



CALGARY | EDMONTON

# marshall tittlemore architects

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alan **lowe** architect inc.

ISSUED FOR DEVELOPMENT PERMIT  
OCTOBER 23, 2012



## 257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

Prepared for the City of Victoria on behalf of ADZ Properties Ltd.

### Client

Admiral Inn Development Ltd. Partnership  
1319405 Alberta Ltd.  
ph. 403.660.1334  
fax 403.278.5127

### Architectural

Marshall Tittlemore Architects  
301, 215 10th Avenue SW  
Calgary, Alberta T2R 0A4  
ph. 403.264.8700  
fax 403.264.8029

### Landscape

Philips Farevaag Smallem Berg  
2327 Yew Street  
Vancouver, British Columbia V6K 3H1  
ph. 604.736.5168  
fax 604.736.5167

### architectural

- A0.01 General Notes and Assemblies
- A0.02 Perspectives
- A0.03 Sun & Shadow Studies
- A1.01 Survey Plan
- A1.02 Overall Context Plan
- A1.03 Site Context Plan & Data Sheet
- A1.04 Detailed Site Plan
- A1.05 Site Photos
- A2.01 Parkade Plan
- A2.02 Main Floor Plan
- A2.03 Second Floor Plan
- A2.04 Third Floor Plan
- A2.05 Fourth Floor Plan
- A2.06 Fifth Floor Plan
- A2.07 Sixth Floor Plan
- A2.08 Seventh Floor Plan
- A2.09 Eighth Floor Plan
- A2.10 Mech. Penthouse Plan
- A2.11 Roof Plan
- A4.01 Exterior Elevations
- A4.02 Exterior Elevations
- A4.03 Exterior Elevations
- A4.04 Exterior Elevations
- A4.05 Streetscape Elevations
- A5.01 Building Sections
- A5.02 Building Sections

### landscape

- L1.0 Landscape Plan - Rendered Plan
- L1.1 Landscape Plan - Ground Floor
- L1.2 Landscape Plan - Roof Levels
- L2.1 Planting Plan - Ground Floor
- L2.2 Planting Plan - Roof Levels
- L3.1 Planting Details
- L3.2 Landscape Sections and Details
- L3.3 Landscape Sections and Details



Project No.  
**12-158**

set no.

PHILIPS FAREVAAG SMALLEM BERG

DATE: 11/09/2012



P: 201212.118 RefSeqID: DP Re-Submission ID Production ID 70 AutoCAD 032 Current Sheet NO.42 Sheet NO 39 15-AQ-31 2148-3AL NCYMS AAO AJJ4646B.ES.dwg 2012.12.20 10:52 AM Paul O Rourke





VIEW FROM BELLEVILLE STREET



VIEW FROM INNER HARBOR



VIEW FROM QUEBEC STREET



VIEW FROM PENDRAY & QUEBEC STREET

257 BELLEVILLE STREET  
VICTORIA,  
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PERSPECTIVES

A0.02  
sheet  
DL drawn AS SHOWN  
DL checked 12-158



## MARCH SHADOW STUDIES



MARCH 21ST 2011 - 10.00am



MARCH 21ST 2011 - 12.00pm



MARCH 21ST 2011 - 2.00pm

## JUNE SHADOW STUDIES



JUNE 21ST 2011 - 10.00am



JUNE 21ST 2011 - 12.00pm



JUNE 21ST 2011 - 2.00pm

## SEPTEMBER SHADOW STUDIES



SEPTEMBER 21ST 2011 - 10.00am



SEPTEMBER 21ST 2011 - 12.00pm



SEPTEMBER 21ST 2011 - 2.00pm

## DECEMBER SHADOW STUDIES



DECEMBER 21ST 2011 - 10.00am



DECEMBER 21ST 2011 - 12.00pm



DECEMBER 21ST 2011 - 2.00pm

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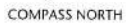
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SUN & SHADOW STUDIES

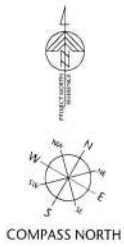
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DL	checked	project no.	12-158



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DL	12-158





COMPASS NORTH



1 OVERALL CONTEXT PLAN  
A1.02 / NTS



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1	DEVELOPMENT PERMIT	SEP 23, 2021

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OVERALL CONTEXT PLAN

A1.02 sheet

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DL	12-158





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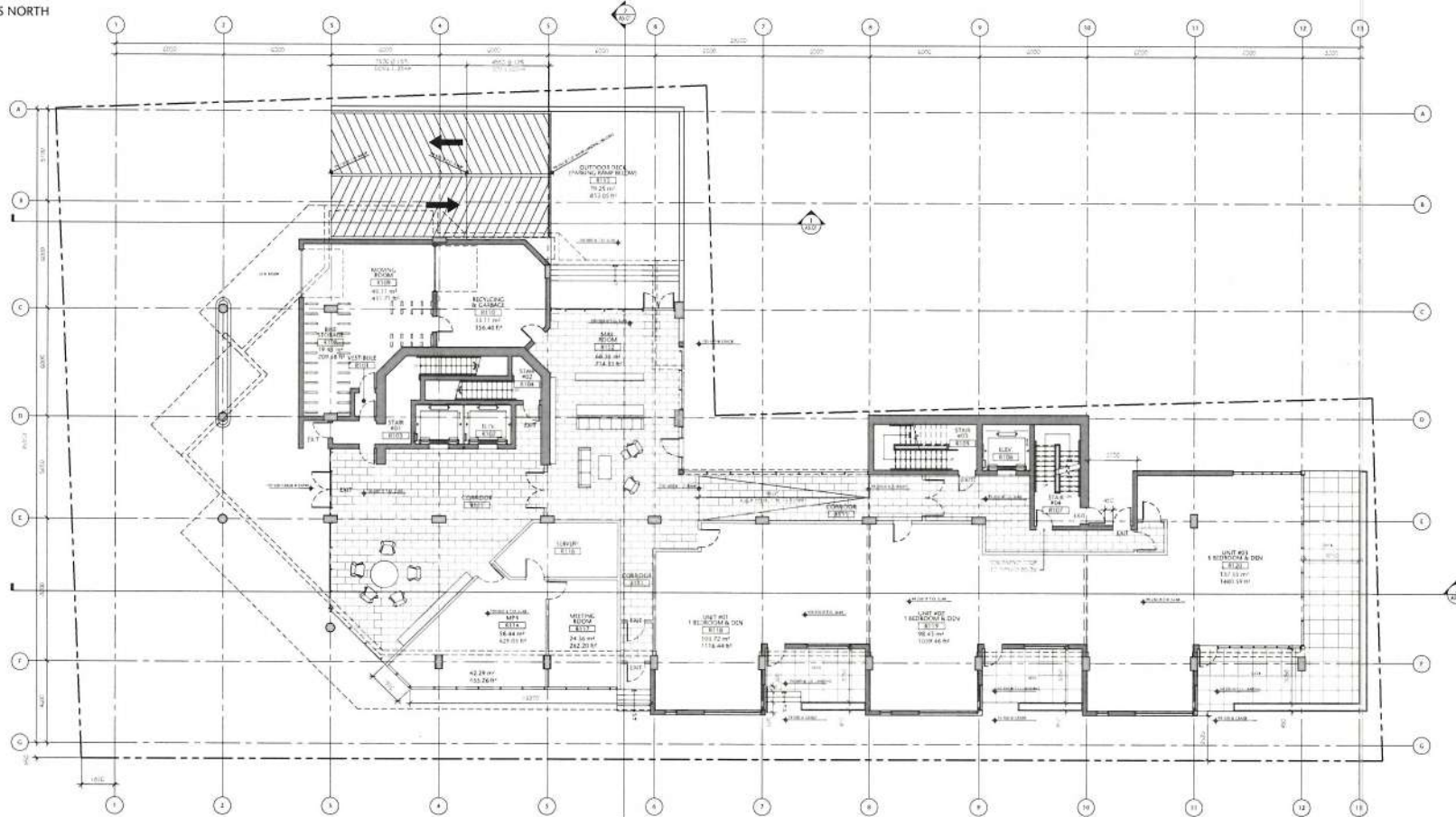
1. FINISHING STALL COUNT: 40 STALLS AND 10 CLOSERS 3 MC STALLS & 4 VISITOR STALLS
2. TYPICAL STALL DIMENSIONS: 5'6" x 5'5" WITH A 10" DRIVE AISLE
3. TENANT STORAGE AS SHOWN
4. MECHANICAL, E.E.T.R.I.C.A., ROOM REQUIREMENTS TO BE CONFIRMED:

POR <sup>drawn</sup>	AS SHOWN <sup>scale</sup>
DL <sup>checked</sup>	12-158 <sup>project no.</sup>





COMPASS NORTH



1 MAIN FLOOR PLAN  
A2.02  
1:100



Main Floor Gross Area:  
870.14 sq. mts. (9366.10 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor	870.14	9,366
2. Second Floor	950.21	10,278
3. Third Floor	957.45	10,280
4. Fourth Floor	857.22	9,227
5. Fifth Floor	781.82	8,419
6. Sixth Floor	631.25	6,791
7. Seventh Floor	277.81	2,979
8. Eighth Floor	406.51	4,369
9. Ninth Floor	96.78	1,043
TOTAL AREA	6113.22	65,932

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1	DEVELOPMENT INQUIRY	2012.05.21

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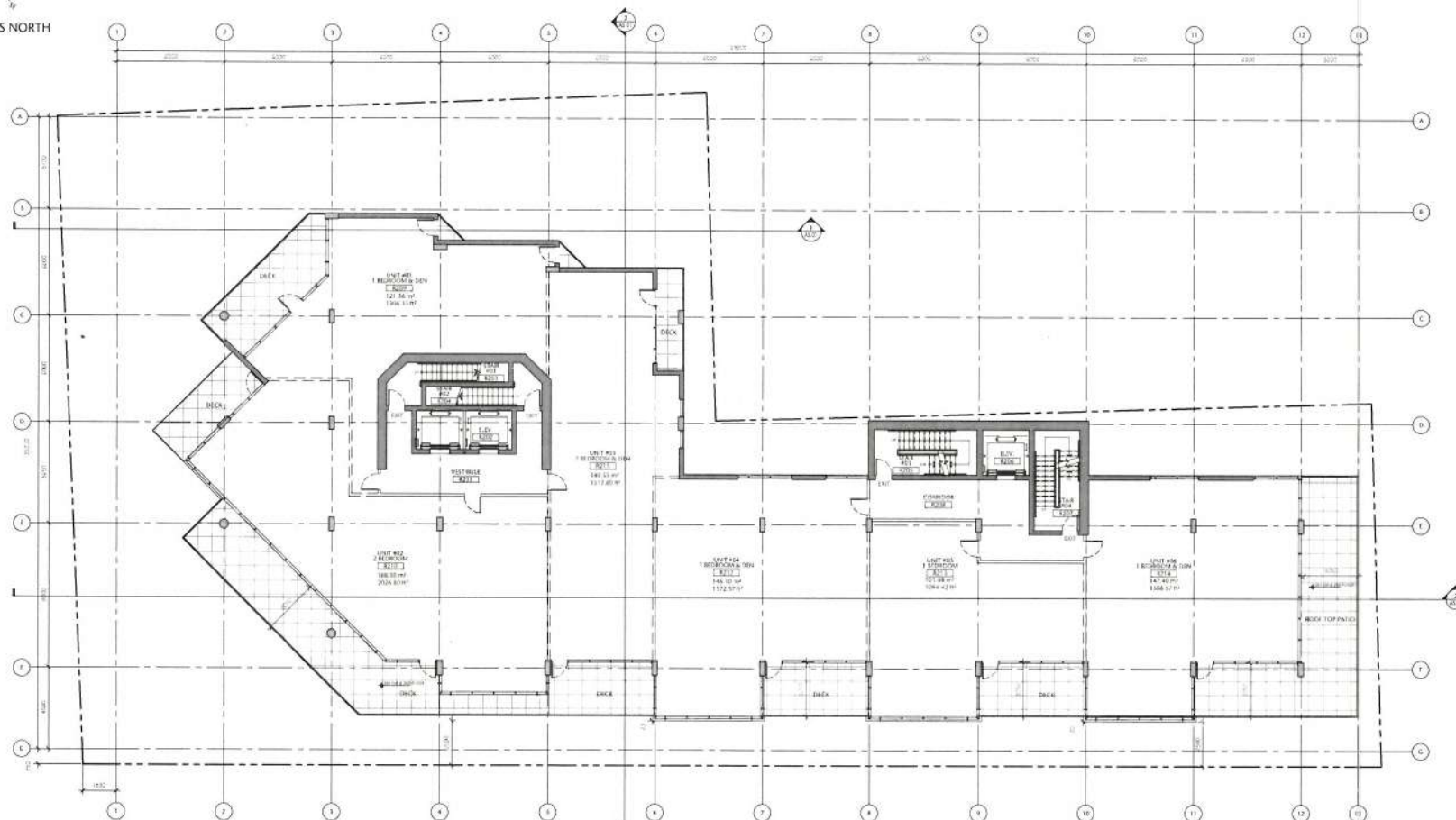
MAIN FLOOR PLAN

A2.02

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	project no.	12-158



COMPASS NORTH



1 SECOND FLOOR PLAN  
A2.03 1:100



Second Floor Gross Area:  
950.23 sq. mts. (10 228 sq. ft.)

