

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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Contact:

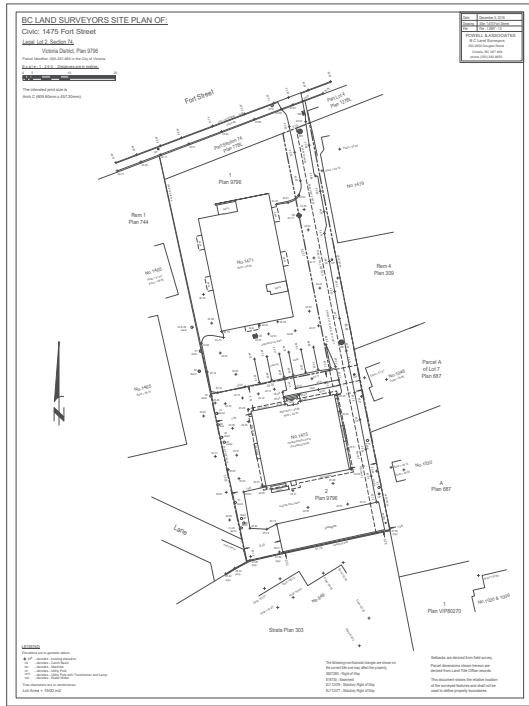
Simon Button, P.Eng.
250.592.6122
sbutton@bunteng.com

LANTERN PROPERTIES LTD
DP SUBMISSION REVISION 2.1
DECEMBER 15, 2020

| | | | |
|-----------|------|--------------|-------------------|
| Project # | 1618 | Date | DECEMBER 15, 2020 |
| Sheet # | A000 | Revision | 2 |
| | | SPR 13, 2019 | |

CASCADIA ARCHITECTS INC
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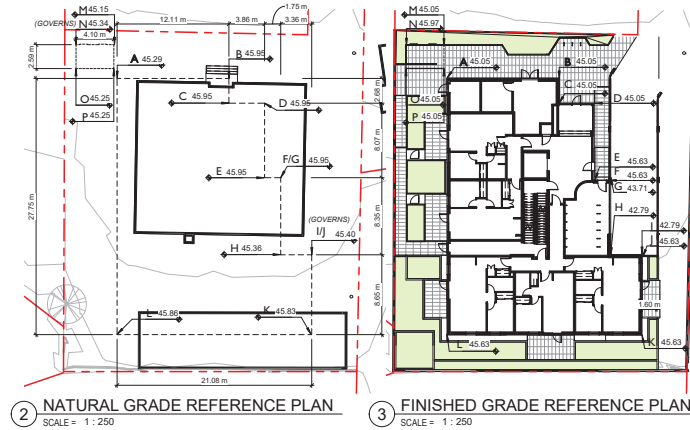
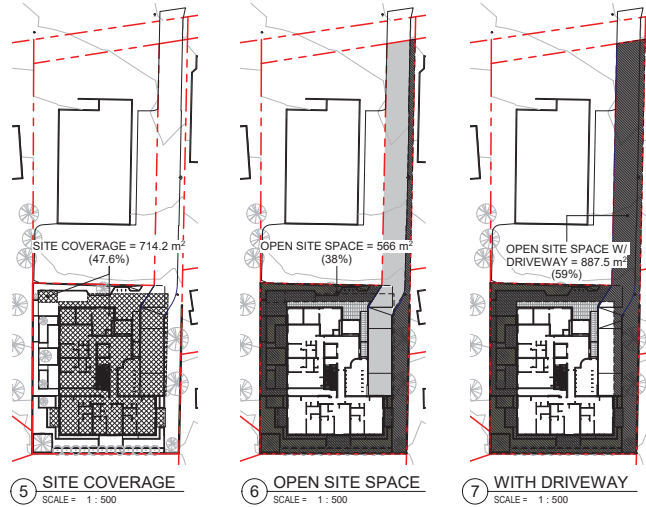




1 Existing Survey
SCALE = 1:500



4 SITE LOCATION PLAN
SCALE = 1:1000



PROJECT DATA

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

| | ZONE ALLOWANCE | PROPOSED | VARIANCE |
|--------------------------------------|----------------|----------|----------|
| SITE AREA | 929 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 WITH DRIVEWAY (MIN): | 50% | 59% | N |
| SITE COVERAGE (MAX): | 40% | 48% | Y |
| NUMBER OF STOREYS: | 4 | 4 | N |
| ALLOWABLE HEIGHT: | 12 m | 12.92 m | Y |
| SETBACK - FRONT YARD: | 10.5 m | 1.825 m | Y |
| SETBACK - SIDE YARD WEST: | 6.46 m | 3.86 m | Y |
| SETBACK - SIDE YARD EAST: | 6.46 m | 3.05 m | Y |
| SETBACK - REAR YARD: | 6.46 m | 3.06 m | Y |
| MINIMUM UNIT AREA: | N/A | 32 | N/A |
| MINIMUM NUMBER OF CAR STALLS: | 45 | 26 | N |
| LONG TERM BICYCLE PARKING: | 45 | 45 | N |
| SHORT TERM BICYCLE PARKING: | 6 | 6 | N |
| ACCESSORY GARDEN STRUCTURE: | NOT LOCATED | PROPOSED | Y |

| | |
|-----------------------------------|---------------------|
| RESIDENTIAL USE DETAILS | |
| TOTAL NUMBER OF UNITS | 32 |
| UNIT TYPE | 26 1 BDRM, 6 2 BDRM |
| GROUND ORIENTED UNITS | 5 |
| MINIMUM UNIT FLOOR AREA (m²) | 40 m² |
| TOTAL RESIDENTIAL FLOOR AREA (m²) | 2,139.29 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:

| | |
|------------------------|-------------------|
| MAIN BUILDING | 612.5 m² |
| LOT AREA | 1,500.0 m² |
| OPEN SITE SPACE | 566 m² |
| LOT AREA | 1,500.0 m² |
| OPEN SITE SPACE | 0.38 = 38% |

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:

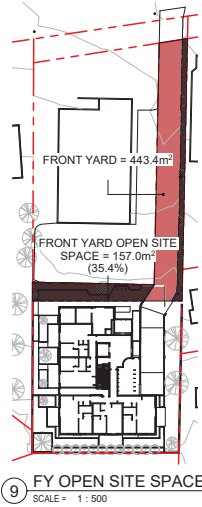
| GRADE POINTS: | AVERAGE OF POINTS | DISTANCE BETWEEN | TOTALS |
|---------------------|---------------------|------------------|----------|
| A: 45.05m | (45.05 + 45.05) / 2 | 12.11m | 545.56 |
| B: 45.05m | (45.05 + 45.05) / 2 | 2.68m | 120.73 |
| C: 45.05m | (45.05 + 45.05) / 2 | 3.86m | 173.89 |
| D: 45.05m | (45.05 + 45.05) / 2 | 8.07m | 365.89 |
| E: 45.05m | (45.05 + 45.05) / 2 | 1.75m | 79.85 |
| F: 45.05m | (45.05 + 45.05) / 2 | 8.35m | 361.14 |
| G: 43.71m | (43.71 + 42.79) / 2 | 3.36m | 143.77 |
| H: 42.79m | (42.79 + 42.79) / 2 | 8.65m | 383.70 |
| I: 42.79m | (42.79 + 42.79) / 2 | 21.08m | 961.88 |
| J: 45.40m (NATURAL) | (45.40 + 45.40) / 2 | 27.75m | 1,258.19 |
| K: 45.63m | (45.63 + 45.63) / 2 | | |
| L: 45.63m | (45.63 + 45.63) / 2 | | |
| TOTALS | 97.66m | 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 | (45.05 + 45.05) / 2 | 4.10m | 185.32 |
| N: 45.34m (NATURAL) | (45.34 + 45.05) / 2 | 2.58m | 117.07 |
| O: 45.05m | (45.05 + 45.05) / 2 | 4.10m | 184.71 |
| P: 45.05m | (45.05 + 45.05) / 2 | 2.58m | 116.68 |
| TOTALS | 13.38m | 603.78 | |

