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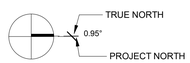
CITY OF VICTORIA

**Revisions**

**Received Date:**
**March 12, 2026**

NORTH DESIGNATION




H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

# The Hive - 1516 Camosun

Issued for Development Permit Resubmission - March 11, 2026

| | |
|---|---|
| Project # | 2106 |
| Date | March 11, 2026 |
| Revision | Feb. 17, 2026 |
| Sheet # | A000 |
| | 7 |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2026-03-11



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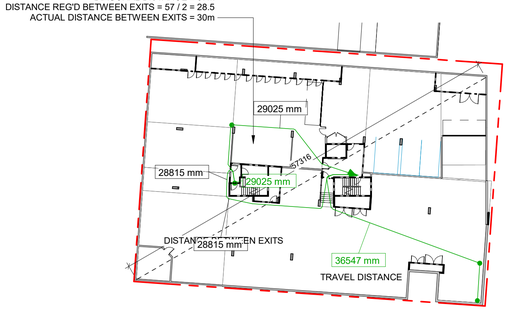



## 1 Parking - Code Plan

SCALE = 1 : 400

**LEVEL P1**

**Min. Separation of Exits**: 28.5m
**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




## 2 Level 1 - Code Plan

SCALE = 1 : 400

**GROUND FLOOR**

**Occupancy**: Group C

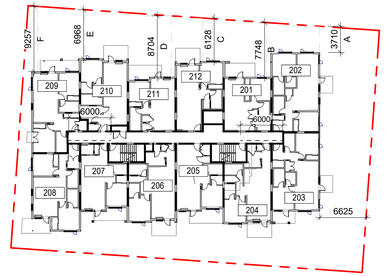
**Occupant Load**

Common Area (Suite 105)
Area=47.3m²
0.96m²/person for Space with tables and seating (BCBC 3.1.17.1)
Load= 47.3m² / 0.96= 50 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




## 3 Level 2&3 - Code Plan

SCALE = 1 : 400

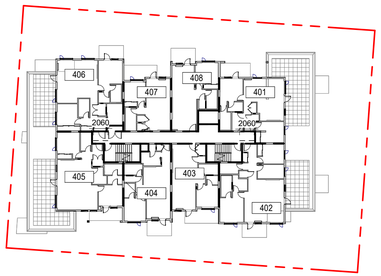
**SECOND & THIRD FLOOR**

**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




## 4 Level 4 - Code Plan

SCALE = 1 : 400

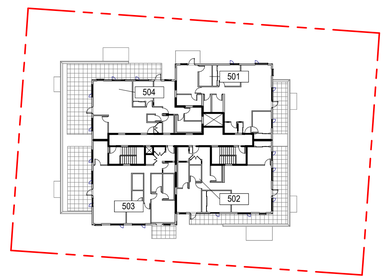
**FOURTH FLOOR**

**Occupancy**: Group C

**Occupant Load**

14 Bedrooms x 2 people/bedroom = 28 people

**Min. Exit Width**
Ramps, Corridors, Passageways
6.1mm/person x 28 = 171mm
Stairs
8mm/person x 28 = 224mm




## 5 Level 5 - Code Plan

SCALE = 1 : 400

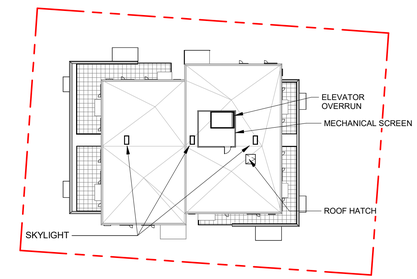
**FIFTH FLOOR**

**Occupancy**: Group C

**Occupant Load**

12 Bedrooms x 2 people/bedroom = 24 people

**Min. Exit Width**
Ramps, Corridors, Passageways
6.1mm/person x 24 = 146.4mm
Stairs
8mm/person x 24 = 192mm




## 6 Roof - Code Plan

SCALE = 1 : 400

**ROOF**

**Occupancy**: Service

**Occupant Load**

**Exit**
Roof Hatch




*TABLE 3.2.3.1 - D*

| BUILDING COMPARTMENT | LIMITING DISTANCE (m) | ALLOWABLE OPENINGS (%) | AREA OF EXPOSING BUILDING FACE (sq.m) | PROPOSED OPENINGS (sq.m) | PROPOSED OPENINGS (%) |
|---|---|---|---|---|---|
| A | 3.697 | 42.26 | 66.75 | 22.85 | 34.23 |
| B | 7.74 | 100 | 82.23 | 23.38 | 28.43 |
| C | 6.12 | 98.97 | 144.45 | 38.15 | 26.41 |
| D | 8.69 | 100 | 122.15 | 41.9 | 34.30 |
| E | 6.96 | 100 | 123.50 | 45.19 | 36.59 |
| F | 9.24 | 100 | 38.71 | 11.04 | 28.52 |

*TABLE 3.2.3.7*

| BUILDING COMPARTMENT | LIMITING DISTANCE (m) | ALLOWABLE OPENINGS (%) | REQUIRED FRR | REQUIRED TYPE OF CONSTRUCTION | REQUIRED TYPE OF CLADDING |
|---|---|---|---|---|---|
| A | 3.697 | 42.26 | 1h | All | Non-combustible |
| B | 7.74 | 100 | N/A | All | Non-combustible |
| C | 6.12 | 98.97 | 45 min | All | Non-combustible |
| D | 8.69 | 100 | N/A | All | Non-combustible |
| E | 6.96 | 100 | N/A | All | Non-combustible |
| F | 9.24 | 100 | N/A | All | Non-combustible |

## 10 West Building Elevation - Limiting Distance

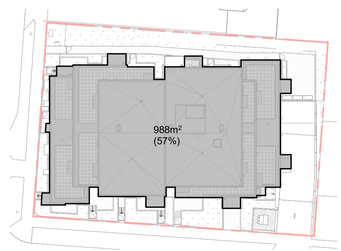
SCALE = 1 : 300

## ZONING DATA

| | | |
|---|---|---|
| ZONE | R3-2 | |
| USE | RESIDENTIAL | |
| **REGULATORY CONDITIONS** | ALLOWABLE | PROVIDED |
| SITE AREA | - m² | 1725 m² |
| GROSS FLOOR AREA | - m² | 3549 m² |
| COMMERCIAL FLOOR AREA | - m² | 0 m² |
| FLOOR AREA RATIO (FAR) | 1.6 | 2 |
| SITE COVERAGE | 32 % | 57 % |
| OPEN SITE SPACE | 60 % | 42 % |
| 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<br>35 RESIDENTIAL (1 ACCESSIBLE)<br>4 GUEST<br>1 ACCESSIBLE VAN |
| BICYCLES | | |
| CLASS 1 @ GRADE | 57 | 58 |
| 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 | 47 | |
| UNITS TYPES | STUDIO, 1 ,2 ,3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES) | |
| GROUND ORIENTED UNITS | 11 | |
| MINIMUM UNIT AREA | 41.15 m² | |
| TOTAL RESIDENTIAL AREA | 2937.8 m² | |

**BICYCLE PARKING SUMMARY**

| LONG-TERM | SHORT-TERM |
|---|---|
| 22 TWO TIER | 2 WEATHER PROTECTED |
| 33 GROUND ORIENTED | 4 NON-WEATHER PROTECTED |
| 3 GROUND ORIENTED CARGO | 6 SHORT-TERM STALLS |
| 58 LONG-TERM STALLS | |
| | TOTAL = 64 BIKE STALLS |




## 7 Site Coverage

SCALE = 1 : 500



## 11 North Building Elevation - Limiting Distance

SCALE = 1 : 300

## BUILDING CODE ANALYSIS

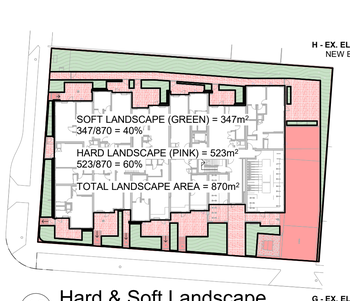
| | | |
|---|---|---|
| PROJECT TYPE | NEW CONSTRUCTION ✓<br>RENOVATION ☐ ADDITION ☐ | |
| GOVERNING BUILDING CODE | 2018 BC BUILDING CODE PART 3 | REFER TO NOTES * |
| MAJOR OCCUPANCIES | A1 A2 A3 A4 B1 B2 C ✓ D E F1 F2 F3 ✓ | 3.1.2.1. |
| BUILDING AREA | 920 m² (Outside face of Exterior Walls) | 1.4.1.2. |
| GRADE | 33.94 m | 1.4.1.2. |
| BUILDING HEIGHT (STOREYS, m) | 5 STOREYS ABOVE GRADE 13.5 m<br>1 STOREYS BELOW GRADE | 1.4.1.2. |

| **BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION** | | |
|---|---|---|
| CLASSIFICATION | GROUP C, UP TO 6 STOREYS, SPRINKLERED<br>GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE) | 3.2.2.50.<br>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** | | |
|---|---|---|
| VERTICAL FIRE SEPARATIONS (USING HORIZONTAL ASSEMBLIES) | C F3 TO C<br>1 hr 2 hrs FT FLOORS 1 hr MEZZANINE 1hr ROOF<br>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 FT separation from all other occupancies |
| EXITS | 1hr | |




## 13 Hard & Soft Landscape

SCALE = 1 : 500

## 9 Average Grade Calculations

SCALE = 1 : 500




## 8 Open Site Space

SCALE = 1 : 500

*TABLE 3.2.3.1 - D*

| LIMITING DISTANCE (m) | ALLOWABLE OPENINGS (%) | AREA OF EXPOSING BUILDING FACE (sq.m) | PROPOSED OPENINGS (sq.m) | PROPOSED OPENINGS (%) |
|---|---|---|---|---|
| 6.61 m | 60.5 | 400.056 | 83.460 | 20.86 |

*TABLE 3.2.3.7*

| LIMITING DISTANCE (m) | ALLOWABLE OPENINGS (%) | REQUIRED FRR | REQUIRED TYPE OF CONSTRUCTION | REQUIRED TYPE OF CLADDING |
|---|---|---|---|---|
| 6.61 m | 60.5 | 1h | All | Noncombustible |

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**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
# The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
## Code Data

Date: March 11, 2026

Scale: As indicated

Project #: 2106

Revision: 8 — Mar. 10, 2026

Sheet #: A050

REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA — JOHANNES

2026-03-11

3/11/2026 12:57:05 PM

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## Unit Schedule by Area

| Number | Area |
|---|---|
| Studio - A1 | |
| 107 | 41.15 m² |
| 1 | 41.15 m² |
| Jr. 1 BD - B1 | |
| 109 | 42.28 m² |
| 1 | 42.28 m² |
| Jr. 1 BD - B2 | |
| 108 | 43.61 m² |
| 1 | 43.61 m² |
| Jr. 1 BD - B3 | |
| 407 | 46.44 m² |
| 211 | 46.44 m² |
| 112 | 46.44 m² |
| 311 | 46.44 m² |
| 4 | 185.77 m² |
| Jr. 1 BD - B4 | |
| 110 | 47.34 m² |
| 1 | 47.34 m² |
| Jr. 1 BD - B5 | |
| 301 | 47.77 m² |
| 101 | 47.77 m² |
| 201 | 47.77 m² |
| 3 | 143.30 m² |
| 1 BD - C1 | |
| 207 | 50.99 m² |
| 307 | 50.99 m² |
| 2 | 101.97 m² |
| 1 BD - C2 | |
| 113 | 52.48 m² |
| 212 | 52.48 m² |
| 408 | 52.48 m² |
| 312 | 52.48 m² |
| 4 | 209.92 m² |
| 1 BD - C3 | |
| 305 | 53.99 m² |
| 105 | 53.89 m² |
| 205 | 53.99 m² |
| 403 | 53.99 m² |
| 4 | 215.84 m² |
| 1 BD+D - D1 | |
| 310 | 60.35 m² |
| 210 | 60.35 m² |
| 111 | 60.35 m² |
| 3 | 181.06 m² |
| 1 BD+D - D2 | |
| 106 | 62.28 m² |
| 206 | 62.28 m² |
| 404 | 62.28 m² |
| 306 | 62.28 m² |
| 4 | 249.12 m² |
| 1 BD+D - D3 | |
| 304 | 62.68 m² |
| 204 | 62.68 m² |
| 2 | 125.36 m² |
| 2 BD - E1 | |
| 308 | 66.74 m² |
| 208 | 66.74 m² |
| 2 | 133.49 m² |
| 2 BD - E2 | |
| 303 | 67.47 m² |
| 203 | 67.47 m² |
| 2 | 134.93 m² |
| 2 BD - E3 | |
| 209 | 67.73 m² |
| 309 | 67.73 m² |
| 2 | 135.46 m² |
| 2 BD - E4 | |
| 302 | 70.92 m² |
| 102 | 70.92 m² |
| 202 | 70.92 m² |
| 3 | 212.76 m² |
| 2 BD - E5 | |
| 401 | 72.09 m² |
| 1 | 72.09 m² |
| 3 BD - Penthouse - F1 | |
| 504 | 78.58 m² |
| 1 | 78.58 m² |
| 3 Bed - Penthouse - F2 | |
| 501 | 89.44 m² |
| 1 | 89.44 m² |
| 3 BD - Penthouse - F3 | |
| 502 | 88.72 m² |
| 1 | 88.72 m² |
| 3 BD - Penthouse F4 | |
| 503 | 94.49 m² |
| 1 | 94.49 m² |
| 2 BD+D - G1 | |
| 405 | 79.76 m² |
| 1 | 79.76 m² |
| 2 BD+D - G2 | |
| 406 | 90.35 m² |
| 1 | 90.35 m² |
| 3 BD - G3 | |
| 402 | 92.30 m² |
| 1 | 92.30 m² |
| Grand total: 47 | 2889.08 m² |

3 UNITS @ 0.75 STALLS PER DWELLING UNIT LESS THAN 45sq.m. = 2.25 STALLS

33 UNITS @ 0.90 STALLS PER DWELLING UNIT GREATER THAN 45sq.m. & LESS THAN 70sq.m. = 30 STALLS

11 UNITS @ 1.30 STALLS PER DWELLING UNIT THAT IS MORE THAN 70 sq.m. = 14.3 STALLS

47 UNITS TOTAL = 47 STALLS REQUIRED. SEE A050 FOR DATA TABLE

## Unit Schedule by Level

| Name | Number | Area |
|---|---|---|
| Level 1 | | |
| 1 BD - C2 | 113 | 52.48 m² |
| 1 BD - C3 | 105 | 53.89 m² |
| 1 BD+D - D1 | 111 | 60.35 m² |
| 1 BD+D - D2 | 106 | 62.28 m² |
| 2 BD - E4 | 102 | 70.92 m² |
| Jr. 1 BD - B1 | 109 | 42.28 m² |
| Jr. 1 BD - B2 | 108 | 43.61 m² |
| Jr. 1 BD - B3 | 112 | 46.44 m² |
| Jr. 1 BD - B4 | 110 | 47.34 m² |
| Jr. 1 BD - B5 | 101 | 47.77 m² |
| Studio - A1 | 107 | 41.15 m² |
| Level 1: 11 | | 568.51 m² |
| Level 2 | | |
| 1 BD - C1 | 207 | 50.99 m² |
| 1 BD - C2 | 212 | 52.48 m² |
| 1 BD - C3 | 205 | 53.99 m² |
| 1 BD+D - D1 | 210 | 60.35 m² |
| 1 BD+D - D2 | 206 | 62.28 m² |
| 1 BD+D - D3 | 204 | 62.68 m² |
| 2 BD - E1 | 208 | 66.74 m² |
| 2 BD - E2 | 203 | 67.47 m² |
| 2 BD - E3 | 209 | 67.73 m² |
| 2 BD - E4 | 202 | 70.92 m² |
| Jr. 1 BD - B3 | 211 | 46.44 m² |
| Jr. 1 BD - B5 | 201 | 47.77 m² |
| Level 2: 12 | | 709.83 m² |
| Level 3 | | |
| 1 BD - C1 | 307 | 50.99 m² |
| 1 BD - C2 | 312 | 52.48 m² |
| 1 BD - C3 | 305 | 53.99 m² |
| 1 BD+D - D1 | 310 | 60.35 m² |
| 1 BD+D - D2 | 306 | 62.28 m² |
| 1 BD+D - D3 | 304 | 62.68 m² |
| 2 BD - E1 | 308 | 66.74 m² |
| 2 BD - E2 | 303 | 67.47 m² |
| 2 BD - E3 | 309 | 67.73 m² |
| 2 BD - E4 | 302 | 70.92 m² |
| Jr. 1 BD - B3 | 311 | 46.44 m² |
| Jr. 1 BD - B5 | 301 | 47.77 m² |
| Level 3: 12 | | 709.83 m² |
| Level 4 | | |
| 1 BD - C2 | 408 | 52.48 m² |
| 1 BD - C3 | 403 | 53.99 m² |
| 1 BD+D - D2 | 404 | 62.28 m² |
| 2 BD - E5 | 401 | 72.09 m² |
| 2 BD+D - G1 | 405 | 79.76 m² |
| 2 BD+D - G2 | 406 | 90.35 m² |
| 3 BD - G3 | 402 | 92.30 m² |
| Jr. 1 BD - B3 | 407 | 46.44 m² |
| Level 4: 8 | | 549.69 m² |
| Level 5 | | |
| 3 BD - Penthouse - F1 | 504 | 78.58 m² |
| 3 BD - Penthouse - F3 | 502 | 88.72 m² |
| 3 BD - Penthouse F4 | 503 | 94.49 m² |
| 3 Bed - Penthouse - F2 | 501 | 89.44 m² |
| Level 5: 4 | | 351.22 m² |
| Grand total: 47 | | 2889.08 m² |

