

ISSUED FOR: Revised Rezoning
ISSUE DATE: January 15, 2024

Project Address:

Civic Address
50 Government St
Victoria, BC

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

Owner:

Oeza Developments
1558 Beach Dr.
Victoria, BC

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

Architect

Waymark Architecture
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Victoria BC V8T 4N5

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Structural Engineer

RJC Engineers
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Victoria BC V8W 2G4

Contact: Leon Plett
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Email: lplett@rjc.ca

Landscape

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

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

Code Consultant

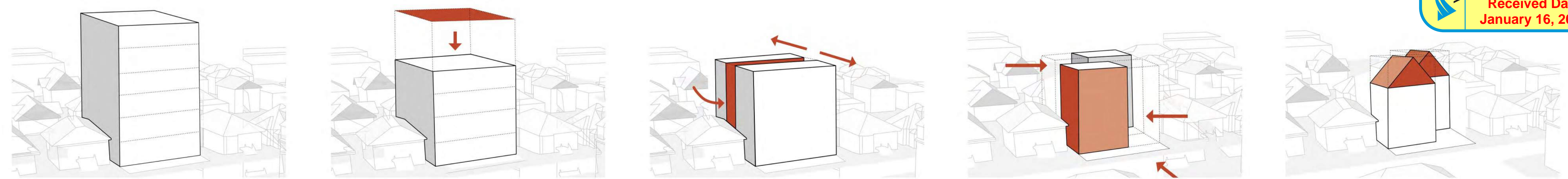
Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6


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

Civil Engineer

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

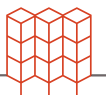
Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com





Revisions
Bubbled areas indicate revisions
compared to the previously
submitted plans
Received Date
January 16, 2024

Project ID: 2022-06



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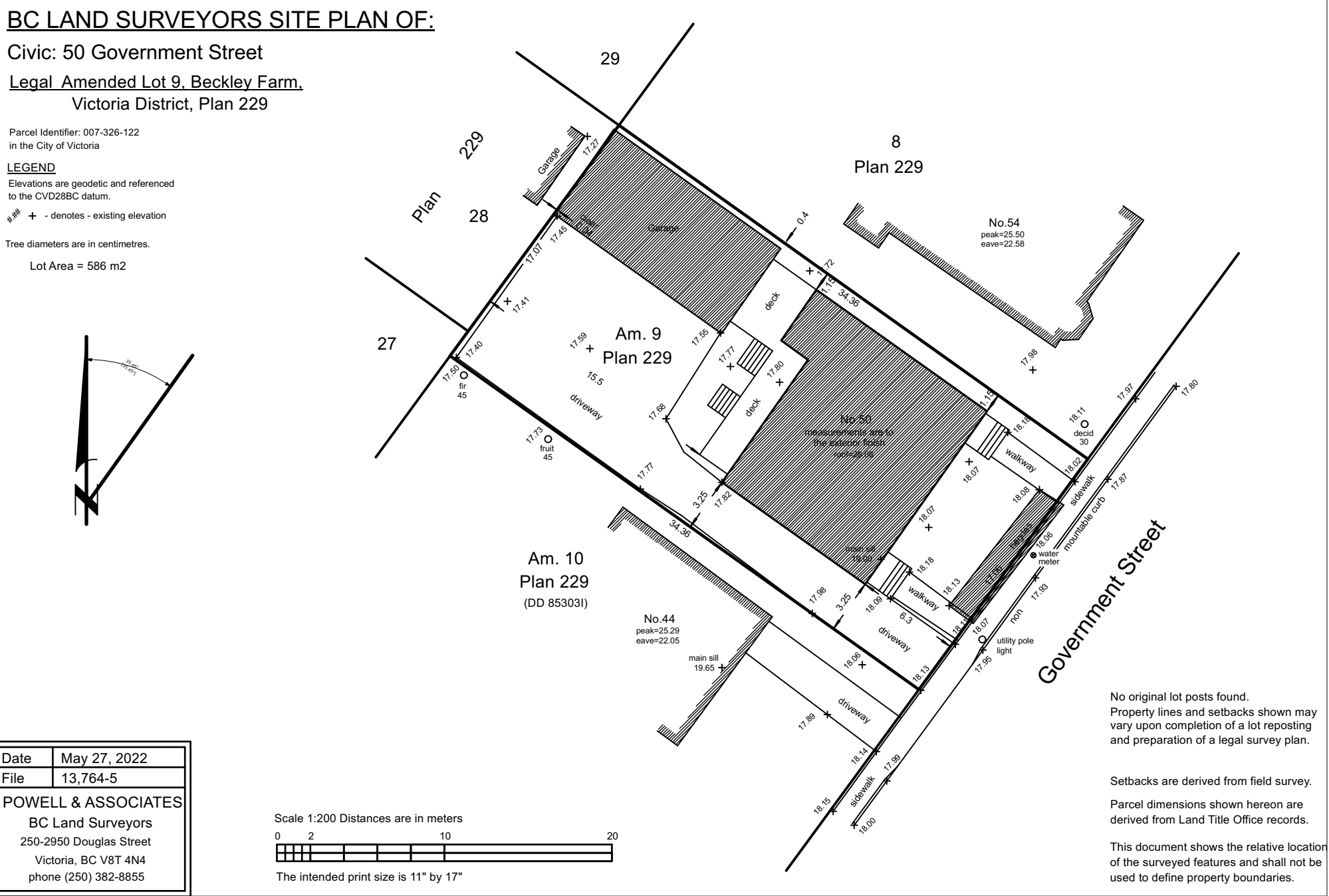
James Bay Development

2023-07-31
RZ-000
Cover Sheet

CODE ANALYSIS	
	BCBC REFERENCE
2018 BC building code, data matrix part 3	References are to division B unless noted [A] for division A or [C] for division C.
Project Description: New	
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m²	1.4.1.2 [A]
Number of stories: 5 (4 story + loft)	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following: 3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered : Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
Mezzanine area : N/A	
Occupant load based on: m²/person and design of building The occupant load for residential suites is two persons per sleeping room. 1st floor = 6 persons (1 units 3 bedrooms) 2ndfloor = 10 persons (1 units 2 bedroom, 3 unit 1 bedroom) 3rd floor = 10 persons (1 units 2 bedroom, 3 unit 1 bedroom) 4th floor & loft = 12 persons (2 units 3 bedrooms). For storage garage occupant load = garage area / 46 (sm/person) (Car + bike) parking :16+53 m2 / 46 m2 = 1.5 (2 persons) Total occupancy = 40 persons	3.1.17.1
Minimum number of exits required: 2	3.4.2.1-2 (b)

Spatial separation - construction of exterior walls - Table 3.2.3.1.d.									
Wall	Area of EBF (m²)	L.D (m)	L/H	Permitted max % of openings	Proposed max % of openings	FRR (hours)	Combustible construction	Non-combustible construction	Combustible construction non-combustible cladding
North	378	1.36	-	14	11.7			X	
South	380	1.36	-	14	12.9			X	
East- Street Front	203	4.79	-	-	39.8			X	
West - Rear	203	2.89	-	25	19.6			X	

DATA SHEET/ZONING ANALYSIS			
LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229			
STREET ADDRESS: 50 Government St			
CURRENT ZONING: R3-2 MULTIPLE DWELLING DISTRICT			
PROPOSED ZONING: SITE SPECIFIC			
SITE AREA: 586 m²			
BUILDING FOOTPRINT: 319 m²			
Current use	Zoning	Heritage	Variance
Vacant	R3-2)	No	VacantDifference
Proposed use	Poposed zone	Proposed scope of work	
Multiple dwelling	Site Specific	Construct a multiple dwelling	
Zoning Criteria	Proposal	Zone Standard(R3-2)	Envisioned by OCP Land Use designation (Urban Residential)
Site Area (m2) (min.)	586 m²	920 m² *	-
Lot width (m) (min.)	17.07 m		
Total floor area (m2) (max.)	1114.30		
Floor Space Ratio	1.90	1:2 to 1	1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives
Unit floor area (m2) (min.)	57.70	33	
Avg Grade	17.72	n/a	
Building Height (m) (max.)	15.93 m	18.5 m	Low-rise and mid-rise
Storeys (max.)	4 storeys + Loft (4.5)	6	Buildings up to approximately six storeys.
Setbacks (m) (min.)			
Front Setback - Street Boundary	5.03 m	10.5 m for, 4 story building 12 m for, 5 story building	
Rear (NW)	2.50 m	1/2 bldg ht (7.49)	
Side (NE)	1.36 m	1/2 bldg ht (7.49)	-
Side (SW)	1.36 m	1/2 bldg ht (7.49)	-
Total Side Setback	2.72 m	N/A	-
Lot Coverage	59.90%	30 - 4 storeys 24 - 5 storeys	-
Open site space - lot (%) (min.)	37%	30	-
Off Street Parking			
Car Parking	1 - Resident 0 - Visitor 1 - Car Share	Schedule C - Other Area - Multiple Dwelling 12 - Resident 1 - Visitor 13 - Total	-
Accessible	1	1	
Van accessible	0	1	
Bicycle storage			
Long Term	30	14	
Short Term Bicycle parking	6	6	
	*Bike stalls could be replaced with mobility scooter parking depending on resident's needs.	*This lot is smaller than the minimum site area of 920 m², which does not permit a multiple dwelling.	
UNIT TYPES			
Sudio unit 31 m²			
1 Bedroom - 57 to 62 m²			
2 Bedroom + Den 138m²			



1 Survey Plan

Parking required for 50 Government:

0.85 spaces per unit <45 m²
1.00 space per unit 45<70 m² - 8 units (all L2 & L3 units)
1.45 spaces per unit >70 m² - 3 units (ground floor unit, plus both penthouse units)

= {1x8} + {1.45x3}
=12.35
=13 car parking spaces

Visitor parking: 0.1 per uni
= 0.1 x 11
= 2 visitor spaces

Required bikes: 1.25 per unit >45 m²
= 1.25 x 11 = 13.75
= 14 bike parking stalls

Visitor bikes required: 6

PROPOSED:

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

32 bike parking
22 wall mounted
10 ground mounted, including 6 regular bike and 4 oversize bike stall (more than 50% of required bike stalls)



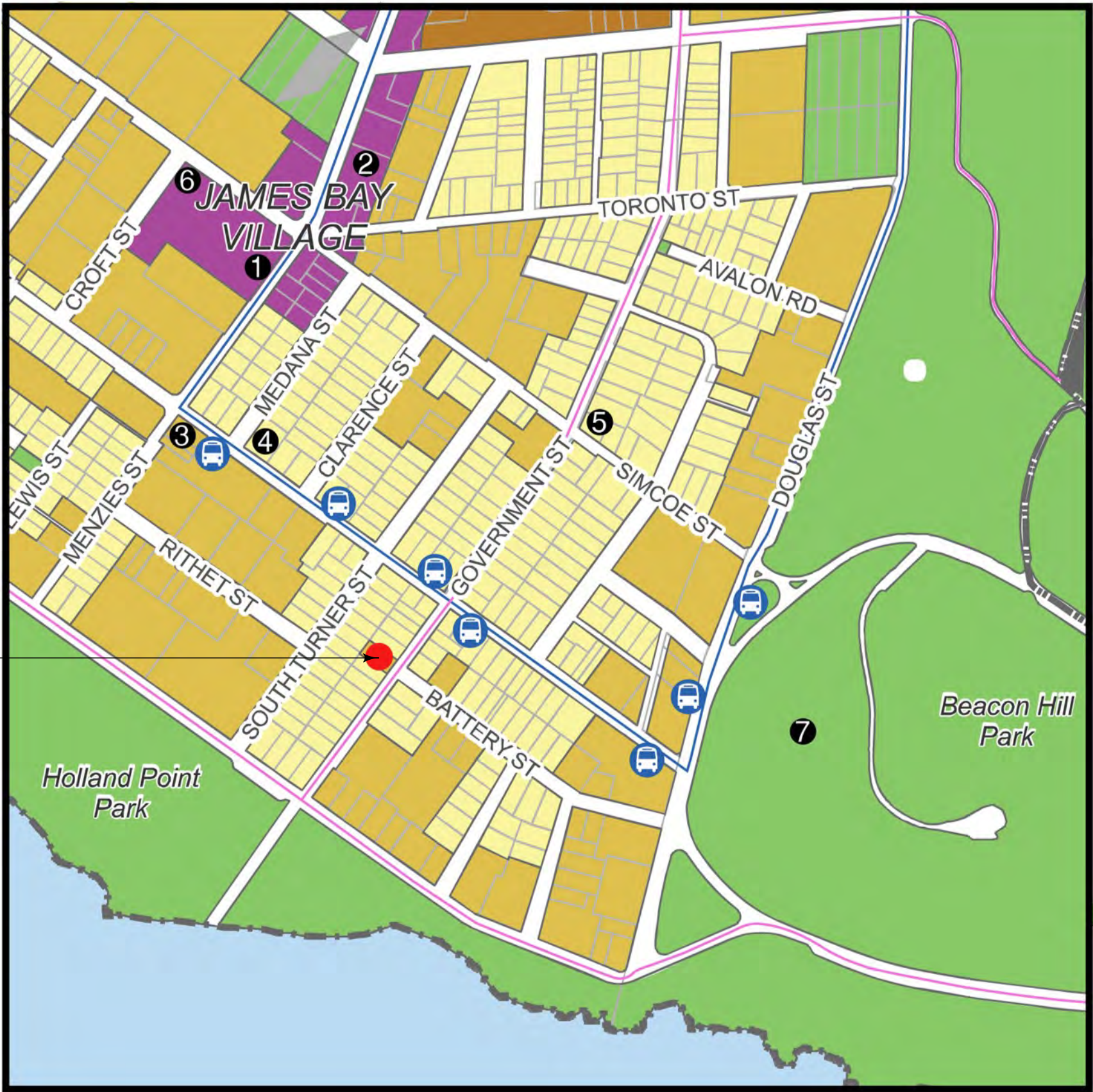
James Bay Strategic Directions

Urban Place Designations*

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

- Bus Stop
- Bus route
- Bike lane

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



50 Government St



OCP Policy Objectives Advanced By This Proposal:

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



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



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



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



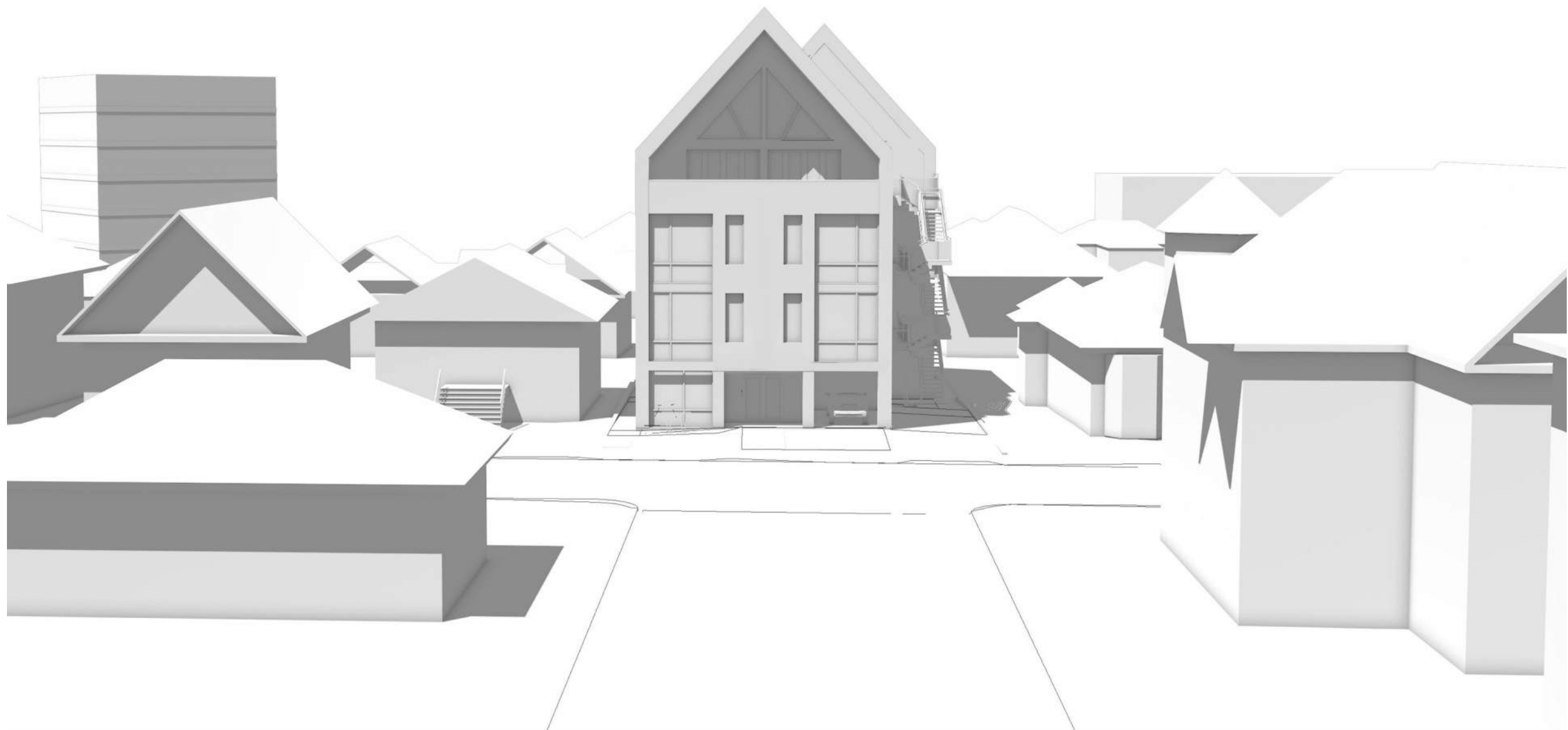
6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041."



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

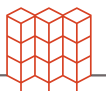


6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041."



