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 1826 Government Street Victoria BC V8T 4N5

Contact: Will King Phone: 778 977 0660 Email: will@waymarkarchitecture.com

Structural Engineer

RJC Engineers #330, 1515 Douglas St Victoria BC V8W 2G4

Contact: Leon Plett Phone: 250 386 7794 Email: lplett@rjc.ca

Landscape

G | ALA Gauthier + Associates Lar 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

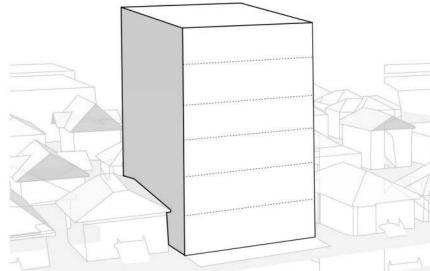
Contact: Corie Lubben Phone: 250 410 2021 extension 205 clubben@celerity.ca Email:

Civil Engineer

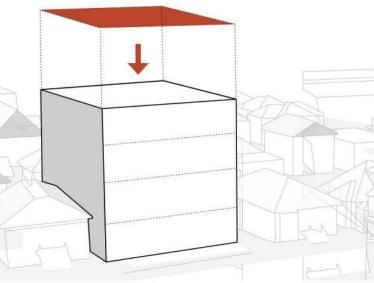
McElhanney 3960 Quadra St #500 Victoria, BC V8X 4A3

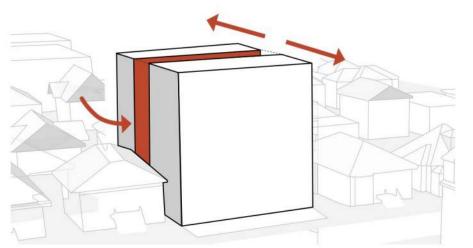
Contact: Nathan Dunlop Phone: 778 746 7417 Email: ndunlop@mcelhanney.com

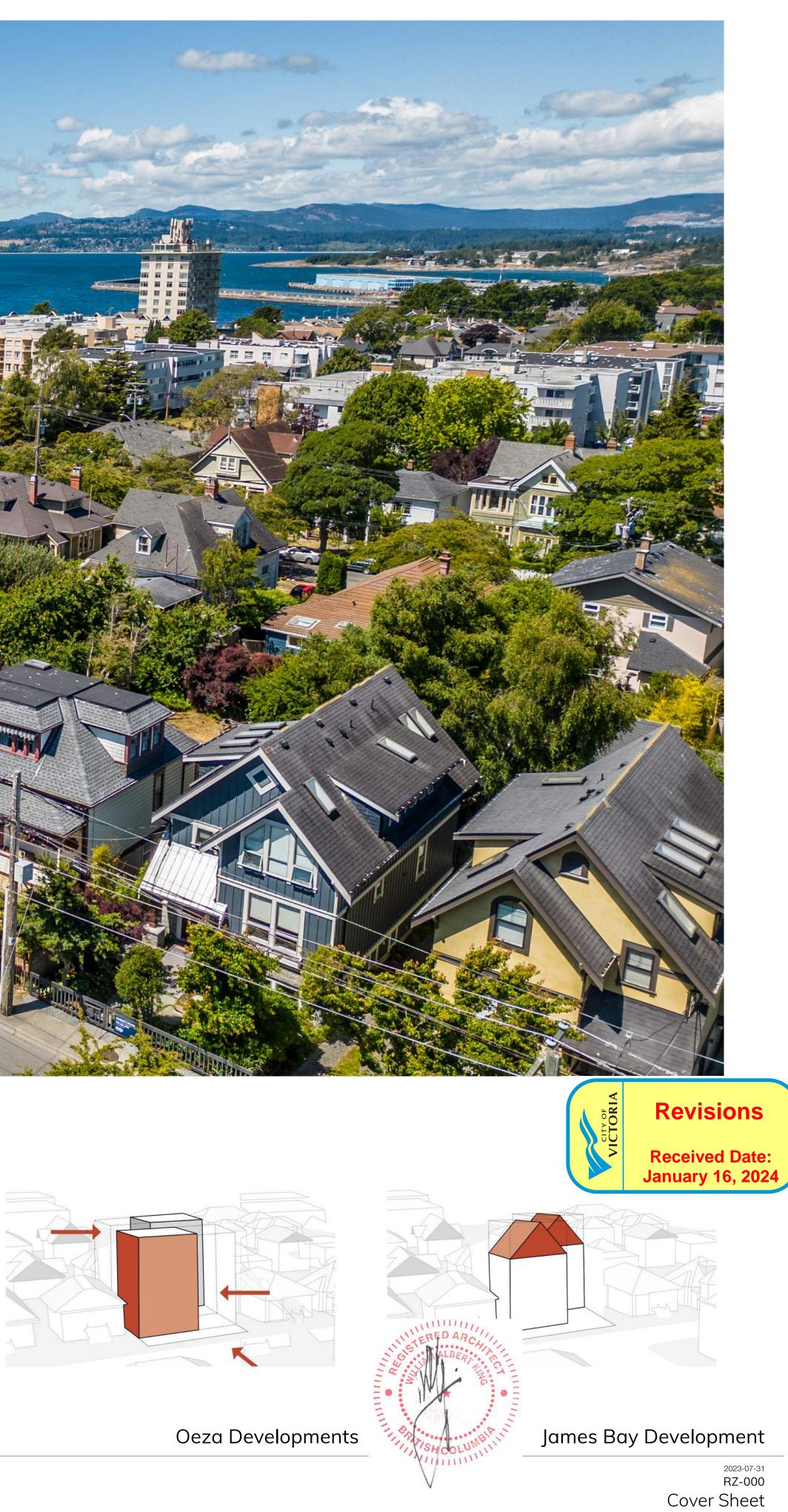












CODE ANALYSIS		DATA SHEET/ZONING
	BCBC REFERENCE	LEGAL DESCRIPTION:
2018 BC building code, data matrix part 3	References are to division B unless noted [A]	CURRENT ZONING: R3
	for division A or [C] for division C.	PROPOSED ZONING:
Project Description: New		
Major Occupancy: Residential group C	3.1.2.1	SITE AREA: 586 m ² BUILDING FOOTPRINT
Building area: 114.3 m²	1.4.1.2 [A]	
Number of stories: 5 (4 story + loft)	3.2.1.1	Current use
Number of streets/fire fighter access: 1	3.2.2.10	
Principal building is classified as following:		Vacant
3.2.2.50. Group C, up to 6 Storeys, Sprinklered		Proposed use
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.	Multiple dwelling
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.	Zon
Adjacent Occupancies: C		Site Area (m2) (mi
Sprinklered : Yes	3.2.2.50.	Lot width (m) (min.
	0.2.2.00.	
Fire alarm: Yes	3.2.4.	Total floor area (m2
Standpipe required: Yes	3.2.9.	Floor Space Ratio
Water service/supply is adequate: Yes	3.2.5.7	Unit floor area (m2
Mezzanine area : N/A		Avg Grade
		Building Height (m)
Occupant load based on: m ² /person and design of building The occupant load for residential suites is two persons per sleeping room.		Storeys (max.)
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)		Setbacks (m) (min
4th floor & loft = 12 persons (2 units 3 bedrooms). For storage garage	3.1.17.1	Front Setback - Str
occupant load = garage area / 46 (sm/person) (Car + bike) parking :16+53 m2 / 46 m2 = 1.5 (2 persons)		Rear (NW)
Total occupancy = 40 persons		Side (NE)

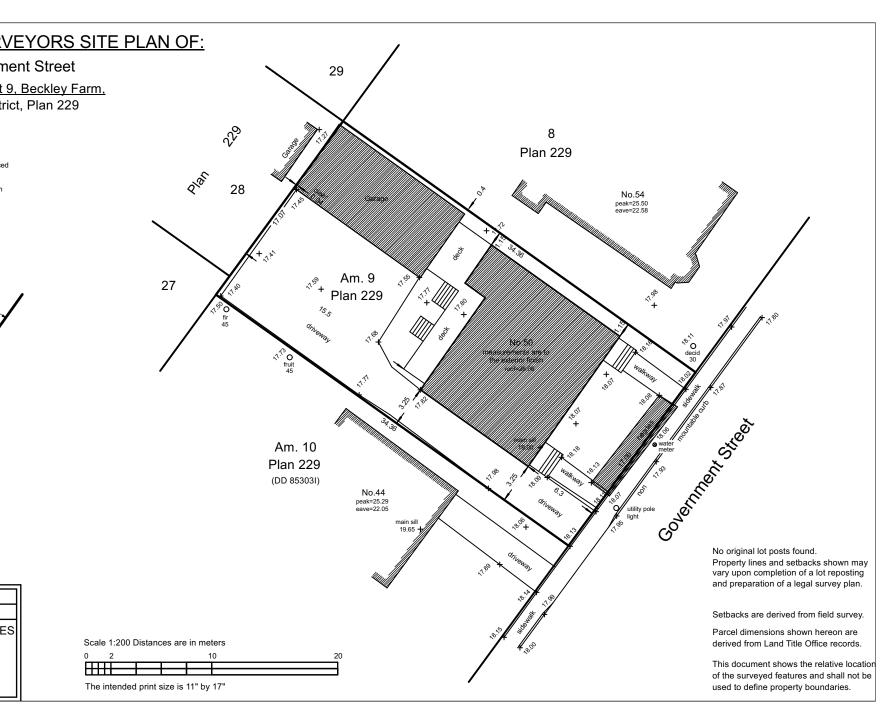
Spatial separation	on - const	ruction o	f exteri	or walls -	- Table 3.2.3.1.d.				
WallArea of EBF (m²)L.D (m)L/HPermitted max % of openings						FRR (hours)	Combustible construction	Non-combustible construction	Combustible construction non-combustible cladding
North	378	1.36	-	14	11.7			x	
South	380	1.36	-	14	12.9			X	
East- Street Front	203	4.79	-	-	39.8			X	
West - Rear	203	2.89	-	25	19.6			X	

F	Required fire resistance rating (FRR):		Discription	BCBC Required	Provided	BCBC References	
	S	Floors	1	1H	1H	3.2.2.50.	
Horizontal	assemblies	Roof (if combustable)		1H	1H	3.2.2.50.	
н. Го	asse	Mezzanine		1H	N/A	3.2.2.50.	
L	es	Loadbearing wall		1H	1H	3.2.2.50.	
Sup floor	assemblies	Column protection		1H	1H	3.2.2.50.	
c v	asse	Beam protection		1H	1H	3.2.2.50.	
	es	Loadbearing wall		1H	1H	3.2.2.50.	
roof	assemblies	Column protection		1H	1H	3.2.2.50.	
	asse	Beam protection		1H	1H	3.2.2.50.	
		Loadbearing wall		1H	N/A	3.2.2.50.	
Sun mezzanine	assemblies	Column protection		1H	N/A	3.2.2.50.	
	assel	Beam protection		1H	N/A	3.2.2.50.	

WAYMARK

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A SHEET/ZONING ANALYSIS AL DESCRIPTION: Property ID 007-326-1 REET ADDRESS: 50 Government St	22, Lot 9, Beckley Farm, Victoria District,	Plan 229		BC LAND SUR Civic: 50 Governr Legal Amended Lot
RENT ZONING: R3-2 MULTIPLE DW ELLIN	G DISTRICT			Victoria Dist Parcel Identifier: 007-326-122 in the City of Victoria
POSED ZONING: SITE SPECIFIC				LEGEND Elevations are geodetic and reference to the CVD28BC datum.
AREA: 586 m ² DING FOOTPRINT: 319 m ²				** + - denotes - existing elevation
Current use	Zoning	Heritage	Variance	Lot Area = 586 m2
Vacant	R3-2)	No	VacantDifference	
Proposed use	Poposed zone	Proposed scope of work		15 co
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 *	-	
_ot 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	Data May 07,0000
Unit floor area (m2) (min.)	57.70	33		Date May 27, 2022 File 13,764-5 POWELL & ASSOCIAT
Avg Grade	17.72	n/a		BC Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4
Building Height (m) (max.)	15.93 m	18.5 m	Low-rise and mid-rise	phone (250) 382-8855
Storeys (max.)	4 storeys + Loft (4.5)	6	Buildings up to approximately six storeys.	Surve
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	-	Parking
Lot Coverage	59.90%	30 - 4 storeys 24 - 5 storeys	-	0.85 space 1.00 space 1.45 space
Open site space - lot (%) (min.)	37%	30	-	= (1x8) + (
Off Street Parking				=12.35 =13 car po
Car Parking	1 - Resident 0 - Visitor 1 - Car Share	Schedule C - Other Area - Multiple Dwelling 12 - Resident	-	Visitor par = 0.1 x 11 = 2 visitor
		1 - Visitor 13 - Total		Required b
Accessible	1	1		= 1.25 x 1 = 14 bike
Van accessible	0	1		Visitor bik
Bicycle storage				
Long Term	30	14		PROPOSE 1 car shar 1 visitor p
Short Term Bicycle parking	6	6		32 bike po 22 wall m
	*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.		10 ground required b
UNIT TYPES				
Sudio unit 31 m²				
1 Bedroom - 57 to 62 m²				
2 Bedroom + Den 138m²	_			



/ Plan

equired for 50 Government:

s per unit <45 m² per unit 45<70 m² - 8 units (all L2 & L3 units) s per unit >70 m² - 3 units (ground floor unit, plus both penthouse units)

1.45x3)

king spaces

king: 0.1 per uni

paces

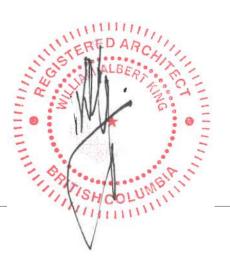
ikes: 1.25 per unit >45 m² = 13.75 arking stalls

s required: 6

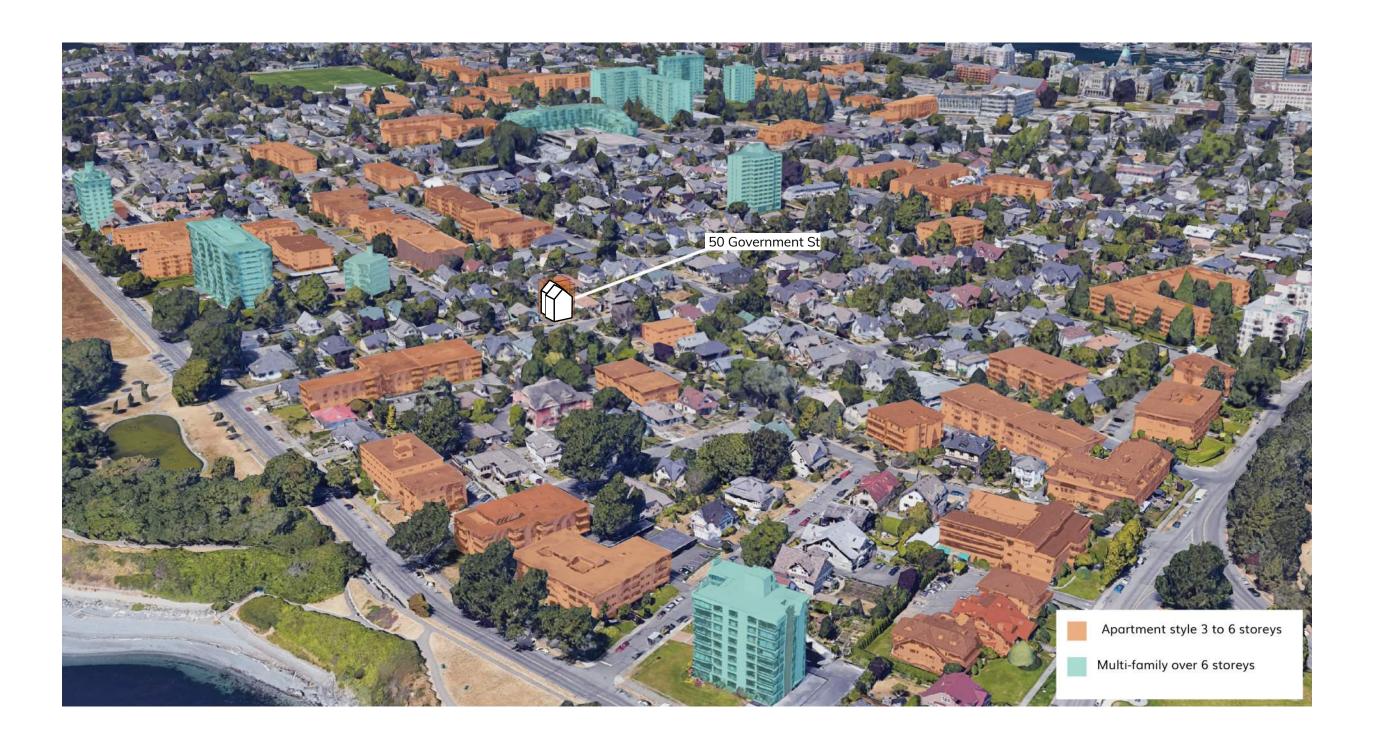
for residents rking space (also sized for accessible use)

king unted mounted, including 6 regular bike and 4 oversize bike stall (more than 50% of ke stalls)