(Possible Unit Mix Illustrated)

**Overall Gross Floor Areas:**

Gross Floor Area above Grade (Including Bulkhead)		
	SQ. METS	SQ. FT.
1. Main Floor	870.14	9,388
2. Second Floor	950.23	10,228
3. Third Floor	937.43	10,090
4. Fourth Floor	857.23	9,247
5. Fifth Floor	785.82	8,413
6. Sixth Floor	625.23	6,732
7. Seventh Floor	777.41	8,420
8. Eighth Floor	424.31	4,569
<b>TOTAL AREA</b>	<b>6,064.00</b>	<b>65,320</b>

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**Research limitations and future research**

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301-215 - 10th Apr 59

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1403.264.802

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### SECOND FLOOR PLAN

A2.03

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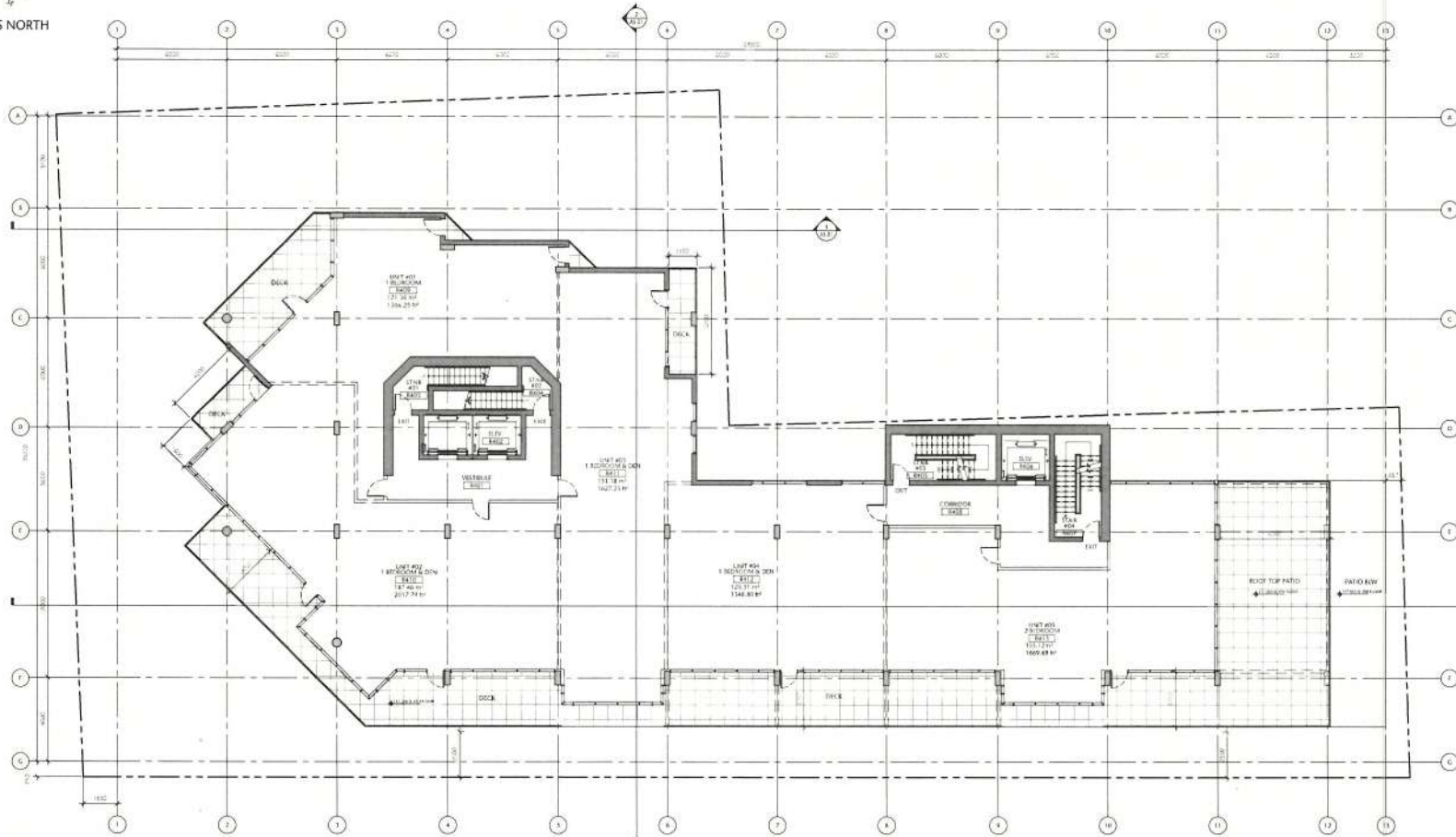
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1 FOURTH FLOOR PLAN  
A2.05 / 1:100



Fourth Floor Gross Area:  
857.23 sq. mts. (9227.15 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding podium)		
	SQ. MTS.	SQ. FT.
1. Main Floor	270.14	2,906
2. Second Floor	900.21	9,728
3. Third Floor	817.43	8,800
4. Fourth Floor	857.23	9,227
5. Fifth Floor	782.32	8,410
6. Sixth Floor	681.25	7,310
7. Seventh Floor	577.83	6,220
8. Eighth Floor	428.51	4,599
9. Ninth Floor	98.78	1,061
TOTAL: GFA	6152.22	66,250

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FOURTH FLOOR PLAN

A2.05

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1	DESIGN DEVELOPMENT	2023.08.27

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FIFTH FLOOR PLAN

A2.06

DESIGNED BY	SCALE
POR	AS SHOWN
CHECKED BY	PROJECT NO.
DL	12-158

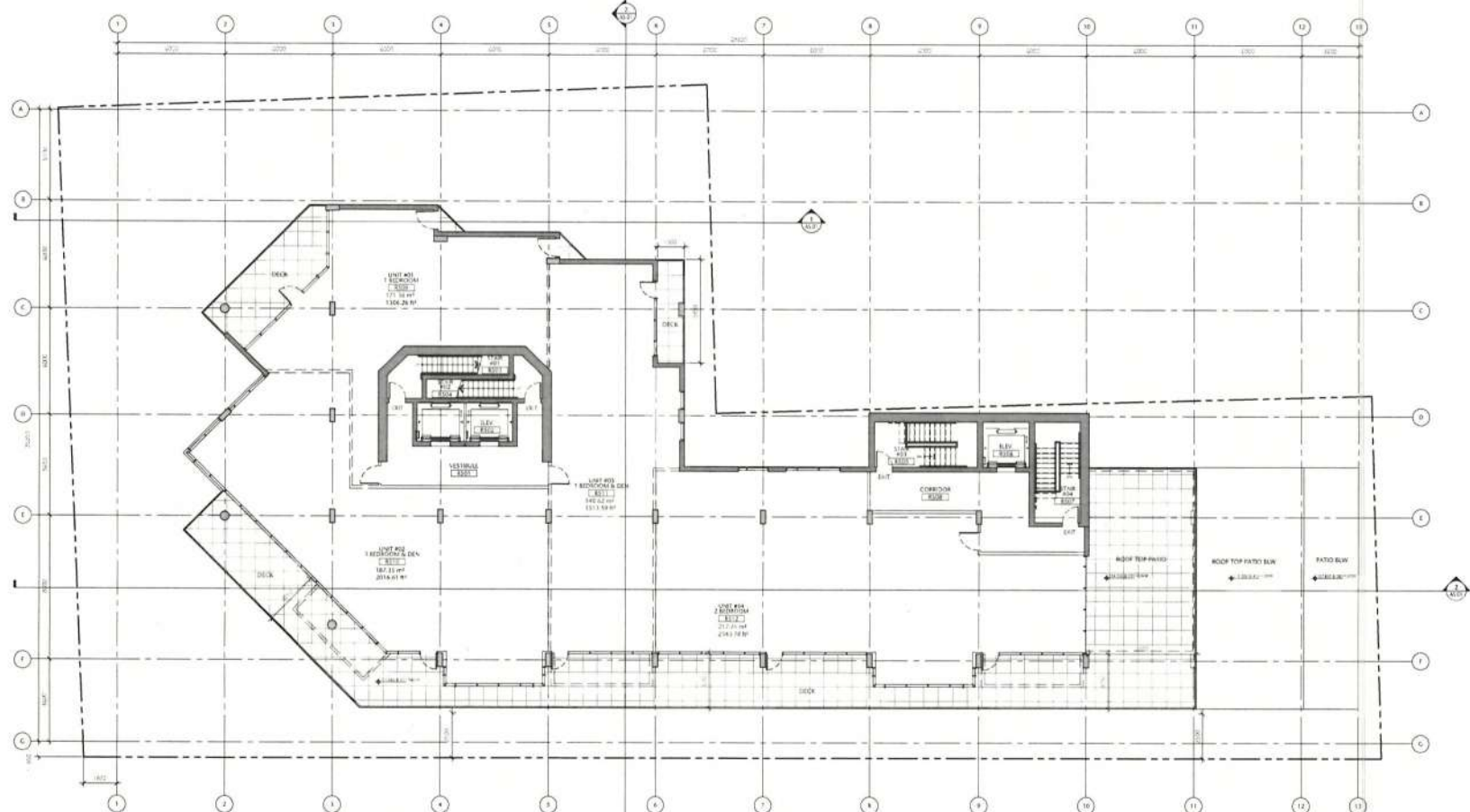
Fifth Floor Gross Area:  
785.82 sq. mts. (8458.5 sq. ft.)

