ATTACHMENT B

1326 PANDORA AVENUE

CONTACTS CONT.

TRANSPORTATION

COCO YANG, EIT

604 685 6427

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SUITE 1550-1050 WEST PENDER ST, VANCOUVER

PROJECT INFO

CITY OF VICTORIA JURISDICTION

BUILDING CODE BCBC 2018, PART 9

CIVIC ADDRESS 1326 PANDORA AVENUE, VICTORIA,

BRITISH COLUMBIA, V5V3R5

911, PID 008-123-331, FOLIO 7458012,

VIP991, LOT 11

LOT 11, SPRING RIDGE, VICTORIA, PLAN

LOT SIZE AREA = 549 SQM

WIDTH = 13.36 M DEPTH = 41.16 M

STREETS FACING

LEGAL ADDRESS

PROP. MAJOR OCC. GROUP C RESIDENTIAL

PROP. CONSTRUCTION WOOD FRAME (COMBUSTIBLE)

FRR L0 - L1 = 2H

EXISTING = R2ZONING

PROPOSED = SITE SPECIFIC REZONE

SITE COVERAGE PROPOSED = 196.83 SQM (35.8%)

L1 - L3 = 1H

OPEN SITE SPACE PROPOSED = 176.80 SQM (32.2%)

PROPOSED FSR MAX = 1.0 (549 SQM) AREA PROPOSED FSR = 0.99 (548 SQM)

AREA PER UNIT = 137 SQM

AVG GRADE = EL. 34.58 M HEIGHT

PROP. MAX HEIGHT = 10.5 M

BFAKEKS=35.08M

SETBACKS PROPOSED FRONT = 6.0 M

PROPOSED REAR = 4.0 M PROPOSED EAST = 1.5 M PROPOSED WEST = 3.2 M

PARKING PROPOSED = 4 STANDARD STALLS

BICYCLES PROPOSED = 8 LONG TERM LOCKERS

6 SHORT TERM STALLS

PROPOSED = BC STEP CODE 3 ENERGY

CONTACTS

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RYZUK GEOTECHNICAL SCOTT CURRIE, PENG

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BIOPHILIA DESIGN COLLECTIVE DINARA YUSUFZYANOVA

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TALBOT MACKENZIE AND ASSOCIATES

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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING WITH 4 ROW HOMES ON A SINGLE 549 SQUARE METER LOT LOCATED AT 1326 PANDORA AVENUE. THE LOT IS CURRENTLY VACANT AND ZONED R-2 AND WOULD REQUIRE REZONING.

DESIGN RATIONALE

THE CONCEPT FOR 1326 PANDORA AVENUE IS TO CREATE A BUILDING MODEST IN SIZE THAT FIT WITH THE EXISTING CHARACTER AND SCALE OF THE NEIGHBOURHOOD. EACH HOME IS CENTERED AROUND AN INTERIOR COURTYARD WHICH ALLOWS BOTH DAYLIGHT INTO THE SPACE AND INTEGRATES THE LIVING AREA WITH THE NATURAL ENVIRONMENT. THIS GREEN-SPACE IS ALSO INTEGRATED INTO THE PARKING AREA WHICH CREATES A PARKADE THAT IS BRIGHT AND OPEN.

FSR MATRIX

TYPICAL UNIT FSR MATRIX (SQ. M.)

LEVEL	INCL	UDED AREA	EXCLUDED AREA
L0 TOTAL	0		25.69
L1 TOTAL	49		
L2 TOTAL	49		
L3 TOTAL	39		
TYP. UNIT TOTAL	137		25.69
PROJECT TOTAL	548	(0.99 FSR)	

DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES

CONTEXT PLAN EXISTING SITE PLAN PROPOSED SITE PLAN L0 FLOOR PLAN

L1 FLOOR PLAN L2 FLOOR PLAN L3 FLOOR PLAN

A107 ROOF PLAN TYPICAL UNIT PLANS TYPICAL UNIT PLANS TYPICAL UNIT PLANS

TYPICAL UNIT PLANS **ELEVATIONS** A200 ELEVATIONS ELEVATIONS

ELEVATIONS

SECTIONS A300 SECTIONS

SPACIAL SEP. CALCS. GRADE CALCS. DIAGRAMS DIAGRAMS DIAGRAMS SHADOW STUDY PRECEDENT IMAGES

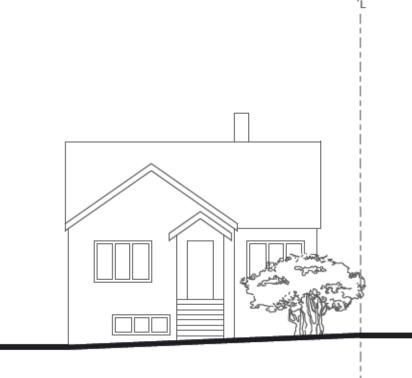


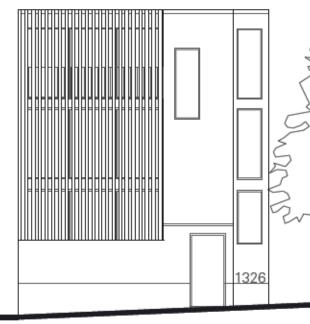
Revisions

Received Date: October 31, 2022

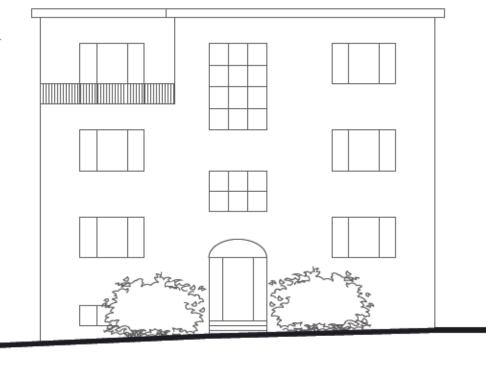


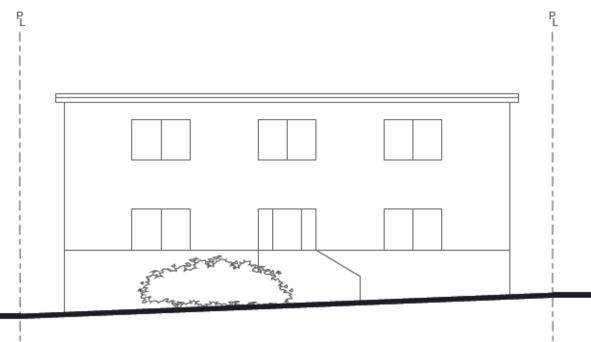












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We acknowledge with respect and thank the Lekwungen People, also known as the Songhees and Esquimalt First Nations communities, whose historical relationships with the land continue to this day and on whose traditional territory

September

03

No. Description Date RZ/DP REVISION - COORD. 21.05.27 RZ/DP APP. REVISIONS 21.08.03 RZ/DP APP. REVISIONS 21.12.20 22.08.12 COORDINATION 06 RZ/DP APPLICATION 22.08.23

1326 Pandora Avenue 2020-011 1326 Pandora Avenue

ICTIONER SHEET

GENERAL NOTES

- .1 THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.
- .2 ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWING ARE FOR DESIGN INTENT ONLY.
- .3 ALL LABOUR, MATERIAL AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BCBC 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.
- .4 ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.
- .5 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION DEMOLITION SITES".
- .6 ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- .7 ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.
- .8 CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRES STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.
- .9 PROVIDE GUARDS WHERE SHOWN ON THE DRAWING. UNLESS OTHERWISE NOTED GUARDS TO BE AT LEAST 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBCC PART 4.
- .10 GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC.
- .11 GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL ENGINEER TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS. SHOP DRAWINGS FOR GLASS GUARDRAILS TO BE PROVIDED BY SUPPLIER. TO BE SIGNED-SEALED BY STRUCTURAL ENGINEER.
- .12 ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- .13 PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.
- .14 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF GWB, OUTSIDE FACE OF EXTERIOR PLYWOOD SHEATHING.
- .15 UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.
- .16 ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
- .17 ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.
- .18 PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATIONS.

- .19 CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERES' SPECIFICATIONS AND BUILDING CODES.
- .20 THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK PIPING ETC IS DIAGRAMMATIC UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL OR OTHER TRADES.
- .24 CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.
- .25 ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.
- .29 NO FLOOR TRANSITION TO BE GREATER THAN "AT THRESHOLD AND BETWEEN ADJACENT MATERIALS.
- .34 CONTRACTOR TO RE+RE ALL FLOORS, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY OF RE+RE TO MATCH EXISTING CONDITIONS.
- .41 RESTRAIN ALL CEILING SUPPORTING FRAME, T-BAR ASSEMBLIES, CEILING GYPSUM WALL BOARDS, ALL OVERHEAD MECHANICAL DUCTS, AND EQUIPMENT, OVERHEAD ELECTRICAL CONDUITS AND LIGHTS.
- .42 WHERE PERMITS, LICENCES AND INSPECTION FEES ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR SPECIFIC TRADE FUNCTIONS, THEY SHALL BE OBTAINED BY THE CONSTRUCTION MANAGER.
- .43 CONSTRUCTION MANAGER SHALL REVIEW BUILDING PERMIT SET WITH CONSULTANT IMMEDIATELY FOLLOWING RECEIPT OF BUILDING PERMIT AND JOINTLY DETERMINE WHETHER OR NOT CHANGES TO CONTRACT ARE REQUIRED.
- .44 BE RESPONSIBLE FOR ENSURING THAT NO WORK IS UNDERTAKEN WHICH IS CONDITIONAL ON PERMITS, APPROVALS, REVIEWS, LICENCES, FEES, UNTIL ALL APPLICABLE CONDITIONS ARE MET. NO TIME EXTENSION WILL BE ALLOWED FOR DELAY IN OBTAINING NECESSARY PERMITS.
- .45 REPORT TO THE CONSULTANT IN WRITING ANY CONDITION WHICH WOULD PROHIBIT GRANTING OF ANY PERMIT OR APPROVAL BEFORE WORK AFFECTING SUCH ITEMS IS COMMENCED.
- .46 GIVE NOTICE OF COMPLETION OF PROJECT PRIOR TO OCCUPANCY, AS REQUIRED BY APPLICABLE LEGISLATION.
- .47 MATERIALS AND COMPONENTS USED TO CONSTRUCT FIRE RATED ASSEMBLIES AND MATERIALS REQUIRING FIRE HAZARD CLASSIFICATION SHALL BE LISTED AND LABELLED, OR OTHERWISE APPROVED, BY FIRE RATING AUTHORITY. LABELLED MATERIALS AND THEIR PACKAGING SHALL BEAR FIRE RATING AUTHORITIES LABEL SHOWING PRODUCT CLASSIFICATION.
- .48 MATERIALS HAVING A FIRE HAZARD CLASSIFICATION SHALL BE APPLIED OR INSTALLED IN ACCORDANCE WITH FIRE RATING AUTHORITY'S PRINTED INSTRUCTIONS.

ABBREVIATION LIST

# NUMBERS MAT MATERIAL ACOUSTACL ACOUSTICAL ADJUACENT MD MAN DOOR APP ABOVE FINISH FLOOR MECH MCCM-ANDCAL APP ABOVE FINISH FLOOR MECH MCCM-ANDCAL ALALUM ALUMINUM MH MANHOLE AND ANDOIZED MTL MERAL APPROX APPROXMATELY) MFR MANUFACTURE APPROX APPROXMATELY MFR MANUFACTURE APPROX APPROXMATELY MFR MANUFACTURE APPROX APPROXMATELY MFR MANUFACTURE APPROX APPROXMATELY MFR MANUFACTURE BCBC BBITISH COLUMBIA BD BCABD NIC NOT IN CONTRACT BBLDG BUILDING NO NOM NOMINAL BD BCAB BUILDING NO NOM NOMINAL BC BC BUILDING NO NOMINAL BC BC BOTTOM NOM NOM NOMINAL BC BC CATOR BASIN OD OUTSIDE DIMENSION CL CENTRE LINE COC CONTRETE CL CONTRETE CONC COMPLETE WITH O.C. ON CENTRE COC CONTRIBUTION CL CENTRE LINE COC CONTRIBUTION CL CENTRE LINE COC CONTRIBUTION CONC CONTRIBUTION CONTROL CON				
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ADJUSTIABLE OR ADJACENT MD				
AFF				
ALALLAM ALALMINIUM MH	ADJ	ADJUST(ABLE) OR ADJACENT	MD	MAN DOOR
ANO	AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
ANO		ALLIMINILIM		MANHOLE
APPROX				
ANCH	ANO	ANODIZED	MTL	METAL
ANCH	APPROX	APPROXIMATE(LY)	MFR	MANUFACTURE
BCBCC				
BCBC		ARCHITECTURE		MOUNTED
BDD	AV	AUDIO/VISUAL	MWORK	MILLWORK
BDD				
BUIDIG	BCBC	BRITISH COLUMBIA	(N)	NEW
BUIDIG	BD	BOARD	NIC	NOT IN CONTRACT
BOTT				
B.O. BOTTOM OF				
CW COMPLETE WITH O.C. ON CENTRE CB CATCH BASIN OD OUTSIDE DIMENSION CL CENTRE LINE OPP OPPOSITE CLO CLOSET CONC CONCRETE CONC CONCRETE CONT CONTINUOUS PLAW PLASTER CONT CONTINUOUS PLAW PLASTER CONT CORRIDOR PNT PAINT CORR CORRESSOR CORR CORRESSOR CORR CORRESSOR CORE	BOT	BOTTOM	NOM	NOMINAL
CB	B.O.	BOTTOM OF	NTS	NOT TO SCALE
CB				
CB	C/W	COMPLETE WITH	O.C.	ON CENTRE
CL	-	CATCH BASIN		OUTSIDE DIMENSION
CONC				
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DET			PLY	PLYWOOD
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DIM				
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D	DWG	DRAWING		
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LS LAMP STANDARD			, -	
LS LAMP STANDARD	1 44 4			
	LAM	LAMINATE / LAMINATE	XPS	EXTRUDED POLYSTYRENE
	LS	LAMP STANDARD		
EIGHT				

SYMBOL LEGEND

DRAWING SYMBOLS

PLAN / SECTION DETAIL REFERENCE

SECTION MARKER

ELEVATION TAG

ROOM NAME XXXX ROOM TAG

XXXX FINISH/MATERIAL TAG

FIXTURE TAG

 $\langle xxx \rangle$ MILLWORK TAG

(XX) WALL TYPE TAG W0000 X X X X GLAZING TYPE TAG

XXXXX XXXX DOOR TAG

PLAN SYMBOLS

S/C.M. COMBINED SMOKE ALARM / C.M. DETECTOR

CARBON MONOXIDE DETECTOR

BATHROOM EXHAUST FAN INTEGRATED KITCHEN EXHAUST FAN

DRAIN

SPRINKLER STANDPIPE

WALL MOUNT HOSEBIB

RECESSED WALL MOUNT HOSEBIB

GAS CAP-OFF

FLUSH MOUNT SIAMESE CONNECTION

RECESSED FIRE EXTINGUISHER CABINET

RECESSED FIRE HOSE CABINET

SPRINKLER HEAD - CONCEALED

BOILER UNIT

RWL RAIN WATER LEADER

ELECTRICAL SYMBOLS

JUNCTION BOX FOR LIGHT PENDANT

L1 - 4" RECESSED POT LIGHT

L1D - 4" RECESSED DIRECTIONAL POT LIGHT

L1E - 4" RECESSED POT LIGHT - EXTERIOR RATED

S1 - SHOWER LIGHT

W1 - EXTERIOR STEP LIGHT TYPE 1

DUPLEX OUTLET

WP 💢 WATERPROOF OUTLET

 $A \longrightarrow$ APPLIANCE OUTLET

F 💢 RECESSED FLOOR OUTLET

DUPLEX OUTLET - ABOVE COUNTER

GFI DUPLEX OUTLET - ABOVE COUNTER

QUADPLEX OUTLET

TELEPHONE

TEL/DATA & CABLEVISION

SINGLE POLE SWITCH

THREE WAY SWITCH

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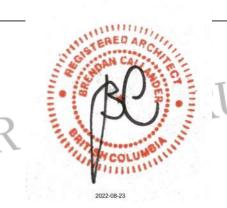
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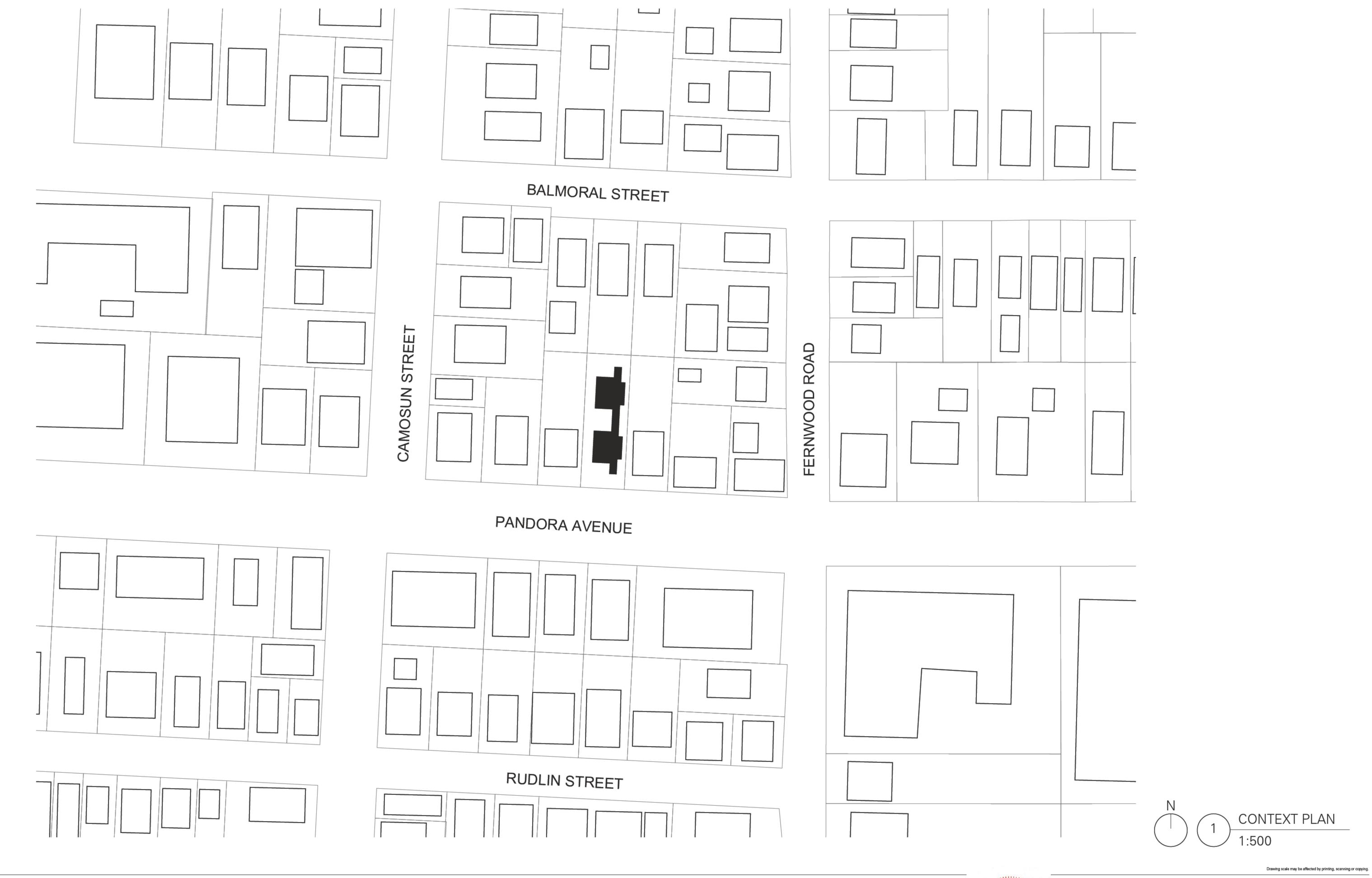
No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

