



640

68

235

247

210

Belleville
Park

220

225

Belleville

Charles
Reifern
Park

200

250

257

205

Belleville St

300

Belleville
Street
Green

350

Cross St

Pendray St

207/9

211/13

215/17

Quebec St

221

225

224

232-236

508

515

309

319

321

327

329

Oswego St

333

330

660



VIEW FROM INNER HARBOUR

SITE PHOTO



SIGNIFICANT BUILDINGS IN AREA



AERIAL VIEW FROM NORTH





The Admiral Inn



Laurel Point Apartments



**View across Pendray Street towards
Gatsby Mansion and the Huntingdon
Hotel**



221 and 225 Quebec Street



VIEW FROM BELLEVILLE STREET



M:\00029-137-6-02\ELEVATIONS.dwg 2011/02/17 2:39 PM Joe O'Sullivan



VIEW FROM PENDRAY AND QUEBEC STREET





VIEW FROM INNER HARBOR



MS11WD 2042 Sheets\M.0009-131-M.01 ELEVATIONS.dwg 2011.03.29 3:57 PM Dan Lenahier



Cross Street

Public Plaza

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
	Issued for Costing	Nov 07/11
	Re-issued for Development Permit	Dec 06/12

_____ seal

_____ permit

_____ consultant

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 PLANNING-URBAN DESIGN-LANDSCAPE ARCHITECTURE
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LANDSCAPE PLAN -
 RENDERED PLAN

sheet
LI.0

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MD		1:200
no.	checked	pre-jet
CP		08005



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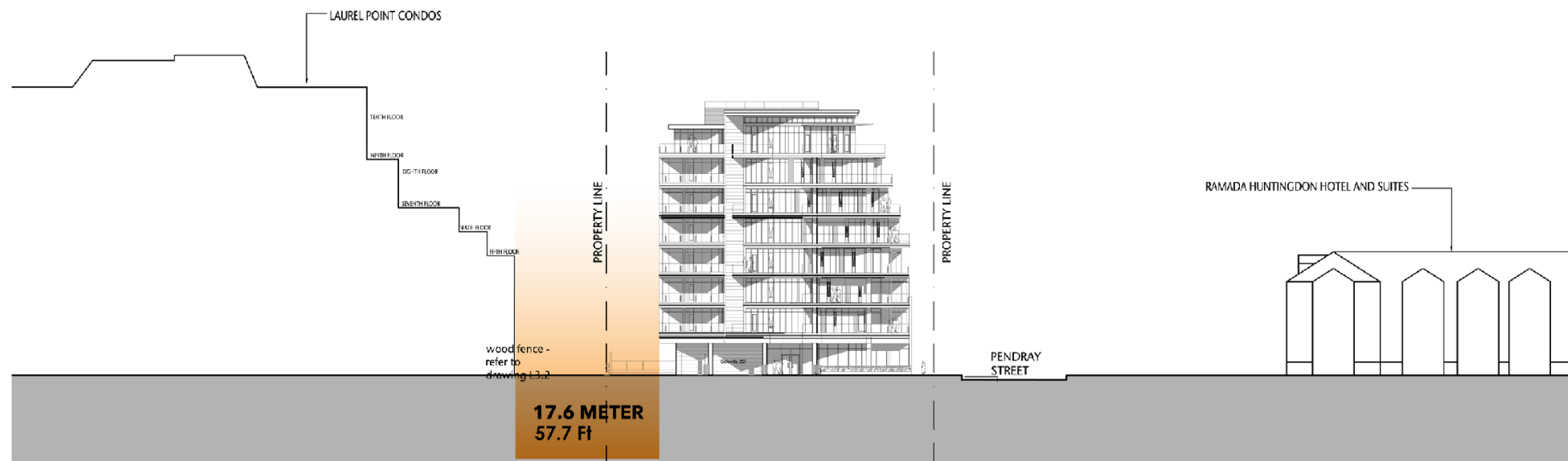


VIEW FROM BELLEVILLE STREET

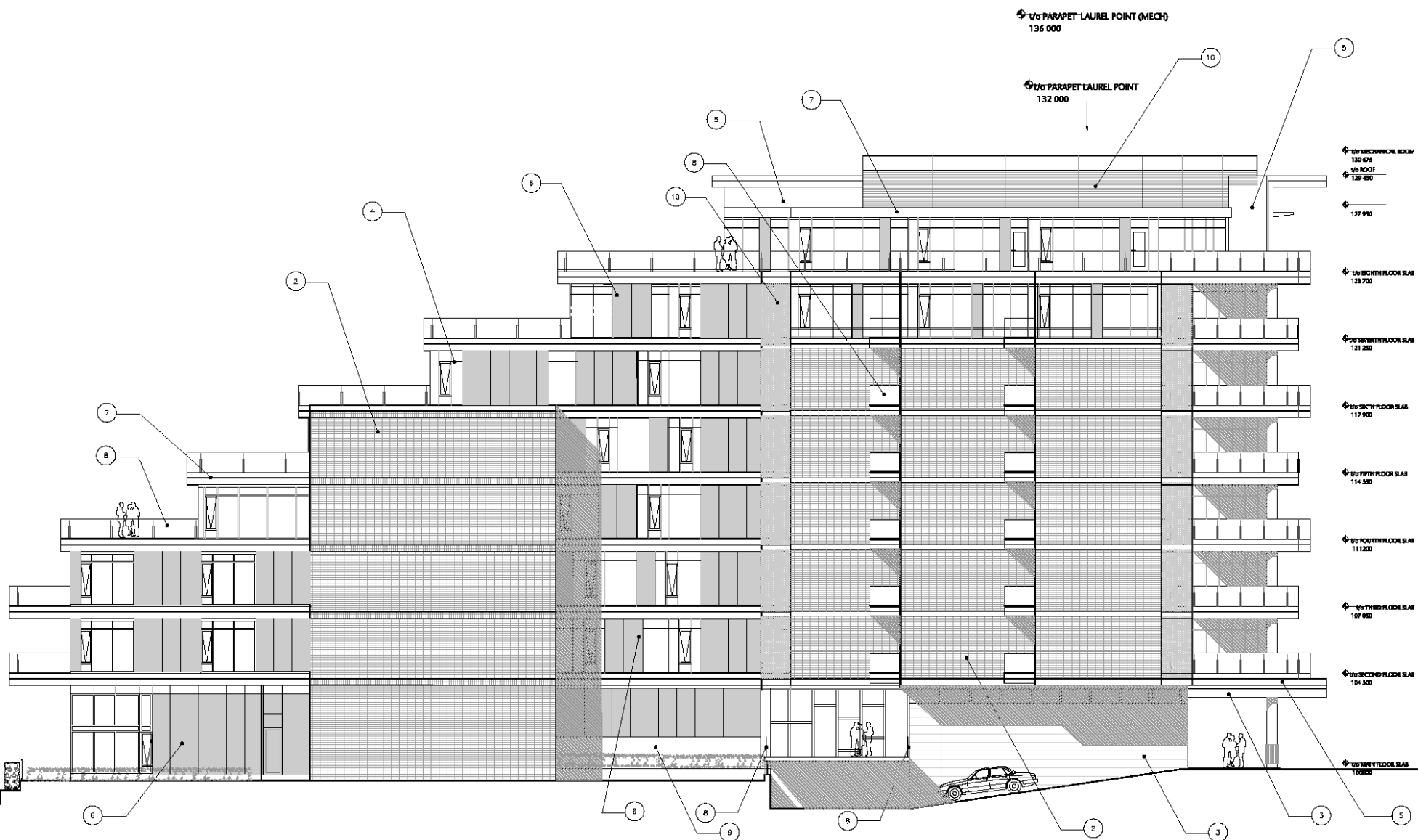




1 STREETScape ELEVATION ALONG PENDRAY STREET
A4.05 1:250



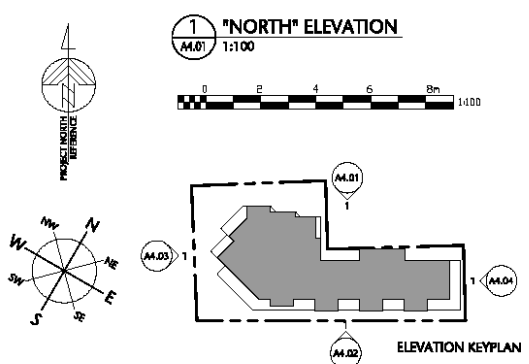
257 BELLEVILLE STREET
VICTORIA, BRITISH COLUMBIA.



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AVERAGE GRADE 8.45 GEODETIC
MAIN FLOOR 8.80 GEODETIC

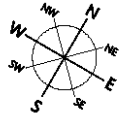
- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

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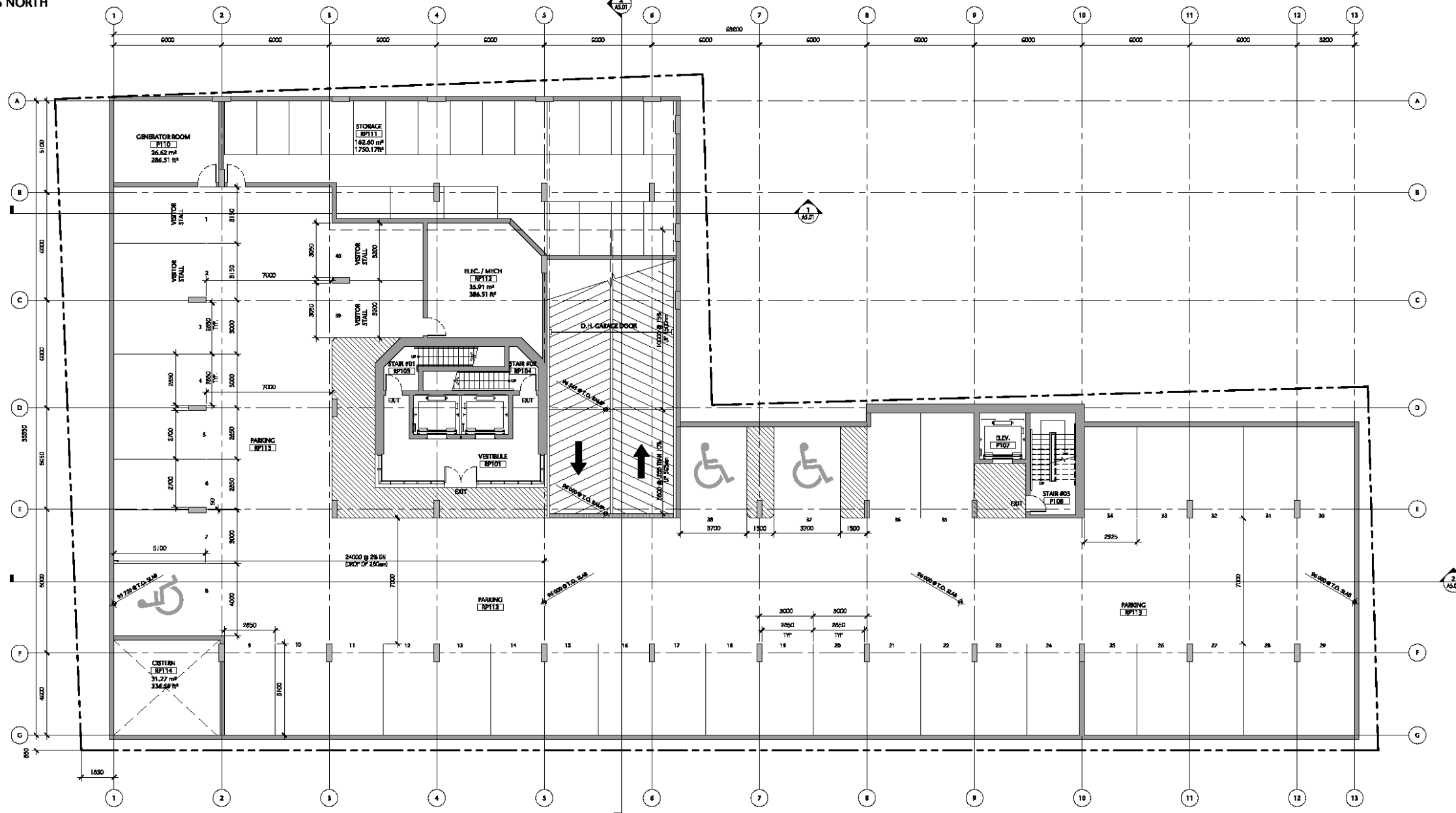
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ELEVATIONS
sheet
A4.01
drawn DL AS SHOWN scale
checked DL project no. 12-158

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COMPASS NORTH



1 PARKADE LEVEL P1
A2.01
1:100



Parkade Level P1 General Notes:

1. PARKING STALL COUNT: 40 STALLS (40 INCLUDES 3 HC STALLS & 4 VISITOR STALLS)
2. TYPICAL STALL DIMENSION, 3m x 5.1m WITH A 7m DRIVE AISLE.
3. TENANT STORAGE AS SHOWN. MECHANICAL, ELECTRICAL ROOM REQUIREMENTS TO BE CONFIRMED.

