

Contacts

Client
Oceangate Developments
205-998 Harbourside Drive
North Vancouver, BC V7P 3T2
604.818.4766 nick@oceangatedev.com

Architect
D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC V8T 5K2
250.384.2400 mail@daustudio.ca

Landscape Architect
Hapa Collaborative
403 - 375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604.909.4150 info@hapacobo.com

Civil Engineer
WSP Engineering
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B8
250.886.2775 jeff.somerville@wsp.com

Surveyor
Polaris Land Surveying Inc.
130 - 1834C Oak Bay Avenue
Victoria, BC V8R 0A4
250.412.3513 info@plsi.ca

Heritage Consultant
Donald Luxton and Associates Inc.
1030 - 470 Granville Street
Vancouver, BC V6C 1V5
604.688.1216 info@donaldluxton.com

Electrical Engineer
AES Engineering
3795 Carey Road
Victoria, BC V8Z 6T8
250.381.6121 Victoria@AESengr.com

List of Drawings

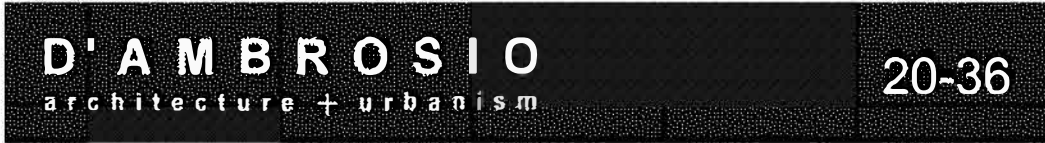
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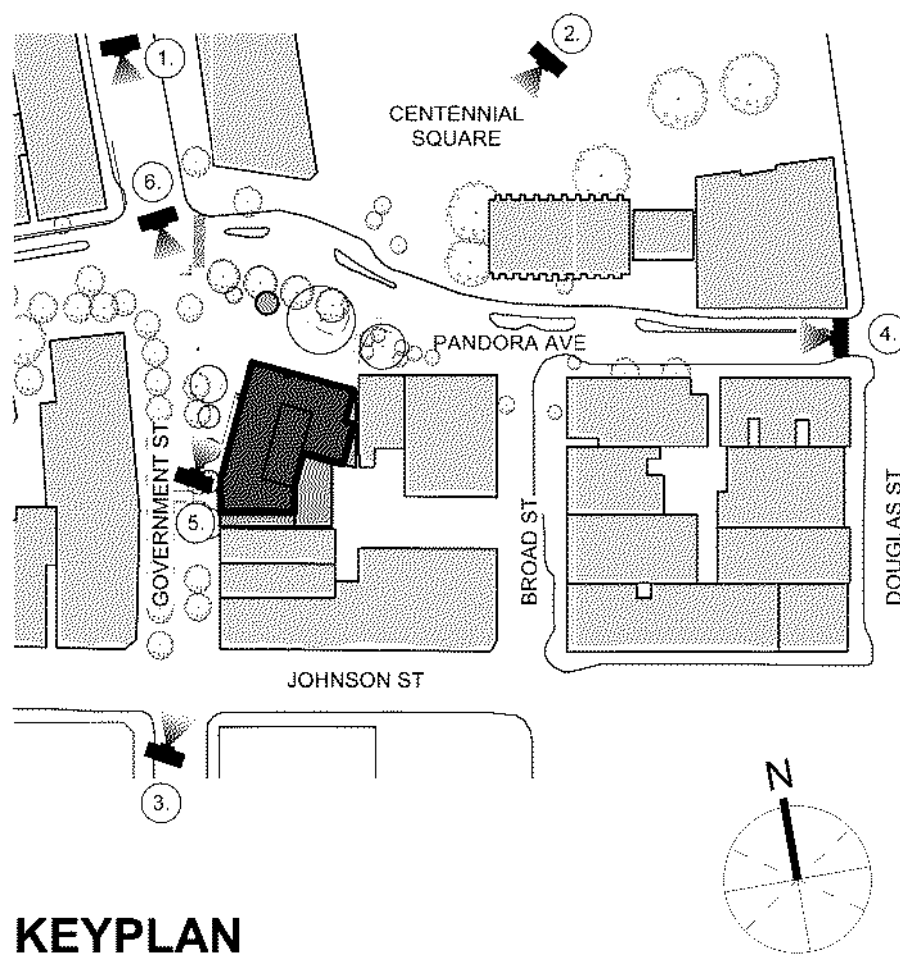
Hampton Inn Downtown Victoria / 603 Pandora Ave Victoria, BC



2960 Jutland Road
Victoria BC Canada V8T5K2
tel 250.384.2400
eml mail@daustudio.ca
web www.daustudio.ca

Rezoning / DP Application Resubmission
Issued September 12, 2024





KEYPLAN



1. VIEW LOOKING SOUTH ON GOVERNMENT STREET



2. VIEW FROM CENTENNIAL SQUARE



3. VIEW LOOKING NORTH ALONG GOVERNMENT STREET



4. VIEW LOOKING WEST ALONG PANDORA AVE

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3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date

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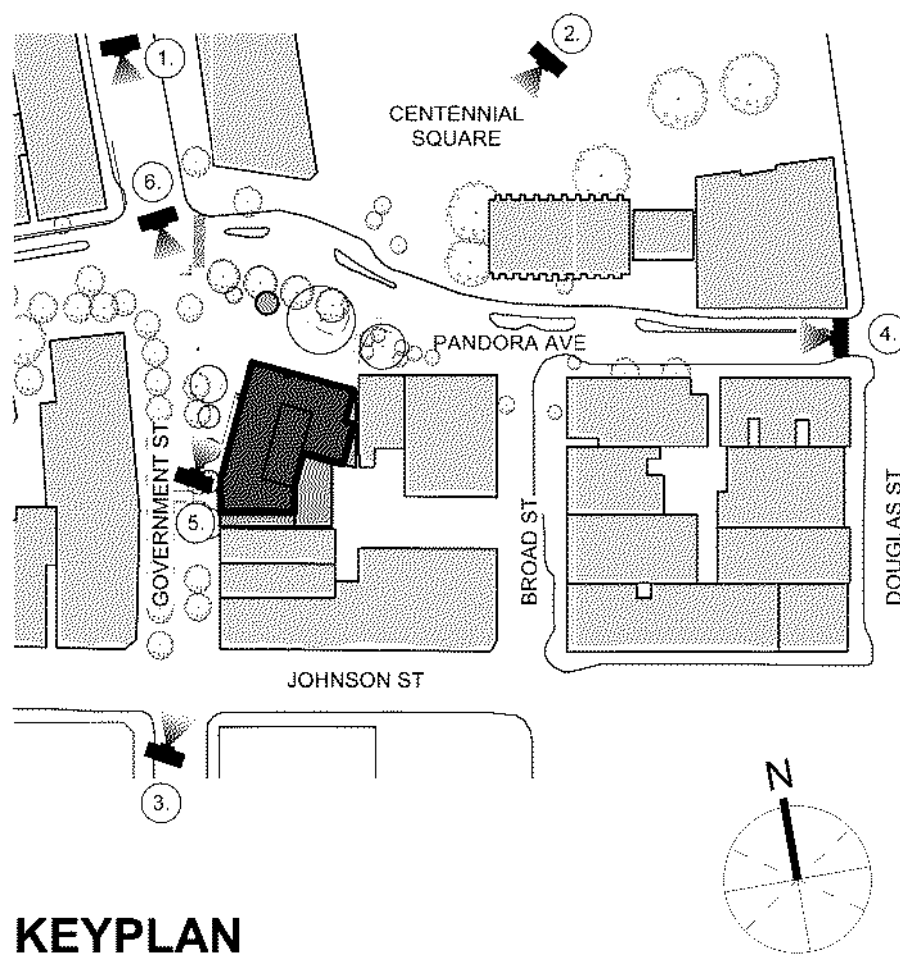
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Rendered Views

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	as noted
drawn by	JAJ/JH
checked by	ES
revision no.	sheet no.

3

A1.0



KEYPLAN



5. STREET LEVEL ON GOVERNMENT STREET



SECTION DETAIL / PERSPECTIVE



6. PLAZA AT GOVERMENT & PANDORA

REGISTERED ARCHITECT
ANGELA H. SANGSTER
BRITISH COLUMBIA
2024-09-17

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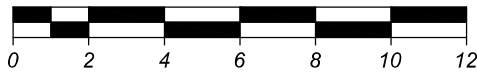
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Hampton Inn 603 Pandora Avenue Victoria, BC		
sheet title		
Rendered Views		

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	as noted
drawn by	JA/JH
checked by	ES
revision no.	sheet no.
3	A1.1

TOPOGRAPHIC PLAN OF LOT 1, PLAN 7110 AND PARTS OF
LOTS 661, 662 AND 663, ALL IN VICTORIA CITY.

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 432mm in width by 559mm in height (C-Size) when plotted at a scale of 1:200.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Drain
- denotes Catch Basin
- denotes Lamp Post
- denotes Manhole - Storm
- denotes Traffic Light
- denotes Sign Post
- denotes Spot Elevation
- denotes Tree
- denotes Valve
- denotes Water Valve
- denotes Electrical Vault
- denotes Unmarked Measured Point
- denotes Building Corner
- denotes Curb
- denotes Gutter
- denotes Fence - Wire
- denotes Fence - Wood
- denotes Edge of Sidewalk
- denotes Edge of Building
- denotes Dripline

Note: Boundaries as shown are approximate and subject to further investigation.

Parcels are subject to Covenant CA319807.

GOVERNMENT STREET



Mailing & delivery address:
P.O. Box 261
Brentwood Bay, BC, V8M 1R3

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Date: 2020-01-27
File: 1745-01
Drawing: 1745-01-TOPO
Layout: C-Size

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rev no	description	date

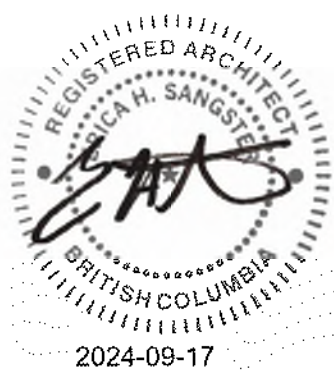
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Existing Site Survey

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	as noted
drawn by	JAJ/H
checked by	ES
revision no.	sheet no.

3
A1.2



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Project Data

Legal Address
Lot 1, of Lots 661, 662, and 663, Victoria City, Plan 7110 Remainder Lots 661 - 663, Victoria, Except Those Parts In Plan 7110.

Civic Address
603 Pandora Avenue, Victoria, BC

Zoning (current)
Old Town District-1 Zone (OTD-1)

Site Area
1,490.7 sq.m

Zoning Floor Areas
(measured to interior face of wall and includes elevator shafts, though excludes bicycle parking stalls & circulation)

Level 12:	856.48 m ²	(9,219.1 ft ²)
Level 11:	856.48 m ²	(9,219.1 ft ²)
Level 10:	856.48 m ²	(9,219.1 ft ²)
Level 9:	856.48 m ²	(9,219.1 ft ²)
Level 8:	856.48 m ²	(9,219.1 ft ²)
Level 7:	856.48 m ²	(9,219.1 ft ²)
Level 6:	857.21 m ²	(9,226.9 ft ²)
Level 5:	927.12 m ²	(9,979.4 ft ²)
Level 4:	927.12 m ²	(9,979.4 ft ²)
Level 3:	927.12 m ²	(9,979.4 ft ²)
Level 2:	536.00 m ²	(5,769.5 ft ²)
Level 1:	930.00 m ²	(10,010.4 ft ²)
Total:	10,243.45 m ²	(110,259.5 ft ²)

Floor Space Ratio
6.87

Average Grade
13.91m Geodetic

Height of Building
Permitted: 15.00m
Proposed: 51.86m - 13.91m = 37.95m
Storeys: 12

Parking Stalls
Total Provided: 122
(includes 7 accessible stalls of which 1 is to be van accessible)

Bicycle Parking	
Number of Class I Spaces:	10 (provided)
Number of Class II Spaces:	14 (provided)
Building Use/Area sq.m	
Spaces Required	
Class I	Class II
Hotel (3.3-12) 198 rooms	8 5
(1 per 25 rooms)	(1 per 40 rooms)
Cafe/Restaurant (CRU 1 & 2 & patio) 285m ²	2 3
(1 per 150m ²)	(1 per 100m ²)
Total (required)	10 8

Setbacks	
Required	Provided
East: 0m	0m
South: 0m	0m
West: 0m	0m
North: 0m	-2.87m

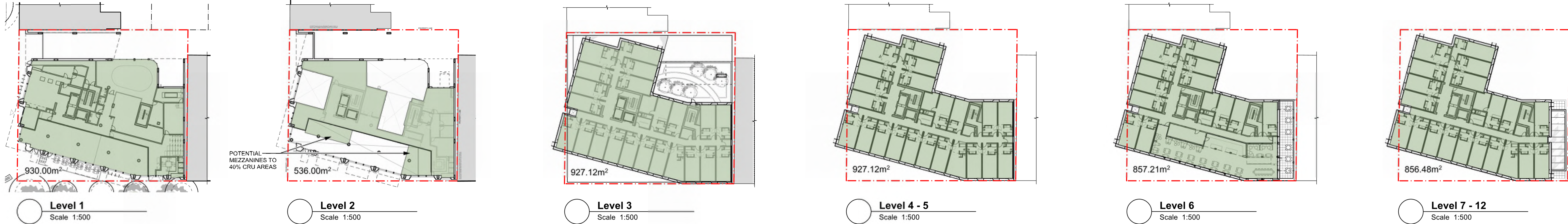
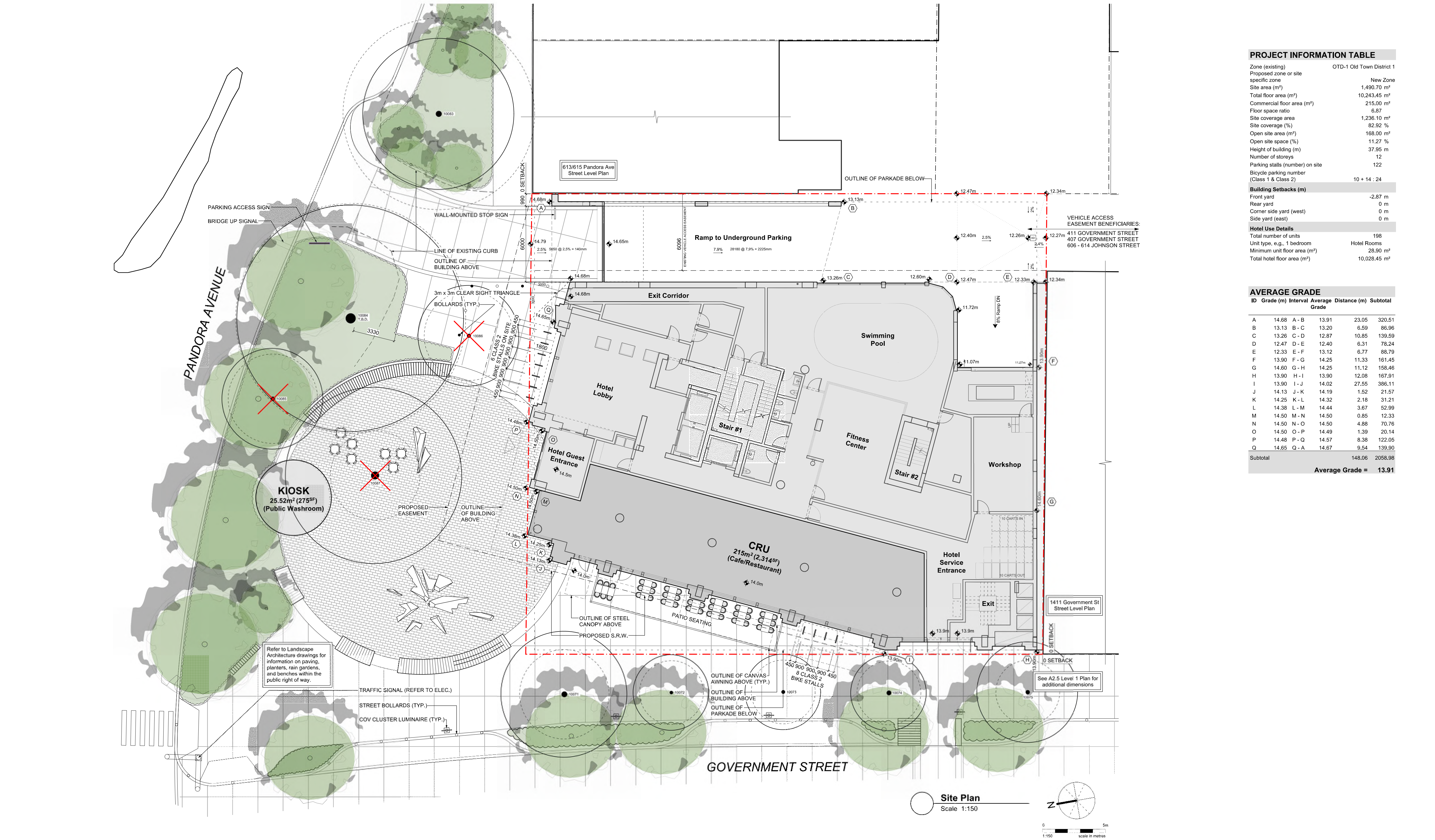
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
**Site Plan
and Project Data**

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:150
drawn by	JA/JH
checked by	ES
revision no.	sheet no.





WINTER SOLSTICE 1000h



WINTER SOLSTICE 1200h



WINTER SOLSTICE 1500h



EQUINOX 0900h



EQUINOX 1200h



EQUINOX 1600h



SUMMER SOLSTICE 0900h



SUMMER SOLSTICE 1200h



SUMMER SOLSTICE 1700h

2024-09-17

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2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date
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project name		
Hampton Inn 603 Pandora Avenue Victoria, BC		
sheet title		
Sun and Shade Studies		
project no.		20-36
drawing file		-
date issued		September 12, 2024
scale		n.t.s.
drawn by		JAJ/JH
checked by		ES
revision no.	sheet no.	
3	A1.4	



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- GENERAL NOTES:
1. March 20, 2023 was used as the date of the Equinox.
 2. All calculations are approximate and have been generated from 2D views of the Sketch Up model.
 3. All calculations are relative and are not to scale.
 4. The building height is 38.1m and is classified as a high rise residential building for the purposes of City of Victoria Downtown Core Area Plan Appendix 4 Design Guidelines.

DCAP Appendix 4: 6.1.d.i.

Spring / Autumn Equinox
March 20 / September 22, 2023

The spring and autumn equinoxes mark the start of spring or autumn and are the midway point between summer and winter solstices.

The City of Victoria General Urban Design Guidelines (2022) contains the following guideline for tall buildings:

where unshaded by existing off-site conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 1000h and 1600h on the equinoxes.

The proposal meets the guideline as follows:

Pandora Avenue
The sidewalk is fully unshaded until 1400h when a sweeping shadow occurs over 14% of the sidewalk.

Government Street
The sidewalk is shaded by the proposed development from 1000h until approximately 1040h when the shadow has reduced to 55%. The sidewalk remains fully unshaded until 1300h when 66% shading by the existing adjacent building begins until 1600h.

LEGEND

sidewalk in sun

sidewalk shaded by proposed building

sidewalk shaded by existing buildings

time recommended by urban design guidelines

N

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Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Sun and Shade Studies

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	n.t.s.
drawn by	JAV/JH
checked by	ES

revision no.	sheet no.
3	A1.5



1000h - 100% sun



1100h - 100% sun



1200h - 100% sun



1300h - 100% sun



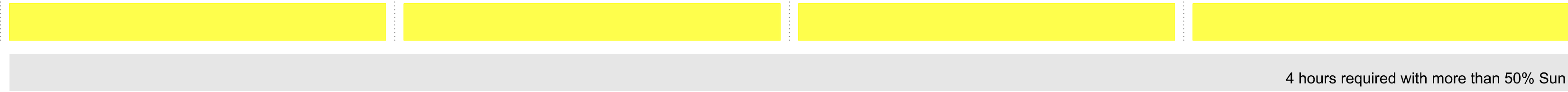
1400h - 86% sun



1500h - 86% sun



1600h - 91% sun



PANDORA AVENUE



1000h - 26% sun



1040h - 55% sun



1200h



1300h - 66% sun (shaded by existing buildings)



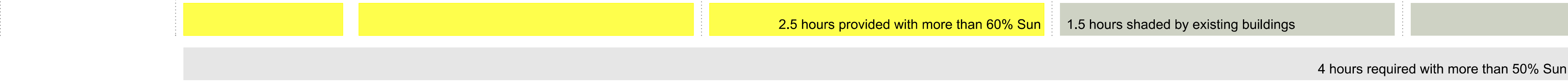
1400h - 0% sun (shaded by existing buildings)



1500h - 0% sun (shaded by existing buildings)



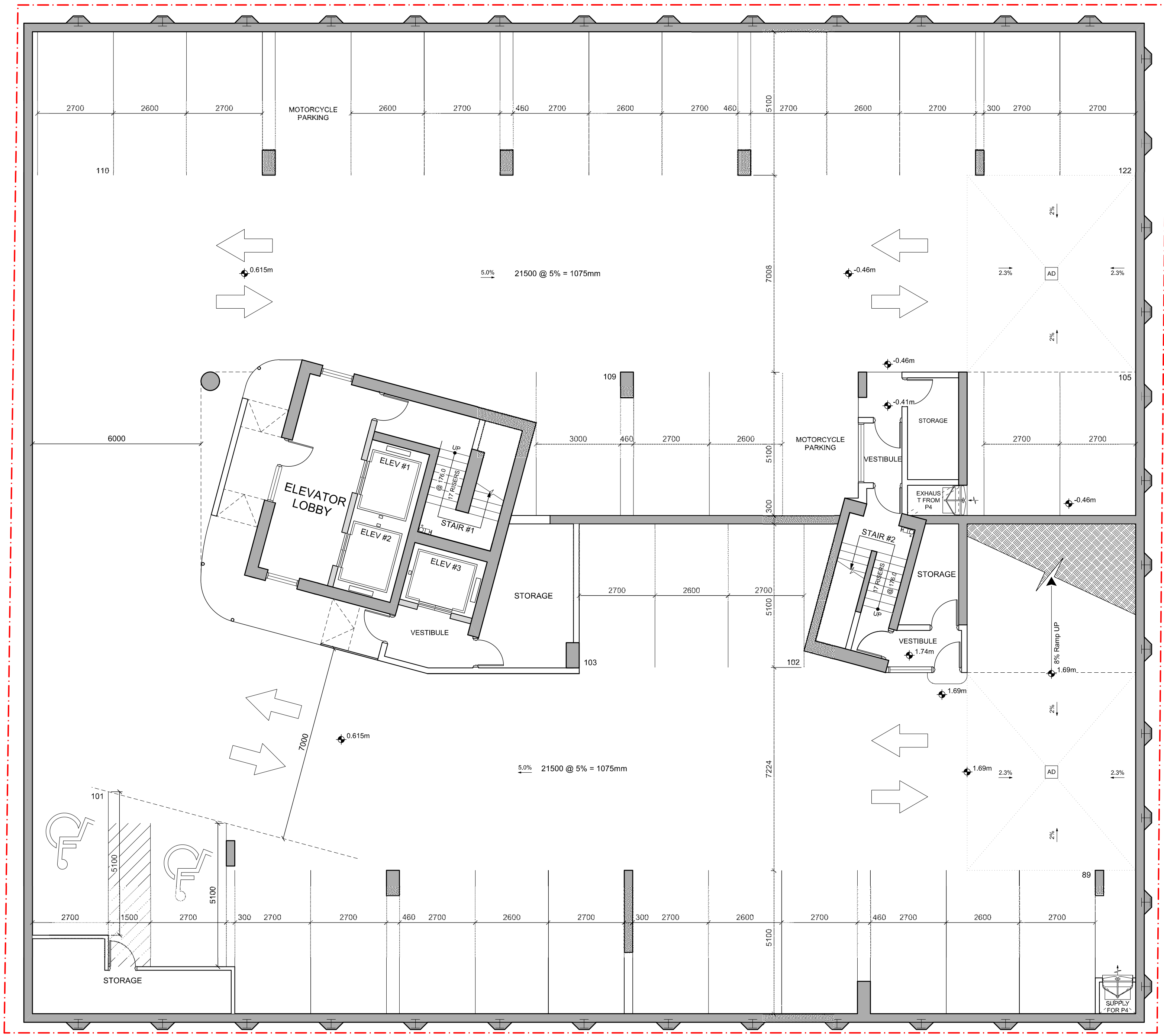
1600h - 0% sun (shaded by existing buildings)



GOVERNMENT STREET



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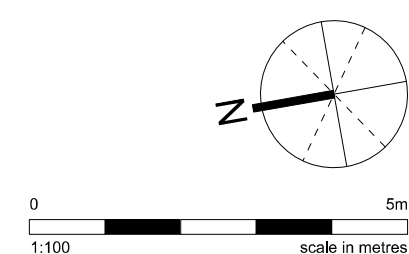


Level P4 Plan
Scale 1:100

PARKING COUNT							
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible Van Accessible	2	Hotel 1 per 25 rooms @ 198 rooms = 8 CRU & patio @ 285sqm 1 per 150sqm=2	8	Hotel 1 per 40 rooms@198 rooms = 5 CRU & patio @ 285sqm 1 per 100sqm = 3
P3		32		2			
P2		32		2			
P1		24		1			
Level 1 CRU	0	0		0		2	
Total	50	122	2	7	8+2=10	10	5+3=8
							14

3	Revised Rezoning / DP	2024/09/12
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1	Rezoning / DP	2024/04/05
rev no	description	date
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Hampton Inn 603 Pandora Avenue Victoria, BC		
sheet title		
Level P4 Plan		
project no.	20-36	
drawing file	-	
date issued	September 12, 2024	
scale	1:100	
drawn by	JAJ/JH	
checked by	ES	
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1	Rezoning / DP	2024/04/0

