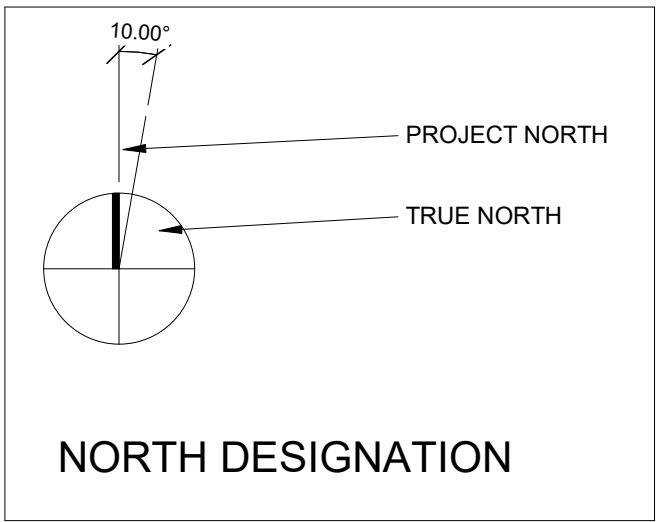




SHEET LIST

A000	COVER
A010	PERSPECTIVES
A100	SITE PLAN & PROJECT DATA
A101	SURVEY
A120	GROUND FLOOR PLAN
A121	FLOOR PLAN - LEVELS 2-5
A123	FLOOR PLAN - LEVEL 6
A124	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A300	SITE SECTION 1
A301	SITE SECTION 2
A500	CONTEXT ELEVATION & SHADOW STUDY
L1.01	LANDSCAPE MATERIALS
L1.02	LANDSCAPE MATERIALS L2 & ROOF



PROJECT CONTACTS

OWNER

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3374 Tennyson Ave.
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250.940.6861

Contact
Elizabeth Jawl
ejawl@jawlresidential.com

OWNER

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250.383.7412

Contact
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ejawl@jawlresidential.com

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Peter Johannknecht, Architect
AIBC, LEED® AP, MRAIC, cert.
Passive House Designer
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BD+C, CPHC
Principal | Building Performance Engineer
susan@focaleng.com

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GEOTECHNICAL

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3351 Douglas Street
Victoria, BC
604 439 0922 x 247

James Carson , B.A.Sc., EIT
JCarson@geopacific.ca



VIEW OF MEARES ST FRONTAGE



VIEW FROM MEARES ST EAST

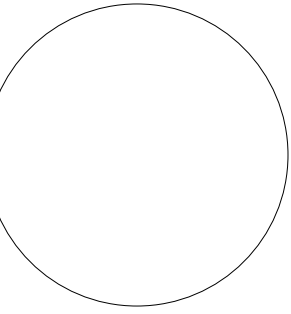


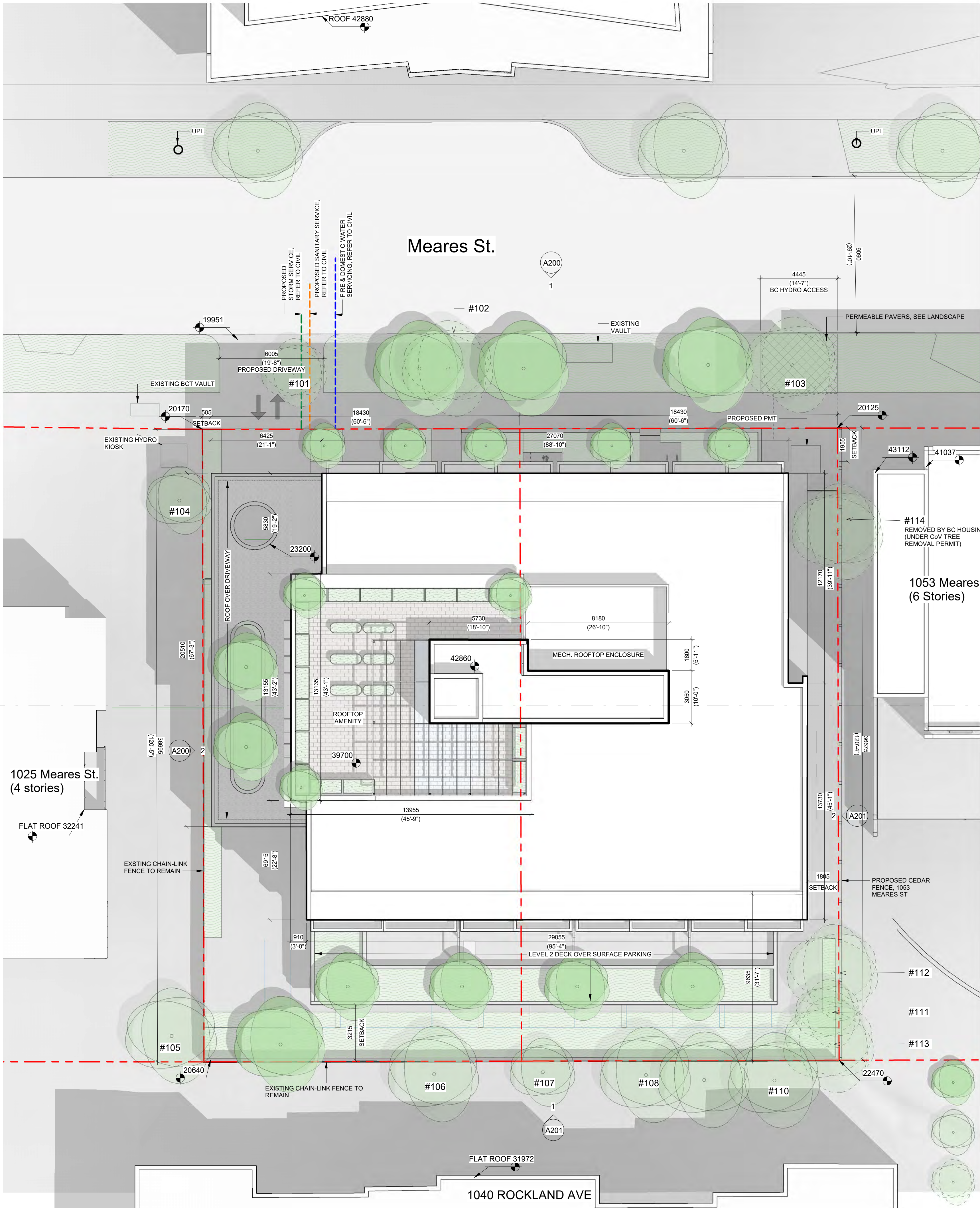
VIEW OF SOUTHWEST FACADE



VIEW OF SOUTH FACADE

Project #	2124	Date	2022-06-03 4:26:59 PM
Sheet #	A010	Revision	June 3, 2022





1 Site Plan
SCALE = 1 : 125

Average Grade Calculations

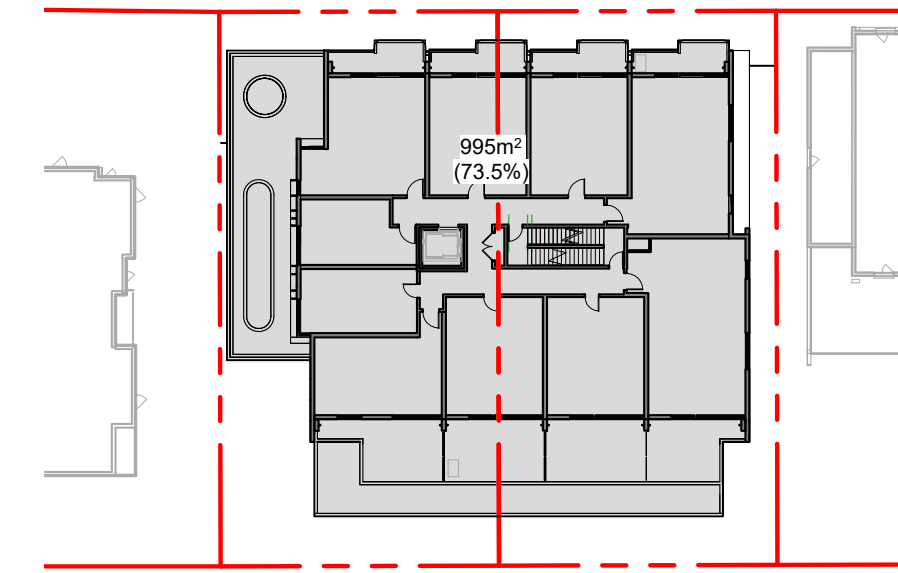
Calculations
Weighted average elevation for each side
(Elev. 1 + Elev. 2)/2 x Length

A-B: (20.09m+20.09m)/2 x 5.65m	= 113.50
B-C: (20.09m+20.20m)/2 x 20.70m	= 417.00
C-D: (20.20m+20.20m)/2 x 12.84m	= 259.37
D-E: (20.20m+20.20m)/2 x 26.36m	= 532.47
E-A: (20.20m+20.09m)/2 x 11.95m	= 240.73
TOTAL	= 1563.07

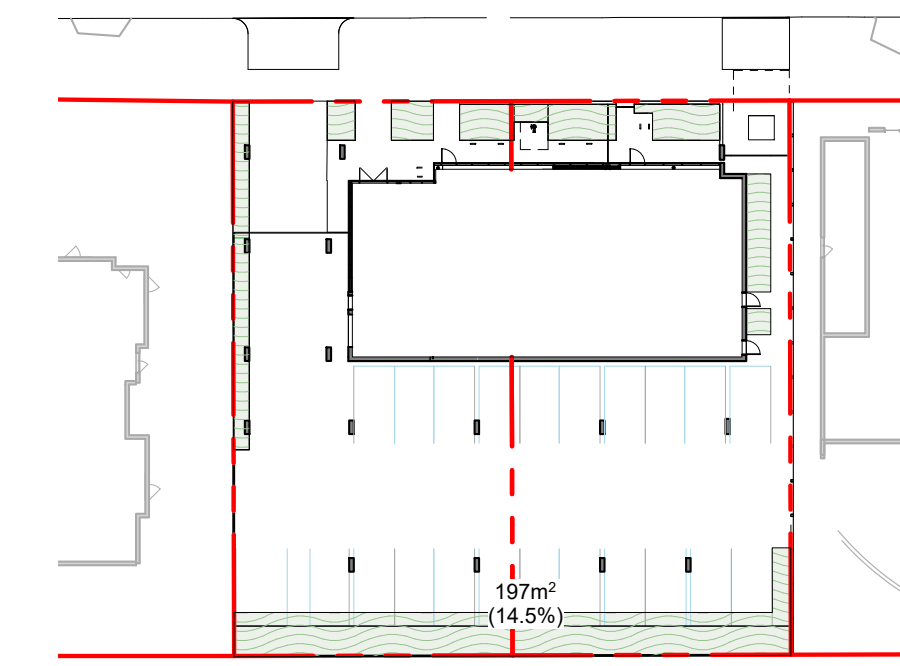
Divided by perimeter 1563.07 / 77.5 = 20.16m

Average grade = 20.16m

2 AVERAGE GRADE CALCULATION
SCALE = 1 : 500



3 Site Coverage
SCALE = 1 : 500



4 Open Site Space
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)	3,378.22m²
FLOOR SPACE RATIO	2.5 : 1
SITE COVERAGE (%)	73.5%
OPEN SITE SPACE (%)	14.5%
HEIGHT (m)	22.70m
NUMBER OF STOREYS	6
PARKING STALLS (#) ON SITE	47
BICYCLE PARKING (#) SHORT TERM	6
BICYCLE PARKING (#) LONG TERM	61

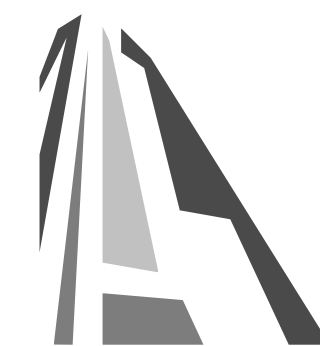
BUILDING SETBACKS (m)