**257 BELLEVILLE STREET
VICTORIA,
BRITISH COLUMBIA.**

no.	Issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012
2	DP ADDITIONAL ITEMS	DEC 05/2012
3	DP ADDITIONAL ITEMS	DEC 12/2012

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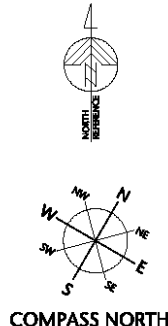
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PARKADE LEVEL P1

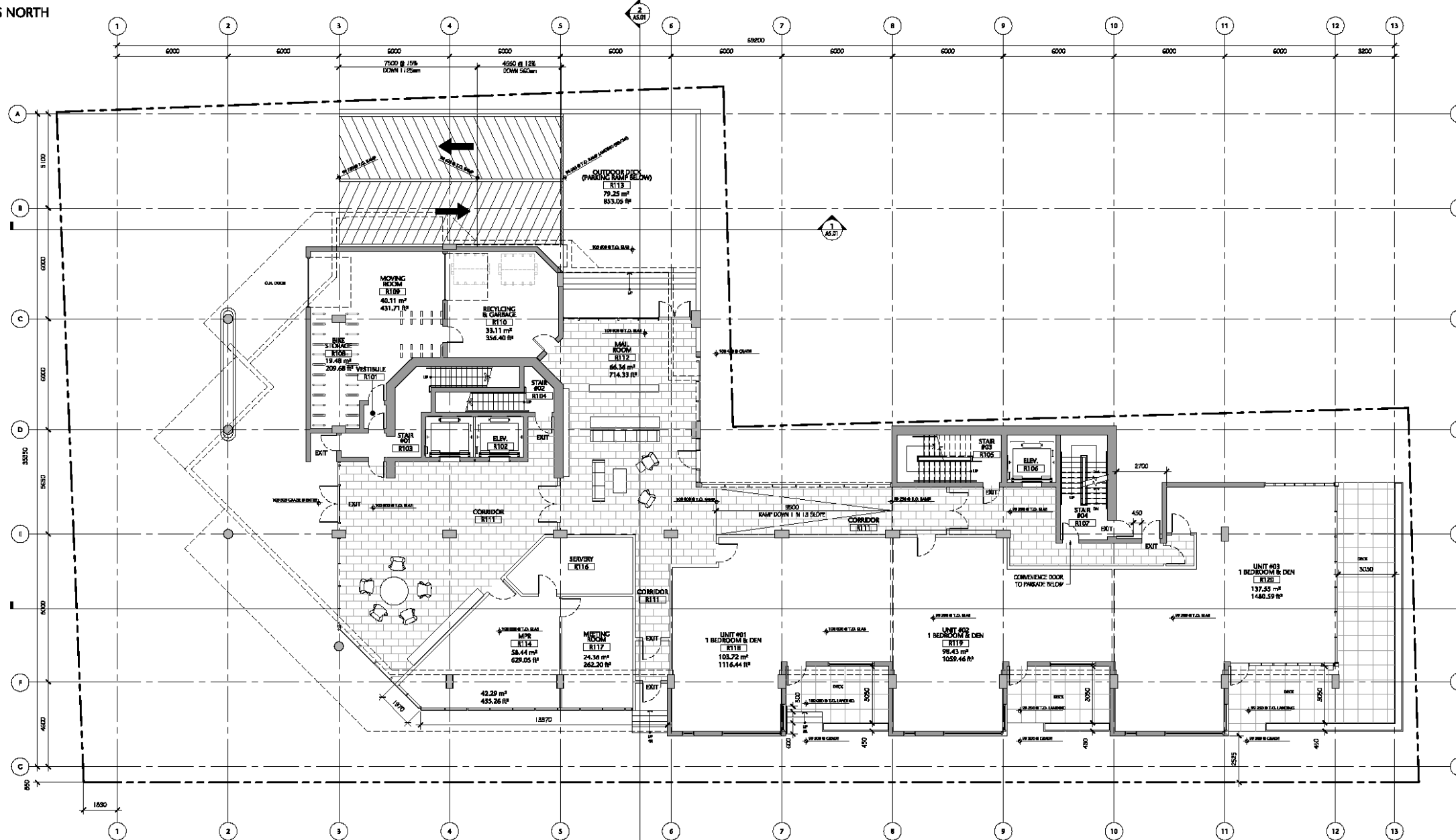
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257 BELLEVILLE STREET
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COMPASS NORTH



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:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	621.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 MAIN FLOOR PLAN
A2.02
1:100



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MAIN FLOOR PLAN

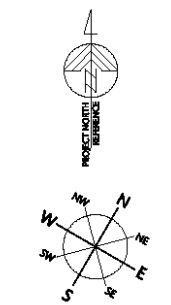
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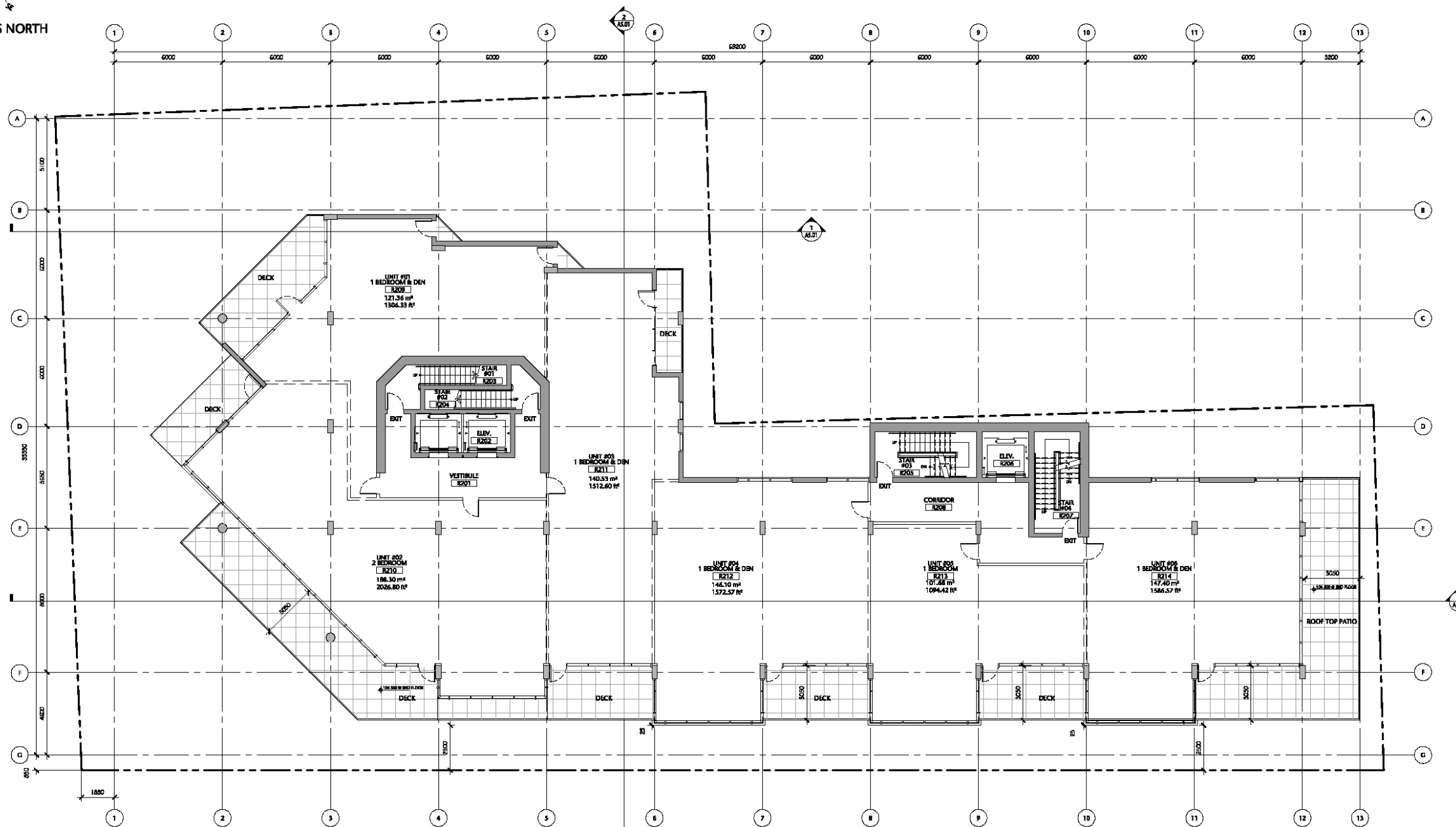
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VICTORIA, BRITISH COLUMBIA.



COMPASS NORTH



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 (excluding balconies)	
	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.45	10,090
4. Fourth Floor:	827.23	8,927
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,200
8. Eighth Floor:	424.51	4,569
TOTAL AREA:	6054.44	65,170

1 SECOND FLOOR PLAN
A2.03 1:100



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SECOND FLOOR PLAN

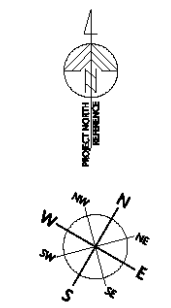
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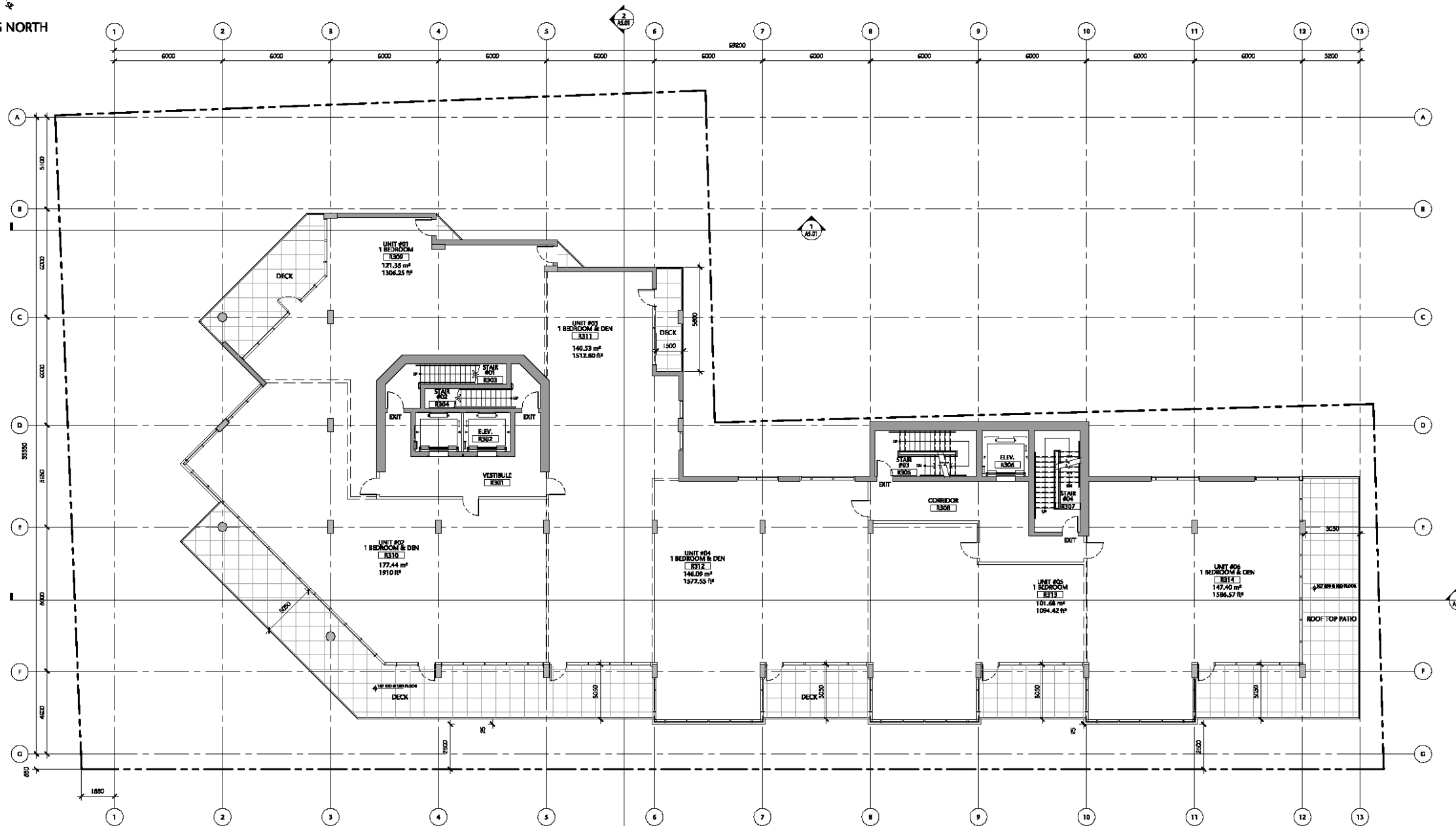
P:\2012\12158 Belleville DP Re-Submission\1200 AutoCAD\22 Current\Sheet\WP 30x42 Sheet A2.03 SECOND FLOOR PLAN.dwg 2012/10/23 2:01 PM Paul O'Rourke

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COMPASS NORTH



Third Floor Gross Area:
937.43 sq. mts. (10 090.41 sq. ft.)

Note: All travel distance's shown under
allowed 45m under the applicable BC
Building Code 2006 Division B - Part 3
'3.4.2.5 Location of Exits (c)'

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	Gross Floor Area above Grade (excluding balconies)	
	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	930.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,439
6. Sixth Floor:	831.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,589
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 THIRD FLOOR PLAN
A2.04
1:100



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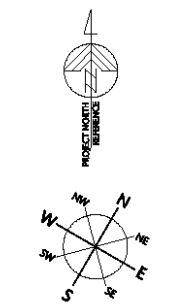
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THIRD FLOOR PLAN

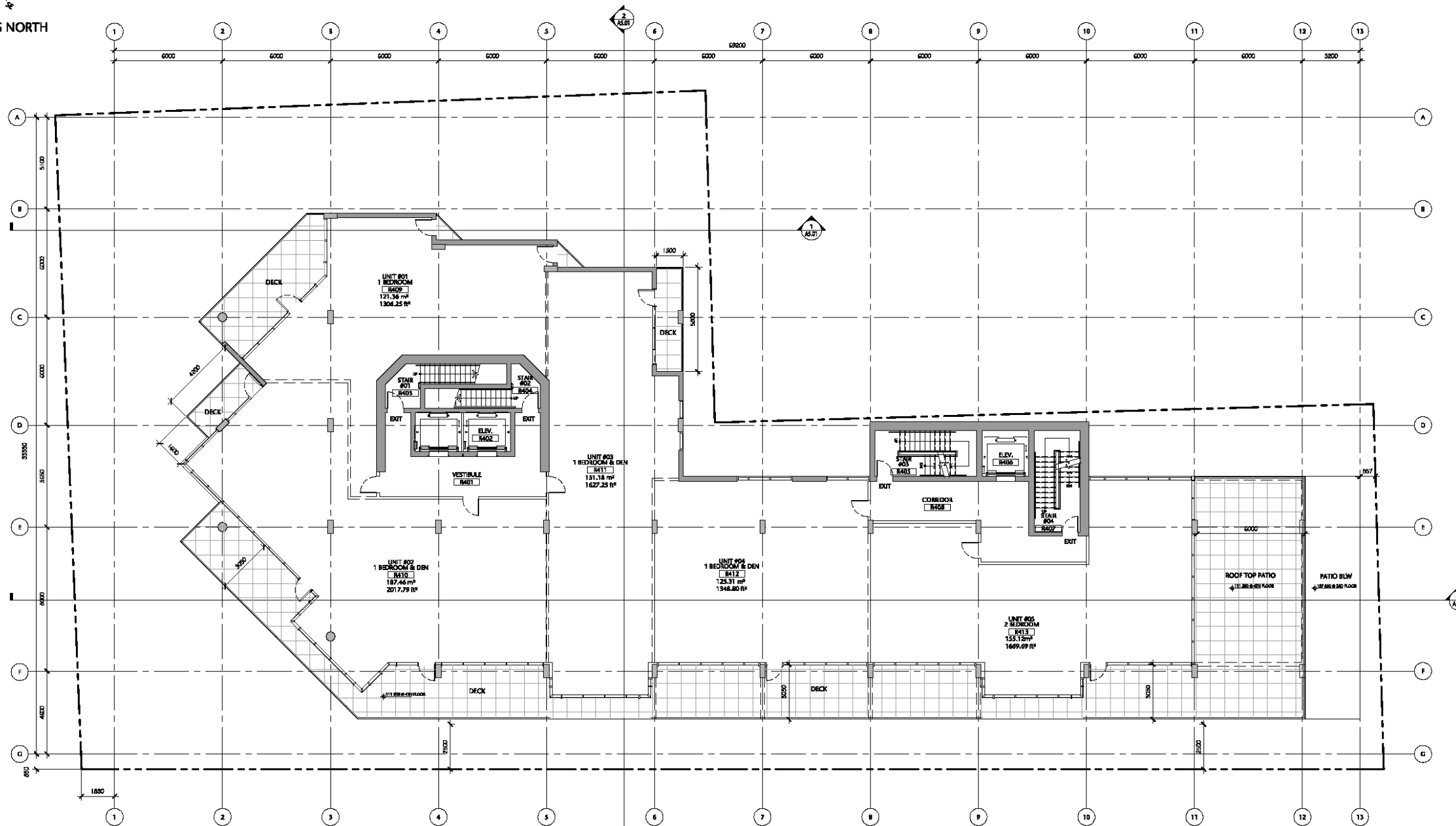
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VICTORIA, BRITISH COLUMBIA.



