

1201 Fort Street

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Building (Part 9 Townhouses)

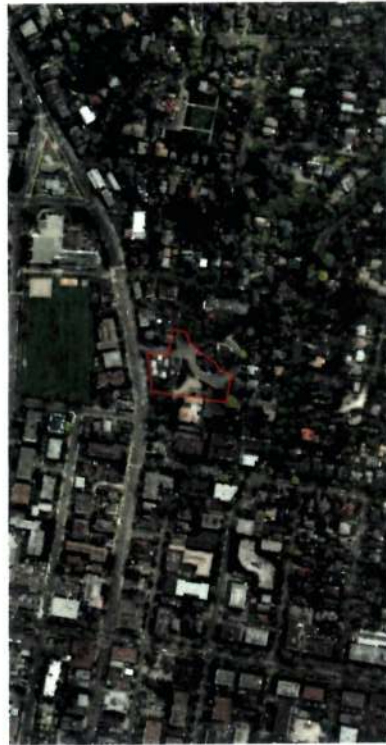
Building (Part 9 Townhouses)	
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Contact List

PROJECT OWNER ABSTRACT DEVELOPMENTS 301-1106 Cook Street Victoria BC V8V 3Z9 250 883 5579 Contact: Mike Miller, Owner mmiller@abstractdevelopments.com	STRUCTURAL ENGINEER READ JONES CHRISTOFFERSEN LTD. 645 Tyne Road, Suite 220 Victoria, BC V9A 6X5 250 386 7794 Contact: Lynn Pratt, P.Eng., MScEnvE, Struct Eng. lpratt@rjc.ca
ARCHITECT CASCADIA ARCHITECTS 1060 Meares Street Victoria BC V8V 3P8 250 590 1233 Contact: Gregory Dumont, Architect AIBC LEED AP gdu@cascaadiarchitects.ca	CONSULTING ARBORISTS TALBOT MACKENZIE & ASSOCIATES 840 153 BC Victoria, BC V8Z 7H6 250 479-8733 Contact: Gordon MacKenzie tmack@tma.ca
TOWNHOUSE DESIGN ZEBRA GROUP 1161 Newport Avenue Victoria BC V8S 5E6 250 360 2144 Contact: Ben Collins Kathryn Kuchman kk@zebragroup.ca	LANDSCAPE ARCHITECT MURDOCH DE GREFF INC. 1161 Newport Avenue, Suite 200, Victoria, BC V8Z 1G1 250 412 2891 Contact: Scott Murdoch, Landscape Architect, R.P. Bio scott@murdochp.ca
	CIVIL ENGINEER GARY CARROTHERS CONSULTING 208-2750 Quadra Street Victoria BC V8S 4K6 250 388 6919 Contact: Gary Carrothers, P.Eng. gcarrothers@goodhills.ca

1201 Fort Street
ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT

DATE	1612	PROJECT	A000
DATE	2017/07/21 11:16 AM	DATE	7



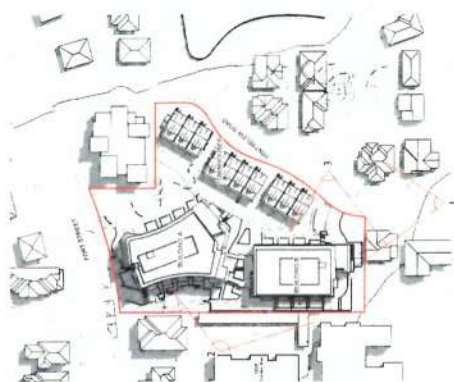
CASCADIA ARCHITECTS INC.
1060 Meares Street
Victoria BC V9A 6X5
250 386 7794





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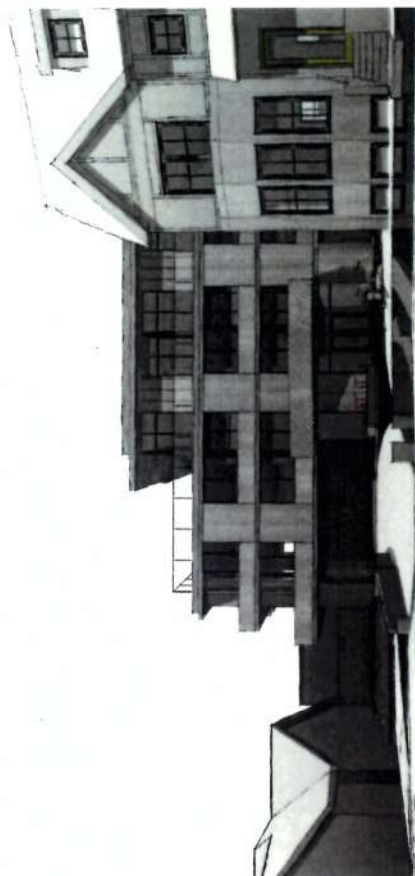
1955

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Developmental Services Division

View Key
SCALE = 1/1000



1 - VIEW OF BUILDING B AND TOWNHOUSES FROM SOUTH ON PENTRELEW



3 - VIEW OF BUILDING B ENTRANCE PENTRELEW PLACE TOWARD



2 - VIEW NEIGHBOURS ON 1039 LINDEN

[illegible]

Renderings

1201 Fort Street

Abstract Developments
1201 Fort Street
Melbourne, VIC 3000

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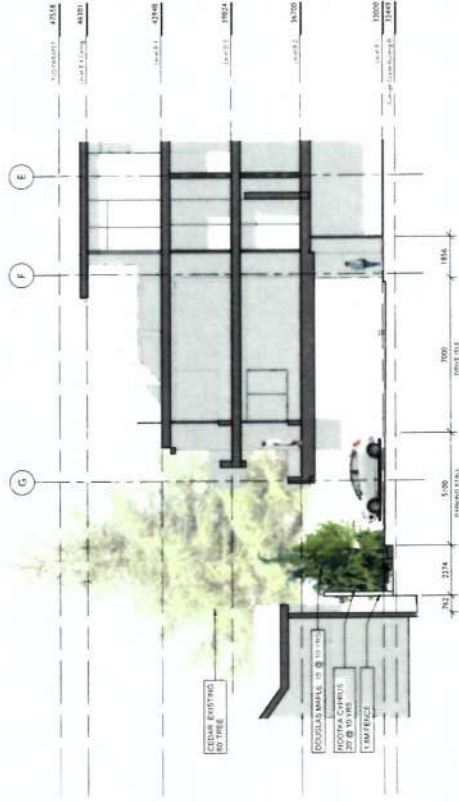
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1141



1- BUILDING B - SOUTH PROPERTY LINE

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20	Abstract Developments	2017.08.07

Site Analysis

1201 Fort Street
 Abstract Developments
 Victoria BC V8P 3K6

1201 Fort Street
 Abstract Developments
 Victoria BC V8P 3K6
 This drawing is a site analysis of the property located at 1201 Fort Street, Victoria, BC. It shows the existing conditions of the site, including the building, parking lot, and surrounding streets. The drawing is intended to provide a visual representation of the site for planning and development purposes.

PROJECT NO.	1612
DATE	2017.08.07 13:28 AM
DESIGNED BY	UD
CHECKED BY	AG
SCALE	1:1
PROJECT NAME	1201 Fort Street
PROJECT LOCATION	1201 Fort Street, Victoria, BC
PROJECT OWNER	Abstract Developments
PROJECT ARCHITECT	Cascadia Architects Inc.
PROJECT DRAWING	A004-M

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PROJECT INFORMATION

[illegible]

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① Level 1 - Site Plan
SCALE = 1" = 200'

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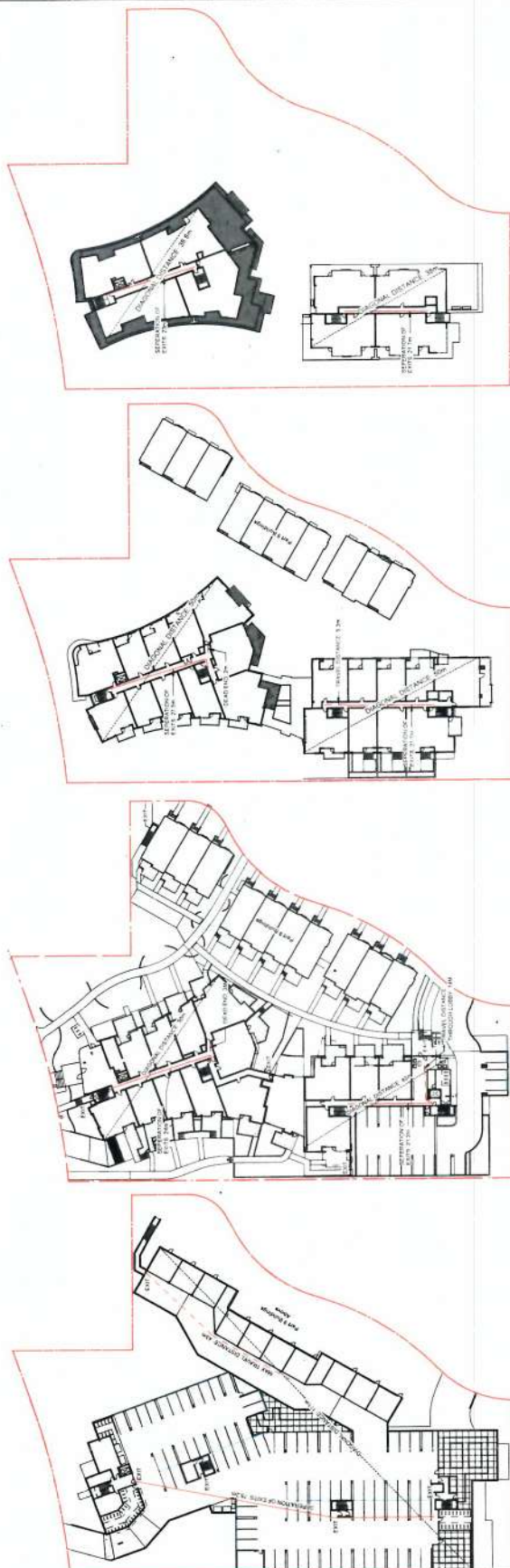
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1201 Fort Street



1201 Fort Street
Abstract Developments
1201 Fort Street
Montreal, QC H3B 2H1

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	1612	2017.09.07 7:45:51 AM	A101-M	2017.09.07 7:45:51 AM



Building 8	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Occupied List 15 occupants + 2 pets + 20	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Occupied List 15 occupants + 2 pets + 20
Building 9	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Mr. Eastman Barnes, Caplan, Hershman & Associates, P.C. 10 - 12000	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Mr. Eastman Barnes, Caplan, Hershman & Associates, P.C. 10 - 12000
Building 10	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Mr. Eastman Barnes, Caplan, Hershman & Associates, P.C. 10 - 12000	Mr. Separation of New York May 1994 - 2000	Occupancy C - Residential	Mr. Eastman Barnes, Caplan, Hershman & Associates, P.C. 10 - 12000

[illegible]

Author	Year	Location	Sample Size	Study Design	Outcome
Chen et al.	2000	China	1000	Case-control	OR = 1.5 (95% CI = 1.1-2.0)
Chen et al.	2001	China	1000	Case-control	OR = 1.5 (95% CI = 1.1-2.0)
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Chen et al.	2003	China	1000	Case-control	OR = 1.5 (95% CI = 1.1-2.0)
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Chen et al.	2020	China	1000	Case-control	OR = 1.5 (95% CI = 1.1-2.0)

min. separation of two flats: 10.5m
 max. travel: 15m
 Occupancy: 1-2 Storage: Storage
 Circulation: Load
 3,200 kg/m² or 45 kg/m² person = 75 persons
 Min. Exit Width
 80cm/Corridor: 80cm/Passage
 80cm/Person = 75 / 877mm
 200cm
 80cm/Person = 75 / 877mm

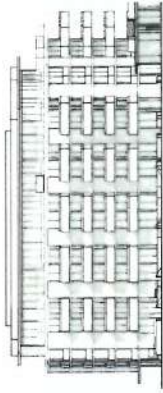
4 Level Penthouse Key
SCALE = 1:500

2 Level 2 Key
SCALE = 1:500

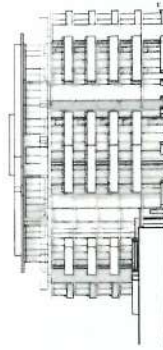
Level 1 Key
SCALE = 1:500

3 Level P1 Key

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Development Services - Division



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



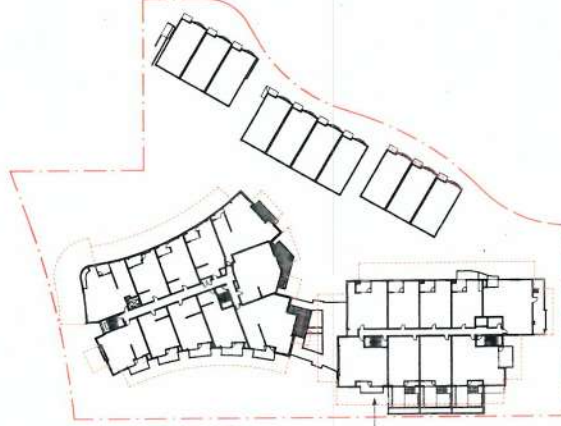
NORTH ELEVATION

NORTH ELEVATION - MORE THAN 9M FROM LIMITING DISTANCE LINE

BASED ON TABLE 32.1.10 OF BCBC 2012, A LIMITING DISTANCE OF 9M IS REQUIRED FOR THE EXPOSURE OF A UNIT, COMPARTMENT EXPOSURE BUILDING FACE IS REQUIRED OR LESS. THE RESULTANT MINIMUM DISTANCE OF 9M IS REQUIRED FOR THE EXPOSURE OF A UNIT SCENARIO. THE WORST CASE SCENARIO UNIT SCENARIO IS THE EXPOSURE OF BUILDING IN THE NORTH UNIT ON LEVEL 1.

THE OFFSET PLAN KEY, A MIN LIMITING DISTANCE OF 9M IS REQUIRED FOR THE EXPOSURE OF A UNIT SCENARIO. THE OFFSET PLAN KEY, A MIN LIMITING DISTANCE OF 9M IS REQUIRED FOR THE EXPOSURE OF A UNIT SCENARIO.

BUILDING A LOBBY IS AN EXCEPTION, AS IT IS A COMMON AREA AND NOT A UNIT. THE MIN LIMITING DISTANCE OF 9M IS REQUIRED FOR THE EXPOSURE OF A UNIT SCENARIO. THIS IS ILLUSTRATED AS SUCH IN THE PLAN DIAGRAM.



