

ISSUED FOR: Revised Rezoning  
ISSUE DATE: September 27, 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:  
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250-588-1960

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**Landscape**

G | ALA Gauthier + Associates Lan  
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Email: bryce@gauthierla.com

**Code Consultant**

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

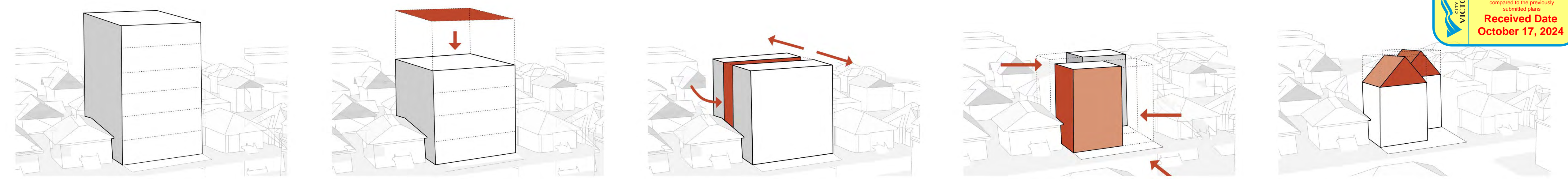
Contact: Corie Lubben  
Phone: 250 410 2021 extension 205  
Email: clubben@celerity.ca

**Civil Engineer**

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

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

2



**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans.  
Received Date  
October 17, 2024

Project ID: 2022-06



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Oeza Developments

James Bay Development

2024-09-27  
RZ-000  
Cover Sheet

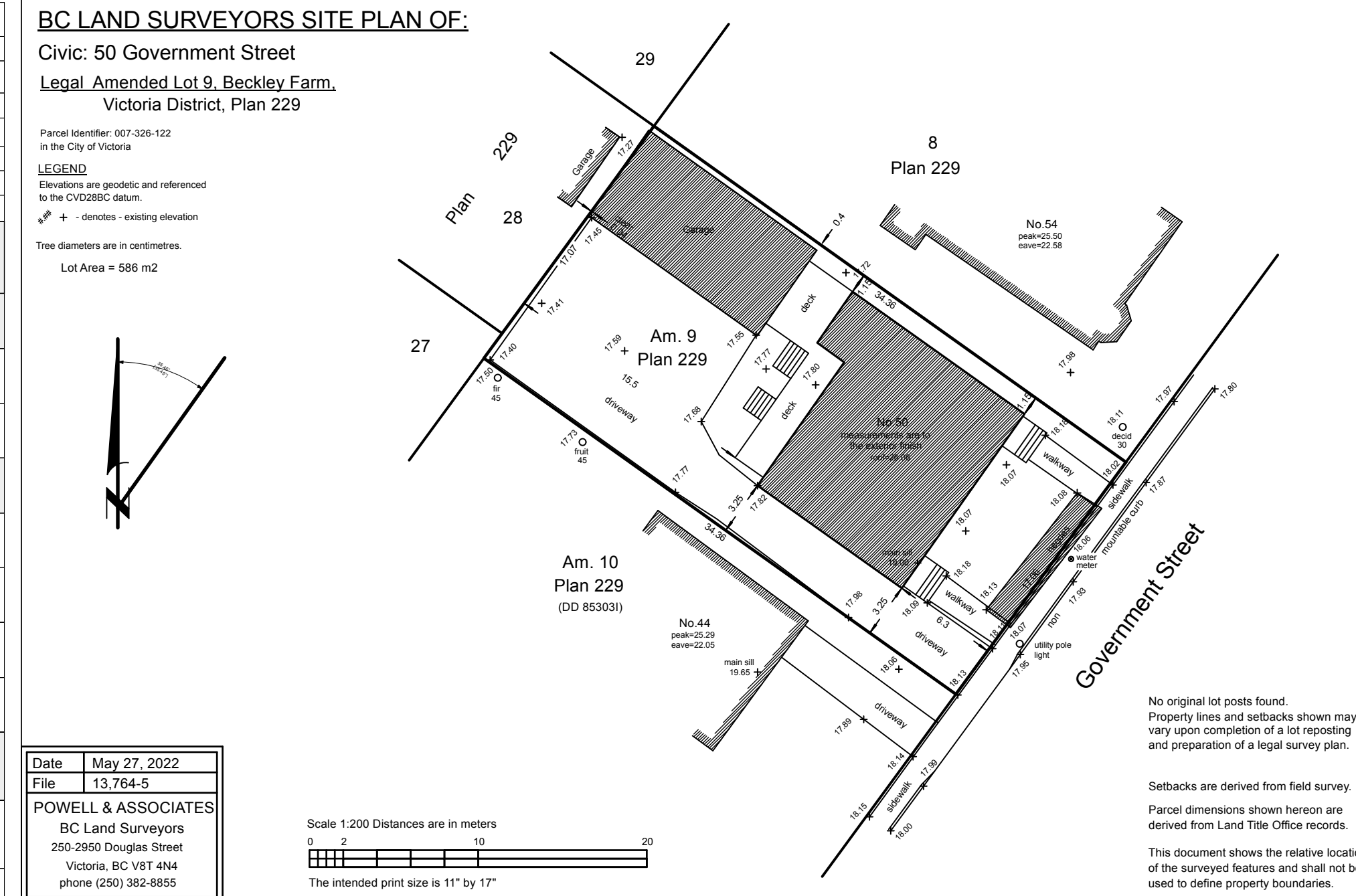


| CODE ANALYSIS  |   |
|--|---|
|  | BCBC REFERENCE  |
| 2018 BC building code, data matrix part 3  | References are to division B unless noted [A] for division A or [C] for division C. |
| Project Description: New Construction  |   |
| Major Occupancy: Residential group C   | 3.1.2.1   |
| Building area: 114.3 m <sup>2</sup>  | 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 <sup>2</sup> /person and design of building  |   |
| The occupant load for residential suites is two persons per sleeping room.   |   |
| 1st floor = 8 persons (4 studio suites)<br>2nd floor = 10 persons (2 studio suites, 3 1-bedroom units)<br>3rd floor = 10 persons (2 studio suites, 3 1-bedroom units)<br>4th floor & loft = 10 persons (2 2-bedroom+den units)   | 3.1.17.1  |
| For storage garage:<br>occupant load = garage area / 46 (sm/person)<br>(Car + bike) parking :35+41.6 = 76.6 m <sup>2</sup> / 46 m <sup>2</sup> = 1.6 (2 persons)<br>Total occupancy = 42 persons   |   |
| Minimum number of exits per unit required: 2, proposed 2   | 3.4.2.1-2 (b)   |
| Minimum number of exits for loft, required: 2, proposed 1.<br>Egress will be addressed under an Alternative Solution (AS).<br>Acknowledging that the Vancouver Building Bylaw permits a single exit from a two-storey dwelling unit where the maximum travel distance is not more than 18 m.<br>This proposal will account for this exit distance. | Vancouver Building Bylaw  |
| The exit stair will be protected by dedicated sprinkler heads. Compliance will be achieved and addressed through an Alternative Solution (AS).   |   |
| The corridor between the two halves of the building will be considered an interior corridor even though it is open at both ends. These interior corridor walls will be constructed as fire separations with a minimum 1 h fire-resistance rating.  | 3.3.1.4.(3)   |

**Spatial separation - construction of exterior walls - Table 3.2.3.1.D.**

| Wall               | Area of EBF (m <sup>2</sup> ) | L.D (m) | L/H | Permitted max % of openings | Proposed max % of openings | FRR (hours) | Type of construction          | Type of cladding              |
|--------------------|-------------------------------|---------|-----|-----------------------------|----------------------------|-------------|-------------------------------|-------------------------------|
| North              | 442.33                        | 1.36    | -   | 14                          | 5.28                       | 1 H         | Combustible or noncombustible | Noncombustible                |
| South              | 446.02                        | 1.36    | -   | 14                          | 4.79                       | 1 H         | Combustible or noncombustible | Noncombustible                |
| West - Rear        | 217.27                        | 2.74    | -   | 21                          | 16.3                       | 1 H         | Combustible or noncombustible | Noncombustible                |
| East- Street Front | 209.78                        | 10      | -   | 100                         | 24.3                       | -           | Combustible or noncombustible | Combustible or noncombustible |

| 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 <sup>2</sup>   |  |   |   |
| BUILDING FOOTPRINT: 332.75 m <sup>2</sup>  |  |   |   |
| Zoning Criteria  | Proposal                                     | Zone Standard (R3-2)  | Envisioned by OCP Land Use designation (Urban Residential)                                  |
| Site Area (m <sup>2</sup> ) (min.)   | 586.27 m <sup>2</sup>                        | 920 m <sup>2</sup>  |   |
| Lot width (m) (min.)   | 17.07 m                                      |   |   |
| Total floor area (m <sup>2</sup> ) (max.)  | 1141.39 m <sup>2</sup>                       |   |   |
| Floor Space Ratio  | 1.94   | 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 <sup>2</sup> ) (min.)   | 33.81 m <sup>2</sup>                         | 30  |   |
| Avg Grade  | 17.73 m                                      | n/a   |   |
| Building Height (m) (max.)   | 15.92 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<br>12 m for, 5 story building                                |   |
| Rear (NW)  | 2.738 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   | 59.15%                                       | 30% - 4 storeys<br>24% - 5 storeys  |   |
| Open site space - lot (%) (min.)   | 41.94%                                       | 30  |   |
| Off Street Parking   |  |   |   |
| Car Parking  | 1 - Resident<br>0 - Visitor<br>1 - Car Share | Schedule C - Other Area - Multiple Dwelling<br>16 - Resident<br>2 - Visitor<br>18 - Total |   |
| Accessible   | 1  | 1   |   |
| Van accessible   | 0  | 1   |   |
| Bicycle storage  |  |   |   |
| Long Term  | 30*  | 18  | *Bike stalls could be replaced with mobility scooter parking depending on resident's needs. |
| Short Term Bicycle parking   | 6  | 6   |   |
| UNIT TYPES   |  |   |   |
| 8 Studio units @ 33.8 to 35.2 m <sup>2</sup>   |  |   |   |
| 6 One Bedroom units @ 66.7 to 69.08 m <sup>2</sup>   |  |   |   |
| 2 Two Bedroom + Den units @ 152.12 -157.5 m <sup>2</sup>                                     |  |   |   |



**1 Survey Plan**

**Parking required for 50 Government:**

0.85 spaces per unit <45 m<sup>2</sup> - 8 (ground floor unit, L2 & L3)  
1.00 space per unit 45<70 m<sup>2</sup> - 6 units (all L2 & L3 units)  
1.45 spaces per unit >70 m<sup>2</sup> - 2 units (both penthouse units)

= (0.85x8) + (1x6) + (1.45x2)  
= 15.7=16 car parking spaces

Visitor parking: 0.1 per unit  
= 0.1 x 16  
= 1.6= 2 visitor spaces

Required bikes:  
1.25 per unit >45 m<sup>2</sup>  
1 per unit <45 m<sup>2</sup>  
= (1.25 x 8) + (1x8) = 18  
= 18 bike parking stalls

Visitor bikes required: 6

**PROPOSED:**

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

30 bike parking  
14 wall mounted  
16 ground mounted, including 12 regular bike and 4 oversized bike stall (more than 50% of required bike stalls)



## James Bay Strategic Directions

### Urban Place Designations\*

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

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



50 Government St

## OCP Policy Objectives Advanced By This Proposal:

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



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



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



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



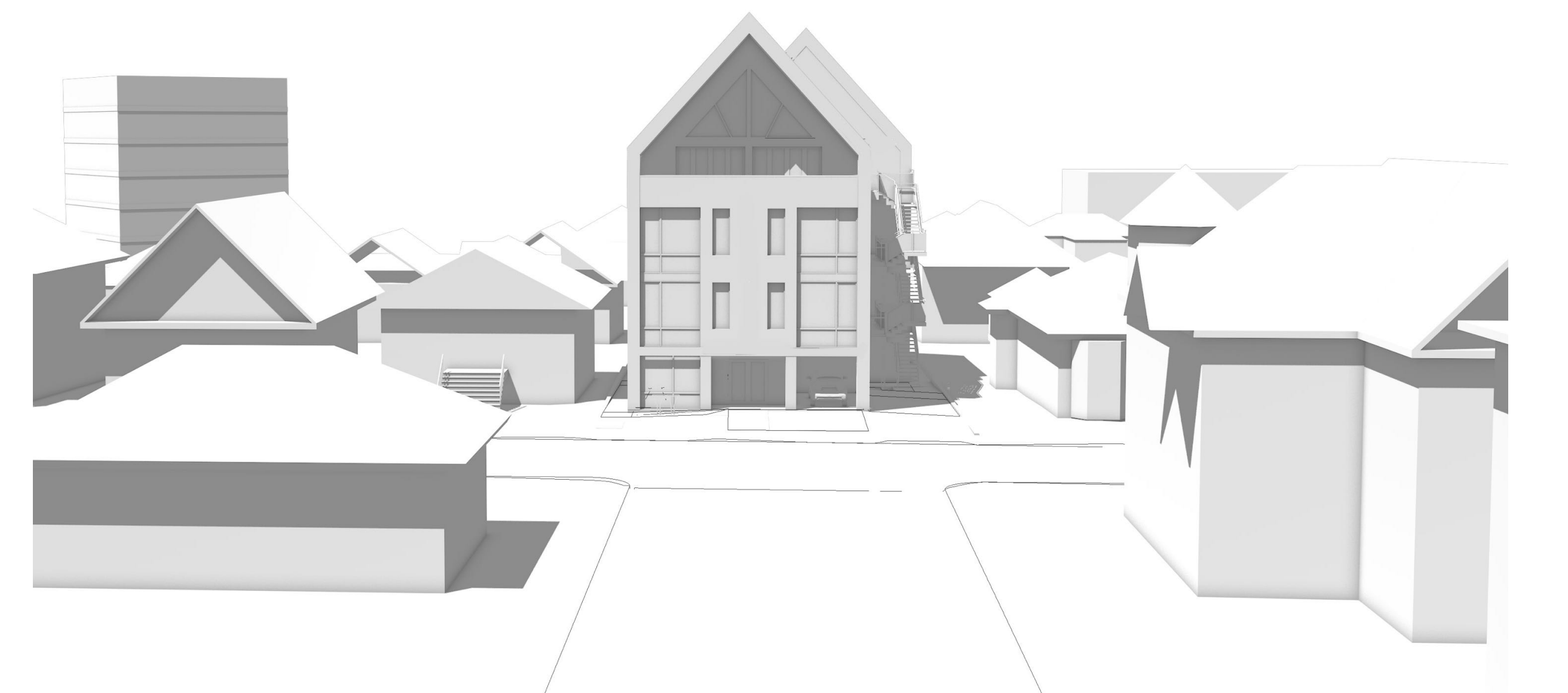
6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041."



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



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

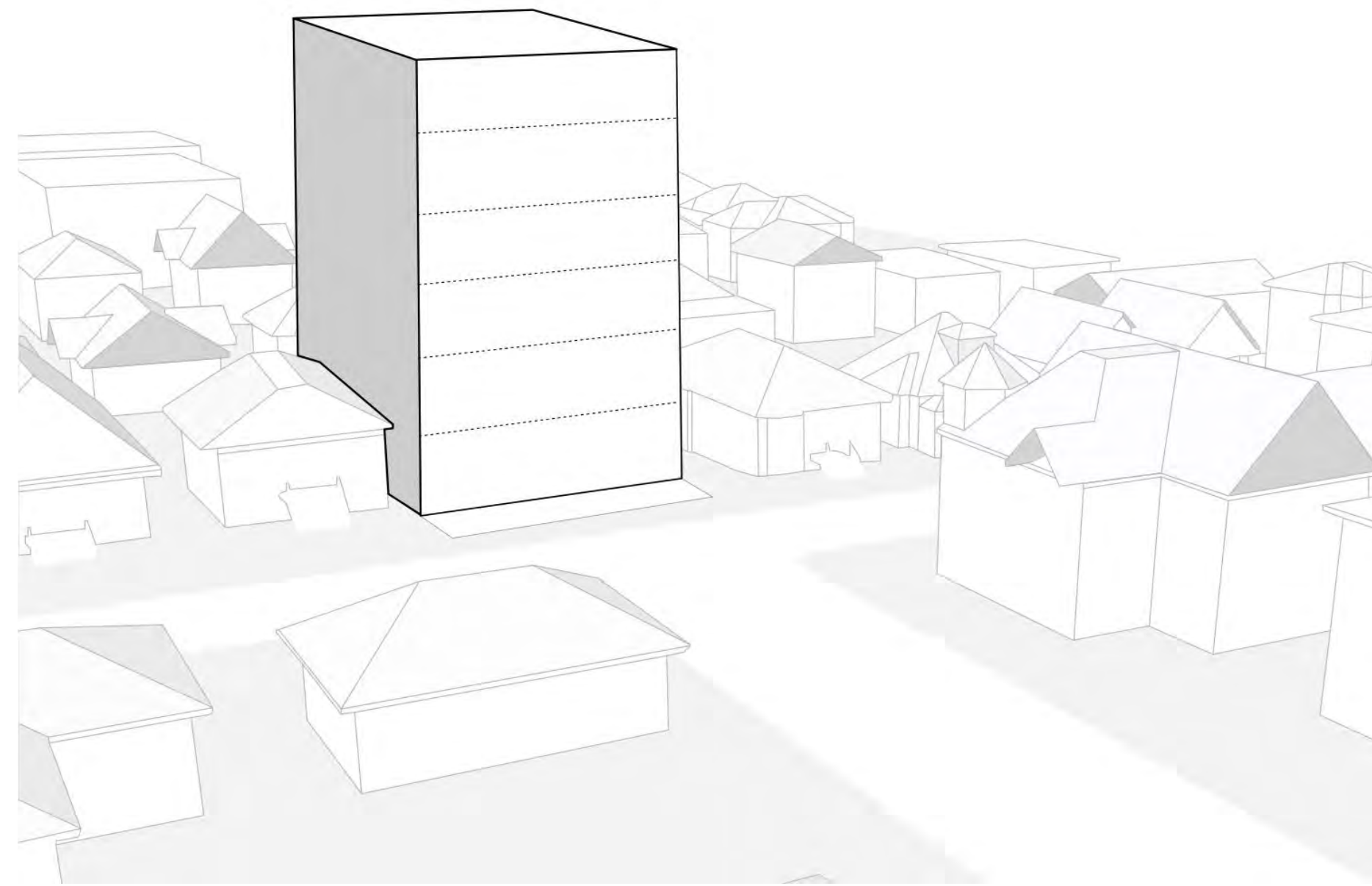


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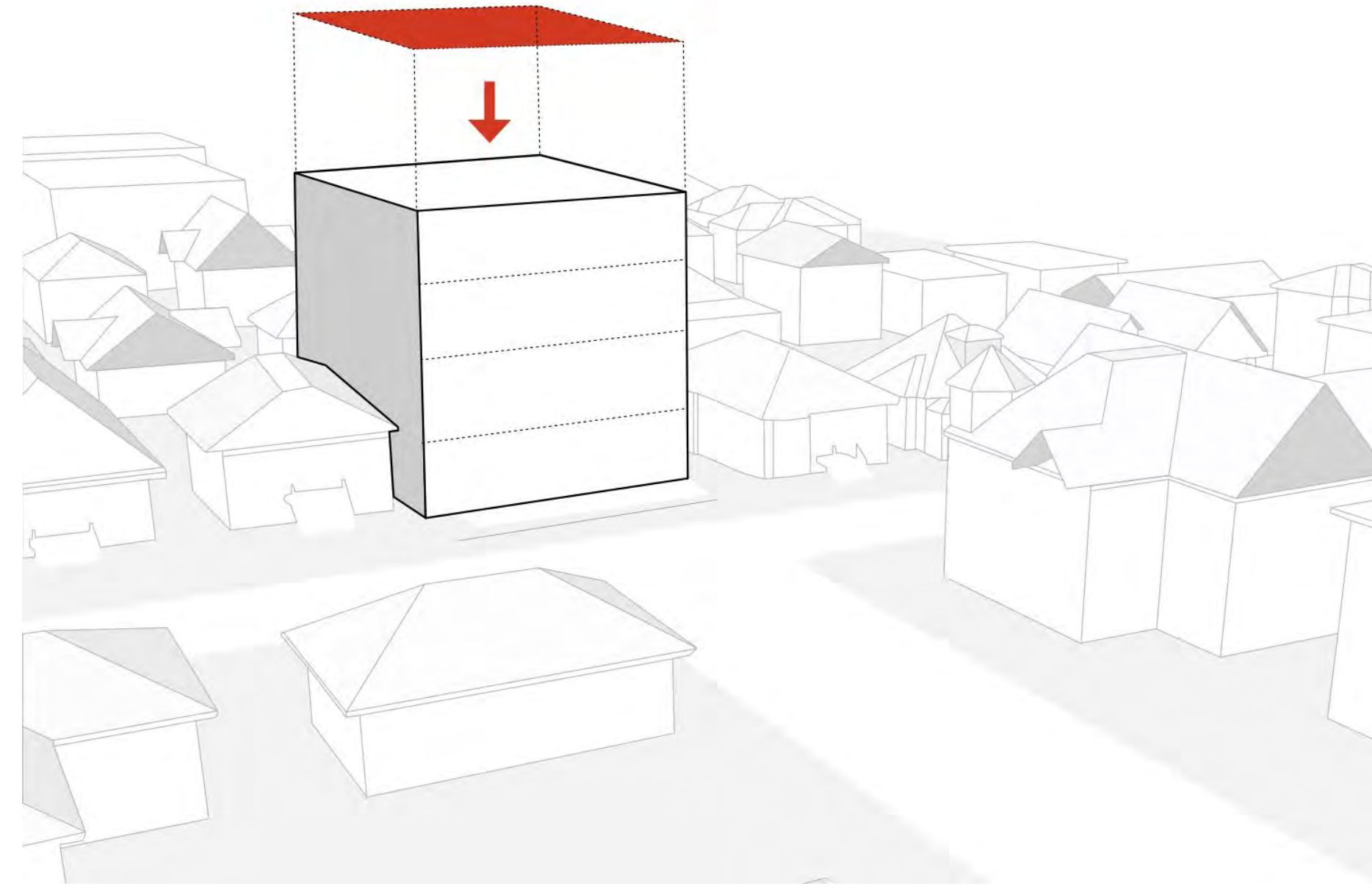
James Bay Development



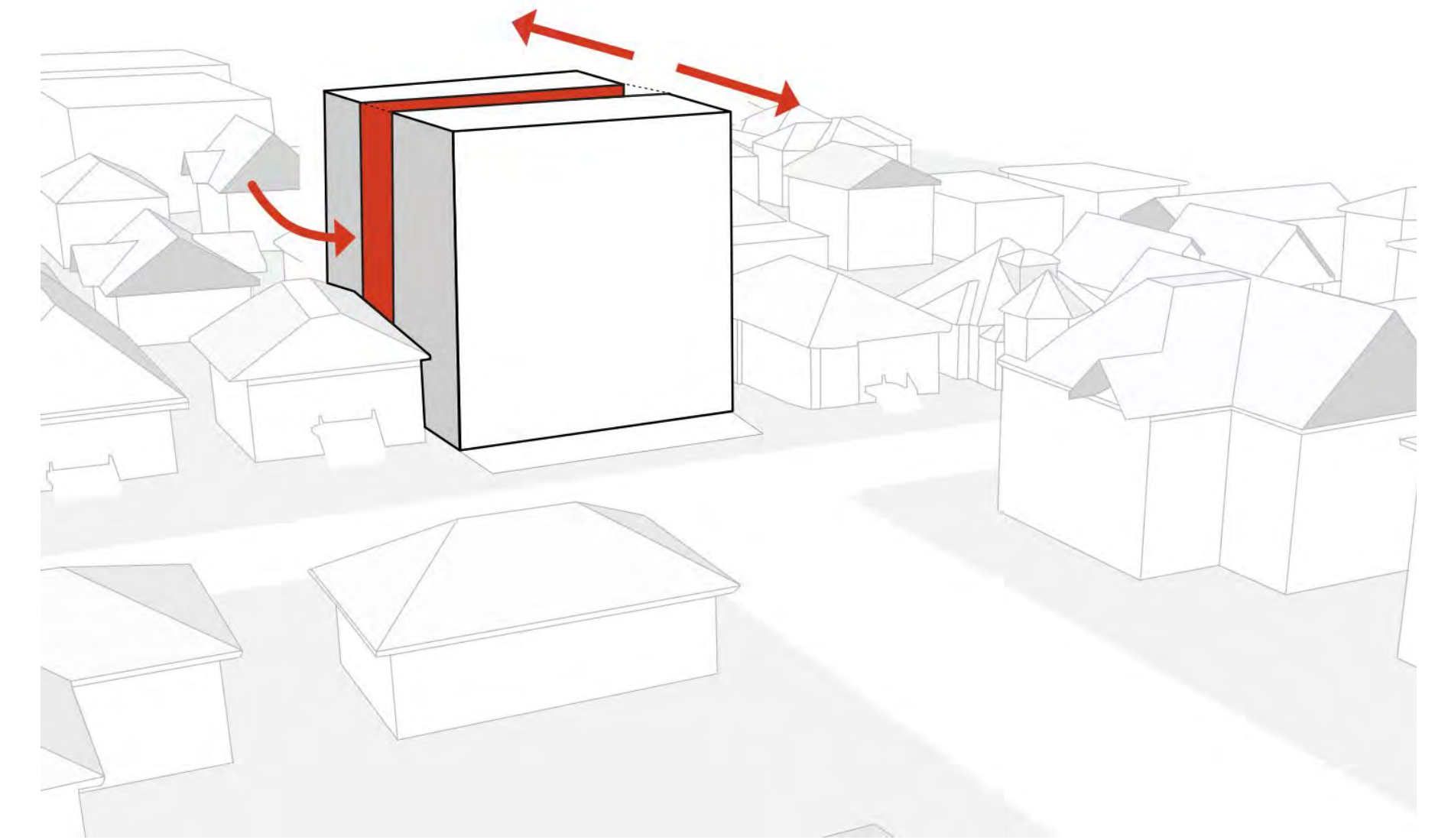
PREVIOUS PROPOSED DESIGN



REDUCTION TO A 4-STORY BUILDING



DIVIDED INTO TWO, FOCUSING ON CENTRAL AXIS



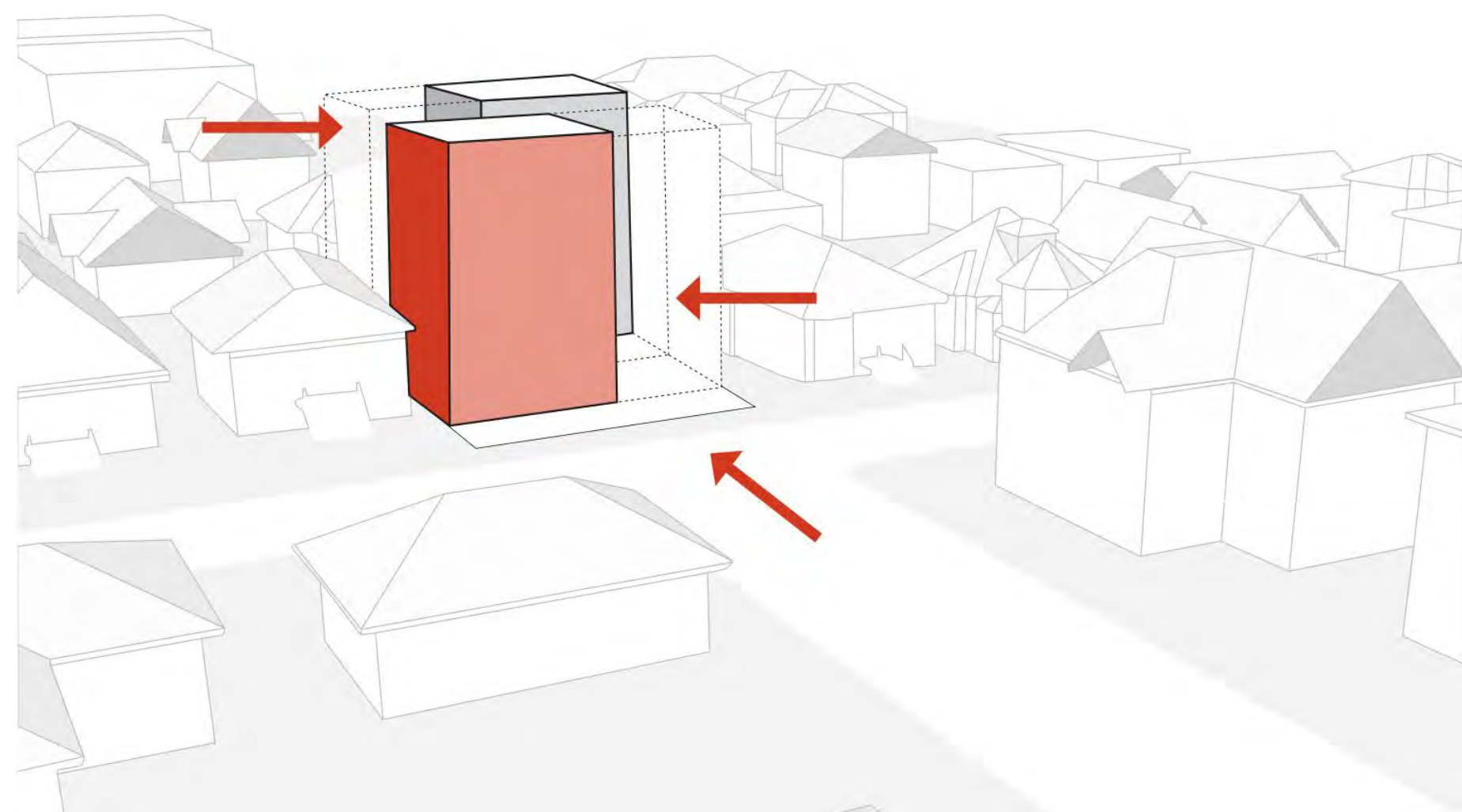
STEP 1 → HEIGHT →

- 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



RESIDENTIAL FORM AND CHARACTER



RESULTING PROPOSAL



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)

