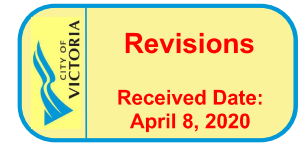


Attachment:C



1475 FORT STREET - HADERA APARTMENTS



VIEW FROM FREWING LANE

DRAWING LIST:

Architectural

- A000 COVER
- A001 SURVEY + PROJECT DATA
- A002 BUILDING CODE REVIEW
- A003 3D VIEWS
- A004 MATERIALS
- A101 SITE PLANS - DEMOLITION & PROPOSED
- A201 FLOOR PLANS
- A202 FLOOR PLANS
- A301 ELEVATIONS
- A302 ELEVATIONS
- A401 BUILDING + SITE SECTIONS
- A501 SHADOW STUDY

Civil

- C-1 CONCEPTUAL SITE SERVICING PLAN

Landscape

- L-1 LANDSCAPE CONCEPT PLAN
- L-2 TREE PRESERVATION PLAN

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Transportation Consultant

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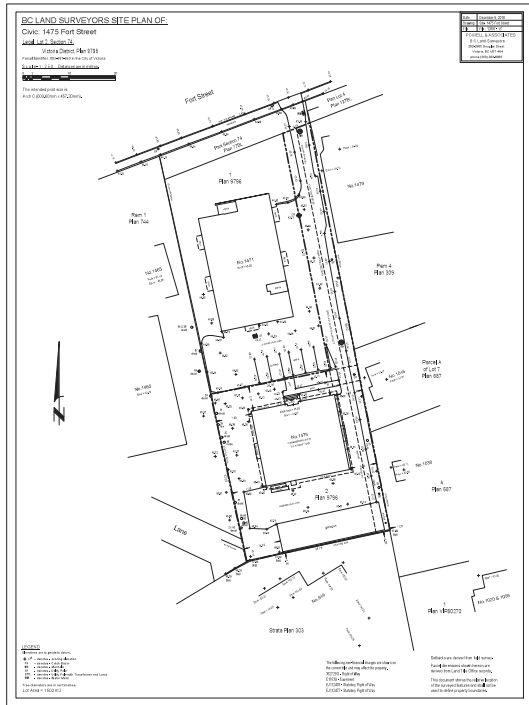
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LANTERN PROPERTIES LTD
DP SUBMISSION REV I.1
APRIL 02, 2020

Project #	Date	Revision
1618	APRIL 02, 2020	3
Sheet #		A000

CASCADIA ARCHITECTS INC
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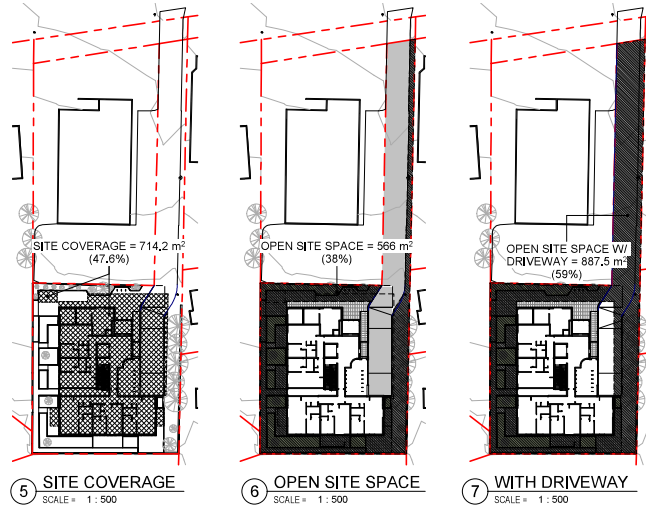




1 Existing Survey
SCALE = 1:500



4 SITE LOCATION PLAN
SCALE = 1:1000



2 NATURAL GRADE REFERENCE PLAN
SCALE = 1:250

3 FINISHED GRADE REFERENCE PLAN
SCALE = 1:250

PROJECT DATA

ZONING ANALYSIS: R3-AM-2: MID RISE MULTIPLE DWELLING DISTRICT

	ZONE ALLOWANCE	PROPOSED	VARIANCE
SITE AREA	520 m²	1,500 m²	N
FSR (BONUS FOR ENCLOSURE)	1.6:1	1.42:1	N
OPEN SITE SPACE (MIN)	30%	38%	N
OPEN SITE SPACE (W/ DRIVEWAY) (MIN)	50%	59%	N
SITE COVERAGE (MAX)	40%	48%	Y
NUMBER OF STOREYS	4	4	N
ALLOWABLE HEIGHT	12 m	14.30 m	Y
SETBACK - FRONT YARD	10.5 m	3.68 m	Y
SETBACK - SIDE YARD WEST	7.20 m	3.05 m	Y
SETBACK - SIDE YARD EAST	7.20 m	3.08 m	Y
SETBACK - REAR YARD	7.20 m	3.08 m	Y
# OF UNITS	N/A	32	N/A
MINIMUM UNIT AREA	35 m²	40 m²	N
MINIMUM NUMBER OF CAR STALLS	45	26	Y
LONG TERM BICYCLE PARKING	8	45	N
SHORT TERM BICYCLE PARKING	8	6	N
ACCESSORY GARDEN STRUCTURE	NOT LOCATED IN F.Y.	PROPOSED IN F.Y.	Y

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	32
UNIT TYPE	28 1 BDRM, 6 2 BDRM
GROUND ORIENTED UNITS	6
MINIMUM UNIT FLOOR AREA (m²)	40 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2,136.29 m²

CALCULATIONS:

SITE COVERAGE CALCULATION:

MAIN STRUCTURE	703.5 m²
ACCESSORY STRUCTURE	10.7 m²
LOT AREA	1,500.0 m²
TOTAL (STRUCTURE)	714.2 m²
LOT AREA	1,500.0 m²
SITE COVERAGE	0.476 = 47.6%

SITE COVERAGE ACCESSORY STRUCTURE CALCULATION:

ACCESSORY STRUCTURE	10.7 m²
LOT AREA	1,500.0 m²
TOTAL (ACCESSORY)	10.7 m²
LOT AREA	1,500.0 m²
SITE COVERAGE	0.007 = 0.7%

OPEN SITE SPACE CALCULATION:

LOT AREA	1,500.0 m²
BUILDING & PARKING	612.5 m²
OPEN SITE SPACE	887.5 m²
LOT AREA	1,500.0 m²
OPEN SITE SPACE	0.59 = 59%

OPEN SITE SPACE WITH DRIVEWAY CALCULATION:

MAIN BUILDING	612.5 m²
LOT AREA	1,500.0 m²
MAIN BUILDING	612.5 m²
OPEN SITE SPACE	887.5 m²
LOT AREA	1,500.0 m²
OPEN SITE SPACE w/ DRIVEWAY	0.59 = 59%

MAIN STRUCTURE - AVERAGE GRADE CALCULATION:

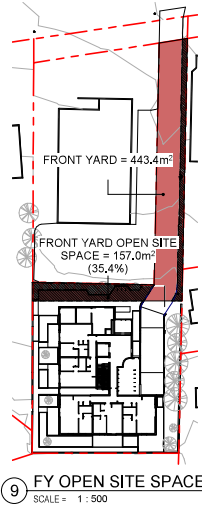
GRADE POINTS:	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
A: 45.05m			
B: 45.05m			
C: 45.05m			
D: 45.05m			
E: 45.63m			
F: 45.63m			
G: 43.71m			
H: 42.79m			
I: 42.79m			
J: 45.40m (NATURAL)			
K: 45.63m			
L: 45.63m			
POINTS A & B:	(45.05 + 45.05) / 2	45.05	x 12.11m = 545.56
POINTS B & C:	(45.05 + 45.05) / 2	45.05	x 2.68m = 120.73
POINTS C & D:	(45.05 + 45.05) / 2	45.05	x 3.35m = 173.69
POINTS D & E:	(45.05 + 45.63) / 2	45.34	x 8.07m = 365.89
POINTS E & F:	(45.63 + 45.63) / 2	45.63	x 1.71m = 78.85
POINTS F & G:	(45.63 + 43.71) / 2	44.67	x 8.35m = 373.14
POINTS G & H:	(43.71 + 42.79) / 2	43.25	x 3.35m = 144.77
POINTS H & I:	(42.79 + 42.79) / 2	42.79	x 8.65m = 369.70
POINTS I & J:	(42.79 + 45.40) / 2	44.09	x 21.08m = 928.88
POINTS J & K:	(45.40 + 45.63) / 2	45.52	x 27.35m = 1,246.19
POINTS K & L:	(45.63 + 45.63) / 2	45.63	x 27.35m = 1,246.19
POINTS L & A:	(45.63 + 45.05) / 2	45.34	x 12.11m = 548.60
			= 97.66 m
			= 4,404.60

GRADE CALCULATION:
4,404.60 / 97.66m (perimeter of building) = 45.10 m

ACCESSORY STRUCTURE - AVERAGE GRADE CALCULATION:

GRADE POINTS:	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
M: 45.05m			
N: 45.34m (NATURAL)			
O: 45.05m			
P: 45.05m			
POINTS M & N:	(45.05 + 45.34) / 2	45.20	x 4.10m = 185.32
POINTS N & O:	(45.34 + 45.05) / 2	45.20	x 2.56m = 117.07
POINTS O & P:	(45.05 + 45.05) / 2	45.05	x 4.10m = 184.71
POINTS P & M:	(45.05 + 45.05) / 2	45.05	x 2.56m = 116.68
			= 13.88m
			= 603.78

GRADE CALCULATION:
603.78 / 9.28m (perimeter of building) = 45.12 m



9 FY OPEN SITE SPACE
SCALE = 1:500

FRONT YARD OPEN SITE SPACE:
FY OPEN SITE SPACE: 157.0 m²
FRONT YARD: 443.4 m²
FY OPEN SITE SPACE: 0.354 = 35.4%

NO.	DESCRIPTION	DATE
1	DP Revision 1	SEP 13, 2019
2	Developmental Final Application	SEP 12, 2019

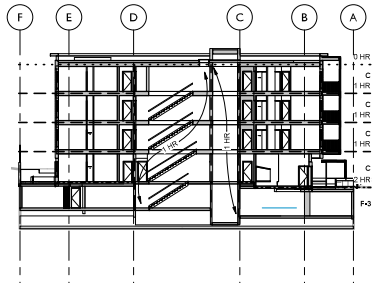


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Project	DP SUBMISSION REV 1.1
Client	LANTERN PROPERTIES LTD
Address	HADERA APARTMENTS 1475 Fort Street Victoria BC

Sheet Name	SURVEY + PROJECT DATA
Date	APRIL 02, 2020
Scale	As indicated
Project #	1618
Revision	SEPT 13, 2019
Sheet #	A001



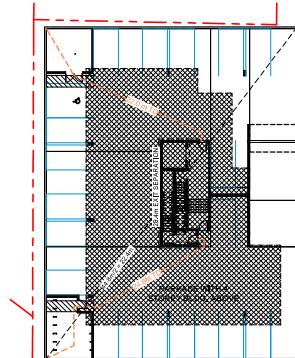
3.1.2. CLASSIFICATION OF BUILDING:
BUILDING TYPE: 4 STOREYS, DWELLING UNITS W/ UNDERGROUND PARKADE
STORY 1 THROUGH 4: GROUP C (DWELLING UNITS)
UNDERGROUND: F-3 STORAGE GARAGE

3.2.2.51, GROUP C, UP TO 4 STOREYS, SPRINKLERED
 COMBUSTIBLE CONSTRUCTION
 FLOOR ASSEMBLIES: 1 hr
 LOAD BEARING WALLS, COLUMNS, & ARCHES: 1 hr
 MEZANINES: 1 hr (N/A)
 ROOF ASSEMBLIES: 0 hr

3.5.3.1, ELEVATOR HOISTWAYS
 1 hr FRR as per TABLE 3.5.3.1.

3.2.1.2, STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING
 2 hr FRR as per 3.2.1.2.1

8 CODE REVIEW - BUILDING SECTION
 SCALE = 1 : 250



OCCUPANCY: F-3 STORAGE GARAGE
MINIMUM SEPARATION OF 2 EXITS: 22.4m
MAX. TRAVEL: 45m

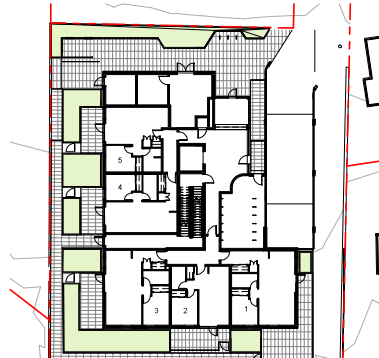
Net Area: 904 m²
 Storage Garage: 46 sq.m/person
 904/46 = 20 people

OCCUPANT LOAD: 20 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 20 = 160mm

RAMP/SICOR/DORS/PASSAGEWAYS:
 6.1mm/person x 20 = 122mm

1 CODE REVIEW PARKADE LEVEL
 SCALE = 1 : 250



OCCUPANCY: GROUP C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

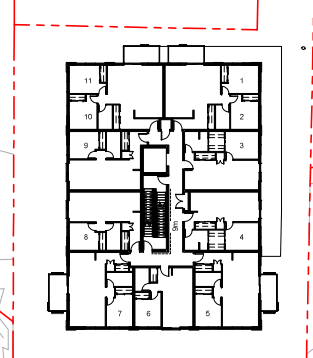
5 Bedrooms x 2 people/bedroom = 10 people

OCCUPANT LOAD: 10 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 10 = 80mm

RAMP/SICOR/DORS/PASSAGEWAYS:
 6.1mm/person x 10 = 61mm

2 CODE REVIEW LEVEL 1
 SCALE = 1 : 250



OCCUPANCY: C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

11 bedrooms x 2 people/bedroom = 22 people

OCCUPANT LOAD: 22 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 22 = 176mm

RAMP/SICOR/DORS/PASSAGEWAYS:
 6.1mm/person x 22 = 134mm

3 CODE REVIEW 2/3/4 TYPICAL
 SCALE = 1 : 250

BUILDING CODE REVIEW:

BUILDING CODE ANALYSIS:

REFERENCED DOCUMENT:
 British Columbia Building Code 2018, Part 3

SECTION 3.1. GENERAL:

3.1.2.1, CLASSIFICATION OF BUILDINGS:
 Group C: Residential Occupancy Levels 1-4
 Group F-3: Low-hazard Industrial Occupancy 1 Level (IUG)

3.2.1.2, STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:
 2 hr FRR required as per 3.2.1.2.1

3.1.1.7, OCCUPANT LOAD:
 See Code Review Plans A002

SECTION 3.2. BUILDING FIRE SAFETY:

3.2.1.2, BUILDING FIRE SAFETY:
 Parkade Level

Gross Floor Area: 904 m²

Level 1: 412 m²

Level 2/3/4: (3x) 544 m²

Gross Floor Area: 2,044 m²

Building Area: 544 m²

3.2.2.51, GROUP C, UP TO 4 STOREYS, SPRINKLERED

• Maximum allowable building area not more than 1,800 m²

• Combustible construction

• Floor assemblies not less than 1 hr

• Sprinklered - YES

3.2.1, SPATIAL SEPARATION AND EXPOSURE PROTECTION (Table 3.2.1.1.4)

See Limiting Distance Key Elevations A002

SECTION 3.3. SAFETY WITHIN FLOOR AREAS:

3.3.2.5, FIRE SEPARATIONS

Suites of residential occupancy shall be separated from each other and the remainder of the building by a fire separation having a fire resistance rating not less than 1 hr

3.4.2.1, MINIMUM NUMBER OF EXITS

Minimum number of exits: 2 per floor

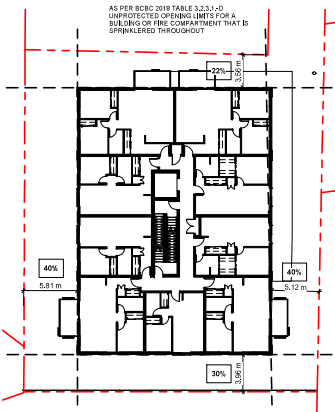
3.4.2.5, LOCATION OF EXITS:

Max. Travel Permitted (residential use): 30m

Max. Travel Permitted (F-3 use): 45m

3.4.2.3, DISTANCE BETWEEN EXITS

one half the maximum diagonal dimension of the floor area, but need not be more than 9m for a floor area having a public corridor.



9 CODE REVIEW - LIMITING DISTANCE KEY
 SCALE = 1 : 250



4 EAST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



5 NORTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



6 WEST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



7 SOUTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250

NO.	Description	DATE
1	Development Review Application	3/16/17 3/17/17



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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	
BUILDING CODE REVIEW	
Date	
APRIL 02, 2020	
Scale	Project #
As indicated	1618
Revision	June 11, 2019
Sheet #	A002



VIEW FROM FREWING LANE



VIEW FROM FORT STREET



VIEW FROM PANHANDLE



VIEW OF LOBBY / PARKADE ENTRANCE

NO.	DESCRIPTION	DATE
1	DP Revision 1	SEPT 13, 2019
2	Developmental Final Application	2/10, 12, 2019



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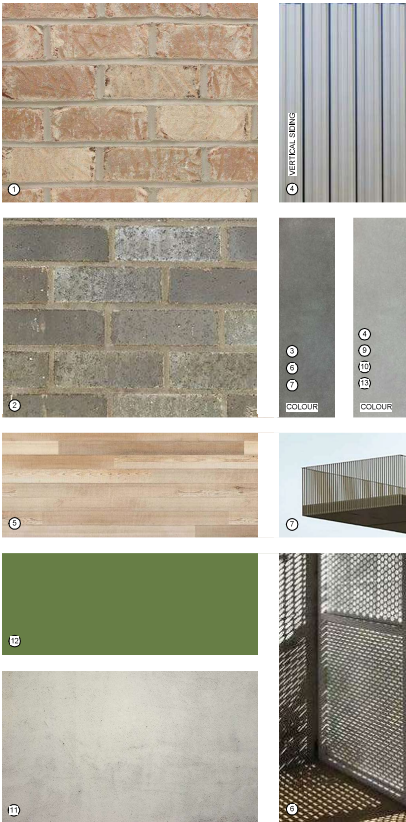
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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	3D VIEWS
Date	
APRIL 02, 2020	
Scale	Project #
1 : 300	1618
Revision	2
SEPT 13, 2019	
Sheet #	A003

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VIEW FROM PANHANDLE



MATERIALS LIST

- 1 TUMBLED BRICK (LIGHT)
- 2 SMOOTH BRICK (DARK)
- 3 METAL PANEL (DARK GREY)
- 4 PREFINISHED VERTICAL METAL SIDING (GREY)
- 5 T&G CEDAR SOFFITS (CLEAR FINISH)
- 6 PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- 7 PREFINISHED ALUMINUM PICKET (DARK GREY)
- 8 VISION GLASS TYP. (DARK GREY FRAMES)
- 9 PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- 10 PREFINISHED METAL CAP FLASHINGS (GREY)
- 11 ARCHITECTURAL CONCRETE
- 12 PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- 13 PREFINISHED METAL CLAD COLUMN (GREY)