LIMITING DISTANCE OFFSET KEY

THIS DIAGRAM DEMONSTRATES

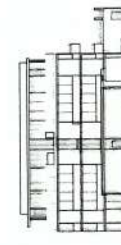
WORST CASE
 SCENARIO
 LIMITING
 DISTANCE OFFSET
 ANALYSIS ILLUSTRATES
 MINIMUM OFFSET
 REQUIRED



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

CALCULATION TABLE

NO	DESCRIPTION	DATE
1	1201 Fort Street	2014-09-02
2	Abstract Developments	2014-09-02
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20	Abstract Developments	2014-09-02

Code Compliance

1201 Fort Street

Abstract Developments

1201 Fort Street

Abstract Developments

1201 Fort Street

Abstract Developments

1201 Fort Street

Abstract Developments

1201 Fort Street

Abstract Developments

1201 Fort Street

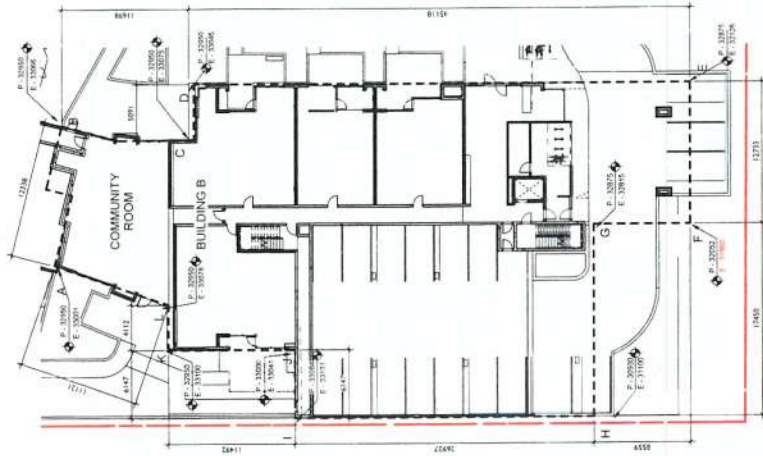
Abstract Developments

1201 Fort Street

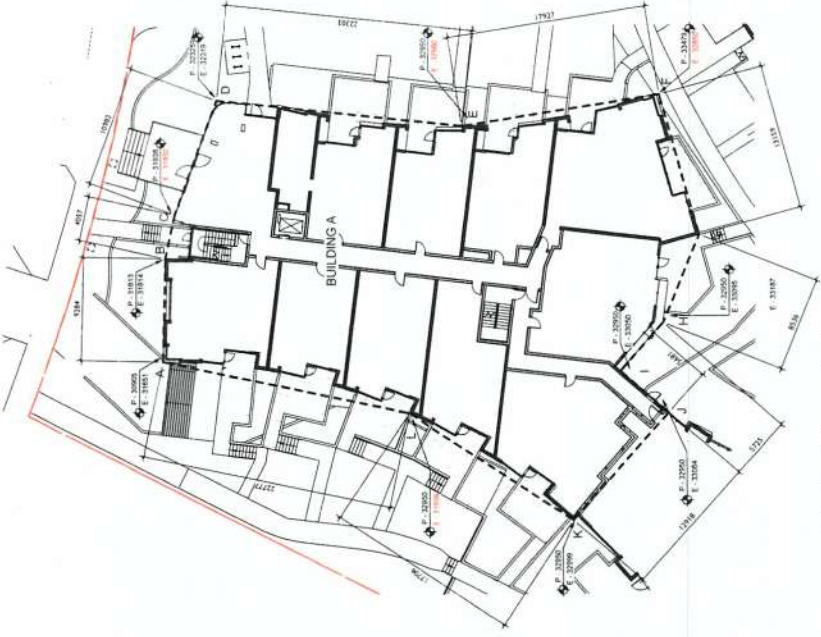
Abstract Developments

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A102-M



2 Building B - Average Grade
 SCALE = 1:200



1 Building A - Average Grade
 SCALE = 1:200

NOTE: RED (may show as grey) TEXT INDICATES WHERE EXISTING GRADE WAS USED TO DETERMINE AVERAGE GRADE

Average Grade Table

Point	Elevation
A	30605
B	31813
C	31932
D	32325
E	32560
F	32850
G	33187
H	32950
I	32950
J	32950
K	32950
L	31936

Span	Between Points
A to B	9,284 mm
B to C	4,057 mm
C to D	10,982 mm
D to E	22,303 mm
E to F	17,927 mm
F to G	13,159 mm
G to H	8,536 mm
H to I	5,725 mm
I to J	5,681 mm
J to K	12,918 mm
K to L	17,706 mm
L to A	22,777 mm

Point	Elevation
A	30605
B	31813
C	31932
D	32325
E	32560
F	32850
G	33187
H	32950
I	32950
J	32950
K	32950
L	31936

Span	Between Points
A to B	12,338 mm
B to C	11,837 mm
C to D	5,091 mm
D to E	44,978 mm
E to F	12,733 mm
F to G	8,559 mm
G to H	17,450 mm
H to I	26,927 mm
I to J	6,147 mm
J to K	11,492 mm
K to L	4,112 mm
L to A	11,121 mm

406,537,100 mm
390,029,150 mm
167,748,450 mm
1,463,494,164 mm
408,003,519 mm
276,284,520 mm
554,295,250 mm
861,852,489 mm
203,109,174 mm
378,948,700 mm
135,490,400 mm
366,436,950 mm
5245796916

32488.76338
Average Grade

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1201 Fort Street



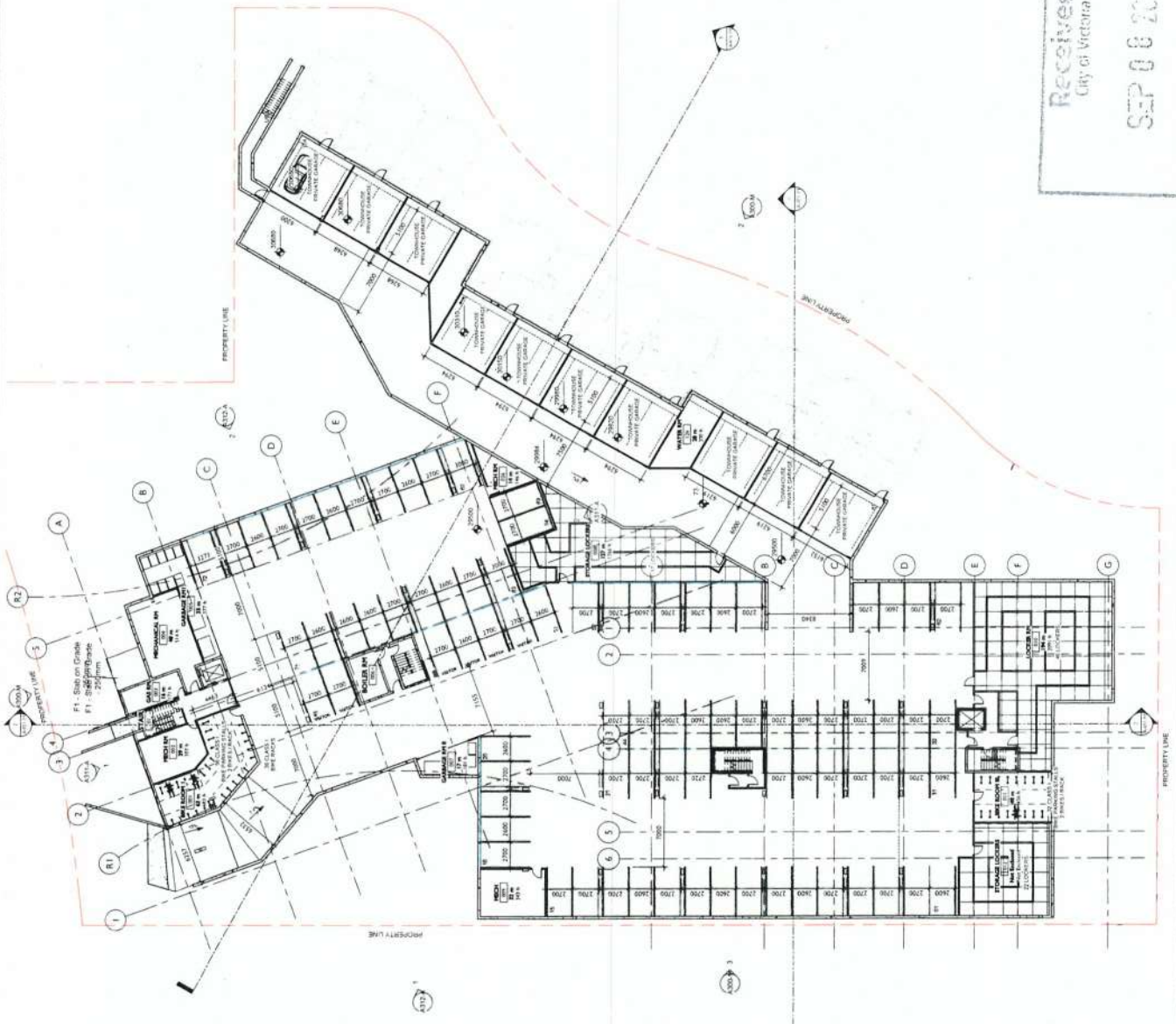
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1201 Fort Street
Victoria, BC V8V 3L1

Victoria, BC V8V 3L1

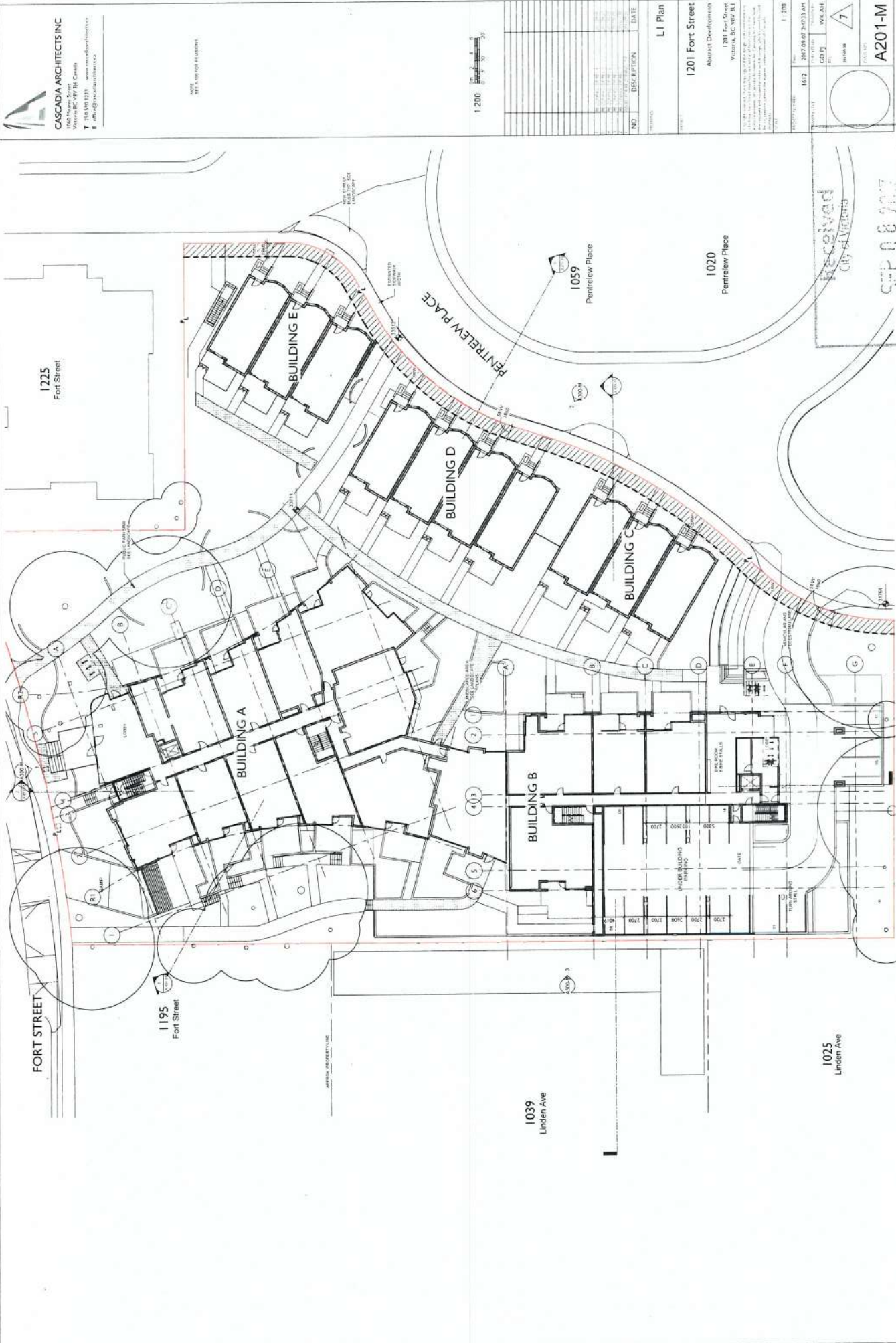
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Report Date	15/12	2011/09/07 2:47:15 AM	Printed At
Reported By		CDM	WV AH



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City of Victoria
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Development Services Division



CASCADE ARCHITECTS INC
 1201 Fort Street
 Victoria, BC V8W 2P6
 T 250.580.1231 www.cascadearchitects.ca
 E info@cascadearchitects.ca

NOTE:
 SEE 3D MODEL FOR DETAILS

1:200
 0m 2m 4m 6m 8m 10m

LI Plan

1201 Fort Street
 Altruist Development

1201 Fort Street
 Victoria, BC V8W 2P6

PROJECT NO. 1201
 DATE 2017.08.07 2:03:31 AM
 DRAWN BY VK AH
 CHECKED BY 7
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CASCADIA ARCHITECTS INC.
1000 Pacific Street
Victoria, BC V8W 2G1
T 250.555.3333 www.cascadiaarchitects.ca
E info@cascadiaarchitects.ca

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L2 Plan

1201 Fort Street

Abstract Developments

1201 Fort Street

Victoria, BC V8W 2G1

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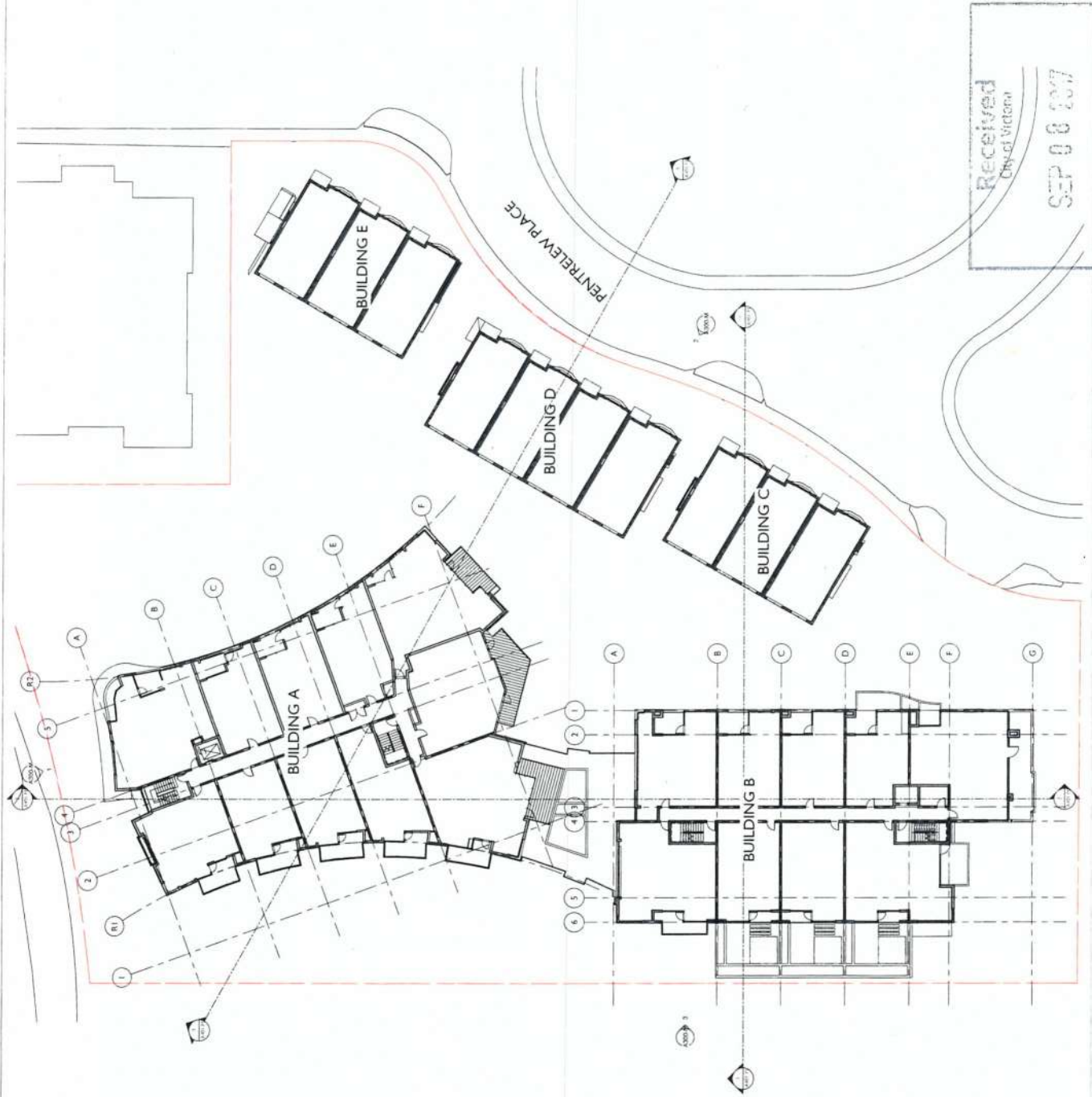
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1201 Fort Street

