PROJECT INFORMATION TABLE	
Zone (existing)	CR-3
Proposed zone or site specific zone If unsure, state “new zone”	NEW ZONE
Site area (m²)	1,963 m²
Total floor area (m²)	3,809 m²
Commercial floor area (m²)	688 m²
Floor space ratio	1.94:1
Site coverage (%)	75.0%
Open site space (%)	31.7%
Height of building (m)	15.0 m
Number of storeys	4
Parking stalls (number) on site	47 RESIDENTIAL , 10 COMMERCIAL
Bicycle parking number (Class 1 and Class 2)	48 CLASS 1, 11 CLASS 2
Building Setbacks (m) *	
Front yard	3.35 m (OAK BAY AVENUE)
Rear yard	5.32 m
Side yard (indicate which side)	0.15 m (WEST P.L.)
Side yard (indicate which side)	0.72 m (EAST P.L.)
Combined side yards	0.87 m
Residential Use Details	
Total number of units	35
Unit type, e.g., 1 bedroom	14 1BR, 15 2BR, 6 2BR+DEN / 3BR
Ground-orientated units	0
Minimum unit floor area (m²)	47 m²
Total residential floor area (m²)	2620 m²

* MEASURED TO BUILDING FACE, EXCLUDES BALCONIES AND ROOF PROJECTIONS

OAK BAY AVENUE & REDFERN STREET CORNER PERSPECTIVE

DRAWING LIST

APPLICANT

JAWL RESIDENTIAL
3375 TENNYSON AVENUE
VICTORIA BC V8Z 3P6
250.475.7751

CONTACT:
PETER JAWL
pjawl@jawlresidential.com

PROJECT TEAM

ARCHITECT

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LANDSCAPE ARCHITECT

MURDOCH de GREEFF INC.
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250.412.2891

CONTACT:
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scott@mdidesign.com

CIVIL ENGINEER

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250.727.2214

CONTACT:
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rtuck@jeanderson.com

TRAFFIC CONSULTANT

URBAN SYSTEMS
312-645 FORT STREET
VICTORIA BC V8W 1G2
250.220.7060

CONTACT:
DANIEL CASEY
dcasey@urbansystems.ca

ARBORIST

GYE & ASSOCIATES
#432 108-800 KELLY ROAD
VICTORIA BC V9B 6J9
250.883.4533

CONTACT:
JEREMY GYE
jgye@shaw.ca

CITY OF VICTORIA

Revisions

Received Date:
July 6, 2020

Jawl Residential

Development Permit & Re-Zoning Resubmission Rev 3 - 2020/07/06

Project #	1801	Date	7/16/2020 3:44:30 PM
Sheet #	A0.00	Revision	June 23, 2020 4

CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1908 - 1920 Oak Bay Avenue

Legals: The Westerly 1/2 of Lot 13, Block 3, Section 76, Victoria District, Plan 273

Parcel Identifier: 001-245-333 in the City of Victoria

Lot A, Section 76, Victoria District, Plan 38854

Parcel Identifier: 000-987-719 in the City of Victoria

Lot 11, Block 3, Section 76, Victoria District, Plan 273

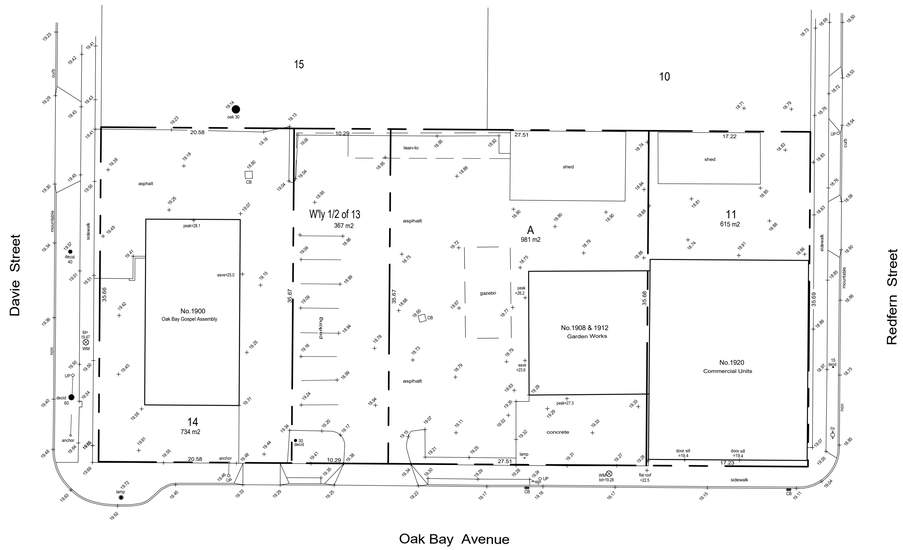
Parcel Identifier: 009-193-065 in the City of Victoria

LEGEND

Elevations are to geodetic datum.

- ø - denotes - existing elevation
- UP o - denotes - Utility Pole
- CB - denotes - Catch Basin
- MH - denotes - Catch Basin

Tree diameters are in centimetres.



February 2, 2018

File : 12.709 - 15

POWELL & ASSOCIATES
B.C Land Surveyors
202-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale - 1 : 200 Distances are in metres.

0 2 10 20

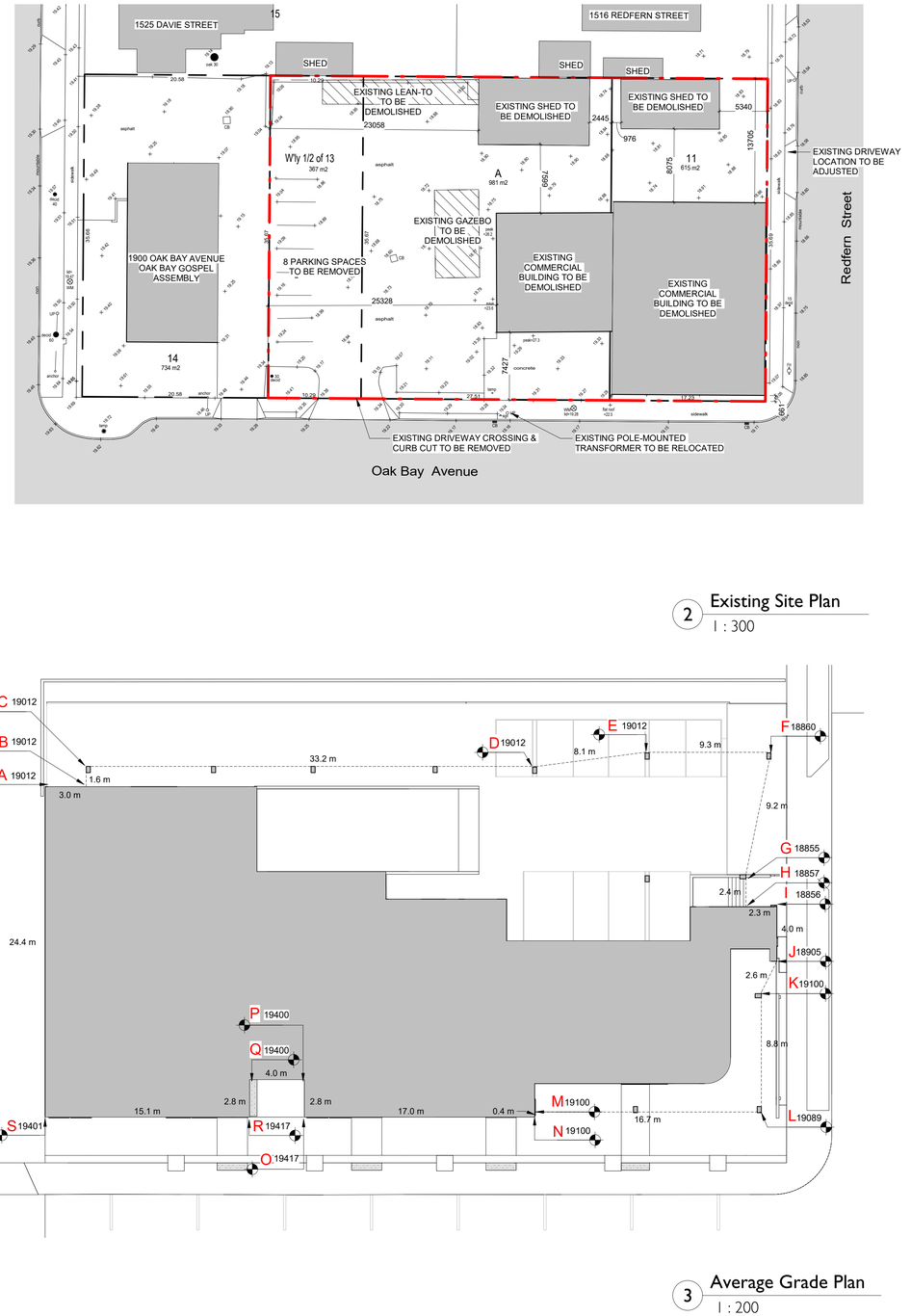
The intended print size is 24" by 18".

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

1 Survey Plan
1 : 300



2 Existing Site Plan
1 : 300

AVERAGE GRADE CALCULATIONS

GRADE POINTS: (PROPOSED)		GRADE POINTS: (NATURAL)
A:	19.012	***18.986***
B:	19.012	***18.939***
C:	19.012	***18.970***
D:	19.012	***18.844***
E:	19.012	***18.801***
F:	18.859	***18.835***
G:	***18.855***	18.883
H:	***18.857***	18.894
I:	***18.856***	18.878
J:	***18.905***	18.907
K:	19.100	***18.978***
L:	***19.089***	19.159
M:	***19.100***	19.307
N:	***19.100***	19.303
O:	19.417	***19.116***
P:	19.400	***18.969***
Q:	19.400	***18.952***
R:	19.417	***19.096***
S:	19.401	***19.322***

GRADE POINTS:

A-B:	((18.986+18.939)÷2)	x	03.0	=295.04
B-C:	((18.939+18.970)÷2)	x	01.6	=161.28
C-D:	((18.970+18.844)÷2)	x	33.2	=112.26
D-E:	((18.844+18.801)÷2)	x	08.1	=20.60
E-F:	((18.801+18.835)÷2)	x	09.3	=256.07
F-G:	((18.835+18.855)÷2)	x	09.2	=68.34
G-H:	((18.855+18.857)÷2)	x	02.4	=233.91
H-I:	((18.857+18.856)÷2)	x	02.3	=47.45
I-J:	((18.856+18.905)÷2)	x	04.0	=121.02
J-K:	((18.905+18.978)÷2)	x	02.6	=58.51
K-L:	((18.978+19.089)÷2)	x	08.8	=64.35
L-M:	((19.089+19.100)÷2)	x	16.7	=152.21
M-N:	((19.100+19.100)÷2)	x	00.4	=24.83
N-O:	((19.100+19.116)÷2)	x	17.0	=24.83
O-P:	((19.116+18.969)÷2)	x	02.8	=240.66
P-Q:	((18.969+18.952)÷2)	x	04.0	=53.48
Q-R:	((18.952+19.096)÷2)	x	02.8	=325.19
R-S:	((19.096+19.322)÷2)	x	15.1	=59.13
S-A	((19.322+18.986)÷2)	x	24.4	=460.27
			167.5	**3184.03**

AVERAGE GRADE = 3184.03÷167.5 = **19.0**

3 Average Grade Plan
1 : 200

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Survey, Existing Site Plan, Average Grade

Date: 2020/06/23

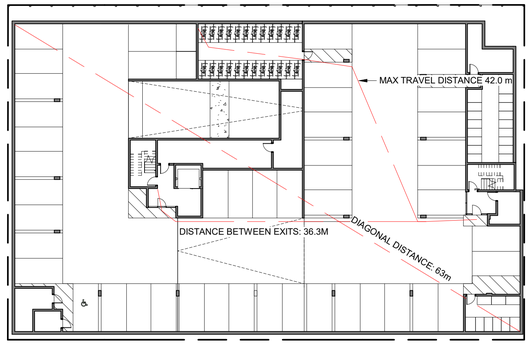
Scale: As indicated

Project # 1801

Revision: March 5, 2020 — 2

Sheet # A1.00

6/25/2020 10:33:20 AM



MIN. SEPARATION BETWEEN EXITS: 31.5 m

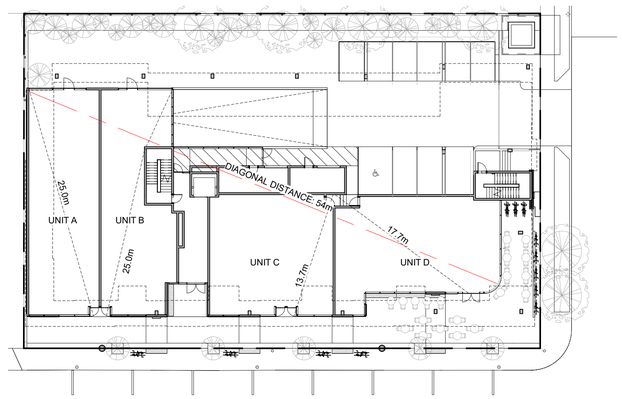
OCCUPANCY: GROUP F, DIVISION 3

OCCUPANT LOAD: 1799 m² / 46 m² PER PERSON = 40 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 59 = 244mm

STAIRS : 8mm/PERSON X 40 = 320mm

1 Parking Level - Code Plan
SCALE = 1 : 300



COMMERCIAL AREA

UNIT A

OCCUPANCY: GROUP E

OCCUPANT LOAD: 186 m² / 3.7 m² PER PERSON = 51 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 51 = 311mm

