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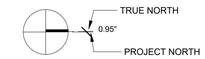
CITY OF VICTORIA

Revisions

Received Date:
February 26, 2026

NORTH DESIGNATION



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PROJECT LOCATION PLAN

N

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H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

The Hive - 1516 Camosun

Issued for Development Permit Resubmission - February 17, 2026

Date	February 17, 2026	Revision	7
		Feb. 17, 2026	
Project #	2106	Sheet #	A000

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BRITISH COLUMBIA

2026-02-17

CASCADIA ARCHITECTS INC
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1 Parking - Code Plan

SCALE = 1 : 400

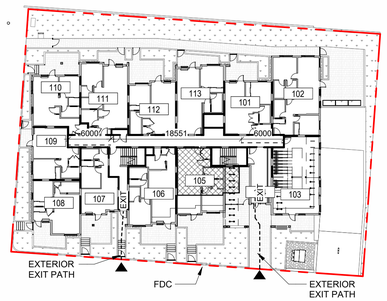
LEVEL P1

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

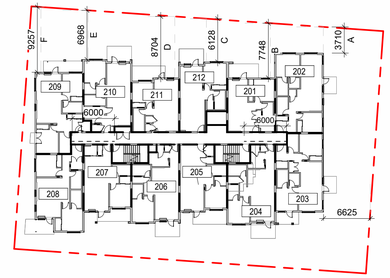
Occupancy: Group C

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

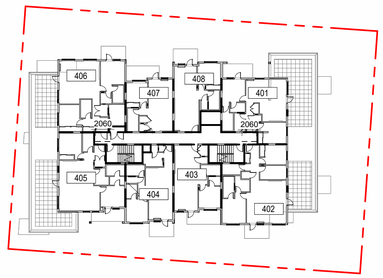
SECOND & THIRD FLOOR

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

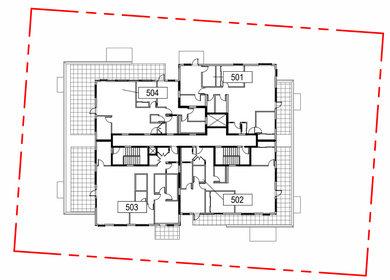
FOURTH FLOOR

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

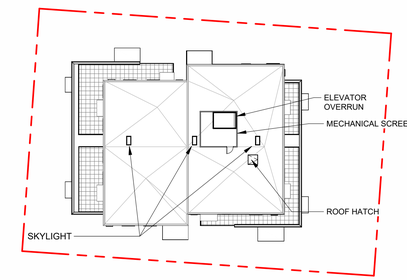
FIFTH FLOOR

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



10 West Building Elevation - Limiting Distance

SCALE = 1 : 300

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

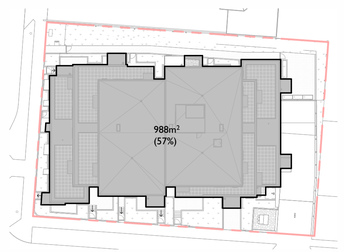
BUILDING COMPARTMENT	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
A	3.697	42.26	1h	All	Non-combustible
B	7.74	100	N/A	All	Non-combustible
C	6.12	98.97	45 min	All	Non-combustible
D	8.69	100	N/A	All	Non-combustible
E	6.96	100	N/A	All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

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 35 RESIDENTIAL (1 ACCESSIBLE) 4 GUEST 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	
33 GROUND ORIENTED	2 WEATHER PROTECTED
3 GROUND ORIENTED CARGO	4 NON-WEATHER PROTECTED
58 LONG-TERM STALLS	6 SHORT-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 ✓ 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 1 STOREYS BELOW GRADE	1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE)	3.2.2.50. 3.2.2.80.
MAXIMUM BUILDING AREA	1800 m²	3.2.2.50.(1)(d)
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ✓ NON - COMBUSTIBLE ☐	
INTERCONNECTED FLOOR SPACE	YES N/O	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 1 hr / 2 hrs FT FLOORS 1 hr MEZZANINE 1hr 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 FT separation from all other occupancies
EXITS	1hr	

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
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
February 17, 2026

Scale
As indicated

Project #
2106

Revision
7
Feb. 17, 2026

Sheet #
A050

2026-02-17

2/17/2026 11:18:17 AM

C:\Users\andy\Documents\2106 - 1516 Camosun - CD - Central_2024_andy@cascadiaarchitects.ca.rvt

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

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
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: February 17, 2026

Scale

Project #: 2106

Revision: 7 — Feb. 17, 2026

Sheet #: A051

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

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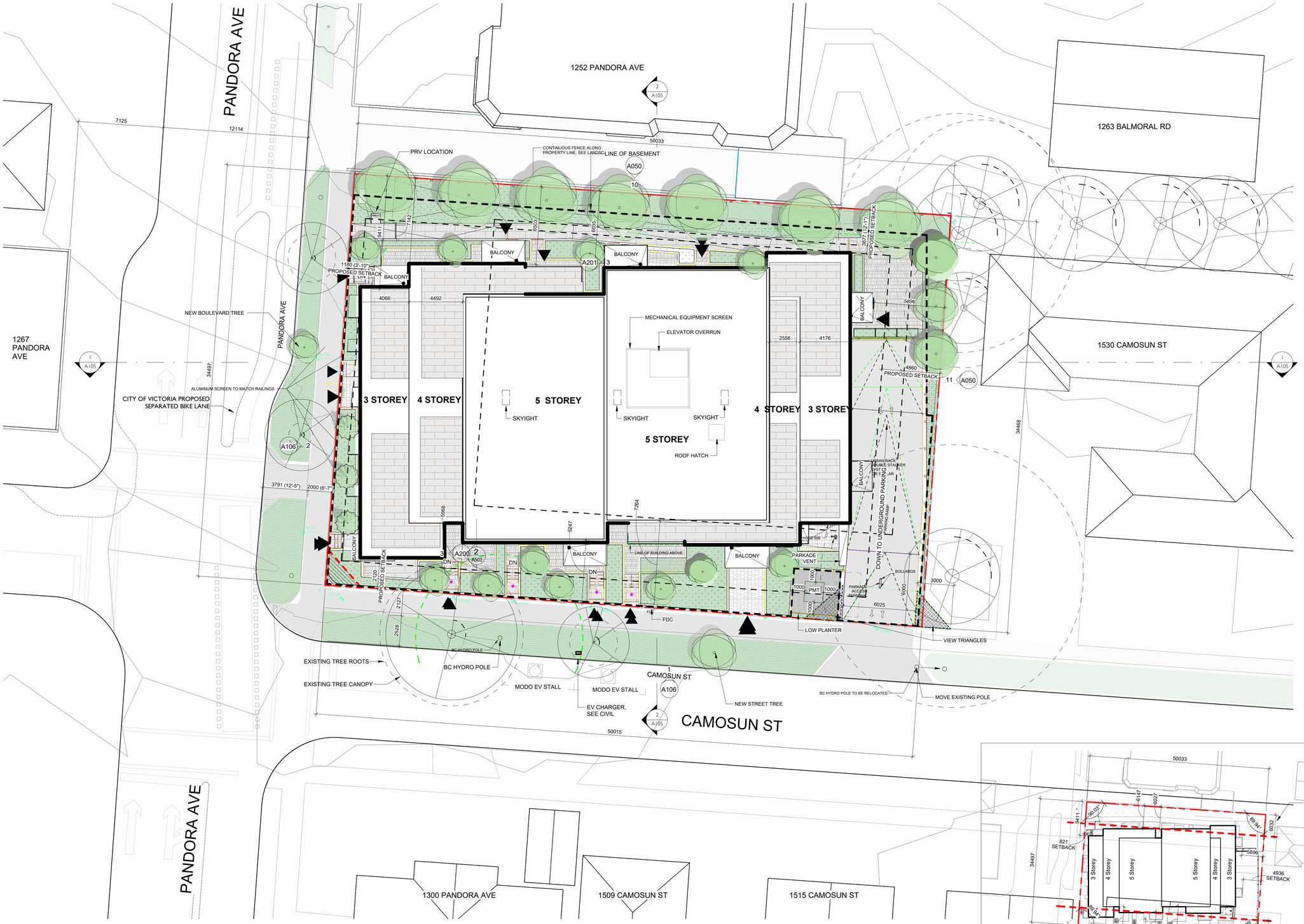

1 Site Plan - DP
SCALE = 1 : 150

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
February 17, 2026

Scale
As indicated

Project #
2106

Revision
7
Feb. 17, 2026

Sheet #
A100.