1326 Pandora Avenue

2020-011 1326 Pandora Avenue Victoria, BC, V/8V3R5







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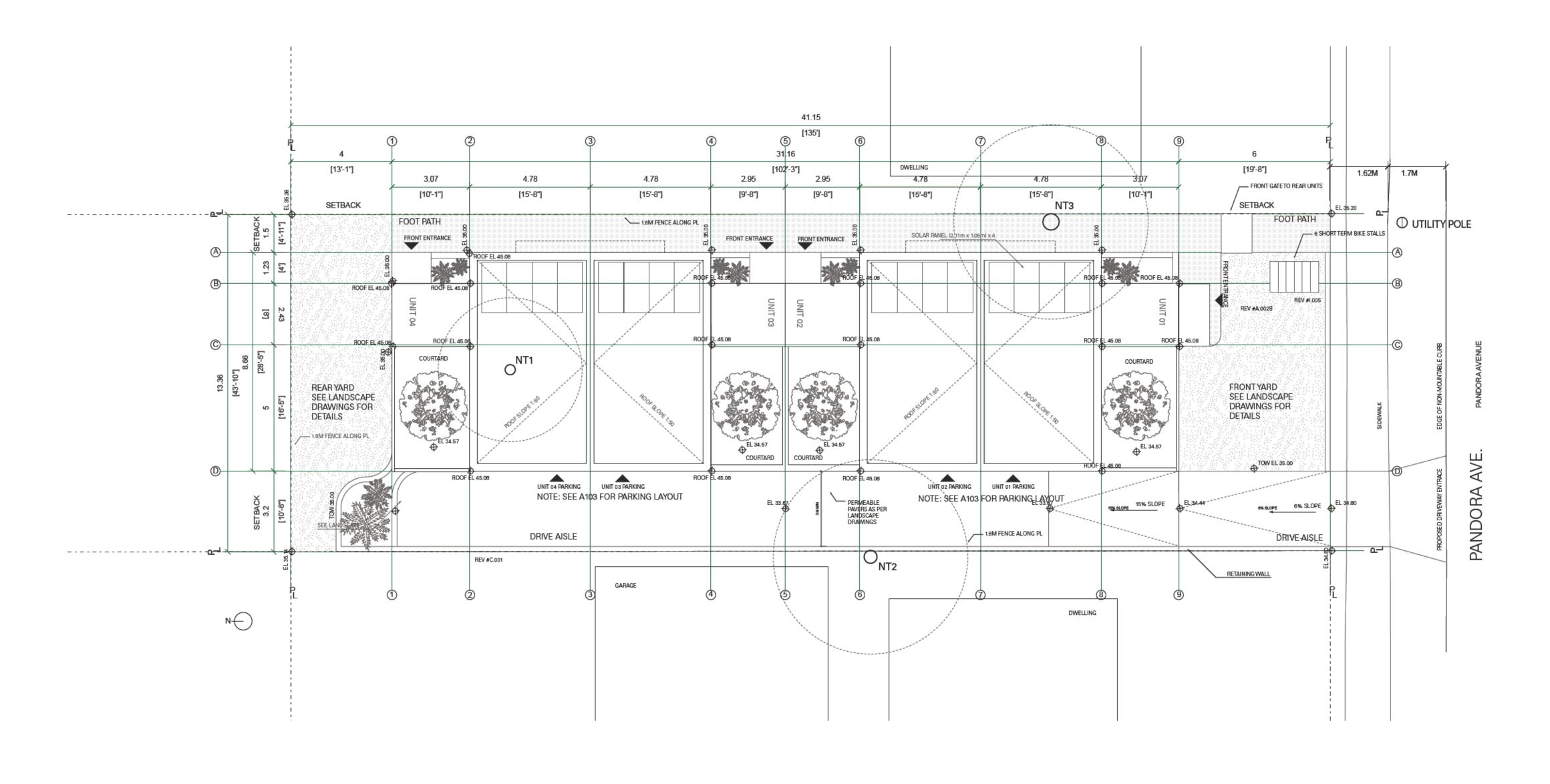


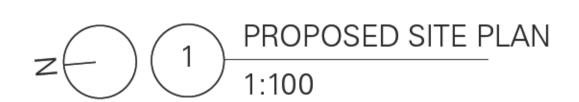
EXISTING SITE PLAN / SITE SURVEY

No. Description Date 02 03 04 RZ/DP REVISION - COORD. 21.05.27 RZ/DP APP. REVISIONS 21.08.03 RZ/DP APP. REVISIONS 21.12.20 05 22.08.12 COORDINATION 06 RZ/DP APPLICATION 22.08.23

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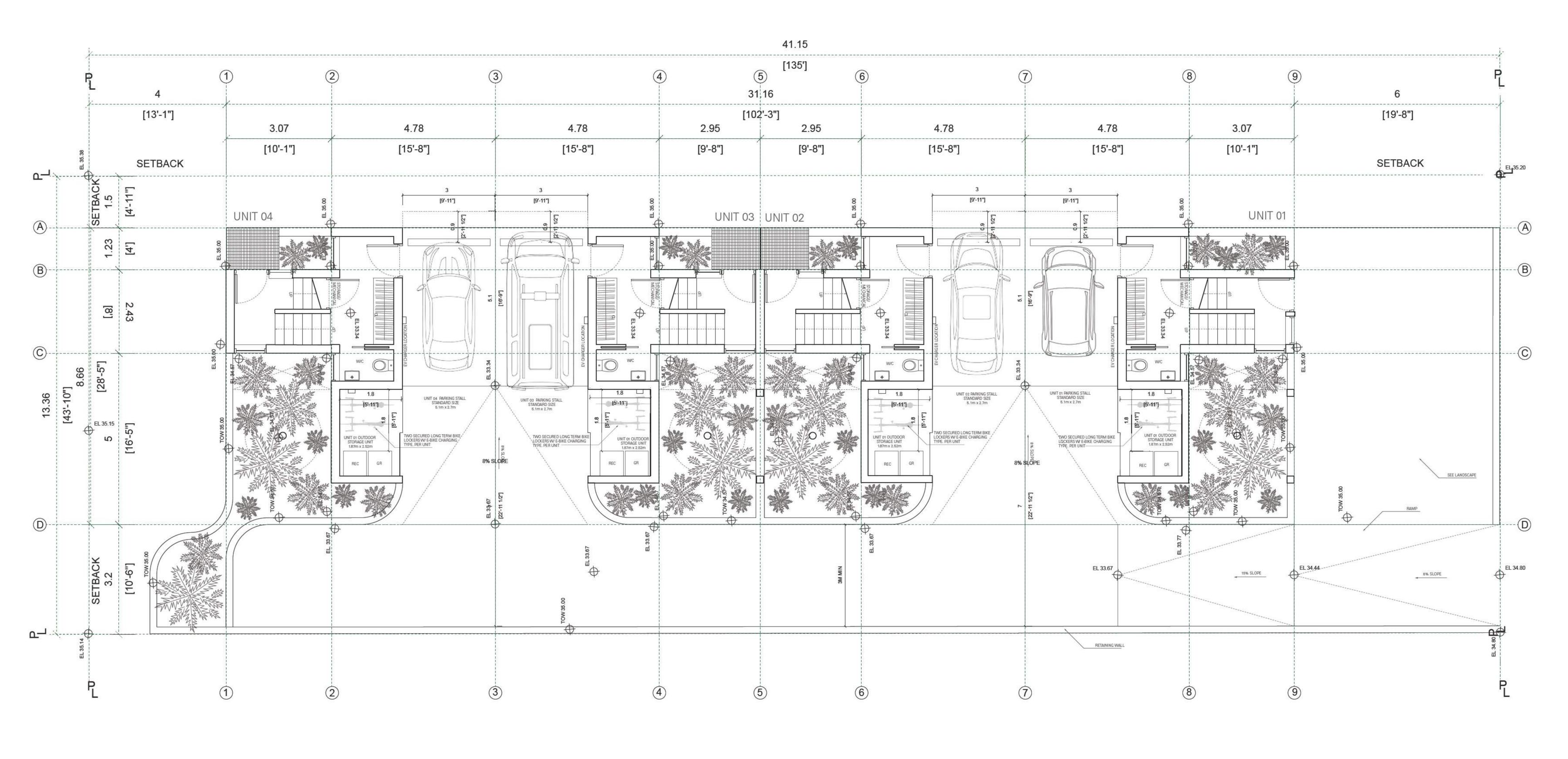
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1:50

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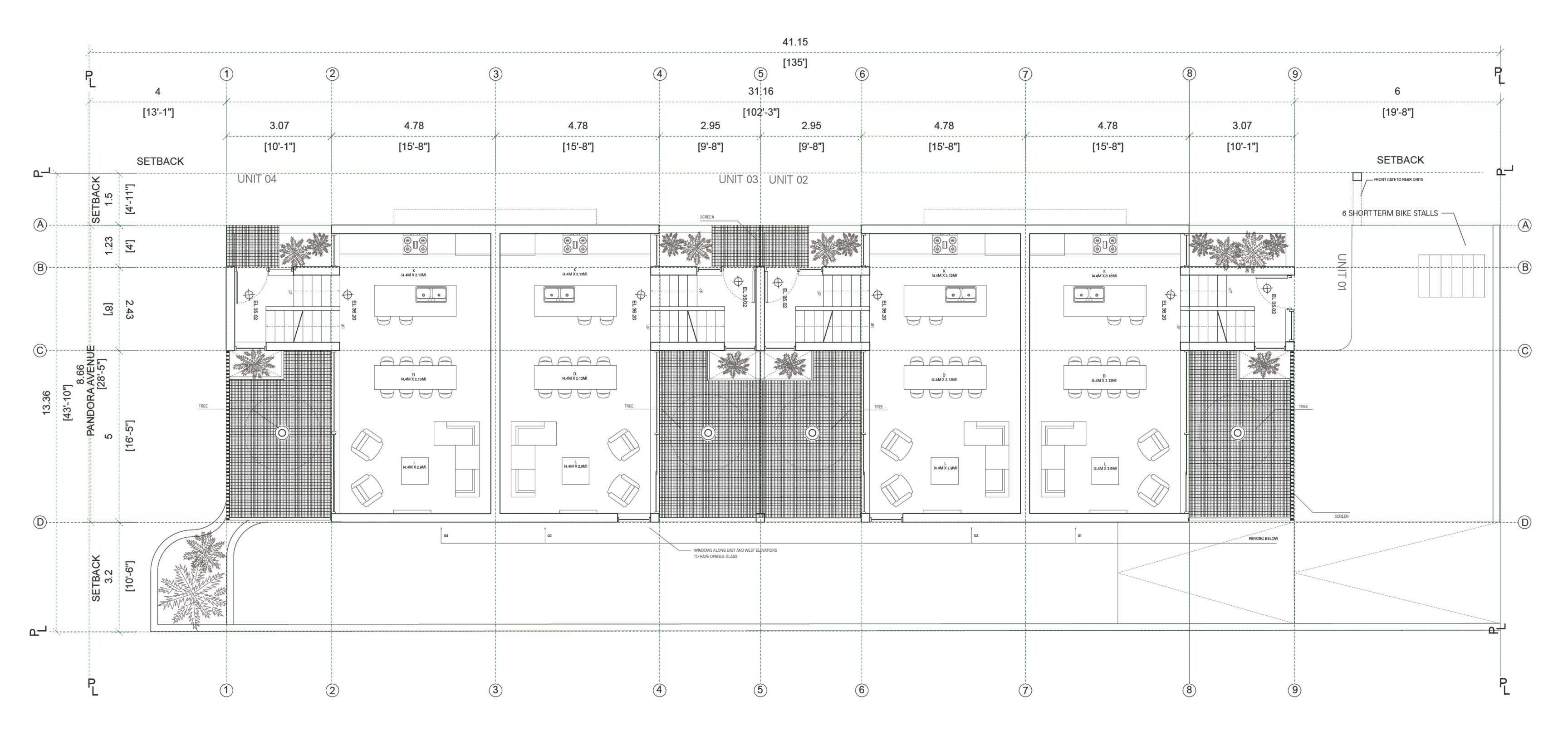
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UCT LOFLOOR PLAN

A103



z 1 L1 FLOOR PLAN

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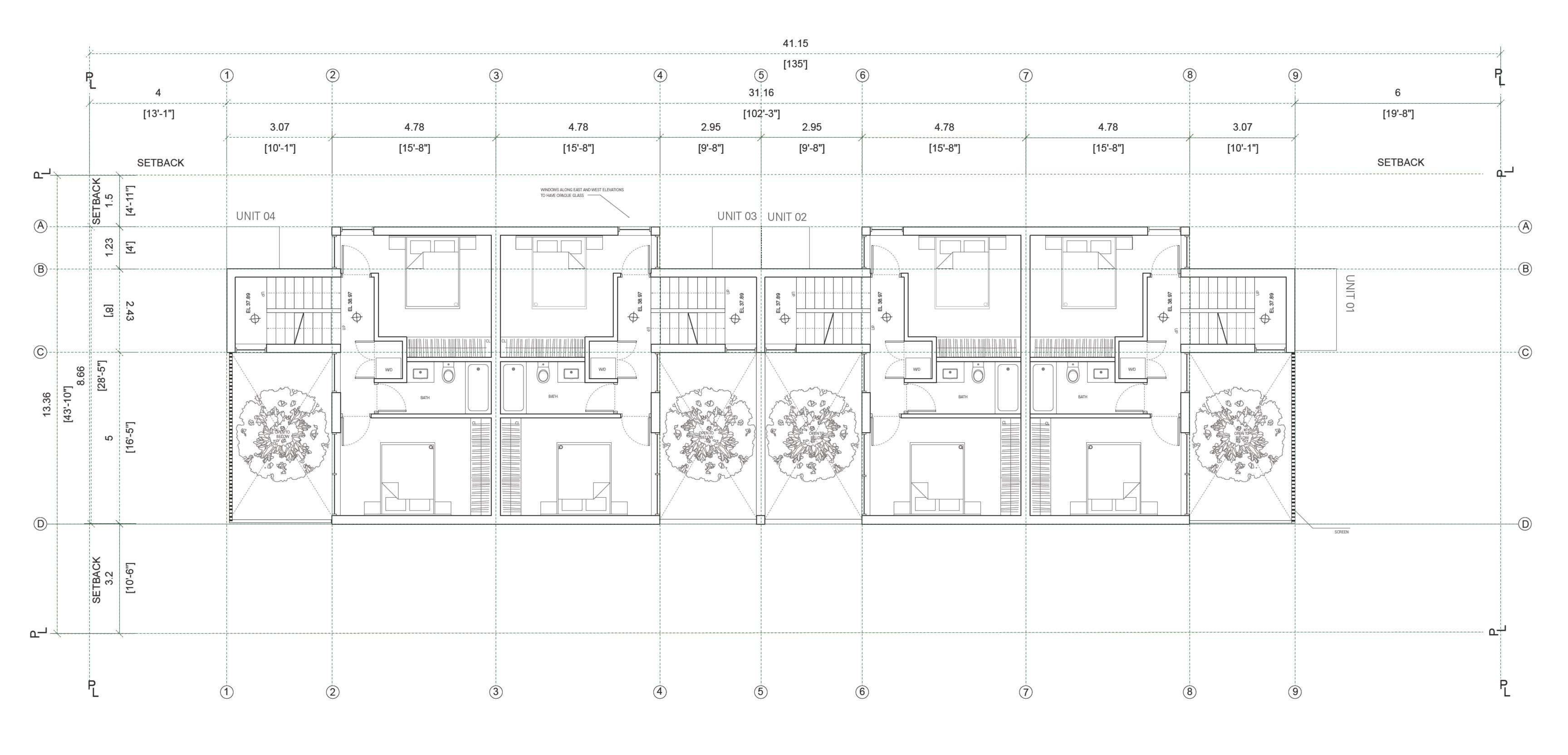
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UCT DELOOR PLAN

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O3 RZ/DP APP. REVISIONS

O4 RZ/DP APP. REVISIONS

O5 COORDINATION

O6 RZ/DP APPLICATION

Date

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21.08.03

21.12.20

22.08.12

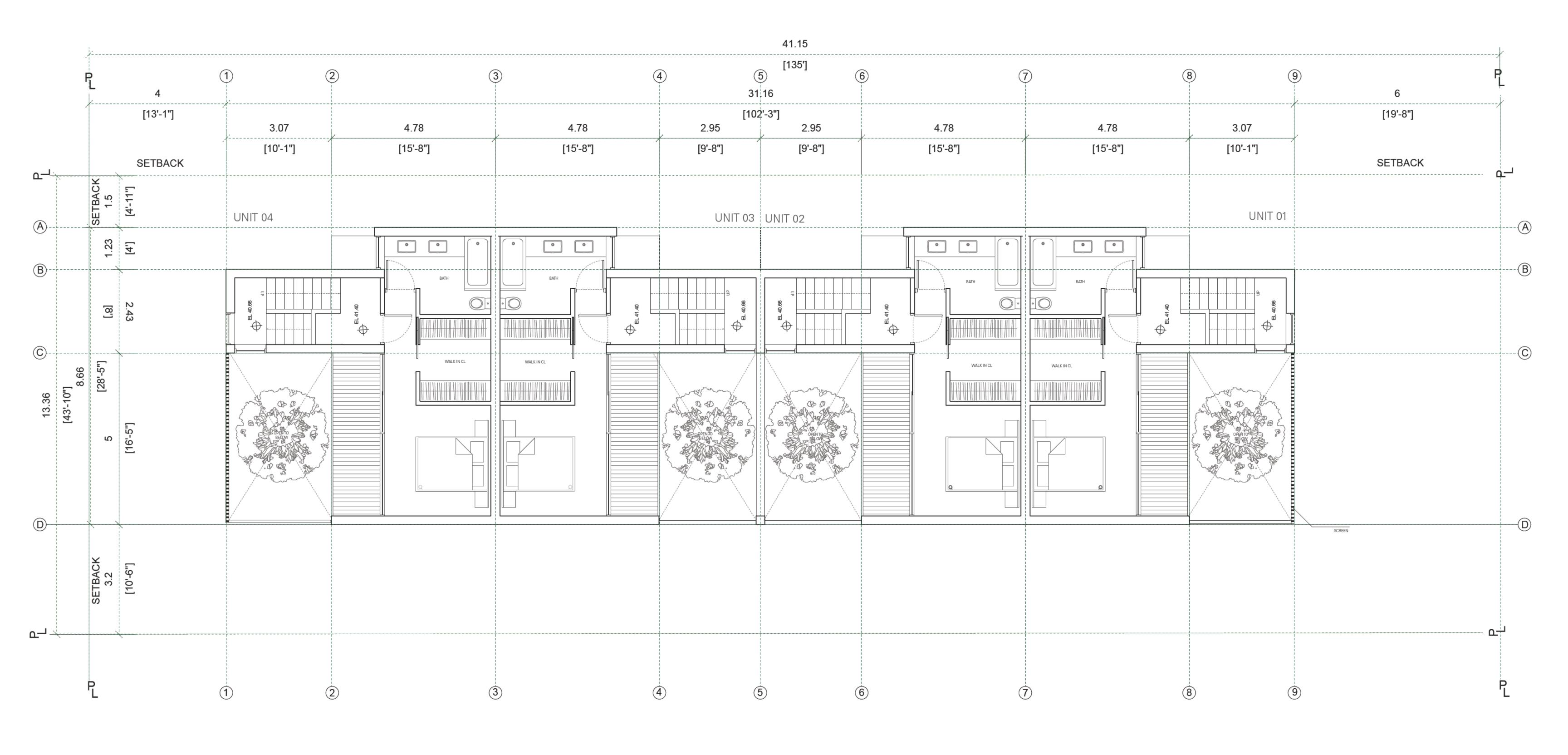
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UCT LOOR PLAN

