

Project Address:

Civic Address
50 Government St
Victoria, BC

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

Owner:

Oeza Developments
1558 Beach Dr.
Victoria, BC

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

Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

Contact: Will King
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Email: will@waymarkarchitecture.com

Structural Engineer

RJC Engineers
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Victoria BC V8W 2G4

Contact: Leon Plett
Phone: 250 386 7794
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

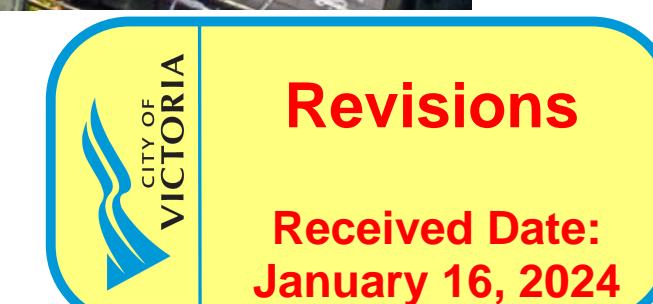
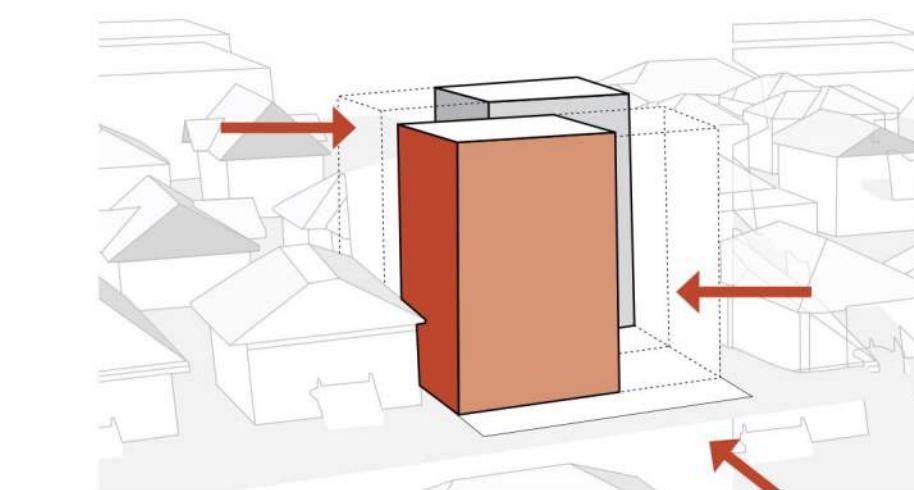
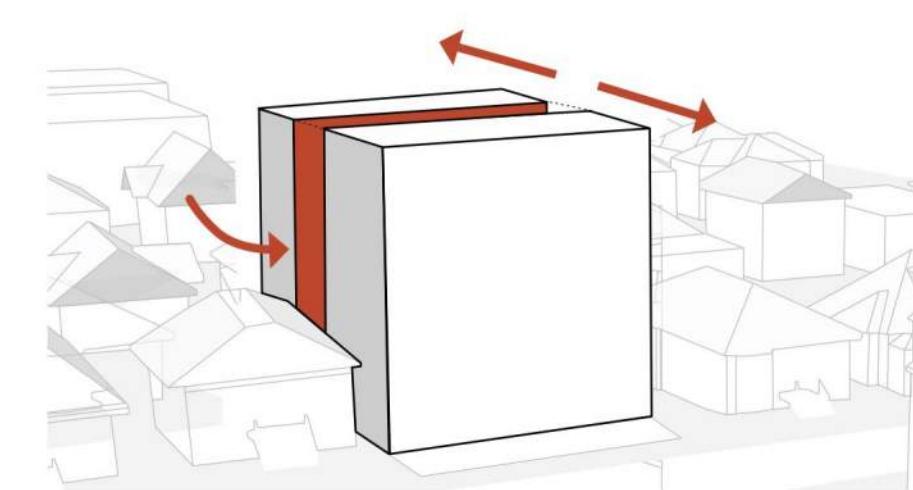
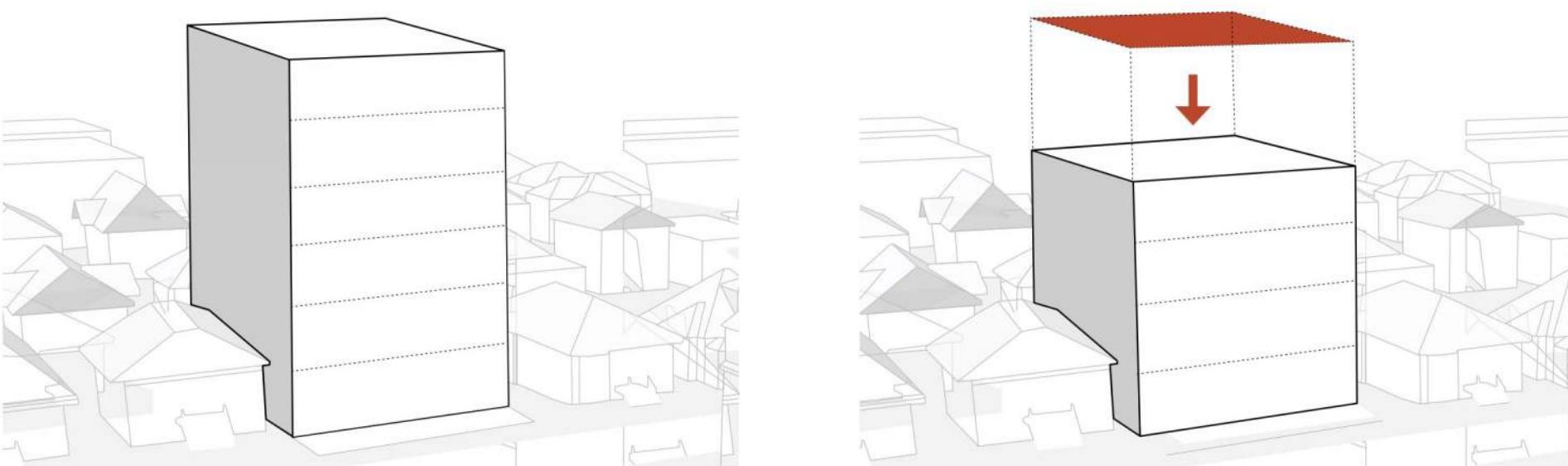
Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

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

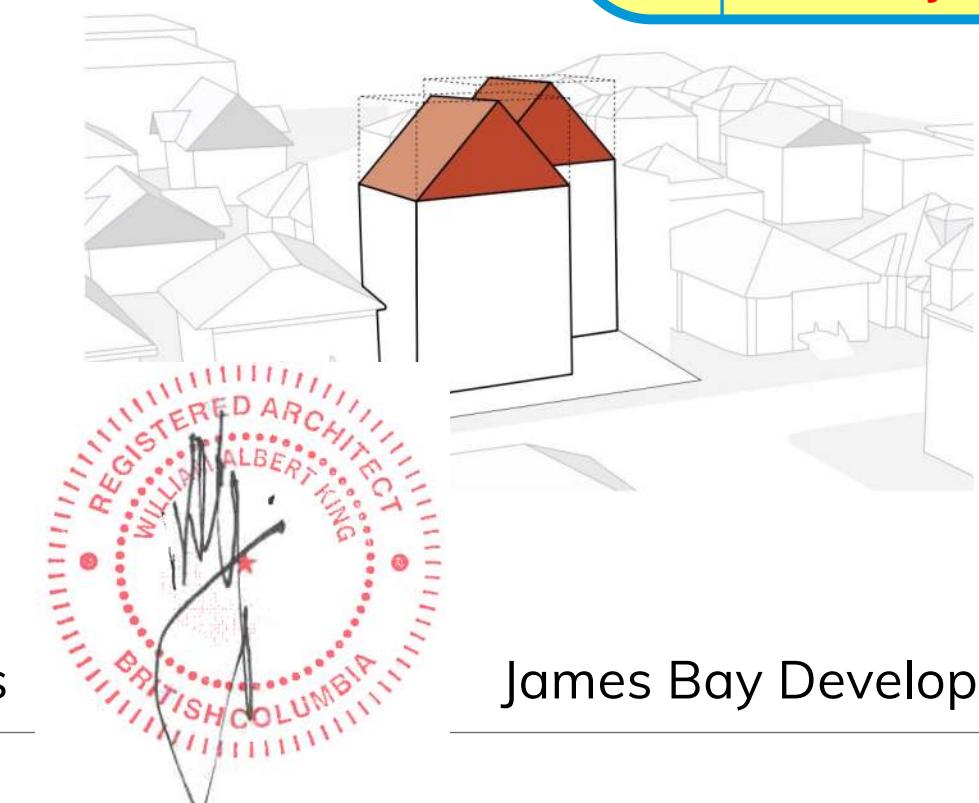
Civil Engineer

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

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



Received Date:
January 16, 2024



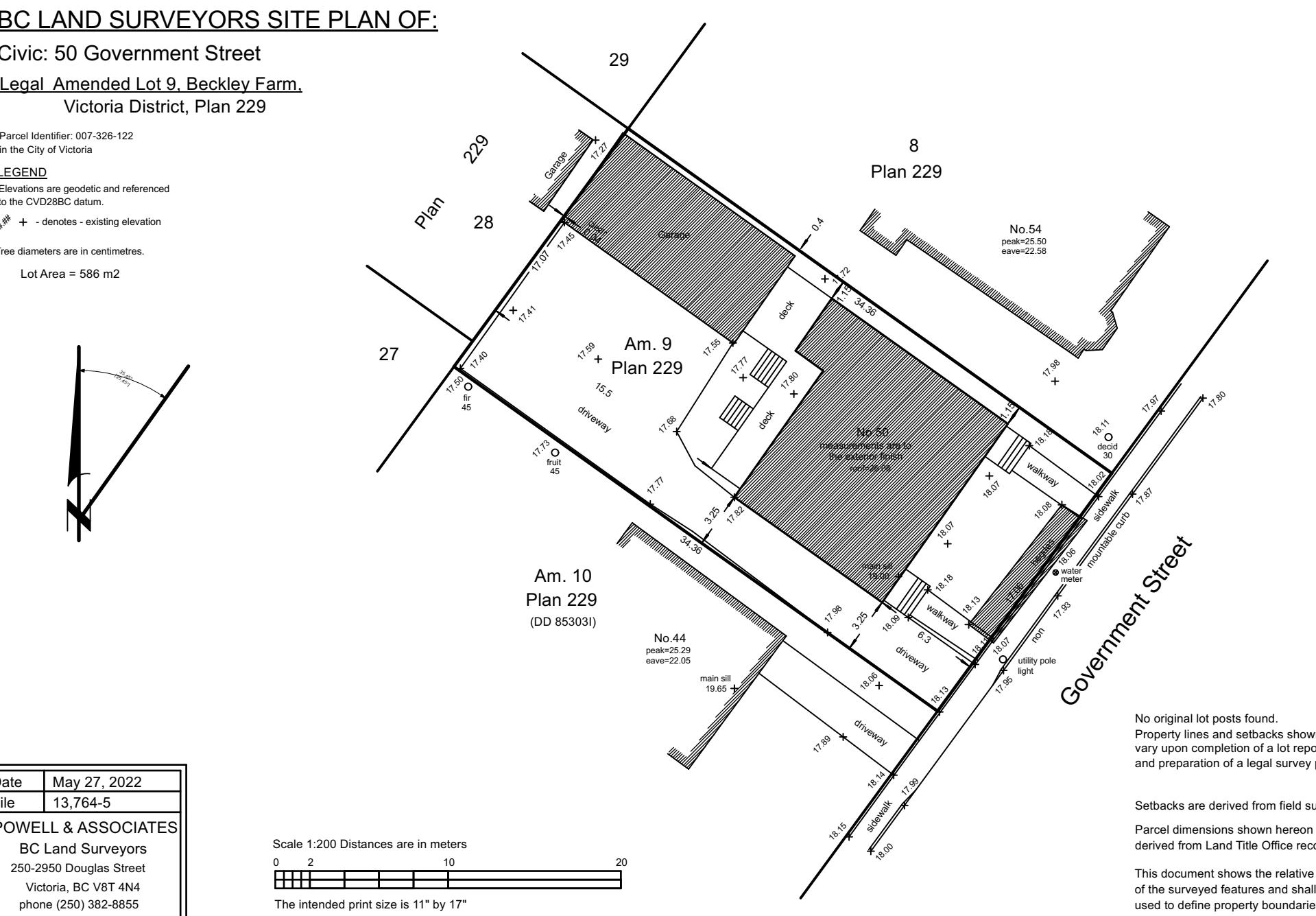
Oeza Developments

James Bay Development

CODE ANALYSIS	
2018 BC building code, data matrix part 3	BCBC REFERENCE
Project Description: New	3.1.2.1
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m ²	1.4.1.2 [A]
Number of stories: 5 (4 story + loft)	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following:	
3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered : Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
Mezzanine area : N/A	
Occupant load based on: m ² /person and design of building The occupant load for residential suites is two persons per sleeping room. 1st floor = 6 persons (1 units 3 bedrooms) 2nd floor = 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 m ² / 46 m ² = 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 (m ²)	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 m ²											
BUILDING FOOTPRINT: 319 m ²											
Current use	Zoning	Heritage	Variance								
Vacant	R3-2)	No	VacantDifference								
Proposed use	Proposed 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 (m ²) (min.)	586 m ²	920 m ² *	-								
Lot width (m) (min.)	17.07 m										
Total floor area (m ²) (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 (m ²) (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 m ² , which does not permit a multiple dwelling.								
UNIT TYPES											
Sudio unit 31 m ²											
1 Bedroom - 57 to 62 m ²											
2 Bedroom + Den 138m ²											



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 unit
 = 0.1 x 11
 = 2 visitor spaces

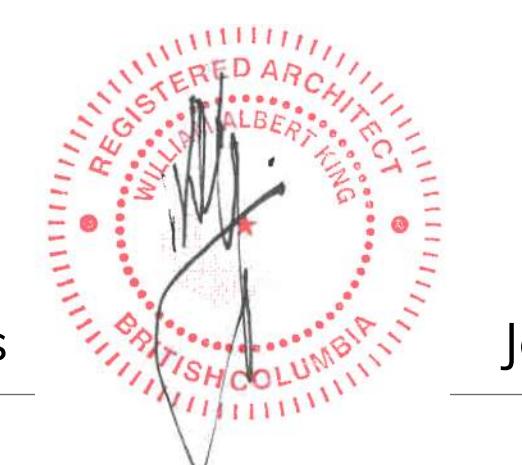
Required bikes: 1.25 per unit >45 m²
 = 1.25 x 11 = 13.75
 = 14 bike parking stalls

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)



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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)

OCP Policy Objectives Advanced By This Proposal:

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



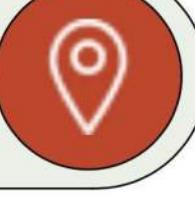
6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives."



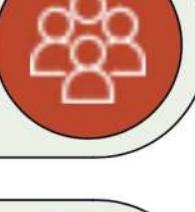
6.1.6 "Urban Residential consists primarily of multi-unit residential...including...mid-rise apartments."



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."



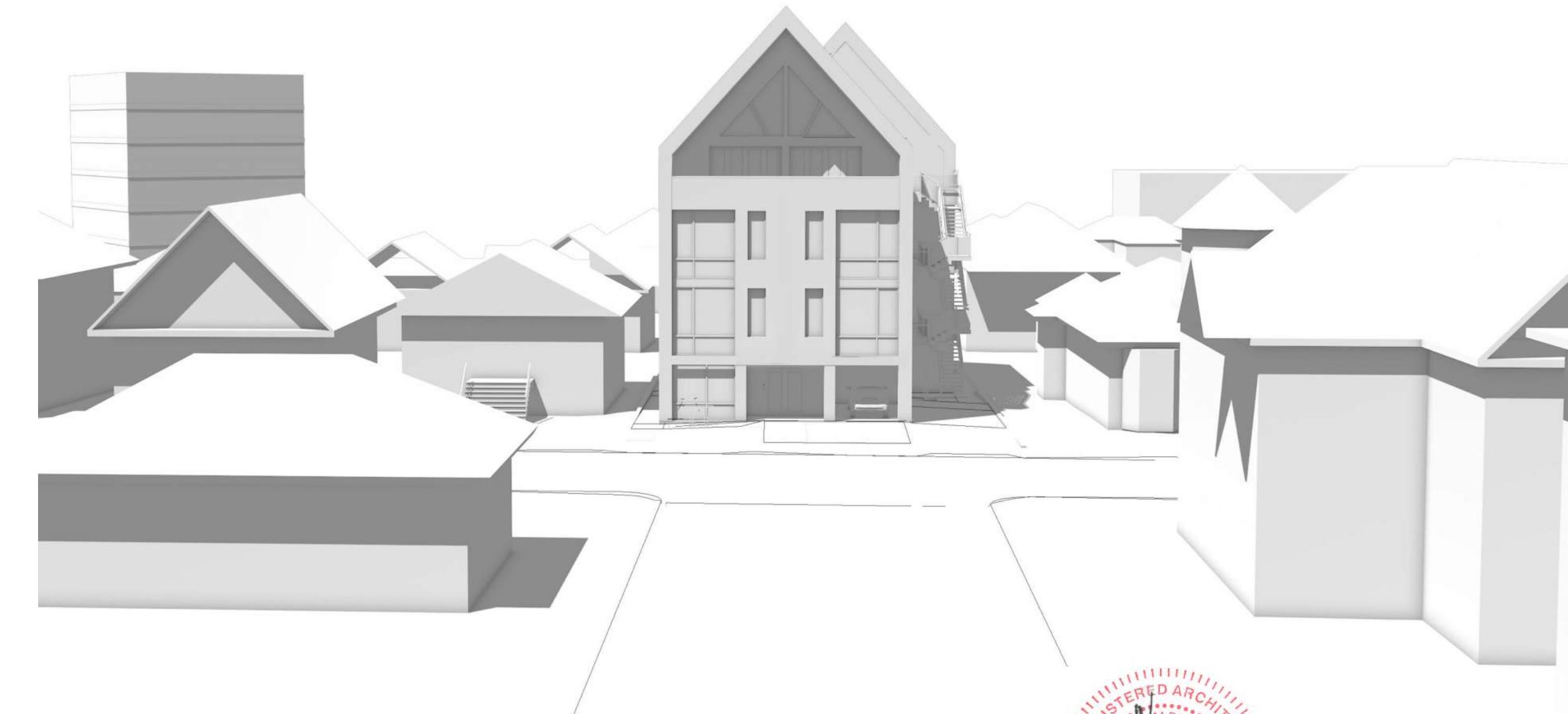
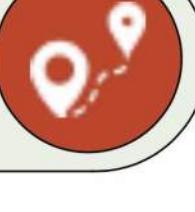
6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041."



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."

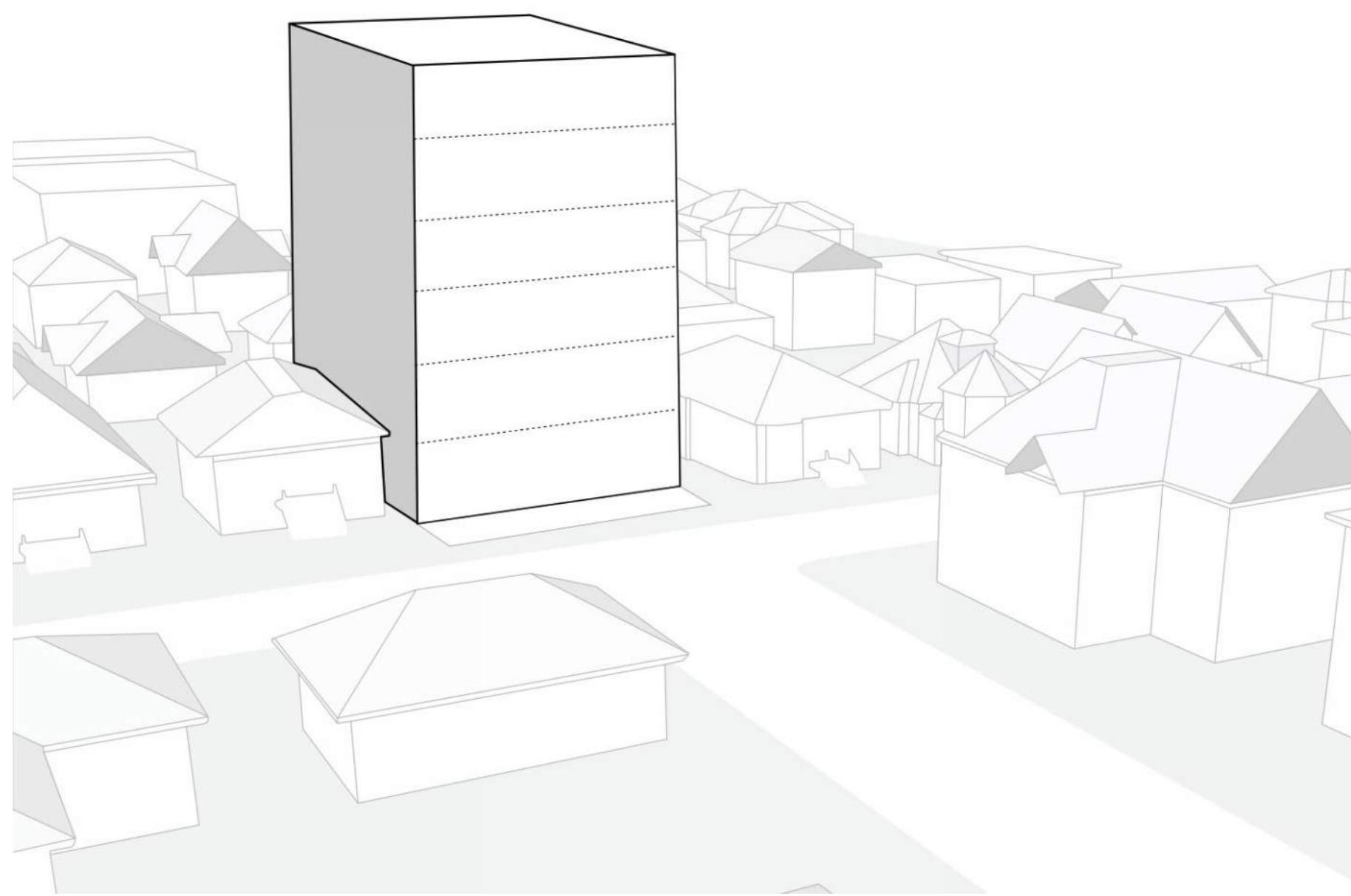


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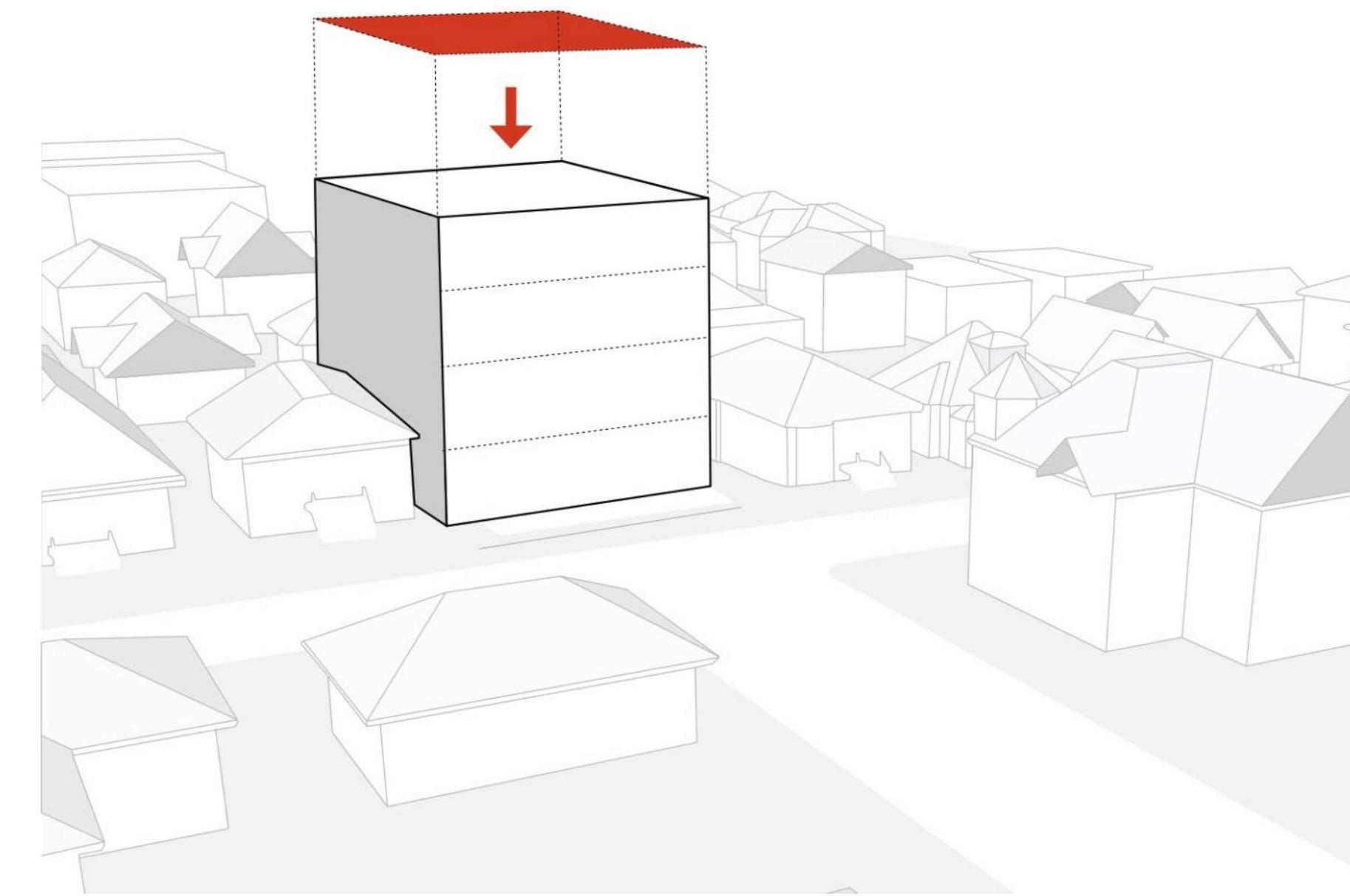


