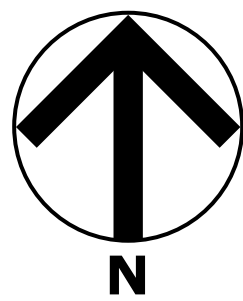


[illegible]

Wilson Walk
208/210, 220, 230,
240 Wilson Street

Proposed Site Plan

scale: 1:120

UNIT FLOOR AREA							
UNIT #	UNIT TYPE	LOWER SUITE	LOWER STORAGE	MAIN AREA	UPPER AREA	Total Floor area (no lower floor area)	Total All Floor area (inside face of outside walls)
1	Bachelor, 1 bath	37.7					37.7
2	Bachelor, 1 bath	40					40
3	Bachelor, 1 bath	40					40
4	Bachelor, 1 bath	40					40
5	Bachelor, 1 bath	40					40
6	Bachelor, 1 bath	37.7					37.7
7	Bachelor, 1 bath	37.7					37.7
8	Bachelor, 1 bath	40					40
9	Bachelor, 1 bath	40					40
10	Bachelor, 1 bath	40					40
11	Bachelor, 1 bath	40					40
12	Bachelor, 1 bath	37.7					37.7
13	2 bed, 2.5 bath		7.6	45.2	46.7	91.9	99.5
14	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
15	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
16	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
17	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
18	2 bed, 2.5 bath		7.6	45.2	46.7	91.9	99.5

UNIT FLOOR AREA							
UNIT #	UNIT TYPE	LOWER SUITE	LOWER STORAGE	MAIN AREA	UPPER AREA	Total Floor area (no lower floor area)	Total All Floor area (inside face of outside walls)
19	2 bed, 2.5 bath		7.6	45.2	46.7	91.9	99.5
20	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
21	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
22	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
23	2 bed, 2.5 bath		8	47	48.5	95.5	103.5
24	2 bed, 2.5 bath		7.6	45.2	46.7	91.9	99.5
25	2 bed, 2.5 bath			45.2	42.5	87.7	87.7
26	2 bed, 2.5 bath			47	44.3	91.3	91.3
27	2 bed, 2.5 bath			47	44.3	91.3	91.3
28	3 BED			61.3	58.4	119.7	119.7
29	3 BED			52.7	50.4	103.1	103.1
30	3 BED			52.7	50.4	103.1	103.1
31	3 BED			52.7	50.4	103.1	103.1
32	3 BED			52.7	50.4	103.1	103.1
33	3 BED			52.7	50.4	103.1	103.1
34	3 BED			50.9	48.5	99.4	99.4
totals		470.8	94.4	1071.7	1064.8	2136.5	2701.7

Received Date:
May 16, 2019

PLAN HISTORY
 -issued for re-zoning Feb 04/19
 -issued for re-zoning digital submission Feb 05/19
 -issued for re-zoning March 14/19
 -issued for re-zoning May 14/19

A01

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Project Context Aerial
2017

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A03



A03 Proposed Development overlaid on Aerial Photo 2017
1 model scale: 1" = 20'

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Neighbourhood Context
Elevations

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A04



A04 Existing South street-scape (google maps)

1

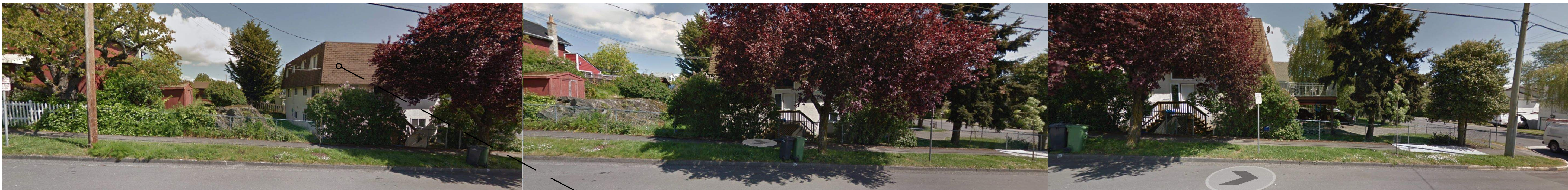
scale: N/A



A04 Proposed development w/ neighbour context

2

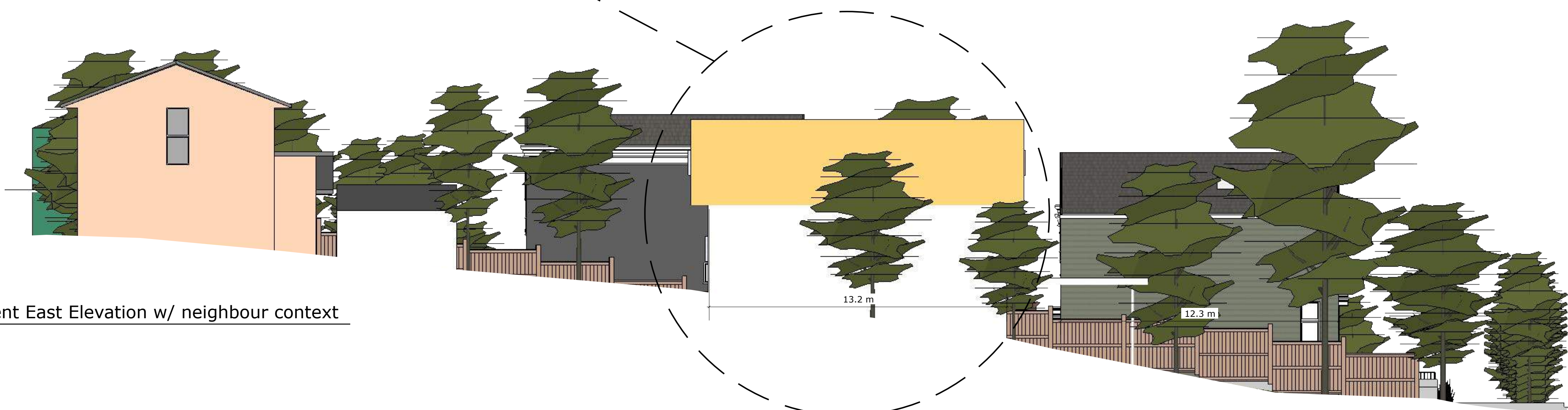
scale: 1"= 10'-0"



A04 Existing West street-scape (google maps)

1

scale: N/A



A04 Proposed development East Elevation w/ neighbour context

2

scale: 1"= 10'-0"

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

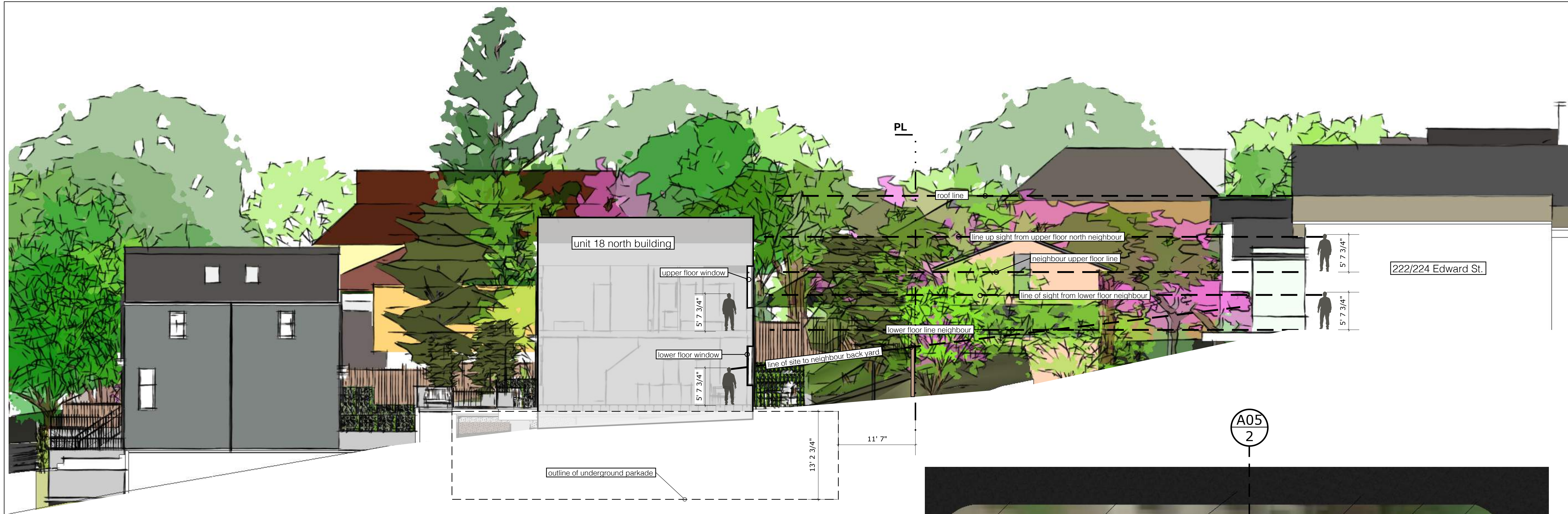
DESCRIPTION

Context Plan,
Perspective, Cross
Section

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A05



A05
2 East Cross section (from Alston) from unit 18 to 222/224 Edward st.
scale: 1/8" = 1'-0"



A05
3 South Elevation (from Wilson)
scale: 1" = 30'



A05
4 South East Perspective
scale: 1" = 30'



A05
1 Project Context Plan
scale: 1" = 30'



PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Contextual Sun Study

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19



PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Perspectives



CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

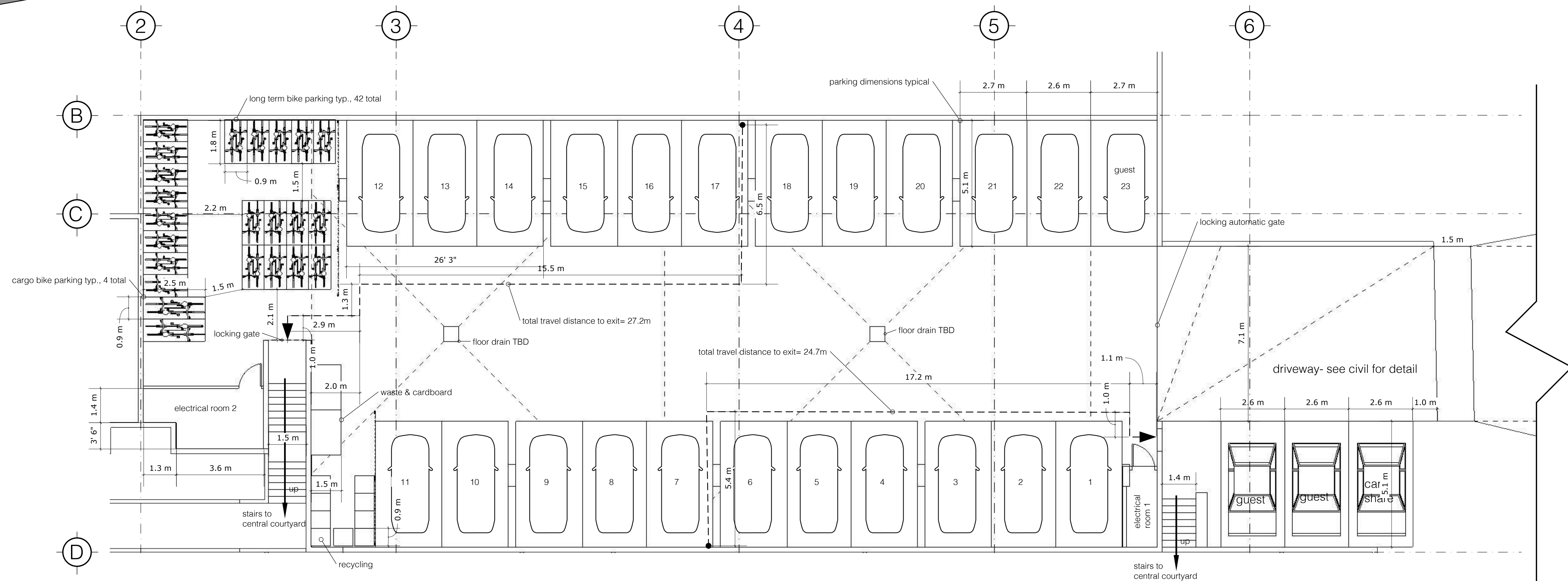


PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Perspectives & Parkade
Floor Plan



A08 Parkade Plan
1 scale: 1/8" = 1'-0"

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A08



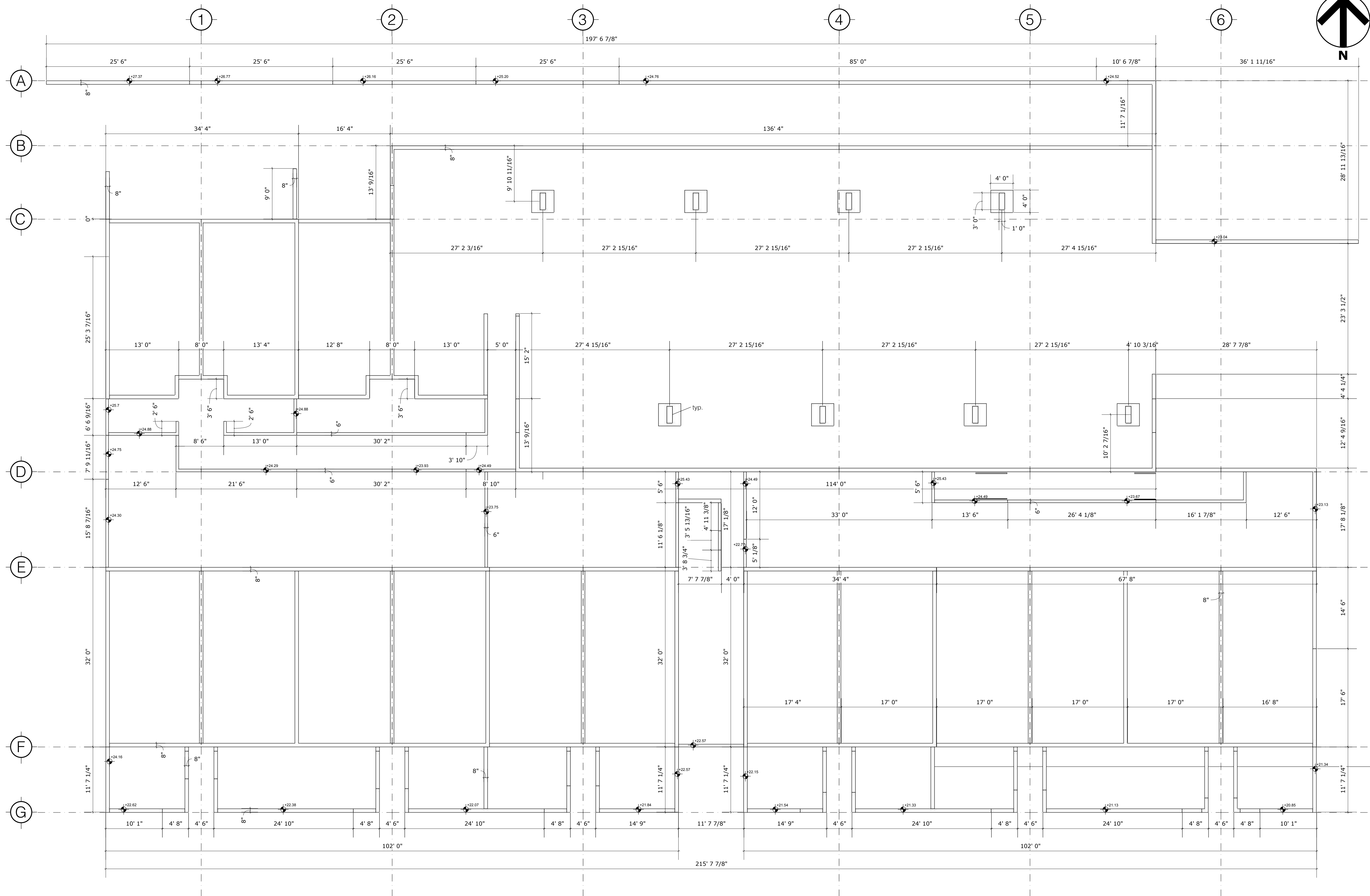
Wilson Walk
208/210, 220, 230,
240 Wilson Street

Foundation & Arch.
Concrete Plan

PLAN HISTORY

- issued for re-zoning Feb 04/19
- issued for re-zoning digital submission Feb 05/19
- issued for re-zoning March 14/19
- issued for re-zoning May 14/19

A09



A09 Foundation Plan
1 scale: 1/8" = 1'-0"