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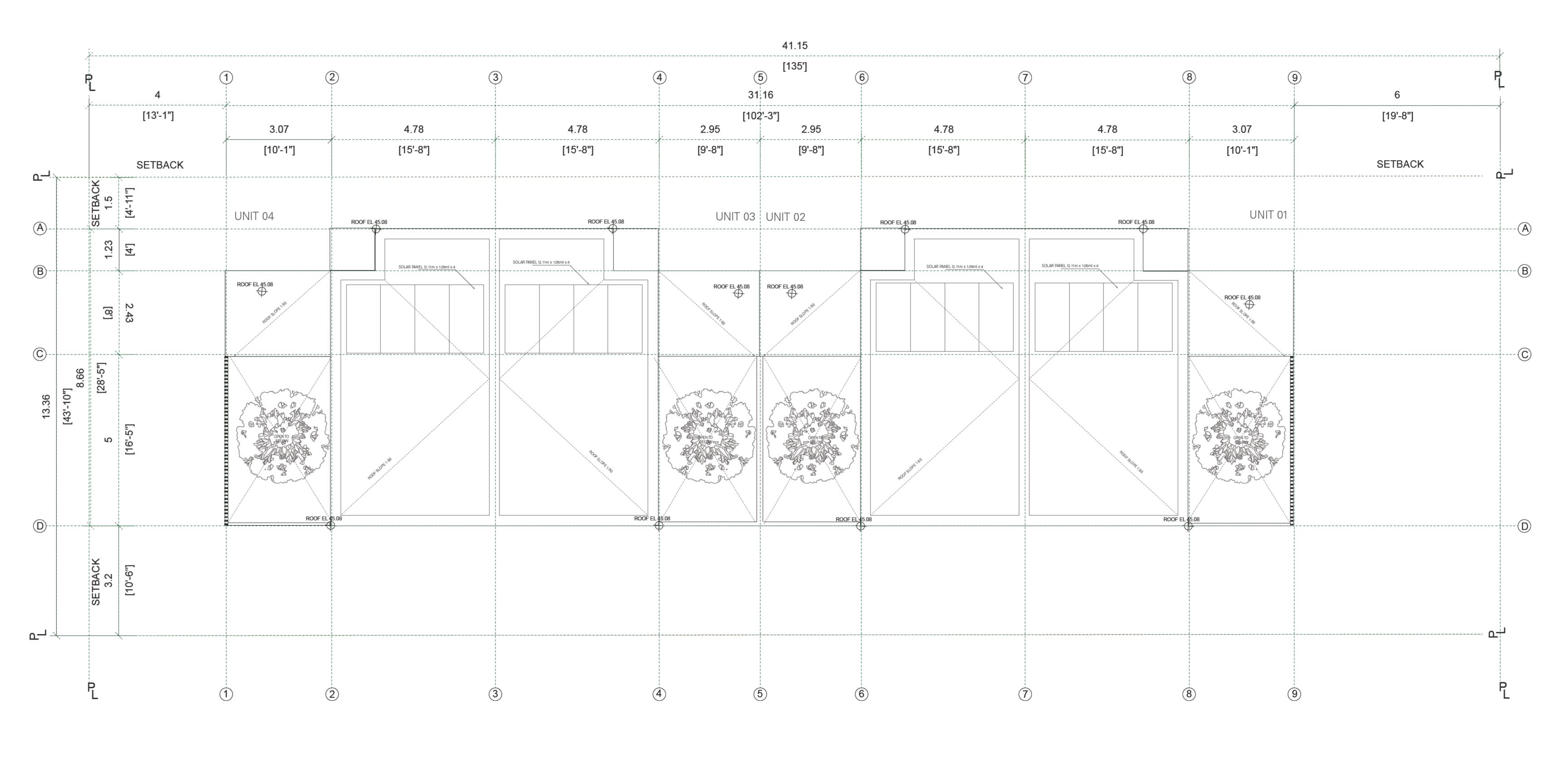
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UCT 13 FLOOR PLAN

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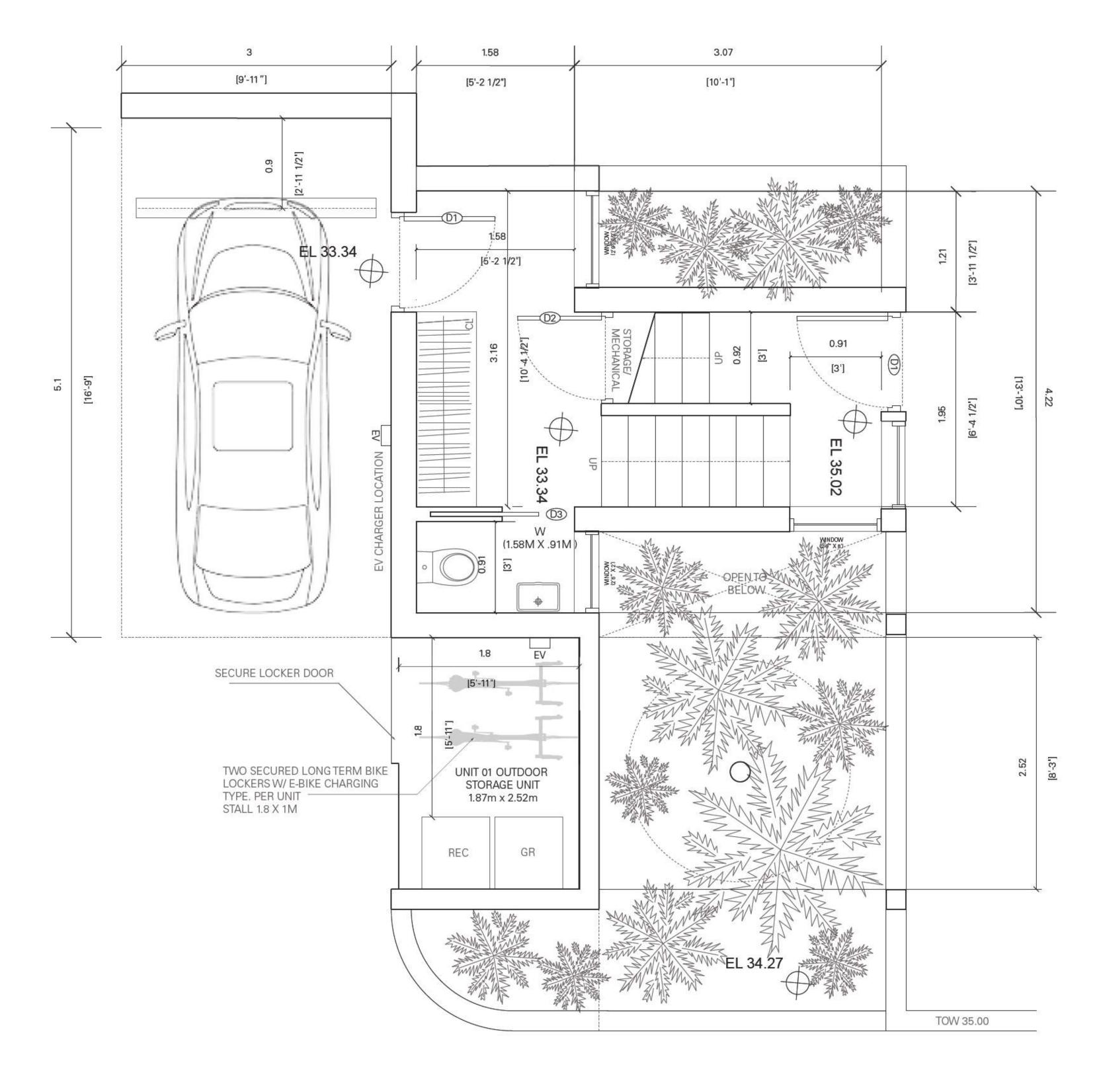
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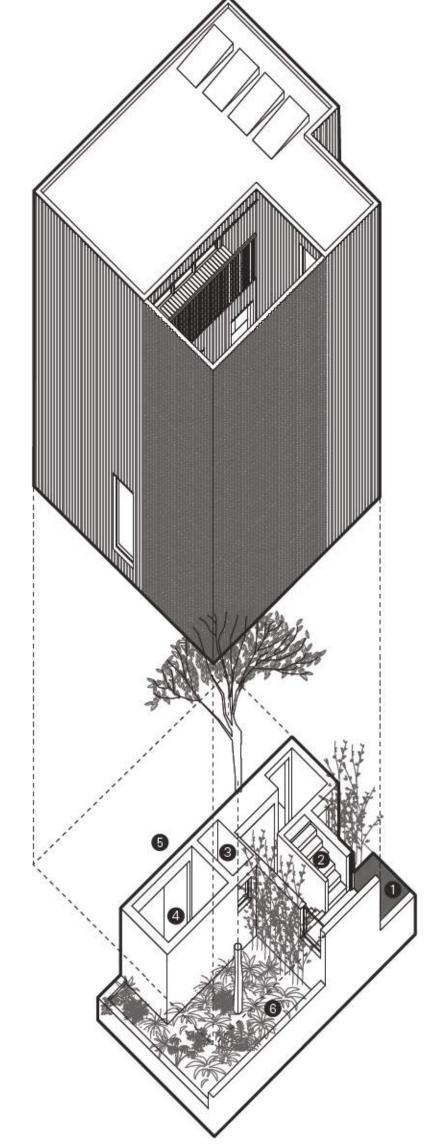
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TICTIO ROOF PLAN

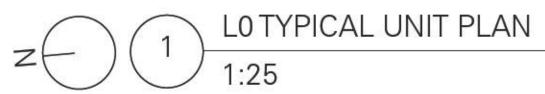
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LEVEL 0

01 ENTRY 02 STAIR 03 WASHROOM 04 BIKE/STORAGE/BINS 05 PARKING 06 GARDEN



L0 AXO DIAGRAM

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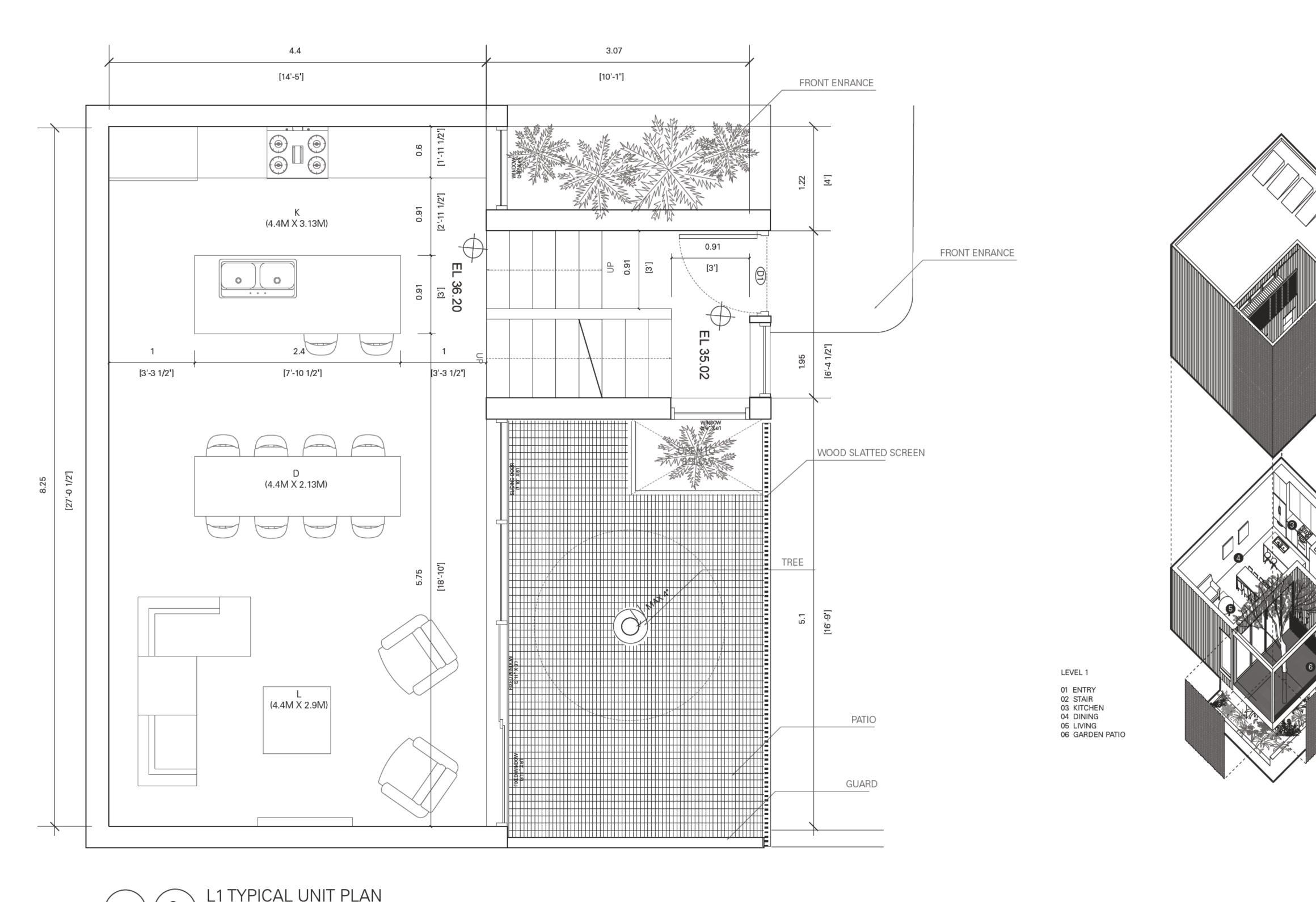
21.08.03 21.12.20

22.08.12 22.08.23 2020-011 1326 Pandora Avenue



TYPICAL UNIT PLANS

A108



2 L1 AXO DIAGRAM

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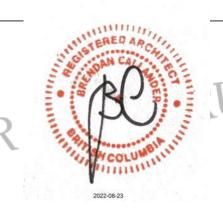
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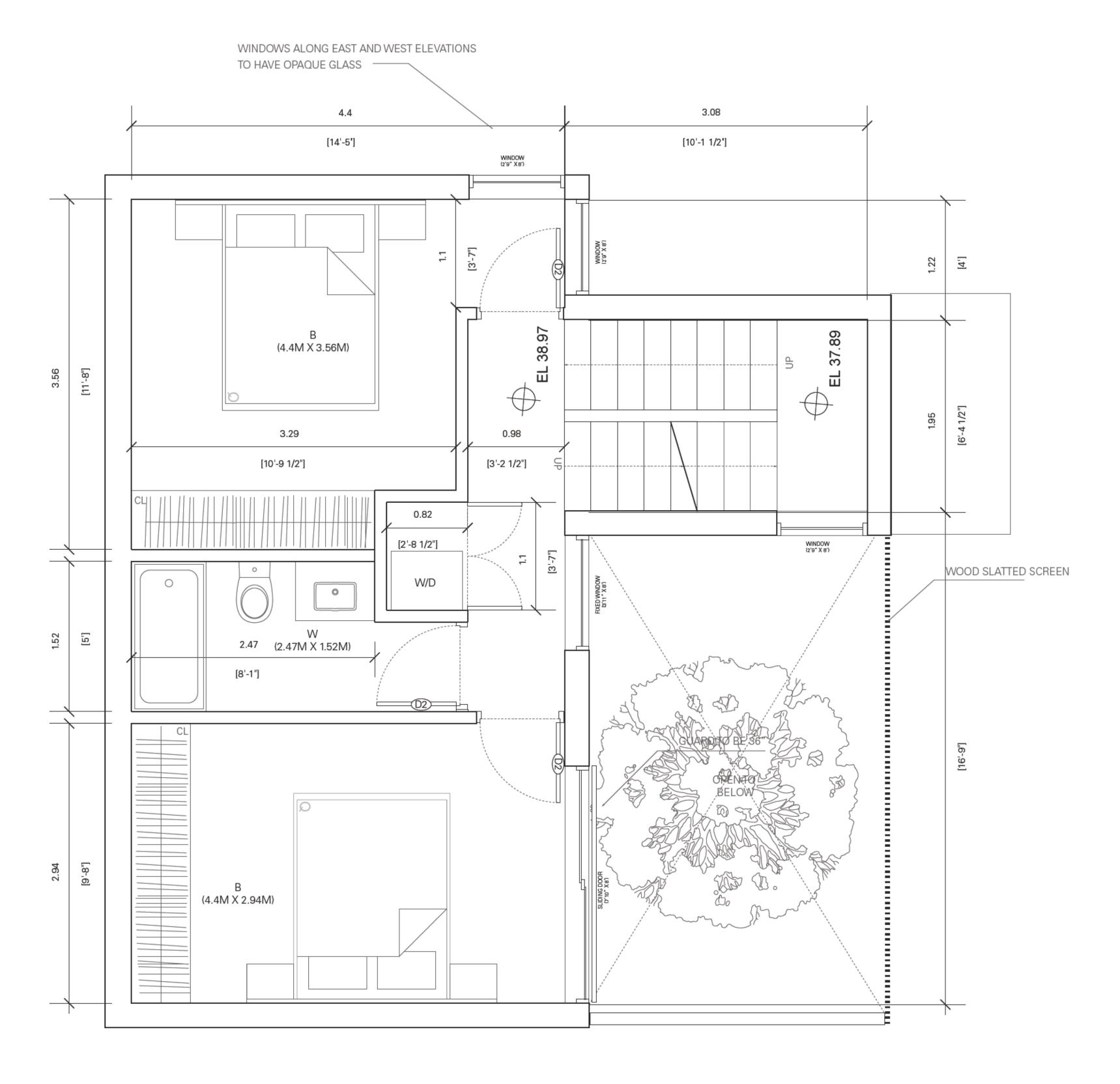
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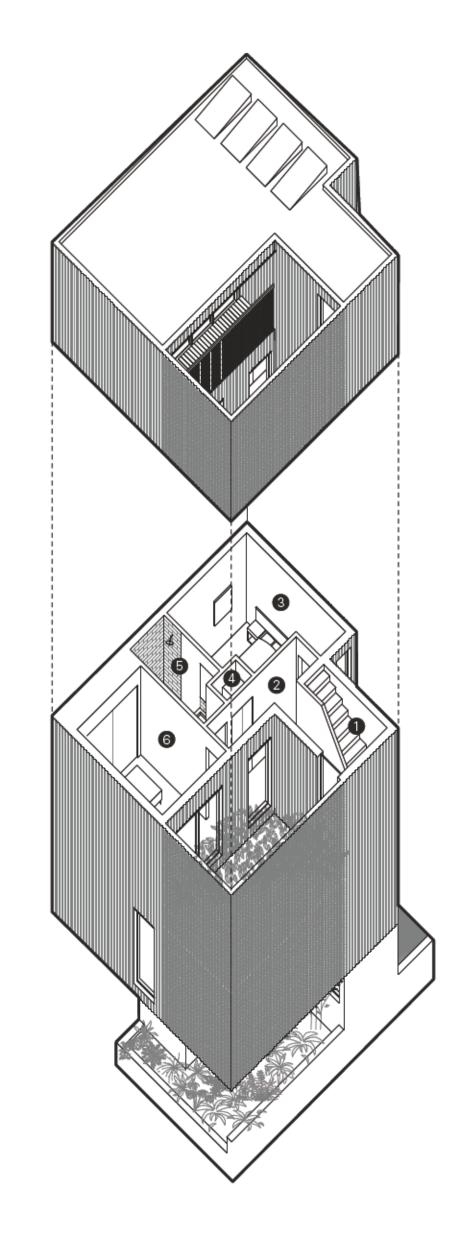
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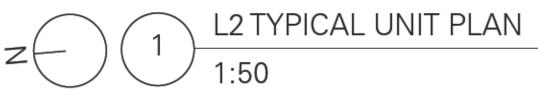
TYPICAL UNIT PLANS





LEVEL 2 01 STAIR 02 HALL 03 BEDROOM 04 LAUNDRY 05 WASHROOM 06 BEDROOM

L2 AXO DIAGRAM



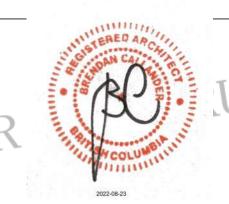
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02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