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)

Project ID: 2022-05





Existing Building, 50 Government



Existing Building, 50 Government



Proposed Building, 50 Government



Proposed Building, 50 Government



36 South Turner Behind



1 Existing Street Elevation  
Scale: 1:200

36 South Turner Behind



2 Proposed Street Elevation  
Scale: 1:200



50 Government St

602 Battery St

616 Battery St

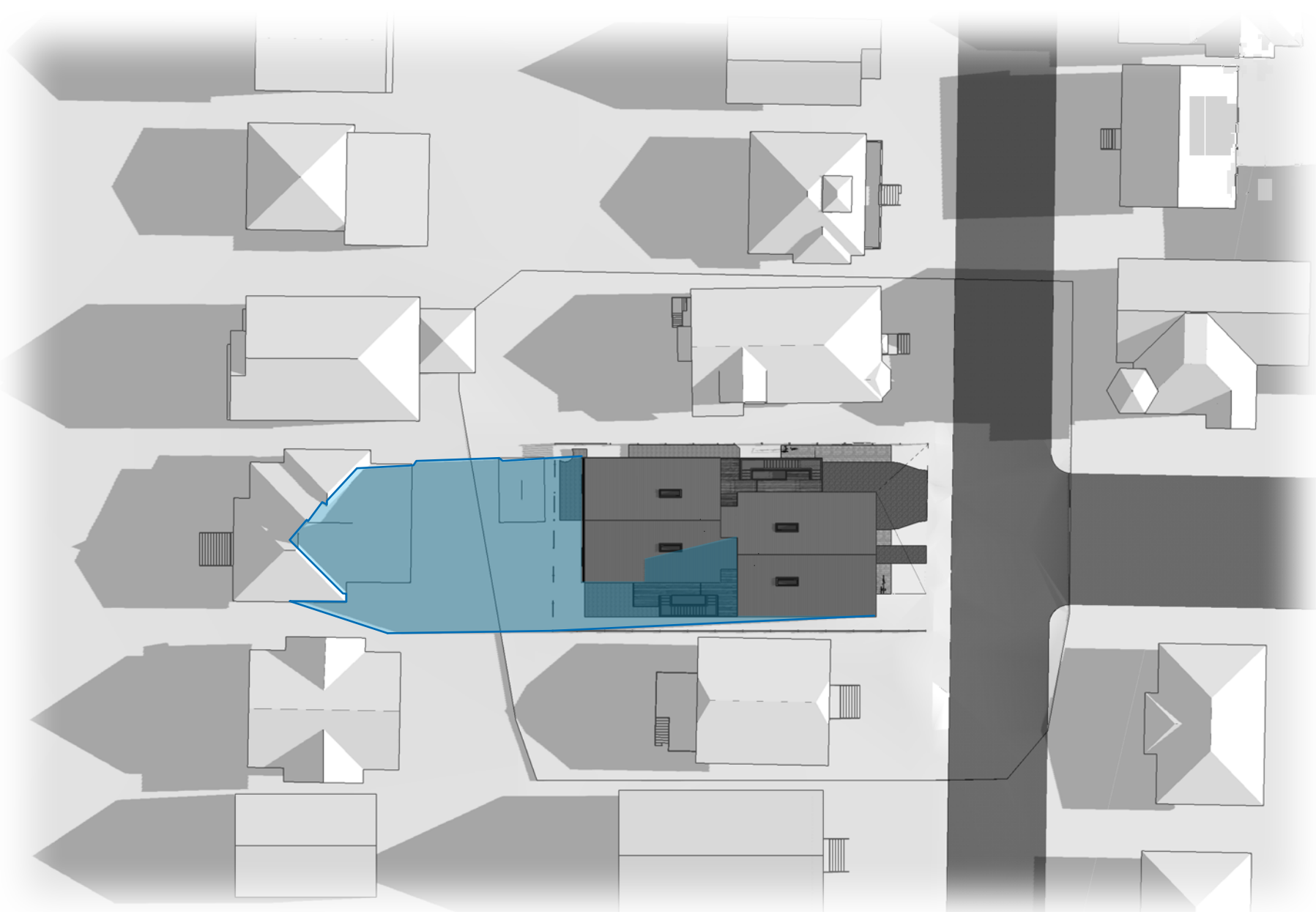
620 Battery St

622 Battery St

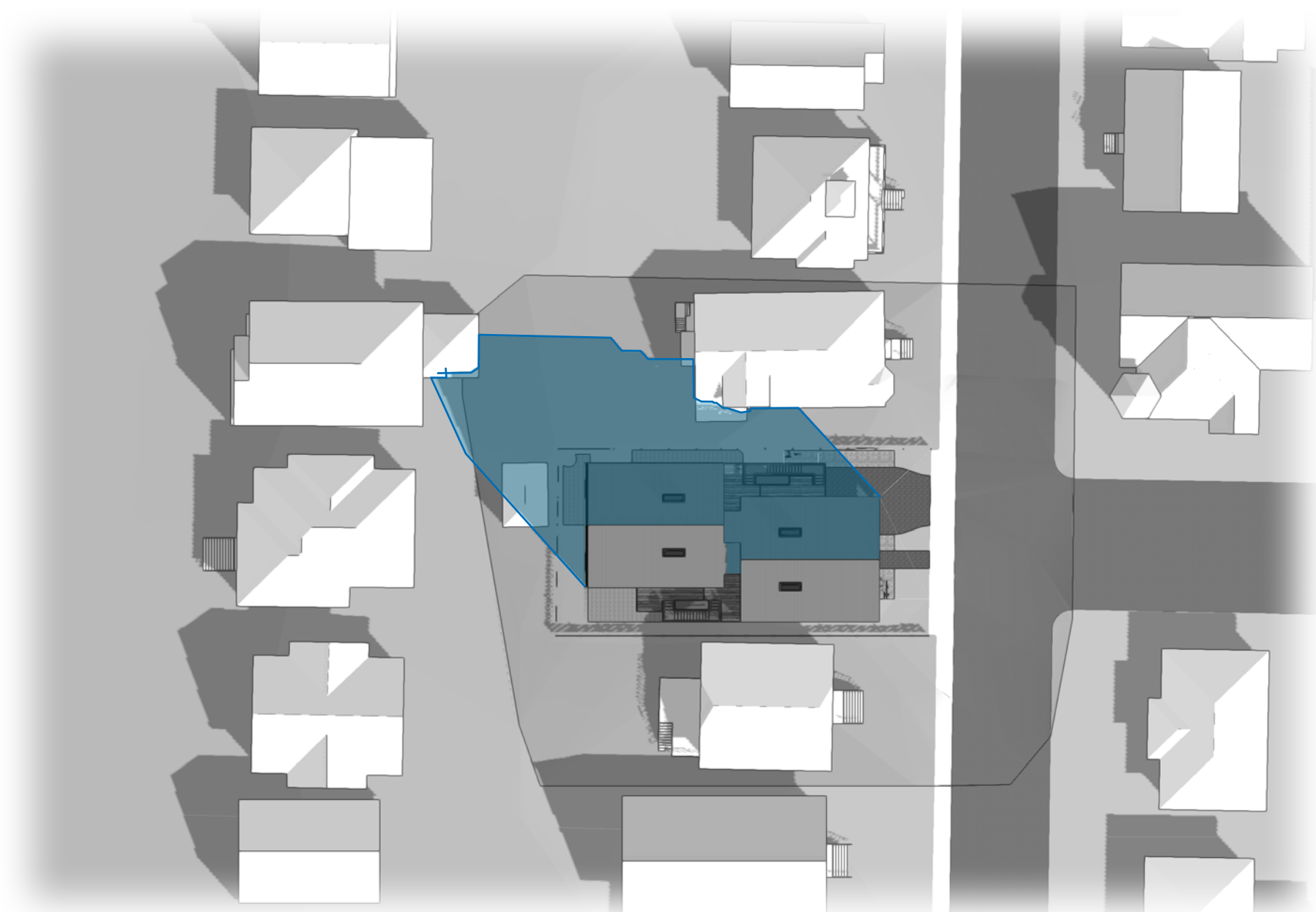


2 Proposed Street Elevation  
 A301 Scale: 1:200

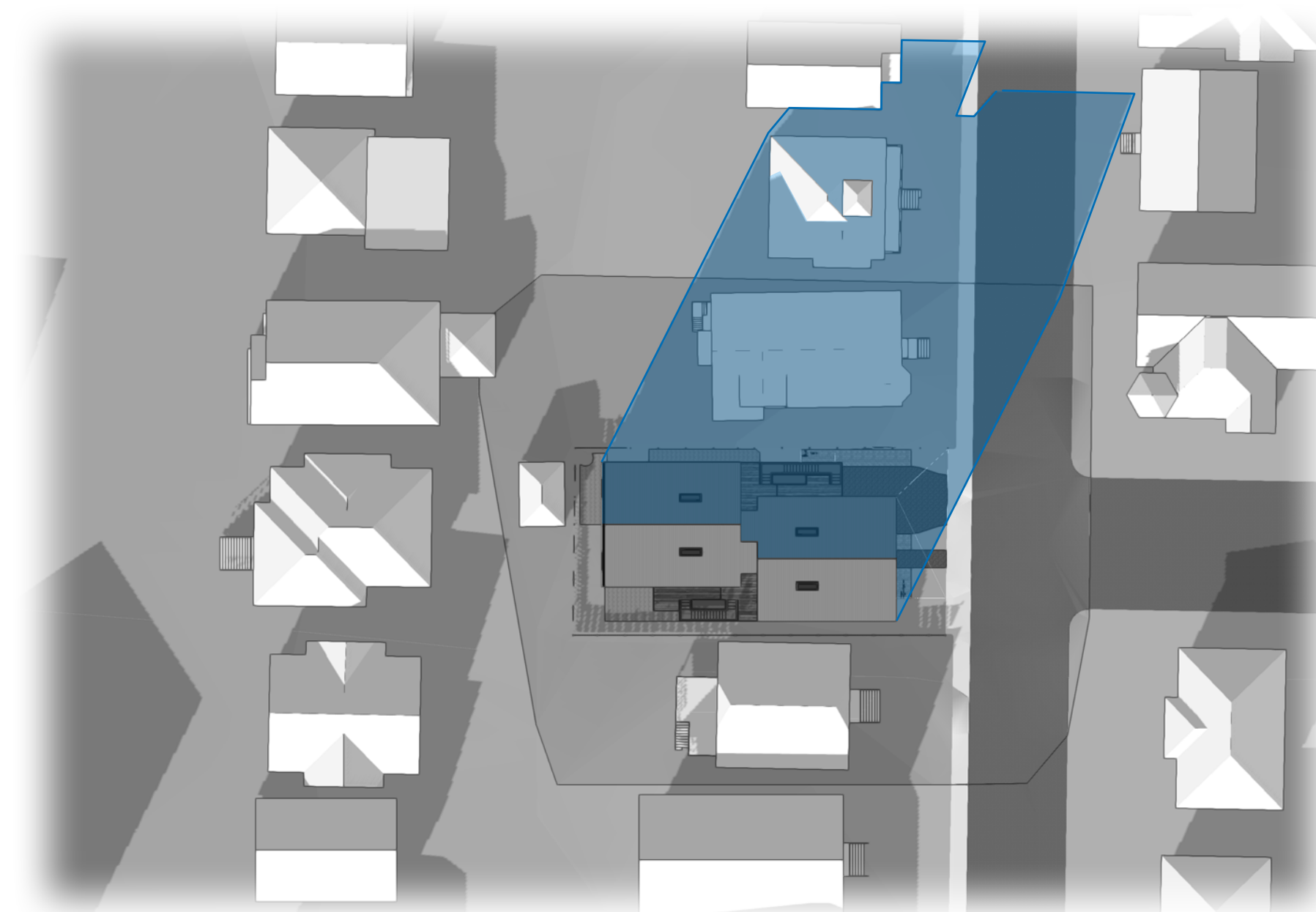




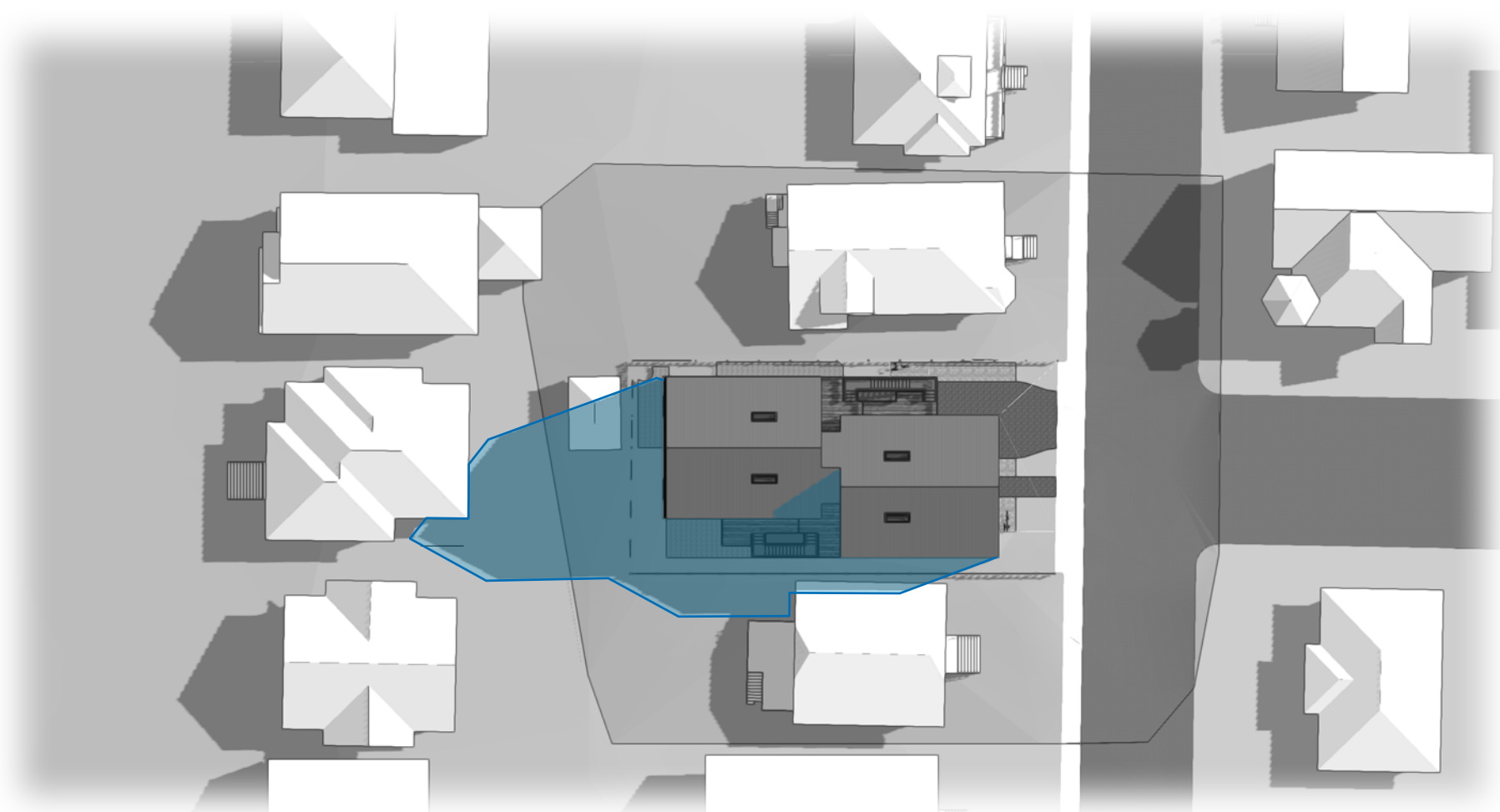
1 Equinox @ 9:00am



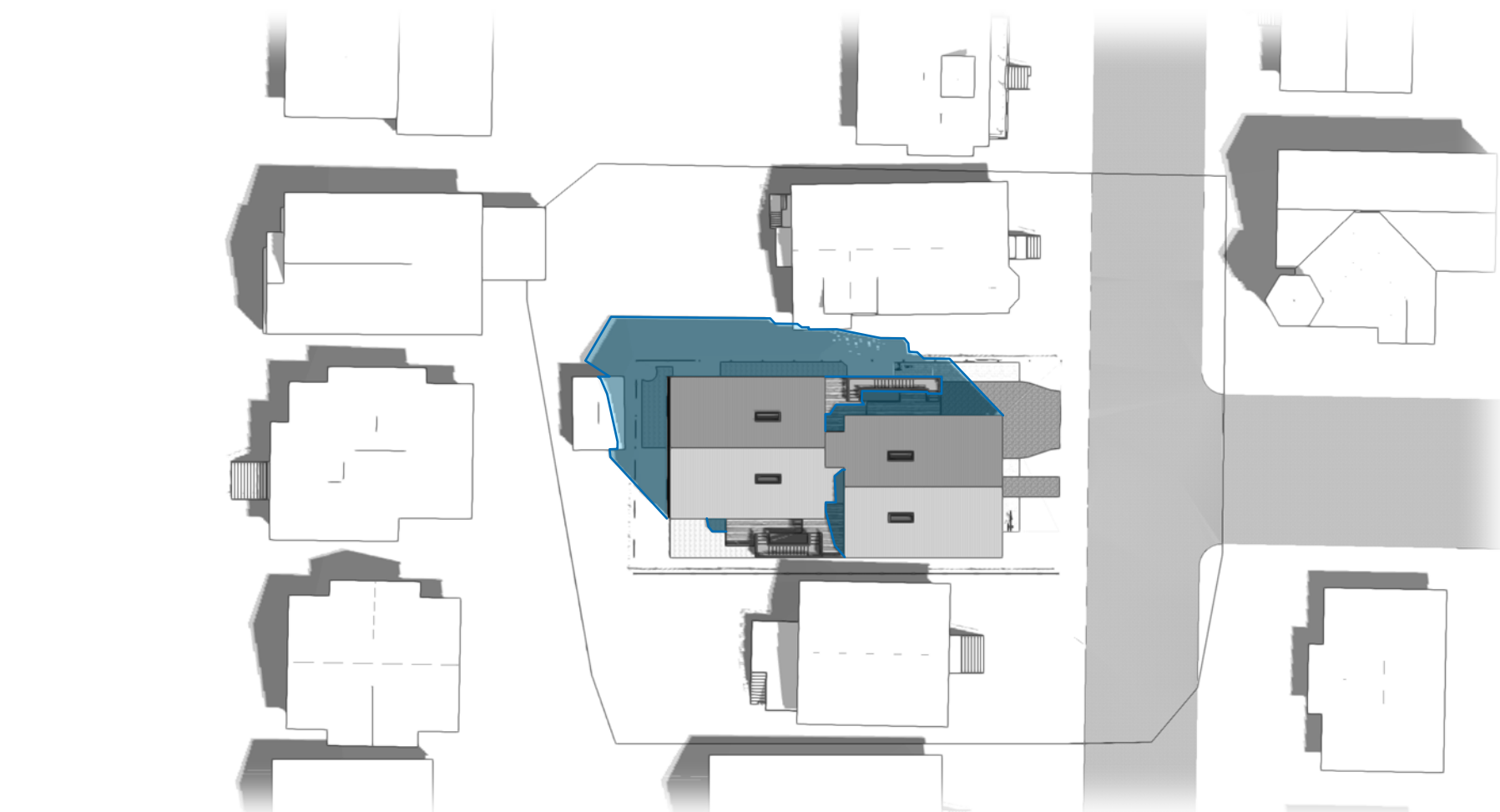
2 Equinox @ 12:00pm



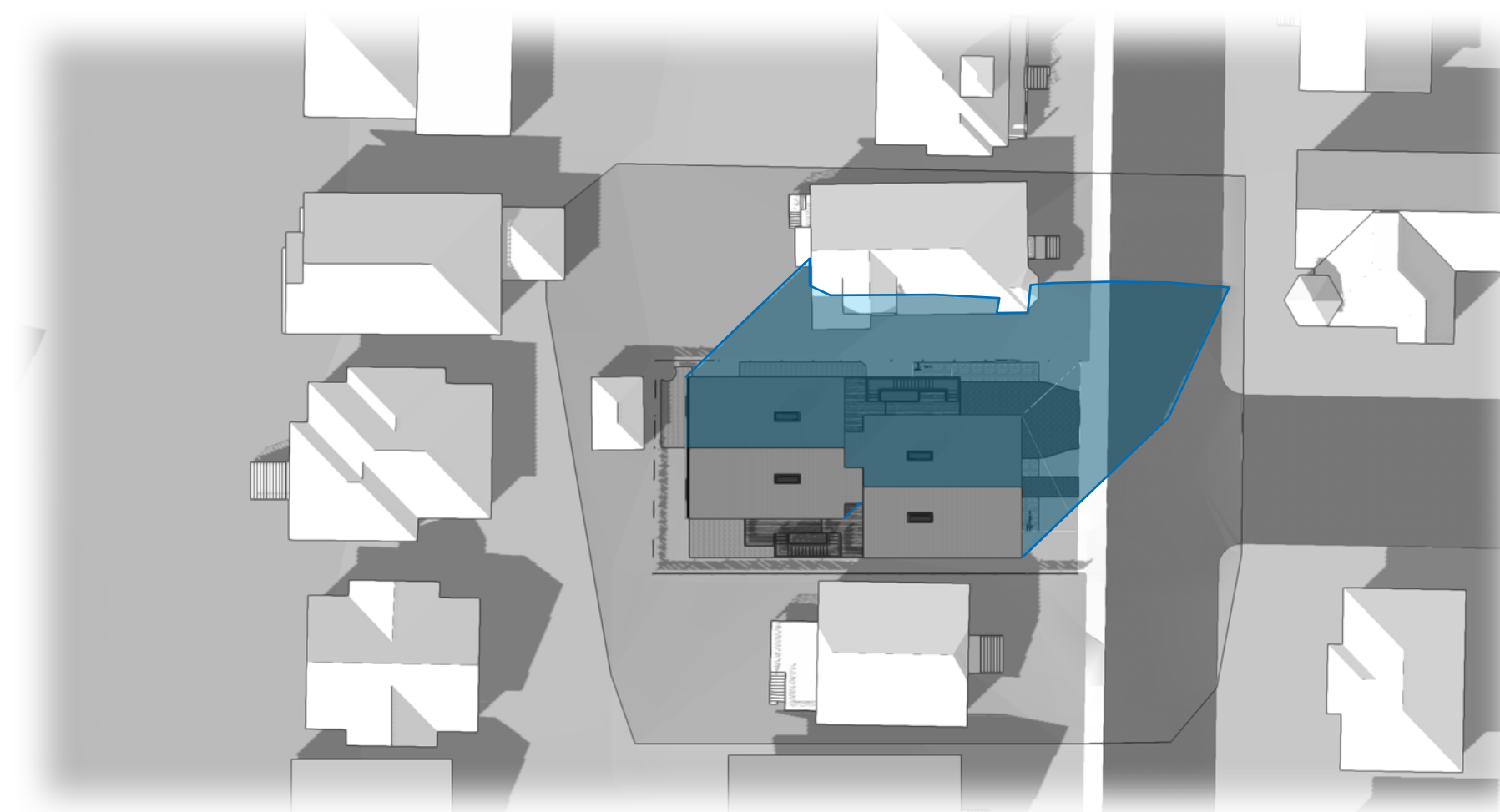
3 Equinox @ 4:00pm



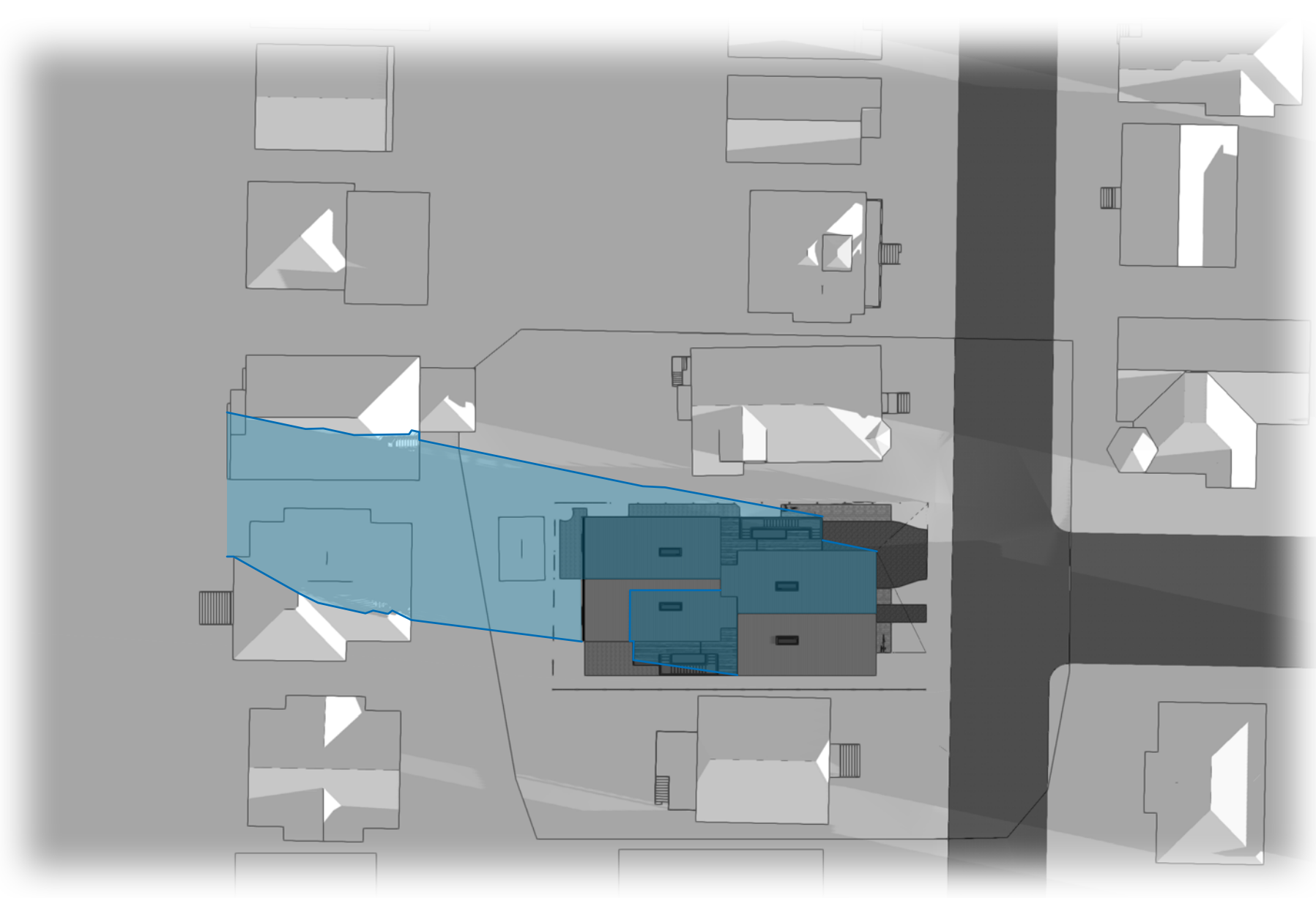
4 Summer Solstice @ 9:00am



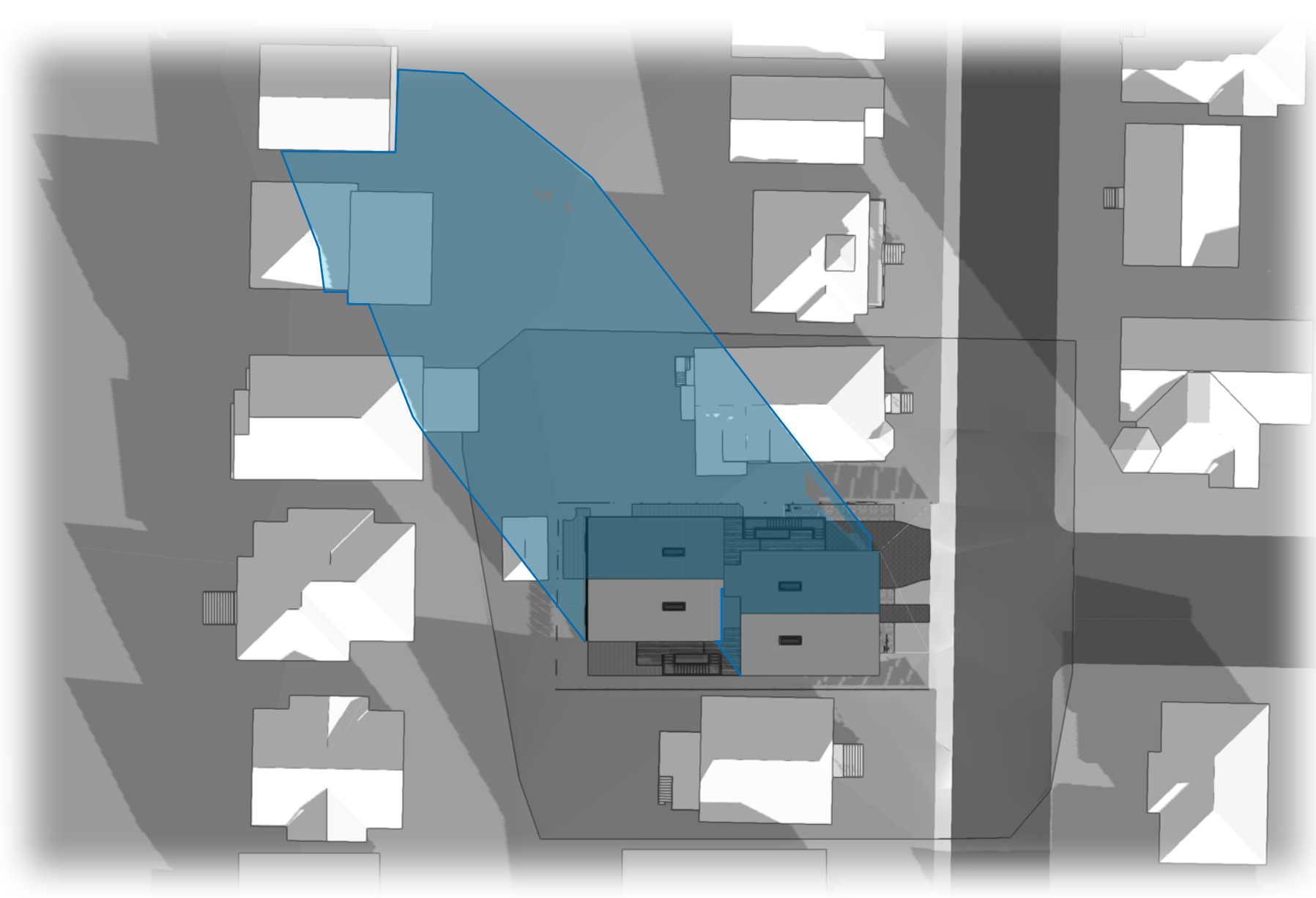
5 Summer Solstice @ 12:00pm



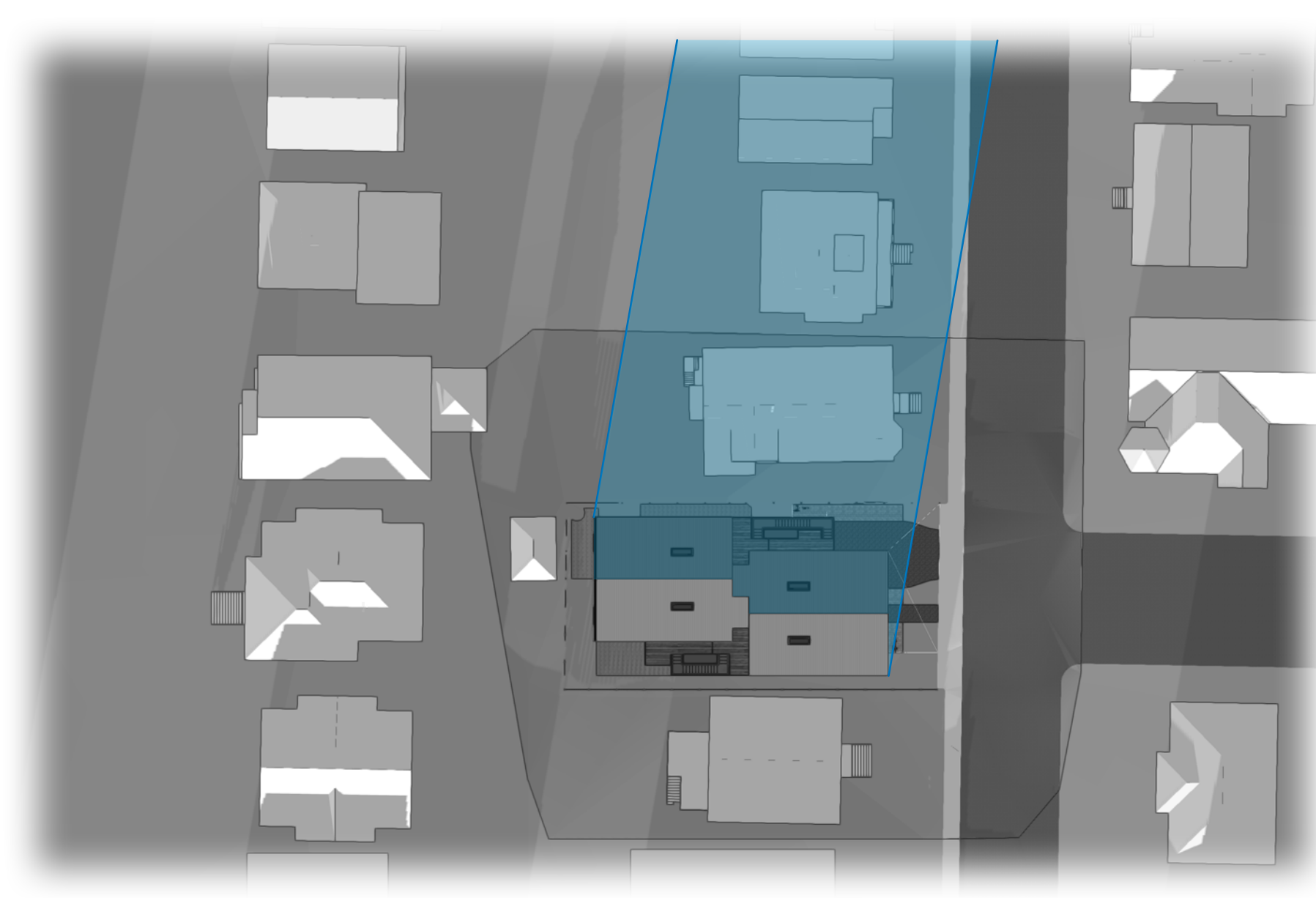
6 Summer Solstice @ 4:00pm



7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm

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James Bay Development