2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019
NO.	DESCRIPTION	DATE



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Project

DP SUBMISSION REV 1.1

LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name

MATERIALS

Date

APRIL 02, 2020

Scale

As indicated

Project #

1618

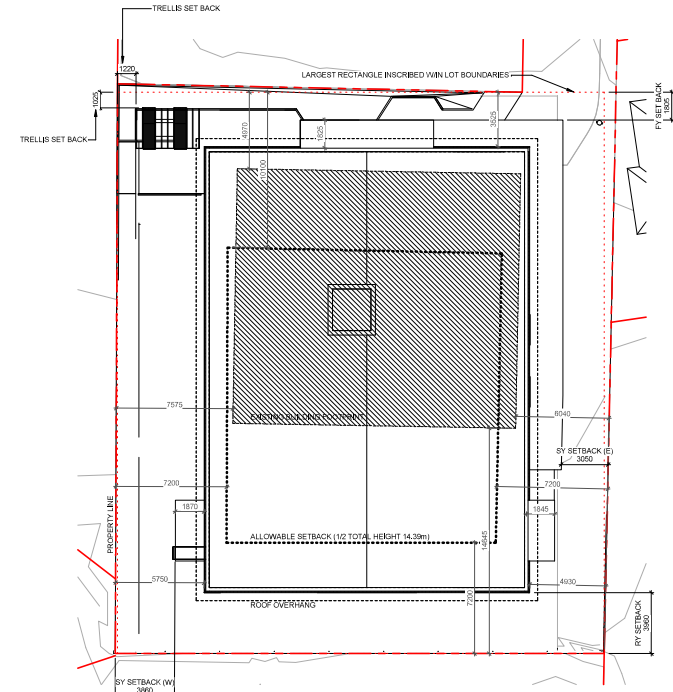
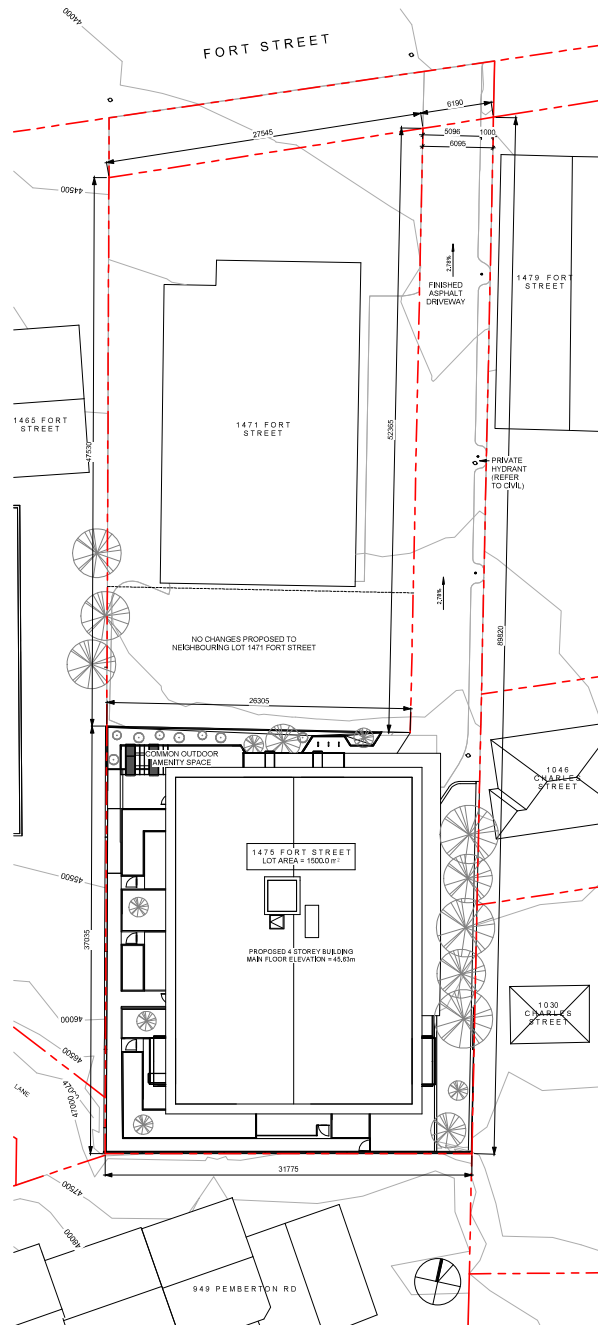
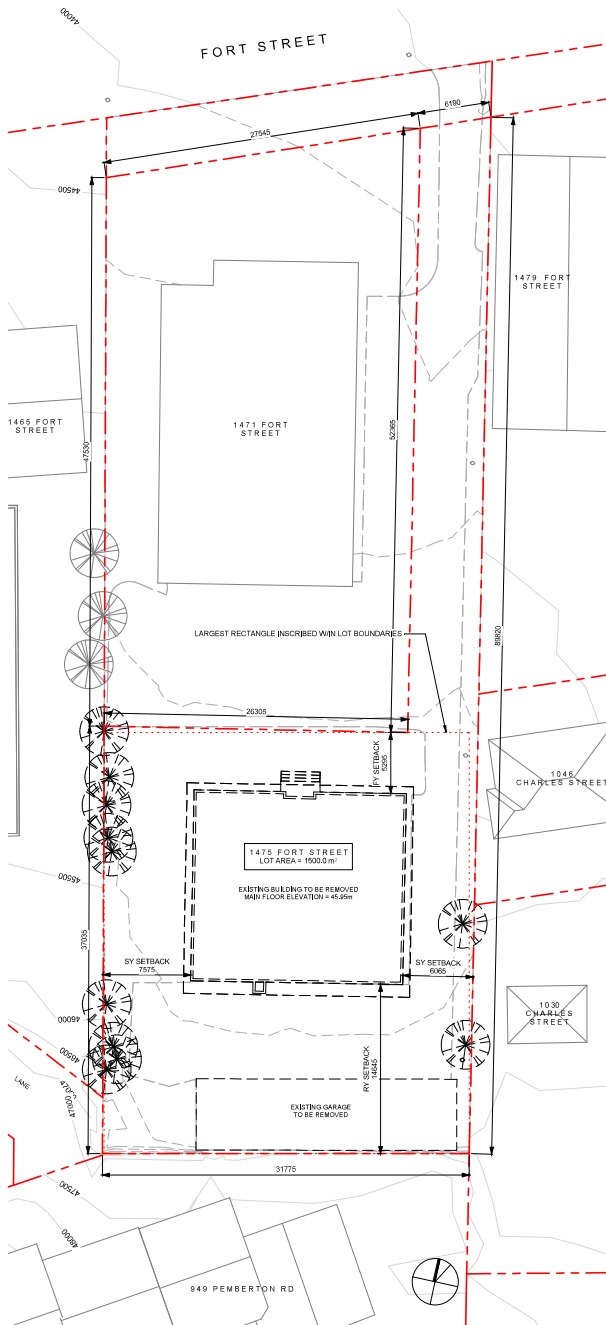
Revision

SEPT 13, 2019

2

Sheet #

A004



NO.	DESCRIPTION	DATE
1	OF Revision 1	SEPT 13, 2019
2	Development Permit Application	APRIL 02, 2020



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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street	
Victoria BC	
Client Name	
SITE PLANS - DEMOLITION & PROPOSED	
Date	
APRIL 02, 2020	
Scale	Project #
As indicated	1618
Revision	Sheet #
SEPT 13, 2019	A101

4/8/2020 12:35:29 PM



NO CHANGES PROPOSED TO NEIGHBOURING LOT 1471 FORT STREET

LARGEST RECTANGLE INSCRIBED WITH LOT BOUNDARIES



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HADERA APARTMENTS 1475 Fort Street
Victoria BC

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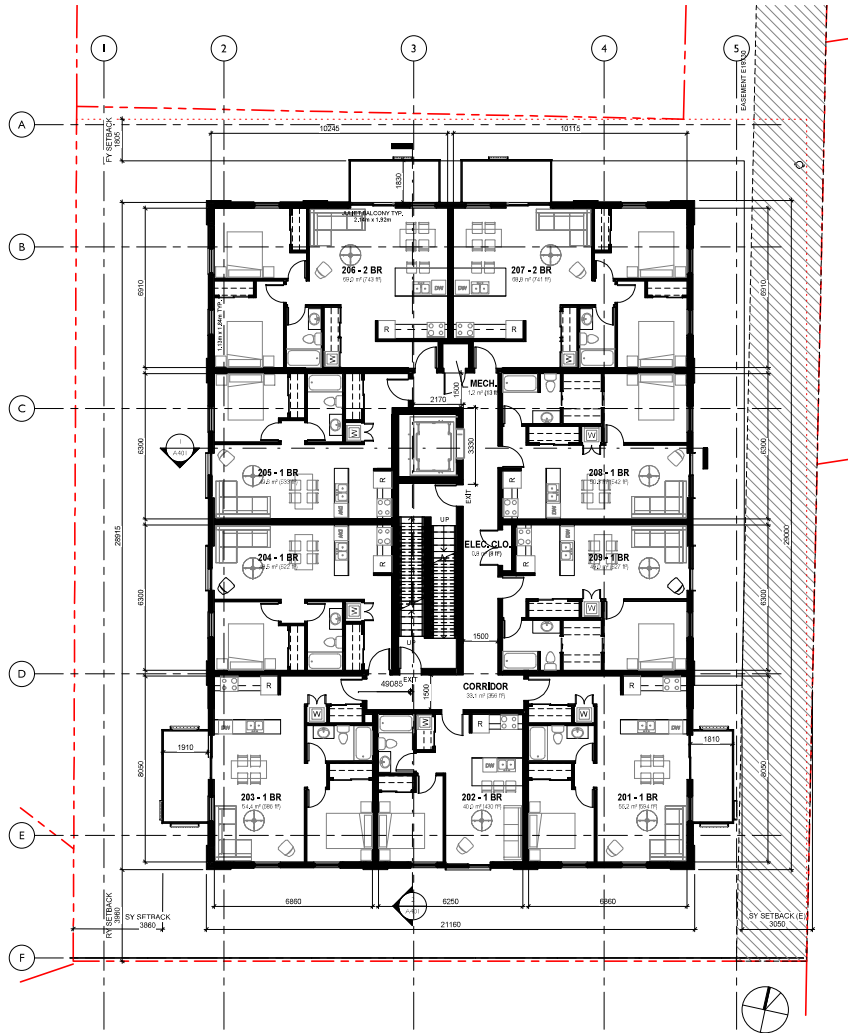
Scale	1:100	Project #	1618
		Revision	△

