Talbot Mackenzie & Associates
Consulting Arborists

880 Fleming Street, Esquimalt

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: Methodbuilt Homes
4566 Cordova Bay Road
Victoria, BC V8X 3V5

Prepared By: Talbot, Mackenzie & Associates
Graham Mackenzie
ISA Certified # PN-0428A
TRAQ – Qualified

Date of Issuance: January 21, 2021

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Consulting Arborists

Jobsite Property: 880 Fleming Street, Esquimalt, BC

Date of Site Visits: January 18, 2021

Site Conditions: Treed lot, no ongoing construction activity.

Summary:

- As part of our assignment, we inventoried 77 bylaw protected trees, 65 of which are located on the subject property, 1 tree located on the neighbouring property to the West, 4 trees located on the property to the East and 7 that are located within the municipal road dedication.
- Based on the plans provided we anticipate that all of the trees located on the subject property (1933 – 1999) will require removal to accommodate the proposed development and associated excavation for the underground parking area. The proposal will also require the removal of two trees on the property to the East (1954, 1955) and has the potential to require the removal of two additional trees (246, 247). Additionally, we anticipate that the extension of Fleming Street and proposed servicing will require that 5 of the trees inventoried in the municipal road easement will require removal (393, 394, 397, 397, 248) with an opportunity to possibly retain two of the trees if they can be successfully isolated from the proposed construction activity (392, 395).
- Tree Nt1 located on the neighbouring property has the potential to be impacted by the proposed excavation. Its retention will depend on the extent of the excavation within its critical root zone.

Scope of Assignment:

- Inventory the existing bylaw protected trees on the subject property and any bylaw protected trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line.
- Review the proposal to construct the building shown in the attached plans and extend the municipal road and services.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.

- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. neighbours tree Nt1 is not tagged, but the approximate location is shown on the attached site plan.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The approximate locations of trees not shown on the survey are identified with an X and tag number on the site plan provided.
- The conclusions reached were based on the information provided within the attached plans from Steller Architectural consulting and, the attached survey from Wey Mayenburg Surveying Ltd. and the preliminary civil drawings from Calid services Ltd.

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

- The extent of impacts to some trees will largely depend on the cut-slope prescribed by the geotechnical engineer during excavation for the foundations. Therefore, the proximity of excavation to trees (without shoring) can only be estimated and may be closer or farther from trees than we estimate.

- Where trees were not surveyed on the plans provided, we have added their approximate locations (blue X's). The accuracy of our estimated locations has not been verified by a professional surveyor. Only the trees shown on the existing survey (attached) were professionally surveyed.

Summary of Tree Resource: 77 bylaw protected trees were inventoried, 65 of which are located on the subject property, 1 tree located on the neighbouring property to the West, 4 trees located on the property to the East and 7 that are located within the municipal road dedication. See attached tree resource spreadsheet.

Trees to be Removed

The following trees will require removal due to construction related impacts from the proposed building and associated excavation: Tag numbers 1933-1999.

The proposed road extension and servicing will likely require the removal of trees: 246 – 248, 393, 394, 396 and 397.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Arborist Supervision**: All excavation occurring within the critical root zones of protected trees to be retained should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities within CRZs:

    - Excavation for the proposed building near neighbours tree Nt1 (if retained).
    - Excavation or filling for the extension of Fleming street near trees 392 and 395 (if retained).

- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.

- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

  The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

    - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
    - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
    - Placing two layers of 19mm plywood.
    - Placing steel plates.

- **Paved Surfaces Above Tree Roots:**

  If the new paved surfaces within the CRZs of trees to be retained require excavation down to bearing soil and roots are encountered in this area, their health or stability could be impacted.

If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The "paved surfaces above root systems" diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

It could also be constructed as a "ribbon driveway" with an unpaved area between the two-tracks.

- **Mulching**: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

- **Review and Site Meeting**: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,

Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 6-pages tree resource spreadsheet, 1-page site plan with trees, 19-pages building plans, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions.