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



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 | 01/18/2020 |
| 2 | DP Revision 2 | 02/12/2020 |



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| | |
|---------|---------------------------------------------------|
| Project | DP SUBMISSION REVISION 2 |
| Client | LANTERN PROPERTIES LTD |
| Address | HADERA APARTMENTS 1475 Fort Street Victoria BC |

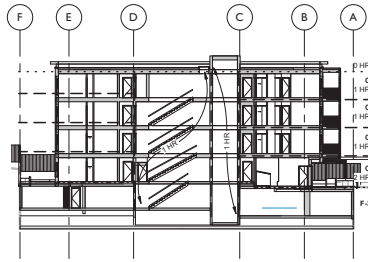
Sheet Name: **SURVEY + PROJECT DATA**

Date: **DECEMBER 15, 2020**

Scale: **As indicated** Project #: **1618**

Reason: **OCT 19, 2020**

Sheet #: **A001**



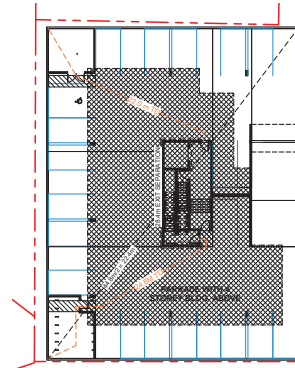
3.1.2.1 CLASSIFICATION OF BUILDING:
BUILDING TYPE: 4 STOREYS, DWELLING UNITS W/ UNDERGROUND PARKADE
STOREY 1 THROUGH 4: GROUP C (DWELLING UNITS)
UNDERGROUND: F-3 STORAGE GARAGE

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

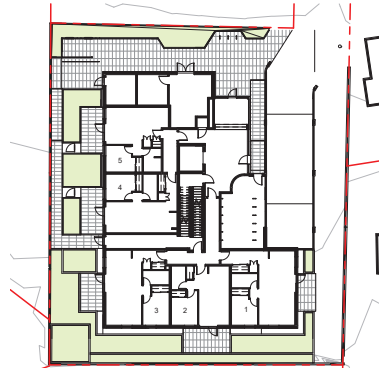
Net Area: 904 m²
 Storage Garage: 48 sq.m/person
 904/48 = 20 people

OCCUPANT LOAD: 20 people

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

RAMP/SICORRIDORS/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

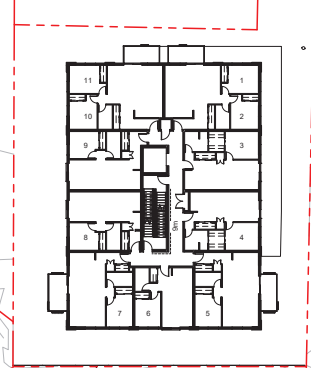
5 Bedrooms x 2 people/bedroom = 10 people

OCCUPANT LOAD: 10 people

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

RAMP/SICORRIDORS/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/SICORRIDORS/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 (LIG)

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

3.1.17. OCCUPANT LOAD:
 See Code Review Plans A002

SECTION 3.2. 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 1hr
 • Sprinklered - YES

3.2.3. SPATIAL SEPARATION AND EXPOSURE PROTECTION (Table 3.2.3.1-4)

See Limiting Distance Key Elevations A002

SECTION 3.3. SAFETY WITHIN FLOOR AREAS:

3.3.4.2. 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 the

SECTION 3.4. EXITS:

3.4.2.1. MINIMUM NUMBER OF EXITS

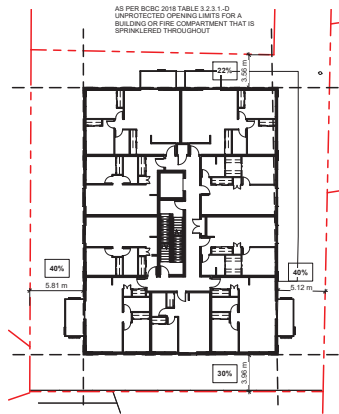
Minimum number of exits: 2 per floor

3.4.2.5. LOCATION OF EXITS:

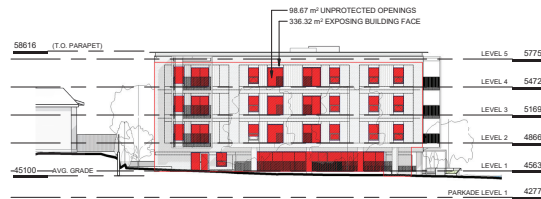
Max. Travel Permitted (residential use): 30m
 Max. Travel Permitted (F-3 use): 45m

3.4.2.3. DISTANCE BETWEEN EXITS

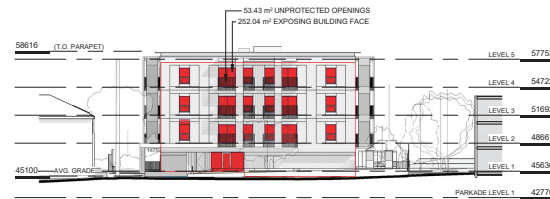
one half the maximum diagonal dimension of the floor area, but need not be more than 9m for a floor area having a public corridor



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



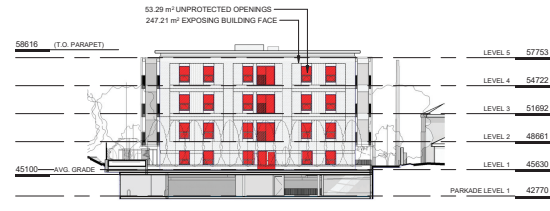
4 EAST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



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 | OF Revision 2 | OCT 19, 2020 |
| 2 | Development Internal Application | 03/12/2019 |



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Project
DP SUBMISSION REVISION 2
 LANTERN PROPERTIES LTD
 HADERA APARTMENTS 1475 Fort Street
 Victoria BC

Drawn Name
BUILDING CODE REVIEW

Date
 DECEMBER 15, 2020

Scale
 As indicated

Project #
 1618

Reason
 OCT 19, 2020

Sheet #
A002



VIEW FROM FREWING LANE



VIEW FROM FORT STREET



VIEW FROM PANHANDLE



VIEW OF LOBBY / PARKADE ENTRANCE

| 1 | DP Revision 2 | OCT 19, 2020 |
|--------------------------------|---------------|--------------|
| 2 | DP Revision 1 | SEP 13, 2019 |
| Development Permit Application | | OCT 12, 2019 |
| NO. | DESCRIPTION | DATE |