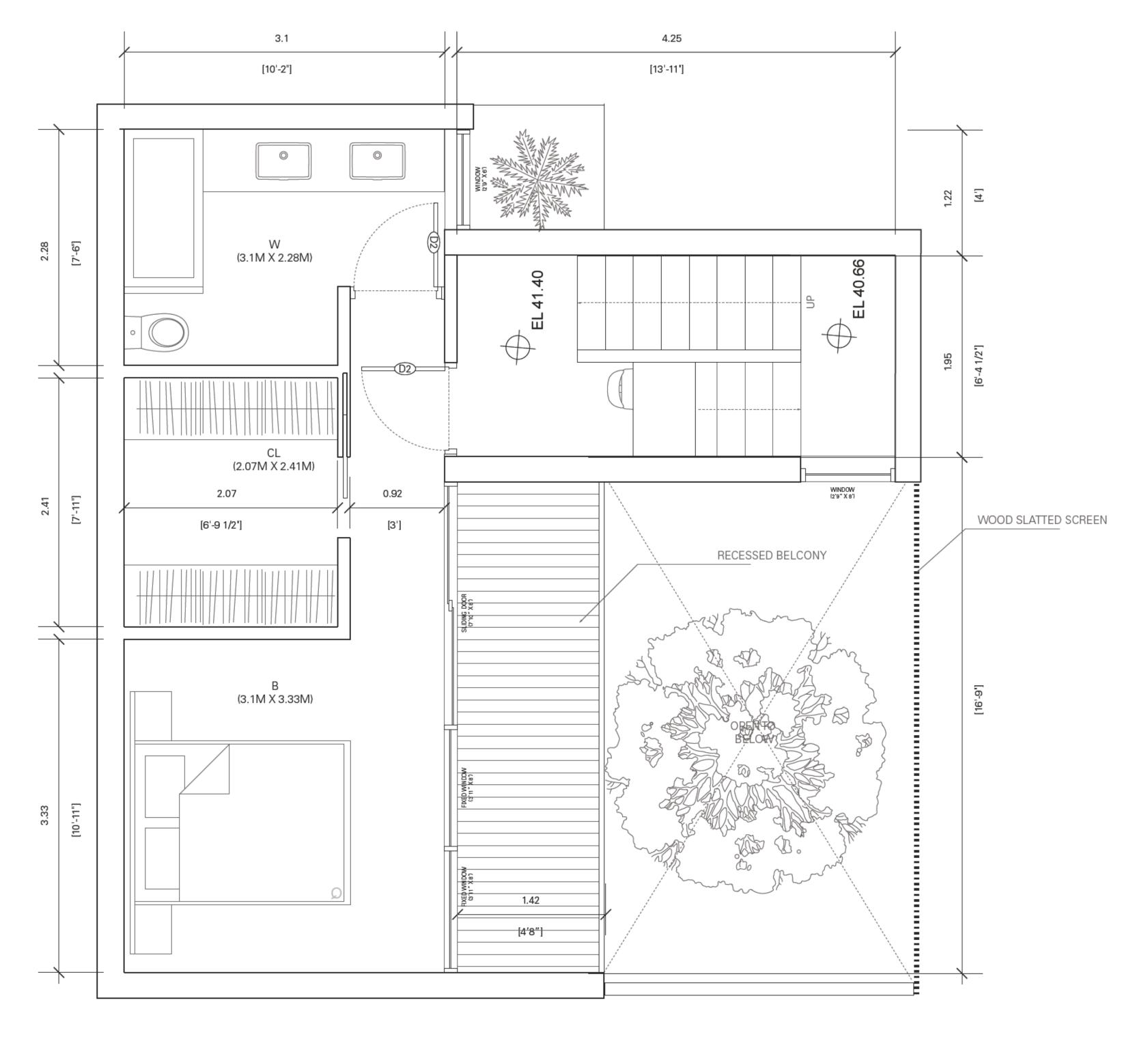
1326 Pandora Avenue

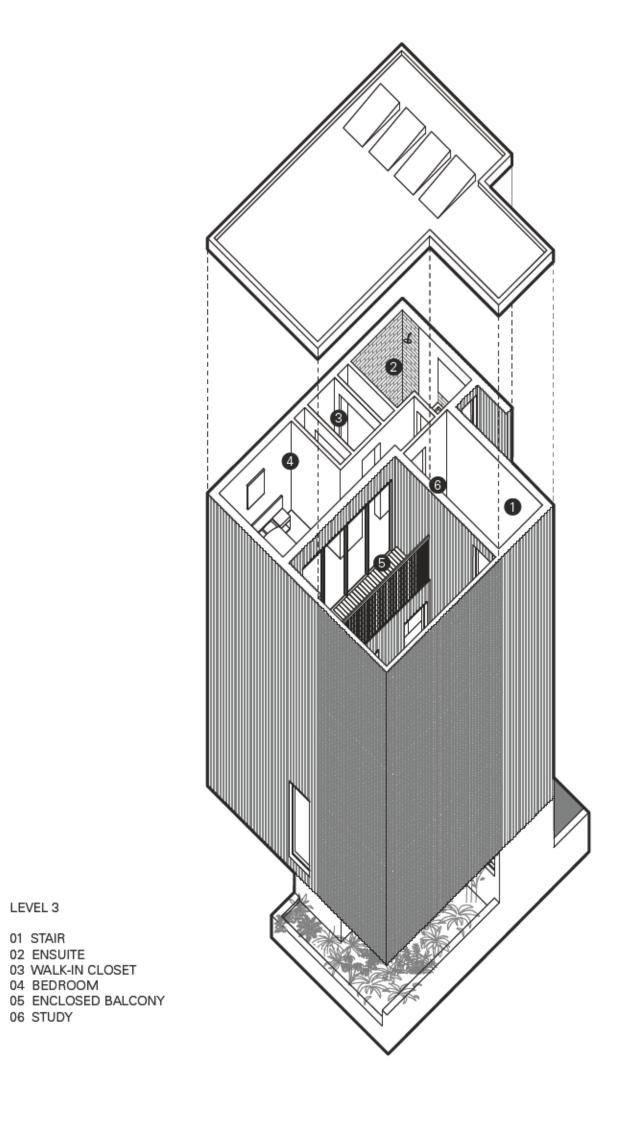
2020-011 1326 Pandora Avenue



TYPICAL UNIT PLANS

A110





L3 TYPICAL UNIT PLAN

L3 AXO DIAGRAM

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rarch.ca	04	RZ/DP APP. REVISIONS	21.12.2
	05	COORDINATION	22.08.1
	06	RZ/DP APPLICATION	22.08.2

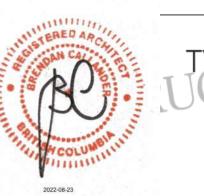
1326 Pandora Avenue

LEVEL 3

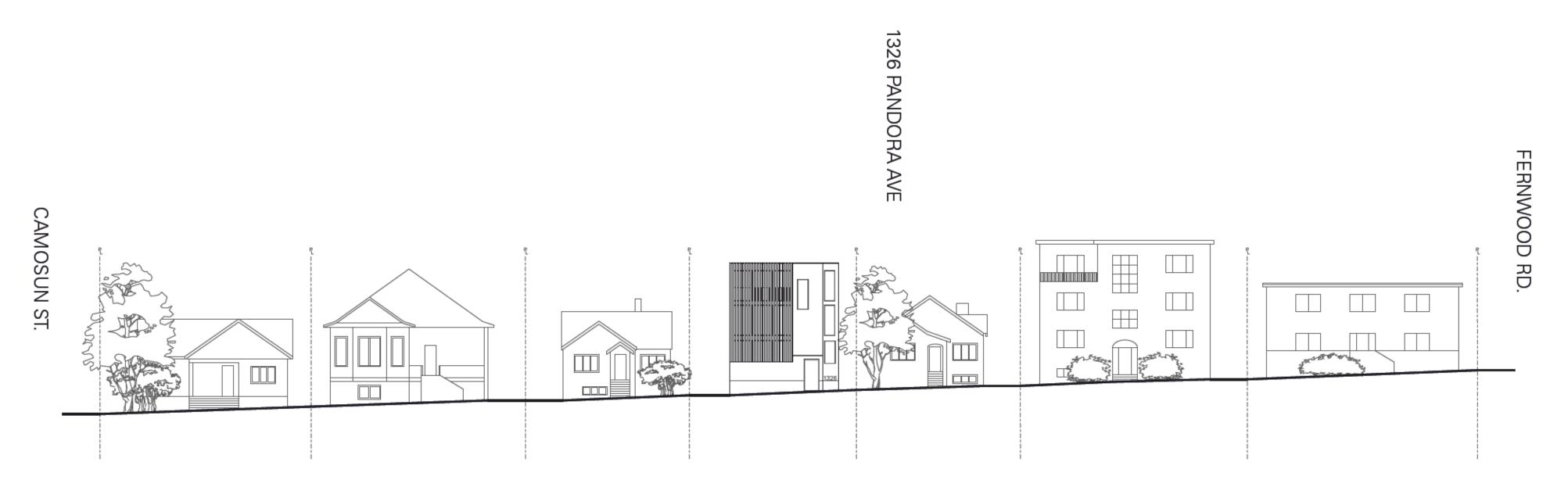
06 STUDY

01 STAIR 02 ENSUITE 03 WALK-IN CLOSET 04 BEDROOM

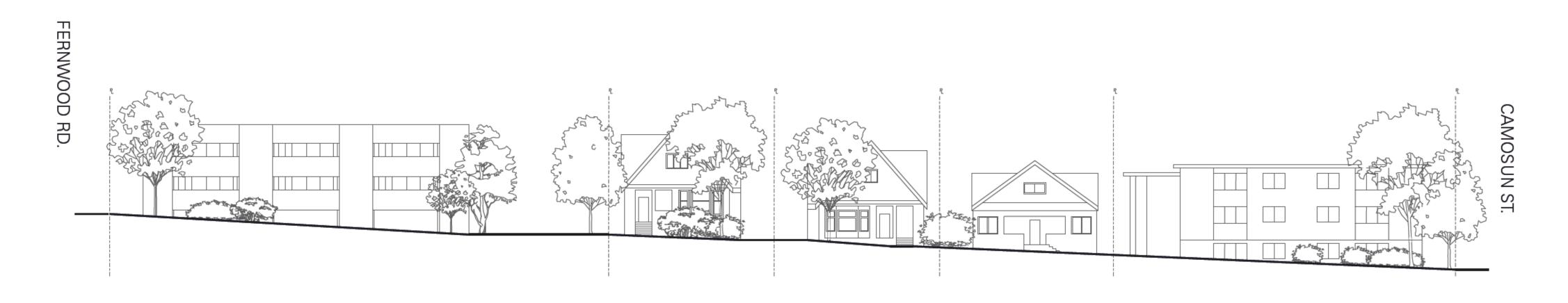




TYPICAL UNIT PLANS



PANDORA STREET ELEVATION LOOKING NORTH 1:200



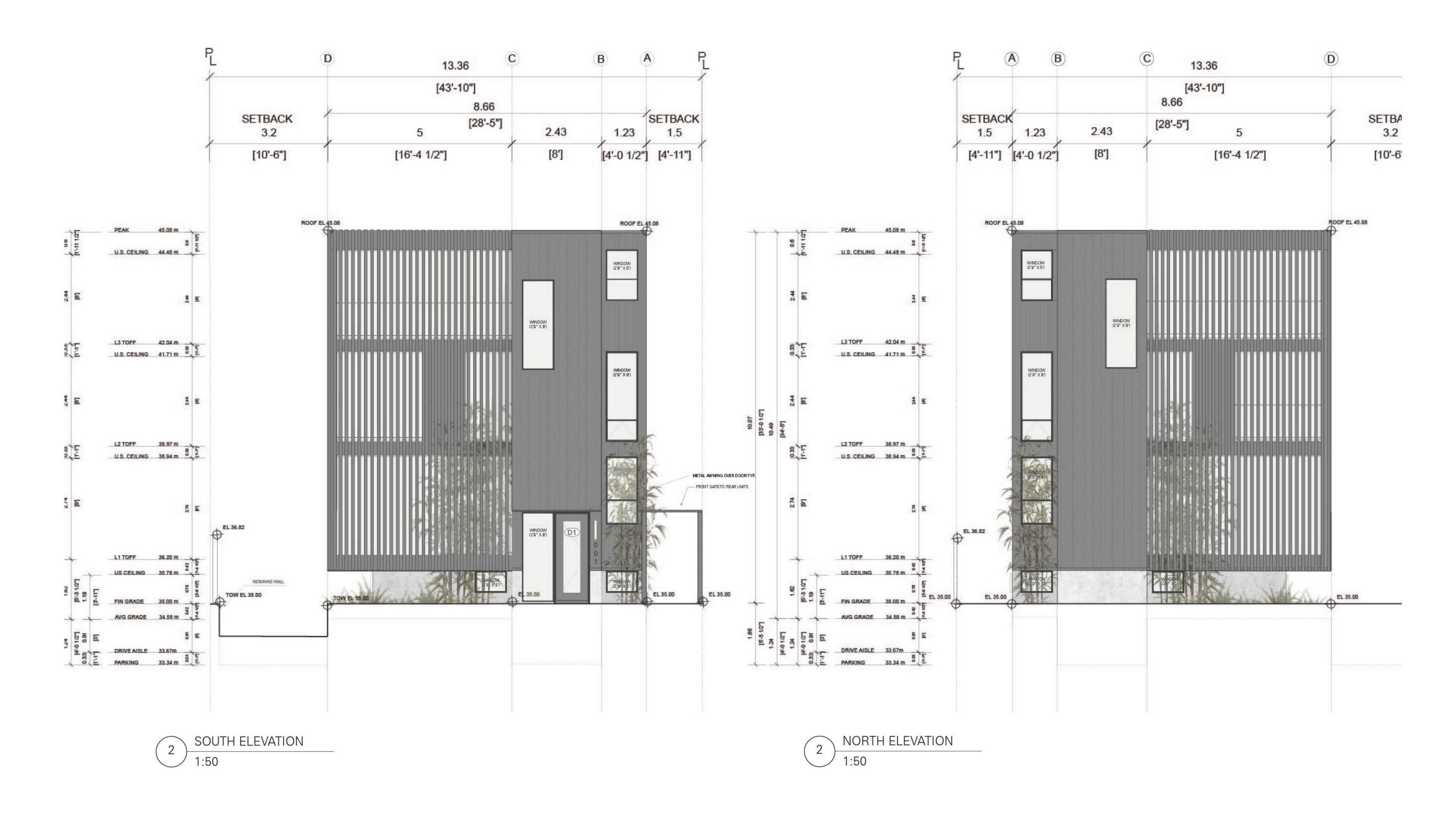
PANDORA STREET ELEVATION LOOKING SOUTH

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UCTIOFLEVATIONS 1326 Pandora Avenue 2020-011 1326 Pandora Avenue



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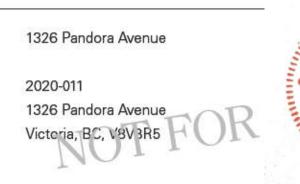
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 21.05.27

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 21.08.03

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 RZ/DP APP. REVISIONS
 21.12.20

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A201



2 WEST ELEVATION
1:50

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SECTION AA

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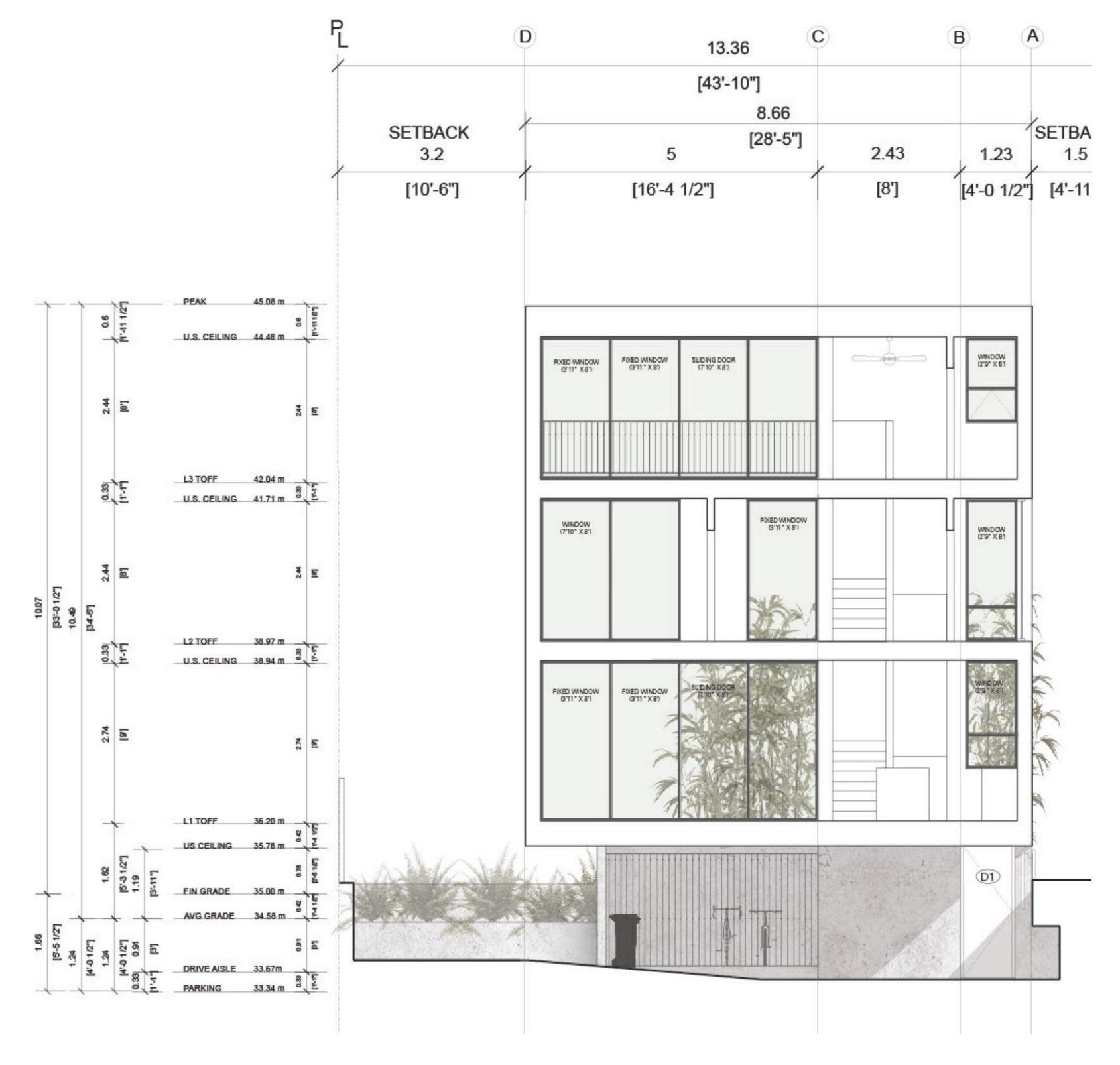
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1 SECTION BB
1:50