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

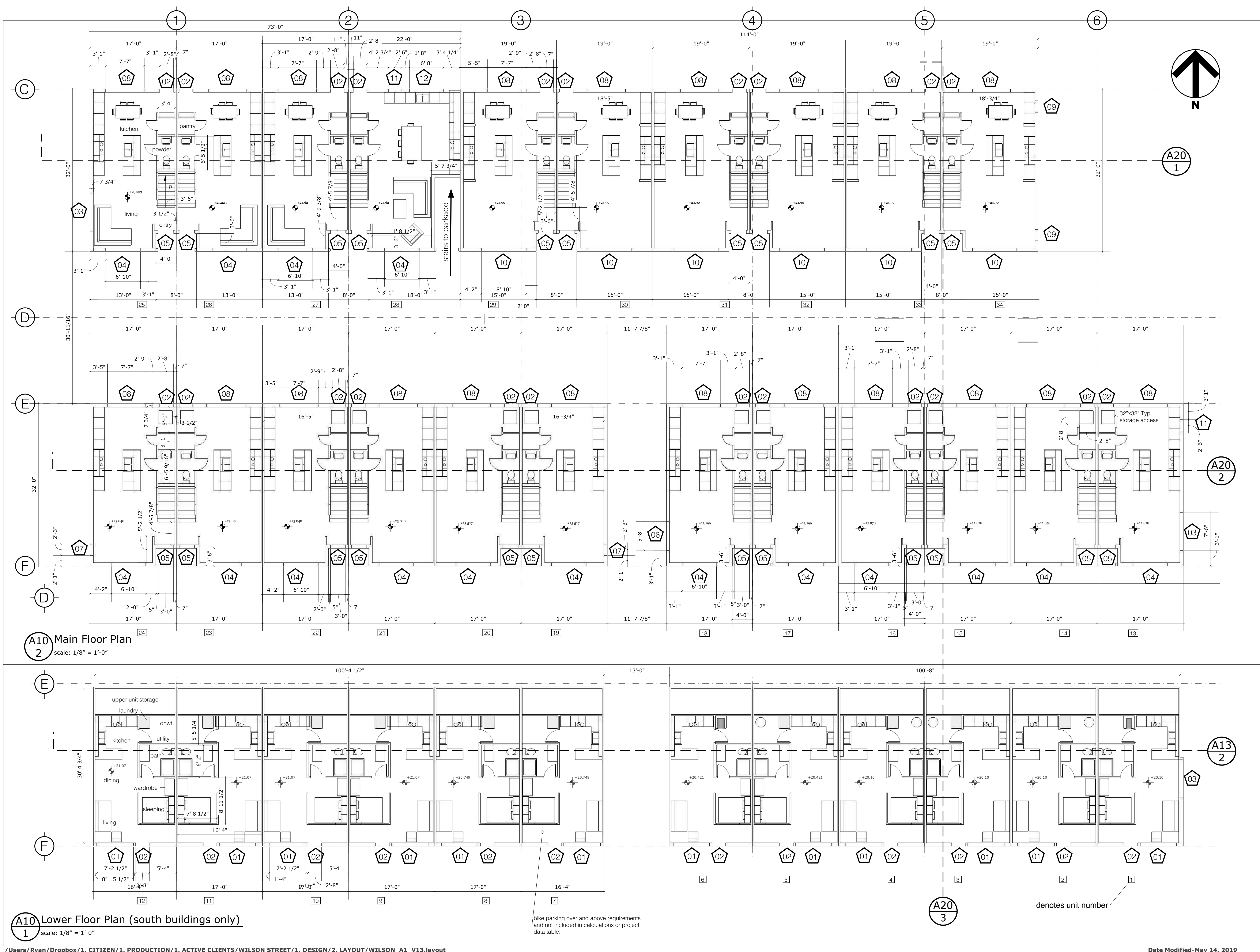
DESCRIPTION

Lower & Main Floor Plans

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A10



PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

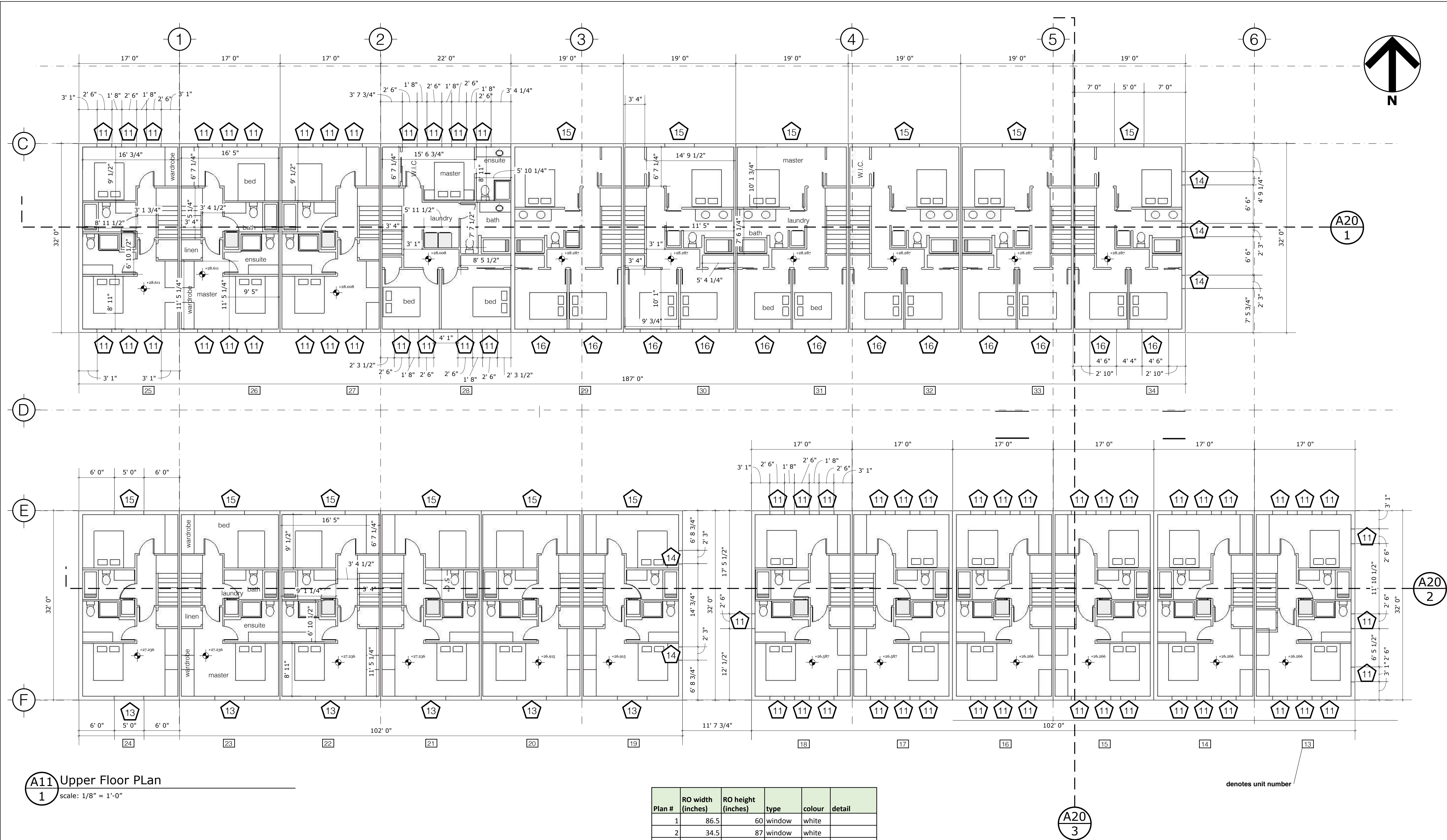
DESCRIPTION

Upper Floor Plan

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A11



A11 Upper Floor Plan
1 scale: 1/8" = 1'-0"

A11 Exterior Window & Door Legend
2

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

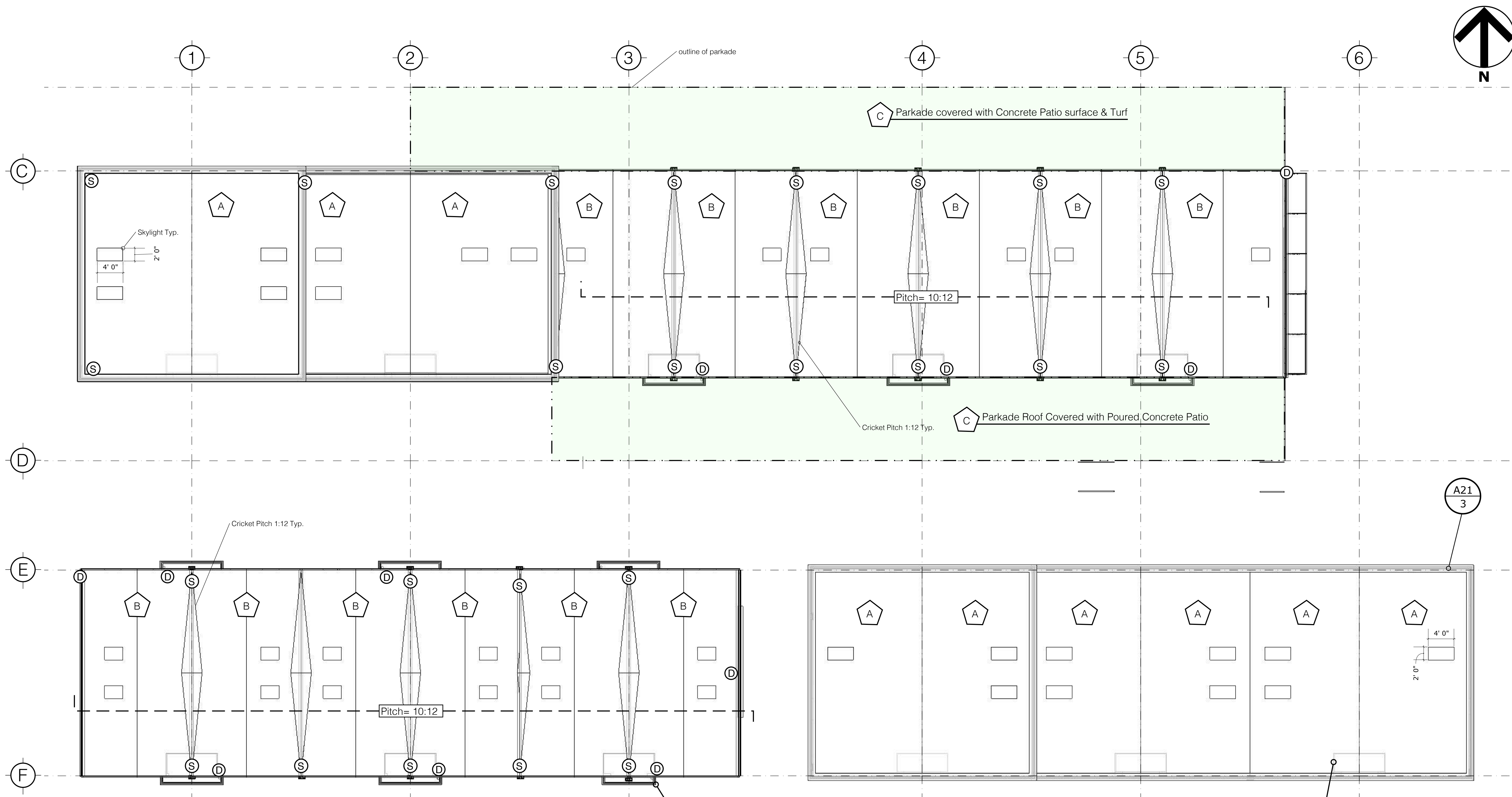
DESCRIPTION

Roof Plan

CURRENT ISSUE
May 14, 2019

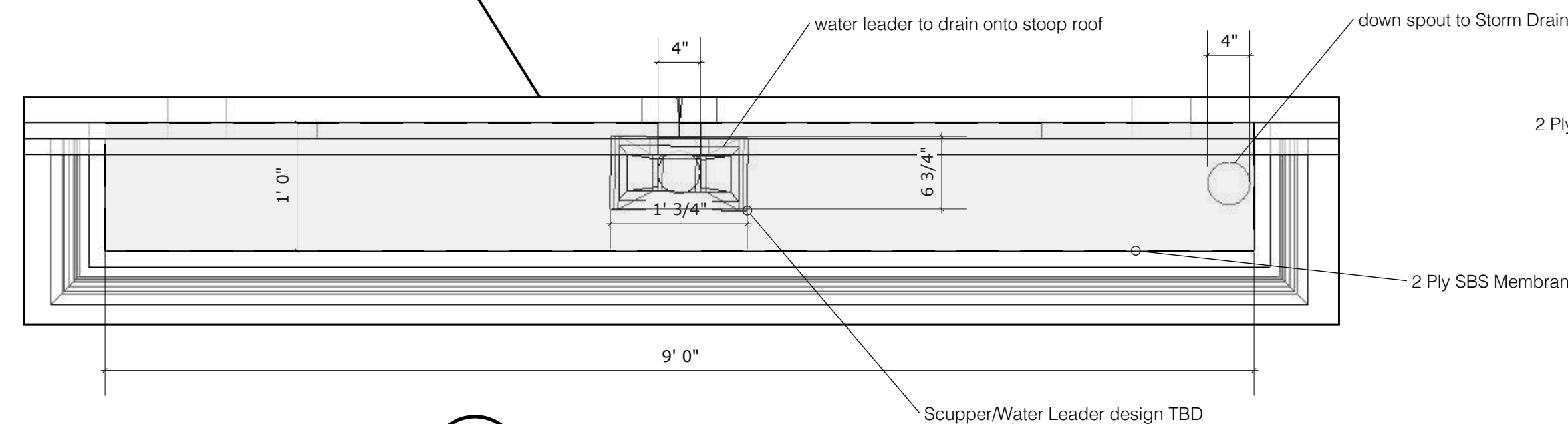
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A12

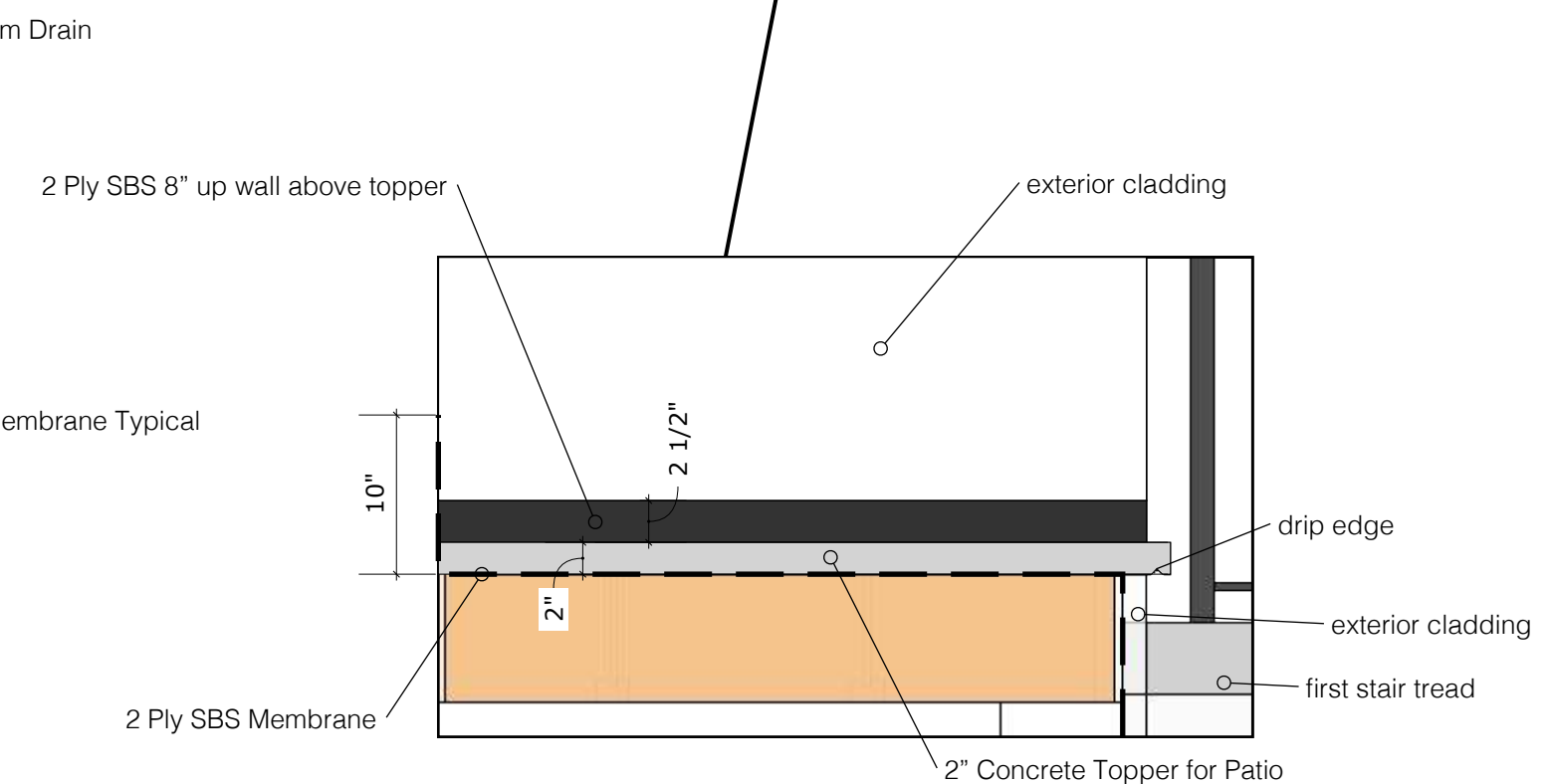


A12 Roof Plan- see legend below
1 scale: 1/8" = 1'-0"