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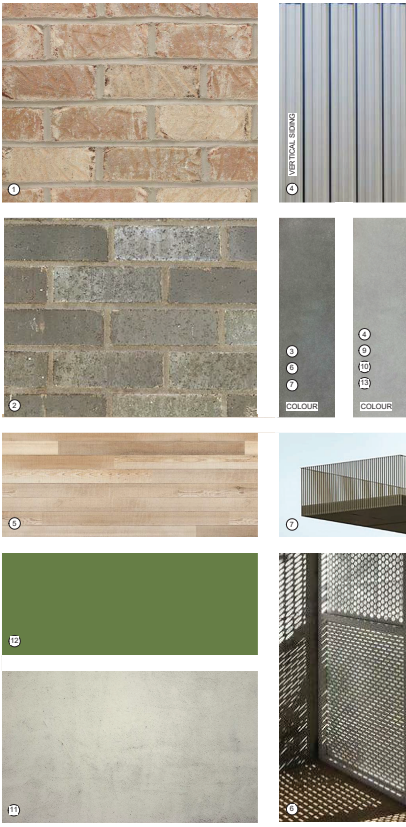
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| Project | |
| DP SUBMISSION REVISION 2 | |
| LANTERN PROPERTIES LTD | |
| HADARA APARTMENTS 1475 Fort Street | |
| Victoria BC | |
| Sheet Name | 3D VIEWS |
| Date | DECEMBER 15, 2020 |
| Scale | Project # |
| 1 : 300 | 1618 |
| Revision | |
| OCT 19, 2020 | 4 |
| Sheet # | |
| A003 | |

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VIEW FROM PANHANDLE



MATERIALS LIST

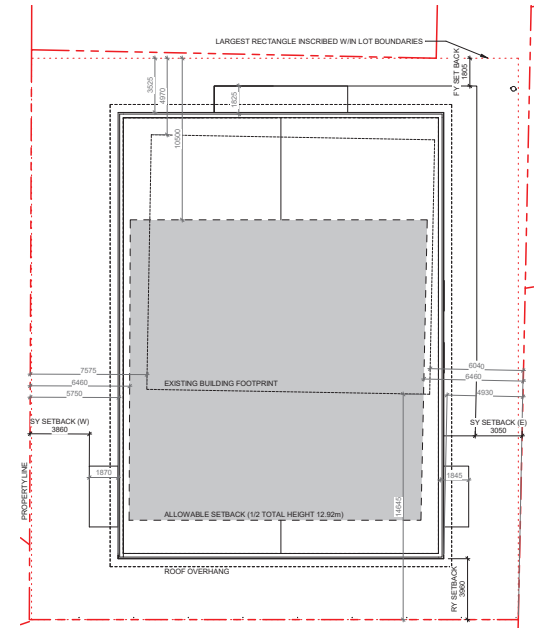
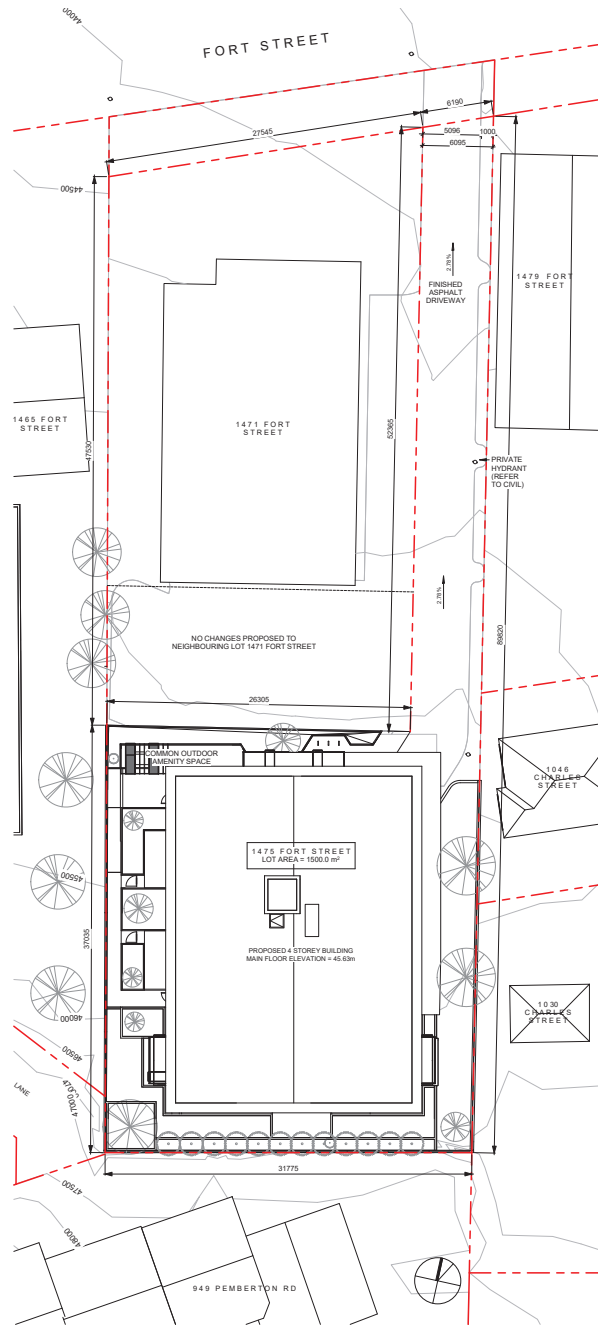
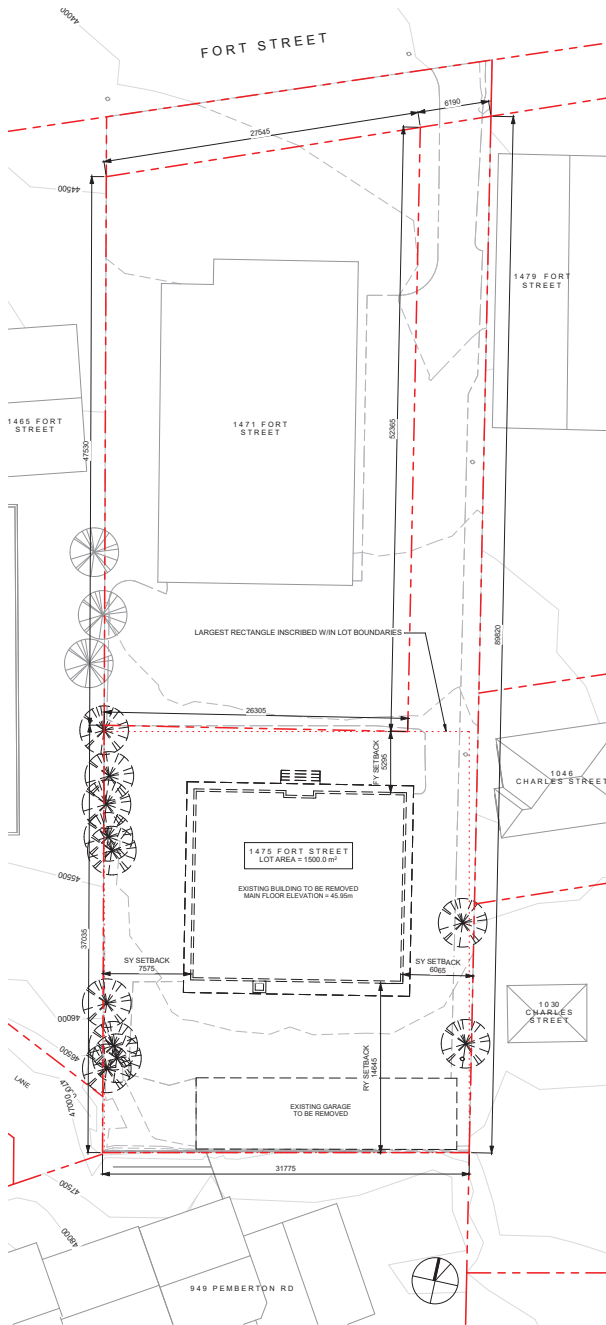
- 1 TUMBLED BRICK (LIGHT)
- 2 SMOOTH BRICK (DARK)
- 3 METAL PANEL (DARK GREY)
- 4 PREFINISHED VERTICAL METAL SIDING (GREY)
- 5 T&G CEDAR, SOFFITS (CLEAR FINISH)
- 6 PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- 7 PREFINISHED ALUMINUM PICKET (DARK GREY)
- 8 VISION GLASS TYP. (DARK GREY FRAMES)
- 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 REVISION 2 | |
| LANTERN PROPERTIES LTD HADERA APARTMENTS 1475 Fort Street Victoria BC | |
| Sheet Name | |
| MATERIALS | |
| Date | |
| DECEMBER 15, 2020 | |
| Scale | Project # |
| As indicated | 1618 |
| Revision | 2 |
| SEP 13, 2019 | |
| Sheet # | A004 |



| 1 | DP Revision 2 | OCT 19, 2020 |
|-----|---------------------------|--------------|
| 2 | DP Revision 1 | SEP 18, 2019 |
| 3 | Design Review Application | OCT 12, 2019 |
| NO. | DESCRIPTION | DATE |



