

PROJECT INFORMATION TABLE	
Zone (existing)	CR-3
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m ²)	1,963 m ² 4c.ZPC-1
Total floor area (m ²)	3,809 m ²
Commercial floor area (m ²)	688 m ²
Floor space ratio	1.94:1
Site coverage (%)	75.0% 4c.ZPC-1
Open site space (%)	31.7%
Height of building (m)	15.30 m 4d,5
Number of storeys	4 4d
Parking stalls (number) on site	47 RESIDENTIAL, 10 COMMERCIAL
Bicycle parking number (Class 1 and Class 2)	48 CLASS 1, 11 CLASS 2
Building Setbacks (m) *	
Front yard	3.35 m (OAK BAY AVENUE) ZPC-2
Rear yard	5.32 m
Side yard (indicate which side)	0.15 m (WEST P.L.)
Side yard (indicate which side)	0.72 m (EAST P.L.)
Combined side yards	0.87 m
Residential Use Details	
Total number of units	35
Unit type, e.g., 1 bedroom	14 1BR, 15 2BR, 6 2BR+DEN / 3BR
Ground-orientated units	0
Minimum unit floor area (m ²)	47 m ²
Total residential floor area (m ²)	2620 m ²

* MEASURED TO BUILDING FACE, EXCLUDES BALCONIES AND ROOF PROJECTIONS



OAK BAY AVENUE & REDFERN STREET CORNER PERSPECTIVE

DRAWING LIST

A0.00	Cover Sheet	A2.02	Second Floor Plan	L1.01	Landscape Materials
A1.00	Survey, Existing Site Plan, Average Grade	A2.03	Third Floor Plan	L1.02	Level 2 Landscape Materials & Planting Plan
A1.01	Code Analysis	A2.04	Fourth Floor Plan	L1.03	Stormwater Management
A1.02	Limiting Distance	A2.05	Roof Plan	L3.01	Planting Plan
A1.03	Overall Site Plan	A3.00	Elevations	T.1	Tree Management Plan
A1.04	Shadow Study - Fall Equinox	A3.01	Elevations	C1.01	Preliminary Servicing
A1.05	Shadow Study - Summer Solstice	A3.02	Context Elevations		
A1.06	Shadow Study - Winter Solstice	A4.00	Building Sections		
A2.00	Parking Level Plan	A4.01	Context Sections		
A2.01	Ground Floor Plan	A9.00	Perspectives		
		A9.01	Materials		

APPLICANT

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PROJECT TEAM

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rtuck@jeanderson.com

TRAFFIC CONSULTANT

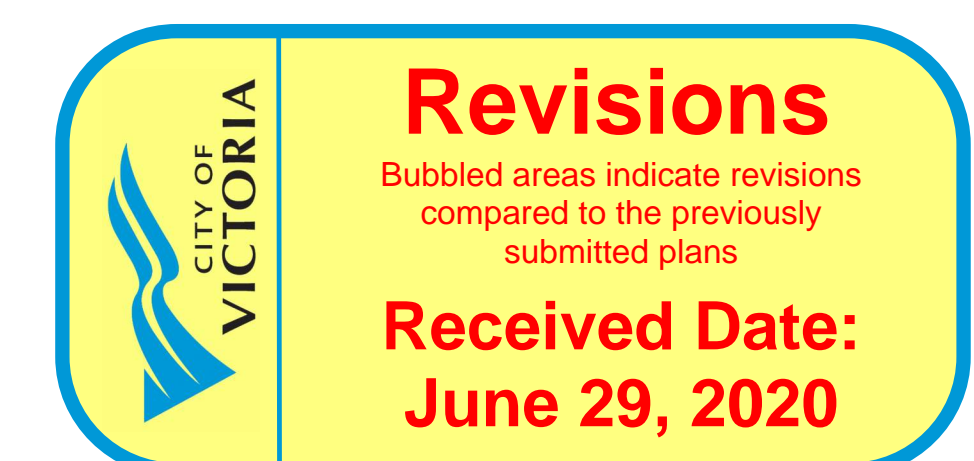
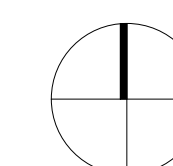
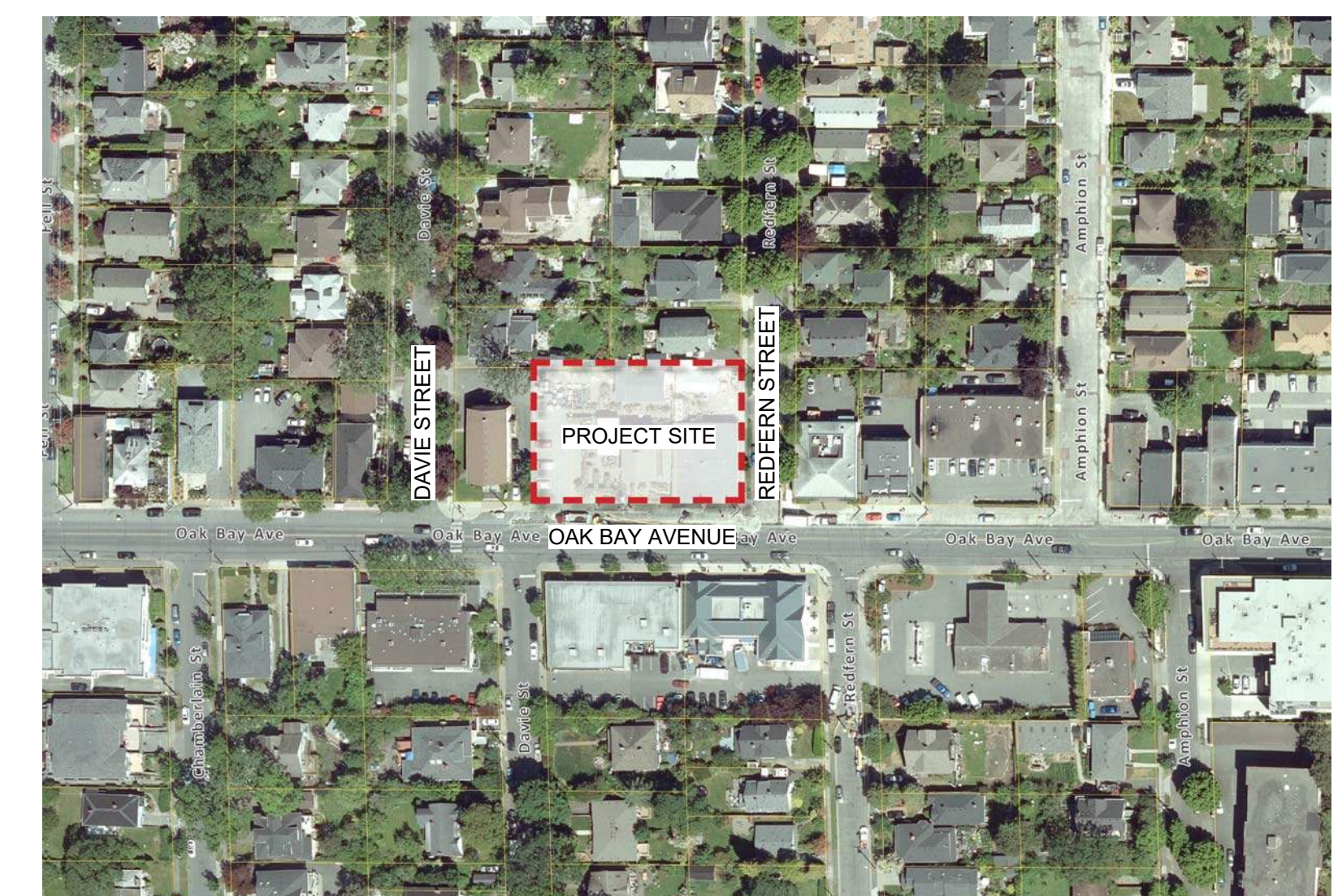
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ARBORIST

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Jawl Residential

Project #	1801	Date	6/25/2020 10:41:41 AM
Sheet #	A0.00	Revision	June 23, 2020
			4

CASCADIA ARCHITECTS INC

101-804 Broughton Street
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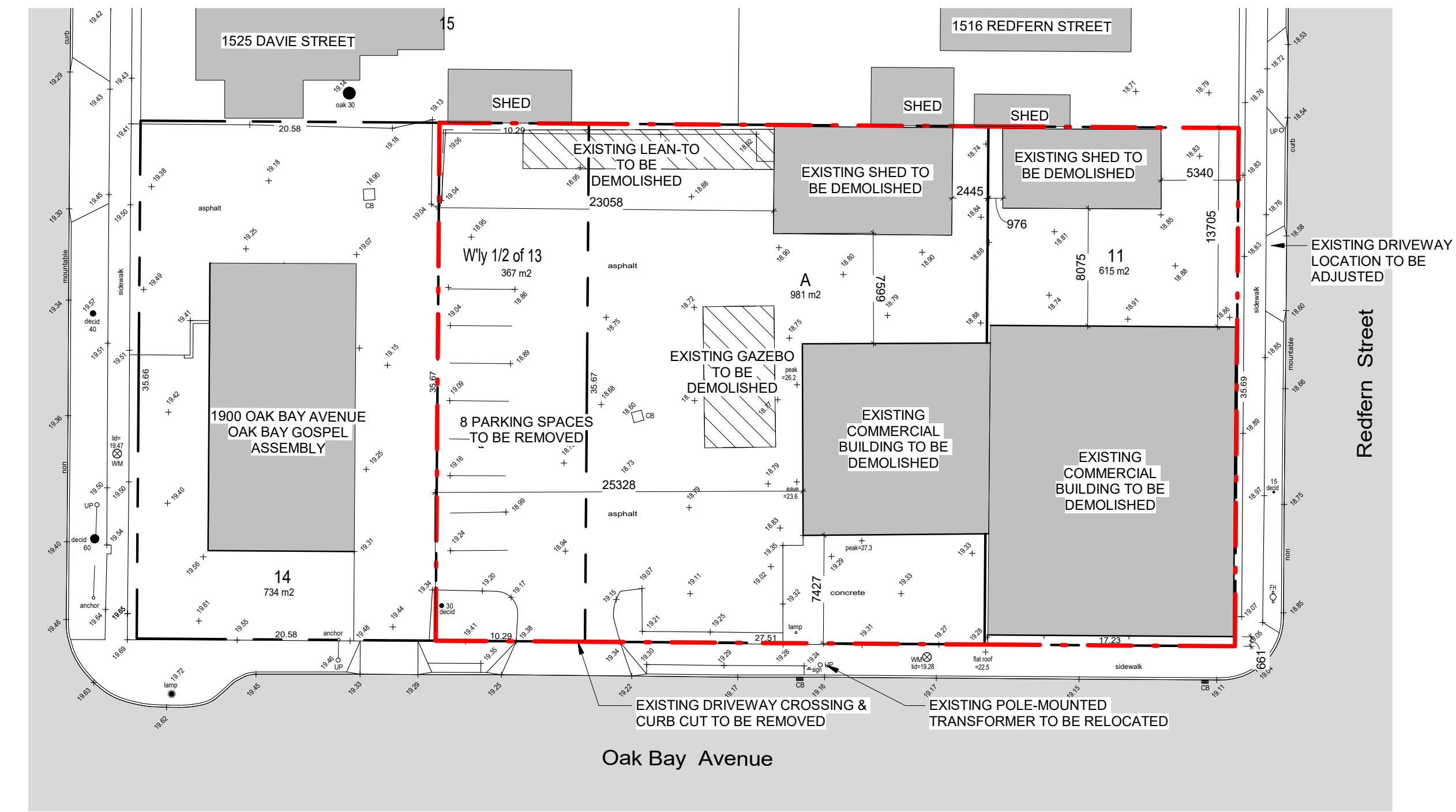


Development Permit & Re-Zoning Resubmission Rev 3 - 2020/06/23

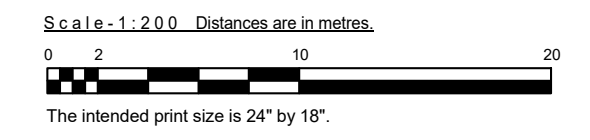
BC LAND SURVEYORS SITE PLAN OF:

Civic: 1908 - 1920 Oak Bay Avenue
 Legals: The Western 1/2 of Lot 13, Block 3, Section 76,
 Victoria District, Plan 273
 Parcel Identifier: 001-045-033 in the City of Victoria
 Lot A, Section 76, Victoria District, Plan 38854
 Parcel Identifier: 000-045-119 in the City of Victoria
 Lot 11, Block 3, Section 76, Victoria District, Plan 273
 Parcel Identifier: 000-103-040 in the City of Victoria

LEGEND
 Elevations are to geoidetic datum.
 * - denotes - existing elevation
 * - denotes - Utility Pole
 * - denotes - Catch Basin
 * - denotes - Catch Basin
 Tree diameters are in centimetres.



February 2, 2018
 File: 12.709-15
 POWELL & ASSOCIATES
 B.C. Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4M4
 phone (250) 362-8855



This document shows the relative location of the surveyed features and shall not be used to define property boundaries.
 Setbacks are derived from field survey. Parcel dimensions shown hereon are derived from Land Title Office records.

1 Survey Plan
 1 : 300

2 Existing Site Plan
 1 : 300

AVERAGE GRADE CALCULATIONS

GRADE POINTS: (PROPOSED)

A:	19.012
B:	19.012
C:	19.012
D:	19.012
E:	19.012
F:	18.859
G:	18.855
H:	18.857
I:	18.856
J:	18.905
K:	19.100
L:	19.089
M:	19.100
N:	19.100
O:	19.417
P:	19.400
Q:	19.400
R:	19.417
S:	19.401

GRADE POINTS: (NATURAL)

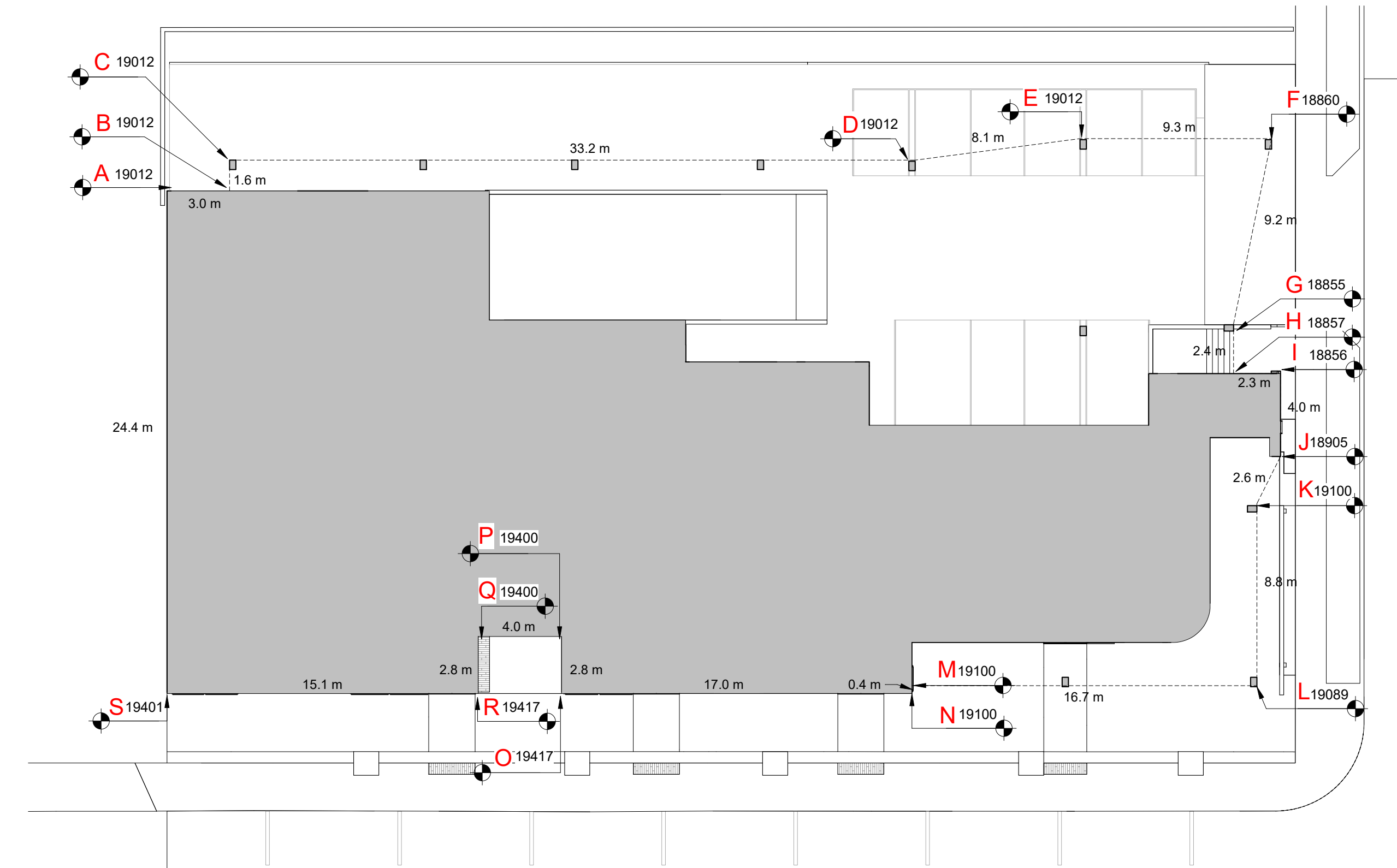
	18.986
	18.939
	18.970
	18.844
	18.801
	18.835
	18.883
	18.894
	18.878
	18.907
	18.978
	19.159
	19.307
	19.303
	19.116
	18.969
	18.952
	19.096
	19.322

GRADE POINTS:

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

167.5 3184.03

AVERAGE GRADE = 3184.03+167.5 = **19.0**



3 Average Grade Plan
 1 : 200

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

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

Sheet Name
Survey, Existing Site Plan, Average Grade

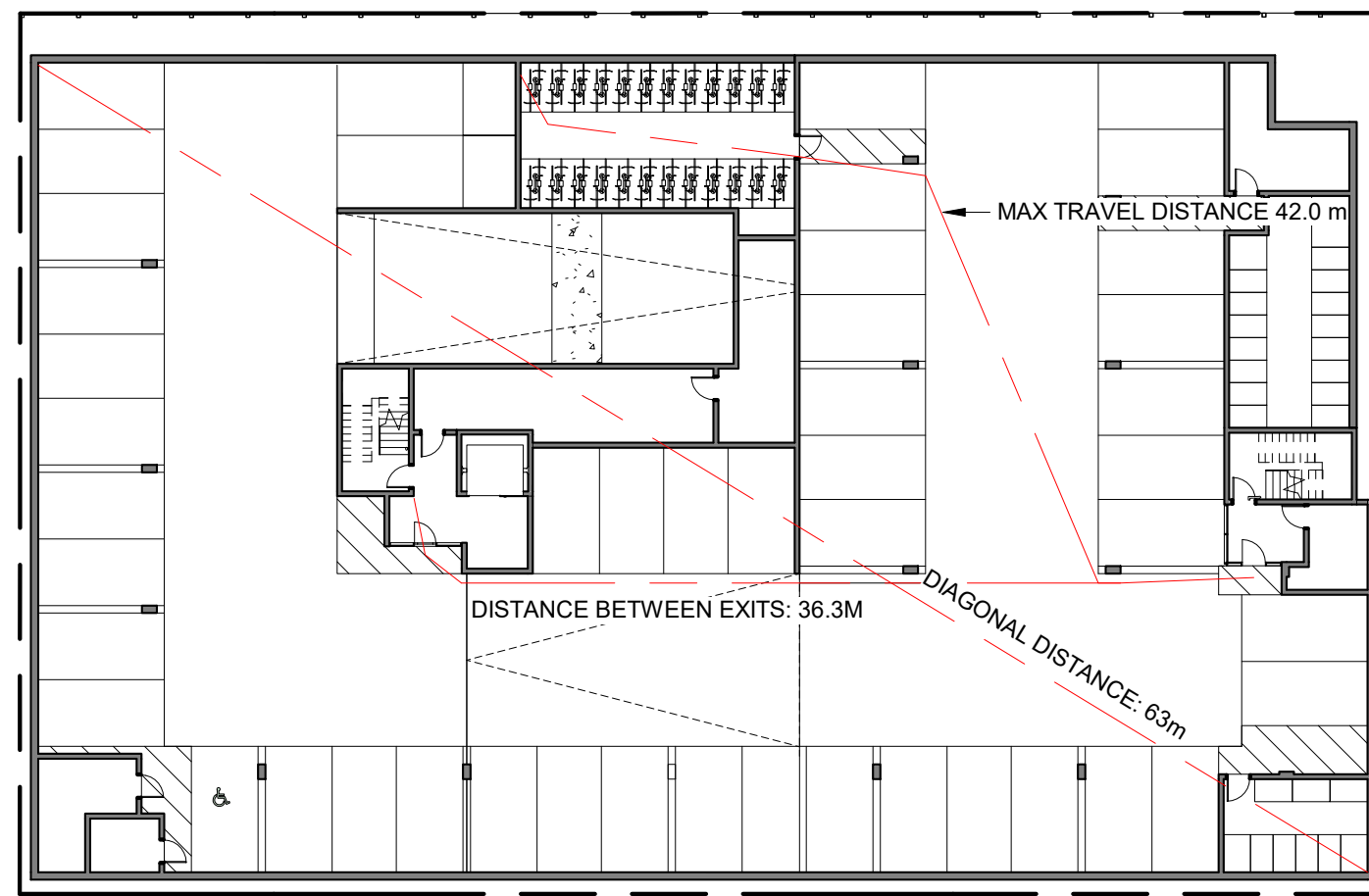
Date
 2020/06/23

Scale
 As indicated

Project #
 1801

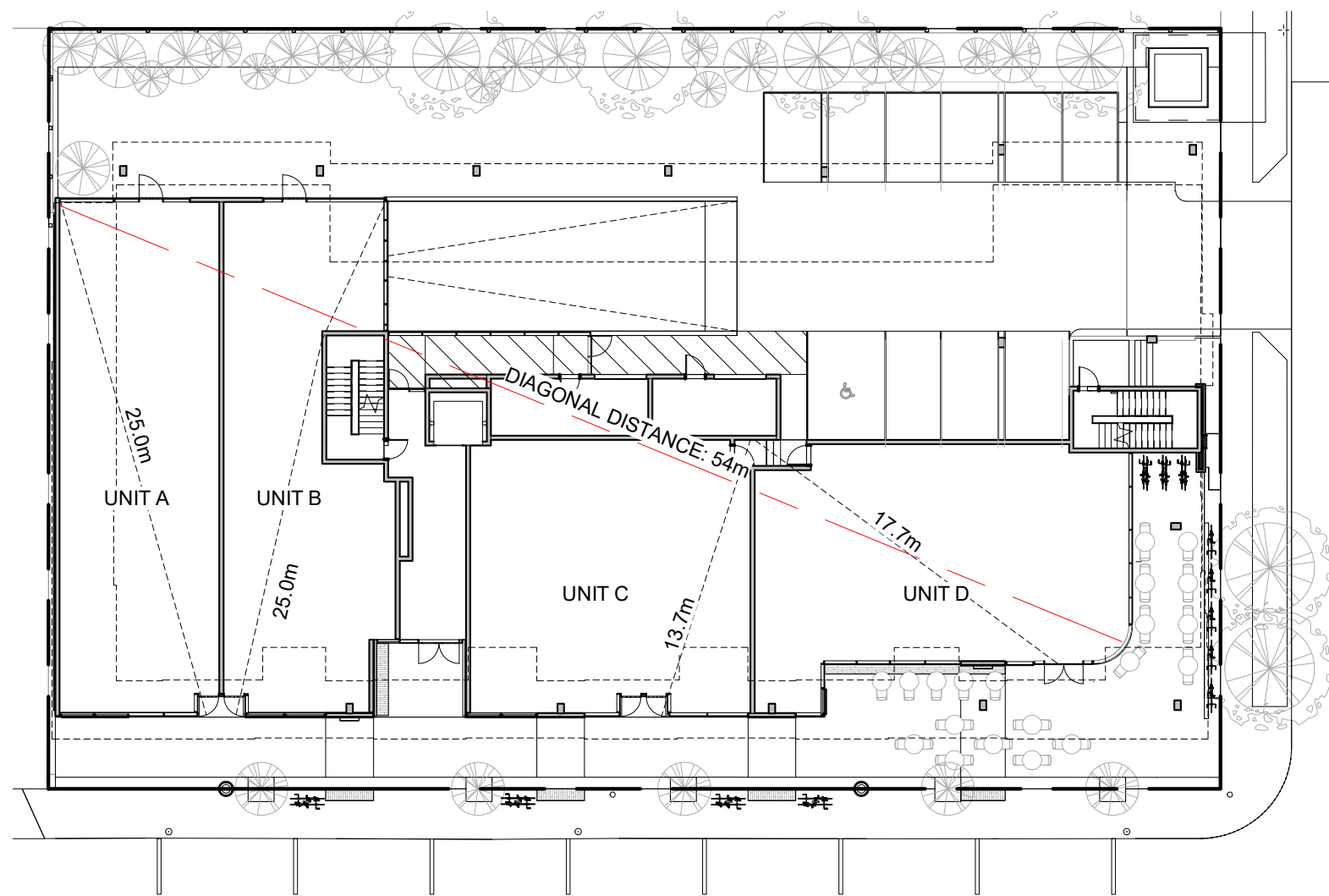
Revision
 March 5, 2020 **2**

Sheet #
A1.00



MIN. SEPARATION BETWEEN EXITS: 31.5 m
 OCCUPANCY: GROUP F, DIVISION 3
 OCCUPANT LOAD: 1799 m² / 46 m² PER PERSON = 40 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 59 = 244mm
 STAIRS : 8mm/PERSON X 40 = 320mm

