



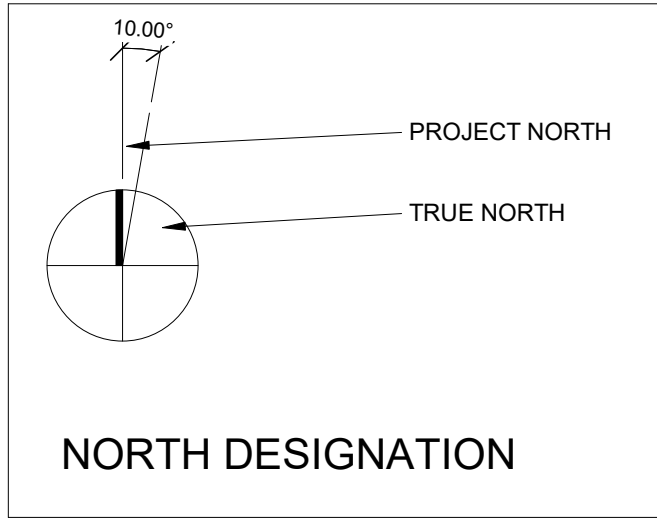


Revisions

Received Date:
May 1, 2023

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A050	SPATIAL SEPARATION
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L2.00	TREE REMOVAL, RETENTION & REPLACEMENT PLAN
L3.01	PLANTING PLAN - BASE
L3.02	PLANTING PLAN - L2 & ROOF BASE
C1	PRELIMINARY SERVICING



PROJECT CONTACTS

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CODE CONSULTANT

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		2	





VIEW OF MEARES ST FRONTAGE



VIEW FROM MEARES ST EAST



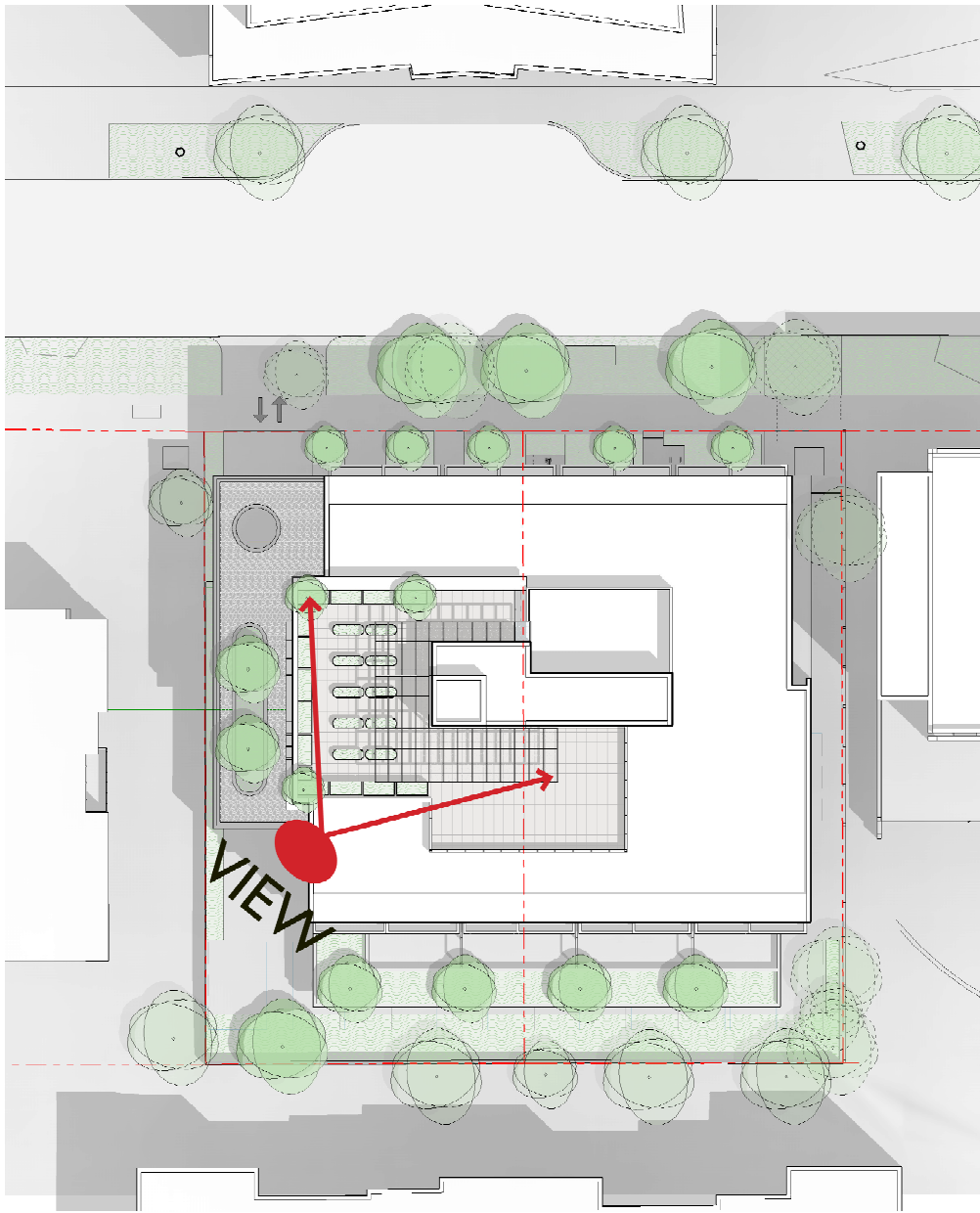
VIEW OF SOUTHWEST FACADE



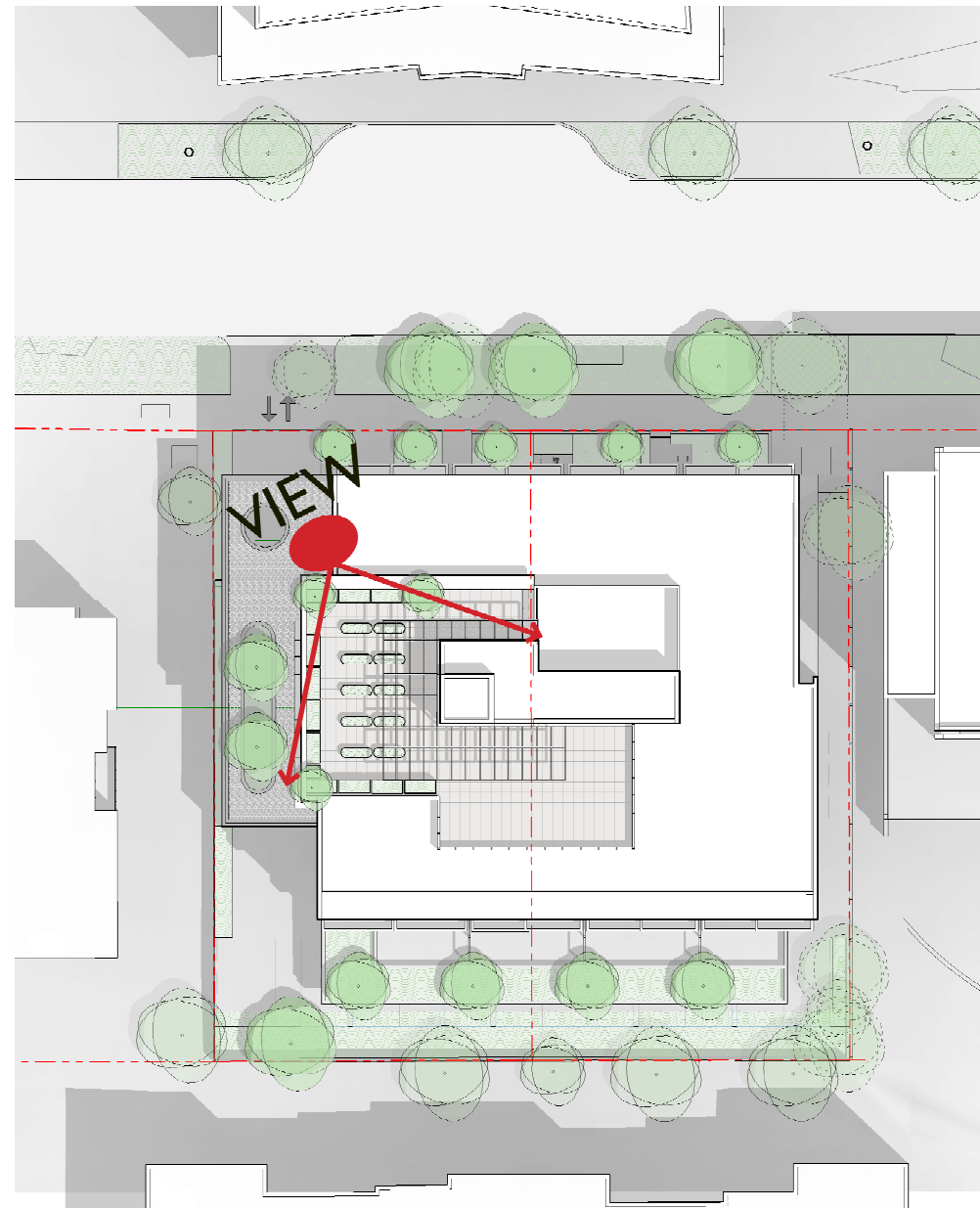
VIEW OF SOUTH FACADE

Project #	2124	Date	2023-04-25 3:37:13 PM
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		3	



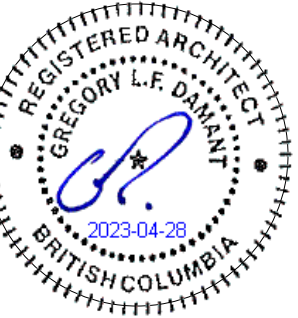


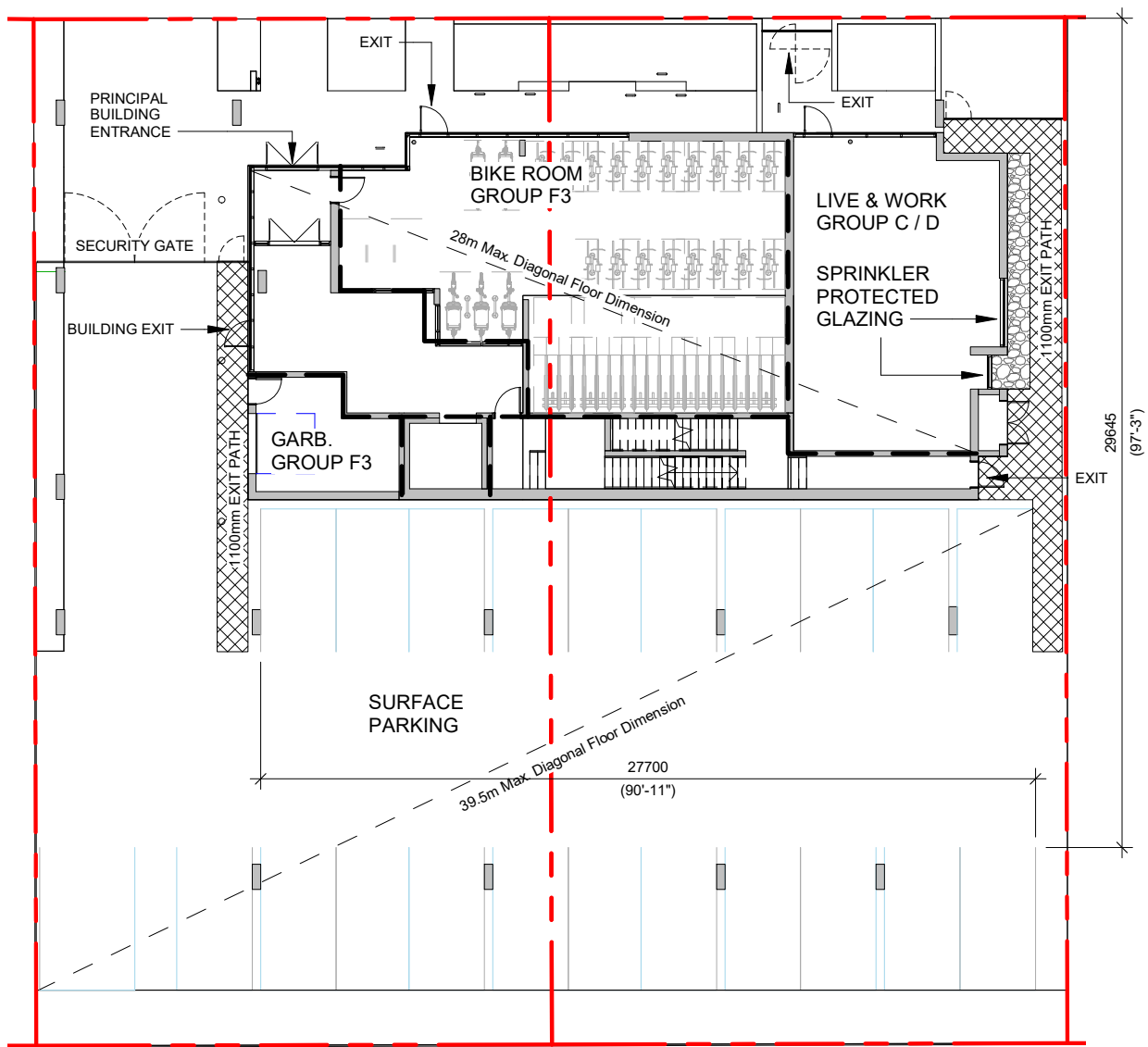
VIEW OF ROOFTOP AMENITY



VIEW OF ROOFTOP AMENITY

Project #	2124	Date	2023-04-25 3:37:17 PM
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		1	





1 Level 1 Code Plan
SCALE = 1 : 250

GROUND FLOOR

Occupancy: Group C, F-3

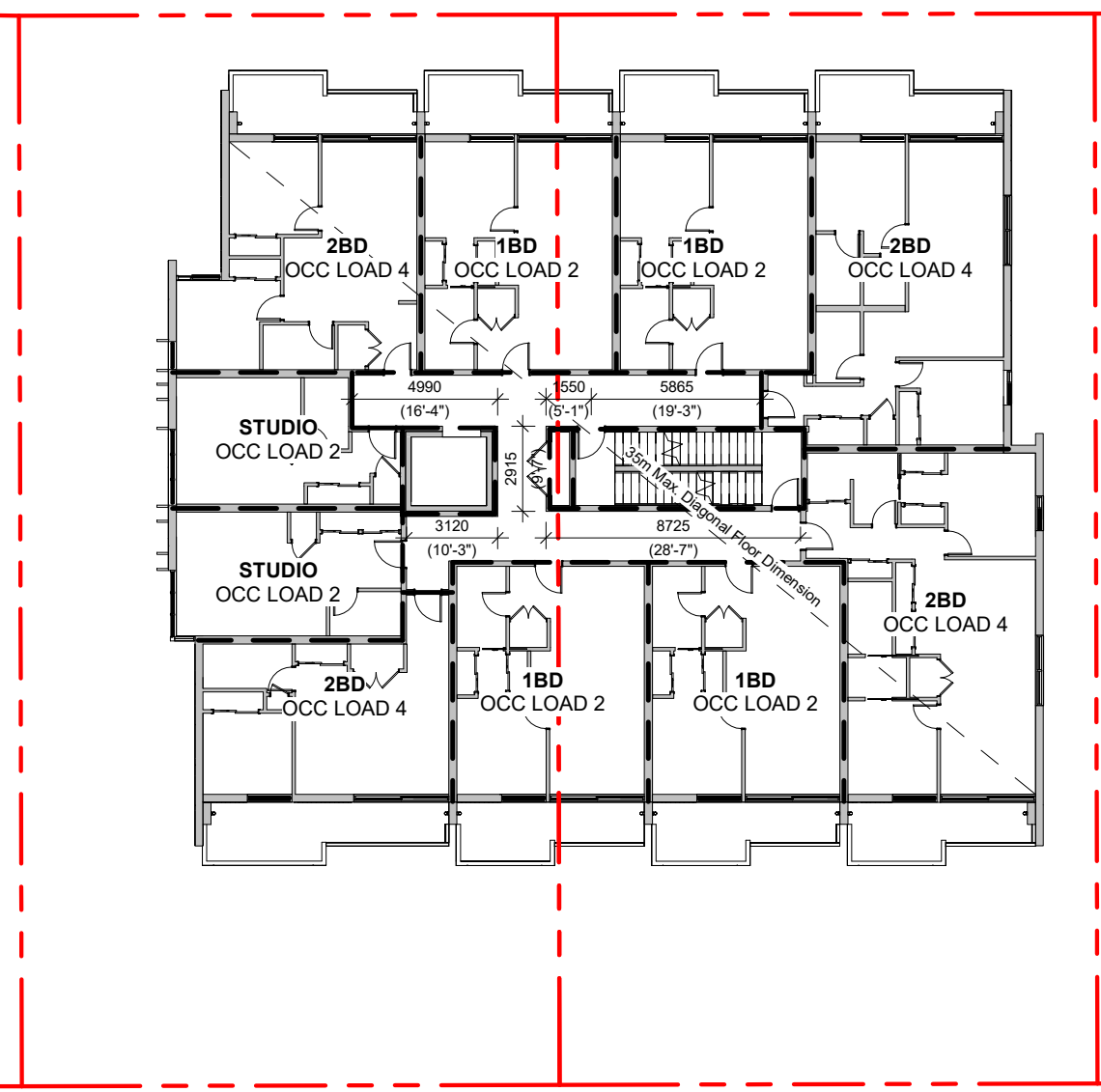
Occupant Load

Live & Work
Area = 71m²
1 Bedroom x 2 people/bedroom
= 2 people

Storage
Area = 161m²
46m²/person for personal services shops
(BCBC 3.1.17.1)
Load=161m²/46 = 4 people

Total Occ. Load = 2+4 = 6 people

Min. Exit Width
Ramps, Corridors, Passageways
The greater of 6.1mm/person x 6 =
36.6mm or 1100mm
Stairs
The greater of 8mm/person x 6 =
48mm or 1100mm