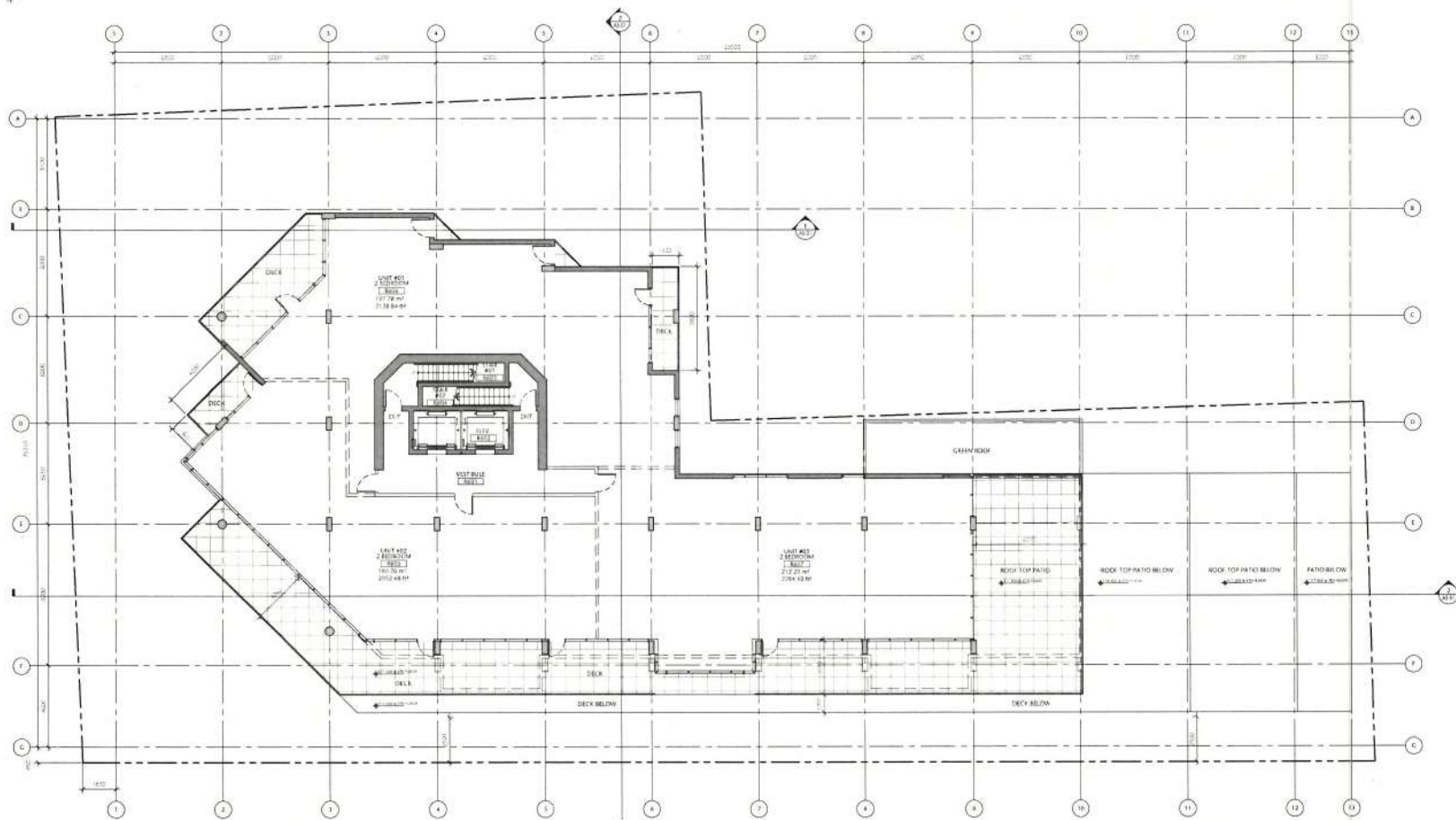
(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor	870.14	9,364
2. Second Floor	930.19	10,034
3. Third Floor	937.43	10,090
4. Fourth Floor	937.23	10,087
5. Fifth Floor	785.82	8,459
6. Sixth Floor	431.26	4,620
7. Seventh Floor	372.83	4,020
8. Eighth Floor	404.52	4,344
9. Ninth Floor	38.78	417
TOTAL AREA	6153.27	66,212

1 FIFTH FLOOR PLAN  
A2.06  
1:100





**SIXTH FLOOR PLAN**  
A2.07 1:100



Sixth Floor Gross Area:  
651.25 sq. mts. (7010 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Mezz Floor	870.14	9,366
2. Second Floor	908.21	9,798
3. Third Floor	957.43	10,299
4. Fourth Floor	852.23	9,127
5. Fifth Floor	785.62	8,458
6. Sixth Floor	651.25	7,010
7. Seventh Floor	347.83	3,720
8. Eighth Floor	424.51	4,549
9. Mezz Floor	161.78	1,743
TOTAL - AREA	6,153.22	66,232

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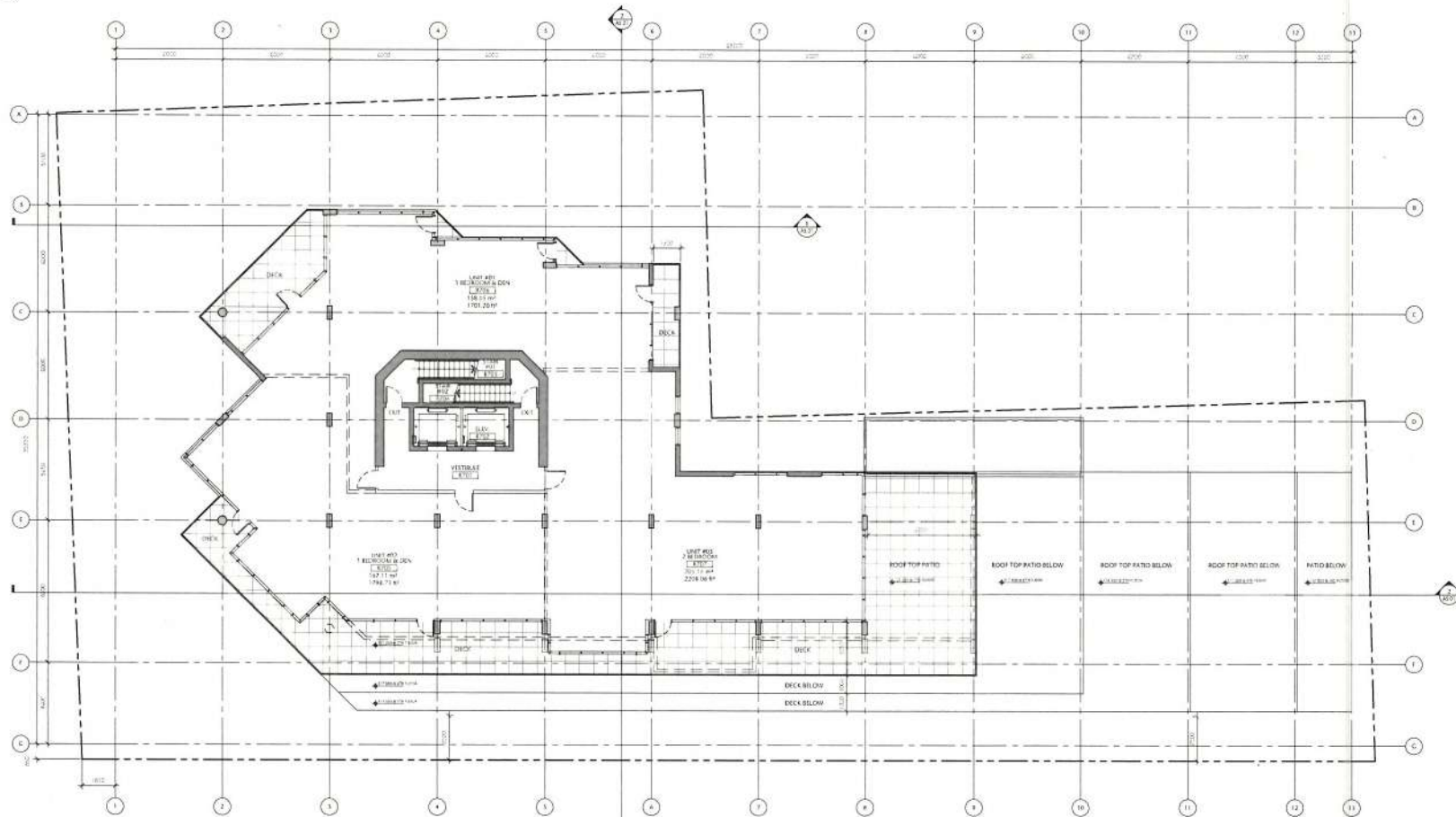
SIXTH FLOOR PLAN

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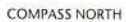
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DL	12-158





Coast First Area above Grade (including balconies)		
	SQ. METS.	SQ. FT.
1. Main Floor	870.34	9,366
2. Second Floor	930.21	10,028
3. Third Floor	917.43	9,876
4. Fourth Floor	857.23	9,227
5. Fifth Floor	785.82	8,459
6. Sixth Floor	631.25	7,010
7. Seventh Floor	577.83	6,220
8. Eighth Floor	424.51	4,569
9. Ninth Penthouse	66.78	1,063
TOTAL AREA	6,155.72	66,733

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(Possible Unit Mix Illustrated)

**Overall Gross Floor Areas:**

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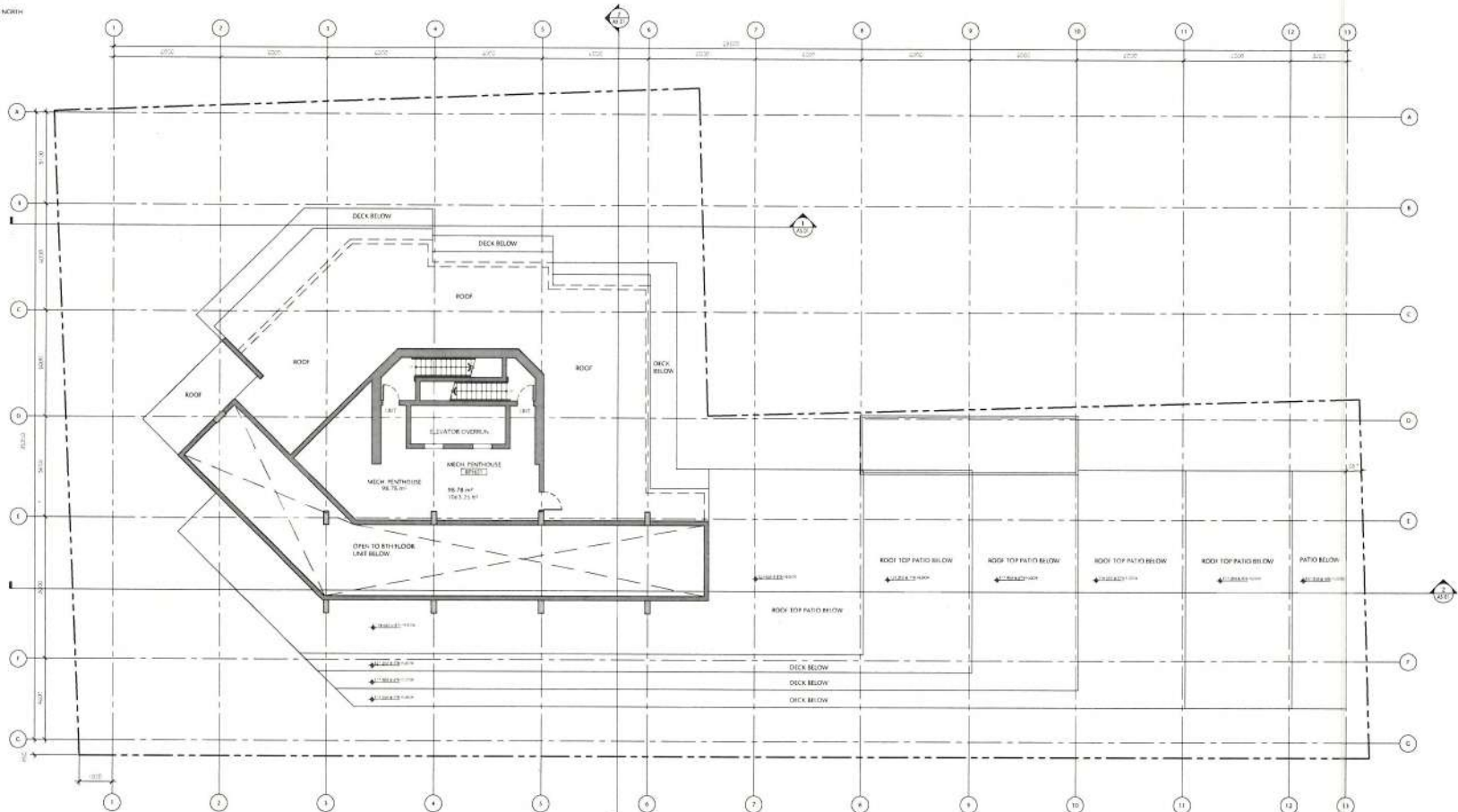
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MECH. PENTHOUSE PLAN