FRONT YARD	1.95m
REAR YARD (LEVEL 2 DECK)	3.21m
REAR YARD (TO BUILDING FACE LEVEL 2-6)	9.63m
SIDE YARD (W)	0.50m
SIDE YARD (E)	1.85m
COMBINED SIDE YARDS	2.30m

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)	33m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2,839.75m²

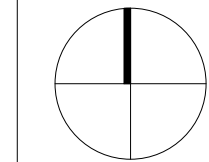
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name

SITE PLAN & PROJECT DATA

Date
June 3, 2022

Scale
As indicated

Project #
2124

Revision
June 3, 2022

1

Sheet #

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

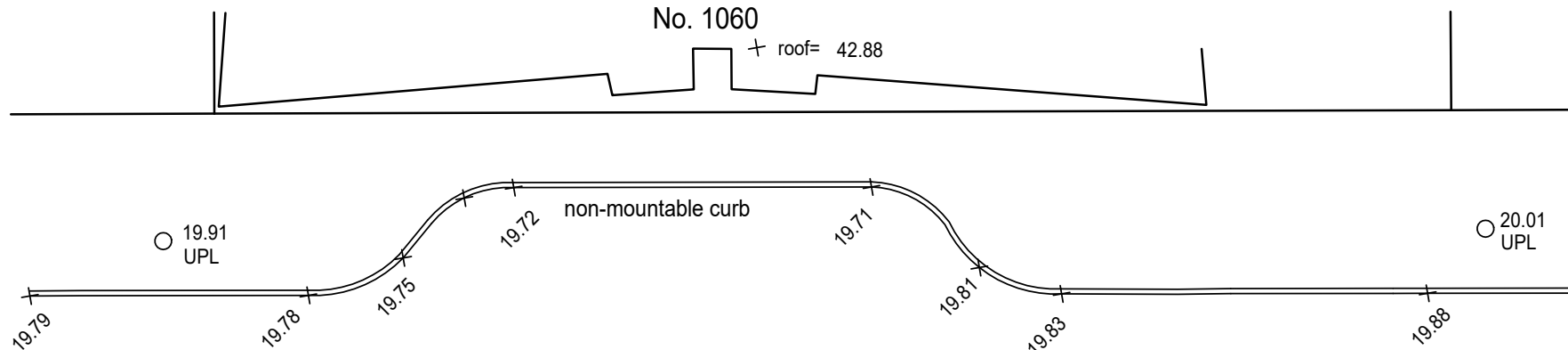
Setbacks are derived from field survey.

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

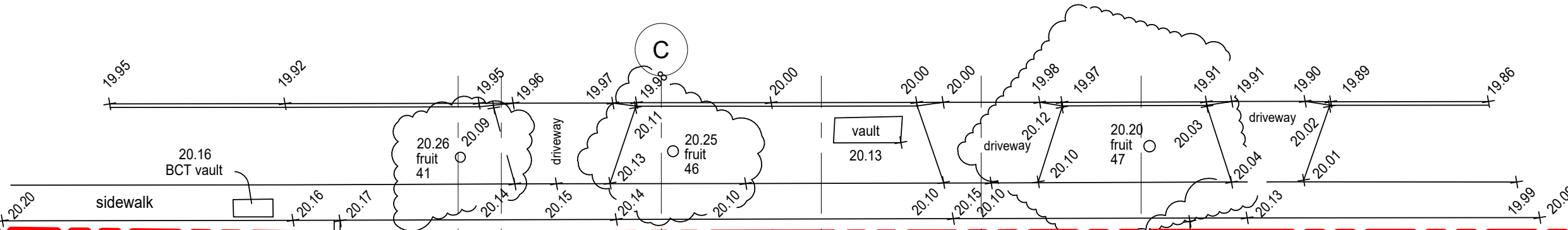
Date February 07, 2022
File 13660-9

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

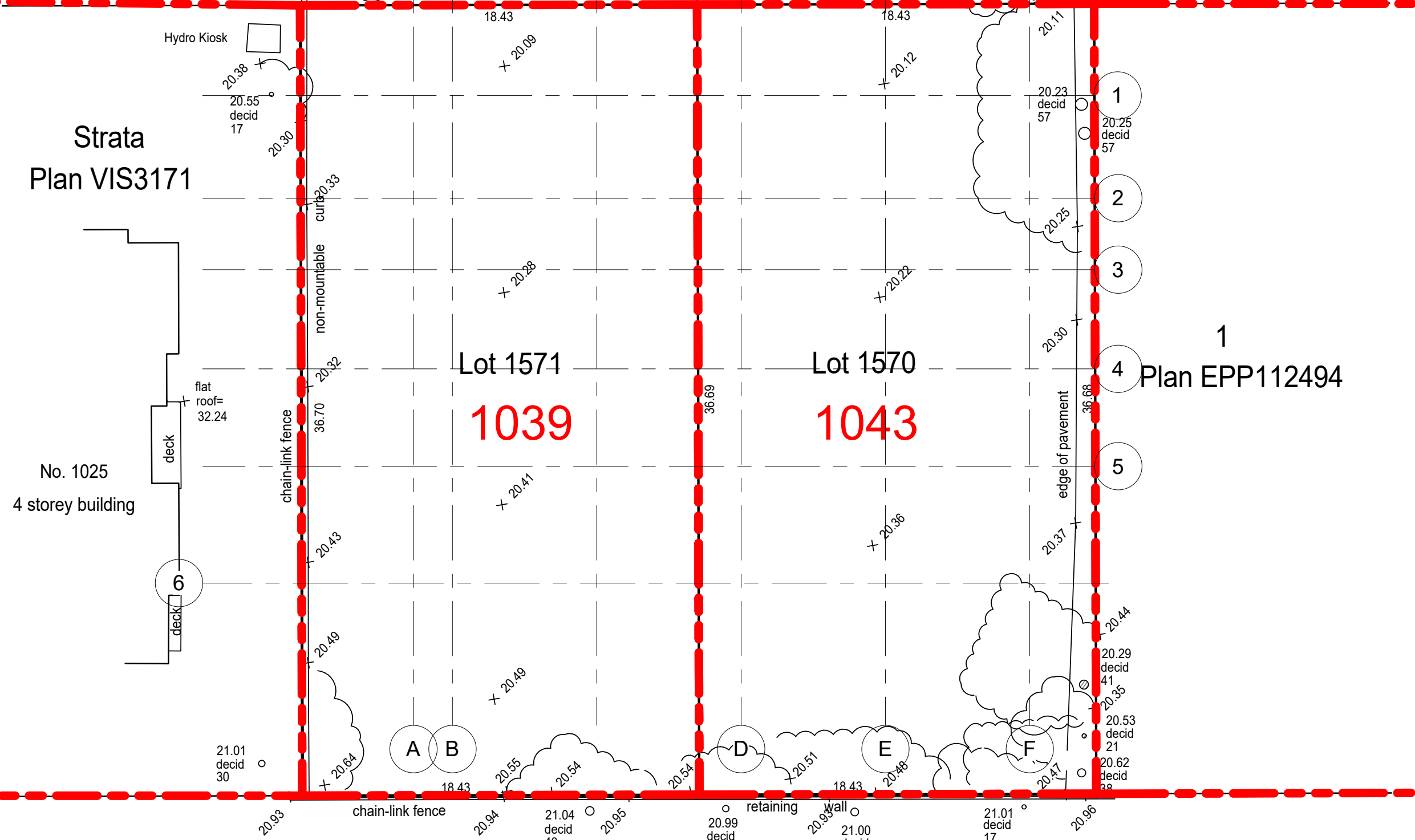
Strata Plan VIS4928



Meares Street



Strata Plan VIS3171



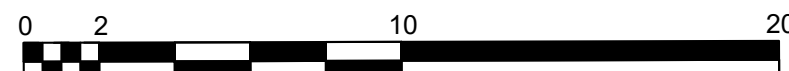
1039 MEARES ST

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

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.

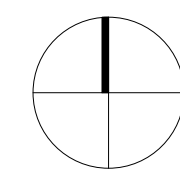
1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street



Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name

SURVEY

Date
June 3, 2022

Scale
1 : 200

Project #
2124

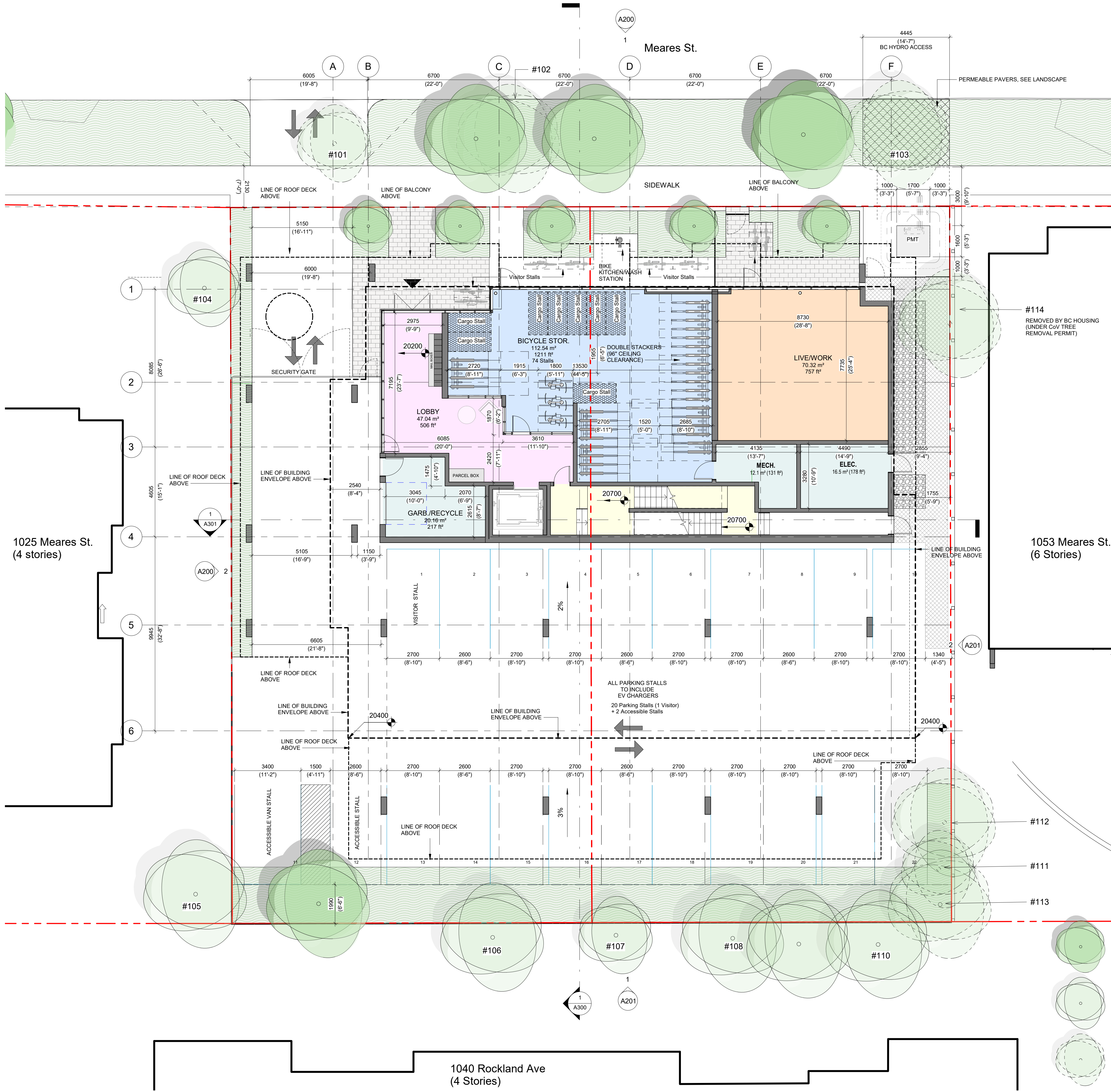
Revision
June 3, 2022

1

Sheet #

A101

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Area Schedule (Gross Building)	
Level	Area
Ground Floor	206.69 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	3378.22 m ²

