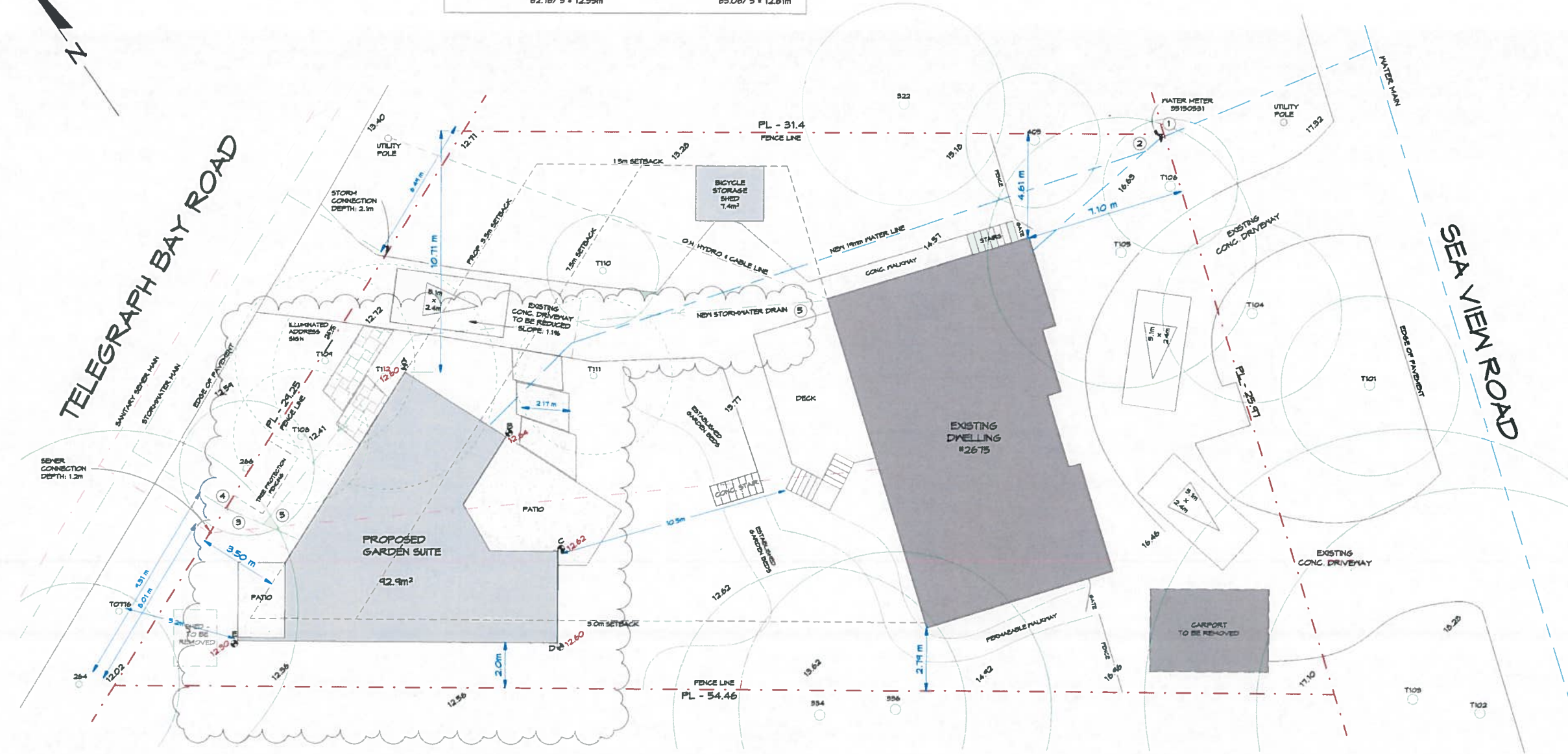


NATURAL GRADE CALCULATIONS:		FINISHED GRADE CALCULATIONS:	
GRADE POINT A:	12.60	GRADE POINT A:	12.60
GRADE POINT B:	12.64	GRADE POINT B:	12.64
GRADE POINT C:	12.62	GRADE POINT C:	12.62
GRADE POINT D:	12.60	GRADE POINT D:	12.60
GRADE POINT E:	12.30	GRADE POINT E:	12.60
62.76 / 5 = 12.55m		69.06 / 5 = 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
T103	Maple	45 cm	24.0 m	Protected	Retained
T104	Port-Laurel	25 cm	5.0 m	Protected	Retained
T105	Port-Laurel	60 cm	12.0 m	Protected	Retained
T106	Port-Laurel	40 cm	8.0 m	Not Protected	To be Removed
T108	Holly	42 cm	8.0 m	Not Protected	To be Removed
T109	Apple	50 cm	8.0 m	Not Protected	To be Removed
T110	Pissardii Plum	15 cm	5.0 m	Not Protected	To be Removed
T111	Pissardii Plum	20 cm	7.0 m	Not Protected	To be Removed
T112	Laurel	50 cm	8.0 m	Not Protected	To be Removed
T076	Horse Chestnut	70 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	Cypress	55 cm	4.0 m	Not Protected	Retained
334	Doug. Fir	120 cm	4.0 m	Protected	Retained
336	Doug. Fir	80 cm	14.0 m	Protected	Retained
405	Port. Laurel	20 cm	8.0 m	Not Protected	Retained

**TREE PROTECTION:**

- TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION FOR ALL TREE 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 WILL 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.

NOTE: REGISTERED ARBORIST TO BE RETAINED AT BP AND CONSTRUCTION PHASE TO DIRECT AND SUPERVISE, AS REQUIRED, PROTECTION MEASURES FOR MUNICIPAL TREES ADJACENT TO EXCAVATION AND CONSTRUCTION.

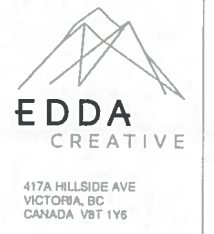
**SITE SERVICE NOTES**

- UPGRADE WATER SERVICE PIPE SIZE TO 19mm 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
- CONNECT PRIMARY RESIDENCE TO STORMWATER DRAIN

**HYDRAULIC FIXTURE LOAD CALCULATION:**

FIXTURE	FIXTURE UNITS	NO. OF FIXTURES		TOTAL FIXTURE UNITS	
		EXIST.	PROP. (ACPL)	EXIST.	PROP. (TOTAL)
TOILET	2.2	4	2	8.8	15.2
BASIN	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 BIBB	2.5	2	2	5.0	10.0
TOTAL FIXTURE UNIT LOAD:				25.0	42.8

CITY SIDE SERVICE PIPE SIZE: Existing 1/2" Required 19mm (3/4")  
 PRIVATE SIDE WATER PIPE SIZE: 1/2" Required 19mm (3/4")



ADDRESS  
2675 Seaview Rd.  
Saanich, BC

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

AMMENDMENT S

DATE: Oct. 15, 2021

Site Plan

DRAWN BY: AJW  
 CHECKED BY: JS

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