1 Parking Level - Code Plan
 SCALE = 1 : 300



COMMERCIAL AREA

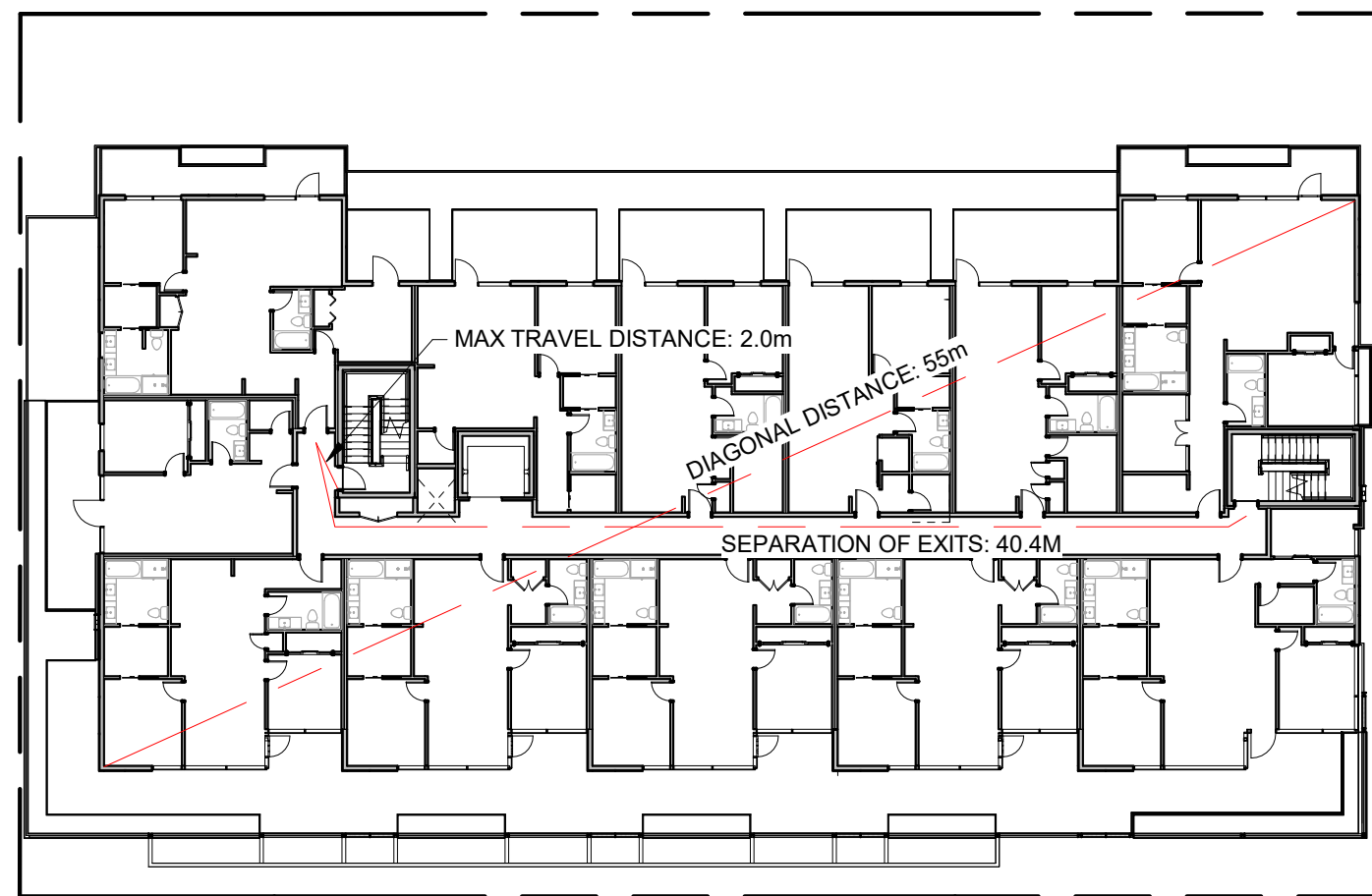
UNIT A
 OCCUPANCY: GROUP E
 OCCUPANT LOAD: 186 m² / 3.7 m² PER PERSON = 51 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 51 = 311mm
 STAIRS : 8mm/PERSON X 51 = 408mm

UNIT B
 OCCUPANCY: GROUP E
 OCCUPANT LOAD: 159 m² / 3.7 m² PER PERSON = 43 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 43 = 262mm
 STAIRS : 8mm/PERSON X 43 = 344mm

UNIT C
 OCCUPANCY: GROUP E
 OCCUPANT LOAD: 177 m² / 3.7 m² PER PERSON = 48 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 48 = 293mm
 STAIRS : 8mm/PERSON X 48 = 384mm

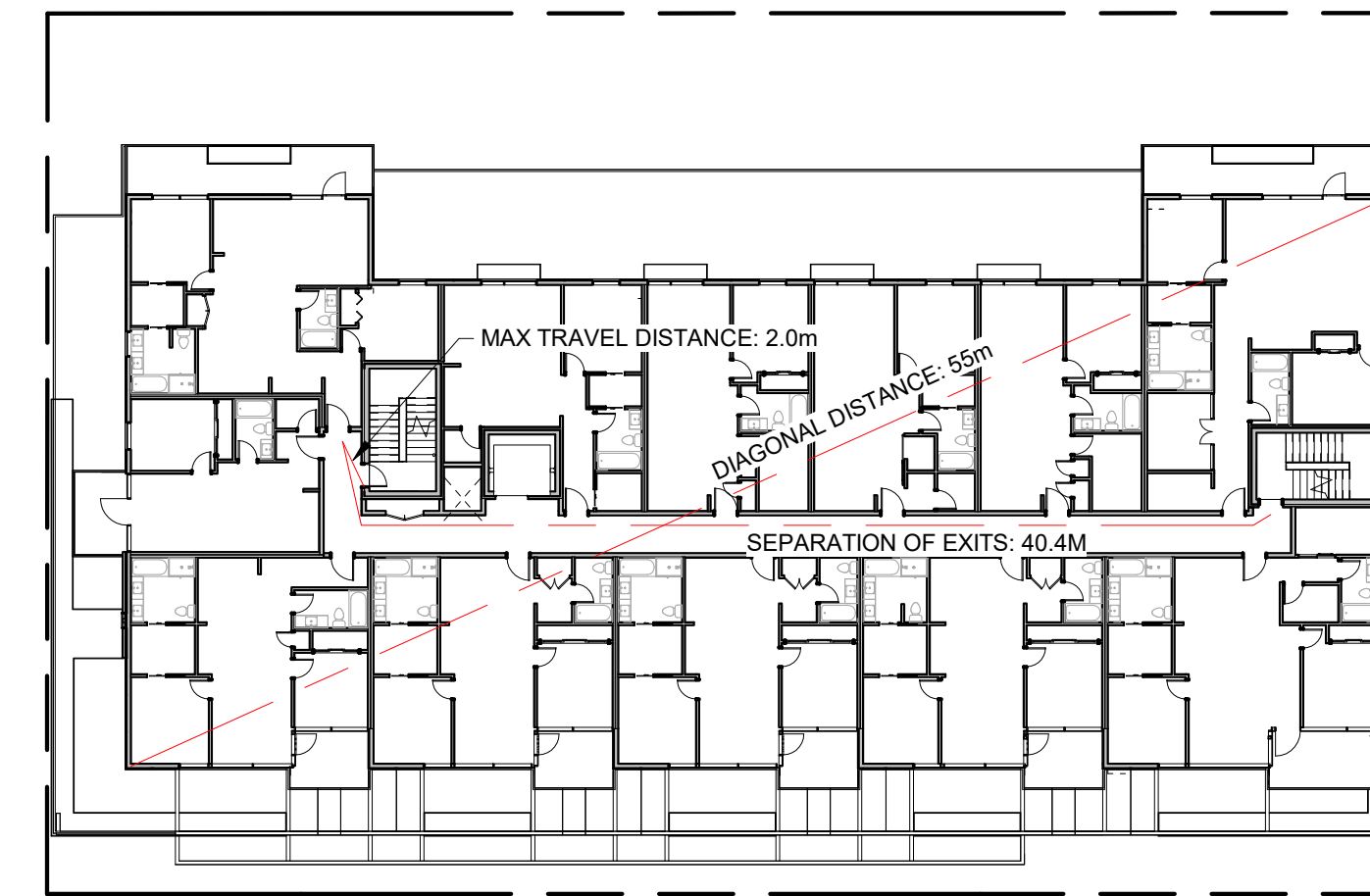
UNIT D
 OCCUPANCY: GROUP E
 OCCUPANT LOAD: 194 m² / 3.7 m² PER PERSON = 53 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 53 = 323mm
 STAIRS : 8mm/PERSON X 53 = 424mm

2 Ground Floor - Code Plan
 SCALE = 1 : 300



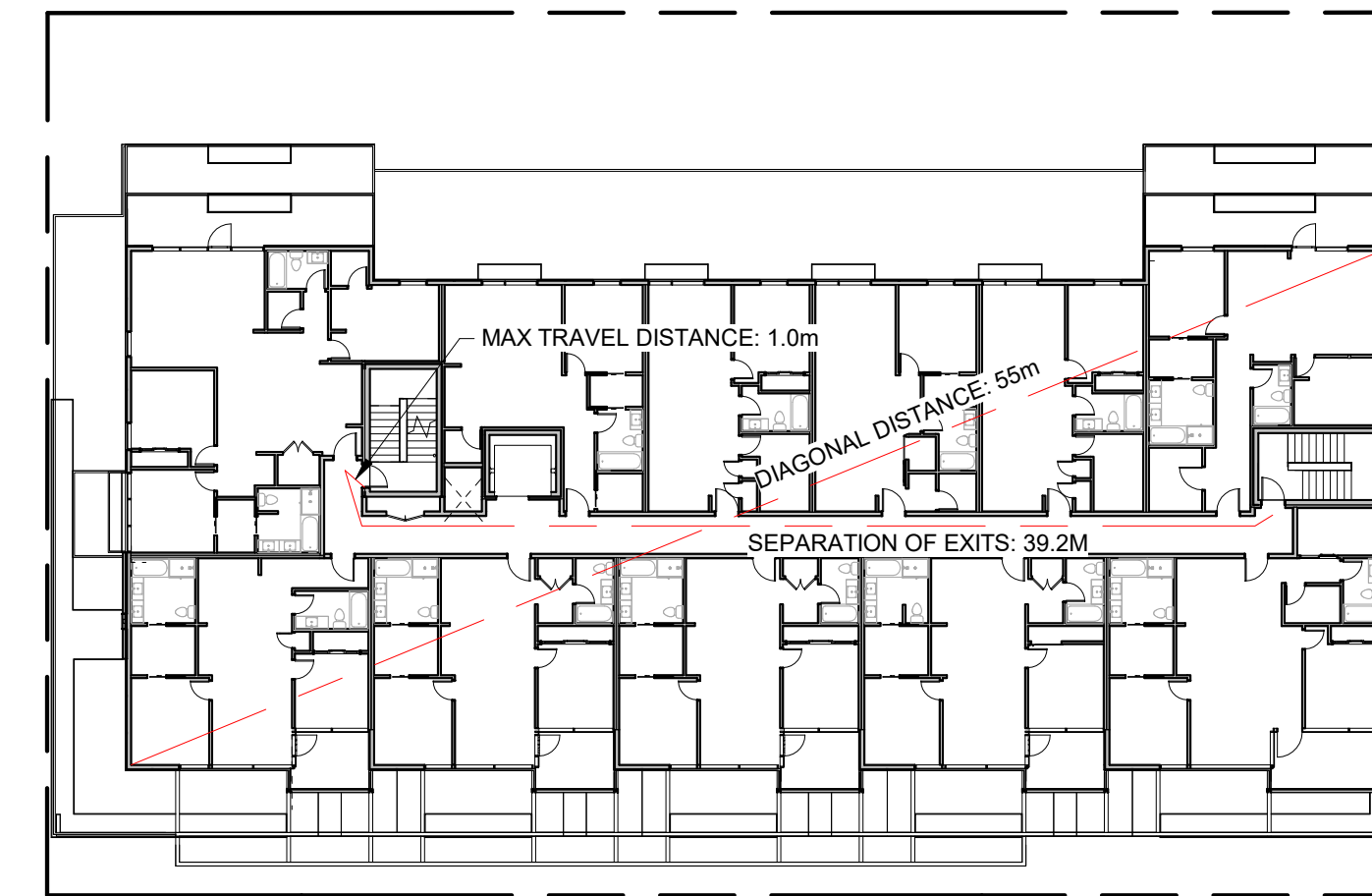
MIN. SEPARATION BETWEEN EXITS: 9 m
 OCCUPANCY: GROUP C, RESIDENTIAL
 OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
 STAIRS : 8mm/PERSON X 38 = 304mm

3 Level 2 - Code Plan
 SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m
 OCCUPANCY: GROUP C, RESIDENTIAL
 OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
 STAIRS : 8mm/PERSON X 38 = 304mm

4 Level 3 - Code Plan
 SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m
 OCCUPANCY: GROUP C, RESIDENTIAL
 OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
 MIN. EXIT WIDTH
 RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
 STAIRS : 8mm/PERSON X 38 = 304mm

5 Level 4 - Code Plan
 SCALE = 1 : 300

BC BUILDING CODE 2018

- 3.1 GENERAL**
- 3.1.2.1 OCCUPANCY CLASSIFICATION:**
 GROUP E: GROUND FLOOR LEVEL
 GROUP C RESIDENTIAL OCCUPANCY: LEVEL 2-4
 GROUP F, DIVISION 3: PARKING LEVEL
- 3.1.3 SEPARATION OF USES**
 F-C (STORAGE GARAGE) TO E REQUIRES 1.5HR F.R.R.
 F-C TO C REQUIRES 1HR F.R.R.
 C TO E REQUIRES A 2 HR F.R.R.
- 3.1.17 OCCUPANT LOAD**
 SEE A1.01
- 3.2 FIRE SAFETY**
 BUILDING AREA:
 1196 m²
- 3.2.2 BUILDING SIZE AND CONSTRUCTION**
 3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED
 SPRINKLERED: YES
- 3.4 EXITS**
 3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR
 3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01
 3.4.2.5 LOCATION OF EXITS
 MAX TRAVEL PERMITTED (RESIDENTIAL) : 30m
 MAX TRAVEL PERMITTED (F3 USE) : 45m
- 3.7 HEALTH REQUIREMENTS**
 NUMBER OF REQUIRED WASHROOMS : T.B.D.
- 3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES**
 T.B.D.

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



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Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Code Analysis	
Date		2020/06/23	
Scale	Project #	Revision	Sheet #
1 : 300	1801	March 5, 2020	2
		A1.01	

GROUP E OCCUPANCY

LIMITING DISTANCE: 11.5 m
EXPOSING BUILDING FACE: 67 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

SEE TABLE



1 East Elevation - Limiting Distance
SCALE = 1 : 300

EAST ELEVATION - GROUP C OCCUPANCY

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

GROUP E OCCUPANCY

LIMITING DISTANCE: 8.7 m
EXPOSING BUILDING FACE: 55 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

SEE TABLE



2 North Elevation - Limiting Distance
SCALE = 1 : 300

NORTH ELEVATION - GROUP C OCCUPANCY

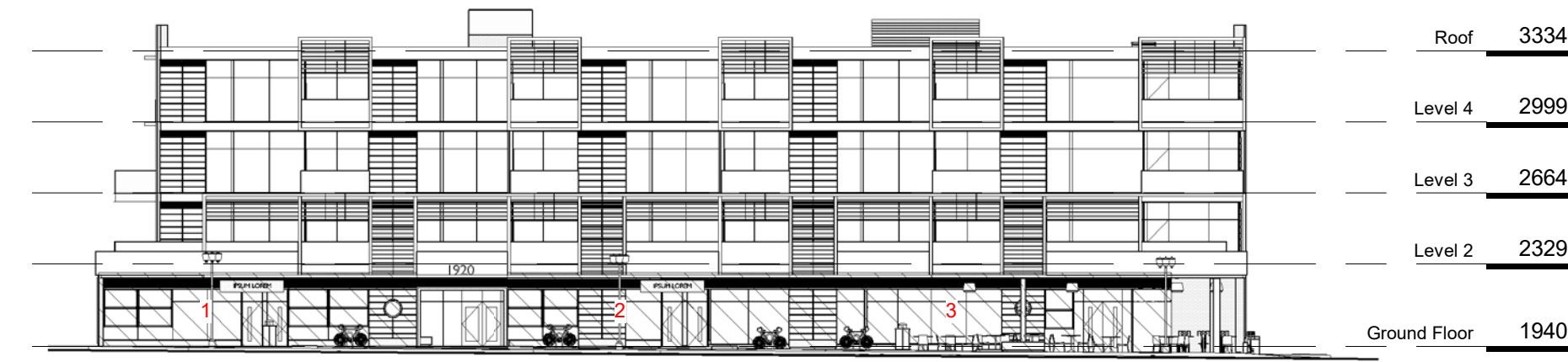
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	16.2 m	134 m ²	100%
2	7.7 m	29 m ²	100%
3	11.3 m	92 m ²	100%
4	7.7 m	30 m ²	100%
5	7.7 m	29 m ²	100%
6	11.3 m	92 m ²	100%
7	7.7 m	30 m ²	100%
8	9.8 m	29 m ²	100%
9	11.3 m	92 m ²	100%
10	9.8 m	30 m ²	100%

GROUP E OCCUPANCY

SEE TABLE

GROUP C OCCUPANCY

LIMITING DISTANCE: 13.8 m
EXPOSING BUILDING FACE: 150+ m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



3 South Elevation - Limiting Distance
SCALE = 1 : 300

SOUTH ELEVATION - GROUP E OCCUPANCY

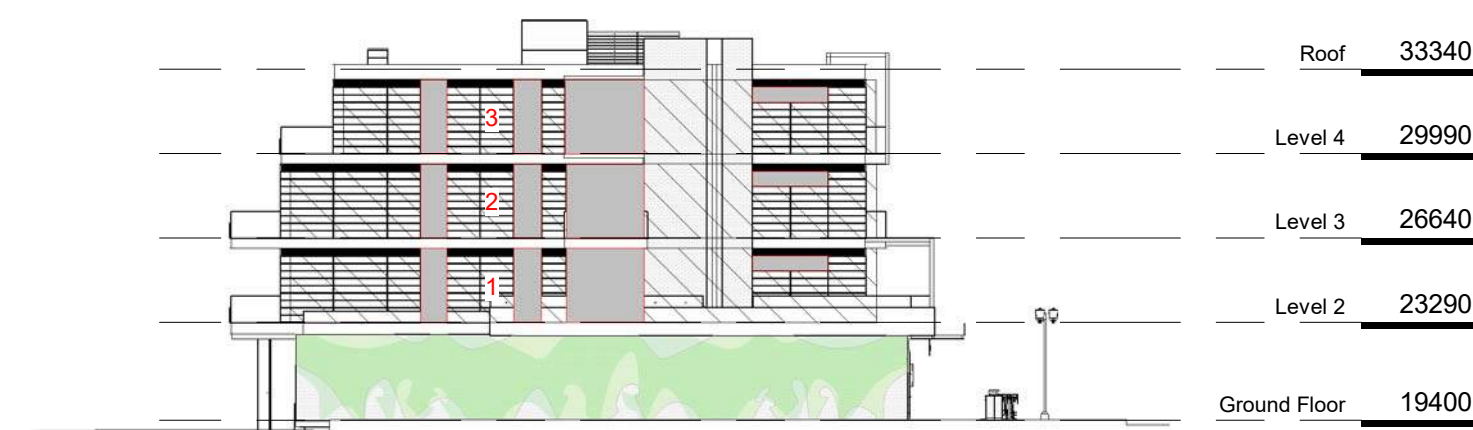
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	12.1 m	52 m ²	100%
2	11.8 m	47m ²	100%
3	11.8 m	67m ²	100%

GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

SEE TABLE



4 West Elevation - Limiting Distance
SCALE = 1 : 300

WEST ELEVATION - GROUP C OCCUPANCY

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

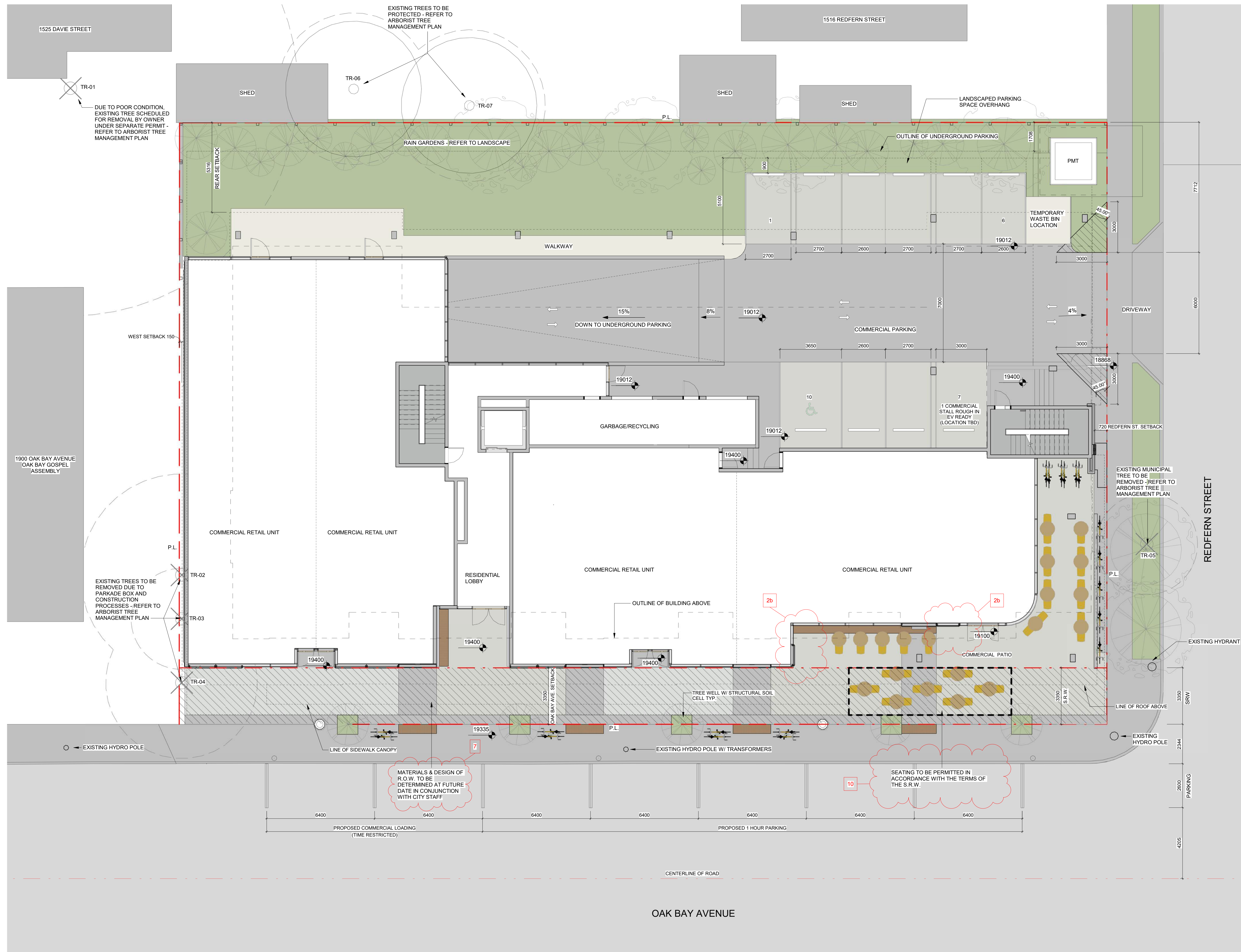
NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name Limiting Distance	
Date 2020/06/23	
Scale 1 : 300	Project # 1801
Revision March 5, 2020	2
	Sheet # A1.02



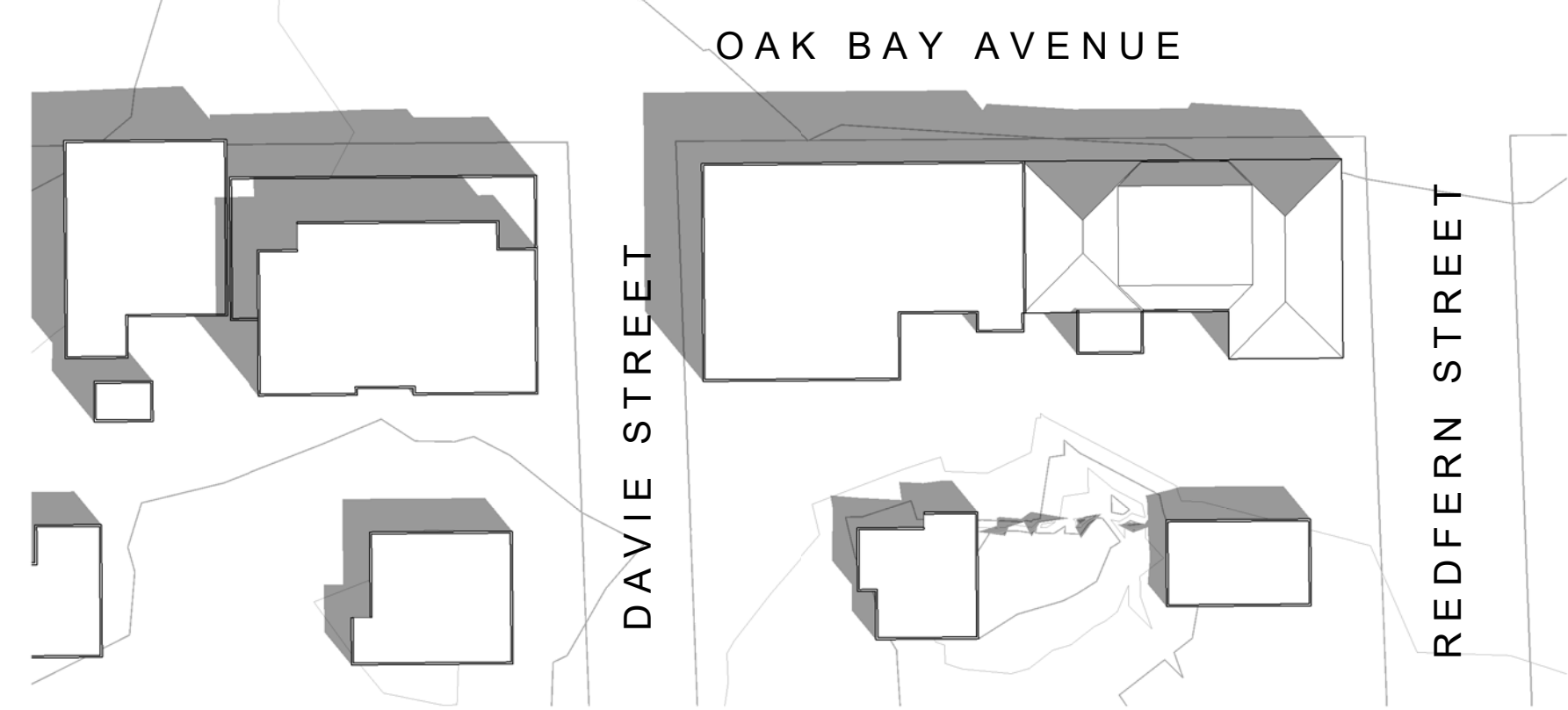
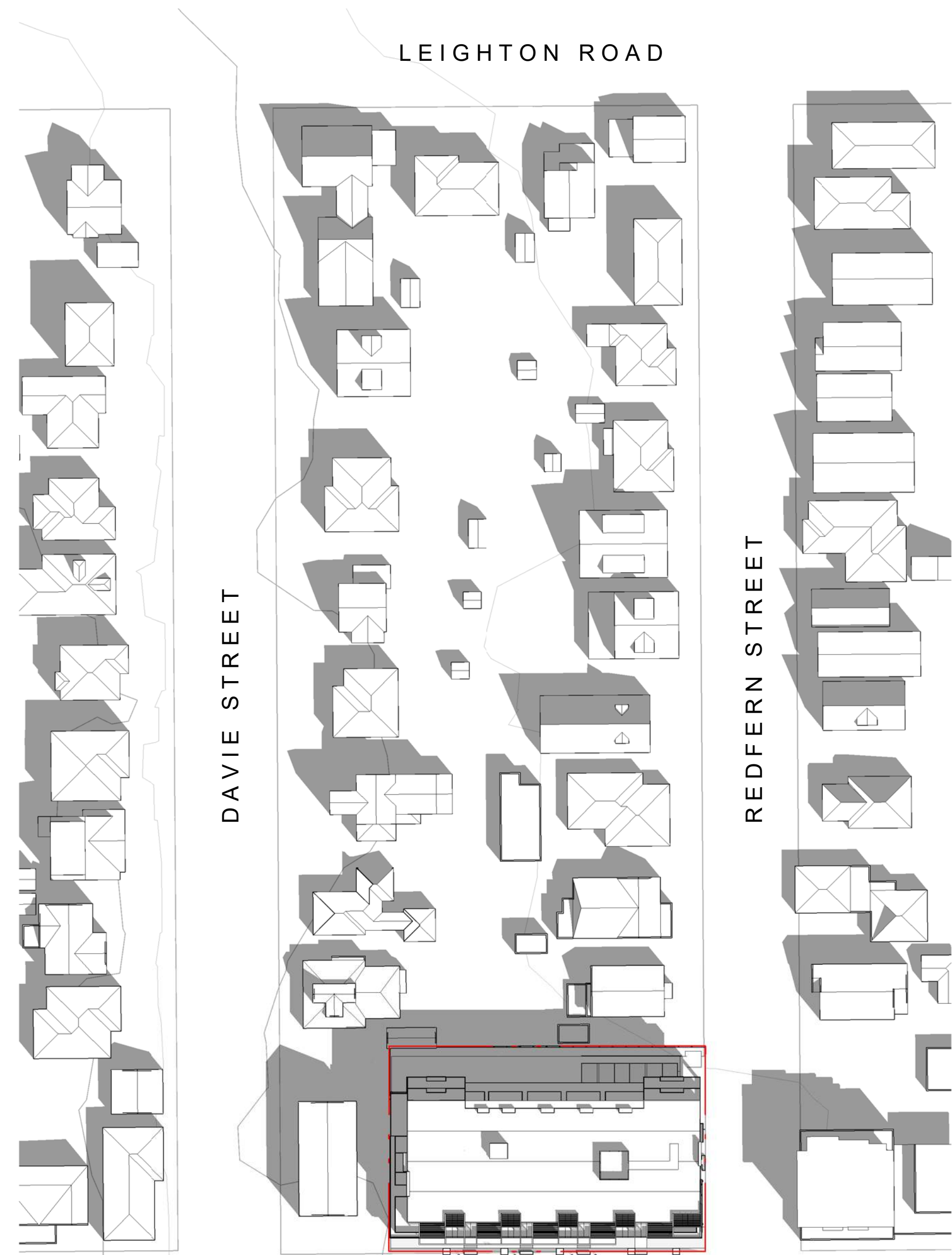
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4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



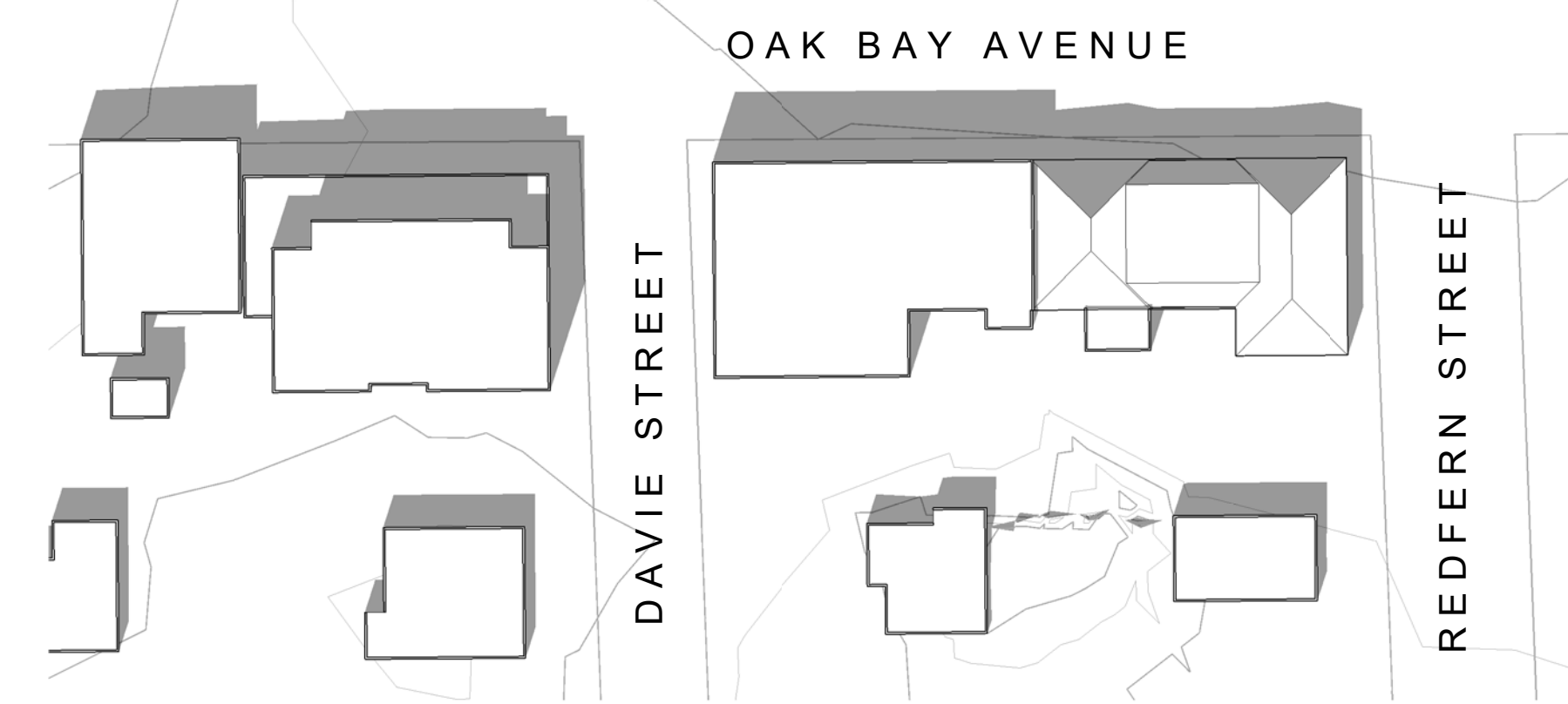
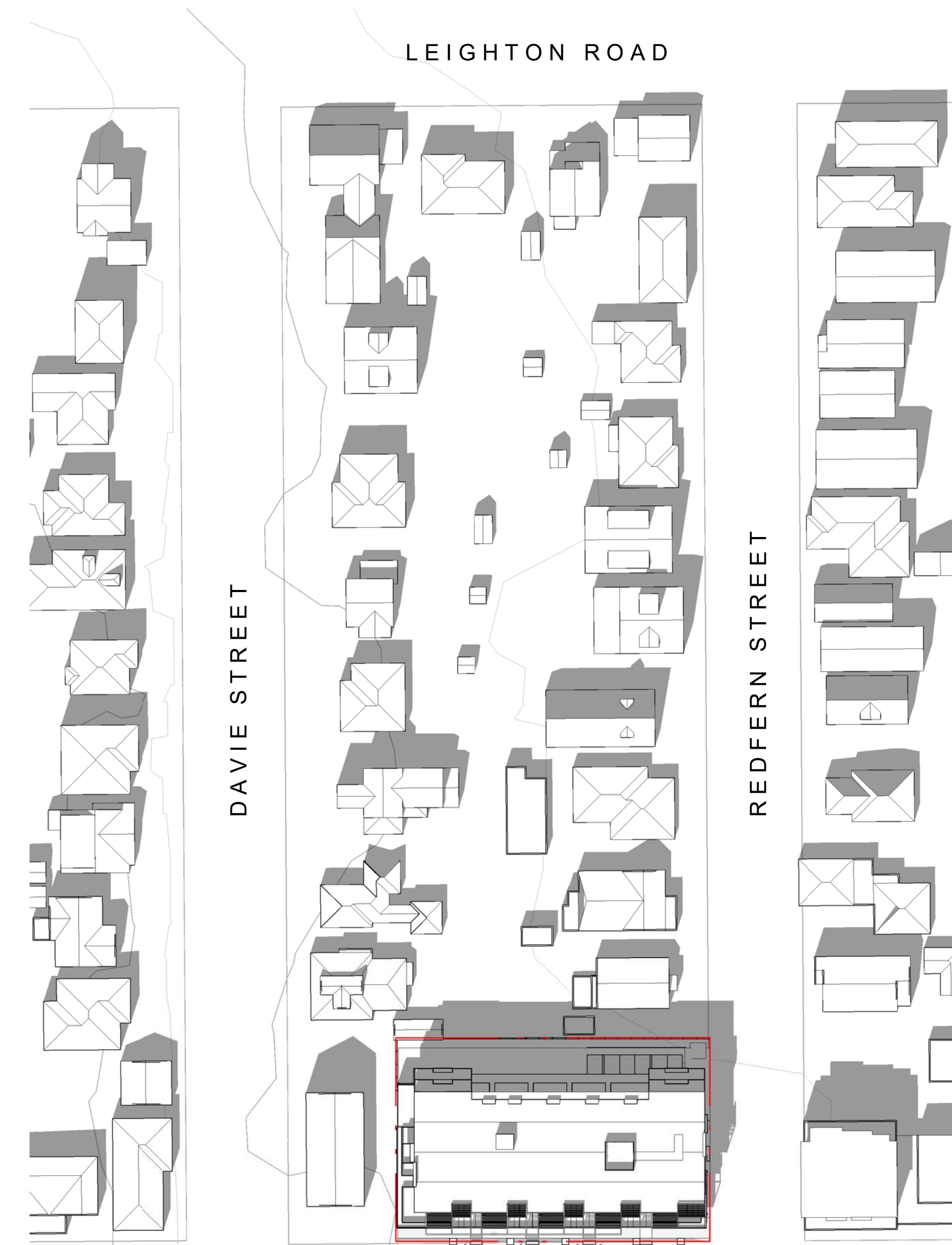
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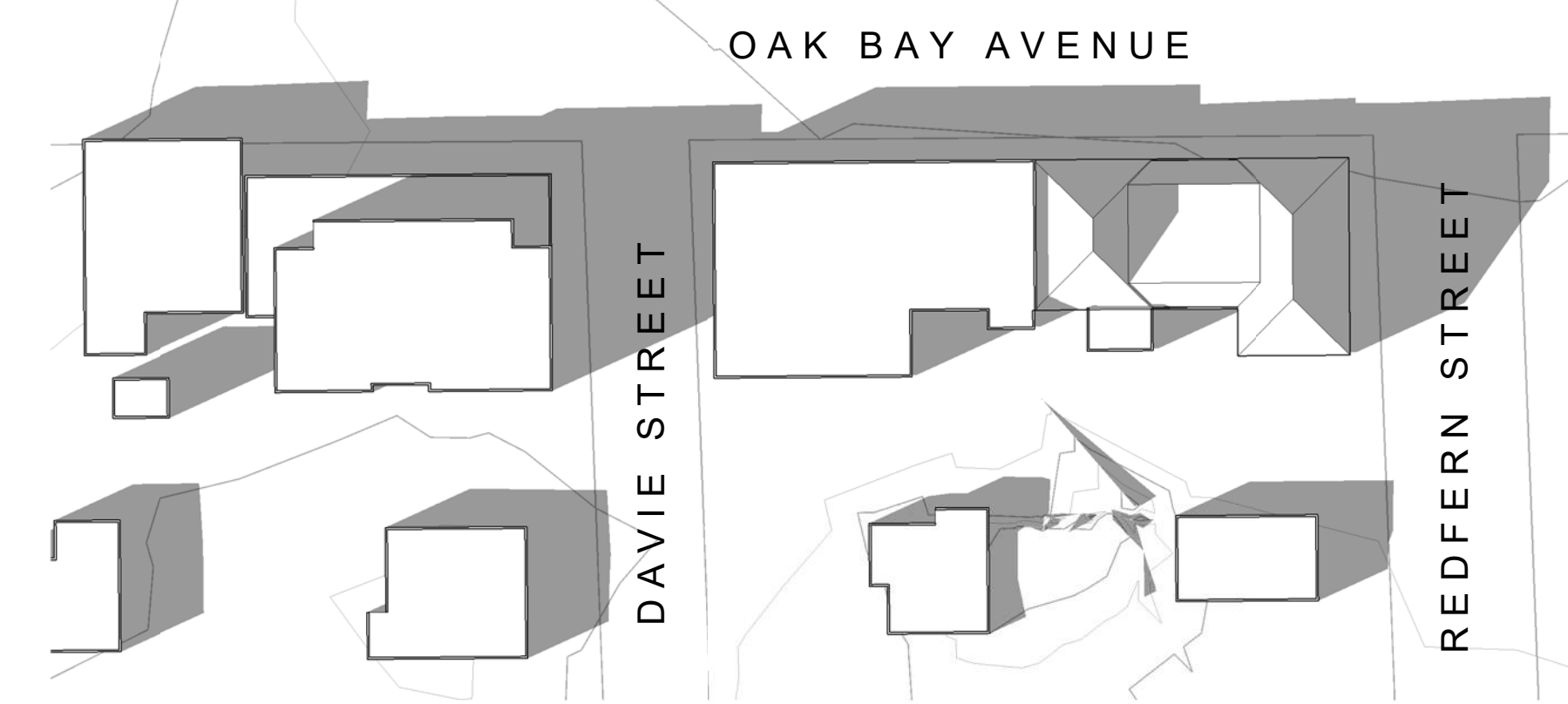
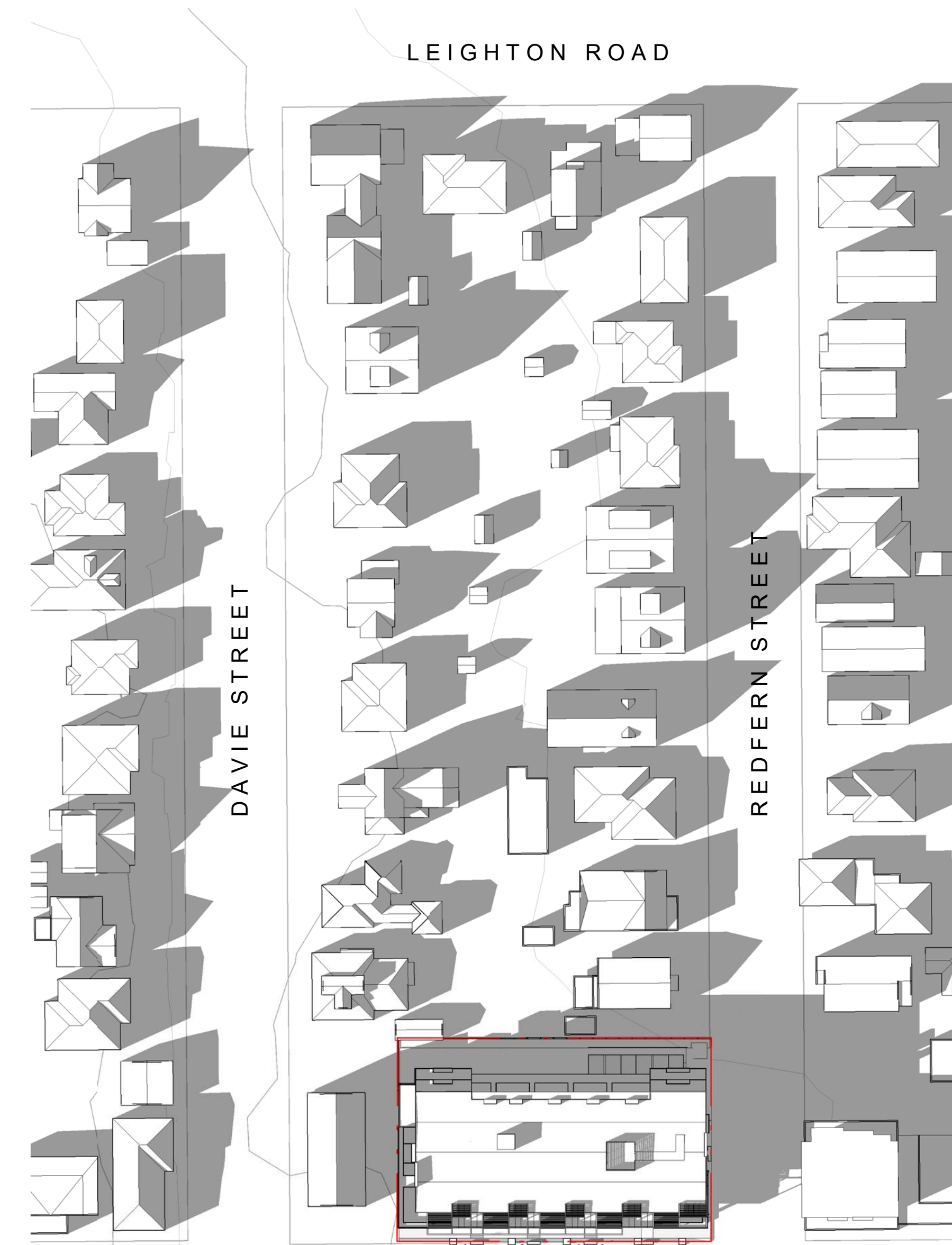
Project		 Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Overall Site Plan	
Date		2020/06/23	
Scale	1 : 100	Project #	1801
Revision		June 23, 2020	4
Sheet #		A1.03	