STAIRS : 8mm/PERSON X 51 = 408mm

UNIT B

OCCUPANCY: GROUP E

OCCUPANT LOAD: 159 m² / 3.7 m² PER PERSON = 43 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 43 = 262mm

STAIRS : 8mm/PERSON X 43 = 344mm

UNIT C

OCCUPANCY: GROUP E

OCCUPANT LOAD: 177 m² / 3.7 m² PER PERSON = 48 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 48 = 293mm

STAIRS : 8mm/PERSON X 48 = 384mm

UNIT D

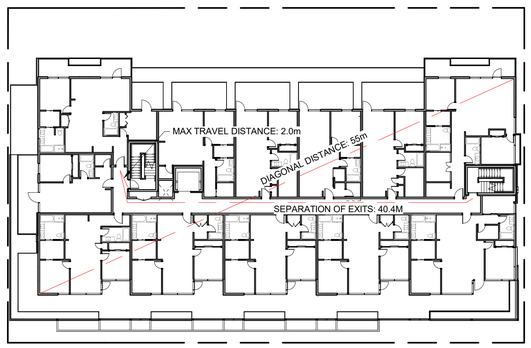
OCCUPANCY: GROUP E

OCCUPANT LOAD: 194 m² / 3.7 m² PER PERSON = 53 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 53 = 323mm

STAIRS : 8mm/PERSON X 53 = 424mm

2 Ground Floor - Code Plan
SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

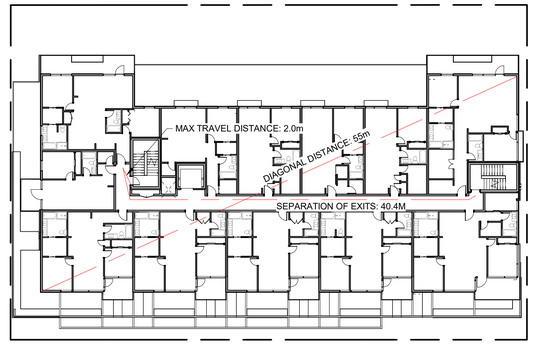
OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm

STAIRS : 8mm/PERSON X 38 = 304mm

3 Level 2 - Code Plan
SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

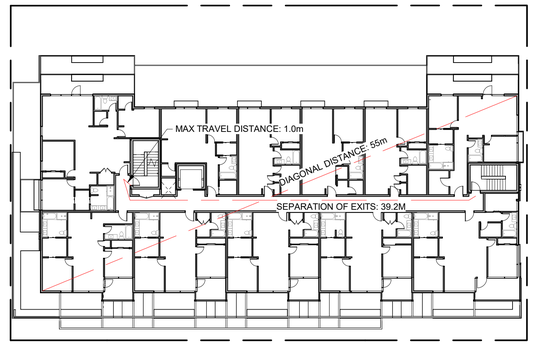
OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm

STAIRS : 8mm/PERSON X 38 = 304mm

4 Level 3 - Code Plan
SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm

STAIRS : 8mm/PERSON X 38 = 304mm

5 Level 4 - Code Plan
SCALE = 1 : 300

BC BUILDING CODE 2018

3.1 GENERAL

3.1.2.1 OCCUPANCY CLASSIFICATION:

GROUP E: GROUND FLOOR LEVEL
GROUP C RESIDENTIAL OCCUPANCY: LEVEL 2-4
GROUP F, DIVISION 3: PARKING LEVEL

3.1.3 SEPARATION OF USES

F-C(STORAGE GARAGE) TO E REQUIRES 1.5HR F.R.R.
F-C TO C REQUIRES 1HR F.R.R.
C TO E REQUIRES A 2 HR F.R.R.

3.1.17 OCCUPANT LOAD

SEE A1.01

3.2 FIRE SAFETY

BUILDING AREA:
1196 m²

3.2.2 BUILDING SIZE AND CONSTRUCTION

3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED

SPRINKLERED: YES

3.4 EXITS

3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR

3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01

3.4.2.5 LOCATION OF EXITS

MAX TRAVEL PERMITTED (RESIDENTIAL) : 30m
MAX TRAVEL PERMITTED (F3 USE) : 45m

3.7 HEALTH REQUIREMENTS

NUMBER OF REQUIRED WASHROOMS : T.B.D.

3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES

T.B.D.

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Code Analysis

Date: 2020/06/23

Scale: 1 : 300

Project # 1801

Revision: March 5, 2020 — 2

Sheet # A1.01

6/25/2020 10:33:46 AM

GROUP E OCCUPANCY

LIMITING DISTANCE: 11.5 m

EXPOSING BUILDING FACE: 67 m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: **100%**

GROUP C OCCUPANCY

SEE TABLE

1 East Elevation - Limiting Distance

SCALE = 1 : 300

EAST ELEVEATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	8.2 m	69 m²	100%
2	8.2 m	69m²	100%
3	8.2 m	63m²	100%

GROUP E OCCUPANCY

LIMITING DISTANCE: 8.7 m

EXPOSING BUILDING FACE: 55 m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: **100%**

GROUP C OCCUPANCY

SEE TABLE

2 North Elevation - Limiting Distance

SCALE = 1 : 300

NORTH ELEVEATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	16.2 m	134 m²	100%
2	7.7 m	29 m²	100%
3	11.3 m	92 m²	100%
4	7.7 m	30 m²	100%
5	7.7 m	29 m²	100%
6	11.3 m	92 m²	100%
7	7.7 m	30 m²	100%
8	9.8 m	29 m²	100%
9	11.3 m	92 m²	100%
10	9.8 m	30 m²	100%

GROUP E OCCUPANCY

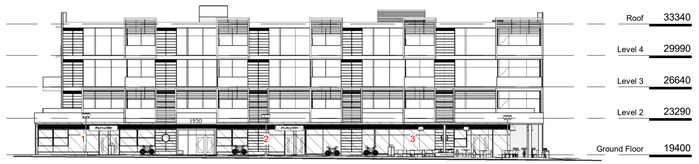
SEE TABLE

GROUP C OCCUPANCY

LIMITING DISTANCE: 13.8 m

EXPOSING BUILDING FACE: 150+ m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: **100%**



3 South Elevation - Limiting Distance

SCALE = 1 : 300

SOUTH ELEVEATION - GROUP E OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	12.1 m	52 m²	100%
2	11.8 m	47m²	100%
3	11.8 m	67m²	100%

GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

SEE TABLE

4 West Elevation - Limiting Distance

SCALE = 1 : 300

WEST ELEVEATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENING	PROPOSED % OPENING
1	3.2 m	69 m²	33%	17.5 m²	25%
2	3.2 m	69 m²	33%	17.5 m²	25%
3	3.2 m	63 m²	34%	17.5 m²	28%