Oeza Developments

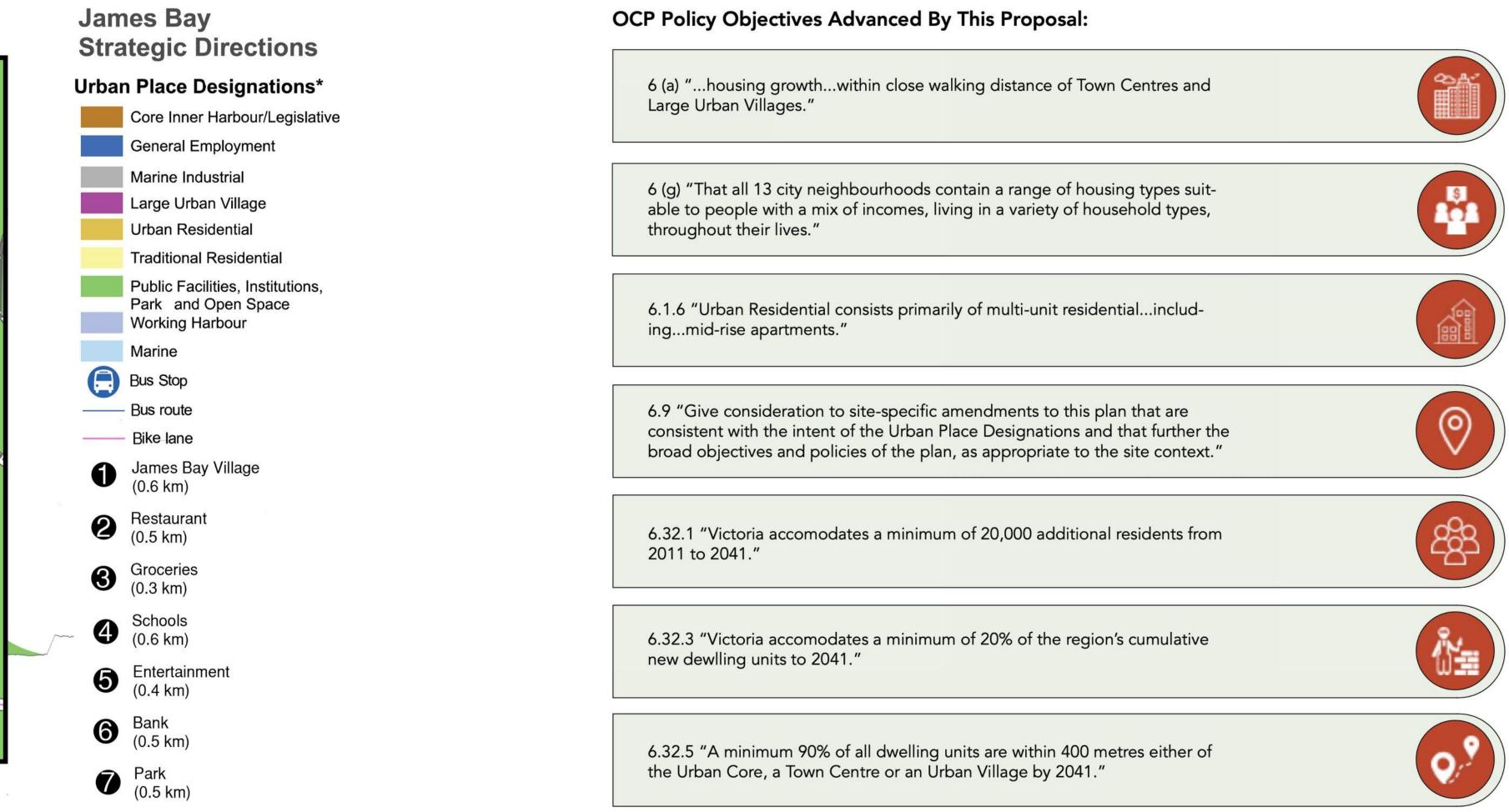






Park

WAYMARK

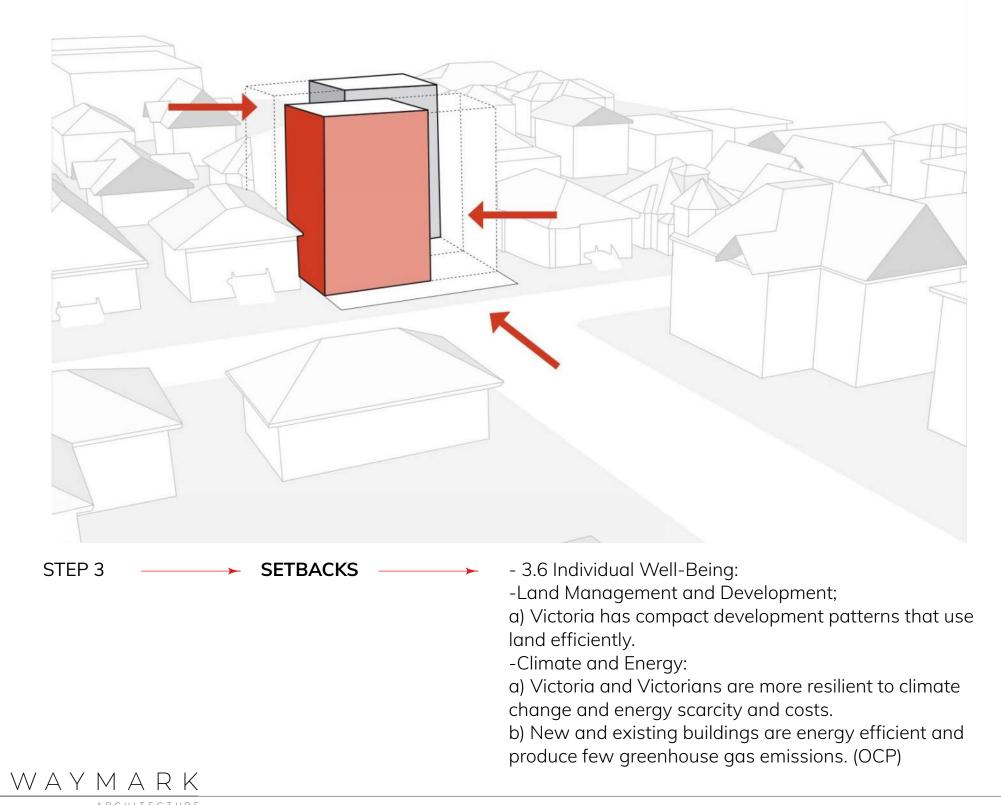








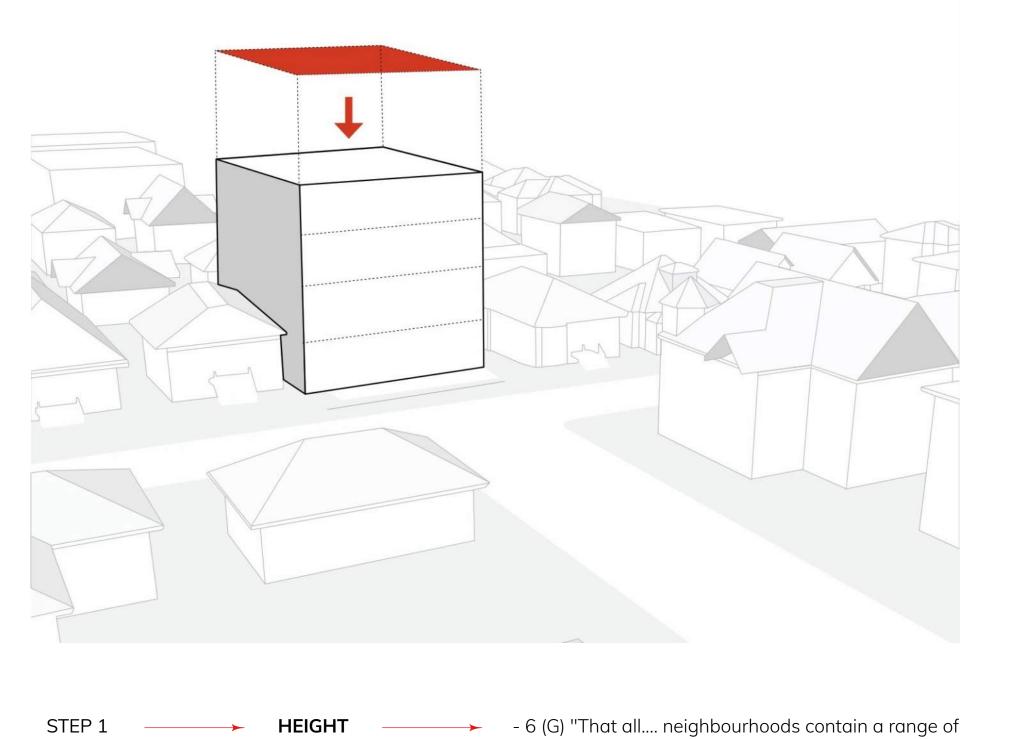
SHIFTED ACCORDING TO SURROUNDINGS



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REDUCTION TO A 4-STORY BUILDING

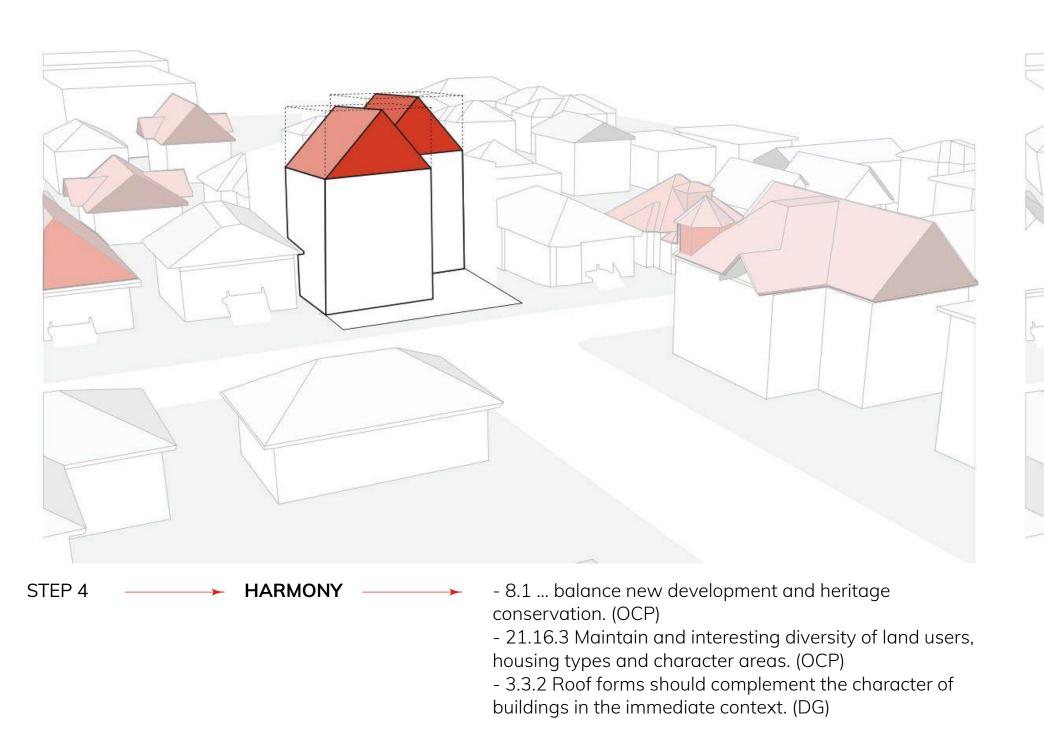
DIVIDED INTO TWO, FOCUSING ON CENTRAL AXIS

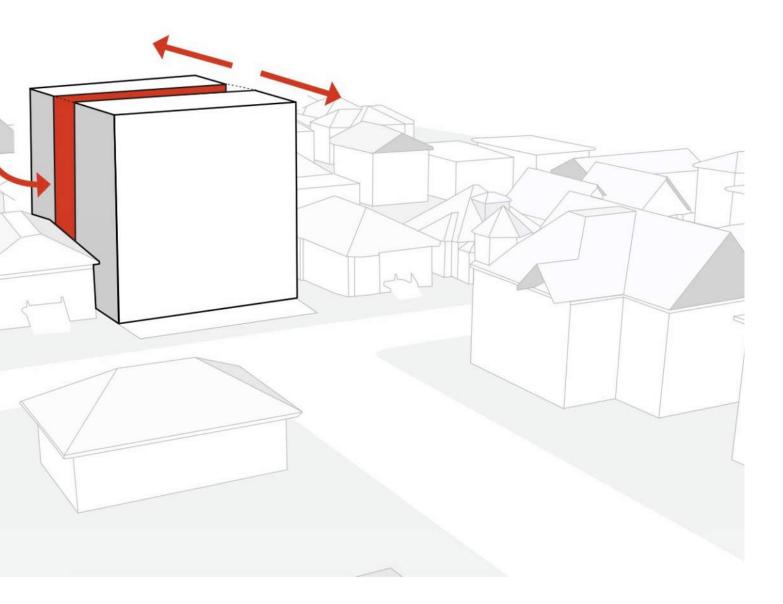


STEP 2

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)

RESIDENTIAL FORM AND CHARACTER





FAMILY ORIENTED

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

RESULTING PROPOSAL



Oeza Developments

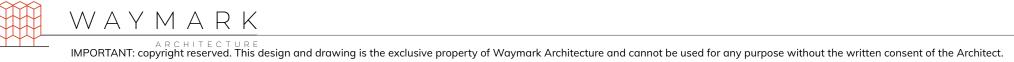




Existing Building, 50 Government



Proposed Building, 50 Government



oject ID: 2022-06



Existing Building, 50 Government



Proposed Building, 50 Government

Oeza Developments

36 South Turner Behind



Existing Street Elevation

36 South Turner Behind





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40/42 Government St	44 Government St	50 Government St	54 Government St	
		I		