COMPASS NORTH



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 balconies)	
	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	930.23	10,228
3. Third Floor:	937.49	10,290
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,439
6. Sixth Floor:	831.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,589
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 FOURTH FLOOR PLAN
A2.05 1:100



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FOURTH FLOOR PLAN

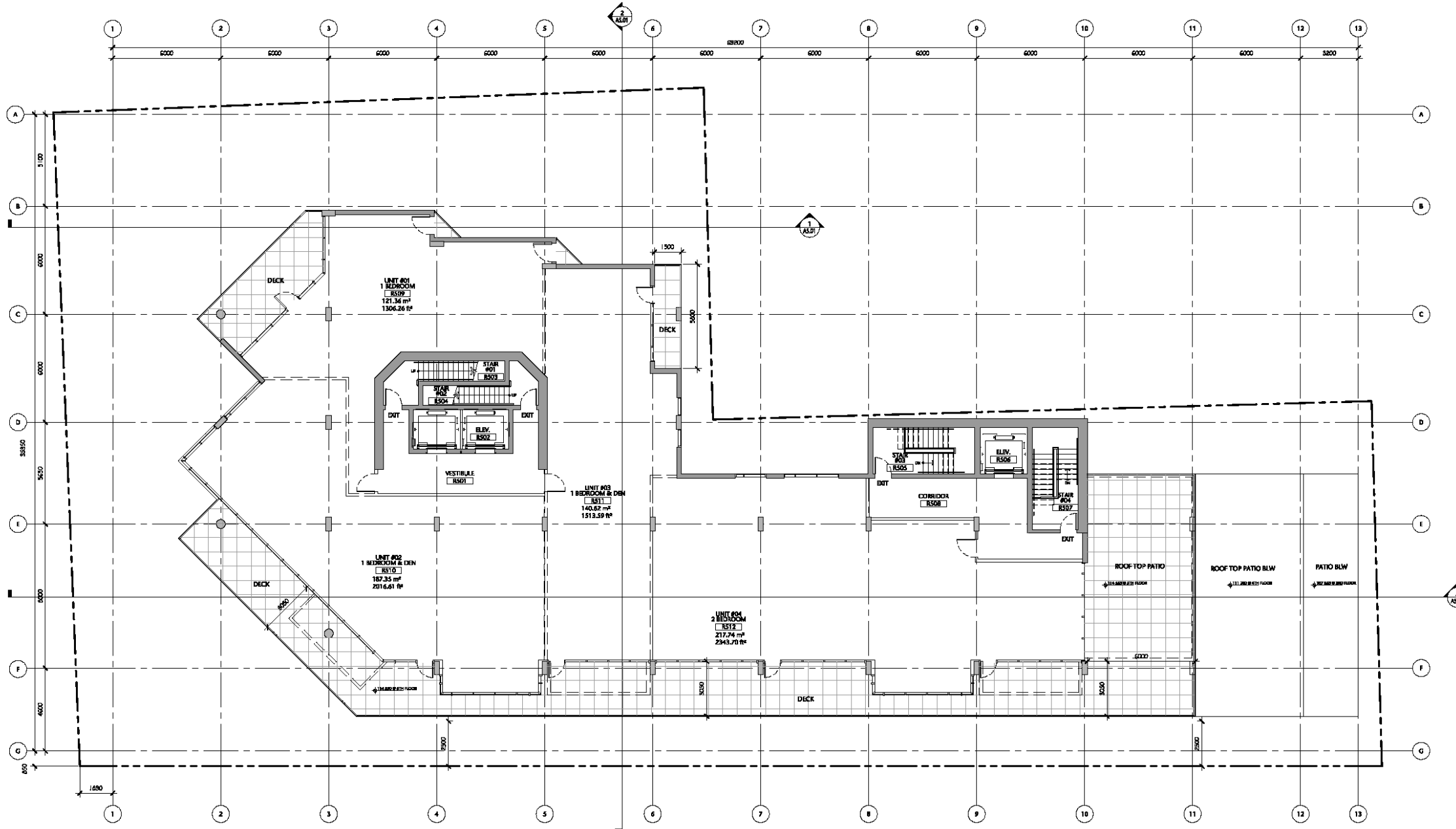
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Fifth Floor Gross Area:
785.82 sq. mts. (8458.5 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	950.23	10,238
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 FIFTH FLOOR PLAN
A2.06 1:100



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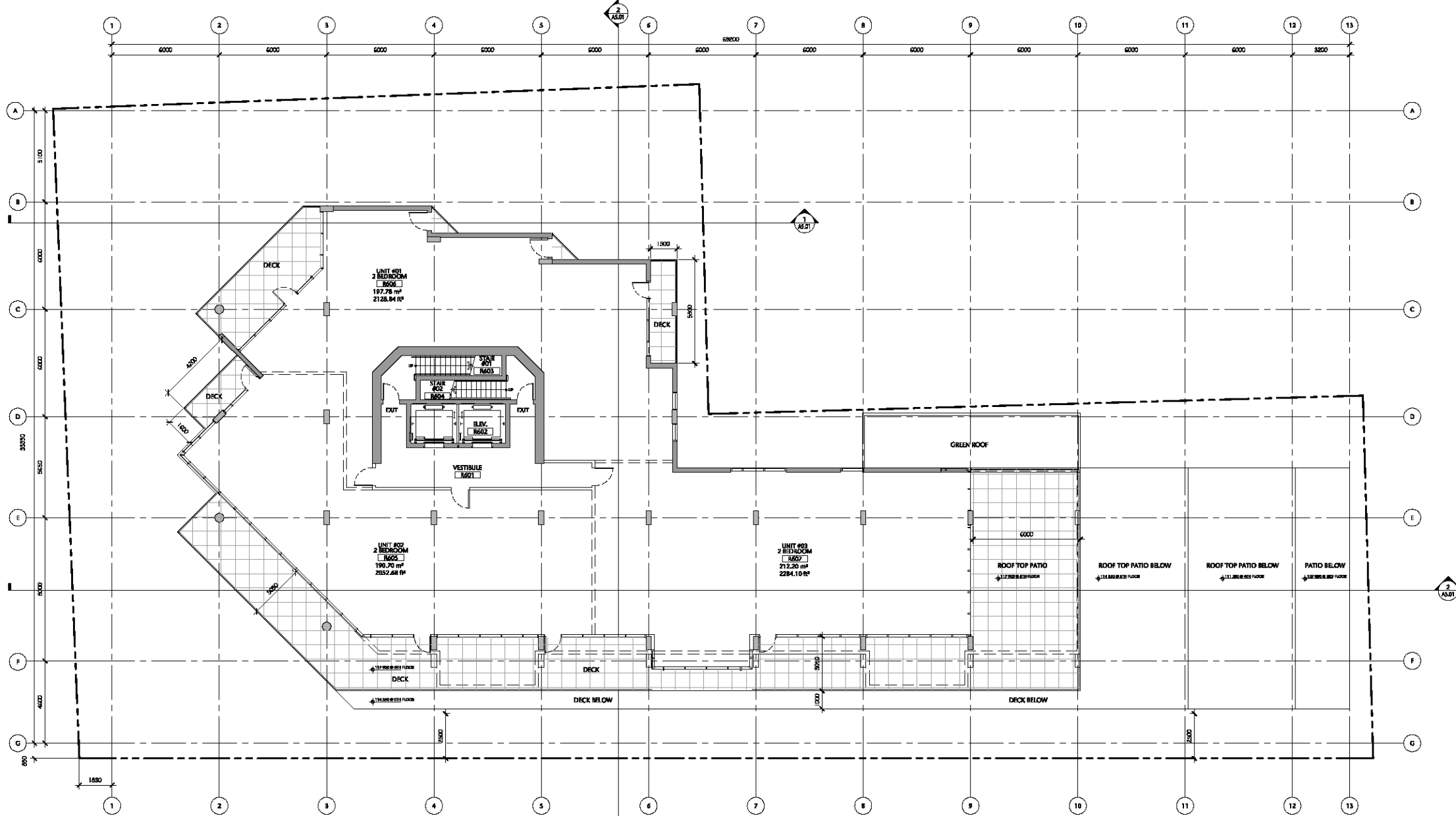
FIFTH FLOOR PLAN

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

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	933.23	10,028
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.25	9,227
5. Fifth Floor:	783.82	8,458
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	434.51	4,639
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 SIXTH FLOOR PLAN
A2.07
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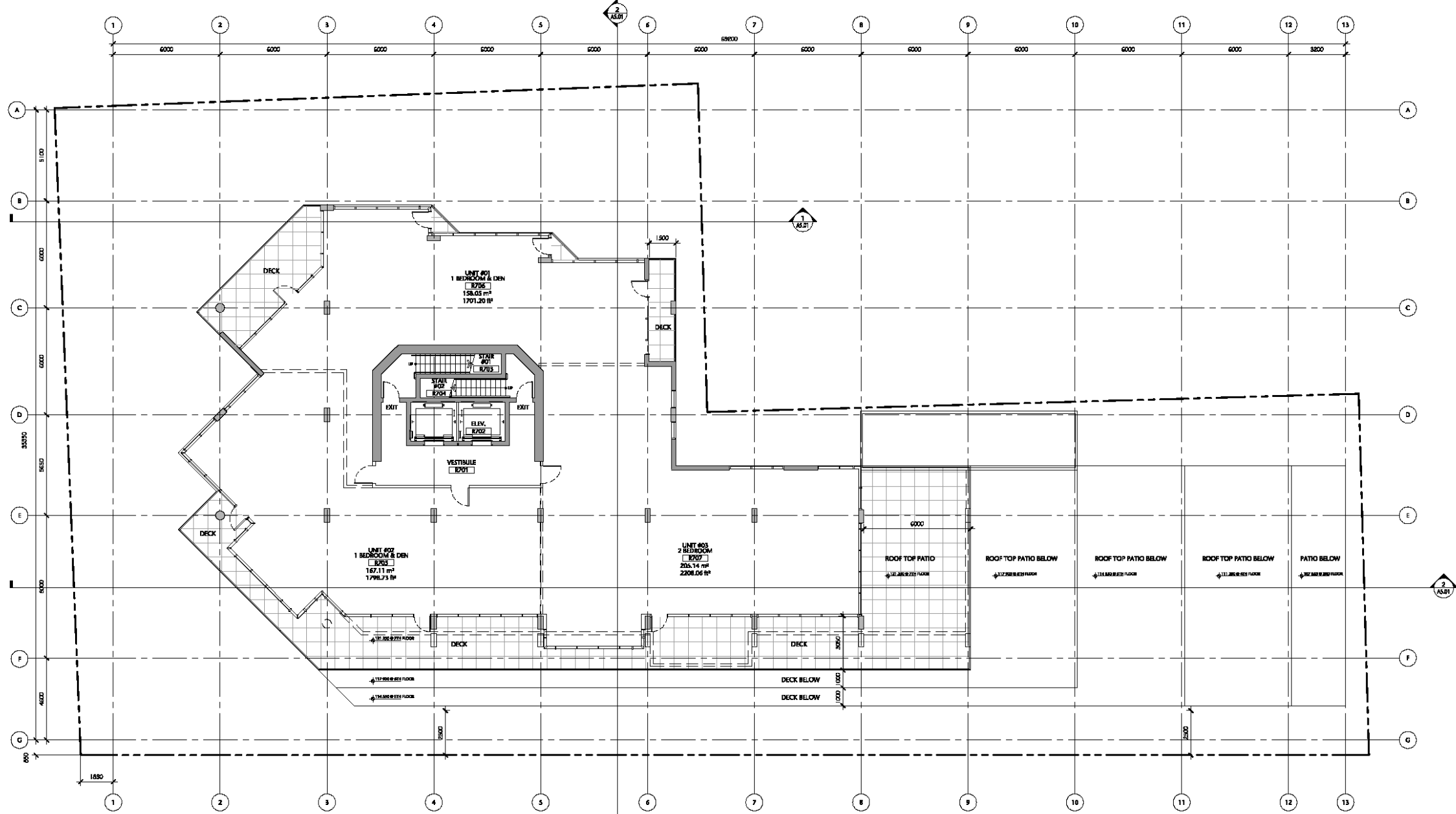
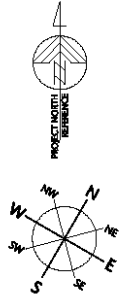
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SIXTH FLOOR PLAN
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Seventh Floor Gross Area:
577.83 sq. mts. (6219.71 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	621.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