Parking Calculation Breakdown

Parking Calculation	
0.65 space per unit > 45m2	
9 units x 0.65 = 6 spaces	
0.80 space per unit < 45m2, > 70m2	
29 units x 0.80 = 21 spaces	
1.25 space per unit < 70m2	
12 units x 1.25 = 15 spaces	
Visitor 0.1 space per unit	
50 units x 0.1 = 5 spaces	
TOTAL = 47 spaces Required	
22 Spaces Provided	
(2 Accessible Stalls	
1 Visitor stall)	
Bike Parking Calculation	
1 space per unit > 45m2	
9 units x 1 = 9 spaces	
1.25 space per unit < 45m2	
41 units x 1.25 = 52 spaces	
Short-term - 6 spaces	
TOTAL = 67 spaces Required	
82 Spaces Provided	
(74 Long-term,	
8 Short-term)	

1	Development Tracker	June 3, 2022
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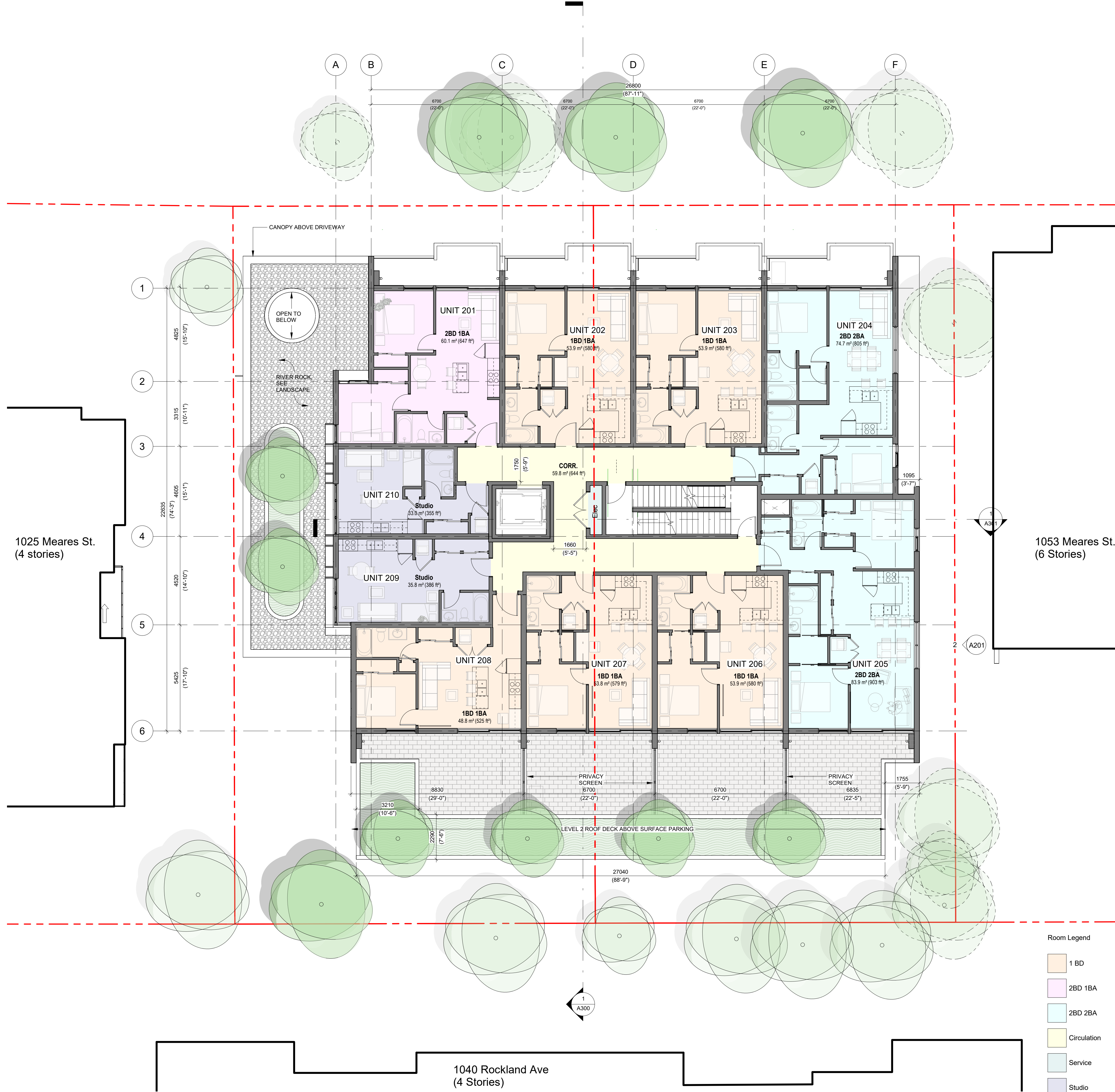
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Project	
1039-1043 Meares Street	
Jawl Residential Ltd. & Fort Properties Ltd.	
Sheet Name	
GROUND FLOOR PLAN	

Date	June 3, 2022
Scale	As indicated
Project #	2124
Revision	June 3, 2022
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A120	





1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
FLOOR PLAN - LEVELS
2-5

Date
June 3, 2022

Scale
1 : 100

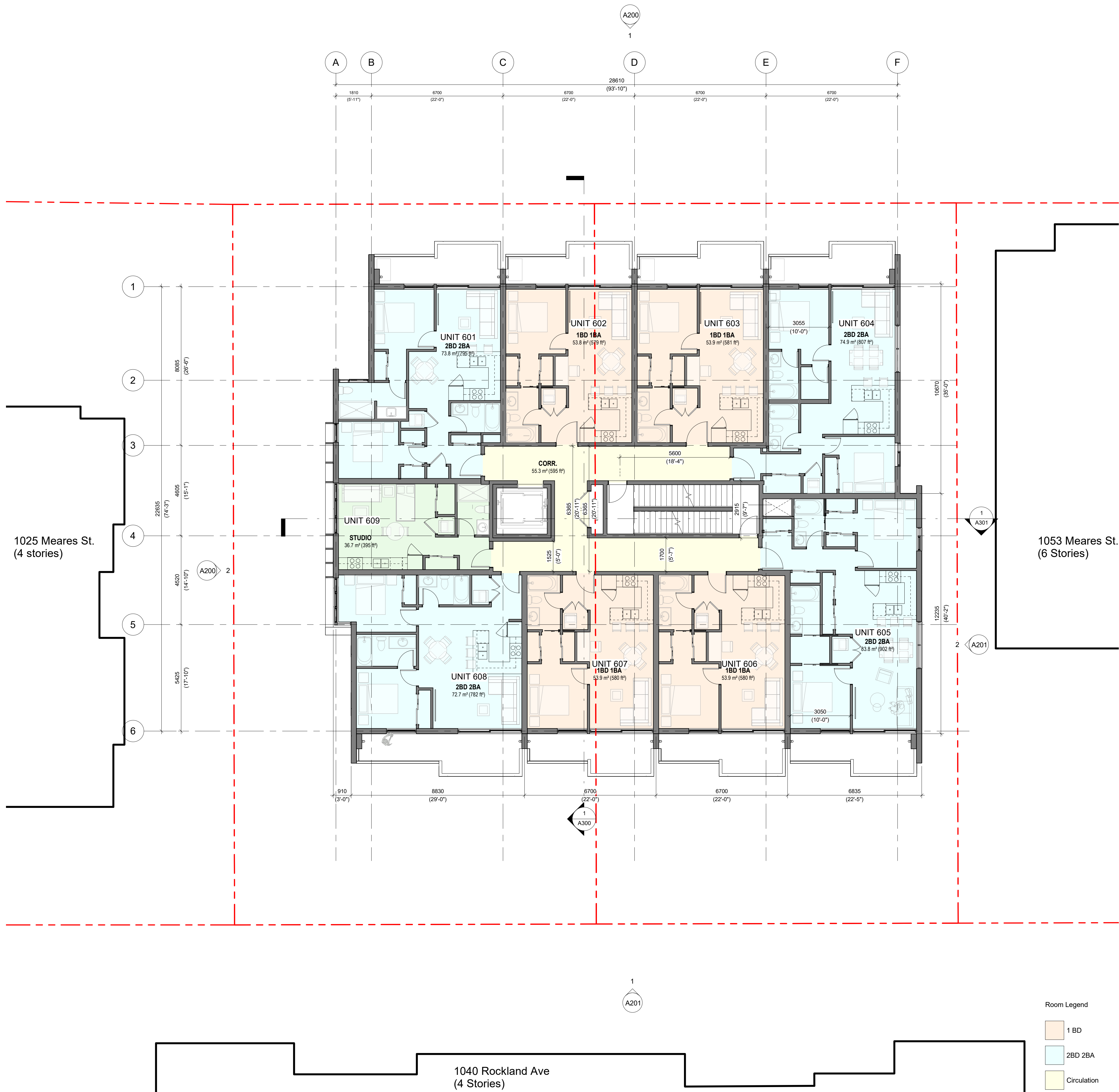
Project #
2124

Revision
June 3, 2022

Sheet #
A121

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Unit Mix		
Level	Name	Count
Ground Floor	LIVE/WORK	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		



Unit Mix		
Level	Name	Count
Ground Floor	LIVEWORK	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		

1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
FLOOR PLAN - LEVEL 6

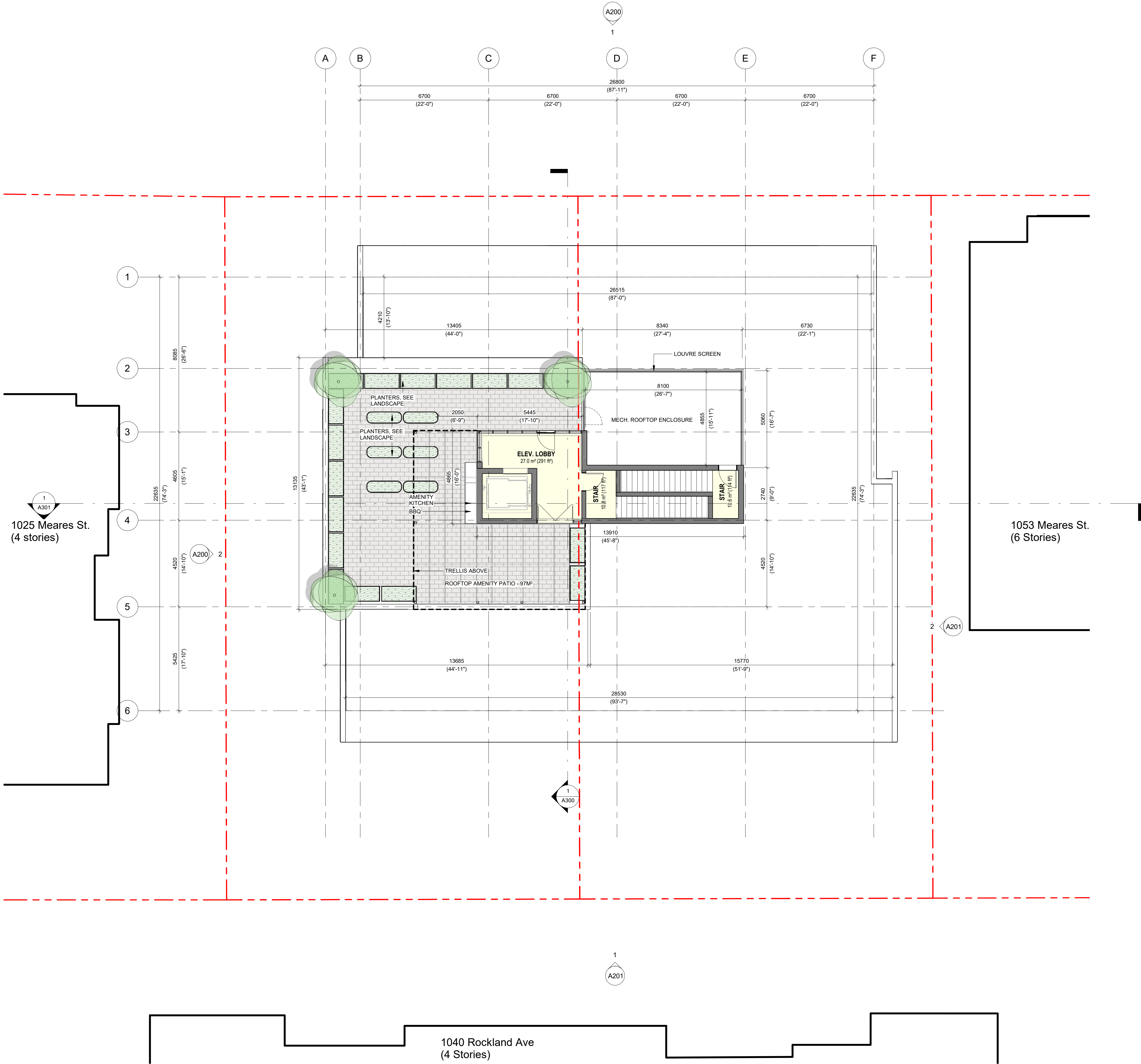
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June 3, 2022