Disclosure statement

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
1933	Douglas fir	*Pseudotsuga menziesii*	75.0	10.0	11.0	Poor	Fair	Fair	Deflected trunk, Ivy on main trunk.	X
1934	Douglas fir	*Pseudotsuga menziesii*	50.0	8.0	7.5	Poor	Fair	Fair	Ivy on main trunk	X
1935	Douglas fir	*Pseudotsuga menziesii*	75.0	10.0	11.0	Poor	Fair	Fair/poor	Previously topped, Ivy in main trunk	X
1936	Norway maple	*Acer platenoides*	29,15	10.0	4.0	Moderate	Fair	Fair	Large deadwood	X
1937	Horse chestnut	*Aesculus hippocastanum*	32.0	13.0	3.0	Good	Good	Good		X
1938	Hawthorn	*Cratageus laevigata*	29,22	8.0	3.5	Good	Poor	Poor	1 stem previously failed	X
1939	Douglas fir	*Pseudotsuga menziesii*	70.0	9.0	10.5	Poor	Fair	Fair	Pitching from lower trunk	X
1940	Douglas fir	*Pseudotsuga menziesii*	73.0	11.0	10.5	Poor	Fair	Poor	Previously topped, co-dominant union at 15~ meters	X
1941	Douglas fir	*Pseudotsuga menziesii*	62.0	10.0	9.0	Poor	Fair	Fair	Surface rooted	X
1942	Douglas fir	*Pseudotsuga menziesii*	63.0	10.0	9.0	Poor	Fair	Fair	Ivy on main trunk	X
1943	Grand fir	*Abies grandis*	46.0	8.0	7.0	Poor	Fair	Poor	Dead ivy on trunk, co-dominant at 10 meters	X
1944	Grand fir	*Abies grandis*	55.0	8.0	8.0	Poor	Fair	Fair	Deflected top	X
1945	Grand fir	*Abies grandis*	60.0	9.0	9.0	Poor	Fair	Fair	Deflected top	X
1946	Big leaf maple	*Acer macrophyllum*	34.0	7.0	4.0	Moderate	Fair	Fair/poor	Asymmetric crown some deadwood stunted growth	X
1947	Grand fir	*Abies grandis*	45.0	8.0	6.5	Poor	Fair	Fair		X

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Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
1948	Arbutus	*Arbutus menziesii*	14.0	6.0	2.0	Poor	Good	Good		X
1949	Garry oak	*Quercus garryanna*	24.0	7.0	2.5	Good	Good	Fair	High crown, some deadwood	X
1950	Arbutus	*Arbutus menziesii*	19.0	7.0	3.0	Poor	Good	Good	Leans to the North	X
1951	Grand fir	*Abies grandis*	63.0	10.0	9.0	Poor	Fair	Fair	Ivy, deadwood	X
1952	Grand fir	*Abies grandis*	60.0	10.0	9.0	Poor	Fair	Fair	Ivy, deadwood, hangers in crown	X
1953	Grand fir	*Abies grandis*	58,41	11.0	10.0	Poor	Fair	Fair/poor	Co-dominant at base	X
1954	Douglas fir	*Pseudotsuga menziesii*	86.0	15.0	12.0	Poor	Fair	Fair	Ivy on main trunk, located on neighbours property to the East	X
1955	Arbutus	*Arbutus menziesii*	45,15	12.0	7.5	Poor	Good	Fair/good	Leans towards East, located on neighbours property to the East	X
1956	Arbutus	*Arbutus menziesii*	23.0	8.0	3.5	Poor	Good	Good	Co- dominant at 2 meters	X
1957	Arbutus	*Arbutus menziesii*	15.0	5.0	2.5	Poor	Good	Good	Leans north	X
1958	Grand fir	*Abies grandis*	4.0	4.0	6.0	Poor	Fair	Fair		X
1959	Grand fir	*Abies grandis*	15.0	5.0	2.5	Poor	Fair	Fair		X
1960	Grand fir	*Abies grandis*	11.0	5.0	2.0	Poor	Fair	Fair		X
1961	Garry oak	*Quercus garryanna*	22.0	7.0	2.5	Good	Fair	Fair	High crown, some deadwood	X
1962	Garry oak	*Quercus garryanna*	30.0	8.0	3.0	Good	Fair	Fair	High crown, some deadwood	X