2 SECTION CC 1:50

Date

21.05.27

21.08.03

21.12.20

22.08.12

22.08.23

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No. Description

02 RZ/DP REVISION - COORD.

03 RZ/DP APP. REVISIONS

04 RZ/DP APP. REVISIONS

05 COORDINATION

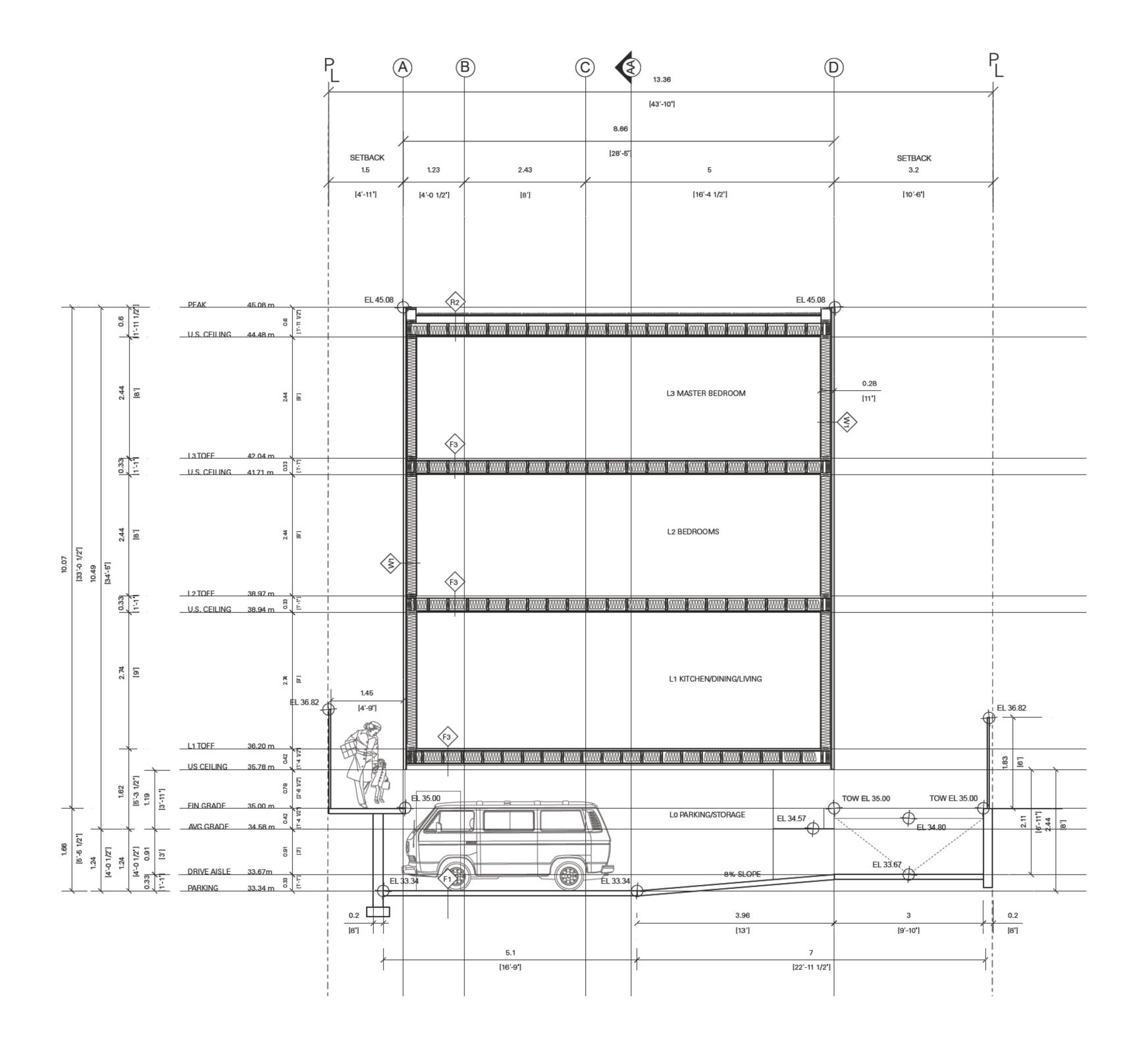
06 RZ/DP APPLICATION

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A301



1 SECTION DETAIL 1:50

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 05
 COORDINATION
 22.08.12

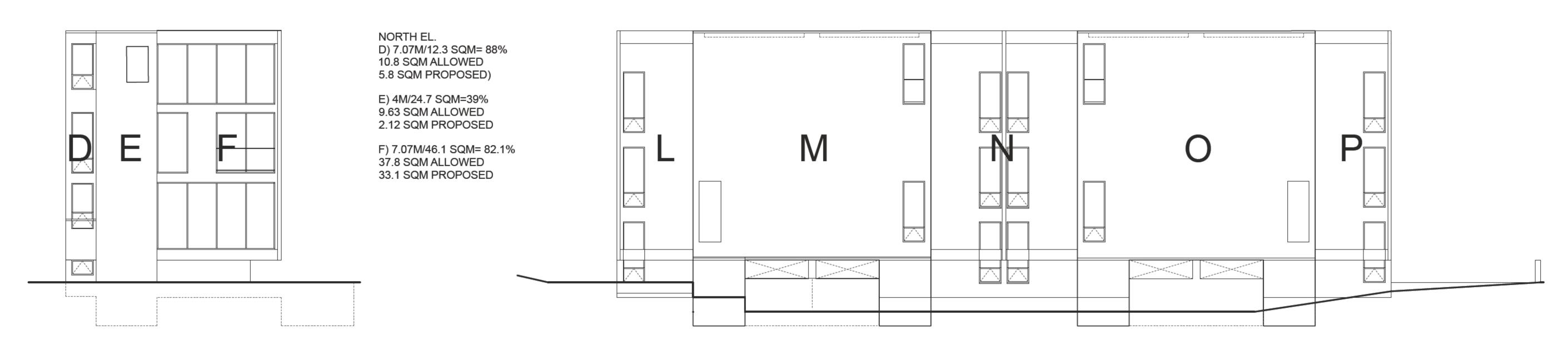
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A302



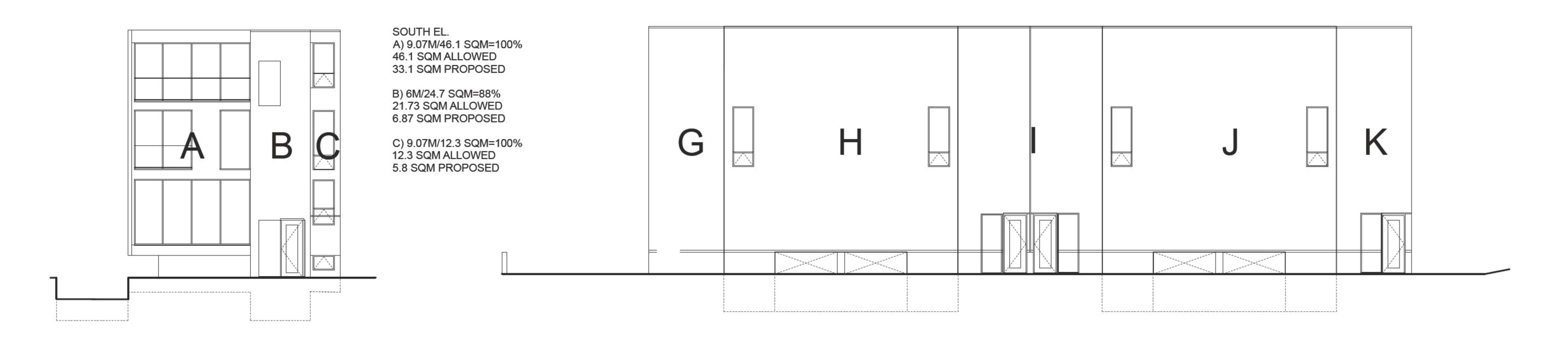
WEST EL. L) 8.2M/32.9 SQM= %100 32.9 SQM ALLOWED 6.3 SQM PROPOSED

M) 3.2/99.2 SQM= %14.5 14.39 SQM ALLOWED 6.3 SQM PROPOSED

N) 8.2M/63.2 SQM= % 89.12 56.33 SQM ALLOWED 12.6 SQM PROPOSED

O) 3.2/99.2 SQM= %14.5 14.39 SQM ALLOWED 6.3 SQM PROPOSED

P) 8.2M/32.9 SQM= %100 32.9 SQM ALLOWED 6.3 SQM PROPOSED



EAST EL.
G) 2.73M/31.0 SQM= 21.54%
6.68 SQM ALLOWED
0 SQM PROPOSED

H) 1.5M/91.9 SQM=8% 7.35 SQM ALLOWED 4.2 SQM PROPOSED

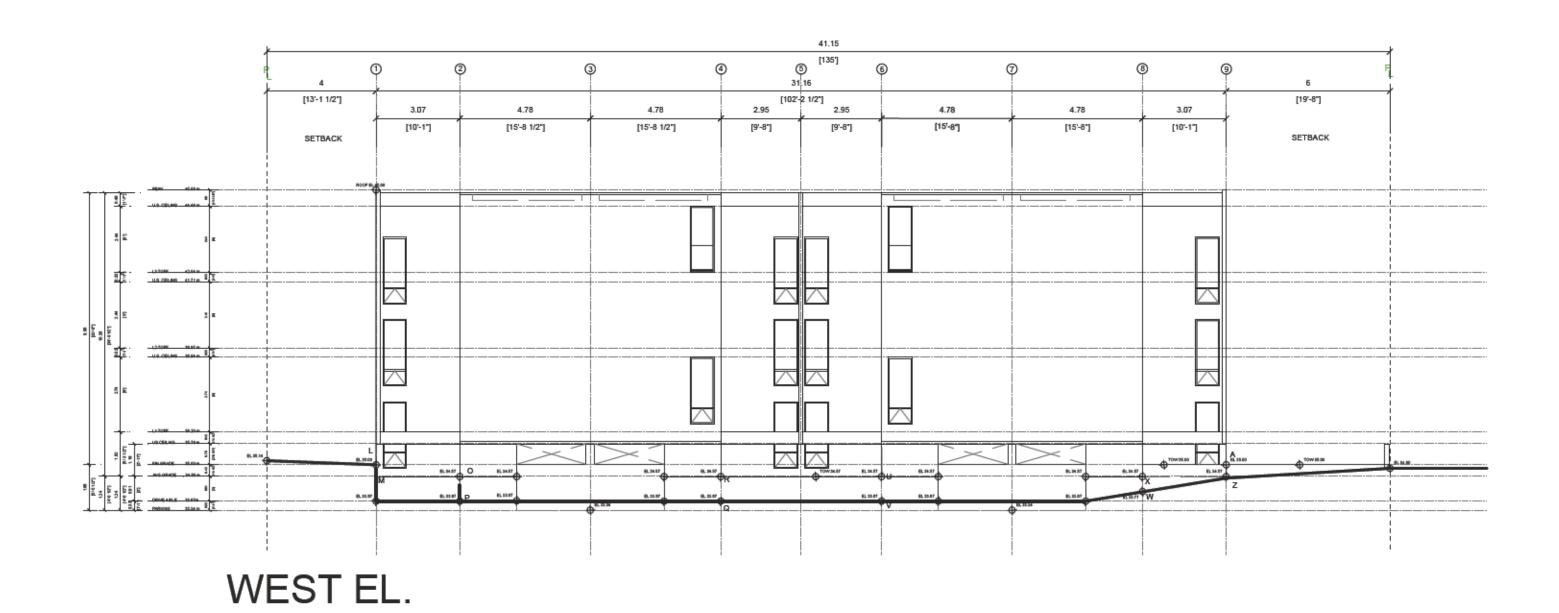
I) 2.73M/59.6 SQM=15.75% 9.39 SQM ALLOWED 4.4 SQM PROPOSED

J) 1.5M/91.9 SQM=8% 7.35 SQM ALLOWED 4.2 SQM PROPOSED

K) 2.73M/31.0 SQM= 21.54% 6.68 SQM ALLOWED 2.2 SQM PROPOSED

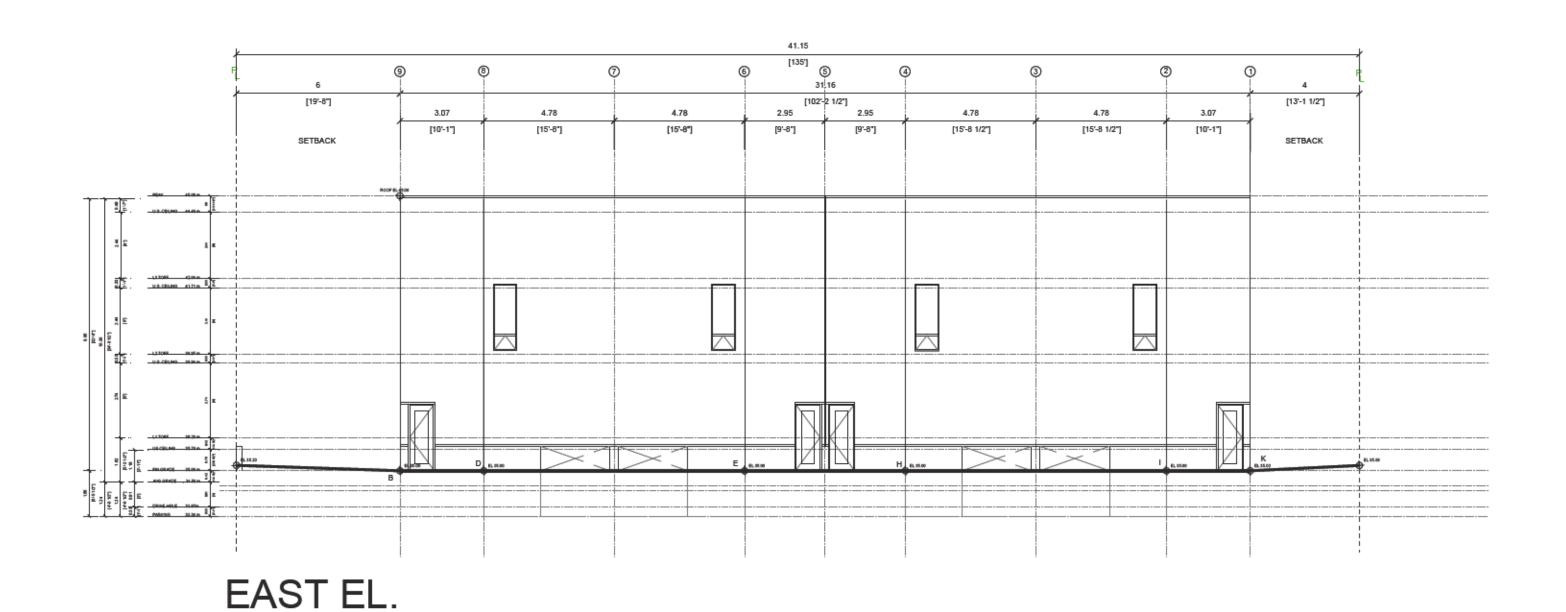


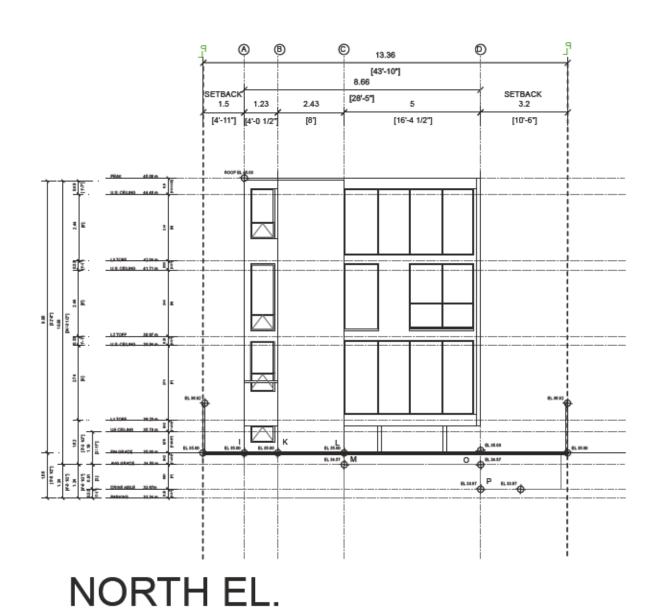


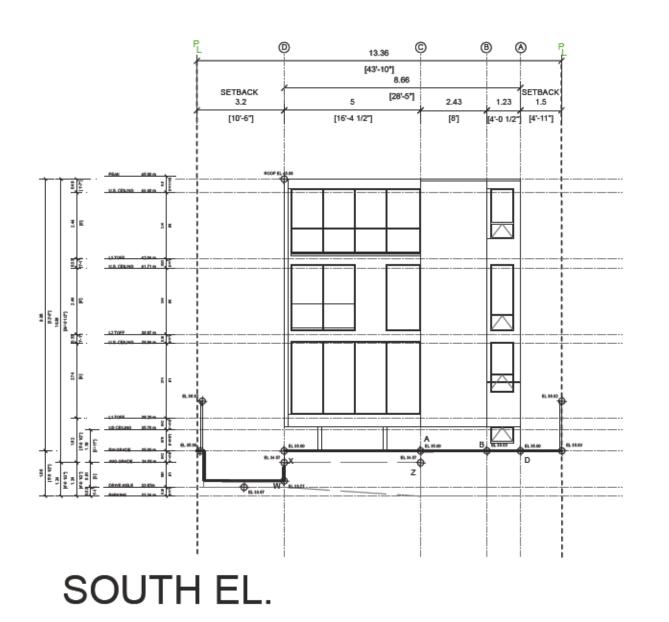


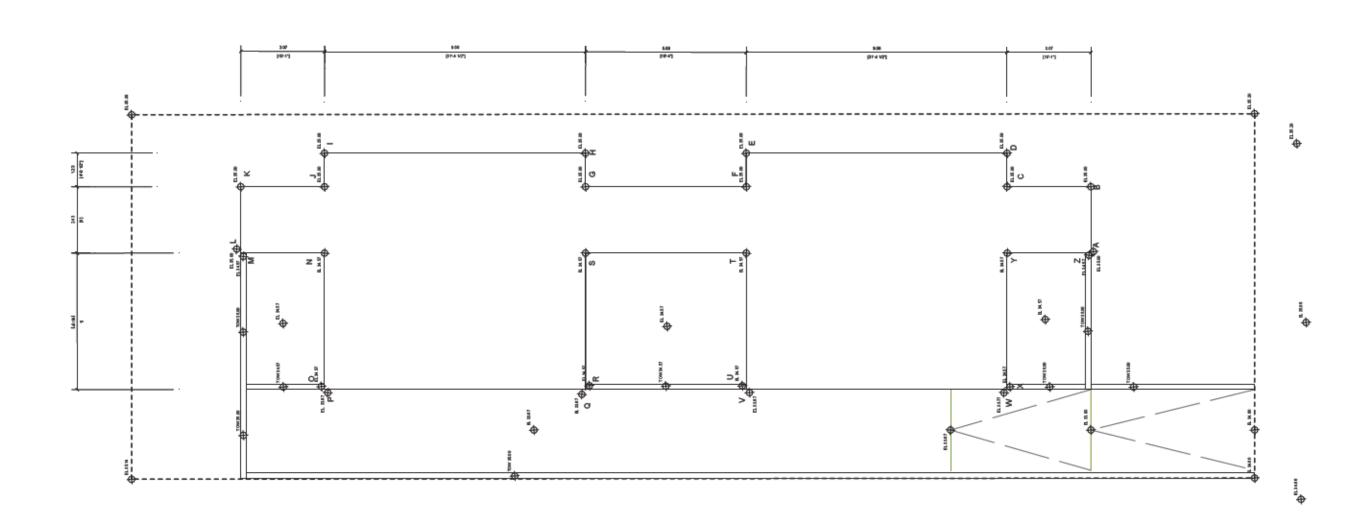
ELE/	VATIONS	DISTANCE	S	CALCULATION	AVG
ELE' ABCDEFGHIJKLMNO	VATIONS 35 35 35 35 35 35 35 35 35 35 35 35 35	A TO B B TO C C TO D D TO E E TO F F TO G G TO H H TO I I TO J J TO K K TO L L TO M M TO N N TO O O TO P	2.34 3.07 1.23 9.56 1.22 5.89 1.22 9.56 1.23 3.07 2.43 0 3.07 5	CALCULATION 81.90 107.45 43.05 334.60 42.70 206.15 42.70 334.60 43.05 107.45 85.05 0.00 106.13 172.85 0.00	35.00 35.00 35.00 35.00 35.00 35.00 35.00 35.00 35.00 35.00 35.00 34.79 34.57 34.57 34.57
P Q	33.67	P TO Q Q TO R	9.56 0	321.89 0.00	33.67
R S T U	33.67 34.57 34.57 34.57 34.57	R TOR S TOT T TOU U TOV	5 5.89 5 0	172.85 203.62 172.85 0.00	34.12 34.57 34.57 34.57 34.12
V W X	33.67 33.77 34.57	V TOW W TOX X TOY	9.56 0 5	322.36 0.00 172.85	33.72 34.17 34.57
Y Z	34.57 34.57	Y TO Z Z TO A	3.07 0	106.13 0.00	34.57 17.29

- PERIMETER = 91.97M
- AVG GRADE = EL.34.58
- MAX EL. AT 10.5M = EL. 45.08
- DISTANCE FROM L1 TOFF TO AVG GRADE PER BCBC A.1.4 = 1.62M (2M MAX)
- DISTANCE FROM US OF BSMT CEILING TO AVG GRADE
- PER SCHEDULE A OF COV ZONING BYLAW NO.80-159 = 1.19M (1.2M MAX)

