TEMPO

2098/2114 BEACON AVENUE WEST & 2107 JAHN PLACE, SIDNEY, BC, CANADA

1 BEACON AVE - ARTIST RENDERING

2 JAHN PL. - ARTIST RENDERING

PROJECT OWNER

woodsmere HOLDINGS CORP.

GENERAL CONTRACTOR

WT AND CONSTRUCTION LTD.

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2531 Ontario Street, Vancouver, BC, V5T 2X7

Development Variance Permit

REGISTERED ARCHITECT NICK BRAY BRITISH COLUMBIA 2025-06-26

vg | victoria design group

Will S. Peereboom, Chief Designer

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PROJECT

TEMPO

PROJECT ADDRESS

2114 / 2098 Beacon Ave
& 2107 Jahn Pl.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER

Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

COVER SHEET

SCALE: AS NOTED

A001

TEMPO

2098/2114 BEACON AVENUE WEST & 2107 JAHN PLACE, SIDNEY, BC, CANADA

BUILDING CODE DATA

Project Type:	Multi-Family
Authority:	Town of Sidney
Building Code Ref:	BCBC 2024 BCBC 2018 for seismic-design and adaptable-dwelling provisions (In-Stream Project before March 8, 2024)
Civil Address:	**2098-2114 Beacon Ave West & 2107 Jahn Place, Sidney, BC**
Legal Address:	Lot 1, Section 11, Range 3 East North Saanich District, Plan 32616 Lot 5, Section 11, Range 3 East North Saanich District, Plan 35829 Lot 20, Section 11, Range 3 East North Saanich District, Plan 45531
Land Use Zoning:	RM7-WS
PID:	008-215-081

Code Ref:	***Occupancy***	***Group***	***Area***
3.1.2.	Major:	C (Dwelling Units) F Div.3 (Storage Garage)	Building #1 (Jahn Place): 1765 sq.m. / Building #2 (Beacon Ave.) : 1765 sq.m. 5101 sq.m.
	Subsidiary:	F Div 2 (Storage/Bicycle Room)	362.5 sq.m.
	Fire Separation	***Groups***	***Fire Resistance Rating (FRR)***
3.1.3.1.	Occupancy Fire Separation	Group C / Group C Group C / Group F3 Group F2 / Group F3	0h (FRR) (Refer to 3.2.1.2. below) 0h (FRR)
3.1.7.1.	Determination of FRR	CAN/ ULC-S101, or Appendix D or Ceiling Assembly R1 and Ceiling Membrane M1/M2 in Table A-9.10.3.1.-B.	
3.1.8.12.	Closures in Fire Separation of 1h or less	Door between Public corridor & Suite	20min (FPR)
	Location	***Flame Spread Rating***	***Sprinklered***
3.1.13.2.	Walls and Ceilings	150	Yes
	Exits	25	Yes
3.1.13.3.	Residential Bathrooms	200	Yes
3.1.13.6.(3)	Public Corridor	150	Yes
3.1.13.11.(1)	Elevator Cars	75	Yes
3.1.15	Roof Covering	CAN/ ULC-S107 and Class A, B or C	

3.1.17.1. ***Occupancy Load Determination:***

Floor	***Type of Use***	***Factor***	***Floor Area of Use***		***Occupant Load***	***Note***
Basement (Storage Garage)	Parkade / Storage (Lockers/Bicycle)	46.00	4,860.2 sm	(52,315 sqft) **Subtotal**	106 **106**	Excl. Exits + Vertical Spaces + M.E. Rm
Occupant Load Building #1 (Jahn Place)						
Level 1	Foyer	-	-	-	-	*No Additional Occupancy
	Rental Office	9.30	35.1 sm	(378 sqft)	4	
	One Bed	1 x 3 x (2)	-	-	6	
	Two Bed	2 x 3 x (2)	-	-	12	
	Three Bed	3 x 6 x (2)	-	-	36	
				Subtotal	**58**	3.1.17.1.(1).(b)
Level 2	One Bed	1 x 15 x (2)	-	-	30	
	Two Bed	2 x 5 x (2)	-	-	20	
	Three Bed	3 x 3 x (2)	-	-	18	
				Subtotal	**68**	3.1.17.1.(1).(b)
Level 3	One Bed	1 x 22 x (2)	-	-	44	
	Two Bed	2 x 5 x (2)	-	-	20	
				Subtotal	**64**	3.1.17.1.(1).(b)
Level 4	One Bed	1 x 22 x (2)	-	-	44	
	Two Bed	2 x 5 x (2)	-	-	20	
				Subtotal	**64**	3.1.17.1.(1).(b)
				Total (Build. #1)	**254**	
Occupant Load Building #2 (Beacon Ave)						
Level 1	Foyer	-	-	-	-	*No Additional Occupancy
	One Bed	1 x 3 x (2)	-	-	6	
	Two Bed	2 x 5 x (2)	-	-	20	
	Three Bed	3 x 6 x (2)	-	-	36	
				Subtotal	**62**	3.1.17.1.(1).(b)
Level 2	One Bed	1 x 15 x (2)	-	-	30	
	Two Bed	2 x 5 x (2)	-	-	20	
	Three Bed	3 x 3 x (2)	-	-	18	
				Subtotal	**68**	3.1.17.1.(1).(b)
Level 3	One Bed	1 x 22 x (2)	-	-	44	
	Two Bed	2 x 5 x (2)	-	-	20	
				Subtotal	**64**	3.1.17.1.(1).(b)
Level 4	One Bed	1 x 22 x (2)	-	-	44	
	Two Bed	2 x 5 x (2)	-	-	20	
				Subtotal	**64**	3.1.17.1.(1).(b)
				Total (Build. #2)	**258**	

3.2.2.1	***Bldg Size,Construct. Relative to Occupancy:***								
3.2.2.10	Streets	Building facing 1 street							
3.2.2.11	Balconies	(As per 3.2.2.49)							
3.2.2.14	Rooftop Enclosures (elevator machinery)	(As per 3.2.2.49)							
3.2.2.18	Automatic Sprinkler System	Yes (Refer to 3.2.2.49)							
	Major Occupancy	***Construction Type***	***Sprinklered***	***Permitted Area***	***Proposed Area***	***Roof***	***Floors***	***Mezzanine***	***Supporting Structure***
3.2.2.49	Group C, Up to 6 Storeys, Sprinklered	NonComb. / Residential Occupancies: Combustible (per Alt. Soln)	Yes	9,000sm	3810sm (Build.1&2+Podium)	0h (FRR)	1h (FRR)	1h (FRR)	1h (FRR)
3.2.1.2	Group F3 (Storage Garage as Separate Build.)	NonComb.	Yes	-	-	.	2h (FRR)	2h (FRR)	2h (FRR)
3.2.3.1	Unprotected Opening Limit	Unprotected Openings to comply with Table 3.2.3.1.-D							
3.2.3.7	Construction of Exposing Building Face	Exposing Building Faces to comply with Table 3.2.3.7.							
3.2.3.16.	Protection of Soffits	Protection of Soffits permitted to be omitted if compliant with 3.2.3.16.(4)							
3.2.4.1.	Fire Alarm	Yes							
3.2.4.3.	Type of Fire Alarm	Single-Stage System							
3.2.4.7.	Signals to Fire Department	Yes							
3.2.4.8.	Annunciator	Yes							
3.2.4.11.	Smoke Detectors	Yes							— Refer to Electrical & Fire Protection Drawings
3.2.4.16	Manual Stations	Yes (Every floor area, principal entrance and exit)							
3.2.4.19	Visible Signals	Yes (Public Corridors)							
3.2.5.8.	Standpipe	Yes							
3.2.5.14.	Sprinklered Service Space	Yes							
3.2.7.3.	Emergency Lighting	Yes (10 Lux Min.)							
3.2.7.5.	Emergency Power for Lighting	Yes							
3.2.8.1.	Opening through Floor Assembly	Yes	Openings through Floors (Stairs + Shafts)						

3.3.1.	***Safety within Floor Areas (Part 3):***		
3.3.1.1.	Separation of Suites	1h (FRR)	
3.3.1.5.(1)	Egress Doorways (Except Dwelling Units see 3.3.4.4.)	2 Egress Doorways	
3.3.1.5.(1).(d).(i)	Travel Distance to Egress Doorway	25m	
3.3.1.5-B	Group C, Sprinklered - Max. Area of Room	150sm	
3.3.1.5-B	Group F2, Sprinklered - Max. Area of Room	200sm	
3.3.1.5-B	Group F3, Sprinklered - Max. Area of Room	300sm	
3.3.1.9.(1)	Public Corridor	1.1m min.	
3.3.1.9.(5)	Dead-end Corridor	6m max.	
3.3.1.22.(3)	Janitor Room FRR	Not Required	
3.3.4.1.	***Safety within Residential Occupancy:***		
3.3.4.2.(1)	Separation of Residential Suites	1h (FRR)	
3.3.4.3.(2)	Storage Rooms on Residential Floors	1h (FRR)	
3.3.4.4.	Egress from Dwelling Units	1 per Dwelling Unit	
3.3.4.6.	Sound Transmission	ASTC rating not less than 47, or, STC rating not less than 50. Dwelling Unit separated from elevator with STC rating not less than 55.	
3.3.4.7.	Stairs, Ramps, Landings, Handrails and Guards	Conform to BCBC Section 9.8.	
3.3.4.8	Protection of Openable Windows	Not required if window is located higher than 1070mm above finished floor	
3.3.4.9.	Resistance to Forced Entry	Conform to BCBC Article 9.7.2.1. and Subsection 9.7.5.	
3.3.5.1.	***Safety within Industrial Occupancy:***		
3.3.5.4.(1)	Access from storage garage to occupancy above	Vestibule conforming to BCBC Sentence 3.3.5.7.(4)	
3.3.5.4.(5)	Storage garage clear height	2m min.	
3.4.2.	***Number of Exits from Floor Areas***		
3.4.2.1.	Minimum Number of Exits	2 Exits	
	Distance between Exits	***Required***	***Proposed***
3.4.2.3.(1).(a)	Distance between Exits with Public Corridor	0.5D but Not > 9.0 m	56.2 m (184.4 ft)
3.4.2.3.(1).(b)	Distance between Exits	0.5D but Not < 9.0 m	50 m (164 ft)
3.4.2.3.(4).(b)	Distance between 2 exterior discharges of Exit Stairs	Not < 6.0 m	51.2 m (168 ft)
3.4.2.5.	***Location of Exits - Max. Travel Distance***		
	Floor	***Required***	***Proposed***
3.4.2.5.(1).(e)	Parkade	45 m (147 ft)	44.6 m (146.3 ft)
3.4.2.5.(1).(c)	Level 1	45 m (147 ft)	23.8 m (78 ft)
3.4.2.5.(1).(c)	Level 2 - 4	45 m (147 ft)	29.2 m (95.75 ft)
3.4.4.1.	FRR of Exit Separations	Refer to SubSection 3.2.2. above (Group C 1hr + Group F3 2hr)	
3.4.5.	Exit Signs	All Exit Signs to be provided per 3.4.5.	
3.4.6.	Types of Exit Facilities	All Stair design, doors and hardware to be designed per 3.4.6.	
3.5.1.1.	Passenger Elevator provided		
3.5.3.1.	Fire Separation for Elevator Hoistways	Level 1 and above 1hr + Basement 2hr	
3.5.3.3.	Fire Separation for Elevator Machine Room	1h (FRR)	
3.5.4.1.	Elevator Car Dimensions	One Elevator Car Dimensions to Accommodate Patient Stretcher (2010mm x 610mm)	
3.6.2.1.	Fire Separation for Service Rooms	1h (FRR)	
3.6.2.5.	Combustible Refuse Storage	1h (FRR)	(Room requires to be sprinklered)
3.6.3.1.	Fire Separation for Vertical Service Shaft	1h (FRR)	
3.8.2.1.(1)	Accessibility Requirements to all Floor Areas		

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2025-06-26

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PROJECT
TEMPO

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2114 / 2098 Beacon Ave
& 2107 Jahn Pl.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

BUILDING CODE DATA

SCALE: AS NOTED

A002

BC LAND SURVEYORS SITE PLAN OF:

Civic: 2098/2114 BEACON AVENUE WEST & 2107 JAHN PLACE

Legal - Lot 1, Section 11, Range 3 East
North Saanich District, Plan 32616

- Lot 5, Section 11, Range 3 East
North Saanich District, Plan 35829

- Lot 20, Section 11, Range 3 East
North Saanich District, Plan 45531

Parcel Identifier: 008-215-081, 000-168-343 & 000-365-106 in the Town of Sidney

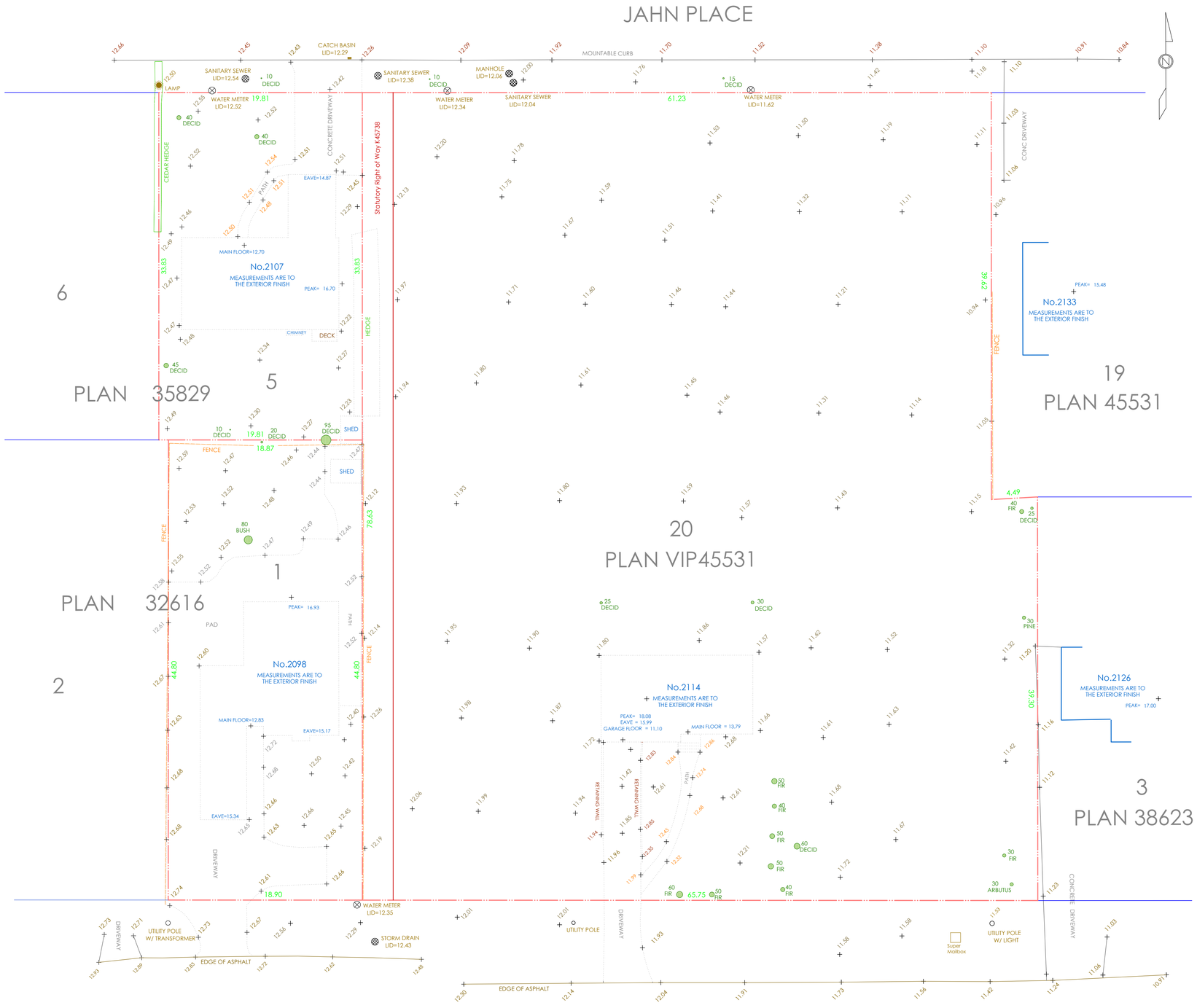
LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

x.xx + - denotes - existing elevation

Tree diameters are in centimetres.

Lot 1 Area = 846 m2
Lot 5 Area = 670 m2
Lot 20 Area = 4990 m2



Date	January 17, 2025
Drawing	SITE 03 2114 BEACON
File	14148-88c

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

1 EXISTING SITE PLAN
Scale: 1:200

The following non-financial charges are shown on the current title and may affect the property.
K45738 - Statutory Right of Way

Setbacks are derived from field survey.

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

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

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EXISTING SITE PLAN

SCALE: AS NOTED

A003

SKETCH PLAN OF:

Civic: 2114 / 2098 BEACON AVENUE WEST & 2107 JAHN PLACE

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+ - denotes - existing elevation

Tree diameters are in centimetres.
Lot 1 Area = 846 m²
Lot 5 Area = 670 m²
Lot 20 Area = 4990 m²

PROPERTY LINE

SETBACK

SITE DATA	RM7-WS	RM7-WS Revised DP
ITEMS (as per Zoning Bylaw No. 2275)	PERMITTED	PROPOSED
LOT AREA (BEFORE RD. DEDICATION)	min. 1200 sq.m.	6509.66 sq.m.
LOT AREA (W/ RD. DEDICATION)	min. 1200 sq.m.	6137.67 sq.m.
LOT COVERAGE (BEFORE RD. DEDICATION)	max. 60.00 %	56.53 %
LOT COVERAGE (W/ RD. DEDICATION)	max. 60.00 %	59.96 %
BUILDING HEIGHT	max. 16.00 m.	15.25 m.
LOT WIDTH	min. 30.00 m.	84.65 m.
SETBACKS		
- FRONT (S) (as per 5.3.2.d)	4.50 m.	4.50 m.
- FRONT DECKS (S)		3.28 m. *
- FRONT (N) (as per 5.3.2.d)	4.50 m.	4.50 m.
- FRONT DECKS (N)		3.28 m. *
- SIDE (E)	4.50 m.	4.69 m
- SIDE (W)	4.50 m.	5.66 m.
PROPOSED FLOOR AREA		
- UNDERGROUND PARKING		5109.53 sq.m.
- 1st STOREY		2899.65 sq.m.
- 1st STOREY AT GRADE PARKING		981.40 sq.m.
- 2nd STOREY		3430.14 sq.m.
- 3rd STOREY		3528.75 sq.m.
- 4th STOREY		3528.75 sq.m.
SUB-TOTAL G.F.A.		19478.22 sq.m.
PARKING ALLOWANCE (UNDERGROUND & AT GRADE)	100.00 %	6090.93 sq.m.
- AMENITY AREAS EXEMPT FROM G.F.A.		98.61 sq.m.
GROSS FLOOR AREA		13288.68 sq.m.
F.A.R. (BONUS DENSITY)(INCL. EXEMPTIONS FROM 5.1.11) (as per 5.3.8 - BEFORE RD. DEDICATION)	max. 2.2 FAR	2.04
UNITS		
TOTAL		180
3 BEDROOM UNITS	min. 10% OF TOTAL (18)	18
ADAPTABLE UNITS	min. 20% OF TOTAL (36)	36
PARKING (as per Bylaw No. 2140)		
UNDERGROUND PARKING STALLS		149
ADDITIONAL SURFACE PARKING		31
ADDITIONAL SURFACE CAR SHARE PARKING		2
ADDITIONAL SURFACE VISITOR PARKING		1
TOTAL PARKING	1 PER UNIT (180)	183
ACCESSIBLE STALLS TYPE A	2	2
ACCESSIBLE STALLS TYPE B	5	5
SMALL CAR STALLS	max. 30% OF REQ. (54)	52
4.8.3.(b) PERCENT OF PARKING AREA FIRST STOREY	max. 40% G.F.A OF 1ST STOREY	33.85%
BIKE PARKING		
CLASS I BIKE PARKING (2 BIKES PER RACK)	1 PER UNIT (180)	205
CLASS II BIKE PARKING (BIKE RACKS)	6 PER BUILDING (12)	12
NON-STANDARD BIKE PARKING		8

* VARIANCES REQUESTED

- VARIANCE FOR BALCONIES & DECORATIVE NIBS TO PROJECT UP TO 1.22m INTO THE FRONT SETBACKS

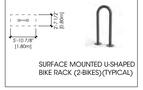
AVERAGE EXISTING GRADE CALCULATION
12.53 m. + 11.11 m. + 11.53 m. + 12.65 m. = 47.82 m.
DIVIDED BY 4 = AVG. GRADE 11.95m.

NOTE: BI-DIRECTIONAL AMPLIFIER FOR CREST RADIO SYSTEM TO BE INSTALLED AS PER BUILDING REGULATIONS BYLAW NO. 2016

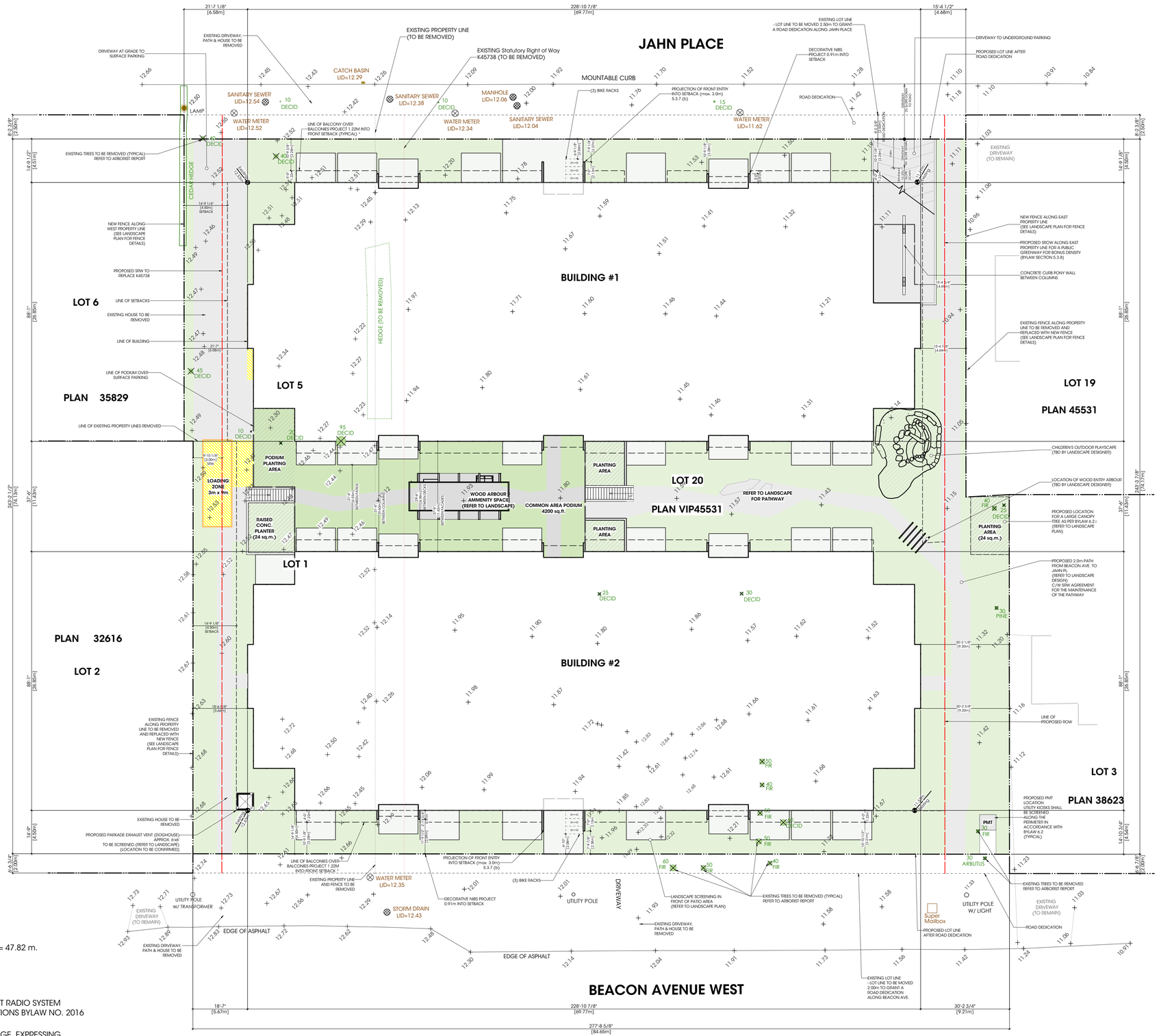
NOTE: COVENANT TO BE ADDED, AT BP STAGE, EXPRESSING KNOWLEDGE OF SURROUNDING INDUSTRIAL AND AIRPORT USES AND COVENANT PROHIBITING AGE-RESTRICTION REQUIRED AS PER 4.3.7 OF THE ZONING BYLAW

LEGEND:

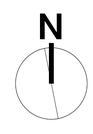
CLASS II BIKE PARKING
BIKE RACK (STORES 2 BIKES)



SURFACE MOUNTED U-SHAPED BIKE RACK (2-BIKES)(TYPICAL)



1 SITE PLAN
Scale: 1:200



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info@nickbray.ca
2531 Ontario Street, Vancouver, BC, V5T 2X7

Development Variance Permit

REGISTERED ARCHITECT NICK BRAY BRITISH COLUMBIA
2025-06-26

vdg victoria design group
Wil S. Peereboom, Chief Designer
103 - 891 Attree Avenue
Victoria, B. C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