2026-02-17

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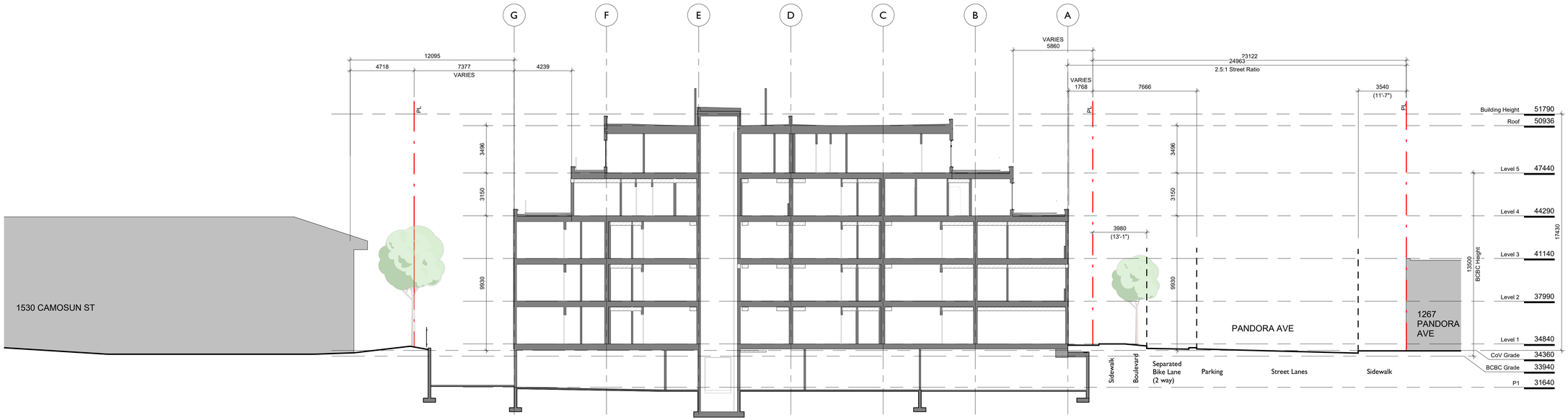

1 Site Section A
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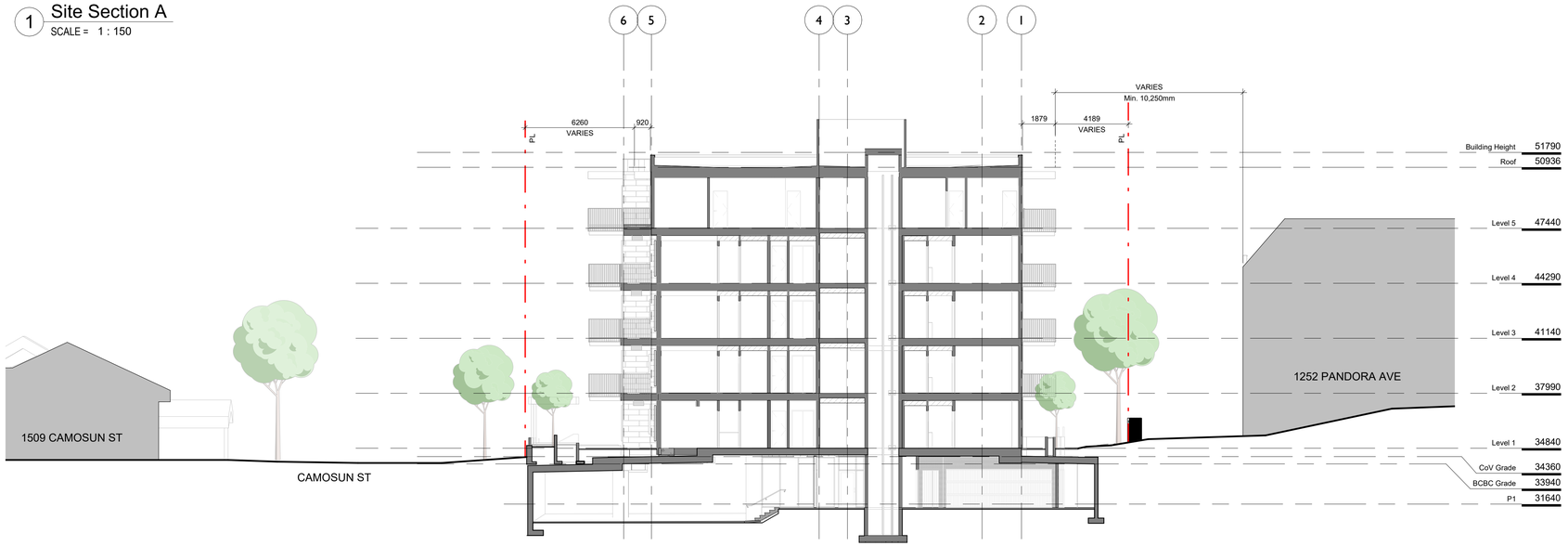
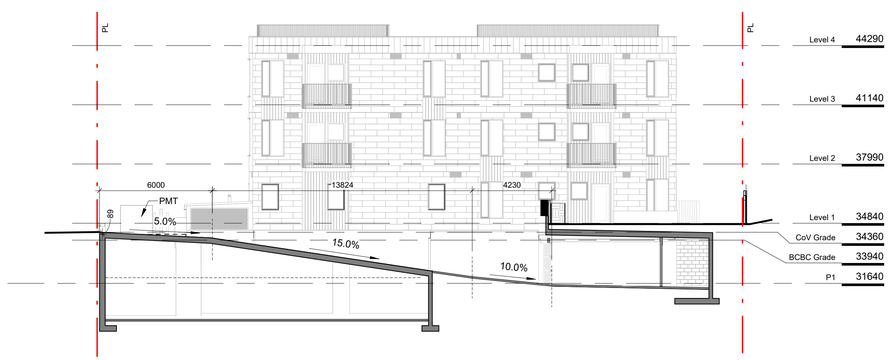


2 Site Section B
SCALE = 1 : 150



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
February 17, 2026

Scale
1 : 150

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A105

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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

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

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Project

The Hive - 1516 Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Context Elevations