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Project
DP SUBMISSION REVISION 2

LANTERN PROPERTIES LTD
HADARA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
SITE PLANS - DEMOLITION & PROPOSED

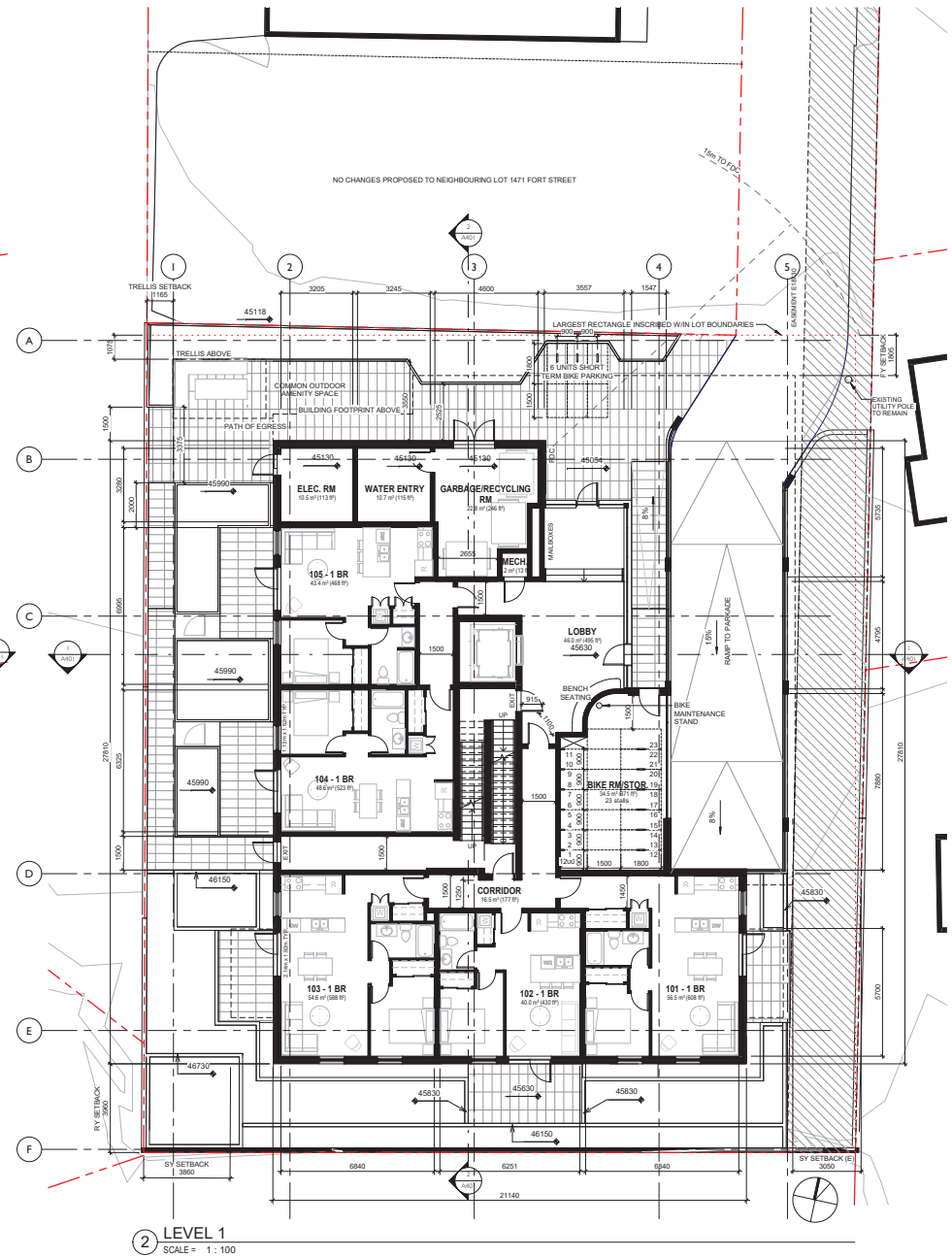
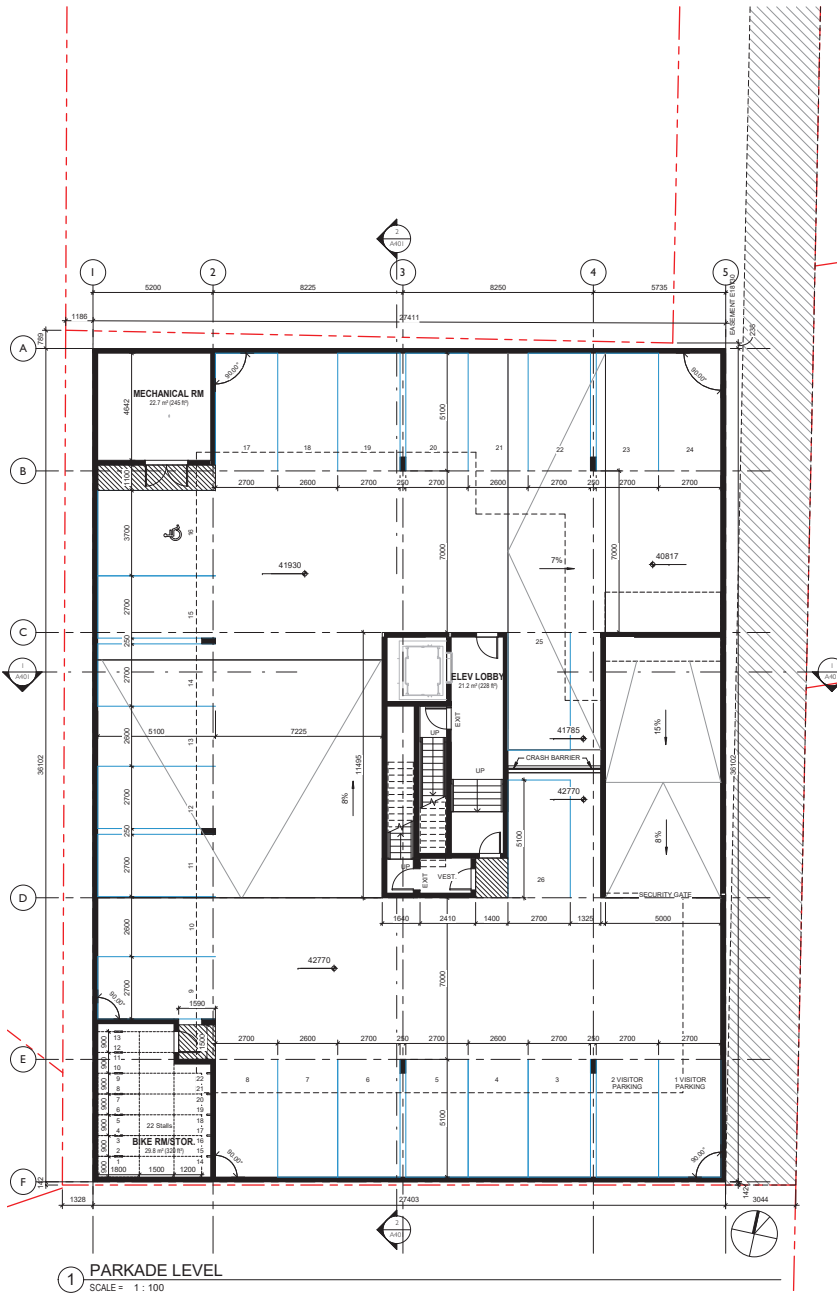
Date
DECEMBER 15, 2020