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City of Victoria

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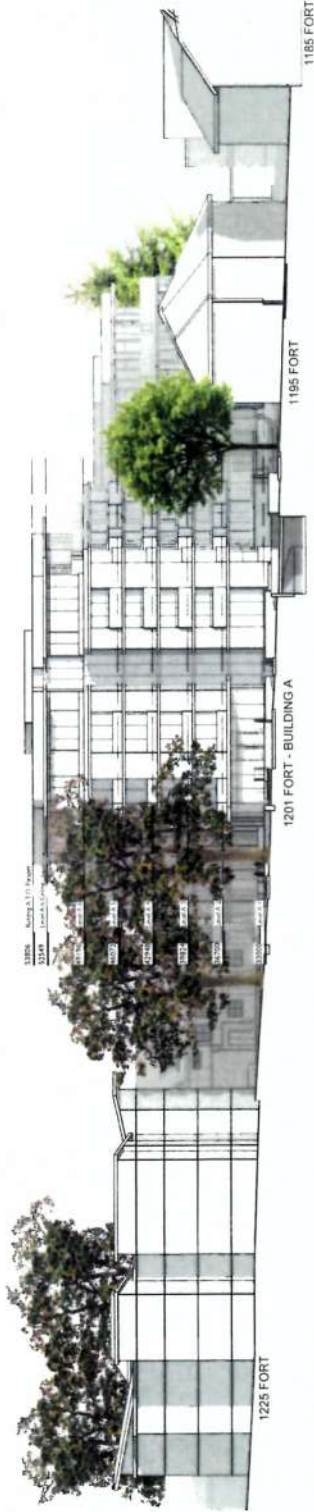
Planning & Development Department
Development Services Division





CASCADIA ARCHITECTS INC.
1201 Fort Street
Victoria BC, V8W 2H1 Canada
T 250.595.3373 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca

NOTE: SEE INDIVIDUAL BUILDING
ELEVATIONS FOR DETAILS



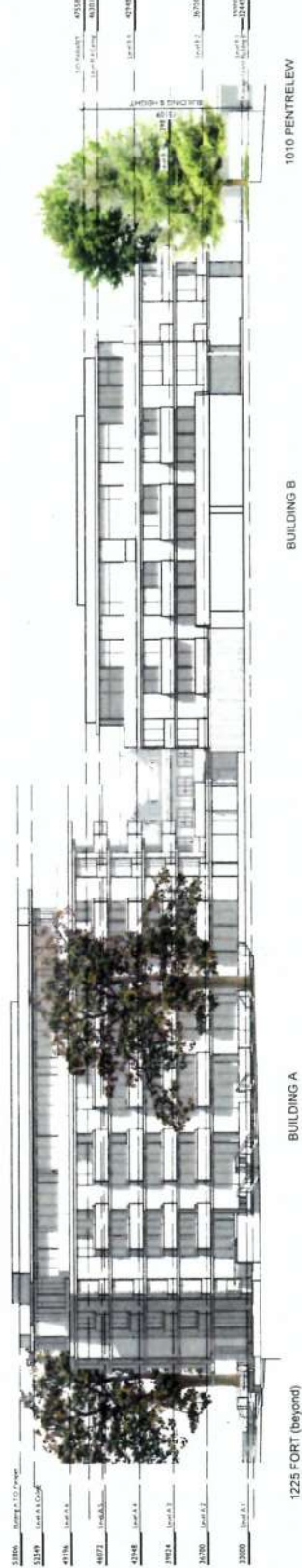
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NOTE: ELEVATIONS ILLUSTRATE EXISTING
LANDSCAPE. SEE LANDSCAPE DRAWINGS
FOR DETAILS.



2 Site East Elevation - Pentrelew
SCALE = 1:200

NOTE: ELEVATIONS ILLUSTRATE EXISTING
LANDSCAPE. SEE LANDSCAPE DRAWINGS
FOR DETAILS.



3 Site West Elevation - Linden
SCALE = 1:200

NOTE: ELEVATIONS ILLUSTRATE EXISTING
LANDSCAPE. SEE LANDSCAPE DRAWINGS
FOR DETAILS.

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Context Elevations

1201 Fort Street

Abstract Developments
1201 Fort Street
Victoria, BC V8W 2H1

Client: Abstract Developments
Architect: Cascadia Architects Inc.
Project: 1201 Fort Street
Phase: 1.0
Scale: 1:200
Date: 2017.08.13

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NO.	DESCRIPTION	DATE
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Site & Context Sections

1201 Fort Street

Abstract Developments

1201 Fort Street
 Victoria, BC V8V 3L1

Client: Abstract Developments
 Project: 1201 Fort Street
 Drawing: 1201 Fort Street - Site & Context Sections
 Date: 2017.08.07
 Scale: 1:200

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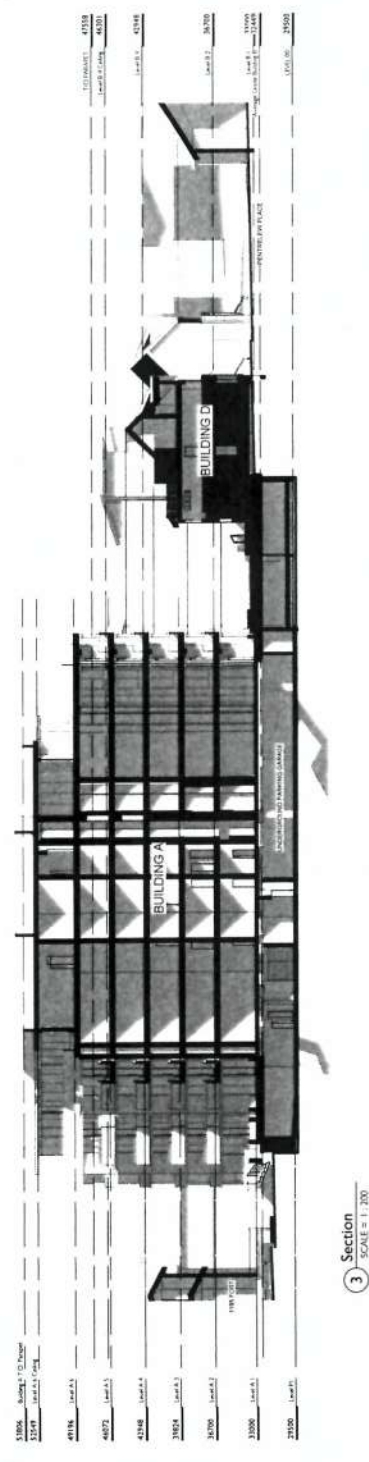
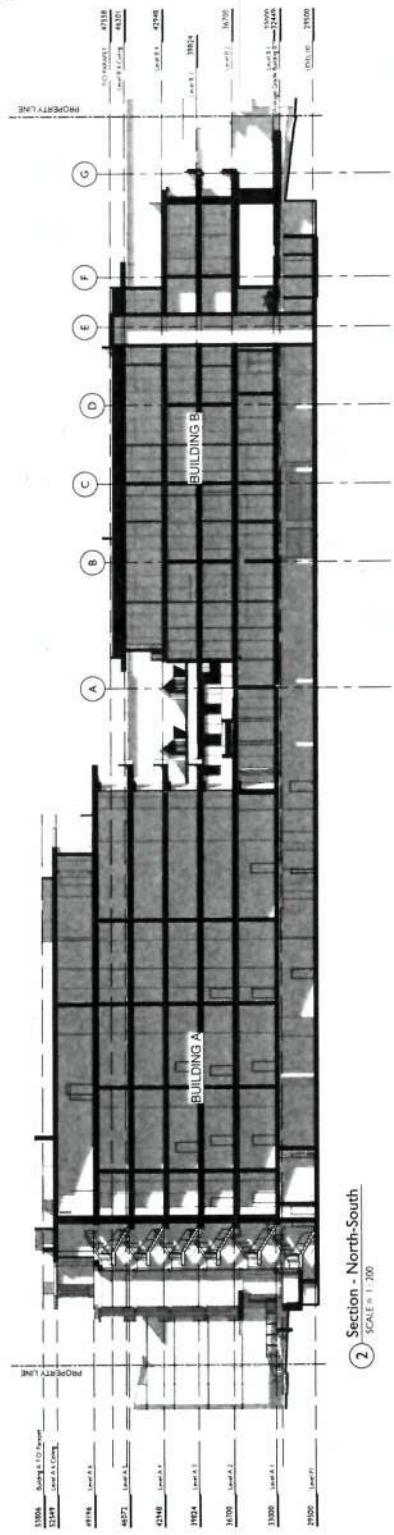
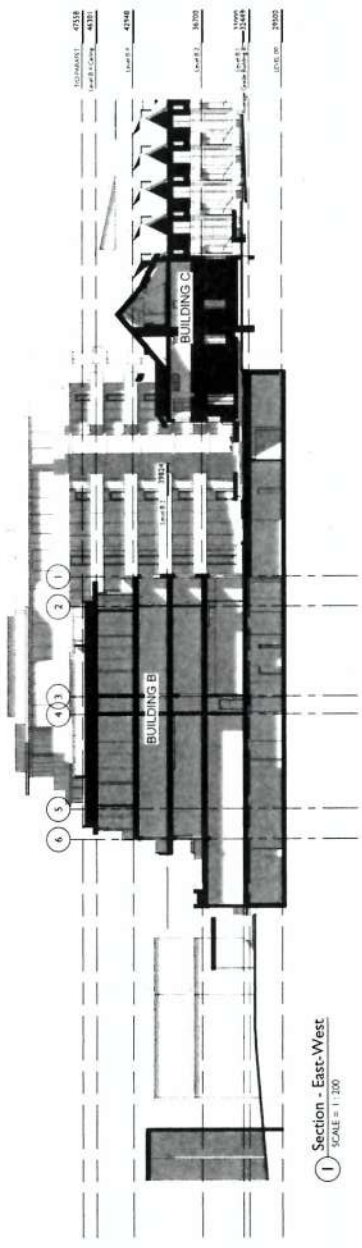
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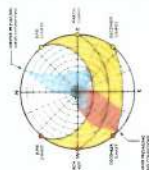
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Shadow Study

1201 Fort Street

Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 2H1

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PROJECT NAME: 1201 Fort Street
 PROJECT LOCATION: 1201 Fort Street
 PROJECT OWNER: Abstract Developments

PROJECT NUMBER: 1612
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PROJECT NAME: 1201 Fort Street
 PROJECT LOCATION: 1201 Fort Street
 PROJECT OWNER: Abstract Developments



Summer Solstice

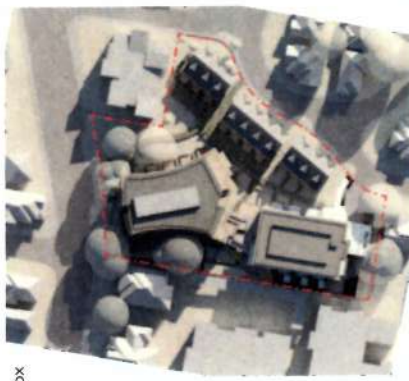
9am



12pm



3pm



Spring/Fall Equinox

9am



12pm



3pm

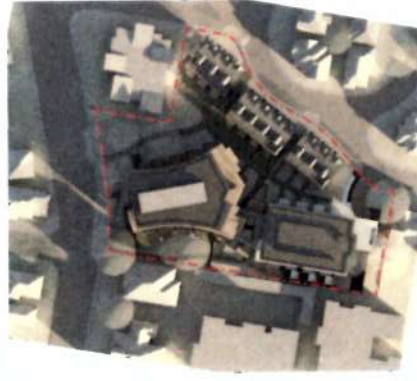


Winter Solstice

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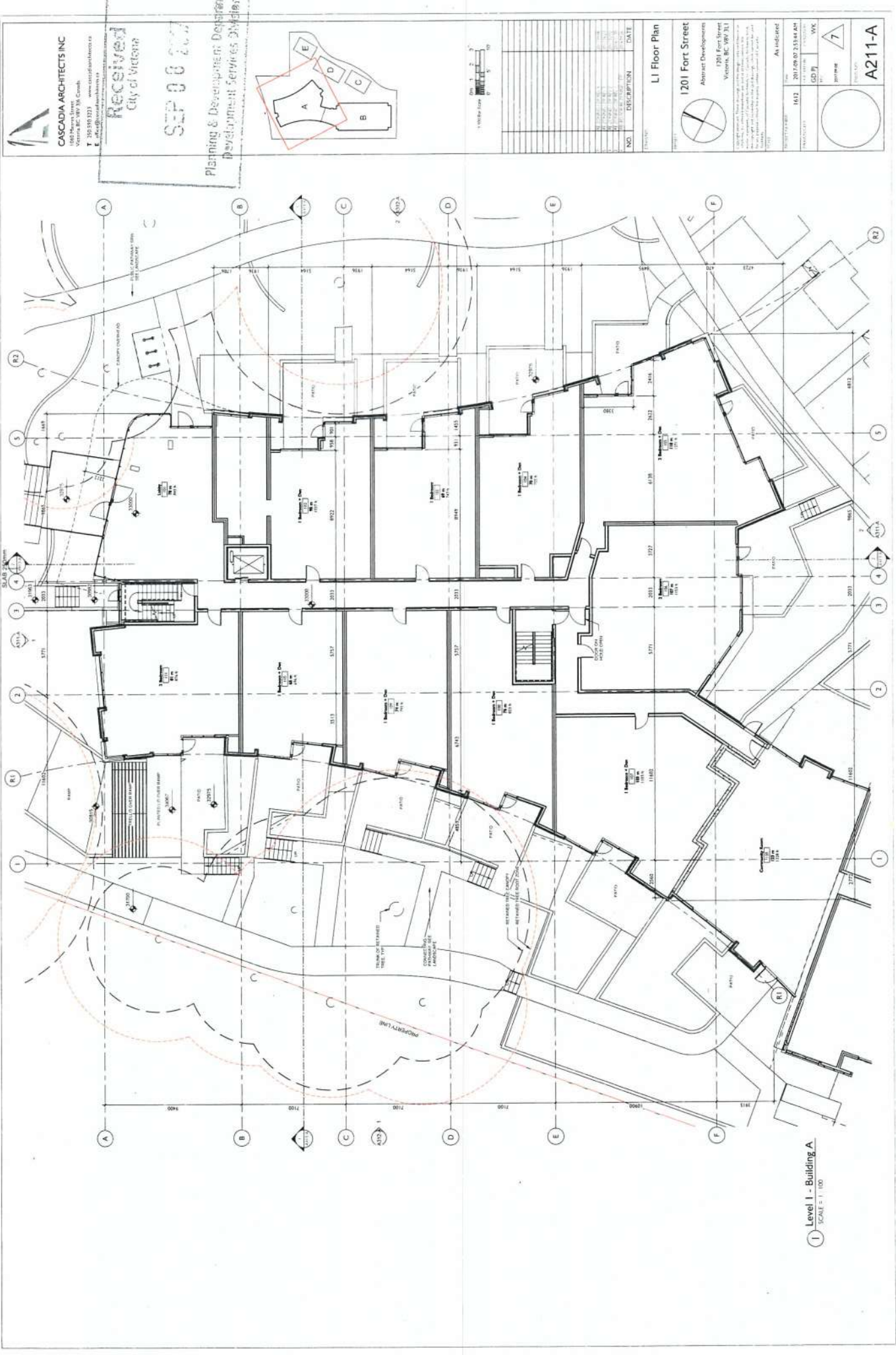
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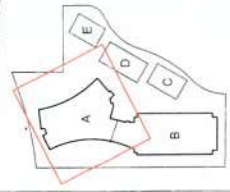