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A2.10

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DL	12-158

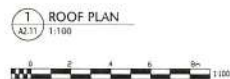


1 MECH. PENTHOUSE PLAN  
A2.10 1:100



Overall Gross Floor Areas:

	SQ. MET.	SQ. FT.
1. Main Floor	870.34	9,366
2. Second Floor	850.71	9,174
3. Third Floor	837.41	9,020
4. Fourth Floor	823.23	8,877
5. Fifth Floor	785.82	8,458
6. Sixth Floor	631.23	6,790
7. Seventh Floor	377.81	4,069
8. Eighth Floor	426.51	4,567
9. Mech. Penthouse	96.78	1,043
TOTAL: 48A	6113.22	66,332



drawing title	
ROOF PLAN	
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A2.11	
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checked DL	project no. 12-158

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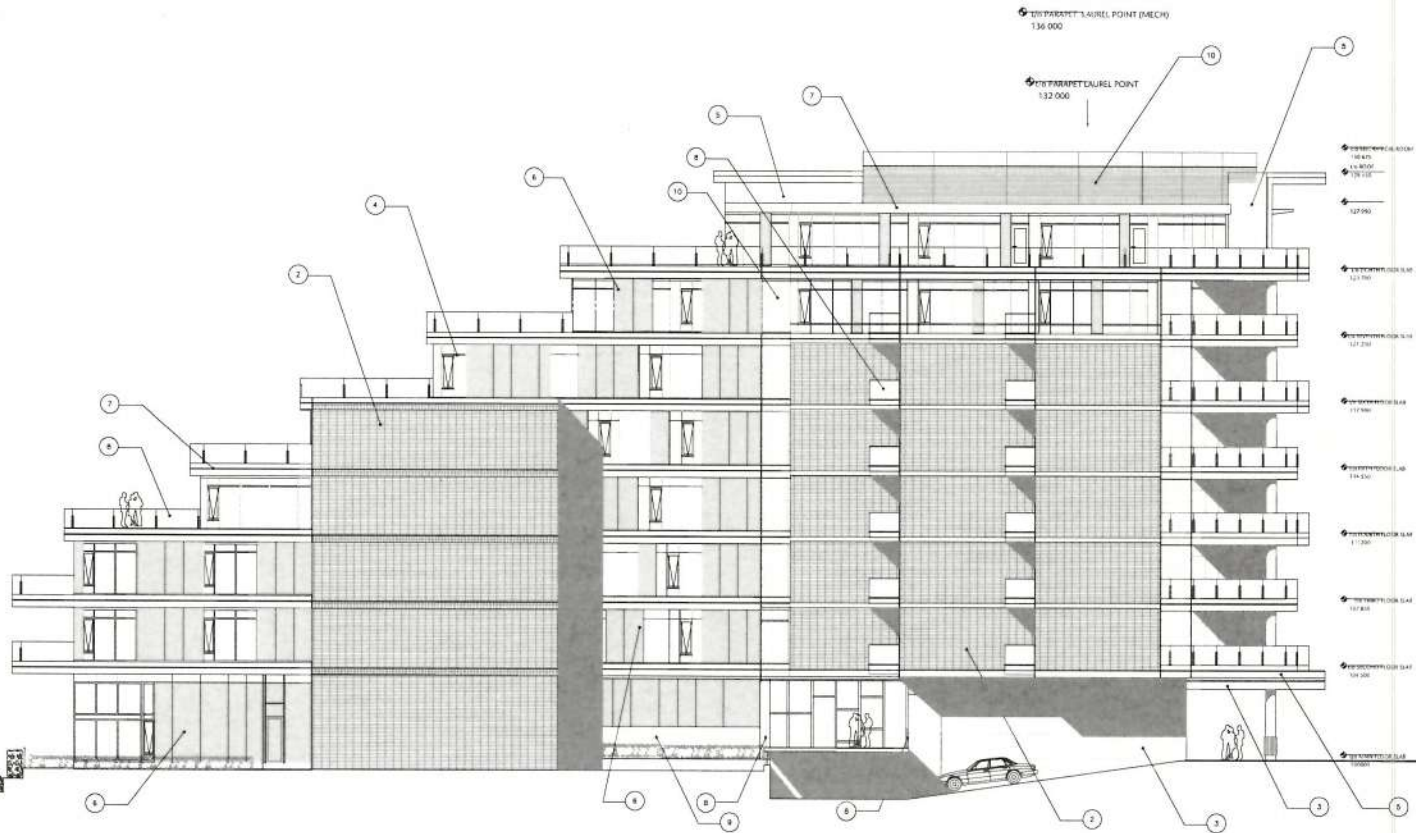
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drawing title

ELEVATIONS

A4.01

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DL	checked	project no.	12-158



"NORTH" ELEVATION  
A4.01 1:100

AVERAGE GRADE  
MAIN FLOOR 8.45 GEODETIC  
8.80 GEODETIC

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic cedar
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium



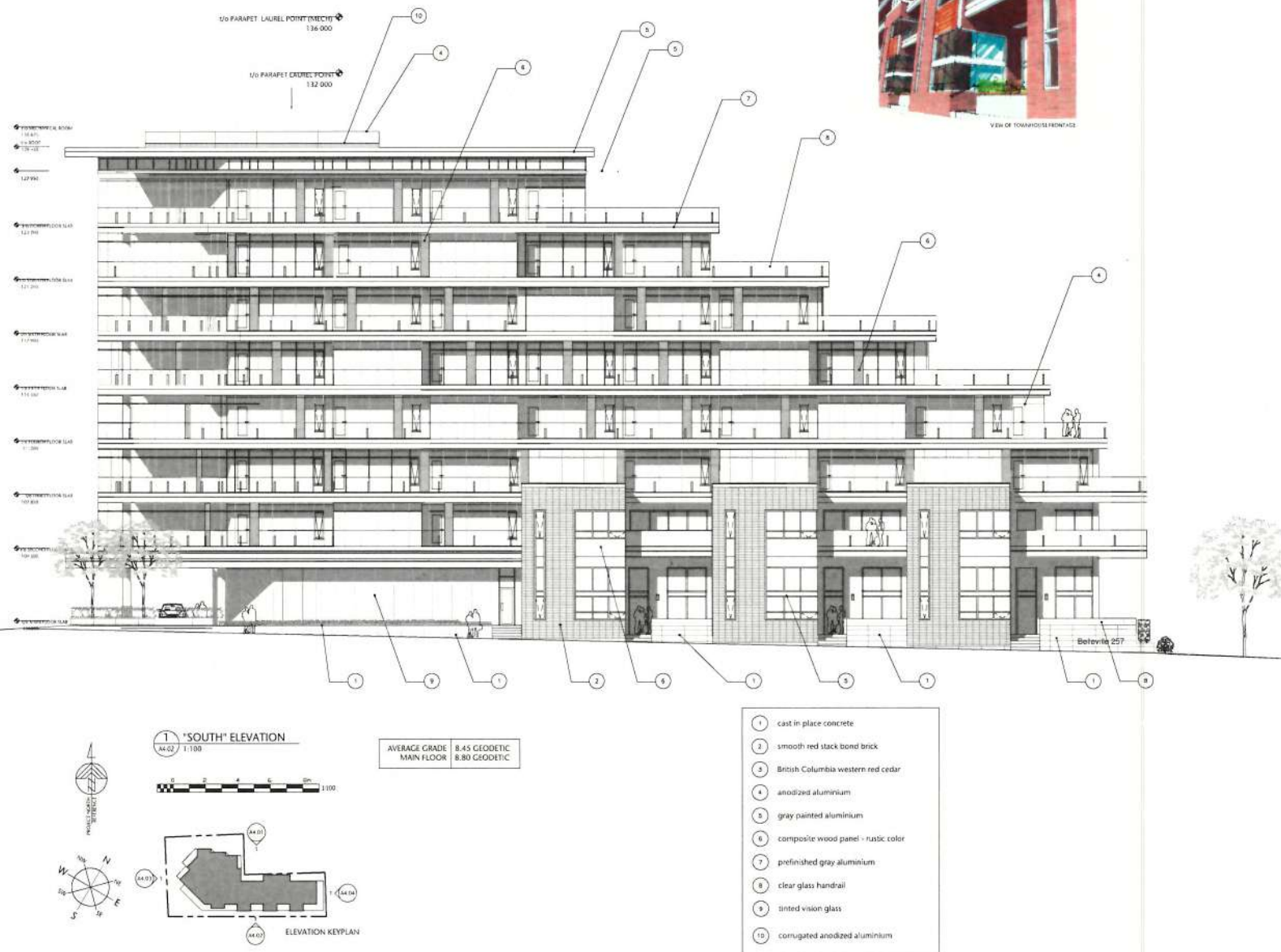
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A4.02		sheet
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DL	12-158	



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1 "EAST" ELEVATION  
A4.04 1:100

AVERAGE GRADE 8.45 GEODETIC  
MAIN FLOOR 8.80 GEODETIC

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

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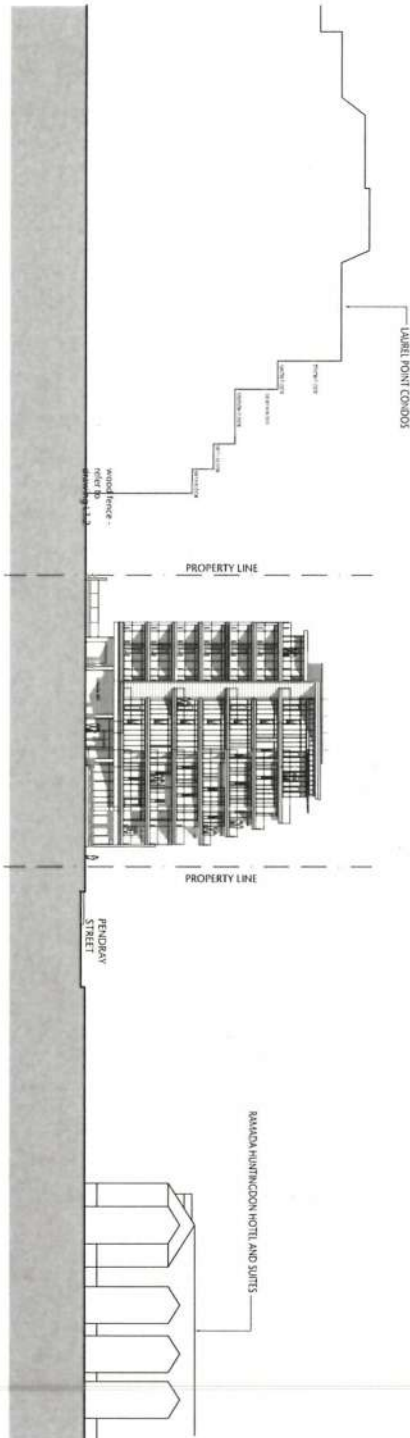
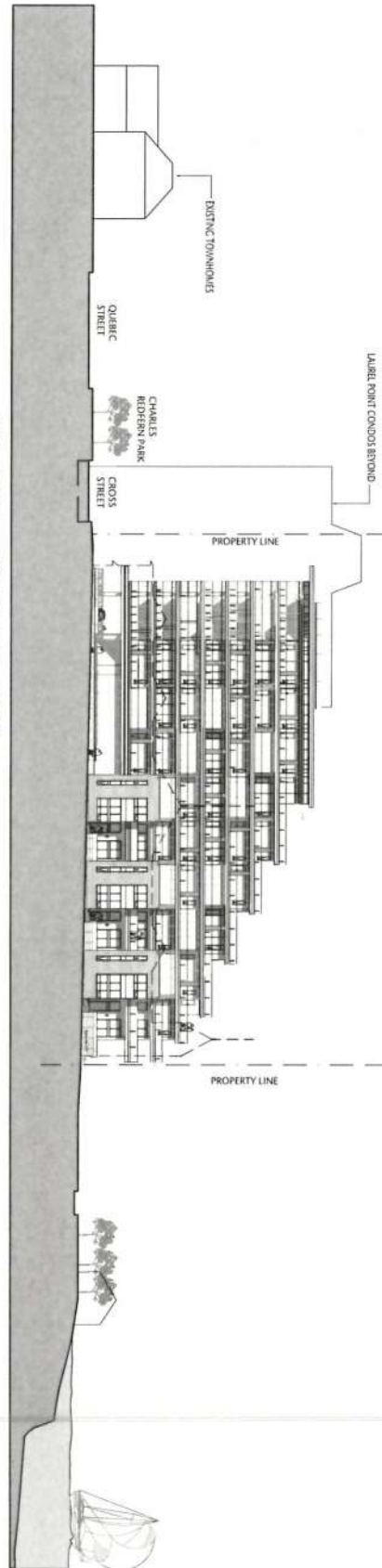
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ELEVATIONS