Scale
As indicated

Project #
1618

Reason
OCT 19, 2020

Sheet #
A101



| 1. | DP Revision 2 | OCT 18, 2020 |
|-----|--------------------------------|--------------|
| 2. | DP Revision 1 | SEP 13, 2019 |
| 3. | Development Formal Application | SEP 12, 2019 |
| NO. | DESCRIPTION | DATE |



Project
DP SUBMISSION REVISION 2

Client
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
FLOOR PLANS

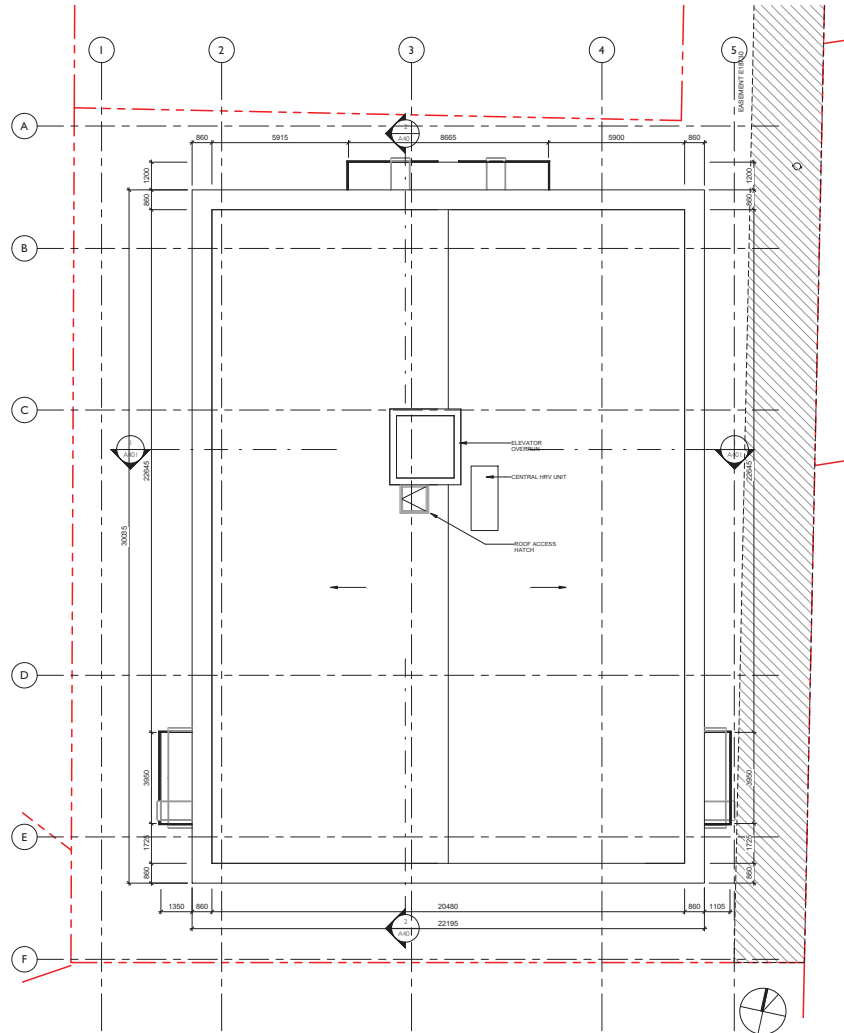
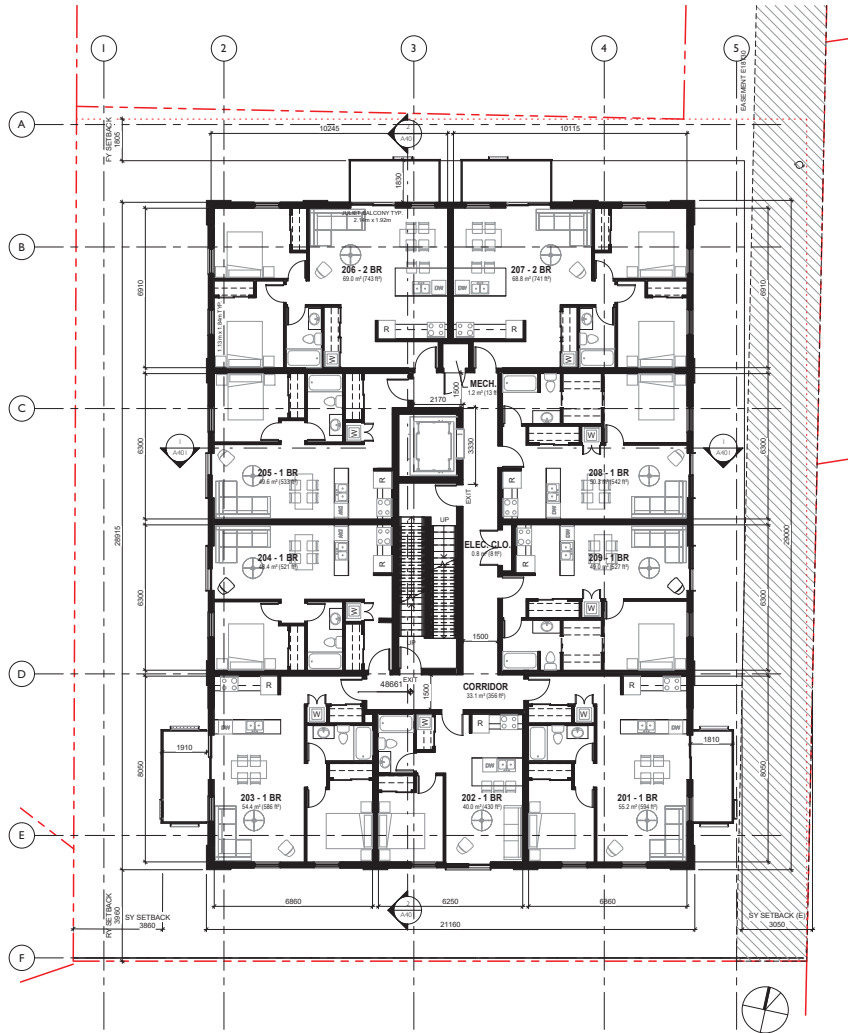
Date
DECEMBER 15, 2020