① Level 1 - Building A
SCALE = 1/100

CASCADIA ARCHITECTS INC.
1800 Marine Street
Victoria, BC V8W 2K6 Canada
Tel: 250.383.1333
Fax: 250.383.1334
www.cascadiaarchitects.com

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NO.	DESCRIPTION	DATE
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LI Floor Plan

1201 Fort Street

Abstract Development
1201 Fort Street
Victoria, BC V8W 2K6

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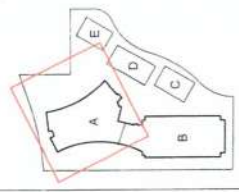
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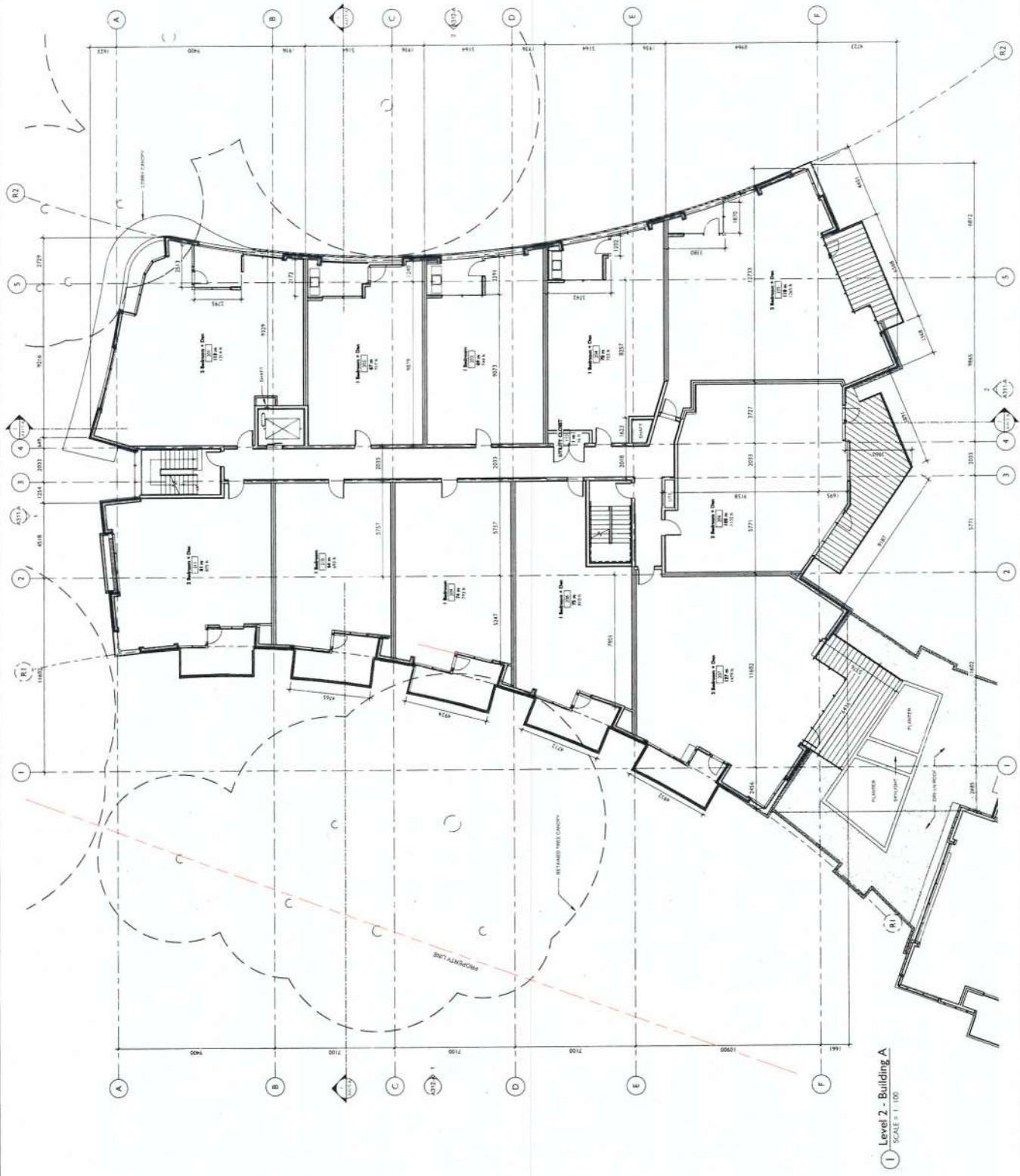
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L2 Floor Plan

1201 Fort Street
Abstract Developments
1201 Fort Street
Victoria, BC V8W 3L1



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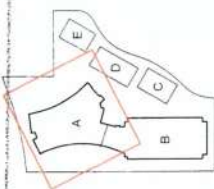


Level 2 - Building A



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City of Victoria

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Planning & Development Dep
Development Services Div[illegible]

L6 Penthouse Floor Plan

1201 Fort Street



Abstract Developments
1201 Fort Street

THE ARMA, INC. 11100221A

As indicated

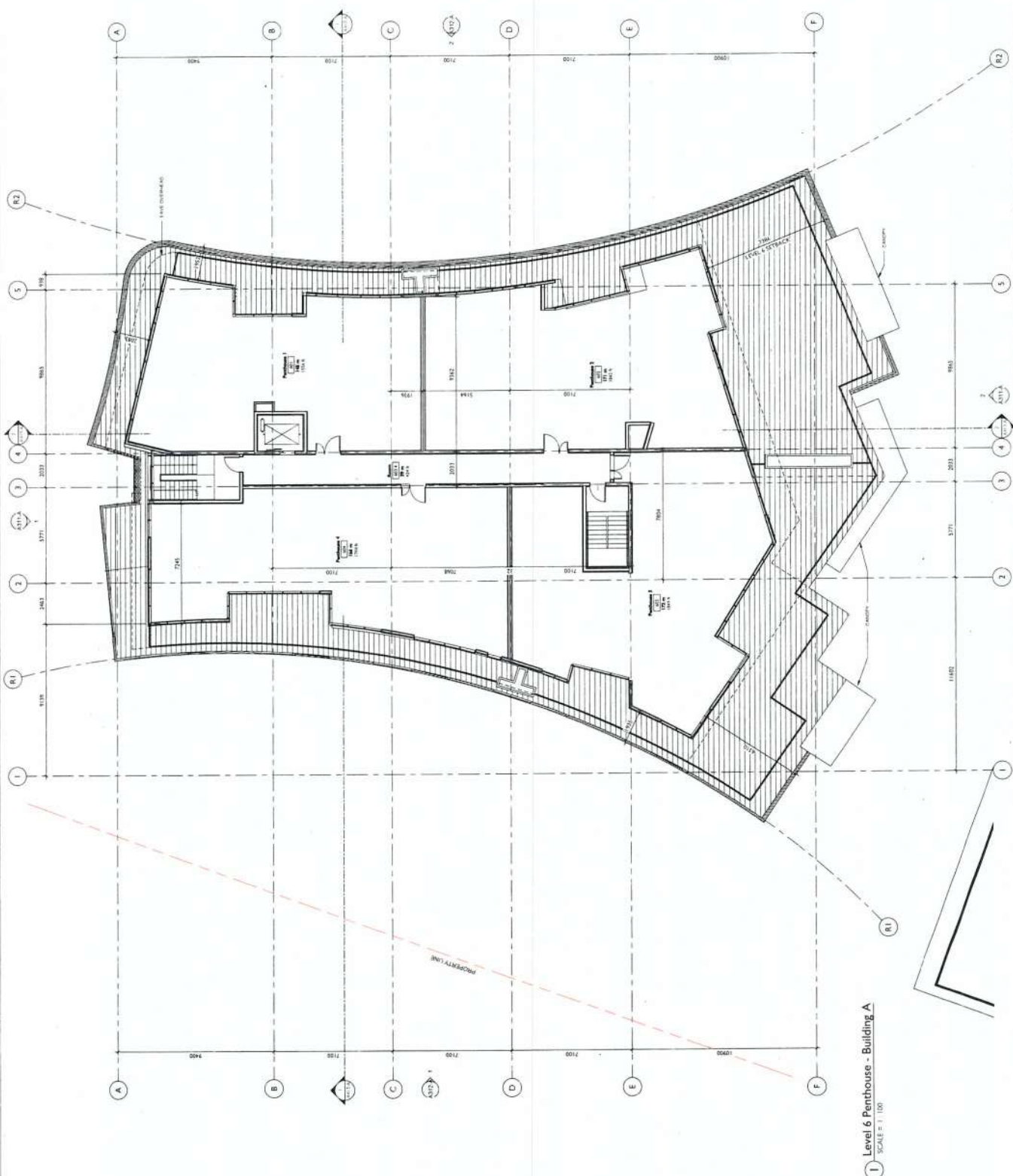
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relativitet	relativitet	relativitet
GD PJ	GD PJ	GD PJ
WK	WK	WK

2017 000 000

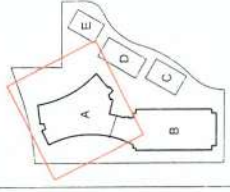
7

	radius type
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Level 6 Penthouse - Building A
SCALE = 1 | 100

- Exterior Materials**
- 1 Concrete Block - A Pattern
 - 2 Concrete Block - B Pattern
 - 3 Concrete Block - C Pattern
 - 4 Concrete Block - D Pattern
 - 5 Concrete Block - E Pattern
 - 6 Concrete Block - F Pattern
 - 7 Prefinished Aluminum Panel - Light
 - 8 Prefinished Aluminum Panel - Dark
 - 9 Prefinished Aluminum Panel - Medium
 - 10 Prefinished Aluminum Panel - Dark
 - 11 Prefinished Aluminum Panel - Dark
 - 12 Prefinished Aluminum Panel - Dark
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 - 14 Prefinished Aluminum Panel - Dark
 - 15 Prefinished Aluminum Panel - Dark



NO	DESCRIPTION	DATE
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2	1201 Fort Street	2017.09.07
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North and South Elevations

1201 Fort Street

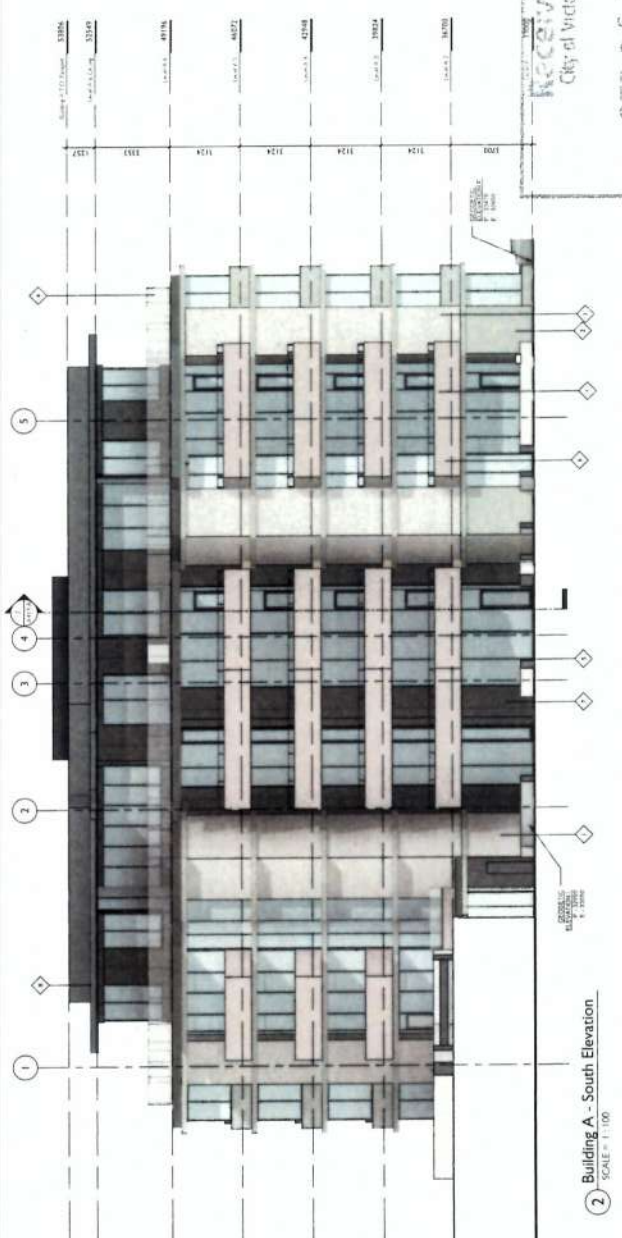
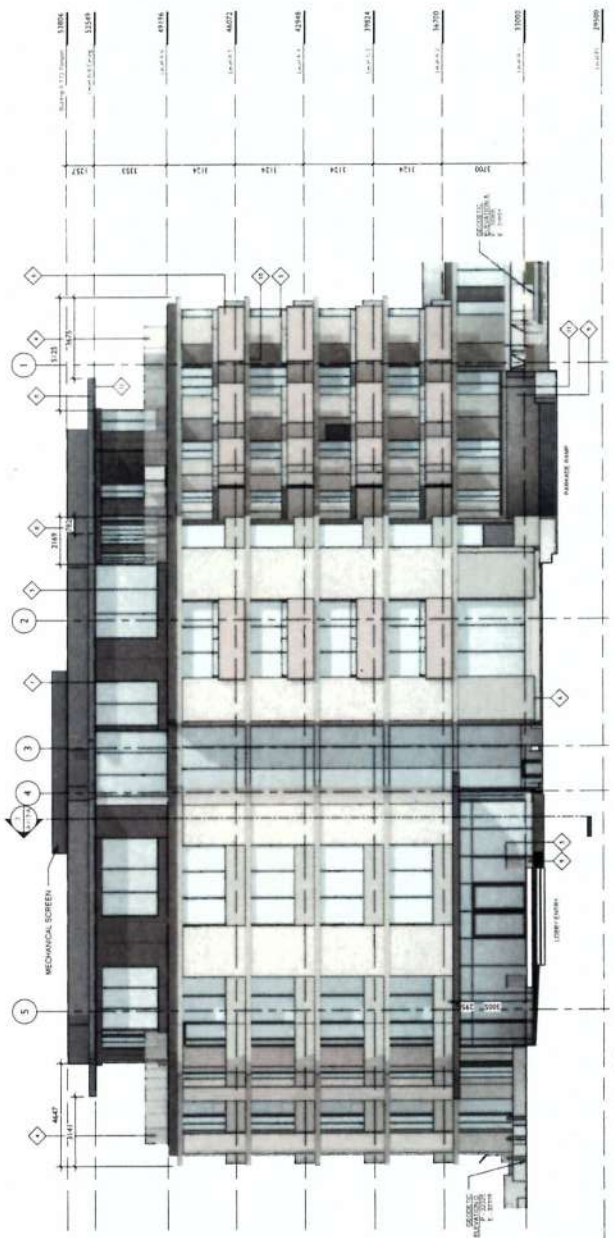
Abstract Development
 1201 Fort Street
 Victoria, BC V8P 1C1

