

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
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Victoria BC V8W 2G4

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

Landscape

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

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

Code Consultant

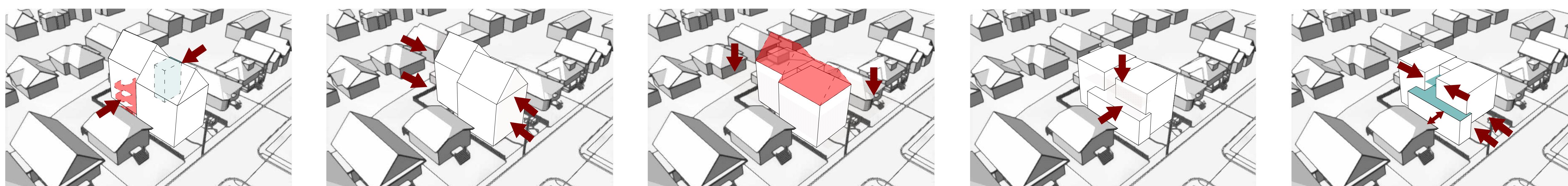
Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

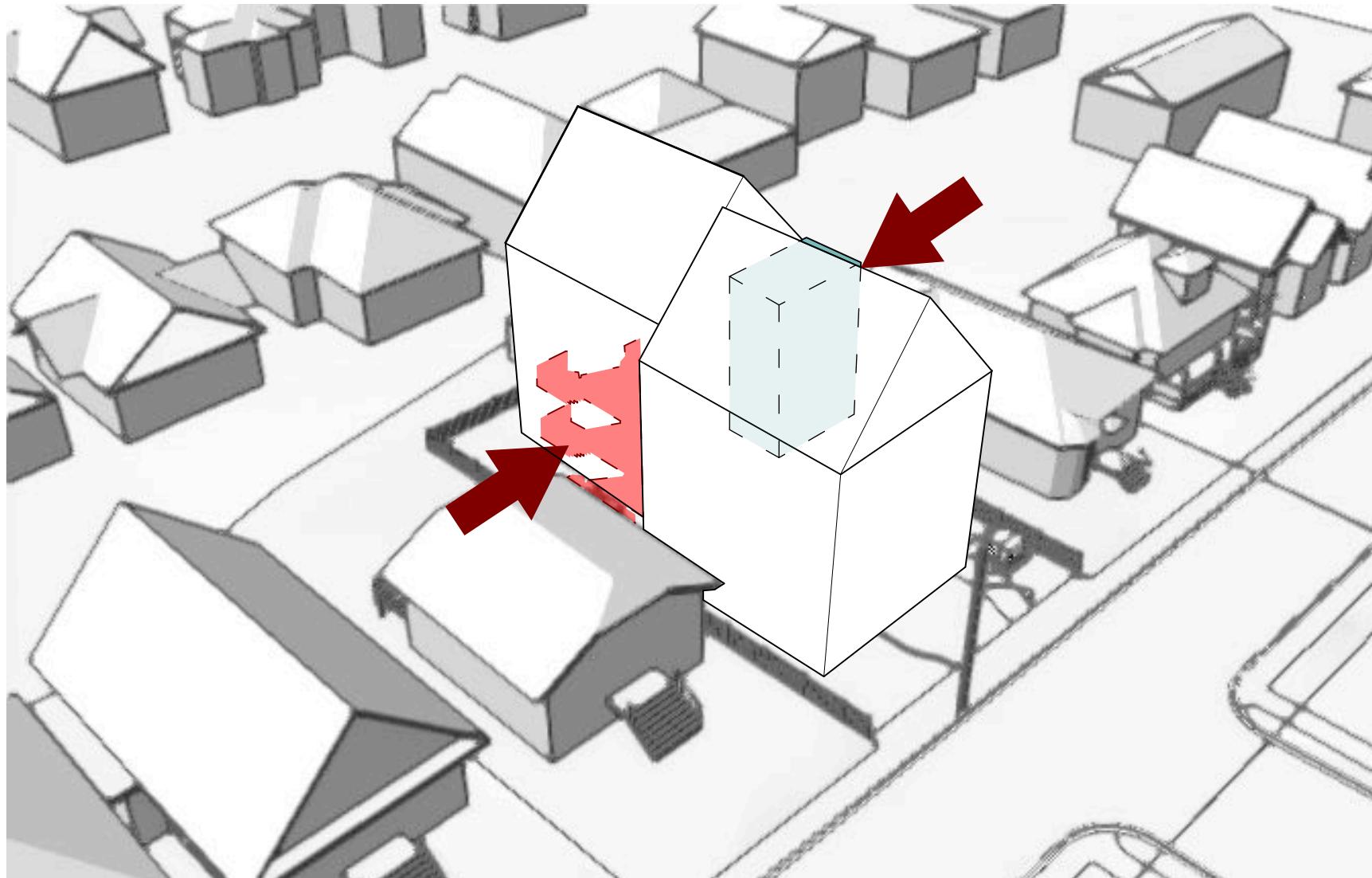
Contact: Corie Lubben
Phone: 250 410 2021 extension 205
Email: clubben@celerity.ca

Civil Engineer

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

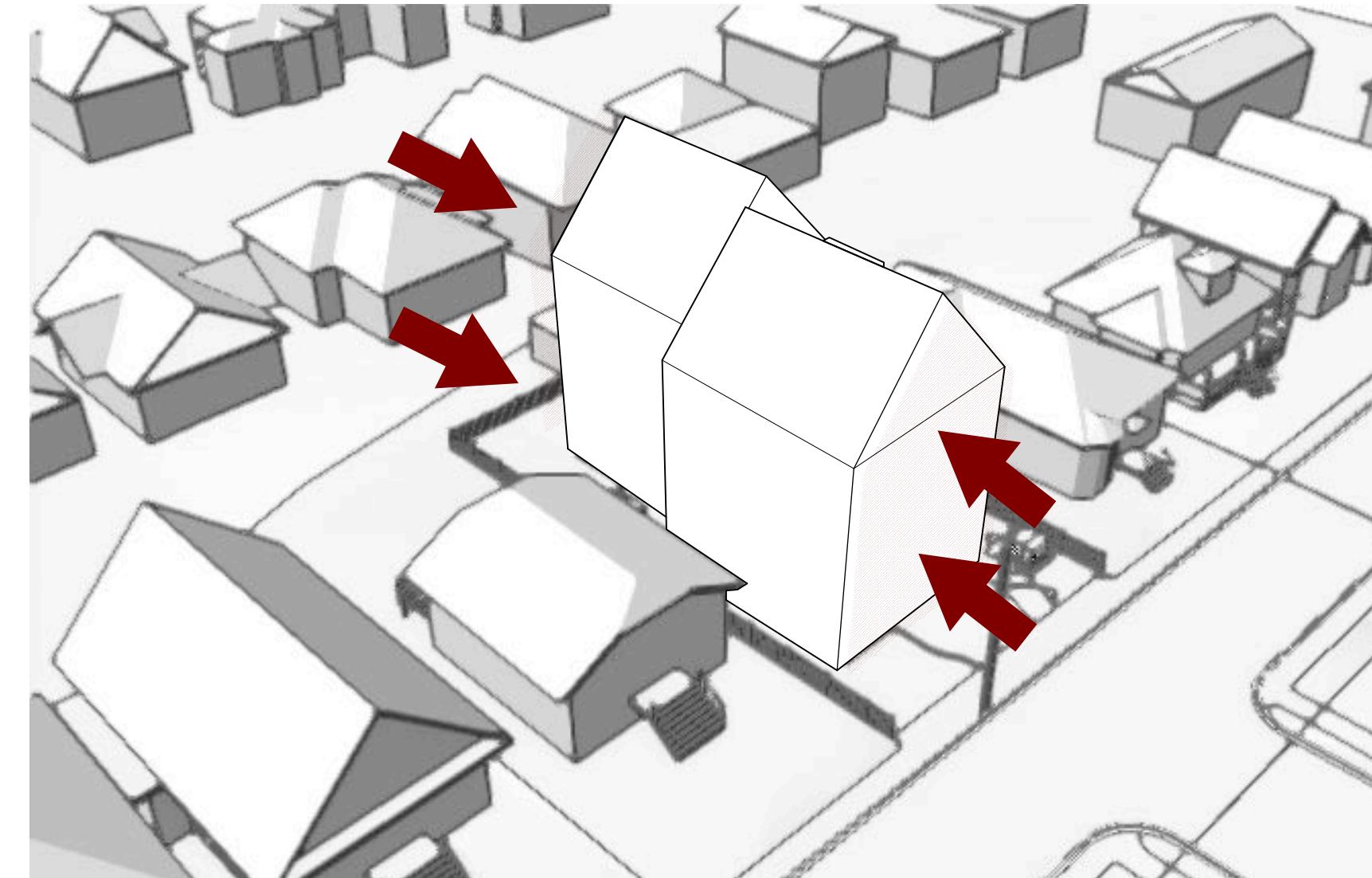
Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com





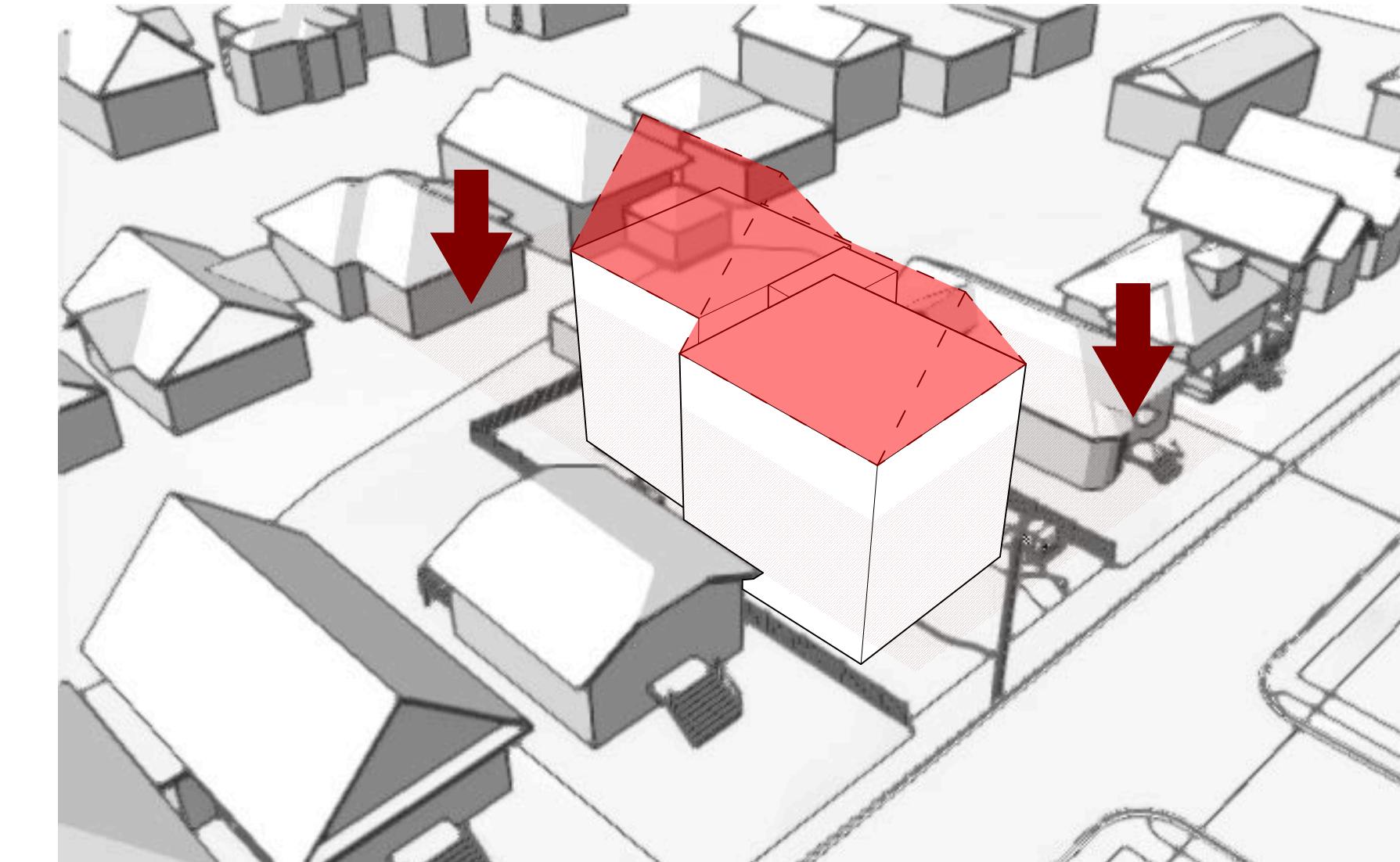
REMOVE EXTERNAL EXIT STAIRS

External stairs were removed from the building (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties



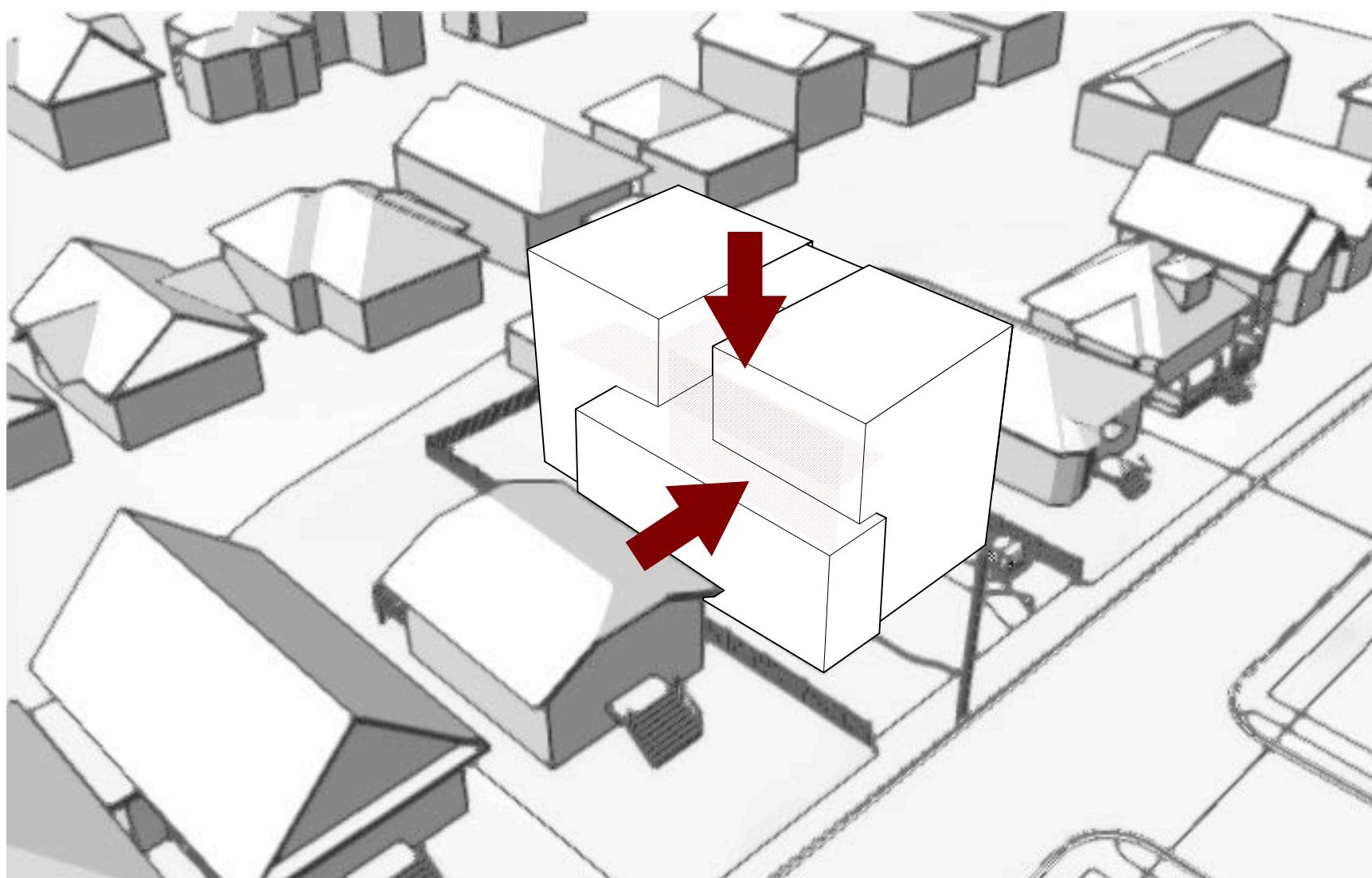
INCREASE SETBACKS AND OUTDOOR SPACE

The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.iii, 2.c.iv and 2.c.vi)



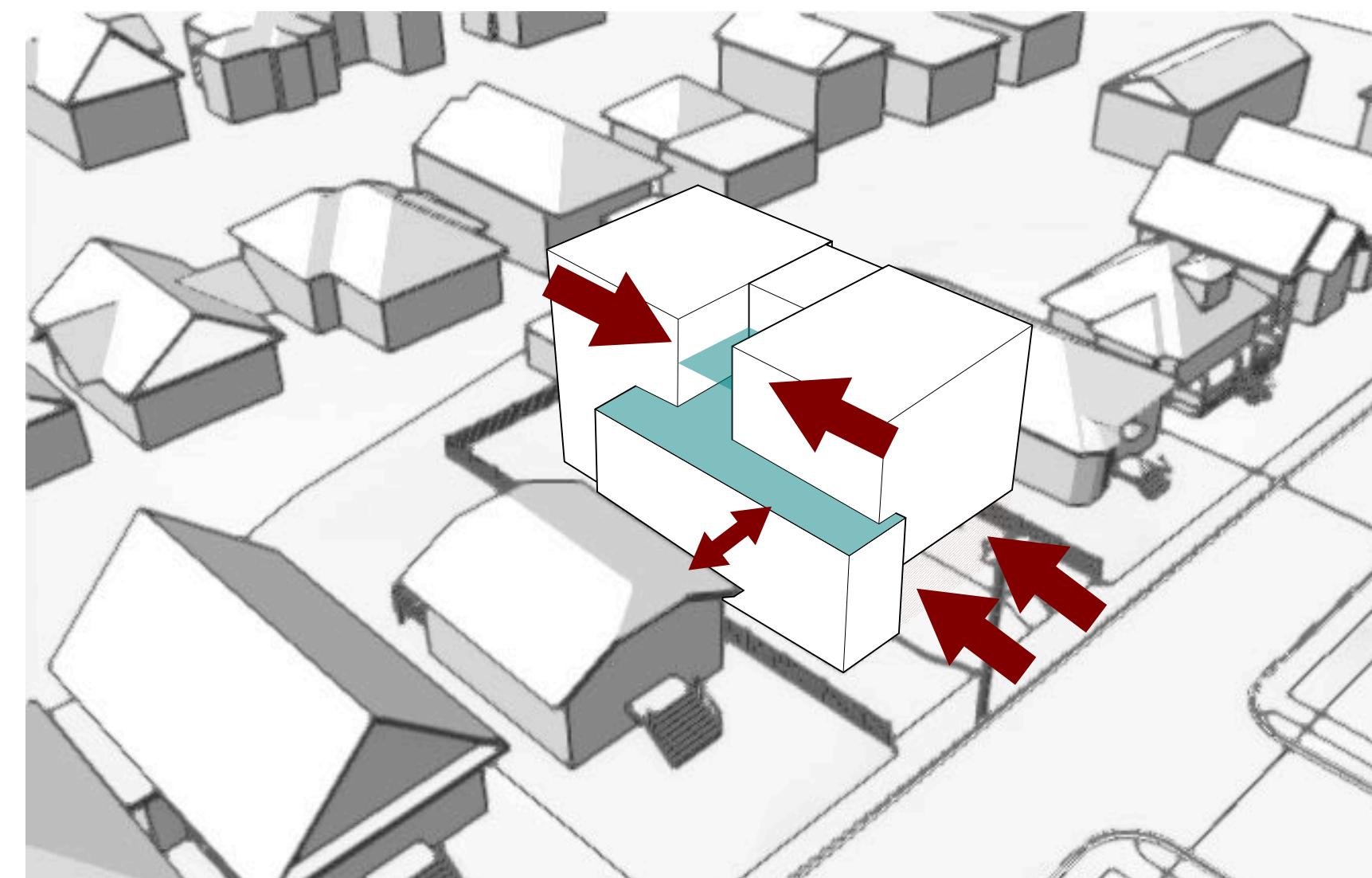
REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).



CENTRALIZED BALCONIES AND RECESSED ENTRY

Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi)



REVISED PROPOSAL



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

Icons and Symbols:

- Bus Stop
- Bus route
- Bike lane

Key Locations:

- 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."



