

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

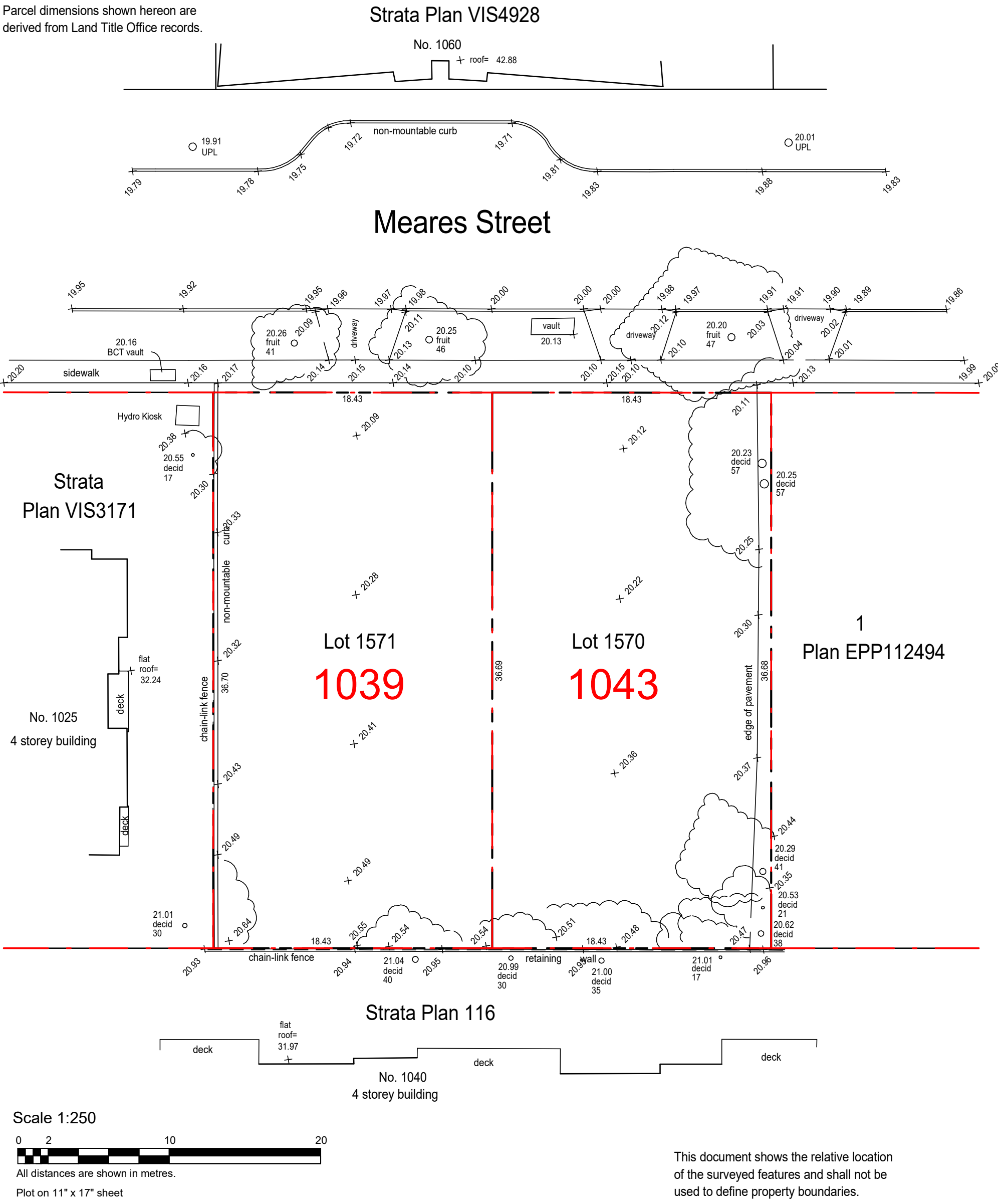
Tree diameters are in centimetres.

Total Area = 1352 m2

Setbacks are derived from field survey.

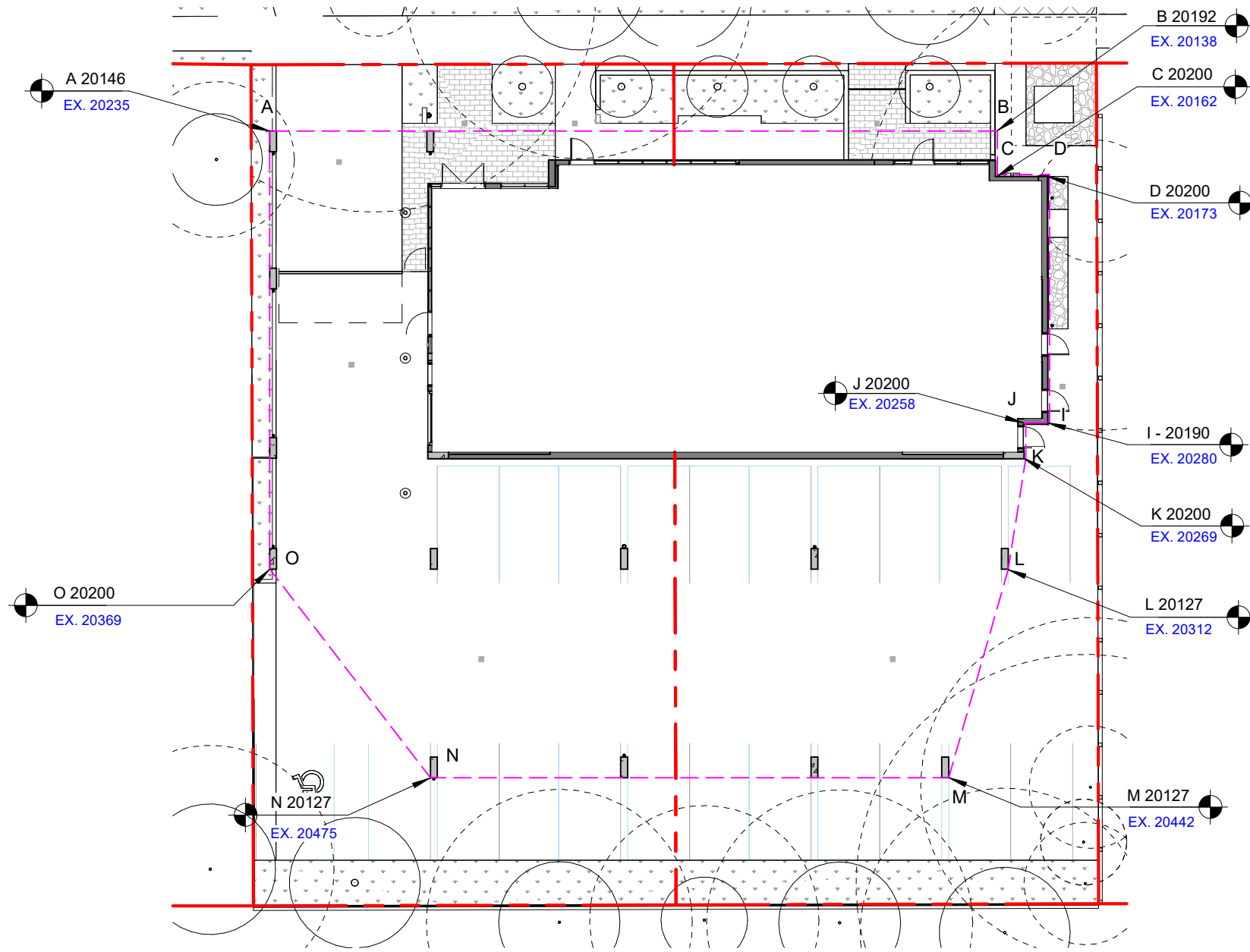
Parcel dimensions shown hereon are derived from Land Title Office records.

Date	February 07, 2022
File	13660-9
POWELL & ASSOCIATES	
BC Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

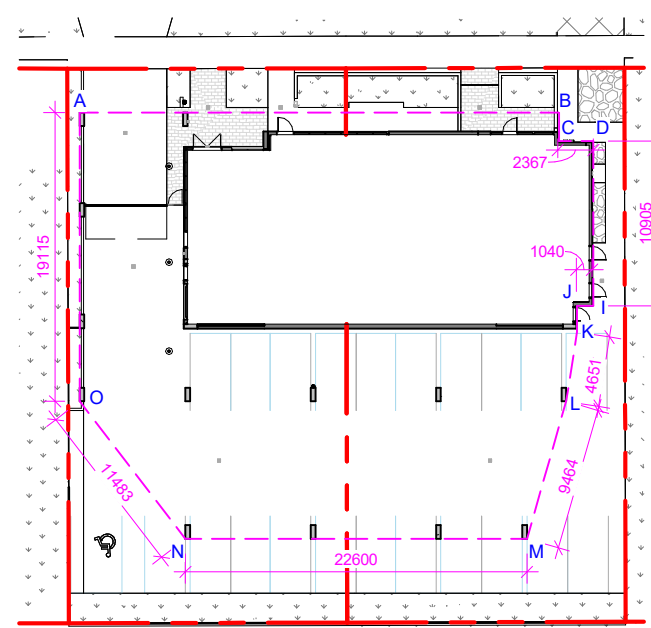


1 SURVEY
SCALE = 1 : 250

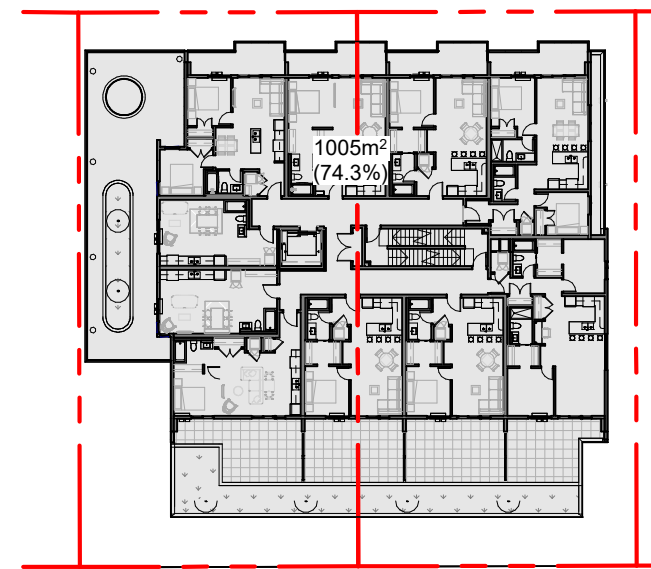
POINT	EXISTING	PROPOSED	DISTANCE BETWEEN POINTS	AVE. OF POINTS
A	20.235	20.146	POINT A-B	31.724
B	20.138	20.192	POINT B-C	1.908
C	20.162	20.200	POINT C-D	2.295
D	20.173	20.200	POINT D-I	10.905
E	REMOVED			
F	REMOVED			
G	REMOVED			
H	REMOVED			
I	20.280	20.190	POINT I-J	1.077
J	20.258	20.200	POINT J-K	1.397
K	20.269	20.200	POINT K-L	4.651
L	20.312	20.127	POINT L-M	9.464
M	20.442	20.127	POINT M-N	22.600
N	20.475	20.127	POINT N-O	11.483
O	20.369	20.200	POINT O-A	19.115
TOTAL			116.62	2362.02
AVERAGE GRADE = 2362.02 / 116.62 = 20.25				



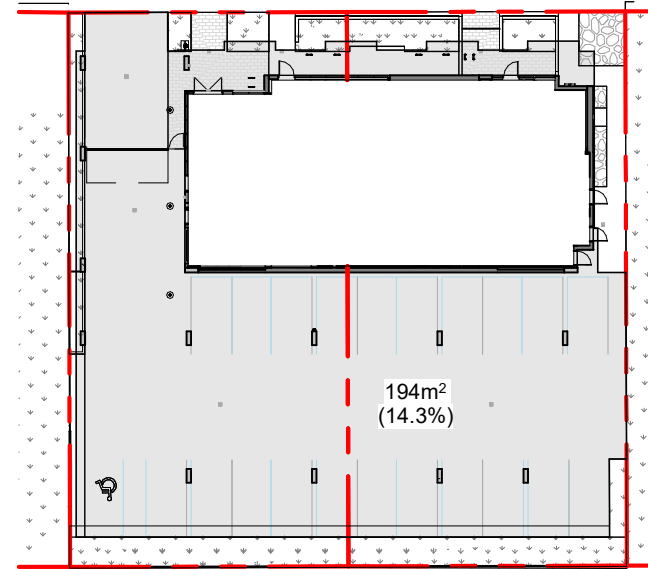
2 Average Grade Points Key Plan
SCALE = 1 : 250



3 Distance Between Points Key Plan
SCALE = 1 : 500



4 Site Coverage
SCALE = 1 : 500



5 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)	3,365m²
FLOOR SPACE RATIO	2.49 : 1
SITE COVERAGE (%)	74.3%
OPEN SITE SPACE (%)	14.3%
HEIGHT (m)	21.94m
NUMBER OF STOREYS	6
PARKING STALLS (#) ON SITE	46
BICYCLE PARKING (#) SHORT TERM	6
BICYCLE PARKING (#) LONG TERM	82

BUILDING SETBACKS (m)	ALLOWED	PROVIDED
FRONT YARD	1.950m	1.969m
REAR YARD (TO LEVEL 2 DECK)	3.215m	3.309m
REAR YARD (TO BUILDING FACE LVL 2-6)	9.630m	9.811m
SIDE YARD (W-TO COLUMN FACE)	0.810m (W/ 0.300m ALLOWABLE PROJECTION)	0.810m (W/ 0.296m PROJECTION)
SIDE YARD (W-TO BUILDING FACE LVL 2-6)	5.090m	5.168m
SIDE YARD (E)	1.805m	1.897m

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)	30.12m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2,753.21m²



4	ISSUED FOR DDP	Feb. 20, 2025
2	ISSUED FOR TENDER	Sept. 27, 2024
1	Issued for BP Resubmission	May 16, 2024
	Issued for Building Permit	Feb. 09, 2024
	Rezoning/DP Rev1	Mar 1, 2023
	Rezoning/DP	July 7, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street

Jawl Residential Ltd.

Sheet Name
Survey & Project Data

Date
February 20, 2025

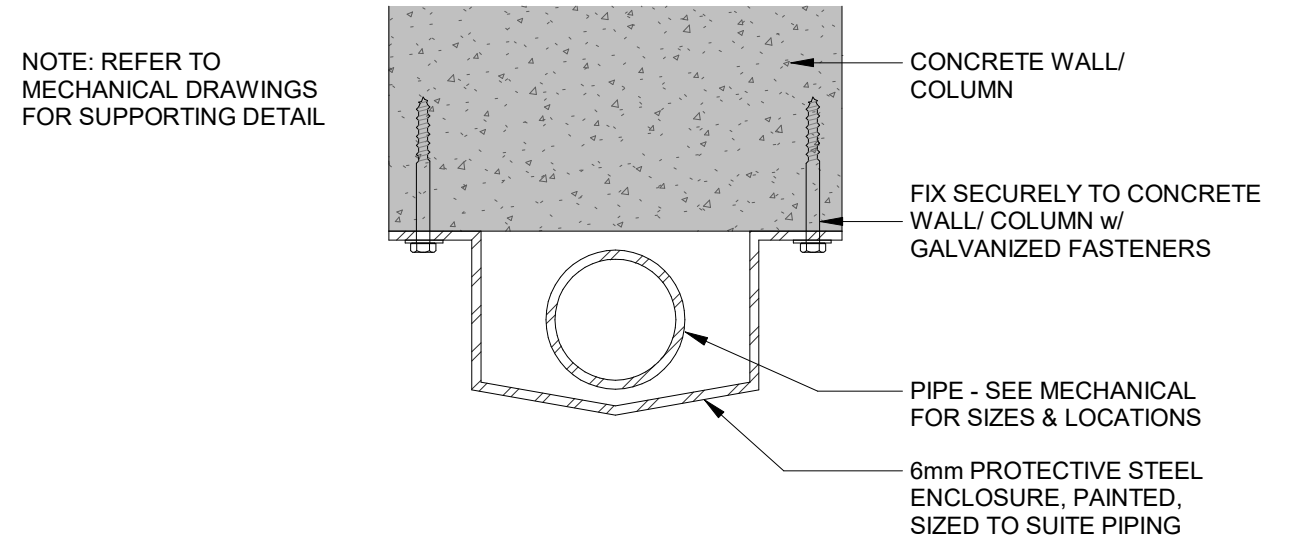
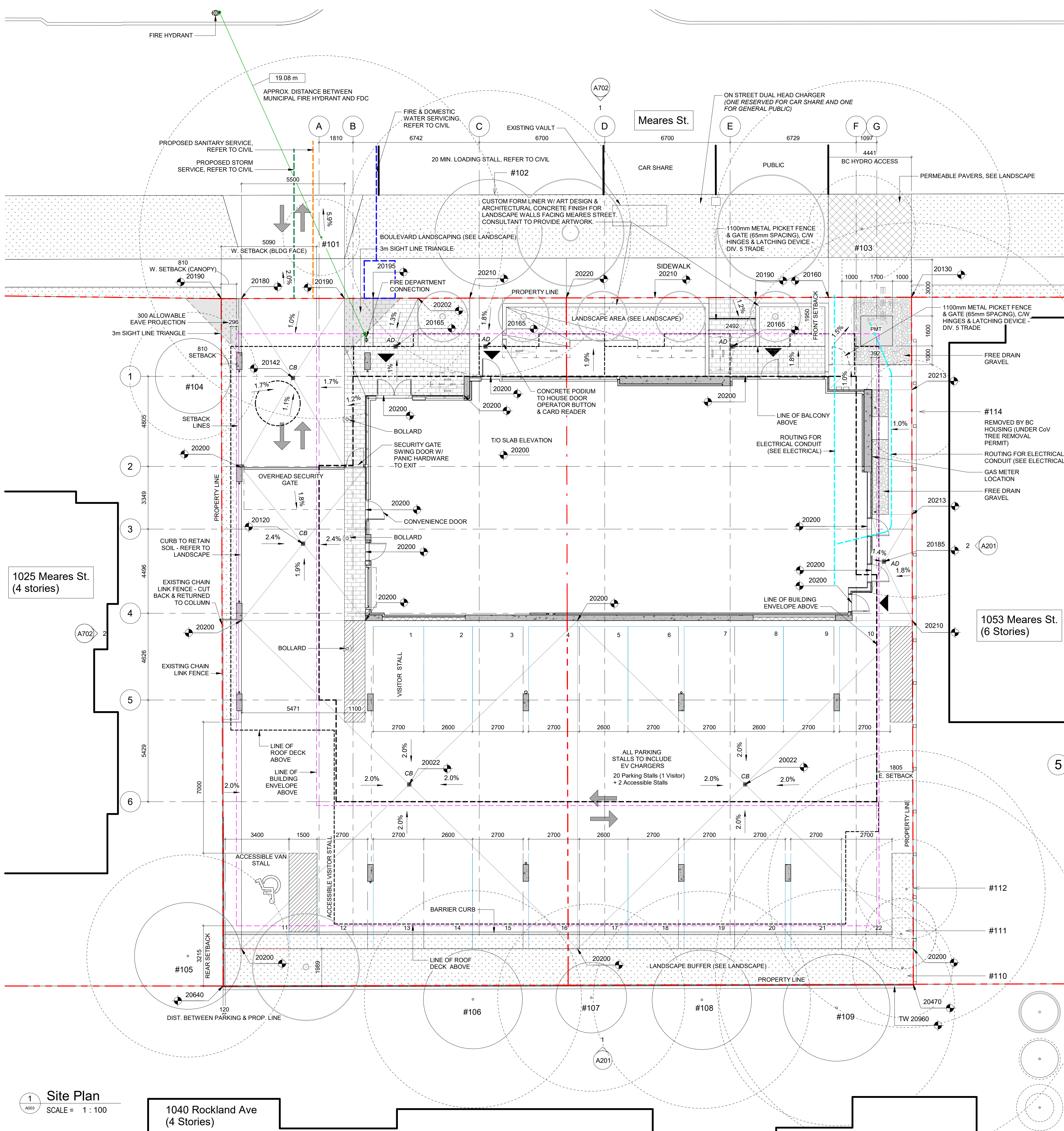
Scale
As indicated