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Limiting Distance

Date

2020/06/23

Scale

1 : 300

Project #

1801

Revision

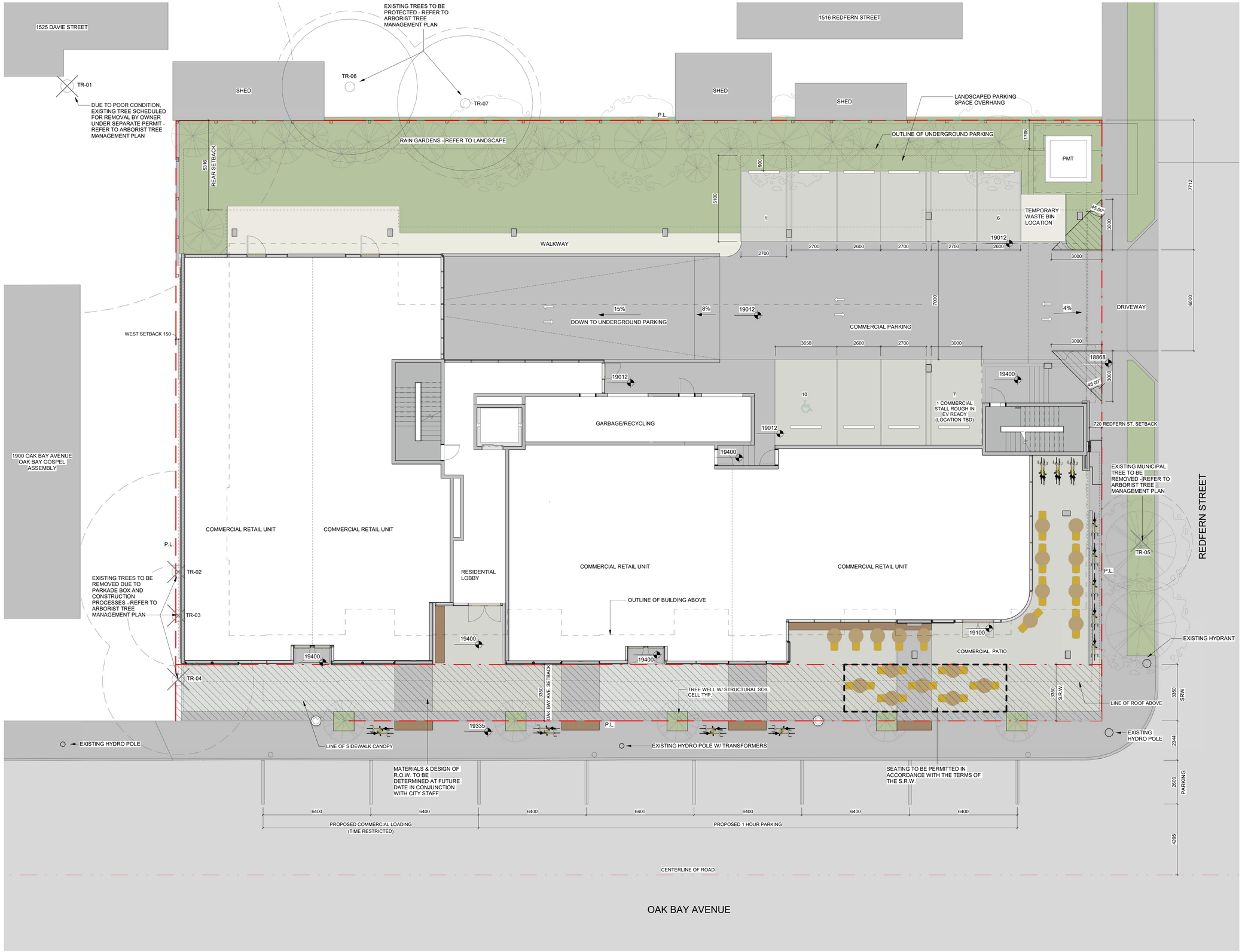
March 5, 2020

2

Sheet #

A1.02

6/25/2020 10:34:18 AM



NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Overall Site Plan

Date: 2020/06/23

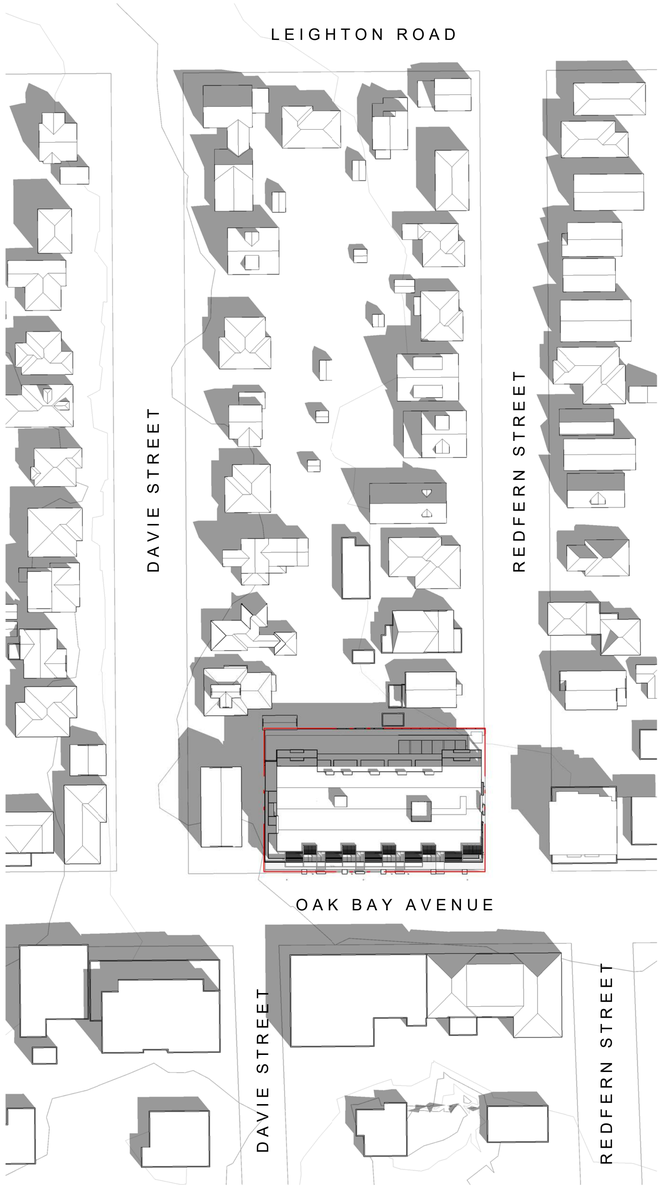
Scale: 1 : 100

Project #: 1801

Revision: June 23, 2020 — 4

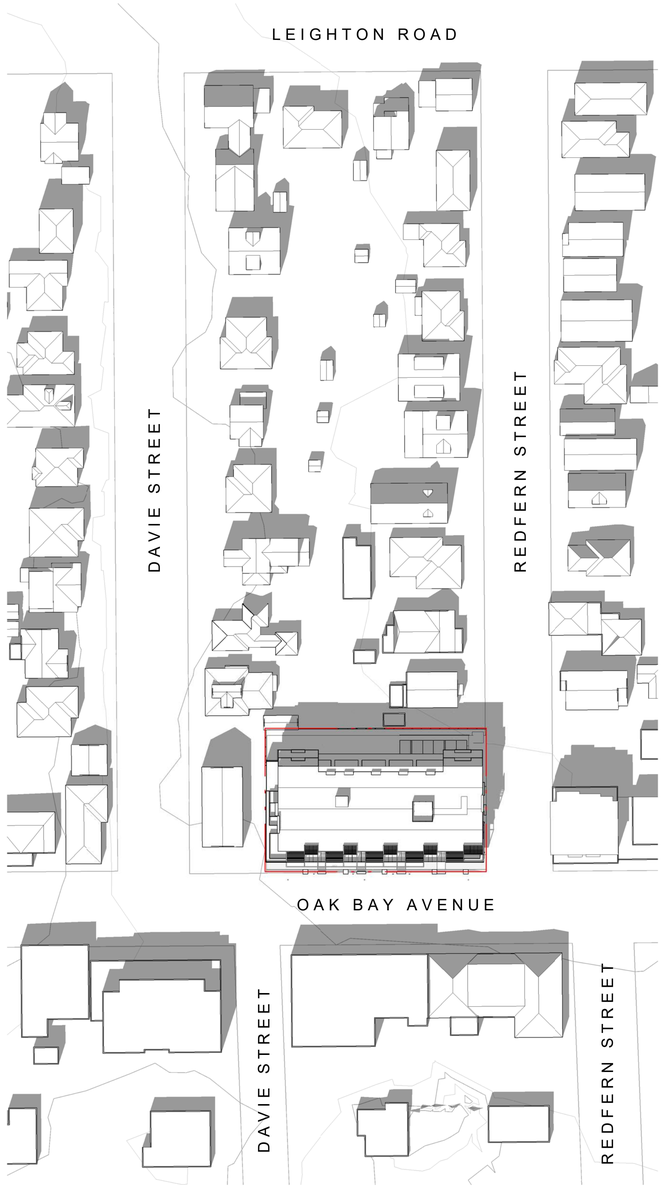
Sheet #: A1.03

6/25/2020 10:34:30 AM



1 EQUINOX 10 AM

1 : 700



2 EQUINOX 1 PM

1 : 700

3 EQUINOX 4 PM

1 : 700

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Shadow Study - Fall Equinox

Date

2020/06/23

Scale

1 : 700

Project #

1801

Revision

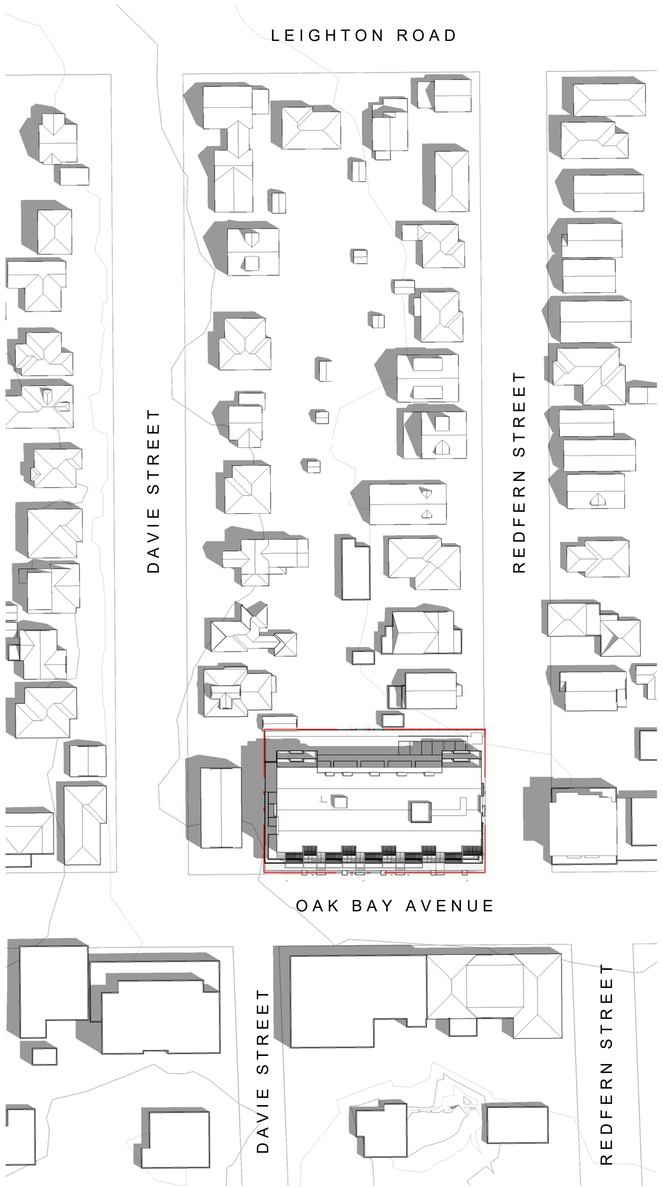
March 5, 2020

2

Sheet #

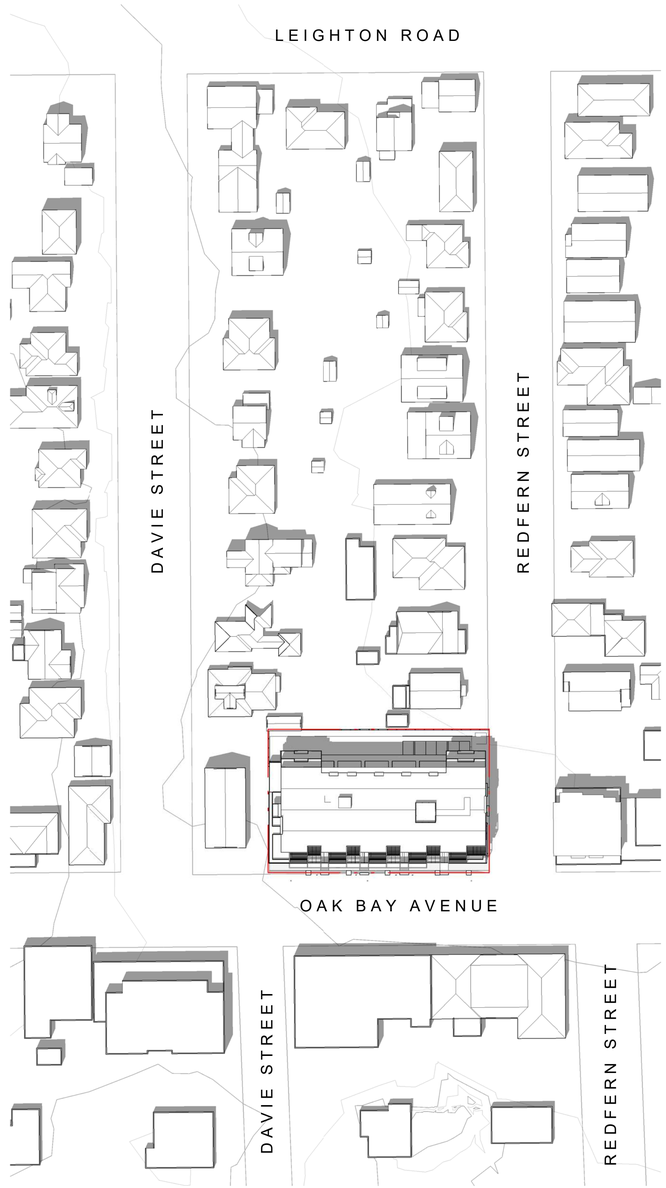
A1.04

6/25/2020 10:34:52 AM



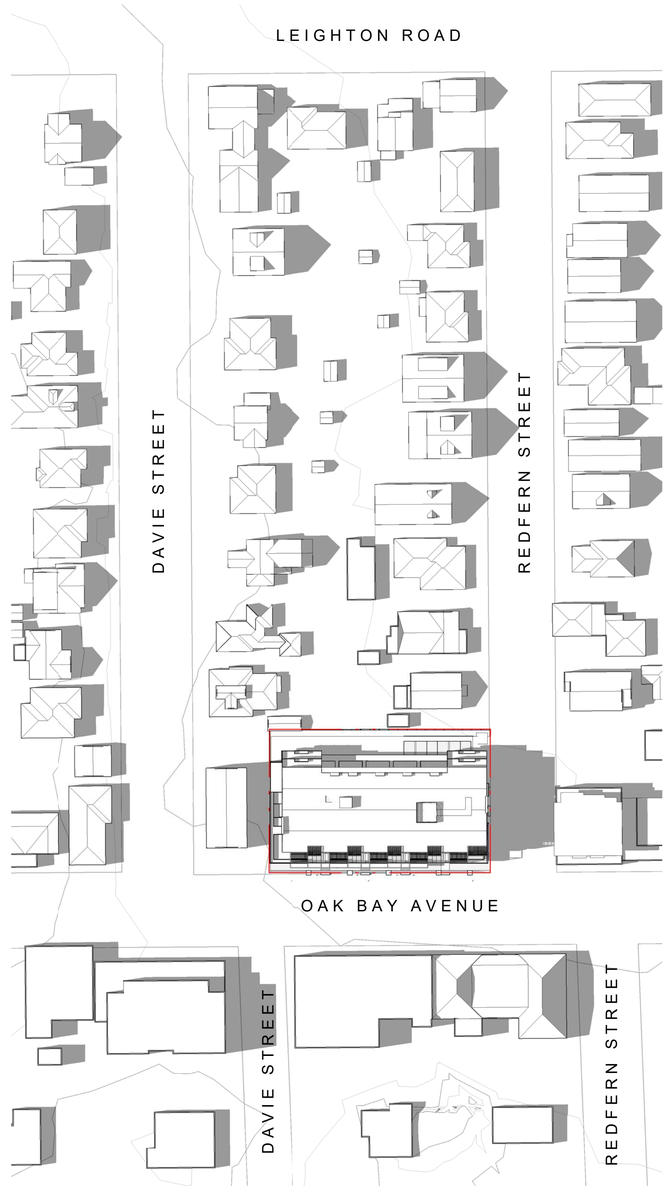
1 SUMMER SOLSTICE 10 AM

1 : 700



2 SUMMER SOLSTICE 1 PM

1 : 700



3 SUMMER SOLSTICE 4 PM

1 : 700

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Shadow Study - Summer Solstice

Date

2020/06/23

Scale

1 : 700

Project #

1801

Revision

March 5, 2020

2

Sheet #

A1.05

6/25/2020 10:35:14 AM

1 WINTER SOLSTICE 10 AM

1 : 700

2 WINTER SOLSTICE 1 PM

1 : 700

3 WINTER SOLSTICE 3 PM

1 : 700

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Shadow Study - Winter Solstice