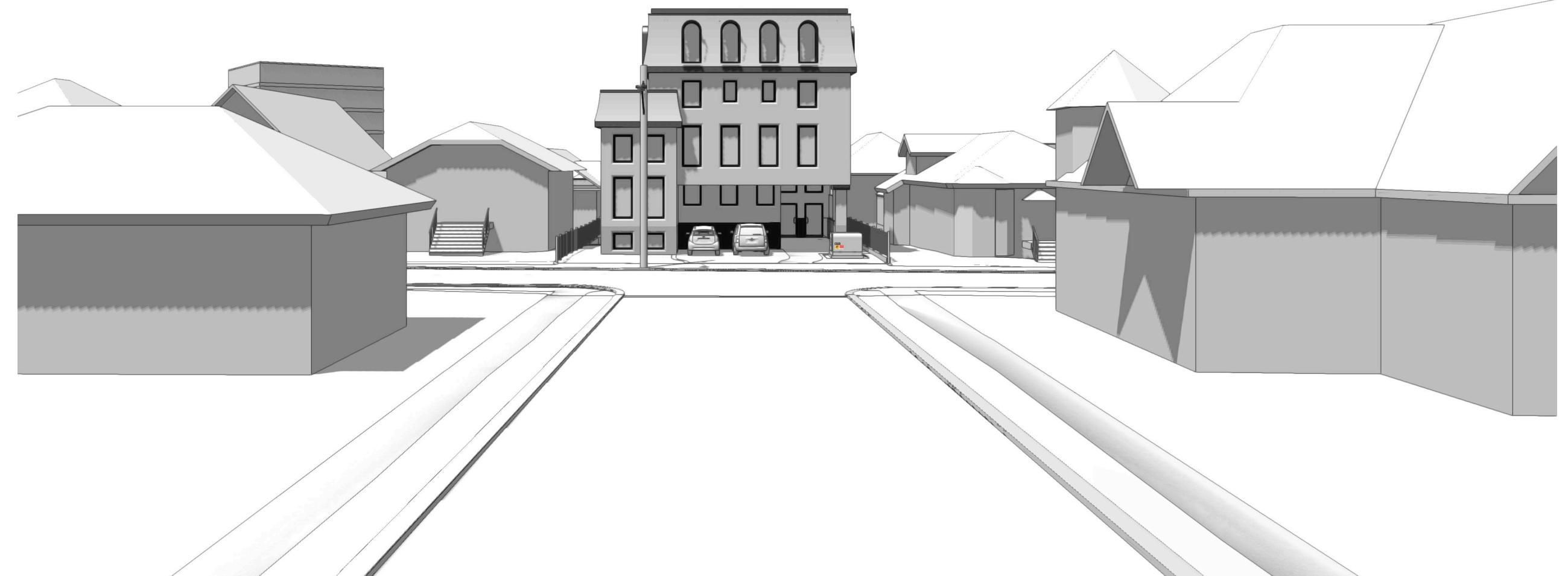
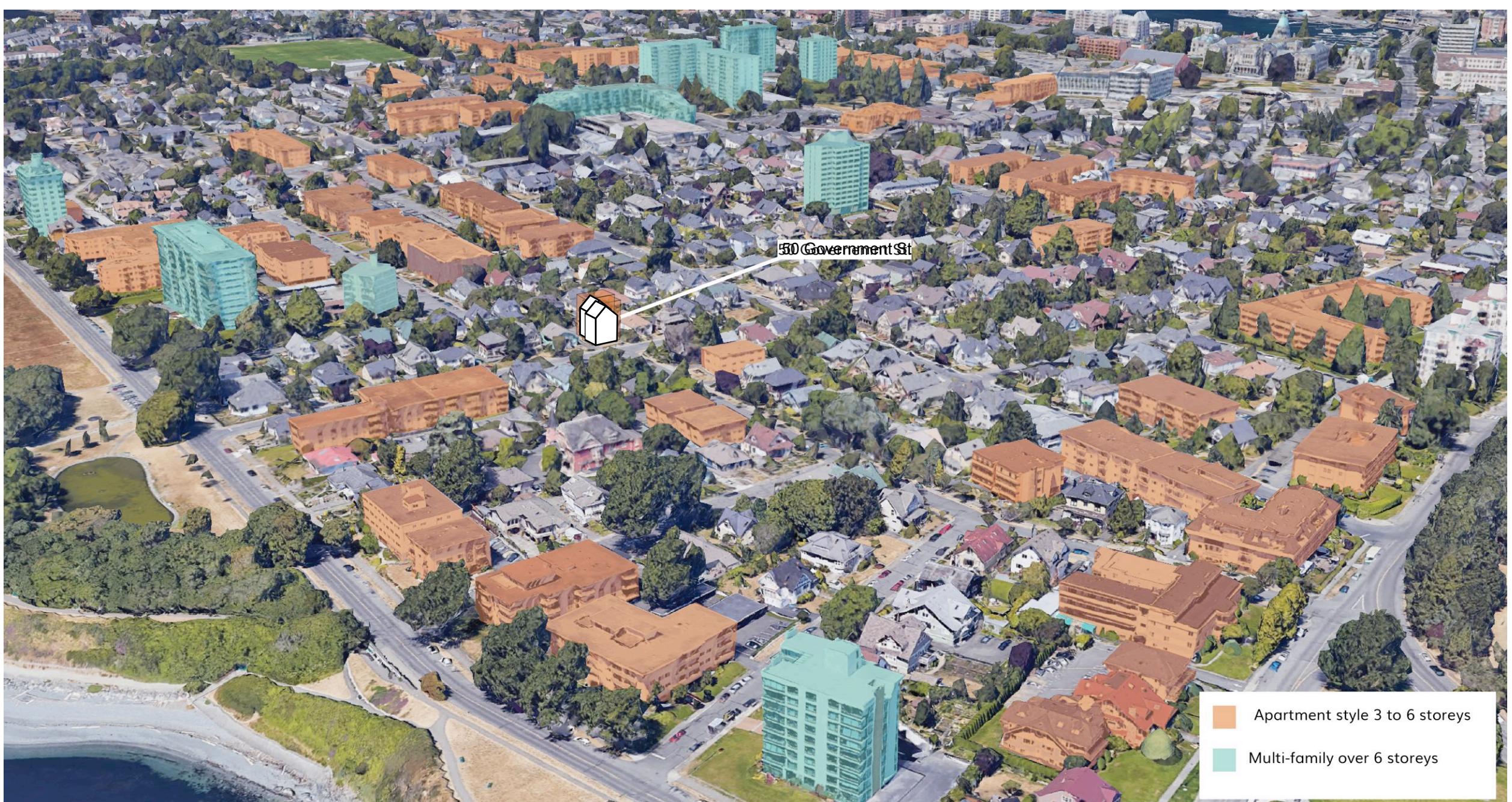
6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041."



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

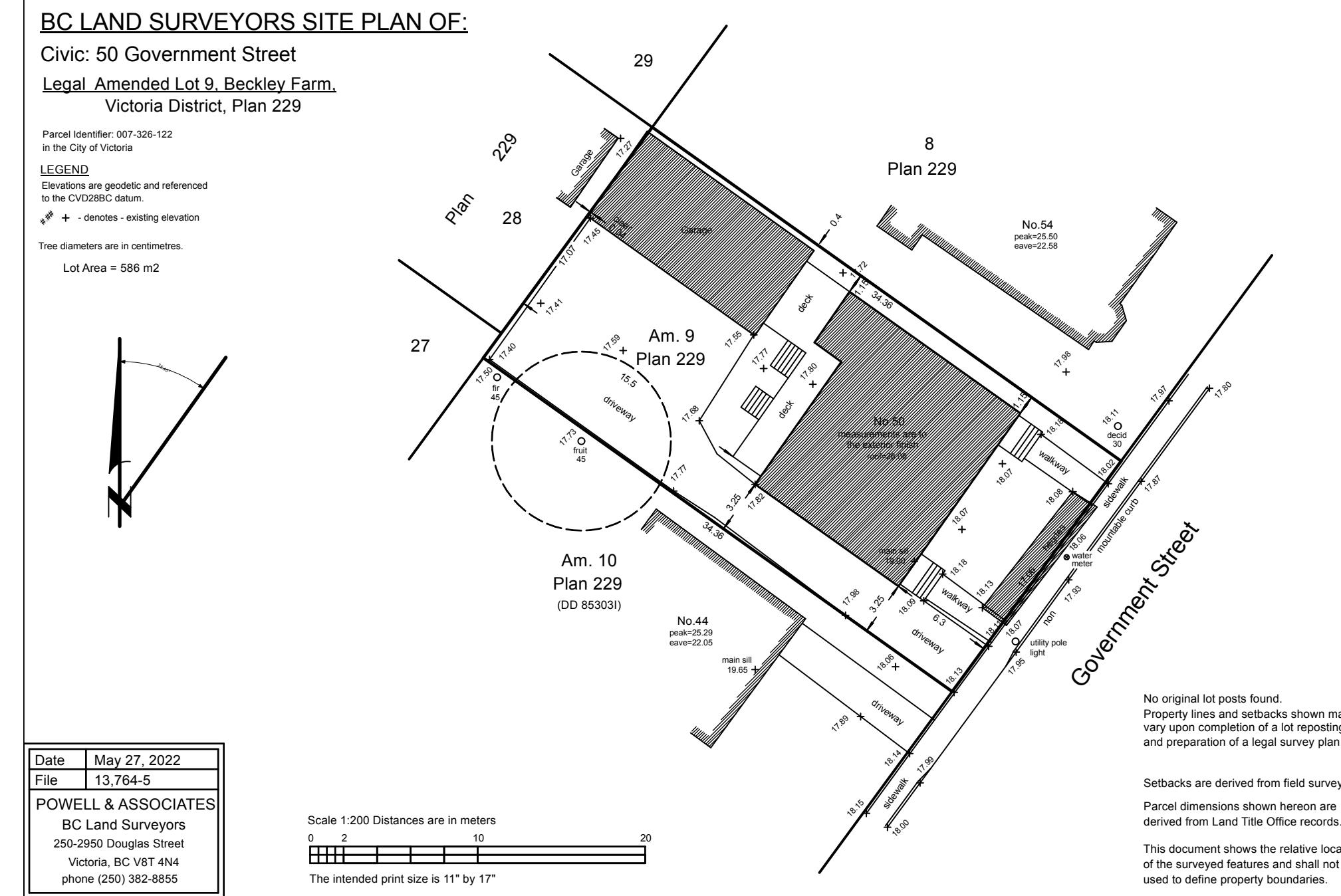


6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041."



CODE ANALYSIS	
2018 BC building code, data matrix part 3	BCBC REFERENCE
Project Description: New Construction	References are to division B unless noted [A] for division A or [C] for division C.
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m ²	14.1.2 [A]
Number of stories: 4 + basement	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 = 4 persons (2 1-bedroom units) 2nd floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 3rd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 4th floor = 8 persons (4 1-bedroom units) 5th floor = 12 persons (2 3-bedroom units)	3.1.17.1
For storage garage: occupant load = garage area / 46 (sm/person) Bike parking: $52.3m^2 + 7.6m^2 = 59.9m^2 / 46m^2 = 1.3$ (2 persons) Total occupancy = 44 persons	
Minimum number of exits per unit required: 1, proposed 1	3.2.10.
This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit	

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: 586.27 m ²			
BUILDING FOOTPRINT: 303.39 m ²			
Zoning Criteria	Proposal	Zone Standard(R3-2)	Envisioned by OCP Land Use designation (Urban Residential)
Site Area (m ²) (min.)	586.27 m ²	920 m ²	
Lot width (m) (min.)	17.07 m		
Total floor area (m ²) (max.)	1033.37 m ²		
Floor Space Ratio	1.76	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.)	40.5 m ²	30	
Avg Grade	17.75 m	n/a	
Building Height (m) (max.)	13.88 m		Low-rise and mid-rise
Storeys (max.)	5 storeys	6	Buildings up to approximately six storeys.
Setbacks (m) (min.)			
Front Setback	5.19m	10.5 m for, 4 story building 12 m for, 5 story building	
Rear (NW)	5.65 m	1/2 bldg ht (6.941)	
Side (NE)	1.55 m	1/2 bldg ht (6.941)	
Side (SW)	2.19 m	1/2 bldg ht (6.941)	
Total Side Setback	2.72 m	N/A	
Lot Coverage	51.75%	30% - 4 storeys 24% - 5 storeys	
Open site space - lot (%) (min.)	42.27%	30	
Off Street Parking			
Car Parking	0 - Visitor 1 - Car Share for Residents	Schedule C - Other Area - Multiple Dwelling 18 - Resident 2 - Visitor 20 - Total	
Accessible	0	1	
Van accessible	1	1	
Bicycle storage			
Long Term	31*	18	*Bike stalls in excess of those required could be replaced with mobility scooter parking according to resident need.
Short Term Bicycle parking	6	6	
UNIT TYPES			
11 One Bedroom units @ 40.5 to 64.1 m ²			
2 Two Bedroom units @ 67.7 to 76.2 m ²			
2 Three Bedroom units @ 91.8 -100.6 m ²			



1 Survey Plan

Parking required for 50 Government:

0.85 spaces per unit <45 m² - 2 units
1.00 space per unit 45<70 m² - 6 units
1.45 spaces per unit >70 m² - 7 units

$$= (0.85 \times 2) + (1 \times 6) + (1.45 \times 7) = 17.85 = 18 \text{ car parking spaces}$$

Visitor parking: 0.1 per unit
= 0.1 x 15
= 1.5 = 2 visitor spaces

Required bikes:
1.25 per unit >45 m²
1 per unit <45 m²
= (1.25 x 2) + (1 x 13) = 18.25
= 18 bike parking stalls

Visitor bikes required: 6

PROPOSED:

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

31 total bike parking
19 wall mounted
12 ground mounted, including 8 regular bike and 4 oversize bike stall (2/3 of required stalls)