Architect: Cascadia Architects Inc.
 Project No: 1201 Fort Street
 Date: 2017.09.07
 Scale: 1:100

As indicated
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 2017.09.07 14:13 AM

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A311-A

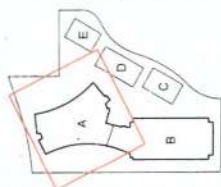


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 City of Victoria
 Planning & Development Department
 Development Services Division
 SEP 08 2017



Exterior Materials

- | # | Material Description |
|----|---|
| 1 | Common brick - A Pattern |
| 2 | Common brick - B Pattern |
| 3 | Common brick - C Pattern |
| 4 | Glazed Glue Rail |
| 5 | Light Woodwork - Oak Bronze Finish |
| 6 | Perforated Aluminum Faced - Light Bronze Finish |
| 7 | Perforated Metal Panel - Weather Zinc |
| 8 | Perforated Metal - Dark Gray |
| 9 | Architectural Concrete |
| 10 | Aluminum Prefinished Embossed - Gray (Semi) |
| 11 | Aluminum Prefinished Embossed - Linear Grain (Semi) |

[illegible]

East and West Elevations

1201 Fort Street

Abstract Developments

1201 Fort Street

1. The first column of the matrix is the identity matrix I_n .	2. The second column of the matrix is the vector $\begin{bmatrix} 1 \\ 1 \\ \vdots \\ 1 \end{bmatrix}$.
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by the 7th century AD. It may be that the
of people, which represents the
more than 100,000 at 7th century.

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A312-A

1

Architectural elevation drawing of a building facade. The drawing is oriented vertically on the page. It features a grid system with horizontal lines labeled A through F and vertical lines labeled 1300, 1320, 1340, 1360, 1380, and 1400. The facade shows a series of vertical columns and horizontal beams, with various structural details and annotations. A section marker '1-1' is visible on the right side. The drawing is a technical representation of a building's exterior, likely for a residential or institutional structure.

① Building A - West Elevation
SCALE = 1 : 100



2 Building A - East Elevation
SCALE = 1 : 100

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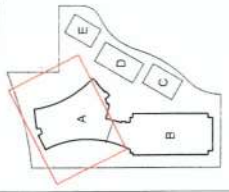
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Development Services Division

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 City of Victoria

SEP 08 2017

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 Development Services Div



NO	DISCUSSION	DATE
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2	Abstract Developments	10/10/16
3	1201 Fort Street	10/10/16
4	Abstract Developments	10/10/16
5	1201 Fort Street	10/10/16
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17	1201 Fort Street	10/10/16
18	Abstract Developments	10/10/16
19	1201 Fort Street	10/10/16
20	Abstract Developments	10/10/16

Building Sections

1201 Fort Street

Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

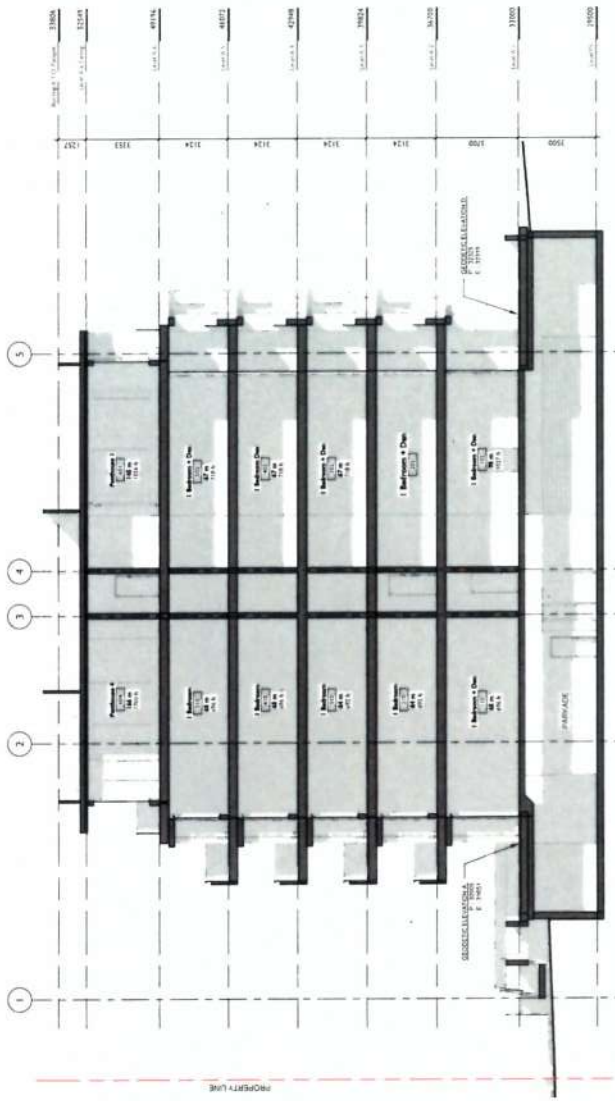
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 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

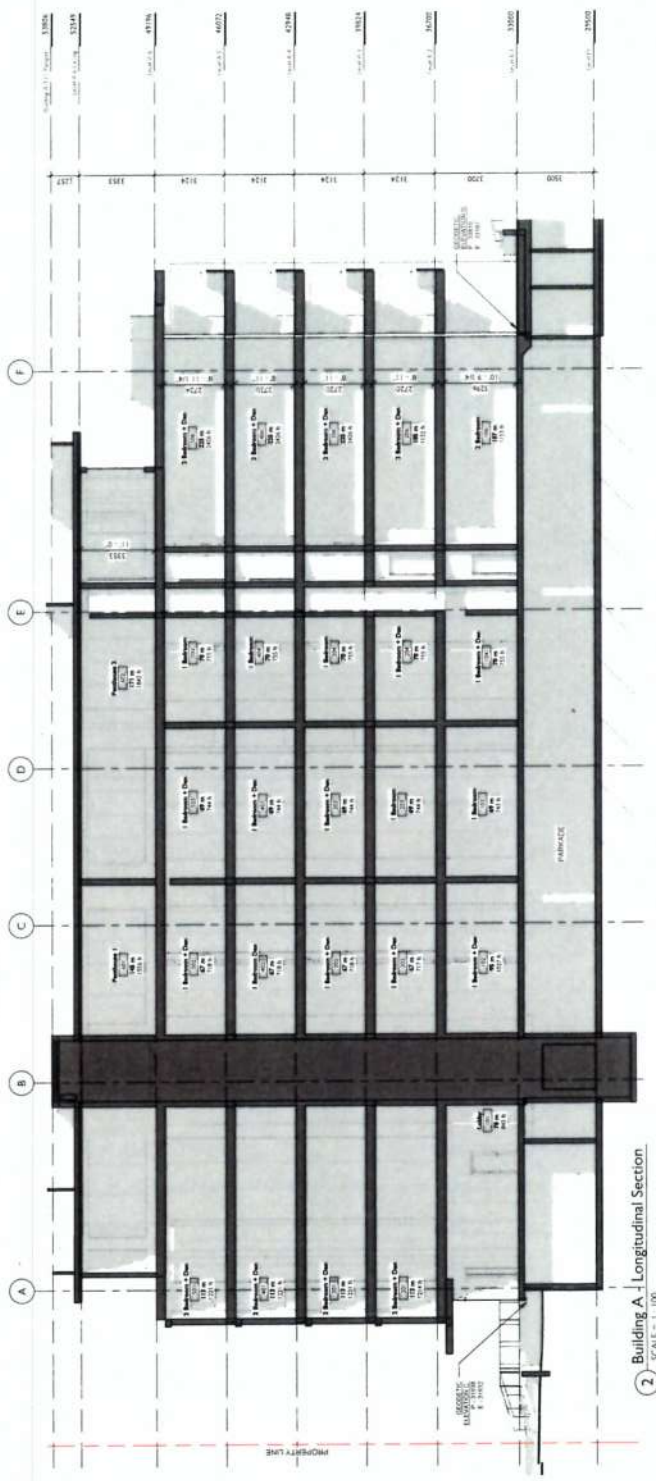
1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1

1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8W 3K1



1 Building A - Cross Section
 SCALE = 1/100



2 Building A - Longitudinal Section
 SCALE = 1/100

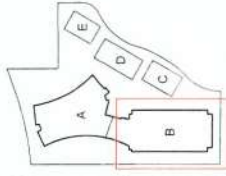


CASCADIA ARCHITECTS INC.
1080 Highway 10, Suite 200
Victoria, BC V8P 1K6 Canada
T 250 595 7323 F 250 595 7324
www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

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City of Victoria

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1" = 10'00" Horizontal Scale
1" = 10'00" Vertical Scale

NO.	DESCRIPTION	DATE
1	1201 Fort Street	08/08/2022
2	1201 Fort Street	08/08/2022
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17	1201 Fort Street	08/08/2022
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19	1201 Fort Street	08/08/2022
20	1201 Fort Street	08/08/2022

LI & L2 Plans

1201 Fort Street

Abstract Developments
1080 Highway 10, Suite 200
Victoria, BC V8P 1K6

As indicated

1613 2017 2018 2019 2020 2021 2022

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1613 2017 2018 2019 2020 2021 2022

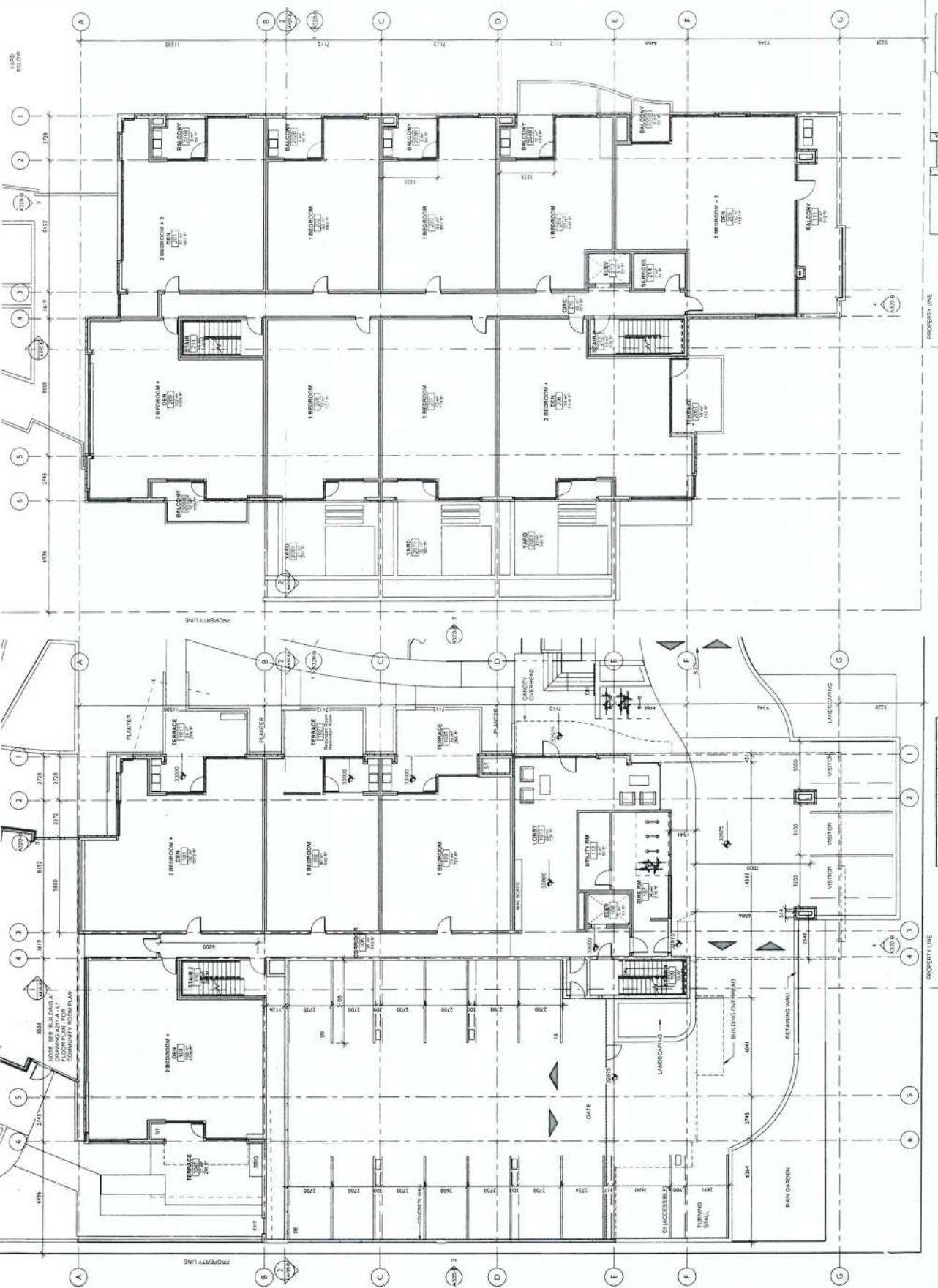
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1613 2017 2018 2019 2020 2021 2022



LEVEL 02
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LEVEL 01
1" = 10'00"

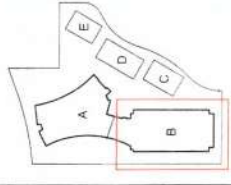


CASCADIA ARCHITECTS INC.
Vancouver, BC V6V 2K6 Canada
T 604.590.3333 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca

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velopment Services 201



NO.	DESCRIPTION	DATE
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2	Abstract Developments	
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L3 & L4 Plans

