

ISSUED FOR: Committee of the Whole (COTW)
ISSUE DATE: November 19, 2024

Project Address:

Civic Address
50 Government St
Victoria, BC

Legal Address Description:
Property ID: 007-326-122
Legal Amended Lot 9, Beckley Farm, Victoria District,
Plan 229

Owner:

Oeza Developments
1558 Beach Dr.
Victoria, BC

Contact:
Mike Jones
mike.jones@oezadevelopments.ca
250-588-1960

Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

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Email: will@waymarkarchitecture.com

Structural Engineer

RJC Engineers
#330, 1515 Douglas St
Victoria BC V8W 2G4

Contact: Leon Plett
Phone: 250 386 7794
Email: lplett@rjc.ca

Landscape

G | ALA Gauthier + Associates Lan
308 877 Hastings St
Vancouver, BC

Contact: Bryce Gauthier
Phone: 604 317 9682
Email: bryce@gauthierla.com

Code Consultant

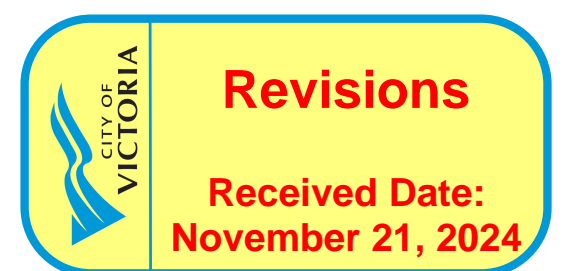
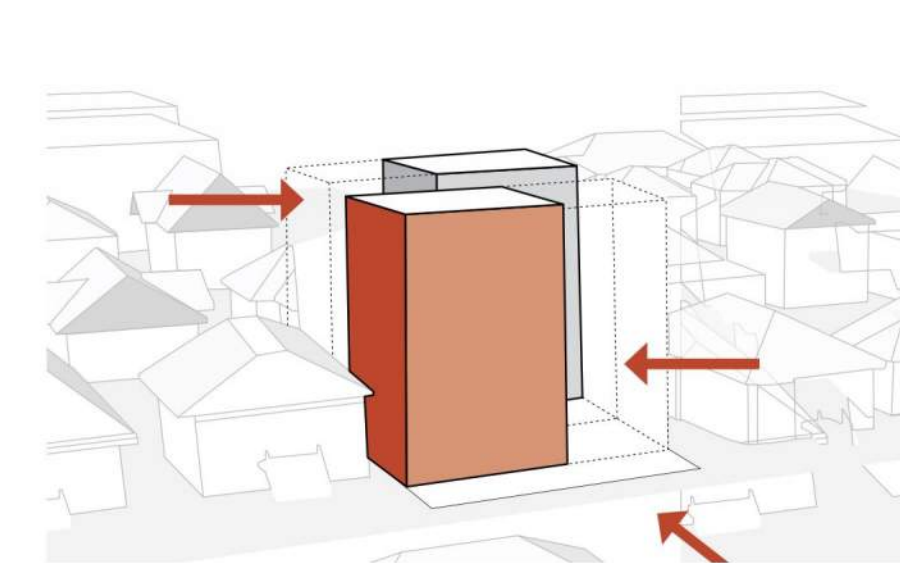
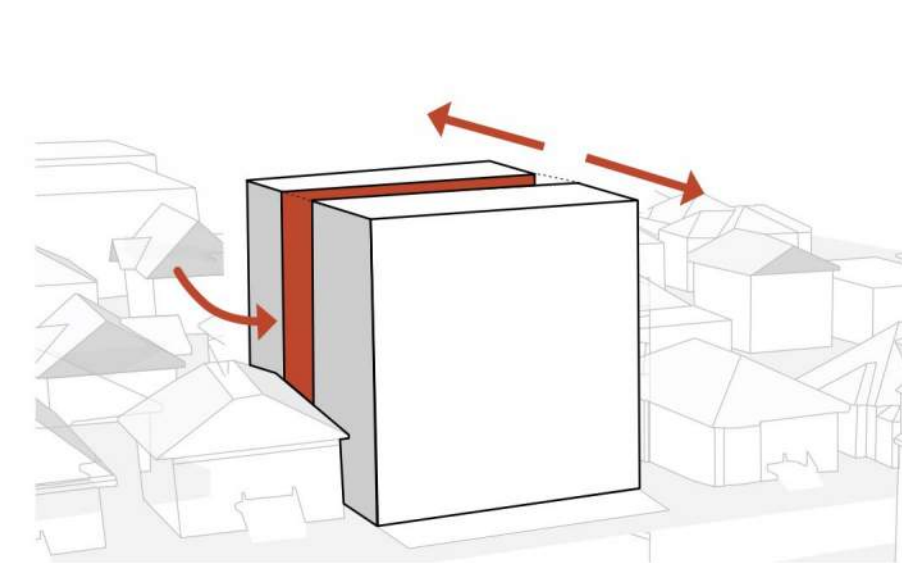
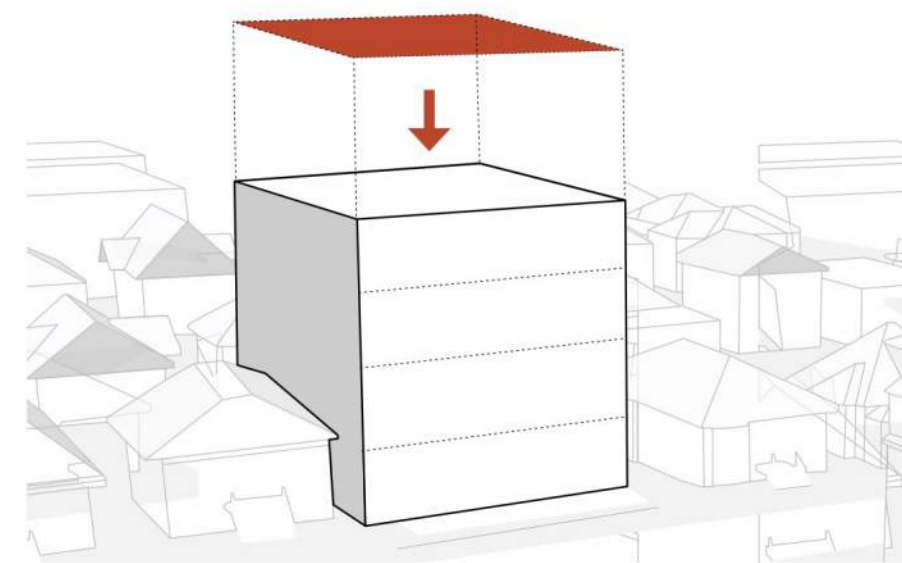
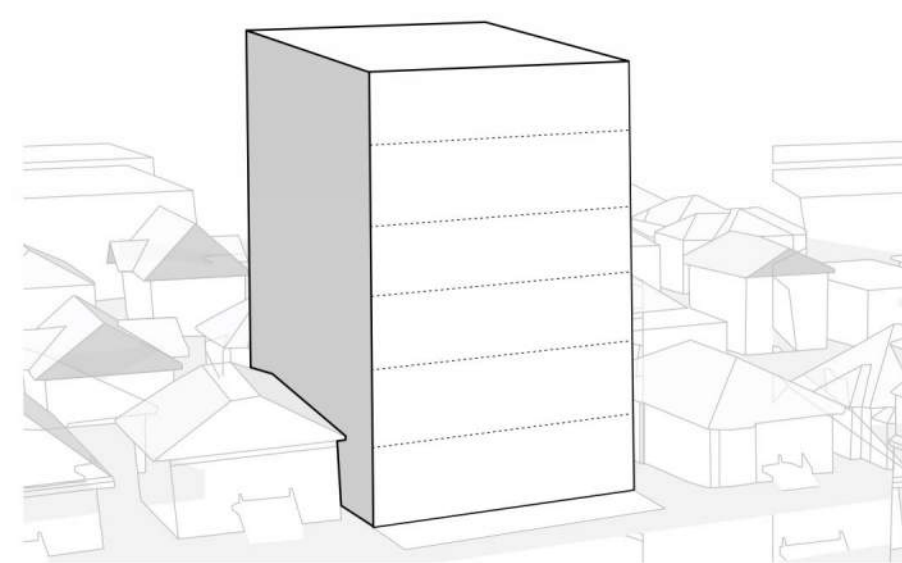
Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

Contact: Corie Lubben
Phone: 250 410 2021 extension 205
Email: clubben@celerity.ca

Civil Engineer

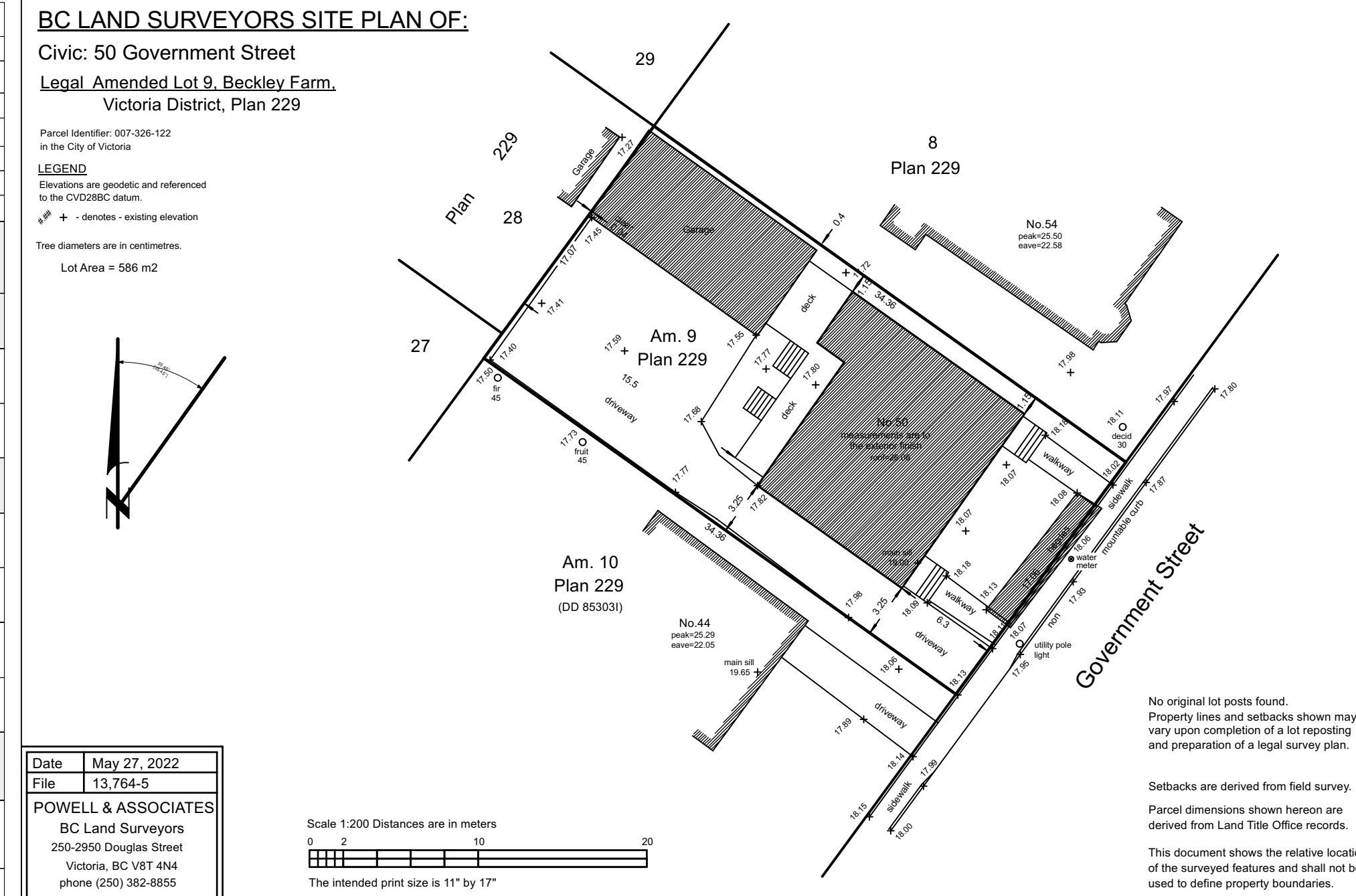
McElhanney
3960 Quadra St #500
Victoria, BC V8X 4A3

Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com



CODE ANALYSIS	
	BCBC REFERENCE
2018 BC building code, data matrix part 3	References are to division B unless noted [A] for division A or [C] for division C.
Project Description: New Construction	
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m ²	1.4.1.2 [A]
Number of stories: 5 (4 story + loft)	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following:	
3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered : Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
Mezzanine area : N/A	
Occupant load based on: m ² /person and design of building The occupant load for residential suites is two persons per sleeping room.	
1st floor = 8 persons (4 studio suites) 2nd floor = 10 persons (2 studio suites, 3 1-bedroom units) 3rd floor = 10 persons (2 studio suites, 3 1-bedroom units) 4th floor & loft = 10 persons (2 2-bedroom+den units)	3.1.17.1
For storage garage: occupant load = garage area / 46 (sm/person) (Car + bike) parking :35+41.6 = 76.6 m ² / 46 m ² = 1.6 (2 persons) Total occupancy = 42 persons	
Minimum number of exits per unit required: 2, proposed 2	3.4.2.1-2 (b)
Minimum number of exits for loft, required: 2, proposed 1. Egress will be addressed under an Alternative Solution (AS). Acknowledging that the Vancouver Building Bylaw permits a single exit from a two-storey dwelling unit where the maximum travel distance is not more than 18 m. This proposal will account for this exit distance.	Vancouver Building Bylaw
The exit stair will be protected by dedicated sprinkler heads. Compliance will be achieved and addressed through an Alternative Solution (AS).	
The corridor between the two halves of the building will be considered an interior corridor even though it is open at both ends. These interior corridor walls will be constructed as fire separations with a minimum 1 h fire-resistance rating.	3.3.1.4.(3)

DATA SHEET/ZONING ANALYSIS			
LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229			
STREET ADDRESS: 50 Government St			
CURRENT ZONING: R3-2 MULTIPLE DWELLING DISTRICT			
PROPOSED ZONING: SITE SPECIFIC			
SITE AREA: 586.27 m ²			
BUILDING FOOTPRINT: 332.75 m ²			
Zoning Criteria	Proposal	Zone Standard(R3-2)	Envisioned by OCP Land Use designation (Urban Residential)
Site Area (m ²) (min.)	586.27 m ²	920 m ²	
Lot width (m) (min.)	17.07 m		
Total floor area (m ²) (max.)	1141.39 m ²		
Floor Space Ratio	1.94	1.2 to 1	1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives
Unit floor area (m ²) (min.)	33.81 m ²	30	
Avg Grade	17.73 m	n/a	
Building Height (m) (max.)	15.92 m		Low-rise and mid-rise
Storeys (max.)	4 storeys + Loft (4.5)	6	Buildings up to approximately six storeys.
Setbacks (m) (min.)			
Front Setback - Street Boundary	5.03 m	10.5 m for, 4 story building 12 m for, 5 story building	
Rear (NW)	2.738 m	1/2 bldg ht (7.49)	
Side (NE)	1.36 m	1/2 bldg ht (7.49)	
Side (SW)	1.36 m	1/2 bldg ht (7.49)	
Total Side Setback	2.72 m	N/A	
Lot Coverage	59.15%	30% - 4 storeys 24% - 5 storeys	
Open site space - lot (%) (min.)	32.59%	30	
Off Street Parking			
Car Parking	1 - Resident 0 - Visitor 1 - Car Share	Schedule C - Other Area - Multiple Dwelling 16 - Resident 2 - Visitor 18 - Total	
Accessible	1	1	
Van accessible	0	1	
Bicycle storage			
Long Term	30*	18	*Bike stalls could be replaced with mobility scooter parking depending on resident's needs.
Short Term Bicycle parking	6	6	
UNIT TYPES			
8 Studio units @ 33.8 to 35.2 m ²			
6 One Bedroom units @ 66.7 to 69.08 m ²			
2 Two Bedroom + Den units @152.12 -157.5 m ²			



1 Survey Plan

Parking required for 50 Government:

0.85 spaces per unit <45 m² - 8 (ground floor unit, L2 & L3)
1.00 space per unit 45<70 m² - 6 units (all L2 & L3 units)
1.45 spaces per unit >70 m² - 2 units (both penthouse units)

= (0.85x8) + (1x6) + (1.45x2)
= 15.7=16 car parking spaces

Visitor parking: 0.1 per unit
= 0.1 x 16
= 1.6= 2 visitor spaces

Required bikes:
1.25 per unit >45 m²
1 per unit <45 m²
= (1.25 x 8) + (1x8) = 18
= 18 bike parking stalls

Visitor bikes required: 6

PROPOSED:

1 car share for residents
1 visitor parking space (also sized for accessible use)

30 bike parking
14 wall mounted
16 ground mounted, including 12 regular bike and 4 oversize bike stall (more than 50% of required bike stalls)

James Bay Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Park and Open Space
- Working Harbour
- Marine

- BS Bus Stop
- BR Bus route
- BL Bike lane

- 1 James Bay Village (0.6 km)
- 2 Restaurant (0.5 km)
- 3 Groceries (0.3 km)
- 4 Schools (0.6 km)
- 5 Entertainment (0.4 km)
- 6 Bank (0.5 km)
- 7 Park (0.5 km)



50 Government St



OCP Policy Objectives Advanced By This Proposal:

6 (a) "...housing growth...within close walking distance of Town Centres and Large Urban Villages."



6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives."



6.1.6 "Urban Residential consists primarily of multi-unit residential...including...mid-rise apartments."



6.9 "Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context."



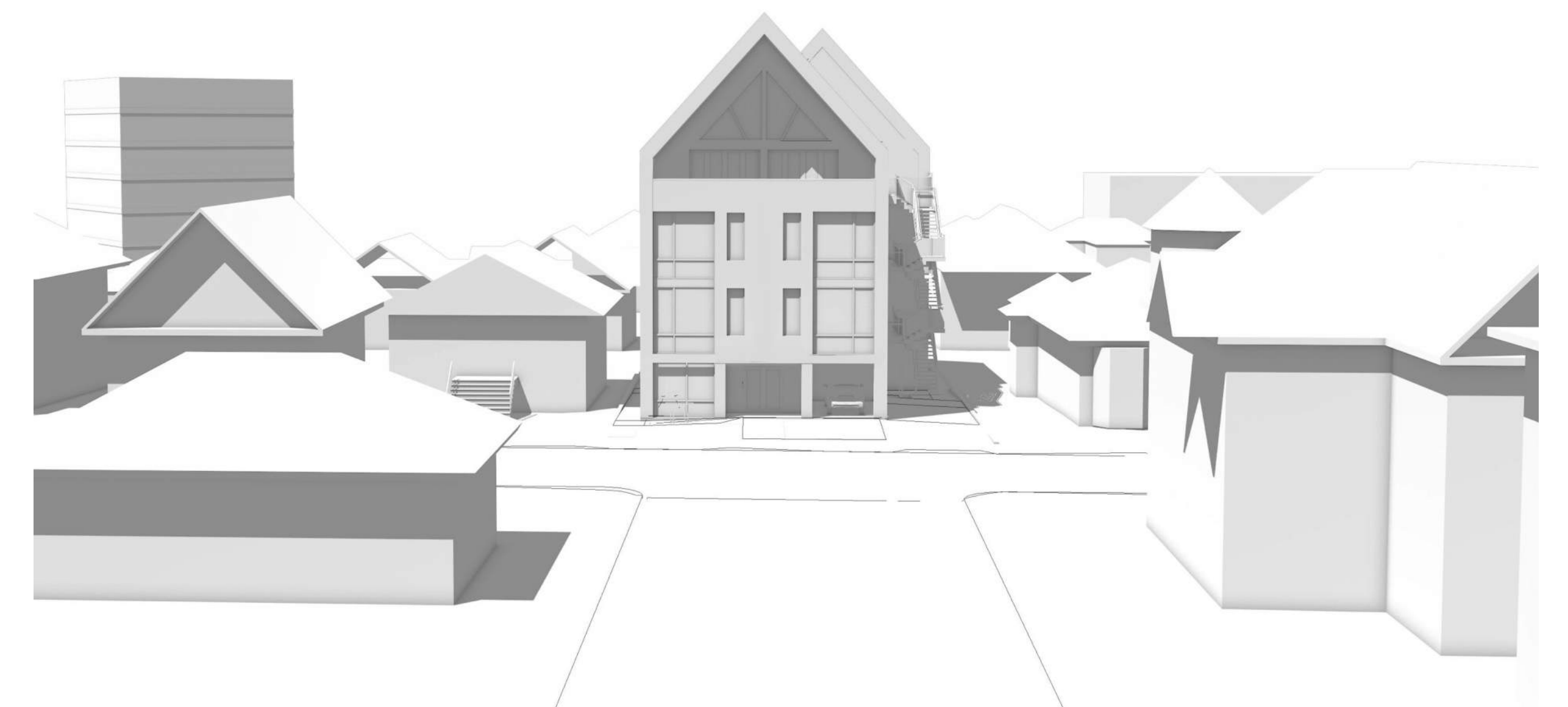
6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041."



6.32.3 "Victoria accommodates a minimum of 20% of the region's cumulative new dwelling units to 2041."



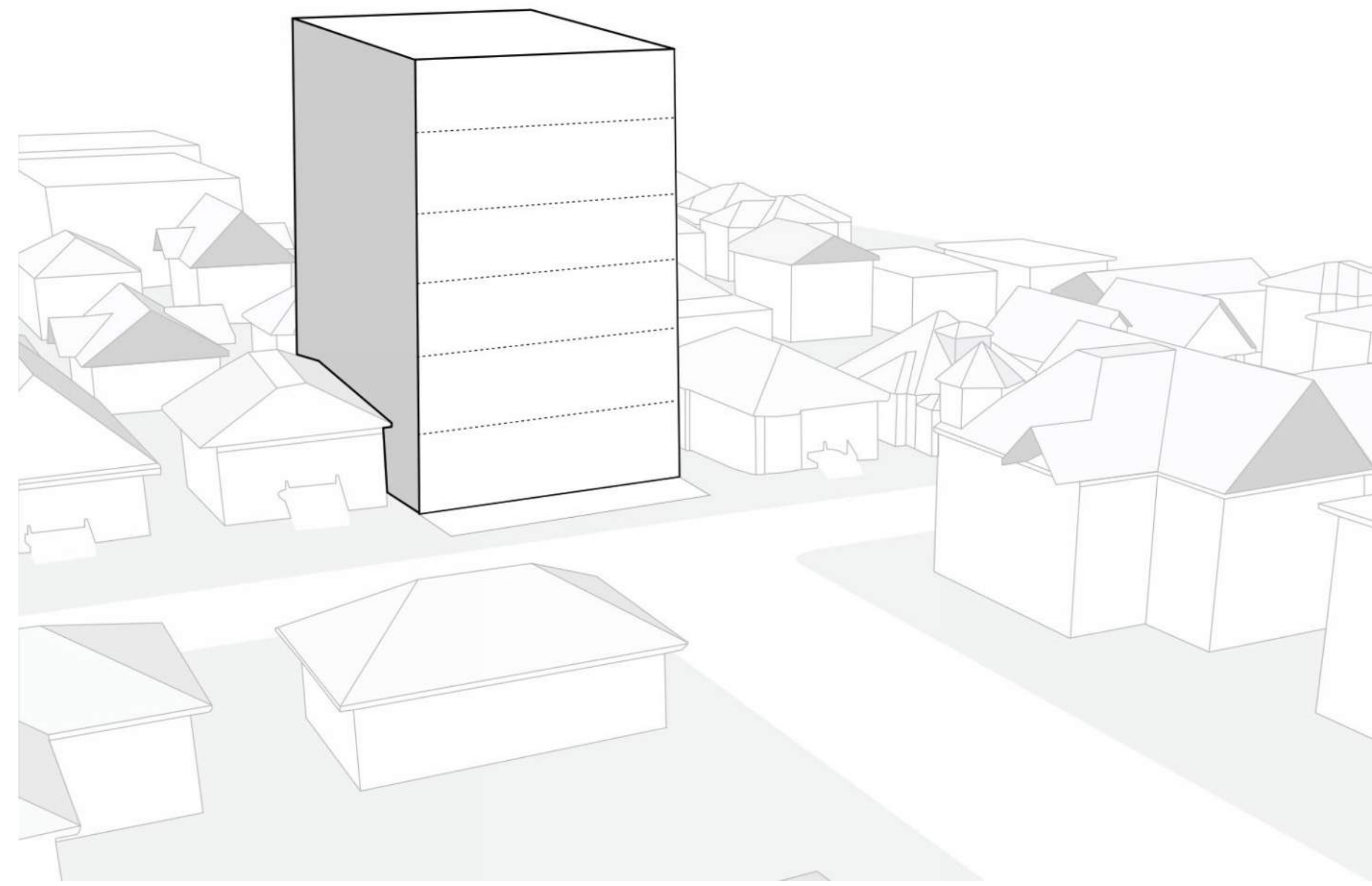
6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041."