SEPT 13, 2019 

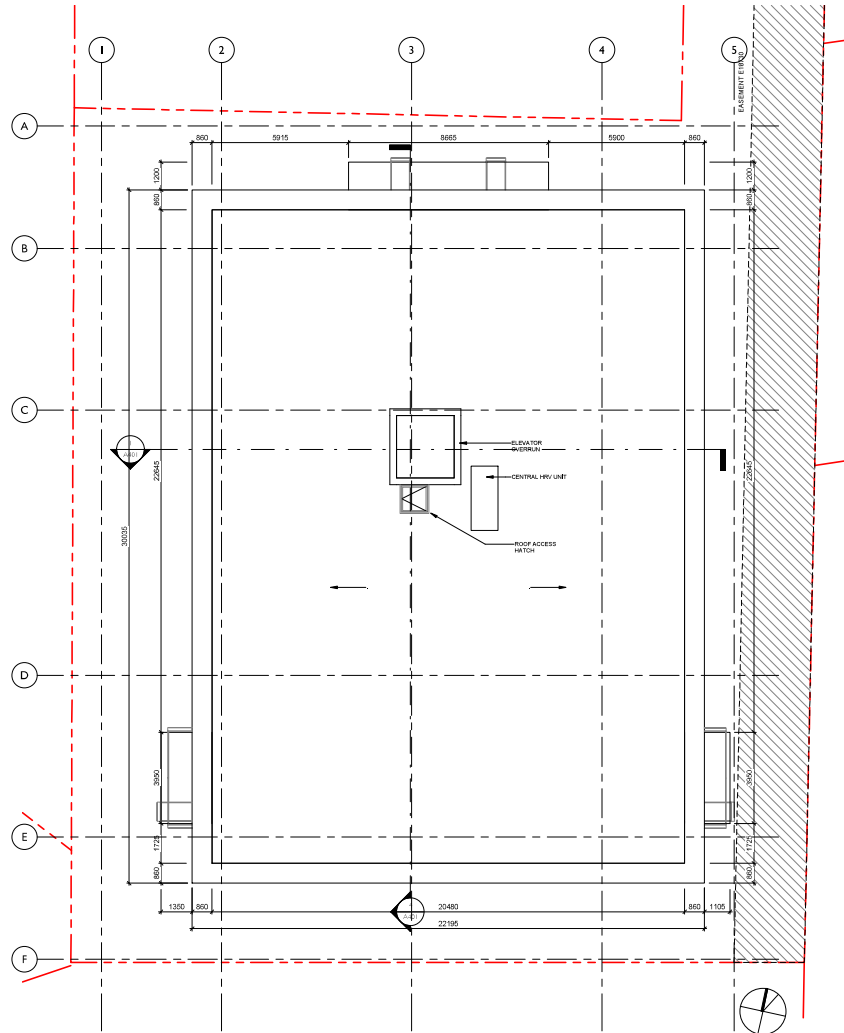
Sheet #

A201

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1 LEVEL 2/3/4 TYPICAL
SCALE = 1 : 100



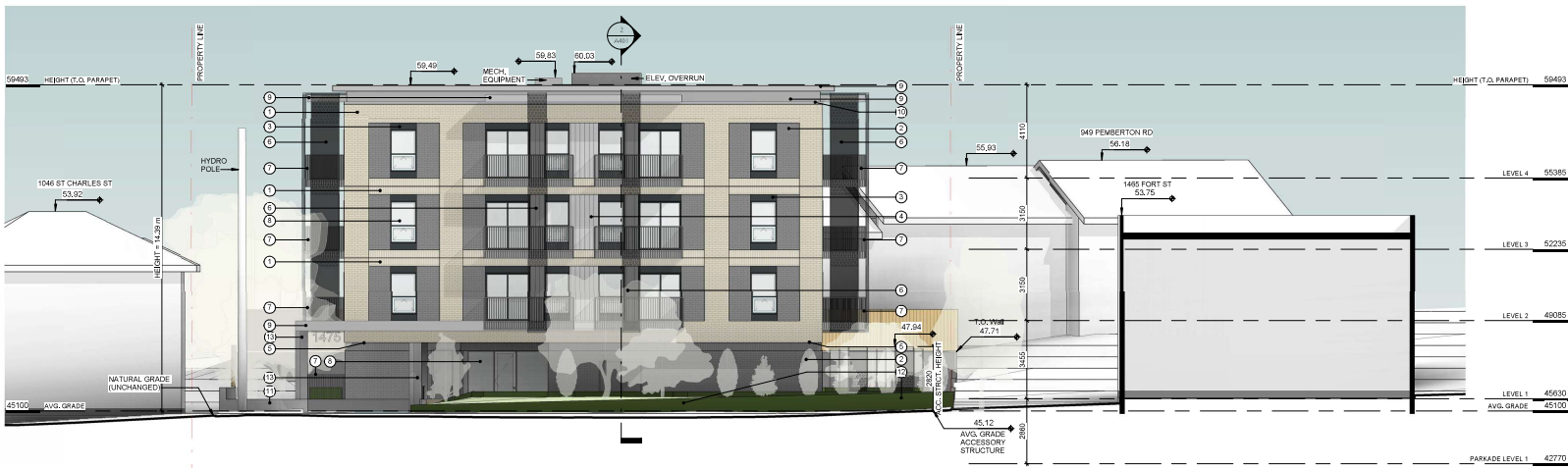
2 ROOF PLAN
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	DP Revision 1	SEPT 13, 2019
2	Developmental Approval	SEPT 12, 2019



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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	
FLOOR PLANS	
Date	
APRIL 02, 2020	
Scale	Project #
1 : 100	1618
Revision	Sheet #
SEPT 13, 2019	2
A202	



① NORTH ELEVATION
SCALE = 1 : 100



② EAST ELEVATION
SCALE = 1 : 100

MATERIALS LIST

- ① TUMBLER BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ TAG CEDAR, SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION GLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)

1	OF Revision: 1.1	APRIL 02, 2020
2	OF Revision: 1.1	APRIL 13, 2019
Development: Initial Application		
NO.	DESCRIPTION	DATE