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PROJECT
TEMPO

PROJECT ADDRESS
2114 / 2098 Beacon Ave
& 2107 Jahn PL.
Town of Sidney, BC

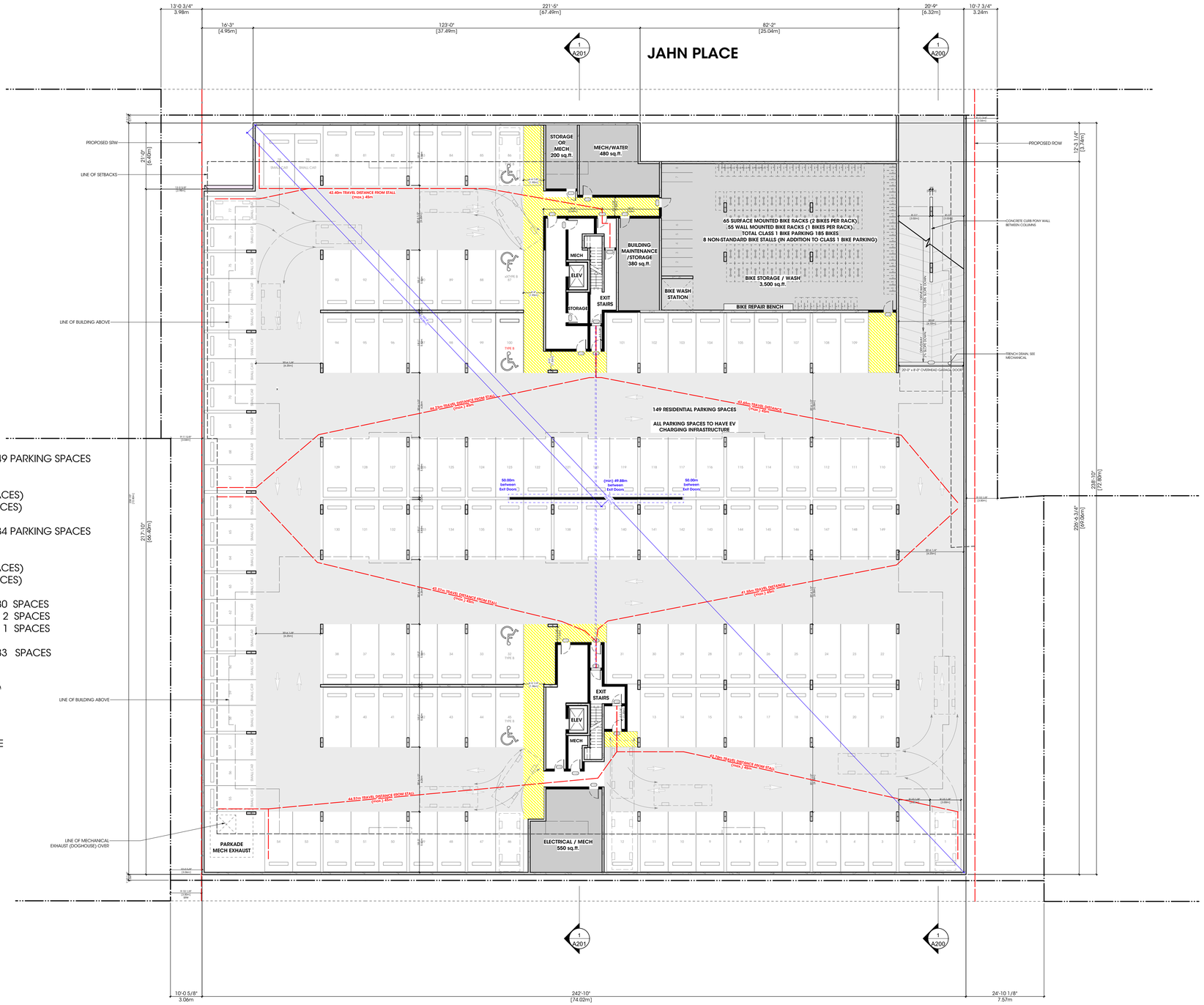
PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

SITE PLAN

SCALE: AS NOTED

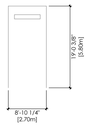
A004



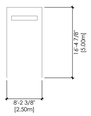
LEGEND:

VEHICLE PARKING STALL DIMENSIONS
(AS PER BYLAW NO. 2140)

STANDARD PARKING SPACE



SMALL CAR PARKING SPACE



ACCESSIBLE PARKING SPACE - TYPE A

ACCESSIBLE PARKING SPACE - TYPE B

BIKE PARKING DIMENSIONS

CLASS II BIKE PARKING
SURFACE MOUNTED
BIKE RACK (STORES 2 BIKES)

NON-STANDARD
BIKE PARKING

CLASS II BIKE PARKING
SURFACE MOUNTED
BIKE RACK (STORES 2 BIKES)

NOTE: CONVEX SAFETY MIRRORS TO BE PROVIDED IN BIKE STORAGE & MANEUVERING AISLES

- UNDERGROUND 149 PARKING SPACES
  - (119 STANDARD SPACES)
  - (25 SMALL CAR SPACES)
  - (0 TYPE A ACCESSIBLE SPACES)
  - (5 TYPE B ACCESSIBLE SPACES)
- SURFACE 34 PARKING SPACES
  - (5 STANDARD SPACES)
  - (27 SMALL CAR SPACES)
  - (2 TYPE A ACCESSIBLE SPACES)
  - (0 TYPE B ACCESSIBLE SPACES)

TOTAL UNIT PARKING	180	SPACES
TOTAL RIDE SHARE PARKING	2	SPACES
TOTAL VISITOR PARKING	1	SPACES
TOTAL PARKING	183	SPACES

UNDERGROUND PARKING AREA
55,000 sq.ft. (5,109.53 sq.m.)

ALL PARKING SPACES TO HAVE
EV CHARGING INFRASTRUCTURE

1 UNDERGROUND PARKADE FLOOR PLAN
Scale: 1:200

N

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Development Variance Permit

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TEMPO

PROJECT ADDRESS
2114 / 2098 Beacon Ave
& 2107 Jahn PL.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

UNDERGROUND PARKADE LEVEL

SCALE: AS NOTED

A100

UNIT COLOUR LEGEND

- 3 BEDROOM UNITS
- 2 BEDROOM UNITS
- 1 BEDROOM UNITS
- COMMON AREAS

1st FLOOR UNITS: 26
12 - 3BED
8 - 2BED
6 - 1BED
(21 ADAPTABLE)

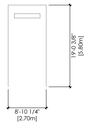
TOTAL UNITS
1st FL. - 26
2nd FL. - 46
3rd FL. - 54
4th FL. - 54
TOTAL 180

TOTAL UNIT MIX
18 - 3BED
38 - 2BED
124 - 1BED

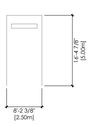
LEGEND:

VEHICLE PARKING STALL DIMENSIONS
(AS PER BYLAW NO. 2140)

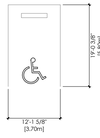
STANDARD PARKING SPACE



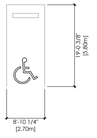
SMALL CAR PARKING SPACE



ACCESSIBLE PARKING SPACE - TYPE A

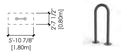


ACCESSIBLE PARKING SPACE - TYPE B



BIKE PARKING DIMENSIONS

CLASS II BIKE PARKING
SURFACE MOUNTED
BIKE RACK (STORES 2 BIKES)



NON-STANDARD
BIKE PARKING

CLASS II BIKE PARKING
SURFACE MOUNTED
BIKE RACK (STORES 2 BIKES)

NOTE: CONVEX SAFETY MIRRORS TO BE PROVIDED IN BIKE STORAGE & MANEUVERING AISLES

- UNDERGROUND 149 PARKING SPACES
  - (119 STANDARD SPACES)
  - (25 SMALL CAR SPACES)
  - (0 TYPE A ACCESSIBLE SPACES)
  - (5 TYPE B ACCESSIBLE SPACES)
- SURFACE 34 PARKING SPACES
  - (5 STANDARD SPACES)
  - (27 SMALL CAR SPACES)
  - (2 TYPE A ACCESSIBLE SPACES)
  - (0 TYPE B ACCESSIBLE SPACES)

TOTAL UNIT PARKING	180 SPACES
TOTAL RIDE SHARE PARKING	2 SPACES
TOTAL VISITOR PARKING	1 SPACES
TOTAL PARKING	183 SPACES

SURFACE PARKING AREA & ACCESS AISLE
10,670 sq.ft. (991 sq.m.)

ALL PARKING SPACES TO HAVE
EV CHARGING INFRASTRUCTURE

1st Floor Buildable Area (estimated)
(not including patios)

Building 1: 14,550 sq.ft. (1,351 sq.m.)
Building 2: 16,555 sq.ft. (1,538 sq.m.)
(Building 2 includes Garbage/Recycle)

Total Buildable Area: 31,100 sq.ft.
(2,889 sq.m.)

NOTE: PTAC HEATPUMP UNITS TO BE MOUNTED ON THE INTERIOR OF EACH DWELLING UNIT. THERE WILL BE NO HEATPUMPS MOUNTED ON THE BALCONIES OR PATIOS OF THE BUILDING.

NOTE: BALCONIES AND PATIOS WILL NOT HAVE GAS CONNECTIONS

BEACON AVENUE WEST

1 FIRST STOREY FLOOR PLAN
Scale: 1:200

N

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2531 Ontario Street, Vancouver, BC, V5T 2X7

Development Variance Permit

REGISTERED ARCHITECT NICK BRAY 2025-06-26 BRITISH COLUMBIA

vdg | victoria design group
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PROJECT
TEMPO

PROJECT ADDRESS
2114 / 2098 Beacon Ave
& 2107 Jahn PL.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

FIRST STOREY FLOOR PLAN

SCALE: AS NOTED

A101

UNIT COLOUR LEGEND

- 3 BEDROOM UNITS
- 2 BEDROOM UNITS
- 1 BEDROOM UNITS
- COMMON AREAS

2nd FLOOR UNITS: 46
6 - 3BED
10 - 2BED
30 - 1BED
(15 ADAPTABLE)

TOTAL UNITS
1st FL. - 26
2nd FL. - 46
3rd FL. - 54
4th FL. - 54
TOTAL 180

TOTAL UNIT MIX
18 - 3BED
38 - 2BED
124 - 1BED

<u>2nd Floor Buildable Area (estimated)</u>
<u>(not including balconies)</u>

Building 1: 19,000 sq.ft. (1,765sq.m.)
Building 2: 19,000 sq.ft. (1,765sq.m.)

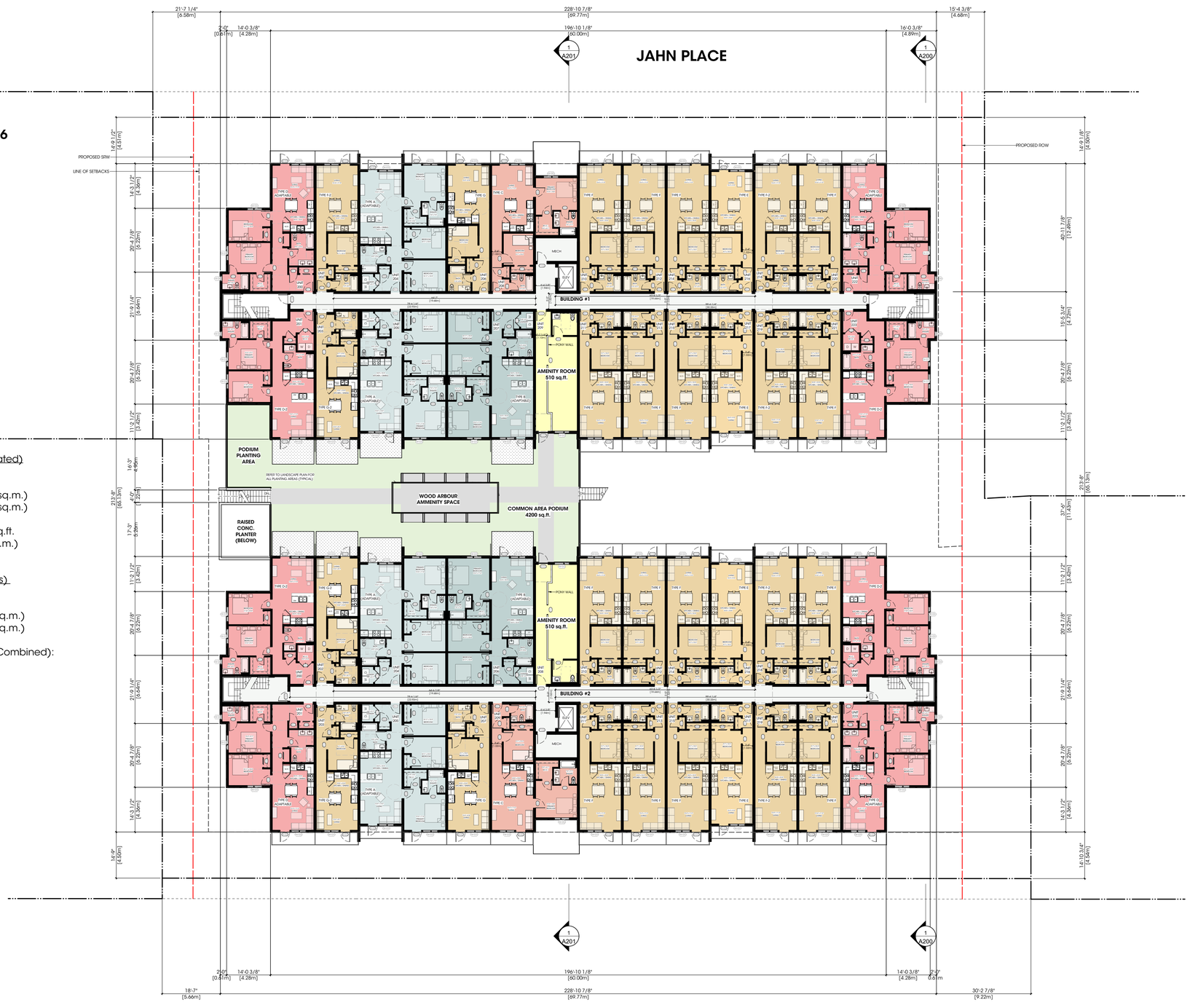
Total Buildable Area: 38,000 sq.ft.
(3,530sq.m.)

<u>Balcony Area (4' Deep Balconies)</u>
<u>(estimated):</u>

Building 1: 1,500 sq.ft. (139 sq.m.)
Building 2: 1,500 sq.ft. (139 sq.m.)

Total Balcony Areas (Both Bldg Combined):
3,000 sq.ft. (139 sq.m.)

<u>Total Area of Podium (2nd FL):</u>
4,200 sq.ft. (390 sq.m.)



NOTE: PTAC HEATPUMP UNITS TO BE MOUNTED ON THE INTERIOR OF EACH DWELLING UNIT. THERE WILL BE <u>NO HEATPUMPS MOUNTED ON THE BALCONIES OR PATIOS</u> OF THE BUILDING.

