1 EXISTING STREETSCAPE
1 : 2

2 PROPOSED STREETSCAPE
1 : 2

ARCHITECTS
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2228
Owner
3861 Cadboro Bay
Enter address here
Drawing:
STREETSCAPE

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2023-10-17	Issued for DP SUBMISSION
2024-04-19	Reissued for DP SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 2

DWG. NO: **A035**

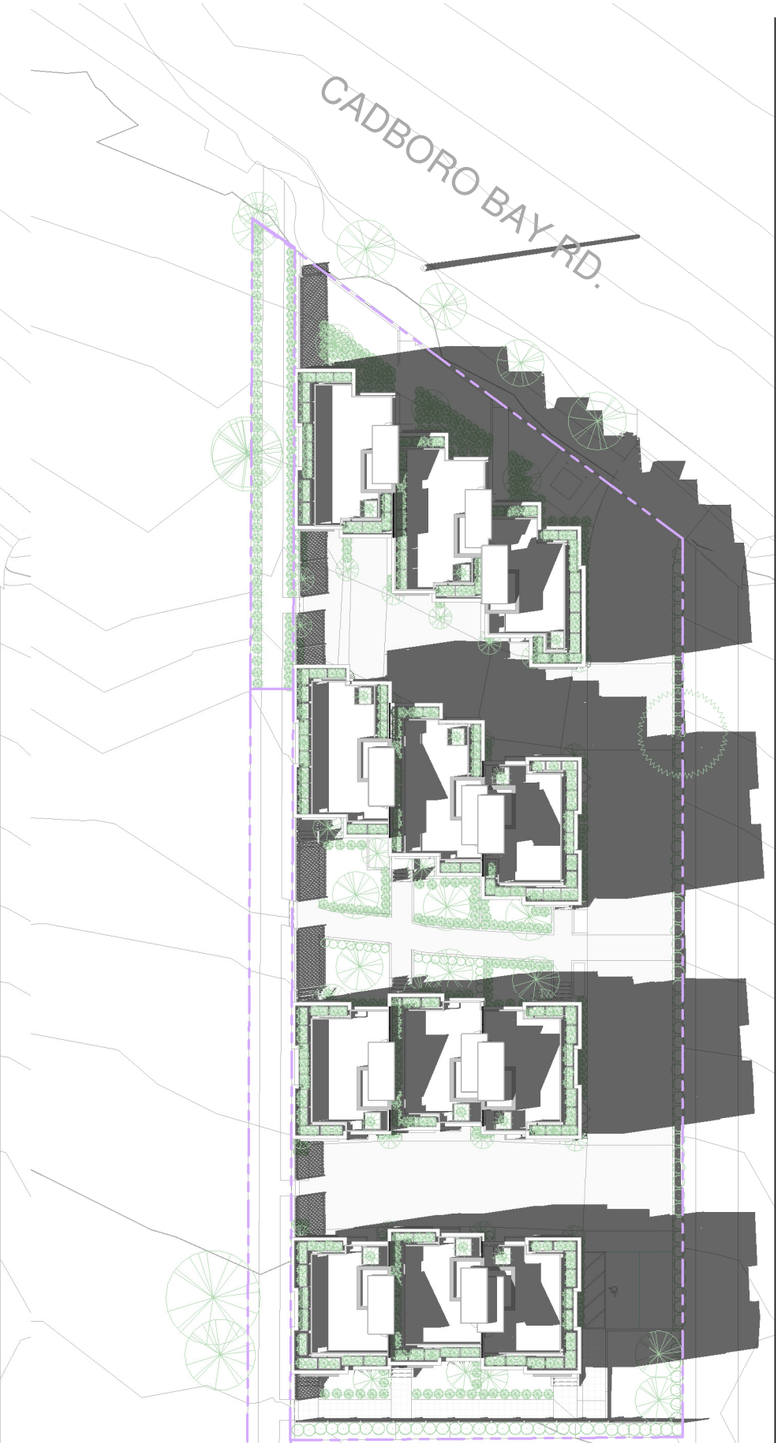
2024-04-18 2:42:03 PM

D:\001 REVIT LOCAL FILES\2228_02_MAIN_R23_SD_3861 Cadboro Bay_danieldTGBM4.rvt

Plot Date: 2024-04-18 2:42:00 PM

1 SHADOW ANALYSIS - MARCH 20 - 10am
1 : 200

2 SHADOW ANALYSIS - MARCH 20 - 12pm
1 : 200



3 SHADOW ANALYSIS - MARCH 20 - 2pm
1 : 200

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Owner
3861 Cadboro Bay
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Drawing:
SHADOW STUDY