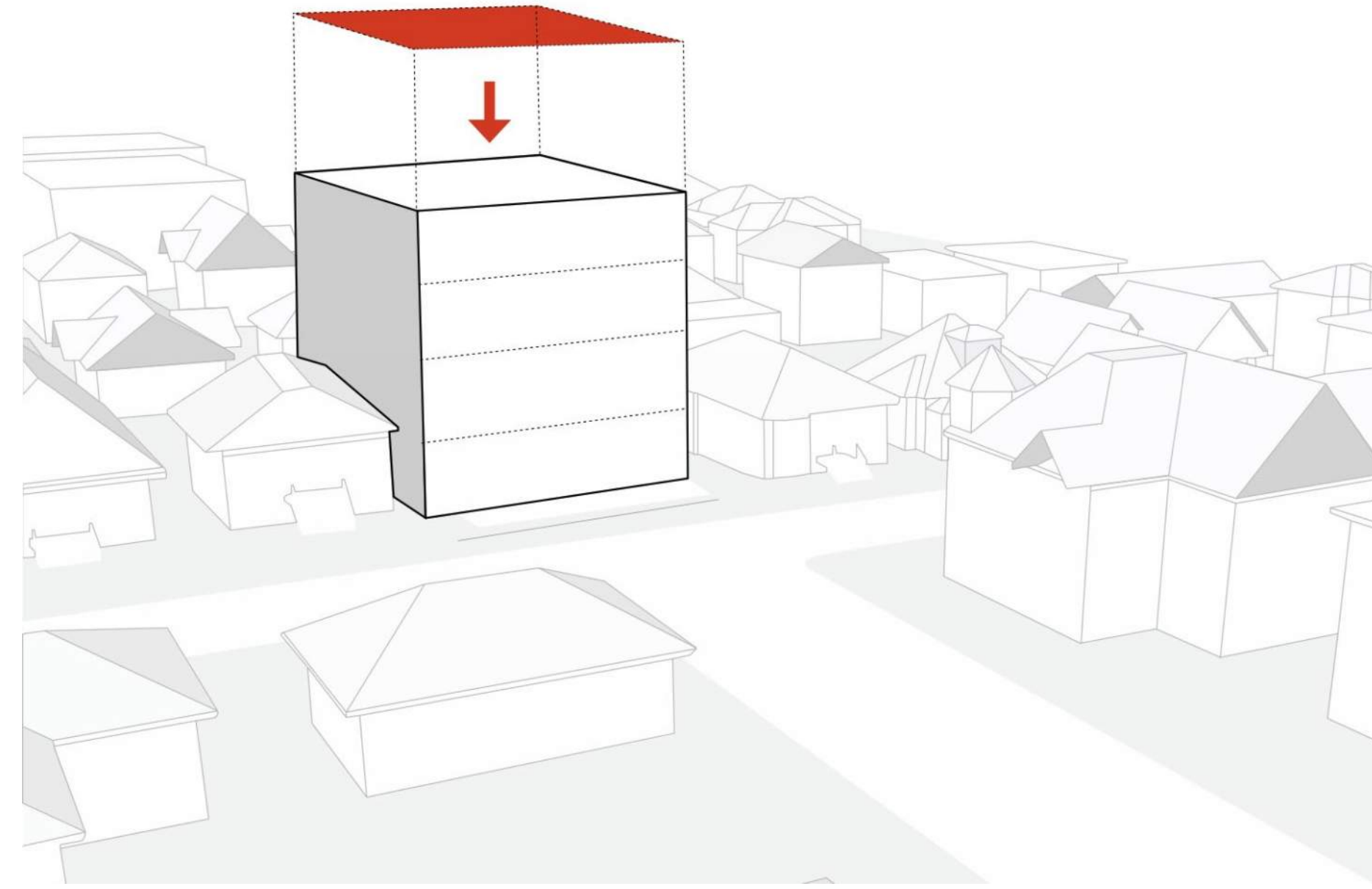
Oeza Developments

James Bay Development

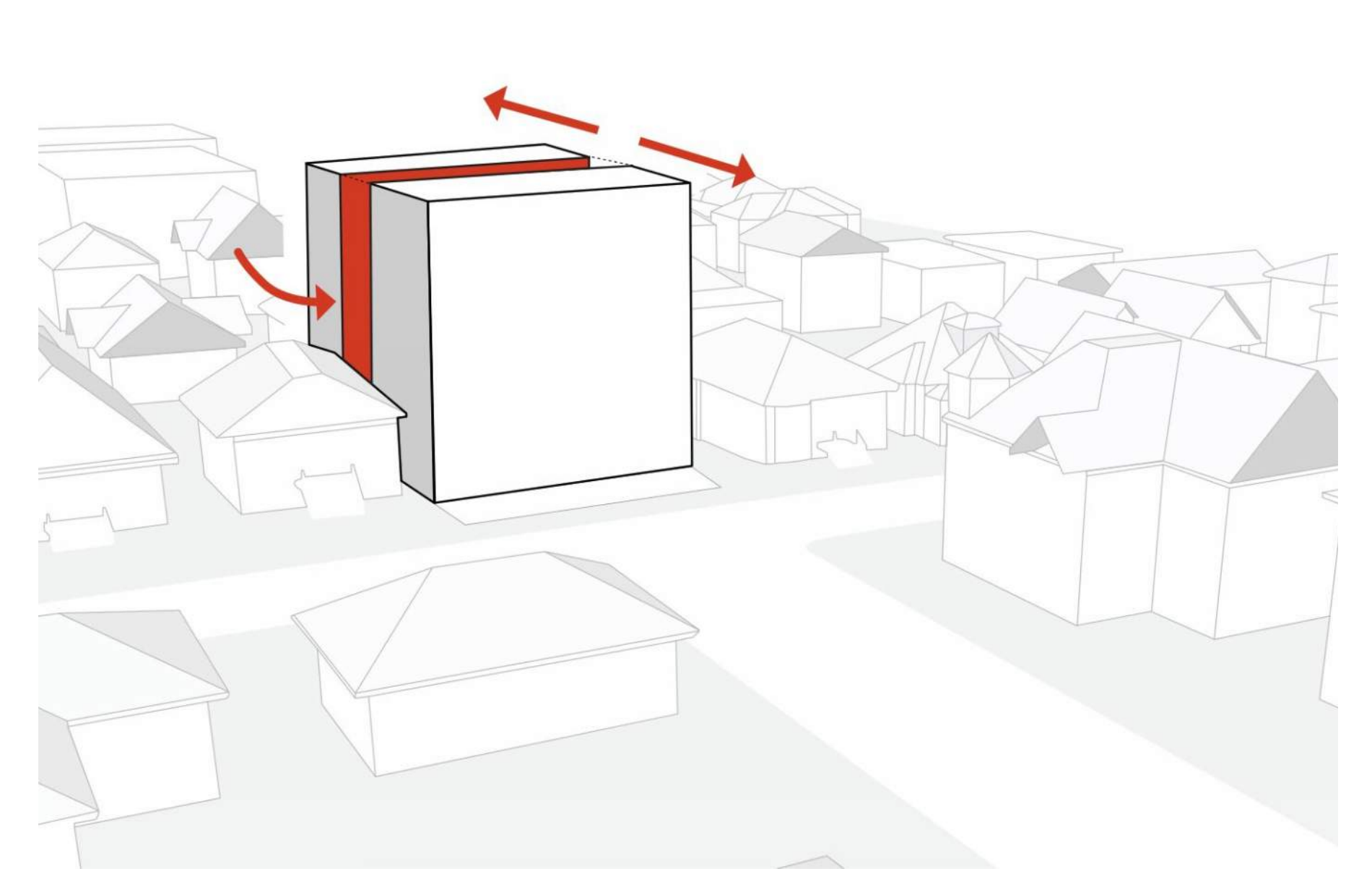
PREVIOUS PROPOSED DESIGN



REDUCTION TO A 4-STORY BUILDING



DIVIDED INTO TWO, FOCUSING ON CENTRAL AXIS



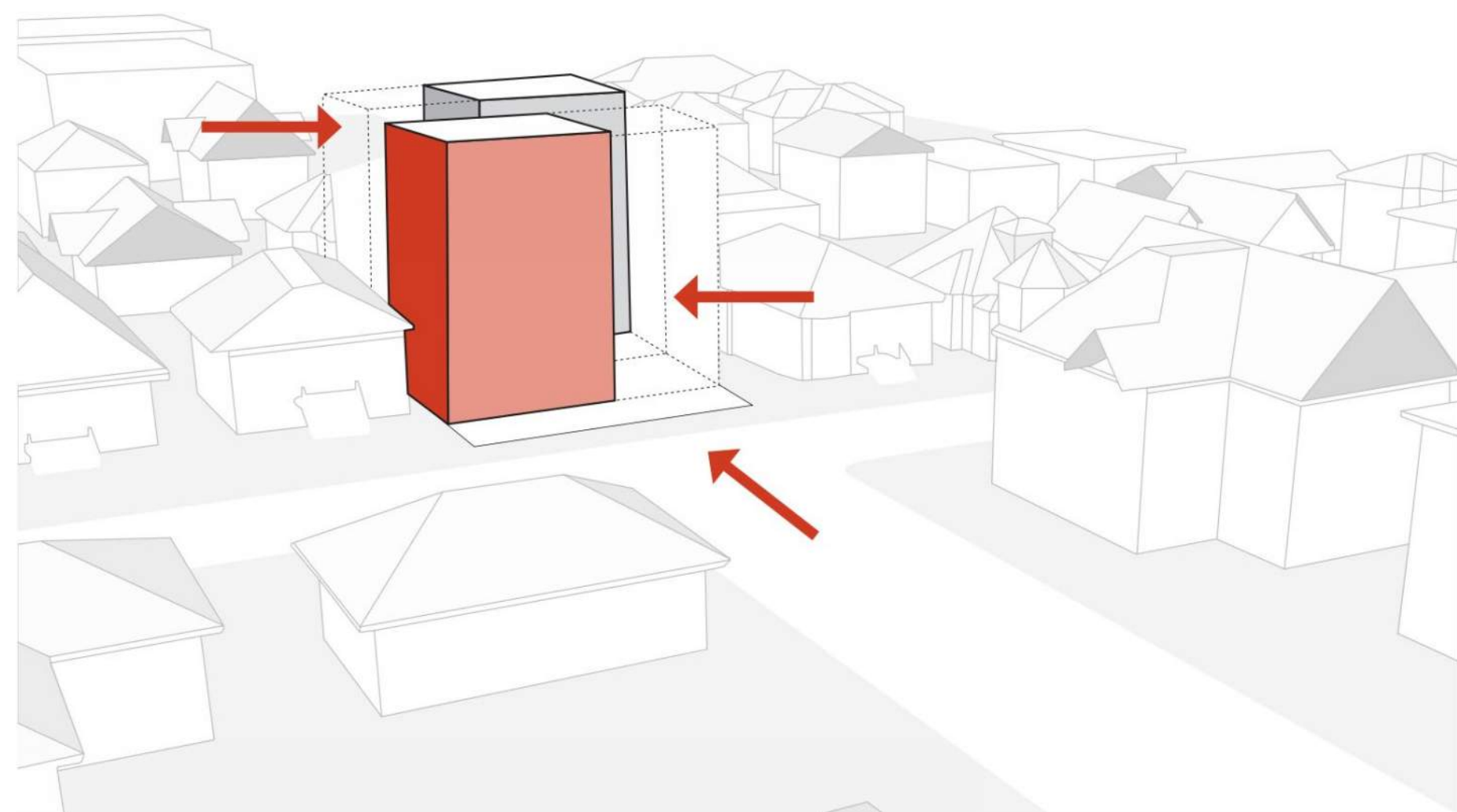
STEP 1 → HEIGHT →

- 6 (G) "That all.... neighbourhoods contain a range of housing... (OCP)
- 3.10 Overhangs and canopies are encouraged... (DG)
- 5.1 Open spaces should be usable, attractive and well integrated with the design of the building. (DG)

STEP 2 → FAMILY ORIENTED →

- 3.6 Individual Well Being: ...ensure that all residents have secure access to basic needs... required to flourish. (OCP)

SHIFTED ACCORDING TO SURROUNDINGS



RESIDENTIAL FORM AND CHARACTER



RESULTING PROPOSAL



STEP 3 → SETBACKS →

- 3.6 Individual Well-Being:
 - Land Management and Development;
 - a) Victoria has compact development patterns that use land efficiently.
 - Climate and Energy:
 - a) Victoria and Victorians are more resilient to climate change and energy scarcity and costs.
 - b) New and existing buildings are energy efficient and produce few greenhouse gas emissions. (OCP)

STEP 4 → HARMONY →

- 8.1 ... balance new development and heritage conservation. (OCP)
- 21.16.3 Maintain and interesting diversity of land users, housing types and character areas. (OCP)
- 3.3.2 Roof forms should complement the character of buildings in the immediate context. (DG)

Project ID: 2022-06



Existing Building, 50 Government



Existing Building, 50 Government



Proposed Building, 50 Government



Proposed Building, 50 Government

36 South Turner Behind



1 Existing Street Elevation
Scale: 1:200

36 South Turner Behind



2 Proposed Street Elevation
Scale: 1:200

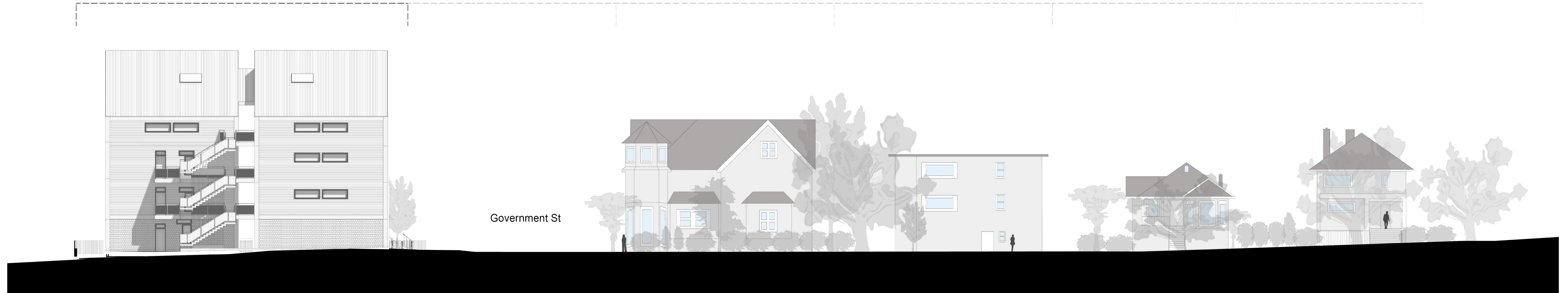
50 Government St

602 Battery St

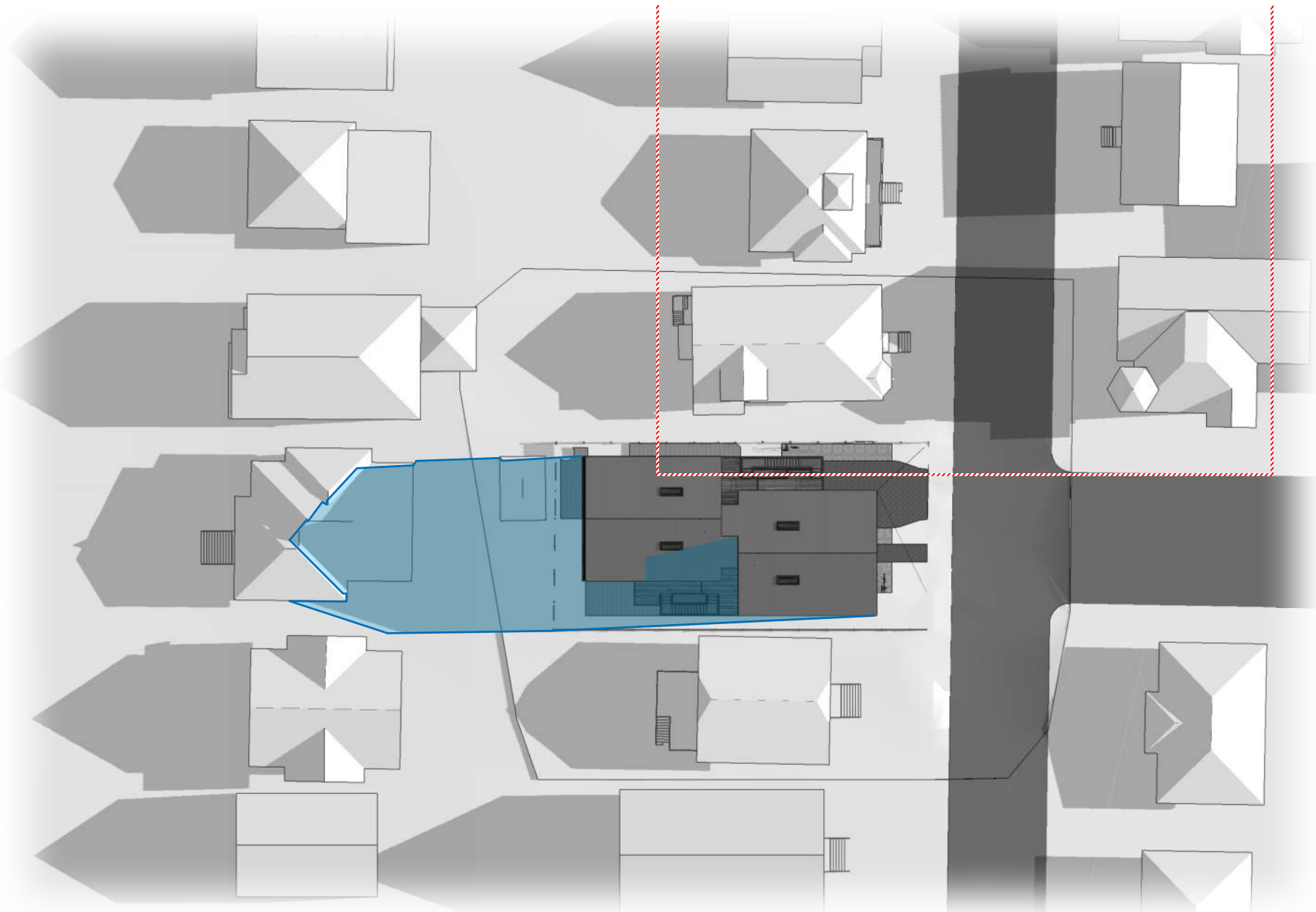
616 Battery St

620 Battery St

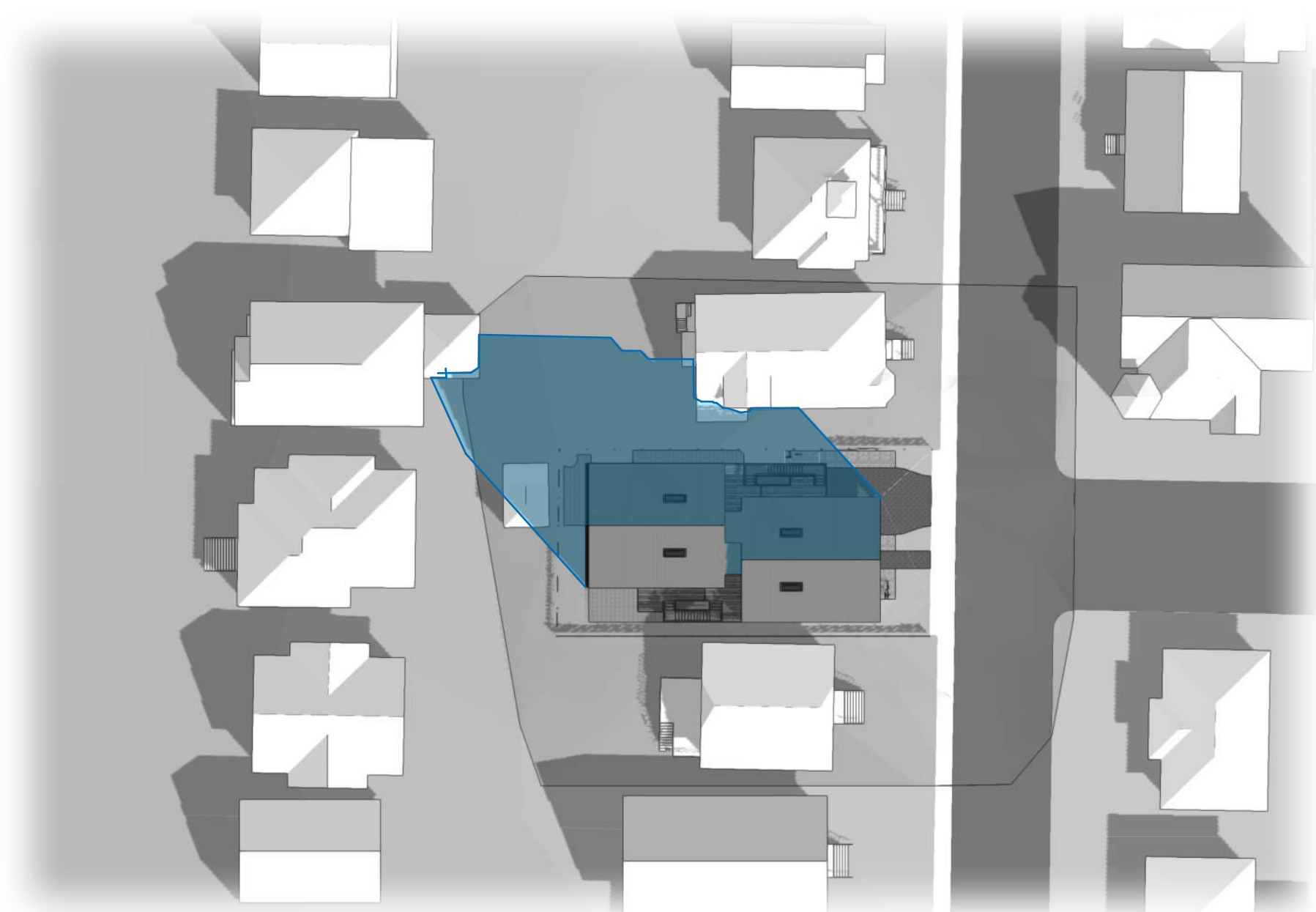
622 Battery St



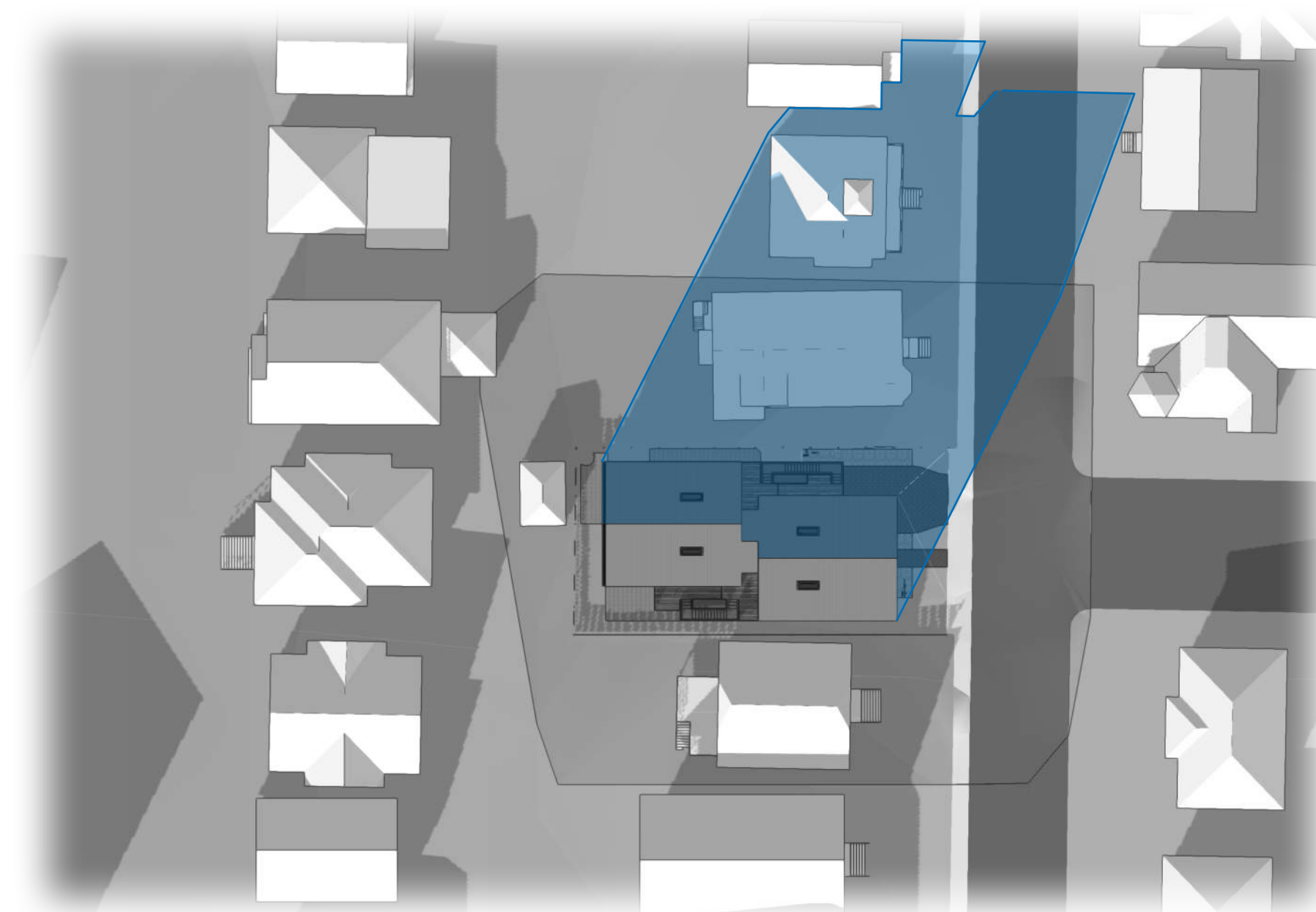
2 Proposed Street Elevation
 A301 Scale: 1:200



