NOTE: This specific sheet has some images that may not show all the planned trees on the landscape plan. This is just to show the entire architectural composition of the buildings.
The retail residential building at 603 Pandora Centennial Diagram

AO.07

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SEP 2, 4 2018
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Development Services Division

Development Permit
Plaza Hotel

JULY 17, 2017
THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA

Centennial Diagram
The private utility services will be relocated from the public right of way and the under sidewalk basement will be filled, to the satisfaction of the Director of Engineering.

The residential building group C shall be designed to comply with B.C.B.C. 2012 Group E. Any Area, Sprinklered, Non-Combustible Construction. 1 Hour Fire Rated Floors, 1 Hour Fire Rated Mezzanines, All Load Bearing Walls shall be equal to or greater than 1 Hour Fire Rated.

The basement parking garage shall be designed to comply with B.C.B.C. 2012 Group D, Division 2, up to 4 Stories, Any Area, Sprinklered, Non-Combustible Construction. 1 Hour Fire Rated Floor, 1 Hour Fire Rated Mezzanines. All Load Bearing Walls shall be equal to or greater than 1 Hour Fire Rated.

The residential building ground floor, Group E shall be designed to comply with B.C.B.C. 2012 Group E, Any Area, Sprinklered, Non-Combustible Construction. 1 Hour Fire Rated Floors, 1 Hour Fire Rated Mezzanines. All Load Bearing Walls shall be equal to or greater than 1 Hour Fire Rated.

The restaurant area, Level One, Group G, shall be designed to comply with B.C.B.C. 2012 Group G, Any Area, Sprinklered, Non-Combustible Construction. 1 Hour Fire Rated Floors, 1 Hour Fire Rated Mezzanines. All Load Bearing Walls shall be equal to or greater than 1 Hour Fire Rated.

The building is permitted to be of non-combustible construction.

**Neighborhood Context Plan**

**NOTE:** All work in the Public R.O.W. illustrated here is conceptual only. The details of its development are subject to review by the engineering dept.

The urinal will be relocated to the satisfaction of the City engineer. The proposed amenities, water features are conceptual in nature, may conflict with existing utilities, and are subject to revision based on written response from private utilities.
NOTE:
All work in the Public ROW illustrated here is conceptual only. The details of the development are subject to review by the engineering dept. The urinal will be relocated to the satisfaction of the City engineer. The proposed amenities, water feature are conceptual in nature, may conflict with existing utilities, and are subject to review based on written responses from private utilities.

ERIC IARKER INC.
ARCHITECT INC.

GOVERNMENT STREET

Planning & Development Department
Development Services Division

Development Permit
Plaza Hotel

Level One - Ground Floor
Plan

Received
City of Victoria

SEP 24 2018
Development Permit
Plaza Hotel
JULY 17, 2017
THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA
Level Four

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City of Victoria
SEP 24 2018
Planning & Development Department
Development Services Division
JULY 17, 2017
THE RETAIL RESIDENTIAL BUILDING AT 603 PANDORA
Level Six

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City of Victoria
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Planning & Development Department
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ERIC BARKER ARCHITECT INC.

GOVERNMENT
Level Six

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City of Victoria
SEP 2, 2018
Planning & Development Department
Development Services Division
SMALL & ROSSELL
LANDSCAPE ARCHITECTS Inc.

TO LANDSCAPE FEATURES

1. Provide specimen tree at entry: A large specimen tree, ideally a type with a strong visual appeal, such as a magnolia or a willow, should be chosen. This will not only enhance the aesthetic appeal of the entry but also provide shade and a focal point.

2. Provide specimen trees at key locations: Specimen trees can also be placed at key points around the property, such as near the entrance or along pathways. This will create a sense of continuity and a natural flow through the landscape.

3. Provide seating and shade at key locations: Seating areas with shade are essential for creating inviting outdoor spaces. These can be designed to include outdoor furniture, umbrellas, and other amenities to make the area comfortable and welcoming.

4. Provide walkways and pathways: Clear and well-marked walkways and pathways are crucial for both pedestrians and vehicles. They should be designed to be wide enough to accommodate the intended traffic, with adequate signage and lighting for safety.

5. Provide landscaping details: The landscape design should include details such as the type of grass, shrubs, and other plant materials. These will contribute to the overall aesthetic and the functionality of the space.

6. Provide irrigation and drainage systems: Proper irrigation and drainage systems are essential for maintaining healthy plants and preventing water-related issues. These systems should be designed to accommodate the specific needs of the landscape.

7. Provide lighting: Adequate lighting is necessary for safety and ambiance. This can include both natural and artificial lighting options.

8. Provide maintenance guidelines: Finally, clear guidelines for the maintenance and care of the landscape should be provided to ensure that the design intentions are met and the space remains beautiful and functional over time.
PLAZA HOTEL
RETAIL / RESIDENTIAL BUILDING
AT
860 FISHERMAN AVENUE,
VICTORIA, BC
THE PLAZA
Level 2
Courtyard Garden

NOV 01 2019
SEP 24 2018
PLANT SELECTION

<table>
<thead>
<tr>
<th>PLANT</th>
<th>SIZE</th>
<th>QUANTITY</th>
<th>CONTAINER</th>
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<tr>
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SITE FURNISHINGS

PUBLIC SPACE
- PLANT CONTAINERS - BARMAN - CUB | 1 | 1 | POT |
- PLANT CONTAINERS - BARMAN - TUB | 1 | 1 | POT |
- PLANT CONTAINERS - BARMAN - CUB & TUB | 1 | 1 | POT |

COURTYARD GARDEN
- PLANT CONTAINERS - BARMAN - TUB | 1 | 1 | POT |
- PLANT CONTAINERS - BARMAN - CUB | 1 | 1 | POT |
- PLANT CONTAINERS - BARMAN - CUB & TUB | 1 | 1 | POT |

CITY OF VICTORIA
RECEIVED: NOV 01 2018  DEEMED: SEP 24 2018