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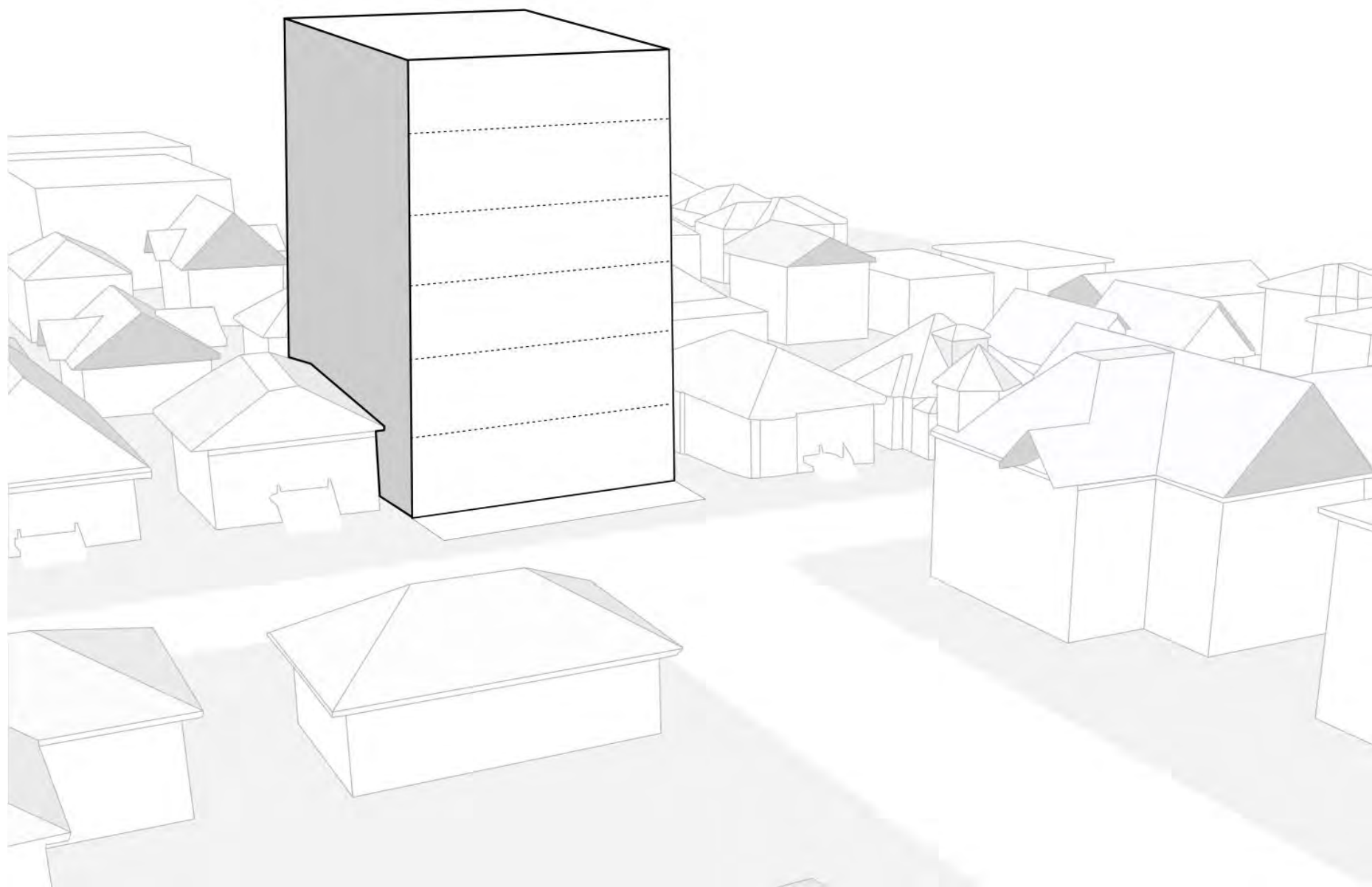
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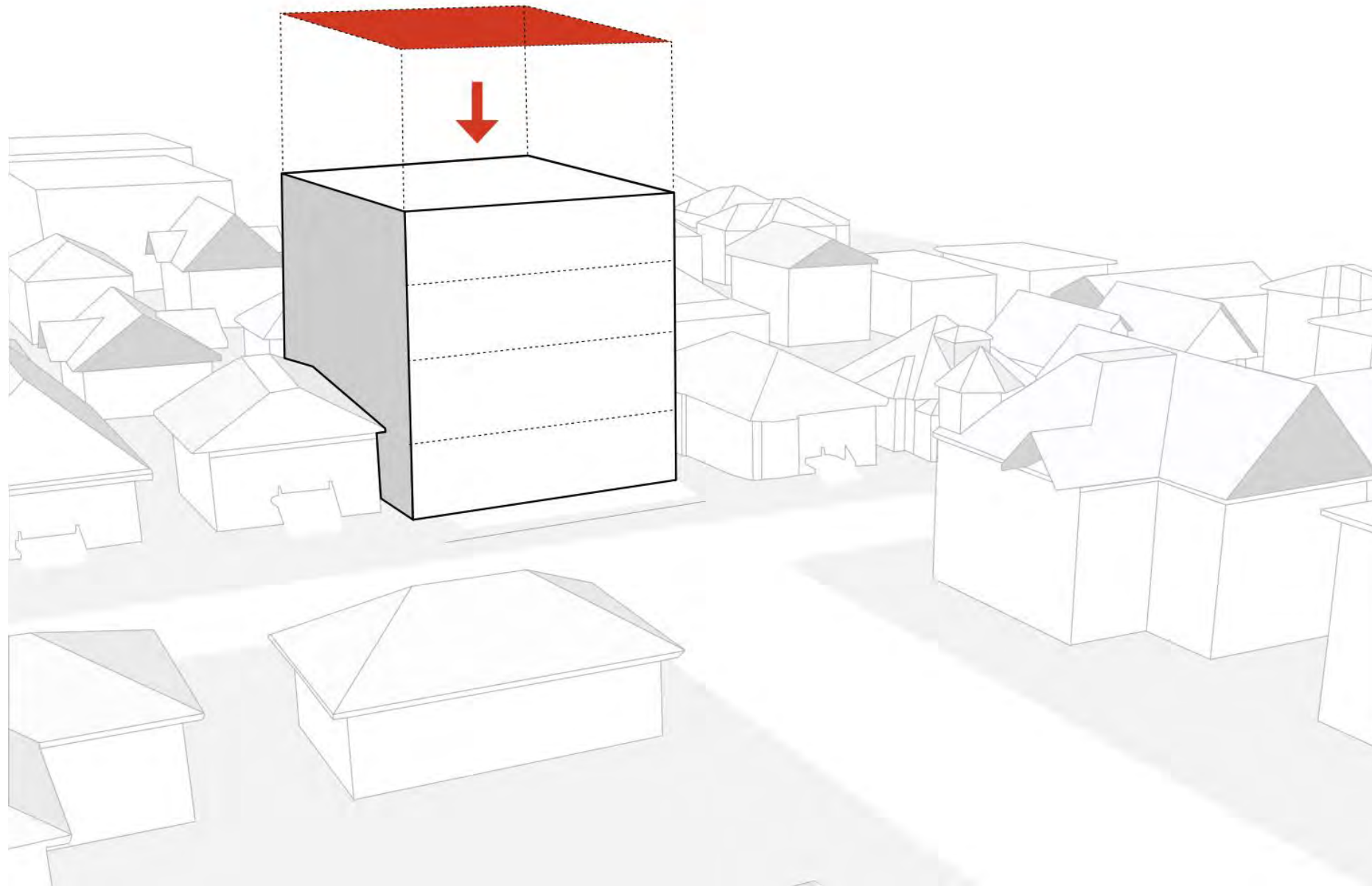
2023-07-31
RZ-002

OCP and Context

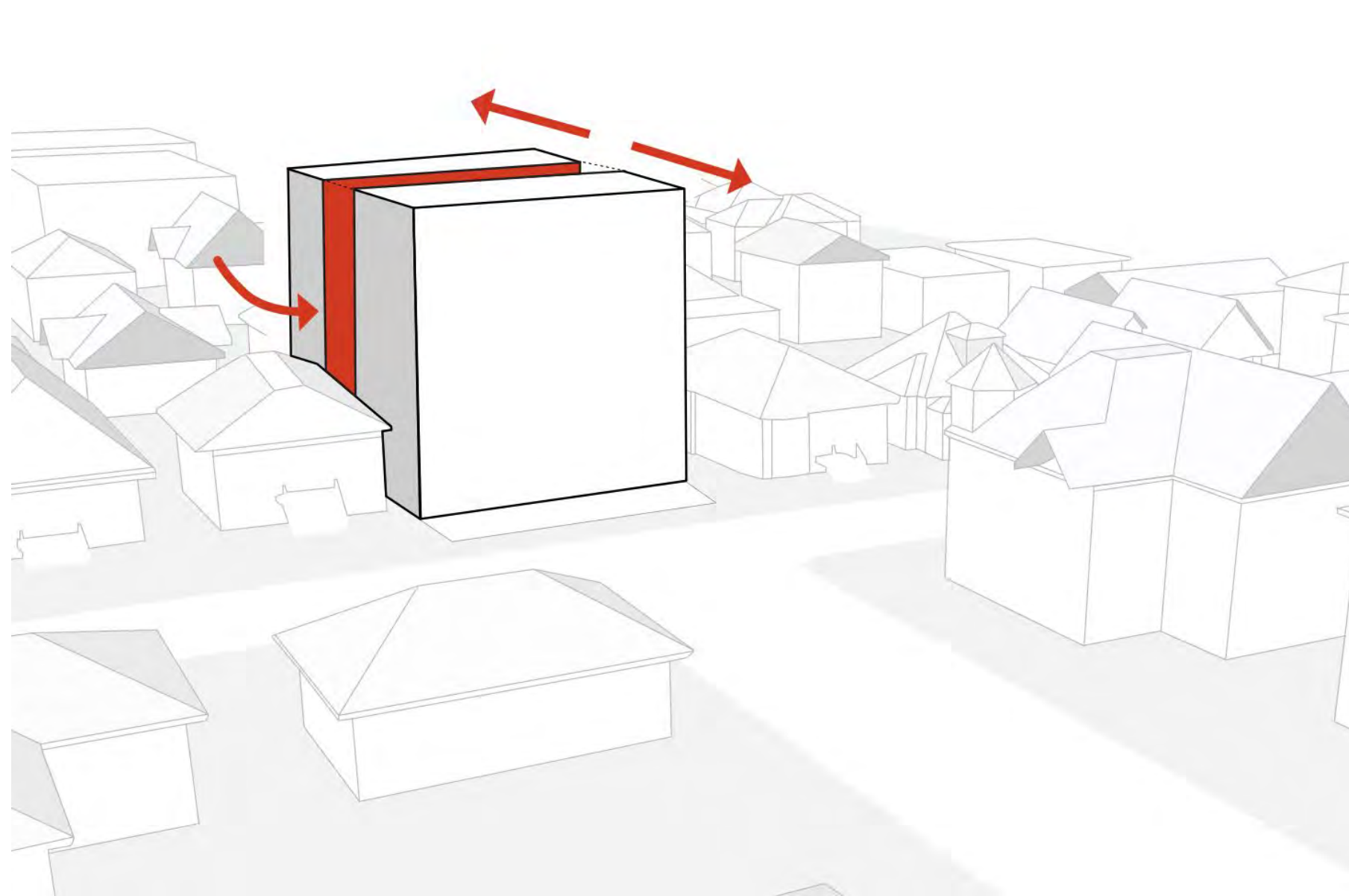
PREVIOUS PROPOSED DESIGN



REDUCTION TO A 4-STORY BUILDING



DIVIDED INTO TWO, FOCUSING ON CENTRAL AXIS



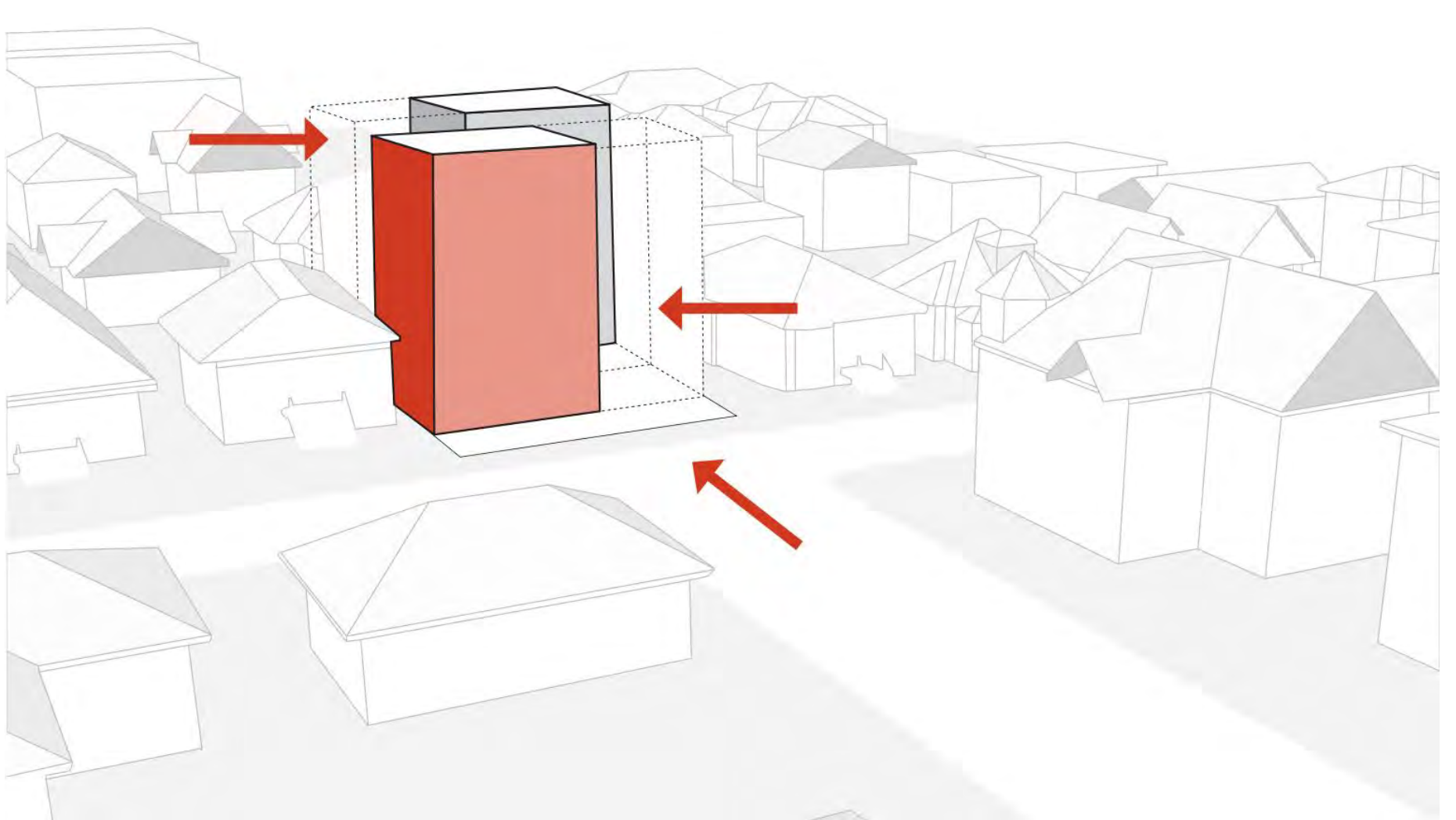
STEP 1 → **HEIGHT** →

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

STEP 2 → **FAMILY ORIENTED** →

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

SHIFTED ACCORDING TO SURROUNDINGS



STEP 3 → **SETBACKS** →

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

RESIDENTIAL FORM AND CHARACTER



STEP 4 → **HARMONY** →

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

RESULTING PROPOSAL





Existing Building, 50 Government



Existing Building, 50 Government



Proposed Building, 50 Government



Proposed Building, 50 Government



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James Bay Development

2023-07-31
RZ-004

James Bay Perspectives

36 South Turner Behind

36 Government St

40/42 Government St

44 Government St

50 Government St

54 Government St

58 Government St

62 Government St

64 Government St



1

Existing Street Elevation

Scale: 1:200

36 South Turner Behind

36 Government St

40/42 Government St

44 Government St

50 Government St

54 Government St

58 Government St

62 Government St

64 Government St



2

Proposed Street Elevation

Scale: 1:200

Oeza Developments

James Bay Development

Existing and Proposed Street Elevation

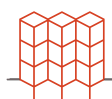
2023-07-31
RZ-005

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2
A301 Proposed Street Elevation
Scale: 1:200



1 Equinox @ 9:00am

2 Equinox @ 12:00pm

3 Equinox @ 4:00pm

4 Summer Solstice @ 9:00am

5 Summer Solstice @ 12:00pm

6 Summer Solstice @ 4:00pm

7 Winter Solstice @ 9:00am

8 Winter Solstice @ 12:00pm

9 Winter Solstice @ 3:30pm



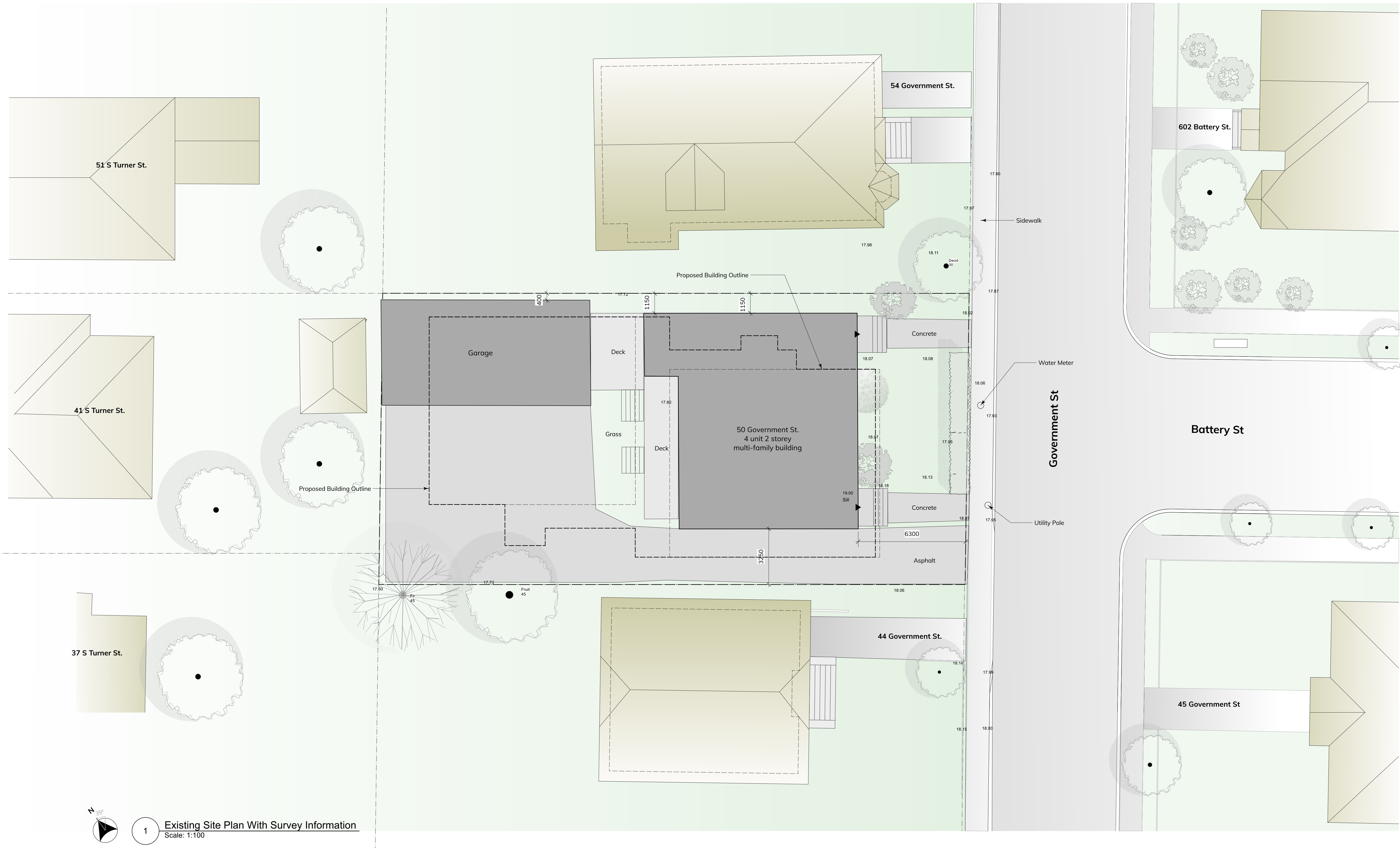
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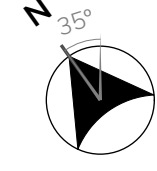
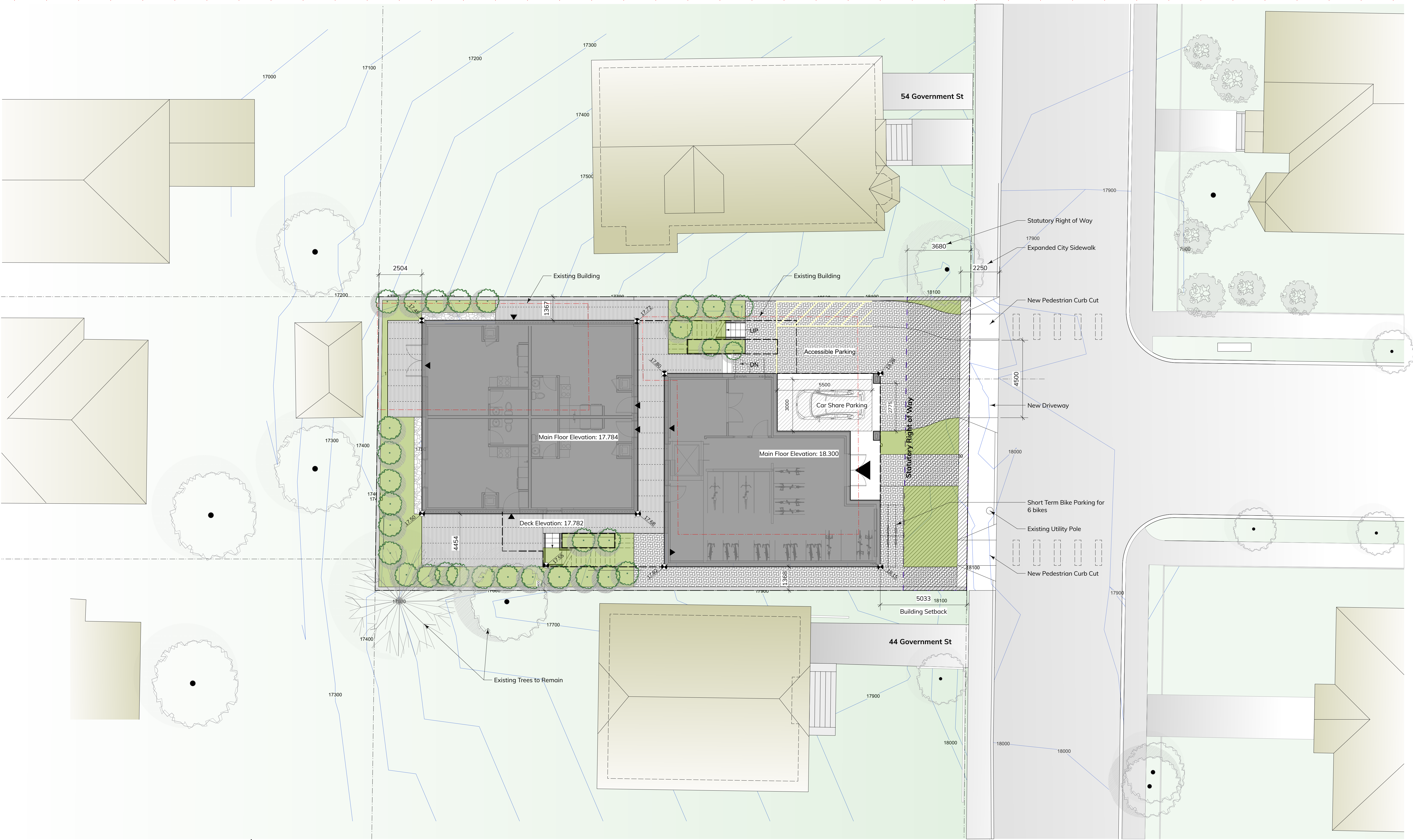
James Bay Development