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Project #
2124

Revision
June 3, 2022
1

Sheet #
A123

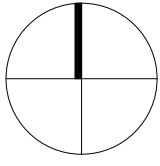


1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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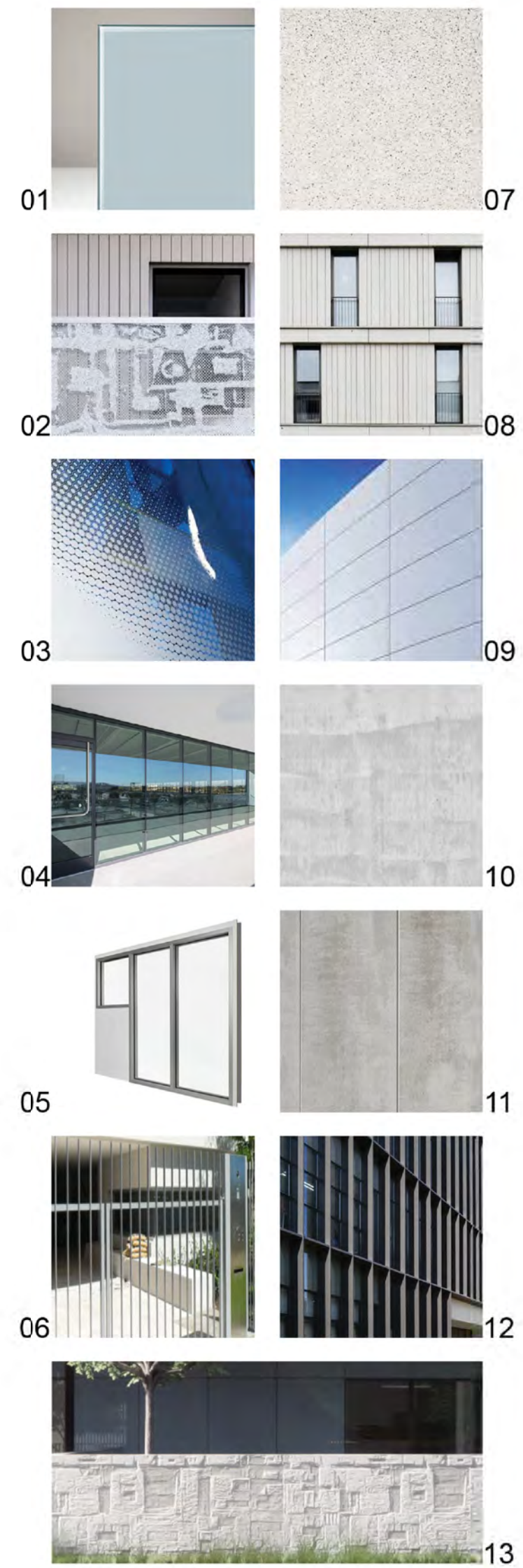
Project 1039-1043 Meares Street		
		
Jawl Residential Ltd. & Fort Properties Ltd.		
Sheet Name ROOF PLAN		
Date June 3, 2022		
Scale 1 : 100	Project # 2124	Revision 1
		Sheet # A124



1 Elevation - NORTH
SCALE = 1 : 100



2 Elevation- WEST
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

1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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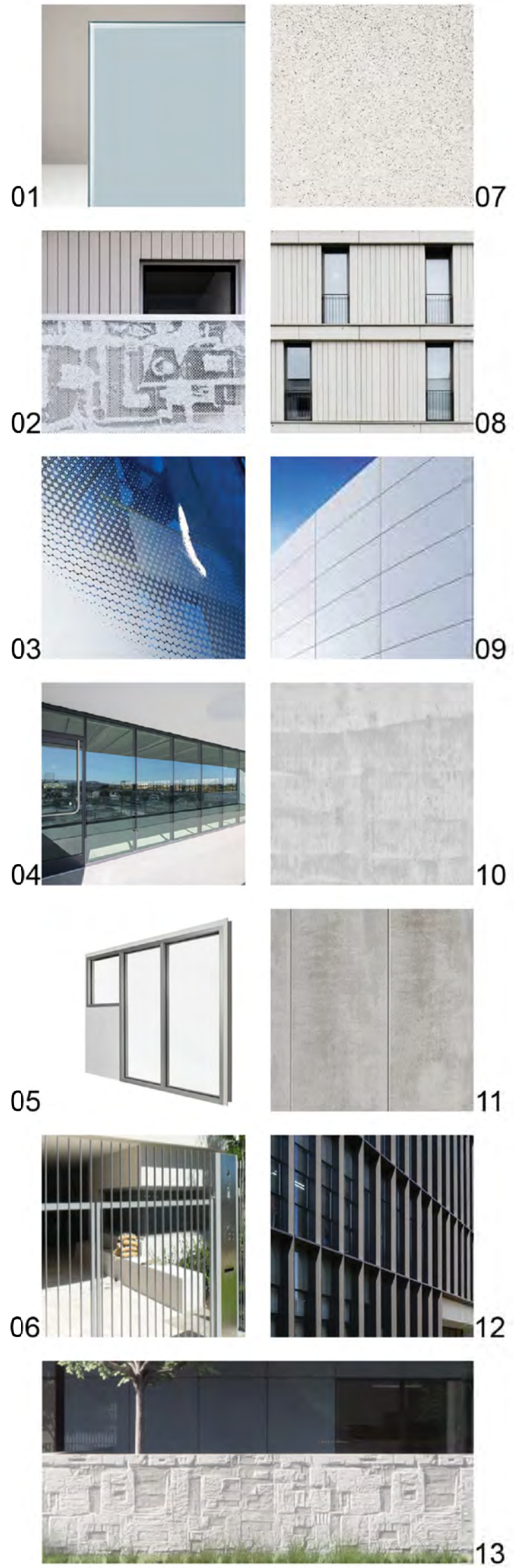
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Project 1039-1043 Meares Street		
Jawl Residential Ltd. & Fort Properties Ltd.		
Sheet Name ELEVATIONS		
Date June 3, 2022		
Scale As indicated	Project # 2124	Revision June 3, 2022 1
Registered Architect GREGORY L.F. DAWSON BRITISH COLUMBIA		Sheet # A200

2022-06-03 4:28:52 PM



1 Elevation - SOUTH
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



2 Elevation - EAST
SCALE = 1 : 100

1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
ELEVATIONS

Date
June 3, 2022

Scale
As indicated

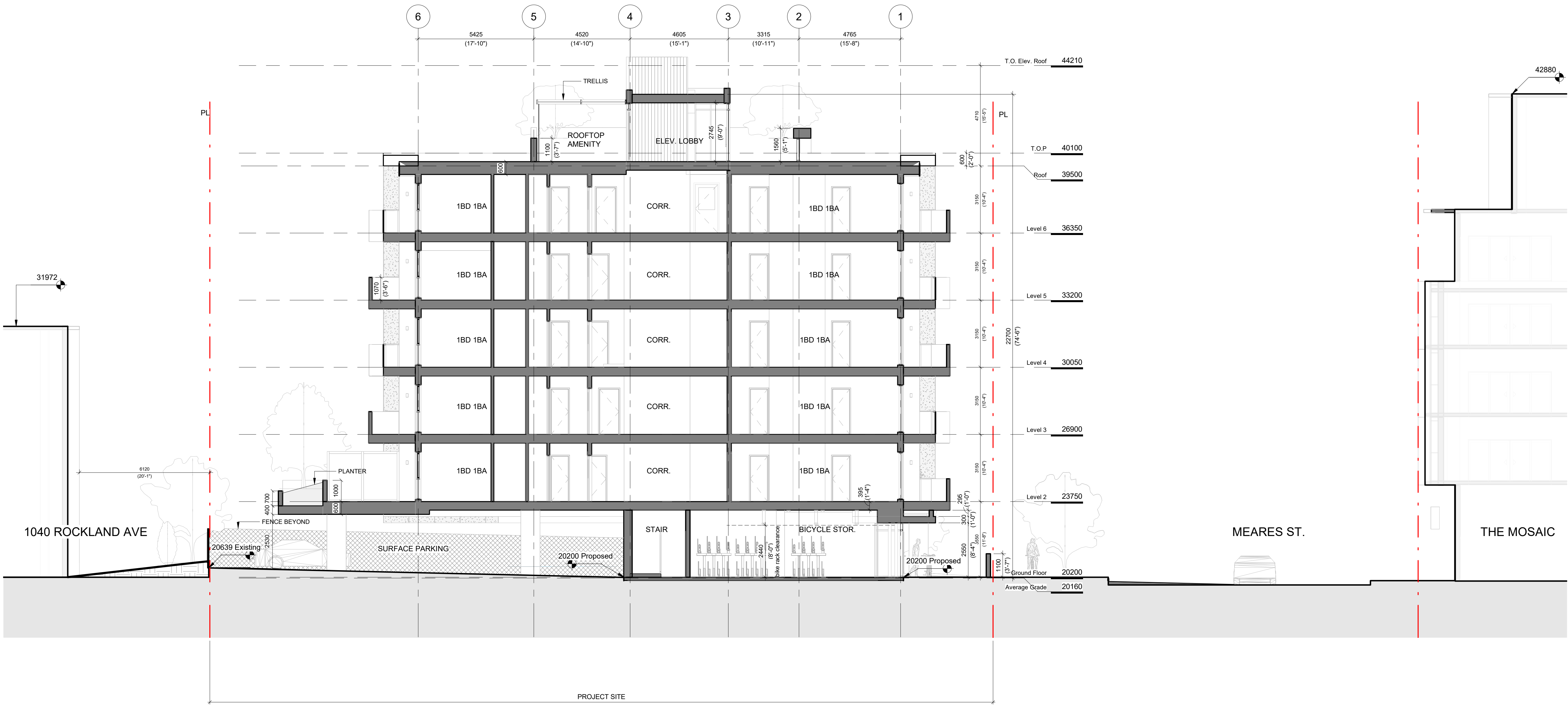
Project #
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Revision
June 3, 2022

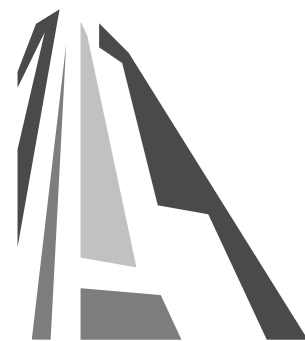
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1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
SITE SECTION 1