Date

2020/06/23

Scale

1 : 700

Project #

1801

Revision

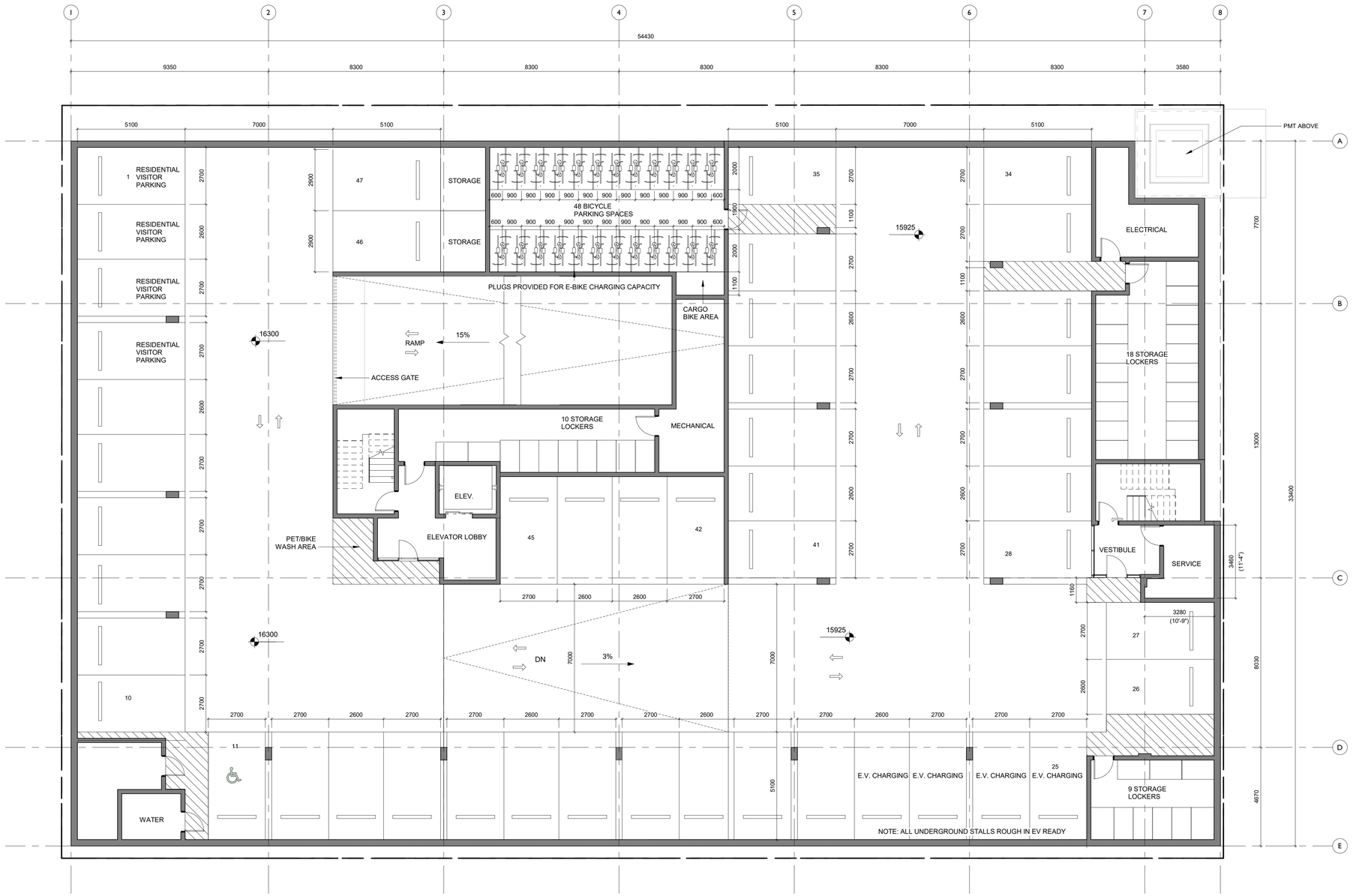
March 5, 2020

2

Sheet #

A1.06

6/25/2020 10:35:36 AM



NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Parking Level Plan

Date: 2020/06/23

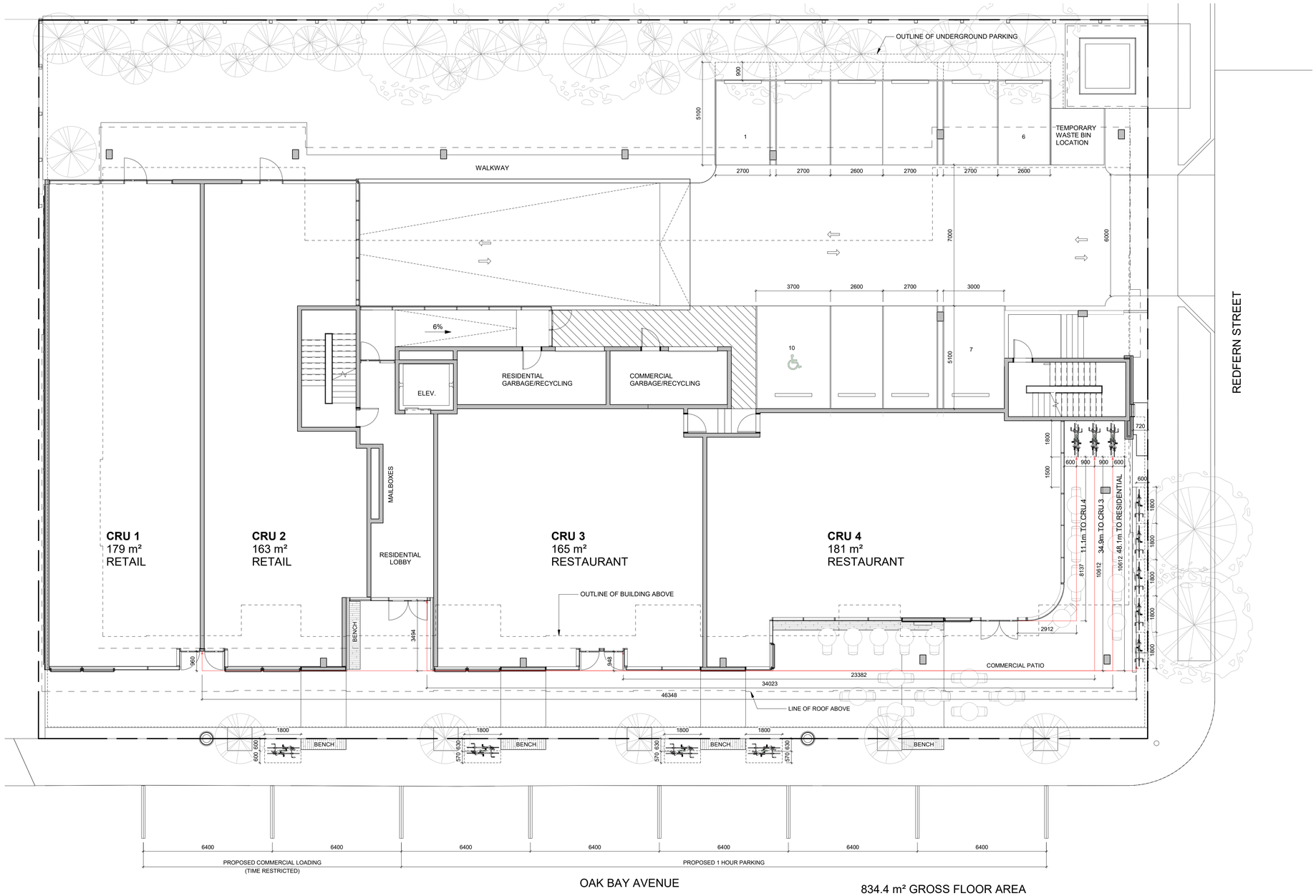
Scale: 1 : 100

Project #: 1801

Revision: 2 — March 5, 2020

Sheet #: A2.00

6/25/2020 10:35:39 AM



NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Ground Floor Plan

Date: 2020/06/23

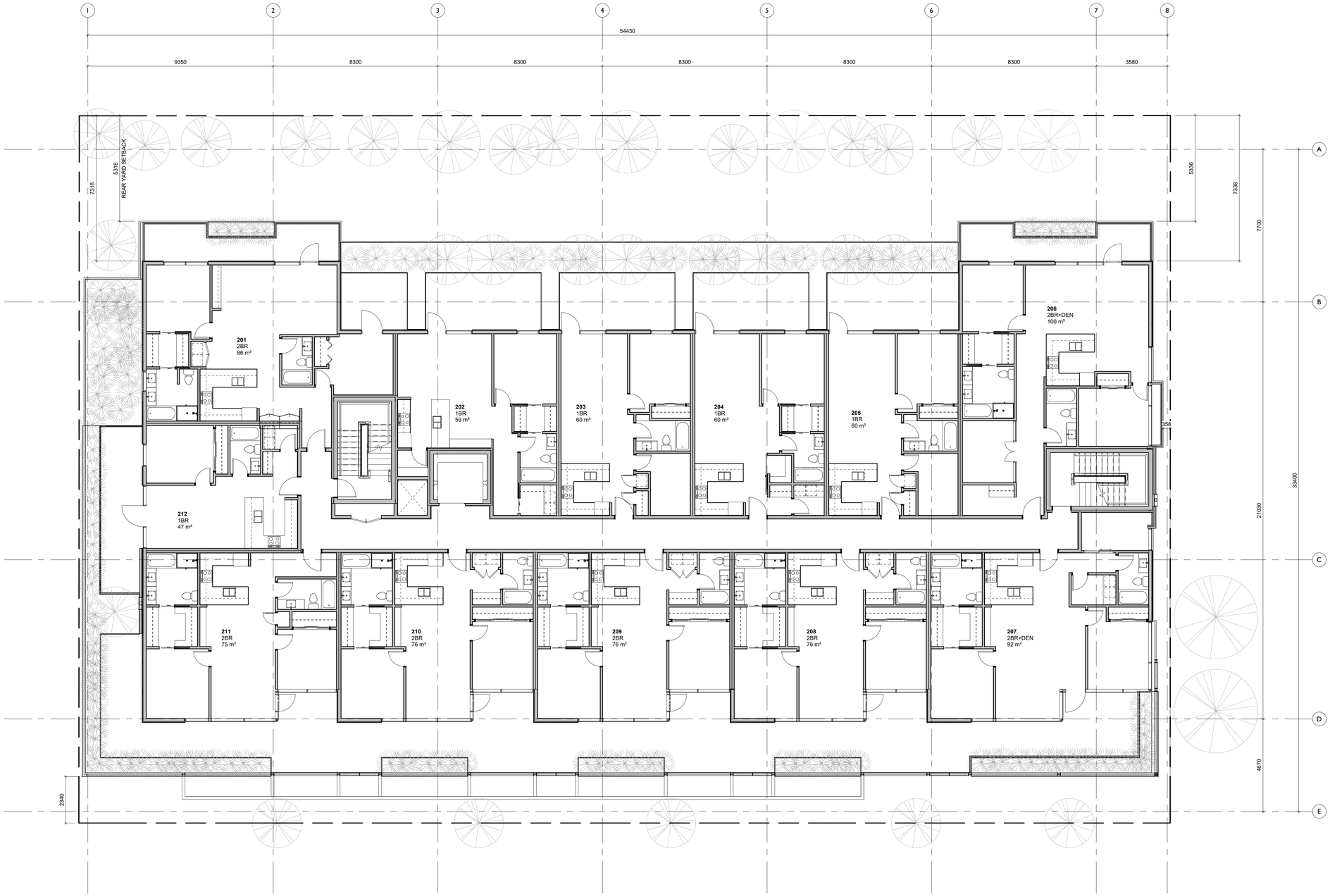
Scale: 1 : 100

Project # 1801

Revision: June 23, 2020 — 4

Sheet # A2.01

6/25/2020 10:35:59 AM



1,004.85 m² GROSS FLOOR AREA *(EXCLUDING ELEV. SHAFT)*

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Second Floor Plan

Date: 2020/06/23

Scale: 1 : 100

Project #: 1801

Revision: March 5, 2020 — 2

Sheet #: A2.02

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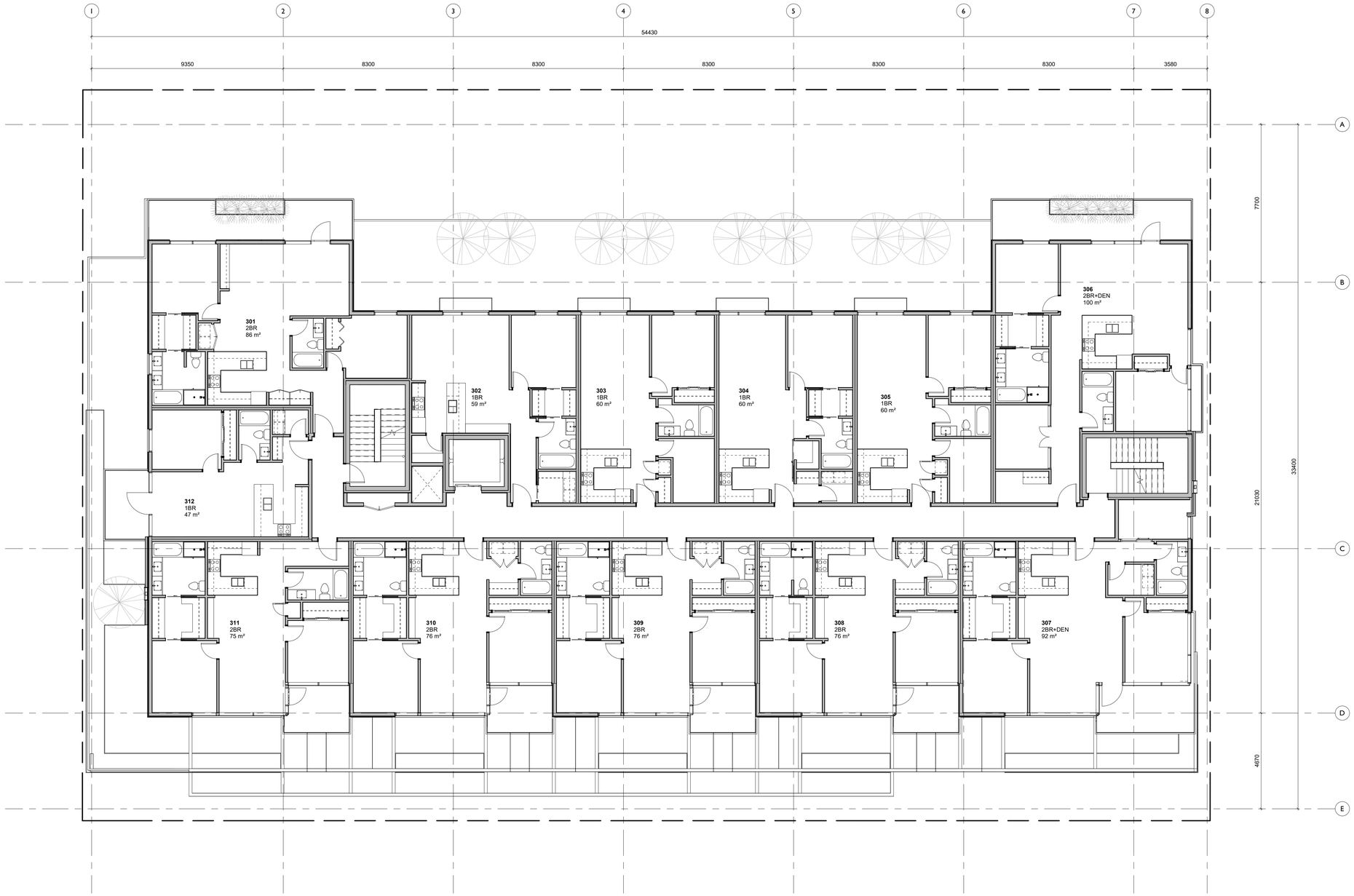