Date

February 17, 2026

Scale

1 : 200

Project #

2106

Revision

7

Feb. 17, 2026

Sheet #

A106

REGISTERED ARCHITECT
PETER JOHANNKNECHT
BRITISH COLUMBIA

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SPATIAL SEPARATION LEGEND

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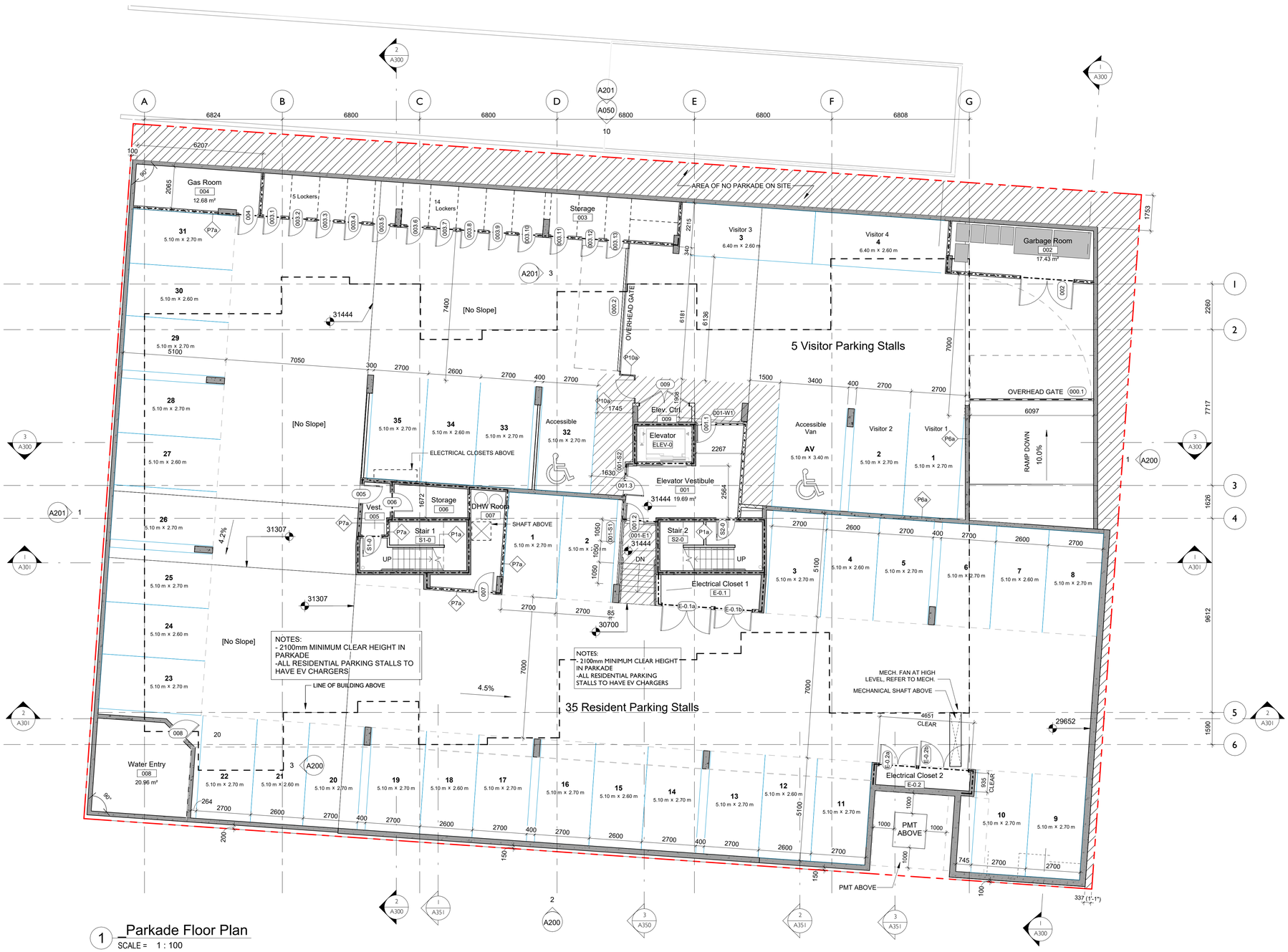
- 1.5 HR
- 2 HR



1 _Parkade Floor Plan
SCALE = 1 : 100

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
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

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

Sheet Name
Parkade Floor Plan

Date
February 17, 2026

Scale
1 : 100

Project #
2106

Revision
7
Feb. 17, 2026

Sheet #
A120

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SPATIAL SEPARATION LEGEND

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



1 Level 1 Floor Plan
SCALE = 1 : 100

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
	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
February 17, 2026

Scale
1 : 100

Project #
2106

Revision
7
Feb. 17, 2026

Sheet #
A121

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PROVINCE OF BRITISH COLUMBIA
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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
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: February 17, 2026

Scale: 1 : 100

Project # 2106

Revision: Feb. 17, 2026 — 7

Sheet # A122

REGISTERED ARCHITECT JOHANNES BRITISH COLUMBIA

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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
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
February 17, 2026

Scale
1 : 100

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A123

REGISTERED ARCHITECT
BRITISH COLUMBIA

2026-02-17

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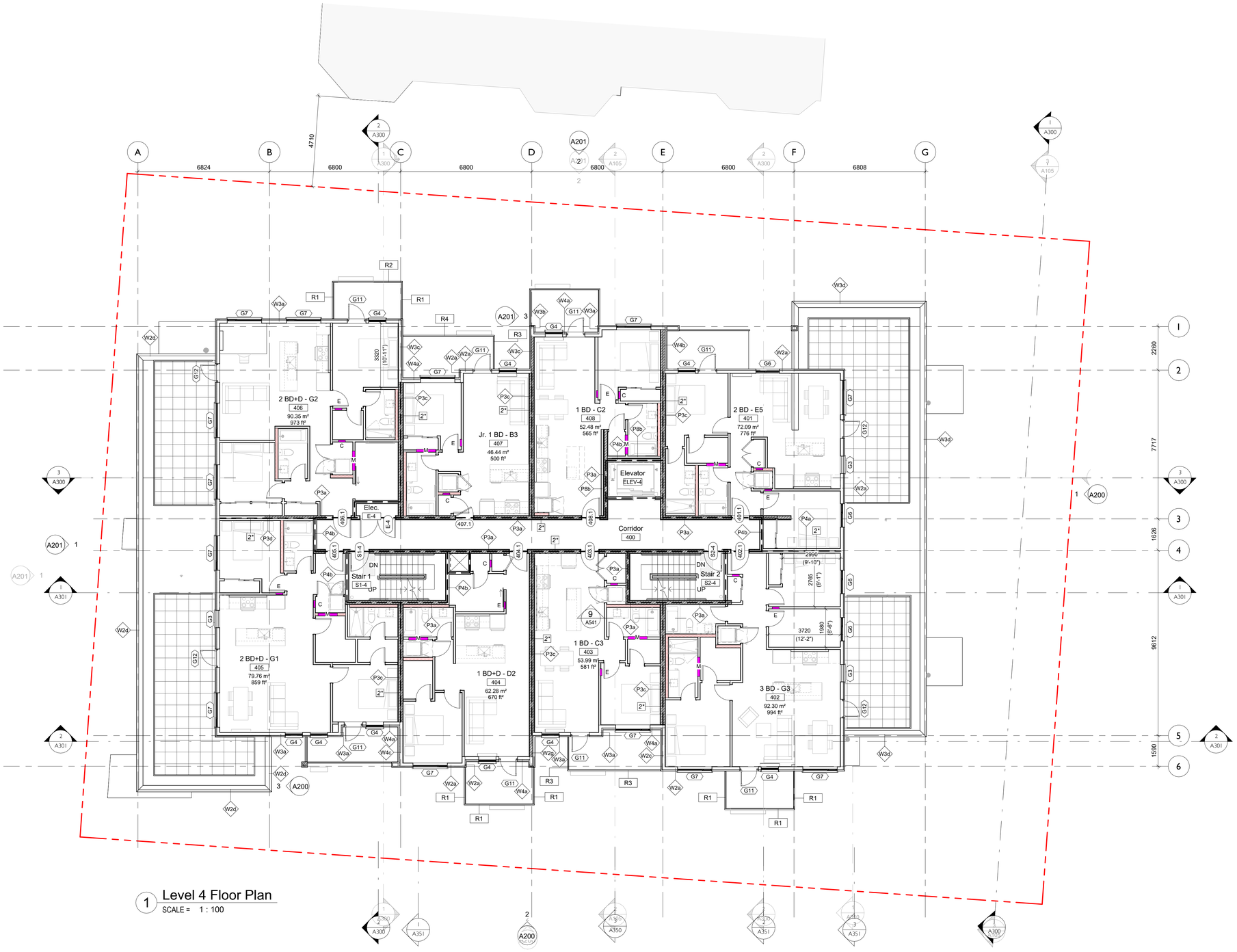
- 1.5 HR
- 2 HR