Date
June 3, 2022

Scale
1 : 100

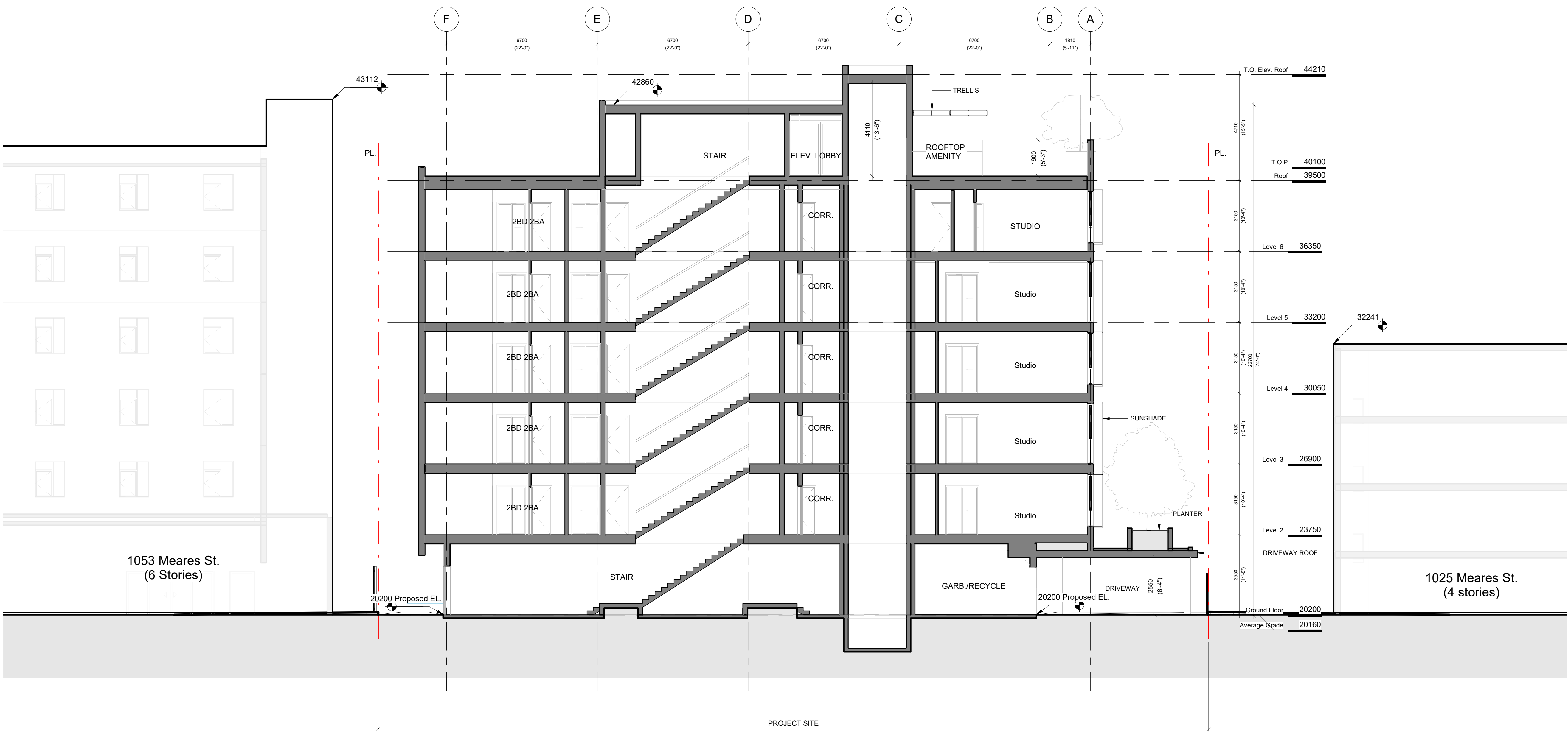
Project #
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Revision
June 3, 2022
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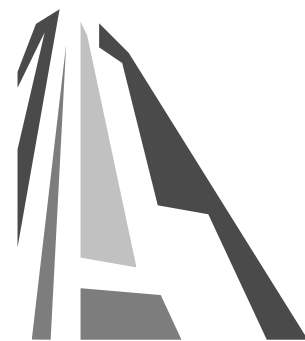
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NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
SITE SECTION 2

Date
June 3, 2022

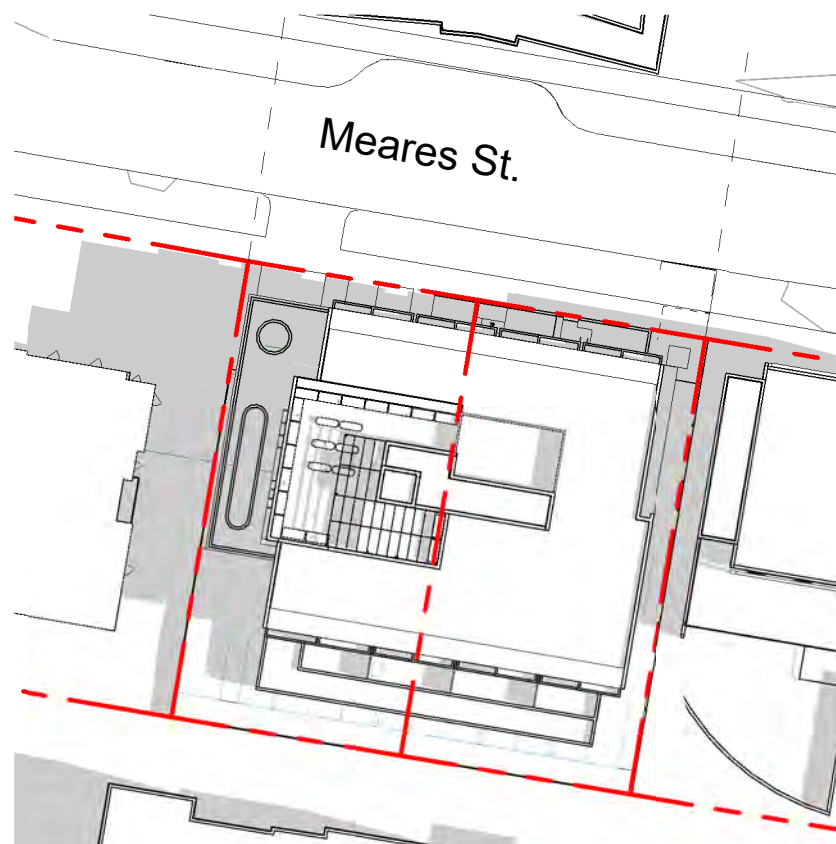
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Project #
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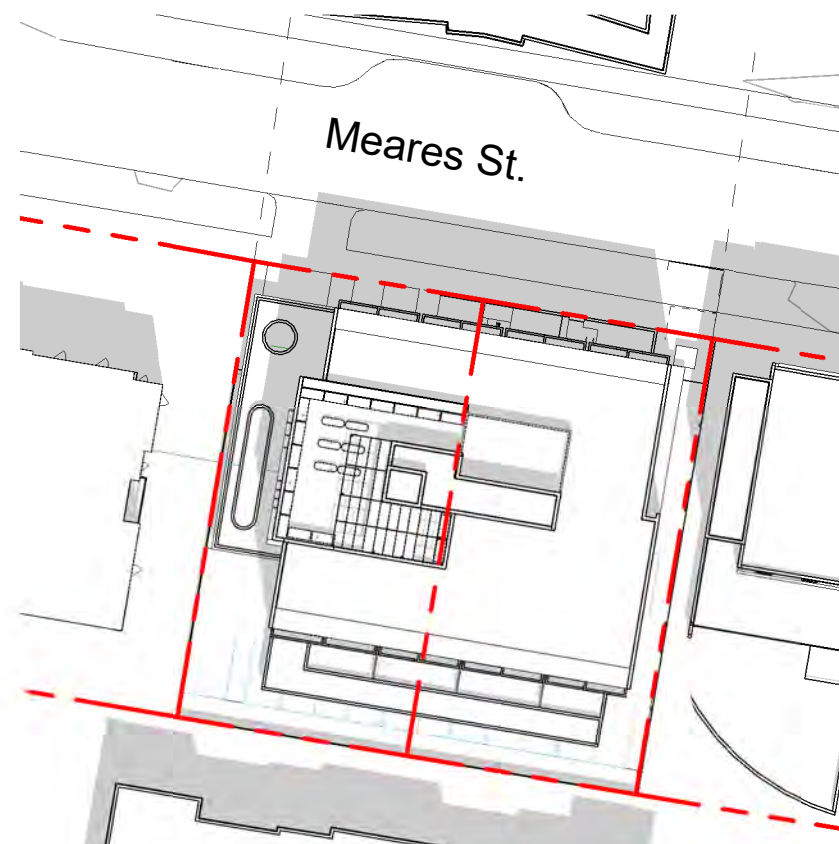
Revision
June 3, 2022

Sheet #
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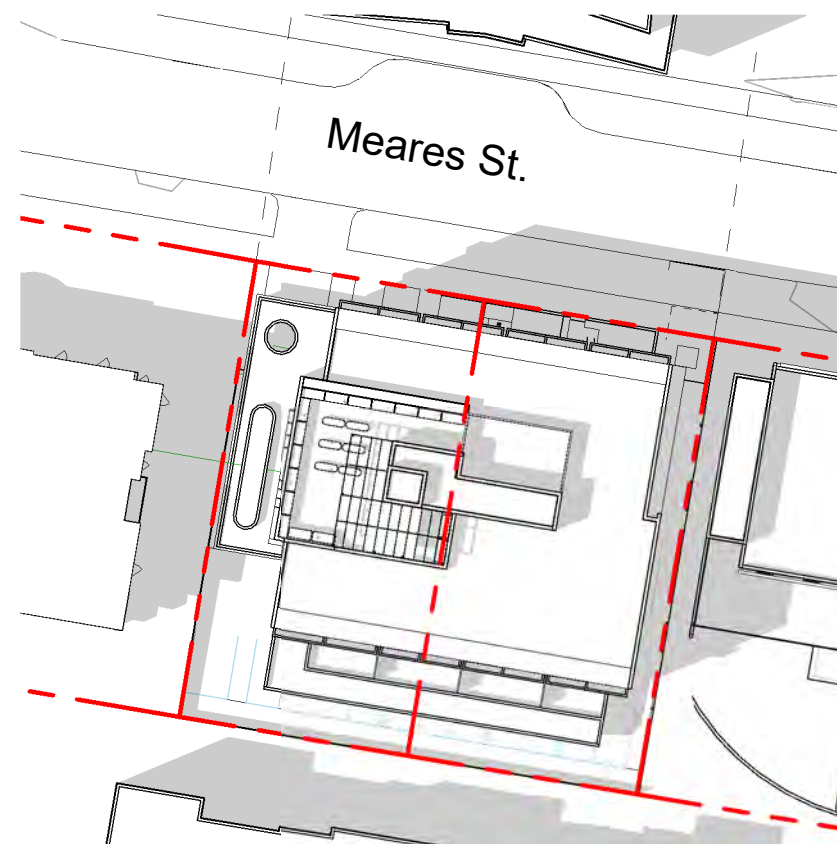
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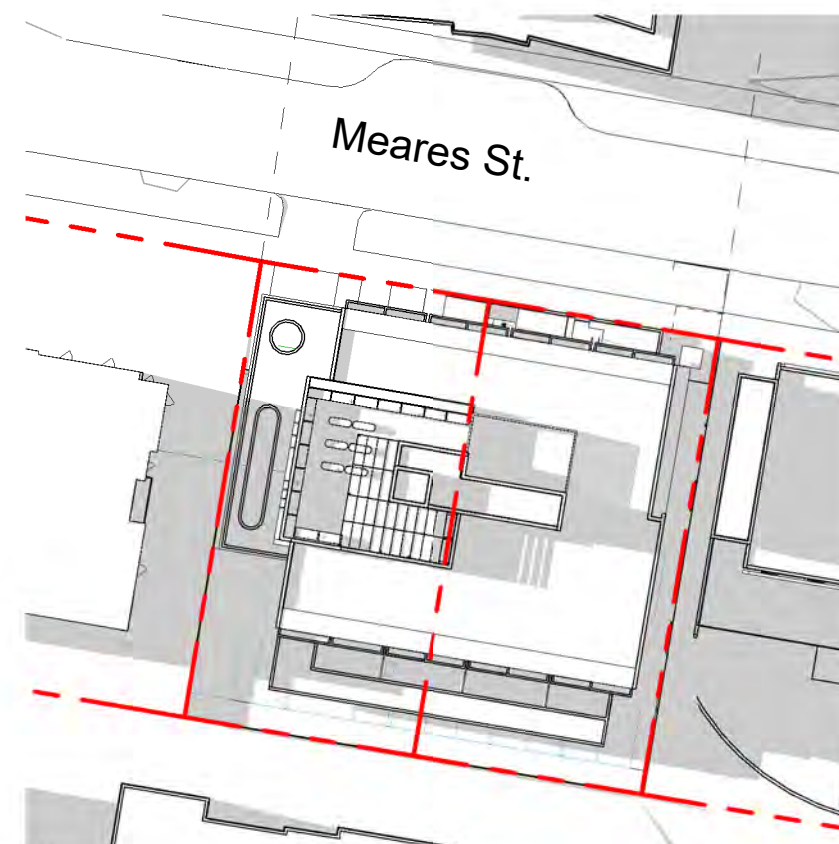
Summer Solstice - 9am