Scale
1 : 100

Project #
1618

Revision
OCT 14, 2020

Sheet #
A201

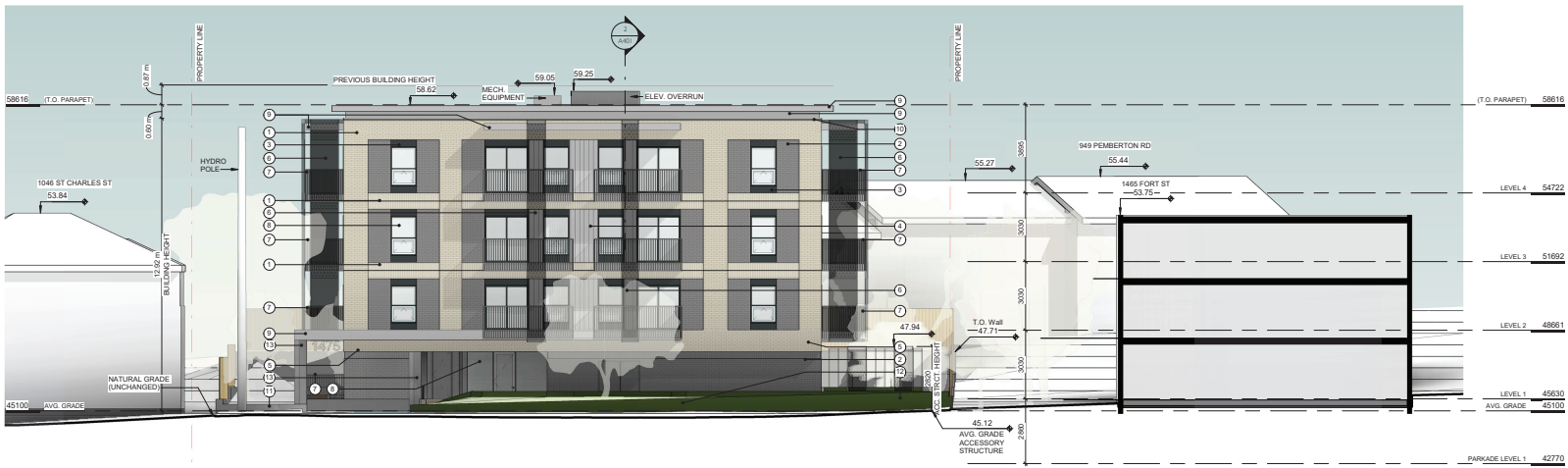


| NO. | DESCRIPTION | DATE |
|-----|--------------------------------|---------------|
| 1 | DP Revision 1 | SEPT 13, 2019 |
| 2 | Development Permit Application | SEP 12, 2019 |



| | |
|-----------------------------------------------------------------------------|------------------------|
| Project | |
| DP SUBMISSION REVISION 2 | |
| LANTERN PROPERTIES LTD HADERA APARTMENTS 1475 Fort Street Victoria BC | |
| Sheet Name | FLOOR PLANS |
| Date | DECEMBER 15, 2020 |
| Scale | 1 : 100 |
| Project # | 1618 |
| Revision | SEPT 13, 2019 2 |
| Sheet # | A202 |

12/15/2020 3:51:17 PM



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 | DP Revision 2 | 12/15/2020 |
|-----|---------------------------------|------------|
| 2 | DP Revision 1 | 12/15/2020 |
| 3 | DP Revision 1 | 09/15/2019 |
| 4 | Development Initial Application | 03/12/2019 |
| NO. | DESCRIPTION | DATE |



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Project
DP SUBMISSION REVISION 2
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
ELEVATIONS

Date
DECEMBER 15, 2020

Scale
As indicated

Revision
OCT 14, 2020

Sheet #
A301



1 SOUTH 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)



2 WEST ELEVATION
SCALE = 1:100

| 1 | DP Revision 2 | OCT 19, 2020 |
|-----|----------------------------------|--------------|
| 2 | DP Revision 1 | OCT 12, 2020 |
| 3 | DP Revision 1 | SEP 13, 2019 |
| 4 | Development Material Application | OCT 12, 2019 |
| NO. | DESCRIPTION | DATE |



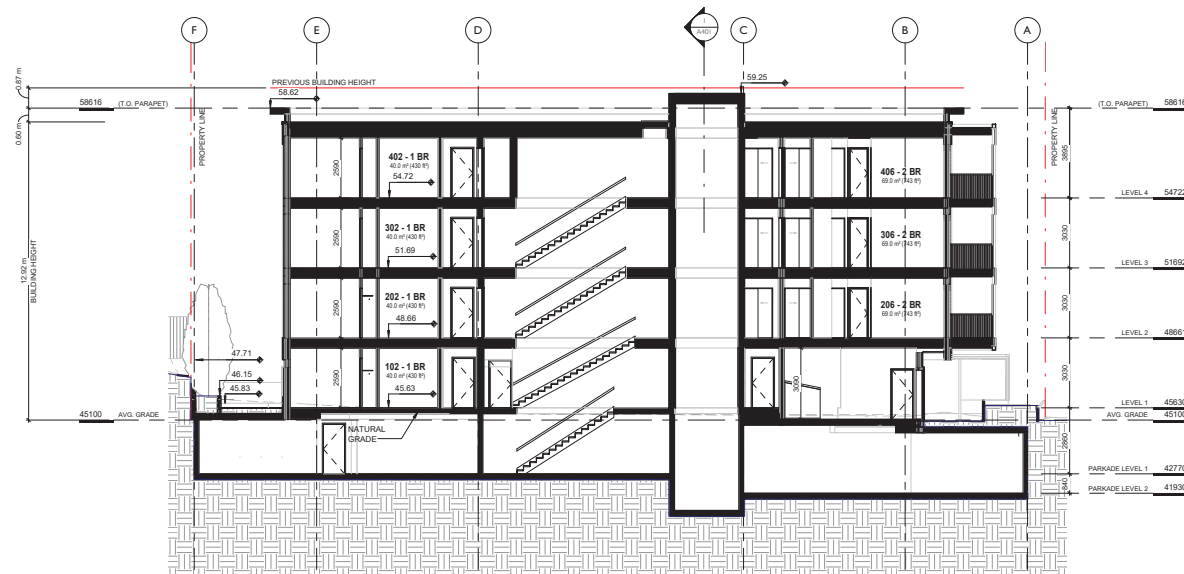
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|-----------------------------------------------------------------------------|-------------------|
| Project | |
| DP SUBMISSION REVISION 2 | |
| LANTERN PROPERTIES LTD HADERA APARTMENTS 1475 Fort Street Victoria BC | |
| Sheet Name ELEVATIONS | |
| Date DECEMBER 15, 2020 | |
| Scale As indicated | Project # 1618 |
| Revision OCT 19, 2020 | 4 |
| Sheet # | A302 |

12152020 3:52:41 PM



① Section 1
SCALE = 1 : 100



② Section 2
SCALE = 1 : 100

| 1 | DP Revision 2 | OCT 19, 2020 |
|-----|---------------------------------|--------------|
| 2 | DP Revision 1 | SEP 13, 2019 |
| 3 | Development & Final Application | OCT 12, 2019 |
| NO. | DESCRIPTION | DATE |



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| | |
|------------|-----------------------------------------------------------------------------|
| Project | DP SUBMISSION REVISION 2 |
| Client | LANTERN PROPERTIES LTD HADARA APARTMENTS 1475 Fort Street Victoria BC |
| Sheet Name | BUILDING + SITE SECTIONS |

Date: DECEMBER 15, 2020

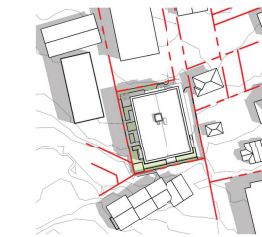
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Reason: OCT 19, 2020

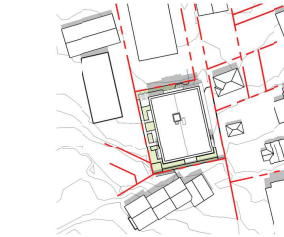
Sheet # 4

A401

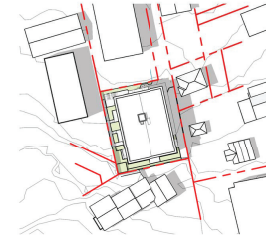
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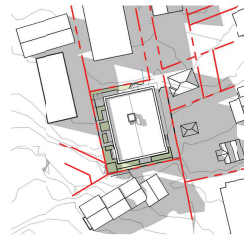
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SCALE = 1 : 1000