Legend	
A	-Flat Roof -2 Ply SBS Roofing Membrane -EPS slope package at 2% to all roof drain locations -Scupper/Water Leader locations- see plan
B	-Pitched roof- see plan -Fiberglass re-enforced Asphalt Shingle -Synthetic Roof Underlayment -Cricket locations treated with 2 Play SBS Roofing Membrane, framing by other. -Gutter & Downspout locations- see plan
C	-Concrete Suspended Slab over Parkade -Suspended Slab sloped at 2% away from Building -2 Ply SBS Roofing Membrane adhered directly to Concrete Substrate
S	Scupper Water Leader Location
D	Down Spout Location



A12 Stoop Roof Plan
2 scale: 1" = 1'-0"



A12 Concrete topper Patio at Entry Stoop typ.
3 scale: 1" = 1'-0"

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Elevations

CURRENT ISSUE
May 14, 2019

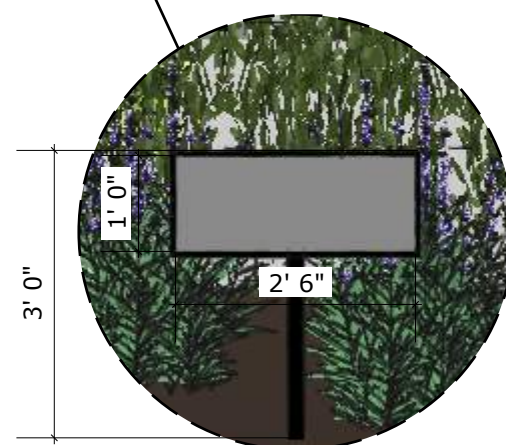
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

A13



A13 1 SOUTH ELEVATION (FROM WILSON ST)
scale: 1/8" = 1'-0"

A22 3



way finding signage,
details TBD
scale: 1/2" = 1'-0"

A22 2

A22 1



A13 2 NORTH ELEVATION
scale: 1/8" = 1'-0"

A21 1



A13 3 EAST ELEVATION (FROM ALSTON)
scale: 1/8" = 1'-0"

A21 5



A13 4 WEST ELEVATION
scale: 1/8" = 1'-0"

Location	Finish detail	Colour
1	Slop Dash Stucco	Kendall Charcoal HC-166
2	Slop Dash Stucco	Kendall Charcoal HC-166
3	Brick	Mutual Materials- Classic Used Tumbled
4	Brick	Mutual Materials- Classic Used Tumbled
5	Slop Dash Stucco	Cushing Green HC-125
6	Slop Dash Stucco	Cushing Green HC-125
7	Shingles	Kendall Charcoal HC-166
8	Clap Board siding	Pale Oak OC-20
9	Brick	Mutual Materials- Classic Used Tumbled
10	Slop Dash Stucco	Narragansett Green HC-157
11	Shingles	Pale Oak OC-20
12	Clap Board siding	Cushing Green HC-125
13	Slop Dash Stucco	Kendall Charcoal HC-166
14	Slop Dash Stucco	Kendall Charcoal HC-166
15	Slop Dash Stucco	Pale Oak OC-20
16	Slop Dash Stucco	Pale Oak OC-20
17	Shingles	Narragansett Green HC-157
18	Brick	Mutual Materials- Classic Used Tumbled
19	Clap Board siding	Cushing Green HC-125
20	Slop Dash Stucco	Kendall Charcoal HC-166
21	Shingles	Pale Oak OC-20
22	Brick	Mutual Materials- Classic Used Tumbled
23	Flashing	Vic West Cambridge White QC 16161

A13 5 Exterior Finishes Legend

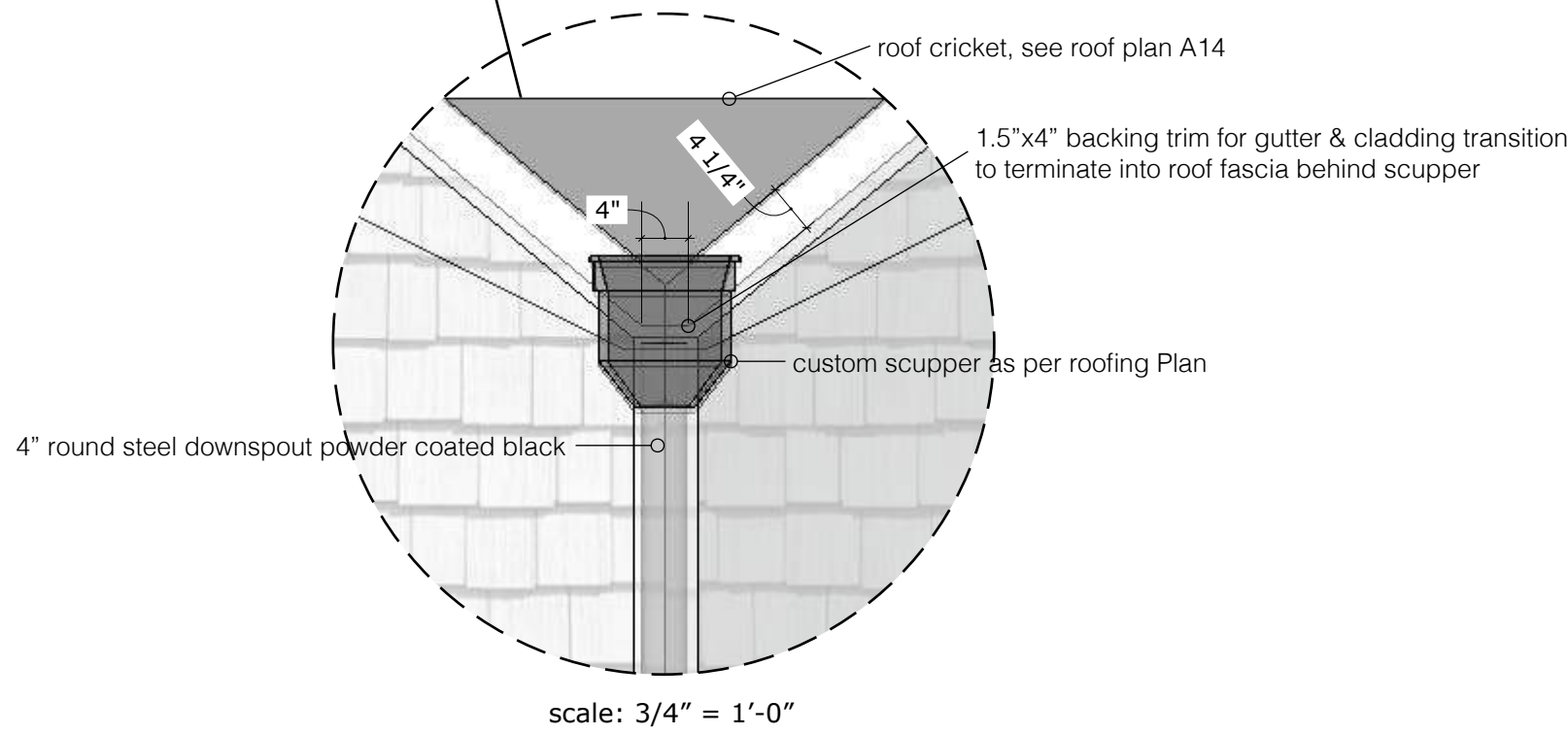
SEE A17 & A18 FOR ALL GEODECTIC INFORMATION



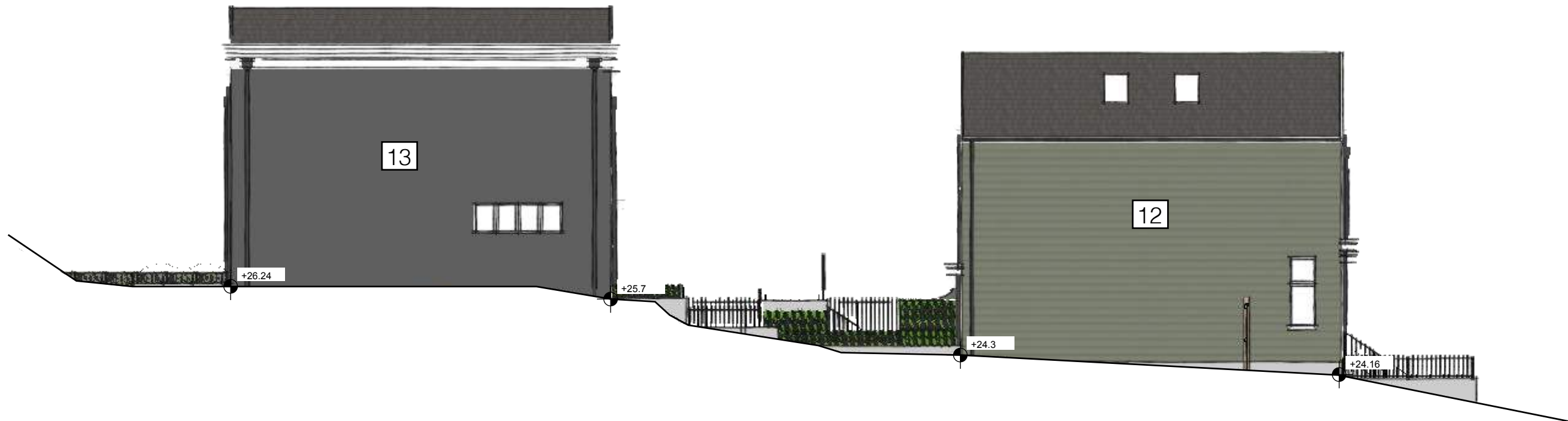
A14 SOUTH ELEVATION (FROM WILSON ST)
1 scale: 1/8" = 1'-0"



A14 NORTH ELEVATION
2 scale: 1/8" = 1'-0"



A14 WEST ELEVATION
4 scale: 1/8" = 1'-0"



A14 WEST ELEVATION
4 scale: 1/8" = 1'-0"



A14 EAST ELEVATION (FROM ALSTON)
3 scale: 1/8" = 1'-0"

Location	Finish detail	Colour
1	Slop Dash Stucco	Kendall Charcoal HC-166
2	Slop Dash Stucco	Kendall Charcoal HC-166
3	Brick	Mutual Materials- Classic Used Tumbled
4	Brick	Mutual Materials- Classic Used Tumbled
5	Slop Dash Stucco	Cushing Green HC-125
6	Slop Dash Stucco	Cushing Green HC-125
7	Shingles	Kendall Charcoal HC-166
8	Clap Board siding	Pale Oak OC-20
9	Brick	Mutual Materials- Classic Used Tumbled
10	Slop Dash Stucco	Narragansett Green HC-157
11	Shingles	Pale Oak OC-20
12	Clap Board siding	Cushing Green HC-125
13	Slop Dash Stucco	Kendall Charcoal HC-166
14	Slop Dash Stucco	Kendall Charcoal HC-166
15	Slop Dash Stucco	Pale Oak OC-20
16	Slop Dash Stucco	Pale Oak OC-20
17	Shingles	Narragansett Green HC-157
18	Brick	Mutual Materials- Classic Used Tumbled
19	Clap Board siding	Cushing Green HC-125
20	Slop Dash Stucco	Kendall Charcoal HC-166
21	Shingles	Pale Oak OC-20
22	Brick	Mutual Materials- Classic Used Tumbled
23	Flashing	Vic West Cambridge White QC 16161

A14 Exterior Finishes Legend
5

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Elevations no landscaping

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

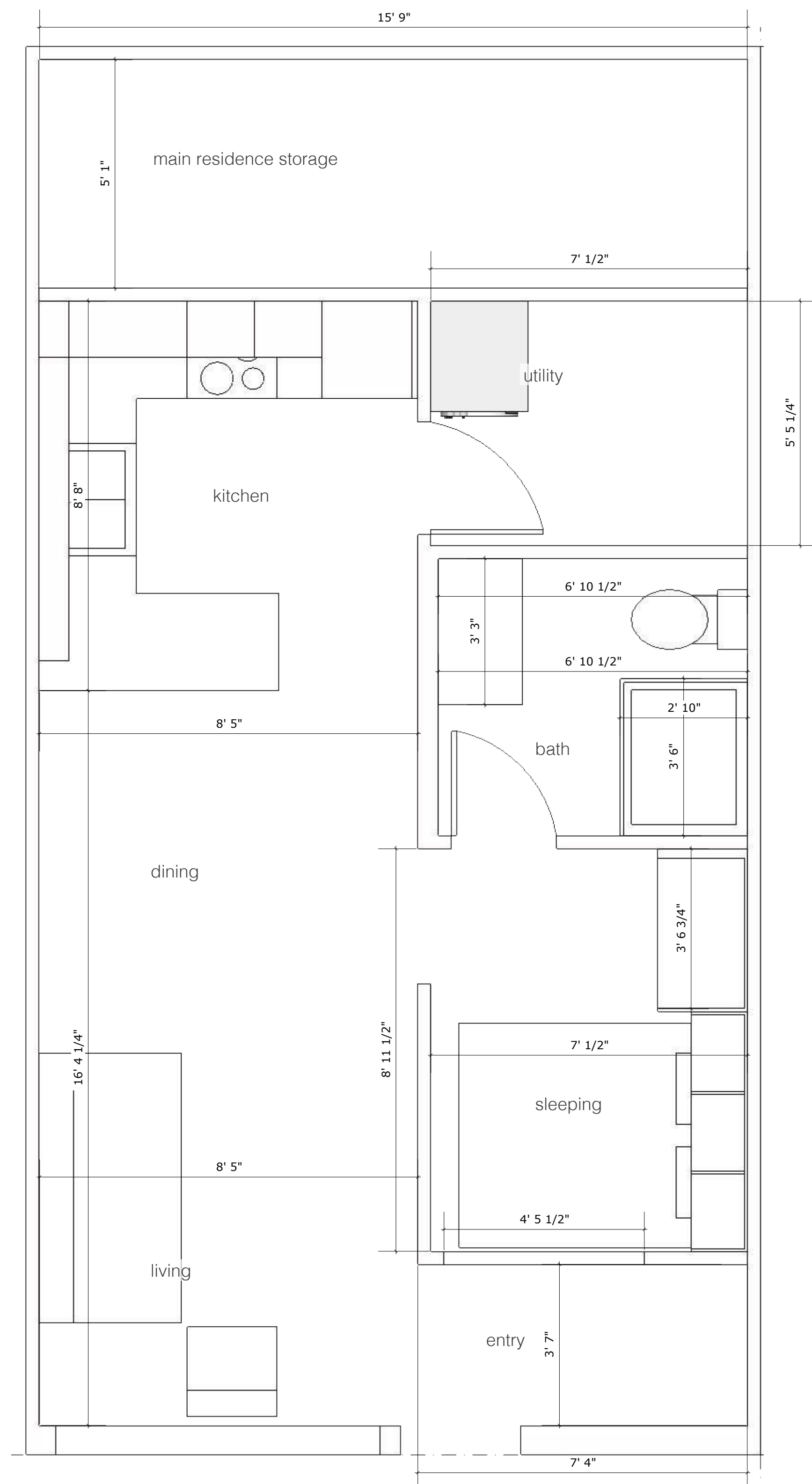
DESCRIPTION

2 Bedroom floor plan
example

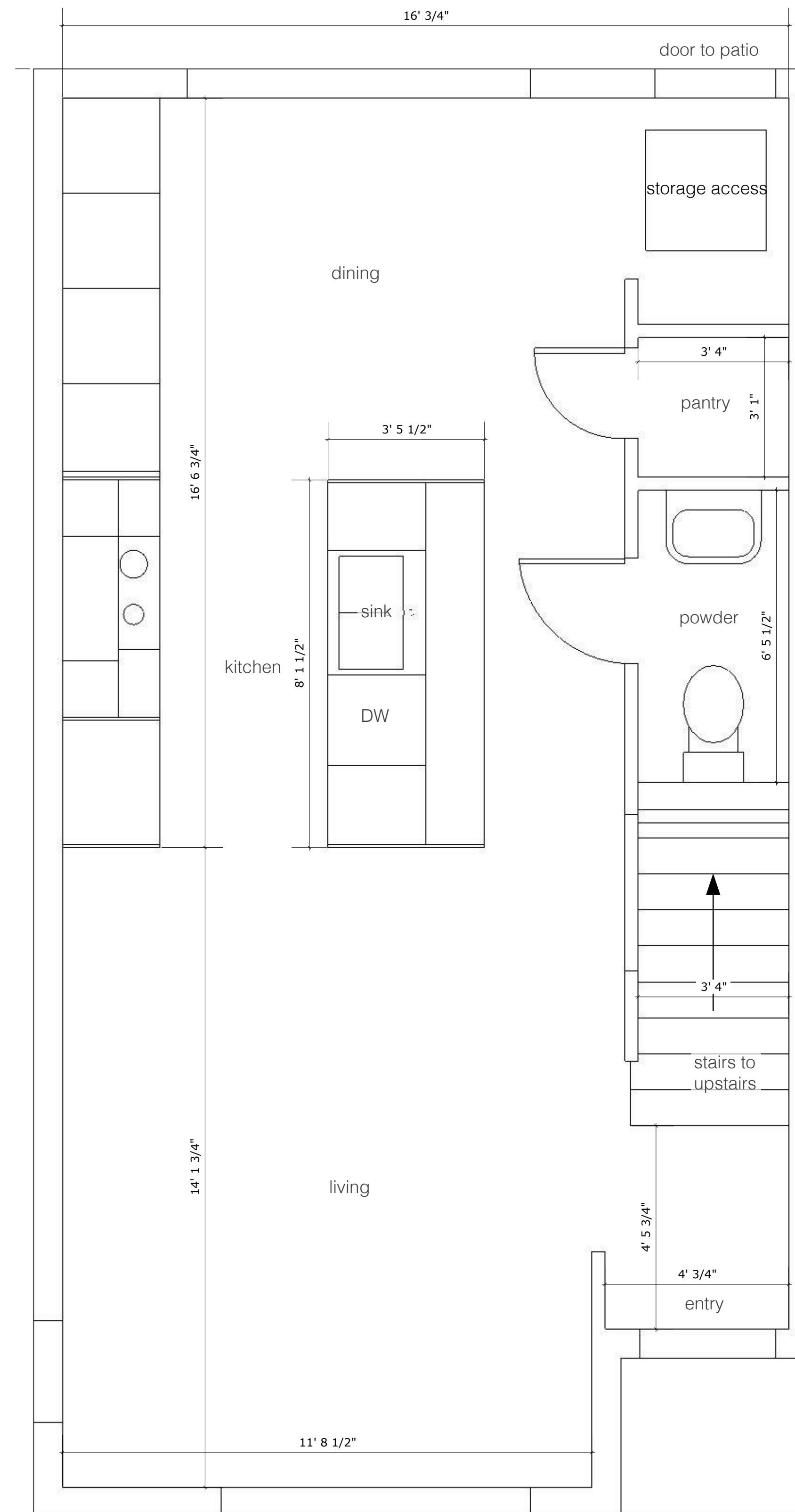
CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