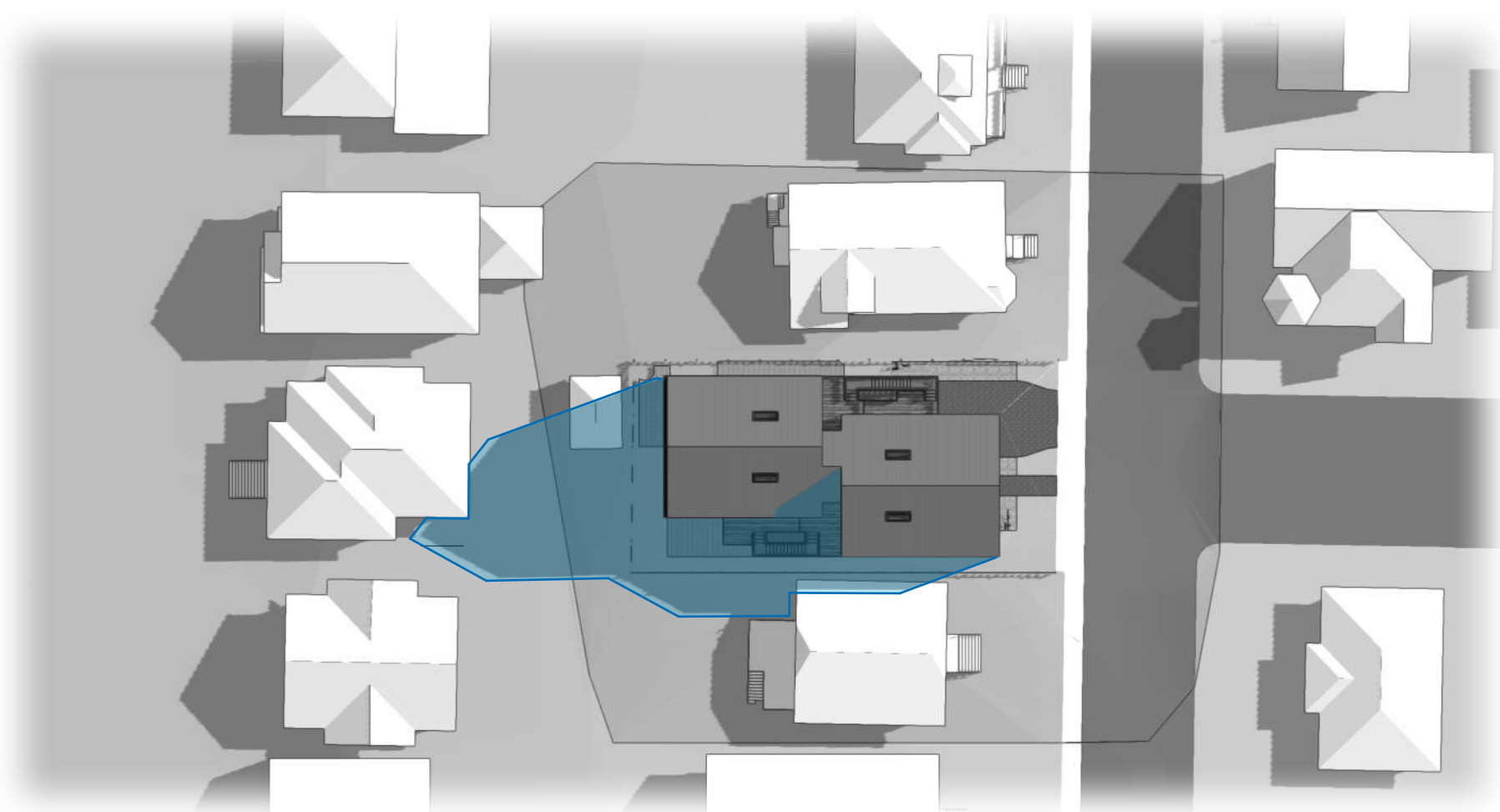
1 Equinox @ 9:00am



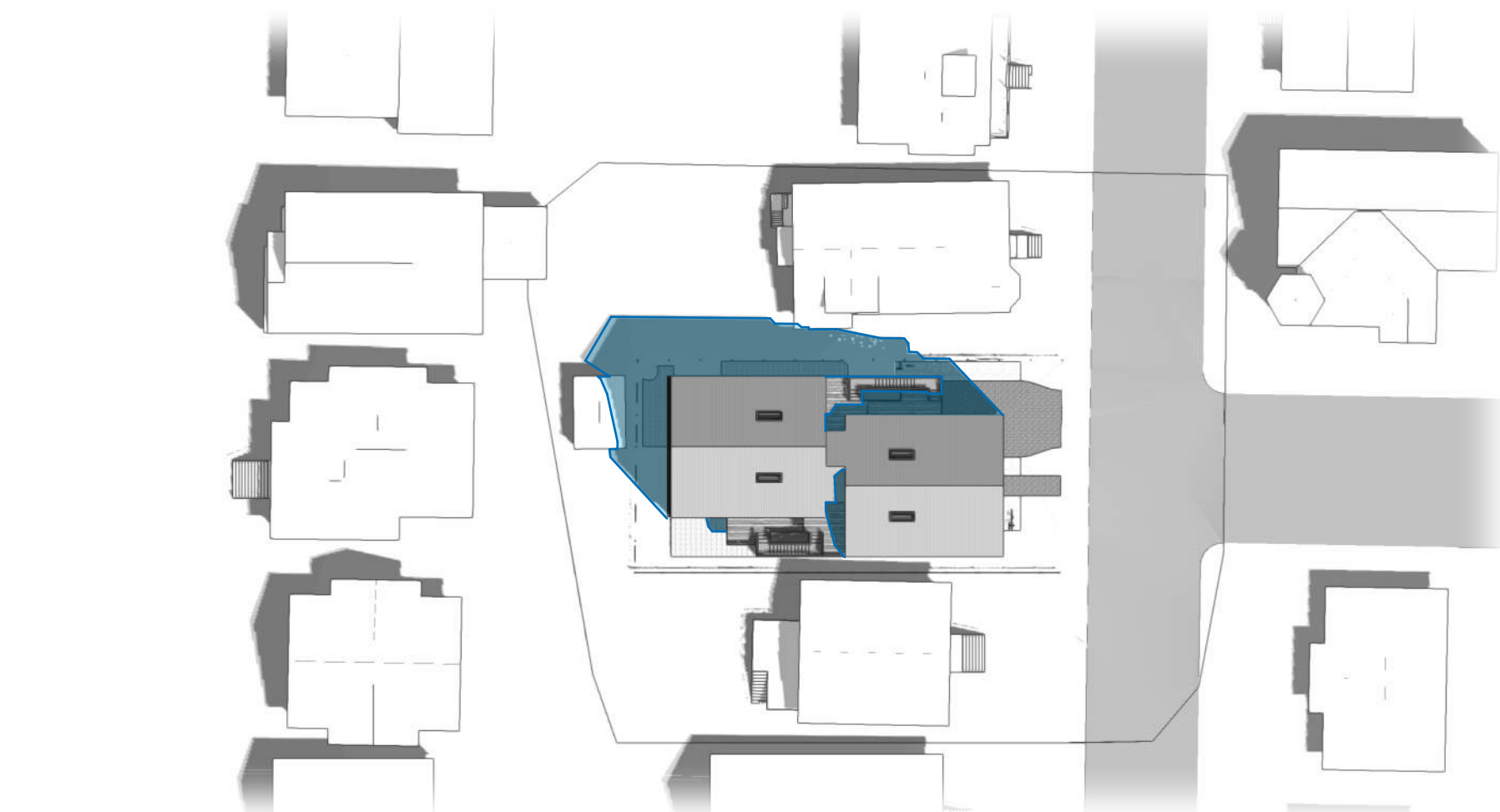
2 Equinox @ 12:00pm



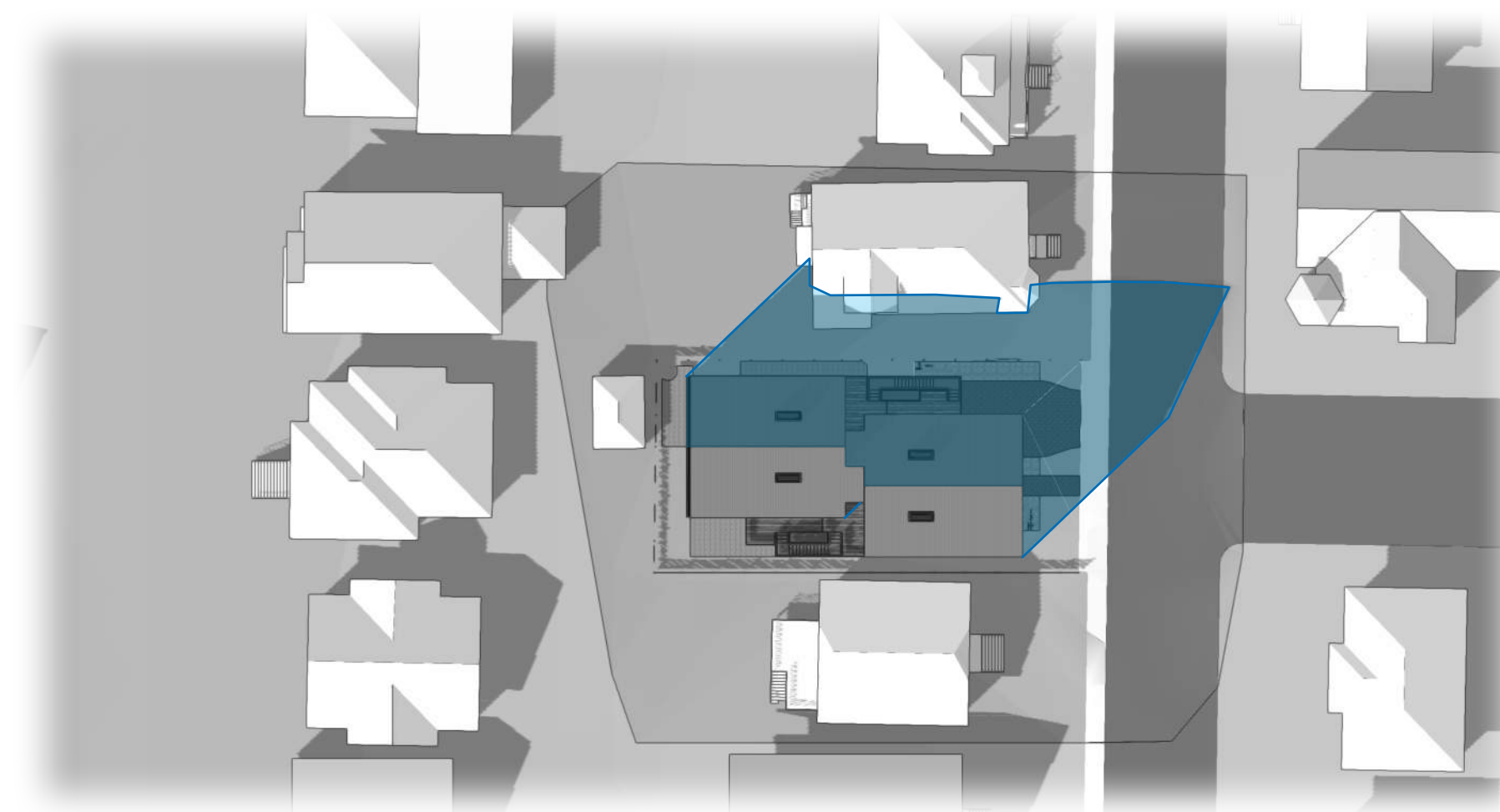
3 Equinox @ 4:00pm



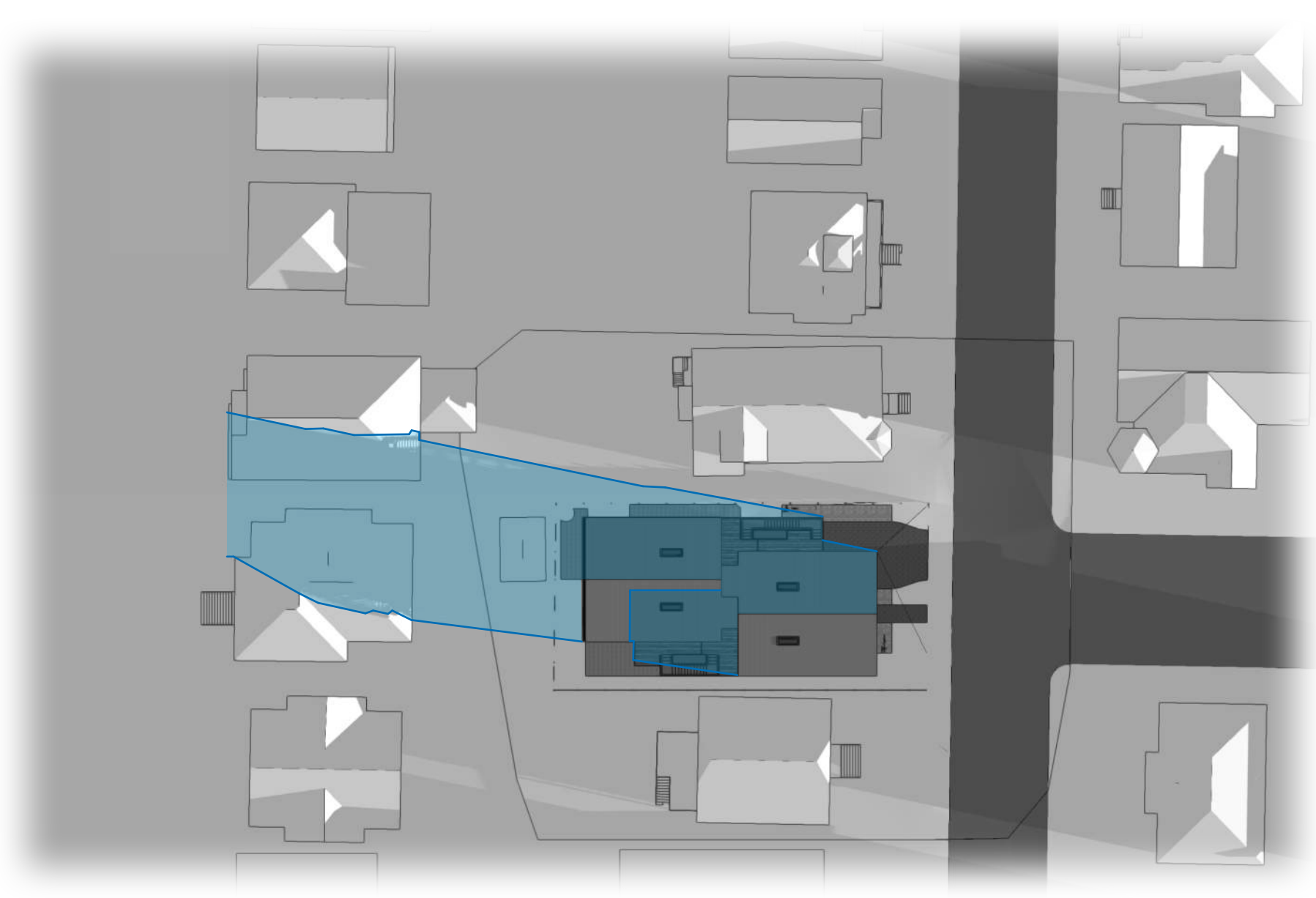
4 Summer Solstice @ 9:00am



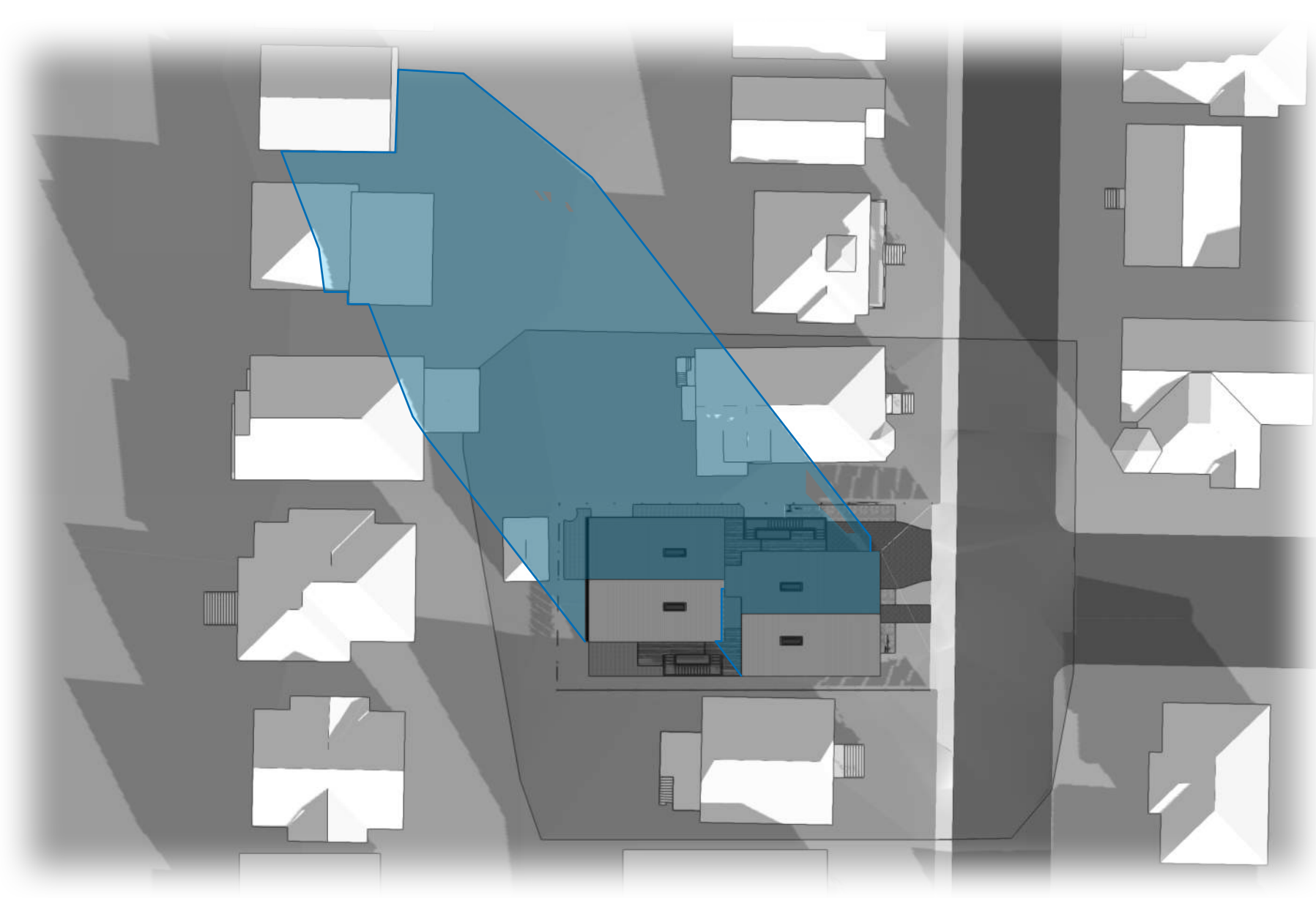
5 Summer Solstice @ 12:00pm



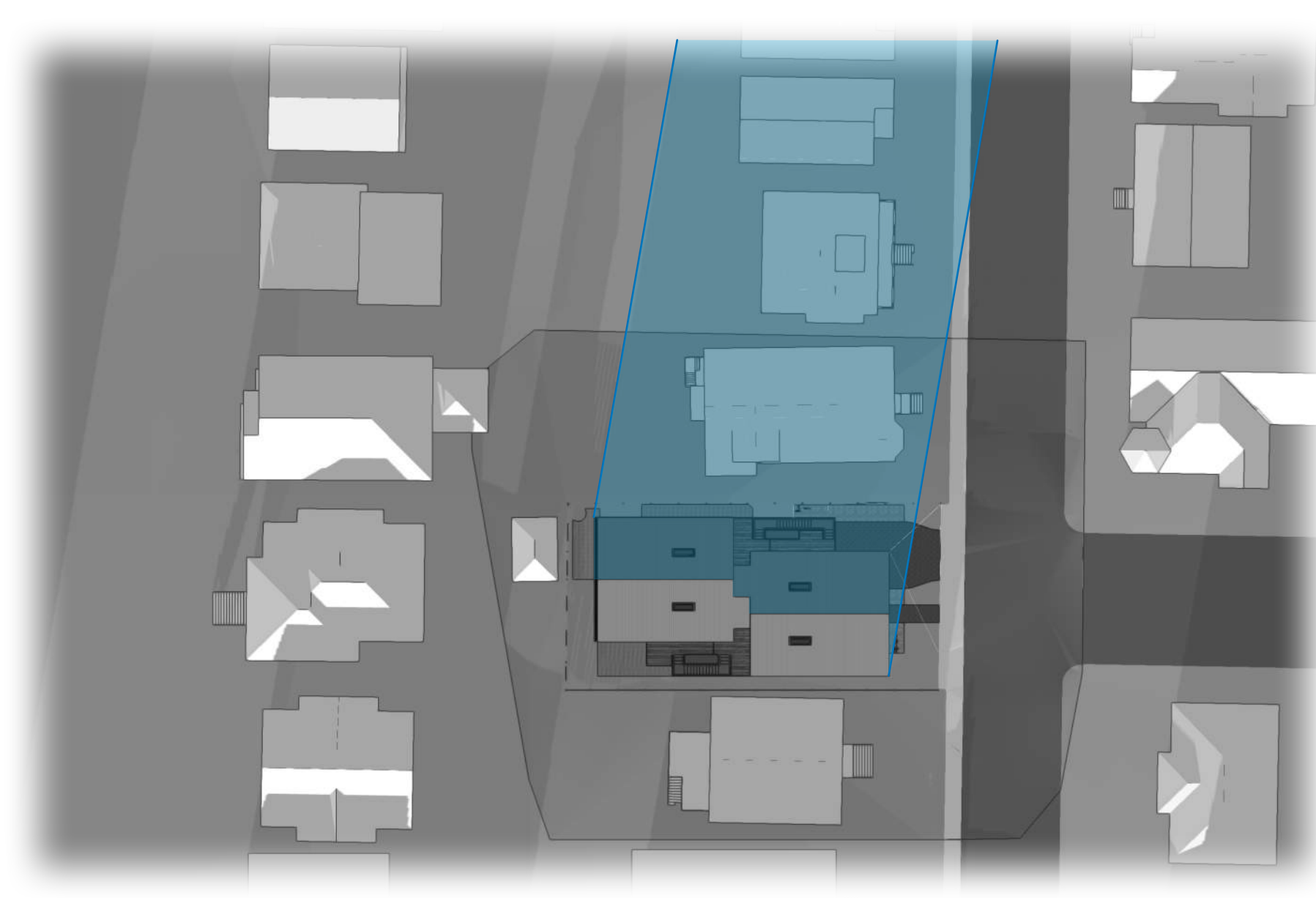
6 Summer Solstice @ 4:00pm



7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm

Oeza Developments

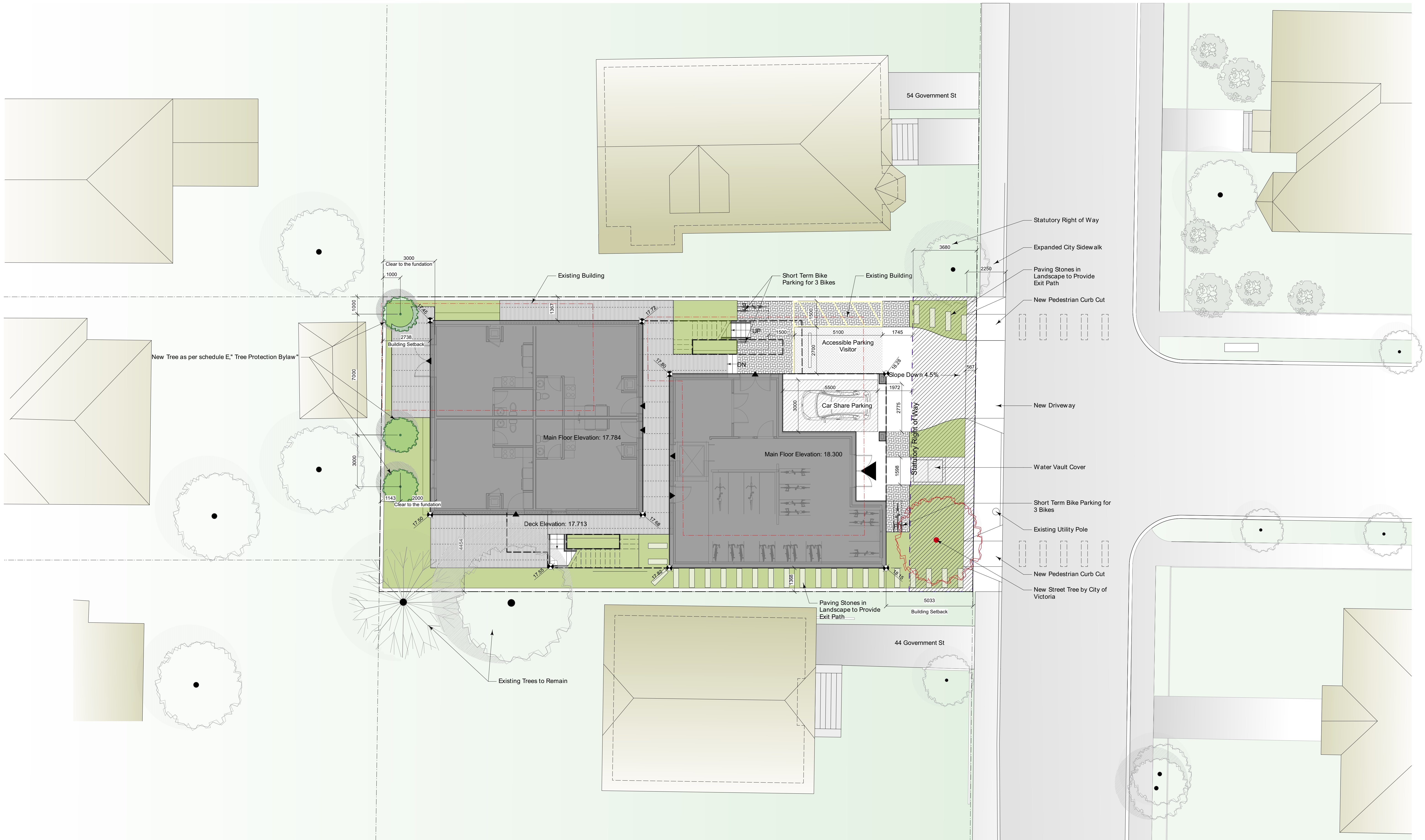
James Bay Development

Project ID: 2022-06

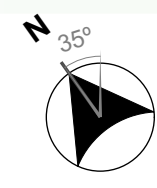
WAYMARK ARCHITECTURE

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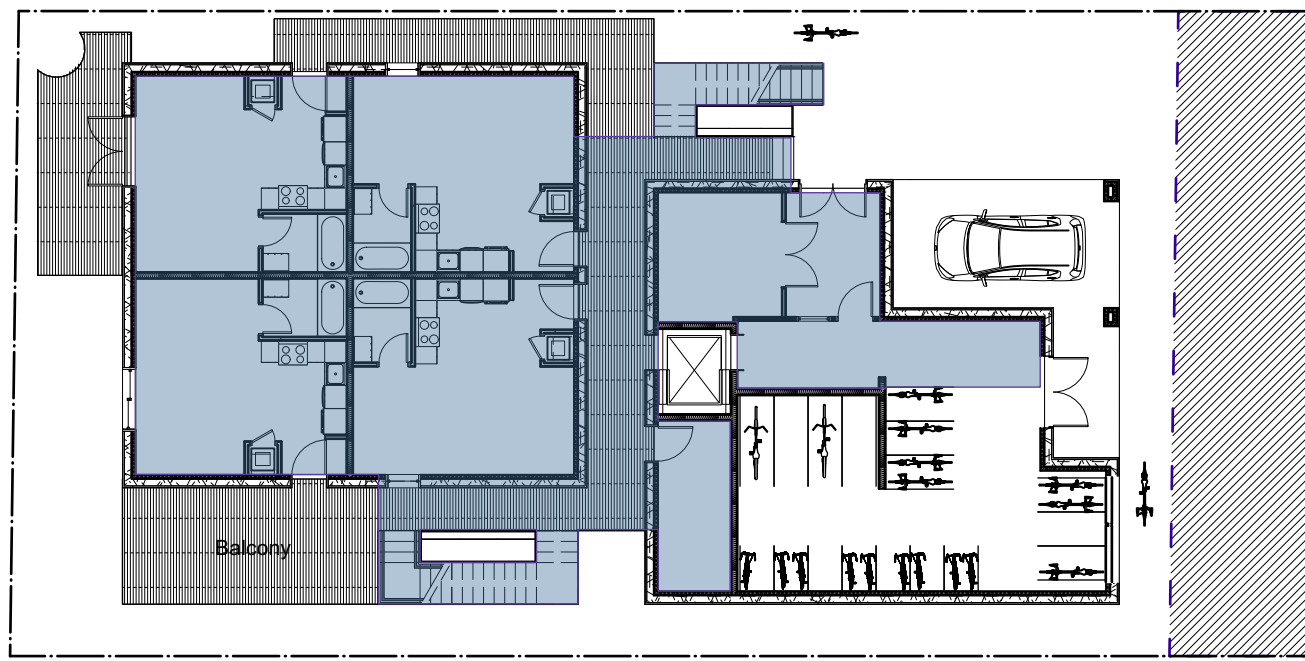
2024-11-19
RZ-007
Shadow Study



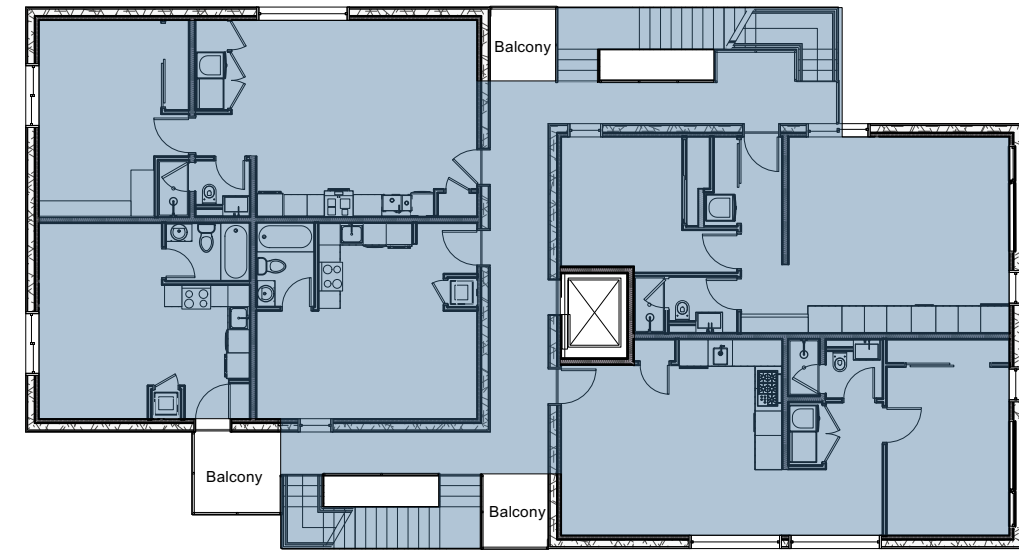
- Statutory Right of Way
- Expanded City Sidewalk
- Paving Stones in Landscape to Provide Exit Path
- New Pedestrian Curb Cut
- New Driveway
- Water Vault Cover
- Short Term Bike Parking for 3 Bikes
- Existing Utility Pole
- New Pedestrian Curb Cut
- New Street Tree by City of Victoria