NOTE: BALCONIES AND PATIOS WILL <u>NOT</u> HAVE GAS CONNECTIONS

1 SECOND STOREY FLOOR PLAN
Scale: 1:200

N

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Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

SECOND STOREY FLOOR PLAN

SCALE: AS NOTED

A102

UNIT COLOUR LEGEND

- 3 BEDROOM UNITS
- 2 BEDROOM UNITS
- 1 BEDROOM UNITS
- COMMON AREAS

3rd FLOOR UNITS: 54
0 - 3BED
10 - 2BED
44 - 1BED

TOTAL UNITS
1st FL. - 26
2nd FL. - 46
3rd FL. - 54
4th FL. - 54
TOTAL 180

TOTAL UNIT MIX
18 - 3BED
38 - 2BED
124 - 1BED

<u>3rd Floor Buildable Area (estimated)</u>
<u>(not including balconies)</u>

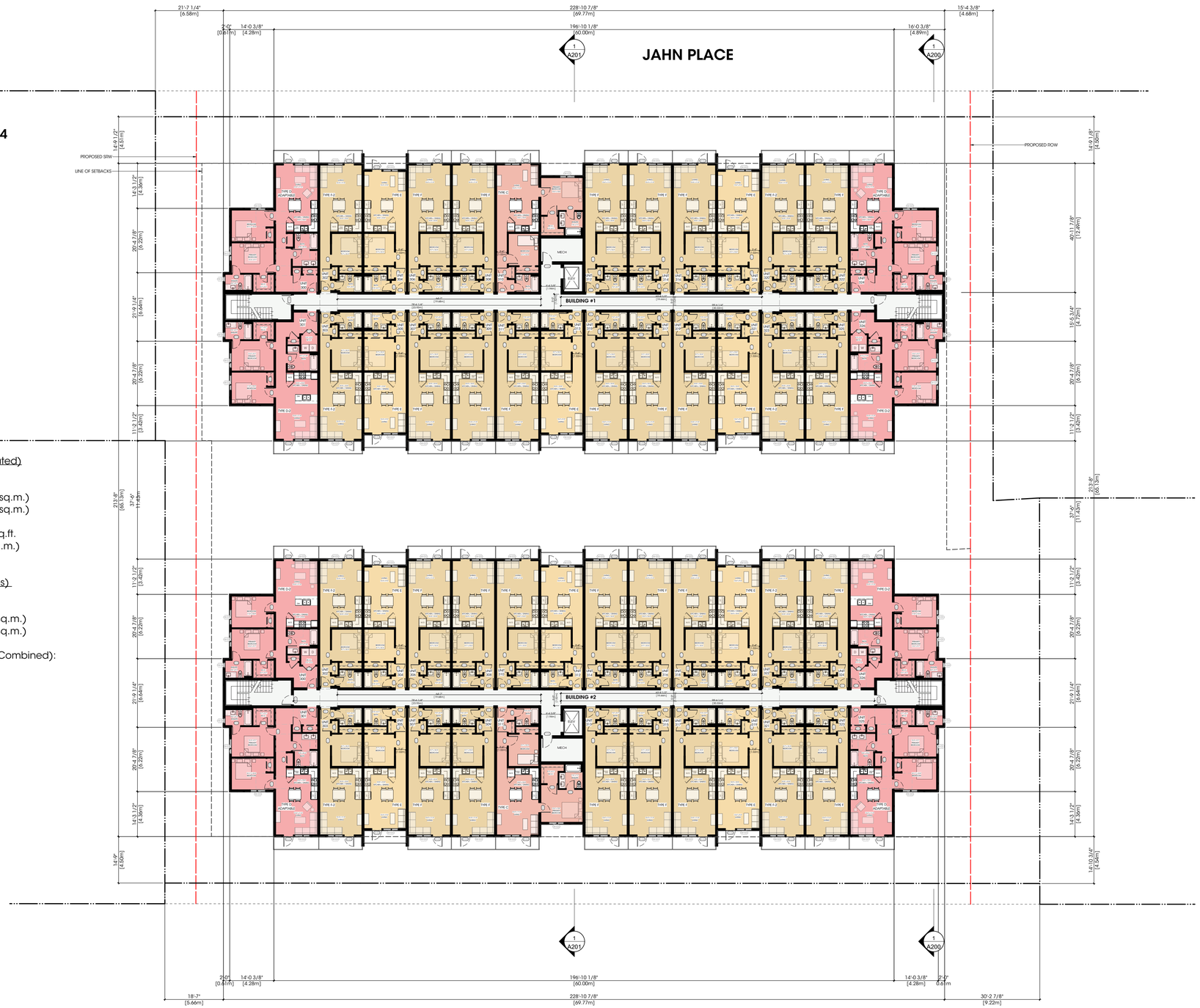
Building 1: 19,000 sq.ft. (1,765sq.m.)
Building 2: 19,000 sq.ft. (1,765sq.m.)

Total Buildable Area: 38,000 sq.ft.
(3,530sq.m.)

<u>Balcony Area (4' Deep Balconies)</u>
<u>(estimated):</u>

Building 1: 1,500 sq.ft. (139 sq.m.)
Building 2: 1,500 sq.ft. (139 sq.m.)

Total Balcony Areas (Both Bldg Combined):
3,000 sq.ft. (139 sq.m.)



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NOTE: BALCONIES AND PATIOS WILL <u>NOT</u> HAVE GAS CONNECTIONS

BEACON AVENUE WEST

1 THIRD STOREY FLOOR PLAN
Scale: 1:200

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Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

THIRD STOREY FLOOR PLAN

SCALE: AS NOTED

N

A103

UNIT COLOUR LEGEND

- 3 BEDROOM UNITS
- 2 BEDROOM UNITS
- 1 BEDROOM UNITS
- COMMON AREAS

4th FLOOR UNITS: 54
0 - 3BED
10 - 2BED
44 - 1BED

TOTAL UNITS
1st FL. - 26
2nd FL. - 46
3rd FL. - 54
4th FL. - 54
TOTAL 180

TOTAL UNIT MIX
18 - 3BED
38 - 2BED
124 - 1BED

<u>4th Floor Buildable Area (estimated)</u>
<u>(not including balconies)</u>

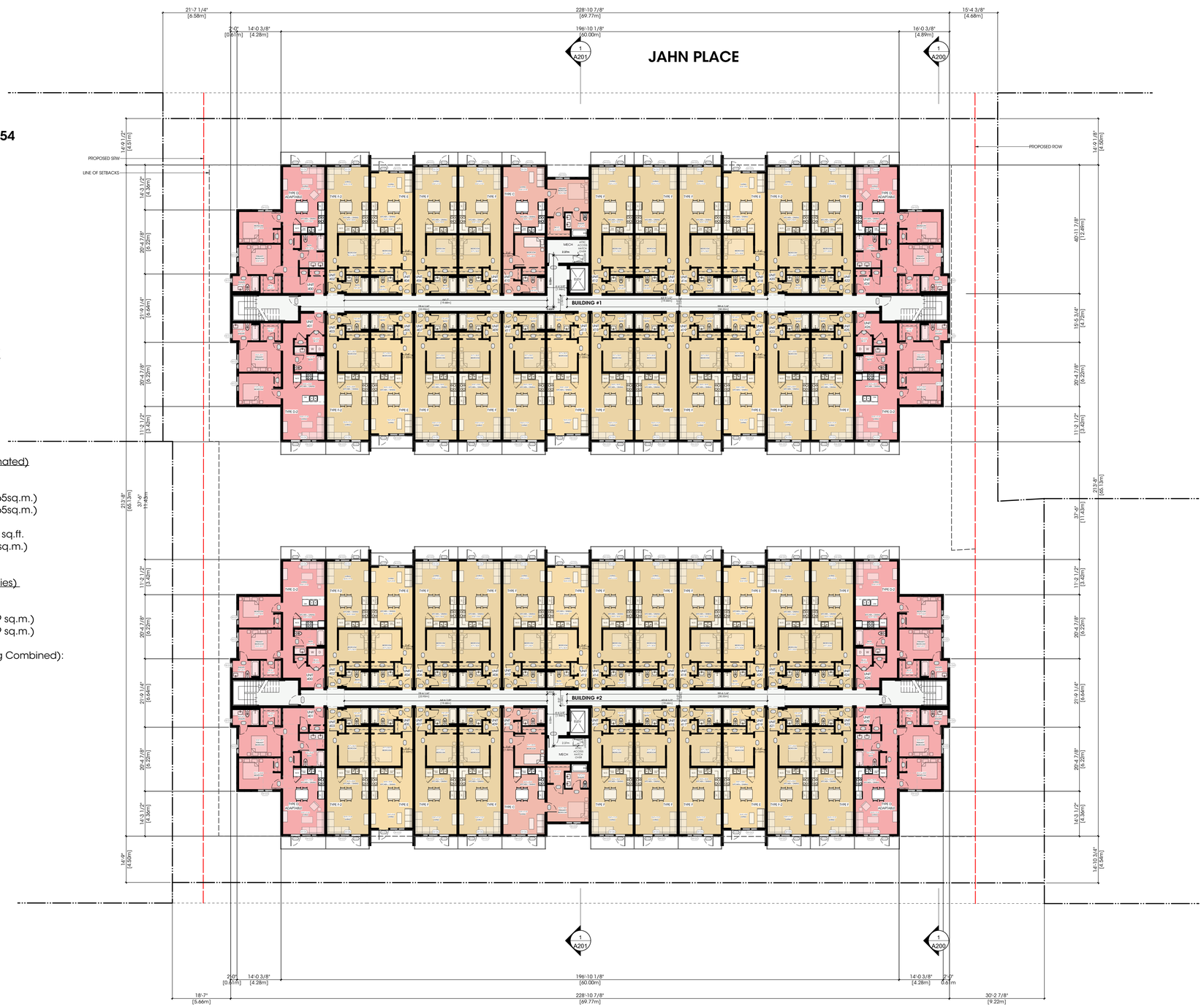
Building 1: 19,000 sq.ft. (1,765sq.m.)
Building 2: 19,000 sq.ft. (1,765sq.m.)

Total Buildable Area: 38,000 sq.ft.
(3,530sq.m.)

<u>Balcony Area (4' Deep Balconies)</u>
<u>(estimated):</u>

Building 1: 1,500 sq.ft. (139 sq.m.)
Building 2: 1,500 sq.ft. (139 sq.m.)

Total Balcony Areas (Both Bldg Combined):
3,000 sq.ft. (139 sq.m.)



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1 FOURTH STOREY FLOOR PLAN
Scale: 1:200

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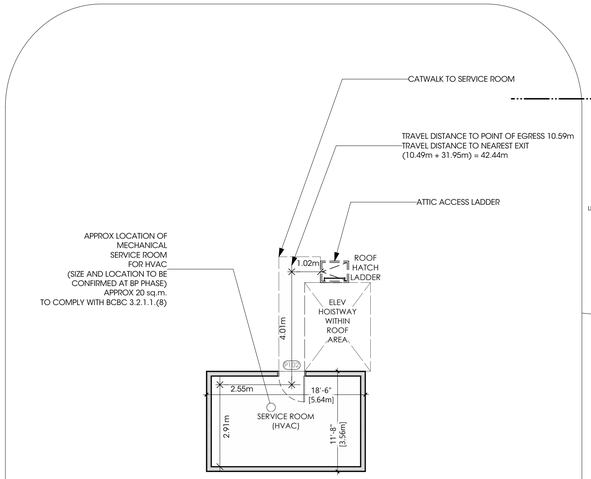
779 Blackberry Rd. Victoria B.C., V8X 5J3