1 EQUINOX 10 AM
1 : 700



2 EQUINOX 1 PM
1 : 700



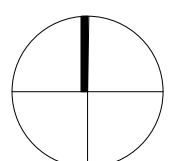
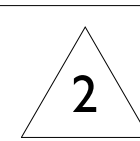
3 EQUINOX 4 PM
1 : 700

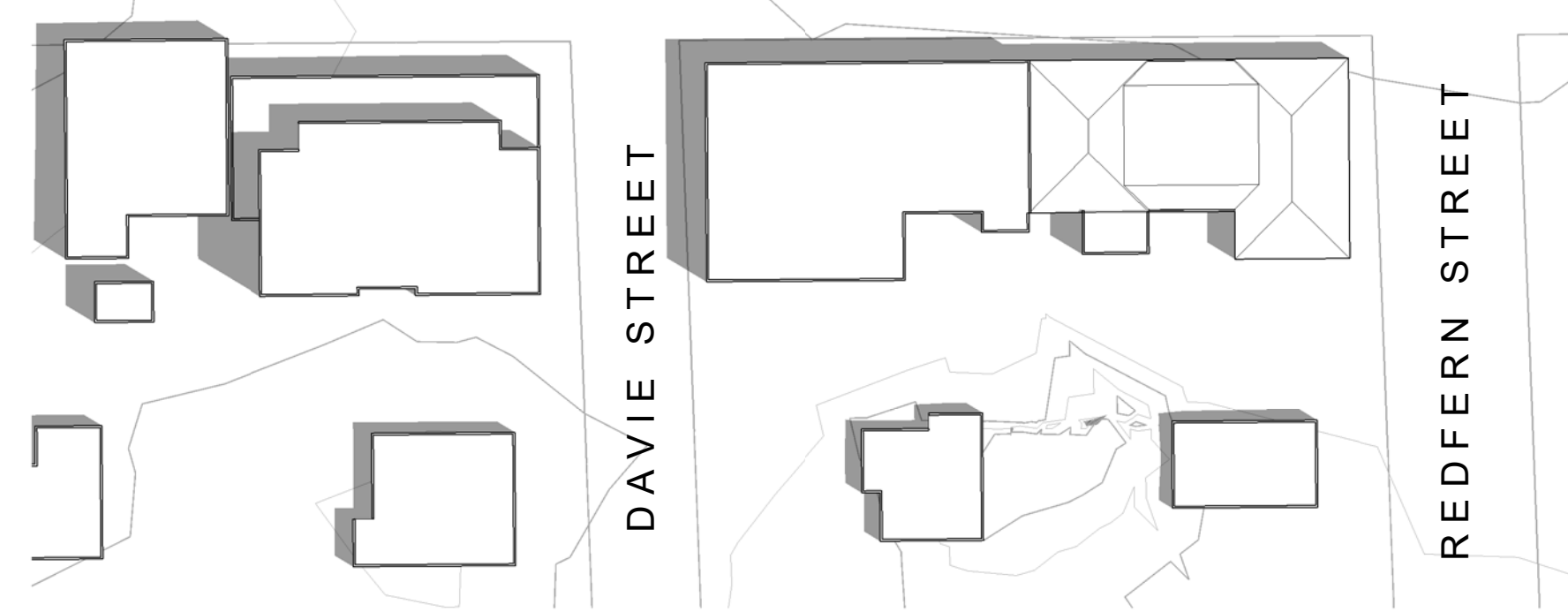
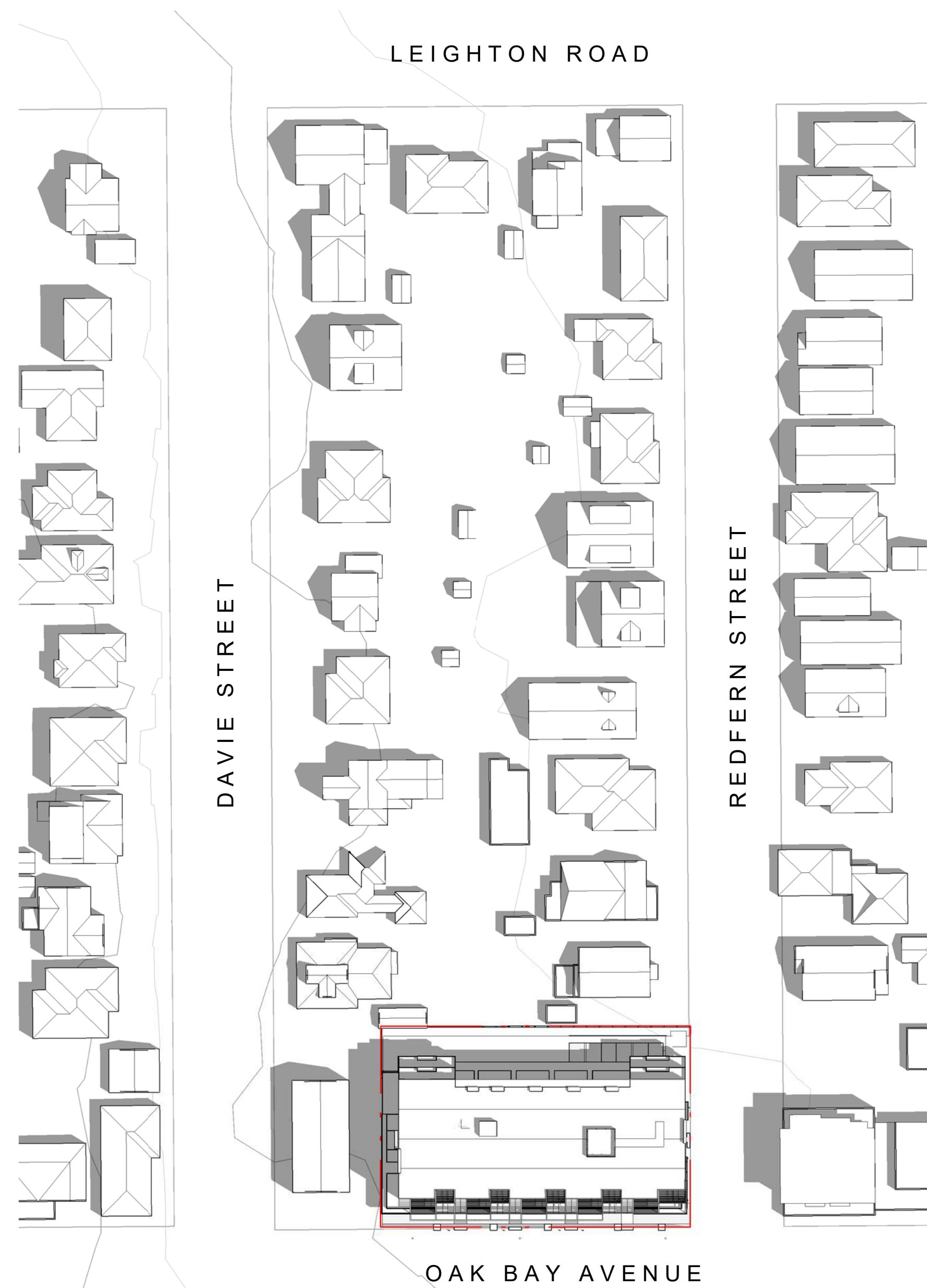
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



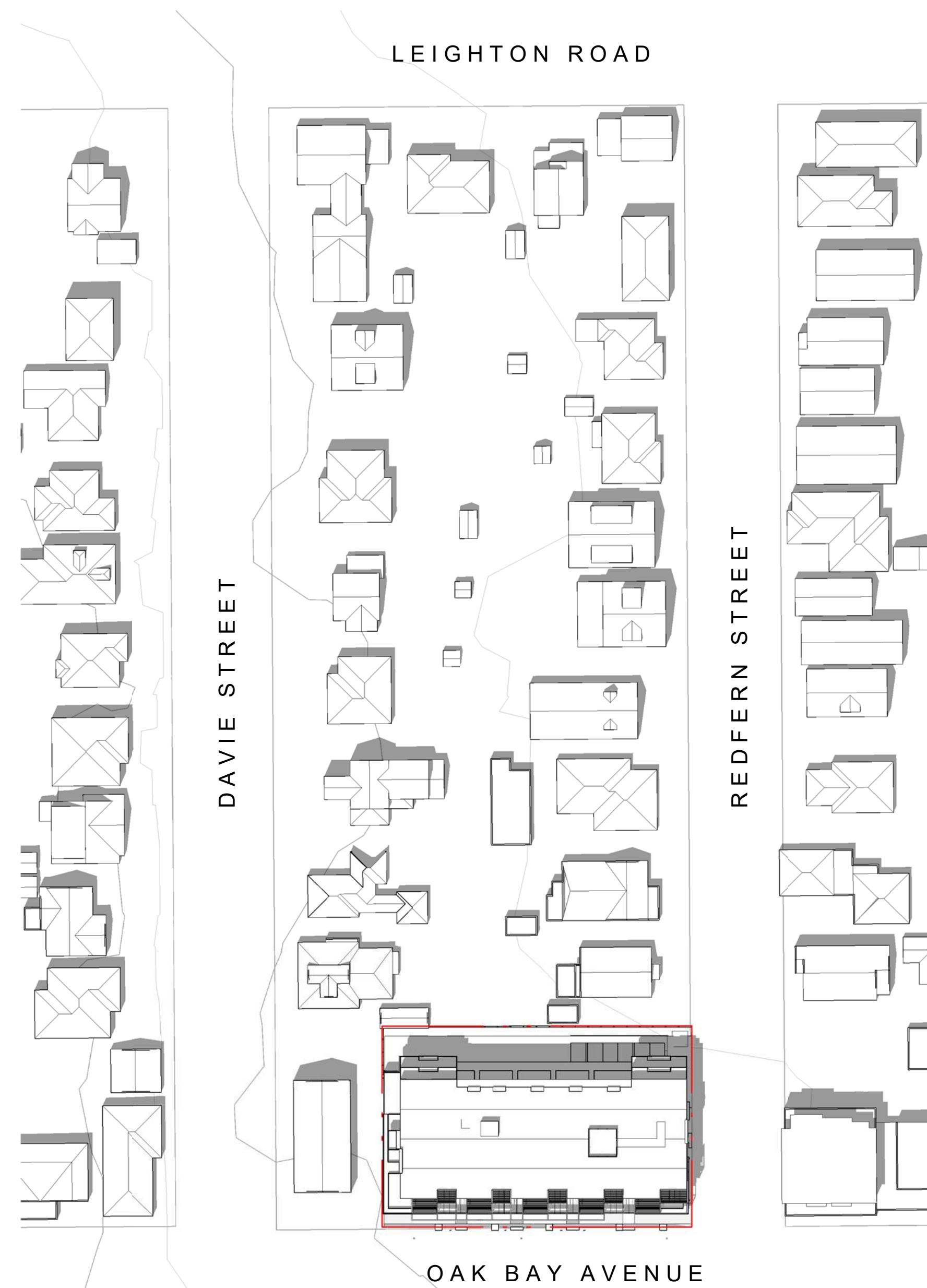
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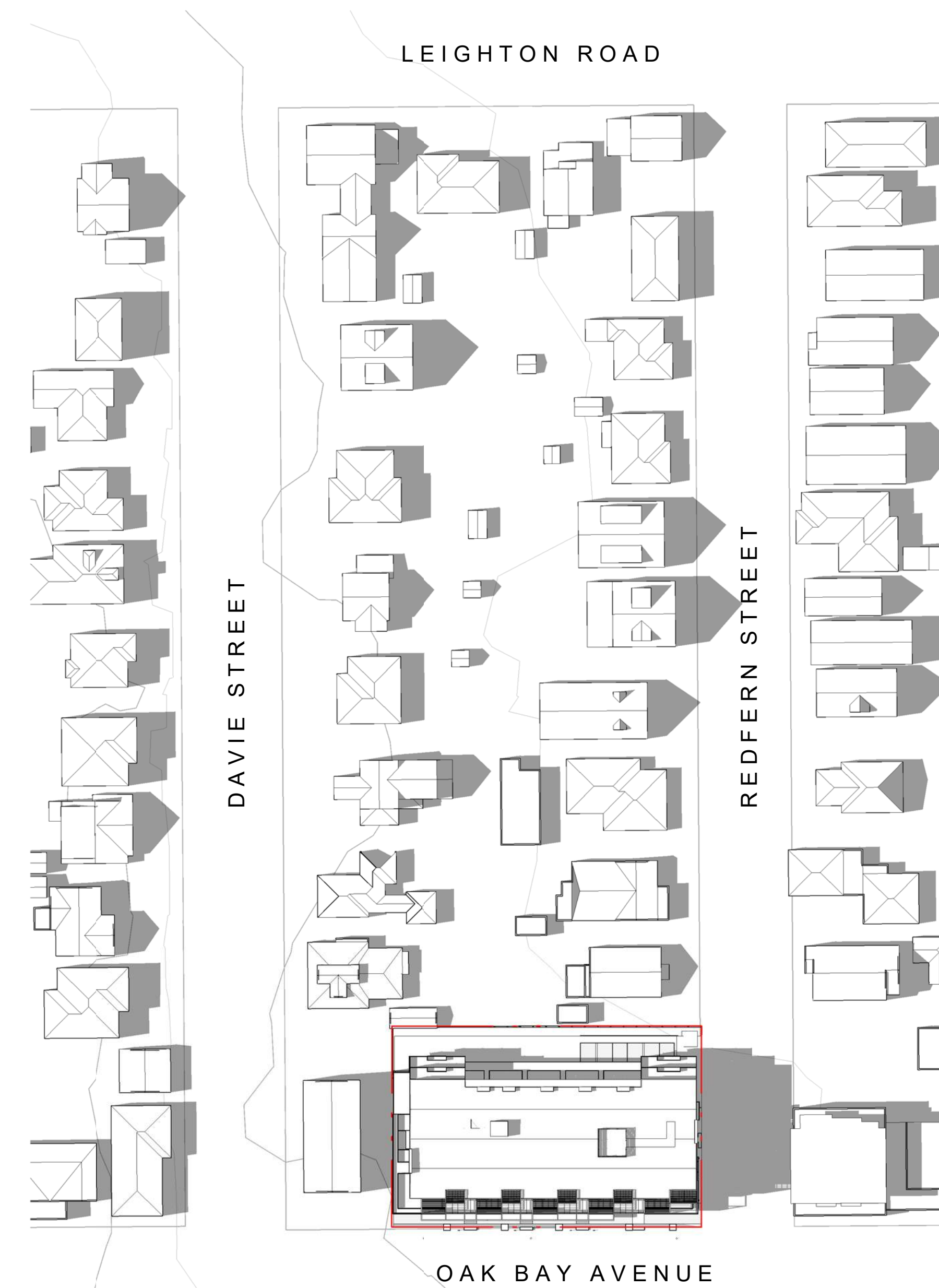
Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Shadow Study - Fall Equinox	
Date	
2020/06/23	
Scale	Project #
1 : 700	1801
Revision	
March 5, 2020	
Sheet #	
A1.04	



1 SUMMER SOLSTICE 10 AM
1 : 700



2 SUMMER SOLSTICE 1 PM
1 : 700



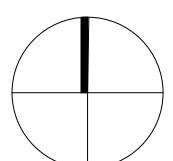
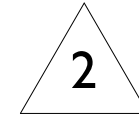
3 SUMMER SOLSTICE 4 PM
1 : 700

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



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Shadow Study - Summer Solstice	
Date	
2020/06/23	
Scale	Project #
1 : 700	1801
Revision	
March 5, 2020	
Sheet #	
A1.05	



1 WINTER SOLSTICE 10 AM
1 : 700



2 WINTER SOLSTICE 1 PM
1 : 700



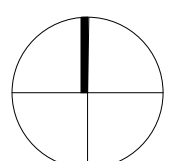
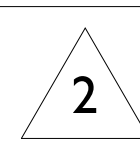
3 WINTER SOLSTICE 3 PM
1 : 700

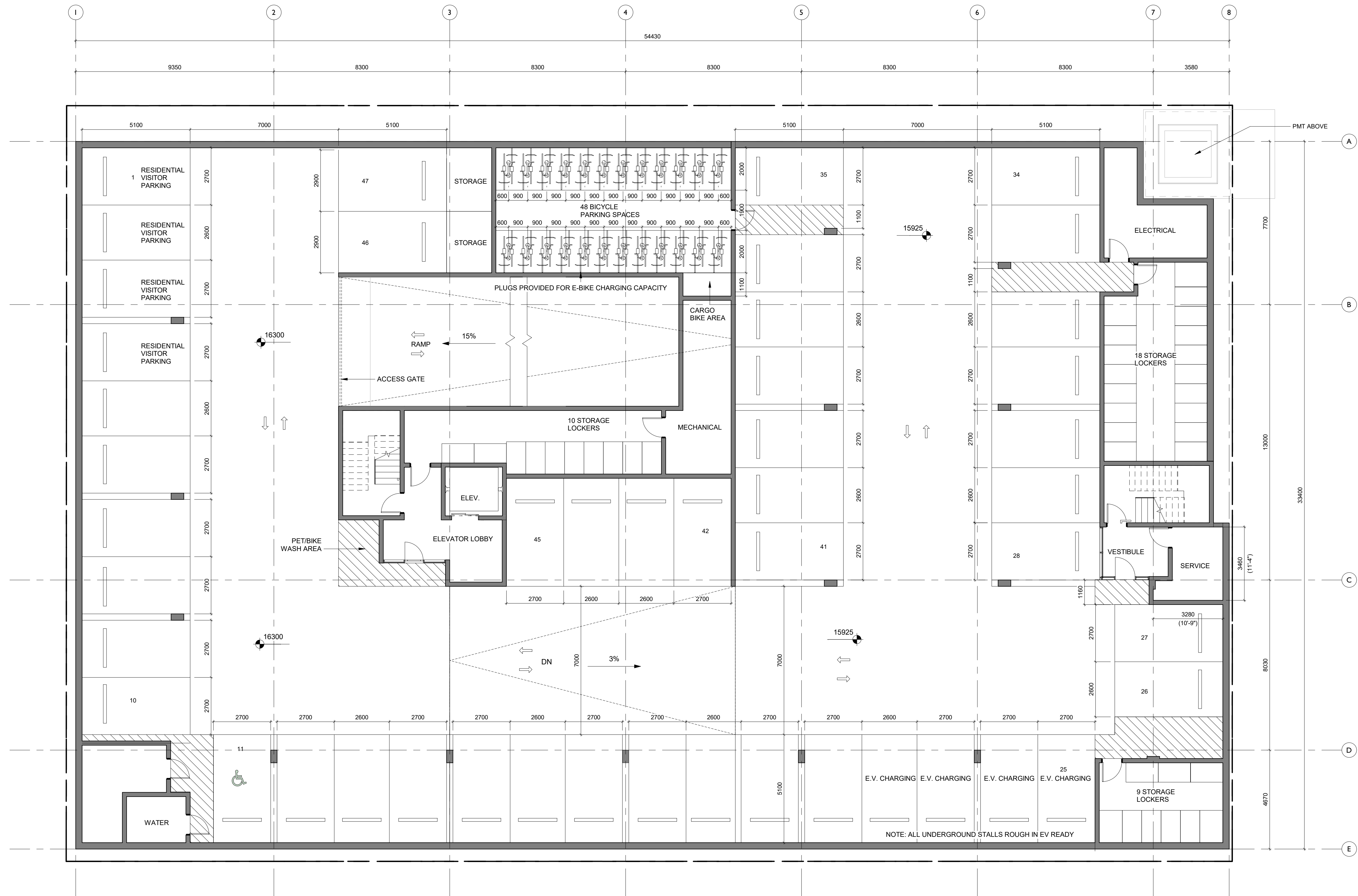
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Shadow Study - Winter Solstice	
Date	
2020/06/23	
Scale	Project #
1 : 700	1801
Revision	
March 5, 2020	
Sheet #	
A1.06	



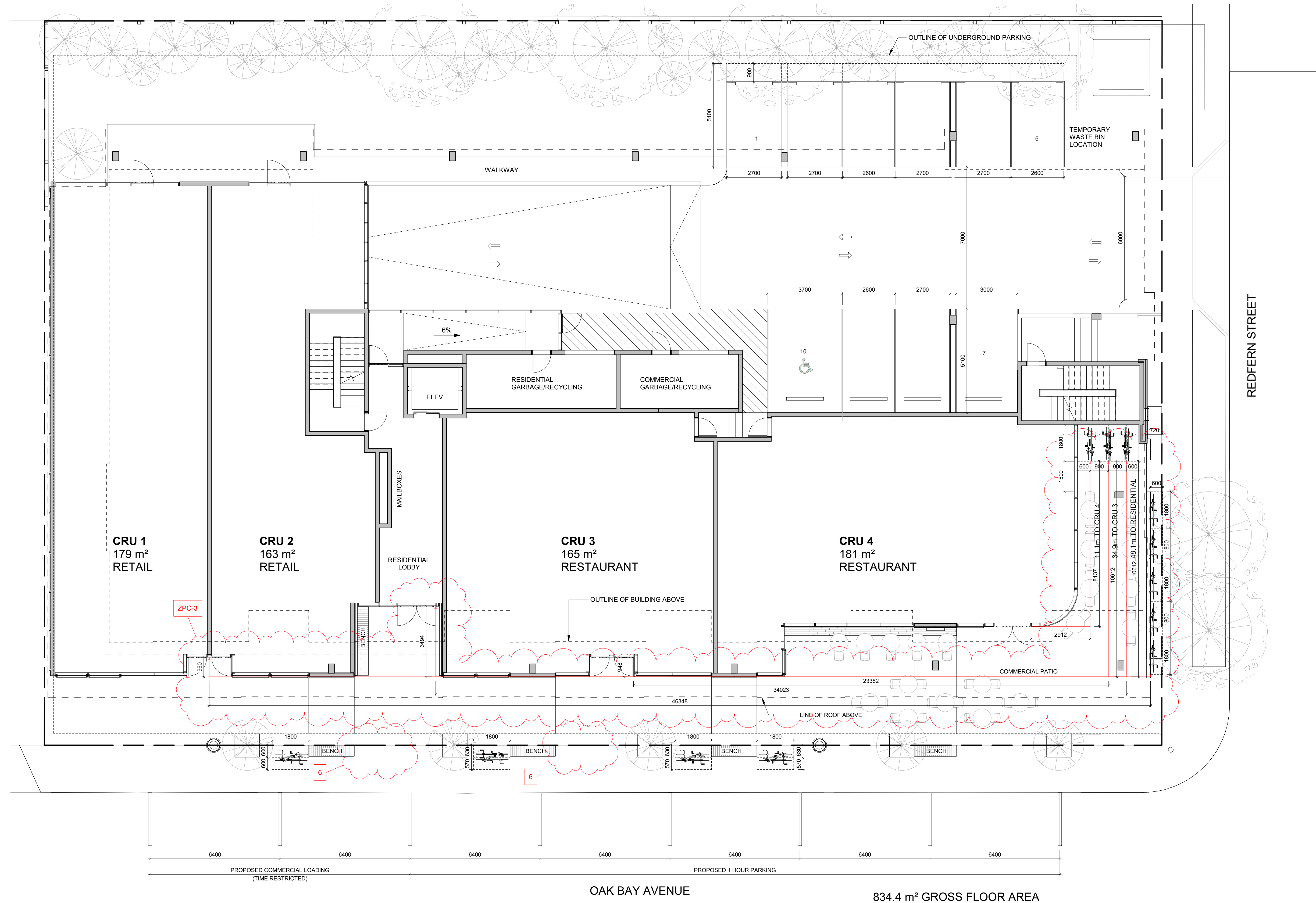
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Parking Level Plan	
Date	
2020/06/23	
Scale	Project #
1 : 100	1801
Revision	
March 5, 2020	
Sheet #	
A2.00	