Project Status:
DP

SUBMISSION

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Scale:
1 : 200

DWG. NO:
A090

2024-10-14 6:14:24 PM

Plot Date: 2024-10-14 6:14:24 PM
E:\001 REVIT LOCAL FILES\2228_02_MAIN_R23_SD_3861 Cadboro Bay_DanielMartins@AMA.rvt

1 SHADOW ANALYSIS - SEPTEMBER 22 - 10am
1 : 200

2 SHADOW ANALYSIS - SEPTEMBER 22 - 12pm
1 : 200

3 SHADOW ANALYSIS - SEPTEMBER 22 - 2pm
1 : 200

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Owner
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Drawing:
SHADOW STUDY

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
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REVISION

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Scale:
1 : 200

DWG. NO:
A092

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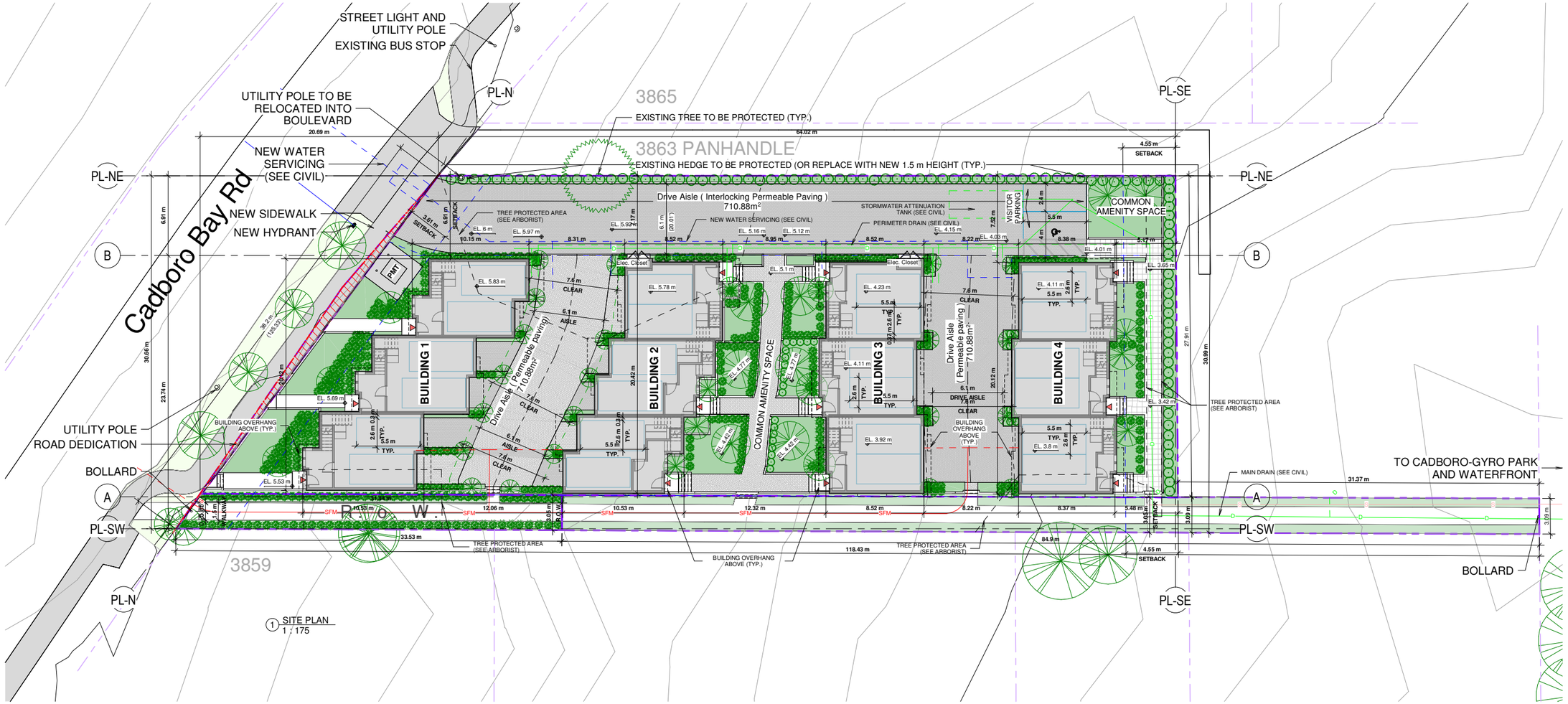