2023-07-31
RZ-007
Shadow Study



1 Existing Site Plan With Survey Information
Scale: 1:100





1

Site Plan
Scale: 1:100



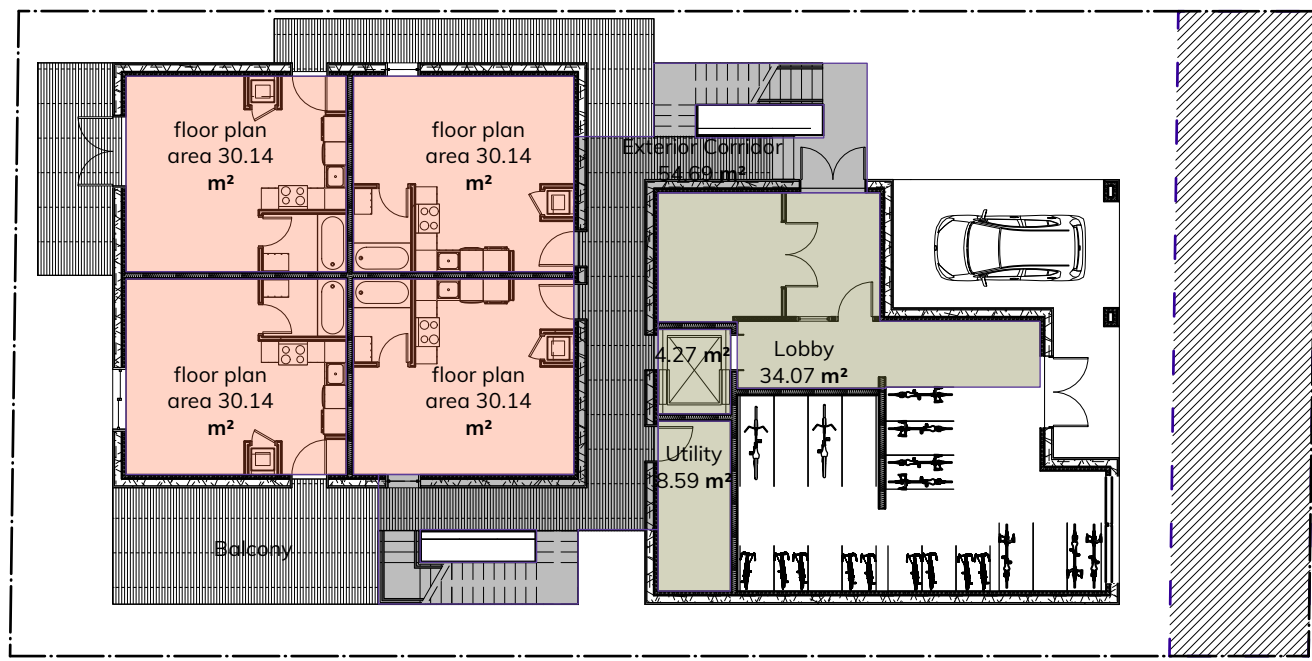
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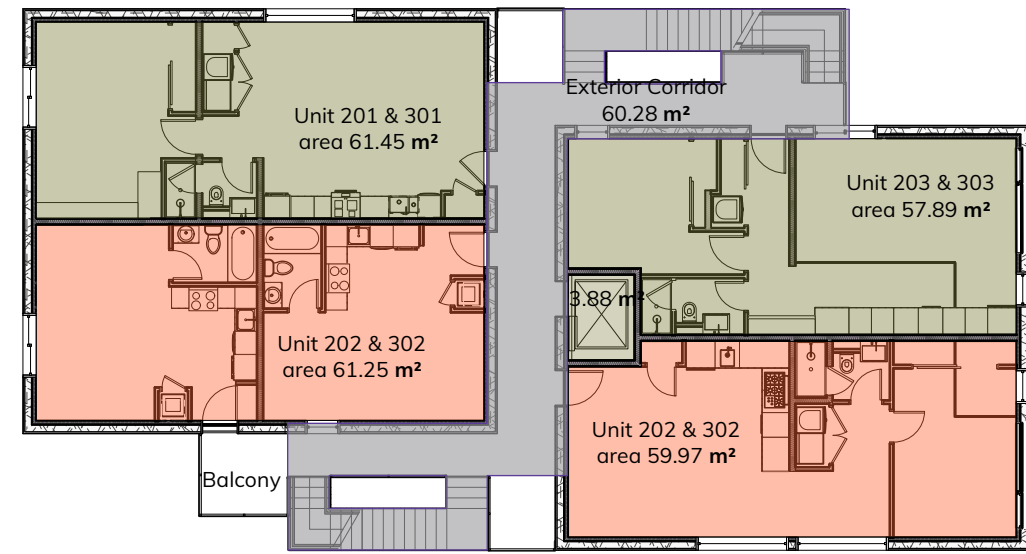
Oeza Developments

James Bay Development

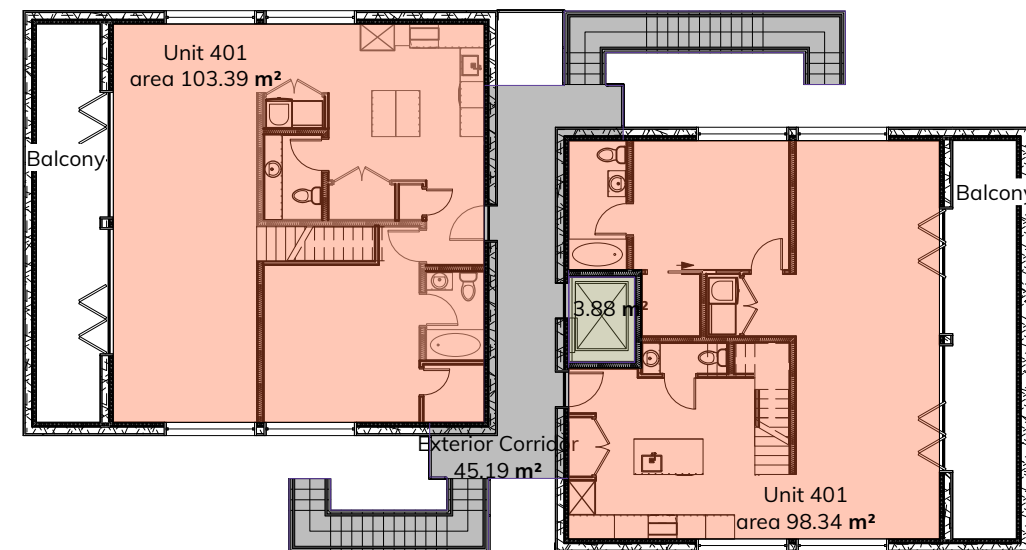
2023-07-31
RZ-009
Proposed Site Plan



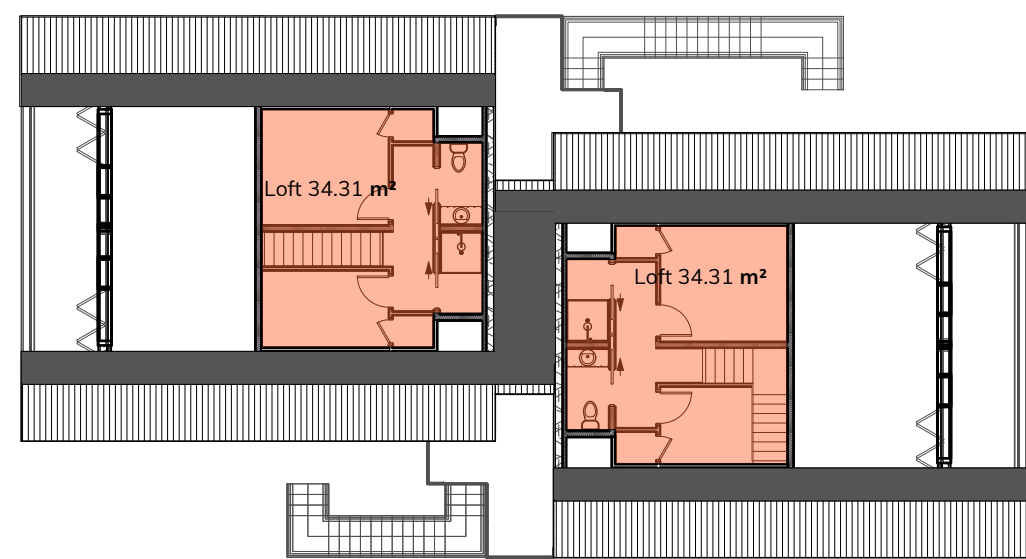
1 **Level 1 Floor Area**
Scale: 1:200
Area 222.21 m²



2 **Level 2 & 3 Floor Area**
Scale: 1:200
Area 304.68 m²



3 **Level 4 Floor Area**
Scale: 1:200
Area 250.85 m²



4 **Level 4 / Loft**
Scale: 1:200
Area 68.63 m²

Lot Area: 586.276 m²

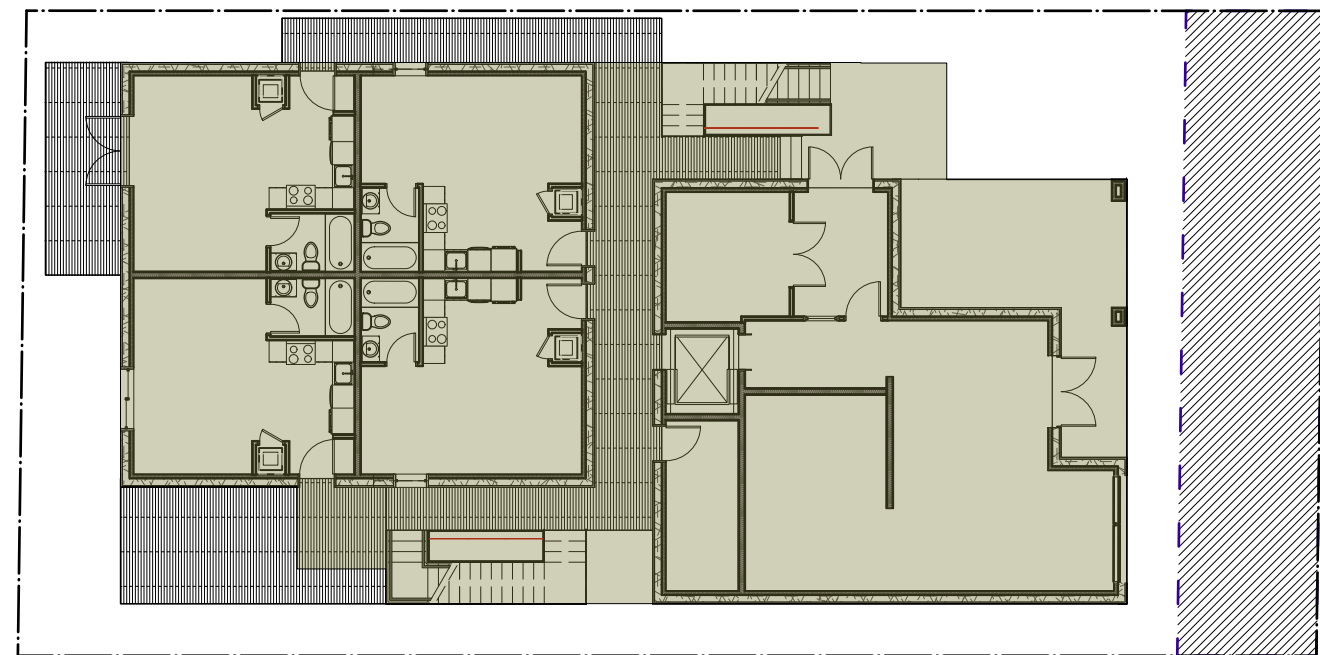
Floor Areas:
Level 1: 222.21 m²
Level 2: 304.68 m²
Level 3: 304.68 m²
Level 4: 250.85 m²
Loft: 68.63 m²
Total Floor Area 1108.15m²

Floor Space Ratio 1.89:1

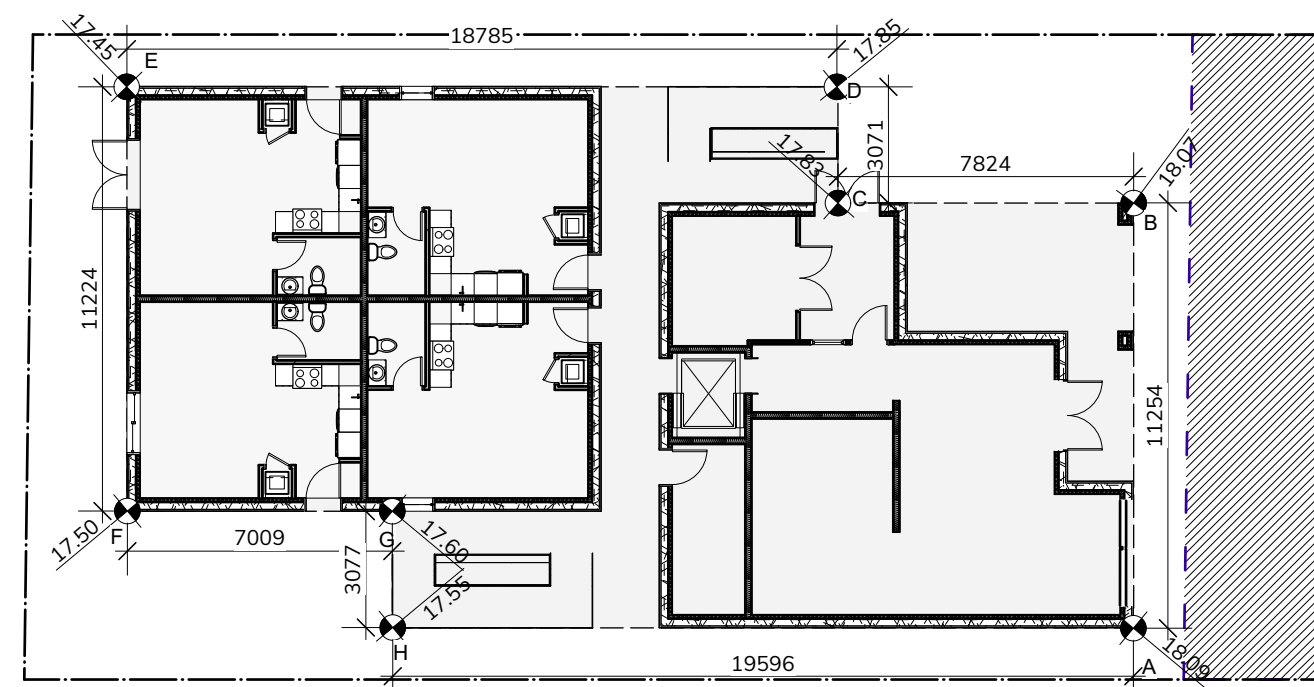
Required Parking:
0.85 spaces per dwelling unit that is less than 45 m²,
1.00 space per dwelling unit that is 45 m² or more, but equal to or less than 70 m²,
1.45 spaces per dwelling unit that is more than 70 m²
(1 x 8) + (1.45 x 3) = 12.34 = 13

Proposed Parking : 2
1 accessible, 1 car share

Bike parking: 14 required, 30 proposed
14 Wall mounted
12 Standard
4 Cargo bike



6 **Site Coverage**
Scale: 1:200
Building Area 349.7 m²
Site Area 586.27 m²
Site Coverage 59.6%



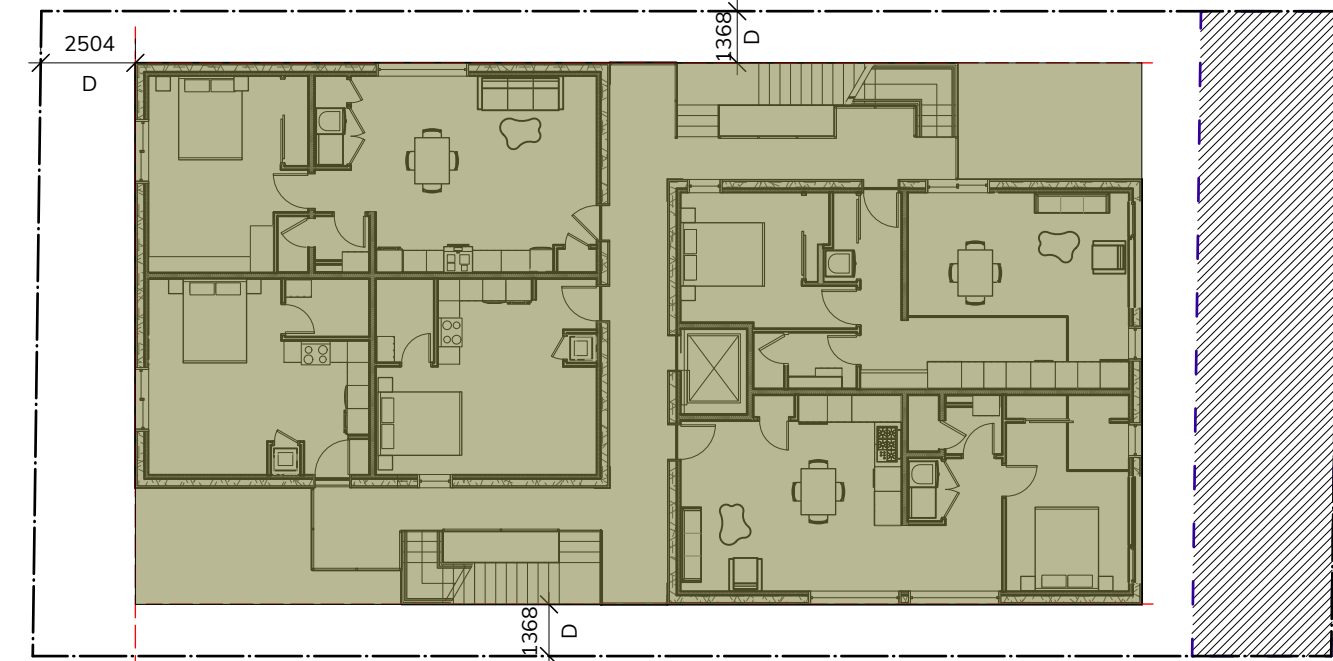
7 **Average Grade Calculation**
Scale: 1:200

Average grade calculation:

A & B (18.09+18.07) / 2 x 11.25 = 203.4
B & C (18.07 + 17.83) / 2 x 7.82 = 140.36
C & D (17.83 + 17.85) / 2 x 3.07 = 54.76
D & E (17.85 + 17.45) / 2 x 18.78 = 331.46
E & F (17.45 + 17.50) / 2 x 11.22 = 196.06
F & G (17.50 + 17.6) / 2 x 7.0 = 122.85
G & H (17.6+17.55) / 2 x 3.07 = 53.9
H & A (17.55 +18.09) / 2 x 19.59 = 349.09

Total = 1451.88, Perimeter = 81.92
1451.88 / 81.92 = 17.72

Average grade: 17.72



8 **Unprotected Opening Calculation**
Scale: 1:200



9 **South Elevation**
Scale: 1:200

Table 3.3.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 472.9 m²
PROPOSED UNPROTECTED AREA = 21.39 m²

UNPROTECTED OPENING ALLOWED 14%, 66.2 m²
PROPOSED OPENING 4.5 %



10 **North Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 478.8 m²
PROPOSED UNPROTECTED AREA = 23.39 m²

UNPROTECTED OPENING ALLOWED 14%, 67.03 m²
PROPOSED OPENING 4.8 %



11 **Rear/ West Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 2.50 m
AREA = 233.92 m²
PROPOSED UNPROTECTED AREA = 33.58 m²

UNPROTECTED OPENING ALLOWED 20 %, 46.78 m²
PROPOSED OPENING 14.3%



12 **Front/ East Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 203.3 m²
PROPOSED UNPROTECTED AREA = 50.9 m²