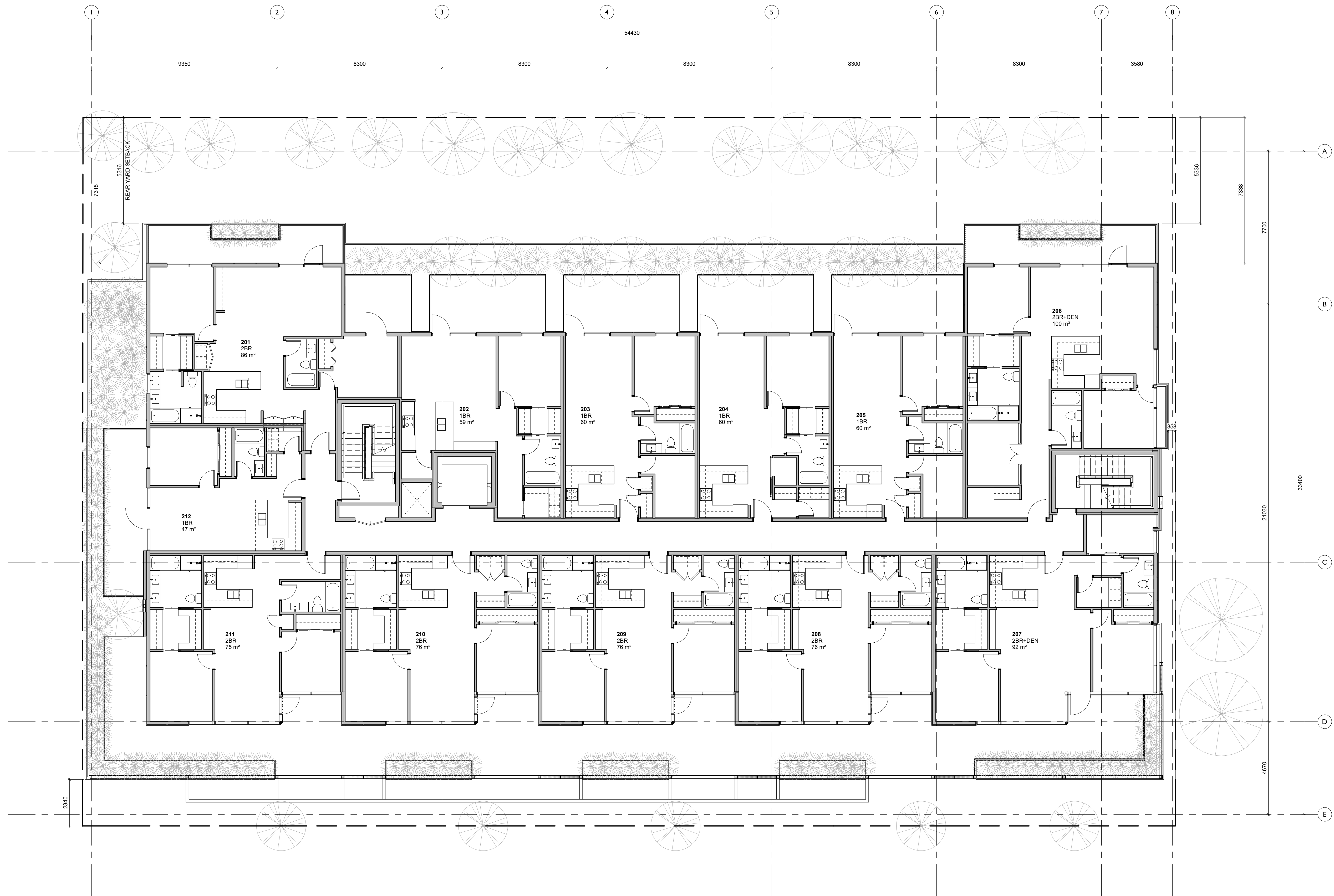
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE

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Project		<p>Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC</p>	
Sheet Name		<p>Ground Floor Plan</p>	
Date		<p>2020/06/23</p>	
Scale	Project #	<p>1 : 100 1801</p>	
Revision		<p>June 23, 2020 4</p>	
Sheet #		<p>A2.01</p>	

834.4 m² GROSS FLOOR AREA



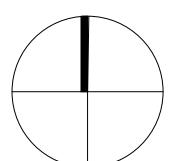
1,004.85 m² GROSS FLOOR AREA (EXCLUDING ELEV. SHAFT)

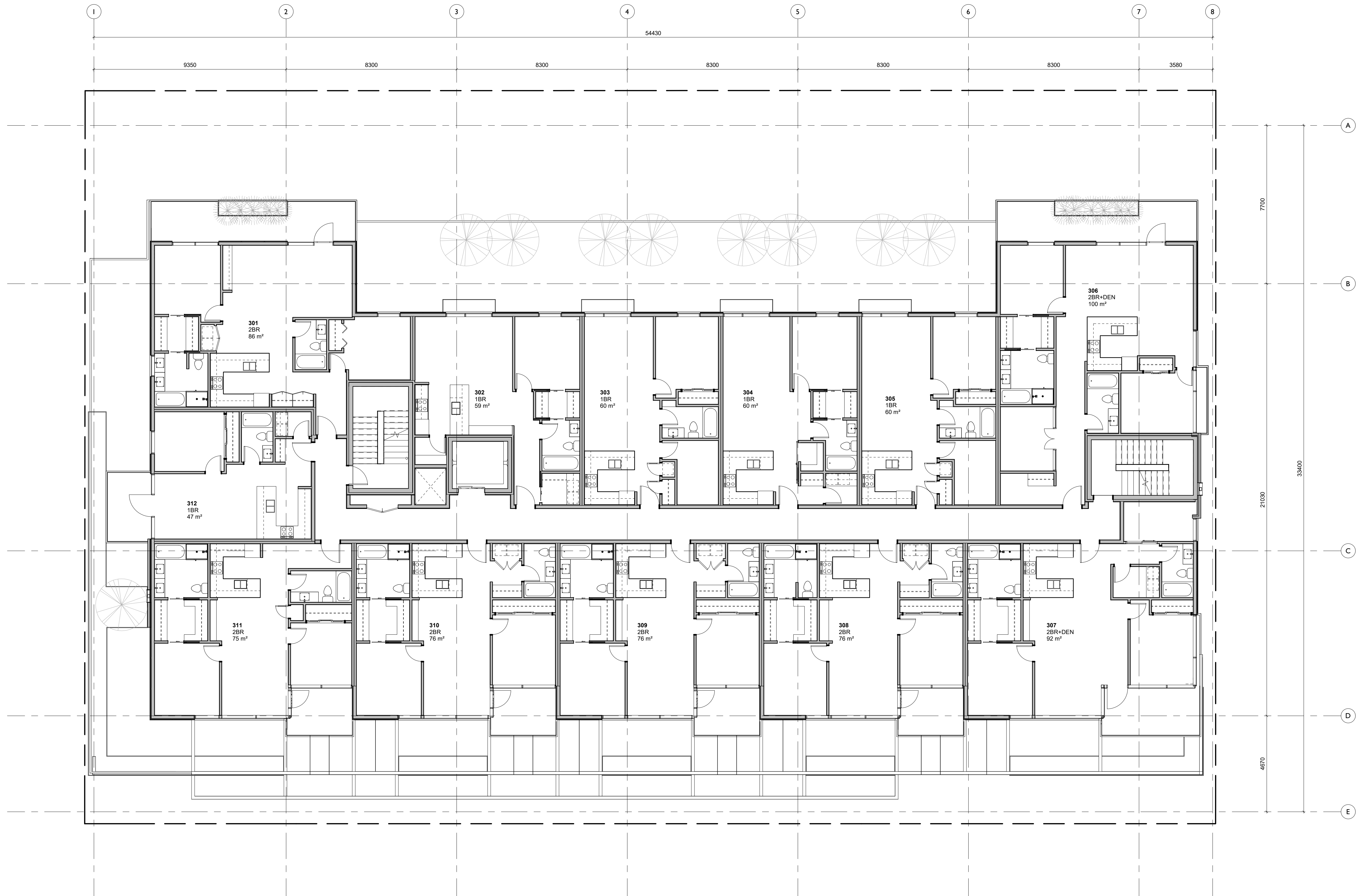
NO.	DESCRIPTION	DATE
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Second Floor Plan	
Date	
2020/06/23	
Scale	Project #
1 : 100	1801
Revision	
March 5, 2020	
Sheet #	
A2.02	



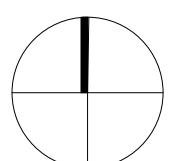
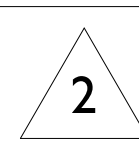
1,004.85 m² GROSS FLOOR AREA (EXCLUDING ELEV. SHAFT)

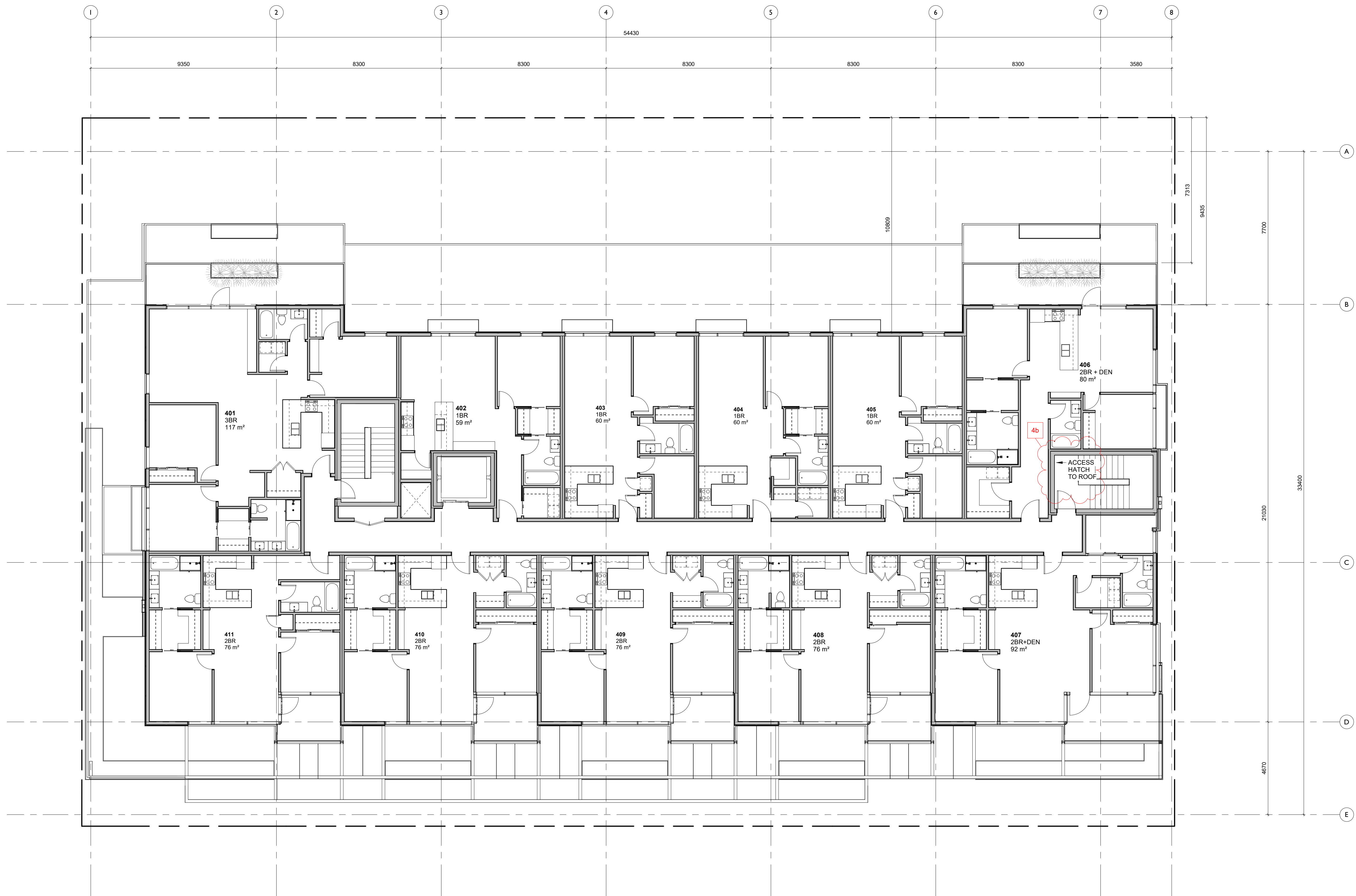
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Third Floor Plan	
Date	
2020/06/23	
Scale	Project #
1 : 100	1801
Revision	
March 5, 2020	
Sheet #	
A2.03	



965.03 m² GROSS FLOOR AREA (EXCLUDING ELEV. SHAFT)

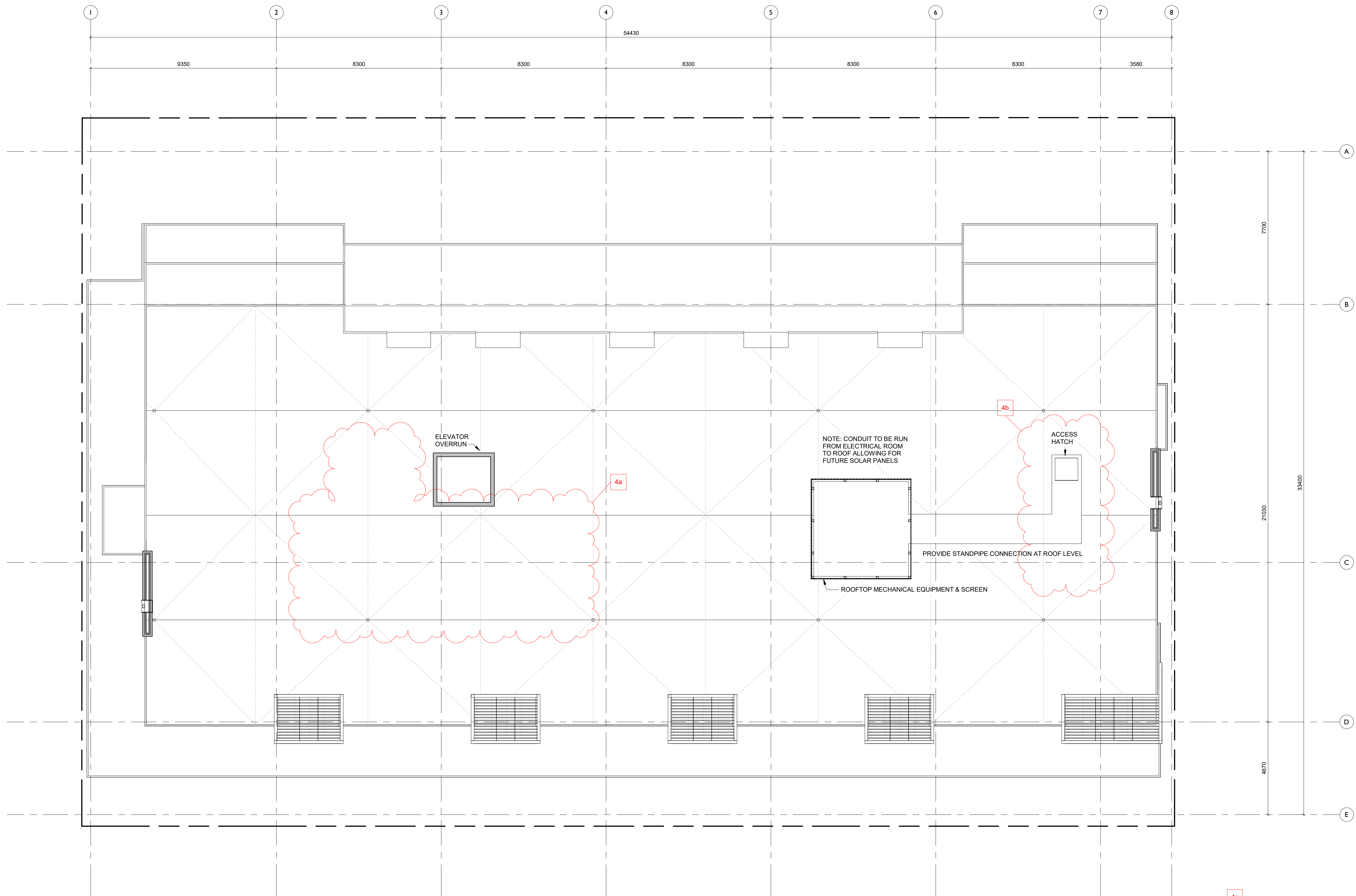
NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Fourth Floor Plan	
Date	
2020/06/23	
Scale	Project #
1 : 100	1801
Revision	
June 23, 2020	
Sheet #	
A2.04	

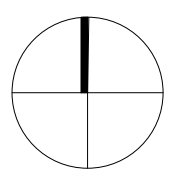


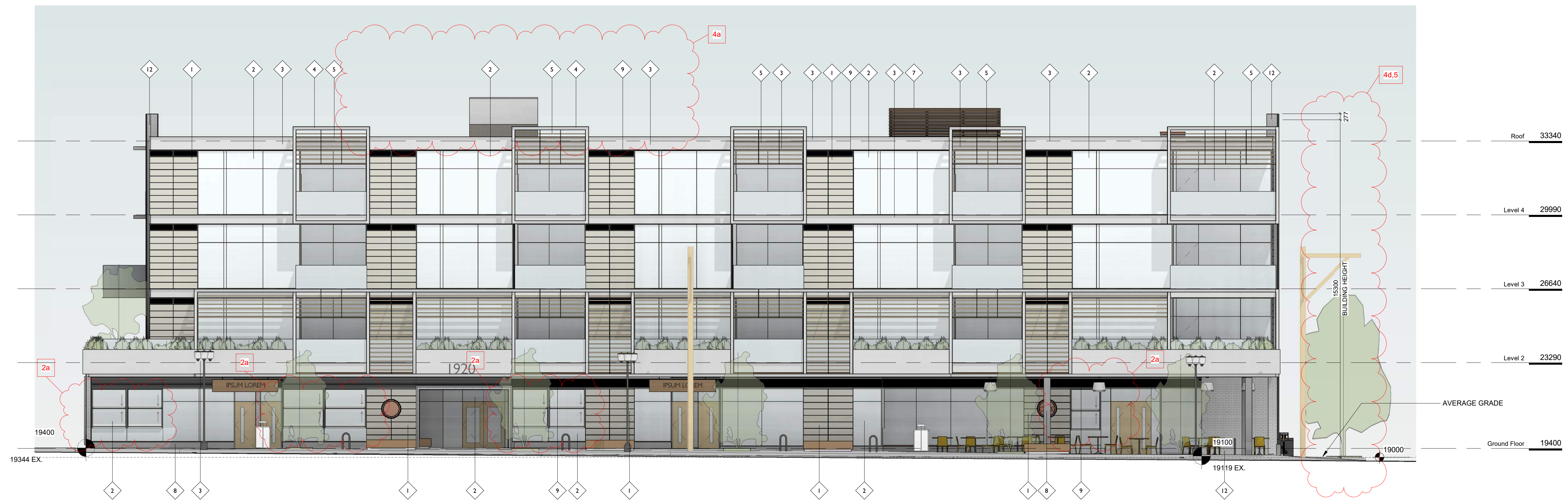
NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



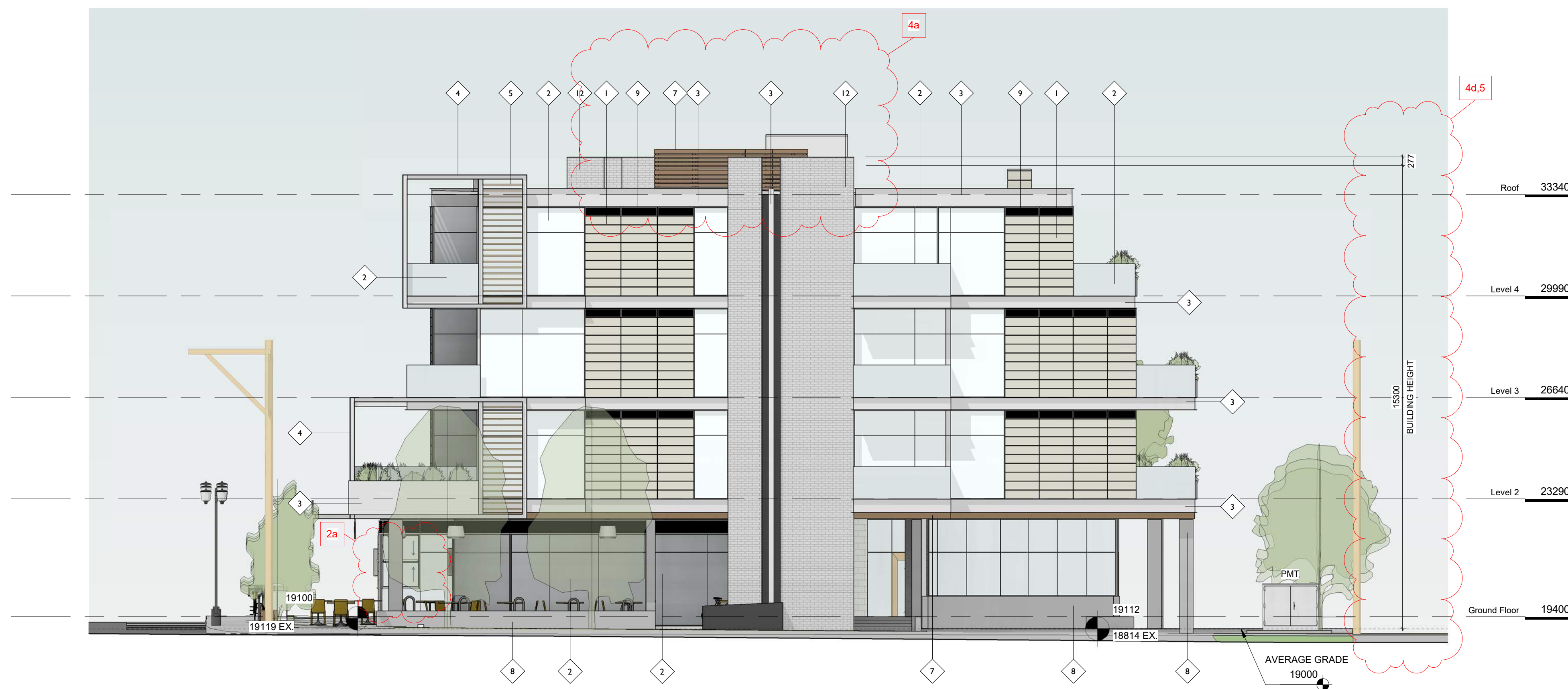
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Project			
		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Roof Plan	
Date		2020/06/23	
Scale	Project #	Revision	Sheet #
1 : 100	1801	June 23, 2020	4
		A2.05	



