLASS 1 @ GRADE	57	59
CLASS 2 @ LOBBY ENTRANCE	6	6
SETBACKS	NORTH (REAR)	
	3.0 m	4.8 m
	EAST (FLANKING STREET)	
	7.5 m	2.1 m
	SOUTH (FRONT STREET)	
	12 m	1.1 m
	WEST (INTERNAL BOUNDARY)	
	3 m	3.6 m
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	46	
UNITS TYPES	STUDIO, 1, 2, 3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES)	
GROUND ORIENTED UNITS	10	
MINIMUM UNIT AREA	42.6 m ²	
TOTAL RESIDENTIAL AREA	2805.75 m ²	

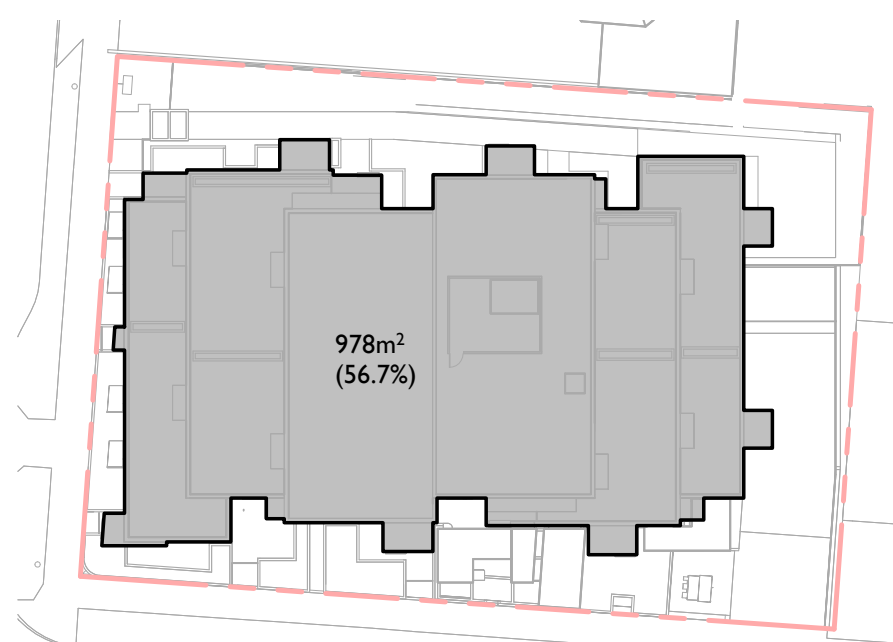
BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒	3.1.2.1.
BUILDING AREA	920 m ² (Outside face of Exterior Walls)	1.4.1.2.
GRADE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

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

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

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

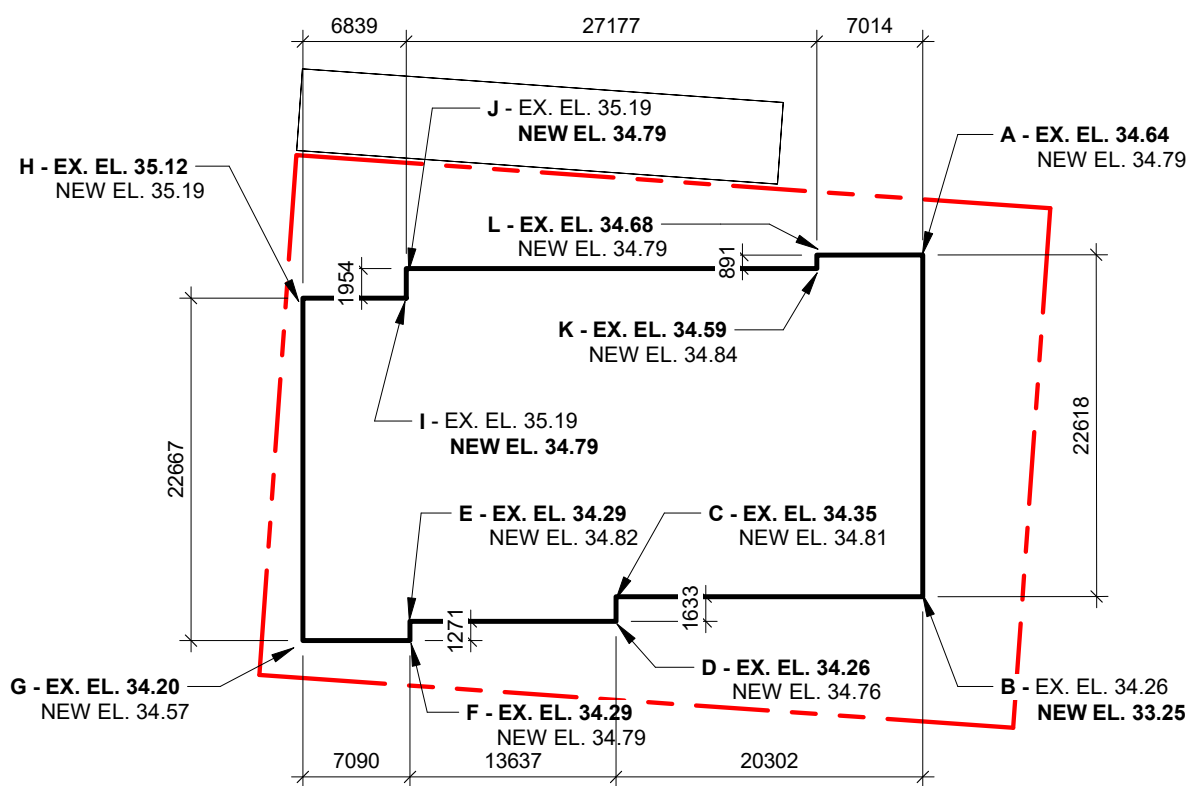
NOTES



2 Site Coverage
SCALE = 1 : 500



3 Open Site Space
SCALE = 1 : 500



1 Average Grade Calculations
SCALE = 1 : 500

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

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



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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

REGISTERED ARCHITECT
CASCADIA ARCHITECTS INC.
2022
1
A050
4/7/2022 1:58:14 PM
2022-04-07

Unit Schedule by Level

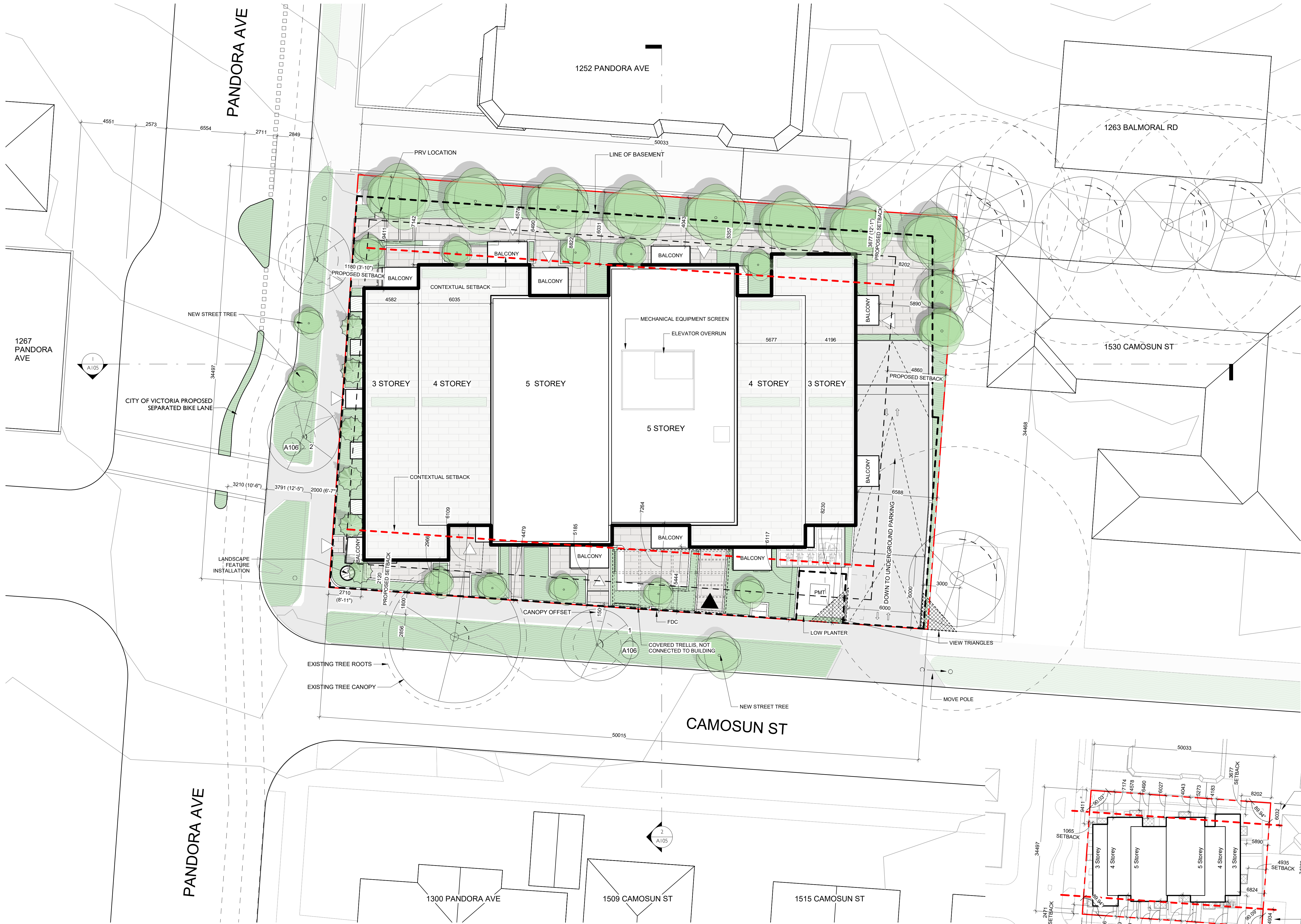
Name	Number	Area
Level 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1: 1		53.14 m²
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1: 1		61.93 m²
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	102	70.13 m²
2 BD - Type 1: 1		70.13 m²
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	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	204	61.69 m²
1b		
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	306	61.83 m²
1		
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	304	61.69 m²
1b		
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	306	61.83 m²
1		
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
1b		
1 BD+D - Type	304	61.69 m²
1b		
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		74.04 m²
2 BD+D - Type 2		
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
2 BD+D - Type 3		
2 BD+D - Type 3	405	82.28 m²
2 BD+D - Type 3: 1		82.28 m²
2BD - Type 3		
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
3 BD - Type 1		
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
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		41.21 m²
Grand total: 46		2805.67 m²

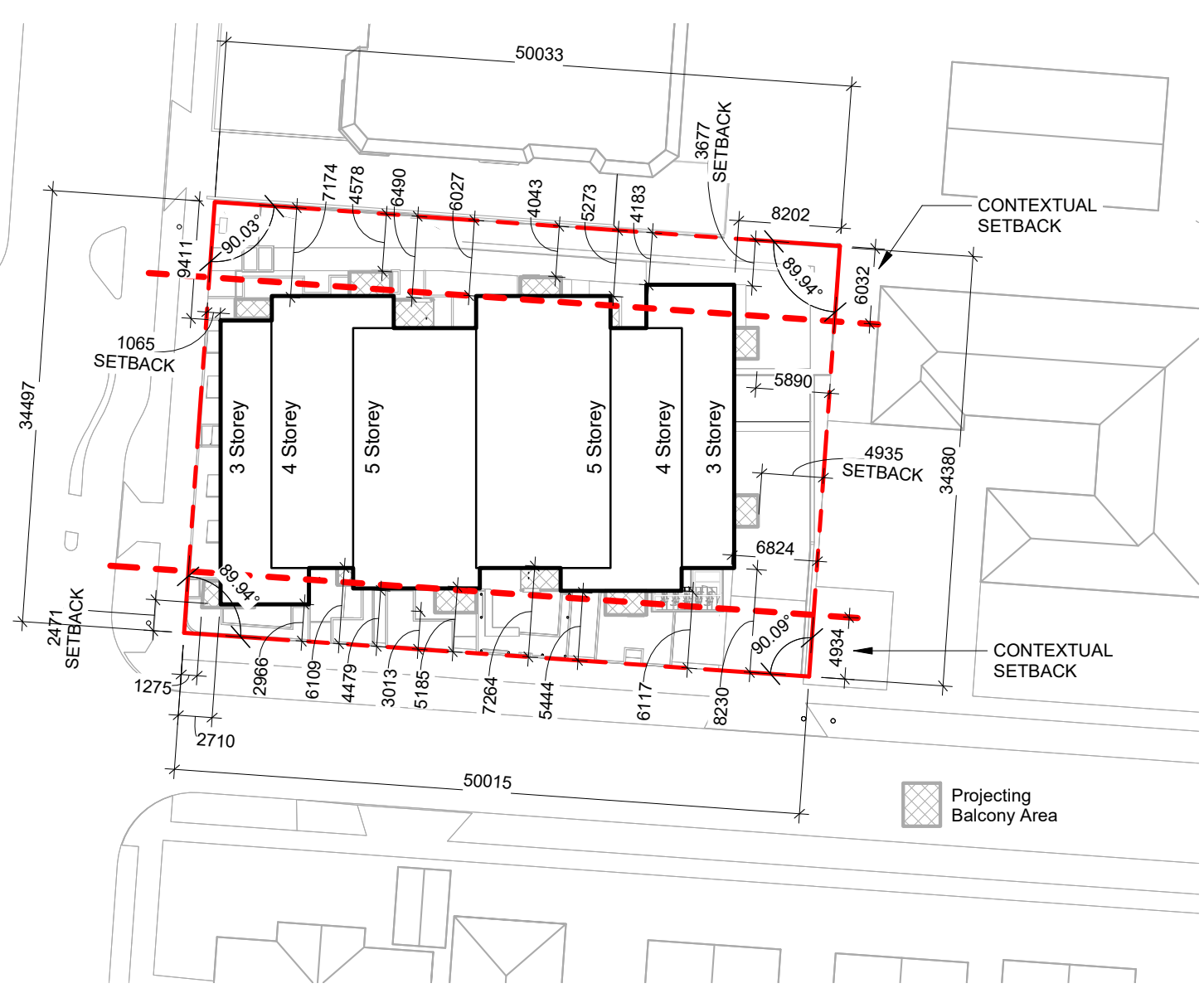
All building Areas

P1				
P1	Gas Room	P114		12.83 m²
: 1				
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				
Level 2	1 BD - Type 1	205	Residential Unit	54.09 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				
Level 3	1 BD - Type 1	305	Residential Unit	54.09 m²
Level 3	1 BD+D - Type 1	306	Residential Unit	61.83 m²
Level 3				
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 - Type 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	56.60 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 Site Plan
SCALE = 1 : 150

2 Setback Plan
SCALE = 1 : 500



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

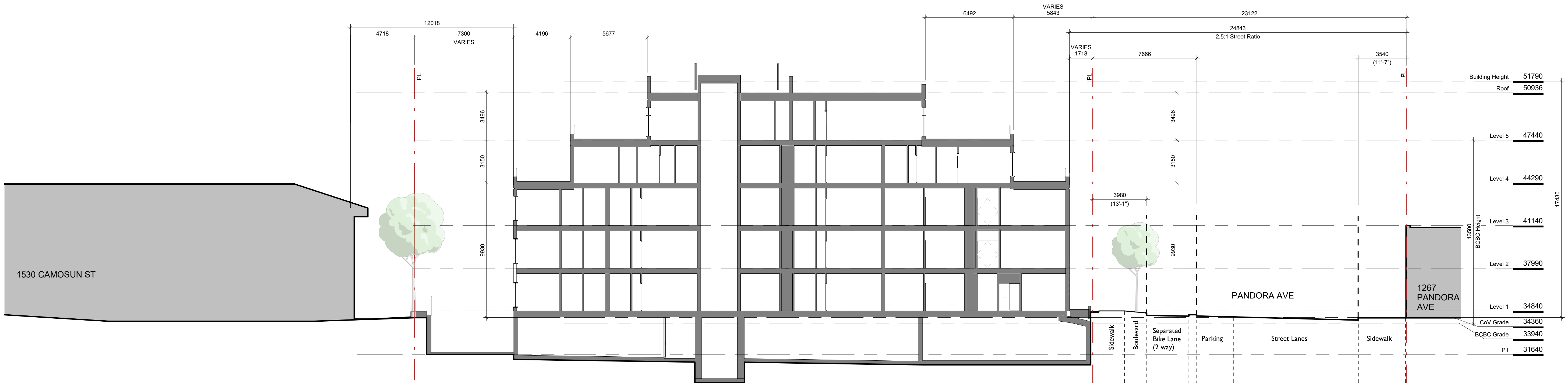


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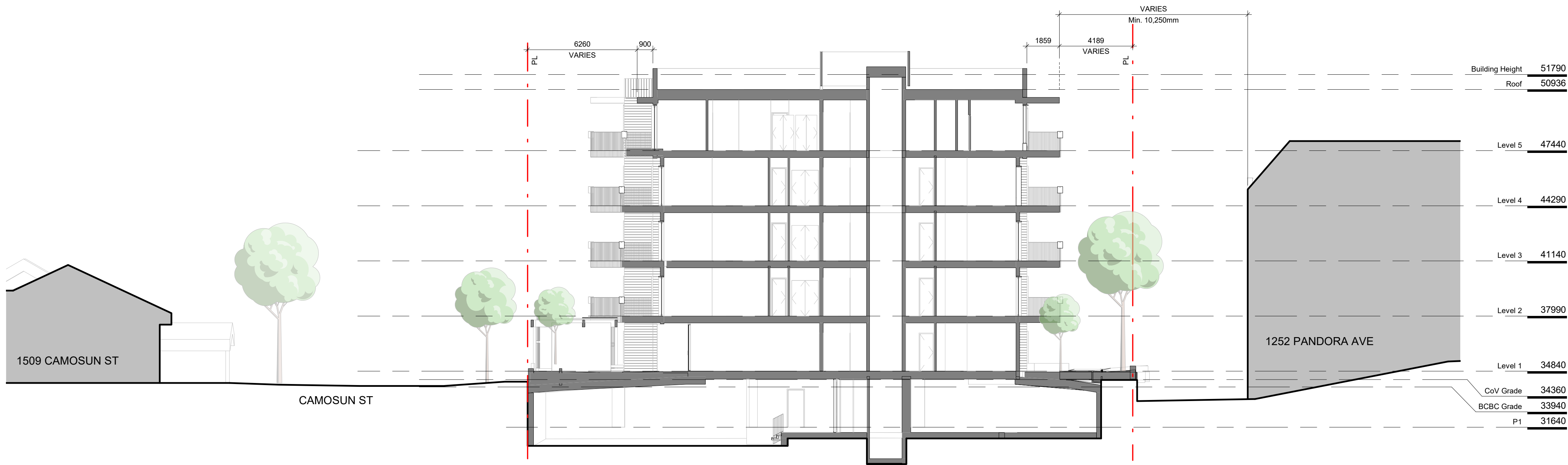
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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Site Plan	
Date	April 7, 2022
Scale	As indicated
Project #	2106
2022	1
A100	

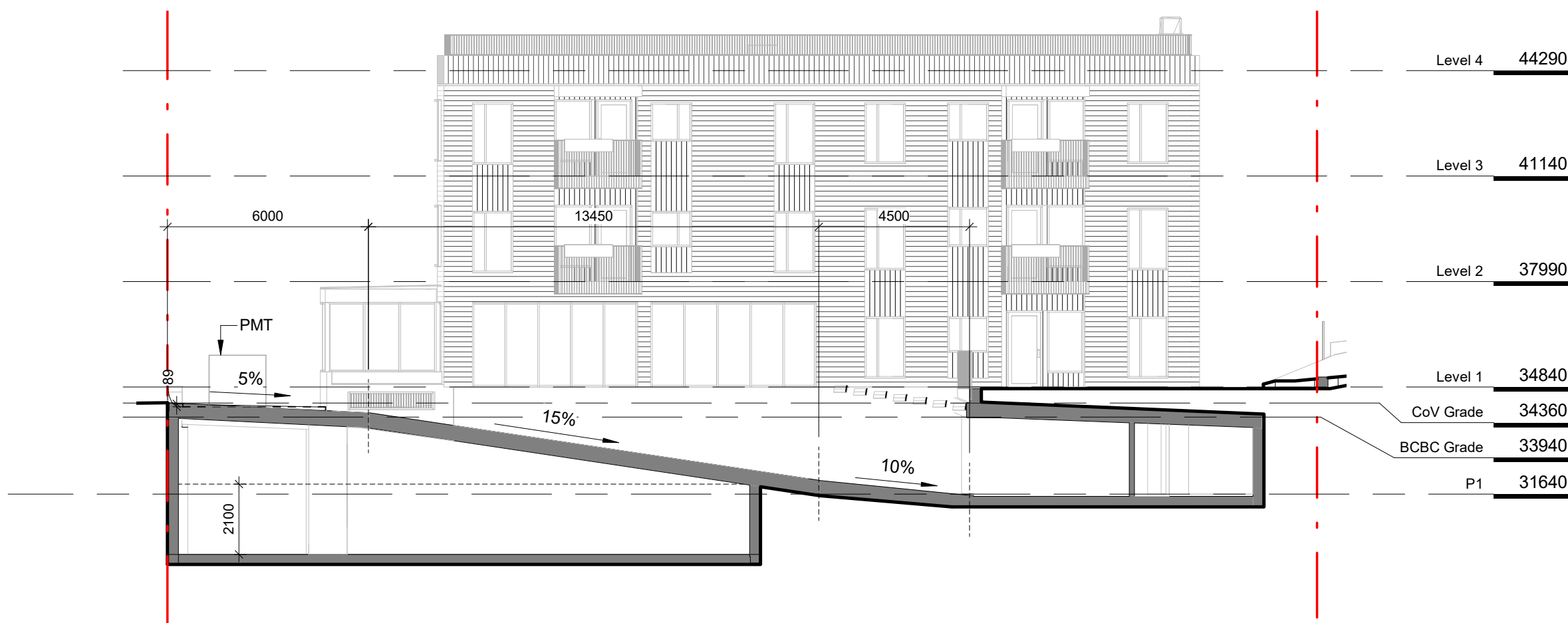




1 Site Section A
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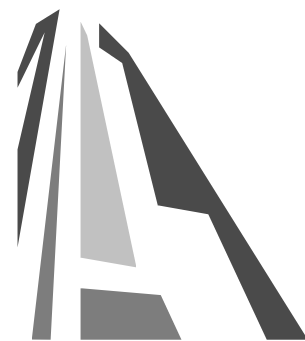


2 Site Section B
SCALE = 1 : 150



3 Parking Ramp Section
SCALE = 1 : 150

1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
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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	
4/7/2022 1:58:33 PM	