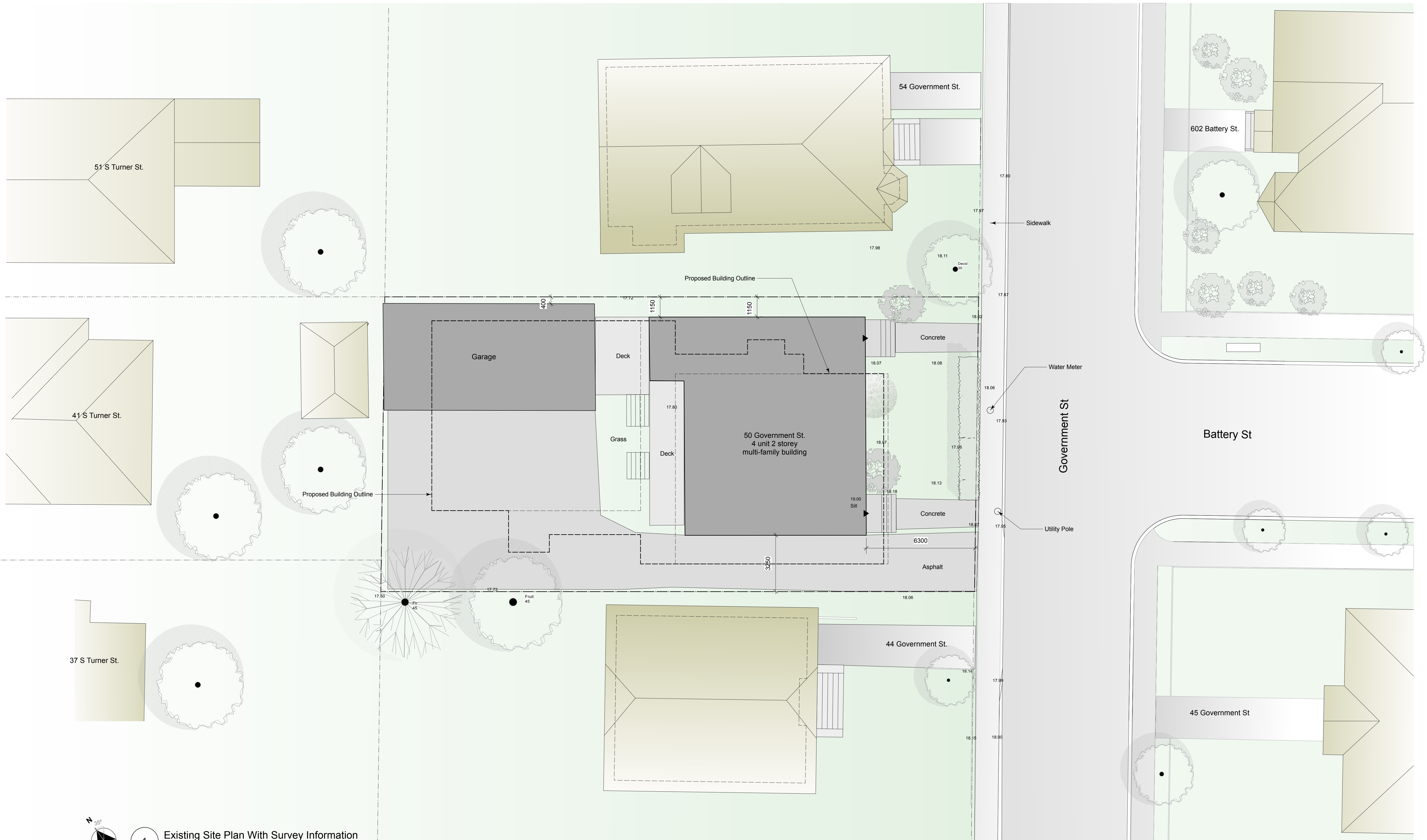
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WAYMARK ARCHITECTURE

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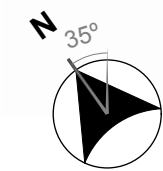
2024-09-27  
RZ-007  
Shadow Study





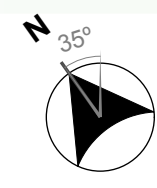
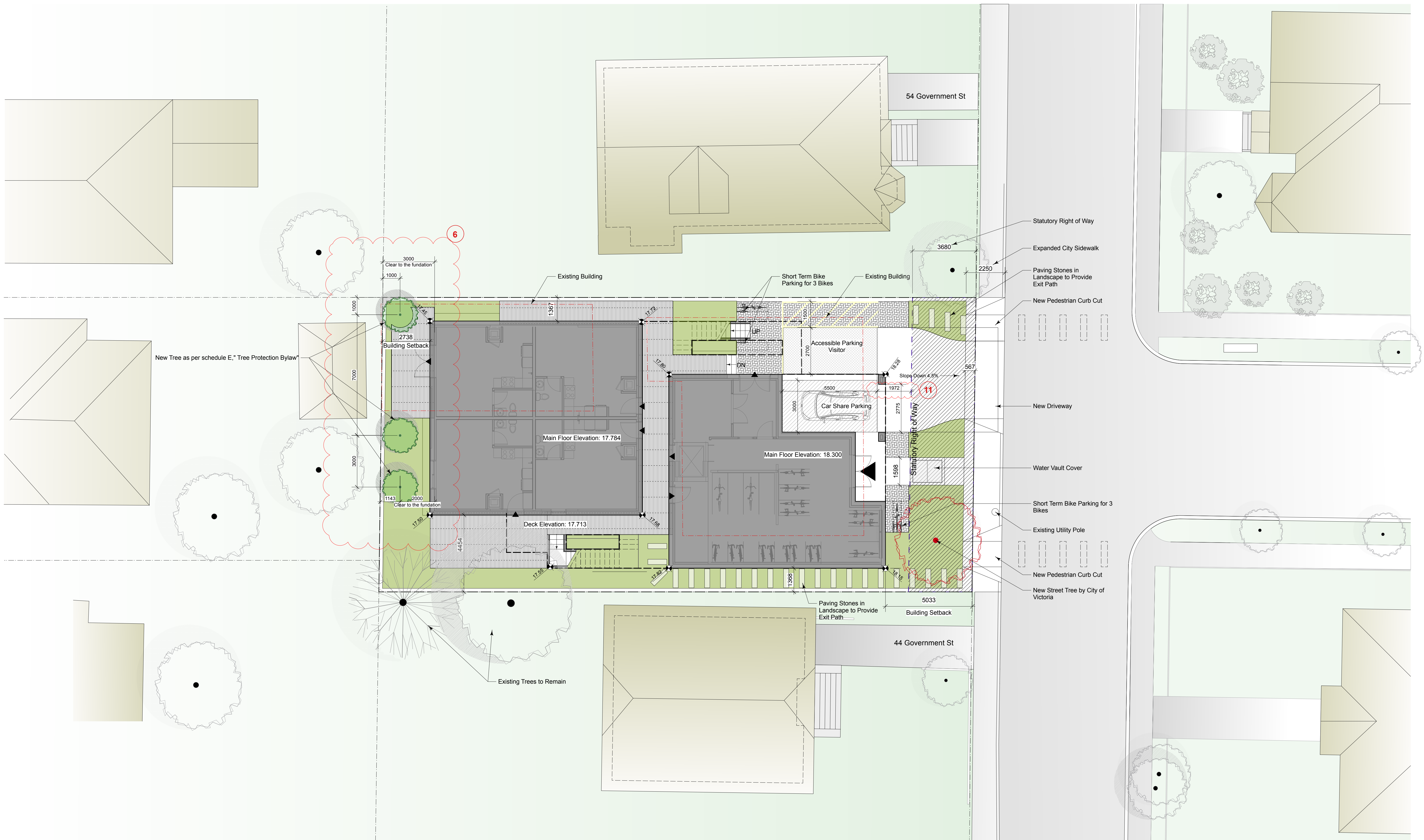
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Existing Site Plan With Survey Information  
Scale: 1:100



Project ID: 2022-06

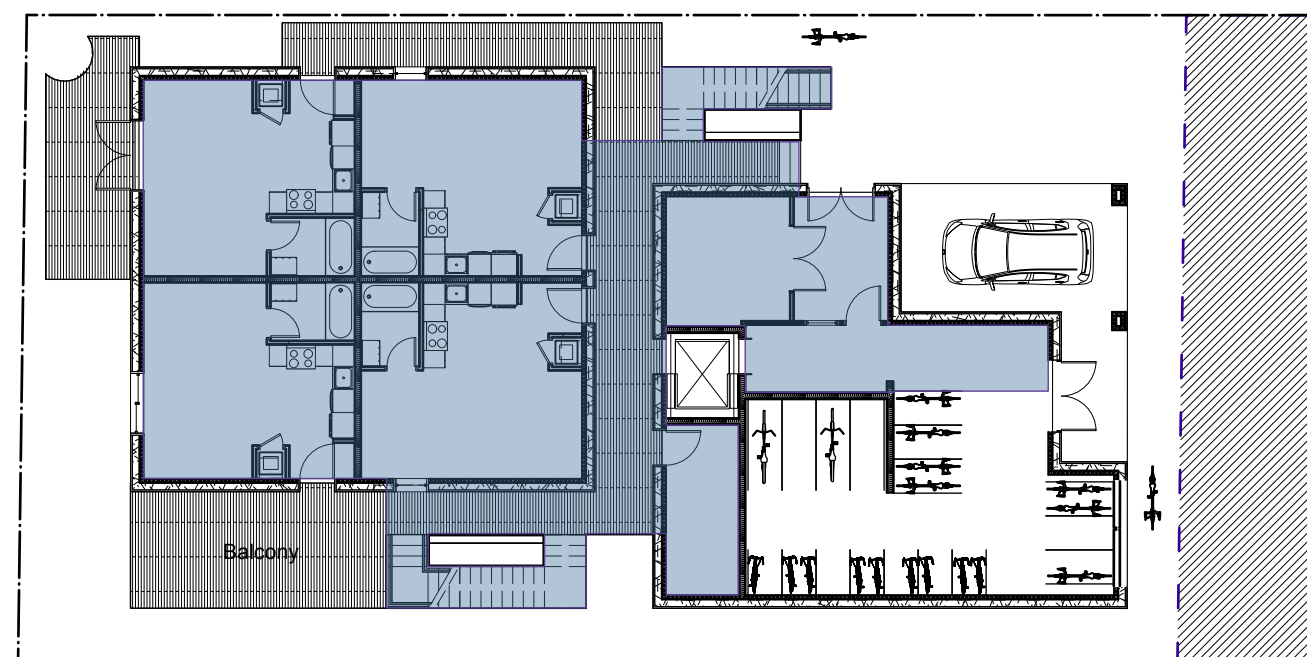




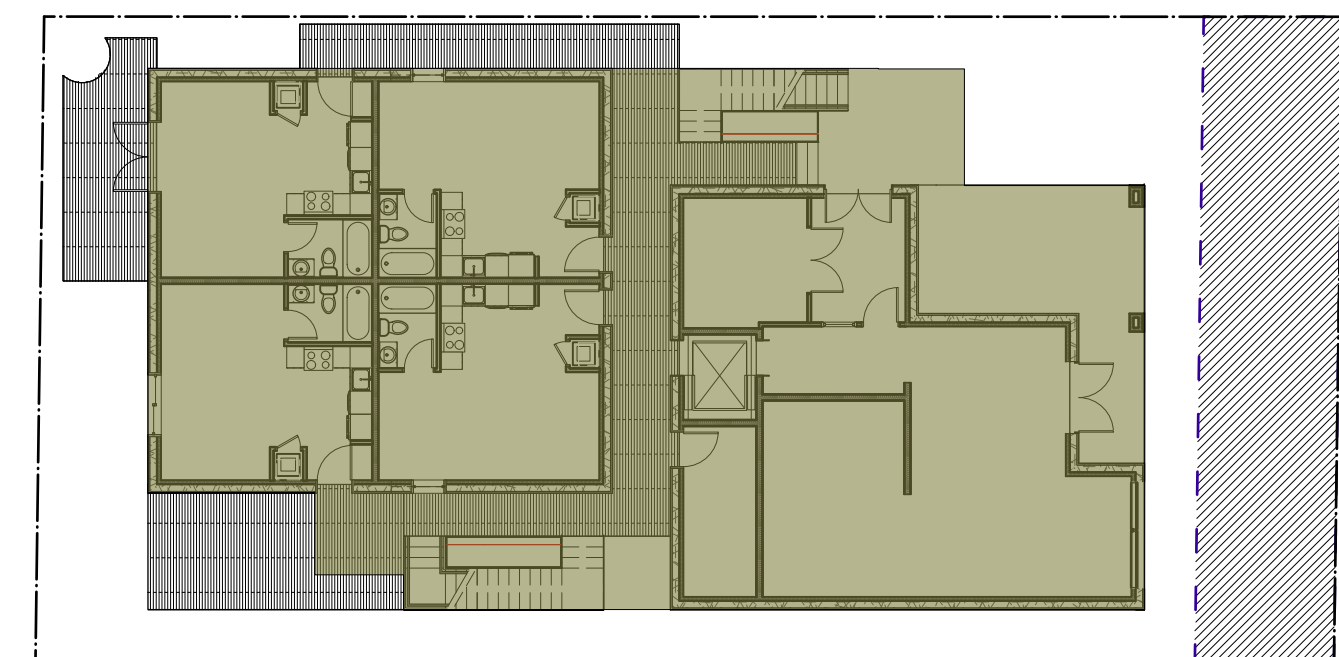
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Proposed Site Plan  
Scale: 1:100





1 Level 1 Floor Area (FSR Calculation)  
Scale: 1:200  
Area 214.43 m<sup>2</sup>

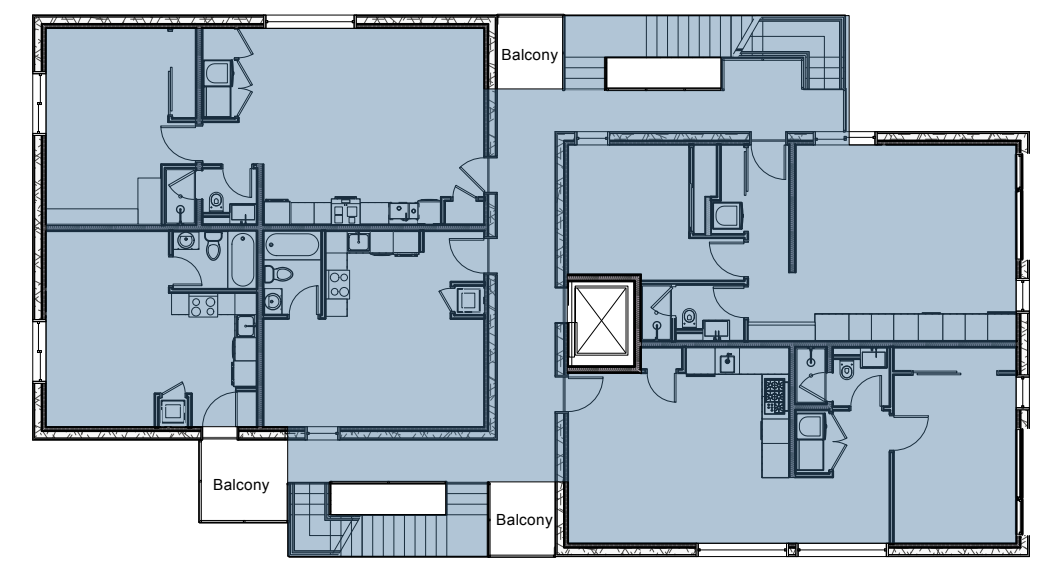


5 Site Coverage  
Scale: 1:200  
Building Area 346.79 m<sup>2</sup>  
Site Area 586.27 m<sup>2</sup>  
Site Coverage 59.15%

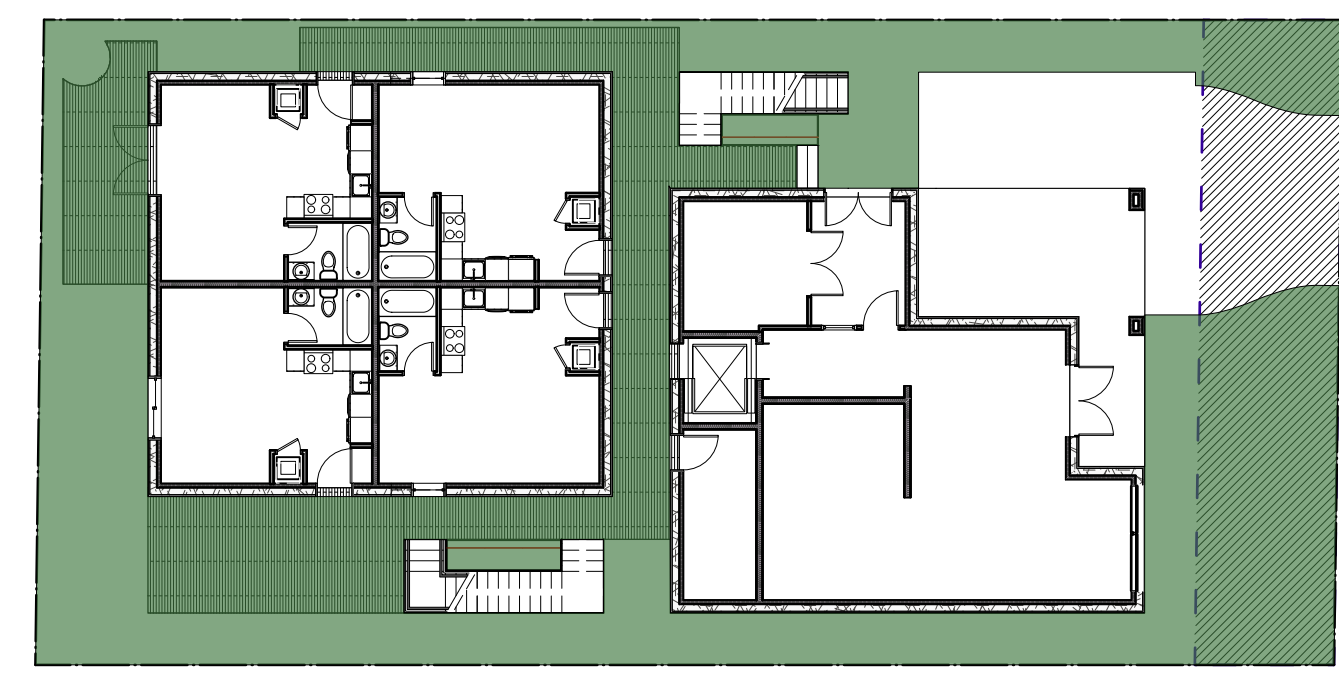


8 South Elevation  
Scale: 1:200

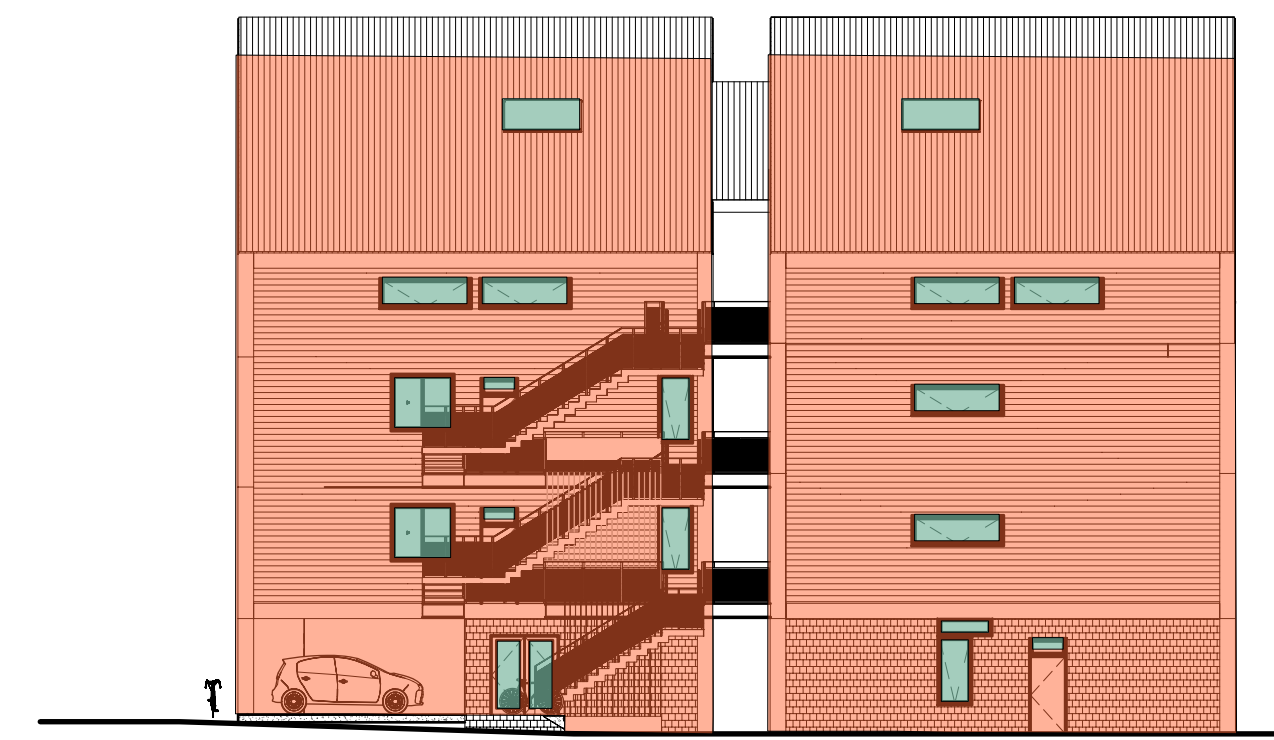
Table 3.2.3.1-D, BCBC  
DISTANCE TO PROPERTY LINE = 1.36 m  
AREA = 446.02 m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 21.39 m<sup>2</sup>  
  