1 SEVENTH FLOOR PLAN
 A2.08 1:100



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SEVENTH FLOOR PLAN

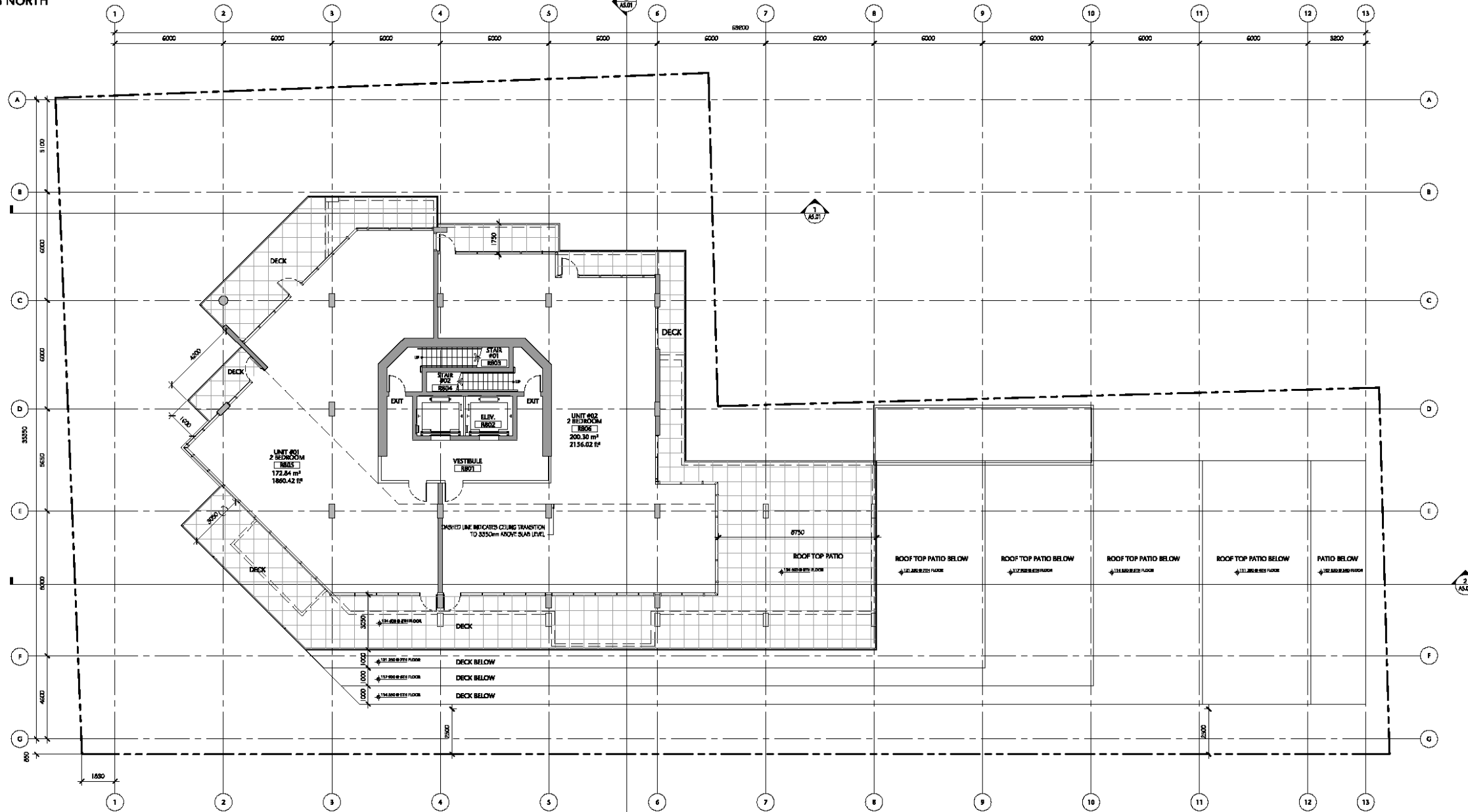
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COMPASS NORTH



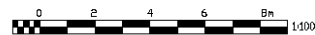
Eighth Floor Gross Area:
 424.51 sq. mts. (4 569 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	621.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse:	98.78	1,063
TOTAL AREA:	6153.22	66,232

1 EIGHTH FLOOR PLAN
 A2.09
 1:100



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EIGHTH FLOOR PLAN

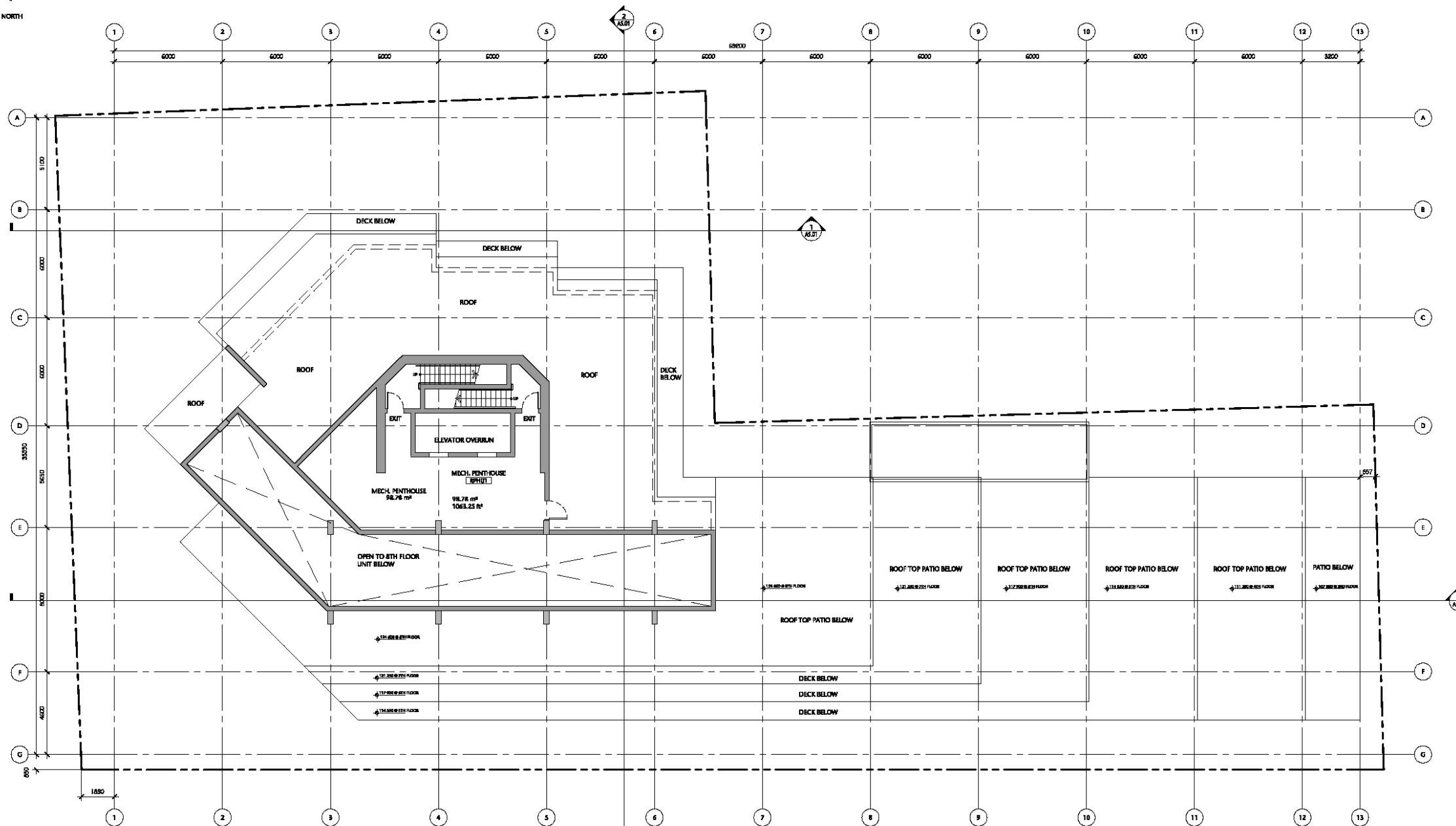
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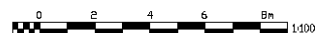
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1 MECH. PENTHOUSE PLAN
A2.10 1:100



Overall Gross Floor Areas:

	SQ. MTS.	SQ. FT.
1. Main Floor:	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	621.25	6,710
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse:	98.78	1,063
TOTAL AREA	6153.22	66,232

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MECH. PENTHOUSE PLAN

A2.10 sheet

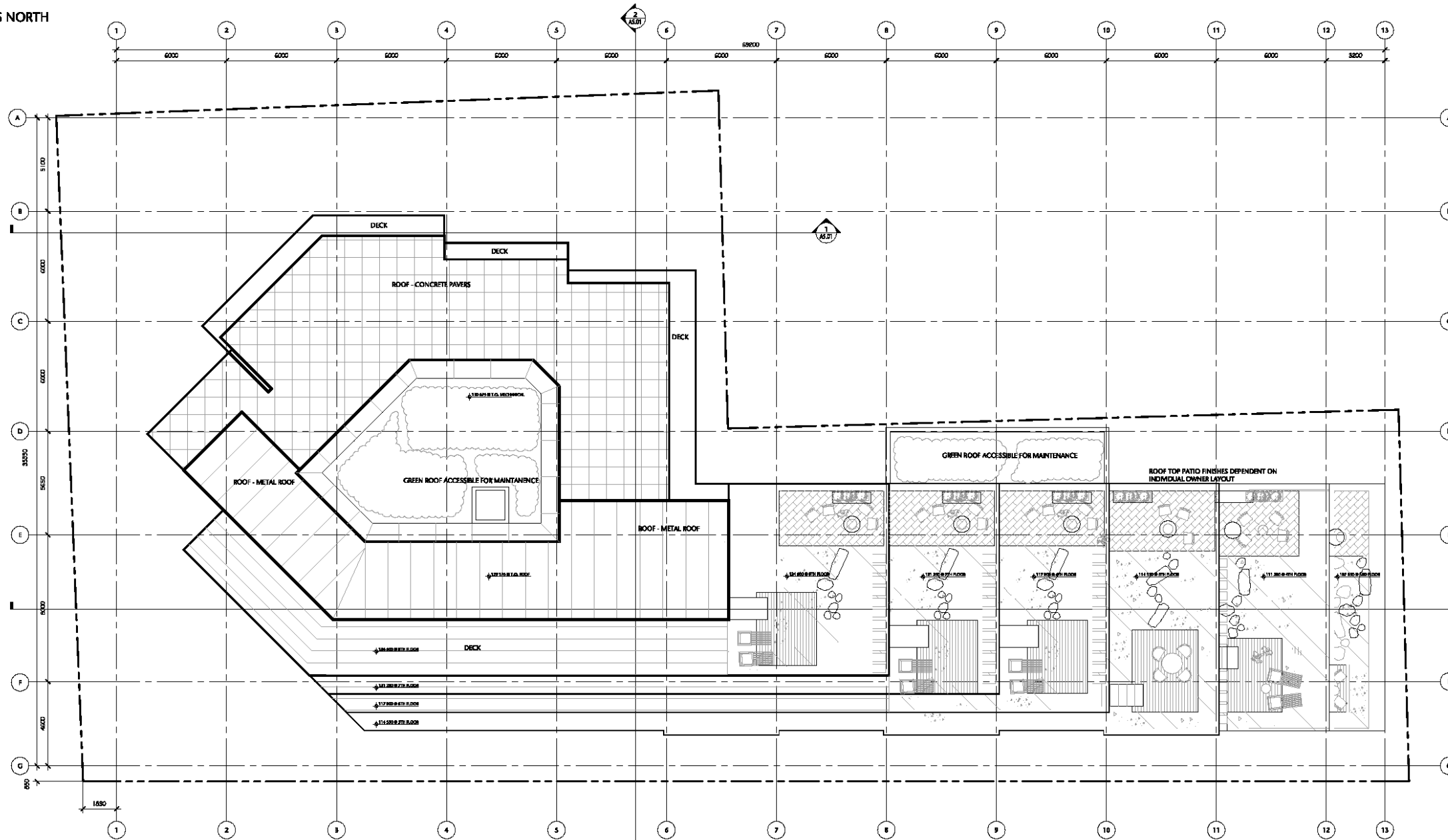
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COMPASS NORTH



1 ROOF PLAN
A2.11 1:100



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ROOF PLAN

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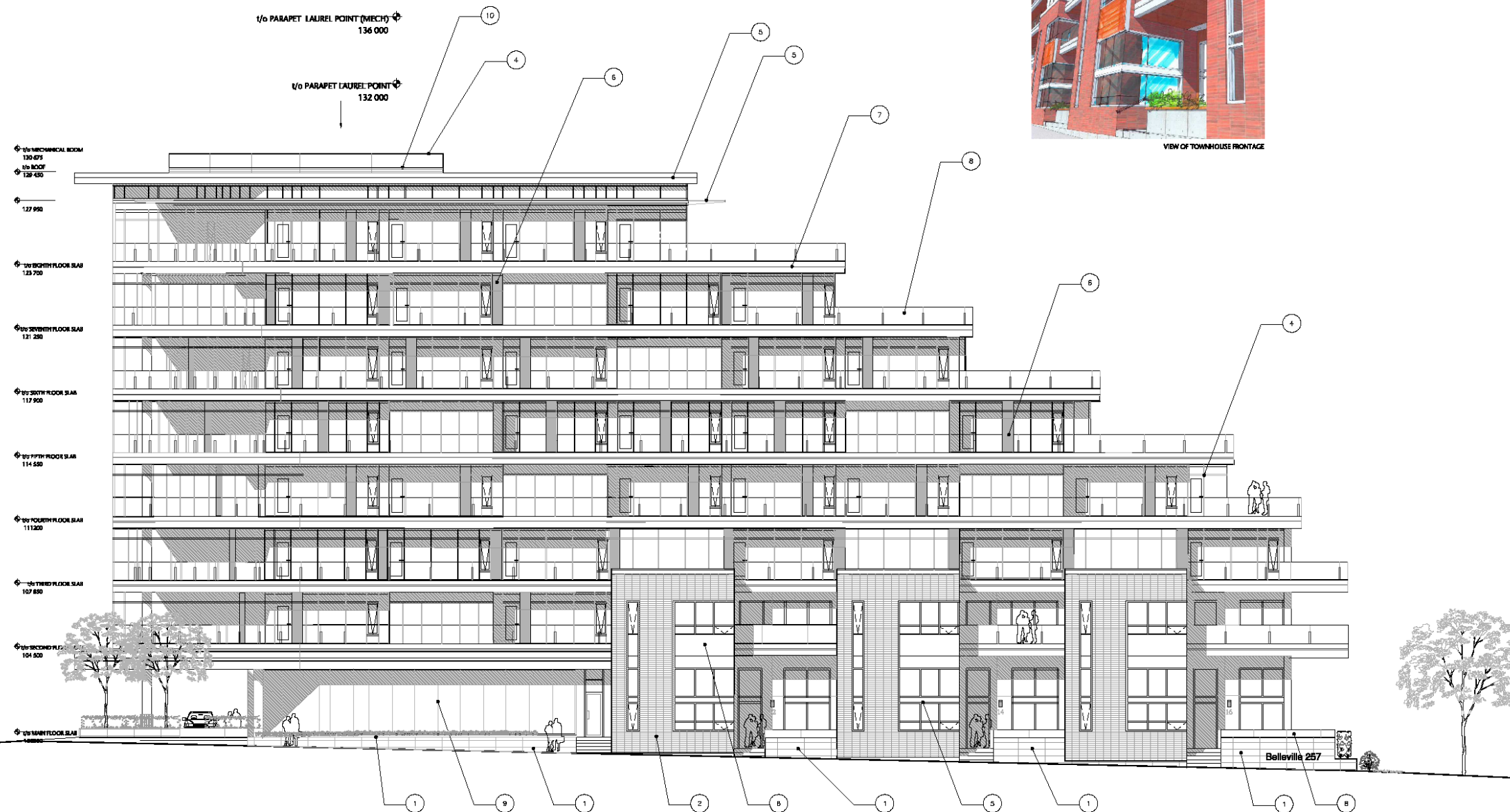
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257 BELLEVILLE STREET
VICTORIA, BRITISH COLUMBIA.