James Bay Development

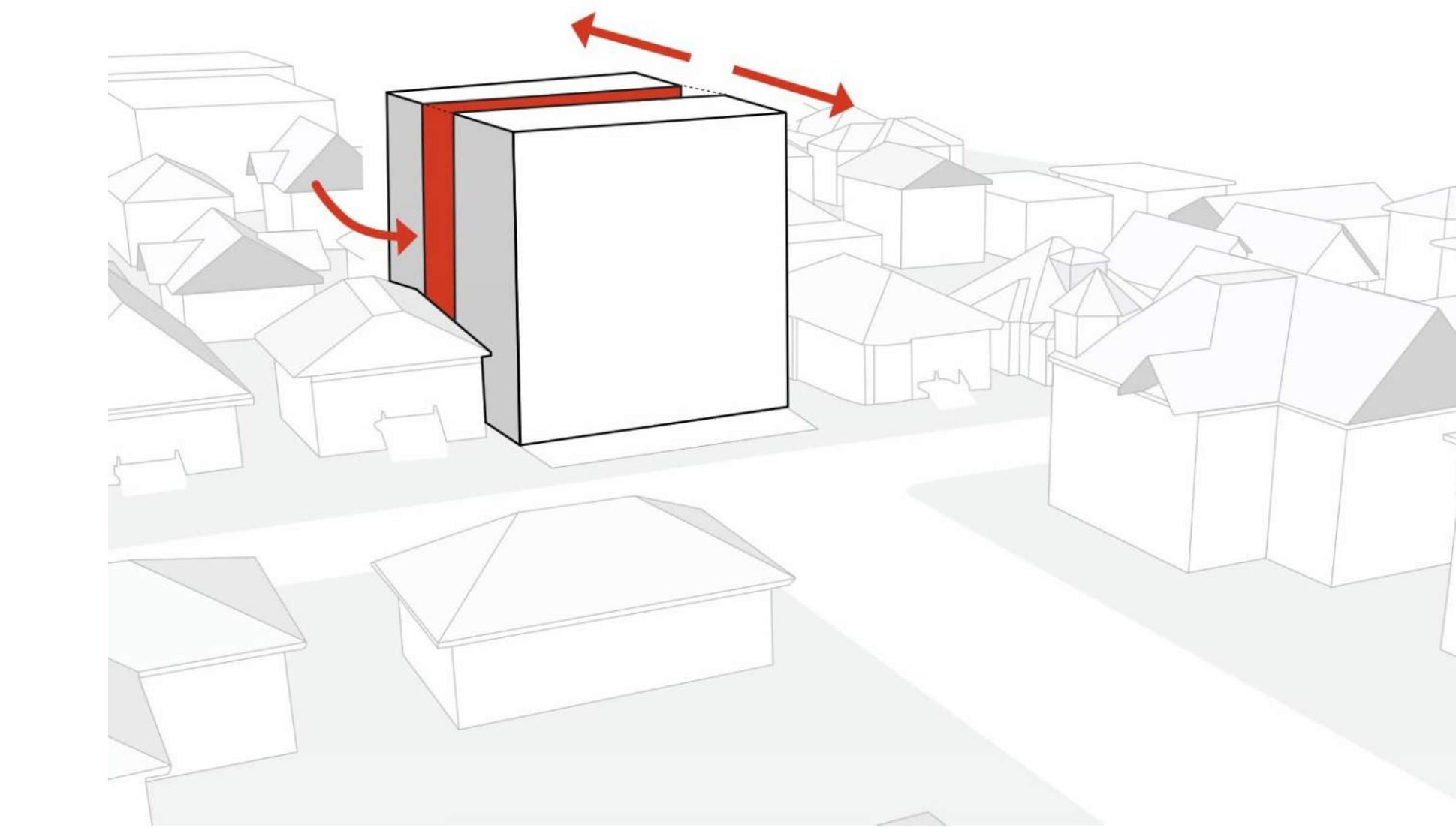
PREVIOUS PROPOSED DESIGN



REDUCTION TO A 4-STORY BUILDING



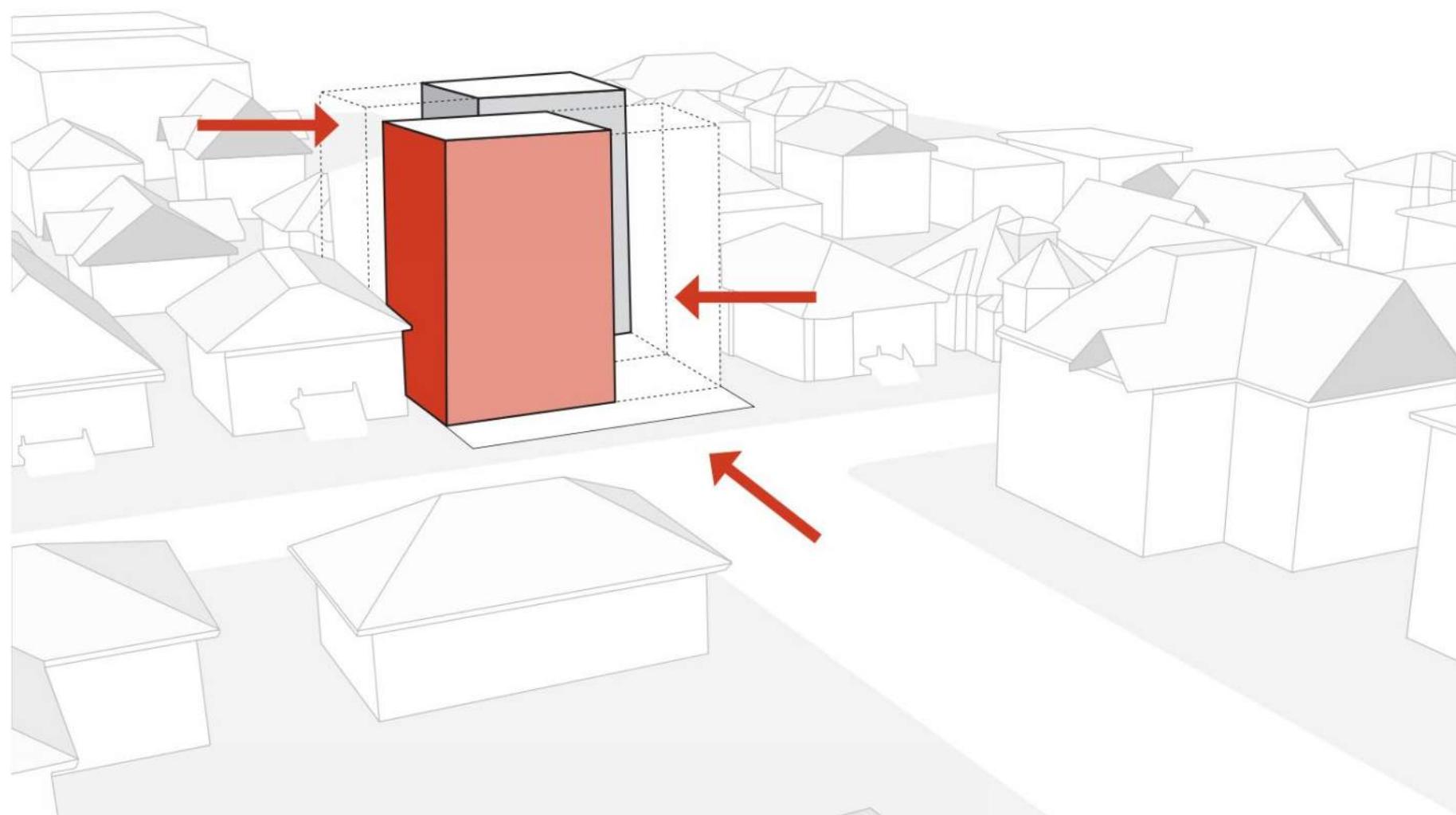
DIVIDED INTO TWO, FOCUSING ON CENTRAL AXIS



STEP 1 → HEIGHT → - 6 (G) "That all... neighbourhoods contain a range of housing... (OCP)
- 3.10 Overhangs and canopies are encouraged... (DG)
- 5.1 Open spaces should be usable, attractive and well integrated with the design of the building. (DG)

STEP 2 → FAMILY ORIENTED → - 3.6 Individual Well Being: ...ensure that all residents have secure access to basic needs... required to flourish. (OCP)

SHIFTED ACCORDING TO SURROUNDINGS



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

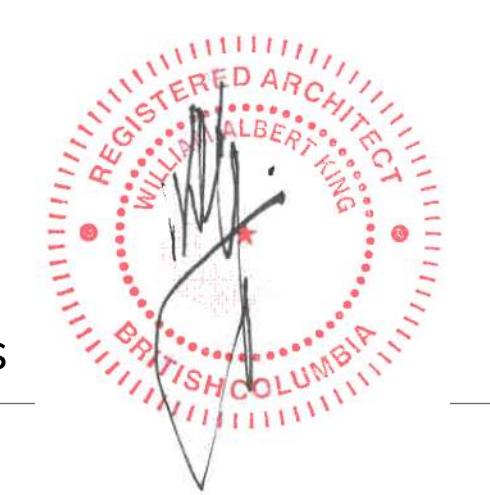


STEP 4 → HARMONY → - 8.1 ... balance new development and heritage conservation. (OCP)
- 21.16.3 Maintain and interesting diversity of land users, housing types and character areas. (OCP)
- 3.3.2 Roof forms should complement the character of buildings in the immediate context. (DG)

RESULTING PROPOSAL



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James Bay Development



Existing Building, 50 Government



Existing Building, 50 Government



Proposed Building, 50 Government



Proposed Building, 50 Government



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James Bay Development



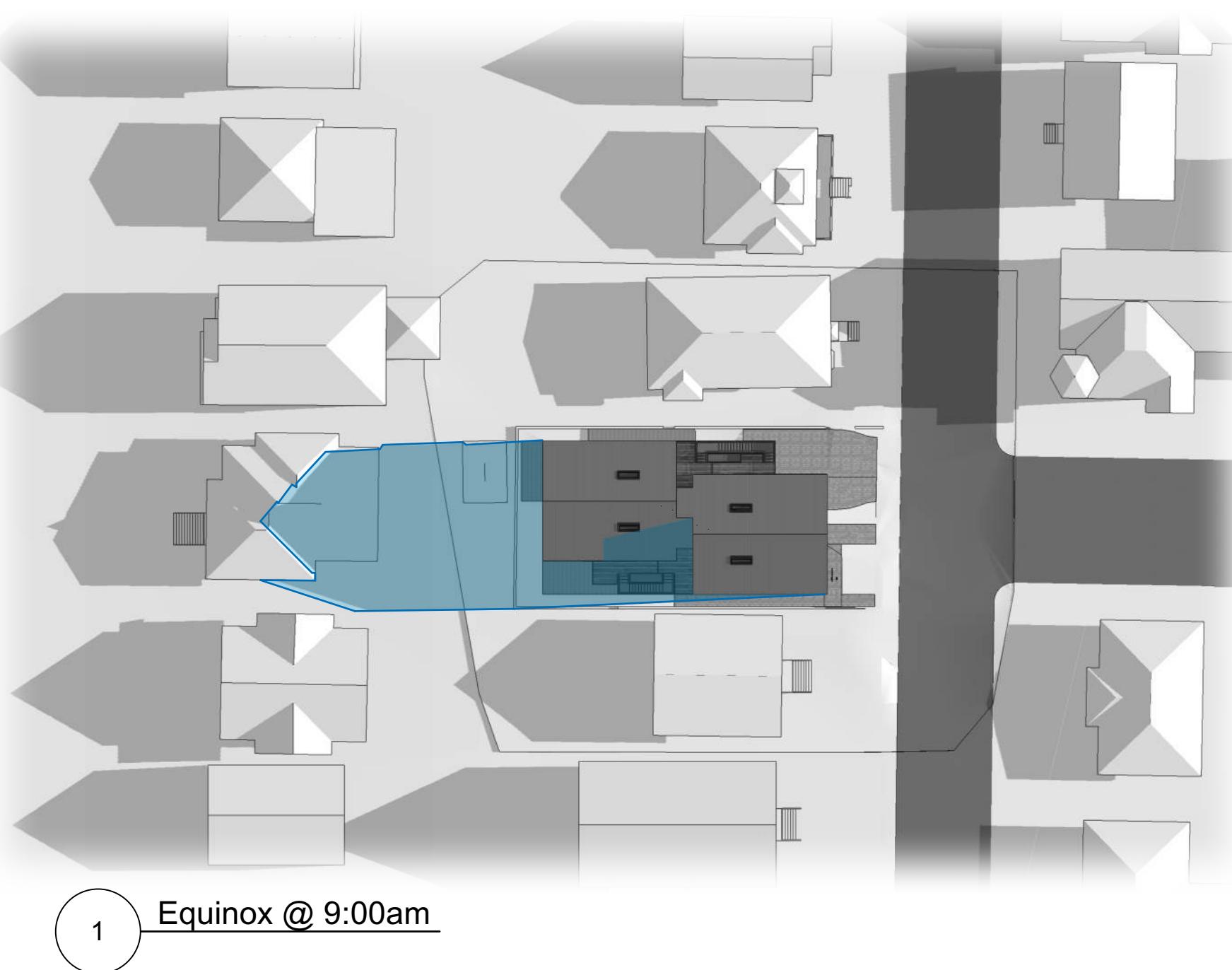
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Scale: 1:200



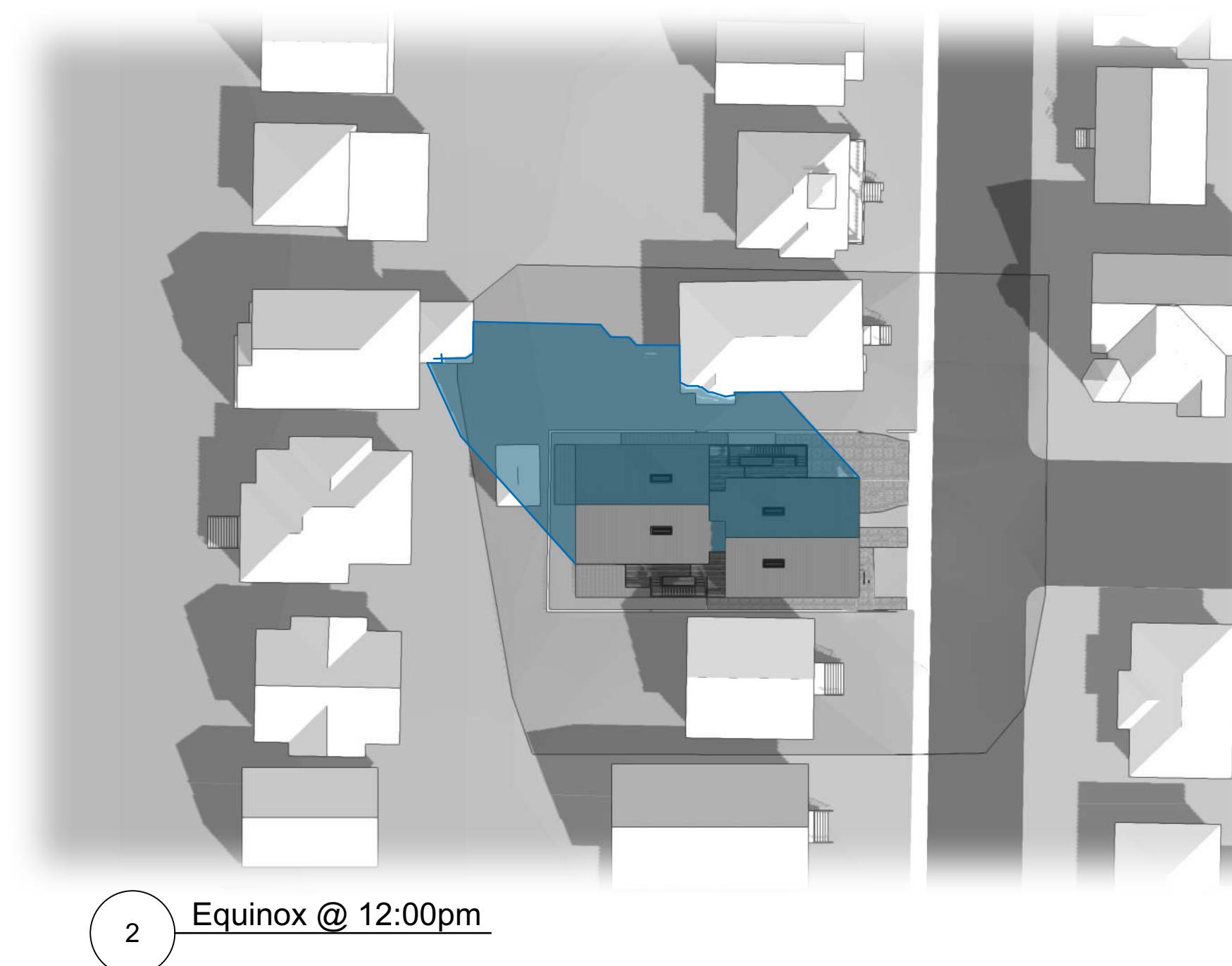
2 Proposed Street Elevation
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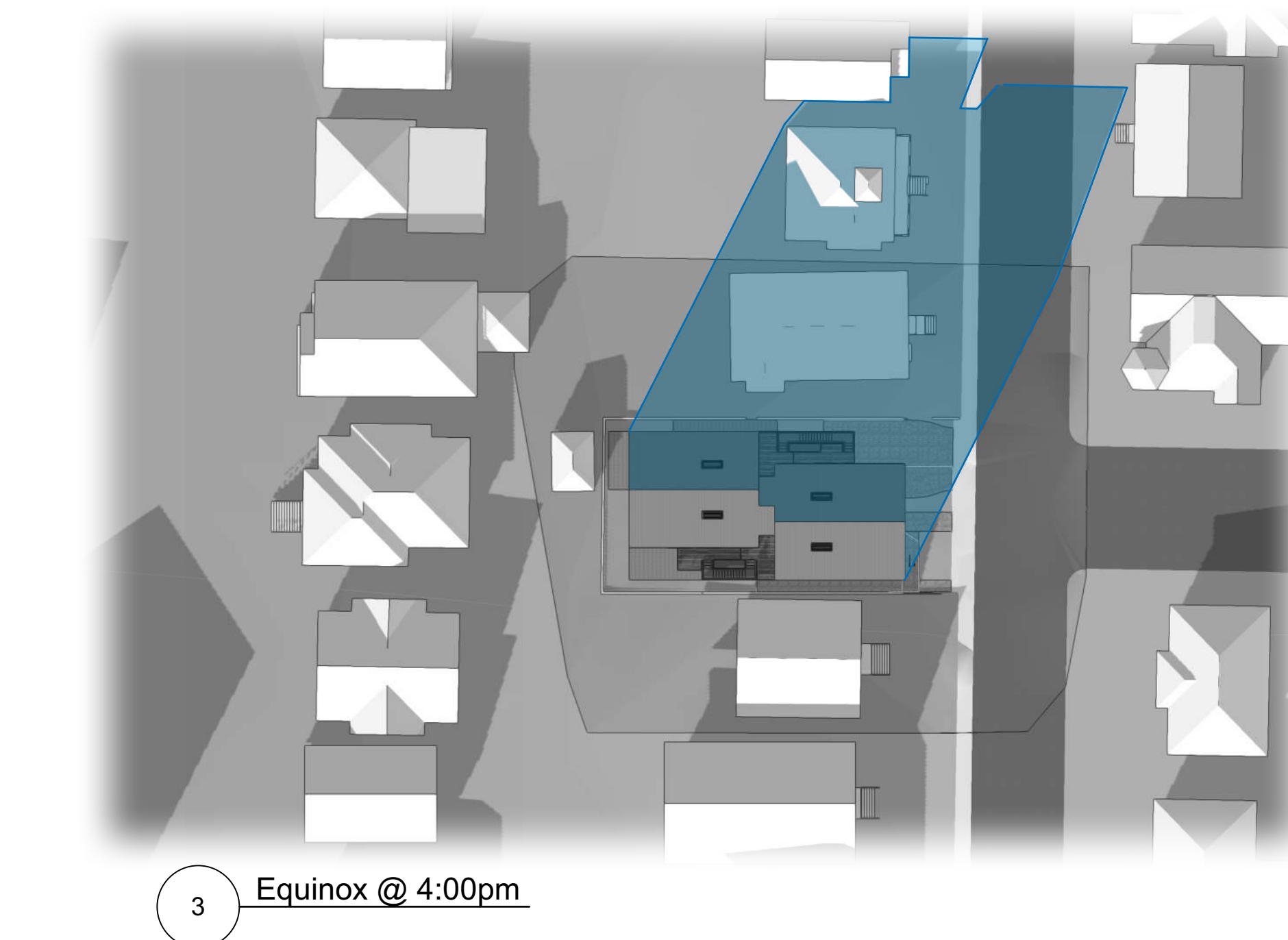
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A301 **Proposed Street Elevation**
Scale: 1:200