UNPROTECTED OPENING ALLOWED 14%, 66.2 m<sup>2</sup>  
PROPOSED OPENING 4.79 %



2 Level 2 & 3 Floor Area (FSR Calculation)  
Scale: 1:200  
Area 303.35 m<sup>2</sup>

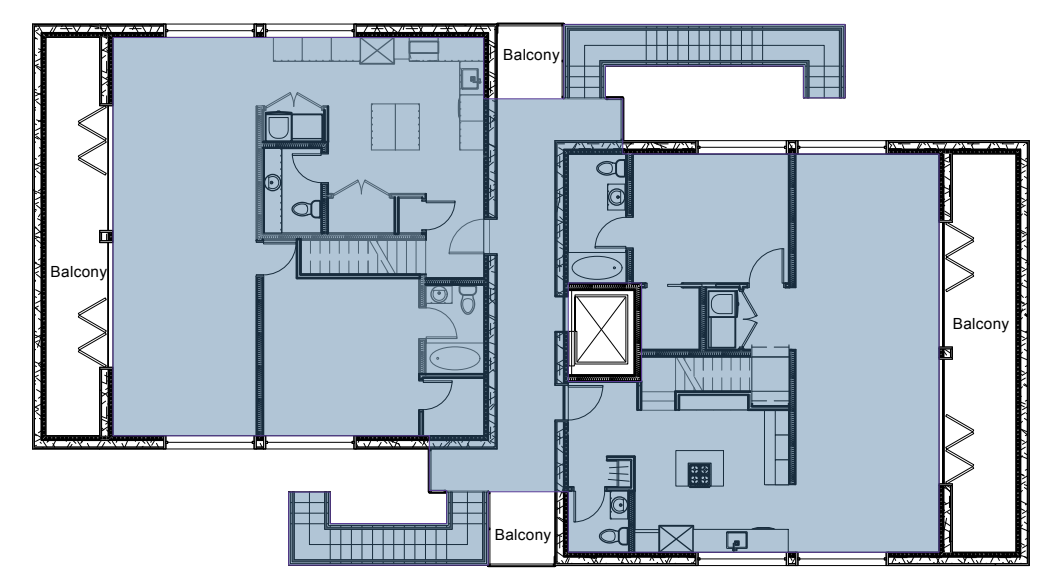


6 Open Site Space  
Scale: 1:200  
Open Area 245.90 m<sup>2</sup>  
Site Area 586.27 m<sup>2</sup>  
Site Coverage 41.94 %

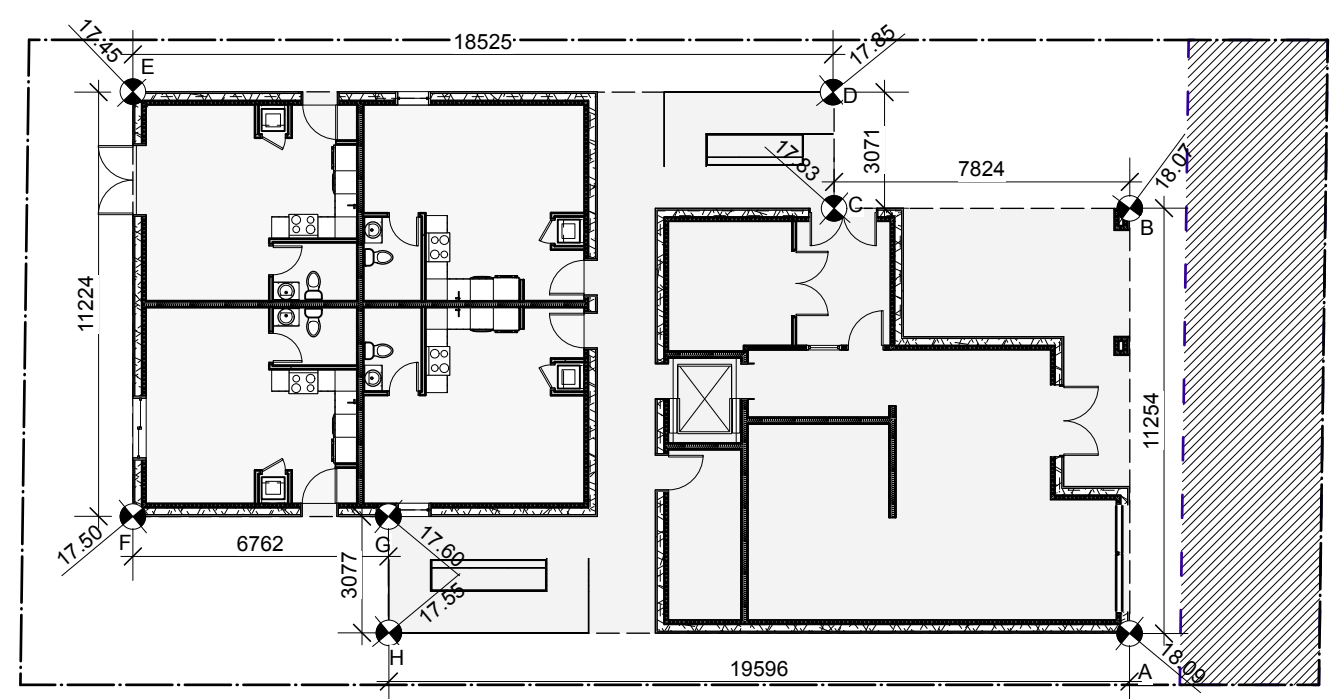


9 North Elevation  
Scale: 1:200

Table 3.2.3.1-D, BCBC  
DISTANCE TO PROPERTY LINE = 1.36 m  
AREA = 442.33 m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 23.39 m<sup>2</sup>  
  
UNPROTECTED OPENING ALLOWED 14%, 67.03 m<sup>2</sup>  
PROPOSED OPENING 5.28 %



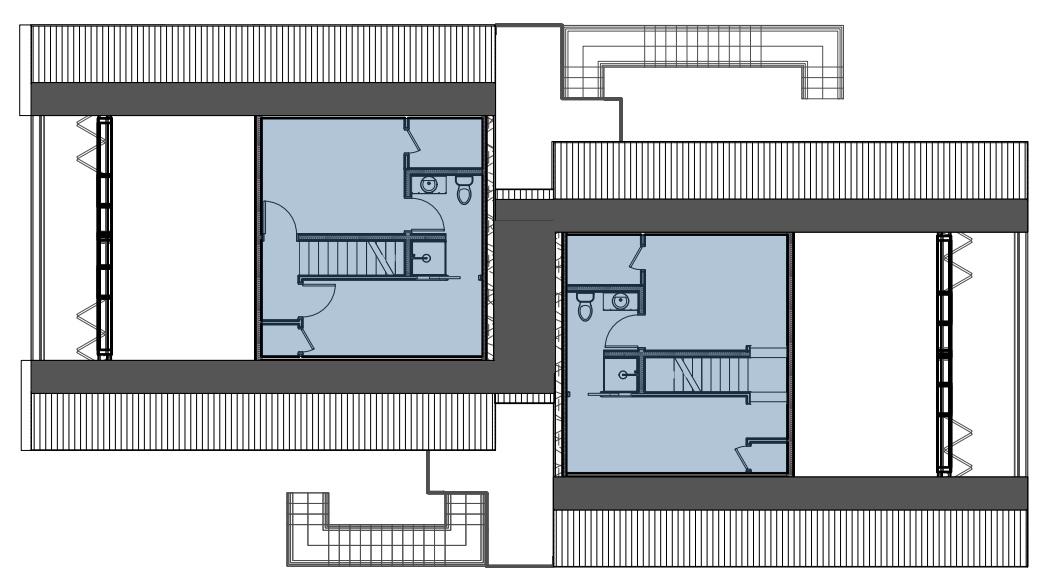
3 Level 4 Floor Area (FSR Calculation)  
Scale: 1:200  
Area 247m<sup>2</sup>



7 Average Grade Calculation  
Scale: 1:200

**Average grade calculation:**  
A & B (18.09+18.07)/2 x 11.25 = 203.4  
B & C (18.07 + 17.83 /2 x 7.82 = 140.36  
C & D (17.83 + 17.85) /2 x 3.07 = 54.76  
D & E (17.85 + 17.45) /2 x 18.52 = 326.87  
E & F (17.45 + 17.50) /2 x 11.22 = 196.06  
F & G (17.50 + 17.6) /2 x 6.76 = 118.63  
G & H (17.6+17.55) /2 x 3.07 = 53.9  
H & A (17.55 +18.09) /2 x 19.59 = 349.09

Total = . Perimeter =  
1442.97 / 81.39 = 17.729  
Average grade: 17.73



4 Level 4 / Loft (FSR Calculation)  
Scale: 1:200  
Area 73.26m<sup>2</sup>

Lot Area: 586.27 m<sup>2</sup>  
  
Floor Areas:  
Level 1: 214.43 m<sup>2</sup>  
Level 2: 303.35 m<sup>2</sup>  
Level 3: 303.35 m<sup>2</sup>  
Level 4: 247 m<sup>2</sup>  
Loft: 73.26 m<sup>2</sup>  
Total Floor Area **1141.39 m<sup>2</sup>**  
  
Floor Space Ratio **1.94:1**



10 Rear/ West Elevation  
Scale: 1:200

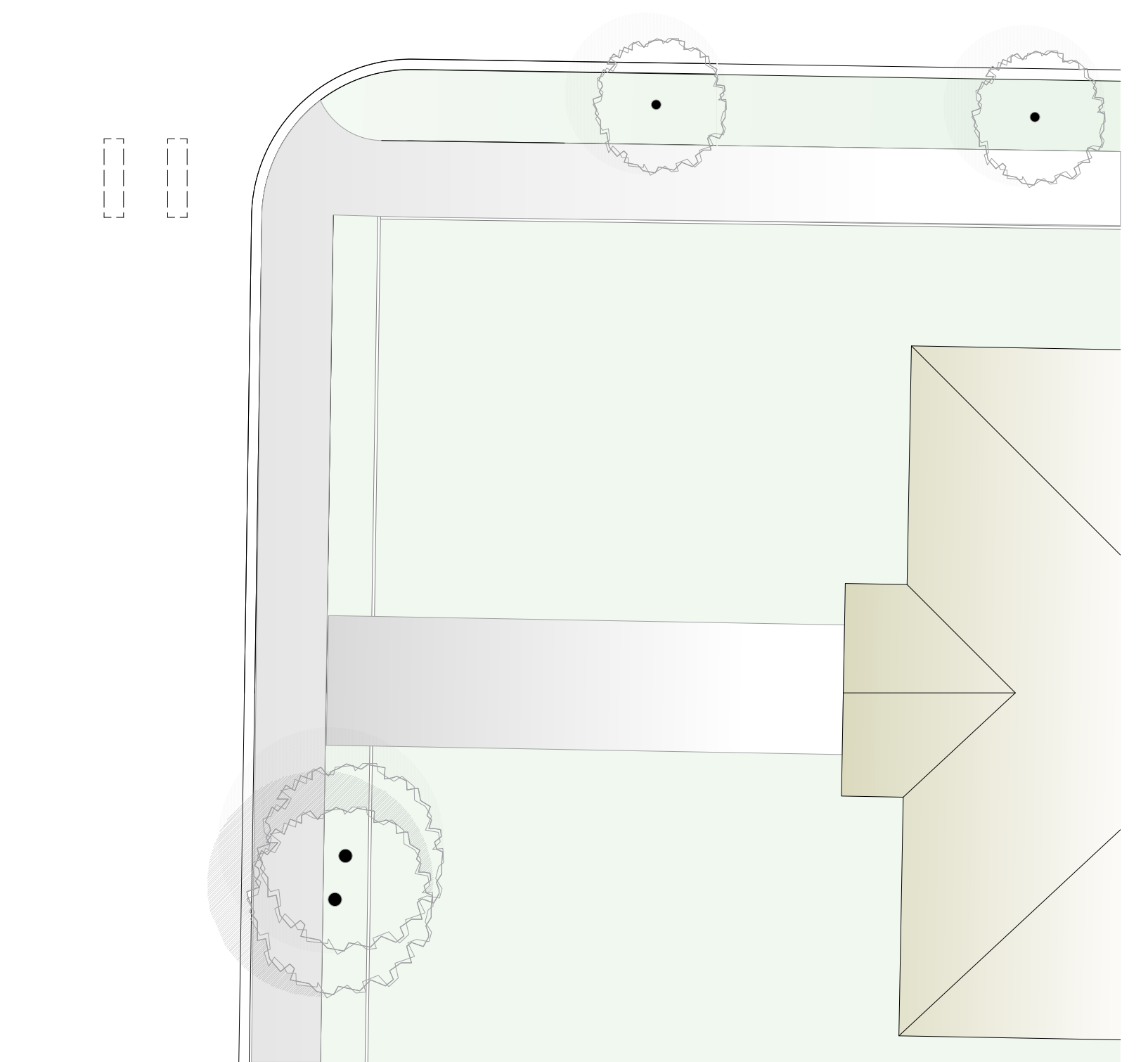
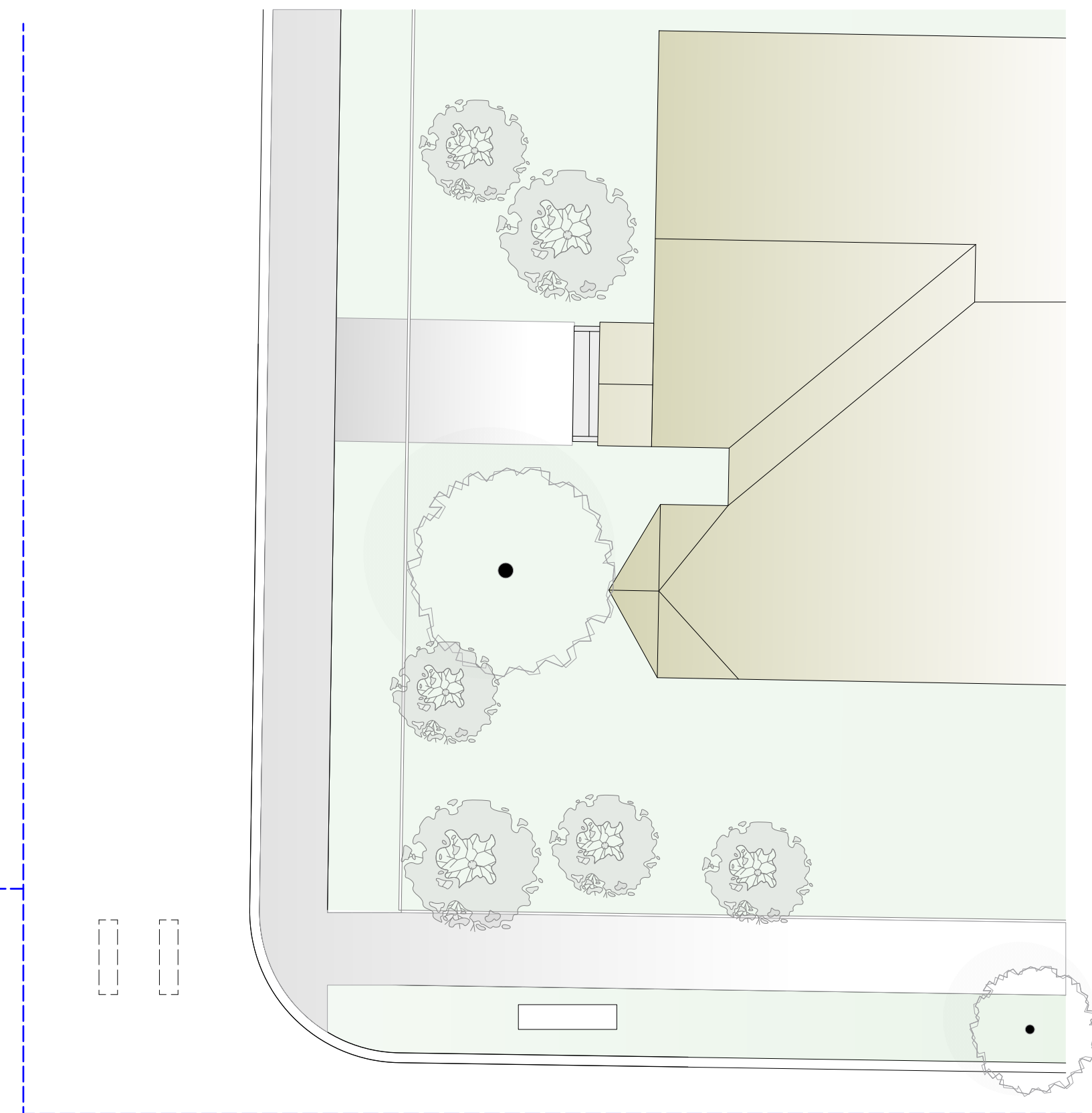
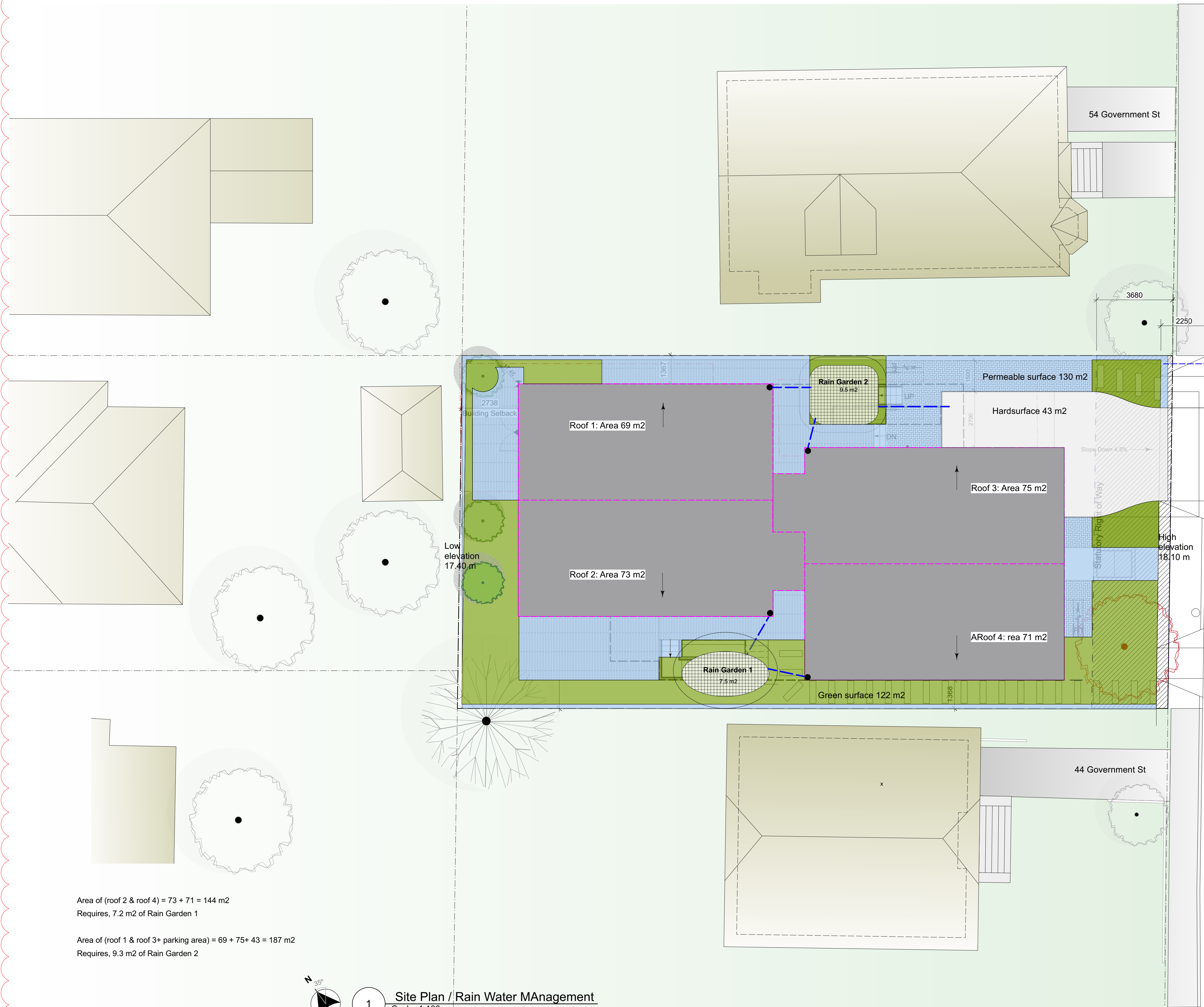
Table 3.2.3.1-D, BCBC  
DISTANCE TO PROPERTY LINE = 2.74 m  
AREA = 217.27 m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 33.58 m<sup>2</sup>  
  
UNPROTECTED OPENING ALLOWED 21 %, 45.6 m<sup>2</sup>  
PROPOSED OPENING 16.3%



11 Front/ East Elevation  
Scale: 1:200

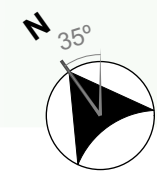
Table 3.2.3.1-D, BCBC  
LIMITING DISTANCE = 10.08m  
AREA = 209.78 m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 51 m<sup>2</sup>  
  
UNPROTECTED OPENING ALLOWED 100%, 203.3 m<sup>2</sup>  
PROPOSED OPENING 24.3 %





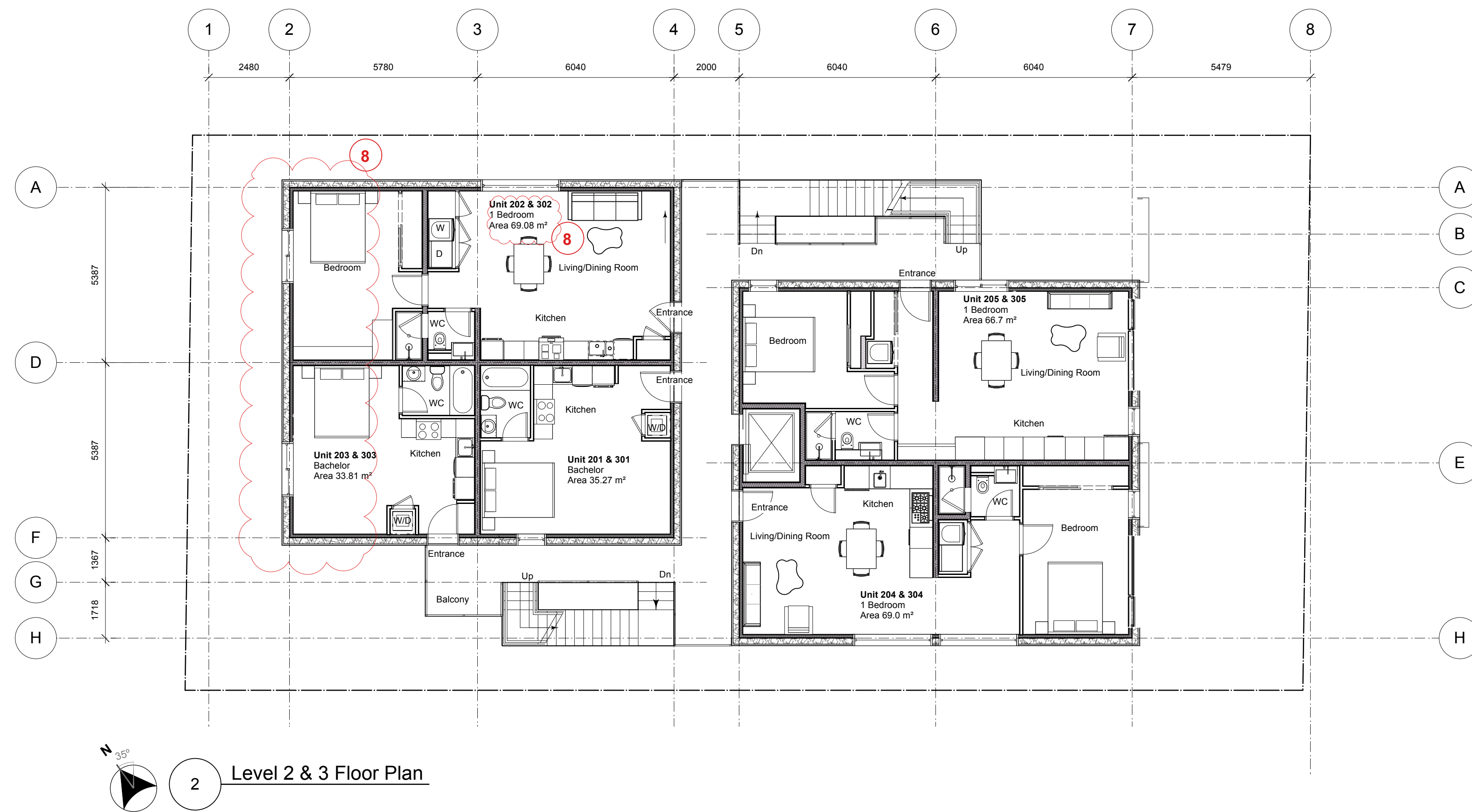
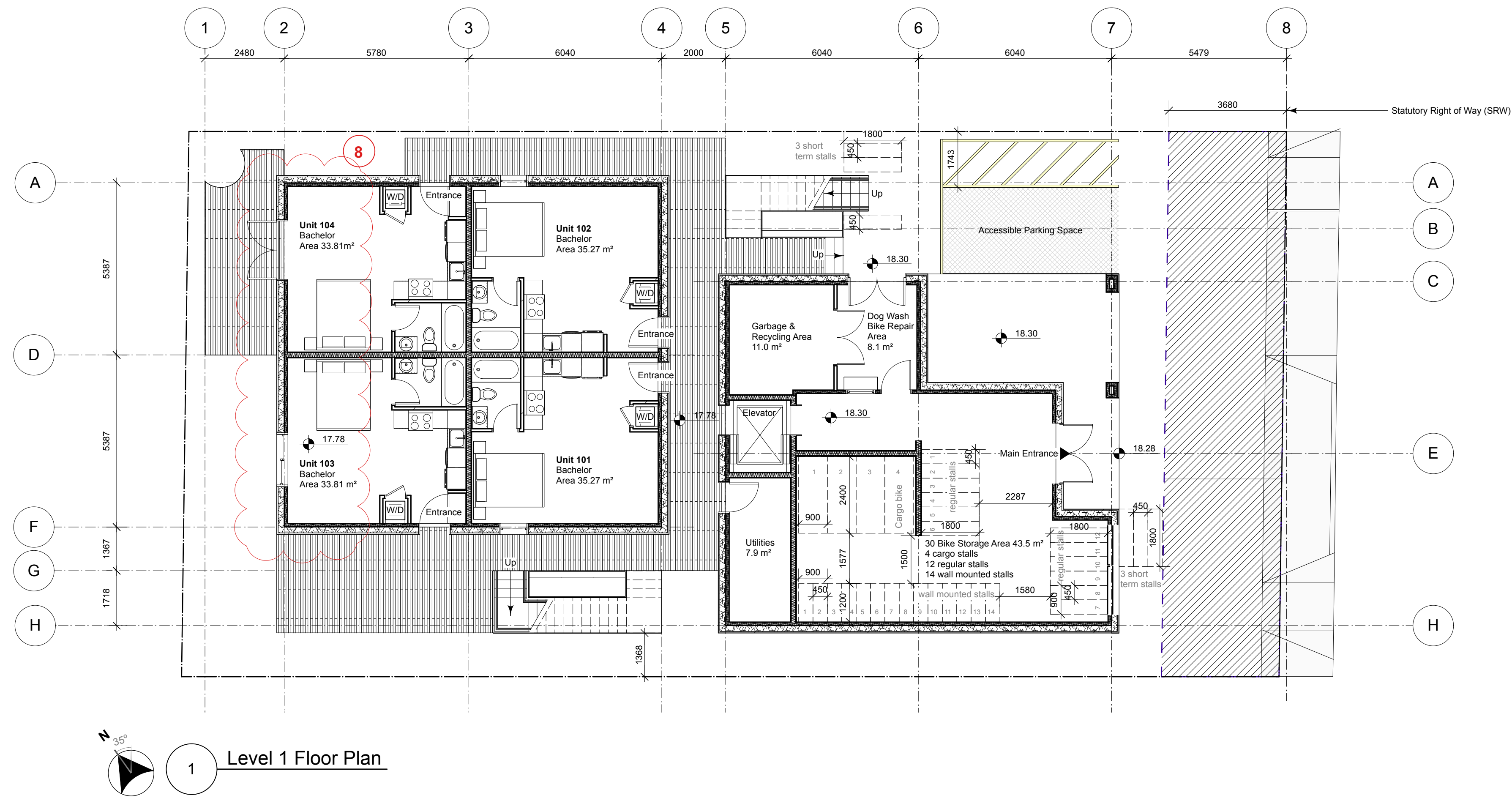
Area of (roof 2 & roof 4) = 73 + 71 = 144 m<sup>2</sup>  
Requires, 7.2 m<sup>2</sup> of Rain Garden 1

Area of (roof 1 & roof 3+ parking area) = 69 + 75+ 43 = 187 m<sup>2</sup>  
Requires, 9.3 m<sup>2</sup> of Rain Garden 2