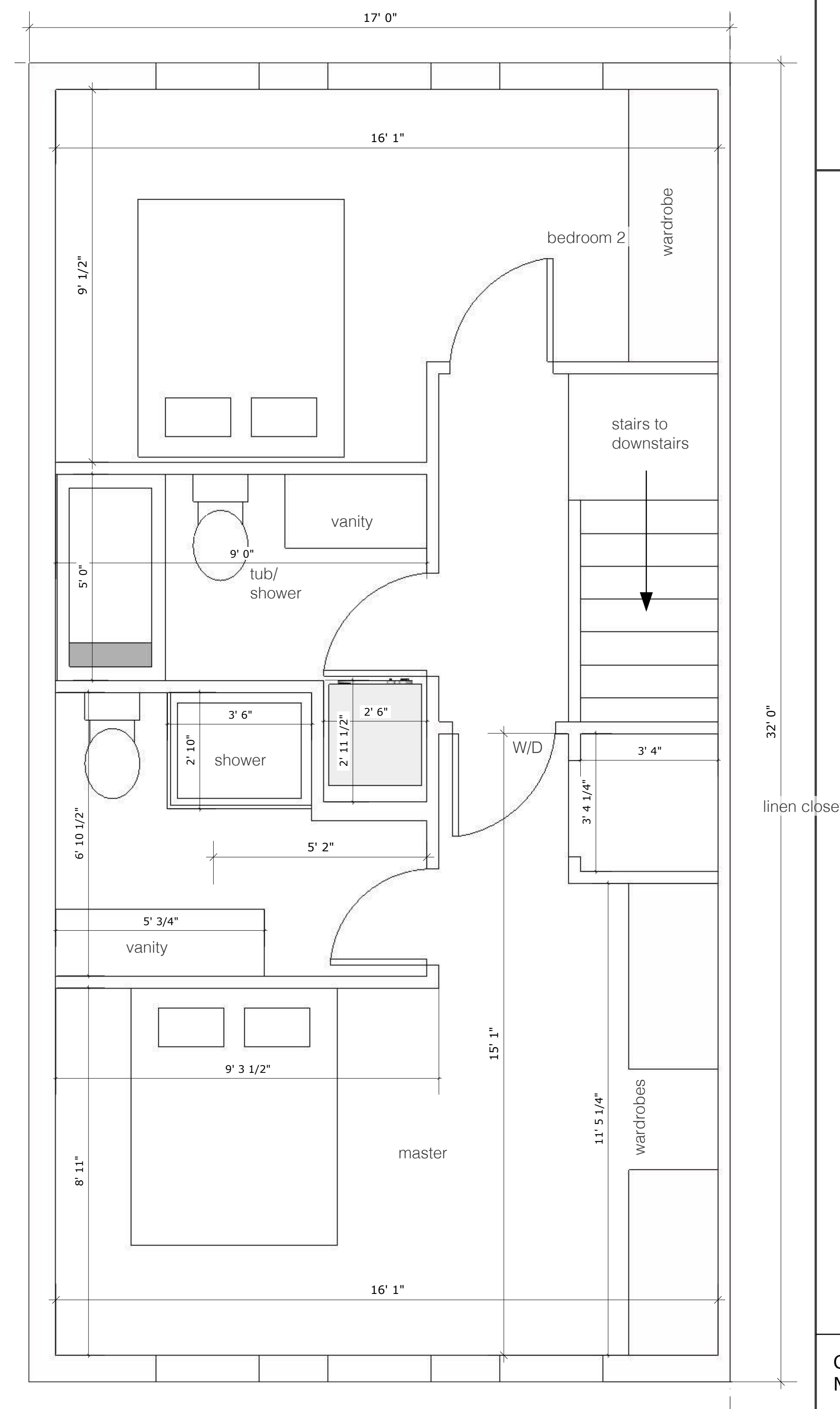
A15



A15
1 Lower Floor Plan (south buildings only)
scale: 1/2" = 1'-0"



A15
2 Main Floor Plan
scale: 1/2" = 1'-0"



A15
3 Upper Floor Plan
scale: 1/2" = 1'-0"

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

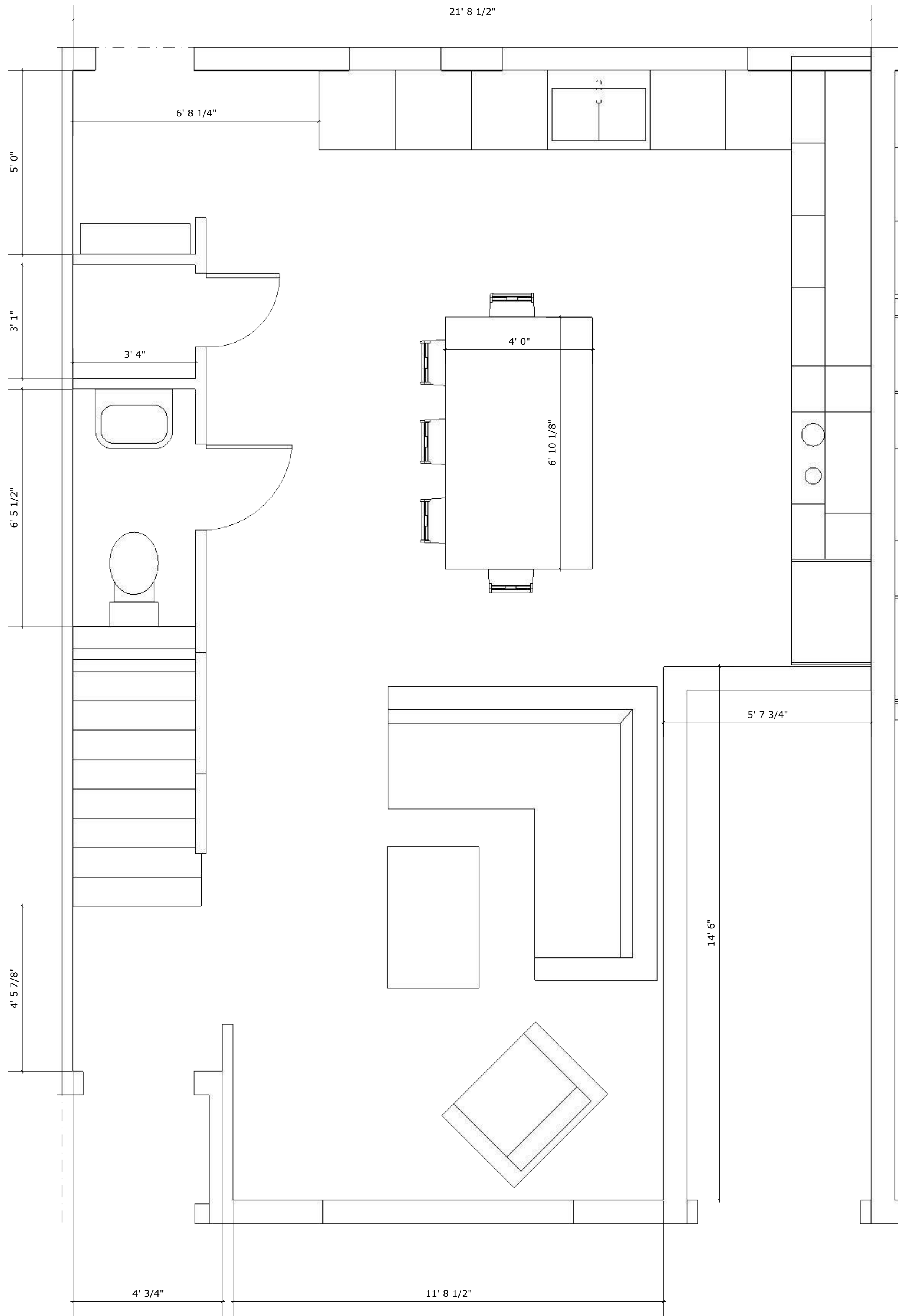
DESCRIPTION

3 Bed room floorplan
example

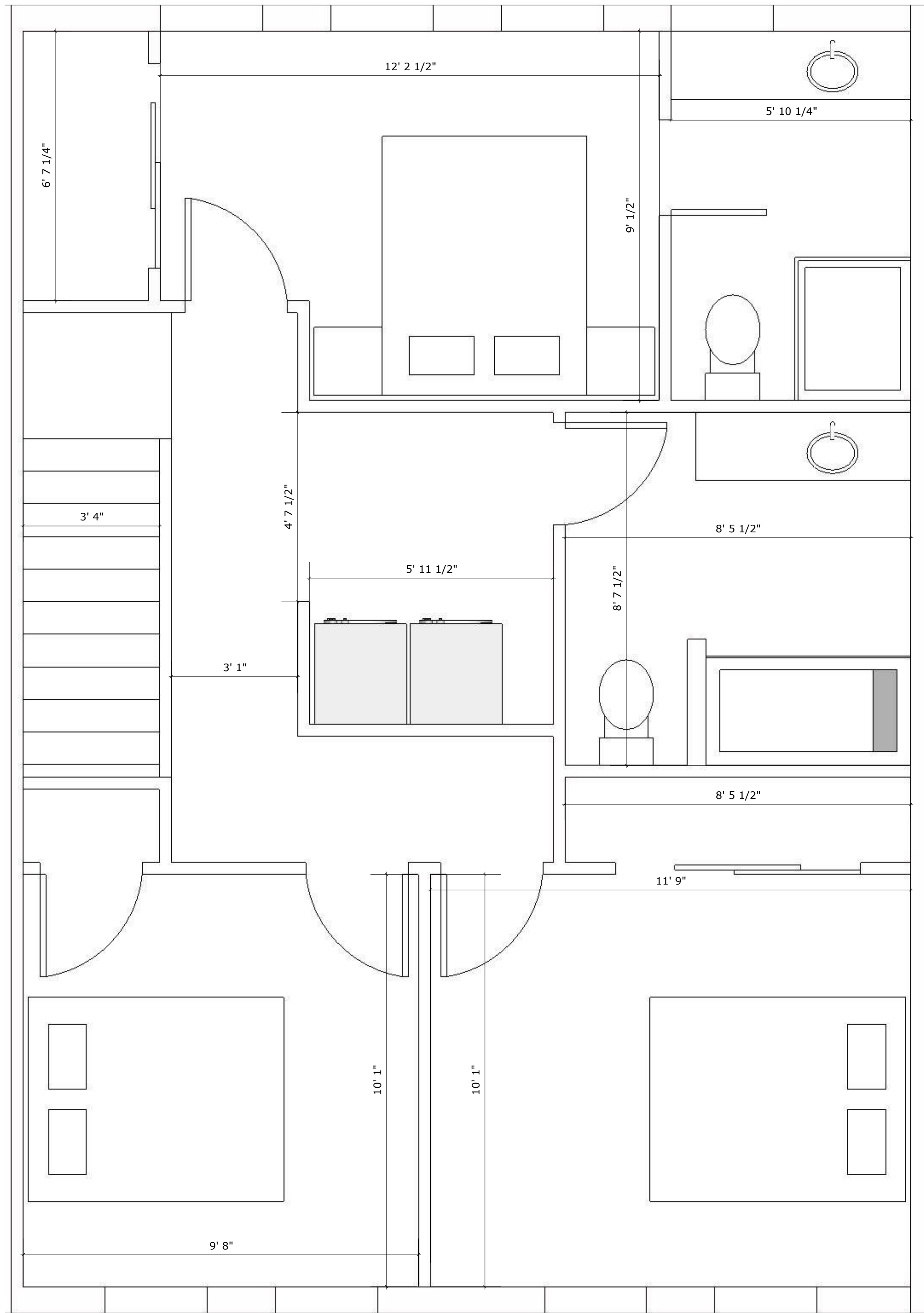
CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

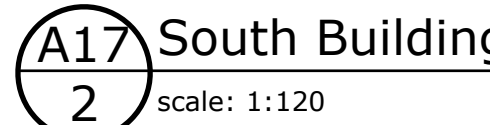
A16



A16 Main Floor Plan
2 scale: 1/2" = 1'-0"



A16 Upper Floor Plan
3 scale: 1/2" = 1'-0"



Building Location	elevation location	elevation (M)	AVGs	details	Natural/Finished	length (M)	avg * length
South West Building		29	20.67		finished		
		30	20.67		finished		
				20.67	29 to 30	3.96	81.85
		31	22.13		natural		
		32	21.98		natural		
				22.055	31 to 32	2.31	50.94
		33	22.08		natural		
				22.03	32 to 33	2.44	53.75
		34	22.22		natural		
				22.15	33 to 34	2.31	51.16
		35	20.67		finished		
		36	20.67		finished		
				20.67	35 to 36	3.96	81.85
		37	20.99		finished		
		38	20.99		finished		
				20.99	37 to 38	3.96	83.12
		39	22.39		natural		
		40	22.19		natural		
				22.29	39 to 40	2.31	51.48
		41	22.35		natural		
				22.27	40 to 41	2.44	54.33
		42	22.54		natural		
				22.445	41 to 42	2.31	51.84
		43	20.99		finished		
		44	20.99		finished		
				20.99	43 to 44	3.96	83.12
		45	20.99		finished		
		46	20.99		finished		
				20.99	45 to 46	3.96	83.12
		47	22.56		natural		
		48	22.41		natural		
				22.485	47 to 48	2.56	57.56
		49	22.88		natural		
				22.645	48 to 49	2.44	55.25
		50	23		natural		
				22.94	49 to 40	2.56	58.72
		51	20.99		finished		
		52	20.99		finished		
				20.99	51 to 52	3.96	83.12
		53	24.16		natural		
	54	24.3		natural			
			24.23	53 to 54	9.75	236.24	
	55	22.79		natural			
			23.545	54 to 55	31.09	732.01	
	56	22.52		natural			
			22.655	55 to 56	9.75	220.88	
Totals						96.03	2170.41
Average Grade							22.60