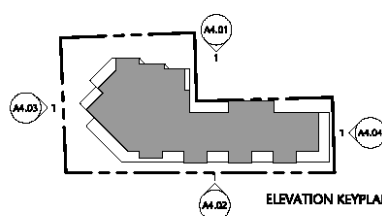


VIEW OF TOWNHOUSE FRONTAGE



1 "SOUTH" ELEVATION
A4.02 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

no.	Issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012

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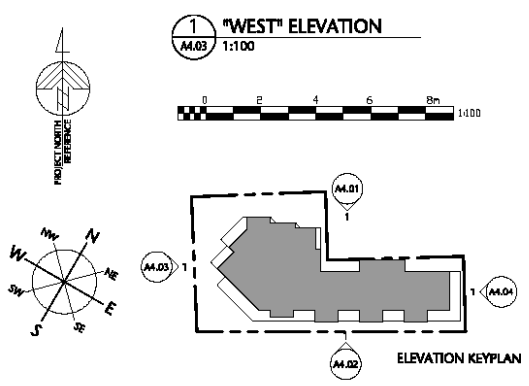
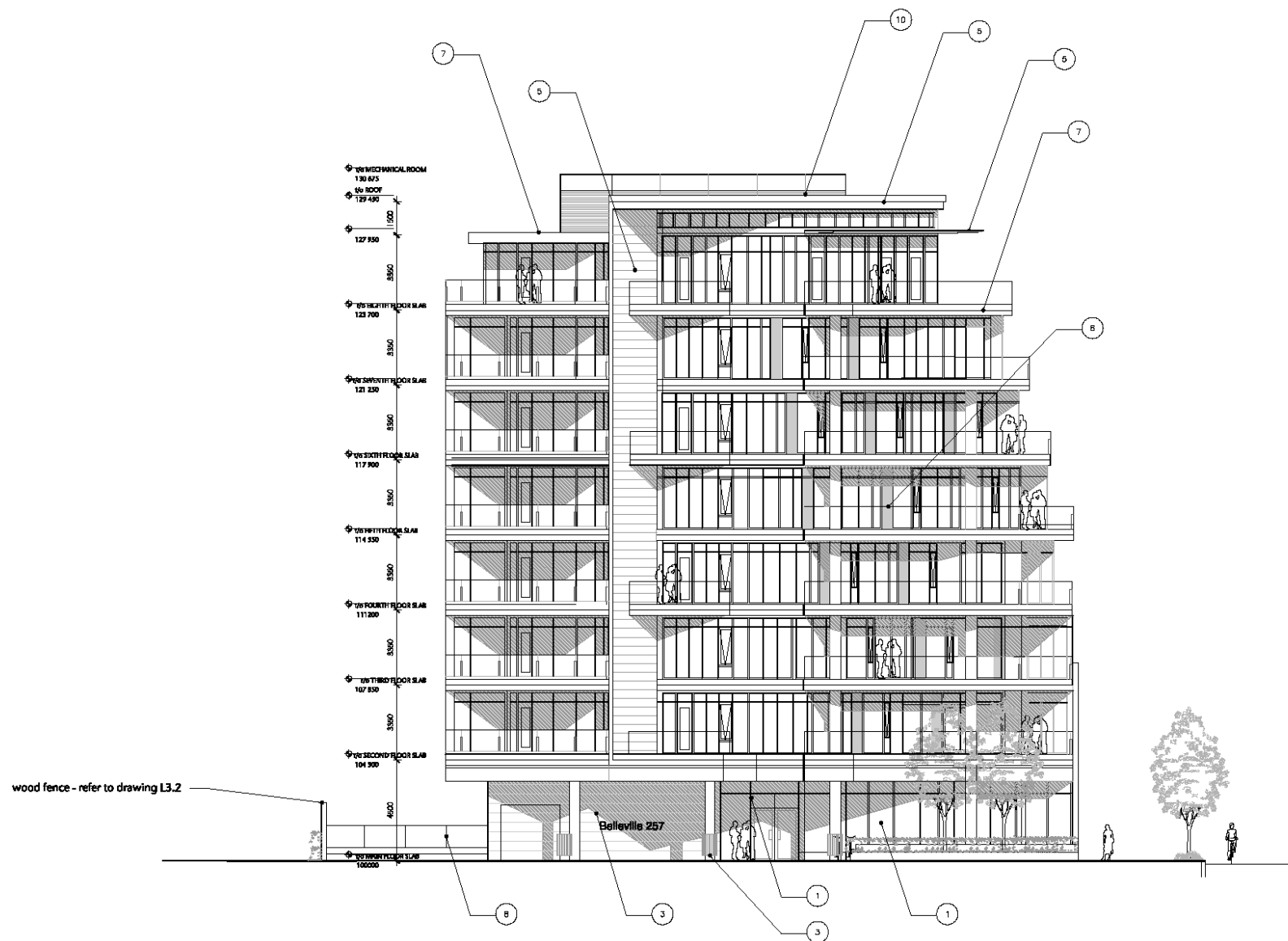
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ELEVATIONS

A4.02

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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
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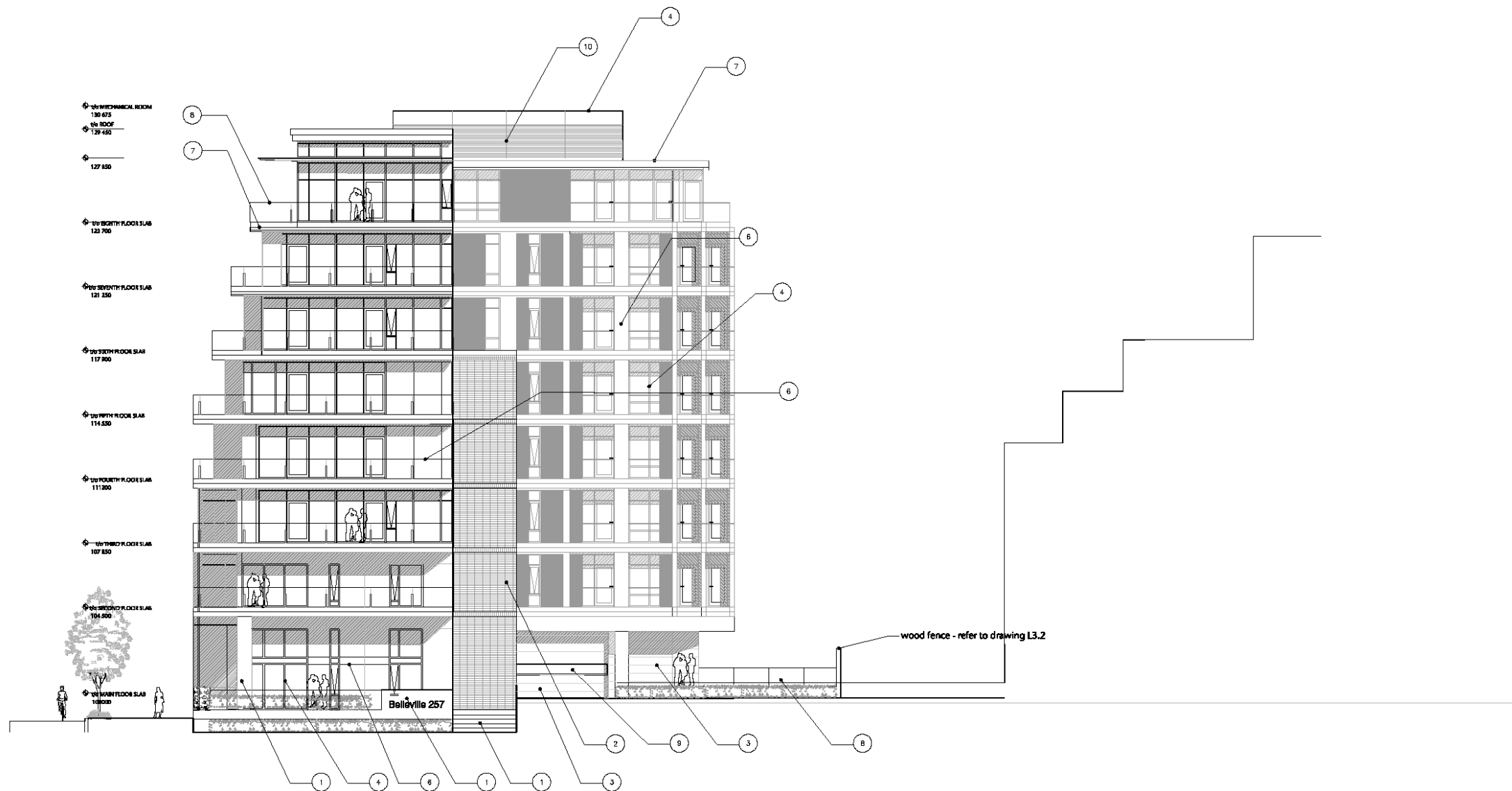
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ELEVATIONS sheet

A4.03

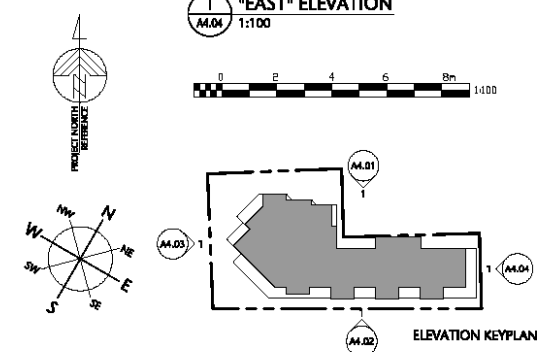
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checked	DL	project no.	12-158

257 BELLEVILLE STREET
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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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1	DEVELOPMENT PERMIT	OCT 23/2012

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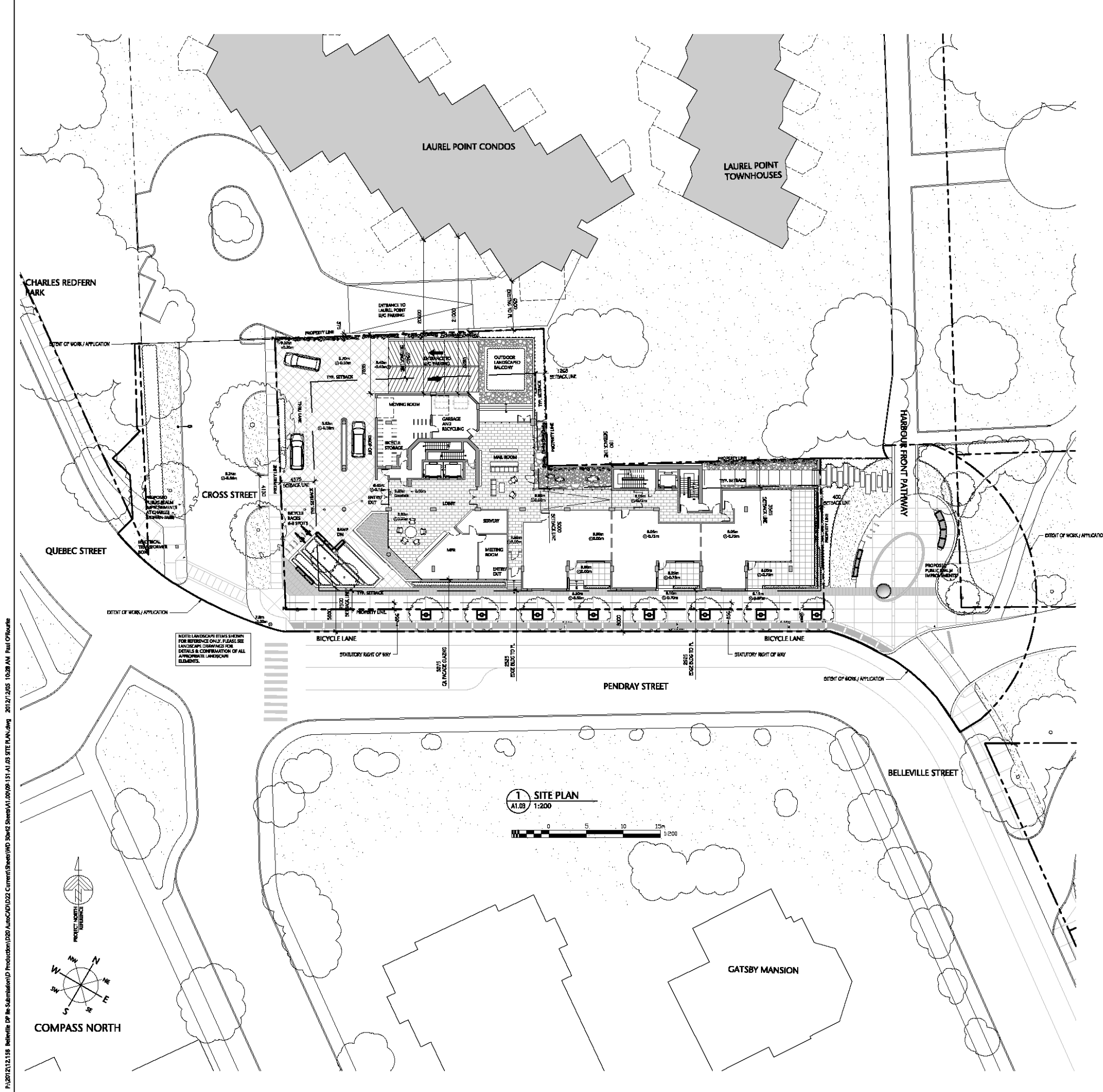
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ELEVATIONS

sheet
A4.04

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 checked **DL** project no. **12-158**