Project #
2124

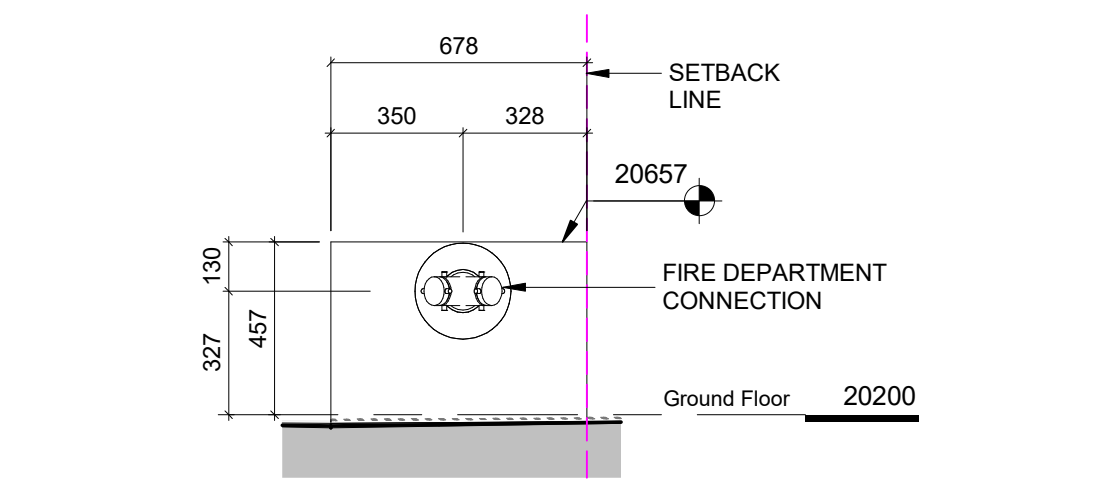
Revision
Feb. 20, 2025

Revision
14

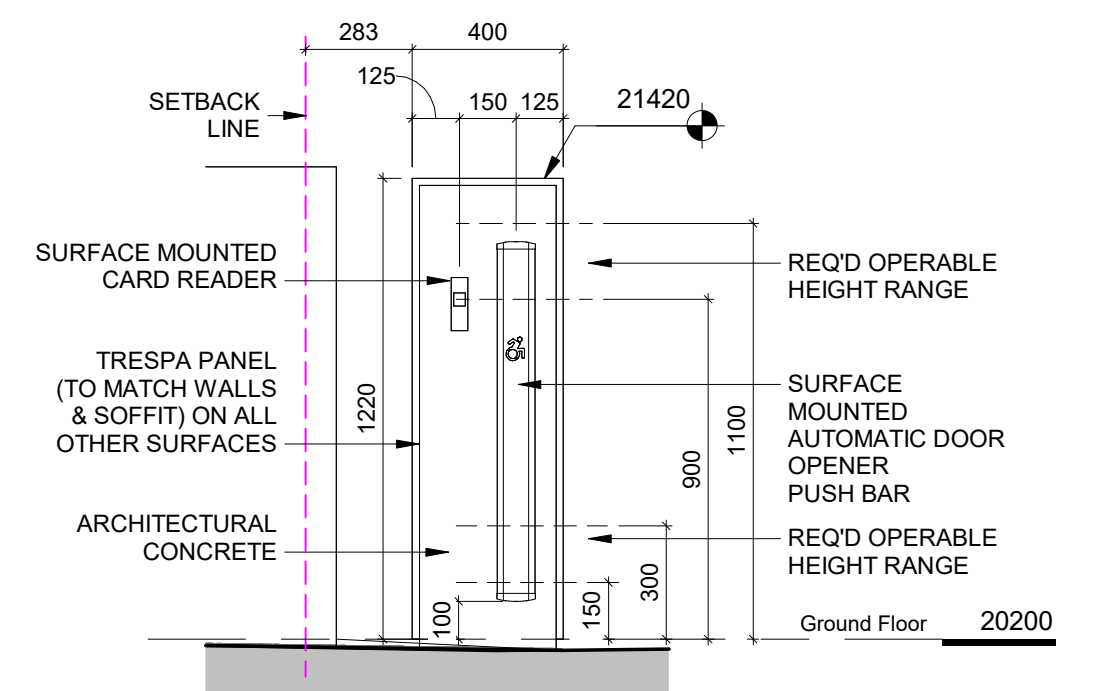
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A100



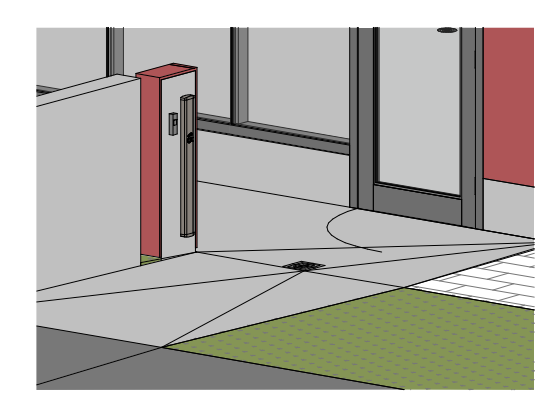
2 Detail - Plan - Typical Pipe Protection
SCALE = 1 : 5



3 Elevation - FDC
SCALE = 1 : 20



4 Elevation - Conc. Podium at Bike Rm
SCALE = 1 : 20



5 3D - Conc. Podium at Bike Rm

4	ISSUED FOR DDP	Feb. 20, 2025
3	ISSUED TO TELUS	Sept. 9, 2024
2	ISSUED FOR TENDER	Sept. 27, 2024
1	Issued for BP Resubmission	May 16, 2024
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Project
1039-1043 Meares Street

Jawl Residential Ltd.

Sheet Name
Site Plan

Date
February 20, 2025

Scale
As indicated

Project #
2124

Revision
4

Feb. 20, 2025

Sheet #
A101

2025-02-26

BRITISH COLUMBIA

2025-02-24 10:28:11 AM

GENERAL NOTES

- ALL DIMENSIONS ARE TO GRIDLINES, FACE OF CONCRETE, FACE OF EXTERIOR SHEATHING, FACE OF FRAMING, UNLESS NOTED OTHERWISE (UNO).
- ALL OPENING DIMENSIONS, WHEN SHOWN, ARE TO HEEL DEPTH OF FRAME, OR CENTER OF UNIT. REFER GLAZING SCHEDULE.
- DOOR DIMENSIONS GIVEN ARE CLEAR SLAB WIDTHS, EXCLUSIVE OF FRAMES. REFER DOOR SCHEDULE.

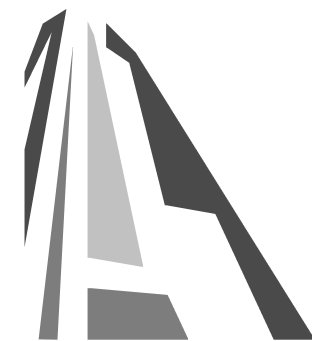
SPATIAL SEPARATION LEGEND

- 0 HR
- 1 HR
- 1.5 HR
- 2 HR

NOTATION LEGEND

- WOOD FRAME WALL
- WOOD FRAME BEARING WALL: 1hr FRR
- WOOD FRAME SHEAR / BEARING WALL: 1hr FRR
- WOOD FRAME SANITARY CHASE
- WOOD FRAME WATER RISER / METER
- CONCRETE MASONRY UNIT
- REINFORCED CONCRETE: SEE STRUCTURAL
- DOOR TAG
- ASSEMBLY TAG
- GLAZING TAG (UNIT TYPE, ELEVATION, #)
- HOSE BIBB
- FIRE ALARM PULL STATION
- ADO PUSH BAR
- PLANTER DRAIN
- BI-LEVEL DRAIN
- ROOF DRAIN
- CATCH BASIN
- TRENCH DRAIN
- DOUBLE GWB THIS SIDE
- ELECTRIC BASEBOARD HEATER

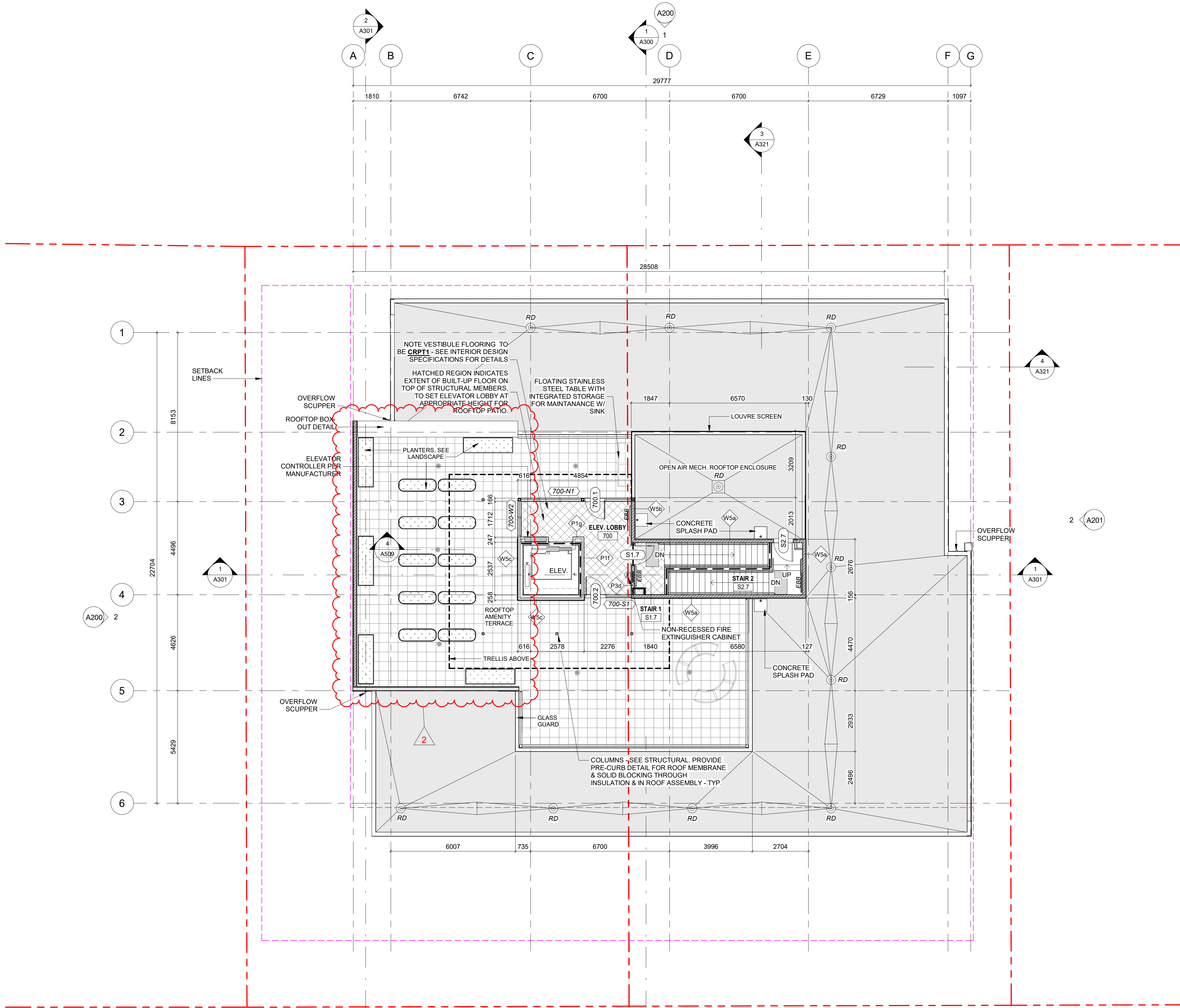
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2	ISSUED FOR TENDER	Sept. 27, 2024
	Rezoning/DP	July 7, 2022
NO.	DESCRIPTION	DATE



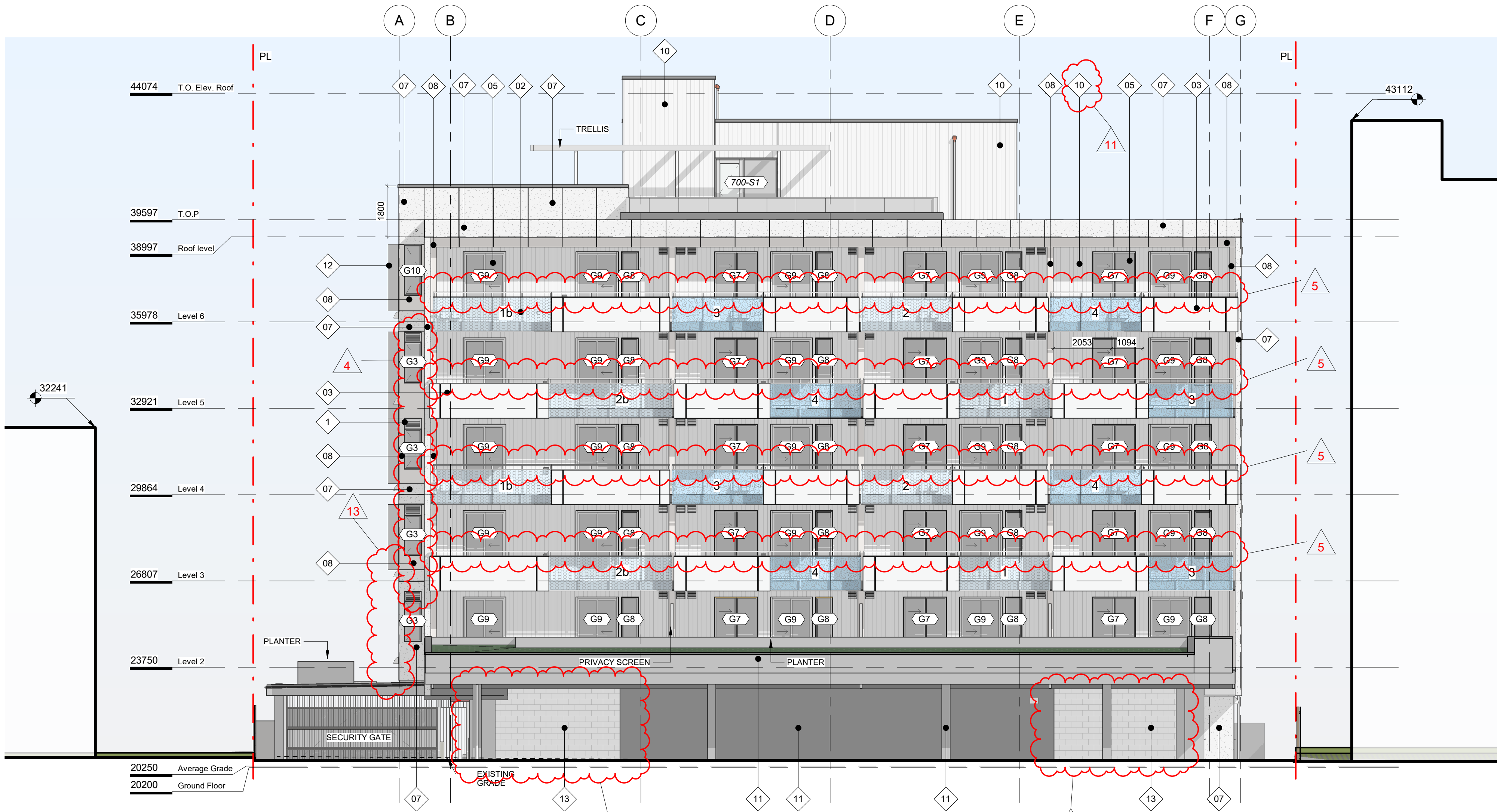
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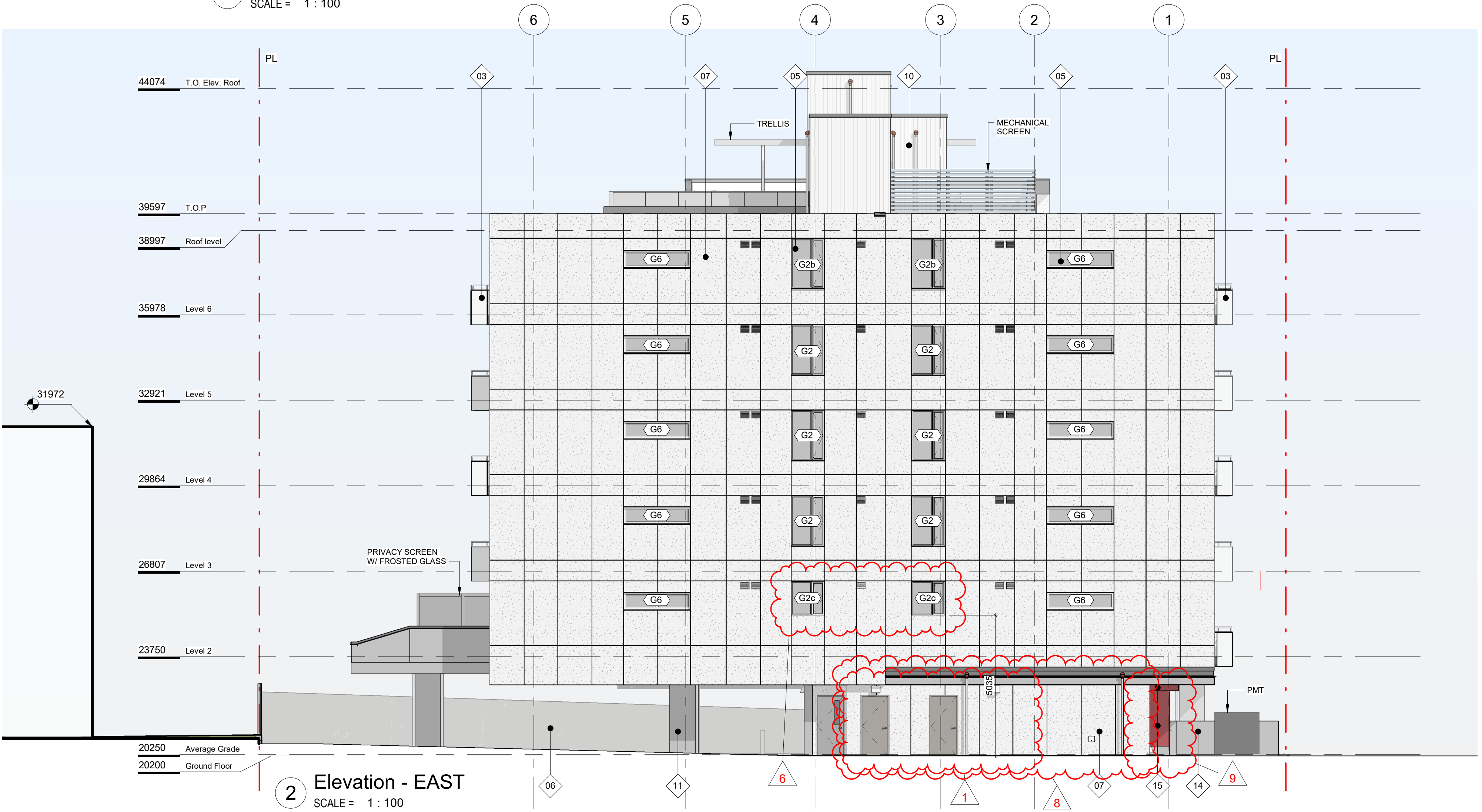
Project 1039-1043 Meares Street	
Jawl Residential Ltd.	
Sheet Name Roof Plan - Lower - Finished	
Date February 20, 2025	
Scale 1 : 100	Project # 2124
	Revision 4
	Sheet # A128