A4.04

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checked	project no.
DL	12-158





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1	PROFESSIONAL REPORT	2012.08.07

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1	PROFESSIONAL REPORT	2012.08.07

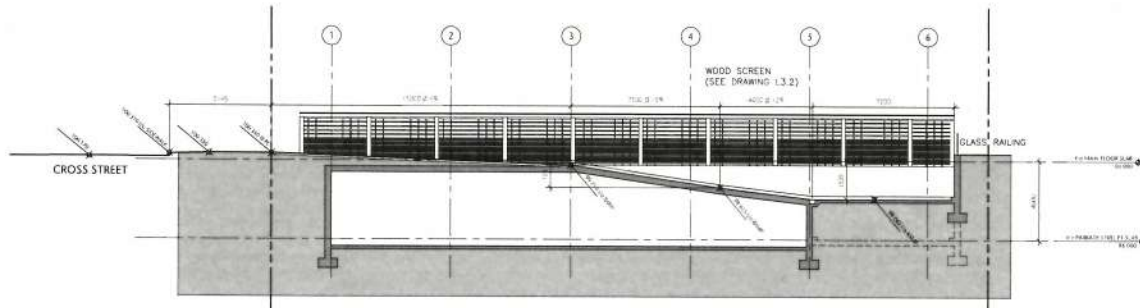
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1	PROFESSIONAL REPORT	2012.08.07

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1	PROFESSIONAL REPORT	2012.08.07

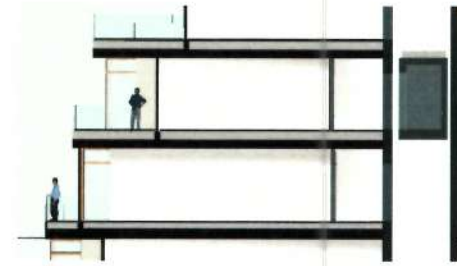
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1	PROFESSIONAL REPORT	2012.08.07

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1	PROFESSIONAL REPORT	2012.08.07

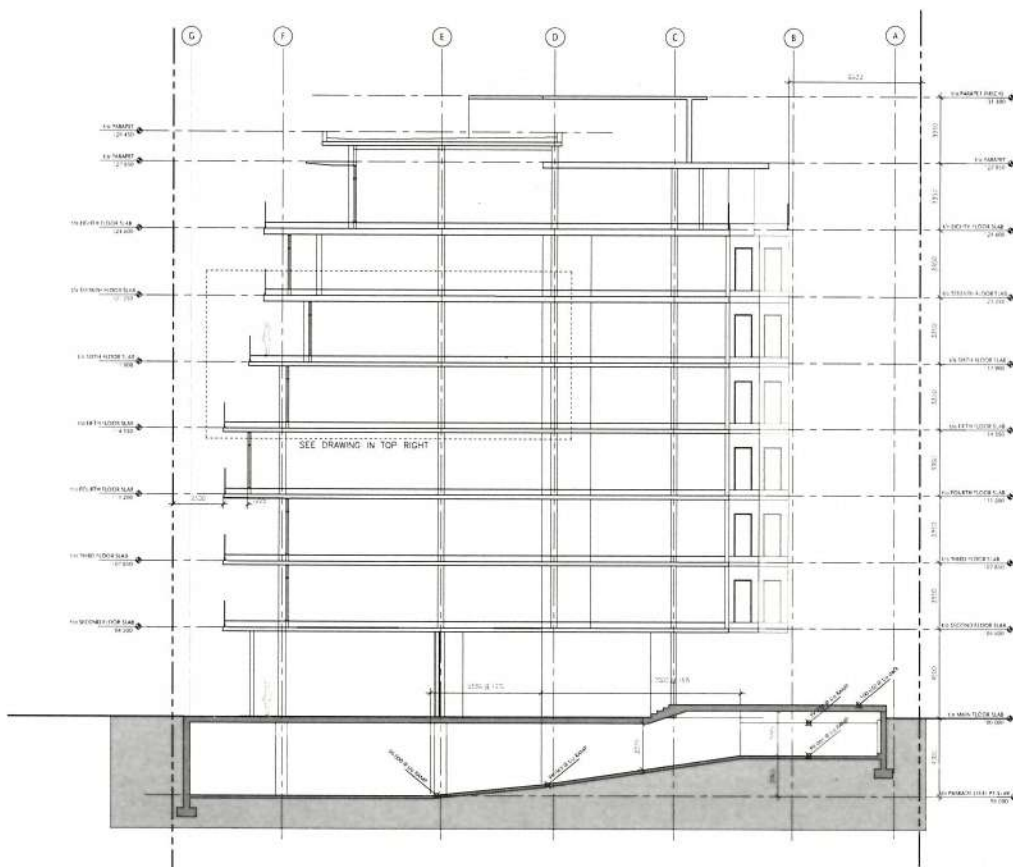
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1	PROFESSIONAL REPORT	2012.08.07



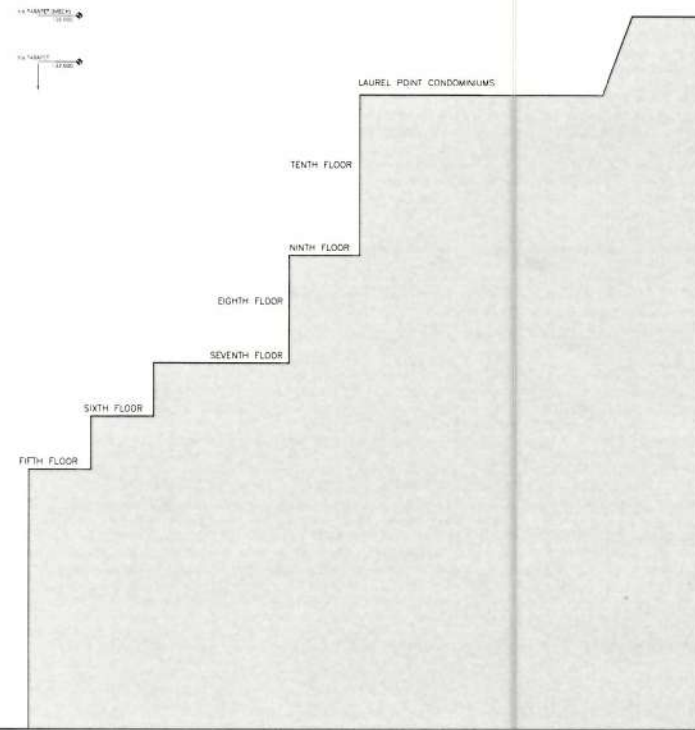
1 SECTION THRU PARKADE RAMP - EAST WEST  
AS.01 1:100



3 SECTION THROUGH TYPICAL BALCONY  
AS.01 NTS



2 BUILDING SECTION - NORTH SOUTH  
AS.01 1:100



257 BELLEVILLE STREET  
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1	DEVELOPMENT PERMIT	06/23/2017


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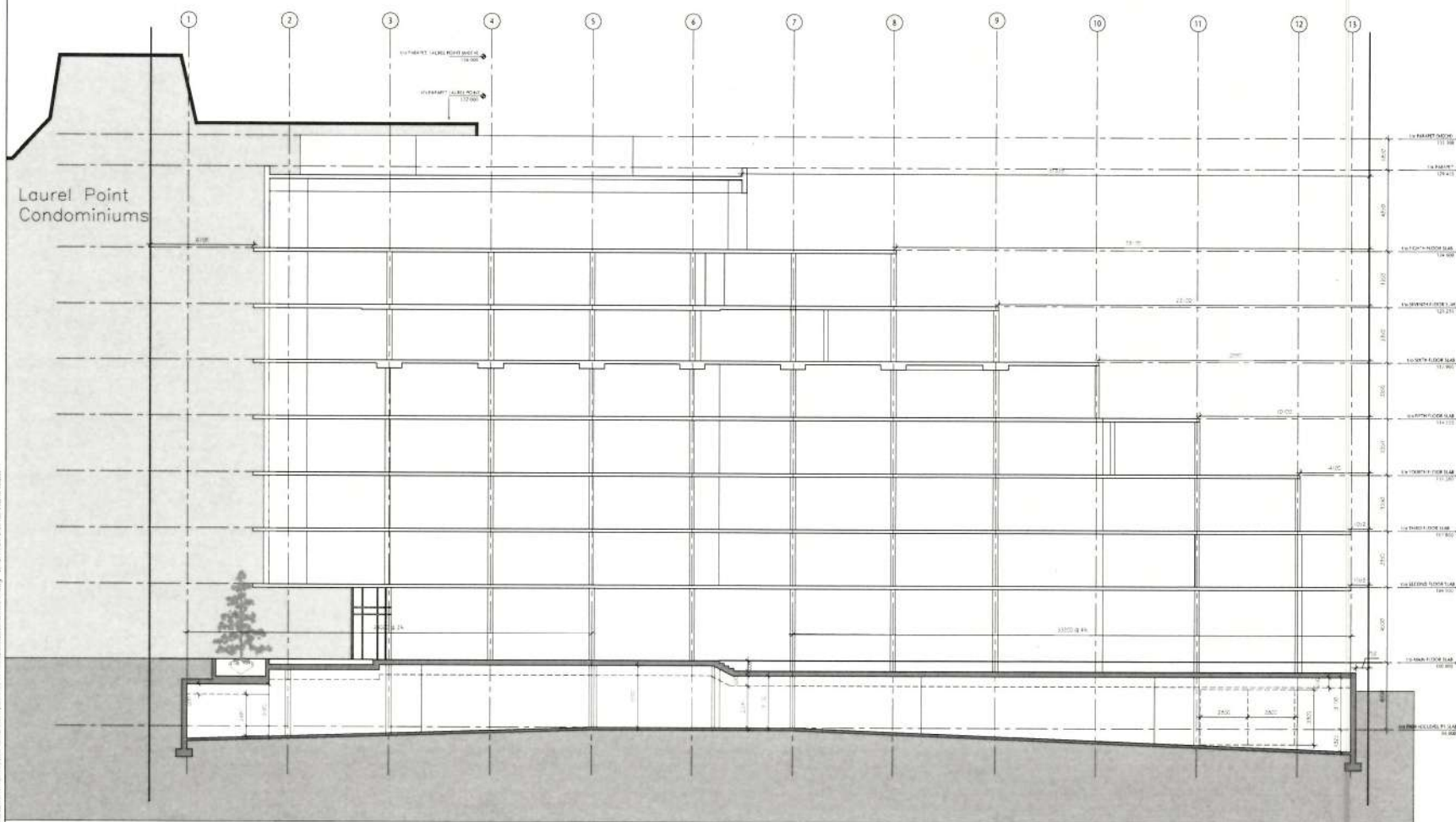
BUILDING SECTIONS

A5.01

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checked DL	project no. 12-158



DETAIL OF BALCONY NO. 1



1 BUILDING SECTION  
AS.02 1:100

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drawing title

## BUILDING SECTIONS

street

A5.02

PO, DS, DL <sup>drawn</sup>	AS SHOWN <sup>scale</sup>
DL <sup>checked</sup>	12-158 <sup>project no.</sup>