58 Government St	

62 Government St

Oeza Developments





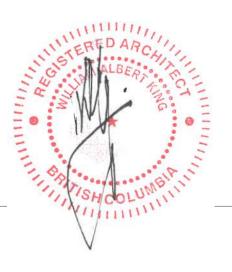


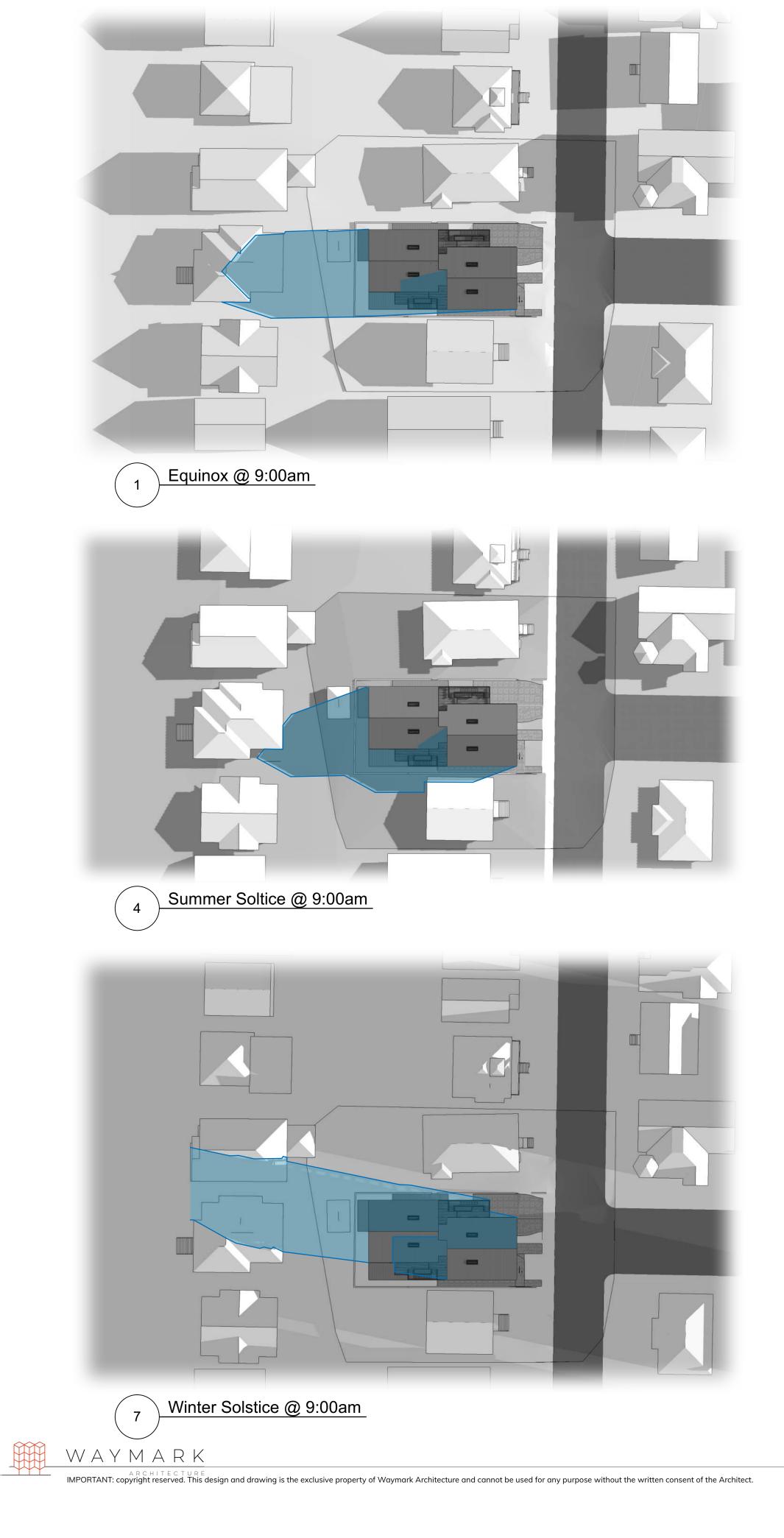
2 Proposed Street Elevation A301 Scale: 1:200

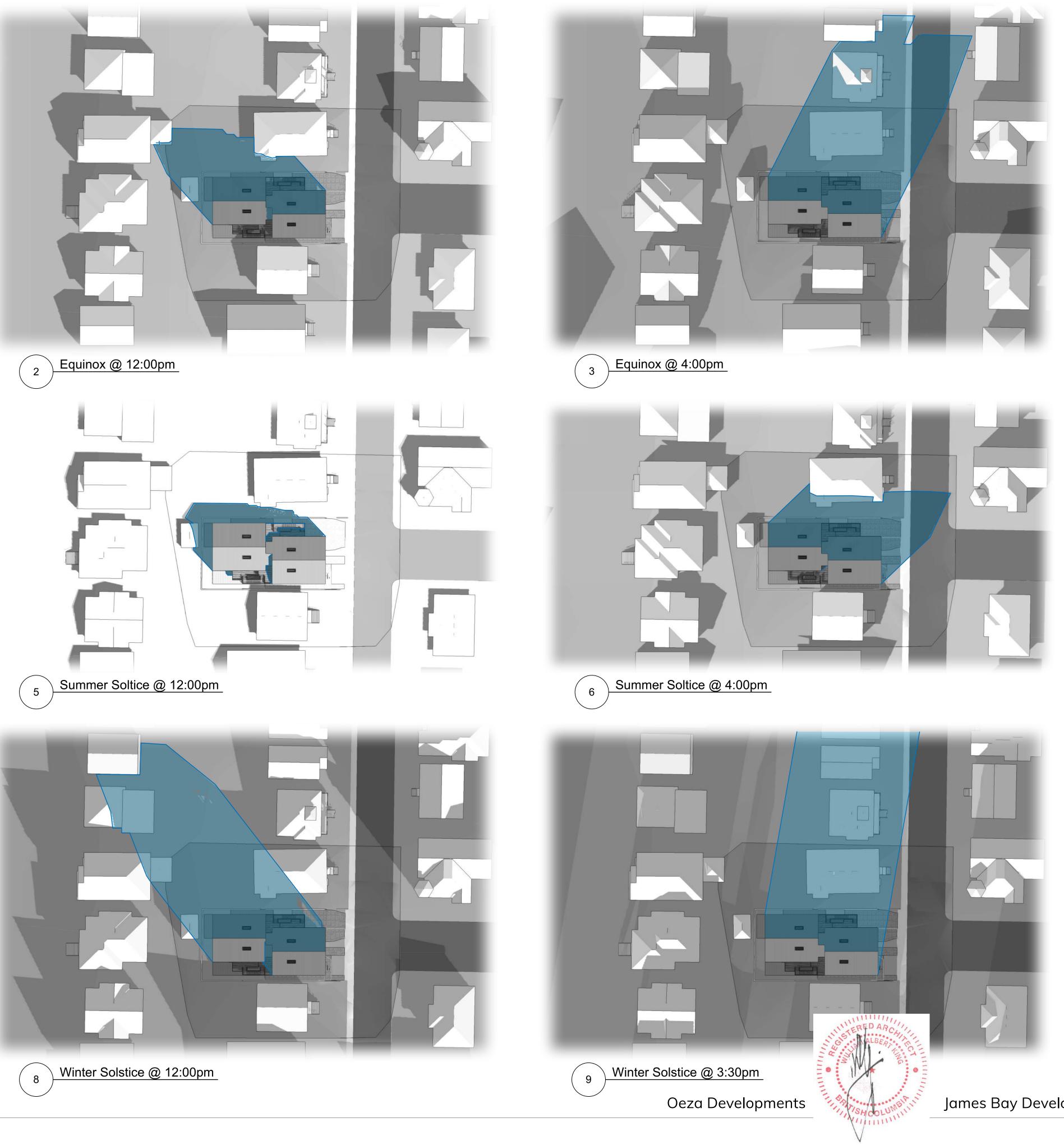


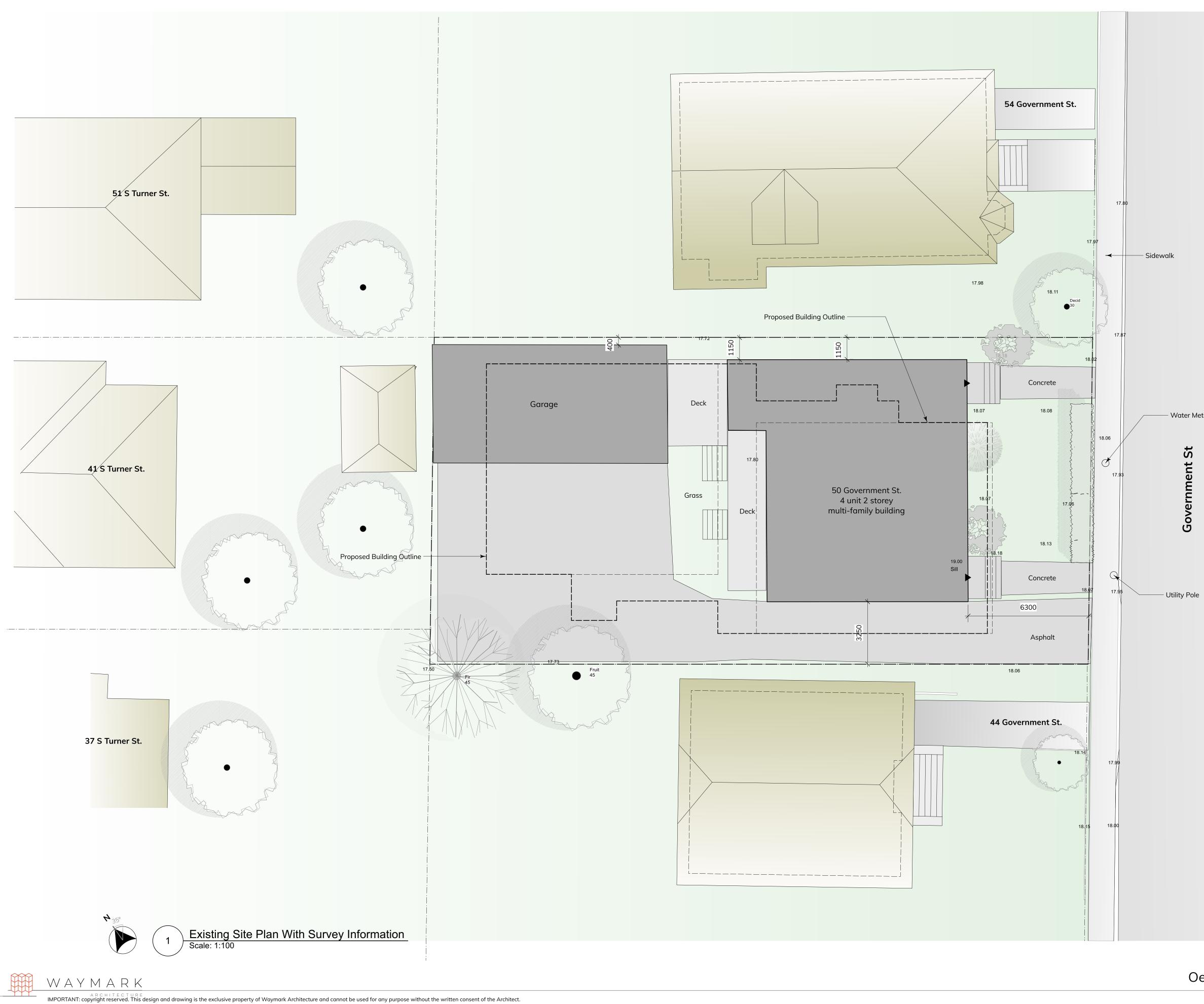
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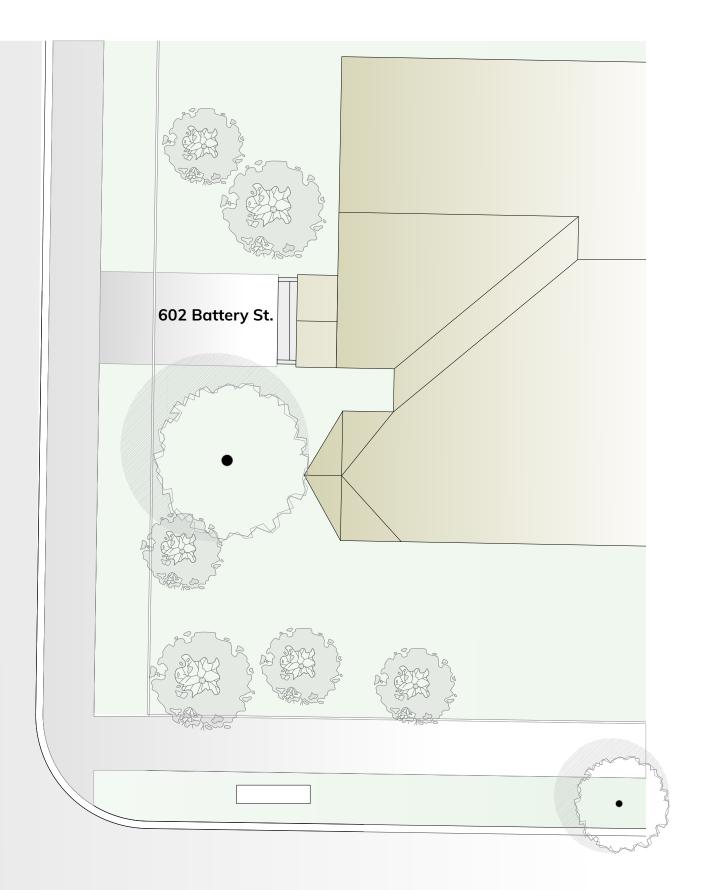
Oeza Developments