A17 Average Grade Calculation Points

Wilson Walk
208/210, 220, 230,
240 Wilson Street

Grade/Height Calculations & Elevations

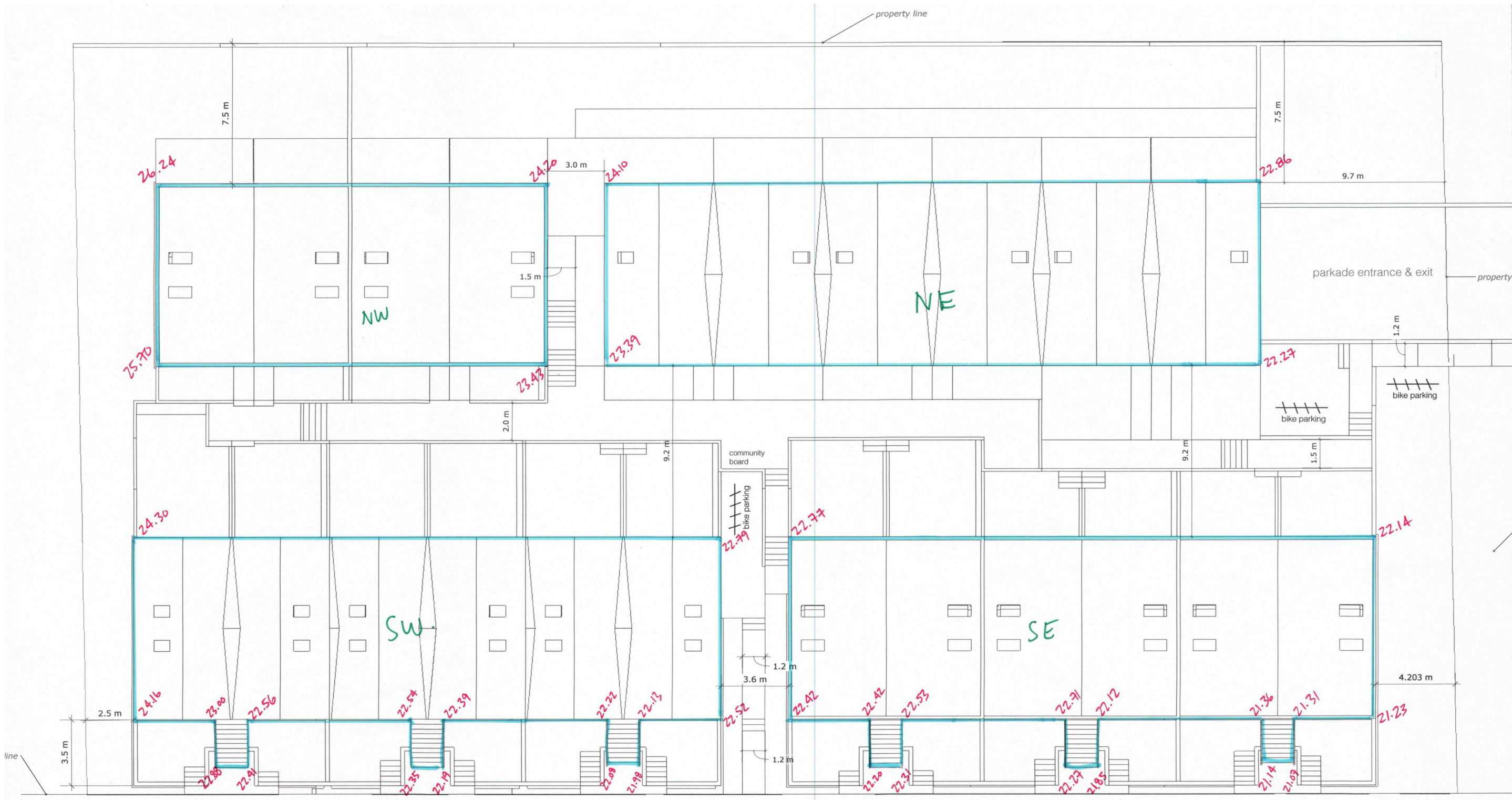
PLAN HISTORY

Issued for re-zoning Feb 04/19
Issued for re-zoning digital submission Feb 05/19
Issued for re-zoning March 14/19
Issued for re-zoning May 14/19

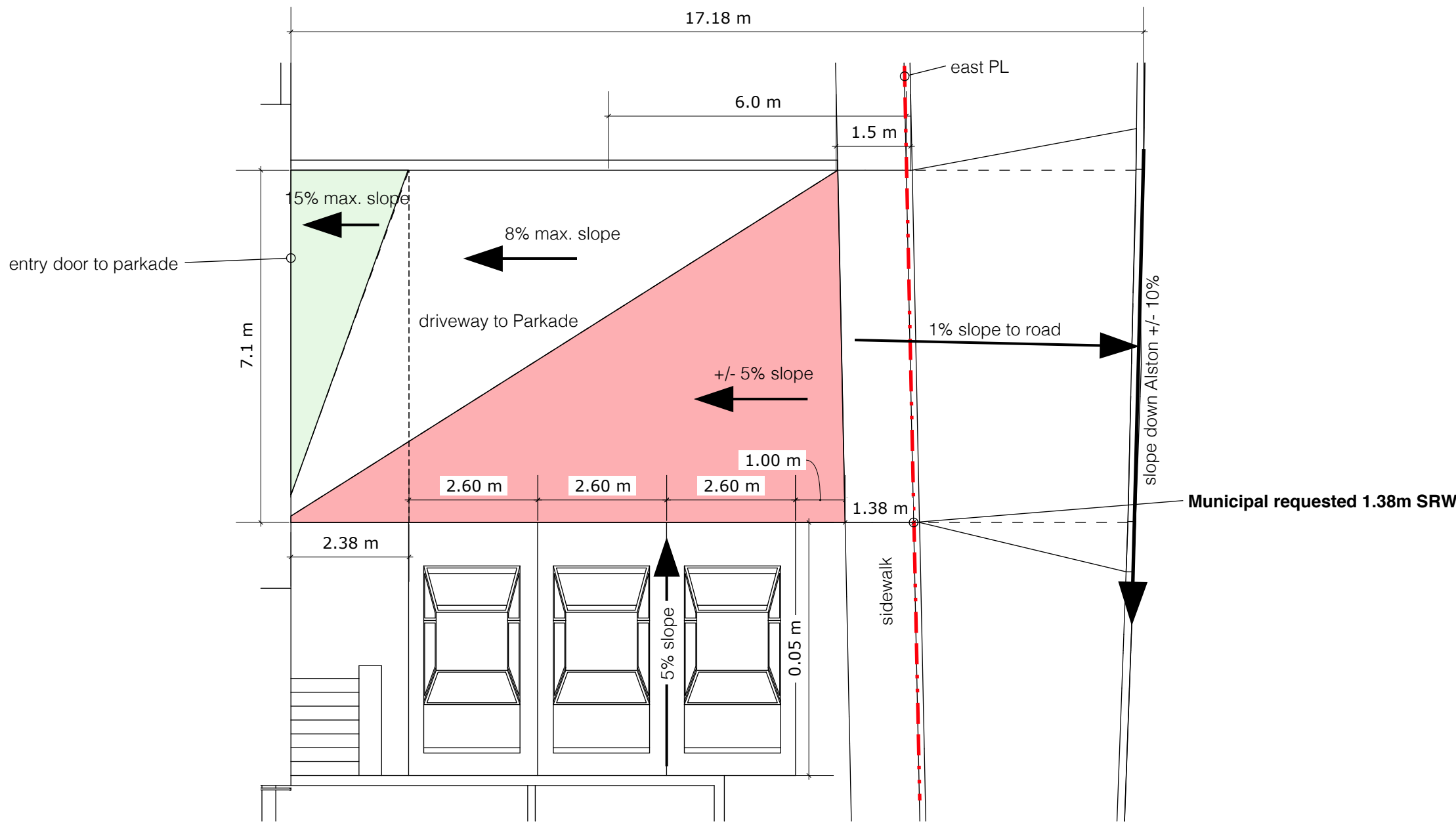
A17



A18
1 added perspective illustrating East side of SE Building
- please see landscape plan for planting schedule and locations



A18
2 existing natural grade points from (JE Anderson)BCLS



A18
3 proposed driveway and surface parking, see Civil drawings
scale: 1:100

List of Plan changes		
Revision	Page	
1	A01	added keypad for guest entry to access 1 guest parking stall below
2	A01	area of parkade that will be above existing grade is now noted in grey. Parkade will be entirely below finished grade
3	A01	unit numbers changed to account for bachelor units being sold as separate strata unit. This has been shown to be more favourable to council
4	A01	See civil drawings for change in driveway as well as detail 3 on A18. drive aisle held to 8% in order to confirm to parking bylaw.
5	A01	Project site data table updated: 1)added site coverage including parkade above original grade, 2)bachelor suites have been separated out to have their own unit number as they are proposed as separate strata units now. The are below 1.8m so the square footage is not calculated in the FSR.
6	A07	All perspectives have been updated with more realistic and suitable trees and plantings. Please see civil for all road and sidewalk details/ curb cuts, etc.
7	A08	door was removed and locking gate was introduced to increased ventilation as per consult with mechanical engineering. Total travel distances were re-calculated and are conforming to BCBC2018
8	A08	Gridlines were added to all floor plan layouts typ. to add clarity.
9	A08	example of Wilson Walk Project signage on East side of north building to add further clarity to that building face given questions brought up during ADP review.
10	A10	units 29-34 main floor elevation was raised to allow for better clearance/access into parkade. Jim requested that we allow for any possible increase that could be required given structrual engineering requirements at this stage rather than later so we have.
11	A11	units 29-34 upper floor elevation was raised to allow for better clearance/access into parkade. Jim requested that we allow for any possible increase that could be required given structrual engineering requirements at this stage rather than later so we have
12	A12	roof pitch was changed from 12:12 to 10:12 to keep height of building consistent from what was shown previously given the requirement to raise both the main and upper floors to create better parkade headroom clearance at entry door.
13	A17	changes to height calculations and floor elevations as per above revisions 10 & 11
14	A18	Detail 3 was updated to show how we are complying with drive aisle slope % max as per parking bylaw.
15	A20	dimensions were added in parkade cross sections to better show that we are meeting our 2.1m height clearance requirement. The engineers and architect are well aware of the head clearance requirements and we are and conforming.
16	A22	added detail for front entry stairs from south building leading to sidewalk on Wilson as per feedback from ADP review. Spindle change, dimensions, profiled top cap, return at bottom of stairs and eased transitions.