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1963	Garry oak	*Quercus garryanna*	22.0	4.0	2.5	Good	Poor	Poor	1 stem previously failed, ivy on main trunk	X
1964	Grand fir	*Abies grandis*	16.0	4.0	2.5	Poor	Good	Fair	Young tree	X
1965	Garry oak	*Quercus garryanna*	54.0	10.0	5.5	Good	Fair	Fair	Epicormic growth, deadwood	X
1966	Grand fir	*Abies grandis*	21.0	7.0	3.0	Poor	Fair	Fair	Surface rooted	X
1967	Garry oak	*Quercus garryanna*	38.0	9.0	4.0	Good	Fair	Fair	Epic or mic growth, deadwood	X
Nt1	Silver Poplar	*Populus alba*	50,45	18.0	9.0	Moderate	Fair	Fair	Co-dominant, located on neighbouring property to the West.	TBD
1968	Arbutus	*Arbutus menziesii*	6,4	4.0	1.5	Poor	Good	Fair	Leans west	X
1969	Grand fir	*Abies grandis*	48.0	9.0	6.5	Poor	Fair	Fair	Ivy on trunk	X
1970	Grand fir	*Abies grandis*	45.0	8.0	6.5	Poor	Fair	Fair	Deflected trunk, Ivy on main trunk.	X
1971	Grand fir	*Abies grandis*	63.0	9.0	9.5	Poor	Fair	Fair	Deflected trunk, Ivy on main trunk.	X
1972	Douglas fir	*pseudotsuga menziesii*	54.0	10.0	8.0	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X
1973	Douglas fir	*Pseudotsuga menziesii*	57.0	9.0	8.5	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X
1974	Grand fir	*Abies grandis*	52.0	9.0	8.0	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X
1975	Native willow	*Salix lucinda*	Multi	15.0	7.0	Moderate	Fair	Poor	Originates on subject property but has fallen partially onto neighbours to east	X
1976	Douglas fir	*Pseudotsuga menziesii*	64.0	12.0	9.5	Poor	Fair	Fair	Ivy on main trunk	X

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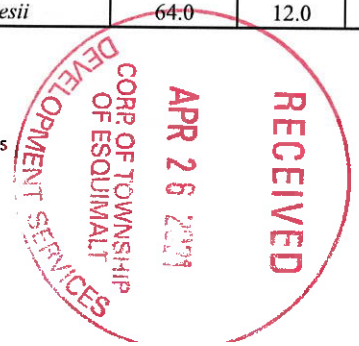

Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
1977	Arbutus	*Arbutus menziesii*	28.0	9.0	4.0	Poor	Good	Good	Small canker at base	X
1978	Arbutus	*Arbutus menziesii*	33.0	10.0	4.5	Poor	Good	Good		X
1979	Arbutus	*Arbutus menziesii*	36.0	9.0	4.5	Poor	Good	Good		X
1980	Douglas fir	*Pseudotsuga menziesii*	51.0	8.0	8.0	Poor	Fair	Fair/poor	Previously topped, co-dominant tops	X
1981	Arbutus	*Arbutus menziesii*	20.0	7.0	3.0	Poor	Fair	Fair	Leans west	X
1982	Grand fir	*Abies grandis*	29.0	4.0	4.5	Poor	Poor	Poor	Significant decay in min trunk	X
1983	Western red cedar	*Thuja plicata*	14.0	4.0	2.0	Moderate	Poor	Fair/poor	Half dead	X
1984	Western red cedar	*Thuja plicata*	18.0	5.0	2.0	Moderate	Fair	Fair	Stunted growth at top	X
1985	Grand fir	*Abies grandis*	48.0	0.0	0.0	Poor	Dead	Dead	Dead	X
1986	Arbutus	*Arbutus menziesii*	5.0	3.0	1.0	Poor	Fair	Fair	Leans west	X
1987	Arbutus	*Arbutus menziesii*	7,13	4.0	1.5	Poor	Good	Good		X
1988	Douglas fir	*Pseudotsuga menziesii*	64.0	9.0	9.5	Poor	Fair	Fair	Ivy on trunk, some epic or if growth	X
1989	Grand fir	*Abies grandis*	53.0	8.0	8.0	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X
1990	Grand fir	*Abies grandis*	48.0	7.0	7.0	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X
1991	Grand fir	*Abies grandis*	56.0	8.0	8.5	Poor	Fair	Fair	Ivy on main trunk, some deadwood	X

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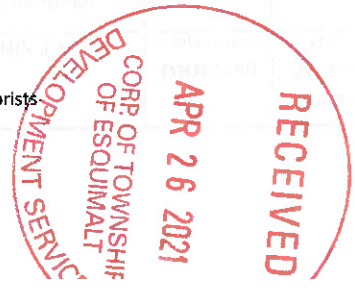