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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Level P3 Plan

project no.	20-3
drawing file	

date issued	September 12, 202
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scale	1:100
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drawn by JA/JH

checked by	ES
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revision no.	sheet no.
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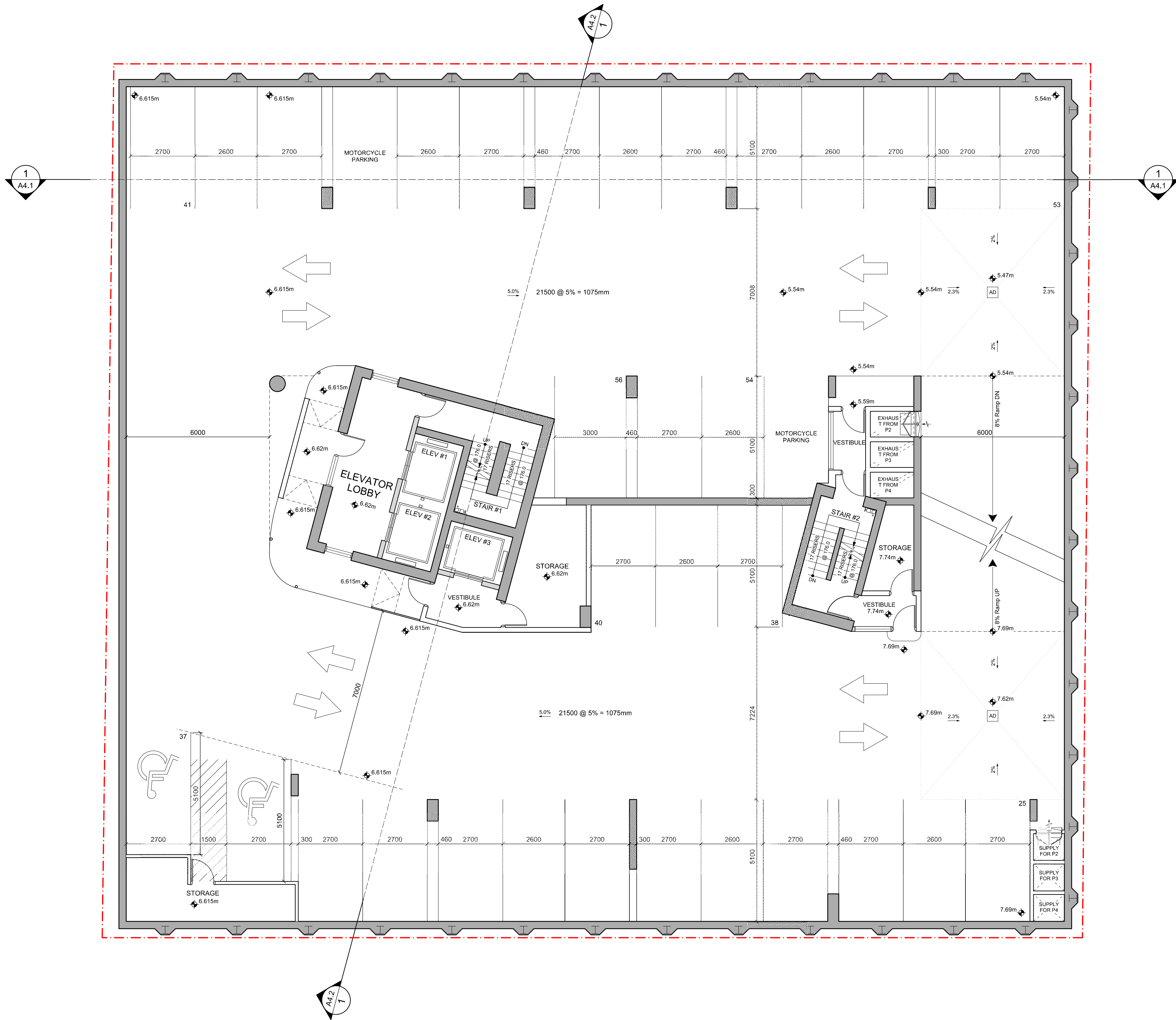
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Level P3 Plan
Scale 1:100

PARKING COUNT								
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements	Short Term Bicycle Provided
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible	2	Hotel 1 per 25 rooms @198 rooms= 8	8	Hotel 1 per 40 rooms @198 rooms = 5	6
P3				2				
P2				2				
P1		24	Van Accessible	1				
	0	0		0	CRU & patio @ 285sqm 1 per 150sqm=2	2	CRU & patio @ 285sqm 1 per 100sqm = 3	8
Level 1 CRU								
Total	50	122	2	7	8+2=10	10	5+3=8	14

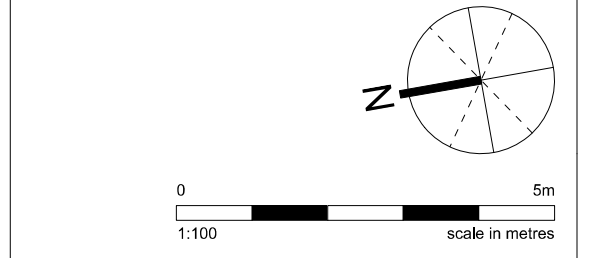


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Level P2 Plan
Scale 1:100

PARKING COUNT							
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible Van Accessible	2	Hotel 1 per 25 rooms @198 rooms = 8 CRU & patio @ 285sqm 1 per 150sqm=2	8	Hotel 1 per 40 rooms@198 rooms = 5 CRU & patio @ 285sqm 1 per 100sqm = 3
P3		32		2			
P2		32		2			
P1	0	24		1			
Level 1 CRU		0		0		2	8
Total	50	122	2	7	8+2=10	10	5+3=8 14



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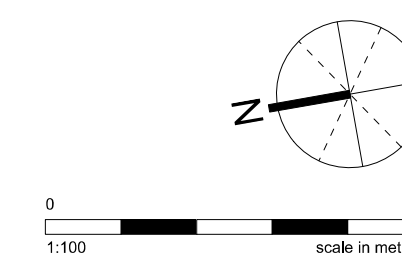
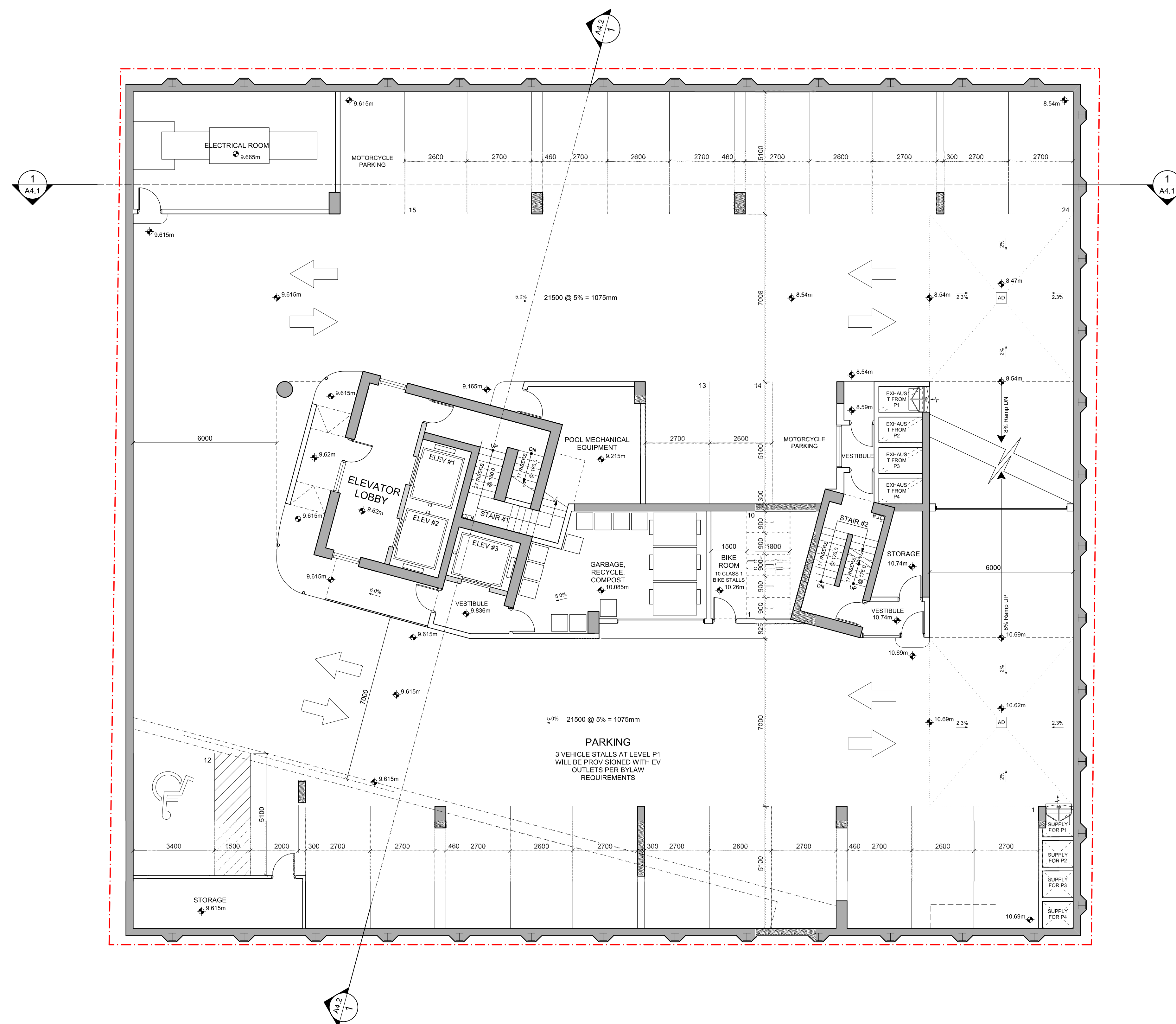
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Level P2 Plan

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
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checked by	ES
revision no.	sheet no.

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3	Revised Rezoning / DP	2024/09/1
2	HAPL	2024/08/0
1	Rezoning / DP	2024/04/0

rev no	description	date
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project name	
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Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Level P1 Plan

project no.	20-30
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drawing file

date issued	September 12, 202
-------------	-------------------

scale	1:100
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drawn by JA/JH

checked by	ES
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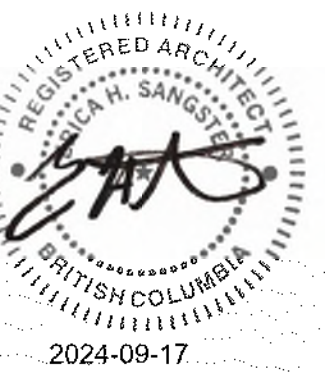
revision no.	sheet no.
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Δ	A2.4
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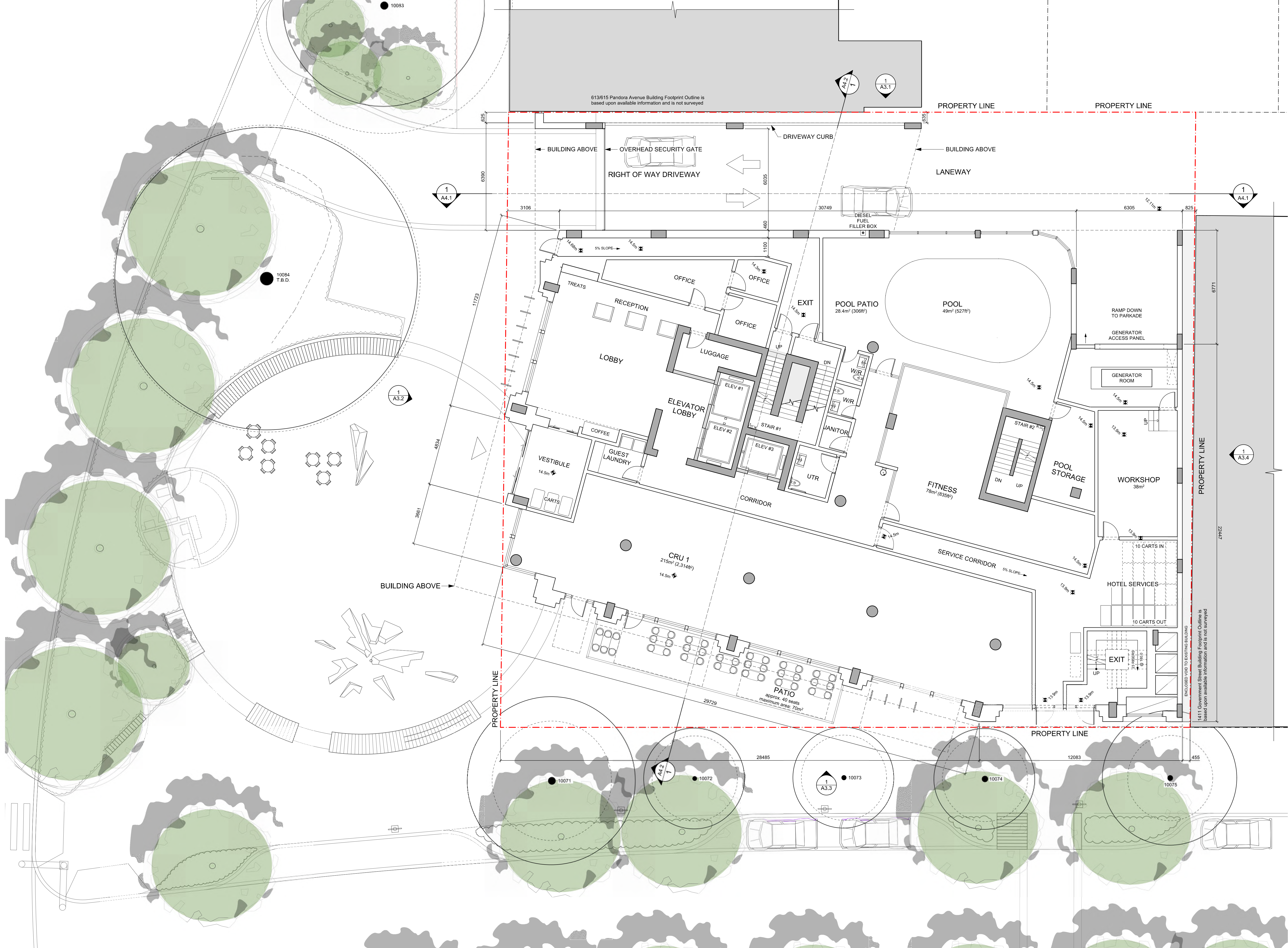
3 A2.4

Level P1 Plan
Scale 1:100

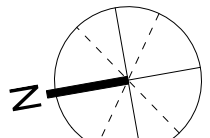
PARKING COUNT								
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements	Short Term Bicycle Provided
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible Van Accessible	2	Hotel 1 per 25 rooms @198 rooms= 8	8	Hotel 1 per 40 rooms @198 rooms = 5	6
P3		32		2				
P2		32		2				
P1		24		1				
	0	0		0	CRU & patio @ 285sqm 1 per 150sqm=2	2	CRU & patio @ 285sqm 1 per 100sqm = 3	8
Level 1 CRU								
Total	50	122	2	7	8+2=10	10	5+3=8	14



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1 Level 1 Plan
Scale 1:100



3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

rev no	description	date
3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

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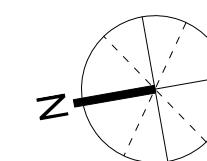
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Level 1
Ground Floor Plan

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JAVJH
checked by	ES
revision no.	sheet no.

3 A2.5

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0
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/1
2	HAPL	2024/08/0
1	Rezoning / DP	2024/04/0

rev no	description	date
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project name	
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Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Floor Plan -
Level 2

project no.	20-30
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drawing file

date issued	September 12, 202
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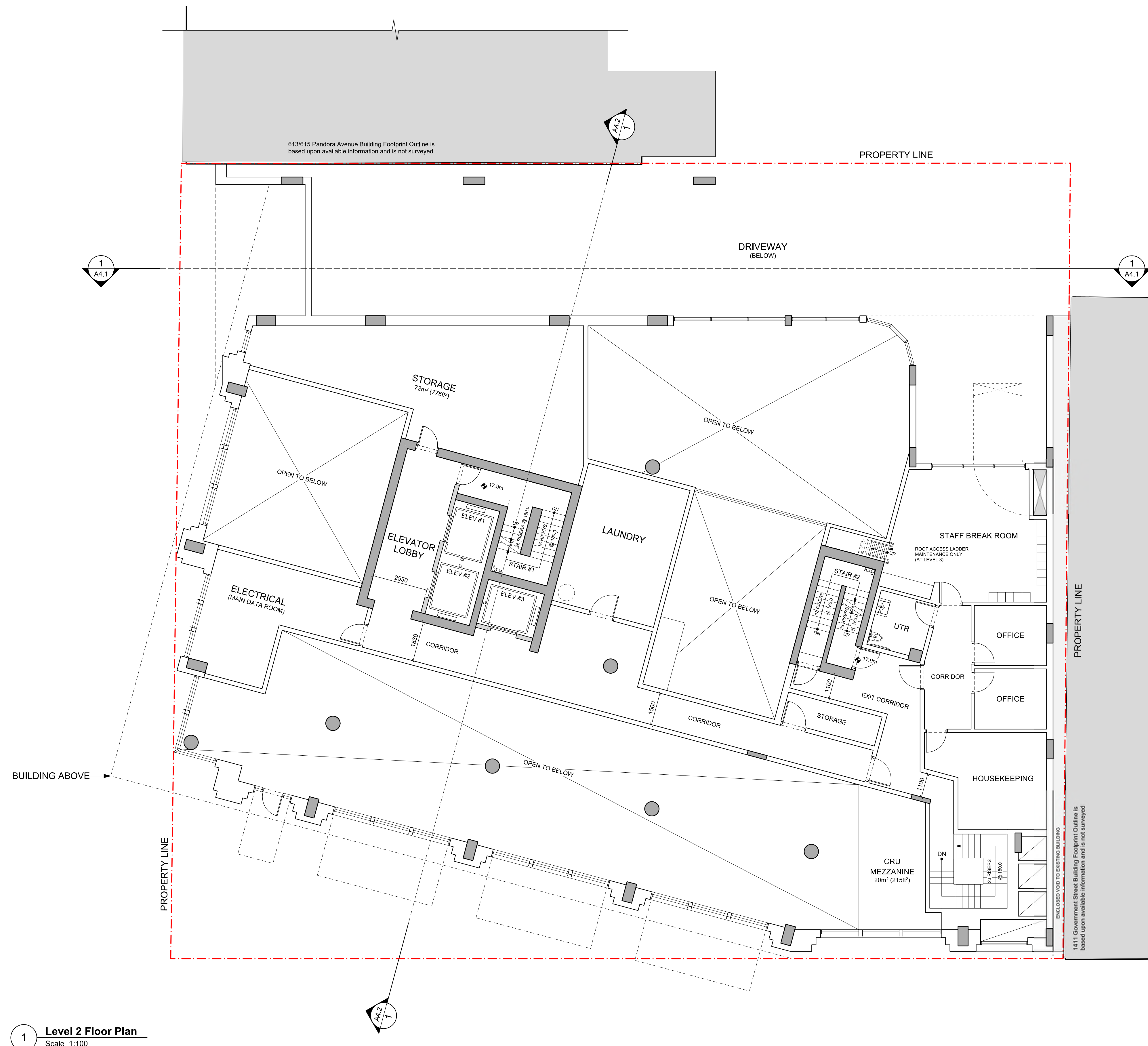
scale	1:100
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drawn by JA/JH

checked by	ES
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revision no.	sheet no.
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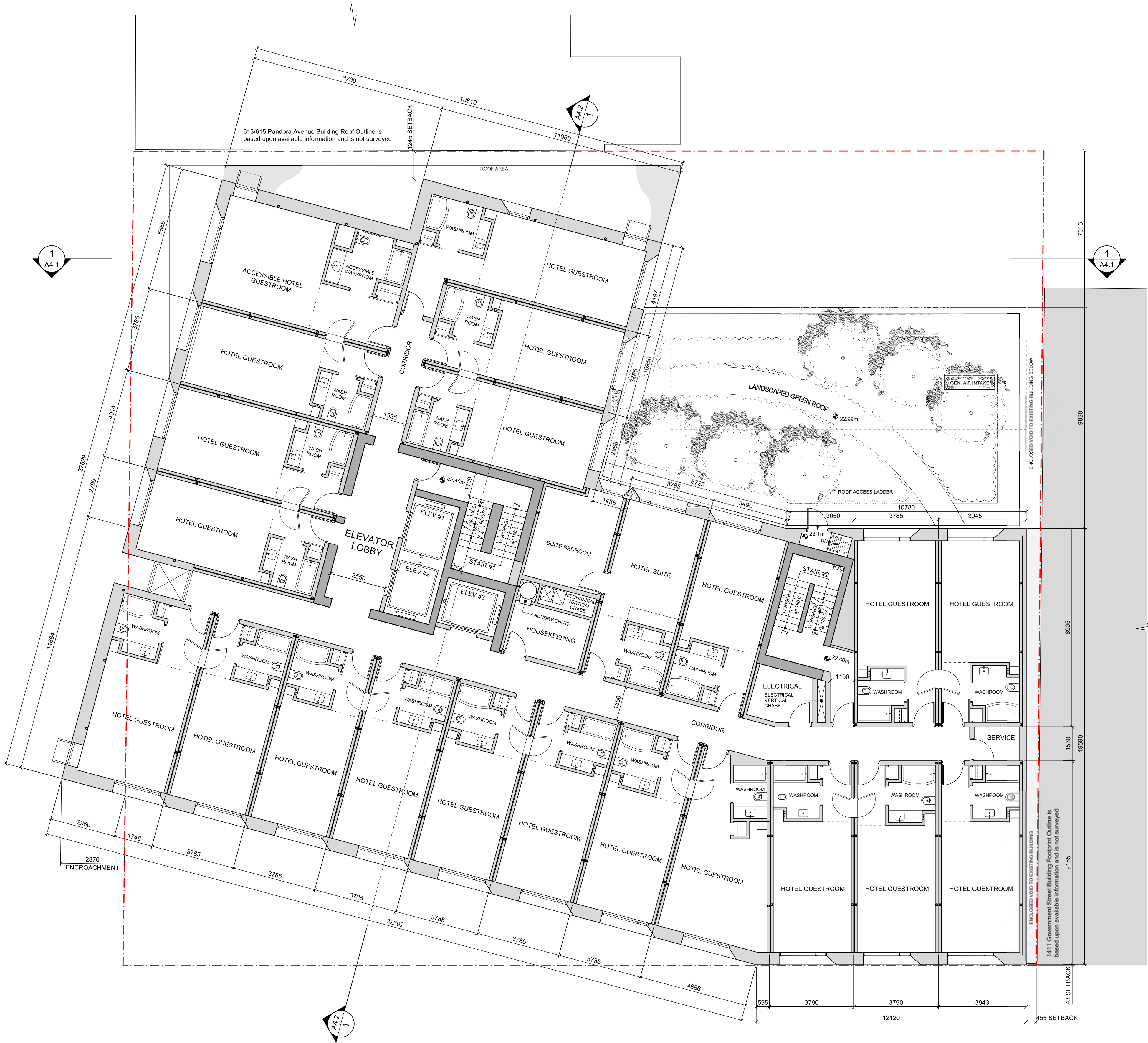
Δ	A26
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1 Level 2 Floor Plan
Scale 1:100

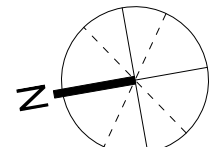


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Unit Count & Area
22 units / floor
1004.2 m² / floor
10,809 ft² / floor