2 Levels 2-5 Code Plan
SCALE = 1 : 250

PER FLOOR

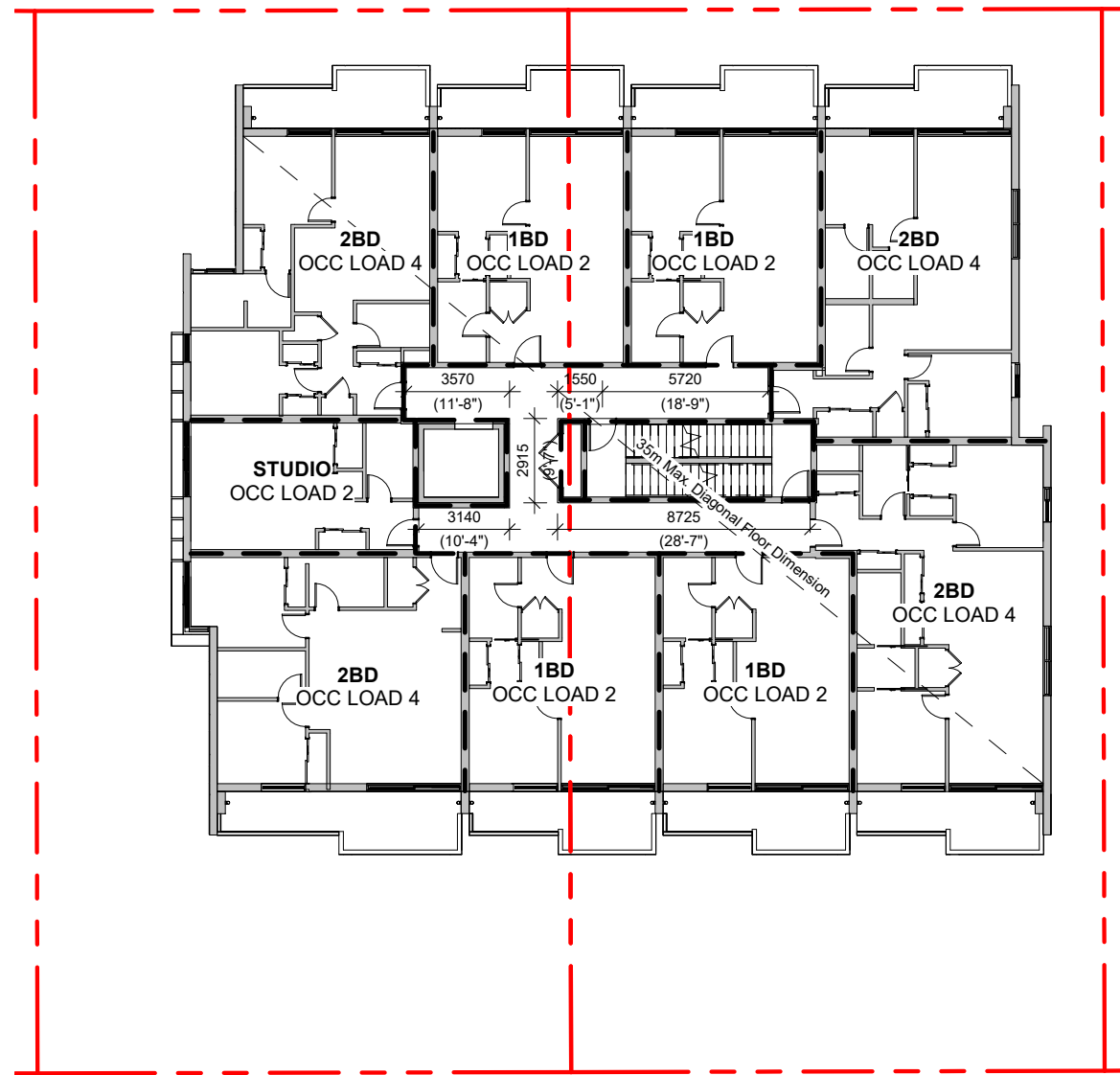
Occupancy: Group C

Occupant Load

14 Bedrooms x 2 people/bedroom
= 28 people

Min. Exit Width
Ramps, Corridors, Passageways
The greater of 6.1mm/person x 28 = 170.8mm
or 1100mm

Stairs
The greater of 8mm/person x 28 = 224mm
or 1100mm



3 Level 6 Code Plan
SCALE = 1 : 250

LEVEL 6 FLOOR

Occupancy: Group C

Occupant Load

13 Bedrooms x 2 people/bedroom
= 26 people

Min. Exit Width
Ramps, Corridors, Passageways
The greater of 6.1mm/person x 26 = 158mm
or 1100mm

Stairs
The greater of 8mm/person x 26 = 208mm
or 1100mm

BUILDING CODE ANALYSIS			
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐		
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *	
MAJOR OCCUPANCIES	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☒ D ☒ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.	
BUILDING AREA	887.8 m² (Outside face of Exterior Walls)	1.4.1.2.	
GRADE	20.20 m	1.4.1.2.	
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE <18 m, LEVEL 1 TO LEVEL 6 0 STOREYS BELOW GRADE	1.4.1.2. 3.2.2.50	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
NUMBER OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☐	3.2.2.50
FIRE ALARM SYSTEM	YES ☐ NO ☐	3.2.4.1
STANDPIPE SYSTEM	YES ☐ NO ☐	3.2.5.8
HIGH BUILDING	YES ☐ NO ☐	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☐	3.2.8

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	3.2.2.50
EXITS	1 hr	3.4.4.1

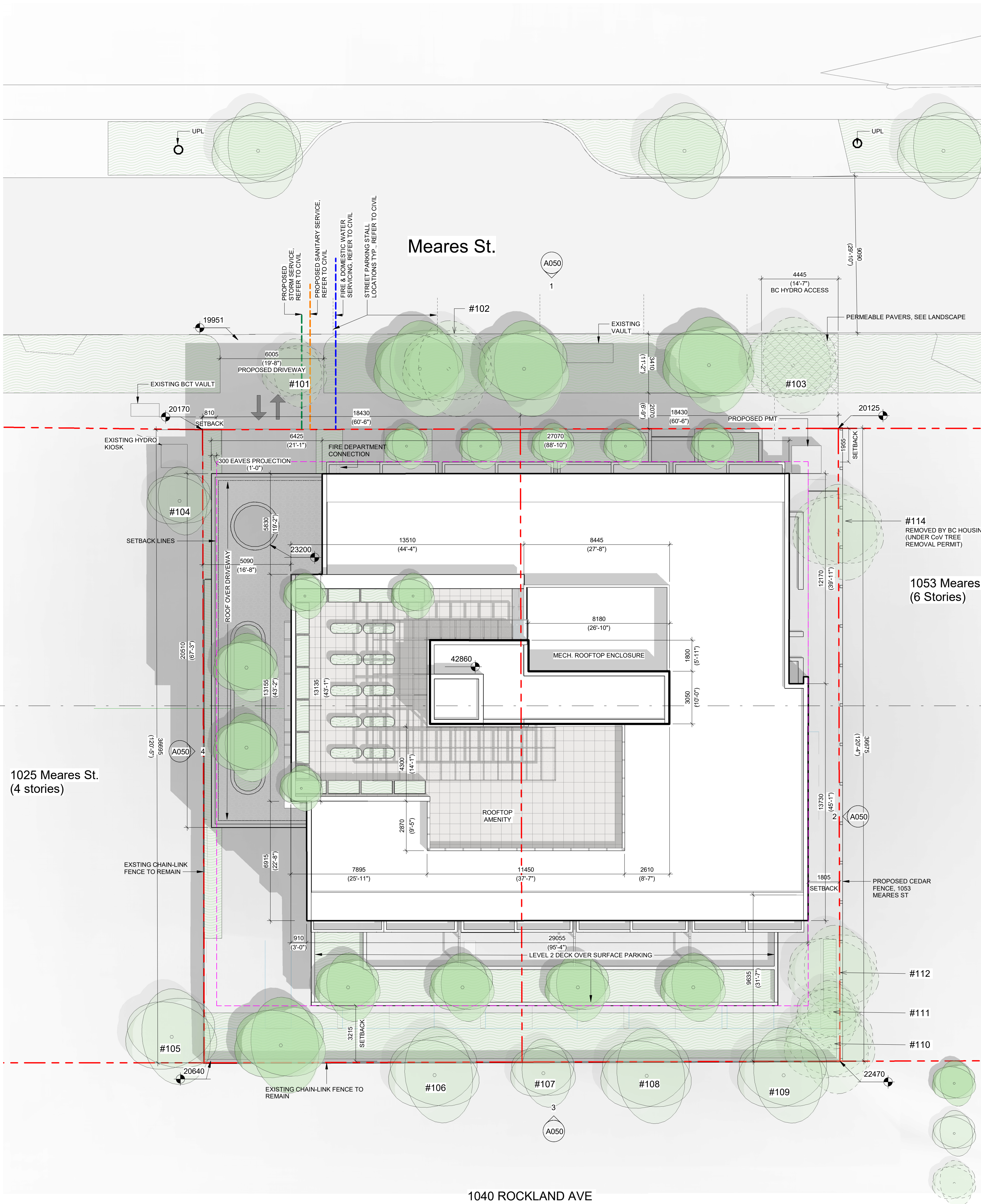
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NO.	DESCRIPTION	DATE



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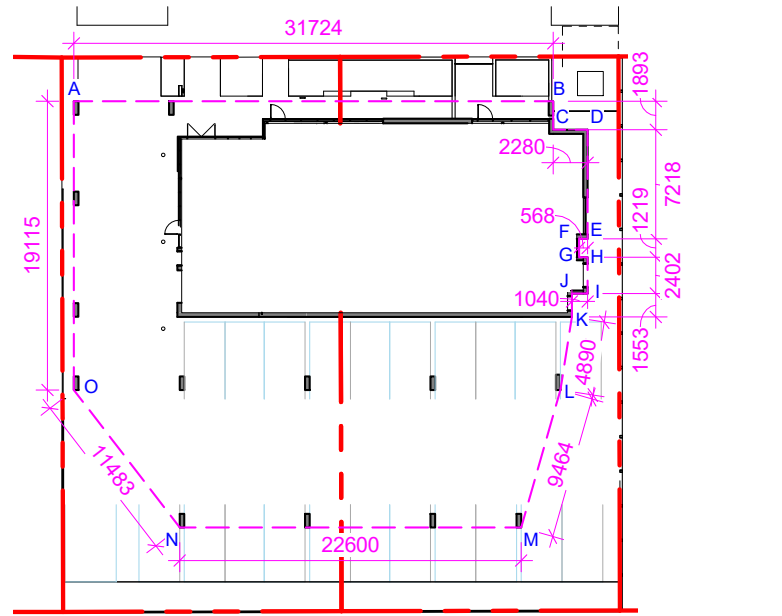
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Project 1039-1043 Meares Street		
		Jawl Residential Ltd. & Bradbury Developments Ltd.
Sheet Name CODE DATA		
Date April 25, 2023		
Scale As indicated	Project # 2124	Revision Mar 1, 2023 2
		Sheet # A051

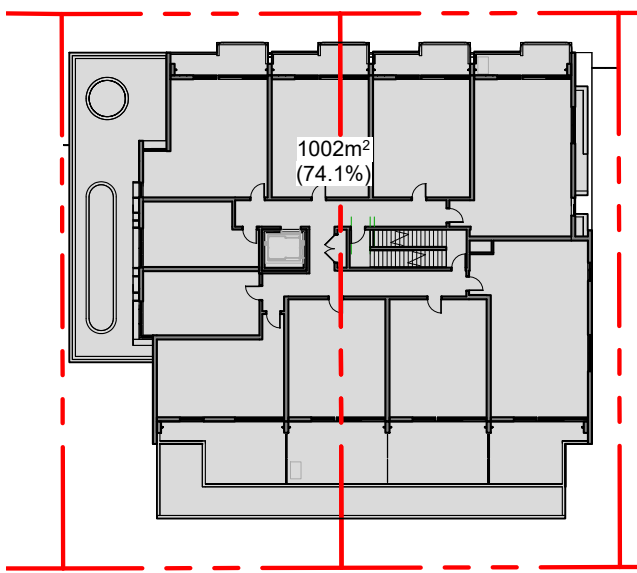


1 Site Plan
SCALE = 1 : 125

2 Average Grade Points Key Plan
SCALE = 1 : 500



3 Distance Between Points Key Plan
SCALE = 1 : 500



4 Site Coverage
SCALE = 1 : 500

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1039, 1043 MEARES STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1571,1570, VICTORIA CITY
PROJECT DESCRIPTION	- 6 STOREY BUILDING - ROOFTOP AMENITY - SURFACE PARKING

PROJECT INFORMATION

ZONE (EXISTING)	R3-1
PROPOSED ZONE	UNKNOWN
SITE AREA (m²)	1,352m²
TOTAL FLOOR AREA (m²)	3,363.45m²
FLOOR SPACE RATIO	2.49 : 1
SITE COVERAGE (%)	74.1%
OPEN SITE SPACE (%)	12.9%
HEIGHT (m)	22.59m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	46 22 (2 Accessible)
BICYCLE PARKING (#) SHORT TERM	6 8
BICYCLE PARKING (#) LONG TERM	60 82

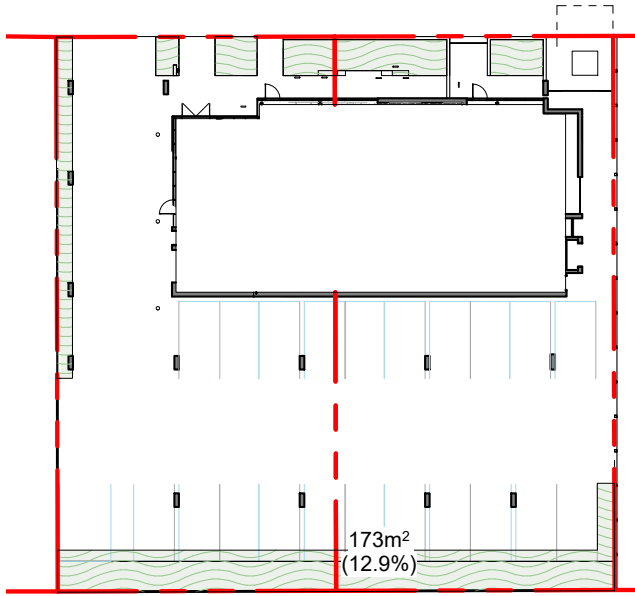
BUILDING SETBACKS (m)

FRONT YARD	1.95m
REAR YARD (TO LEVEL 2 DECK)	3.21m
REAR YARD (TO BUILDING FACE LVL 2-6)	9.63m
SIDE YARD (W-TO COLUMN FACE)	0.81m
SIDE YARD (W-TO BUILDING FACE LVL 2-6)	5.1m
SIDE YARD (E)	1.85m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	50
UNIT TYPE	1 BD (24), STUDIO (9) 2 BD (16), LIVE/WORK (1)
GROUND-ORIENTATED UNITS	1
MINIMUM UNIT FLOOR AREA (m²)	29.5m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2,839.75m²

POINT	EXISTING	PROPOSED	DISTANCE BETWEEN POINTS	AVE. OF POINTS
A	20.235	20.200	POINT A-B	31.724
B	20.138	20.242	POINT B-C	1.893
C	20.162	20.200	POINT C-D	2.280
D	20.173	20.200	POINT D-E	7.218
E	20.244	20.200	POINT E-F	0.568
F	20.233	20.200	POINT F-G	1.219
G	20.247	20.200	POINT G-H	0.568
H	20.258	20.200	POINT H-I	2.402
I	20.280	20.200	POINT I-J	1.040
J	20.258	20.200	POINT J-K	1.553
K	20.269	20.200	POINT K-L	4.890
L	20.312	20.296	POINT L-M	9.464
M	20.442	20.515	POINT M-N	22.600
N	20.475	20.515	POINT N-O	11.483
O	20.369	20.200	POINT O-A	19.115
TOTAL			118.02	2391.94
AVERAGE GRADE = 2391.94 / 118.02 = 20.27				



5 Open Site Space
SCALE = 1 : 500

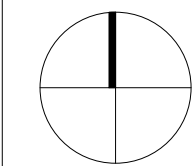
3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
& Bradbury
Developments Ltd.

SITE PLAN & PROJECT
DATA

Date
April 25, 2023

Scale
As indicated

Project #
2124



Revision
Mar 1, 2023

Sheet #
3

A100

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1043 and 1039 Meares Street

Legal Lots 1570 and 1571,

Victoria City

Parcel Identifier: 009-396-721 (Lot 1570)
009-396-730 (Lot 1571)

in the City of Victoria

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

#/# + - denotes - existing elevation

UPL - denotes - utility pole w/ light

Tree diameters are in centimetres.

Total Area = 1352 m2

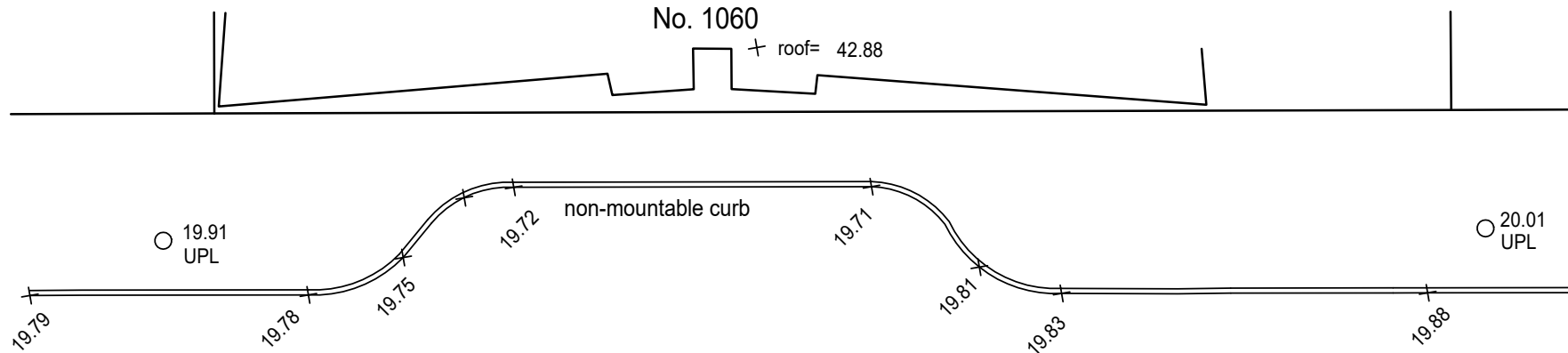
Setbacks are derived from field survey.