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Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
1992	Douglas fir	*Pseudotsuga menziesii*	35.0	6.0	5.0	Poor	Fair	Fair	High crown	X
1993	Grand fir	*Abies grandis*	27.0	6.0	4.0	Poor	Fair	Fair		X
1994	Douglas fir	*Pseudotsuga menziesii*	47.0	7.0	7.0	Poor	Fair	Fair	Stunted top	X
1995	Arbutus	*Arbutus menziesii*	11.0	7.0	2.0	Poor	Good	Fair	Leans west	X
1996	Douglas fir	*Pseudotsuga menziesii*	17.0	8.0	2.5	Poor	Fair	Fair		X
1997	Grand fir	*Abies grandis*	54.0	8.0	8.0	Poor	Poor	Poor	Sparse foliage, in decline	X
1998	Native willow	*salix lucinda*	42,30,40	10.0	6.0	Moderate	Fair	Poor	Over mature, large deadwood	X
1999	Garry oak	*Quercus garryanna*	12.0	2.0	1.5	Good	Fair	Fair		X
392	Garry oak	*Quercus garryanna*	36.0	8.0	3.5	Good	Good	Fair	Co-dominant union with included bark at 4 meters	TBD
393	Douglas fir	*Pseudotsuga menziesii*	64.0	9.0	9.5	Poor	Fair	Fair		X
394	Native willow	*Salix lucinda*	43,35,30	11.0	6.0	Moderate	Fair	Poor	Ivy covered, large deadwood, failed stems	X
395	Apple	*malus sp.*	34.0	7.0	3.5	Moderate	Fair	Fair	Previously topped	TBD
396	Black cottonwood	*Populus trichocarpa*	61,57	15.0	7.0	Moderate	Good	Poor	Co- dominant union, possible included bark	X
397	Black cottonwood	*Populus trichocarpa*	64.0	15.0	7.0	Moderate	Good	Fair	Surface roots visible	X
246	European Walnut	*Juglans regia*	46, 34	10.0	10.0	Poor	Good	Fair	on neighbouring property	X

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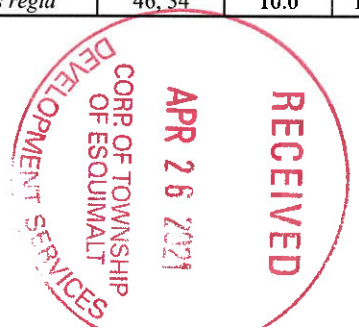

Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
247	European Walnut	*Juglans regia*	40.0	8.0	6.0	Poor	Good	Fair	on neighbouring property	X
248	European Walnut	*Juglans regia*	46.0	8.0	7.0	Poor	Good	Fair	neighbouring property, asymmetric crown due to competition.	X

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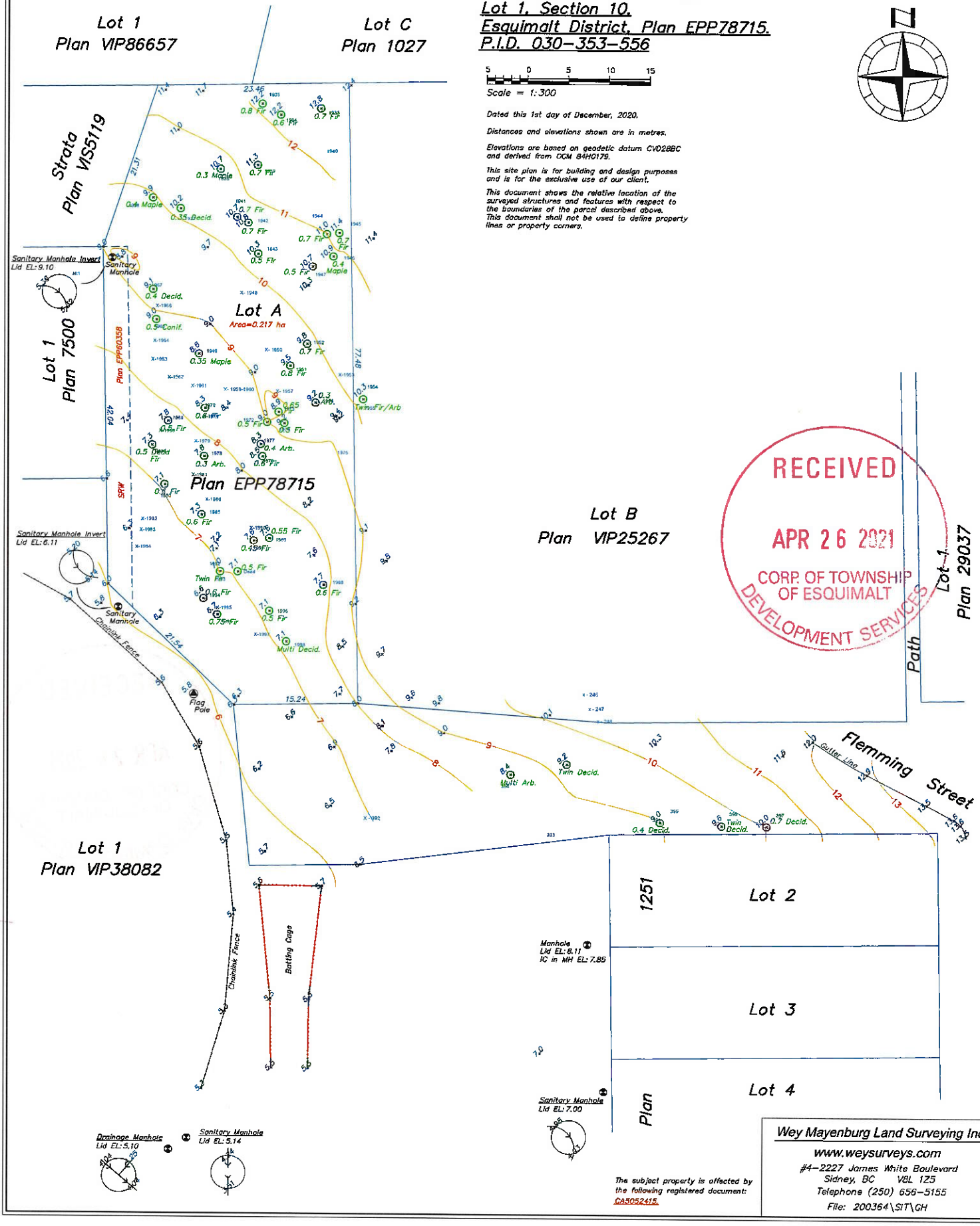
Topographic Site Plan Of:
Lot 1, Section 10, Esquimalt District, Plan EPP78715, P.I.D. 030-353-556