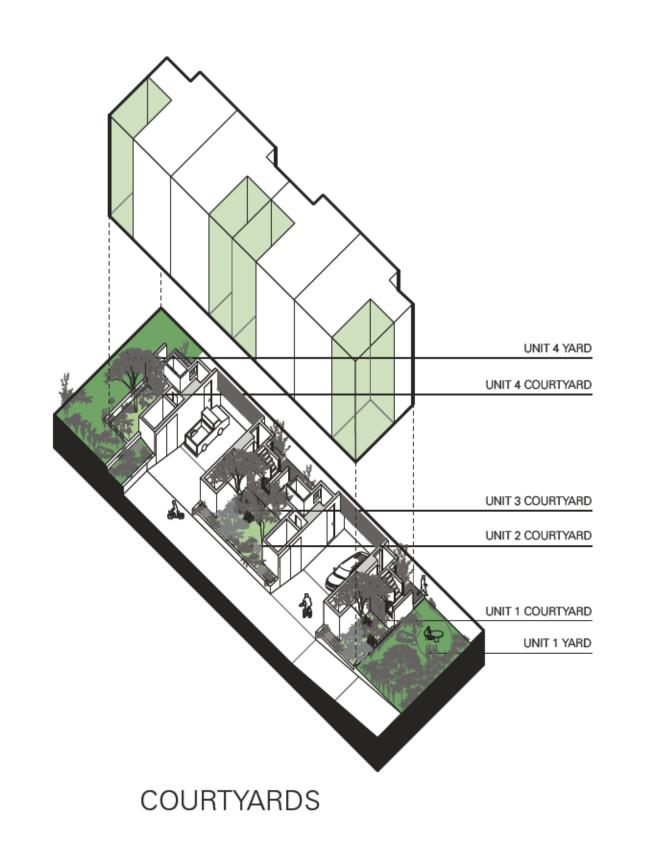


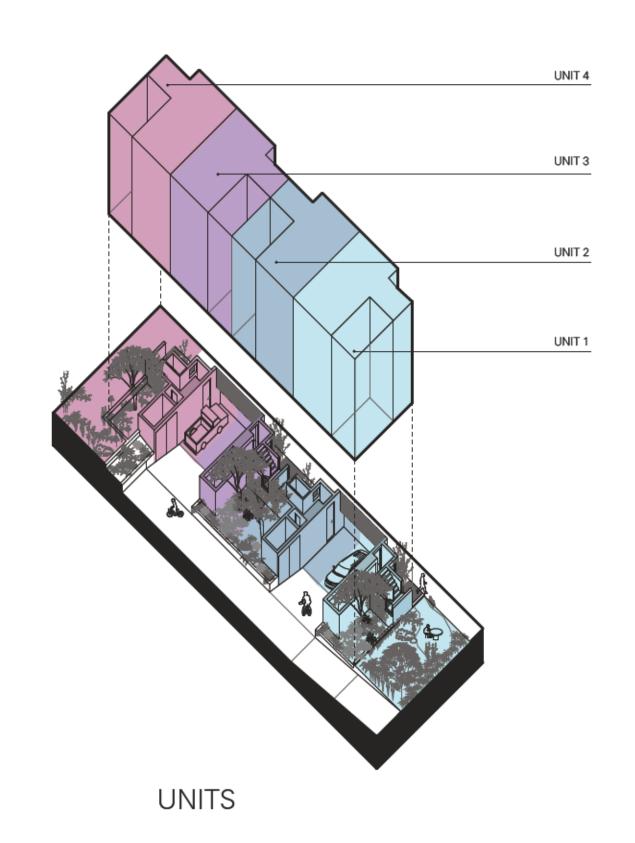


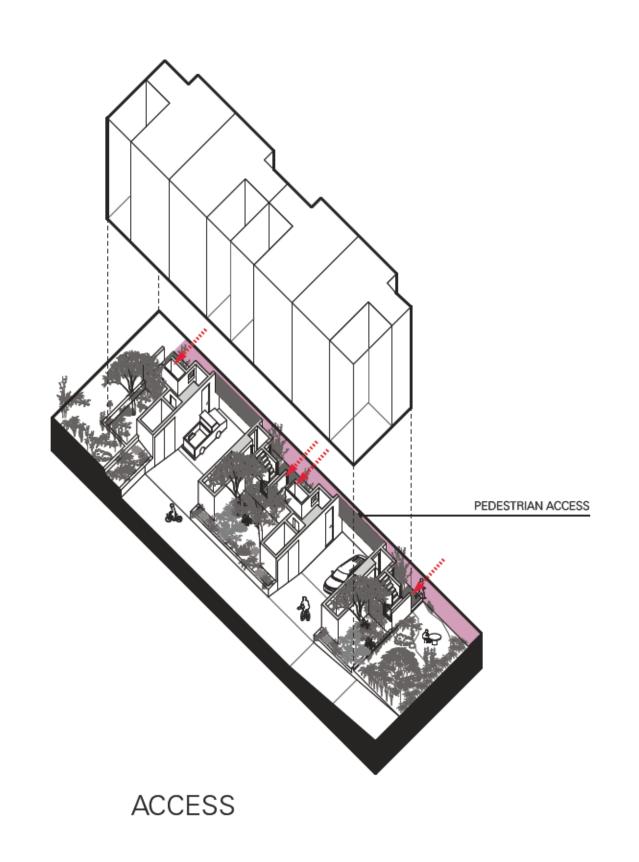


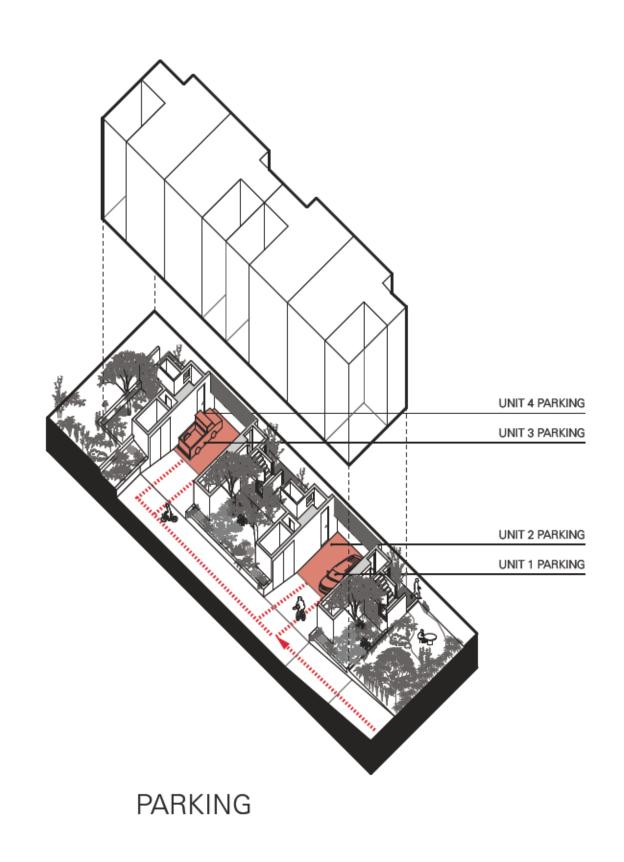


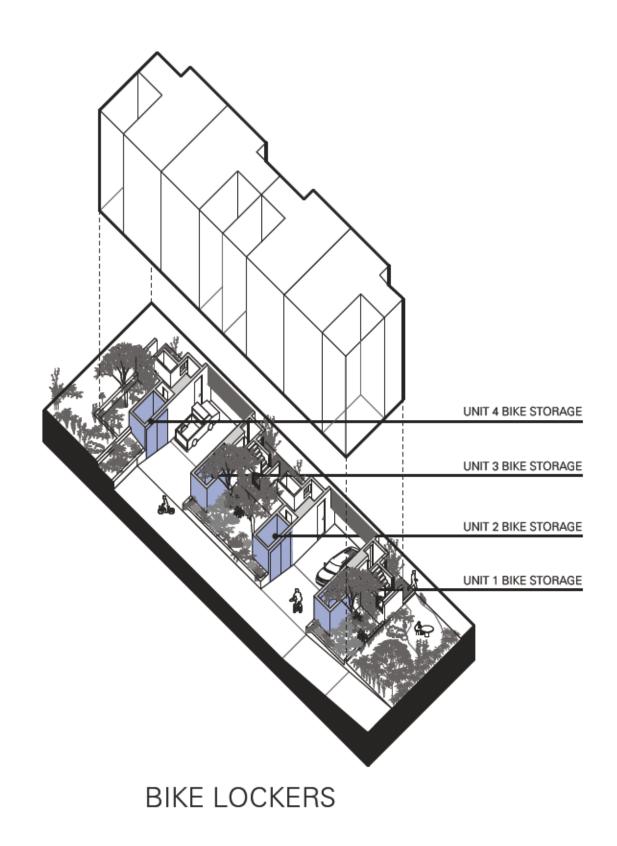
SITE GRADING PLAN











BUILDING DIAGRAMS

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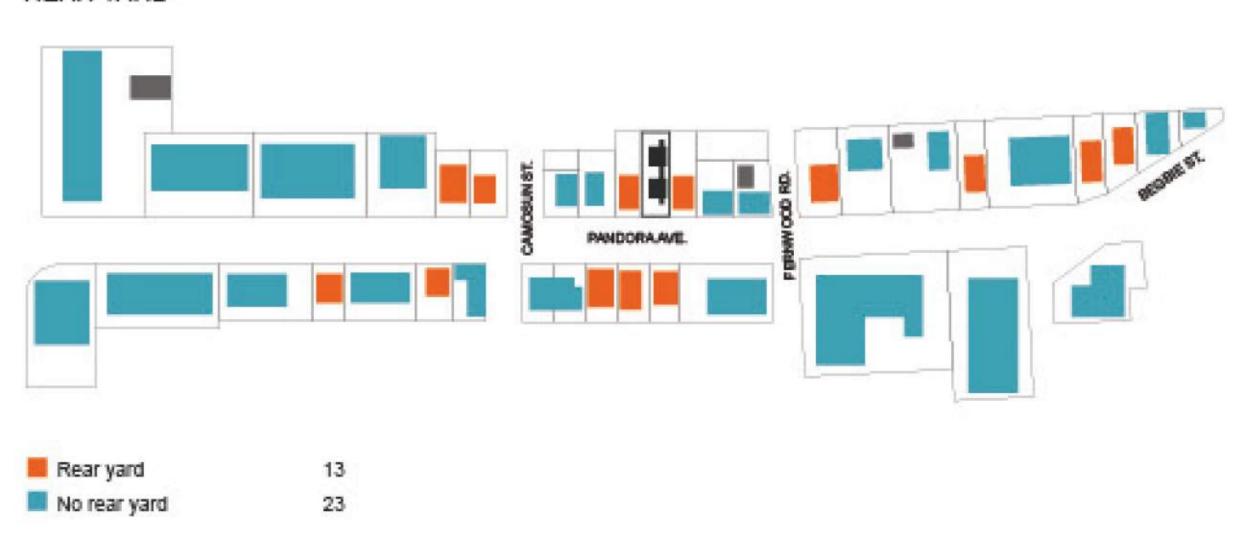




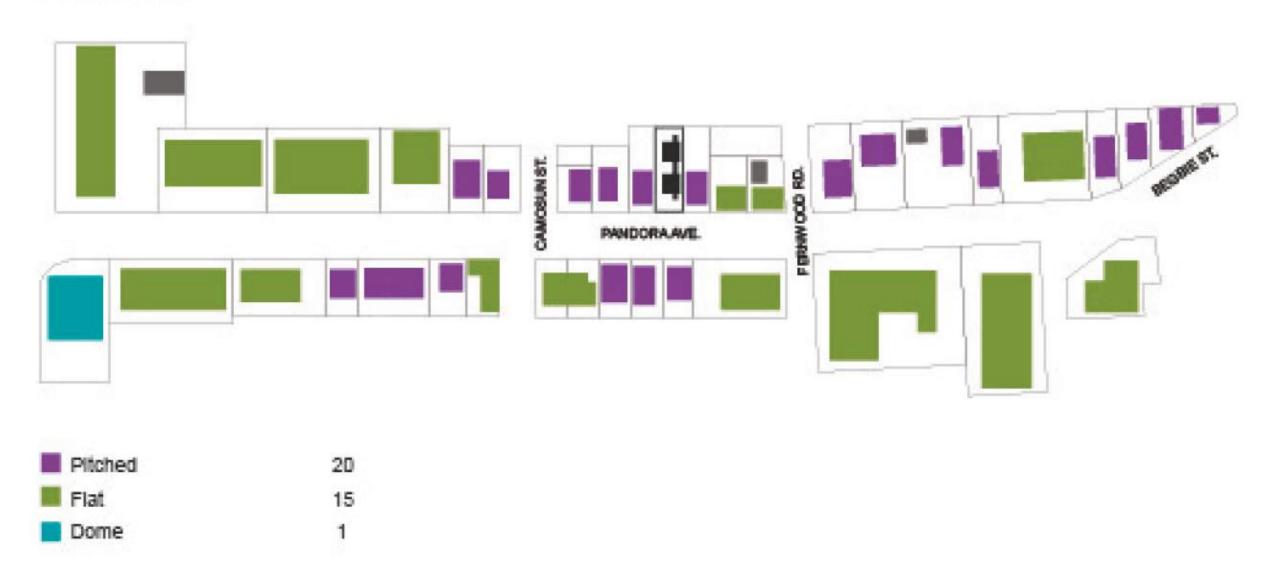
TRADITIONAL RESIDENTIAL VS URBAN RESIDENTIAL



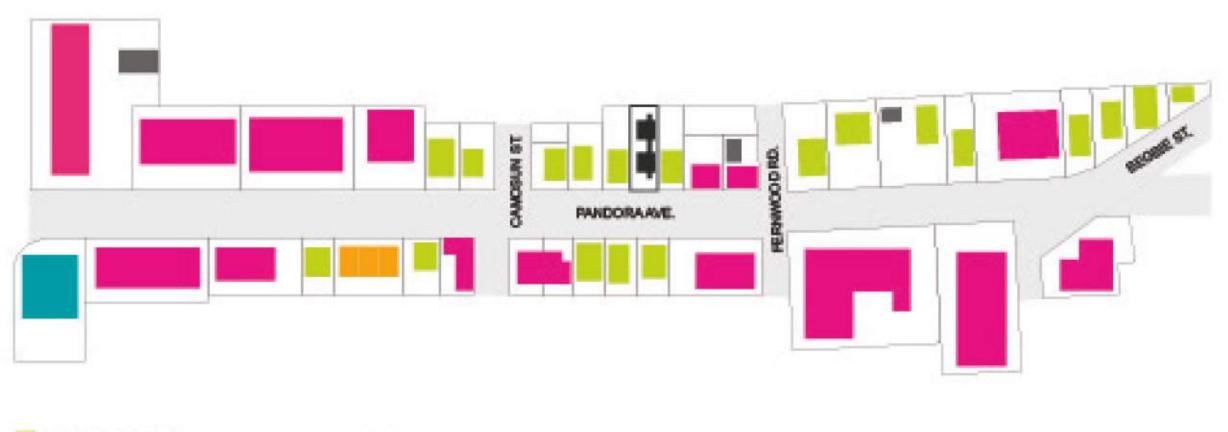
REAR YARD



ROOF TYPE

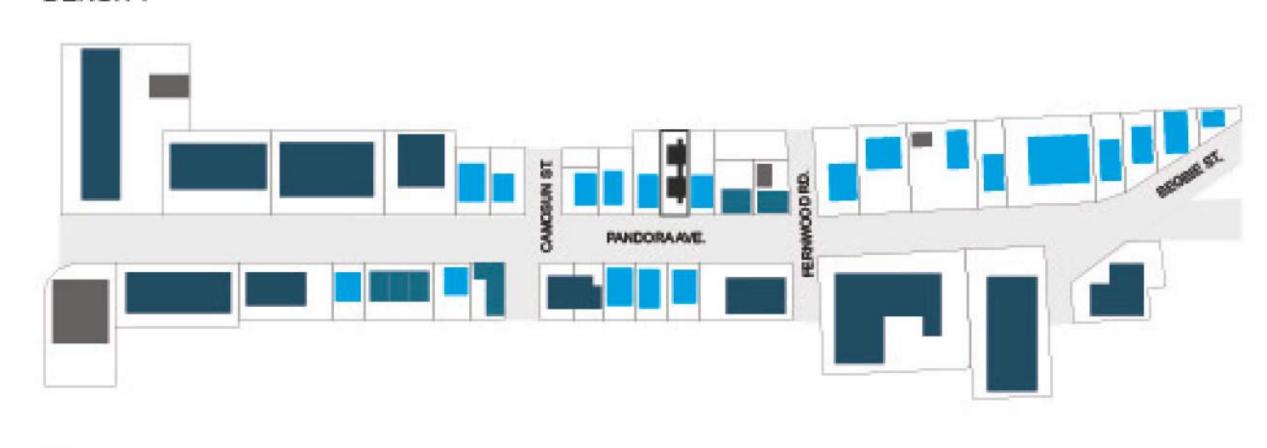


BUILDING TYPE



Single-Family 1
Multi-Family Midrise 1
Multi-Family Rowhomes 1
Other 1

DENSITY



Single-Family 1
Multi-Family under 10 units 4
Multi-Family over 10 units 1
Other 1