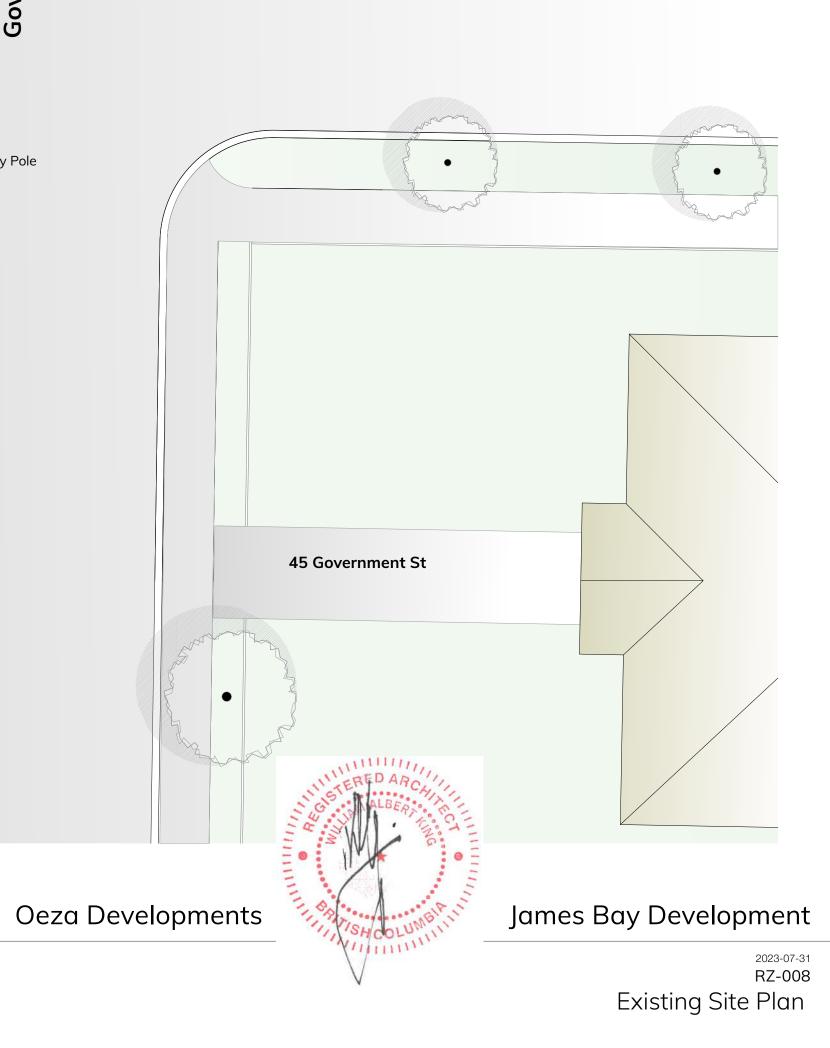




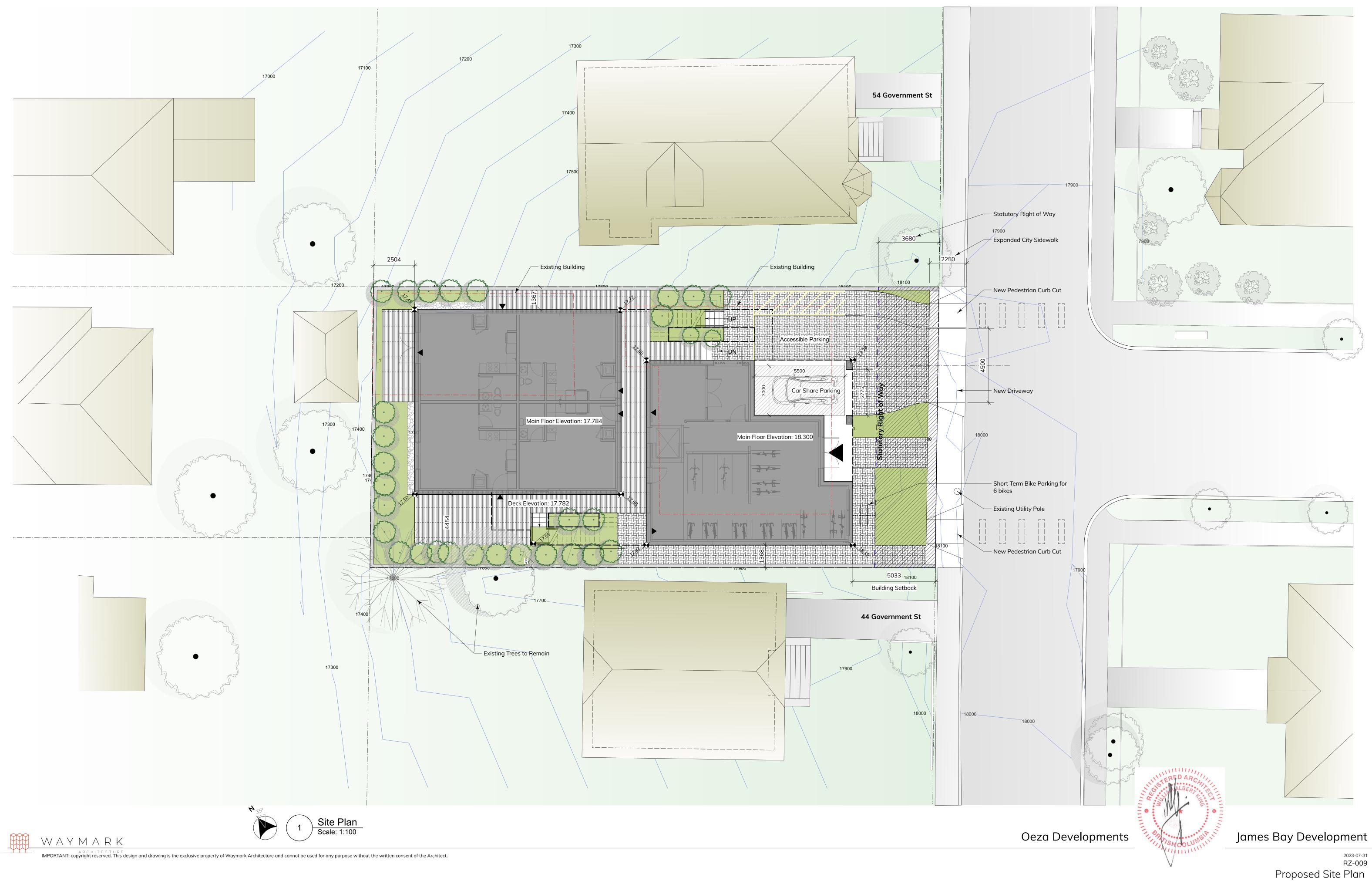




- Water Meter



Battery St





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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 han 70 m². 1.45 spaces per dwelling unit that is more than 70 m² $(1 \times 8) + (1.45 \times 3) = 12.34 = 13$

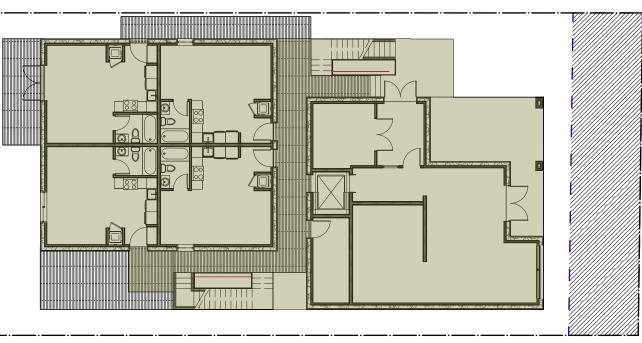
Proposed Parking : 2 1 accessible, 1 car share

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

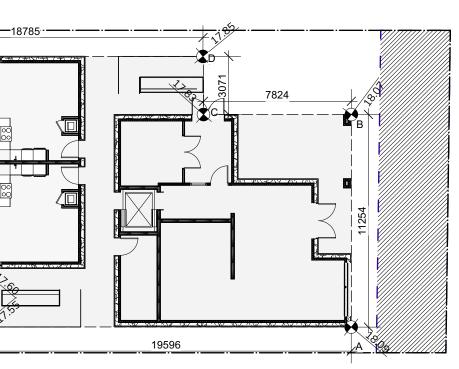
2504 ·____. Unprotected Opening Calculation

Scale: 1:200

8



Site Coverage 59.6%







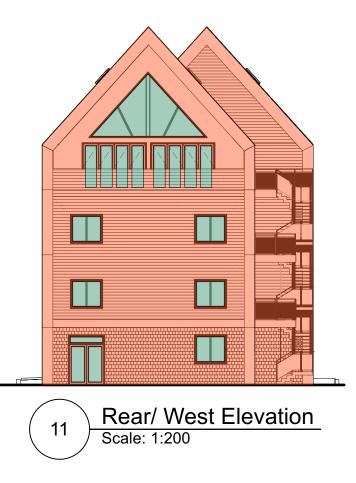
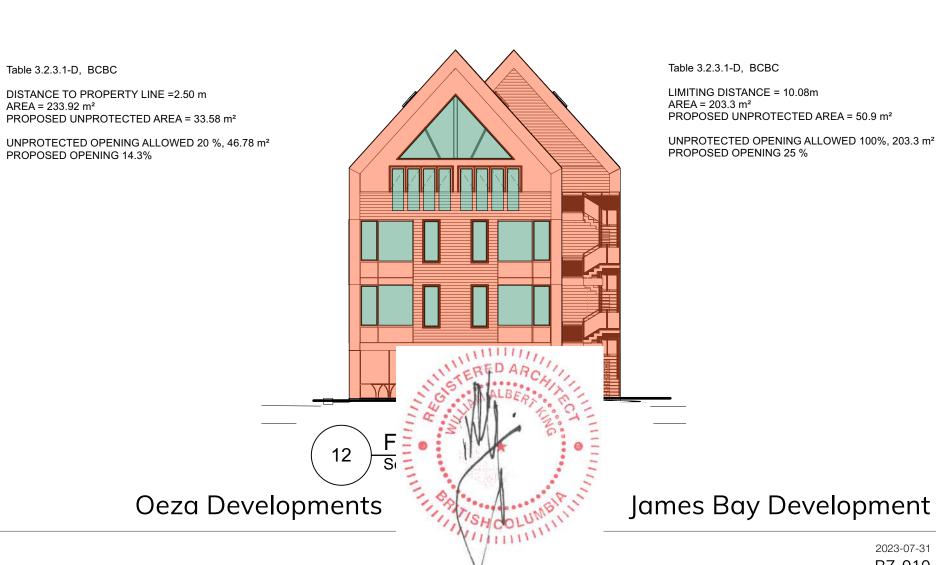


Table 3.2.3.1-D, BCBC DISTANCE TO PROPERTY LINE =2.50 m AREA = 233.92 m² PROPOSED UNPROTECTED AREA = 33.58 m²





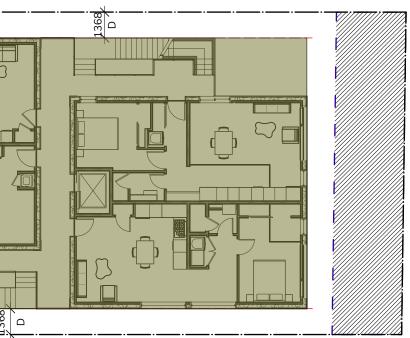
LIMITING DISTANCE = 10.08m PROPOSED UNPROTECTED AREA = 50.9 m² UNPROTECTED OPENING ALLOWED 100%, 203.3 m² PROPOSED OPENING 25 %

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 %

AREA = 472.9 m² PROPOSED UNPROTECTED AREA = 21.39 m² UNPROTECTED OPENING ALLOWED 14%, 66.2 m² PROPOSED OPENING 4.5 %

Table 3.3.3.1-D, BCBC DISTANCE TO PROPERTY LINE =1.36 m



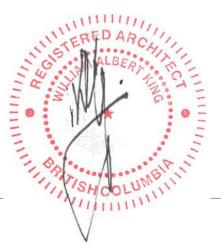




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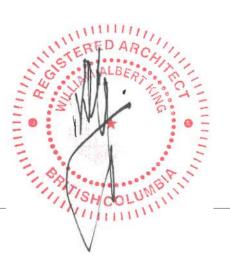
Government st

Oeza Developments





Oeza Developments





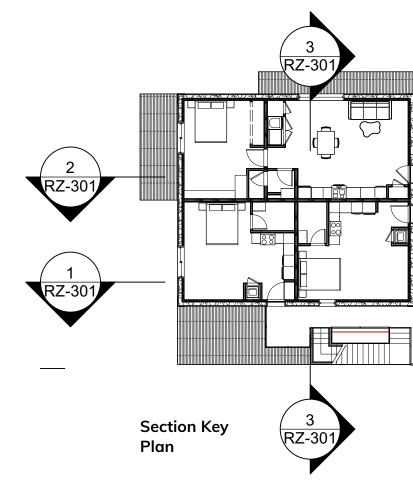
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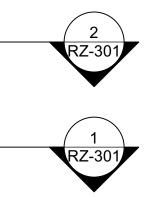
2023-07-31 RZ-201 Elevations



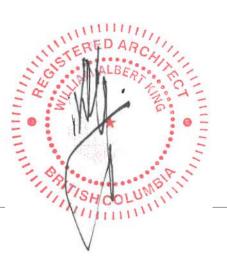


3 Building Cross Section Scale: 1:100





Oeza Developments



James Bay Development

2023-07-31 RZ-301 Sections

SHEET NOTES

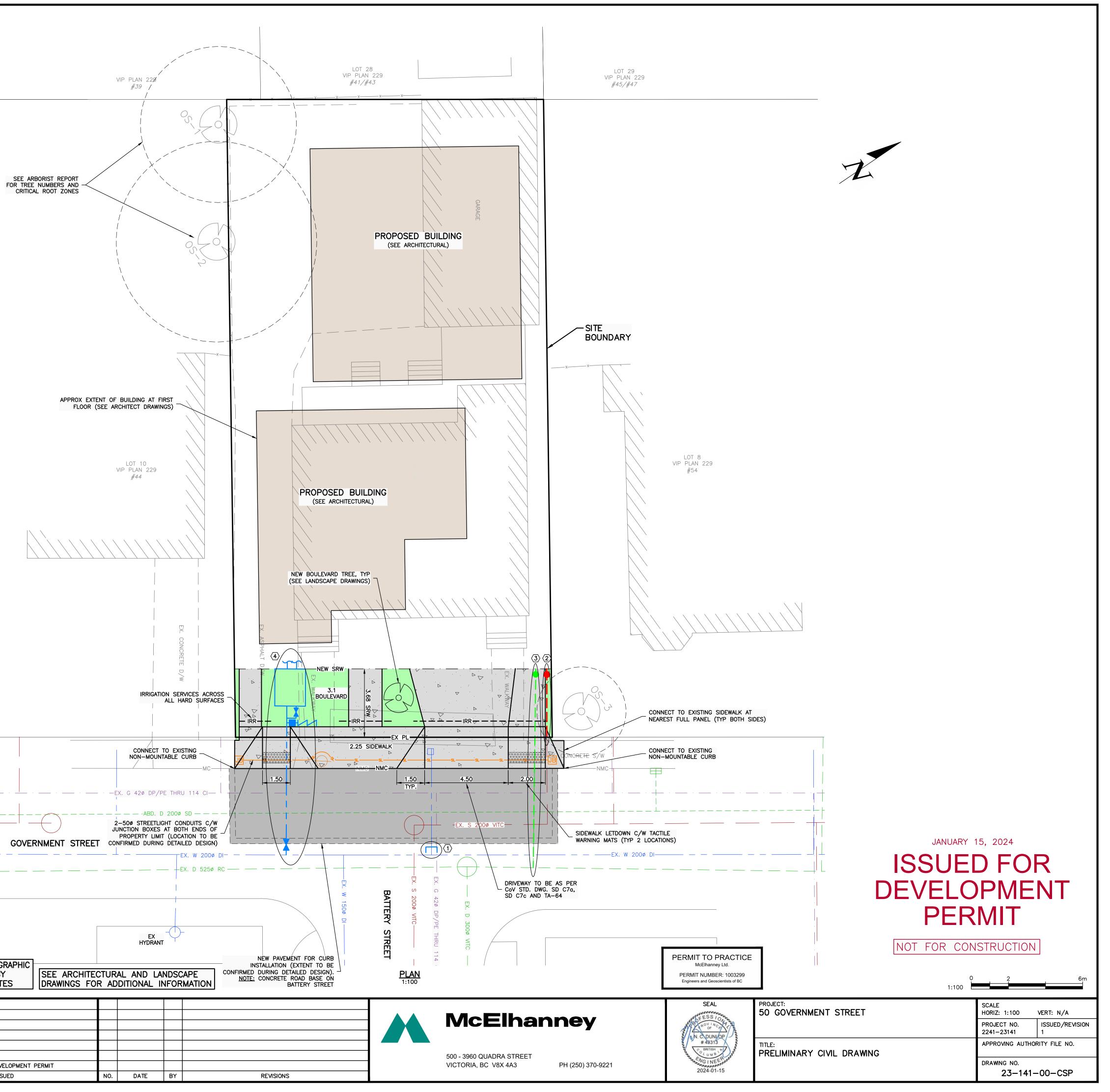
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXTEND EXISTING 1500 SANITARY SERVICE AND INSTALL INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	REMOVE EXISTING STORM SERVICE AND INSTALL NEW 200 ϕ STORM SERVICE CONNECTION AND INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
4	NEW 50Ø DOMESTIC WATER, 100Ø FIRE AND 25Ø IRRIGATION WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE.

- NOTES: 1. FOR BUILDING INFORMATION, SEE DRAWINGS BY WAYMARK ARCHITECTURE. 2. FOR LANDSCAPING, SEE DRAWINGS BY GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE. 3. FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONES AND TREE REMOVAL/RETAIN, SEE REPORT /
- DRAWINGS BY OAKSTEAD TREE & PROPERTY CARE INC.
 FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
 UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
- 6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN
- 45m OF FIRE HYDRANT. 7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED
- OFF-SITE (NOT SHOWN FOR CLARITY). 8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS
- INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL). 9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

_ _ _ _

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22/0	PROPERTY OF McELHANNEY LTD. AND				
	SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF				
1110	THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR				
	THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.				
-	of This Drawing and Design.	1	2024-01-15	NCD	ISSUED FOR DEVELOPMEN
· · / · /		NO.	DATE	BY	ISSUED





50 GOVERNMENT ST

REZONING

ARCHITECTS: WAYMARK ARCHITECTURE, INC.

