

1326 PANDORA AVENUE

ATTACHMENT B

PROJECT INFO

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018, PART 9
CIVIC ADDRESS	1326 PANDORA AVENUE, VICTORIA, BRITISH COLUMBIA, V5V3R5
LEGAL ADDRESS	LOT 11, SPRING RIDGE, VICTORIA, PLAN 911, PID 008-123-331, FOLIO 7458012, VIP991, LOT 11
LOT SIZE	AREA = 549 SQM WIDTH = 13.36 M DEPTH = 41.16 M
STREETS FACING	1
PROP. MAJOR OCC.	GROUP C RESIDENTIAL
PROP. CONSTRUCTION	WOOD FRAME (COMBUSTIBLE)
FRR	L0 - L1 = 2H L1 - L3 = 1H
ZONING	EXISTING = R2 PROPOSED = SITE SPECIFIC REZONE
SITE COVERAGE	PROPOSED = 196.83 SQM (35.8%)
OPEN SITE SPACE	PROPOSED = 176.80 SQM (32.2%)
AREA	PROPOSED FSR MAX = 1.0 (549 SQM) PROPOSED FSR = 0.99 (548 SQM) AREA PER UNIT = 137 SQM
HEIGHT	AVG GRADE = EL. 34.58 M PROP. MAX HEIGHT = 10.5 M FOREPLANS = 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
ENERGY	PROPOSED = BC STEP CODE 3

CONTACTS

OWNER	FORMWELL HOMES SAM GANONG 841 FORT STREET, VICTORIA, BC, V8W1B8 250 589 3254 SAM.GANONG@FORMWELL.CA
ARCHITECTURAL	SEPTEMBER ARCHITECTURE AND INTERIORS BRENDAN CALLANDER, ARCHITECT AIBC 4277 FRASER STREET, VANCOUVER, BC, V5V4G1 604.258.9983 BCALLANDER@SEPTEMBERARCH.CA
CIVIL	J.E. ANDERSON & ASSOCIATES ROSS TUCK 4212 GLANFORD AVE, VICTORIA, Z8Z4B7 250.727.2214 RTUCK@JEANDERSON.COM
GEOTECHNICAL	RYZUK GEOTECHNICAL SCOTT CURRIE, PENG 28 CREASE AVE, VICTORIA, BC, V8Z1E3 250.475.3131
LANDSCAPE	BIOPHILIA DESIGN COLLECTIVE DINARA YUSUFZYANOVA 1608 CAMOSUN STREET, VICTORIA, BC, V8T3E6 250.590.1156
SURVEYOR	J.E. ANDERSON & ASSOCIATES RYAN HOURSTON, BCLS 4212 GLANFORD AVE, VICTORIA, Z8Z4B7 250.727.2214 RHOURSTON@JEANDERSON.COM
ARBORIST	TALBOT MACKENZIE AND ASSOCIATES ROBERT MCRAE BOX 48153 RPO UPTOWN VICTORIA, BC, V8Z7H6 250.479.8733 TMTREEHELP@GMAIL.COM

CONTACTS CONT.

TRANSPORTATION	BUNT & ASSOCIATES LTD. COCO YANG, EIT SUITE 1550-1050 WEST PENDER ST, VANCOUVER 604 685 6427 CYANG@BUNTENG.COM
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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	INCLUDED 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)	

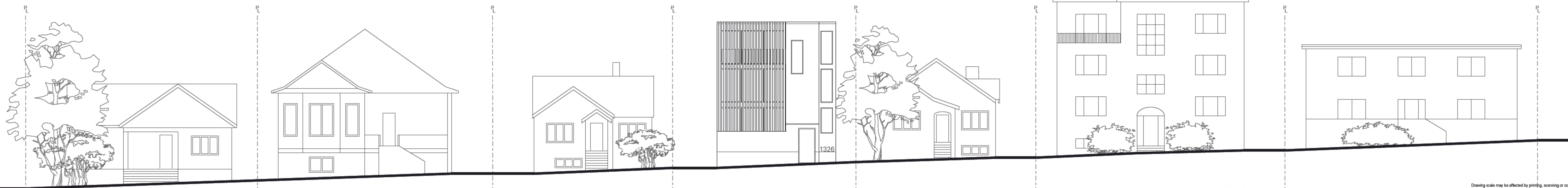
DRAWING LIST

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Revisions

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October 31, 2022



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2020-011
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Victoria, BC, V8V3R5



NOT FOR CONSTRUCTION COVER SHEET

A000

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 BCBC 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 MANUFACTURER'S 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
ACOUS	ACOUSTIC(AL)	MAX	MAXIMUM
ADJ	ADJUST(ABLE) OR ADJACENT	MD	MAN DOOR
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
AL/ALUM	ALUMINIUM	MH	MANHOLE
ANO	ANODIZED	MTL	METAL
APPROX	APPROXIMATE(LY)	MFR	MANUFACTURE
ARCH	ARCHITECTURE	MTD	MOUNTED
AV	AUDIO/VISUAL	MWORK	MILLWORK
BCBC	BRITISH COLUMBIA	(N)	NEW
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BOT	BOTTOM	NOM	NOMINAL
B.O.	BOTTOM OF	NTS	NOT TO SCALE
C/W	COMPLETE WITH	O.C.	ON CENTRE
CB	CATCH BASIN	OD	OUTSIDE DIMENSION
CL	CENTRE LINE	OPP	OPPOSITE
CLO	CLOSET	PLAS	PLASTER
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNT	PAINT
CORR	CORRIDOR	PMT	PAD MOUNTED TRANSFORMER
CPT	CARPET	P/L	PROPERTY LINE
CTR	CENTRE	PLY	PLYWOOD
DBL	DOUBLE	R	RISERS
DET	DETAIL	RD	ROOF DRAIN
DIA	DIAMETER	REV	REVISION OF REVERSE
DIM	DIMENSIONS	R.O.W.	RIGHT OF WAY
D/W	DISHWASHER	RM	ROOM
DN	DOWN	RO	ROUGH OPENING
DR	DOOR	RWL	RAINWATER LEADER
DR.T	DOOR THRESHOLD	SB	SERVICE BOX
DWG	DRAWING	SCWD	SOLID CORE WOOD DOOR
DWR	DRAWER	SECT	SECTION
D	DRYER	SF	SQUARE FEET
(E)	EXISTING	SH	SHELF
EA	EACH	SIM	SIMULAR
EL	ELEVATION	SM	SQUARE METERS
ELEC	ELECTRIC(AL)	SPEC	SPECIFICATION(S)
ELEV	ELEVATOR OR ELEVATION	SPF	SPRAY POLYURETHANE FOAM
EME	EMERGENCY	SS	STAINLESS STEEL
ENCL	ENCLOSURE	ST	STAIR
EP	ELECTRICAL PANELBOARD	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT	STOR	STORAGE
EXIST	EXISTING	STRU	STRUCTURAL
EXP	EXPOSED	SUSP	SUSPENDED
EXT	EXTERIOR OR EXTENSION	SYM	SYMMETRICAL OR SYMBOL
FA	FIRE ALARM	TBC	TO BE CONFIRMED
FD	FLOOR DRAIN	TBD	TO BE CONFIRMED
FH	FIRE HYDRANT	THK	THICK
FIN	FINISH(ED)	T.O.	TOP OF
FLR	FLOOR	T.O.C.	TOP OF CURB
F.P.	FIRE PLACE	TOF	TOP OF FINISH
FR	FRIDGE	TOFF	TOP OF FINISHED FLOOR
FRR	FIRE RESISTANT RATING	TOS	TOP OF SLAB / STEEL
FS	FULL SIZE	TOW	TOP OF WALL
FT	FOOT OR FEET	TR	TREE (PLANTER)
FUT	FUTURE	TYP	TYPICAL
GL	GLASS OR GLAZED	UNF	UNFINISHED
GR	GRADE	UNO	UNLESS NOTED OTHERWISE
GRND	GROUND	U/S	UNDERSIDE
GV	GAS VALVE	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	VEST	VESTIBULE
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HWT	HOT WATER TANK	W	WASHER
HORIZ	HORIZONTAL	W/D	WASHER DRYER
HRWD	HARDWOOD	WC	WATER CLOSET
INSUL	INSULATION	W/	WITH
INT	INTERIOR	WD	WOOD
JT	JOINT	W/O	WITH OUT
LAM	LAMINATE / LAMINATE	XPS	EXTRUDED POLYSTYRENE
LS	LAMP STANDARD		
LT	LIGHT		

SYMBOL LEGEND

DRAWING SYMBOLS	
	PLAN / SECTION DETAIL REFERENCE
	SECTION MARKER
	ELEVATION TAG
	ROOM TAG
	FINISH/MATERIAL TAG
	FIXTURE TAG
	MILLWORK TAG
	WALL TYPE TAG
	GLAZING TYPE TAG
	DOOR TAG

PLAN SYMBOLS	
	COMBINED SMOKE ALARM / C.M. DETECTOR
	CARBON MONOXIDE DETECTOR
	BATHROOM EXHAUST FAN
	INTEGRATED KITCHEN EXHAUST FAN
	DRAIN
	SPRINKLER STANDPIPE
	WALL MOUNT HOSE BIB
	RECESSED WALL MOUNT HOSE BIB
	GAS CAP-OFF
	FLUSH MOUNT SIAMESE CONNECTION
	RECESSED FIRE EXTINGUISHER CABINET
	RECESSED FIRE HOSE CABINET
	SPRINKLER HEAD - CONCEALED
	BOILER UNIT
	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
	WATERPROOF OUTLET
	APPLIANCE OUTLET
	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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 1 CONTEXT PLAN
 1:500

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 People, also known as the Songhees and Esquimalt First
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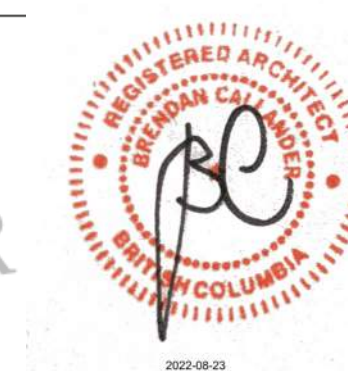
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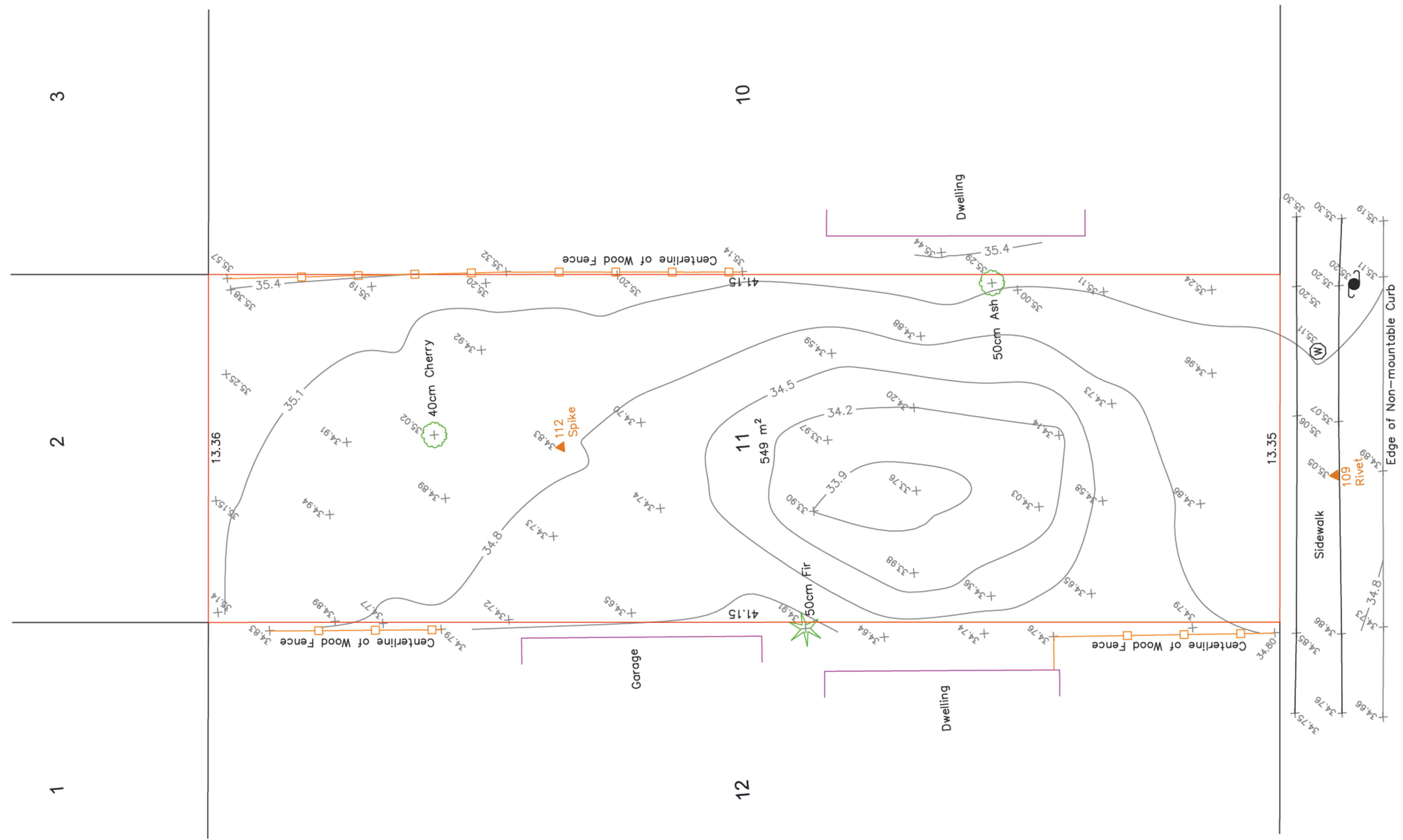
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CONTEXT PLAN

A100





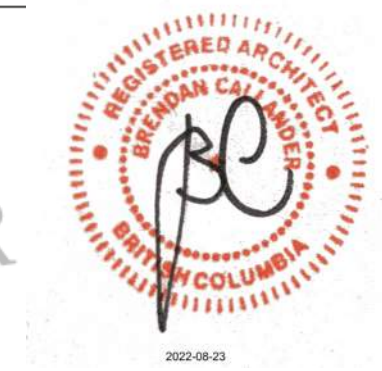
EXISTING SITE PLAN / SITE SURVEY
 1:100

Pandora Avenue

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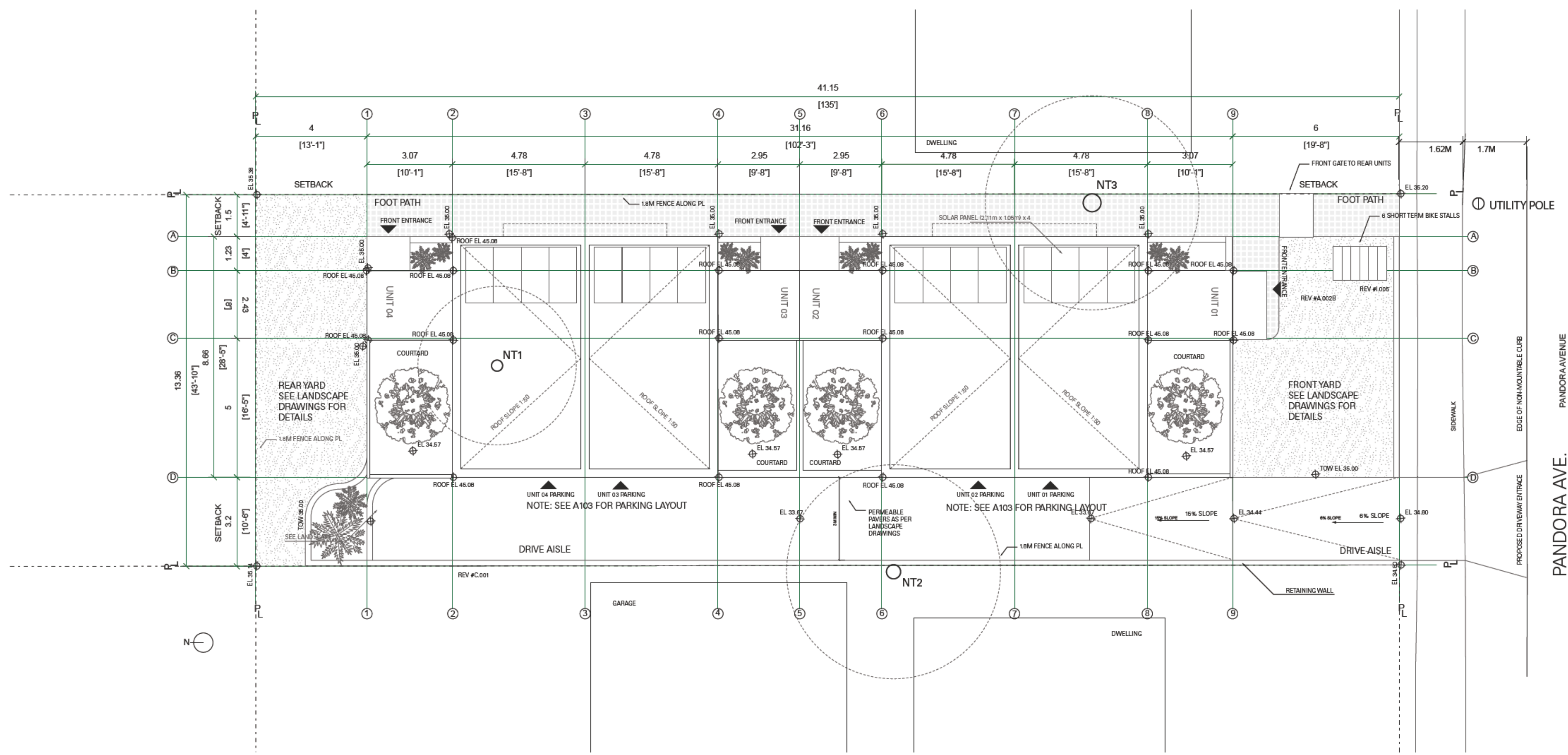
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EXISTING SITE PLAN

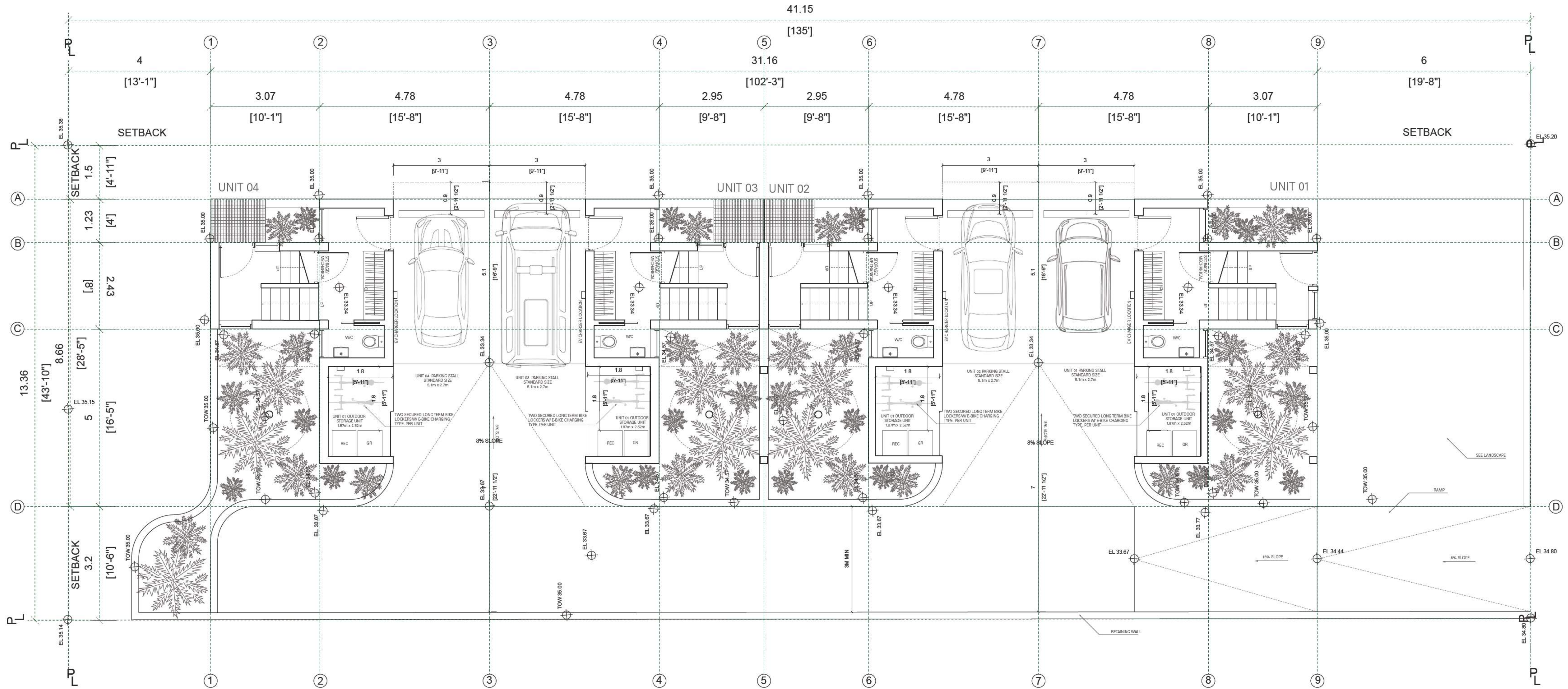
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1 PROPOSED SITE PLAN
1:100

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1 L0 FLOOR PLAN
1:50

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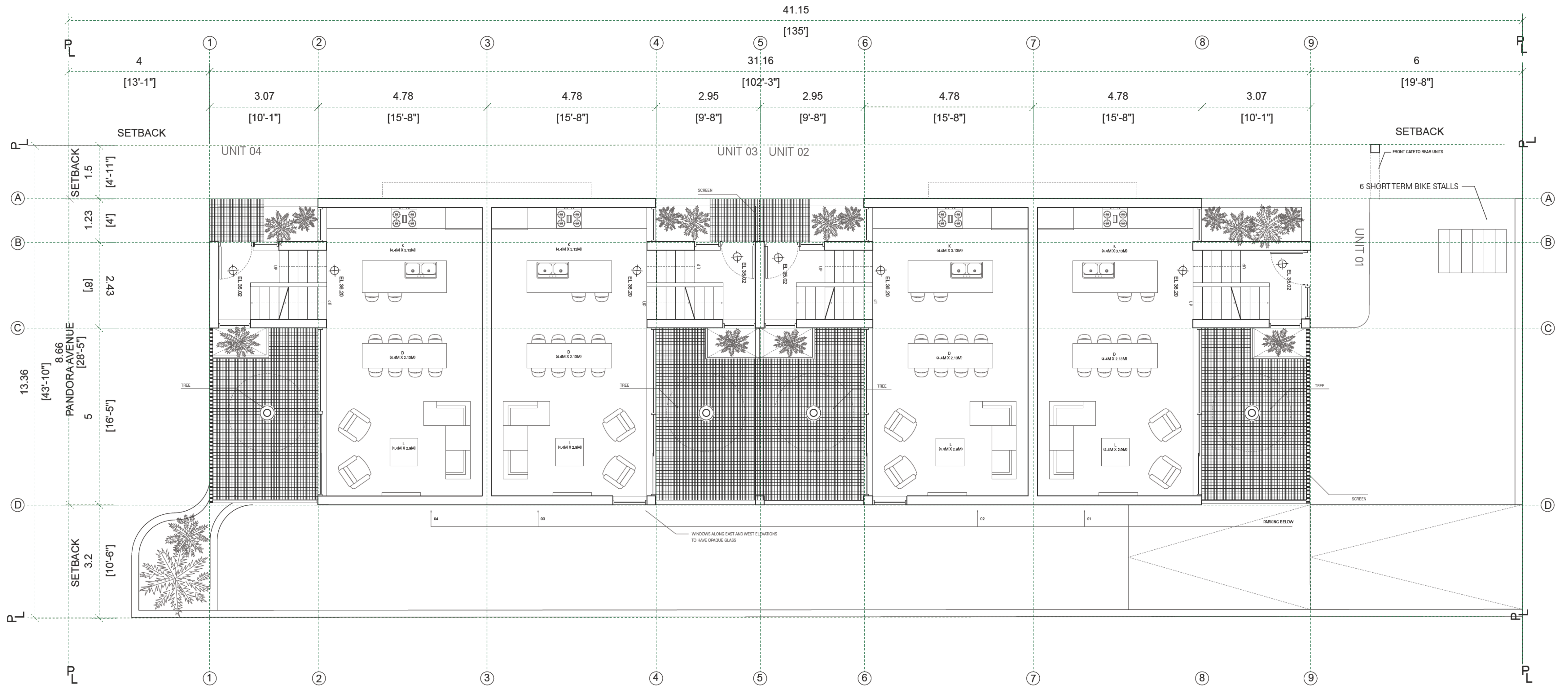
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L0 FLOOR PLAN

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1 L1 FLOOR PLAN
1:50

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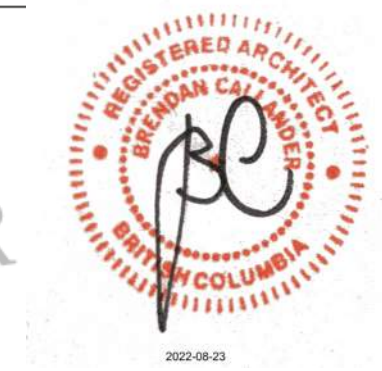
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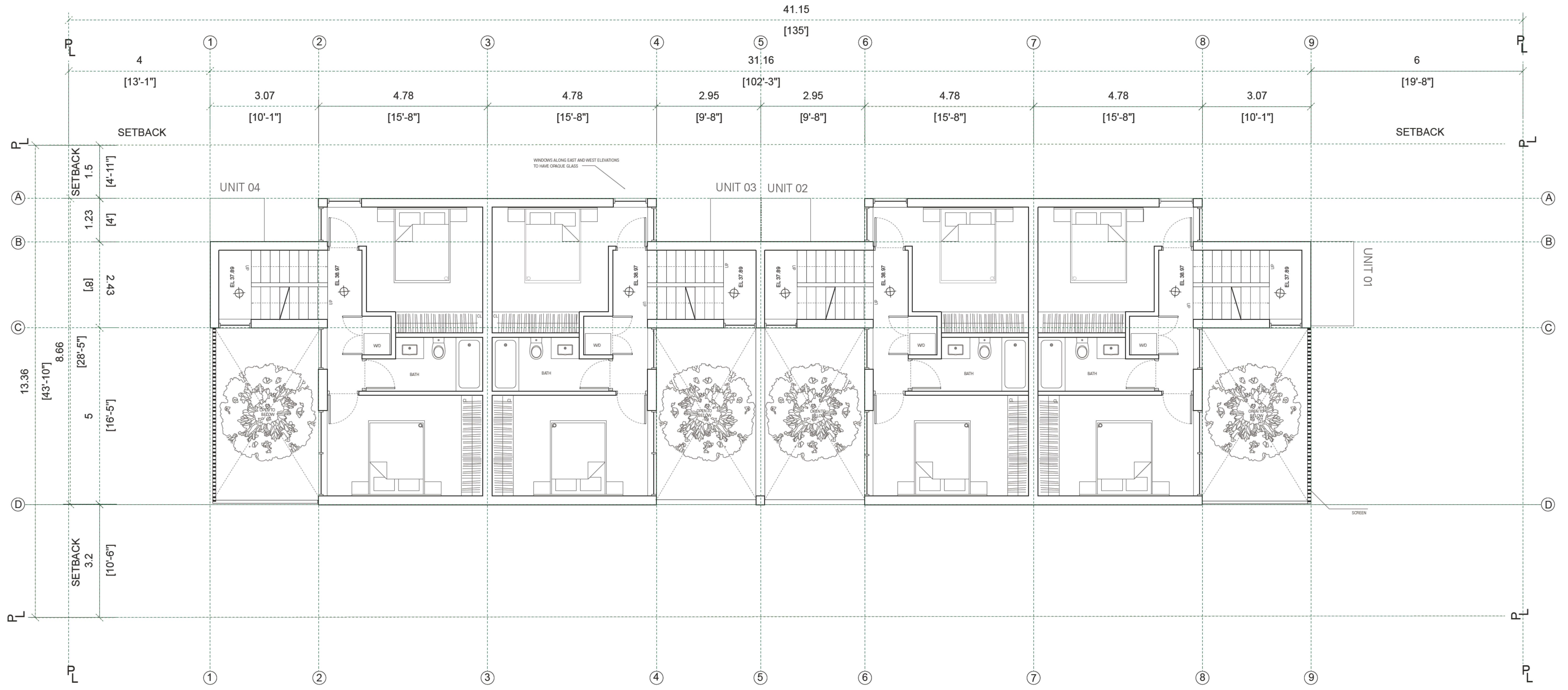
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L1 FLOOR PLAN