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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	
ELEVATIONS	
Date	
APRIL 02, 2020	
Scale	Project #
As indicated	1618
Revision	3
APRIL 02, 2020	
Sheet #	A301



1 SOUTH ELEVATION
SCALE = 1:100



2 WEST ELEVATION
SCALE = 1:100

MATERIALS LIST

- 1 TUMBLER BRICK (LIGHT)
- 2 SMOOTH BRICK (DARK)
- 3 METAL PANEL (DARK GREY)
- 4 PREFINISHED VERTICAL METAL SIDING (GREY)
- 5 TAG CEDAR, SOFFITS (CLEAR FINISH)
- 6 PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- 7 PREFINISHED ALUMINUM PICKET (DARK GREY)
- 8 VISION GLASS TYP. (DARK GREY FRAMES)
- 9 PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- 10 PREFINISHED METAL CAP FLASHINGS (GREY)
- 11 ARCHITECTURAL CONCRETE
- 12 PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- 13 PREFINISHED METAL CLAD COLUMN (GREY)

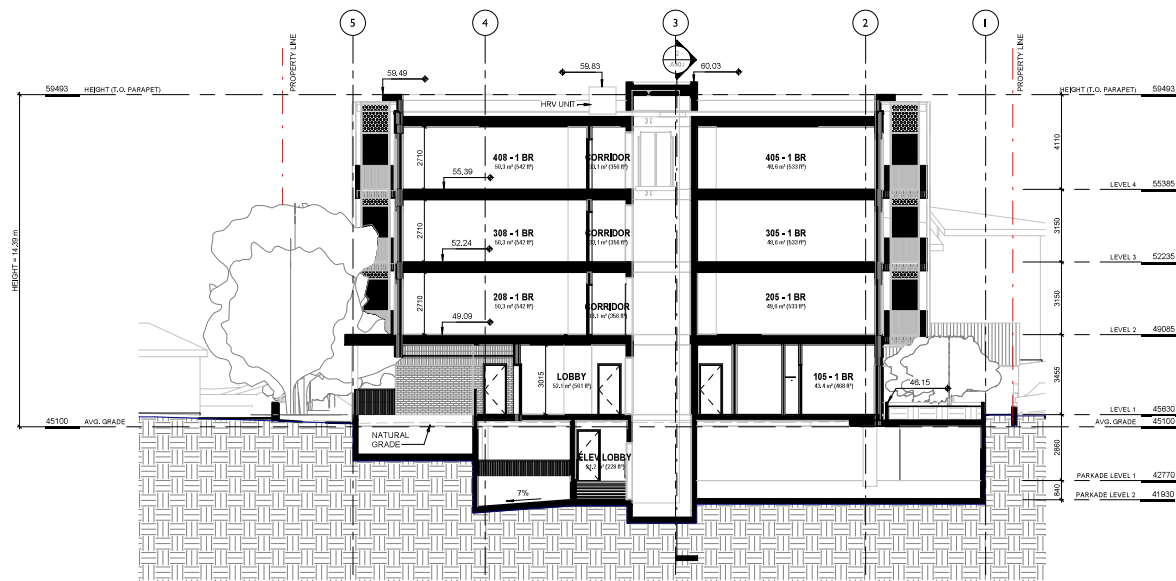
1	CF Revision 1.1	APRIL 02, 2020
2	CF Revision 1.1	SEPTEMBER 13, 2019
3	Development - Initial Application	SEPTEMBER 13, 2019
NO.	DESCRIPTION	DATE



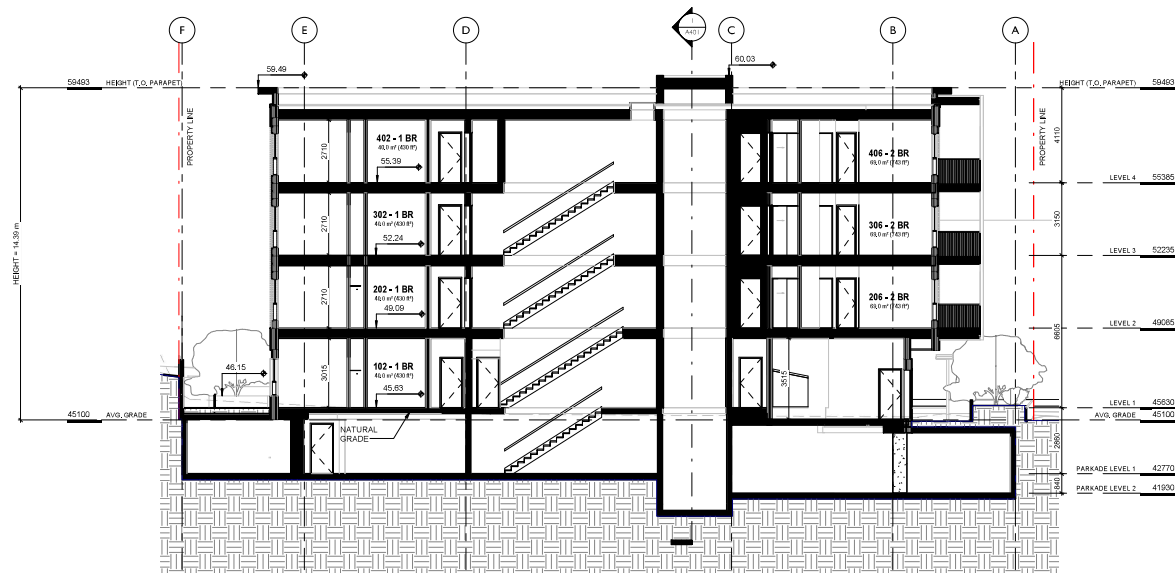
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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	
ELEVATIONS	
Date	
APRIL 02, 2020	
Scale	Project #
As indicated	1618
Revision	3
APRIL 02, 2020	
Sheet #	A302

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1 Section 1
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2 Section 2
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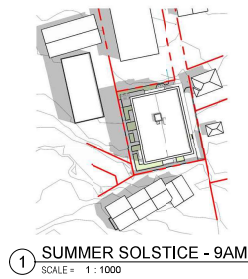
NO.	DESCRIPTION	DATE
1	DP Revision 1	SEPT 13, 2019
2	Development - Final Application	3/10/20, 2019



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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street Victoria BC	
Name: [blank]	
BUILDING + SITE SECTIONS	
Date: APRIL 02, 2020	
Scale: 1 : 100	Project #: 1618
Revision: SEPT 13, 2019	2
Sheet #	A401