FOURTH STOREY FLOOR PLAN

SCALE: AS NOTED

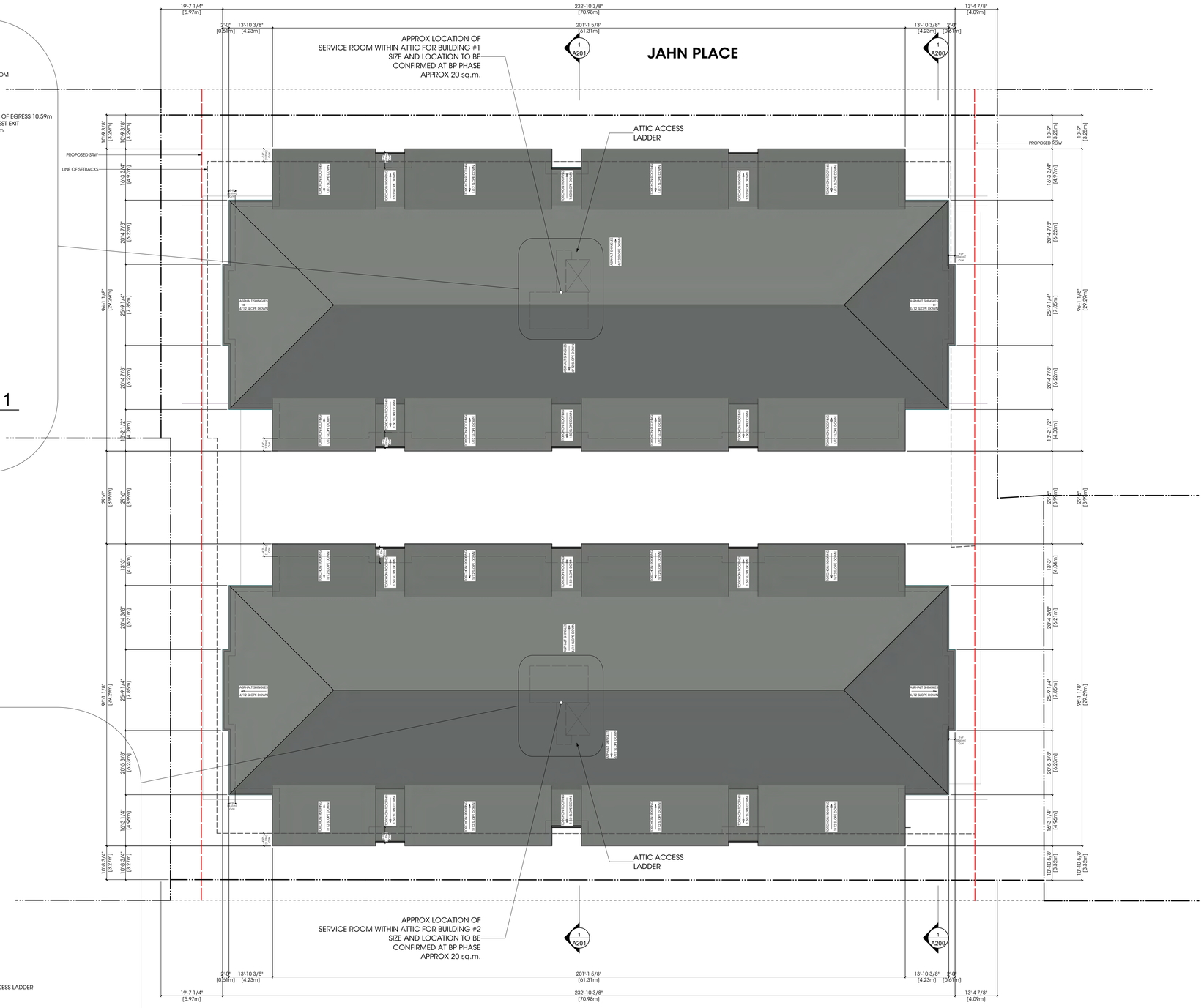
N

A104



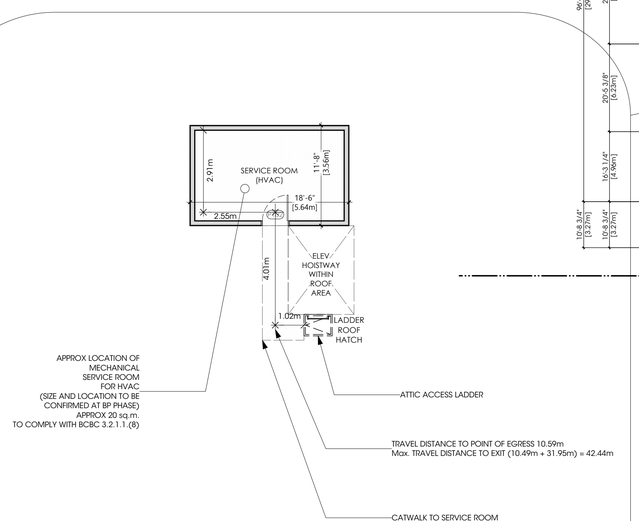
2 SERVICE ROOM BLDG 1

Scale: 1:100



1 ROOF PLAN

Scale: 1:200



3 SERVICE ROOM BLDG 2

Scale: 1:100

nba
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+1 604 900 8238
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2531 Ontario Street, Vancouver, BC, V5T 2X7

Development Variance Permit

REGISTERED ARCHITECT NICK BRAY BRITISH COLUMBIA
2025-06-26

vdg | victoria design group
Will S. Peereboom, Chief Designer
103 - 891 Attree Avenue
Victoria, B. C.
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P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

REV	DATE	DESCRIPTION
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PROJECT
TEMPO

PROJECT ADDRESS
2114 / 2098 Beacon Ave
& 2107 Jahn PL.
Town of Sidney, BC

PROJECT NO: 8885

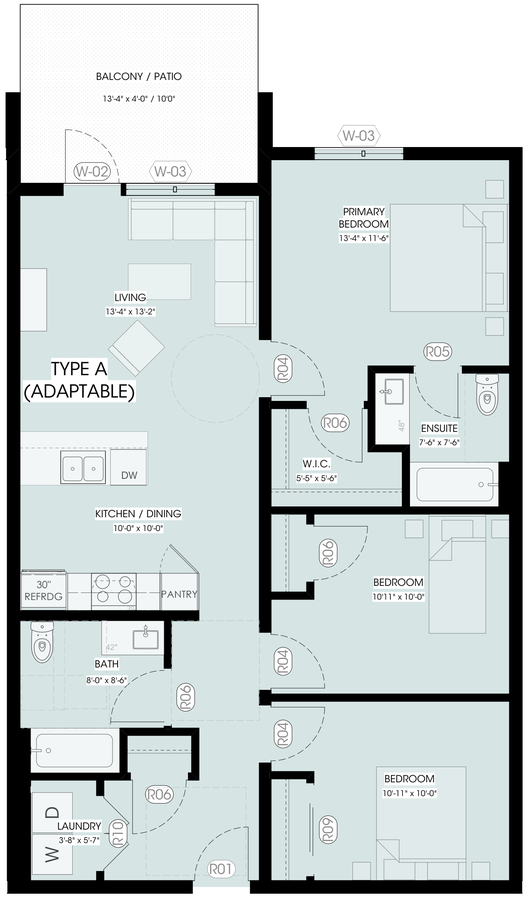
PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

ROOF PLAN

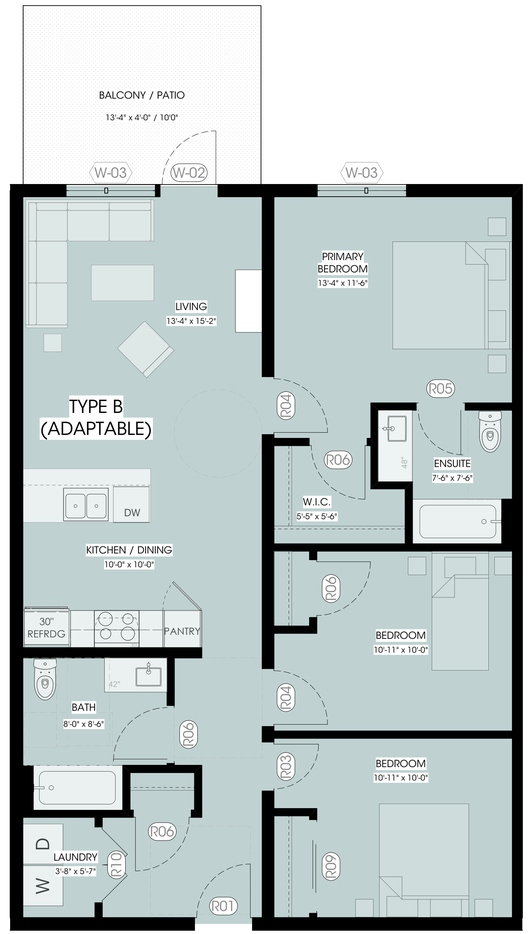
SCALE: AS NOTED

N

A105



TYPE A (ADAPTABLE)
1128 sq.ft. (104.83 sq.m.)



TYPE B (ADAPTABLE)
1153 sq.ft. (107.11 sq.m.)

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& 2107 Jahn PL.
Town of Sidney, BC

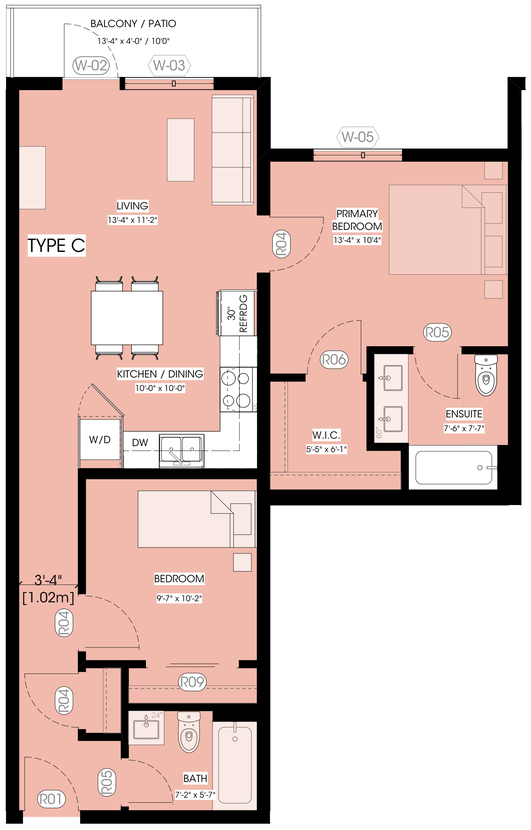
PROJECT NO: 8885

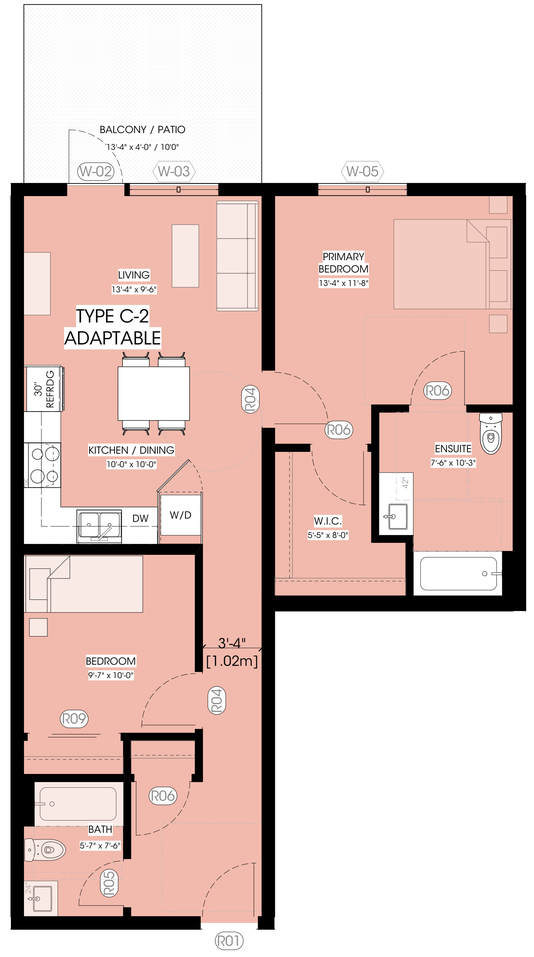
PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

3 BEDROOM UNITS

SCALE: 1/4" = 1'-0"

A106





TYPE C
850 sq.ft. (79.00 sq.m.)

TYPE C-2 (ADAPTABLE)
905 sq.ft. (84.13 sq.m.)

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+1 604 900 8238
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PROJECT ADDRESS
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Town of Sidney, BC

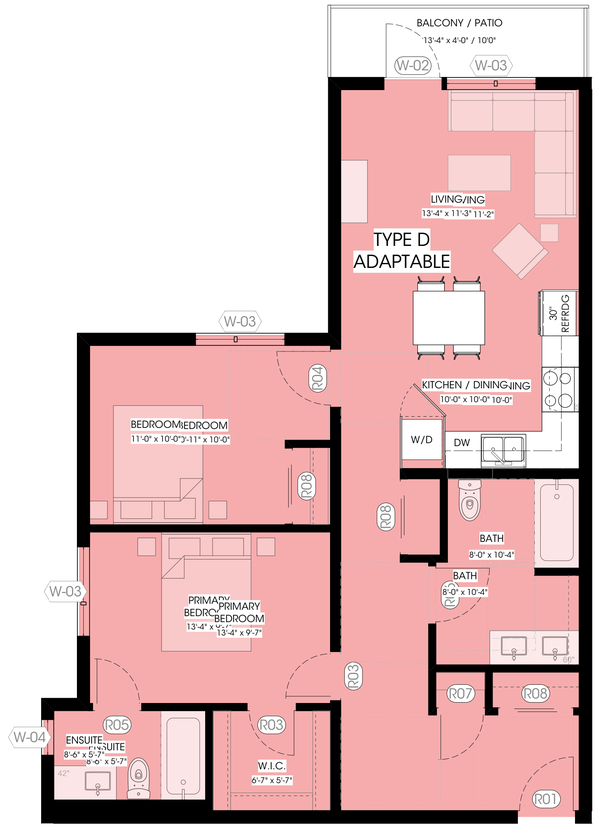
PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

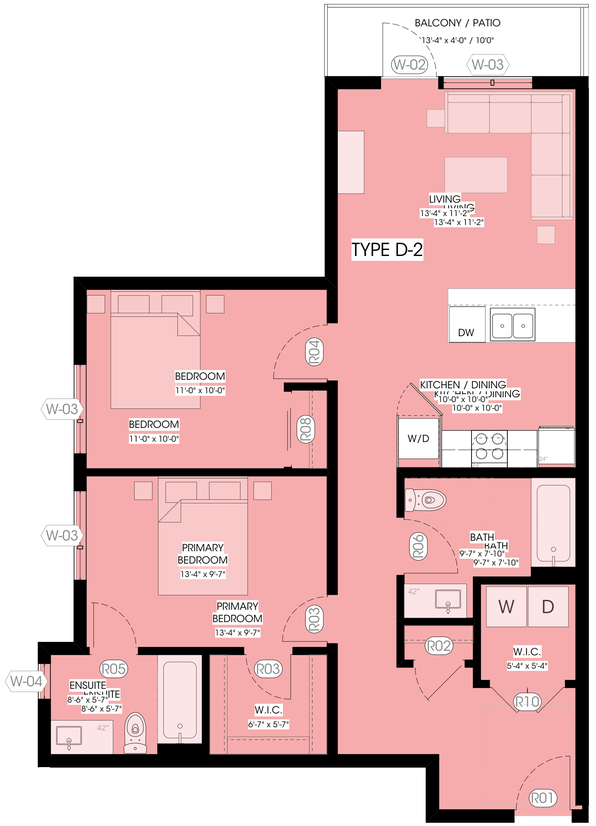
2 BEDROOM UNITS

SCALE: 1/4" = 1'-0"

A107



TYPE D (ADAPTABLE)
977 sq.ft. (90.75 sq.m.)



TYPE D-2
959 sq.ft. (89.07 sq.m.)