A104



z 1 L2 FLOOR PLAN
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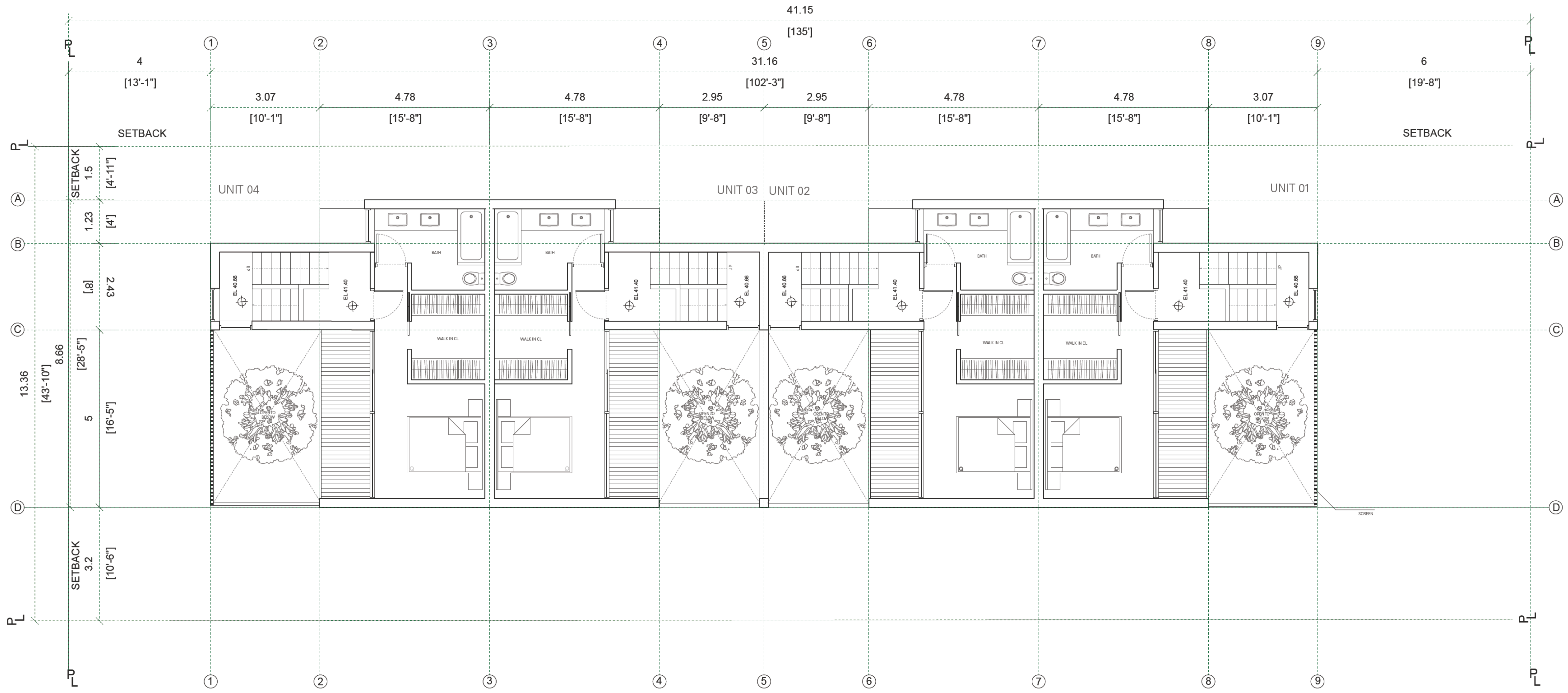
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L2 FLOOR PLAN

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z (1) L3 FLOOR PLAN
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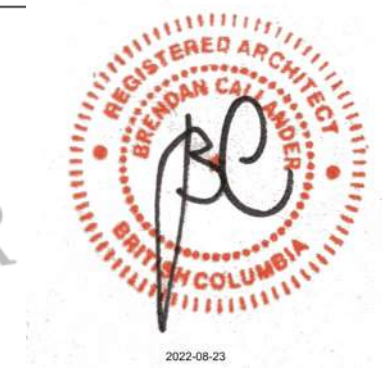
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Nations communities, whose historical relationships with the
land continue to this day and on whose traditional territory
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No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

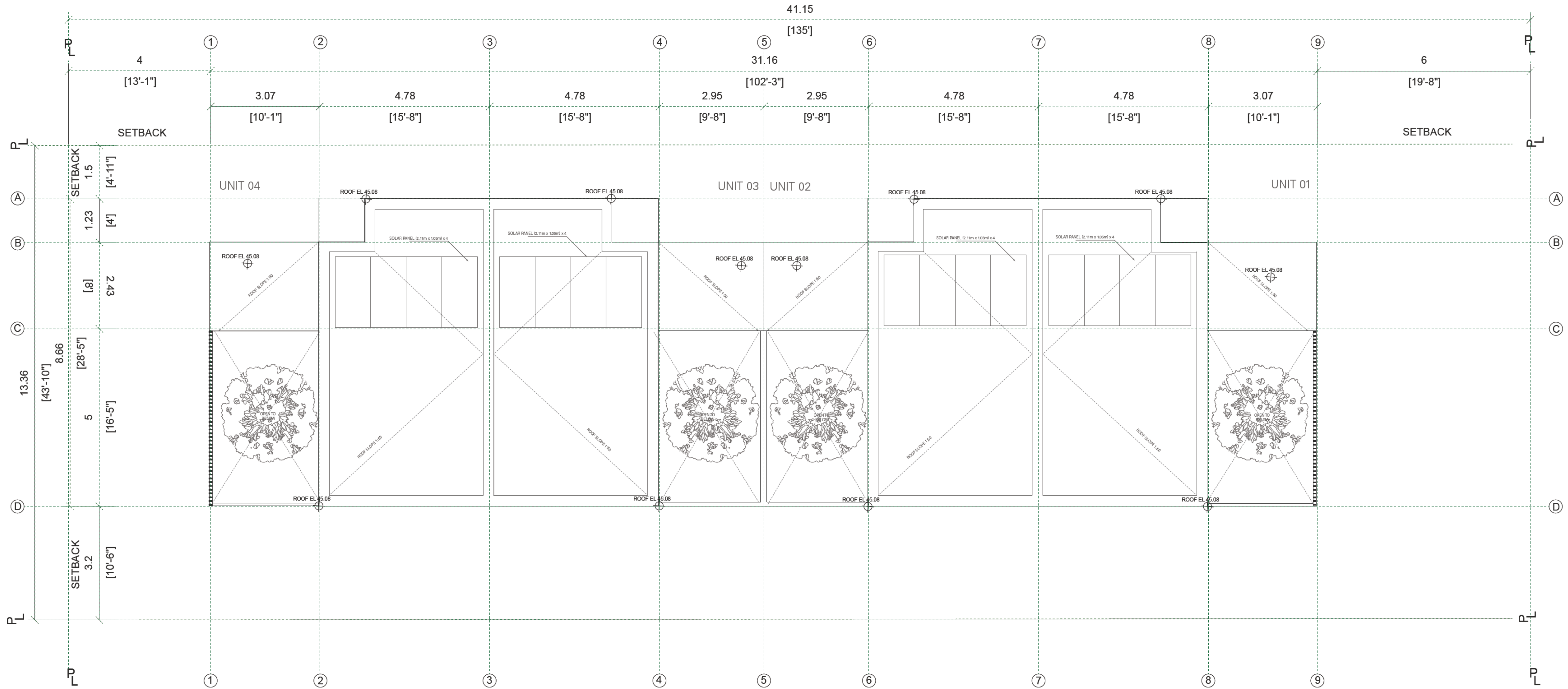
1326 Pandora Avenue
2020-011
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Victoria, BC, V8V3R5



L3 FLOOR PLAN

A106

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1 ROOF PLAN
1:50

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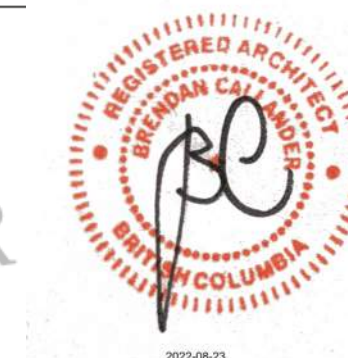
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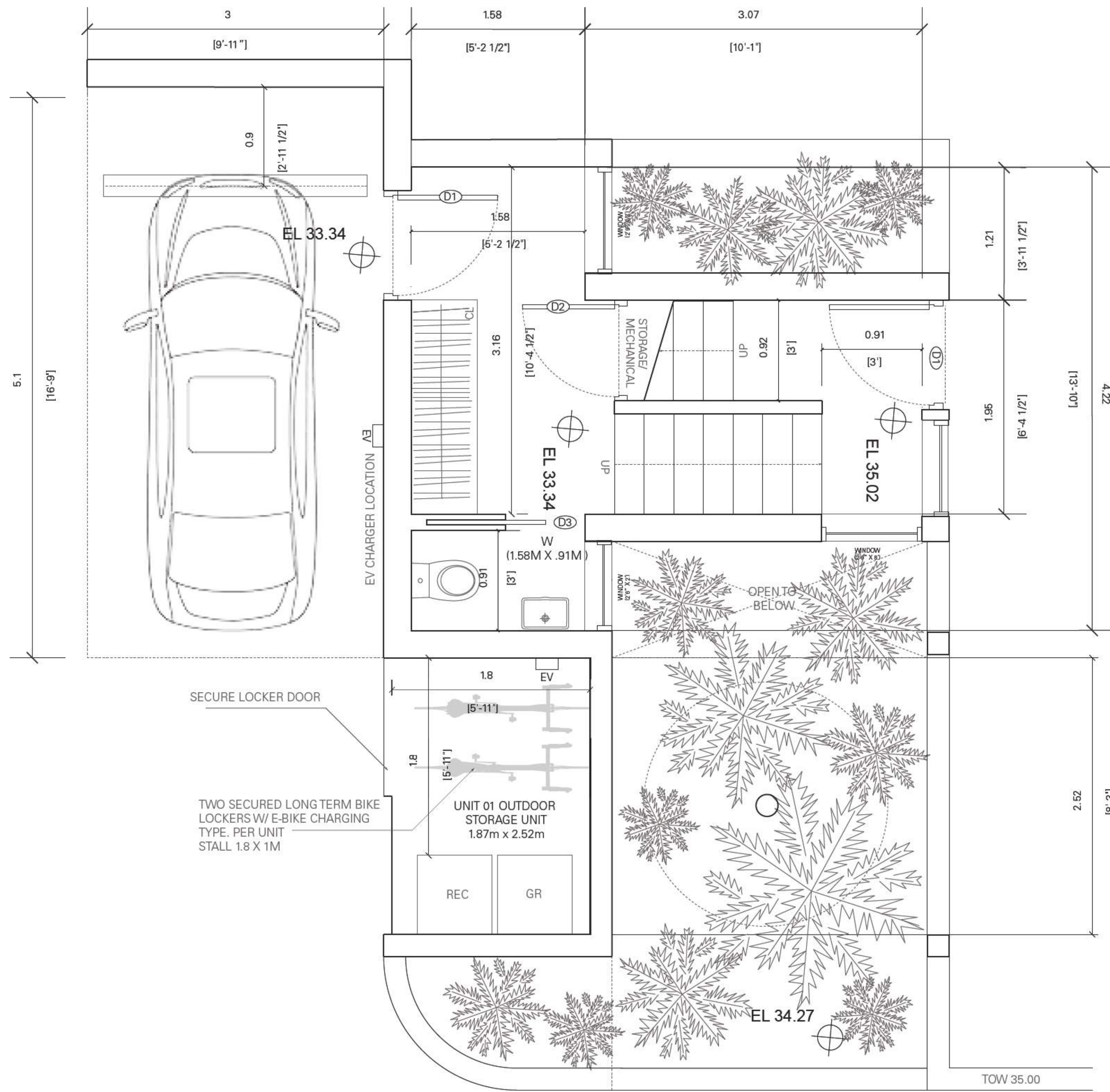
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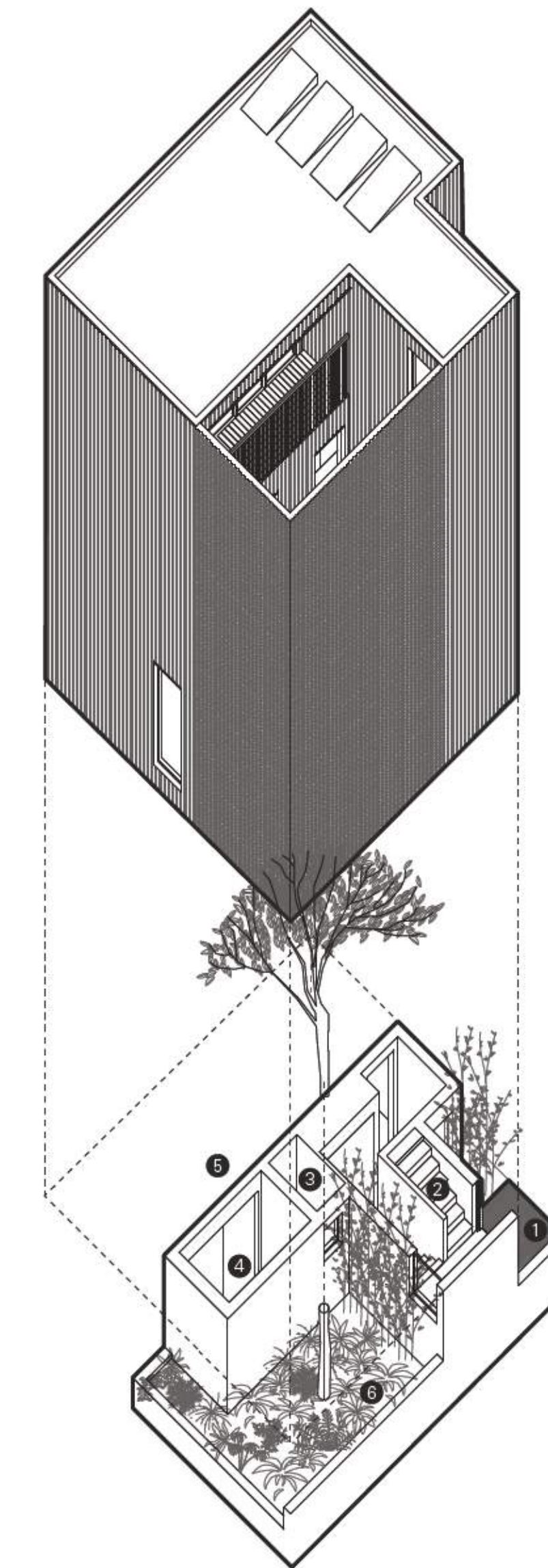


ROOF PLAN

A107



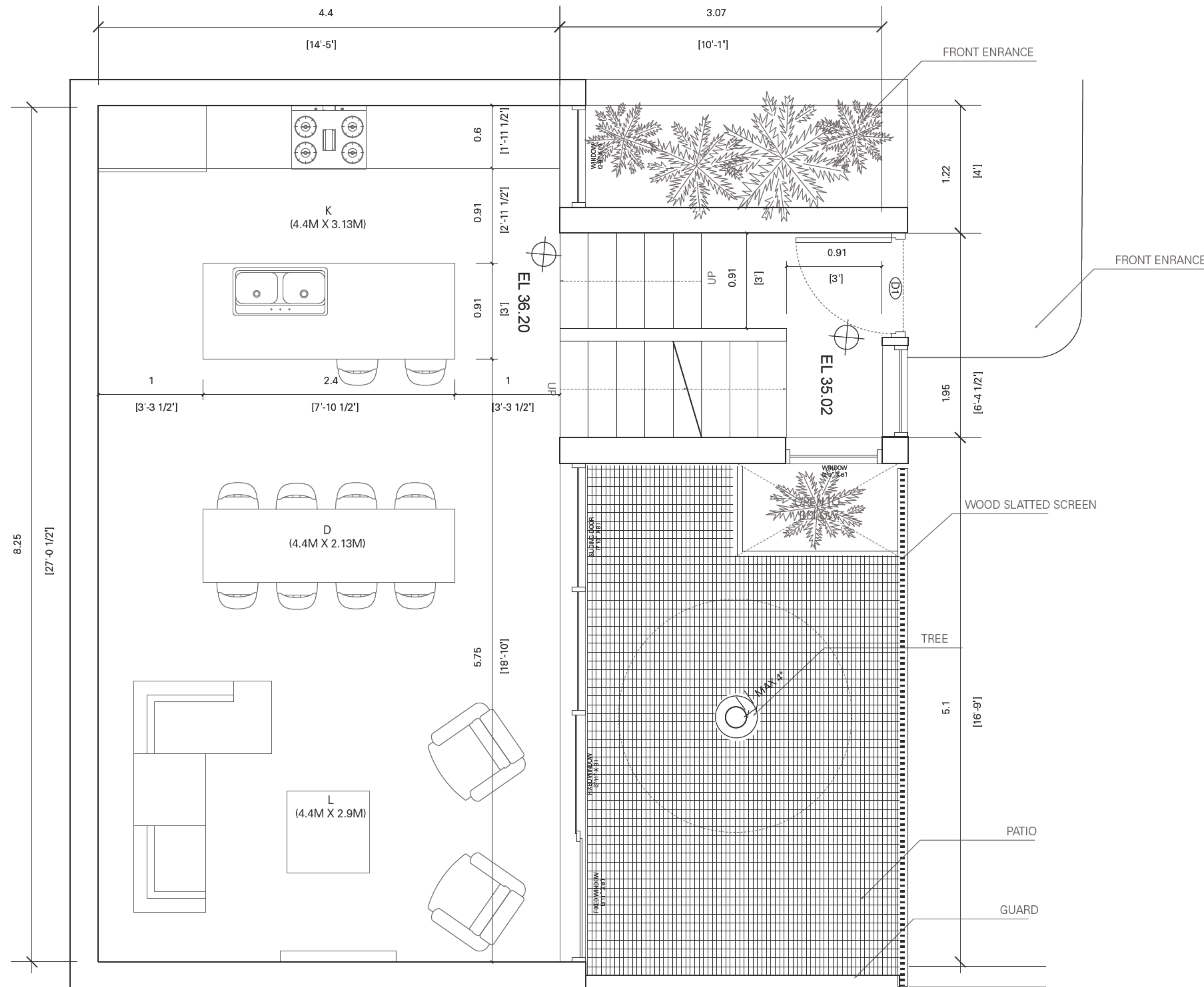
1 L0 TYPICAL UNIT PLAN
1:25



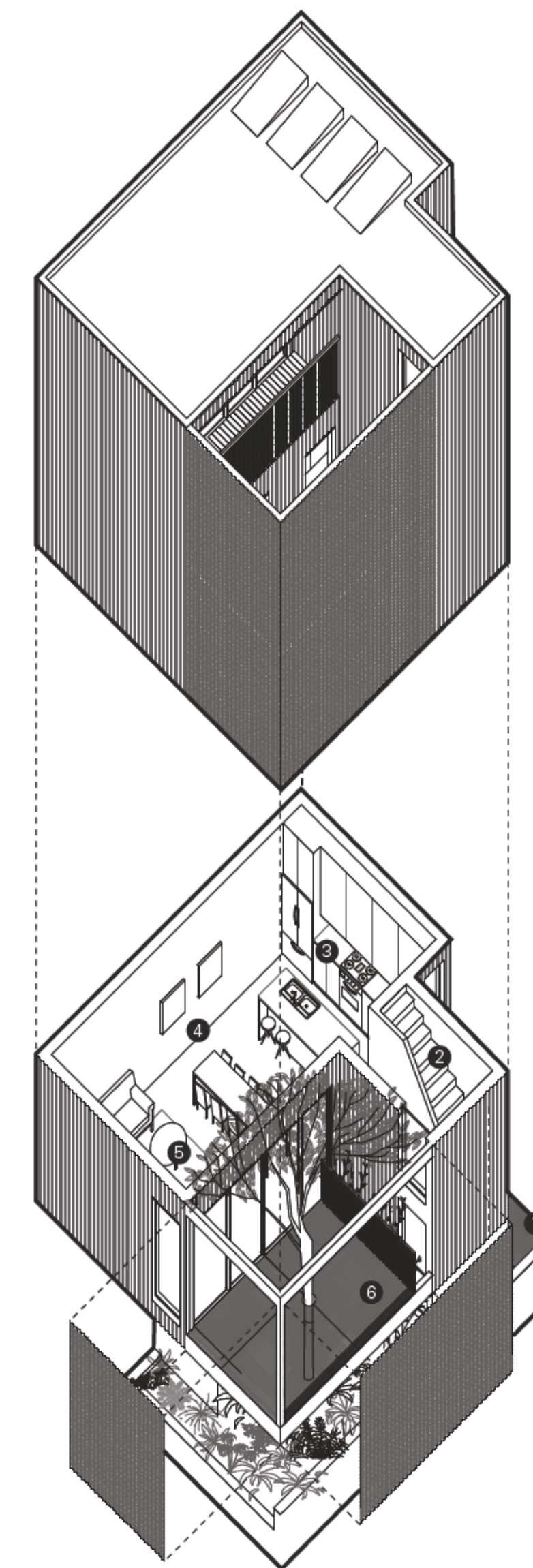
- LEVEL 0
- 01 ENTRY
 - 02 STAIR
 - 03 WASHROOM
 - 04 BIKE/STORAGE/BINS
 - 05 PARKING
 - 06 GARDEN

2 L0 AXO DIAGRAM

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
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2 L1 TYPICAL UNIT PLAN
1:25

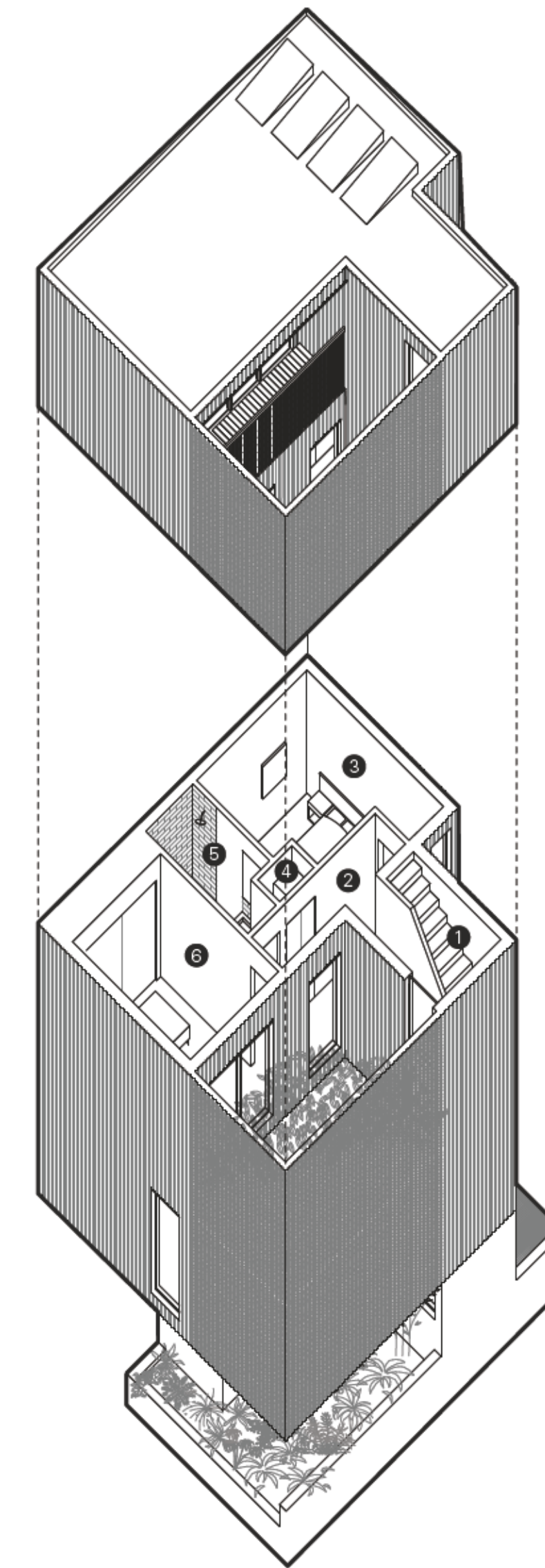
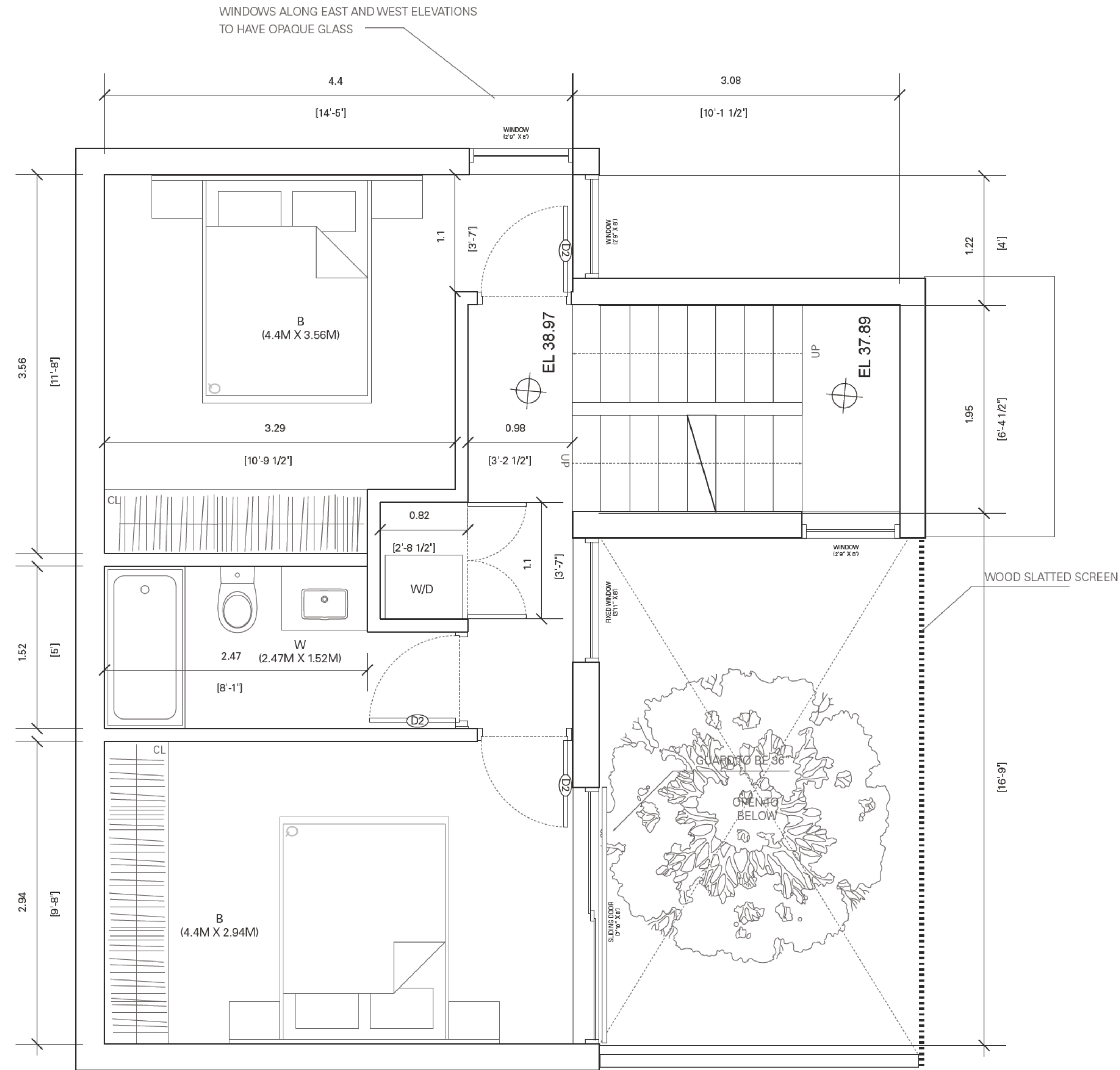