MUNICIPAL ADDRESS
257 BELLEVILLE STREET, VICTORIA, BC

LEGAL ADDRESS
LOT A, VICTORIA CITY, PLAN 21081

LAND USE DESCRIPTION
EXISTING: T1
PROPOSED: NEW SITE SPECIFIC ZONE TO ALLOW RESIDENTIAL USES

PROJECT STATISTICS

	Existing Zoning Standard	Existing Building	Proposal
Zoning	T1		New Zone
Site Area (m ²)	2053.88	2053.88	2053.88
Site Coverage (%)	20-30%	30	42.36%
Main Floor (m ²)		619.15	870.14
Gross Floor Area (above Grade excl. Balconies, incl mech.)			6153.22
Floor Space Ratio	1.2 max.	0.90	2.995
Building Height (m)	21.5	15	29.45
Number of Floors	6 or more	3	8
Setbacks (m)			
1. "North Elevation" GL 1-mid 6/7 GL mid 6/7-8 GL 8-10 GL 10-13	7.5	21.86 3.64 2.30 3.51	5.94 3.00 0.19 3.585
2. "South Elevation"	7.5	2.23	2.50
3. "West Elevation"	7.5	4.8	4.575
4. "East Elevation" GL D-G GL A-D	7.5	1.34 n/a	0.40 1.26

Note: Existing Setbacks to relative proposed Gridlines

Open Space (%)	30% min.	28%	40%
Parking Stalls	1.3/unit	25	40
Bicycle Parking			6 Spots @ Entry & 26-35 In Bicycle Rm @ Main Floor

Net to Gross Ratio	1.28
Parkade Level P1 Area	1846 m ²
Number of Floors above Grade	8 excl. Roof Top
Total Height @ Top of Parapet (excl. Mechanical Room)	27950mm (Laurel Point - 32000mm)
Floor to Floor Height (Typ.)	3350mm
Podium Floor to Floor	4500mm
Typ. Slab Thickness	225mm
Zero Elevation	8.80m (center of Cross Street near Lobby)
Number of Units	26-35 (Max. 35 units)
Parking stall count - based on 1.3 stalls / unit	Bylaw required 32 - 40 stalls provided / Including 3 Handicap and 4 Visitor U/G

GENERAL NOTES REGARDING UNITS:
Building makes use of an open plan concept. Unit sizes and types will vary depending on end-user's unit configuration. Number and type of unit will vary. Below is a sample configuration of the building.

Typical Unit Configuration	Avg. No.	Avg. Area/Unit (m ²)
1 BEDROOM	5	110
1 Bedroom & Den	15	125
2 BEDROOM	9	195
Ground Oriented Access	3	115

BUILDING AREA CALCULATION
BUILDING GROSS AREAS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS

OPEN SITE SPACE CALCULATION
CALCULATION BASED ON CITY OF VICTORIA "SCHEDULE A" DEFINITION OF OPEN SITE SPACE.

OPEN SITE SPACE MEANS THAT PORTION OF THE LOT:
A) WHICH FROM THE SURFACE OF THE LOT IN A VERTICAL COLUMN UPWARD IS NOT OCCUPIED OR OBSTRUCTED BY THE BUILDING OR ITS PARTS EXCEPT:
1) ACCESSORY GARDEN STRUCTURE
2) BALCONY OR ROOF PROJECTION;
B) WHICH IS GRADED AND LANDSCAPED

257 BELLEVILLE STREET
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2	DP ADDITIONAL ITEMS	DEC 09/2012

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drawing title
SITE CONTEXT PLAN & DATA SHEET

sheet
A1.03

drawn	scale
POR	AS SHOWN
checked	project no.
DL	12-158

257 BELLEVILLE STREET
VICTORIA,
BRITISH COLUMBIA.

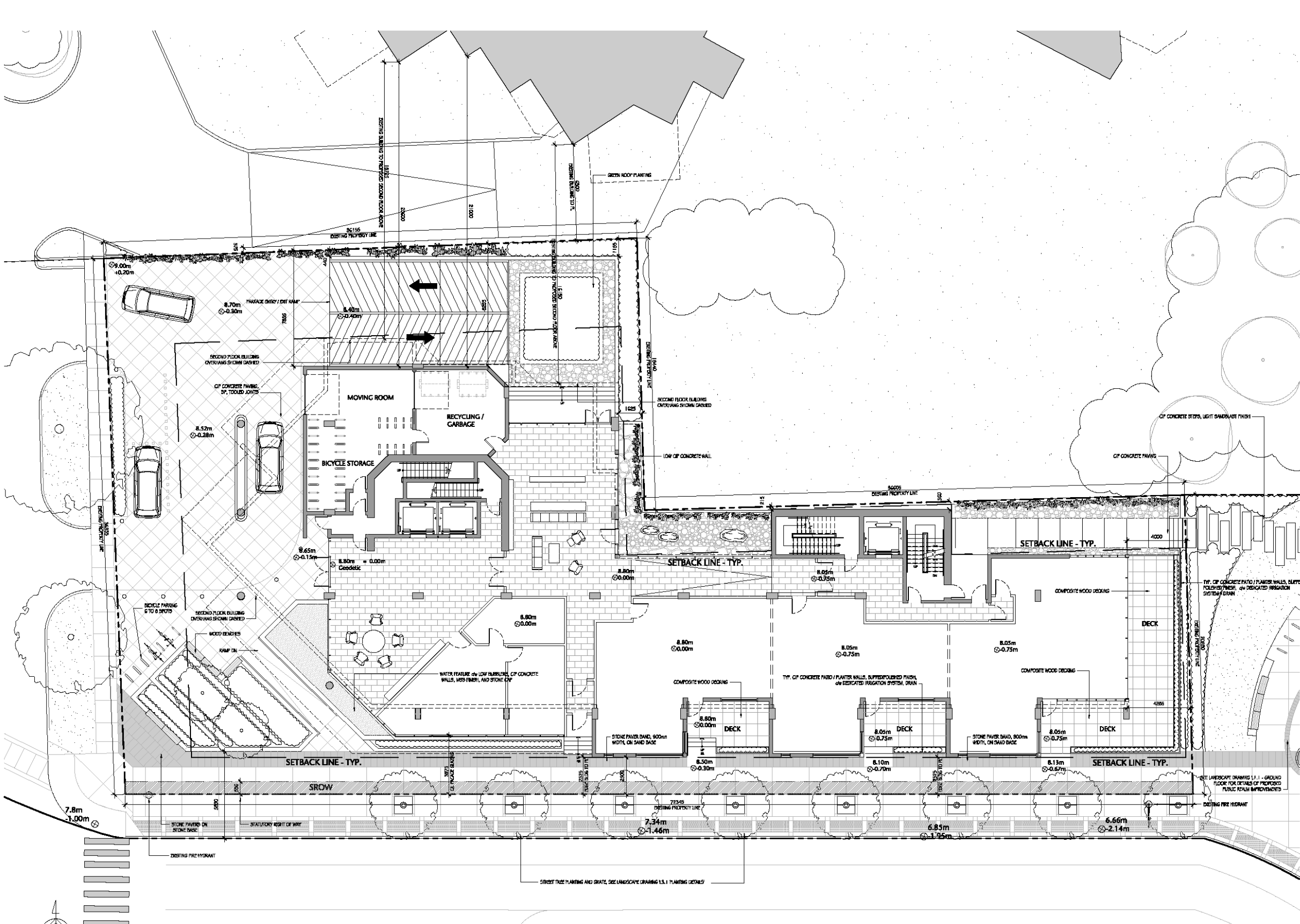
no.	Issued for	date
1	DEVELOPMENT PERMIT	OCT 23/2012

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drawing title
DETAILED SITE PLAN
sheet
A1.04
drawn
POR
checked
DL
scale
AS SHOWN
project no.
12-158



NOTE: LANDSCAPE ITEMS SHOWN FOR REFERENCE ONLY. PLEASE SEE LANDSCAPE DRAWINGS FOR DETAILS & CONFIRMATION OF ALL APPROPRIATE LANDSCAPE ELEMENTS.

NOTE: FOR TYPICAL LANDSCAPE FINISHES & GRADING, SEE LANDSCAPE DRAWINGS

SCHEDULE A
STATUTORY BIGHT OF WAY SHOWN HATCHED

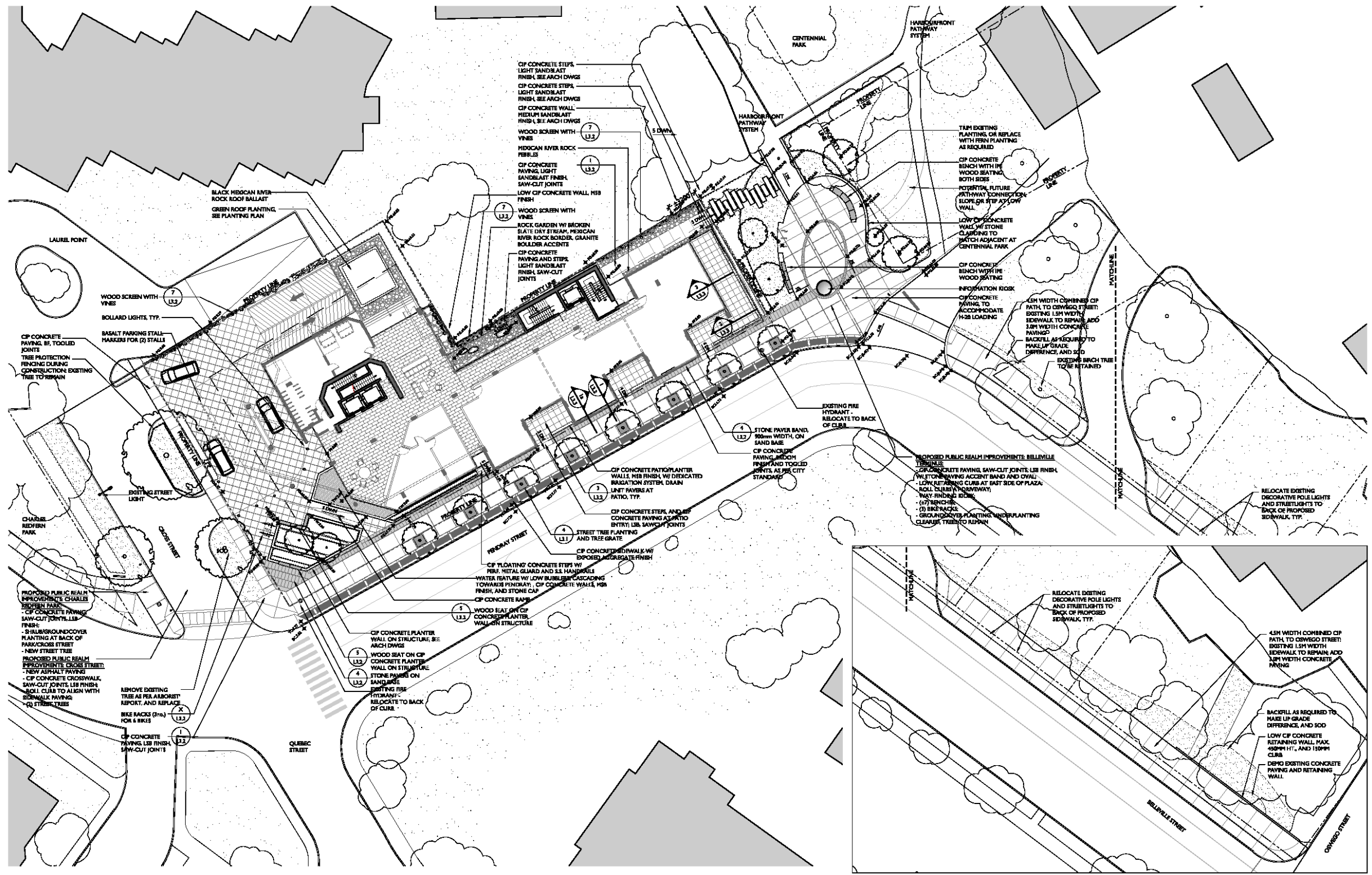
1 DETAILED SITE PLAN
A1.04 1:150



P:\2012\12158 Belleville DP - Submission\ID Production\200 AutoCAD\22 Current\Sheet\12-158 A1.04 SITE PHOTOS.dwg 2012/10/23 1:58 PM Paul O'Rourke

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	Development Permit	Nov 15/10
	Revised Development Permit	Feb 04/11
	Revised Development Permit	Feb 16/11
	Revised Development Permit	Apr 29/11
	Issued for Coating	Nov 07/11
	Re-issued for Development Permit	Dec 05/12

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PHILLIPS-FAREVAAG-SMALLENBERG
PLANNING-URBAN DESIGN-LANDSCAPE ARCHITECTURE
207 The R. Younger Bldg. 100 West 10th Street, Vancouver, BC V6E 2S7 Tel: 604.281.8800 Fax: 604.281.8801

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LANDSCAPE PLAN - GROUND FLOOR

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

LANDSCAPE KEY LEGEND

CP	CAST-IN-PLACE
FB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
AD	AREA DRAIN
	PROPOSED SPOT ELEVATION (FINISHED GRADE)
1h	PLANT SPECIES
12	PLANT QUANTITY
3.0	SECTION NUMBER
L1.0	SET SHEET NO.
2.0	DETAIL NUMBER
L1.0	SET SHEET NO.