1201 Fort Street

Abstract Developments

1201 Fort Street

Vancouver, BC V6V 2K6

Abstract Developments

1201 Fort Street

Vancouver, BC V6V 2K6

Abstract Developments

1201 Fort Street

Vancouver, BC V6V 2K6

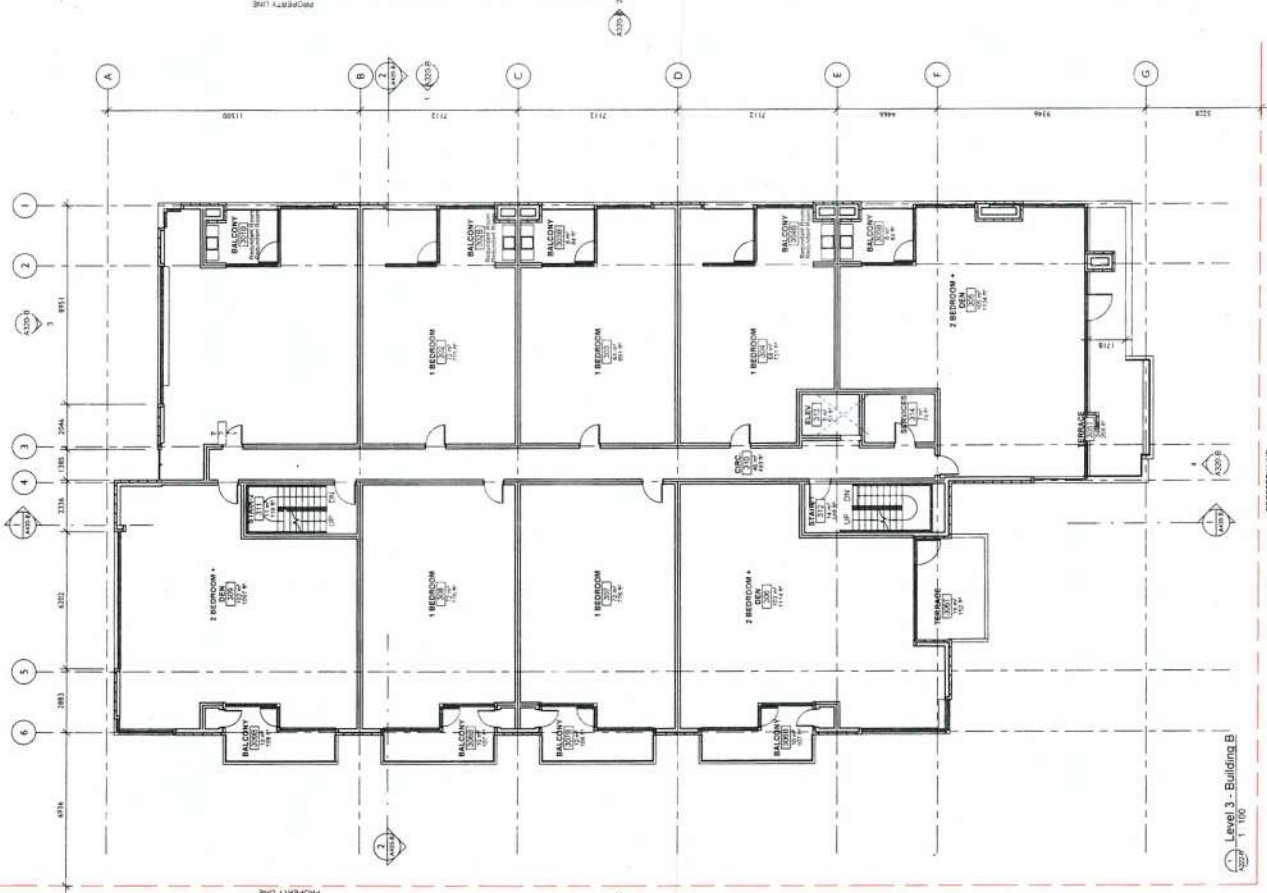
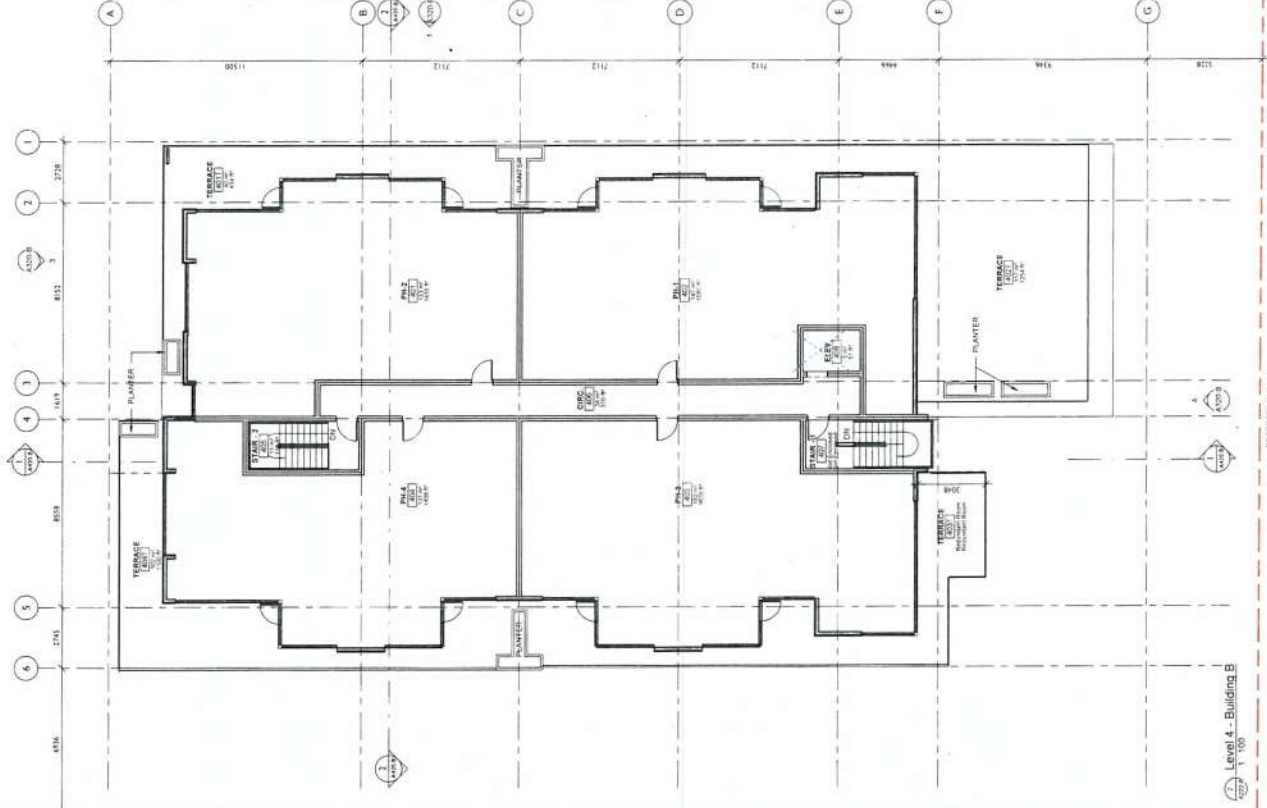
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1201 Fort Street

Vancouver, BC V6V 2K6

Abstract Developments

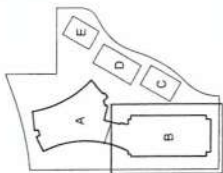
1201 Fort Street



A222-B



Material	Material
Common brick - A Pattern	Aluminum Prefinished Estimation - Gray
Common brick - B Pattern	Aluminum Prefinished Estimation - Linear Grain
Common brick - C Pattern	2 Ply SBS Vapor - with Decorative Bitum.
Glass Curved Rail	
Gray Metalized - On Bronze Finish	
Perforated Aluminum Panel - Light	
Reinforced Aluminum Panel - Light	
Reinforced Metal Panel	
Weathered Zinc	
Prefinished Metal - Dark Gray	
Prefinished Concrete	
Aluminum Prefinished Estimation - Gray	
Aluminum Prefinished Estimation - Linear Grain	
2 Ply SBS Vapor - with Decorative Bitum.	

[illegible]

1201 Fort Street

Abstract Developments
1201 Fort Street
Victoria, BC V8V 3L1

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As indicated.

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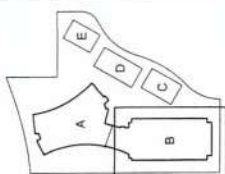
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20-B

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Planning & Development Department
Development Services Division

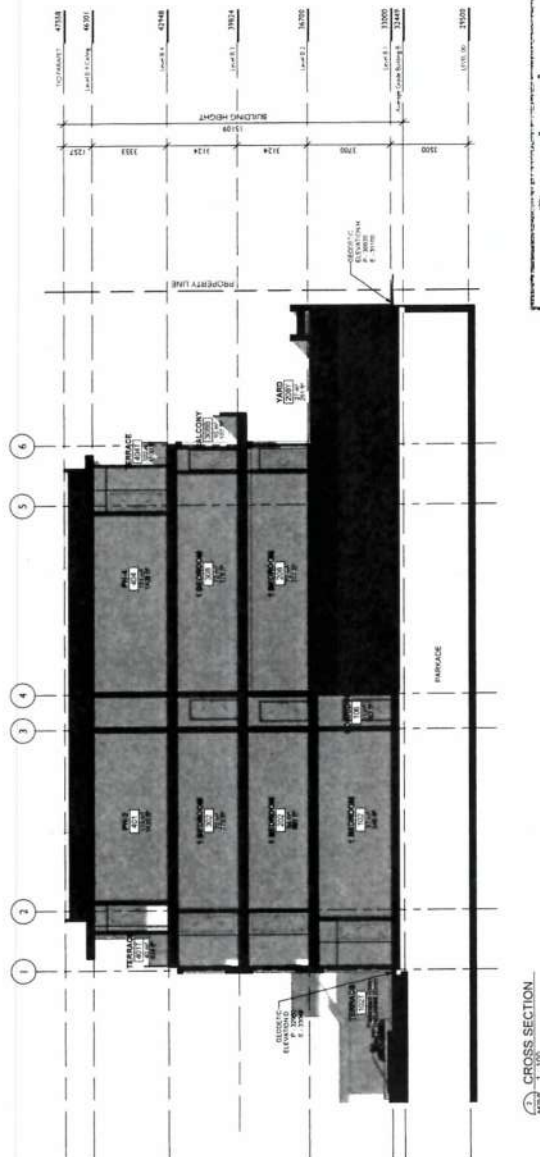
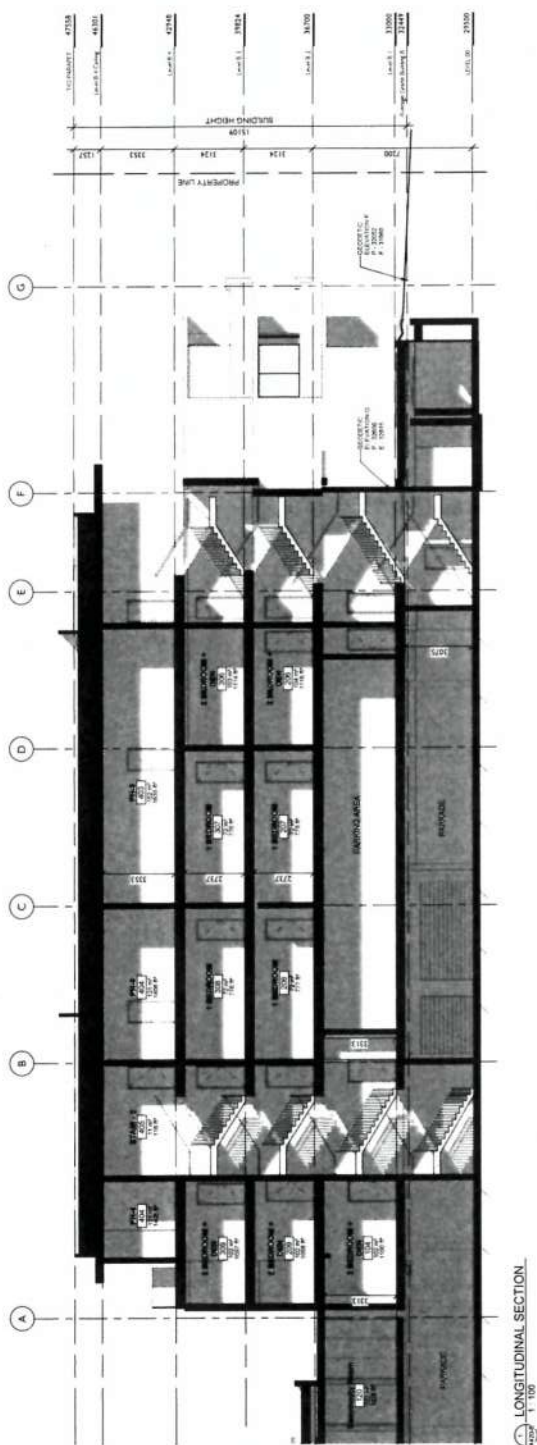
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Building Sections

1201 Fort Street

Abstract Developments
1201 Fort Street
Victoria, BC V8W 2L1[illegible]

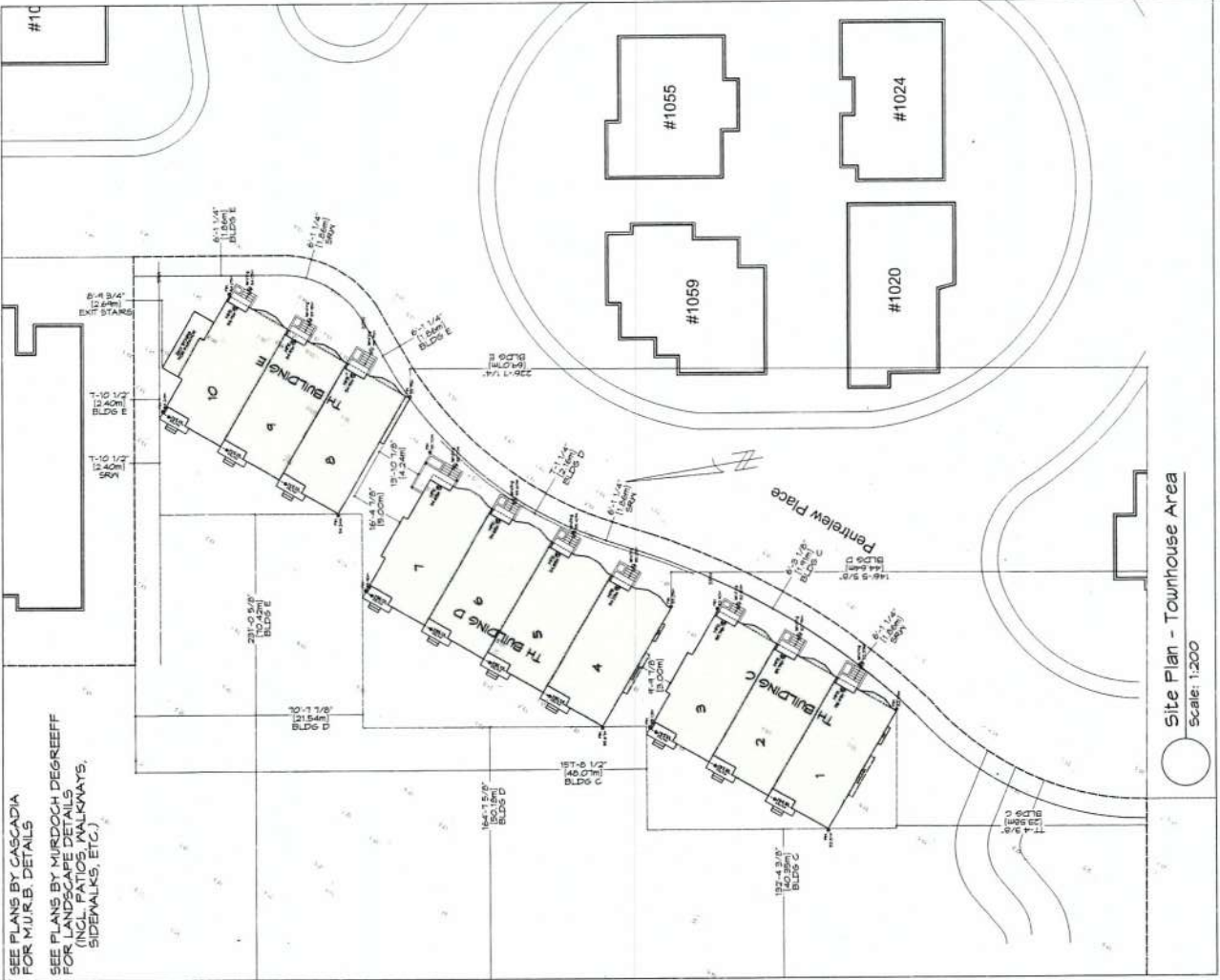
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REVISIONS:	BC
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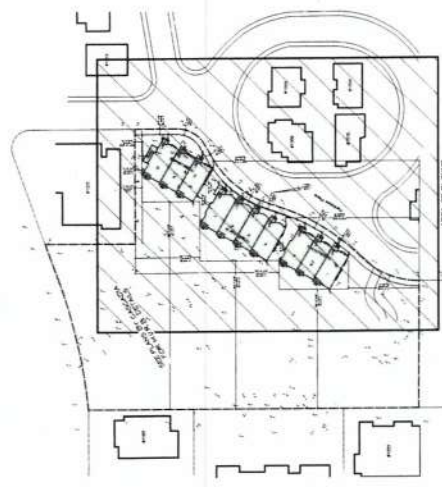
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City of Victoria