- LEVEL 1
- 01 ENTRY
 - 02 STAIR
 - 03 KITCHEN
 - 04 DINING
 - 05 LIVING
 - 06 GARDEN PATIO

2 L1 AXO DIAGRAM

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
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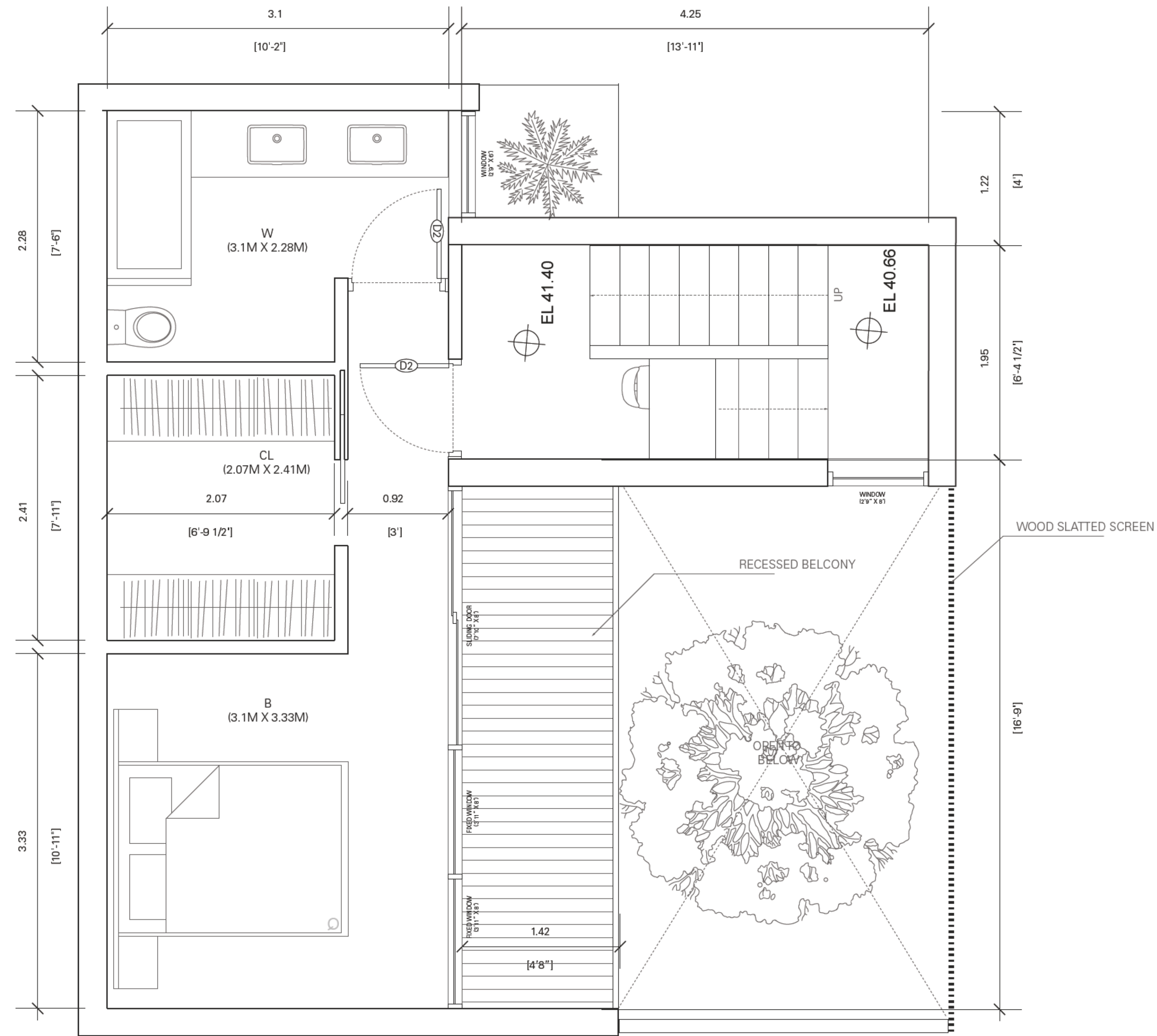


- LEVEL 2
- 01 STAIR
 - 02 HALL
 - 03 BEDROOM
 - 04 LAUNDRY
 - 05 WASHROOM
 - 06 BEDROOM

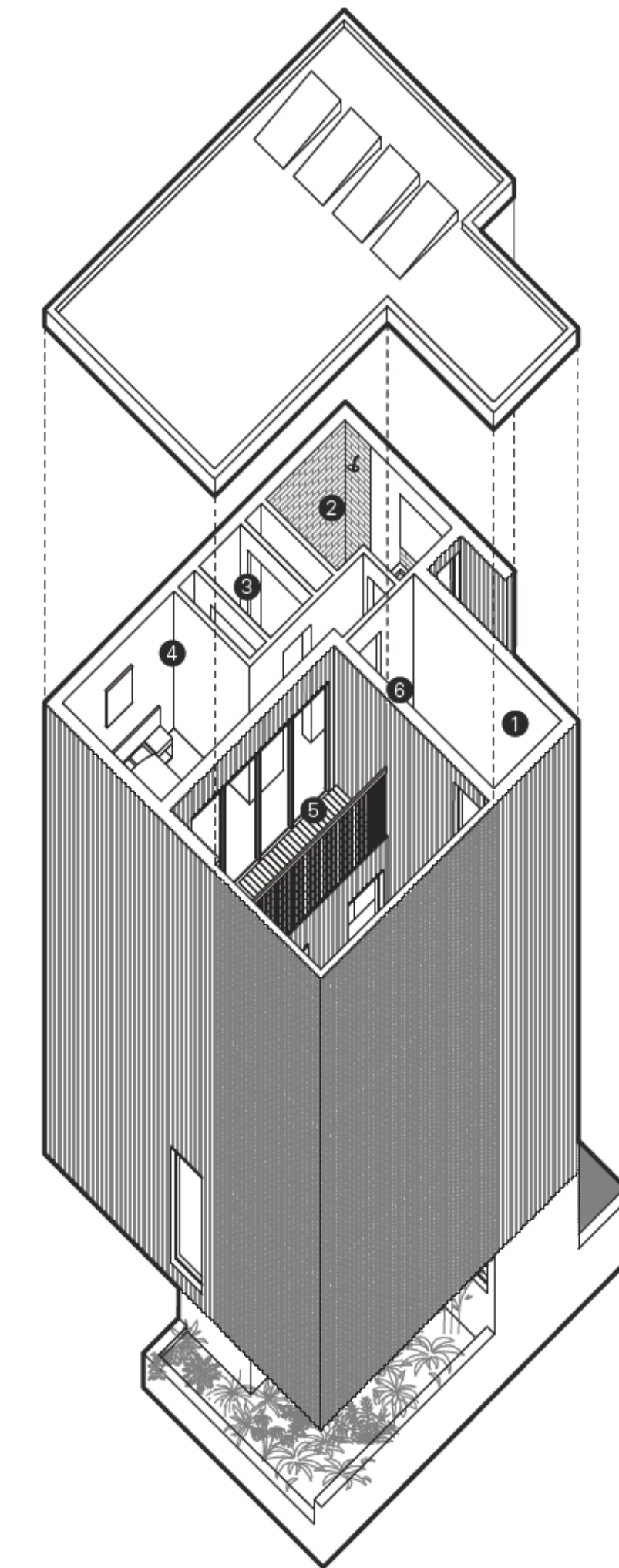
1 L2 TYPICAL UNIT PLAN
1:50

2 L2 AXO DIAGRAM

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
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06	RZ/DP APPLICATION	22.08.23



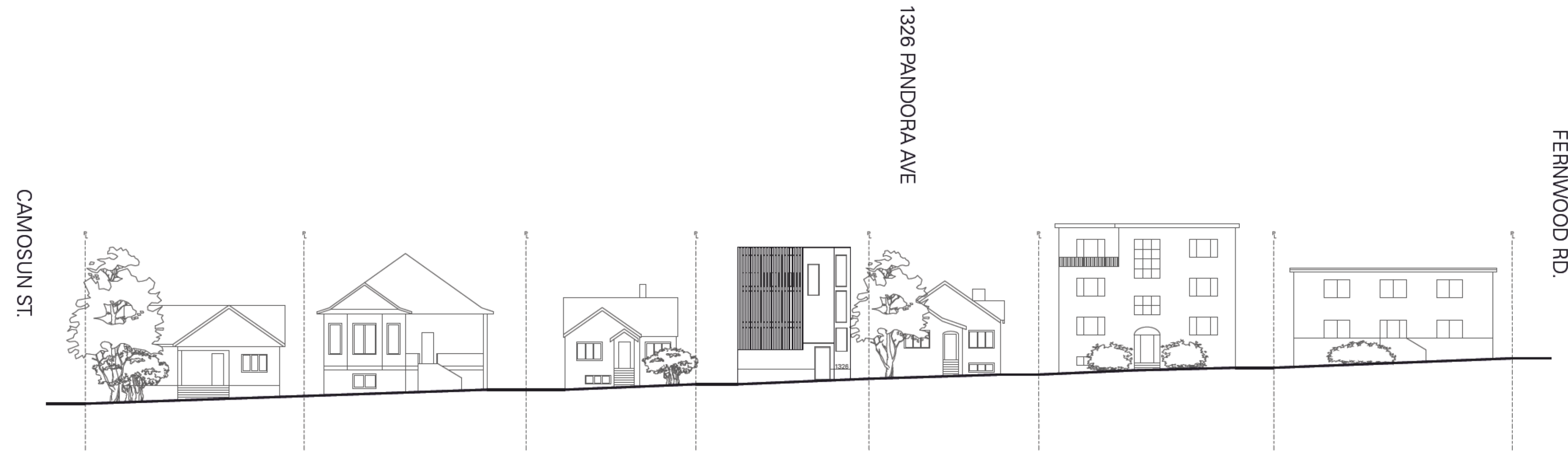
2 L3 TYPICAL UNIT PLAN
1:50



- LEVEL 3
- 01 STAIR
 - 02 ENSUITE
 - 03 WALK-IN CLOSET
 - 04 BEDROOM
 - 05 ENCLOSED BALCONY
 - 06 STUDY

2 L3 AXO DIAGRAM

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
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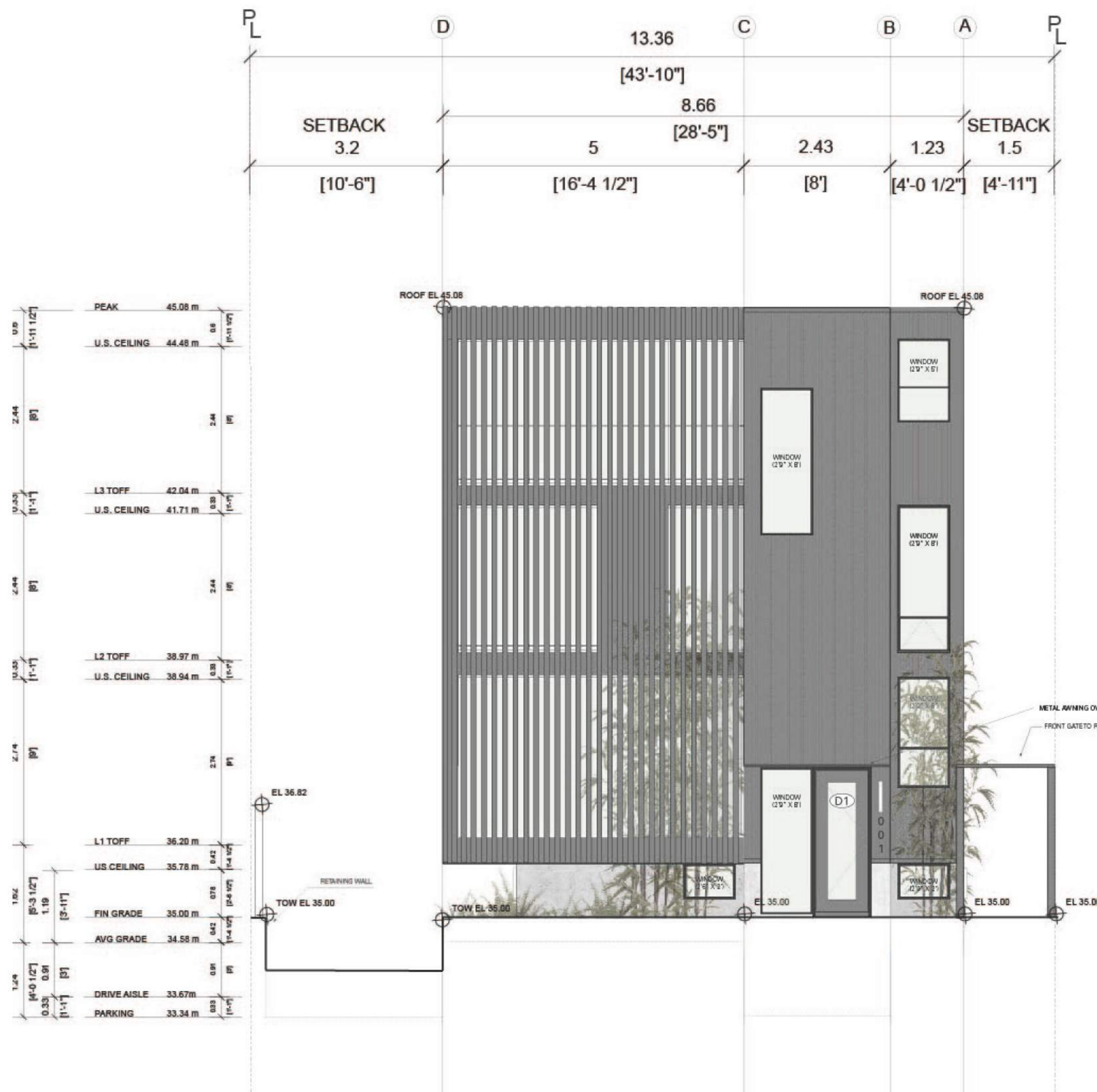
1 PANDORA STREET ELEVATION LOOKING NORTH
1:200



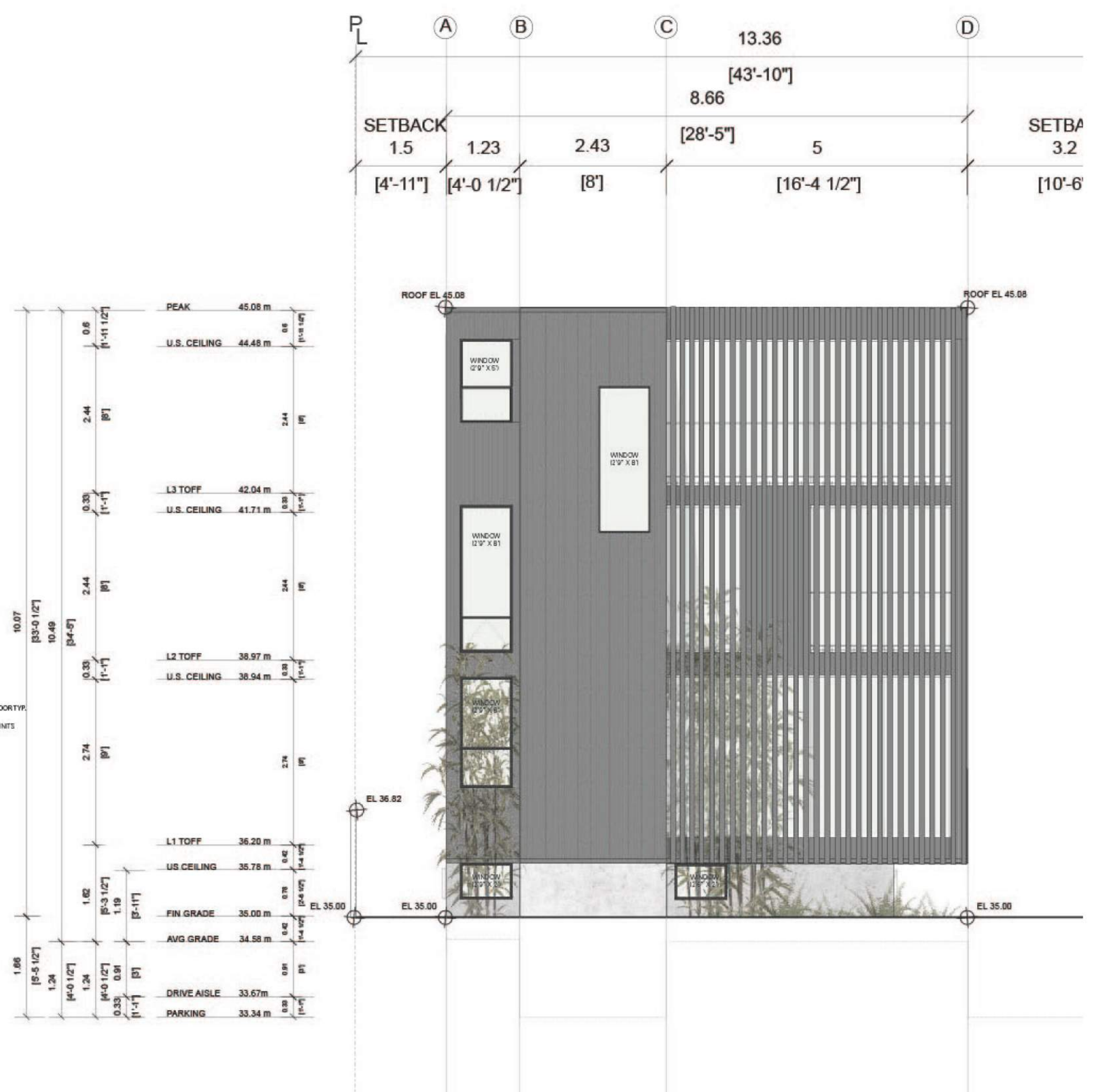
2 PANDORA STREET ELEVATION LOOKING SOUTH
1:200

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
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2 SOUTH ELEVATION
1:50



2 NORTH ELEVATION
1:50

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
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2 WEST ELEVATION
1:50

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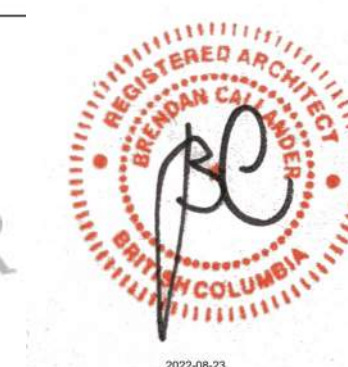
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CONSTRUCTION ELEVATIONS

A202

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1 EAST ELEVATION
1:50

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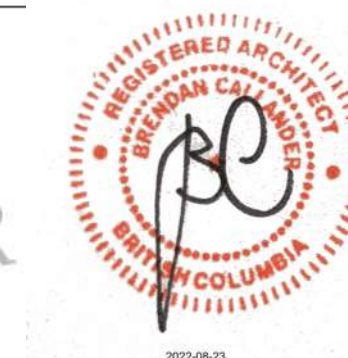
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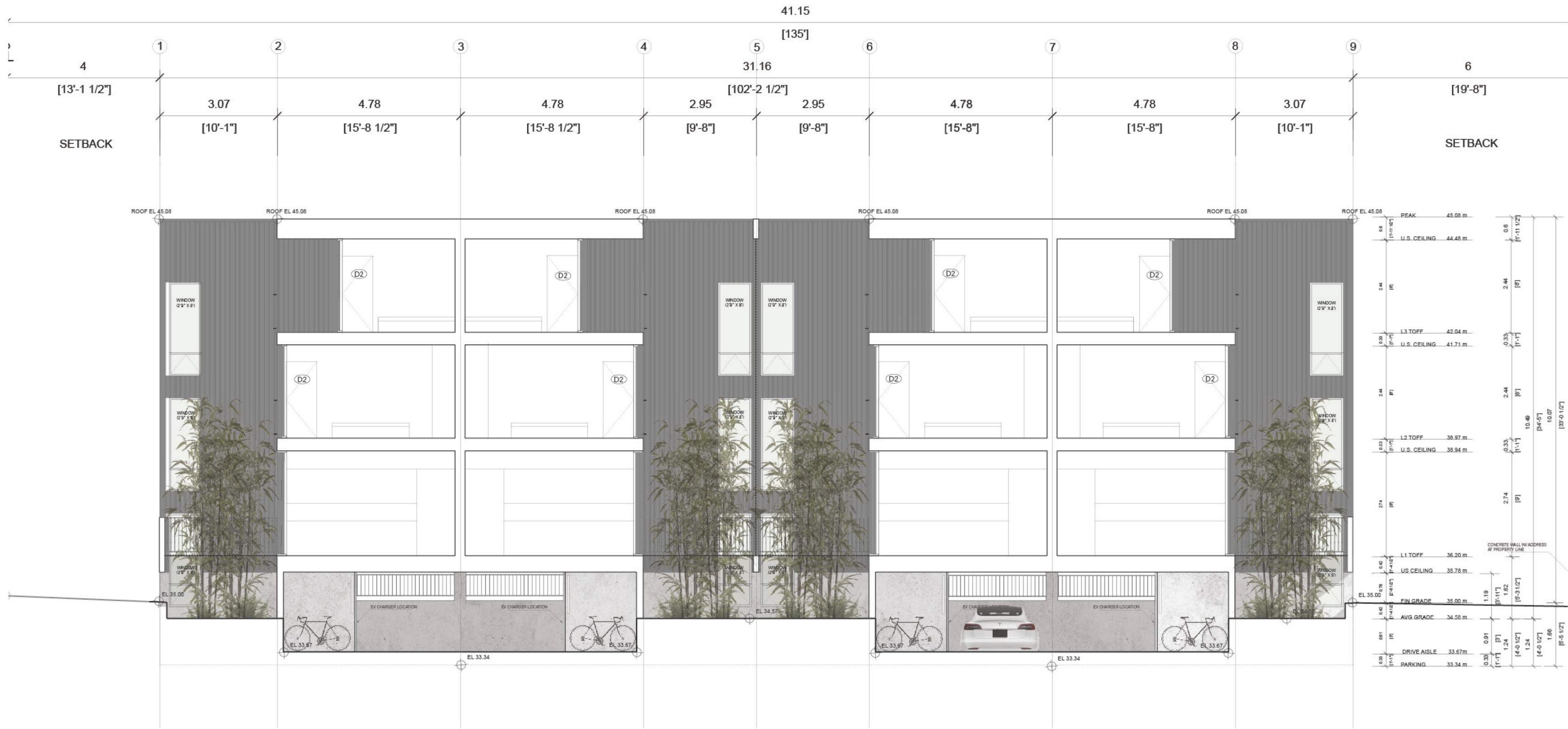
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SECTION ELEVATIONS