1 Existing Building, 50 Government



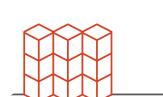
2 Proposed Building, 50 Government



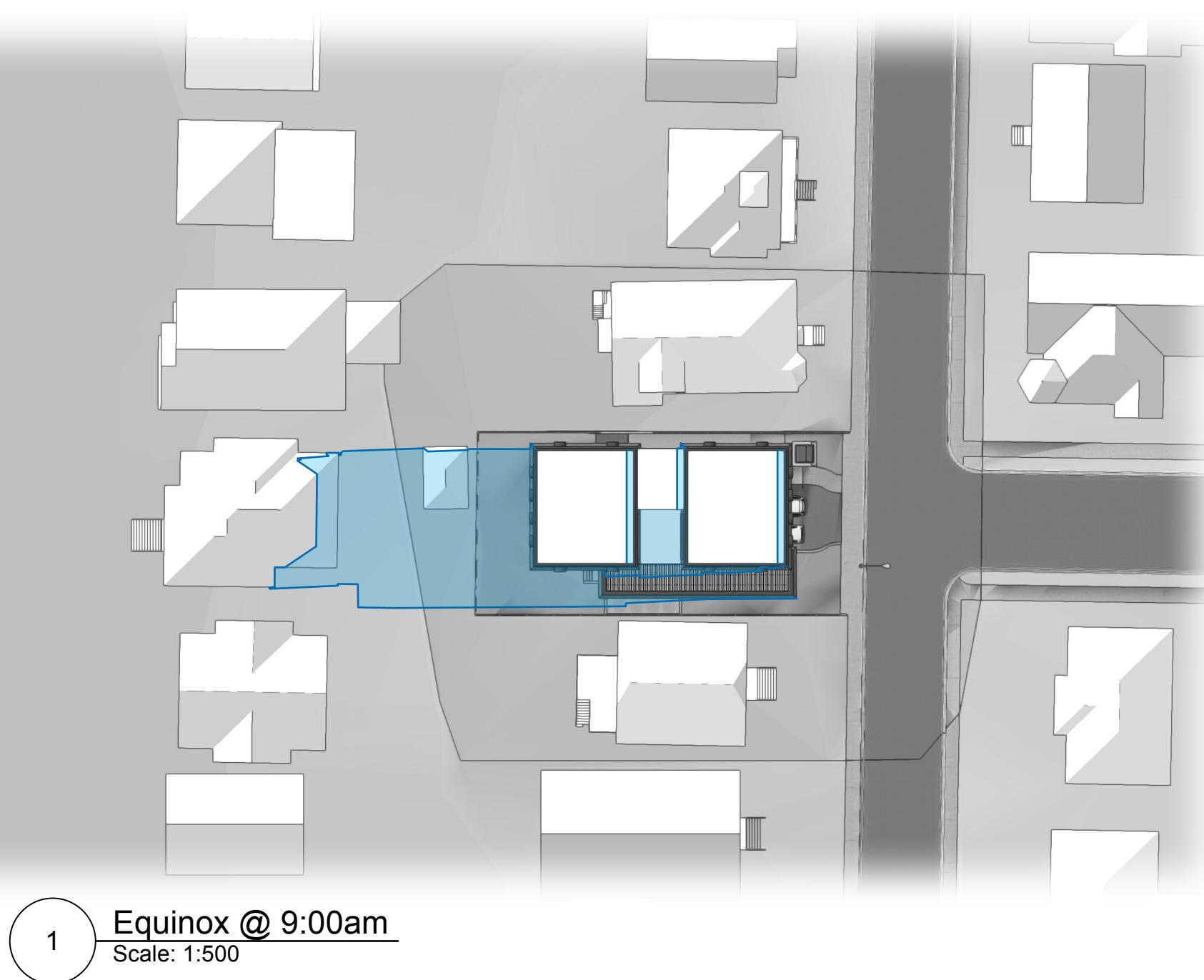
3 Existing Building, 50 Government



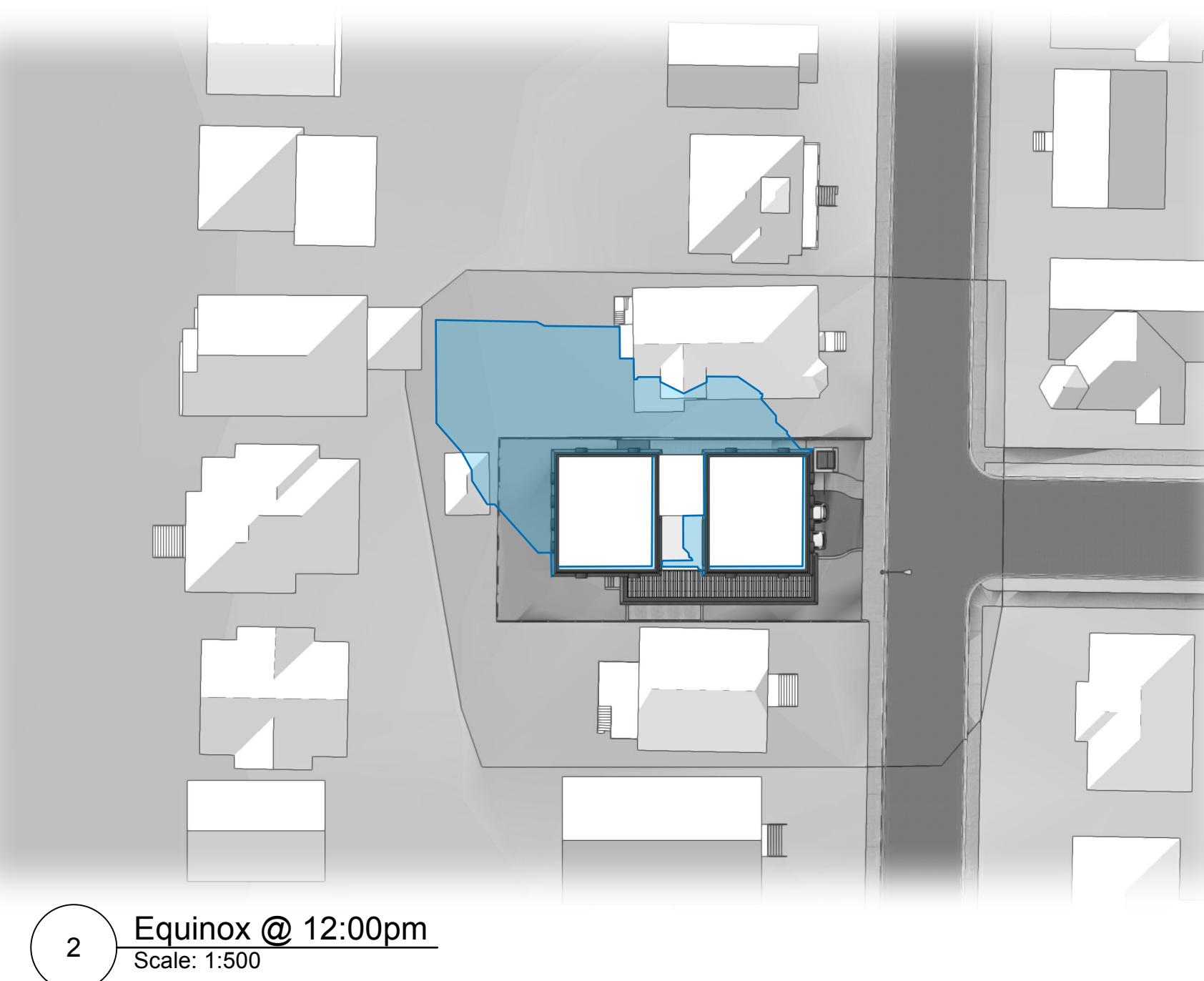
4 Existing Building, 50 Government



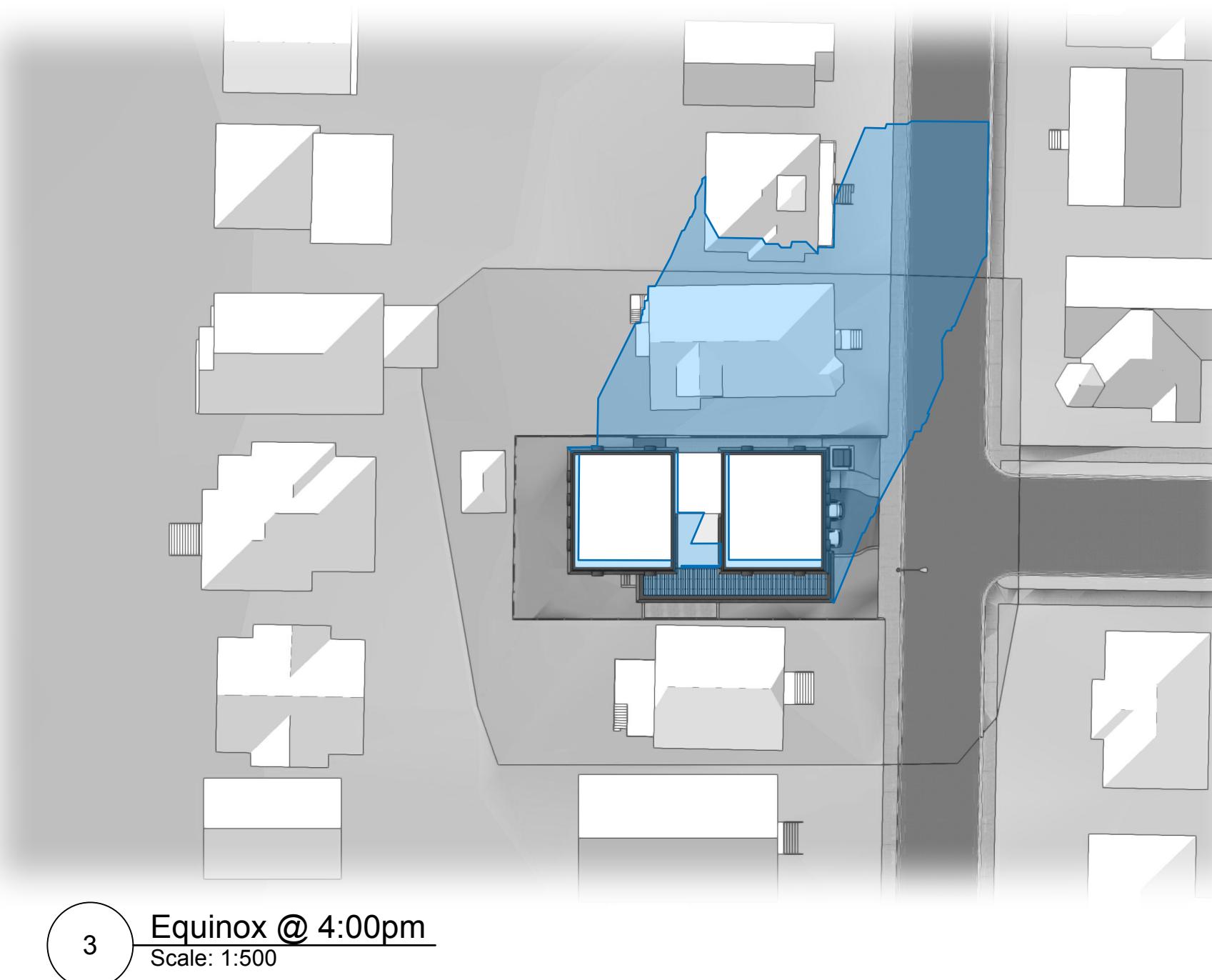




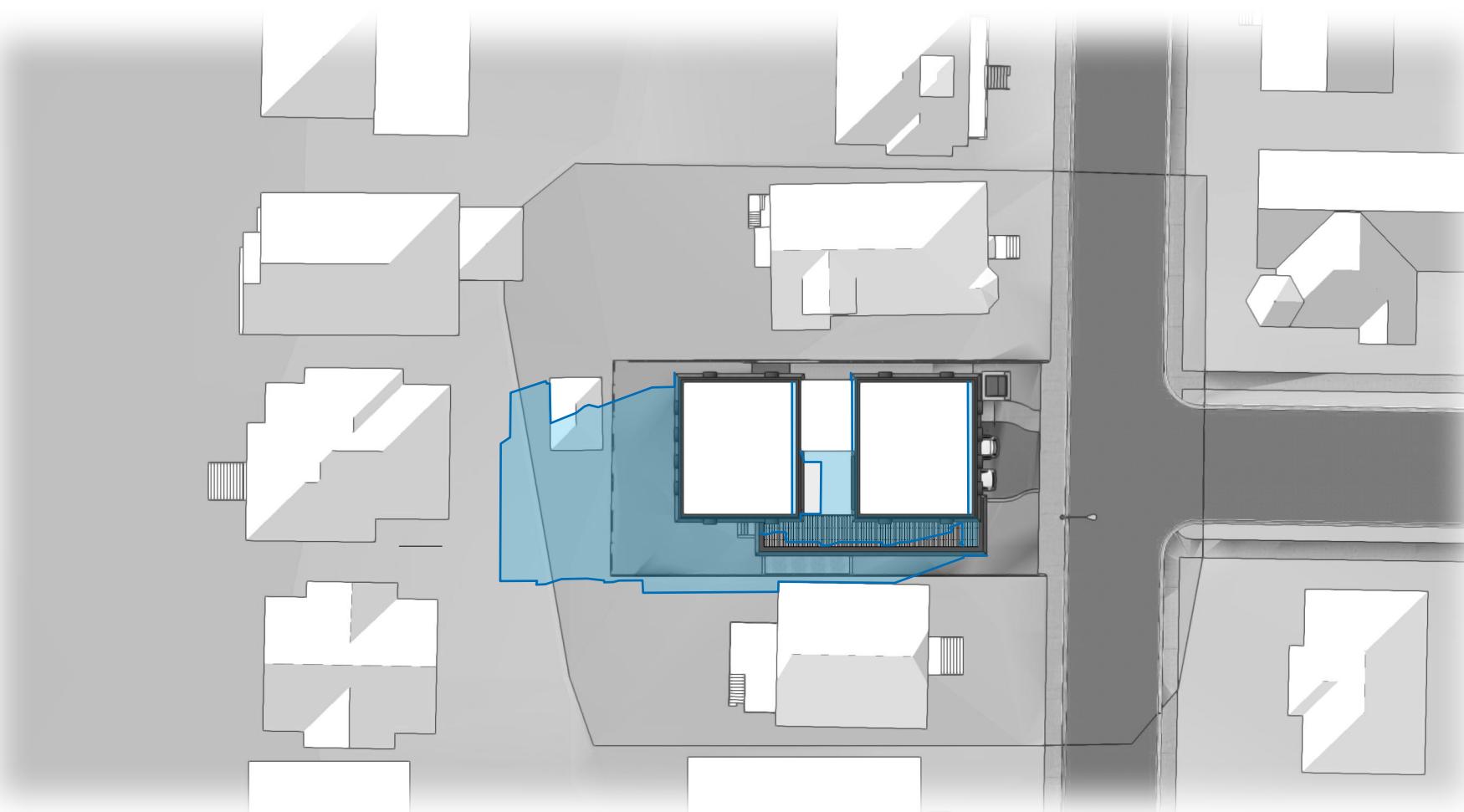
1 Equinox @ 9:00am
Scale: 1:500



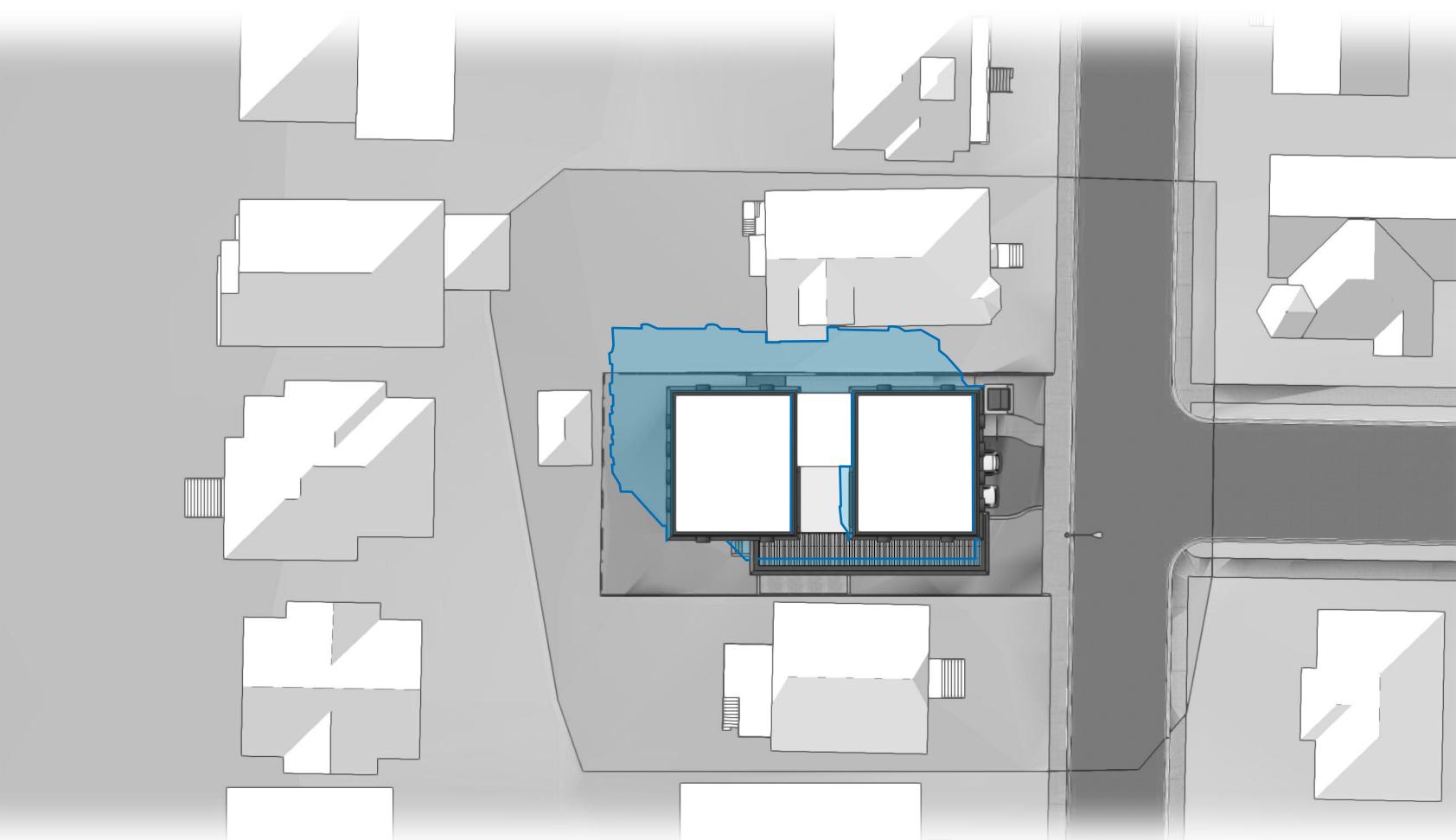
2 Equinox @ 12:00pm
Scale: 1:500



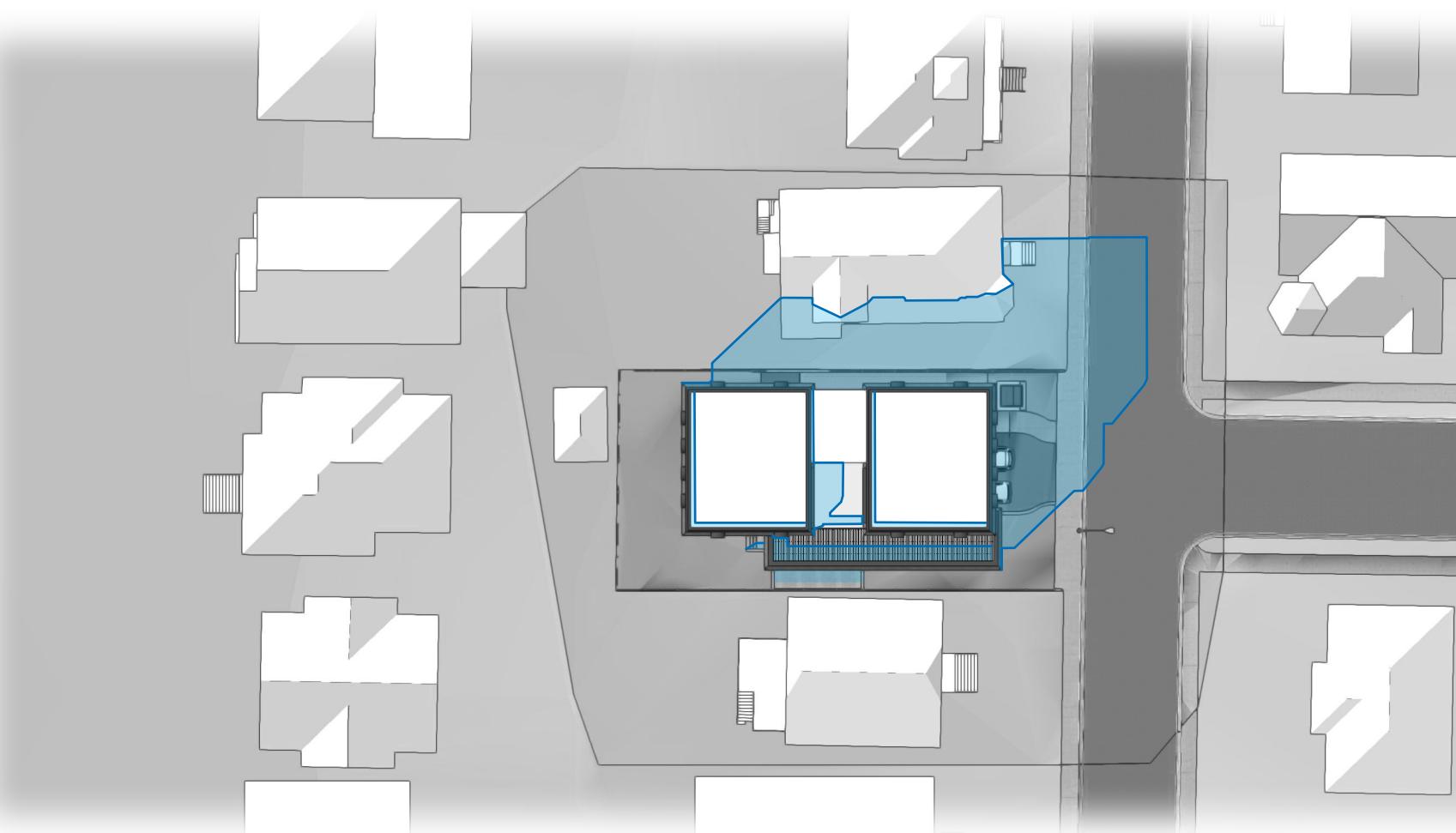
3 Equinox @ 4:00pm
Scale: 1:500



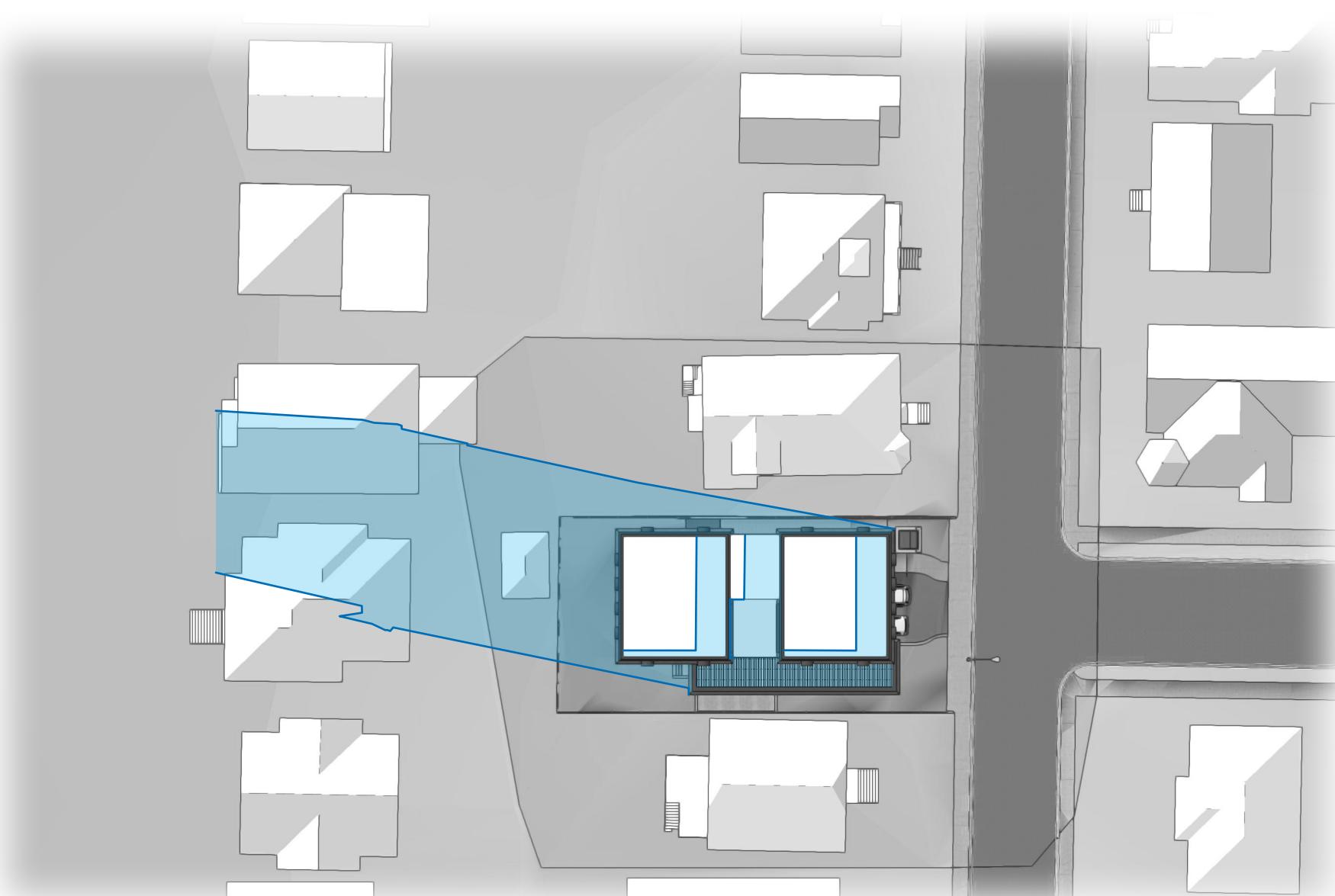
4 Summer Solstice @ 9:00am
Scale: 1:500



5 Summer Solstice @ 12:00pm
Scale: 1:500



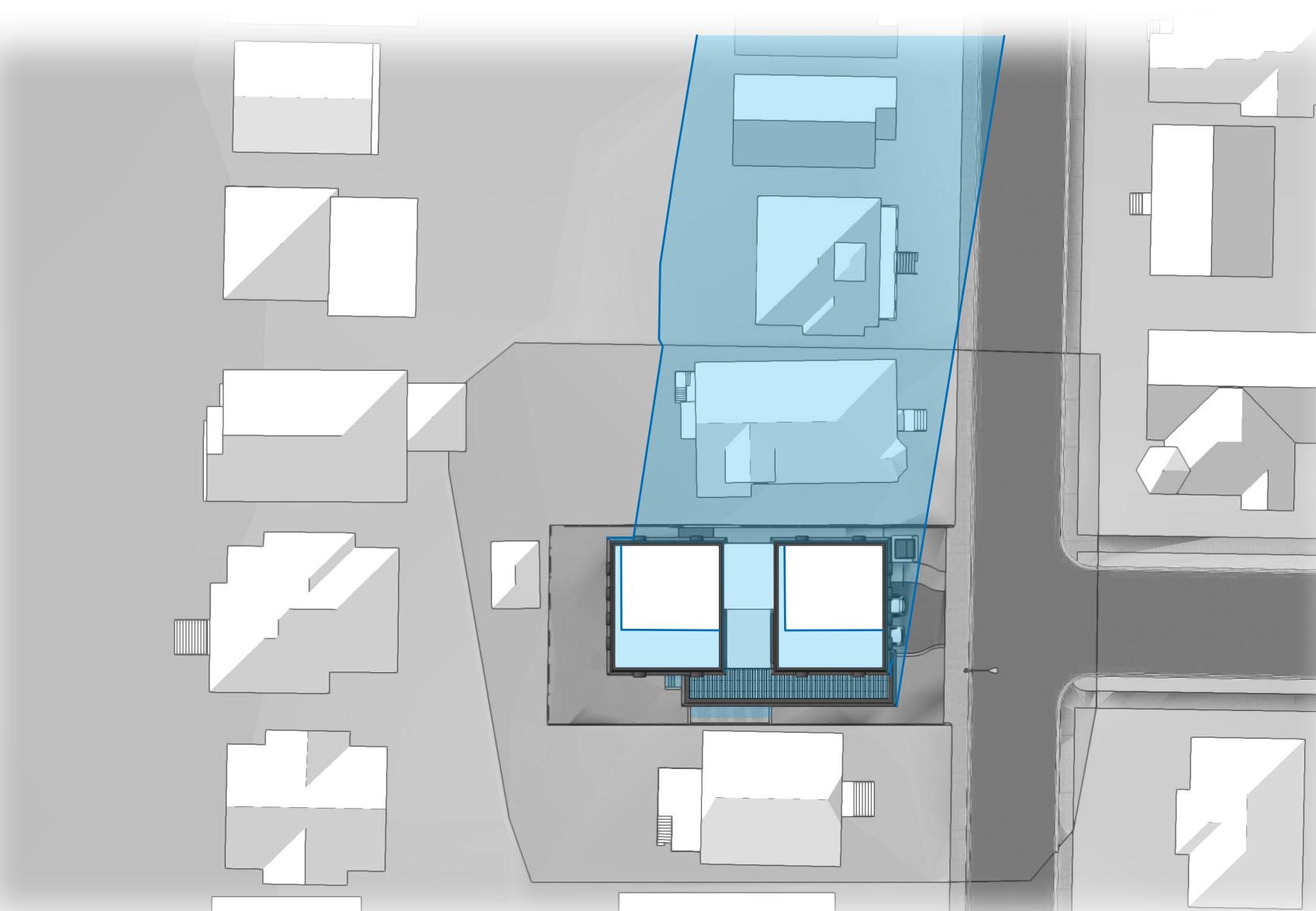
6 Summer Solstice @ 4:00pm
Scale: 1:500



7 Winter Solstice @ 9:00am
Scale: 1:500



8 Winter Solstice @ 12:00pm
Scale: 1:500



9 Winter Solstice @ 3:30pm
Scale: 1:500

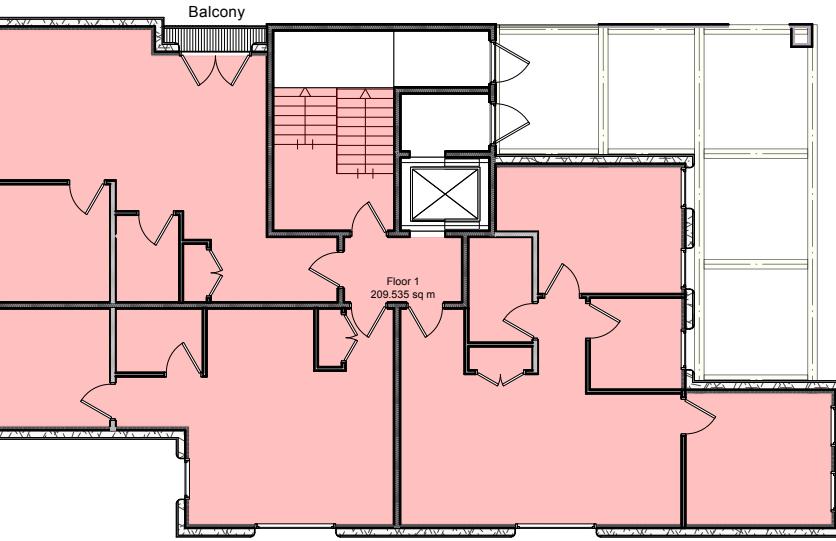
Oeza Developments

James Bay Development

1 Level 1 (FSR Calculation)

Scale: 1:200

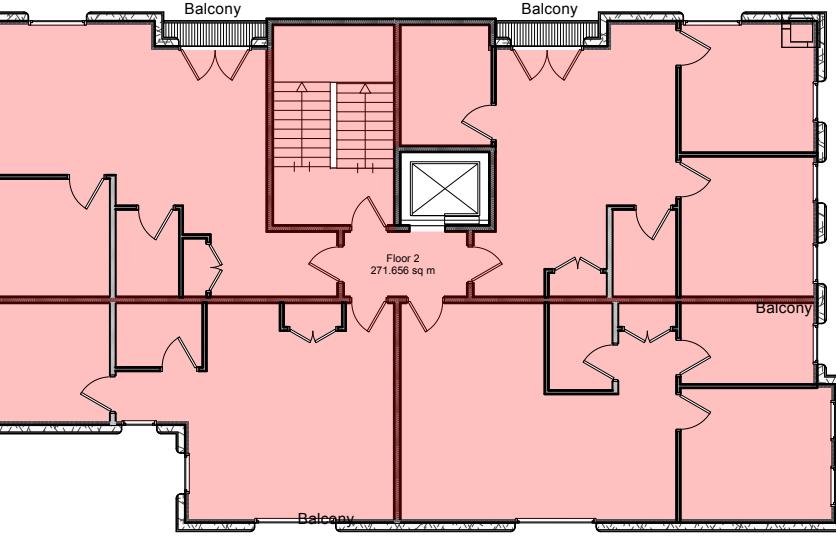
Area 149.059 m²



2 Level 2 Floor Area (FSR Calculation)

Scale: 1:200

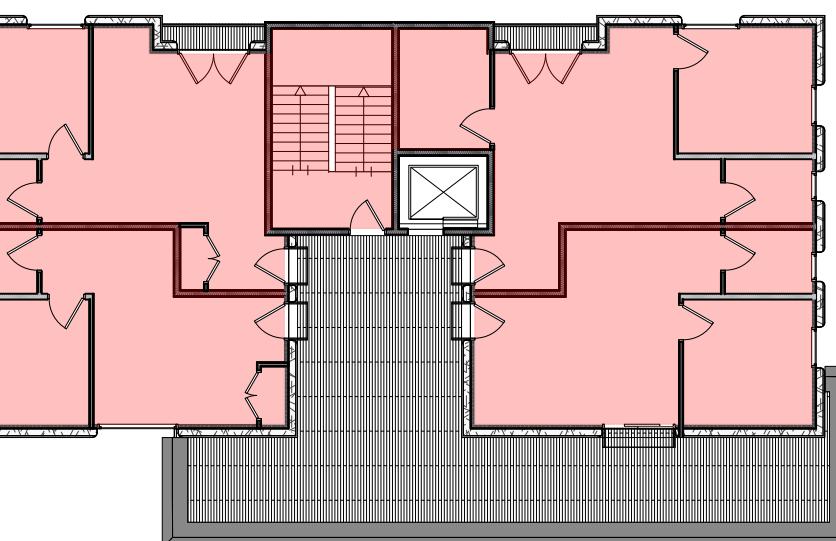
Area 209.535 m²



3 Level 3 Floor Area (FSR Calculation)

Scale: 1:200

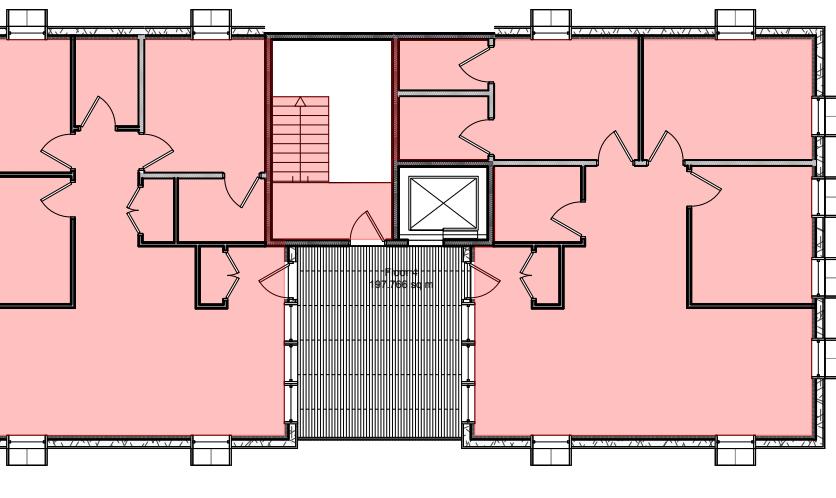
Area 271.656 m²



4 Level 4 Area (FSR Calculation)

Scale: 1:200

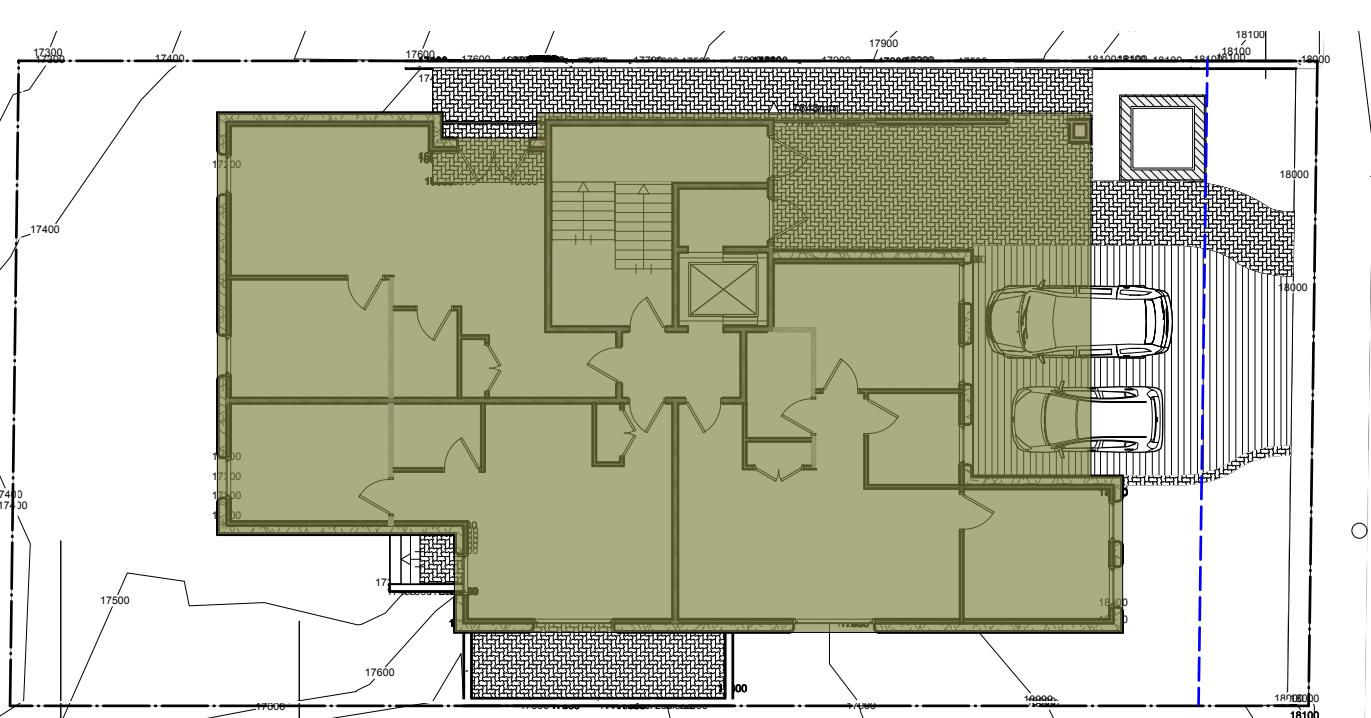
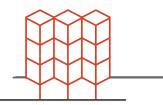
Area 201.639 m²