1 Roof Plan - Lower - Finished
SCALE = 1 : 100



1 Elevation - SOUTH
SCALE = 1 : 100



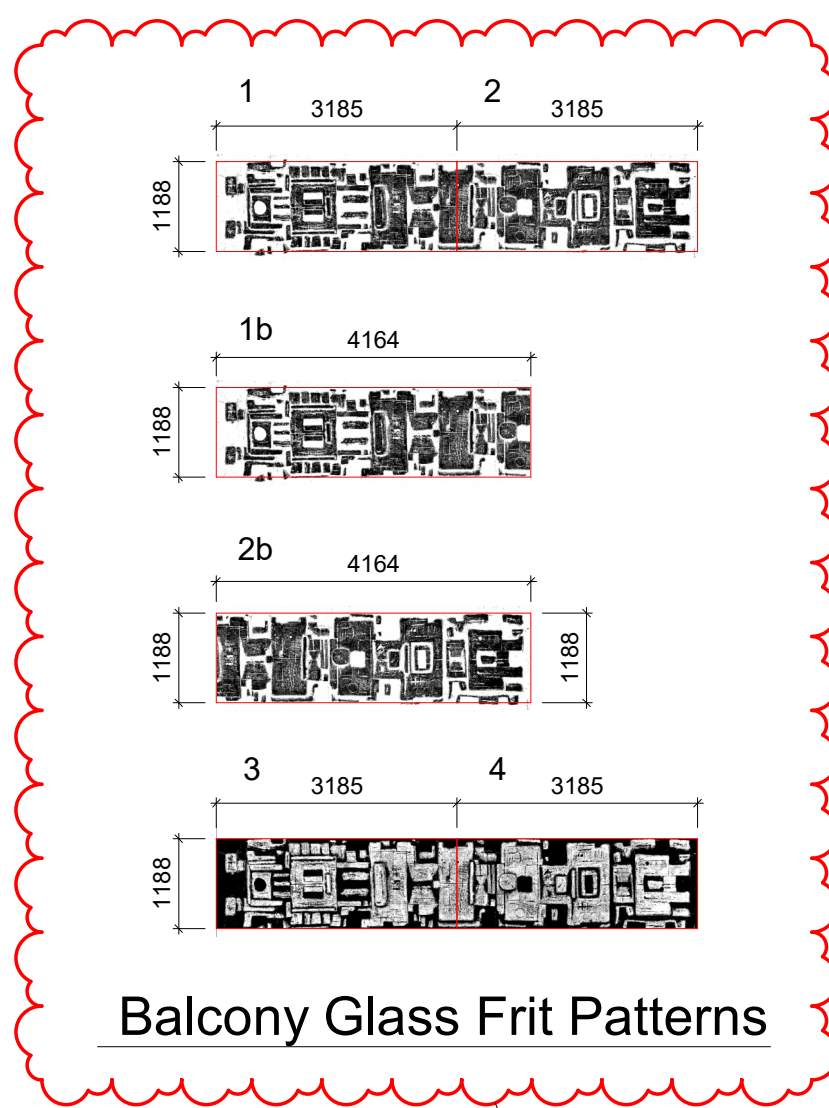
2 Elevation - EAST
SCALE = 1 : 100

FINISH MATERIALS

01. INTEGRATED LOUVRE
02. CUSTOM PATTERN GLASS - SEE DETAILS BELOW
03. POWDER COATED ALUMINUM PANEL
04. CURTAIN WALL/ STOREFRONT GLAZING
05. GLAZING
06. VERTICAL FENCING (CHARCOAL)
07. CEMENTITIOUS PANEL (COLOUR 1) (CERACLAD - ELEMENTS)
08. CEMENTITIOUS PANEL (COLOUR 2) (CERACLAD - CASHMERE SMOOTH)
09. NOT USED
10. FIBER CEMENT PANEL CLADDING (COLOUR TO BE CONFIRMED)
11. ARCHITECTURAL CONCRETE FINISH
12. ALUM. VERTICAL/ HORIZONTAL SUNSHADE (LIGHT GREY)
13. CONCRETE MASONRY BLOCK
14. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN
15. SOLID PHENOLIC CLADDING PANEL (COLOUR TO BE CONFIRMED)

NOT USED

01 02 03 04 05 06 07 08



Balcony Glass Frit Patterns

4	ISSUED FOR DDP	Feb. 20, 2025
2	ISSUED FOR TENDER	Sept. 27, 2024
1	Issued for BP Resubmission	May 16, 2024
	Issued for Building Permit	Feb. 09, 2024
	Rezoning/DP Rev2	June 27, 2023
	Rezoning/DP Rev1	Mar 1, 2023
	Rezoning/DP	July 7, 2022
NO.	DESCRIPTION	DATE



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Project
1039-1043 Meares Street
Jawl Residential Ltd.

Sheet Name
Elevations

Date
February 20, 2025

Scale
As indicated

Project #
2124

Revision
Feb. 20, 2025
4

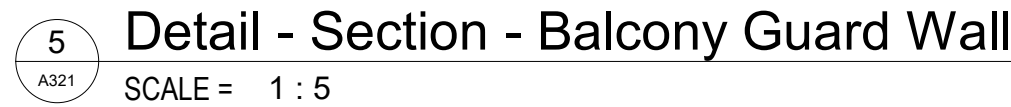
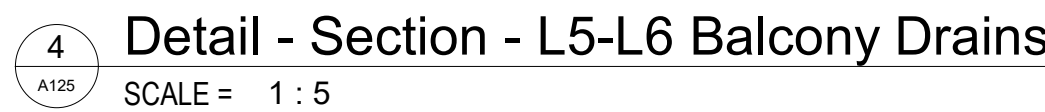
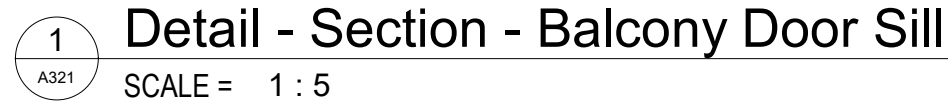
Sheet #
A201

2025-02-26
GREGORY L.E. DAWSON
REGISTERED ARCHITECT
BRITISH COLUMBIA

2025-02-24 10:27:07 AM

MEMBRANE LEGEND

-----	SAM:	SELF-ADHERED MEMBRANE AIR/ MOISTURE BARRIER/ THRU-WALL FLASHING
-----	SAM (VP):	SELF-ADHERED MEMBRANE/ VAPOUR PERMEABLE (AIR/ MOISTURE BARRIER)
-----	SAM (HT):	SELF-ADHERED MEMBRANE - HIGH TEMPERATURE
-----	BUILDING WRAP	
-----	COLD FLUID APPLIED WATERPROOFING	
-----	VAPOUR BARRIER	
=====	2 PLY SBS MEMBRANE (INDICATED W/ 2 LINES UNLESS NOTED)	




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Sheet Name

Details - Level-3-6 -
Envelope - Balcony

Scale	Project #
As indicated	2124

	
	Sheet #

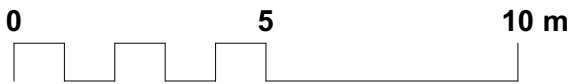
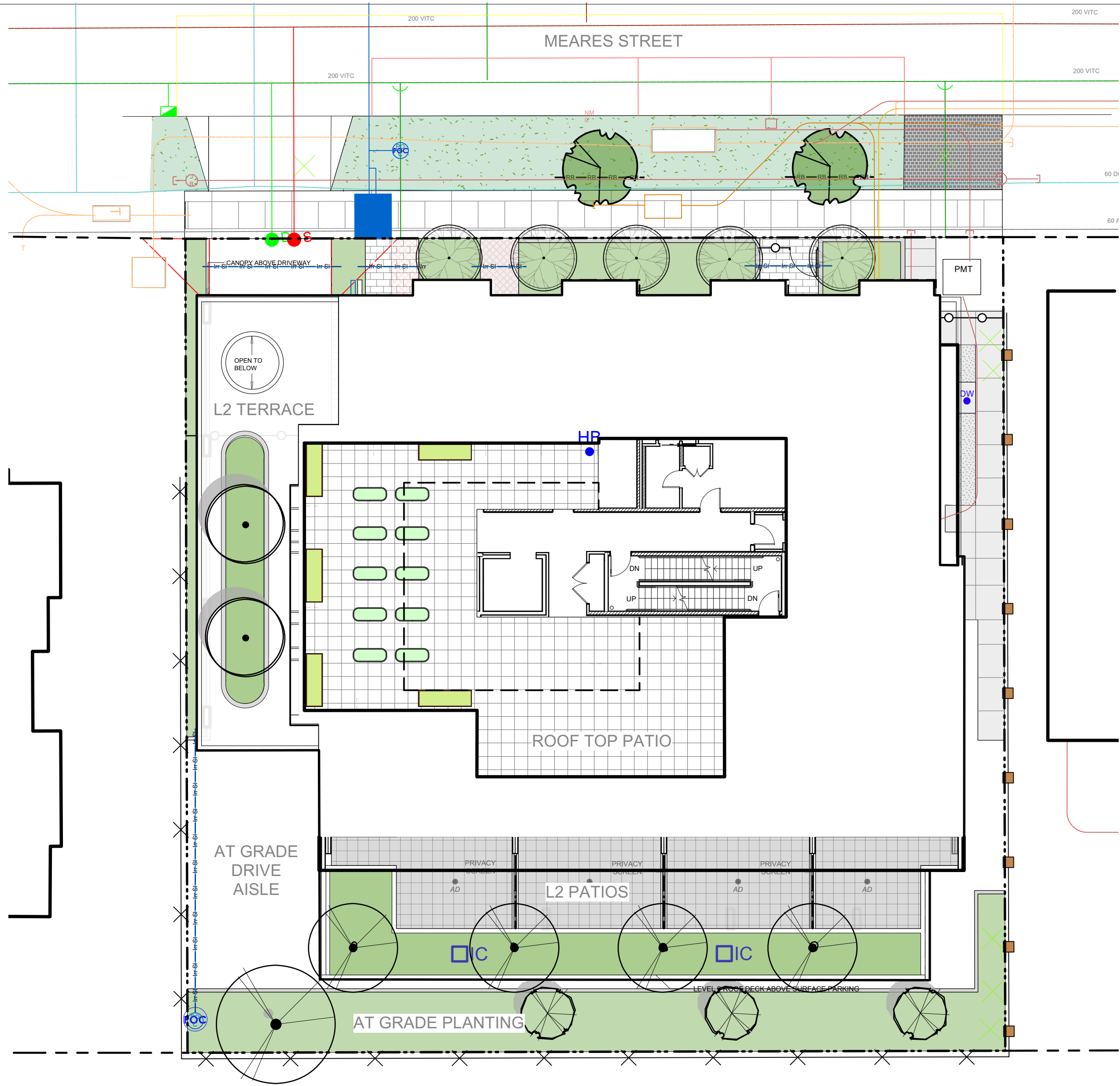
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JAWL RESIDENTIAL

MEARES DEVELOPMENT

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials
L1.02	Landscape Materials L2 & Roof
L2.01	Landscape Grading and Drainage
L2.02	Landscape Grading and Drainage L2 & Roof
L3.01	Planting Plan
L3.02	Planting Plan - L2 & Roof
L4.01	Landscape Details: Paving
L4.02	Landscape Details: Planting & Planters

NOTFORCONSTRUCTION

12	Issued for DDP	2025-02-18
11	Issued for BP Resub 2	2025-02-18
10	Issued for Tender	2024-09-13
9	IFT 99%	2024-09-13
8	BP Resubmission	2024-05-16
7	BP	2023-12-01
6	BP Draft/Coord.	2023-10-24
5	REZ / DP	2023-03-15
4	REZ / DP	2022-10-21
rev no	description	date

MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave
Victoria, BC V8Z 3P6

P: 250-412-2891
E: admin@mdi-design.ca

Tamara Bonnemaïson
2025-02-19

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.

12

L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. 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.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repainting all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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 RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE 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 construction. 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.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. 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.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9, p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. 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.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. 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.
3. 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.

BOULEVARD PLANTING NOTES

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 place 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. 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.
5. 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 (parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery); (3) Completed tree planting, installed tree grates, guards, stakes, etc.
6. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

MUNICIPAL IRRIGATION NOTES

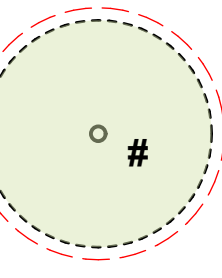
1. Irrigation systems on City property to conform to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw.
2. Irrigation drawings must be submitted to the City of Victoria Parks Division for review and approval 30 days prior to installation 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 assembly test report required; backflow assembly to have an inspection tag completed and attached.
4. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
5. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
6. 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.
7. 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.
8. Irrigation will only be required for tree drip loops, not for boulevard grass.
9. Please schedule all inspections by contacting Chuck Bass at cbass@victoria.ca and also copy treepermits@victoria.ca and tsherbo@victoria.ca 48 hours prior to the required inspection time.

LINE TYPE LEGEND

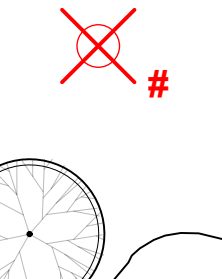
- Property line
- 3m Site Line Triangle
- Extent of Roof, above

EXISTING PLANT LEGEND

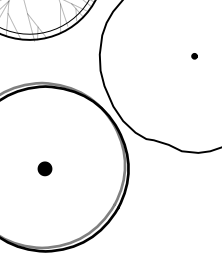
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).



Existing Tree to be retained
Onsite qty = 0
Offsite (neighbour property) qty = 7
Total = 7



Existing Tree to be removed
Onsite qty = 3
Municipal (boulevard) qty = 2
Removed by adjacent development = 1
Total = 6
Total Removed = 5



Proposed Trees
Onsite qty = 12 (Level one: 8, Level two: 6)
Municipal (boulevard) qty = 2
Total = 14

GRADING LEGEND

- + 20.15 Existing Landscape Grade
- 17.70 Civil
- 16.90 Arch
- 17.70 Proposed Landscape Grade
- TOW 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
- HP High Point
- LP Low Point

DRAINAGE LEGEND

- L-AD Area drain by Mech. Refer to Mech Drawings
- IC Inspection Chamber

IRRIGATION LEGEND

- POC Irrigation Point of Connection
Proposed Irrigation Point of Connection. Provide water service and electrical conduit to this location. Refer to Mech & Elec Drawings.
- Irrigation Sleeve
Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.
- HB Hose Bib
See Mech.