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2025-06-26

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Town of Sidney, BC

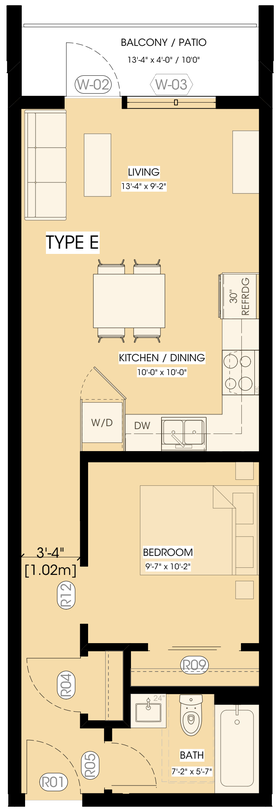
PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

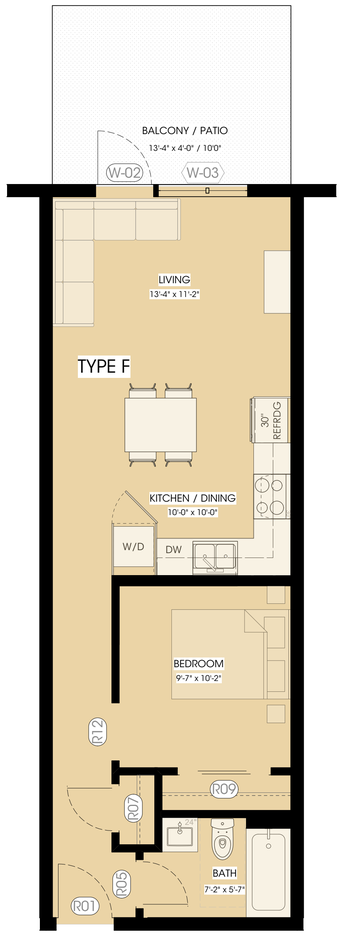
2 BEDROOM UNITS

SCALE: 1/4" = 1'-0"

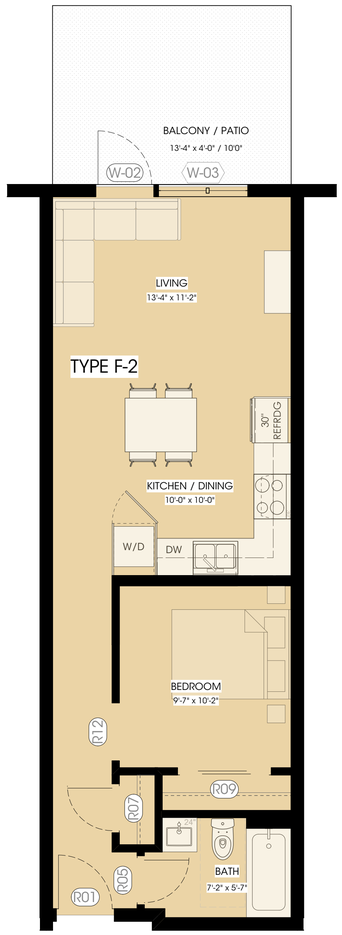
A108



TYPE E
550 sq.ft. (51.09 sq.m.



TYPE F
578 sq.ft. (53.70 sq.m.)



TYPE F-2
575 sq.ft. (53.42 sq.m.)

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2025-06-26

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Town of Sidney, BC

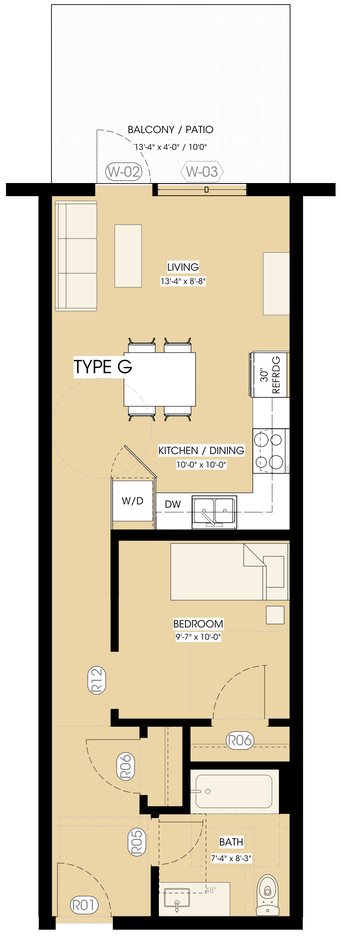
PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

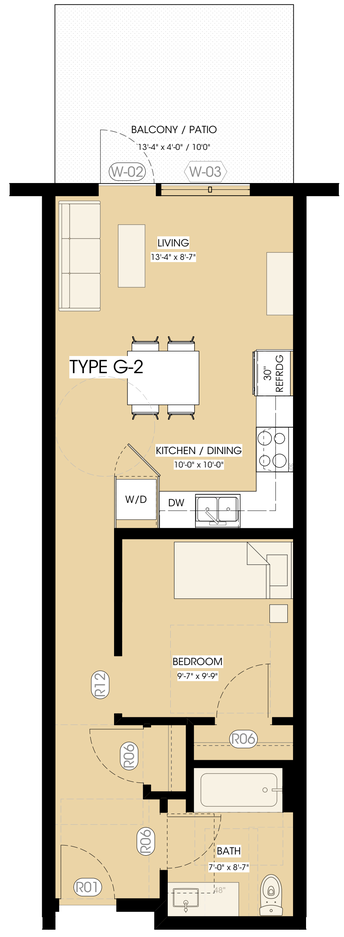
1 BEDROOM UNITS

SCALE: 1/4" = 1'-0"

A109



TYPE G (ADAPTABLE)
578 sq.ft. (53.70 sq.m.)



TYPE G-2 (ADAPTABLE)
572 sq.ft. (53.11 sq.m.)

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2025-06-26

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& 2107 Jahn PL.
Town of Sidney, BC

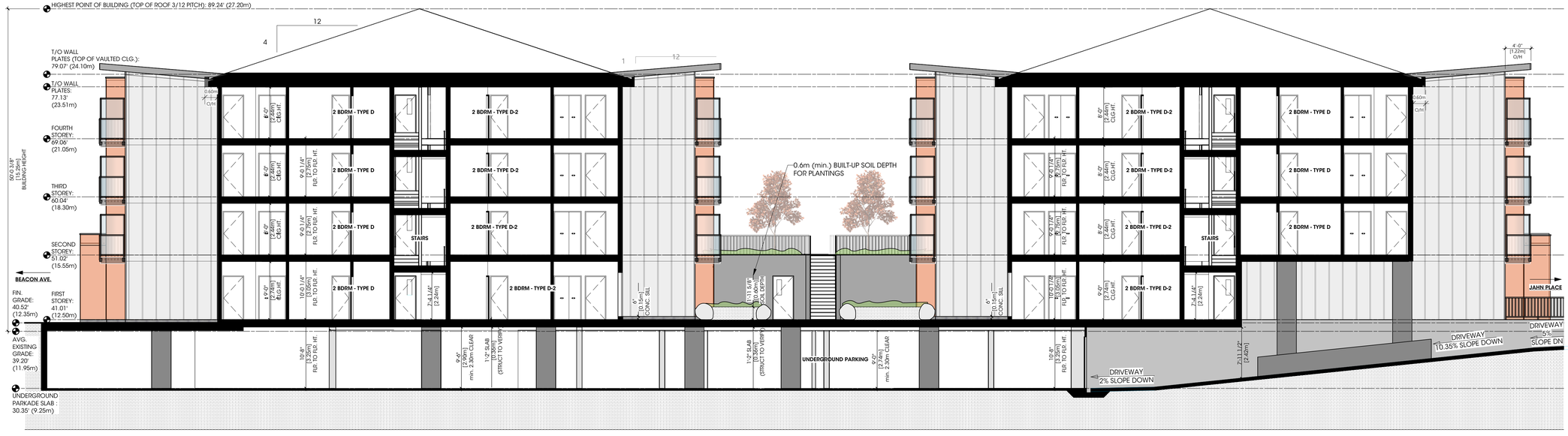
PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

1 BEDROOM ADAPTABLE UNITS

SCALE: 1/4" = 1'-0"

A110



1 Section 1
Scale: 1:100

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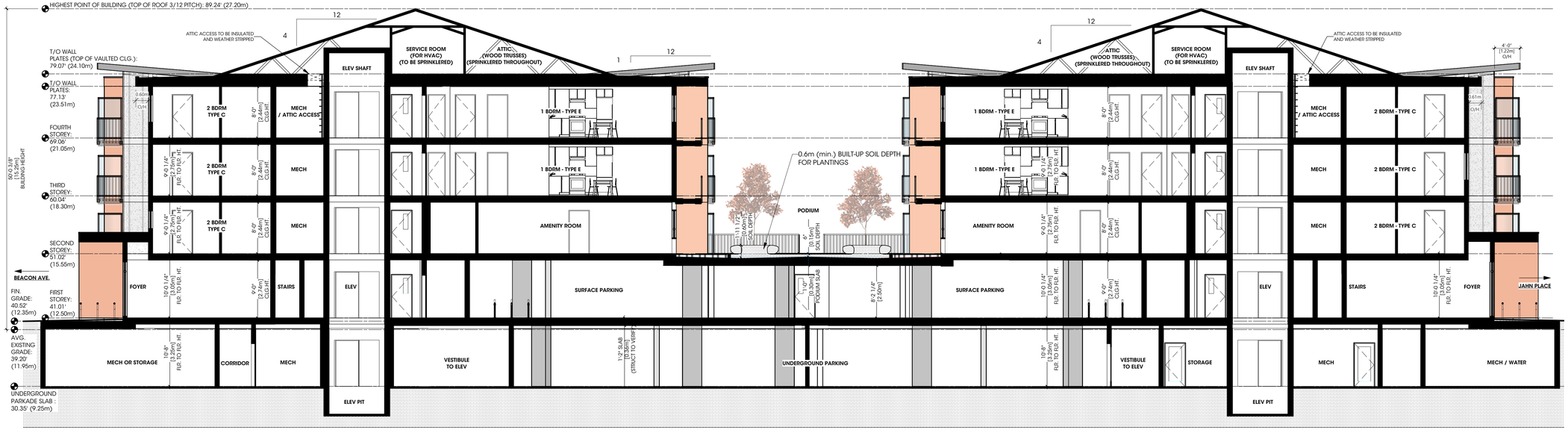
SECTION 1

SCALE: AS NOTED

A200



1 Section 2
Scale: 1:100

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SECTION 2

SCALE: AS NOTED

A201

1 SOUTH ELEVATION - BEACON AVE.
Scale: 1:100

NOTE: PTAC HEATPUMP UNITS TO BE MOUNTED ON THE INTERIOR OF EACH DWELLING UNIT. THERE WILL BE NO HEATPUMPS MOUNTED ON THE BALCONIES OR PATIOS OF THE BUILDING.

NOTE: BALCONIES AND PATIOS WILL NOT HAVE GAS CONNECTIONS

MATERIAL KEY

A	HORIZONTAL METAL SIDING *WEATHERED ZINC OR SIMILAR (MANUF. TBD.)*
B	VERTICAL METAL SIDING *SILVER METALIC OR SIMILAR (MANUF. TBD.)*
C	CORRUGATED VERTICAL METAL SIDING *AGED PEWTER COLORPLUS OR SIMILAR (MANUF. TBD.)*
D	METAL PANEL SIDING *COLOUR - INTERNATIONAL ORANGE (MANUF. TBD.)*
E	FASCIA & METAL FLASHING *BLACK*
F	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - ARCTIC WHITE OR SIMILAR (MANUF. TBD.)*
G	FIBRE CEMENT PANEL SIDING *ORANGE - COLOUR MATCH METAL PANELS (MANUF. TBD.)*
H	PERFORATED METAL SOFFIT *METALIC FINISH OR SIMILAR (MANUF. TBD.)*
I	ASPHALT SHINGLES *BLACK*
J	EXPOSED CONCRETE
K	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - NIGHT GRAY OR SIMILAR (MANUF. TBD.)*
L	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - PEARL GRAY OR SIMILAR (MANUF. TBD.)*

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PROJECT
TEMPO

PROJECT ADDRESS
2114 / 2098 Beacon Ave
& 2107 Jahn PL.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

SOUTH ELEVATION

SCALE: AS NOTED

A300

1 EAST ELEVATION
Scale: 1:100

NOTE: PTAC HEATPUMP UNITS TO BE MOUNTED ON THE INTERIOR OF EACH DWELLING UNIT.
THERE WILL BE NO HEATPUMPS MOUNTED ON THE BALCONIES OR PATIOS OF THE BUILDING.

NOTE: BALCONIES AND PATIOS WILL NOT HAVE GAS CONNECTIONS

MATERIAL KEY

A	HORIZONTAL METAL SIDING *WEATHERED ZINC OR SIMILAR (MANUF. TBD.)*
B	VERTICAL METAL SIDING *SILVER METALIC OR SIMILAR (MANUF. TBD.)*
C	CORRUGATED VERTICAL METAL SIDING *AGED PEWTER COLORPLUS OR SIMILAR (MANUF. TBD.)*
D	METAL PANEL SIDING *COLOUR - INTERNATIONAL ORANGE (MANUF. TBD.)*
E	FASCIA & METAL FLASHING *BLACK*
F	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - ARCTIC WHITE OR SIMILAR (MANUF. TBD.)*
G	FIBRE CEMENT PANEL SIDING *ORANGE - COLOUR MATCH METAL PANELS (MANUF. TBD.)*
H	PERFORATED METAL SOFFIT *METALIC FINISH OR SIMILAR (MANUF. TBD.)*
I	ASPHALT SHINGLES *BLACK*
J	EXPOSED CONCRETE
K	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - NIGHT GRAY OR SIMILAR (MANUF. TBD.)*
L	FIBRE CEMENT PANEL SIDING *JAMES HARDIE - PEARL GRAY OR SIMILAR (MANUF. TBD.)*

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Development Variance Permit

REGISTERED ARCHITECT NICK BRAY BRITISH COLUMBIA
2025-06-26

vdg | victoria design group
Will S. Peereboom, Chief Designer
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Victoria, B. C.
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P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

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Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

EAST ELEVATION

SCALE: AS NOTED

A301

1 NORTH ELEVATION - JAHN PL.

Scale: 1:100

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& 2107 Jahn PL.
Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

NORTH ELEVATION

SCALE: AS NOTED

A302

1 WEST ELEVATION

Scale: 1:100

NOTE: PTAC HEATPUMP UNITS TO BE MOUNTED ON THE INTERIOR OF EACH DWELLING UNIT. THERE WILL BE NO HEATPUMPS MOUNTED ON THE BALCONIES OR PATIOS OF THE BUILDING.