5 Level 5 Area (FSR Calculation)

Scale: 1:200

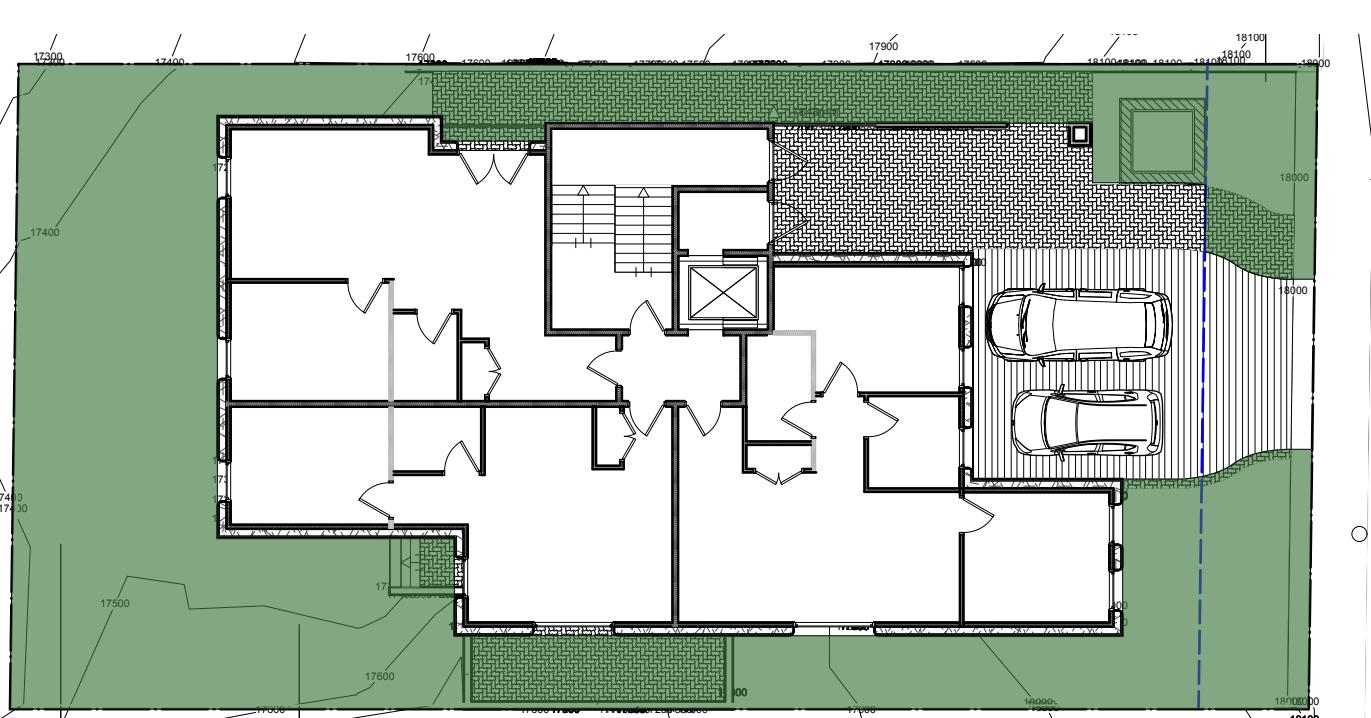
Area 197.766 m²



6 Site Coverage

Scale: 1:200

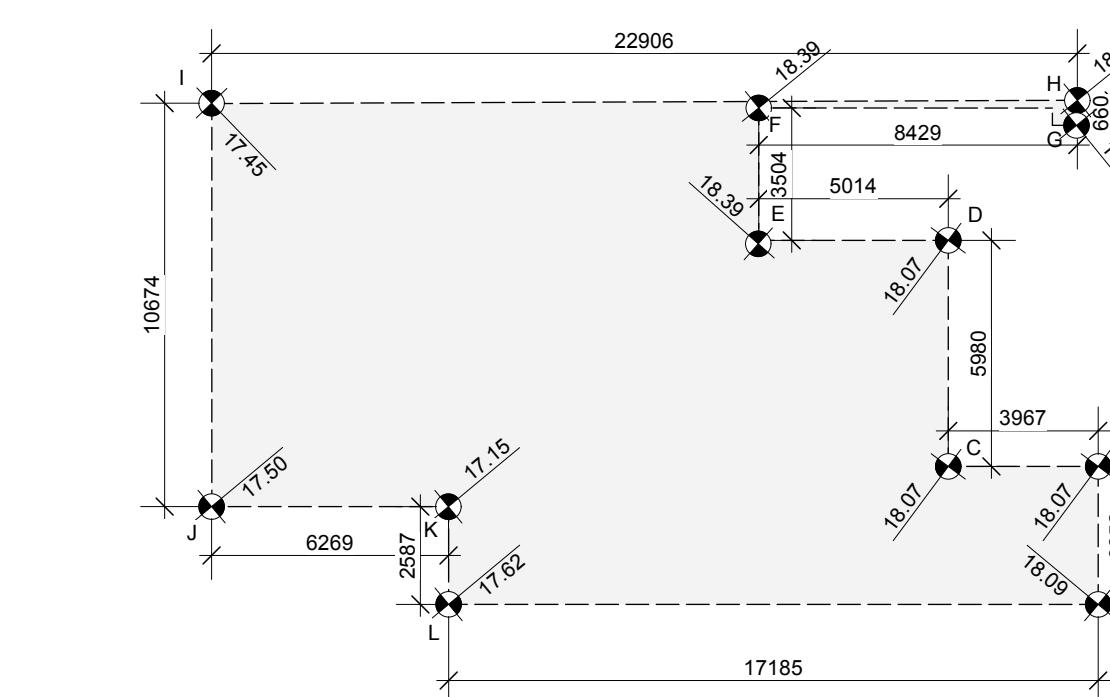
Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



7 Open Site Space

Scale: 1:200

Open Area 247.83 m²
Site Area 586.27 m²
Open space 42.27 %



8 Average Grade Calculation

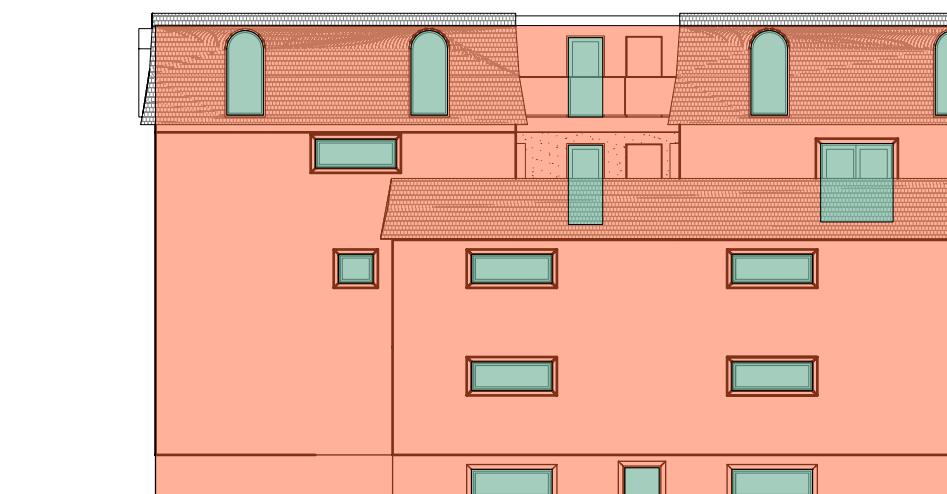
Scale: 1:200

Average Grade Calculation:

A & B $(18.09 + 18.07) / 2 \times 3.65 = 65.99$
B & C $(18.07 + 18.07) / 2 \times 3.97 = 71.74$
C & D $(18.07 + 18.07) / 2 \times 5.98 = 108.06$
D & E $(18.07 + 18.39) / 2 \times 5.01 = 91.33$
E & F $(18.39 + 18.39) / 2 \times 3.50 = 64.37$
F & G $(18.39 + 18.07) / 2 \times 2.43 = 153.68$
G & H $(18.07 + 18.07) / 2 \times 0.66 = 11.93$
H & I $(18.07 + 17.45) / 2 \times 22.91 = 406.88$
I & J $(17.45 + 17.50) / 2 \times 10.67 = 186.46$
J & K $(17.50 + 17.15) / 2 \times 6.27 = 108.63$
K & L $(17.15 + 17.62) / 2 \times 2.59 = 45.03$
K & A $(17.62 + 18.09) / 2 \times 17.19 = 306.93$

Total = 1621.03, Perimeter = 91.29
1451.88 / 91.29 = 17.75

Average Grade: 17.75



9 South Elevation

Scale: 1:200

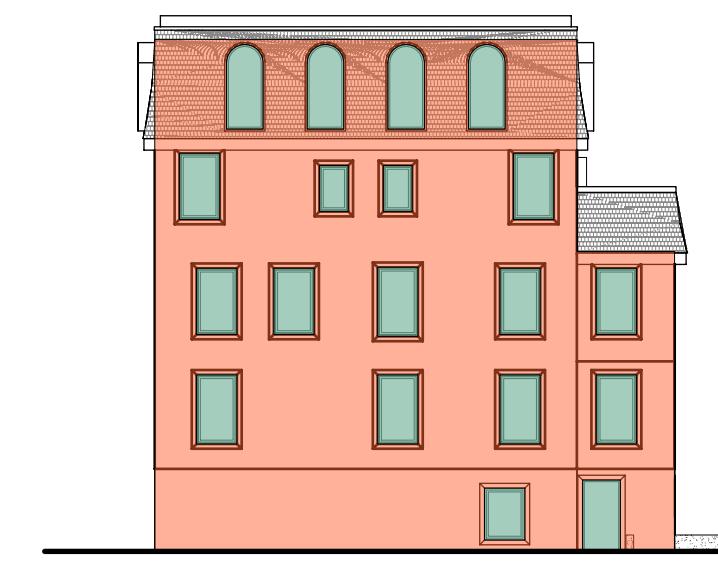
Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 2.19 m
AREA = 313.57 m²
PROPOSED UNPROTECTED AREA = 30.04 m²
UNPROTECTED OPENING ALLOWED 16%, 66.2 m²
PROPOSED OPENING 9.58%



10 North Elevation

Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 318.42 m²
PROPOSED UNPROTECTED AREA = 35.82 m²
UNPROTECTED OPENING ALLOWED 14%, 44.58 m²
PROPOSED OPENING 11.25 %



11 Rear/ West Elevation

Scale: 1:200

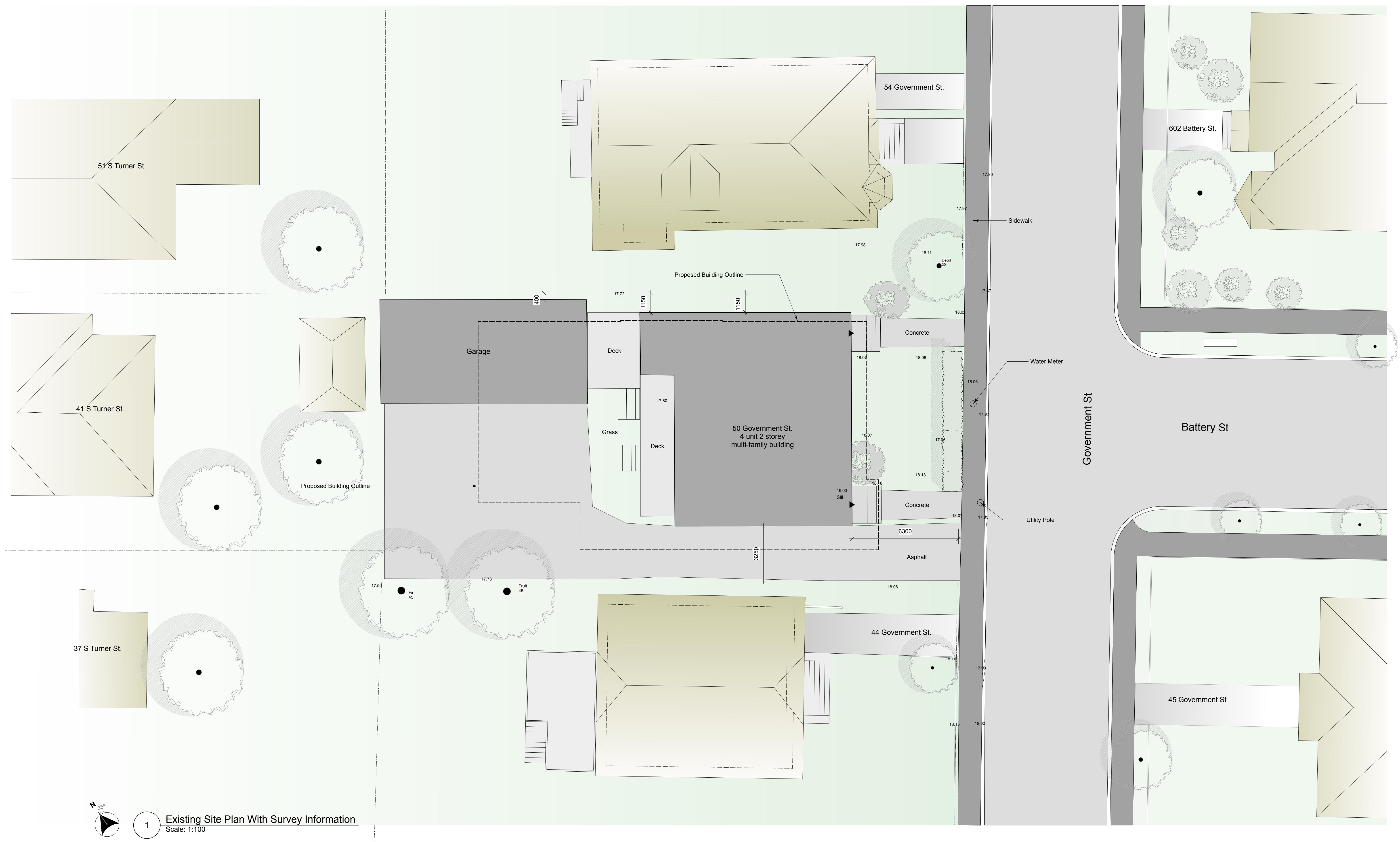
Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 162.32 m²
PROPOSED UNPROTECTED AREA = 48.38 m²
UNPROTECTED OPENING ALLOWED 100%, 162.33 m²
PROPOSED OPENING 29.8 %

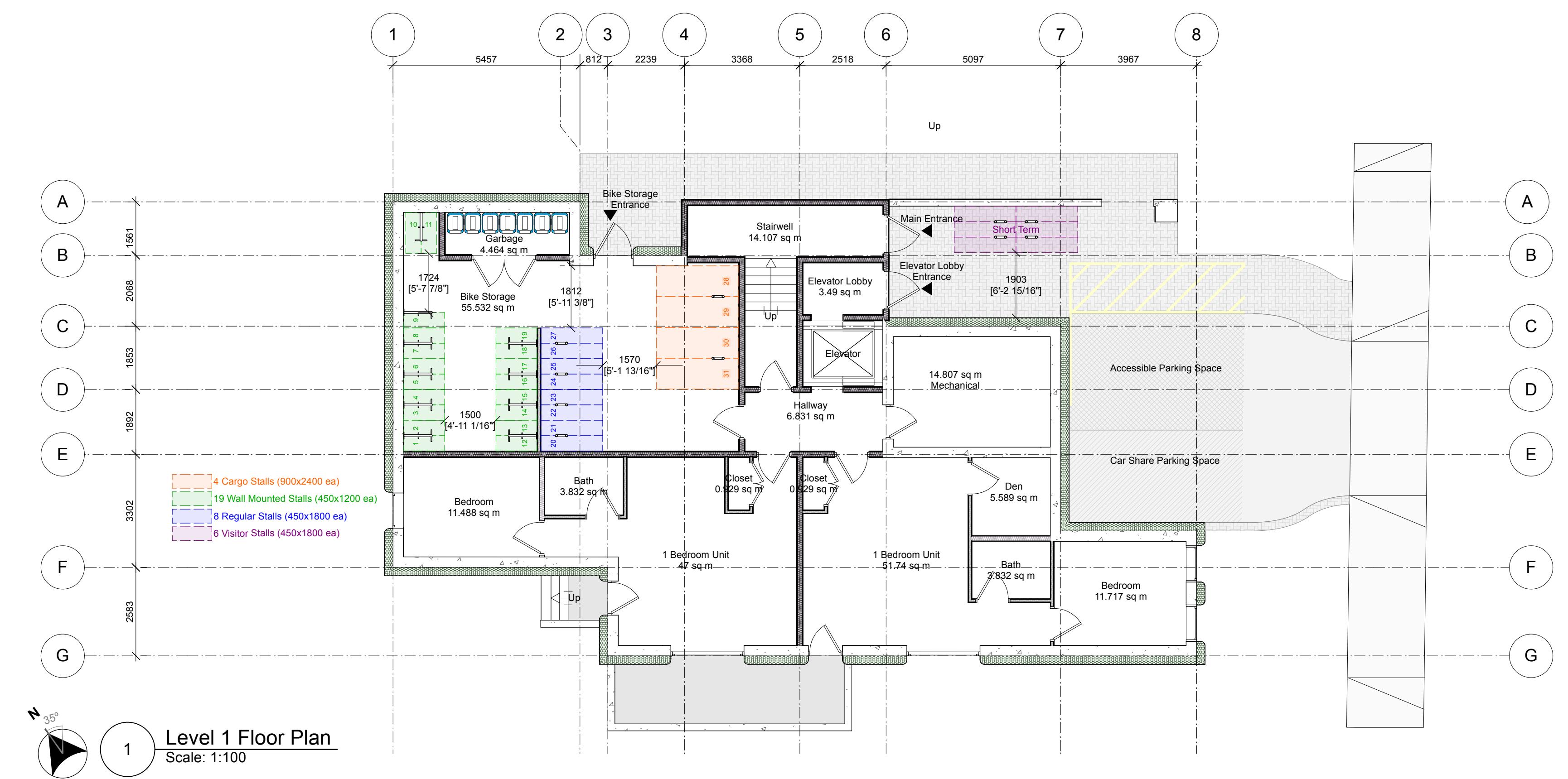


12 Front /East Elevation

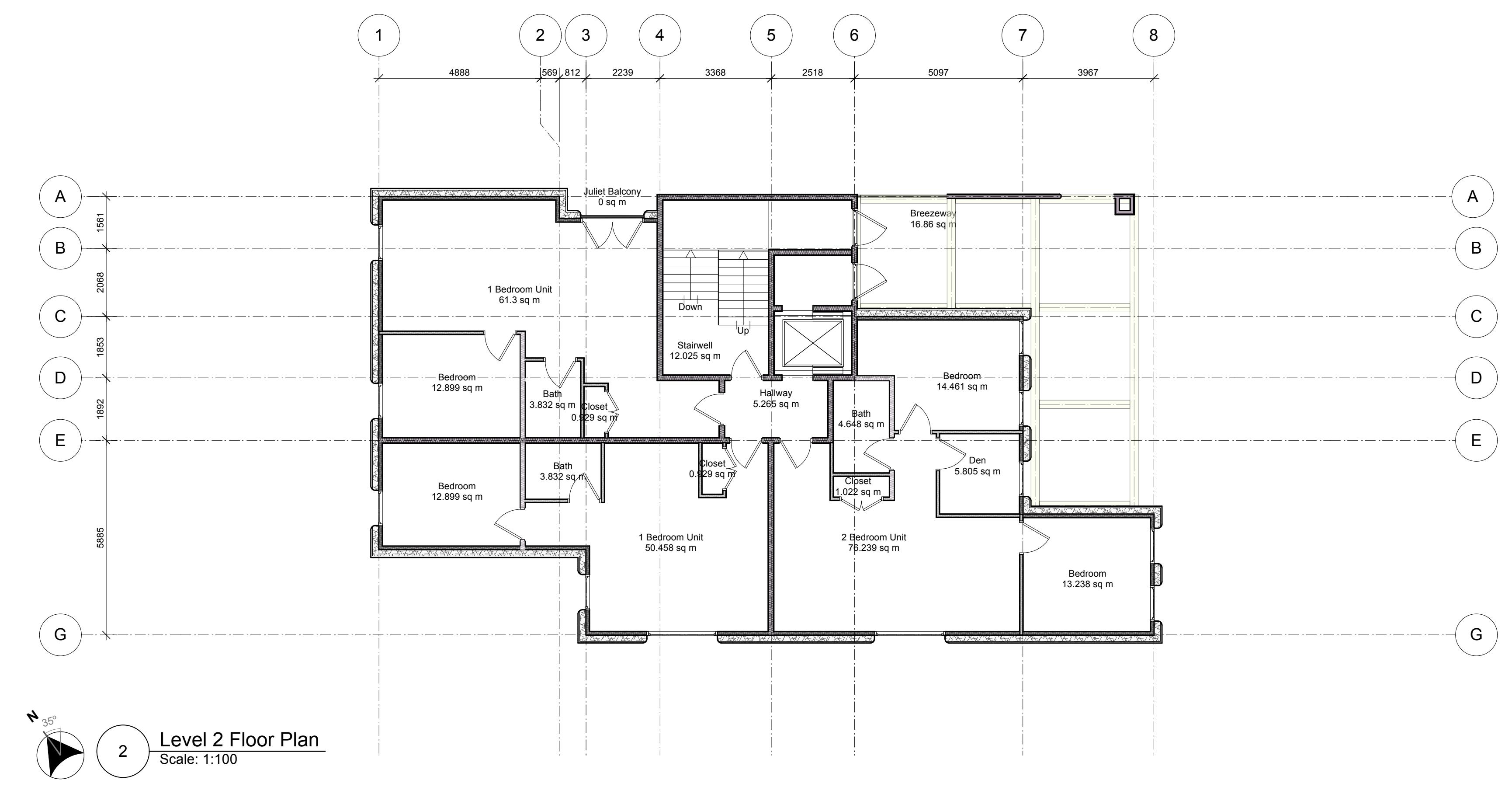
Scale: 1:200

REGISTERED ARCHITECT
WILLIAM ALBERT KING
BRITISH COLUMBIA
James Bay Development
Floor Areas Calculations
2025-04-15
RZ-010