Dated this 1st day of December, 2020.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OGM 84H0179.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

RECEIVED
APR 26 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

The subject property is affected by the following registered document:
CA5052415.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 200364\SIT\GH

1 R-0 LOCATION PLAN
SCALE: N.T.S.

LEGAL DESCRIPTION:
LOT 1, PLAN EPP78715,
SECTION 10, LAND DISTRICT 21
PID: 030-353-566

CONSULTANTS:

ARCHITECTURAL:
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250-388-8919
GARY CARROTHERS
engineer@calid.ca

LANDSCAPE:
BIOPHILIA DESIGN COLLECTIVE LTD.
1608 CAMOSUM AVENUE
VICTORIA, BC V8T 3E8
250-590-1156
BIANCA BODLEY
bianca@biophiliacollective.ca

SURVEYOR:
WEY MAYENBURG LAND SURVEYING INC.
#4-2227 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
250-656-5155
BRENT MAYENBURG
brent@weysurveys.com

LIST OF DRAWINGS:

ARCHITECTURAL:

R-0	LOCATION PLAN, LIST OF DRAWINGS
R-1	EXISTING SITE, PROJECT DATA
R-2	SITE PLAN
R-3	PARKADE PLAN
R-4	MAIN FLOOR PLAN
R-5	SECOND FLOOR PLAN
R-6	THIRD FLOOR PLAN
R-7	FOURTH FLOOR PLAN
R-8	FIFTH FLOOR PLAN
R-9	ROOF PLAN
R-10	EAST EXTERIOR ELEVATION
R-11	WEST EXTERIOR ELEVATION
R-12	NORTH AND SOUTH EXTERIOR ELEVATIONS
R-13	BUILDING SECTIONS
R-14	BUILDING SECTION
R-15	BUILDING SECTION
R-16	BUILDING SECTION
R-17	BUILDING SECTION
R-18	MATERIALS AND FINISHES

CIVIL:

768-01	SITE SERVICING PLAN & DETAILS

LANDSCAPE:

L1	LANDSCAPE SITE PLAN
L2	PLANTING PALETTE

SURVEY:

BCLS	TOPOGRAPHIC SITE PLAN

RECEIVED
APR 26 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

stellar

ISSUED FOR:	DATE:
REZONING APPLICATION	DEC. 18, 2020

REVISION NO.:	DATE:

SAC PROJECT NO.:
FLE - 880 - 20

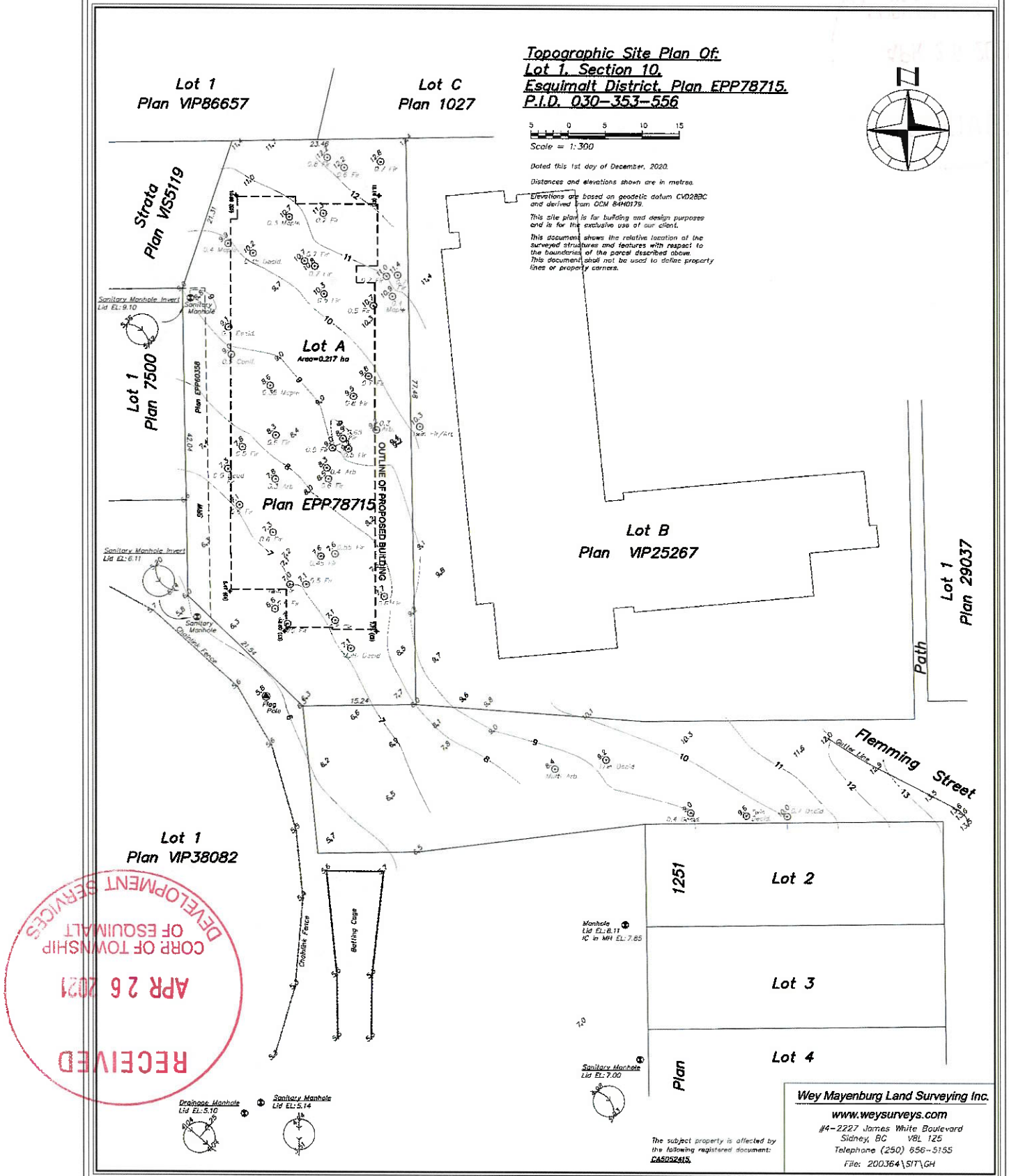
DRAWN BY:
FWM

DATE:
DECEMBER, 2020

SCALE:
N.T.S.