1 Level 3
Scale 1:100

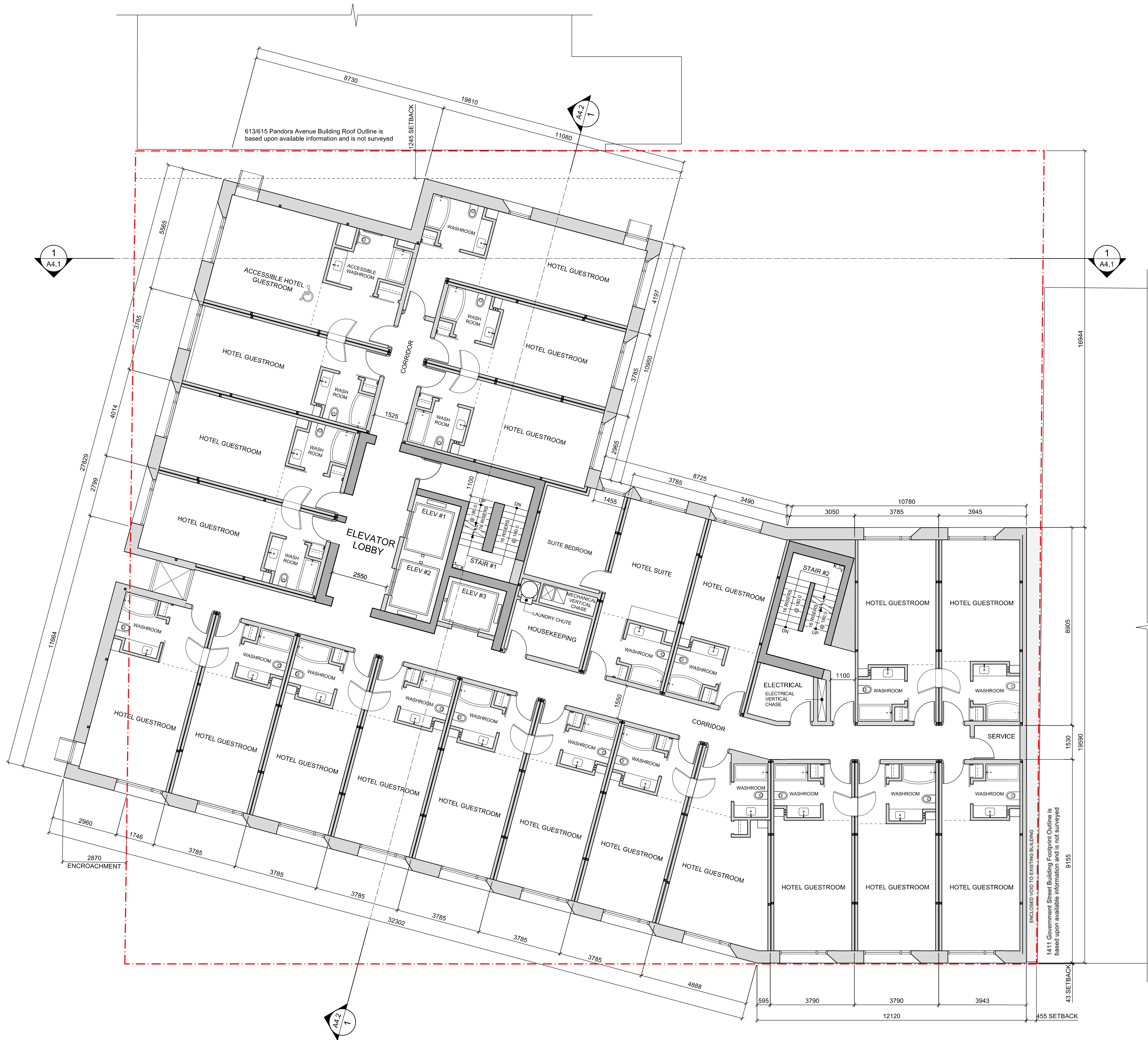


0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date
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project name		
Hampton Inn 603 Pandora Avenue Victoria, BC		
sheet title		
Floor Plan - Level 3		
project no.		20-36
drawing file		-
date issued		September 12, 2024
scale		1:100
drawn by		JAJ/JH
checked by		ES
revision no.		sheet no.
3		A2.7

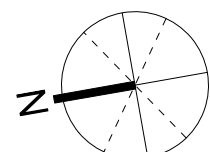


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Unit Count & Area
22 units / floor
1004.2 m² / floor
10,809 ft² / floor

Level 4 - Level 5
Scale 1:100



0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date

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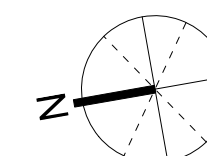
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
**Floor Plan -
Level 4 - Level 5**

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JAJ/JH
checked by	ES

revision no.	sheet no.
3	A2.8

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3	Revised Rezoning / DP	2024/09/1
2	HAPL	2024/08/0
1	Rezoning / DP	2024/04/0

rev no	description	date
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project name	
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Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Floor Plan -
Level 6

project no.	20-38
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drawing file

date issued	September 12, 202
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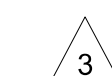
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drawn by JA/JH

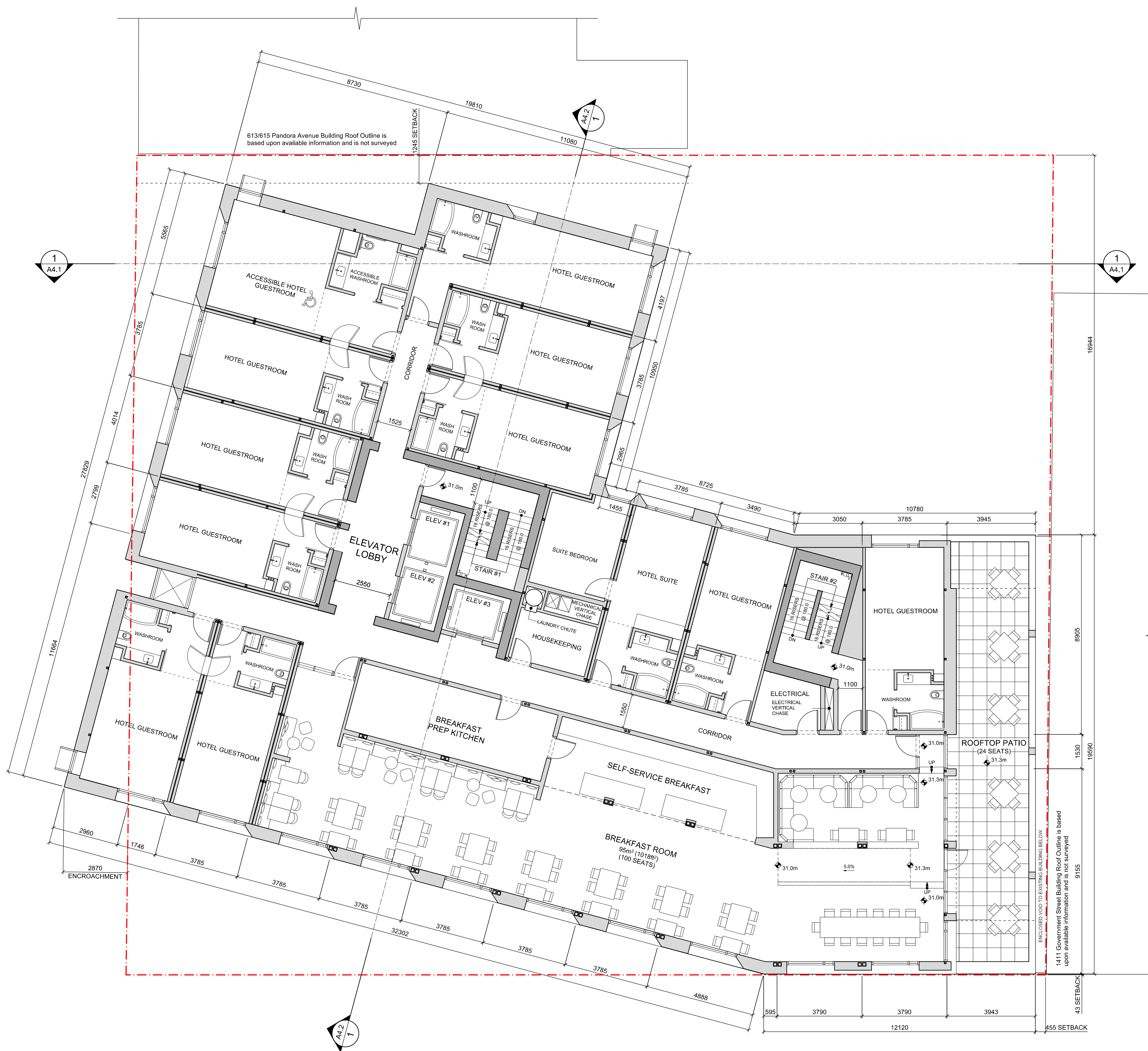
checked by	ES
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revision no.	sheet no.
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Δ	A29
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A2.9



Unit Count & Area
12 units / floor
934.9m² / floor
10,063 ft² / floor

Level 6
Scale 1:100

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3	Revised Rezoning / DP	2024/09/1
2	HAPL	2024/08/0
1	Rezoning / DP	2024/04/0

rev no	description	date
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project name	
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Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Floor Plan -
Level 7 - Level 12

project no.	20-38
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drawing file

date issued	September 12, 202
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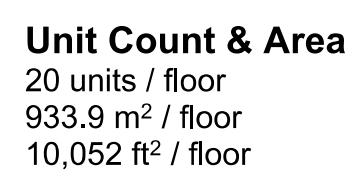
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drawn by JA/JH

checked by	ES
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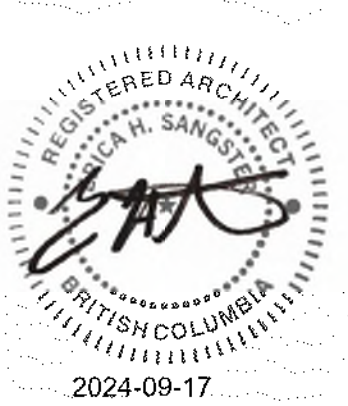
revision no.	sheet no.
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Δ	A2 10
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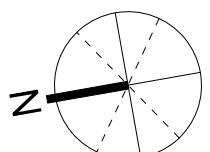


Unit Count & Area
20 units / floor
933.9 m² / floor
10,052 ft² / floor

1 **Level 7 - Level 12**
Scale 1:100



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0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

rev no	description	date
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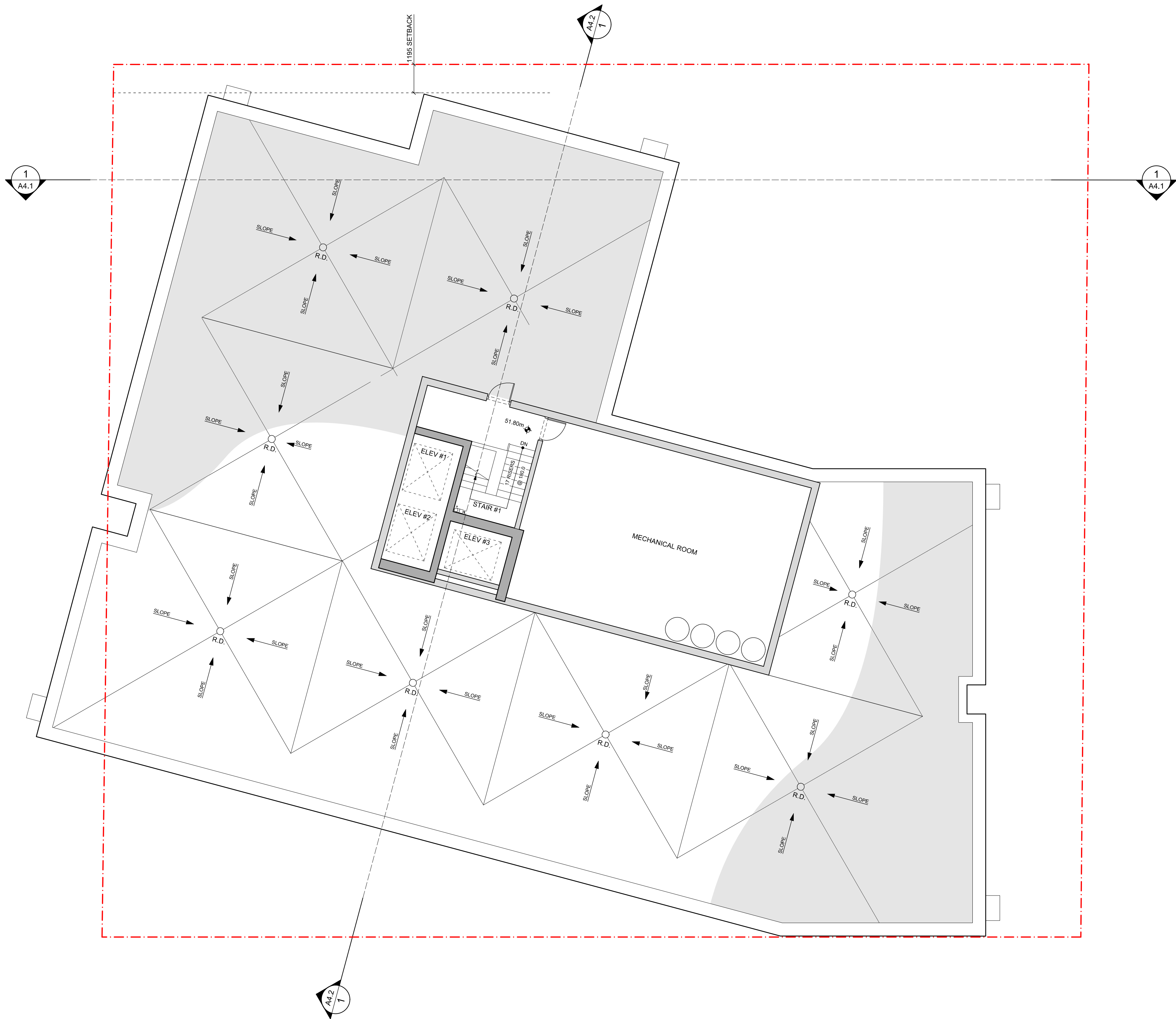
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Penthouse and Roof Plan

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JAJ/JH
checked by	ES

revision no.	sheet no.
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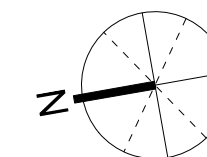
3
A2.11



Area
Penthouse G.F.A. Excluded
0.00 m²
0 ft²

1 Penthouse and Roof Plan
Scale 1:100

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0
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/1
2	HAPL	2024/08/0
1	Rezoning / DP	2024/04/0

rev no	description	date
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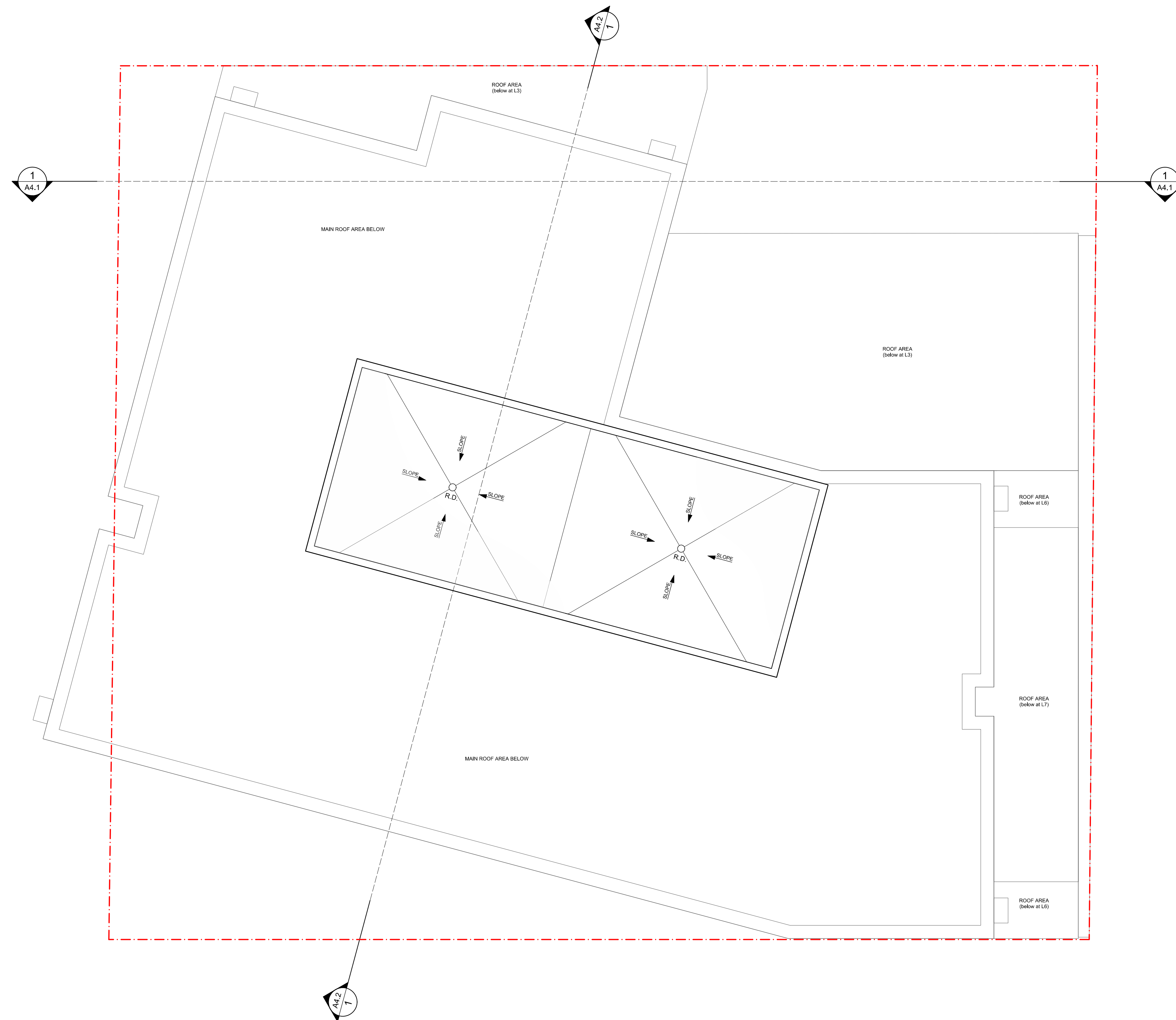
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title

Roof Plan

project no.	20-31
drawing file	
date issued	September 12, 2021
scale	1:10'
drawn by	JA/JH
checked by	ES

revision no.	sheet no.
3	A2.12



Area
Penthouse G.F.A. Excluded
0.00 m²
0 ft²

1 Penthouse and Roof Plan

Scale 1:100

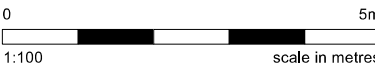


2024-09-17

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour



3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date

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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3
A3.1



West Elevation (Government St)
Scale 1:100



2024-09-17

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour

0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

rev no	description	date
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3

A3.2



North Elevation (Pandora Ave.)
Scale 1:100

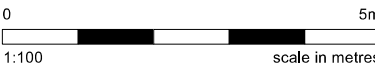


2024-09-17

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour



3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

rev no	description	date
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3
A3.3



East Elevation
Scale 1:100



2024-09-17

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour

0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05

rev no	description	date
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3

A3.4



South Elevation
Scale: 1:100



2024-09-17

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour



Context Elevation - Government Street
Scale 1:250



Context Elevation - Pandora Avenue
Scale 1:250

0 5m
1:100 scale in metres

3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date

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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Context Elevations

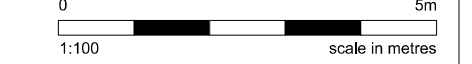
project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3
A3.1



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- Elevation Materials Key:**
- Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
 - Prefinished Metal Panel / Flashing Pewter Finish
 - Cementitious Panel - Plank Format Warm Light Grey
 - Painted Metal Pergolas & Canopies Classic Copper Paint Finish
 - Cementitious Panel Warm Light Grey
 - Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour



3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
1	Rezoning / DP	2024/04/05
rev no	description	date

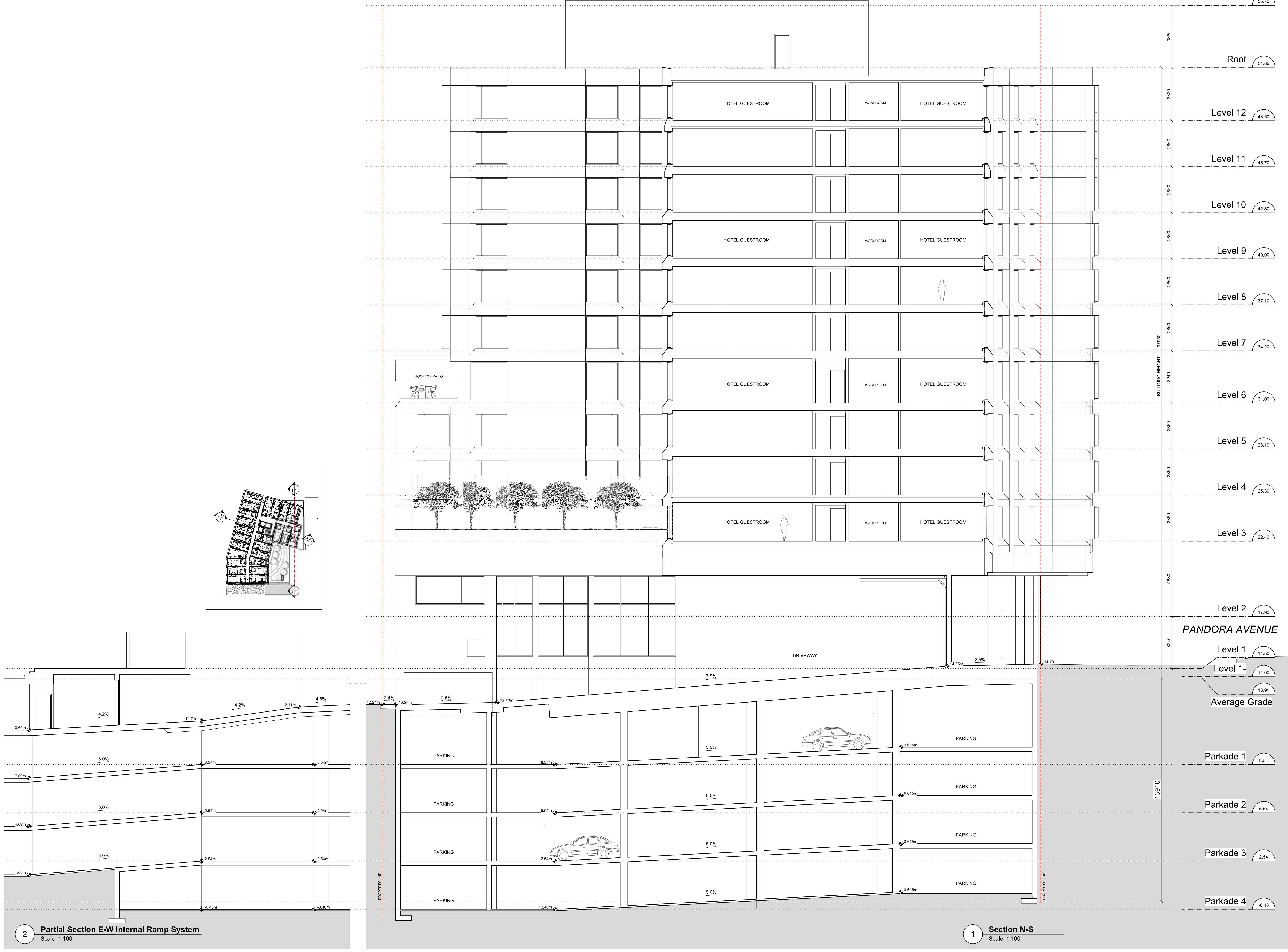
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project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Section N-S

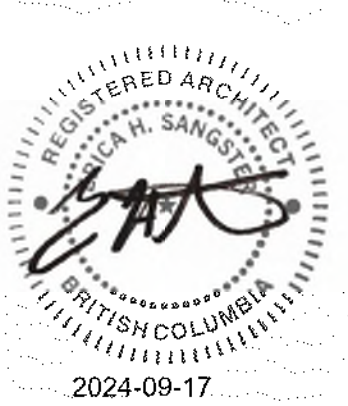
project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3
A4.1



2 Partial Section E-W Internal Ramp System
Scale 1:100

1 Section N-S
Scale 1:100



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3	Revised Rezoning / DP	2024/09/12
2	HAPL	2024/08/09
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rev no	description	date