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

- EXISTING PROPOSED
- Storm drain
- Sewer
- Water
- Electrical
- Gas
- Hydro Tel

1.0 PAVEMENTS, RAMPS, CURBS				
1.1	Concrete - Type 1		Cast in place concrete, broom finish with sawcut joints.	3-L4.01
1.2	Concrete - Type 2		"New Town" paving. Landscape shows control joints, only - refer to civil.	See Civil.
1.3	Unit Paving - On Grade		Belgard Canada, Classic Standard (225mm x 112.5mm x 60mm). Charcoal, running bond pattern.	1-L4.01
1.4	Turfstone		Belgard Canada, c/w structural soil base.	See Civil.
1.5	Gravel Maintenance Edge			5-L4.01
1.6	Structural Soil Cells		Two layers deep. Contractor to provide Shop Drawings	7-L4.01
1.7	Unit Paver on Pedestal - Type 1		610 mm x 610 mm x 20 mm porcelain tile. Supplier: Enmon North America, or approved equivalent. Stack bond on pedestal. Colour: Project Silver	2-L4.01
1.8	Unit Paver on Pedestal - Type 2		Belgard Canada (or approved equivalent) - "Tavada" in color Natural. Stack Bond on pedestal. 610mm x 610mm x 50mm	2-L4.01
1.9	CIP Concrete Curb Edge		Concrete Curb Edge to retain soil. 150 or 200 height. See L2.01.	6-L4.01
2.0 SITE WALLS / EMBANKMENTS				
2.1	Cast in Place Concrete Entry Wall		Concrete wall. Refer to Arch.	See Arch.
3.0 SITE FURNISHINGS				
3.1	Standard Bike Rack, Capacity: 1		Urbanscape Serpentine Bike Rack (model BRK538S), surface mount. Supplier: Sudden Fun Recreation.	See Mfr.
3.2	Double Bike Rack, Capacity: 2		Urbanscape Serpentine Bike Rack (model BRK538S), surface mount. Supplier: Sudden Fun Recreation.	See Mfr.
3.3	Raised Bed Planter		SproutBox metal raised garden bed. Series: 17" Tall Modular 9 in 1 kit, "V7" 5ft x 2ft configuration. Finish: Slate Grey - or approved equivalent. C/w engineered light weight growing medium. Foam voiding to limit soil depth to 400 depth max.	See Mfr.
3.4	Aluminium Planter		Aluminium Planter. Supplier: Green Theory Designs, or approved equivalent. C/w engineered light weight growing medium - refer to spec. Foam Voiding to limit soil depth to 900 depth max.	7-L4.02
3.5	Bollard		See Arch.	See Arch.
3.6	Dogwash Station		Hose Bib c/w concrete pad and drain.	See Mech.
4.0 RAILINGS, BARRIERS, FENCING				
4.1	Security Gate and Fence		See Arch.	See Arch.
4.2	Screening		See Arch.	See Arch.
4.3	Cedar Fencing by Neighbour		Offset from property line for clarity. Protect and retain.	By Others.
4.4	Existing Chain Link Fence		Offset from property line for clarity. Protect and retain unless otherwise noted.	N/A
4.5	Root Barrier		Deep Root Tree Root Barrier (UB-24) or approved equivalent.	See Mfr.
5.0 PLANTING AND LANDSCAPE				
5.1	Shrub and Tree Planting Area - On Grade		Growing medium - refer to spec. 450mm depth unless otherwise noted. See Plan.	4-L4.02
5.2	Shrub and Tree Planting Area - On Slab		Growing medium - refer to spec. 450mm depth.	2-L4.02 3-L4.02
5.3	Lawn Area (Sod)		Sod over growing medium - refer to spec. 600mm depth or as permitted by Project Arborist within protected root zone.	5-L4.02

NOTFORCONSTRUCTION

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5	REZ / DP	2023-03-15
4	REZ / DP	2022-10-21
rev no	description	date

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250-412-2891
E: admin@mdi-design.ca

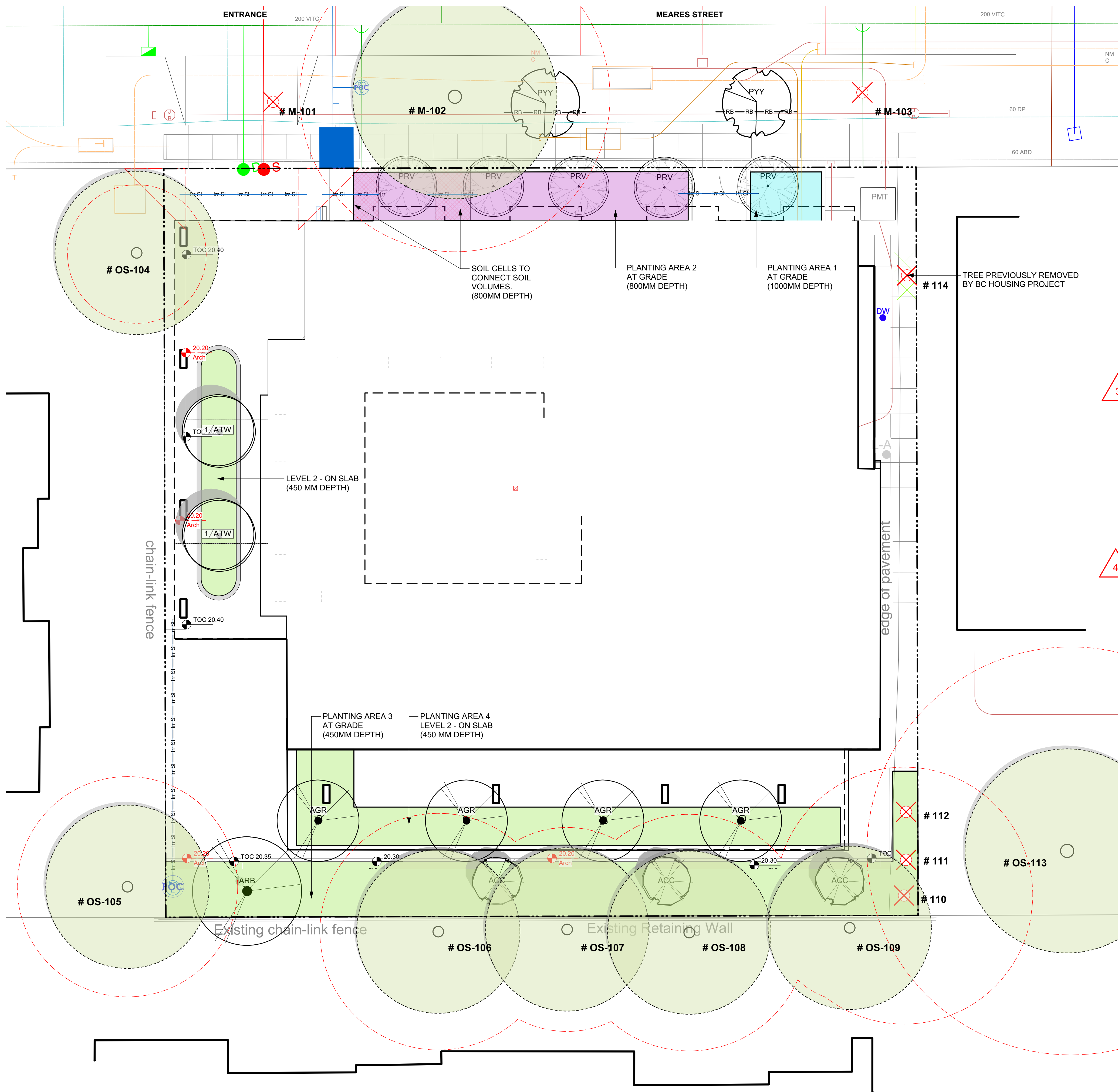
Tamara Bonnemaison
2025-02-19

client
Jawl Residential
3374 Tennyson Ave.
Victoria, BC

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

sheet title
General Information Sheet

project no. 122.11
scale 1: 100 @ 24"x36"
drawn by MDI
checked by SM/JD
revision no. sheet no.
L0.01



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 recieved 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

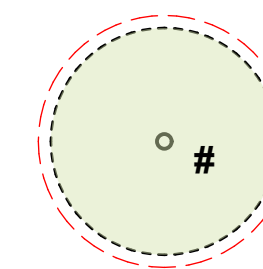
				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area ID	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	8.5	1	8.5	1			8			8
2	39.1	0.8	31.3	4			24			24
3	104.5	0.45	47.0	3	1		18	20		38
4	58.3	0.45	26.2	4			24			24

TREE LIST - Overall Site - List to be Used for Information Only. Refer to L3.01 and L3.02 for full plant lists.

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACC	3	Acer circinatum	Vine Maple	3 m ht, 1.8 width, multi-stem
ARB	1	Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Maple	6.0cm cal, b&b
PRV	5	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	6.0cm cal, b&b, 1.8m standard min.
PYY	2	Prunus yedoensis 'Yoshino'	Yoshino Cherry Blossom	5.0cm cal. with min. 6' standard
LEVEL 2 TREES:				
AGR	4	Acer griseum	Paperbark Maple	6.0cm cal, b&b, multi-stem
ATW	2	Acer tegmentosum 'White Tigres'	White Tigrss Maple	4.0cm cal, b&b, multi-stem

EXISTING PLANT LEGEND

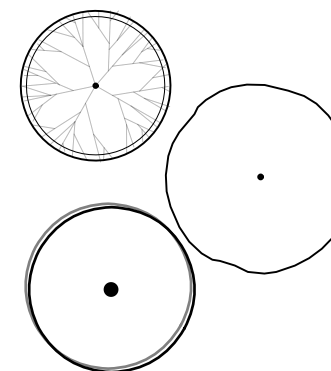
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).



Existing Tree to be retained
Onsite qty = 0
Offsite (neighbour property) qty = 7
Total = 7



Existing Tree to be removed
Onsite qty = 3
Municipal (boulevard) qty = 2
Removed by adjacent development = 1
Total = 6
Total Removed = 5



Proposed Trees
Onsite qty = 12 (Level one: 8, Level two: 6)
Municipal (boulevard) qty = 2
Total = 14

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

SOIL DEPTH LEGEND

1000mm	
800mm	
450mm	

NOTFORCONSTRUCTION

rev no	description	date
12	Issued for DDP	2025-02-18
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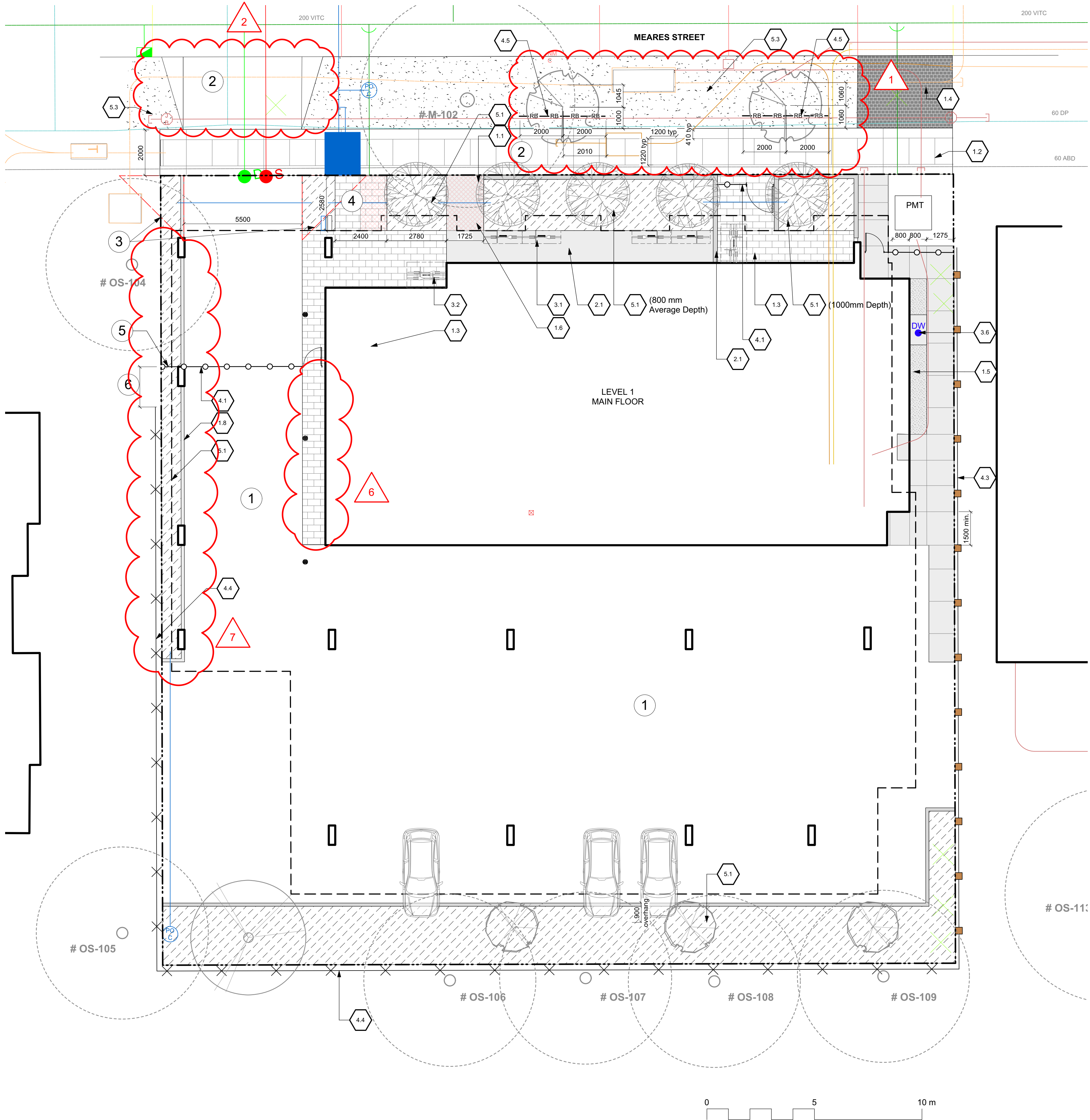
client
Jawl Residential
3374 Tennyson Ave.
Victoria, BC

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

sheet title
Tree Removal, Retention & Replacement Plan

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

12 L0.02



1.0 PAVEMENTS, RAMPS, CURBS				
1.1	Concrete - Type 1		Cast in place concrete, broom finish with sawcut joints.	3-L4.01
1.2	Concrete - Type 2		"New Town" paving. Landscape shows control joints, only - refer to civil.	See Civil.
1.3	Unit Paving - On Grade		Belgard Canada, Classic Standard (225mm x 112.5mm x 60mm). Charcoal, running bond pattern.	1-L4.01
1.4	Turfstone		Belgard Canada, c/w structural soil base.	See Civil.
1.5	Gravel Maintenance Edge			5-L4.01
1.6	Structural Soil Cells		Two layers deep. Contractor to provide Shop Drawings	7-L4.01
1.7	Unit Paver on Pedestal - Type 1		610 mm x 610 mm x 20 mm porcelain tile. Supplier: Enmon North America, or approved equivalent. Stack bond on pedestal. Colour: Project Silver	2-L4.01
1.8	Unit Paver on Pedestal - Type 2		Belgard Canada (or approved equivalent) - "Texada" or "Natural Stone Bond on Pedestal. 610mm x 610mm x 50mm	2-L4.01
1.9	CIP Concrete Curb Edge		Concrete Curb Edge to retain soil. 150 or 200 height. See L2.01.	6-L4.01
2.0 SITE WALLS / EMBANKMENTS				
2.1	Cast in Place Concrete Entry Wall		Concrete wall. Refer to Arch.	See Arch.
3.0 SITE FURNISHINGS				
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3.3	Raised Bed Planter		SproutBox metal raised garden bed. Series: 17" Tall Modular 9 in 1 kit, "V7" 5ft x 2ft configuration. Finish: Slate Grey - or approved equivalent. C/w engineered light weight growing medium. Foam voiding to limit soil depth to 400 depth max.	See Mfr.
3.4	Aluminium Planter		Aluminium Planter. Supplier: Green Theory Designs, or approved equivalent. C/w engineered light weight growing medium - refer to spec. Foam Voiding to limit soil depth to 900 depth max.	7-L4.02
3.5	Bollard		See Arch.	See Arch.
3.6	Dogwash Station		Hose Bib c/w concrete pad and drain.	See Mech.
4.0 RAILINGS, BARRIERS, FENCING				
4.1	Security Gate and Fence		See Arch.	See Arch.
4.2	Screening		See Arch.	See Arch.
4.3	Cedar Fencing by Neighbour		Offset from property line for clarity. Protect and retain.	By Others.
4.4	Existing Chain Link Fence		Offset from property line for clarity. Protect and retain unless otherwise noted.	N/A
4.5	Root Barrier		Deep Root Tree Root Barrier (UB-24) or approved equivalent.	See Mfr.
5.0 PLANTING AND LANDSCAPE				
5.1	Shrub and Tree Planting Area - On Grade		Growing medium - refer to spec. 450mm depth unless otherwise noted. See Plan.	4-L4.02
5.2	Shrub and Tree Planting Area - On Slab		Growing medium - refer to spec. 450mm depth.	2-L4.02 3-L4.02
5.3	Lawn Area (Sod)		Sod over growing medium - refer to spec. 600mm depth or as permitted by Project Arborist within protected root zone.	5-L4.02

REFERENCE NOTES

- Refer to Architects drawings for parking lot details.
- Refer to Civil Eng. drawings for driveway crossing and sidewalk details.
- 3.0m sight triangle.
- Final structural soil cell design to be coordinated with underground services in this area. Depth of services to be verified prior to shop drawing production.
- Add section of chainlink fence to close gap between property line and security gate.
- Extend existing chainlink fence on property line to close off access to meet new security gate.