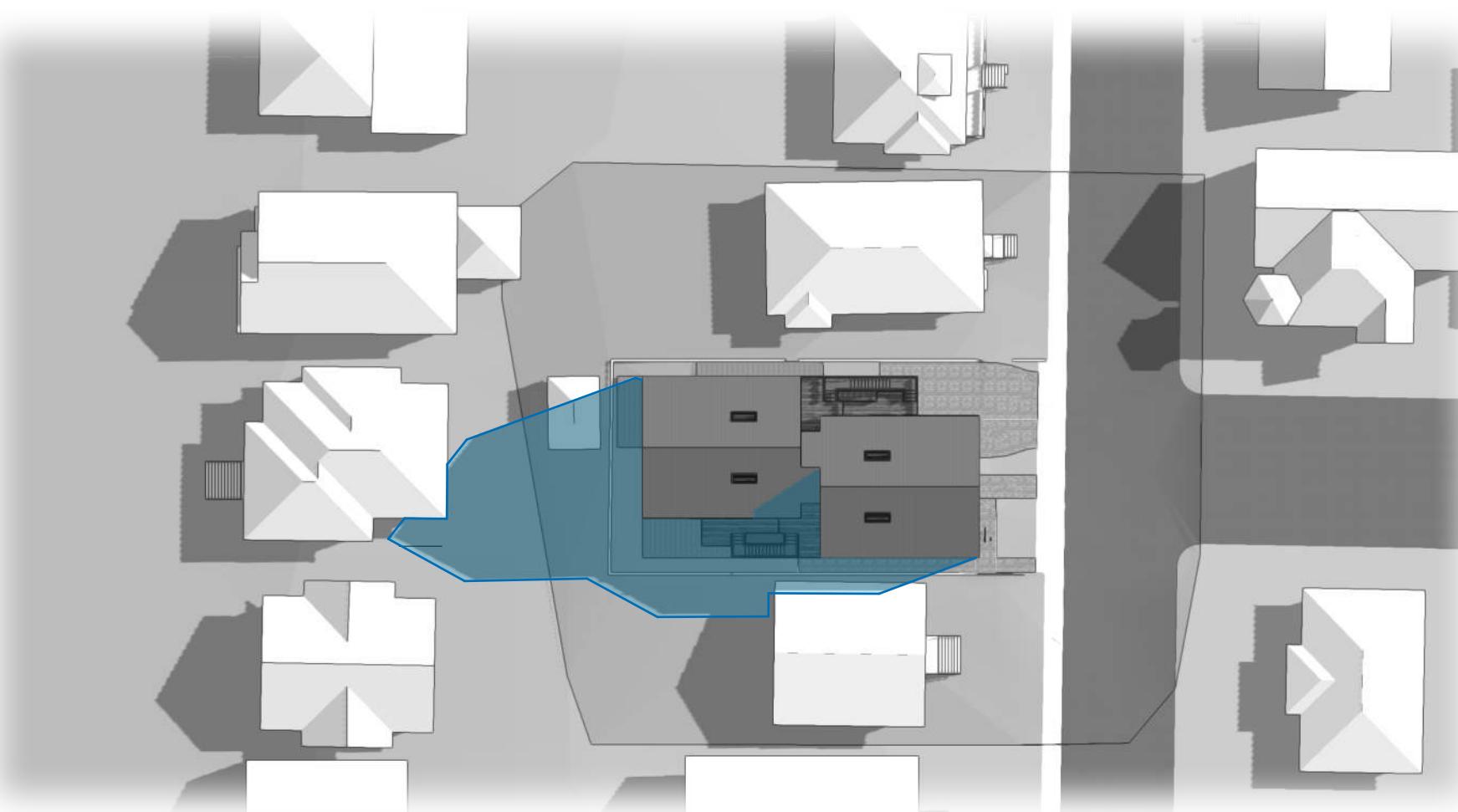
1 Equinox @ 9:00am



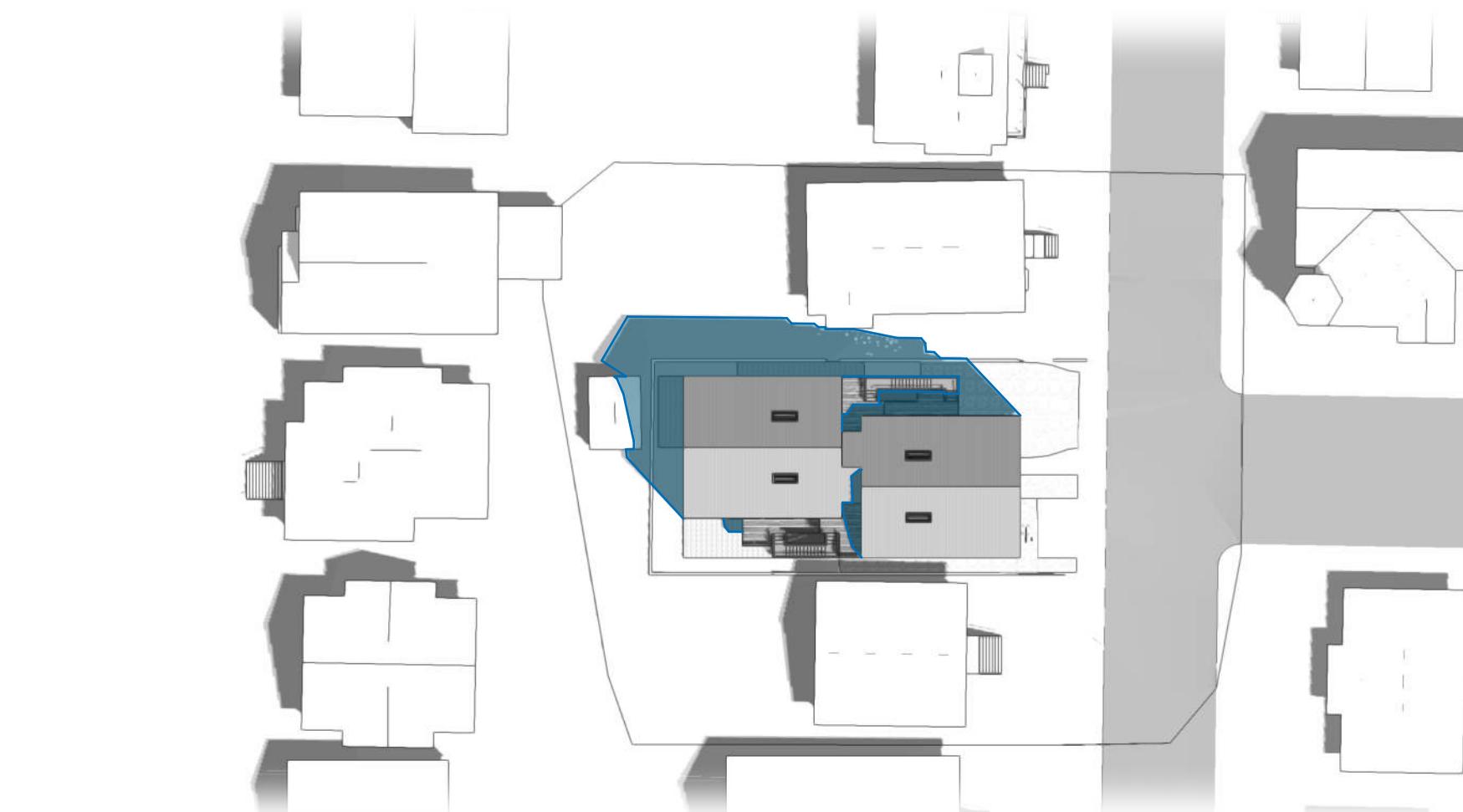
2 Equinox @ 12:00pm



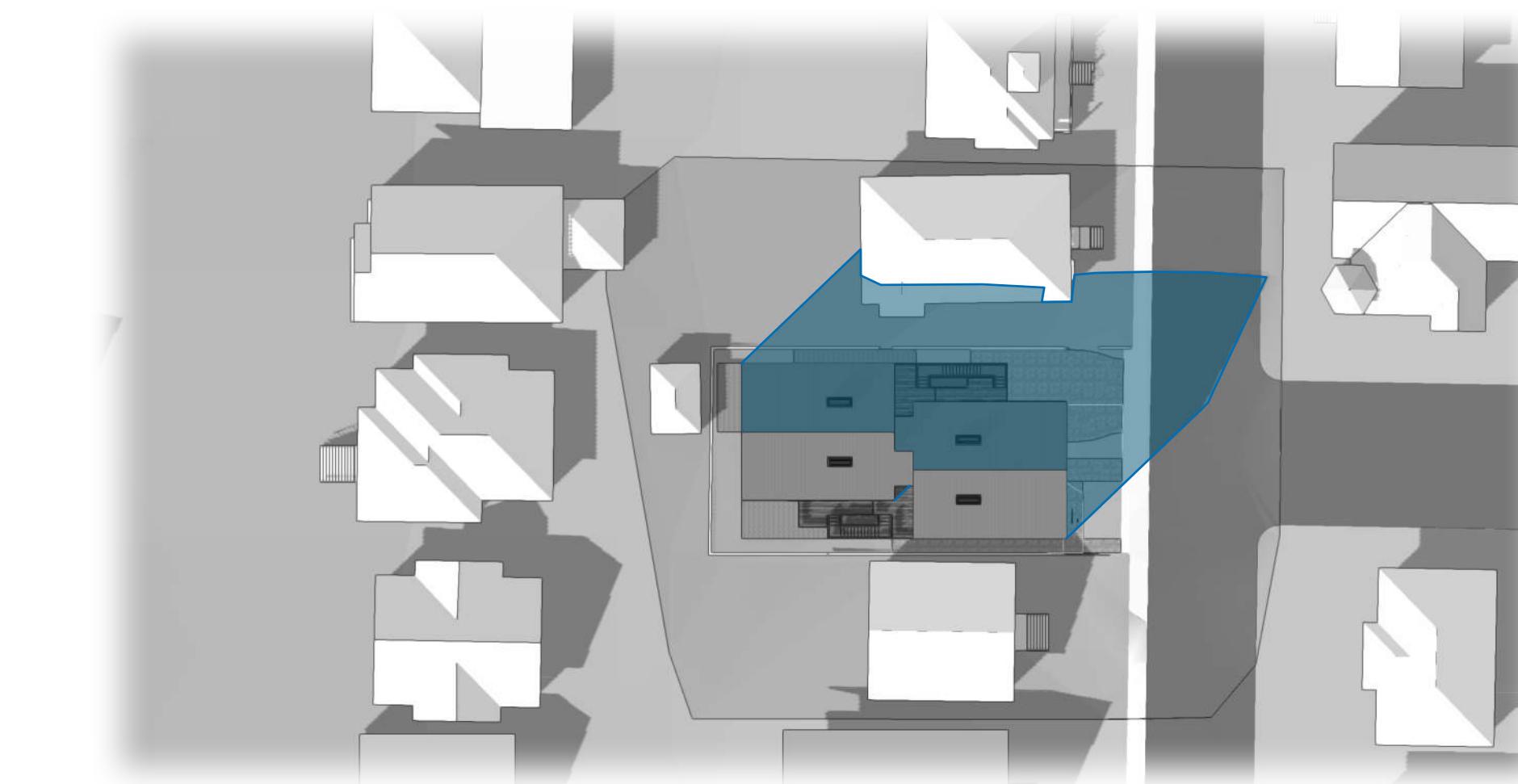
3 Equinox @ 4:00pm



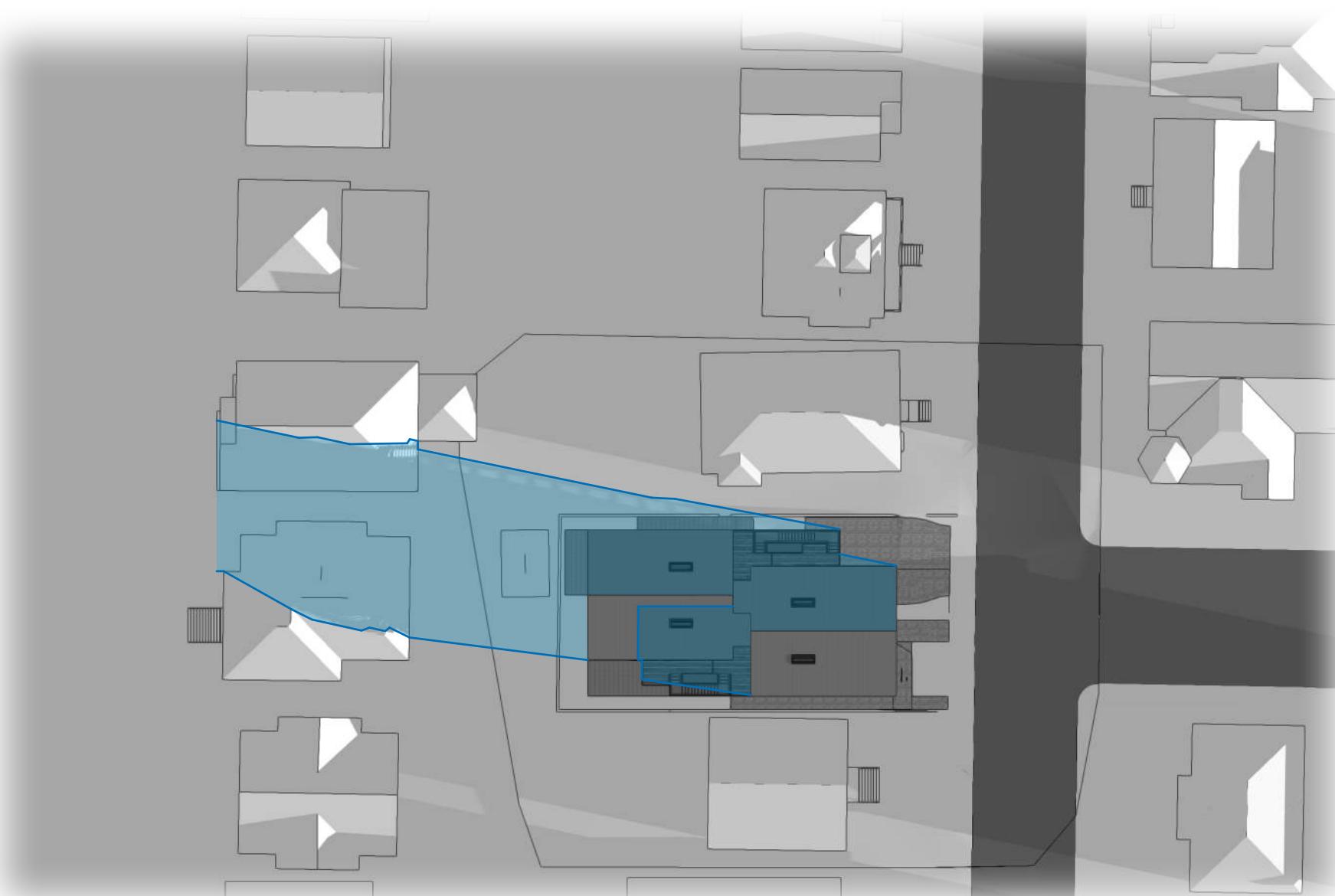
4 Summer Solstice @ 9:00am



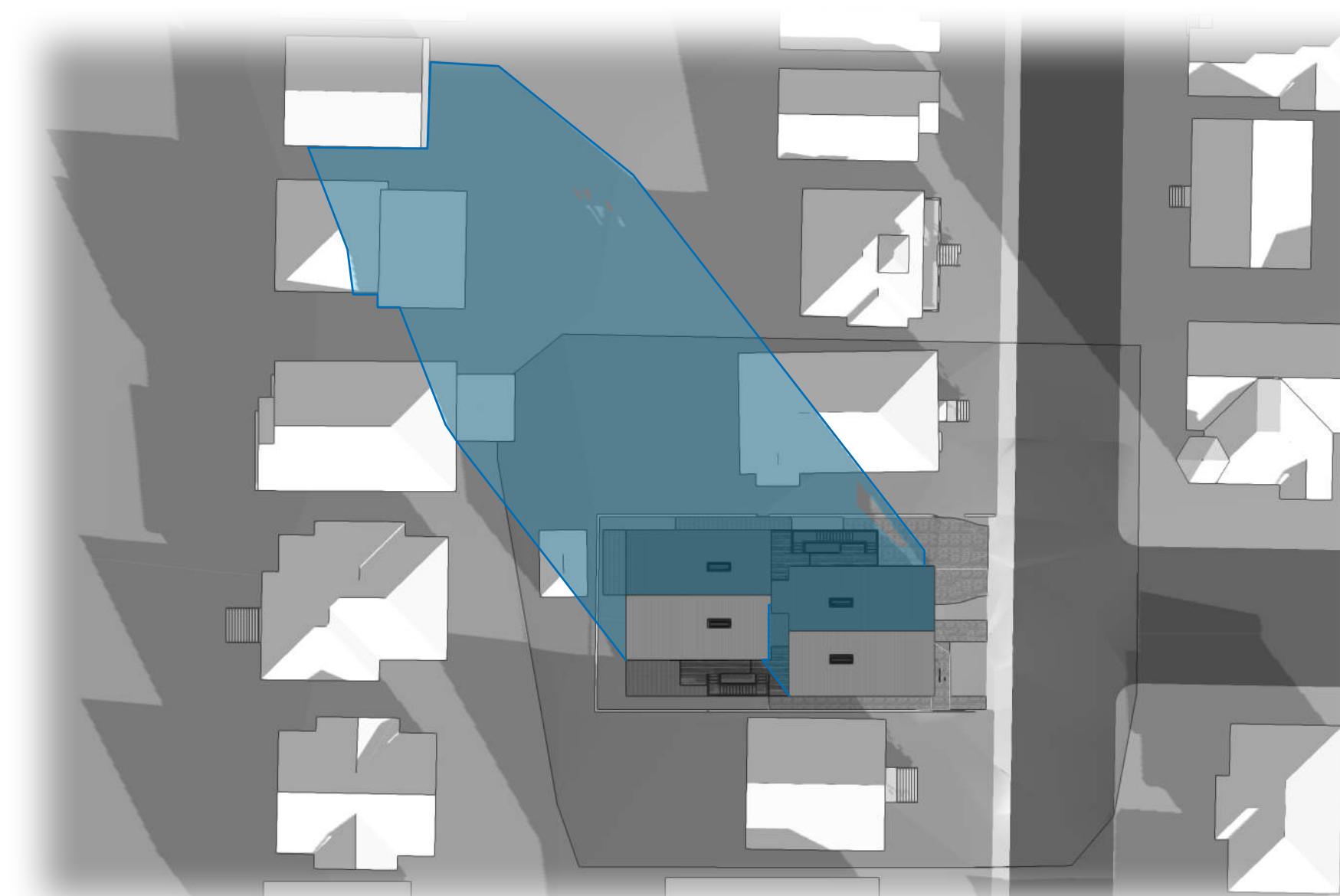
5 Summer Solstice @ 12:00pm



6 Summer Solstice @ 4:00pm



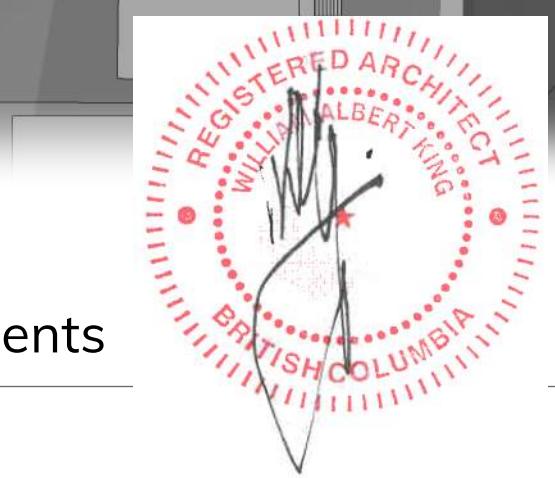
7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm

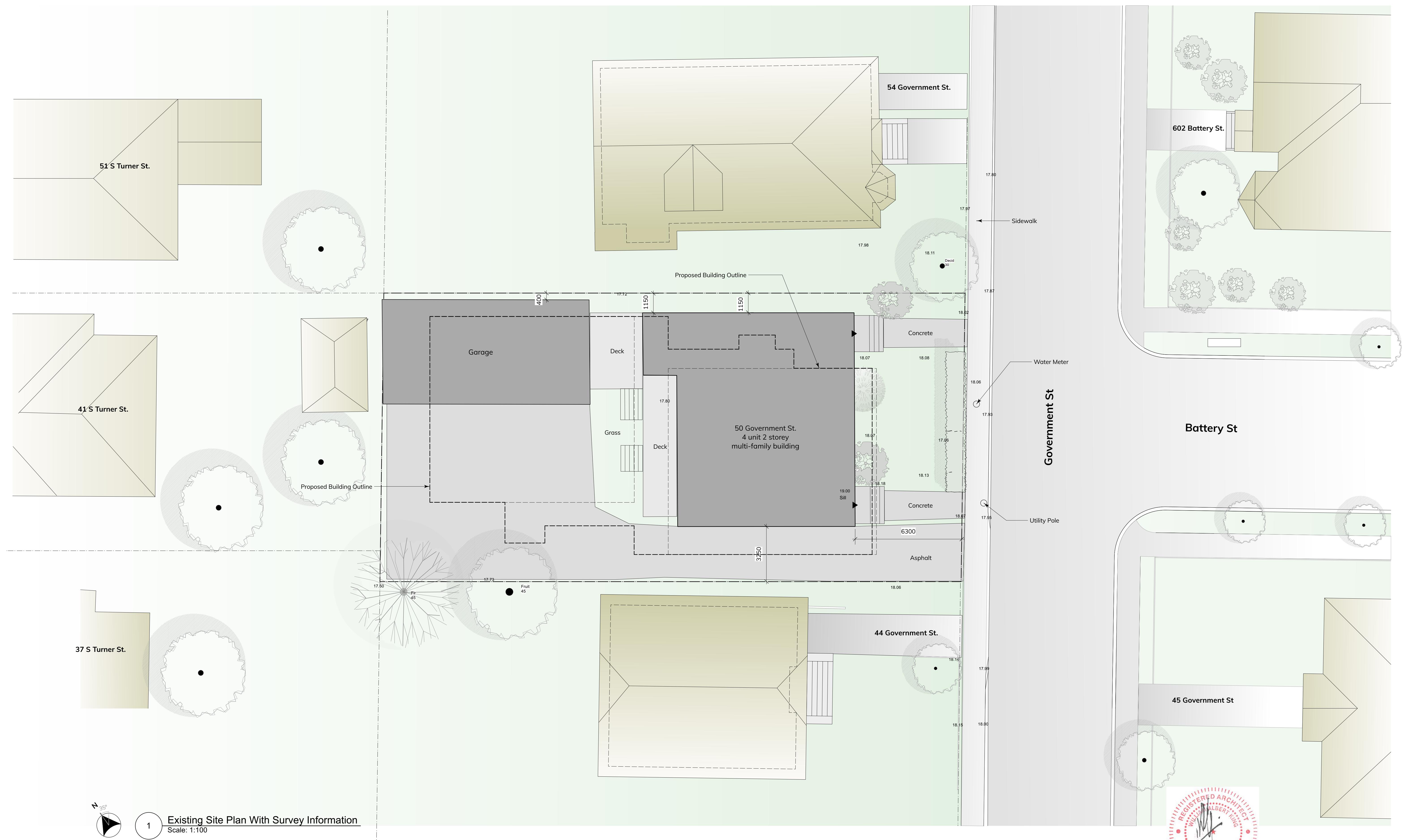


9 Winter Solstice @ 3:30pm



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James Bay Development



Project ID: 2022-08



WAYMARK
ARCHITECTURE

ARCHITECTURE
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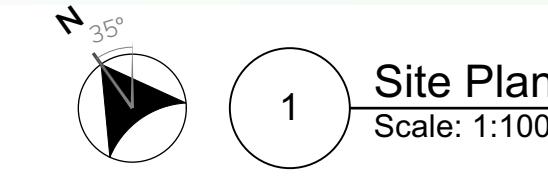
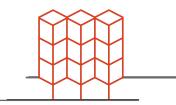
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James Bay Development

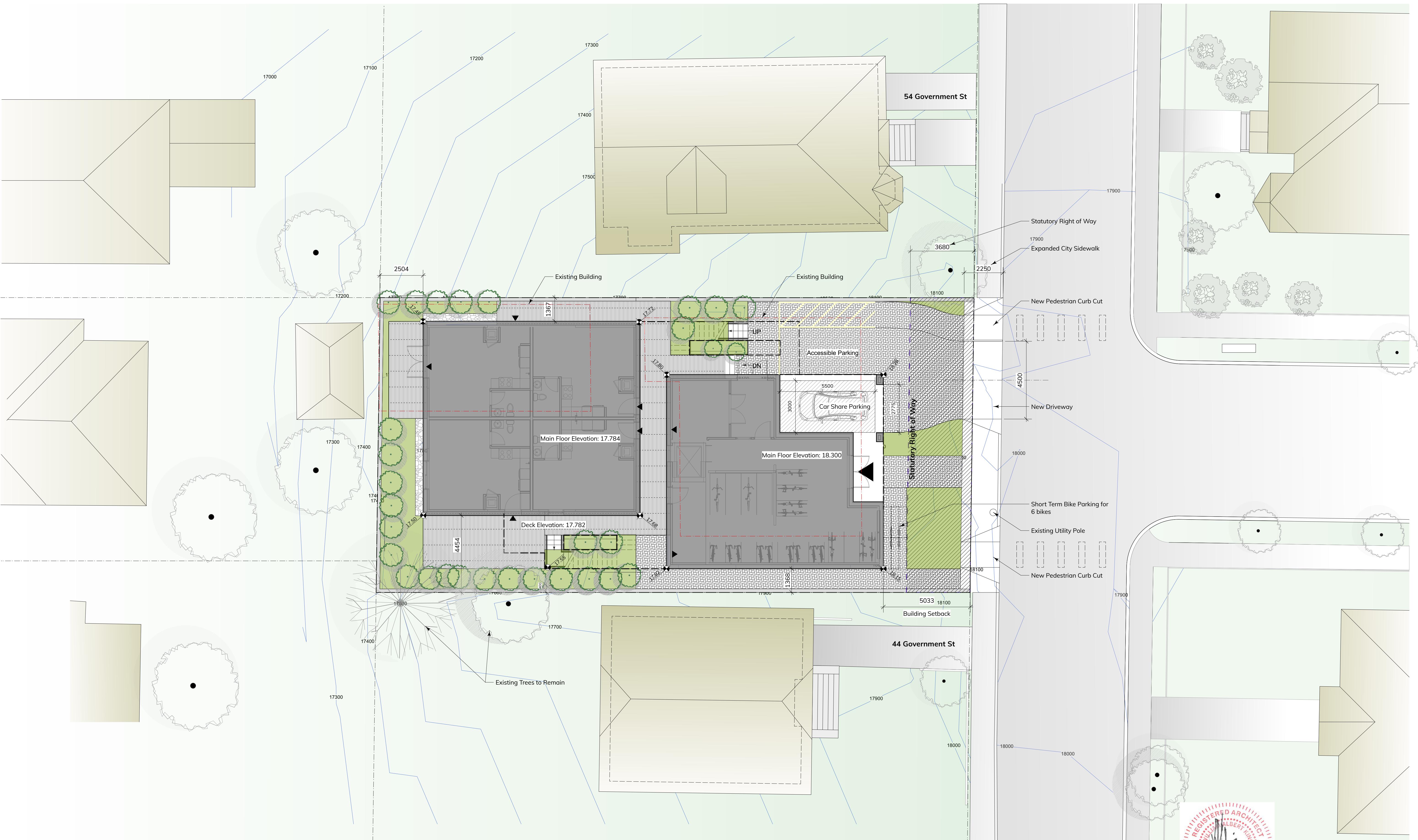
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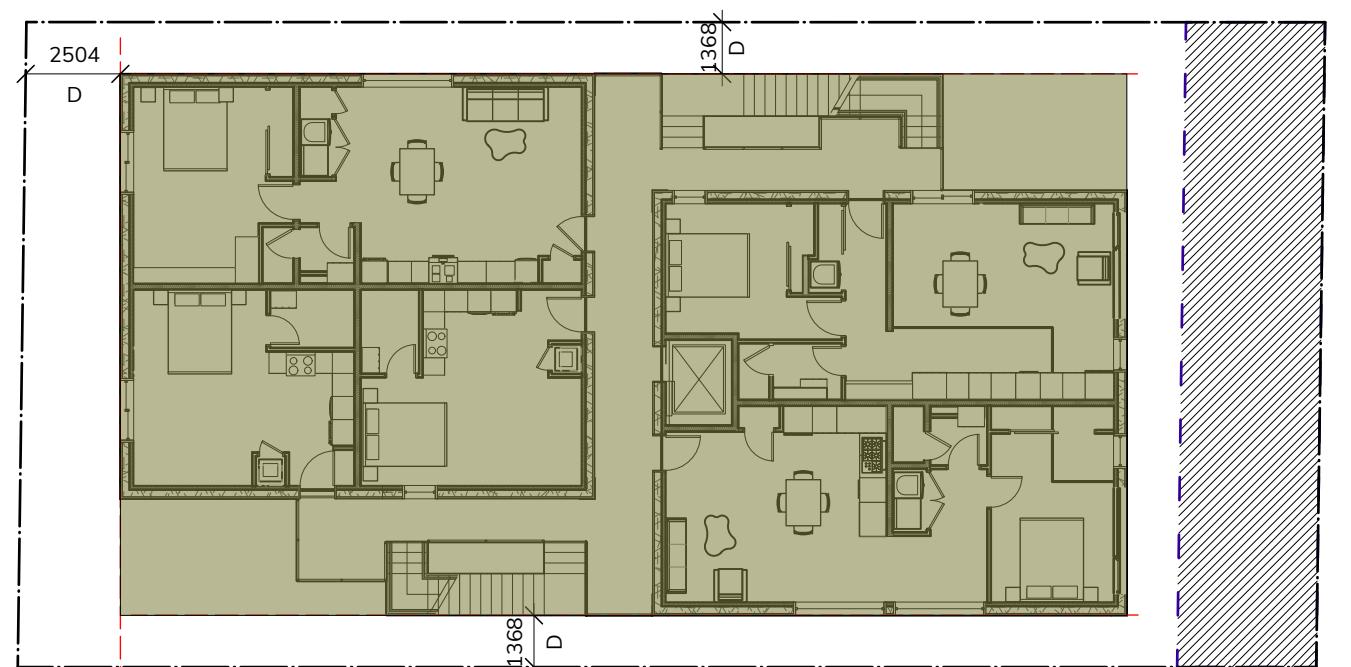
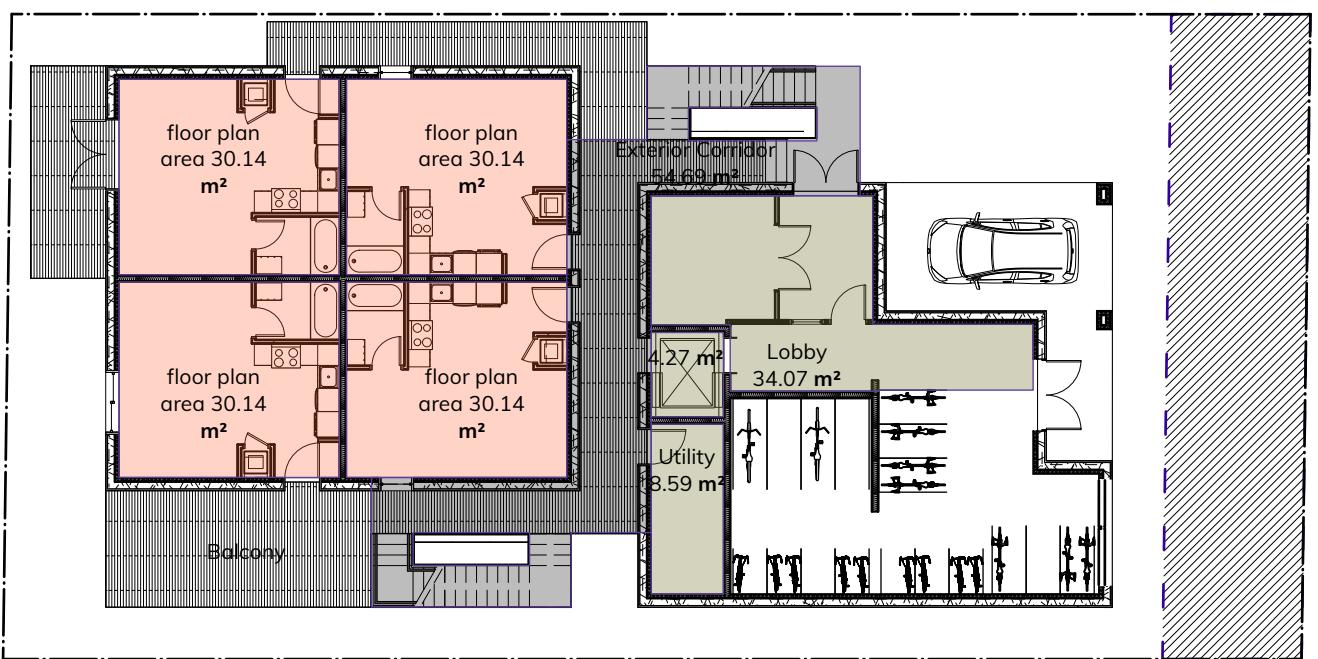
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Existing Site Plan