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2025-06-26

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Town of Sidney, BC

PROJECT NO: 8885

PROJECT OWNER
Woodsmere Holdings Corp.
779 Blackberry Rd. Victoria B.C., V8X 5J3

WEST ELEVATION

SCALE: AS NOTED

A303

1 BEACON AVE.
Scale: 1:200

2 JAHN PL.
Scale: 1:200

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STREETSCAPE

SCALE: AS NOTED

A400

1 AERIAL VIEW FACING EAST
(ARTIST RENDERING)

2 AERIAL VIEW FACING WEST
(ARTIST RENDERING)

3 2nd STOREY PODIUM FACING EAST
(ARTIST RENDERING)

4 INTERIOR COURTYARD FACING WEST
(ARTIST RENDERING)

5 BEACON AVE. FRONT ELEVATION
(ARTIST RENDERING)

6 JAHN PLACE FRONT ELEVATION
(ARTIST RENDERING)

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779 Blackberry Rd. Victoria B.C., V8X 5J3

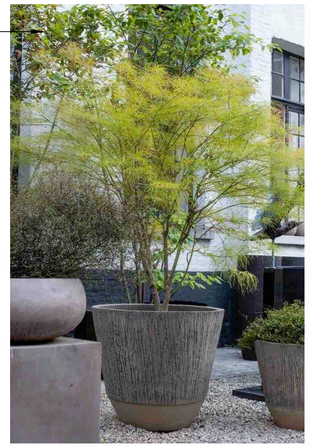
PROJECT RENDERINGS

SCALE: AS NOTED

A401

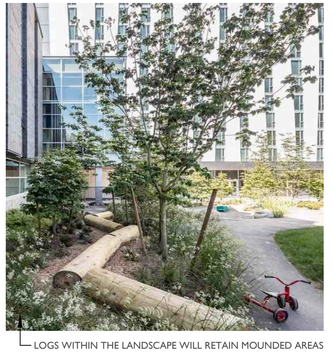
2098 / 2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — CONCEPT PLAN

TREES IN POTS THROUGHOUT, AS SHOWN



1.8m PERIMETER FENCING

GREENROOF PLANTINGS THROUGHOUT AREA ABOVE PARKING



LOGS WITHIN THE LANDSCAPE WILL RETAIN MOUNDED AREAS AS SHOWN

4' FENCES IN FRONT OF UNITS ON BEACON

1 4' SCREENS PRIVACY SCREENS BETWEEN PATIOS

BUBBLED CHANGES

1. SCREENING BETWEEN PATIOS CHANGED FROM 5' (1.5m) to 4' (1.2M)

2. ADDED PROJECT OWNER AND CONTRACTOR LOGO

2

PROJECT OWNER:

woodsmere HOLDINGS CORP.

GENERAL CONTRACTOR:

WJ AND CONSTRUCTION LTD.

Greenspace Designs
Sustainable Landscape Design

:: PROJECT TITLE ::

PROPOSED CONCEPT PLAN for
WJ CONSTRUCTION
2098 / 2114 BEACON AVENUE, and 2107 JAHN PLACE, SIDNEY BC

:: PAGE TITLE ::

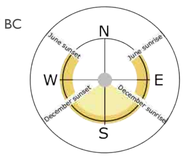
CONCEPT PLAN, PAGE ONE OF SEVEN

:: DATE ::

MAY 15, 2025
REVISED JUNE 27, 2025

:: SCALE ::

1:200



greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496

2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN

REPLACEMENT TREE LEGEND (55 NEW TREES, 17 ON SITE REMOVALS)

- 7 X ACER CIRCINATUM (VINE MAPLE)
- 6 X ACER GRISEUM (PAPER BARK MAPLE)
- 4 X ACER PALMATUM 'BLOODGOOD (BLOODGOOD JAPANESE MAPLE)
- 3X ACER PALMATUM 'OSAKAZUKI' (OSAKAZUKI JAPANESE MAPLE)
- 3X ACER RUBRUM 'OCTOBER GLORY' (OCTOBER GLORY RED MAPLE)
- 12 X CORNUS KOUSA 'SATOMI' (SATOMI KOUSA DOGWOOD)
- 4 X GLEDITSIA TRACANTHOS 'SUNCOLE' (SUNBURST HONEY LOCUST)
- 8 X MAGNOLIA STELLATA 'ROYAL STAR' (ROYAL STAR STAR MAGNOLIA)
- 1 X PINUS CONTORTA VAR. CONTORTA (SHORE PINE)
- 7X QUERCUS PALUSTRIS 'PINGREEN' (GREEN PILLAR OAK)

Greenspace Designs
Sustainable Landscape Design

:: **PROJECT TITLE** ::

PROPOSED CONCEPT PLAN for
WJ CONSTRUCTION
2098 / 2114 BEACON AVENUE, and 2107 JAHN PLACE, SIDNEY BC

:: **PAGE TITLE** ::

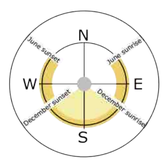
SITE AND TREE PLAN, PAGE TWO of SEVEN

:: **DATE** ::

MAY 15, 2025
REVISED JUNE 27, 2025

:: **SCALE** ::

1:200



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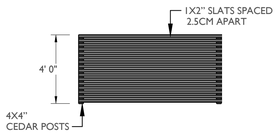
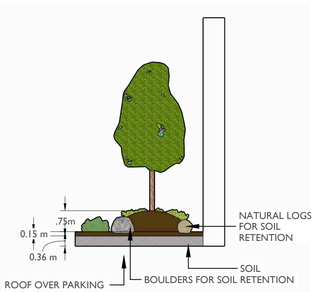
2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — LAYOUT, GRADING AND LIGHTING PLAN

1.22M CEDAR FENCE
Scale: 1:50

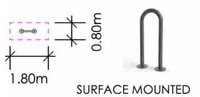


TREE SOIL DEPTH
Scale: 1:50



BIKE PARKING DETAILS
not to scale

CLASS II BIKE PARKING
BIKE RACK (STORES 2 BIKES)



SURFACE MOUNTED U-SHAPED BIKE RACK (2-BIKES) (TYPICAL)

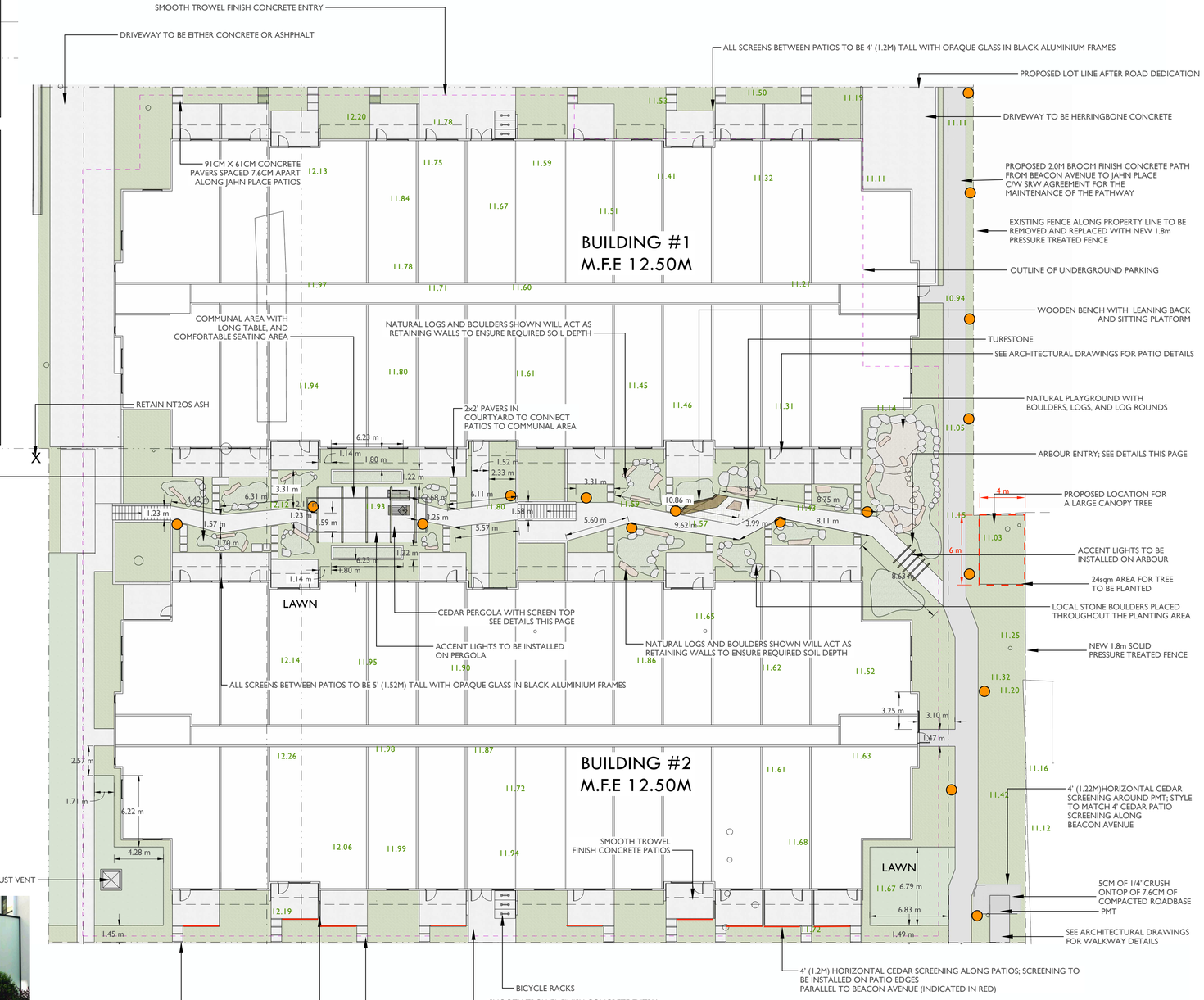
4' FENCES IN FRONT OF UNITS ON BEACON

I 4' SCREENING IN BETWEEN ADJACENT PATIOS WITH OPAQUE GLASS AND ALUMINUM FRAMES

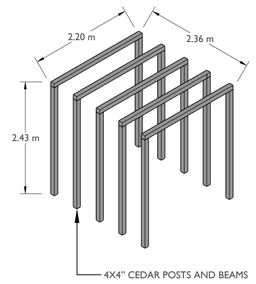
LIGHTING LEGEND

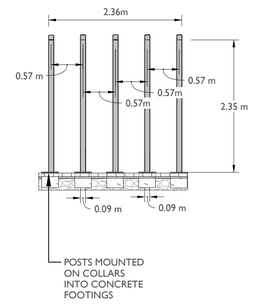
17 X KICHLER LIGHTING-RIGHT ANGLE PATH LIGHT IN TEXTURED BLACK- 15846BKT

JAHN PLACE



CEDAR ARBOUR
Scale:1:50

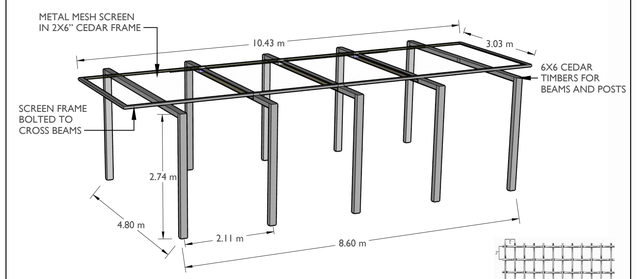


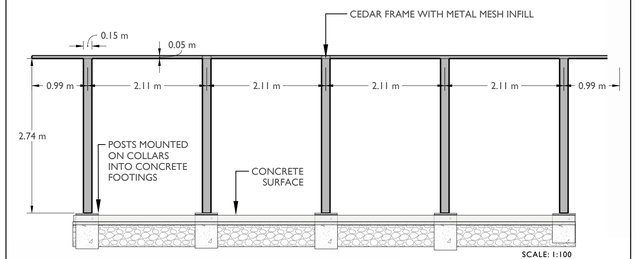


NOTES:

EXISTING GRADES ARE IN GREEN
PROPOSED GRADES ARE IN RED

CEDAR PERGOLA





Greenspace Designs
Sustainable Landscape Design

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PROPOSED CONCEPT PLAN for
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:: PAGE TITLE ::

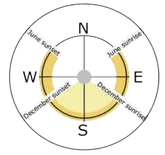
SITE AND GRADING PLAN, PAGE THREE of SEVEN

:: DATE ::

MAY 15, 2025
REVISED JUNE 27, 2025

:: SCALE ::

1:200



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2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — PLANTING PLAN 1

ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AR	3	5cm.	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
CK	3	5cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD
MS	1	#15	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA
SHRUBS				
BA	9	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE
PL	22	#5	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL
RP	1	#5	RHODODENDRON 'POLARNACHT'	POLARNACHT RHODODENDRON
RS	1	#5	RIBES SANGUINEUM	FLOWERING RED CURRANT
VO	5	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
PERENNIALS, BULBS, FERNS AND GRASSES				
BS	6	#1	BLECHNUM SPICANT	DEER FERN
DC	8	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FR	3	#1	FESTUCA ROMERI	ROEMER'S FESCUE
LM	83	4"	LIRIOPE MUSCARI 'PURPLE EXPLOSION'	PURPLE EXPLOSION LILY TURF
OP	89	4"	OPHIOPOGON JAPONICUS	MONDO GRASS
PM	27	#1	POLYSTICHUM MUNITUM	SWORD FERN

ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
GROUNDCOVERS AND ANNUALS				
AU	224	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
BN	118	#1	BERBERIS NERVOSA	CREEPING OREGON GRAPE
CE	42	4"	CERASTIUM ARVENSE	FIELD CHICKWEED
FV	25	4"	FRAGARIA VIRGININIANA	WILD STRAWBERRY
GS	21	#1	GAULTHERIA SHALLON	SALAL
PT	65	4"	PACHYSANDRA TERMINALIS	JAPANESE SPURGES

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PLANTING PLAN1, PAGE FOUR of SEVEN

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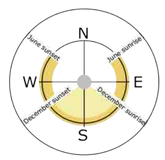

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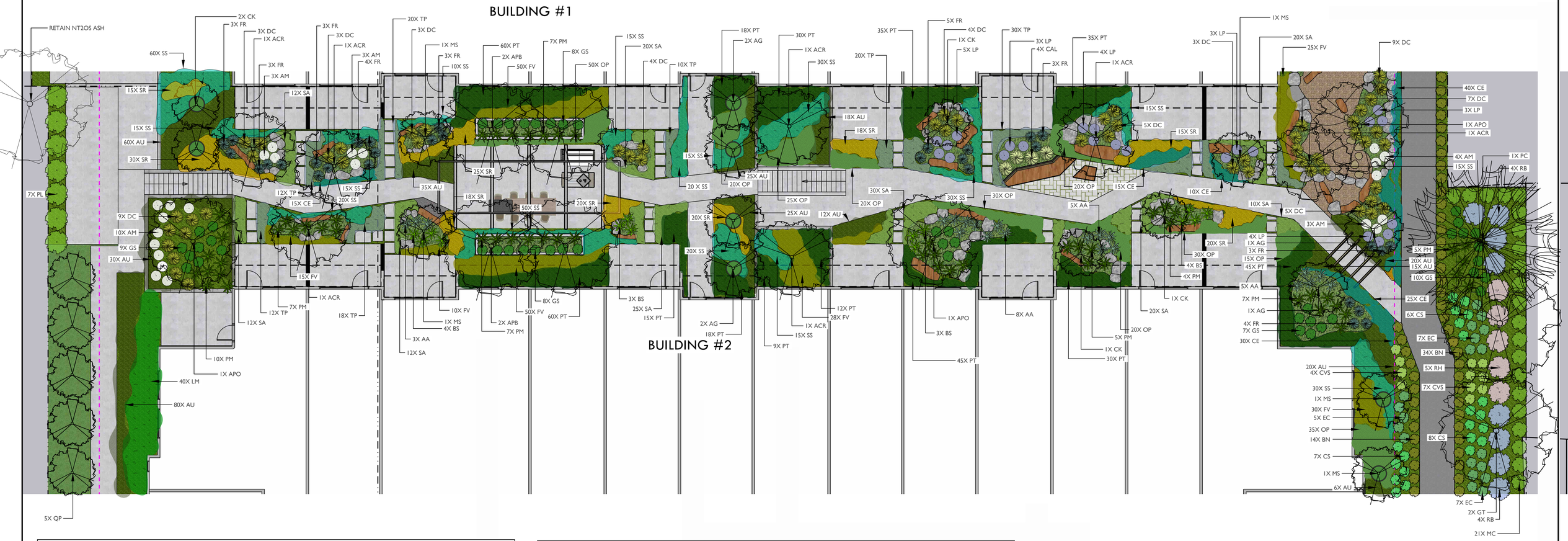
2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — PLANTING PLAN II



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
ACR	7	5cm.	ACER CIRCINATUM	VINE MAPLE
AG	6	5cm.	ACER GRISEUM	PAPER BARK MAPLE
APB	4	5cm.	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
APO	3	5cm.	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE
CK	4	5cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD
GT	2	5cm.	GLEDITSIA TRACANTHOS 'SUNCOLE'	SUNBURST HONEY LOCUST
MS	5	#15	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA
PC	1	6'	PINUS CONTORTA VAR. CONTORTA	SHORE PINE
QP	5	5cm.	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR OAK
SHRUBS				
CS	21	#1	CALLUNA VULGARIS 'SILVER KNIGHT'	SILVER KNIGHT HEATHER
CVS	11	#1	CALLUNA VULGARIS 'SPRING TORCH'	SPRING TORCH HEATHER
EC	19	#1	ERICA CARNEA 'PINK HARMONY'	PINK HARMONY
MC	21	#7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
RB	8	#5	RHODODENDRON 'BLANEY'S BLUE'	BLANEY'S BLUE RHODODENDRON
RH	5	#5	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON
PL	7	#5	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL

ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
PERENNIALS, BULBS, FERNS AND GRASSES				
AM	23	#1	ACHILLEA MILLEFOLIUM	YARROW
AA	21	#1	ADIANTUM ALEUTICUM	WESTERN MAIDENHAIR
BS	14	#1	BLECHNUM SPICANT	DEER FERN
DC	55	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
FR	31	#1	FESTUCA ROMERI	ROEMER'S FESCUE
LM	40	4"	LIRIOPE MUSCARI 'PURPLE EXPLOSION'	PURPLE EXPLOSION LILY TURF
OP	265	4"	OPHIOPOGON JAPONICUS	MONDO GRASS
LP	18	#1	LUPINUS POLYPHYLLUS	LARGE-LEAF LUPIN
PM	52	#1	POLYSTICHUM MUNITUM	SWORD FERN
GROUNDCOVERS				
AU	346	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
BN	48	#1	BERBERIS NERVOSA	CREEPING OREGON GRAPE
CE	135	4"	CERASTIUM ARVENSE	FIELD CHICKWEED
FV	208	4"	FRAGARIA VIRGININIANA	WILD STRAWBERRY
GS	42	#1	GAULTHERIA SHALLON	SALAL
PT	412	4"	PACHYSANDRA TERMINALIS	JAPANESE SPURGES
SA	161	4"	SAGINA SUBULATA	IRISH MOSS
SR	181	4"	SEDUM RUPESTRE 'ANGELINA;	ANGELINA STONEGROP
SS	325	4"	SEDUM SPATHULIFOLIUM	STONECROP
TP	110	4"	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME

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PLANTING PLAN II, PAGE FIVE of SEVEN

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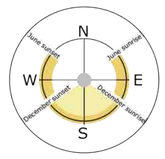

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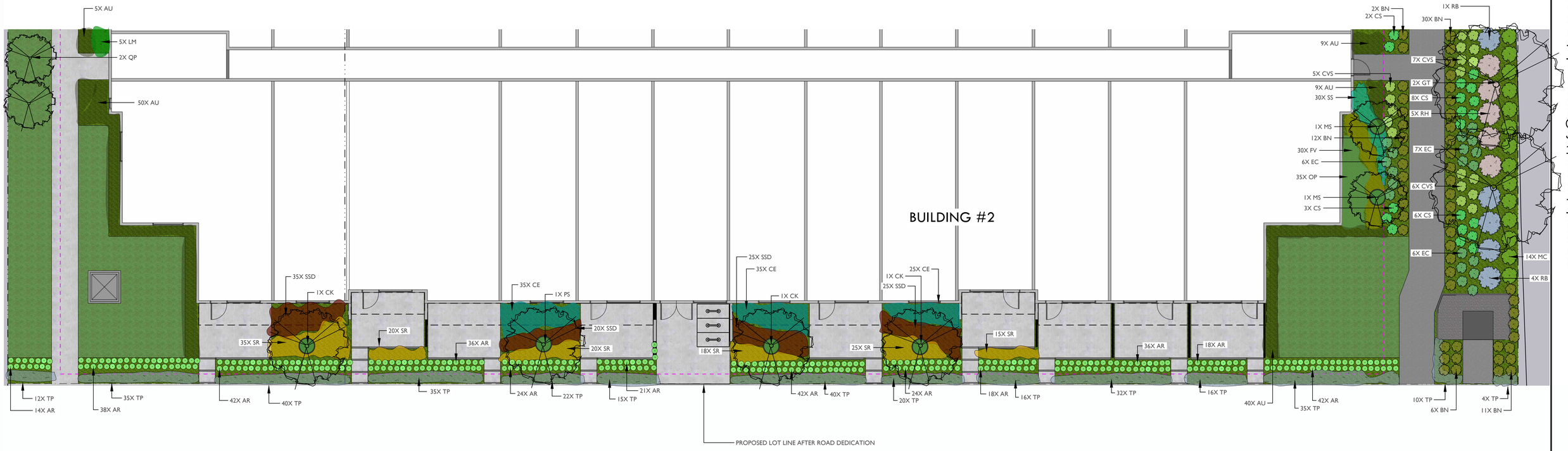
2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — PLANTING PLAN III



ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
MS	2	#15	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA
CK	4	5cm.	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD
GT	2	5cm.	GLEDITSIA TRACANTHOS 'SUNCOLE'	SUNBURST HONEY LOCUST
QP	2	5cm.	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR OAK
SHRUBS				
CS	19	#1	CALLUNA VULGARIS 'SILVER KNIGHT'	SILVER KNIGHT HEATHER
CVS	18	#1	CALLUNA VULGARIS 'SPRING TORCH'	SPRING TORCH HEATHER
EC	19	#1	ERICA CARNEA 'PINK HARMONY'	PINK HARMONY
MC	14	#7	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
RB	5	#5	RHODODENDRON 'BLANEY'S BLUE'	BLANEY'S BLUE RHODODENDRON
RH	5	#5	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHOODODENDRON
PL	22	#5	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL
PERENNIALS, BULBS, FERNS AND GRASSES				
AR	355	4"	ARMERIA MARITIMA	SEA THRIFT
LM	5	4"	LIRIOPE MUSCARI 'PURPLE EXPLOSION'	PURPLE EXPLOSION LILY TURF
OP	35	4"	OPHIOPOGON JAPONICUS	MONDO GRASS
GROUNDCOVERS AND ANNUALS				
AU	113	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
BN	61	#1	BERBERIS NERVOSA	CREEPING OREGON GRAPE
CE	95	4"	CERASTIUM ARVENSE	FIELD CHICKWEED
FV	30	4"	FRAGARIA VIRGININIANA	WILD STRAWBERRY
SR	133	4"	SEDUM RUPESTRE 'ANGELINA;	ANGELINA STONEGROP
SSD	135	4"	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM
TP	352	4"	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME

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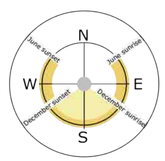

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2098 /2114 BEACON AVENUE AND 2107 JAHN PLACE, SIDNEY BC — LANDSCAPE NOTES

OVERALL NOTES

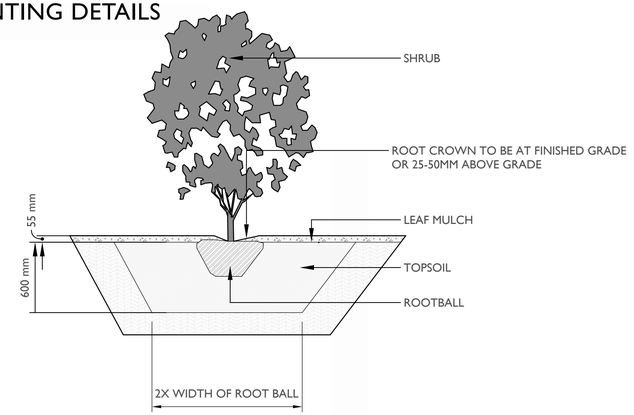
1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

CAST-IN-PLACE CONCRETE

1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
2. Concrete should be reinforced with rebar.

PLANTING DETAILS



STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

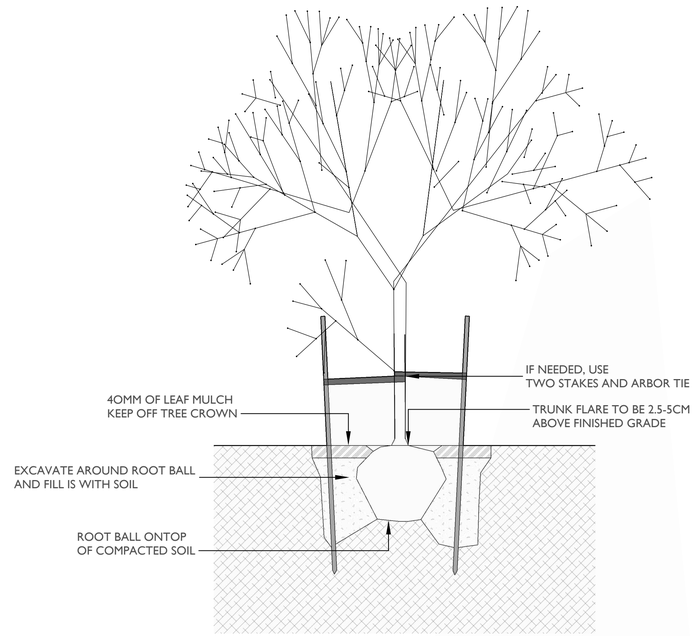
TOPSOIL

1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

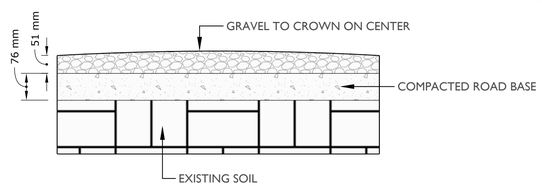
5. MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. 2.Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

TREE PLANTING DETAILS



GRAVEL DETAILS



PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.

SEED

1. All grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix wou
   fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IIABC standards.
5. Irrigation within municipal rights of way shall conform to Sidney municipality requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Sidney municipality requirements.
7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.

LANDSCAPE LIGHTING

1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.

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LANDSCAPE NOTES, PAGE SEVEN of SEVEN

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