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Drawing:
SITE PLAN

Project Status:
DP

SUBMISSION

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REVISION

No.	Date	Description

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Scale: 1 : 175

DWG. NO: **A100**

2024-10-14 6:14:42 PM

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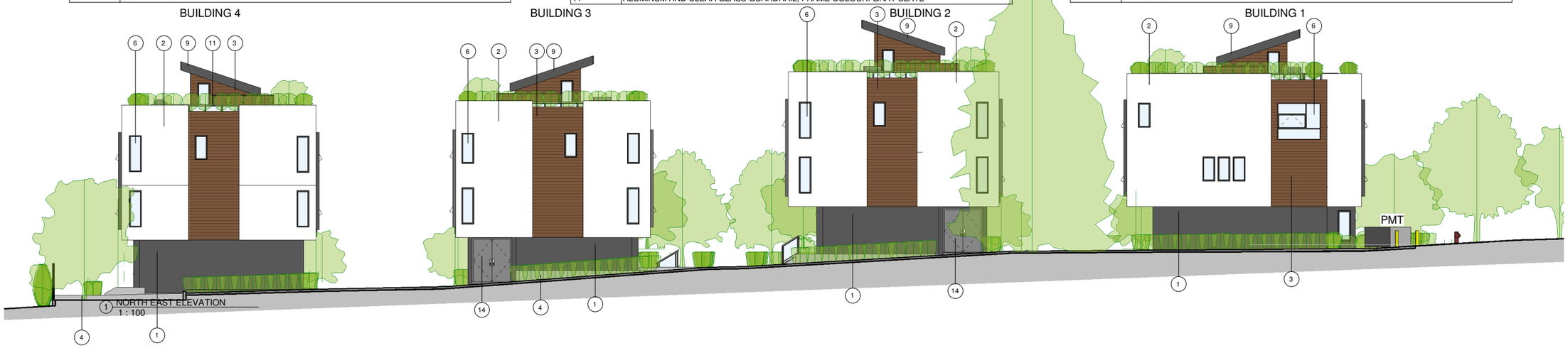
Plot Date: 2024-10-14 6:14:42 PM

Material Legend Copy 1	
Key Value	Keynote Text
1	FIBER CEMENT HORIZONTAL LAP SIDING, SMOOTH, 6" EXPOSURE - COLOUR: GRAY SLATE
2	FIBER CEMENT PANELS WITH 1" REVEALS (EASY TRIM), SMOOTH, COLOUR: ARTIC WHITE
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
4	EXPOSED ARCHITECTURAL CAST-IN-PLACE HIGH QUALITY CONCRETE WITH CLEAR, MATTE SEALER: WALLS, PLANTERS AT GRADE
5	CONCRETE STAIR