2022-04-07



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200

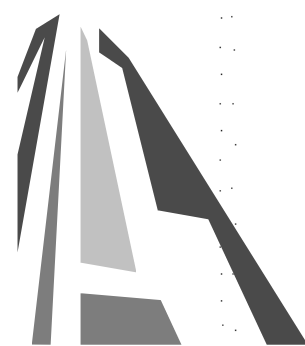


Birdseye view from the East



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

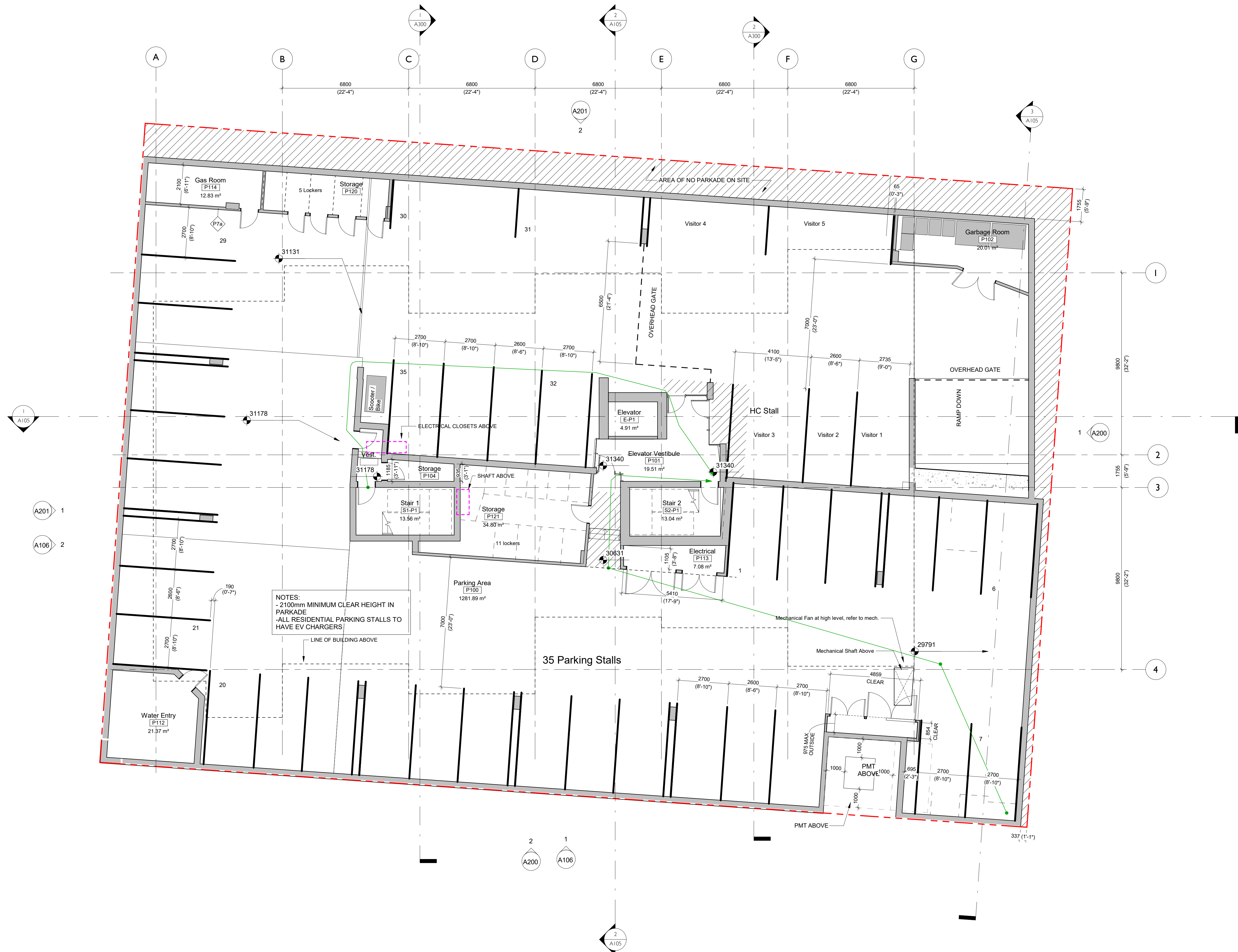


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Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Context Elevations	
Date		April 7, 2022	
Scale	1 : 200	Project #	2106
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		1	
		A106	
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2022-04-07



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



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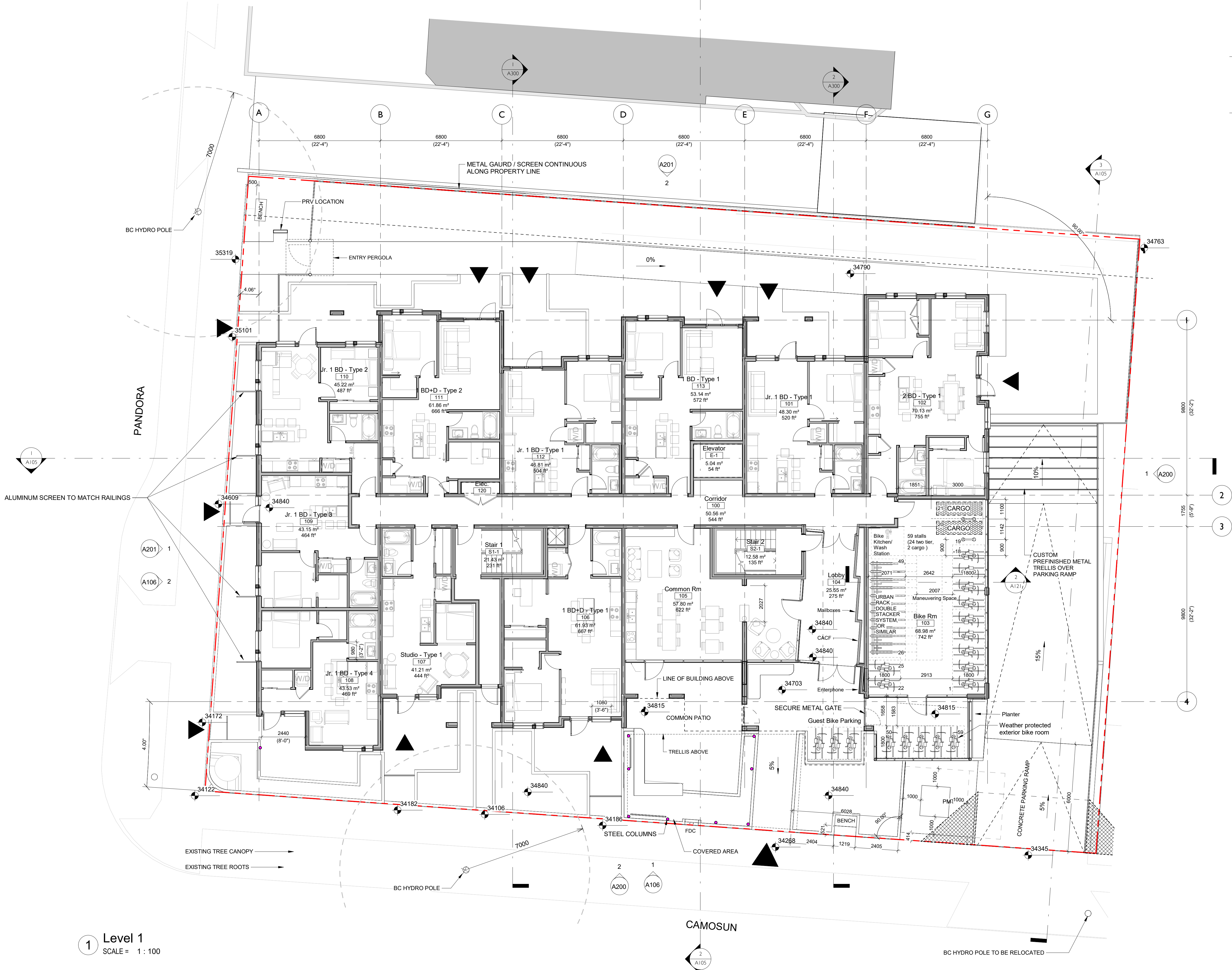
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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Basement Plan	
Date	April 7, 2022
Scale	1 : 100
Project #	2106
2022	1
A120	

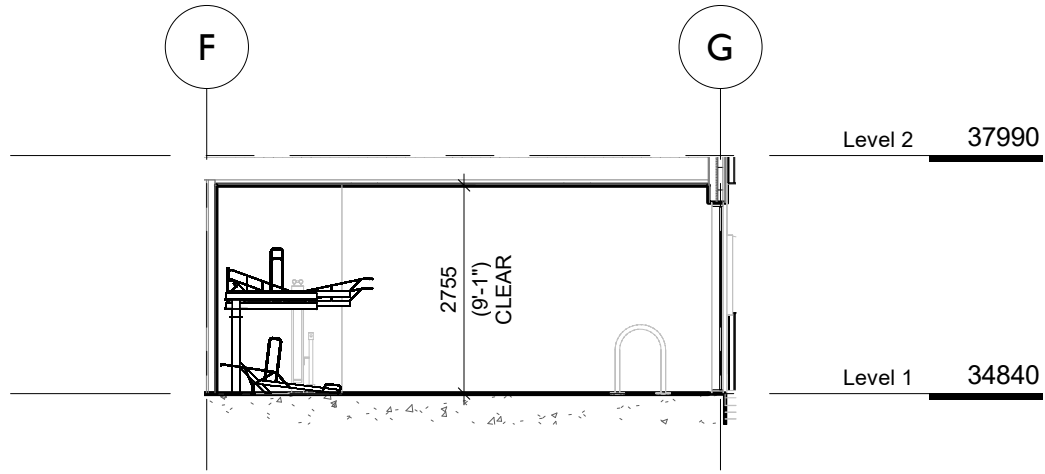


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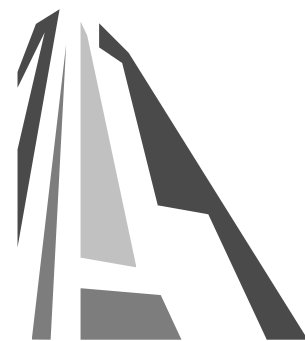


1 Level 1
SCALE = 1 : 100



2 Bike Room Section
SCALE = 1 : 100

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

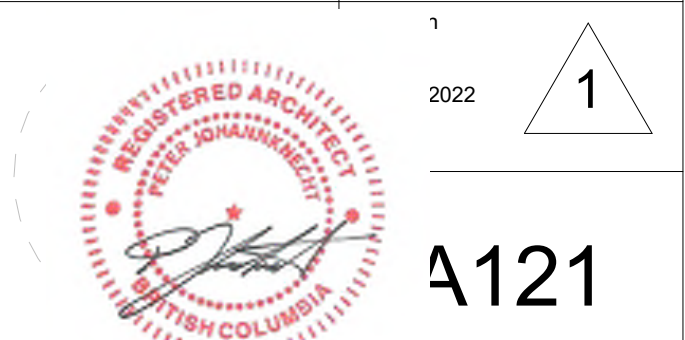


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Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Sheet Name
Ground Floor Plan

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

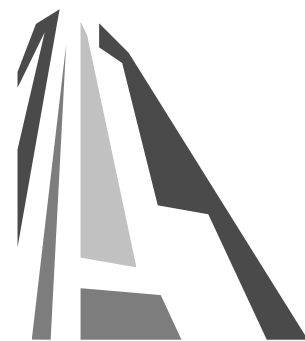


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1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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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

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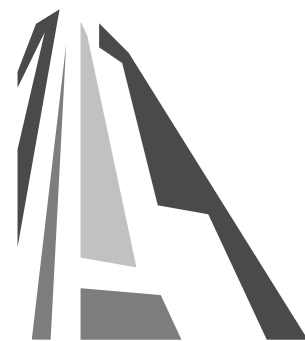
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REGISTERED ARCHITECT
PETER JOHANNKEK
BRITISH COLUMBIA

C:\Users\jag\Documents\3106 - 1370 Pikes - DD - Camosun_jag\A1067.rvt



1	RZDP 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



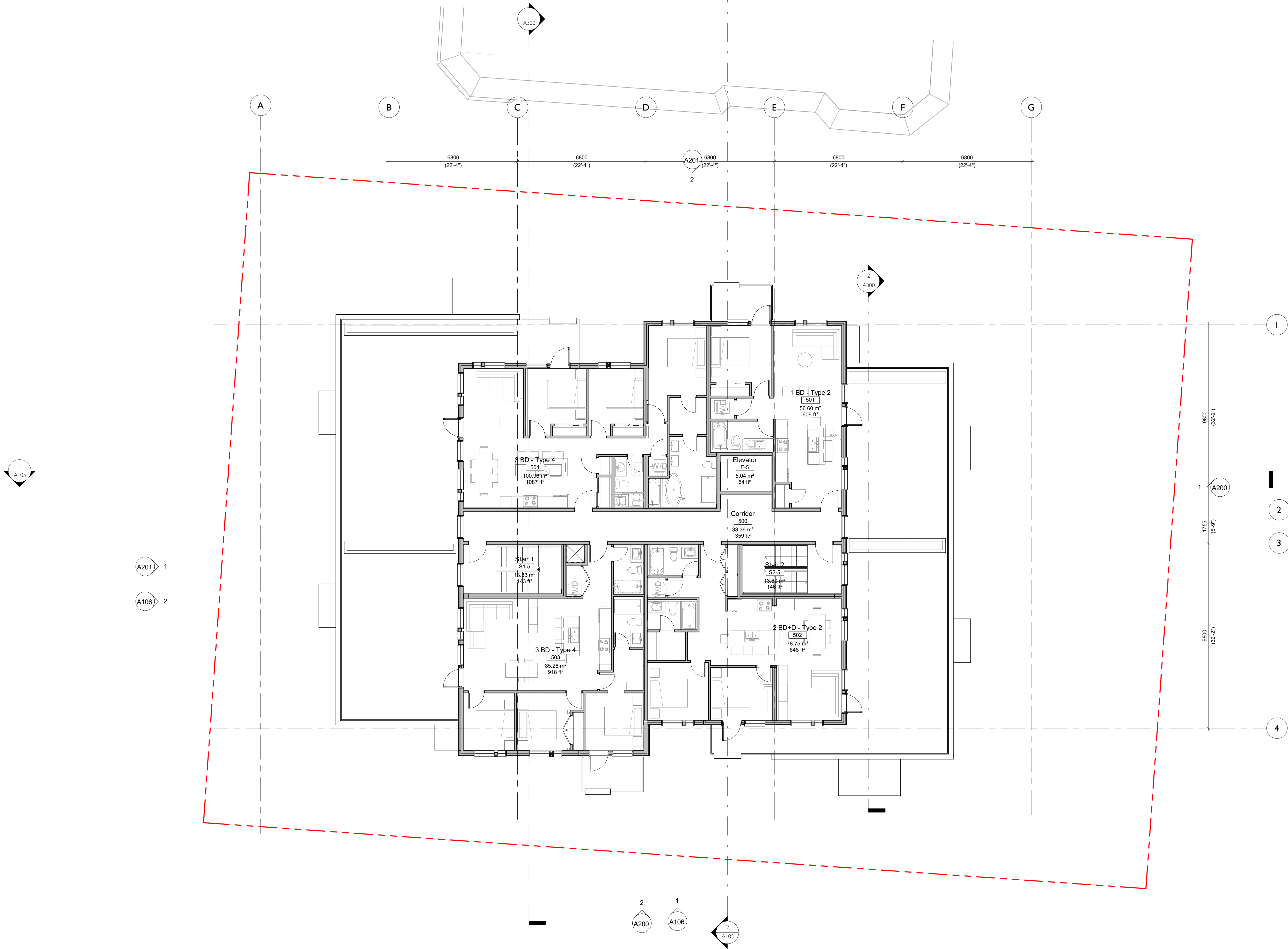
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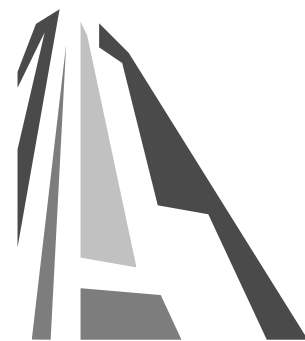
Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 4	
Date	April 7, 2022
Scale	1 : 100
Project #	2106
2022	1
A124	
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2022-04-07

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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



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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

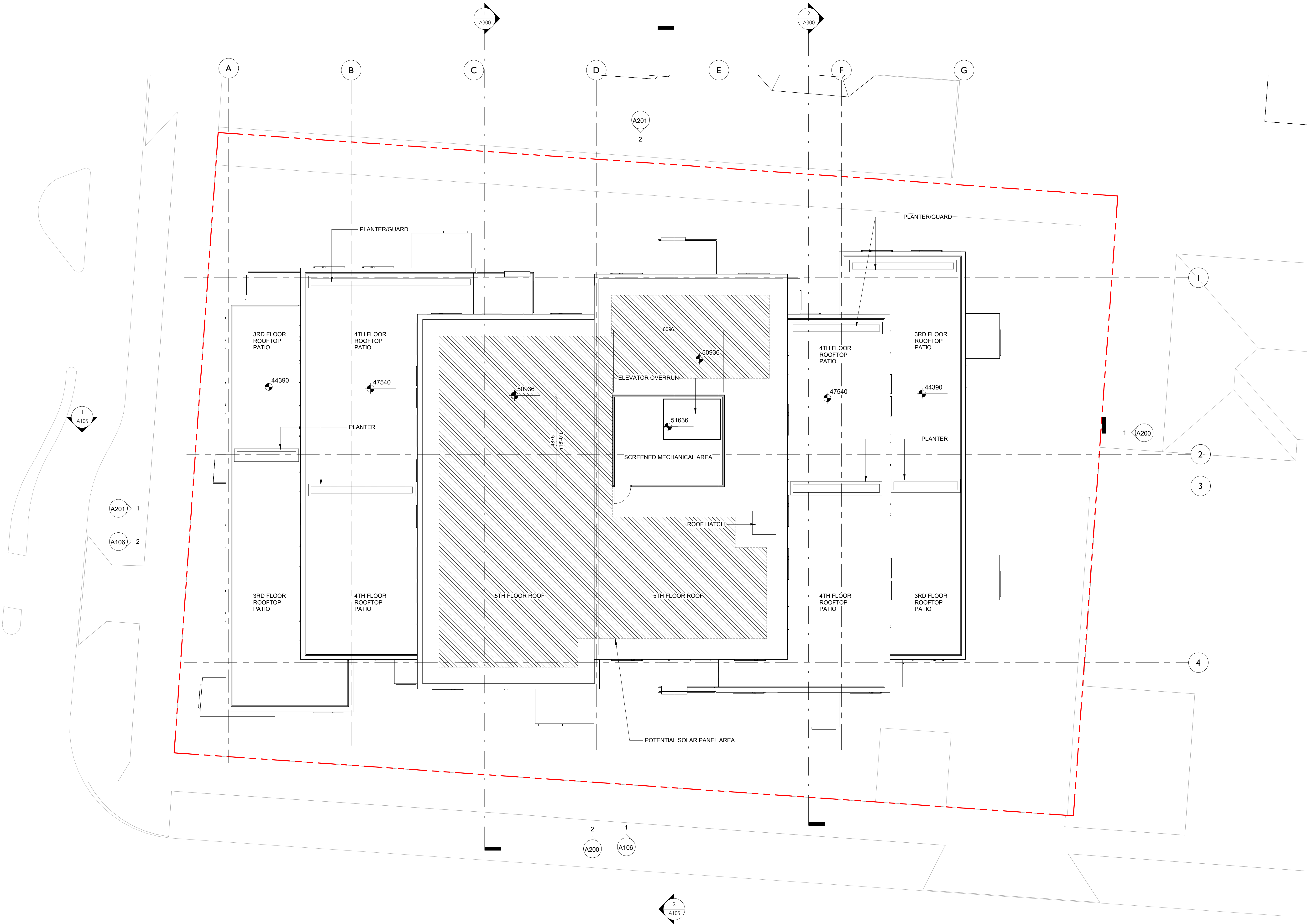
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1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALIC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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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