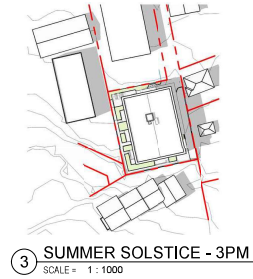
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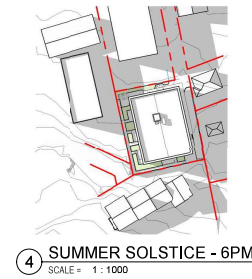
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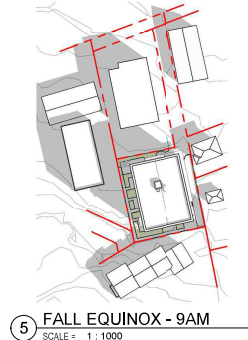
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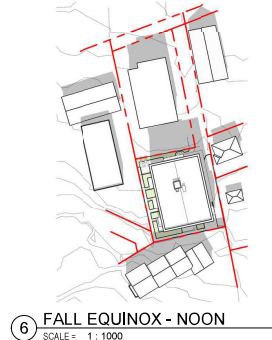
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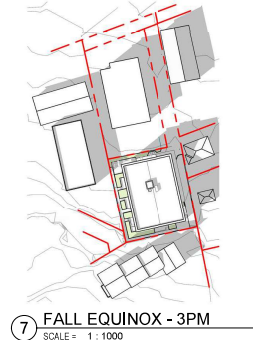
④ SUMMER SOLSTICE - 6PM
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⑤ FALL EQUINOX - 9AM
SCALE = 1 : 1000



⑥ FALL EQUINOX - NOON
SCALE = 1 : 1000



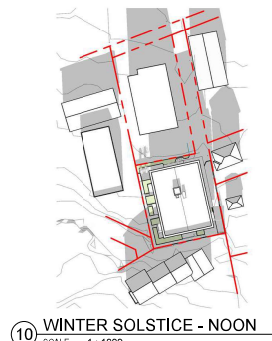
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⑧ FALL EQUINOX - 6PM
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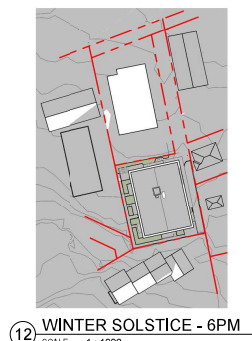
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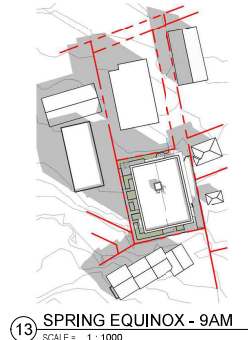
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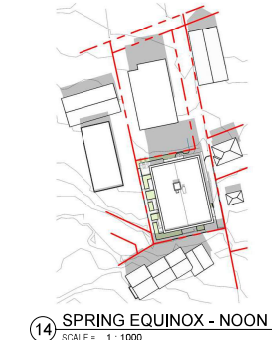
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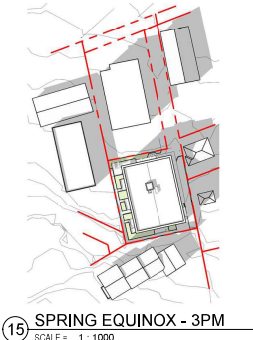
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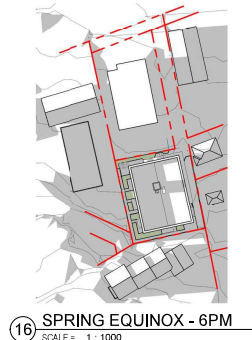
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⑭ SPRING EQUINOX - NOON
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⑮ SPRING EQUINOX - 3PM
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⑯ SPRING EQUINOX - 6PM
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2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019
NO.	DESCRIPTION	DATE