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

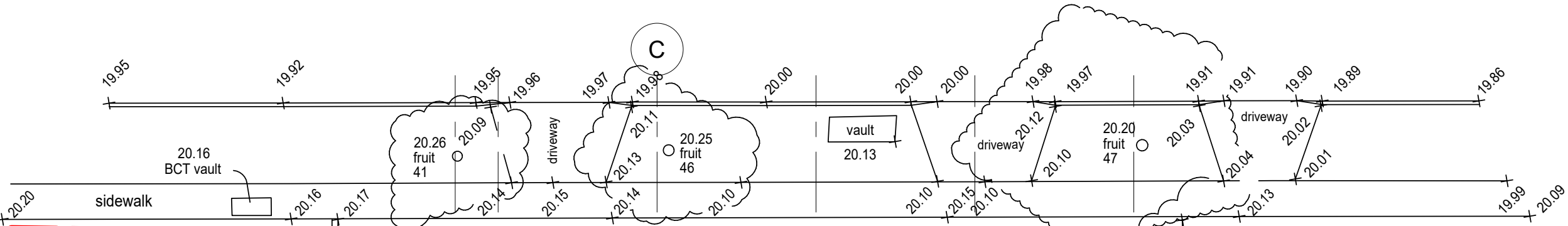
Date February 07, 2022
File 13660-9

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

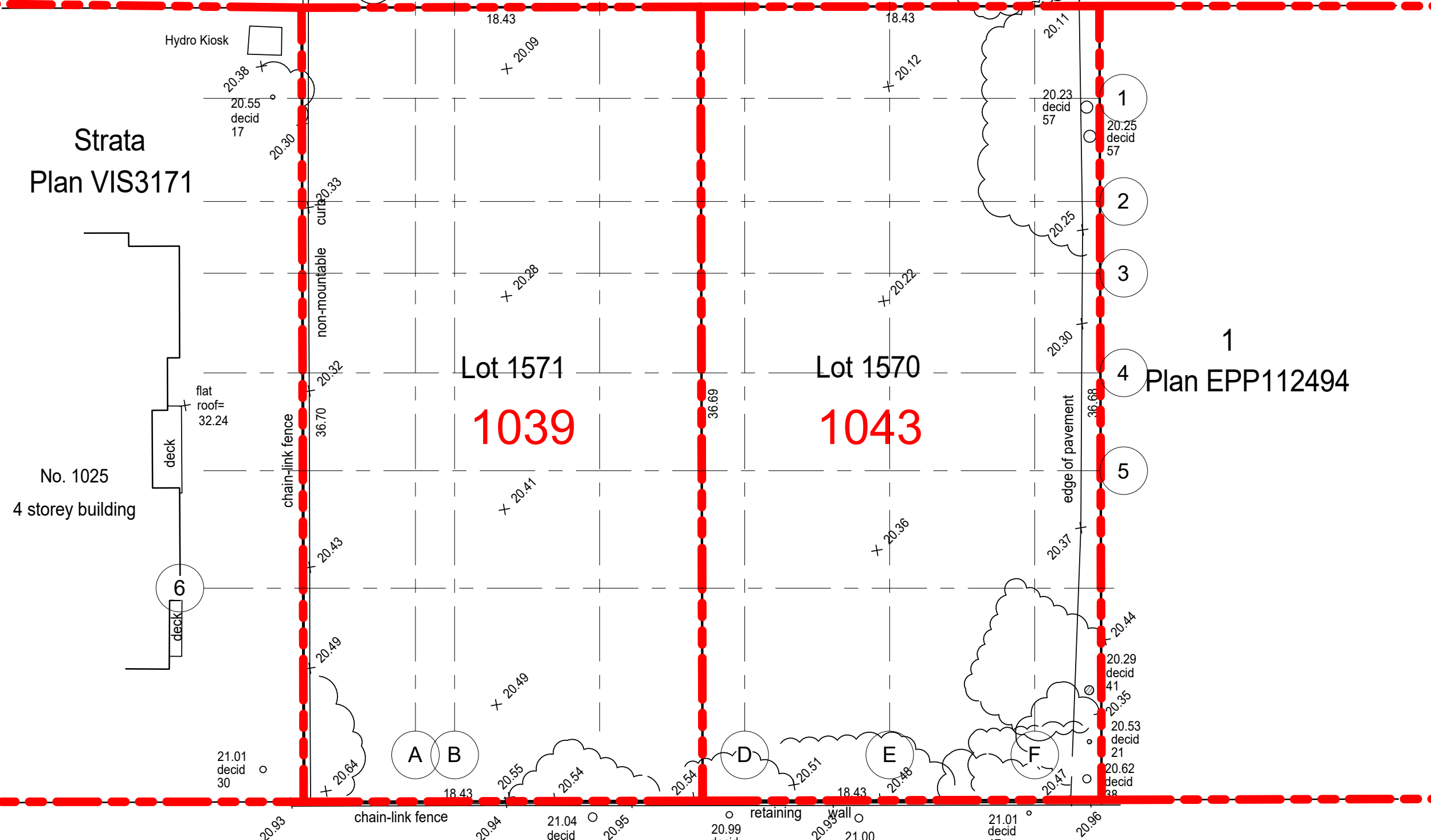
Strata Plan VIS4928



Meares Street



Strata Plan VIS3171



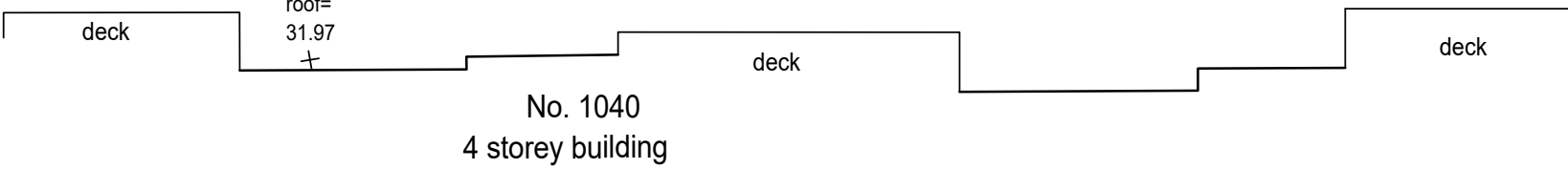
1039 MEARES ST

Parcels (Folio based)
Folio: 03208006
Legal Type: LAND
Lot: 1571
Actual Use (BCA): PARKING-LOT ONLY
PAVED OR GRAV
Zoning: R3-1
Site Area: 672m²

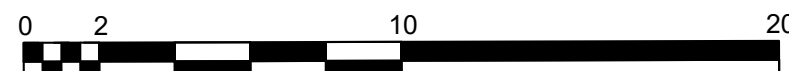
1043 MEARES ST

Parcels (Folio based)
Folio: 03208007
Legal Type: LAND
Lot: 1570
Actual Use (BCA): PARKING-LOT ONLY
PAVED OR GRAV
Zoning: R3-1
Site Area: 672m²

Strata Plan 116



Scale 1:250



All distances are shown in metres.

Plot on 11" x 17" sheet

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

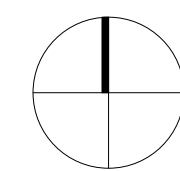
2	Rezoning/DP	July 7, 2022
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NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
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Sheet Name

SURVEY

Date
April 25, 2023

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1 : 200

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2124

Revision
July 7, 2022

2

Sheet #

A101

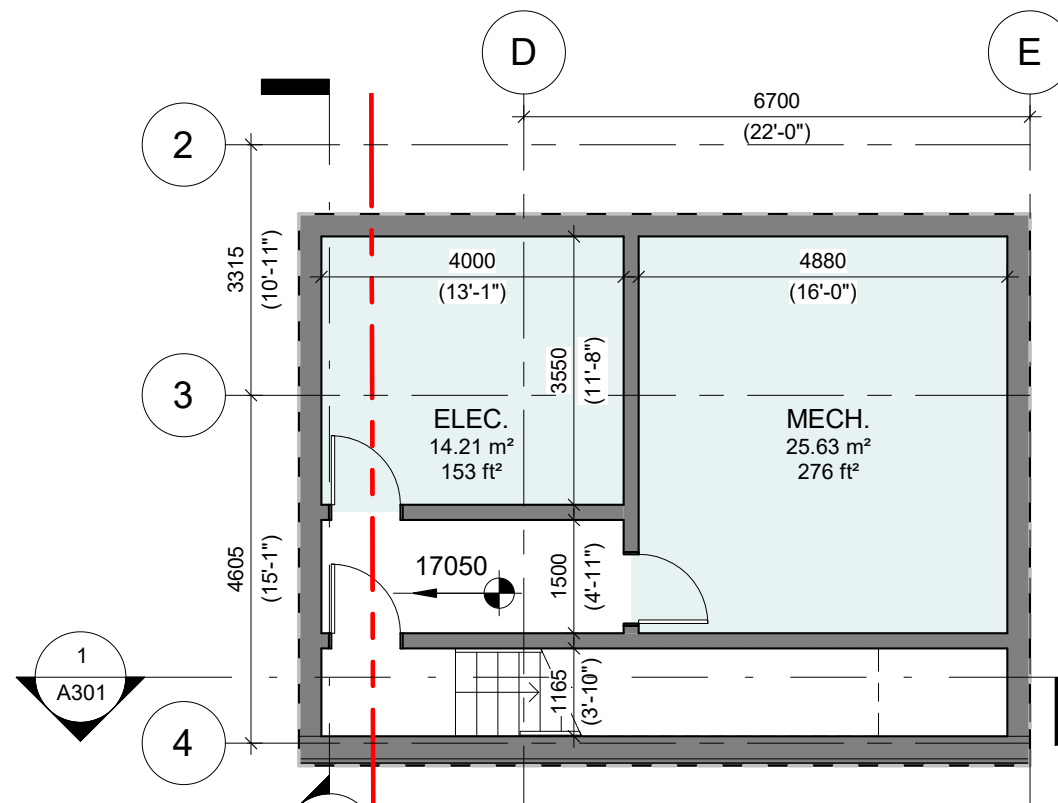


Area Schedule (Gross Building)

Level	Area
Ground Floor	191.90 m ²
Level 2	627.21 m ²
Level 3	627.21 m ²
Level 4	627.21 m ²
Level 5	627.21 m ²
Level 6	627.21 m ²
Roof	35.50 m ²
Grand total: 7	3363.43 m ²

Parking Calculation Breakdown

Bike Parking Calculation <i>Residential Long Term</i> 1 space per unit > 45m ² 10 units x 1 = 10 spaces 1.25 space per unit < 45m ² 40 units x 1.25 = 50 spaces <i>Commercial Long Term</i> 1 space per 200m ² floor area 33.61sqm/200sqm = 0.16 Short-term 6 spaces TOTAL = 66 spaces Required 82 Spaces Provided (74 Long-term, 8 Short-term)	Parking Calculation <i>Core Area Residential</i> 0.65 space per unit > 45m ² 10 units x 0.65 = 6.5 spaces 0.80 space per unit < 45m ² , > 70m ² 35 units x 0.80 = 28 spaces 1.2 space per unit < 70m ² 5 units x 1.2 = 6 spaces Visitor 0.1 space per unit 50 units x 0.1 = 5 spaces Commercial Personal Service 1 space per 50sqm Floor Area 33.61 / 50 = 0.67 TOTAL = 46 spaces Required 22 Spaces Provided (2 Accessible Stalls 1 Visitor stall)
--	---



2 Basement Floor Plan
SCALE = 1 : 100

4	Rezoning/DP Rev1.1	April 25, 2023
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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Bradbury
Developments Ltd.

Sheet Name
GROUND FLOOR PLAN

Date
April 25, 2023

Scale
As indicated

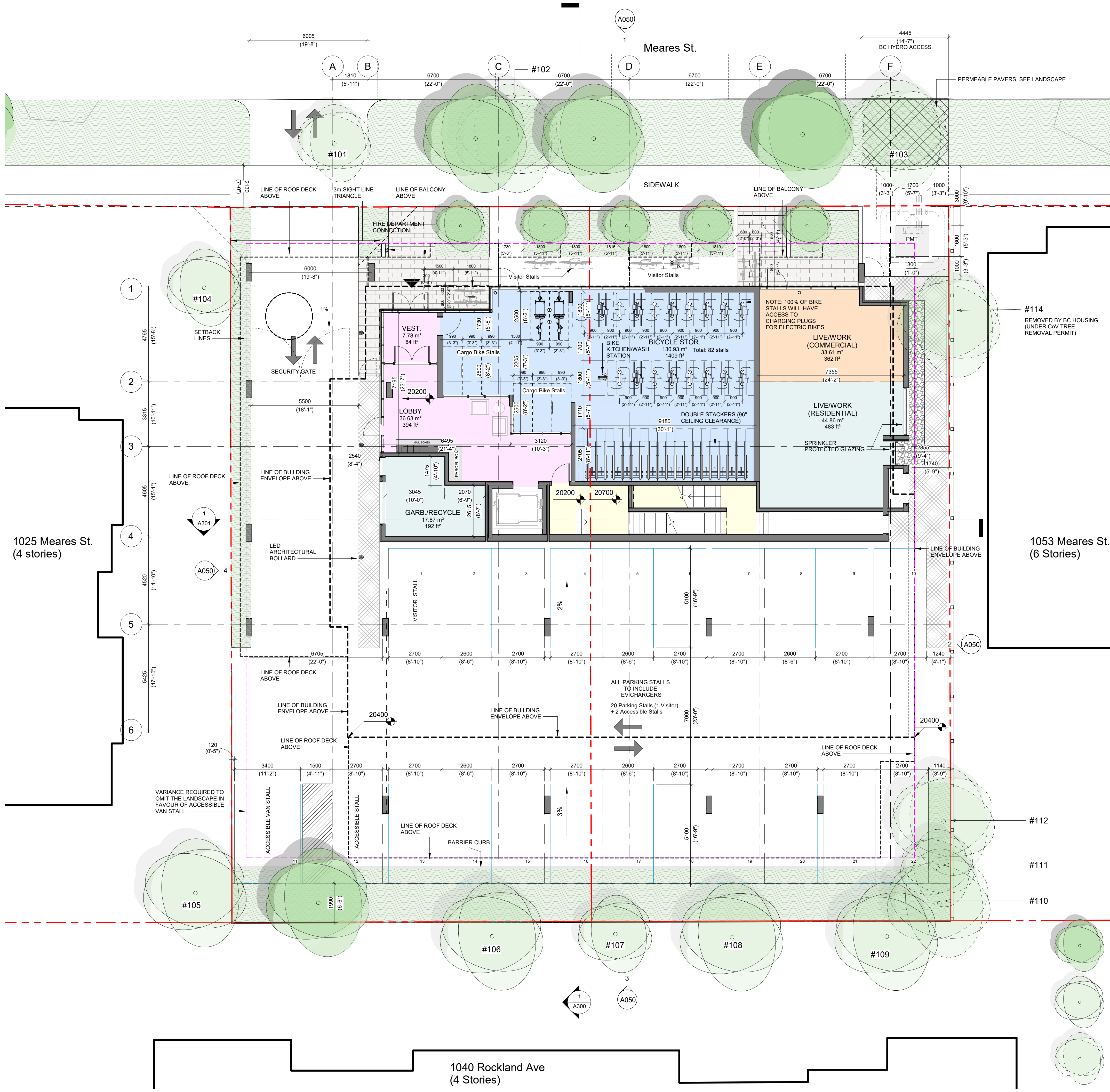
Project #
2124

Revision
April 25, 2023

Sheet #
A120

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1 Ground Floor Plan
SCALE = 1 : 100



PROPOSED TREE

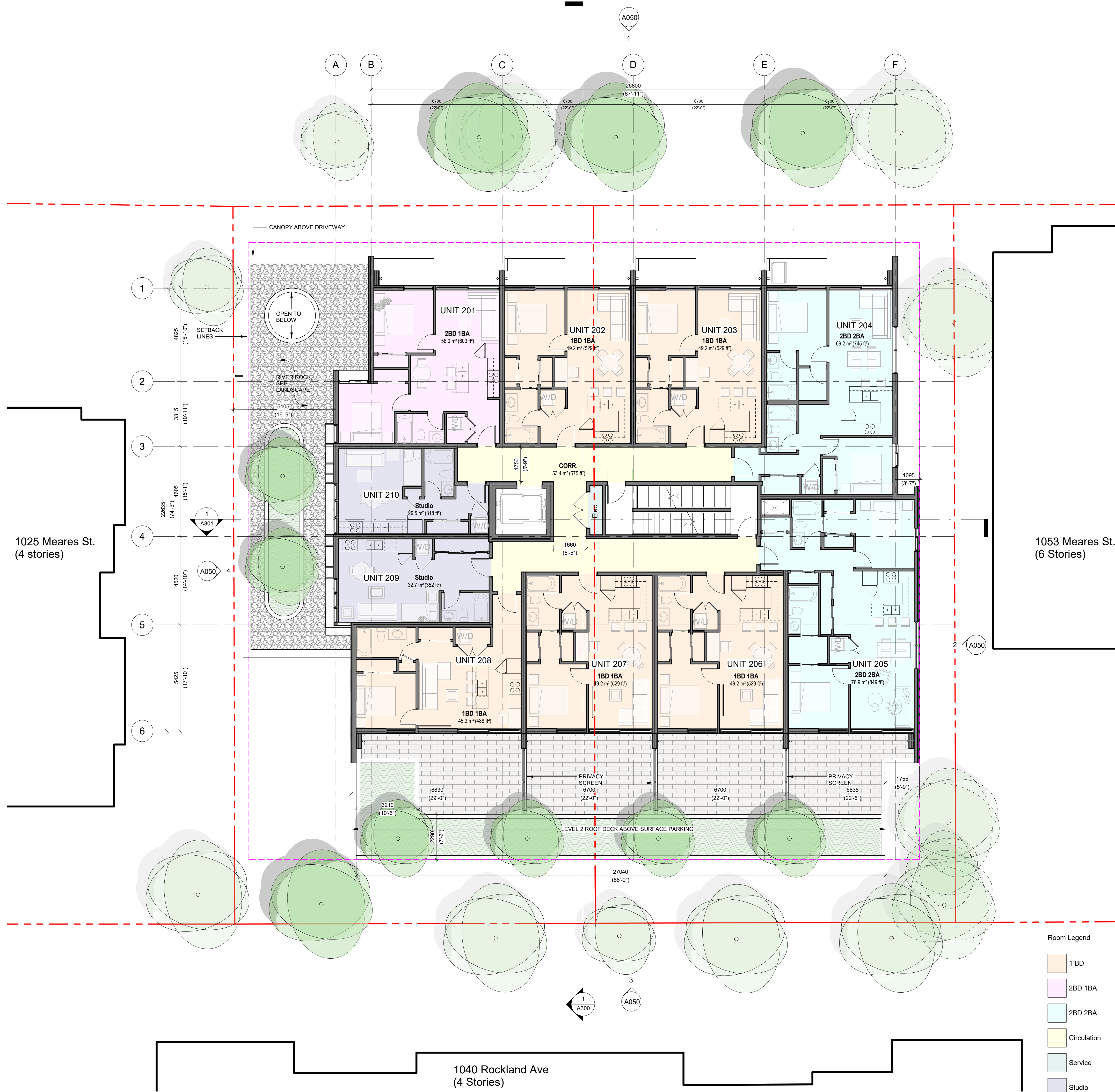
EXISTING TREE

EXISTING TREE TO BE REMOVED
REFER TO LANDSCAPE DRAWING

1040 Rockland Ave
(4 Stories)

1053 Meares St.
(6 Stories)

1025 Meares St.
(4 stories)



Unit Mix		
Level	Name	Count
Ground Floor	LIVE/WORK (COMMERCIAL)	1
Ground Floor: 1		
Level 2	1BD 1BA	5
Level 2	2BD 1BA	1
Level 2	2BD 2BA	2
Level 2	Studio	2
Level 2: 10		
Level 3	1BD 1BA	5
Level 3	2BD 1BA	1
Level 3	2BD 2BA	2
Level 3	Studio	2
Level 3: 10		
Level 4	1BD 1BA	5
Level 4	2BD 1BA	1
Level 4	2BD 2BA	2
Level 4	Studio	2
Level 4: 10		
Level 5	1BD 1BA	5
Level 5	2BD 1BA	1
Level 5	2BD 2BA	2
Level 5	Studio	2
Level 5: 10		
Level 6	1BD 1BA	4
Level 6	2BD 2BA	4
Level 6	STUDIO	1
Grand total: 50		