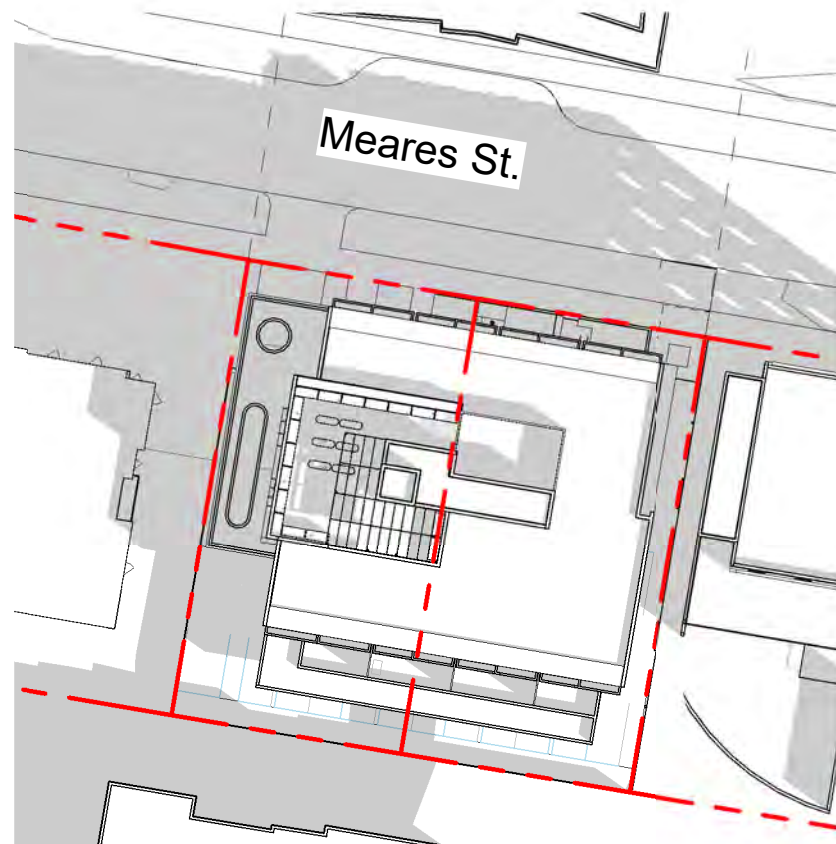
Summer Solstice - Noon



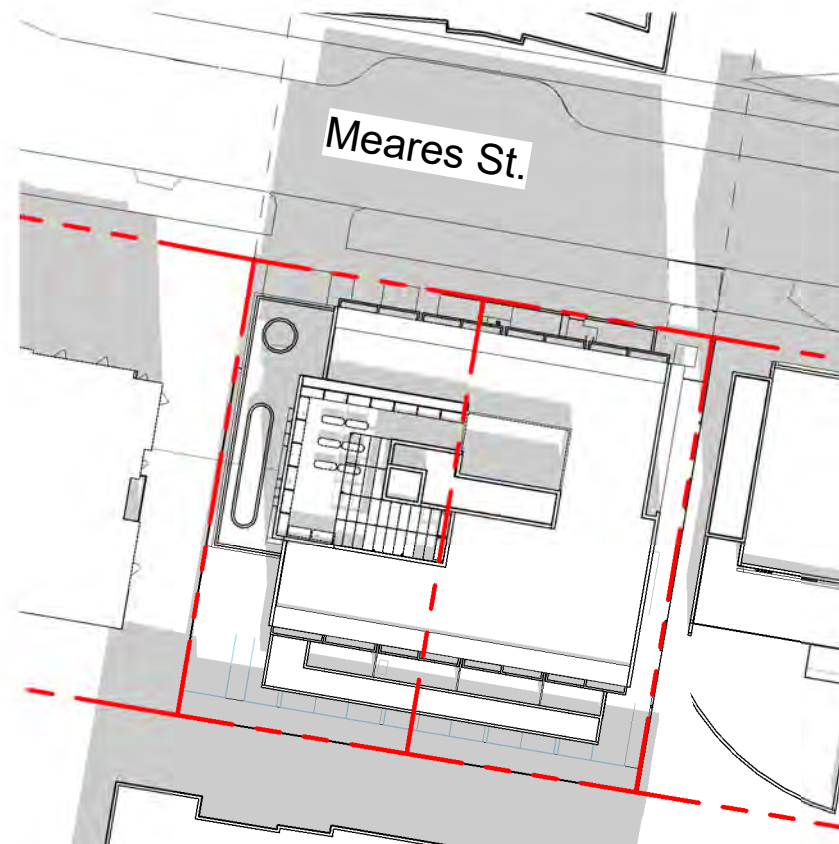
Summer Solstice - 3pm



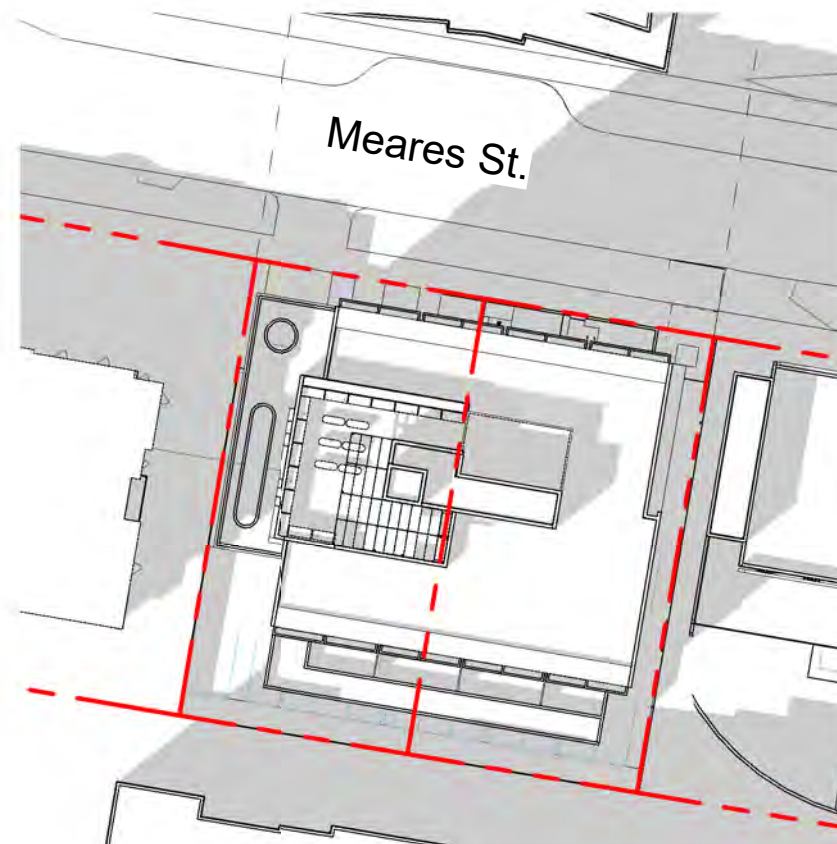
Summer Solstice - 6pm



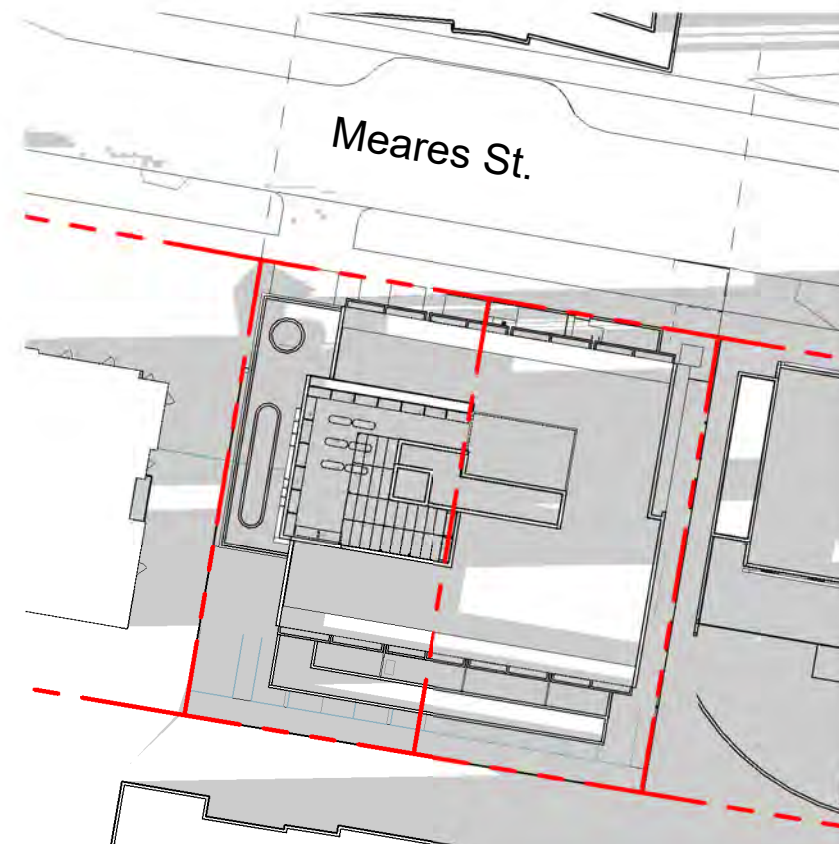
Equinox - 9am



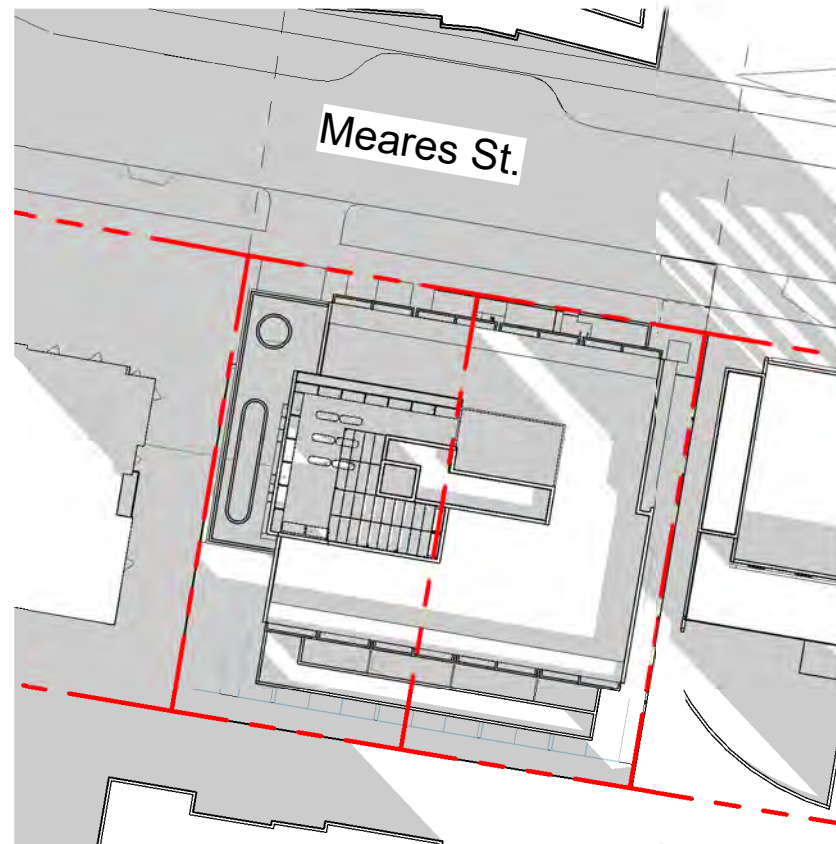
Equinox - Noon



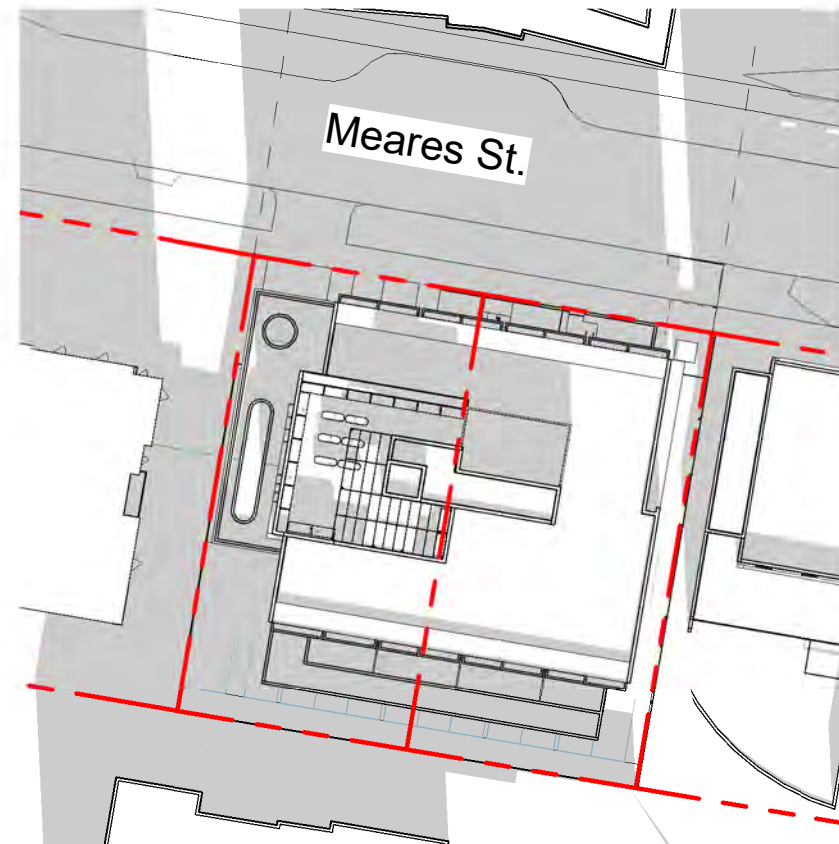
Equinox - 3pm



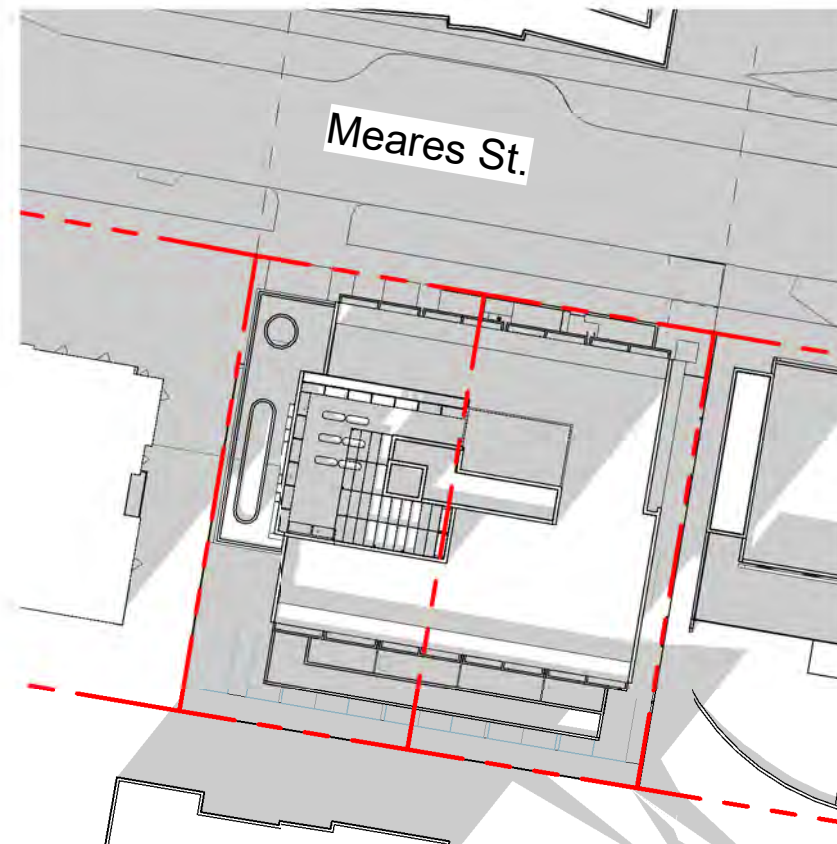
Equinox - 6pm



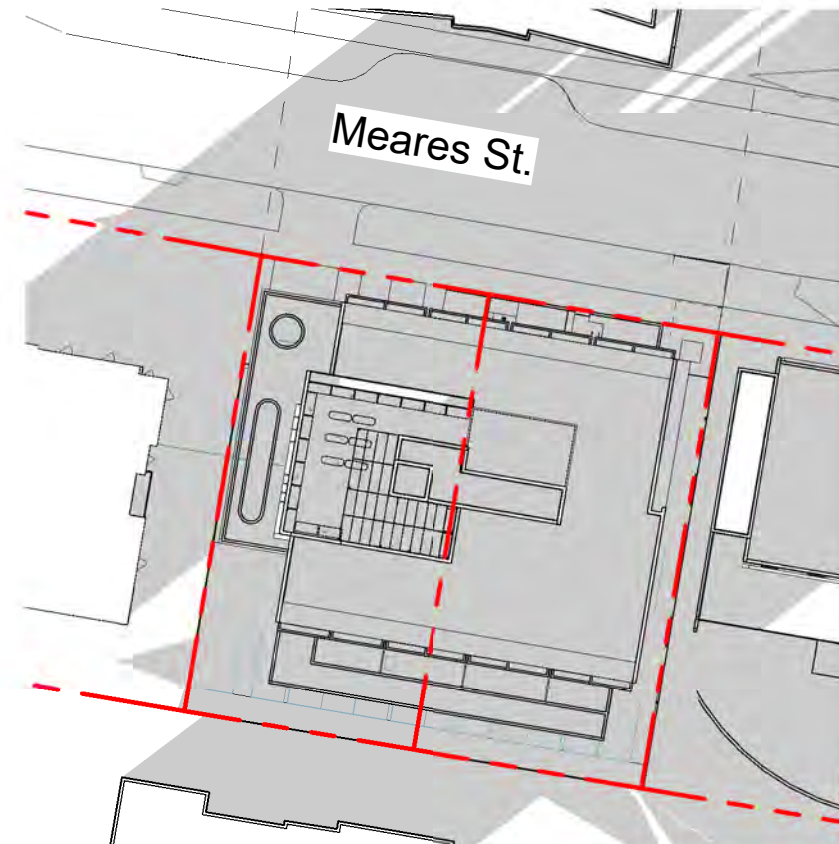
Winter Solstice - 9am



Winter Solstice - Noon



Winter Solstice - 3pm



Winter Solstice - 6pm



Meares Street Context
Scale = 1:200

1	Development Tracker	June 3, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.
& Fort Properties Ltd.

Sheet Name
CONTEXT ELEVATION & SHADOW STUDY

Date
June 3, 2022

Scale
1 : 600

Project #
2124

Revision
June 3, 2022

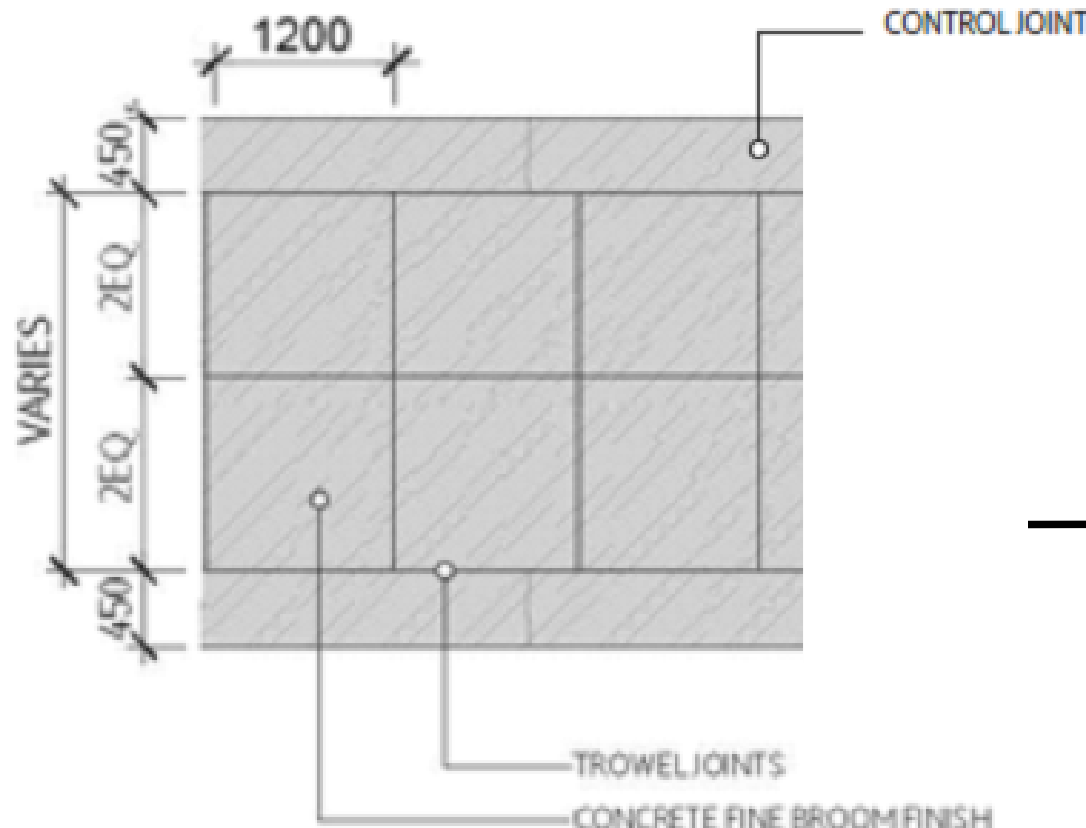
Sheet #
A500

2022-06-03 4:30:31 PM

1 VICTORIA DT PR GUIDELINES;
NEW TOWN, SIDEWALK DESIGN

TROWEL JOINT CONCRETE

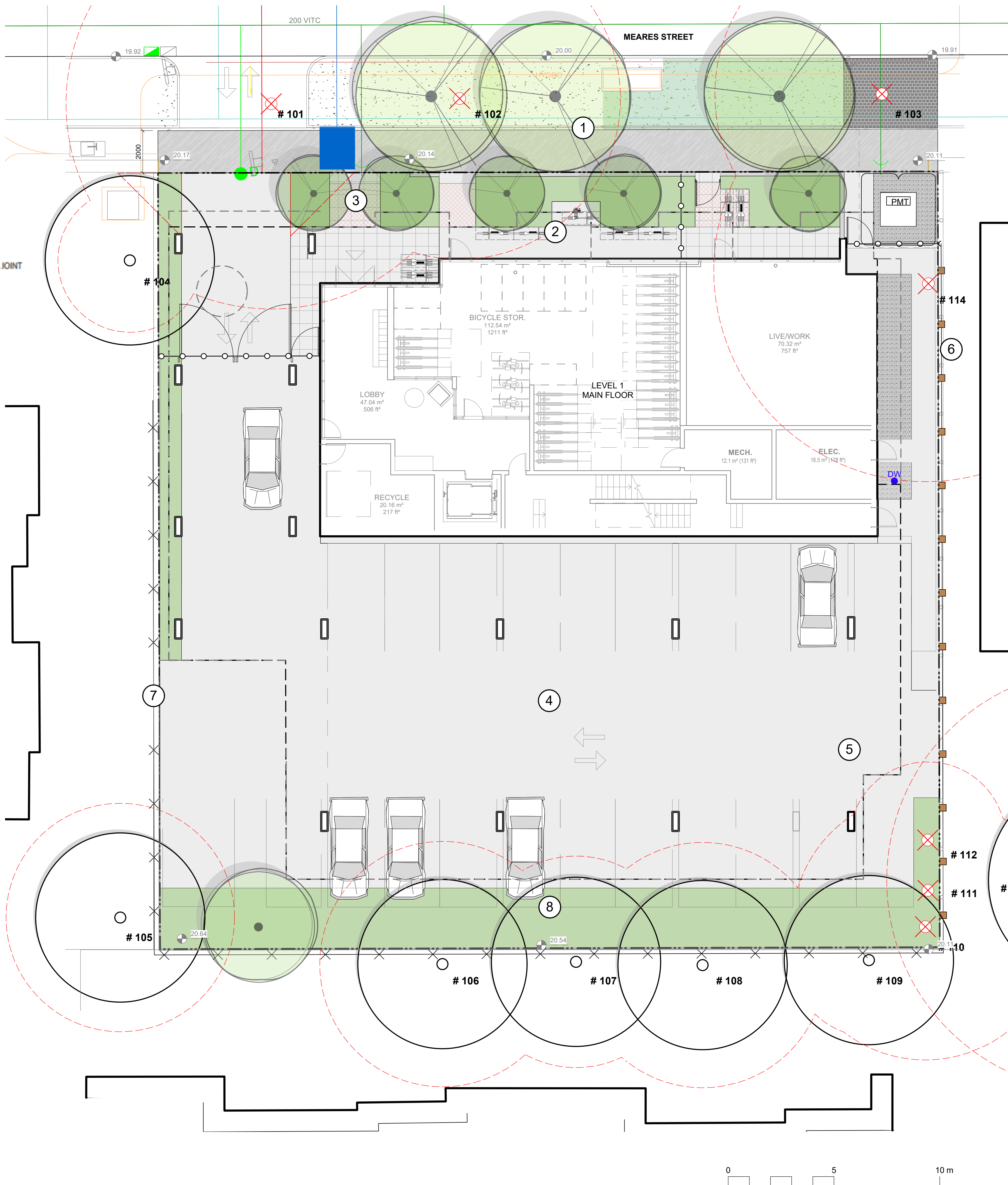
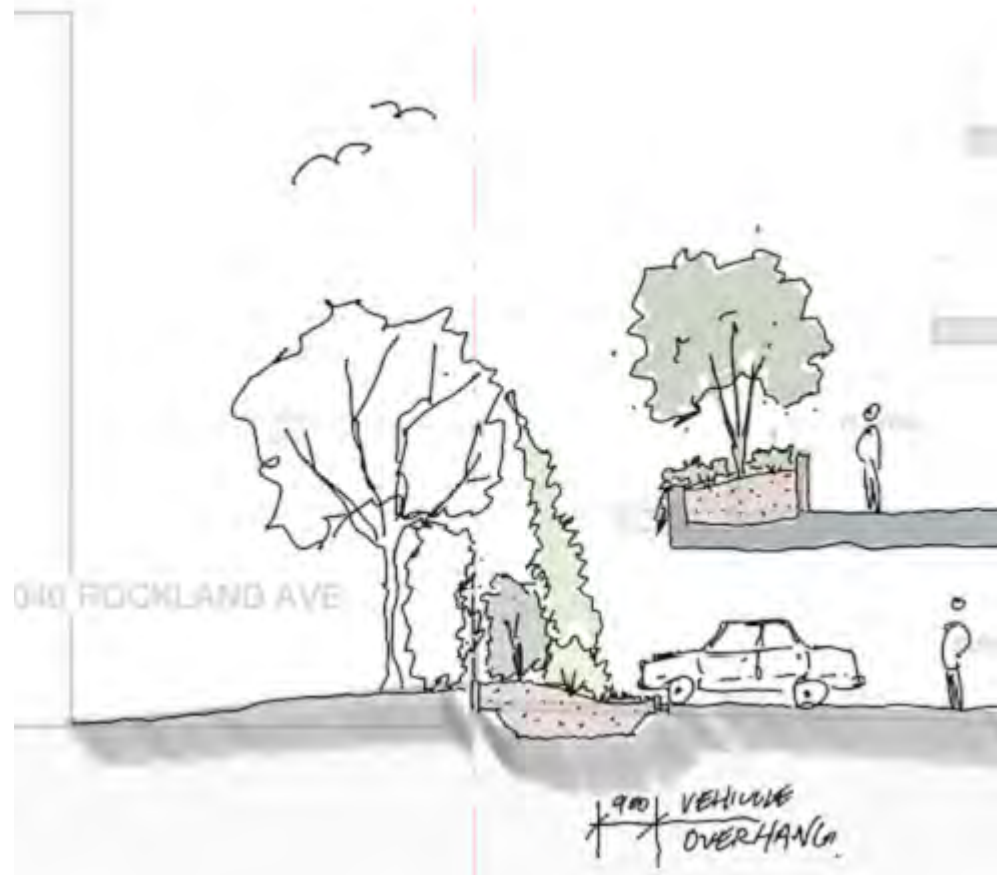
- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish
- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided 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



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
- Refer to, **Victoria DT PR Guidelines**, "New Town" paving application
- Standard Pavers
- Turf Stone by Belgard c/w structural soil below
- Aggregate Surfacing
- Soil Cells
- Existing Lawn
- Lawn
- Planting Area