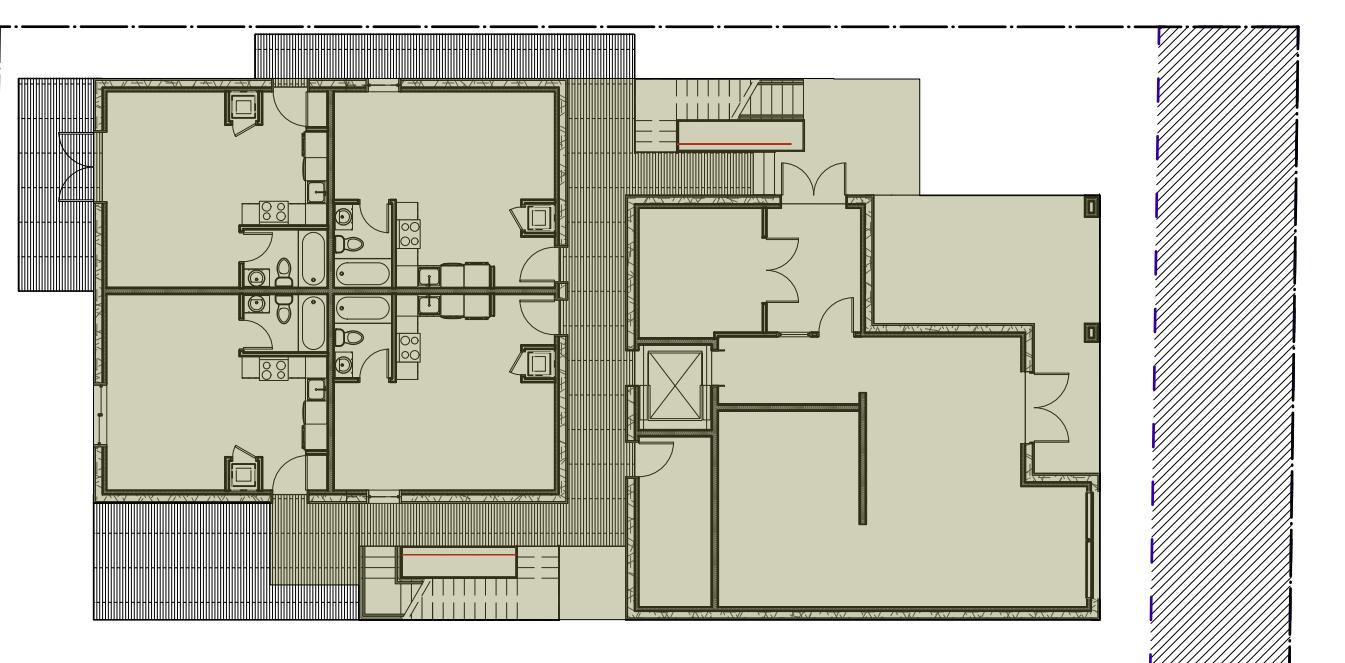
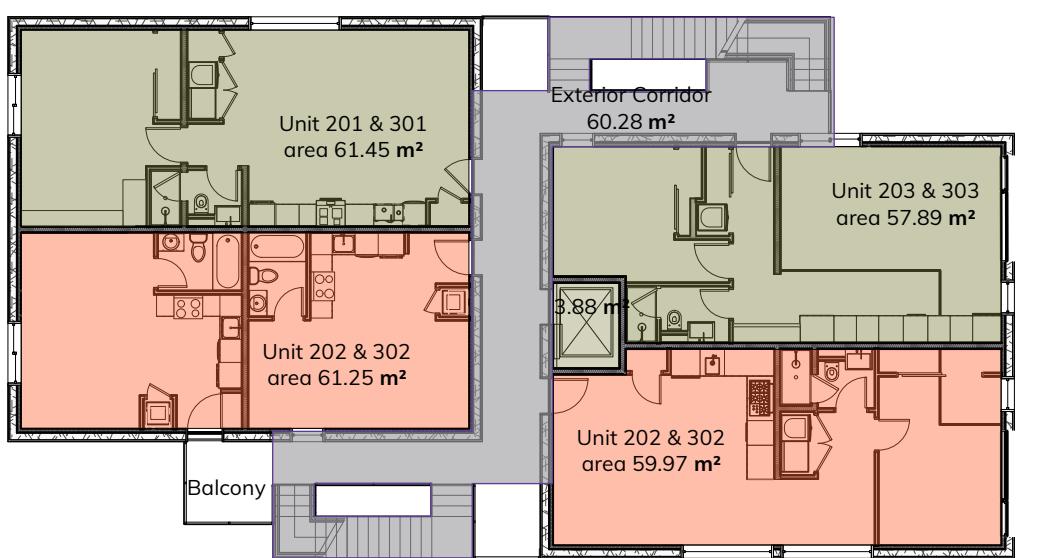


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Site Plan
Scale: 1:100

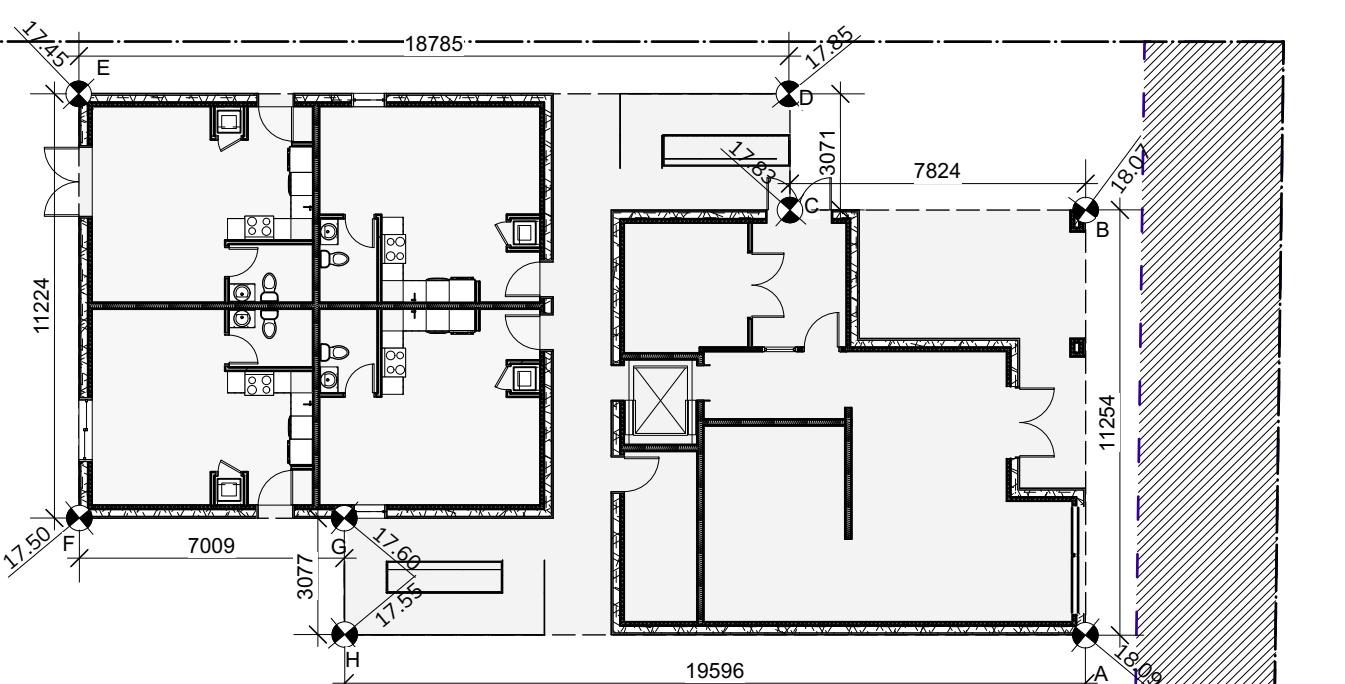
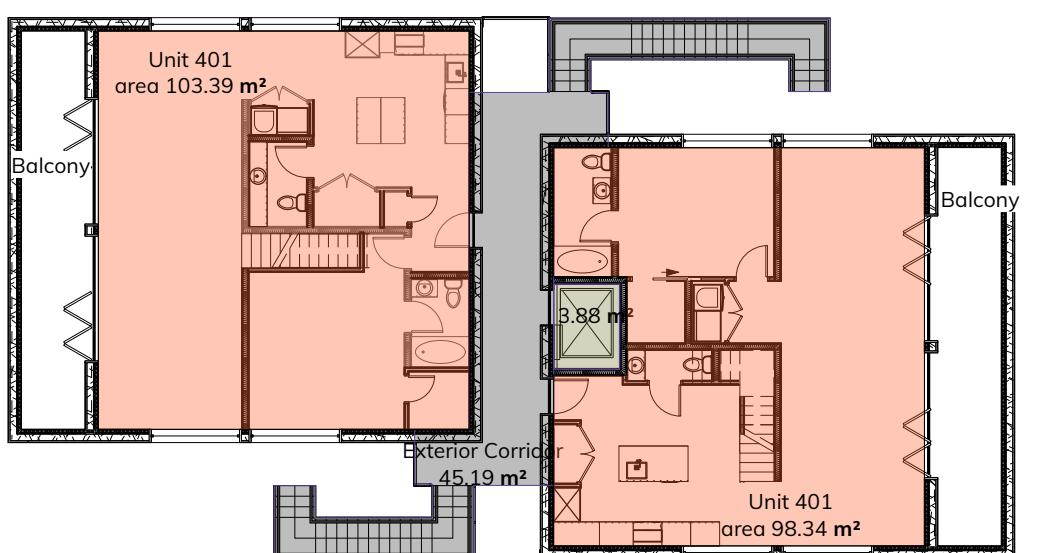




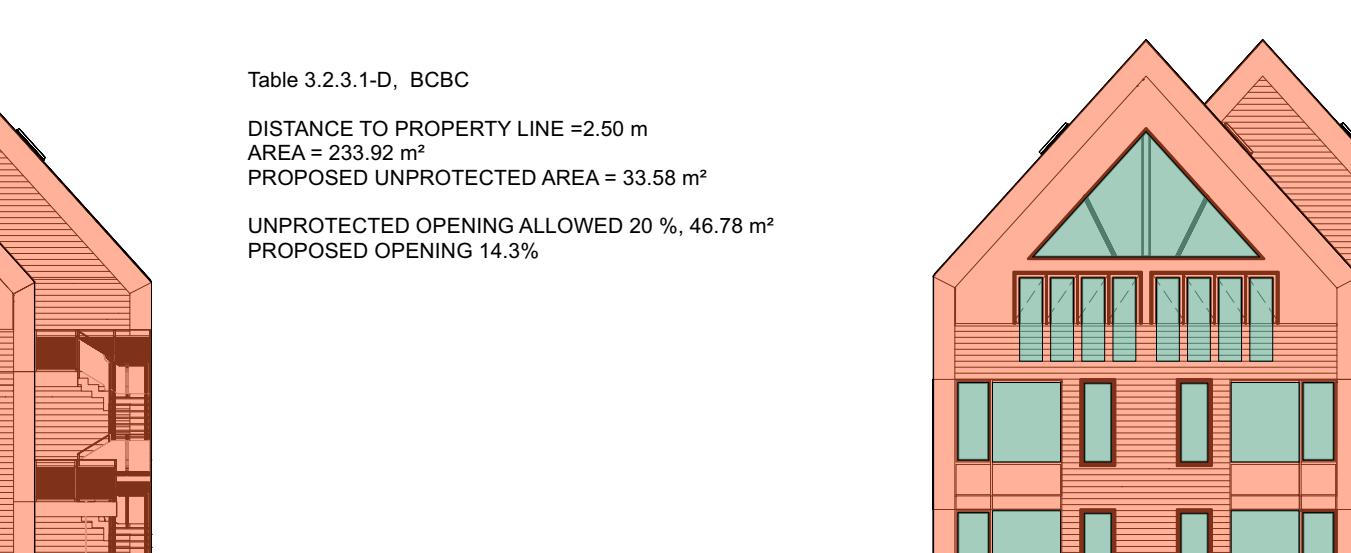
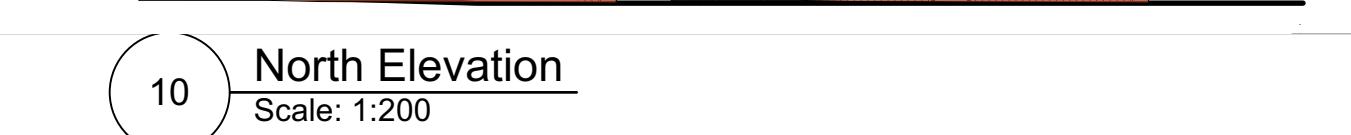
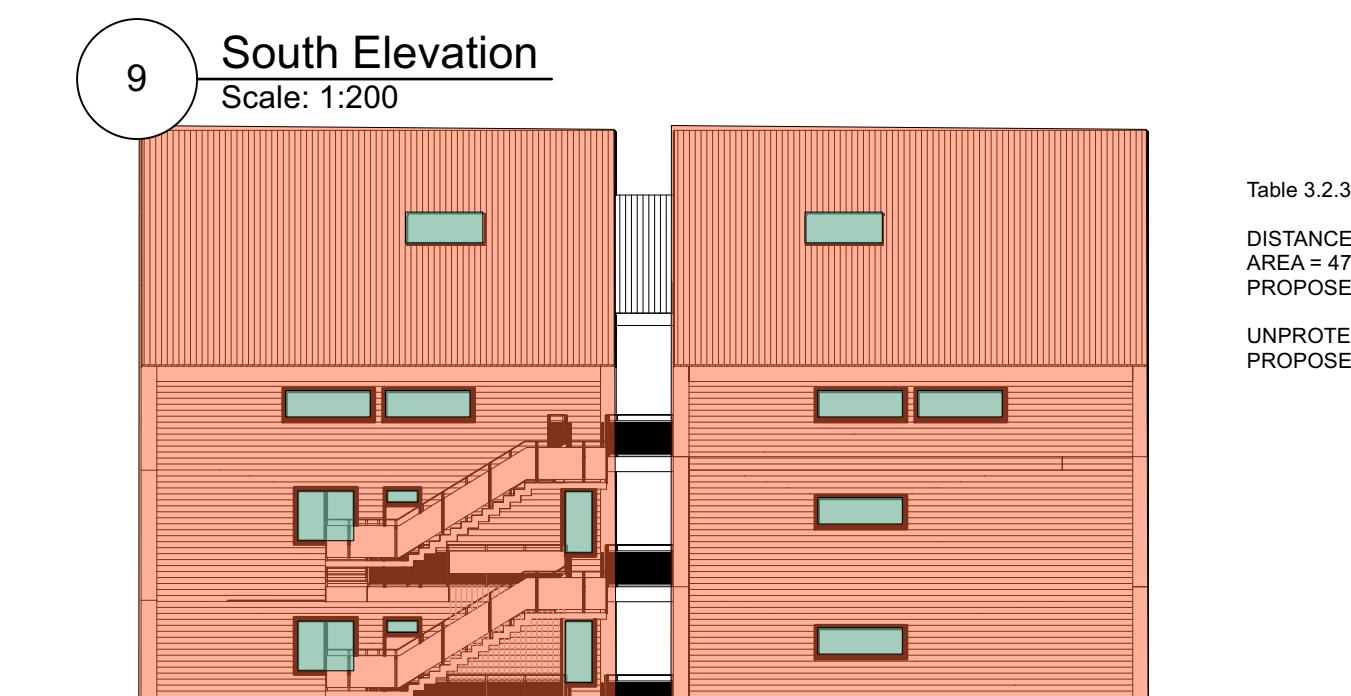
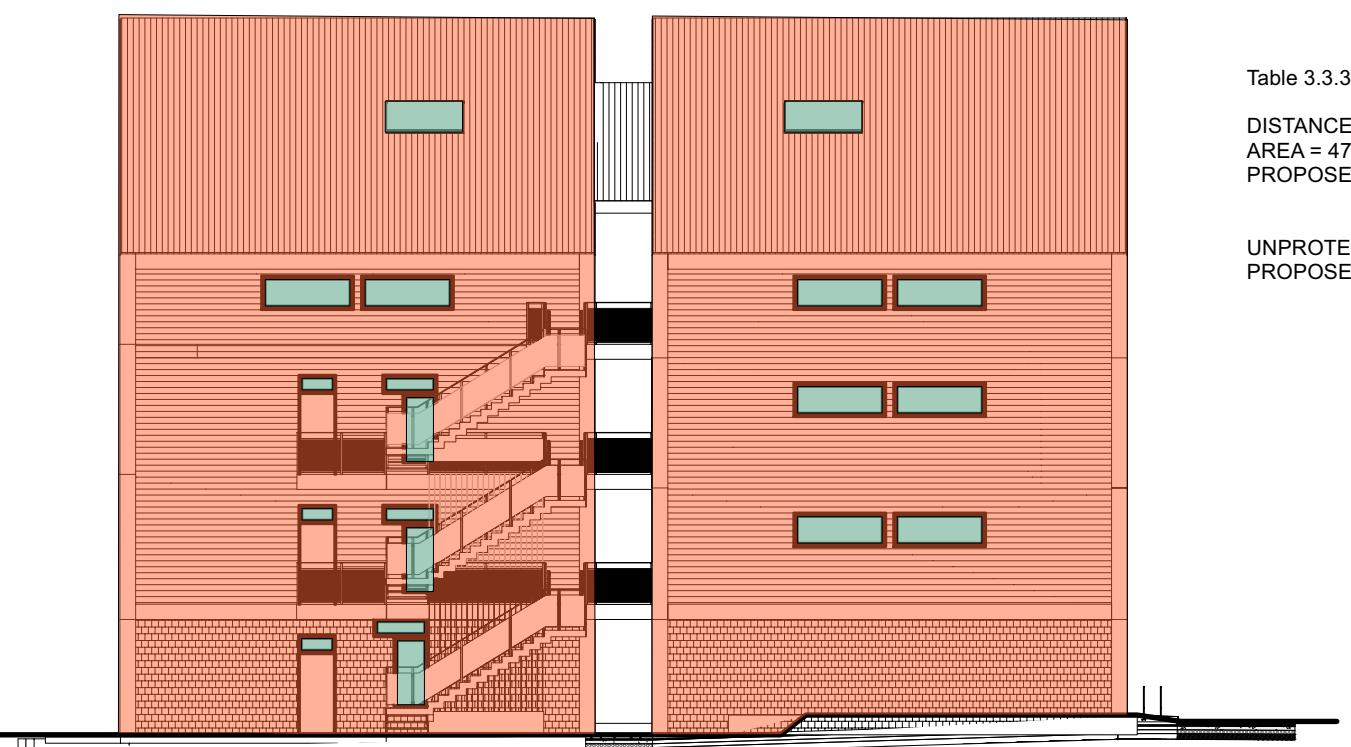
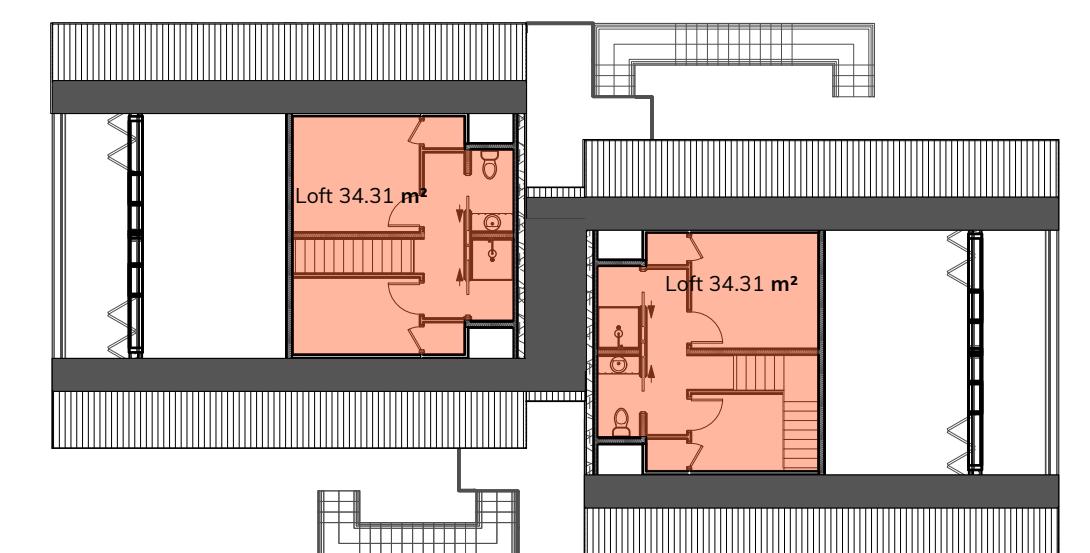
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Scale: 1:200
Area 222.21 m²



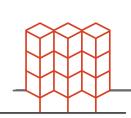
2 Level 2 & 3 Floor Area
Scale: 1:200
Area 304.68 m²