1,004.85 m² GROSS FLOOR AREA *(EXCLUDING ELEV. SHAFT)*

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Third Floor Plan

Date

2020/06/23

Scale

1 : 100

Project #

1801

Revision

March 5, 2020

2

Sheet #

A2.03

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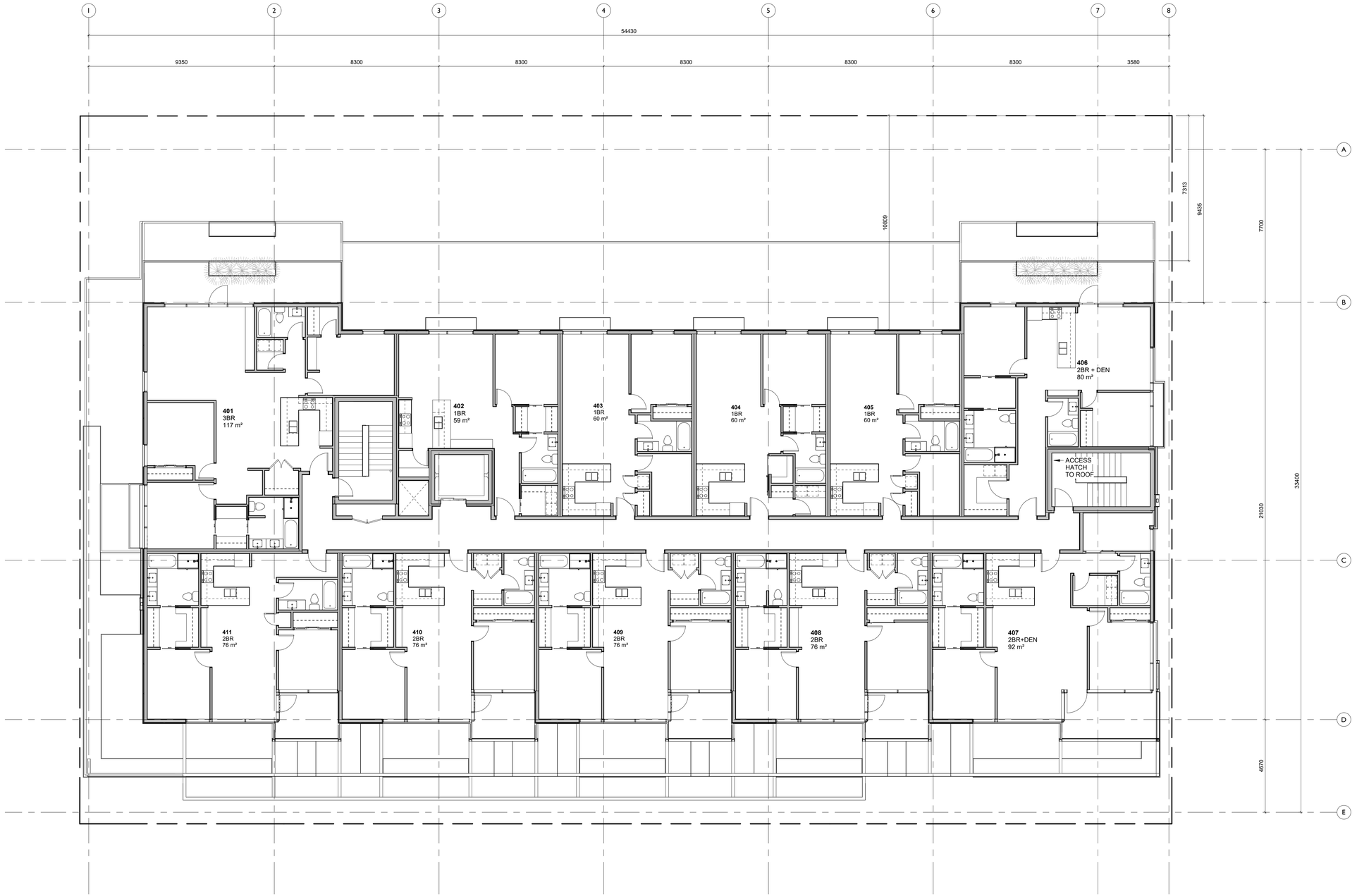

965.03 m² GROSS FLOOR AREA *(EXCLUDING ELEV. SHAFT)*

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Fourth Floor Plan

Date

2020/06/23

Scale

1 : 100

Project #

1801

Revision

June 23, 2020

4

Sheet #

A2.04

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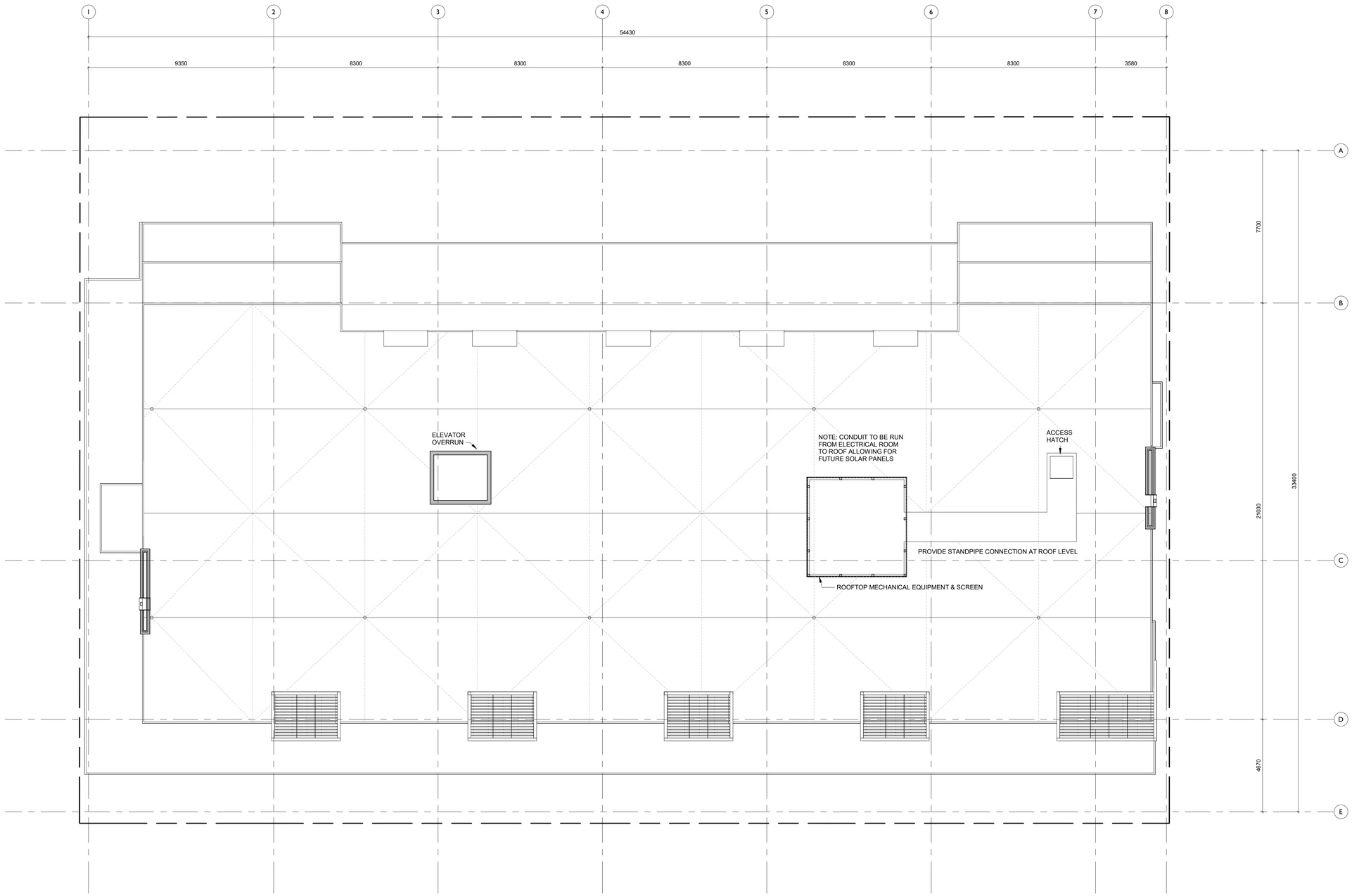

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Roof Plan

Date: 2020/06/23

Scale: 1 : 100

Project #: 1801

Revision: June 23, 2020 — 4

Sheet #: A2.05

6/25/2020 10:36:14 AM

1 South Elevation
1 : 100

2 East Elevation
1 : 100

MATERIALS LEGEND

1	CEMENTITOUS PANEL CLADDING	7	CLEAR SEALED WOOD
2	TRANSPARENT GLAZING	8	CONCRETE
3	PRE-FINISHED METAL	9	METAL LOUVRE
4	PAINTED STEEL OR ALUMINUM	10	CONCRETE BLOCK
5	WOOD-TEXTURED SHADE SCREEN	11	WOOD FENCING
6	T&G CEDAR SOFFIT	12	BRICK

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project
Jawl Residential
1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name
Elevations

Date
2020/07/06

Scale
1 : 100

Project #
1801

Revision
June 23, 2020
4

Sheet #
A3.00

7/6/2020 3:45:24 PM

1 North Elevation
1 : 100

2 West Elevation
1 : 100

MATERIALS LEGEND

1. CEMENTITOUS PANEL CLADDING
2. TRANSPARENT GLAZING
3. PRE-FINISHED METAL
4. PAINTED STEEL OR ALUMINUM
5. WOOD-TEXTURED SHADE SCREEN
6. T&G CEDAR SOFFIT
7. CLEAR SEALED WOOD
8. CONCRETE
9. METAL LOUVRE
10. CONCRETE BLOCK
11. WOOD FENCING
12. BRICK

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project
Jawl Residential
1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name
Elevations

Date
2020/07/06

Scale
1 : 100

Project #
1801

Revision
June 23, 2020
4

Sheet #
A3.01

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VIEW FROM OAK BAY AVENUE & DAVIE STREET

VIEW FROM OAK BAY AVENUE LOOKING EAST

VIEW FROM OAK BAY AVENUE LOOKING WEST

1 Oak Bay Ave Context Elevation

1 : 200

2 Redfern St Context Elevation

1 : 200

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Context Elevations

Date

2020/06/23

Scale

1 : 200

Project #

1801

Revision

June 23, 2020

4

Sheet #

A3.02

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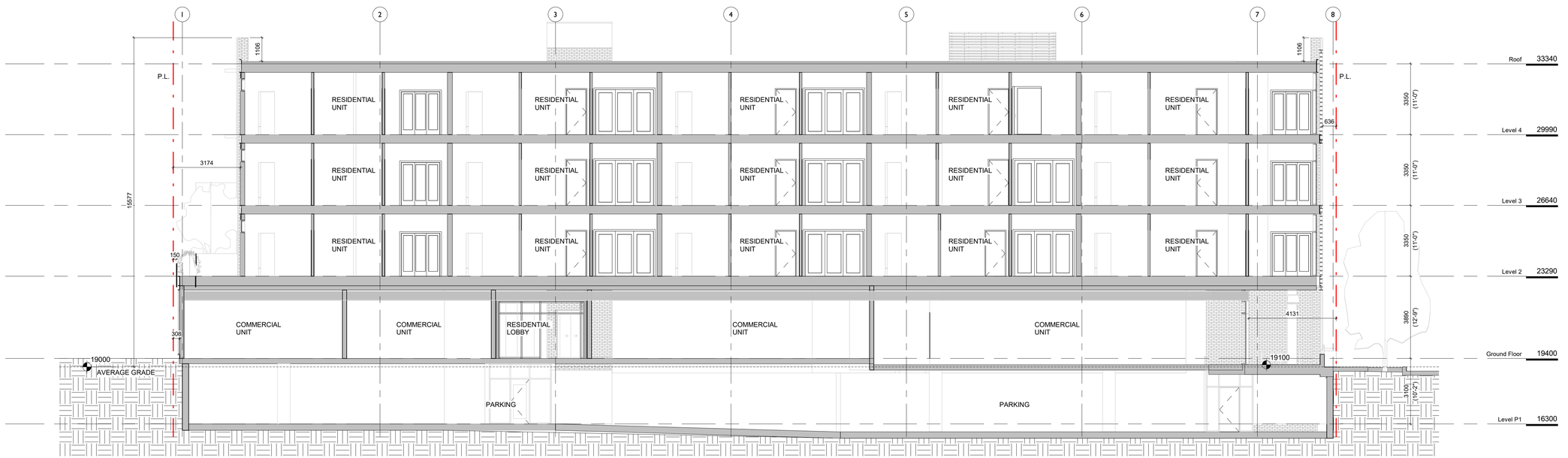
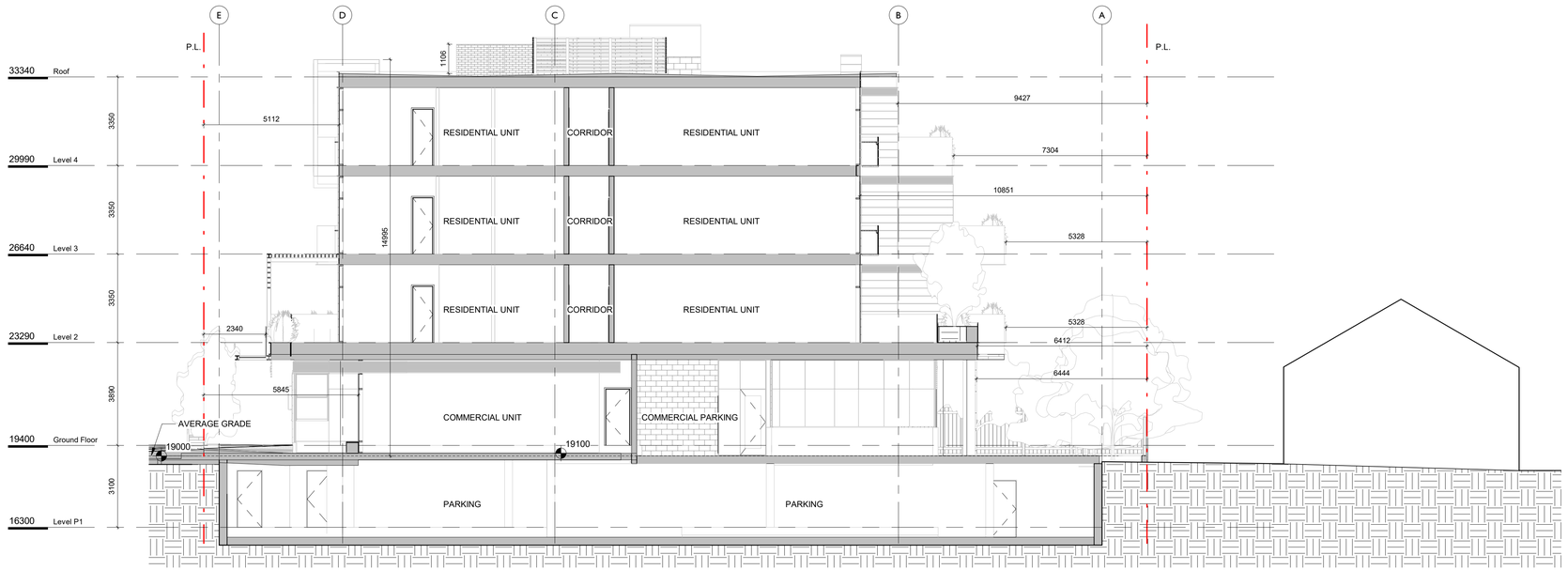