A203

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1 SECTION AA
1:50

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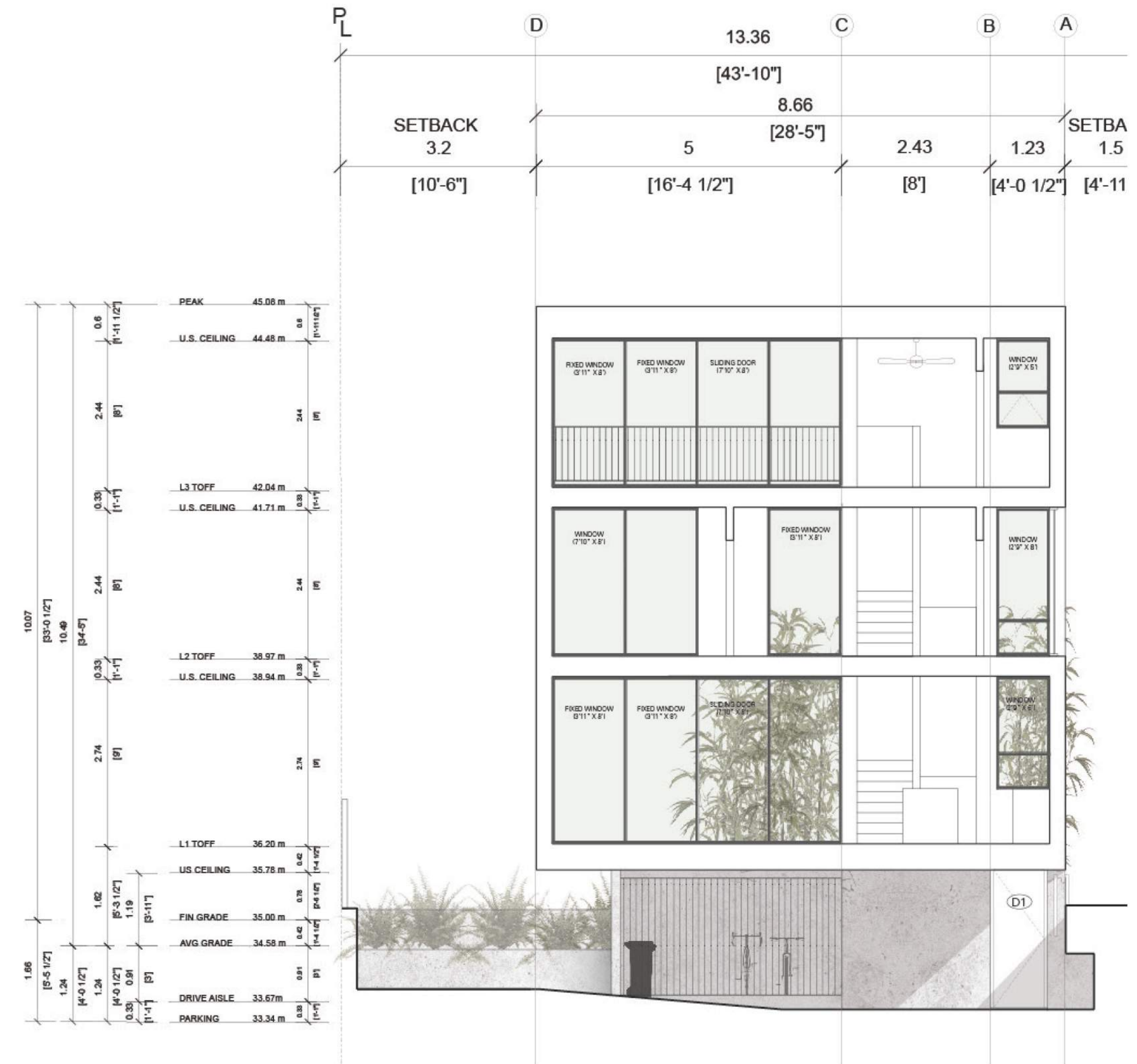
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SECTION SECTIONS

A300

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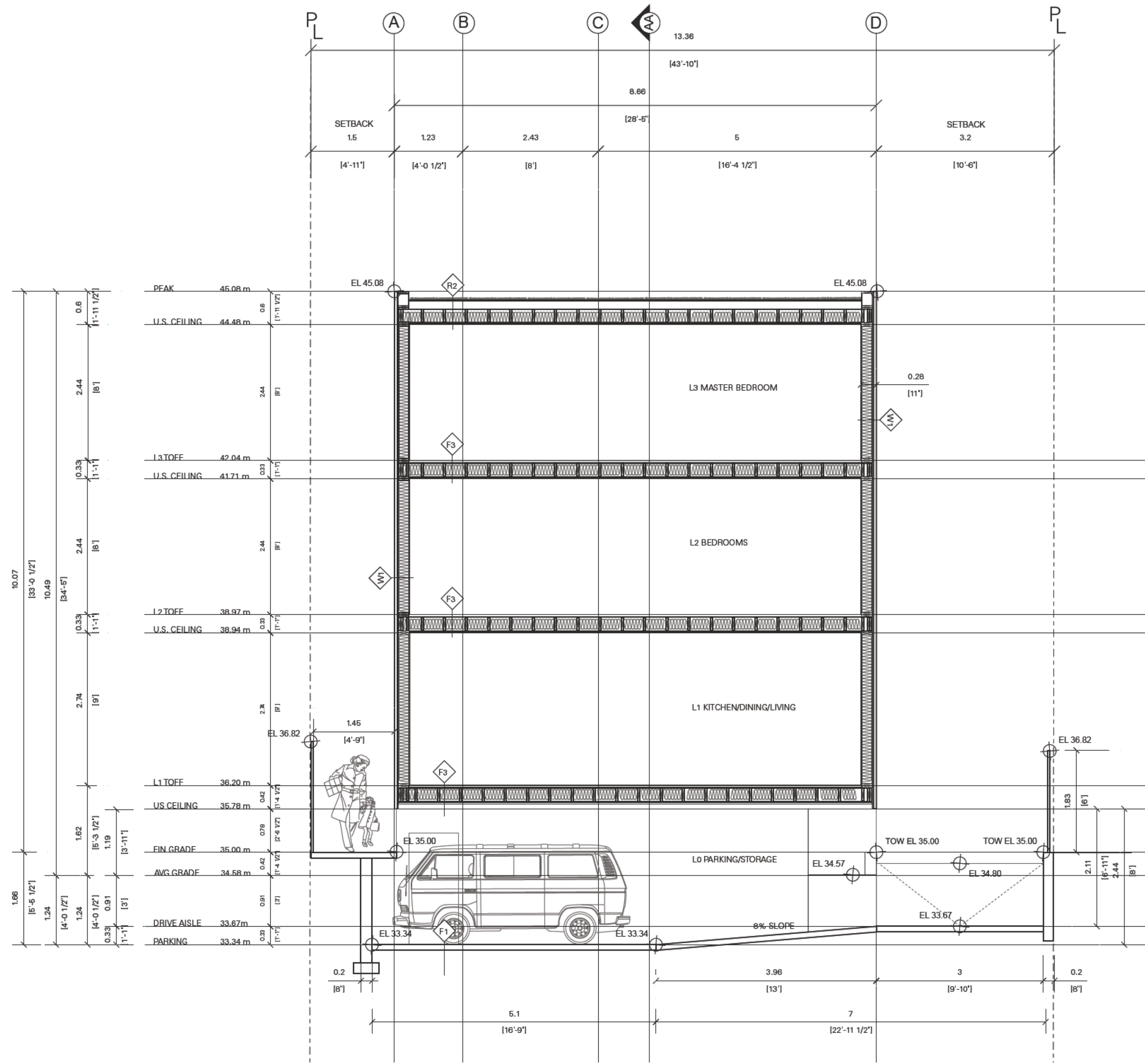
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SECTION SECTIONS

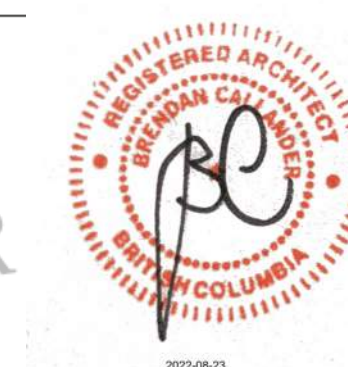
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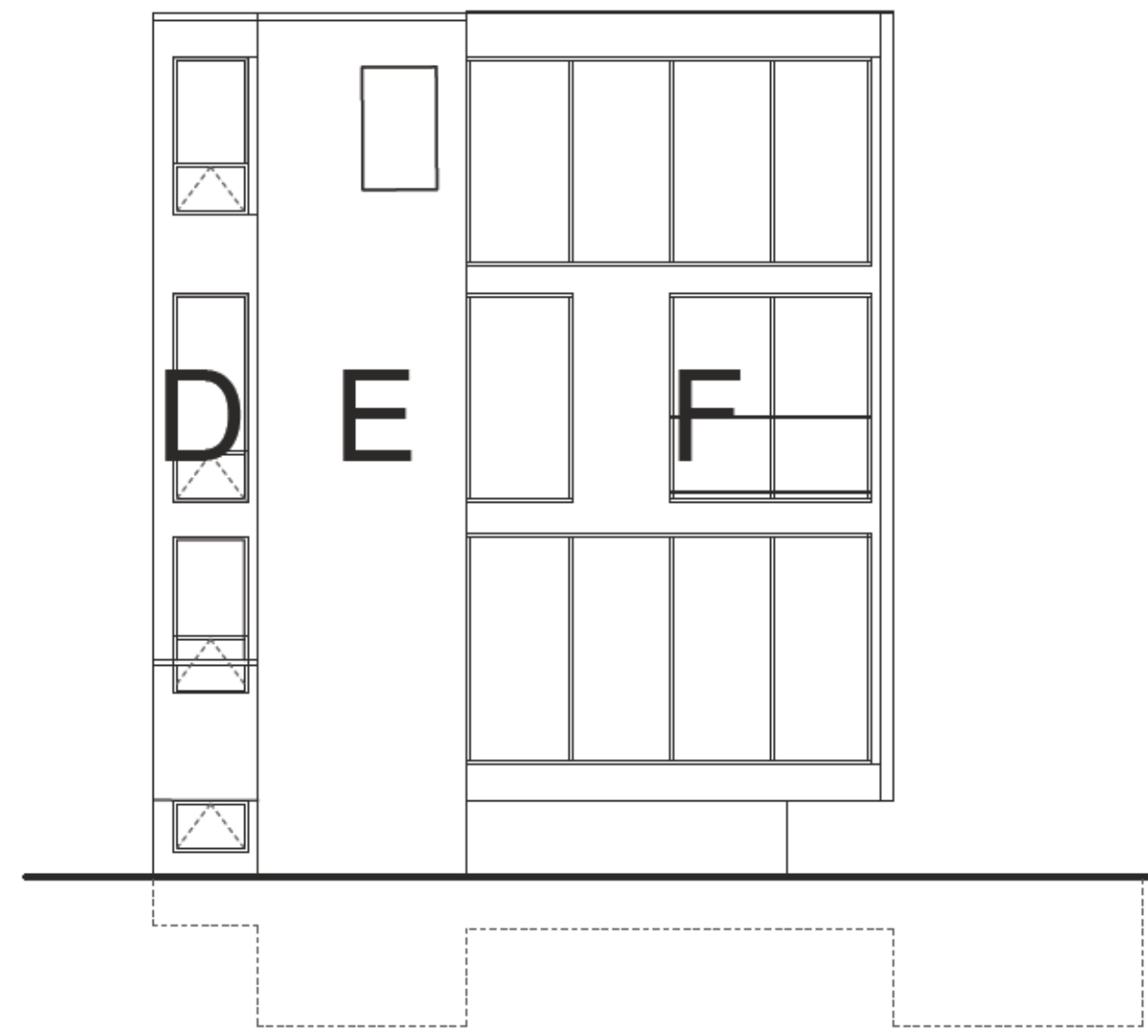
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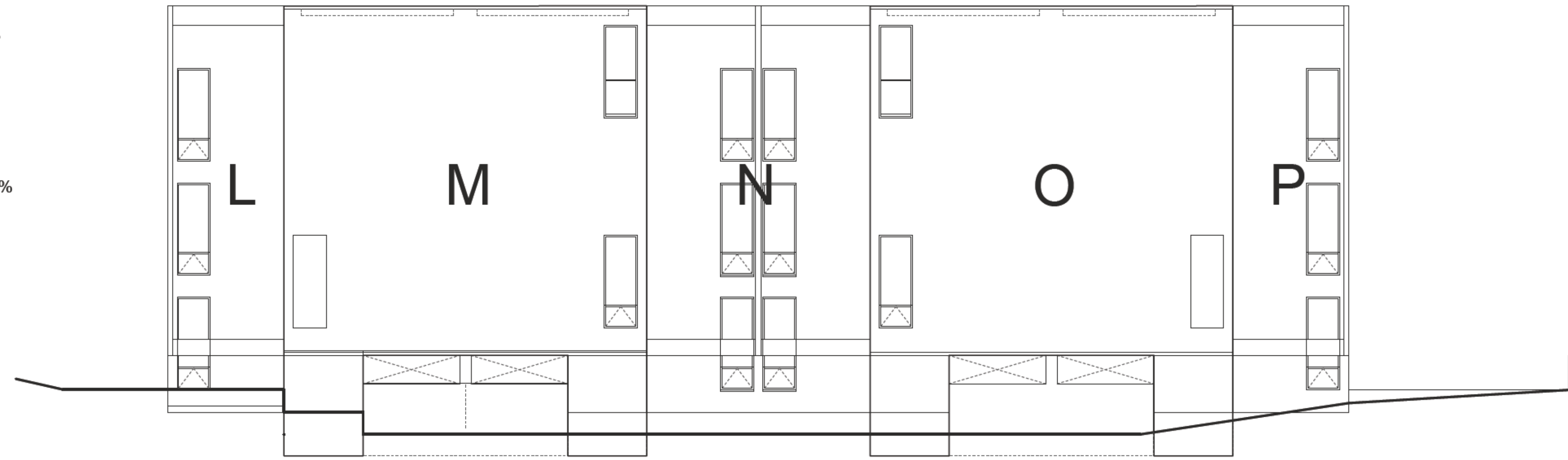
1 SECTION DETAIL
1:50

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
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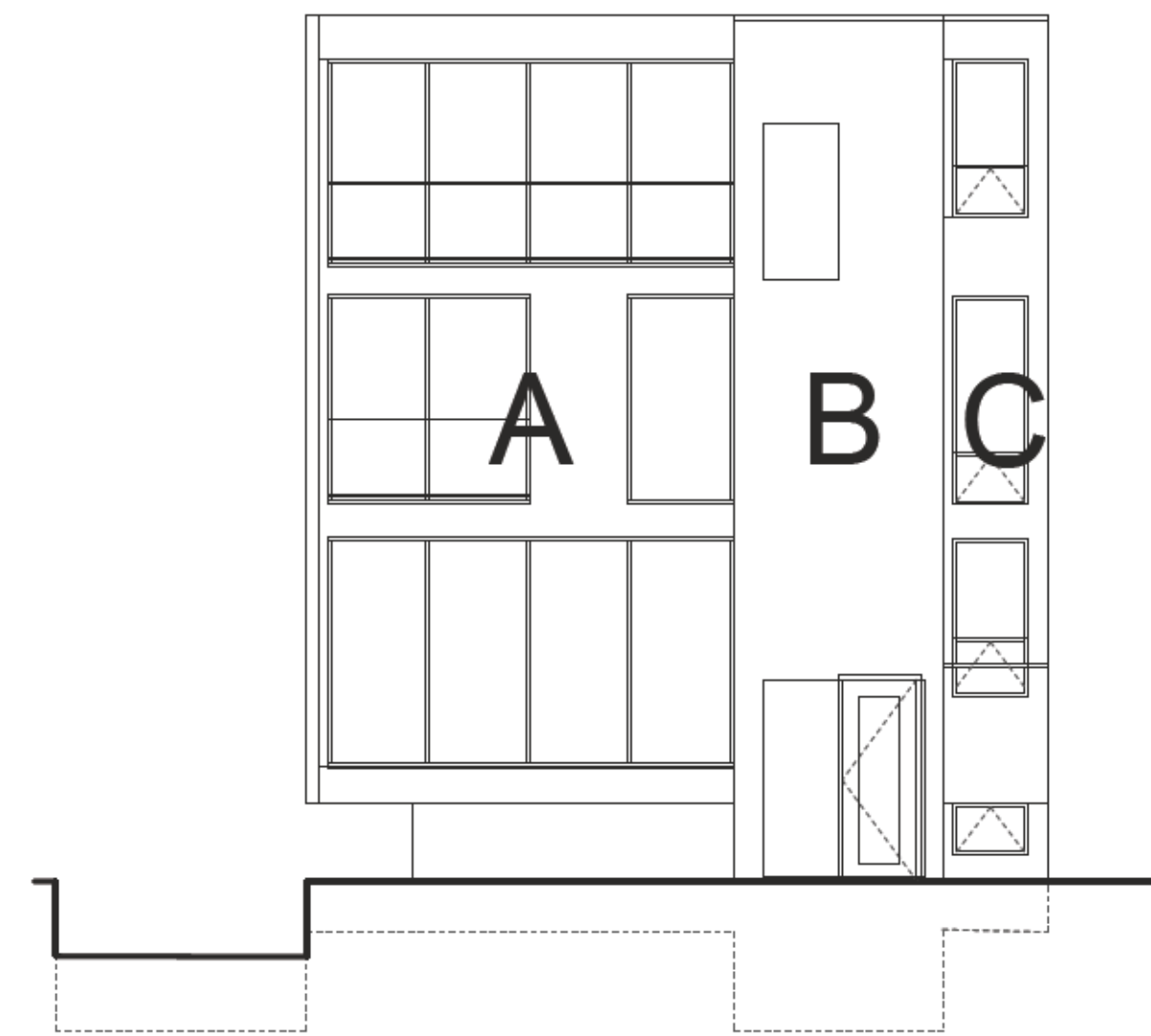




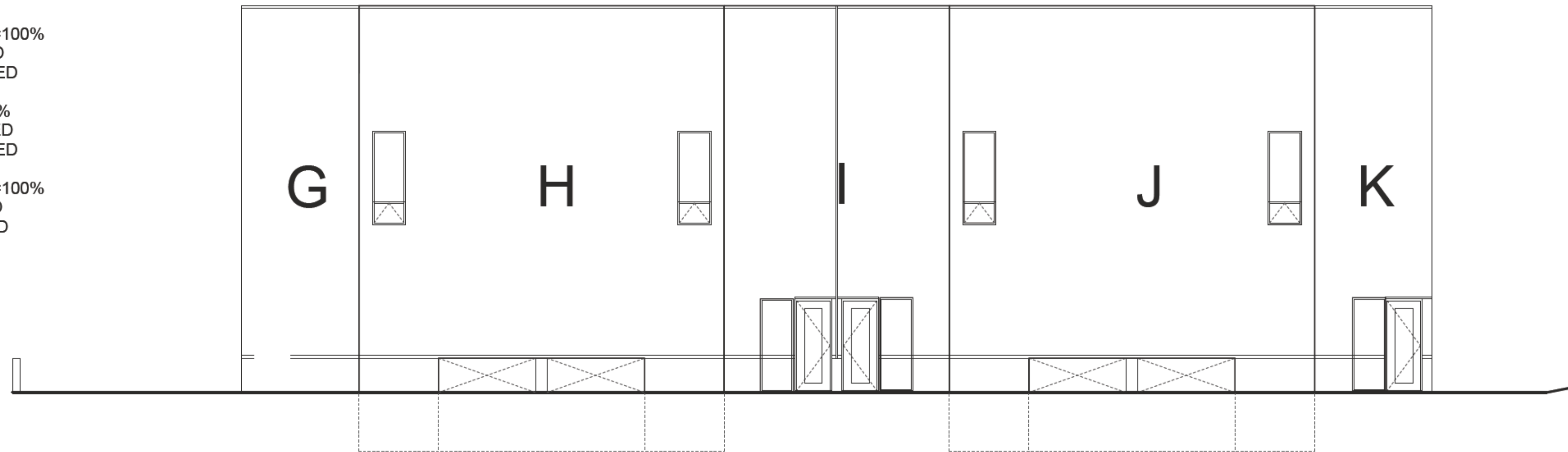
NORTH EL.
 D) 7.07M/12.3 SQM= 88%
 10.8 SQM ALLOWED
 5.8 SQM PROPOSED)
 E) 4M/24.7 SQM=39%
 9.63 SQM ALLOWED
 2.12 SQM PROPOSED
 F) 7.07M/46.1 SQM= 82.1%
 37.8 SQM ALLOWED
 33.1 SQM PROPOSED



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

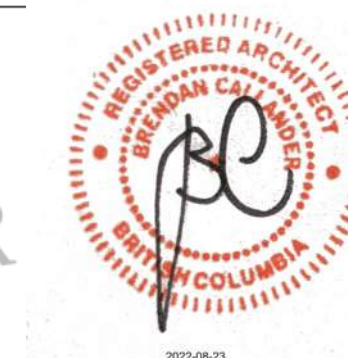


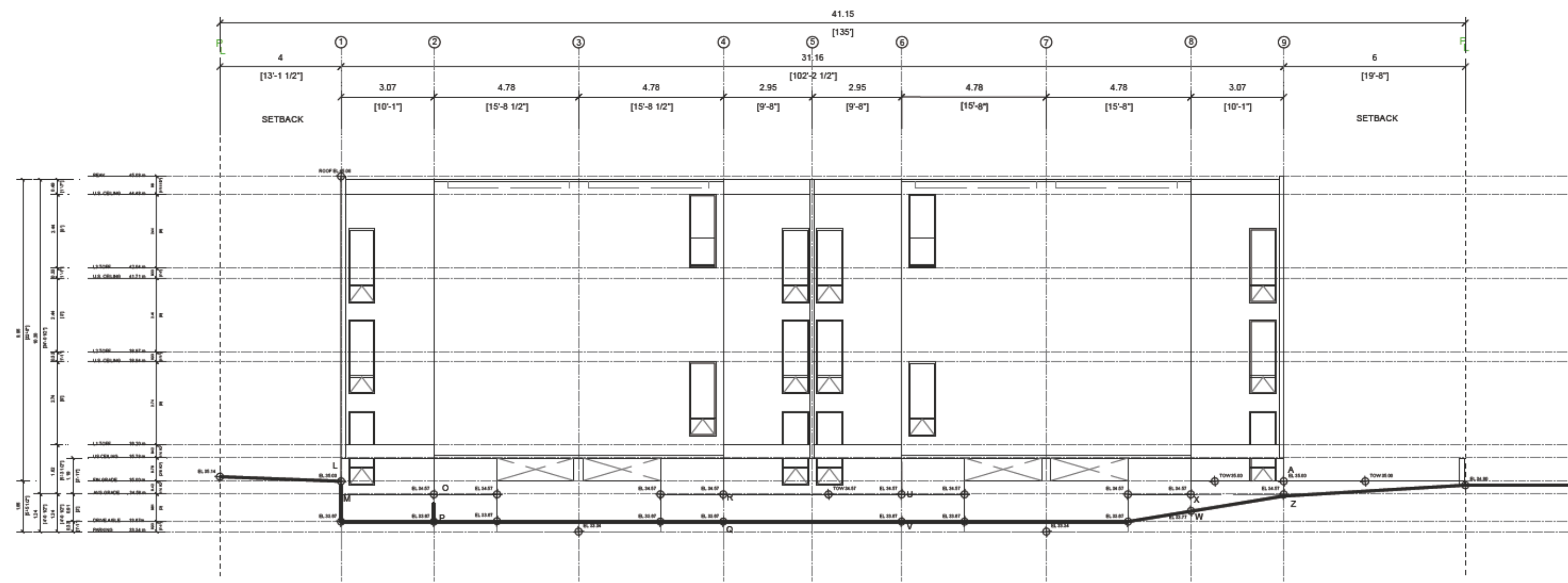
SOUTH EL.
 A) 9.07M/46.1 SQM=100%
 46.1 SQM ALLOWED
 33.1 SQM PROPOSED
 B) 6M/24.7 SQM=88%
 21.73 SQM ALLOWED
 6.87 SQM PROPOSED
 C) 9.07M/12.3 SQM=100%
 12.3 SQM ALLOWED
 5.8 SQM PROPOSED



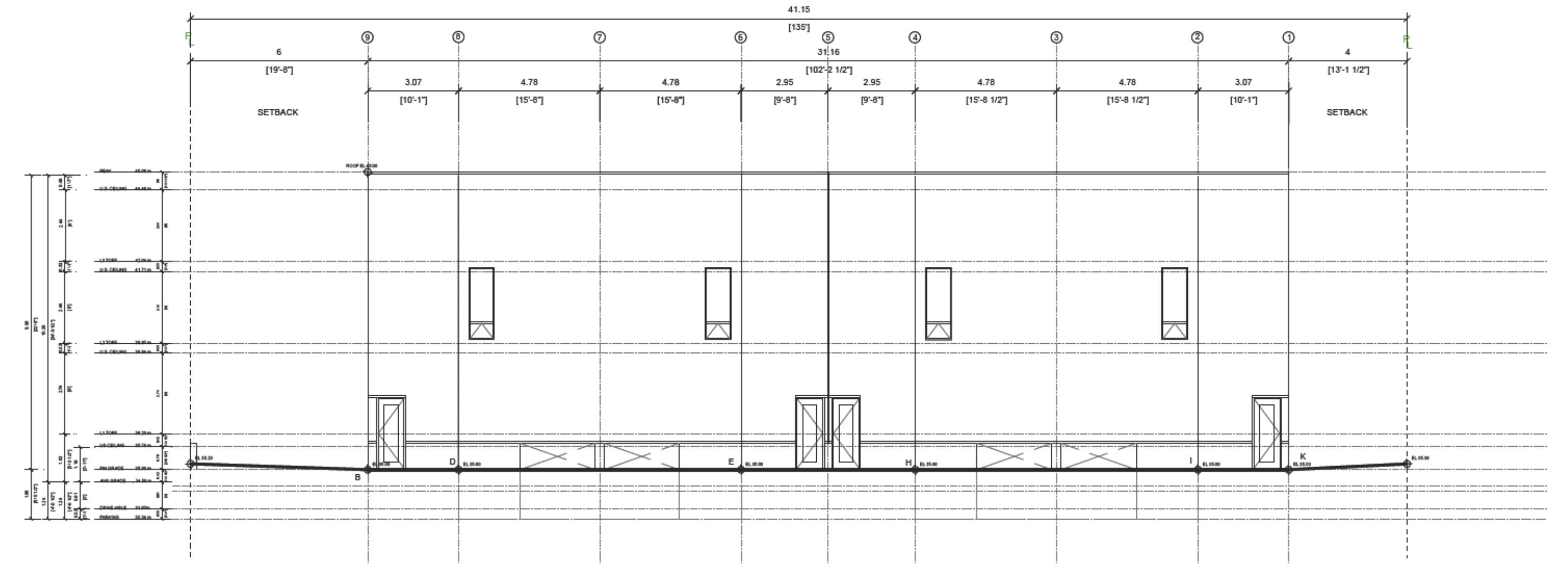
EAST EL.
 G) 2.73M/31.0 SQM= 21.54%
 6.68 SQM ALLOWED
 0 SQM PROPOSED
 H) 1.5M/91.9 SQM=8%
 7.35 SQM ALLOWED
 4.2 SQM PROPOSED
 I) 2.73M/59.6 SQM=15.75%
 9.39 SQM ALLOWED
 4.4 SQM PROPOSED
 J) 1.5M/91.9 SQM=8%
 7.35 SQM ALLOWED
 4.2 SQM PROPOSED
 K) 2.73M/31.0 SQM= 21.54%
 6.68 SQM ALLOWED
 2.2 SQM PROPOSED

No.	Description	Date
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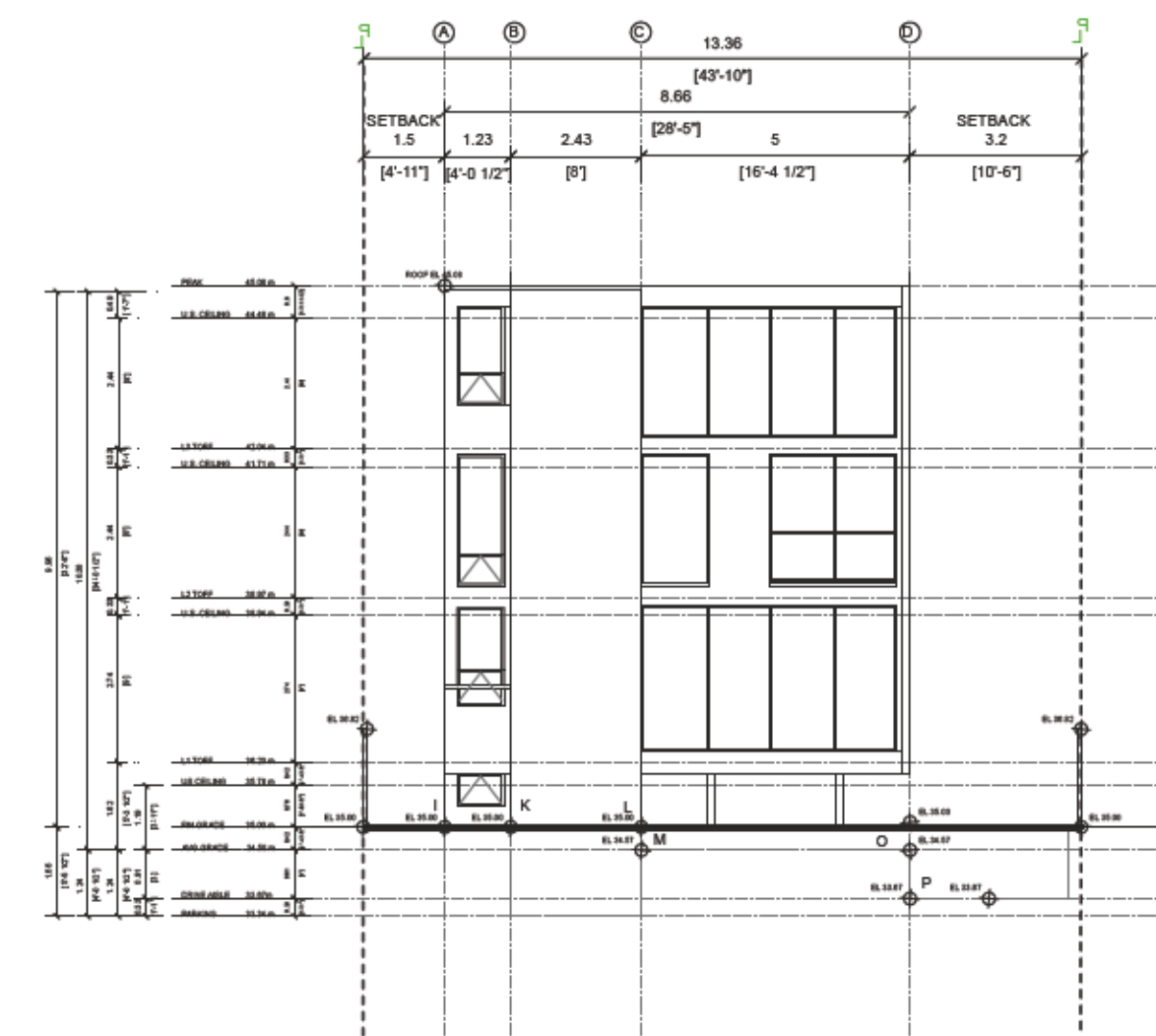
WEST EL.