WILL KING will@waymarkarchitecture.com 778.977.0660

GEORGIA MCGRAW georgia@waymarkarchitecture.com

LANDSCAPE ARCHITECT:

G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

BRYCE GAUTHIER bryce@gauthierla.com 604.317.9682

JIAHUI HUANG jiahui@gauthierla.com 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

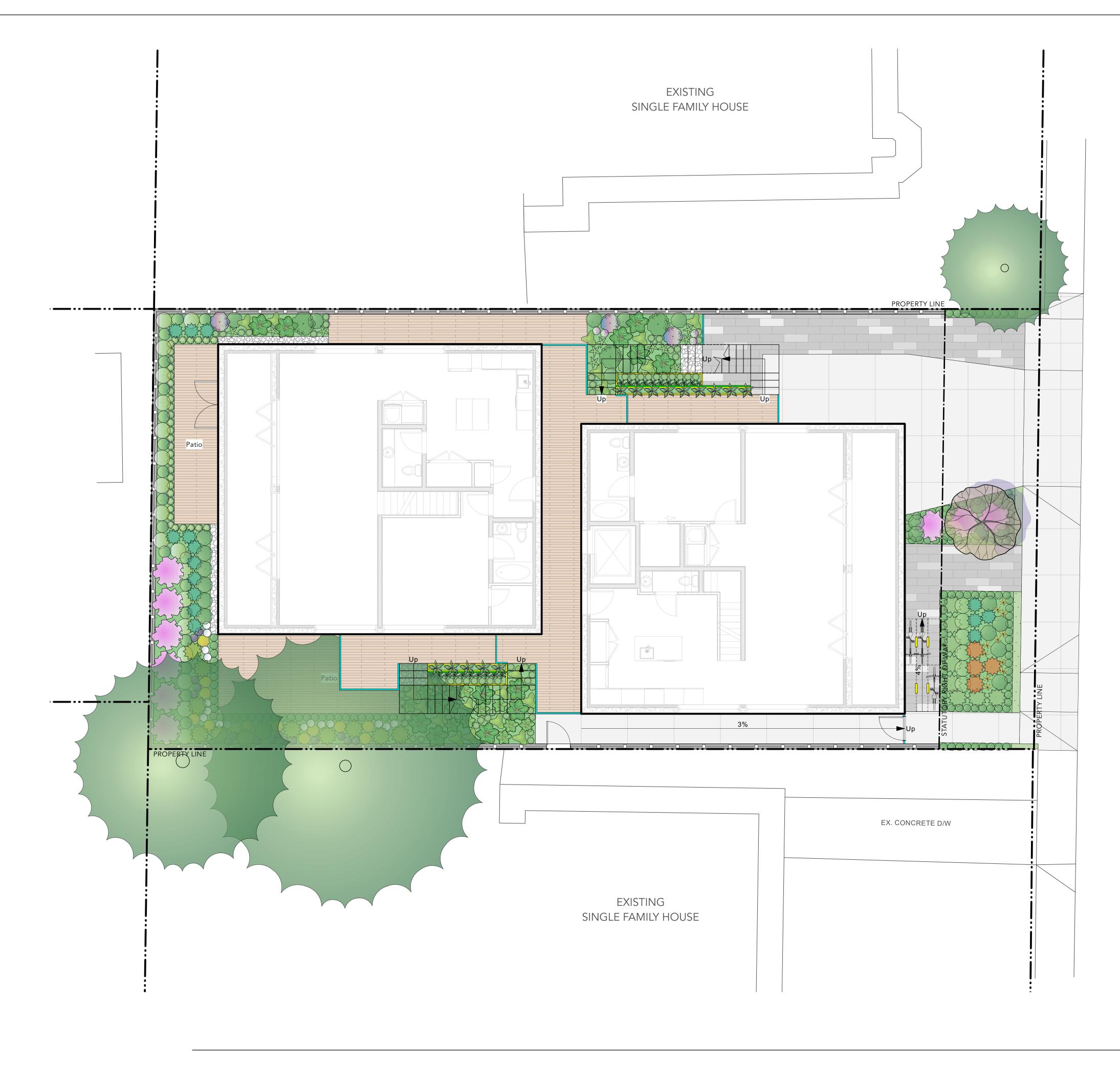
Issued for Rezoning D C Civil & Arch Plan Update B Concept Design for Review 2023-08-03

2024-01-16 2023-12-21

50 Government St Concept Design 50 Government Street, Victoria, BC



2340 July, 2023

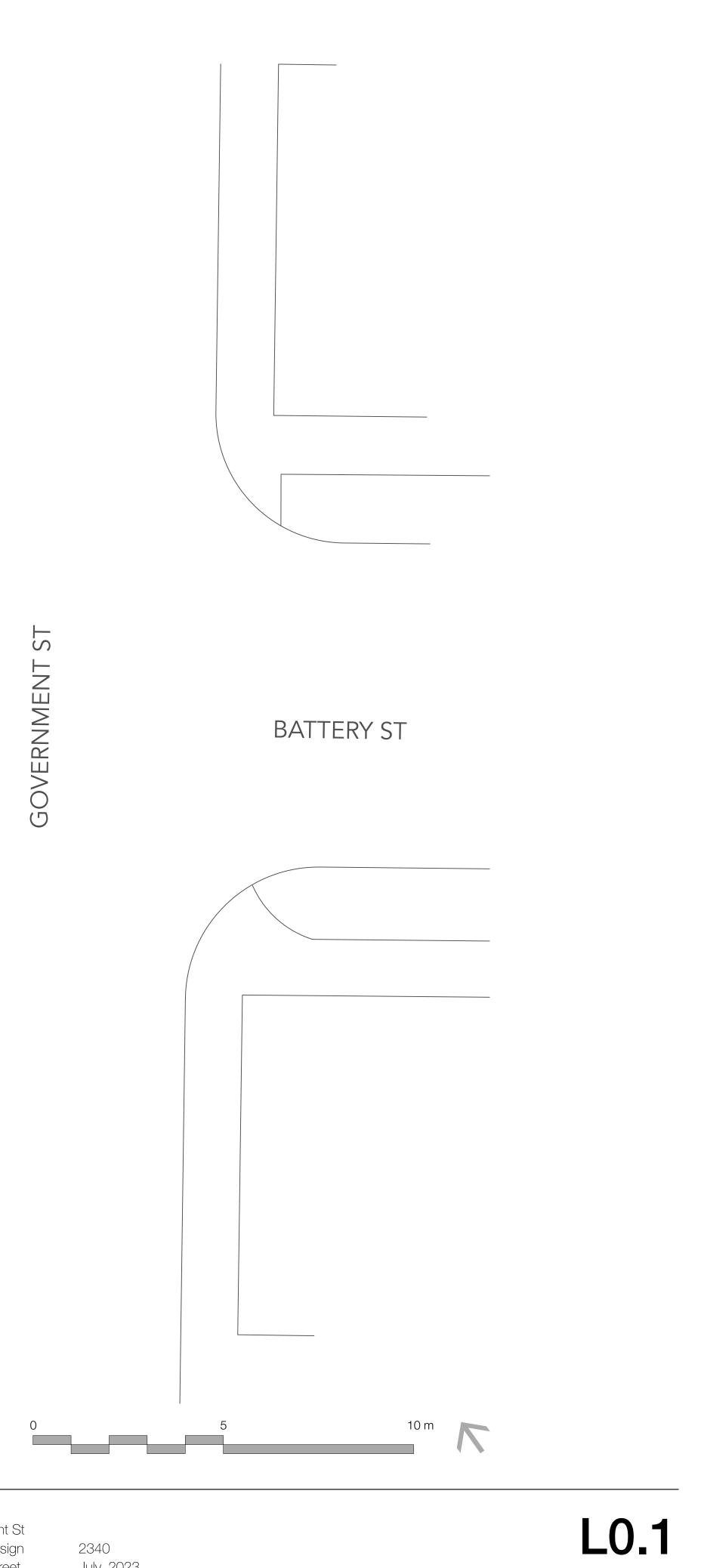




D Issued for Rezoning C Civil & Arch Plan Update 2023-12-21 B Concept Design for Review 2023-08-03

2024-01-16

50 Government St



Concept Design 50 Government Street, Victoria, BC

July, 2023

OVERALL SITE PLAN

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

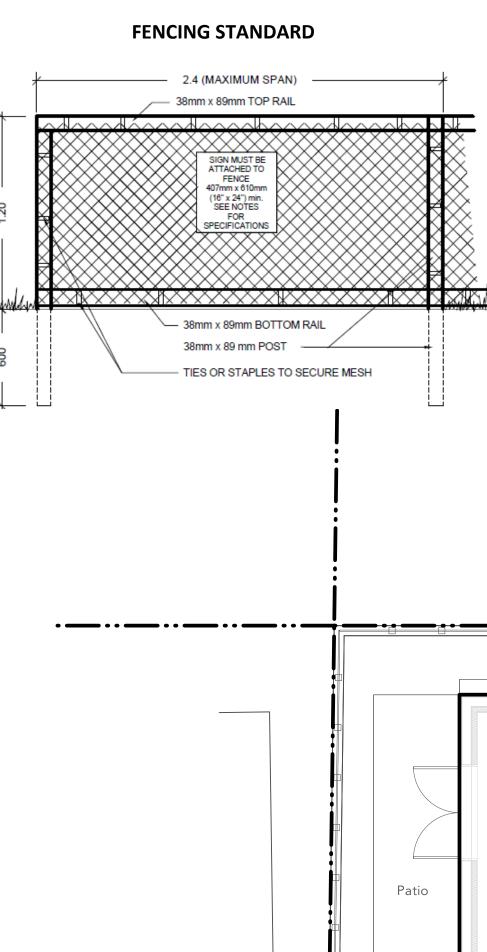


TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements

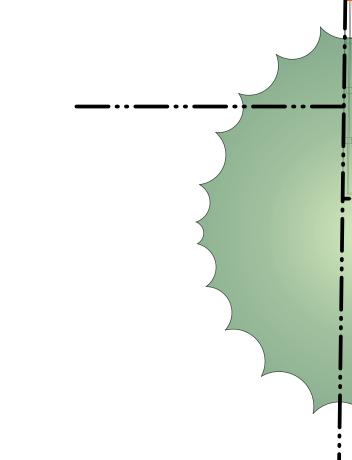


EXISTING TREE TO BE RETAINED Refer to Arborist Report

G | ALA Gauthier + Associates Landscape Architects Inc.



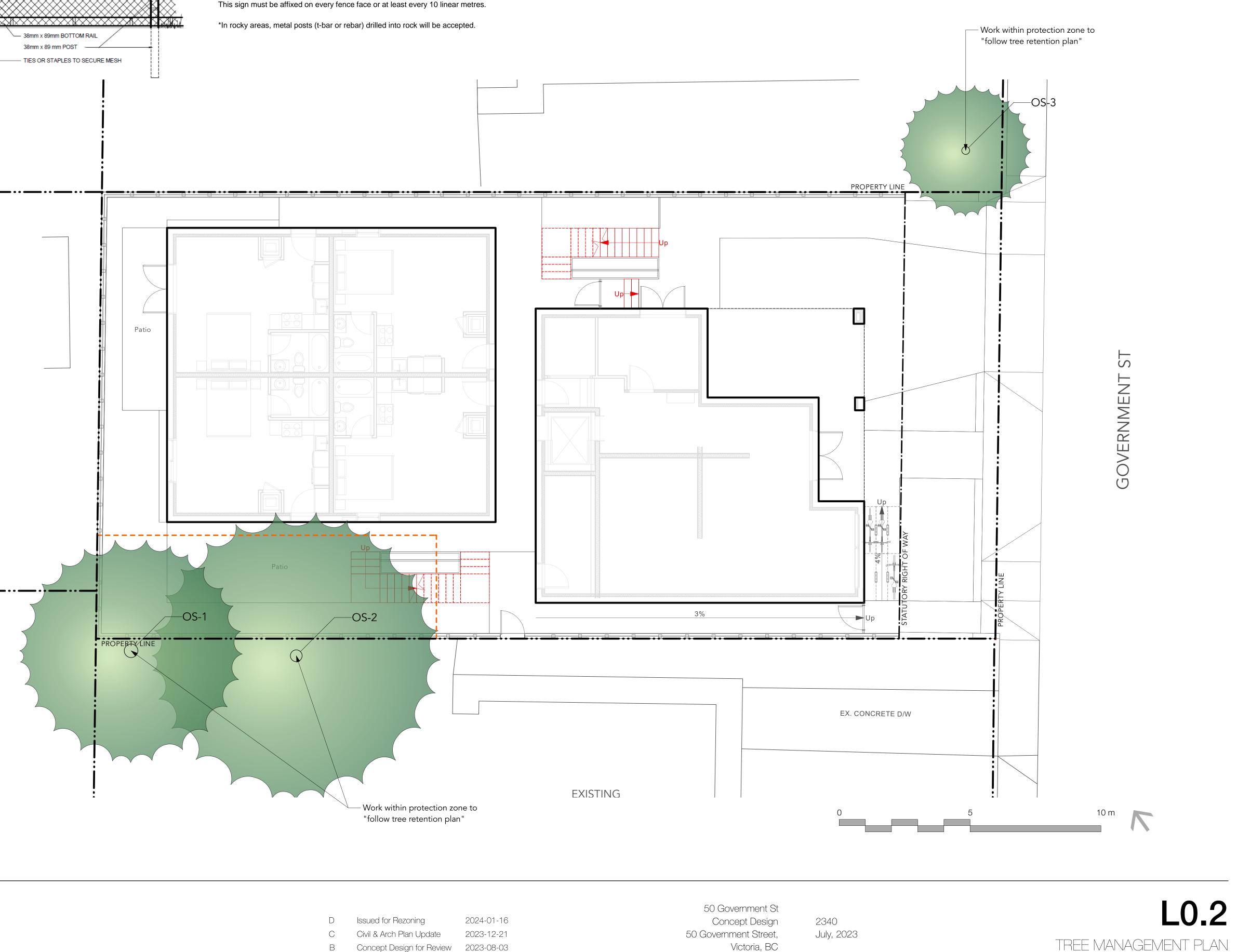
GROUND

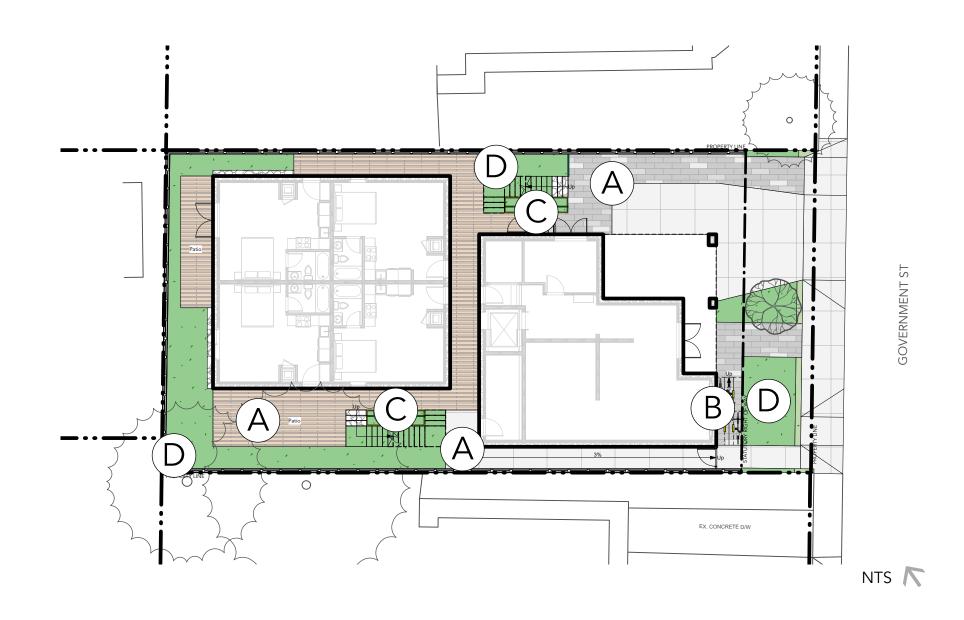


TREE PROTECTION

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)

