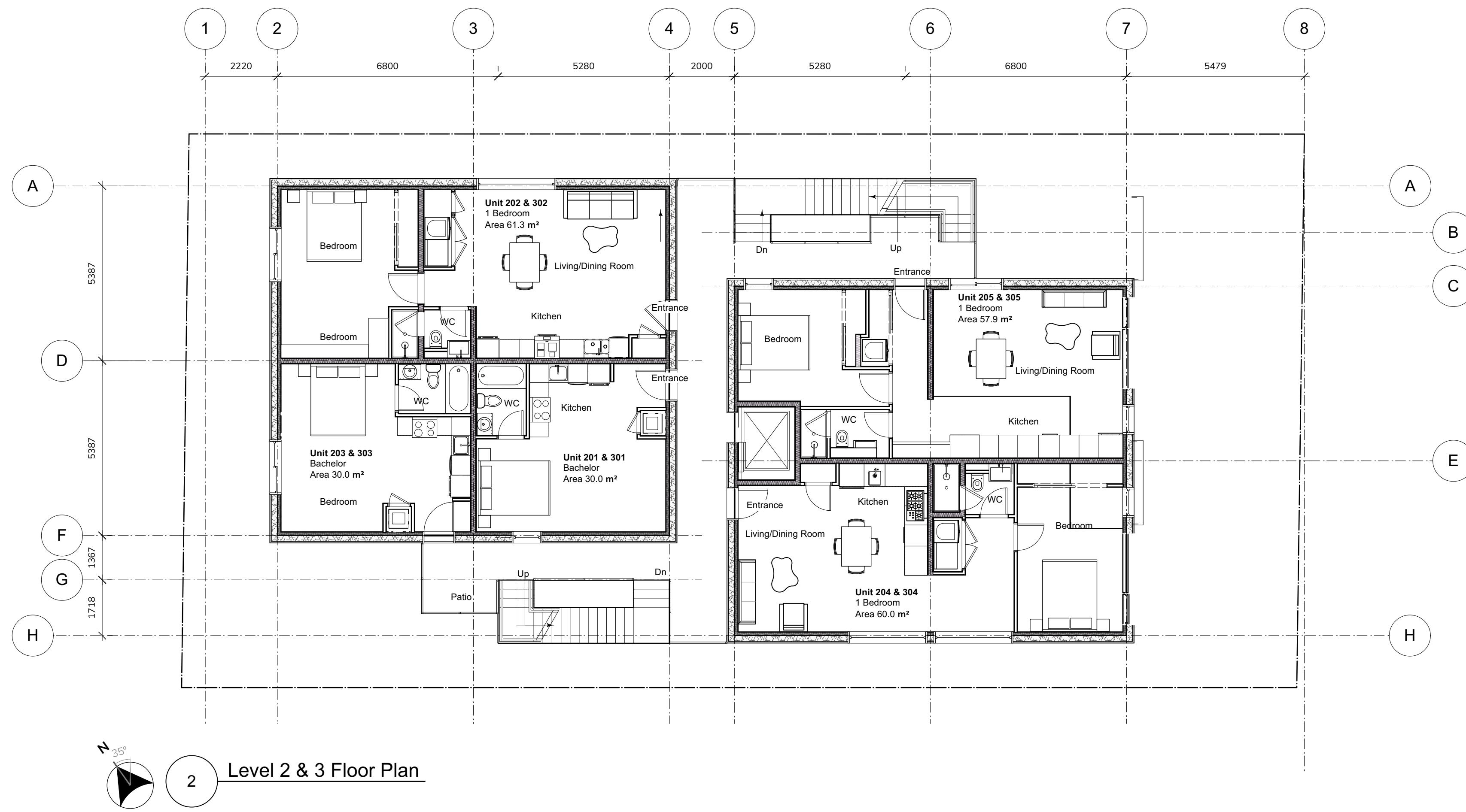
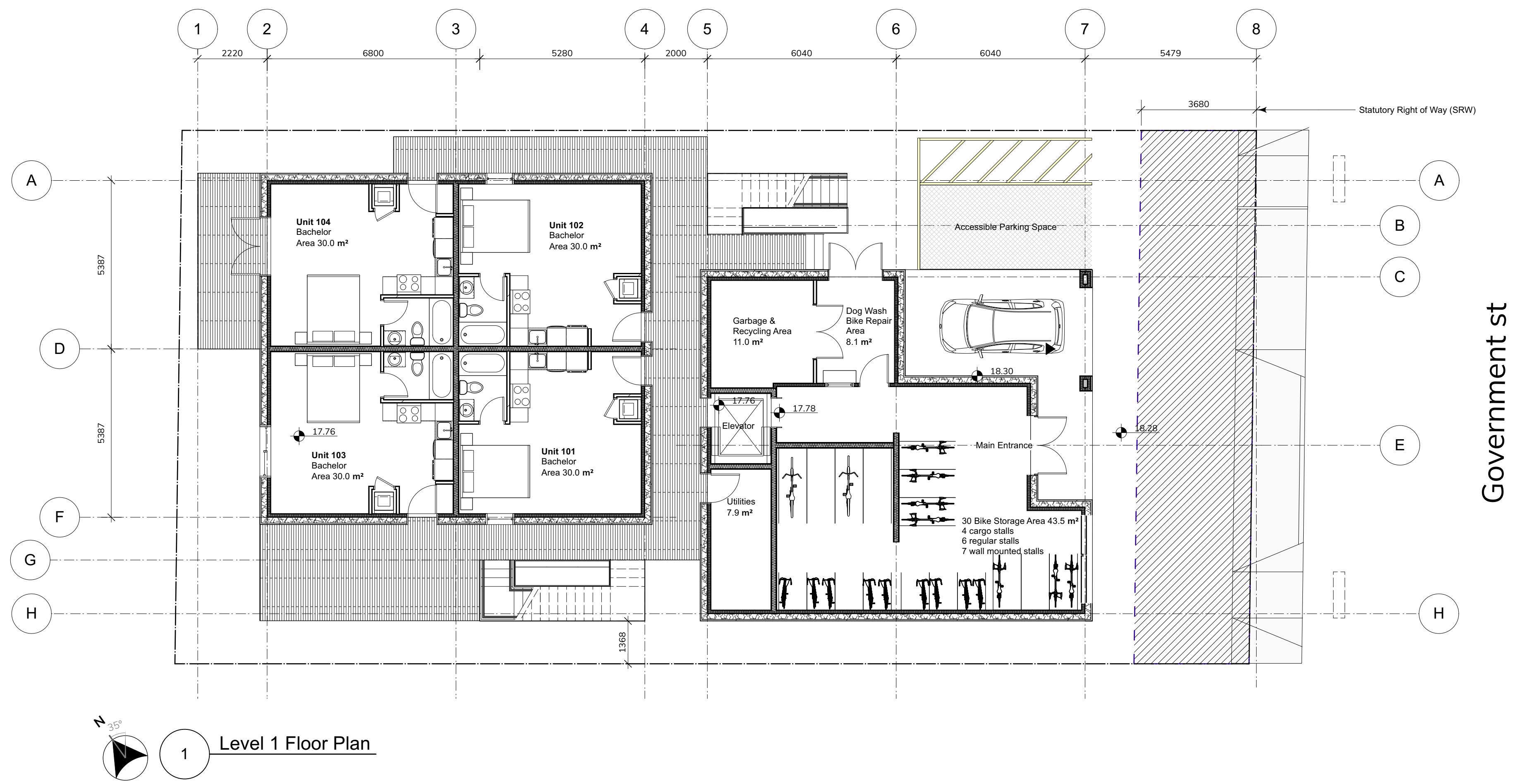


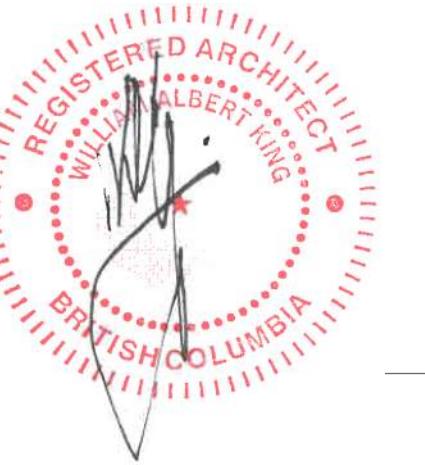
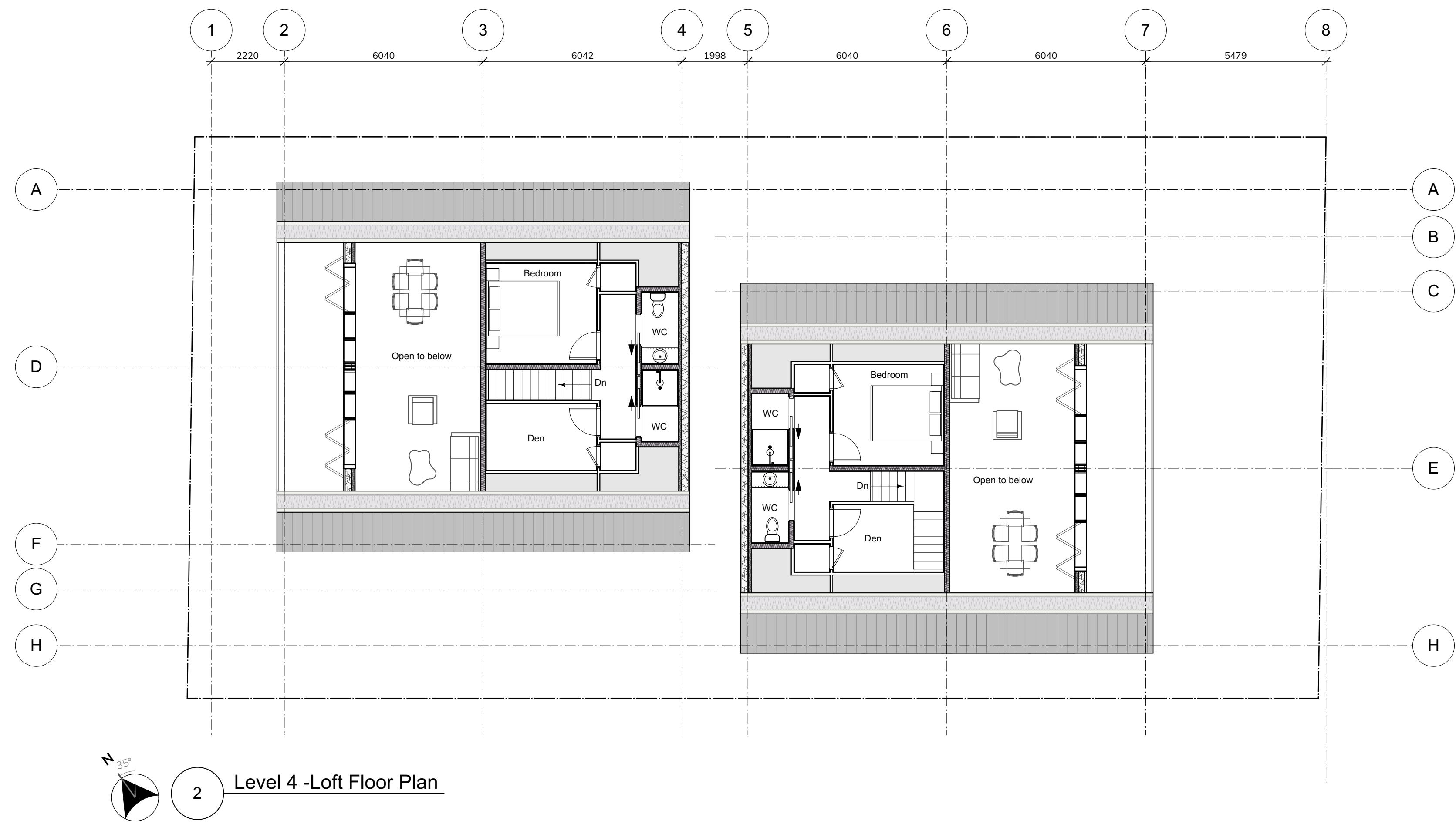
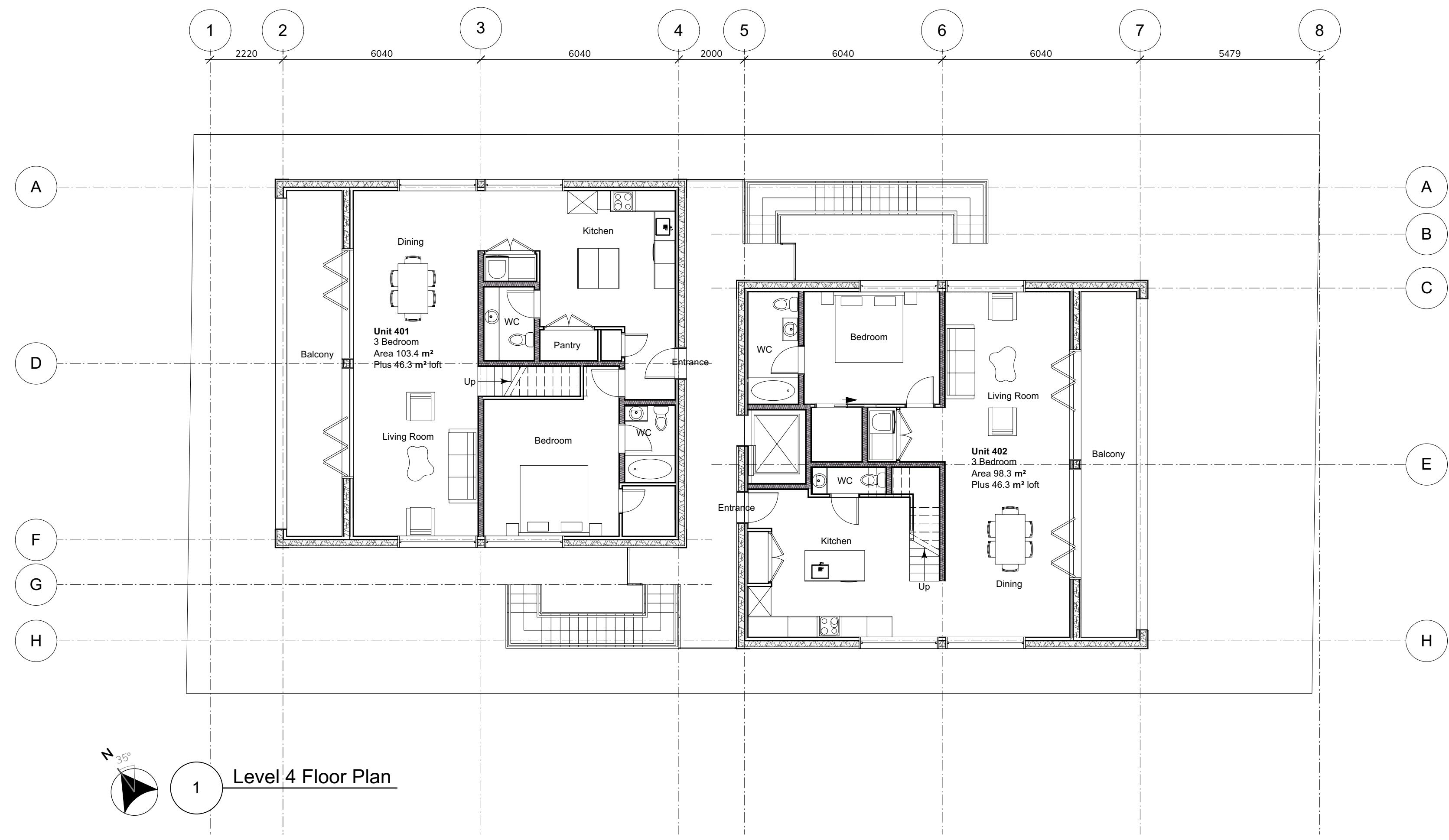
3 Level 4 Floor Area
Scale: 1:200
Area 250.85 m²

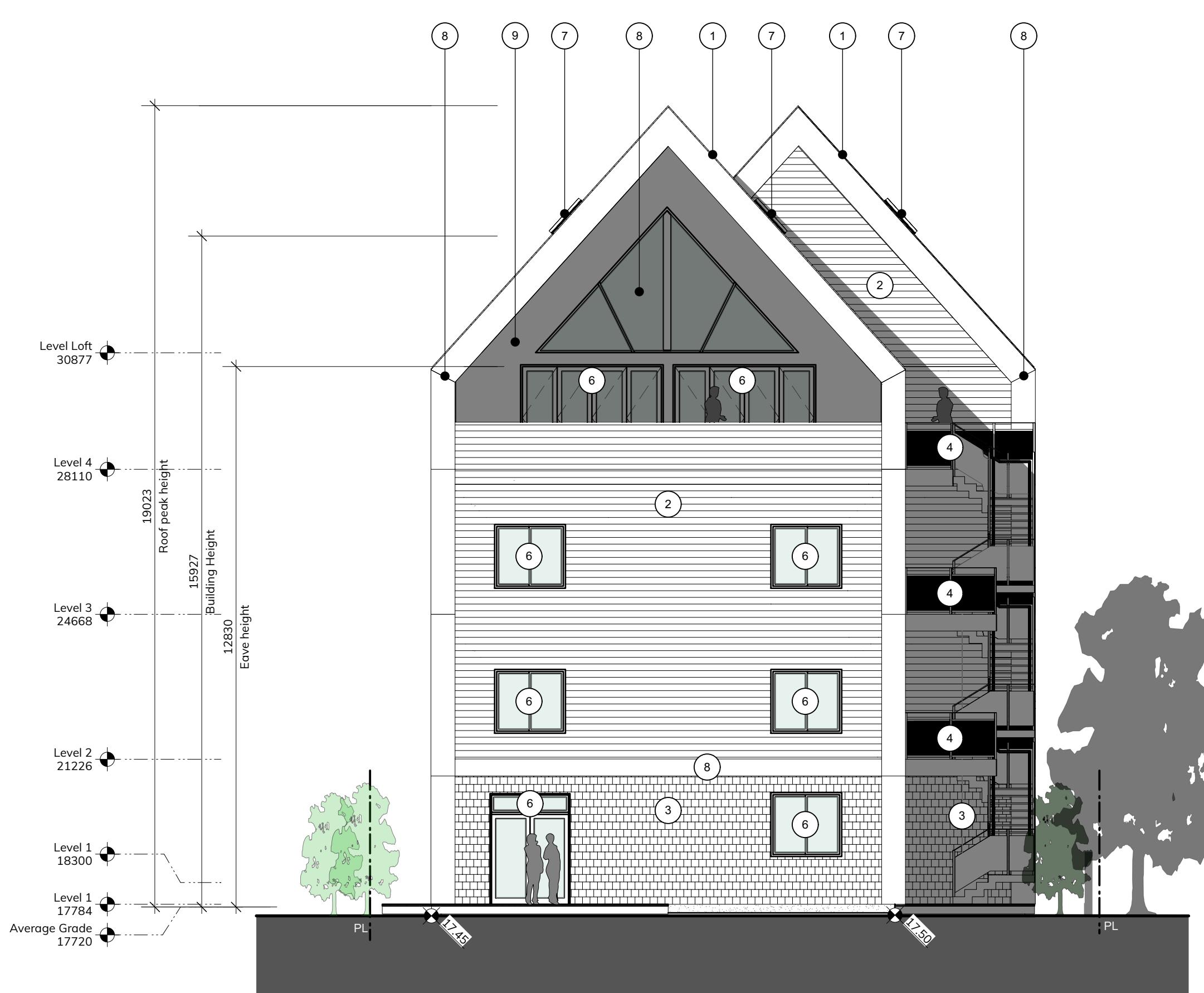
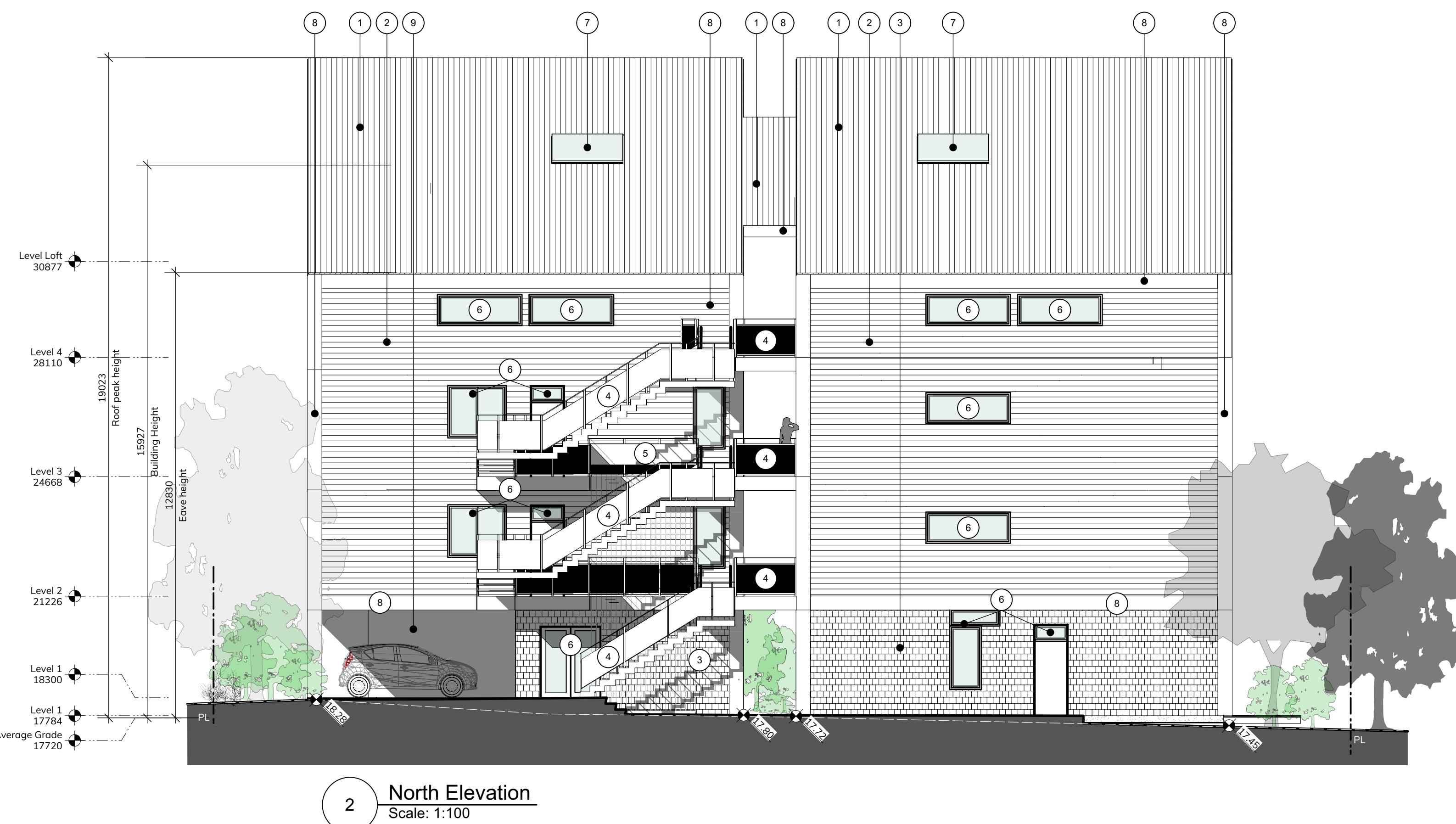
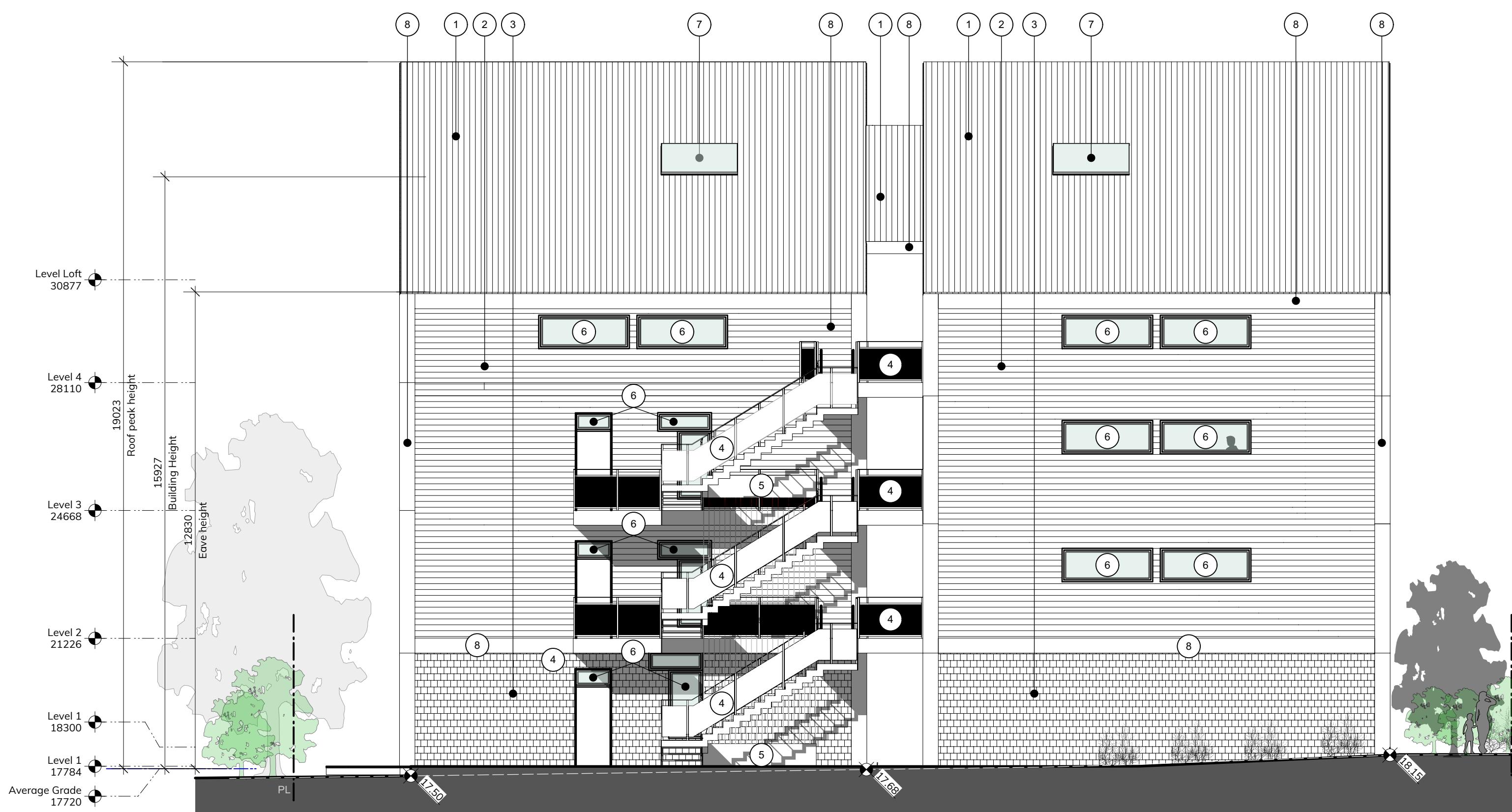