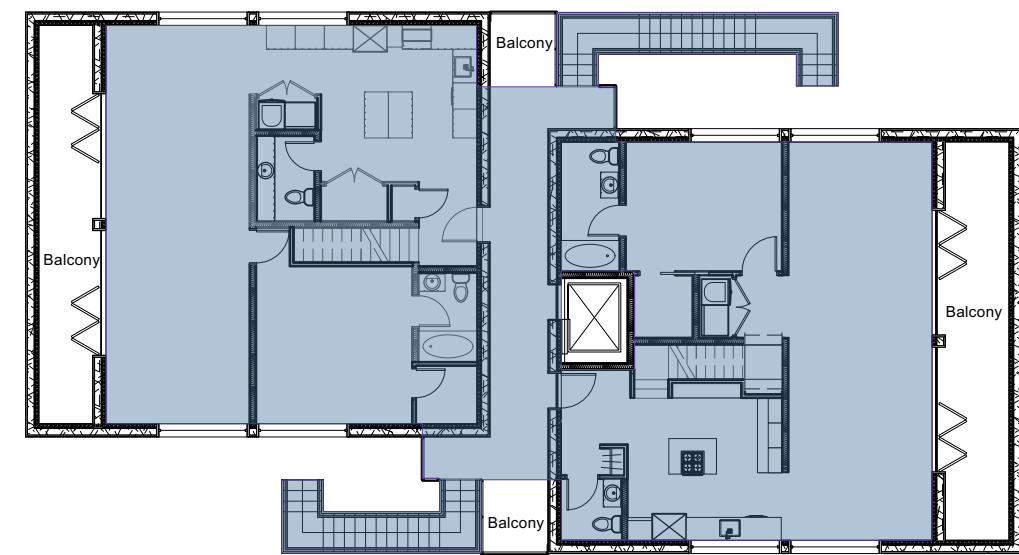
1 Proposed Site Plan
Scale: 1:100



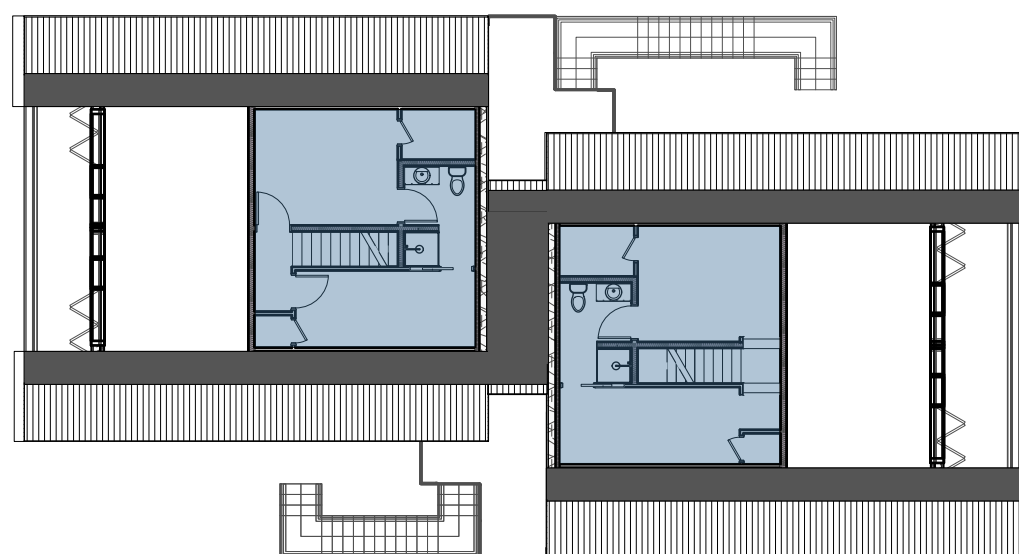
1 Level 1 Floor Area (FSR Calculation)
Scale: 1:200
Area 214.43 m²



2 Level 2 & 3 Floor Area (FSR Calculation)
Scale: 1:200
Area 303.35 m²



3 Level 4 Floor Area (FSR Calculation)
Scale: 1:200
Area 247m²

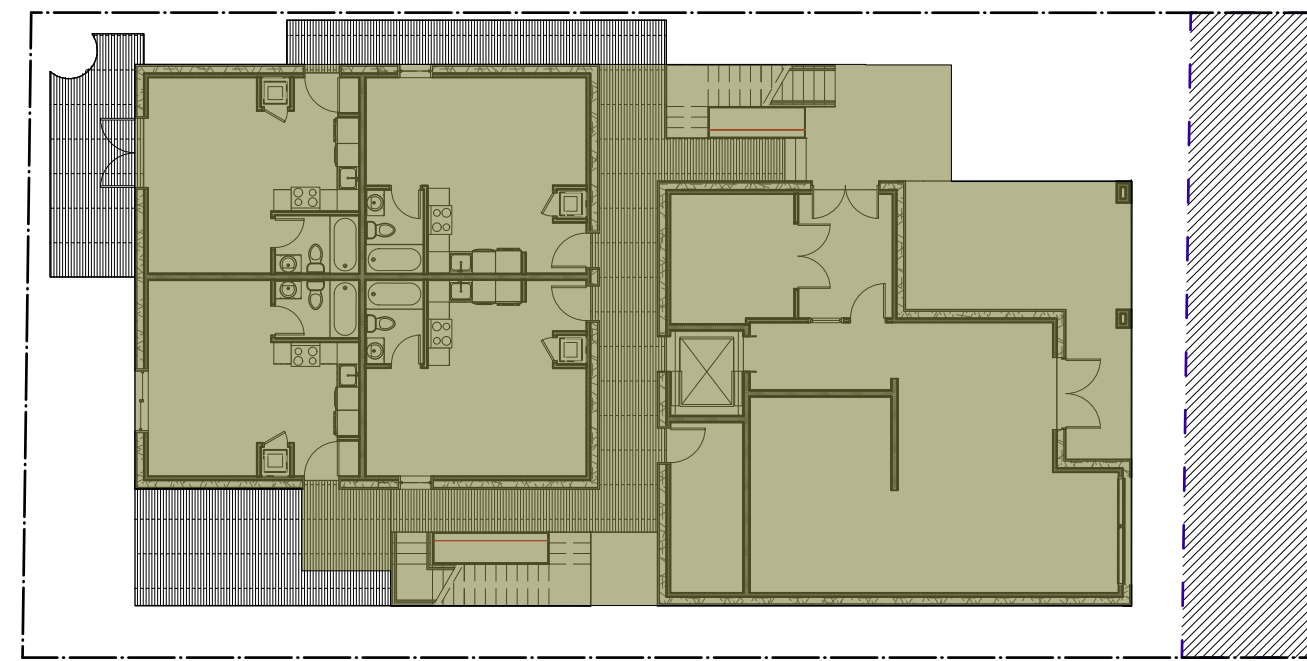


4 Level 4 / Loft (FSR Calculation)
Scale: 1:200
Area 73.26m²

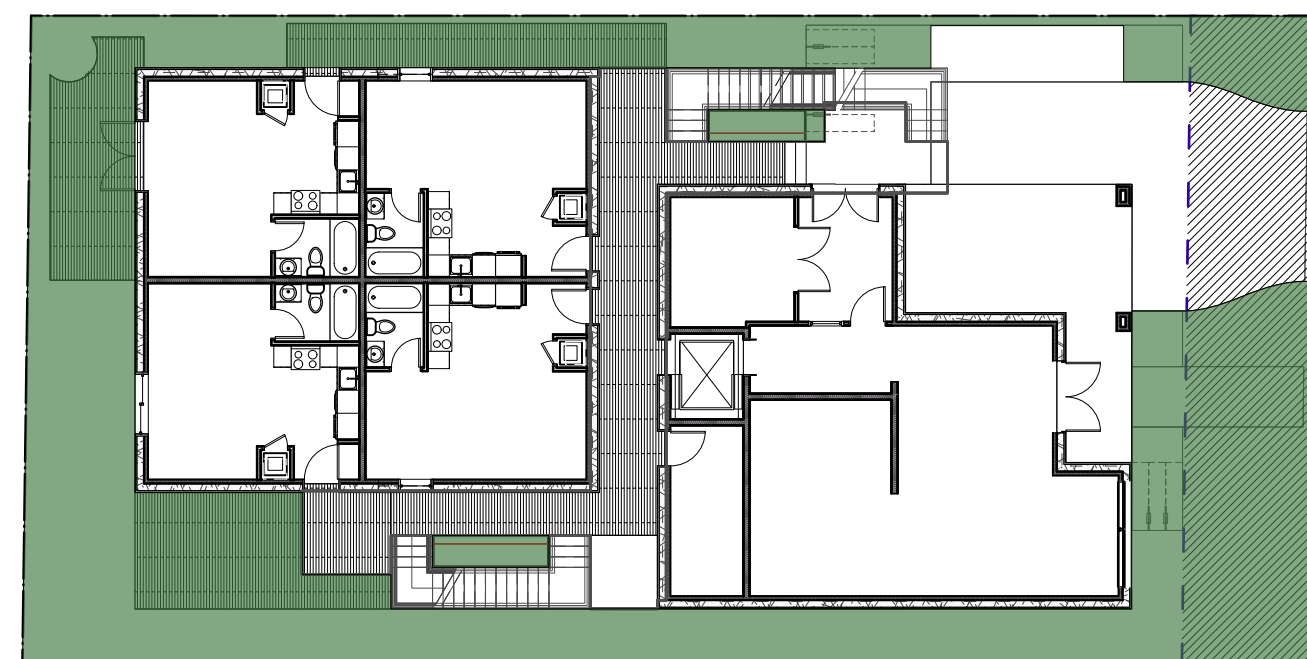
Lot Area: 586.27 m²

Floor Areas:
Level 1: 214.43 m²
Level 2: 303.35 m²
Level 3: 303.35 m²
Level 4: 247 m²
Loft: 73.26 m²
Total Floor Area 1141.39 m²

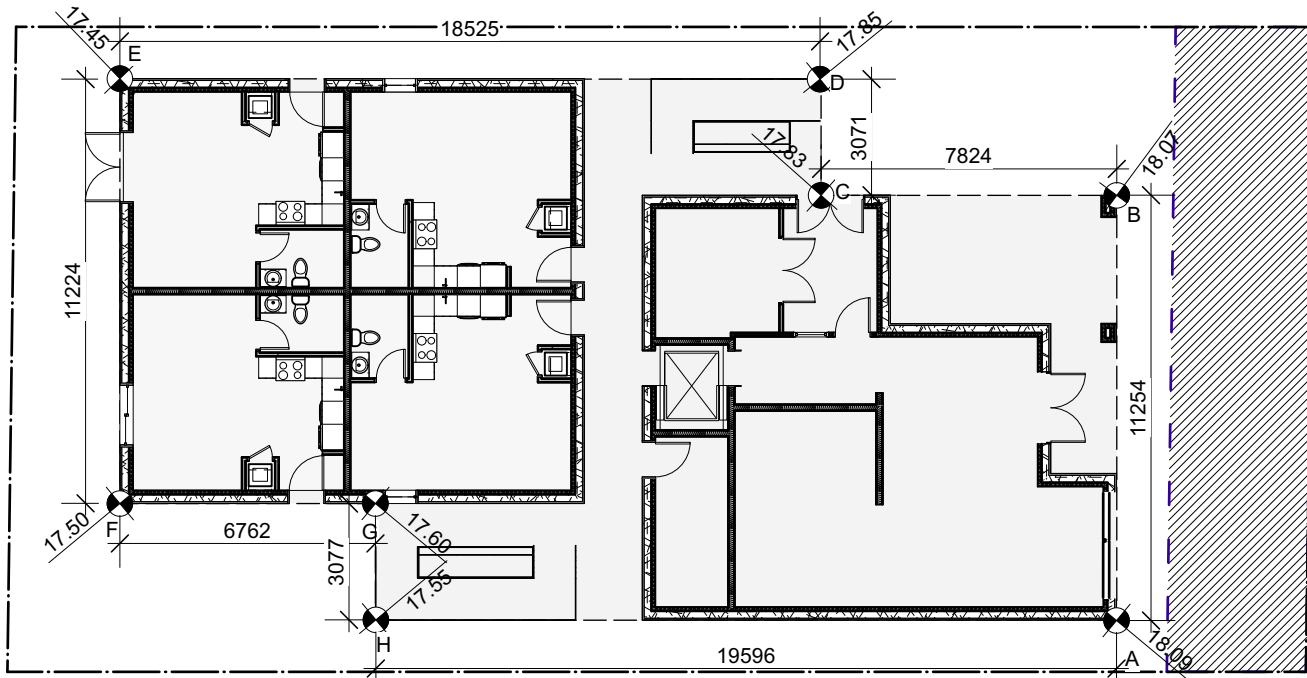
Floor Space Ratio 1.94:1



5 Site Coverage
Scale: 1:200
Building Area 346.79 m²
Site Area 586.27 m²
Site Coverage 59.15%



6 Open Site Space
Scale: 1:200
Open Area 191.06 m²
Site Area 586.27 m²
Open space 32.59 %

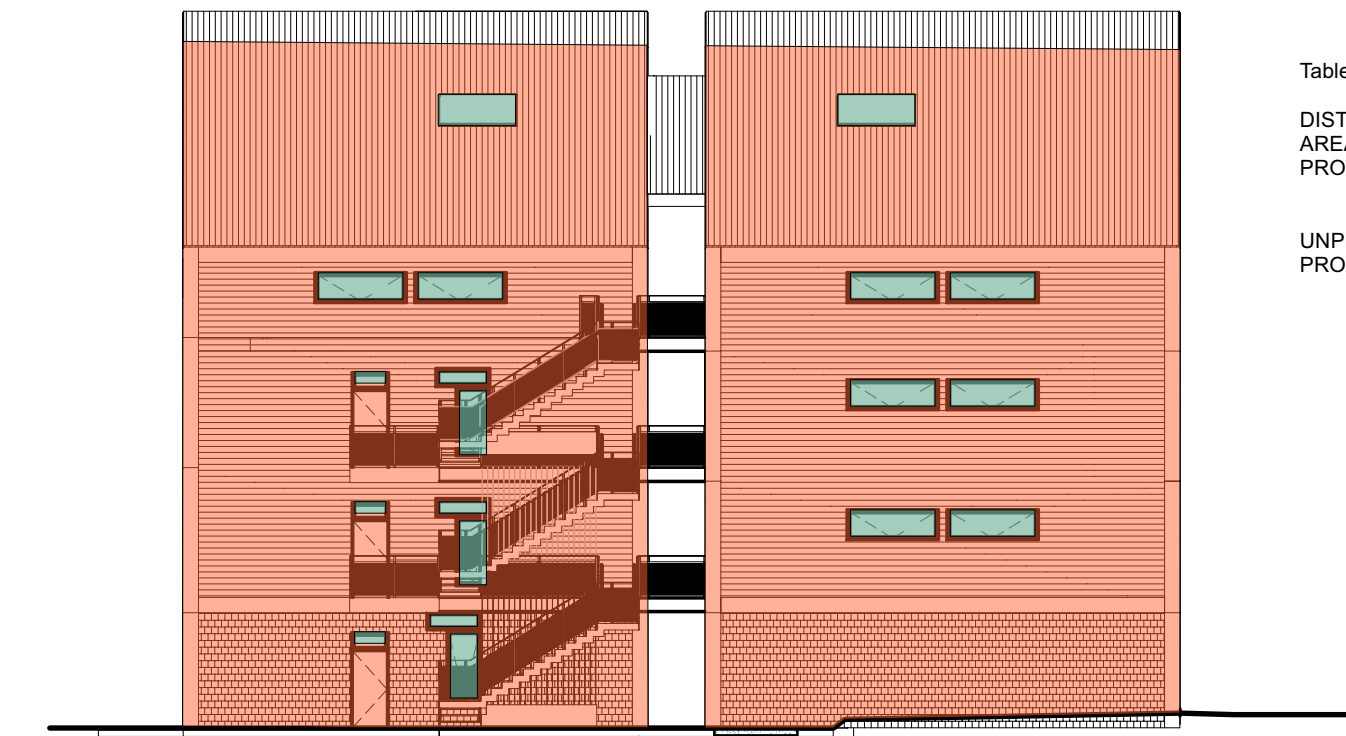


7 Average Grade Calculation
Scale: 1:200

Average grade calculation:

- A & B (18.09+18.07)/2 x 11.25 = 203.4
- B & C (18.07 + 17.83 /2 x 7.82 = 140.36
- C & D (17.83 + 17.85) /2 x 3.07 = 54.76
- D & E (17.85 + 17.45) /2 x 18.52 = 326.87
- E & F (17.45 + 17.50) /2 x 11.22 = 196.06
- F & G (17.50 + 17.6) /2 x 6.76 = 118.63
- G & H (17.6+17.55) /2 x 3.07 = 53.9
- H & A (17.55 +18.09) /2 x 19.59 = 349.09

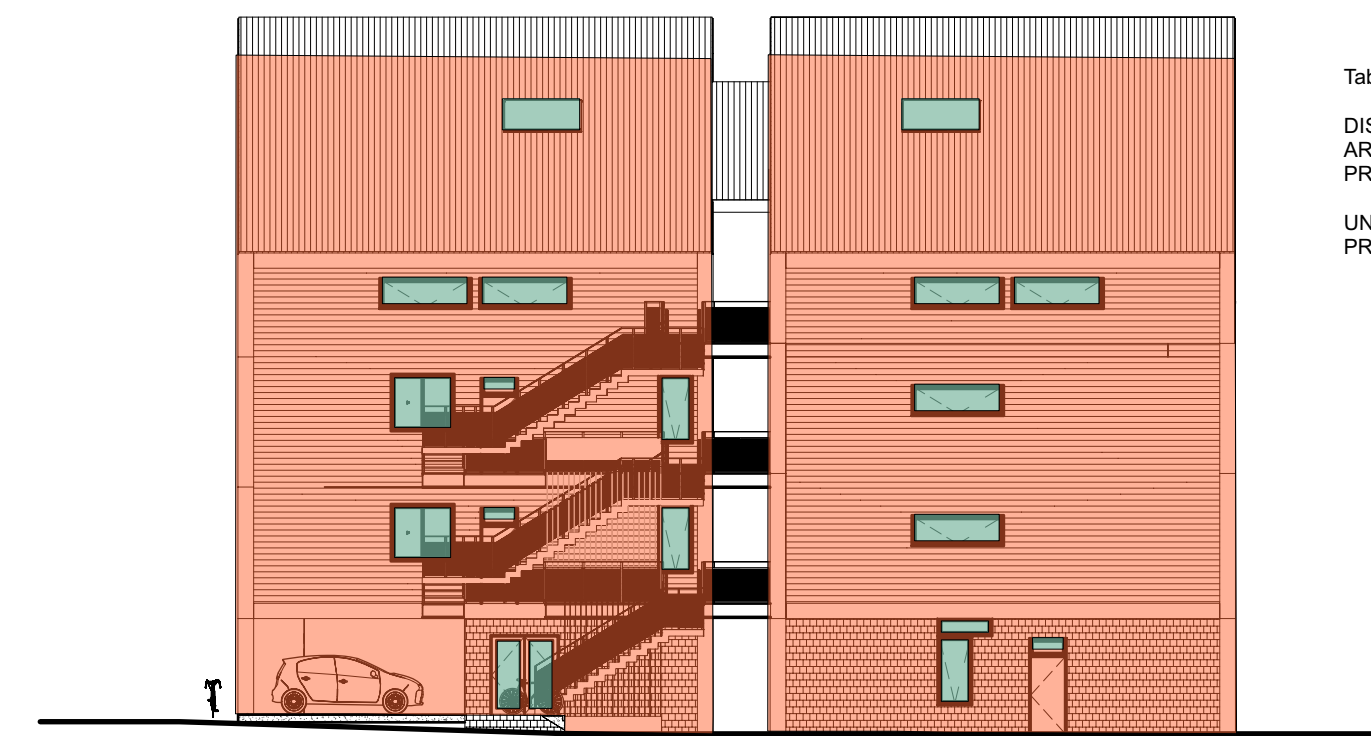
Total = , Perimeter =
1442.97 / 81.39 = 17.729
Average grade: 17.73



8 South Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE =1.36 m
AREA = 446.02 m²
PROPOSED UNPROTECTED AREA = 21.39 m²

UNPROTECTED OPENING ALLOWED 14%, 66.2 m²
PROPOSED OPENING 4.79 %



9 North Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE =1.36 m
AREA = 442.33 m²
PROPOSED UNPROTECTED AREA = 23.39 m²

UNPROTECTED OPENING ALLOWED 14%, 67.03 m²
PROPOSED OPENING 5.28 %



10 Rear/ West Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE =2.74 m
AREA = 217.27 m²
PROPOSED UNPROTECTED AREA = 33.58 m²

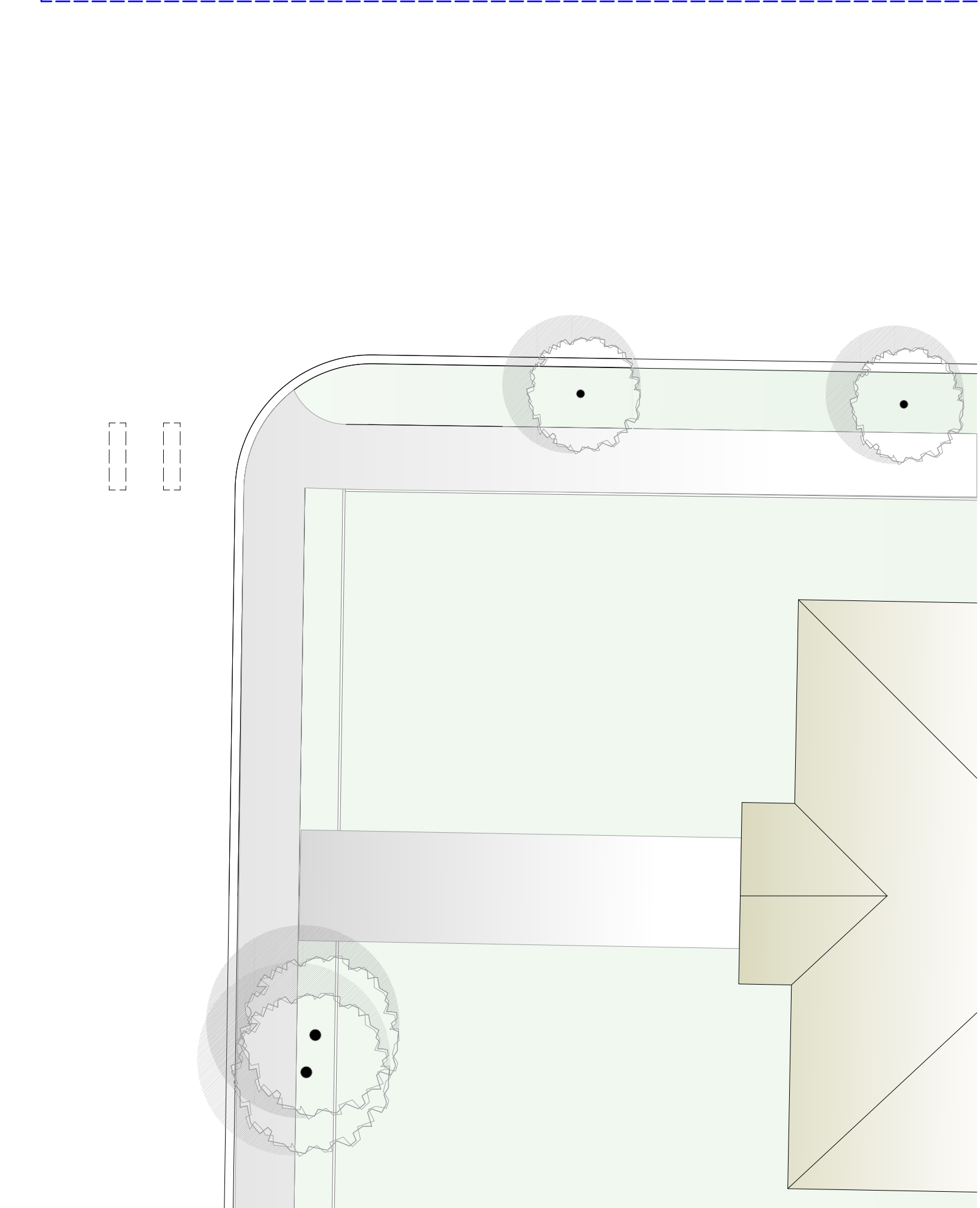
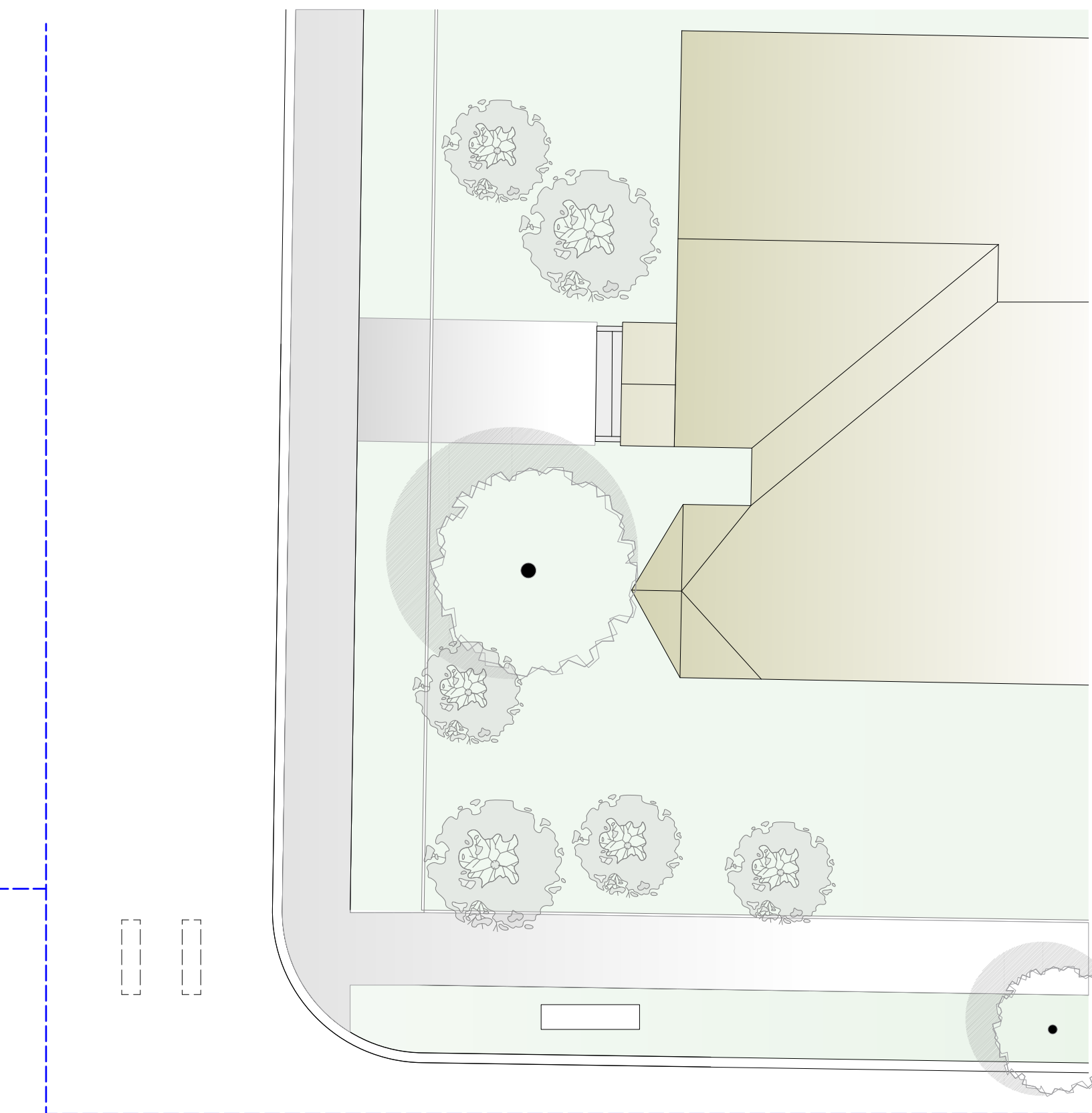
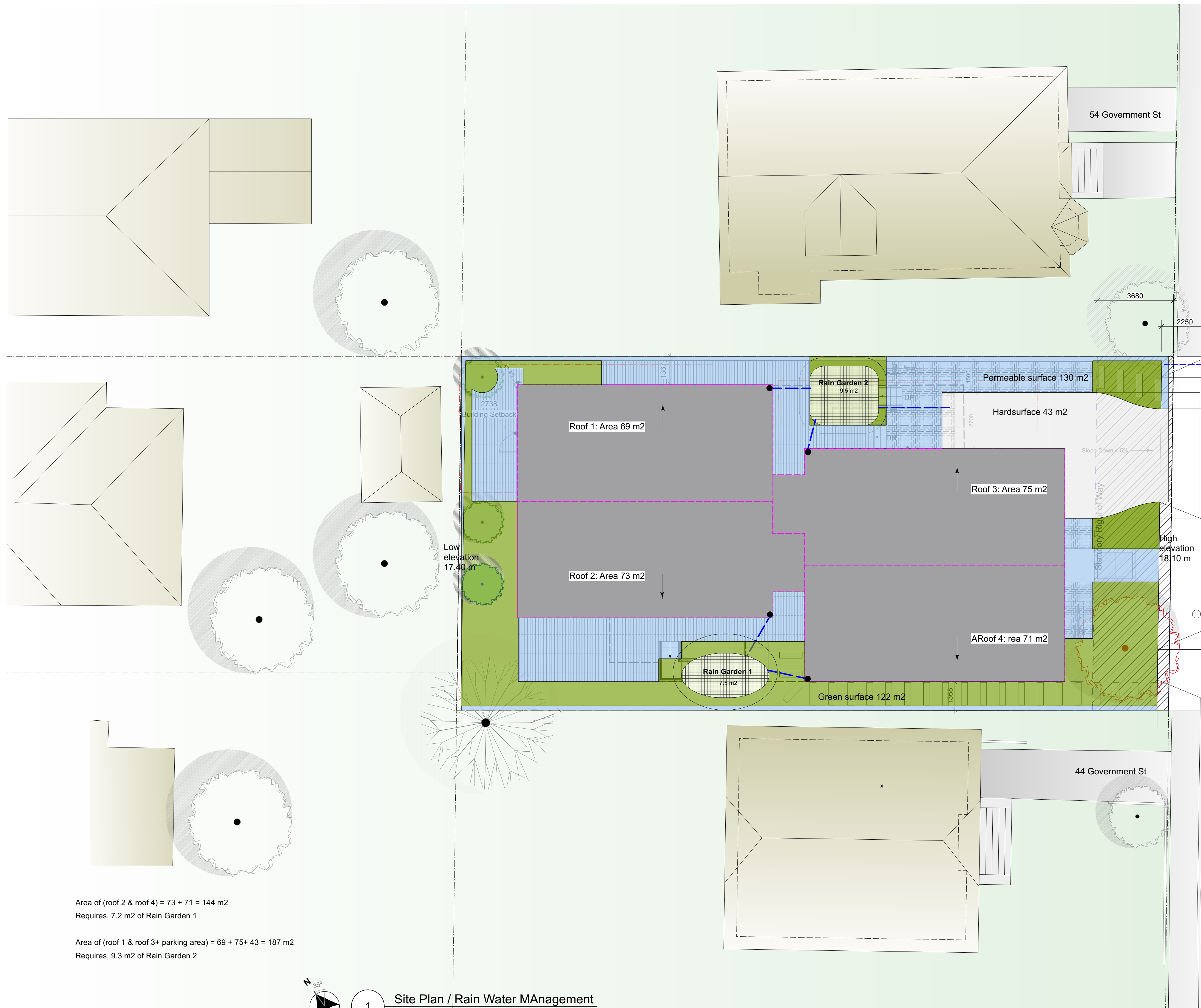
UNPROTECTED OPENING ALLOWED 21 %, 45.6 m²
PROPOSED OPENING 16.3%