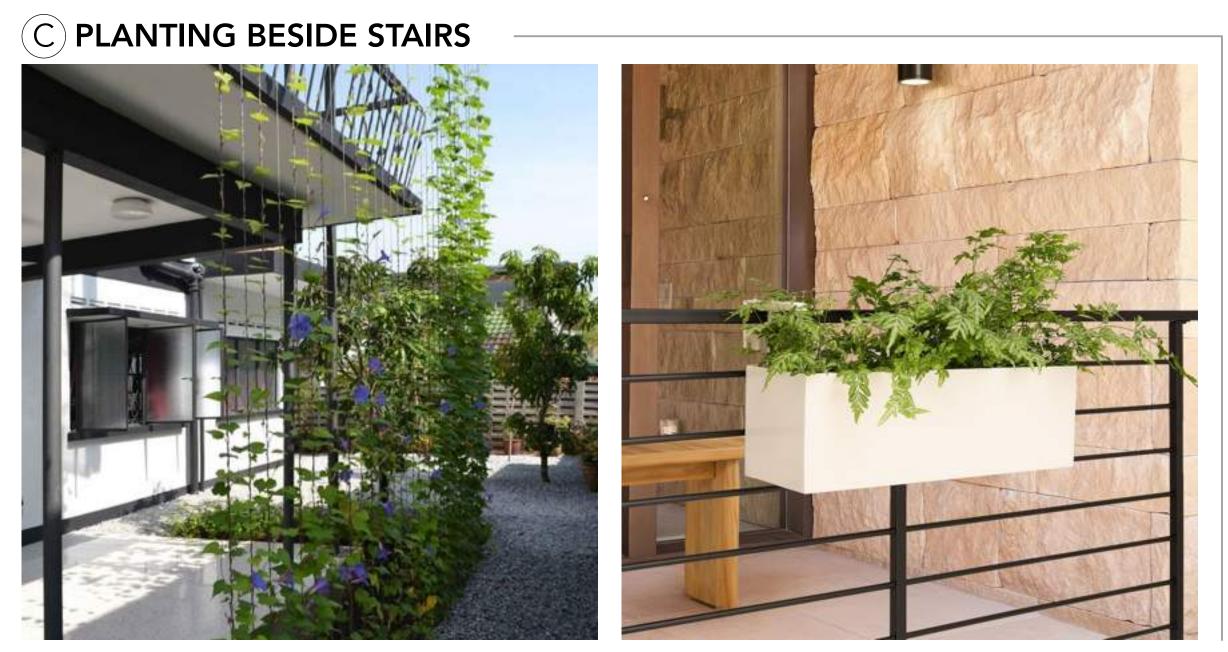
CIP CONCRETE PAVING

MAIN ENTRANCE PAVING



Metal Bike Rack

D PLANTING



Cable For Vine Climbing



D Issued for Rezoning C Civil & Arch Plan Update 2023-12-21

2024-01-16 B Concept Design for Review 2023-08-03

50 Government St Concept Design 50 Government Street, Victoria, BC



THERMALLY TREATED WOOD DECKING

Rail Planter



2340 July, 2023



GENERAL LAYOUT + MATERIALS NOTES:

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- 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.
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- 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

PAVING TYPE 1 CIP Concrete Paving

DESCRIPTION

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

____

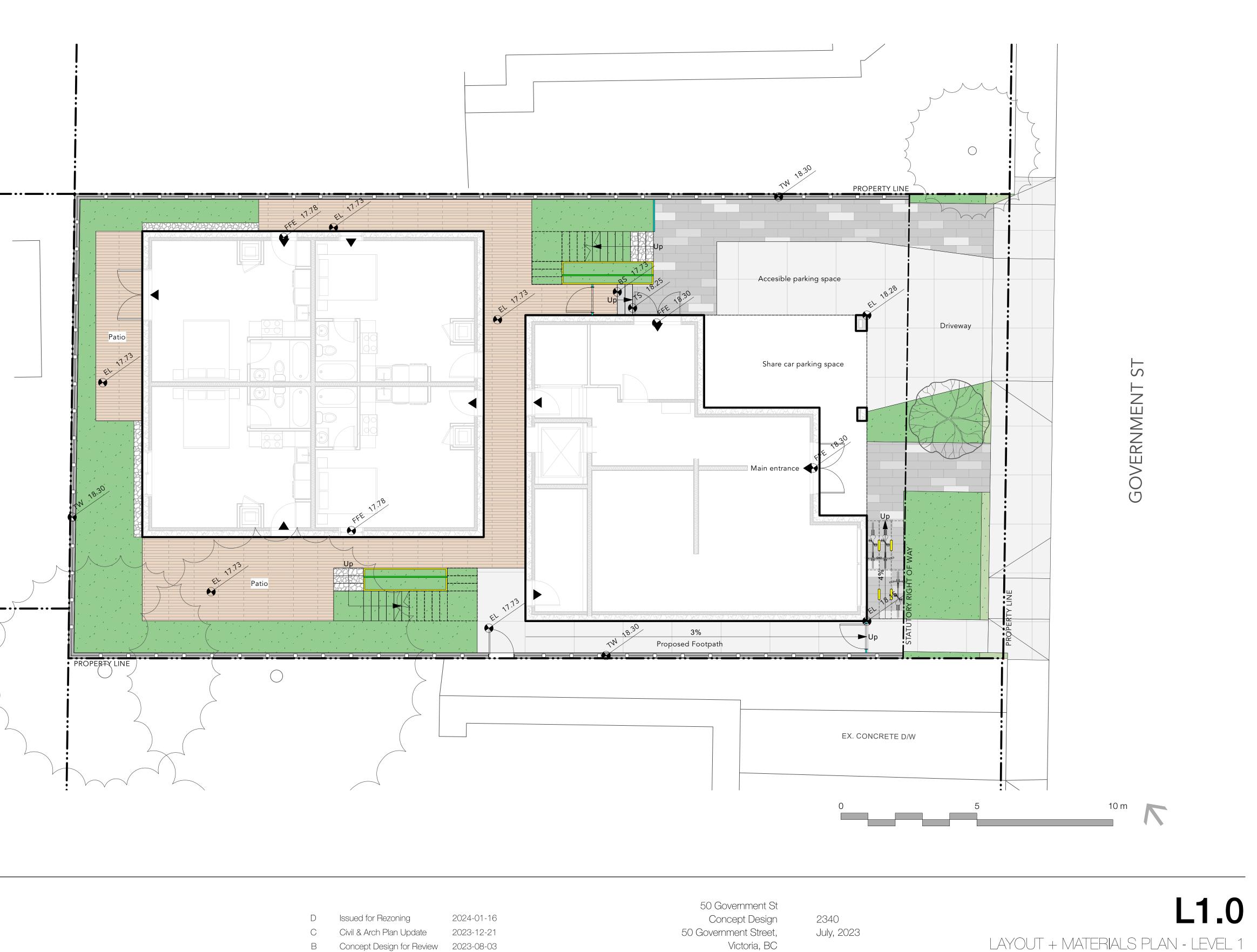
GUARDRAIL WITH GATE 3.5' High

BIKE RACK

METAL TRELLIS FOR VINE CLIMBING

FLOOR ABOVE



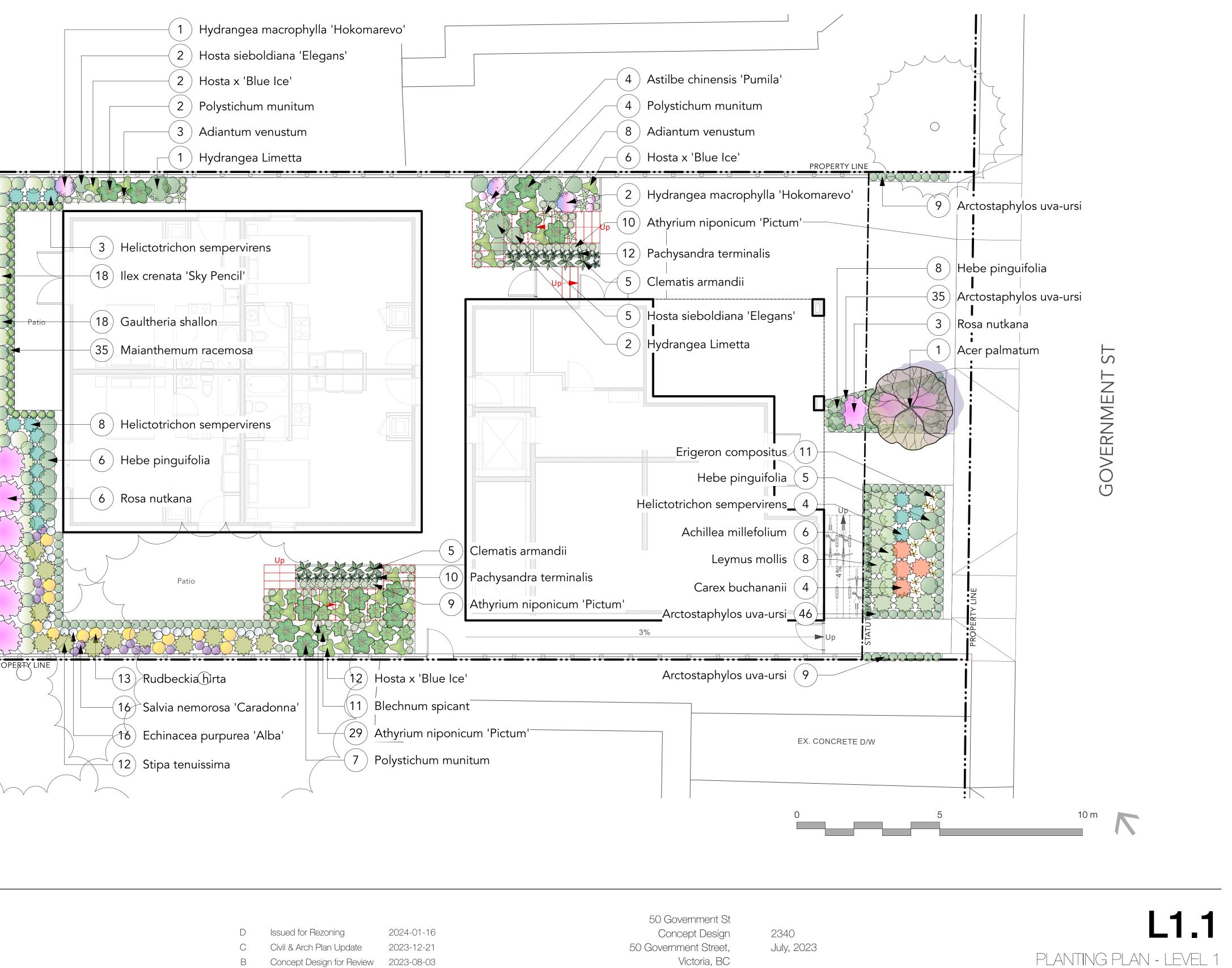


GENERAL PLANTING NOTES:

- 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
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- 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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12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION





Concept Design for Review 2023-08-03

GENERAL GRADING NOTES:

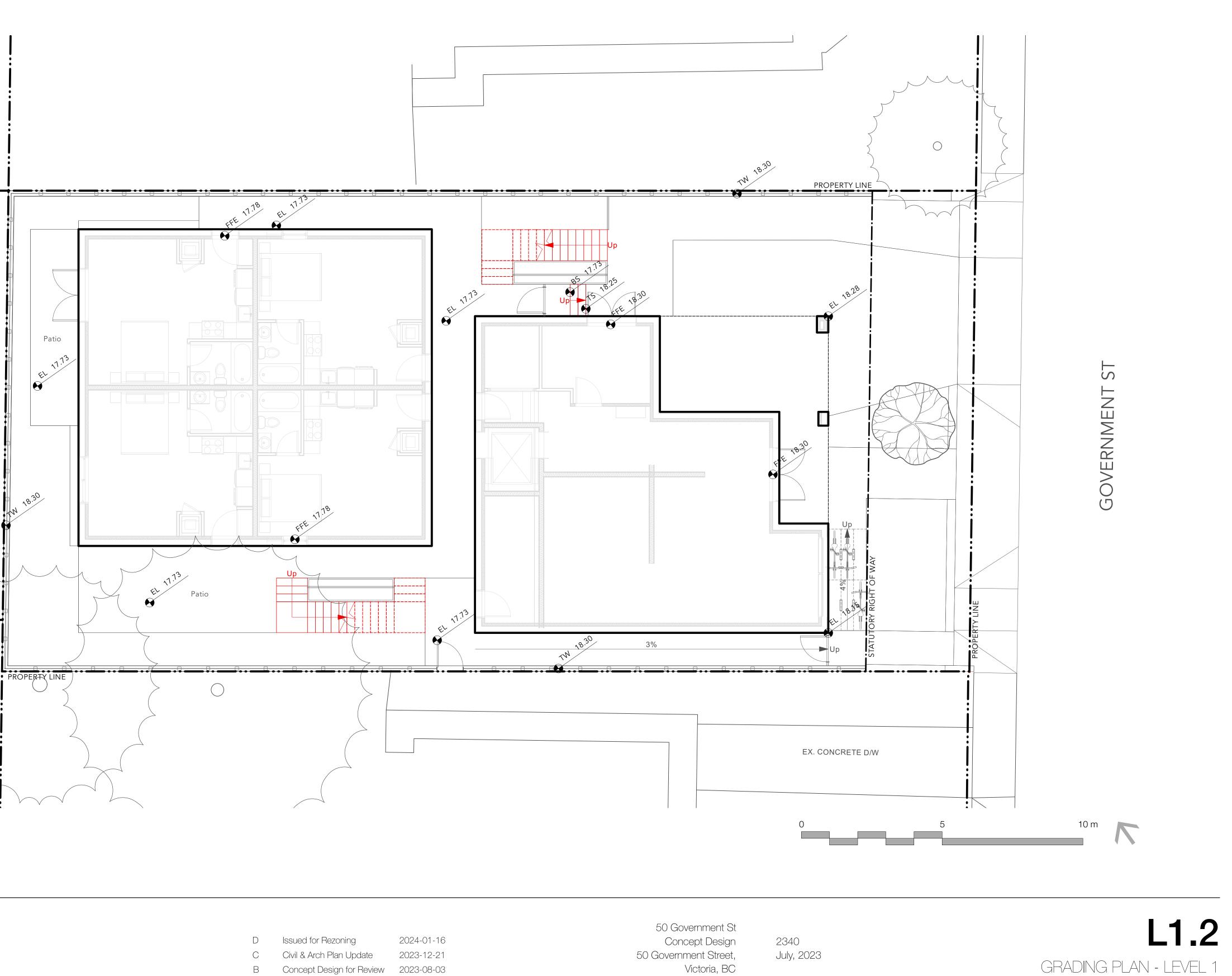
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- 3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS 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

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B Concept Design for Review 2023-08-03