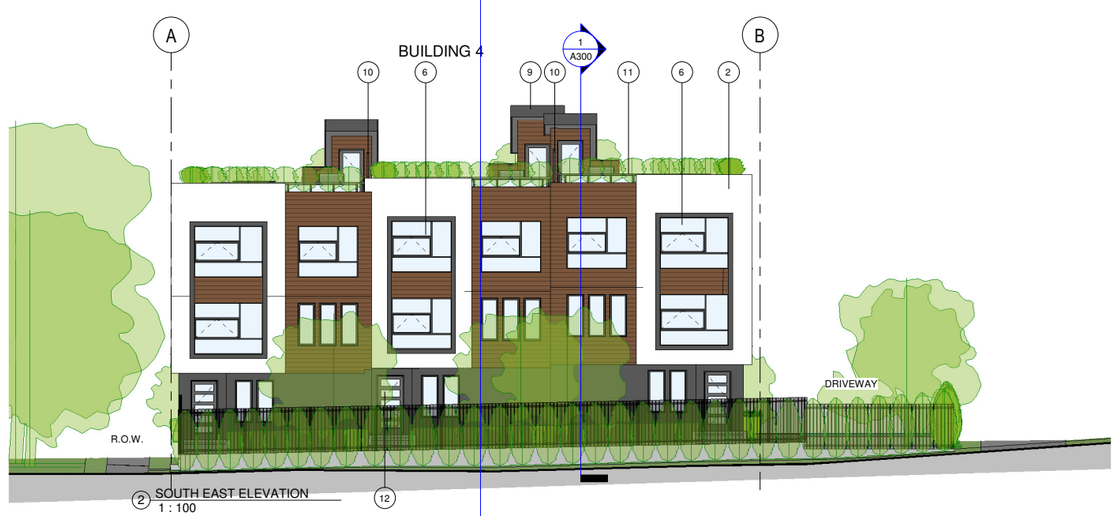
Material Legend Copy 1	
Key Value	Keynote Text
6	VINYL WINDOWS (FRAME COLOUR: GRAY SLATE)
7	VINYL BALCONY SWING DOORS (FRAME COLOUR: GRAY SLATE)
8	ASPHALT SHINGLES COLOUR: GRAY SLATE
9	CAP FLASHING, PREFINIHSED METAL - COLOUR: GRAY SLATE
10	ALUMINUM & OBSCURE GLASS PRIVACY SCREEN 7'-0" HIGHT (COLOUR: GRAY SLATE)
11	ALUMINUM AND CLEAR GLASS GUARDRAIL, FRAME COLOUR: GRAY SLATE

Material Legend Copy 1	
Key Value	Keynote Text
12	ALUMINUM FRONT ENTRY SWING DOOR - FRAME COLOUR: GRAY SLATE
13	ALUMINUM GARAGE DOOR COLOUR: GRAY SLATE
14	ALUMINUM ELECTRICAL ROOM SWING DOOR - PANEL TO MATCH FRAME COLOUR: GRAY SLATE
15	WOOD PICKET GARDEN FENCE WITH GATE - COLOUR: CEDAR
16	GLASS CANOPY



1 NORTH EAST ELEVATION
1 : 100

3 SOUTH WEST ELEVATION
1 : 100



2 SOUTH EAST ELEVATION
1 : 100

4 NORTH WEST ELEVATION
1 : 100

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Drawing:
ELEVATIONS

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DP

SUBMISSION

Date (YYYY-MM-DD)	Description
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Scale:
1 : 100

DWG. NO:
A200

2024-10-14 6:16:11 PM

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Plot Date: 2024-10-14 6:16:11 PM

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT HORIZONTAL LAP SIDING, SMOOTH, 6" EXPOSURE - COLOUR: GRAY SLATE
2	FIBER CEMENT PANELS WITH 1" REVEALS (EASY TRIM), SMOOTH, COLOUR: ARTIC WHITE
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
4	EXPOSED ARCHITECTURAL CAST-IN-PLACE HIGH QUALITY CONCRETE WITH CLEAR, MATTE SEALER: WALLS, PLANTERS AT GRADE
5	CONCRETE STAIR

Material Legend	
Key Value	Keynote Text
6	VINYL WINDOWS (FRAME COLOUR: GRAY SLATE)
7	VINYL BALCONY SWING DOORS (FRAME COLOUR: GRAY SLATE)
8	ASPHALT SHINGLES COLOUR: GRAY SLATE
9	CAP FLASHING, PREFINIHSED METAL - COLOUR: GRAY SLATE
10	ALUMINUM & OBSCURE GLASS PRIVACY SCREEN 7'-0" HIGHT (COLOUR: GRAY SLATE)
11	ALUMINUM AND CLEAR GLASS GUARDRAIL, FRAME COLOUR: GRAY SLATE