2022

1

A126

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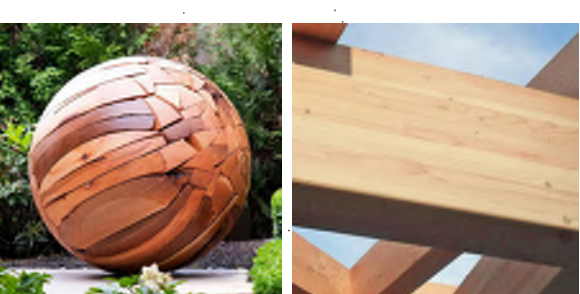
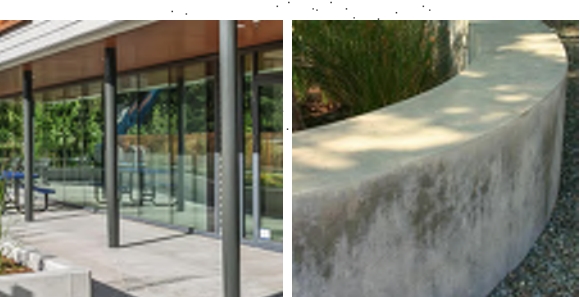
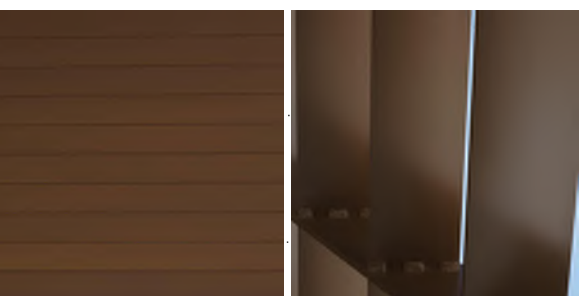
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2 East Building Elevation
SCALE = 1 : 100

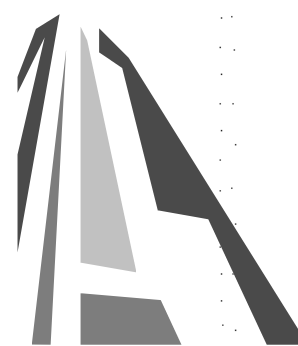
Exterior Materials

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 columns - 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



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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



2022 1

A200

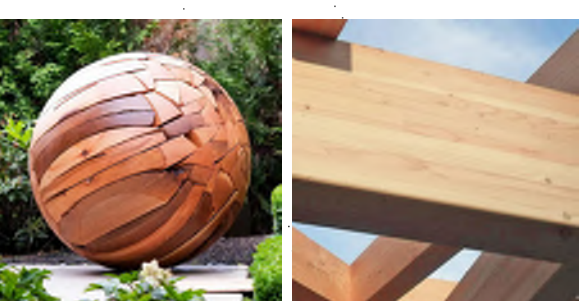
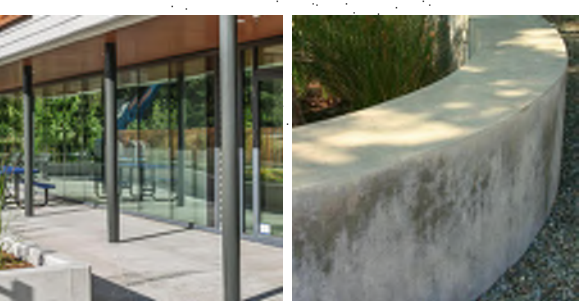
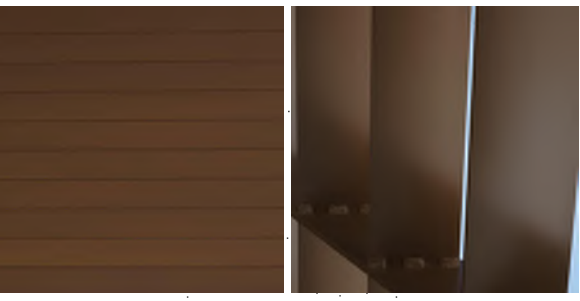
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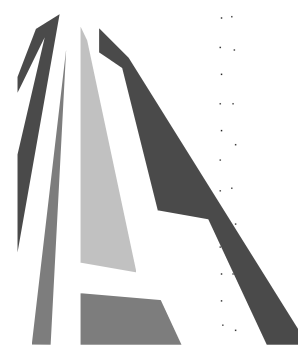
Exterior Materials

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
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*"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
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	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
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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
			1
			2022
			A201
			4/7/2022 2:00:39 PM

2022-04-07



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
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NO.	DESCRIPTION	DATE



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Project		Pandora and Camosun	
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		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Renderings	
Date		April 7, 2022	
Scale	Project #	2106	
		2022	
		1	
		A900	
		4/7/2022 2:00:39 PM	
		2022-04-07	

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
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NO.	DESCRIPTION	DATE



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Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Sun Study

Date

April 7, 2022

Scale

Project #

2106

2022

A901

4/7/2022 2:00:41 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

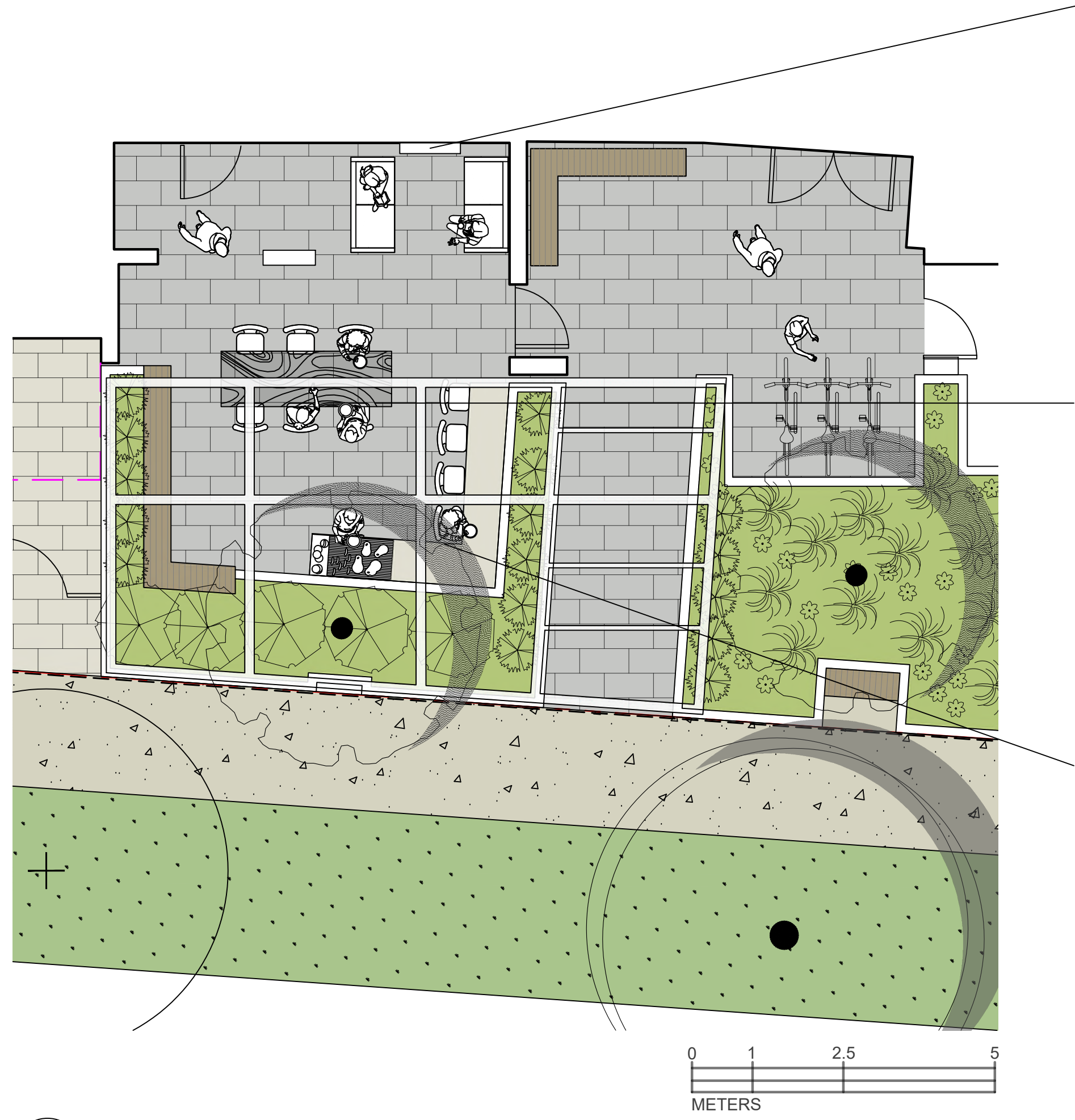
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2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100

L1 Landscape Site Plan

DATE: April, 2022



1 COMMON PATIO
L2 NTS



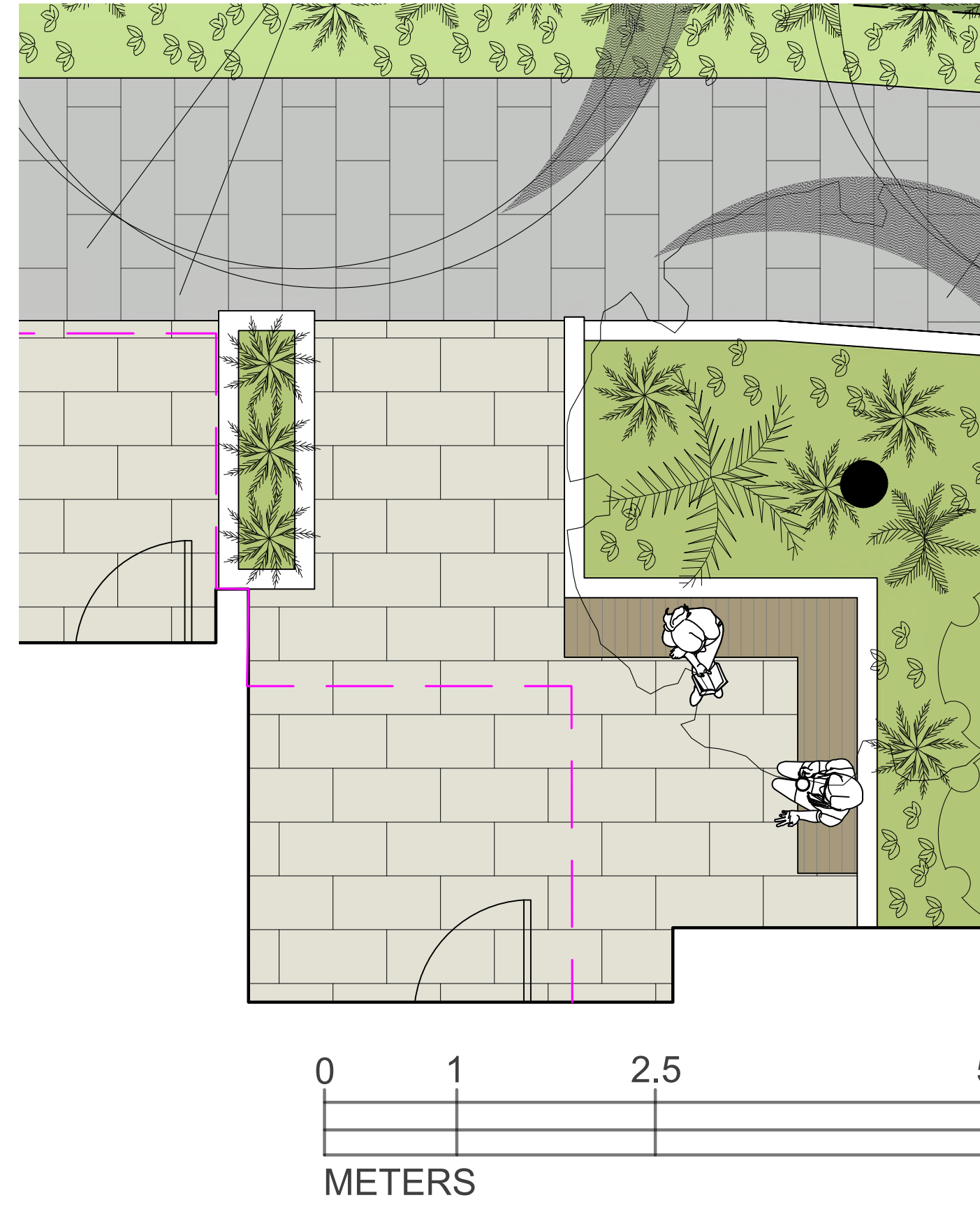
LOUNGE AREA WITH FIREPLACE (TBD)



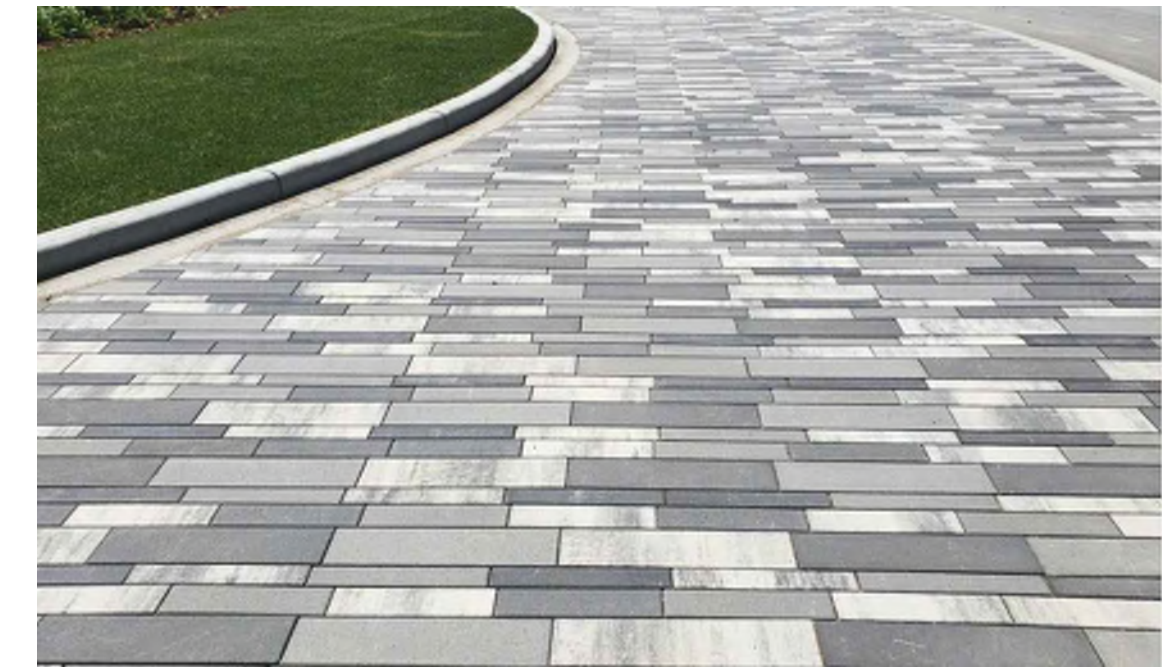
HARVEST TABLE FOR 6



BARBEQUE AREA AND BAR COUNTER



2 PAVING MATERIAL
L2 NTS



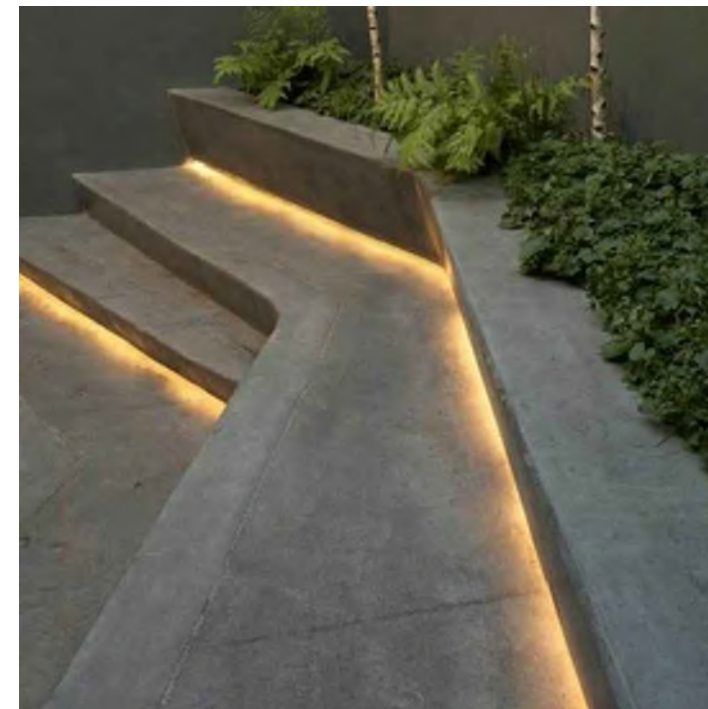
PAVING PATTERN AND COLOR OPTIONS



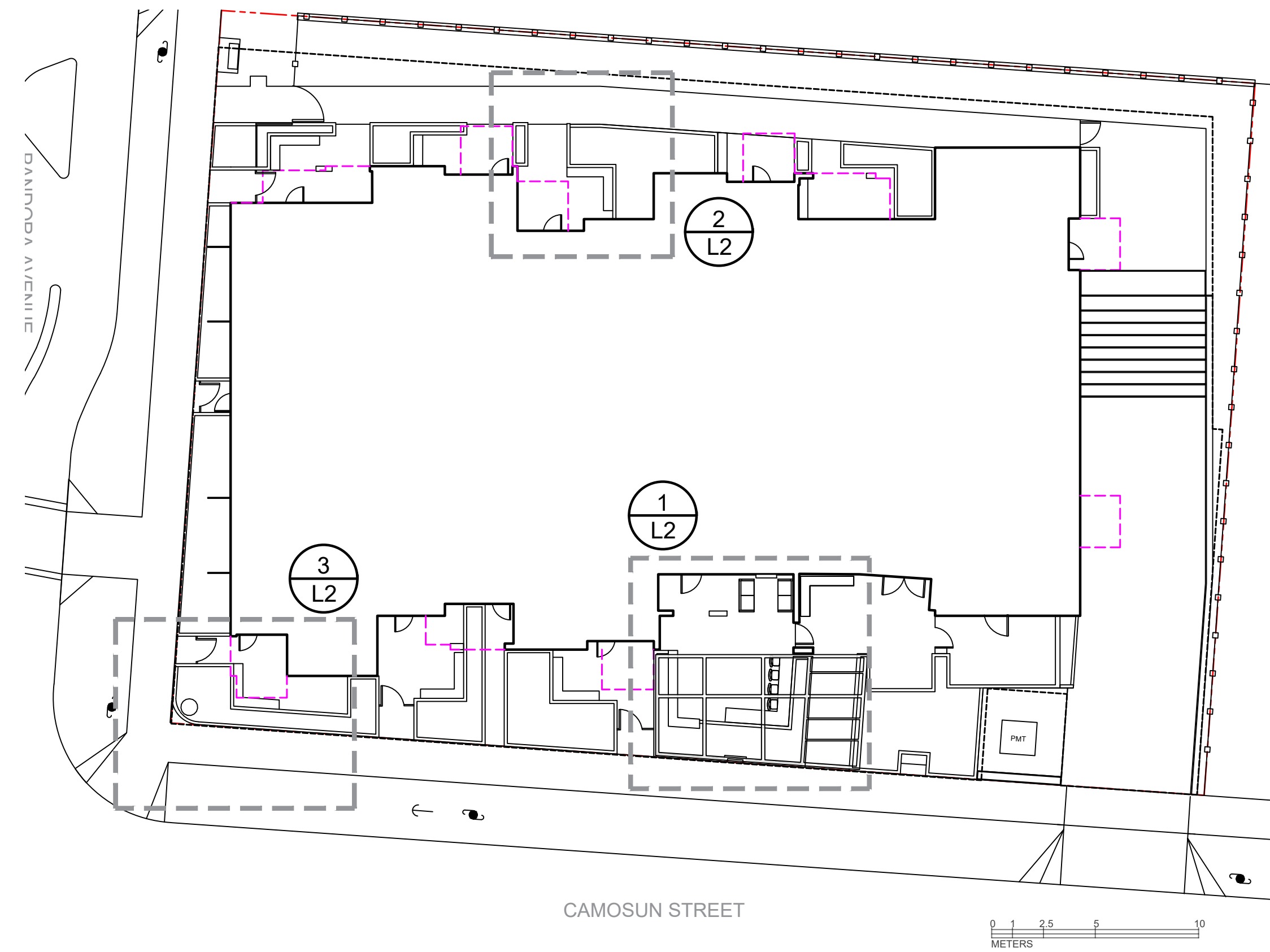
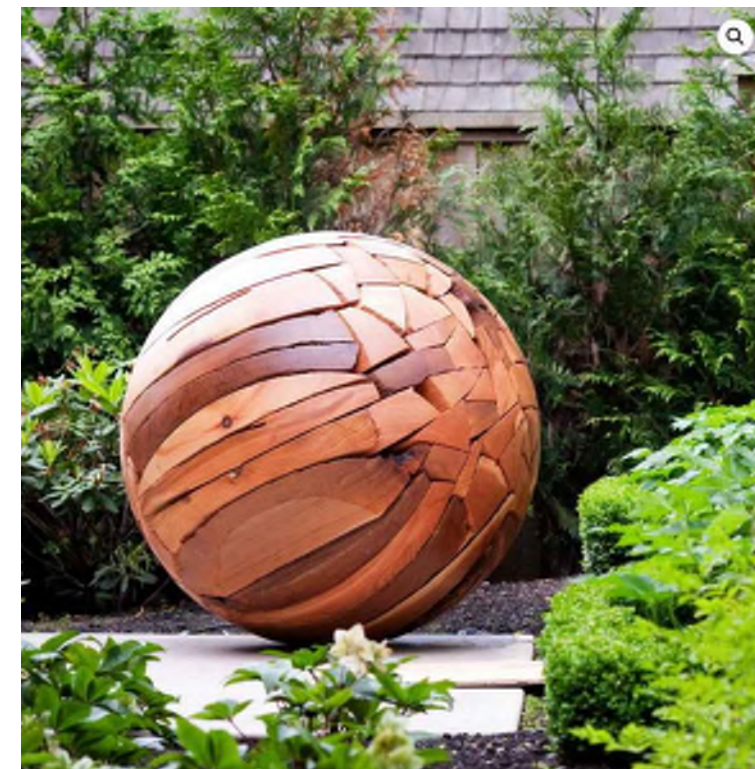
3 BUILT IN BENCH/ LANDSCAPE FEATURE
L2 NTS