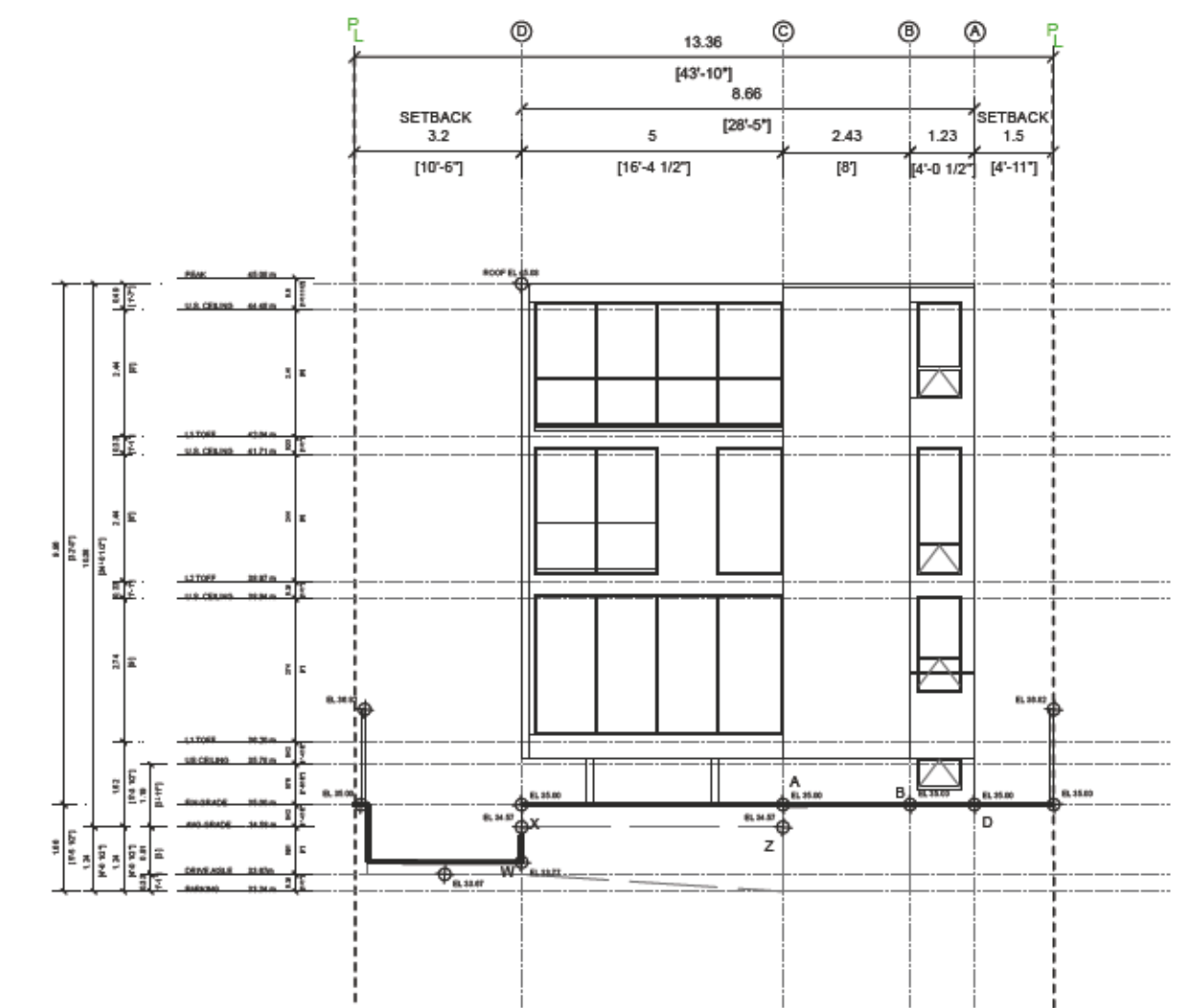
EAST EL.

ELEVATIONS	DISTANCES	CALCULATION	AVG		
A	35	A TO B	2.34	81.90	35.00
B	35	B TO C	3.07	107.45	35.00
C	35	C TO D	1.23	43.05	35.00
D	35	D TO E	9.56	334.60	35.00
E	35	E TO F	1.22	42.70	35.00
F	35	F TO G	5.89	206.15	35.00
G	35	G TO H	1.22	42.70	35.00
H	35	H TO I	9.56	334.60	35.00
I	35	I TO J	1.23	43.05	35.00
J	35	J TO K	3.07	107.45	35.00
K	35	K TO L	2.43	85.05	35.00
L	35	L TO M	0	0.00	34.79
M	34.57	M TO N	3.07	106.13	34.57
N	34.57	N TO O	5	172.85	34.57
O	34.57	O TO P	0	0.00	34.12
P	33.67	P TO Q	9.56	321.89	33.67
Q	33.67	Q TO R	0	0.00	34.12
R	34.57	R TO S	5	172.85	34.57
S	34.57	S TO T	5.89	203.62	34.57
T	34.57	T TO U	5	172.85	34.57
U	34.57	U TO V	0	0.00	34.12
V	33.67	V TO W	9.56	322.36	33.72
W	33.77	W TO X	0	0.00	34.17
X	34.57	X TO Y	5	172.85	34.57
Y	34.57	Y TO Z	3.07	106.13	34.57
Z	34.57	Z TO A	0	0.00	17.29

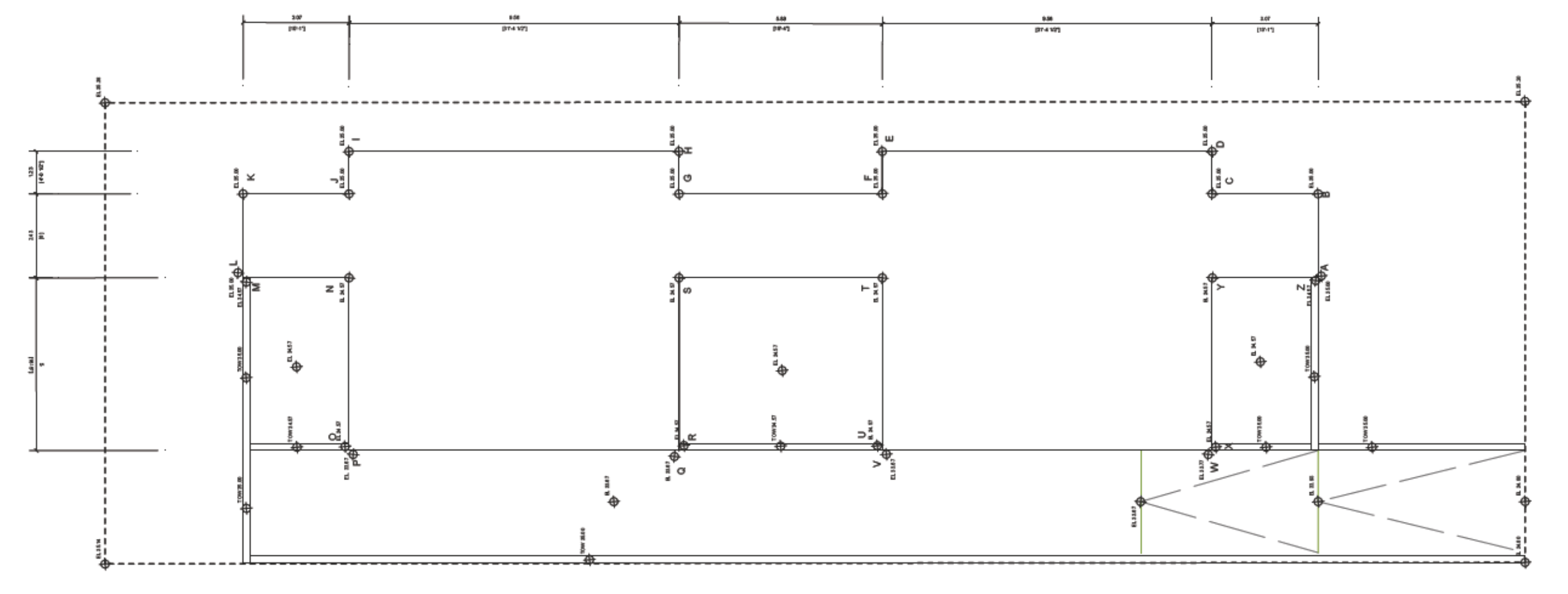
- PERIMETER = 91.97M
- AVG GRADE = EL. 34.58
- MAX EL. AT 10.5M = EL. 45.08
- DISTANCE FROM L1 TOFF TO AVG GRADE PER BCBC A.1.4 = 1.62M (2M MAX)
- DISTANCE FROM US OF BSMT CEILING TO AVG GRADE PER SCHEDULE A OF COV ZONING BYLAW NO.80-159 = 1.19M (1.2M MAX)



NORTH EL.



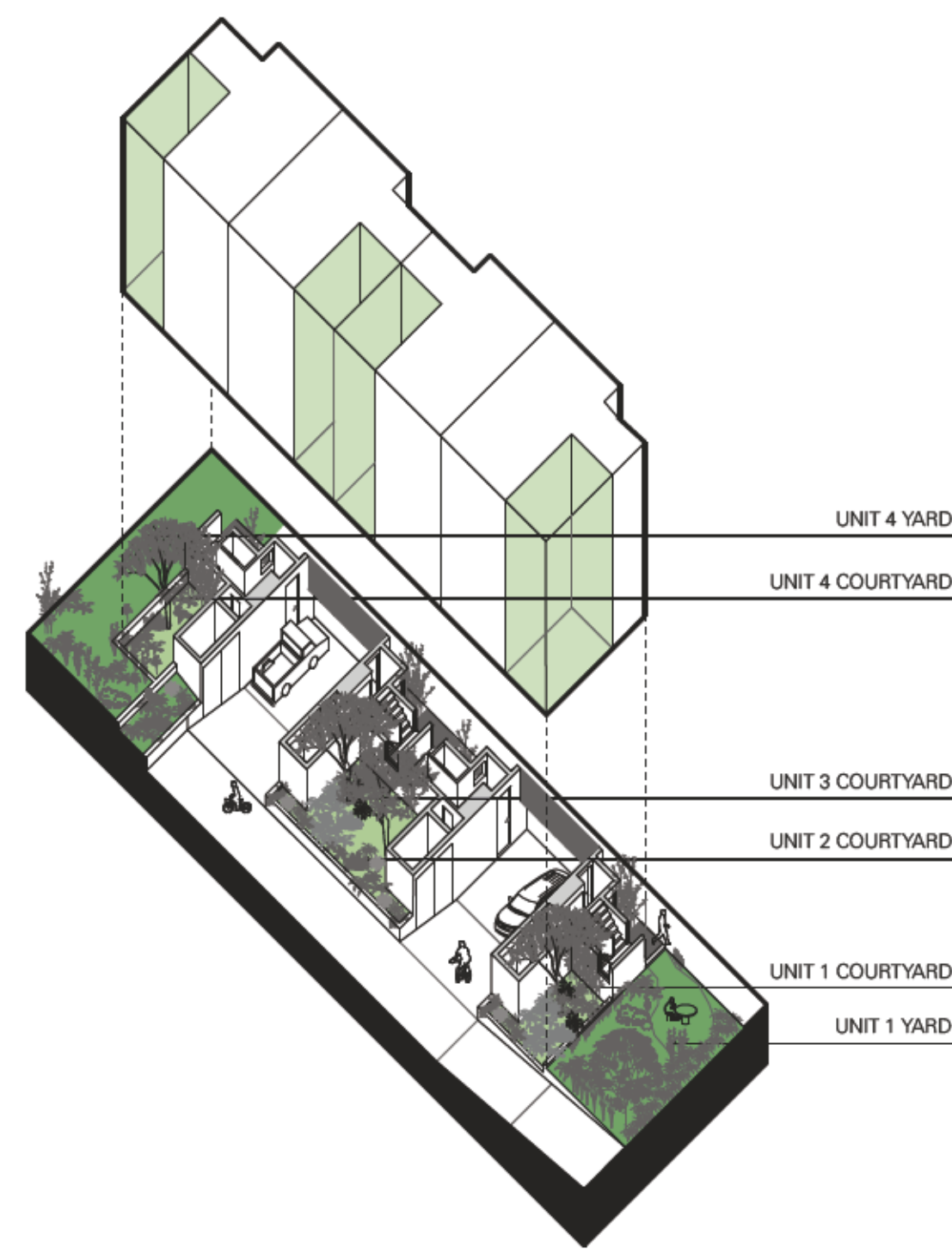
SOUTH EL.



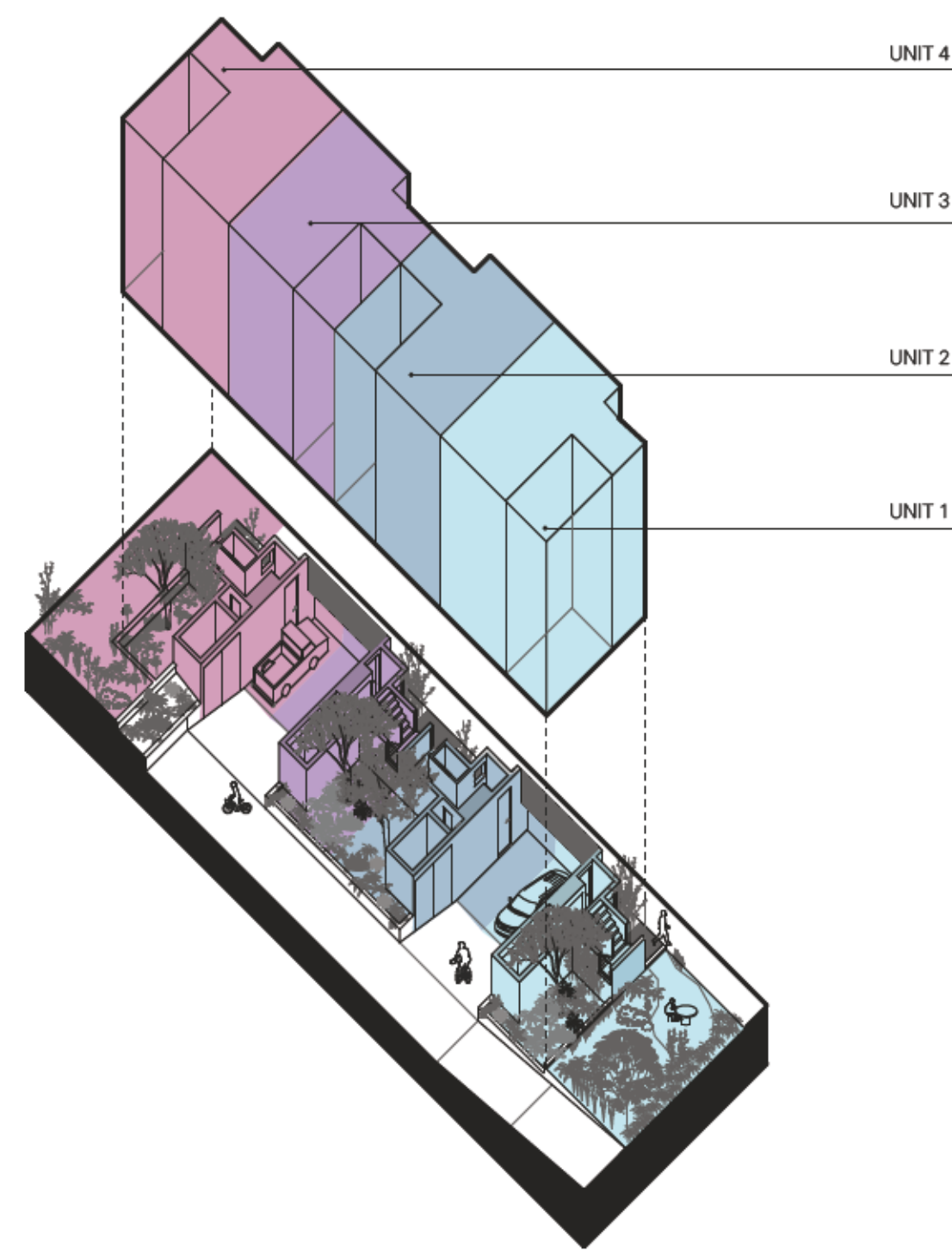
SITE GRADING PLAN

No.	Description	Date
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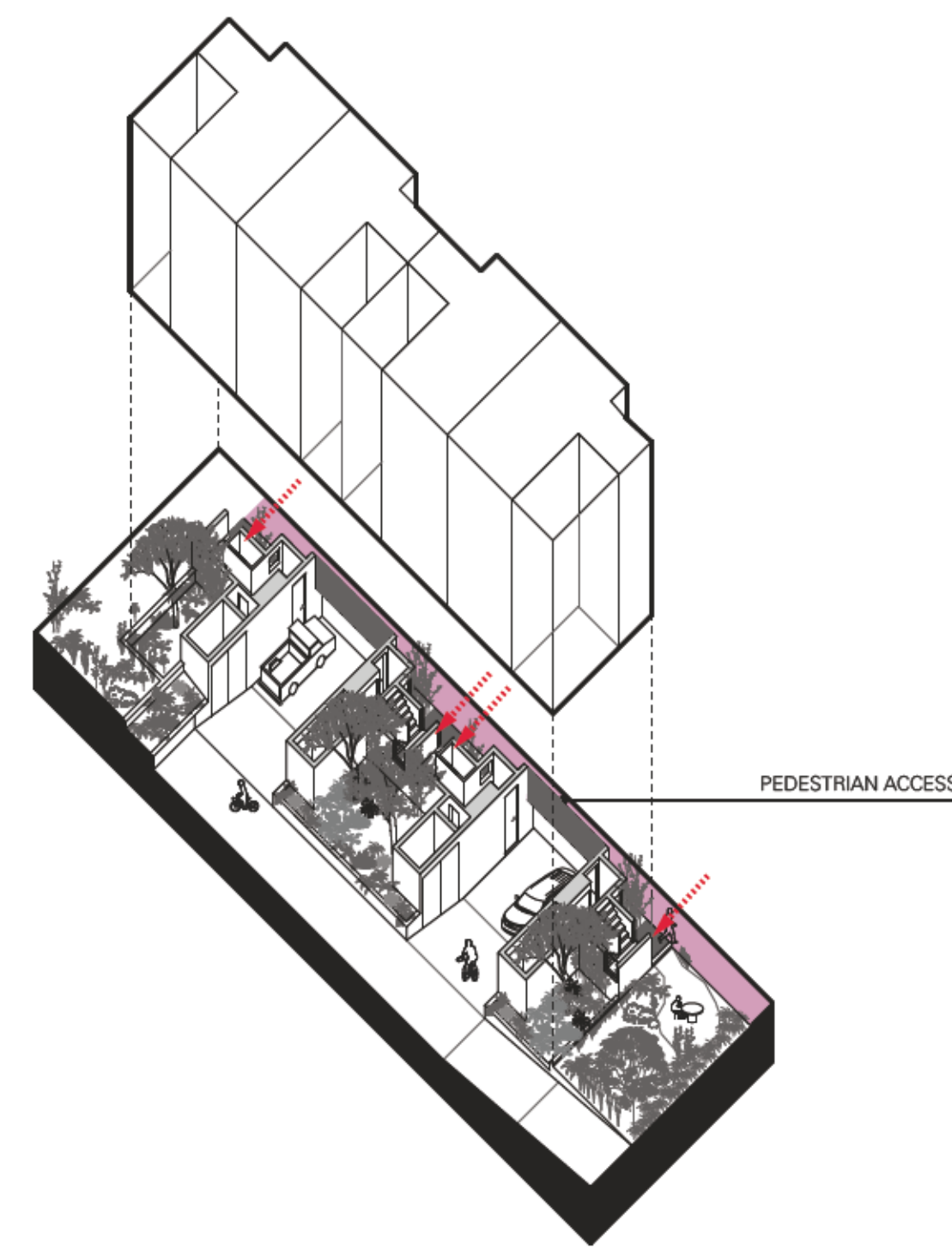