GENERAL NOTES

1. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL LAWN AND PLANTING AREAS.
2. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR GRADING.
3. ENSURE POSITIVE DRAINAGE.
4. STREETScape TO APPROVAL OF ENGINEERING SERVICES. ALL STREET TREES TO HAVE # WIDE IF DEPTH DEEP ROOT ROOT BARRIER, OR PRE-APPROVED EQUIVALENT, AT ALL SIDEWALK LOCATIONS.
5. ALL STREET TREE SPECIES AND SPACING TO CONFORM TO CITY OF VICTORIA STANDARD SPACING AND CLEARANCE.
6. RINAL TREE LOCATIONS TO BE DETERMINED TO THE SATISFACTION OF ENGINEERING SERVICES.
7. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANT MATERIAL, INCLUDING STREET LEVEL PLANTINGS AND GREEN ROOF PLANTINGS. HOBBIES SHALL BE PROVIDED IN ALL PRIVATE COURTYARD AND PATIO AREAS. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
8. ALL PLANT MATERIAL TO SCINA AND BCCLA STANDARDS.
9. ROOT BARRIERS TO BE DEEP ROOT, ROOT SOLUTIONS OR EQUAL.

IRRIGATION: GENERAL NOTES

1. ALL LANDSCAPE IRRIGATION SHALL CONFORM TO IABC STANDARDS.
2. LANDSCAPE DRINKLINE SHALL BE LOOPEL UNLESS OTHERWISE SPECIFIED.
3. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY SUPERVISED 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.
4. 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.

LAYOUT AND MATERIALS: GENERAL NOTES

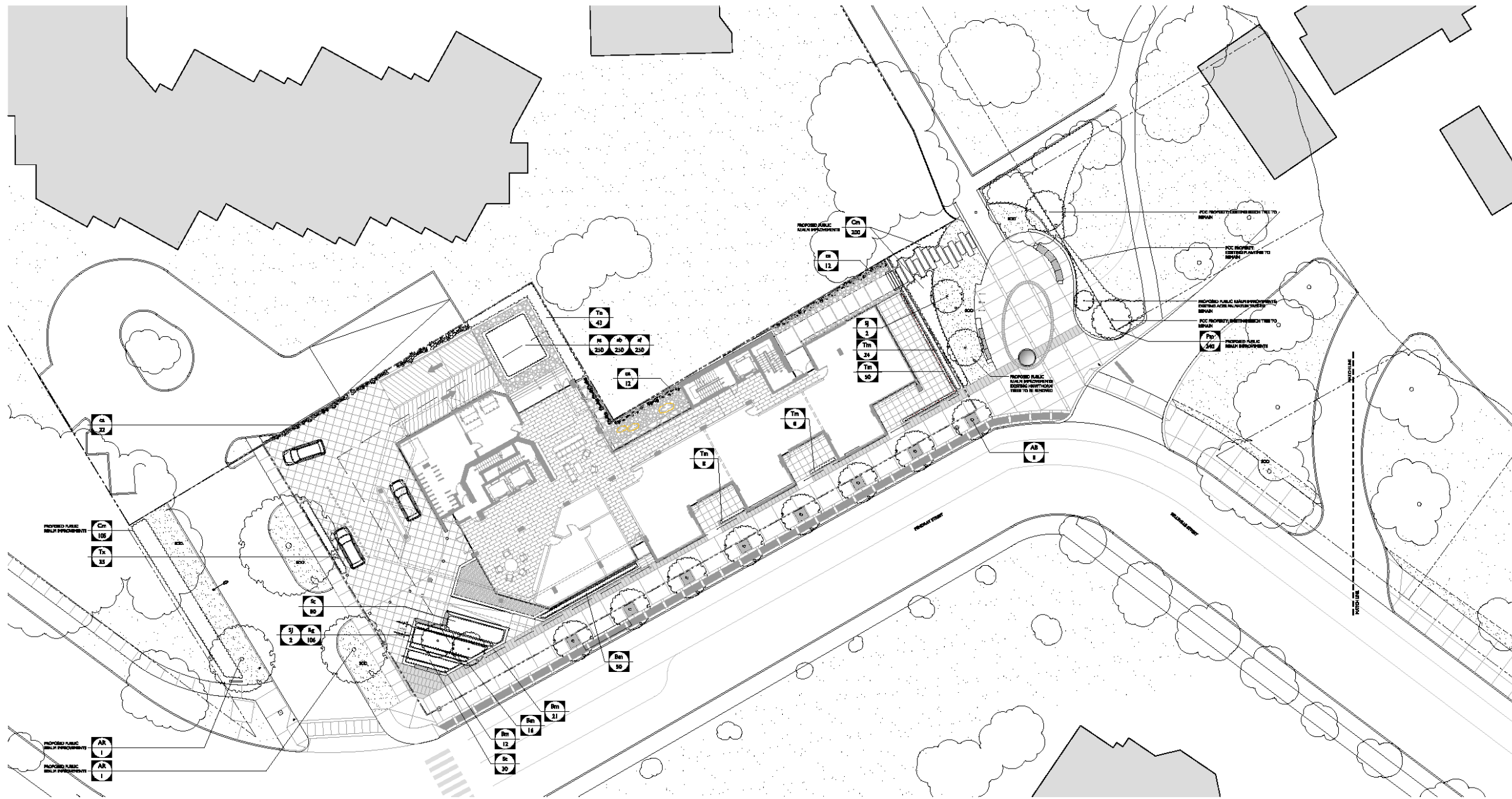
1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION 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 REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
6. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
7. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LET-DOWNS.
8. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.

GRADING: GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 1% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 6:1 (12%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

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257 BELLEVILLE STREET
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PLANT SCHEDULE (INCLUDING PROPOSED PUBLIC REALM IMPROVEMENTS)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AB	8	ACER RUBRUM 'BOWHALL'	UPRIGHT RED MAPLE 'BOWHALL'	7 CM STD	MATCHING, FULL
AR	2	ACER RUBRUM 'RED SUNSET'	RED MAPLE 'RED SUNSET'	7CM STD	MATCHING, FULL
Sj	4	STYRAX JAPONICA	JAPANESE SNOWBELL	7 CM CAL	MATCHING, FULL
SHRUBS					
Bm	99	BIJAKUS MICROPHYLLA GREEN BEAUTY	GREEN BEAUTY LITTLE LEAF BIJAKUS	#3 POT	450mm O.C.
Pm	240	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT	450mm O.C.
Rg	106	RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM CONEFLOWER	#1 POT	380mm O.C.
Tm	100	TAXUS MEDIA HICKSII, MAL	HICKS YEW	#5 POTS	380mm O.C., MALE
Tx	35	TAXUS MEDIA HICKSII, MAL	HICKS YEW	42" HT., FIELD GROWN, FULL, 500mm O.C.	MALE
To	43	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	2.5M HEIGHT	500mm O.C.
GRASS					
Cm	200	CAREX MORROWII 'ICE DANCE'	VARIEGATED JAPANESE SEDGE	#1 POTS	370mm O.C.
Sc	110	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POTS	450mm O.C.
CLIMBERS					
ca	46	CLEMATIS ARMANDII	EVERGREEN CLEMATIS		1200 O.C.
GREEN ROOF					
sa	2450	SEDUM ACRE			8" O.C.
sb	850	SEDUM SPECTABILE 'BRILLIANT'			10" O.C.
sf	2450	SEDUM FLORIFERUM 'WEINHENSTEPHANER GOLD'			8" 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 (BCLNA).
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 PLANS. PLANTING BENEATH PATIOS AND VERGANGS 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, SOG, 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 CONTAINOUS STRUCTURAL SOIL TRENCH FROM BACK OF CURB TO FACE OF BUILDING / PARKING STRUCTURE, TO MIN. 700mm DEPTH.



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
	Issued for Costing	Nov 07/11
	Re-issued for Development Permit	Dec 06/12

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PHILLIPS FAREVAAG ESHLEHNER
 PLANNING URSANDEREN LANDSCAPE ARCHITECTURE
 2107 The A. Shannor 351 West 6th St. Vancouver BC V6C 2K6
 Tel: 604 681 8700 Fax: 604 681 8701

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PLANTING PLAN
 GROUND FLOOR

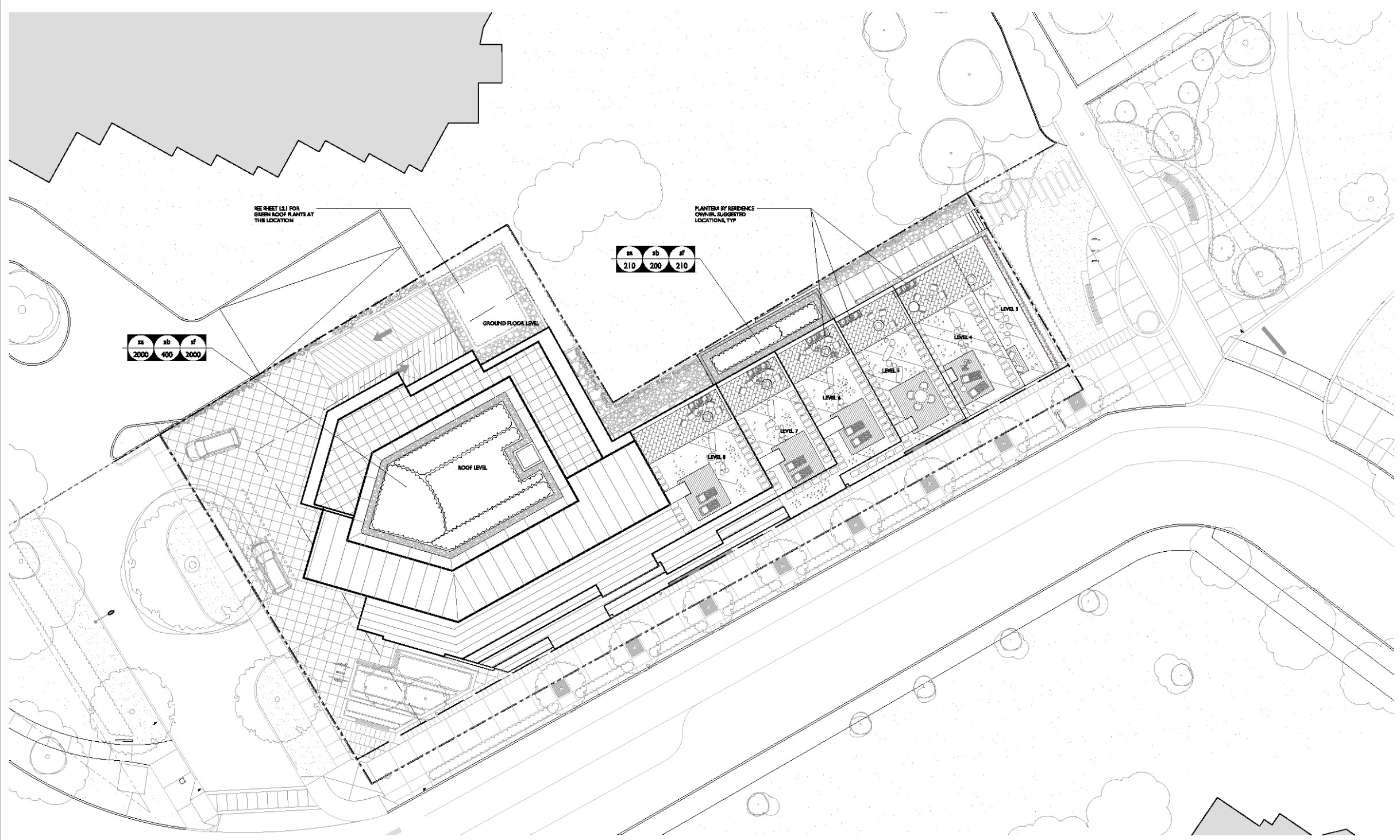
L2.1

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



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	Revised Development Permit	Feb 16/11

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 PLANNING URSANDERSEN LANDSCAPE ARCHITECTURE
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PLANTING PLAN - ROOF LEVELS

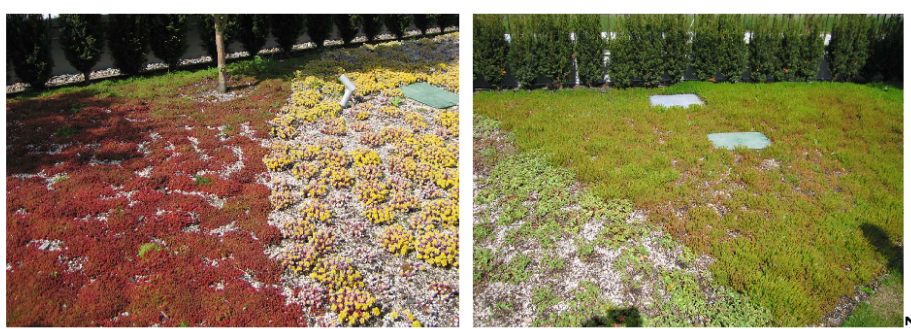
L2.2 sheet

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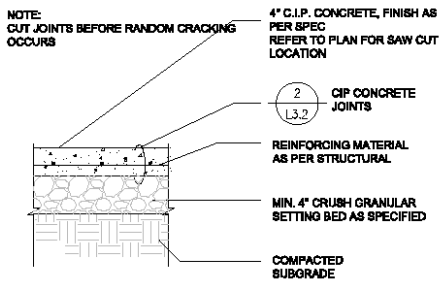
SEDUM SPECIES



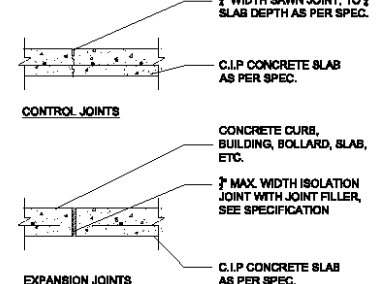
EXTENSIVE GREEN ROOF PLANTING EXAMPLES



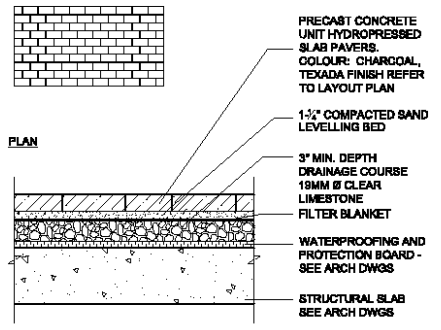
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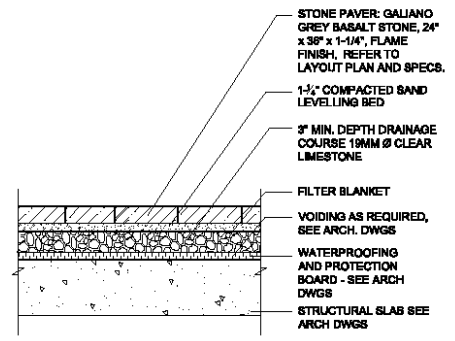
1 CIP CONCRETE PAVING
L3.2 SCALE: 1:10