BUILT IN BENCH WITH LIGHTING



LANDSCAPE FEATURE



4 KEY PLAN
L2 NTS



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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

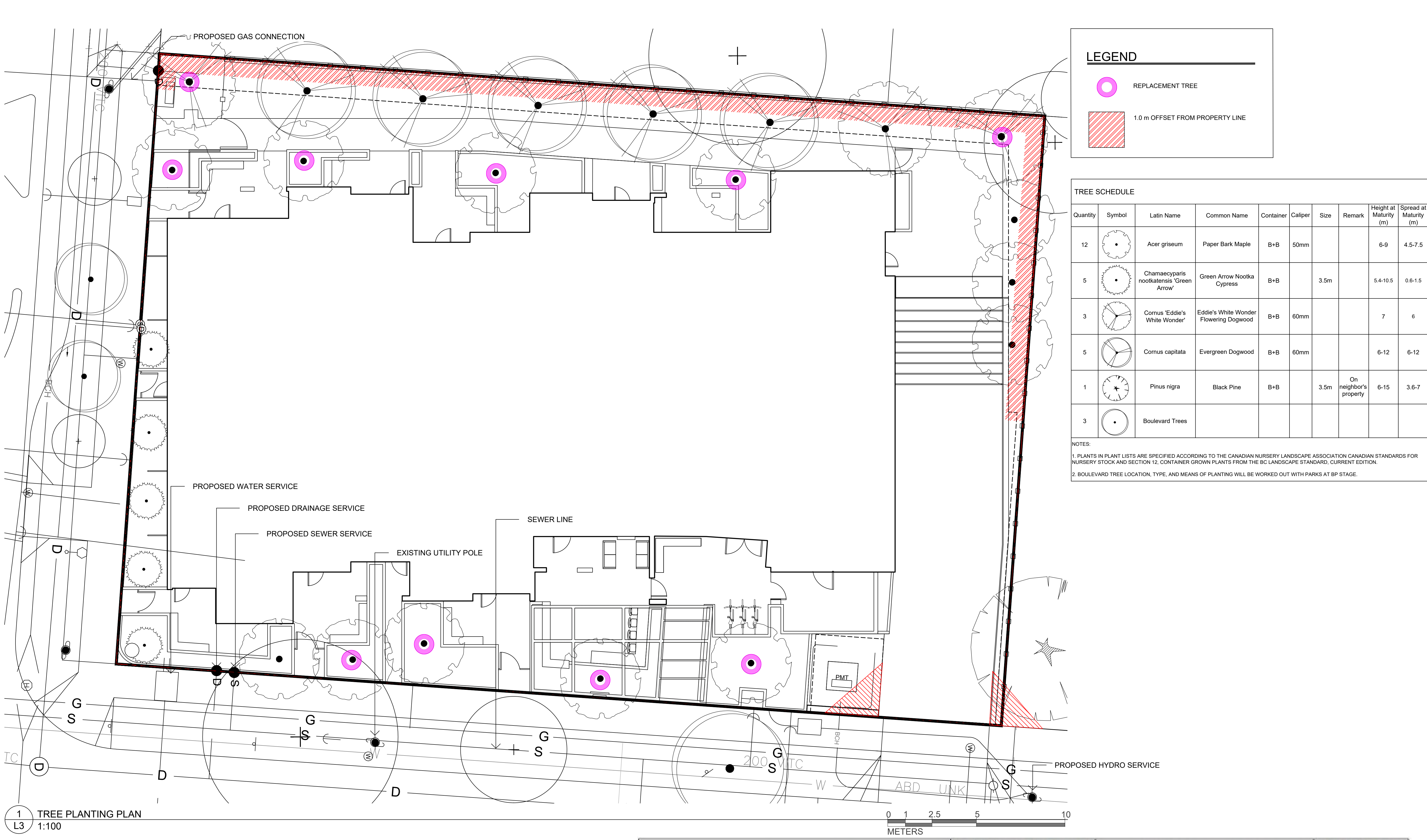
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Scale: AS NOTED



L2 KEY AREA
ENLARGEMENT

DATE: April, 2022



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Scale: 1:100



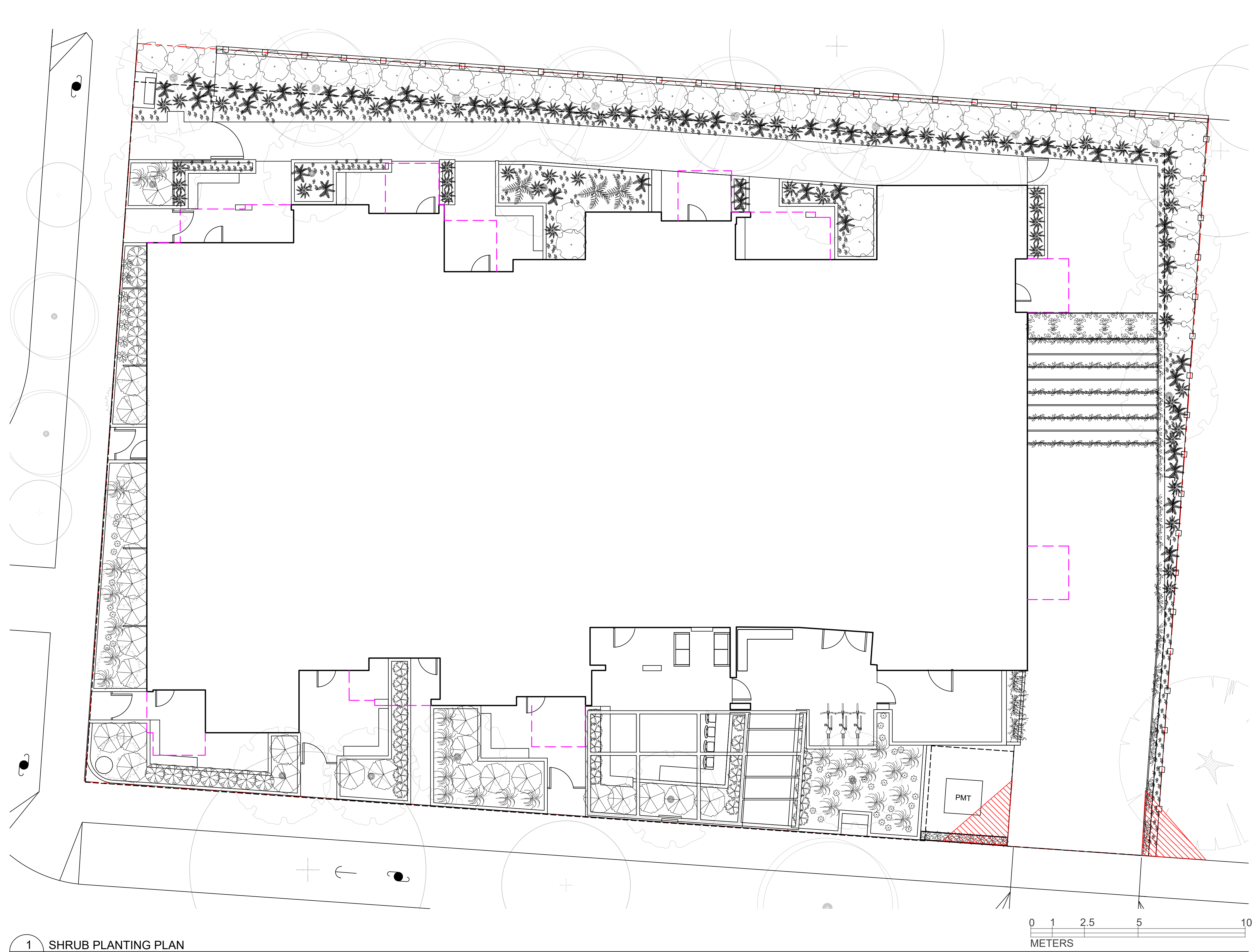
L3 TREE PLANTING PLAN

DATE: April, 2022



				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.											

TREE PLANTING SOIL VOLUME ANALYSIS
PREPARED BY: GYE AND ASSOCIATES



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.



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Scale: 1:100



L4 SHRUB
PLANTING PLAN

DATE: April, 2022

SHADE PLANTING PALETTE



SUN PLANTING PALETTE



VINES



SWORD FERN

MAIDENHAIR
FERN

WILD GINGER

EVERGREEN HUCKLEBERRY

ITSY BITSY WHITE
FALSE HEATHER

MEXICAN ORANGE
BLOSSOM

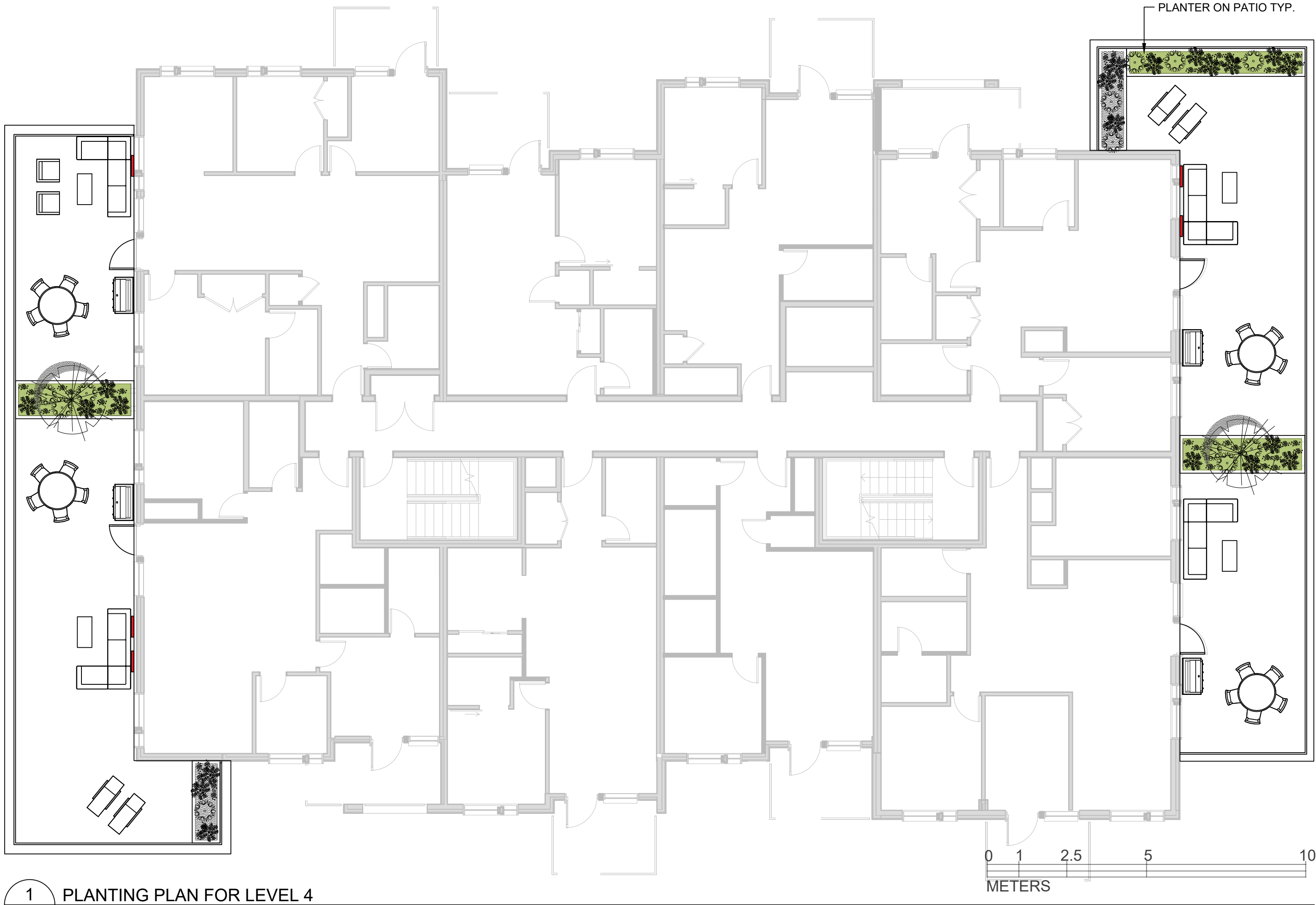
FOUNTAIN GRASS

RUDBECKIA

BOXWOOD

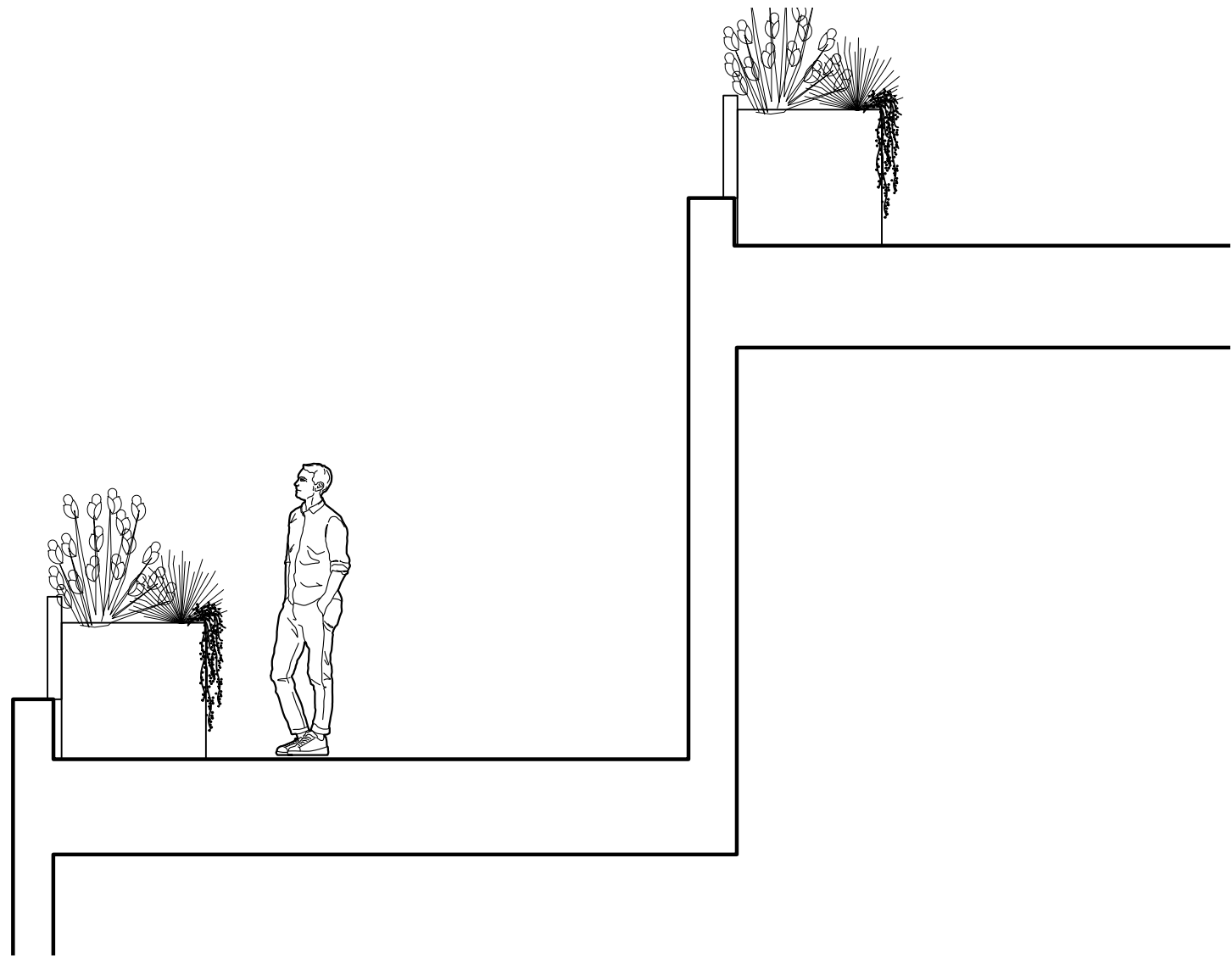
MASSACHUSETTS
KINNIKINNICK
- UPPER LEVEL HANGING
PLANTERS

WHITE JASMINE
- DRIVEWAY TRELLIS



1
L5
PLANTING PLAN FOR LEVEL 4
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



2
L5
PLANTING PLAN FOR LEVEL 5
1:100



UPPER PATIO DESIGN INSPIRATION



LAVENDER



THYME



SAGE



OLIVE TREE



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APRIL 04, 2022

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L5 PLANTER ON
PATIO LEVEL 4&5