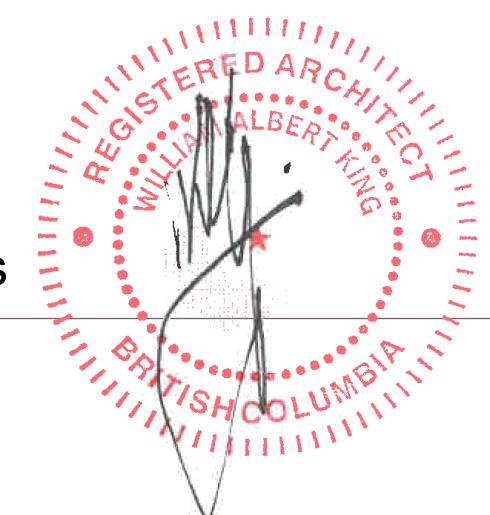


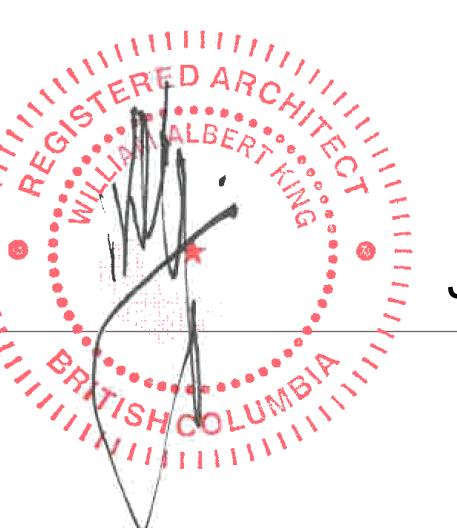
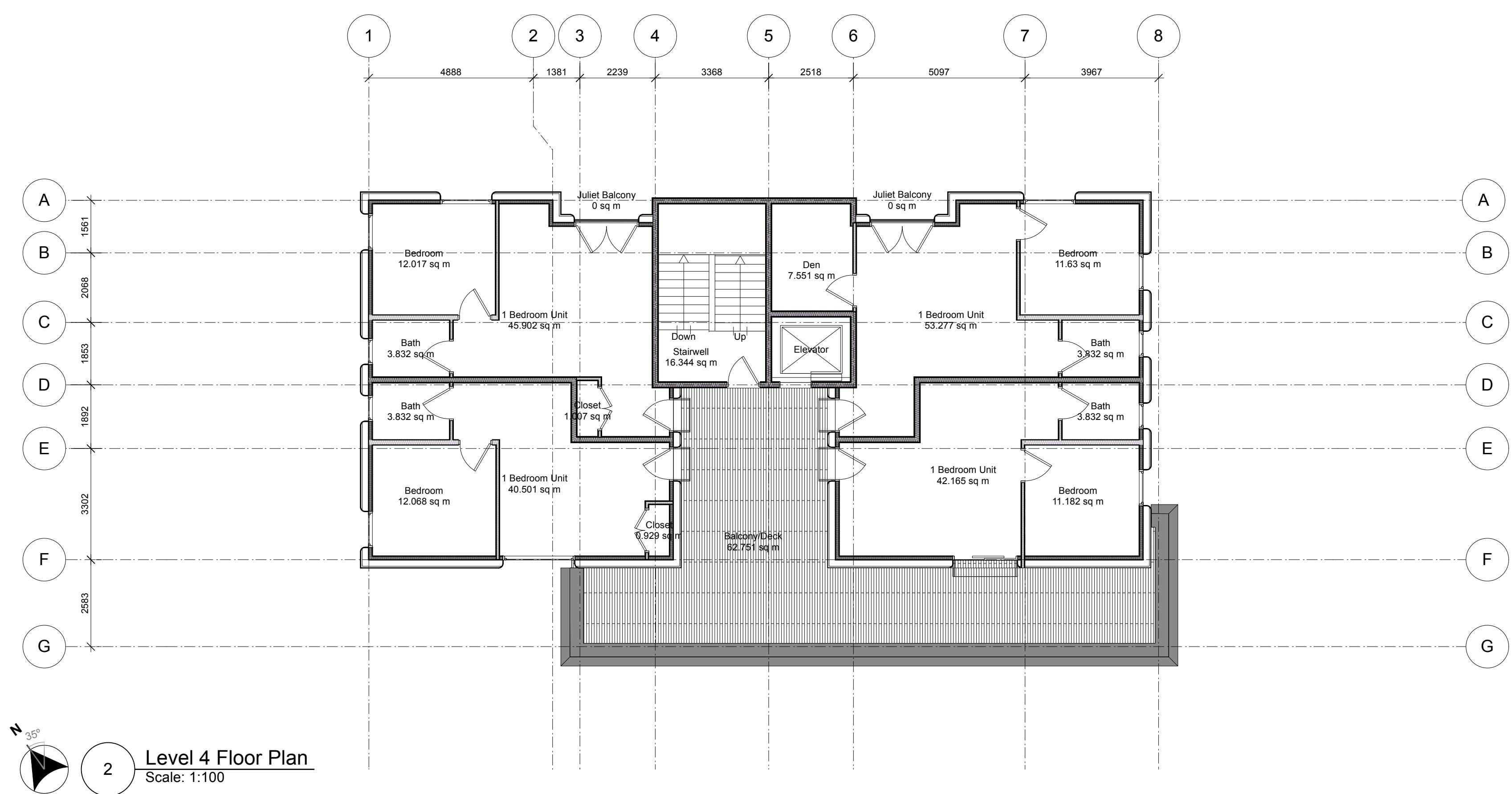
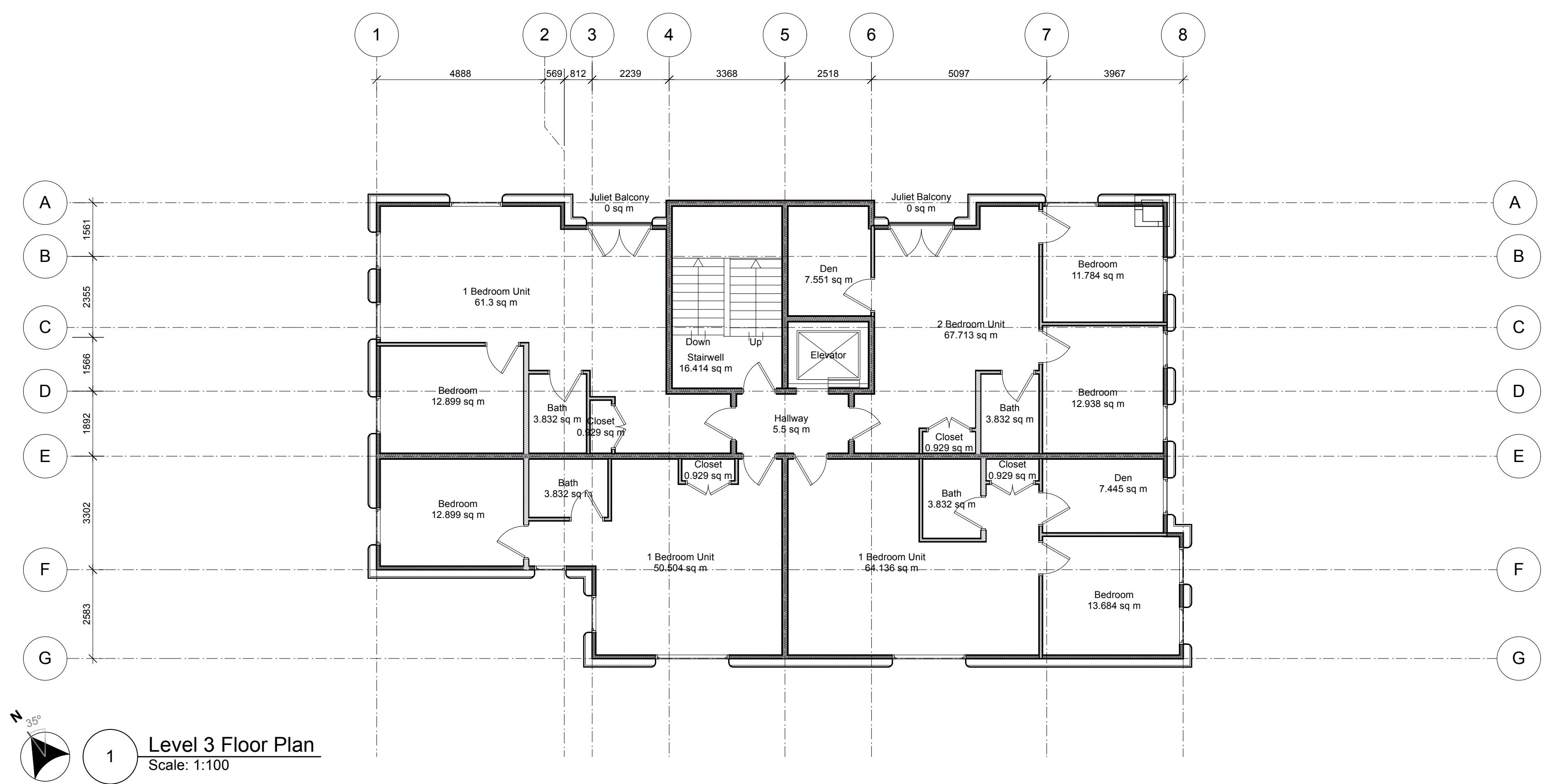
Government st

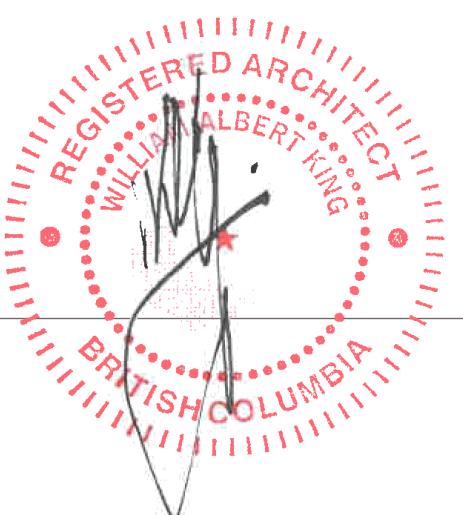
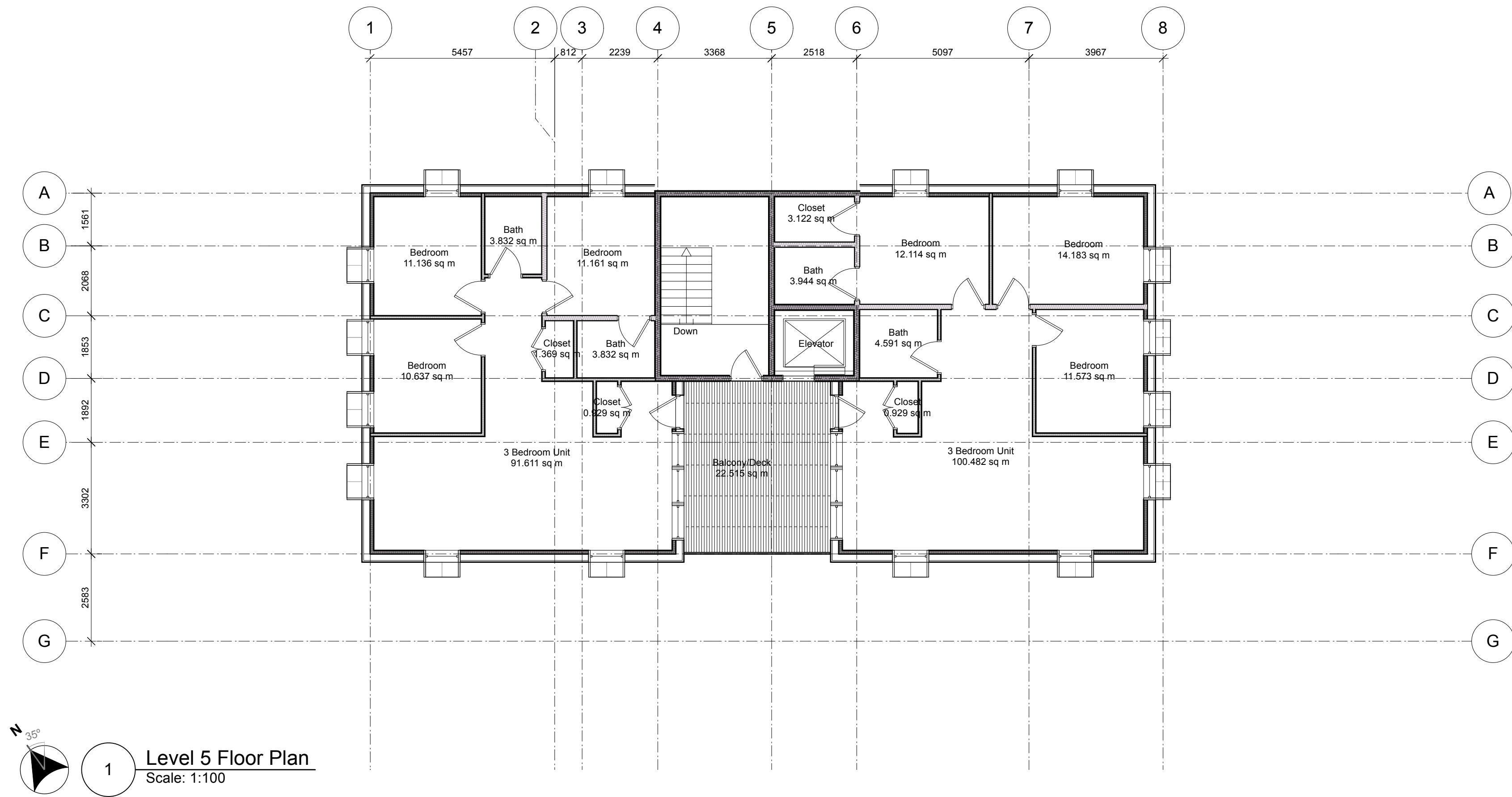


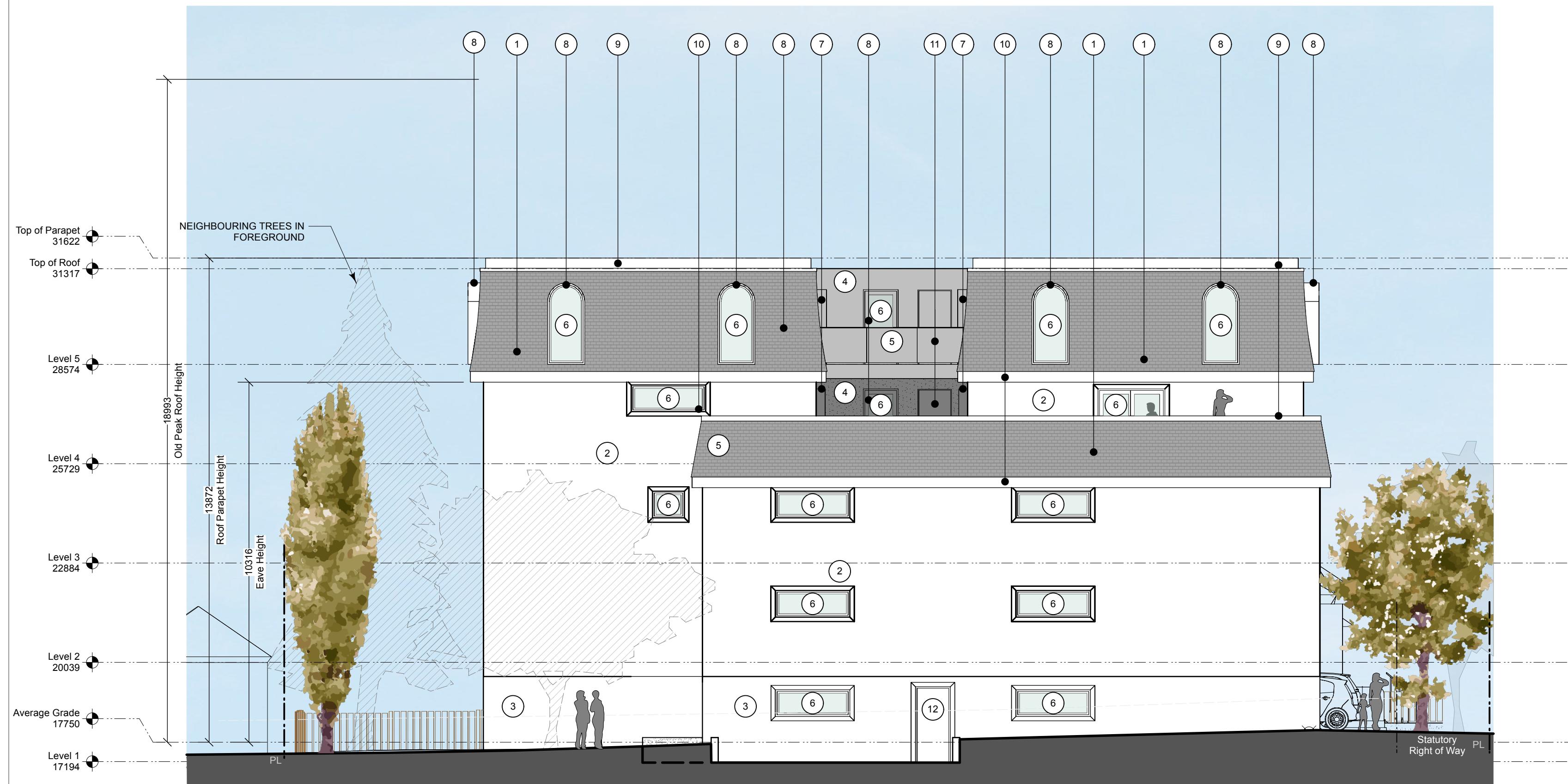
Oeza Developments

James Bay Development

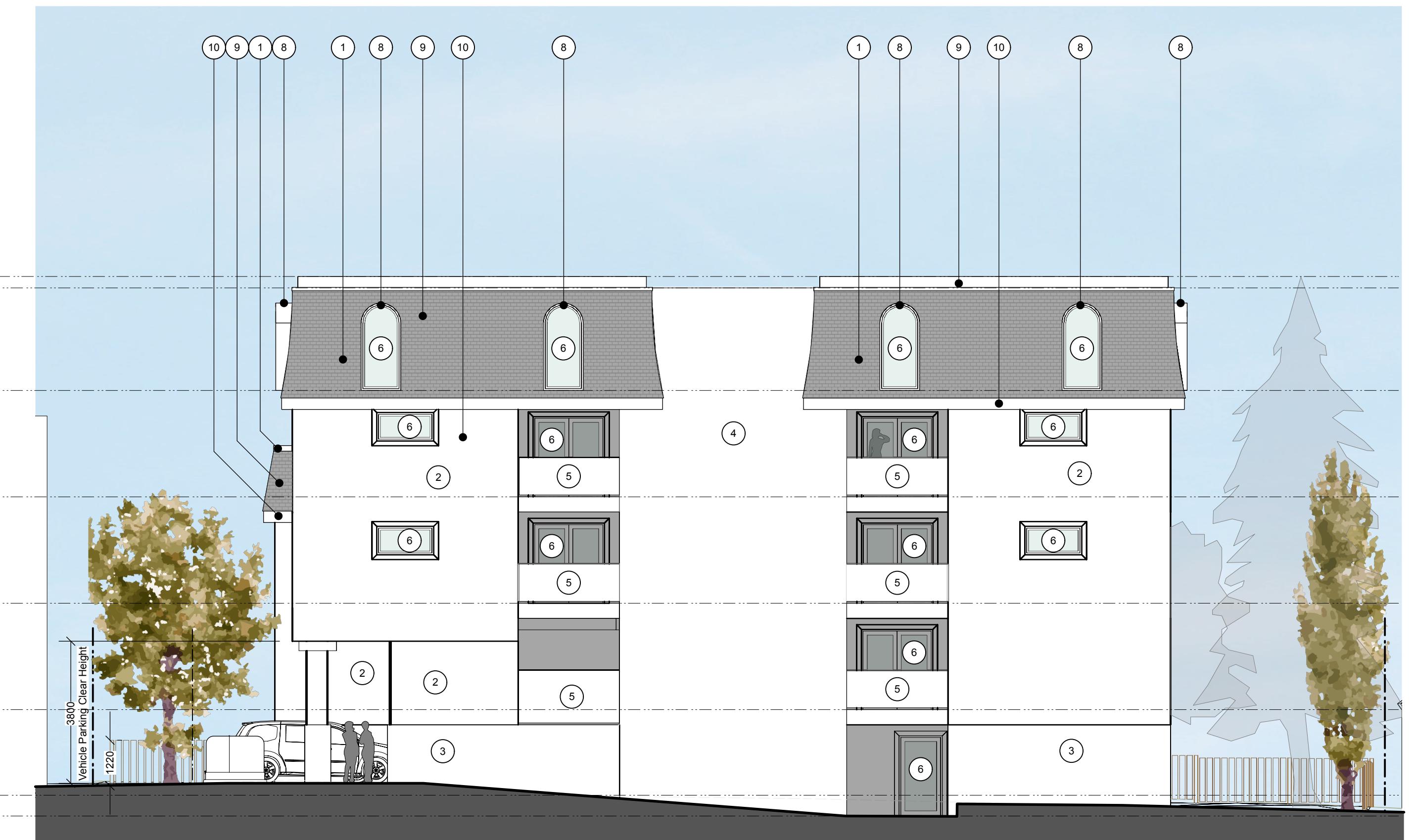








3 South Elevation
Scale: 1:100



3 Rear Elevation
Scale: 1:100



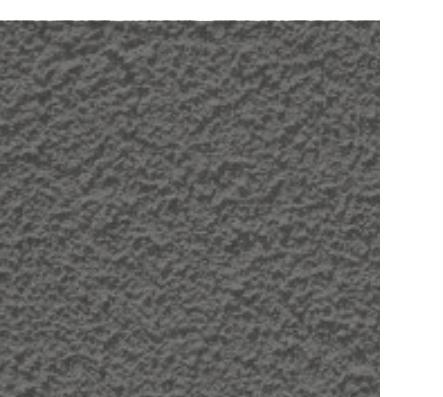
4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