A18
2 record of plan changes from march 14, 2019

PROJECT

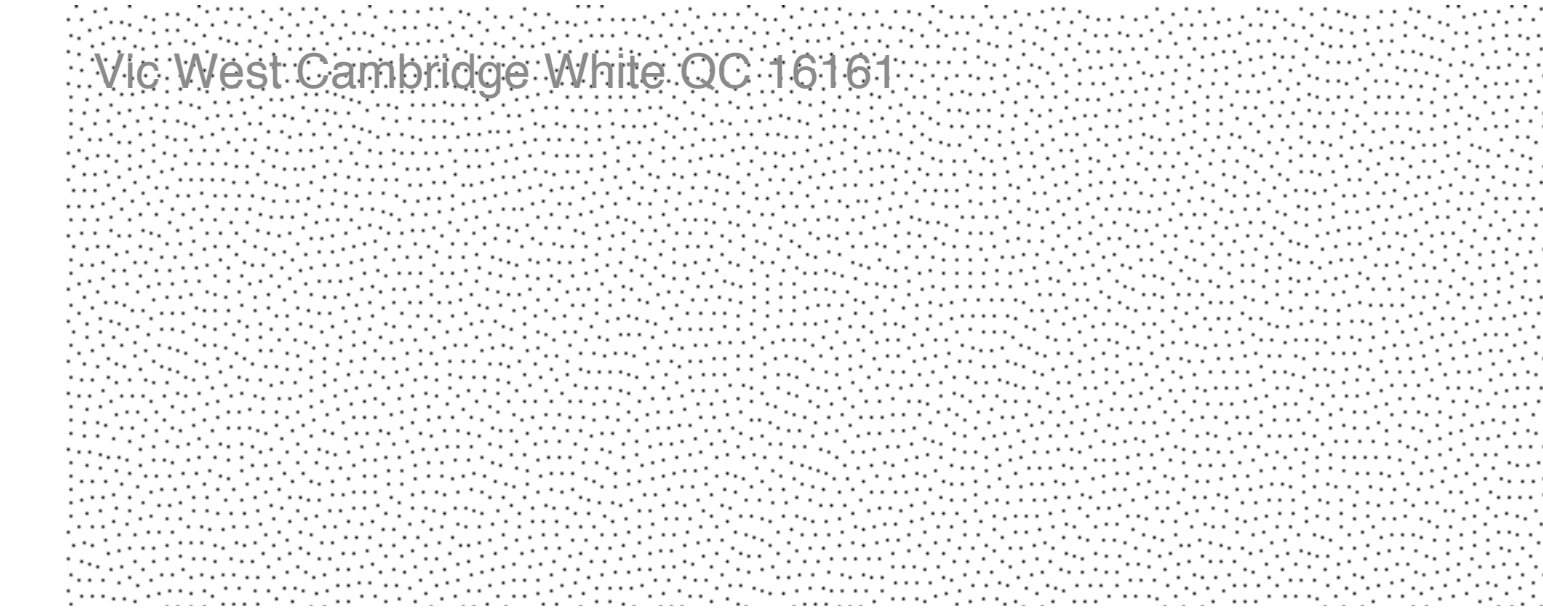
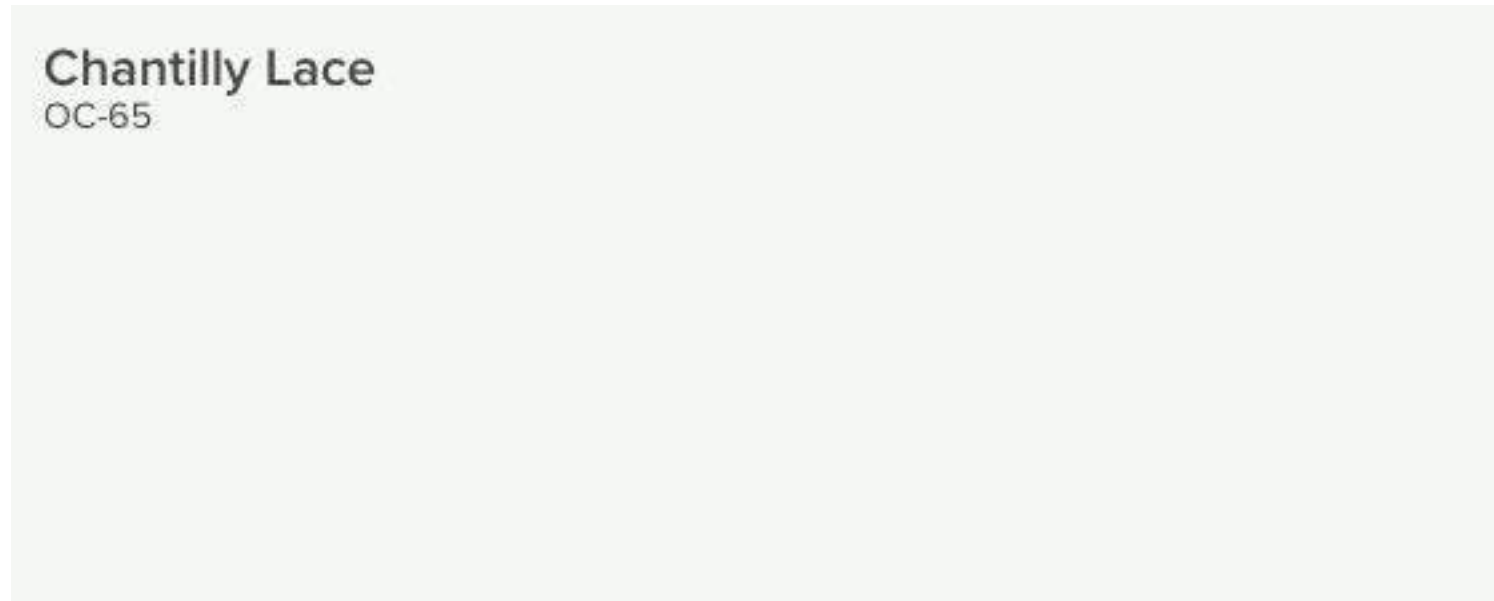
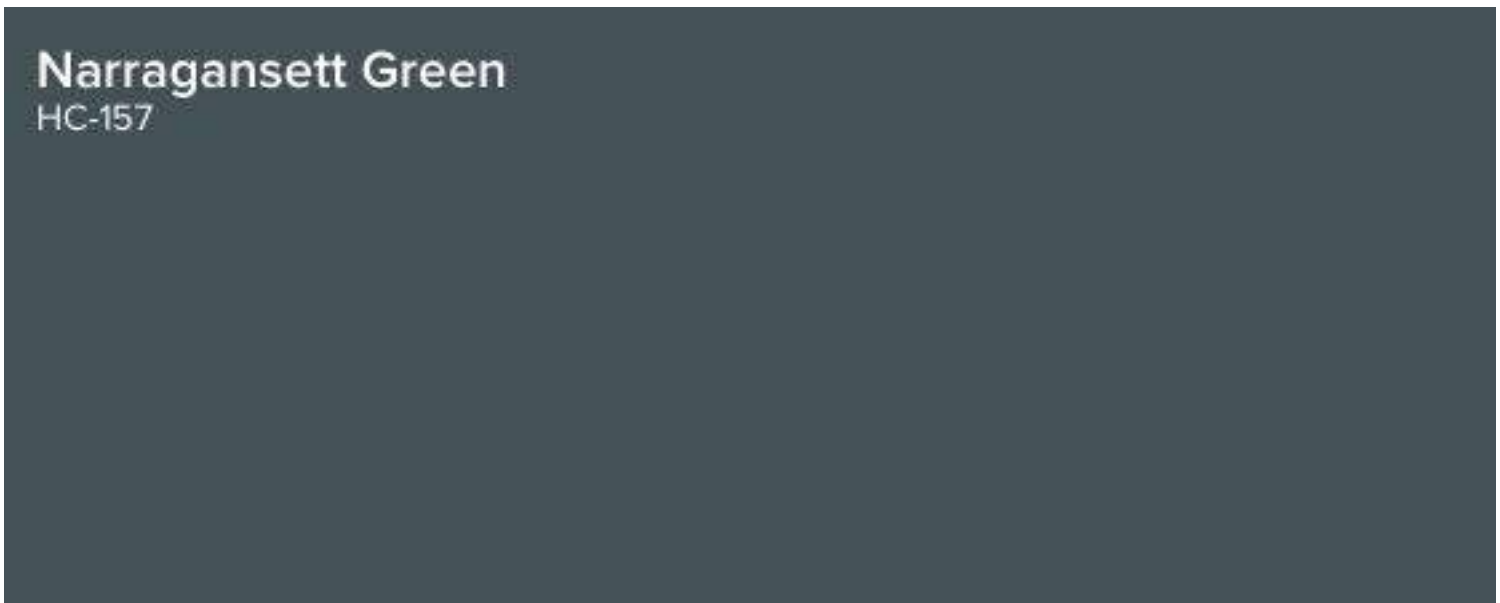
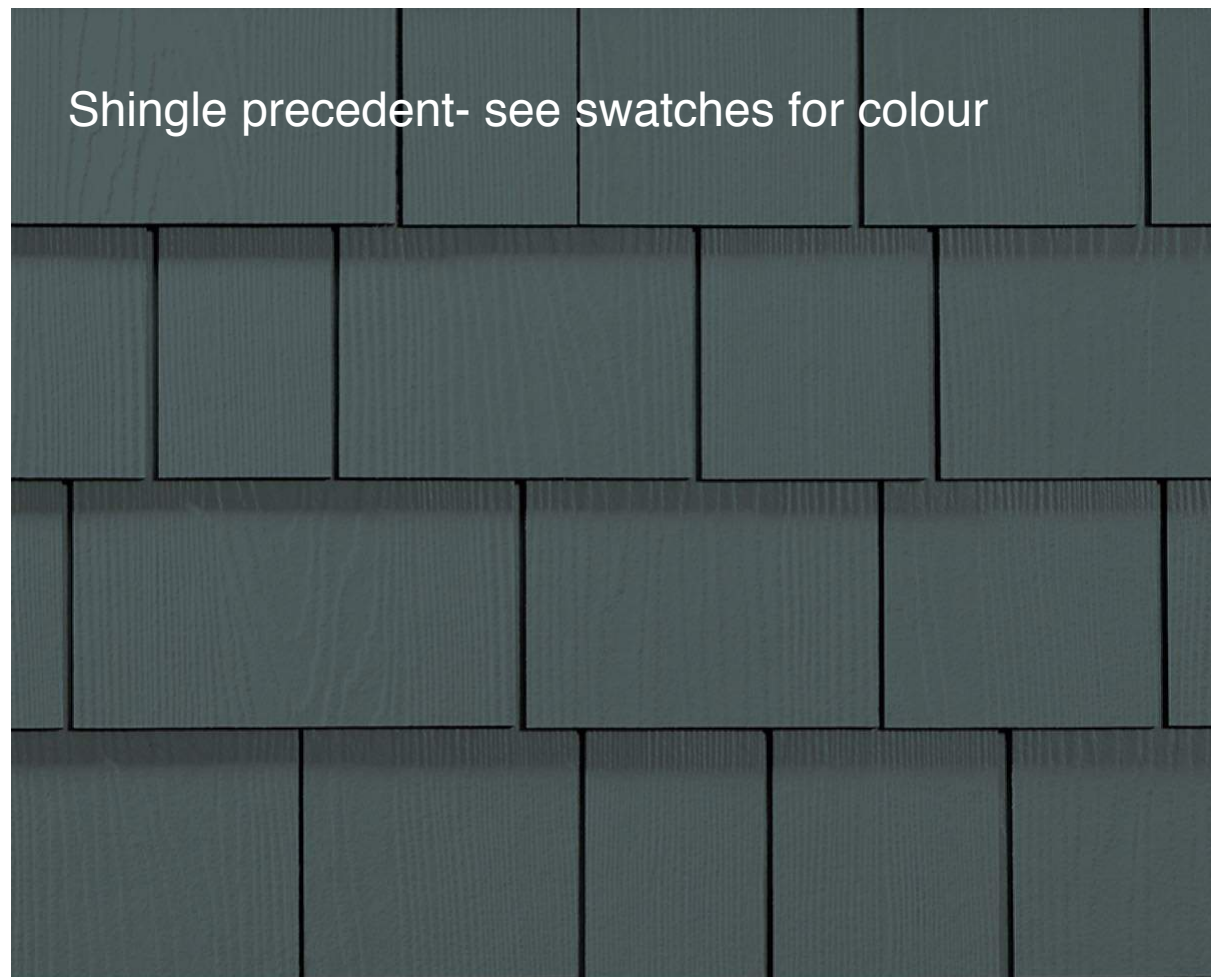
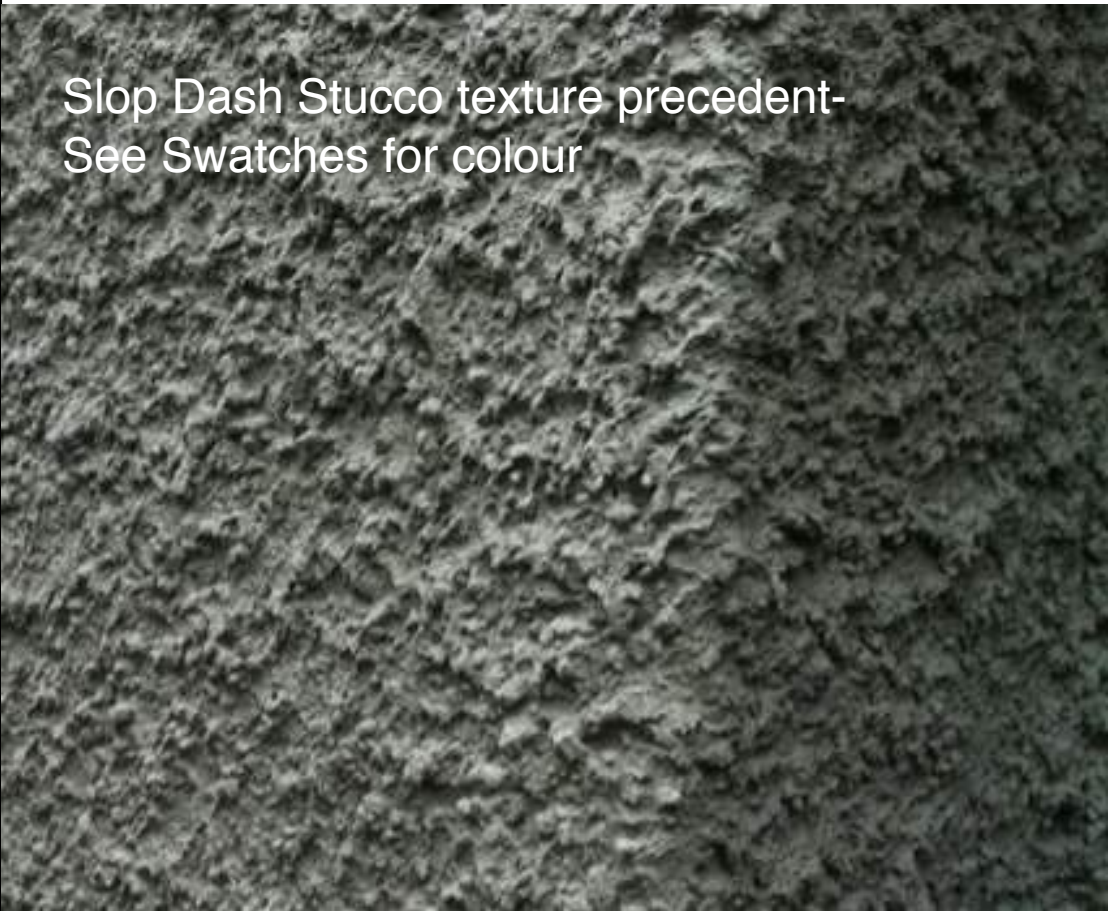
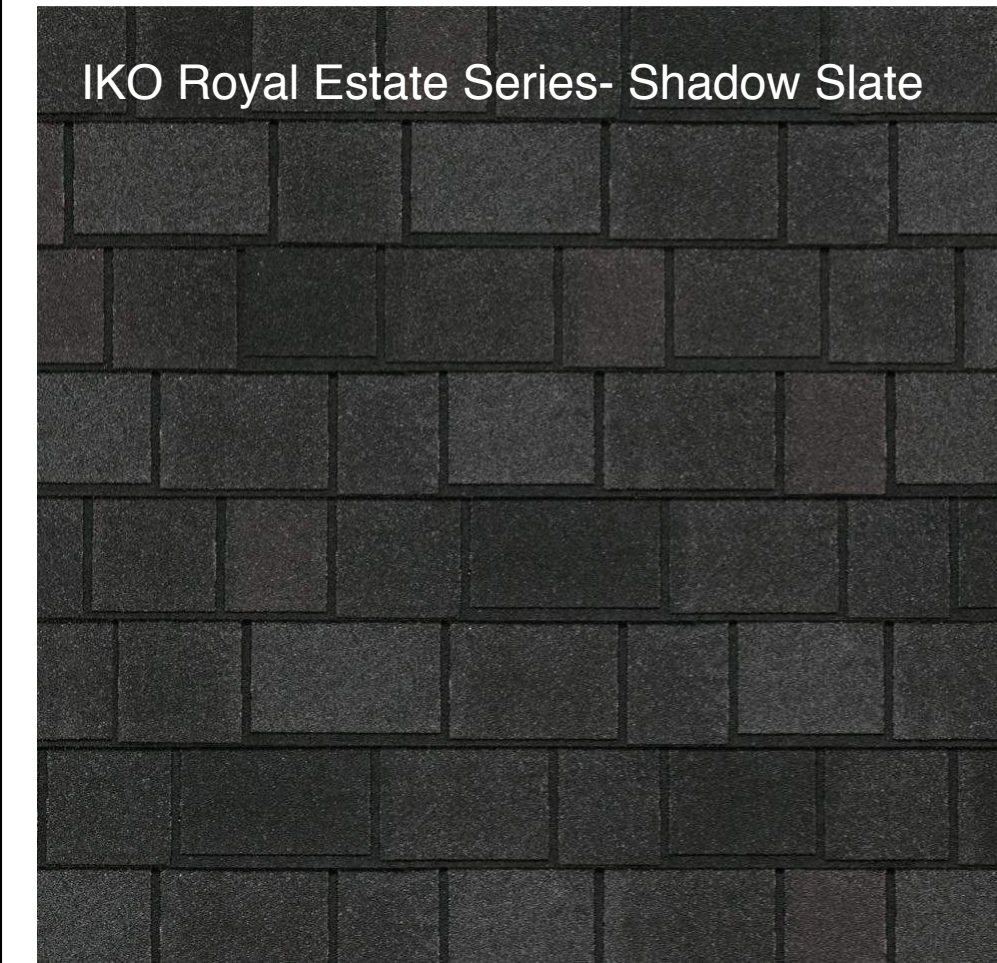
Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Supplement Information

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19



PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Finishes

CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19
-issued for re-zoning March 14/19
-issued for re-zoning May 14/19

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Full Building Cross
Sections

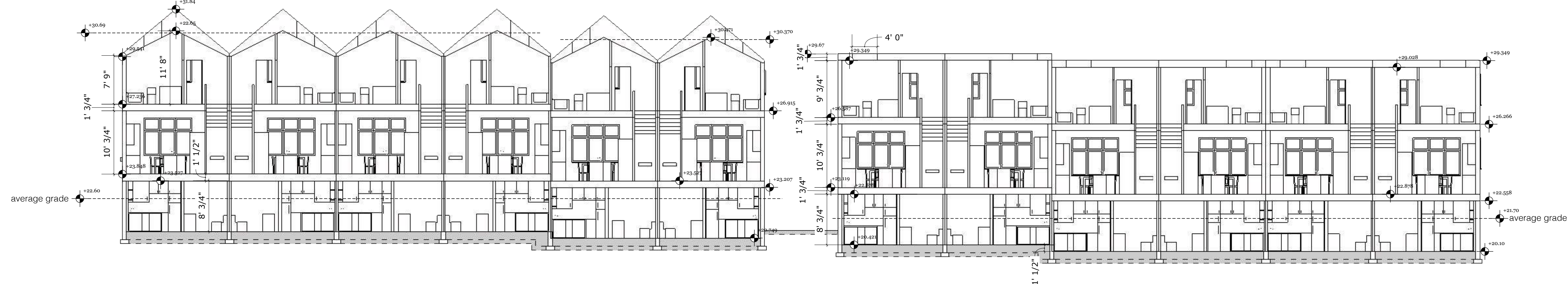
CURRENT ISSUE
May 14, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
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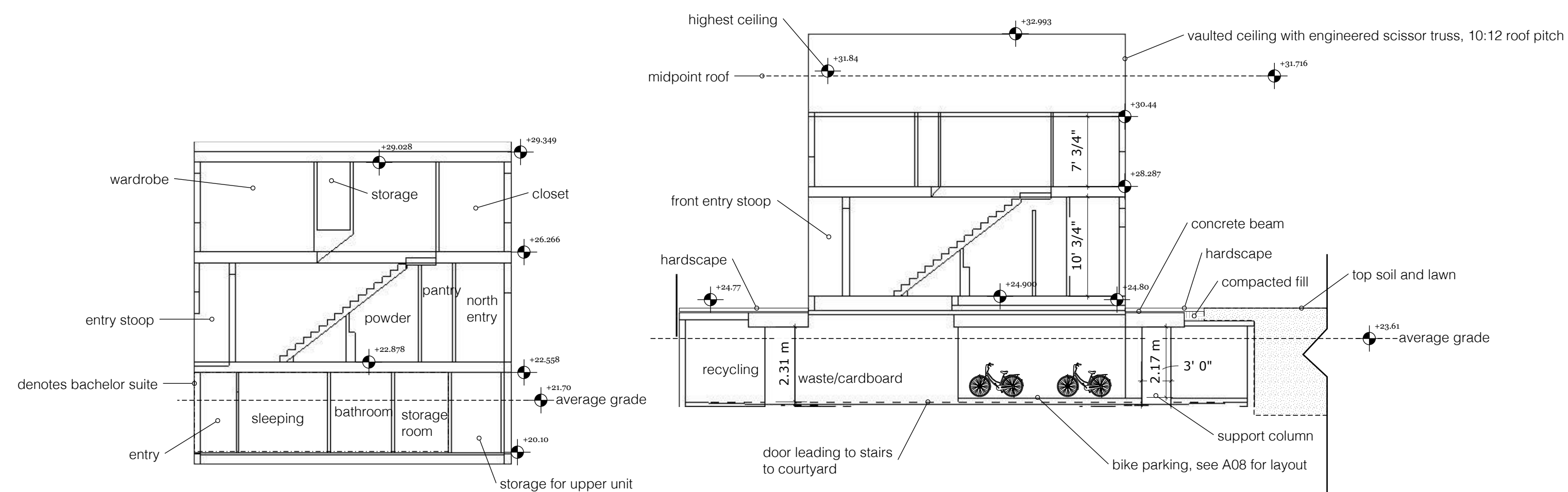
A20