1 Level 4 Floor Plan
SCALE = 1 : 100

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
Level 4 Floor Plan

Date: February 17, 2026

Scale: 1 : 100

Project # 2106

Revision: Feb. 17, 2026 — 7

Sheet # A124

2026-02-17

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SPATIAL SEPARATION LEGEND

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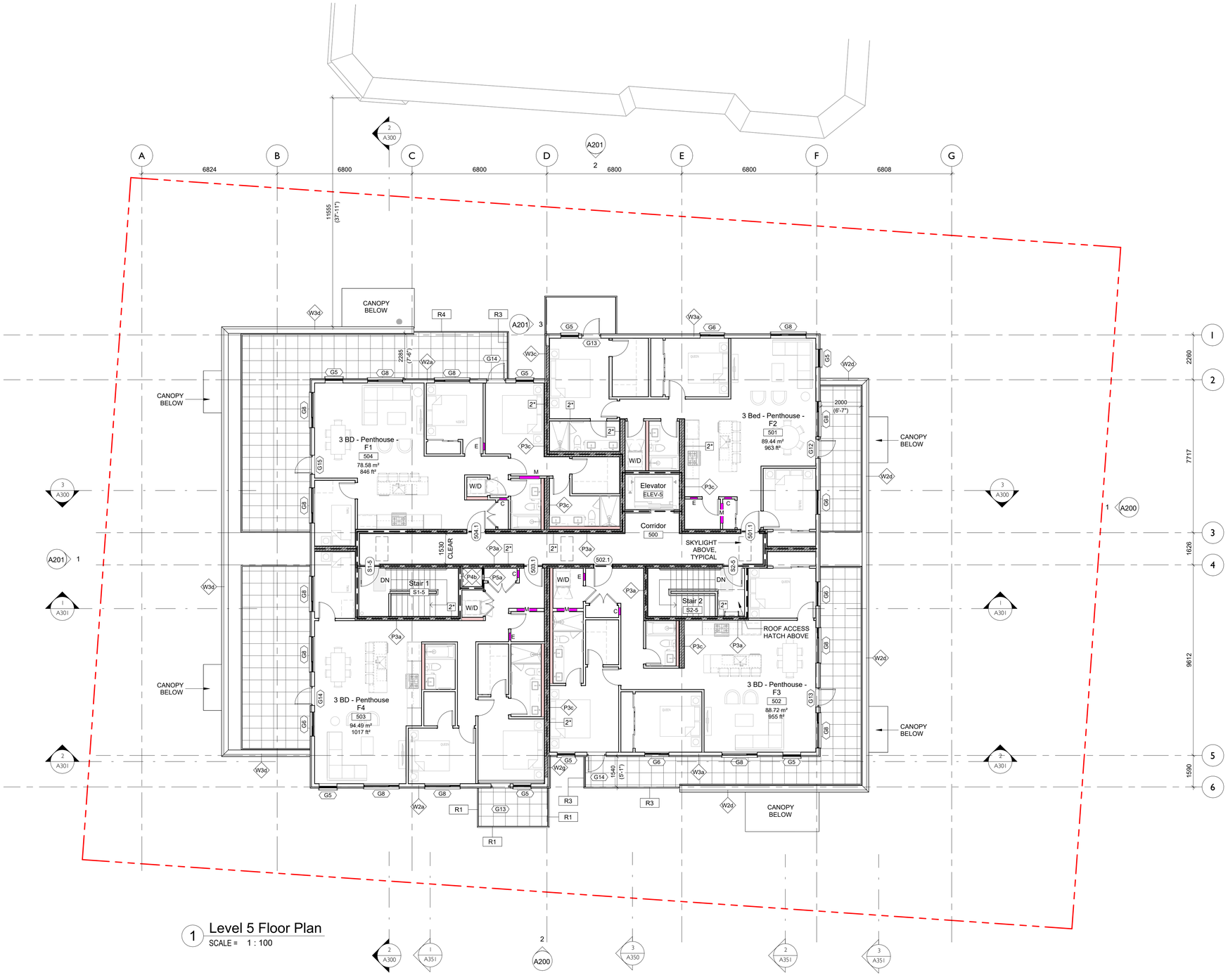
- 1 HR
- 1.5 HR
- 2 HR



1 Level 5 Floor Plan
SCALE = 1 : 100

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
	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
February 17, 2026

Scale
1 : 100

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A125

REGISTERED ARCHITECT
KEVIN JOHANNESEN
BRITISH COLUMBIA

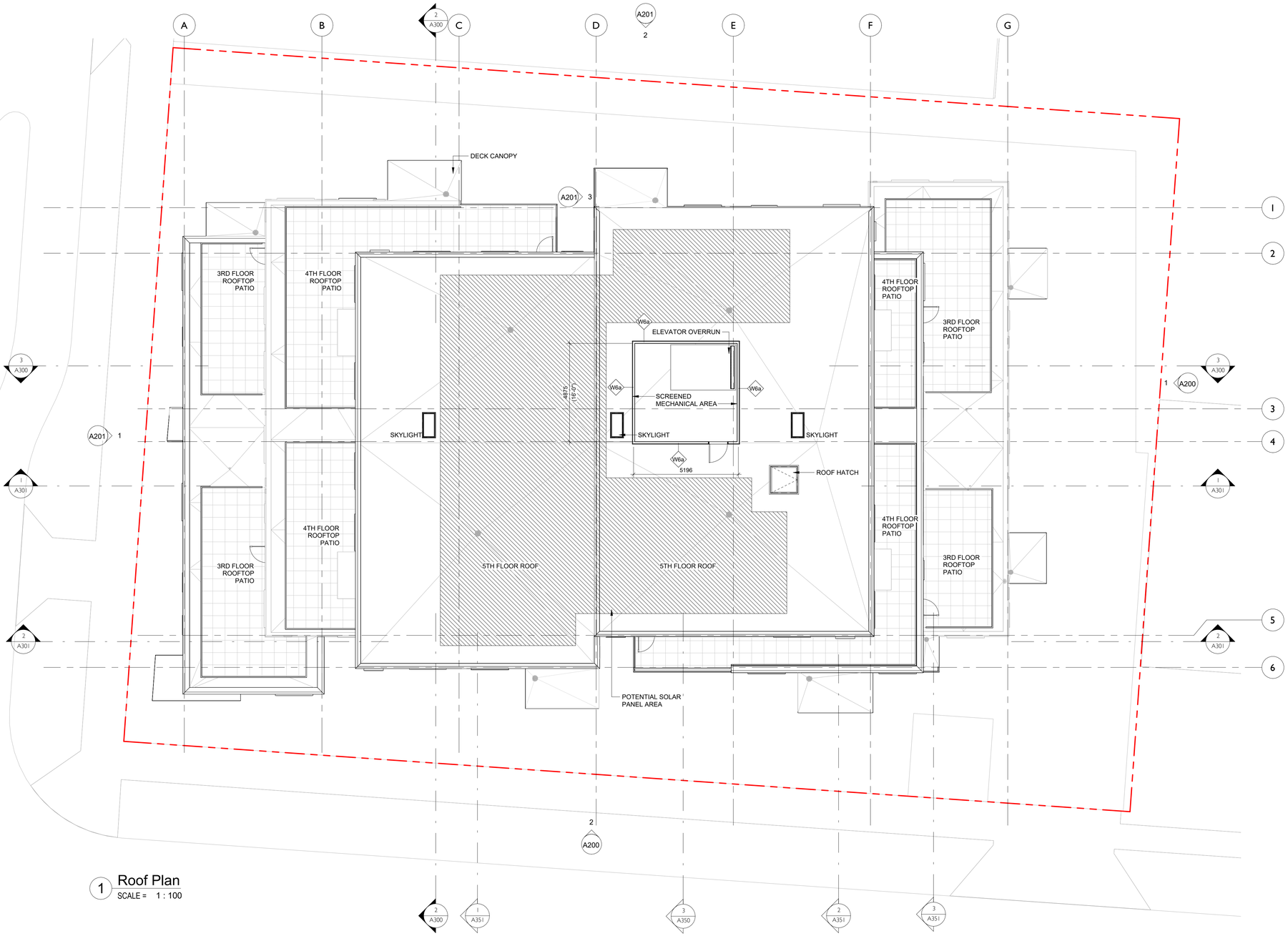
2026-02-17

2/17/2026 11:18:43 AM

C:\Users\andy\Documents\2106 - 1516 Camosun - CD - Central_2026_andy@cascadiaarchitects.co.rvt

SPATIAL SEPARATION LEGEND

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



1 Roof Plan
SCALE = 1 : 100

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
	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
February 17, 2026

Scale
1 : 100

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A126

REGISTERED ARCHITECT
ROGER JOHANNKNECHT
BRITISH COLUMBIA

2026-02-17

2/17/2026 11:18:44 AM

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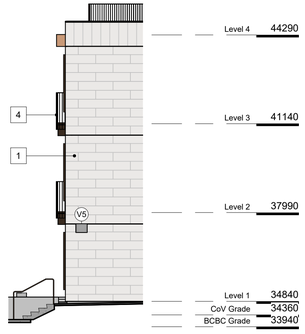
1 North Building Elevation
SCALE = 1 : 100



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



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
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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
February 17, 2026

Scale
As indicated

Project #
2106

Revision
Feb. 17, 2026
7

Sheet #
A200

REGISTERED ARCHITECT
ROGER JOHANNKNECHT
BRITISH COLUMBIA

2026-02-17

2/17/2026 11:18:53 AM

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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



7	DP R6 - 3BR Units	Feb. 17, 2026
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Project
The Hive - 1516 Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
February 17, 2026

Scale
As indicated

Project #
2106

Revision
7
Feb. 17, 2026

Sheet #
A201

REGISTERED ARCHITECT
JOHANNES MARAIS
BRITISH COLUMBIA

2026-02-17

2/17/2026 11:19:01 AM

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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.

BIOPHILIA

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH A. BALDERSTON
332
2026-02-18

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

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

SEAL



NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L0.01

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.											