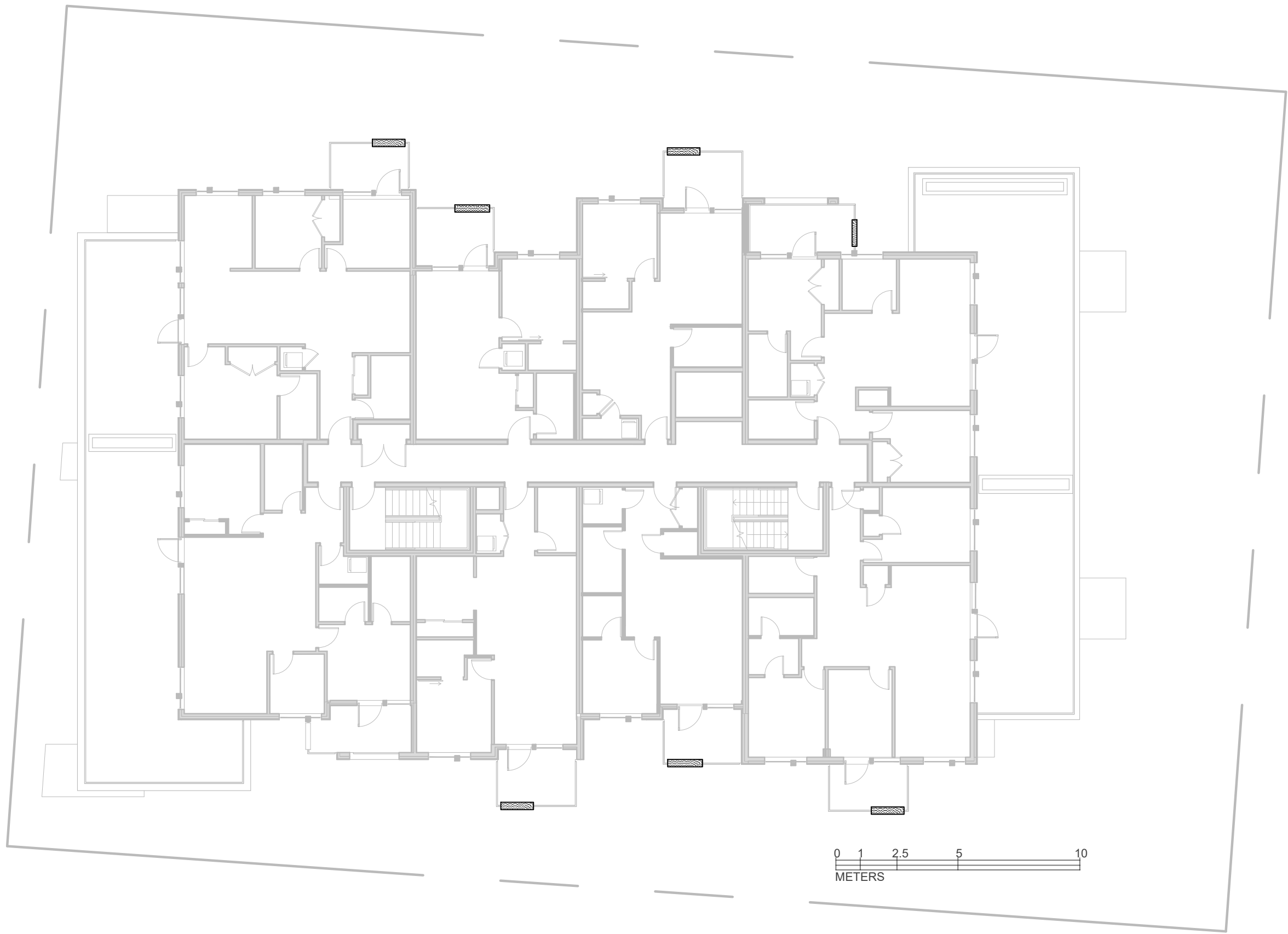
DATE: April, 2022



1 LEVEL TWO PLAN
L6 NTS



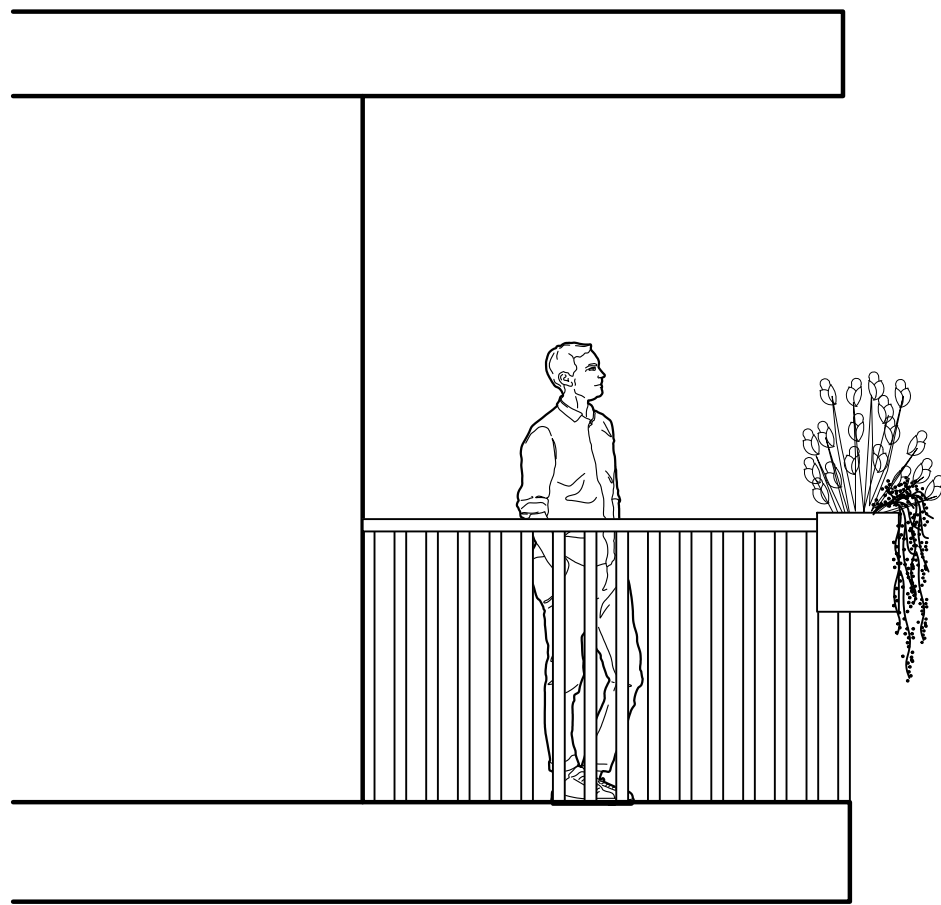
2 LEVEL THREE PLAN
L6 NTS



3 LEVEL FOUR PLAN
L6 NTS

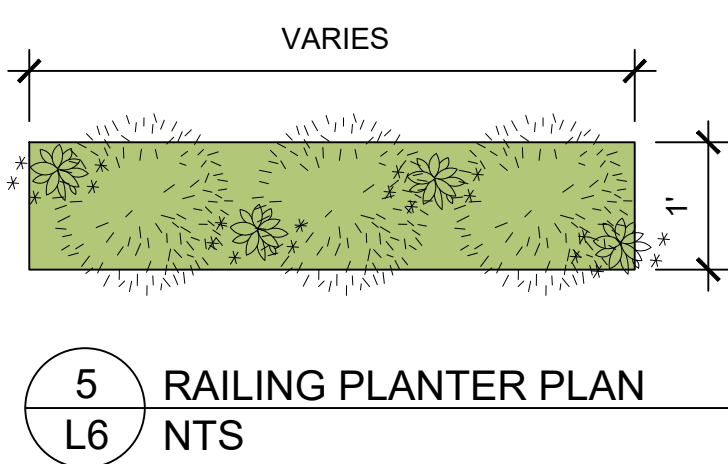


4 LEVEL FIVE PLAN
L6 NTS



5 PLANTER ON BALCONY RAILING
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



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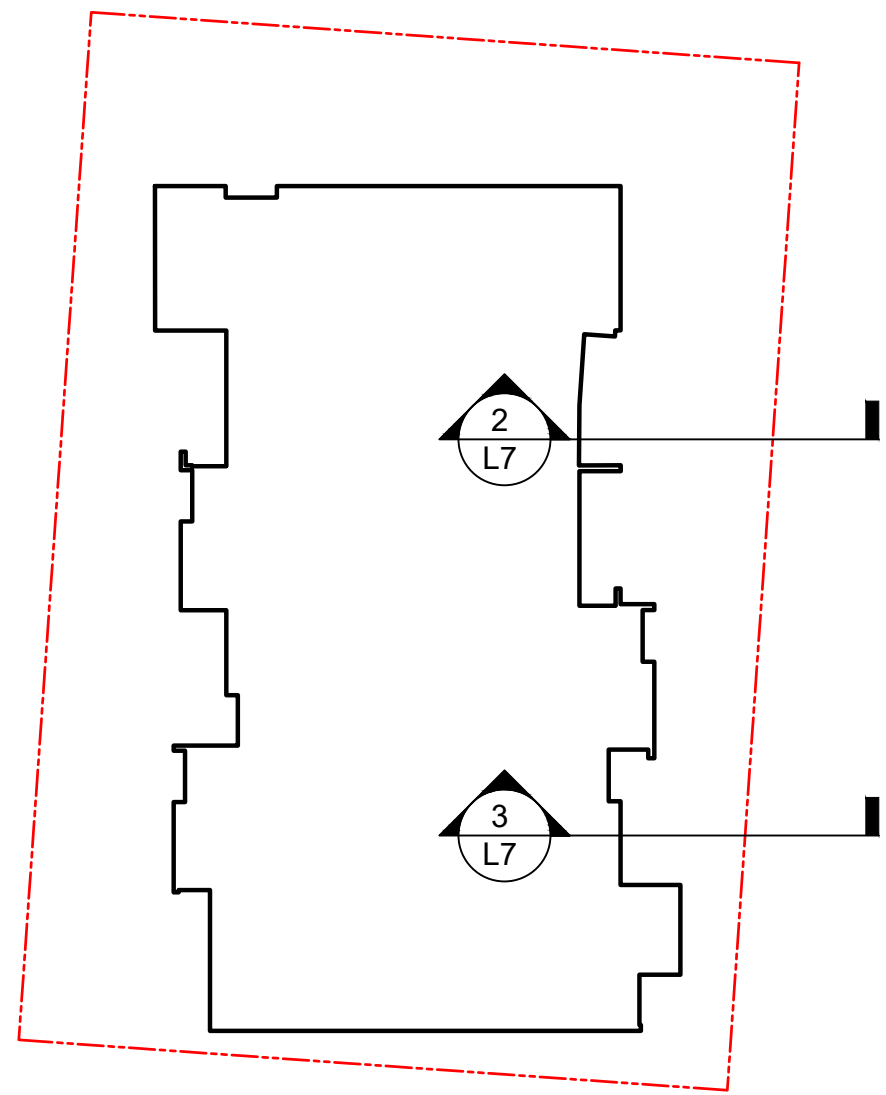
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Scale: AS NOTED

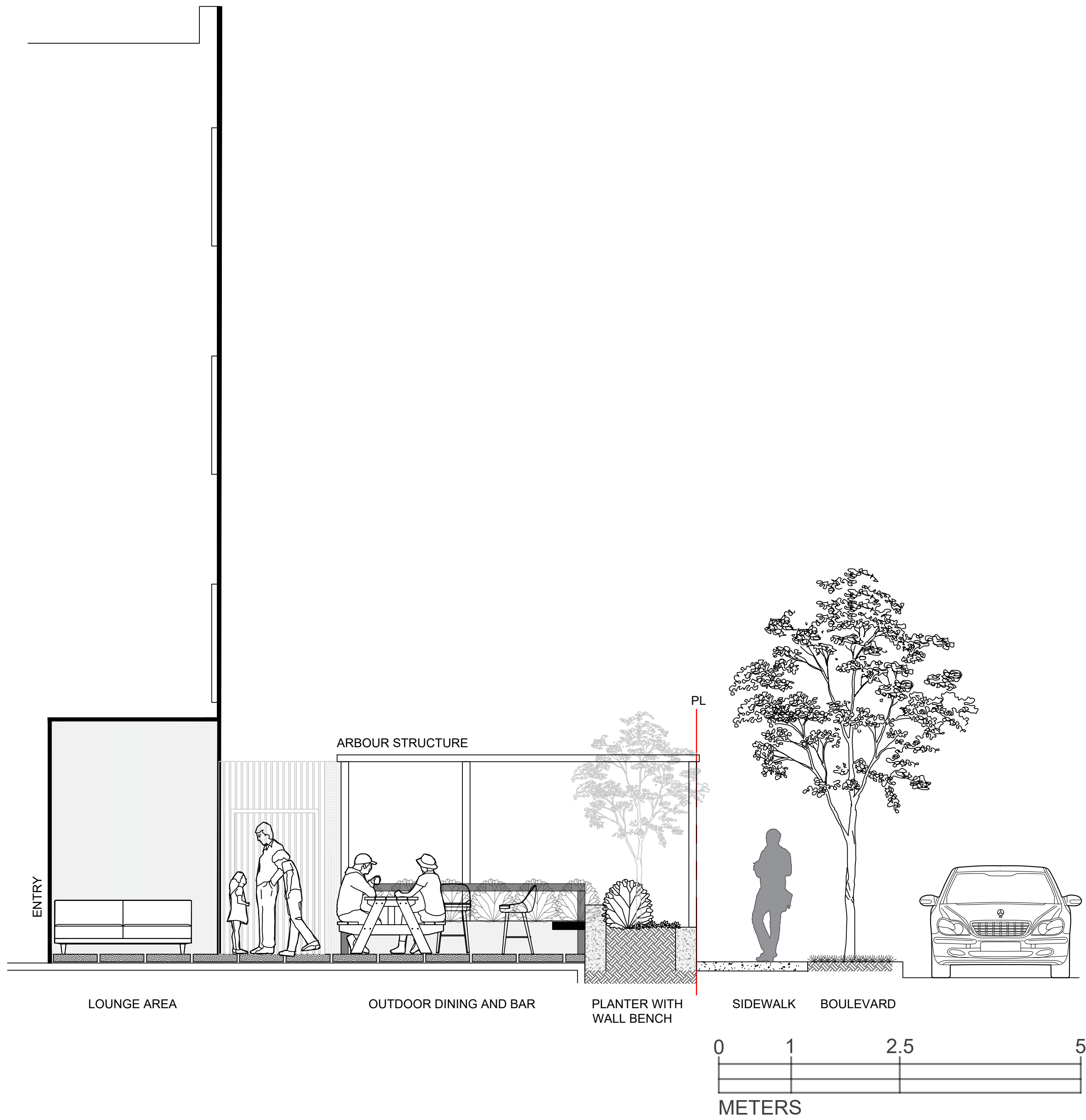


L6 PLANTER ON
BALCONY RAILING

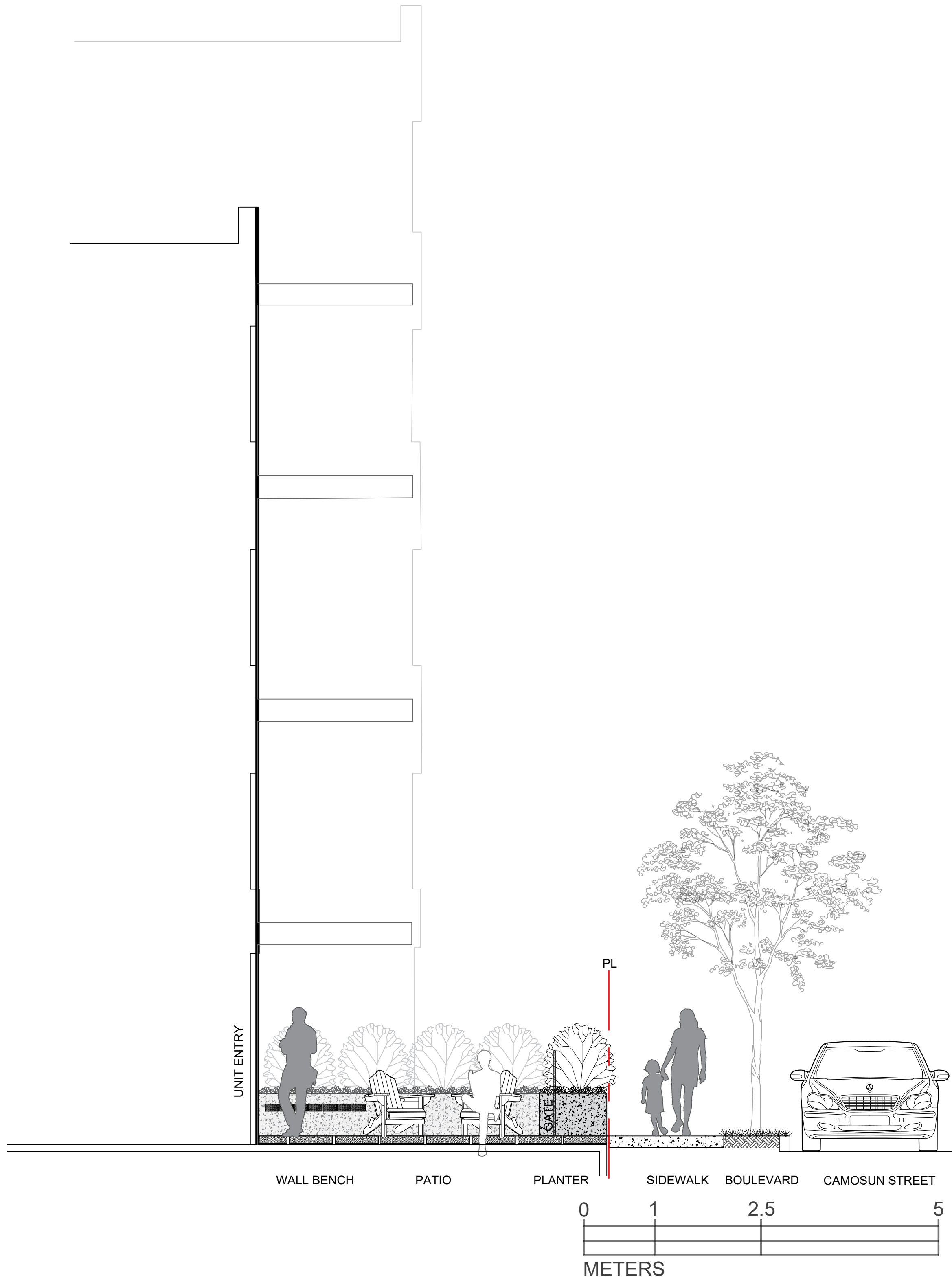
DATE: April, 2022



1 KEY PLAN
L7



2 COMMON PATIO
L7 1:50



3 EAST PATIO
L7 1:50



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L7 SECTIONS/
ELEVATION

DATE: April, 2022



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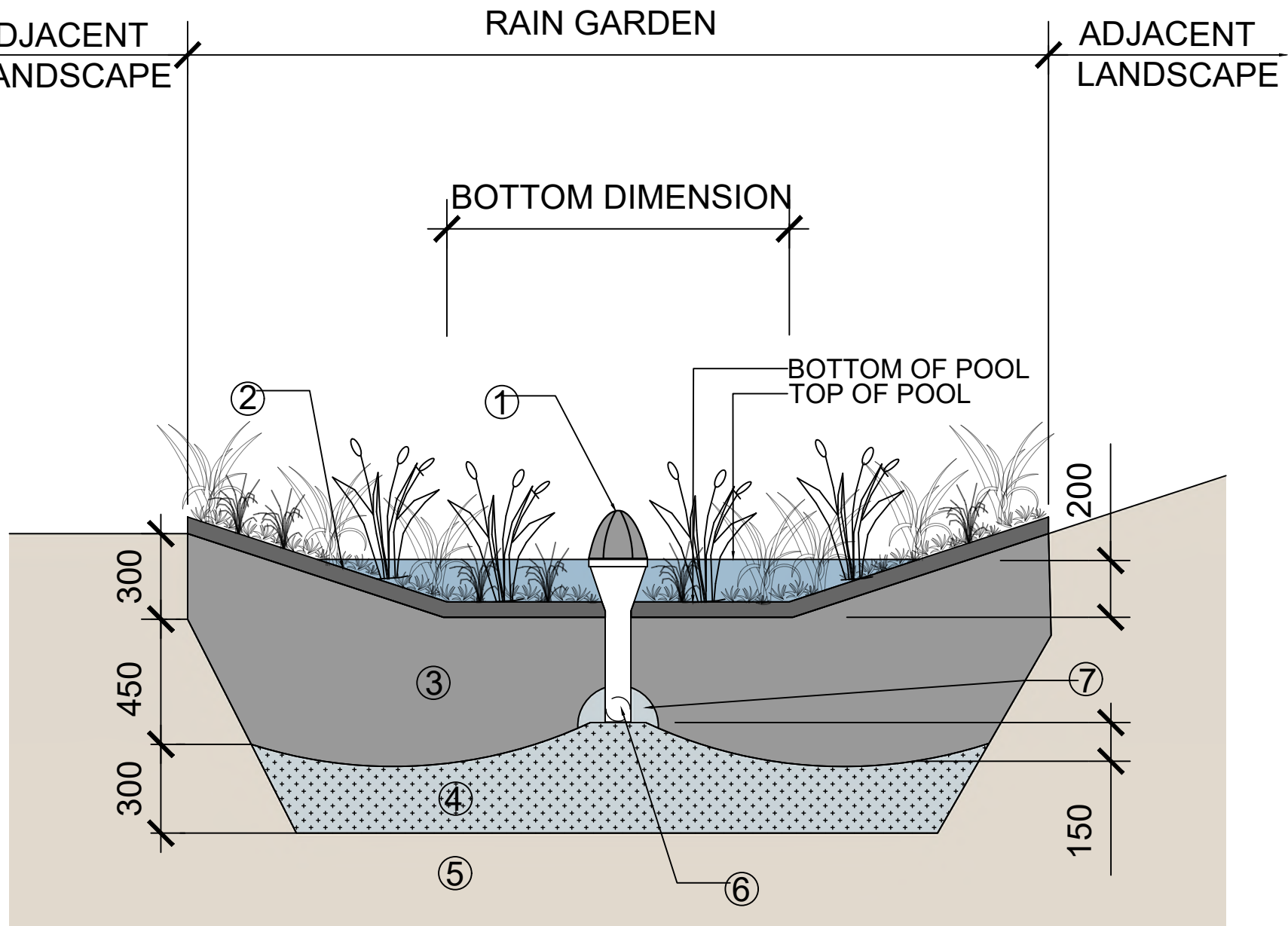
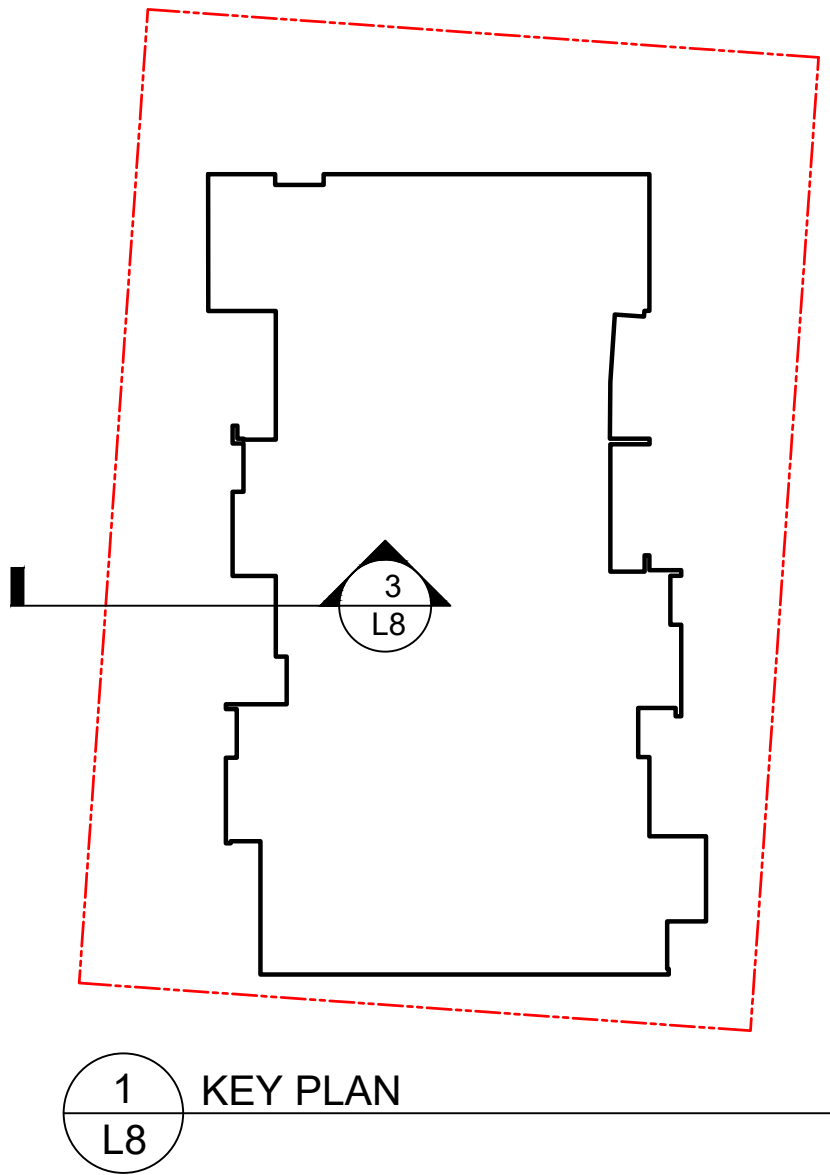
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L8 SECTIONS/
ELEVATION