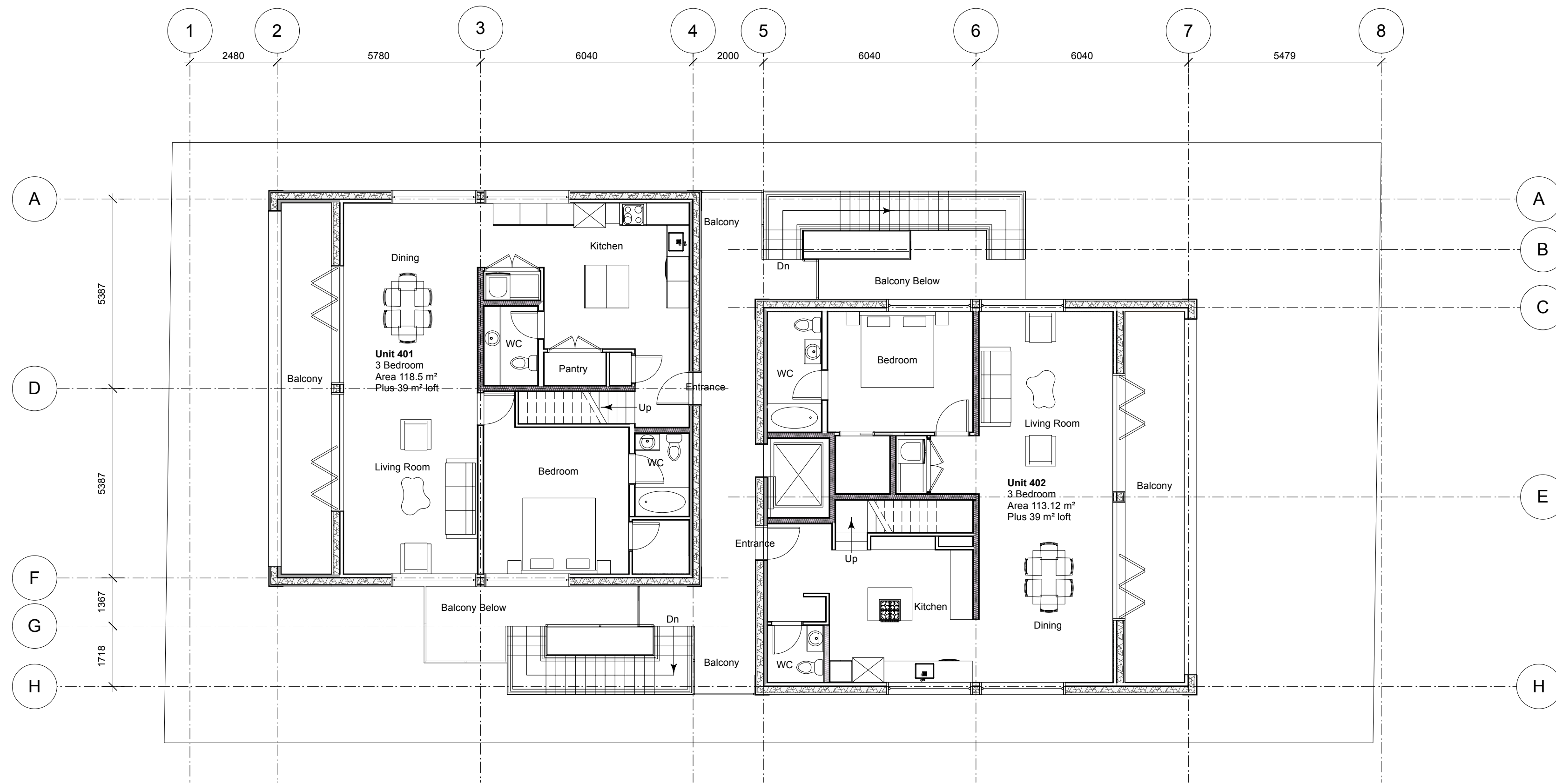
1 Site Plan / Rain Water Management  
Scale: 1:100



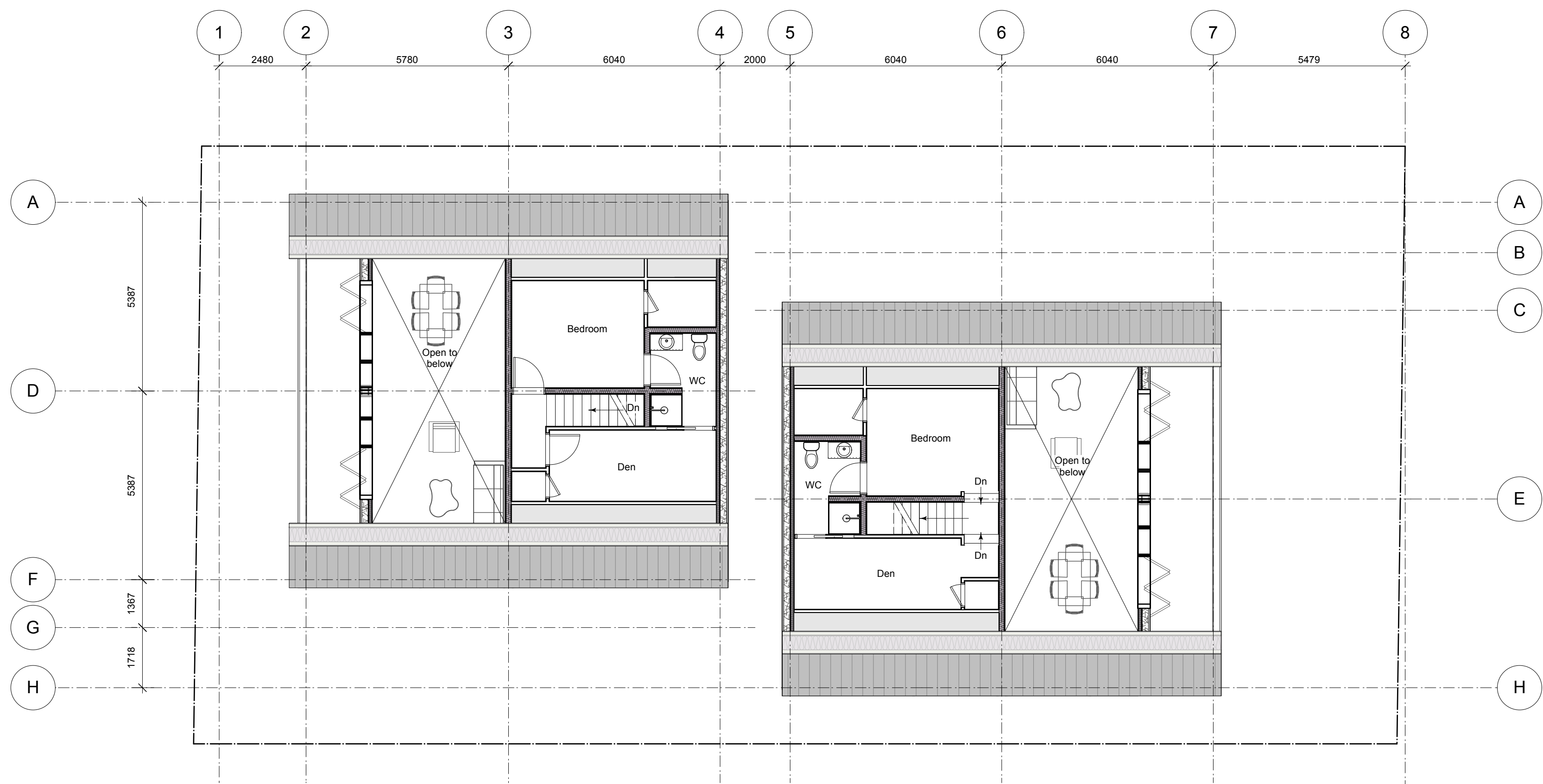


Government st



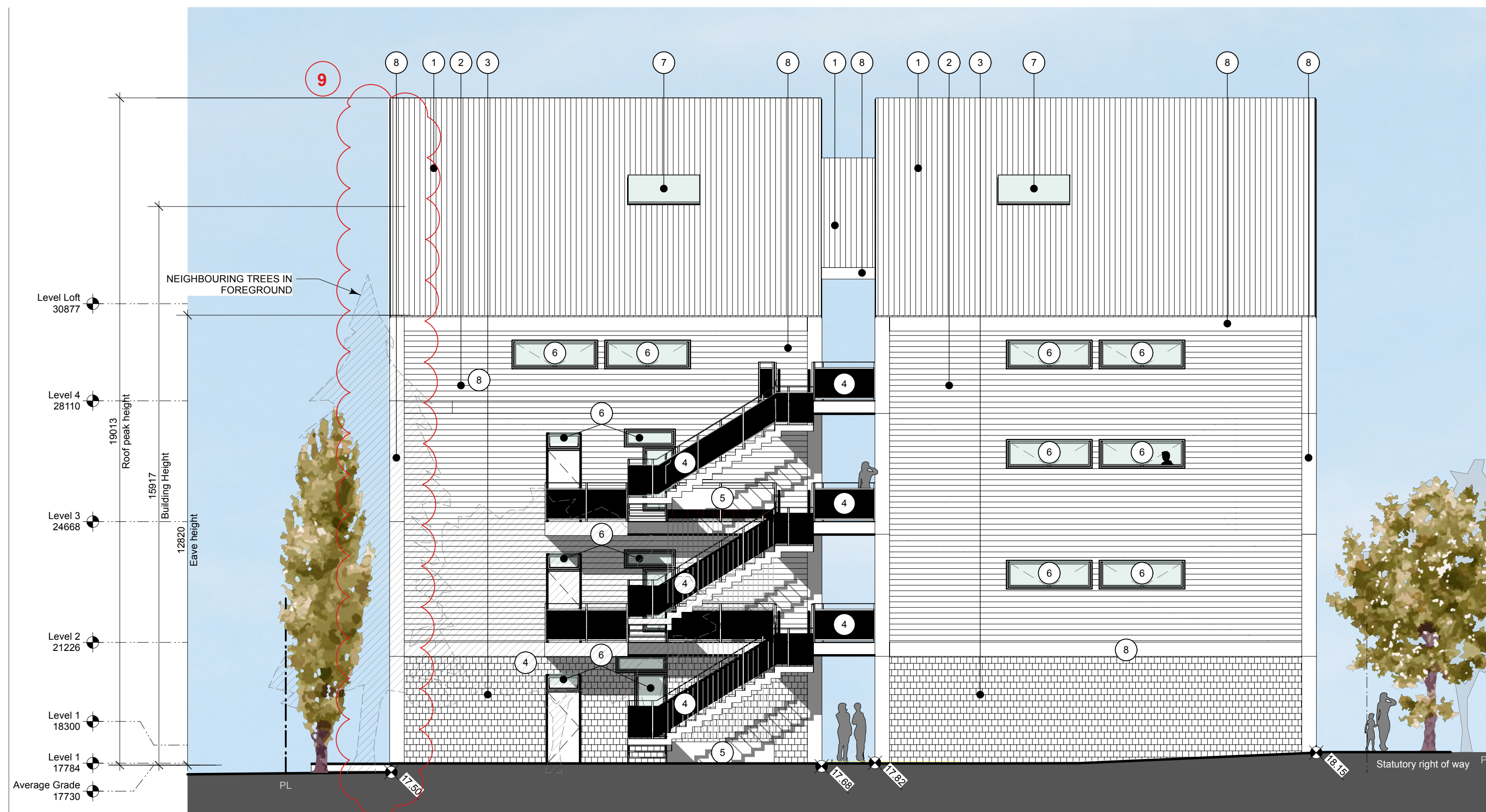


1 Level 4 Floor Plan



2 Level 4 -Loft Floor Plan

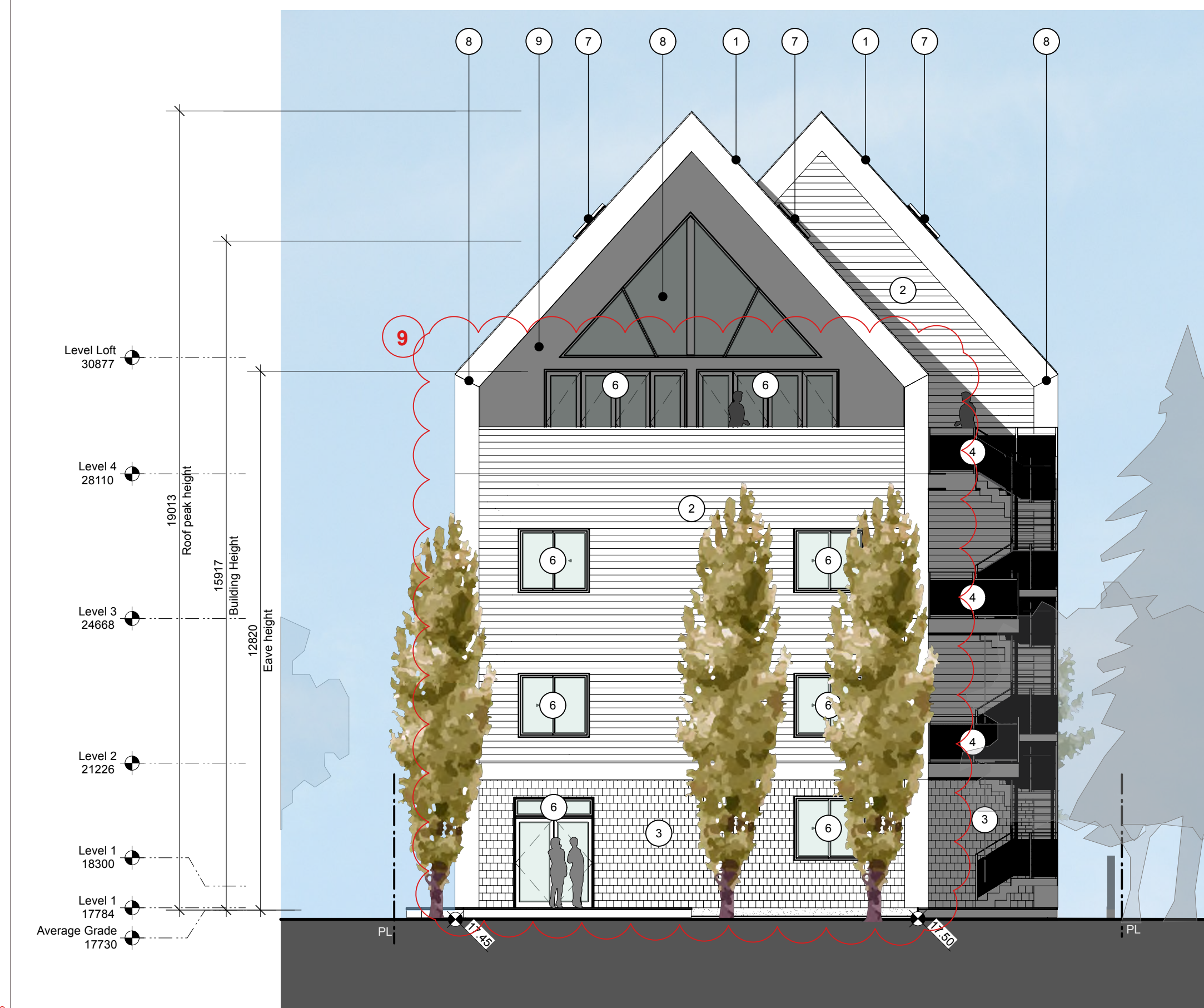




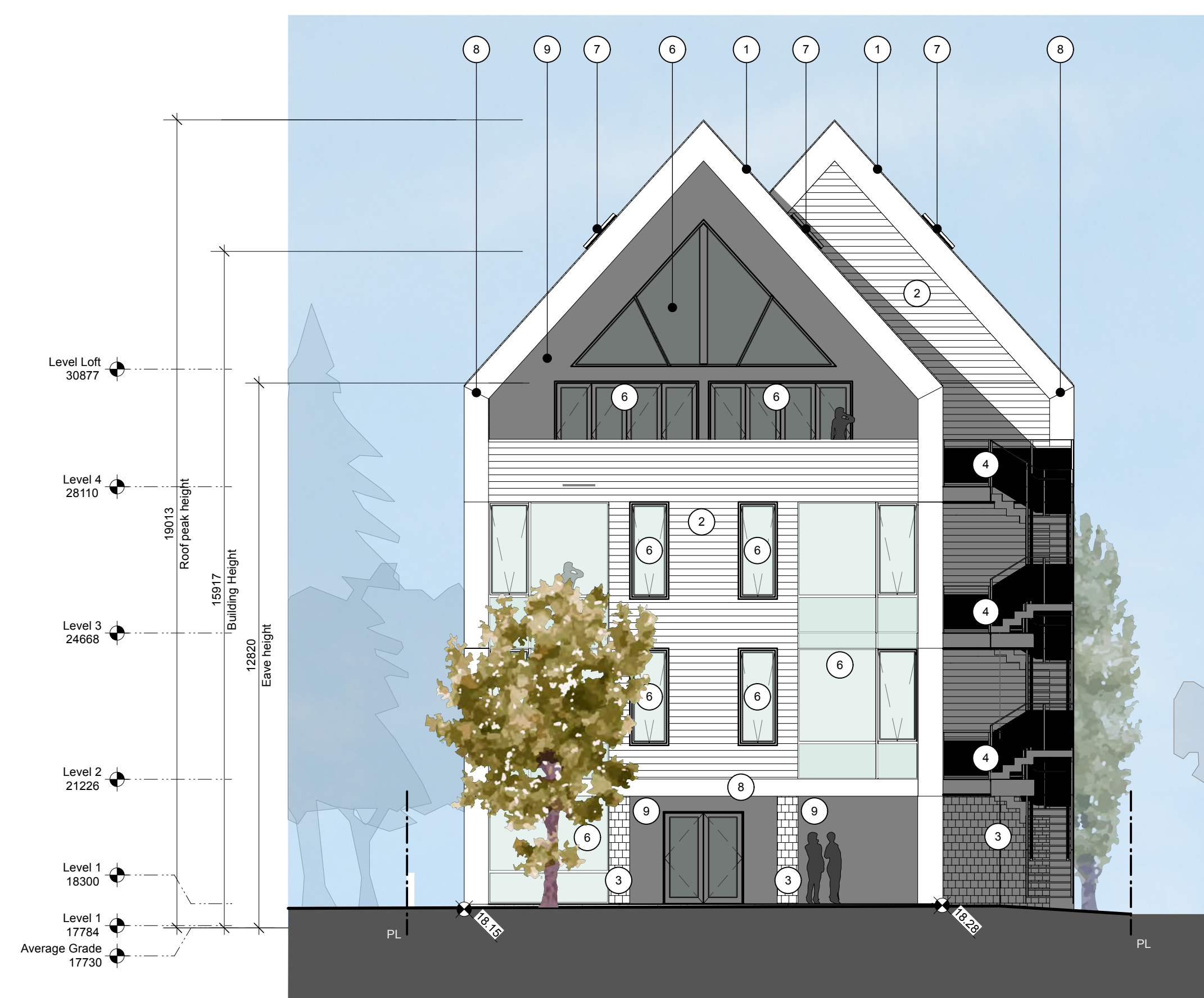
3 South Elevation  
Scale: 1:100



2 North Elevation  
Scale: 1:100



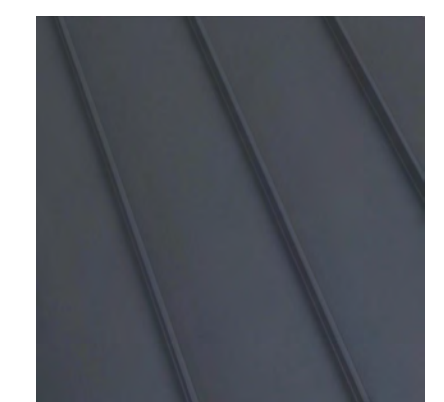
3 Rear Elevation  
Scale: 1:100



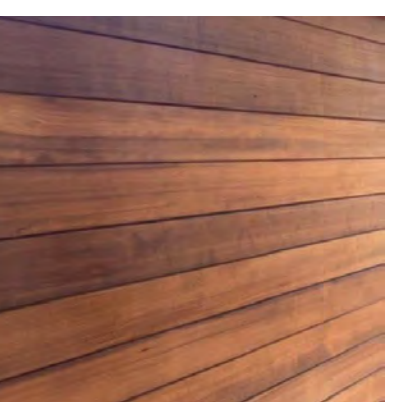
4 Street Front Elevation  
Scale: 1:100

**FINISH SCHEDULE:**

- STANDING SEAM METAL ROOF
- FIBER CEMENT HORIZONTAL SIDING
- FIBER CEMENT SHINGLE WALL CLADDING
- METAL GUARDRAIL WITH PERFORATED PANEL
- PLANTER BOX WITH TRELLIS
- GLASS WINDOWS AND DOORS
- SKYLIGHT
- METAL TRIM
- HORIZONTAL T&G WOOD SIDING



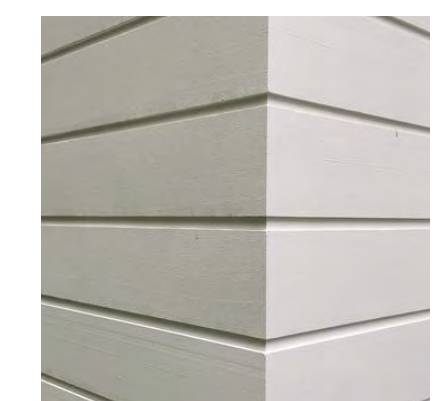
STANDING SEAM METAL ROOFING



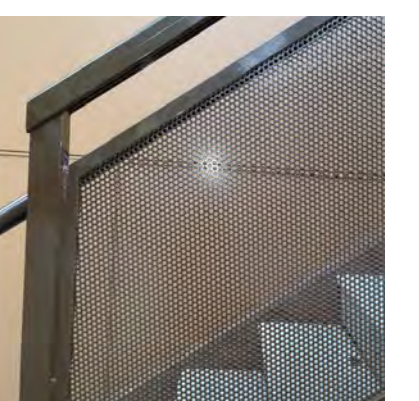
HORIZONTAL T&G WOOD SIDING



FIBER CEMENT SHINGLE



FIBER CEMENT HORIZONTAL SIDING



HANDRAIL & GUARD WITH PERFORATED METAL PANEL

Project ID: 2022-05





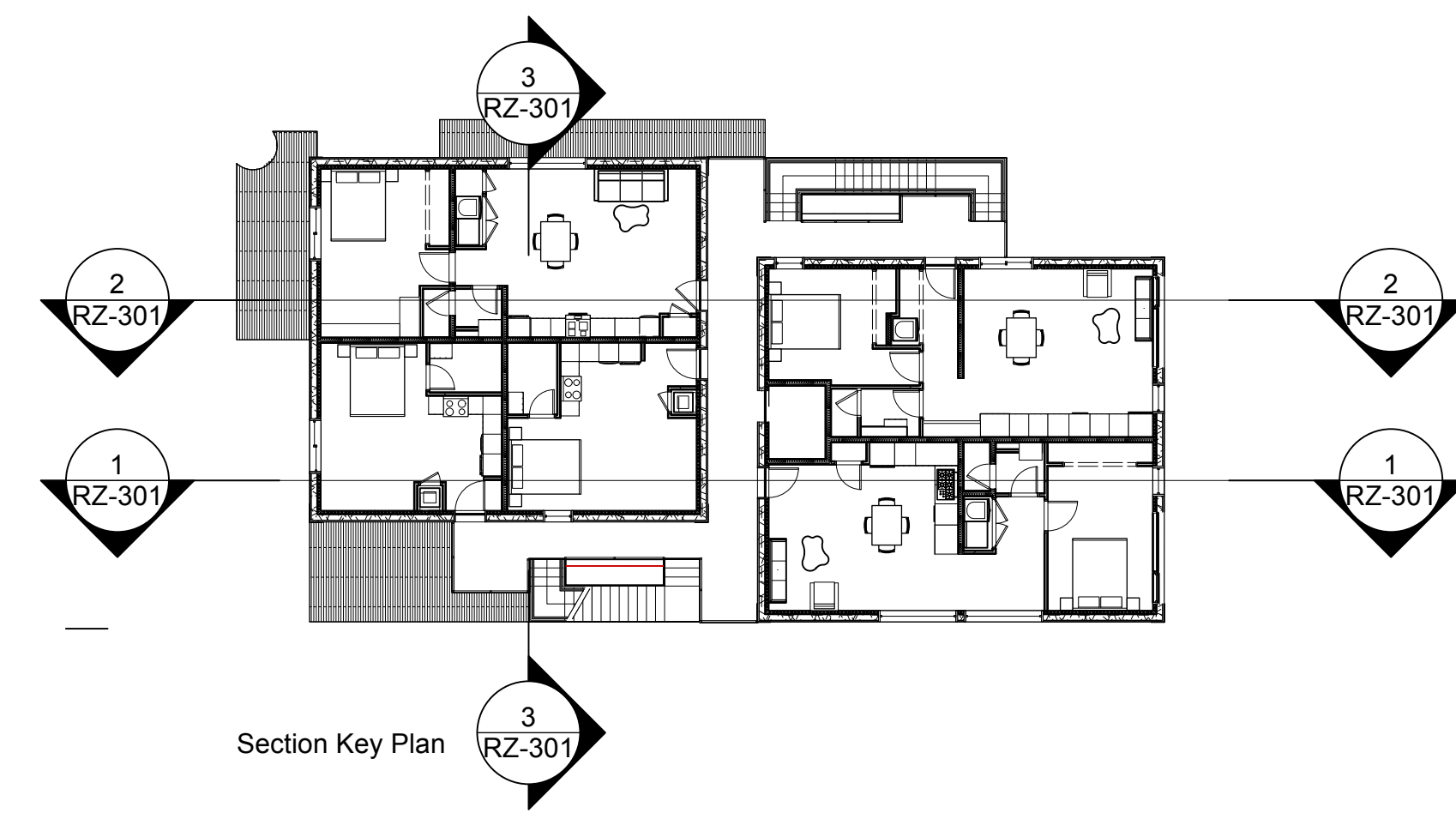
1 Long Section Facing South  
Scale: 1:100



3 Building Cross Section  
Scale: 1:100



2 Long Section Facing South  
Scale: 1:100



Section Key Plan



# 50 GOVERNMENT ST

## ISSUED FOR REZONING

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

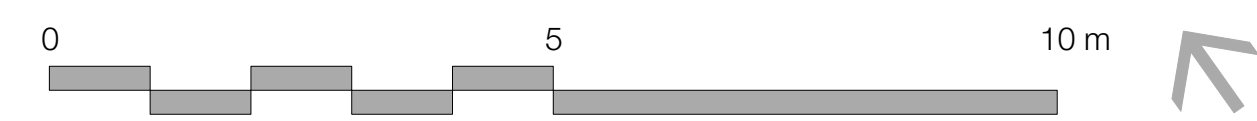
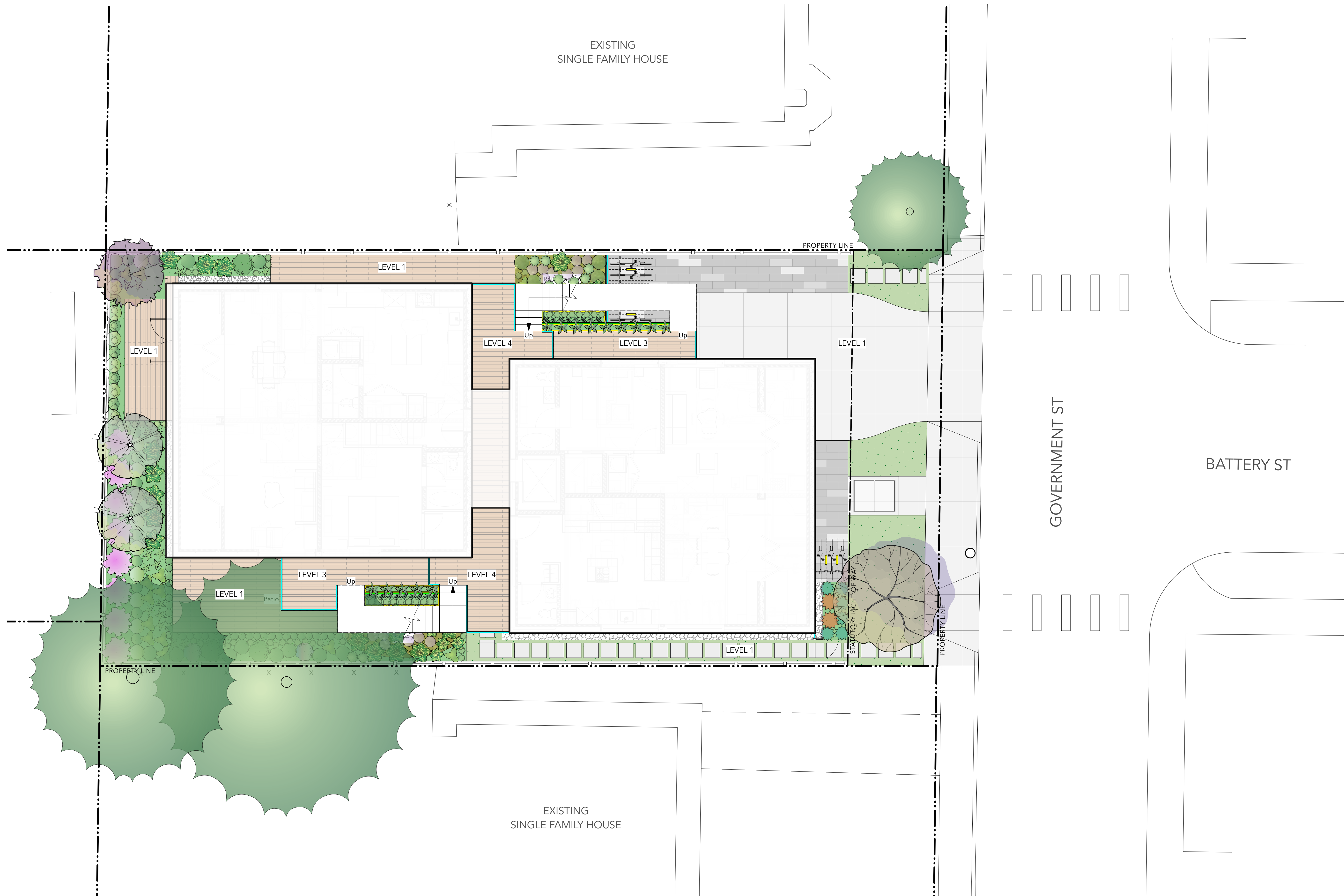
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### LANDSCAPE DRAWING INDEX PERMIT

| 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 MANGEMENT PLAN - LEVEL 1 |
| L2.0      | LAYOUT + MATERIALS PLAN - LEVEL 2   |
| L2.1      | PLANTING PLAN - LEVEL 2             |
| L3.0      | LAYOUT + MATERIALS PLAN - LEVEL 3   |
| L3.1      | PLANTING PLAN - LEVEL 3             |
| L4.0      | LAYOUT + MATERIALS PLAN - LEVEL 4   |
| L5.0      | PLANT LIST + IMAGES                 |
| L6.0      | SECTIONS                            |
| L6.1      | SECTIONS                            |