1 South Elevation
1 : 100



2 East Elevation
1 : 100

MATERIALS LEGEND

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

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



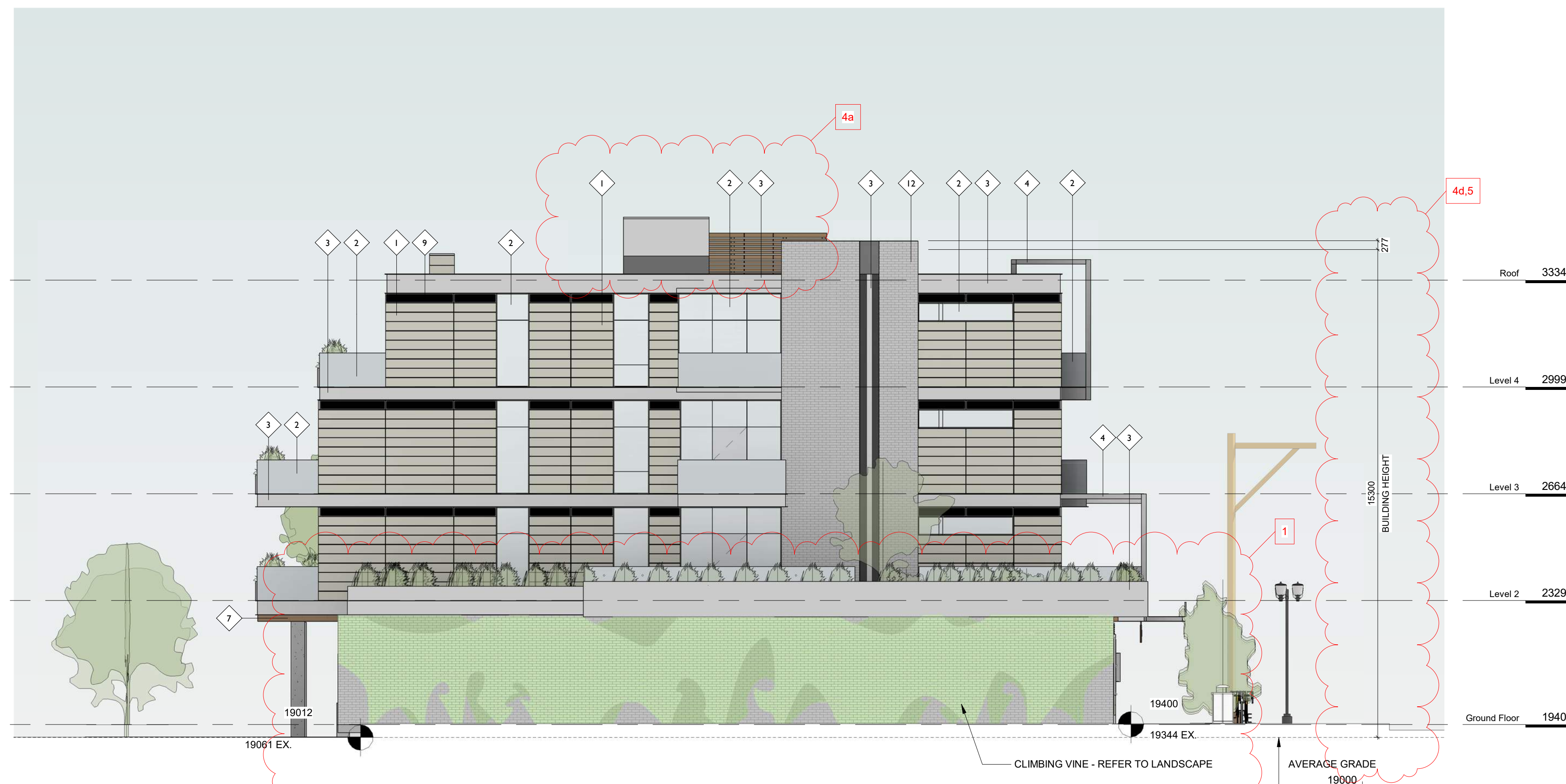
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Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Elevations	
Date		2020/06/23	
Scale	1 : 100	Project #	1801
Revision		4	
June 23, 2020			
Sheet #		A3.00	



1 North Elevation
1 : 100



2 West Elevation
1 : 100

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

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

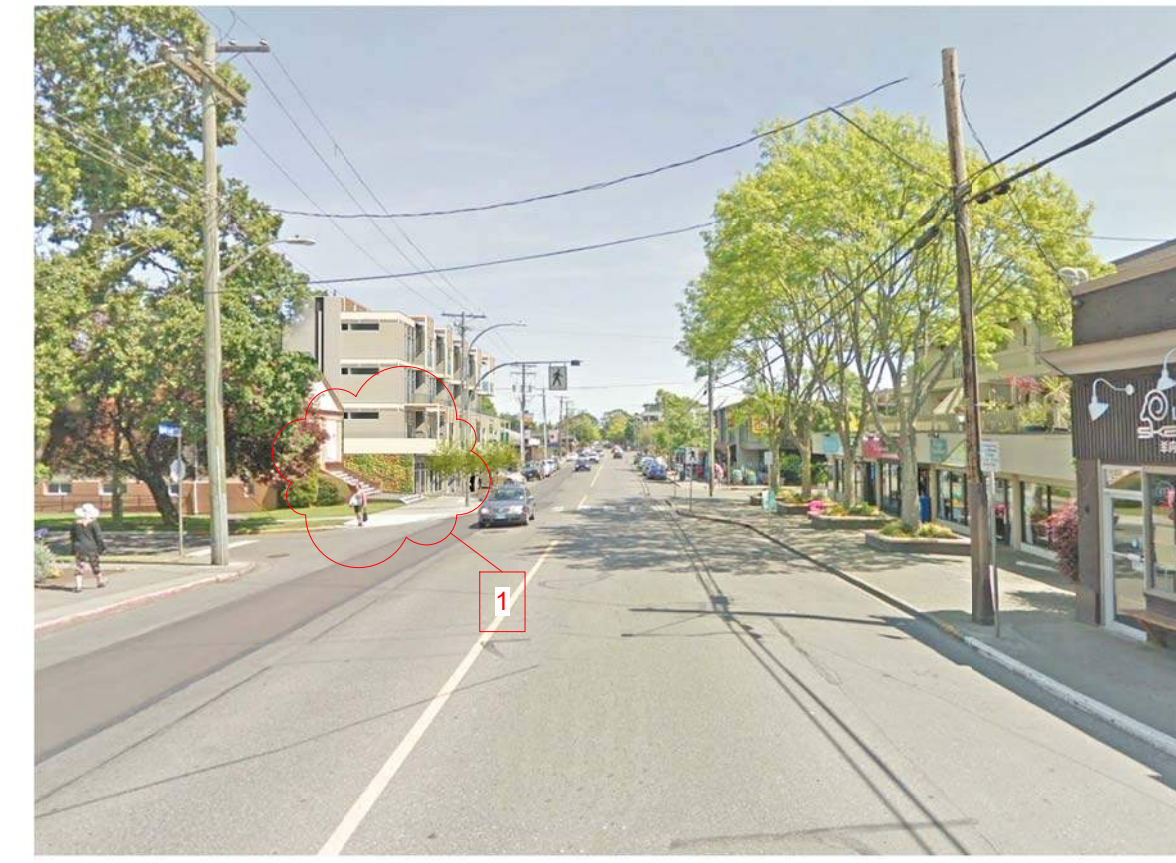


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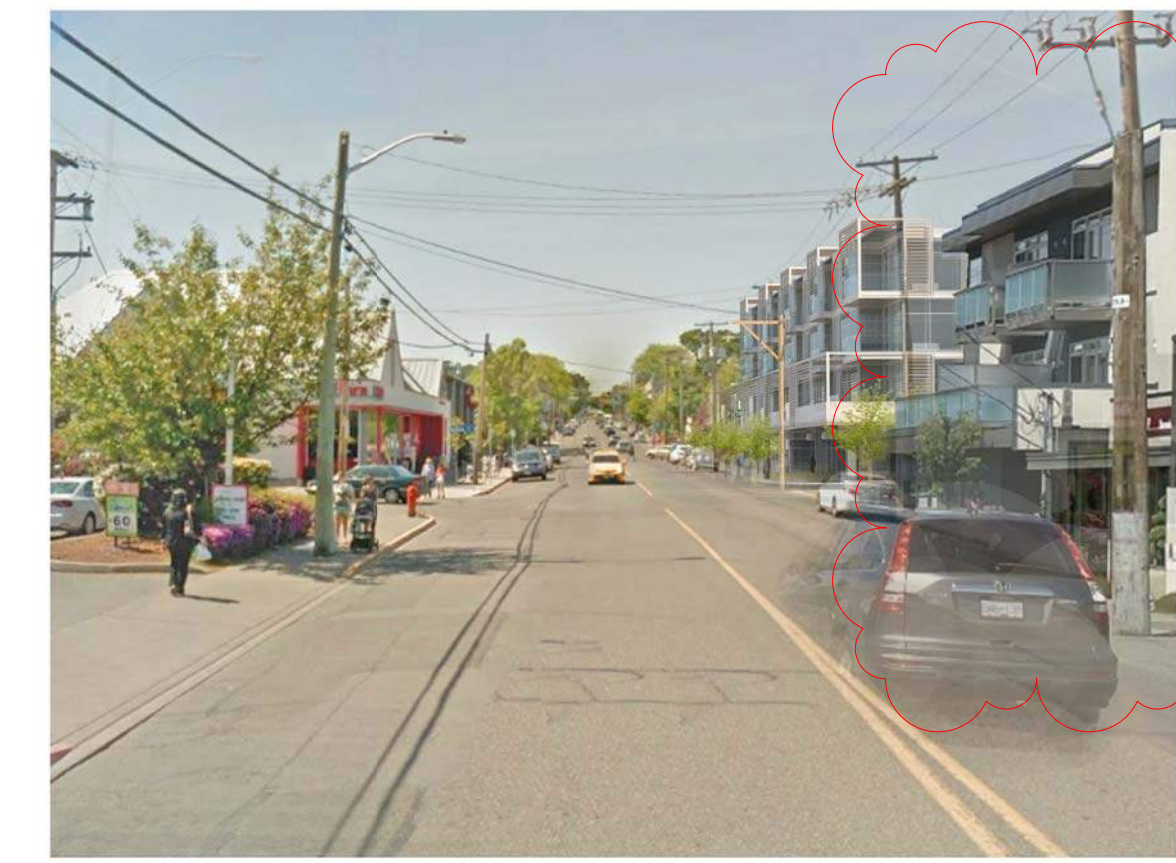
Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Elevations	
Date		2020/06/23	
Scale	1 : 100	Project #	1801
Revision		June 23, 2020 4	
Sheet #		A3.01	



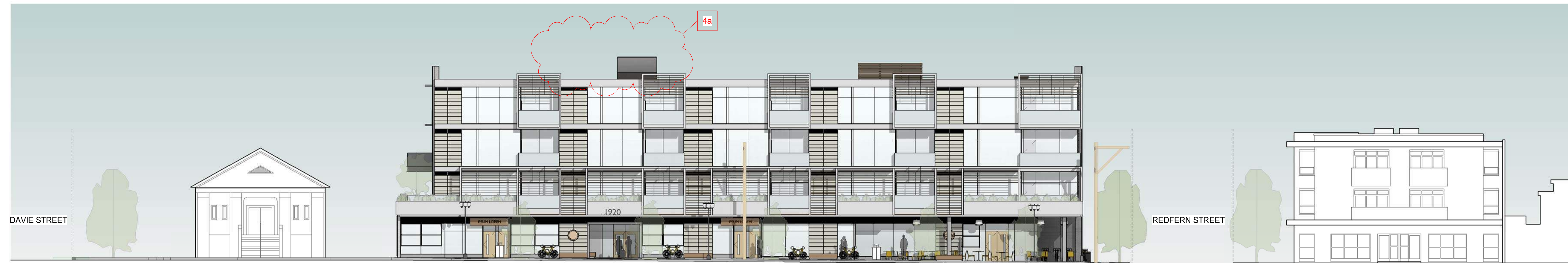
VIEW FROM OAK BAY AVENUE & DAVIE STREET



VIEW FROM OAK BAY AVENUE LOOKING EAST



VIEW FROM OAK BAY AVENUE LOOKING WEST



1 Oak Bay Ave Context Elevation
1 : 200



2 Redfern St Context Elevation
1 : 200

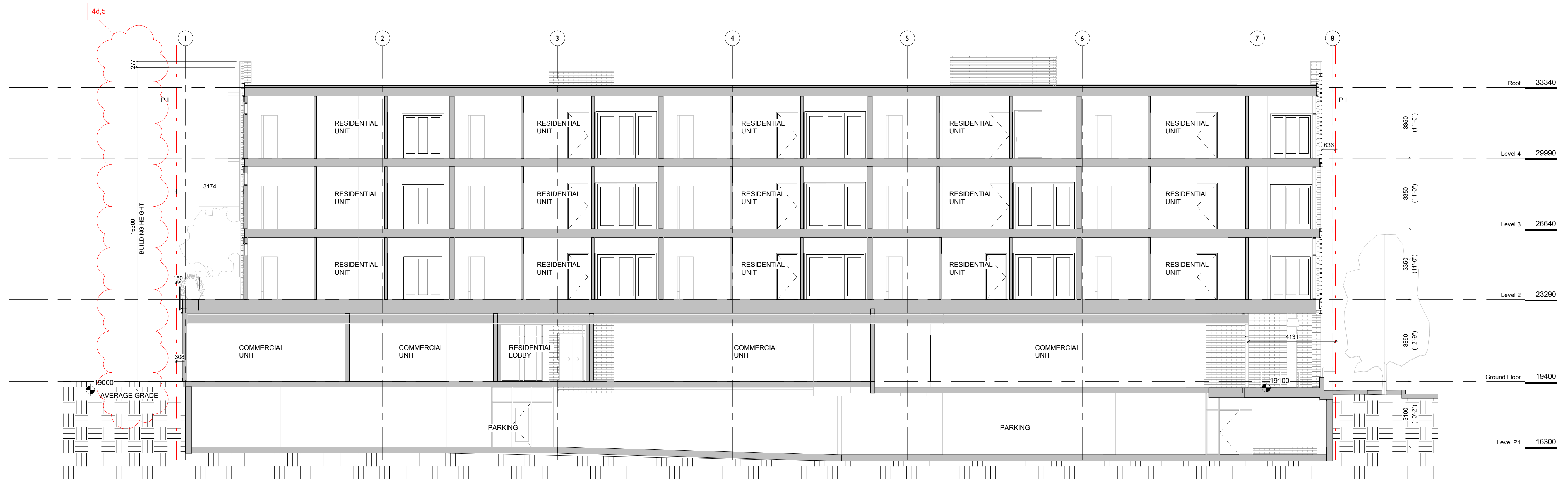
NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



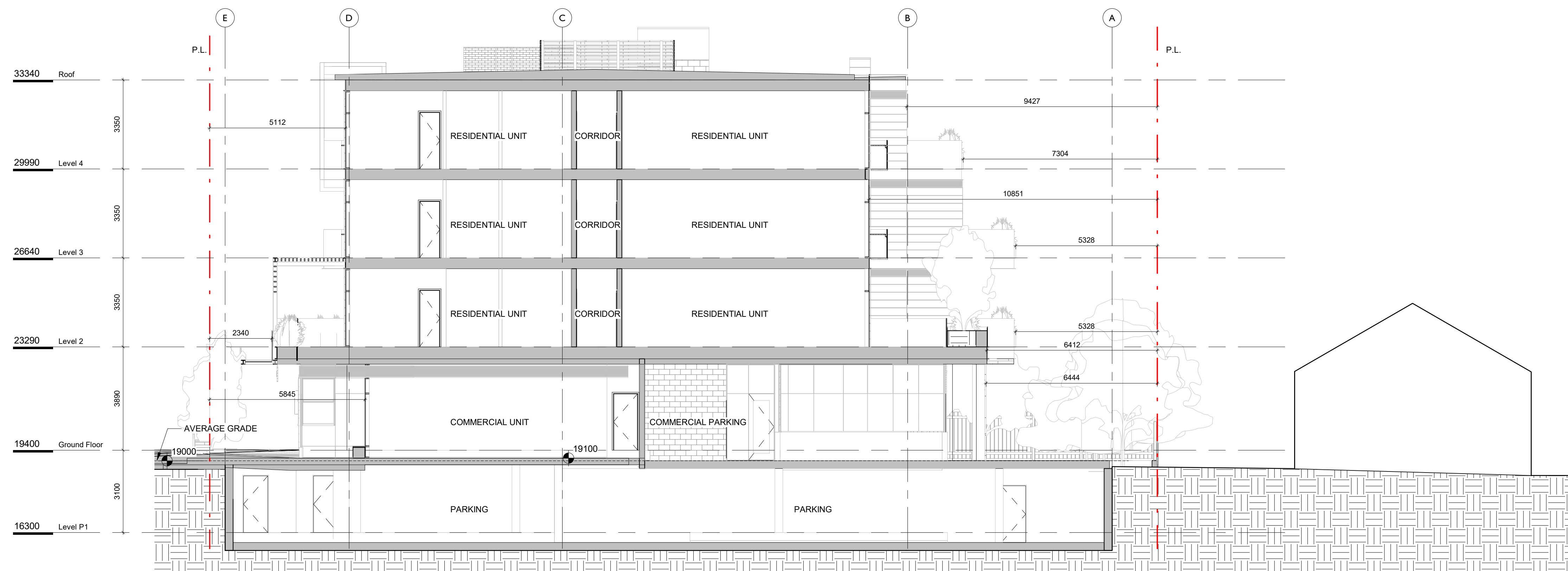
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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Context Elevations	
Date	
2020/06/23	
Scale	Project #
1 : 200	1801
Revision	
June 23, 2020	4
Sheet #	
A3.02	



I Long Section
1 : 100



2 Cross Section
1 : 100

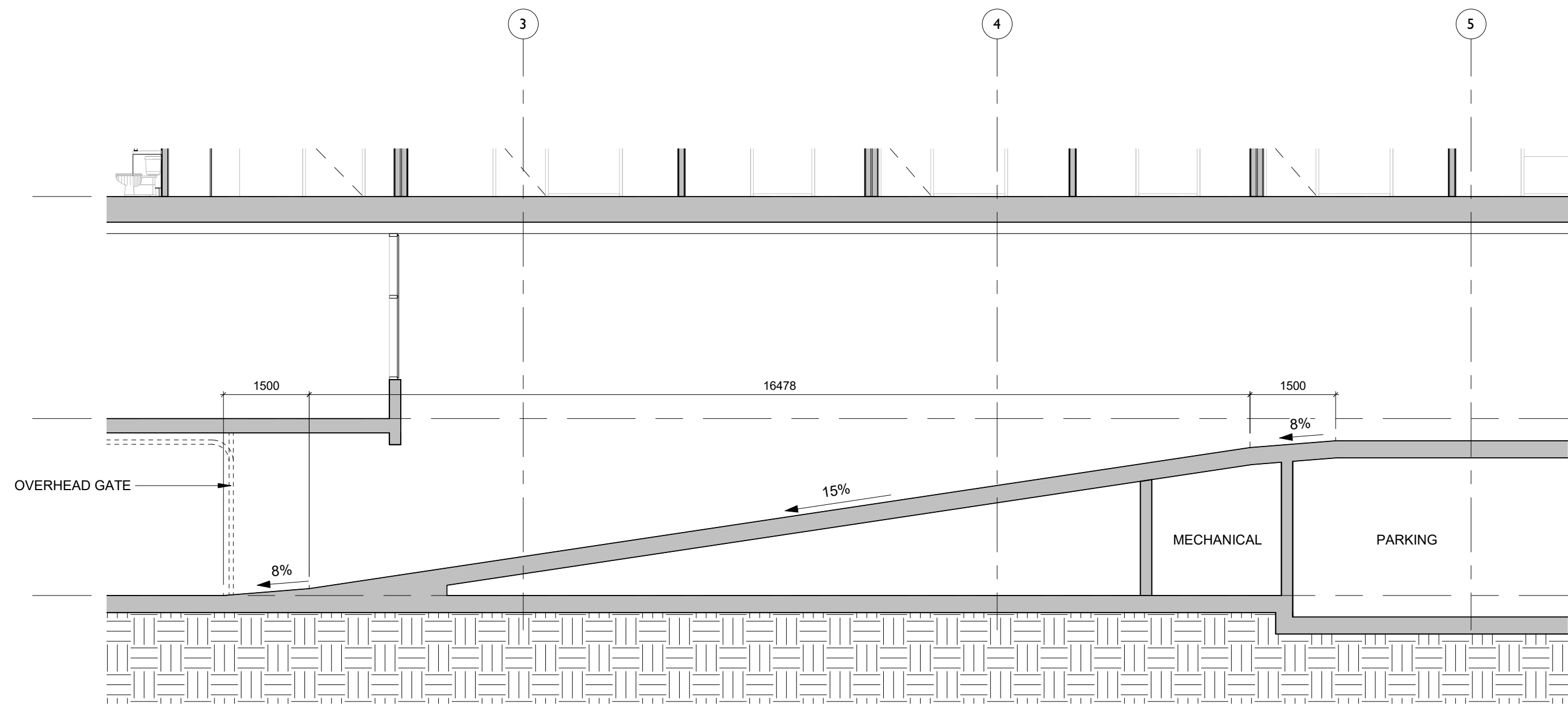
NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	June 23, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



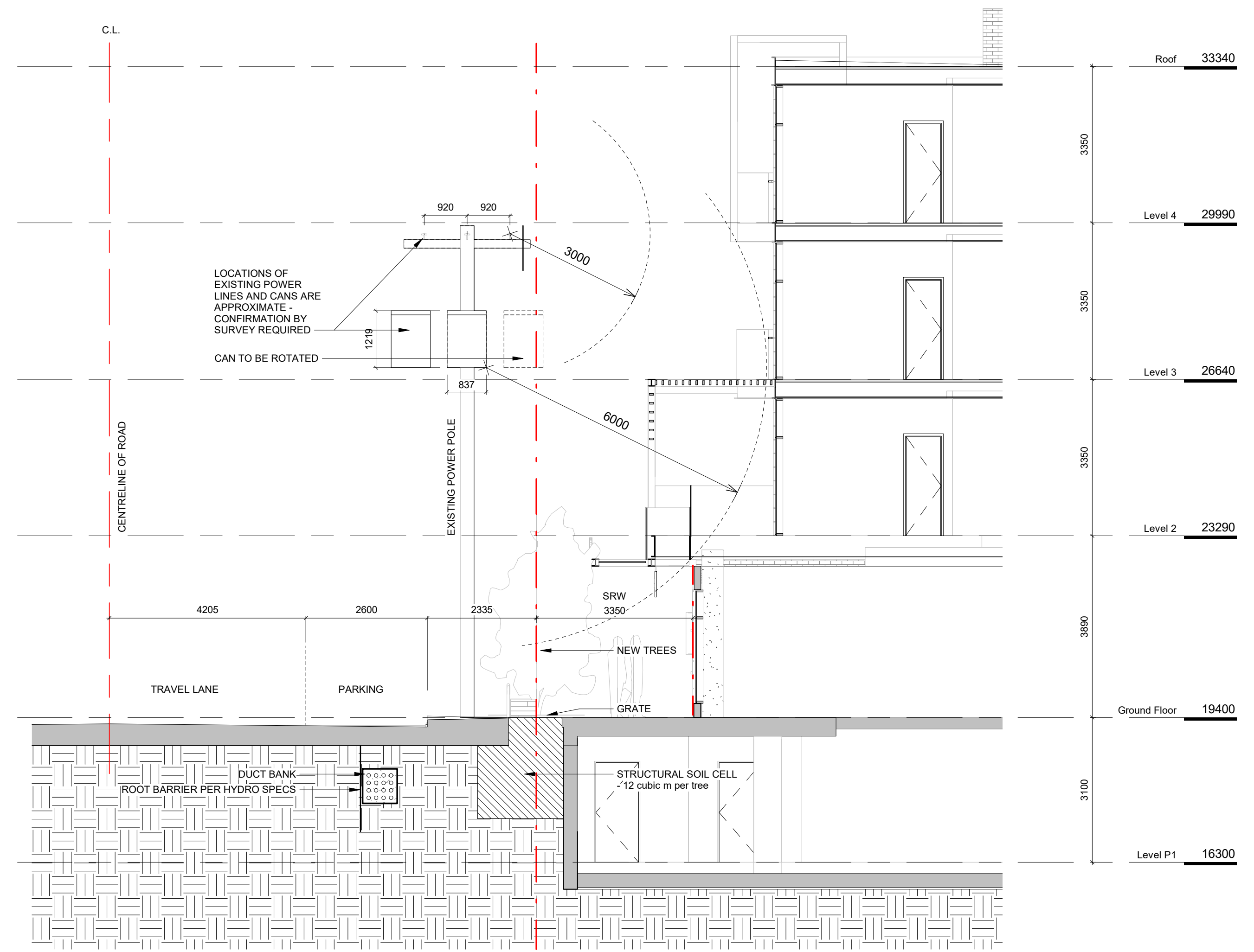
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Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Building Sections	
Date		2020/06/23	
Scale	1 : 100	Project #	1801
Revision		June 23, 2020	4
Sheet #		A4.00	



2 Parking Ramp Section
1 : 75



1 Street Section
1 : 75

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



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Context Sections	
Date	
2020/06/23	
Scale	Project #
1 : 75	1801
Revision	
March 5, 2020	2
Sheet #	
A4.01	



VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET



VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE



RESIDENTIAL LOBBY



COMMERCIAL CORNER PATIO

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

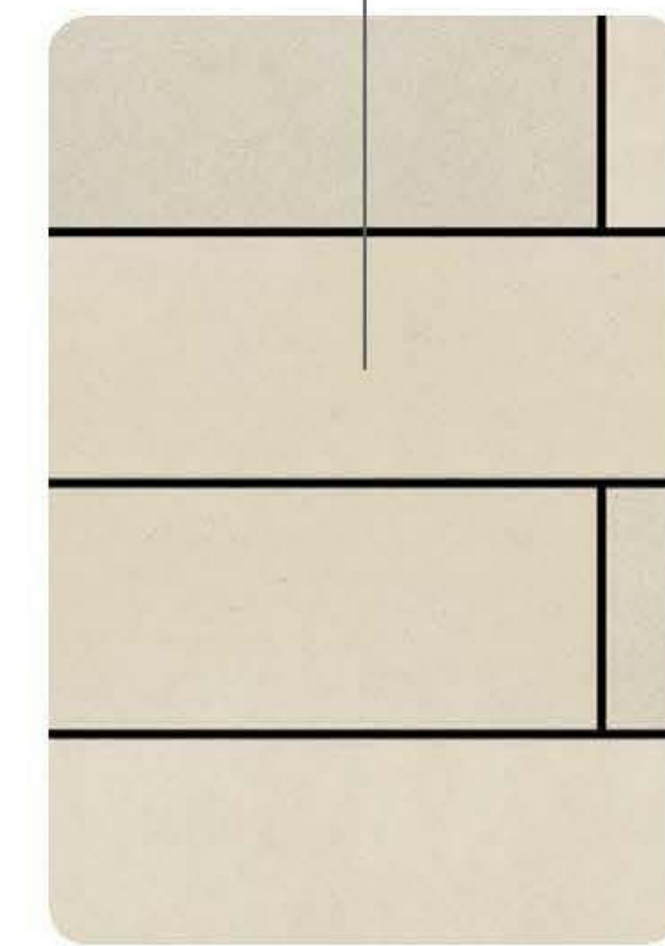


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Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC
Sheet Name		Perspectives
Date		2020/06/23
Scale	Project #	1801
	Revision	4
	June 23, 2020	
	Sheet #	A9.00

PROJECT MATERIALS



PANEL



BRICK

ACCENT



WOOD



METAL



PAVING



GLASS



CONCRETE



PLANTING

CLADDING

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



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name Materials	
Date 2020/06/23	
Scale	Project # 1801
	Revision March 5, 2020 2
	Sheet # A9.01

1525 DAVIE ST.

1516 REDFERN ST.

NEIGHBOURING FRUIT TREES. WORK WITHIN THIS ZONE TO FOLLOW ARBORISTS RECOMMENDATIONS. REFER TO ARBORISTS PLAN FOR FULL DETAILS.