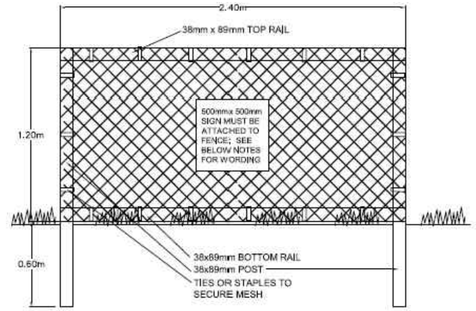
PROTECTED TREE IMPACT SUMMARY TABLE (focus on Replacement trees)

Tree Status	A Total # of Bylaw Protected Trees	B Total # of Bylaw Protected Trees to be REMOVED	C Total # of Replacement and Landscape Trees to be Planted*	D # of EXISTING Non-Protected Trees Nominated as Replacement Trees	E RESIDUAL (POST-CONSTRUCTION) TREE TOTAL (A-B+C+D)	F 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**

BIO PHI LIA

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

OWNER/CLIENT:
H DEVELOPMENTS

PROJECT NAME:
1516 CAMOSUN ST.

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DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

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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

SEAL

ASSOCIATION OF BRITISH COLUMBIA LANDSCAPE ARCHITECTS
MEMBER
ELIZABETH GOLDERSTON
332
LANDSCAPE ARCHITECT
2026-02-18

NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:

SCALE: 1:100

L0.02



1 MATERIALS PLAN FOR LEVEL 1
1:100

LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- FENCE LINE

MATERIALS SCHEDULE LEVEL 1

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

TREE SCHEDULE

	BOULEVARD TREES -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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Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
H DEVELOPMENTS

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

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

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SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH M. CALDERSTON
332
LANDSCAPE ARCHITECT
2026-02-18

NORTH ARROW

DRAWING TITLE:
MATERIALS PLAN
LEVEL 1

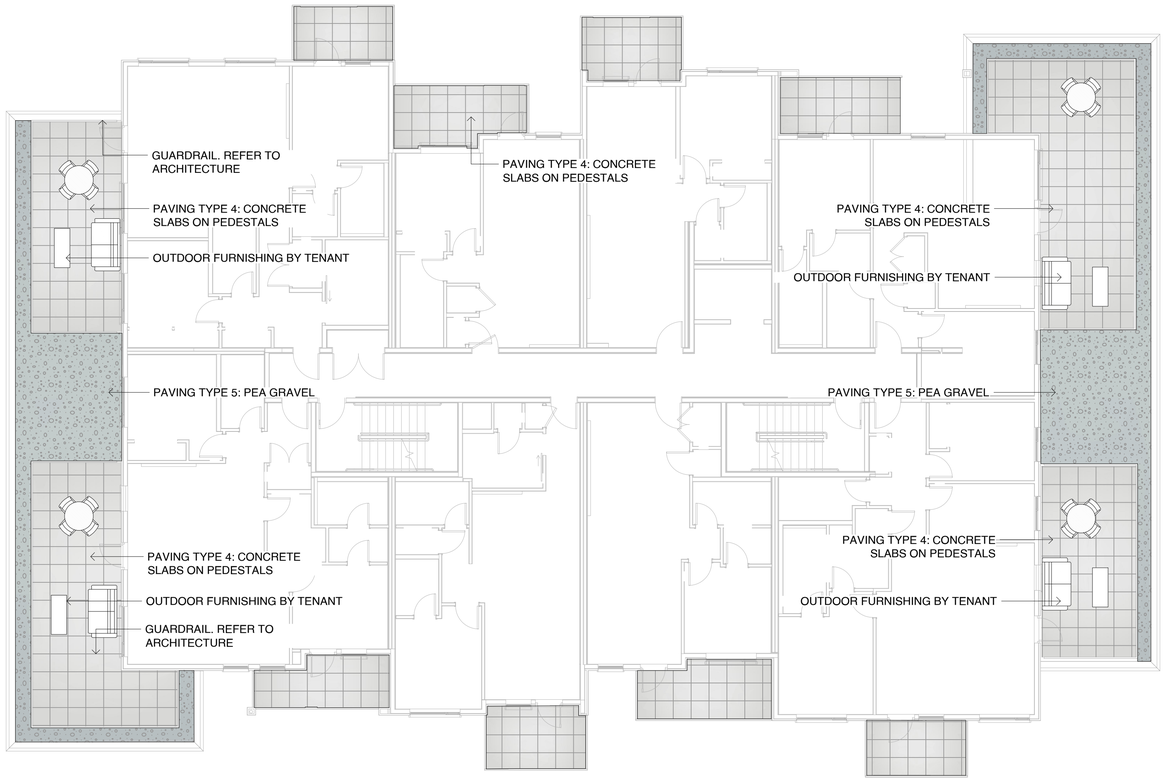
DWG NO:

SCALE: 1:100

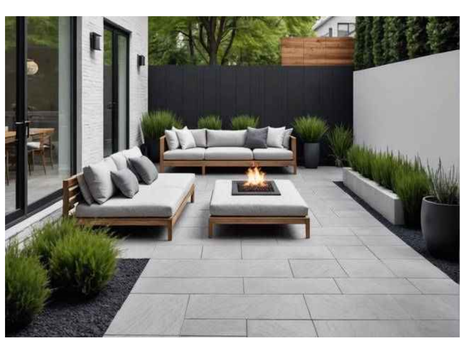
L1.01

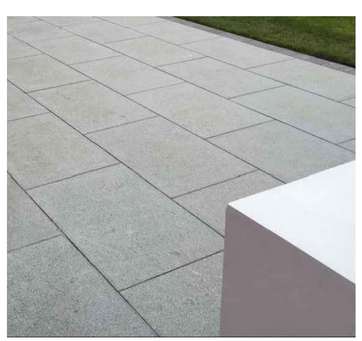
MATERIALS SCHEDULE LEVEL 4

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



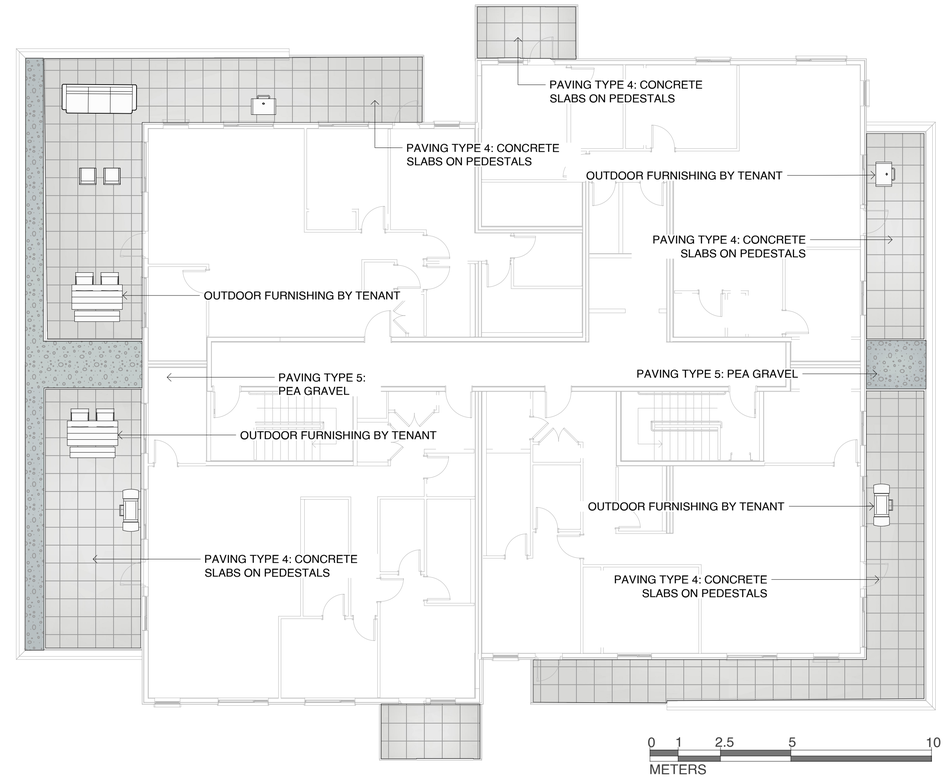
1 MATERIALS PLAN - LEVEL 4
1:100





MATERIALS SCHEDULE LEVEL 5

SYMBOL	DESCRIPTION	QTY
	PAVING TYPE 4: CONCRETE SLABS ON PEDESTAL -BELGARD TEXADA PAVER -COLOR: NATURAL -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

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.
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SEAL

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REGISTERED MEMBER
ELIZABETH M. GALDERISTON
332
LANDSCAPE ARCHITECT
2026-02-18

NORTH ARROW

DRAWING TITLE:
PLANTING SCHEDULE LEVEL 1

DWG NO:

SCALE:

L2.00



1 TREE PLANTING PLAN - LEVEL 1
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
	AG	Acer griseum / Paperbark Maple
	AA2	Acer rubrum `Armstrong` / Armstrong Red Ma
	CJ	Cercidiphyllum japonicum / Katsura Tree
	CG	Chamaecyparis nootkatensis 'Green Arrow' / (
	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.