UNPROTECTED OPENING ALLOWED 100%, 203.3 m²
PROPOSED OPENING 25 %

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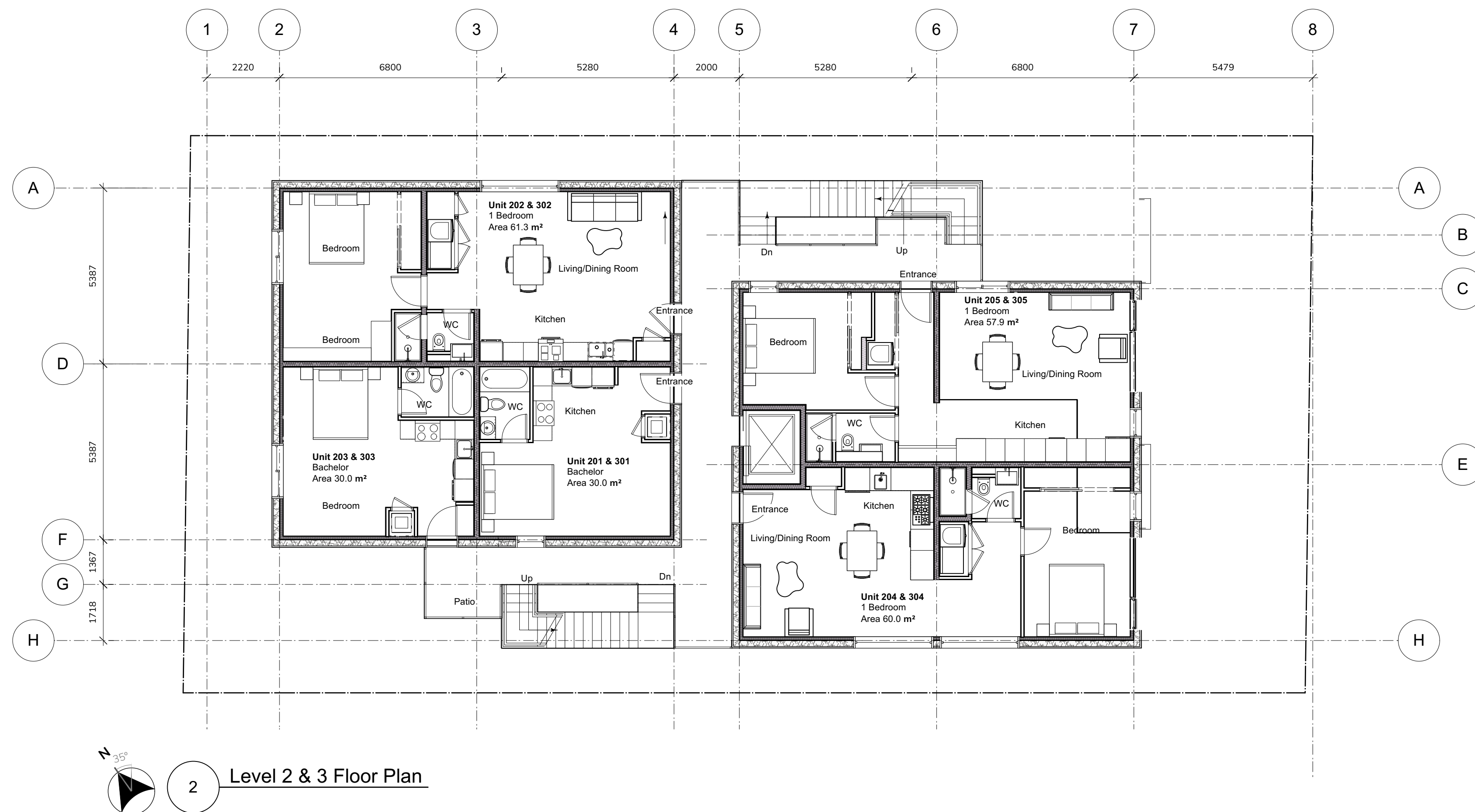
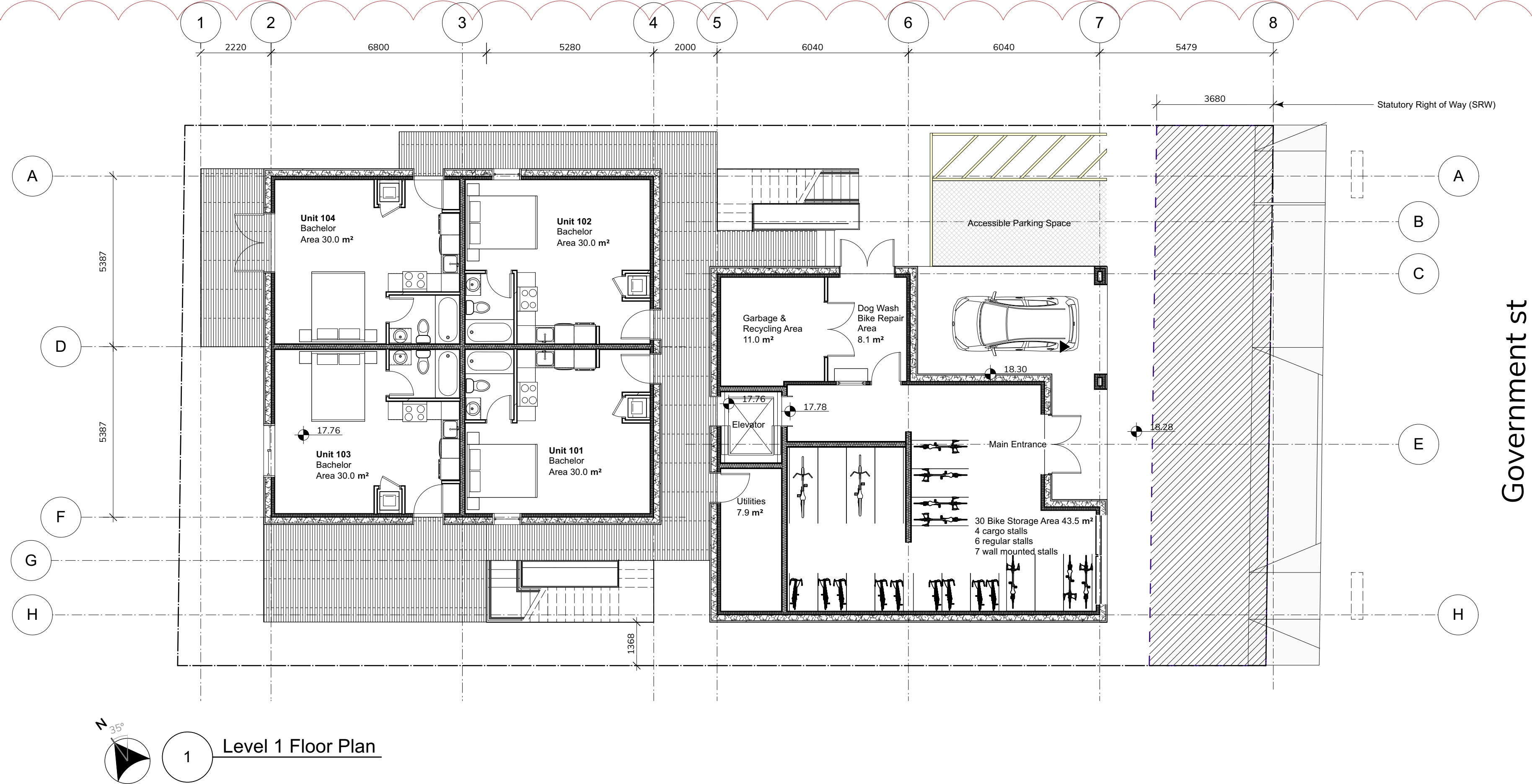
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Floor Areas Calculation

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RZ-010

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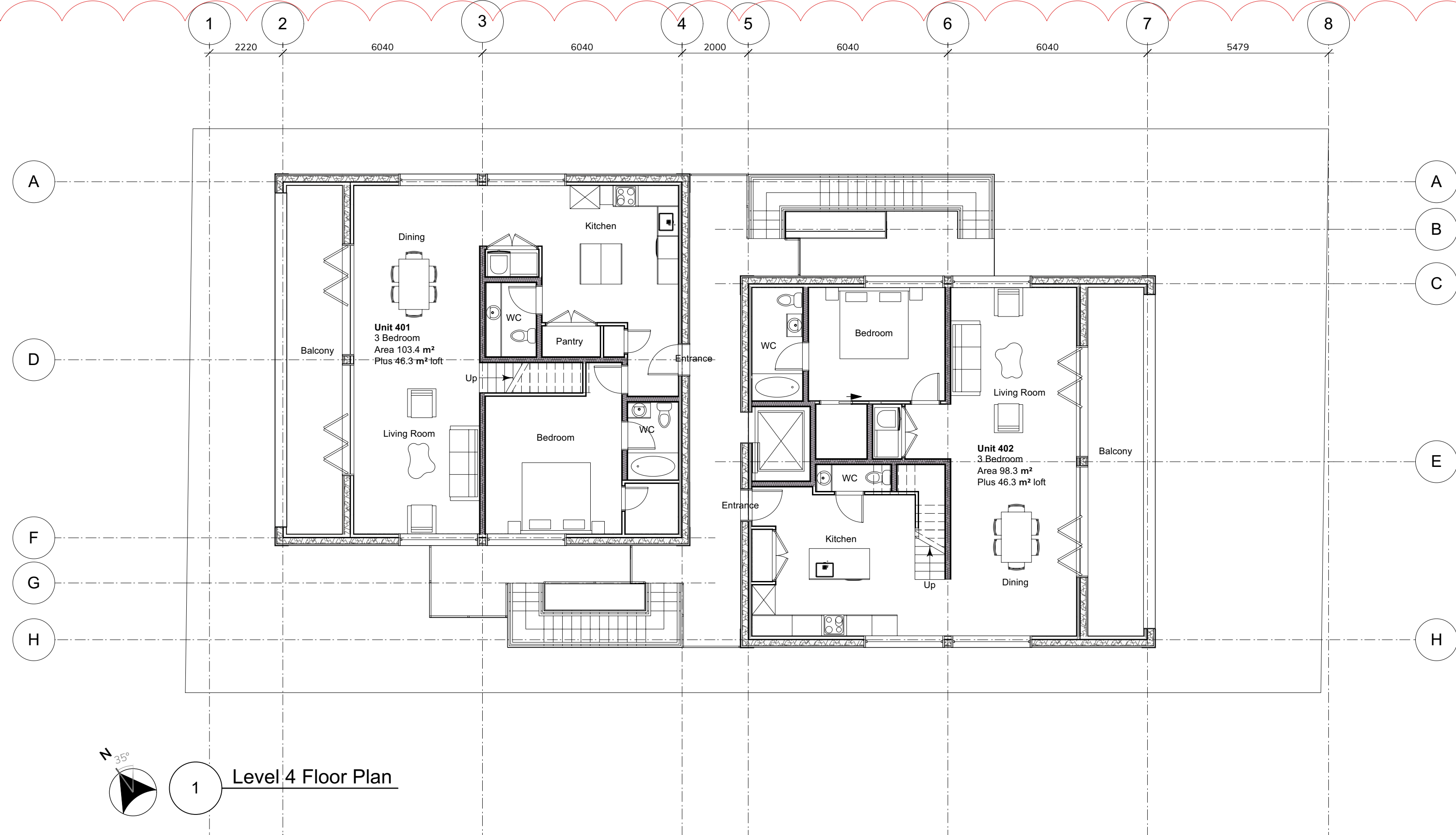
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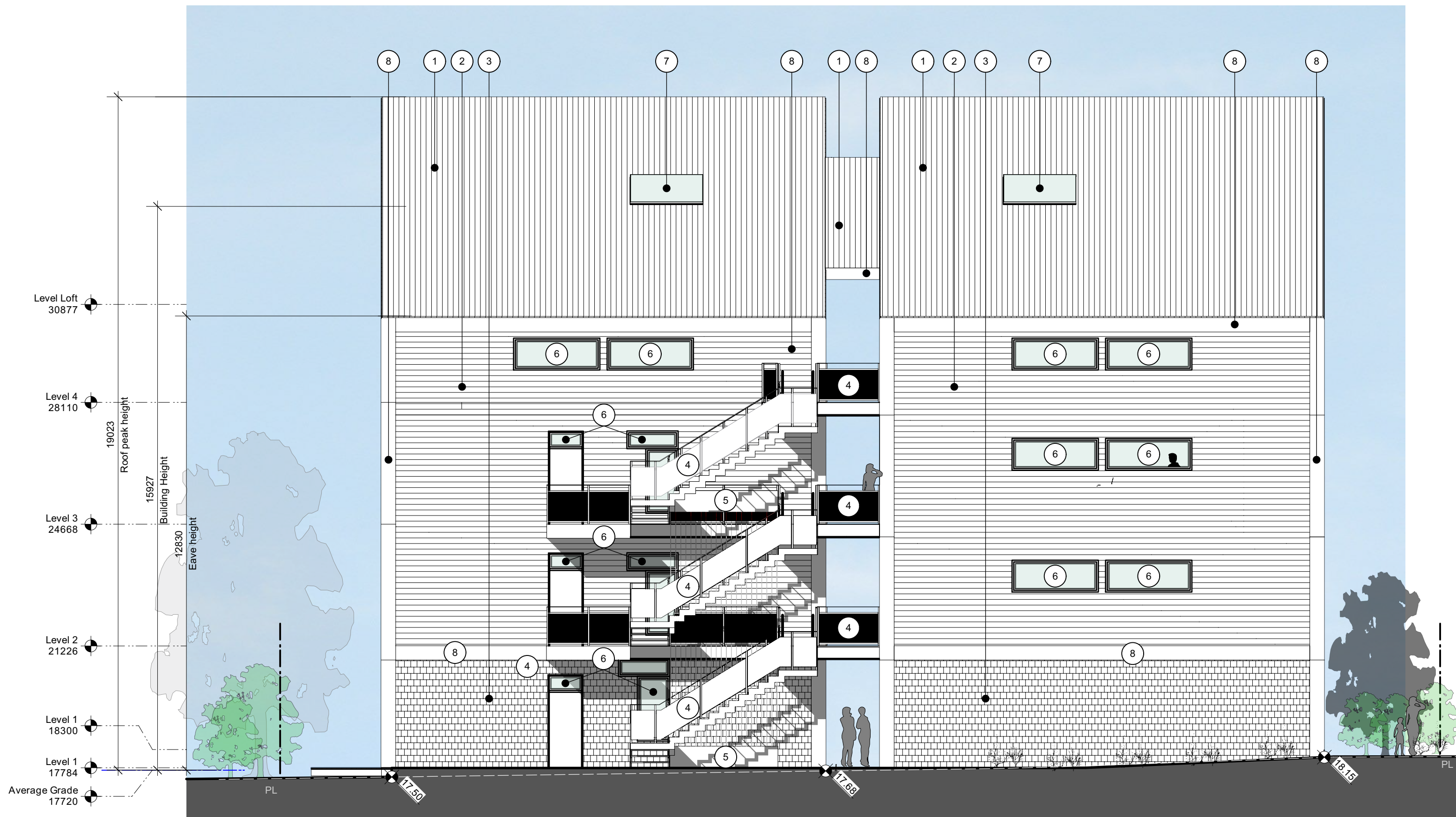
Oeza Developments