Material Legend	
Key Value	Keynote Text
12	ALUMINUM FRONT ENTRY SWING DOOR - FRAME COLOUR: GRAY SLATE
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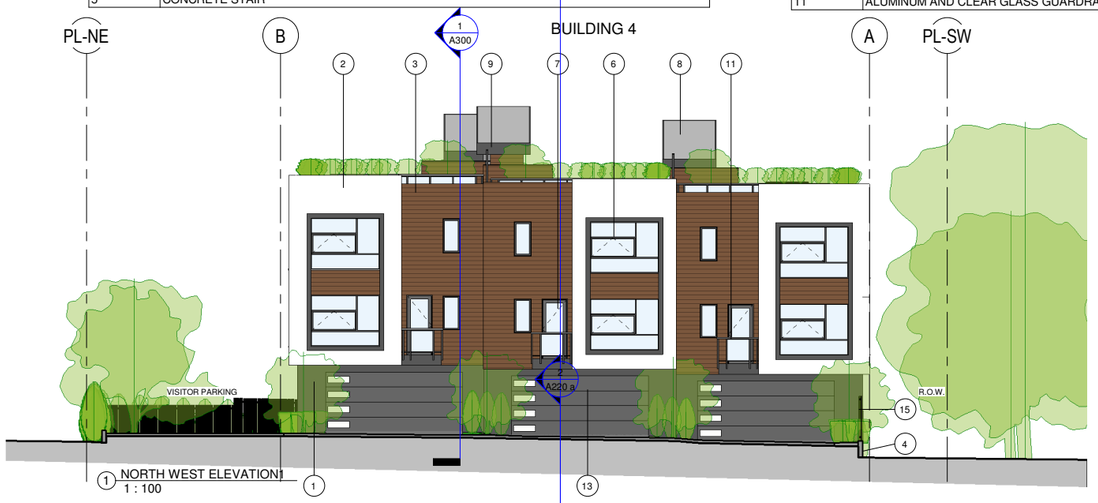
15	WOOD PICKET GARDEN FENCE WITH GATE - COLOUR: CEDAR
16	GLASS CANOPY



1 NORTH WEST ELEVATION1
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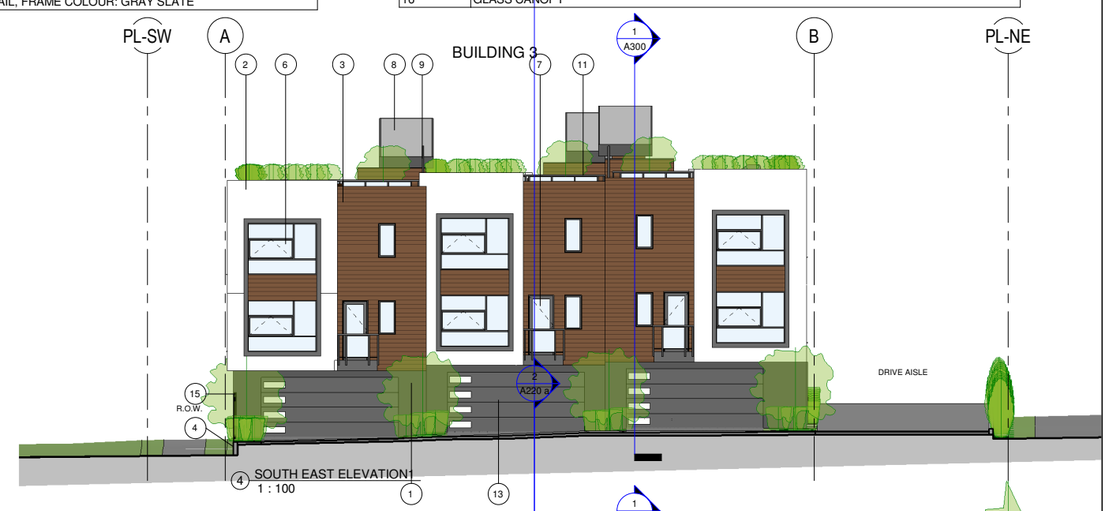

4 SOUTH EAST ELEVATION1
1 : 100

2 NORTH WEST ELEVATION2
1 : 100

5 SOUTH EAST ELEVATION2
1 : 100

3 NORTH WEST ELEVATION3
1 : 100

6 SOUTH EAST ELEVATION3
1 : 100

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Drawing:
INTERNAL ELEVATIONS

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
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REVISION