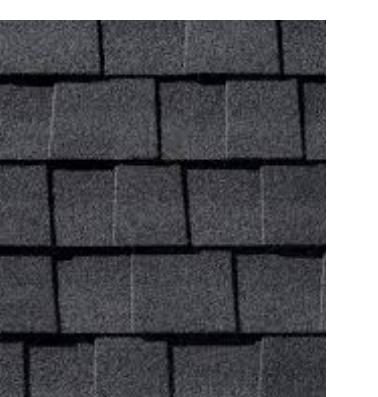
1 ASPHALT SHINGLE ROOF	5 FROSTED GLASS RAILING	9 METAL PARAPET
2 LIGHT COLOURED STUCCO	6 GLASS WINDOWS AND DOORS	10 METAL CORNICE
3 DARK COLOURED CEMENTITIOUS COATING	7 METAL DOOR SHROUD	11 METAL ELEVATOR DOORS
4 DARK COLOURED STUCCO	8 METAL WINDOW SHROUD	12 METAL DOOR



LIGHT STUCCO



DARK STUCCO



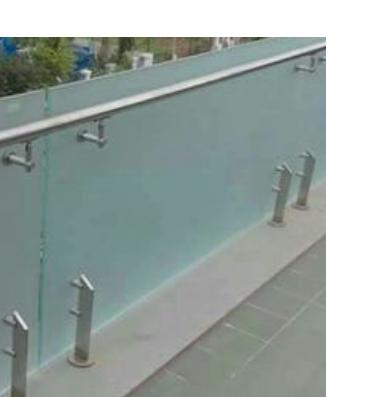
HALT SHINGLES



TEXTURED CONCRETE



POWDER COATED TRIM



OSTER GLASS RAIL INC

Oeza Developments

James Bay Development

Project ID: 2022-08

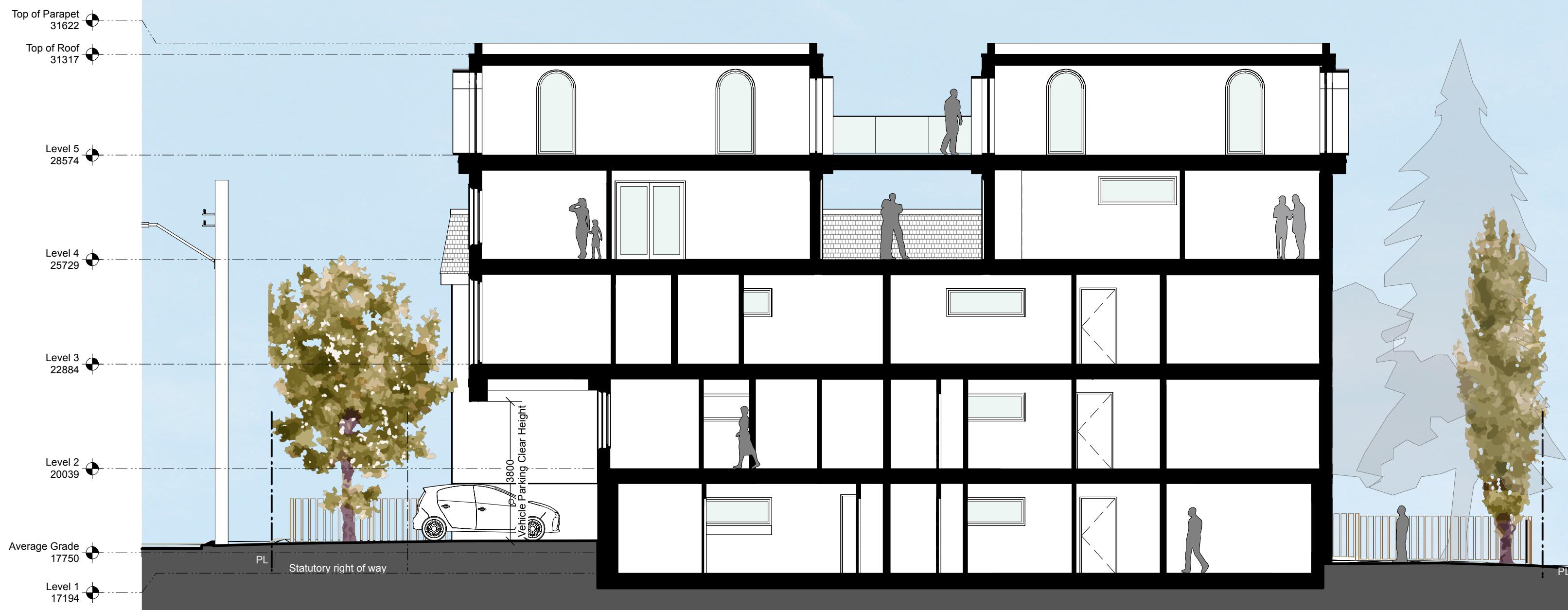
 WAYMAR

ARCHITECTURE
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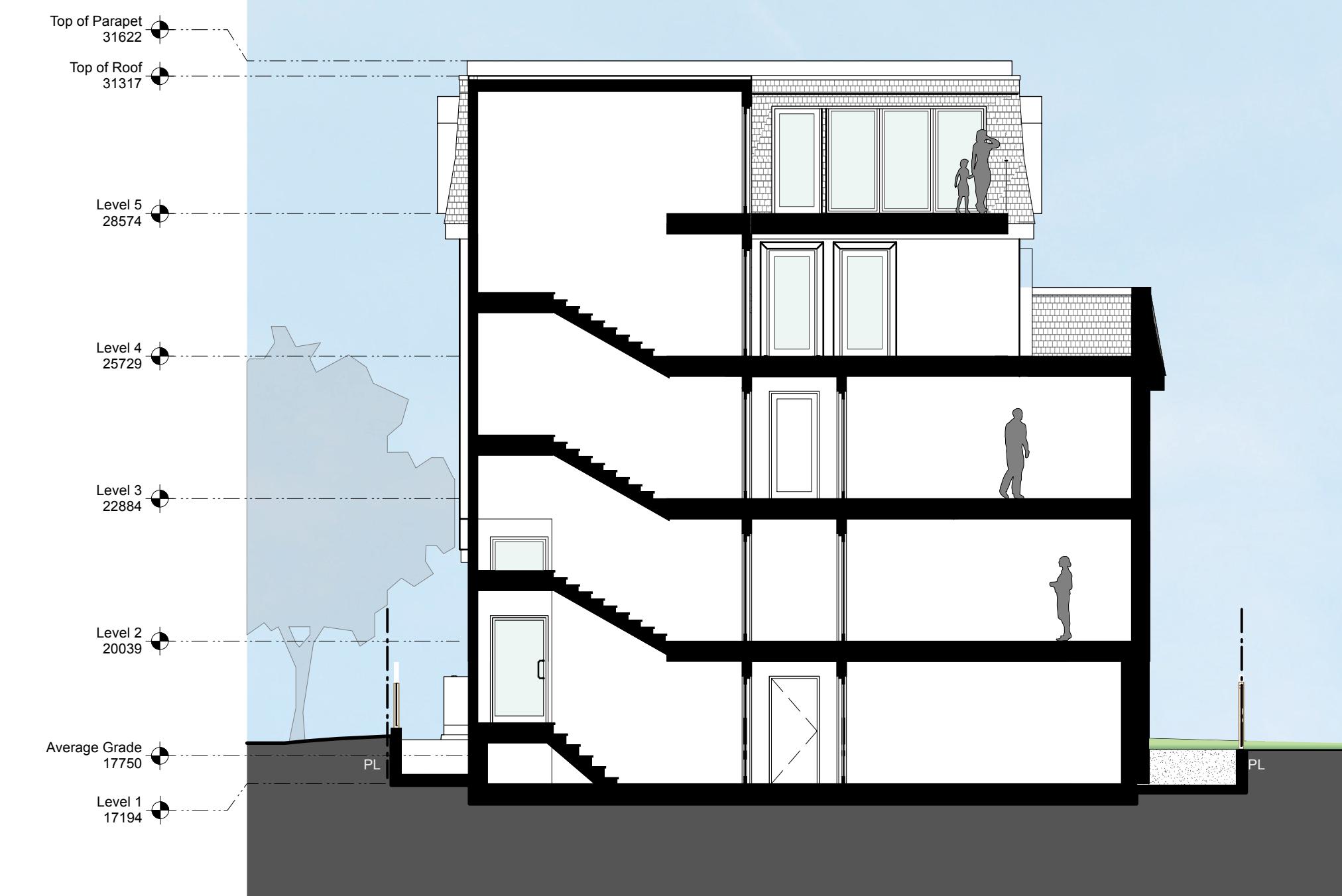
5-04-15

Z-201

Elevations



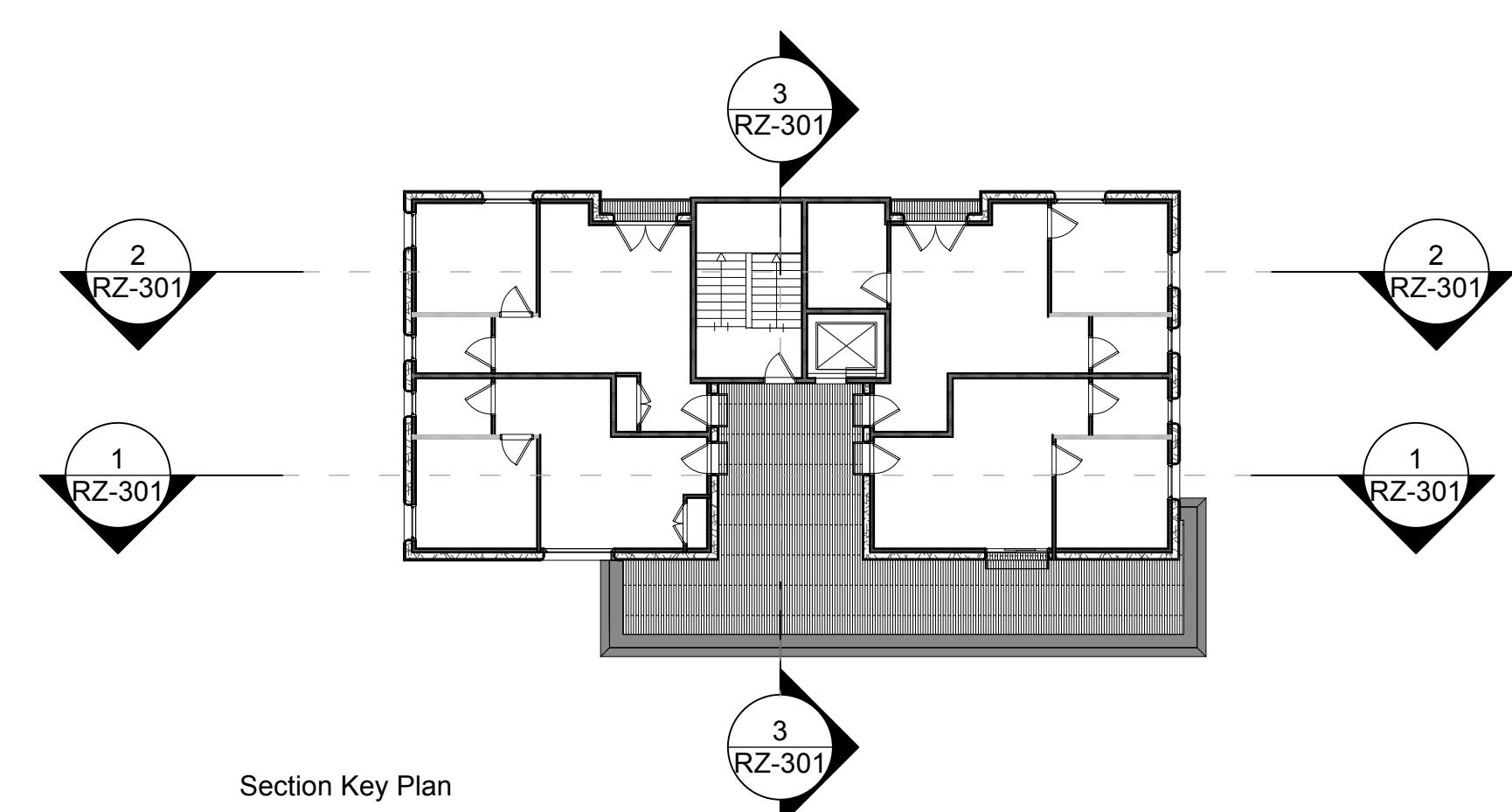
1 Long Section Facing South
Scale: 1:100



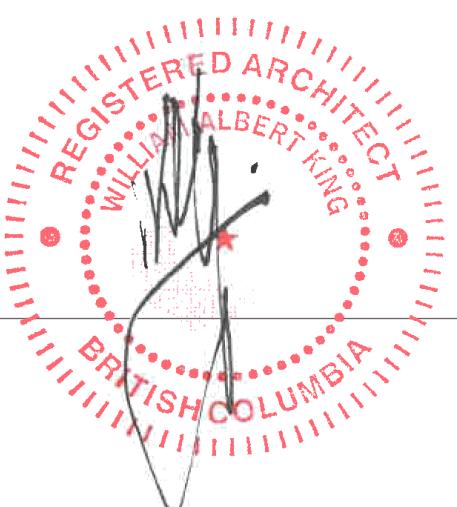
3 Building Cross Section
Scale: 1:100



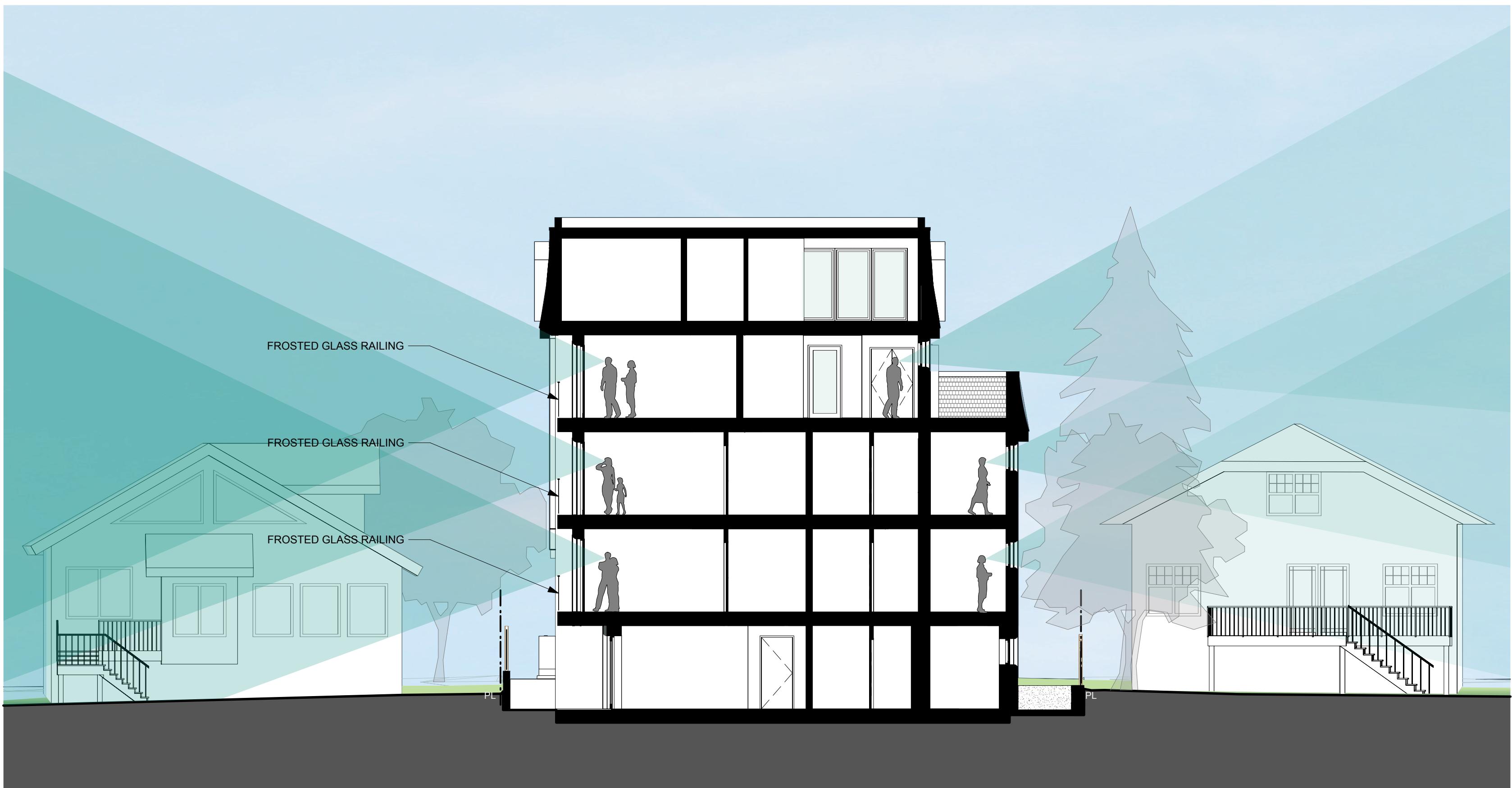
2 Long Section Facing South
Scale: 1:100



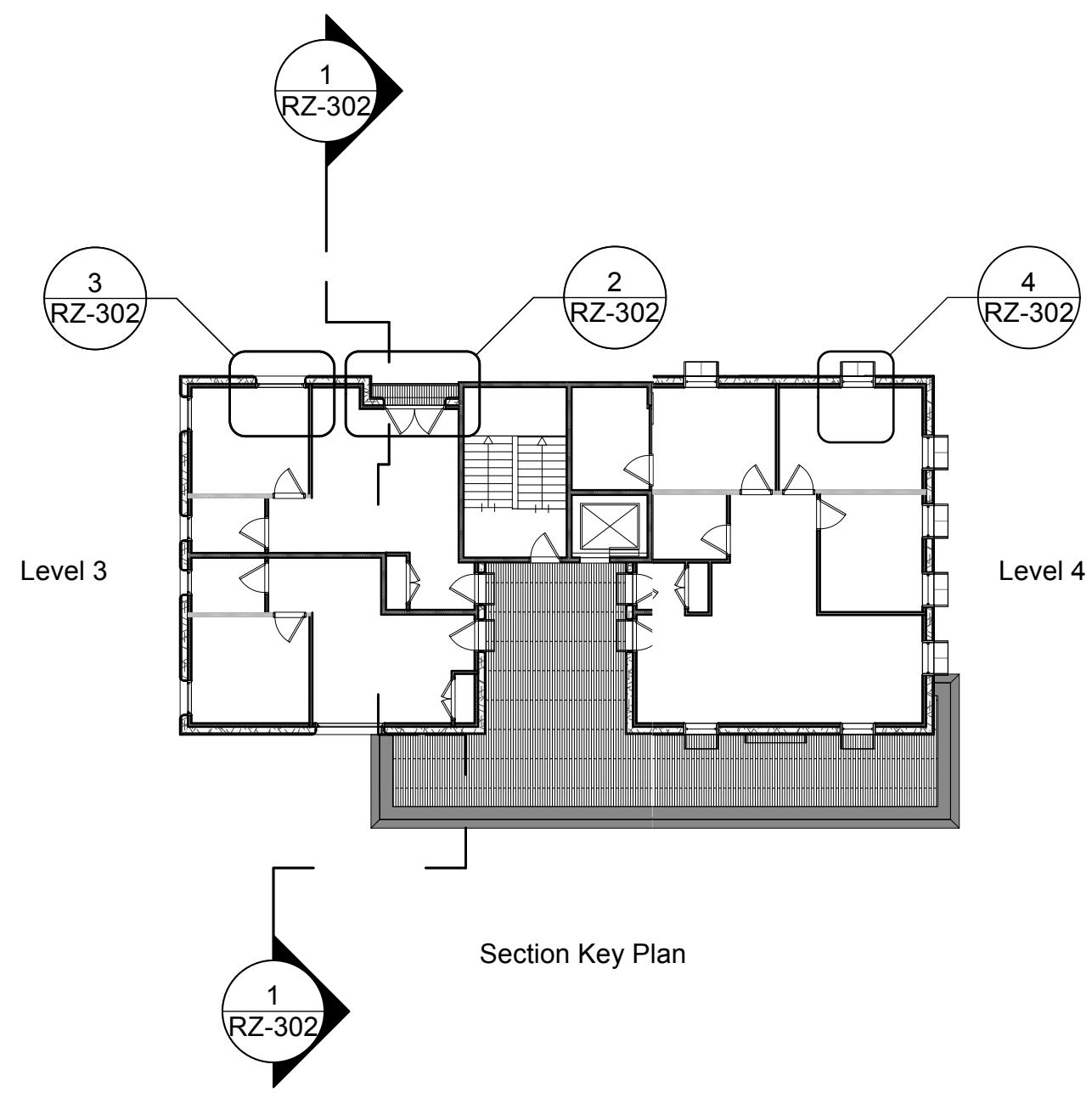
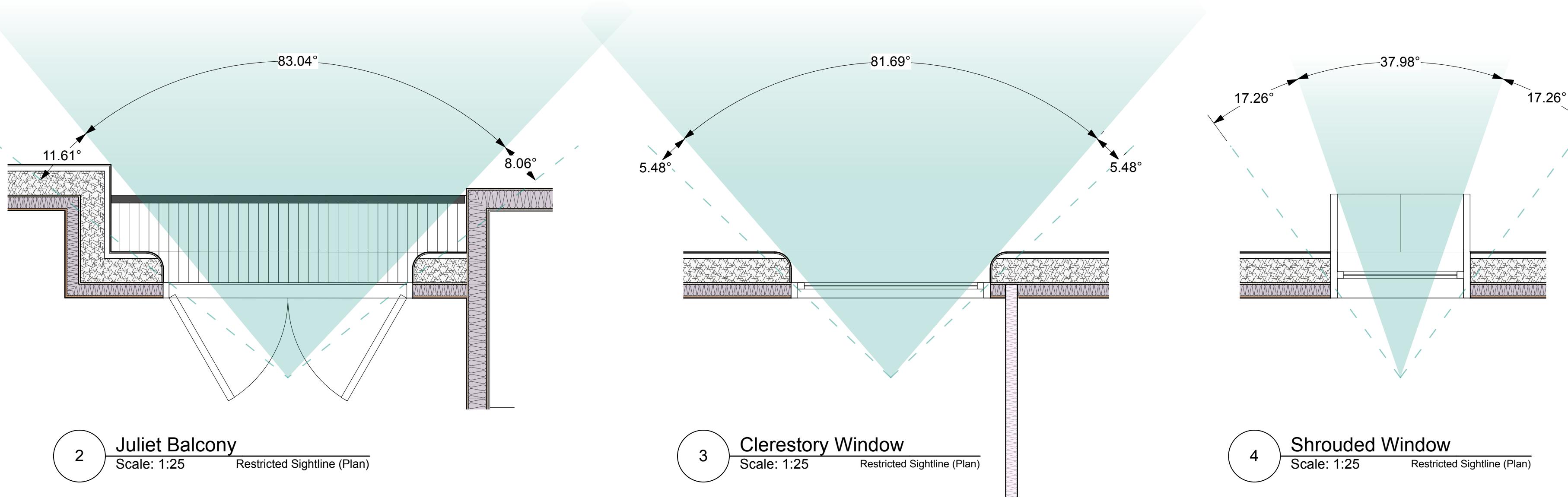
Oeza Developments