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MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave
Victoria, BC V8Z 3P6

P: 250-412-2891
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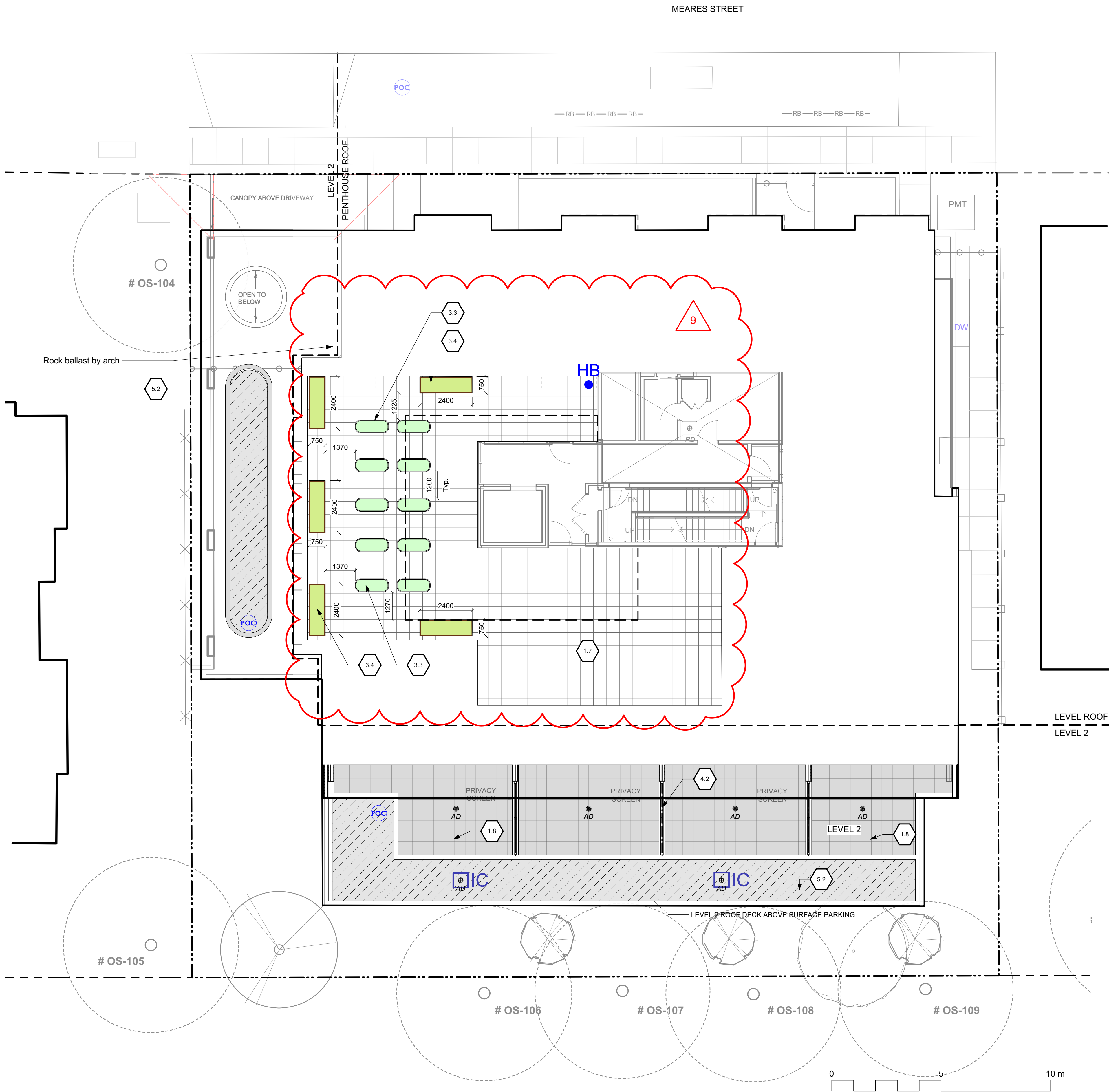


REGISTERED MEMBER
TAMARA BONNEMAISON
659
LANDSCAPE ARCHITECTS

Tamara

2025-02-19

client	Jawl 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.
12	L1.01



1.0	PAVEMENTS, RAMPS, CURBS			
1.1	Concrete - Type 1		Cast in place concrete, broom finish with sawcut joints.	3-L4.01
1.2	Concrete - Type 2		"New Town" paving. Landscape shows control joints, only - refer to civil.	See Civil.
1.3	Unit Paving - On Grade		Belgard Canada, Classic Standard (225mm x 112.5mm x 60mm), Charcoal, running bond pattern.	1-L4.01
1.4	Turfstone		Belgard Canada, c/w structural soil base.	See Civil.
1.5	Gravel Maintenance Edge			5-L4.01
1.6	Structural Soil Cells		Two layers deep. Contractor to provide Shop Drawings.	7-L4.01
1.7	Unit Paver on Pedestal - Type 1		610 mm x 610 mm x 20 mm porcelain tile. Supplier: Emmon North America, or approved equivalent. Slack bond on pedestal. Colour: Project Silver	2-L4.01
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1.9	CIP Concrete Curb Edge		Concrete Curb Edge to retain soil. 150 or 200 height. See L2.01.	6-L4.01
2.0	SITE WALLS / EMBANKMENTS			
2.1	Cast in Place Concrete Entry Wall		Concrete wall. Refer to Arch.	See Arch.
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3.4	Aluminium Planter		Aluminium Planter. Supplier: Green Theory Designs, or approved equivalent. C/w engineered light weight growing medium - refer to spec. Foam Voids to limit soil depth to 900 depth max.	7-L4.02
3.5	Bollard		See Arch.	See Arch.
3.6	Dogwash Station		Hose Bib c/w concrete pad and drain.	See Mech.
4.0	RAILINGS, BARRIERS, FENCING			
4.1	Security Gate and Fence		See Arch.	See Arch.
4.2	Screening		See Arch.	See Arch.
4.3	Cedar Fencing by Neighbour		Offset from property line for clarity. Protect and retain.	By Others.
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5.0	PLANTING AND LANDSCAPE			
5.1	Shrub and Tree Planting Area - On Grade		Growing medium - refer to spec. 450mm depth unless otherwise noted. See Plan.	4-L4.02
5.2	Shrub and Tree Planting Area - On Slab		Growing medium - refer to spec. 450mm depth.	2-L4.02 3-L4.02
5.3	Lawn Area (Sod)		Sod over growing medium - refer to spec. 600mm depth or as permitted by Project Arborist within protected root zone.	5-L4.02

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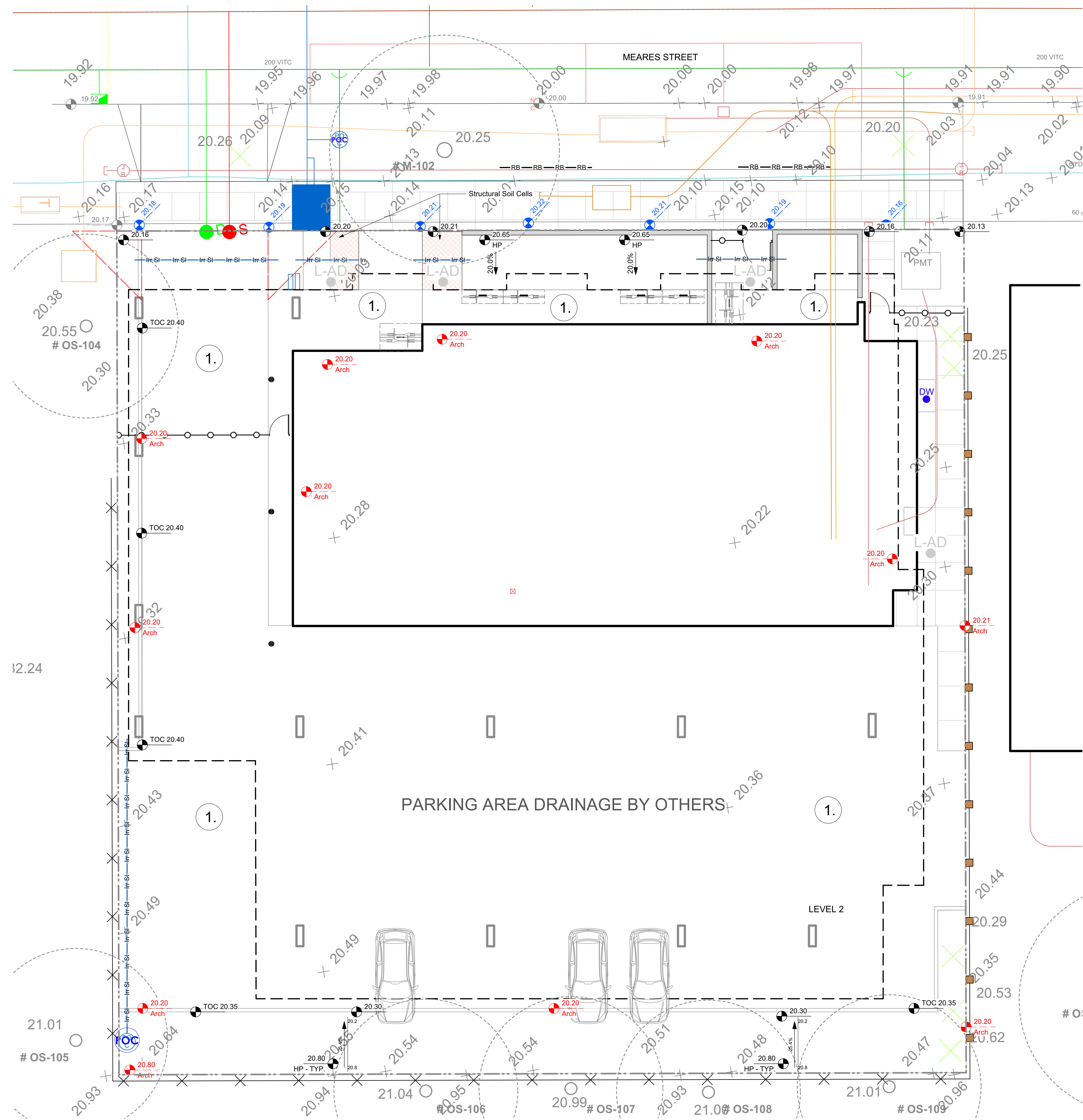
project
1039-1043 Meares St
1039-1043
Meares St
Victoria, BC

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.

12 **L1.02**



GRADING LEGEND

- + 20.15 Existing Landscape Grade
- 17.70 Civil Civil Grade, provided for reference only
- 16.90 Arch Architectural grade, provided for reference only
- 17.70 Proposed Landscape Grade
 - TOW Top of Wall BP Bottom of Pool
 - BW Bottom of Wall TS Top of Stairs
 - TOC Top of Curb BS Bottom of Stairs
 - BC Bottom of Curb HP High Point
 - TP Top of Pool LP Low Point

1. Refer to Architects DWG's for onsite grading.

DRAINAGE LEGEND

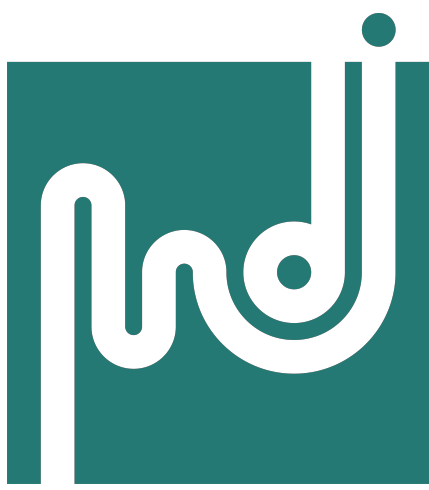
- L-AD Area drain by Mech. Refer to Mech Drawings
- IC Inspection Chamber 6-L4.02

IRRIGATION LEGEND

- POC Irrigation Point of Connection
Proposed Irrigation Point of Connection.
Provide water service and electrical conduit to this location. Refer to Mech & Elec Drawings.
- Irrigation Sleeve
Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.
- HB Hose Bib
See Mech.

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Tamara Bonnemaison
2025-02-19

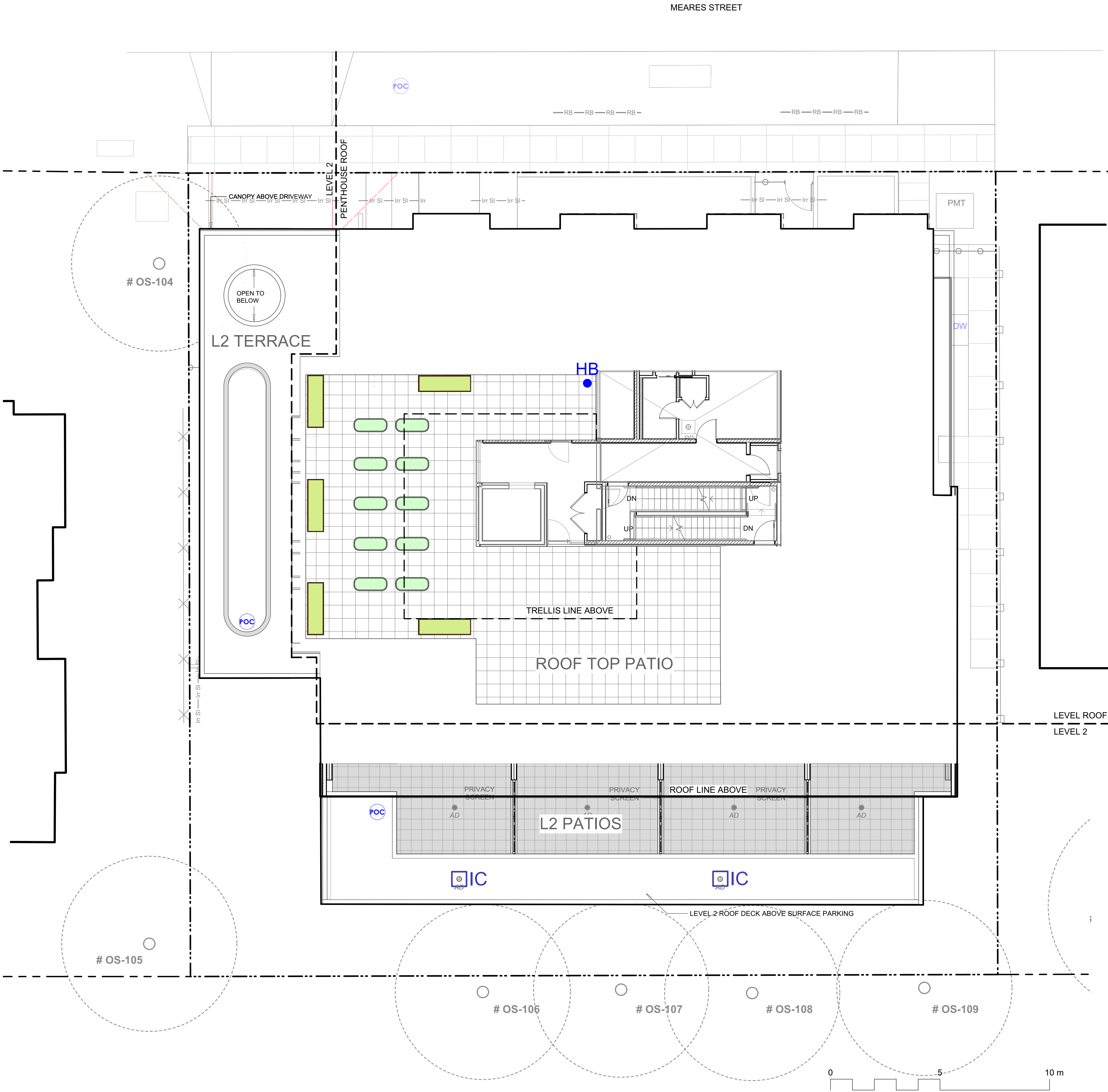
client
Jawal Residential
3374 Tennyson Ave.
Victoria, BC

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

sheet title
**Landscape Grading
and Drainage**

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

12 L2.01



- GRADING LEGEND**
- + 20.15 Existing Landscape Grade
 - 17.70 Civil Civil Grade, provided for reference only
 - 16.90 Arch Architectural grade, provided for reference only
 - 17.70 Proposed Landscape Grade
 - TOW 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
 - HP High Point
 - LP Low Point

- DRAINAGE LEGEND**
- L-AD Area drain by Mech. Refer to Mech Drawings
 - IC Inspection Chamber 6-L4.02

- IRRIGATION LEGEND**
- POC **Irrigation Point of Connection**
Proposed Irrigation Point of Connection. Provide water service and electrical conduit to this location. Refer to Mech & Elec Drawings.
 - Irr SI **Irrigation Sleeve**
Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.
 - HB **Hose Bib**
See Mech.



NOTFORCONSTRUCTION

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rev no	description	date



MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave
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Tamara Bonnemaison
2025-02-19

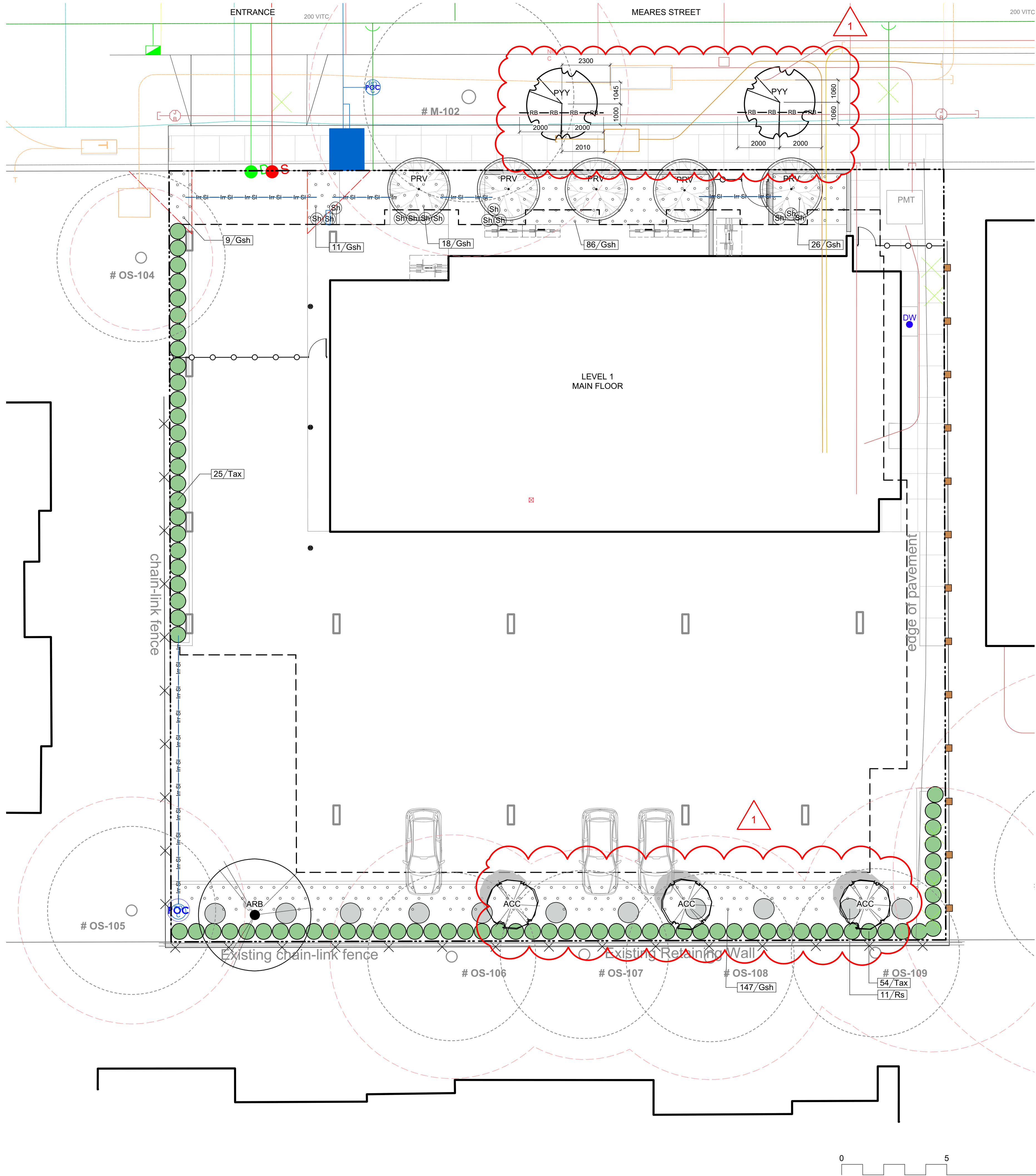
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Jawl Residential
3374 Tennyson Ave.
Victoria, BC