3	Rezoning/DP Rev1	Mar 1, 2023
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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Bradbury
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Sheet Name
FLOOR PLAN - LEVELS
2-5

Date
April 25, 2023

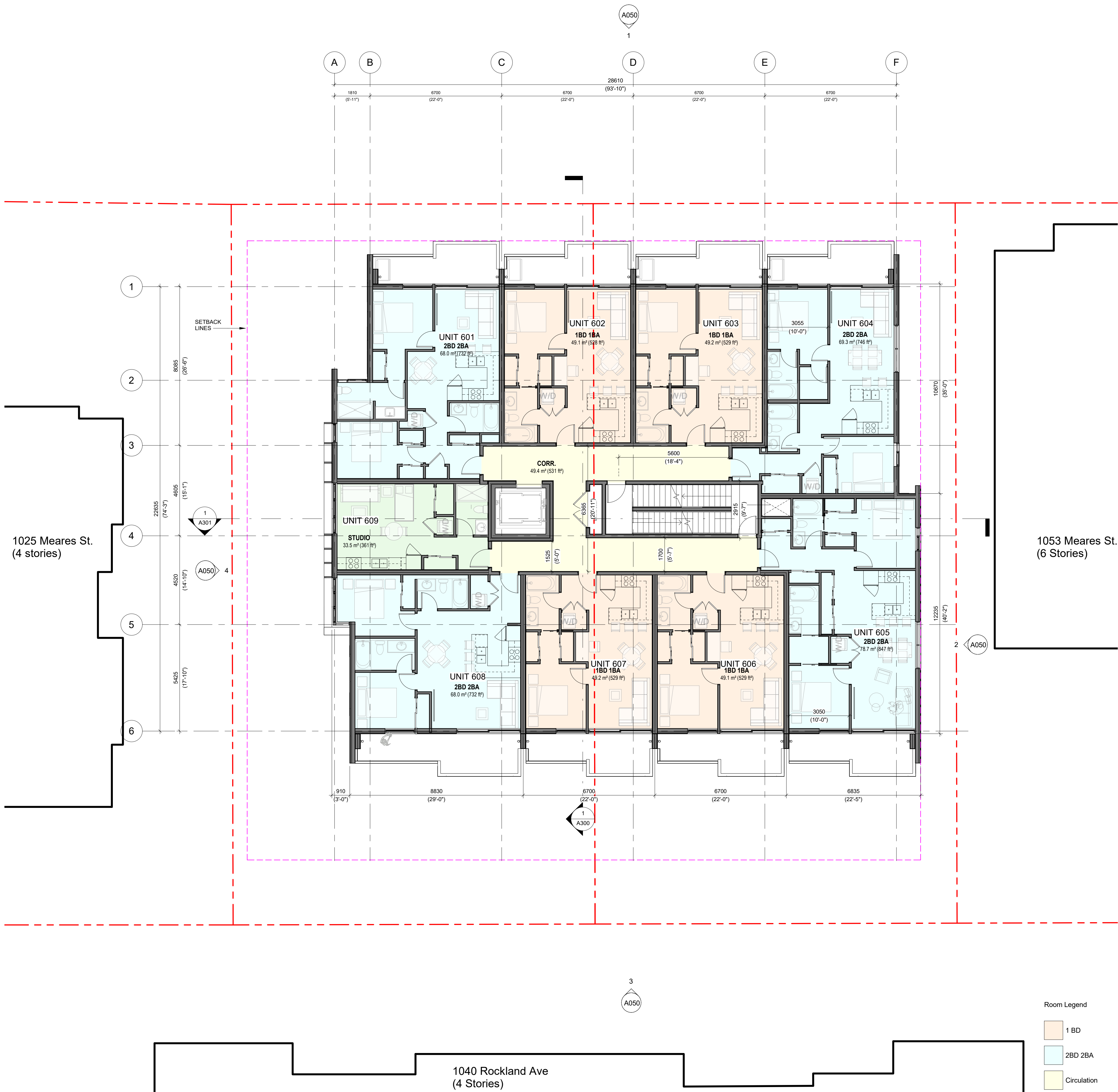
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Project #
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Revision
Mar 1, 2023

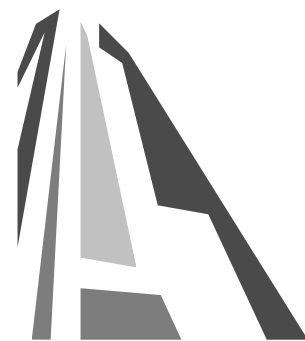
Sheet #
A121





Unit Mix		
Level	Name	Count
Ground Floor	LIVEWORK (COMMERCIAL)	1
Ground Floor: 1		
Level 2	1BD 1BA	5
Level 2	2BD 1BA	1
Level 2	2BD 2BA	2
Level 2	Studio	2
Level 2: 10		
Level 3	1BD 1BA	5
Level 3	2BD 1BA	1
Level 3	2BD 2BA	2
Level 3	Studio	2
Level 3: 10		
Level 4	1BD 1BA	5
Level 4	2BD 1BA	1
Level 4	2BD 2BA	2
Level 4	Studio	2
Level 4: 10		
Level 5	1BD 1BA	5
Level 5	2BD 1BA	1
Level 5	2BD 2BA	2
Level 5	Studio	2
Level 5: 10		
Level 6	1BD 1BA	4
Level 6	2BD 2BA	4
Level 6	STUDIO	1
Level 6: 9		
Grand total: 50		

3	Rezoning/DP Rev1	Mar 1, 2023
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Project
1039-1043 Meares Street

Jawl Residential Ltd.
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Sheet Name
FLOOR PLAN - LEVEL 6

Date
April 25, 2023

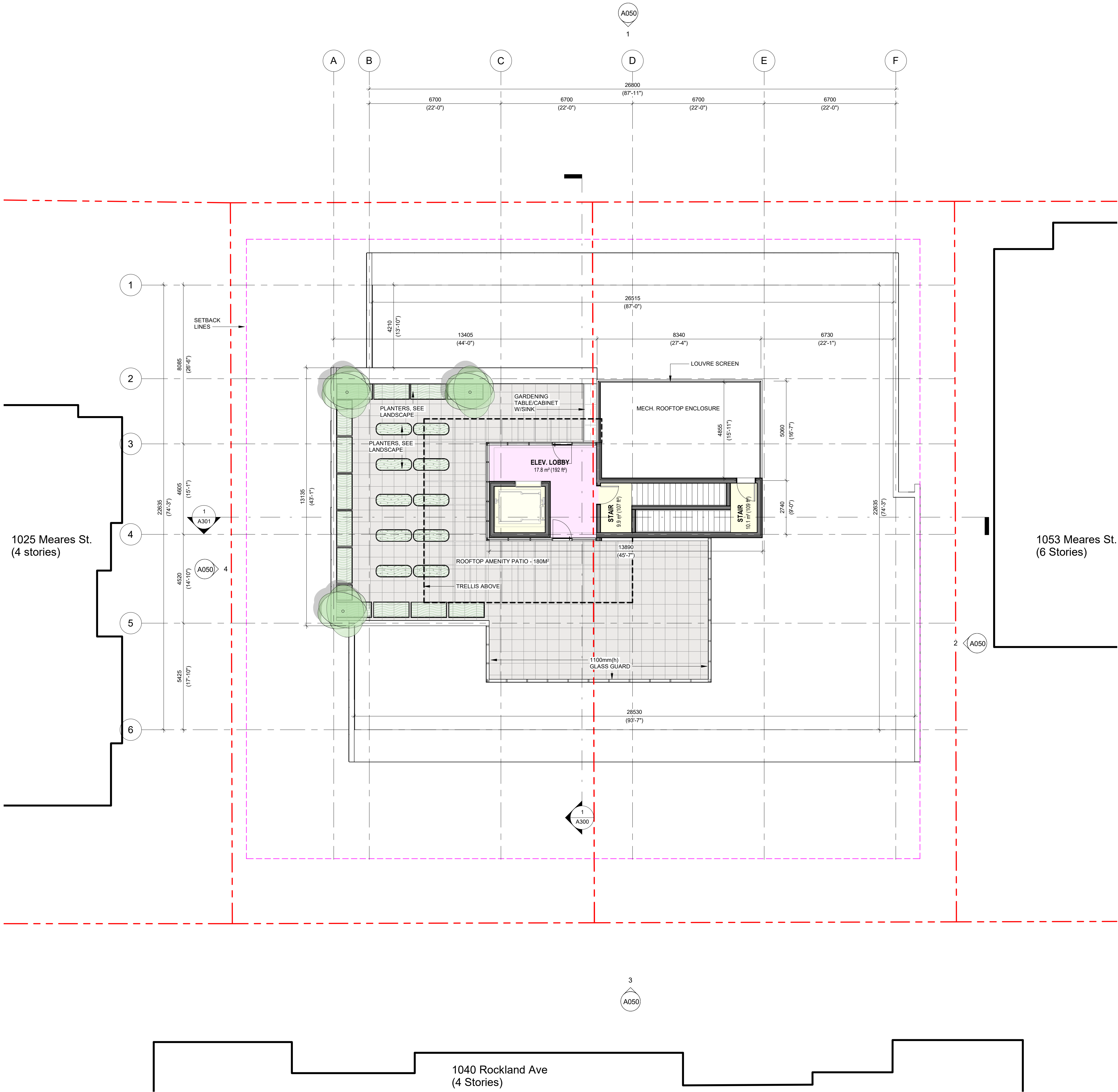
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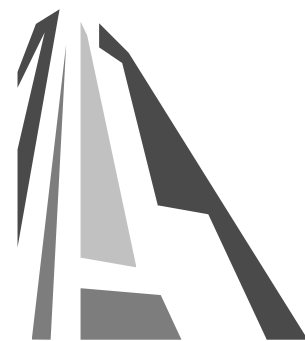
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3

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A123

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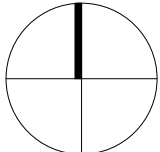


2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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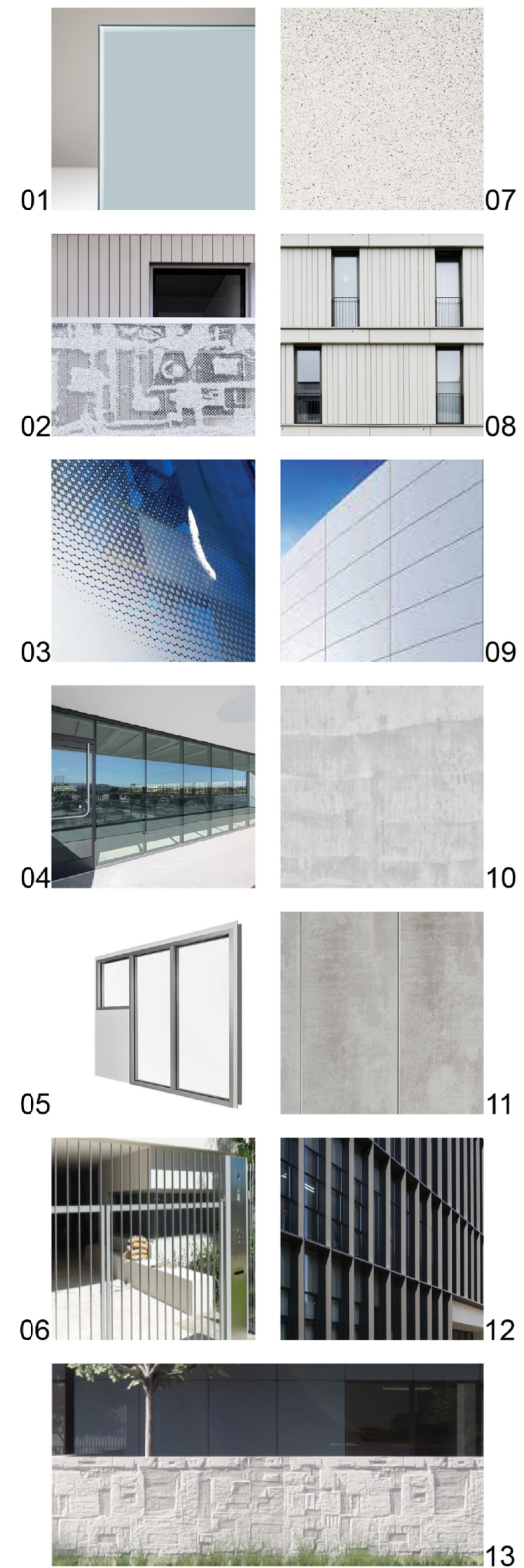
Project 1039-1043 Meares Street		
 Jawl Residential Ltd. & Bradbury Developments Ltd.		
Sheet Name ROOF PLAN		
Date April 25, 2023		
Scale 1 : 100	Project # 2124	Revision July 7, 2022 2
		Sheet # A124



1 Elevation - NORTH
SCALE = 1 : 100



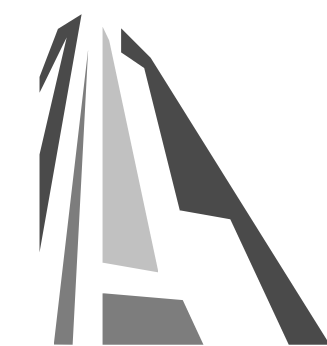
2 Elevation- WEST - Window overlay
SCALE = 1 : 100



FINISH MATERIALS

01. INTEGRATED GLASS
02. CUSTOM PATTERN GLASS
03. PATTERNED GLASS
04. STOREFRONT GLAZING
05. GLAZING
06. VERTICAL FENCING (CHARCOAL)
07. CEMENTITIOUS PANEL (WARM WHITE-GREY)
08. 1x4 CEMENTITIOUS PANEL (WARM WHITE-GREY)
09. WHITE ALUM. FINISH
10. ARCHITECTURAL CONC.
11. CONC. FINISH
12. ALUM. VERTICAL LOUVRE SUNSHADE (LIGHT GREY)
13. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN

3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project 1039-1043 Meares Street	
Jawl Residential Ltd. & Bradbury Developments Ltd.	
Sheet Name ELEVATIONS	
Date April 25, 2023	
Scale As indicated	Project # 2124
Revision Mar 1, 2023	3
Sheet # A200	

2023-04-25 3:39:22 PM



1 Elevation - SOUTH
SCALE = 1 : 100



2 Elevation - EAST - Window overlay
SCALE = 1 : 100

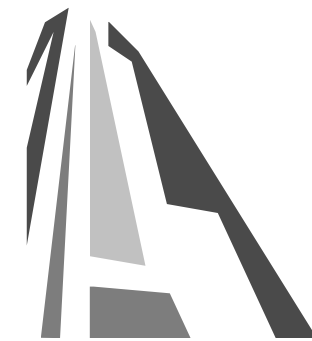


FINISH MATERIALS

- 01. INTEGRATED GLASS
- 02. CUSTOM PATTERN GLASS
- 03. PATTERNED GLASS
- 04. STOREFRONT GLAZING
- 05. GLAZING
- 06. VERTICAL FENCING (CHARCOAL)
- 07. CEMENTITIOUS PANEL (WARM WHITE-GREY)
- 08. 1x4 CEMENTITIOUS PANEL (WARM WHITE-GREY)
- 09. WHITE ALUM. FINISH
- 10. ARCHITECTURAL CONC.
- 11. CONC. FINISH
- 12. ALUM. VERTICAL LOUVRE SUNSHADE (LIGHT GREY)
- 13. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN

Revisions
Received Date: June 27, 2023
Deemed Date: May 1, 2023

4	Adjacent Window Opening Overlay	June 27, 2023
3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Bradbury Developments Ltd.