1 Long Section
1 : 100



2 Cross Section
1 : 100

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Building Sections

Date

2020/07/06

Scale

1 : 100

Project #

1801

Revision

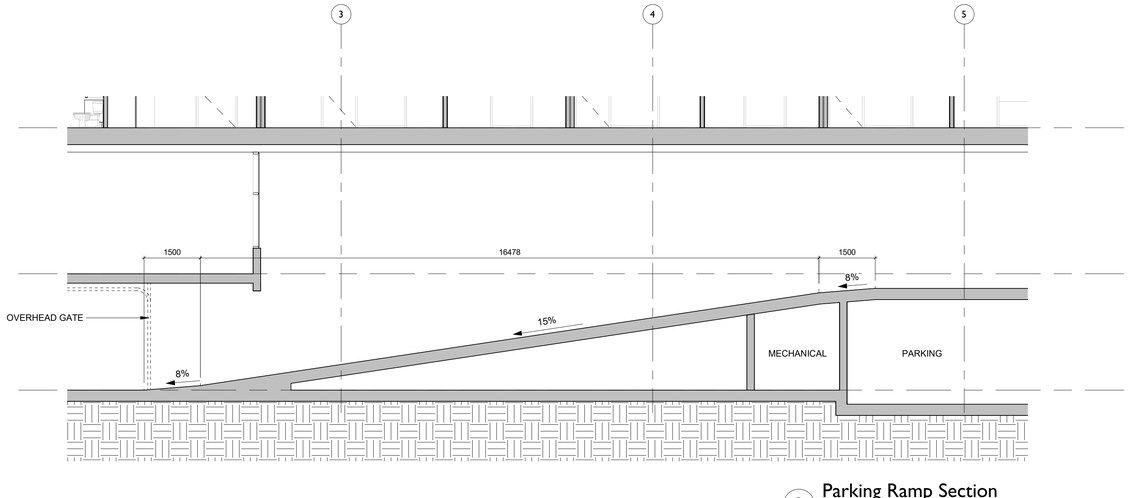
June 23, 2020

4

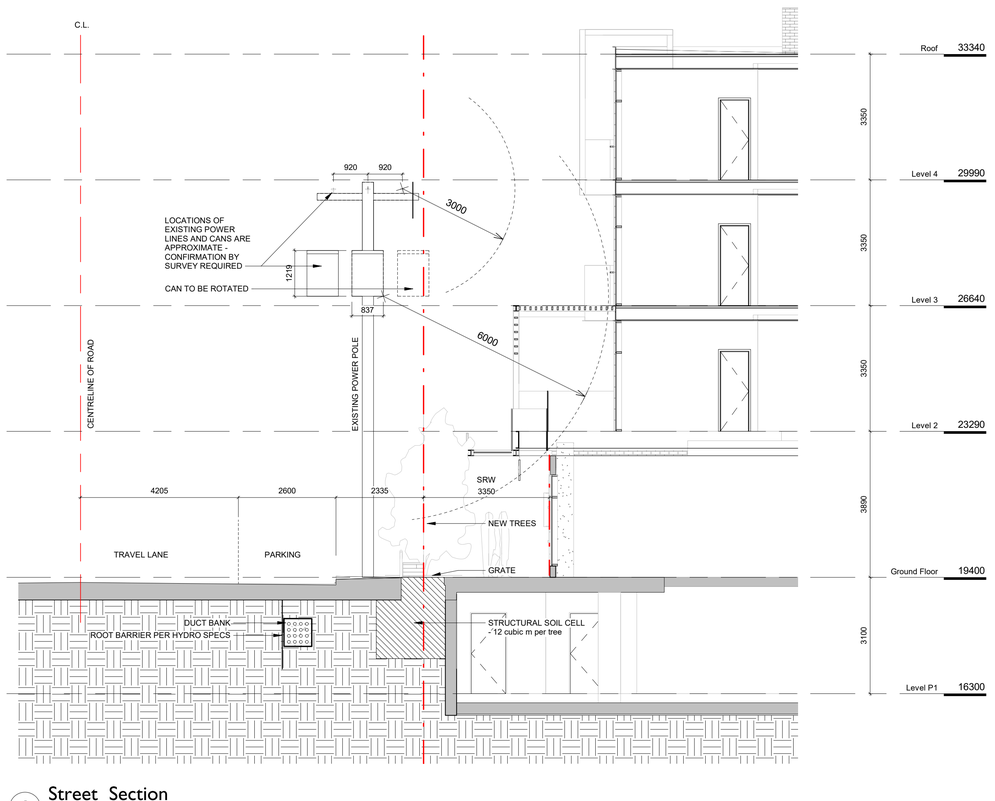
Sheet #

A4.00

7/6/2020 3:46:23 PM



2 Parking Ramp Section
1 : 75



1 Street Section
1 : 75

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Context Sections

Date

2020/06/23

Scale

1 : 75

Project #

1801

Revision

March 5, 2020

2

Sheet #

A4.01

6/25/2020 10:39:32 AM

VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET

VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE

RESIDENTIAL LOBBY

COMMERCIAL CORNER PATIO

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Perspectives

Date

2020/06/23

Scale

1 : 20

Project #

1801

Revision

June 23, 2020

4

Sheet #

A9.00

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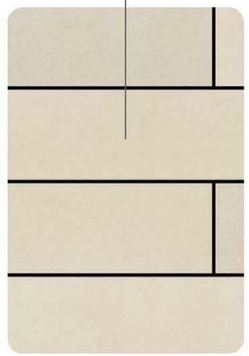
PROJECT MATERIALS



PANEL

BRICK

ACCENT

CLADDING

PAVING

GLASS

CONCRETE

PLANTING

WOOD

METAL

NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019

CASCADIA ARCHITECTS INC

Project

Jawl Residential

1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name

Materials

Date

2020/06/23

Scale

Project #

1801

Revision

March 5, 2020

2

Sheet #

A9.01

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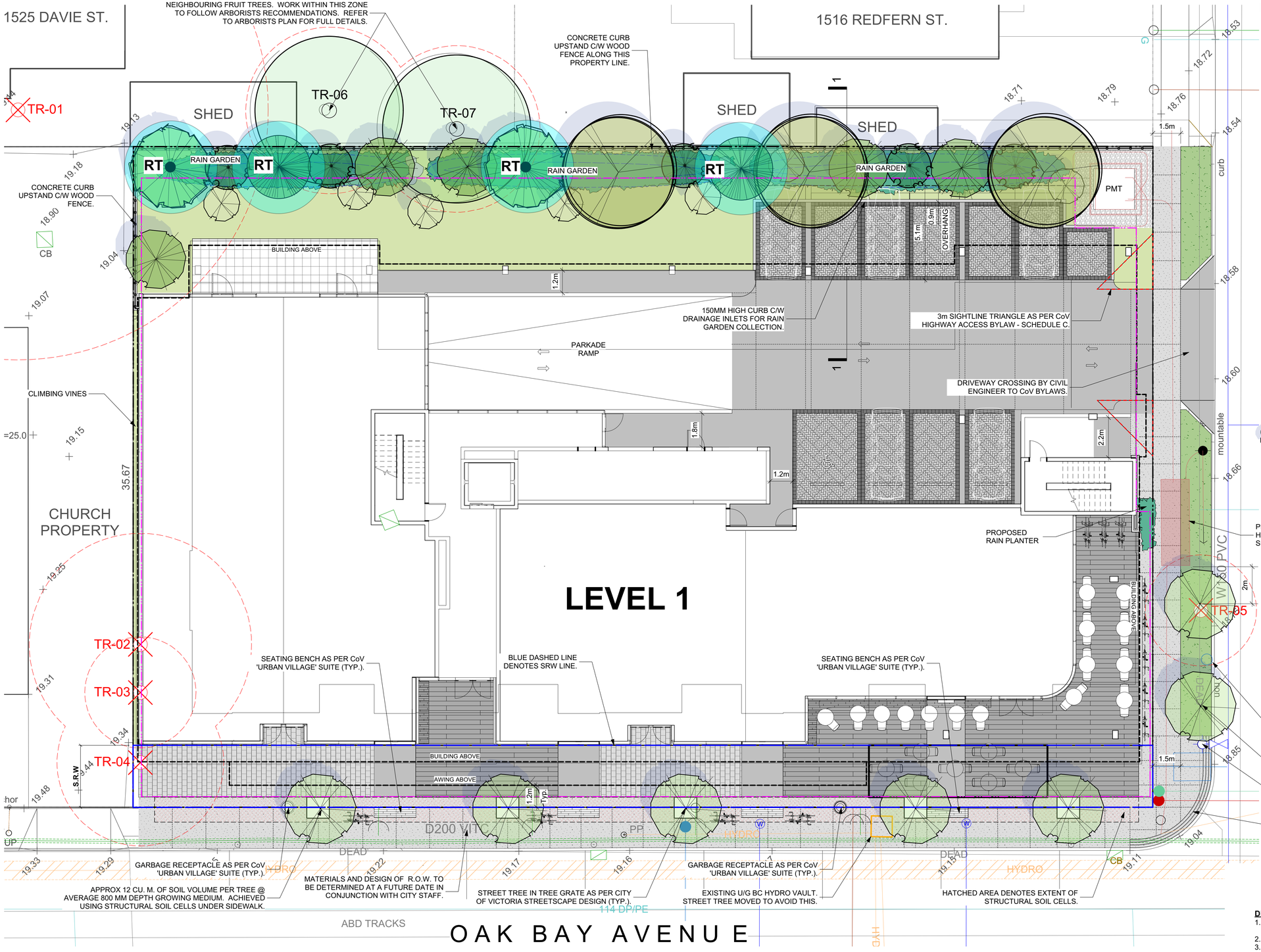

LEGEND

- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- EXTENT OF PARKADE, BELOW
- BUILDING LINE ABOVE
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- MUNICIPAL SIDEWALK: CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS. JOINT PATTERN AS PER CITY OF VICTORIA, SHOWN INDICATIVELY.
- CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS.
- UNIT PAVING TYPE 1: STANDARD SERIES, 225x112x60MM, RUNNING BOND PERPENDICULAR TO BUILDING, COLOUR: 50% NATURAL, 50% SHADOW.
- UNIT PAVING TYPE 2: PIAZZA SERIES, 600&400x100x100MM, OFFSET RUNNING BOND PARALLEL TO BUILDING, COLOUR: CHARCOAL.
- UNIT PAVING TYPE 3 (VEHICULAR): STANDARD SERIES, 225x112x80MM, 90° HERRINGBONE C/W SOLIDER COURSE BORDER, COLOUR: SHADOW C/W CHARCOAL BORDER.
- UNIT PAVING TYPE 4 (PATIO): HYDRA-PRESSED SLAB PAVERS. TEXADA, 610x610x50MM, COLOUR: NATURAL.
- LAWN AREA
- **SHRUB PLANTING AREA** ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
- RAIN GARDEN AREA
- LANDSCAPE BUFFER. SEE PLANTING PLAN.
- SOLID FENCE, 1.8M HEIGHT MAX., WOOD CONSTRUCTION TO CoV BYLAW, TOP MOUNTED TO CURB.
- BIKE RACK (SEE ARCH PLANS FOR NUMBERS)

SITE FURNISHINGS, MUNICIPAL PROPERTY:

The City of Victoria will provide the types, colours and specifications for the Urban Village suite of public furnishings prior to building permit submission.

- EXISTING TREE RETAINED
- TREE TAG #
- CRITICAL ROOT ZONE
- EXISTING TREE REMOVED
- TREE TAG #
- RT — DESIGNATED REPLACEMENT TREE (BYLAW PROTECTED)

TREE SUMMARY

Bylaw Protected Trees Removed:	2
New Trees Proposed Onsite:	43 (L1, L2 and Roof)
Total Replacement Trees:	4
2 - Pseudotsuga menziesii	
2 - Tsuga canadensis	

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plan for additional information. Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

REFER TO ARBORIST'S TREE MANAGMENT PLAN BY GYE & ASSOCIATES DATED MARCH 3rd, 2020 FOR FULL DETAILS.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

rev no	description	date
4	DP/REZ. REV.3	JUN.23.2020
3	DP/REZ. REV.2	APR.20.2020
2	DP/REZ. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2020-06-23

client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Landscape Materials

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revison no.	sheet no.
3	**L1.01**

1525 DAVIE ST.

1516 REDFERN ST.

CHURCH PROPERTY

OAK BAY AVENUE

REDFERN

TR-01

TR-02

TR-03

TR-04

TR-05

TR-06

TR-07

SHED

SHED

SHED

THIS PATIO-PLANTER DESIGN REPEATS ON LEVELS 3 AND 4 ABOVE.