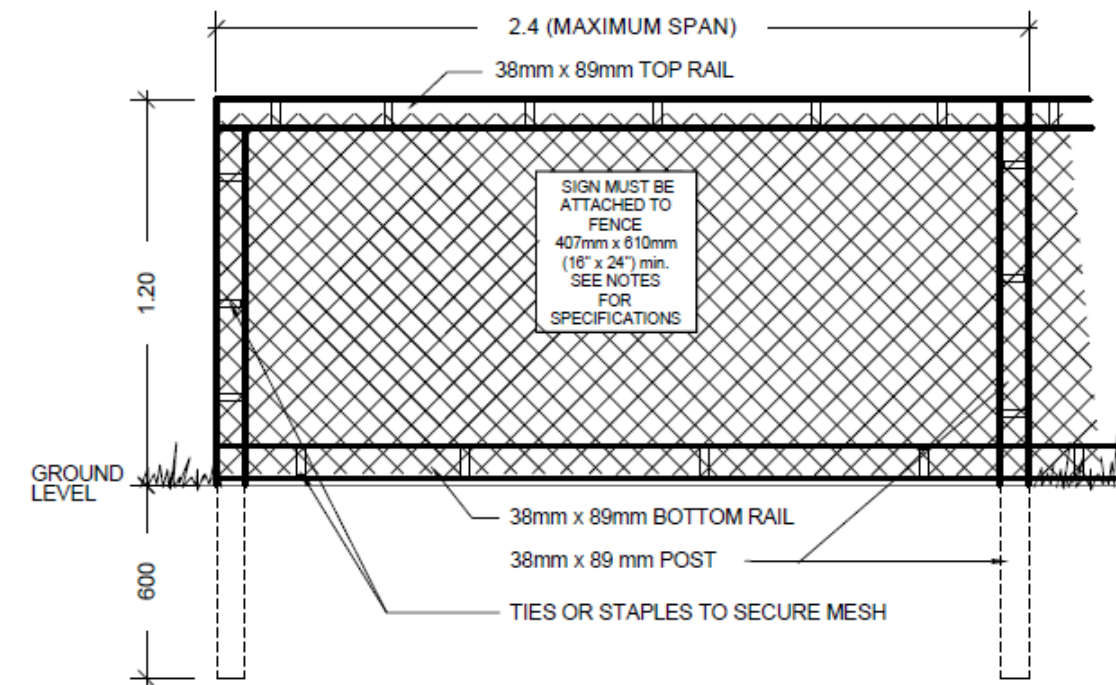




### GENERAL TREE PROTECTION FENCING TYP NOTES:

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

### TREE PROTECTION FENCING STANDARD

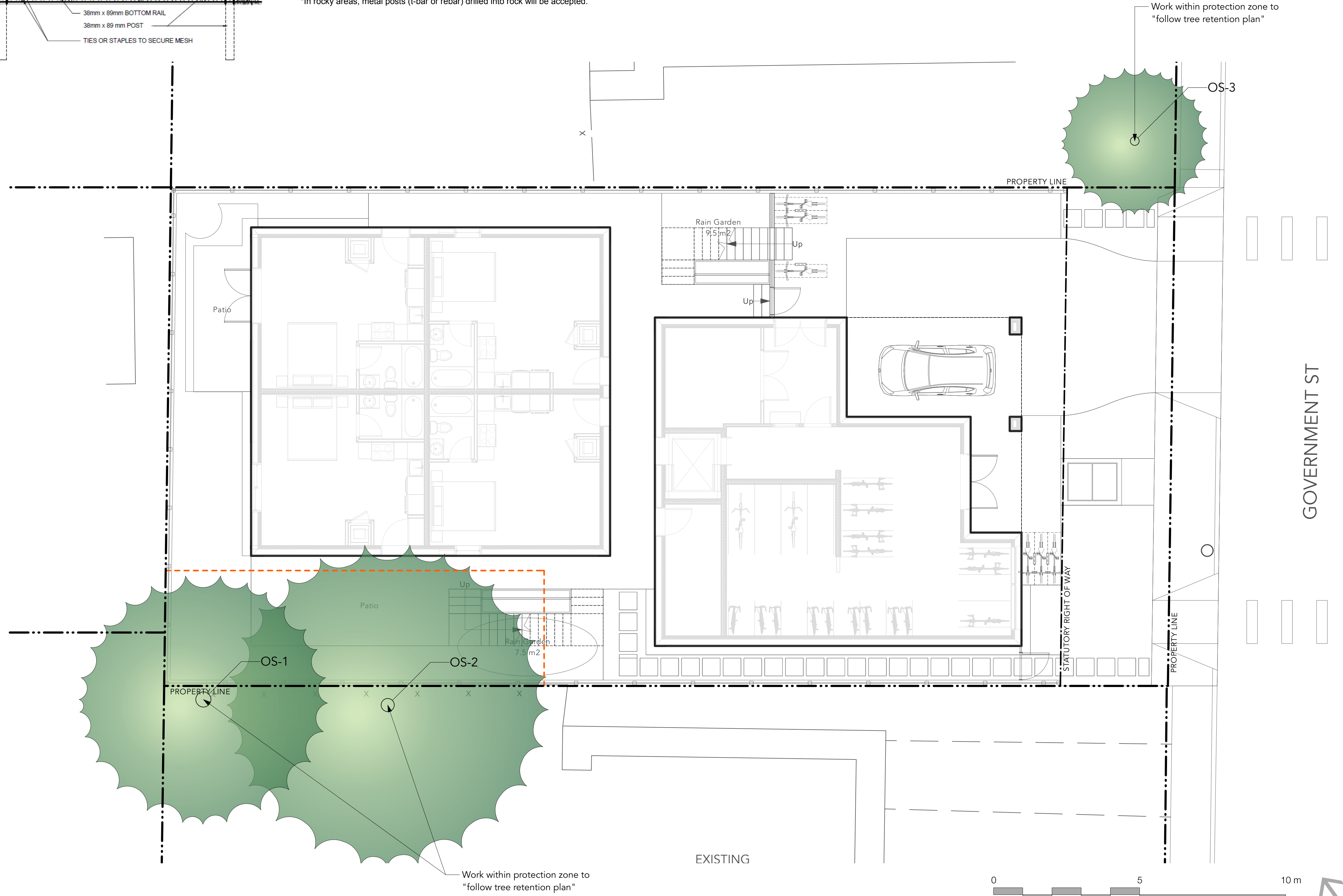


### Tree Protection Fencing Specifications:

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

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

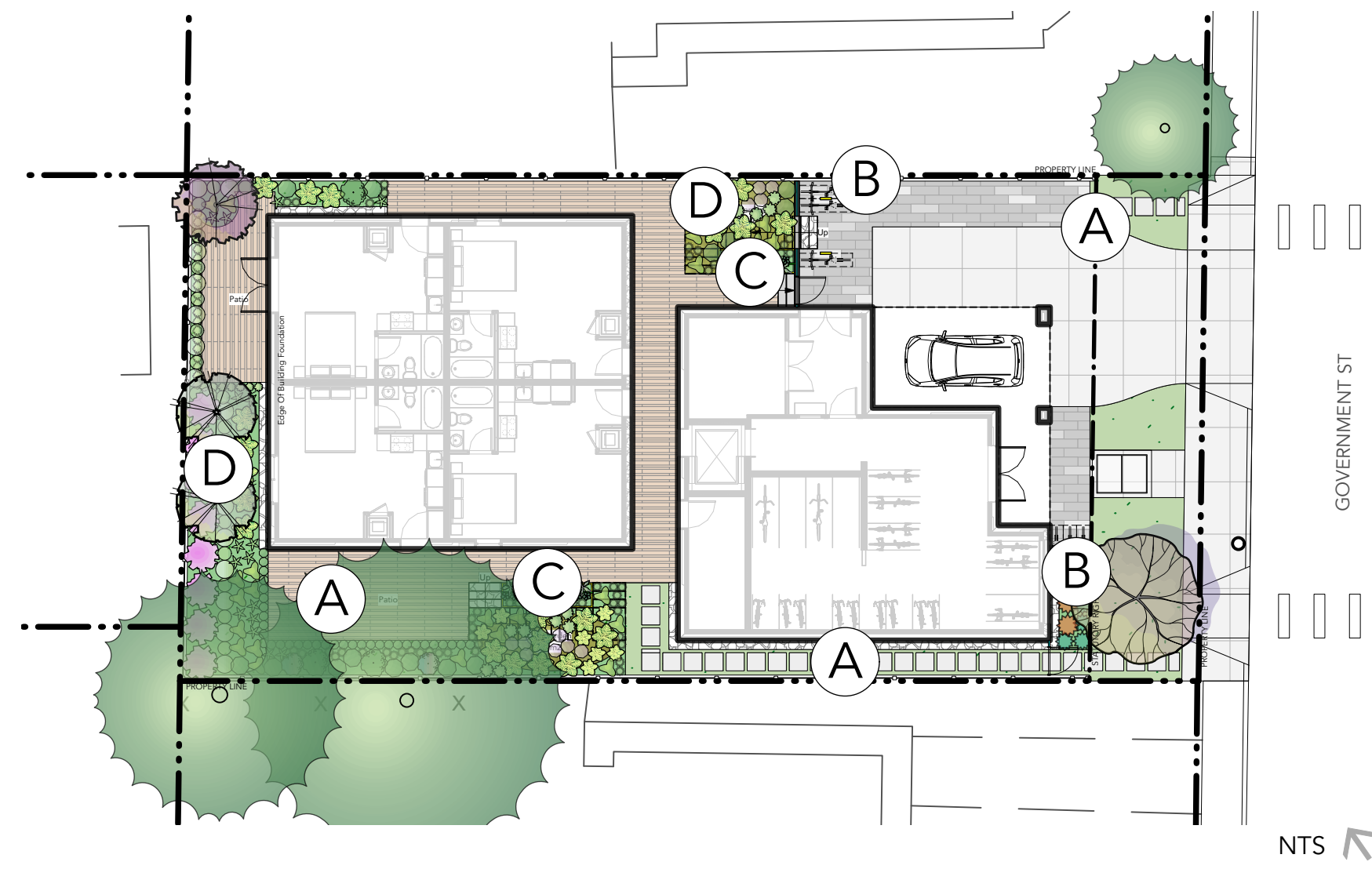
\*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.



### TREE MANAGEMENT PLAN

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

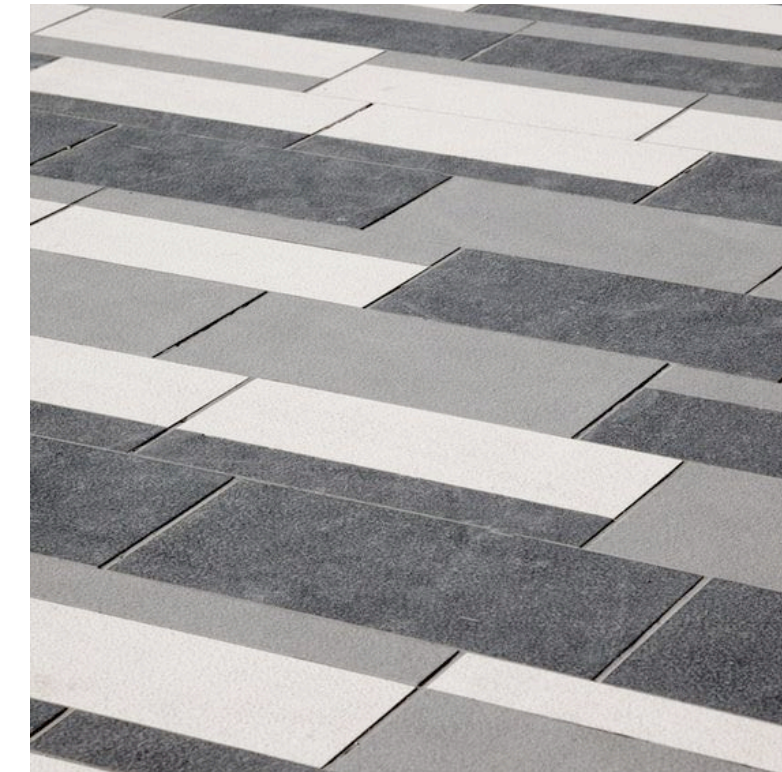




**A PAVING**



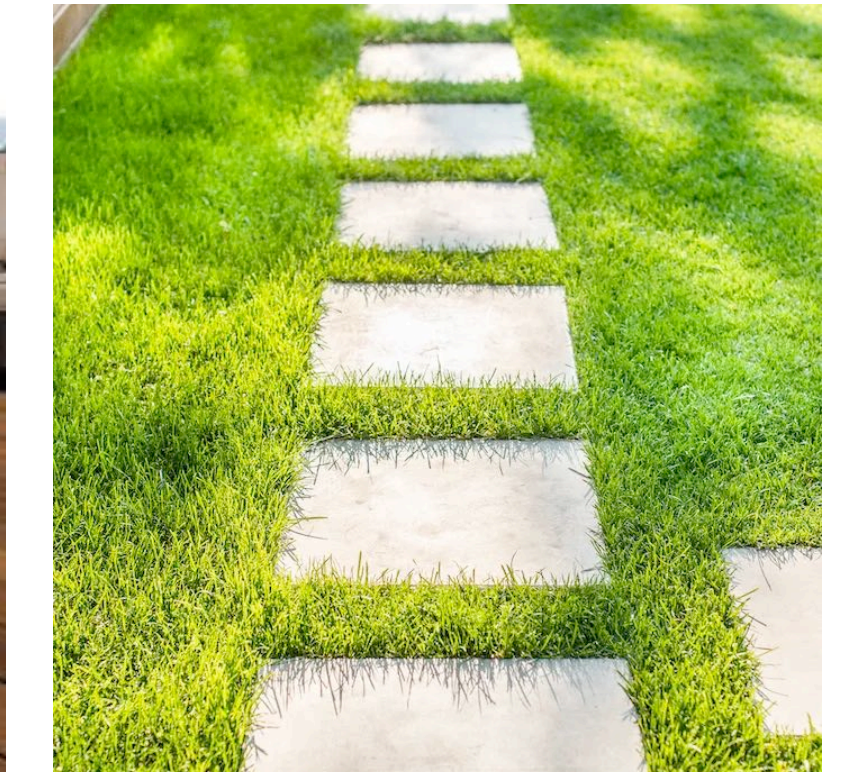
CIP CONCRETE PAVING



MAIN ENTRANCE PAVING



THERMALLY TREATED WOOD DECKING



STEPPING STONE

**B BIKE RACK**



Metal Bike Rack

**C PLANTING BESIDE STAIRS**

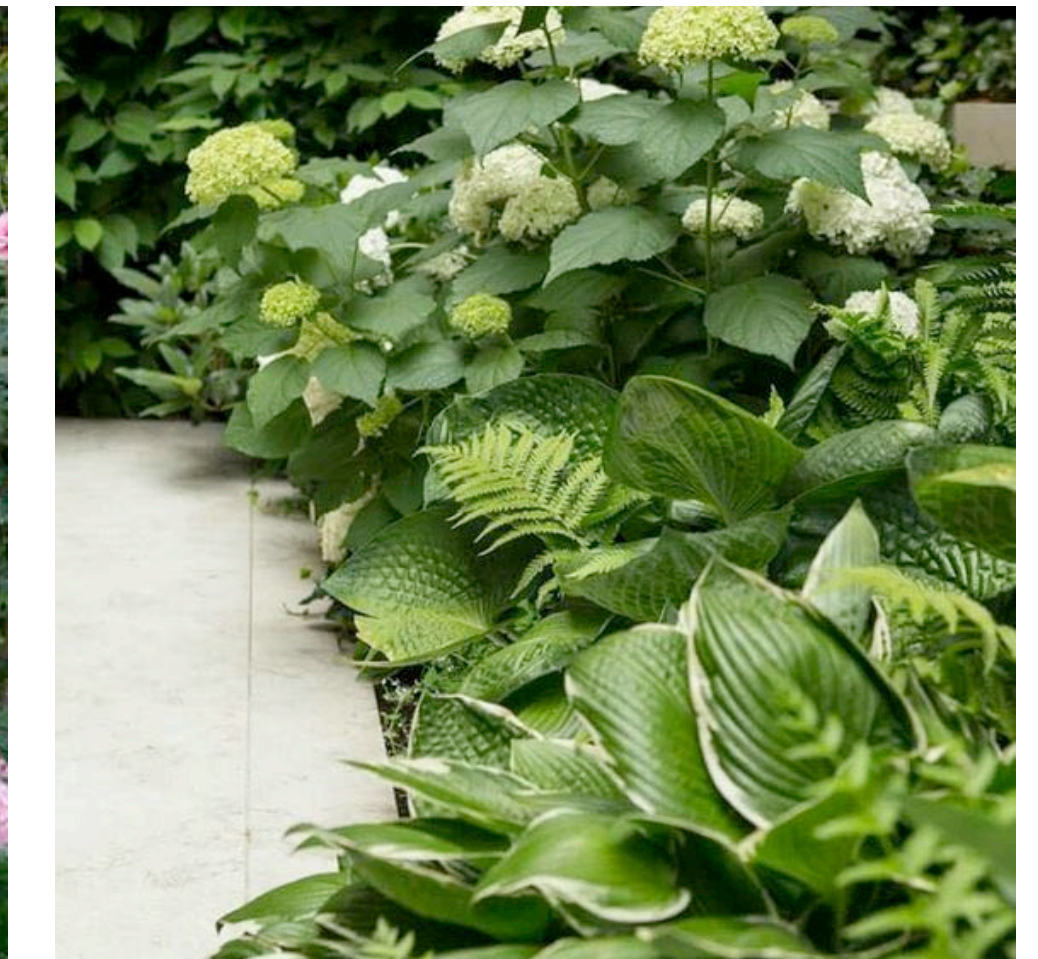


Cable For Vine Climbing



Rail Planter

**D PLANTING**



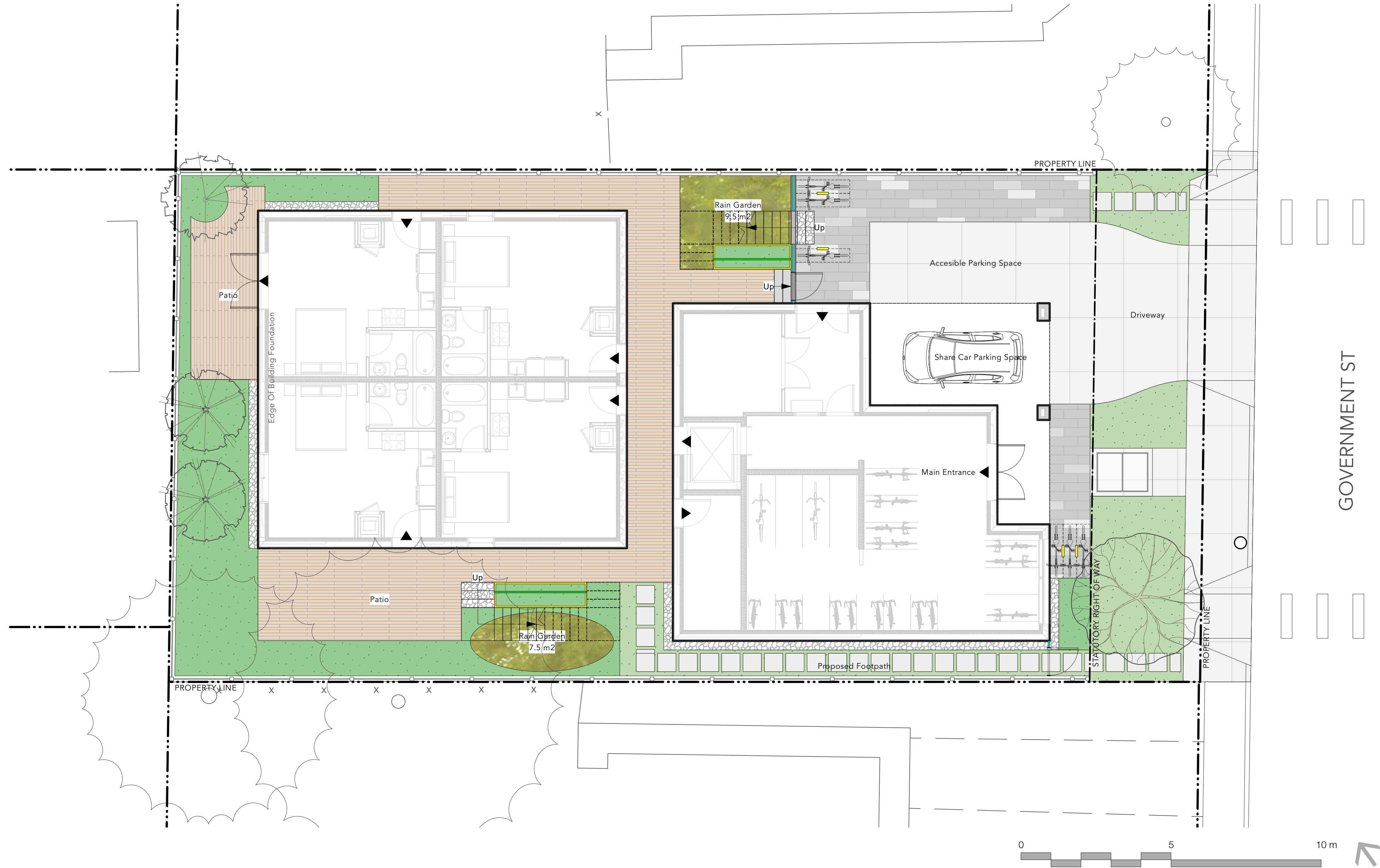


**GENERAL LAYOUT + MATERIALS NOTES:**

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

**MATERIALS LEGEND**

| SYMBOL | DESCRIPTION   |
|--------|---|
|        | PAVING TYPE 1<br>CIP Concrete Paving<br>To City Standards |
|        | PAVING TYPE 2<br>Wood Deck                                |
|        | PAVING TYPE 3<br>Permeable Pavers                         |
|        | PAVING TYPE 4<br>River Rock Strip                         |
|        | PAVING TYPE 5<br>Stepping Stone                           |
|        | PLANTING TYPE 1<br>Lawn Area                              |
|        | PLANTING TYPE 2<br>Shrub Area                             |
|        | PLANTING TYPE 3<br>Metal Planter<br>2' High               |
|        | PLANTING TYPE 4<br>Rain Garden                            |
|        | CIP CONCRETE STAIRS                                       |
|        | METAL STAIRS<br>See Arch for Details                      |
|        | CONCRETE RETAINING WALL<br>6" Wide                        |
|        | FENCE WITH POST FOUNDATIONS<br>6' High                    |
|        | GUARDRAIL WITH GATE<br>3.5' High                          |
|        | BIKE RACK   |
|        | METAL TRELLIS FOR VINE CLIMBING                           |
|        | FLOOR ABOVE   |
|        | WATER VAULT COVER   |
|        | EXISTING UTILITY POLE                                     |

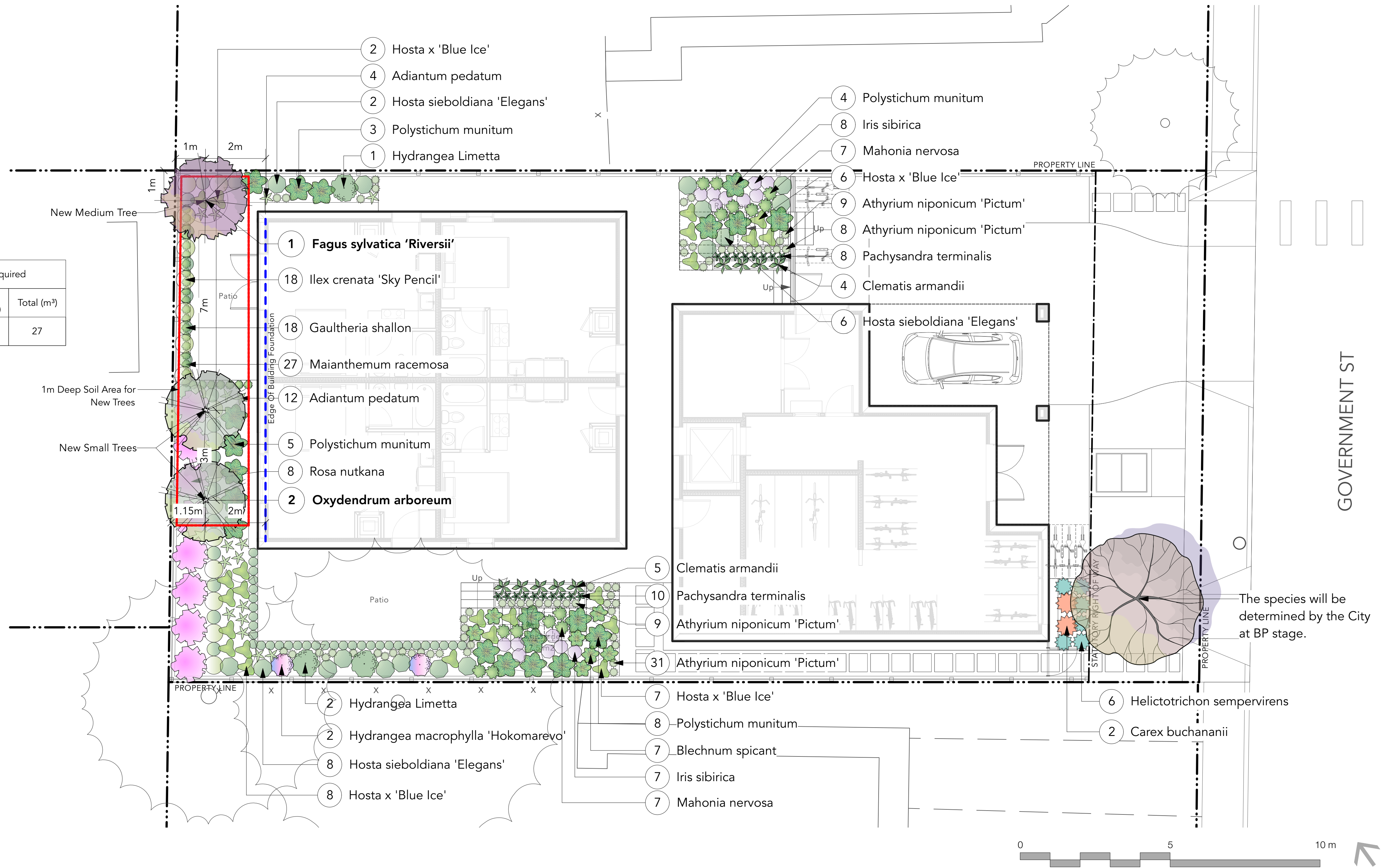




**GENERAL PLANTING NOTES:**

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

| Planting Area | Area (m <sup>2</sup> ) | Soil Depth (m) | Estimated soil volume | New Trees Proposed |        | Soil Volume Required          |                                |                         |
|---------------|------------------------|----------------|-----------------------|--------------------|--------|-------------------------------|--------------------------------|-------------------------|
|               |                        |                |                       | Small              | Medium | Small (m <sup>3</sup> / tree) | Medium (m <sup>3</sup> / tree) | Total (m <sup>3</sup> ) |
|               | 27                     | 1              | 27                    | 2                  | 1      | 6                             | 15                             | 27                      |