CONCRETE CURB UPSTAND C/W WOOD FENCE ALONG THIS PROPERTY LINE.

LEGEND

- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- EXTENT OF PARKADE, BELOW
- BUILDING LINE ABOVE
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- MUNICIPAL SIDEWALK: CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS. JOINT PATTERN AS PER CITY OF VICTORIA, SHOWN INDICATIVELY.
- CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS.
- UNIT PAVING TYPE 1: STANDARD SERIES, 225x112x60MM, RUNNING BOND PERPENDICULAR TO BUILDING, COLOUR: 50% NATURAL, 50% SHADOW.
- UNIT PAVING TYPE 2: PIAZZA SERIES, 600x400x100x100MM, OFFSET RUNNING BOND PARALLEL TO BUILDING, COLOUR: CHARCOAL.
- UNIT PAVING TYPE 3 (VEHICULAR): STANDARD SERIES, 225x112x80MM, 90° HERRINGBONE C/W SOLIDER COURSE BORDER, COLOUR: SHADOW C/W CHARCOAL BORDER.
- UNIT PAVING TYPE 4 (PATIO): HYDRA-PRESSED SLAB PAVERS, TEXADA, 610x610x50MM, COLOUR: NATURAL.
- LAWN AREA
- SHRUB PLANTING AREA ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
- RAIN GARDEN AREA
- LANDSCAPE BUFFER. SEE PLANTING PLAN.
- SOLID FENCE, 1.8M HEIGHT MAX., WOOD CONSTRUCTION TO CoV BYLAW, TOP MOUNTED TO CURB.
- BIKE RACK (SEE ARCH PLANS FOR NUMBERS)
- SITE FURNISHINGS, MUNICIPAL PROPERTY: *The City of Victoria will provide the types, colours and specifications for the Urban Village suite of public furnishings prior to building permit submission.*

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

Murdoch de Greeff INC
Landscape Planning & Design

200 - 554 Colquhoun Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

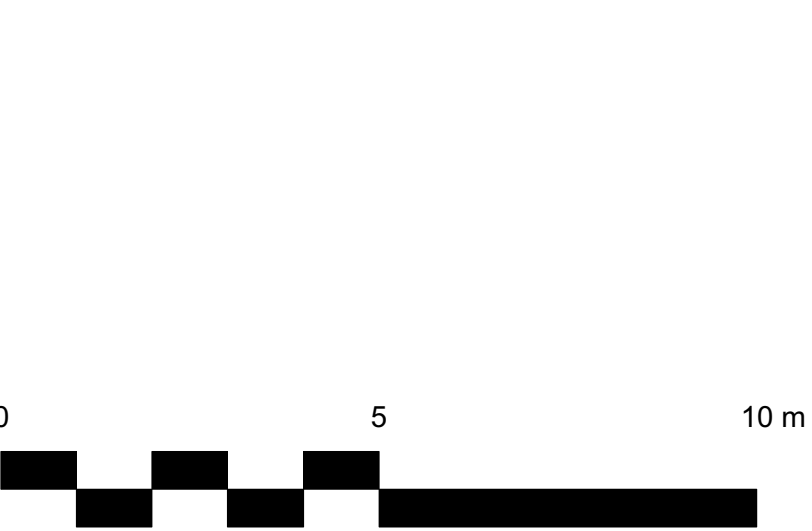
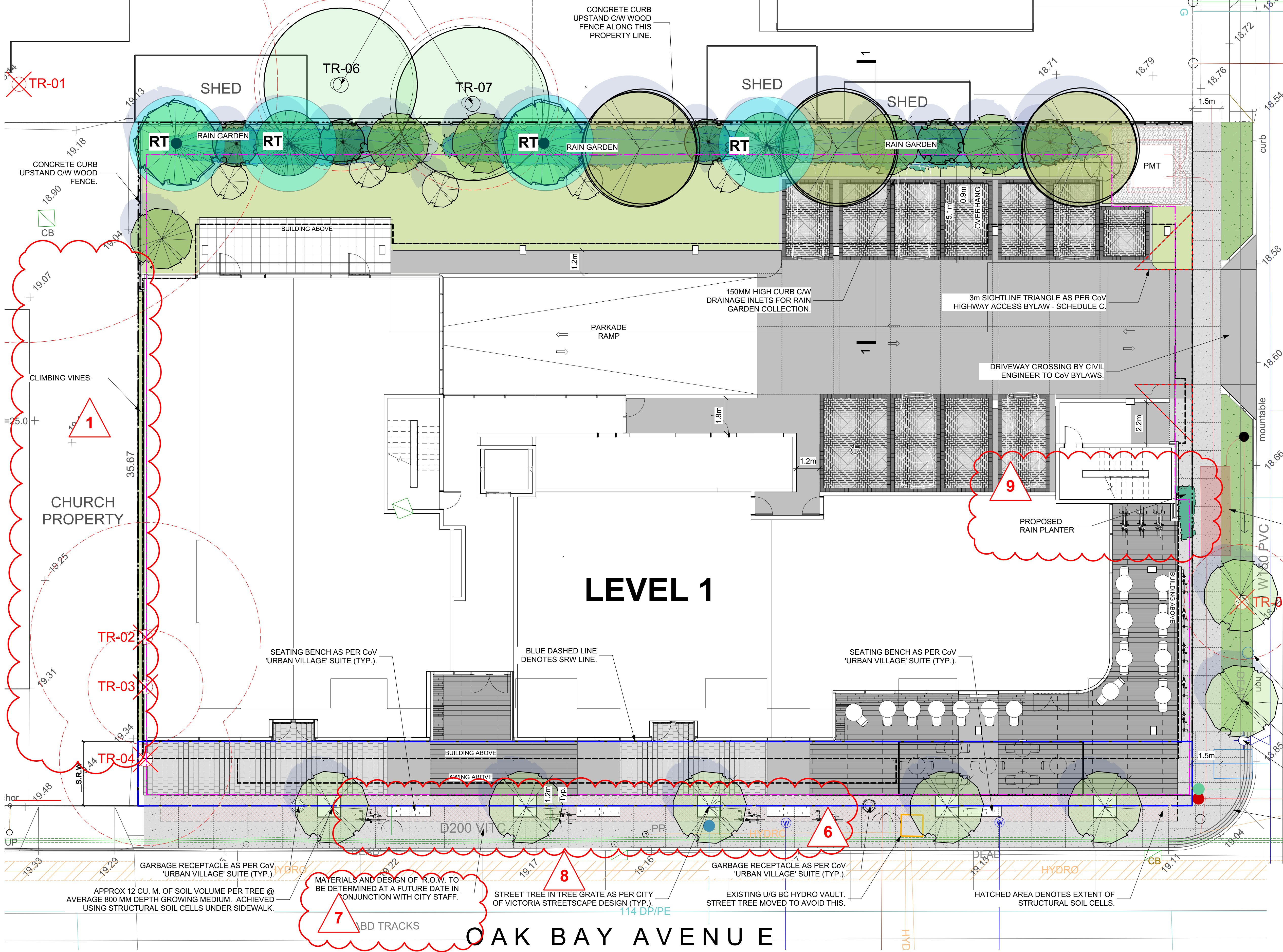
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2020-06-23

client
JAWL RESIDENTIAL

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

sheet title
Landscape Materials

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



TREE SUMMARY

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

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

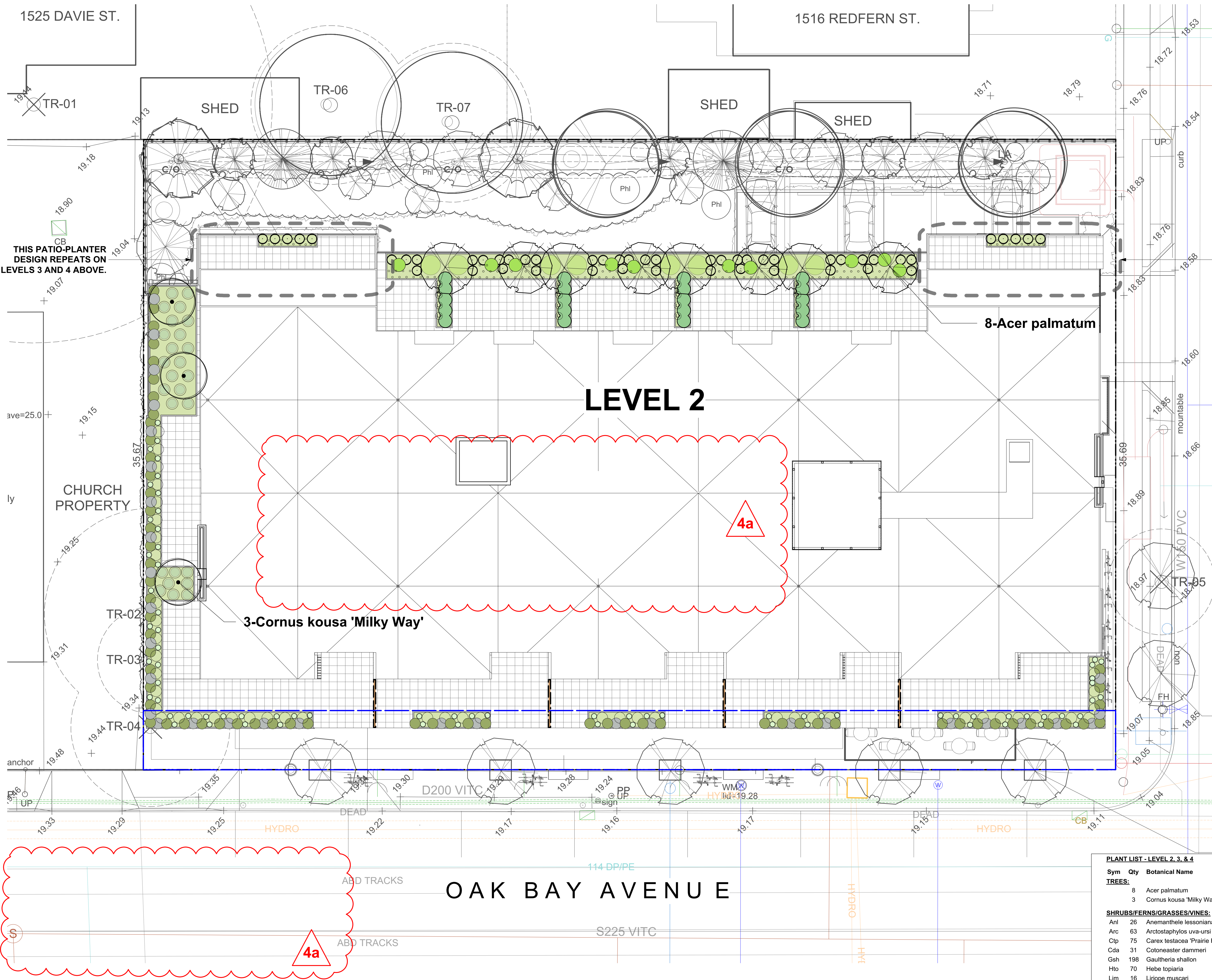
REFER TO ARBORIST'S TREE MANAGEMENT PLAN BY GYE & ASSOCIATES DATED MARCH 3rd, 2020 FOR FULL DETAILS.

EXISTING TREE RETAINED
TREE TAG #
CRITICAL ROOT ZONE

EXISTING TREE REMOVED
TREE TAG #

DESIGNATED REPLACEMENT TREE (BYLAW PROTECTED)
RT

- 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 to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IAABC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - 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.



LEGEND

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

PLANTING NOTES

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

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

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

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

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

client
JAWL RESIDENTIAL

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

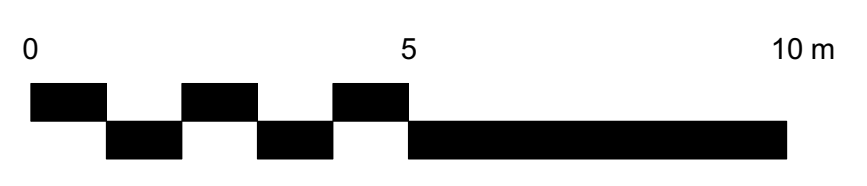
sheet title
Level 2 Landscape Materials & Planting Plan

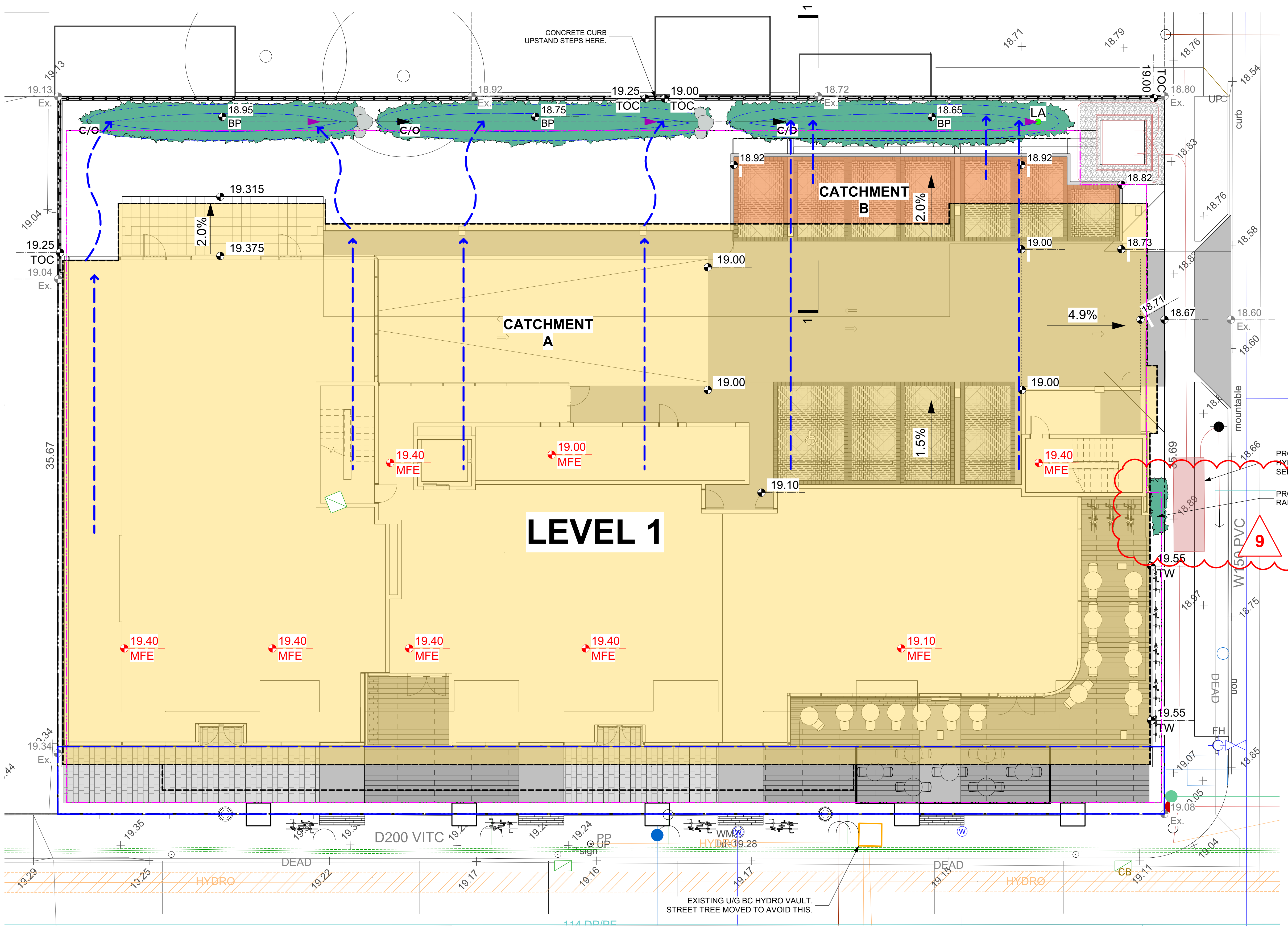
project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revision no.	sheet no.

L1.02

PLANT LIST - LEVEL 2, 3, & 4

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





LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 24.31 EXISTING LANDSCAPE GRADE
- 23.77 ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY
- 23.75 PROPOSED LANDSCAPE GRADE
- TW TOP OF WALL TP TOP OF POOL
- BW BOTTOM OF WALL BP BOTTOM OF POOL
- TOC TOP OF CURB TS TOP OF STAIRS
- BC BOTTOM OF CURB BS BOTTOM OF STAIRS
- RAIN GARDEN AREA
- DRAINAGE FLOW DIRECTION
- VEGETATED SWALE FLOW DIRECTION
- LA RAIN GARDEN OVERFLOW DRAIN
- c/o CLEAN-OUT DRAIN
- PERFORATED UNDERDRAIN PIPE
- SOLID PVC PIPE
- CATCHMENT A ROOF RUNOFF SCUPPERED TO SWALES AND CONVEYED TO RAIN GARDENS.
- CATCHMENT B PAVEMENT RUNOFF SURFACE FLOWS TO CURB INLETS AND INTO RAIN GARDEN.