James Bay Development

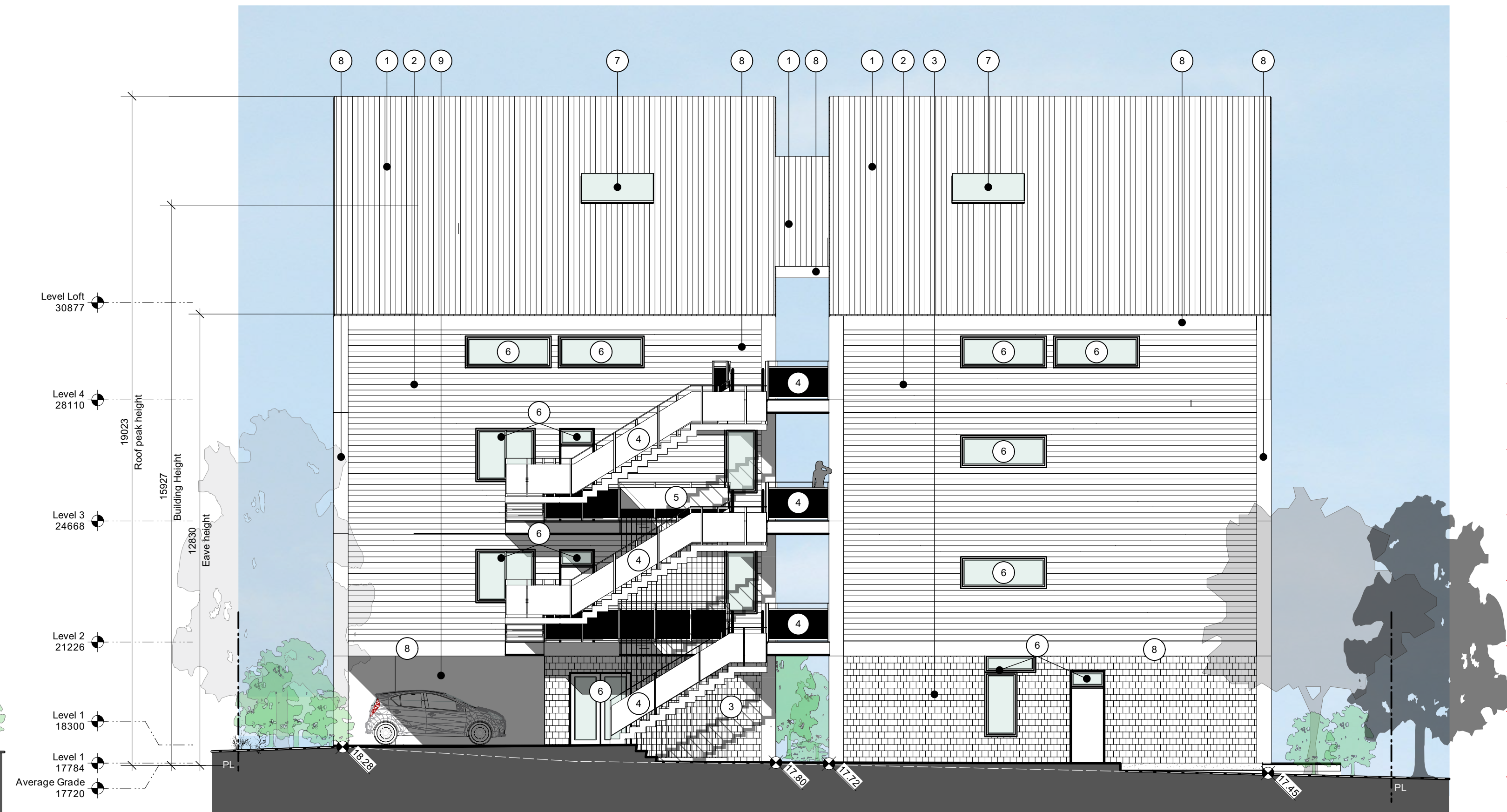
Floor Plan - Levels 1, 2 and 3

2023-07-31
RZ-101

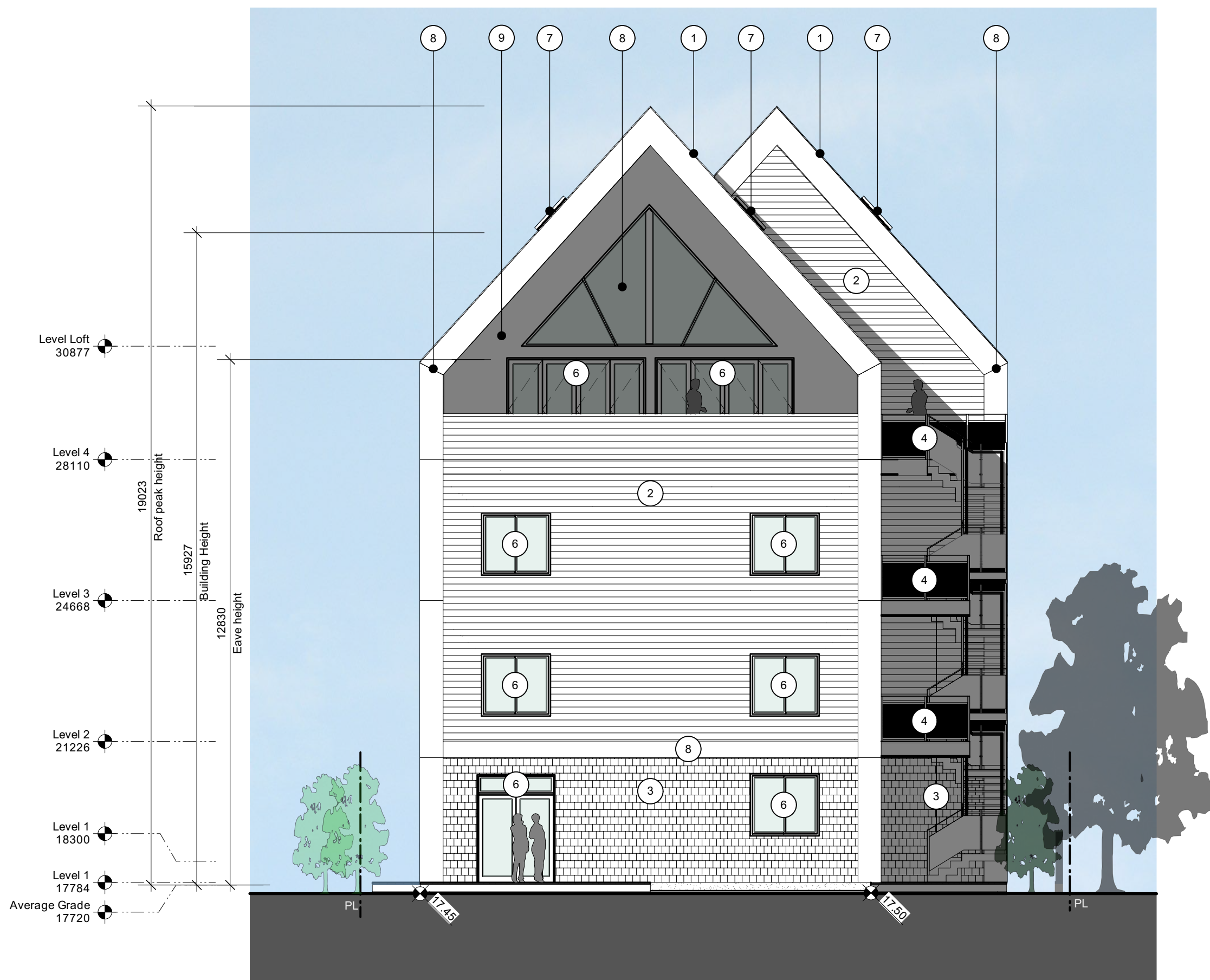




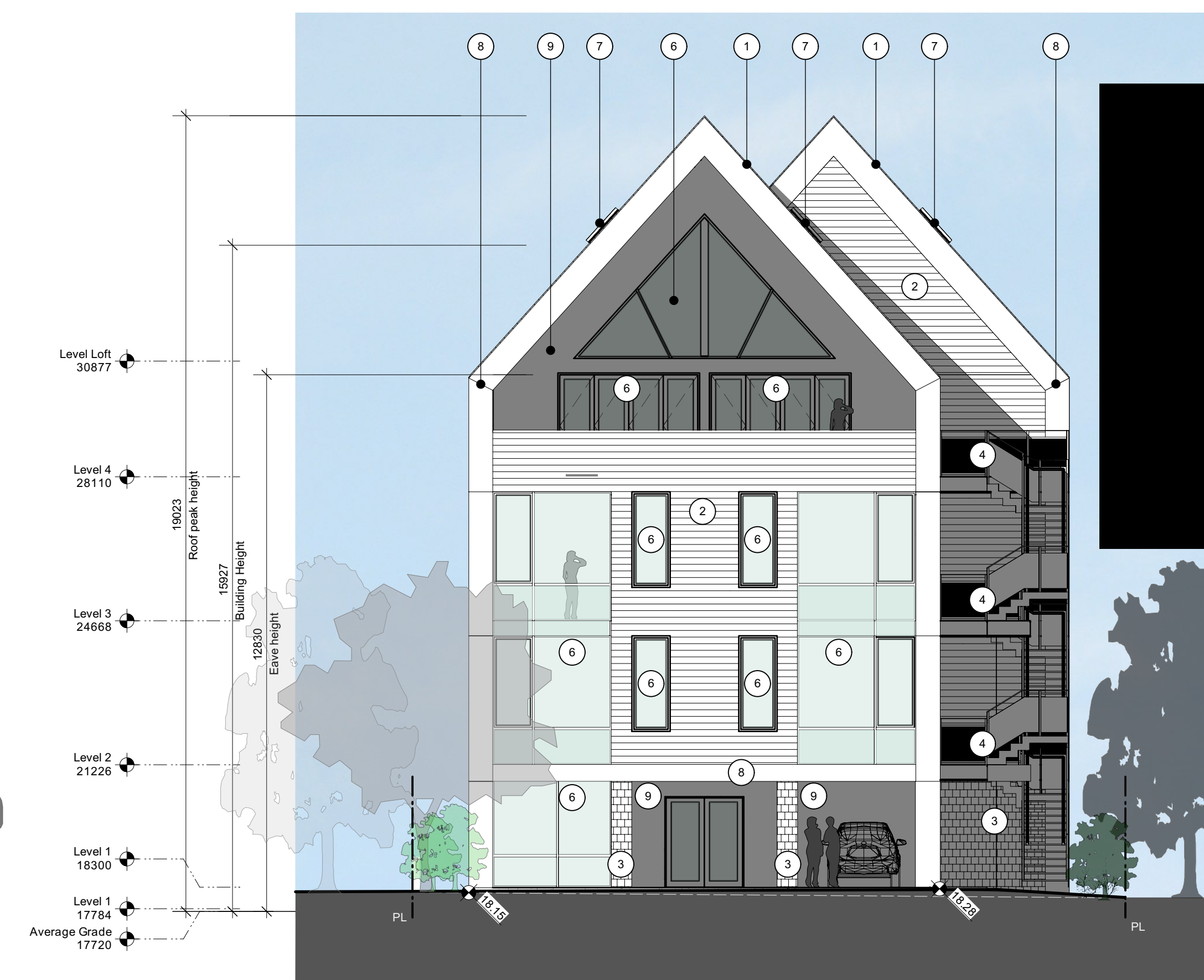
3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100



3 Rear Elevation
Scale: 1:100



4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

- 1 STANDING SEAM METAL ROOF
- 2 FIBER CEMENT HORIZONTAL SIDING
- 3 FIBER CEMENT SHINGLE WALL CLADDING
- 4 METAL GUARDRAIL WITH PERFORATED PANEL
- 5 PLANTER BOX WITH TRELLIS
- 6 GLASS WINDOWS AND DOORS
- 7 SKYLIGHT
- 8 METAL TRIM
- 9 HORIZONTAL T&G WOOD SIDING

STANDING SEAM
METAL ROOFING

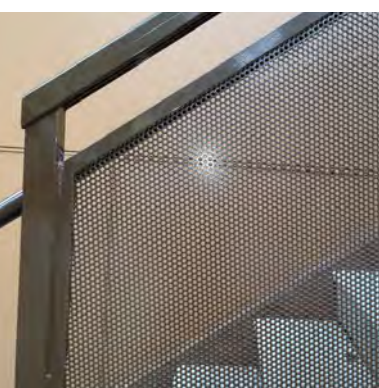
HORIZONTAL T&G
WOOD SIDING



FIBER CEMENT SHINGLE



FIBER CEMENT HORIZONTAL
SIDING



HANDRAIL & GUARD WITH
PERFORATED METAL PANEL

Oeza Developments

James Bay Development



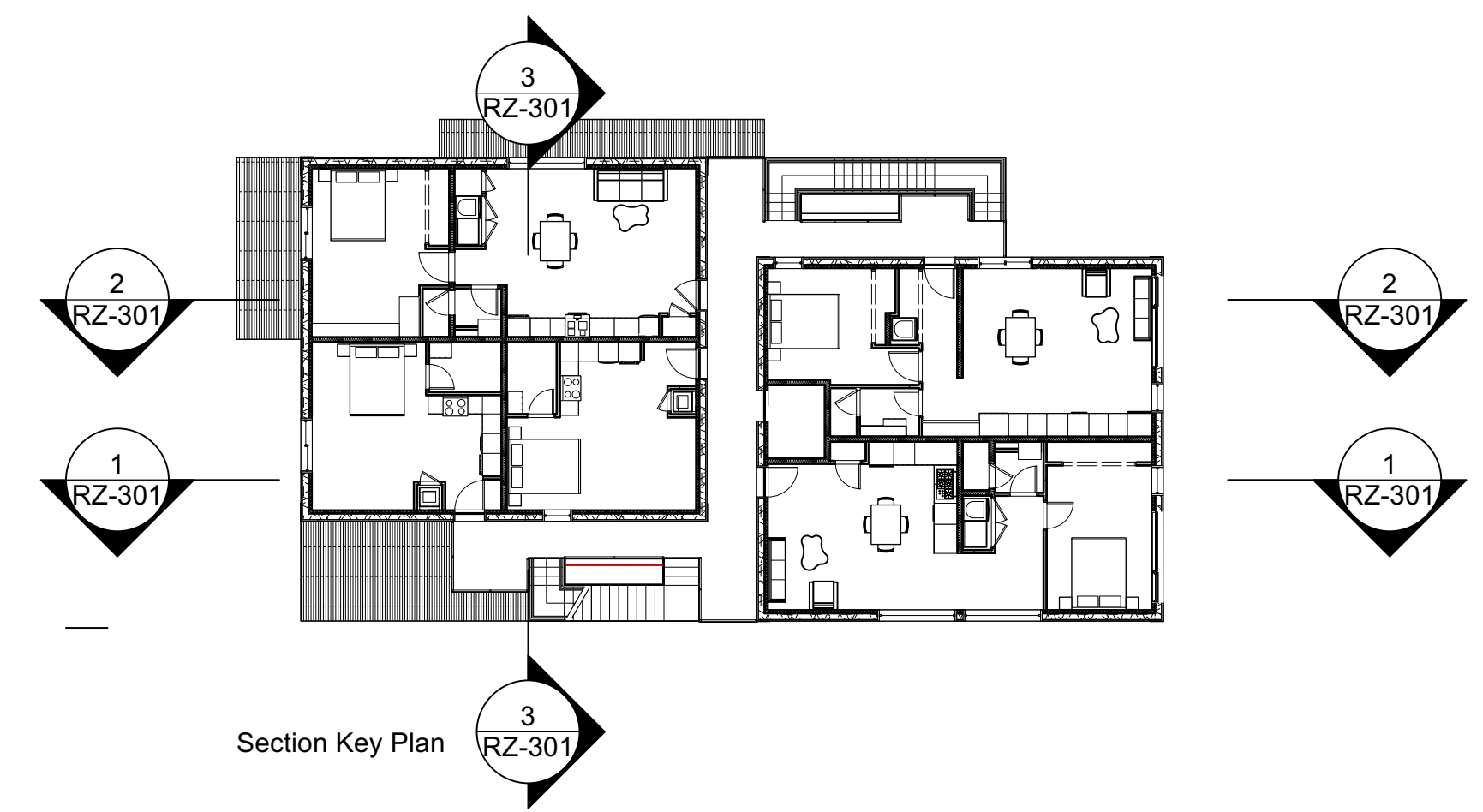
1 Long Section Facing South
Scale: 1:100



3 Building Cross Section
Scale: 1:100



2 Long Section Facing South
Scale: 1:100



50 GOVERNMENT ST

REZONING

ARCHITECTS:
WAYMARK ARCHITECTURE, INC.

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GEORGIA MCGRAW
georgia@waymarkarchitecture.com

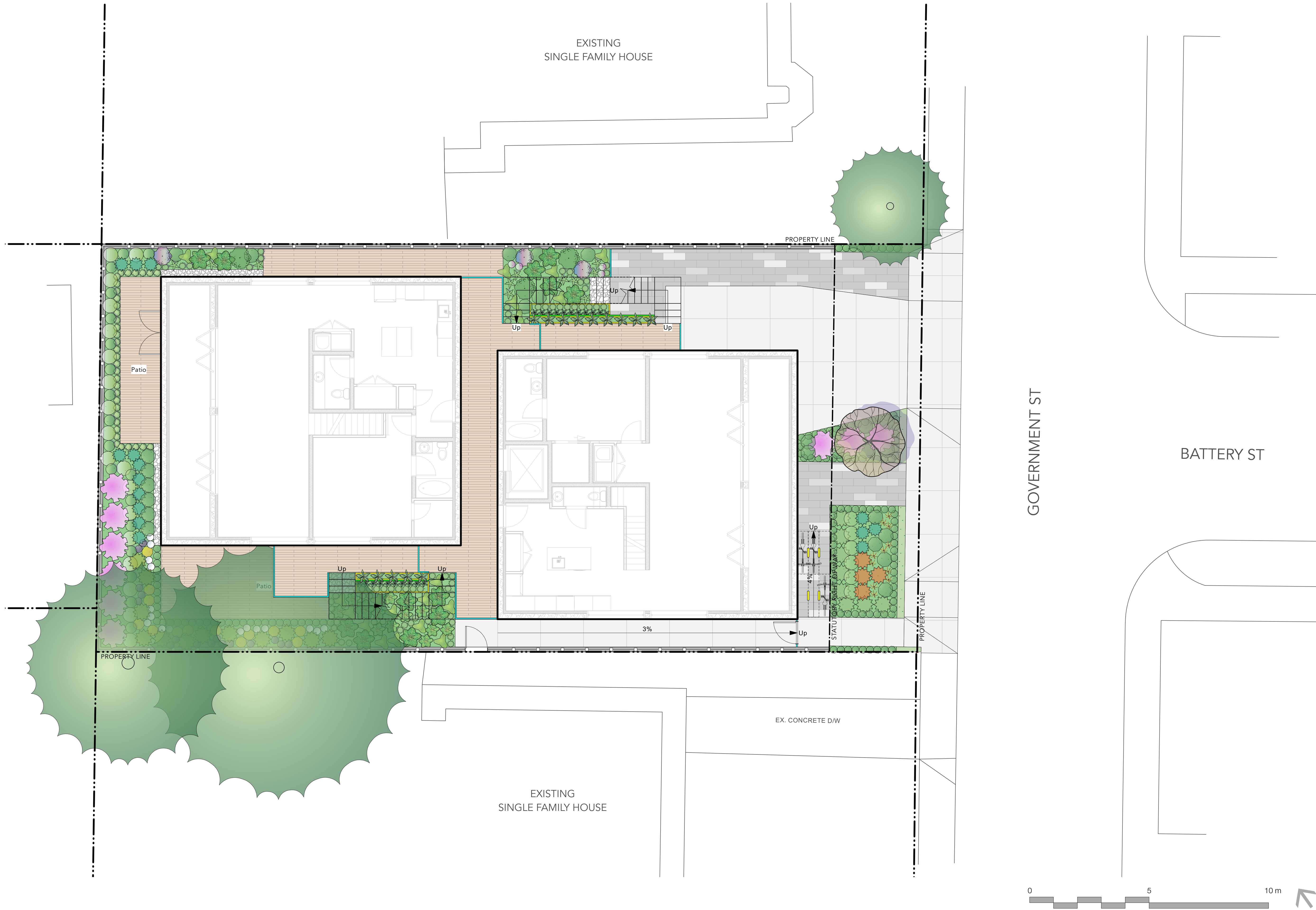
LANDSCAPE ARCHITECT:
G | ALA GAUTHIER + ASSOCIATES LANDSCAPE
ARCHITECTS INC.

BRYCE GAUTHIER
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604.317.9682

JIAHUI HUANG
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778.681.8766

LANDSCAPE DRAWING INDEX PERMIT

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

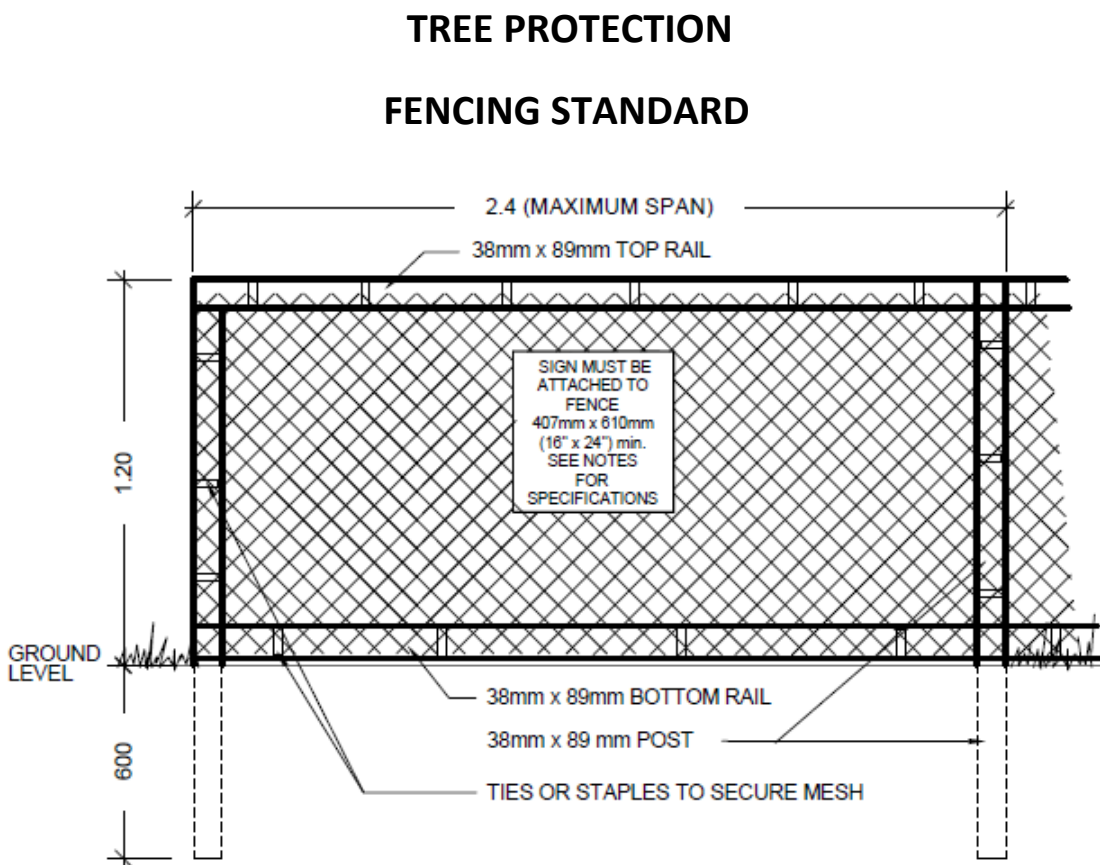


GENERAL TREE PROTECTION FENCING TYP NOTES:

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

TREE MANAGEMENT PLAN

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



Tree Protection Fencing Specifications:

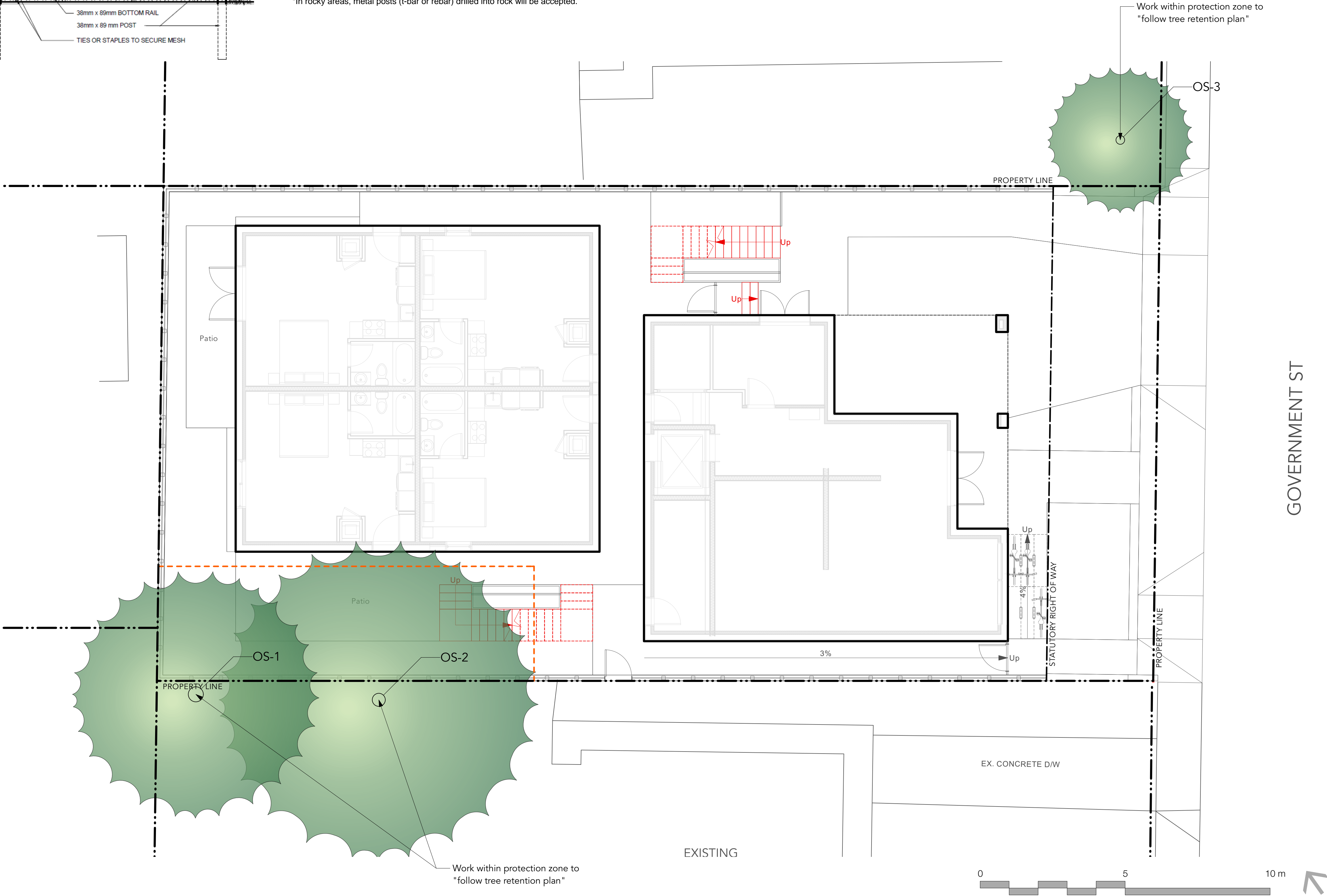
1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
- Top, Bottom and Posts. *