2000

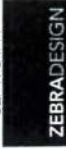
Planning & Development Department
Development Services Division



- DRAWING LIST:**
- B101 SITE PLAN & LOCATION MAP
 - B102 AYS, GRADE CALCULATIONS
 - B201 BUILDING C PLANS
 - B202 BUILDING D PLANS
 - B203 BUILDING E PLANS
 - B301 BUILDING C ELEVATIONS
 - B302 BUILDING D ELEVATIONS
 - B303 BUILDING E ELEVATIONS
 - B401 COMBINED FRONT ELEVATIONS



RE-ISSUED FOR
REZONING & DP
SEPT 01/17



1161 NEWPORT AVE
VICTORIA, B.C. V8S 5E6
PROJECT NO. 2017-0001
P.L.N. (250) 300-2115

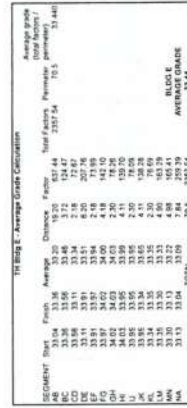
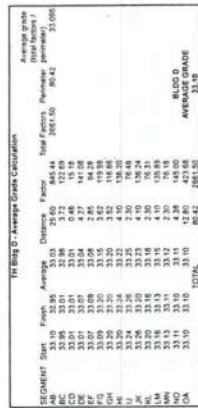
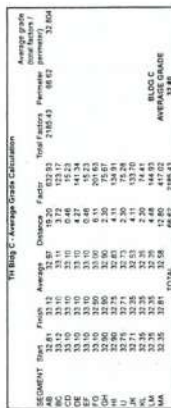
Drawn By: K. KOSMAN
Date: SEPT 26, 2016
Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

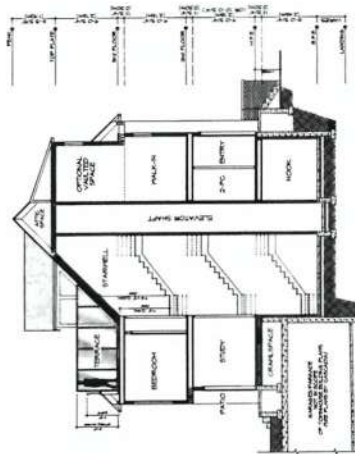
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SITE PLAN &
LOCATION MAP

REV. NO.	DESCRIPTION	DATE
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2	REVISIONS TO SITE PLAN & LOCATION MAP	FEB 02/17
3	REVISIONS TO SITE PLAN & LOCATION MAP	JAN 20/17
4	REVISIONS TO SITE PLAN & LOCATION MAP	SEPT 01/17

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Typ. Section
Scale: 1:100



Typ. Section - Through Stairs/Elevator
Scale: 1:100

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Development Services Division

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REZONING & DP
SEPT. 01/17

161 NEWPORT AVE
VICTORIA, B.C. V8S 5E6
Phone: (250) 360-2114

Phone: (250) 360-2114
Fax: (250) 360-2115

Prepared By: K. KOSHIAN
Date: SEPT 26, 2016

Scale: AS NOTED

Project: PROPOSED
COANHOUSES

201 FORT ST.

Title: AVERAGE GRADE

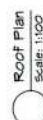
CALCULATIONS & TYP. SECTIONS

Revision:	Sheet:
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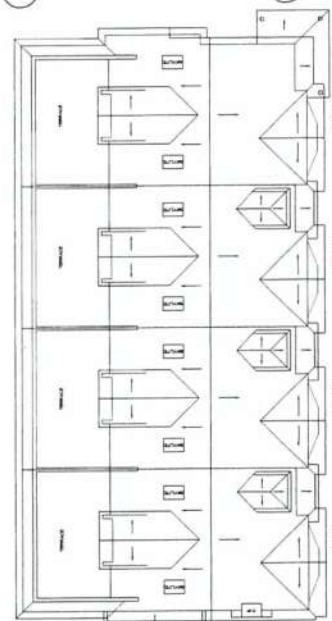
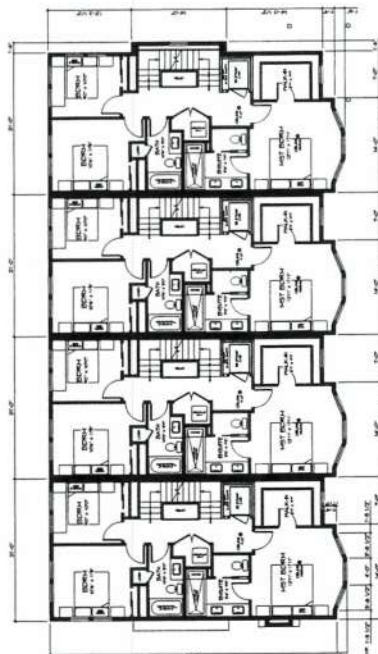
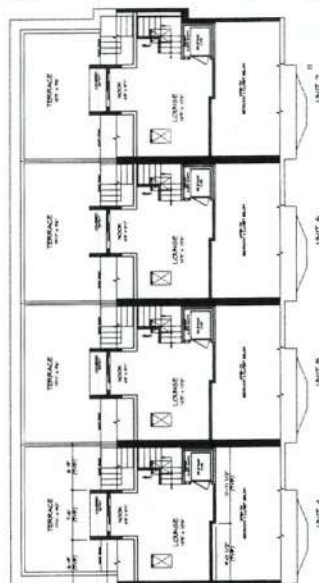
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102

JUL 2011 15/4 15/4	PROJ. NO. TBD
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1161 NEWPORT AVE VICTORIA, B.C. V8S 5E6 Phone: (250) 360-2144 Fax: (250) 360-2115	Drawn By: K. KOSMAN Date: SEPT 26, 2016 Scale: AS NOTED	Project: PROPOSED TOWNHOUSES 1201 FORT ST.	Title: BUILDING C FLOOR PLANS	Revision: Sheet: 18 OF 20 REVISED 2017 REVISED 2017 REVISED 2017 REVISED 2017	Proj No: TED 201
NO. 5076	NOV 2016	NO. 5076	NOV 2016	NO. 5076	NOV 2016
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2	REVISED FLOOR PLAN TO RECONFIGURE ENTRY AND PLANTER BOX 1' X 6' PLANTER BOX AND 1' X 6' PLANTER BOX	NO. 5076	JAN 2017	NO. 5076	JAN 2017
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50	NO CHANGES	NO. 5076	SEP 2017	NO. 5076</	



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City of Victoria

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Planning & Development Department
Development Services Division

Development Services Division

RE-ISSUED FOR
REZONING & DP
SEPT. 01/17

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REZONING & DP
SEPT. 01/17

SEPT. 01/17

ZEBRA DESIGN

161 NEWPORT AVE
VICTORIA, B.C. V8S 5E6

Phone: (250) 360-2144
Fax: (250) 360-2115

DATE: SEPT 26, 2016

Name: AS NOTED
Project:

PROPOSED TOWNHOUSES

201 FORT ST.

Building Design
Floor Plans

0.001

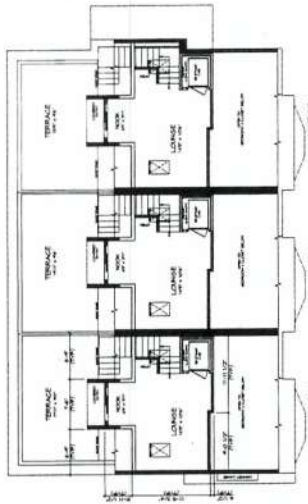
Revision: 0001
 Sheet: 3 of 3

202

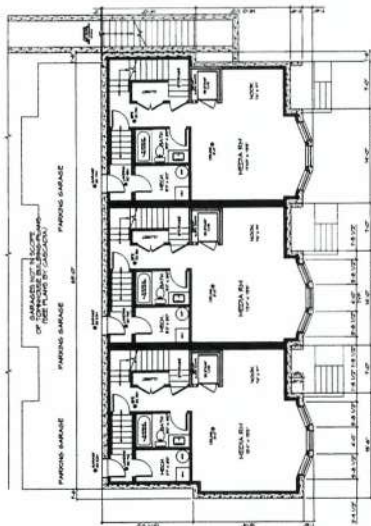
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10. 2011	
EV 4	
10/17/2011	



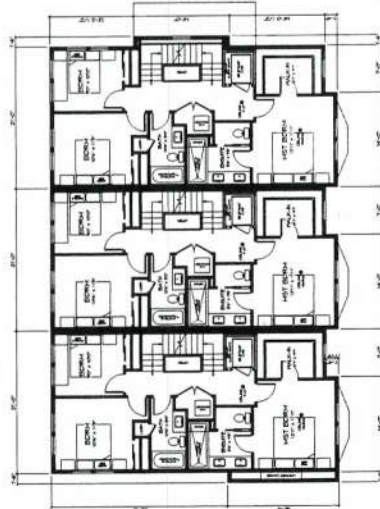
Main Floor Plan
Scale: 1:100



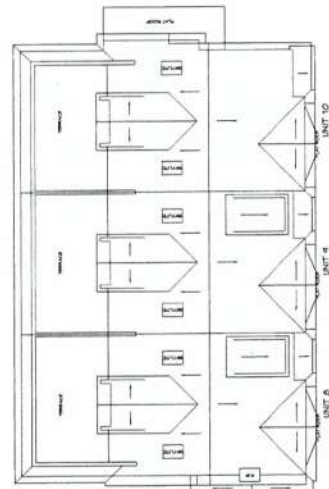
3rd Floor Plan
Scale: 1:100



Lower Floor Plan
Scale: 1:100



2nd Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

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1161 NEWPORT AVE
VICTORIA, B.C. V8S 5E6
TEL: (250) 360-2114
FAX: (250) 360-2115

Drawn By: K. KOSMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:

PROPOSED
TOWNHOUSES
1201 FORT ST.

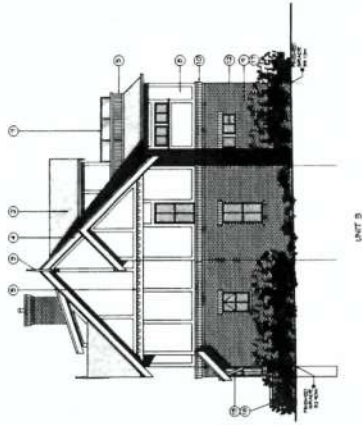
1161
BUILDING E
FLOOR PLANS

Revision: Sheet: B 203

Project No: TBD

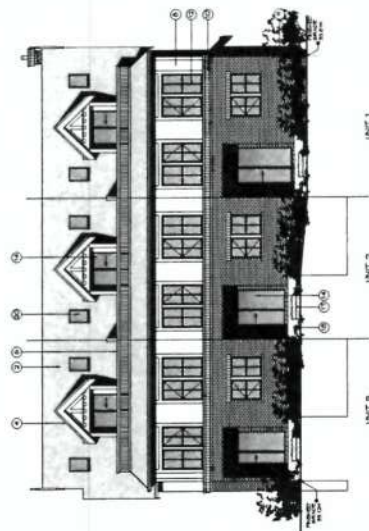
REV.	DATE	DESCRIPTION
1	NOV 2016	NOV 2016 REVISED & OF PLANS TO
2	FEB 2017	NOV 2016 REVISED & OF PLANS TO
3	JAN 2017	NOV 2016 REVISED & OF PLANS TO
4	SEP 2017	NOV 2016 REVISED & OF PLANS TO

- FINISH SCHEDULE LIST**
- 1 STAINLESS STEEL METAL ROOFING
 - 2 ASPHALT/FIBERGLASS SINGLE ROOFING
 - 3 DECORATIVE FINISH
 - 4 BRICK VENEER (PAINTED)
 - 5 BRICK VENEER (PAINTED)
 - 6 BRICK VENEER (PAINTED)
 - 7 BRICK VENEER (PAINTED)
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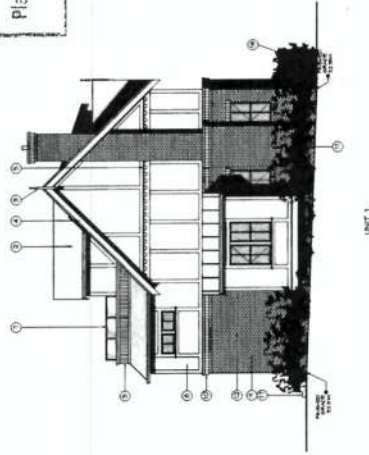


Front Elevation
Scale: 1:100

Side (N) Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100

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ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA, B.C. V8S 5S6
Phone: (250) 360-2144
Fax: (250) 360-2115
Drawn By: K. KOSHMAN
Date: SEPT 26, 2016
Scale: AS NOTED