## Unit Schedule By Unit Type

| Name | Number | Area |
|---|---|---|
| 1 BD - C1 | | |
| 1 BD - C1 | 207 | 50.99 m² |
| 1 BD - C1 | 307 | 50.99 m² |
| 2 | | 101.97 m² |
| 1 BD - C2 | | |
| 1 BD - C2 | 113 | 52.48 m² |
| 1 BD - C2 | 212 | 52.48 m² |
| 1 BD - C2 | 312 | 52.48 m² |
| 1 BD - C2 | 408 | 52.48 m² |
| 4 | | 209.92 m² |
| 1 BD - C3 | | |
| 1 BD - C3 | 105 | 53.89 m² |
| 1 BD - C3 | 205 | 53.99 m² |
| 1 BD - C3 | 305 | 53.99 m² |
| 1 BD - C3 | 403 | 53.99 m² |
| 4 | | 215.84 m² |
| 1 BD+D - D1 | | |
| 1 BD+D - D1 | 111 | 60.35 m² |
| 1 BD+D - D1 | 210 | 60.35 m² |
| 1 BD+D - D1 | 310 | 60.35 m² |
| 3 | | 181.06 m² |
| 1 BD+D - D2 | | |
| 1 BD+D - D2 | 106 | 62.28 m² |
| 1 BD+D - D2 | 206 | 62.28 m² |
| 1 BD+D - D2 | 306 | 62.28 m² |
| 1 BD+D - D2 | 404 | 62.28 m² |
| 4 | | 249.12 m² |
| 1 BD+D - D3 | | |
| 1 BD+D - D3 | 204 | 62.68 m² |
| 1 BD+D - D3 | 304 | 62.68 m² |
| 2 | | 125.36 m² |
| 2 BD - E1 | | |
| 2 BD - E1 | 208 | 66.74 m² |
| 2 BD - E1 | 308 | 66.74 m² |
| 2 | | 133.49 m² |
| 2 BD - E2 | | |
| 2 BD - E2 | 203 | 67.47 m² |
| 2 BD - E2 | 303 | 67.47 m² |
| 2 | | 134.93 m² |
| 2 BD - E3 | | |
| 2 BD - E3 | 209 | 67.73 m² |
| 2 BD - E3 | 309 | 67.73 m² |
| 2 | | 135.46 m² |
| 2 BD - E4 | | |
| 2 BD - E4 | 102 | 70.92 m² |
| 2 BD - E4 | 202 | 70.92 m² |
| 2 BD - E4 | 302 | 70.92 m² |
| 3 | | 212.76 m² |
| 2 BD - E5 | | |
| 2 BD - E5 | 401 | 72.09 m² |
| 1 | | 72.09 m² |
| 2 BD+D - G1 | | |
| 2 BD+D - G1 | 405 | 79.76 m² |
| 1 | | 79.76 m² |
| 2 BD+D - G2 | | |
| 2 BD+D - G2 | 406 | 90.35 m² |
| 1 | | 90.35 m² |
| 3 BD - G3 | | |
| 3 BD - G3 | 402 | 92.30 m² |
| 1 | | 92.30 m² |
| 3 BD - Penthouse - F1 | | |
| 3 BD - Penthouse - F1 | 504 | 78.58 m² |
| 1 | | 78.58 m² |
| 3 BD - Penthouse - F3 | | |
| 3 BD - Penthouse - F3 | 502 | 88.72 m² |
| 1 | | 88.72 m² |
| 3 BD - Penthouse F4 | | |
| 3 BD - Penthouse F4 | 503 | 94.49 m² |
| 1 | | 94.49 m² |
| 3 Bed - Penthouse - F2 | | |
| 3 Bed - Penthouse - F2 | 501 | 89.44 m² |
| 1 | | 89.44 m² |
| Jr. 1 BD - B1 | | |
| Jr. 1 BD - B1 | 109 | 42.28 m² |
| 1 | | 42.28 m² |
| Jr. 1 BD - B2 | | |
| Jr. 1 BD - B2 | 108 | 43.61 m² |
| 1 | | 43.61 m² |
| Jr. 1 BD - B3 | | |
| Jr. 1 BD - B3 | 112 | 46.44 m² |
| Jr. 1 BD - B3 | 211 | 46.44 m² |
| Jr. 1 BD - B3 | 311 | 46.44 m² |
| Jr. 1 BD - B3 | 407 | 46.44 m² |
| 4 | | 185.77 m² |
| Jr. 1 BD - B4 | | |
| Jr. 1 BD - B4 | 110 | 47.34 m² |
| 1 | | 47.34 m² |
| Jr. 1 BD - B5 | | |
| Jr. 1 BD - B5 | 101 | 47.77 m² |
| Jr. 1 BD - B5 | 201 | 47.77 m² |
| Jr. 1 BD - B5 | 301 | 47.77 m² |
| 3 | | 143.30 m² |
| Studio - A1 | | |
| Studio - A1 | 107 | 41.15 m² |
| 1 | | 41.15 m² |
| Grand total: 47 | | 2889.08 m² |

## All building Areas

| Level | Name | Number | Department | Area |
|---|---|---|---|---|
| P1 | | | | |
| Circulation | | | | |
| P1 | Elevator Vestibule | 001 | Circulation | 19.69 m² |
| P1 | Vest. | 005 | Circulation | 3.39 m² |
| P1 | Stair 1 | S1-0 | Circulation | 11.25 m² |
| P1 | Stair 2 | S2-0 | Circulation | 11.82 m² |
| 4 | | | | 46.14 m² |
| Common | | | | |
| P1 | Garbage Room | 002 | Common | 17.43 m² |
| 1 | | | | 17.43 m² |
| Parking | | | | |
| P1 | Parking Area | P100 | Parking | 1291.90 m² |
| 1 | | | | 1291.90 m² |
| Service | | | | |
| P1 | Gas Room | 004 | Service | 12.68 m² |
| P1 | DHW Room | 007 | Service | 9.03 m² |
| P1 | Water Entry | 008 | Service | 20.96 m² |
| P1 | Elev. Ctrl. | 009 | Service | 2.10 m² |
| P1 | Electrical Closet 1 | E-0.1 | Service | 7.68 m² |
| P1 | Electrical Closet 2 | E-0.2 | Service | 4.35 m² |
| 6 | | | | 56.80 m² |
| Storage | | | | |
| P1 | Storage | 003 | Storage | 42.01 m² |
| P1 | Storage | 006 | Storage | 5.63 m² |
| 2 | | | | 47.64 m² |
| P1: 14 | | | | 1459.91 m² |
| Level 1 | | | | |
| Circulation | | | | |
| Level 1 | Corridor | 100 | Circulation | 49.44 m² |
| Level 1 | Stair 1 | S1-1 | Circulation | 21.04 m² |
| Level 1 | Stair 2 | S2-1 | Circulation | 11.53 m² |
| 3 | | | | 82.00 m² |
| Common | | | | |
| Level 1 | Bike Rm | 103 | Common | 67.96 m² |
| Level 1 | Lobby | 104 | Common | 22.79 m² |
| 2 | | | | 90.75 m² |
| Residential Unit | | | | |
| Level 1 | Jr. 1 BD - B5 | 101 | Residential Unit | 47.77 m² |
| Level 1 | 2 BD - E4 | 102 | Residential Unit | 70.92 m² |
| Level 1 | 1 BD - C3 | 105 | Residential Unit | 53.89 m² |
| Level 1 | 1 BD+D - D2 | 106 | Residential Unit | 62.28 m² |
| Level 1 | Studio - A1 | 107 | Residential Unit | 41.15 m² |
| Level 1 | Jr. 1 BD - B2 | 108 | Residential Unit | 43.61 m² |
| Level 1 | Jr. 1 BD - B1 | 109 | Residential Unit | 42.28 m² |
| Level 1 | Jr. 1 BD - B4 | 110 | Residential Unit | 47.34 m² |
| Level 1 | 1 BD+D - D1 | 111 | Residential Unit | 60.35 m² |
| Level 1 | Jr. 1 BD - B3 | 112 | Residential Unit | 46.44 m² |
| Level 1 | 1 BD - C2 | 113 | Residential Unit | 52.48 m² |
| 11 | | | | 568.51 m² |
| Service | | | | |
| Level 1 | Elec. | 120 | Service | 1.36 m² |
| 1 | | | | 1.36 m² |
| Level 1: 17 | | | | 742.61 m² |
| Level 2 | | | | |
| Circulation | | | | |
| Level 2 | Corridor | 200 | Circulation | 49.44 m² |
| Level 2 | Stair 1 | S1-2 | Circulation | 11.85 m² |
| Level 2 | Stair 2 | S2-2 | Circulation | 11.53 m² |
| 3 | | | | 72.82 m² |
| Residential Unit | | | | |
| Level 2 | Jr. 1 BD - B5 | 201 | Residential Unit | 47.77 m² |
| Level 2 | 2 BD - E4 | 202 | Residential Unit | 70.92 m² |
| Level 2 | 2 BD - E2 | 203 | Residential Unit | 67.47 m² |
| Level 2 | 1 BD+D - D3 | 204 | Residential Unit | 62.68 m² |
| Level 2 | 1 BD - C3 | 205 | Residential Unit | 53.99 m² |
| Level 2 | 1 BD+D - D2 | 206 | Residential Unit | 62.28 m² |
| Level 2 | 1 BD - C1 | 207 | Residential Unit | 50.99 m² |
| Level 2 | 2 BD - E1 | 208 | Residential Unit | 66.74 m² |
| Level 2 | 2 BD - E3 | 209 | Residential Unit | 67.73 m² |
| Level 2 | 1 BD+D - D1 | 210 | Residential Unit | 60.35 m² |
| Level 2 | Jr. 1 BD - B3 | 211 | Residential Unit | 46.44 m² |
| Level 2 | 1 BD - C2 | 212 | Residential Unit | 52.48 m² |
| 12 | | | | 709.83 m² |

## All building Areas

| Level | Name | Number | Department | Area |
|---|---|---|---|---|
| Service | | | | |
| Level 2 | Elec. | E-2 | Service | 1.36 m² |
| 1 | | | | 1.36 m² |
| Level 2: 16 | | | | 784.00 m² |
| Level 3 | | | | |
| Circulation | | | | |
| Level 3 | Corridor | 300 | Circulation | 49.44 m² |
| Level 3 | Stair 1 | S1-3 | Circulation | 11.85 m² |
| Level 3 | Stair 2 | S2-3 | Circulation | 11.53 m² |
| 3 | | | | 72.82 m² |
| Residential Unit | | | | |
| Level 3 | Jr. 1 BD - B5 | 301 | Residential Unit | 47.77 m² |
| Level 3 | 2 BD - E4 | 302 | Residential Unit | 70.92 m² |
| Level 3 | 2 BD - E2 | 303 | Residential Unit | 67.47 m² |
| Level 3 | 1 BD+D - D3 | 304 | Residential Unit | 62.68 m² |
| Level 3 | 1 BD - C3 | 305 | Residential Unit | 53.99 m² |
| Level 3 | 1 BD+D - D2 | 306 | Residential Unit | 62.28 m² |
| Level 3 | 1 BD - C1 | 307 | Residential Unit | 50.99 m² |
| Level 3 | 2 BD - E1 | 308 | Residential Unit | 66.74 m² |
| Level 3 | 2 BD - E3 | 309 | Residential Unit | 67.73 m² |
| Level 3 | 1 BD+D - D1 | 310 | Residential Unit | 60.35 m² |
| Level 3 | Jr. 1 BD - B3 | 311 | Residential Unit | 46.44 m² |
| Level 3 | 1 BD - C2 | 312 | Residential Unit | 52.48 m² |
| 12 | | | | 709.83 m² |
| Service | | | | |
| Level 3 | Elec. | E-3 | Service | 1.36 m² |
| 1 | | | | 1.36 m² |
| Level 3: 16 | | | | 784.00 m² |
| Level 4 | | | | |
| Circulation | | | | |
| Level 4 | Corridor | 400 | Circulation | 37.97 m² |
| Level 4 | Stair 1 | S1-4 | Circulation | 11.85 m² |
| Level 4 | Stair 2 | S2-4 | Circulation | 11.53 m² |
| 3 | | | | 61.34 m² |
| Residential Unit | | | | |
| Level 4 | 2 BD - E5 | 401 | Residential Unit | 72.09 m² |
| Level 4 | 3 BD - G3 | 402 | Residential Unit | 92.30 m² |
| Level 4 | 1 BD - C3 | 403 | Residential Unit | 53.99 m² |
| Level 4 | 1 BD+D - D2 | 404 | Residential Unit | 62.28 m² |
| Level 4 | 2 BD+D - G1 | 405 | Residential Unit | 79.76 m² |
| Level 4 | 2 BD+D - G2 | 406 | Residential Unit | 90.35 m² |
| Level 4 | Jr. 1 BD - B3 | 407 | Residential Unit | 46.44 m² |
| Level 4 | 1 BD - C2 | 408 | Residential Unit | 52.48 m² |
| 8 | | | | 549.69 m² |
| Service | | | | |
| Level 4 | Elec. | E-4 | Service | 1.32 m² |
| 1 | | | | 1.32 m² |
| Level 4: 12 | | | | 612.35 m² |
| Level 5 | | | | |
| Circulation | | | | |
| Level 5 | Corridor | 500 | Circulation | 33.96 m² |
| Level 5 | Stair 1 | S1-5 | Circulation | 11.70 m² |
| Level 5 | Stair 2 | S2-5 | Circulation | 11.36 m² |
| 3 | | | | 57.03 m² |
| Residential Unit | | | | |
| Level 5 | 3 Bed - Penthouse - F2 | 501 | Residential Unit | 89.44 m² |
| Level 5 | 3 BD - Penthouse - F3 | 502 | Residential Unit | 88.72 m² |
| Level 5 | 3 BD - Penthouse F4 | 503 | Residential Unit | 94.49 m² |
| Level 5 | 3 BD - Penthouse - F1 | 504 | Residential Unit | 78.58 m² |
| 4 | | | | 351.22 m² |
| Level 5: 7 | | | | 408.25 m² |
| Grand total: 82 | | | | 4791.14 m² |

## FSR AREA

| Level | Name | Area |
|---|---|---|
| Level 1 | Floor 1 | 717.85 m² |
| Level 2 | Floor 2 | 833.81 m² |
| Level 3 | Floor 3 | 833.86 m² |
| Level 4 | Floor 4 | 651.12 m² |
| Level 5 | Floor 5 | 513.07 m² |
| Grand total: 5 | | 3549.71 m² |

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for Building Permit | Feb. 2, 2024 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 1 | RZ/DP Revision #1 | April 7, 2022 |
| | Issued for Costing | Aug. 20, 2021 |

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Project
# The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
## Unit Data