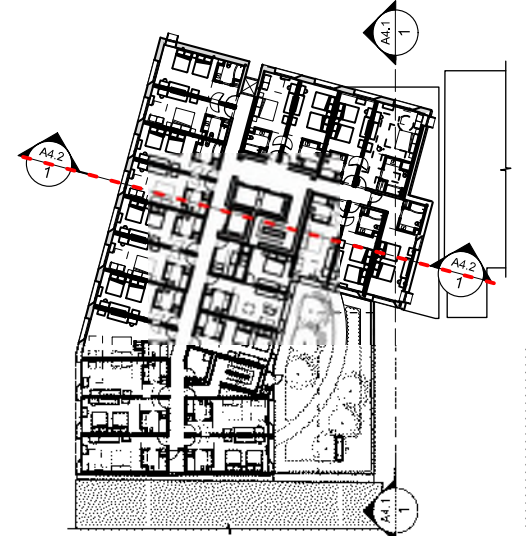
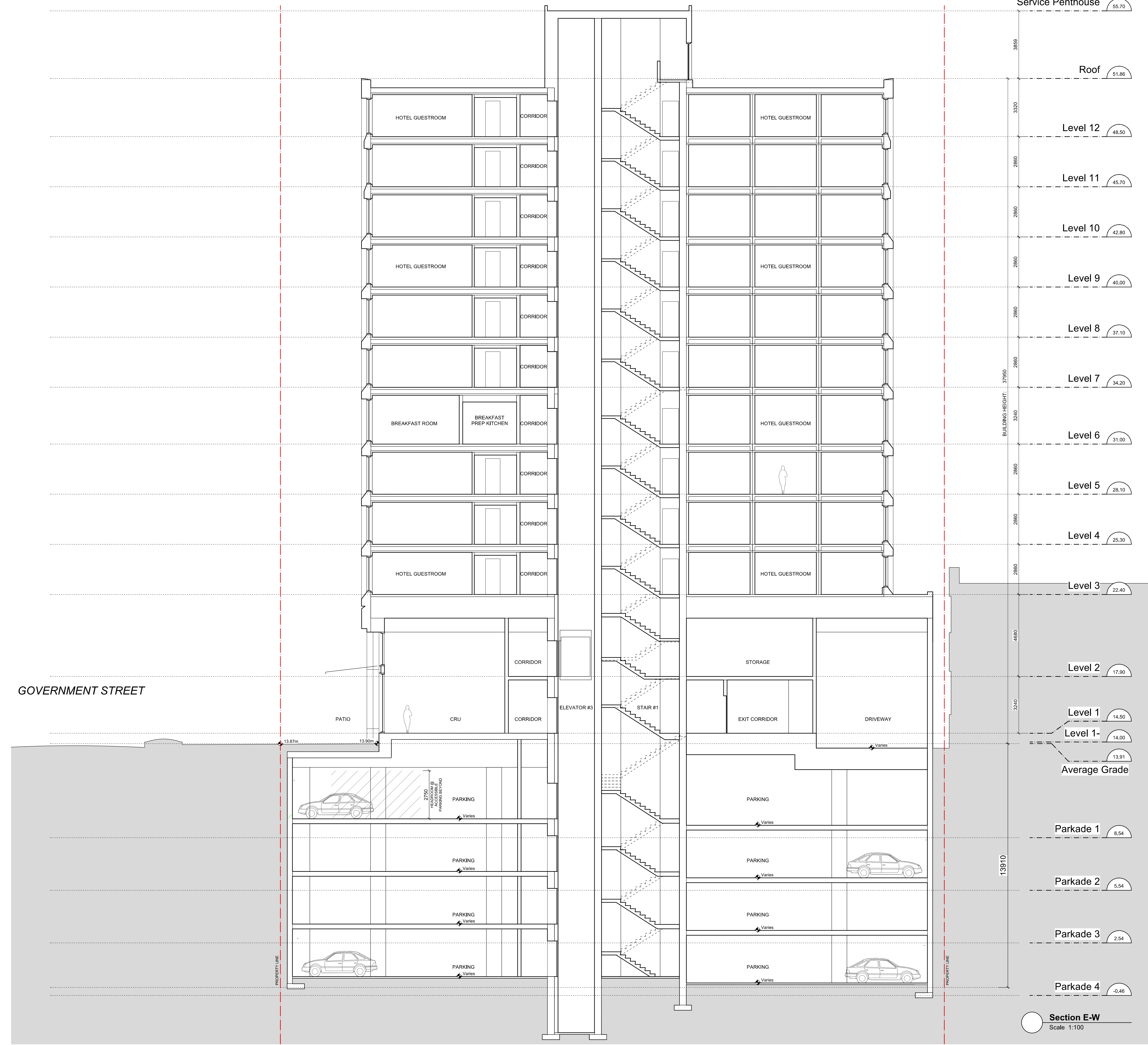
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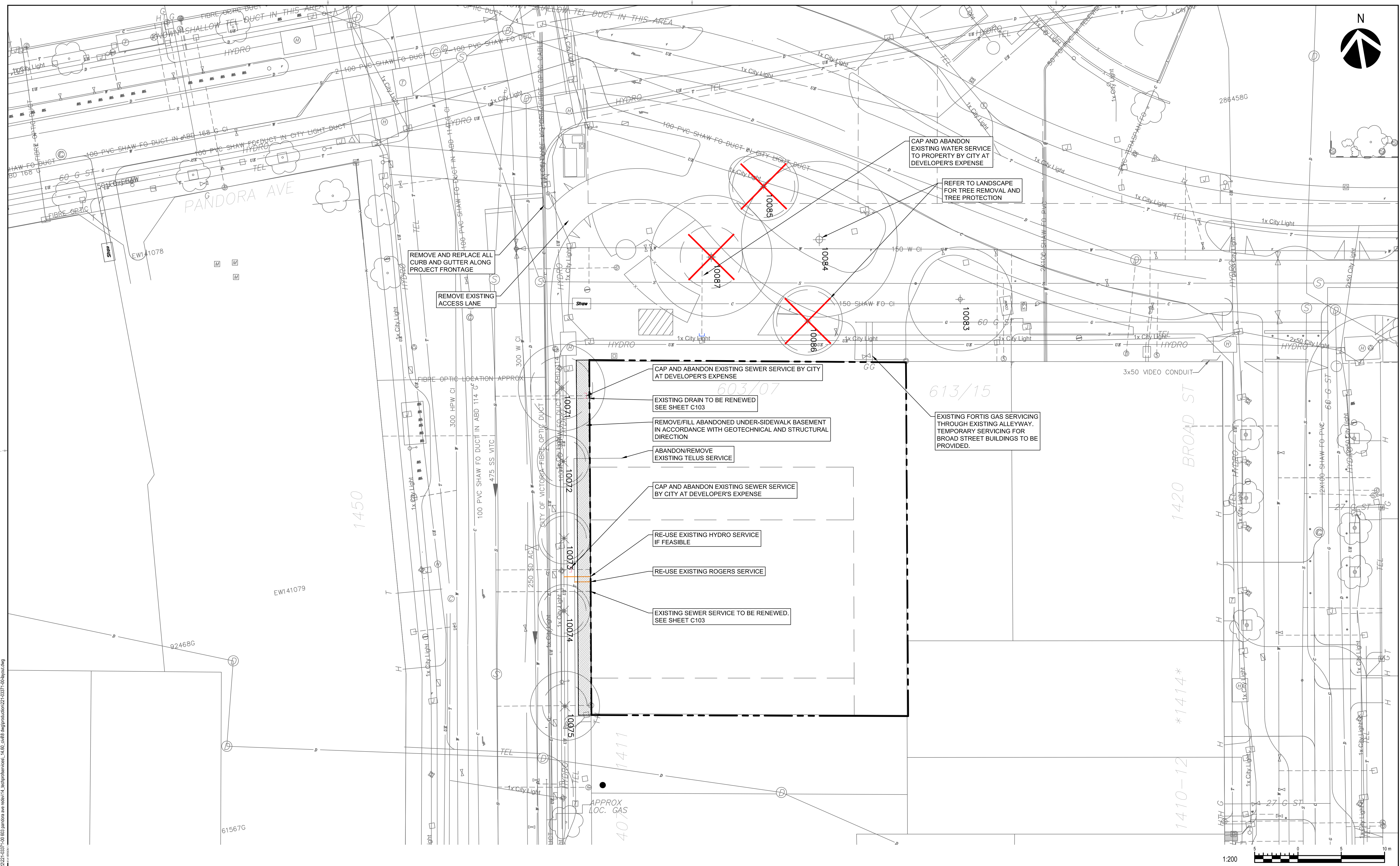
project name
Hampton Inn
603 Pandora Avenue
Victoria, BC

sheet title
Building Section N-S



project no.	20-36
drawing file	-
date issued	September 12, 2024
scale	1:100
drawn by	JA/JB/GK/JH
checked by	ES
revision no.	sheet no.

3
A4.2



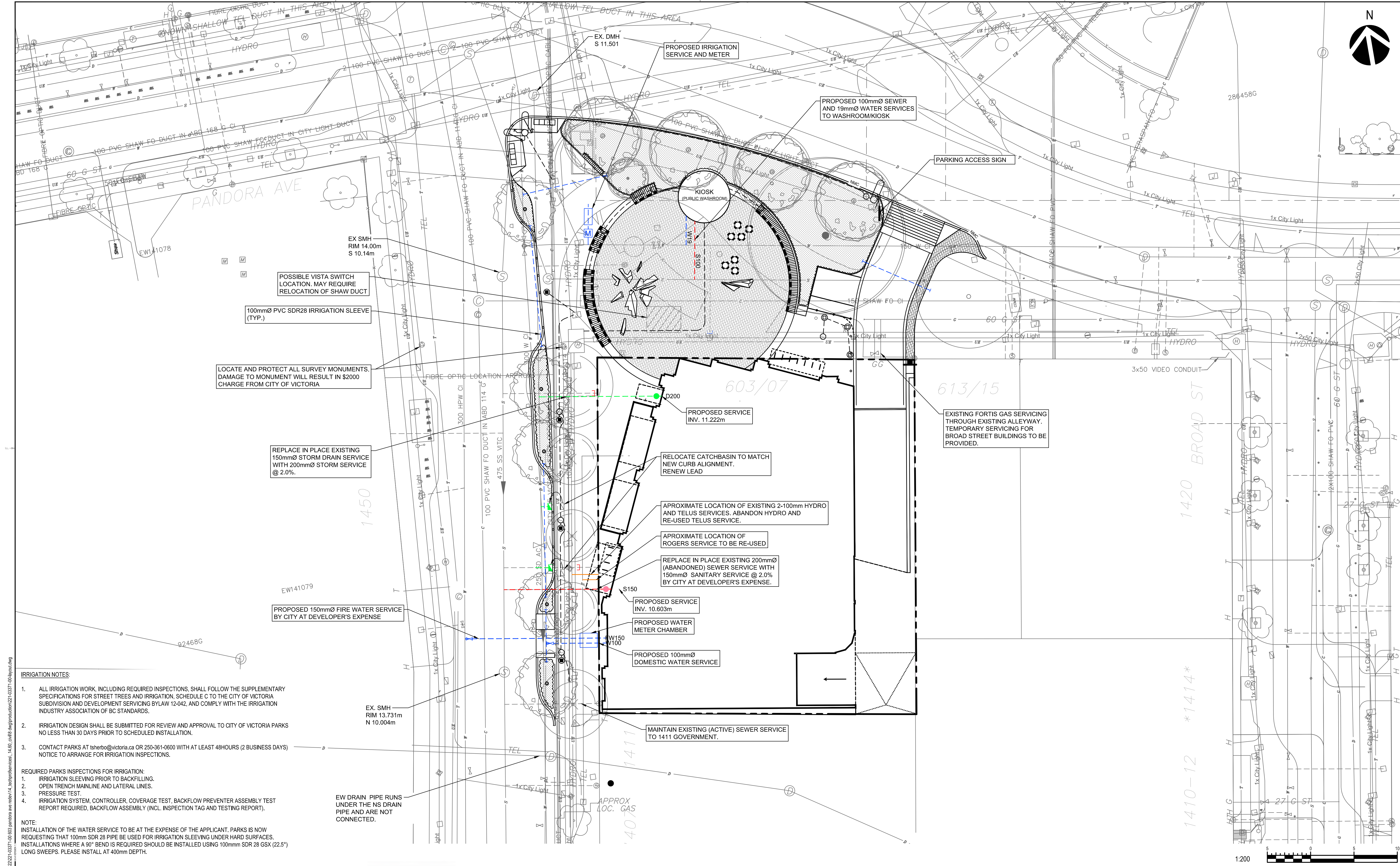


REVISION:						
REV	DATE	DESCRIPTION	DES	DRN	CHK	
1	2024/09/04	ISSUED FOR REZONING	JCS	SG	JCS	

SEAL:  2024-09-16	WSP Canada Inc. Engineers & Geoscientists BC Permit #1000200	ORIGINAL SCALE: 1:200	DATE: 2022/04/08
		DESIGNED BY: JCS	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  25mm
		CHECKED BY: JCS	
		DRAWN BY: SG	
		APPROVED BY: -- --	
		DISCLAIMER: COPYRIGHT:	
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The image shows a business card for WSP. On the left, there is a red logo consisting of the letters 'WSP' in a stylized, blocky font. Below the logo, the text 'WSP Canada Inc.' is printed. Underneath that, the address '301-3600 Uptown Boulevard, Victoria, BC, V8Z 0B9' is listed, followed by the phone number 'T 250-384-5510' and the website 'www.wsp.com'. On the right side of the card, the text 'CLIENT:' is printed at the top, followed by a large, bold, black 'X' that covers most of the right half of the card. Below the 'X', the text 'DAU STUDIO' is printed. At the bottom of the right side, the text 'CLIENT REF. #: --' is printed.

TITLE:	PROJECT:
EXISTING SITE AND DEMOLITION PLAN	603 PANDORA AVENUE REDEVELOPMENT
DRAWING NUMBER: C101	REV. 1



FILE: v:\projects\2022\21-0371-08 603 pandora ave redev\14_schematic.dwg
PLOT: 2024-09-16 12:54 PM
C:\Users\jcs\OneDrive\Documents\2024-09-16 12:54 PM

- IRRIGATION NOTES:**
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
 - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
 - CONTACT PARKS AT isherto@victoria.ca OR 250-361-0600 WITH AT LEAST 48HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- REQUIRED PARKS INSPECTIONS FOR IRRIGATION:**
- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAINLINE AND LATERAL LINES.
 - PRESSURE TEST.
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).
- NOTE:**
INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR 28 GSX (22.5°) LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

REVISION:					
1	2024/09/04	ISSUED FOR REZONING	JCS	SG	JCS
REV	DATE	DESCRIPTION	DES	DRN	CHK

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Permit #1000200

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ORIGINAL SCALE:
1:200

DESIGNED BY:
JCS

CHECKED BY:
JCS

DRAWN BY:
SG

APPROVED BY:
--

DATE:
2022/04/08

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CLIENT:
DAU STUDIO

PROJECT NUMBER: 221-03371-00

CLIENT REF. #: --

TITLE:
SITE SERVICING

PROJECT:
**603 PANDORA AVENUE
REDEVELOPMENT**

DRAWING NUMBER:
C103

REV:
1

HAMPTON INN - PANDORA AND GOVERNMENT

Victoria, BC

Issued for Rezoning / DP - Sept 16th, 2024

LANDSCAPE DRAWING LIST

L0.00 - Cover Sheet
L0.01 - Tree Survey
L0.02 - Tree Management Plan

Concept Plan
L1.01 - Concept Plan L1
L1.02 - Concept Plan L3

Landscape Plan
L1.11 - Landscape Plan
L1.12 - Landscape Plan

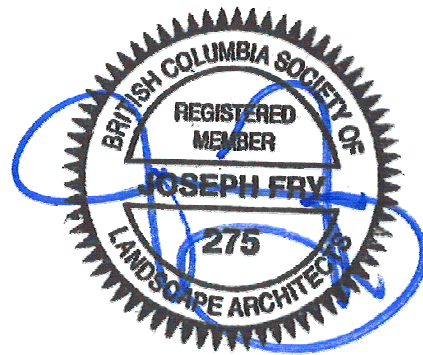
Planting Plan
L1.41 - Planting Plan
L1.42 - Planting Plan

Site Perspectives
L2.01 - Site Perspectives

Details
L4.11 - Paving
L4.21 - Site Furnishings
L4.41 - Planting
L4.42 - Planting

3	Issued for Rez. / DP	Sep. 16/24
2	Issued for Rezoning	Mar. 7/24
1	Issued for CALUC	Jan. 29/24

No.	Description	Date
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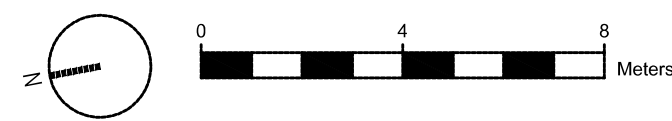
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Plaza Hotel

603 Pandora Ave
Victoria, BC

Cover Sheet

Date	Aug. 03/22	Drawing Number
Project No.	2215	L0.00
Scale	1:100	
Drawn/Checked	kk JF	



TREE SURVEY LEGEND		
QTY.	DESCRIPTION	
10	EXISTING TREES	
	CRITICAL ROOT ZONE (CRZ)	

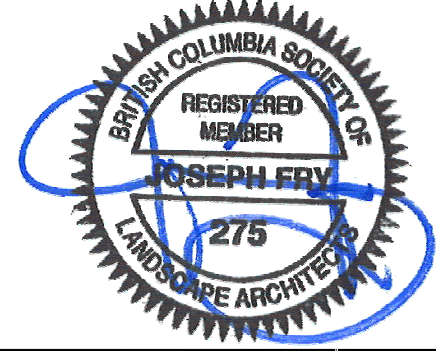
- NOTES
1. THE TREE SURVEY PLAN REFERENCES THE SURVEY PREPARED BY POLARIS LAND SURVEYING ON 01/27/2020.
 2. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
 3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
 4. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
 5. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
 6. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

NOTES
FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.



3	Issued for Rez. / DP	Sep. 16/24
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No.	Description	Date
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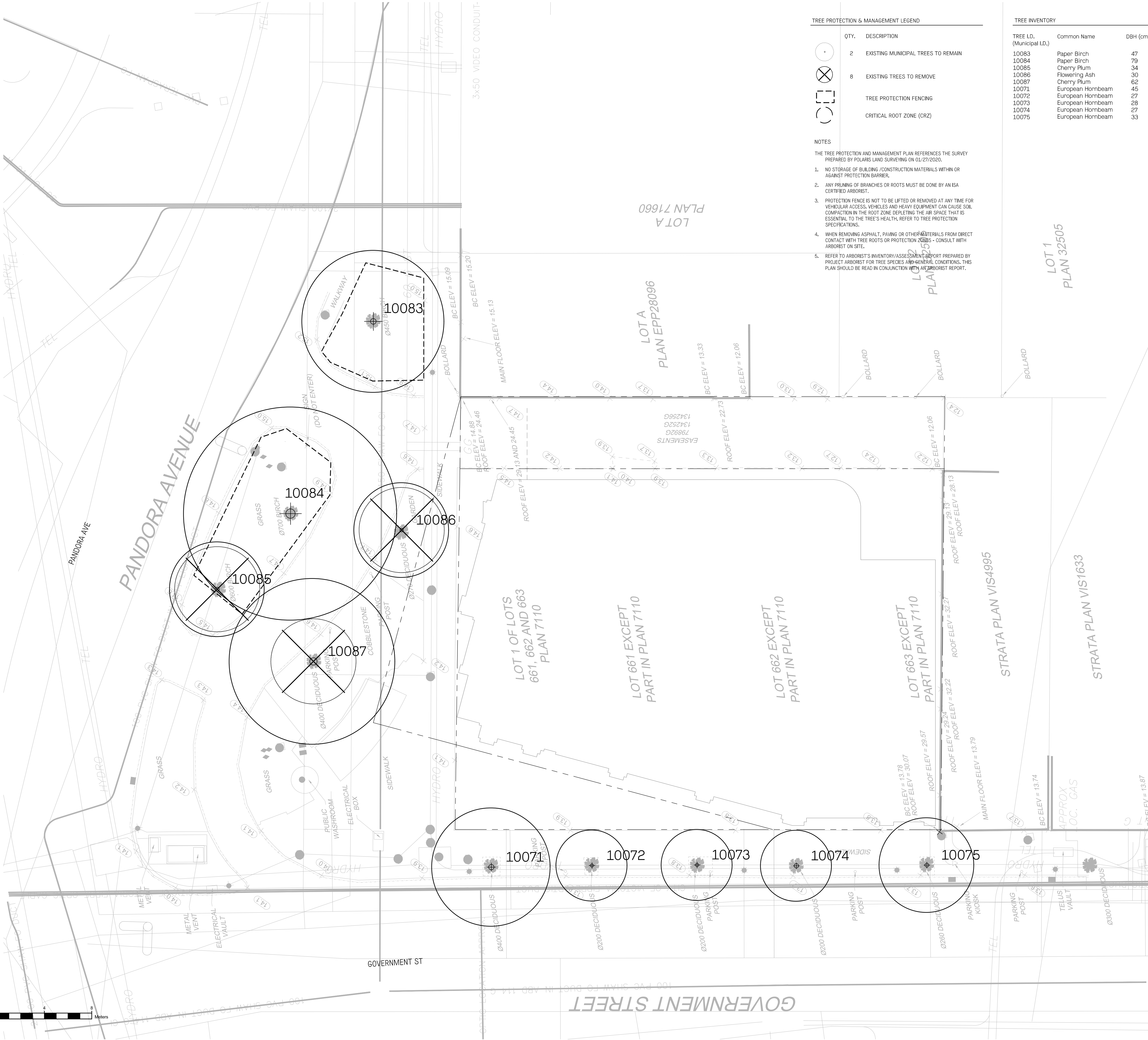
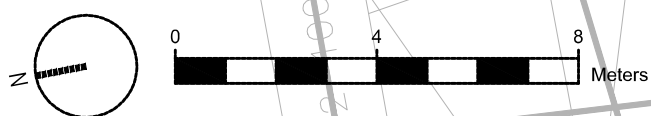
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603 Pandora Ave
Victoria, BC

Tree Survey

Date	Aug. 03/22	Drawing Number
Project No.	2215	L0.01
Scale	1:150	
Drawn/Checked	kk JF	



Tree Protection & Management Legend		
Qty.	Description	
2	Existing Municipal Trees to Remain	
8	Existing Trees to Remove	
	Tree Protection Fencing	
	Critical Root Zone (CRZ)	

NOTES

THE TREE PROTECTION AND MANAGEMENT PLAN REFERENCES THE SURVEY PREPARED BY POLARIS LAND SURVEYING ON 01/27/2020.

1. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.

2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.

3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.

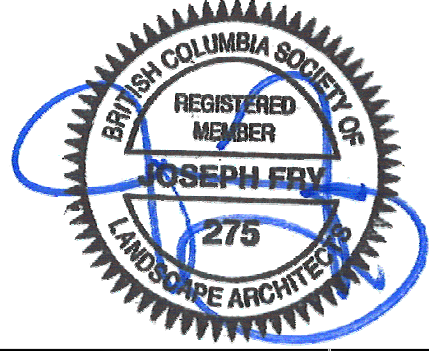
4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.

5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

TREE INVENTORY								
TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Structure	Health	Bylaw Status	Recommended Action
10083	Paper Birch	47	15	6	Good	Fair	Municipal	Protect and Retain
10084	Paper Birch	79	18	9	Good	Fair	Municipal	To Be Determined
10085	Cherry Plum	34	9	4	Fair	Fair	Municipal	Remove
10086	Flowering Ash	30	7	4	Good	Good	Municipal	Remove
10087	Cherry Plum	62	7	7	Fair	Poor	Municipal	Remove
10071	European Hornbeam	45	7	5	Good	Good	Municipal	Protect and Retain
10072	European Hornbeam	27	5	3	Good	Good	Municipal	Protect and Retain
10073	European Hornbeam	28	5	3	Good	Good	Municipal	Protect and Retain
10074	European Hornbeam	27	5	3	Good	Good	Municipal	Protect and Retain
10075	European Hornbeam	33	5	4	Good	Good	Municipal	Protect and Retain

3	Issued for Rez. / DP	Sep. 16/24
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Plaza Hotel

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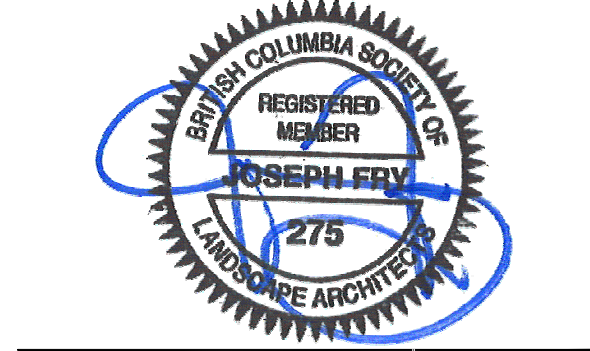
Tree Management Plan

Date	Aug. 03/22	Drawing Number
Project No.	2215	L0.02
Scale	1:150	
Drawn/Checked	kk JF	



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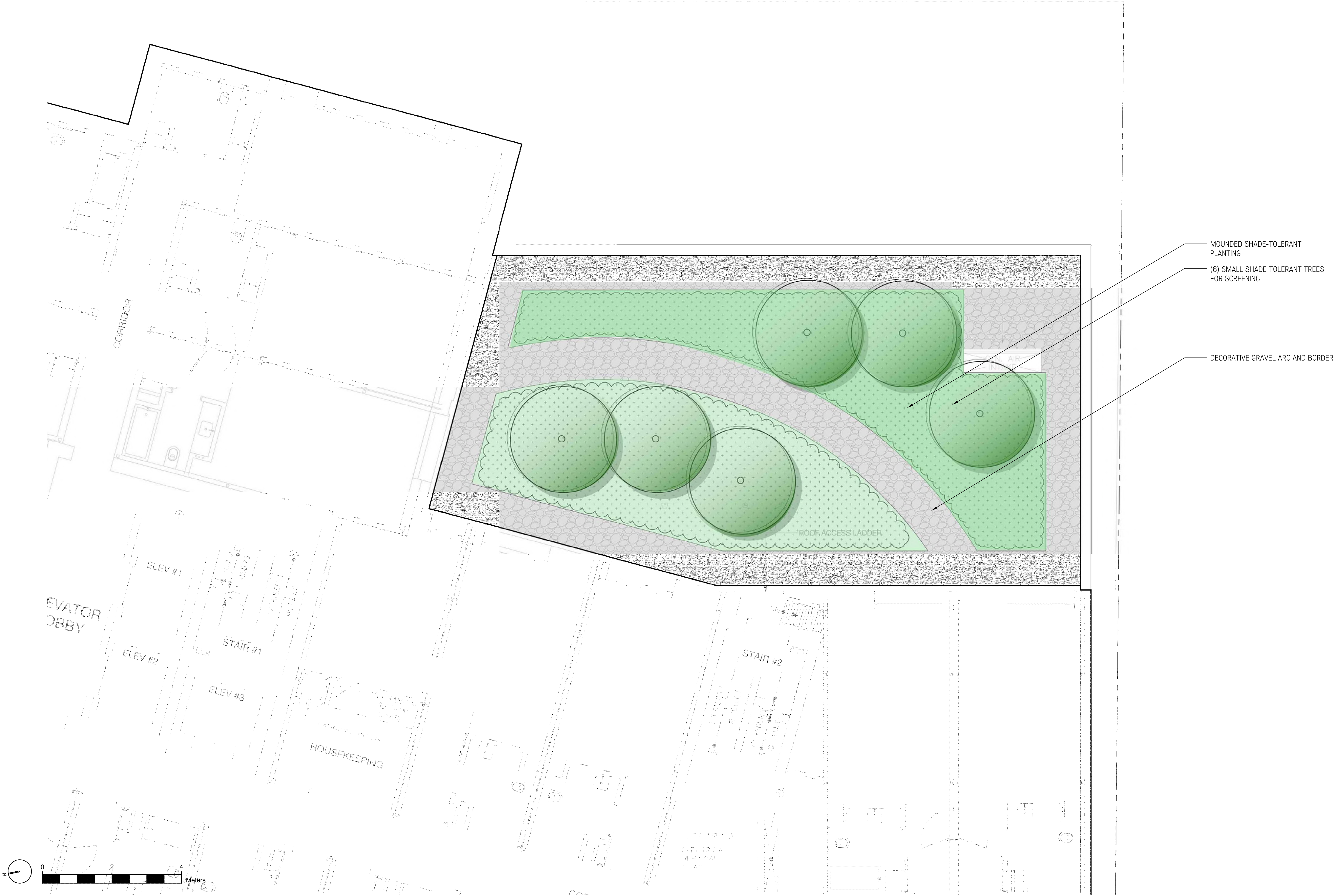
Plaza Hotel