Sheet Name
ELEVATIONS

Date
June 27, 2023

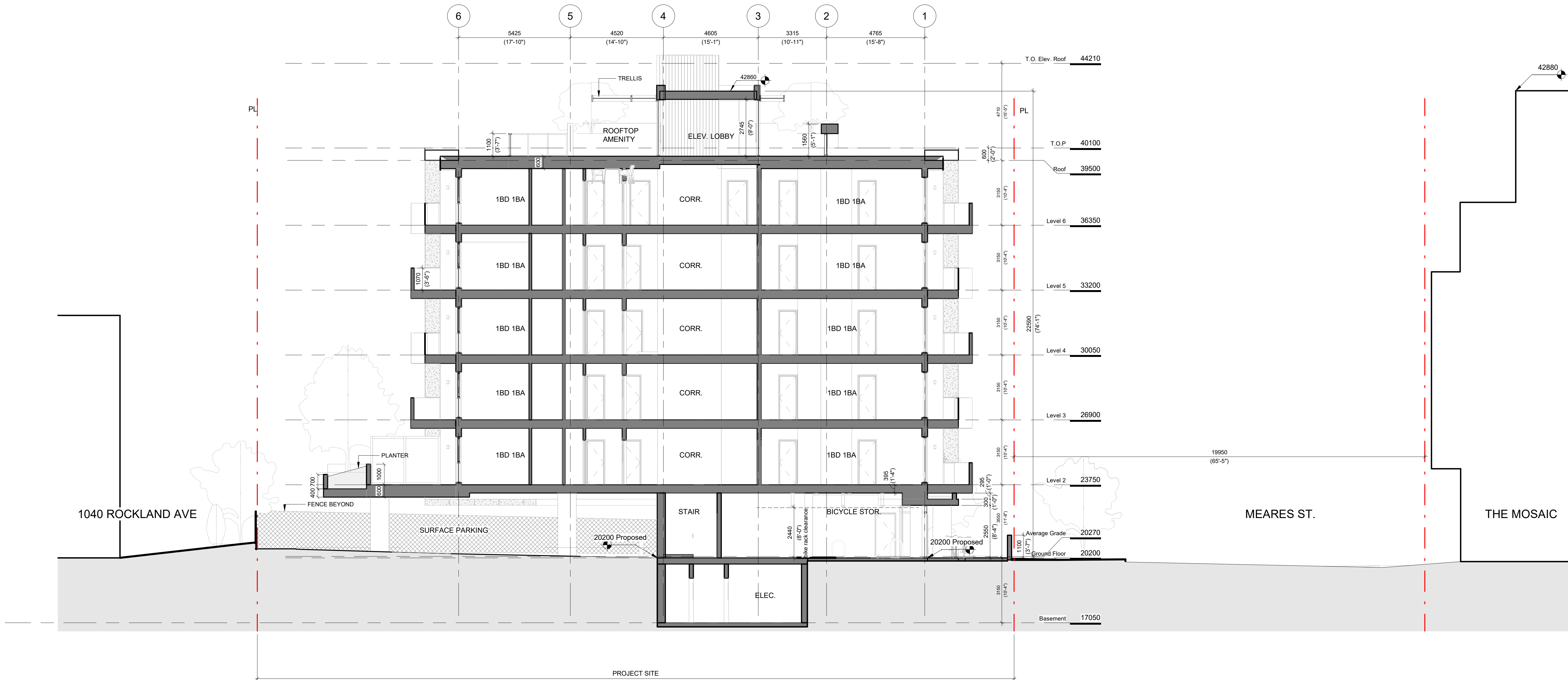
Scale
As indicated

Project #
2124

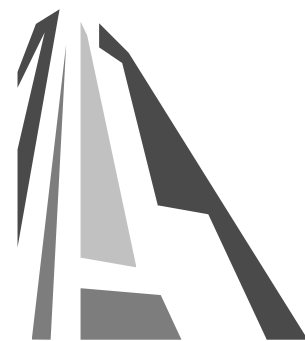
Revision
June 27, 2023
4

Sheet #
A201

2023-06-27 4:14:23 PM



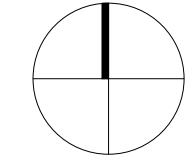
3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
& Bradbury
Developments Ltd.

Sheet Name
SITE SECTION 1

Date
April 25, 2023

Scale
1 : 100

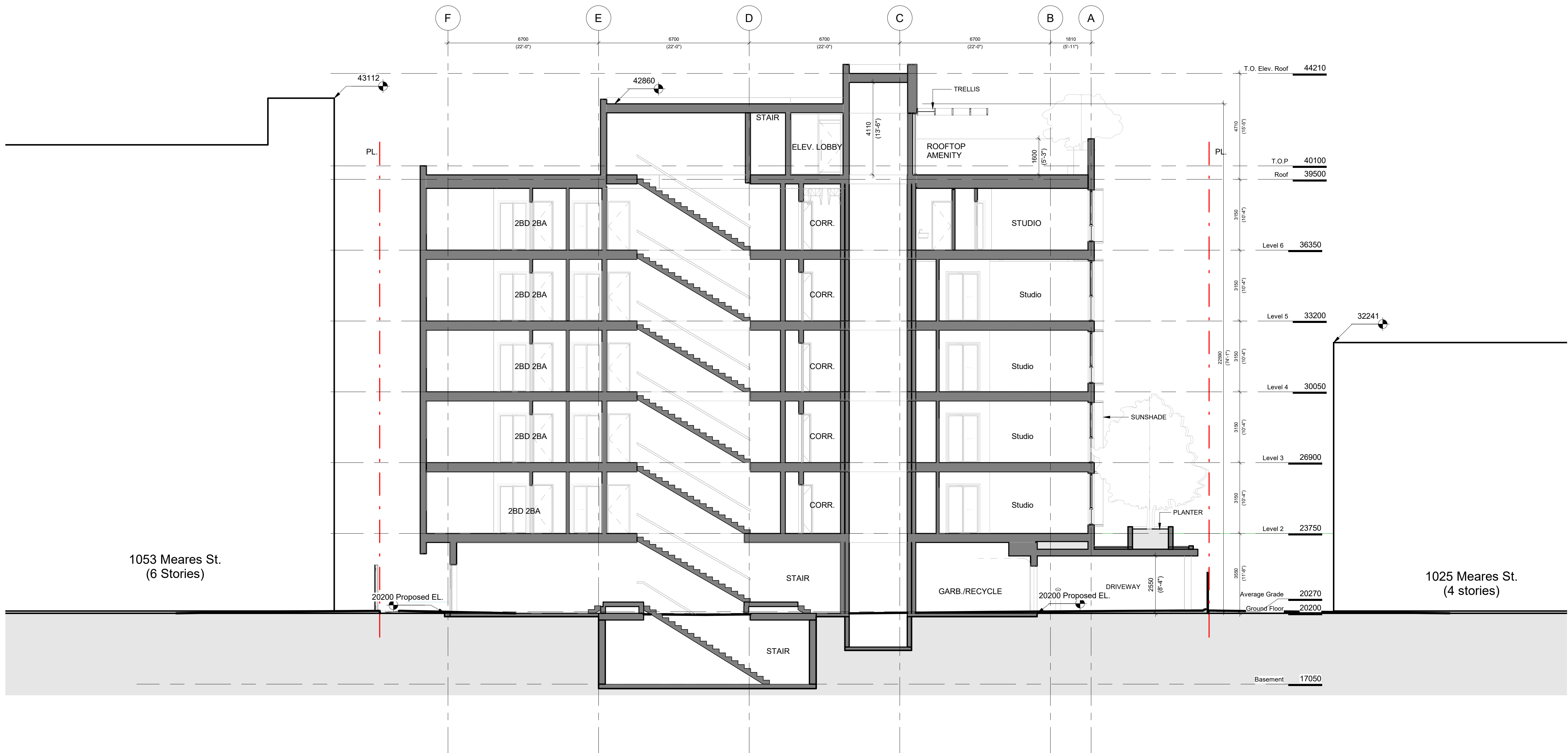
Project #
2124

Revision
Mar 1, 2023

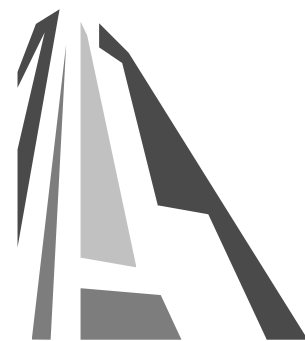
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Sheet #
A300





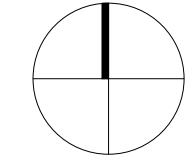
3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
& Bradbury
Developments Ltd.

Sheet Name
SITE SECTION 2

Date
April 25, 2023

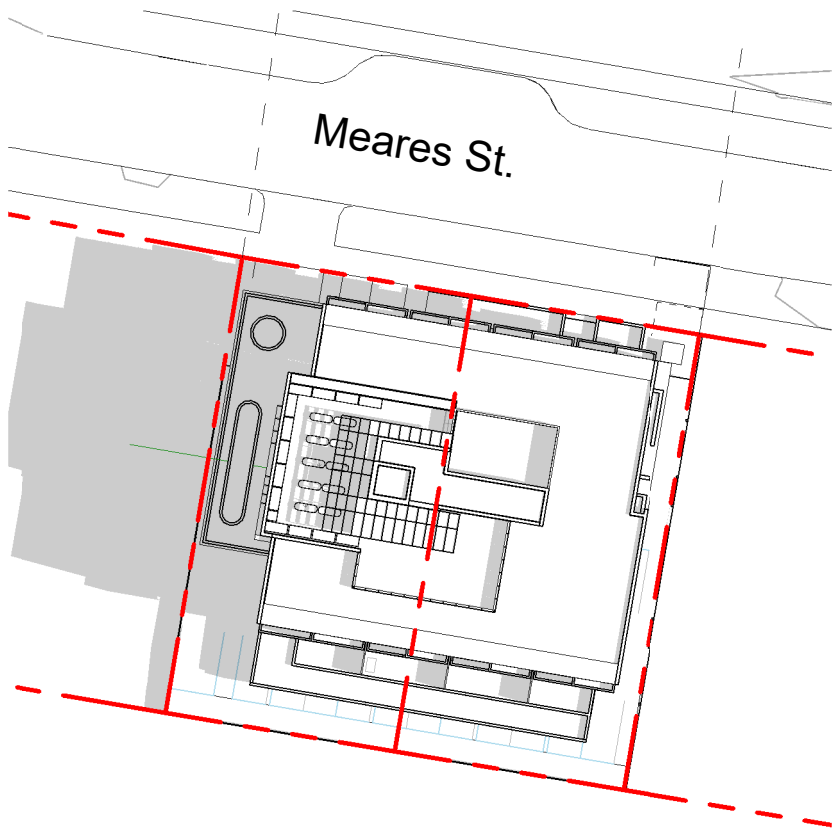
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Project #
2124