8-Acer palmatum

3-Cornus kousa 'Milky Way'

LEVEL 2

0 5 10 m

LEGEND

- PROPERTY LINE
- UNIT PAVING: HYDRA-PRESSED SLAB PAVERS
- SHRUB PLANTING AREA WITHIN PRE-FABRICATED RAISED PLANTER.
- ARCHITECTURAL PRIVACY SCREEN BY OTHERS. REFER ARCH. DWGS.

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. All planters to be filled with voiding foam or other suitable voiding material to limit maximum soil depth. Structural engineer to confirm maximum soil depth (assumed 450-600mm - TBD).
3. Each patio to recieve independent irrigation system for planters. Allow for hose bib connection c/w residential grade backflow device, battery controller and suitable dripline and/or micro sprays. Conceal irrigation equipment. Provide conduit sleeving through base of aluminum planters for irrigation lines.

THIS PATIO-PLANTER DESIGN REPEATS ON LEVELS 3 AND 4 ABOVE.

PLANT LIST - LEVEL 2, 3, & 4

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	8	Acer palmatum	Japanese Maple	3.0m ht, b&b
	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Anl	26	Anemanthele lessoniana	Pheasant's Tail Grass	#1 pot
Arc	63	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Ctp	75	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3
Cda	31	Cotoneaster dammeri	Bearberry	#1 pot / 50 cm O.C.
Gsh	198	Gaultheria shallon	Salal	#1 pot
Hto	70	Hebe topiaria	Topiarist's hebe	#1 pot
Lim	16	Liriope muscari	Lily turf	#1 pot
Lp	48	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	8	Mahonia aquifolium	Oregon Grape	#3 pot
Tax	20	Taxus x media	Hybrid Yew	#5 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#1 pot
	0			

rev no	description	date
4	DP/REZ. REV.3	JUN.23.2020
3	DP/REZ. REV.2	APR.20.2020
2	DP/REZ. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019

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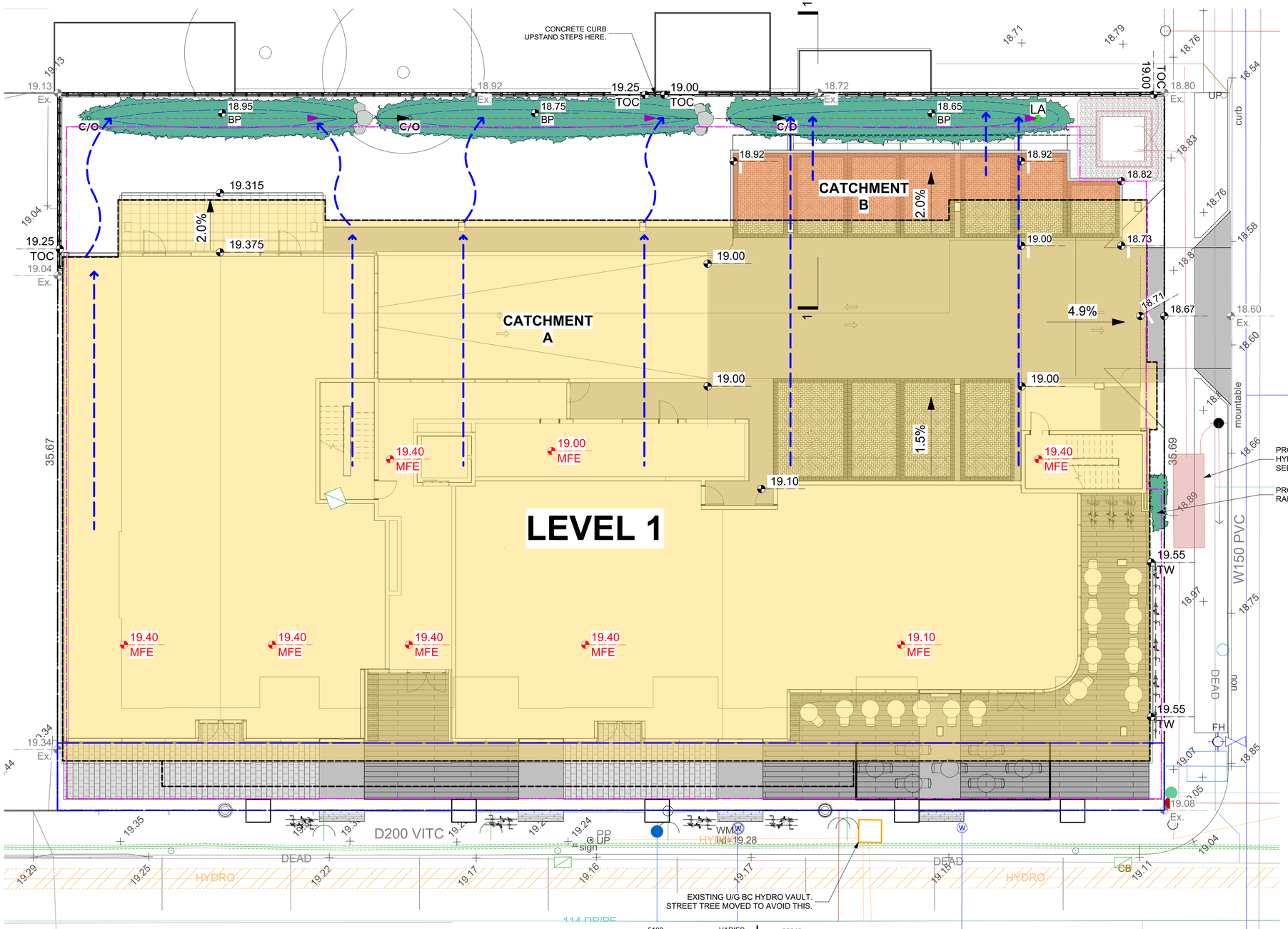
341
2020-06-23

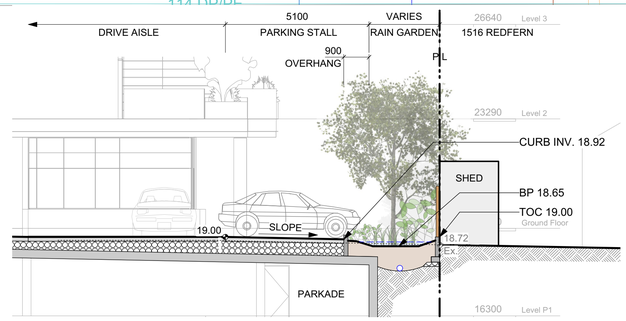
client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Level 2 Landscape Materials & Planting Plan

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revison no.	3
sheet no.	**L1.02**





1 SECTION THROUGH NORTH RAIN GARDEN
Scale: 1:100

LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 24.31 EXISTING LANDSCAPE GRADE
- 23.77 ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY
- 23.75 PROPOSED LANDSCAPE GRADE

TW TOP OF WALL
BW BOTTOM OF WALL
TOC TOP OF CURB
BC BOTTOM OF CURB
TP TOP OF POOL
BP BOTTOM OF POOL
TS TOP OF STAIRS
BS BOTTOM OF STAIRS

- RAIN GARDEN AREA
- DRAINAGE FLOW DIRECTION
- VEGETATED SWALE FLOW DIRECTION
- LA RAIN GARDEN OVERFLOW DRAIN
- C/O CLEAN-OUT DRAIN
- PERFORATED UNDERDRAIN PIPE
- SOLID PVC PIPE
- **CATCHMENT A** ROOF RUNOFF SCUPPERED TO SWALES AND CONVEYED TO RAIN GARDENS.
- **CATCHMENT B** PAVEMENT RUNOFF SURFACE FLOWS TO CURB INLETS AND INTO RAIN GARDEN.

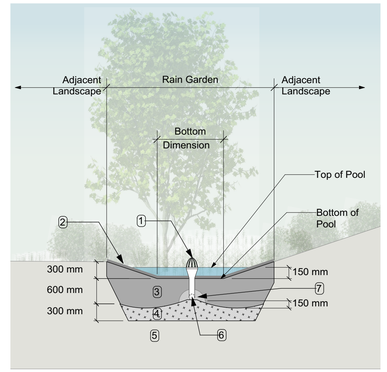
RAIN WATER MANAGEMENT NOTES

WATER COLLECTED FROM THE BUILDING ROOF AND REAR PARKING AREA FLOW TO RAIN GARDENS LOCATED AT THE NORTH OF THE SITE.

THE RAIN GARDENS ARE SIZED SUCH THAT THE BOTTOM OF THE RAIN GARDEN IS A MINIMUM OF 5% OF THE IMPERVIOUS AREA (AS PER CITY OF VICTORIA STORMWATER GUIDELINES).

RAIN GARDENS WILL BE DESIGNED WITH UNDERDRAINS AND A HIGH CAPACITY OVERFLOW DRAIN THAT WILL BE CONNECTED TO THE ONSITE PIPED DRAINAGE SYSTEM.

RAIN GARDENS ARE INTEGRATED BUILDING LANDSCAPES AND ARE DESIGNED TO CAPTURE, SLOW FLOWS, AND TREAT (CLEAN) RUNOFF.



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 600 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

TYPICAL RAIN GARDEN DETAIL
Scale: 1:50

GRADING NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

rev no	description	date
4	DP/REZ. REV.3	JUN.23.2020
3	DP/REZ. REV.2	APR.20.2020
2	DP/REZ. REV.1	MAR.05.2020
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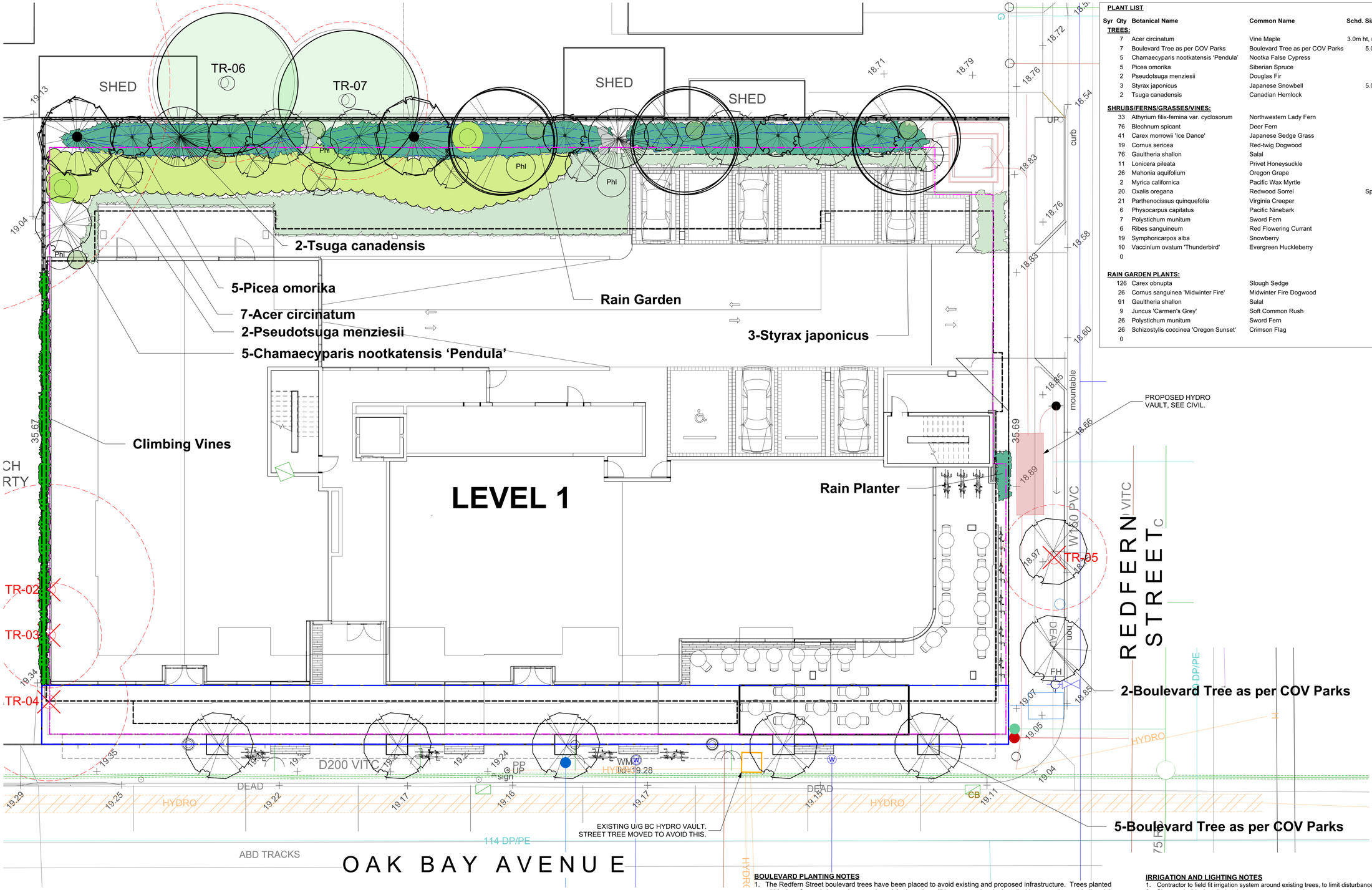
Scott Murdoch
341
2020-06-23

client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Stormwater Management

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revison no.	3
sheet no.	**L1.03**



PLANT LIST

Syr	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	7	Acer circinatum	Vine Maple	3.0m ht, multi-stem (3 trunk)
	7	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parks	5.0cm cal, b&b
	5	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	3.0m ht
	5	Picea omorika	Siberian Spruce	3.5m ht
	2	Pseudotsuga menziesii	Douglas Fir	2.0m ht
	3	Styrax japonicus	Japanese Snowbell	5.0cm cal, b&b
	2	Tsuga canadensis	Canadian Hemlock	5.0m ht
SHRUBS/FERNS/GRASSES/VINES:				
	33	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
	76	Blechnum spicant	Deer Fern	#1 pot
	41	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
	19	Cornus sericea	Red-twig Dogwood	#1 pot
	76	Gaultheria shallon	Salal	#1 pot
	11	Lonicera pileata	Privet Honeysuckle	#2 pot
	26	Mahonia aquifolium	Oregon Grape	#3 pot
	2	Myrica californica	Pacific Wax Myrtle	#3 pot
	20	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
	21	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
	6	Physocarpus capitatus	Pacific Ninebark	#5 pot
	7	Polystichum munitum	Sword Fern	#1 pot
	6	Ribes sanguineum	Red Flowering Currant	#3 pot
	19	Symphoricarpos alba	Snowberry	#1 pot
	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#1 pot
	0			
RAIN GARDEN PLANTS:				
	126	Carex obnupta	Slough Sedge	#1 pot
	26	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	91	Gaultheria shallon	Salal	#1 pot
	9	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	26	Polystichum munitum	Sword Fern	#1 pot
	26	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
	0			

BOULEVARD PLANTING NOTES

1. The Redfern Street boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. The Redfern Street boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. The Oak Bay Avenue boulevard trees are shown as per the City of Victoria streetscape design.
4. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
5. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
6. Boulevard irrigation point of connection to be 25 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from builiding, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff. The system for the trees on Oak Bay and Redfern will be maintained by Parks. Ensure system is supplied by a metered water service on Public Property.
7. Design and installation of boulevard irrigation system to meet current IIABC and Municipal Specifications.
8. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
9. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
10. All trees within boulevard to be irrigated with double ring drip irriation system c/w double check valve.