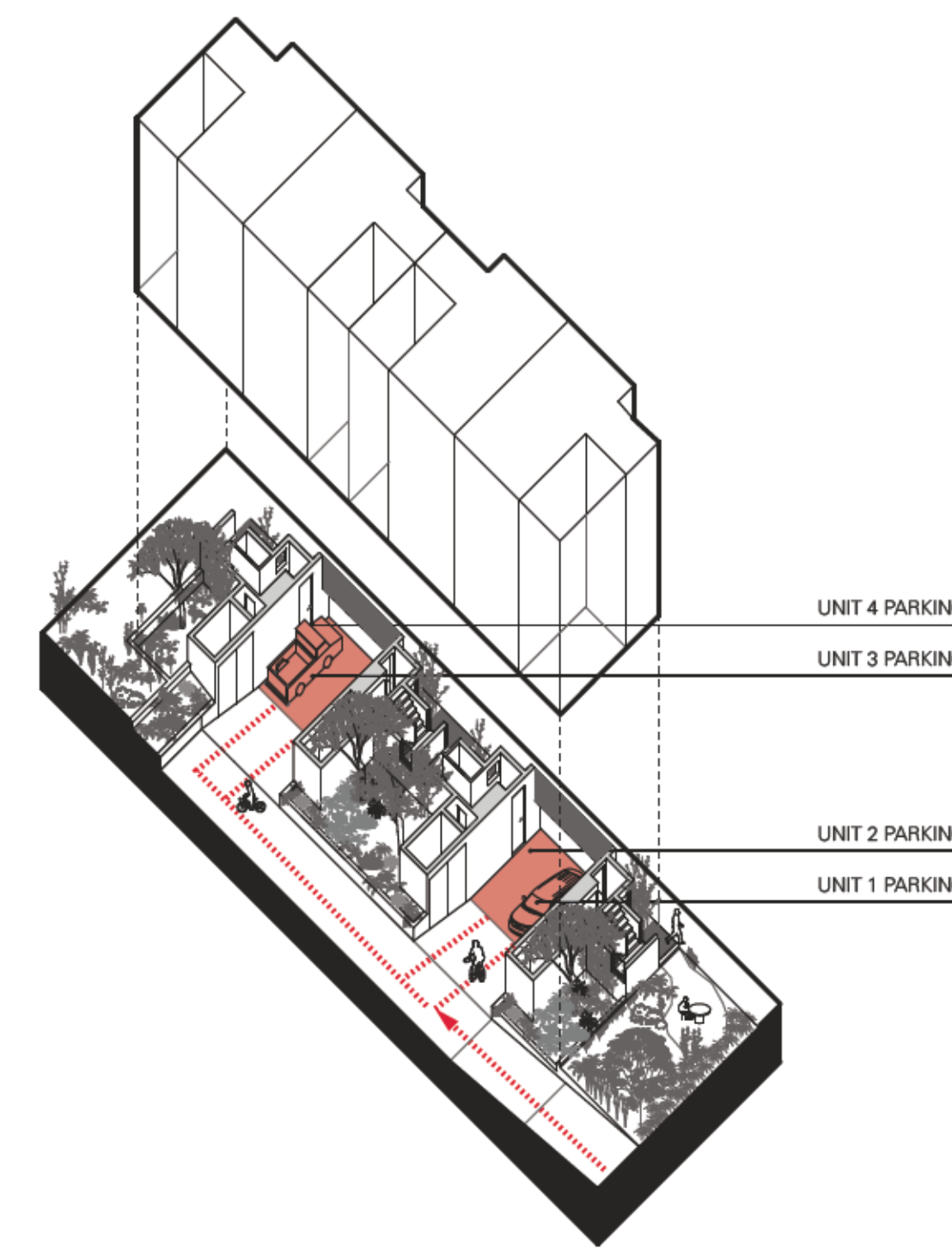
COURTYARDS



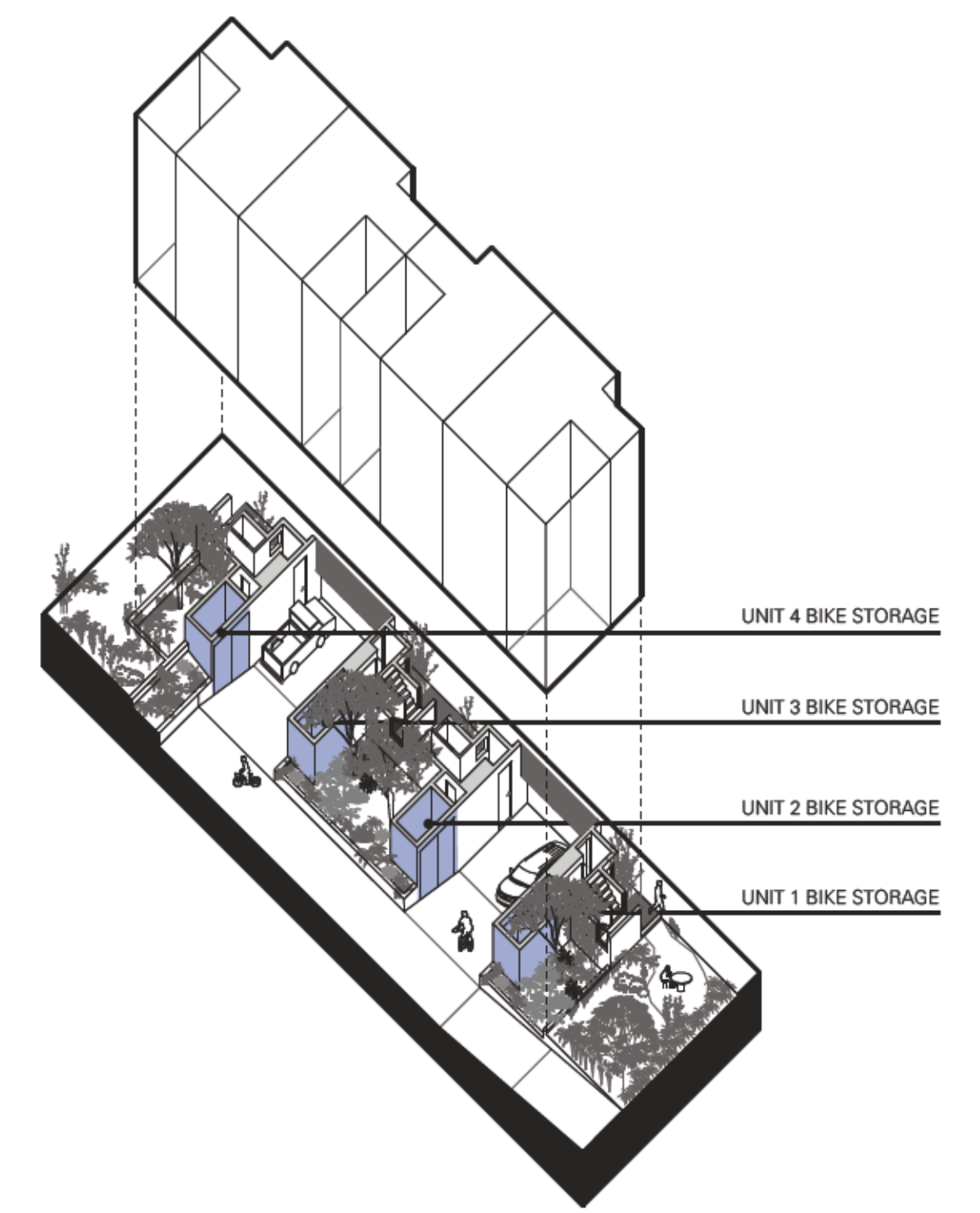
UNITS



ACCESS



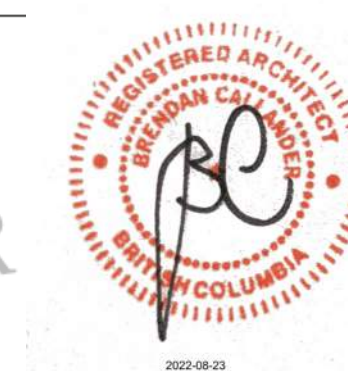
PARKING



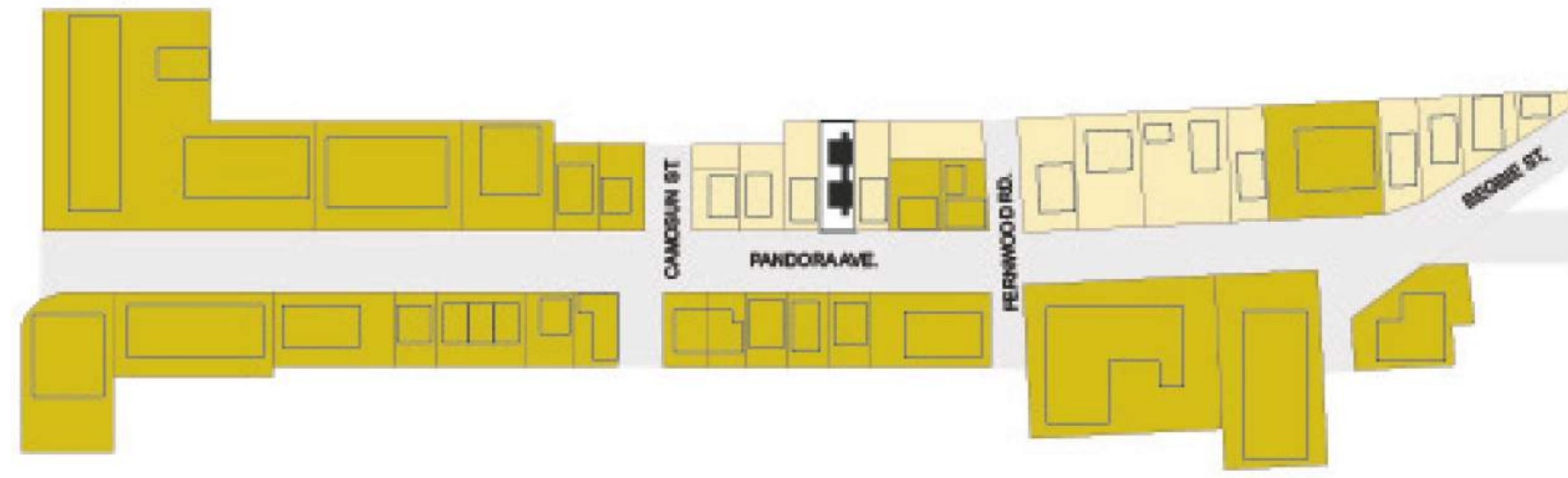
BIKE LOCKERS

1 BUILDING DIAGRAMS

No.	Description	Date
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TRADITIONAL RESIDENTIAL VS URBAN RESIDENTIAL



Traditional Residential	12
Urban Residential	24

REAR YARD



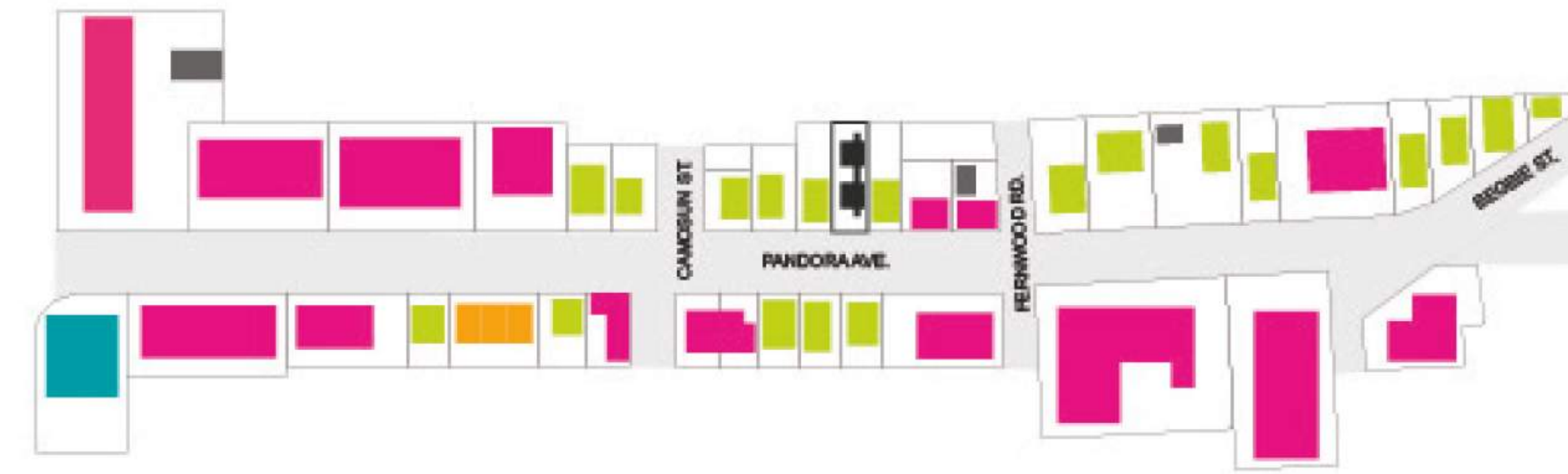
Rear yard	13
No rear yard	23

ROOF TYPE



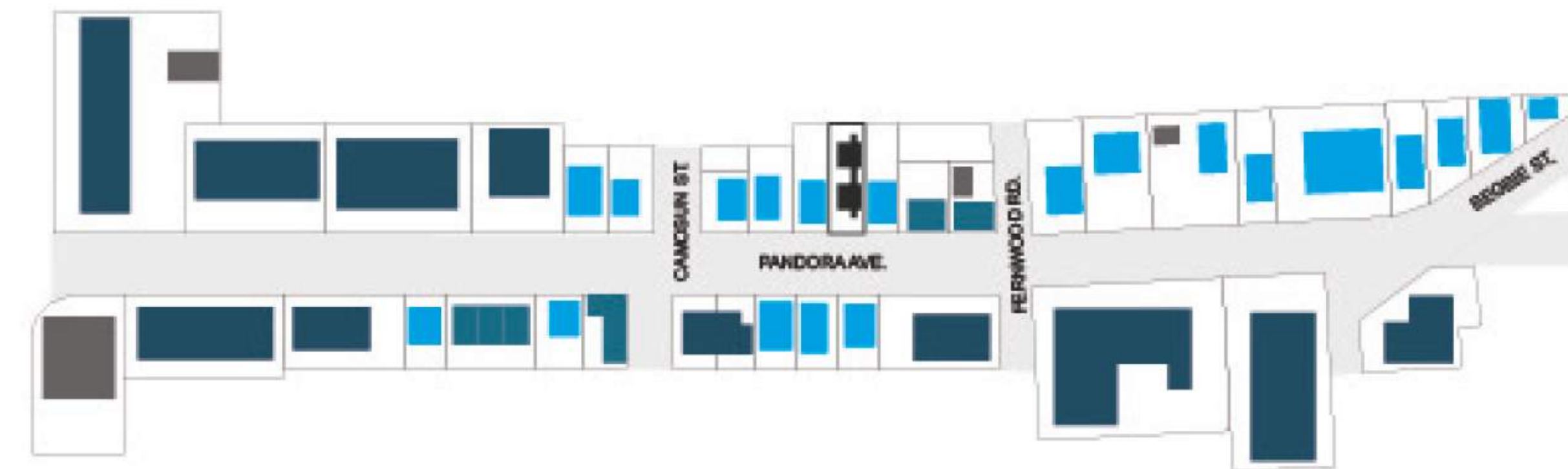
Pitched	20
Flat	15
Dome	1

BUILDING TYPE



Single-Family	19
Multi-Family Midrise	15
Multi-Family Rowhomes	1
Other	1

DENSITY



Single-Family	19
Multi-Family under 10 units	4
Multi-Family over 10 units	12
Other	1

1 NEIGHBORHOOD STUDY

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





Exhibit 1
Residential Vehicle Site Access
1326 Pandora Ave
Prepared by CY
Scale 1:200 on Ledger
January, 2022



Exhibit 2
Unit 1 & 3 Parking Stall Accessibility - Inbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 5
Unit 2 & 4 Parking Stall Accessibility - Outbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 3
Unit 2 & 4 Parking Stall Accessibility - Inbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 4
Unit 1 & 3 Parking Stall Accessibility - Outbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022

1 VEHICLE SWEEP PATH

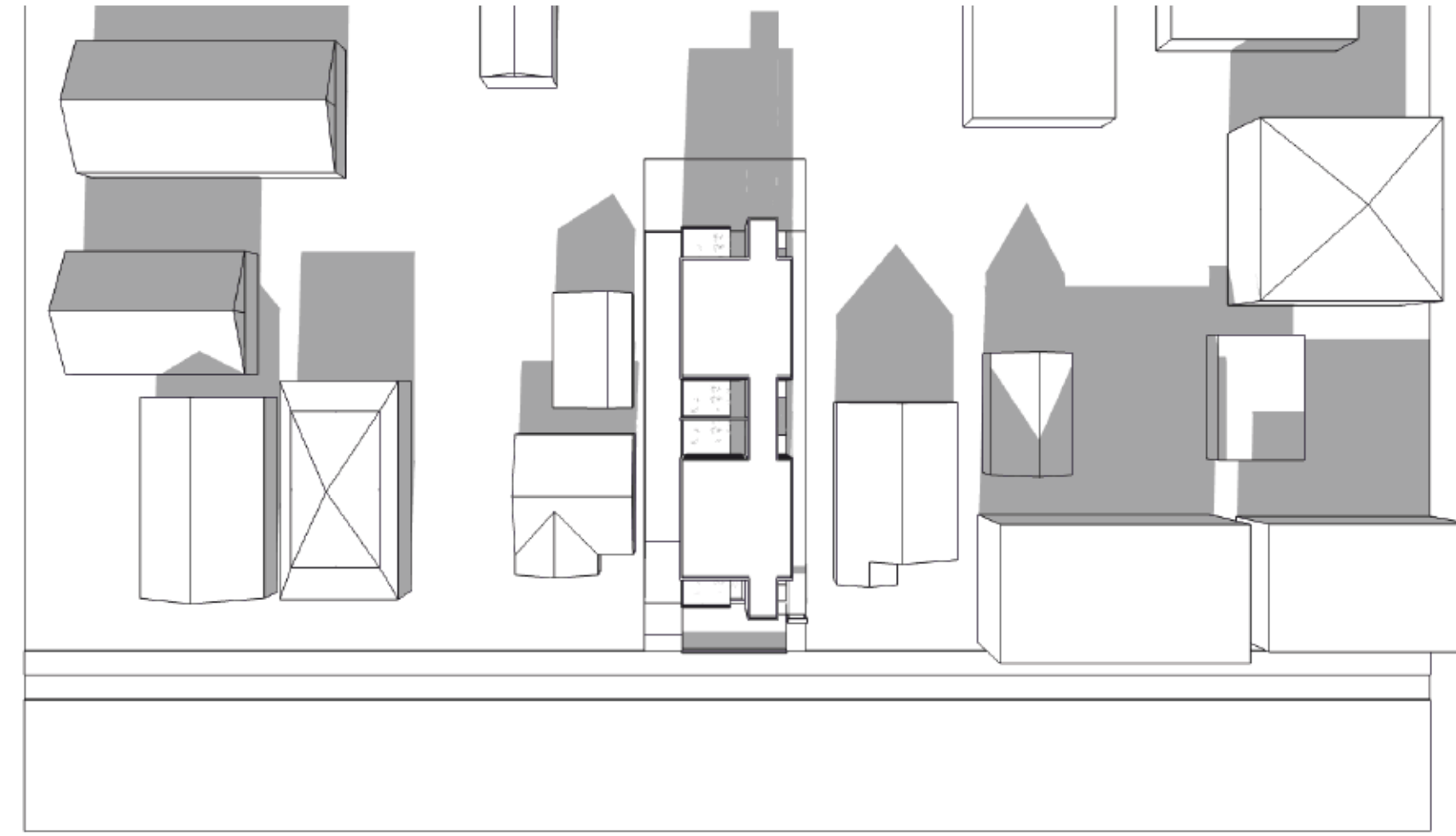
No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23



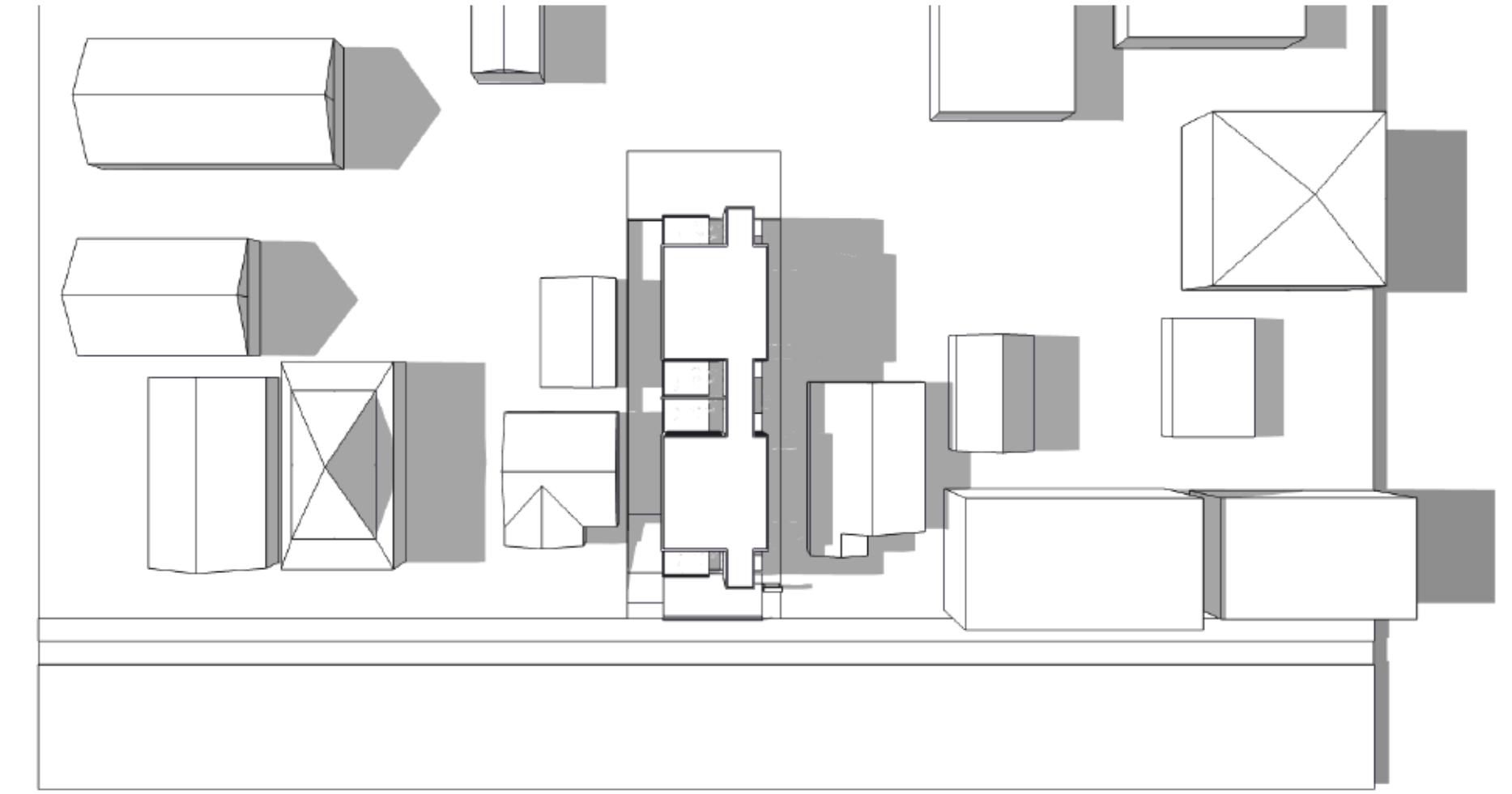
CONSTRUCTION DIAGRAMS



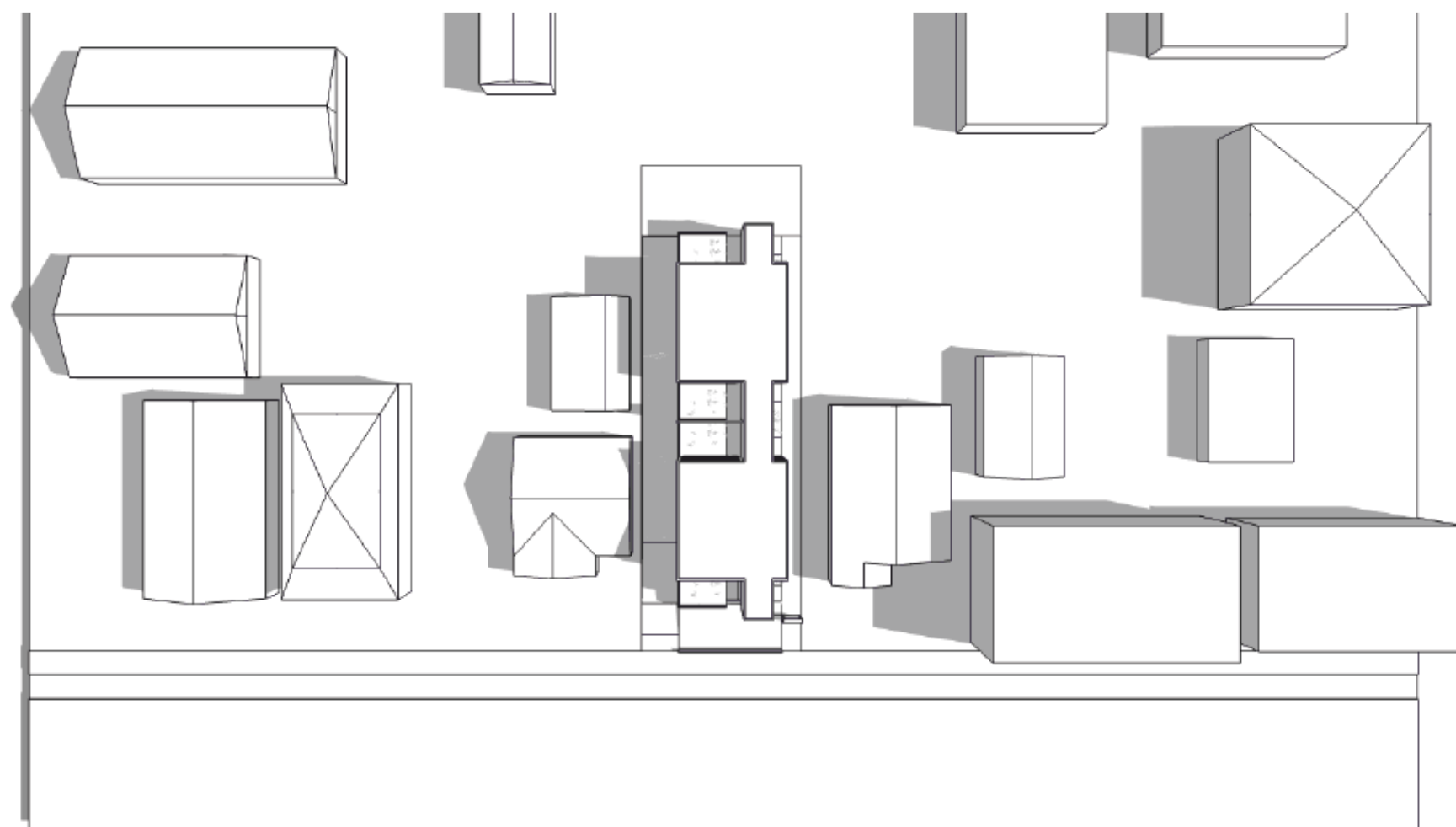
DECEMBER 20. 9:00AM



DECEMBER 20. NOON



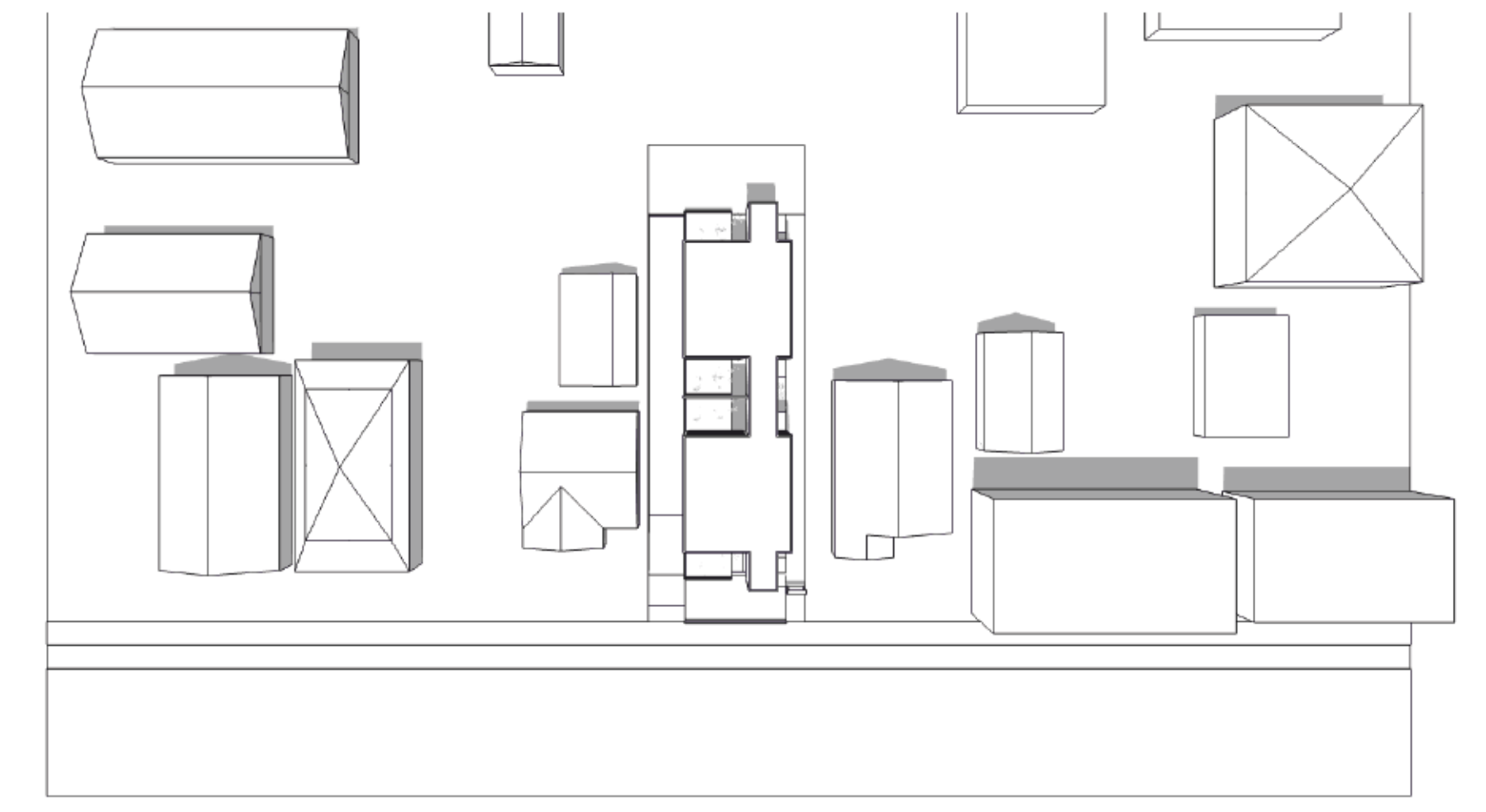
JUNE 20. 4:00PM



JUNE 20. 9:00AM



DECEMBER 20. 4:00PM



JUNE 20. NOON

1 SHADOW STUDIES

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





1.