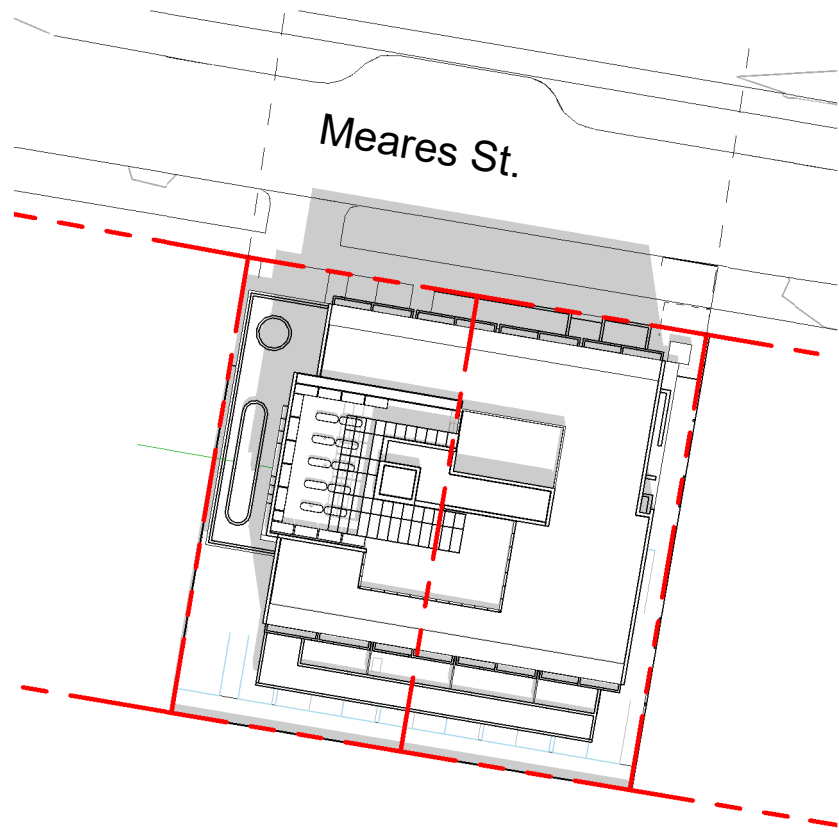
Revision
Mar 1, 2023
3

Sheet #
A301

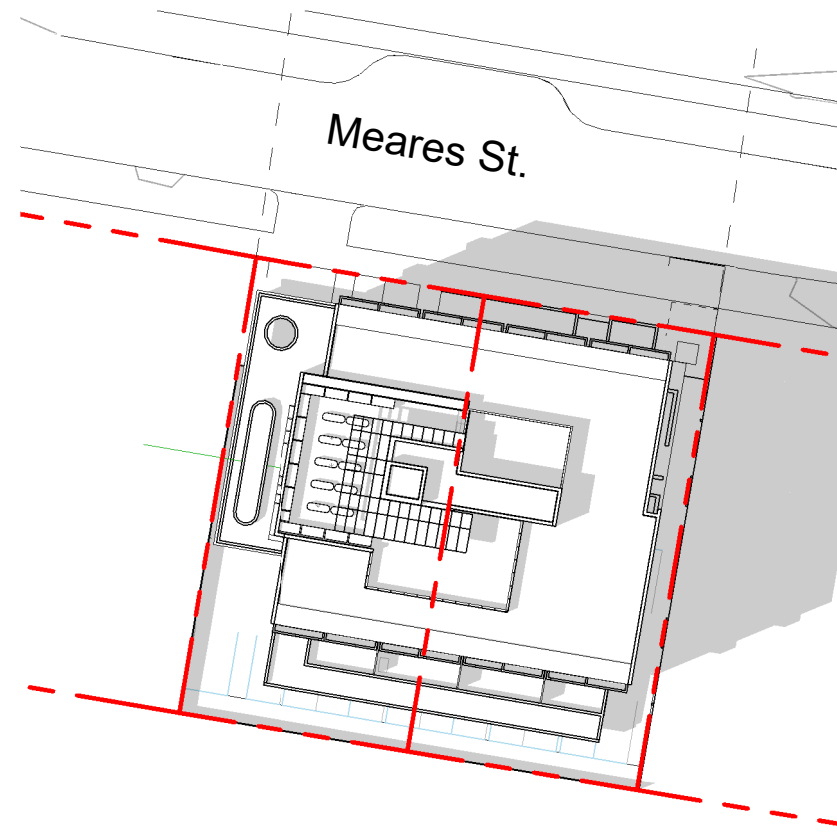




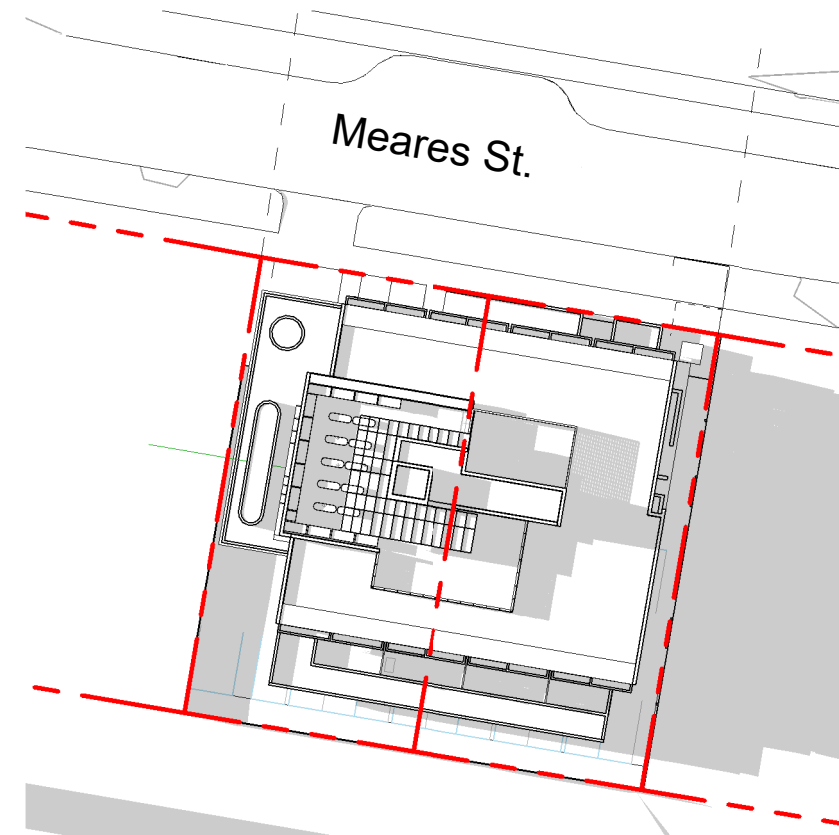
Summer Solstice - 9am



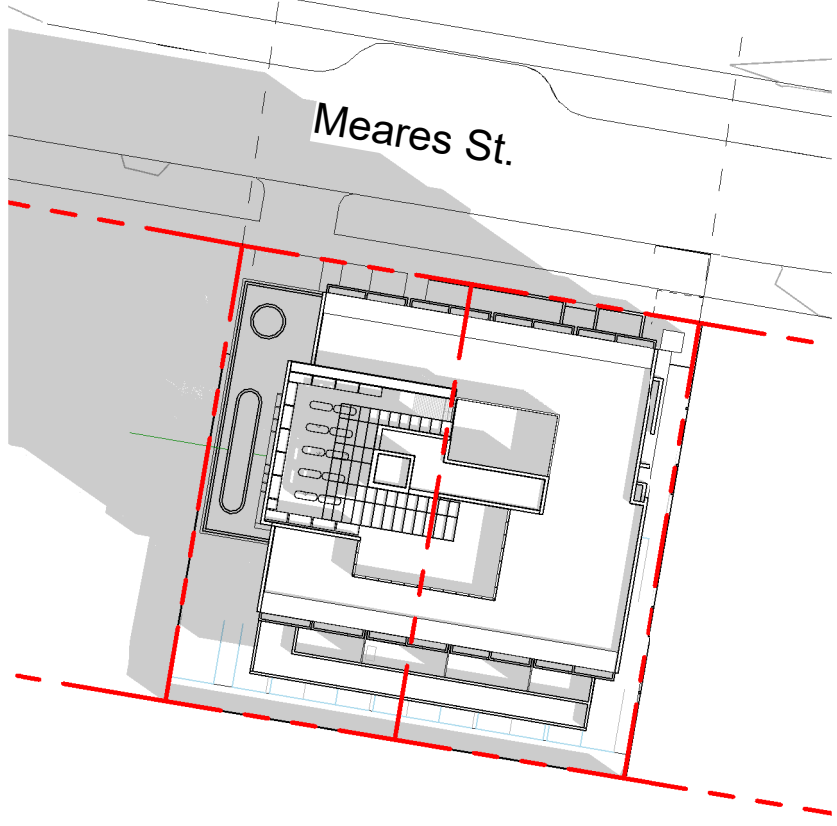
Summer Solstice - Noon



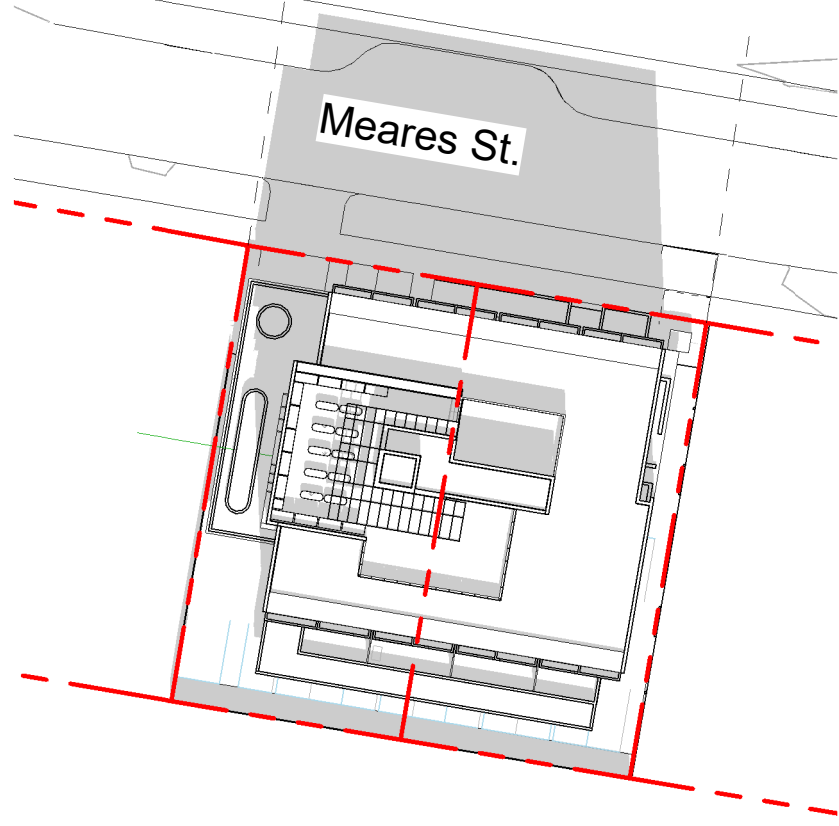
Summer Solstice - 3pm



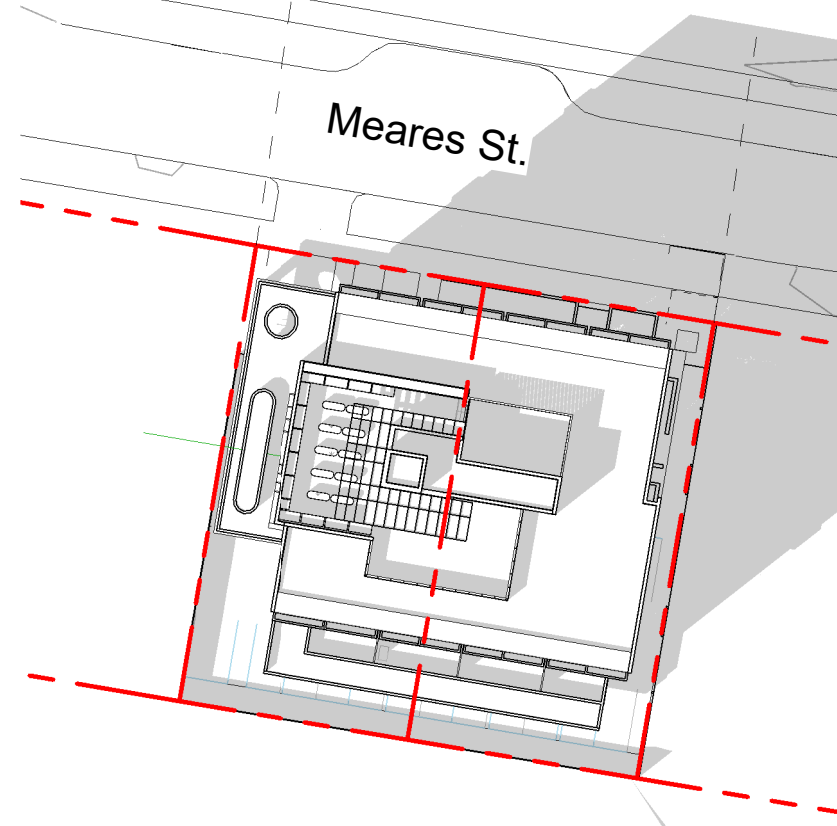
Summer Solstice - 6pm



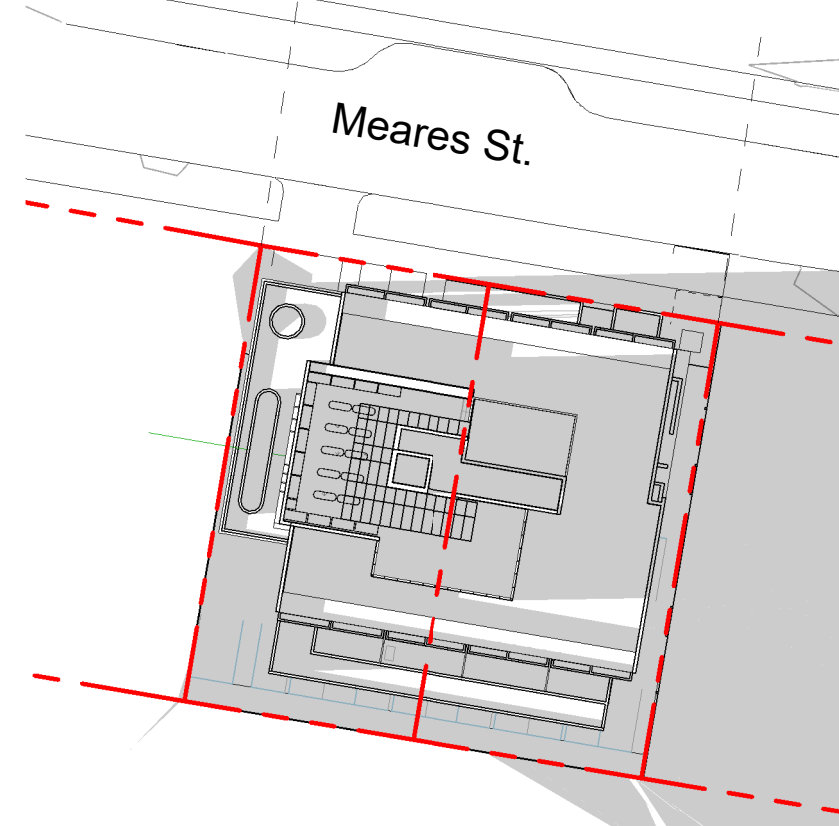
Equinox - 9am



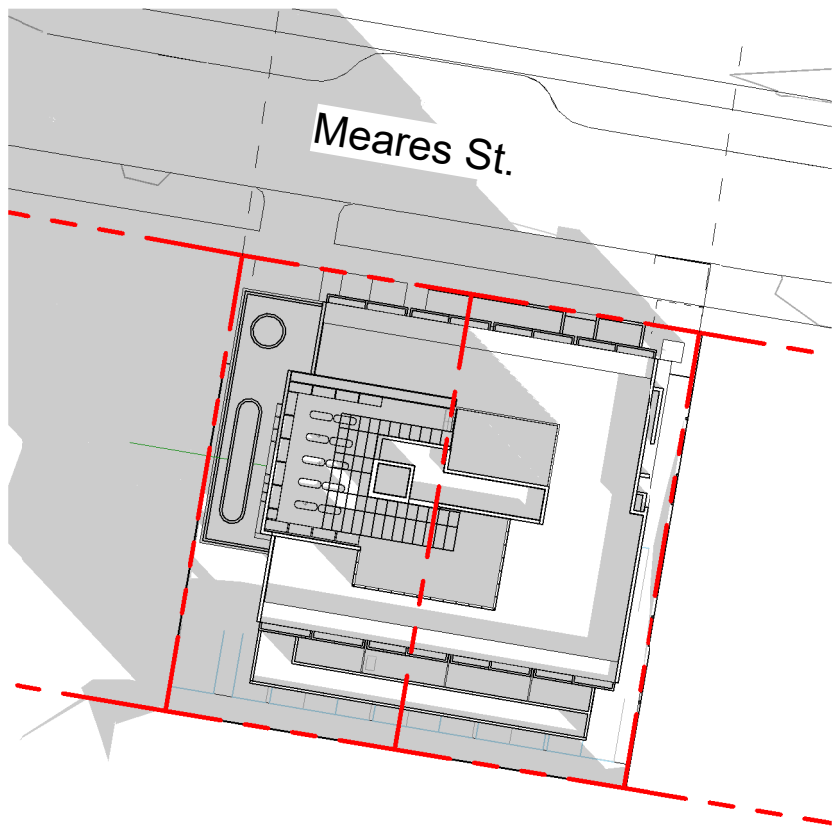
Equinox - Noon



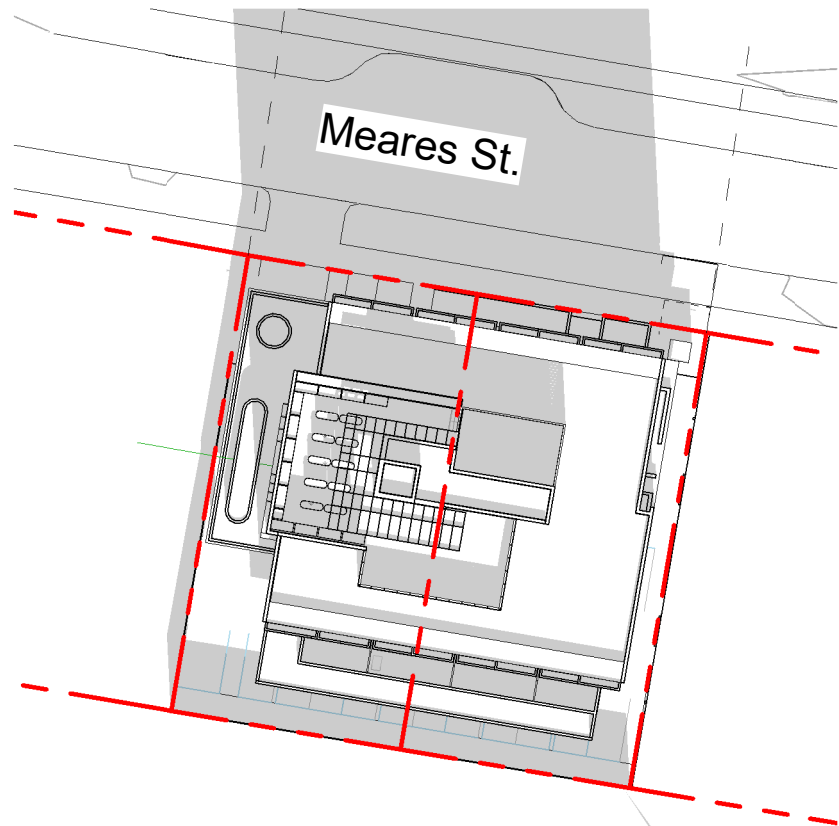
Equinox - 3pm



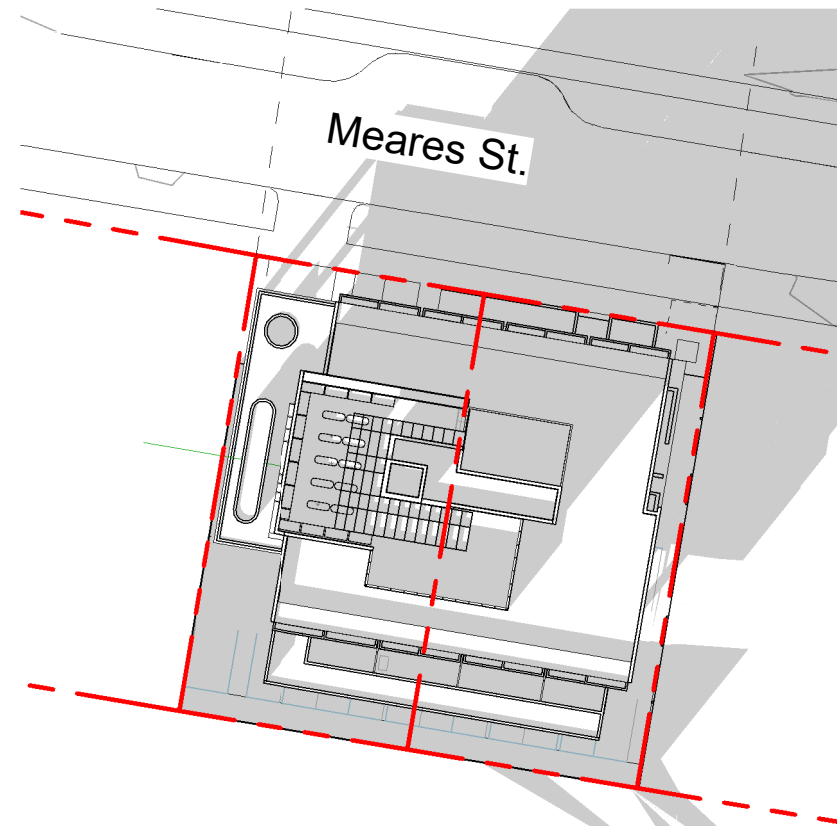
Equinox - 6pm



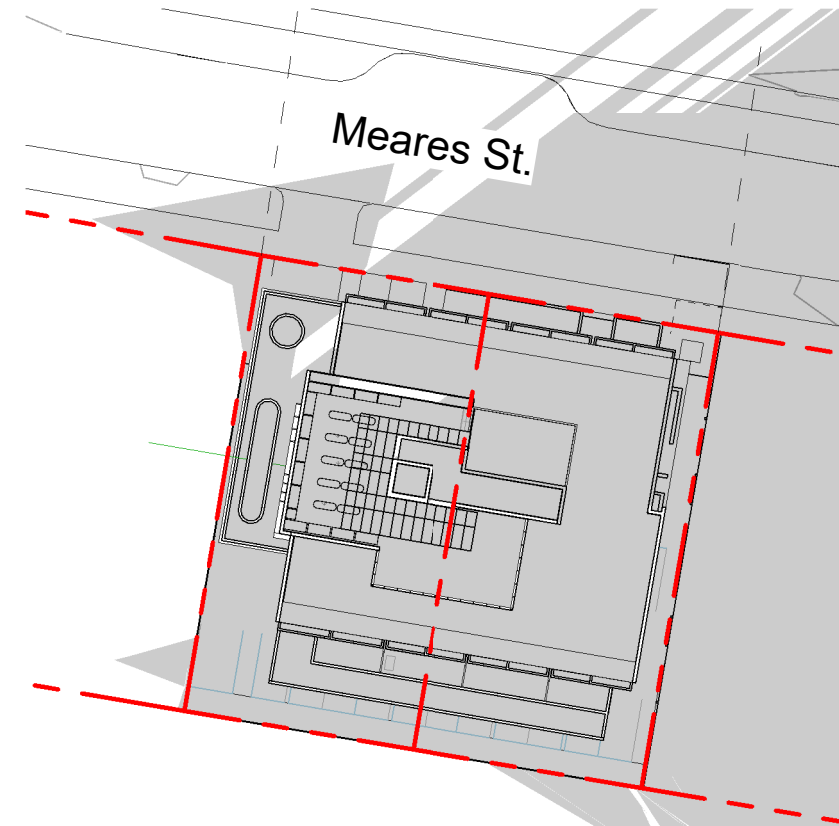
Winter Solstice - 9am



Winter Solstice - Noon



Winter Solstice - 3pm



Winter Solstice - 6pm



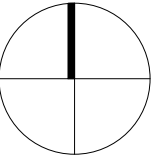
Meares Street Context
Scale = 1:200

3	Rezoning/DP Rev1	Mar 1, 2023
2	Rezoning/DP	July 7, 2022
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE

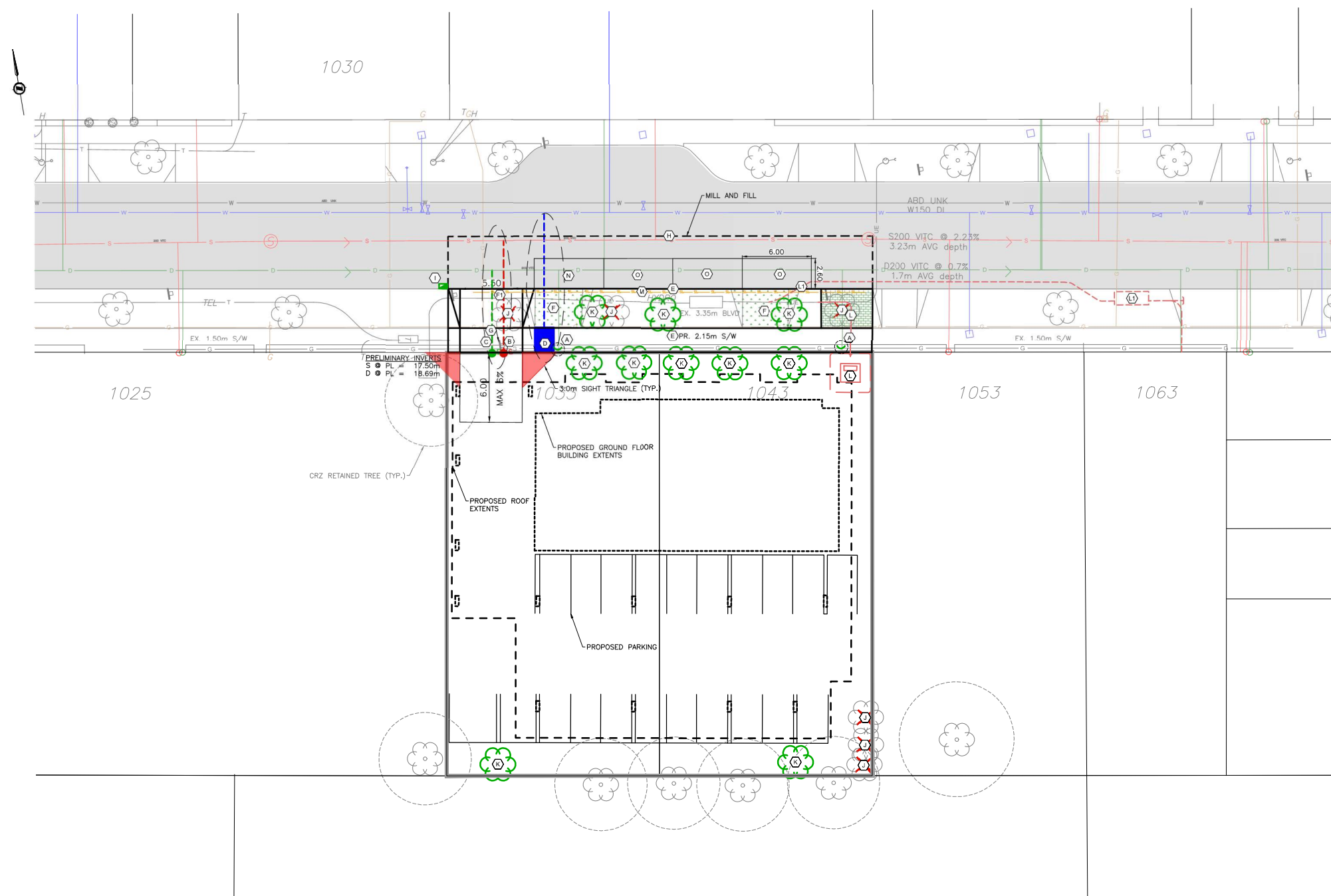


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Project 1039-1043 Meares Street		
		