11 Rear/ West Elevation
Scale: 1:200



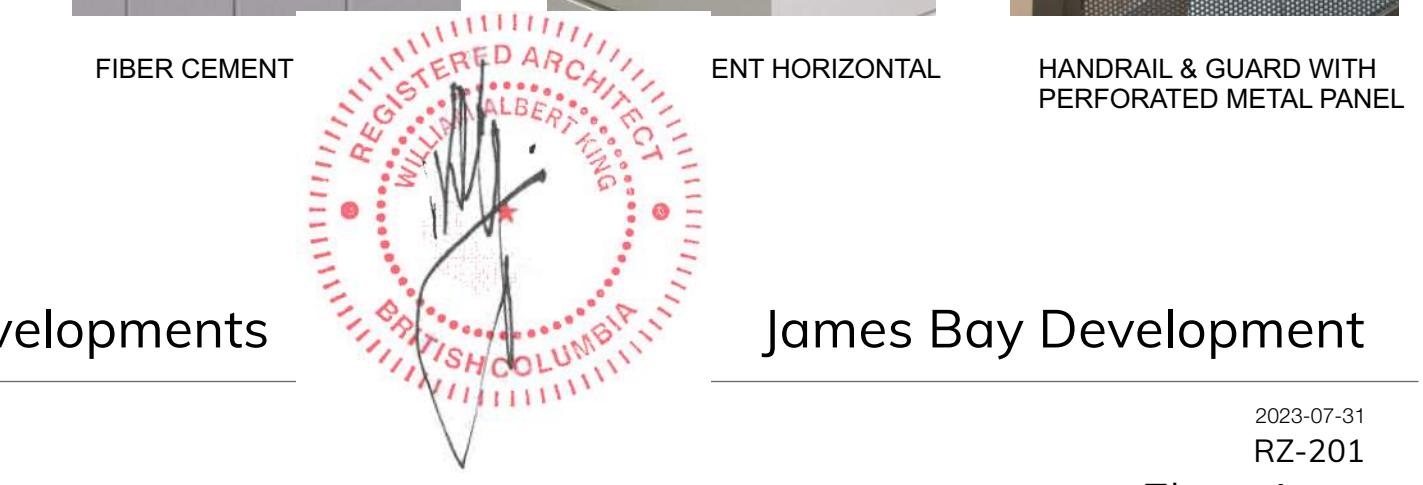


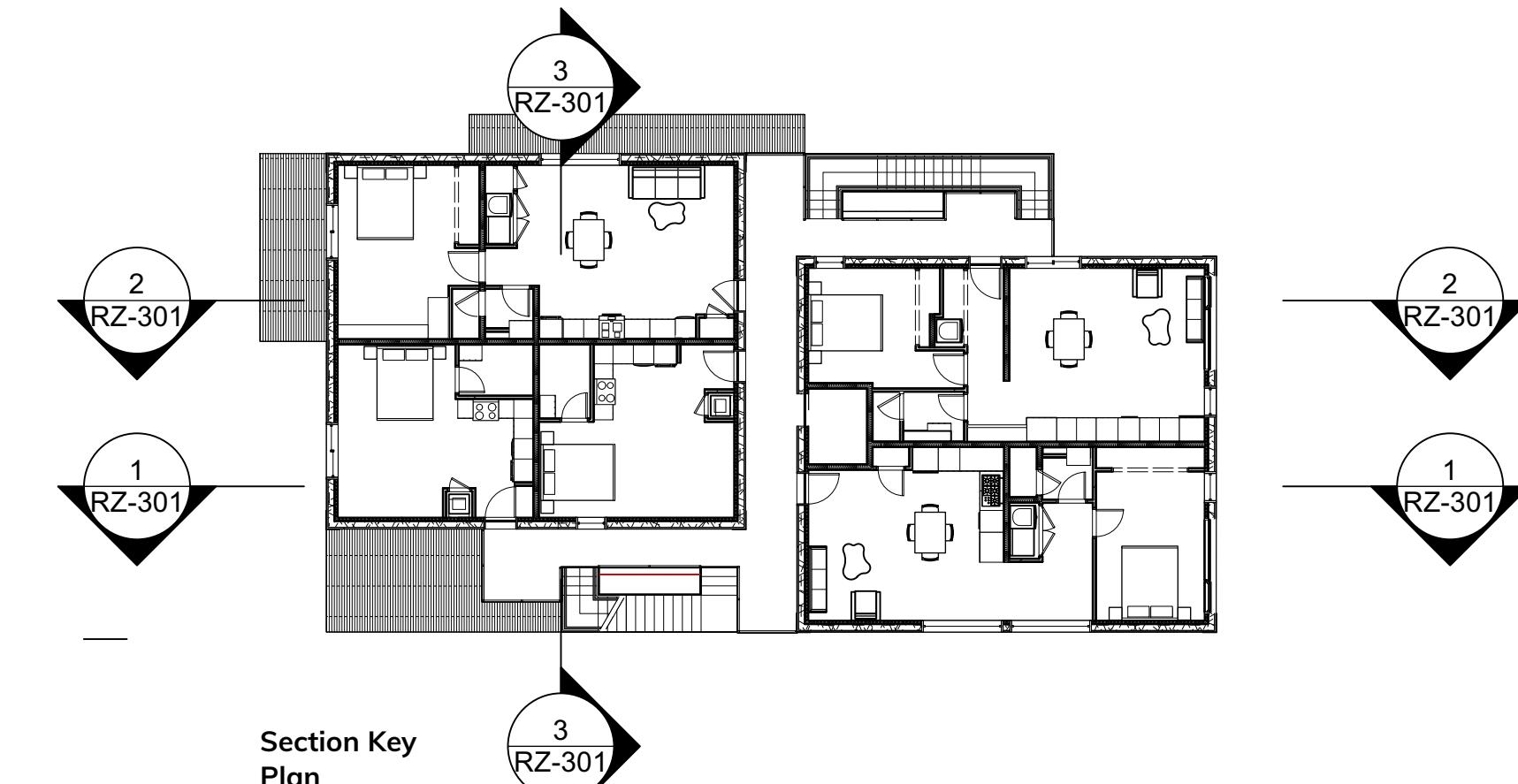




FINISH SCHEDULE:

- 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

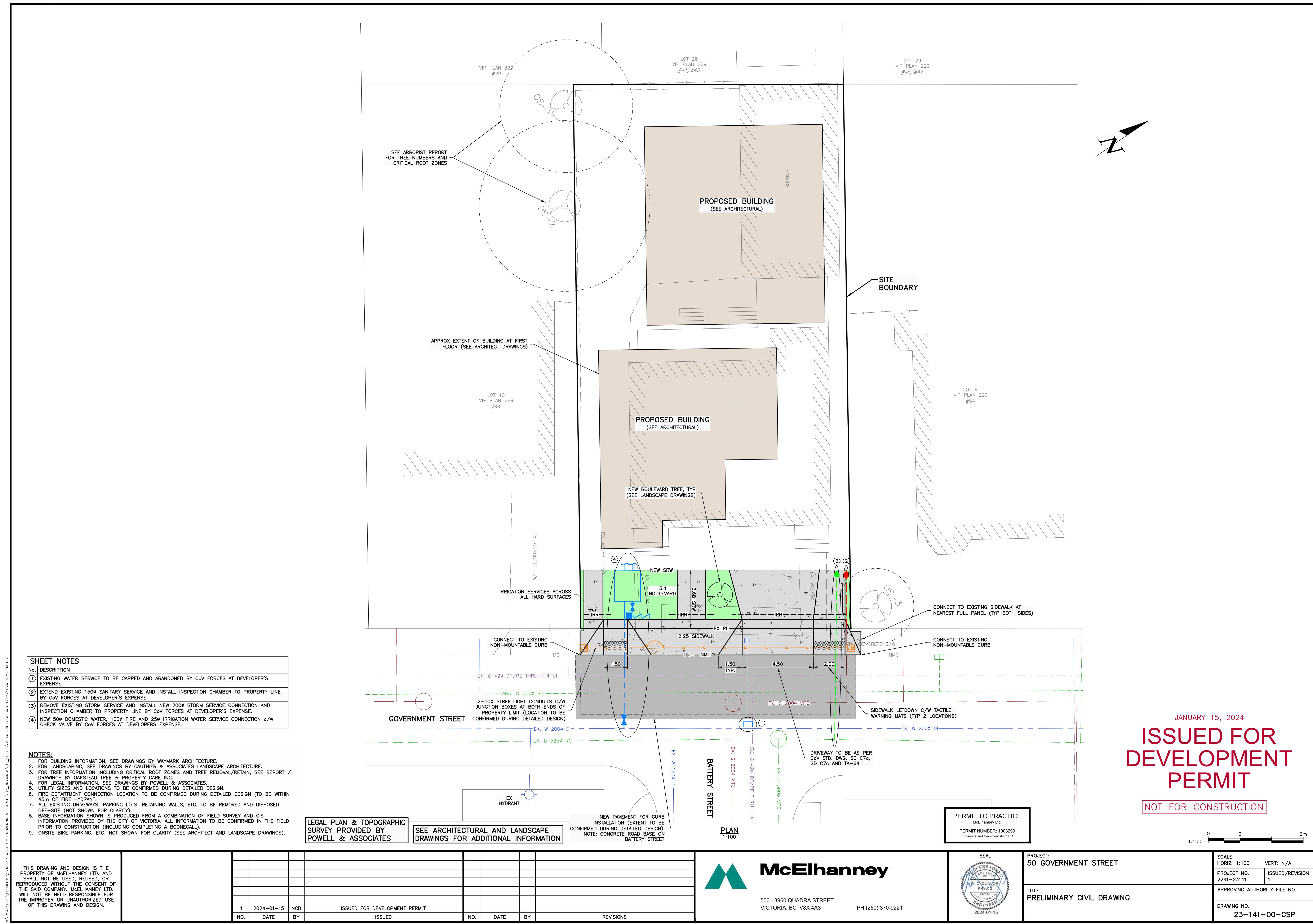




Oeza Developments



James Bay Development



50 GOVERNMENT ST

REZONING

ARCHITECTS: WAYMARK ARCHITECTURE, INC.

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GEORGIA MCGRAW
georgia@waymarkarchitecture.com

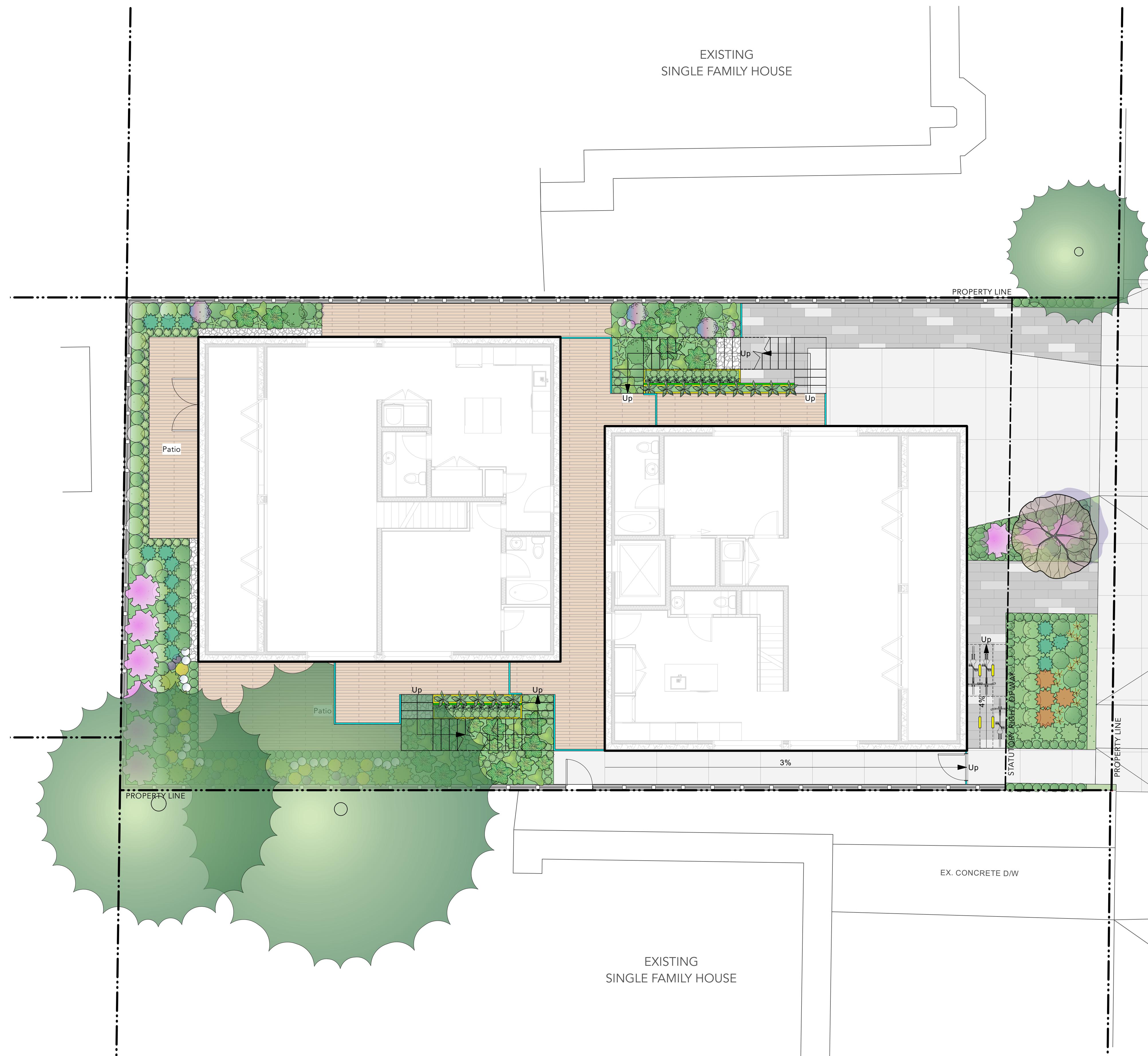
LANDSCAPE ARCHITECT: G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

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778.681.8766

LANDSCAPE DRAWING INDEX PERMIT

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L0.3	PRECEDENT IMAGES
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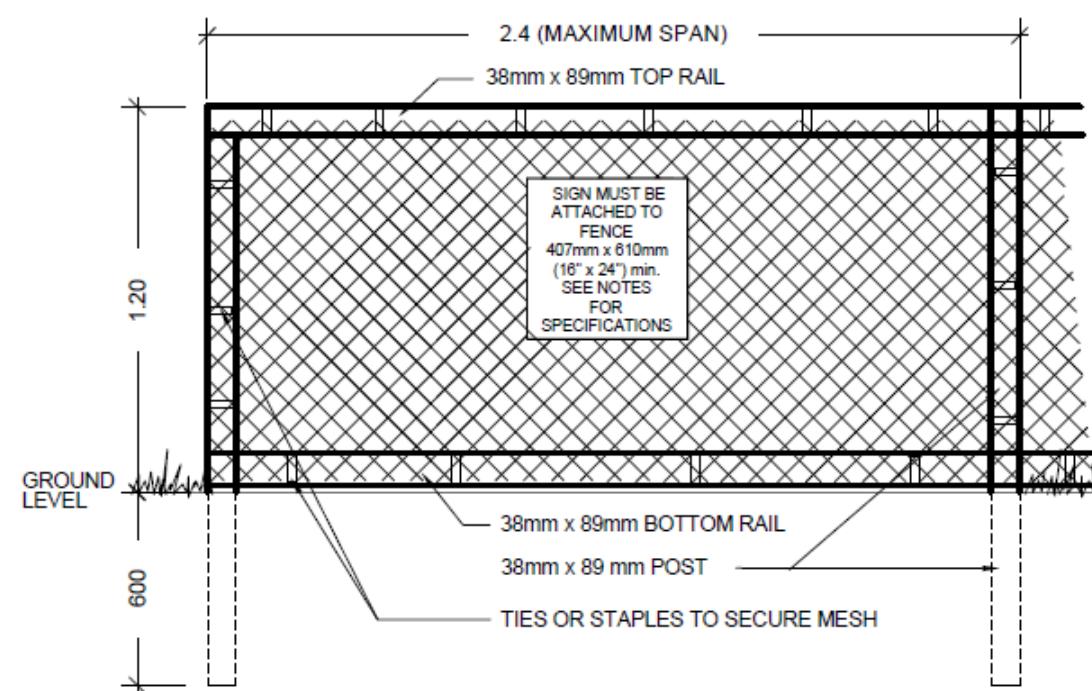


GENERAL TREE PROTECTION FENCING TYP NOTES

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 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 PROTECTION

FENCING STANDARD

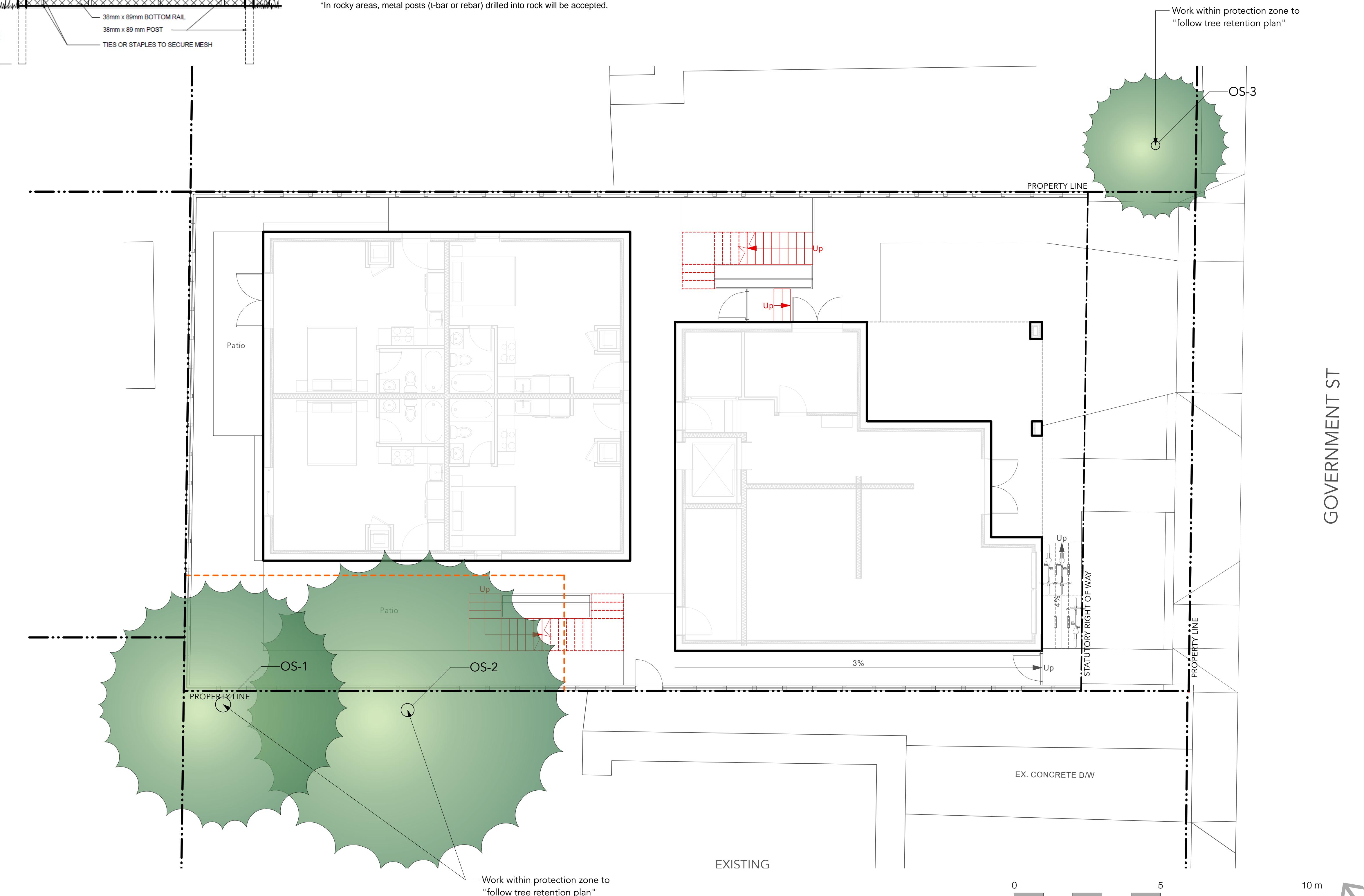


Tree Protection Fencing Specifications

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 galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24') with the following wording:
 - a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
 - b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

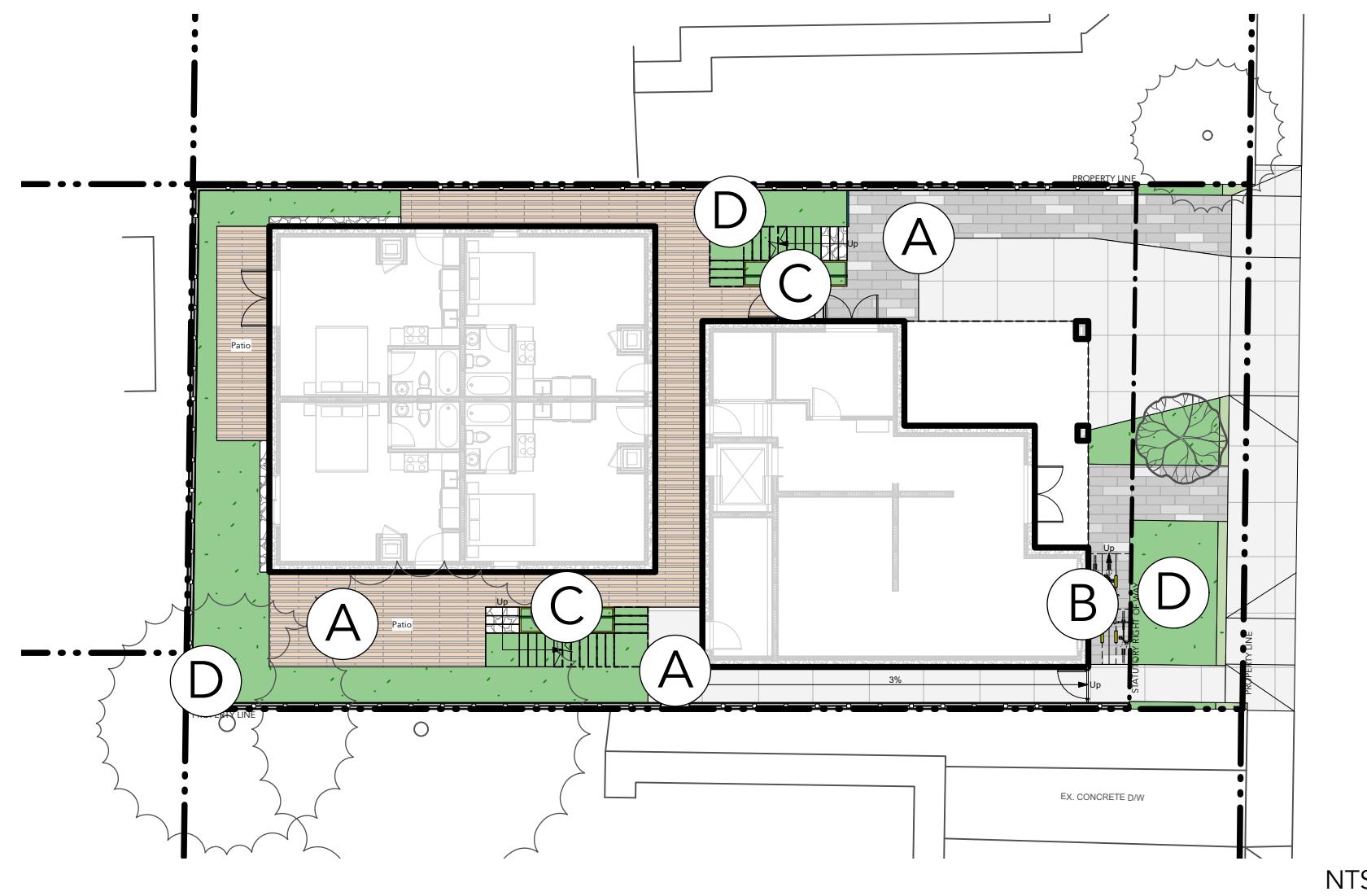
This sign must be affixed on every fence face or at least every 10 linear metres.