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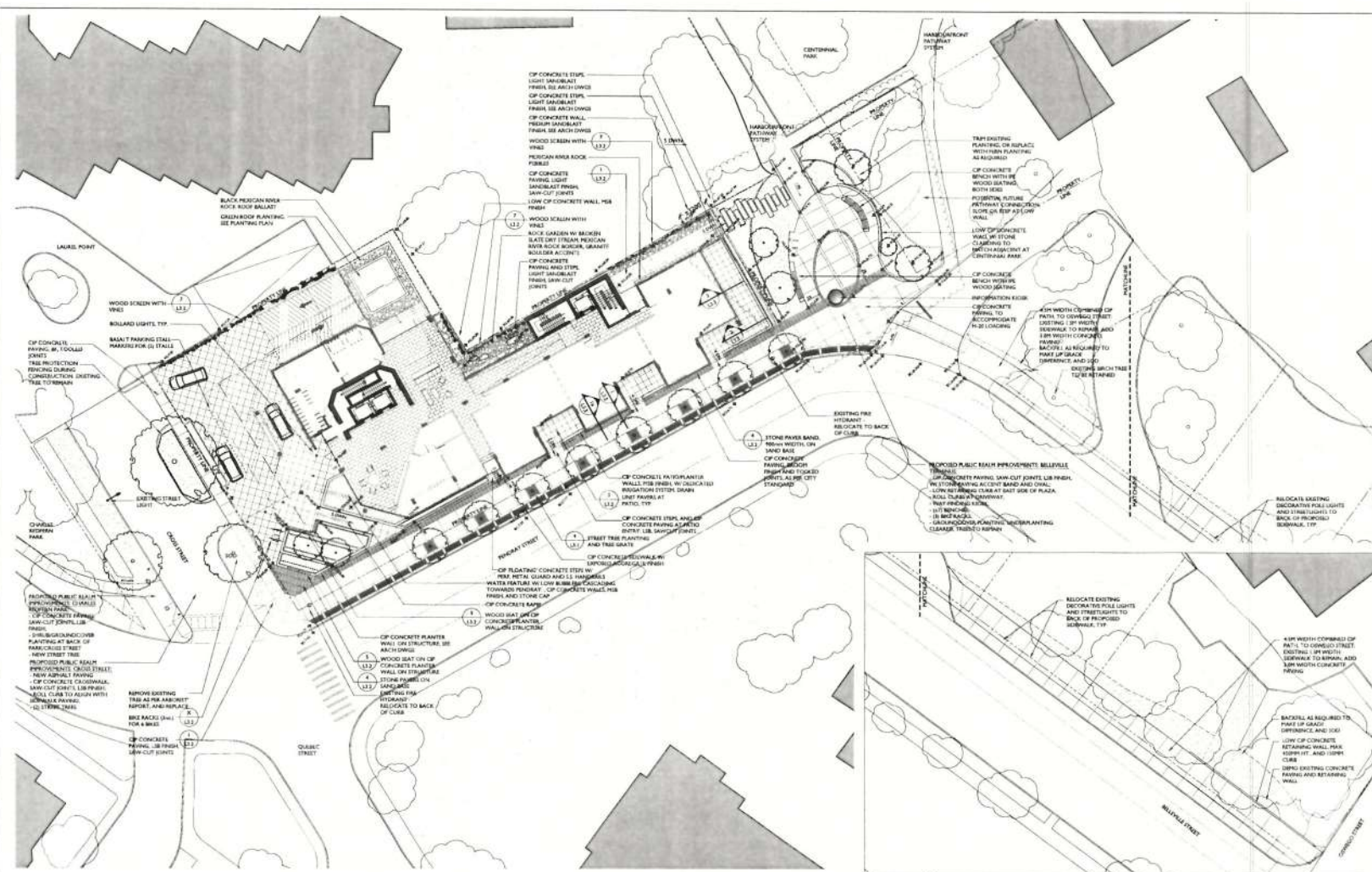
no.	Issued for	date
1	Development Permit	Nov 15/10
2	Revised Development Permit	Feb 04/11
3	Revised Development Permit	Feb 15/11
4	Revised Development Permit	Apr 29/11
5	Submitted for Lodging	Nov 07/11
6	Not issued for Development Permit	Nov 07/12

PHILLIPS-FAREVAG-SHALLENBERG  
LANDSCAPE ARCHITECTS INC. 1200-1100 BROADVIEW AVE. SUITE 100  
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LANDSCAPE PLAN -  
GROUND FLOOR

L.I.I.  
PROJECT  
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# LANDSCAPE KEY LEGEND

CP	CASUAL PLANTING
PL	POSS. BOTTOM
WI	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
EC	TOP OF CURB
BC	BOTTOM OF CURB
AD	AREA DRAIN
RE	PROPOSED SPOT ELEVATION (FINISHED GRADE)
PL	PLANT SPECIES
QU	PLANT QUANTITY
TS	SECTION NUMBER
TS	SET SHEET NO.
TS	SET SHEET NO.

# GENERAL NOTES

1. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL LAWN AND PLANTING AREAS.
2. SEE SIZE, AND ANCHORING, DRAWINGS FOR GRADING.
3. ENGINEER'S CHARGE.
4. STREETCARS TO APPROVAL OF UNDERGROUND SERVICES ALL STREET TREES TO HAVE 8" WIDE 10" DEPTH 100% ROOT BARRIER ON THE APPROVED TO BE PLANTED AT ALL SERVICE LOCATIONS.
5. ALL STREET TREES AND SPACING TO CONFORM TO CITY OF VICTORIA STANDARD SPACING AND CLEARANCE.
6. FINAL TREE LOCATIONS TO BE DETERMINED TO THE SATISFACTION OF THE ENGINEERING SERVICES.
7. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANT MATERIAL, INCLUDING STREETLEVEL PLANTINGS AND UNDER-SOIL PLANTINGS. IRRIGATION SHALL BE PROVIDED IN ALL PRIVATE COURTYARDS AND PATIO AREAS. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OR IBC STANDARDS AND GUIDELINES.
8. ALL PLANT MATERIAL TO BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OR IBC STANDARDS.
9. ROOT BARRIERS TO BE 100% ROOT BARRIER, NOT BOLLARDS OR RAILS.

# IRRIGATION: GENERAL NOTES

1. ALL LANDSCAPE IRRIGATION SHALL CONFORM TO IBC STANDARDS.
2. LANDSCAPE IRRIGATION SHALL BE LOCATED UNLESS OTHERWISE SPECIFIED.
3. ALL IRRIGATION WORK SHALL BE DONE BY A QUALIFIED IRRIGATION CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.
4. IRRIGATION SYSTEMS SHALL BE PROVIDED ON THE DRAWINGS. ALL LANDSCAPE IRRIGATION EQUIPMENT SHALL BE SUPPLIED BY A SINGLE MANUFACTURER. ANY SUBSTITUTION WITHOUT THE PRIOR APPROVAL OF THE CONSULTANT WILL BE REJECTED.

# LAYOUT AND MATERIALS: GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. LIGHTING INFORMATION EXPANDED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL SHEDDING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
6. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO DRAWINGS FOR LOCATION, DETAIL AND SPECIFICATIONS.
7. REFERENCE CONSTRUCTION DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND REDISTRICT LIT DOWN.
8. REFER TO ENGINEERING DRAWINGS FOR DETAIL, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.

# GRADING: GENERAL NOTES

1. CONFORM ALL EXISTING GRADINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. ALL GRADING WORK SHALL BE DONE BY A QUALIFIED GRADING CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE GRADING INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.
3. ALL GRADING WORK SHALL BE DONE BY A QUALIFIED GRADING CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE GRADING INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.
4. ALL GRADING WORK SHALL BE DONE BY A QUALIFIED GRADING CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE GRADING INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO CONTRACTORS BY THAT ORGANIZATION.

[illegible]

DO NOT SCALE DRAWINGS LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.

LANDSCAPE MATERIALS DRAWINGS ARE TO BE READ IN CONNECTION WITH LANDSCAPE SPECIFICATIONS FOR CONSTRUCTION.

LANDSCAPE DRAWINGS ARE TO BE READ IN CONNECTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE

VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.

USE OTHER INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONNECTION WITH ELECTRICAL, MECHANICAL, STRUCTURAL, AND CIVIL DRAWINGS REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.

THESE DRAWINGS ARE TO BE USED ONLY FOR PRELIMINARY DESIGN PURPOSES. THEY DO NOT CONSTITUTE A CONTRACT DOCUMENT OR SPECIFICATION.

FOR LAYOUT OF EXISTING AND PROPOSED CURBS AND GUTTERS, SEE PAVEMENT PLAN DRAWING.

REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBORDINATE, AND REFINISHING OF ALL PAVED SURFACES IN ADJACENCY TO THE PROJECT SITE.

ALL LANDSCAPE IRRIGATION SHALL CONFORM TO AISC STANDARDS.  
 1. LANDSCAPE DRINKING SHALL BE CLOSED UNLESS OTHERWISE SPECIFIED.  
 2. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR ADEQUATE FOR THE SCOPE OF WORK. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. AND HAVE MET THE QUALIFICATION STANDARDS CURRENTLY APPLIED TO "CONTRACTORS" BY THAT ORGANIZATION.  
 3. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL LANDSCAPE IRRIGATION EQUIPMENT SHALL BE SUPPLIED BY A SINGLE MANUFACTURER. ANY SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE CONSULTANT WILL BE REJECTED.  
 4. IRRIGATION PUMPING IS TO BE RALLY GRAVITY.

**IME  
Ta**  
marshall tiftmore architects

LI.2		sheet	
MD	drawn	1:200	scale
CP	checked	08005	project no.





257 BELLEVILLE STREET  
VICTORIA,  
BRITISH COLUMBIA

Issued For: Date:  
Development Permit: July 15/10  
Final Development Permit: Feb 05/11  
General Development Permit: Apr 29/11  
Issued for: City of Victoria  
Re: 257 Belleville Street, Victoria, BC V8T 1G2