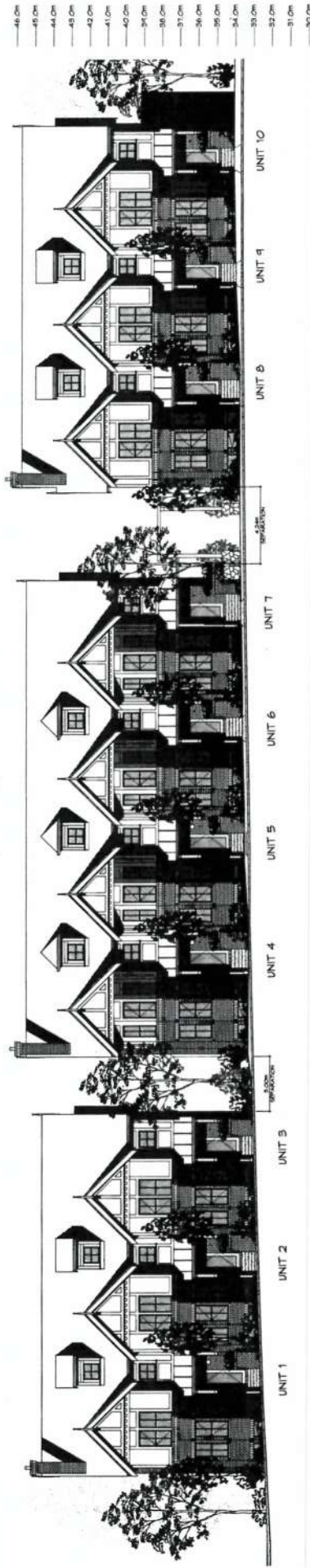
Unit 1	Unit 2	Unit 3
Imperial 19.88 5.00 103.59 20.68%	Imperial 19.88 5.00 103.59 21.41%	Imperial 19.88 5.00 103.59 22.24%
Metric 0.50 0.13 2.63 5.33%	Metric 0.50 0.13 2.63 5.68%	Metric 0.50 0.13 2.63 5.90%

REV. NO.	DESCRIPTION	DATE
1	REVISIONS TO DRAWING: 1. ADDITION OF 10' X 10' PORCH TO FRONT OF BUILDING. 2. ADDITION OF 10' X 10' PORCH TO REAR OF BUILDING. 3. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 4. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 5. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 6. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 7. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 8. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 9. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 10. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING.	NOV 2016
2	REVISIONS TO DRAWING: 1. ADDITION OF 10' X 10' PORCH TO FRONT OF BUILDING. 2. ADDITION OF 10' X 10' PORCH TO REAR OF BUILDING. 3. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 4. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 5. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 6. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 7. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 8. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 9. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 10. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING.	NOV 2016
3	REVISIONS TO DRAWING: 1. ADDITION OF 10' X 10' PORCH TO FRONT OF BUILDING. 2. ADDITION OF 10' X 10' PORCH TO REAR OF BUILDING. 3. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 4. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 5. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 6. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 7. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 8. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 9. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 10. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING.	NOV 2016
4	REVISIONS TO DRAWING: 1. ADDITION OF 10' X 10' PORCH TO FRONT OF BUILDING. 2. ADDITION OF 10' X 10' PORCH TO REAR OF BUILDING. 3. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 4. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 5. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 6. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 7. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 8. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 9. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING. 10. ADDITION OF 10' X 10' PORCH TO SIDE OF BUILDING.	NOV 2016

PROJECT
PROPOSED
TOWNHOUSES
1201 FORT ST.
Title:
BUILDING C
ELEVATIONS
Revision:
B
301
Proj No: TBD

- [illegible]

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|-----------|----------------|
| REV. 8-11 | PROJ. NO. T812 |
| REV. 4-11 | |

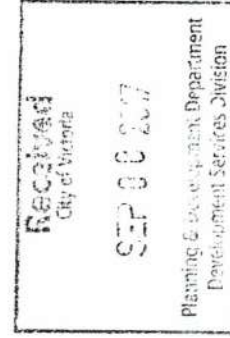


NOTE: Please refer to the Landscape Drawings for further details relating to the stone pillar and arbor design at public path entrance

PENTRELEN PLACE

Combined Front Elevations
Scale: 1:100

RE ISSUED FOR
REVISIONS FOR
SEPT. 01/17



ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA BC V8N 2L5
Phone: (250) 360-2144
Fax: (250) 360-2115
Drawn By: K. KOSMAN
Date: SEPT 26, 2016

Scale: AS NOTED
Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

THIS
BUILDINGS C/D/E
FRONT
ELEVATIONS
Revision: Sheet:
B 401
Project No. TBD

REV	NO	DESCRIPTION	DATE
1		ADD 2 UNITS, RELOCATED STAIRS TO AROUND ENTRY, MAKE ROOF HARD TO ALLOW FOR COMPLETE TYPING REVISIONS TO ELEVATIONS	NOV 2016
2		REVISIONS TO ELEVATIONS TO ALLOW FOR REVISIONS TO ELEVATIONS	FEB 0217
3		NO CHANGES	JAN 2017
4		REVISIONS TO ELEVATIONS TO ALLOW FOR REVISIONS TO ELEVATIONS TO ALLOW FOR REVISIONS TO ELEVATIONS TO ALLOW FOR REVISIONS TO ELEVATIONS	SEP 0117



EXPEND	EXISTING	PROPOSED
WATER	—	—
SEWER	—	—
RAIN	—	—
GAS	—	—
4/7	—	—
TOP	—	—

FR	FRIG	WATER VALVE ON MAIN
●	○	INSTRANT
●	○	CAP OR FLIC
●	○	WATER METER
●	○	FLUSH VALVE
●	○	MANHOLE
●	○	CLEANOUT
●	○	SEWER PUMP STATION
●	○	CATCH BASIN
●	○	SALT TRAP
●	○	CLAVET
●	○	SEWER
●	○	HYDRO/TEL POLE
●	○	COMMON



PRELIMINARY
1996 Year-End Report

CALID

Swire
203-2750 QUADRA ST.
VICTORIA, B.C. V8T 4E9

[illegible]PRELIMINARY SITE
SERVICING PLAN

1201 Fort

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

Abstract Developments

1201 Fort Street

tiona, BC V6V 3L?

the design contained

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DATE	PREPARED BY
JUNE 22, 2017	

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GENERAL NOTES

- [illegible]

TABLE 5C. DRIVING RECORD**

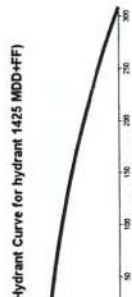
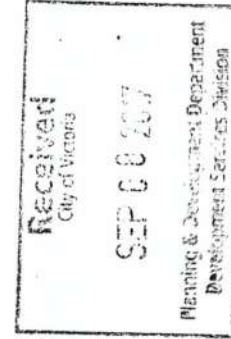
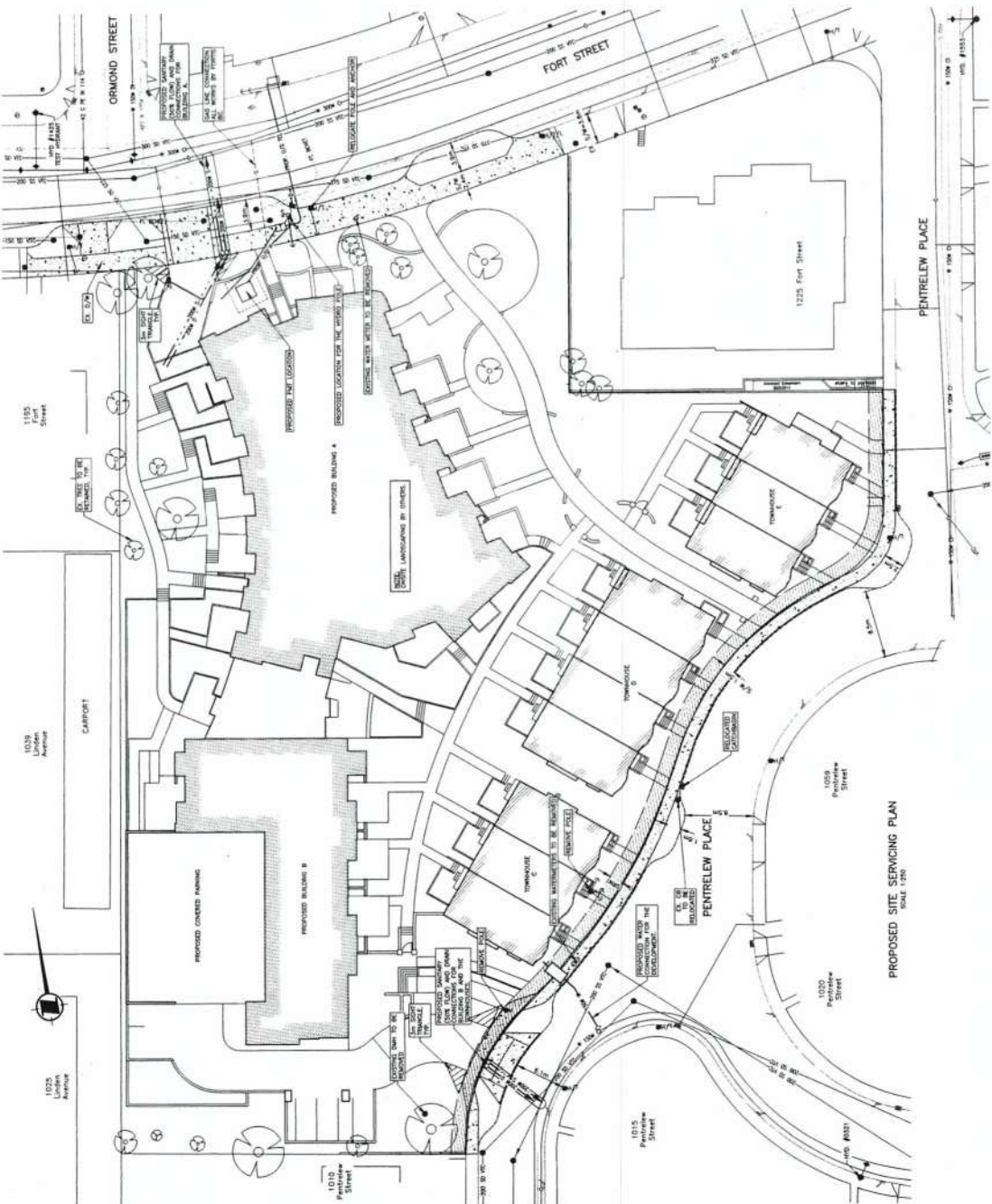
STREET	TYPE B PLATES	TYPE A PLATES
FOOT STREET	5	5
FOOTBURN PLACE	5	5

*NOTE: WE RECOMMEND BOTH DRIVERS HAVE TYPE B PLATES
 **PER SCHEDULE B - HIGHWAY ACCESS BYLAW 91-28

[illegible]

BENCHMARK	LEGAL DESCRIPTION
City of Victoria Integrated Survey Monument 9-13 (see = M 0239)	Lot A, Parcelled Form Estate and Spring Ridge, Victoria City, Page 40483

The Colchester staff confirm the official location of all services and the locations of construction and should not assume that the locations shown on the drawings are either accurate or complete.



LEGEND

- [illegible]

STREETSCAPE ELEMENTS

- A. For trees: Landscape bulges will be used to define planting driveways and parking areas. Bulges will be planted with lawn and Garry Oak trees. Existing Hydro poles will be located in landscape. Sidewalk to be 2.4 m width.
- B. Perimeter Fence: Landscape bulges will define parking and driveway entrances. These will be planted with shrubs and Garry Oak trees. The treatment will help calm traffic and 'green' the streetscape. Sidewalk to be 1.5 m wide.

- [illegible]

Landscape Plan

1201 Fort

Abstract Developments

1201 Fort Street
Victoria, BC V8V 3L7

average and the design contained
the maximum size, and all values
of α (ranging from 0.05 to 0.10)

Case 1:24-cv-01021-UNA Document 1-1 Filed 08/27/24 Page 1 of 1

40	Case	Case (signature and date)
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Q	OPRMS	
AD (hours)	AD (hours)	

5

Can (Don't)	

L1.01

100

IGATION AND LIGHTING NOTES

Contractor to install irrigation system around existing trees, to limit disturbance to pool.

Stems will be installed if necessary electric, prior to permanent construction. Branches that extend 300 mm from edge of pouring area, and that have not yet reached support grade, shall remain overhead.

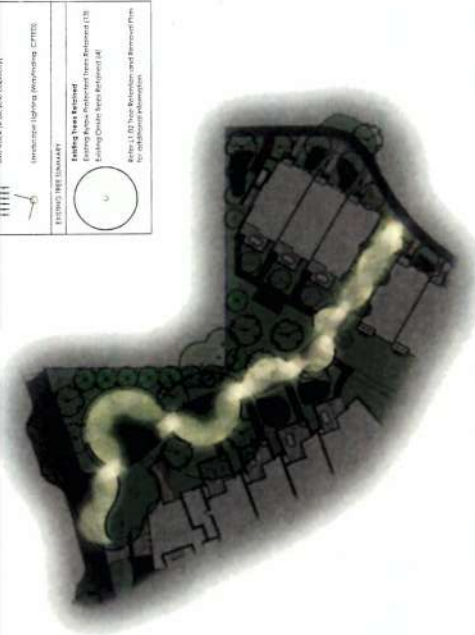
Placement of electrical conduits will be in accordance with project RFI.

Placement of electrical conduit through pool to be coordinated with architect.

Architect to provide and install area of excavation/branching within RFI of existing trees.

PUBLIC PATH : CONCEPT LIGHTING PLAN

- [illegible]



[illegible]

Planting Plan

1201 Fort

Abstract Developments
1201 Fort Street

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AS NOTED (824"x36")

www.ck12.org	Date
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	+16 +0
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Geography	End-Credit Ave	Enrollment
U.S.A.	10,000,000	1,000,000

Category	Sub-category	Value
Category 1	Sub-category 1	Value 1
Category 1	Sub-category 2	Value 2
Category 2	Sub-category 1	Value 3
Category 2	Sub-category 2	Value 4
Category 3	Sub-category 1	Value 5
Category 3	Sub-category 2	Value 6
Category 4	Sub-category 1	Value 7
Category 4	Sub-category 2	Value 8
Category 5	Sub-category 1	Value 9
Category 5	Sub-category 2	Value 10

medium, light

1.00

20.37

1001



MATCH LINE, SEE 13.01 FOR REMAINDER OF PLANTING PLAN AND PLANT LIST



Partial Planting Plan - South
Scale: 1:200



3 KEY PLAN
(3.02) Scale: 1:1000

[illegible]

1. Row gardens planted with plant material labelled as wet weather and dry summer conditions. Mix of planting zone.
2. Inner courtyard landscape graded to create mild rises between access path and wet floor plaza. Fast-rooting Maple and Redwood planted close to building facade. Plant material is adapted to the conditions and includes good examples to the residential plots. Little Prince's Forest.
3. Townhouse entrances are separated by a structural wall and terraced planters. The planting area between the building and the sidewalk allows for the installation of mature trees including Japanese Maples, Chinkas, Szechuan Elm and a mix of perennials and grasses. A continuous Box Hedge (*Citrus*) is planted along the Farnsworth sidewalk edge.
4. Naturalized planting along the driveway properly includes boxberry, mahonia, spidal and red flowering current.
5. Funtellus, weinrebe planted with Garry Oak trees with a groundcover planting of David's Yucca and White Rabbits.
6. Roof planter than planted with Agapanthus, Maple trees and plant material is adapted to site conditions and includes phlox, geraniums, and oaks.
7. Extensive green roof, planted with a variety of sedum species.
8. Screening by use of Weeping Willow. Cedar in combination with Douglas Maple trees create a privacy planting border to the swimming pool.