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

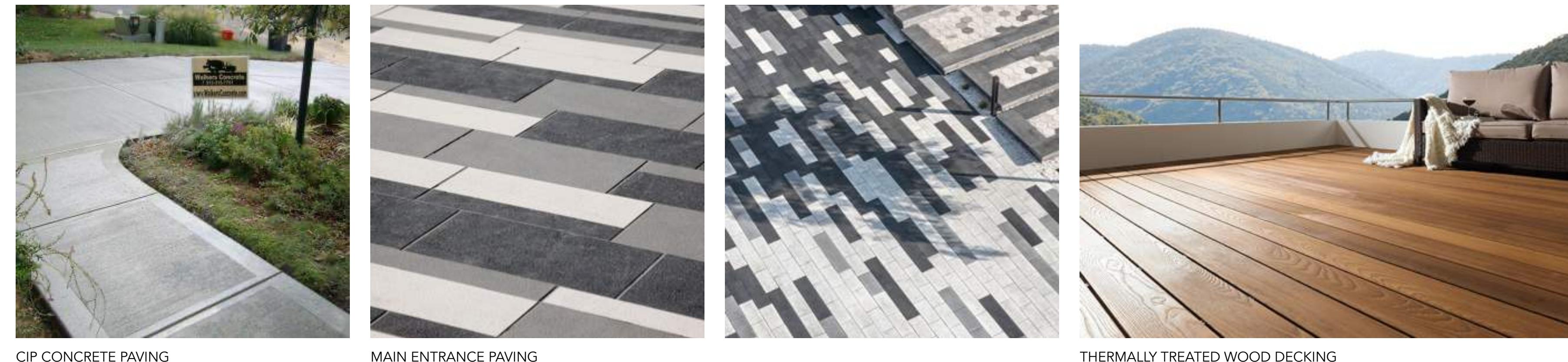


TREE MANAGEMENT PLAN

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



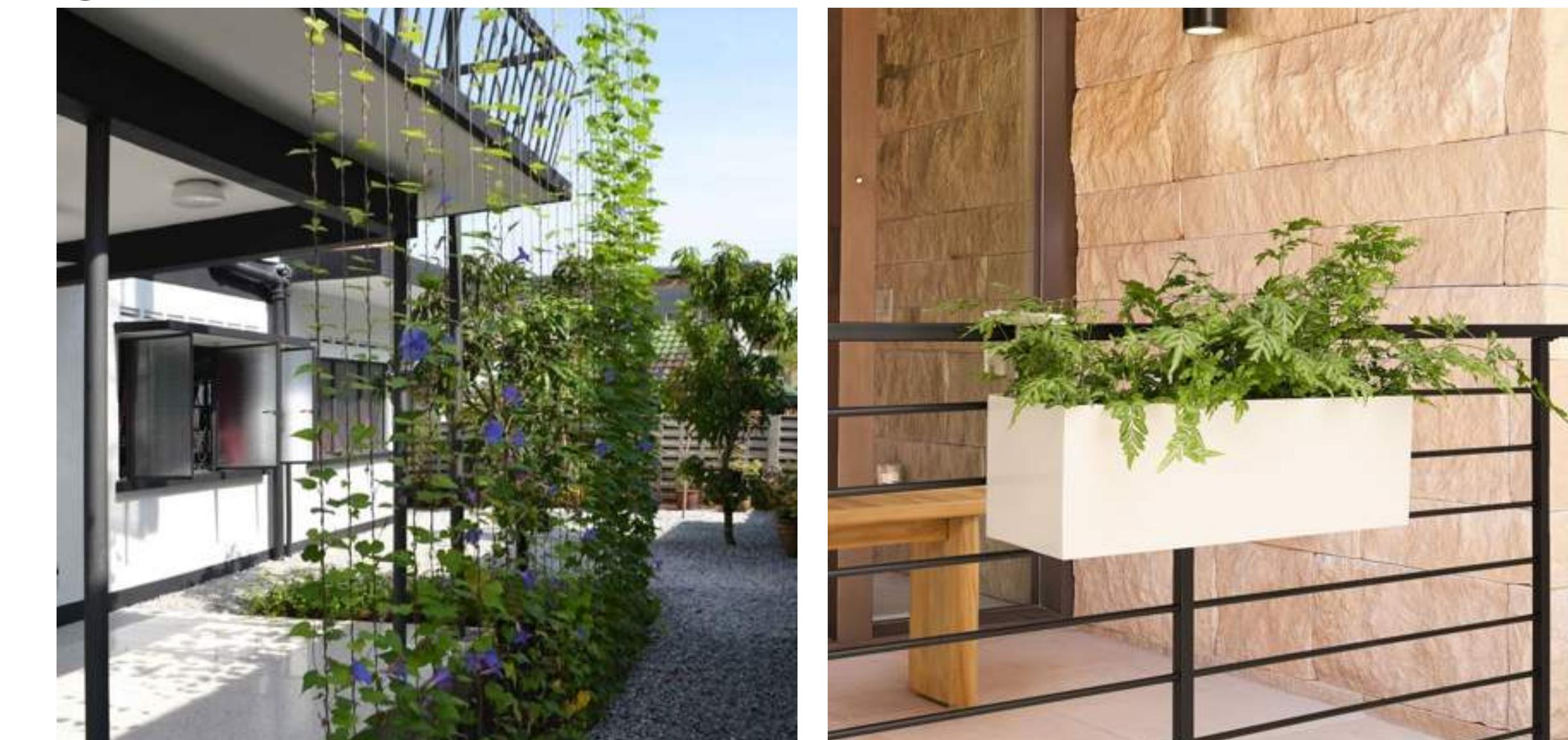
A PAVING



B BIKE RACK



C PLANTING BESIDE STAIRS



D PLANTING

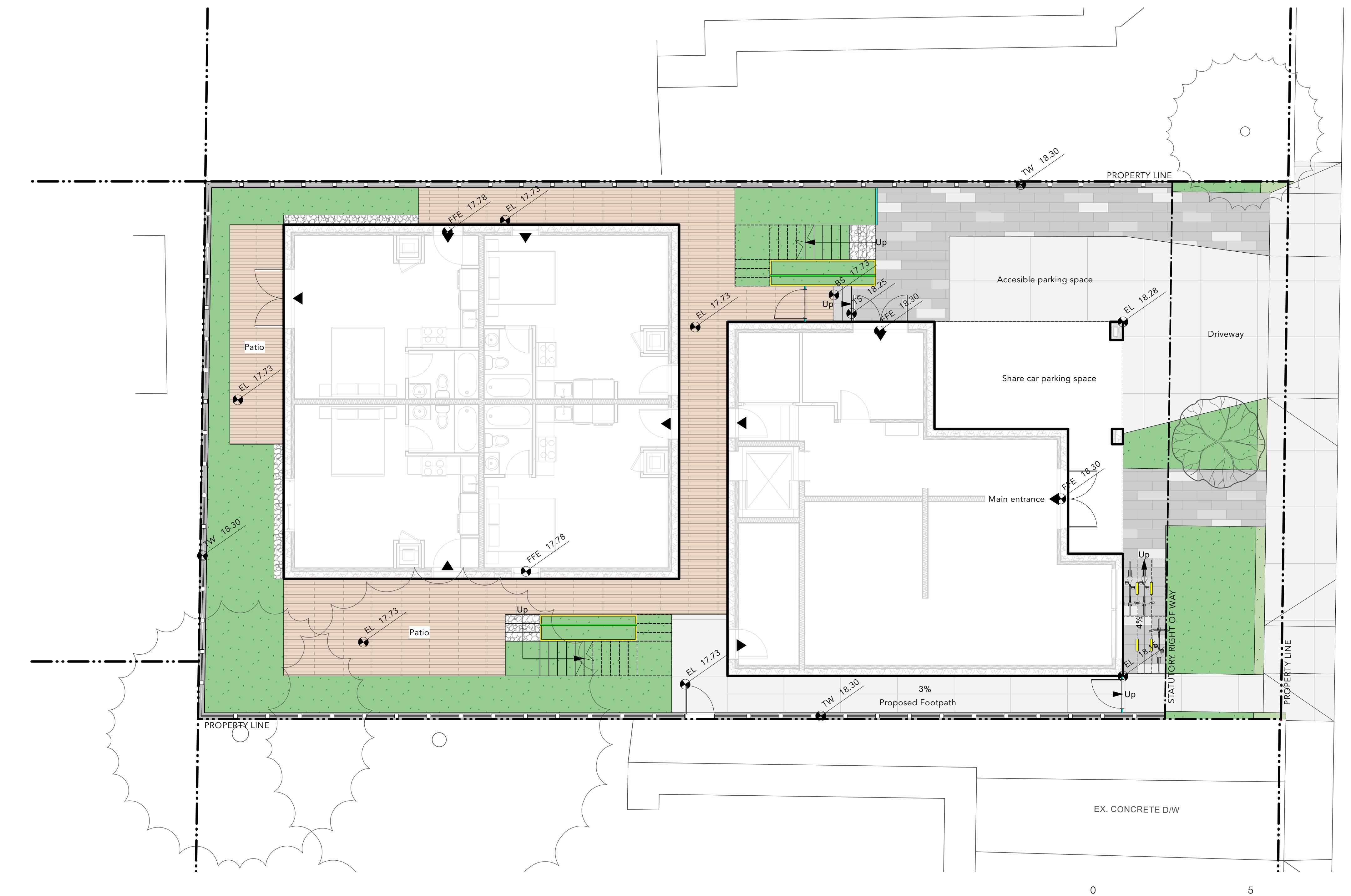


GENERAL LAYOUT + MATERIALS NOTES:

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

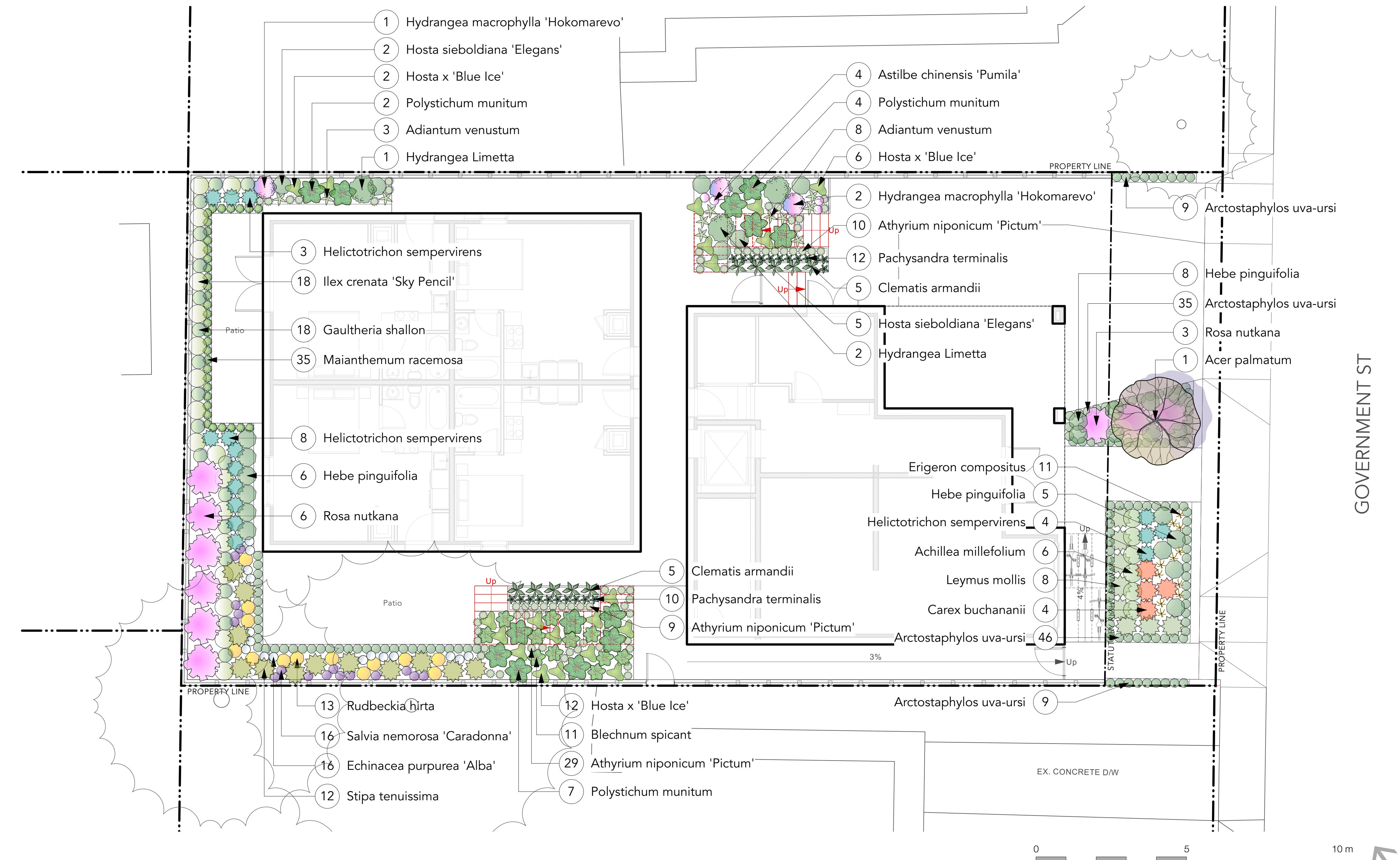
SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving
	PAVING TYPE 2 Wood Deck
	PAVING TYPE 3 Feature Concrete Pavers
	PAVING TYPE 4 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTER TYPE 2 Metal Planter 2' High
	CIP CONCRETE STAIRS
	METAL STAIRS See Arch for Details
	FENCE 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



GOVERNMENT ST

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.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION

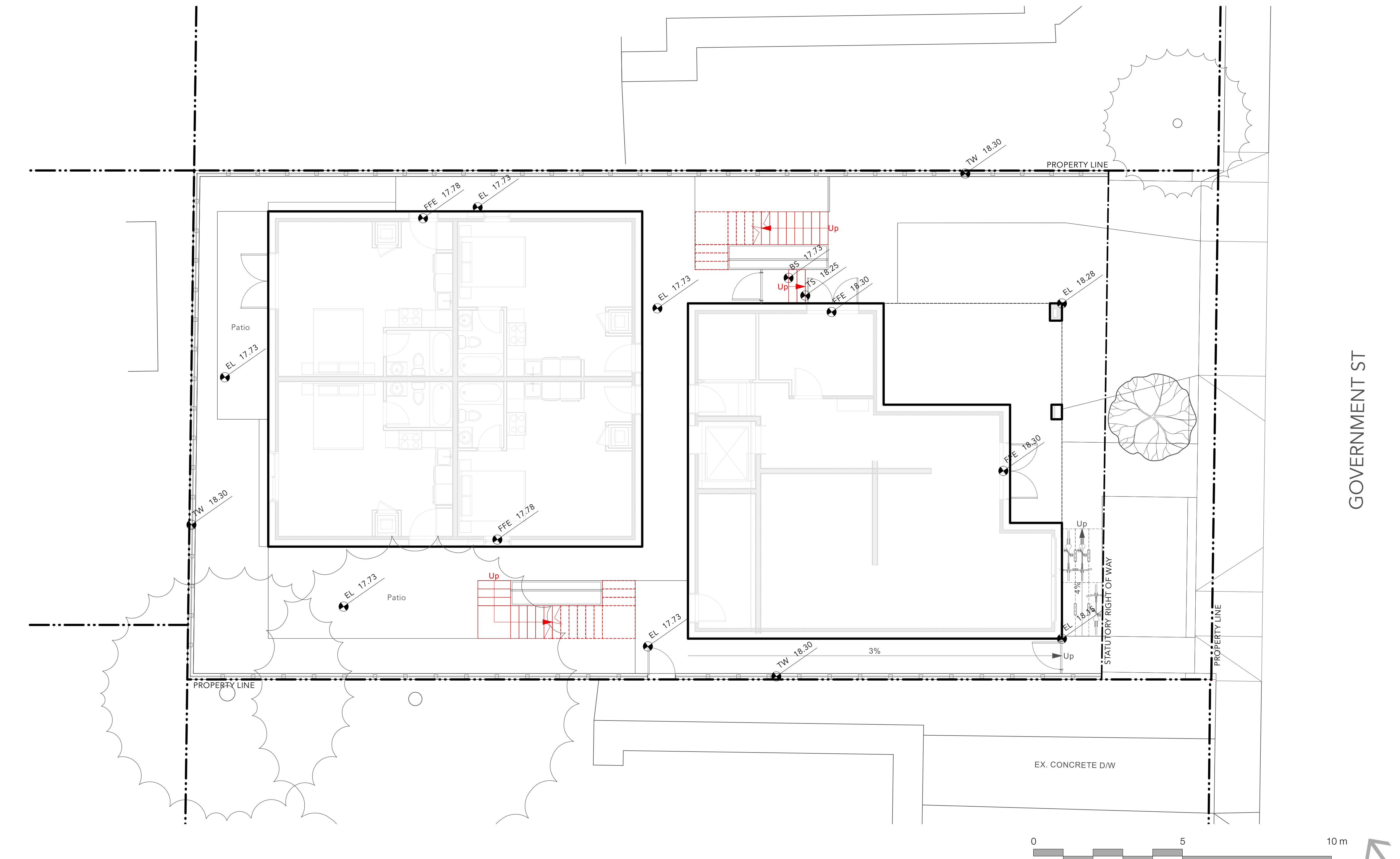


GENERAL GRADING NOTES:

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 HARDCAPE 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.

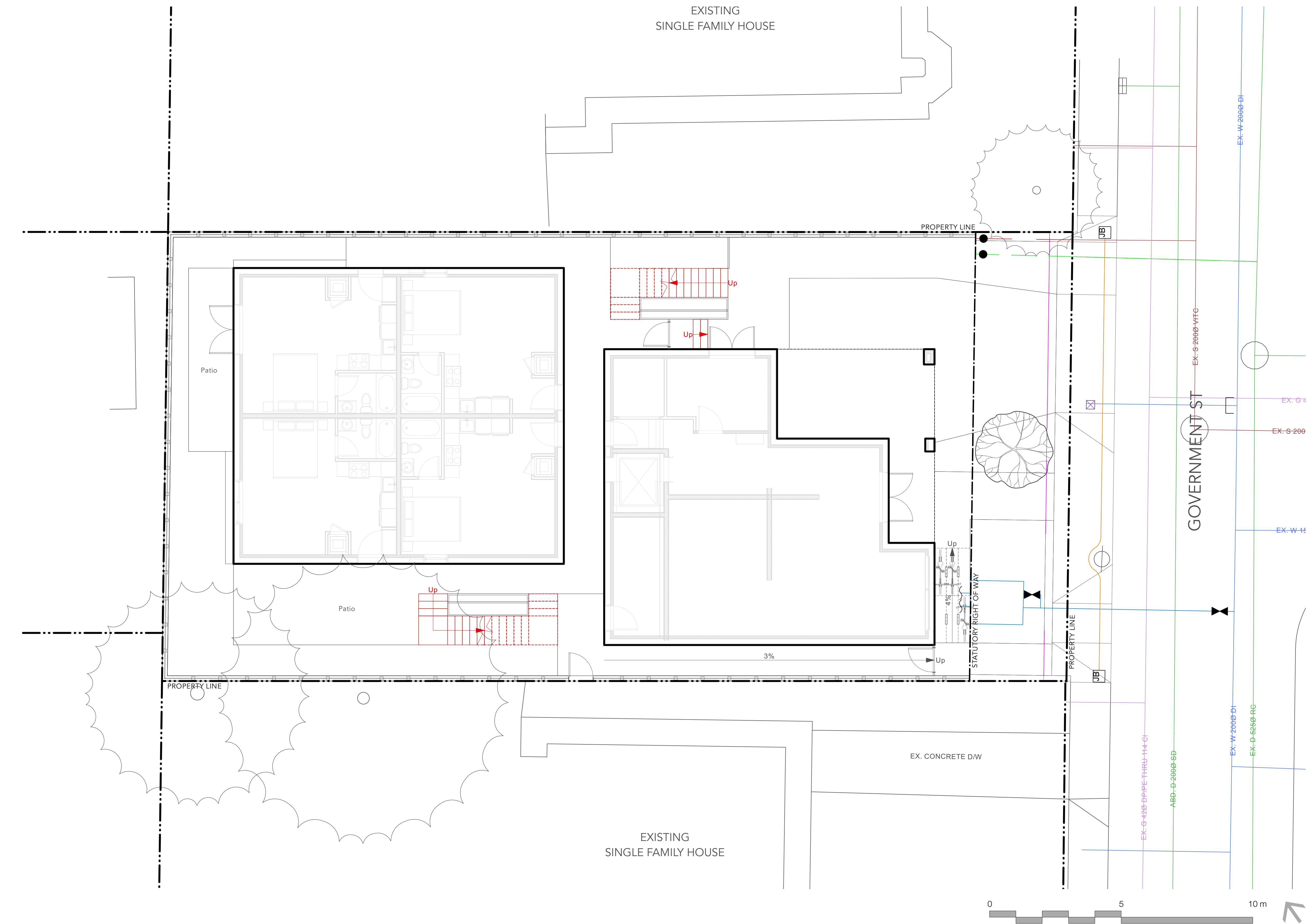
GRADING LEGEND

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
 EX-S 2000 VITC	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details

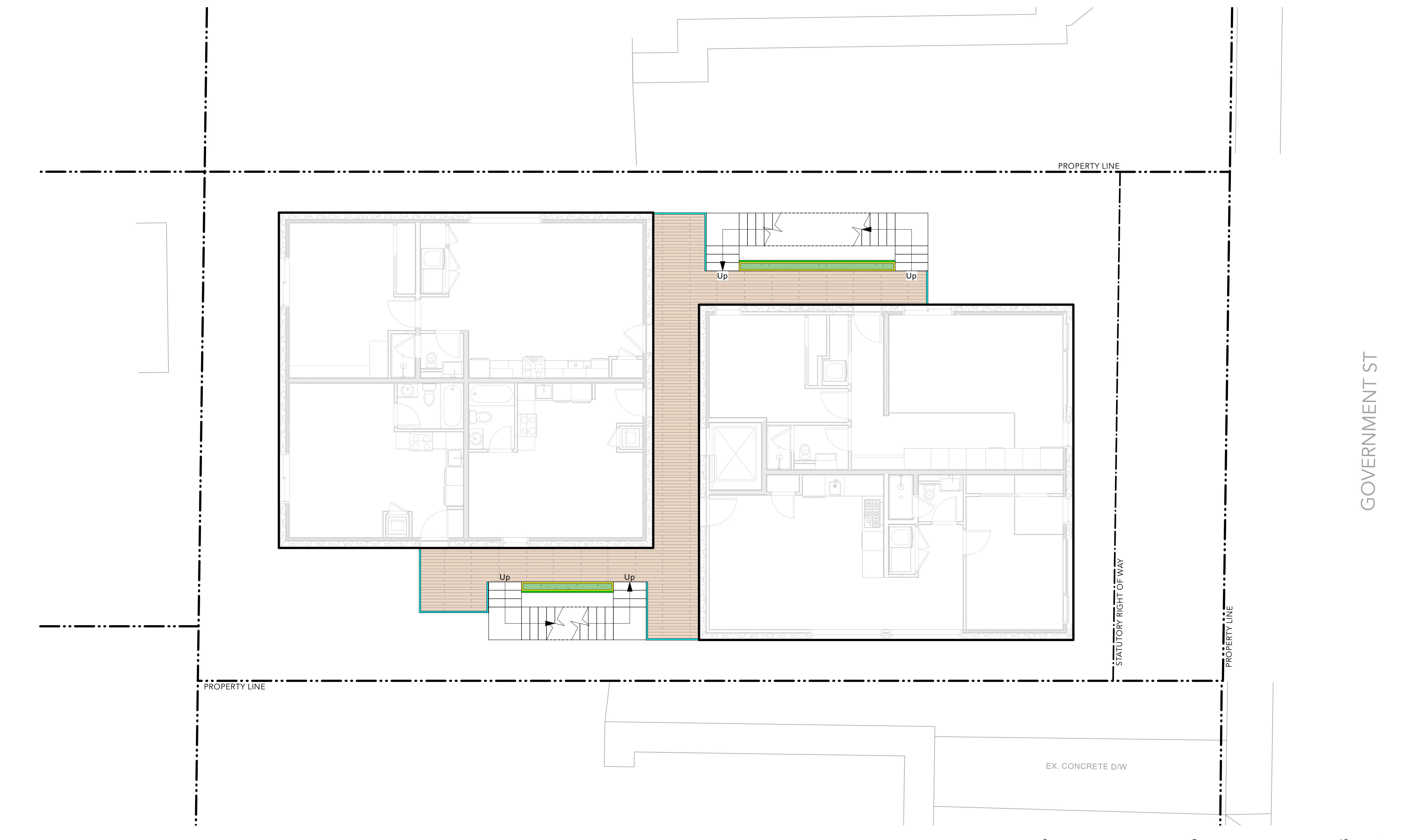


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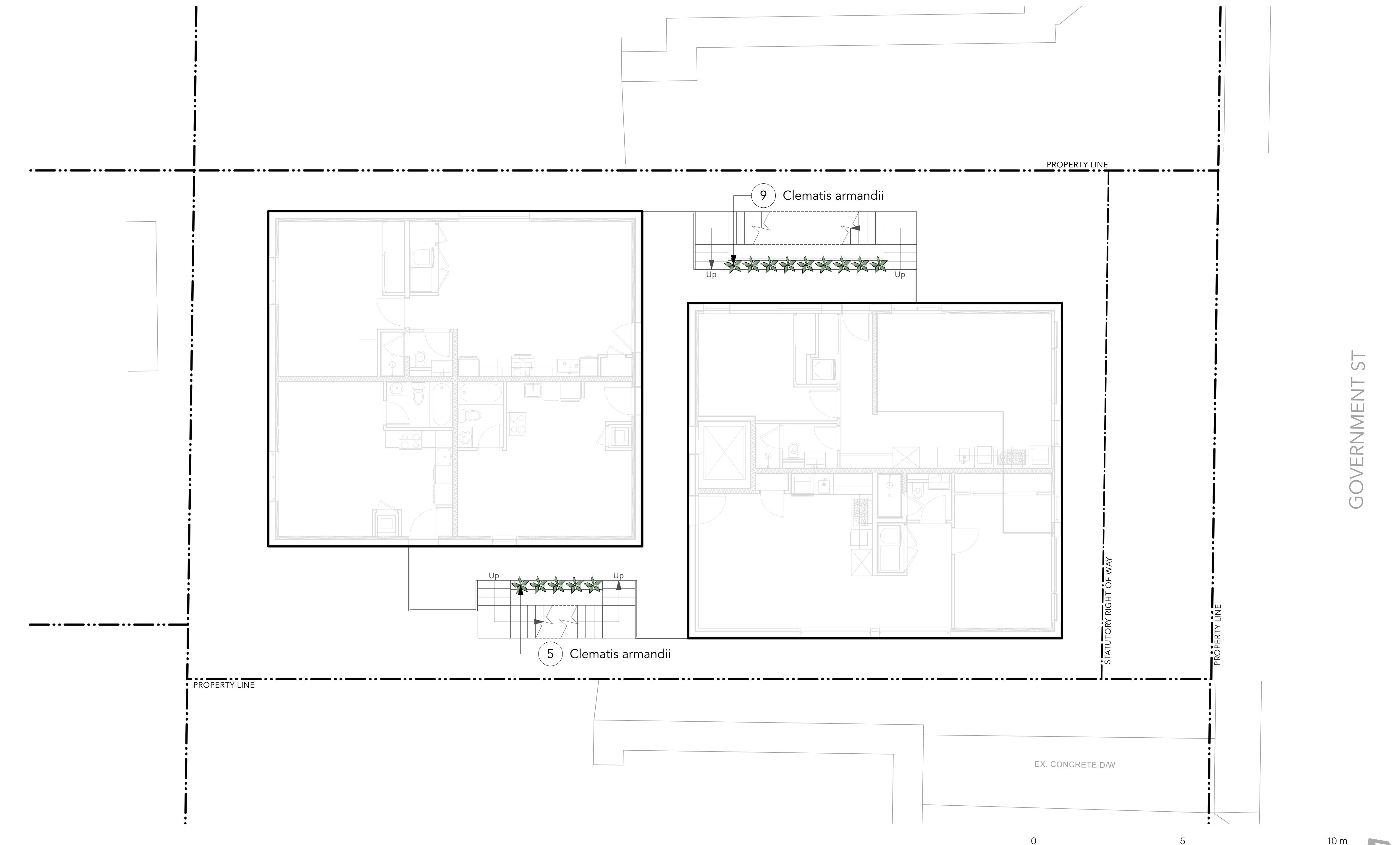
MATERIALS LEGEND