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Scale: 1 : 100

DWG. NO: **A210**

2024-10-14 6:17:10 PM

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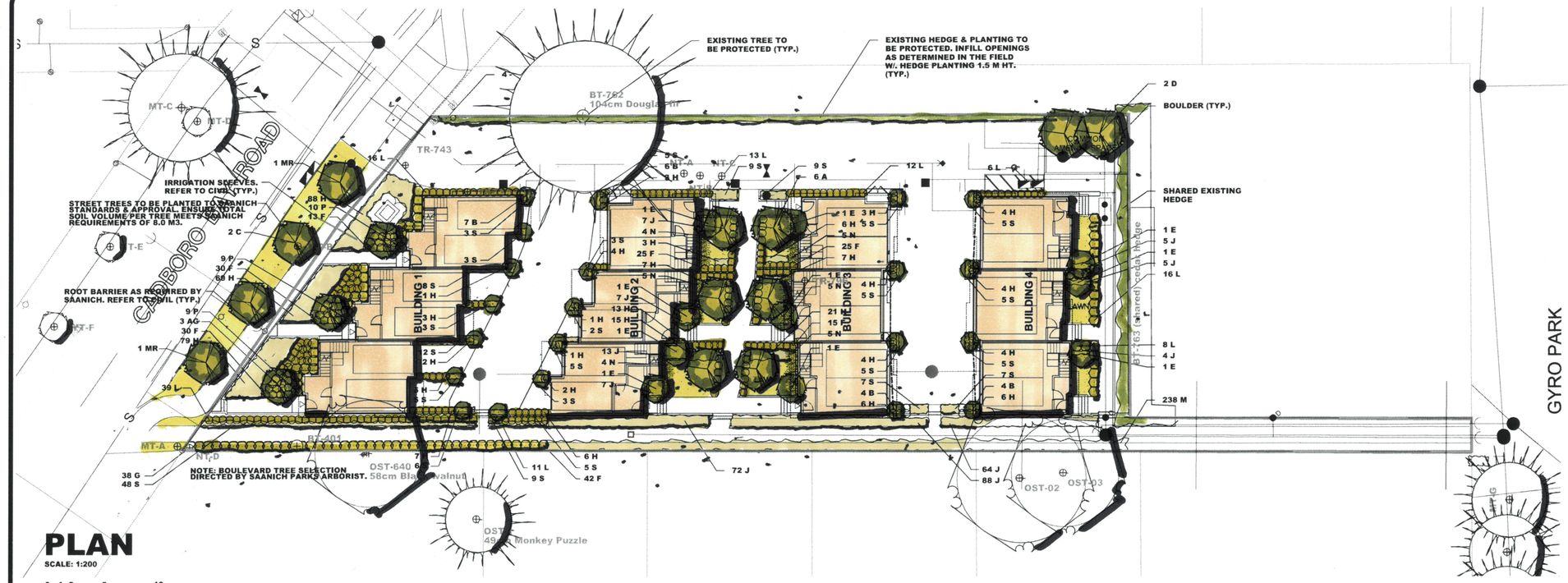
Plot Date: 2024-10-14 6:17:10 PM



PLAN

SCALE: 1:200

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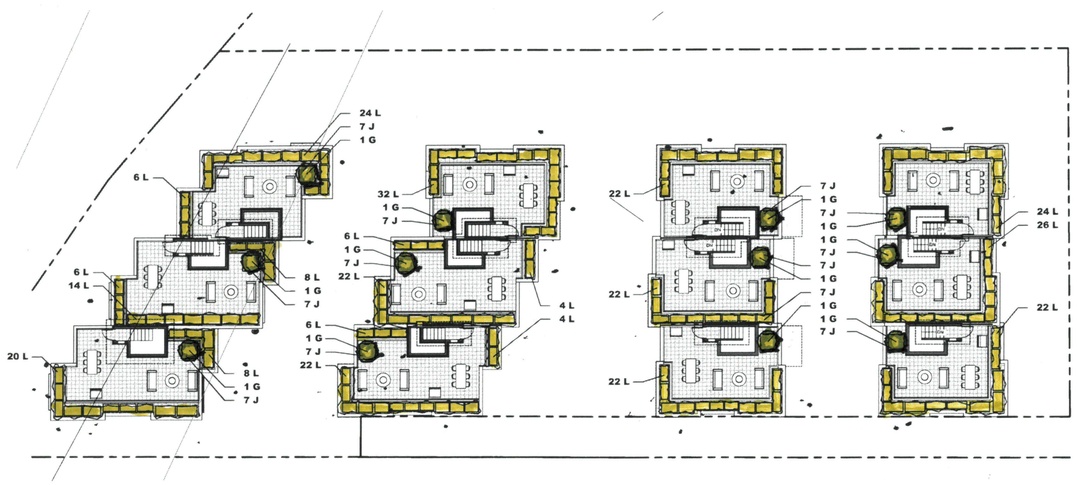
.5 2 METRES