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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.
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PLANTING PLAN NOTES

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SEAL
REGISTERED ARCHITECT ELIZABETH A. BALDERSTON 332 LANDSCAPE ARCHITECT 2026-02-18

NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN
LEVEL 1

DWG NO:
L2.01

SCALE: 1:100



1 SHRUB PLANTING PLAN
1:100

LEGEND

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

PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**
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	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

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SEAL



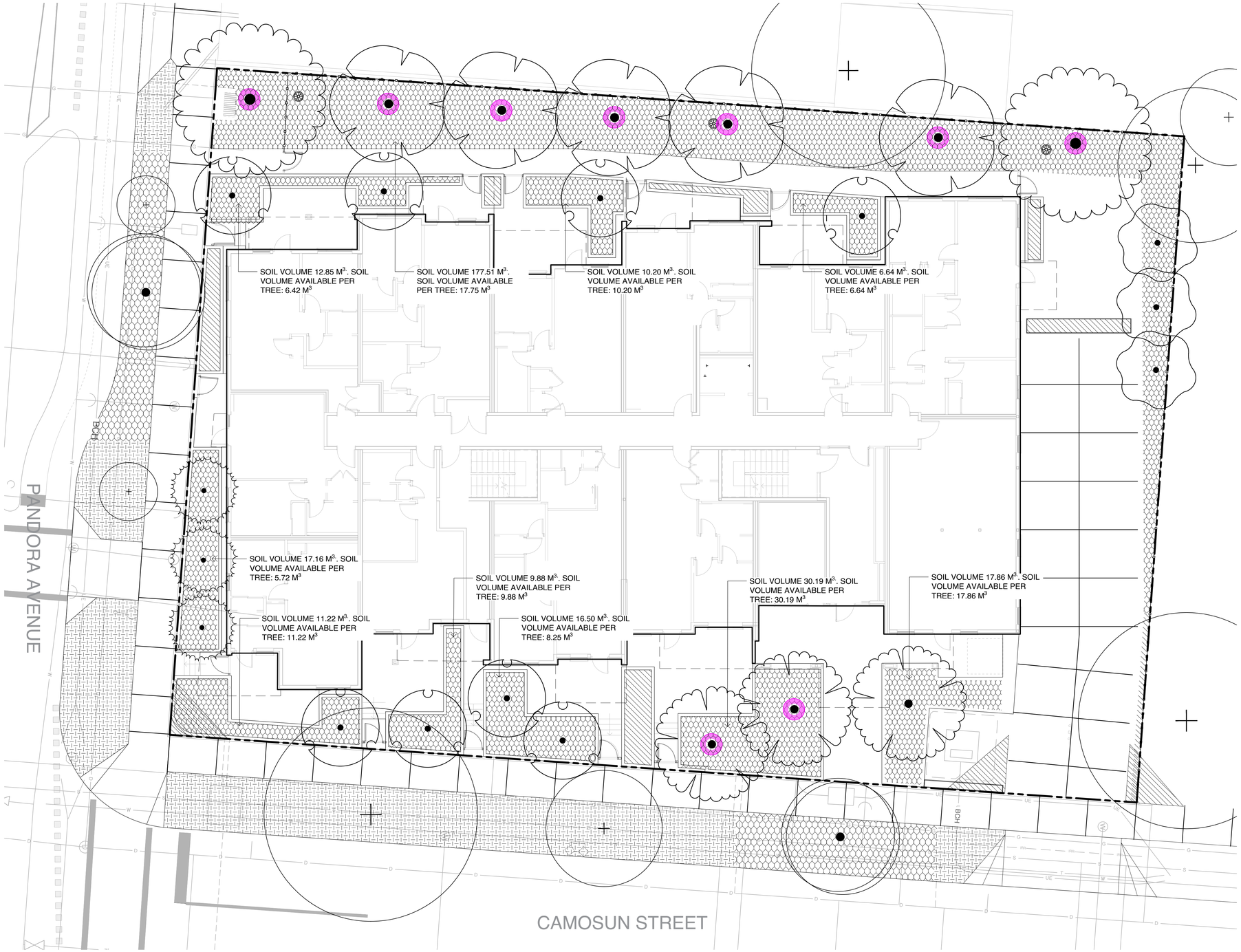
NORTH ARROW

DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L2.02



1 SOIL DEPTH PLAN - LEVEL 1
1:100

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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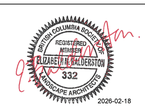
DESIGNED BY: BIANCA BODLEY
DRAWN BY: GM

	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

SEAL



NORTH ARROW

DRAWING TITLE:
SOIL DEPTH PLAN
LEVEL 1

DWG NO:

SCALE: 1:100

L3.11



1 LIGHTING PLAN - LEVEL 1
1:100

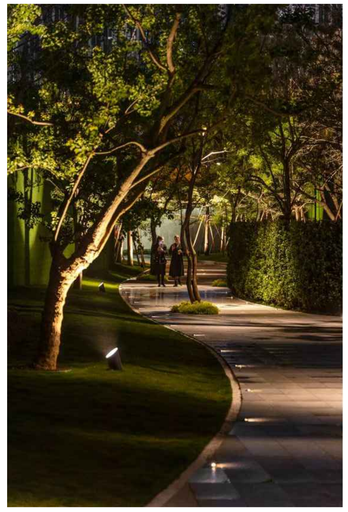
LEGEND

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





BIO PHILIA

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

OWNER/CLIENT:
H DEVELOPMENTS

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SEAL



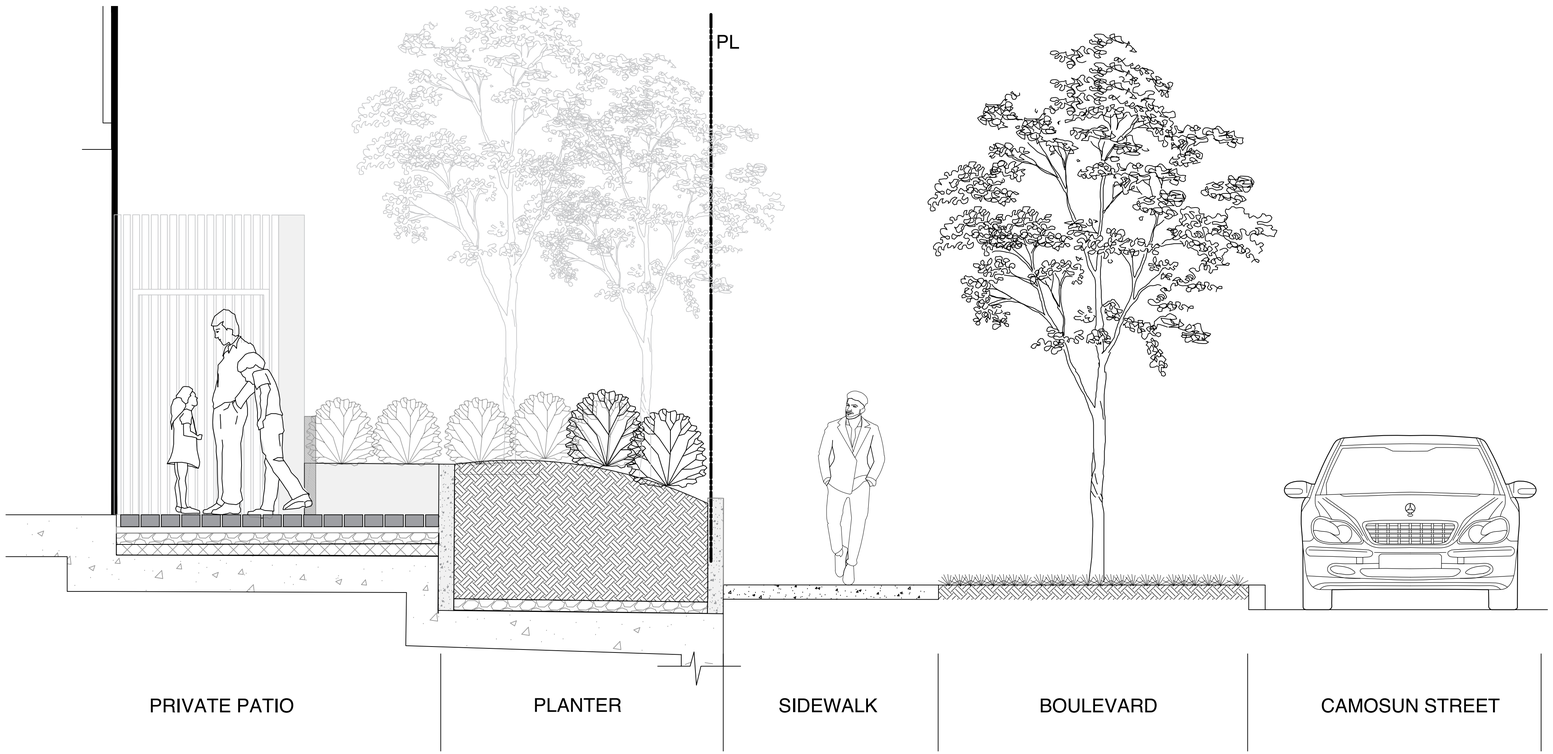
NORTH ARROW

DRAWING TITLE:
LIGHTING PLAN
LEVEL 1

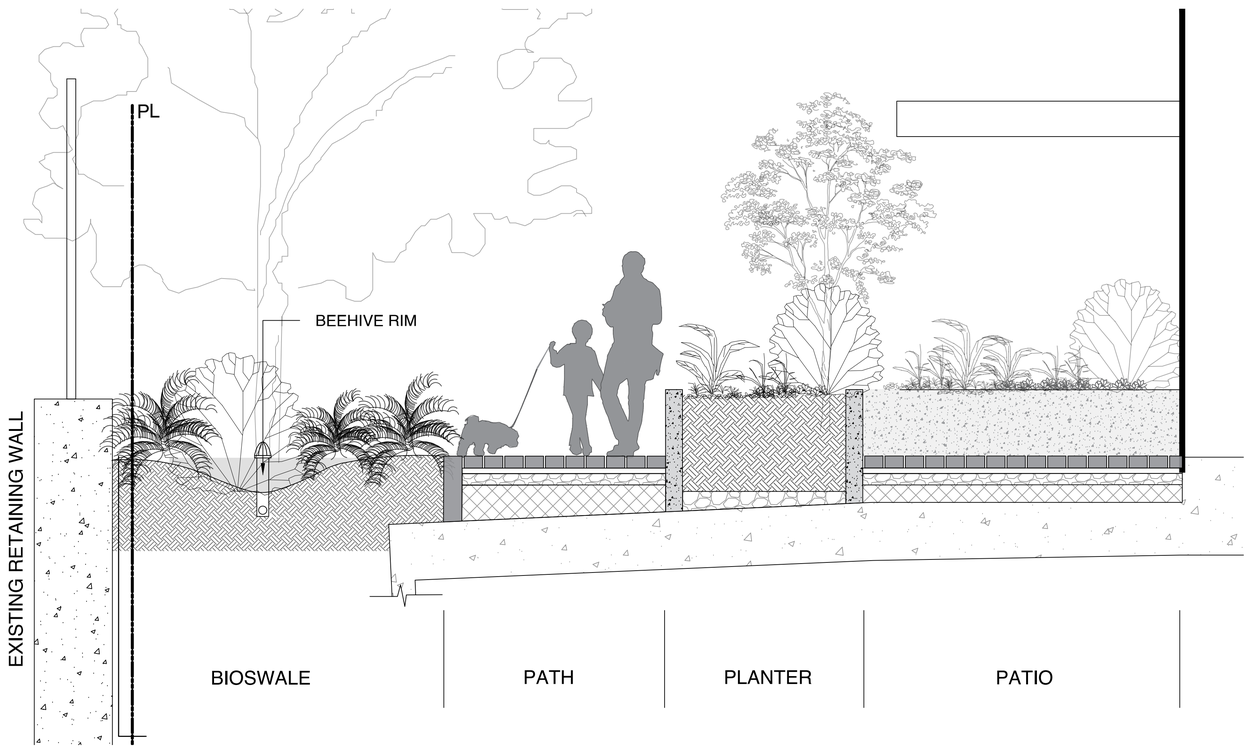
DWG NO:

SCALE: 1:100

L4.01



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

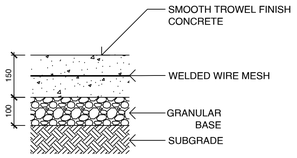


NORTH ARROW

DRAWING TITLE:
SECTIONS

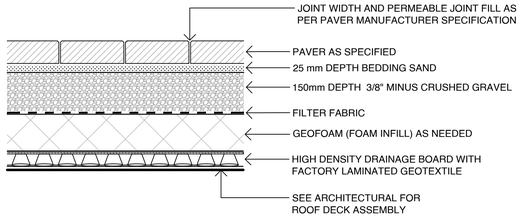
DWG NO:

SCALE: AS SHOWN L4.01



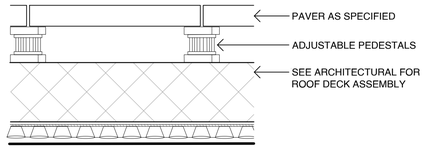
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MW18.7/18.7) AND TO BE INSTALLED PER NRC NBC AND CAC STANDARDS.
- MIN 50 mm COVER ABOVE AND BELOW MESH.

1 PAVING TYPE 1: CIP CONCRETE
1:10



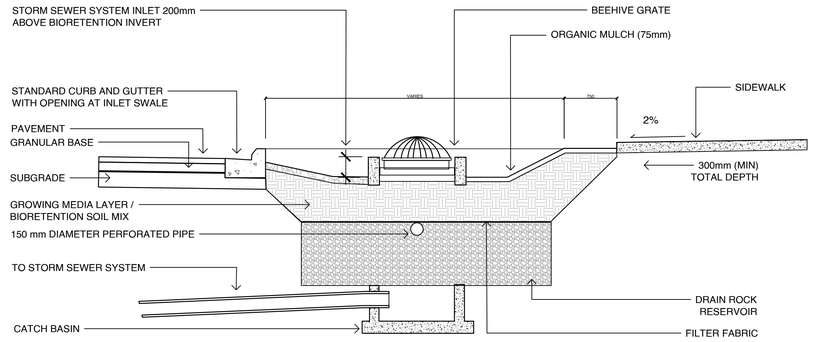
- HIGH DENSITY DRAINAGE BOARD TO BE SOPRADRAIN 10-G OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- SEE WRITTEN SPECIFICATIONS FOR AGGREGATES.

2 PAVING TYPE 2: CONCRETE UNIT PAVER
1:10

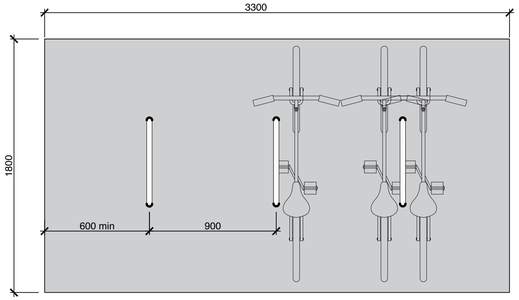


- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION; IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack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

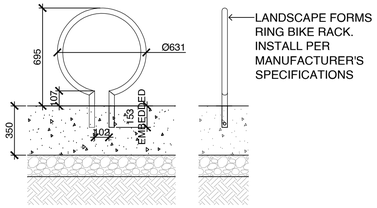
3 PAVING TYPE 3: CONCRETE SLABS OVER PEDESTALS
1:10



