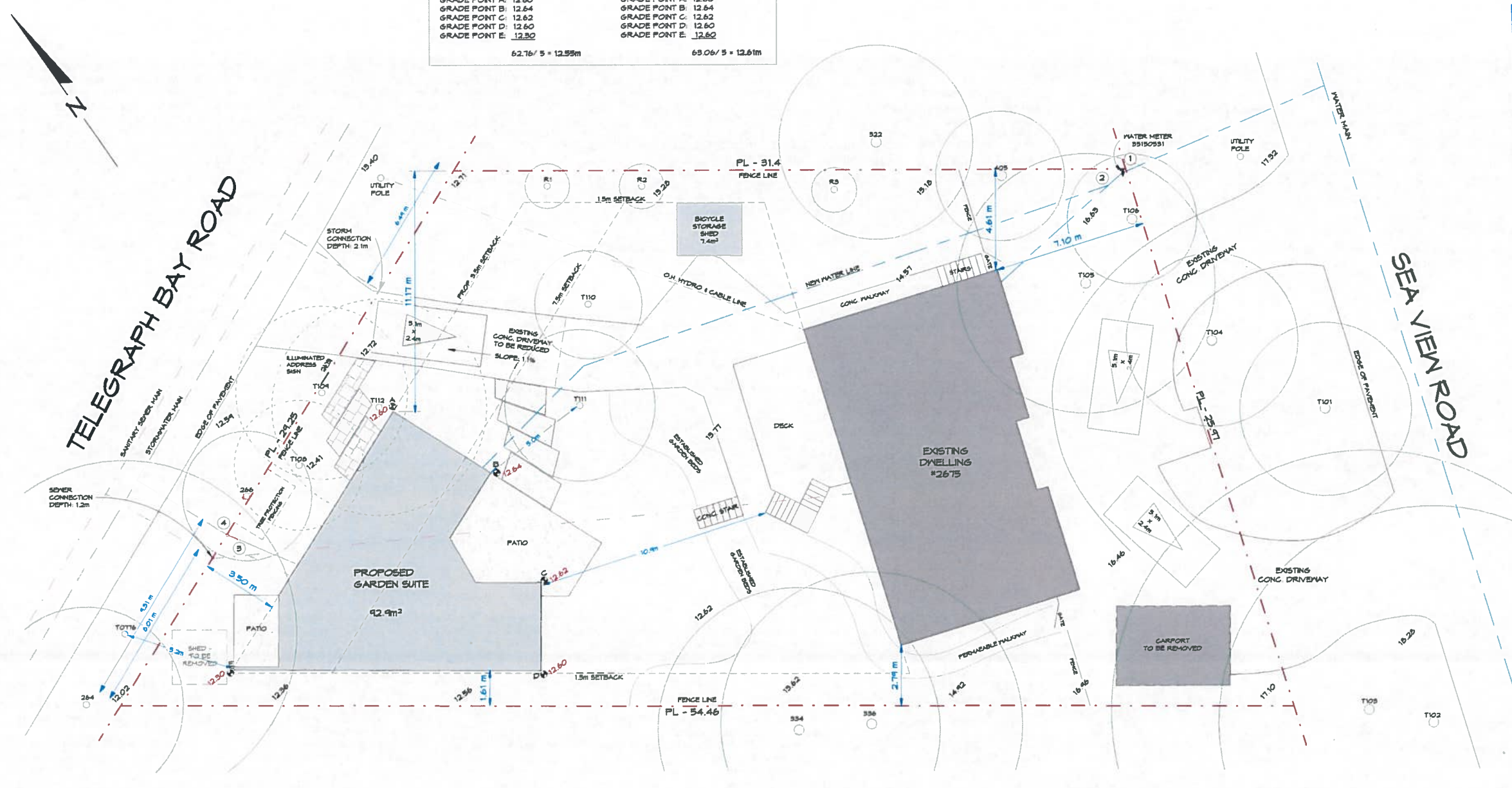


RECEIVED
 JUL 16 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH



NATURAL GRADE CALCULATIONS		FINISHED GRADE CALCULATIONS	
GRADE POINT A:	12.60	GRADE POINT A:	12.60
GRADE POINT B:	12.64	GRADE POINT B:	12.64
GRADE POINT C:	12.62	GRADE POINT C:	12.62
GRADE POINT D:	12.60	GRADE POINT D:	12.60
GRADE POINT E:	12.50	GRADE POINT E:	12.60
62.76 / 5 = 12.55m		69.06 / 5 = 12.61m	