ROOF AMENITY PLAN

SCALE: 1:200

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
AG	3	ACER RUBRUM 'ARMSTRONGII GOLD'	ARMSTRONG GOLD MAPLE	7.0 CM CAL. / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
A	6	ALBIZIA JULIBRISSIN	SILK TREE	6.0 CM CAL. / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
B	21	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	1.5 M Ht.	B & B	FULL, SPECIMEN
MR	2	MALUS ROYAL RAINDROP	ROYAL RAINDROPS CRABAPPLE	6.0 CM CAL. / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
C	2	CORNUS NUTALLI 'EDDIES WHITE WONER'	EDDIES WHITE WONDER DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
D	2	GINKGO BILOBA ' PRINCETON SENTRY'	MAIDENHAIR TREE	6.0 CM CAL. / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
E	10	RIBES SANGUINEUM 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	1.0 - 1.2 M HT	B & B	MULTI-STEM, FULL
F	180	BRACHYGLOTTIS 'SUNSHINE'	SENECIO X 'SUNSHINE'	30 CM HT.	21 CM POT	FULL
G	49	CEANOTHUS THRYSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	1.0 M HT.	B & B	FULL, STANDARD, SPECIMEN
H	382	HELICTOTRICON SEMPERVIRENS	BLUE OAT GRASS			
J	342	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM HT.	21 CM POT	FULL, PLANT 40 CM O.C.
L	433	MISCANTHUS SINENSIS 'SILBERFEDER'	SILVER FEATHER GRASS	60 CM HT.	21 CM POT	FULL
M	238	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE	60 CM HT.	21 CM POT	FULL, PLANT 40 CM O.C.
N	28	PHORMIUM	NEW ZEALAND FLAX	30 CM HT.	21 CM POT	FULL
P	28	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
Q	-	POLYSTICHUM MUNITUM	SWORDFERN	45 CM SPR.	27 CM POT	FULL
				60 CM HT.	27 CM POT	FULL
R	-	ARCTOSTAPHYLOS UVA URSI	KINNIKINNICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
S	182	EUPHORBIA MYRSINITES	MYRTLE SPURGE	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED CANADIAN LANDSCAPE STANDARDS.
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.
BOULEVARD TREE SPECIES AS DIRECTED BY SAANICH PARKS ARBORIST.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES TO BE IRRIGATED AS A SEPARATE STAND ALONE SYSTEM.
- ALL LANDSCAPE WORK ON SAANICH PROPERTY TO DISTRICT OF SAANICH STANDARD AND APPROVAL.
- STREET TREES TO BE IRRIGATED BY THE CONTRACTOR WITH A DOUBLE RING DRIP SYSTEM FROM PROJECT WATER CONNECTION W./ DOUBLE CHECK VALVE TO IIABC AND DISTRICT OF SAANICH SPECIFICATIONS.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE, FENCING, & SITE GRADING.
- REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN FOR MANAGEMENT OF EXISTING TREES.
- PLANTING INSTALLATION AS PER CANADIAN LANDSCAPE STANDARD.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

SOIL VOLUMES

BOULEVARD TREES - 80.10 M3 AVAILABLE. EXCEEDS SAANICH 8.0 M3 REQUIREMENT PER TREE.
STREET TREES - 77.03 M3 AVAILABLE. EXCEEDS CLS RECOMMENDATIONS PER TREE.
COURTYARD TREES - 105.58 M3 AVAILABLE. EXCEEDS CLS RECOMMENDATIONS PER TREE.
AMENITY AREA TREES - 25.25 M3 AVAILABLE. EXCEEDS CLS RECOMMENDATIONS PER TREE.

NOTE: ALL REPLACEMENT TREES TO MEET THE REQUIRED MINIMUM RECOMMENDATIONS.

SUBMITTED FOR DEVELOPMENT PERMIT OCTOBER 16, 2023

NO.	DATE	BY	REVISION
1.	APR.15.24.	S.P.	ARBORIST COMMENTS

DRAWN: S.P.
CHECKED: J.P.
DATE: OCTOBER 16, 2023
DRAWING: 3861 CB - L1R4R
FILE:
1 : 200

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JOB NAME

3861 CADBORO BAY
VICTORIA, B.C.

CONSULTANT

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SEAN PARTLOW
654

LANDSCAPE PLAN

DRAWING NO. P1