Scale: 1:100

Project: 1000000000

Client: 1000000000

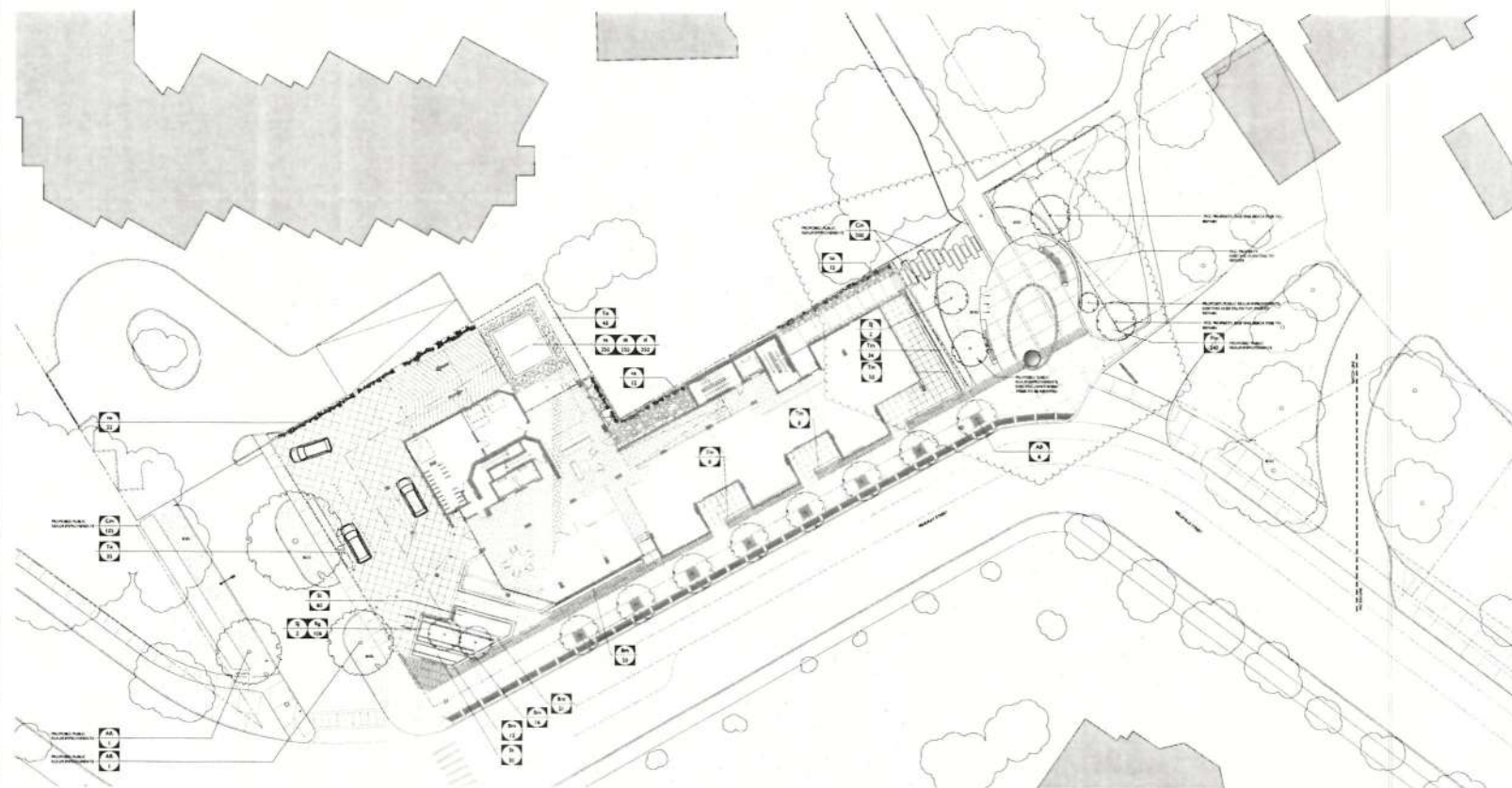
PHILLIPS FARVAK & SHALLENBERG  
Landscape Architects Ltd.  
257 Belleville Street, Victoria, BC V8T 1G2  
Tel: 250-383-1111  
Fax: 250-383-1112  
www.phillipsfarvaks.com

IVE  
Ta  
marshall tittemore architects  
Creating meaningful places

PLANTING PLAN  
GROUND FLOOR

L2.1

PD 1000000000 1:200 1000000000  
CP 1000000000 1:200 1000000000

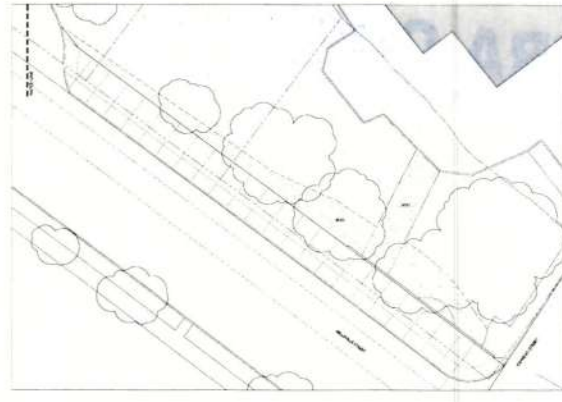


PLANT SCHEDULE (INCLUDING PROPOSED PUBLIC REALM IMPROVEMENTS)

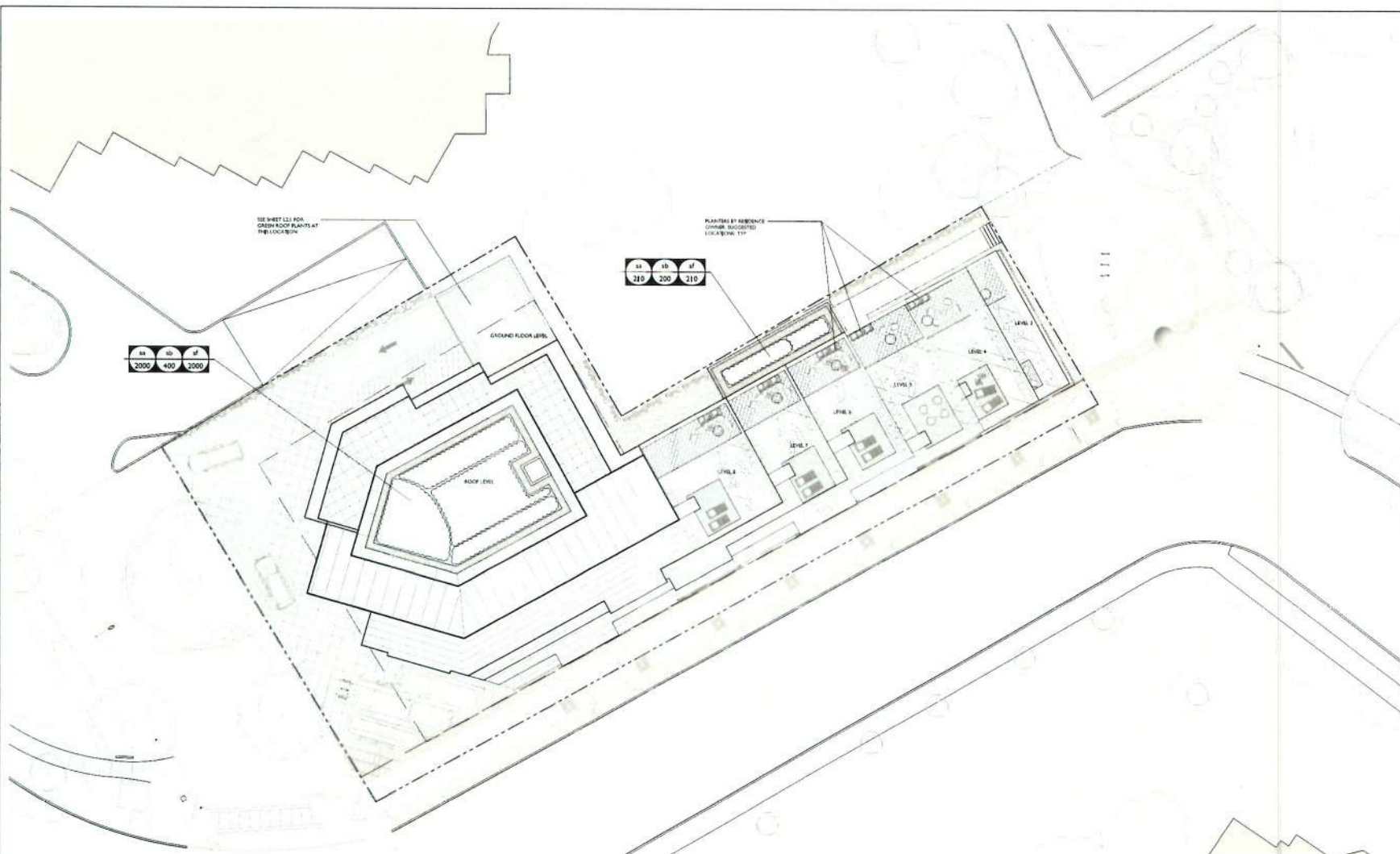
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<b>TREES</b>					
AB	8	ACER RUBRUM 'BONNALL'	UPRIGHT RED MAPLE 'BONNALL'	7 CM STD	MATCHING, FULL
AB	2	ACER RUBRUM 'RED SUNSET'	RED MAPLE 'RED SUNSET'	7 CM STD	MATCHING, FULL
SJ	4	STYRAX JAPONICA	JAPANESE SNOWBELL	7 CM CAL	MATCHING, FULL
<b>SHRUBS</b>					
BH	99	BUXUS MICROPHYLLA 'GREEN BEAUTY'	GREEN BEAUTY LITTLE LEAF BUXUS	#1 POT	400mm O.C.
PH	240	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT	400mm O.C.
RG	104	RUDIBECKIA FLUGGIDA 'GOLDSTRAUF'	GOLDSTRAUF CONEFLOWER	#1 POT	380mm O.C.
TR	35	TAXUS MEDIA 'HICKS', MALE	HICKS YEW	#5 POTS	380mm O.C., MALE
TR	35	TAXUS MEDIA 'HICKS', FEMALE	HICKS YEW	42" HT., FIELD GROWN, FULL	500mm O.C., FEMALE
TR	43	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2.5M HEIGHT	500mm O.C.
<b>GRASS</b>					
GR	200	CAREX MORROWII 'ICE DANCE'	VARIEGATED JAPANESE SEDGE	#1 POTS	370mm O.C.
GR	110	STIPA TENUESPINA	MEXICAN FEATHER GRASS	#1 POTS	400mm O.C.
<b>CLIMBERS</b>					
CL	46	CLEMATIS ARMANOR	EVERGREEN CLEMATIS	1200 O.C.	
<b>GREEN ROOF</b>					
GR	2450	SEDUM ACRE		10" O.C.	
GR	850	SEDUM SPECTABILE 'BRILLIANT'		10" O.C.	
GR	2450	SEDUM FLORIBUNDUM 'WEINHEISTERPANIER GOLD'		10" O.C.	

PLANTING: GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLANA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL BE PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT. AS PER SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS. ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANTING. BENEATH PATIOS AND VERANDAH SHALL BE IRRIGATED ON SEPARATELY VALVED IRRIGATION SYSTEM, THROUGH HEATED GARAGE, WHICH CAN OPERATE DURING WINTER MONTHS.
11. PUBLIC REALM IMPROVEMENTS, INCLUDING STREET TREES, STREET-SIDE ORNAMENTAL GRASSES, SOO, AND PLAZA PLANTING ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM, FROM A DESIGNATED CITY WATER SOURCE.
12. SIDEWALK AT STREET TREES TO INCLUDE CONTINUOUS STRUCTURAL SOIL TRENCH, FROM BACK OF CURB TO FACE OF BUILDING / PARKING STRUCTURE, TO MIN. 100mm DEPTH.



257 BELLEVILLE STREET  
VICTORIA,  
BRITISH COLUMBIA.



no.	issued for	date
1	Development Permit	Nov 15/10
2	Revised Development Permit	Feb 04/11
3	Revised Development Permit	Feb 16/11
4	Revised Development Permit	Apr 28/11

seal

permit

consultant

**PHILLIPS FARVAAK SHALLEBERG**  
PLANNING DESIGN LANDSCAPE ARCHITECTURE  
257 BELLEVILLE STREET, 2ND FLOOR, VICTORIA, BC V8T 2G4

**IME Ta**  
marshall tittemore architects  
Creating meaningful places

PLANTING PLAN -  
ROOF LEVELS

L2.2

MD	drawn	1:200	scale
CP	checked	0805	project no.