603 Pandora Ave
Victoria, BC

Concept Plan Ground Level



Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	L1.01
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MOUNDED SHADE-TOLERANT PLANTING

(6) SMALL SHADE TOLERANT TREES FOR SCREENING

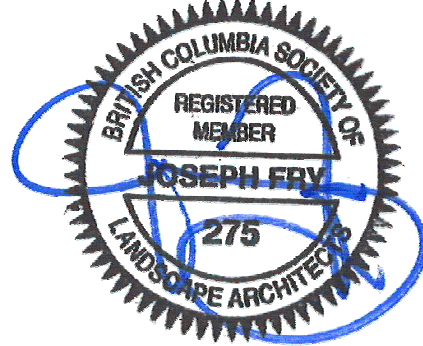
DECORATIVE GRAVEL ARC AND BORDER

HAPA COLLABORATIVE

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapa.coo.com

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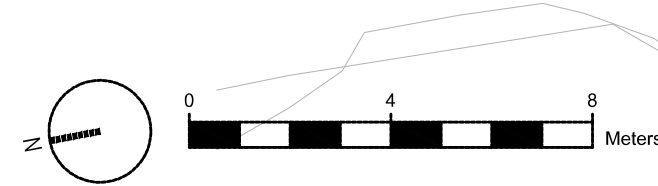
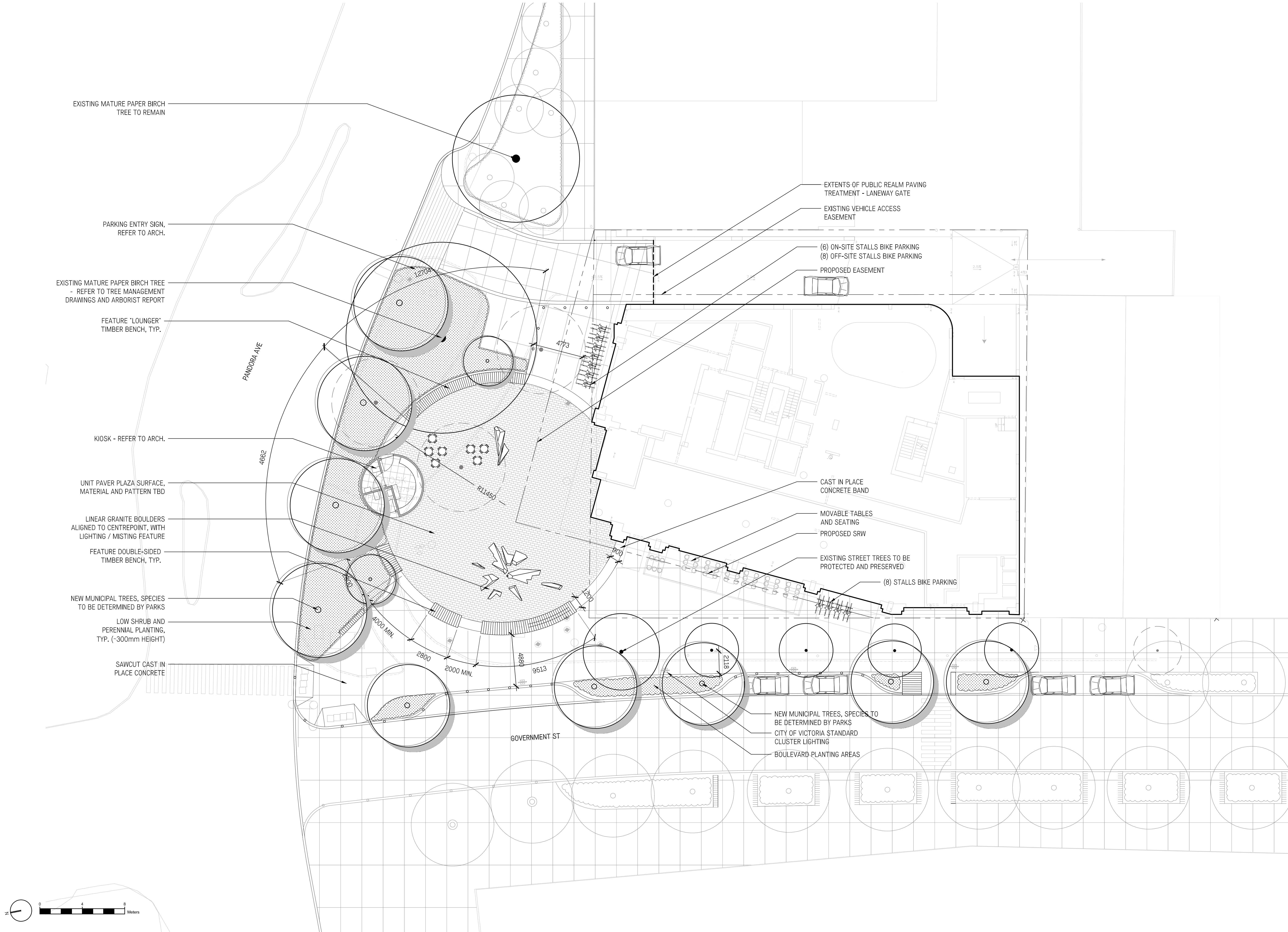
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Plaza Hotel

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Concept Plan Level 3

Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.02
Scale	1:50	
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No.	Description	Date
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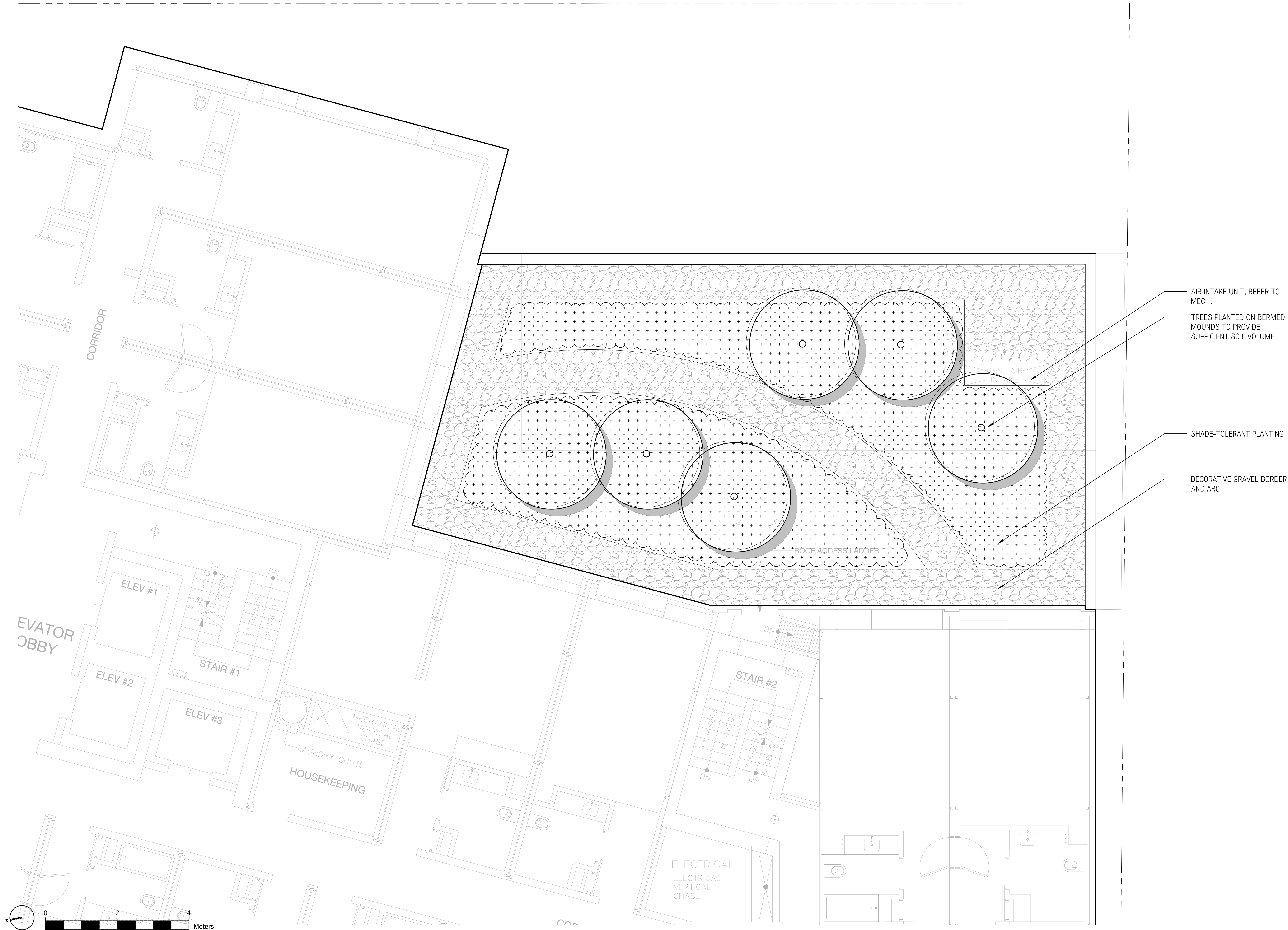
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Landscape Plan

Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.11
Scale	1:150	
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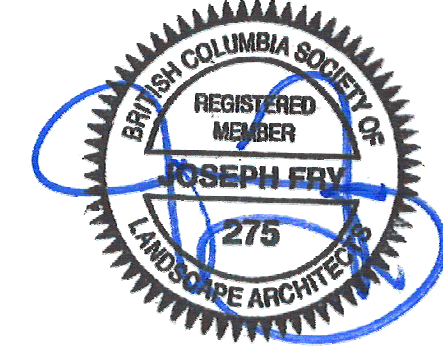
AIR INTAKE UNIT, REFER TO MECH.
TREES PLANTED ON BERMED MOUNDS TO PROVIDE SUFFICIENT SOIL VOLUME

SHADE-TOLERANT PLANTING

DECORATIVE GRAVEL BORDER AND ARC

3	Issued for Rez. / DP	Sep. 16/24
2	Issued for Rezoning	Mar. 7/24
1	Issued for CALUC	Jan. 29/24

No.	Description	Date
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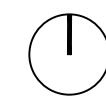


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Plaza Hotel

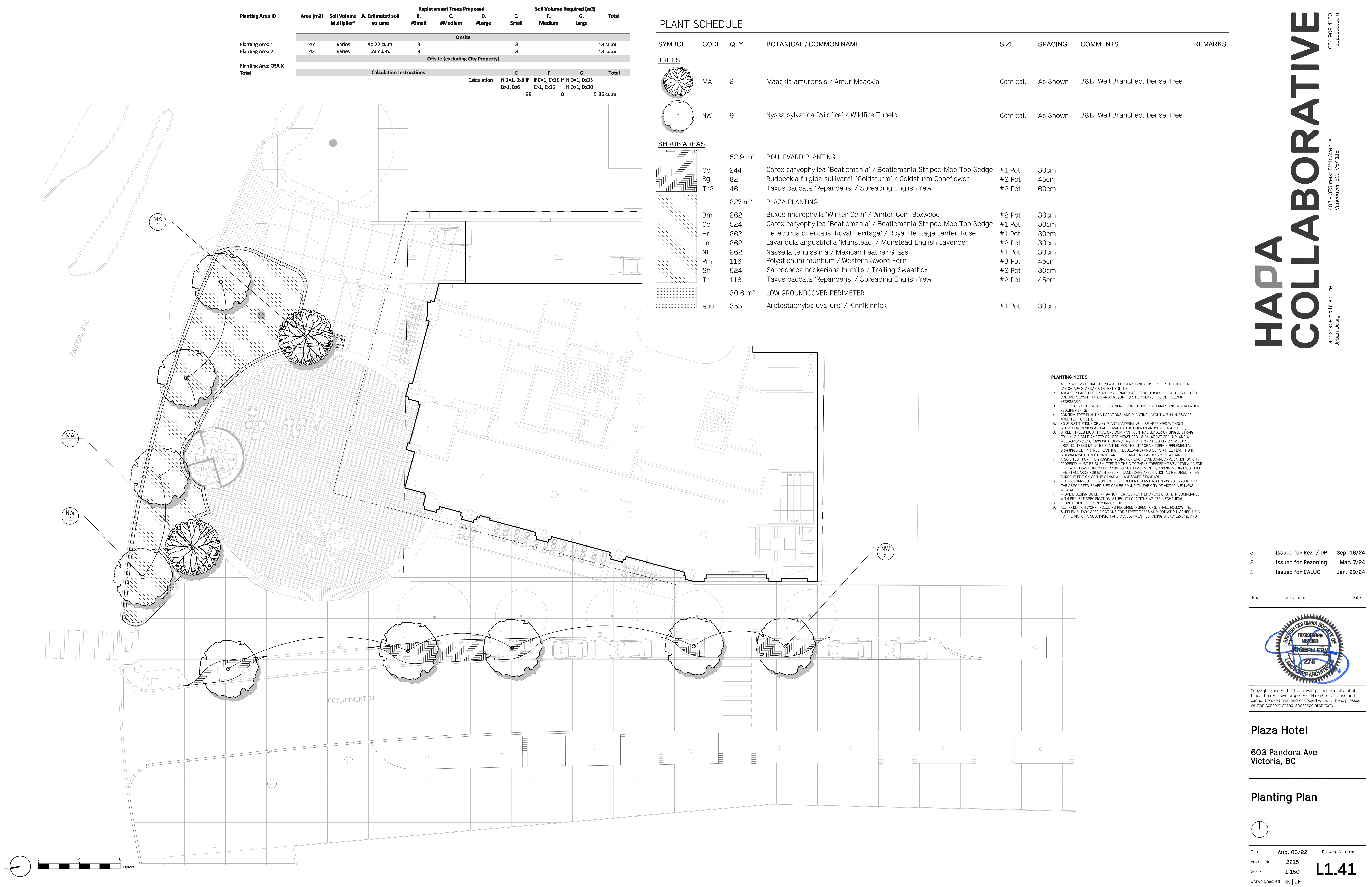
603 Pandora Ave
Victoria, BC

Landscape Plan



Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:50	
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L1.11



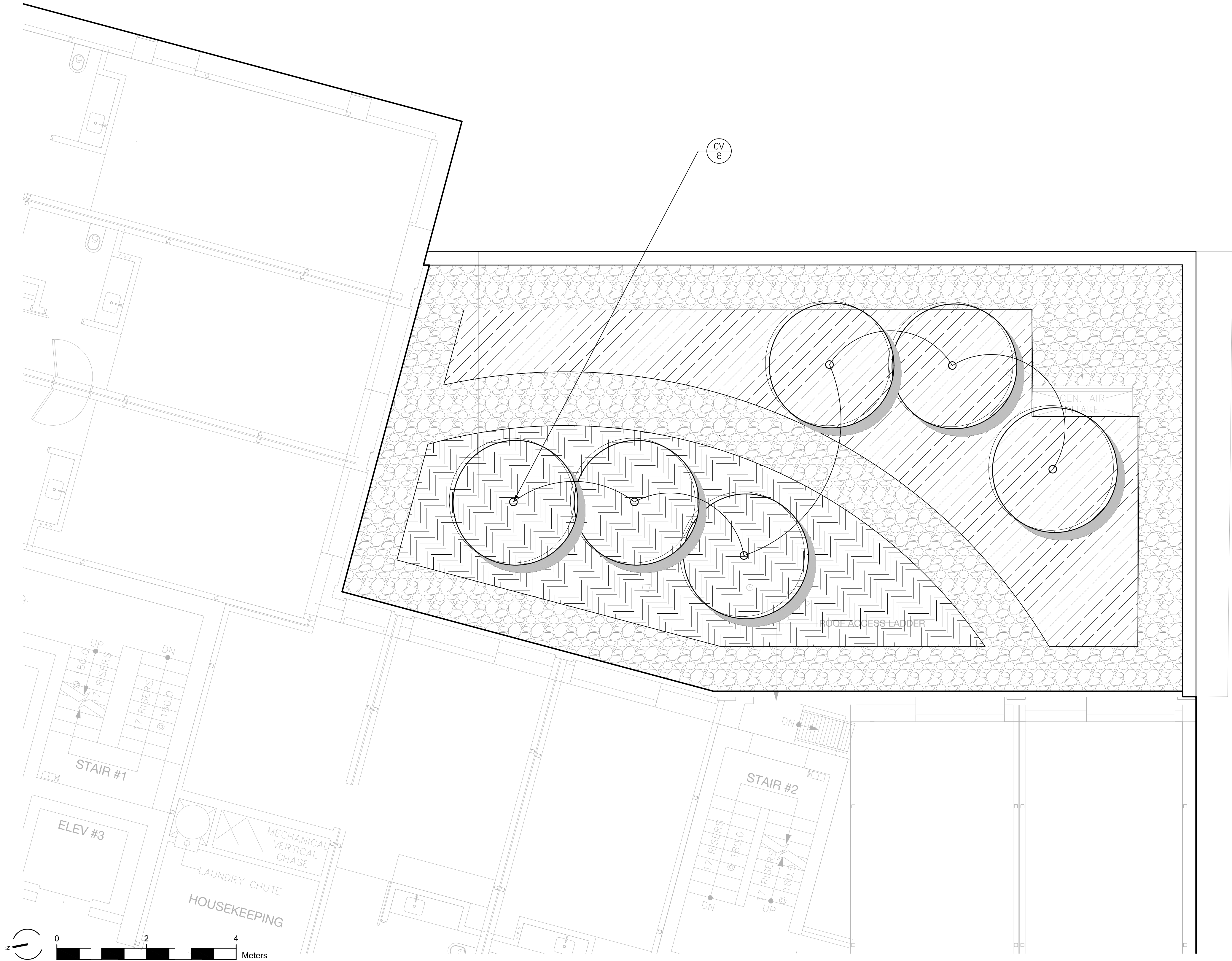
3 Issued for Rez. / DP Sep. 16/24
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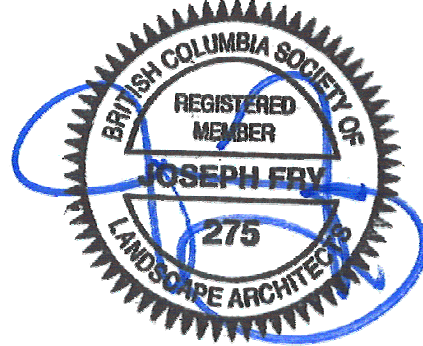


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
TREES							
	CV	6	Cornus x 'KN30-8' / Venus® Dogwood	6cm cal.	As Shown	B&B, Well Branched, Dense Tree	
SHRUB AREAS							
ROOFTOP PLANTING 1							
	Cp	244	Carex pensylvanica / Pennsylvania Sedge	#2 Pot			
	Gs	65	Gaultheria shallon / Salal	#2 Pot			
	St	24	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	#2 Pot			
ROOFTOP PLANTING 2							
	Hr	55	Helleborus orientalis 'Royal Heritage' / Royal Heritage Lenten Rose	#1 Pot	30cm		
	Md	109	Maianthemum dilatatum / False Lily-of-the-Valley	#2 Pot			
	Pm	73	Polystichum munitum / Western Sword Fern	#3 Pot	45cm		
	Sh	164	Sarcococca hookeriana humilis / Trailing Sweetbox	#2 Pot	30cm		
	Tr	24	Taxus baccata 'Repandens' / Spreading English Yew	#2 Pot	45cm		

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Plaza Hotel

603 Pandora Ave
Victoria, BC

Landscape Plan



Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:50	
Drawn/Checked	kk JF	

L1.11



1
L2.01 View from Pandora and Government



2
L2.01 View North Along Building Face



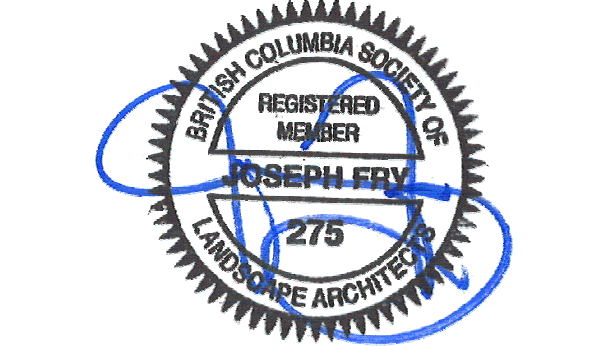
3
L2.01 View into Plaza from Pandora and Government



4
L2.01 View of Plaza from Hotel Lobby

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2	Issued for Rezoning	Mar. 7/24
1	Issued for CALUC	Jan. 29/24

No.	Description	Date
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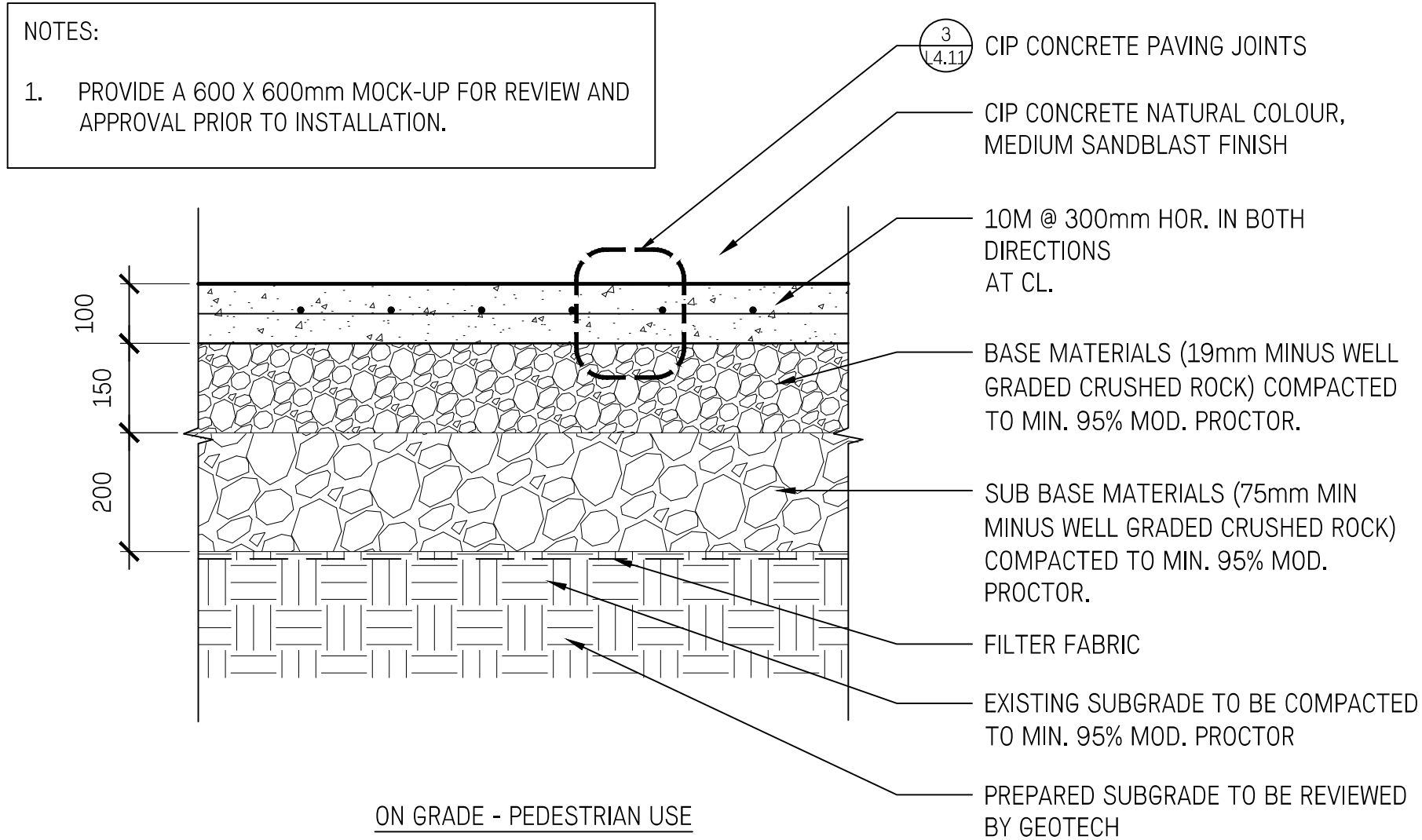
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Plaza Hotel