Jawl Residential Ltd. & Bradbury Developments Ltd.		
Sheet Name CONTEXT ELEVATION & SHADOW STUDY		
Date April 25, 2023		
Scale 1 : 600	Project # 2124	
Revision Mar 1, 2023		3
Sheet # A500		





- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED
 - (B) PROPOSED SANITARY SERVICE AND INSPECTION CHAMBER
 - (C) PROPOSED STORM SERVICE AND INSPECTION CHAMBER
 - (D) PROPOSED 150mm FIRE AND 100mm DOMESTIC WATER SERVICING COMPLETE WITH VAULT.
 - (E) EXISTING FRONTAGE ALONG MEARES ROAD TO BE UPGRADED TO 2.15m SIDEWALK. EXISTING CURB AND GUTTER TO BE RE/RE AS REQUIRED.
 - (F) EXISTING DRIVEWAYS TO BE REMOVED. CURB AND BOULEVARD TO BE REINSTATED WITH 150mm TOP SOIL AND SOD.
 - (G) PROPOSED 5.5m DRIVEWAY AS PER CITY OF VICTORIA SD C7A. DRIVEWAY GRADE TO NOT EXCEED 6.0% FOR FIRST 6m INTO SITE AS PER CITY OF VICTORIA HIGHWAYS ACCESS BYLAW.
 - (H) EXISTING PARKING KIOSK TO BE REMOVED.
 - (I) CONTRACTOR TO MILL AND FILL 50mm TO CENTRELINE OF ROAD.
 - (J) CONTRACTOR TO RELOCATE EXISTING CATCH BASIN OUTSIDE OF PROPOSED DRIVEWAY DROP.
 - (K) EXISTING TREE TO BE REMOVED. SEE LANDSCAPE PLANS FOR DETAILS.
 - (L) PROPOSED TREE LOCATION. SEE LANDSCAPE PLANS FOR DETAILS.
 - (M) PROPOSED HYDRO SERVICING COMPLETE WITH TURF STONE GRASS GRID FOR PMT ACCESS. FINAL LOCATION TO BE DETERMINED AS PER BC HYDRO DESIGN.
 - (N) PROPOSED HYDRO SERVICE FOR 1053/1063 MEARES DEVELOPMENT. NIC.
 - (O) PROPOSED STREET LIGHT CONDUITS.
 - (P) PROPOSED SHORT TERM 20-MINUTE METERED LOADING ZONE.
 - (Q) PROPOSED METERED PARKING PAY BY SPACE STALLS.

LEGEND			
LS	CLEANOUT		DITCH
PP	CATCHBASIN		METER
UE	MANHOLE		FLUSH VALVE
G	SERVICE RISER		VALVE
W	MOUNTABLE CURB		REDUCER
S	NON-MOUNT. CURB		HYDRANT
D	EDGE ASPHALT		AIR VALVE

ISSUED FOR DEVELOPMENT PERMIT

V:\Projects\33921 - 1039 Meares Street Inc co Jawl Residential Ltd. - 1039 1043 Meares St\07 - Engineering\02 - Drawings & Sketches (Eng)\33921 - Production P&P.dwg Plot Date: February 24, 2023

**1039-1043 MEARES
JAWL RESIDENTIAL
PRELIMINARY SERVICING**

Scale
horiz. 1:200 Scale
vert. N/A
Sheet 1 of 1
Eng. Project No. 33921



**J E ANDERSON &
ASSOCIATES**
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

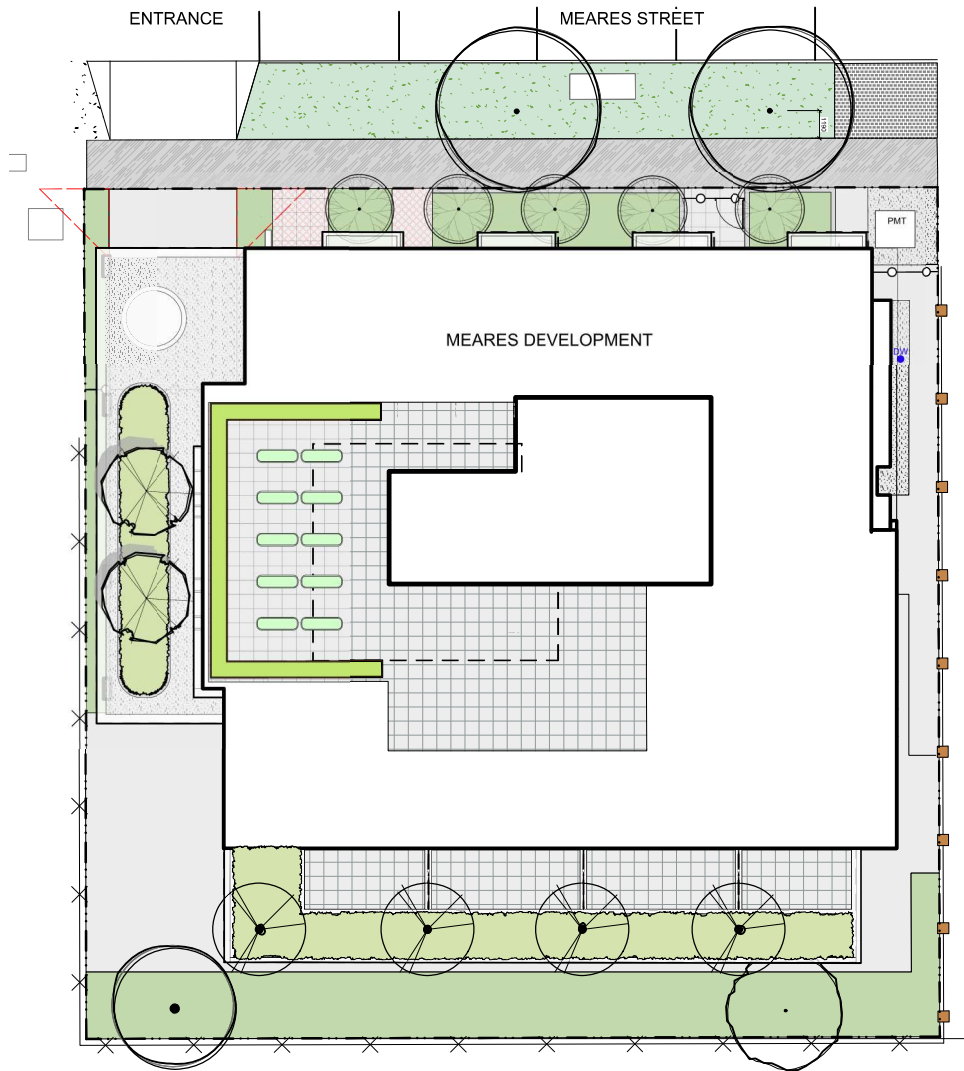


JAWL RESIDENTIAL

MEARES DEVELOPMENT

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L1.01	Landscape Materials
L1.02	Landscape Materials L2 & Roof
L2.00	Tree Removal, Retention & Replacement Plan
L3.01	Planting Plan - Base
L3.02	Planting Plan - L2 & Roof



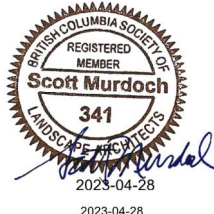
NOT FOR CONSTRUCTION

5	REZ / DP	2023-03-15
4	REZ / DP	2022-10-21
3	REZ / DP	2022-07-11
2	DP Tracker	2022-06-03
1	Schematic	2022-05-25
rev no	description	date



200 - 524 Columbia Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892



2023-04-28

client
Jawl Residential
3374 Tennyson Ave.
Victoria, BC

project
1039-1043 Meares St
1039-1043
Meares St
Victoria, BC

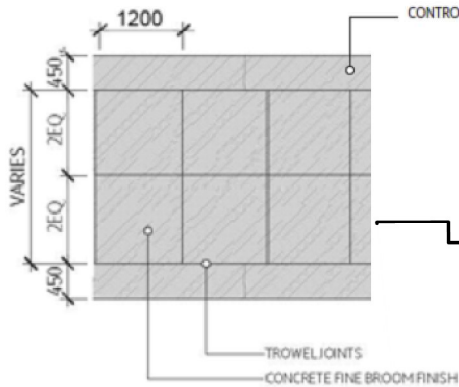
sheet title
Cover

project no.	122.11
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	SM/JD
revision no.	sheet no.
	L0.00

1 VICTORIA DT PR GUIDELINES;
NEW TOWN, SIDEWALK DESIGN

TROWEL JOINT CONCRETE

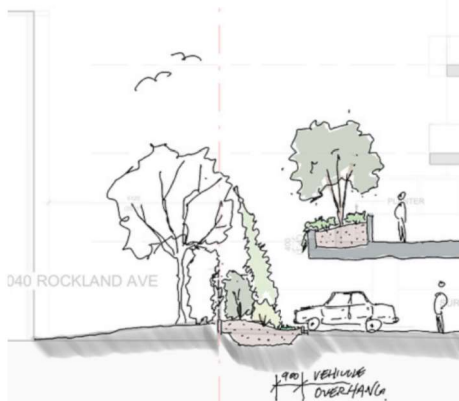
- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish
- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less: eliminate 450mm banding along building face from the pattern



3 ENTRANCE WITH PLANTERS



8 REAR SITE W. PLANTINGS

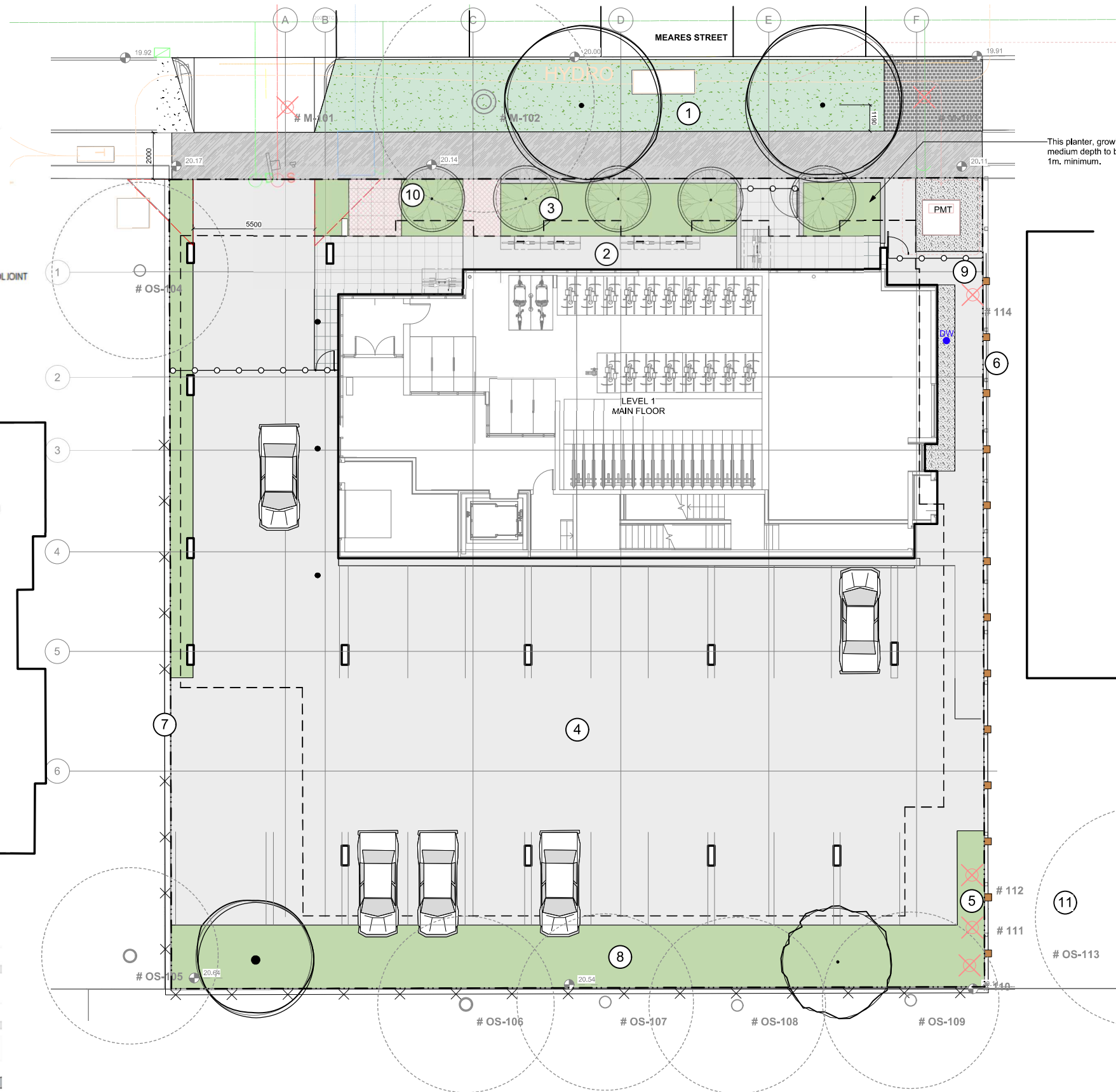


REFERENCE NOTES

- Grass boulevard with existing lawn. Boulevard tree locations have been coordinated between City of Victoria and BC Hydro. Tree species to be determined.
- Entrances are surfaced with durable concrete or concrete unit pavers.
- Architectural trees help to frame entrances. 1.8 m standard to provide clear sight lines in sight triangle. Structural soil cells will be provided in this area to achieve soil volumes and/or where trees are located less than 1 m from hard surfaces. Structural soil cells are not required anywhere else on the project.
- Secure covered surface parking c/w broom finish concrete, Refer to architecture for details.
- Refer to Arborist Report and Tree Removal, Retention & Replacement Plan.
- Wooden fence located outside of property line. Fence design to match existing.

- Existing chain link fence to remain.

- Existing retaining wall along rear property line to remain. Screening shrubs to be planted in front of wall. Low plants to be used within parking stall overhang areas.
- Tree previously removed by BC Housing project.
- Trees to have 1.8 m height standard. Shrubs to be less than 900 mm high to maintain open sightlines.
- Neighbouring tree w CRZ on development property (drawing has been cropped).



LINE TYPE LEGEND

- Property line
- 3m Site Line Triangle
- Extent of Roof, above

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

- Existing Tree to be retained
Onsite qty = 0
Offsite qty = 7
Total = 7

- Existing Tree to be removed
Onsite qty = 4
Offsite qty = 3
Total = 7

MATERIALS LEGEND

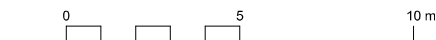
- Cast in Place Concrete, broom finish, sawcut joints
- Refer to, **Victoria DT PR Guidelines, "New Town"** paving application
- Concrete Unit Paving, Abbotsford Concrete, Classic Standard (225 mm x 112.5 mm x 60 mm). Colour: charcoal. Pattern: running bond.
- Turf Stone by Belgard c/w structural soil below
- Aggregate Surfacing
- Soil Cells, 800mm depth growing medium min.
- Sod, 600 mm depth growing medium or as permitted by Project Arborist within Protected Root Zone.
- Planting Area, 800 mm growing medium depth, or as noted.
- Screening - Refer to Arch
- Existing Chain Link Fence
Offset from Property Line for Clarity
- Metal Picket Fence, 1100 mm high
Offset from Property Line for Clarity
- Cedar Fencing By Neighbour
Offset from Property Line for Clarity
- Concrete Entry Walls, 1100 mm high

SITE FURNISHINGS LEGEND

- Bollard (see arch.)
- Dogwash Station
- Standard Bike Rack, Capacity 1.
- Double Bike Rack, Capacity 2
- Raised Bed, Galvanized Stock Tank 2' x 2' x 6"
- Green Theory Modular Planters; 1070mm Height

PROPOSED TREES

- Proposed Trees
Onsite qty 13
Offsite qty 3



DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications. Boulevard irrigation system to meet City of Victoria Supplementary Specification for Street Trees and Irrigation Bylaw.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications
- 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.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



NOT FOR CONSTRUCTION

5	REZ / DP	2023-03-15
4	REZ / DP	2022-10-21
3	REZ / DP	2022-07-11
2	DP Tracker	2022-06-03
1	Schematic	2022-05-25
rev no	description	date



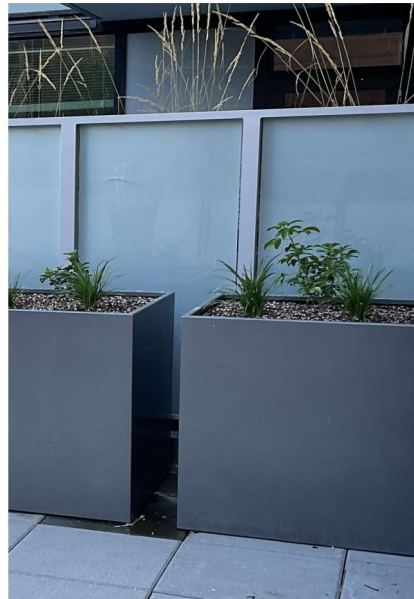
client
Jawi Residential
3374 Tennyson Ave.
Victoria, BC

project
1039-1043 Meares St
1039-1043
Meares St
Victoria, BC

sheet title
**Landscape
Materials**

project no.	122.11
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM/JD
revision no.	sheet no.