- Screening - Refer to Arch
- Existing Chain Link Fence
Offset from Property Line for Clarity
- 1100 Metal Picket Fence
- Cedar Fencing By Neighbour
Offset from Property Line for Clarity
- 1100 High Concrete Entry Walls (w. smooth finish & vines grown on)

SITE FURNISHINGS LEGEND

- Dogwash Station
- Standard Bike Rack. Capacity 1.
- Double Bike Rack. Capacity 2
- Raised Bed, Galvanized Stock Tank
2' x 2' x 8'
- Green Theory Modular Planters; 1070mm Height
- BBQ, Free-standing

PROPOSED TREES

- Proposed Trees
Onsite qty 12
Offsite qty 3

REFERENCE

- Grass boulevard with existing lawn. Proposed lawn to match.
- Entrances are accompanied by bike Station with durable concrete and a variety of bike racks.
- Architectural trees to frame entrance. Two layers of structural soil cells need to be provided. 2m Standard tree to provide clearing in sight triangle.
- Safe covered, parking areas. Refer to architecture for details.
- Arborist to determine retention of red maples. #113 Douglas Fir tree location to be determined. Refer to tree plan.
- Wooden Fence outside of property line. Proposed site boards to match previous aesthetic.
- Existing Chainlink Fence to Remain.
- Parking stalls possess vegetative overhangs. Shrubbery is added to soften hardscape as well. Existing retaining wall will be used to contain planting.

2	DP Tracker	2022-06-03
1	Schematic	2022-05-25
rev no	description	date

200 - 524 Cathedral Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
Jawil Residential
2022-06-03