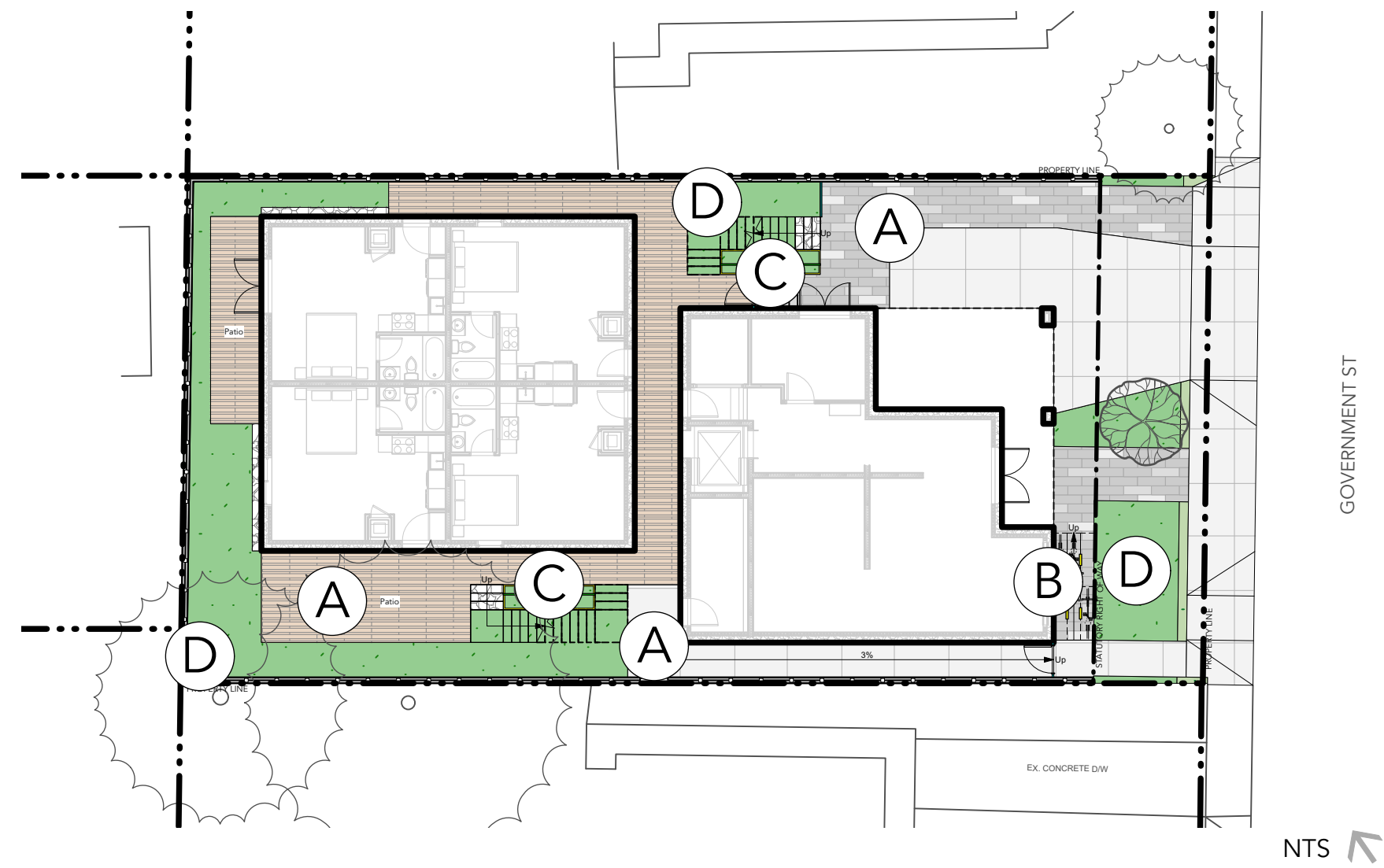
• Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
- a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;

b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

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

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





A PAVING



CIP CONCRETE PAVING



MAIN ENTRANCE PAVING



THERMALLY TREATED WOOD DECKING

B BIKE RACK



Metal Bike Rack

C PLANTING BESIDE STAIRS



Cable For Vine Climbing



Rail Planter

D PLANTING

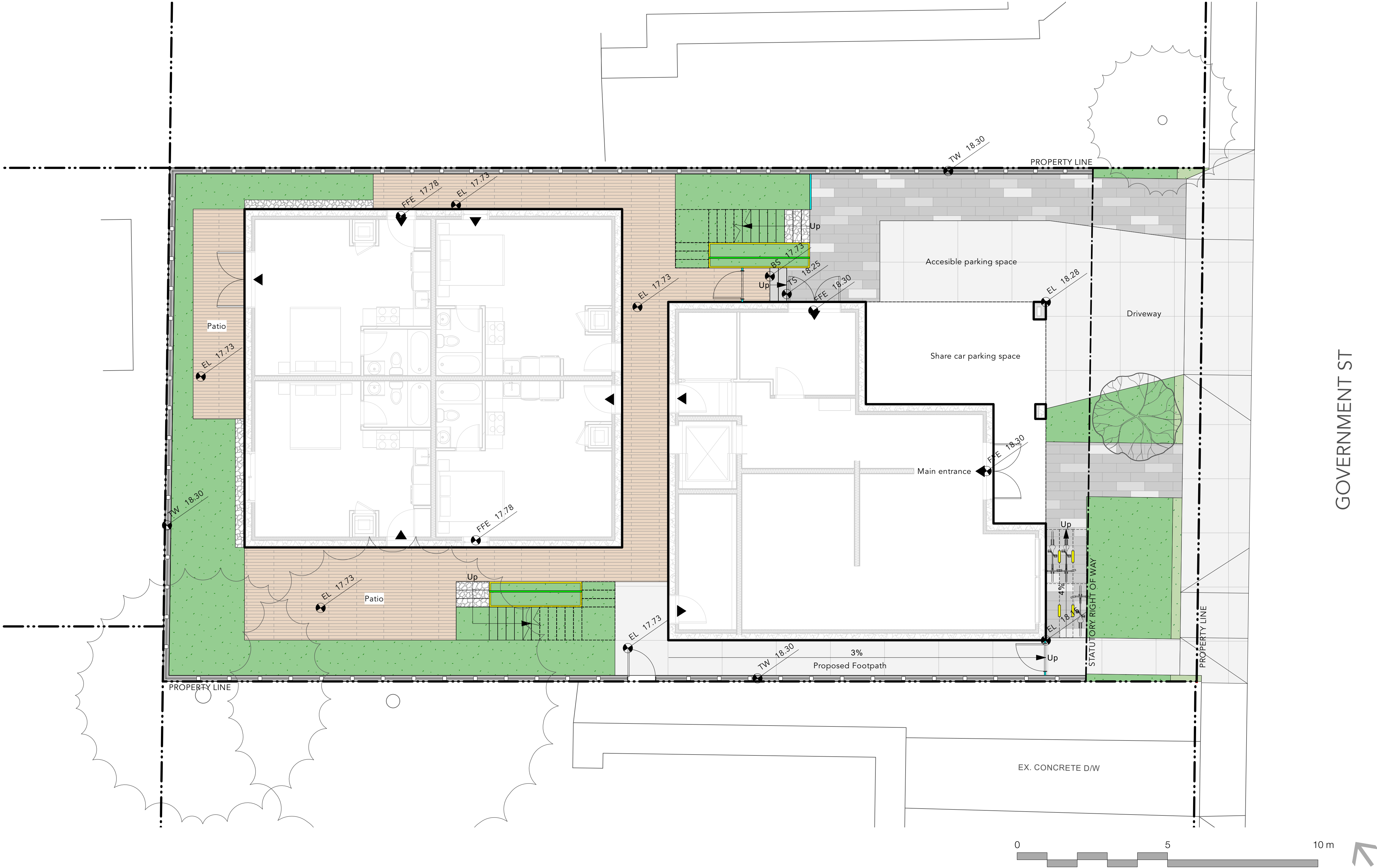


GENERAL LAYOUT + MATERIALS NOTES:

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

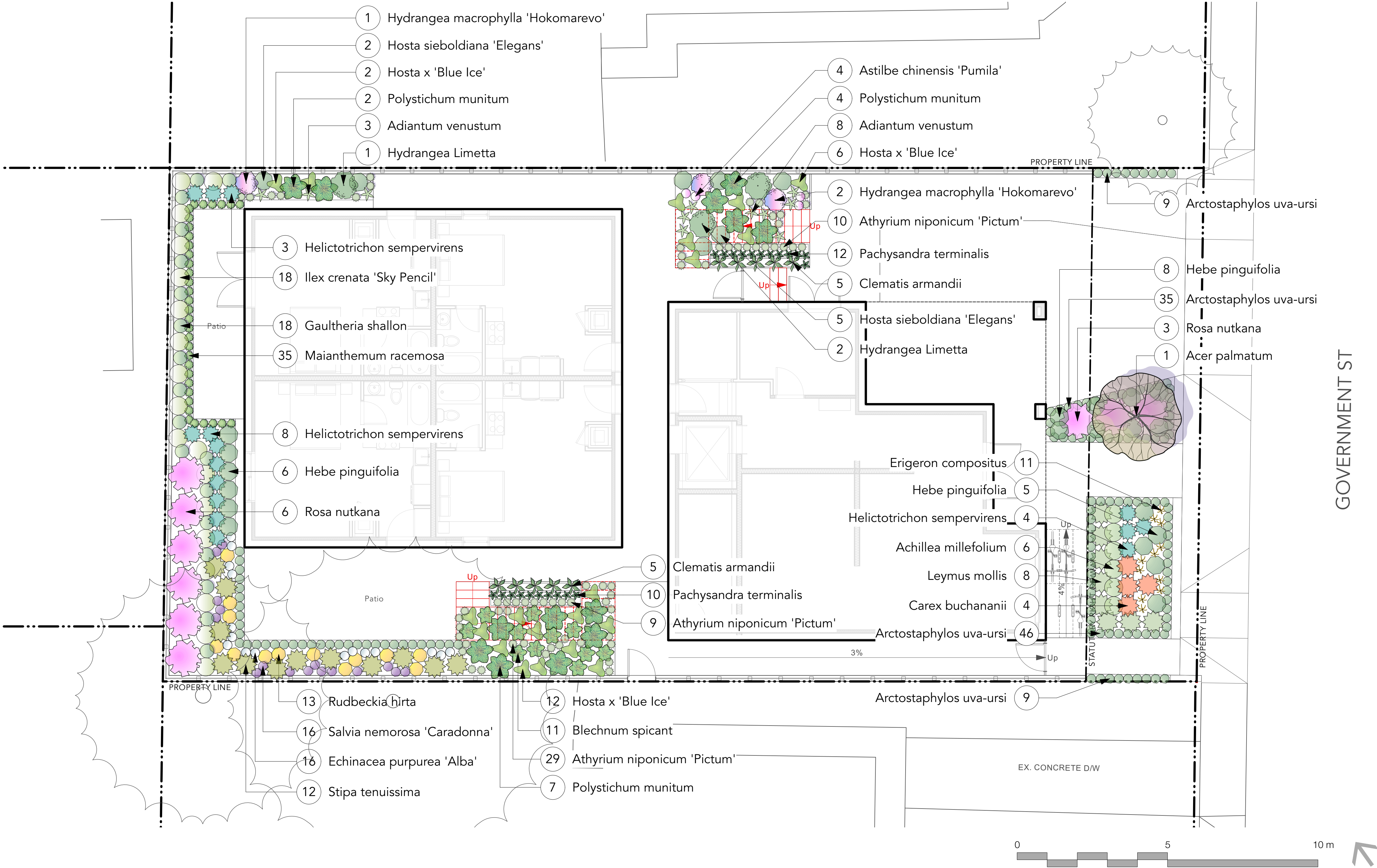
MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving
	PAVING TYPE 2 Wood Deck
	PAVING TYPE 3 Feature Concrete Pavers
	PAVING TYPE 4 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTER TYPE 2 Metal Planter 2' High
	CIP CONCRETE STAIRS
	METAL STAIRS See Arch for Details
	FENCE ON TOP OF CONCRETE WALL Fence 4.3' High, Wall 1.7' High
	GUARDRAIL WITH GATE 3.5' High
	BIKE RACK
	METAL TRELLIS FOR VINE CLIMBING
	FLOOR ABOVE



GENERAL PLANTING NOTES:

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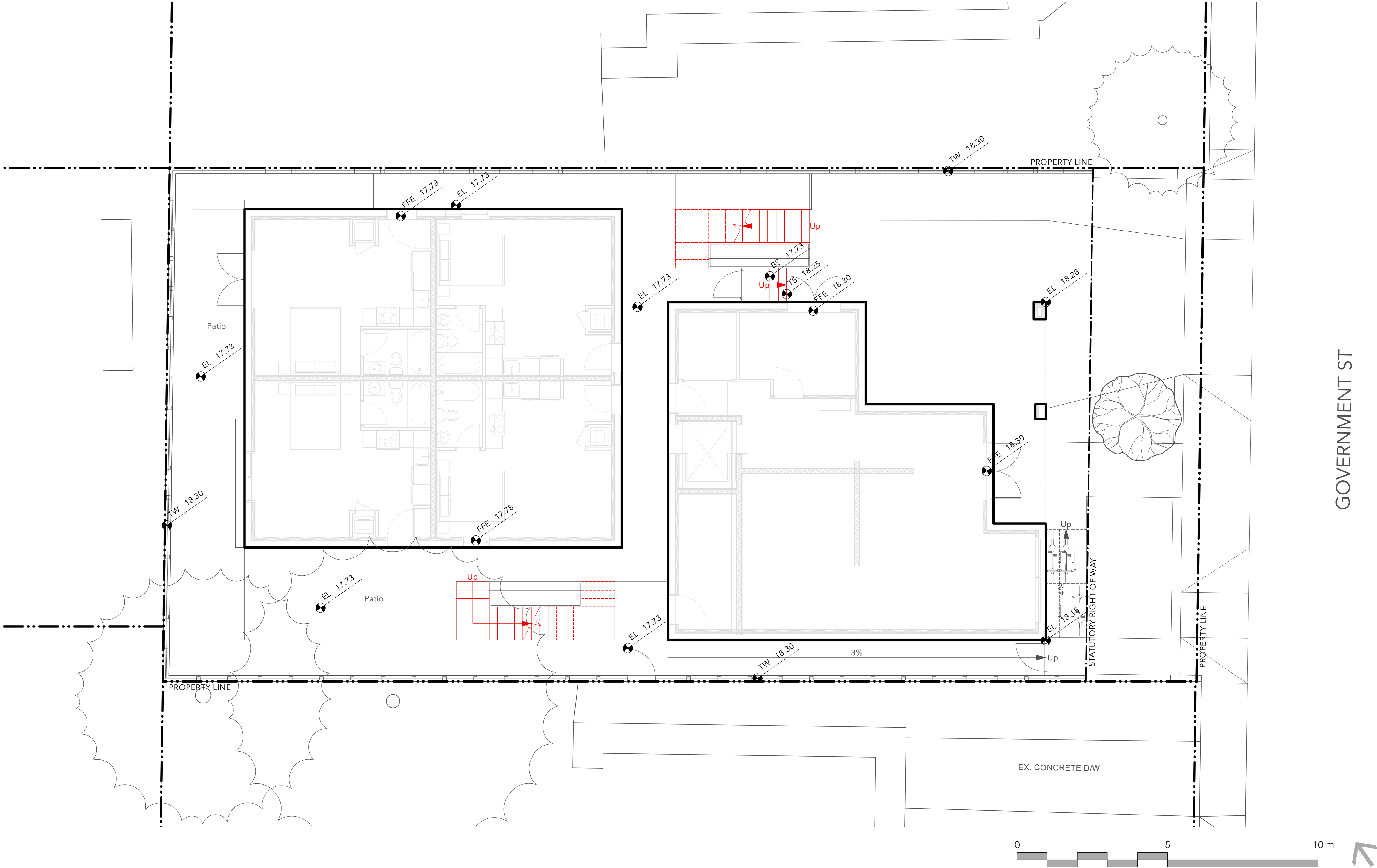


GENERAL GRADING NOTES:

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

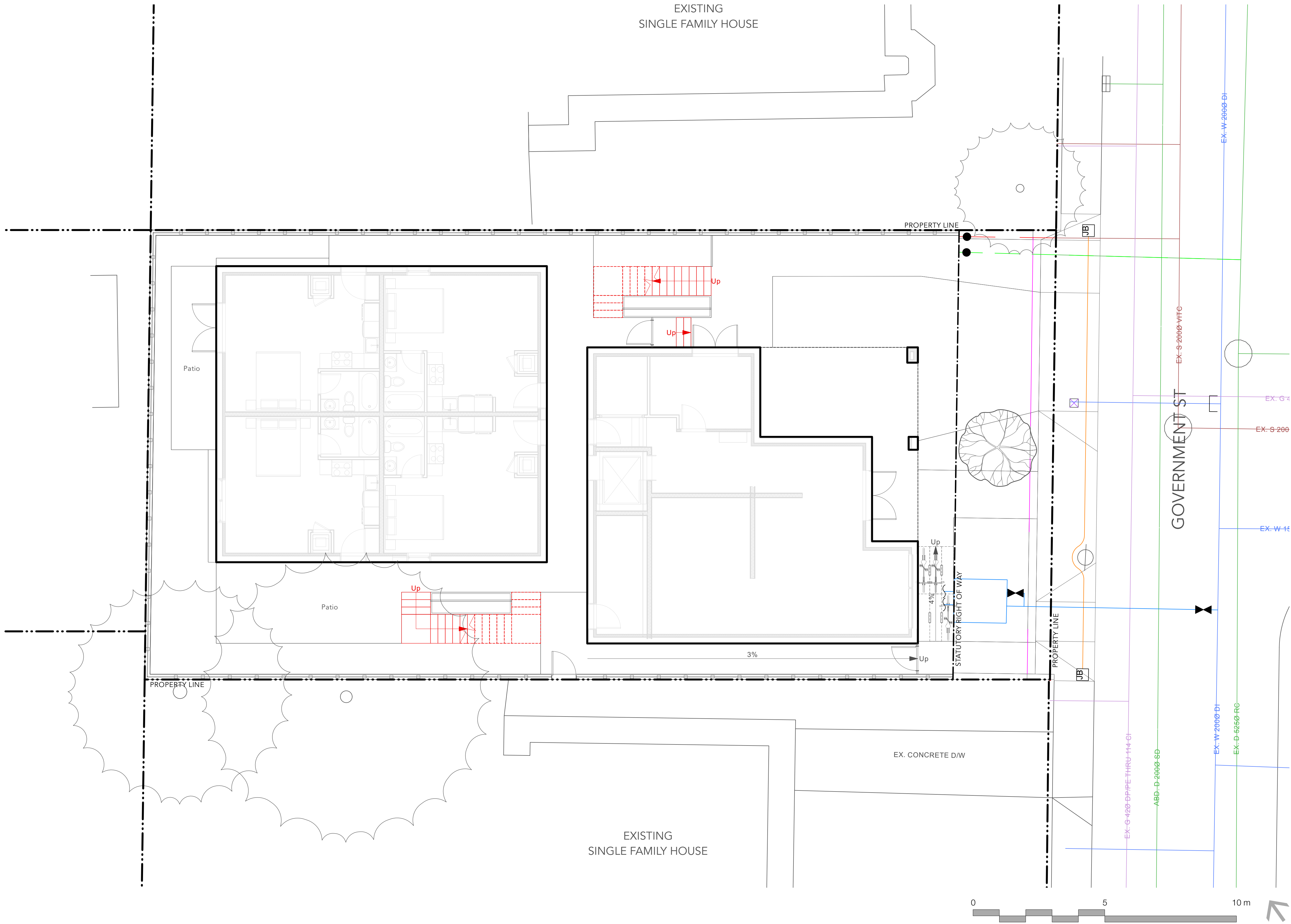
GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
FFE 0.00	FINISHED FLOOR ELEVATION
TS 0.00	TOP OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
2.0%	SLOPE AND DIRECTION