DATE: April, 2022

EASTERN GARDEN BED - BIOSWALE STORM WATER TREATMENT



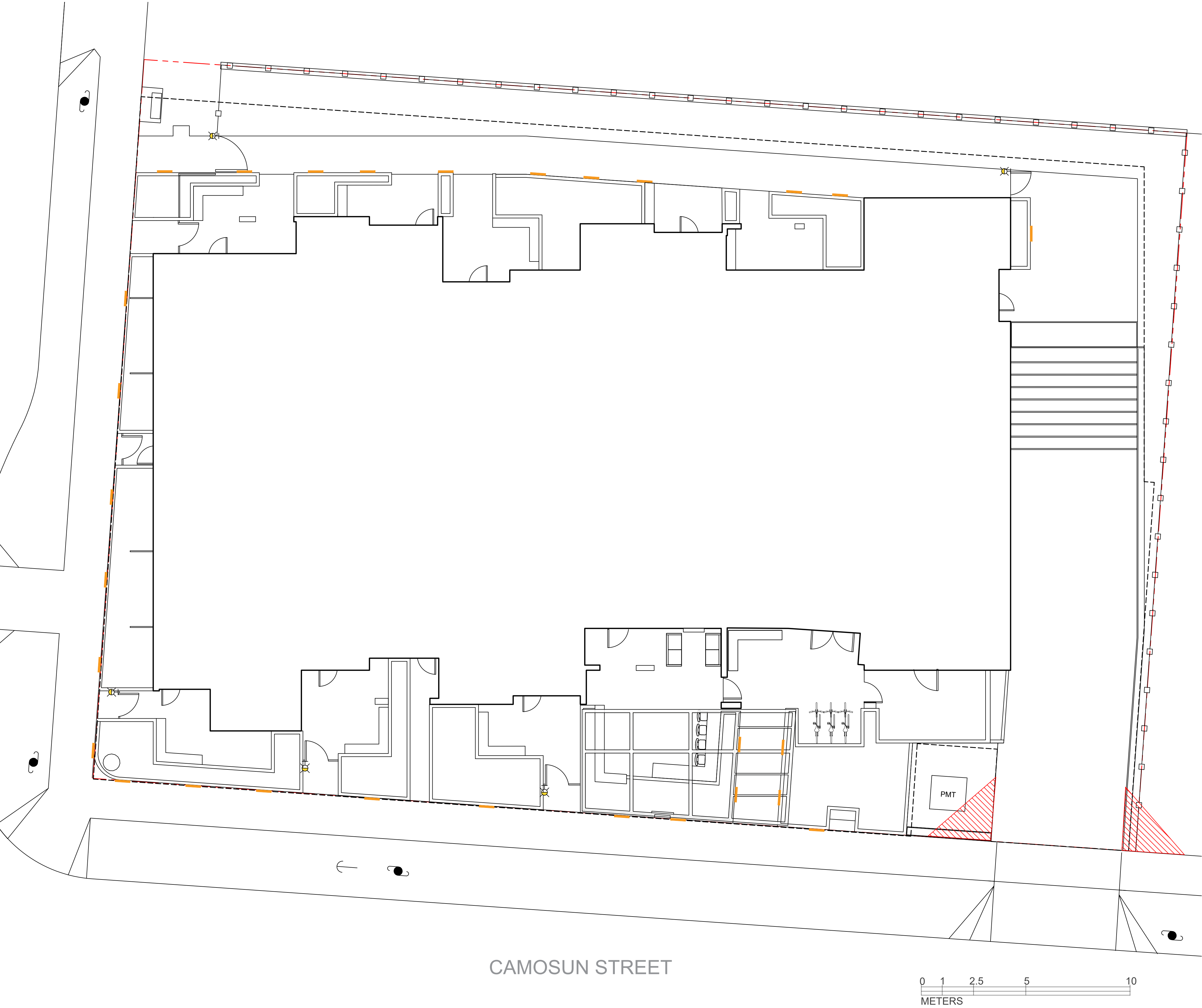
- RAIN GARDEN MATERIALS
1. OVERFLOW DRAIN, 200 MM DOMED GRATE + ADAPTER
 2. COMPOSTED MULCH, 50-70 MM DEPTH
 3. BIO - RETENTION GROWING MEDIUM, 450 MM DEPTH
 4. SCARIFIED/ TILLED SUBGRADE, 300 MM DEPTH
 5. EXISTING SUBGRADE/ NATIVE MATERIAL
 6. 100 MM DIAMETER (MIN) PERFORATEDPIPE
 7. 25 MM DIAMETER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

2 BIOSWALE DETAIL
L8 NTS



3 WEST PATIO SECTION
L8 1:50





1 LIGHTING PLAN
L9 1:100

LIGHTING LEGEND

PLANTER DOWNLIGHT

GATE DOWNLIGHT



1 SPACIAL ORDER: Plots confirm availability
Allow for 4-6 weeks lead time

Operating Voltage (ov)

24V DC 12V DC¹

Finish (fin)

Rugged – silicone injected, available in:
WHT White PCB
BLK Black PCB¹

Light Colour (lc)

2700K Incandescent White
3000K Warm White
3500K Sand White
4000K Neutral White
5000K Cool White
Specify Kelvin (K) for other CCTs¹
R Red¹ G Green¹ B Blue¹ A Amber¹
See RGB spec sheets for Colour Changing options

Beam Angle (ba) Degrees

120°

Light Output

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

85 93¹

IP Rating

IP67

Dimension

W 0.472" 12mm
H 0.157" 4mm
L Specify maximum length in inches

Watts

2.2W per foot

Input Voltage

AC 100V – 240V, 277V optional transformer

Dimmable

Yes With dimmable transformer
No MV, 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	ANC2618
Part Number Configuration – FLEX – P – REQ – L – BA – LC – CRI				
Category	Family	Operating Voltage (ov)	Finish (fin)	Light Colour (lc)
FLEX-P	REG	12VDC ¹	WHT White	2700K IW
Professional		24VDC	BLK Black ¹	3000K WW 3500K SW 4000K NW 5000K CW R ¹ G ¹ B ¹ A ¹
				85 93 ¹

PLANTER DOWNLIGHT

Cylinder 7" 1 Light Wall Light Black

9234BK

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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

648 9234BK

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GATE DOWNLIGHT

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Scale: 1:100

L9 LIGHTING PLAN

DATE: April, 2022



SITE PLAN
H 1:200

SHEET NOTES:

- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
- (B) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 24X50MM CONDUITS AND JUNCTION BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF 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

PRELIMINARY CIVIL PLAN

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



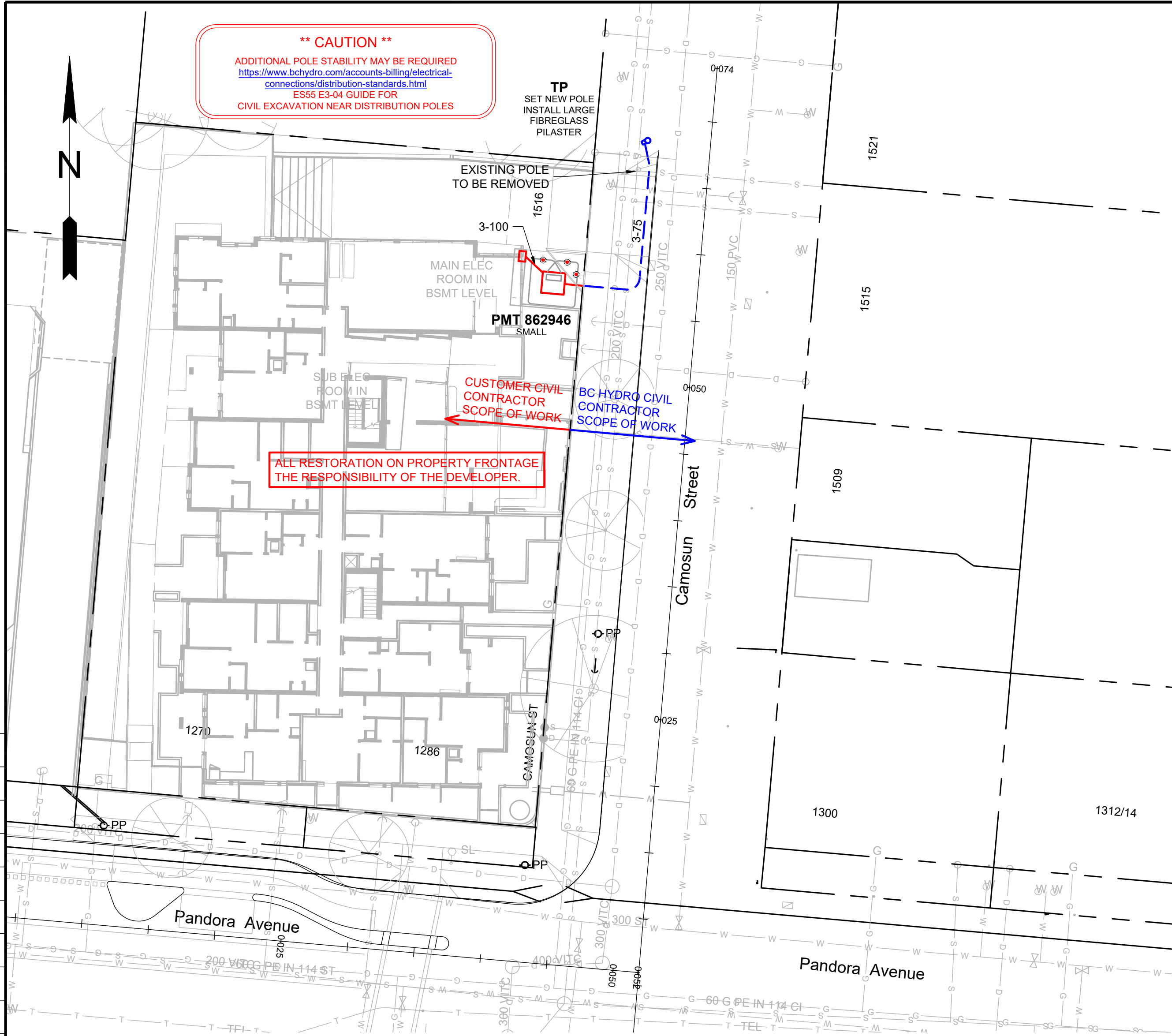
1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN

Scale
horiz. 1:200
Sheet 1 of 1

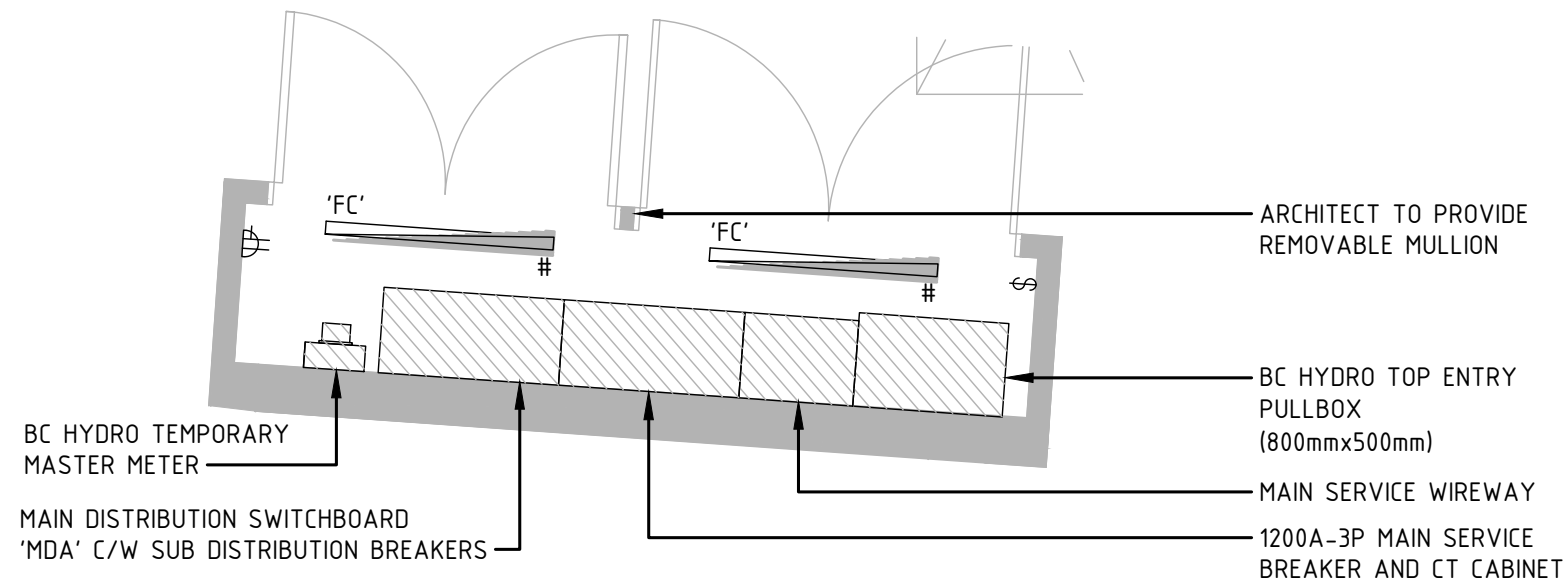
Eng. Project No. 33318

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

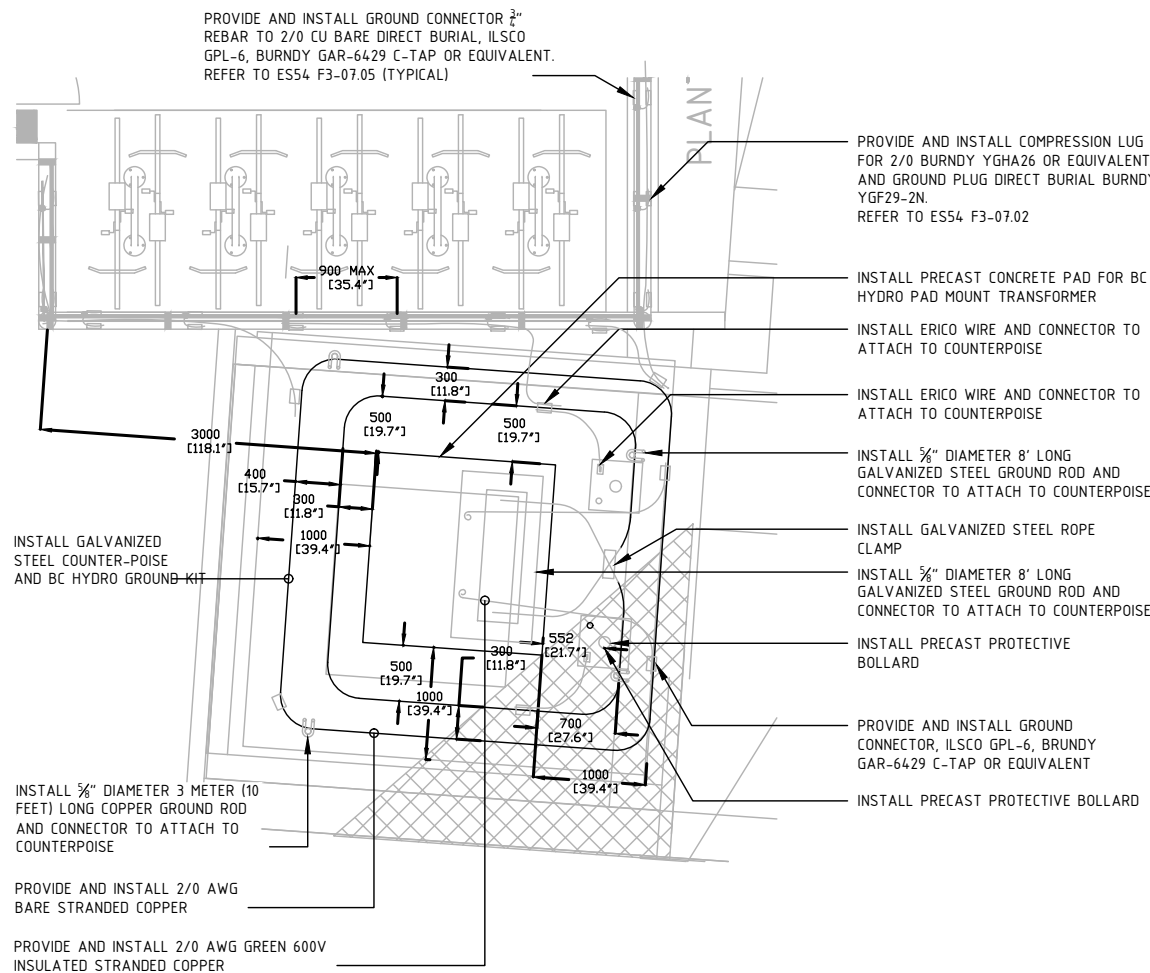
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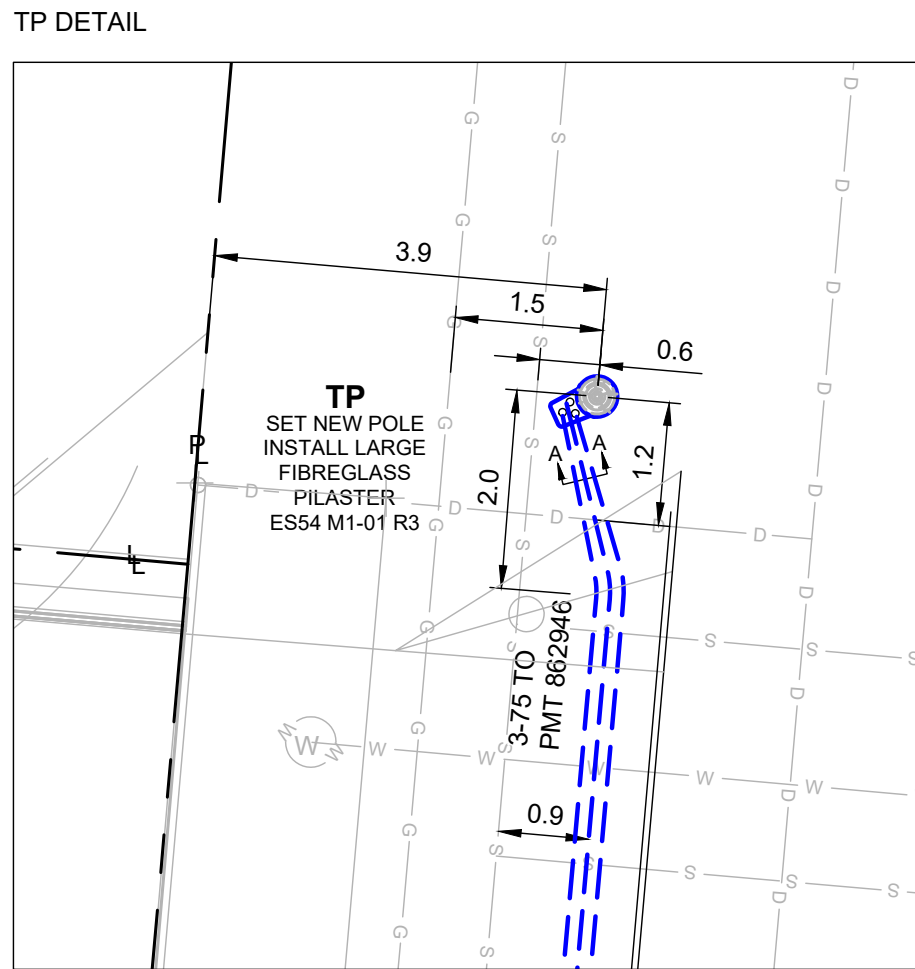
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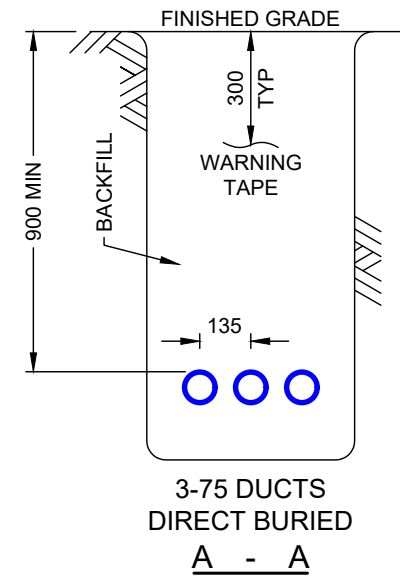
MAIN ELECTRICAL ROOM DETAIL N.T.S.