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

sheet title
Landscape Grading and Drainage L2 & Roof

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

**L2.02**



PLANT LIST - Level 1 / Ground Level List				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACC	3	Acer circinatum	Vine Maple	3 m ht, 1.8 width, multi-stem
ARB	1	Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Maple	6.0cm cal, b&b
PRV	5	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	6.0cm cal, b&b, 1.8m standard min.
PYY	2	Prunus yedoensis 'Yoshino'	Yoshino Cherry Blossom	5.0cm cal. with min. 6' standard
SHRUBS AND PERENNIALS				
Gsh	297	Gaultheria shallon	Salal	#1 pot
Rs	11	Ribes sanguineum	Red Flowering Currant	#3 pot
Sh	13	Sarcococca hookeriana var humilis	Himilayan Sweet Box	#1 pot
Tax	79	Taxus x media	Hybrid Yew	#10 pot, 5' high



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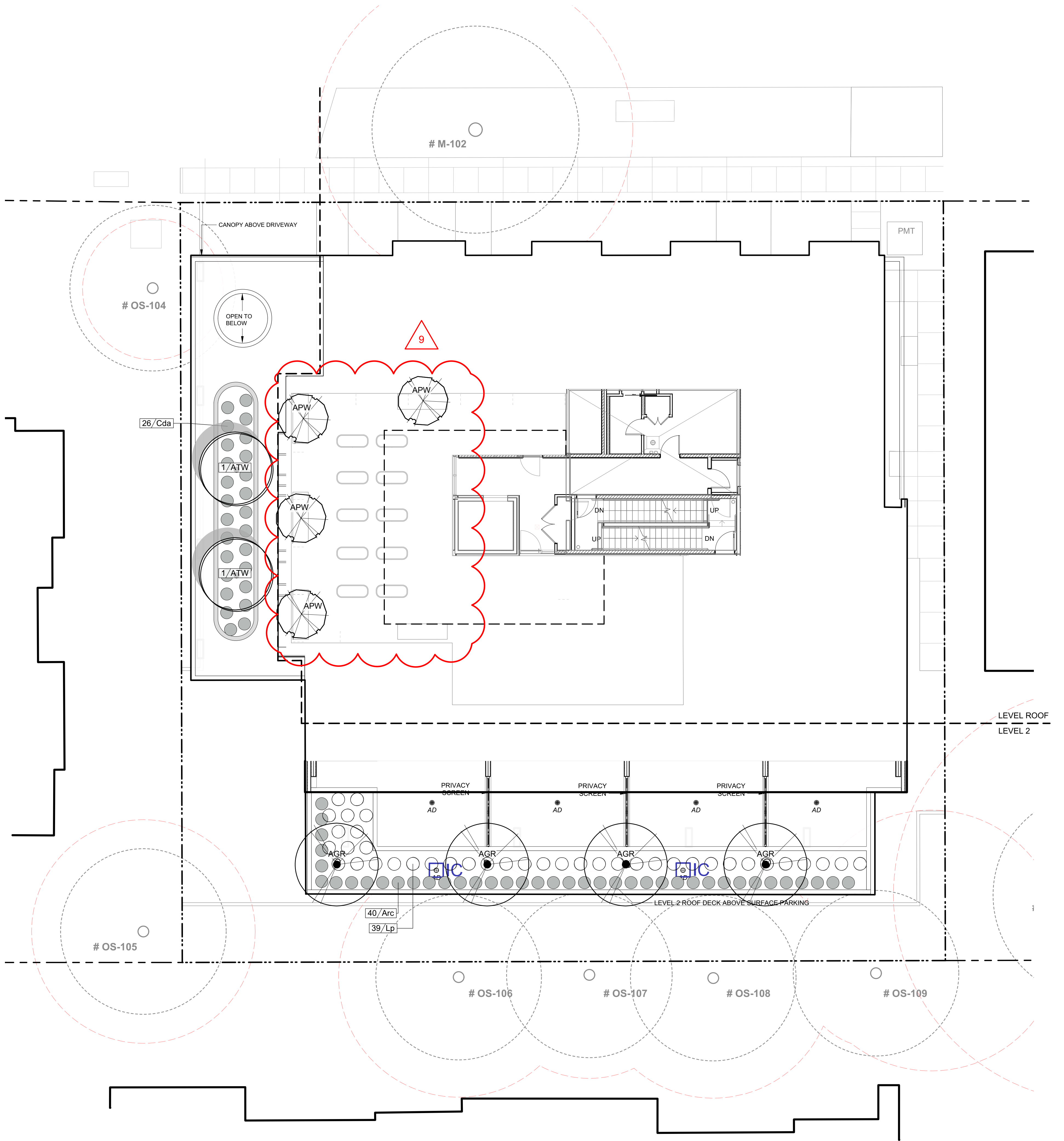
Tamara Bonnemaison
2025-02-19

client
Jawl Residential
3374 Tennyson Ave.
Victoria, BC

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

sheet title
Planting Plan

project no. 122.11
scale 1:100 @ 24"x36"
drawn by MDI
checked by SM/JD
revision no. 12
sheet no. **L3.01**



9				
PLANT LIST - Level 2 & Roof List				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
LEVEL 2				
AGR	4	Acer griseum	Paperbark Maple	6.0cm cal, b&b, multi-stem
ATW	2	Acer tegmentosum "White Tigress"	White Tigress Maple	4.0cm cal, b&b, multi-stem
Arc	120	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot
Cda	26	Cotoneaster dammeri	Bearberry	#1 pot
ROOF				
APW	4	Acer palmatum 'Mikawa Yatsubusa'	Japanese Maple 'Mikawa Yatsubusa'	#15 pot, 1.2m height



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2025-02-19

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Victoria, BC

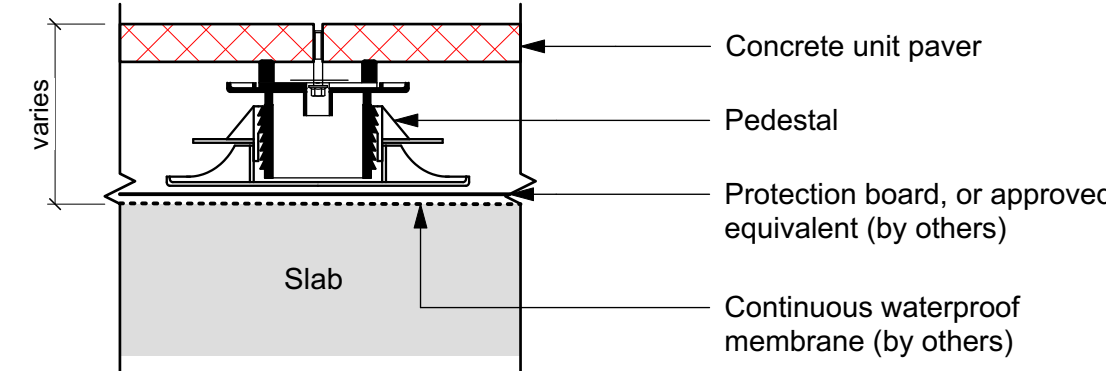
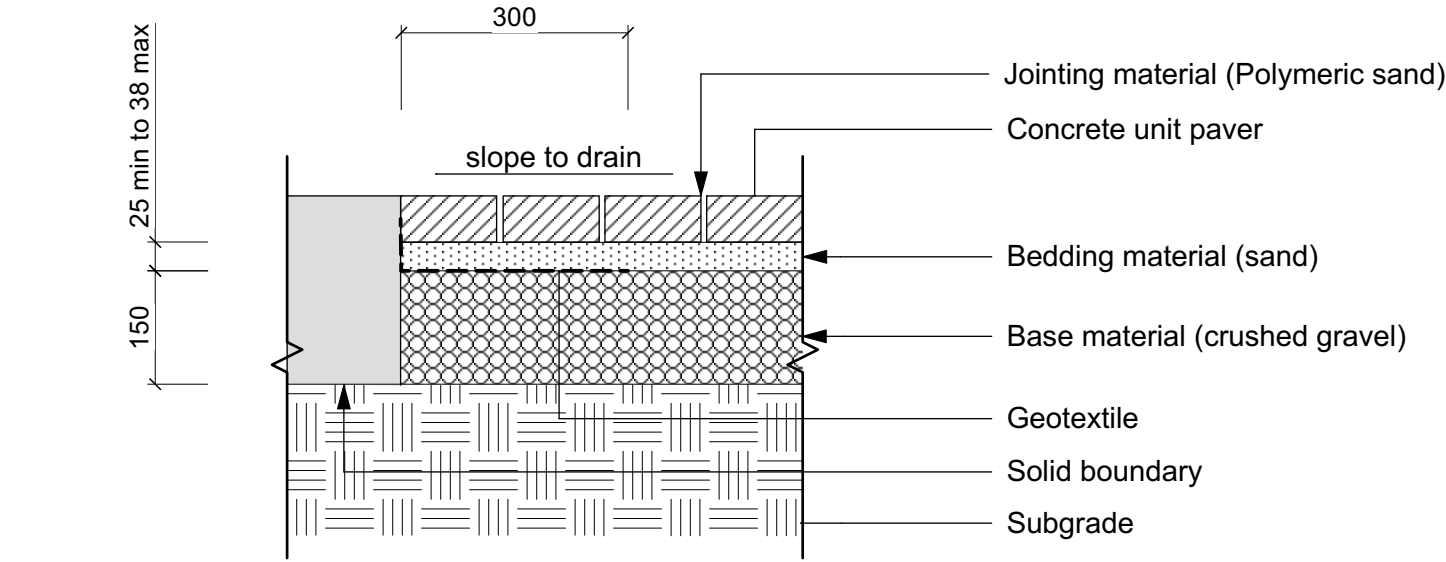
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1039-1043 Meares St
1039-1043
Meares St
Victoria, BC

sheet title
Planting Plan - L2 & Roof

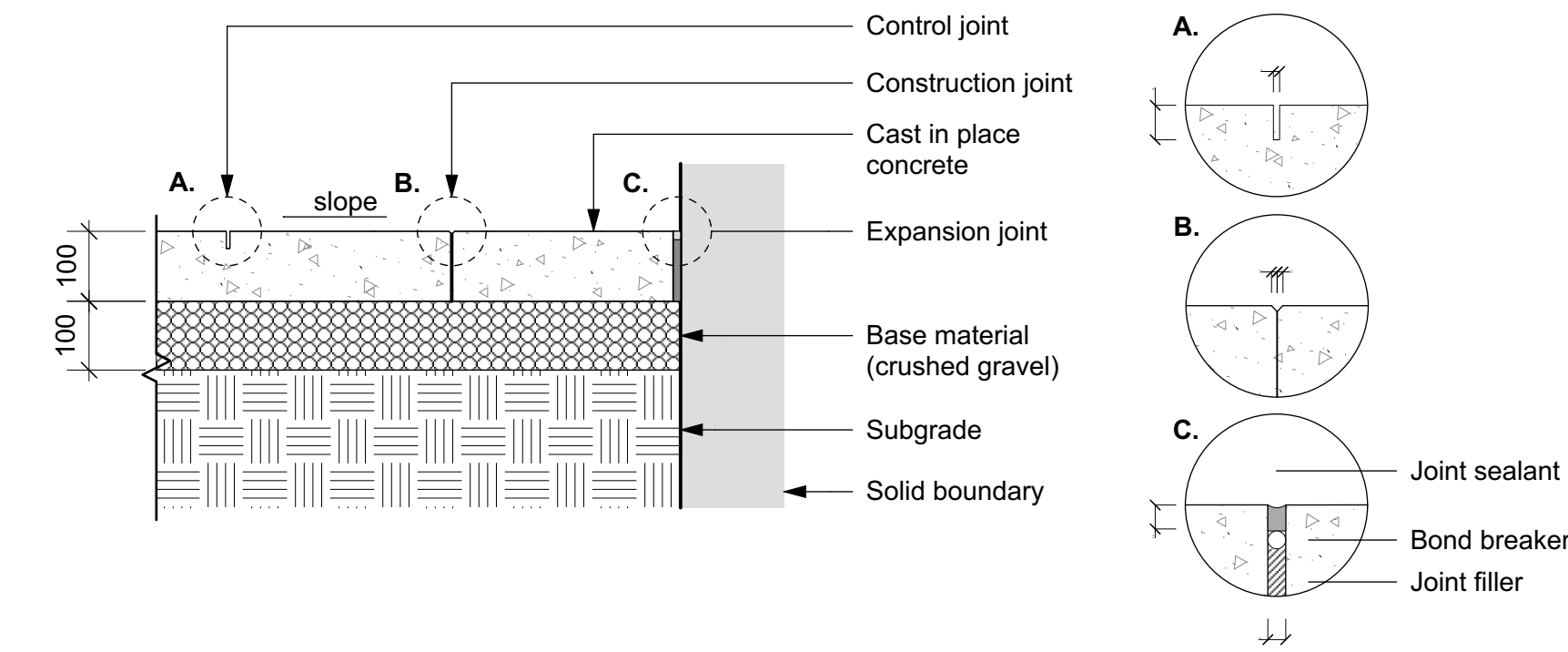
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revision no. sheet no.

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L3.02



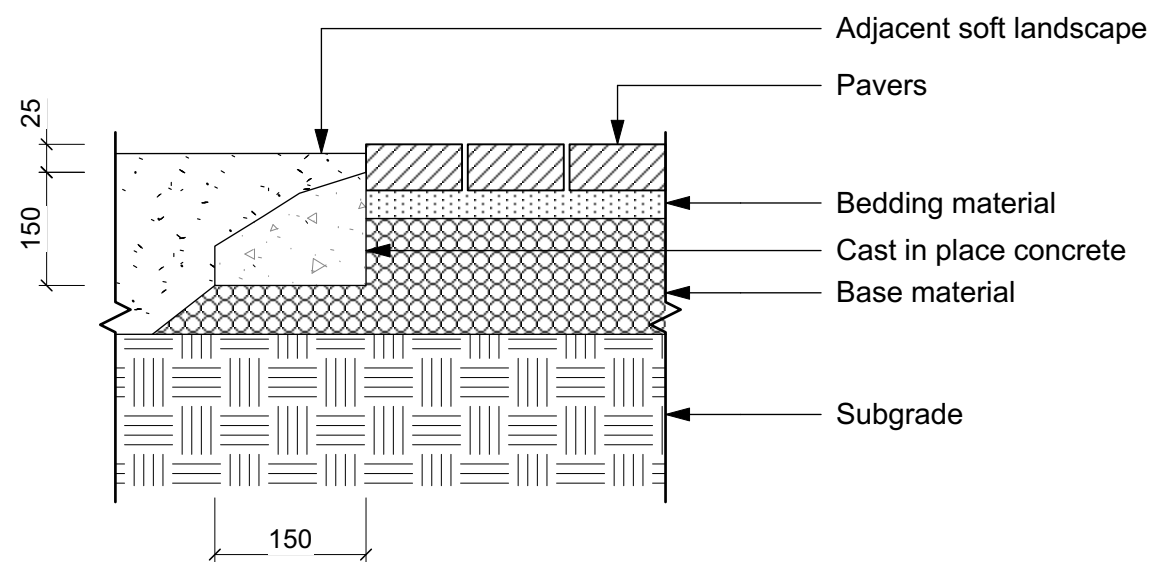
GENERAL NOTES:
1. See Architect's drawings for slab drainage, waterproofing and protection details.



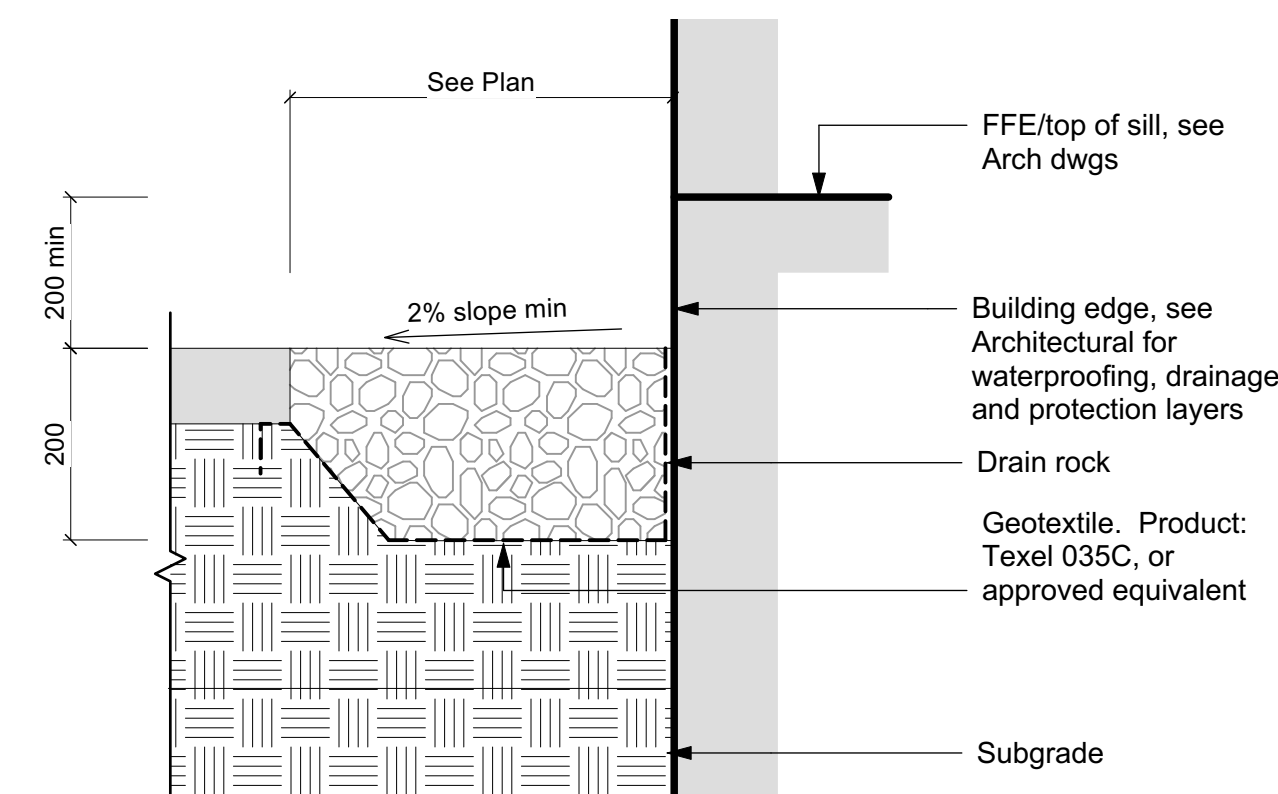
1 Concrete Unit Paving on Grade
Scale: 1:10