11 Front /East Elevation
Scale: 1:200

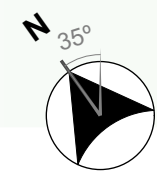
Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 209.78 m²
PROPOSED UNPROTECTED AREA = 51 m²

UNPROTECTED OPENING ALLOWED 100%, 203.3 m²
PROPOSED OPENING 24.3 %

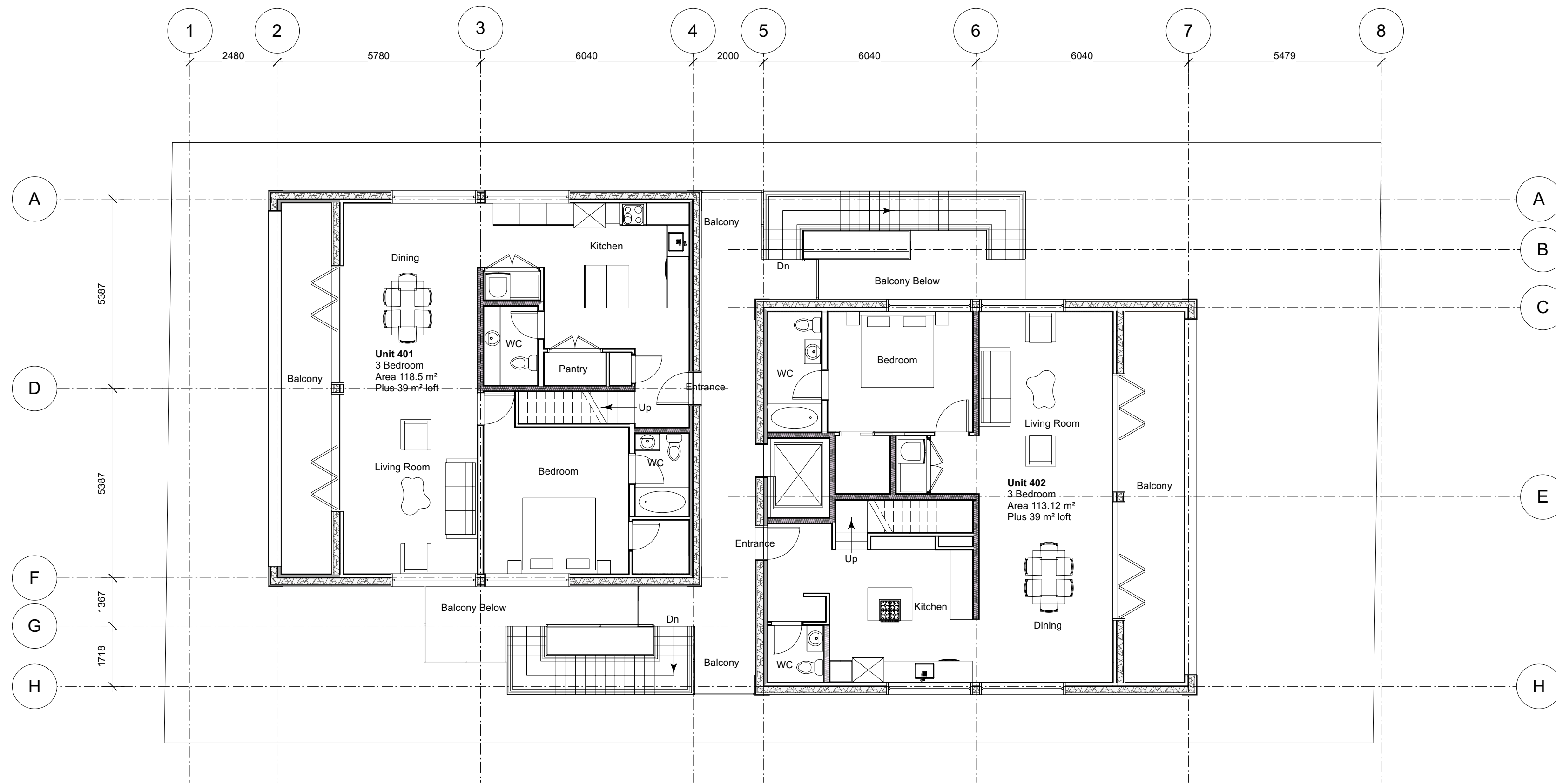


Area of (roof 2 & roof 4) = 73 + 71 = 144 m²
Requires, 7.2 m² of Rain Garden 1

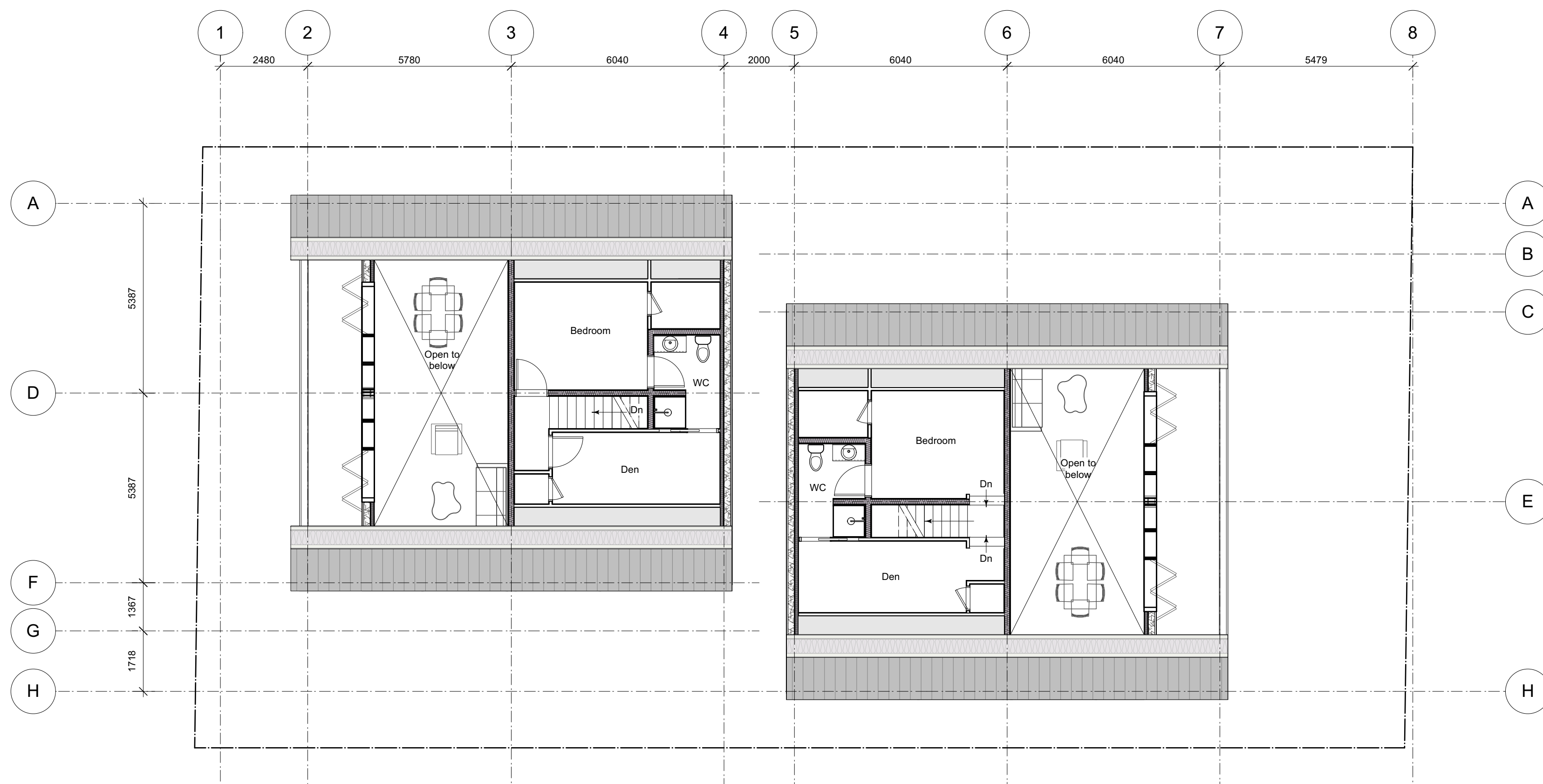
Area of (roof 1 & roof 3+ parking area) = 69 + 75+ 43 = 187 m²
Requires, 9.3 m² of Rain Garden 2



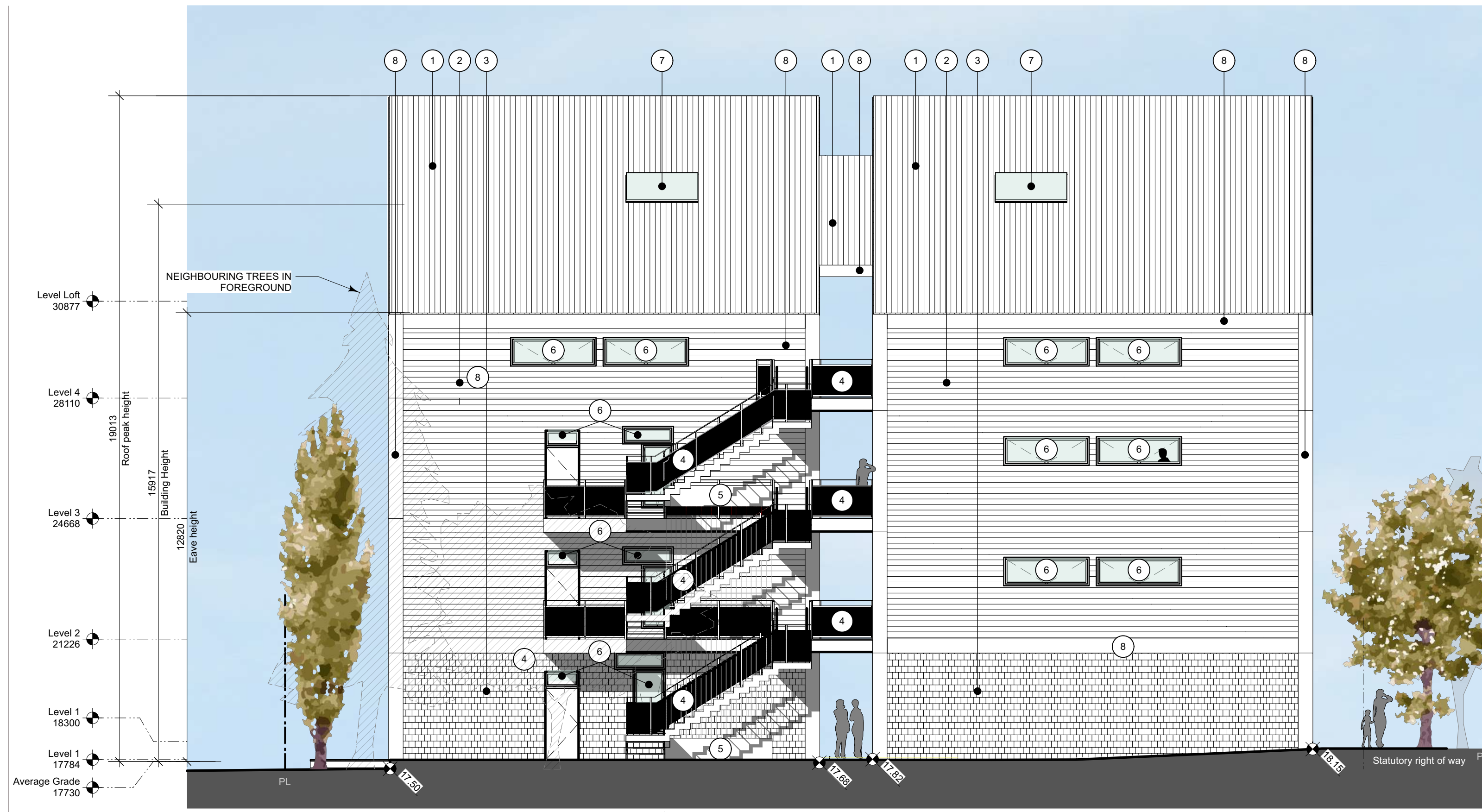
1 Site Plan / Rain Water Management
Scale: 1:100



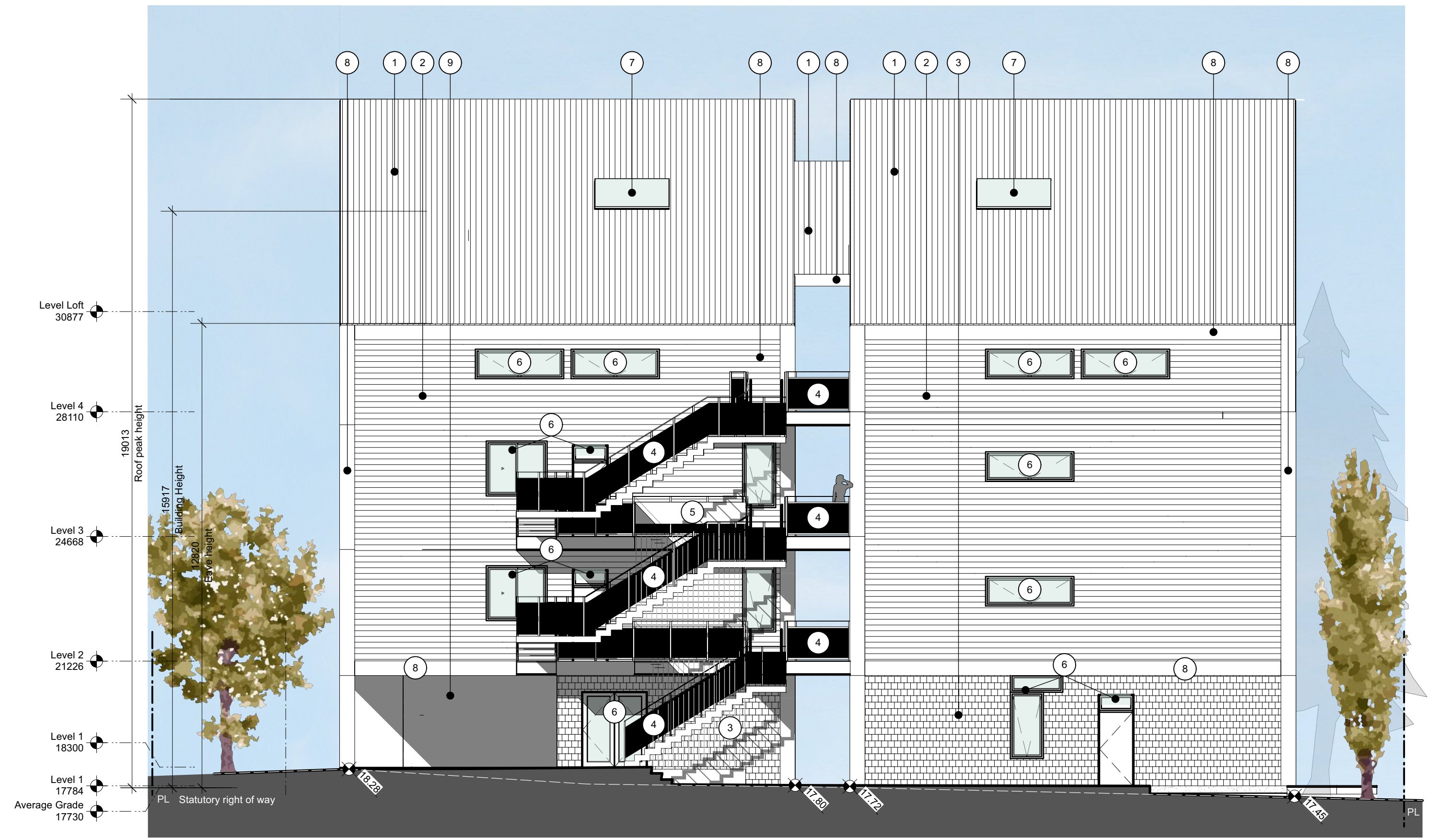
1 Level 4 Floor Plan



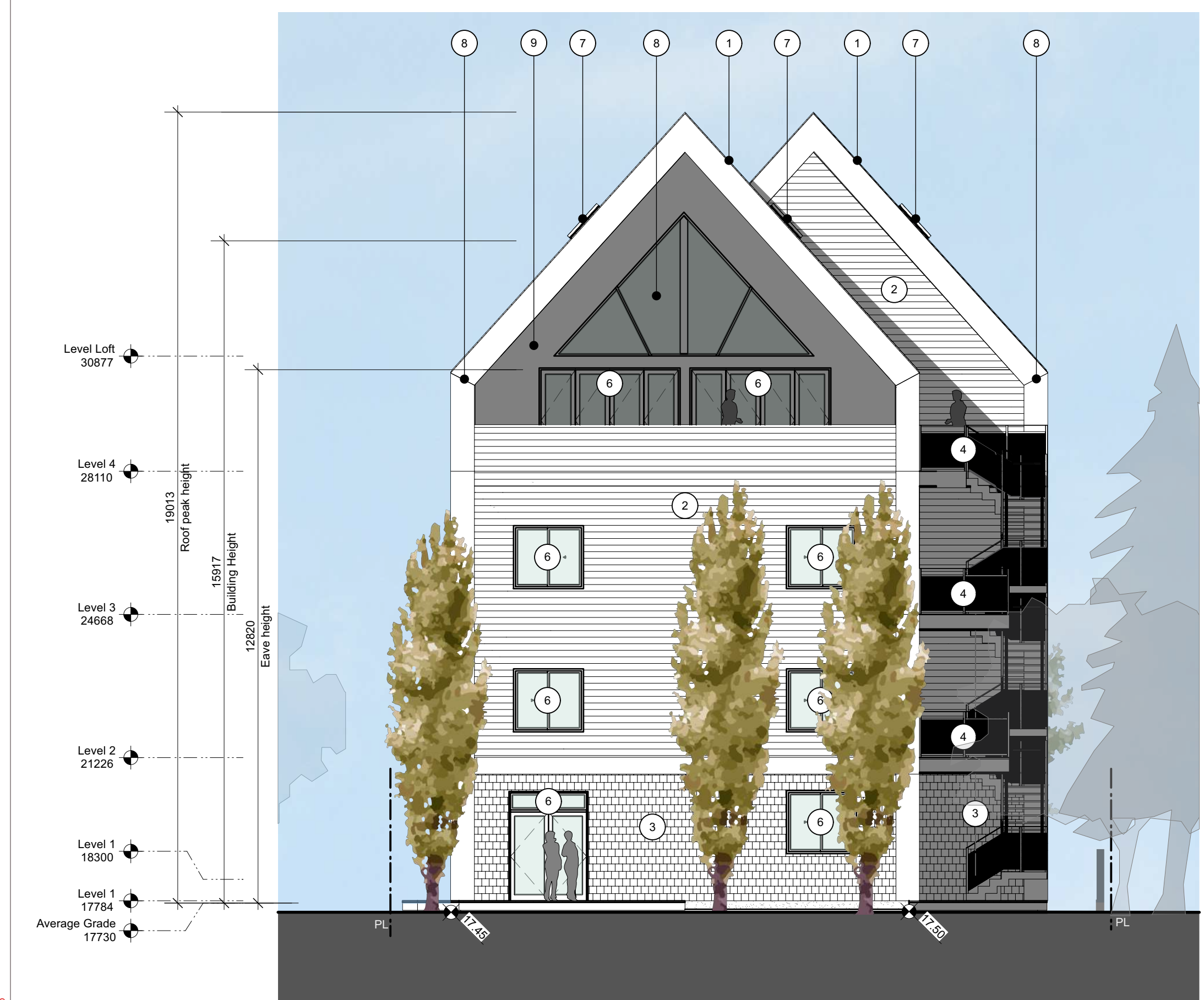
2 Level 4 -Loft Floor Plan



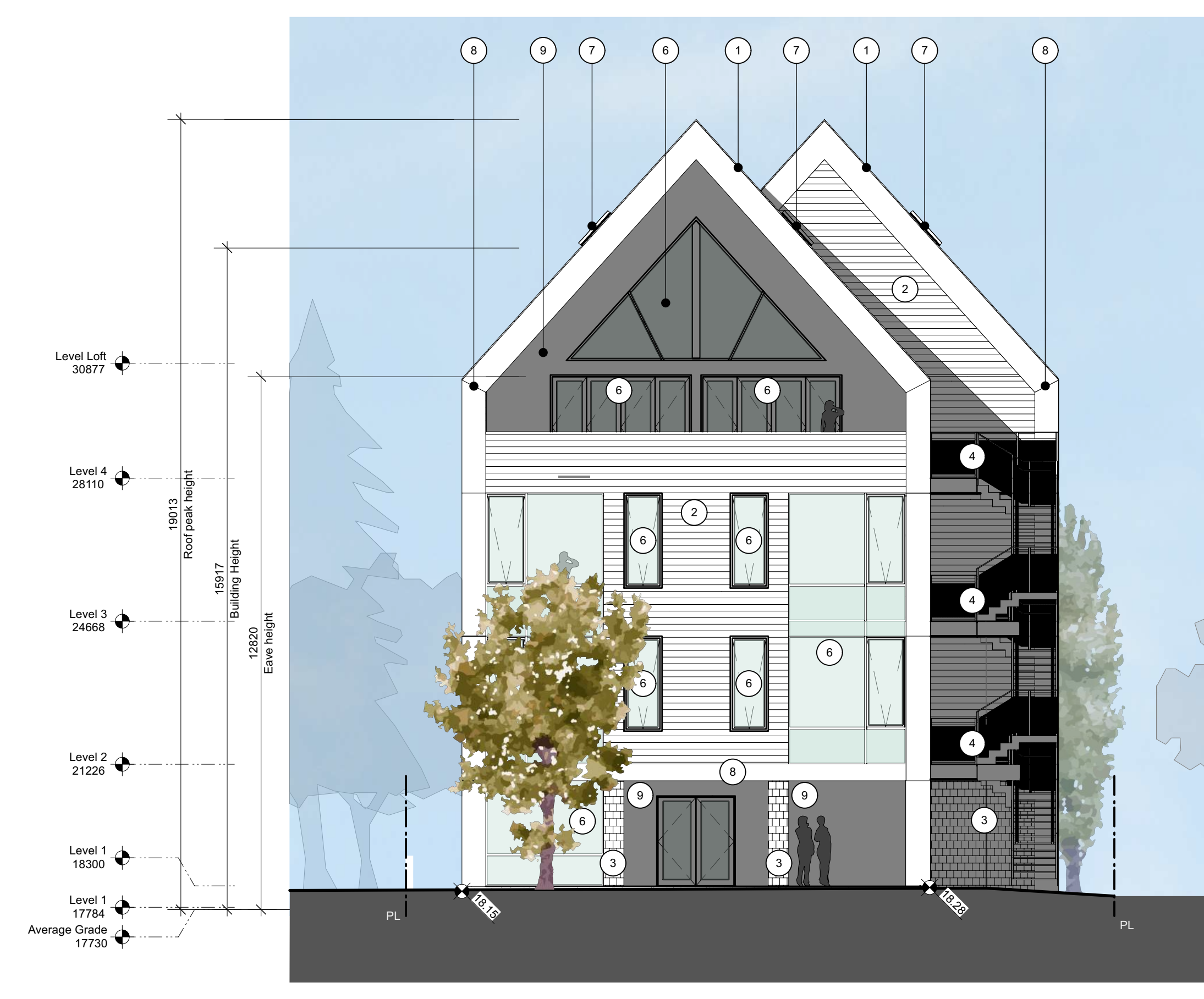
3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100