Date
March 11, 2026

Scale

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A051

REGISTERED ARCHITECT JESSE JOHANNESSEN BRITISH COLUMBIA

2026-03-11

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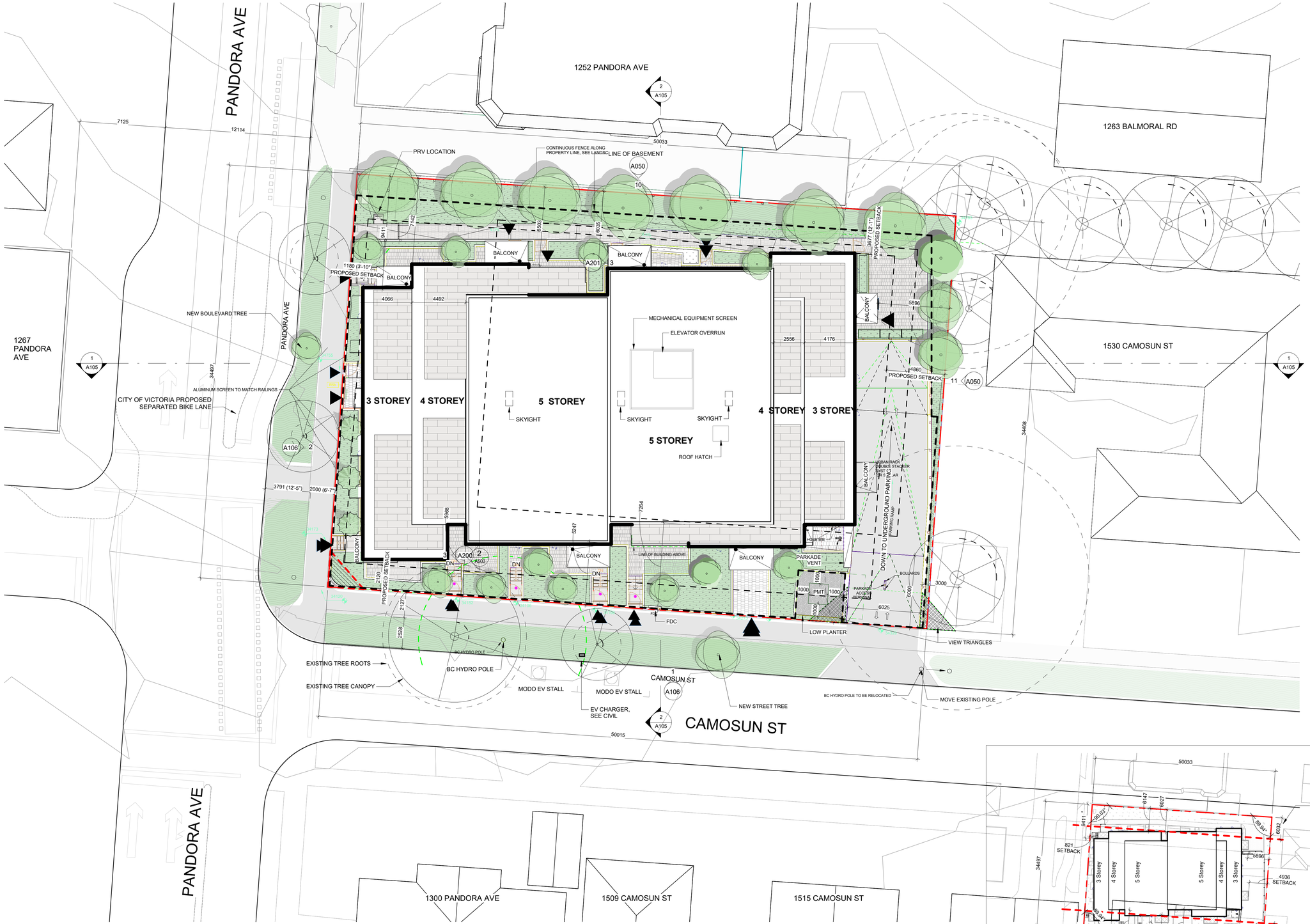


1 Site Plan - DP
SCALE = 1 : 150

**NOTES**
**to be allocated to car share in future as necessary as per conditions in TDM legal agreement*




2 Setback Plan - DP - ORIGINAL
SCALE = 1 : 500

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 3 | DP Revision #3 | Feb 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 1 | RZ/DP Revision #1 | April 7, 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 |

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Project
The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Site Plan

Date
March 11, 2026

Scale
As indicated

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A100.

REGISTERED ARCHITECT JOHANNA BRUCE BRITISH COLUMBIA

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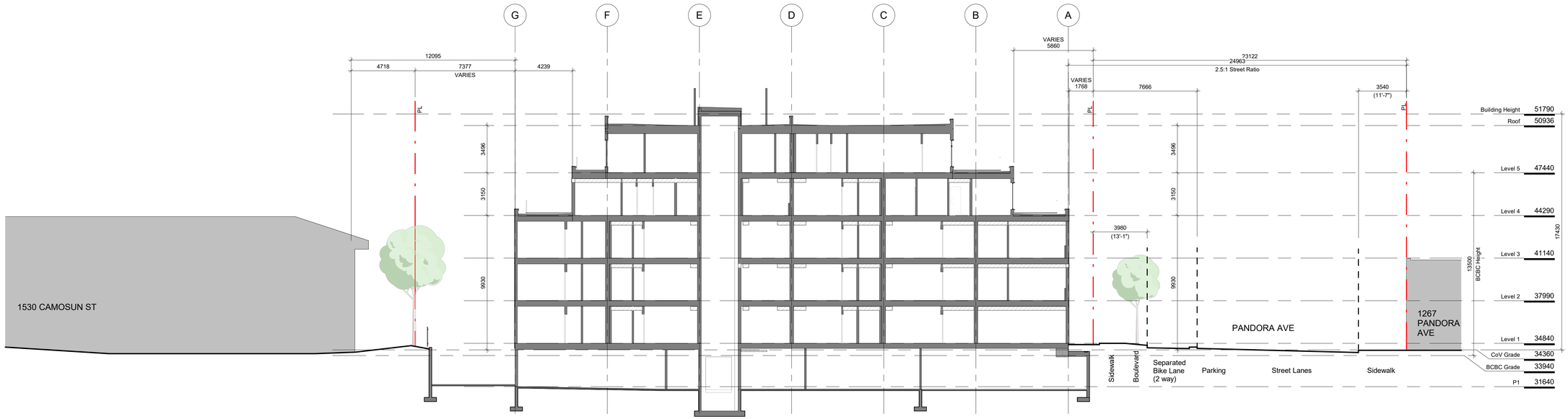
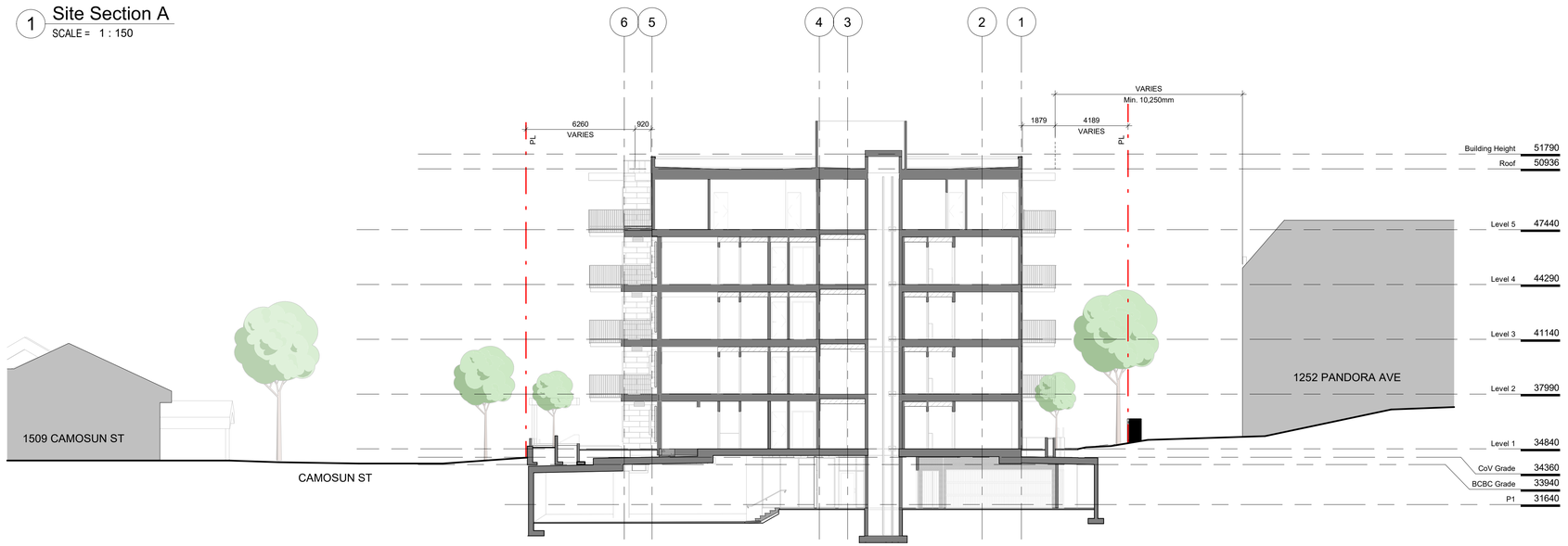


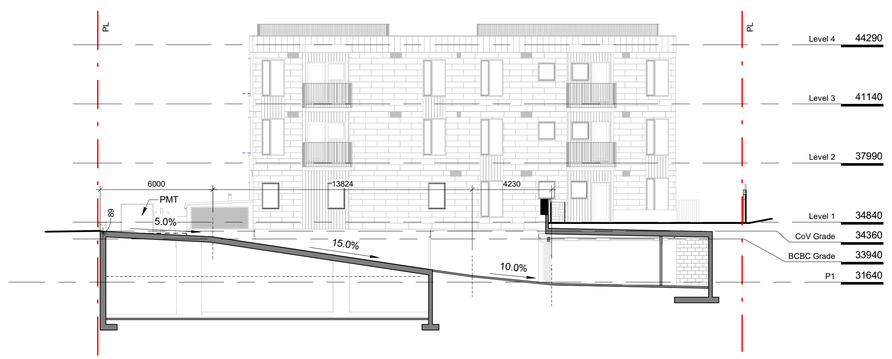

## 1 Site Section A

SCALE = 1 : 150




## 2 Site Section B

SCALE = 1 : 150




## 3 Parking Ramp Section

SCALE = 1 : 150

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Site Sections

Date
March 11, 2026

Scale
1 : 150

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A105

REGISTERED ARCHITECT
ALEXIA JOHANNKNECHT
BRITISH COLUMBIA

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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

| | | |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Context Elevations

Date
March 11, 2026

Scale
1 : 200

Project #
2106

Revision
Feb. 17, 2026
7

REGISTERED ARCHITECT
PETER JOHANNKNECHT
BRITISH COLUMBIA

Sheet #
A106

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2026-03-11

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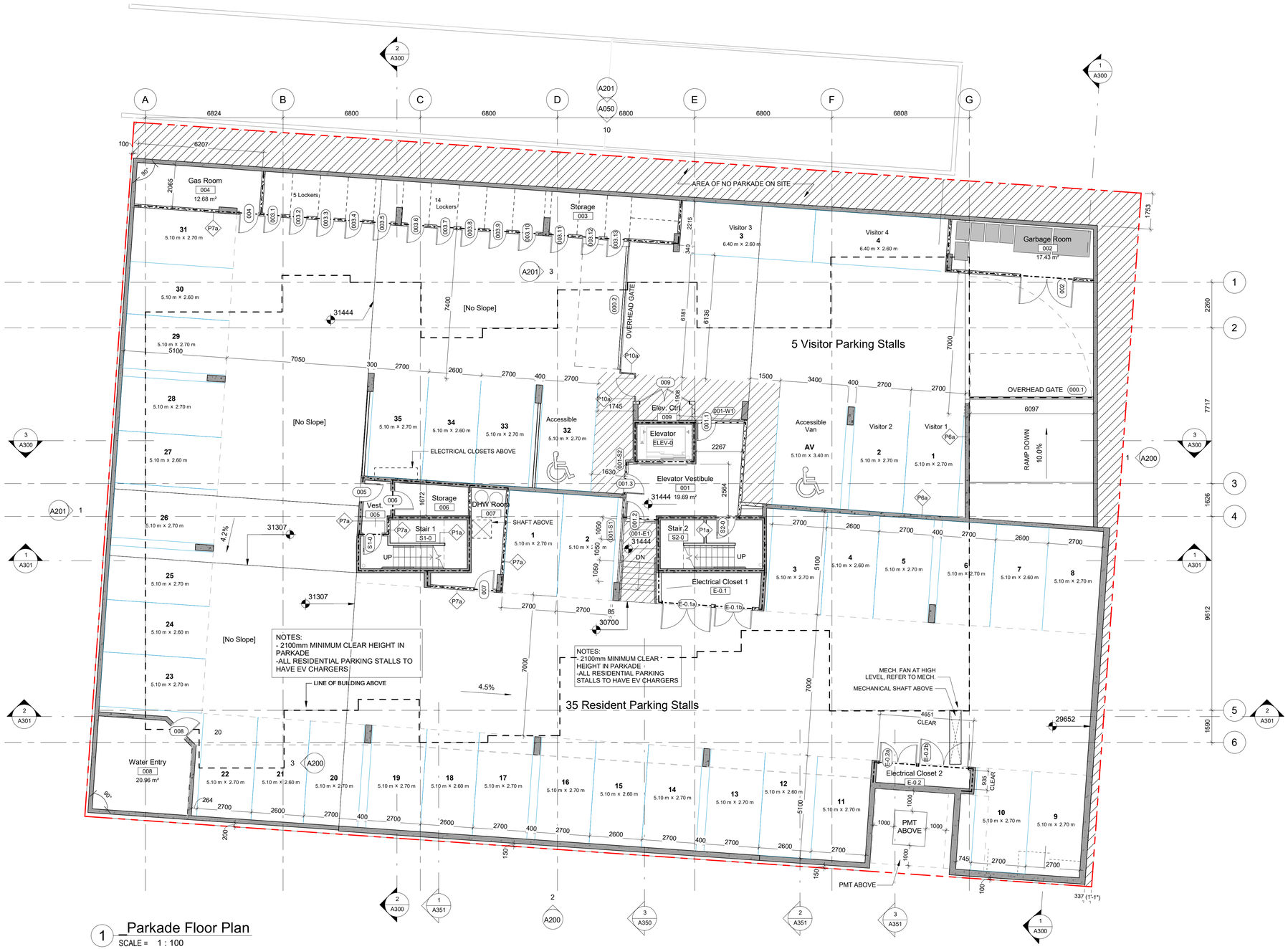
**SPATIAL SEPARATION LEGEND**

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




1 Parkade Floor Plan
SCALE = 1 : 100

| | | |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 3 | DP Revision #3 | Feb 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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
The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Parkade Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A120

REGISTERED ARCHITECT
JOHANNA
BRITISH COLUMBIA

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1 Level 1 Floor Plan
SCALE = 1 : 100

**SPATIAL SEPARATION LEGEND**

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for BP Coordination | Jan. 15, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Ground Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
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## SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




1 Level 2 Floor Plan
SCALE = 1 : 100

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Level 2 Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A122

REGISTERED ARCHITECT
PETER JOHANNKNECHT
BRITISH COLUMBIA

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2026-03-11

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## SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




# 1 Level 3 Floor Plan

SCALE = 1 : 100

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Level 3 Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A123

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

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## SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




1 Level 4 Floor Plan
SCALE = 1 : 100

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
# The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
## Level 4 Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A124

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2026-03-11

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## SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




1 Level 5 Floor Plan
SCALE = 1 : 100

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for BP Coordination | Jan. 15, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Level 5 Floor Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A125

REGISTERED ARCHITECT
KRISTEN JOHANNESEN
BRITISH COLUMBIA

2026-03-11

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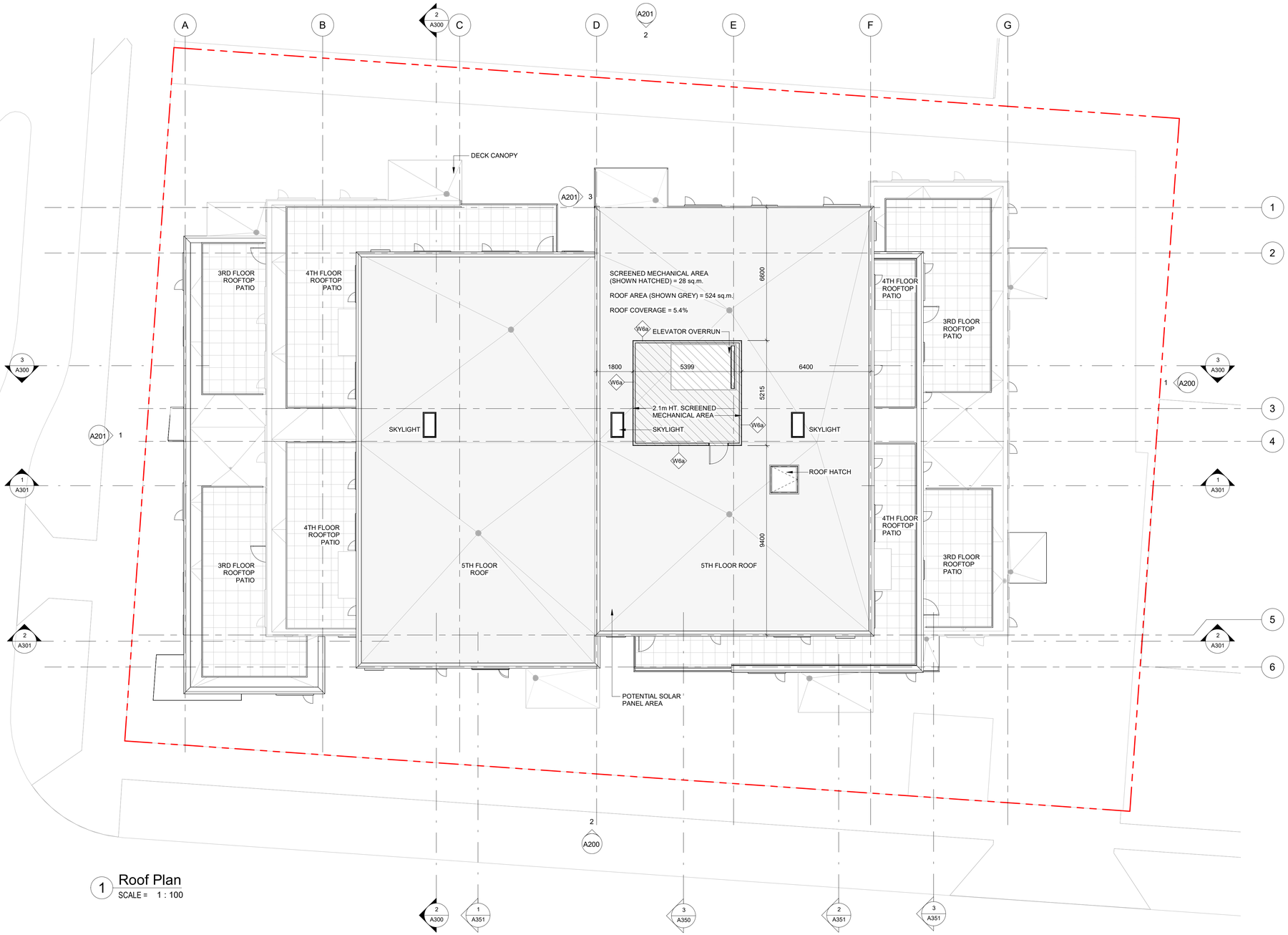
## SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR




1 Roof Plan
SCALE = 1 : 100

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 8 | DP Revision #7 | Mar. 10, 2026 |
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for BP Coordination | Jan. 15, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
| | Issued for Building Permit | Feb. 2, 2024 |
| | Revised Balconies | Sept. 7, 2023 |
| 2 | RZ/DP Rev #2 | Dec. 21, 2022 |
| 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 |

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Project
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Roof Plan

Date
March 11, 2026

Scale
1 : 100

Project #
2106

Revision
Mar. 10, 2026
8

Sheet #
A126

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

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2026-03-11

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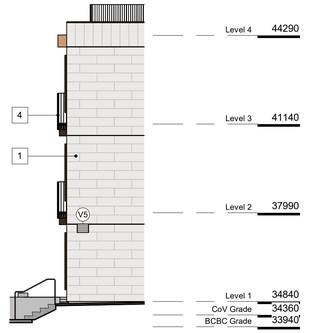
1 North Building Elevation
SCALE = 1 : 100



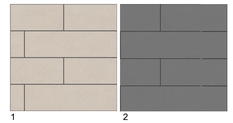

3 Partial North Elevation @ East
SCALE = 1 : 100




2 East Building Elevation
SCALE = 1 : 100

## Exterior Materials

1. Single Skin Running Bond Metal Panel - Colour 1 (Light)
2. Single Skin Running Bond Metal Panel - Colour 2 (Dark)
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Not used
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Not Used
10. Exposed wood
11. Painted metal columns - dark finish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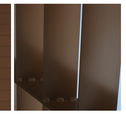
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| NO. | DESCRIPTION | DATE |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for BP Coordination | Jan. 15, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
| 4 | DP Revision #4 | Feb. 7, 2024 |
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| | CALUC Dev. Tracker Submission | Nov. 8, 2021 |
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Project
The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
March 11, 2026

Scale
As indicated

Project #
2106

Revision
Feb. 17, 2026
7

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

Sheet #
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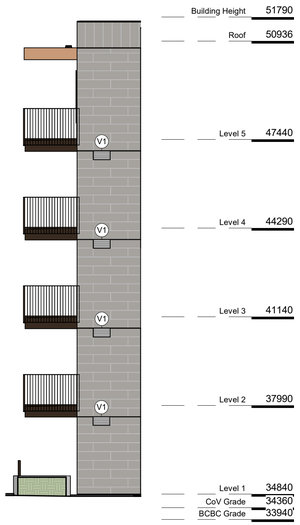
1 South Building Elevation
SCALE = 1 : 100




3 Partial South Elevation @ West
SCALE = 1 : 100

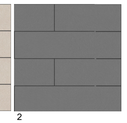



2 West Building Elevation
SCALE = 1 : 100

## Exterior Materials

1. Single Skin Running Bond Metal Panel - Colour 1 (Light)
2. Single Skin Running Bond Metal Panel - Colour 2 (Dark)
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Not used
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Not Used
10. Exposed wood
11. Painted metal columns - dark finish


1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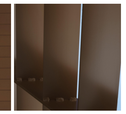
3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| | | |
|---|---|---|
| 7 | DP R6 - 3BR Units | Feb. 17, 2026 |
| | Issued for BP Coordination | Jan. 15, 2026 |
| 5 | DP Revision #5 | Jan. 21, 2024 |
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| | Issued for Costing | Aug. 20, 2021 |
| NO. | DESCRIPTION | DATE |

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Project
# The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
## Elevations

Date
March 11, 2026

Scale
As indicated

Project #
2106

Revision
Feb. 17, 2026
7

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

Sheet #
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## GENERAL LANDSCAPE NOTES

GENERAL:
1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

STANDARDS:
1.1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
1.1.1. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
1.1.2. CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
1.1.3. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE Canadian Landscape Standard (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE Master Municipal Construction Documents Association PLATINUM EDITION (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
7. IRRIGATION DESIGN AND INSTALLATION TO IIABC STANDARDS AND CLS Section 5.

COORDINATION:
1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

SUBMITTALS:
1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

GROWING MEDIUM TESTING:
1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 6.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 6.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9.

COMPACTION TESTING:
1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

INSPECTIONS:
1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

SUBSTITUTIONS:
1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:
1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

ENVIRONMENTAL PROTECTION:
1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

## ELECTRICAL - DESIGN BUILD

LANDSCAPE LIGHTING:
1. IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL LIGHTING SYSTEM AS DESCRIBED ON THE DRAWINGS AND IN THIS SECTION.
2. THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF LOW VOLTAGE LIGHTING PRODUCTS, CABLING, TRANSFORMER(S) / POWER SUPPLIES / DRIVERS AND ELECTRICAL SLEEVES.
3. ELECTRICAL CONTRACTOR IS TO INCLUDE POWER (CONDUIT AND CONDUCTORS) TO LOW VOLTAGE TRANSFORMERS/DRIVERS IN SUPPORT OF THE LANDSCAPE LIGHTING PLAN. THE NUMBER OF CONNECTION POINTS IS NOT DETERMINED – THIS DEPENDS ON HOW THE LANDSCAPE CONTRACTOR LAYS OUT THE SYSTEM, BUT WILL NOT EXCEED 5. REFER TO THE LANDSCAPE LIGHTING PLAN FOR GENERAL INFORMATION.
4. 15A 1P CIRCUIT FROM HOUSE PANEL, SWITCHED BY A PROGRAMMABLE TIMER INSTALLED IN THE ELECTRICAL ROOM.
5. TRANSFORMER TO BE ADEQUATELY SIZED FOR THE LOAD PLUS 40% RESERVE CAPACITY. TRANSFORMERS TO BE ARRANGED SUCH THAT NO LOAD REQUIRES WIRING IN EXCESS OF 75'.
6. TIMER FUNCTION ON TRANSFORMER TO BE DISABLED IF PROVIDED.
7. TRANSFORMERS, DRIVERS AND POWER SUPPLIES ARE TO BE INSTALLED IN GROUND JUNCTION BOXES, SUPPLIED AND INSTALLED BY THIS DIVISION.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR AC CIRCUIT TO EACH JUNCTION BOX LOCATION AND WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF ELECTRICAL SLEEVES.
9. THE USE OF GEL FILLED WIRE NUTS IS REQUIRED.

IRRIGATION COORDINATION:
1. ELECTRICAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER AND IRRIGATION DESIGNER/INSTALLER TO PROVIDE ELECTRICAL FOR THE OPERATION OF AN AUTOMATIC IRRIGATION SYSTEM AND CONTROLLER.

## IRRIGATION

IRRIGATION:
1. SEE IRRIGATION PLANS AND DETAILS.
2. THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF BACKFLOW PREVENTER, CONTROLLER, ALL IRRIGATION COMPONENTS, IRRIGATION SLEEVES, 1 YEAR MAINTENANCE/WARRANTY (SEE WRITTEN SPECIFICATIONS AND REQUIREMENTS BELOW) AND AN OPERATION MANUAL.
3. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVES.

MAINTENANCE
4. UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IIABC STANDARDS (SECTION 5 OF BCLS).
5. INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
6. INSPECT GROWING MEDIUM FREQUENTLY (MINIMUM MONTHLY AND WEEKLY DURING PERIODS OF DROUGHT AND HIGH HEAT) FOR MOISTURE CONTENT AND ADJUST IRRIGATION SCHEDULE AS OFTEN AS REQUIRED TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL DUE TO: RAPID DRAINAGE IN THE GROWING MEDIUM, ABSENCE OF A WATER TABLE, FINITE AMOUNT OF GROWING MEDIUM, AND EXPOSURE TO CLIMATIC CONDITIONS.
7. CONTRACTOR TO COORDINATE WITH THE OWNER'S MAINTENANCE REPRESENTATIVE AND TOGETHER PERFORM ONE WINTERIZATION AND ONE SPRING START-UP DURING THE ONE YEAR WARRANTY PERIOD.

BIO PHILIA

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH M. BALDERSTON
332
2026-03-11

# 1516 CAMOSUN ST.

1516 Camosun St. Victoria, BC.

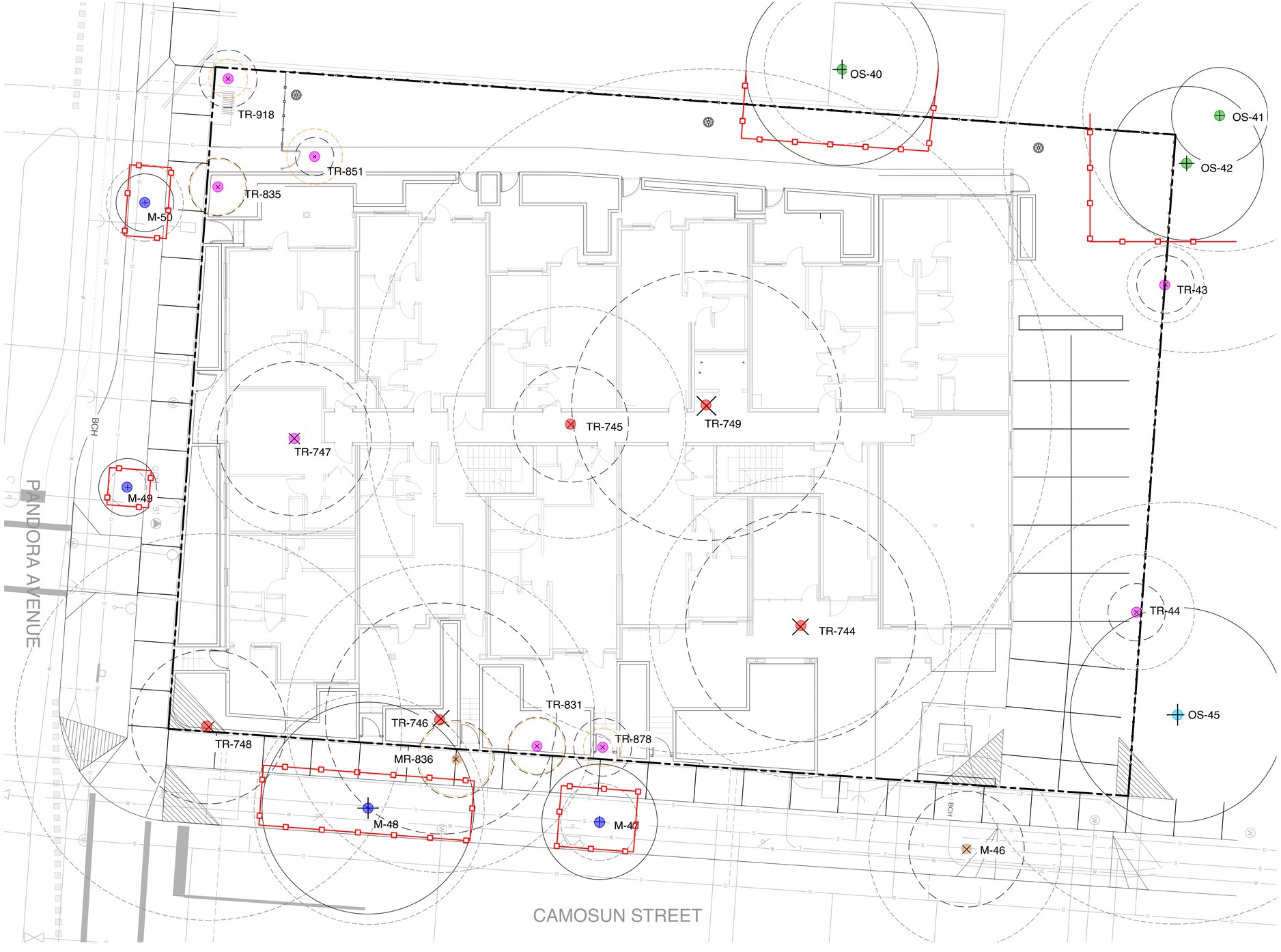
## SHEET LIST


L0.00 COVER PAGE
L0.01 TREE MANAGEMENT PLAN
L0.02 TREE MANAGEMENT PLAN
L1.01 MATERIALS PLAN - L1
L1.02 MATERIALS PLAN - L4 & L5
L2.00 PLANTING SCHEDULE L1
L2.01 TREE PLANTING PLAN - L1
L2.02 PLANTING PLAN - L1
L3.11 SOIL DEPTH PLAN - L1
L4.01 LIGHTING PLAN - L1
L5.01 SECTIONS
L6.11 DETAILS


## SUBMITTALS

SUBMITTALS

| SPECIFICATION SECTION | TITLE | SHOP DRAWINGS | MOCK-UP | SUBMITTALS | FOR APPROVAL |
|---|---|---|---|---|---|
| MMCD 03 30 20 | CONCRETE WALKS, CURBS AND GUTTERS | | | | |
| MMCD 03 30 53 | CAST IN PLACE CONCRETE | | | | |
| MMCD 31 02 17 | AGGREGATES AND GRANULAR MATERIALS | | | | |
| MMCD 31 22 01 | SITE GRADING | | | | |
| MMCD 31 24 13 | ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION | | | | |
| MMCD 32 11 23 | GRANULAR BASE | | | | |
| MMCD 32 14 01 | UNIT PAVING | | yes | yes | product cut sheets, mockup 3.0m paved area on site |
| CLS 4 | GRADING AND DRAINAGE | | | | |
| CLS 5 | IRRIGATION | | | yes | as-constructed drawings, submissions |
| CLS 6 | GROWING MEDIUM | | | yes | supplier name, growing medium test results |
| CLS 7 | LAWNS AND GRASS (HYDRAULIC SEEDING) | | | yes | supplier name, product information |
| CLS 8 | TURFGRASS SOD | | | yes | supplier name, product information |
| CLS 9 | PLANTS AND PLANTING | | yes | yes | nursery name, tree and shrub layout on site prior to planting |
| CLS 10 | MULCHING | | | yes | supplier name, product information |
| CLS 11 | LANDSCAPE OVER STRUCTURES - GREEN ROOFS | | | | |
| CLS 12 | CONTAINER GROWN PLANTS | | | | |
| | CUSTOM SITE FURNITURE | yes | | yes | shop drawings, colour samples |




## LEGEND

PROPERTY LINE

## TREE STATUS LEGEND

TR-43 EXISTING TREE TAG

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXTENT OF CRITICAL ROOT ZONE
- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

TREE PROTECTION FENCING
- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

PROTECTED TREE FOR REMOVAL

TREE FOR REMOVAL

PROTECTED TREE TO RETAIN

TREE TO BE RETAINED

MUNICIPAL TREE TO BE RETAINED

MUNICIPAL TREE FOR REMOVAL

BIO PHILIA
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OWNER/CLIENT:
H DEVELOPMENTS

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PROJECT ADDRESS:
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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

| | ISSUED FOR | |
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| 3 | DEVELOPMENT PERMIT RESUBMISSION | 22/12/19 |
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| 9 | DEVELOPMENT PERMIT RESUBMISSION | 26/02/17 |
| 10 | DEVELOPMENT PERMIT RESUBMISSION | 26/03/10 |