NEIGHBORHOOD STUDY

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 $\Delta \Lambda \Omega$













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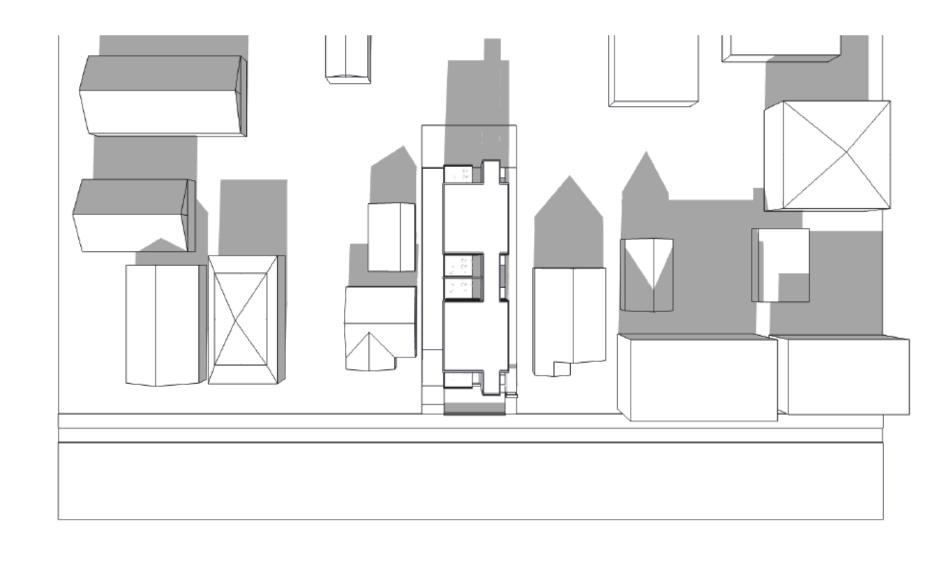
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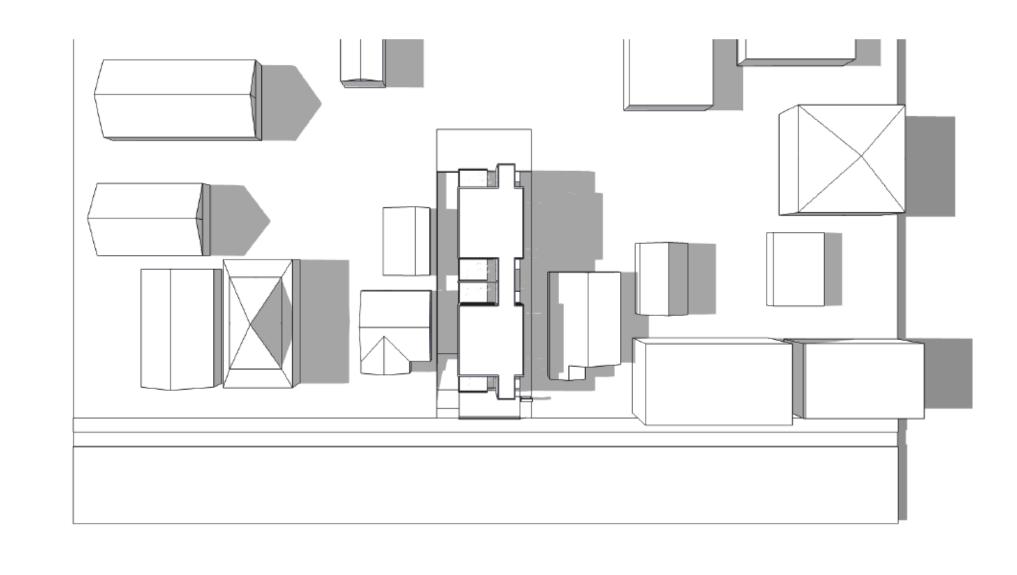
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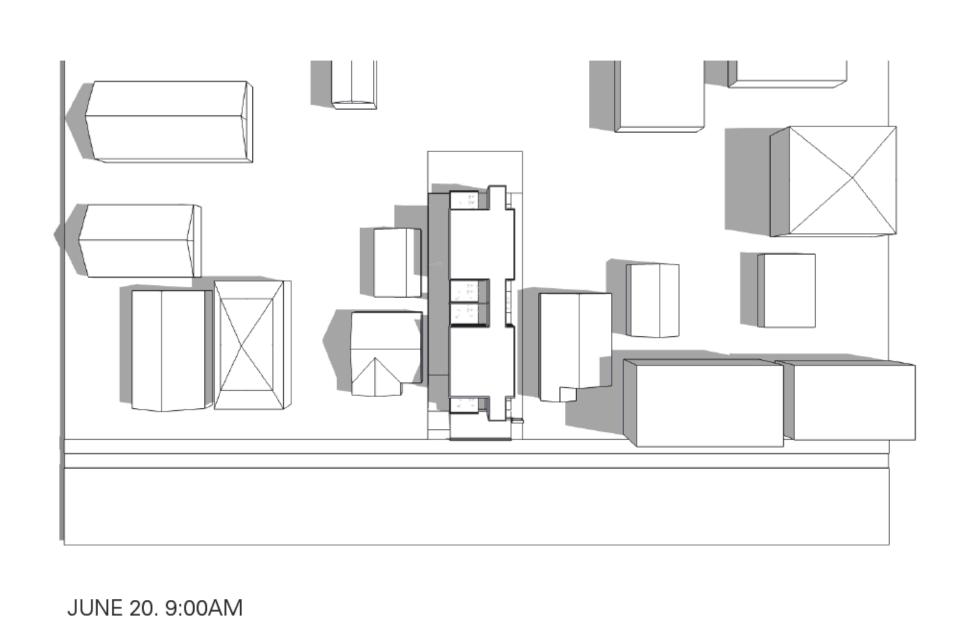


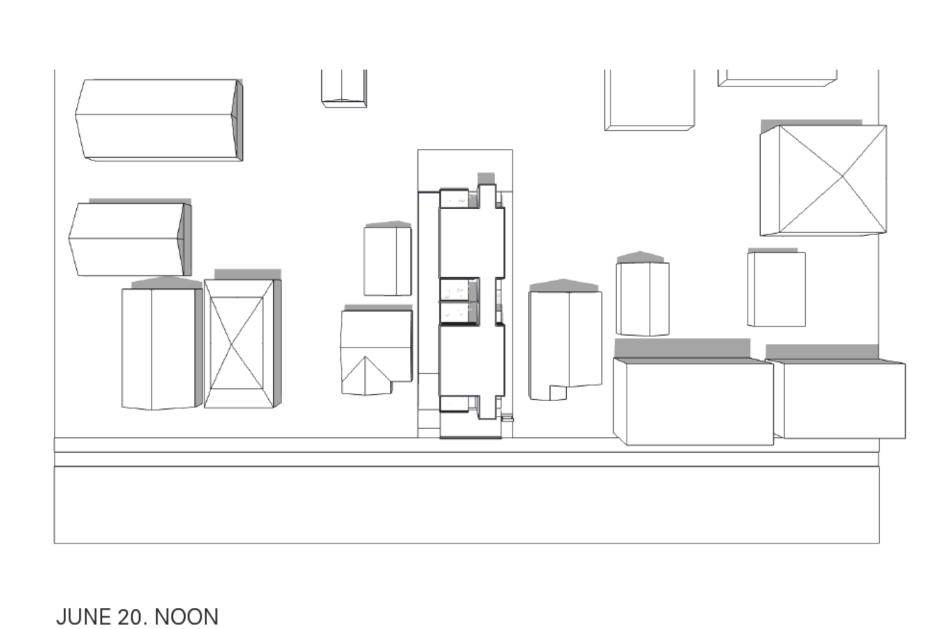






DECEMBER 20. 9:00AM DECEMBER 20. NOON





DECEMBER 20. 4:00PM



1326 Pandora Avenue

JUNE 20. 4:00PM

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21.05.27

21.08.03 21.12.20

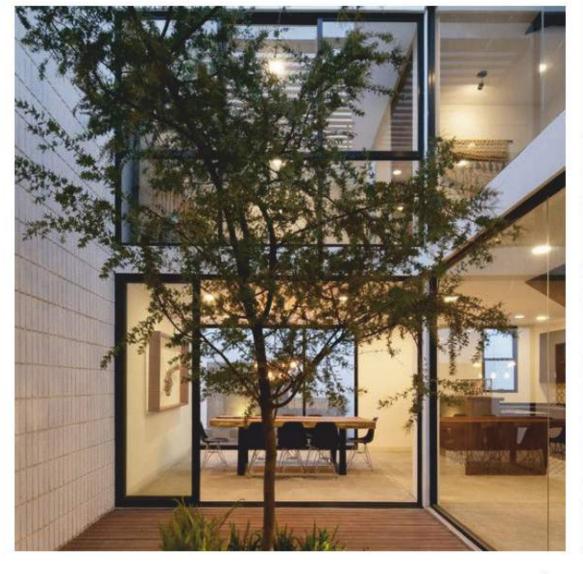
22.08.12

22.08.23











- 1. DARK STAINED SIDING
- 2. PARKING AREATO BE OPEN AND BRIGHT
- 3. DARK STAINED SIDING
- 4. INNER COURTYARD
- 5. WOOD SCREEN

1 SHADOW STUDIES

Drawing scale may be affected by printing, scanning or copying.

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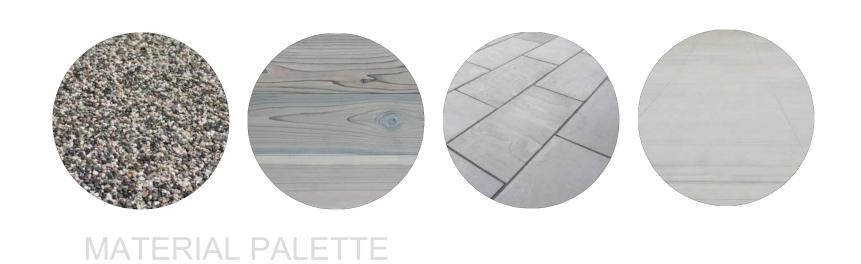
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PLANT PALETTE



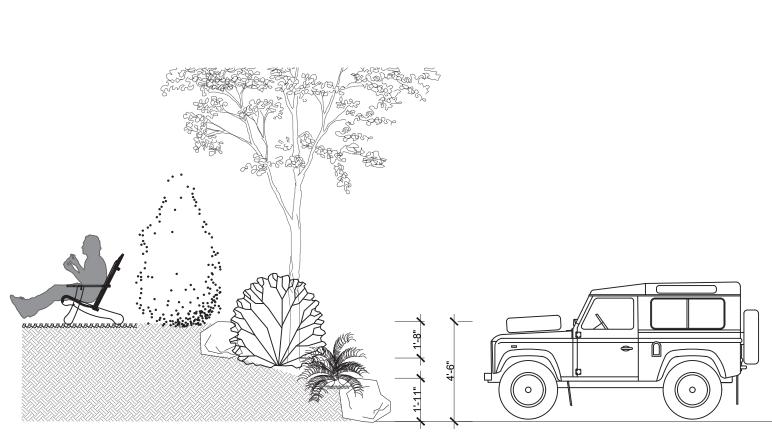




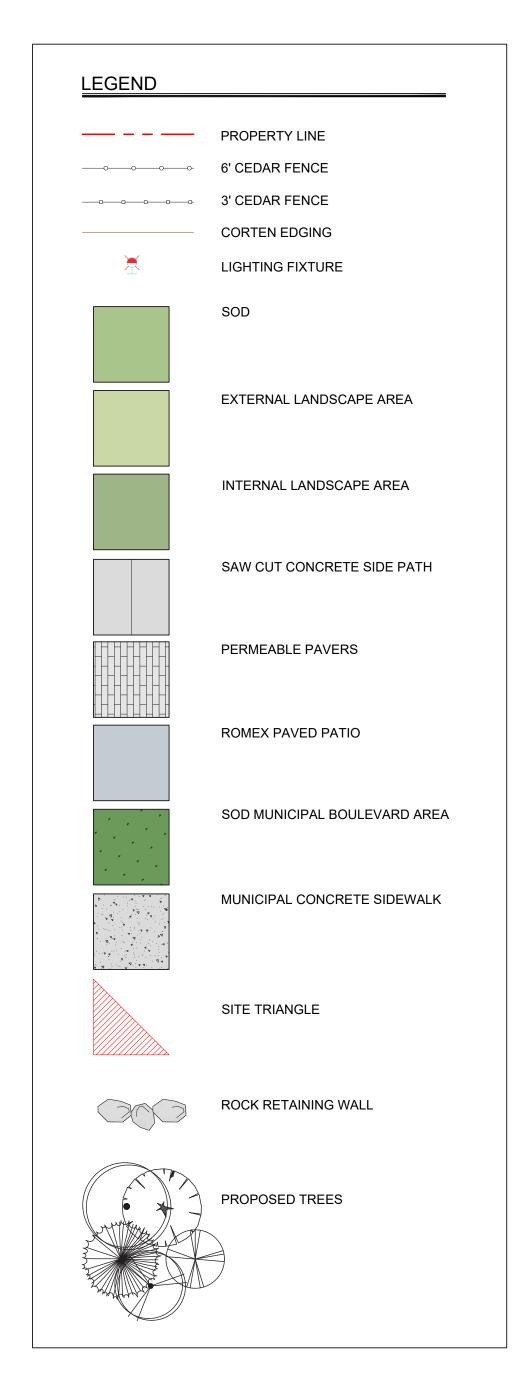












BIOPHILIA design collective

Biophilia Design Collective Ltd. 250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Curate Developments Ltd

ADDRESS 1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

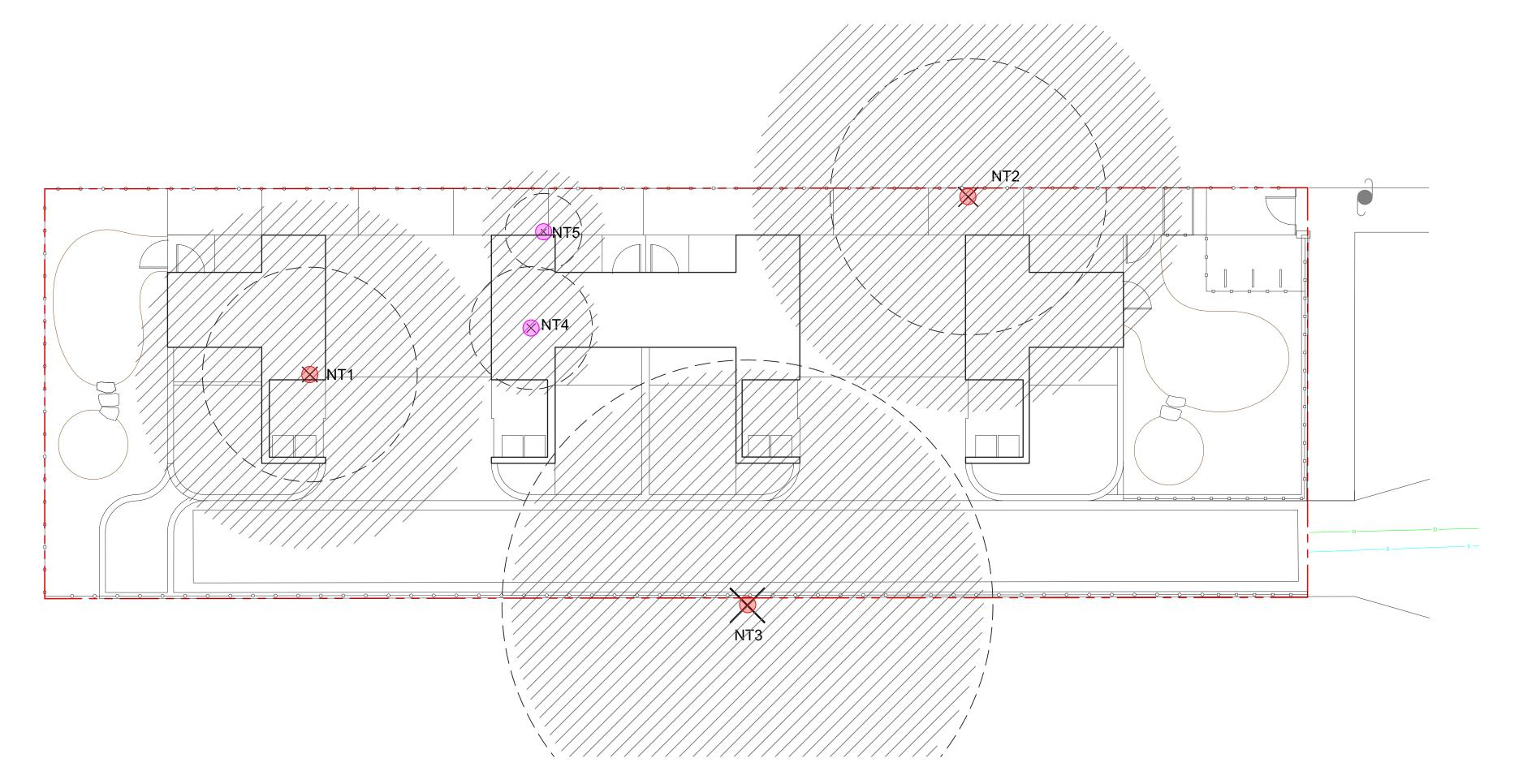
Kim Tang

REISSUED FOR DEVELOPMENT PERMIT August 22, 2022

Scale: 1:NTS



Landscape Site



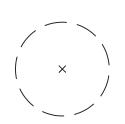
		Location (On,	Bylaw	Name	The state of the s		Critical root	Crown	Condition	/	Retention				
Tag or	Surveyed ?	Off, Shared,	protected ?	realite		dbh	zone radius	Spread	Condition	T	Suitability	Relative	General field	Tree retention / location	Retention
ID#	(Yes/No)	City)	(Yes/No)	Common	Botanical	(cm)	(m)	(m)	Health	Structural	(onsite trees)	tolerance	observations/remarks	comments	status
NT1	Yes	On	Yes	Cherry	Prunus serrulata	48	5.7	7	Poor	Poor	Not suitable.	Moderate	Extensive decay in trunk. Large (23cm) branch failure. Response growth in both these areas. Small expired Ganoderma fungal fruiting body on lower trunk. Cherry bark tortrix moth damage (frass, sap ooze visible) throughout. Low Live Crown Ratio (LCR).	Within building footprint.	X
NT2		Possibly shared with 1320	Yes	Douglas-Fir	Pseudotsuga menziesii	51	7.7	9	Fair	Fair	Not suitable.	Poor	Tree possibly topped in the past; existing leader deflects. Lower crown on dwelling side raised significantly for clearance. Trunk within 2m of dwelling and 1m of accessory building. Cooley spruce gall aphid causing minor foliar damage.	Conflict with proposed driveway, canopy conflict with proposed building, root conflict with existing buildings.	X
NT3	Yes	On	Yes		Fraxinus excelsior	64	7.7	16	Poor	Poor	Not suitable.	Moderate	Signs of stress; excessive epicormic growth, minor insect damage (foliar skeletonizing), low LCR, dead branches (5-7cm) attached as well as hangers. Lower crown on dwelling side raised for clearance; good pruning wound compartmentalization.	Within sidewalk footprint.	X
		On	No	Apple	Malus spp.	22	2.2	4	Fair	Poor	Suitable (conditional).	Good	5m SE of spike, clump emerging from adjacent stump, insignificant canker damage.	Within building footprint.	X
NT5	No	On	No	Holly	llex spp.	20	2	2.5	Good	Good	Suitable.	Good	Fenceline, 7.5m SE of spike.	Within sidewalk footprint.	х





PROTECTED TREE FOR REMOVAL





EXISTING TREE TO BE REMOVED



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

TREE REPLACEMENT

PROTECTED TREES ON SITE: PROTECTED TREES FOR REMOVAL: REPLACEMENT TREES REQUIRED:

REPLACEMENT TREES PROVIDED: 4

 CASH-IN-LIEU TO BE PAID FOR REQUIRED REPLACEMENT TREES THAT CAN NOT BE ACCOMMODATED ON SITE



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Curate Developments Ltd

ADDRESS 1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

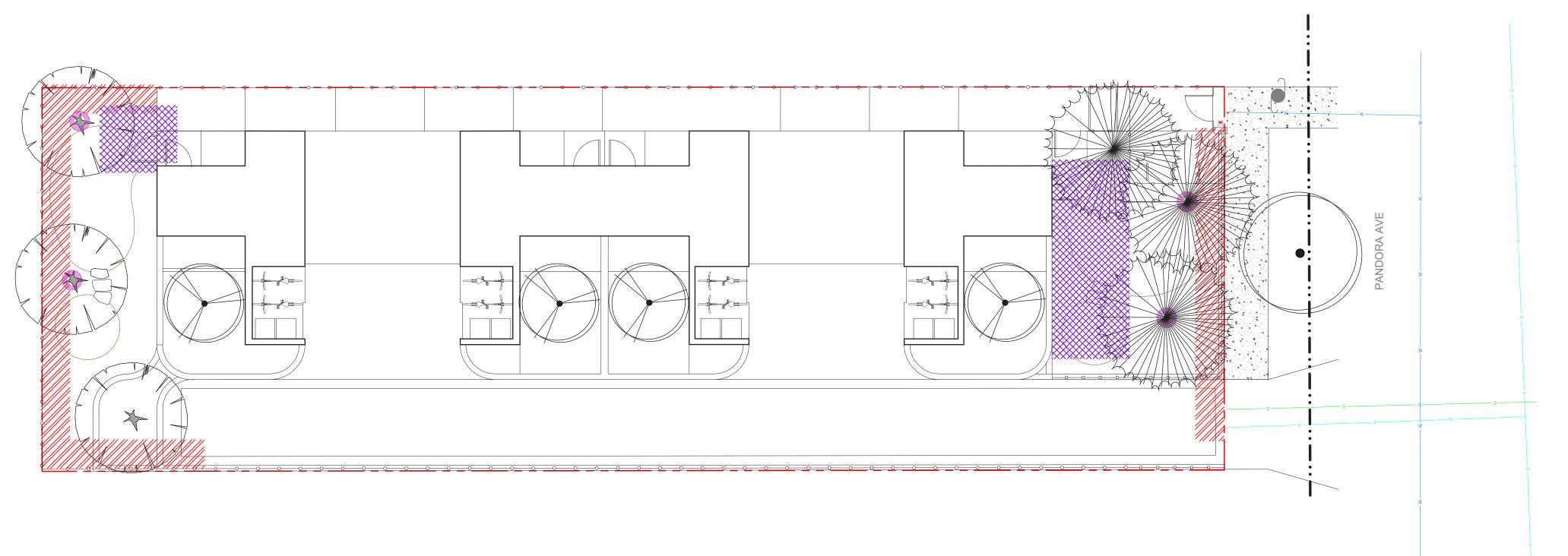
Kim Tang

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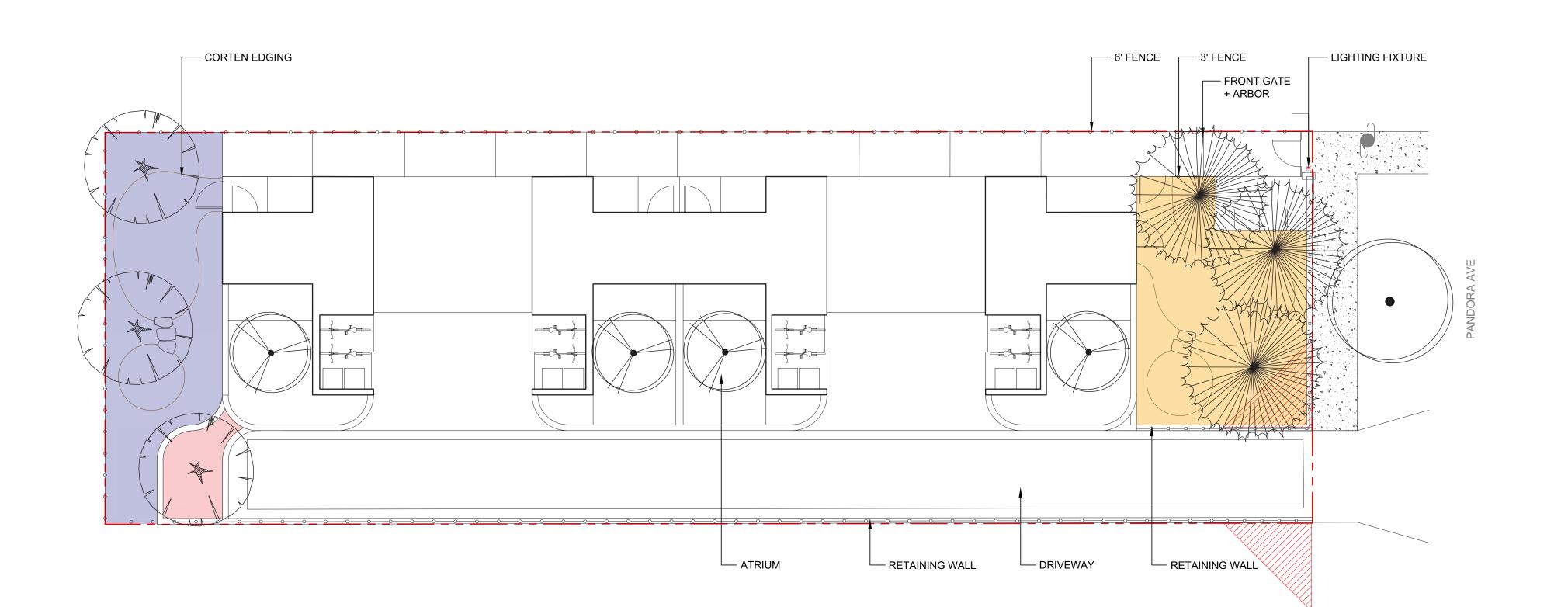
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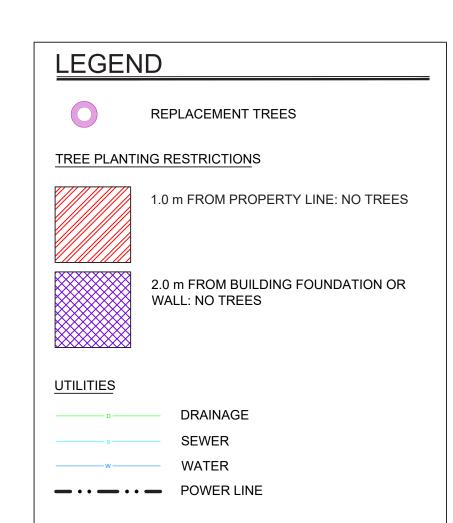






TREE PLANTING LIST							
ID	Quantity	Symbol	Latin Name	Common Name	Category	Height in maturity	Spread in maturity
Ag	3		Acer griseum	Paperbark Maple	Tree	6-9m	5-6m
Gt	4		Gleditsia triacanthos	Honey Locust	Tree	18m	12m
Ар	4		Acer palmatum 'Seiryu'	Seiryu Japanese Maple	Tree	6m	4.5m
	1	(\cdot)	Boulevard Tree	Street tree species to be determined by Parks at BP			





SOIL VOLUME ANALYSIS

TOTAL AREA = 43 m2

TOTAL VOLUME OF GROWING MEDIUM AT 1000mm DEPTH = 43m3 TOTAL VOLUME OF GROWING MEDIUM PER TREE (3) =14.3 m3

TOTAL AREA = 46 m2

TOTAL VOLUME OF GROWING MEDIUM AT 600mm DEPTH = 27.6 m3
TOTAL VOLUME OF GROWING MEDIUM PER TREE (2) =13.8 m3

TOTAL AREA = 6.5 m2
TOTAL VOLUME OF GROWING MEDIUM AT 1000mm DEPTH = 6.5 m3
TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) =6.5 m3

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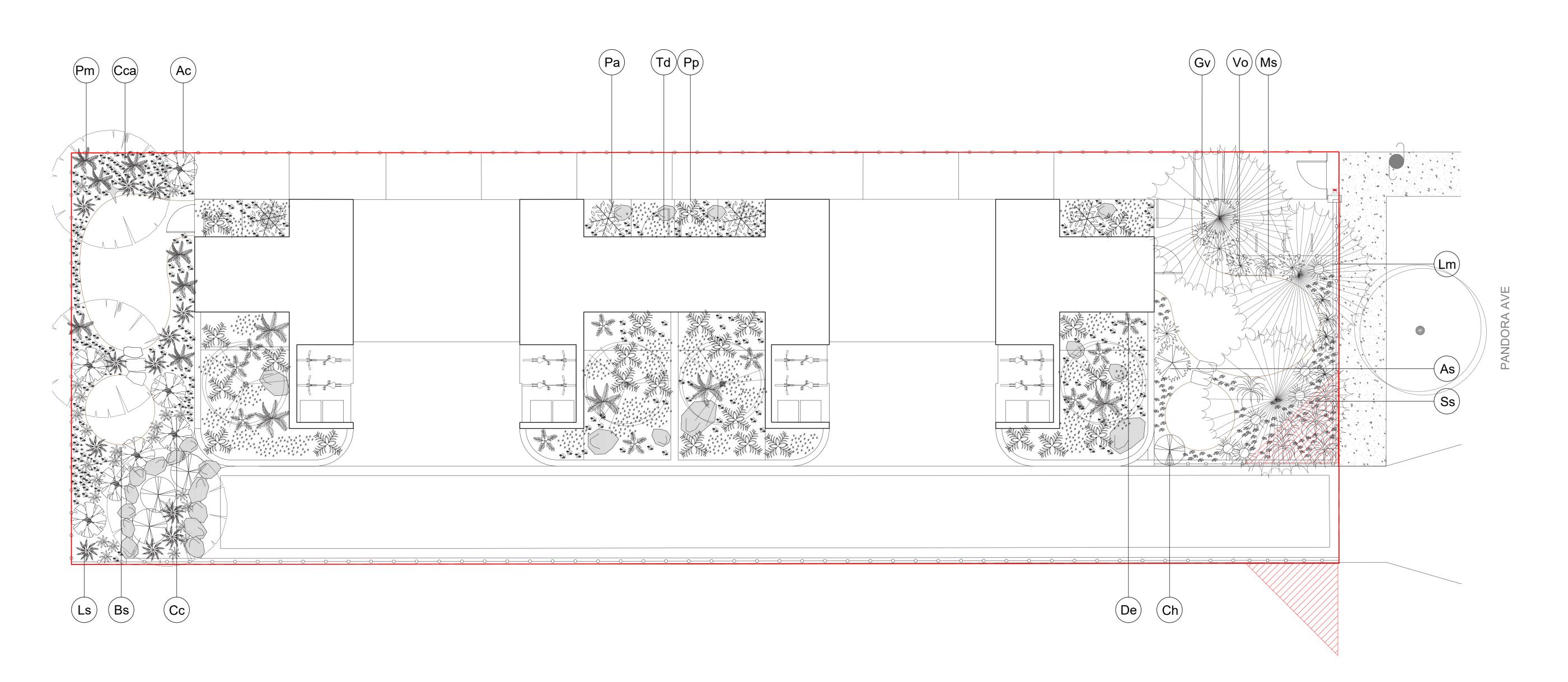
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				Shrub Pla	anting Plan						
ID	Quantity	Symbol	Latin Name	Common Name	Category	Height at maturity	Spread at maturity	Size F	Pollinator	Food bearing	Native
Ls	14	*	Liriope spicata 'Silver dragon'	Liriope Silver Dragon	Perennial	30cm	30cm		Х		
Ac	8		Aralia cordata 'Sun King'	Golden Japanese Spikenard	Perennial	80cm	80cm		Х		
Ch	8		Cephalotaxus harringtonia 'prostrata'	Spreading Japanese Plum Yew	Shrub	90cm	120cm				
Cca	30	*	Cornus canadensis	Bunchberry	Groundcover	25cm	30cm		X		Х
Pm	17		Polystichum munitum	Western sword fern	Fern	45cm	90cm				Х
Bs	17	*	Blechnum spicant	Deer Fern	Fern	59cm	60cm				Х
Сс	12	*	Chondrus crispus	Irish moss	Groundcover	24cm					
As	3	was man	Artemisia schmidtiana	Silvermound	Shrub	30cm	60cm				
Lm	3		Liriope muscari	Big Blue Lilyturf	Perennial	45cm	30cm		Х		
Ms	6		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	Grass	120-180cm	90cm				
Vo	5		Vaccinium ovatum	Evergreen huckleberry	Shrub	1.8m	3m		Χ	X	Х
Ss	5	000	Soleirolia soleirolii	Angel's Tears	Groundcover	15cm	22-30cm				
Gv	6		Grevillea victoriae 'Murray Valley Queen'	Evergreen Victoriae	Shrub	1.8m	2.7m		Х		
Pa	4		Phyllostachys aurea 'Koi'	Koi Bamboo	Shrub	8m	5m				
Td	12	****** ****** ******	Thuidium delicatulum	Fern Moss	Groundcover	60cm	45cm				
Рр	27		Polystichum polyblepharum	Tassel Fern	Fern	60cm	90cm				
De	9	**************************************	Dryopteris erythrosora	Autumn Fern	Fern	45cm	50cm				

PLANT CATEGORY PERCENTAGE				
Total landscaped area (m²)	158			
Pollinator	37%			
Food bearing	2%			
Native	37%			



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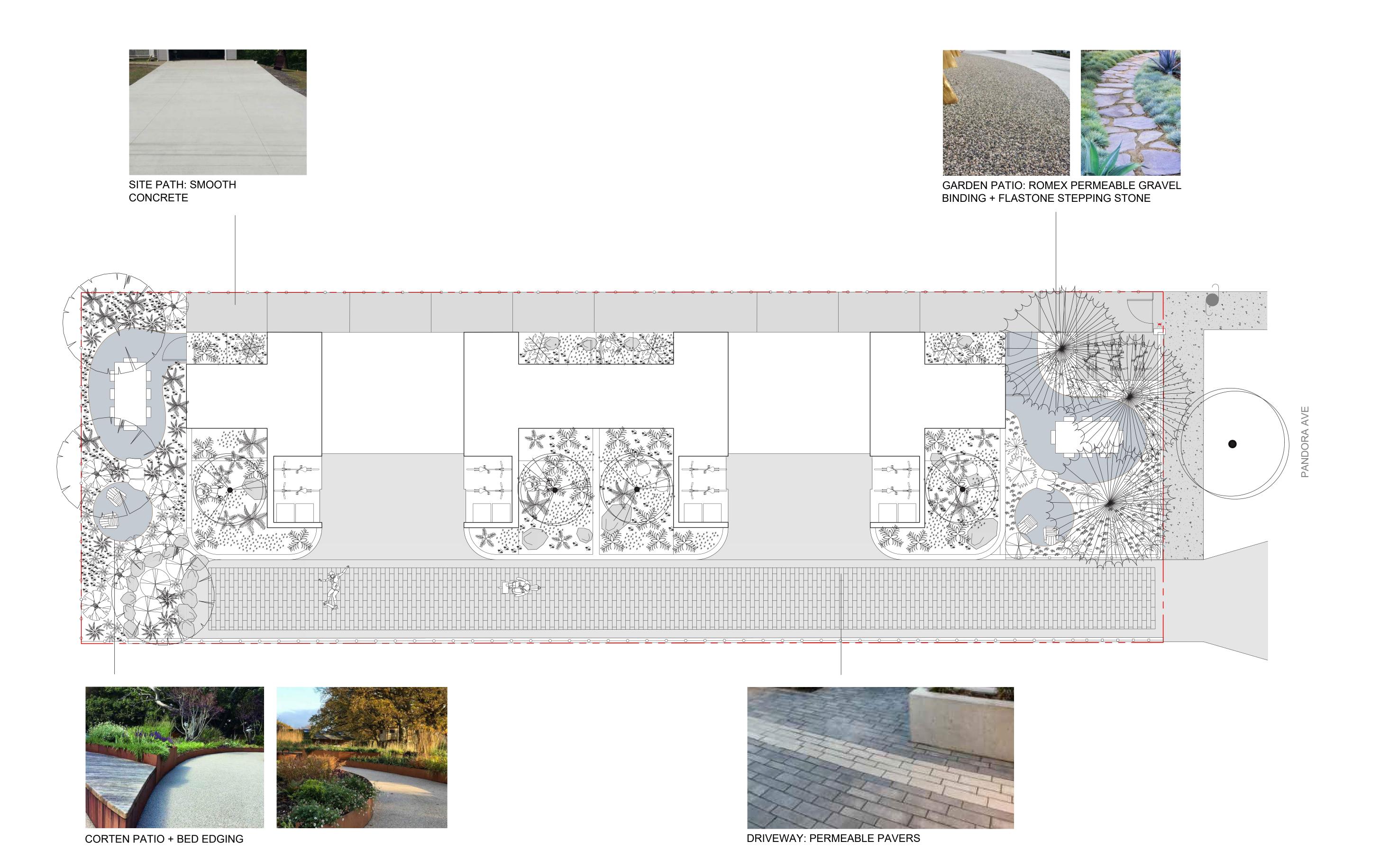
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Shrub Planting Plan





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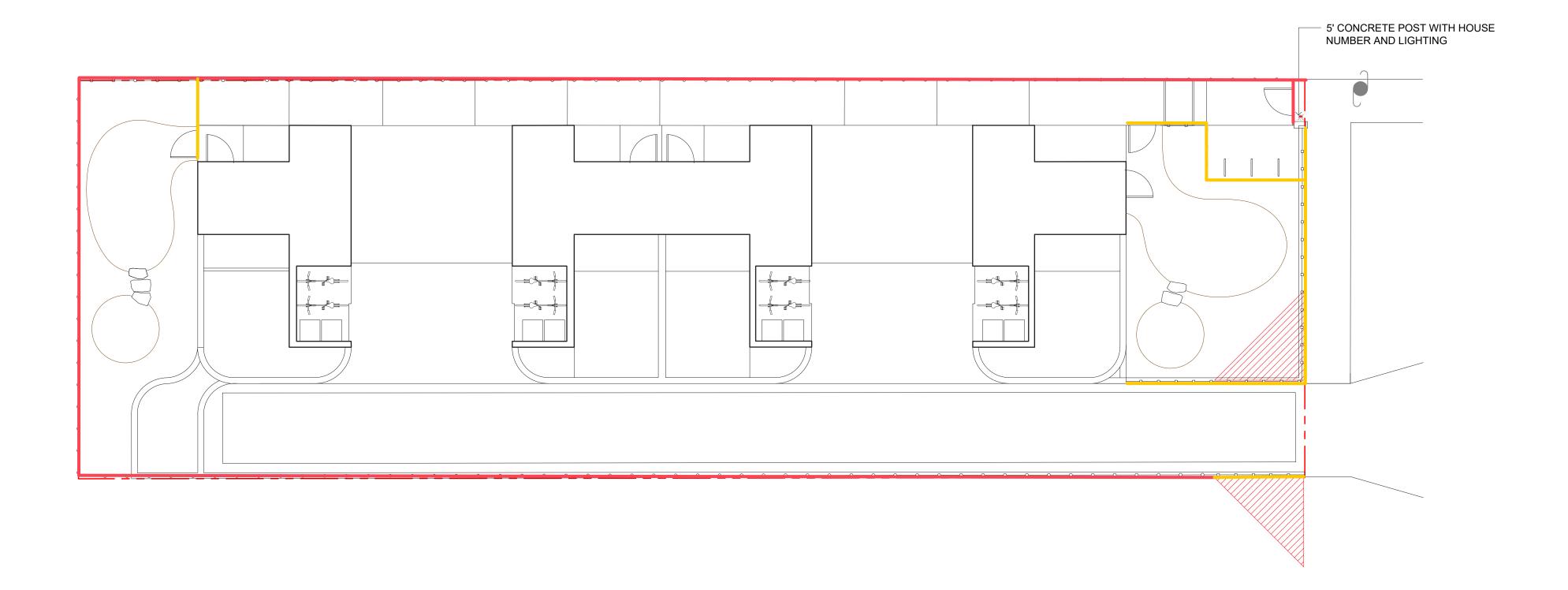
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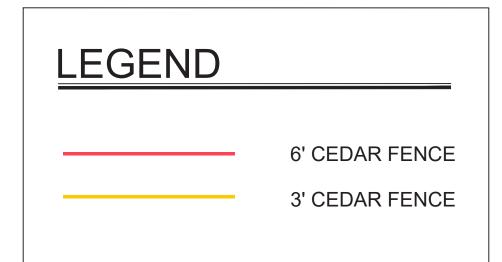
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_5 Hard Surface













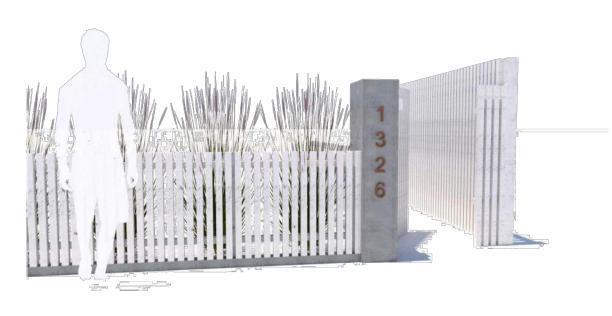


HOUSE NUMBER IMAGERY

ENTRANCE LIGHTING







CEDAR VERTICAL SLATS

ENTRANCE 3D MODEL



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SHEET NOTES:

- (A) CITY OF VICTORIA TO CAP EXISTING SEWER AND WATER SERVICE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA TO INSTALL DRAIN SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- © CITY OF VICTORIA TO INSTALL SEWER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- © CITY OF VICTORIA TO INSTALL WATER SERVICE COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.

 (E) CONTRACTOR TO INSTALL 3.5m "TYPE B" DRIVEWAY AS PER CITY OF VICTORIA STANDARD DRAWING SD C7b.
- (F) CONTRACTOR TO INSTALL 1.75m SIDEWALK ADJACENT TO PROPERTY LINE AS PER CITY OF VICTORIA STANDARD DRAWING Des 2.



LEGAL DESCRIPTION: LOT 11, SPRING RIDGE, VICTORIA CITY, PLAN 991

BENCHMARK: MONUMENT 969154
ELEV. 37.560m

1326 PANDORA AVE PRELIMINARY SITE SERVICING PLAN

Scale horiz. 1:200 Scale N/A

Sheet 1 of 1

Eng. Project No. 32951

JEA JE ANDERSON & ASSOCIATES

PHONE: 250-727-2214

SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER

V:_Projects\32951 - Curate Developments - 1326 Pandora\07 - Engineering\02 - Drawings & Sketches (Eng)\32951 - base.dwg Plot Date: November 23, 2020

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