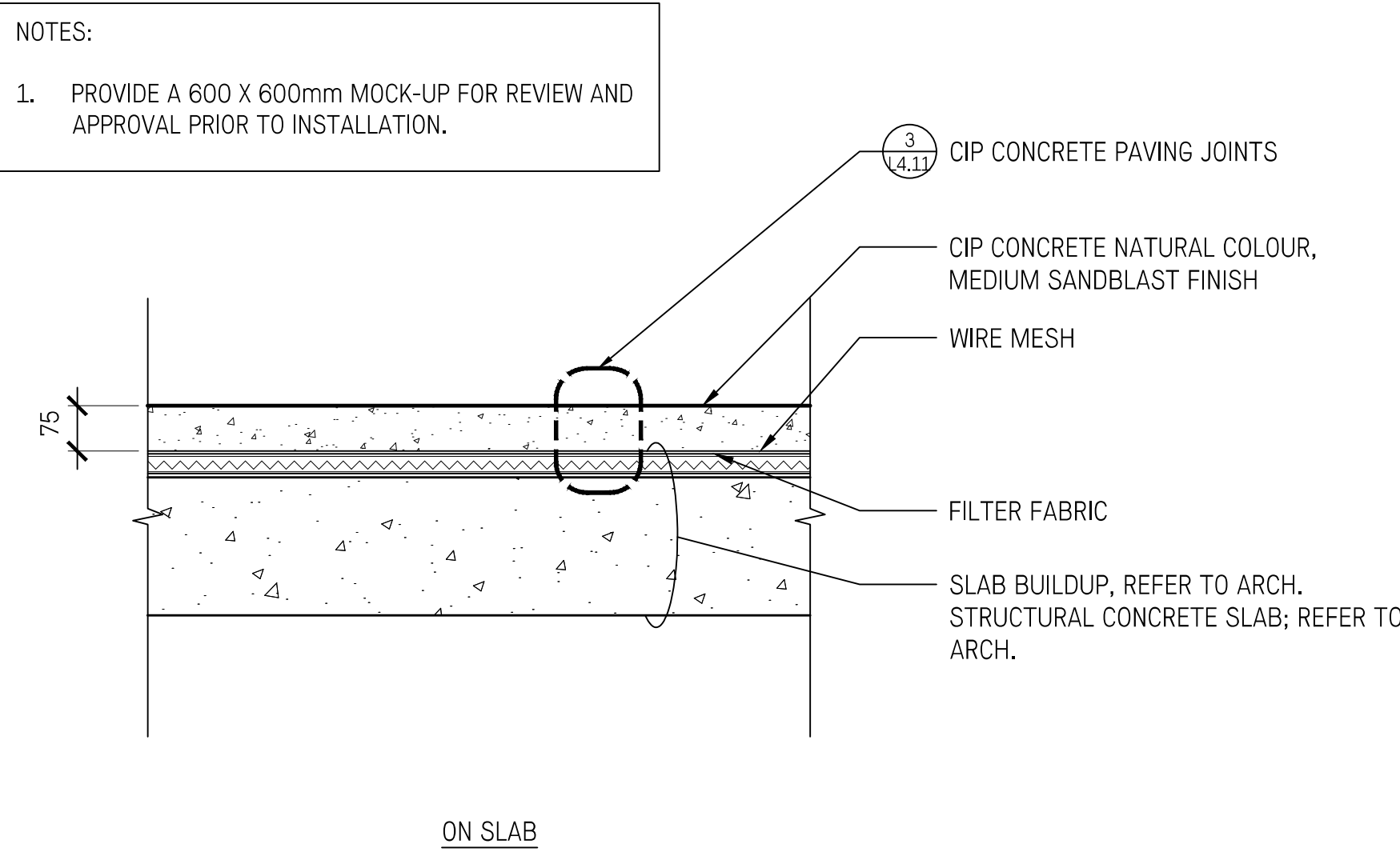
603 Pandora Ave
Victoria, BC

Site Perspectives

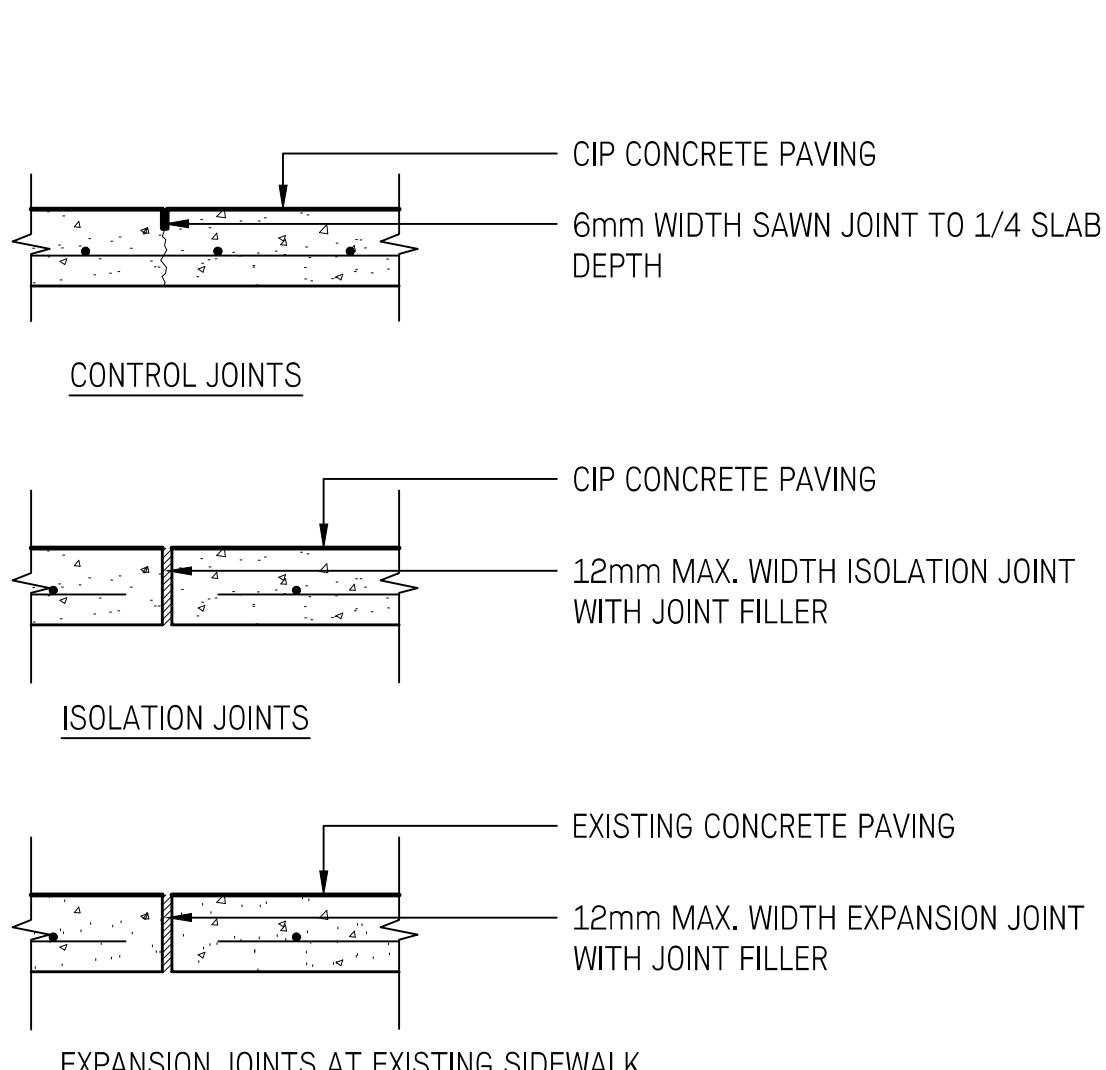
Date	Aug. 03/22	Drawing Number
Project No.	2215	L2.01
Scale	1:100	
Drawn/Checked	kk JF	



1
L4.11 PAVING TYPE A - CIP CONCRETE ON GRADE
1:10

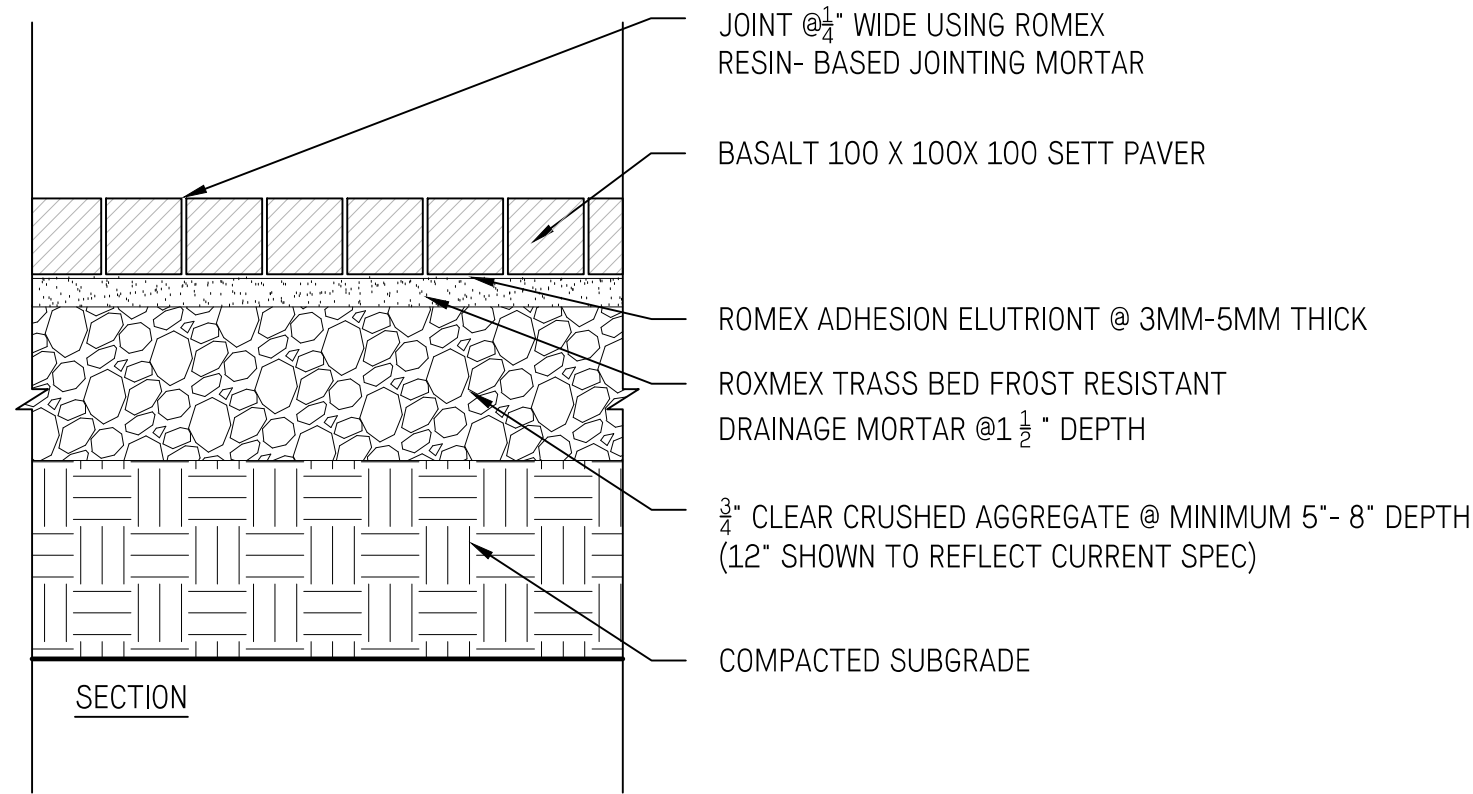


2
L4.11 PAVING TYPE B - CIP CONCRETE ON SLAB
1:10



- NOTES:
1. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
 2. CUT JOINTS BEFORE RANDOM CRACKING OCCURS;
 3. C-2 SAWCUT CONTROL JOINTS WITHIN 18 HOURS OF FINISHING SLABS REFER TO LAYOUT PLAN.
 4. PROVIDE ISOLATION JOINTS: AS SHOWN ON PLAN; BETWEEN POURS; AT CHANGE IN MATERIALS; AT EDGES ABUTTING STRUCTURES AND OTHER FIXED ELEMENTS; AT MAX. 6.0m O.C.
 5. ENSURE CLEAN CUT EDGE OF EXISTING PAVING ALONG PROPERTY LINE.

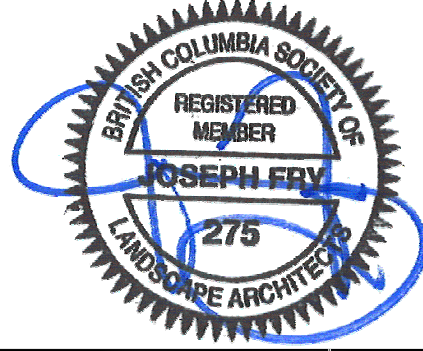
3
L4.11 CIP CONCRETE PAVING JOINTS
1:10



4
L4.11 PERMEABLE STONE PAVER
1:10

3	Issued for Rez. / DP	Sep. 16/24
2	Issued for Rezoning	Mar. 7/24
1	Issued for CALUC	Jan. 29/24

No.	Description	Date
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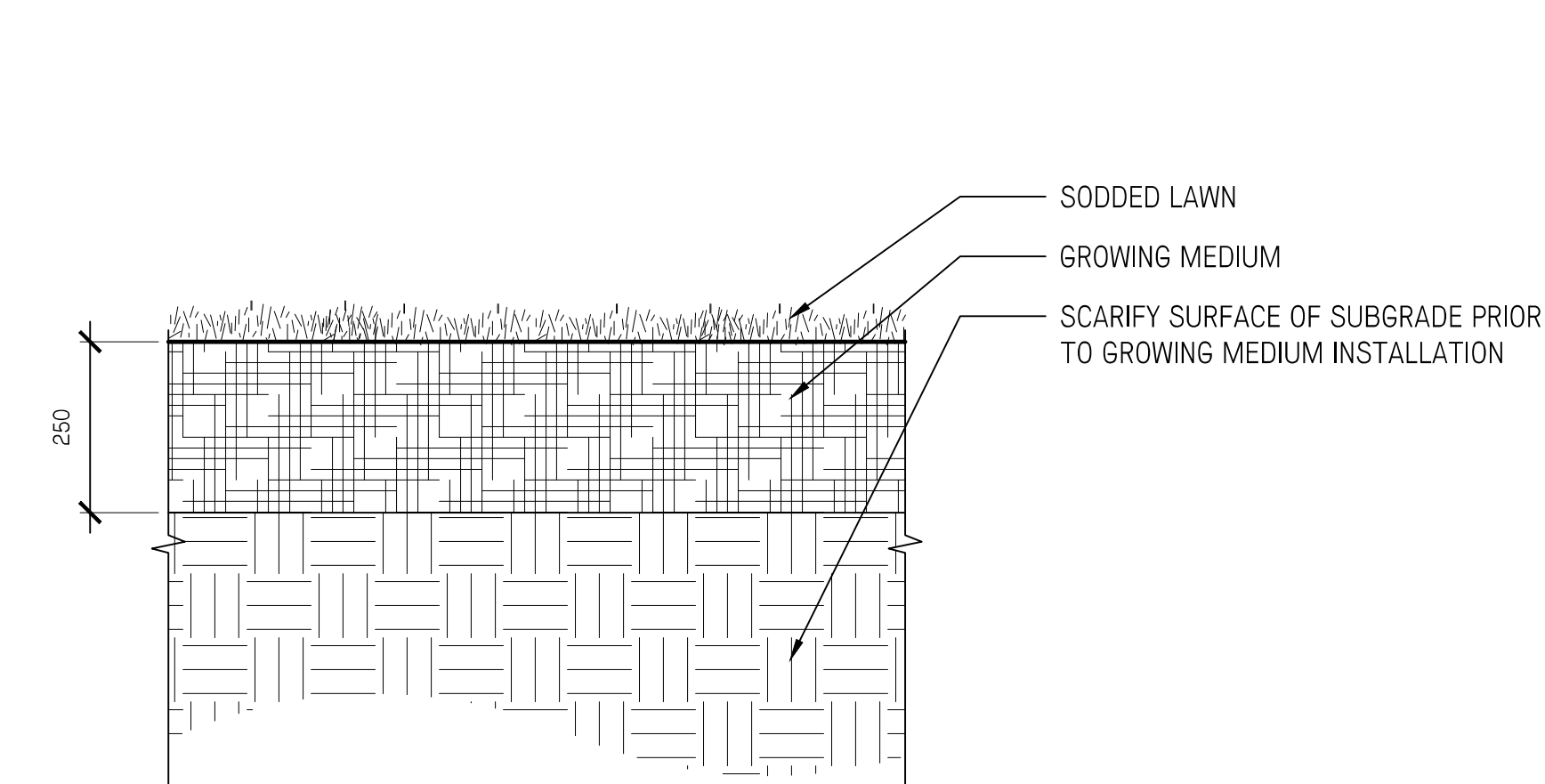
Plaza Hotel