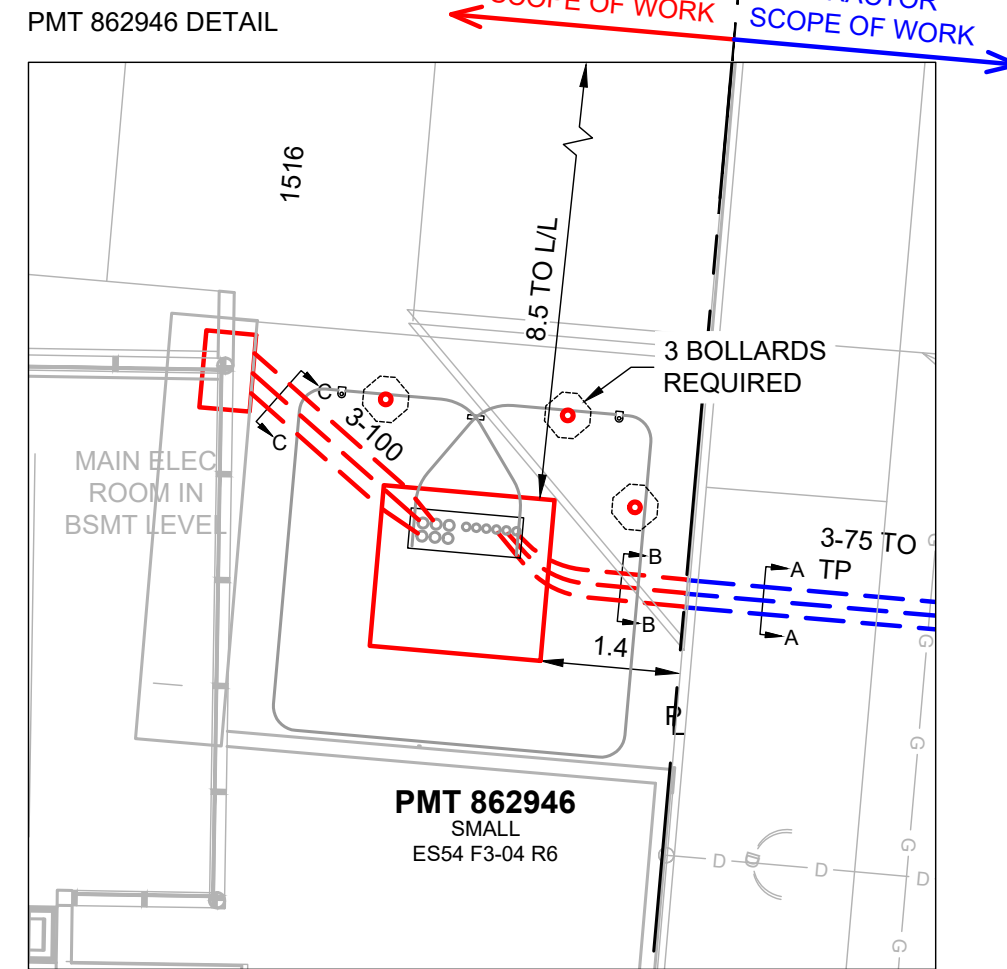
BC HYDRO COUNTERPOISE AND CUSTOMER GROUNDING DETAIL N.T.S.



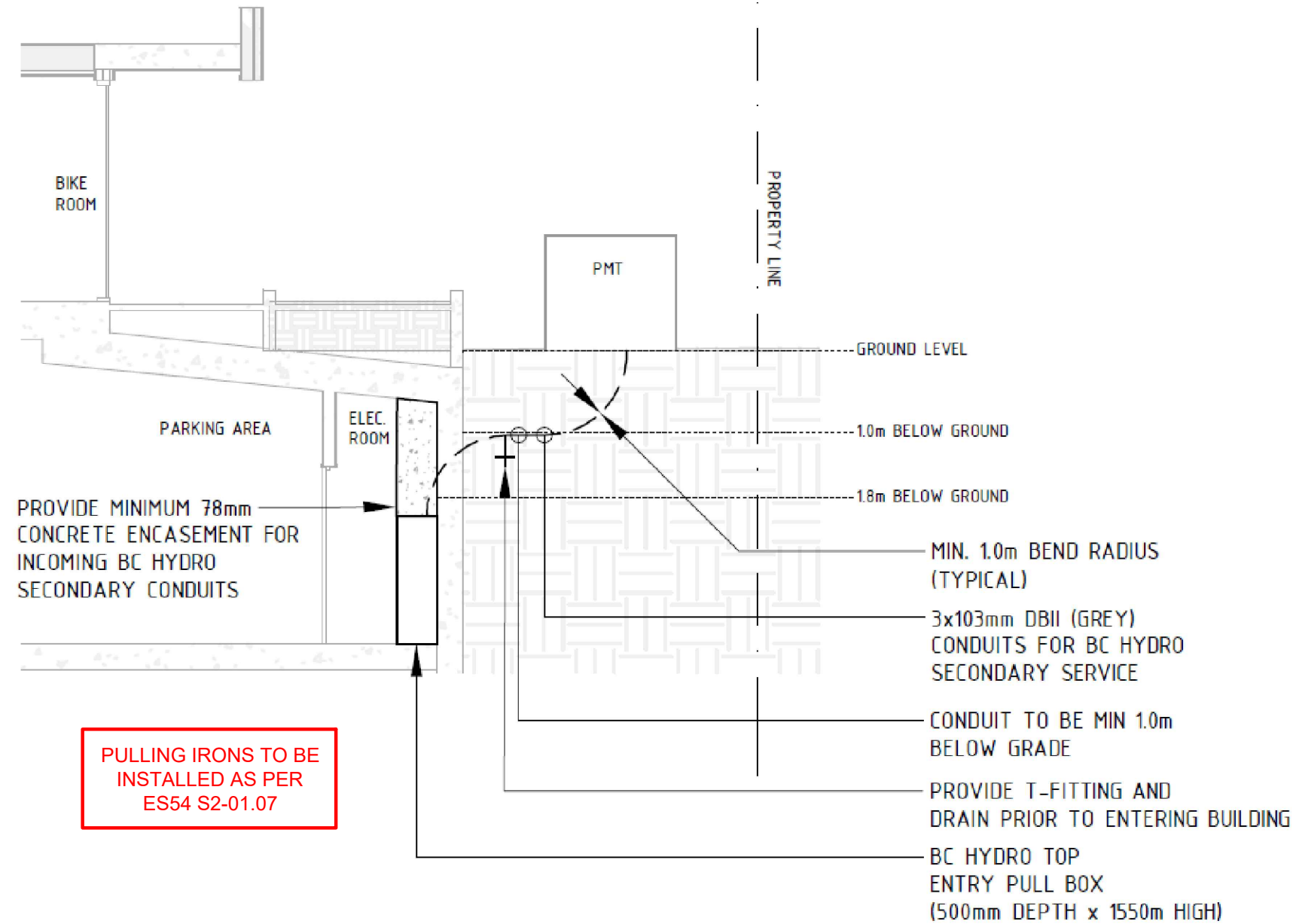
DETAILS N.T.S.



TRENCH DETAILS N.T.S.



SECONDARY DUCT PROFILE N.T.S.



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.

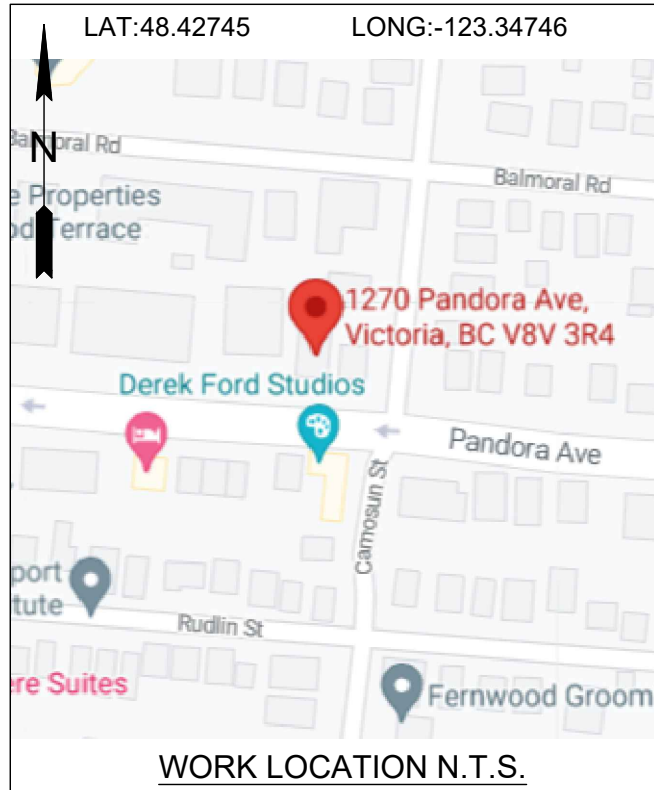
UNDERGROUND UTILITY CHECKS

	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



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.