IRRIGATION AND LIGHTING NOTES

1. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
2. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
3. Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
4. Placement of electrical conduit through site to be coordinated with arborist.
5. Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Final selection of boulevard trees to be determined through consultation with municipal staff.
3. Separate offsite irrigation system to be installed as per Municipal Specifications for Street Trees and Irrigation, SCHEDULE C (Current Edition).

rev no	description	date
4	DP/REZ. REV.3	JUN.23.2020
3	DP/REZ. REV.2	APR.20.2020
2	DP/REZ. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019

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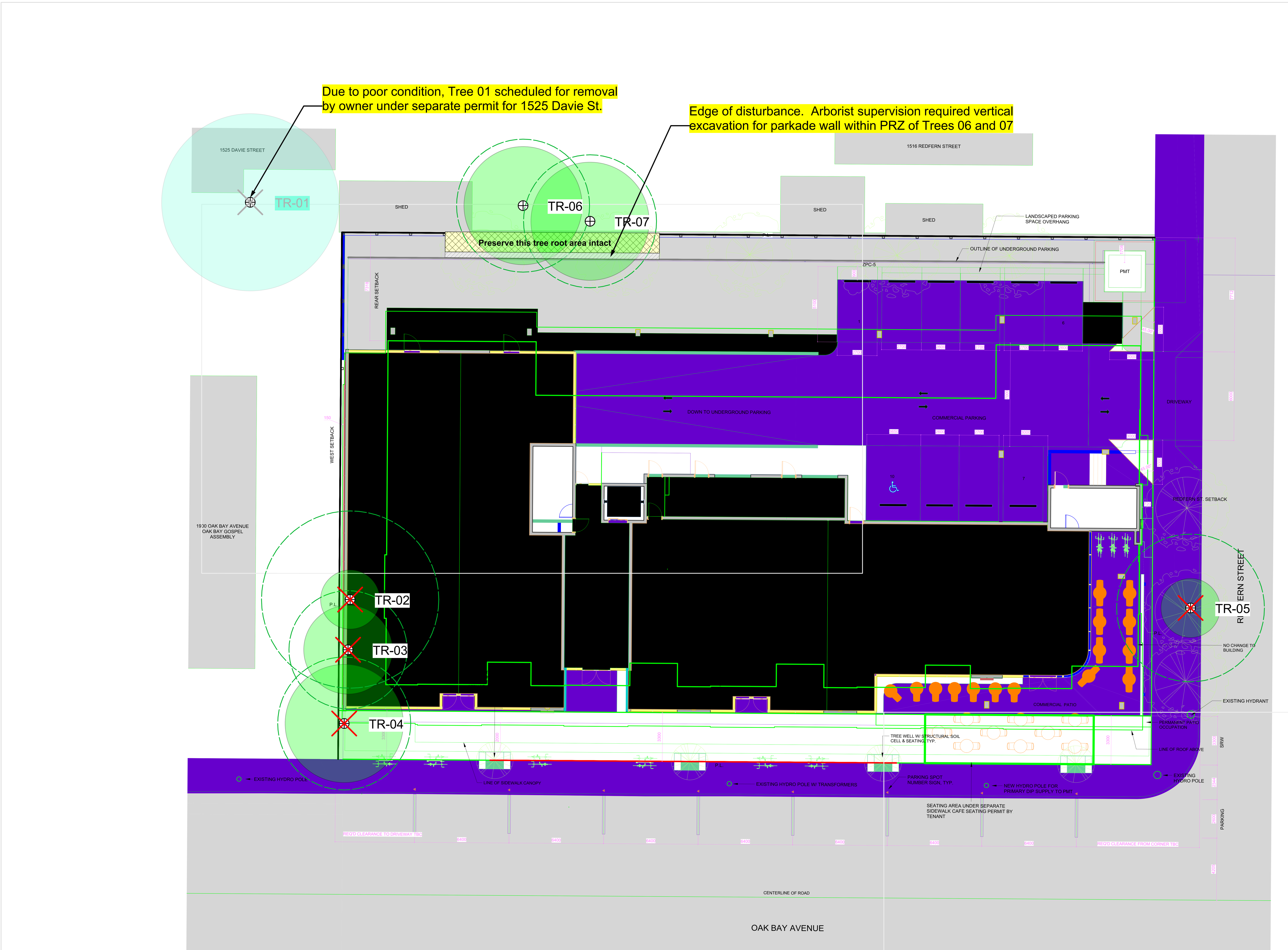
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2020-06-23

client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Planting Plan

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revison no.	sheet no.
3	**L3.01**



GENERAL NOTE

All on-site trees and two off-site tree are proposed for removal, due to the built out scope of the site plan (boundary-to-boundary). As such, typical protection measures, such as fencing and signage, are not required. **It is assumed that site hoarding will be erected around the entire perimeter of the site.** Arborist supervision will be required in order to minimize root impacts to two off-site fruit trees (Trees 06 and 07).

Given the limited extent of tree retention and arborist involvement on this project, no written report has been prepared, apart from the notes on this plan.

TREE PRESERVATION MEASURES

1. **Start-up meeting:** Before demolition, site servicing or other site work commences, the owner and contractor shall meet with the arborist to review the Tree Protection Plan.

3. **Tree protection fencing:** No protective tree fencing is required on this project.

8. **Arborist supervision of site works:** The arborist shall be present to oversee stump removal, excavation, sub-grading, lane or pathway base preparation, service trenching, blasting *or any other form of disturbance* within, or adjacent to, the the off-site tree protection area (TPA) for Tree 01. Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist.

9. **Covering excavated cuts:** Any excavated cut within or adjacent to the TPA shall be securely covered with heavy-gauge plastic to prevent soil dessication and erosion.

10. **Site monitoring:** The Project Arborist shall monitor the site on a regular basis during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.

11. **Pre-blasting meeting:** If rock blasting is required, the General Contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.

15. **Replacement tree requirements:** Four (4) replacement trees shall be planted on the subject property as indicated on the Tree Plan. All replacement trees shall meet or exceed the minimum size requirements set forth in Section 44 of the City's tree bylaw (1.5m in height or 4cm caliper). See Landscape Planting Plans for details. If there are an insufficient number of plantable spaces available to accomodate all replacement trees, the applicant may discuss a cash-in-lieu payment to the City for trees surplus to requirements.

16. **Plan posting:** A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain site.

17. **Post-construction inspection and sign-off:** A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.

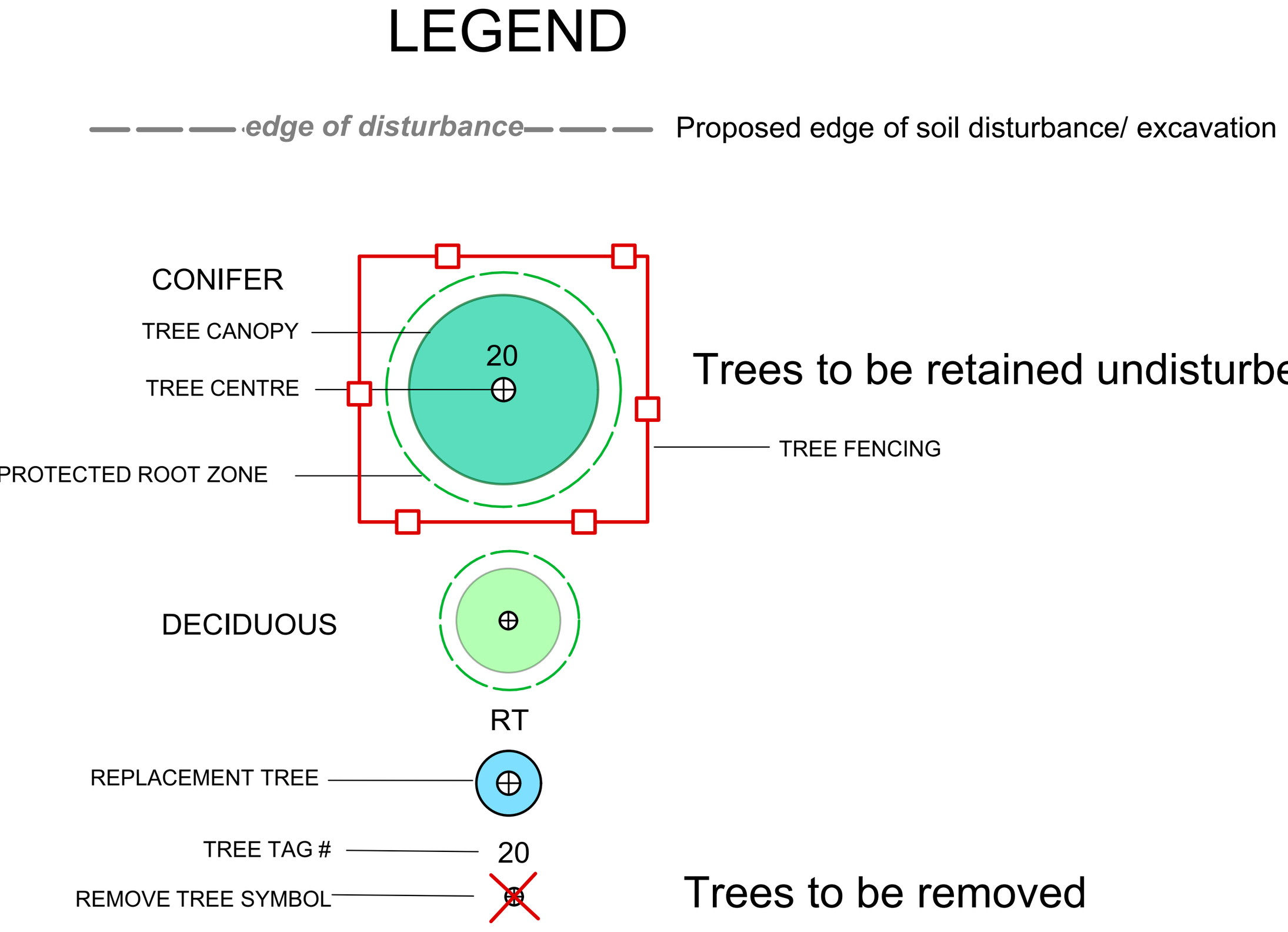
TREE TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Comments	Recommendations
01	Garry oak	90	13.5	6	Poor	Fair	Yes	Off-site tree (no tag)	Remove
02	Sycamore maple	10+10+10+5+5+5	6	2	Fair	Poor	Yes	On-site tree (no tag)	Remove
03	Silver birch	15+15	4	3	Good	Good	No	On-site tree (no tag)	Remove
04	Sweetgum	30	4.5	4	Good	Fair	Yes	On-site tree (no tag)	Remove
05	Flowering cherry	17	3	2	Good	Good	No	Boulevard tree (no tag)	Remove
06	Fruiting apple	30	4.5	4	Fair	Good	Yes	Off-site tree (no tag)	Protect
07	Fruiting plum	30	4.5	4	Good	Good	Yes	Off-site tree (no tag)	Protect

SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees Inventoried	**7**
On site trees	3
(Bylaw protected trees)	(2)
Off-site trees	3
Boulevard (municipal) trees	1
Total number of trees to be retained	**2**
On-site bylaw-protected trees to be retained	0
Off-site trees to be retained	2
Boulevard trees to be retained	0
Total number of trees to be removed	**4**
On-site bylaw-protected trees to be removed	2
On-site non-bylaw protected trees to be removed	1
Off-site bylaw-protected trees to be removed (by owner)	1
Boulevard (municipal) trees to be removed	1
Total number of replacement trees required	**4**

LEGEND



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PROJECT
1920 Oak Bay Avenue, Victoria, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	

PROJECT NO.	20-002
DATE	March 3, 2020
SCALE	1:150
DRAWN BY	JG
SHEET NO.	T - 1