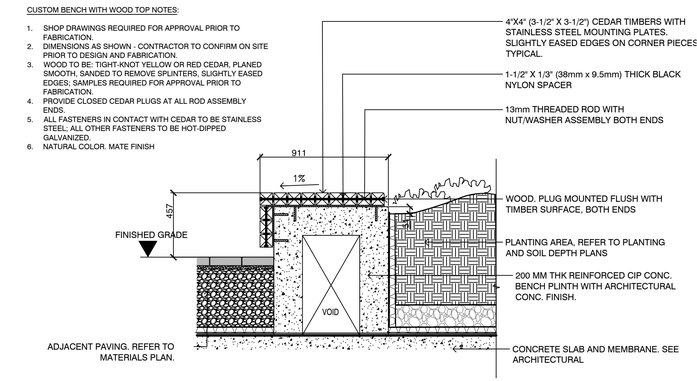
4 RAIN GARDEN
1:10



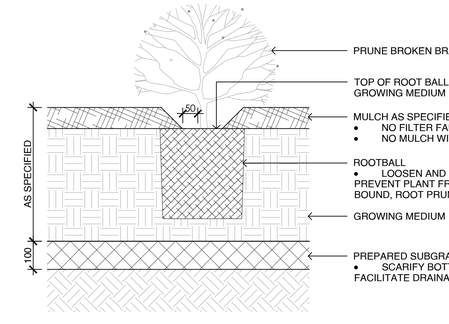
NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS



5 BIKE RACKS
1:20

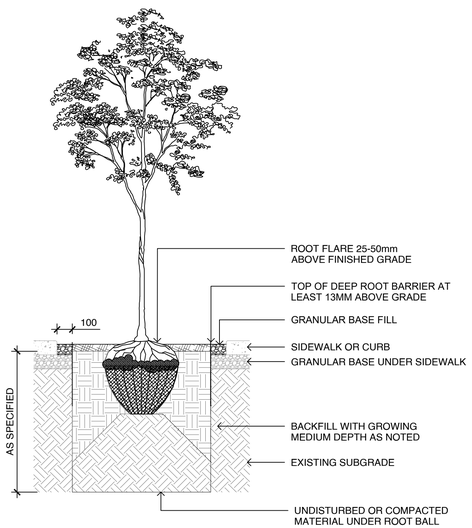


6 CUSTOM WOODEN BENCH
1:20



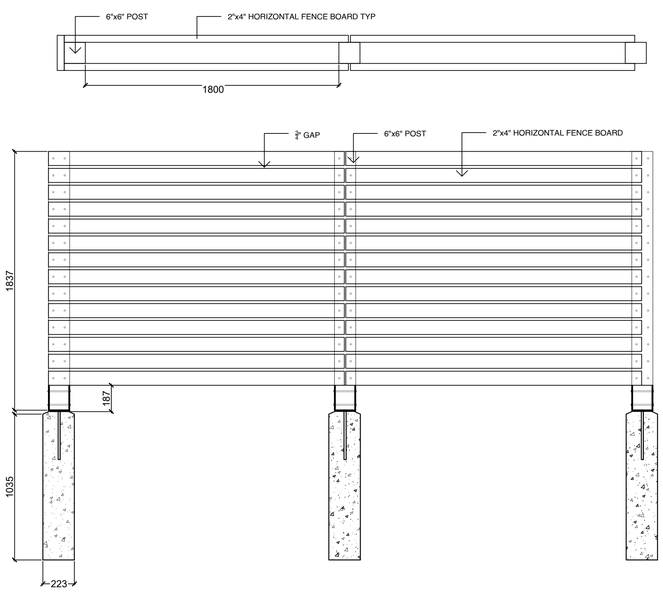
NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

7 SHRUB PLANTING
1:10



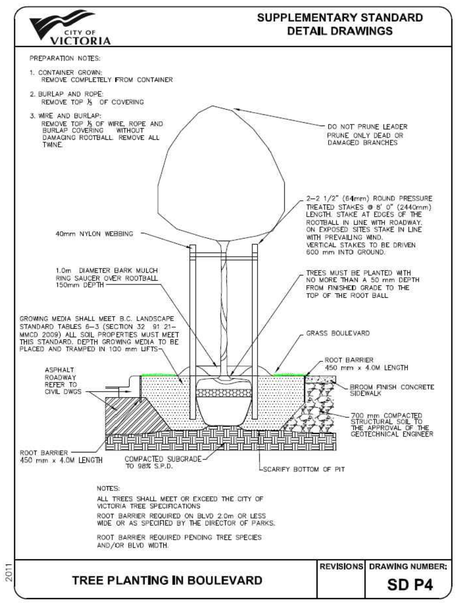
NOTES:
1. ROOT BARRIER TO BE DEEP ROOT UB-24 OR APPROVED EQUAL

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

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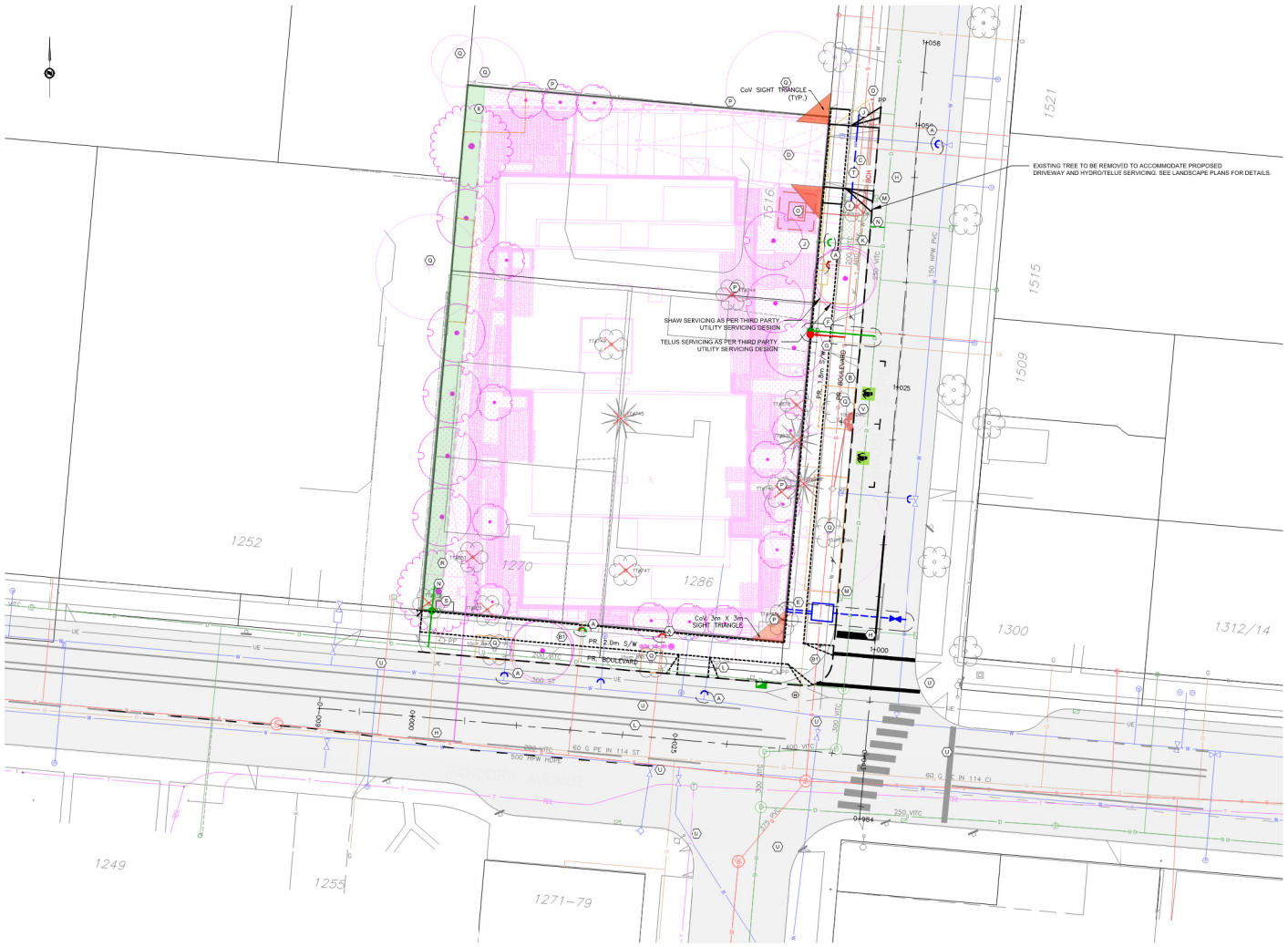
SEAL
REGISTERED MEMBER ELIZABETH M. ARMSTRONG 332 2026-02-18

NORTH ARROW

DRAWING TITLE:
DETAILS

DWG NO:
L6.11

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