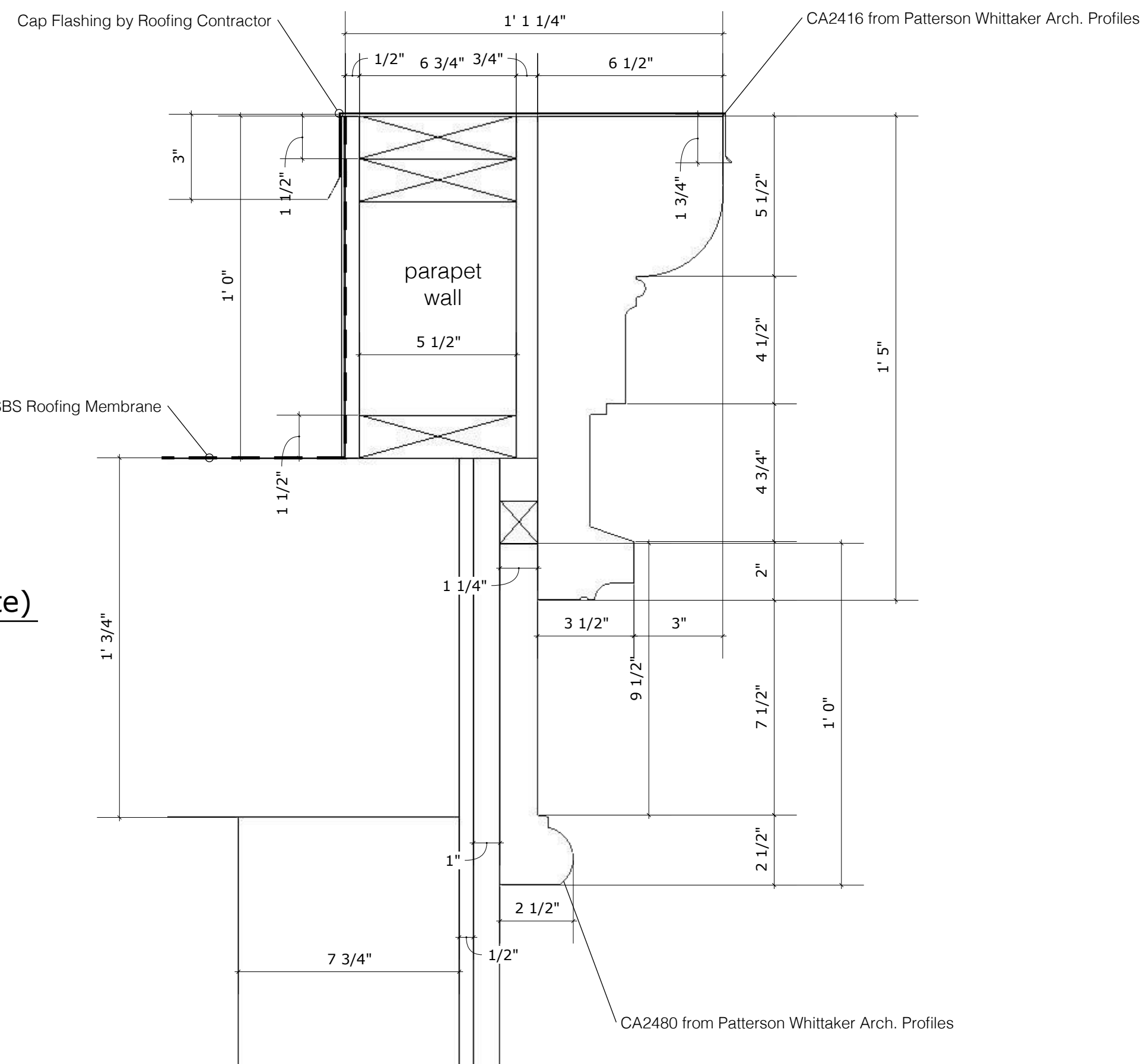
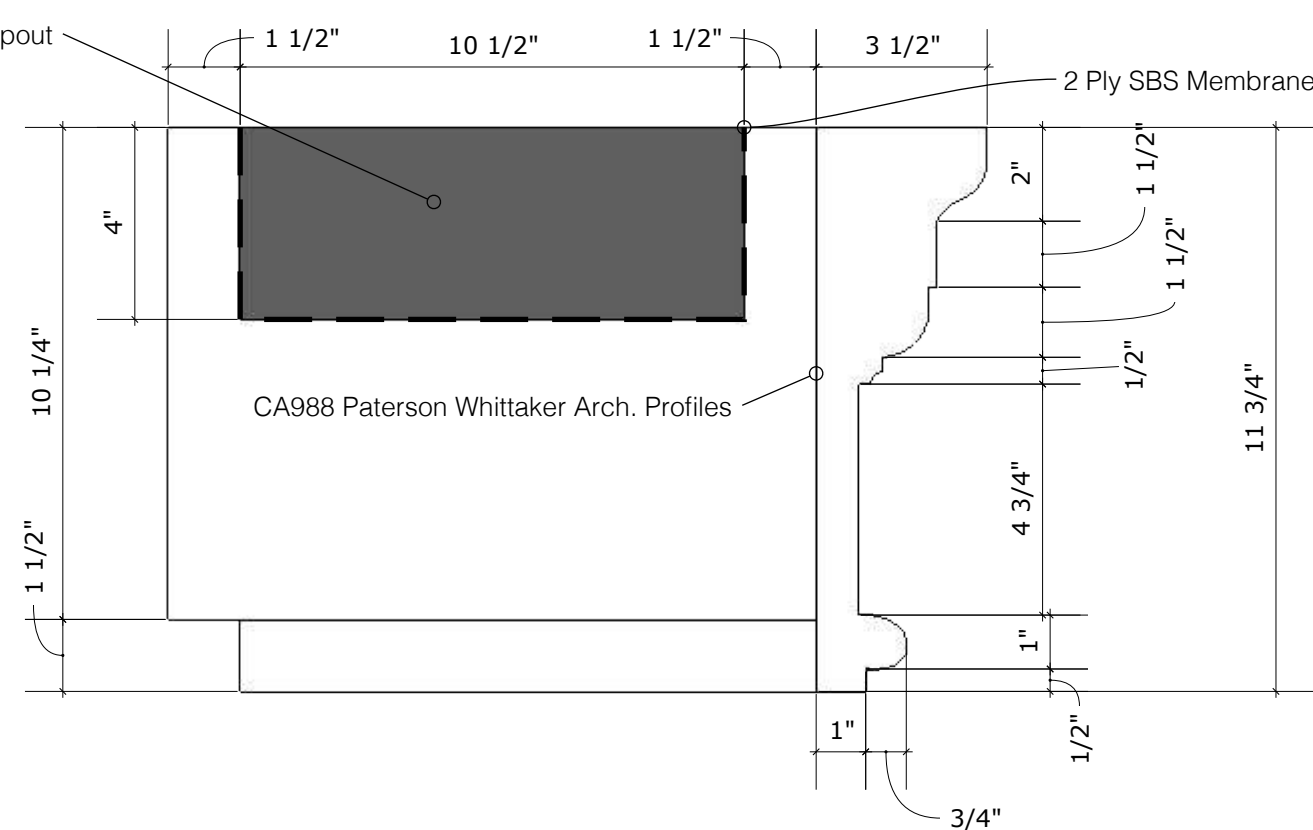
A20 Full North Building Cross Section
1 scale: 1:120



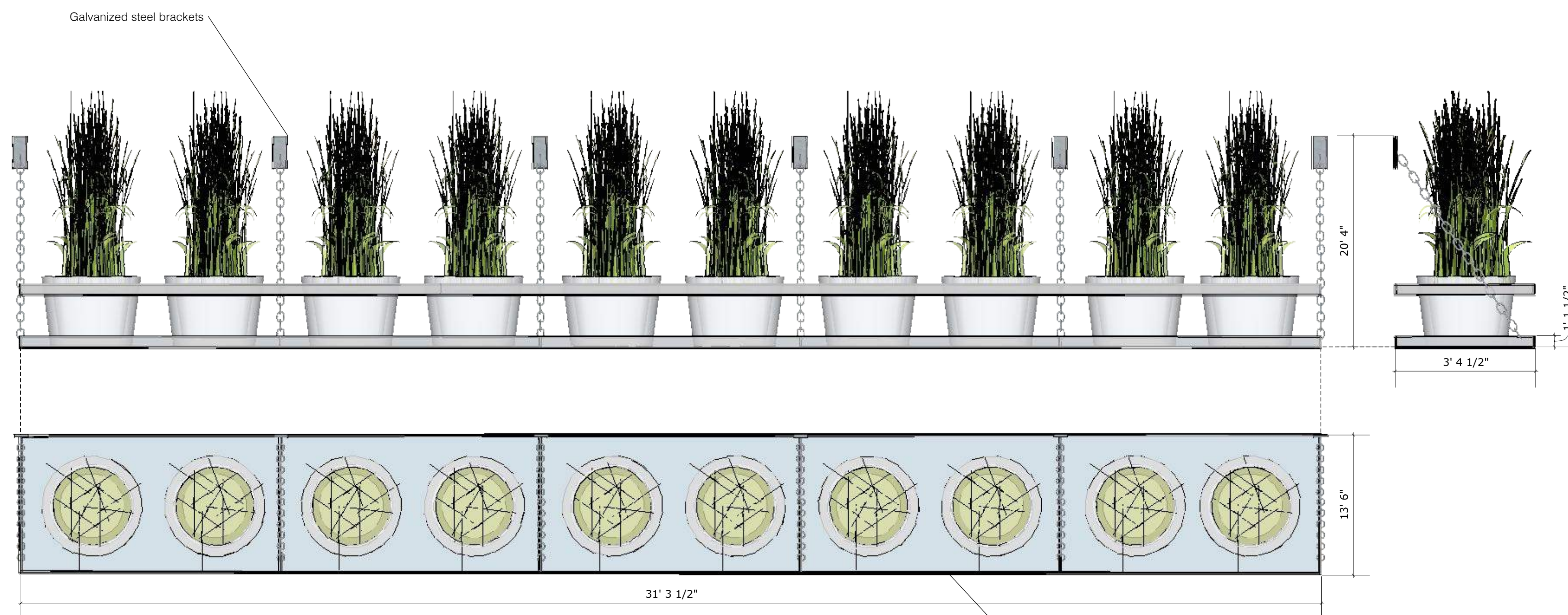
A20 Full South Building Cross Section
2 scale: 1:120



A20 Full Building Cross Section Looking West
3 scale: 1:120



A21 Flat Roof Cornice Moulding Detail
3 scale: 3" = 1'-0"



A21 Parkade Entrance Planting Trellis
5 scale: 1/2" = 1'-0"

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

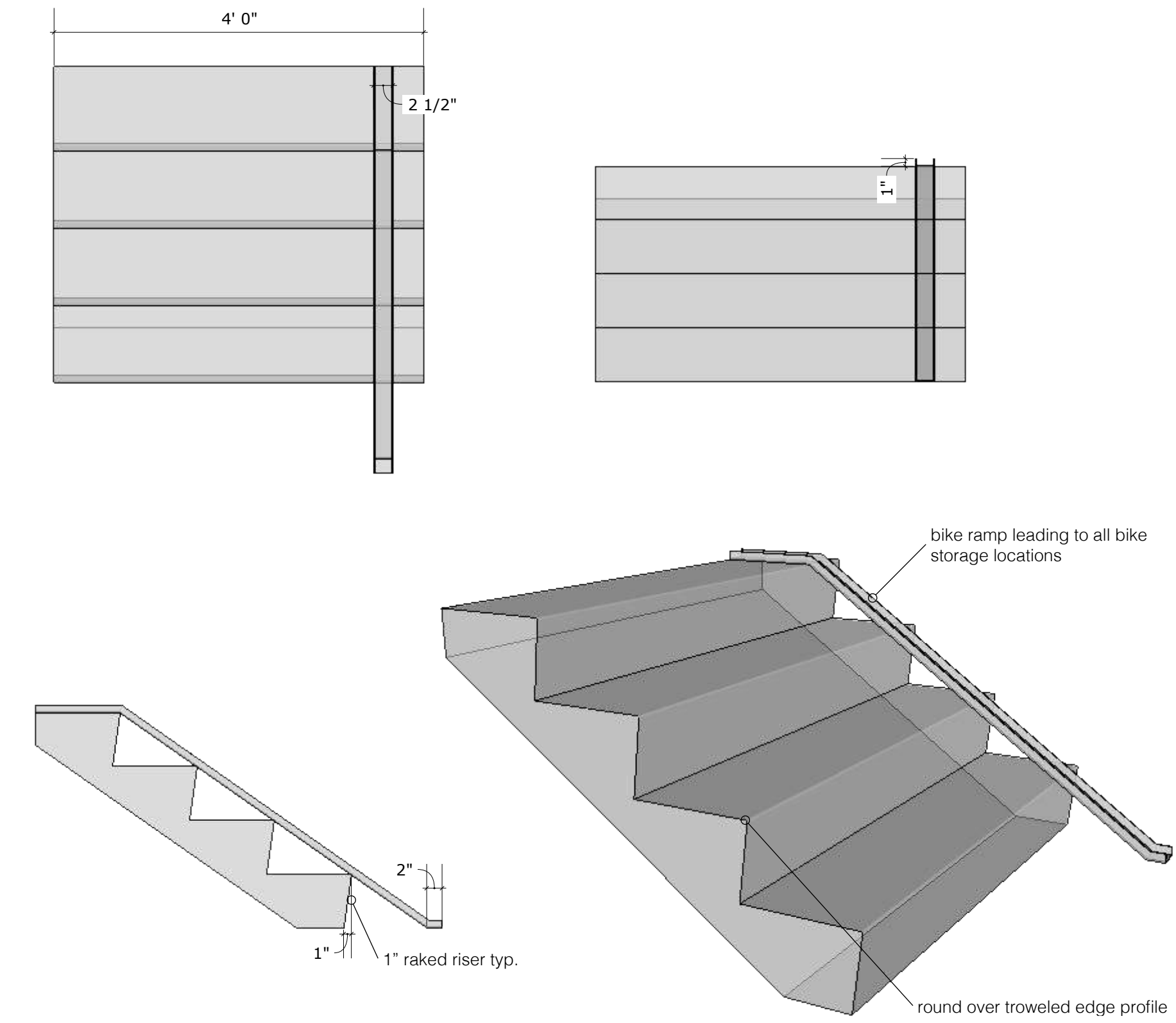
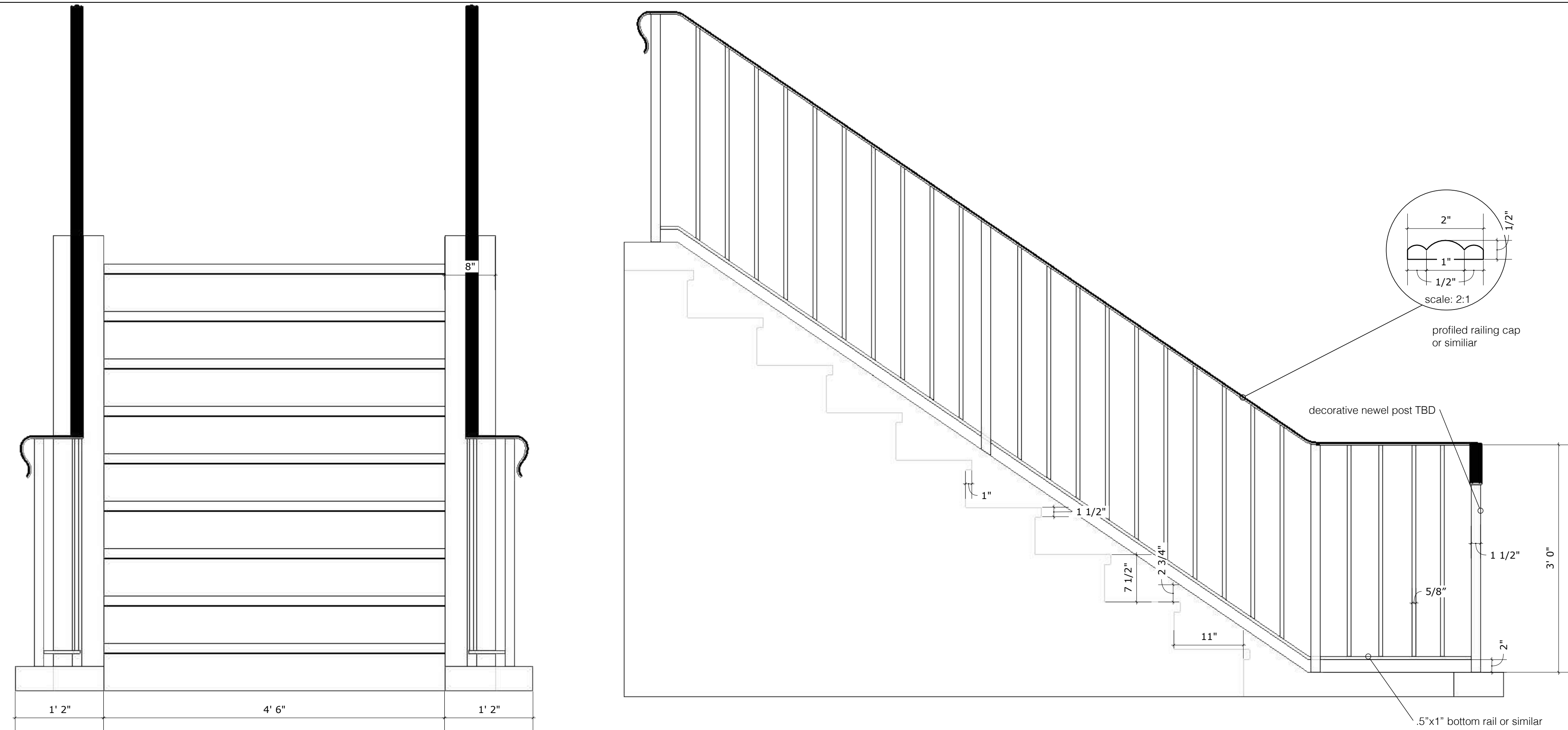
DESCRIPTION