1 Site Plan
 1 : 100

TREE INVENTORY					
Tag No.	Species	Size(DBH)	Canopy	Bylaw Status	Proposal
T101	Port. Laurel	20 cm	8.0 m	Protected	Retained
T102	Arbutus	40 cm	20.0 m	Protected	Retained
T109	Maple	45 cm	24.0 m	Protected	Retained
T104	Port. Laurel	25 cm	8.0 m	Protected	Retained
T105	Port. Laurel	60 cm	12.0 m	Protected	Retained
T106	Port. Laurel	60 cm	8.0 m	Protected	Retained
T108	Holly	80 cm	6.0 m	Not Protected	To be Removed
T104	Apple	30 cm	8.0 m	Protected	To be Removed
T110	Pissardii Plum	15 cm	5.0 m	Not Protected	Retained
T111	Pissardii Plum	20 cm	7.0 m	Not Protected	Retained
T112	Laurel	60 cm	8.0 m	Not Protected	To be Removed
T0716	Horse Chestnut	10 cm	16.0 m	Protected	Retained
264	Horse Chestnut	25 cm	4.0 m	Protected	Retained
266	Apple	25 cm	6.0 m	Protected	Retained
322	Cedar	80 cm	4.0 m	Protected	Retained
334	Doug. Fir	120 cm	4.0 m	Protected	Retained
335	Doug. Fir	80 cm	14.0 m	Protected	Retained
405	Port. Laurel	20 cm	8.0 m	Not Protected	Retained
R1	Bird Cherry				Replacement
R2	Pacific Willow				Replacement
R3	Quaking Aspen				Replacement

- TREE PROTECTION:**
- TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION FOR ALL TREES IDENTIFIED WITH PROTECTION REQUIREMENT. THIS FENCING SHALL BE 1.2m (4 FT) IN HEIGHT AND OF ORANGE PLASTIC, COMPLETE WITH HEADER AND FOOTER BOARDS.
 - PROVIDE A DETAILED SIGN SPECIFYING THAT TREE PROTECTION MEASURES ARE IN PLACE AND LL BE FOLLOWED DURING THE PROJECT.
 - TREE AND ROOT PROTECTION SIGNAGE TO BE PLACED ON THE FENCING AND NO ENTRY WILL BE ALLOWED.
 - RESTRICT VEHICLE ACCESS TO DESIGNATED ROUTES TO AVOID SOIL COMPACTION AND VEGETATION DISTURBANCES.
 - THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS WITHIN TREE PROTECTION AREAS.
 - THERE SHALL BE NO DUMPING OF FUELS OR EQUIPMENT WASHING WITHIN THE TREE PROTECTION AREAS.
 - TREE PROTECTION ZONES SHALL NOT BE REMOVED UNTIL PROJECT COMPLETION.

- SITE SERVICE NOTES:**
- UPGRADE WATER SERVICE PIPE SIZE ON MUNICIPAL SIDE
 - BRANCH OFF NEW WATER LINE ON PRIVATE SIDE, RUN UNDERGROUND TO GARDEN SUITE SITE
 - CONNECT NEW SEWER TO EXISTING SEWER ON PRIVATE SIDE
 - CONNECT STORMWATER TO EXISTING LATERAL AT TELEGRAPH BAY ROAD

HYDRAULIC FIXTURE LOAD CALCULATION:

FIXTURE	FIXTURE UNITS	NO. OF FIXTURES		TOTAL FIXTURE UNITS	
		EXIST.	PROP. (ADD'L)	EXIST.	PROP. (TOTAL)
TOILET	2.2	4	2	6.8	15.2
BATH	0.7	4	2	2.8	4.2
SINK, KITCHEN	1.4	1	1	1.4	2.8
TUB/SHOWER	1.4	3	2	4.2	7.0
CLOTHES WASHER	1.4	1	1	1.4	2.8
DISHWASHER	1.4	1	1	1.4	2.8
HOSE BIBBS	2.5	2	2	5.0	10.0
TOTAL FIXTURE UNIT LOAD:				25.0	42.6

CITY SIDE SERVICE PIPE SIZE: Existing 1/2" Required 1"
 PRIVATE SIDE WATER PIPE SIZE: 1/2" 1 1/4"

EDDA CREATIVE
 417A HILLSIDE AVE
 VICTORIA, BC
 CANADA V8T 1Y6

ADDRESS
2675 Seaview Rd.
 Saanich, BC

CLIENT: Kevin Tolmer & Mayra Costa
 ISSUED FOR:
GARDEN SUITE
 Development
 Variance Permit

AMMENDMENTS
 DATE: July 14, 2021

Site Plan

DRAWN BY: A.R.W.
 CHECKED BY: JS

A2
 SCALE: As Indicated @ 24X36"

2021-07-14 11:25:51 AM