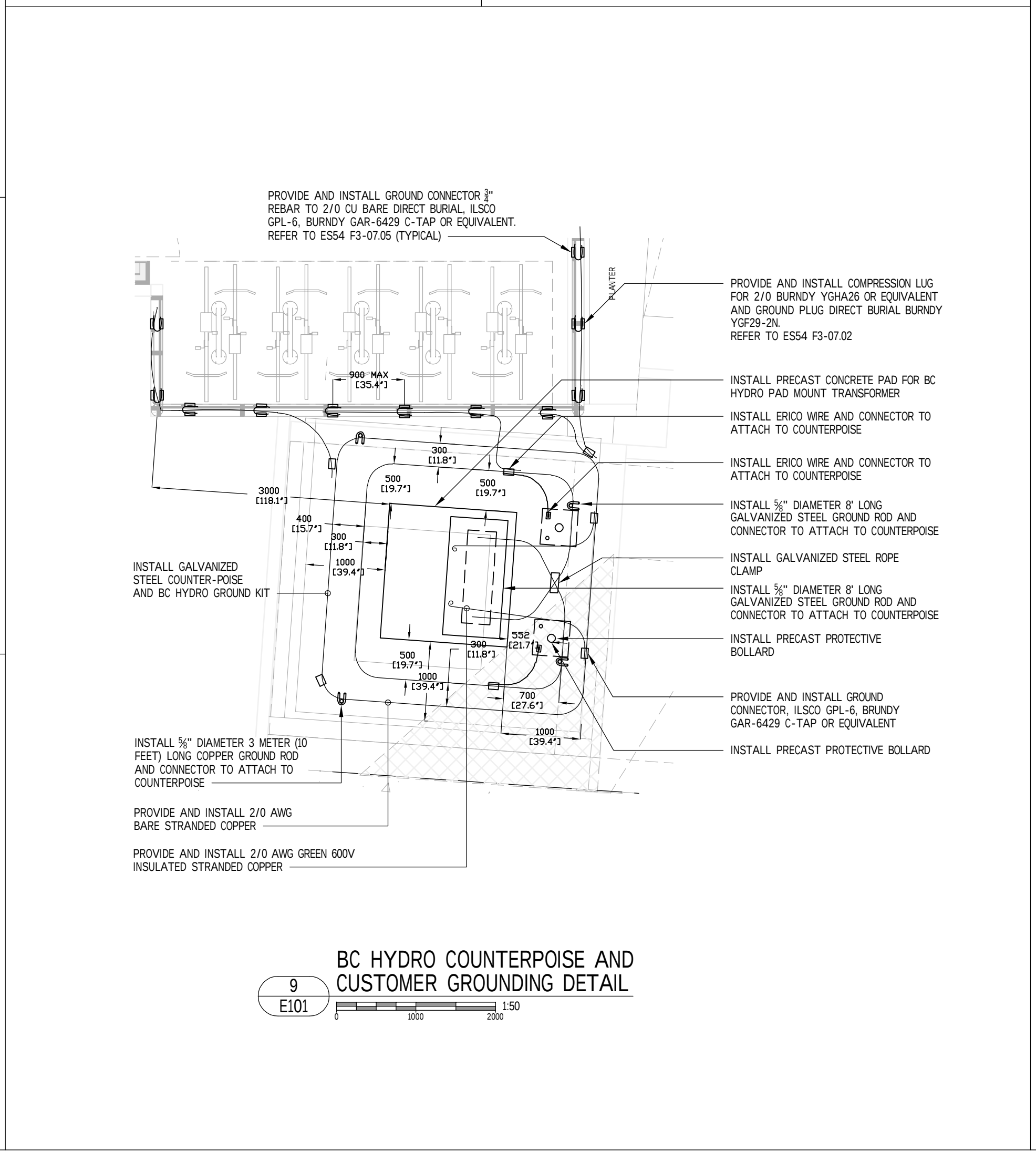
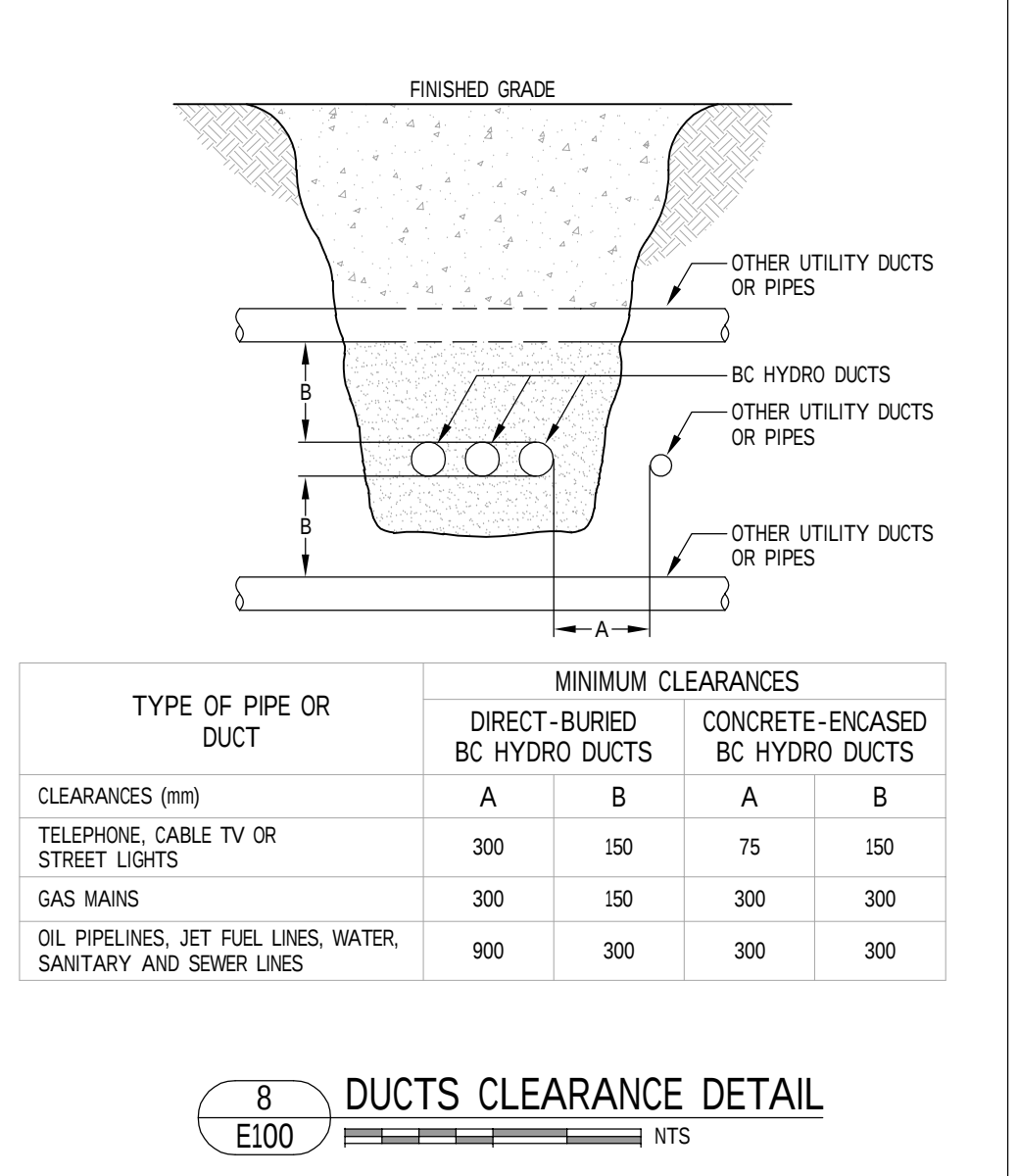
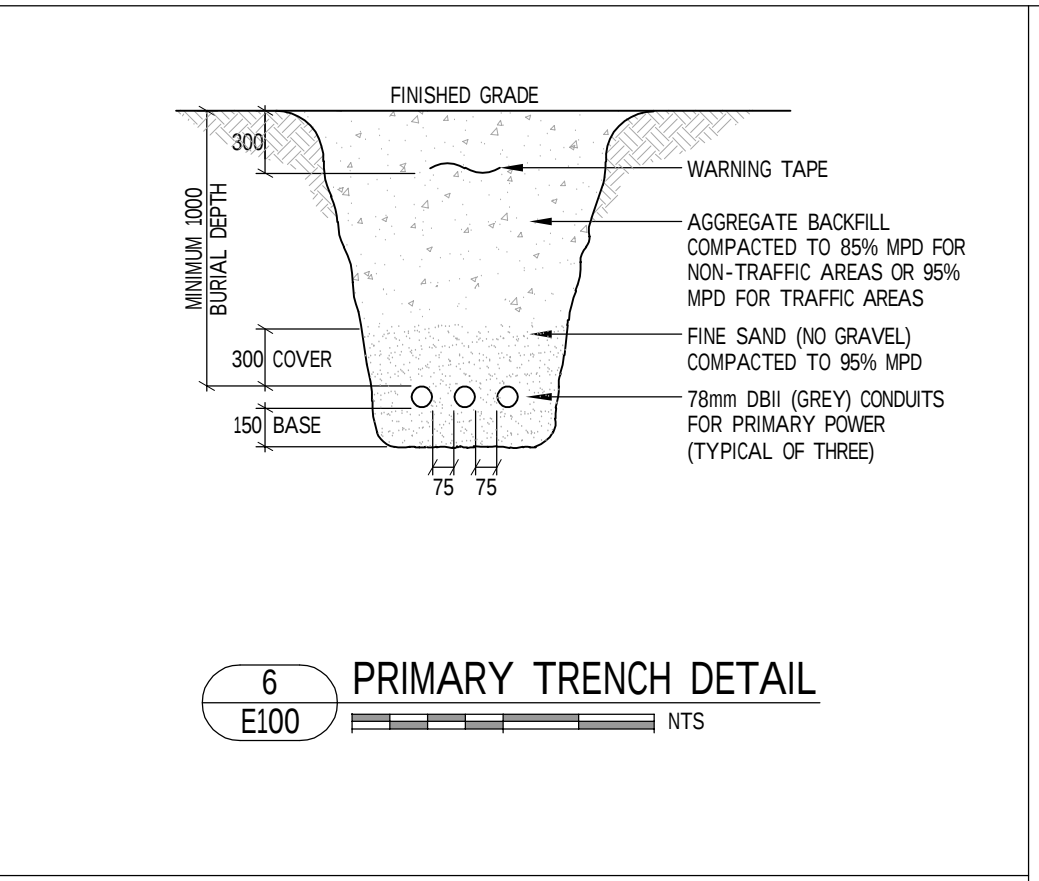
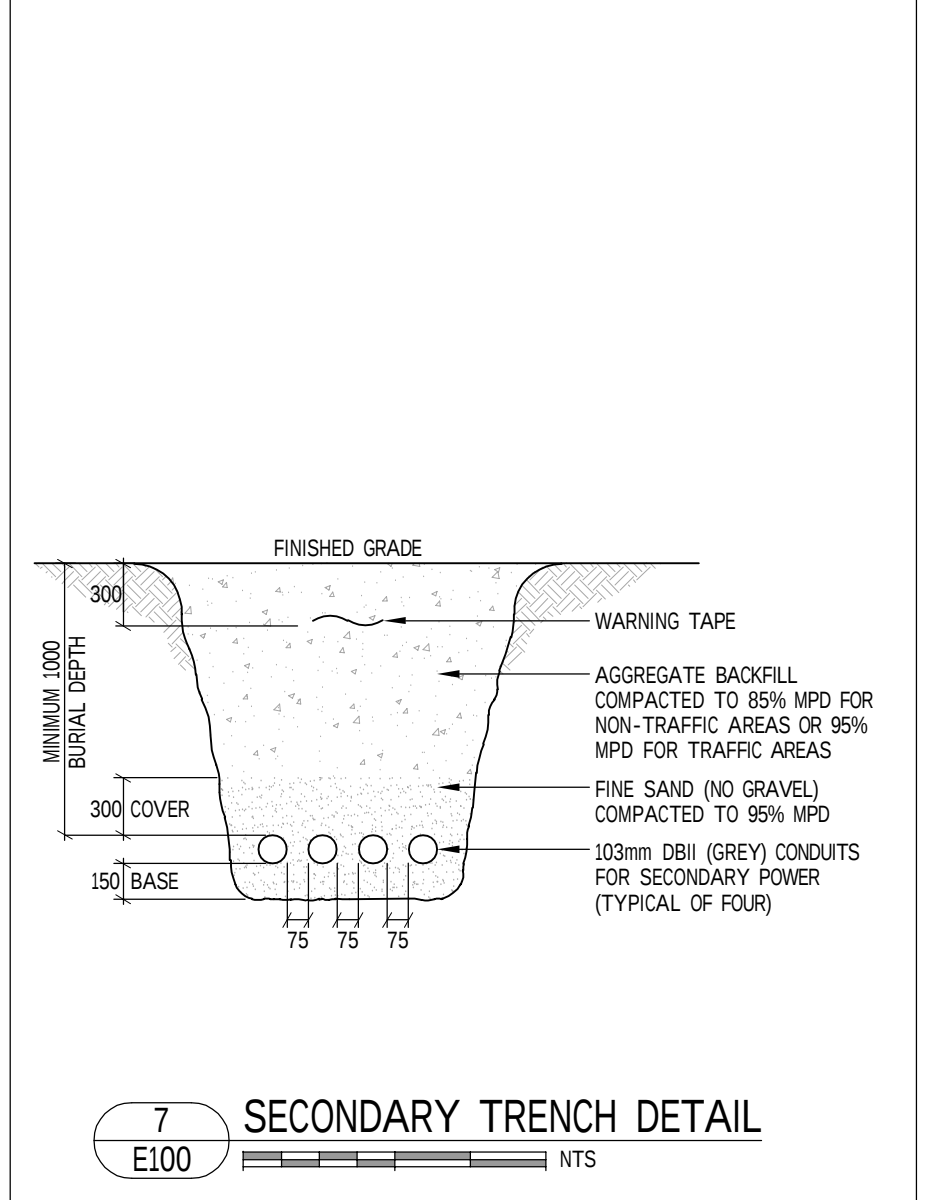
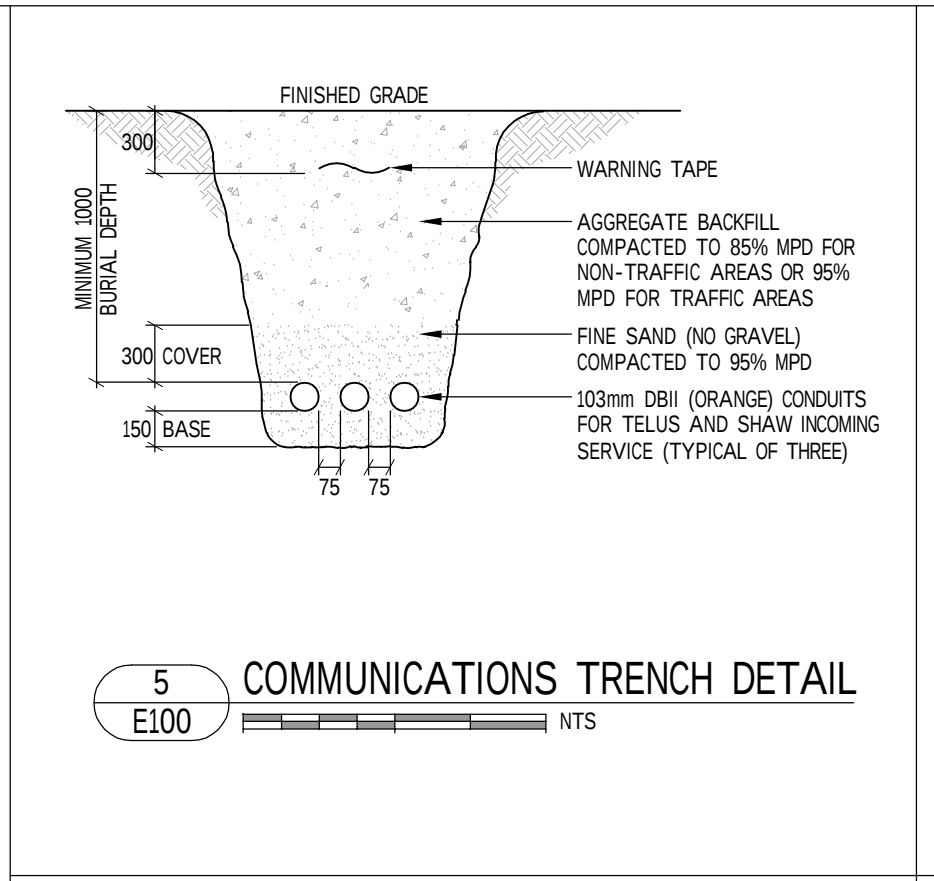
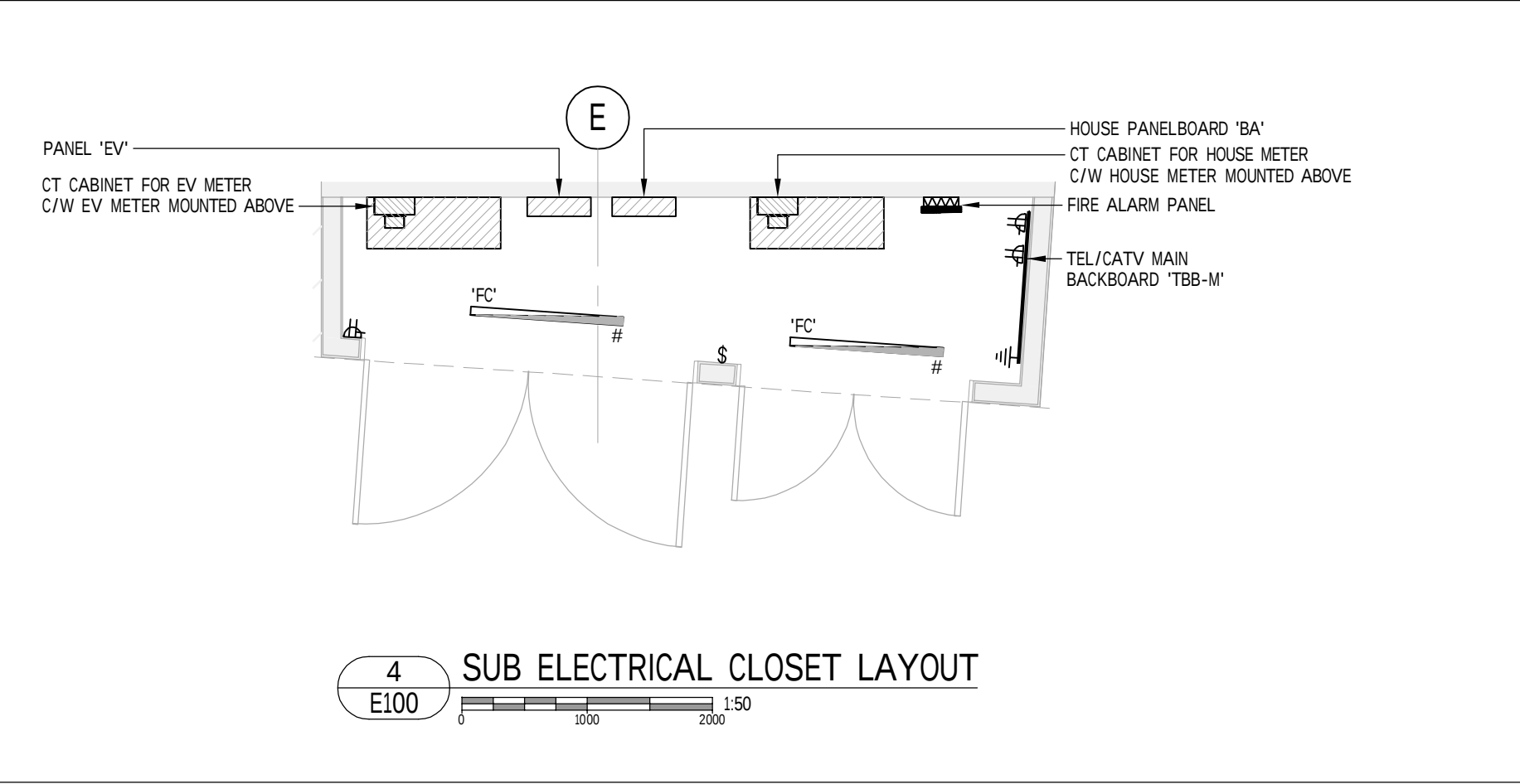
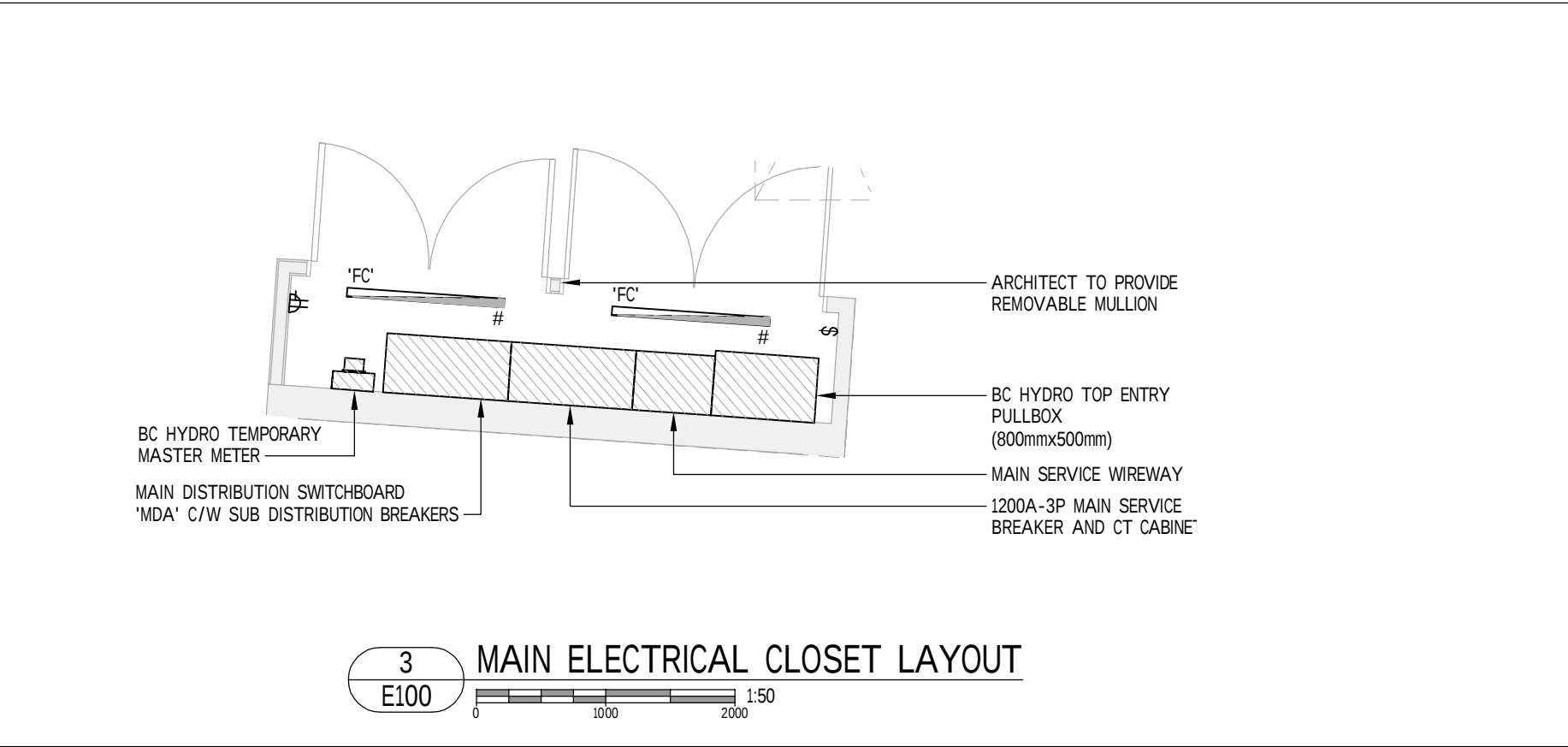
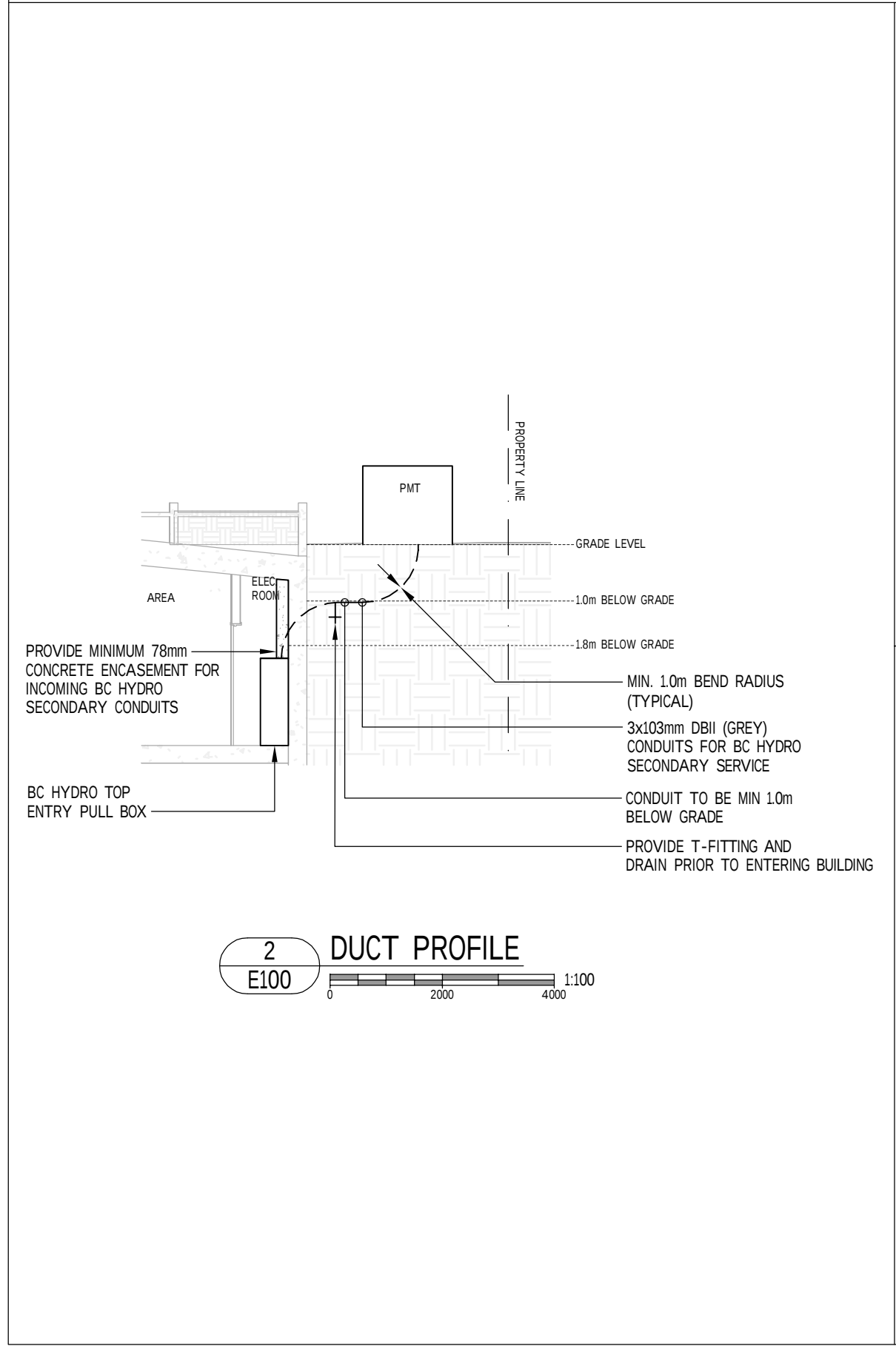
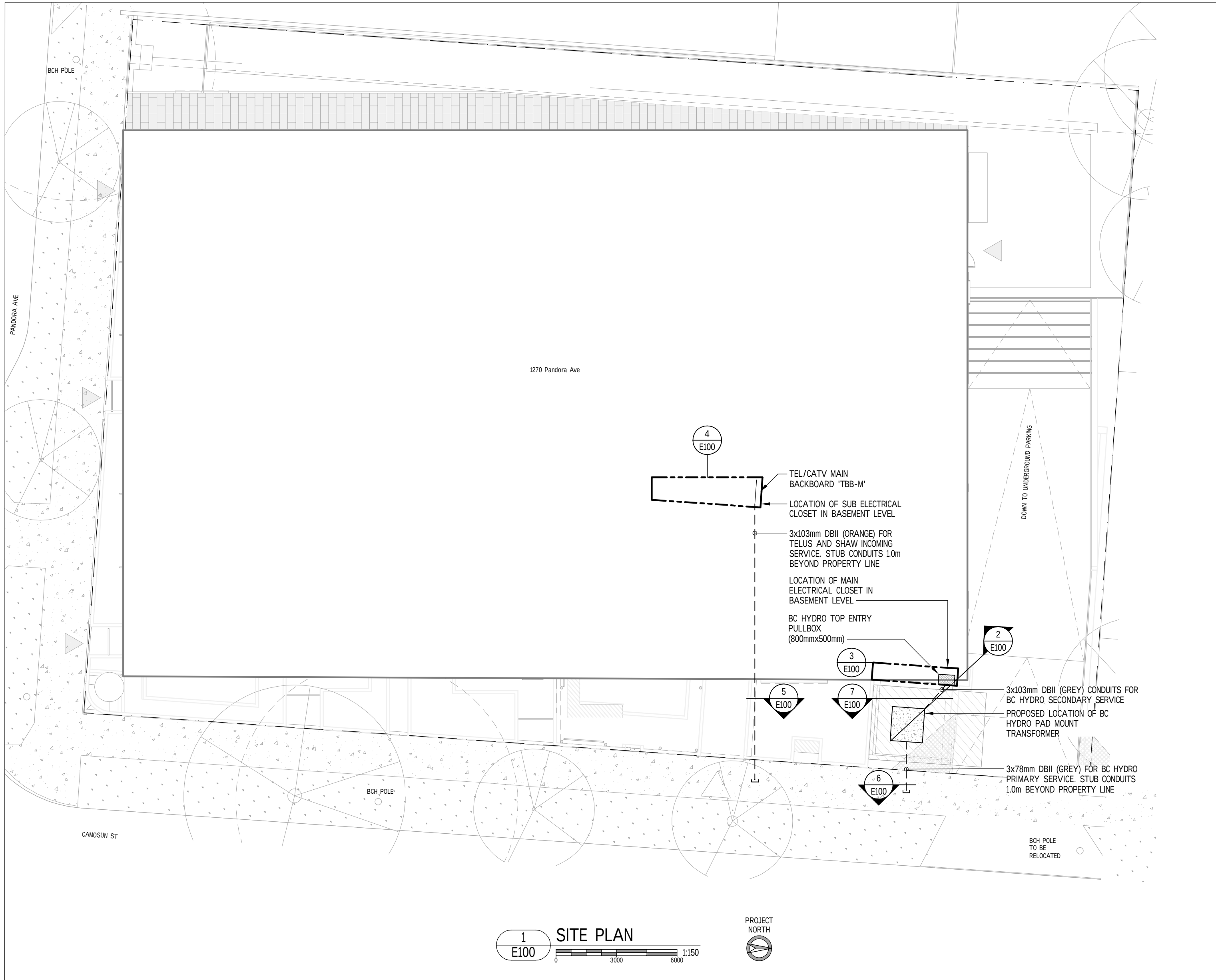
CUSTOM NOTES HERE IF REQUIRED

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

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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 24HOUR CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
⚡	SELF CONTAINED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED
LIGHTING CONTROLS	
⚡	LINE VOLTAGE SWITCH; GANGED AS SHOWN
⚡	THREE-WAY LINE VOLTAGE SWITCH; GANGED AS SHOWN
⚡	WALL MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
⚡	CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
LIGHTING	
⚡	RECESSED ROUND DOWNLIGHT LUMINAIRE
⚡	SURFACE MOUNTED LUMINAIRE
⚡	WALL MOUNTED LUMINAIRE
⚡	PENDANT MOUNTED LUMINAIRE
⚡	SURFACE MOUNTED LINEAR LUMINAIRE
⚡	TAPE LIGHT C/W ALUMINUM CHANNEL
SECURITY	
⚡	CARD READER
HEATING	
⚡	THERMOSTAT
⚡	THERMOSTAT C/W THERMOPLASTIC COVER
⚡	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
⚡	ELECTRIC BASEBOARD HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED

* 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



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Project
1270 Pandora Ave
Homesphere Developments

Sheet Name
SITE PLAN

Drawn
IY
Checked
PL

Date
July 22, 2021

Scale
AS INDICATED

Project #
1-21-025

Revision
1

Sheet #
E100

DRAFT