SEAL

REGISTERED ARCHITECT
ELIZABETH M. VAN DER BOSTYN
332
2026-03-11

NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:
L0.01

SCALE:
1:100

## TREE INVENTORY TABLES

| G&A Tree ID | Common Name | DBH (cm) | PRZr (m) | Crown Diameter (m) | Health | Structural Condition | Location | Retention Suitability | Species tolerance of disturbance | Comments | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|
| OS-40 | Cedar hedge | 20 | 4 | 10 | GOOD | GOOD | Off-site Non-Bylaw | SUITABLE | GOOD | Located above and behind ex. retaining wall | Retain |
| OS-41 | Flowering cherry | 49 | 7 | 5 | GOOD | POOR | Off-site Non-Bylaw | SUITABLE | POOR | Overmature | Retain |
| OS-42 | Black pine | 53 | 10 | 13 | FAIR | GOOD | Off-site Non-Bylaw | SUITABLE | GOOD | | Retain |
| 43 | American ash | 22 | 4 | 3 | FAIR | GOOD | Boundary Non-Bylaw | SUITABLE | MODERATE | Conflicts with proposed parkade | Remove |
| 44 | White birch | 16 | 3 | 3 | Poor | FAIR | On-site Non-Bylaw | SUITABLE | POOR | Conflicts with proposed parkade | Remove |
| OS-45 | Black pine | 59 | 11 | 11 | FAIR | GOOD | Off-site Bylaw | SUITABLE | GOOD | | Retain |
| M-46 | English hawthorn | 27 | 5 | 6 | GOOD | FAIR | Municipal Tree | SUITABLE | GOOD | | Remove |
| M-47 | Crablapple | 10 | 2 | 6 | GOOD | FAIR | Municipal Tree | SUITABLE | GOOD | | Retain |
| M-48 | English hawthorn | 35 | 6 | 11 | GOOD | FAIR | Municipal Tree | SUITABLE | GOOD | | Retain |
| M-49 | Deciduous sp. | 8 | 1 | 3 | GOOD | GOOD | Municipal Tree | SUITABLE | MODERATE | | Retain |
| 831 | Lawson cypress | 17 | 3 | 3 | GOOD | GOOD | On-site Non-Bylaw | SUITABLE | GOOD | | Remove |
| 835 | Flowering plum | 16 | 3 | 3 | GOOD | FAIR | On-site Non-Bylaw | SUITABLE | MODERATE | Recent crown reduction with heading cuts | Remove |
| 851 | Flowering plum | 13 | 2 | 3 | GOOD | FAIR | On-site Non-Bylaw | SUITABLE | MODERATE | Recent crown reduction with heading cuts | Remove |
| 878 | Japanese cedar | 16 | 3 | 2 | GOOD | FAIR | On-site Non-Bylaw | SUITABLE | MODERATE | | Remove |
| 918 | Flowering plum | 15 | 3 | 2 | GOOD | FAIR | On-site Non-Bylaw | SUITABLE | MODERATE | Recent crown reduction with heading cuts | Remove |
| M-50 | Deciduous sp. | 12 | 2 | 3 | GOOD | GOOD | Municipal Tree | SUITABLE | MODERATE | | Retain |
| 744 | Ash sp. | 47 | 8 | 12 | GOOD | FAIR | On-site Bylaw | UNSUITABLE | MODERATE | Located within proposed building footprint | Remove |
| 745 | Red cedar | 32 | 6 | 6 | GOOD | GOOD | On-site Bylaw | SUITABLE | GOOD | Located within proposed building footprint | Remove |
| 746 | Flowering plum | 45 | 8 | 12 | FAIR | POOR | On-site Bylaw | UNSUITABLE | POOR | Located within proposed building footprint. Significant decay within main stem. | Remove - Hazard Tree |
| M-836 | English yew | 20 | 4 | 4 | Poor | POOR | Municipal Tree | SUITABLE | GOOD | Co-dependent with Tree 746. Conflicts with proposed parkade. | Remove |
| 747 | Apple sp. | 27 | 5 | 8 | FAIR | FAIR | On-site Non-Bylaw | SUITABLE | GOOD | Located within proposed building footprint | Remove |
| 748 | Laburnum sp. | 55 | 10 | 8 | GOOD | FAIR | On-site Bylaw | UNSUITABLE | GOOD | Located within proposed building footprint | Remove |
| 749 | Red cedar | 99 | 18 | 14 | GOOD | GOOD | On-site Bylaw | SUITABLE | MODERATE | Located within proposed building footprint | Remove |
| **Note: Off-site trees have been plotted in their approximate locations by the arborist.** | | | | | | | | | | | |

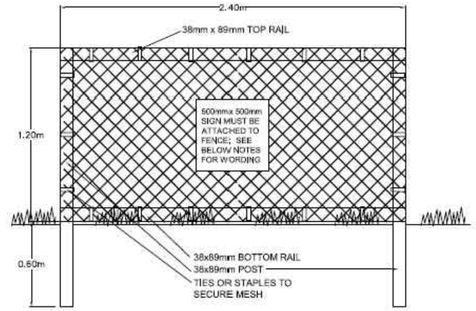
**PROTECTED TREE IMPACT SUMMARY TABLE (focus on Replacement trees)**

| Tree Status | A<br>Total # of Bylaw Protected Trees | B<br>Total # of Bylaw Protected Trees to be REMOVED | C<br>Total # of Replacement and Landscape Trees to be Planted* | D<br># of EXISTING Non-Protected Trees Nominated as Replacement Trees | E<br>RESIDUAL (POST-CONSTRUCTION) TREE TOTAL (A-B+C+D) | F<br>NET CHANGE (C+D)-B |
|---|---|---|---|---|---|---|
| Onsite trees | 5 | 5 | 24 | 0 | 24 | 19 |
| Offsite trees | 4 | 0 | 0 | 0 | 4 | 0 |
| Municipal trees | 6 | 2 | 2 | 0 | 6 | 0 |
| **Total** | **15** | **7** | **26** | **0** | **34** | **19** |

* Sufficient soil volume to support the proposed new or replacement trees must be provided on site and demonstrated by the calculations made in Schedule "E"(g). If soil volume is insufficient, replacement trees will not be permitted.

CITY OF VICTORIA

## SUPPLEMENTARY STANDARD DETAIL DRAWINGS




TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME; TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011

**TREE PROTECTION FENCING AND SIGNAGE DETAIL**

REVISIONS

DRAWING NUMBER: **SD P1**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SEAL




NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:

SCALE: 1:100

L0.02




## SITE PERMEABILITY

TOTAL SITE AREA: 1725 m2
BUILDING FOOTPRINT: 855 m2
LANDSCAPED AREA: 870 m2
HARD LANDSCAPE: 523 m2
SOFT LANDSCAPE: 347 m2
SITE PERMEABILITY RATIO: 40%

## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- FENCE LINE

## MATERIALS SCHEDULE LEVEL 1

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| | PAVING TYPE 1: CIP CONCRETE<br>-PEDESTRIAN GRADE<br>-NATURAL COLOR<br>-SMOOTH FINISH<br>-SAWCUT PATTERN TO MATERIALS PLAN | 52.6 m² |
| | PAVING TYPE 2: CONCRETE UNIT PAVERS<br>-NEWSTONE COASTAL SLATE PAVERS<br>-COLOR: BIRCHWOOD | 175.4 m² |
| | PAVING TYPE 3: CONCRETE UNIT PAVERS<br>-NEWSTONE COASTAL SLATE PAVERS<br>-COLOR: WINTER SKY | 114.6 m² |
| | PLANTED AREAS<br>-REFER TO PLANTING PLAN | 259.5 m² |
| | RAINGARDEN<br>-STORMWATER MANAGEMENT AREA<br>-REFER TO SECTIONS AND DETAILS | 79.5 m² |
| | MAINTAINANCE STRIP<br>-PEBBLE MULCH<br>-COLOR SALT AND PEPPER | 12.2 m² |
| | MUNICIPAL SIDEWALK<br>-CIP CONCRETE<br>-SEE CIVIL | 238.6 m² |
| | SOD - MUNICIPAL BOULEVARD AREA<br>-TO CITYOF VICTORIA STANDARD SPECIFICATIONS AND DETAILS | 222.9 m² |

## TREE SCHEDULE

| | | |
|---|---|---|
| | BOULEVARD TREES<br>-SPECIE TO BE DECIDED BY PARKS DEPARTMENT AT BP STAGE | 2 |
| | SMALL TREES | 14 |
| | MEDIUM TREES | 8 |
| | LARGE TREES | 2 |

MATERIALS PLAN NOTES

1. REFER TO CIVIL FOR WORKS ON MUNICIPAL SIDEWALKS
2. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

## LANDSCAPE NOTES

IRRIGATION
- SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS
- ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

PROPOSED BOULEVARD TREES
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RHUGHES@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
  TREE PLANTING INSPECTIONS
  1. EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
  2. TREES PRIOR TO PLANTING. (PARKS STAFF CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
  3. COMPLETED PLANTING - TREE PLANTING GRATE/GUARD, STAKES ETC.
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

BOULEVARD IRRIGATION
- SEE IRRIGATION PLAN
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1)SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.


BIOPHILIA

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SEAL




NORTH ARROW

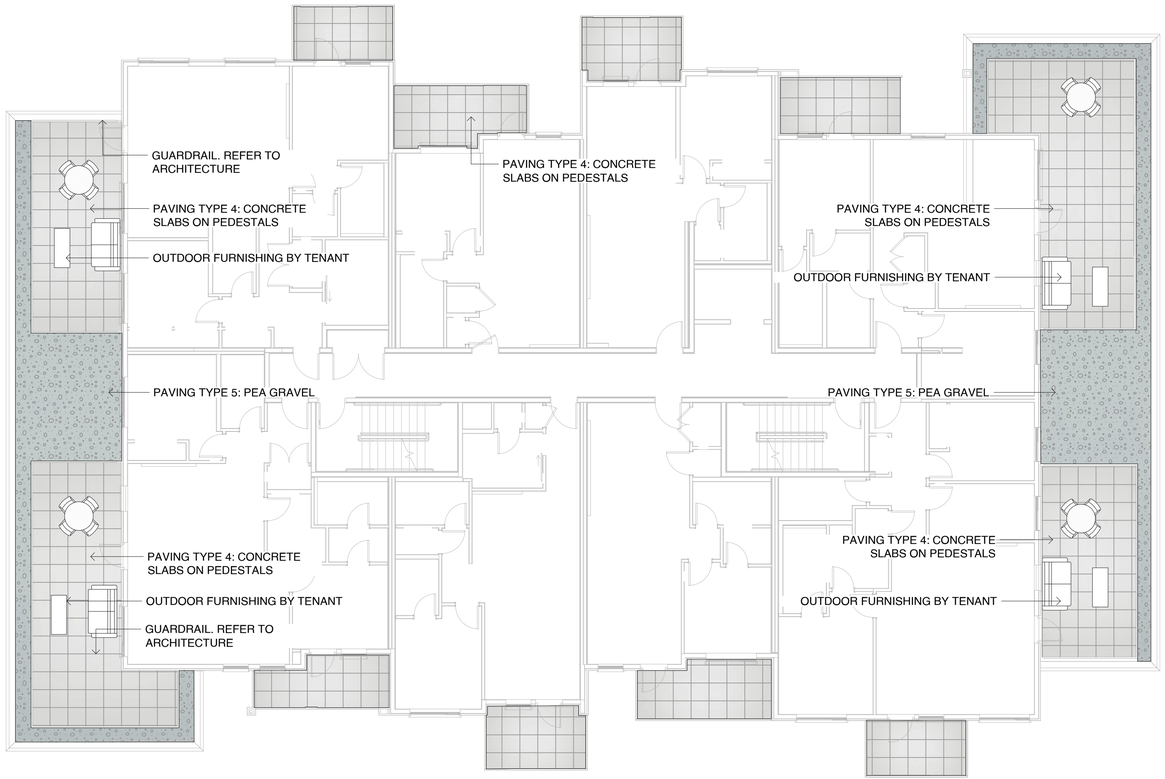
DRAWING TITLE:
MATERIALS PLAN
LEVEL 1

DWG NO:
L1.01

SCALE:
1:100

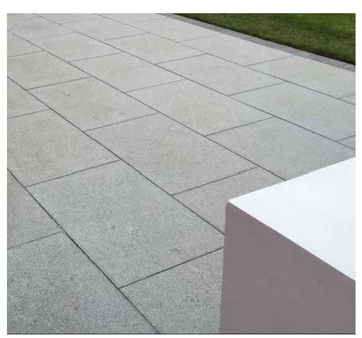
## MATERIALS SCHEDULE LEVEL 4

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| | PAVING TYPE 4: CONCRETE SLABS ON PEDESTAL<br>-BELGARD TEXADA PAVER<br>-COLOR: NATURAL<br>-SCREWJACK PEDESTAL SYSTEM | 146.8 m² |
| | PAVING TYPE 5: PEA GRAVEL | 92.9 m² |
| | CONCRETE CURB | |
| | PRIVACY SCREEN | |



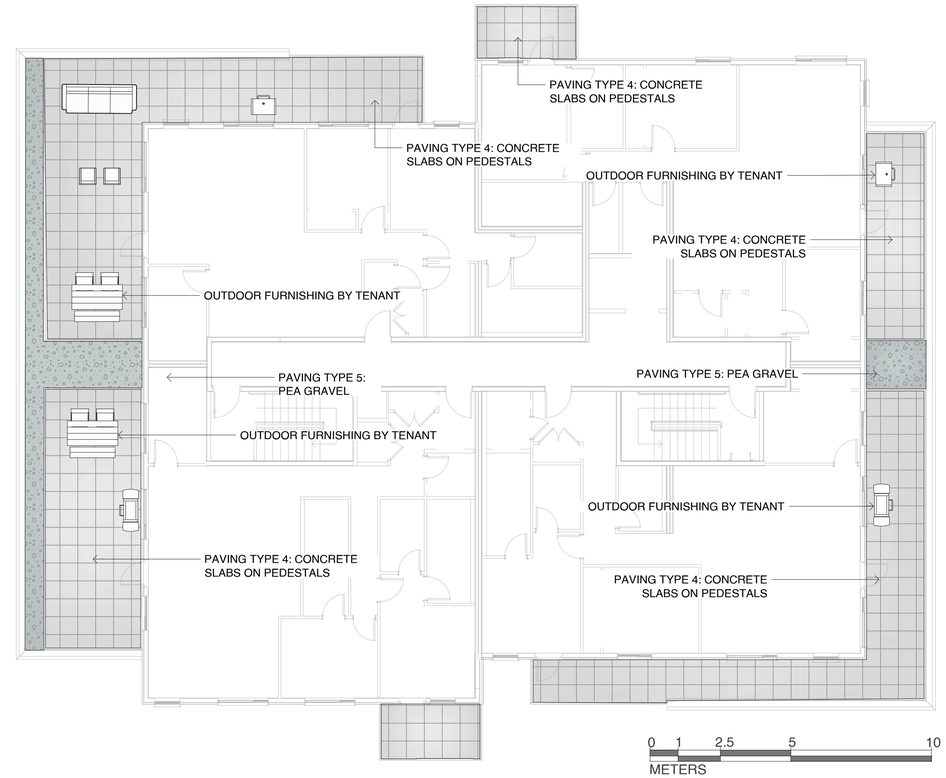

1 MATERIALS PLAN - LEVEL 4
1:100





## MATERIALS SCHEDULE LEVEL 5

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| | PAVING TYPE 4: CONCRETE SLABS ON PEDESTAL<br>-BELGARD TEXADA PAVER<br>-COLOR: NATURAL<br>-SCREWJACK PEDESTAL SYSTEM | 176.4 m² |
| | PAVING TYPE 5: PEA GRAVEL | 86.6 m² |
| | CONCRETE CURB | |
| | PRIVACY SCREEN | |




2 MATERIALS PLAN - LEVEL 5
1:100

MATERIALS PLAN NOTES

1. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS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SEAL