2 Concrete Unit Paving on Pedestal
Scale: 1:10

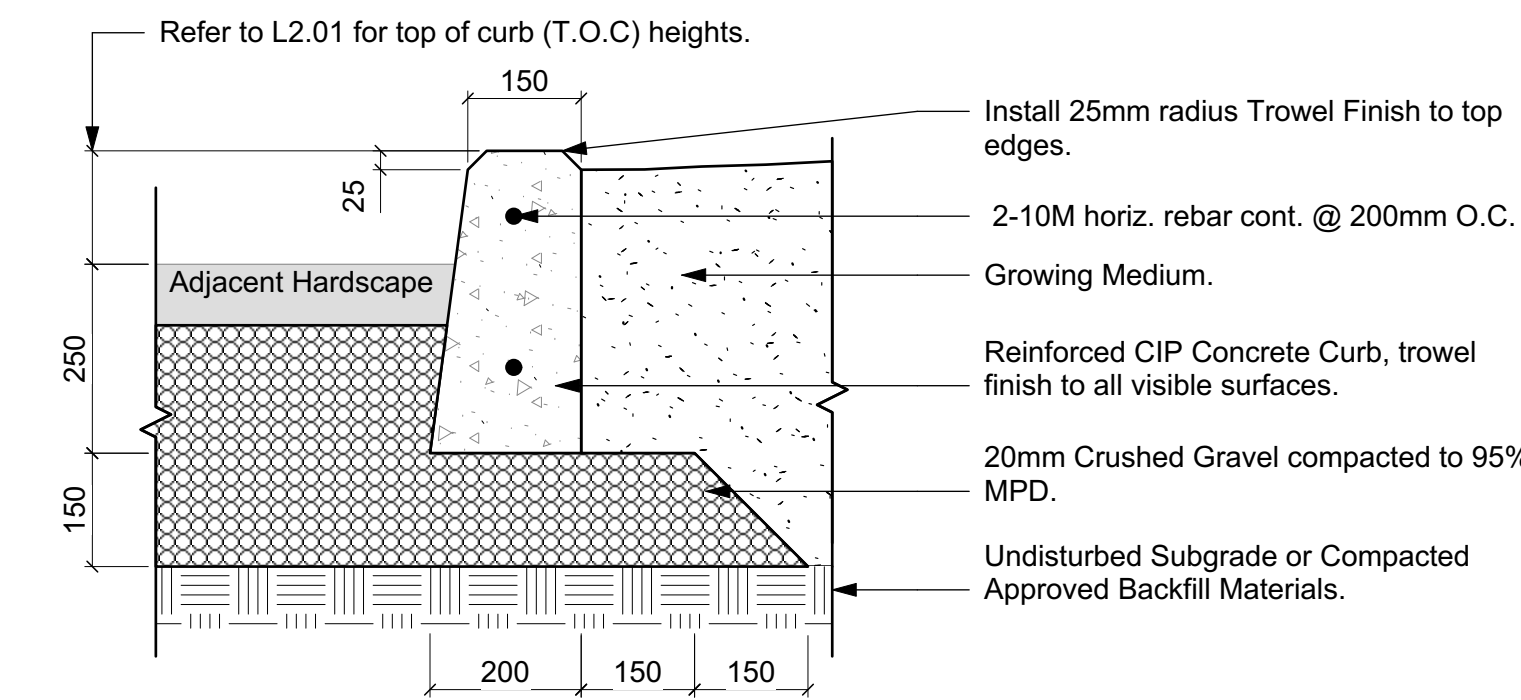
3 CIP Concrete Paving on Grade
Scale: 1:10



4 CIP Concrete Edge Restraint
Scale: 1:10

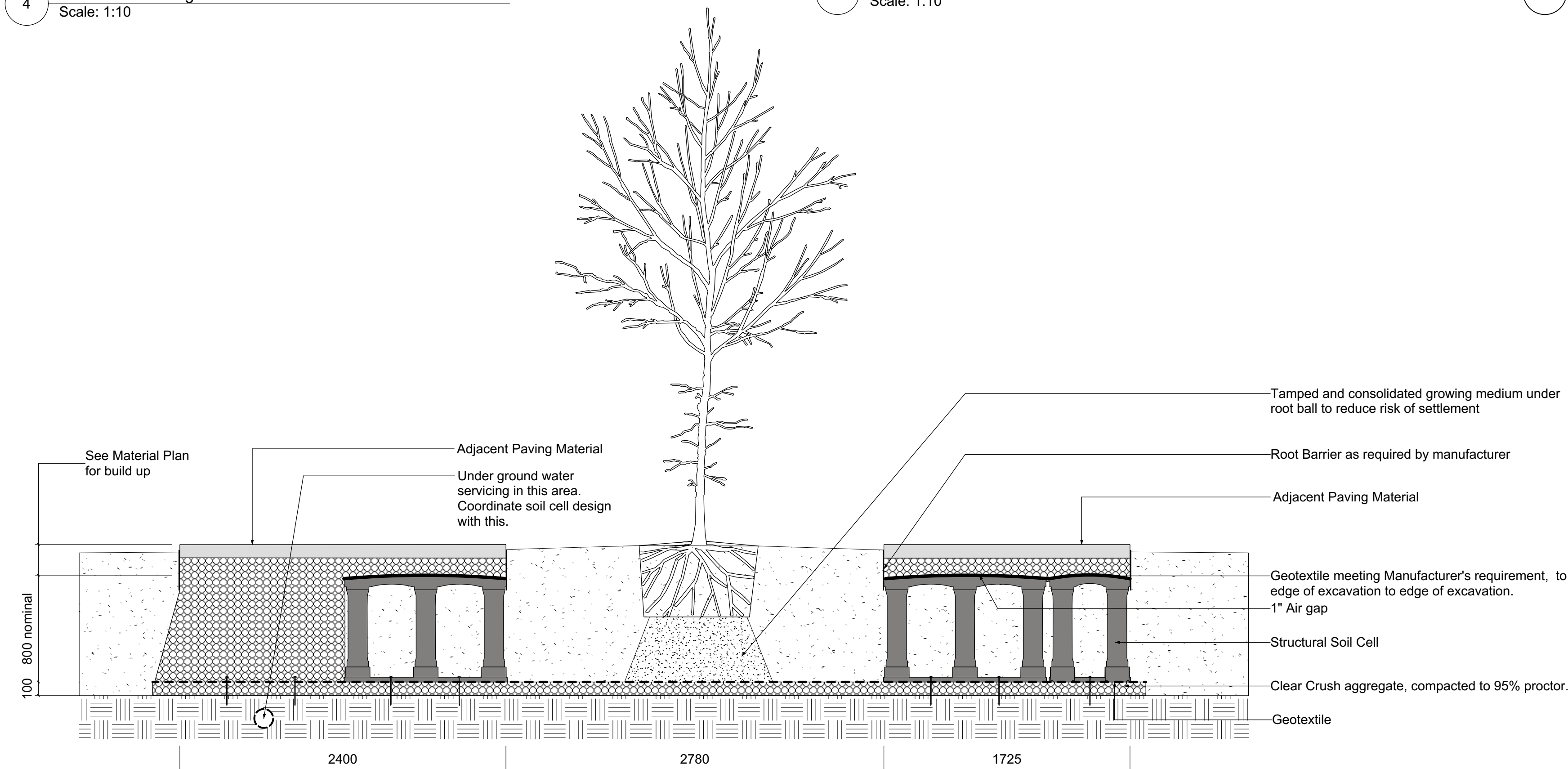


5 Gravel Maintenance Edge on Grade
Scale: 1:10



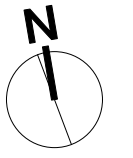
GENERAL NOTES
1. All CIP concrete to be 32 Mpa, Class C-2.
2. All rebar to have 50mm cover min., all edges.

6 CIP Concrete Curb Edge
Scale: 1:10



GENERAL NOTES:
1. Contractor to provide Shop Drawings from manufacturer showing all materials and layout.

7 Structural Tree Cells
Scale: 1:25

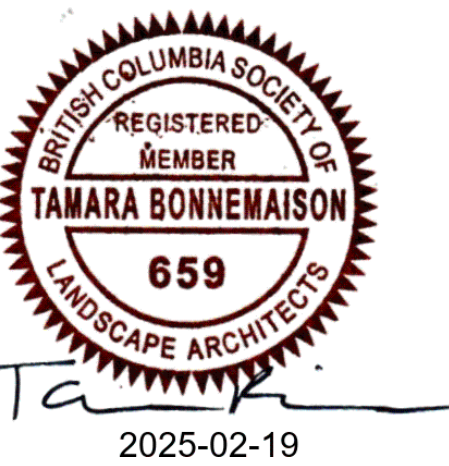


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Jawl Residential
3374 Tennyson Ave.
Victoria, BC

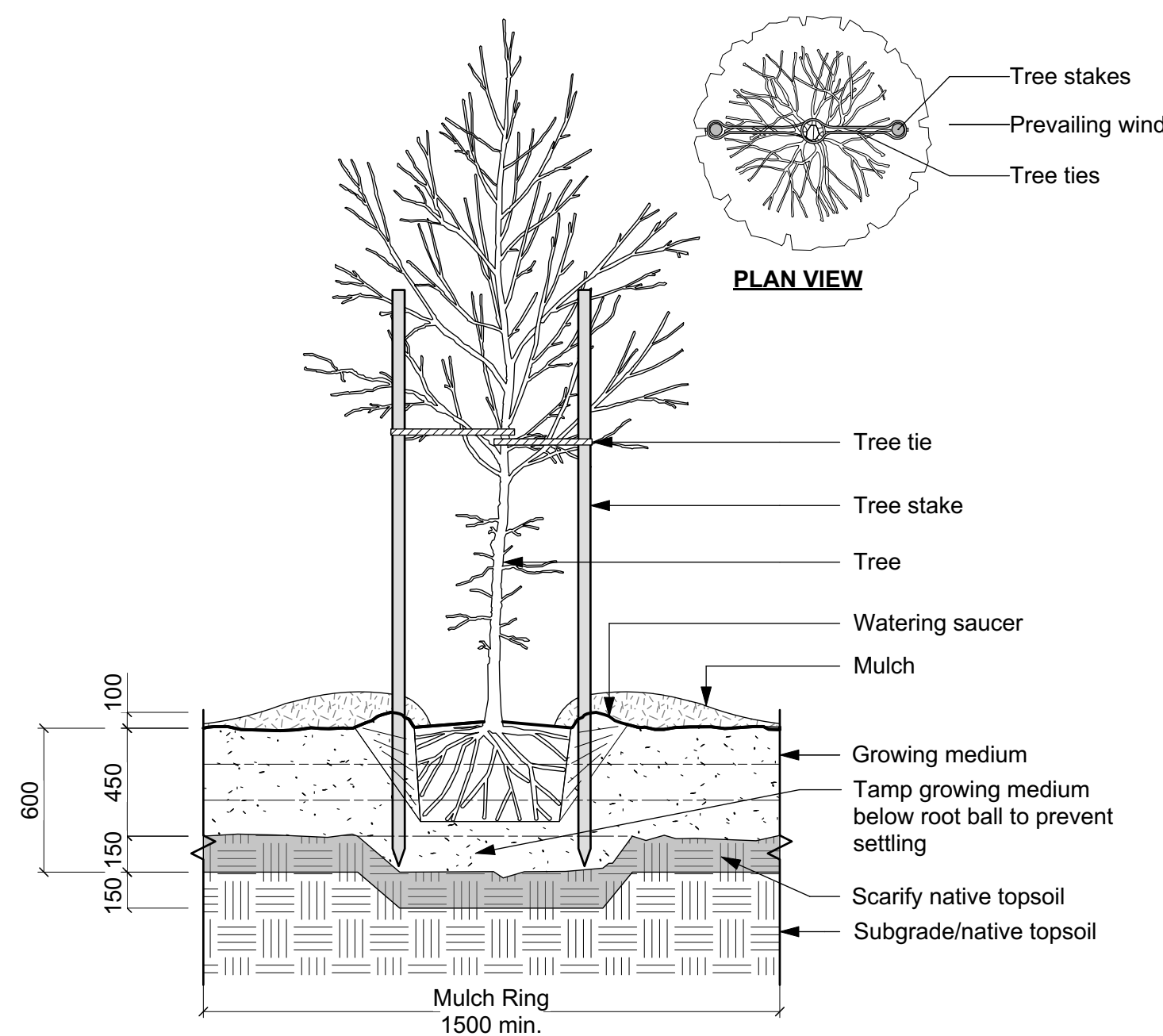
project
1039-1043 Meares St
1039-1043
Meares St
Victoria, BC

sheet title
**Landscape Details:
Paving**

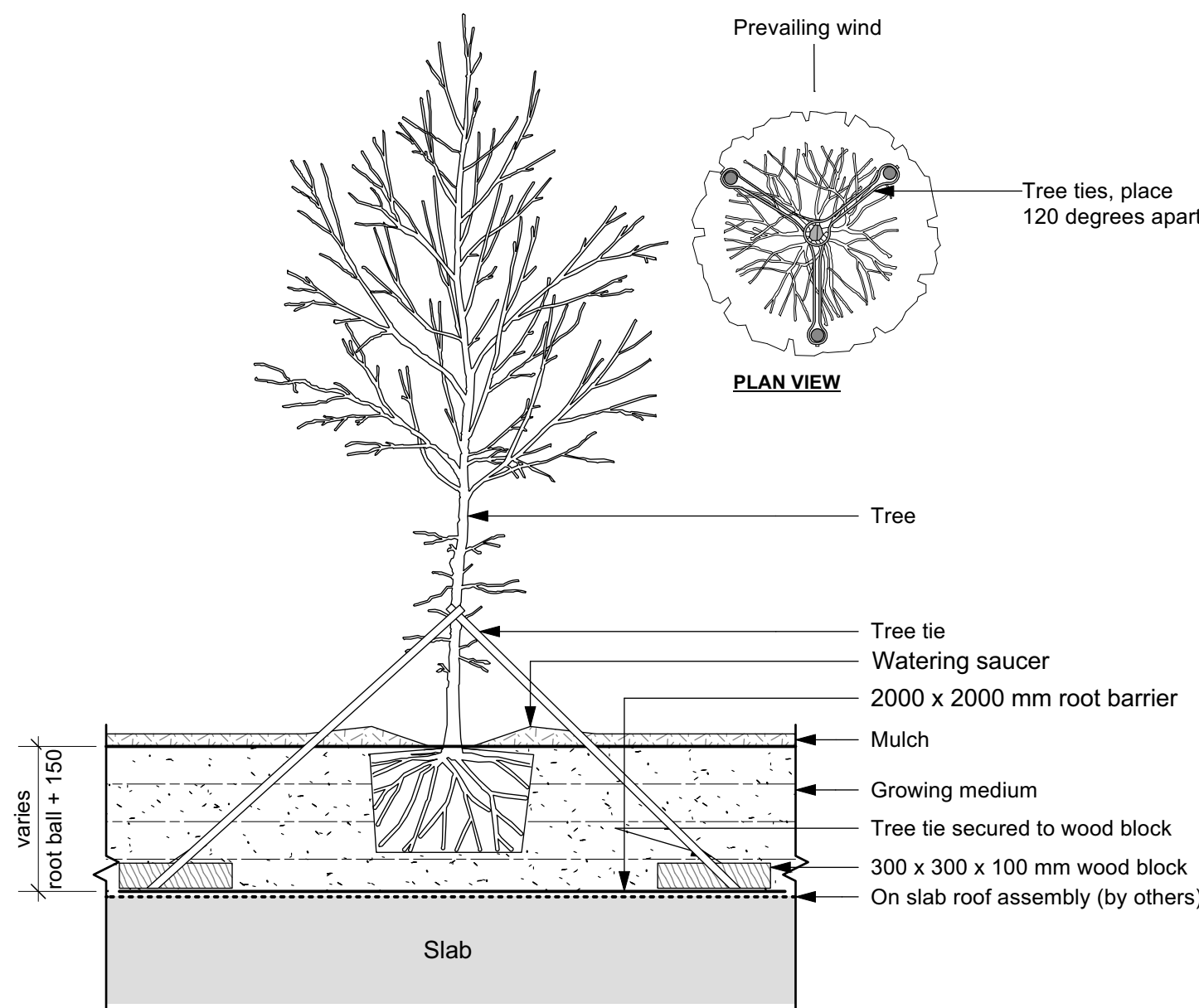
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checked by SM/JD
revision no. sheet no.