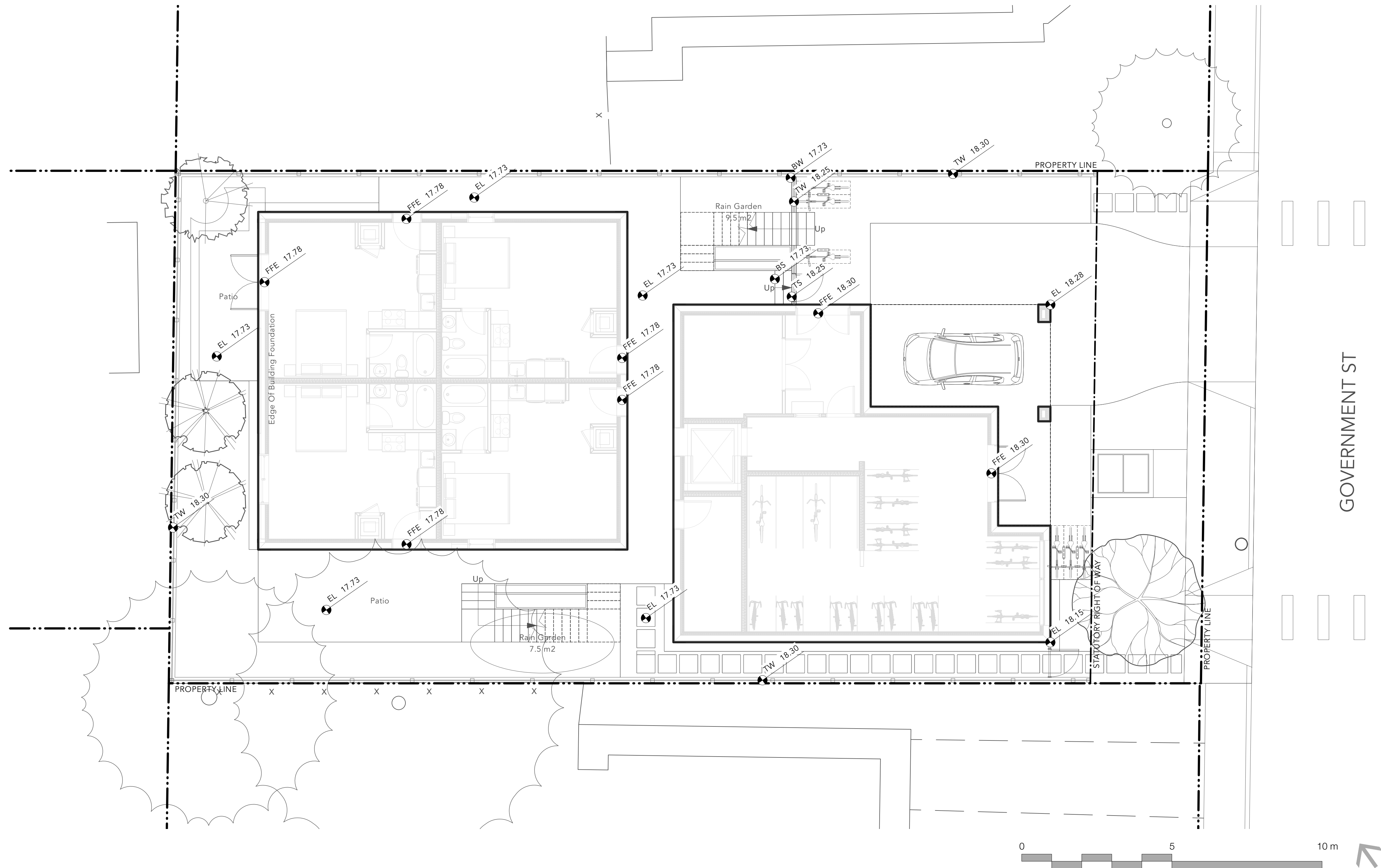


**GENERAL GRADING NOTES:**

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, 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**

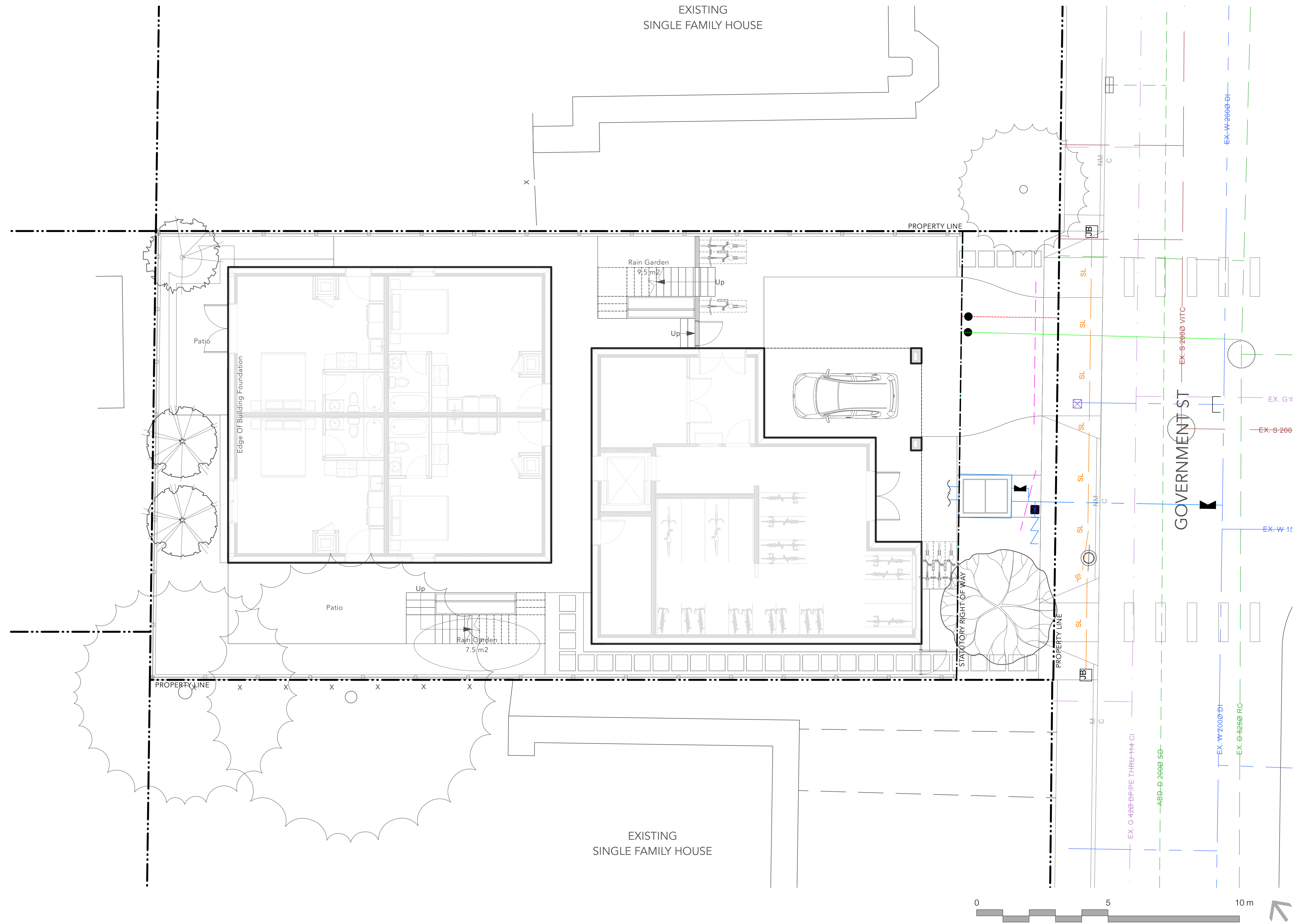
| SYMBOL   | DESCRIPTION                |
|----------|----------------------------|
| EL 0.00  | PROPOSED ELEVATION         |
| FFE 0.00 | FINISHED FLOOR ELEVATION   |
| TW 0.00  | TOP OF WALL ELEVATION      |
| BW 0.00  | BOTTOM OF WALL ELEVATION   |
| TS 0.00  | TOP OF STAIRS ELEVATION    |
| BS 0.00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







**UTILITY LEGEND**

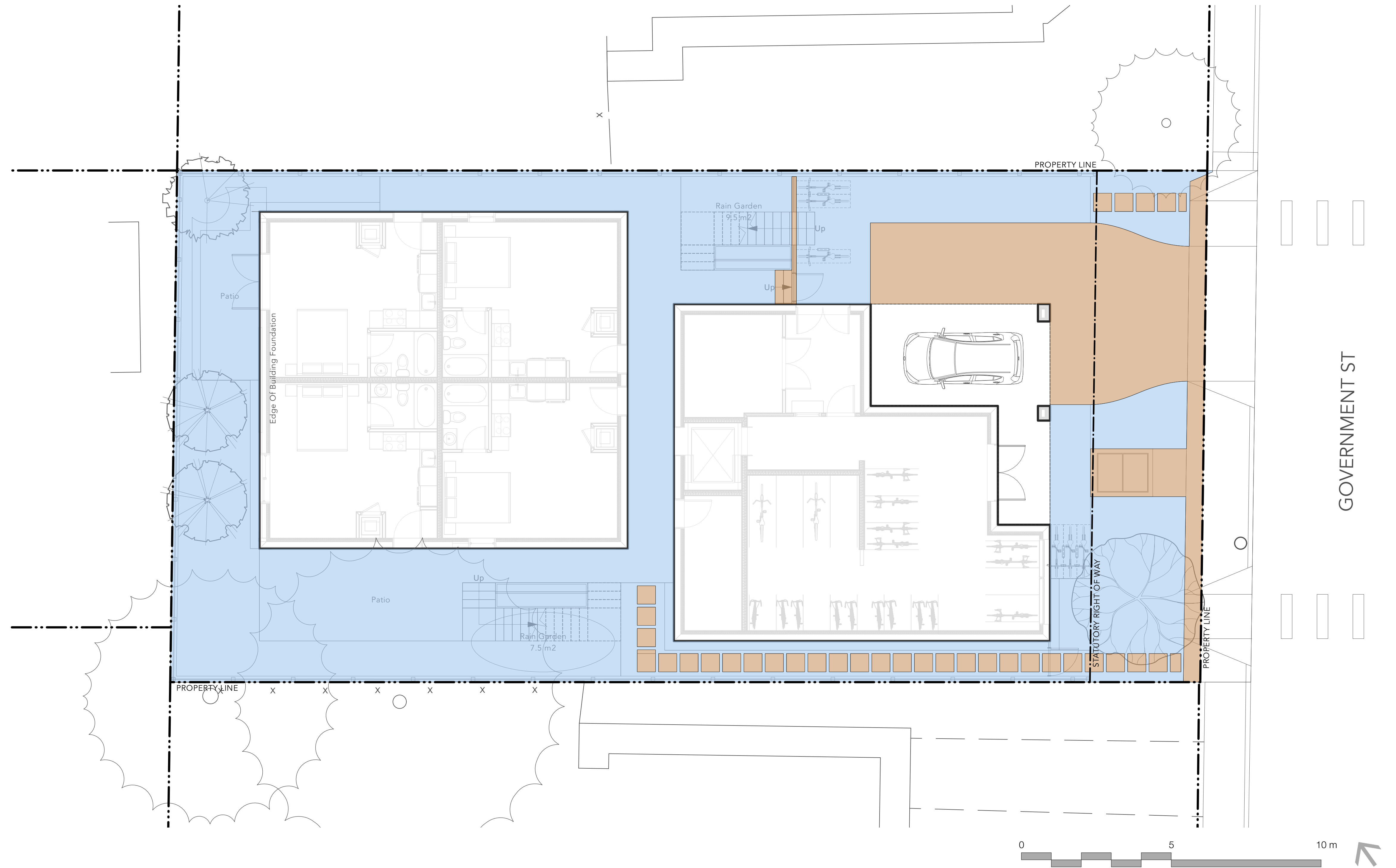
| SYMBOL | DESCRIPTION  |
|--------|--|
|        | EXISTING UTILITIES<br>See Civil Drawings for Details |
|        | PROPOSED UTILITIES<br>See Civil Drawings for Details |





**STORMWATER MANGEMENT LEGEND**

| SYMBOL  | DESCRIPTION                        |
|---|------------------------------------|
|  | PERMEABLE AREA<br>Total: 237.2 sqm |
|  | IMPERVIOUS AREA<br>Total: 69.9 sqm |

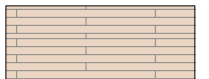
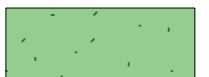
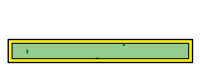


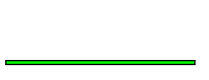



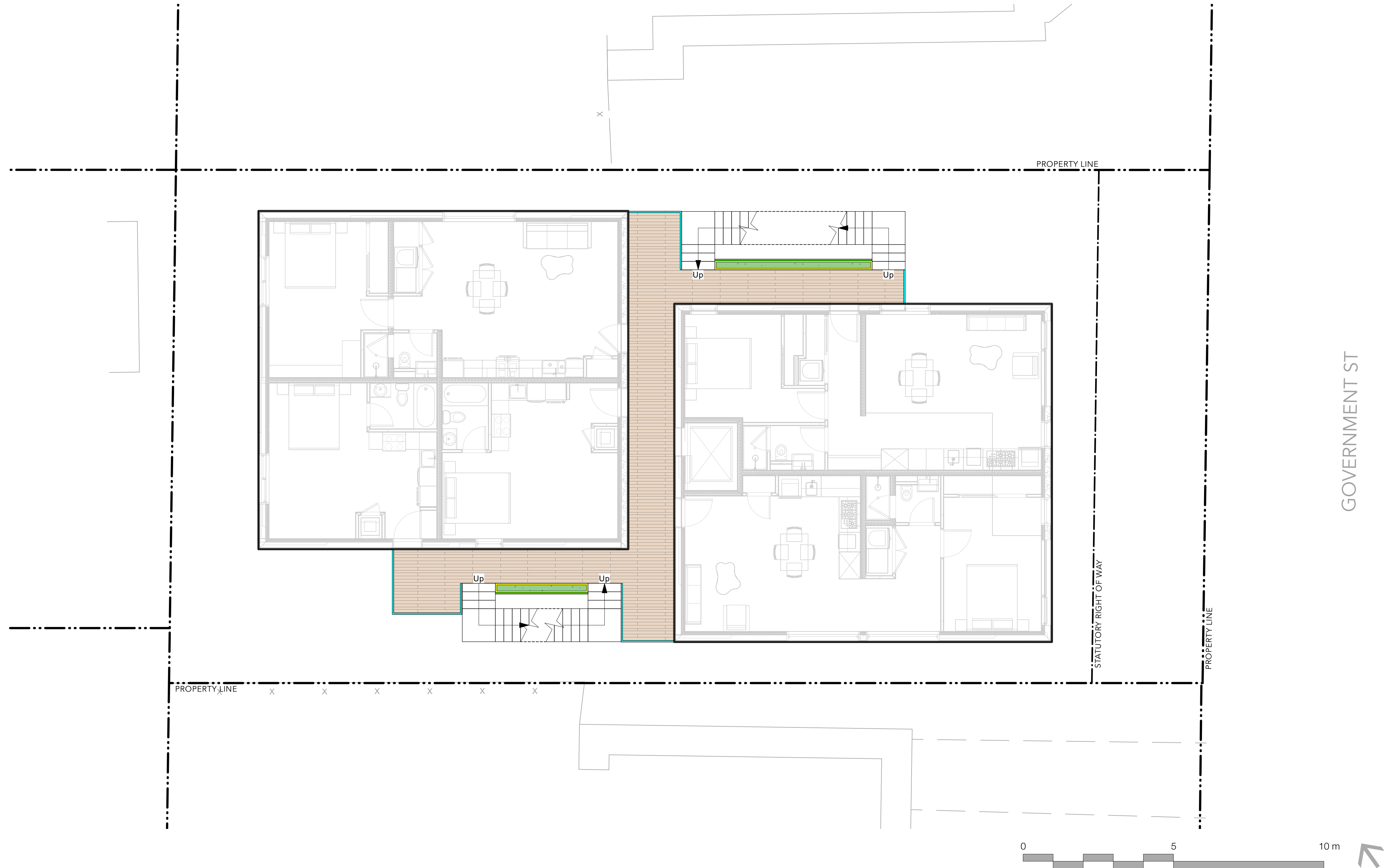


**GENERAL LAYOUT + MATERIALS NOTES:**

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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**

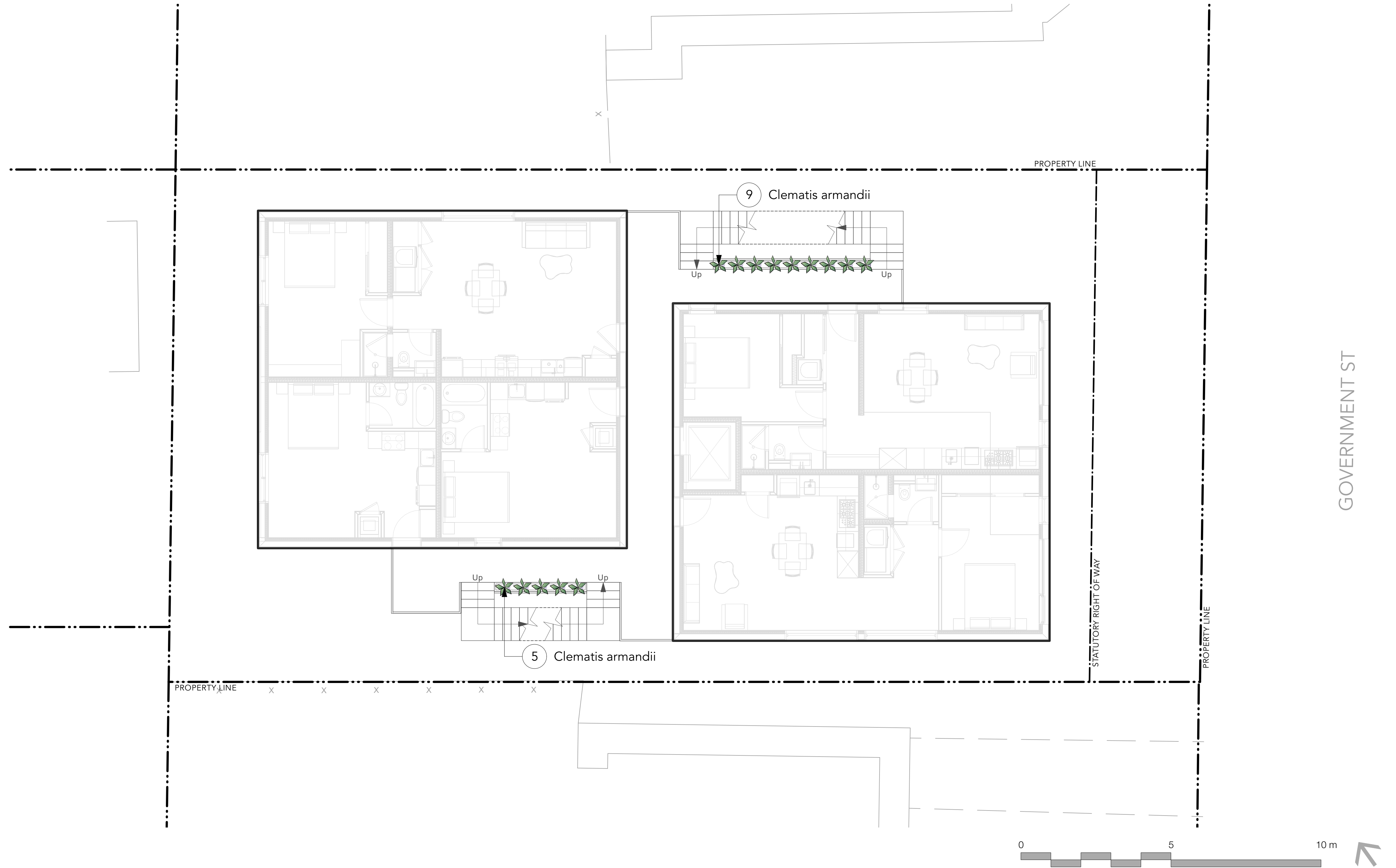
| SYMBOL  | DESCRIPTION   |
|---|---|
|    | PAVING TYPE 2<br>Wood Deck                                    |
|    | PLANTING TYPE 2<br>Shrub Area                                 |
|    | PLANTER TYPE 1<br>Metal Railing Planter<br>12" Deep, 13" High |
|   | METAL STAIRS<br>See Arch for Details                          |
|  | GUARDRAIL<br>3.5' High  |
|  | 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 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

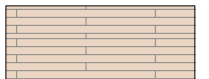
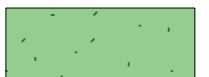
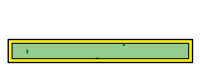


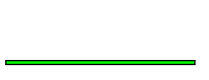



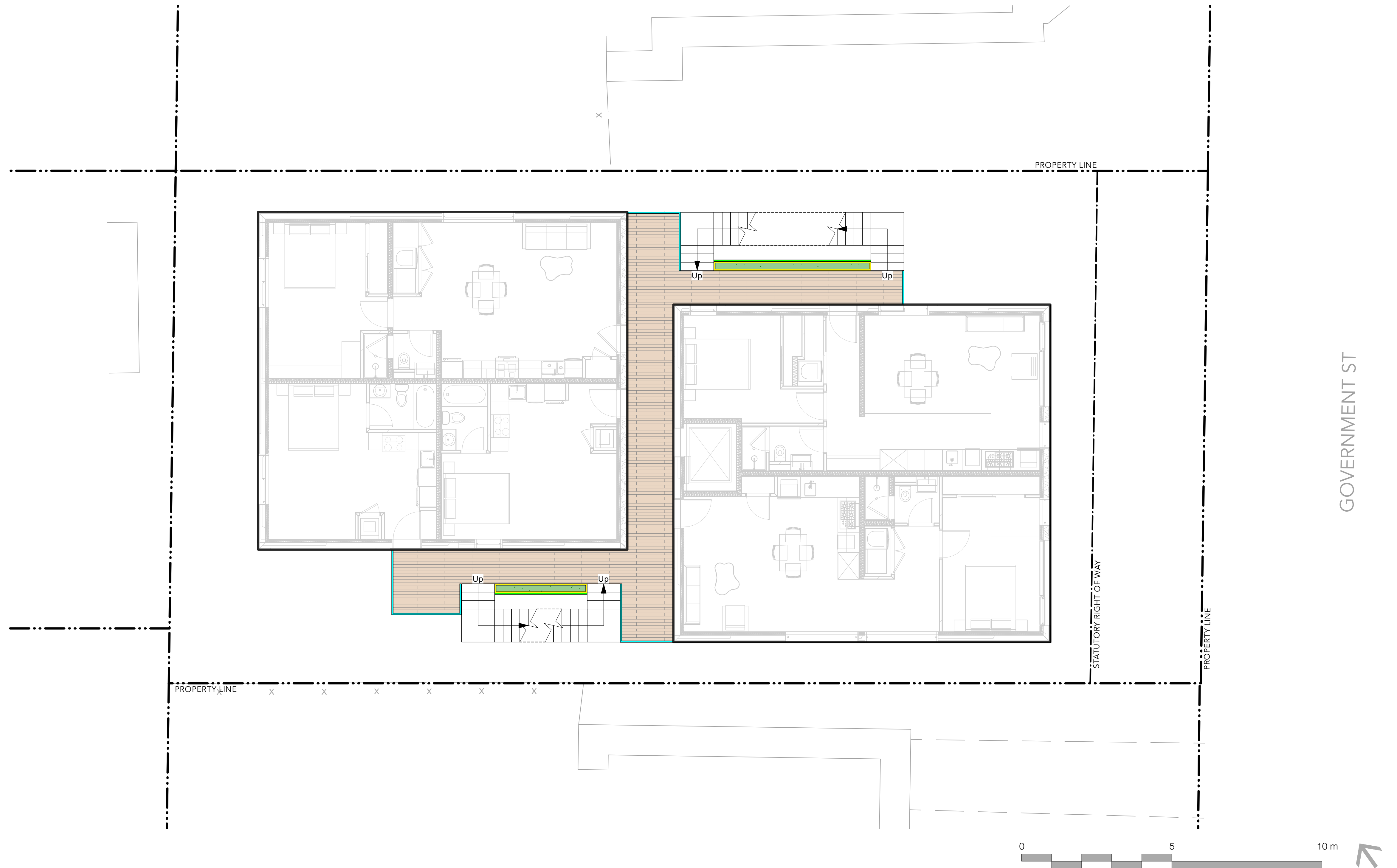


**GENERAL LAYOUT + MATERIALS NOTES:**

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.
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**MATERIALS LEGEND**

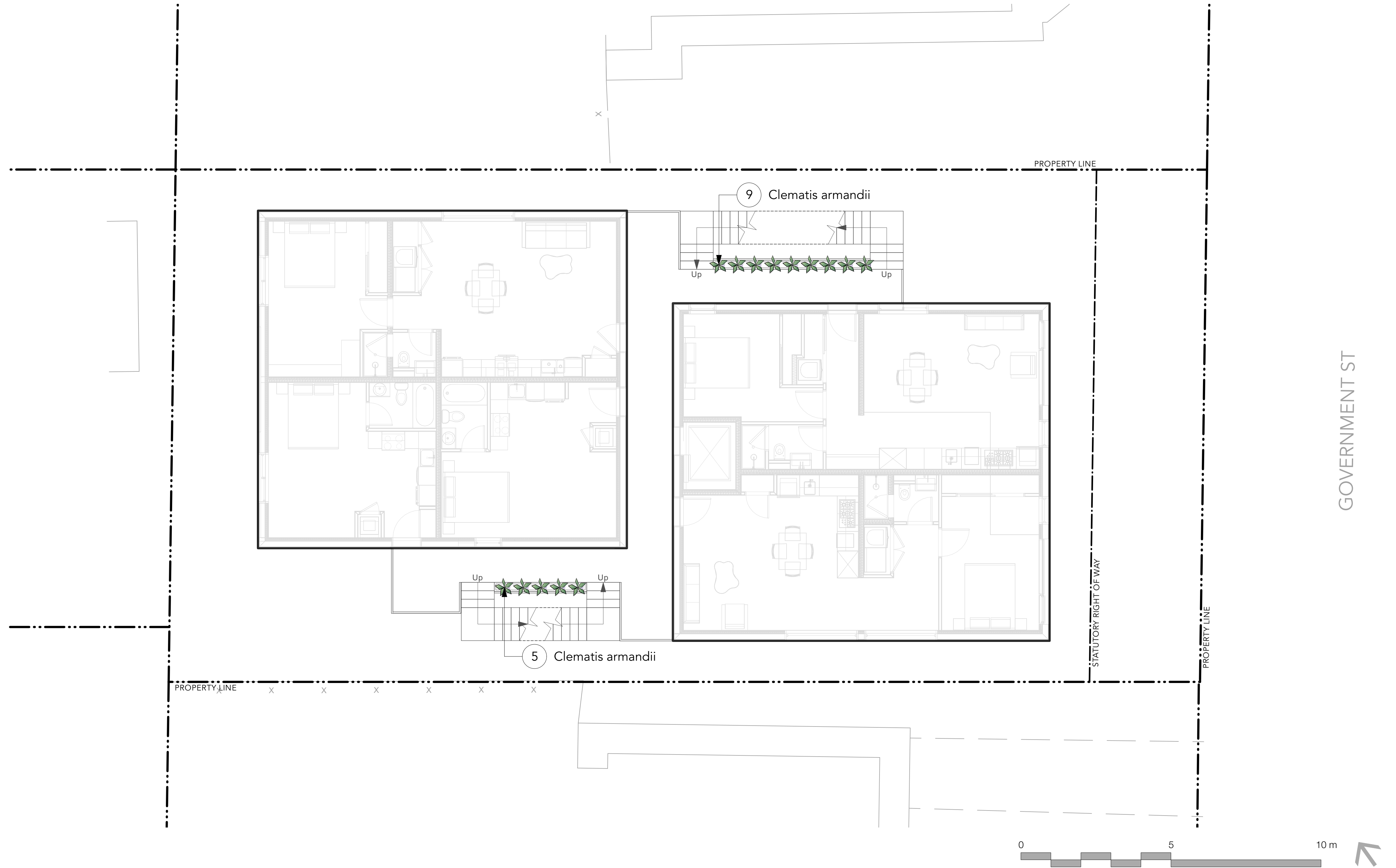
| SYMBOL  | DESCRIPTION   |
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|   | METAL STAIRS<br>See Arch for Details                          |
|  | GUARDRAIL<br>3.5' High  |
|  | METAL TRELLIS FOR VINE CLIMBING                               |
|  | FLOOR ABOVE   |





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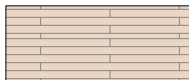
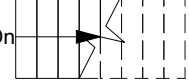

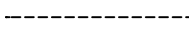
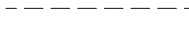