client	Jawil 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.
1	L1.01



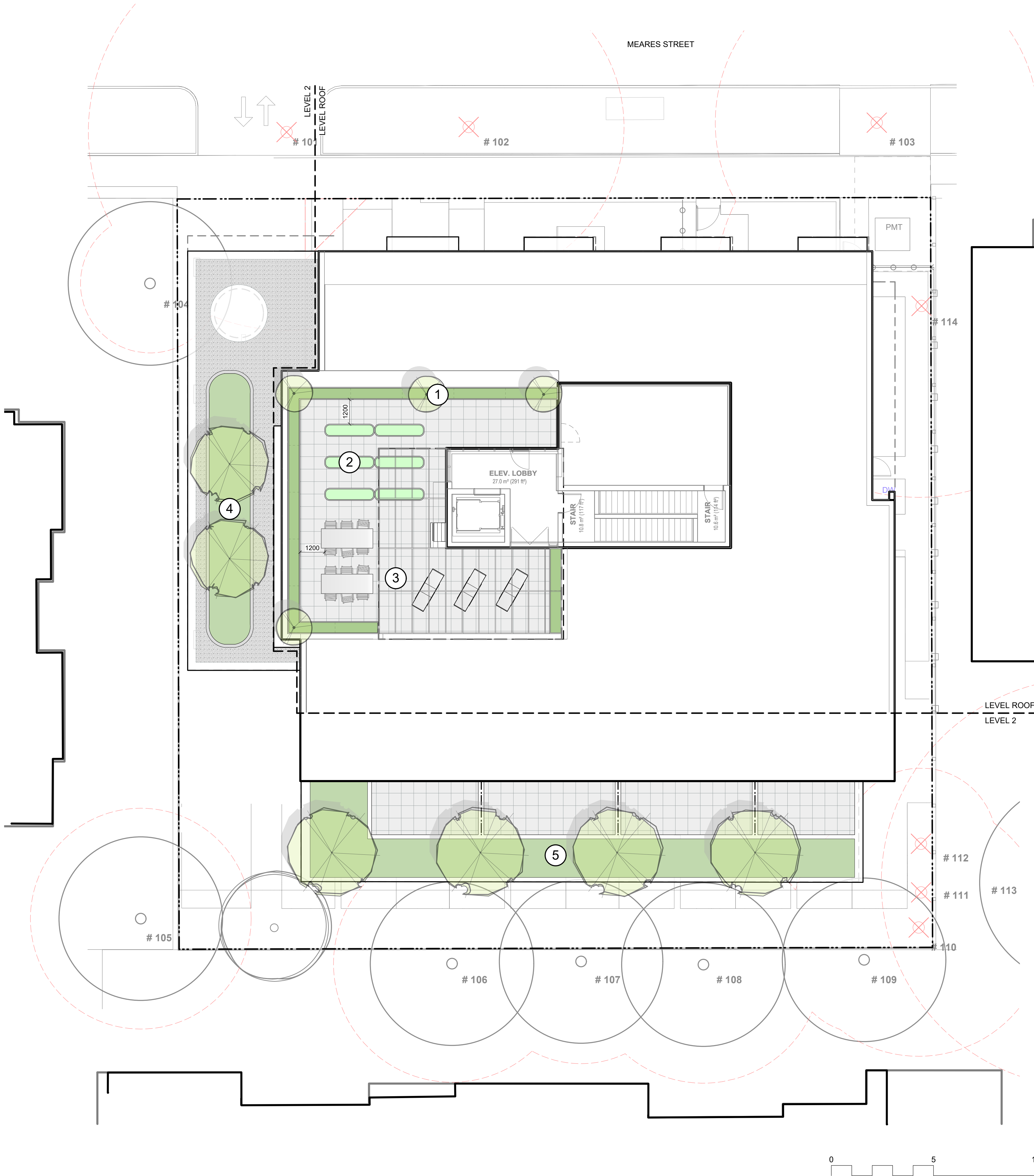
1 ROOFTOP PLANTER GUARD RAIL HEIGHT



2 EDIBLE GARDENING



4 PRECEDENT: SCREENING

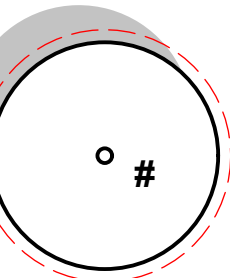


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- Extent of Roof, above

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



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Offsite qty = 7
Total = 7



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

MATERIALS LEGEND

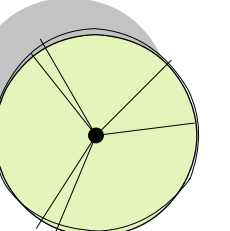
- Cast in Place Concrete
- Refer to, **Victoria DT PR Guidelines**, "New Town" paving application
- Standard Pavers
- Turf Stone by Belgard c/w structural soil below
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- Raised Bed, Galvanized Stock Tank
2' x 2' x 8'
- Green Theory Modular Planters: 1070mm Height
- BBQ, Free-standing

PROPOSED TREES



Proposed Trees
Onsite qty 12
Offsite qty 3

REFERENCE

- Roof top. Planters at Guard Rail Height.
- Community Garden with garden boxes
- Amenity Area
- Trees in concrete planters. 16 cu m of soil for two medium trees at 600 depth
- Balconies with Screening

2	DP Tracker	2022-06-03
1	Schematic	2022-05-25
rev no	description	date

200 - 524 Colquhoun Road
Victoria, BC V6Z 1G1

Phone: 250.412.2891
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REGISTERED MEMBER
Scott Murdoch
341
Jawł Residential
2022-06-03

client

Jawł Residential
3374 Tennyson Ave.
Victoria, BC

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