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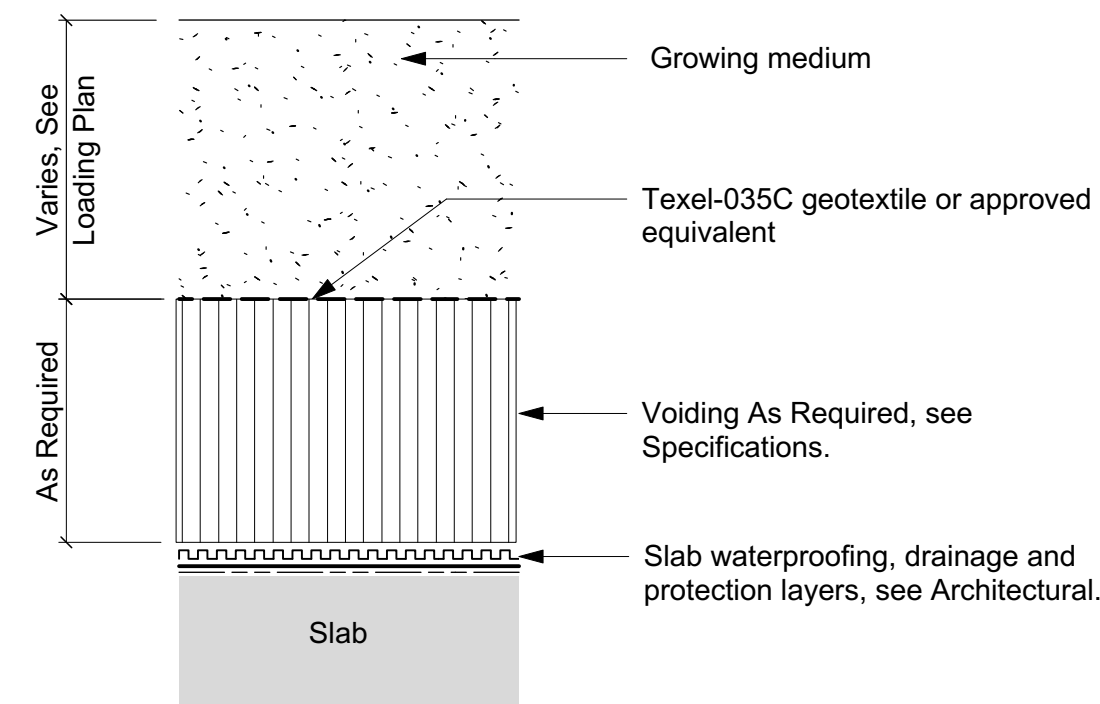
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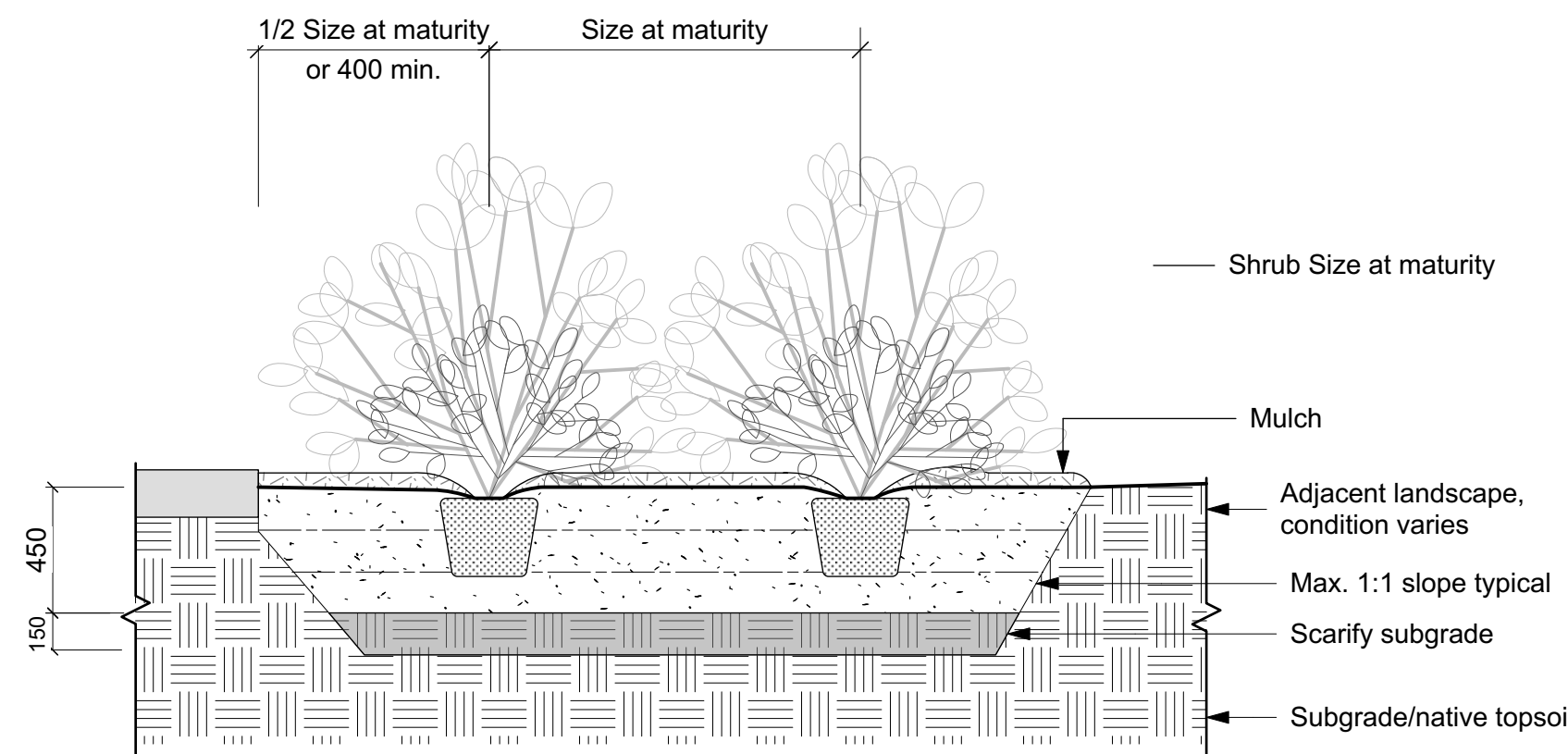
1 Tree Planting Detail on Grade
Scale: 1:25



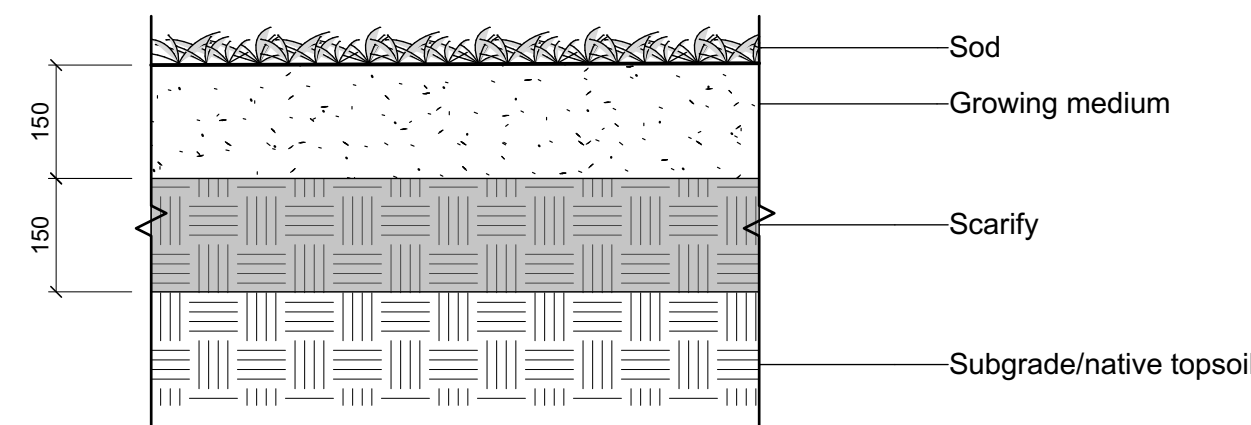
2 Tree Planting Detail on Slab
Scale: 1:25



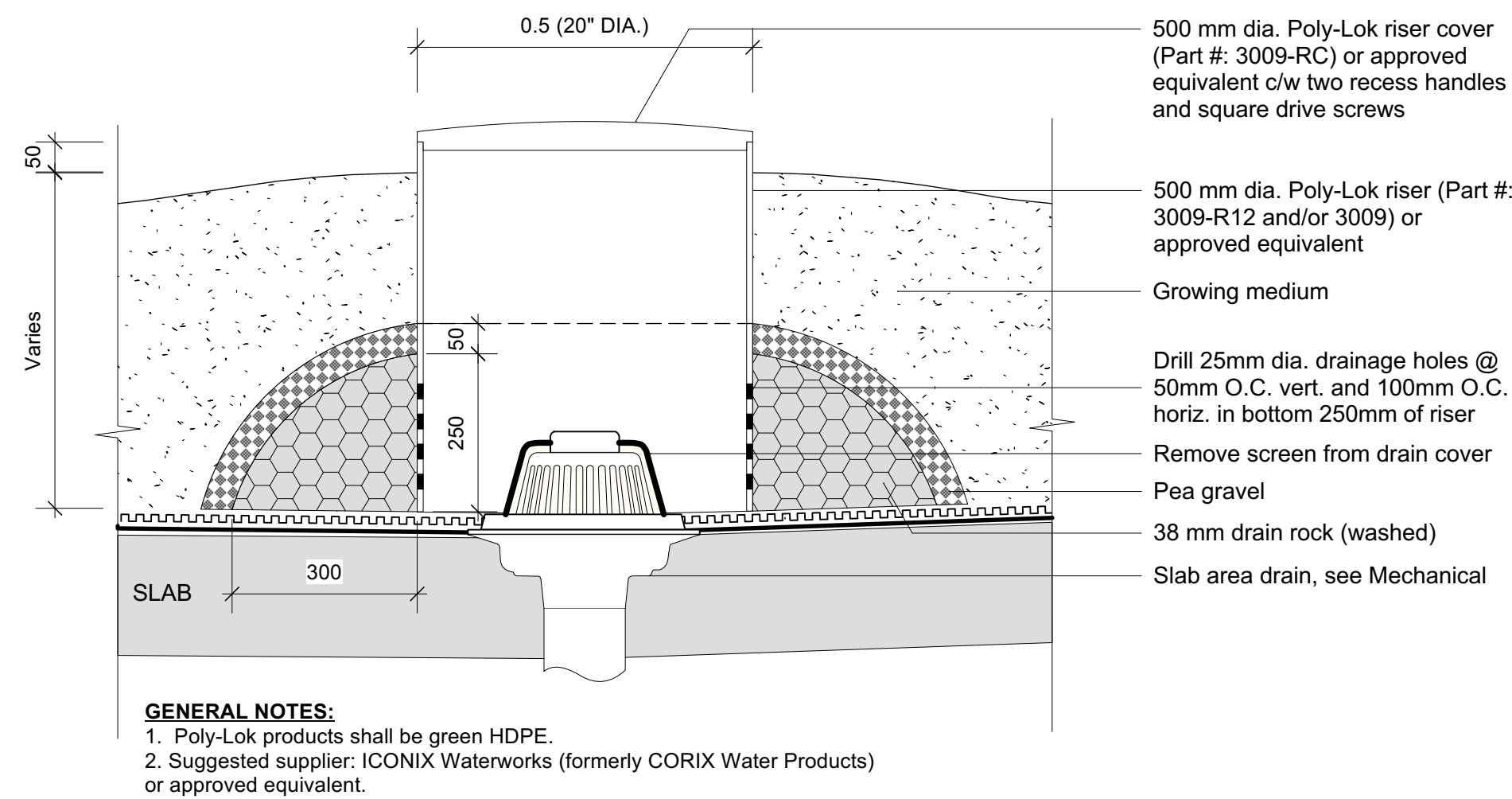
3 Landscape On Slab Assembly
Scale: 1:10



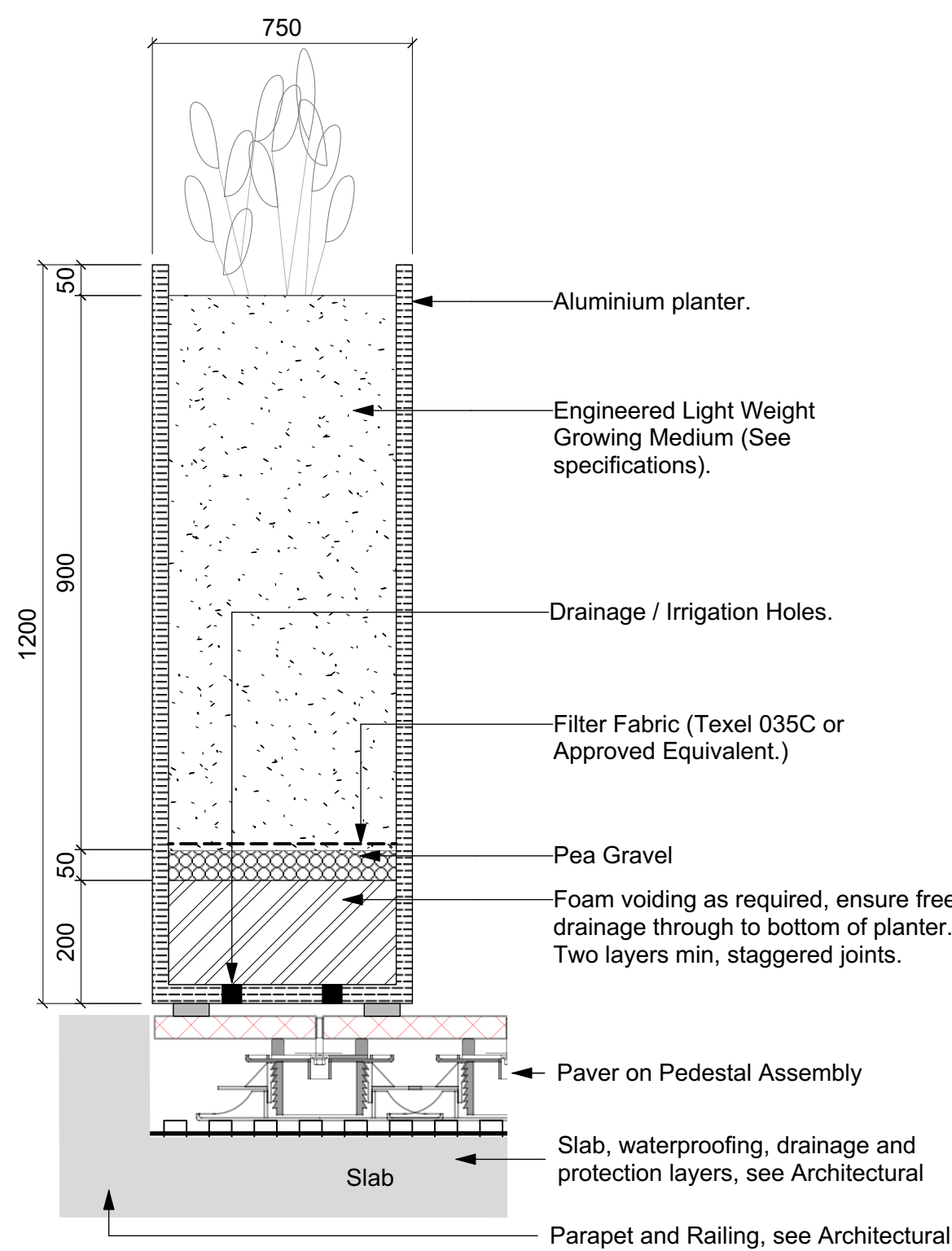
4 Shrub Planting Area on Grade
Scale: 1:25



5 Lawn Area SOD
Scale: 1:10

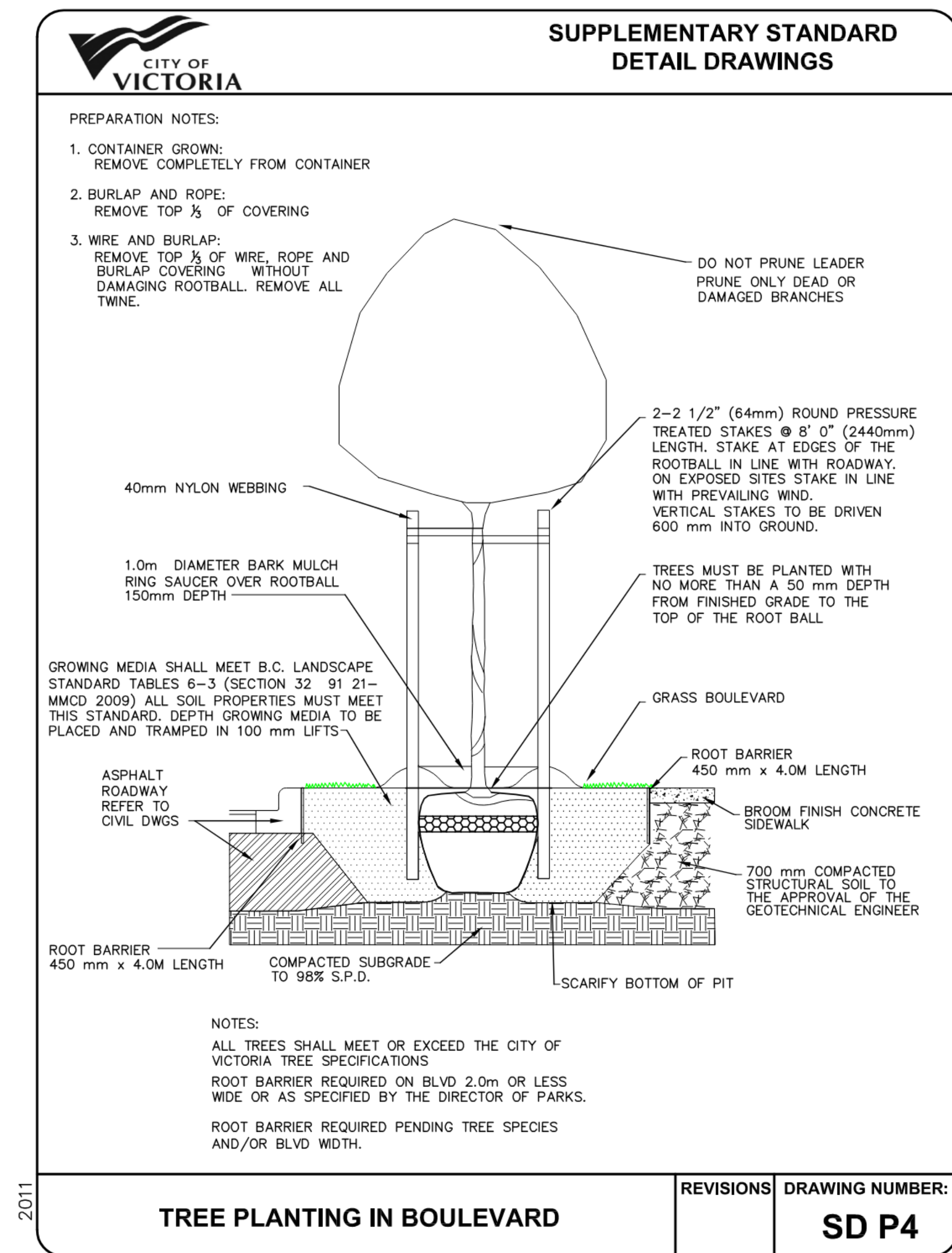


6 Inspection Port
Scale: 1:10



7 Planter with Voiding
Scale: 1:10

GENERAL NOTES
1. Contractor to provide Shop Drawings.



8 Tree Planting in Boulevard Detail
Scale: 1:25



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2025-02-19

client	
Jawl Residential 3374 Tennyson Ave. Victoria, BC	
project	
1039-1043 Meares St 1039-1043 Meares St Victoria, BC	
sheet title	
Landscape Details: Planting & Planters	
project no.	122.11
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM/JD
revision no.	sheet no.
12	L4.02