603 Pandora Ave
Victoria, BC

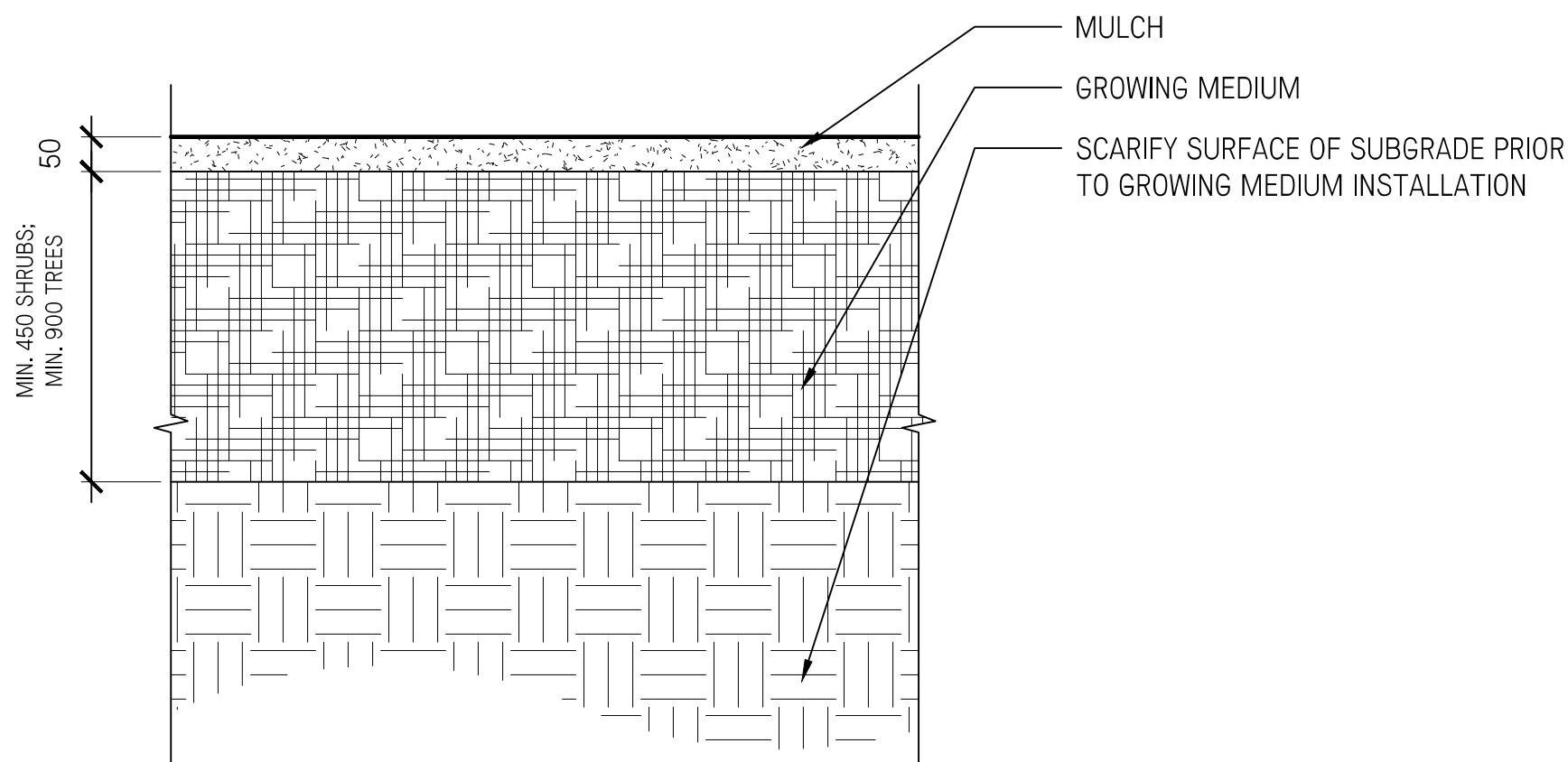
Landscape Details Paving

Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	
Drawn/Checked	kk JF	

L4.11

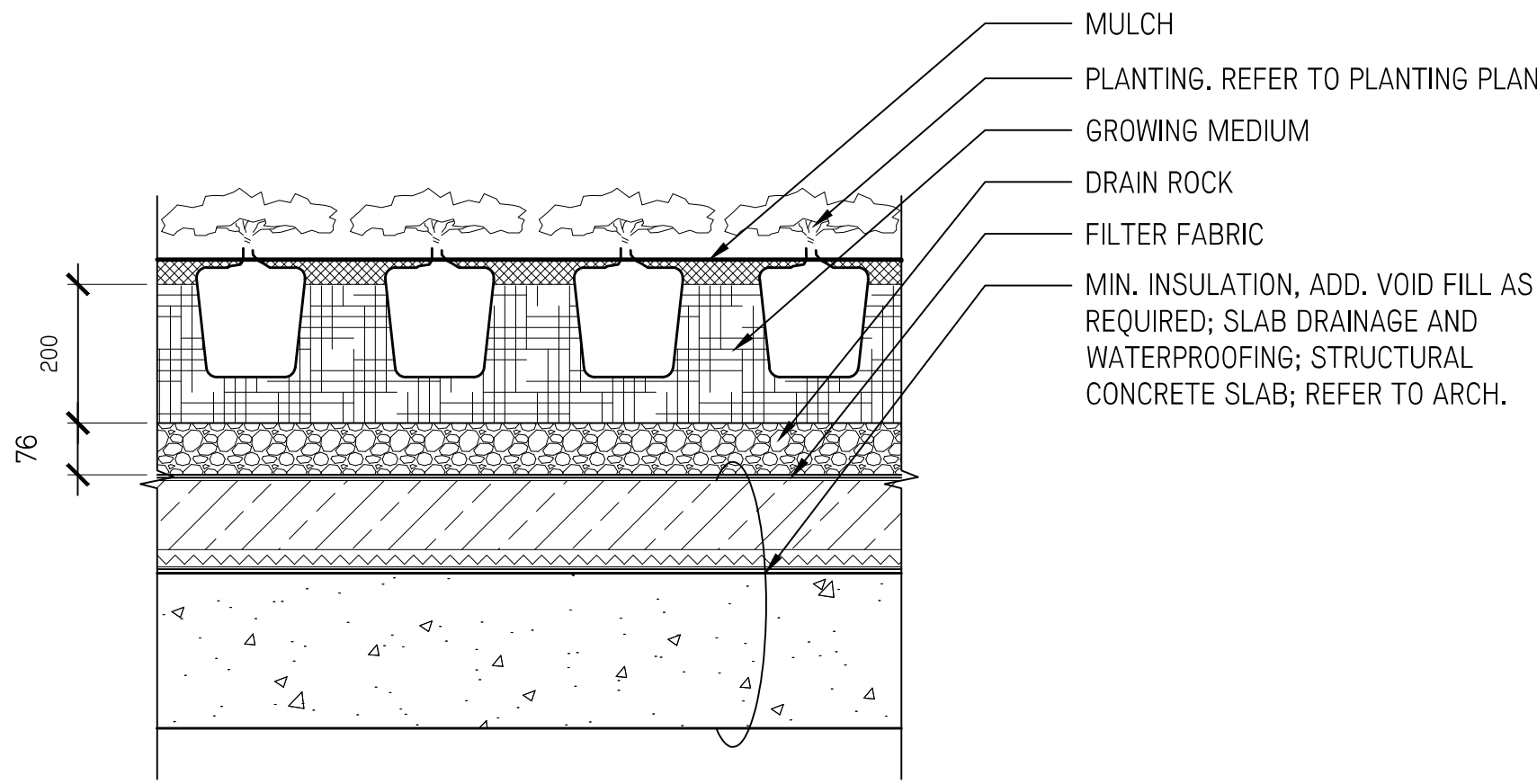


LAWN PLANTING

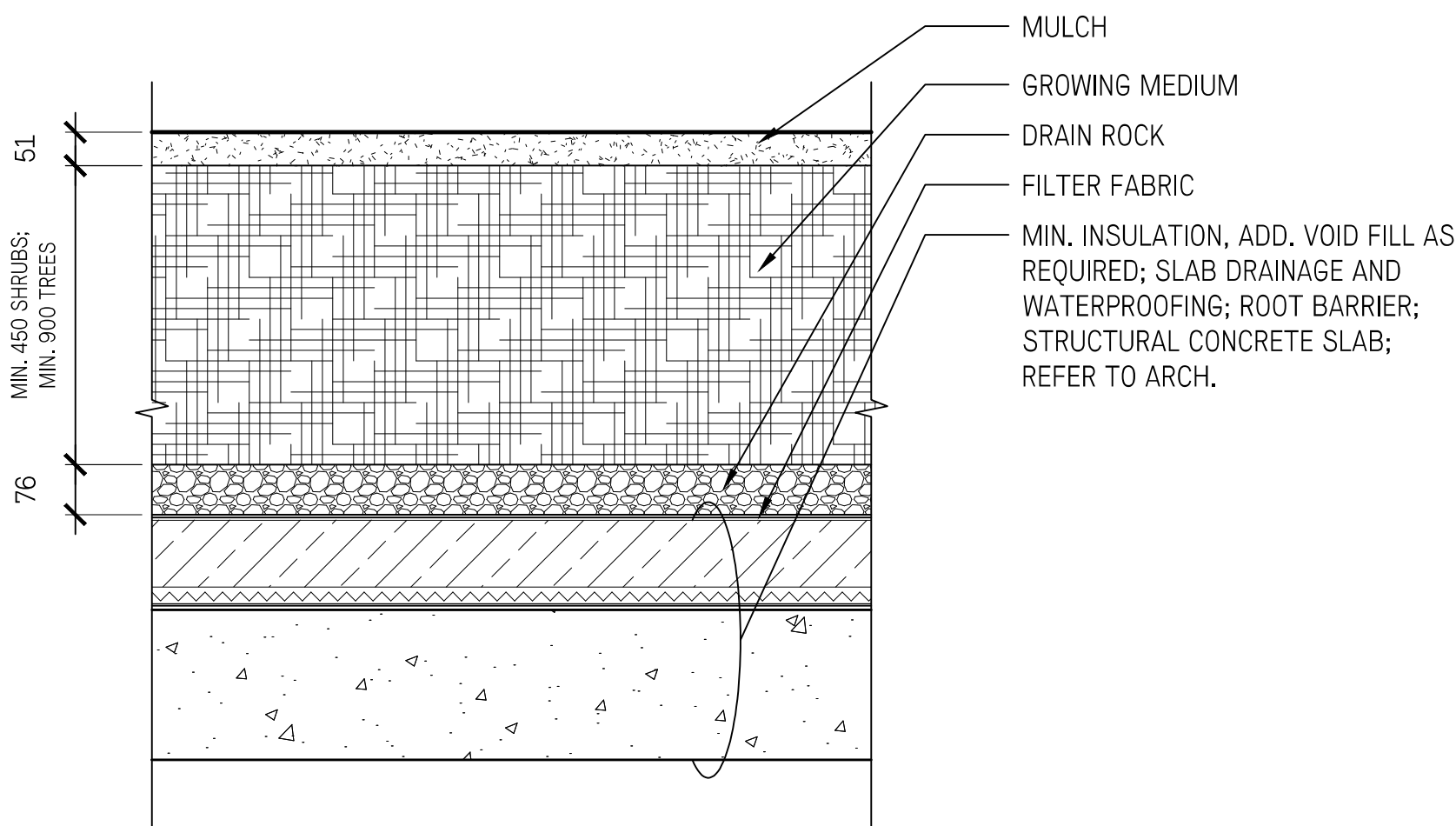


SHRUB/TREE PLANTING

1 SOIL PROFILES ON GRADE
L4.41 1:10

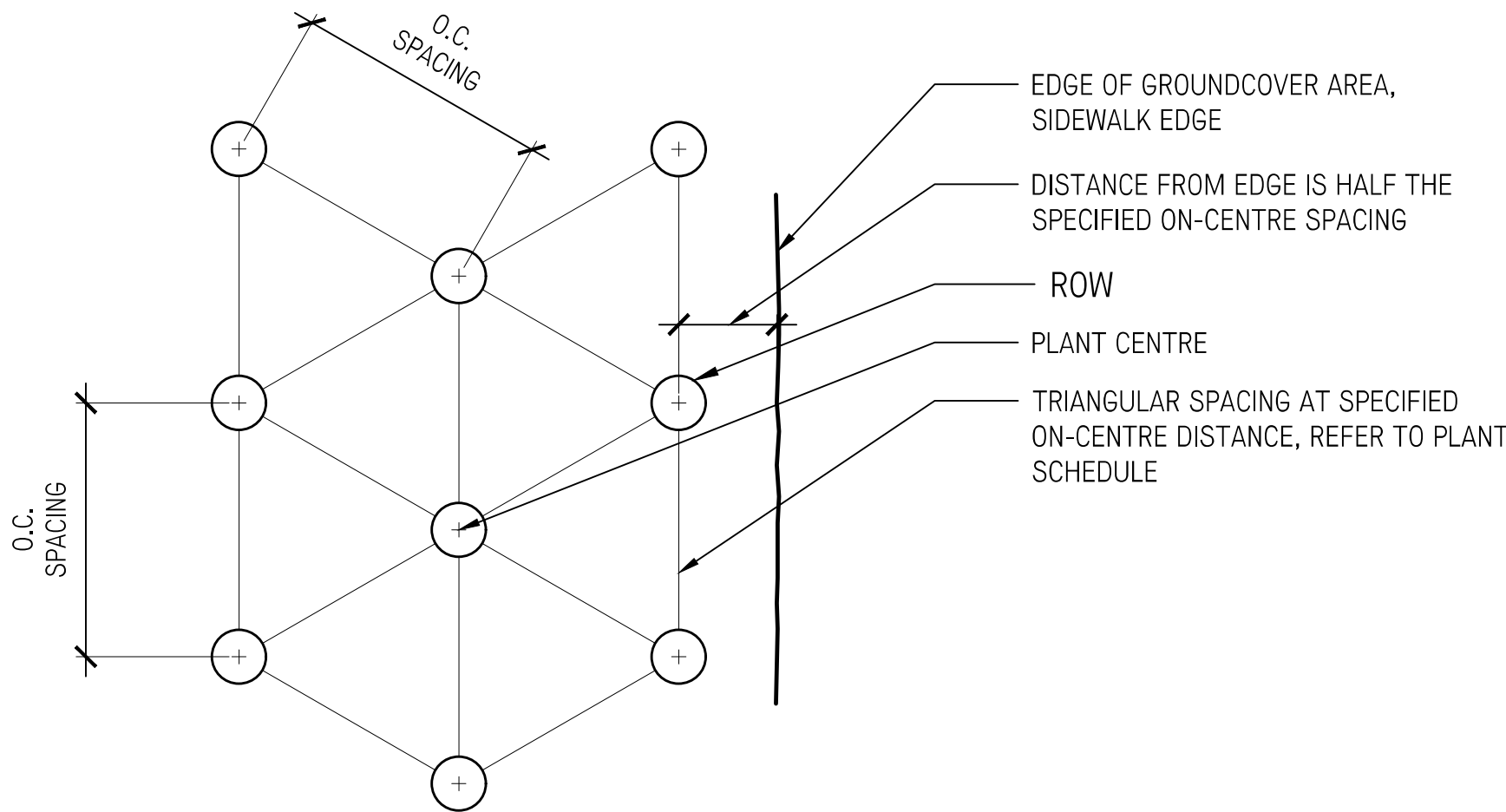


SHURB PLANTING

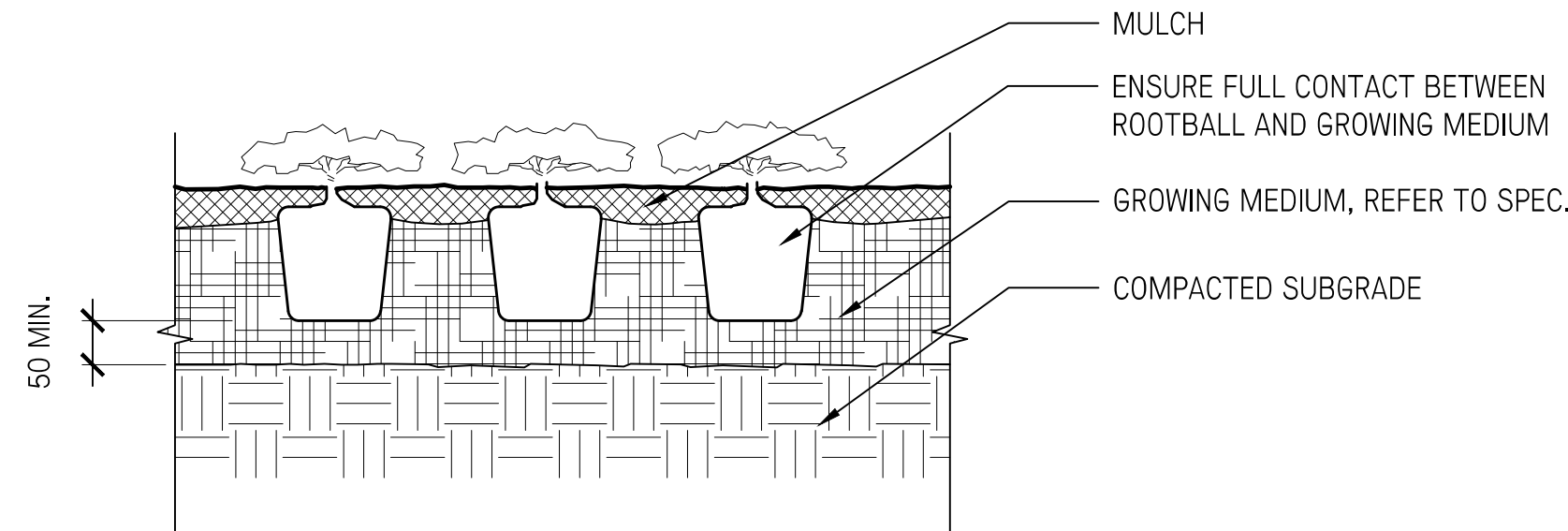


SHRUB/TREE PLANTING

2 SOIL PROFILES ON SLAB
L4.41 1:10

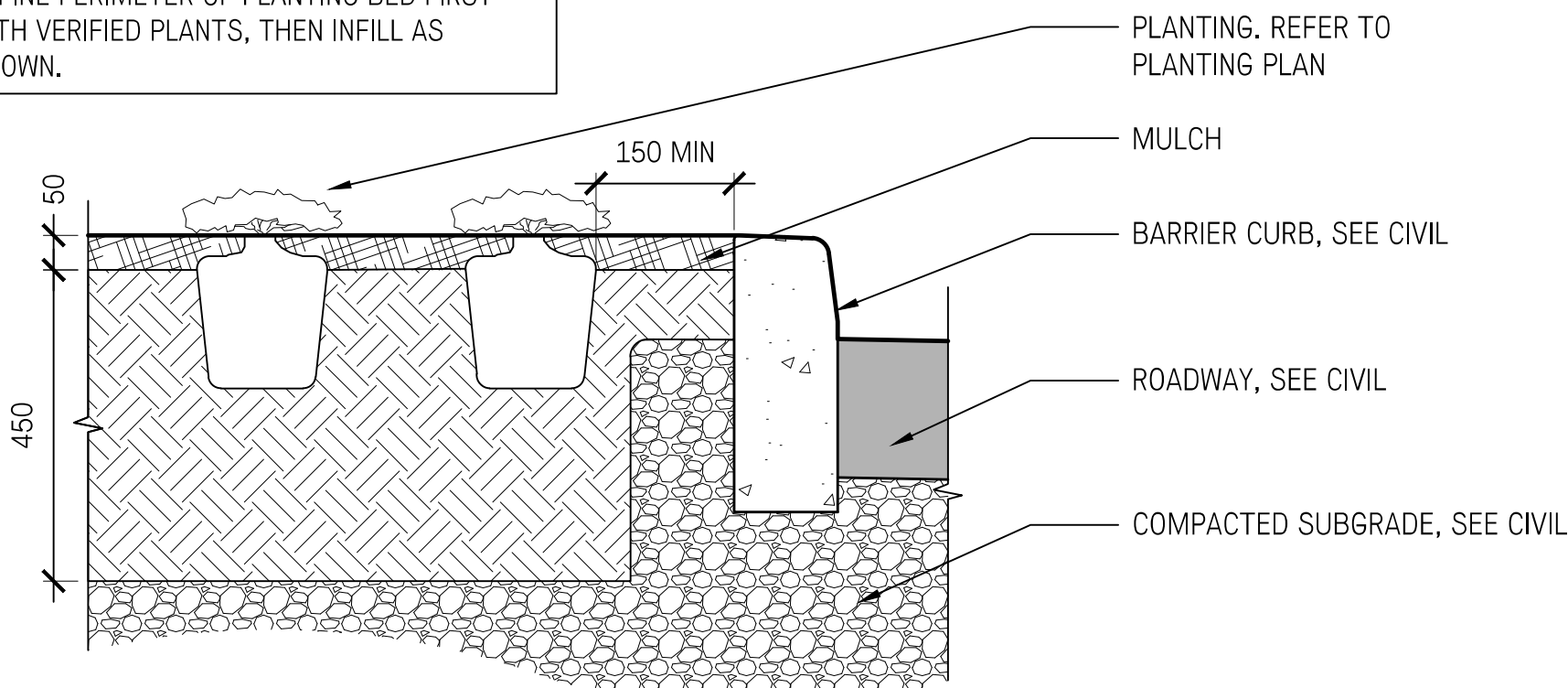


SPACING PLAN



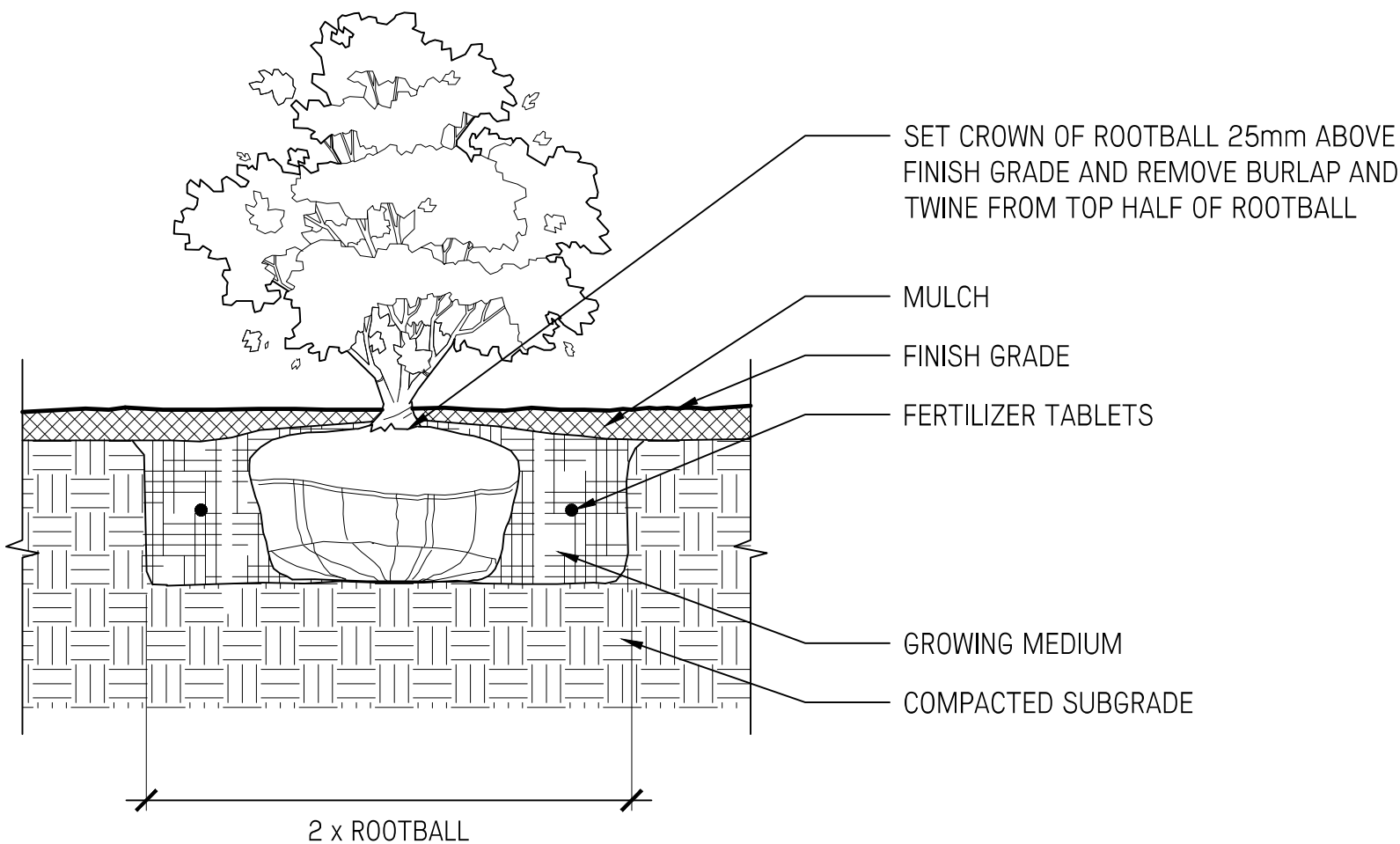
3 GROUND COVER PLANTING
L4.41 1:10

- NOTES:
1. PROVIDE A MINIMUM 150 mm GAP BETWEEN PLANTING AND EDGE OF CURB;
 2. DEFINE PERIMETER OF PLANTING BED FIRST WITH VERIFIED PLANTS, THEN INFILL AS SHOWN.



GROUNDCOVER/SHRUB PLANTING SECTION
NEXT TO CURB

4 SHRUB PLANTING NEXT TO CURB
L4.41 1:10



5 SHRUB PLANTING
L4.41 1:10

HAPA COLLABORATIVE

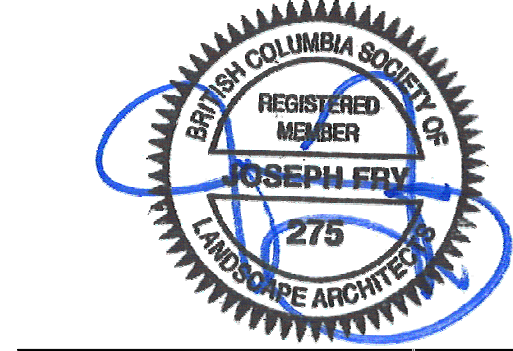
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Landscape Architecture
Urban Design

3	Issued for Rez. / DP	Sep. 16/24
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No.	Description	Date
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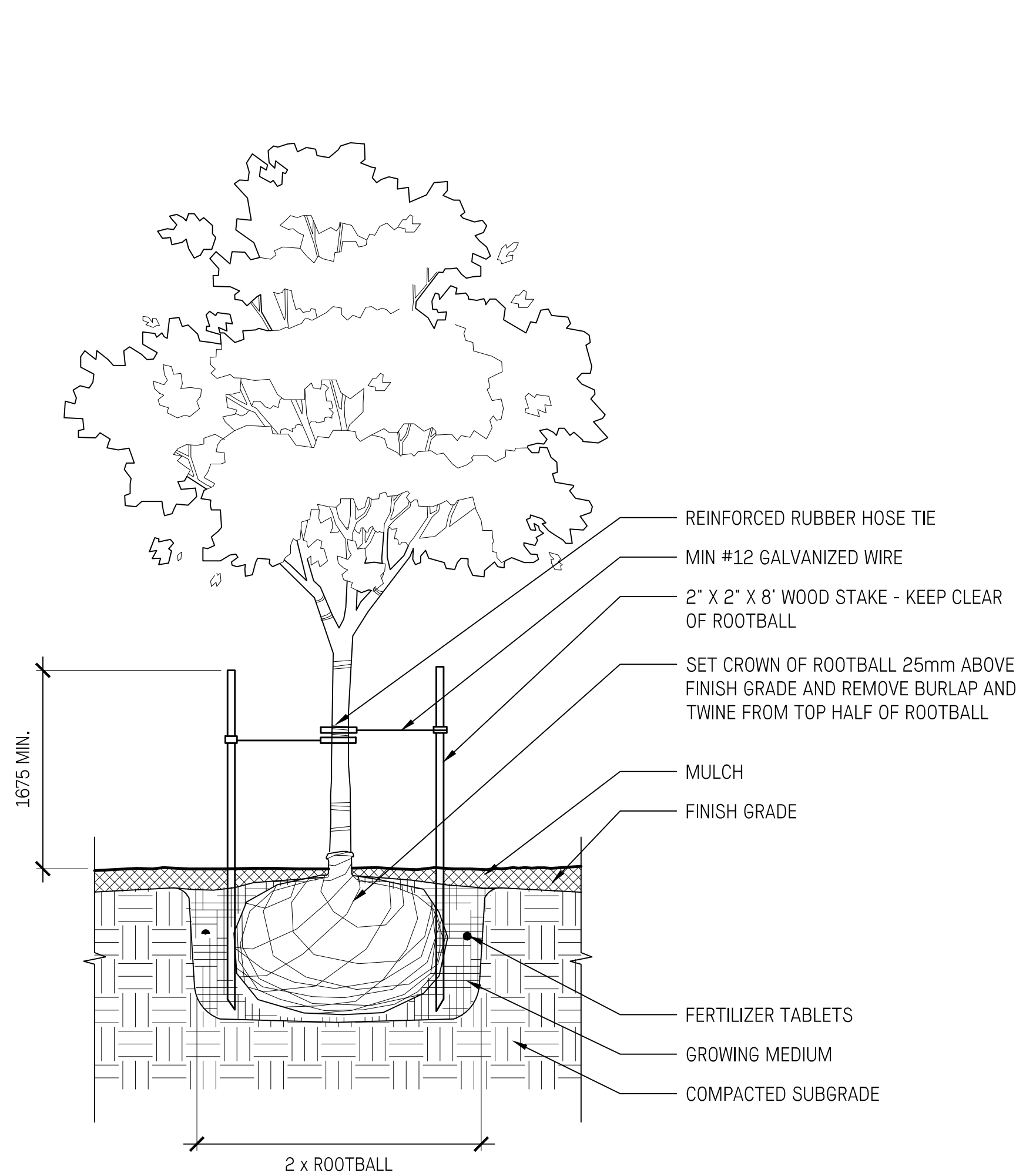
Plaza Hotel

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Victoria, BC

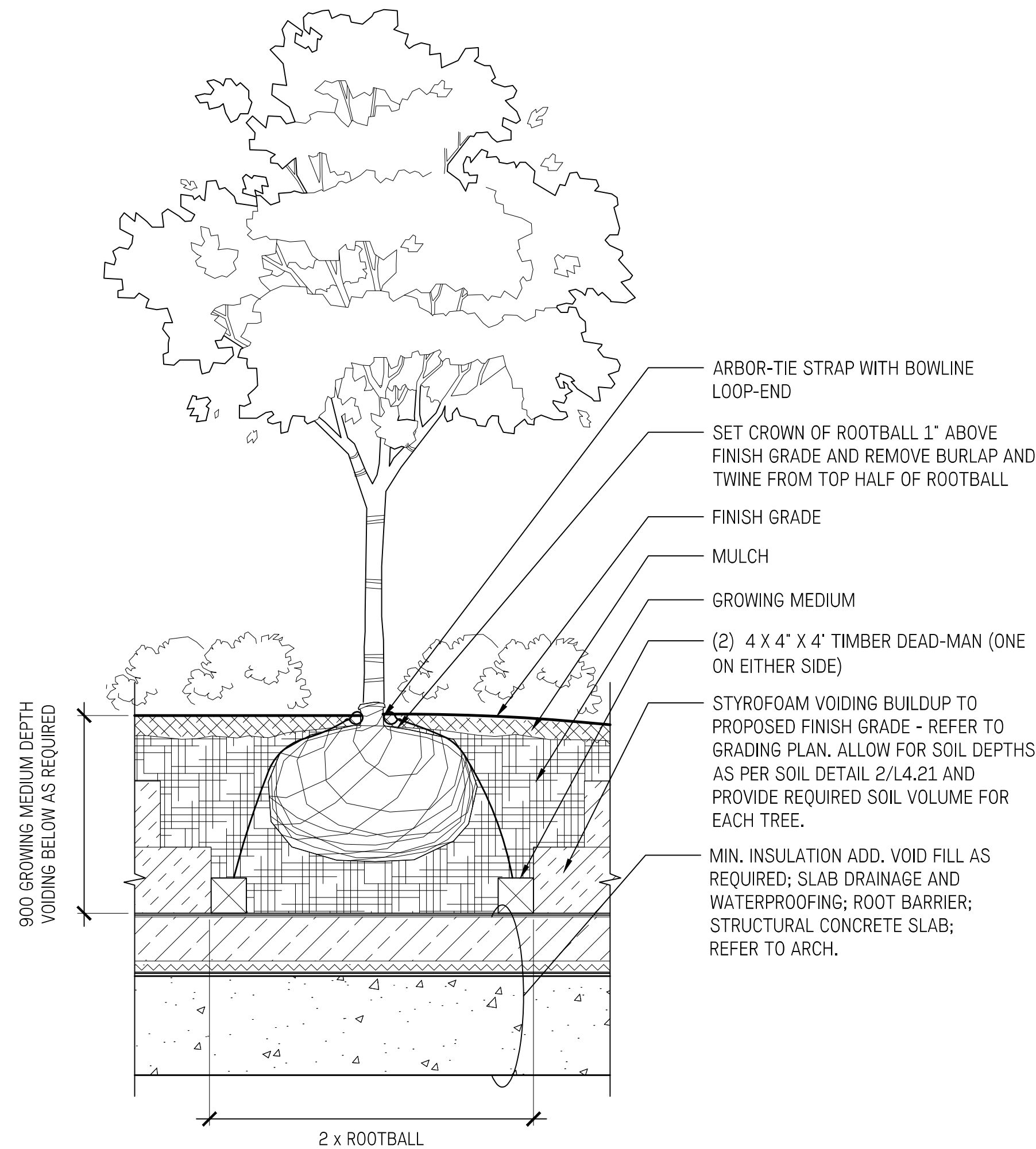
Landscape Details Planting

Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	
Drawn/Checked	kk JF	

L4.41

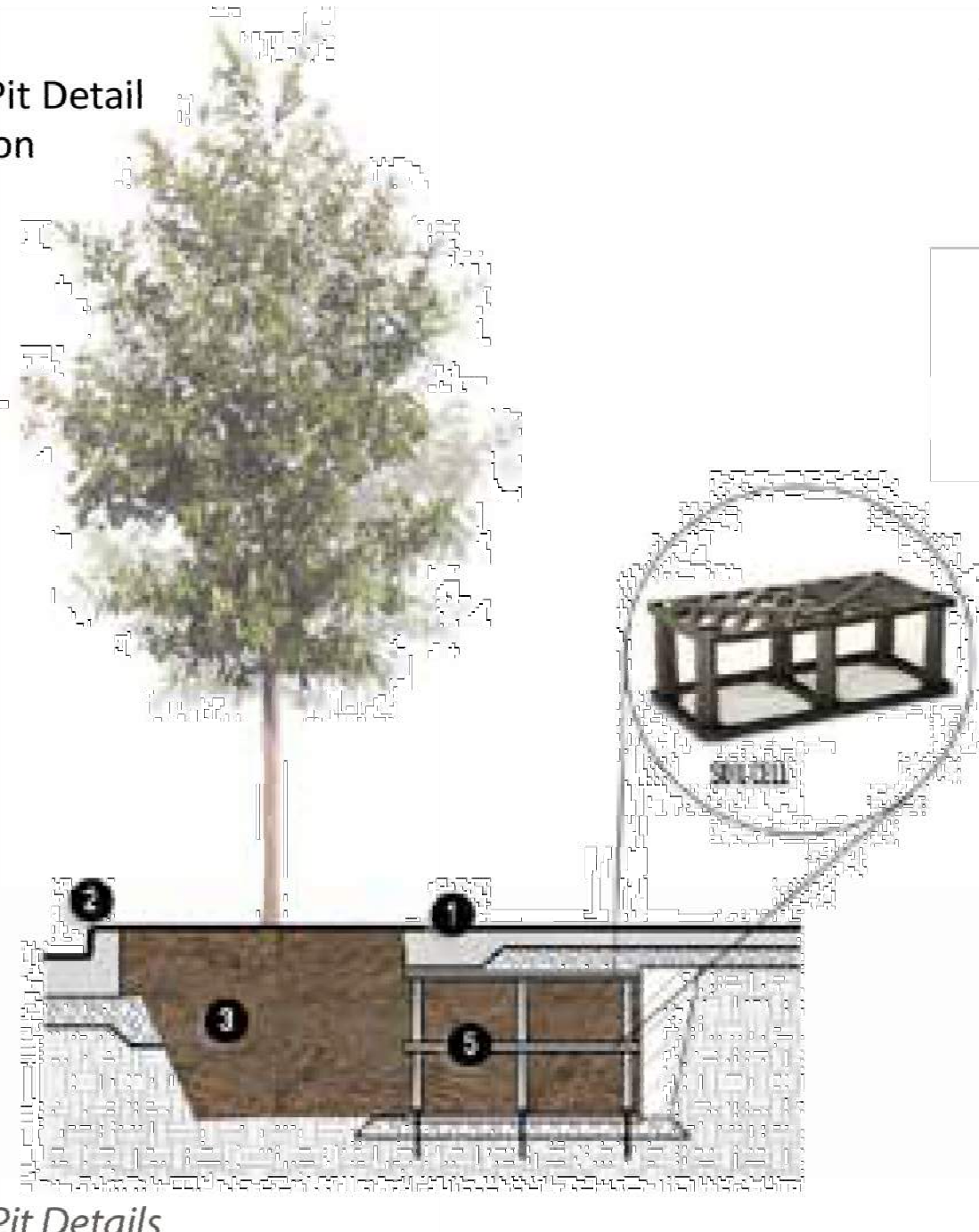


1
L4.22 TREE PLANTING
1:10



2
L4.42 TREE PLANTING - ON SLAB
1:10

Typical Tree Pit Detail
Soil Cell Option



Typical Tree Pit Detail
Structural Soil Option



- 1 Concrete Sidewalk
- 2 Curb and Gutter
- 3 Growing Medium
- 4 Structural Growing Medium
- 5 Structural Soil Cell