Details: Stairs & Railings,
bike ramp

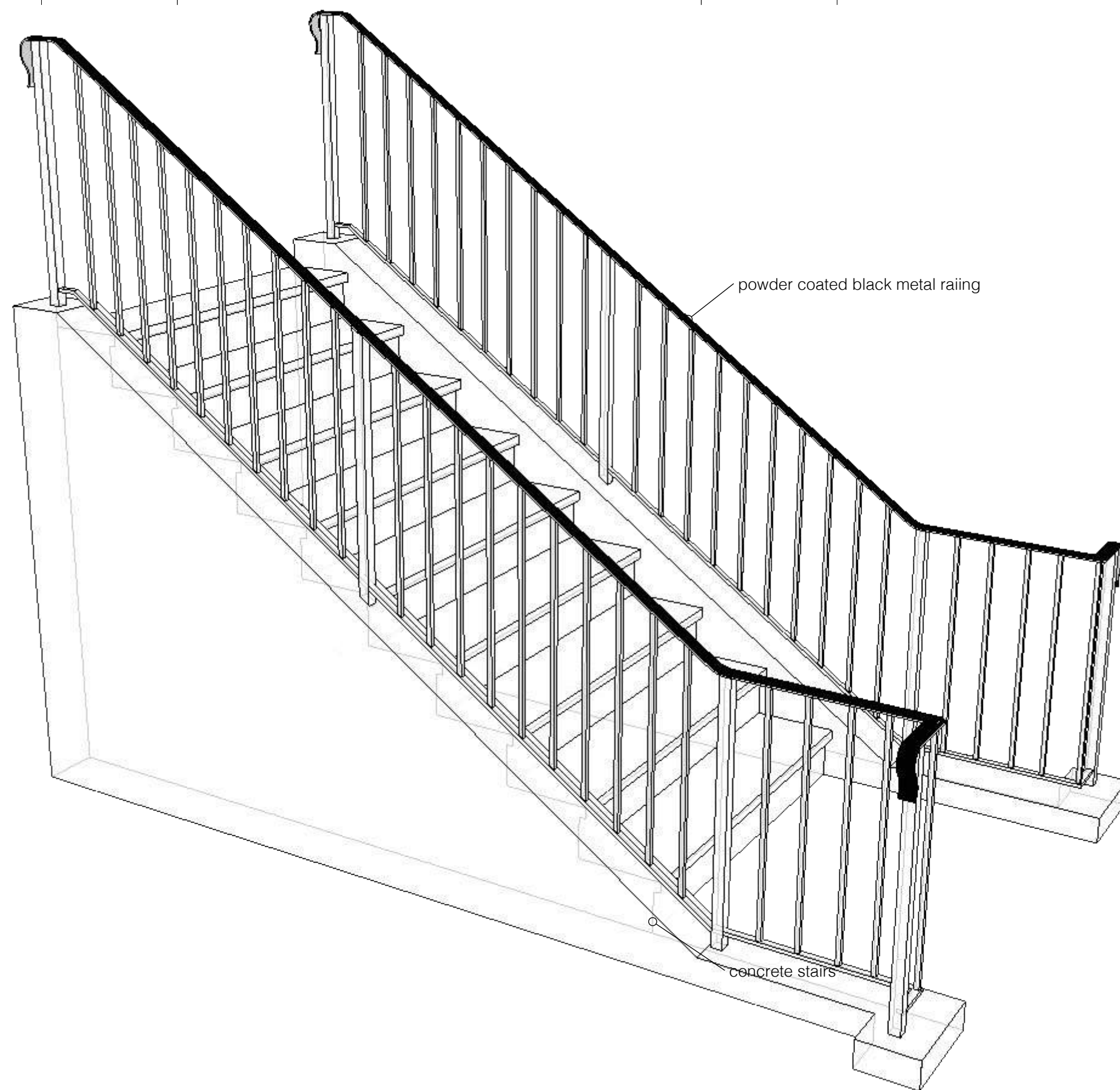
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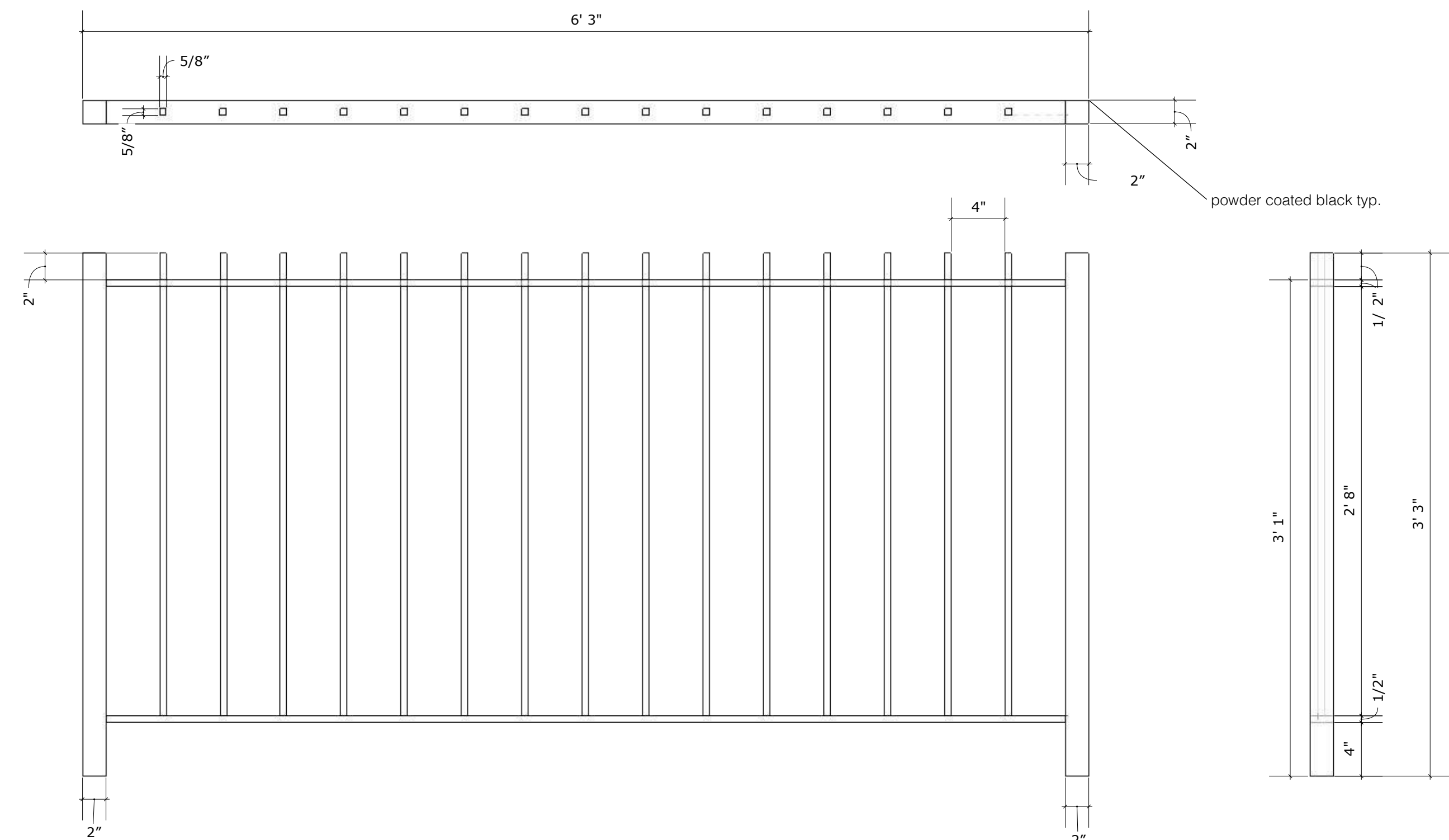
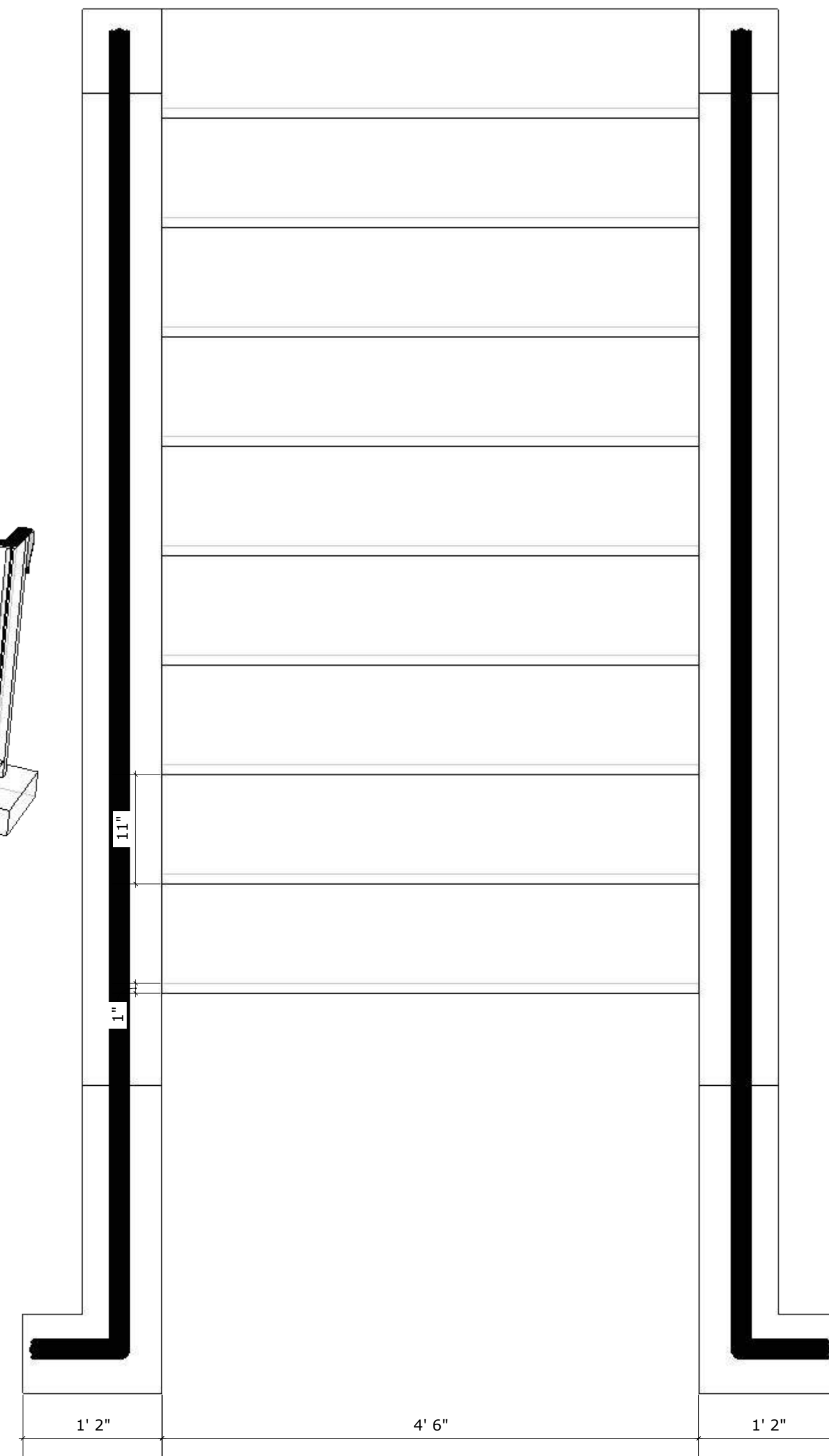
A22



A22
3 common concrete stair & bike ramp detail typ.
scale: 3/4" = 1'-0"



A22
1 South Entry Stairs and Railing
scale: 3/4" = 1'-0"



A22
2 Typical Patio Railing
scale: 3/4" = 1'-0"

RECOMMENDED PLANT LIST

BOTANICAL NAME

COMMON NAME

TREES

Acer platanoides Crimson Sentry
Acer griseum
Cercidiphyllum japonicum "Ratfuchs"
Fagus sylvatica Dawyckii Gold
Ginkgo biloba Fastigiata
Liquidambar styraciflua
Parrotia persica

Crimson Sentry Maple
Paperbark Maple
Red Fox Katsura
Dawyckii Gold Beech
Columnar Ginkgo
American Sweetgum
Persian ironwood

SHRUBS & PERENNIALS

Azalea japonica
Berberis thunbergii Aurea
Berberis thunbergii atropurpurea Rose Glow
Camellia Japonica
Calamagrostis acutiflora Karl Foerster
Cotinus coccinea
Chrysothamnus
Cornus sericea Sibirica
Cornus sericea Flavirorea
Euonymus Alatus Compacta
Euphorbia Wolfenii
Forsythia x intermedia
Hamamelis Int. Jellena
Lavandula Munstead
Magnolia stellata
Penstemon alpinus
Pinus Mugo Mughus
Phlox paniculata
Rhododendron
Ribes Sanguineum
Rosmarinus Officinalis
Sarcococca ruscifolia
Syringa vulgaris
Viburnum plicatum

White Azalea
Golden Berberis
Rose Glow Berberis
White Flowering Camellia
Feather Reed Grass
Smoke Bush
Mexican Orange bush
Red Twig Dogwood
Yellow Twig Dogwood
Dwarf Burning Bush
Wolf's Euphorbia
Forsythia
Orange Witch Hazel
English Lavender
Star Magnolia
Oriental Fountain Grass
Mugo Pine
NZ Flax Varieties
Rhododendron
Ornamental Currant
Rosemary
Himalayan Sweet Box
White Lilac
Japanese Snowbell

VINES & GROUND COVER

Gaultheria procumbens
Sedum spectabile
Mahonia nervosa
Thymus pseudolanuginosus
Parthenocissus Tricus. Veitchii

Wintergreen
Cape Blanco Stonecrop
Dull Oregon Grape
Woolly Thyme
Boston Ivy

LEGEND

HARDSCAPE FINISHES:

- PP1 CIP coloured concrete, Natural
- PP2 CIP concrete, Orangepeel finish
- PP3 CIP stamped concrete, Cobble finish

SOFTSCAPE:

- Lawn
- Planting area

MISCELLANEOUS:

- Wooden privacy screening approx. 1500-1800mm height
- Large rock boulders approx 4' x 5' dia.
- Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

- All building layout information and setback dimensions supplied by CITIZEN design.
- All survey information supplied by CITIZEN design.
- This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- All errors and omissions must be reported immediately to the Designer.
- This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.

NOTES:

* THIS PLAN IS NOT FOR CONSTRUCTION

- Anything that is unclear should be clarified with Project Landscape Consultant.
- All work to be completed to current BCSLA/BCNTA standards and MMCD Platinum Edition Specifications.
- Landscape Contractor to arrange a pre-construction meeting with Landscape Consultant prior to start of work.
- Plant material, installation and maintenance to conform to BCSLA/BCNTA standard (current edition) and MMCD Platinum Edition Specifications. All plant material to be purchased from commercial nurseries in British Columbia [where available]. All planting areas and finished grading to slope away from building. All growing medium to comply to BCSLA/BCNTA standard designation "LP - Level 1 Well Groomed Areas". All landscape areas on boulevard to be reinstated (where necessary) to grass by way of new sod installation. Project BCNTA to be on site at time of boulevard tree planting (where applicable) to ensure adequate soil per tree pit as per City of Victoria requirements. All offsite boulevard trees to be installed to the satisfaction of the City of Victoria c/w minimum 9m3 soil pit provided per tree. Tree species to the satisfaction of the City of Victoria. Minimum boulevard tree spacing to be 8.0-10.0M separation. New offsite boulevard trees to also include installation of City approved tree grates and structural soil where necessary.
- Underground irrigation system to be installed complete with automatic rain shut-off and 365 day calendar. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCNTA Standard (current edition), MMCD Platinum Edition Specifications and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. All on-site landscaped areas to be irrigated. Irrigation to the boulevard trees shall be provided by a water meter that is separate from the building (as per municipality of Colwood requirements). The boulevard tree irrigation system (if required) shall be installed by the landscape contractor to IABC and City of Victoria specifications using a double ring drip system with a double check valve. The boulevard tree irrigation system may be battery powered. Irrigation contractor to provide applicant and City of Victoria irrigation drawings showing the system (prior to installation - if required) for approval. Irrigation contractor to arrange inspection of the boulevard tree irrigation system by City of Victoria Planning/ Parks. Note that the landscape contractor is to contact site superintendent/general and coordinate for ensuring that onsite irrigation controls be located in the mechanical room if possible.
- All existing trees (if any) located on plan are approximate. Size and dripline of existing trees are not shown, and should be verified by a surveyor and/or arborist where necessary. Arborist to install tree protection fencing for existing significant tree(s) where necessary. The Arborist will need to be on site to identify root areas when excavating [as necessary]. Ensure coordination is done in an appropriate timeframe for minimal tree impact.
- Offsite boulevard trees to be irrigated with a separate irrigation system to the satisfaction of the City of Victoria (where required). Separate water point of connection shall be provided for this system to the satisfaction of the City. Offsite irrigation system to comply with all City of Victoria Engineering requirements and other bylaws.
- See Legend for all hardsurface finishes. All hardsurface finishes to be installed in accordance to BCSLA/BCNTA standards [latest edition] and MMCD Platinum Edition Specifications and shall slope away from the buildings. Design of hardscape features by others. Refer to architectural and engineering plans for additional information relating to sidewalks, stairs, driveways and patios. Grading design by others. Inspection of these features are to be by architectural and engineering consultants.
- See Architectural or Engineer's drawings for any retaining wall or wall cladding design. All Main Floor building elevations, hardsurface grading [road and driveways] to be confirmed by building Architect. Finish, height and slope of concrete retaining walls to be determined by others.
- Refer to engineering plans which take precedence over these plans. If there are any questions regarding discrepancies, contact the landscape Architect/designer immediately.
- Fencing (if applicable for this project) to be built as shown on plan; Not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain (to match building colour). Fencing to be built as necessary to meet project requirements.
- Final design, composition and location of planters over parkade slab to be reviewed and approved by structural engineering consultant. Design by others.
- Contractor to confirm locations and elevations of all existing services and utilities prior to commencing construction.
- Contractor to provide Landscape Consultant with detailed shop drawings for site fencing prior to start of work. Fence construction only to proceed with written approval of shop drawing by Landscape Consultant.

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PRIVATE SCREENING ELEVATION NT5

SKL.01
08.JANUARY.2019
1:125
LATEST REVISION: 08.MAY.2019 DP

230 WILSON STREET LANDSCAPE LAYOUT

STUDIO
ONE
CREATIVE

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:: 22 UNIT TOWNHOUSE DEVELOPMENT :: 230 WILSON STREET :: SKL.01 :: landscape concept layout ::