2.



3.



4.

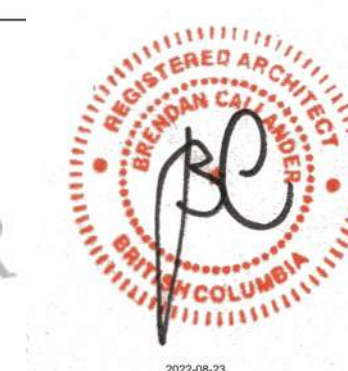


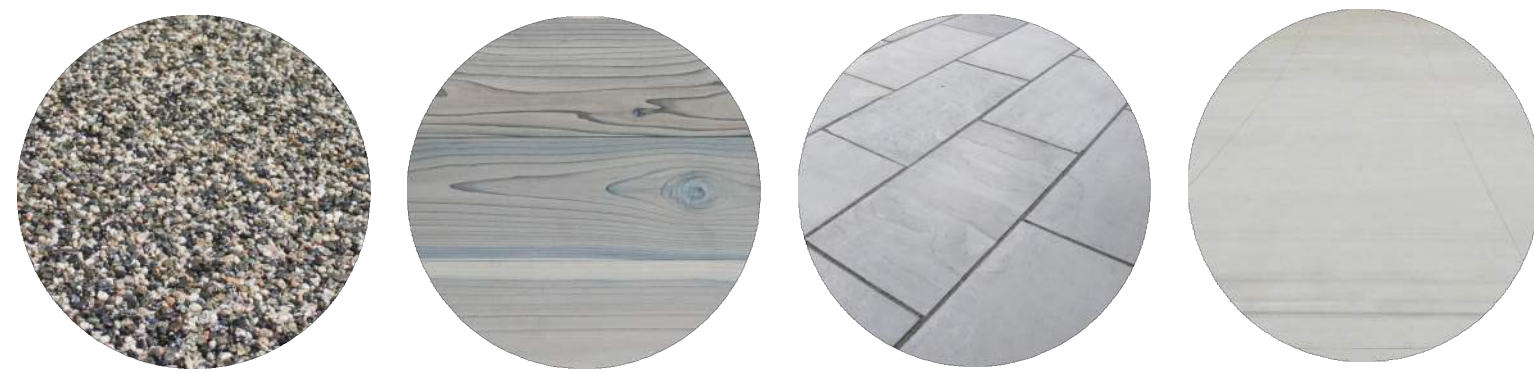
5.

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

1 SHADOW STUDIES

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

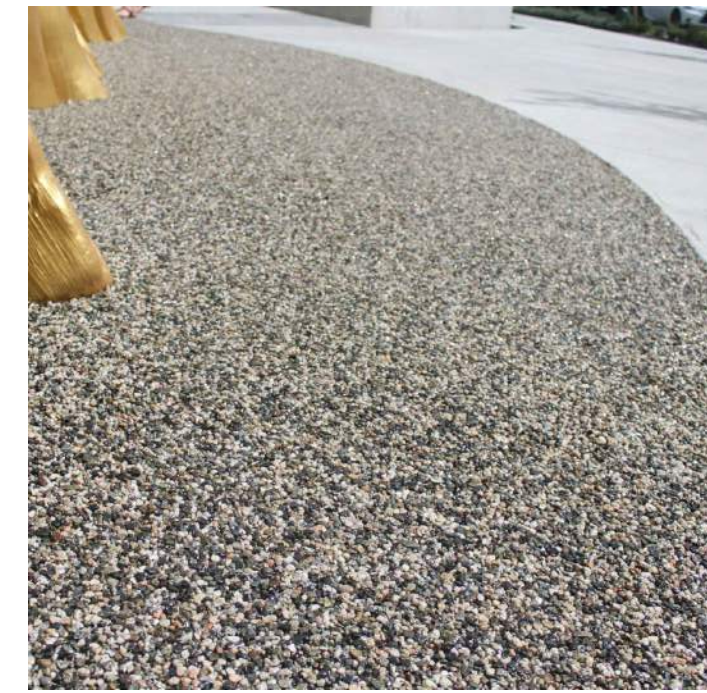
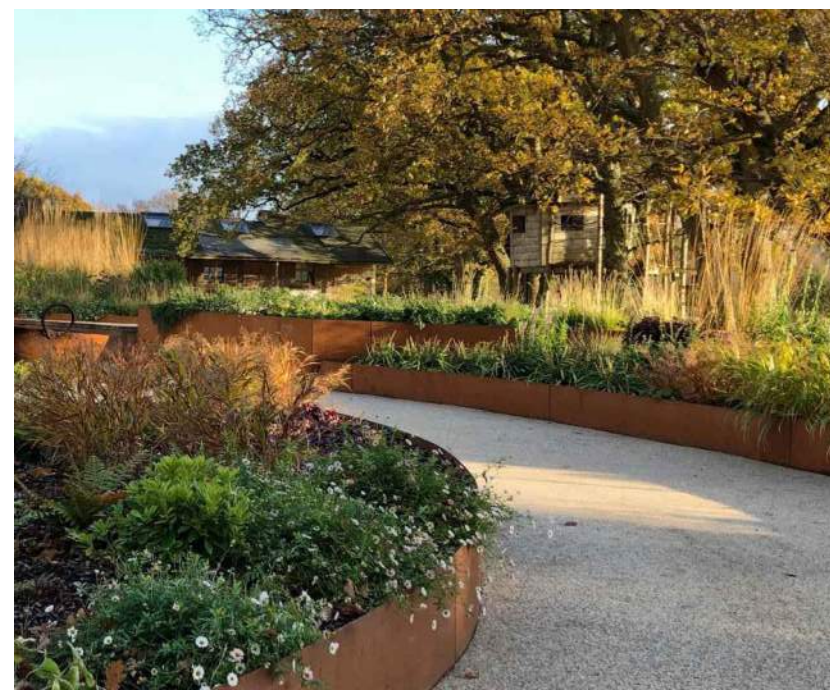




MATERIAL PALETTE



PLANT PALETTE



CLIENT NAME
Curate Developments Ltd

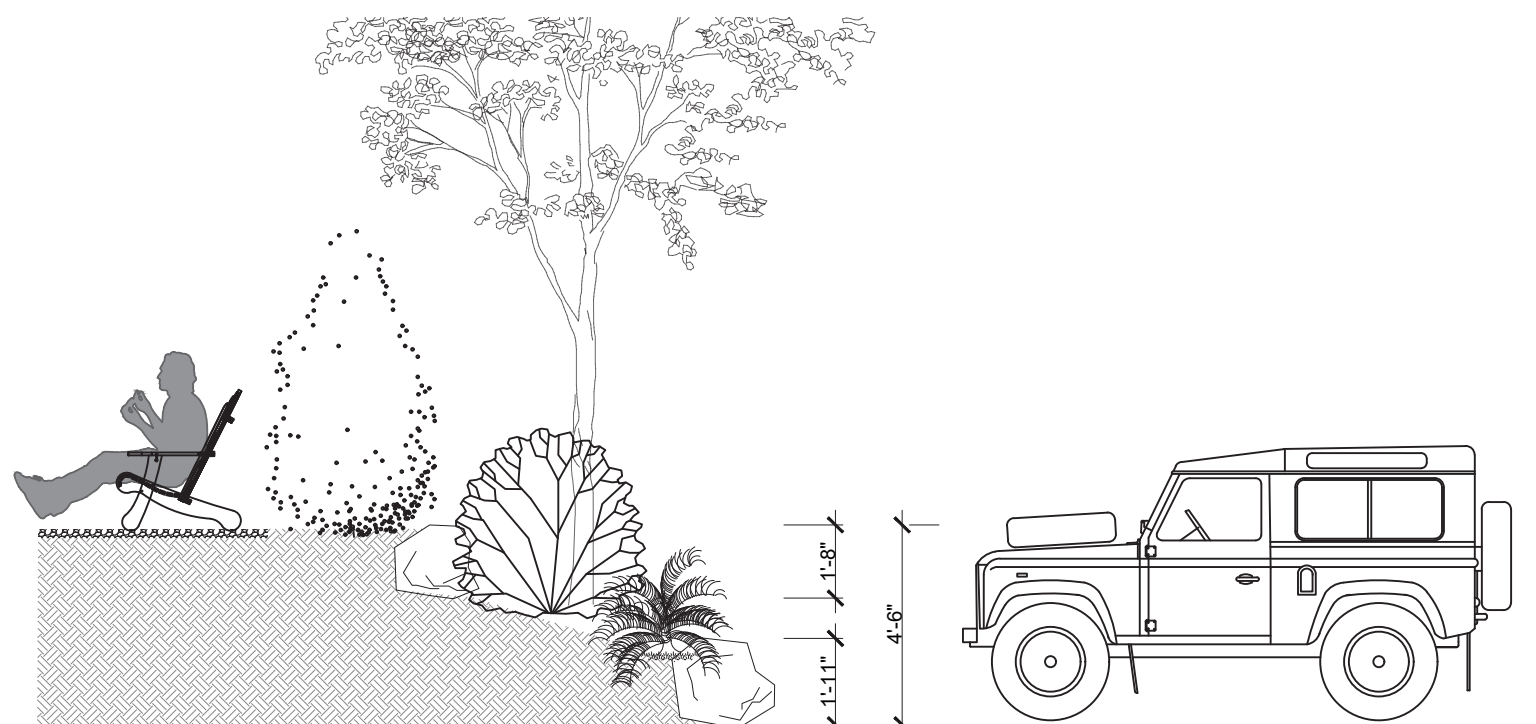
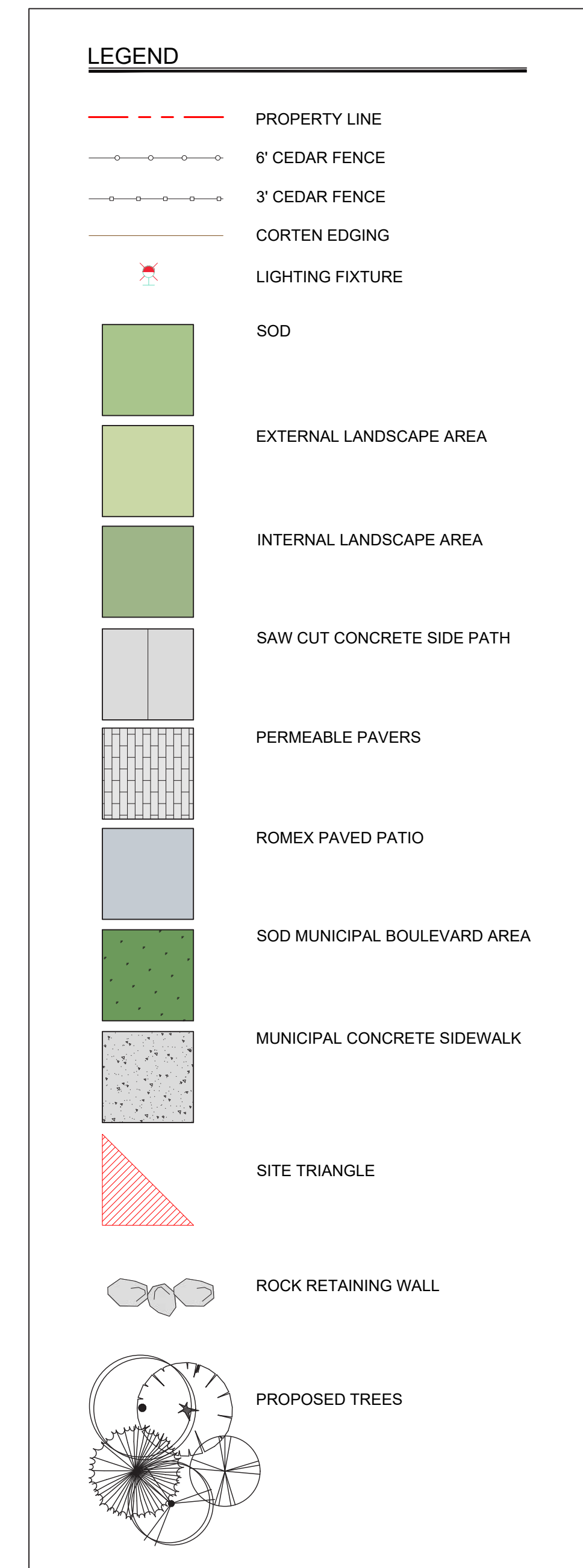
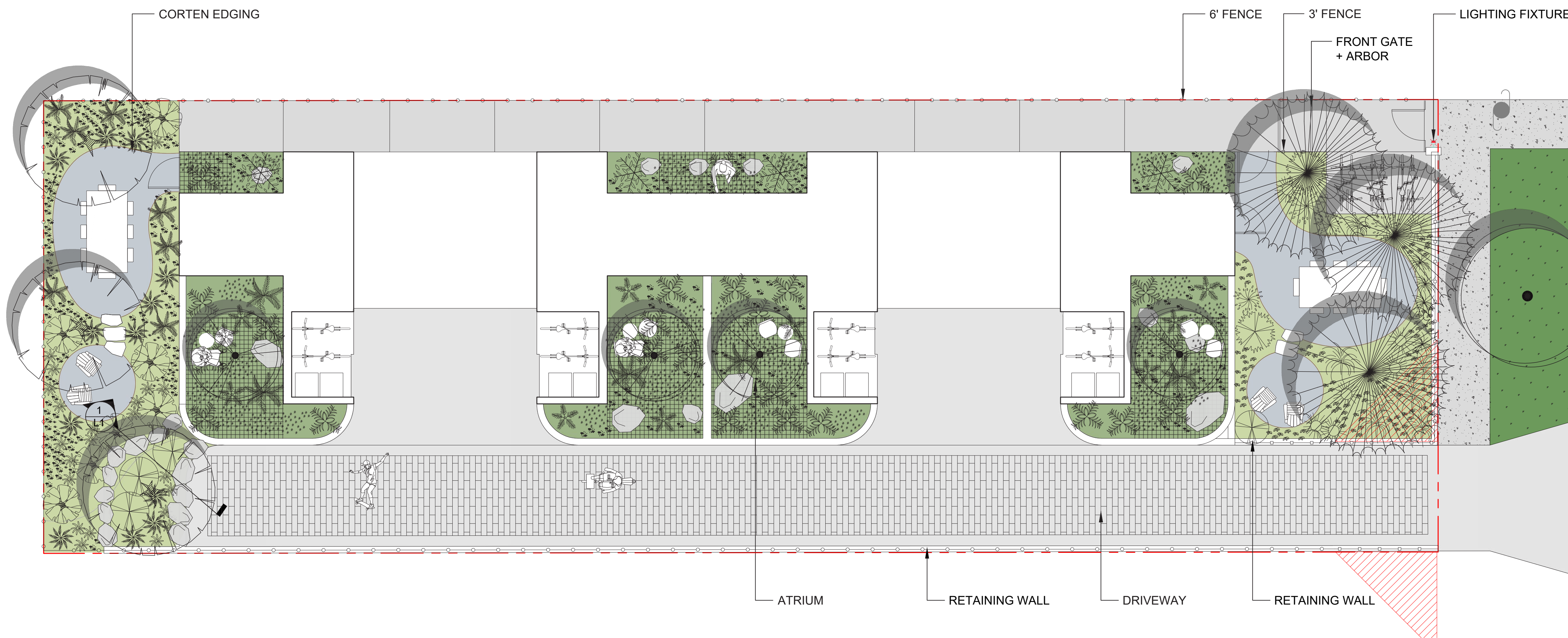
ADDRESS
1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

Kim Tang



1 DRIVEWAY AND TERRACE GARDEN SECTION
L1 NTS

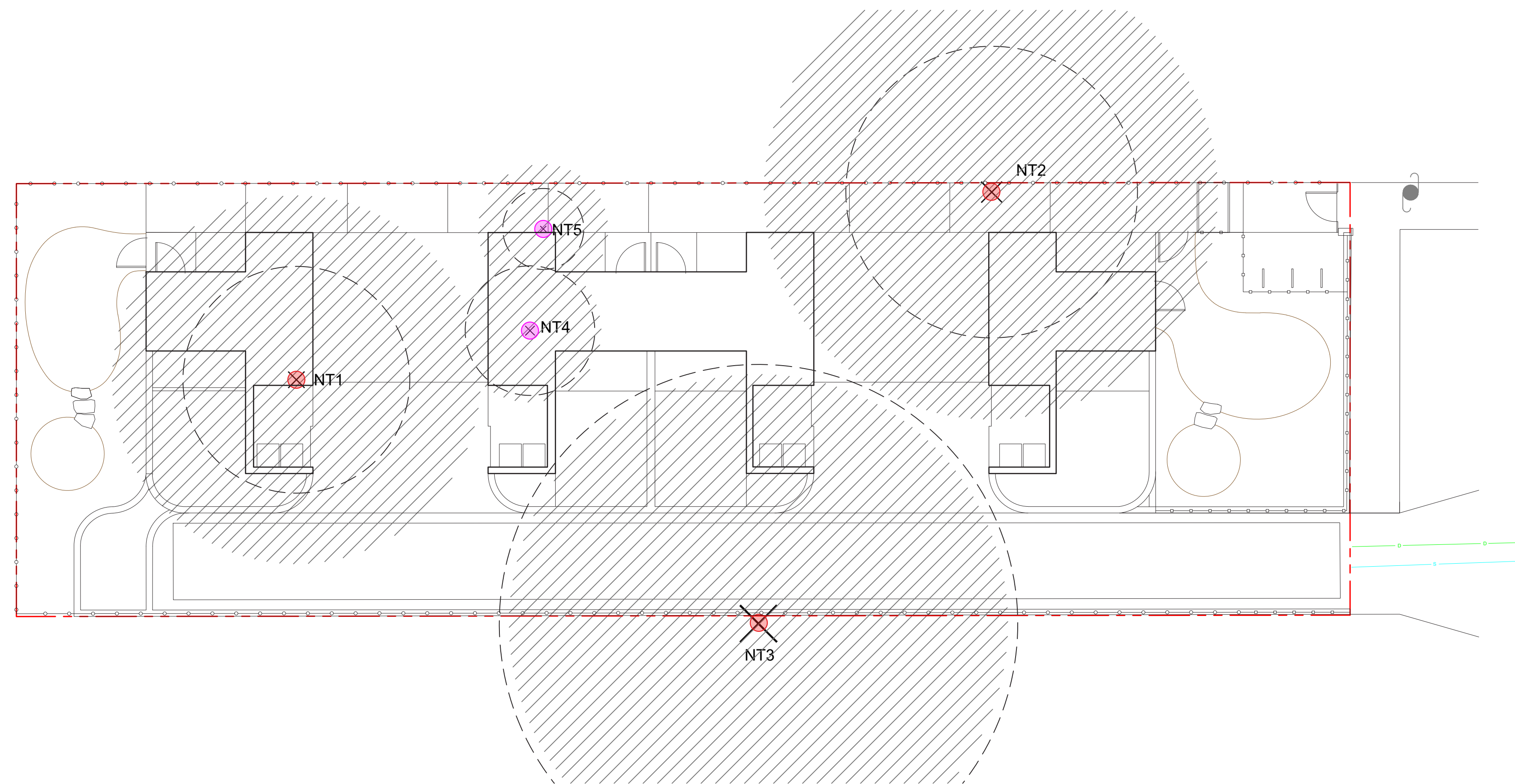
REISSUED FOR
DEVELOPMENT PERMIT
August 22, 2022

Scale: 1:NTS



L1 Landscape Site Plan

DATE: August, 2022



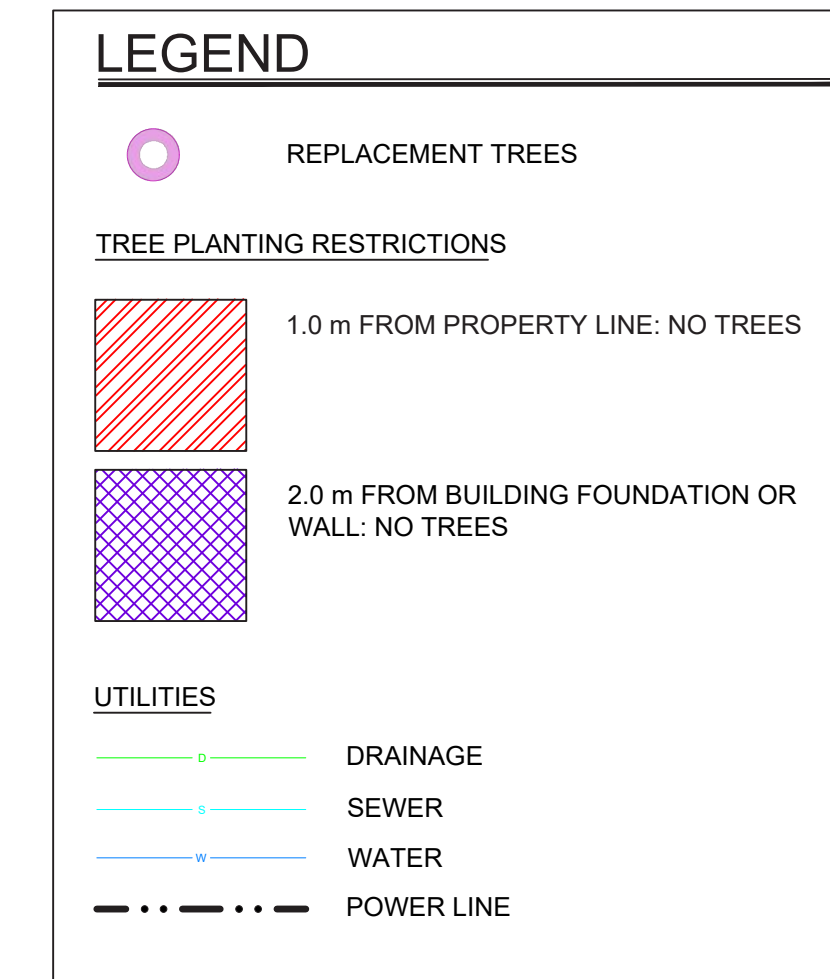
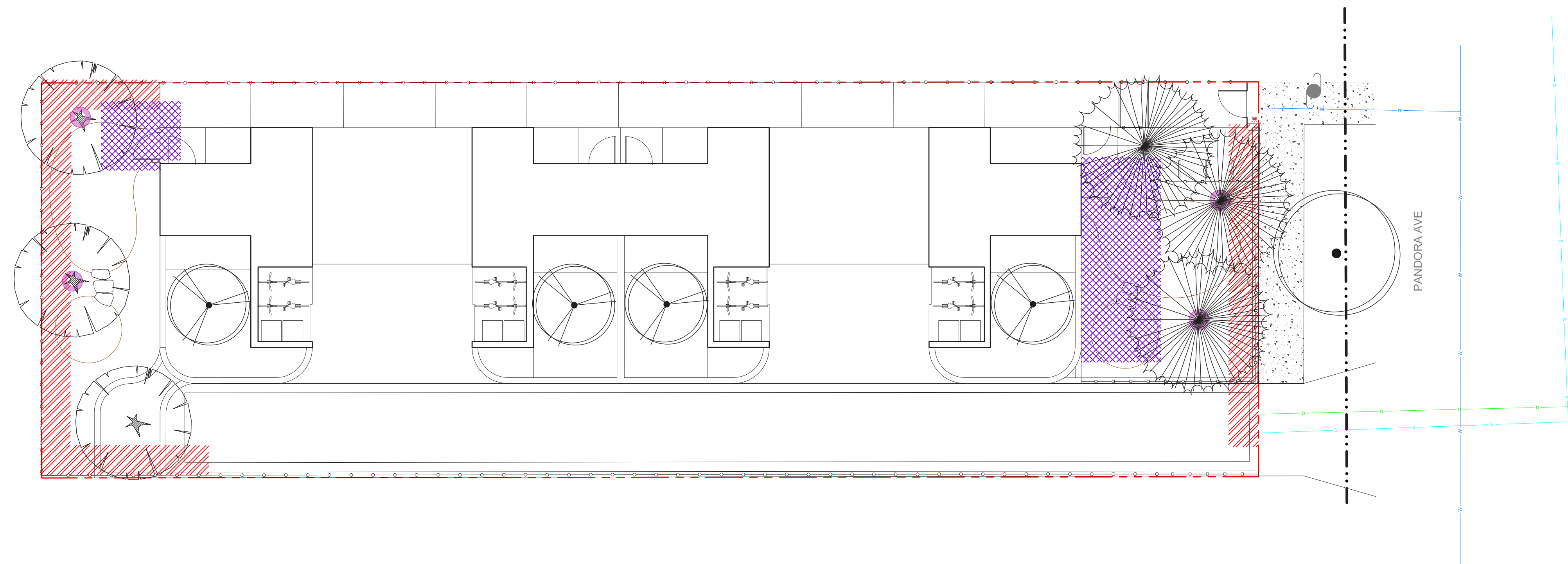
LEGEND

- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL
- x EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
 - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