UTILITY LEGEND






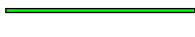

SYMBOL	DESCRIPTION
	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details

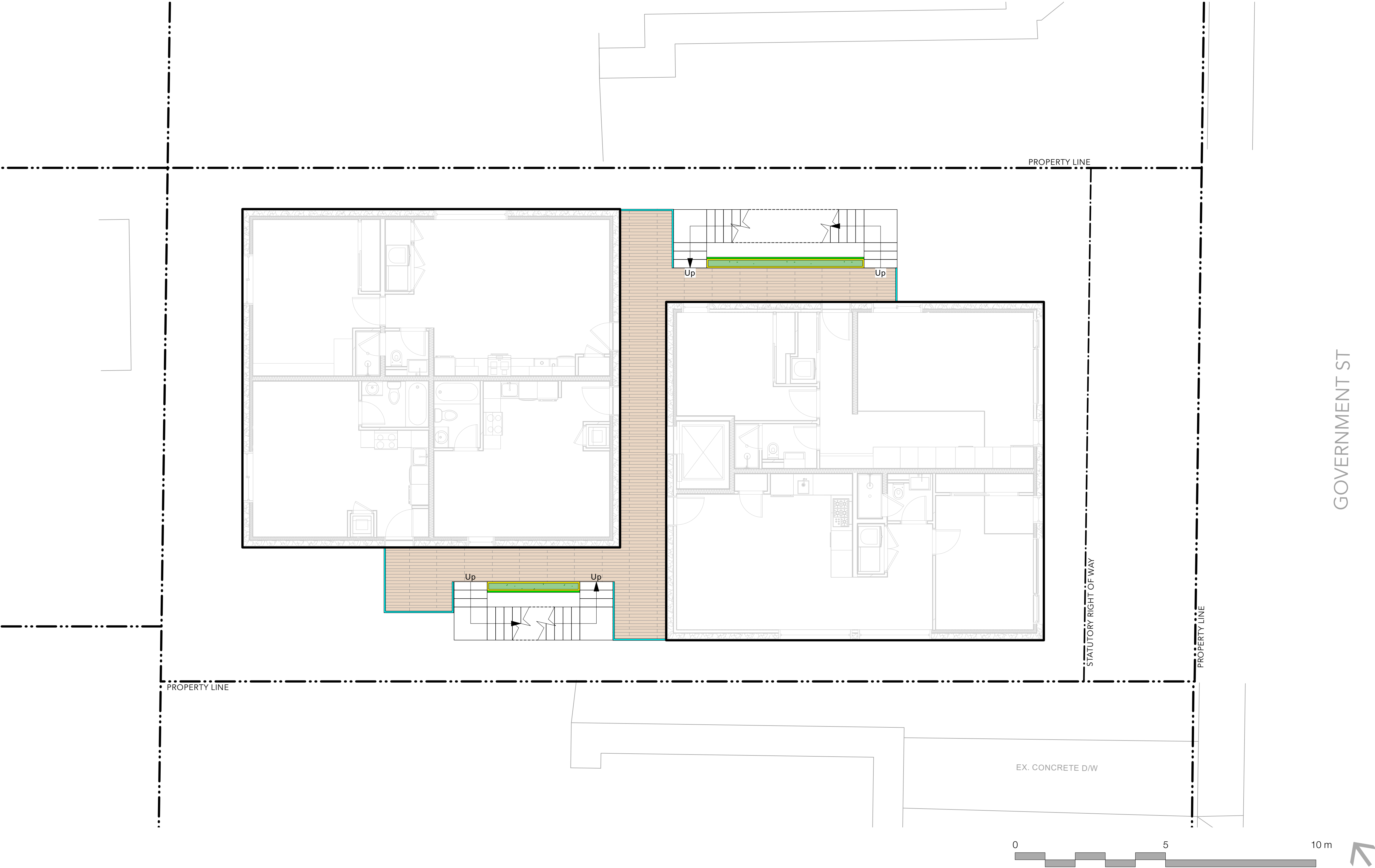


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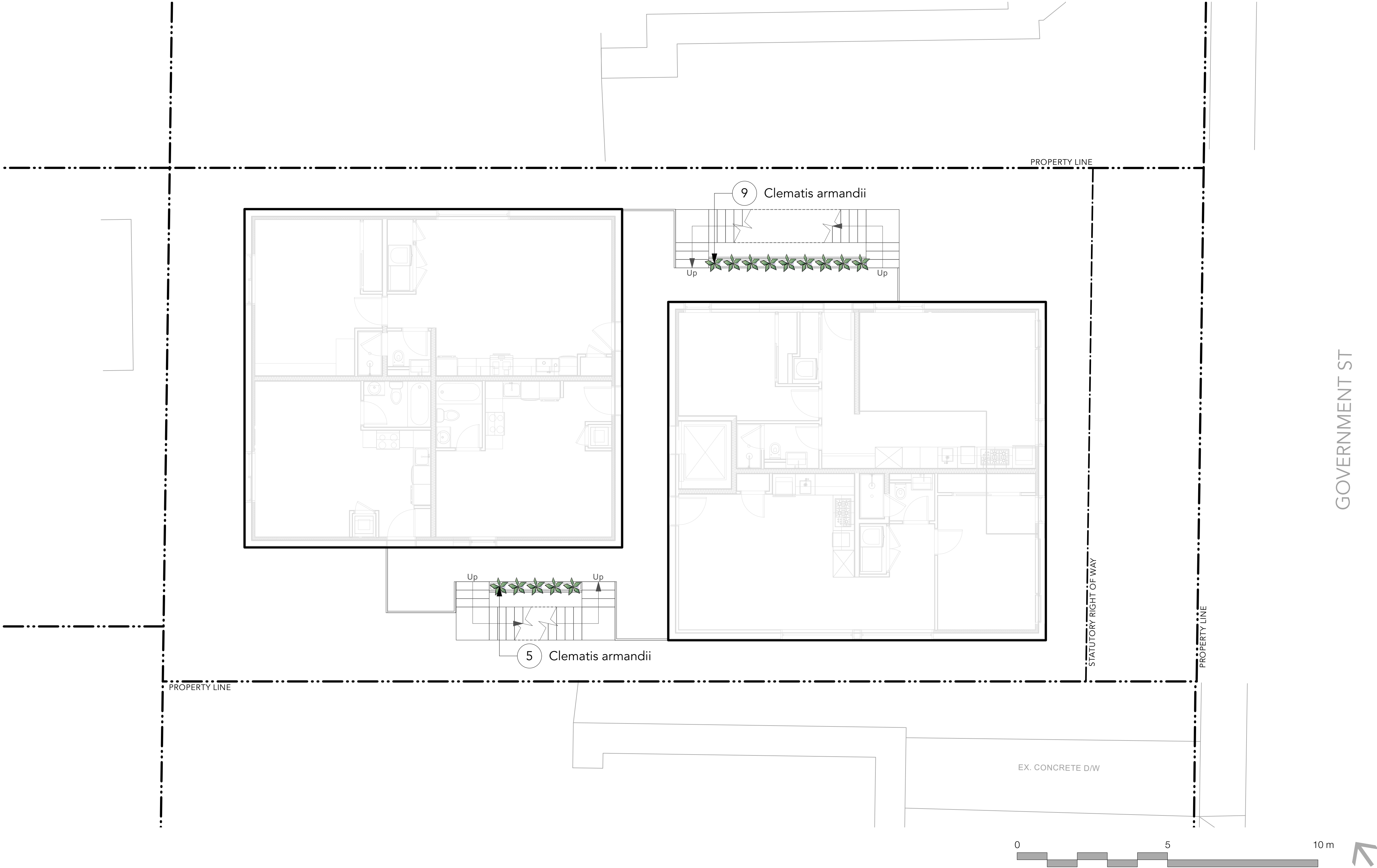
MATERIALS LEGEND

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



GENERAL PLANTING NOTES:






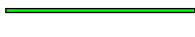

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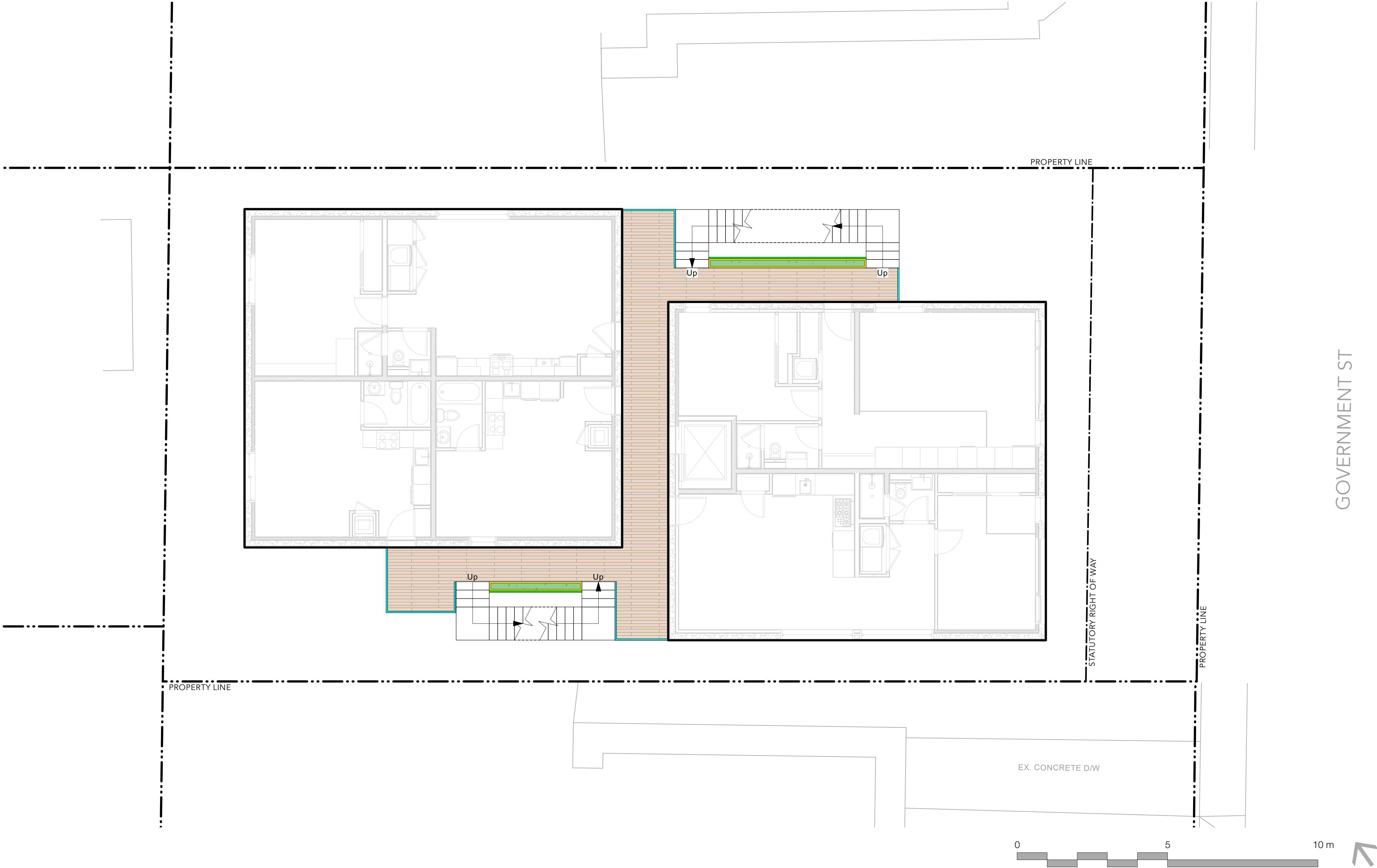


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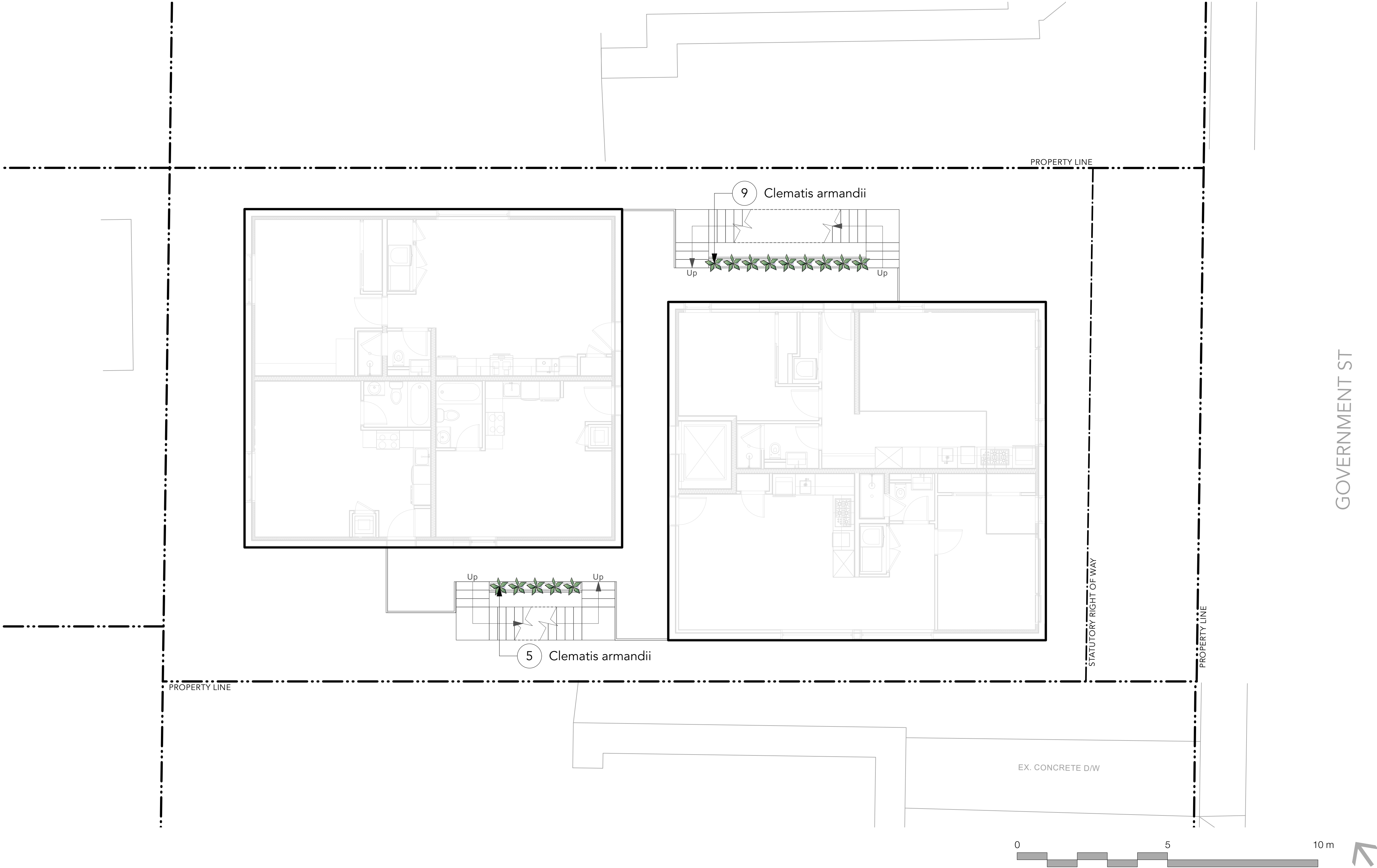
MATERIALS LEGEND

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	PLANTING TYPE 2 Shrub Area
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	GUARDRAIL 3.5' High
	METAL TRELLIS FOR VINE CLIMBING
	FLOOR ABOVE



GENERAL PLANTING NOTES:

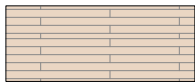
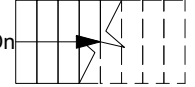

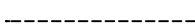
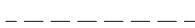
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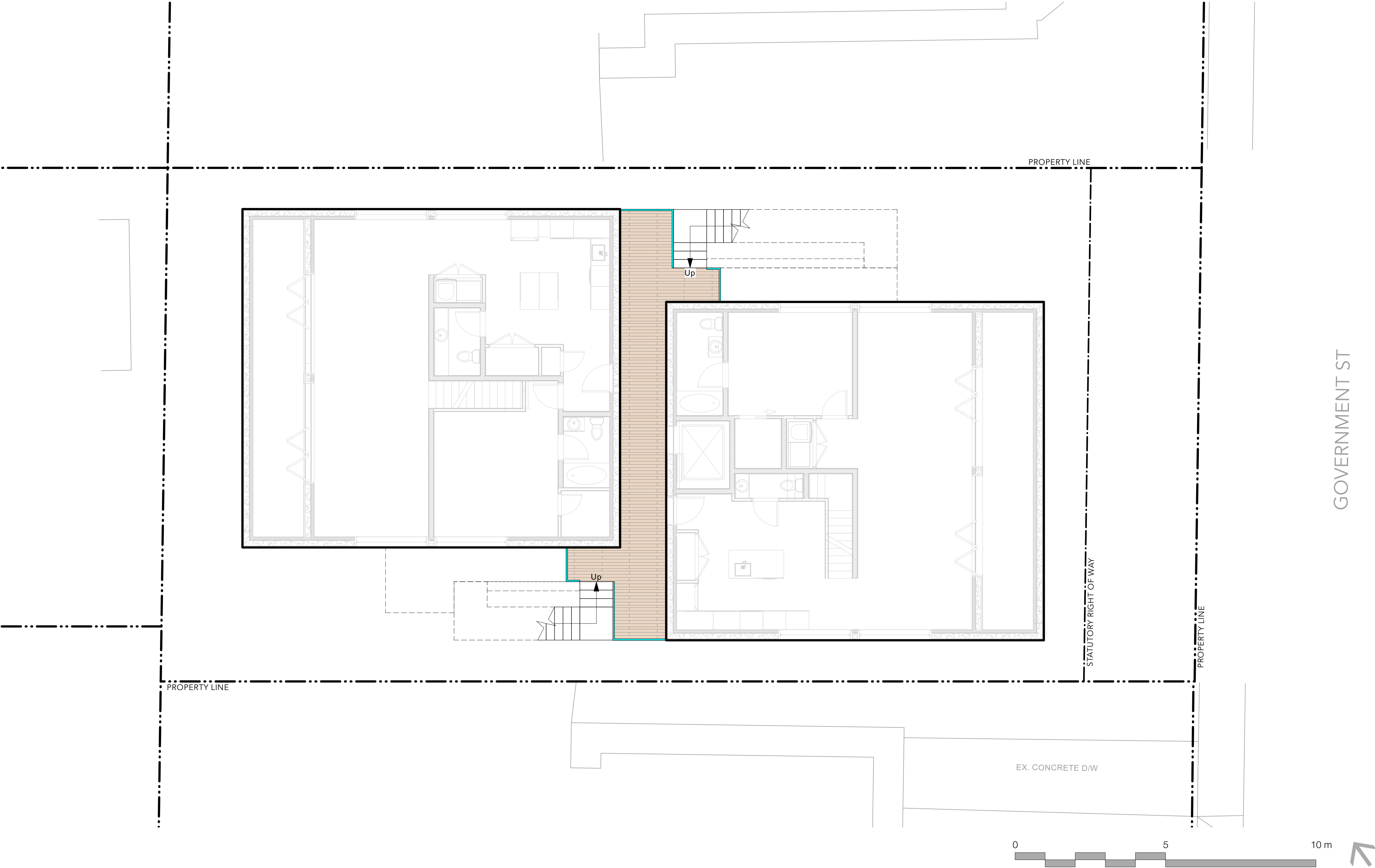


GENERAL LAYOUT + MATERIALS NOTES:



























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MATERIALS LEGEND

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



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
CONIFERS:						
SHRUBS:						
	18	Gaultheria shallon	Salal	#1 Pot	3'6" o.c.	Specimen
	19	Hebe pinguifolia	Sutherland Hebe	#2 Pot	2'0" o.c.	
	3	Hydrangea Limetta	Limetta Hydrangea	#3 Pot	2'0" o.c.	
	3	Hydrangea macrophylla 'Hokomarevo'	Everlasting Revolution Hydrangea	#3 Pot	2'6" o.c.	
	18	Ilex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	3'6" o.c.	
	35	Maianthemum racemosa	False Solomon's Seal	#1 Pot	1'0" o.c.	
	9	Rosa nutkana	Nootka Rose	#5 Pot	4'0" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	6	Achillea millefolium	Yarrow	#1 Pot	2'0" o.c.	
	11	Adiantum venustum	Himalayan Maidenhair	#2 Pot	1'6" o.c.	
	134	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 Pot	1'0" o.c.	
	4	Astilbe chinensis 'Pumila'	Chinese Astilbe	#1 Pot	1'0" o.c.	
	66	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	1'0" o.c.	
	11	Blechnum spicant	Deer Fern	#2 Pot	2'0" o.c.	
	4	Carex buchananii	Fox Red Curly Sedge	#2 pot	2'6" o.c.	
	38	Clematis armandii	Evergreen Clematis	#1 Pot	2'0" o.c.	
	16	Echinacea purpurea 'Alba'	White Coneflower	#1 Pot	1'0" o.c.	
	11	Erigeron compositus	Cutleaf Daisy	#2 Pot	1'0" o.c.	
	15	Helictotrichon sempervirens	Blue Oat Grass	#2 pot	2'0" o.c.	
	7	Hosta sieboldiana 'Elegans'	Blue Leaf Hosta	#1 Pot	2'0" o.c.	
	20	Hosta x 'Blue Ice'	Blue Ice Plantain Lily	#2 Pot	2'0" o.c.	
	8	Leymus mollis	Dune Grass	#3 Pot	2'6" o.c.	
	22	Pachysandra terminalis	Japanese Spurge	#1 Pot	1'0" o.c.	
	13	Polystichum munitum	Western sword fern	#3 Pot	3'0" o.c.	
	13	Rudbeckia hirta	Black-Eyed Susan	#2 Pot	1'6" o.c.	
	16	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	#1 Pot	1'0" o.c.	
	12	Stipa tenuissima	Mexican Feather Grass	#3 pot	2'6" o.c.	