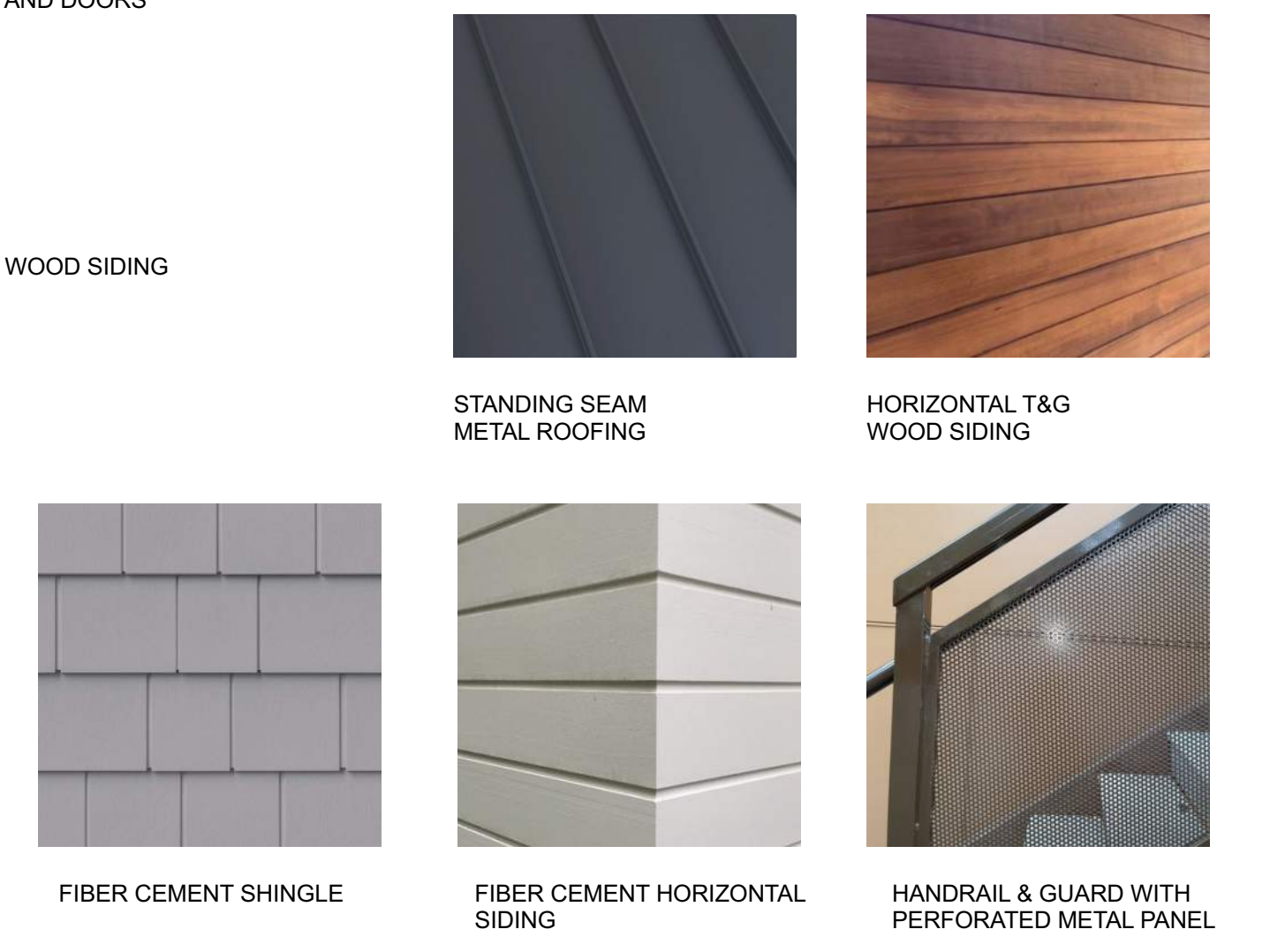
3 Rear Elevation
Scale: 1:100



4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

- STANDING SEAM METAL ROOF
- FIBER CEMENT HORIZONTAL SIDING
- FIBER CEMENT SHINGLE WALL CLADDING
- METAL GUARDRAIL WITH PERFORATED PANEL
- PLANTER BOX WITH TRELLIS
- GLASS WINDOWS AND DOORS
- SKYLIGHT
- METAL TRIM
- HORIZONTAL T&G WOOD SIDING





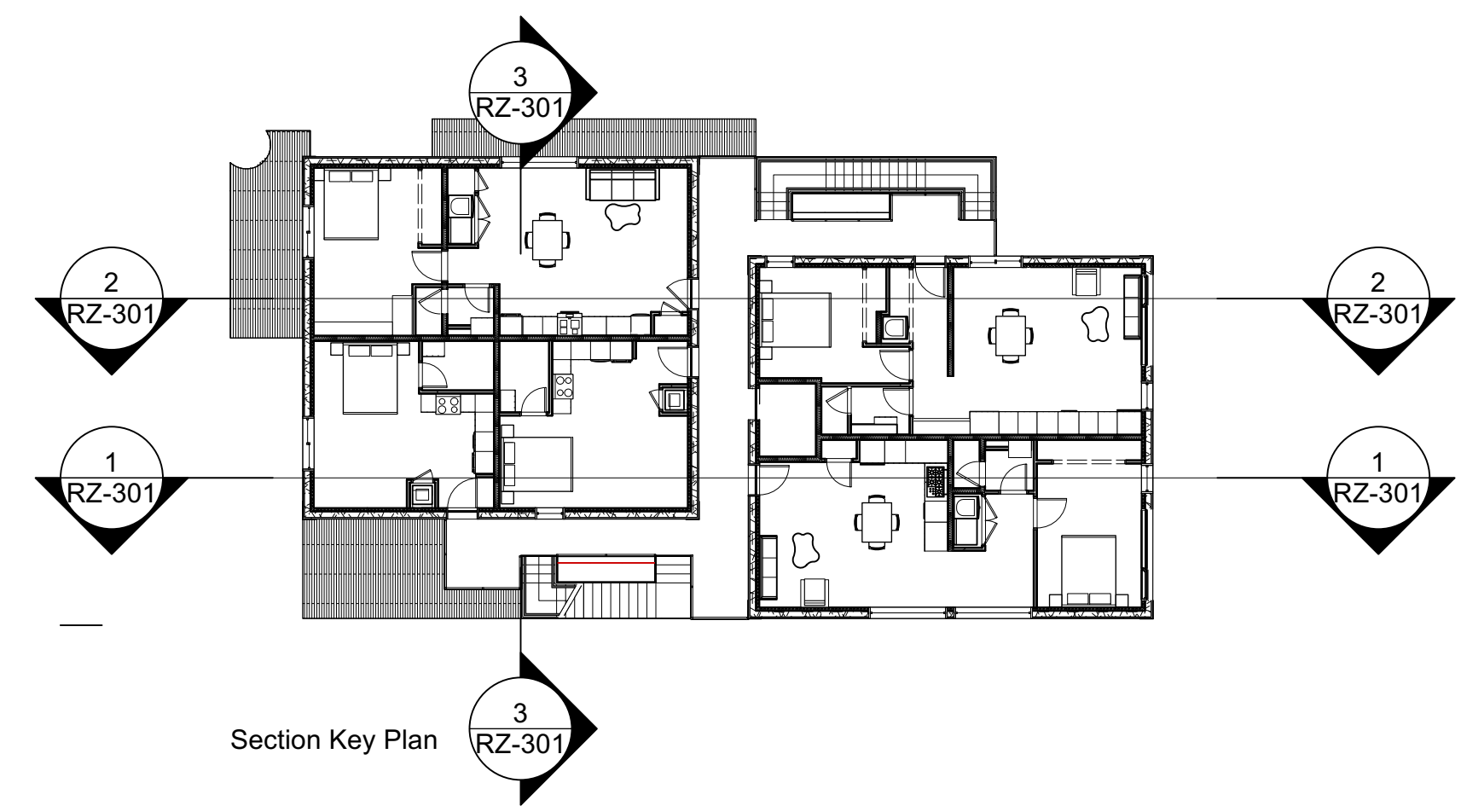
1 Long Section Facing South
Scale: 1:100



3 Building Cross Section
Scale: 1:100



2 Long Section Facing South
Scale: 1:100



Section Key Plan

Project ID: 2022-05

50 GOVERNMENT ST

ISSUED FOR REZONING

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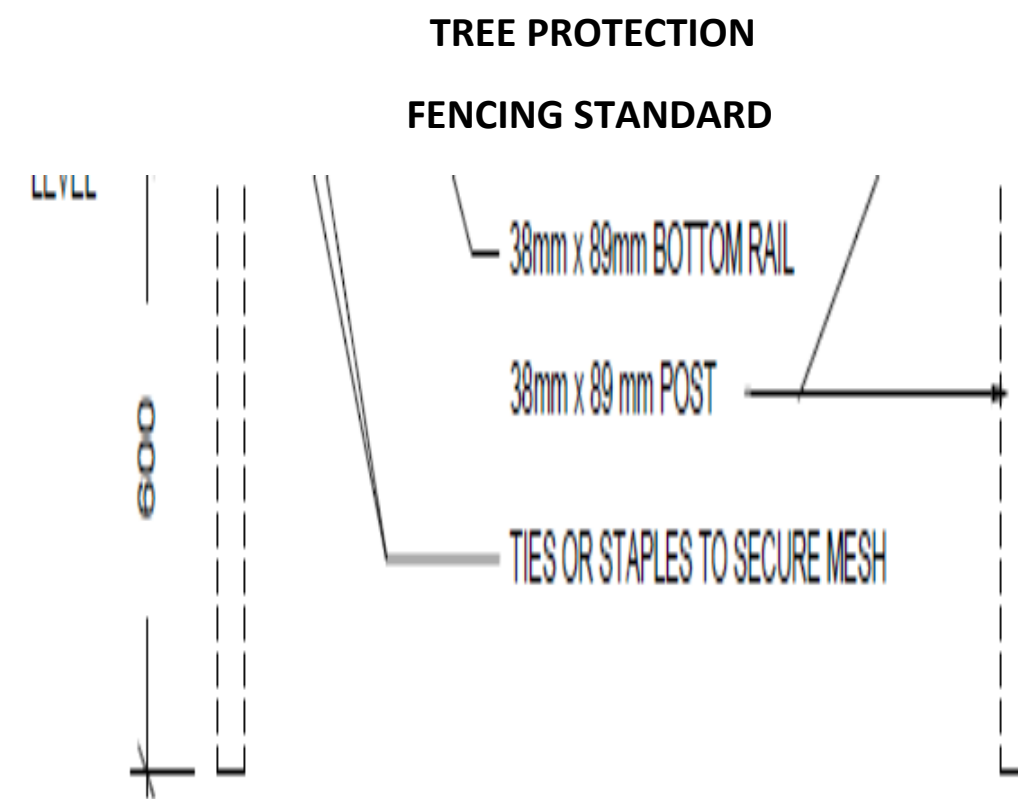
JIAHUI HUANG
jiahui@gauthierla.com
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LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	OVERALL SITE PLAN
L0.2	TREE MANAGEMENT PLAN
L0.3	PRECEDENT IMAGES
L1.0	LAYOUT + MATERIALS PLAN - LEVEL 1
L1.1	PLANTING PLAN - LEVEL 1
L1.2	GRADING PLAN - LEVEL 1
L1.3	UTILITY PLAN - LEVEL 1
L1.4	STORMWATER MANGEMENT PLAN - LEVEL 1
L2.0	LAYOUT + MATERIALS PLAN - LEVEL 2
L2.1	PLANTING PLAN - LEVEL 2
L3.0	LAYOUT + MATERIALS PLAN - LEVEL 3
L3.1	PLANTING PLAN - LEVEL 3
L4.0	LAYOUT + MATERIALS PLAN - LEVEL 4
L5.0	PLANT LIST + IMAGES
L6.0	SECTIONS
L6.1	SECTIONS

GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 24. B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 24. C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

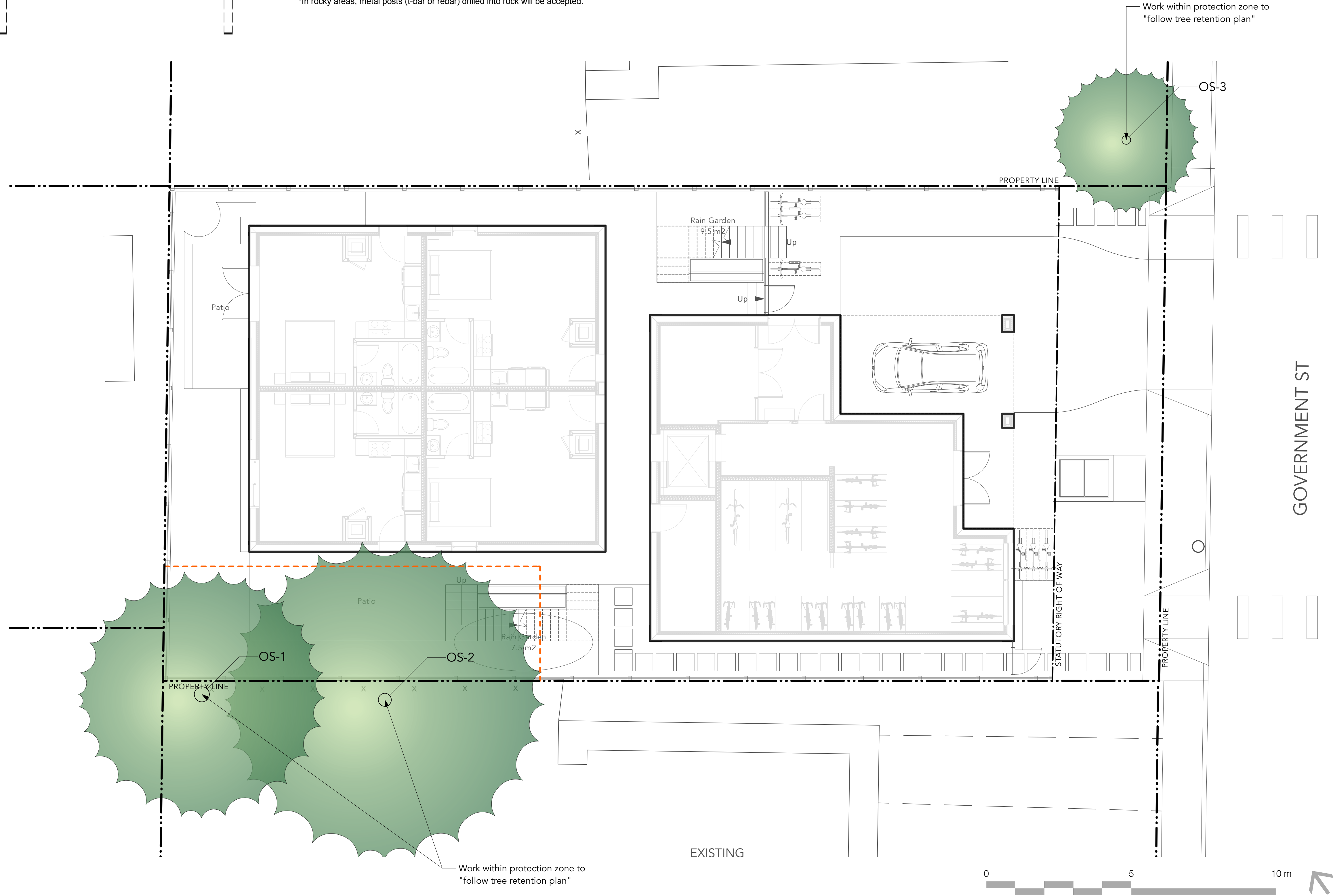


Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts.*
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
 - a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
 - b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

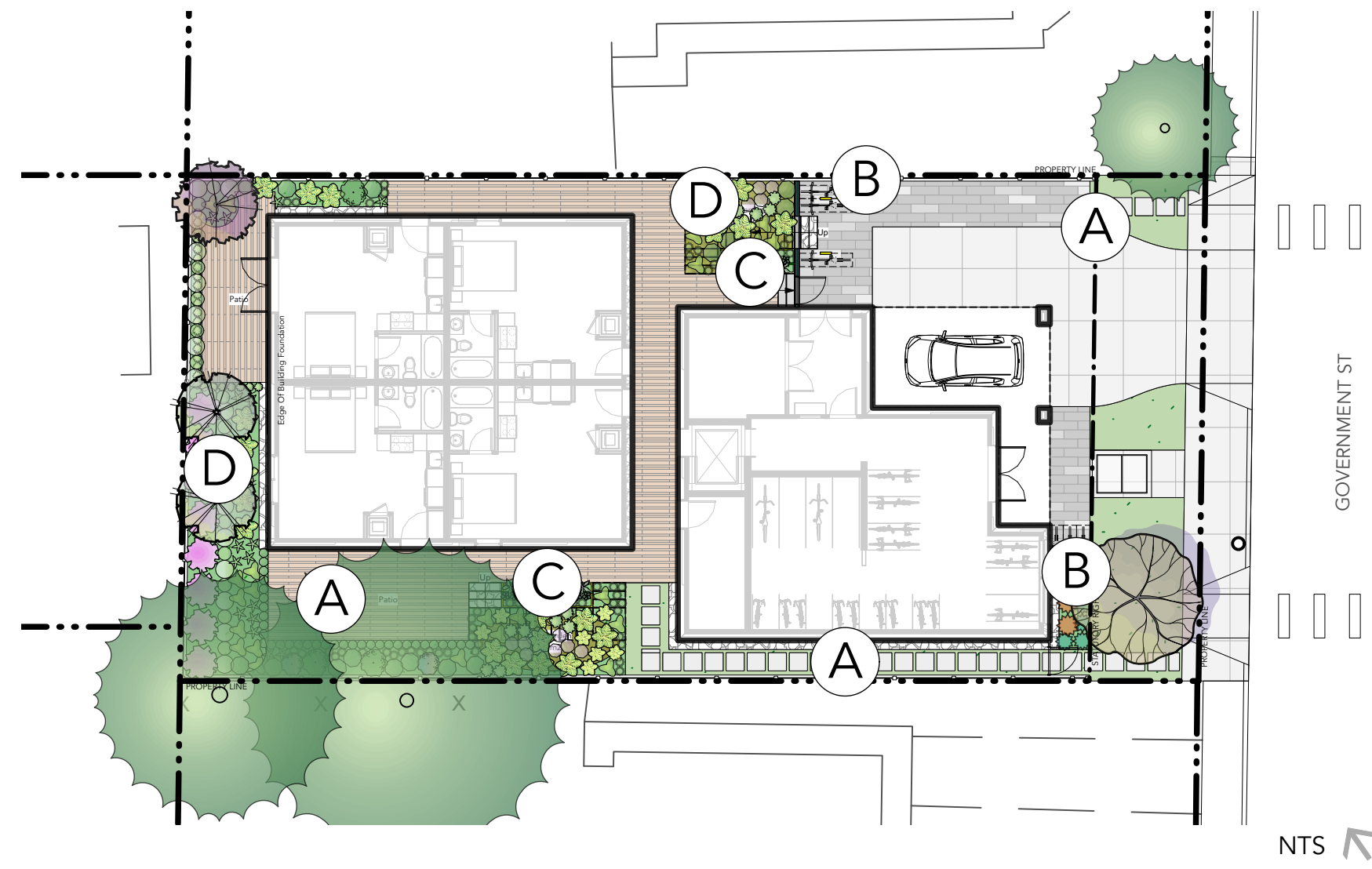
This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.



TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
	EXISTING TREE TO BE RETAINED Refer to Arborist Report



A PAVING



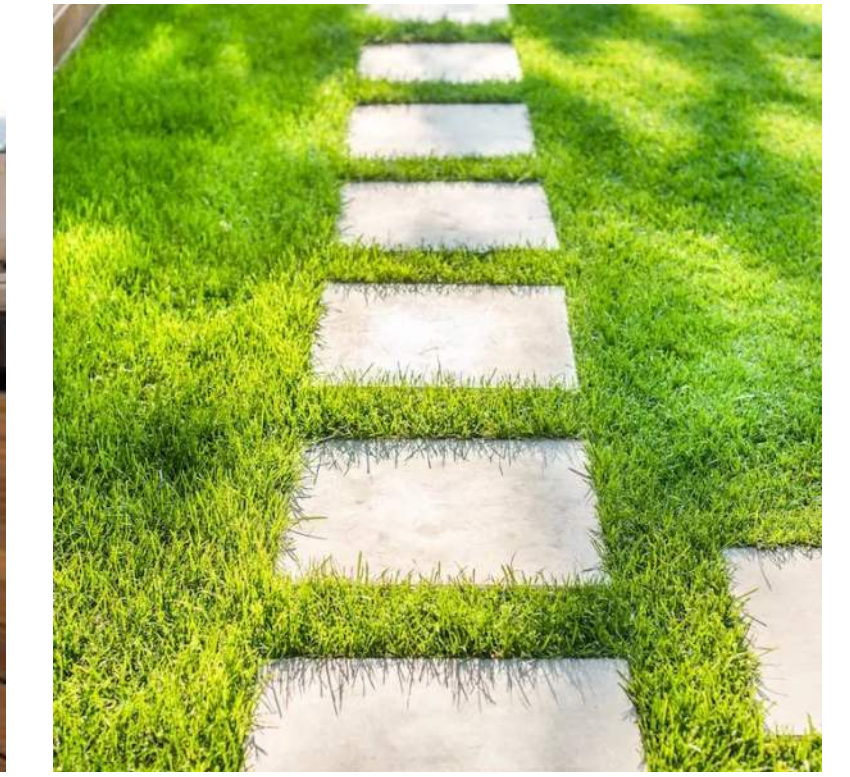
CIP CONCRETE PAVING



MAIN ENTRANCE PAVING



THERMALLY TREATED WOOD DECKING



STEPPING STONE

B BIKE RACK



Metal Bike Rack

C PLANTING BESIDE STAIRS



Cable For Vine Climbing



Rail Planter

D PLANTING

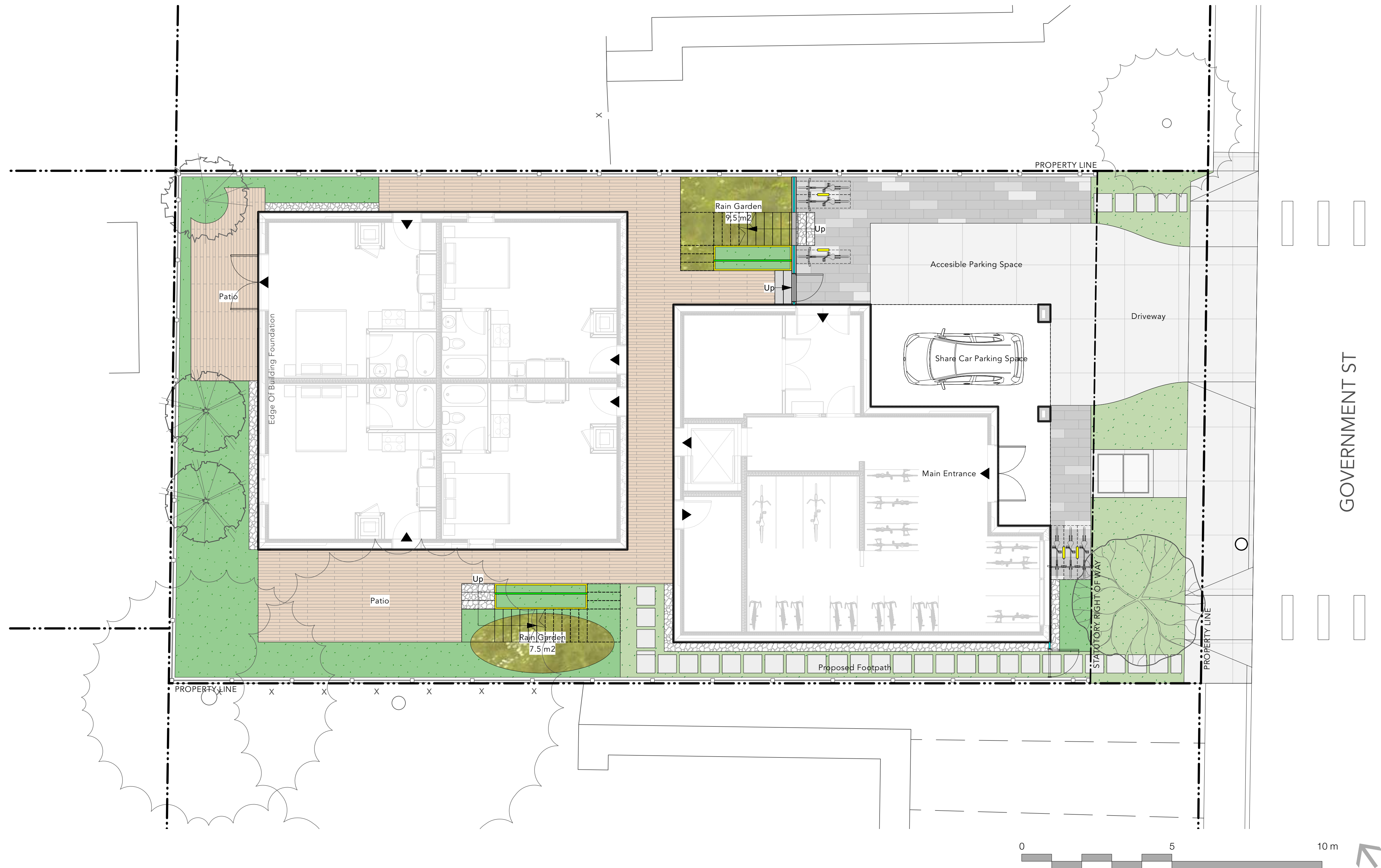


GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

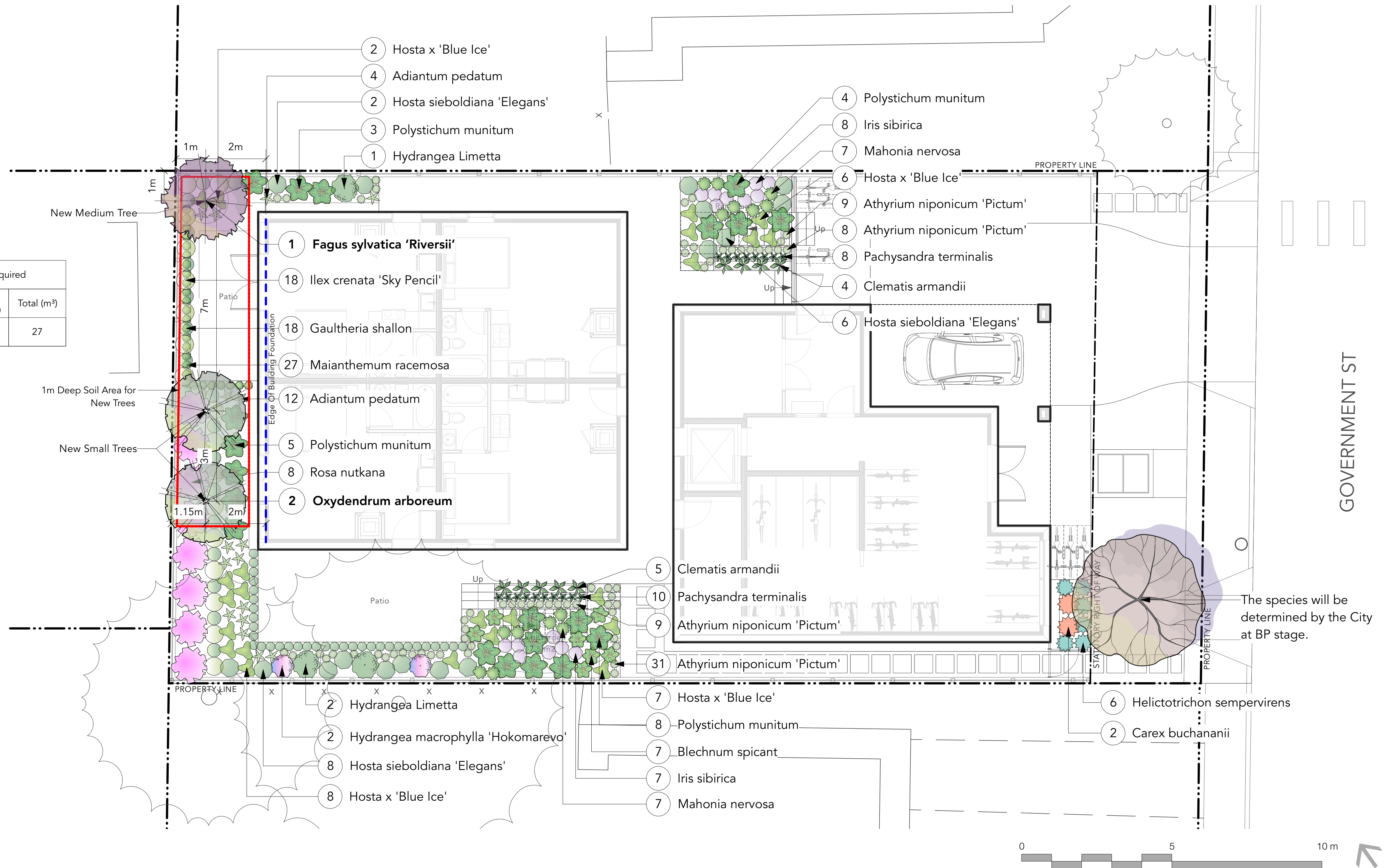
SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving To City Standards
	PAVING TYPE 2 Wood Deck
	PAVING TYPE 3 Permeable Pavers
	PAVING TYPE 4 River Rock Strip
	PAVING TYPE 5 Stepping Stone
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTING TYPE 3 Metal Planter 2' High
	PLANTING TYPE 4 Rain Garden
	CIP CONCRETE STAIRS
	METAL STAIRS See Arch for Details
	CONCRETE RETAINING WALL 6" Wide
	FENCE WITH POST FOUNDATIONS 6' High
	GUARDRAIL WITH GATE 3.5' High
	BIKE RACK
	METAL TRELLIS FOR VINE CLIMBING
	FLOOR ABOVE
	WATER VAULT COVER
	EXISTING UTILITY POLE



GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

Planting Area	Area (m ²)	Soil Depth (m)	Estimated soil volume	New Trees Proposed		Soil Volume Required		
				Small	Medium	Small (m ³ / tree)	Medium (m ³ / tree)	Total (m ³)
Planting Area	27	1	27	2	1	6	15	27

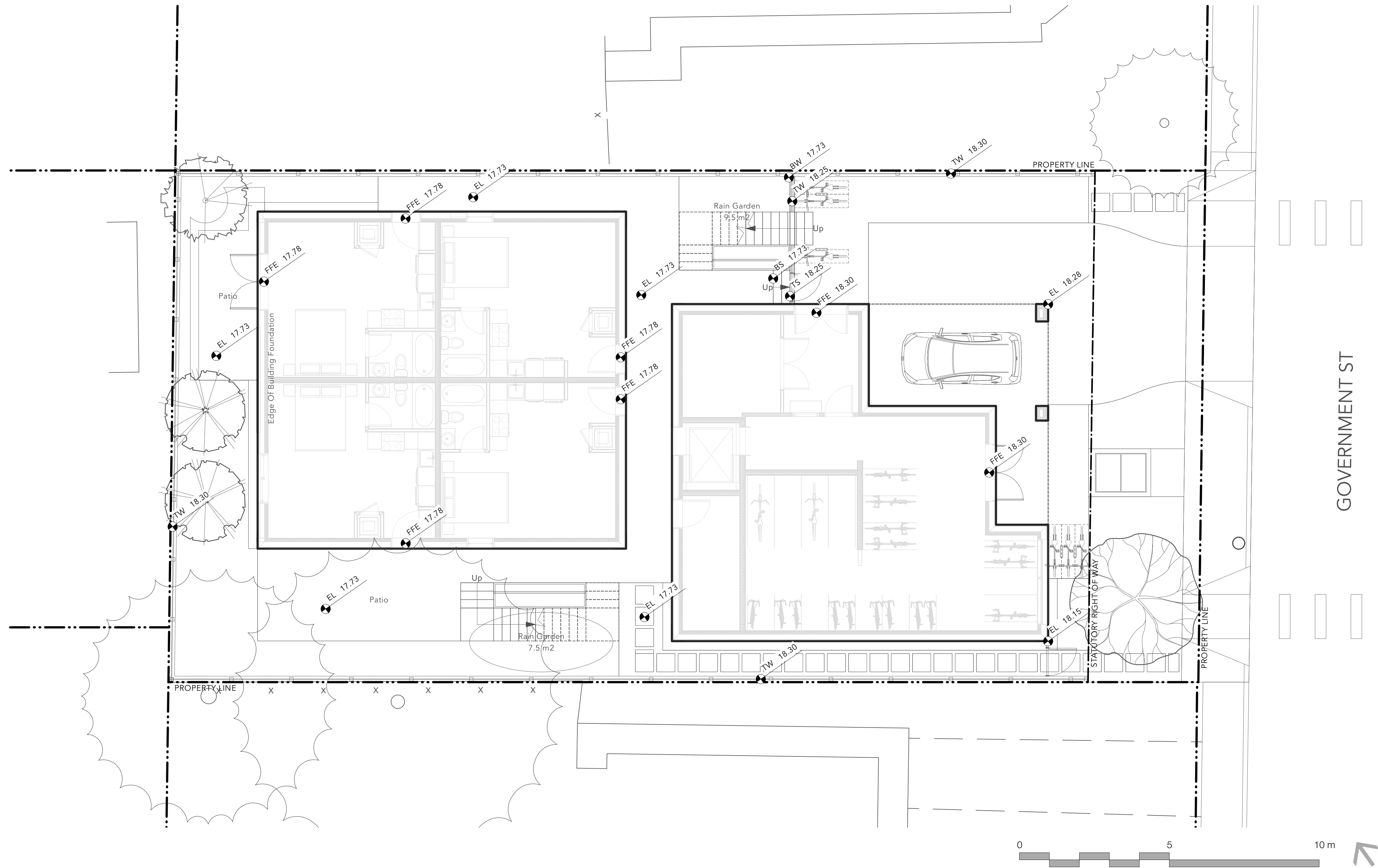


GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

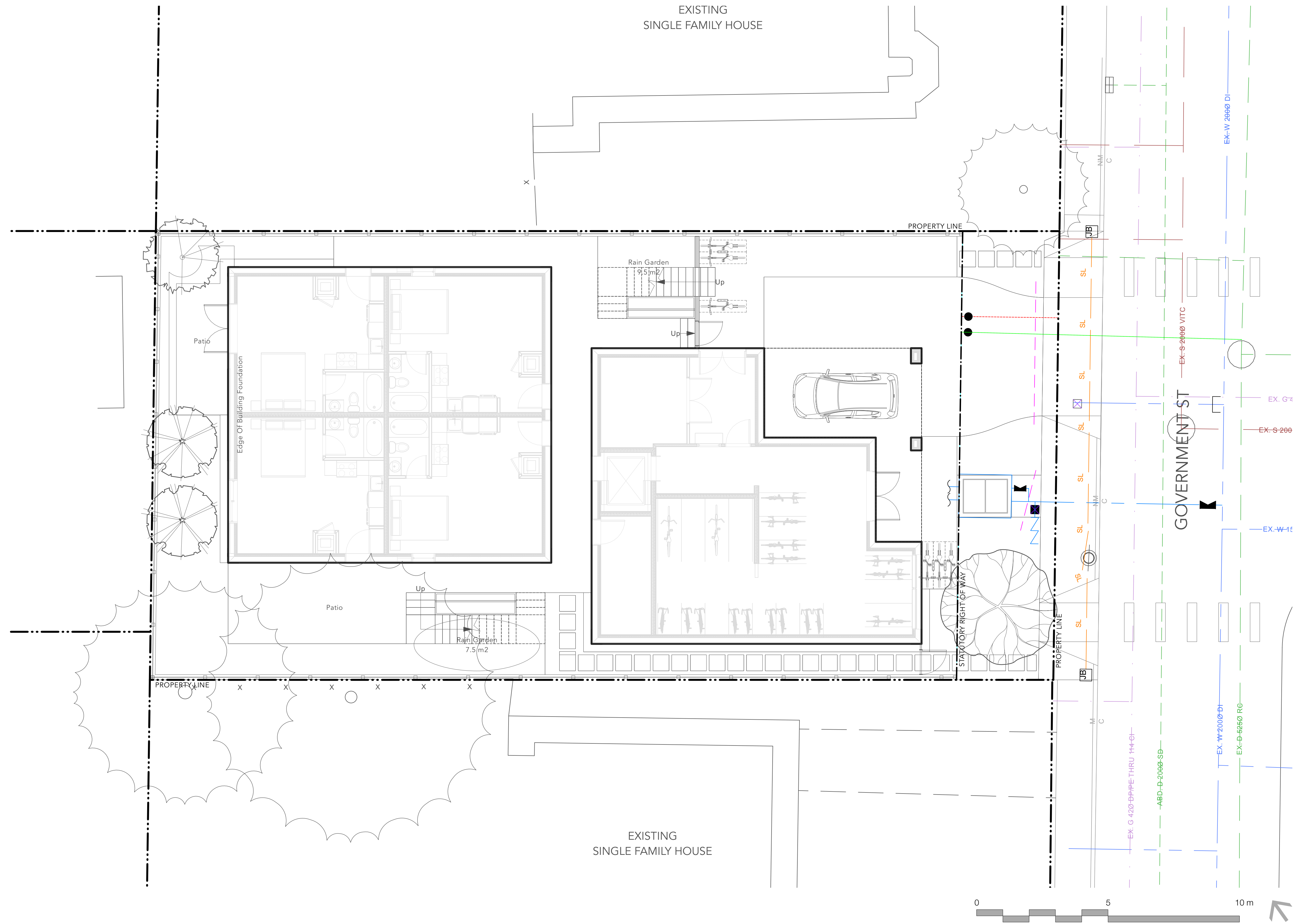
GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
FFE 0.00	FINISHED FLOOR ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION





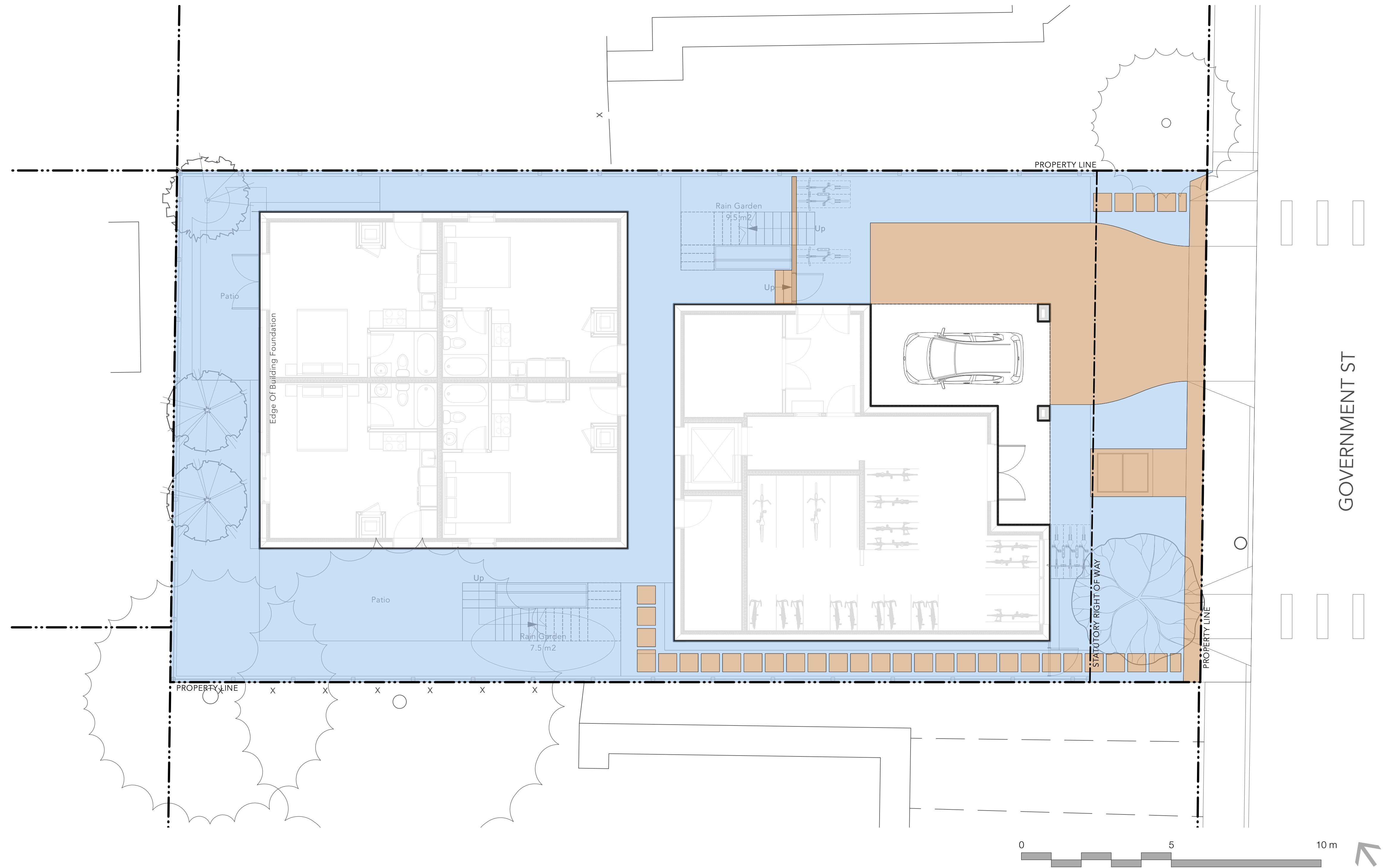
UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details



STORMWATER MANGEMENT LEGEND

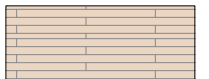
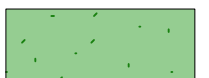
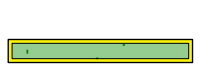




SYMBOL	DESCRIPTION
	PERMEABLE AREA Total: 237.2 sqm
	IMPERVIOUS AREA Total: 69.9 sqm

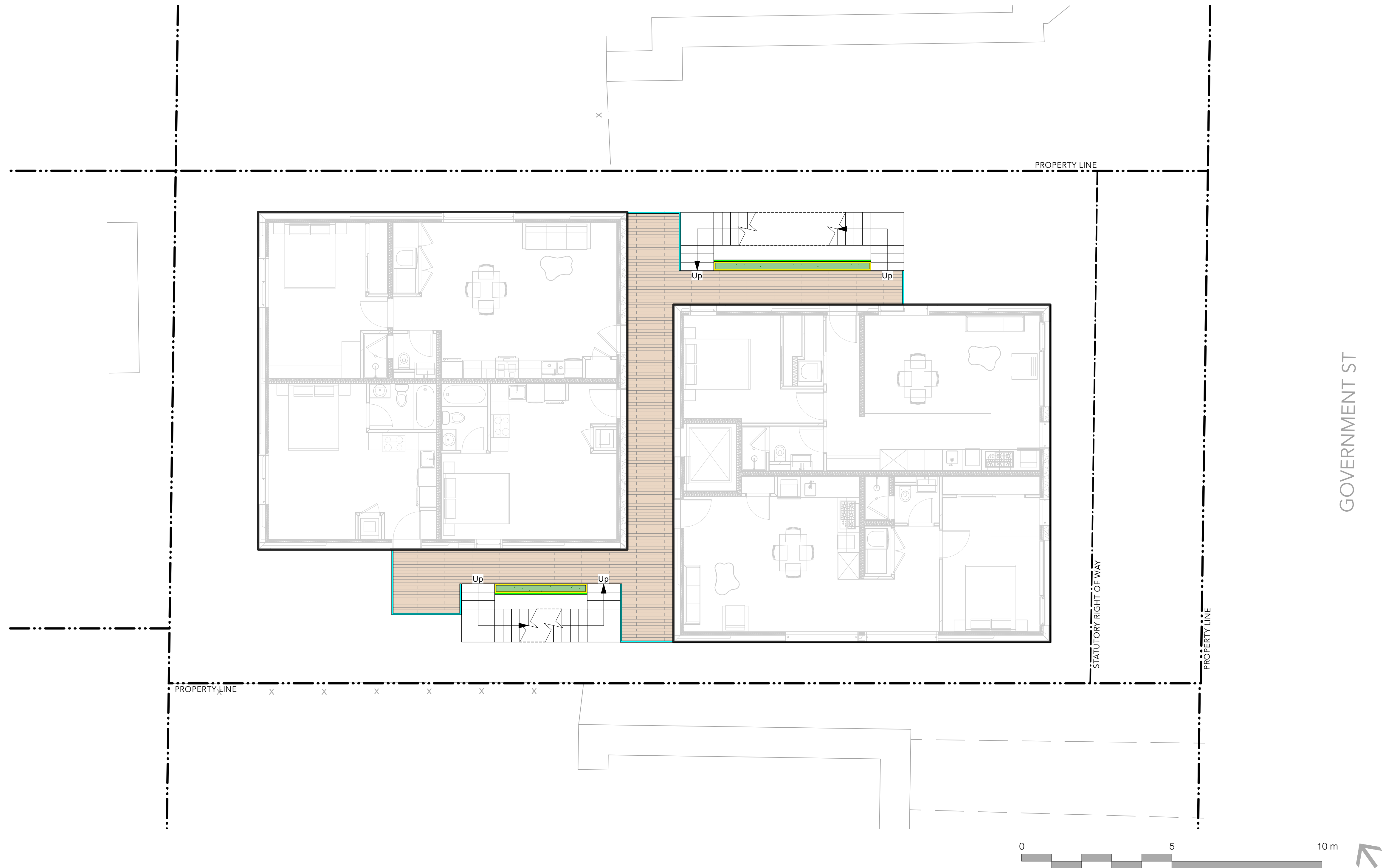


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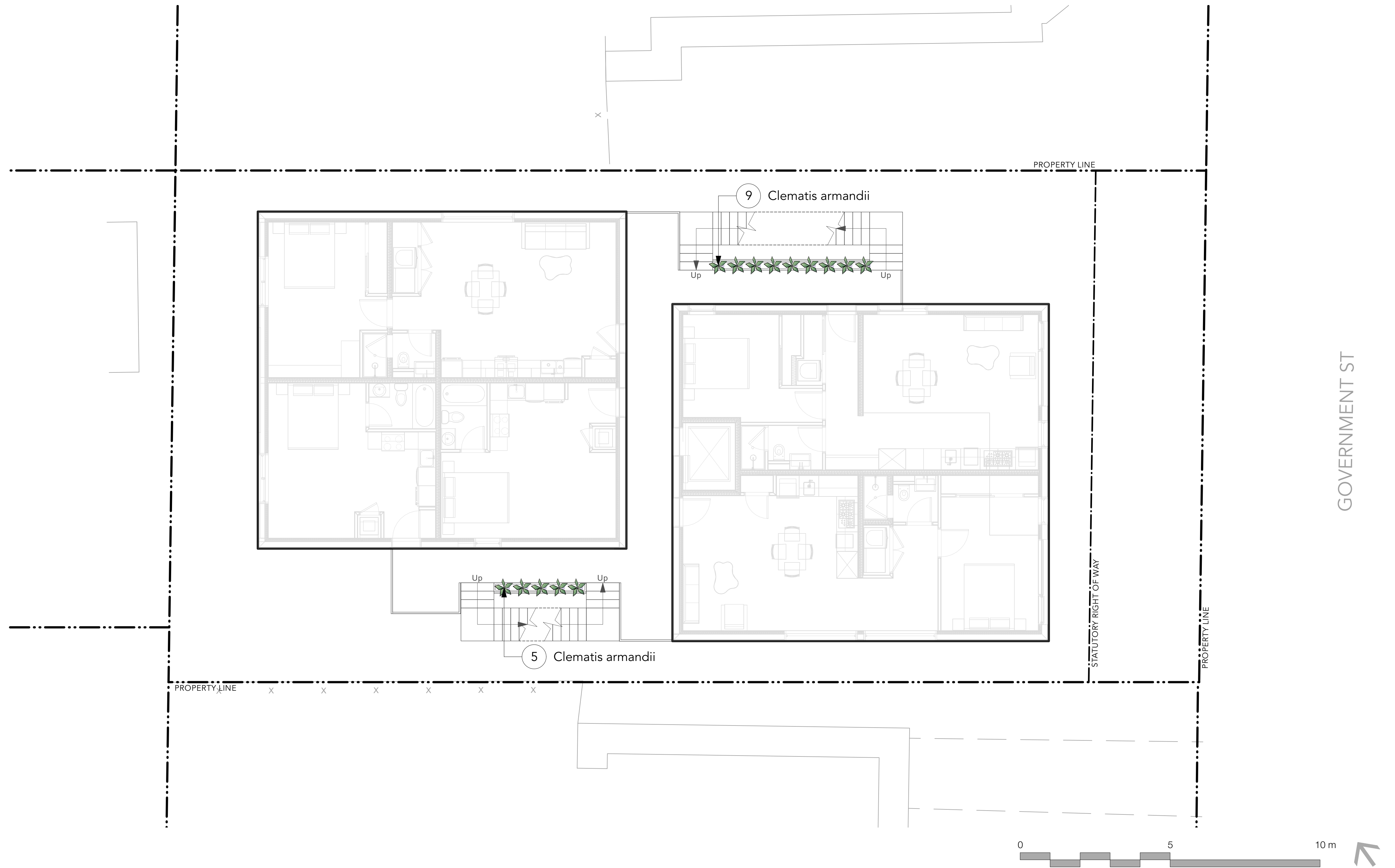
MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 2 Wood Deck
	PLANTING TYPE 2 Shrub Area
	PLANTER TYPE 1 Metal Railing Planter 12" Deep, 13" High
	METAL STAIRS See Arch for Details
	GUARDRAIL 3.5' High
	METAL TRELLIS FOR VINE CLIMBING
	FLOOR ABOVE



GENERAL PLANTING NOTES:

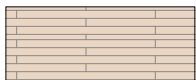






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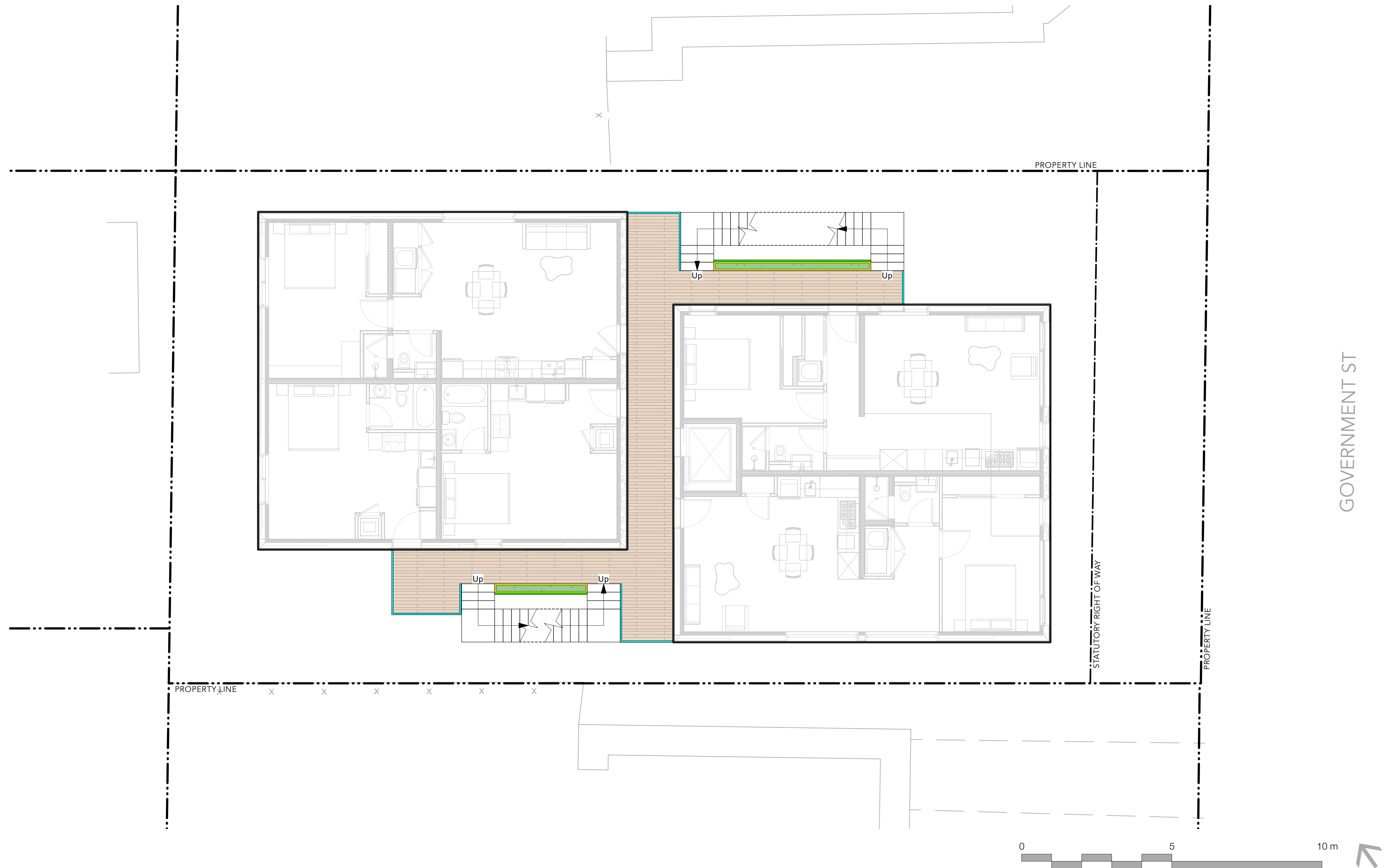


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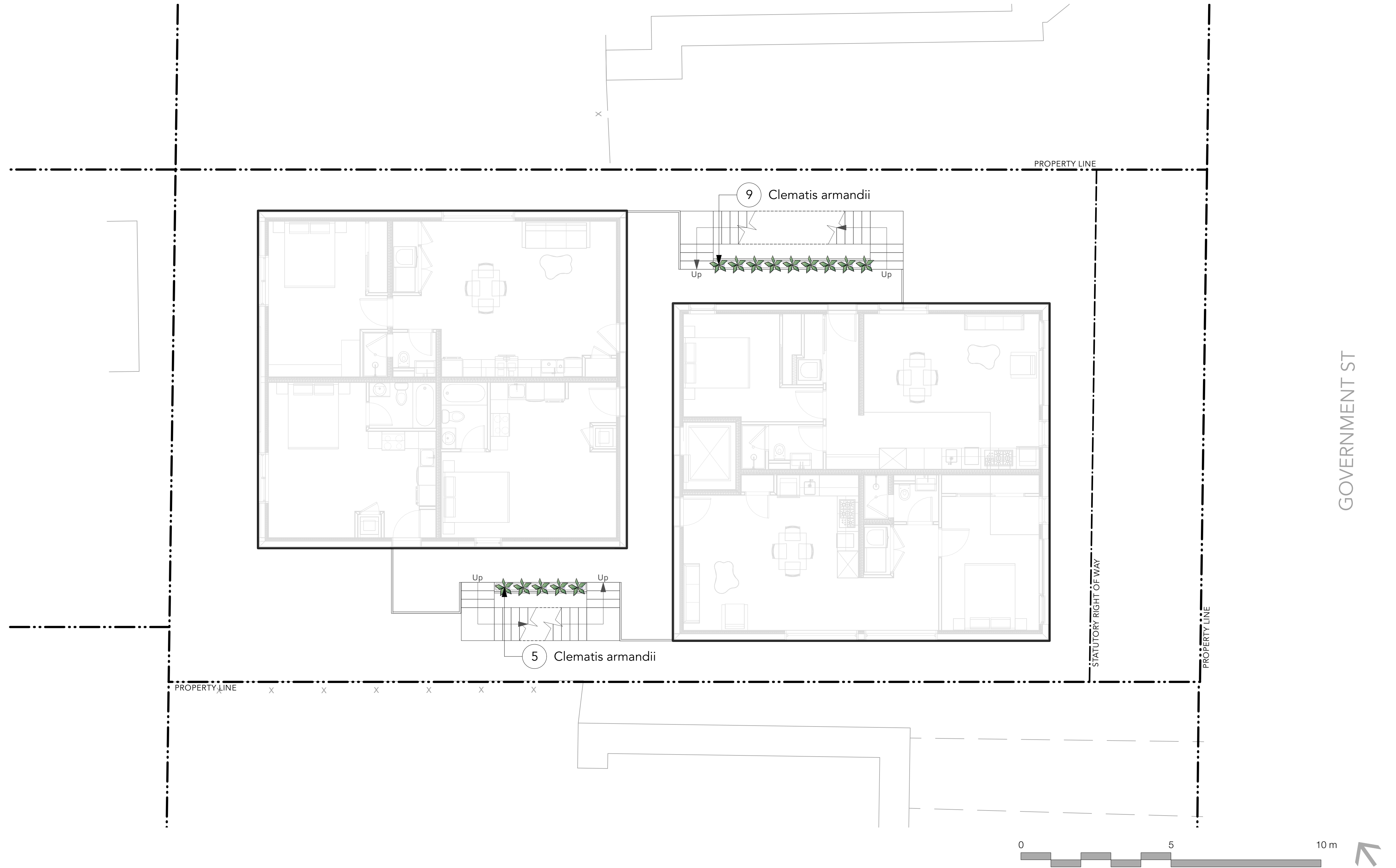
MATERIALS LEGEND