TREE REPLACEMENT

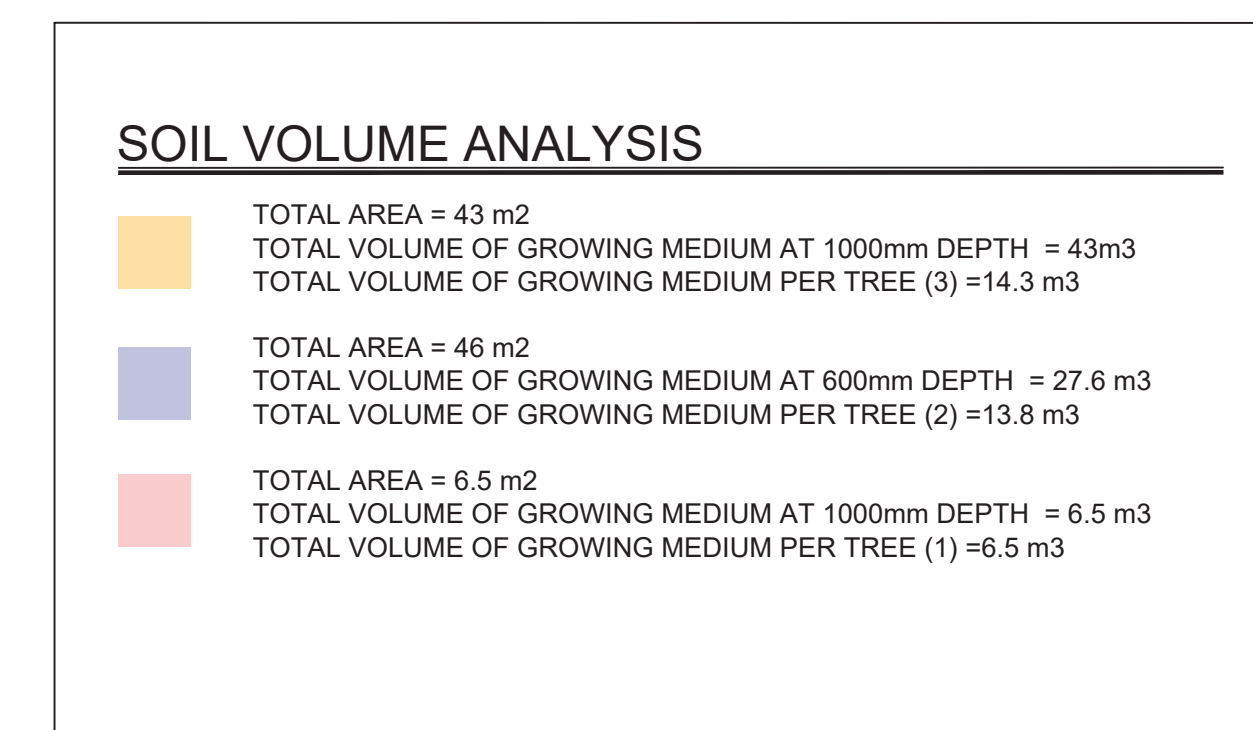
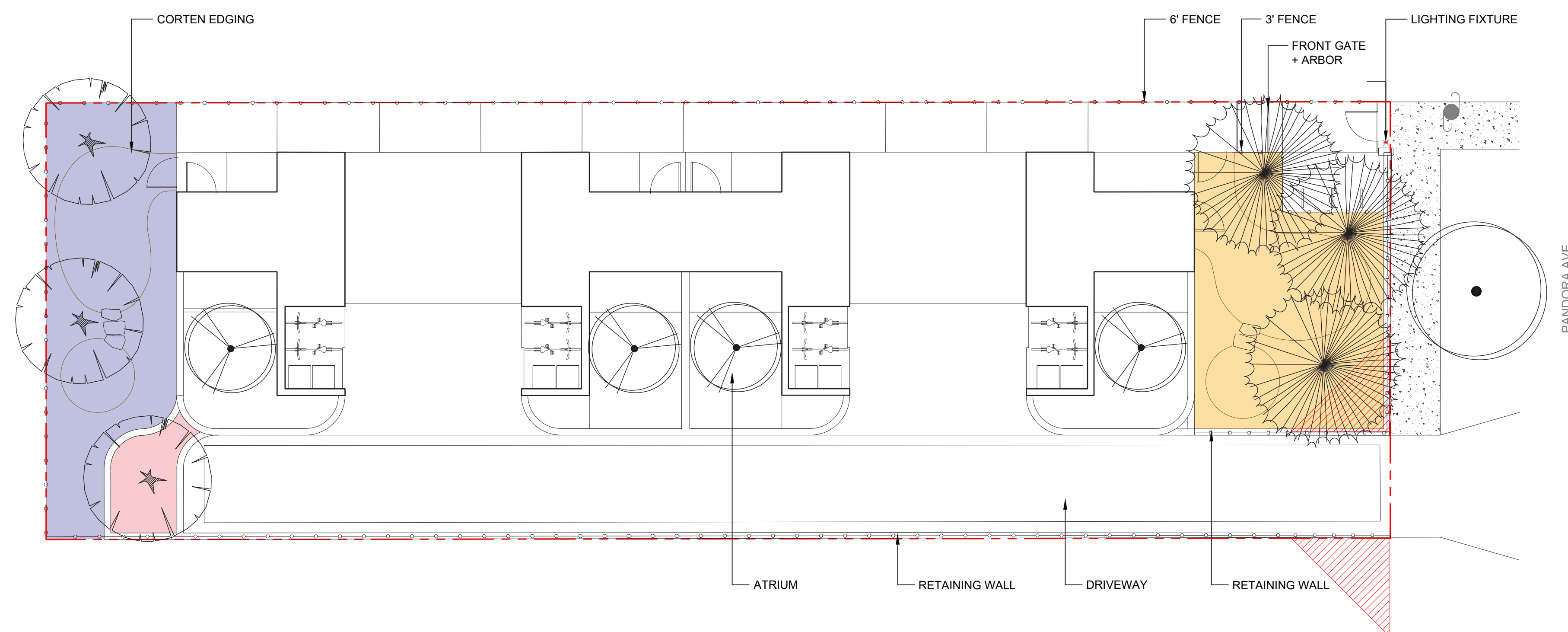
- PROTECTED TREES ON SITE: 3
- PROTECTED TREES FOR REMOVAL: 3
- REPLACEMENT TREES REQUIRED: 6
- REPLACEMENT TREES PROVIDED: 4
- CASH-IN-LIEU TO BE PAID FOR REQUIRED REPLACEMENT TREES THAT CAN NOT BE ACCOMMODATED ON SITE

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Crown Spread (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
NT1	Yes	On	Yes	Cherry	<i>Prunus serrulata</i>	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	Yes	Possibly shared with 1320	Yes	Douglas-Fir	<i>Pseudotsuga menziesii</i>	51	7.7	9	Fair	Fair	Not suitable.	Poor	Tree possibly topped in the past; existing leader defects. 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	European Ash	<i>Fraxinus excelsior</i>	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
NT4	No	On	No	Apple	<i>Malus spp.</i>	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	<i>Ilex spp.</i>	20	2	2.5	Good	Good	Suitable.	Good	Fence line, 7.5m SE of spike.	Within sidewalk footprint.	X



TREE PLANTING LIST

ID	Quantity	Symbol	Latin Name	Common Name	Category	Height in maturity	Spread in maturity
Ag	3	(Symbol: Circle with star)	<i>Acer griseum</i>	Paperbark Maple	Tree	6-9m	5-6m
Gt	4	(Symbol: Circle with star)	<i>Gleditsia triacanthos</i>	Honey Locust	Tree	18m	12m
Ap	4	(Symbol: Circle with star)	<i>Acer palmatum 'Seiryu'</i>	Seiryu Japanese Maple	Tree	6m	4.5m
	1	(Symbol: Circle with star)	Boulevard Tree	Street tree species to be determined by Parks at BP			



CLIENT NAME
 Curate Developments Ltd

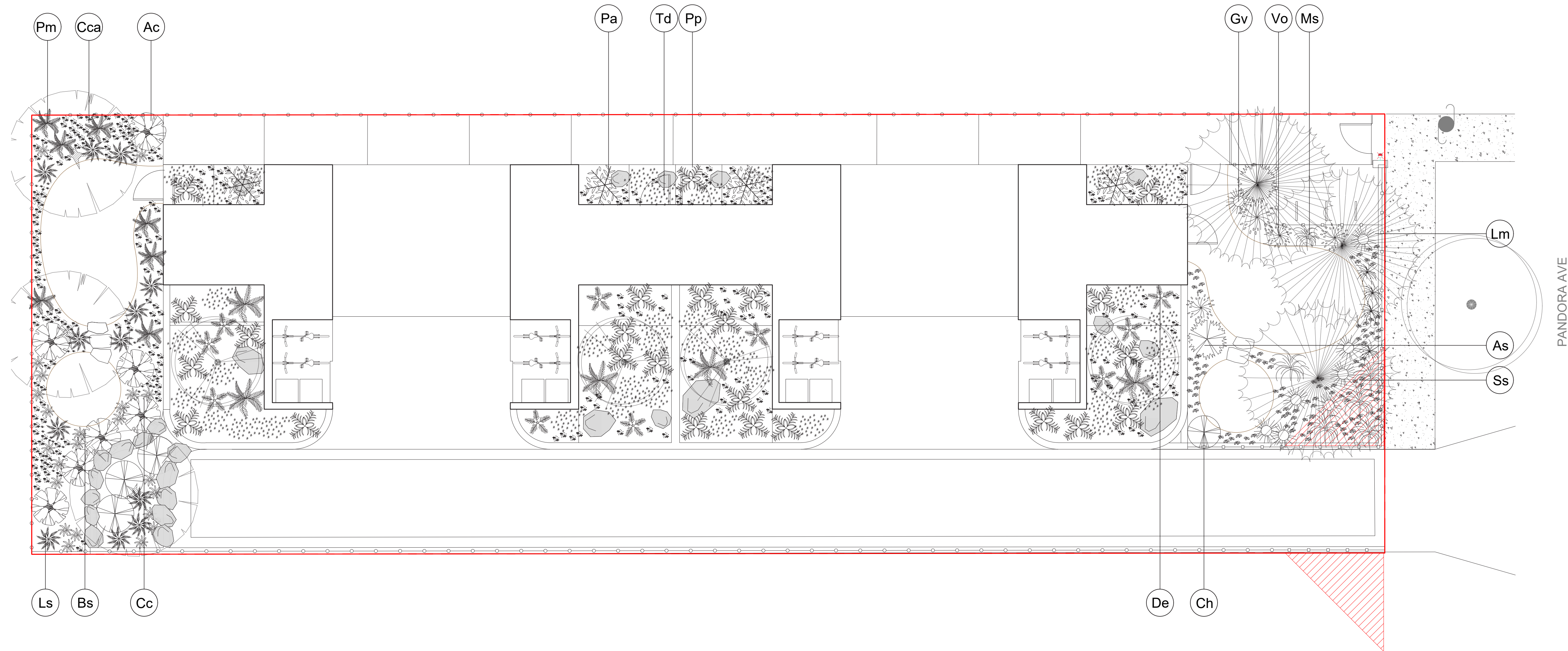
 ADDRESS
 1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

Kim Tang



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

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

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 August 22, 2022

Scale: 1:100


L4 Shrub Planting
 Plan

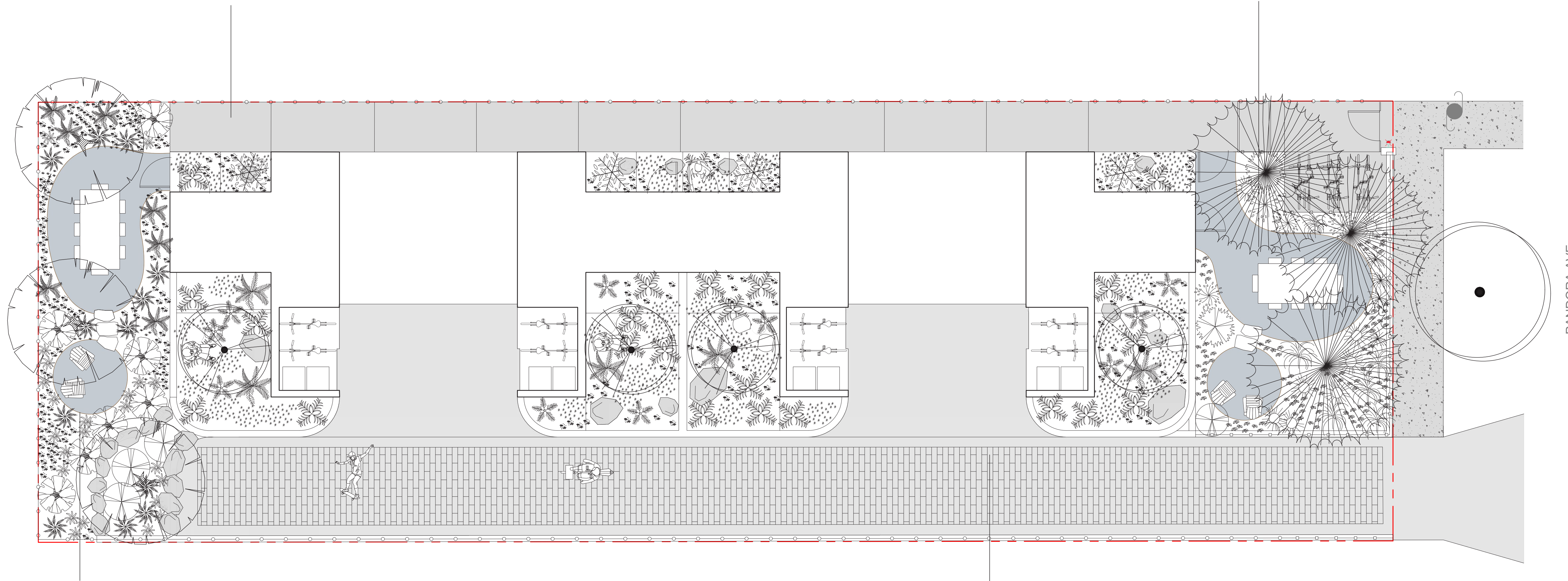
DATE: August, 2022



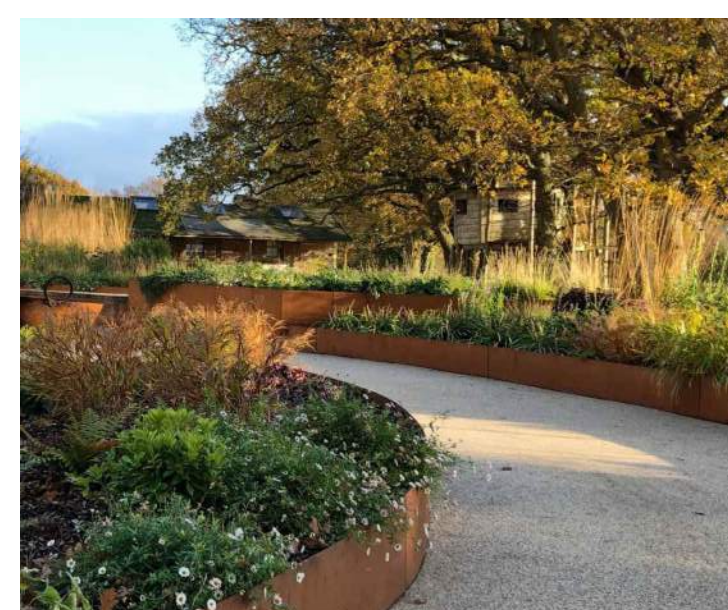
SITE PATH: SMOOTH
CONCRETE



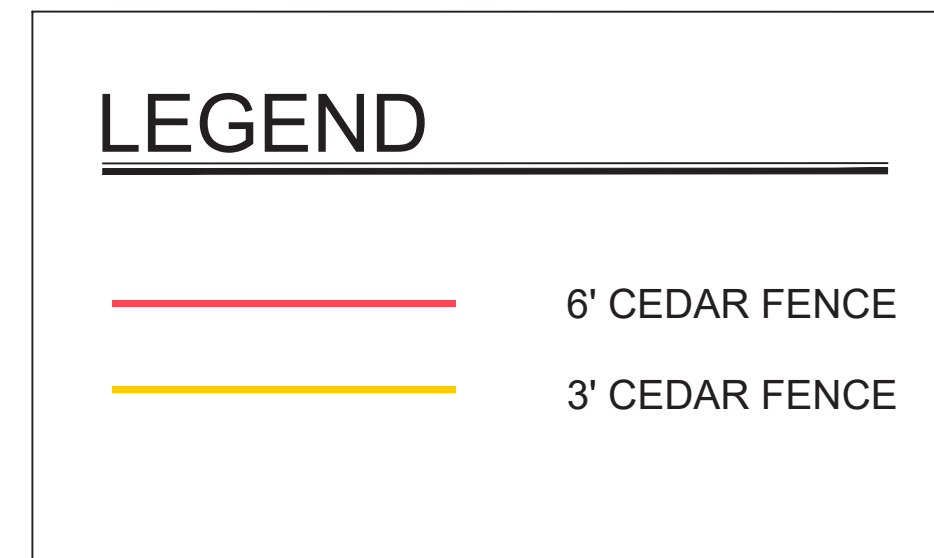
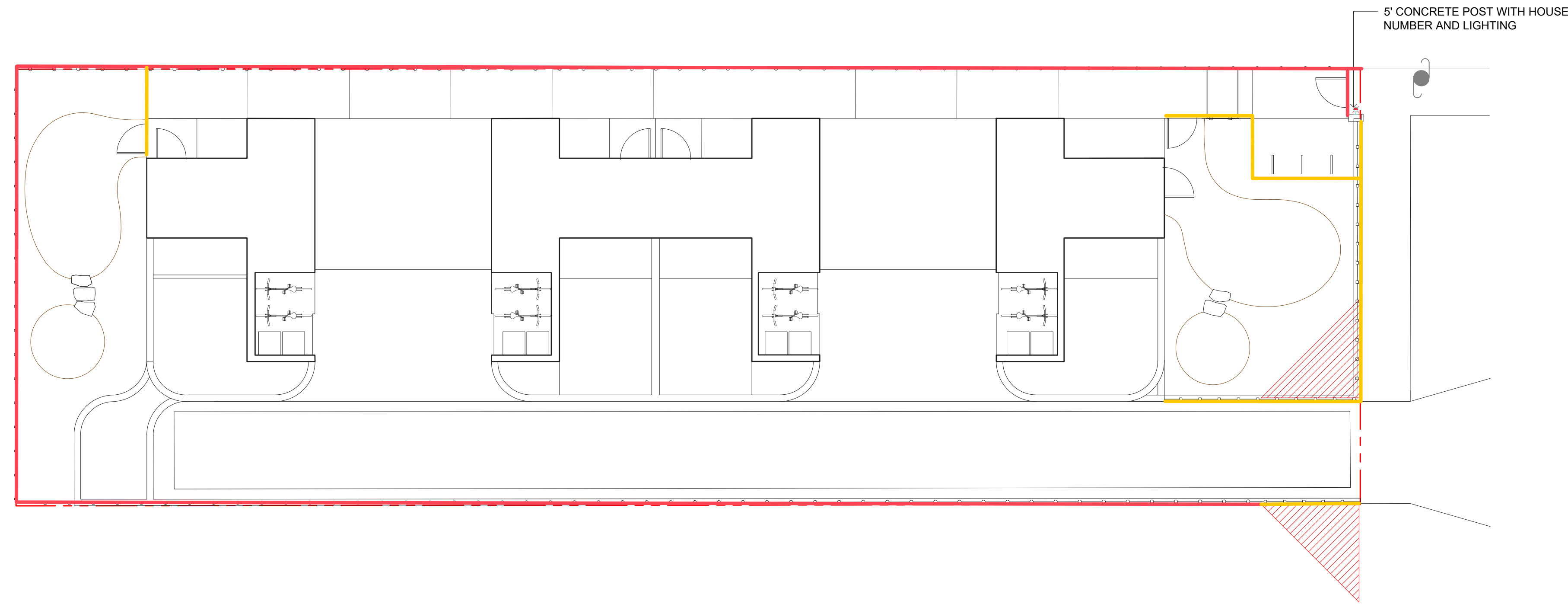
GARDEN PATIO: ROMEX PERMEABLE GRAVEL
BINDING + FLASTONE STEPPING STONE



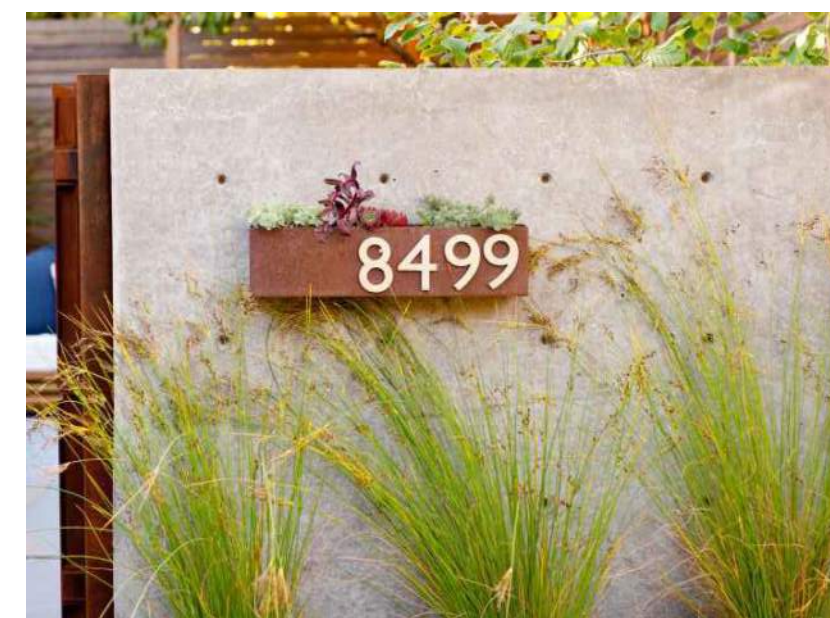
CORTEN PATIO + BED EDGING



DRIVEWAY: PERMEABLE PAVERS



HOUSE NUMBER IMAGERY



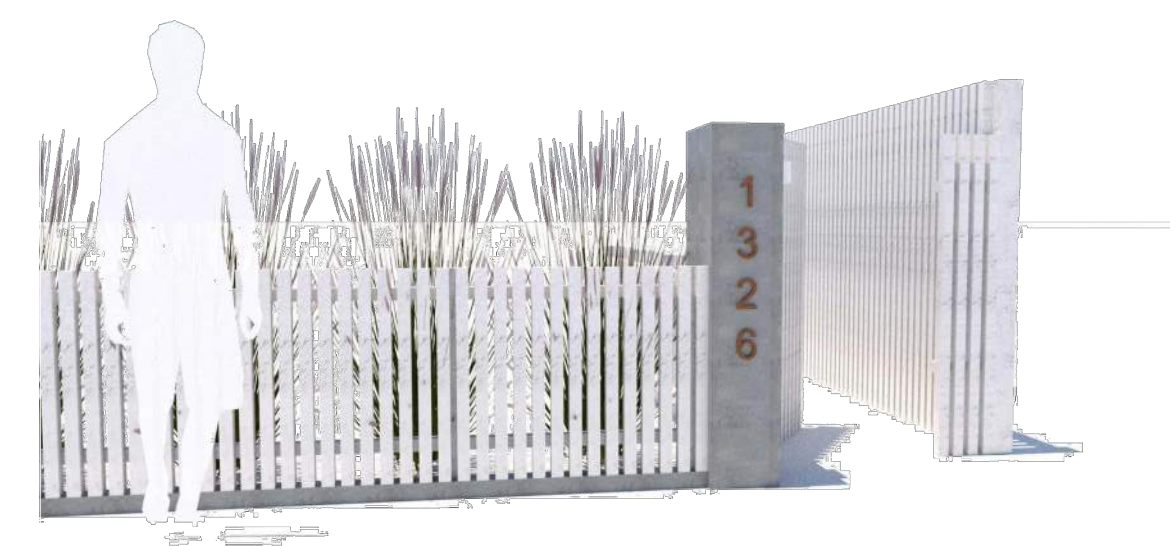
ENTRANCE LIGHTING



CEDAR VERTICAL SLATS



ENTRANCE 3D MODEL



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August 22, 2022

Scale: 1:100



L6 Fencing Design

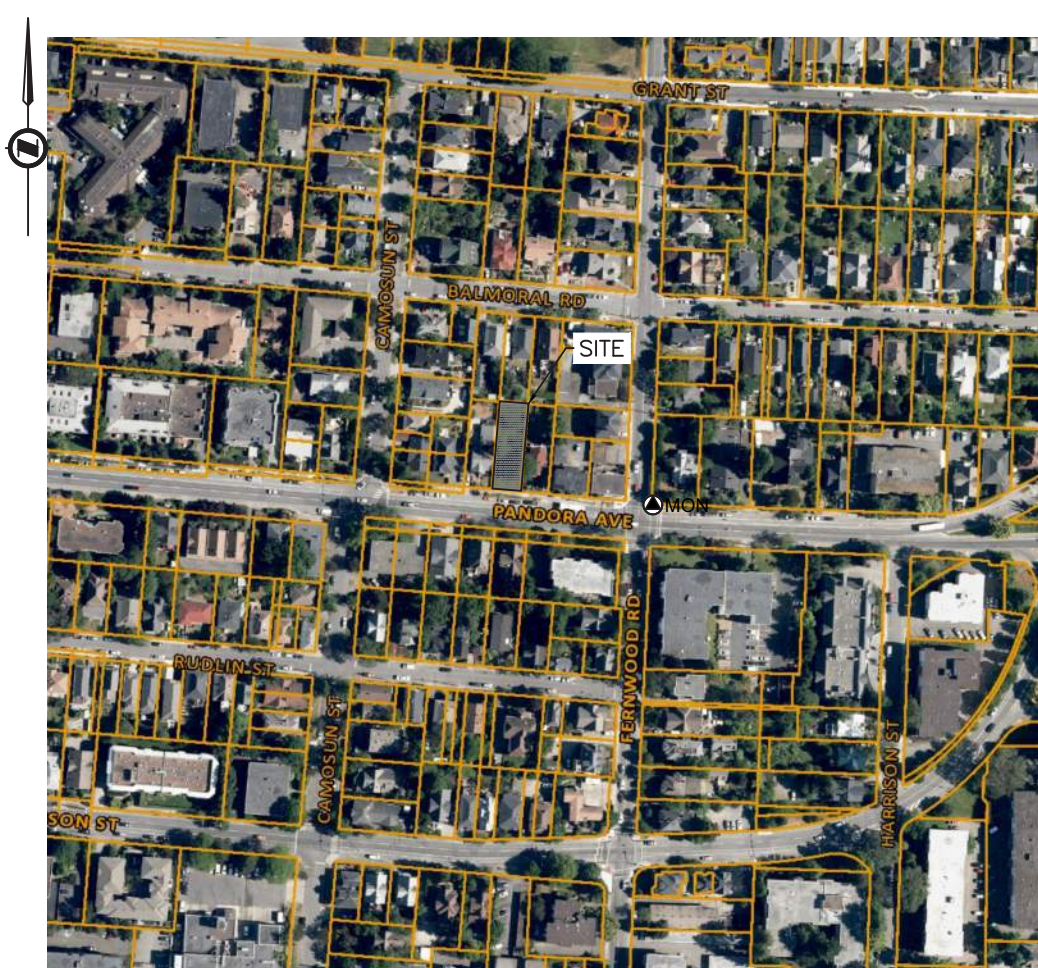
DATE: August, 2022



SITE PLAN
1:200

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.
- (C) CITY OF VICTORIA TO INSTALL SEWER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (D) 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.



KEY PLAN
NTS

1326 PANDORA AVE
PRELIMINARY SITE
SERVICING PLAN

Scale
horiz. 1:200 vert. N/A
Sheet 1 of 1
Eng. Project No. 32951

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT



LEGAL DESCRIPTION: LOT 11, SPRING RIDGE, VICTORIA CITY, PLAN 991
BENCHMARK: MONUMENT 969154
ELEV. 37.560m