DRAWING TITLE:
LOCATION PLAN, LIST OF DRAWINGS

DRAWING NUMBER:
R-0


Topographic Site Plan Of:
Lot 1, Section 10,
Esquimalt District, Plan EPP78715.
P.I.D. 030-353-556
Scale = 1:300
Dated this 1st day of December, 2020.
Distances and elevations shown are in metres.
Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0179.
This site plan is for building and design purposes and is for the exclusive use of our client.
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.
Lot 1
Plan VIP86657
Lot C
Plan 1027
Strata
Plan VIS5119
Lot 1
Plan 7500
Plan EPP60358
Lot A
Area=0.217 ha
OUTLINE OF PROPOSED BUILDING
Plan EPP78715
Lot B
Plan VIP25267
Lot 1
Plan 29037
Path
Flemming Street
Lot 1
Plan VIP38082
1251
Lot 2
Lot 3
Lot 4
Plan
Sanitary Manhole Invert
Lid EL: 9.10
Sanitary Manhole
Sanitary Manhole Invert
Lid EL: 6.11
Sanitary Manhole
Chainlink Fence
Peg
Pole
Cedar Hedge
Manhole
Lid EL: 8.11
IC in MH EL: 7.85
Sanitary Manhole
Lid EL: 7.00
Drainage Manhole
Lid EL: 5.10
Sanitary Manhole
Lid EL: 5.14
The subject property is affected by the following registered document:
CA5052415.
Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 200364\SIT\GH
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OF ESQUIMALT
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PROJECT:
FLEMING APARTMENTS
PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC
CLIENT:
METHOD BUILT
Stellar
ISSUED FOR:
APPLICATION
DATE:
DEC. 18, 2020
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DATE
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FILE - 880 - 20
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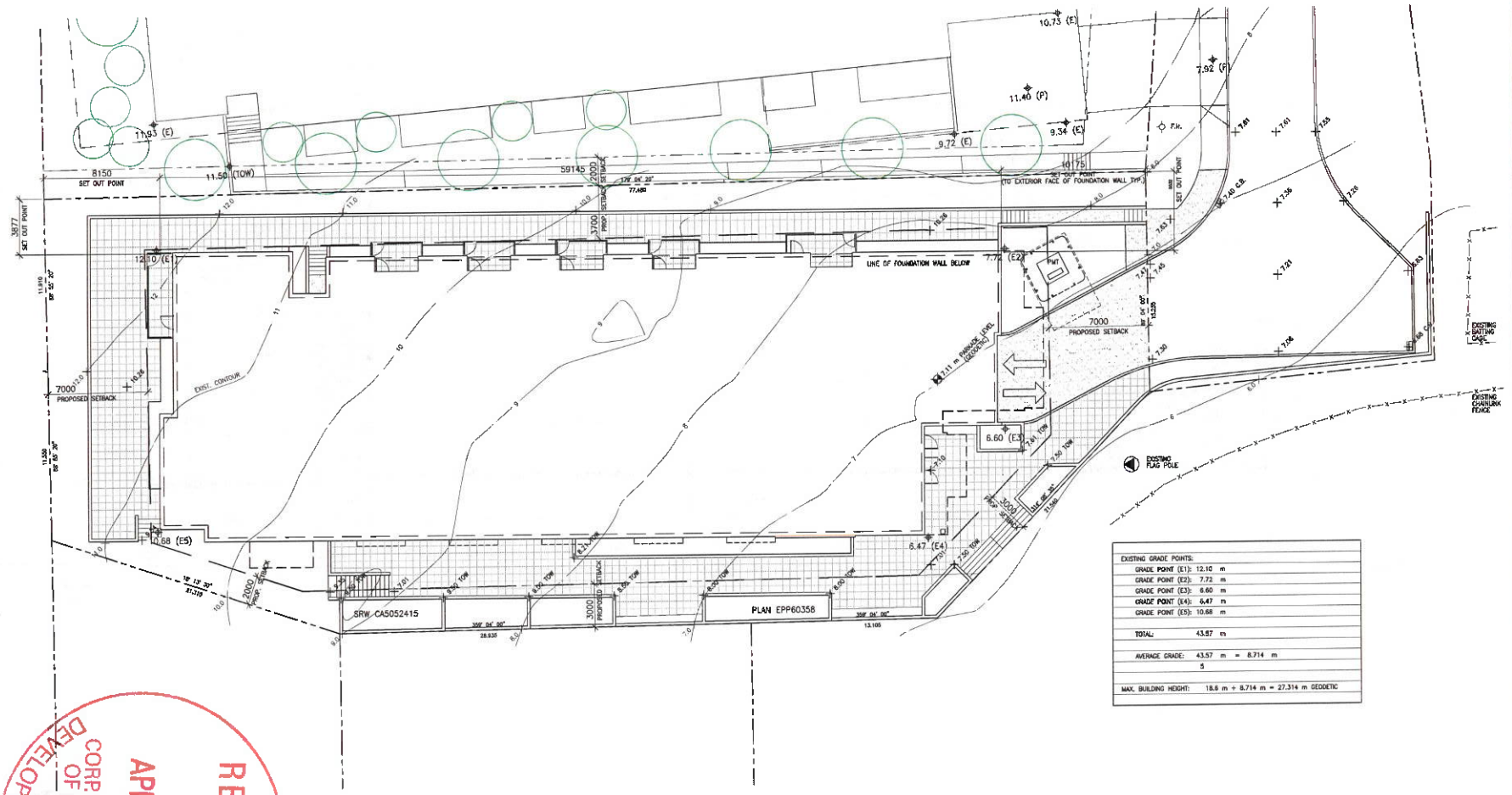
FWM
DATE:
DECEMBER, 2020
SCALE:
N.T.S.
DRAWING TITLE:
TOPOGRAPHIC
SITE PLAN
DRAWING NUMBER:
R-1