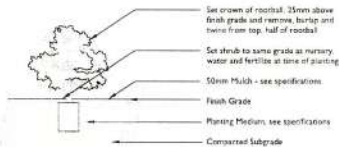
SEDUM SPECIES



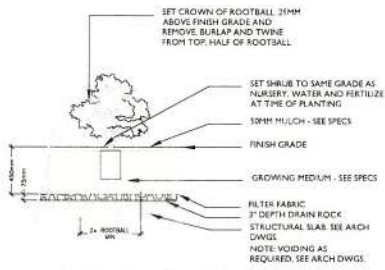
EXTENSIVE GREEN ROOF PLANTING EXAMPLES



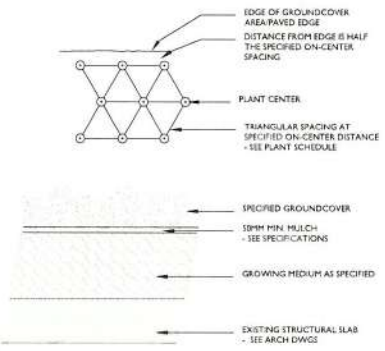




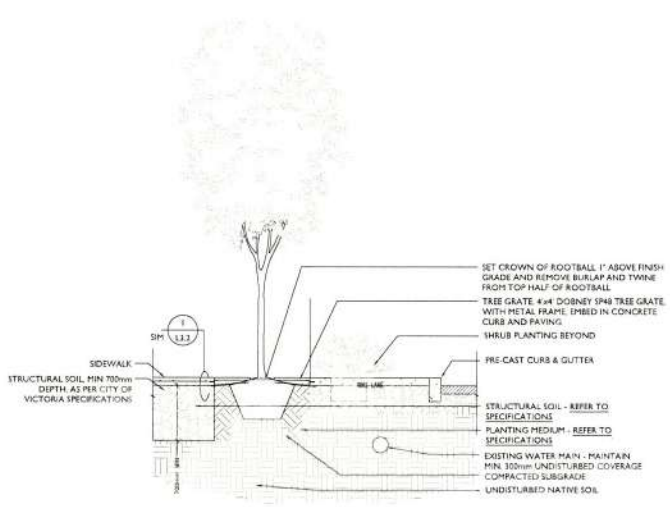
**1 SHRUB PLANTING ON GRADE**  
L3.1 SCALE: 1:25



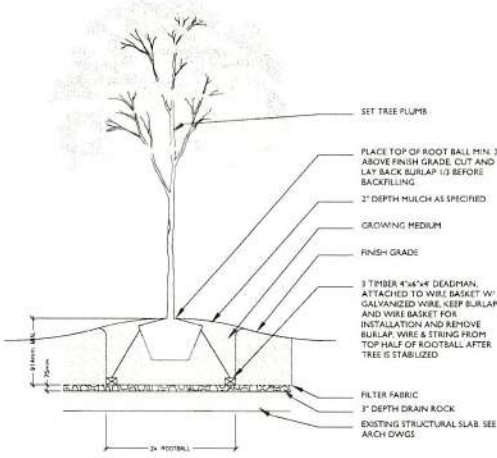
**2 SHRUB PLANTING ON SLAB**  
L3.1 SCALE: 1:25



**3 GROUND COVER ON SLAB**  
L3.1 SCALE: 1:20



**4 TYPICAL STREET TREE PLANTING W/ TREE GRATE AND STRUCTURAL SOIL**  
L3.1 SCALE: 1:25



**5 DECIDUOUS TREE PLANTING ON SLAB**  
L3.1 SCALE: 1:25

**TREES**

ACER RUBRUM 'BOWHALL' - BOWHALL UPRIGHT RED MAPLE



ACER RUBRUM 'RED SUNSET' - RED SUNSET RED MAPLE



STYRAX JAPONICA - JAPANESE SNOWBALL



**SHRUBS / GROUNDCOVERS**

TAXUS MEDIA 'HICKS' - HICKS YEW



BUXUS JAPONICUM - 'GREEN BEAUTY' BOXWOOD



STIPA TENNISIPIMA - MEXICAN FEATHER GRASS



RUDBECKIA 'GOLDSTURM' - GOLDSTURM CONEFLOWER



257 BELLEVILLE STREET  
VICTORIA, BRITISH COLUMBIA

no.	Issued for:	date
	Development Permit	Nov 15/10
	Revised Development Permit	Feb 04/11
	Revised Development Permit	Feb 16/11
	Revised Development Permit	Apr 29/11

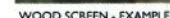
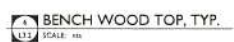
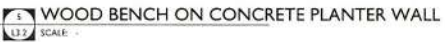
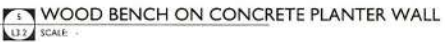
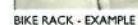
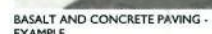
seal

permit

consultant

PHILLIPS FAREVAAG SHALLENBURG  
PLANNING LANDSCAPE URBAN ARCHITECTURE  
2007-2008: 2009: 2010: 2011: 2012: 2013: 2014: 2015: 2016: 2017: 2018: 2019: 2020: 2021: 2022: 2023: 2024: 2025: 2026: 2027: 2028: 2029: 2030: 2031: 2032: 2033: 2034: 2035: 2036: 2037: 2038: 2039: 2040: 2041: 2042: 2043: 2044: 2045: 2046: 2047: 2048: 2049: 2050: 2051: 2052: 2053: 2054: 2055: 2056: 2057: 2058: 2059: 2060: 2061: 2062: 2063: 2064: 2065: 2066: 2067: 2068: 2069: 2070: 2071: 2072: 2073: 2074: 2075: 2076: 2077: 2078: 2079: 2080: 2081: 2082: 2083: 2084: 2085: 2086: 2087: 2088: 2089: 2090: 2091: 2092: 2093: 2094: 2095: 2096: 2097: 2098: 2099: 2100: 2101: 2102: 2103: 2104: 2105: 2106: 2107: 2108: 2109: 2110: 2111: 2112: 2113: 2114: 2115: 2116: 2117: 2118: 2119: 2120: 2121: 2122: 2123: 2124: 2125: 2126: 2127: 2128: 2129: 2130: 2131: 2132: 2133: 2134: 2135: 2136: 2137: 2138: 2139: 2140: 2141: 2142: 2143: 2144: 2145: 2146: 2147: 2148: 2149: 2150: 2151: 2152: 2153: 2154: 2155: 2156: 2157: 2158: 2159: 2160: 2161: 2162: 2163: 2164: 2165: 2166: 2167: 2168: 2169: 2170: 2171: 2172: 2173: 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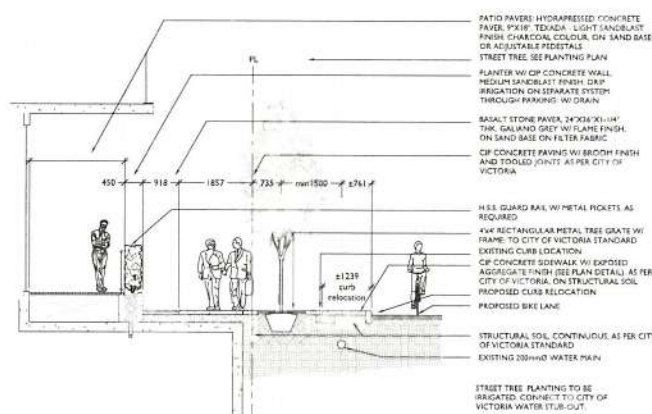




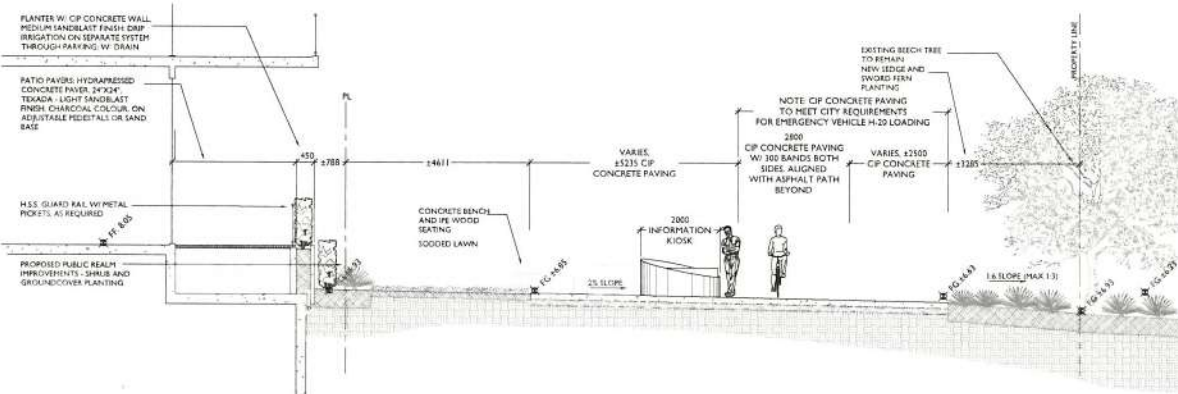
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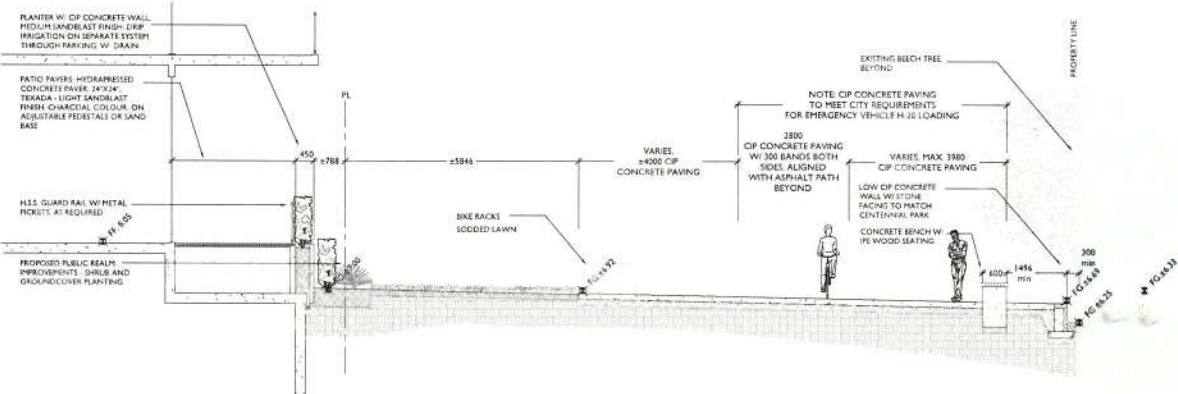
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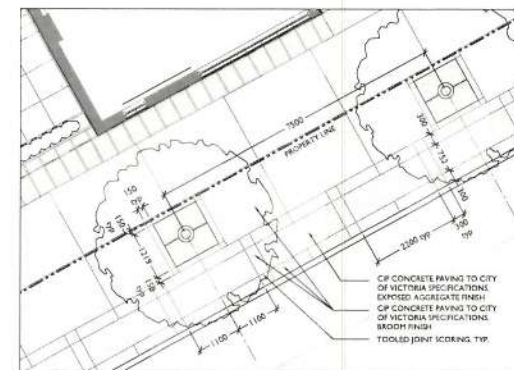
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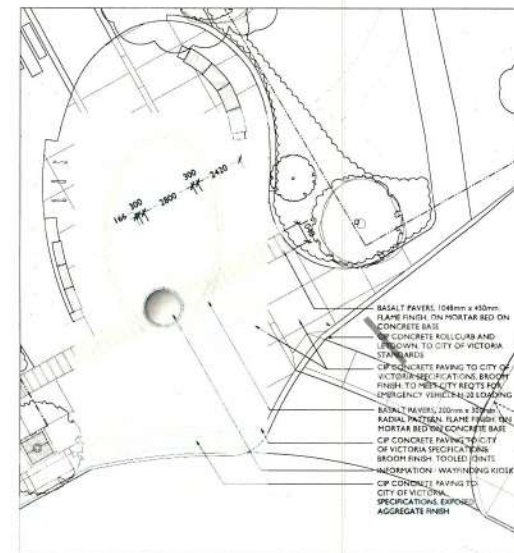
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SCALE: 1:50



**SECTION 3 - AT PUBLIC R.O.W., NORTH-WEST**  
SCALE: 1:50



**PLAN DETAIL - PENDRAY STREET SIDEWALK PAVING**  
SCALE: 1:50



**PLAN DETAIL - PUBLIC R.O.W., NW**  
SCALE: 1:500



**PRECEDENT:**  
CENTENNIAL PARK - LOW WALL W/ STONE FACING

257 BELLEVILLE STREET  
VICTORIA,  
BRITISH COLUMBIA.

no.	Issued for	date
1	Development Permit	Nov 15/10
2	Revised Development Permit	Feb 24/11
3	Revised Development Permit	Feb 16/11
4	Revised Development Permit	Apr 29/11

seal

permit

consultant

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Fax: 403.244.8129

**LANDSCAPE SECTIONS  
and DETAILS**

**L3.3**

MD	drawn	1:200	scale
CP	checked	2000	project no.

Approved by the Architect  
Issued immediately to the Architect  
and retained drawings