Victoria, BC

UTILITY LEGEND

SYMBOL

DESCRIPTION

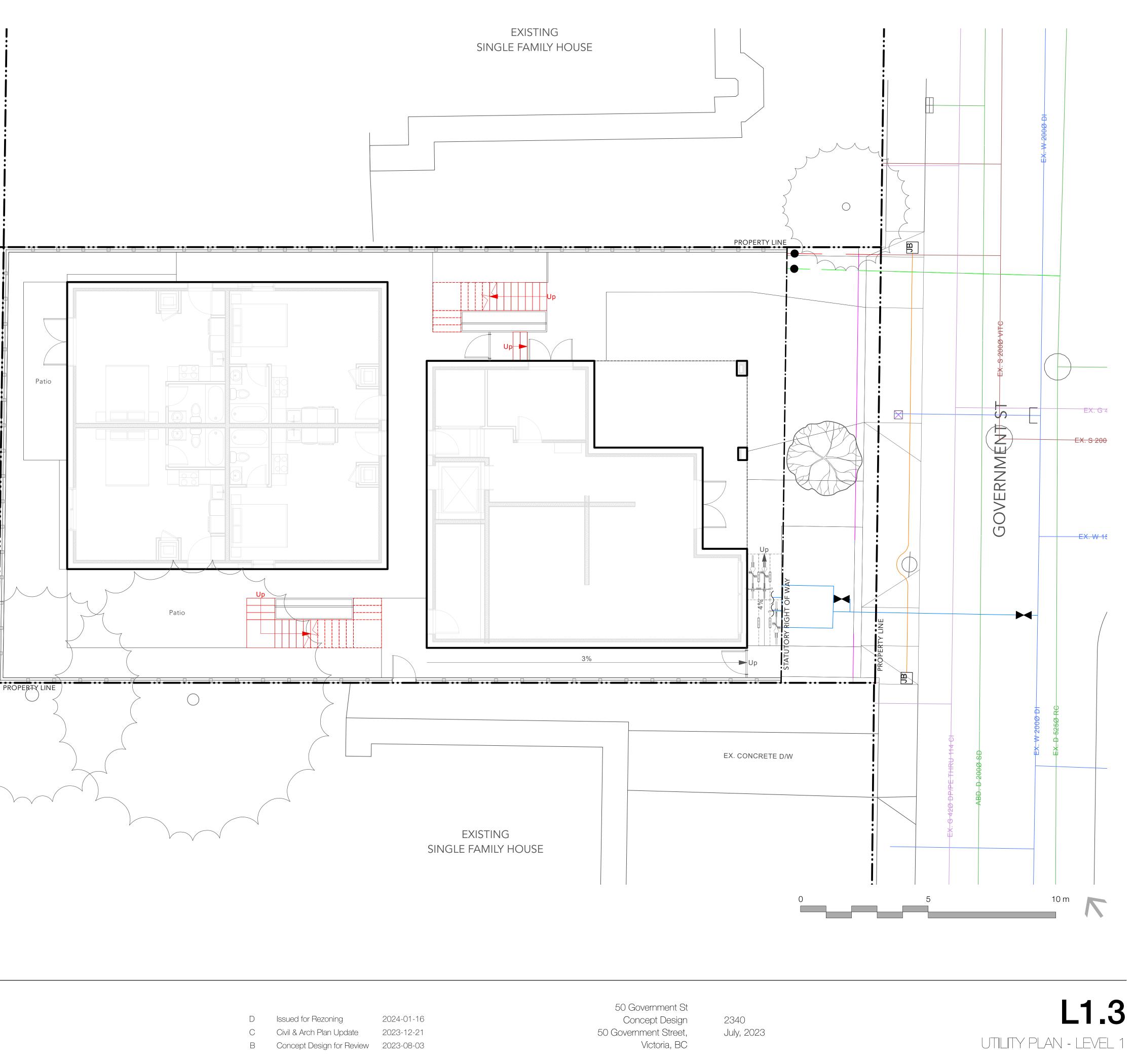
EX: 9 2009 VITC

EXISTING UTILITIES See Civil Drawings for Details

PROPOSED UTILITIES See Civil Drawings for Details



EXISTING

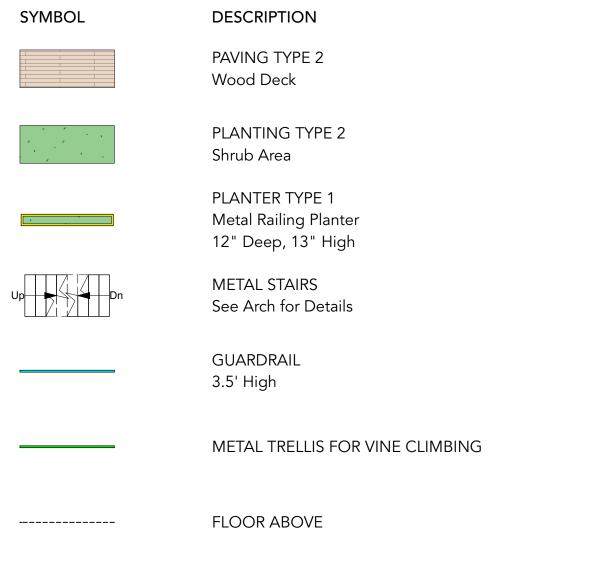


D	Issued for Rezoning	2024
С	Civil & Arch Plan Update	2023
В	Concept Design for Review	2023

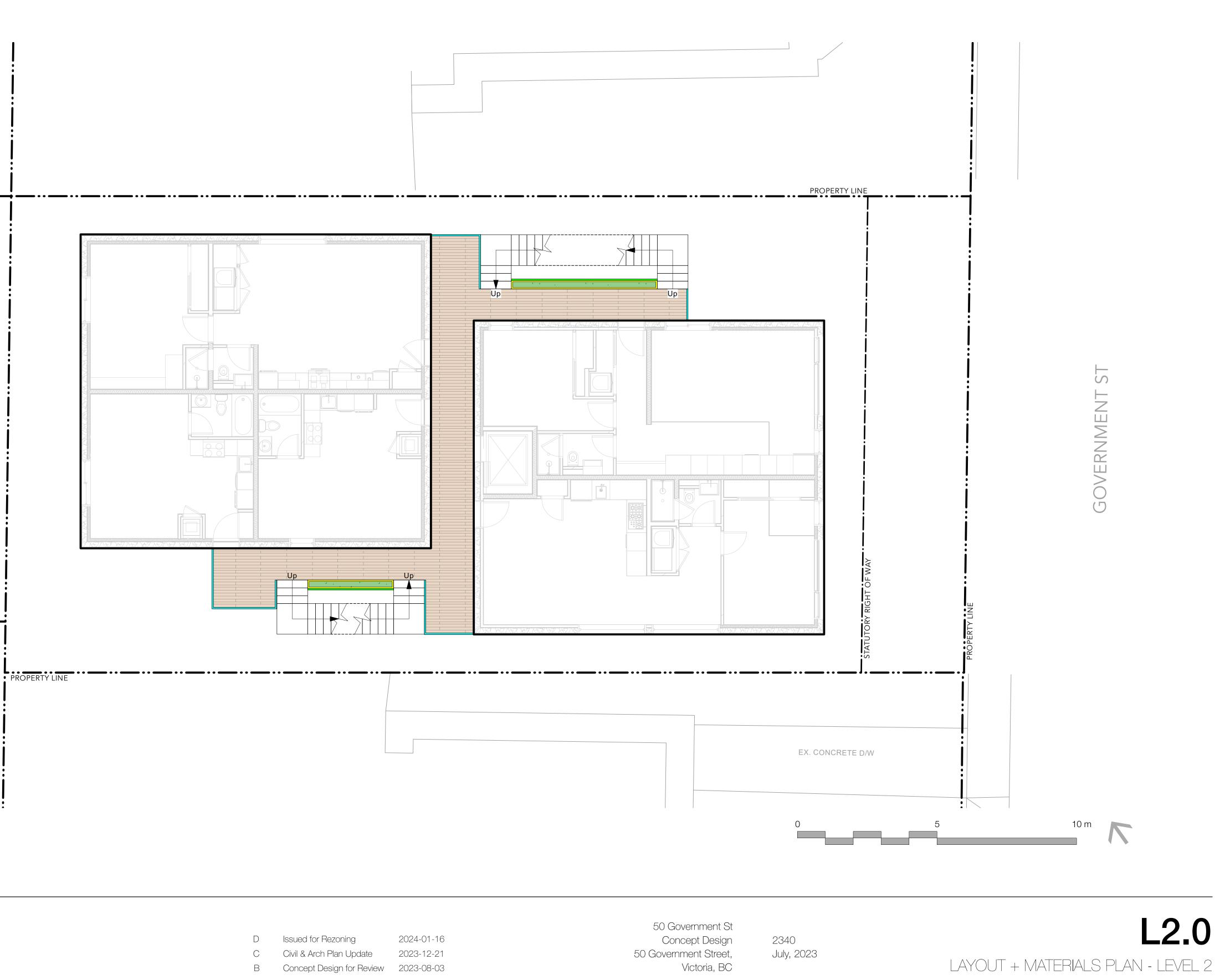
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MATERIALS LEGEND







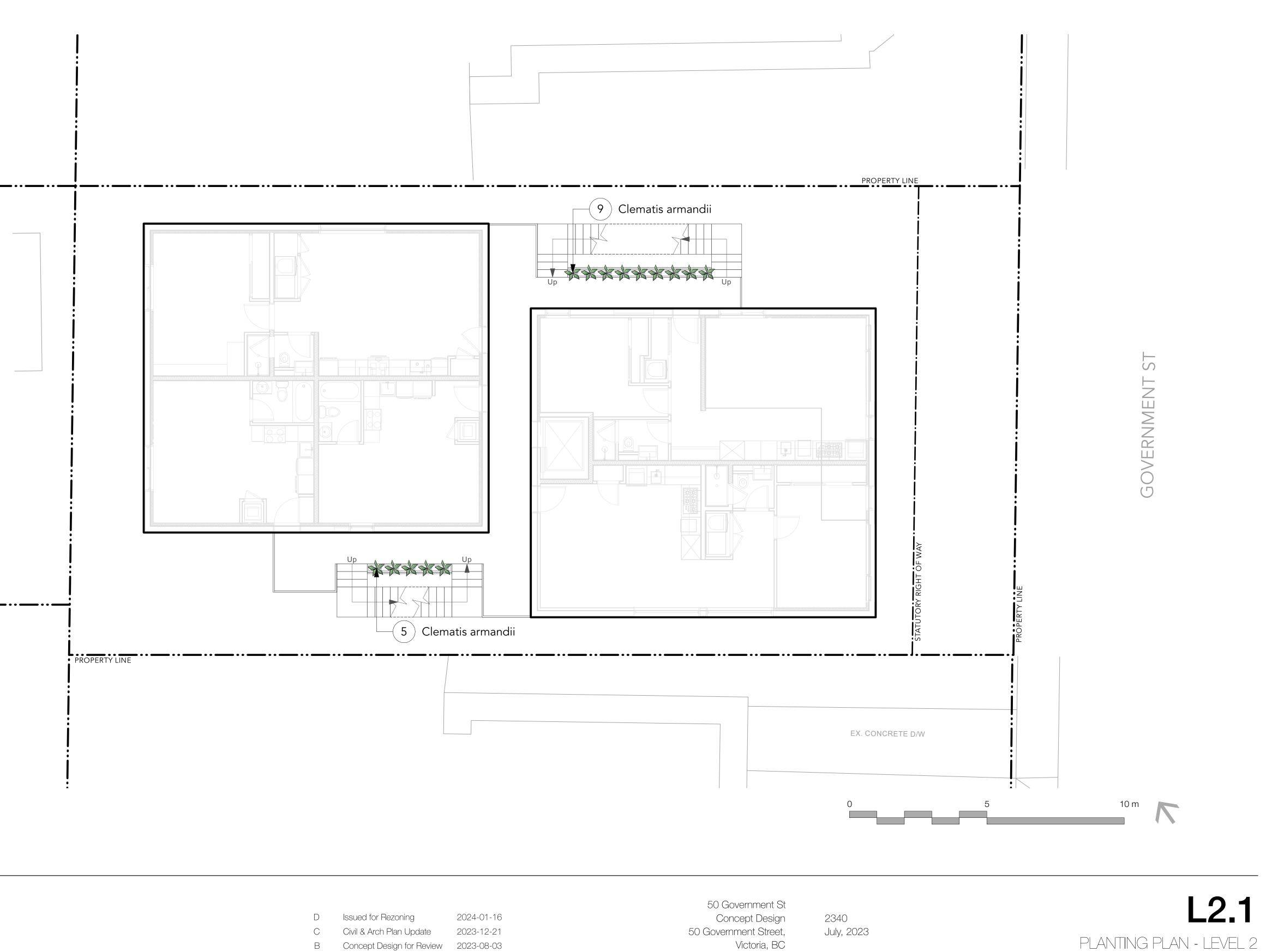
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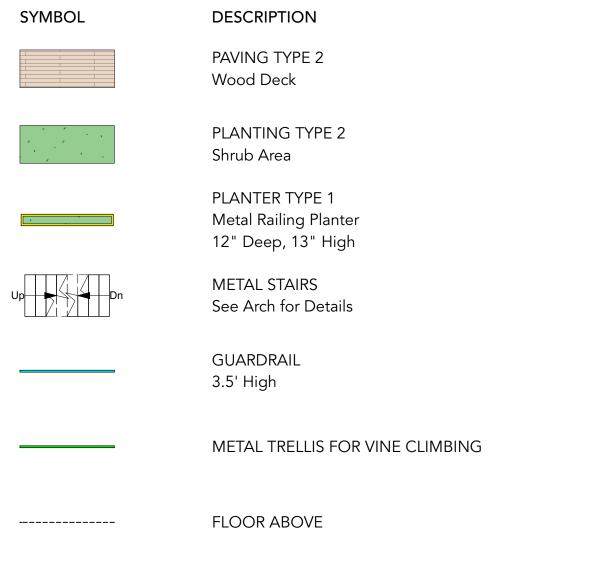