② SUMMER SOLSTICE - NOON
SCALE = 1 : 1000



③ SUMMER SOLSTICE - 3PM
SCALE = 1 : 1000



④ SUMMER SOLSTICE - 6PM
SCALE = 1 : 1000



⑤ FALL EQUINOX - 9AM
SCALE = 1 : 1000



⑥ FALL EQUINOX - NOON
SCALE = 1 : 1000



⑦ FALL EQUINOX - 3PM
SCALE = 1 : 1000



⑧ FALL EQUINOX - 6PM
SCALE = 1 : 1000



⑨ WINTER SOLSTICE - 9AM
SCALE = 1 : 1000



⑩ WINTER SOLSTICE - NOON
SCALE = 1 : 1000



⑪ WINTER SOLSTICE - 3PM
SCALE = 1 : 1000



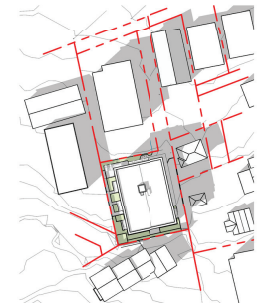
⑫ WINTER SOLSTICE - 6PM
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⑬ SPRING EQUINOX - 9AM
SCALE = 1 : 1000



⑭ SPRING EQUINOX - NOON
SCALE = 1 : 1000



⑮ SPRING EQUINOX - 3PM
SCALE = 1 : 1000



⑯ SPRING EQUINOX - 6PM
SCALE = 1 : 1000

| | | |
|--------------------------------|---------------|--------------|
| 1 | DP Revision 2 | OCT 19, 2020 |
| 2 | DP Revision 1 | SEP 18, 2019 |
| Development Permit Application | | |
| NO. | DESCRIPTION | DATE |

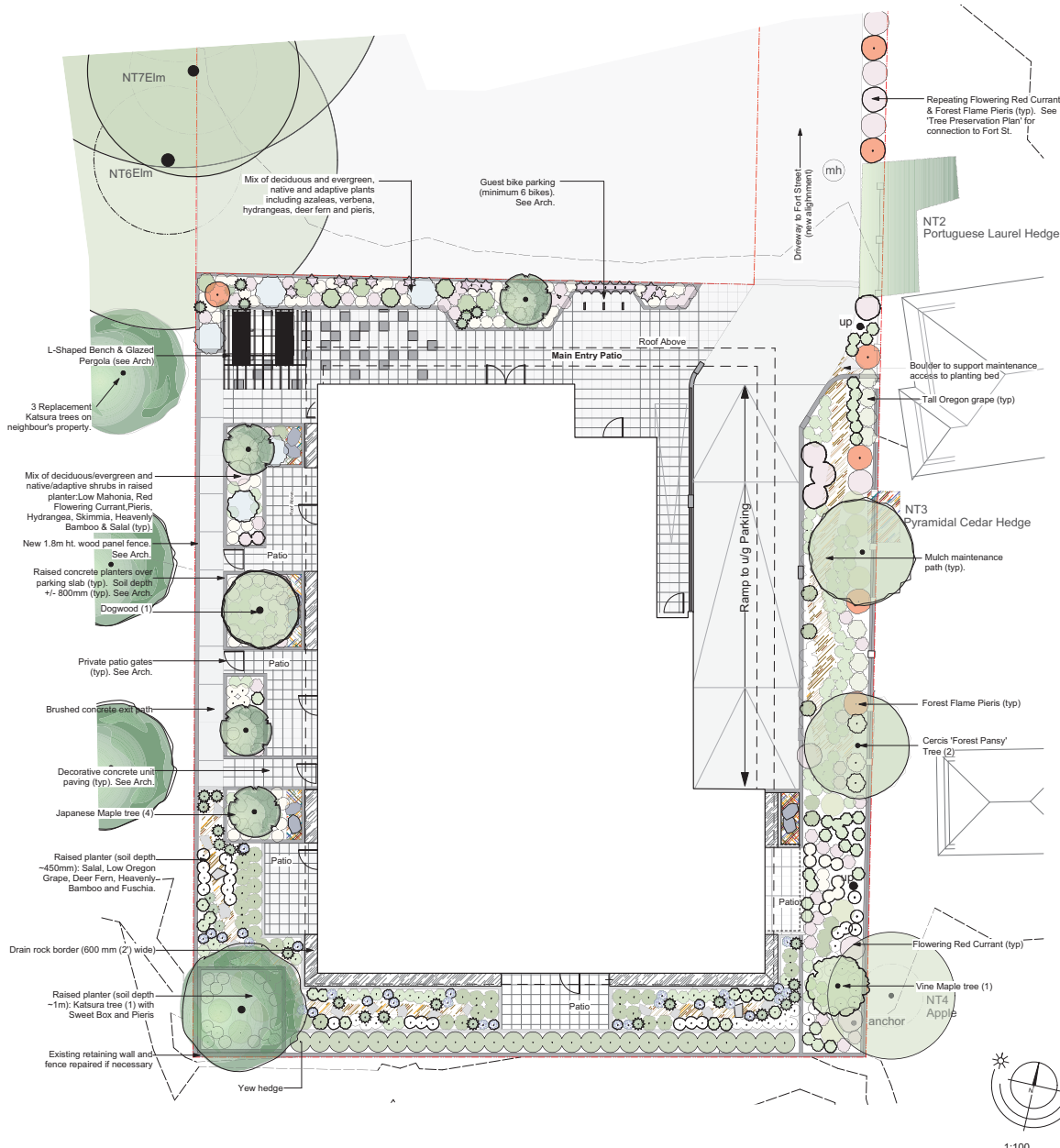


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| Project | | |
| DP SUBMISSION REVISION 2 | | |
| LANTERN PROPERTIES LTD | | |
| HADARA APARTMENTS 1475 Fort Street | | |
| Victoria BC | | |
| Sheet Name | | |
| SHADOW STUDY | | |
| Date | | |
| DECEMBER 15, 2020 | | |
| Scale | Project # | 1618 |
| 1 : 1000 | Revision | OCT 19, 2020 |
| Sheet # | | 4 |
| | | A501 |

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Reference Images for Proposed Trees



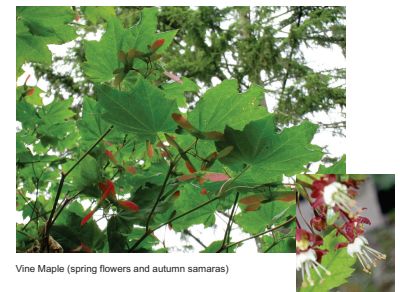
Forest Pansy Redbud (early spring flowers)



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 Ht min. |
| AcP | 4 | Acer palmatum | Japanese Maple | 5cm cal |
| CJ | 4 | Cercidiphyllum japonicum | Katsura Tree | 7cm cal. |
| CoFP | 2 | Cercis canadensis 'Forest Pansy' | Forest Pansy Redbud | 4cm cal. #15 pot |
| CoMW | 1 | Cornus kousa 'Milky Way' | Milky Way Dogwood | #20 pot |

Large Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|-------|----------|-----------------------------------|-------------------------------|--------|
| HyMB | 7 | Hydrangea macrophylla 'Blauemeis' | Teller Blue Lacecap Hydrangea | #7 pot |
| PFF | 12 | Pieris 'Forest Flame' | Forest Flame Pieris | #7 pot |
| TaBaF | 26 | Taxus baccata 'Fastigata' | Irish Yew | 2m Ht. |