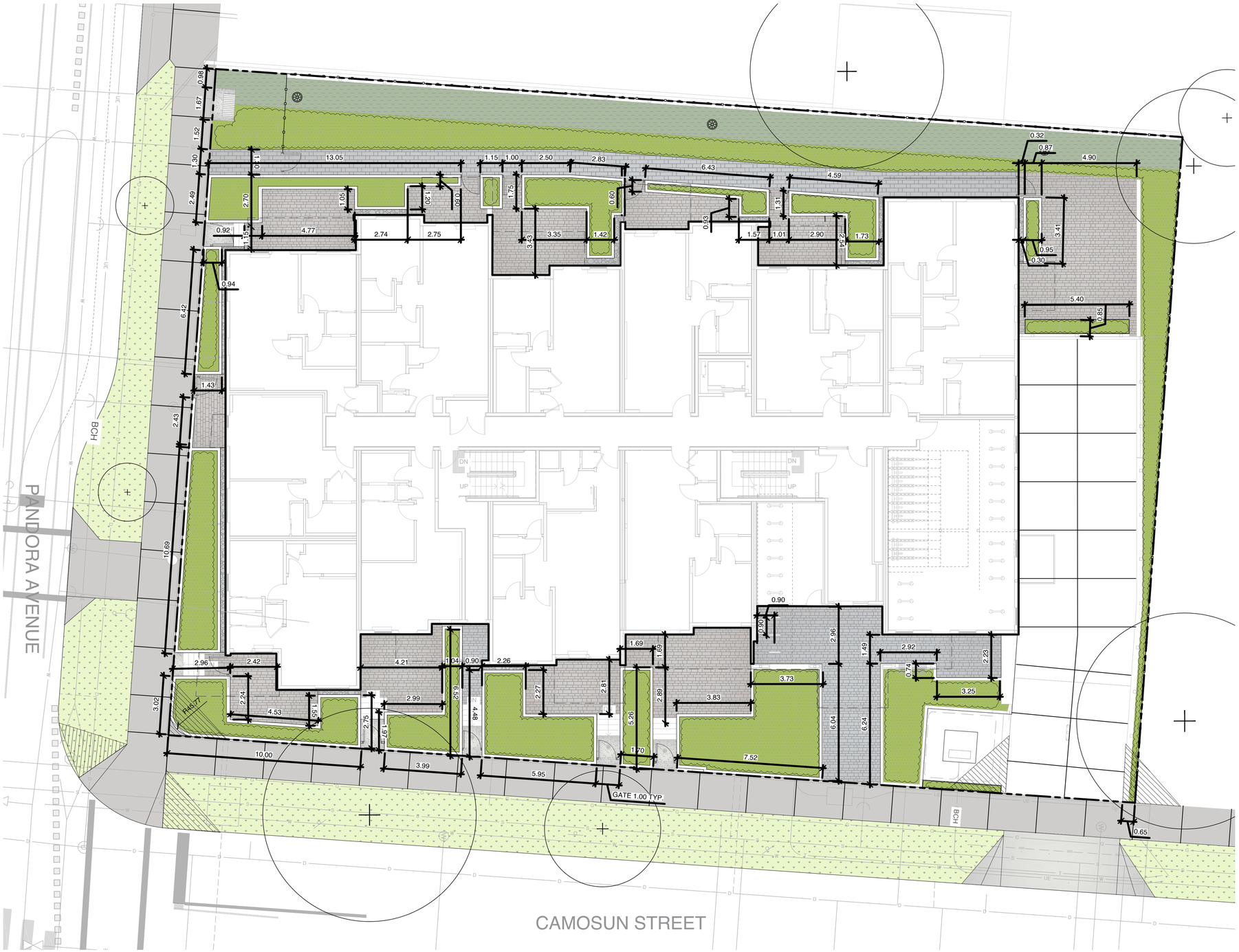

NORTH ARROW

DRAWING TITLE:
MATERIALS PLAN
LEVEL 4&5

DWG NO:

SCALE:
1:100

L1.02




## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- FENCE LINE

### LAYOUT PLAN NOTES

1. ALL DIMENSIONS ARE NOMINAL
2. REFER TO GRADING PLAN FOR ELEVATIONS
3. LOCATION OF ALL SITE FURNISHINGS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION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SEAL

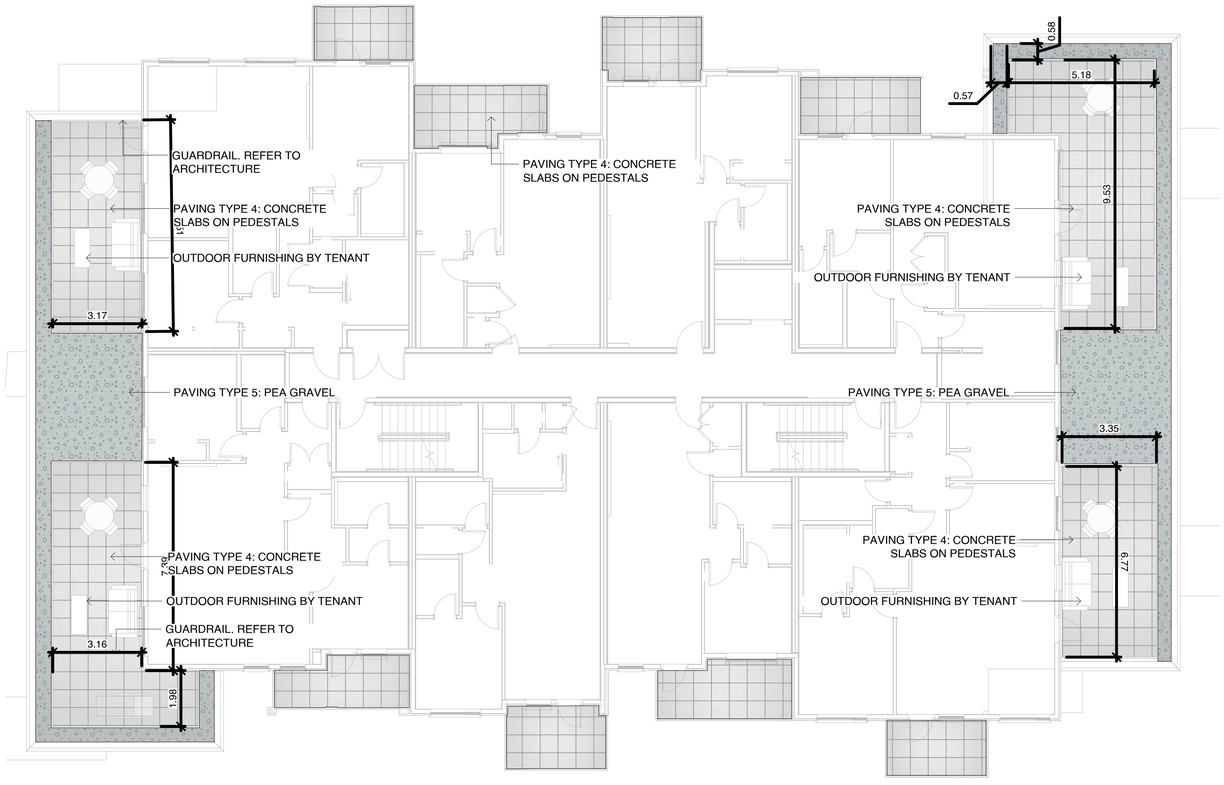



NORTH ARROW

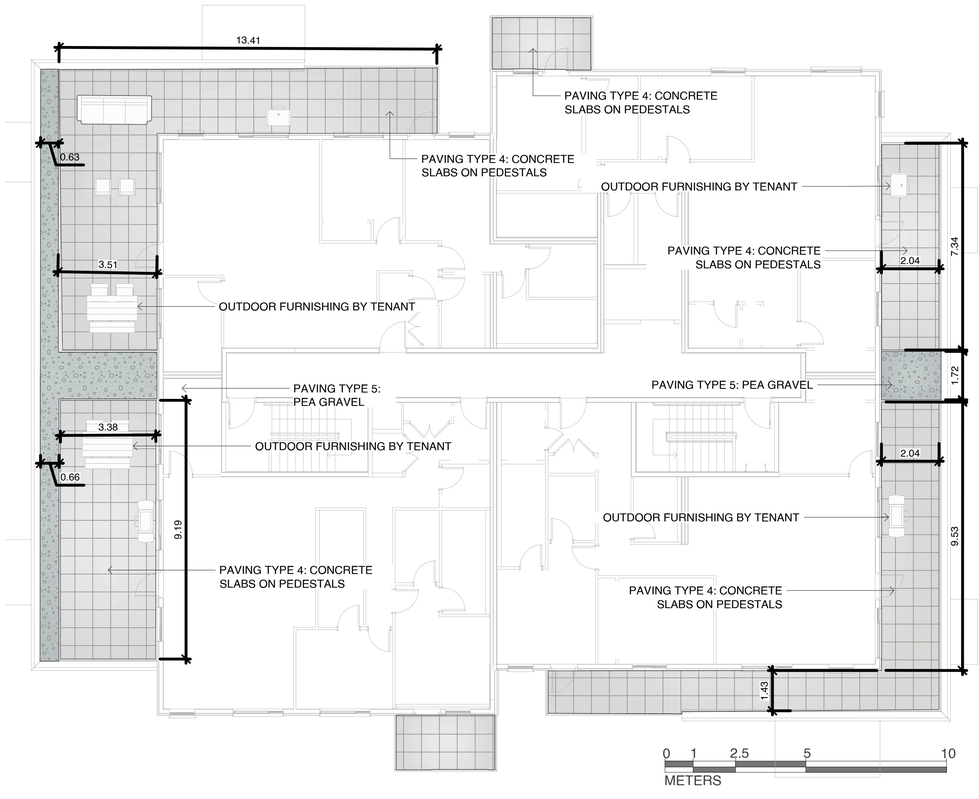
DRAWING TITLE:
LAYOUT PLAN
LEVEL 1

DWG NO:
L2.01

SCALE:
1:100




1 LAYOUT PLAN - LEVEL 4
1:100




2 LAYOUT PLAN - LEVEL 5
1:100

## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- FENCE LINE

LAYOUT PLAN NOTES

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SEAL




NORTH ARROW

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LAYOUT PLAN
LEVEL 4&5

DWG NO:
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SCALE:
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1 GRADING PLAN FOR LEVEL 1
1:100


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H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286 PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

| | ISSUED FOR | |
|---|---|---|
| 1 | DEVELOPMENT PERMIT | 21/12/21 |
| 2 | DEVELOPMENT PERMIT RESUBMISSION | 22/04/04 |
| 3 | DEVELOPMENT PERMIT RESUBMISSION | 22/12/19 |
| 4 | DEVELOPMENT PERMIT RESUBMISSION | 23/02/08 |
| 5 | ISSUED FOR BUILDING PERMIT | 24/02/02 |
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| 9 | DEVELOPMENT PERMIT RESUBMISSION | 26/02/17 |
| 10 | DEVELOPMENT PERMIT RESUBMISSION | 26/03/10 |

SEAL
ELIZABETH ANN DERRYBERRY
332
2026-03-11

NORTH ARROW

DRAWING TITLE:
GRADING PLAN
LEVEL 1

DWG NO:
L3.01

SCALE:
1:100

## LEGEND

PROPERTY LINE

UNDERGROUND PARKING SLAB

BOULEVARD TREES

## PLANT SCHEDULE LEVEL 1

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| | AC2 | Acer circinatum / Vine Maple | 60mm Cal. | As Shown | 3 | |
| | AG | Acer griseum / Paperbark Maple | 60mm Cal. | As Shown | 8 | B&B, Well Established |
| | AA2 | Acer rubrum `Armstrong` / Armstrong Red Maple | 60mm Cal. | As Shown | 5 | B&B, Well Established |
| | CJ | Cercidiphyllum japonicum / Katsura Tree | 60mm Cal. | As Shown | 3 | |
| | CG | Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cypress | 150cm Ht. | As Shown | 3 | B&B, Well Established |
| | QG | Quercus garryana / Oregon White Oak | 60mm Cal. | As Shown | 2 | B&B, Well Established |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONTAINER | SPACING | SPACING | QTY | REMARKS |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| | Am | Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick | #2 | 1200 mm. | 1.2 m | 27 | Well Established |
| | Ct | Choisya ternata / Mexican Orange | #3 | 1500 mm. | 1.5 m | 12 | Well Established |
| | Cf | Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood | #2 | 1200 mm. | 1.2 m | 20 | Well Established |
| | Gs | Gaultheria shallon / Salal | #2 | 750 mm | 0.75 m | 40 | Well Established |
| | Pp | Pinus mugo 'Pumilio' / Dwarf Mugo Pine | #2 | 1000 mm | 1 m | 37 | Well Established |
| | Pc | Prostanthera cuneata / Alpine Mint Bush | #2 | 1200 mm. | 1.2 m | 41 | Well Established |
| | Rs | Ribes sanguineum / Red Flowering Currant | #2 | 1500 mm. | 1.5 m | 10 | Well Established |
| | Sd | Spiraea douglasii / Western Spirea | #2 | 600 mm. | 0.6 m | 91 | Well Established |
| | Th | Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew | #2 | 750 mm | 0.75 m | 9 | Well Established |
| | Vo | Vaccinium ovatum / Evergreen Huckleberry | #2 | 1200 mm. | 1.2 m | 42 | Well Established |
| **GRASSES** | | | | | | | |
| | Ml | Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass | #2 | 450 mm. | 0.45 m | 37 | Well Established |
| **PERENNIALS** | | | | | | | |
| | Ac | Asarum caudatum / Wild Ginger | #1 | 300 mm | 0.3 m | 56 | Well Established |
| | Ec | Erica carnea / Winter Heath | #1 | 450 mm. | 0.45 m | 91 | Well Established |
| | Or | Oxalis oregana / Redwood Sorrel | #1 | 300 mm | 0.3 m | 105 | Well Established |
| | Rh | Rudbeckia hirta / Black-eyed Susan | #1 | 450 mm. | 0.45 m | 36 | Well Established |
| | Tp | Thymus pseudolanuginosus / Woolly Thyme | #1 | 300 mm | 0.3 m | 38 | Well Established |
| **VINE/ESPALIER** | | | | | | | |
| | Hc | Hydrangea anomala / Climbing Hydrangea | #1 | 750 mm | 0.75 m | 7 | Well Established |
| **FERNS** | | | | | | | |
| | Aa | Adiantum aleuticum / Western Maidenhair Fern | #2 | 600 mm. | 0.6 m | 31 | Well Established |
| | Pm | Polystichum munitum / Western Sword Fern | #2 | 750 mm | 0.75 m | 121 | Well Established |
| | Pp2 | Polystichum polyblepharum / Japanese Tassel Fern | #2 | 750 mm | 0.75 m | 36 | Well Established |

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5. THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.

BIOPHILIA

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SEAL



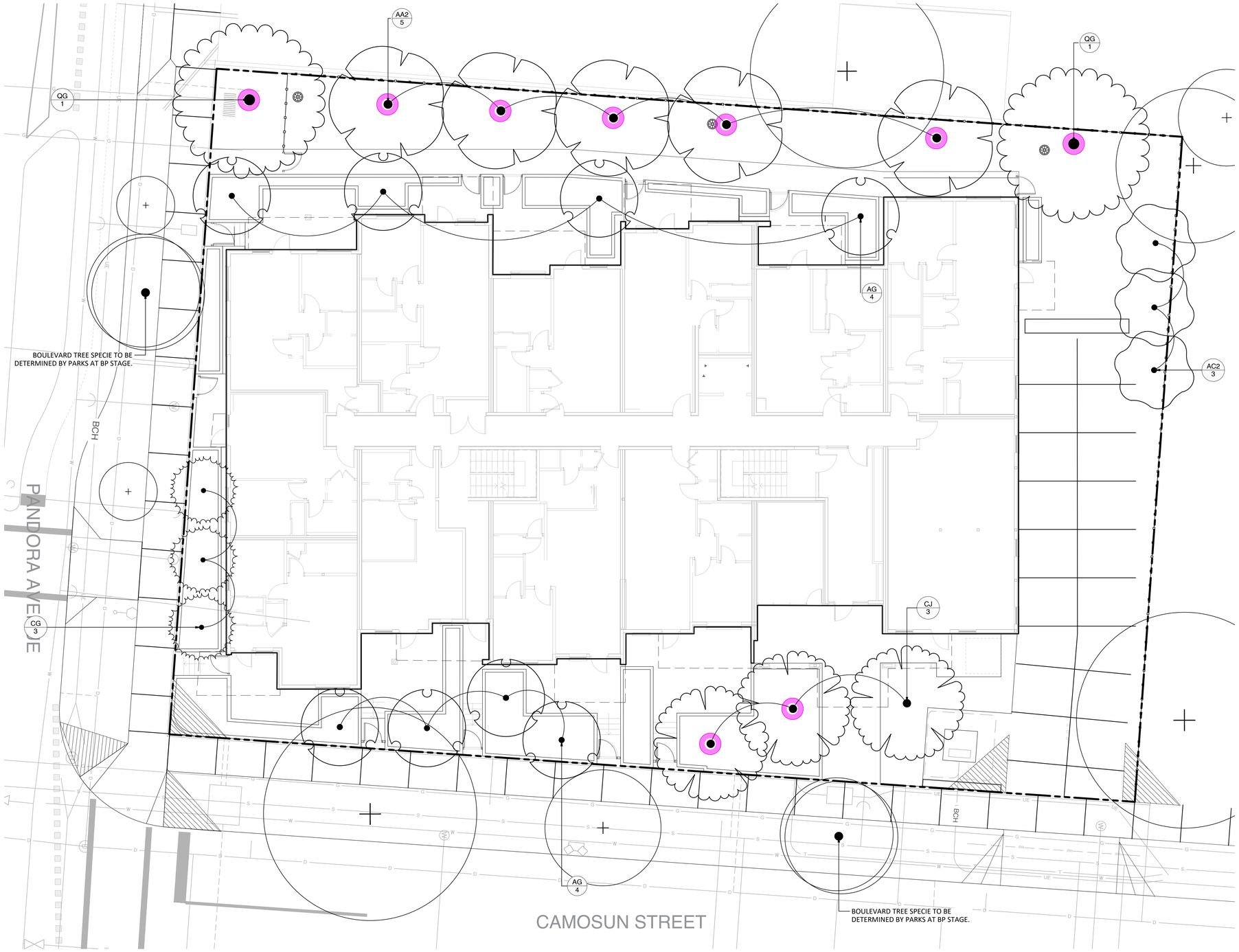

NORTH ARROW

DRAWING TITLE:
PLANTING SCHEDULE LEVEL 1

DWG NO:

SCALE:

L4.00




## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- REPLACEMENT TREE
- UNDERGROUND PARKING SLAB
- BOULEVARD TREES

## PLANT SCHEDULE LEVEL 1

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| TREES | | |
| | AC2 | Acer circinatum / Vine Maple |
| | AG | Acer griseum / Paperbark Maple |
| | AA2 | Acer rubrum `Armstrong` / Armstrong Red Maple |
| | CJ | Cercidiphyllum japonicum / Katsura Tree |
| | CG | Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cy |
| | QG | Quercus garryana / Oregon White Oak |

## LANDSCAPE NOTES

IRRIGATION
- SEE IRRIGATION PLANS, DETAILS AND WRITTEN SPECIFICATIONS
- ALL ON-SITE PLANTED BEDS AND TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

PROPOSED BOULEVARD TREES
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RHUGHES@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
  - TREE PLANTING INSPECTIONS
  - 1. EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
  - 2. TREES PRIOR TO PLANTING. (PARKS STAFF CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
  - 3. COMPLETED PLANTING - TREE PLANTING GRATE/GUARD, STAKES ETC.
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

BOULEVARD IRRIGATION
- SEE IRRIGATION PLAN
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1)SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
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SEAL




NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN
LEVEL 1

DWG NO:
L4.01

SCALE:
1:100




## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- REPLACEMENT TREE
- BOULEVARD TREES

## PLANT SCHEDULE LEVEL 1

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| **TREES** | | |
| | AC2 | Acer circinatum / Vine Maple |
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| | QG | Quercus garryana / Oregon White Oak |
| **SYMBOL** | **CODE** | **BOTANICAL / COMMON NAME** |
| **SHRUBS** | | |
| | Am | Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick |
| | Ct | Choisya ternata / Mexican Orange |
| | Cf | Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood |
| | Gs | Gaultheria shallon / Salal |
| | Pp | Pinus mugo 'Pumilio' / Dwarf Mugo Pine |
| | Pc | Prostanthera cuneata / Alpine Mint Bush |
| | Rs | Ribes sanguineum / Red Flowering Currant |
| | Sd | Spiraea douglasii / Western Spirea |
| | Th | Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew |
| | Vo | Vaccinium ovatum / Evergreen Huckleberry |
| **GRASSES** | | |
| | Ml | Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass |
| **PERENNIALS** | | |
| | Ac | Asarum caudatum / Wild Ginger |
| | Ec | Erica carnea / Winter Heath |
| | Or | Oxalis oregana / Redwood Sorrel |
| | Rh | Rudbeckia hirta / Black-eyed Susan |
| | Tp | Thymus pseudolanuginosus / Woolly Thyme |
| **VINE/ESPALIER** | | |
| | Hc | Hydrangea anomala / Climbing Hydrangea |
| **FERNS** | | |
| | Aa | Adiantum aleuticum / Western Maidenhair Fern |
| | Pm | Polystichum munitum / Western Sword Fern |
| | Pp2 | Polystichum polyblepharum / Japanese Tassel Fern |

PLANTING PLAN NOTES

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IRRIGATION NOTES:

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SEAL



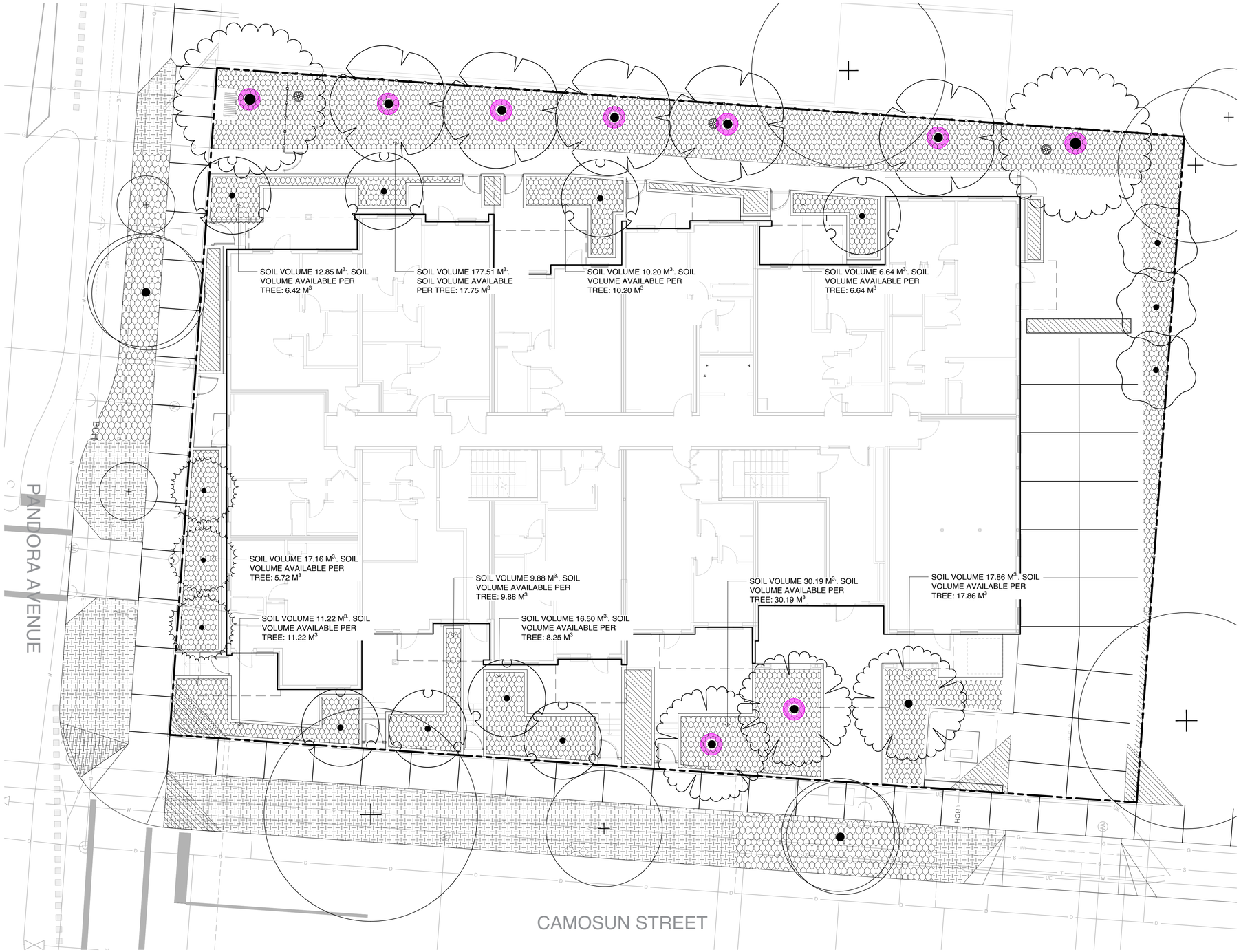

NORTH ARROW

DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

SCALE:
1:100

L4.02




## LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- REPLACEMENT TREE (1:1)

## SOIL DEPTH SCHEDULE LEVEL 1

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| | 1000 MM MIN SOIL DEPTH | 366.1 m² |
| | 450 MM MIN SOIL DEPTH | 38.0 m² |
| | 150 MM MIN SOIL DEPTH | 146.8 m² |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SEAL




NORTH ARROW

DRAWING TITLE:
SOIL DEPTH PLAN
LEVEL 1

DWG NO:
L4.11

SCALE:
1:100




1 LIGHTING PLAN - LEVEL 1
1:100

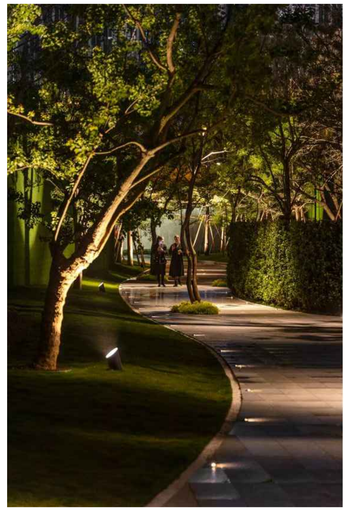
## LEGEND

PROPERTY LINE

UNDERGROUND PARKING SLAB

## LIGHTING SCHEDULE LEVEL 1

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | TREE UPLIGHT- WAC Landscape Lighting 5111 LED Accent Mini Landscape Spotlight | 10 |
| | RECESSED WALL LIGHT - FX Luminaire HS HS floor-grazing, recessed hardscape light. 20.3 cm W x 5.8 cm H x 11.4 cm D. | 23 |





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SEAL

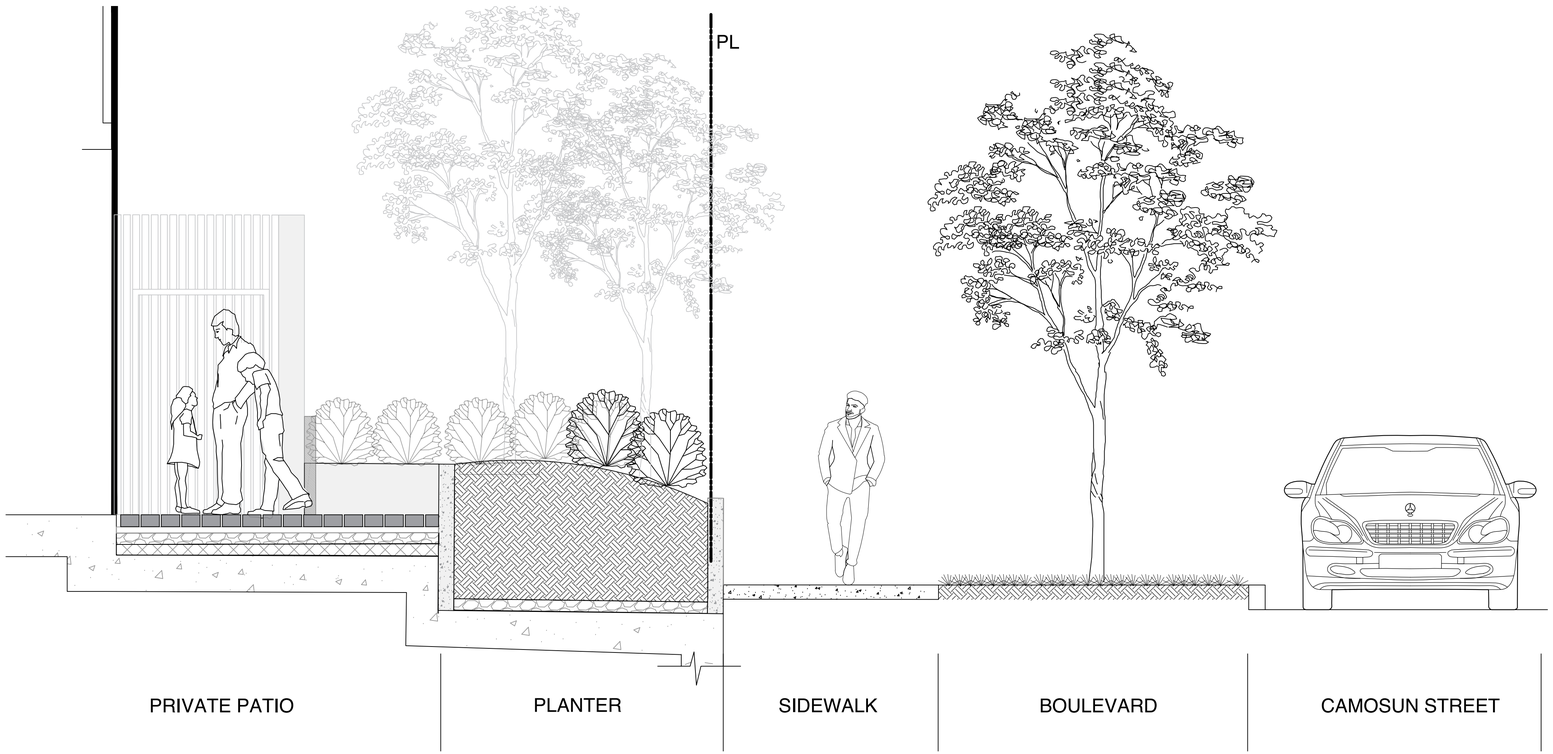



NORTH ARROW

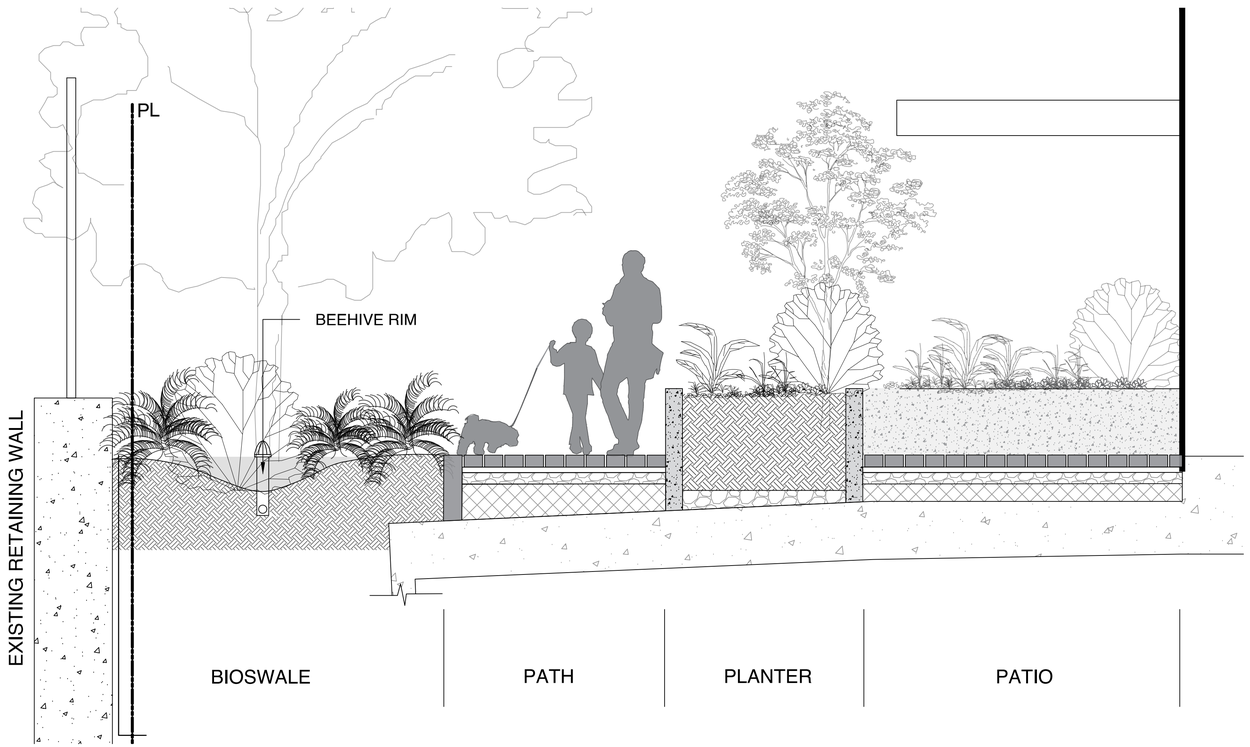
DRAWING TITLE:
LIGHTING PLAN
LEVEL 1

DWG NO:
L5.01

SCALE:
1:100




1 SECTION A-A': FRONT PATIO
1:25




2 SECTION B-B': PRIVATE PATIOS
1:25

NOTES:
1. SECTIONS FOR ILLUSTRATION PURPOSES ONLY

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SEAL

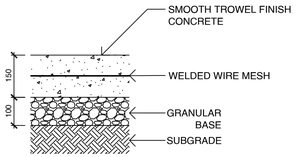



NORTH ARROW

DRAWING TITLE:
SECTIONS

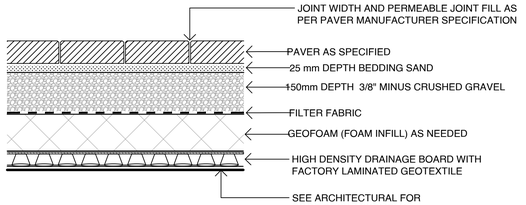
DWG NO:
L6.01

SCALE:
AS SHOWN



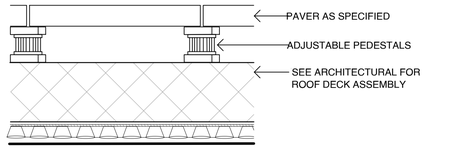

- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MW18.7/18.7) AND TO BE INSTALLED PER NRC NBC AND CAC STANDARDS.
- MIN 50 mm COVER ABOVE AND BELOW MESH.