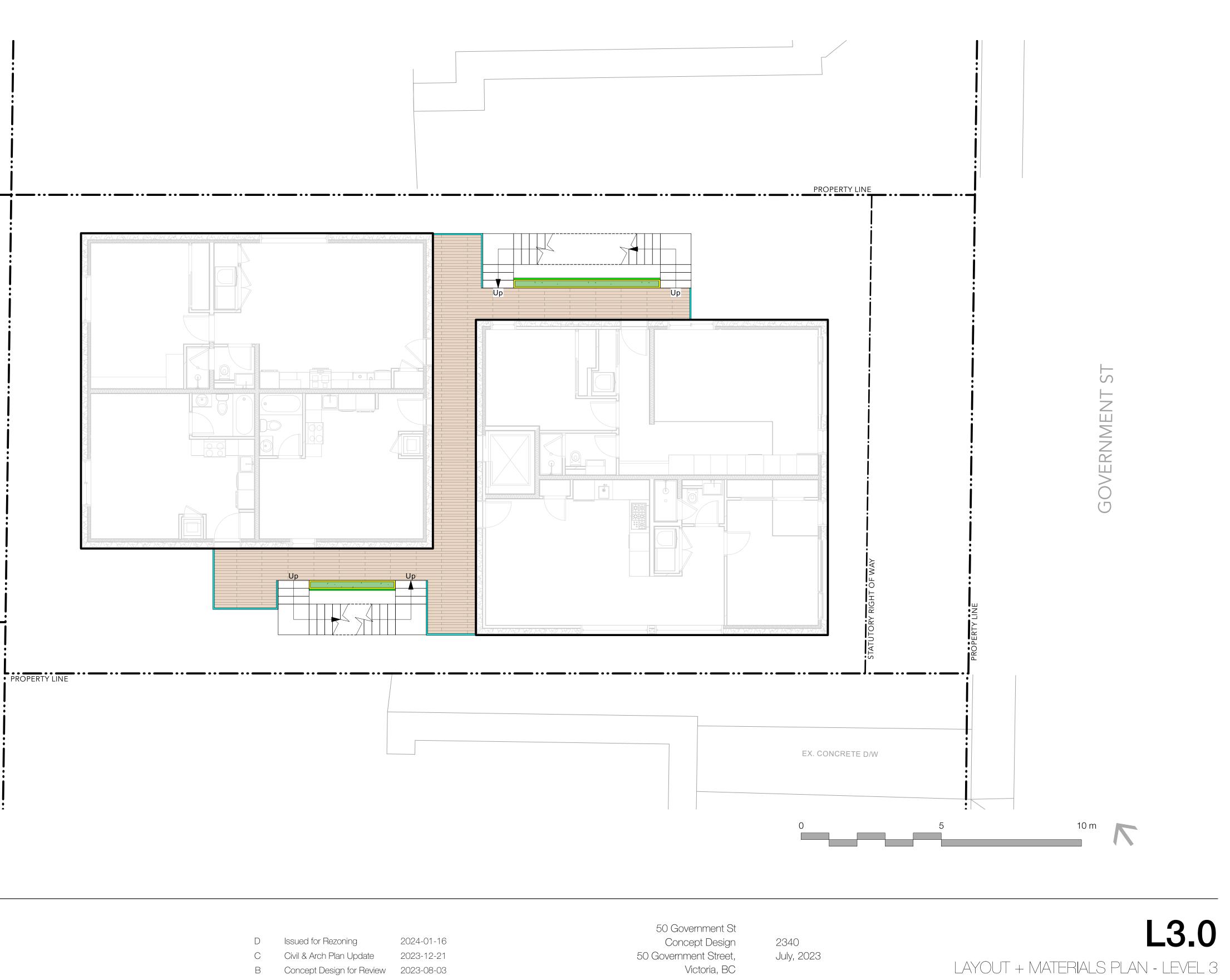
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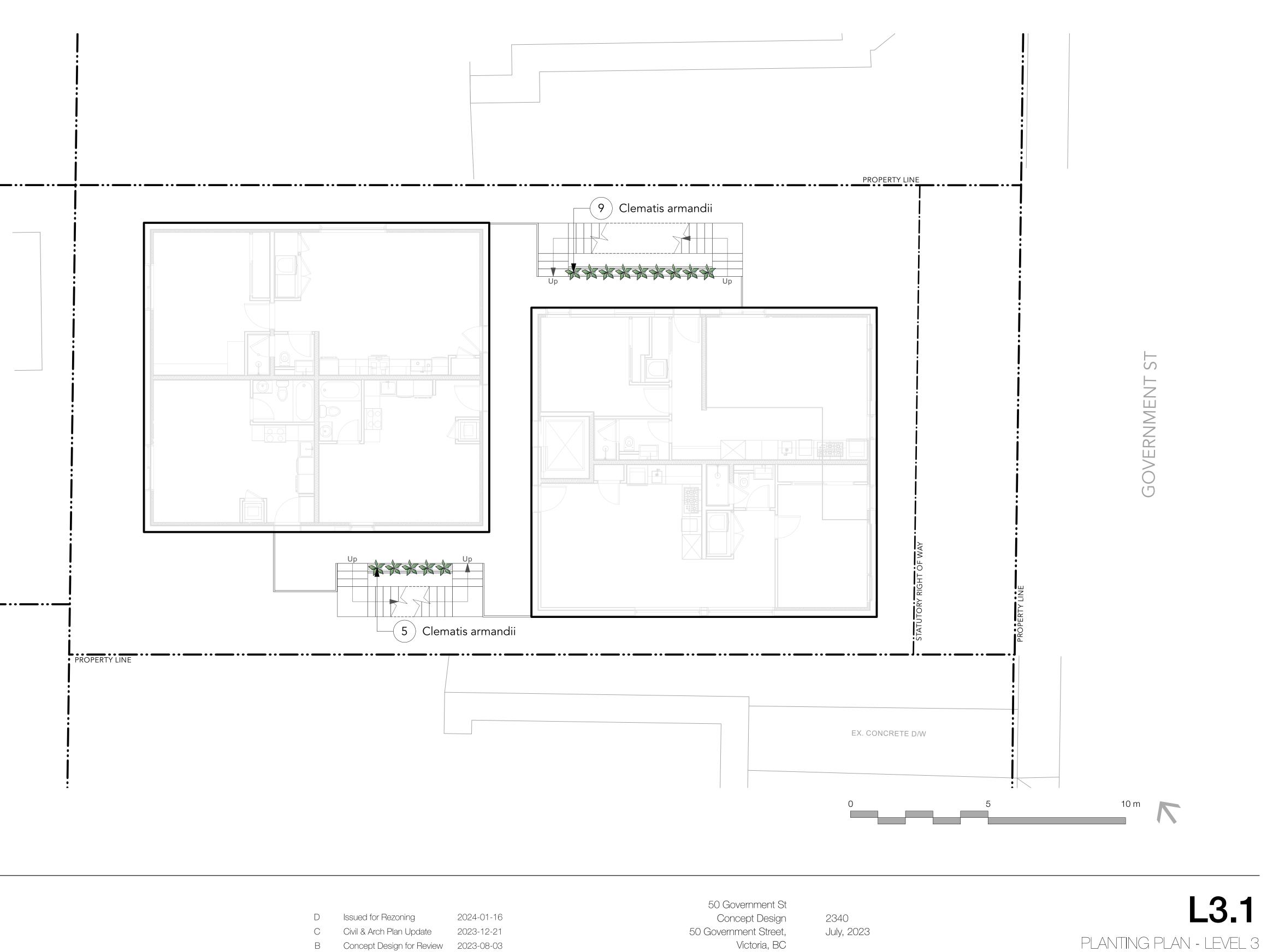
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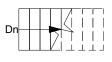
SYMBOL

DESCRIPTION



PAVING TYPE 2 Wood Deck

METAL STAIRS



See Arch for Details

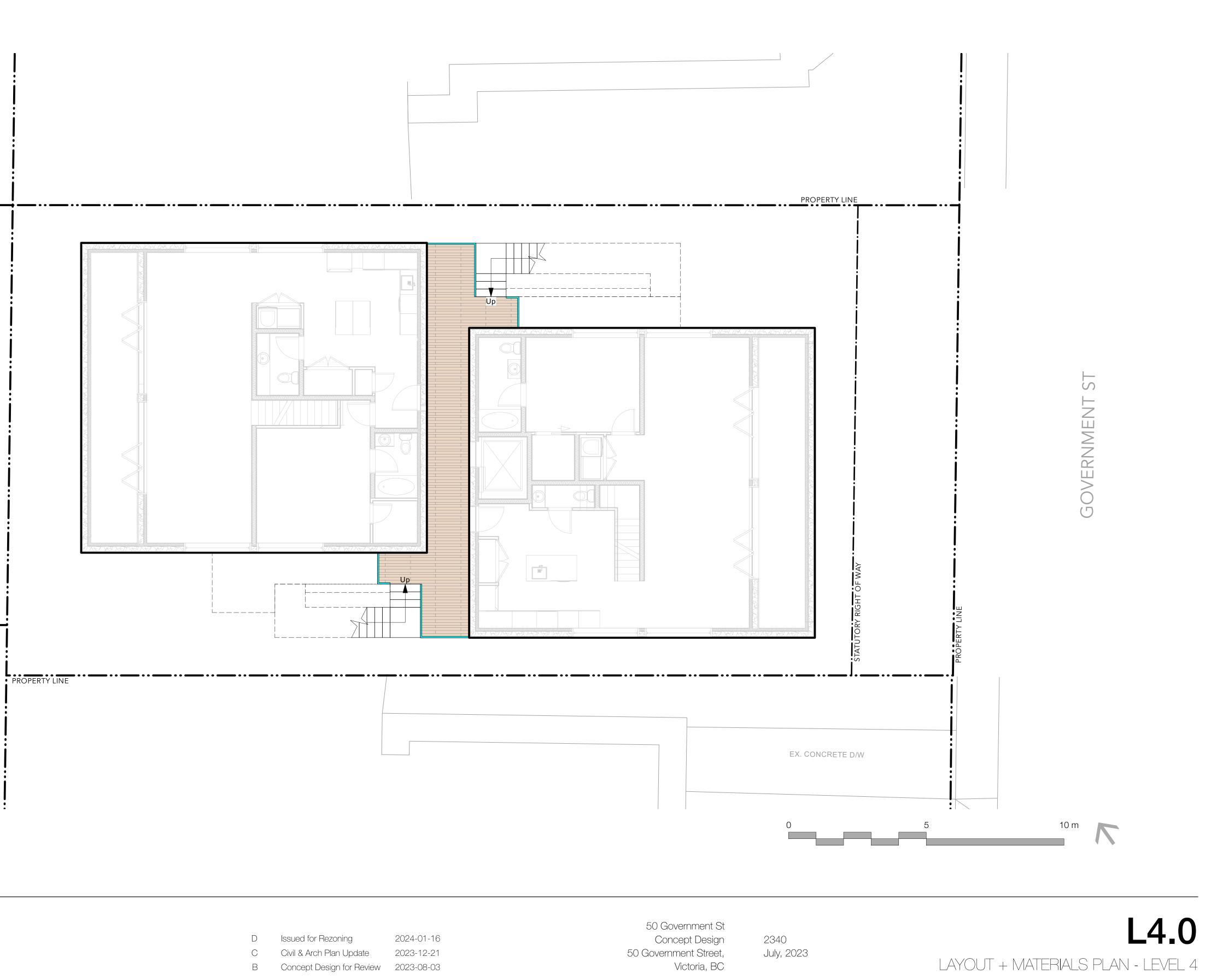
GUARDRAIL 3.5' High

ROOF ABOVE

FLOOR BELOW

____ . . ____ . . ____ . . ____ . . ____





OVERALL PLANT LIST

Symbol Quantity Latin Name **DECIDUOUS TREES:**

Common Name

Scheduled Size Spacing Notes

CONIFERS:

SHRUBS:						
\bigcirc	18	Gaultheria shallon	Salal	#1 Pot	3'6" o.c.	
	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.	Specimen
\bigcirc	18	llex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	3'6" o.c.	
0	35	Maianthemum racemosa	False Solomon's Seal	#1 Pot	1'0" o.c.	
53	9	Rosa nutkana	Nootka Rose	#5 Pot	4'0" o.c.	
PERENNIAI	S GRASS	SES, GROUNDCOVER:				
	6	Achillea millefolium	Yarrow	#1 Pot	2'0" o.c.	
*	11	Adiantum venustum	Himalayan Maidenhair	#2 Pot	1'6" o.c.	
\bigcirc	134	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	#1 Pot	1'0" o.c.	
0	4	Astilbe chinensis 'Pumila'	Chinese Astilbe	#1 Pot	1'0" o.c.	
0	66	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	1'0" o.c.	
$\langle \rangle$	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.	
0	16	Echinacea purpurea 'Alba'	White Coneflower	#1 Pot	1'0" o.c.	
ネ	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.	
\bigcirc	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.	
Europe and the second s	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



Maianthemum racemosa False Solomon's seal



Athyrium nipponicum 'Pictum' Japanese Painted fern



Helictotrichon sempervirens Blue Oat Grass



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C Civil & Arch Plan Update

Black-eyed Susan



Nootka Rose



Blechnum spicant Deer Fern



Hosta sieboldiana 'Elegans'



Salvia nemorosa 'Caradonna' Caradonna Meadow Sage

2024-01-16

2023-12-21



Hebe pinguifolia Pagei Hebe



Achillea millefolium Yarrow



Carex buchananii Fox Red Curly Sedge



Hosta x 'Blue Ice' Blue Ice Plantain Lily



Mexican Feather Grass

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Hydrangea limetta Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo' Everlasting Revolution Hydrangea



llex crenata 'Sky Pencil' Japanese Holly

GROUNDCOVERS, GRASSES, FERNS, VINES, PERENNIALS



Himalayan Maidenhair



Clematis armandii **Evergreen Clematis**



Dune Grass



Bearberry, Kinnikinick



Echinacea Purpurea 'Alba' White Coneflower



Japanese Spurge



Dwarf Chinese Astilbe



Erigeron compositus Cutleaf Daisy



Polystichum munitum Western Sword Fern

50 Government St Concept Design 50 Government Street, Victoria, BC







GALA Gauthier + Associates Landscape Architects Inc.

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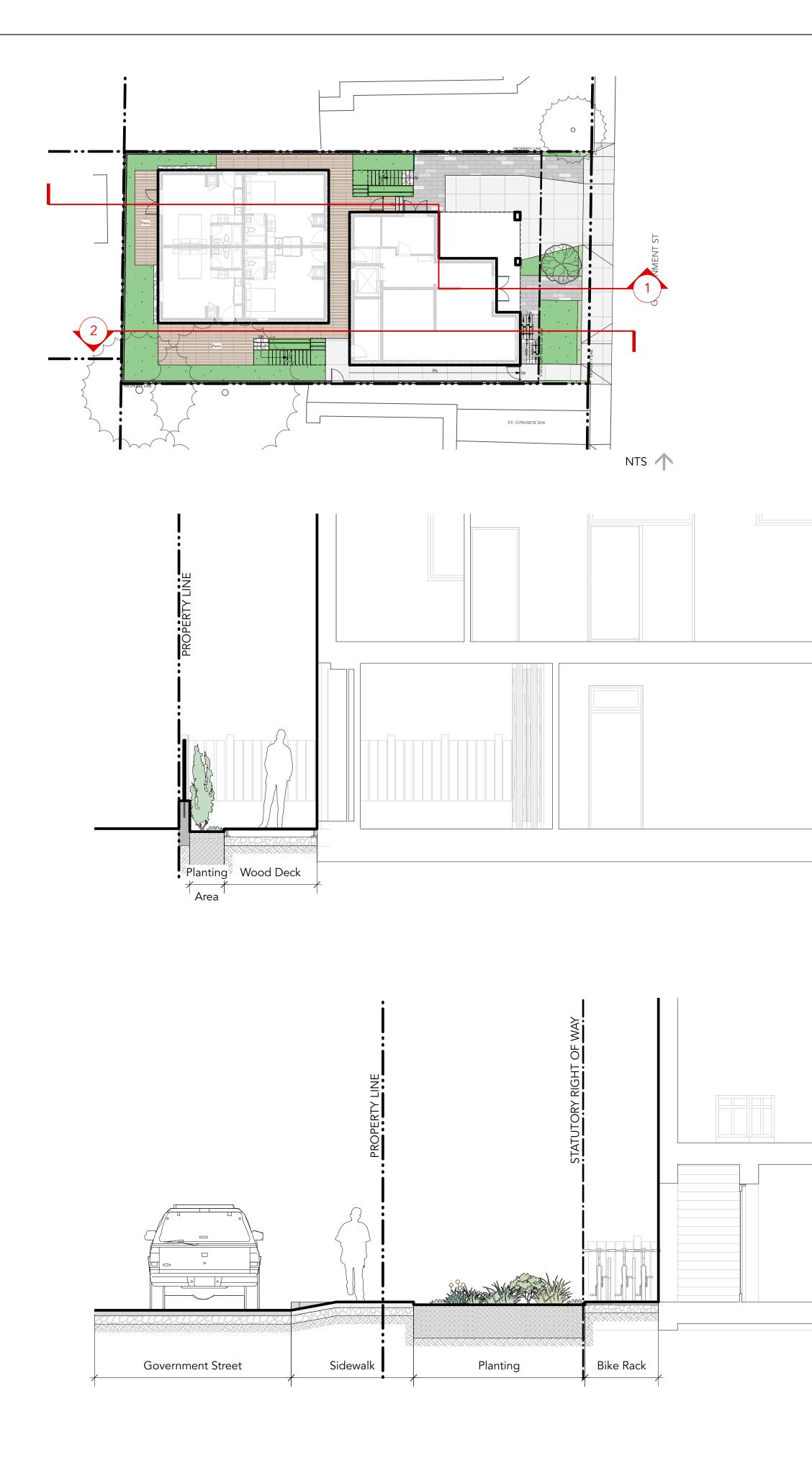
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