5 L1.01



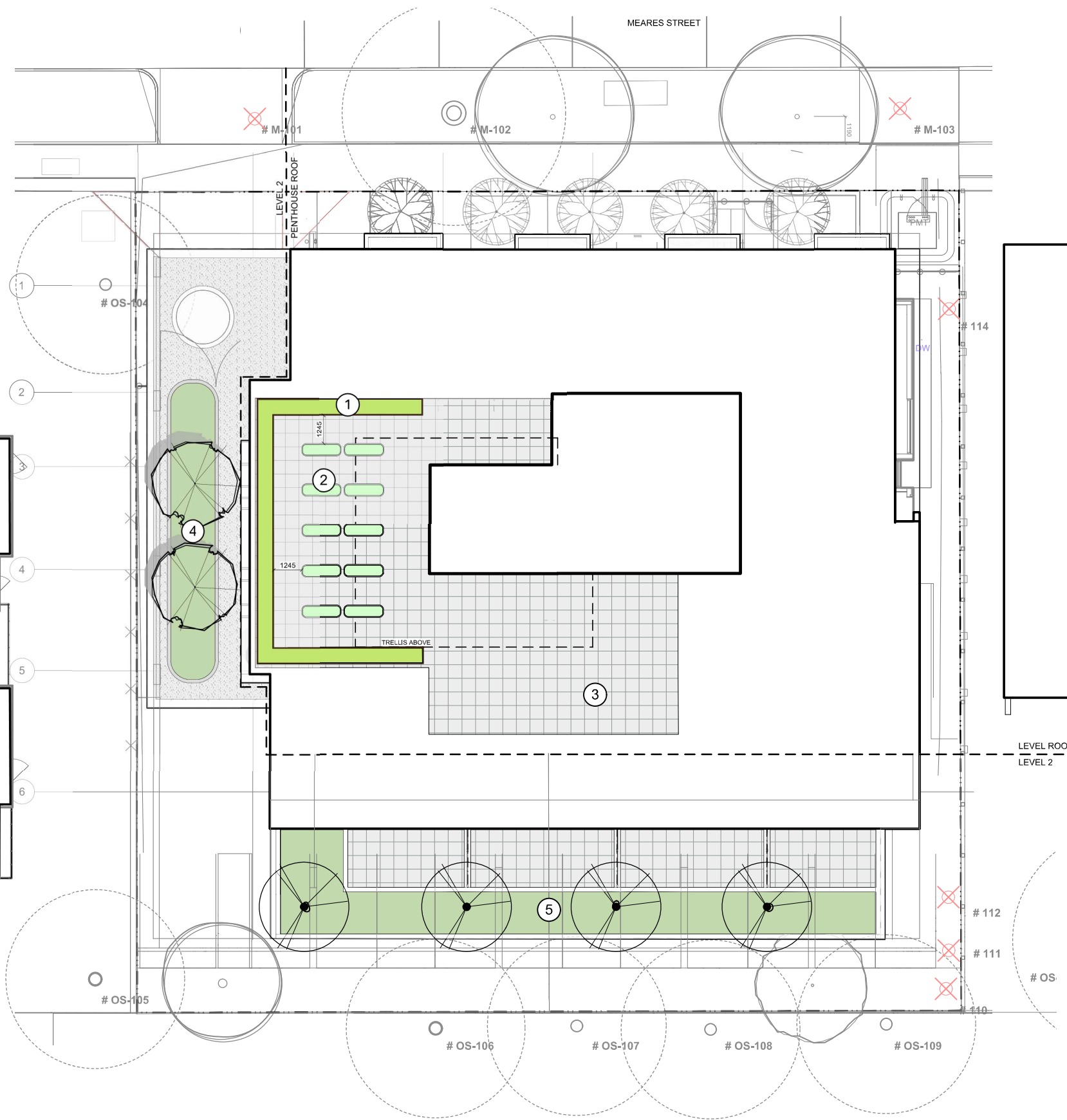
1 ROOFTOP PLANTER GUARD RAIL HEIGHT



2 EDIBLE GARDENING



4 PRECEDENT: SCREENING

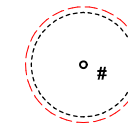


LINE TYPE LEGEND

- Property line
- 3m Site Line Triangle
- Extent of Roof, above

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).



Existing Tree to be retained
Onsite qty = 0
Offsite qty = 7
Total = 7



Existing Tree to be removed
Onsite qty = 4
Offsite qty = 3
Total = 7

MATERIALS LEGEND

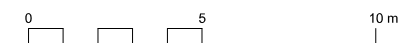
- Cast in Place Concrete, broom finish, sawcut joints
- Refer to, **Victoria DT PR Guidelines**, "New Town" paving application
- Concrete Unit Paving, Abbotsford Concrete, Classic Standard (225 mm x 112.5 mm x 60 mm), Colour: charcoal. Pattern: running bond.
- Turf Stone by Belgard c/w structural soil below
- Aggregate Surfacing
- Soil Cells, 800mm depth growing medium min.
- Sod, 600 mm depth growing medium or as permitted by Project Arborist within Protected Root Zone.
- Planting Area, 800 mm growing medium depth, or as noted.
- Screening - Refer to Arch
- Existing Chain Link Fence
Offset from Property Line for Clarity
- Metal Picket Fence, 1100 mm high
- Cedar Fencing By Neighbour
Offset from Property Line for Clarity
- Concrete Entry Walls, 1100 mm high

SITE FURNISHINGS LEGEND

- Bollard (see arch.)
- Dogwash Station
- Standard Bike Rack, Capacity 1.
- Double Bike Rack, Capacity 2
- Raised Bed, Galvanized Stock Tank 2' x 2' x 6'
- Green Theory Modular Planters; 1070mm Height

PROPOSED TREES

- Proposed Trees
- Onsite qty 13
- Offsite qty 3



REFERENCE NOTES

- Planters at guard rail height to frame common garden with a variety of edible plantings.
- Common garden with raised garden boxes.
- Amenity area with a variety of seating.
- Trees in concrete planters with low maintenance, evergreen plantings for year-round interest.
- Patio planting areas to provide screening and visual interest.



NOT FOR CONSTRUCTION

rev no	description	date
5	REV / DP	2023-03-15
4	REV / DP	2022-10-21
3	REV / DP	2022-07-11
2	DP Tracker	2022-06-03
1	Schematic	2022-05-25

Murdoch de Greeff INC
Landscape Architects

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client
Jawi Residential
3374 Tennynson Ave.
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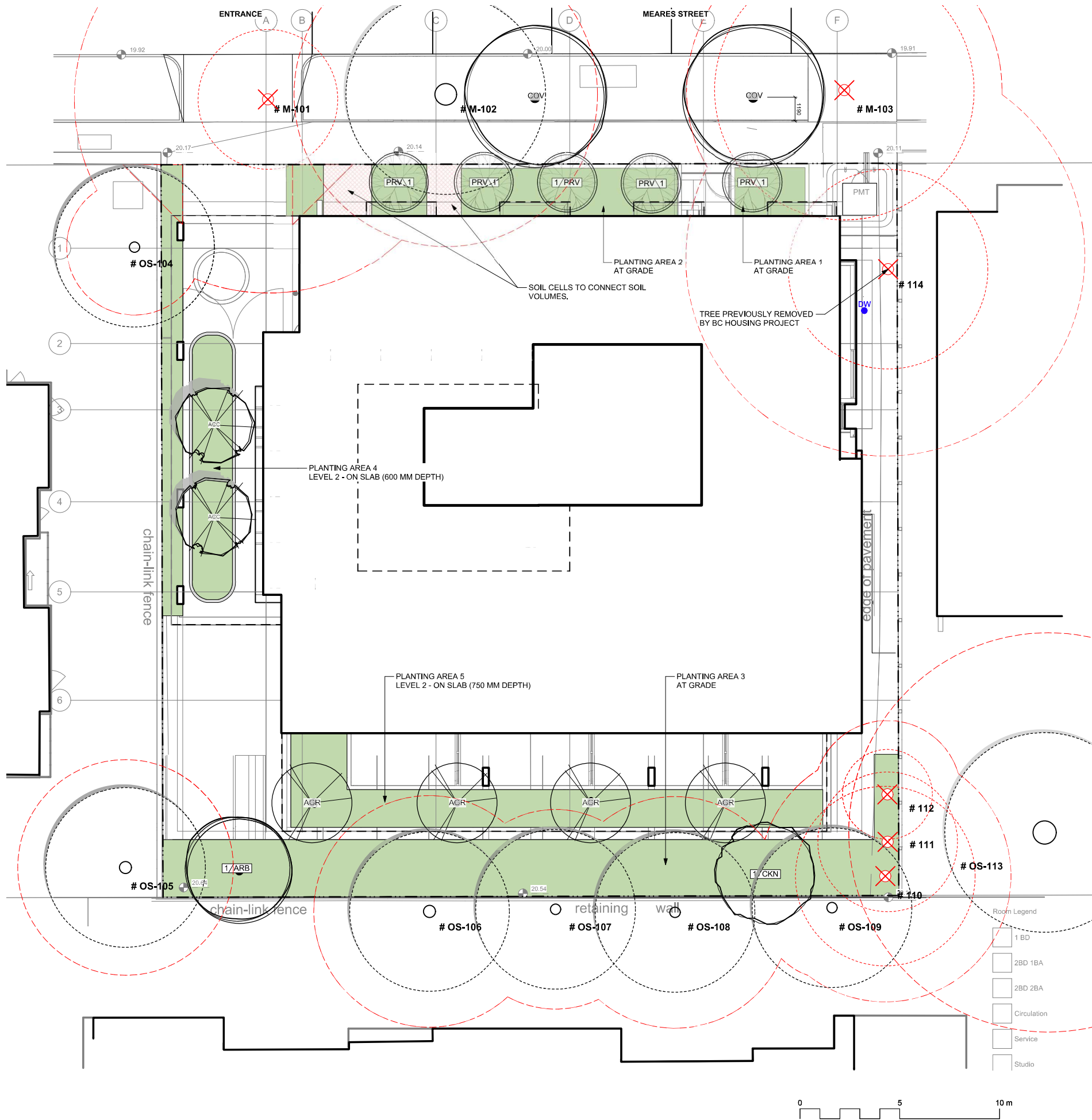
project
1039-1043 Meares St
1039-1043 Meares St
Victoria, BC

sheet title
Landscape Materials L2 & Roof

project no.	122.11
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM/JD
revision no.	sheet no.



L1.02



EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)
OS-104	19	3.4	Acer negundo	2
OS-105	30	5.4	Acer rubrum	2
OS-106	32	5.8	Prunus species	4
OS-107	28	5	Prunus species	4
OS-108	32	5.8	Prunus species	4
OS-109	20	3.6	Prunus species	4
OS-113	58	10	Pseudotsuga menziesii	5
M-102	42	7.6	Prunus yedoensis	5

TOTAL TREES TO BE RETAINED: 8

REMOVED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)
M-101	54	9.7	Prunus yedoensis	3.5
M-103	44	7.9	Prunus species	6.5
110	35, 35	6.3	Acer rubrum	4.5
111	20	3.6	Acer rubrum	3.5
112	41	7.4	Acer rubrum	4.5

TOTAL TREES TO BE REMOVED: 5

* Based on Arborist's Report received from Arborist, 06/09/2022. Refer to Arborist report for details on tree conditions and Arborist recommendations.

** Tree 114 previously removed by BC Housing project.

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area ID	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	8,5	1	8,5	1			8			8
2	46,5	0,8	37,2	4			24			24
3	110,0	1	110,0	1	1		8	15		23
4	25,8	0,6	15,5	2			12			12
5	58,3	0,75	43,7	4			24			24

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ARB	1	Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Maple	6.0cm cal, b&b
COV	2	Boulevard Tree	Boulevard Tree	5.0cm cal, b&b
CKN	1	Comus x 'Venus'	White Flowering Dogwood	# 15 pot
PRV	5	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	1cm cal, b&b, 1.8m standard min.
LEVEL 2 TREES:				
AGR	4	Acer griseum	Paperbark Maple	2.4 m ht, 1.5 width
ACC	2	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width

REPLACEMENT TREE SUMMARY

Refer to Tree Protection Plan for Full Replacement Tree Table

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 1352.3 sq m
Minimum # of Trees for Lot Area: 7

PROPOSED DESIGN

Proposed 1:1 Replacement Trees 1
Proposed 2:1 Replacement Trees 12
Total Replacement Trees Proposed 7

Proposed Municipal Trees 2
(Species to be determined with COV Parks)



NOT FOR CONSTRUCTION

5	REZ / DP	2023-03-15
4	REZ / DP	2022-10-21
3	REZ / DP	2022-07-11
2	DP Tracker	2022-06-03
1	Schematic	2022-05-25
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**Tree Removal,
Retention &
Replacement Plan**

project no. 122.11

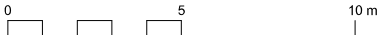
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5 **L2.00**



* Species to be determined

N - indicates Native species; P - indicates Pollinator Friendly species.

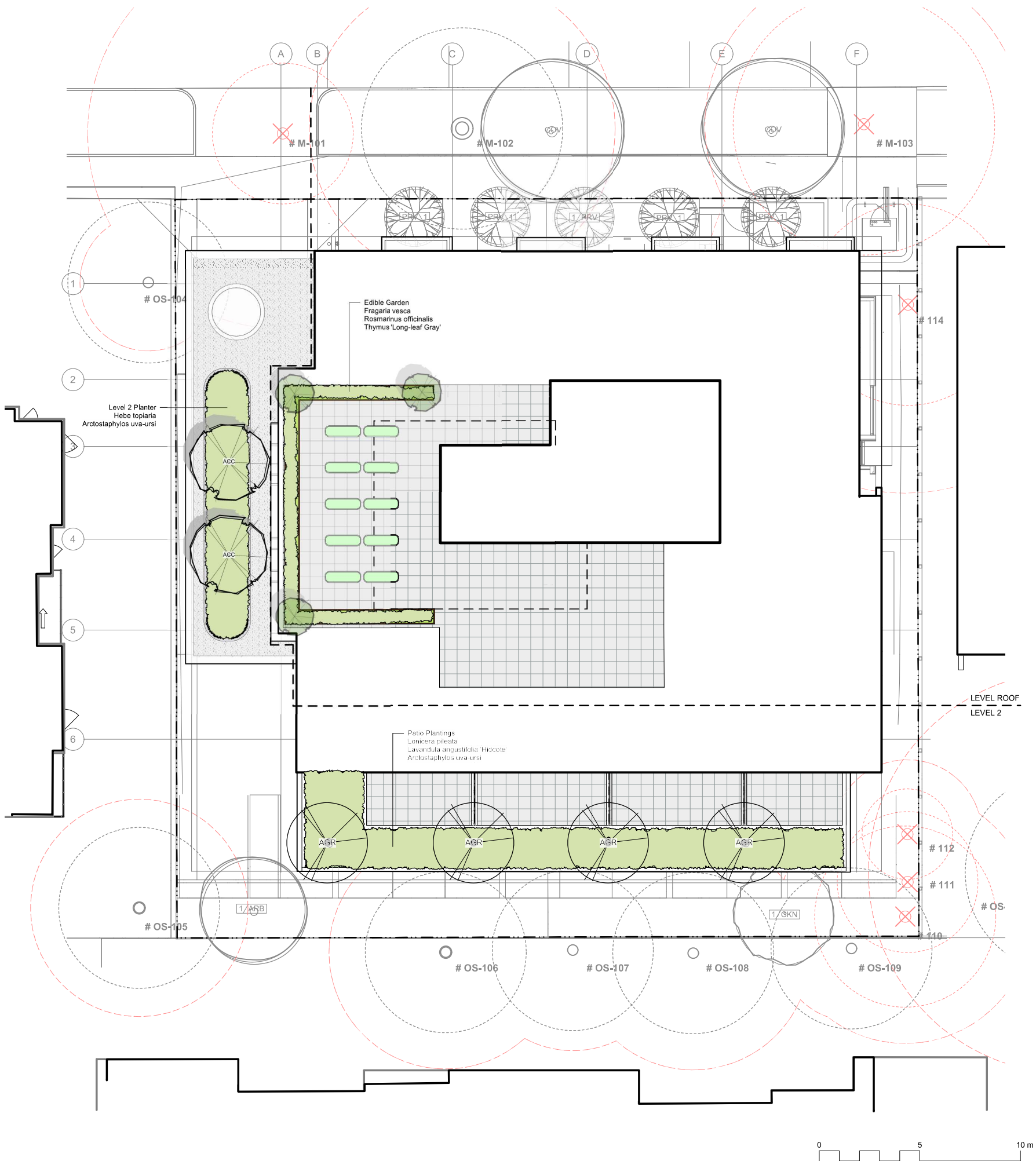
* Species to be determined

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

1. 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. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Final selection of boulevard trees to be determined through consultation with municipal parks staff. The proposed boulevard trees must comply with the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
8. The following tree inspections by City of Victoria Parks staff are required by Schedule C: (1) Excavation for tree pits, soil cells and root barrier; (2) Trees prior to planting; (3) Completed tree planting, installed tree grates and guards.

1. Irrigation systems on City property to conform to City of Victoria Supplementary Specifications for Tree Ties and Irrigation Schedule C, Bylaw 12-042, Subdivision B5.
2. Irrigation drawings must be submitted to the City of Victoria Parks Division for review and approval 30 days prior to installation work.
3. The following irrigation and sleeving inspections by City of Victoria Parks staff are required by Schedule C: (1) Irrigation sleeving prior to backfilling; (2) Open trench main line and pressure Test; (3) Open trench lateral line; and (4) Irrigation system, controller, coverage test, backflow preventer sensor and rapid response assembly to have an inspection tag completed and attached.
4. Boulevard tree irrigation system will be maintained and operated by municipality, after it is installed and approved by municipal staff.





PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native / Pollinator
LEVEL 2					
ACC	2	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width	N
AGR	4	Acer griseum	Paperbark Maple	4.0cm cal, b&b, multi-stem	
Arc-1	13	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Hto	50	Hebe topiaria	Topiariat's hebe	#1 pot	
La	65	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lp	29	Lonicera pileata	Privet Honeysuckle	#2 pot	
	0				
ROOF					
APW	3	Acer palmatum 'Mikawa Yatsubusa'	Japanese Maple 'Mikawa Yatsubusa'	#5 pot	
Fve	13	Fragaria vesca	Woodland Strawberry	Sp3	P
Rof	8	Rosmarinus officinalis	Rosemary	#2 pot	P
TI	8	Thymus 'Long-leaf Gray'	Long-leaf Gray Thyme	Sp3	P
	0				

N - indicates Native species; P - indicates Pollinator Friendly species.



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ON-SLAB TREE PLANTING NOTES

- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
- Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.