James Bay Development

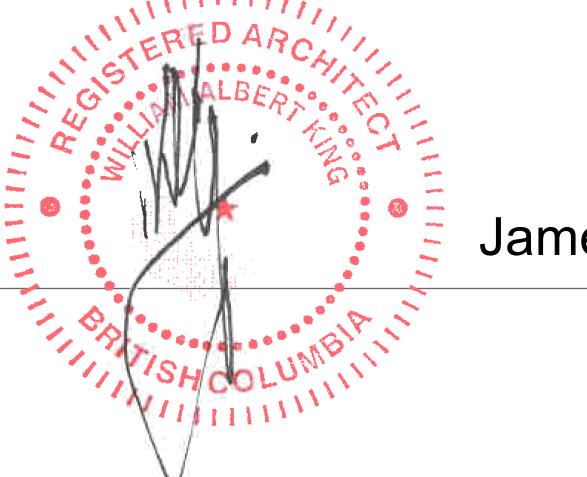


1 Sightlines (Section)
RZ-302 Scale: 1:100



Oeza Developments

James Bay Development



50 GOVERNMENT ST

REISSUED FOR REZONING

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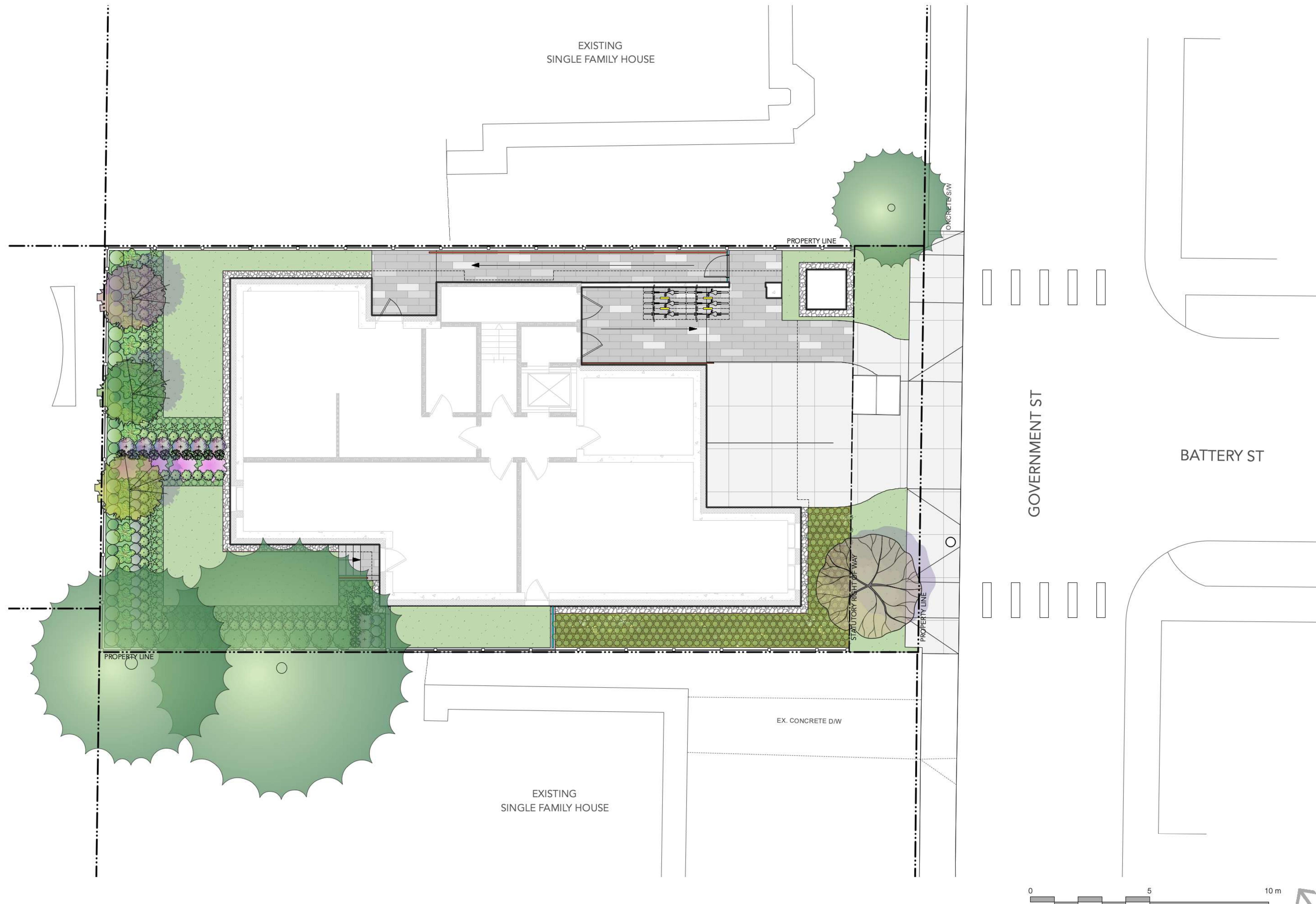
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LANDSCAPE DRAWING INDEX PERMIT

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
L1.4	STORMWATER MANAGEMENT PLAN - LEVEL 1
L2.0	PLANT LIST + IMAGES

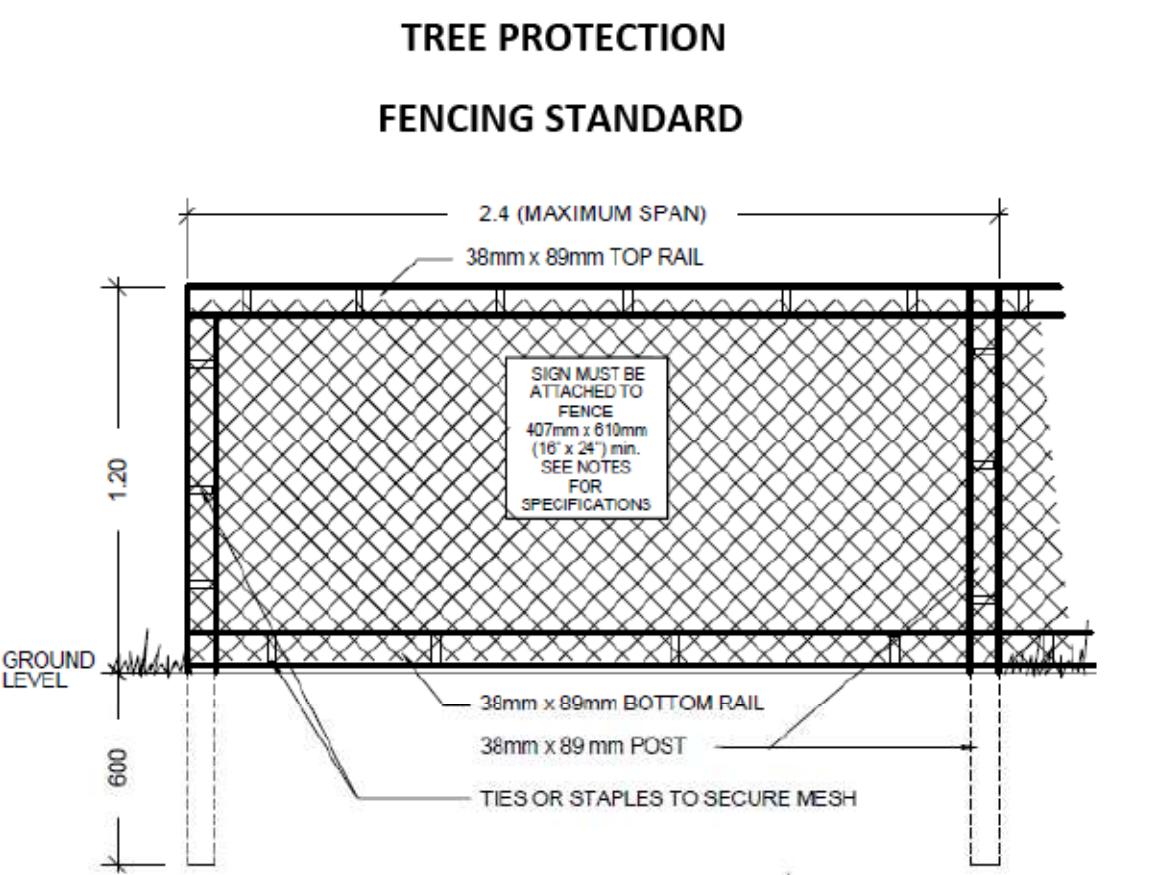


GENERAL TREE PROTECTION FENCING TYP NOTES:

- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
- POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- 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 DRIPINES FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
- PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
- 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.
- A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
- HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
- IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
- 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.
- EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- 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.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
- 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.
- UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
- DO NOT CUT MAIN LATERAL ROOTS;
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
- 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;
- PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
- PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
- PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
- PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
- PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
- 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

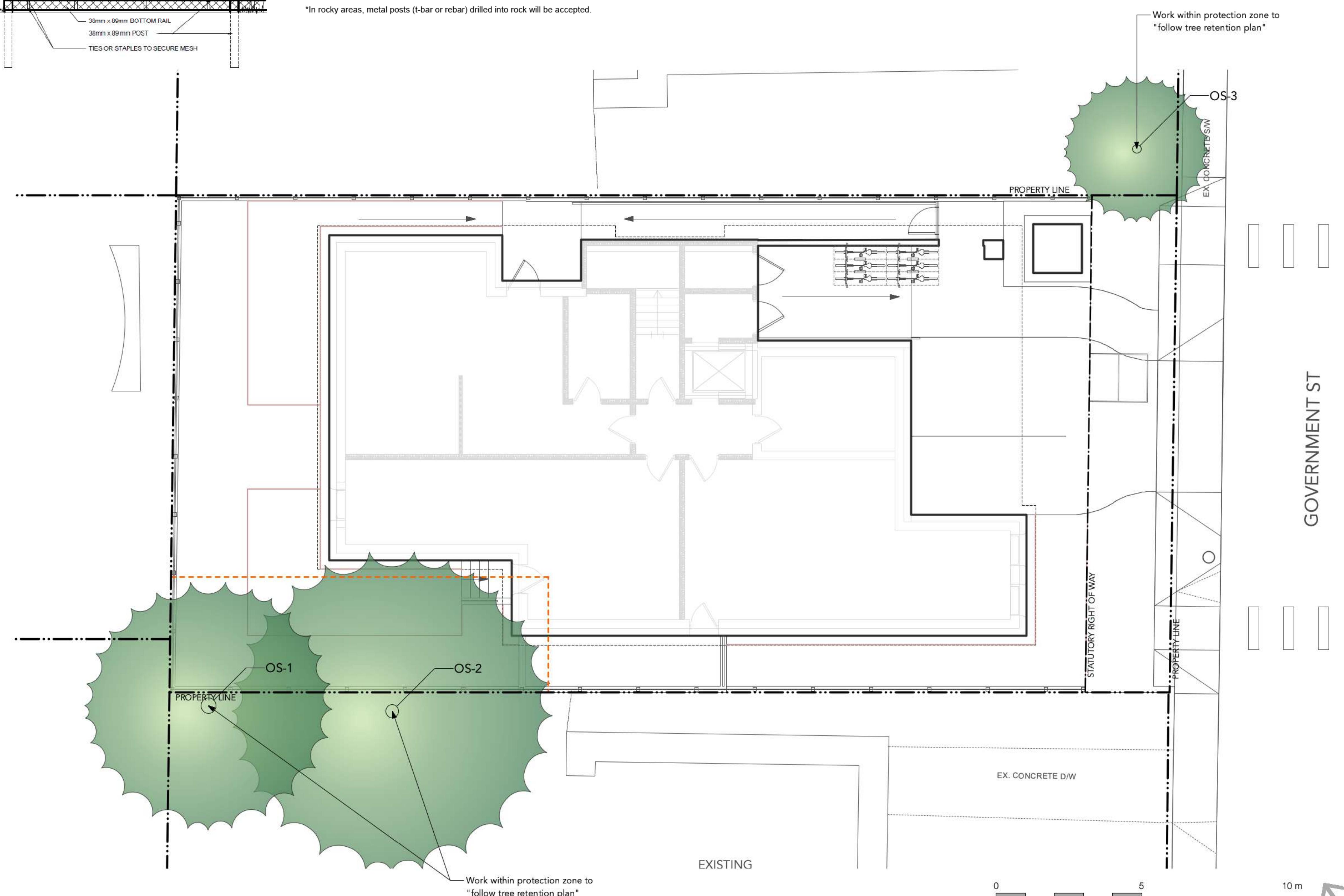
FENCING STANDARD

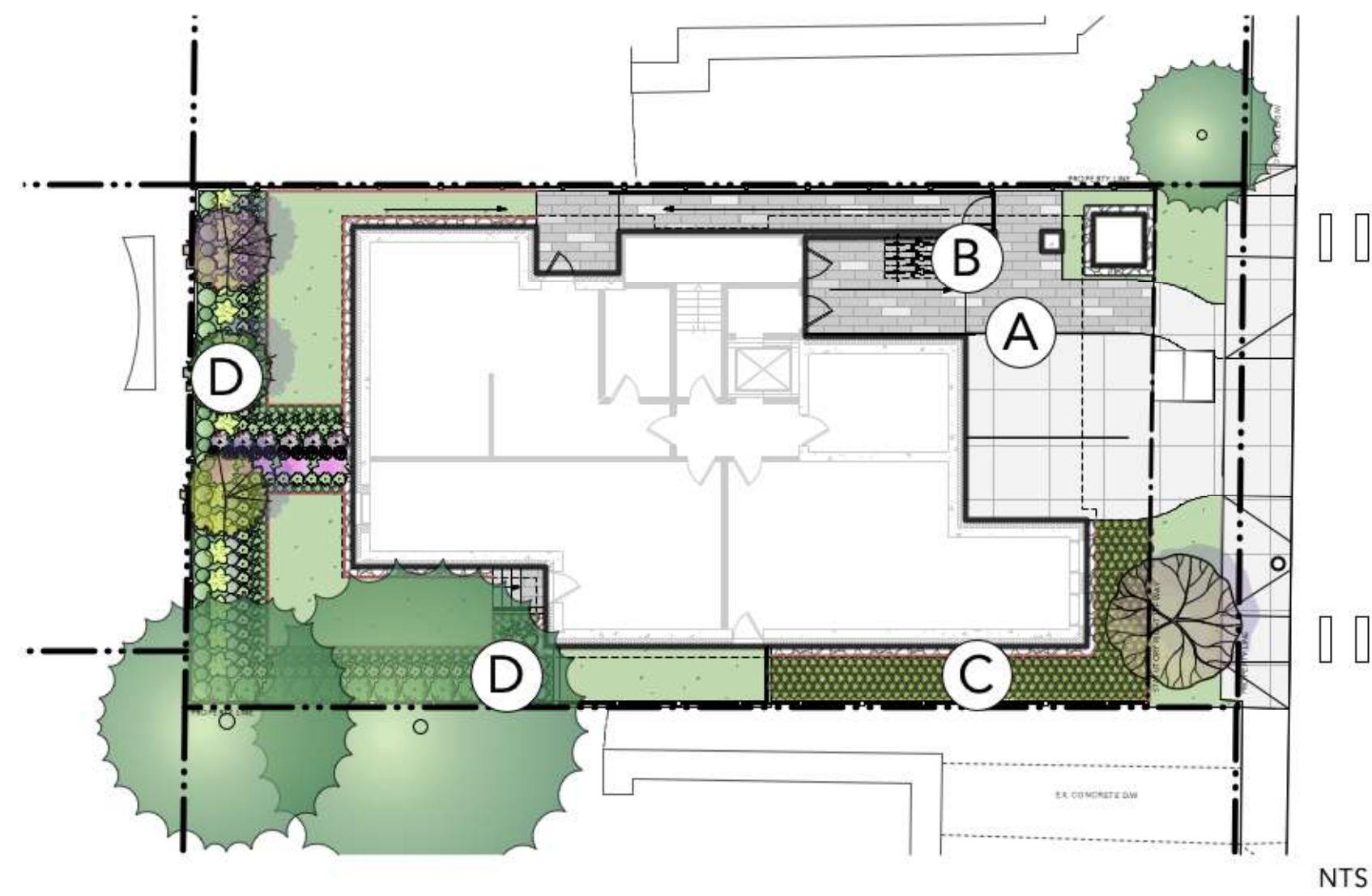
Tree Protection Fencing Specifications:

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

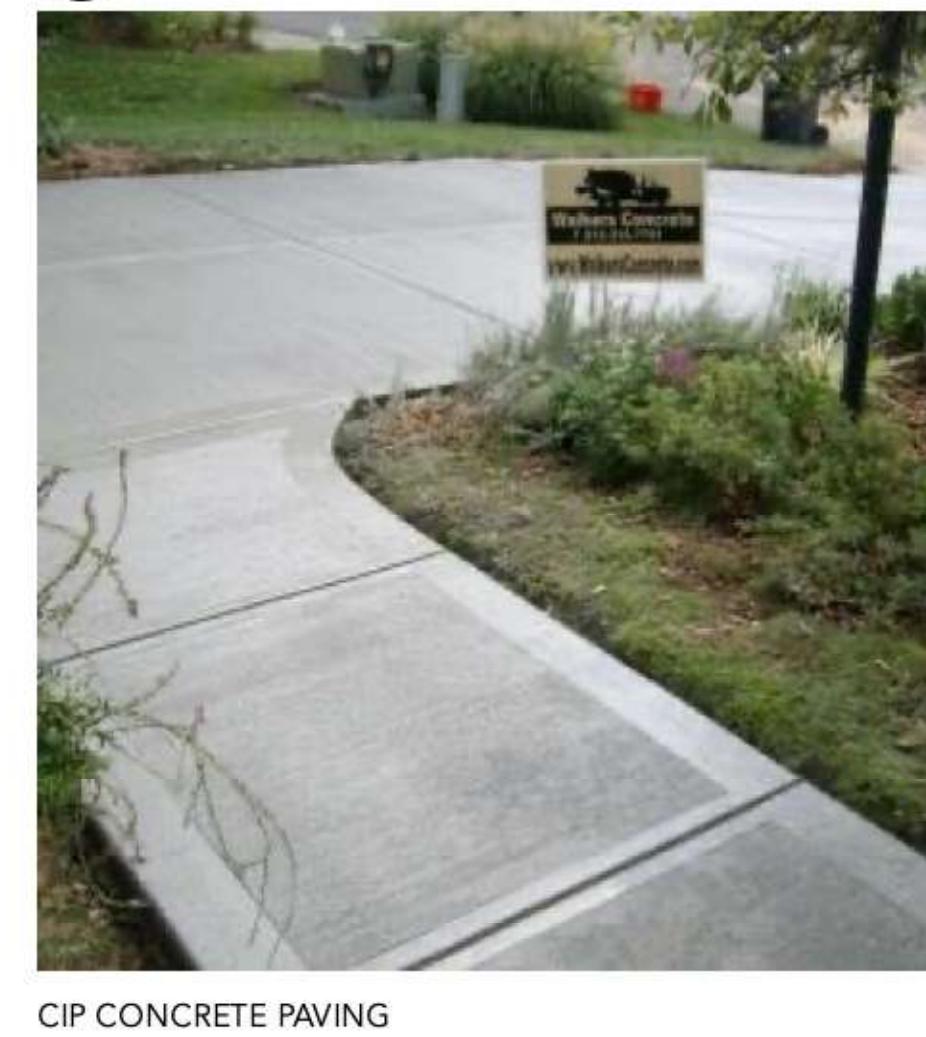
This sign must be affixed on every fence face or at least every 10 linear metres.

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

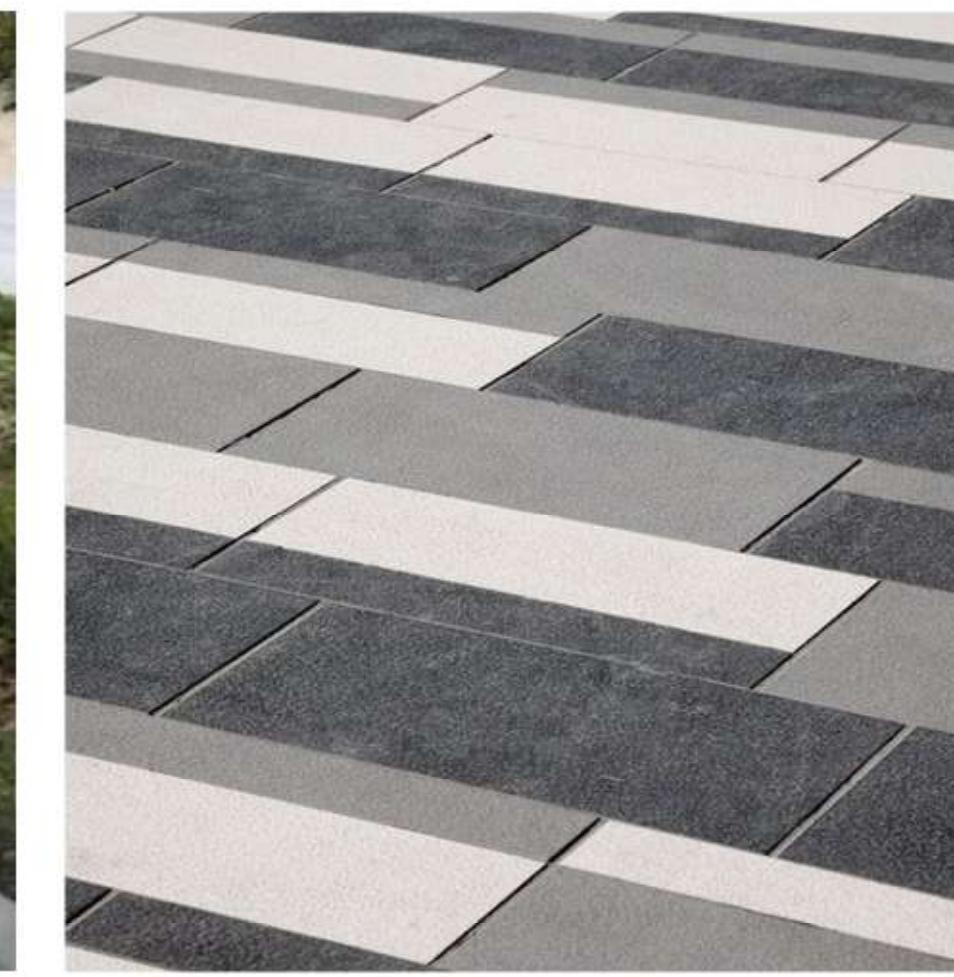




A PAVING



CIP CONCRETE PAVING



MAIN ENTRANCE PAVING

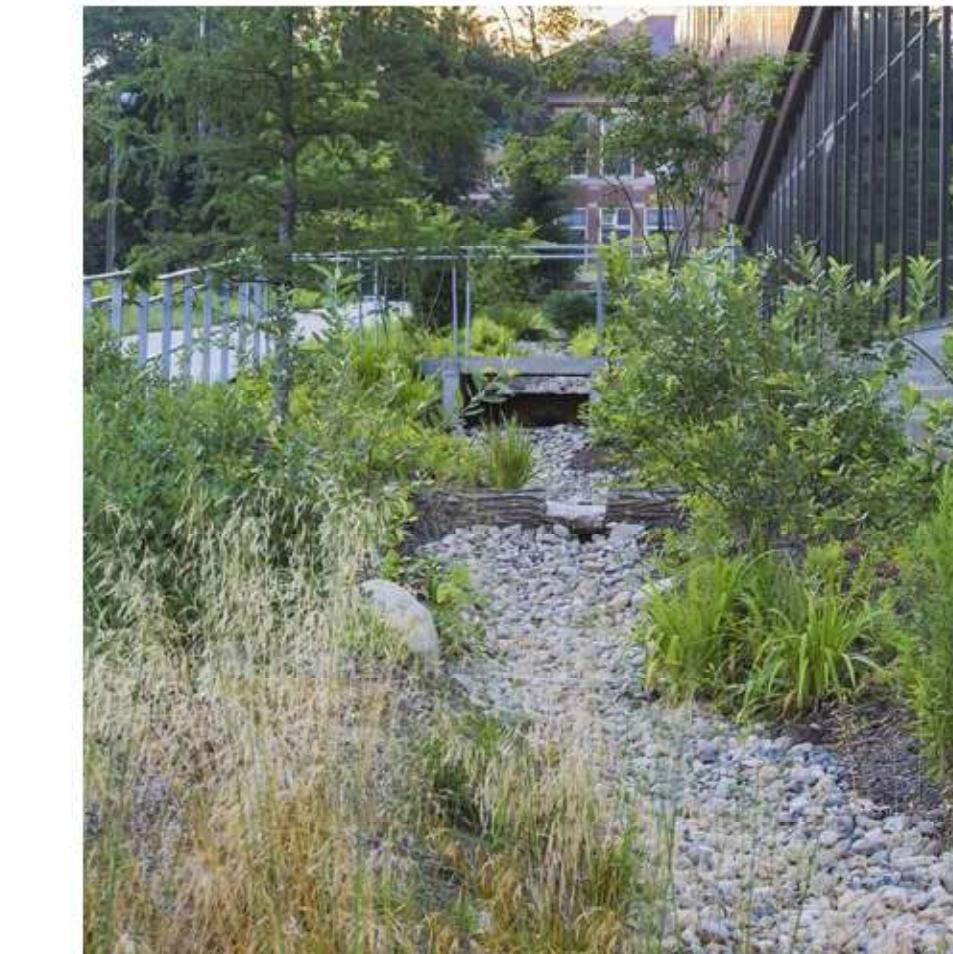


B BIKE RACK



Metal Bike Rack

C RAIN GARDEN



Gravel



Rain Garden Plants

D PLANTING



Tree



Hedge



Roses

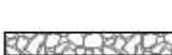
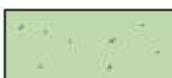
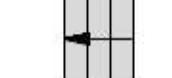
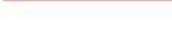
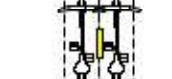