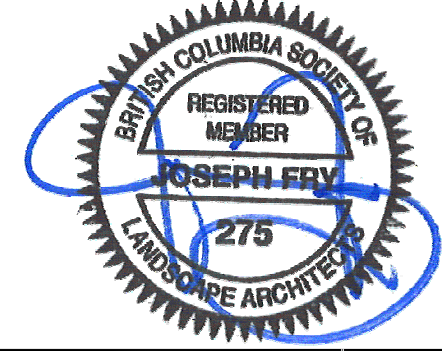
Note: refer to the Urban Forest
Master Plan for details

Fig. 12 Tree Pit Details

2
L4.22 CITY OF VICTORIA TREE PIT DETAILS
1:10

3	Issued for Rez. / DP	Sep. 16/24
2	Issued for Rezoning	Mar. 7/24
1	Issued for CALUC	Jan. 29/24

No.	Description	Date
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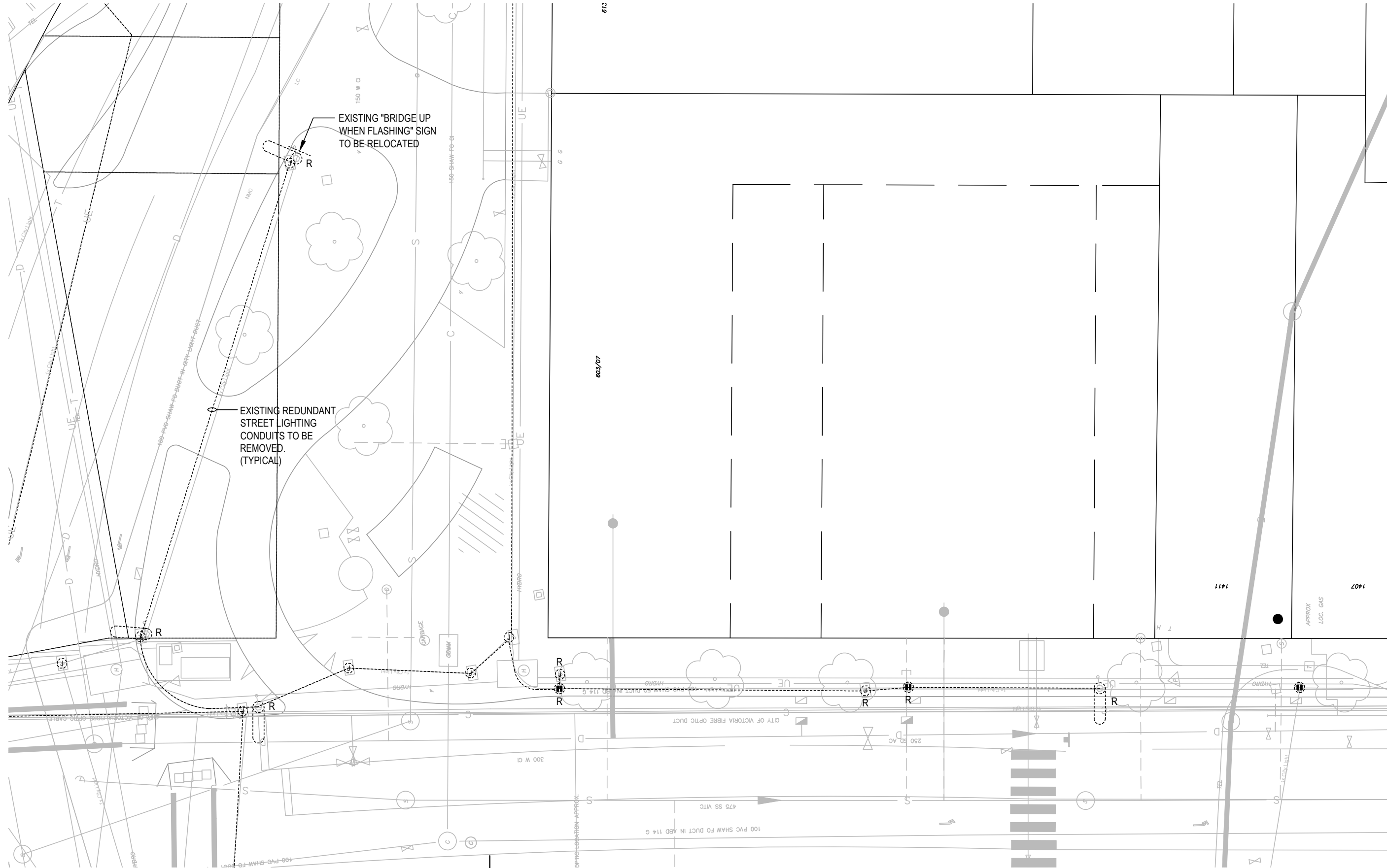
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Plaza Hotel

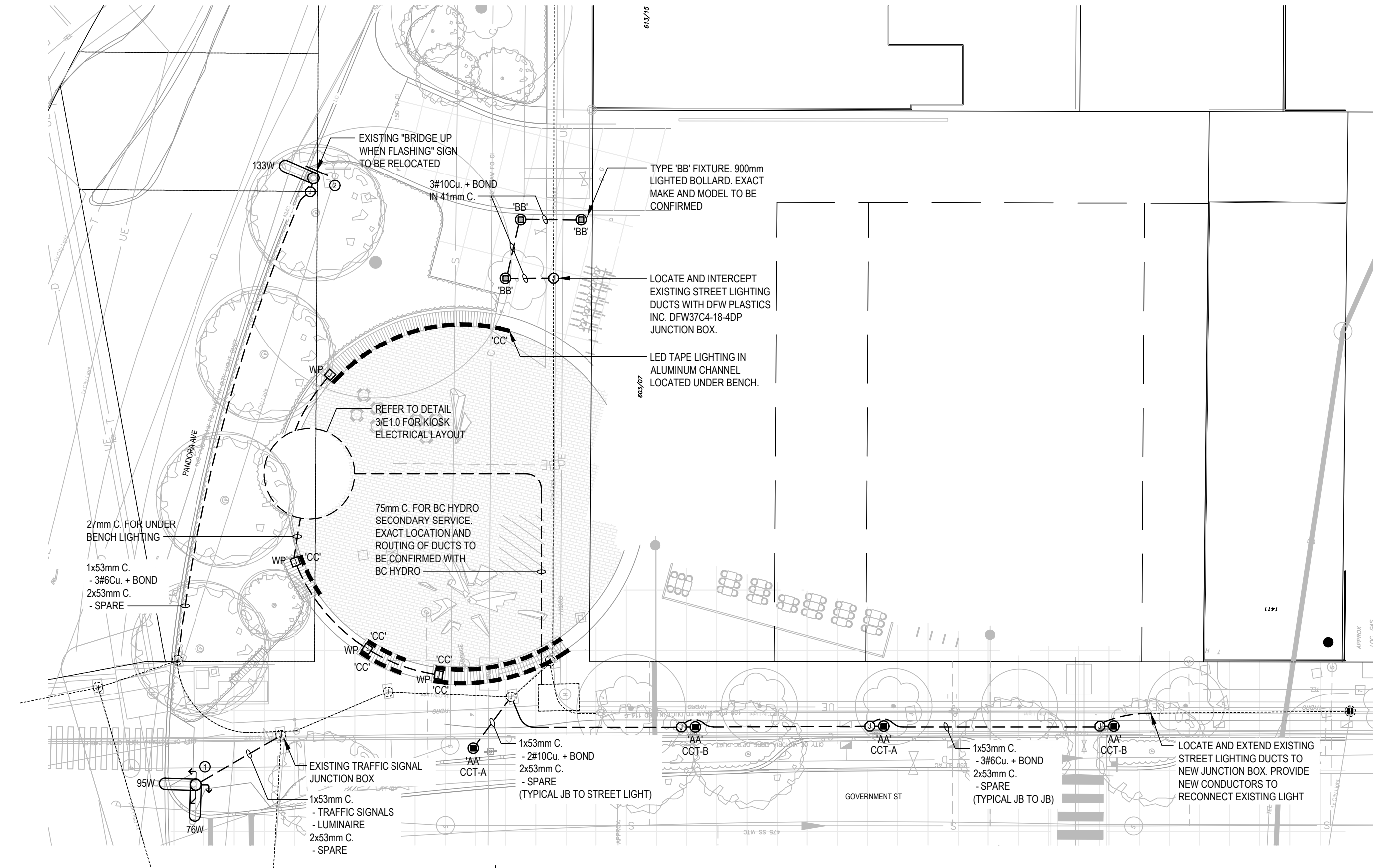
603 Pandora Ave
Victoria, BC

Landscape Details Planting

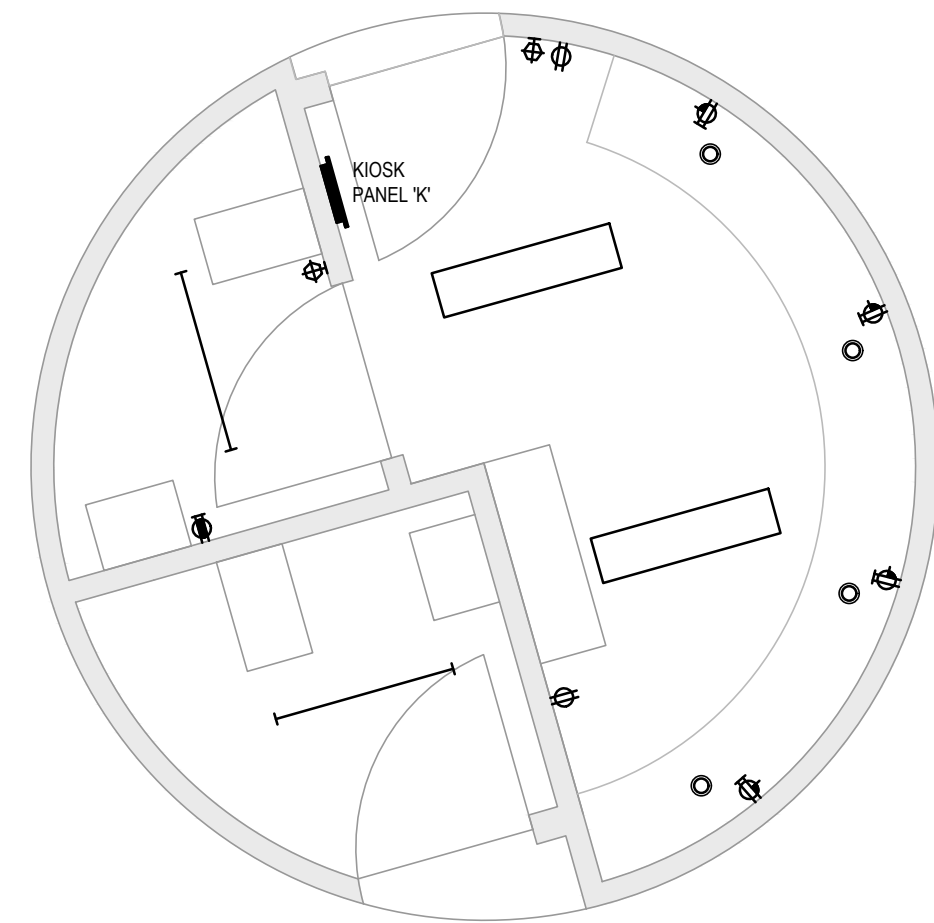
Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	L4.41
Drawn/Checked	kk JF	



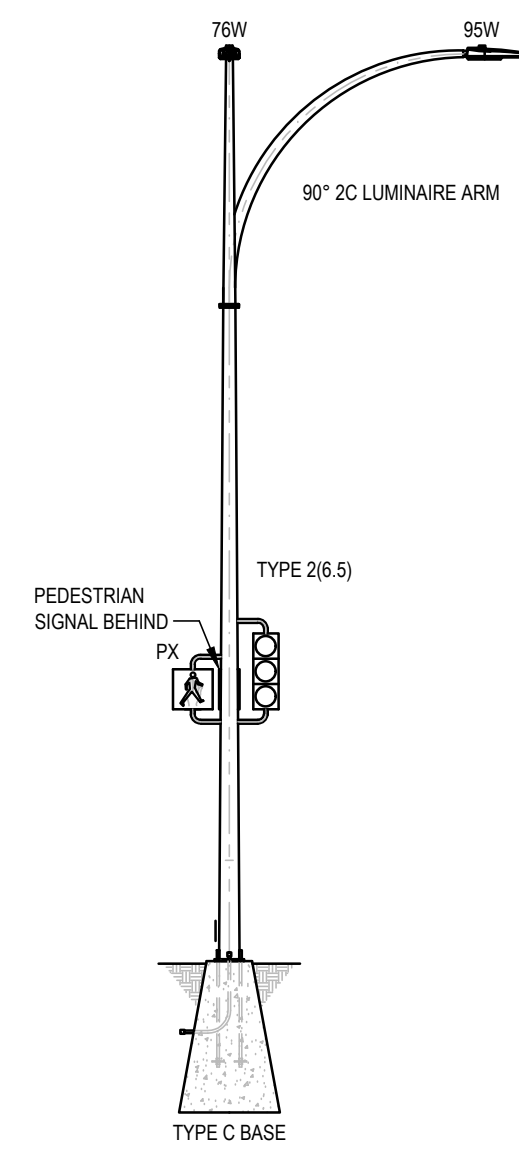
1 EXISTING SITE PLAN
E1.0



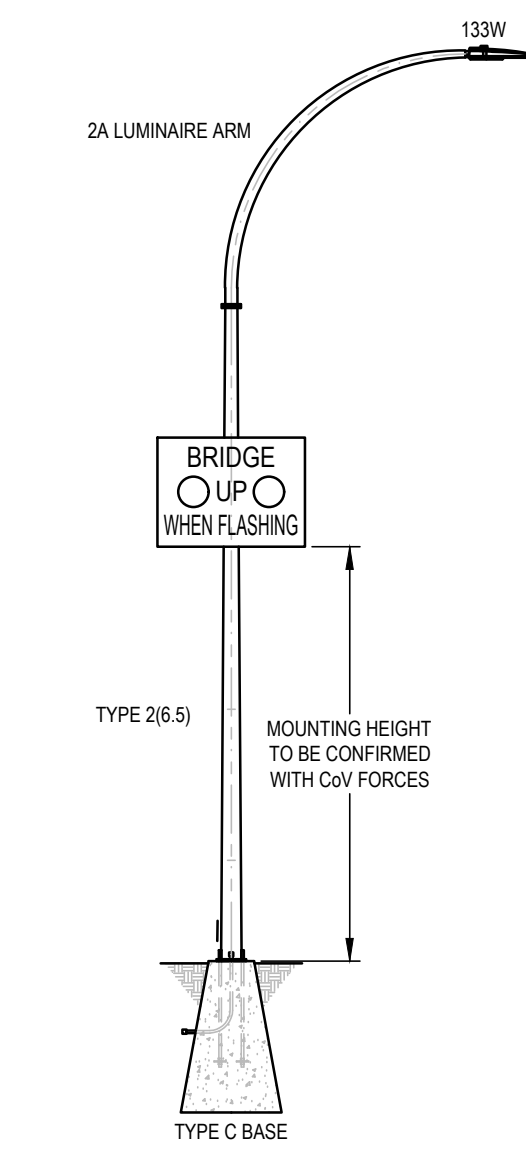
2 REVISED SITE PLAN
E1.0



3 KIOSK ELECTRICAL LAYOUT
E1.0



4 POLE 1 ELEVATION
E1.0

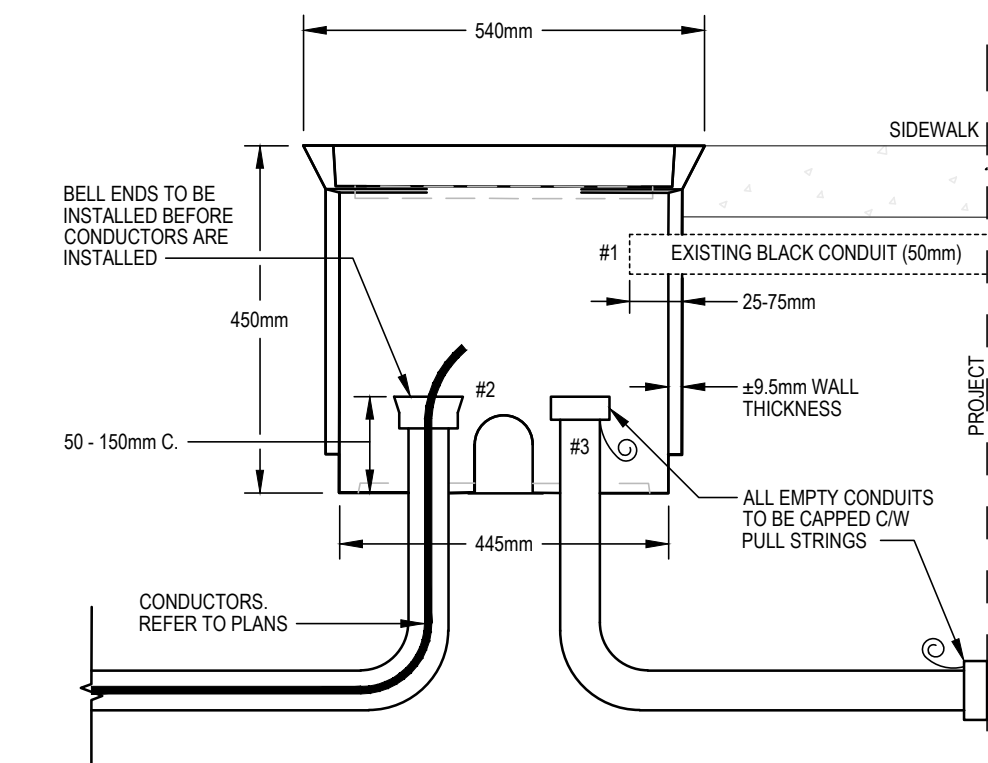


5 POLE 2 ELEVATION
E1.0



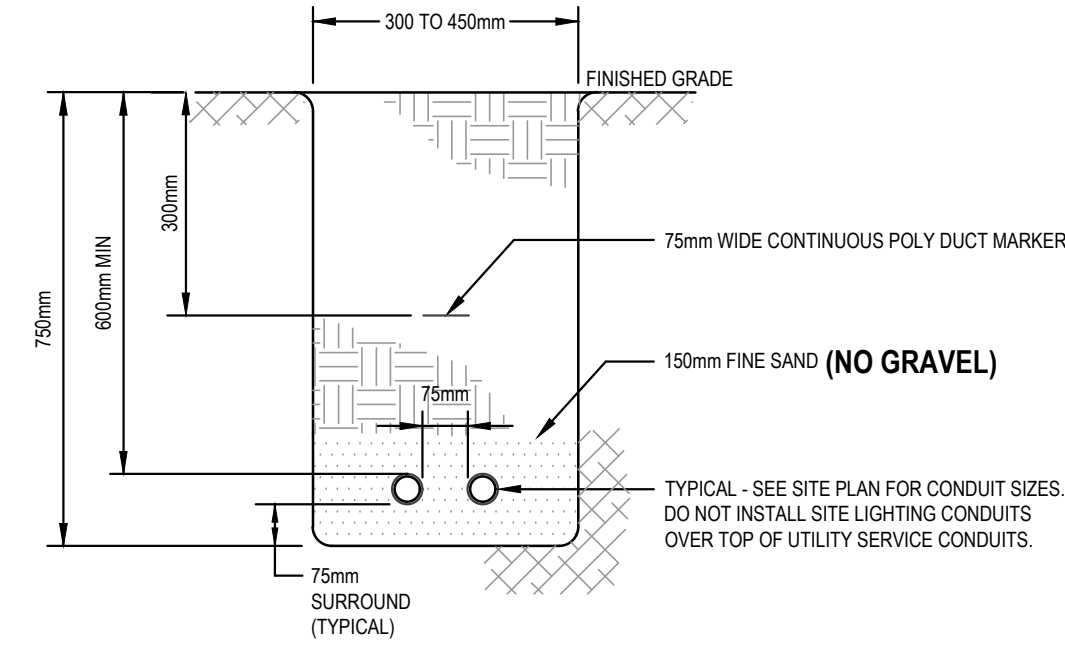
CITY OF VICTORIA
TYPE 'B' CLUSTER
LUMINAIRE

6 TYPE 'AA' POLE DETAIL
E1.0



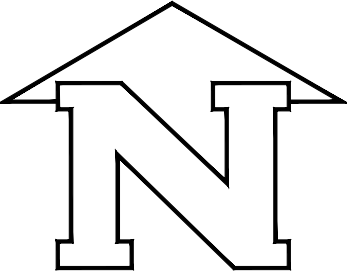
- NOTES:
- EXISTING BLACK PIPE MAY HAVE TO ENTER THROUGH THE SIDE OF THE JB AND NOT COME THROUGH THE BOTTOM, DEPENDING ON THE DEPTH IT WAS INSTALLED.
 - BELL ENDS ARE TO BE INSTALLED BEFORE CONDUCTORS ARE PULLED IN, BOTH ENDS.
 - EMPTY CONDUITS ARE TO BE INSTALLED WITH PULL STRINGS AND CAPPED AT BOTH ENDS.
 - ALL DIMENSIONS ARE IN mm.
 - IF NOT IDENTIFIED, 2x53mm RPVC, BOTH EXISTING ON THE SAME SIDE.
 - EXISTING CONDUITS FOUND DURING CONSTRUCTION MUST BE TIED INTO NEW WORKS.
 - STREET LIGHTING (SMALL JUNCTION BOX) - DFW PLASTICS INC. DFW37C4-18-4DP (533 W x 381 D x 457 H) BLANK C/W MANUFACTURERS LID SUPPLIED DEVICE.
 - TRAFFIC SIGNALS (LARGE JUNCTION BOX) - DFW PLASTICS INC. DFW1730C4-18-4DP. JUNCTION BOX SHALL BE SECURED WITH MANUFACTURERS LID SUPPLIED DEVICE.

7 TYPICAL JUNCTION BOX DETAIL
E1.0



8 TYPICAL TRENCH SECTION
E1.0

ELECTRICAL SYMBOL LEGEND	
ABBREVIATIONS	
NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
R	EXISTING DEVICE TO BE REMOVED
WP	DENOTES WEATHER PROOF DEVICE
LIGHTING	
	SURFACE MOUNTED LUMINAIRE
	STRIP LIGHT
	RECESSED DOWN LIGHT
	POLE MOUNTED LUMINAIRE
	BOLLARD LUMINAIRE
	SINGLE POLE TOGGLE SWITCH, GANGED AS SHOWN
	OCCUPANCY SENSOR, WALL MOUNTED
	OCCUPANCY SENSOR, CEILING MOUNTED
POWER	
	DUPLEX RECEPTACLE
	ABOVE COUNTER 5-20R DUPLEX RECEPTACLE (T-SLOT)
	ABOVE COUNTER GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE (GFCI)
	JUNCTION BOX
	FLUSH JUNCTION BOX
	PANEL BOARD



PROJECT NORTH

PRODUCTION DRAWINGS BY:



1	ISSUED FOR DP	09/06/2024
REV	DESCRIPTION	DATE

PROJECT NAME:

Plaza Hotel

603 Pandora Ave
Victoria, BC

DRAWING TITLE:

OFFSITE ELECTRICAL
LAYOUTS AND
DETAILS

DATE:	04/09/2024
SCALE:	AS NOTED
DRAWN BY:	SS
CHECKED BY:	BK
JOB NUMBER:	0122.0229

DRAWING NUMBER:

E1.0