## 1 PAVING TYPE 1: CIP CONCRETE
1:10



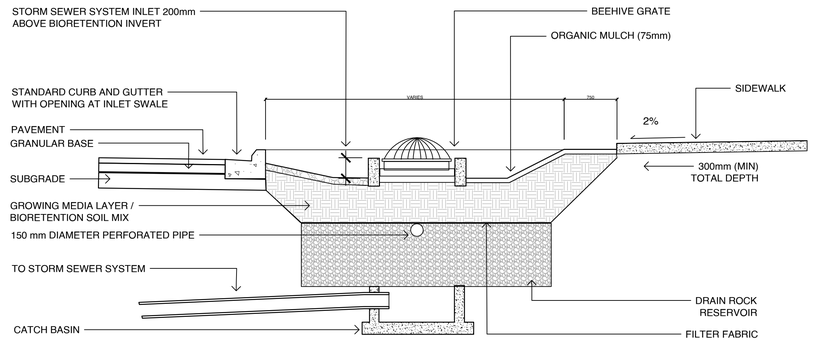

- HIGH DENSITY DRAINAGE BOARD TO BE SOPRADRAIN 10-G OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- SEE WRITTEN SPECIFICATIONS FOR AGGREGATES.

## 2 PAVING TYPE 2: CONCRETE UNIT PAVER
1:10

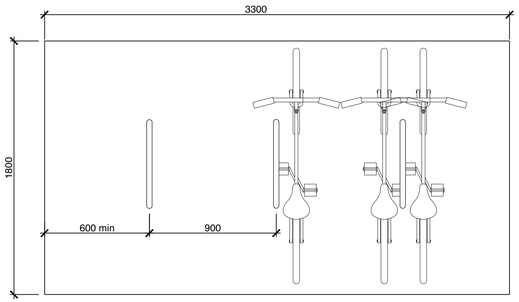



- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION; IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack OneStep or BlackJack ScrewJack PEDESTALS AS REQUIRED OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATIONS.

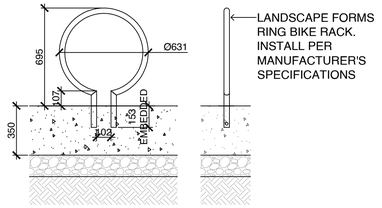
## 3 PAVING TYPE 3: CONCRETE SLABS OVER PEDESTALS
1:10




## 4 RAIN GARDEN
1:10



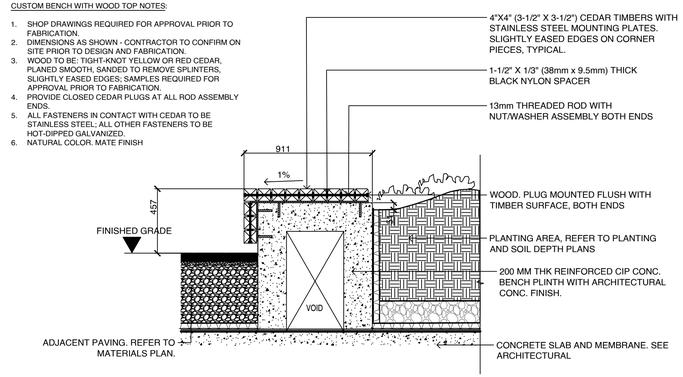

NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS



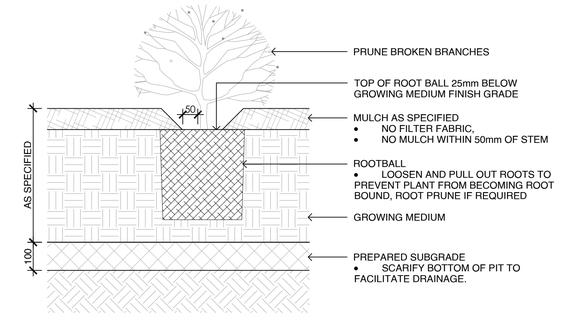

## 5 BIKE RACKS
1:20

CUSTOM BENCH WITH WOOD TOP NOTES:

1. SHOP DRAWINGS REQUIRED FOR APPROVAL PRIOR TO FABRICATION.
2. DIMENSIONS AS SHOWN - CONTRACTOR TO CONFIRM ON SITE PRIOR TO DESIGN AND FABRICATION.
3. WOOD TO BE: TIGHT-KNOT YELLOW OR RED CEDAR, PLANED SMOOTH, SANDED TO REMOVE SPLINTERS, SLIGHTLY EASED EDGES; SAMPLES REQUIRED FOR APPROVAL PRIOR TO FABRICATION.
4. PROVIDE CLOSED CEDAR PLUGS AT ALL ROD ASSEMBLY ENDS.
5. ALL FASTENERS IN CONTACT WITH CEDAR TO BE STAINLESS STEEL; ALL OTHER FASTENERS TO BE HOT-DIPPED GALVANIZED.
6. NATURAL COLOR. MATE FINISH

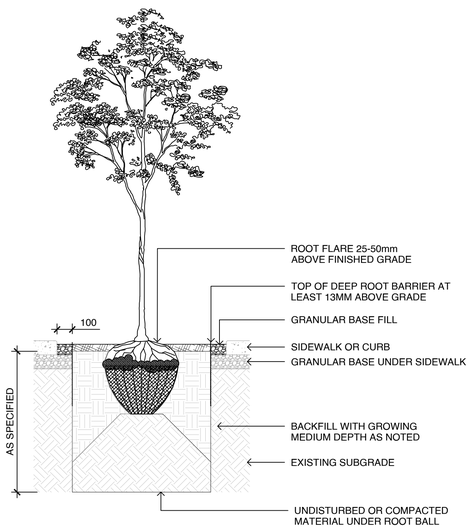



## 6 CUSTOM WOODEN BENCH
1:20



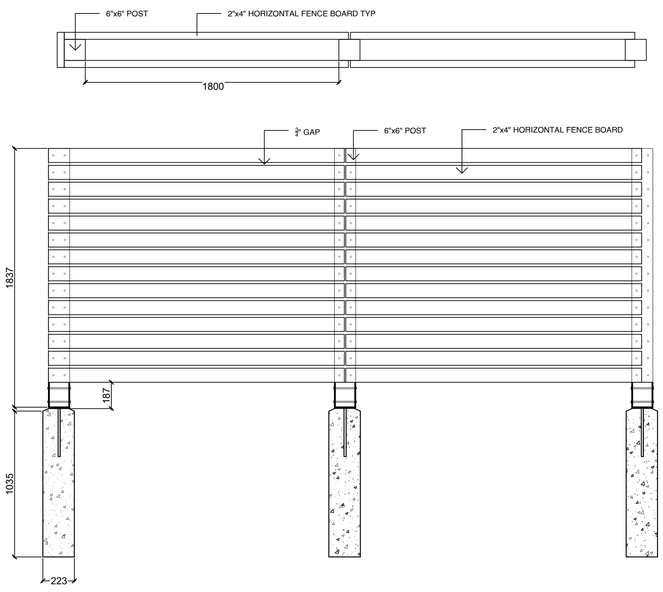

NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

## 7 SHRUB PLANTING
1:10



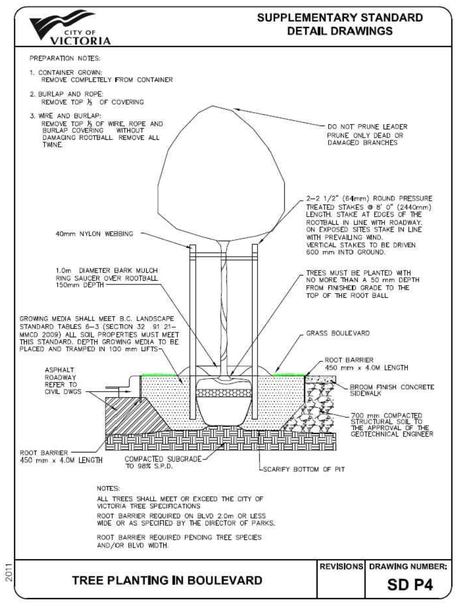

NOTES:
1. ROOT BARRIER TO BE DEEP ROOT UB-24 OR APPROVED EQUAL

## 8 ROOT BARRIERS
1:20




NOTES:
1. ALL LUMBER TO BE SMOOTH, FINISHED 4 SIDES, CLEAR GRADE SEASONED CEDAR - ALL RIPPED BOARDS TO BE PLANED SMOOTH
2. ALL SCREWS TO BE POLYMER COATED EXTERIOR WOOD SCREWS
3. ALL NUTS AND WASHERS TO BE SELF LOCKING STAINLESS STEEL
4. POST BASE ANCHOR TO BE BLACK POWDERCOATED STEEL

## 9 PERIMETER FENCE
NTS




## 10 TREE PLANTING IN BOULEVARD
NTS


BIOPHILIA
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156


OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

PROJECT ADDRESS:
1516 CAMOSUN ST. 1270 & 1286 PANDORA AVE.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

| | ISSUED FOR | |
|---|---|---|
| 1 | DEVELOPMENT PERMIT | 21/12/21 |
| 2 | DEVELOPMENT PERMIT RESUBMISSION | 22/04/04 |
| 3 | DEVELOPMENT PERMIT RESUBMISSION | 22/12/19 |
| 4 | DEVELOPMENT PERMIT RESUBMISSION | 23/02/08 |
| 5 | ISSUED FOR BUILDING PERMIT | 24/02/02 |
| 6 | DEVELOPMENT PERMIT RESUBMISSION | 24/02/09 |
| 7 | DEVELOPMENT PERMIT RESUBMISSION | 24/12/17 |
| 8 | DEVELOPMENT PERMIT RESUBMISSION | 25/01/22 |
| 9 | DEVELOPMENT PERMIT RESUBMISSION | 26/02/17 |
| 10 | DEVELOPMENT PERMIT RESUBMISSION | 26/03/10 |

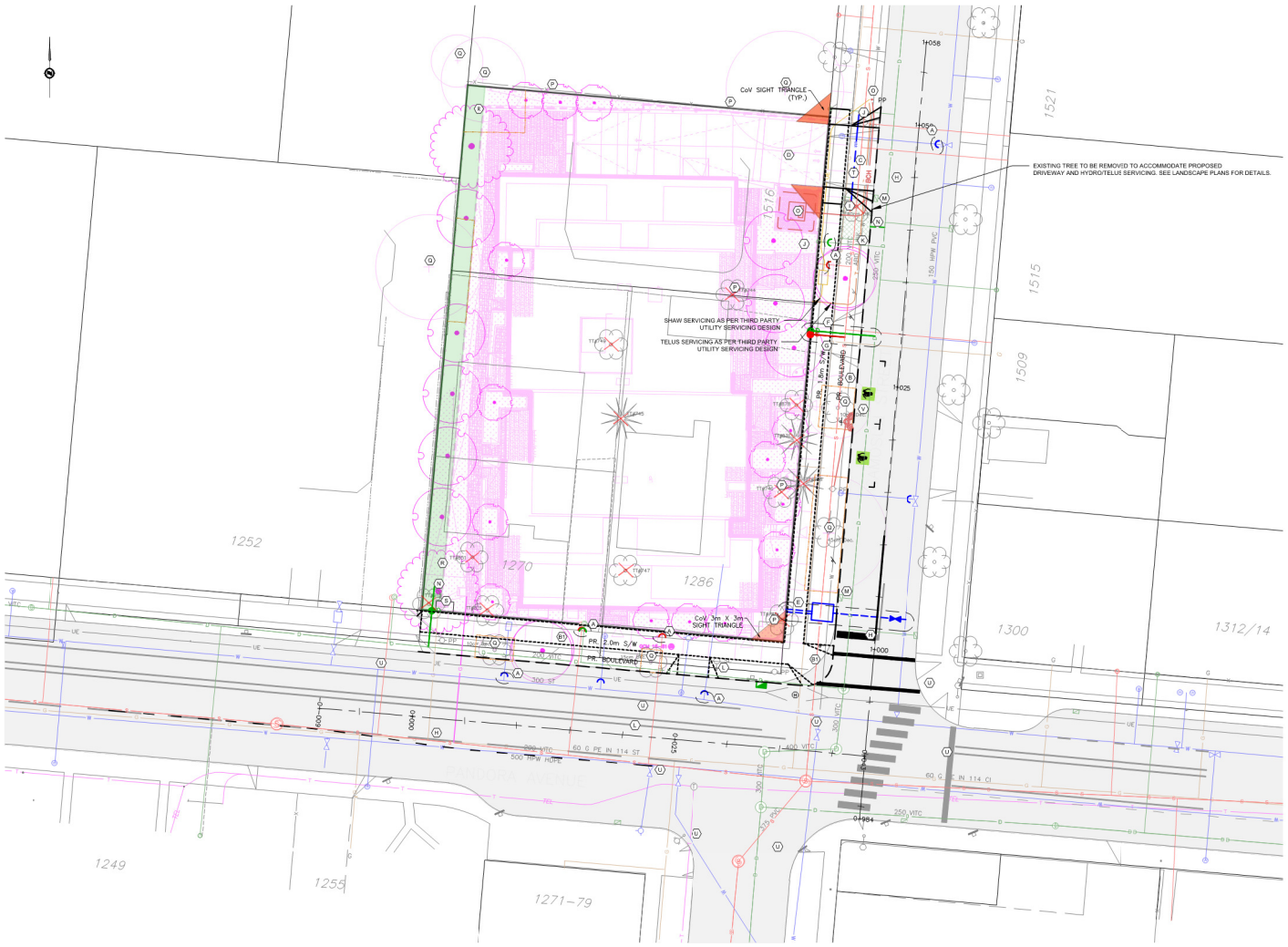
SEAL
2026-03-11

NORTH ARROW

DRAWING TITLE:
DETAILS

DWG NO:
L7.01

SCALE:
AS NOTED




SITE PLAN
H 1:200

SHEET NOTES:

(A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.

(B) EXISTING CAMOSUN FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 2X50MM CONDUITS AND JUNCTIONS BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF CB LEADS.

(B1) EXISTING PANDORA FRONTAGE TO HAVE EXISTING SIDEWALK REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK. REMAINING FRONTAGE TO BE RECONSTRUCTED AS PART OF COV BIKE LANE PROJECT. DEVELOPER TO PROVIDE CASH-IN-LIEU CONTRIBUTION FOR BOULEVARD, NEW CURB AND GUTTER, CONCRETE ISLAND AND ASPHALT RESTORATION TO CENTRELINE OF ROAD.

(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 150MM SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.

(G) NEW 200MM DRAIN SERVICE BY CoV AT DEVELOPERS EXPENSE.

(M) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE, CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED.

(I) EXISTING TREE TO BE CLEARED BY CoV AT DEVELOPERS EXPENSE AND GRUBBED BY CONTRACTOR.

(J) EXISTING POLE TO BE RELOCATED BY BC HYDRO AT DEVELOPERS EXPENSE. PROPOSED HYDRO SERVICING AS PER BC HYDRO REDLINE.

(K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.

(L) EXISTING CROSSWALK SIGNAL TO BE RELOCATED/UPGRADED AS PART OF COV BIKE LANE PROJECT.

(M) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS ALONG THE CAMOSUN FRONTAGE TO CITY STANDARDS.

(N) PRELIMINARY STORM CONNECTION FROM PROPOSED RAIN GARDEN TO EXISTING MAIN.

(O) HYDRO SERVICING SHOWN TO NEW PMT LOCATON. REFER TO BC HYDRO PLANS FOR DETAILED SERVICING.

(P) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR DETAILS.

(Q) EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLANS FOR DETAILS.

(R) ONSITE RAINGARDEN. REFER TO LANDSCAPE PLANS FOR DETAILS

(S) PROPOSED LOCATION FOR THIRD PARTY UTILITY GAS SERVICING. LOCATION TO BE DETERMINED AS PER FORTIS BC PLANS.

(T) PROPOSED IRRIGATION SLEEVING.

(U) PROPOSED COV BIKE LANE PROJECT. DEVELOPER TO PROVIDE CASH-IN-LIEU CONTRIBUTION FOR BOULEVARD. NEW CURB AND GUTTER, CONCRETE ISLAND AND ASPHALT RESTORATION TO CENTRELINE OF ROAD.

(V) PROPOSED ON STREET DUAL HEAD L2 EV CHARGER AND POWER FOR CAR SHARE VEHICLE AND GENERAL PURPOSE CHARGING. DETAILS AT BUILDING PERMIT.




KEY PLAN
NTS

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 | |

1:200 0 4 12m

**PRELIMINARY CIVIL PLAN**

R. TUCK #28072 NEW WESTMINSTER 2025.02.18

1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN

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