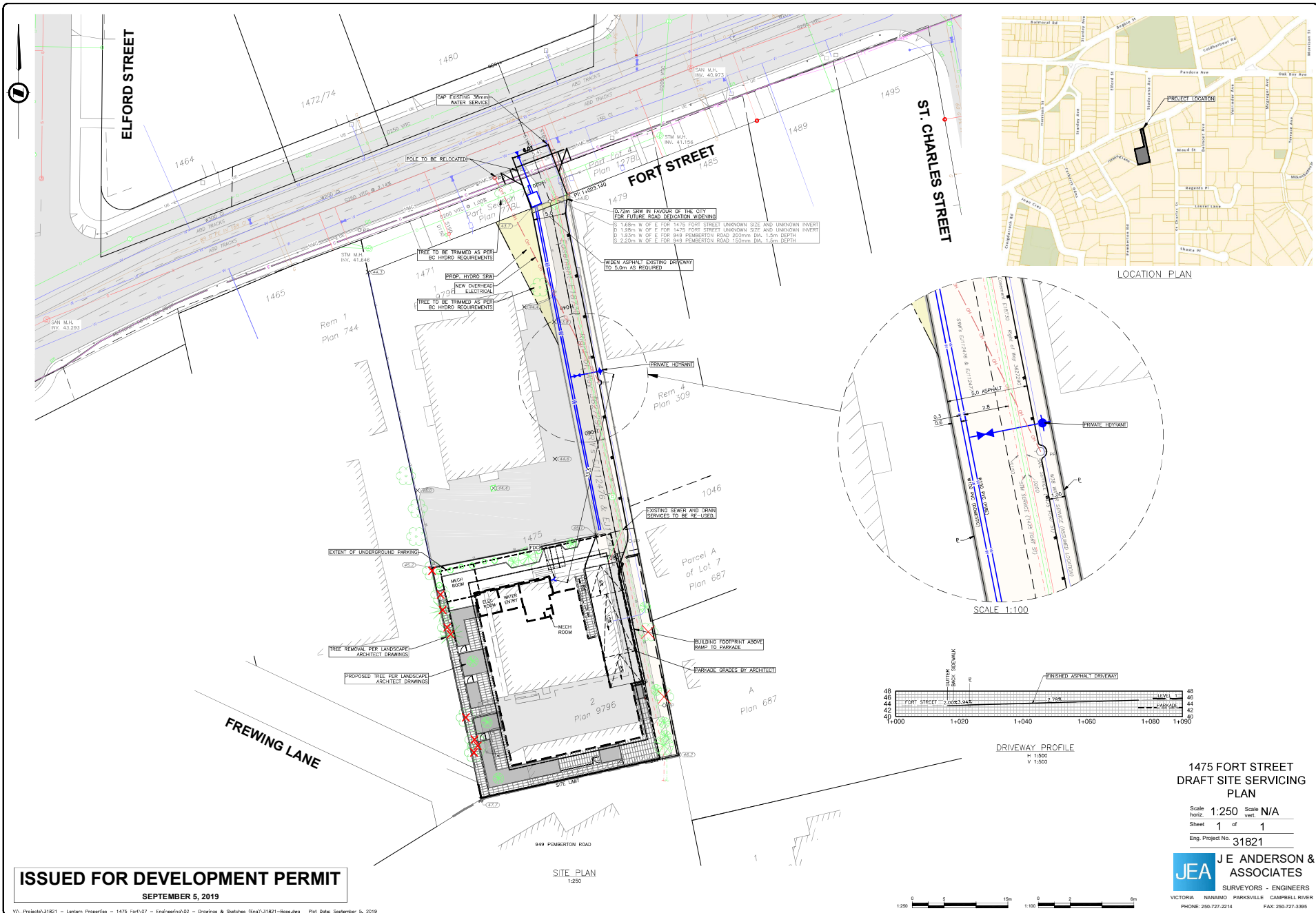


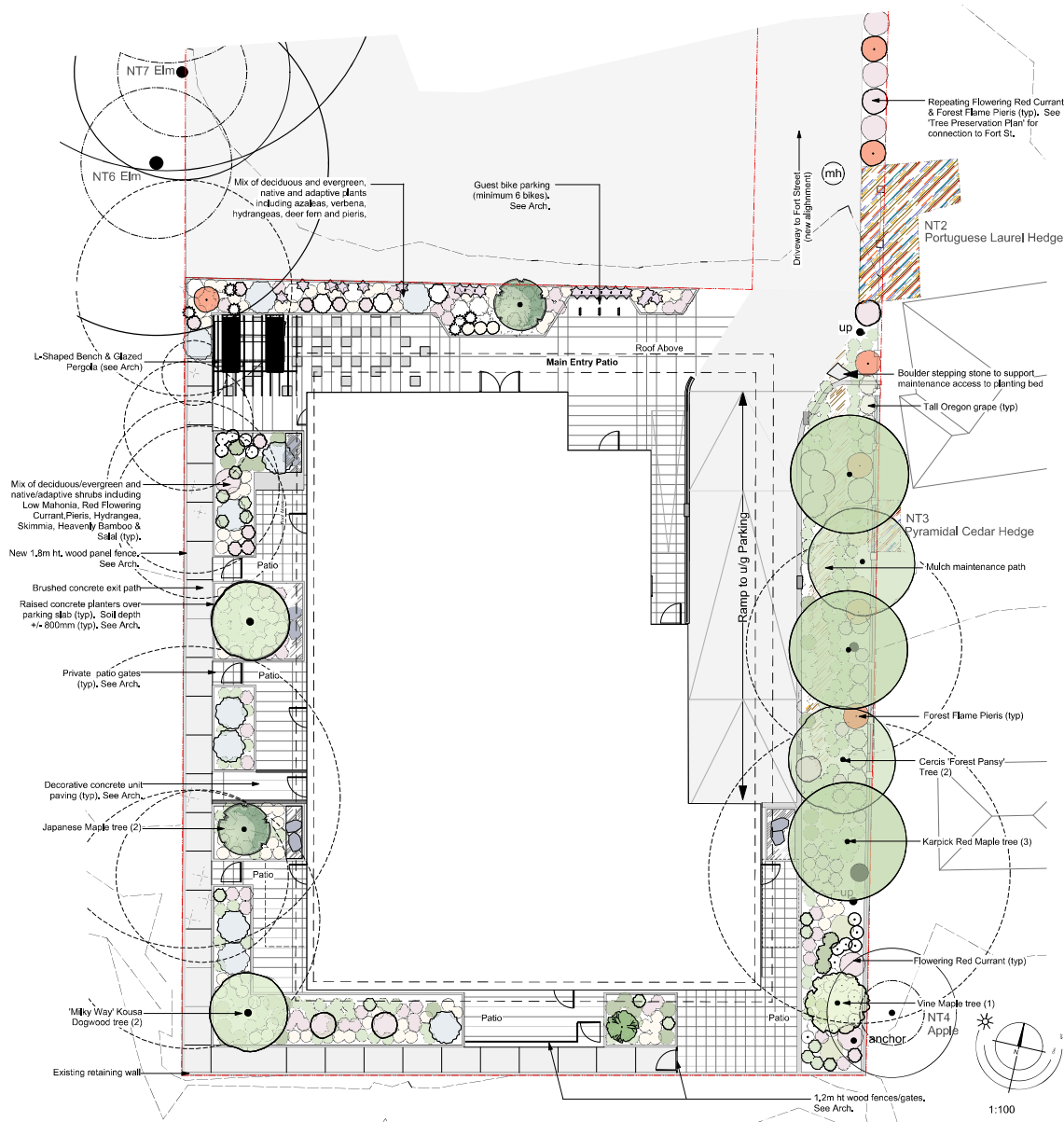
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Project	
DP SUBMISSION REV 1.1	
LANTERN PROPERTIES LTD	
HADARA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	
SHADOW STUDY	
Date	
APRIL 02, 2020	
Scale	Project #
1 : 1000	1618
Revision	Sheet #
SEPT 13, 2019	2
A501	

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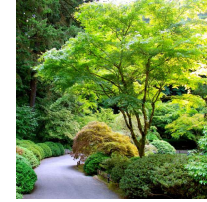




Reference Images for Proposed Trees



Forest Pansy Redbud (early spring flowers)



Standard Green Japanese Maple



Milky Way Dogwood (late spring flowers)



Vine Maple (spring flowers and autumn samaras)

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
AcC	1	Acer circinnatum	Vine Maple	#15 pot, 2m H min.
AcP	2	Acer palmatum	Japanese Maple	50m call
AcK	3	Acer rubrum 'Karpick'	Karpick Red Maple	40m call
CerFP	2	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	40m call #15 pot
CoMW	2	Cornus kousa 'Milky Way'	Milky Way Dogwood	#20 pot
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
FaJ	1	Fatsia japonica	Japanese Fatsia	#7 pot
HyMB	12	Hydrangea macrophylla 'Blauweise'	Teller Blue Lacecap Hydrangea	#7 pot
PiFF	12	Pieris 'Forest Flame'	Forest Flame Pieris	#7 pot
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
MaAq	11	Mahonia aquifolium	Tall Oregon Grape	#5 pot
RSaKE	31	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#7 pot
SaRR	6	Sarcococca ruscifolia	Sweet Box	#5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzJH	10	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
GalSh	21	Gaultheria shallon	Salt	#1 pot
HyMTP	64	Hydrangea macrophylla 'Teller's Pink'	Teller's Pink Hydrangea	#3 pot
MaNe	181	Mahonia nervosa	Low Oregon Grape	#1 pot
NaHD	27	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#2 pot
PP	100	Pennis japonica 'Phylade'	Piers Phylade	#1 pot
SkJ	7	Skimmia japonica	Skimmia	#1 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
Bs	21	Blechnum spicant	Deer Fern	#1 pot
VerB	18	Veronica bonariensis	Tall Veronica	#1 pot

Notes:
 1. All work to be completed to current Canadian Landscape Standard
 2. All soft landscape to be irrigated with an automatic irrigation system
 3. LADR's work is limited to plant selections and soft landscape.

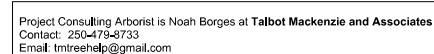
Rev A 190906 Planting revised to suit adjusted architecture, & extended to Fort St. Tree Preservation Plan added

1475 Fort St. - Landscape Concept Plan



Project No: 1914 June 6, 2019

#3-864 Queens Ave., Victoria B.C., V8T 1M5
 Phone: (250) 589-0105



1) Eleven trees are being removed, two are by-law protected and one may be by-law protected (as per arborist report). A minimum of 6 trees are required to replace the 3 by-law (or potentially by-law) protected trees (2:1 replacement).

2) Ten trees are proposed for this project. Seven qualify as replacement trees: RT#1 & RT#2 are Cornus species 'Milly Way', RT#3 & RT#4 are Cercus canadensis 'Forest Pansy' RT# 5, RT#6 & RT#7 are Acer rubrum 'Karpick'

3) The following work to be supervised by the project arborist:

Locating barrier (tree protection) fencing, locating work zones, supervising excavation within critical root zones of trees to be retained, and reviewing and advising of any potential impacts to the remaining specimens.

Arborist to also review the arborist report with the site supervisor, prior to beginning work on site.

1475 Fort St. - Tree Preservation Plan



Project No: 1914 June 6, 2019 #3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 596-0105