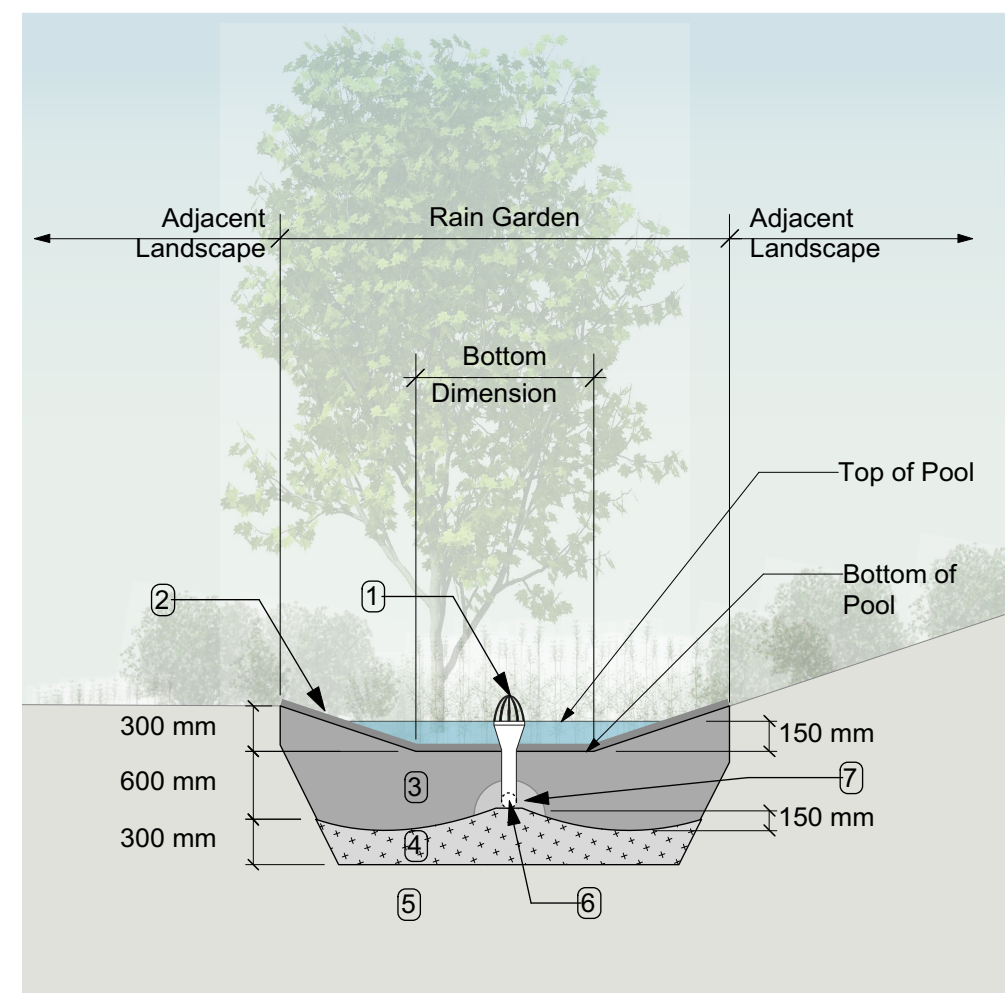
RAIN WATER MANAGEMENT NOTES

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

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

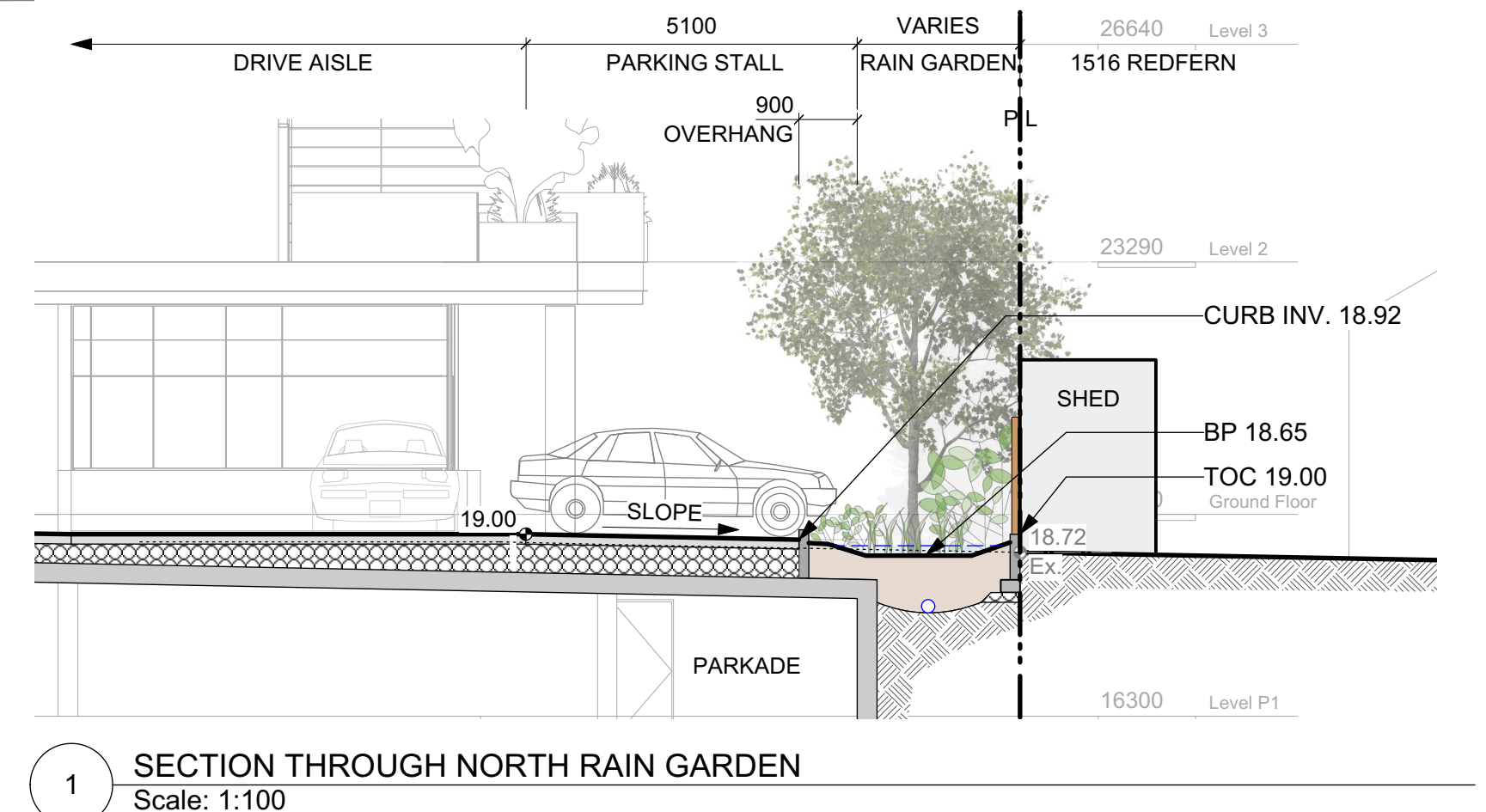
RAIN GARDENS WILL BE DESIGNED WITH UNDERDRAINS AND A HIGH-CAPACITY OVERFLOW DRAIN THAT WILL BE CONNECTED TO THE ONSITE PIPED DRAINAGE SYSTEM.

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



GRADING NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to 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.



OAK BAY AVENUE

REDFERN VITC 9

rev no	description	date
4	DP/REZ. REV.3	JUN.23.2020
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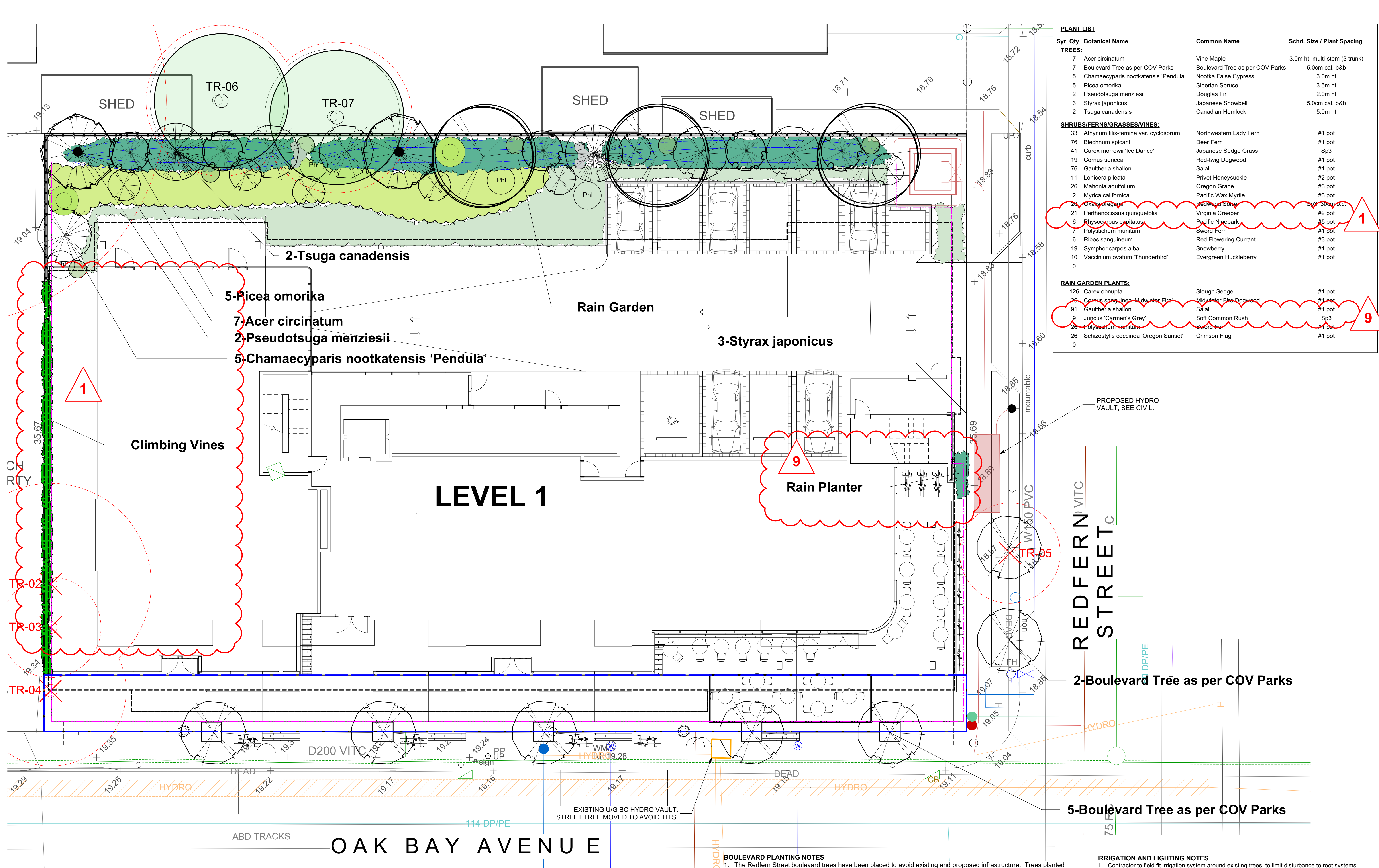
client
JAWL RESIDENTIAL

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

Stormwater Management

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





Syr	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
7		Acer circinatum	Vine Maple	3.0m ht, multi-stem (3 trunk)
7		Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parks	5.0cm cal, b&b
5		Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	3.0m ht
5		Picea omorika	Siberian Spruce	3.5m ht
2		Pseudotsuga menziesii	Douglas Fir	2.0m ht
3		Styrax japonicus	Japanese Snowbell	5.0cm cal, b&b
2		Tsuga canadensis	Canadian Hemlock	5.0m ht
SHRUBS/FERNS/GRASSES/VINES:				
33		Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
76		Blechnum spicant	Deer Fern	#1 pot
41		Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
19		Cornus sericea	Red-twig Dogwood	#1 pot
76		Gaultheria shallon	Salal	#1 pot
11		Lonicera pileata	Privet Honeysuckle	#2 pot
26		Mahonia aquifolium	Oregon Grape	#3 pot
2		Myrica californica	Pacific Wax Myrtle	#3 pot
26		Oxalis oregana	Redwood Sorrel	500, 3000 p.c.
21		Parthenocissus quinquefolia	Virginia Creeper	#2 pot
6		Physocarpus capitatus	Pacific Ninebark	#5 pot
1		Polystichum munitum	Sword Fern	#1 pot
6		Ribes sanguineum	Red Flowering Currant	#3 pot
19		Symphoricarpos alba	Snowberry	#1 pot
10		Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#1 pot
0				
RAIN GARDEN PLANTS:				
126		Carex obnupta	Slough Sedge	#1 pot
26		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
91		Gaultheria shallon	Salal	#1 pot
9		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
26		Polystichum munitum	Sword Fern	#1 pot
26		Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
0				

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341
2020-06-23

client
JAWL RESIDENTIAL

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

sheet title
Planting Plan

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revision no.	sheet no.

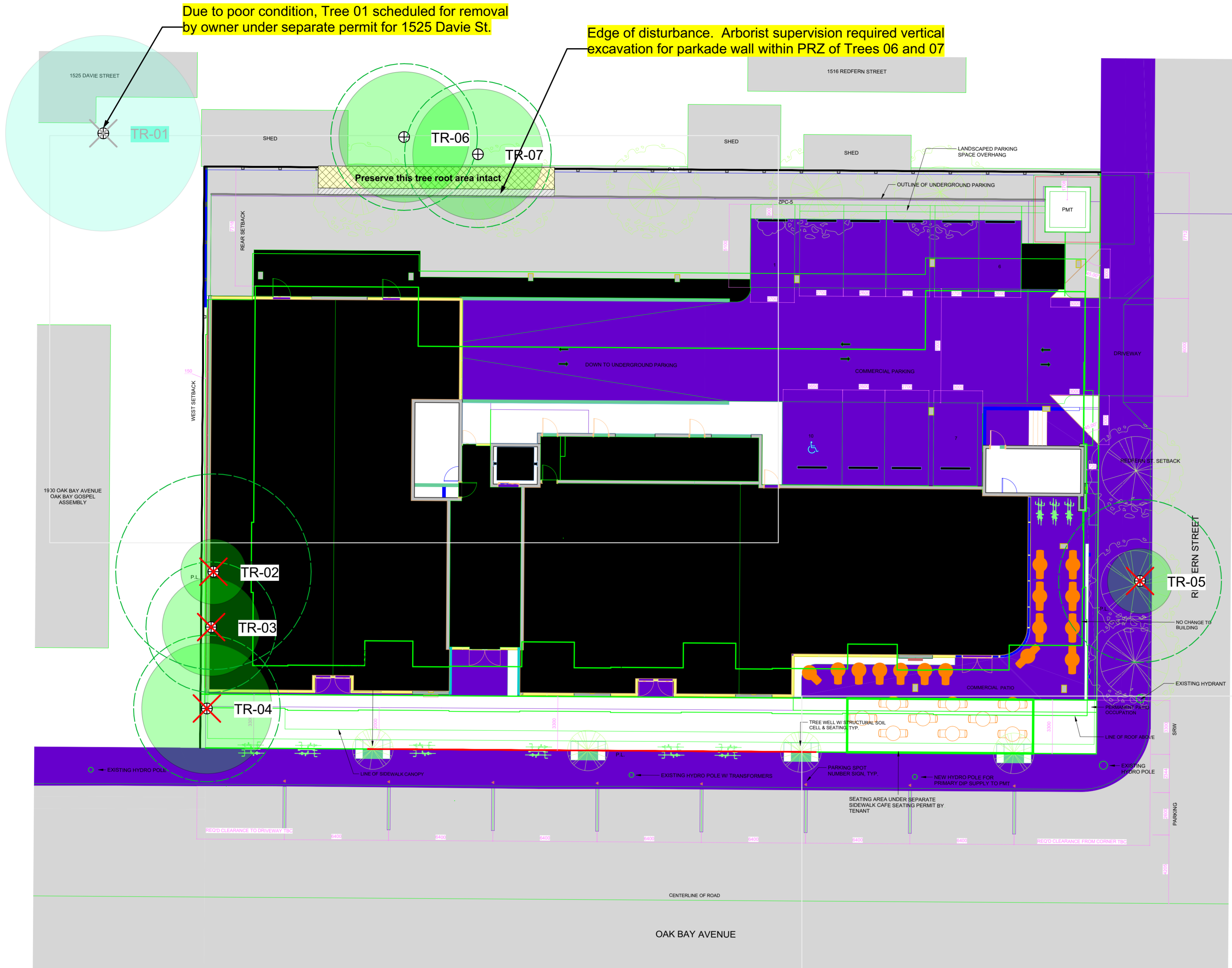
3 **L3.01**

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

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

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





GENERAL NOTE

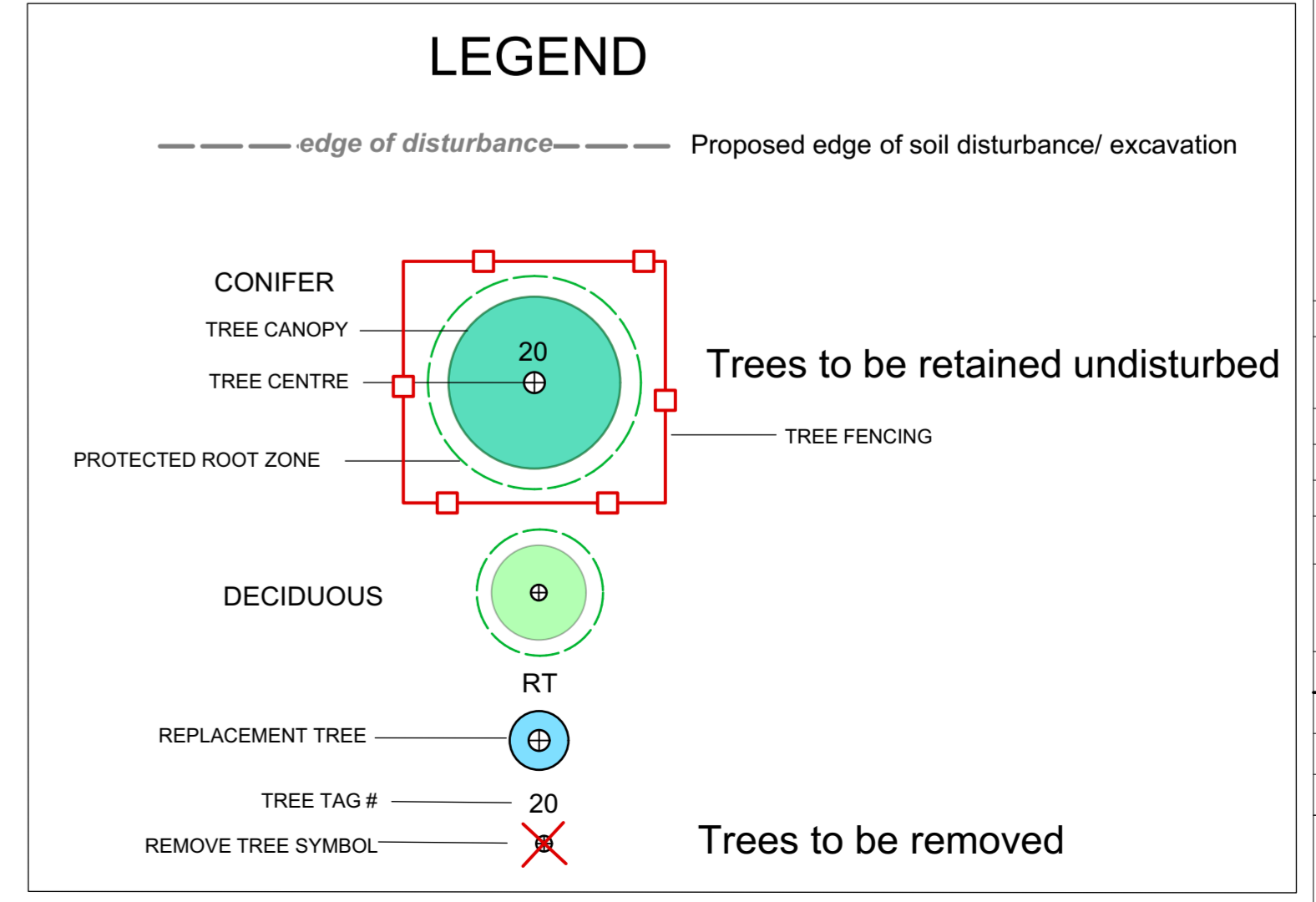
All on-site trees and two off-site trees are proposed for removal, due to the built out scope of the site plan (boundary-to-boundary). As such, typical protection measures, such as fencing and signage, are not required. **It is assumed that site hoarding will be erected around the entire perimeter of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

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

- TREE PRESERVATION MEASURES**
- Start-up meeting:** Before demolition, site servicing or other site work commences, the owner and contractor shall meet with the arborist to review the Tree Protection Plan.
 - Tree protection fencing:** No protective tree fencing is required on this project.
 - Arborist supervision of site works:** The arborist shall be present to oversee stump removal, excavation, sub-grading, lane or pathway base preparation, service trenching, blasting or any other form of disturbance within, or adjacent to, the off-site tree protection area (TPA) for Tree 01. Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist.
 - Covering excavated cuts:** Any excavated cut within or adjacent to the TPA shall be securely covered with heavy-gauge plastic to prevent soil desiccation and erosion.
 - Site monitoring:** The Project Arborist shall monitor the site on a regular basis during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.
 - Pre-blasting meeting:** If rock blasting is required, the General Contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.
 - Replacement tree requirements:** Four (4) replacement trees shall be planted on the subject property as indicated on the Tree Plan. All replacement trees shall meet or exceed the minimum size requirements set forth in Section 44 of the City's tree bylaw (1.5m in height or 4cm caliper). See Landscape Planning Plans for details. If there are an insufficient number of plantable spaces available to accommodate all replacement trees, the applicant may discuss a cash-in-lieu payment to the City for trees surplus to requirements.
 - Plan posting:** A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain site.
 - Post-construction inspection and sign-off:** A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.

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

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



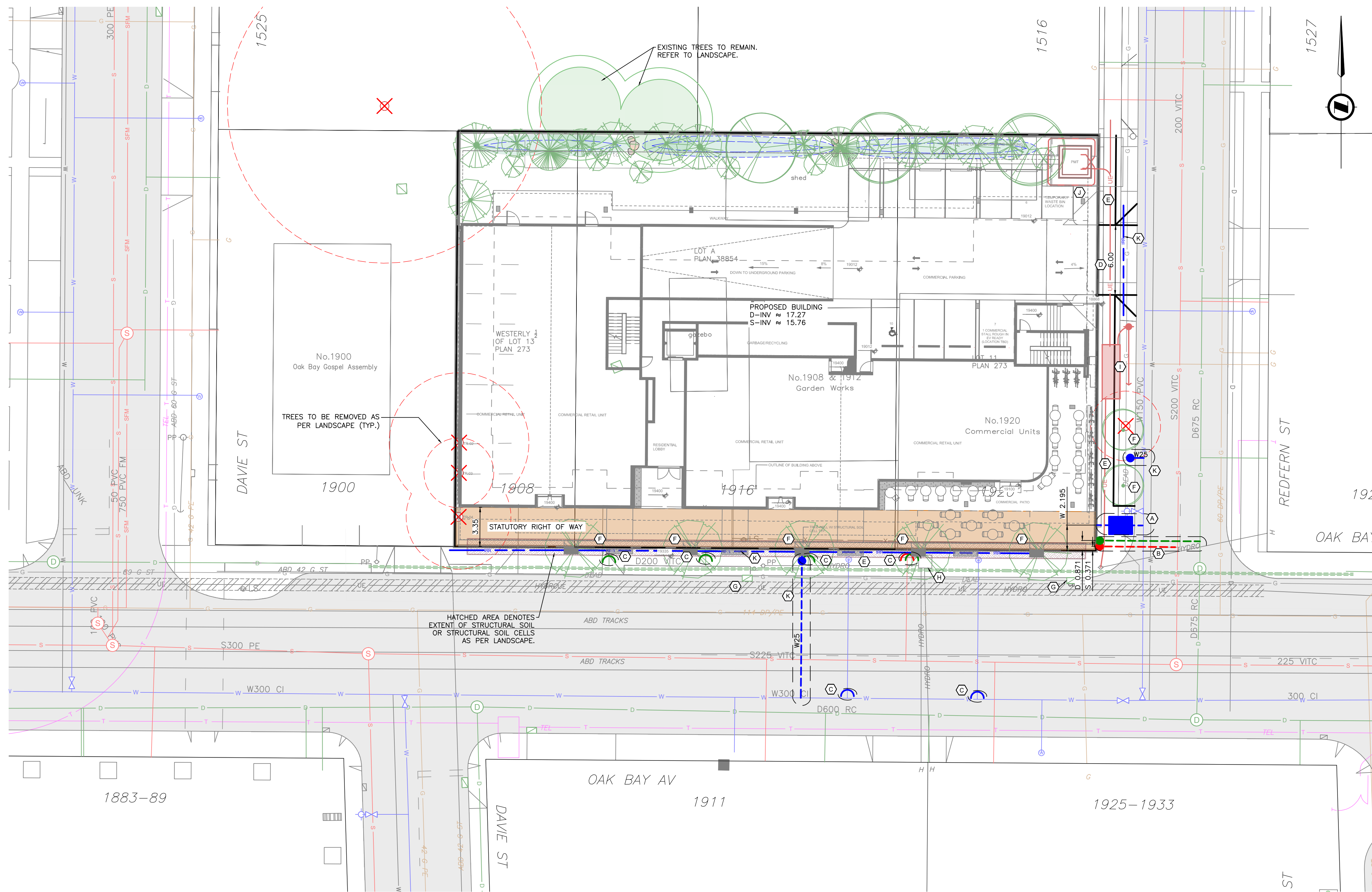
GyeandAssociates.ca

PROJECT
1920 Oak Bay Avenue,
Victoria, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	

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



SITE PLAN
H 1:200

- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL 150mm SANITARY AND DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO CAP EXISTING SERVICES AT DEVELOPERS EXPENSE.
 - (D) CONTRACTOR TO INSTALL 6.0m DRIVEWAY TO CITY OF VICTORIA STANDARDS.
 - (E) CONTRACTOR TO REMOVE EXISTING SIDEWALK AS NEEDED AND INSTALL NEW SIDEWALK TO CITY OF VICTORIA STANDARDS.
 - (F) CONTRACTOR TO INSTALL NEW BOULEVARD TREES. SEE LANDSCAPE DESIGN.
 - (G) CONTRACTOR TO REINSTATE CATCHBASINS AS NEEDED.
 - (H) BC HYDRO TO ADJUST LID AT DEVELOPERS EXPENSE.
 - (I) BC HYDRO TO INSTALL HYDRO POLE, VAULT AND UNDERGROUND SERVICING AT DEVELOPERS EXPENSE.
 - (J) CONTRACTOR TO COORDINATE WITH UTILITY AS REQUIRED.
 - (K) CONTRACTOR TO INSTALL IRRIGATION SERVICES AND SLEEVES AS REQUIRED.



**OAK BAY AVE & REDFERN
PRELIMINARY SERVICING**

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 31757

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



ISSUED FOR DEVELOPMENT PERMIT