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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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
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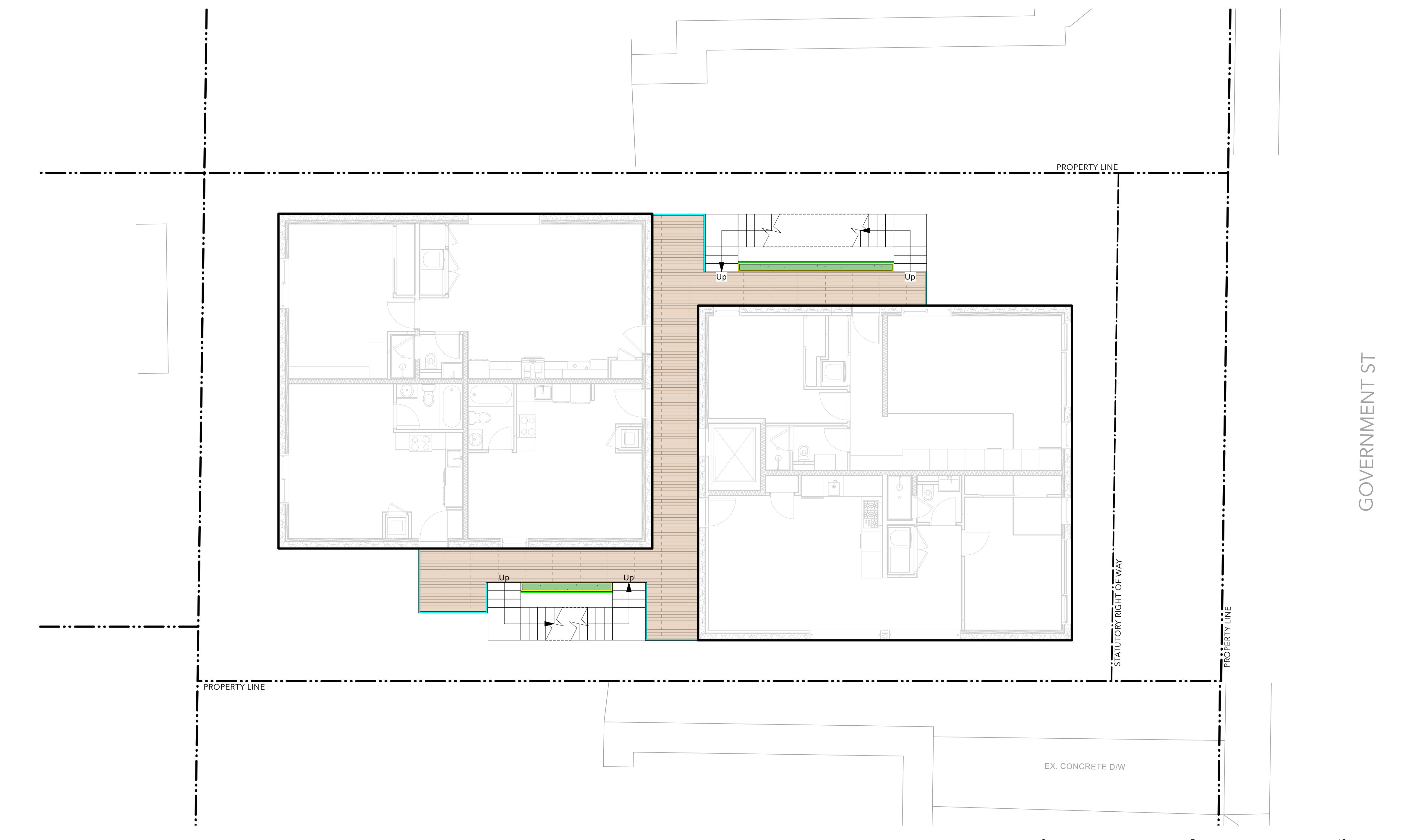


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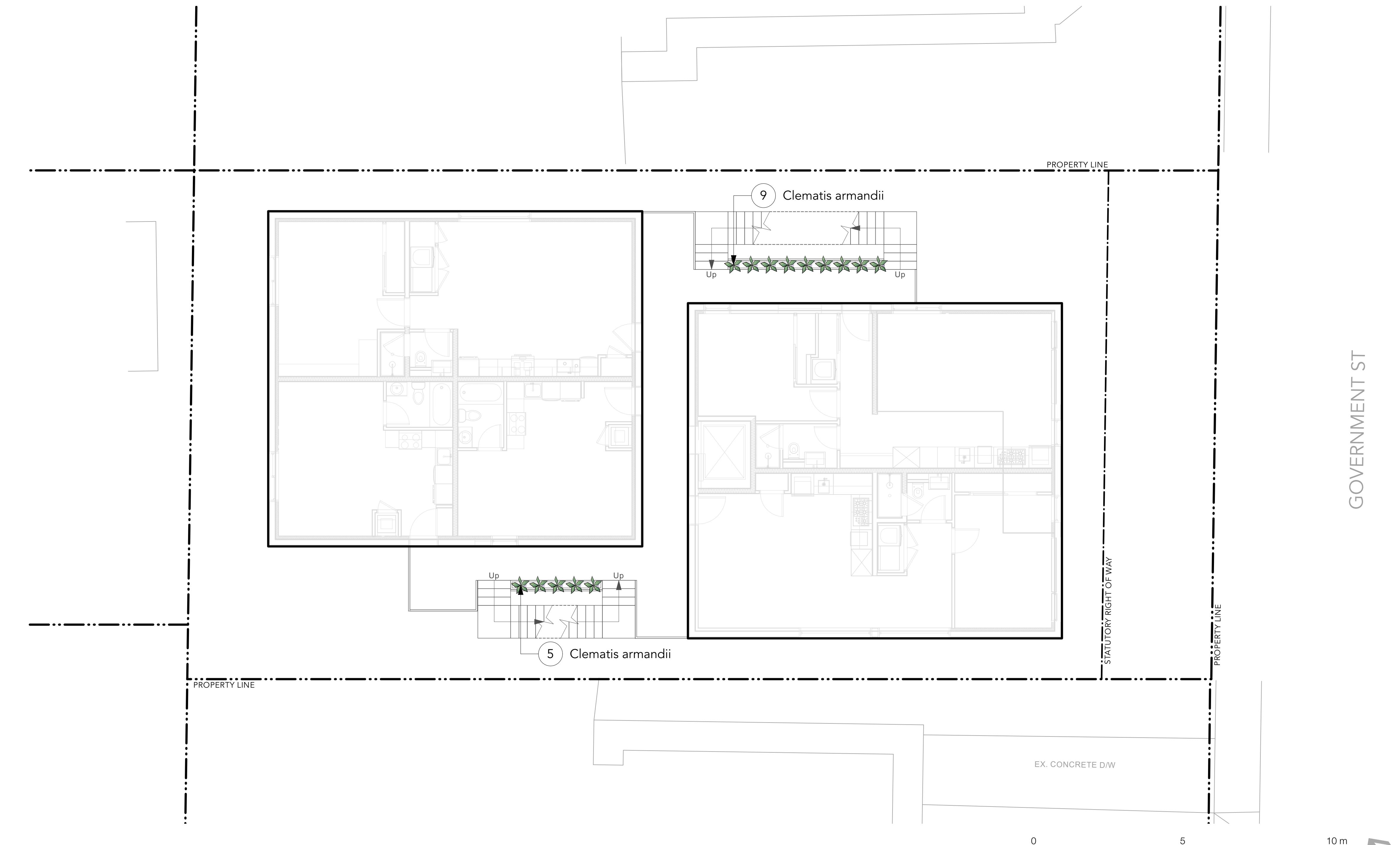
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	METAL TRELLIS FOR VINE CLIMBING
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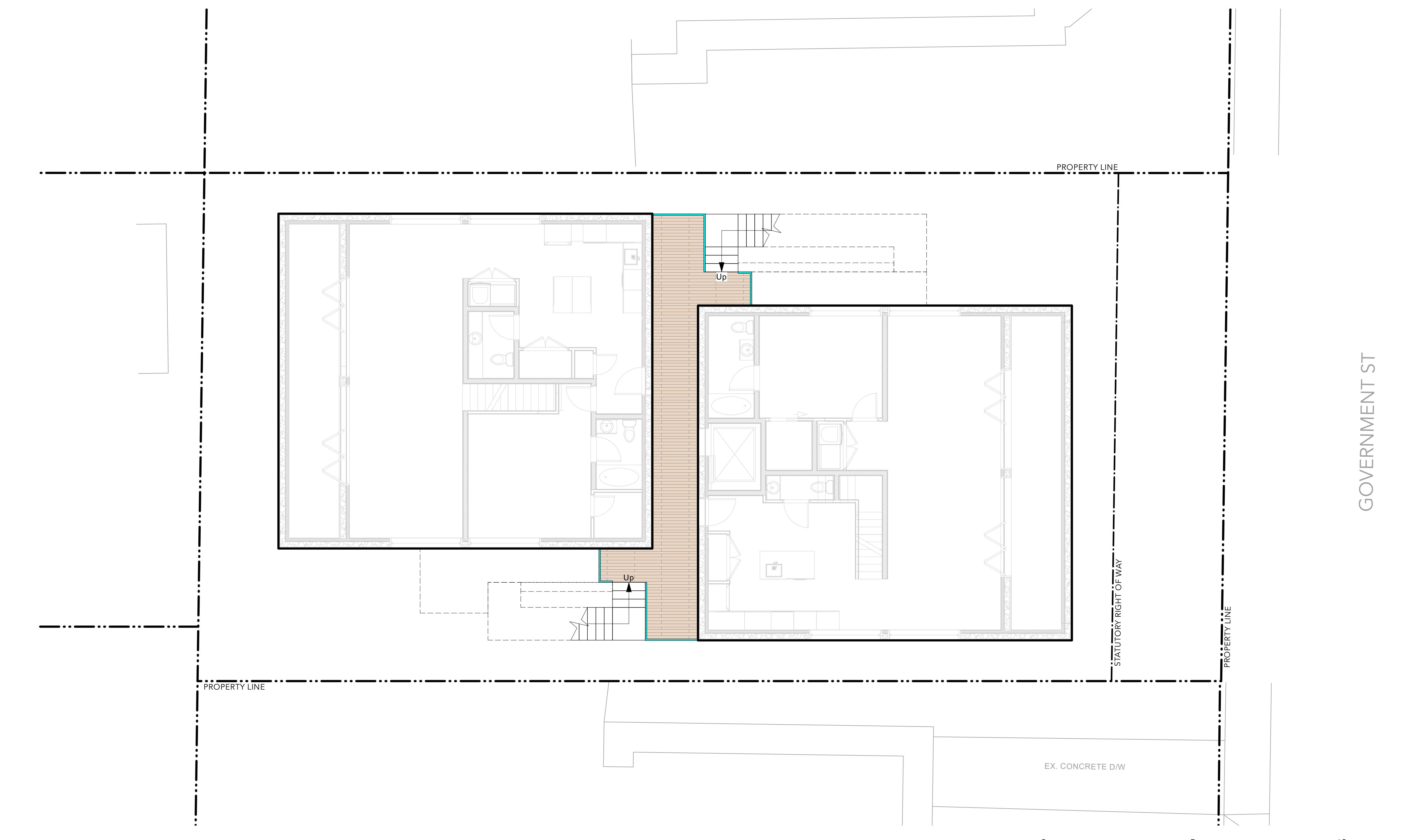


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MATERIALS LEGEND

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

PLANT IMAGES

TREES



Acer palmatum
Japanese Maple

SHRUBS



Gaultheria 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 racemosum
False Solomon's seal



Rosa nutkana
Nootka Rose



Achillea millefolium
Yarrow



Adiantum venustum
Himalayan Maidenhair



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Astilbe chinensis 'Pumila'
Dwarf Chinese Astilbe



Athyrium niponicum 'Pictum'
Japanese Painted fern



Blechnum spicant
Deer Fern



Carex buchananii
Fox Red Curly Sedge



Clematis armandii
Evergreen Clematis



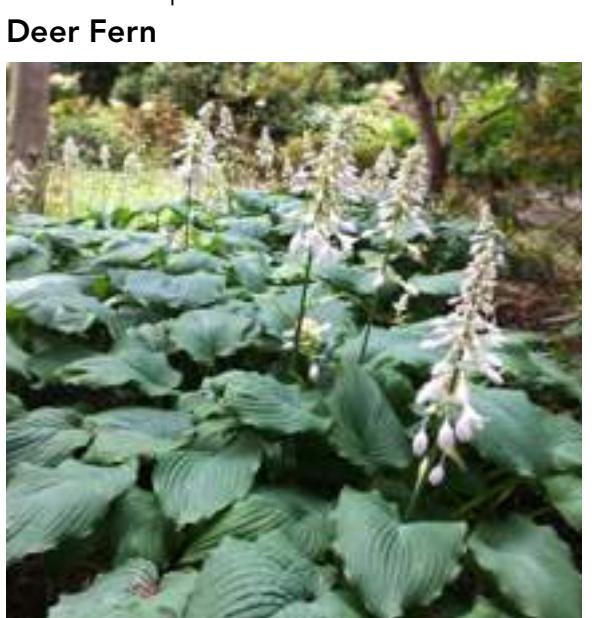
Echinacea Purpurea 'Alba'
White Coneflower



Erigeron compositus
Cutleaf Daisy



Helictotrichon sempervirens
Blue Oat Grass



Hosta sieboldiana 'Elegans'
Blue Leaf Hosta



Hosta x 'Blue Ice'
Blue Ice Plantain Lily



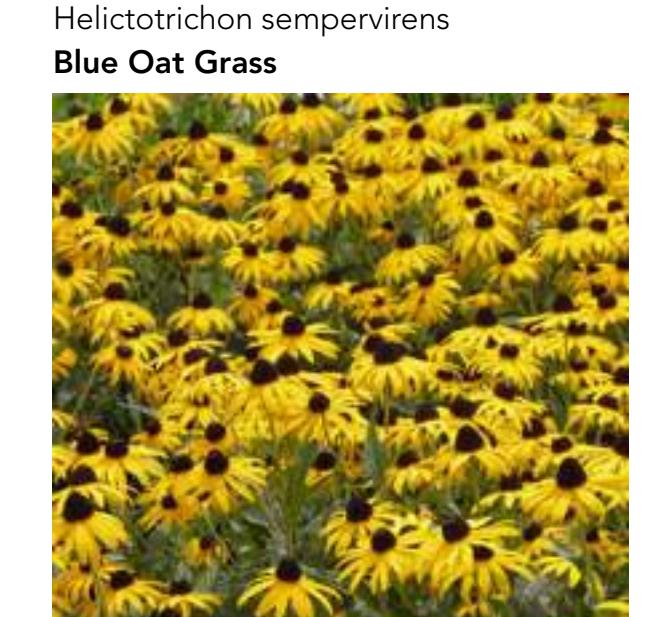
Leymus mollis
Dune Grass



Pachysandra terminalis
Japanese Spurge



Polystichum munitum
Western Sword Fern



Rudbeckia hirta
Black-eyed Susan



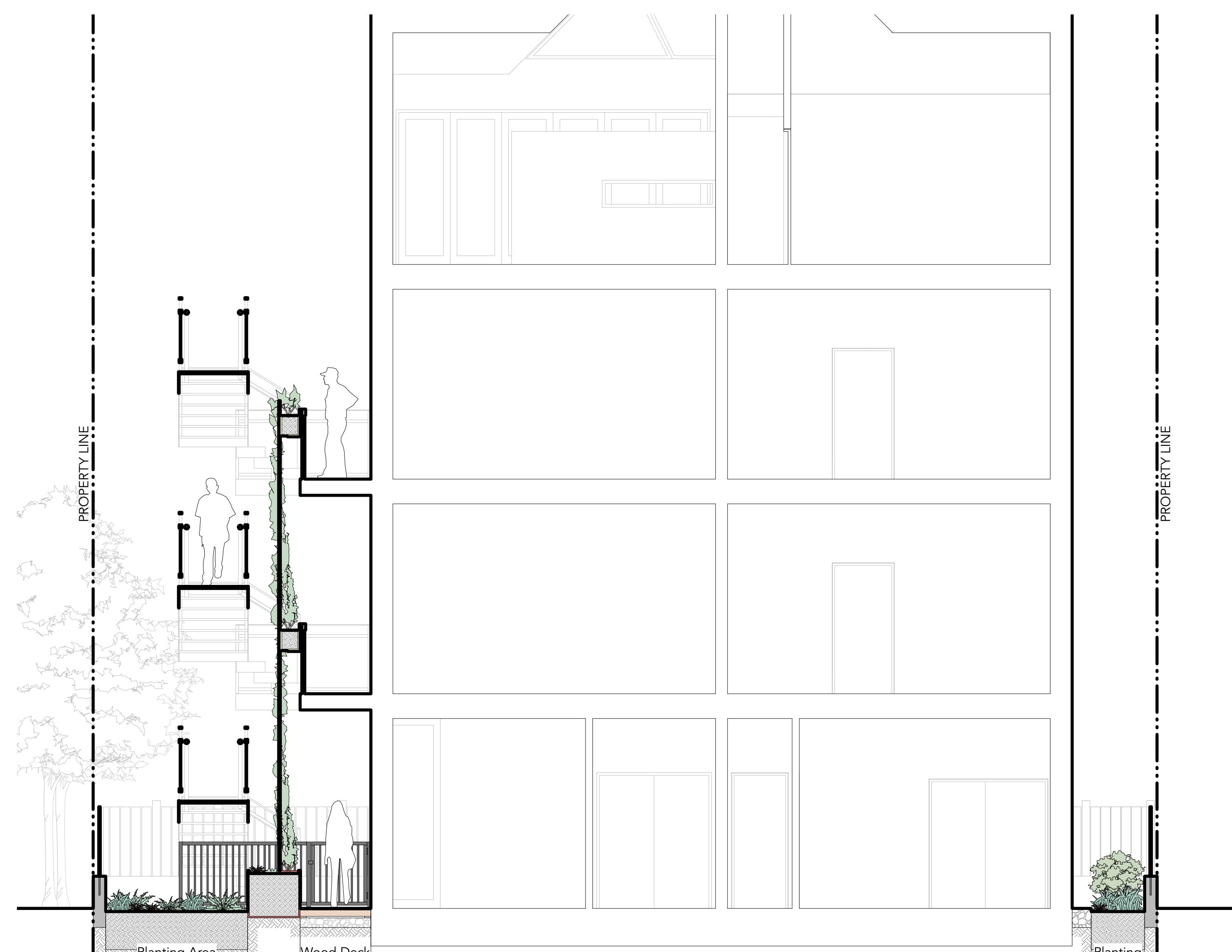
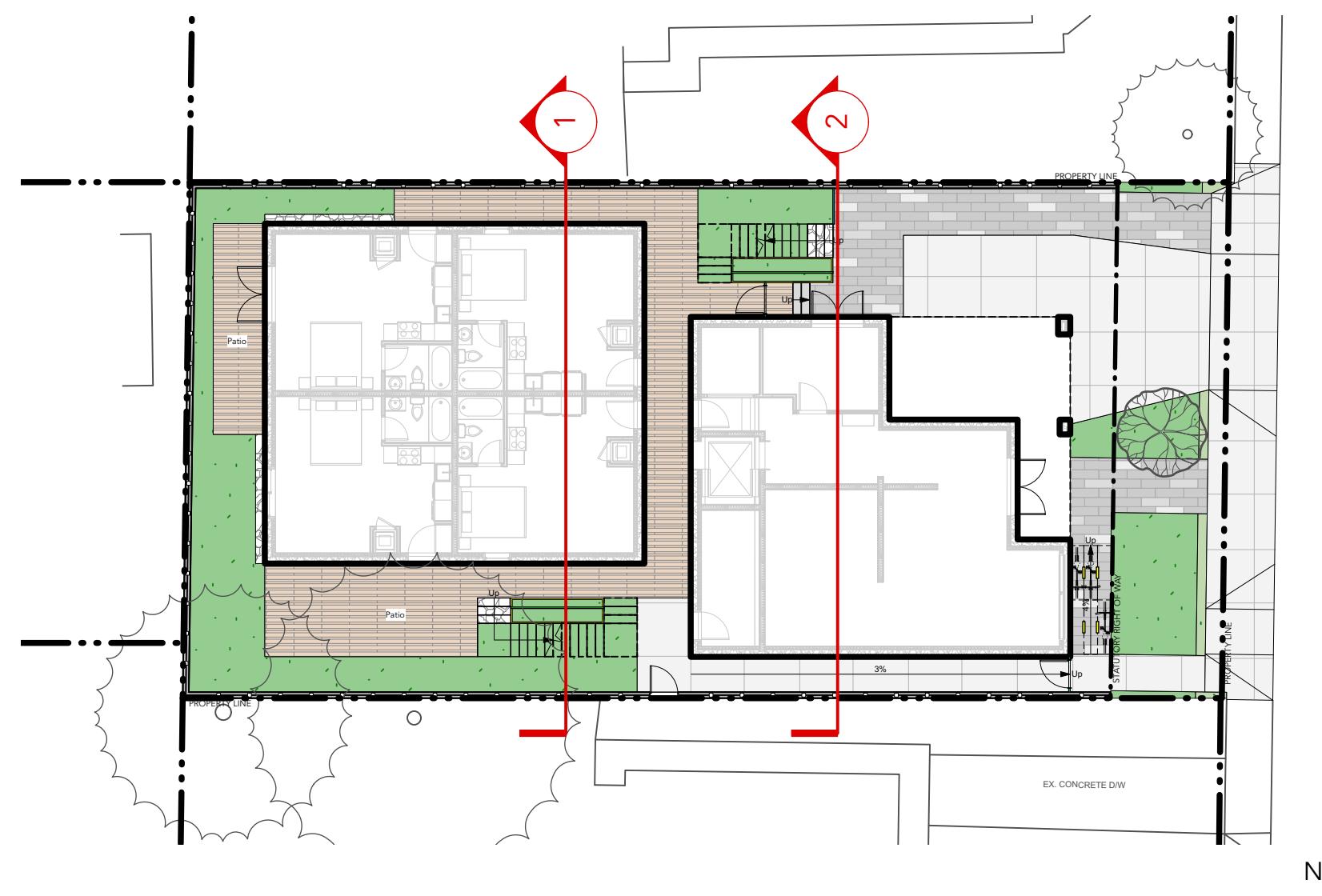
Salvia nemorosa 'Caradonna'
Caradonna Meadow Sage



Stipa tenuissima
Mexican Feather Grass

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 CALIPER 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.



1 SECTION THROUGH NORTH STAIRS
Scale: 1:50



2 SECTION THROUGH NORTH STAIRS
Scale: 1:50