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	PLANTER TYPE 1 Metal Railing Planter 12" Deep, 13" High
	METAL STAIRS See Arch for Details
	GUARDRAIL 3.5' High
	METAL TRELLIS FOR VINE CLIMBING
	FLOOR ABOVE



GENERAL PLANTING NOTES:

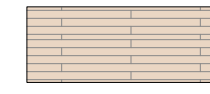
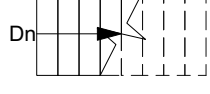

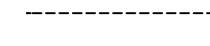
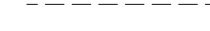
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6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

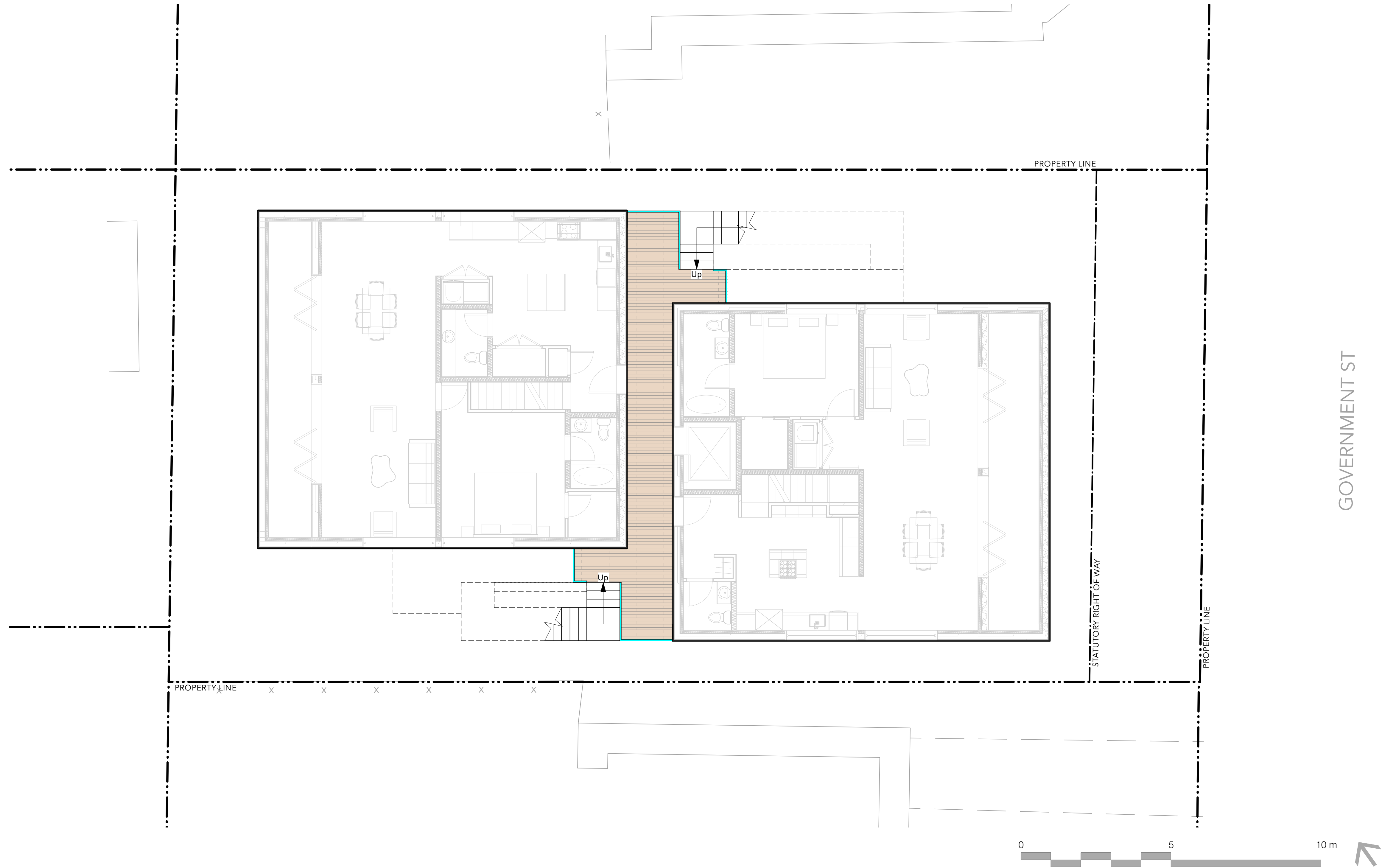


GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 2 Wood Deck
	METAL STAIRS See Arch for Details
	GUARDRAIL 3.5' High
	ROOF ABOVE
	FLOOR BELOW



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	2	Oxydendrum arboreum	Sourwood	6cm cal.	As Shown	B&B Specimen
	1	Fagus sylvatica 'Riversii'	European Beech	6cm cal.	As Shown	B&B Specimen
SHRUBS:						
	18	Gaultheria shallon	Salal	#1 Pot	1'6" o.c.	
	3	Hydrangea Limetta	Limetta Hydrangea	#3 Pot	3'0" o.c.	
	2	Hydrangea macrophylla 'Hokomarevo'	Everlasting Revolution Hydrangea	#3 Pot	2'6" o.c.	
	18	Ilex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	2'0" o.c.	
	14	Mahonia nervosa	Longleaf Mahonia	#1 Pot	1'6" o.c.	
	27	Maianthemum racemosa	False Solomon's Seal	#1 Pot	1'0" o.c.	
	8	Rosa nutkana	Nootka Rose	#5 Pot	4'0" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	16	Adiantum pedatum	American Maidenhair Fern	#2 Pot	1'6" o.c.	
	34	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 Pot	1'0" o.c.	
	62	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	1'0" o.c.	
	7	Blechnum spicant	Deer Fern	#2 Pot	2'0" o.c.	
	2	Carex buchananii	Fox Red Curly Sedge	#2 pot	2'6" o.c.	
	37	Clematis armandii	Evergreen Clematis	#1 Pot	2'0" o.c.	
	6	Helictotrichon sempervirens	Blue Oat Grass	#2 pot	2'0" o.c.	
	16	Hosta sieboldiana 'Elegans'	Blue Leaf Hosta	#1 Pot	2'0" o.c.	
	23	Hosta x 'Blue Ice'	Blue Ice Plantain Lily	#2 Pot	2'0" o.c.	
	15	Iris sibirica	Siberian Iris	#1 Pot	1'6" o.c.	
	18	Pachysandra terminalis	Japanese Spurge	#1 Pot	1'0" o.c.	
	20	Polystichum munitum	Western sword fern	#3 Pot	3'0" o.c.	

NOTES:

- ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
- IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
- NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
- ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

- Food-bearing plant
- Plant for nesting
- BC native plant

PLANT IMAGES

TREES



Oxydendrum arboreum
Sourwood

Fagus sylvatica 'Riversii'
European Beech

SHRUBS



Gaultheria shallon
Salal

Hydrangea limetta
Limetta Hydrangea

Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea

Ilex crenata 'Sky Pencil'
Japanese Holly

Rosa nutkana
Nootka Rose

GROUNDCOVERS, GRASSES, FERNS, VINES, PERENNIALS



Mahonia Nervosa
Compact Oregon Grape

Maianthemum racemosa
False Solomon's seal

Rosa nutkana
Nootka Rose

Adiantum pedatum
Maidenhair Fern

Arctostaphylos uva-ursi
Bearberry, Kinnikinnick

Athyrium niponicum 'Pictum'
Japanese Painted fern



Blechnum spicant
Deer Fern

Carex buchananii
Fox Red Curly Sedge

Clematis armandii
Evergreen Clematis

Helictotrichon sempervirens
Blue Oat Grass

Hosta sieboldiana 'Elegans'
Blue Leaf Hosta

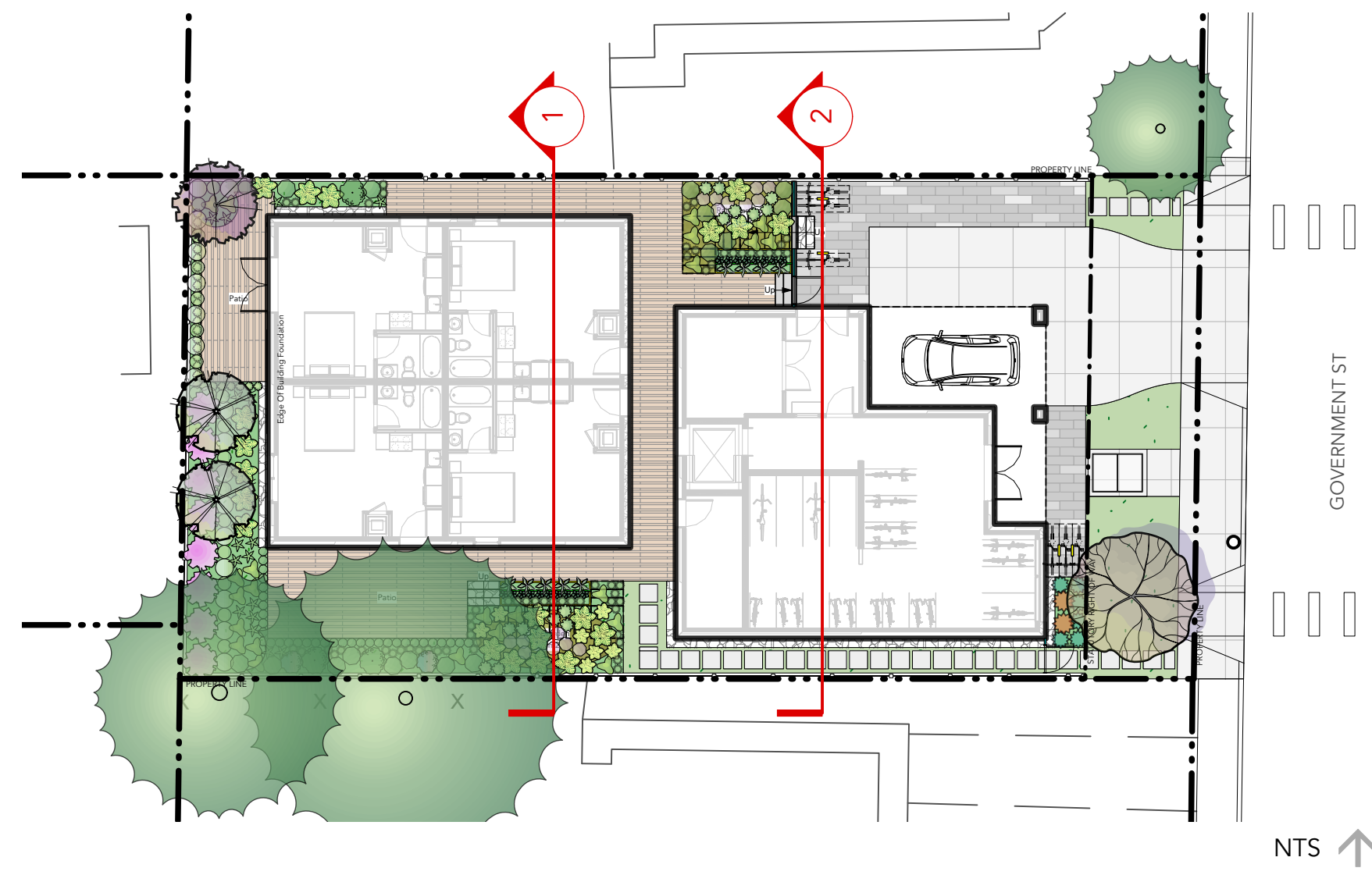
Hosta x 'Blue Ice'
Blue Ice Plantain Lily



Iris sibirica
Siberian Iris

Pachysandra terminalis
Japanese Spurge

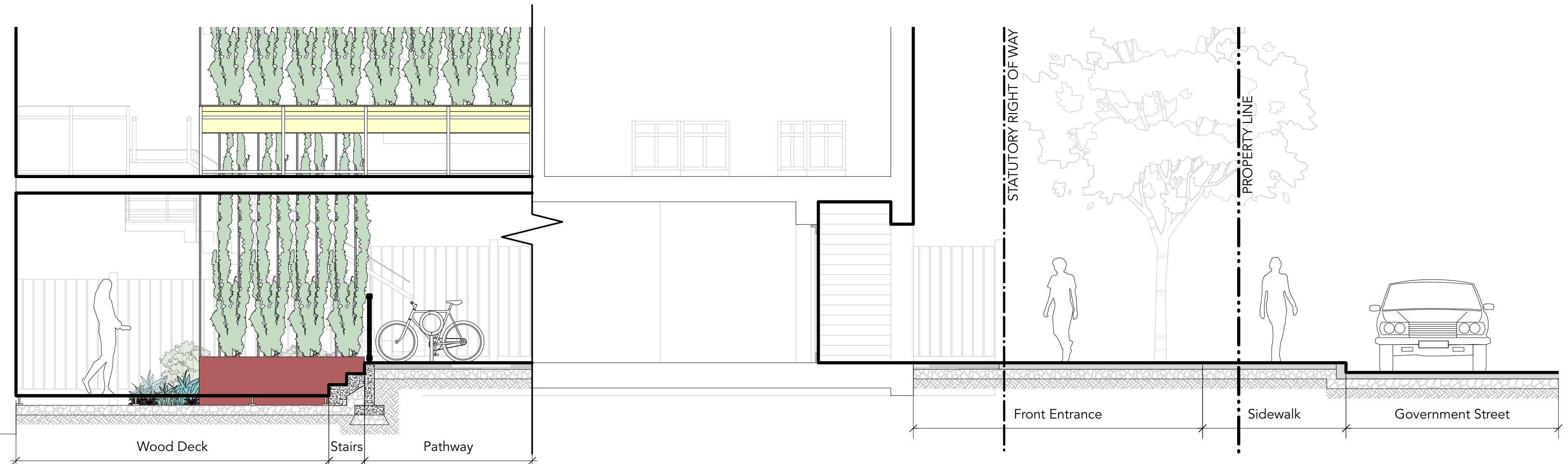
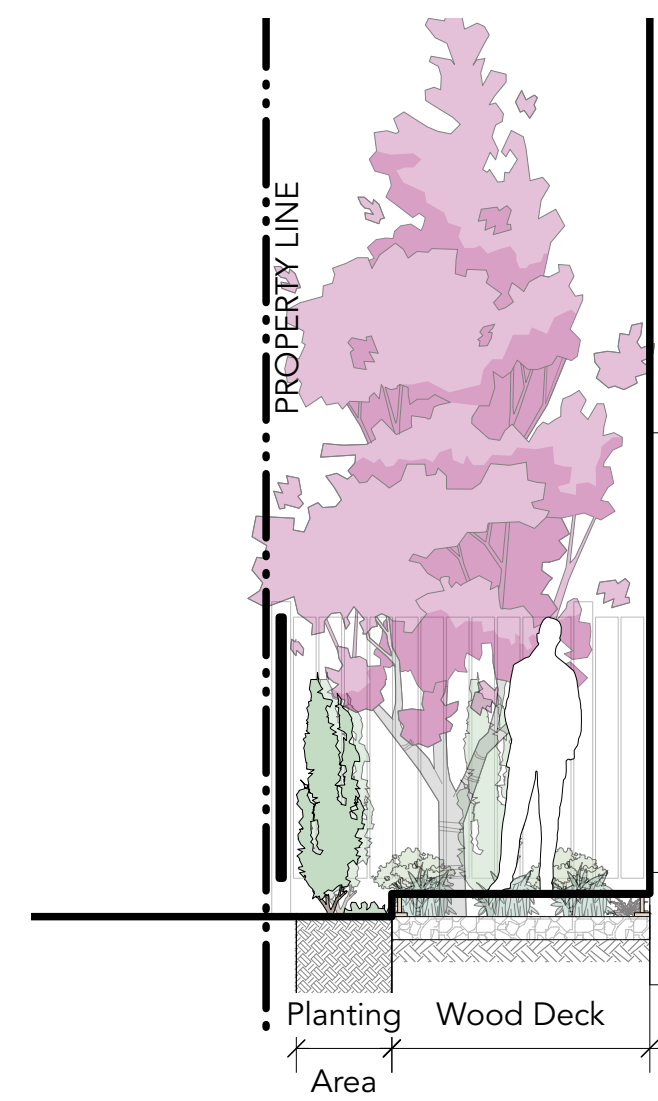
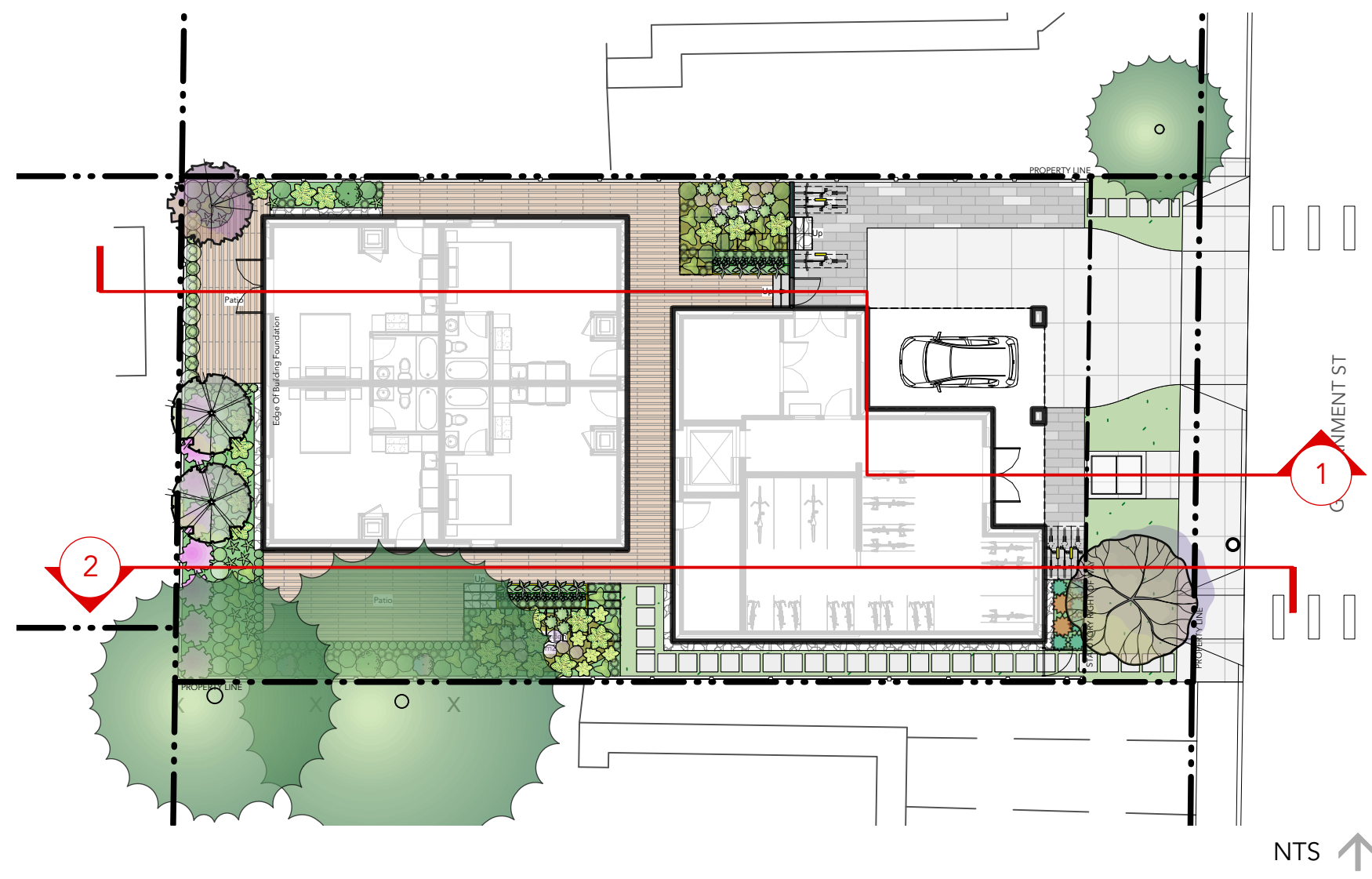
Polystichum munitum
Western Sword Fern



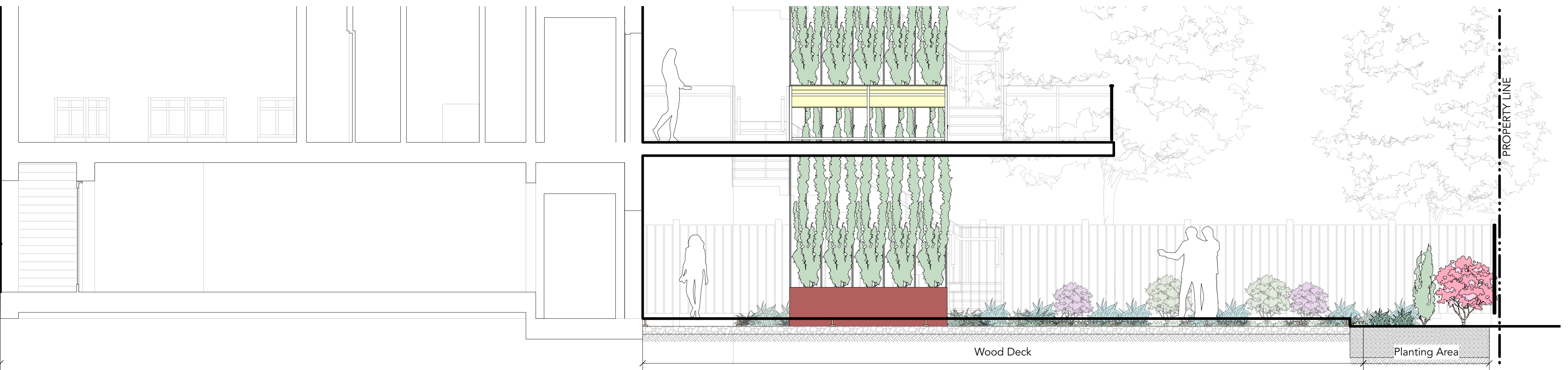
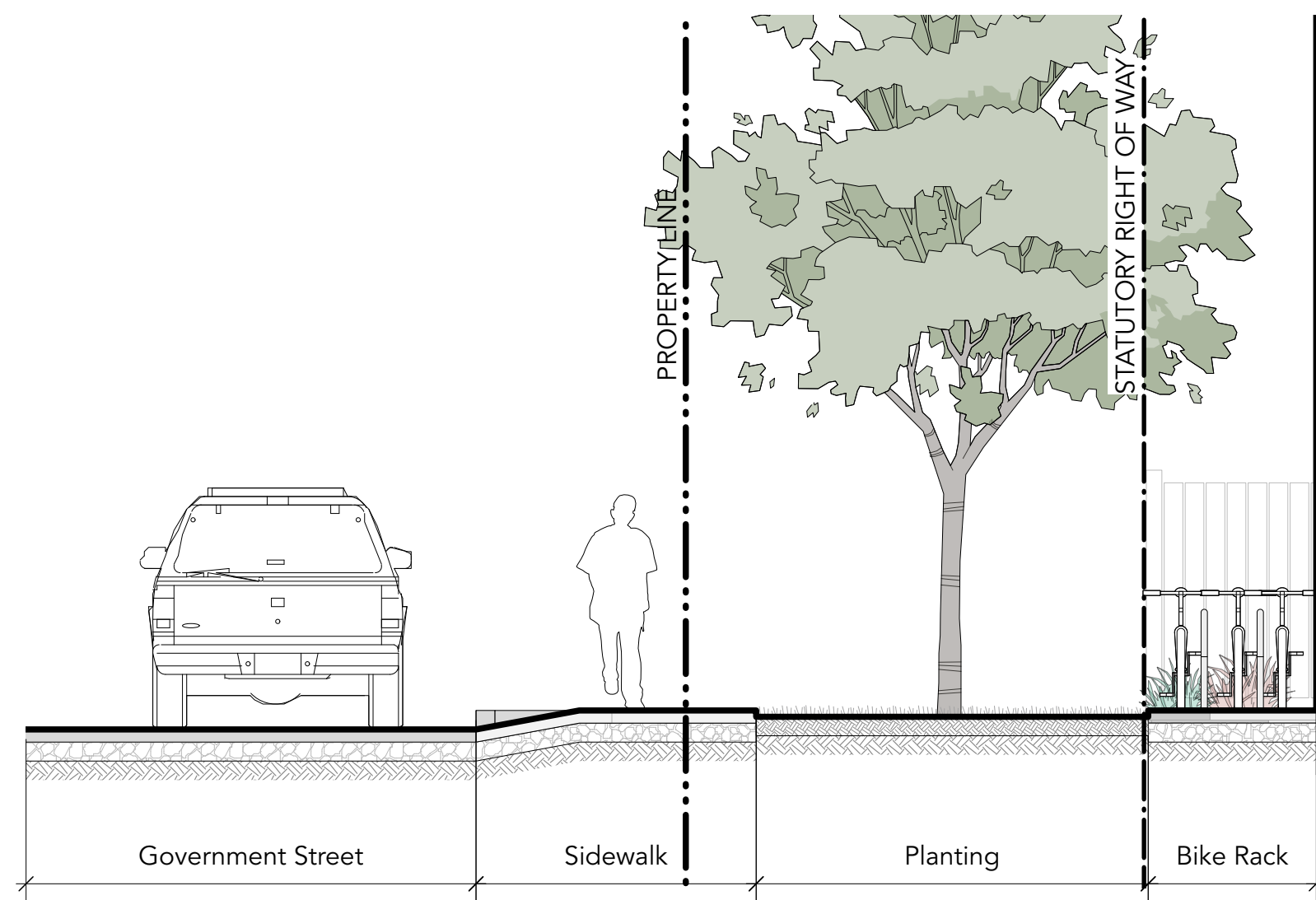
1 SECTION THROUGH NORTH STAIRS
Scale: 1:50



2 SECTION THROUGH NORTH STAIRS
Scale: 1:50



1 SECTION THROUGH FRONT ENTRANCE
Scale: 1:50



2 SECTION THROUGH PARKING ENTRANCE
Scale: 1:50