2 CIP CONCRETE JOINTS TYP.
L3.2 SCALE: 1/2"



3 UNIT CONCRETE PAVING
L3.2 SCALE: 1:10



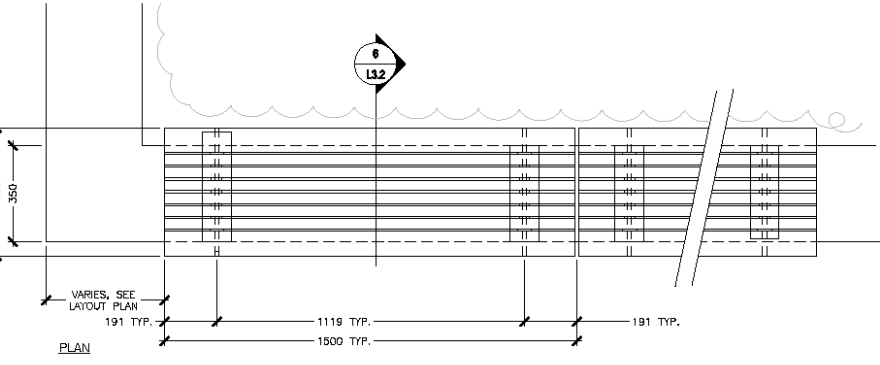
4 STONE PAVING ON STRUCTURE
L3.2 SCALE: 1:10



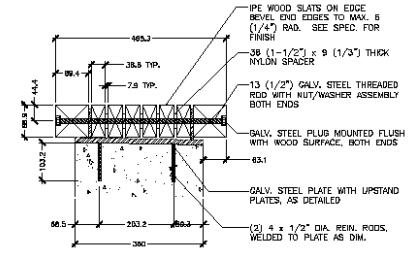
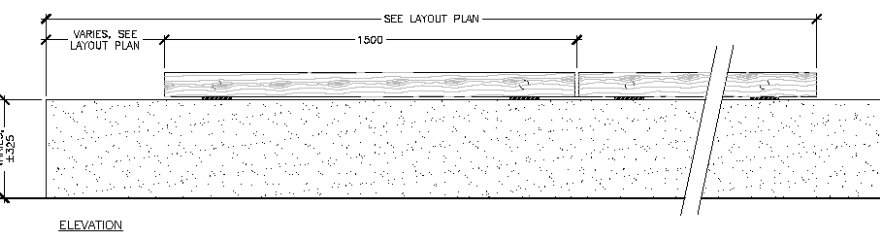
BASALT AND CONCRETE PAVING - EXAMPLE



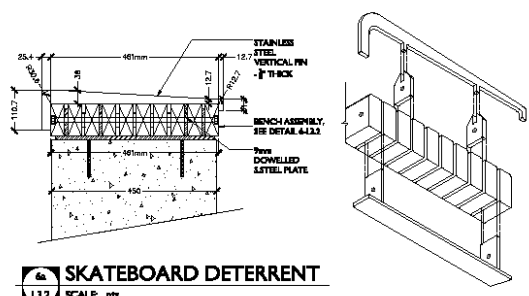
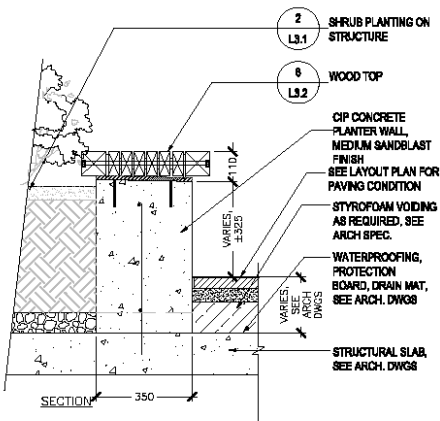
BIKE RACK - EXAMPLE



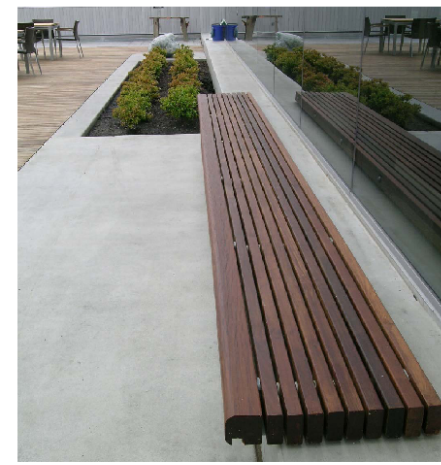
5 WOOD BENCH ON CONCRETE PLANTER WALL
L3.2 SCALE: -



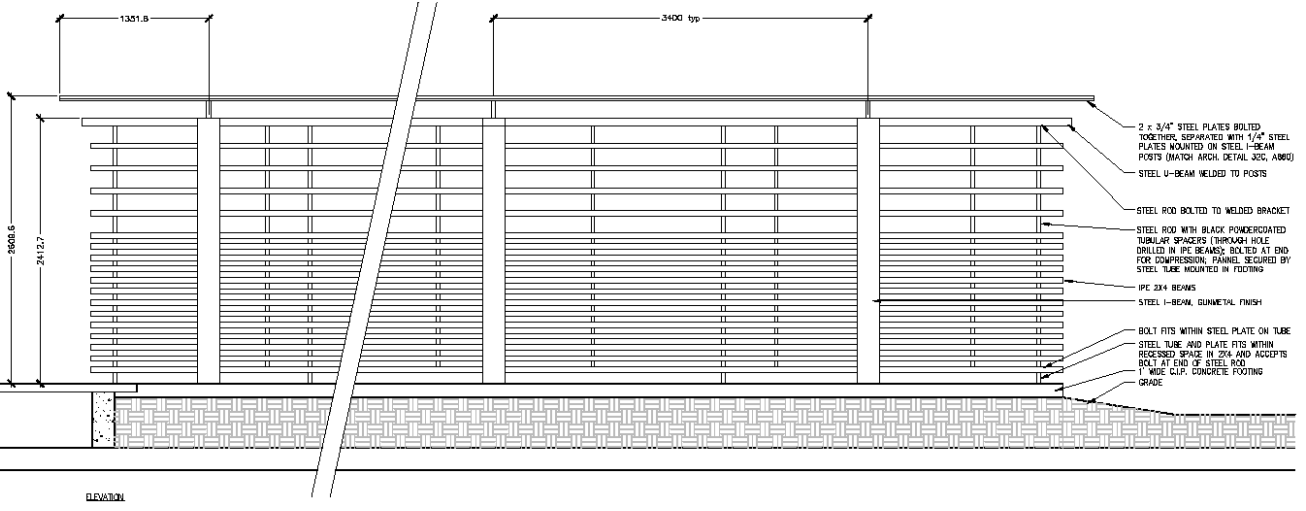
6 BENCH WOOD TOP, TYP.
L3.2 SCALE: n/a



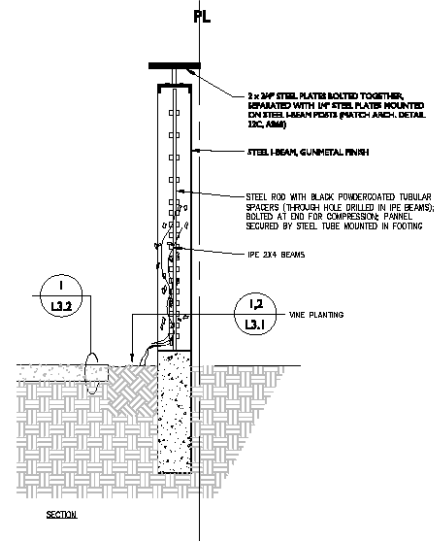
BOLLARD LIGHT - EXAMPLE



WOOD TOP BENCH - EXAMPLE



7 WOOD SCREEN
L3.2 SCALE: -



WOOD SCREEN - EXAMPLE

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

_____ seal

_____ permit

_____ consultant

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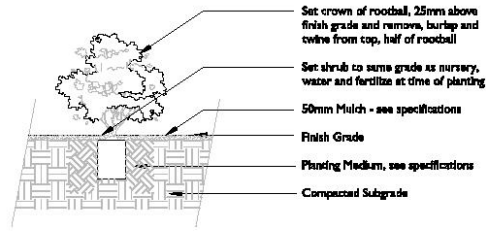
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LANDSCAPE SECTIONS and DETAILS

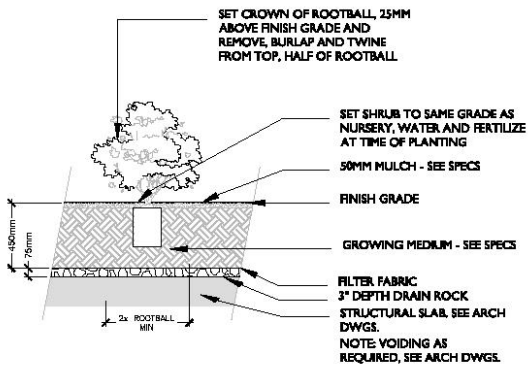
L3.2

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

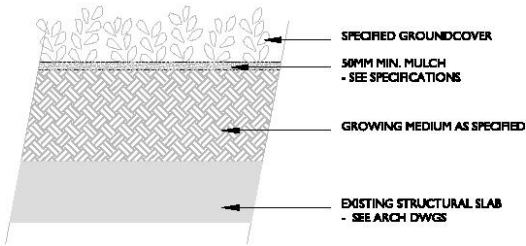
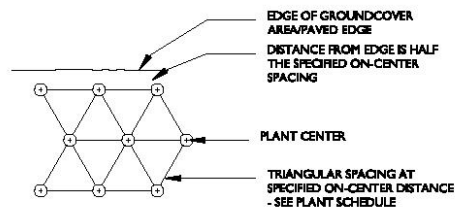
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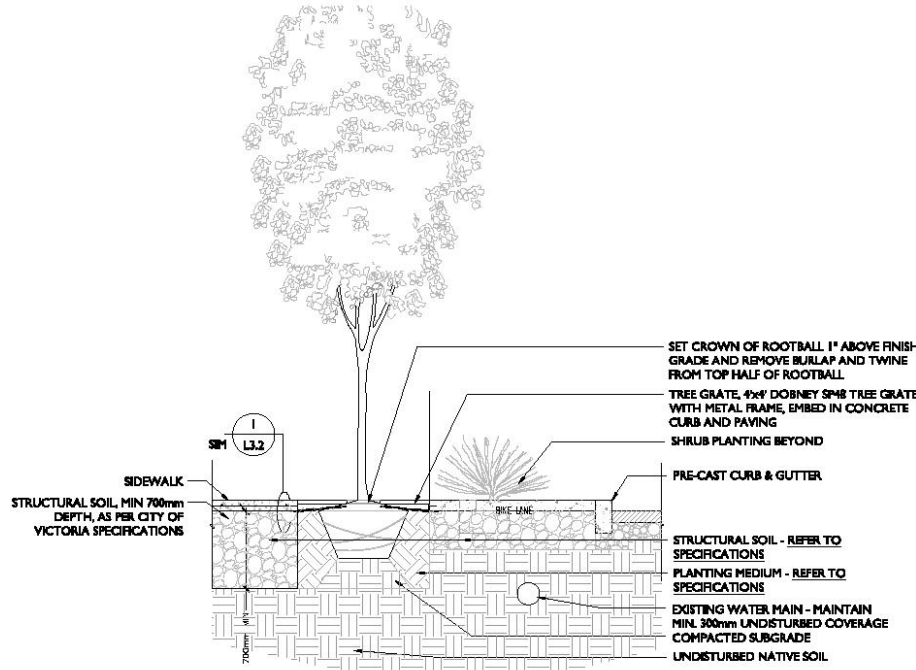
1 SHRUB PLANTING ON GRADE
L3.1 SCALE 1:25



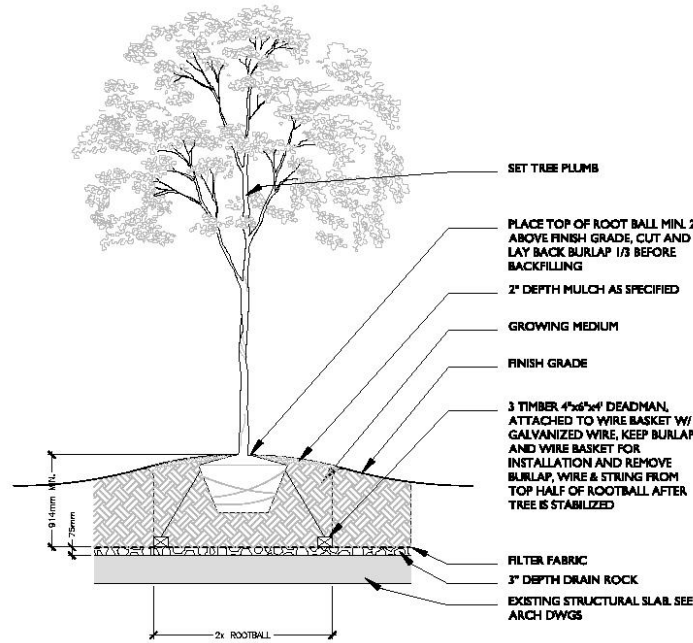
2 SHRUB PLANTING ON SLAB
L3.1 SCALE 1:25



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 'BOW-HALL'
BOW-HALL UPRIGHT RED MAPLE



ACER RUBRUM 'RED SUNSET'
RED SUNSET RED MAPLE

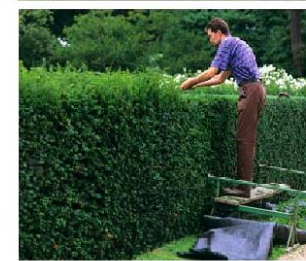


STYRAX JAPONICA -
JAPANESE SNOWBALL



SHRUBS /
GROUNDCOVERS

TAXUS MEDIA 'HICKSII' -
HICK'S YEW



BUXUS JAPONICUM -
'GREEN BEAUTY' BOXWOOD



STIPA TENNISIENSIS -
MEXICAN FEATHER GRASS



RUDBECKIA 'GOLDSTURM' -
GOLDSTURM CONEFLOWER



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consultant

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PLANTING DETAILS

L3.1 sheet

MD	drawn	AS NOTED	scale
CP	checked	0805	project no.

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