Medium Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|-------|----------|------------------------------------|-----------------------------------|--------|
| MaAq | 10 | Mahonia aquifolium | Tall Oregon Grape | #5 pot |
| RBoaE | 29 | Ribes sanguineum 'King Edward VII' | King Edward VII Flowering Currant | #7 pot |
| SaR | 10 | 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 |
| GalB | 58 | Gaultheria shallon | Salal | #1 pot |
| HyMTP | 48 | Hydrangea macrophylla 'Teller's Pink' | Teller's Pink Hydrangea | #3 pot |
| MaNe | 170 | Mahonia nervosa | Low Oregon Grape | #1 pot |
| NaiD | 93 | Nandina domestica 'Harbour Dwarf' | Harbour Dwarf Heavenly Bamboo | #2 pot |
| PiP | 93 | Pieris japonica 'Prelude' | Pieris 'Prelude' | #1 pot |
| SkJ | 7 | Skimmia japonica | Skimmia | #1 pot |

Perennials, Annuals and Ferns

| ID | Quantity | Botanical Name | Common Name | Size |
|------|----------|-----------------------------------------|-----------------------|--------|
| BIS | 48 | Beckmannia eripalis | Deer Fern | #1 pot |
| FAH | 29 | Fuchsia 'Alice Hoffman' (Hardy Fuchsia) | Alice Hoffman Fuchsia | #1 pot |
| VerB | 18 | Verbena bonariensis | Tall Verbena | #1 pot |

Notes:

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

Rev B 201008 Planting revised to suit adjusted architecture, & in response to community comments.

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

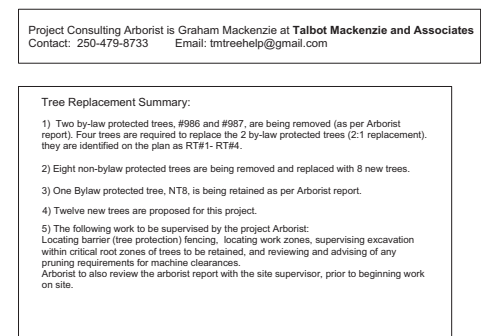
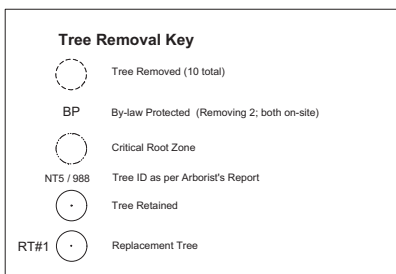
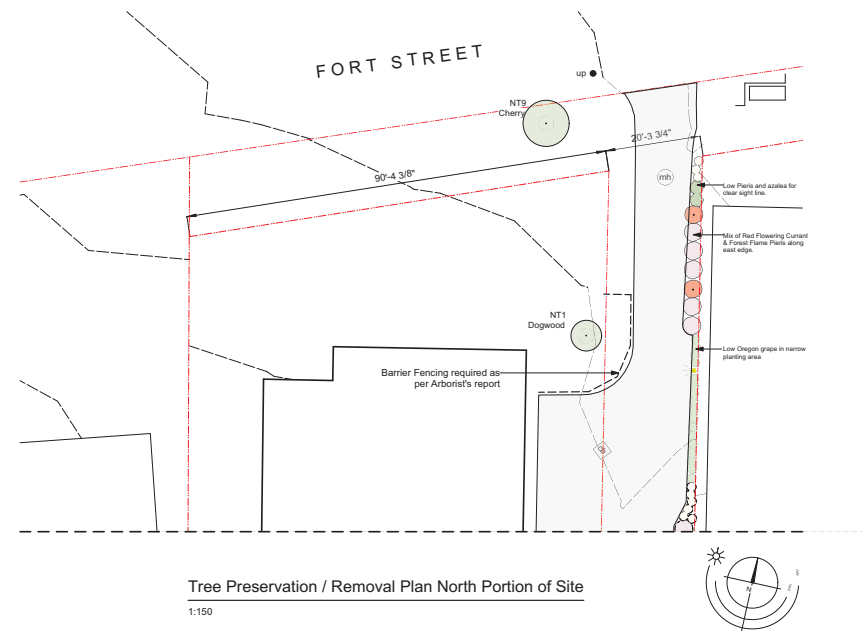
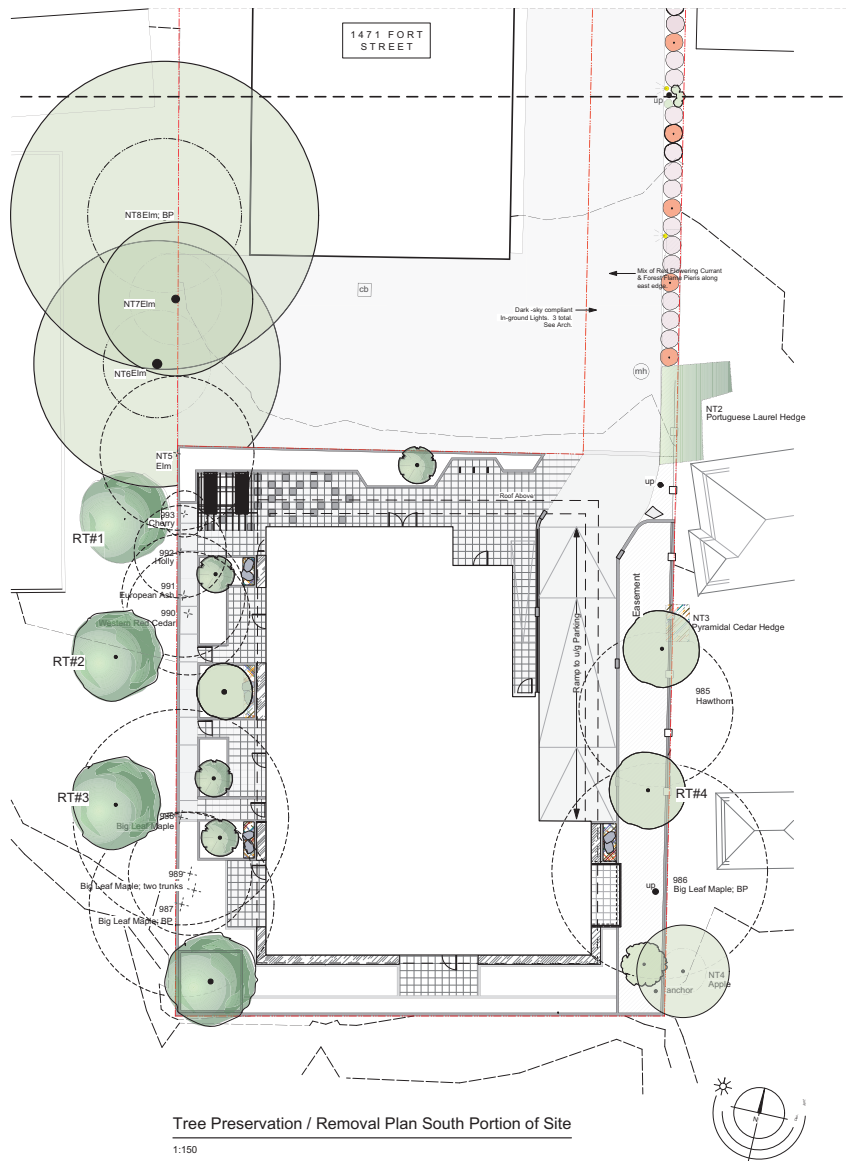
1475 Fort St. - Landscape Concept Plan



LADR LANDSCAPE ARCHITECTS

Project No: 1914 June 6, 2019

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



1475 Fort St. - Tree Preservation Plan