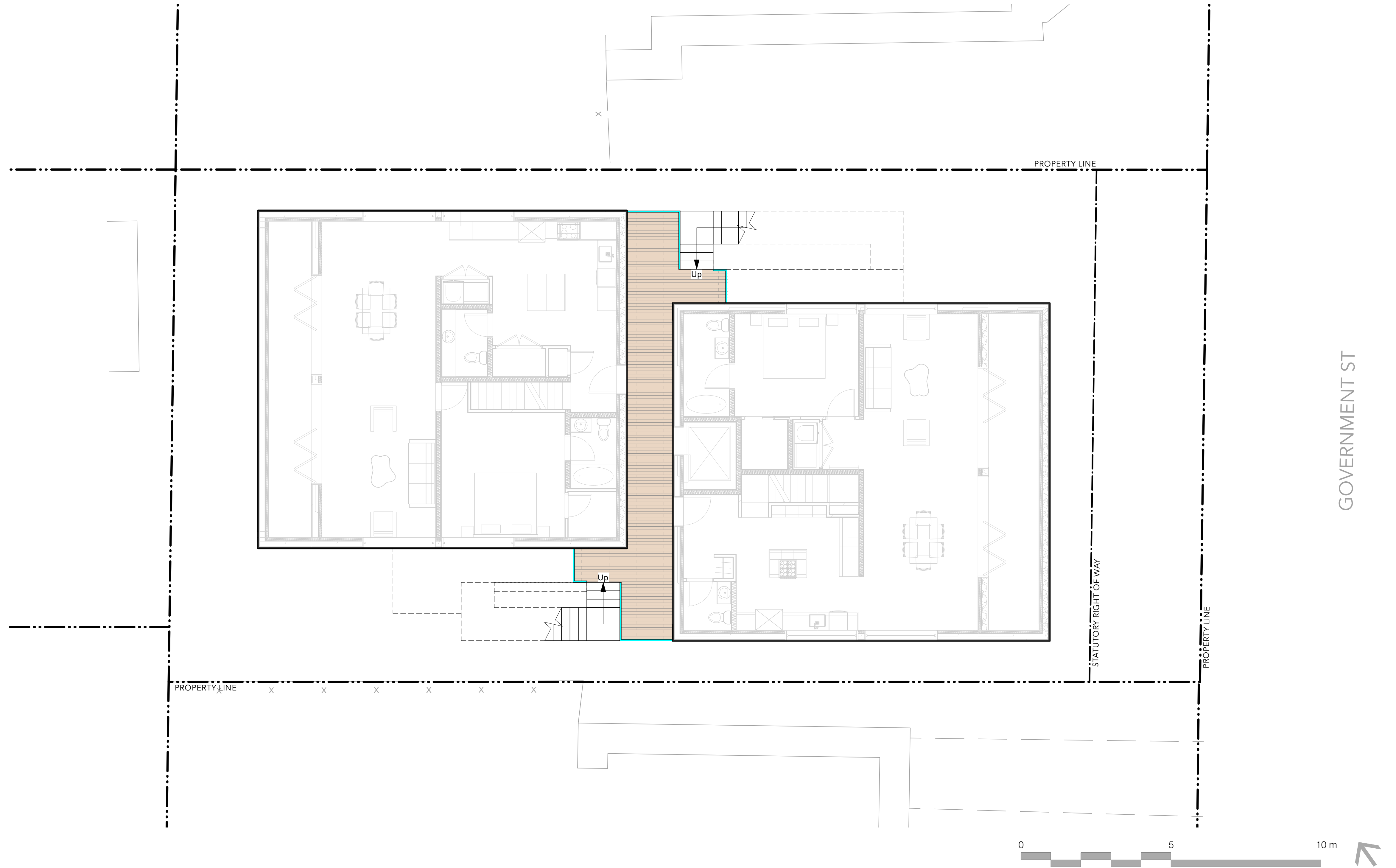


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**MATERIALS LEGEND**

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





# OVERALL PLANT LIST

| Symbol                                   | Quantity | Latin Name                         | Common Name                      | Scheduled Size | Spacing   | Notes        |
|--|----------|------------------------------------|----------------------------------|----------------|-----------|--------------|
| <b>DECIDUOUS TREES:</b>                  |          |                                    |                                  |                |           |              |
|  | 2        | Oxydendrum arboreum                | Sourwood                         | 6cm cal.       | As Shown  | B&B Specimen |
|  | 1        | Fagus sylvatica 'Riversii'         | European Beech                   | 6cm cal.       | As Shown  | B&B Specimen |
| <b>SHRUBS:</b>                           |          |                                    |                                  |                |           |              |
|  | 18       | Gaultheria shallon                 | Salal                            | #1 Pot         | 1'6" o.c. |              |
|  | 3        | Hydrangea Limetta                  | Limetta Hydrangea                | #3 Pot         | 3'0" o.c. |              |
|  | 2        | Hydrangea macrophylla 'Hokomarevo' | Everlasting Revolution Hydrangea | #3 Pot         | 2'6" o.c. |              |
|  | 18       | Ilex crenata 'Sky Pencil'          | Japanese Holly                   | #2 Pot         | 2'0" o.c. |              |
|  | 14       | Mahonia nervosa                    | Longleaf Mahonia                 | #1 Pot         | 1'6" o.c. |              |
|  | 27       | Maianthemum racemosa               | False Solomon's Seal             | #1 Pot         | 1'0" o.c. |              |
|  | 8        | Rosa nutkana                       | Nootka Rose                      | #5 Pot         | 4'0" o.c. |              |
| <b>PERENNIALS, GRASSES, GROUNDCOVER:</b> |          |                                    |                                  |                |           |              |
|  | 16       | Adiantum pedatum                   | American Maidenhair Fern         | #2 Pot         | 1'6" o.c. |              |
|  | 34       | Arctostaphylos uva-ursi            | Bearberry, Kinnikinnick          | #1 Pot         | 1'0" o.c. |              |
|  | 62       | Athyrium niponicum 'Pictum'        | Japanese Painted Fern            | #1 pot         | 1'0" o.c. |              |
|  | 7        | Blechnum spicant                   | Deer Fern                        | #2 Pot         | 2'0" o.c. |              |
|  | 2        | Carex buchananii                   | Fox Red Curly Sedge              | #2 pot         | 2'6" o.c. |              |
|  | 37       | Clematis armandii                  | Evergreen Clematis               | #1 Pot         | 2'0" o.c. |              |
|  | 6        | Helictotrichum sempervirens        | Blue Oat Grass                   | #2 pot         | 2'0" o.c. |              |
|  | 16       | Hosta sieboldiana 'Elegans'        | Blue Leaf Hosta                  | #1 Pot         | 2'0" o.c. |              |
|  | 23       | Hosta x 'Blue Ice'                 | Blue Ice Plantain Lily           | #2 Pot         | 2'0" o.c. |              |
|  | 15       | Iris sibirica                      | Siberian Iris                    | #1 Pot         | 1'6" o.c. |              |
|  | 18       | Pachysandra terminalis             | Japanese Spurge                  | #1 Pot         | 1'0" o.c. |              |
|  | 20       | Polystichum munitum                | Western sword fern               | #3 Pot         | 3'0" 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 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.

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

# PLANT IMAGES

## TREES



Oxydendrum arboreum  
**Sourwood**

Fagus sylvatica 'Riversii'  
**European Beech**

## SHRUBS



Gaultheria shallon  
**Salal**

Hydrangea limetta  
**Limetta Hydrangea**

Hydrangea macrophylla 'Hokomarevo'  
**Everlasting Revolution Hydrangea**

Ilex crenata 'Sky Pencil'  
**Japanese Holly**

## GROUNDCOVERS, GRASSES, FERNS, VINES, PERENNIALS



Mahonia Nervosa  
**Compact Oregon Grape**

Maianthemum racemosa  
**False Solomon's seal**

Rosa nutkatana  
**Nootka Rose**

Adiantum pedatum  
**Maidenhair Fern**

Arctostaphylos uva-ursi  
**Bearberry, Kinnikinnick**

Athyrium nipponicum 'Pictum'  
**Japanese Painted fern**

Blechnum spicant  
**Deer Fern**

Carex buchananii  
**Fox Red Curly Sedge**

Clematis armandii  
**Evergreen Clematis**

Helictotrichum sempervirens  
**Blue Oat Grass**

Hosta sieboldiana 'Elegans'  
**Blue Leaf Hosta**

Hosta x 'Blue Ice'  
**Blue Ice Plantain Lily**

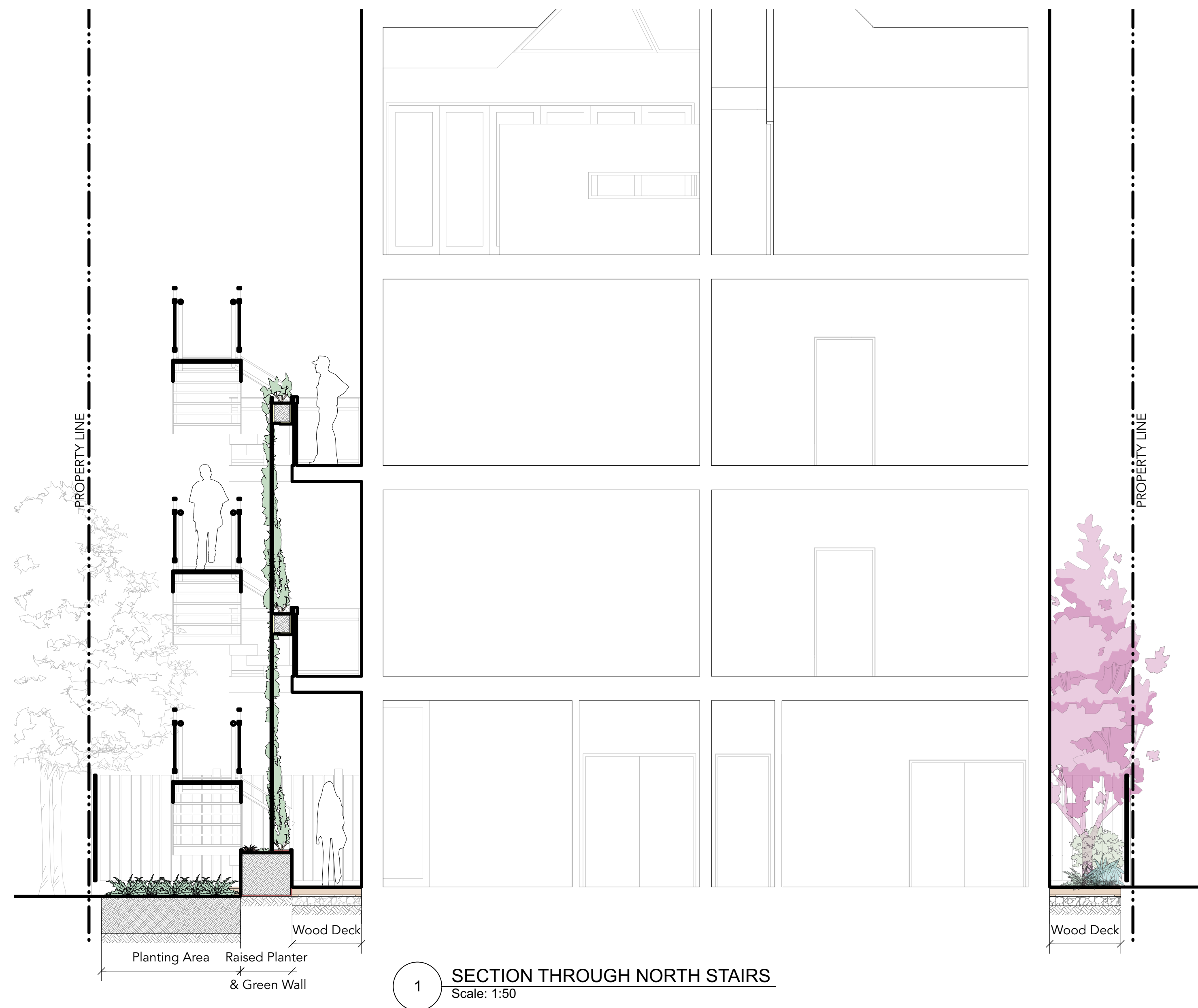
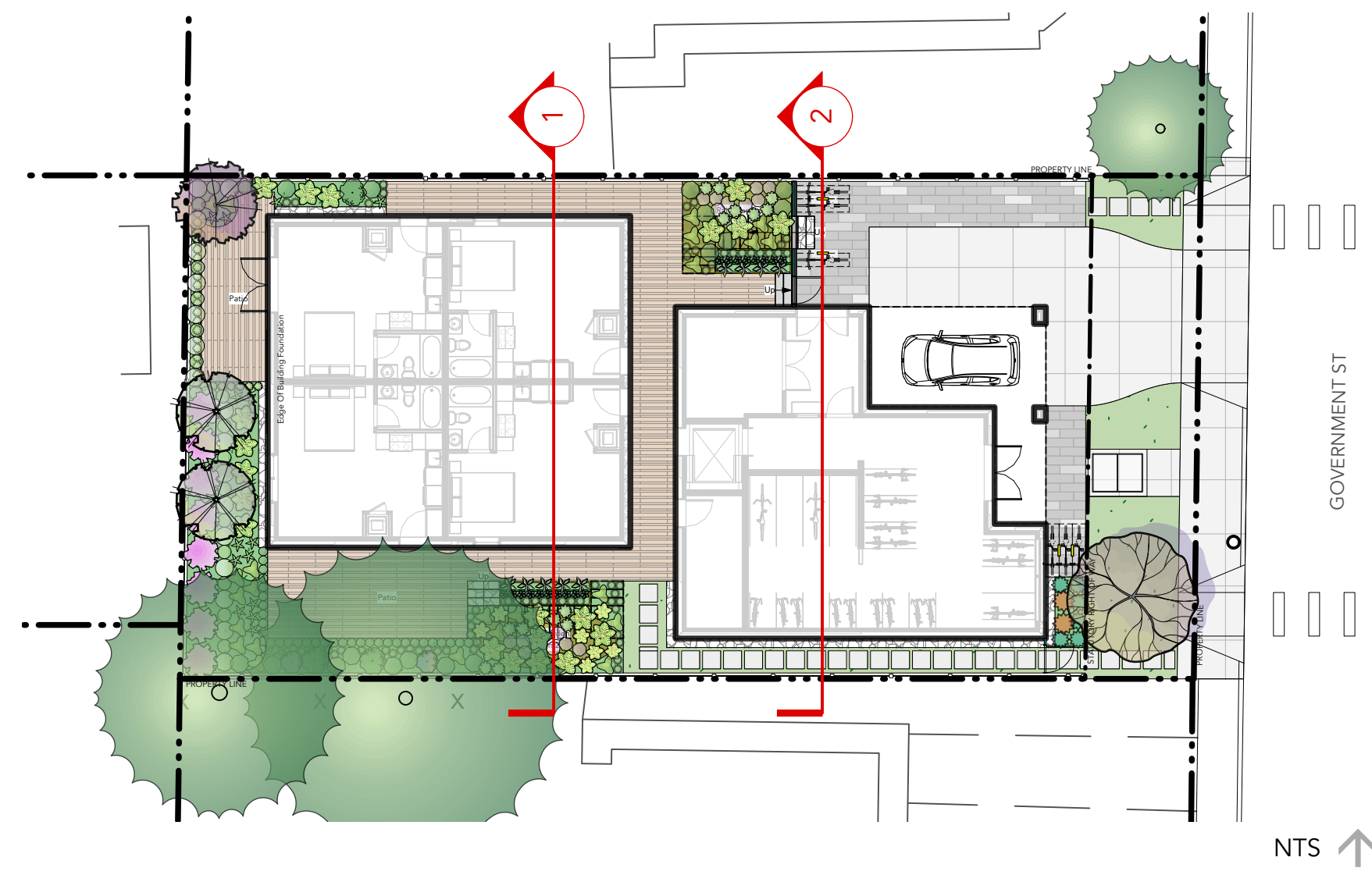


Iris sibirica  
**Siberian Iris**

Pachysandra terminalis  
**Japanese Spurge**

Polystichum munitum  
**Western Sword Fern**



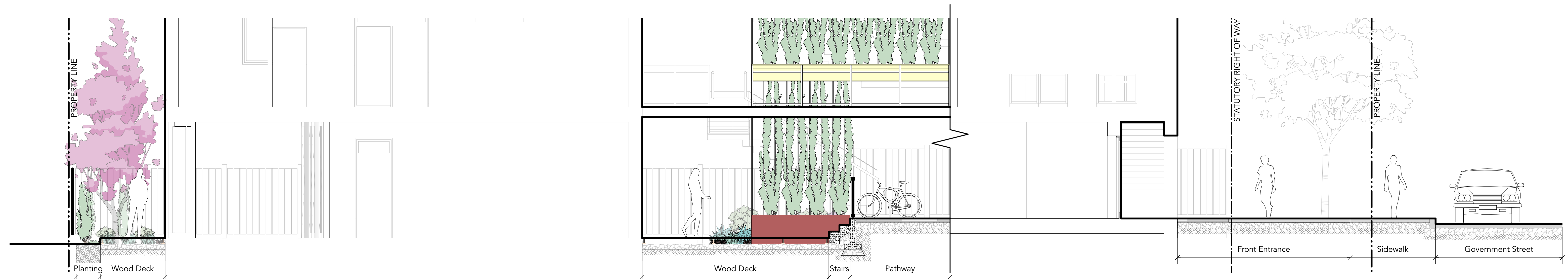
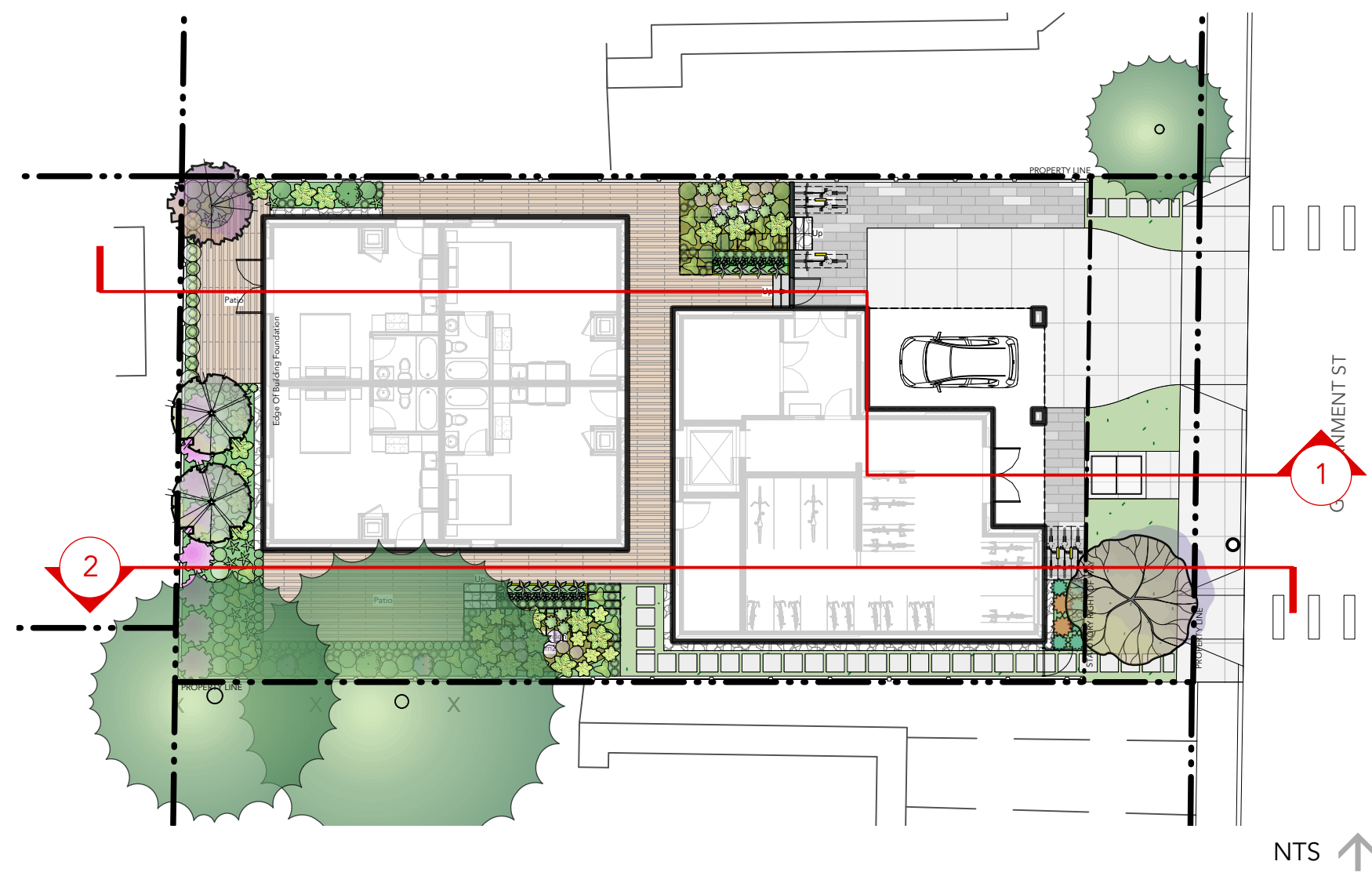


1 SECTION THROUGH NORTH STAIRS  
Scale: 1:50

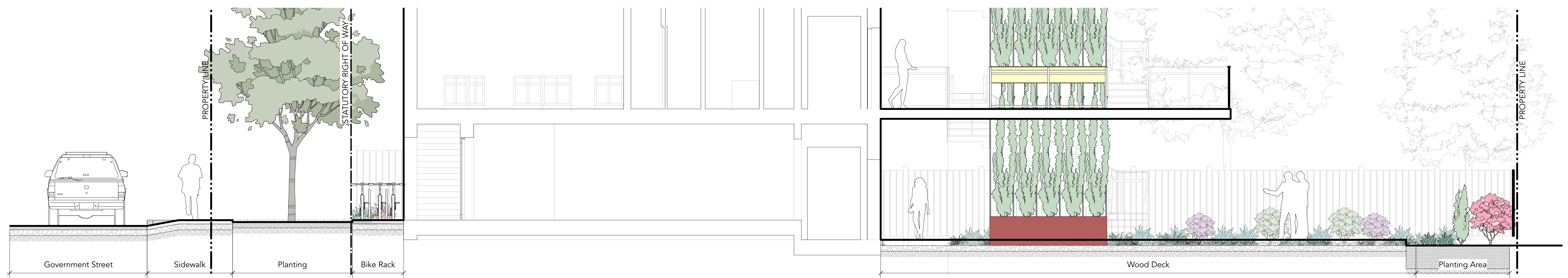


2 SECTION THROUGH NORTH STAIRS  
Scale: 1:50



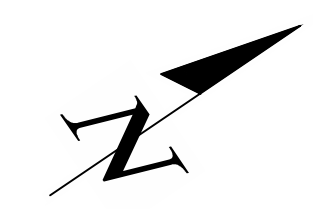
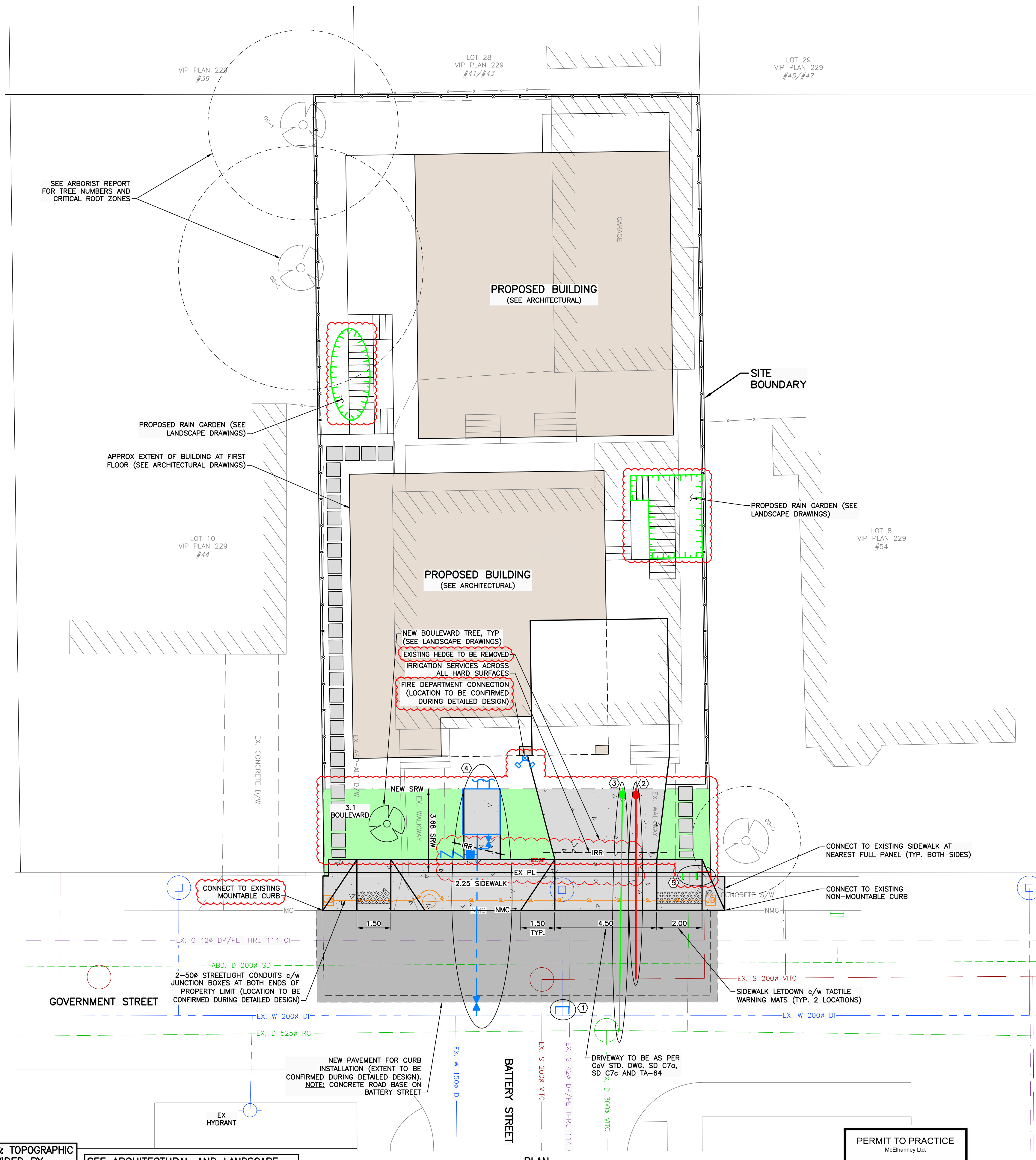


1 SECTION THROUGH FRONT ENTRANCE  
Scale: 1:50



2 SECTION THROUGH PARKING ENTRANCE  
Scale: 1:50





**SHEET NOTES**

| No. | DESCRIPTION  |
|-----|--|
| 1   | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.  |
| 2   | INSTALL NEW 150 <sup>mm</sup> SANITARY SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.  |
| 3   | INSTALL NEW 200 <sup>mm</sup> STORM SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.   |
| 4   | NEW 50 <sup>mm</sup> DOMESTIC WATER, 100 <sup>mm</sup> FIRE AND 25 <sup>mm</sup> IRRIGATION WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 5   | EXISTING STORM AND SANITARY SERVICES TO BE CAPPED AND ABANDONED.   |

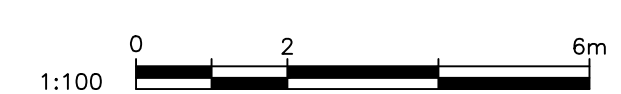
- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY WAYMARK ARCHITECTURE.
  - FOR LANDSCAPING, SEE DRAWINGS BY GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE.
  - FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONES AND TREE REMOVAL/RETAIN, SEE REPORT / DRAWINGS BY OAKSTEAD TREE & PROPERTY CARE INC.
  - FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
  - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
  - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
  - ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
  - 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).
  - ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

PERMIT TO PRACTICE  
McElhanney Ltd.  
PERMIT NUMBER: 1003299  
Engineers and Geoscientists of BC

OCTOBER 7, 2024  
**ISSUED FOR DEVELOPMENT PERMIT**  
NOT FOR CONSTRUCTION



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| 3   | 2024-10-07 | NCD | ISSUED FOR DEVELOPMENT PERMIT |     |      |    |           |
| 2   | 2024-05-03 | NCD | ISSUED FOR DEVELOPMENT PERMIT |     |      |    |           |
| 1   | 2024-01-15 | NCD | ISSUED FOR DEVELOPMENT PERMIT |     |      |    |           |

**McElhanney**

500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-9221

|      |                                     |                                 |
|------|-------------------------------------|---------------------------------|
| SEAL | PROJECT:<br>50 GOVERNMENT STREET    | SCALE<br>HORIZ: 1:100 VERT: N/A |
|      | TITLE:<br>PRELIMINARY CIVIL DRAWING | PROJECT NO.<br>2241-23141       |
|      |                                     | ISSUED/REVISION<br>3            |
|      |                                     | APPROVING AUTHORITY FILE NO.    |
|      |                                     | DRAWING NO.<br>23-141-00-CSP    |

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