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

PLANT IMAGES

TREES



Acer palmatum
Japanese Maple

SHRUBS



Gautheria shallon
Salal



Hebe pinguifolia
Pagei Hebe



Hydrangea limetta
Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea



Ilex crenata 'Sky Pencil'
Japanese Holly

GROUNDCOVERS, GRASSES, FERNS, VINES, PERENNIALS



Maianthemum racemosa
False Solomon's seal



Rosa nutkatana
Nootka Rose



Achillea millefolium
Yarrow



Adiantum venustum
Himalayan Maidenhair



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Astilbe chinensis 'Pumila'
Dwarf Chinese Astilbe



Athyrium nipponicum 'Pictum'
Japanese Painted fern



Blechnum spicant
Deer Fern



Carex buchananii
Fox Red Curly Sedge



Clematis armandii
Evergreen Clematis



Echinacea Purpurea 'Alba'
White Coneflower



Erigeron compositus
Cutleaf Daisy



Helictotrichon sempervirens
Blue Oat Grass



Hosta sieboldiana 'Elegans'
Blue Leaf Hosta



Hosta x 'Blue Ice'
Blue Ice Plantain Lily



Leymus mollis
Dune Grass



Pachysandra terminalis
Japanese Spurge



Polystichum munitum
Western Sword Fern



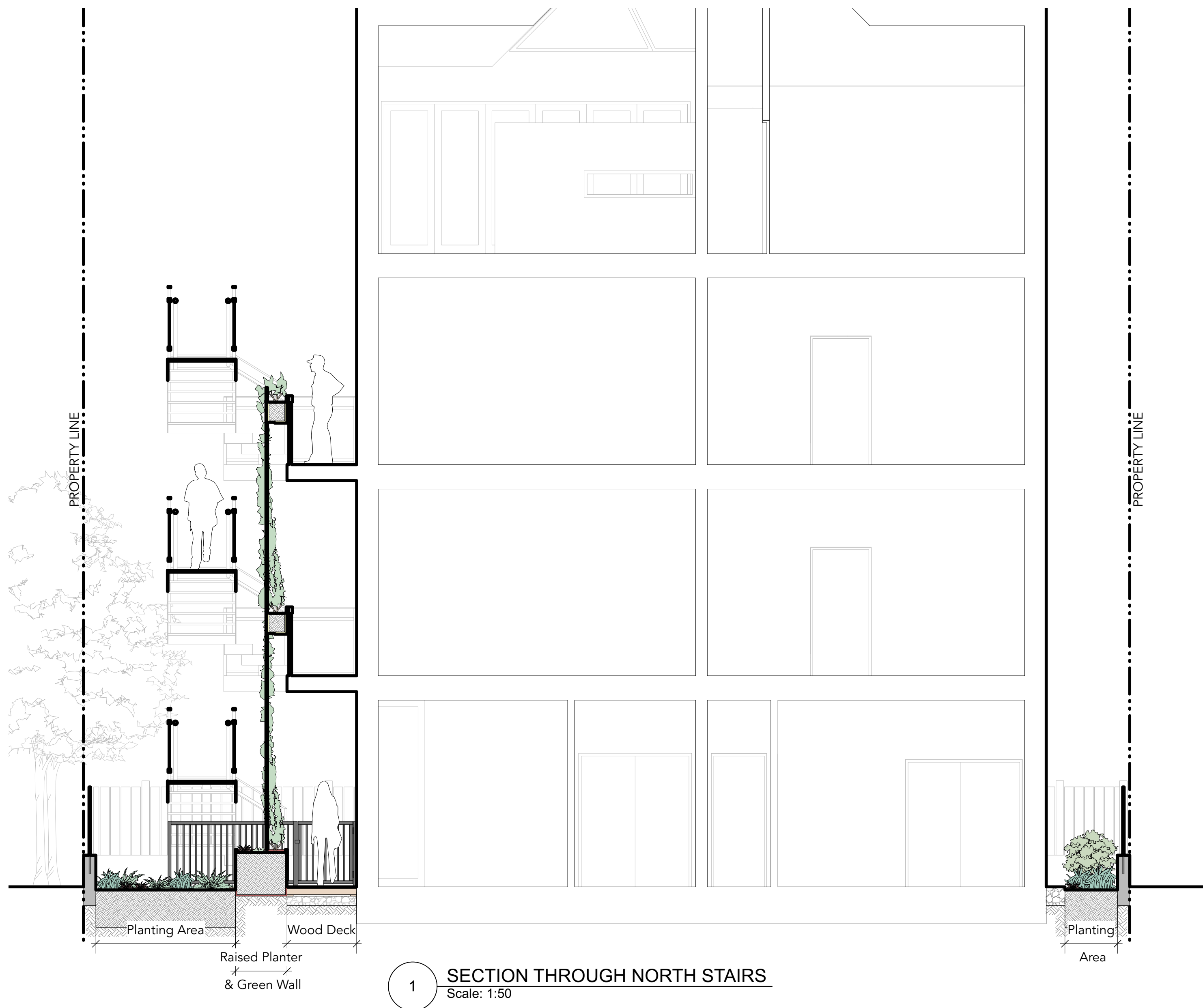
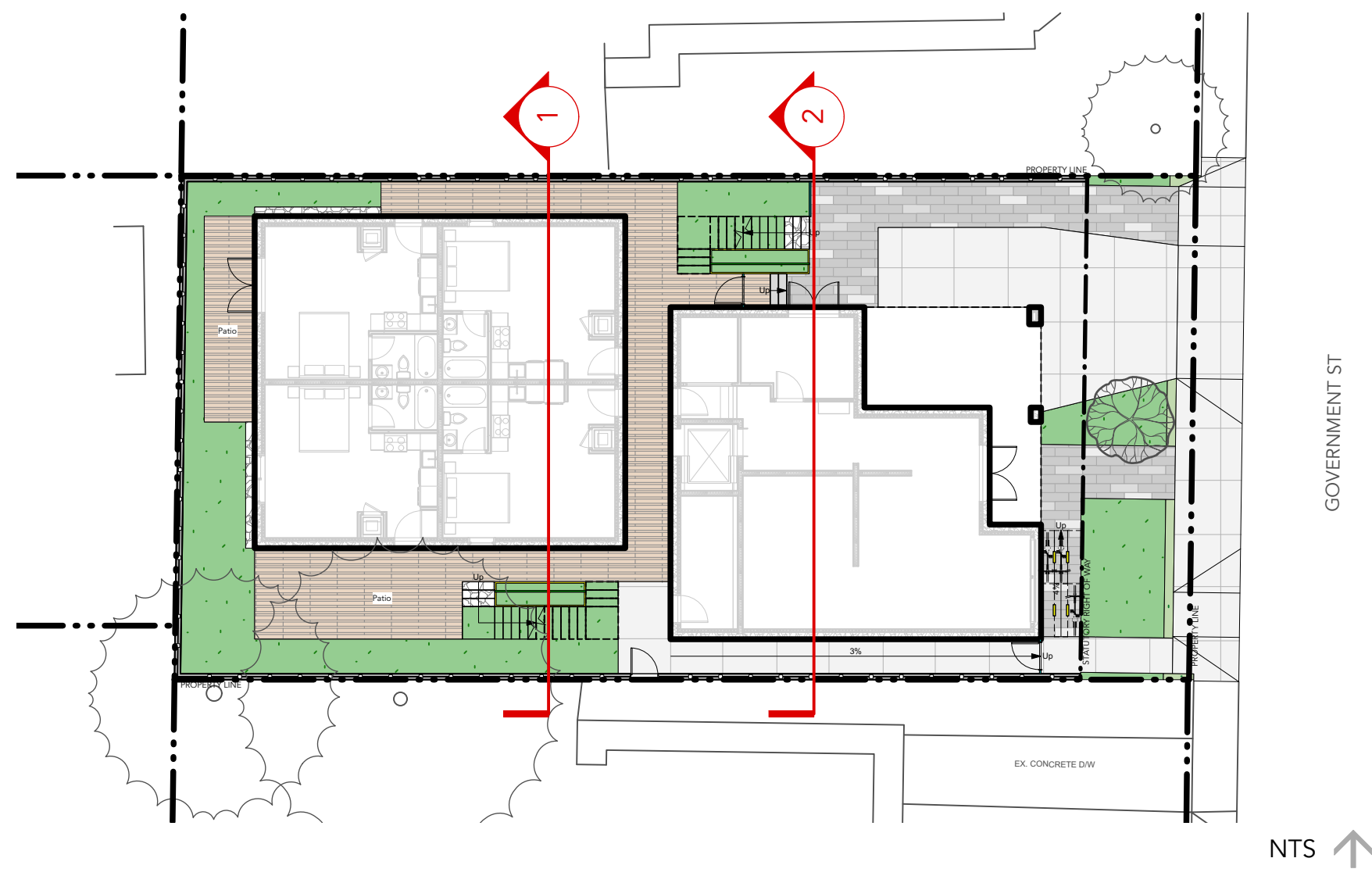
Rubeckia hirta
Black-eyed Susan

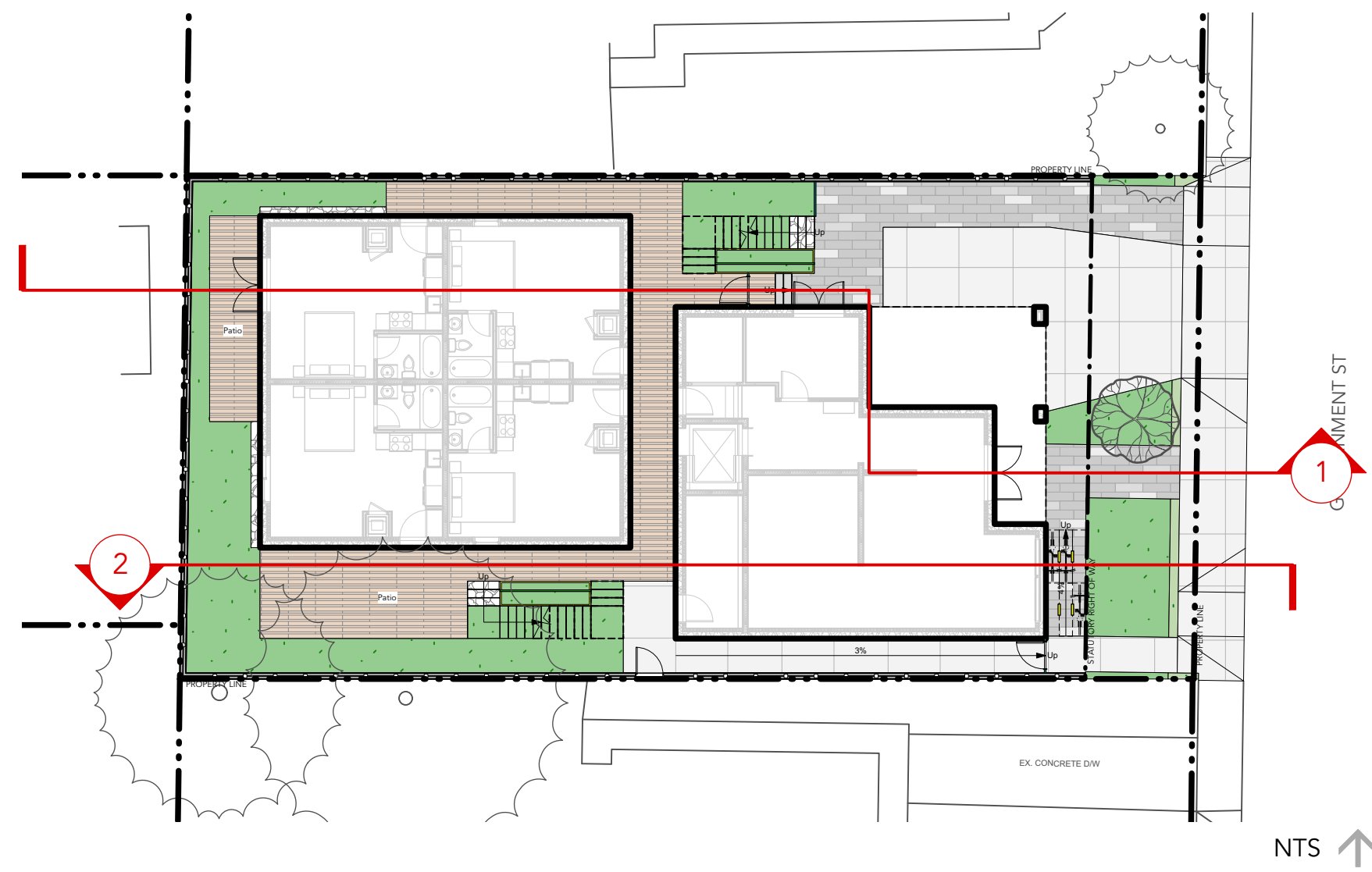


Salvia nemorosa 'Caradonna'
Caradonna Meadow Sage

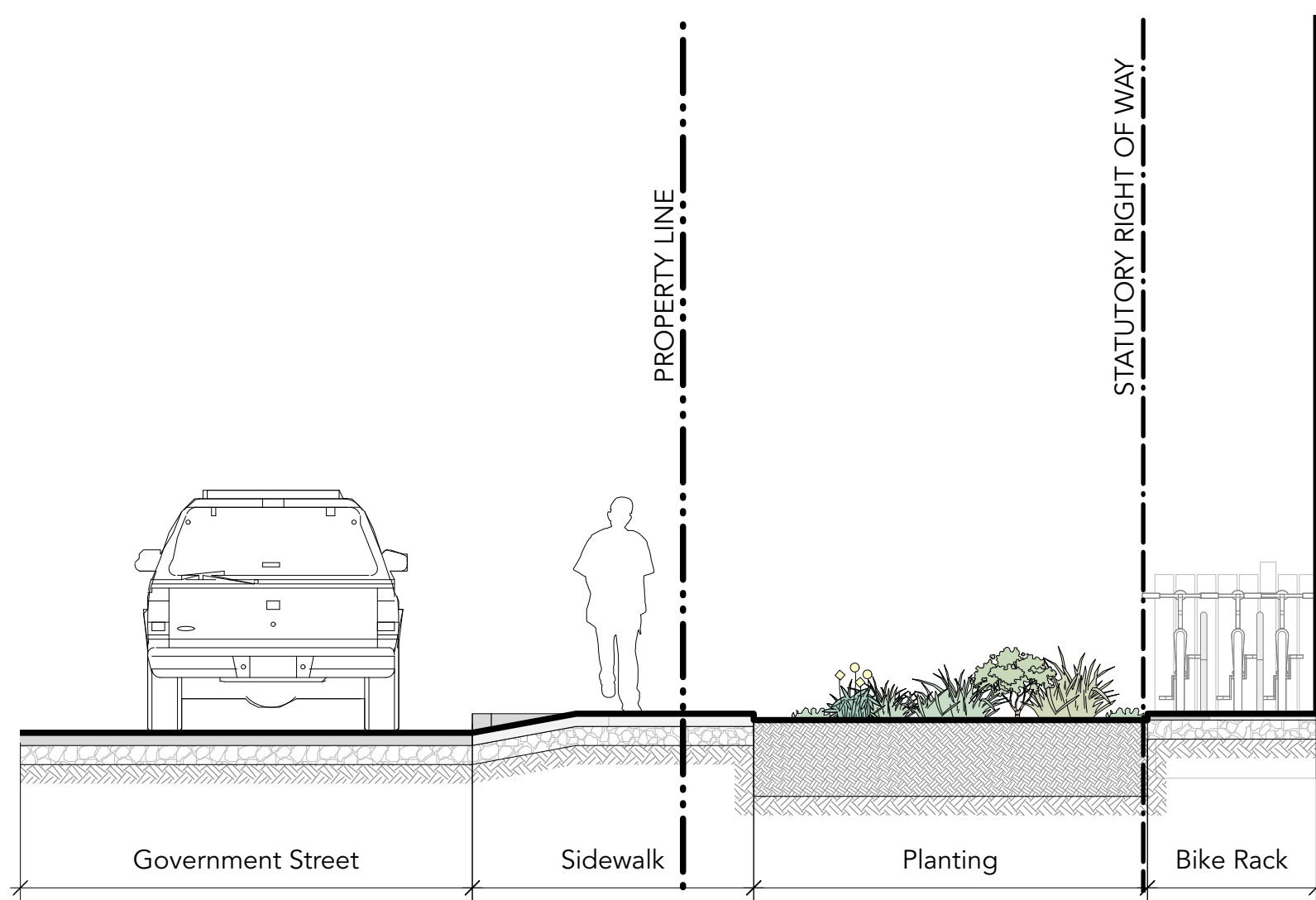
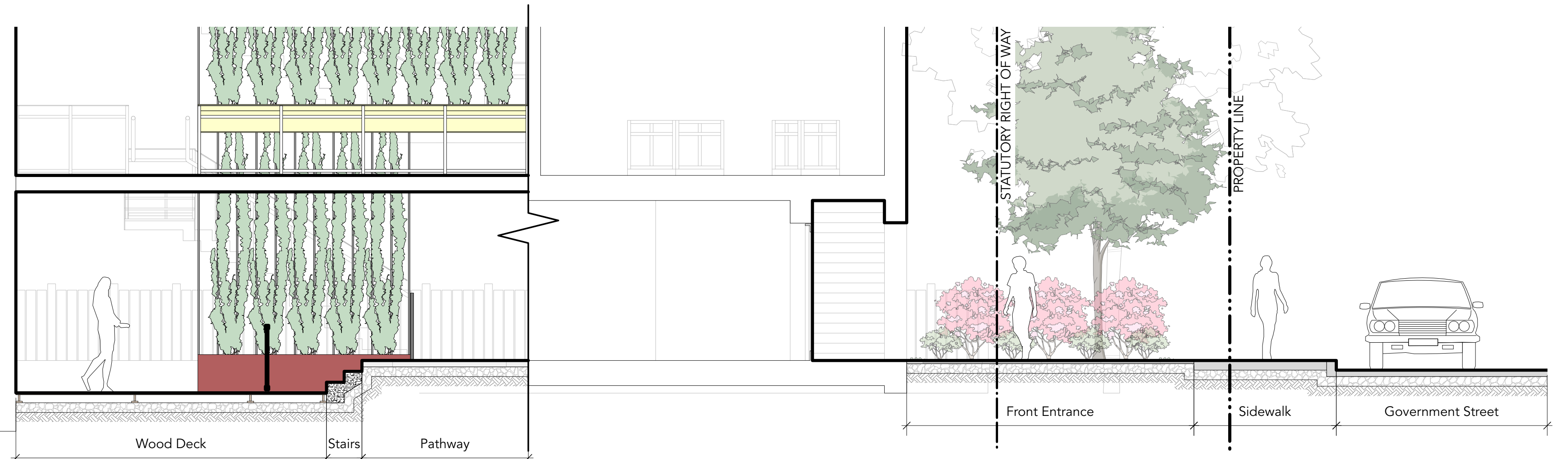


Stipa tenuissima
Mexican Feather Grass





1 SECTION THROUGH FRONT ENTRANCE
Scale: 1:50



2 SECTION THROUGH PARKING ENTRANCE
Scale: 1:50