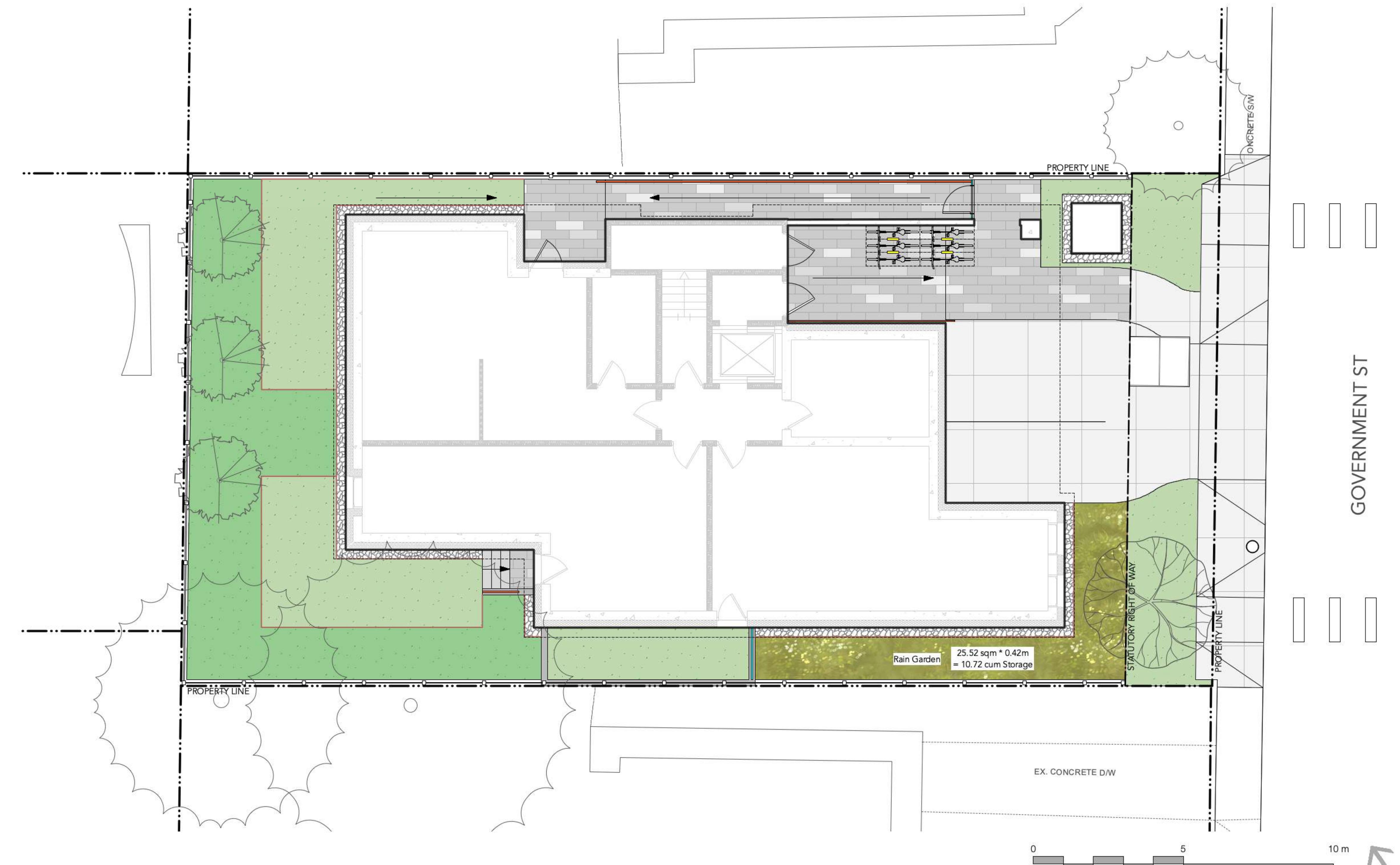
Ferns & Hydrangeas

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

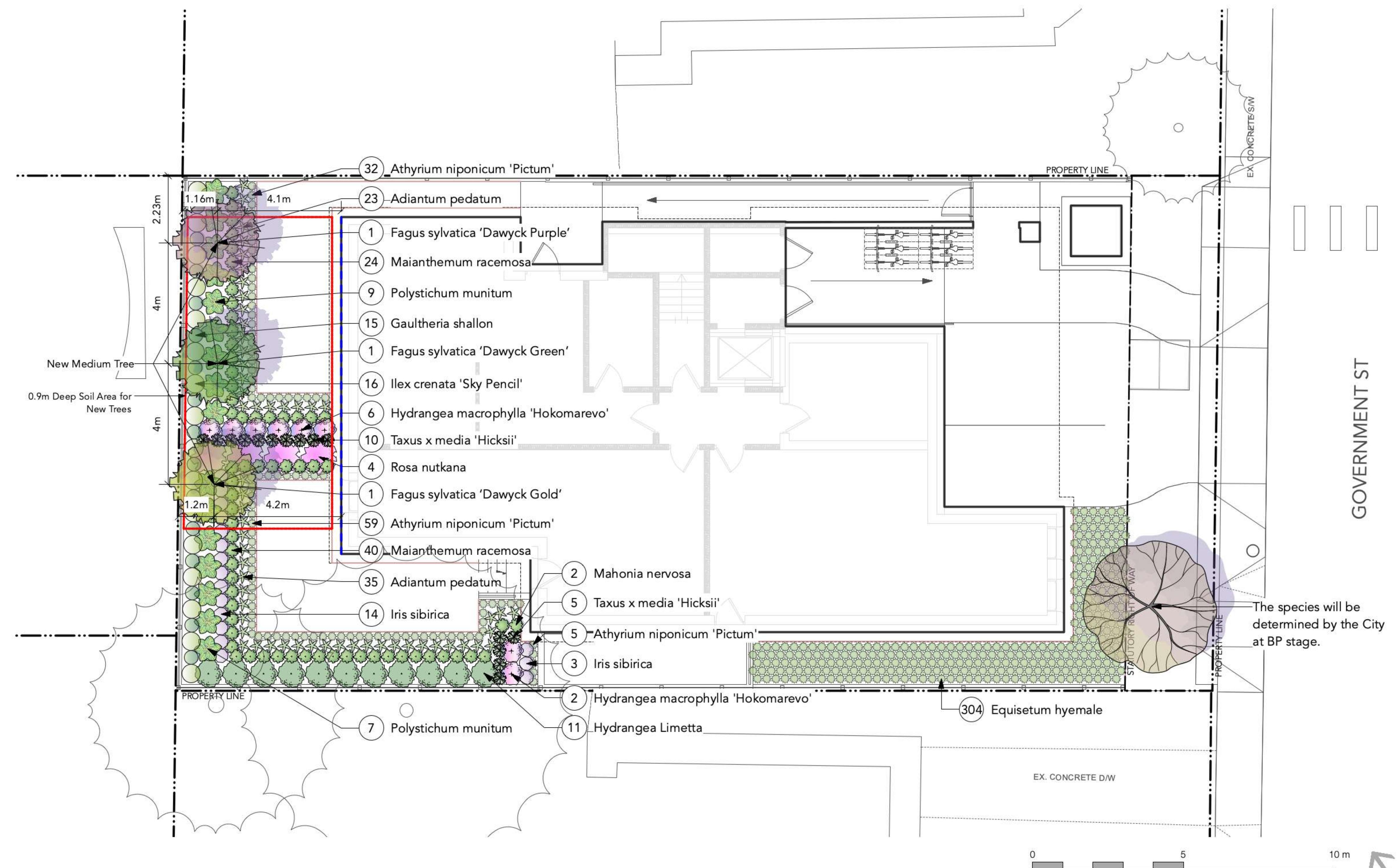
SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving To City Standards
	PAVING TYPE 2 Permeable Pavers
	PAVING TYPE 3 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTING TYPE 3 Rain Garden
	CIP CONCRETE STAIRS
	CONCRETE RETAINING WALL 6" Wide
	FENCE WITH POST FOUNDATION 6' High
	GUARDRAIL WITH GATE 3.5' High
	HANDRAIL 3' High
	METAL PERMALOC EDGING Black
	BIKE RACK 0.45 m x 1.8 m per Parking Stall
	CANOPY ABOVE
	WATER VAULT COVER
	EXISTING UTILITY POLE



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 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

				New Trees Proposed	Soil Volume Required	
	Area (m ²)	Soil Depth (m)	Estimated soil volume	Medium	Medium (m ³ / tree)	Total (m ³)
Planting Area	50	0.9	45	3	15	45

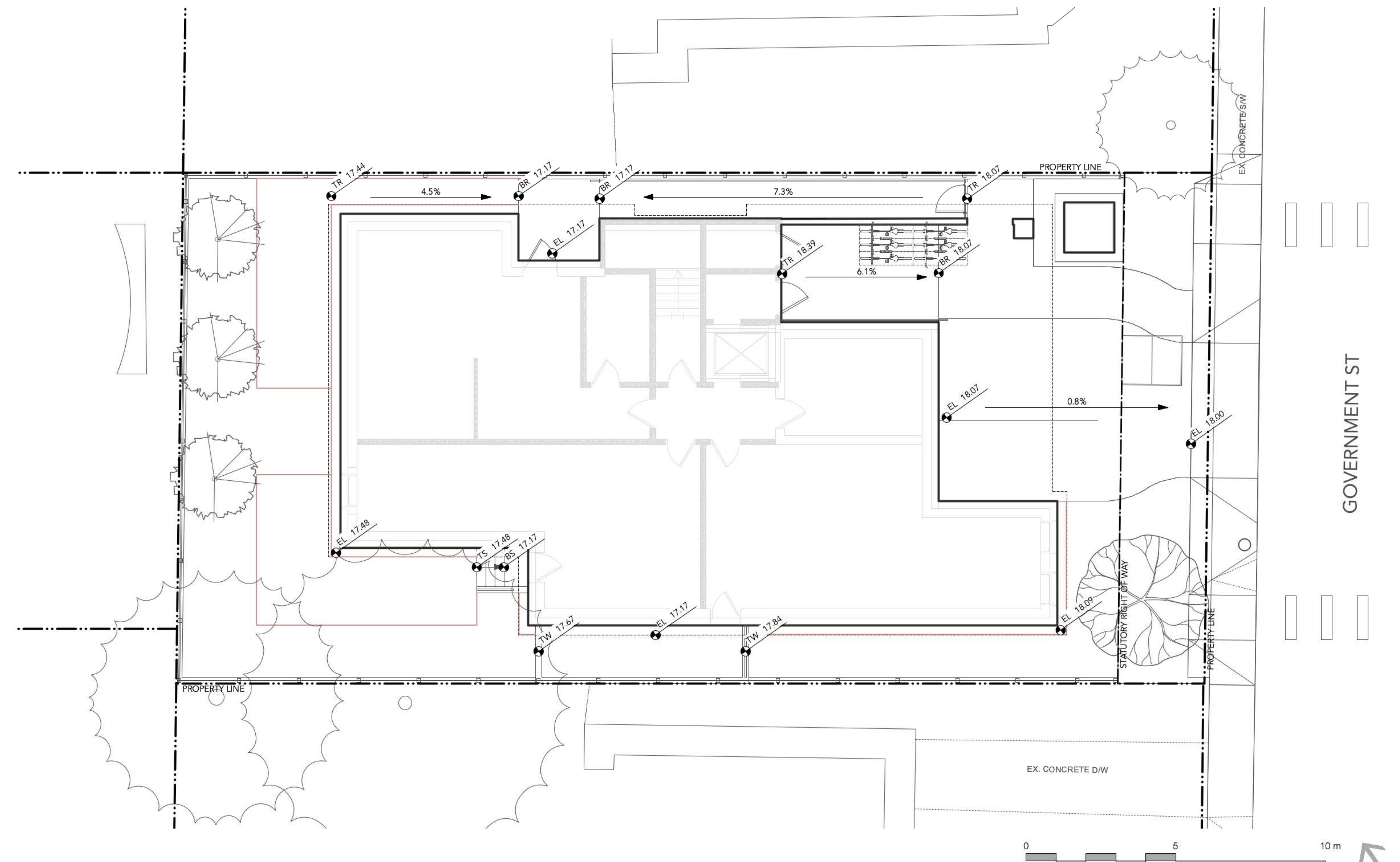


GENERAL GRADING NOTES:

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

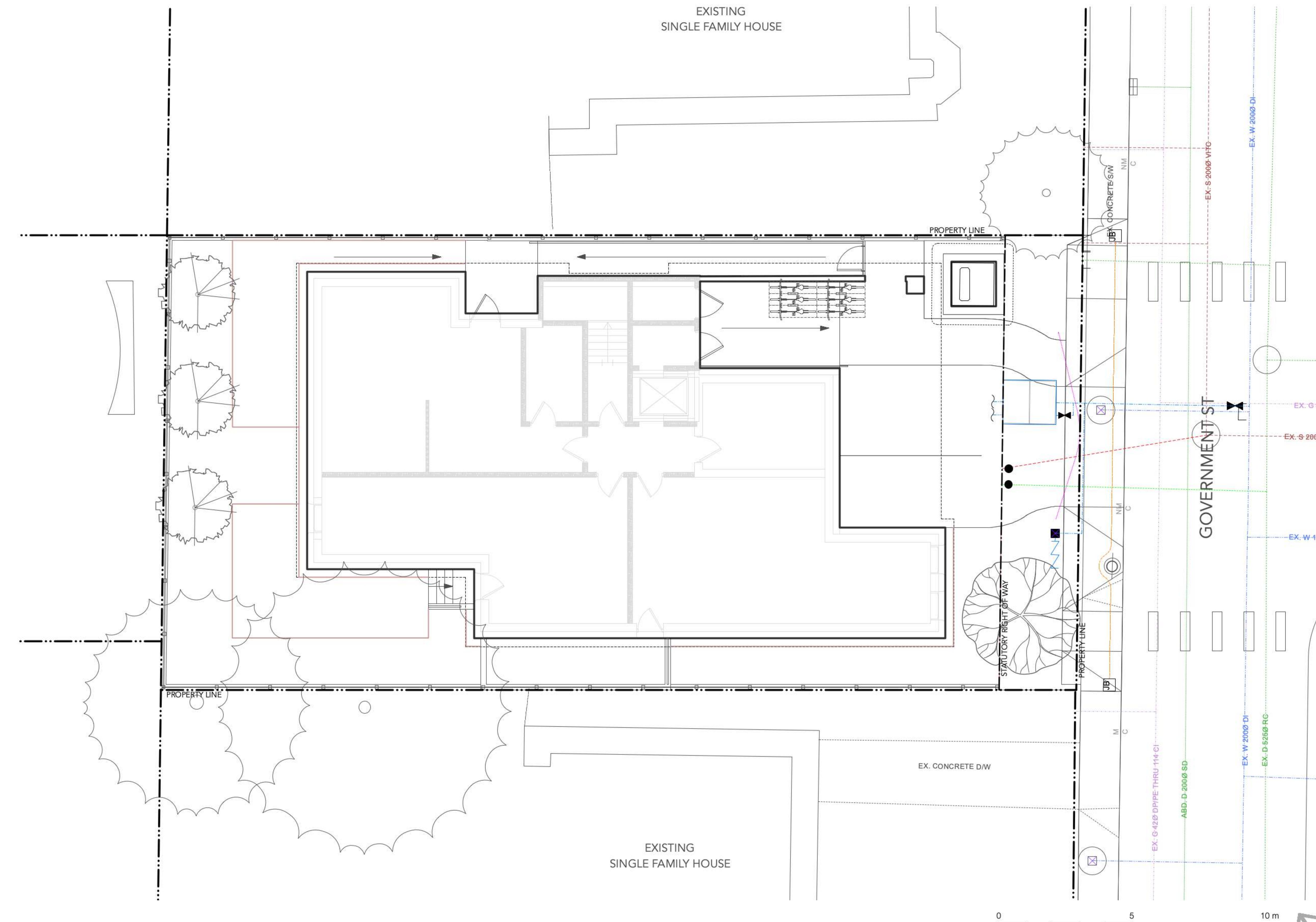
SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
FFE 0.00	FINISHED FLOOR ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION



UTILITY LEGEND

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

EXISTING SINGLE FAMILY HOUSE

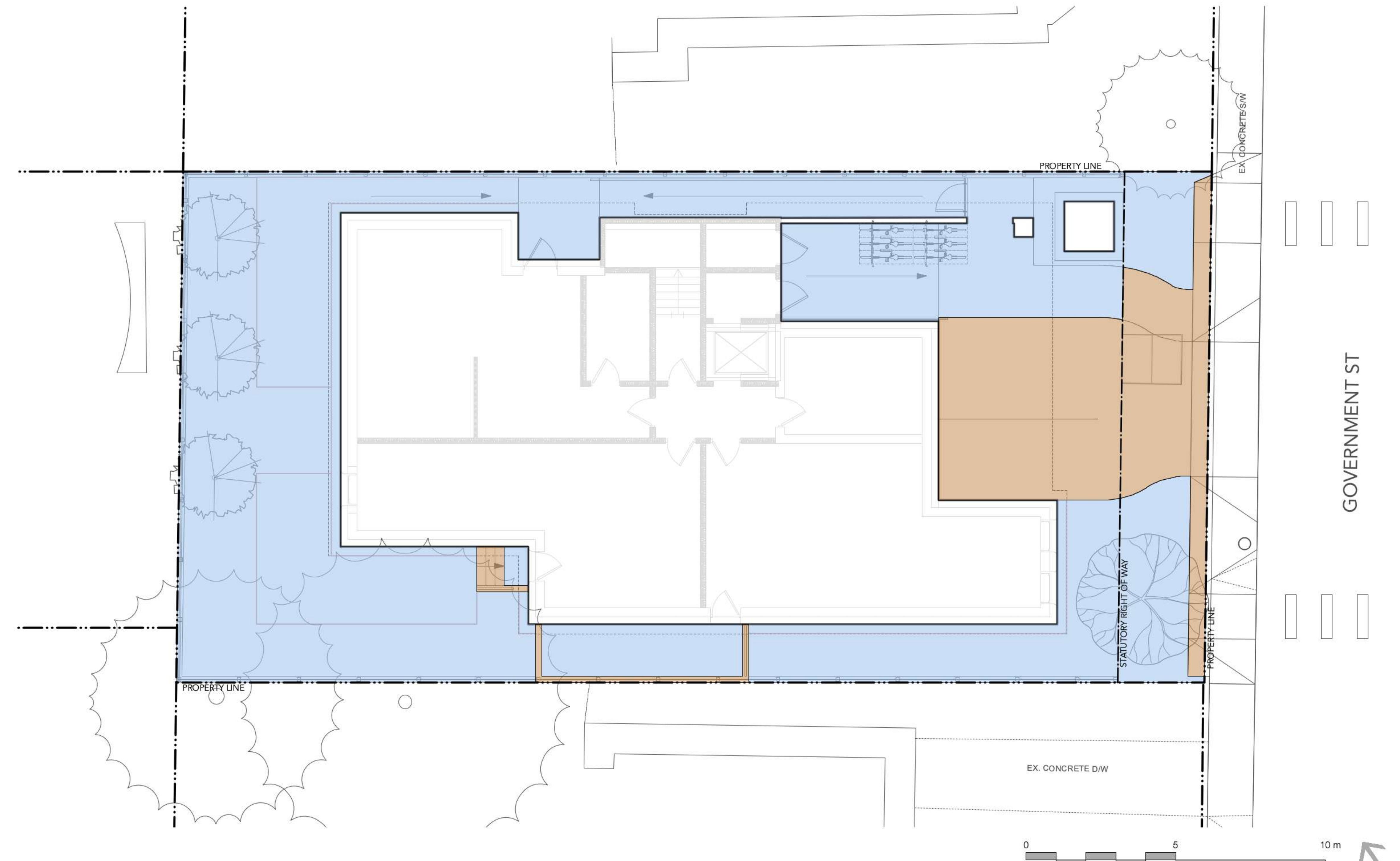


EXISTING SINGLE FAMILY HOUSE

0 5 10 m

STORMWATER MANAGEMENT LEGEND

SYMBOL	DESCRIPTION
	PERMEABLE AREA Total: 264.6 sqm
	IMPERVIOUS AREA Total: 66.4 sqm



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	1	<i>Fagus sylvatica 'Dawyck Gold'</i>	Dawyck Gold Beech	6cm cal.	As Shown	
	1	<i>Fagus sylvatica 'Dawyck Green'</i>	Dawyck Green Beech	6cm cal.	As Shown	
	1	<i>Fagus sylvatica 'Dawyck Purple'</i>	Dawyck Purple Beech	6cm cal.	As Shown	
SHRUBS:						
	15	<i>Gaultheria shallon</i>	Salal	#1 Pot	1'6" o.c.	
	11	<i>Hydrangea Limetta</i>	Limetta Hydrangea	#3 Pot	3'0" o.c.	
	8	<i>Hydrangea macrophylla 'Hokomarevo'</i>	Everlasting Revolution Hydrangea	#3 Pot	2'6" o.c.	Specimen
	16	<i>Ilex crenata 'Sky Pencil'</i>	Japanese Holly	#2 Pot	2'0" o.c.	
	2	<i>Mahonia nervosa</i>	Longleaf Mahonia	#2 Pot	1'6" o.c.	
	64	<i>Maianthemum canadense</i>	False Solomon's Seal	#1 Pot	1'6" o.c.	
	4	<i>Rosa nutkana</i>	Nootka Rose	#5 Pot	4'0" o.c.	
	15	<i>Taxus x media 'Hicksii'</i>	Hick's Yew	1.25m. ht.	1'6" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	58	<i>Adiantum pedatum</i>	American Maidenhair Fern	#2 Pot	3'0" o.c.	
	96	<i>Athyrium nipponicum 'Pictum'</i>	Japanese Painted Fern	#1 pot	3'0" o.c.	
	304	<i>Equisetum hyemale</i>	Scouring Rush Horsetail	#2 Pot	1'0" o.c.	
	17	<i>Iris sibirica</i>	Siberian Iris	#1 Pot	3'0" o.c.	
	16	<i>Polystichum munitum</i>	Western sword fern	#3 Pot	6'0" 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 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.

- Food-bearing plant
- Plant for nesting
- BC native plant

PLANT IMAGES

TREES



SHRUBS



GRASSES, FERNS, PERENNIALS