EXISTING GRADE POINTS:		
GRADE POINT (E1):	12.10	m
GRADE POINT (E2):	7.72	m
GRADE POINT (E3):	6.60	m
GRADE POINT (E4):	6.47	m
GRADE POINT (E5):	10.68	m
TOTAL:	43.57	m
AVERAGE GRADE:	43.57 m / 5	= 8.714 m
MAX. BUILDING HEIGHT:	18.6 m + 8.714 m = 27.314 m GEODETIC	

1 / R-2 SITE PLAN
SCALE: 1:150

0 1 3 5 10 20

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ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL SOLUTIONS
210-4252 Commerce Circle
Victoria, BC V8Z 4M2
250.294.9890

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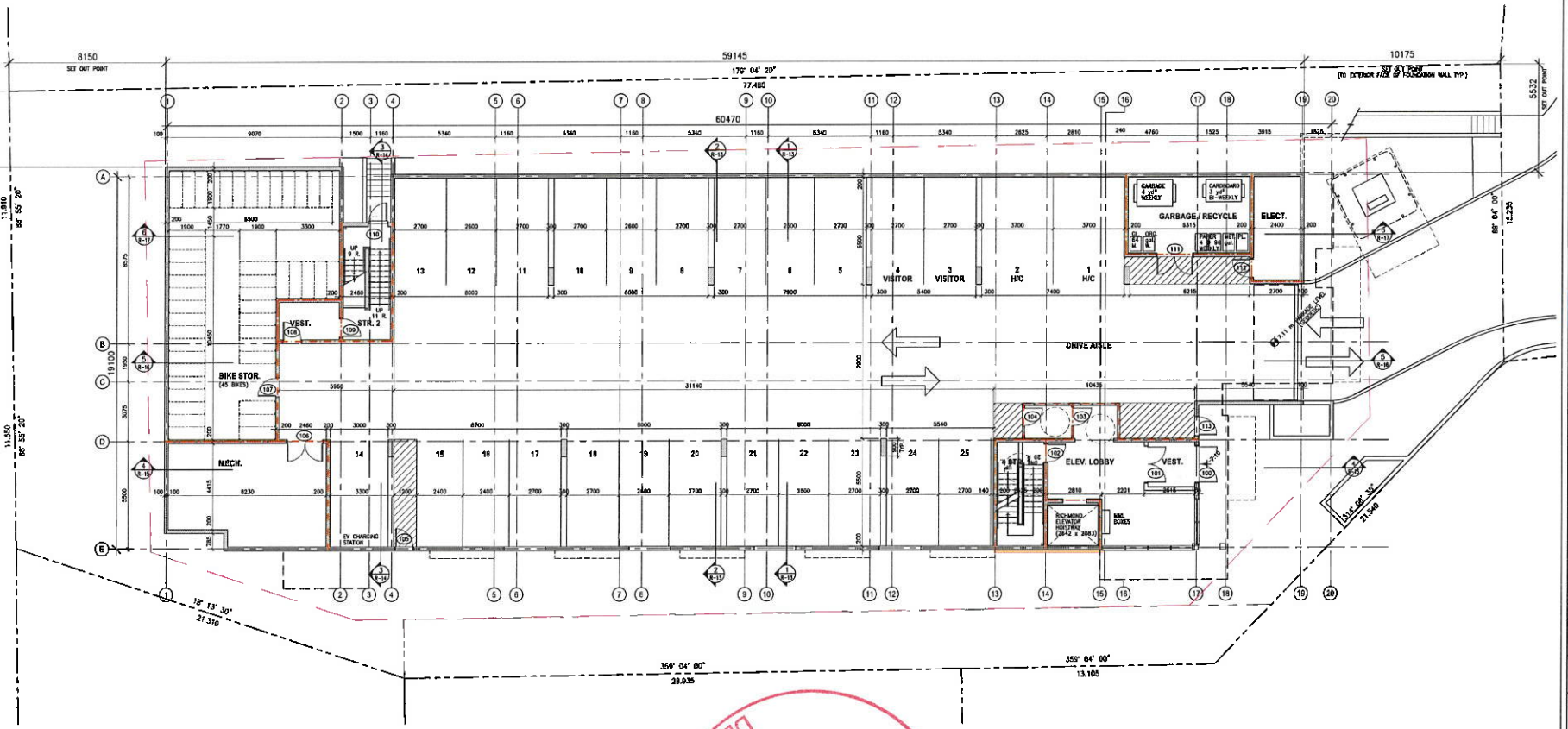
SCALE:
1:150

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
R-2



1 / R-3 PARKADE FLOOR PLAN
SCALE: 1:100

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
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stelle r ARCHITECTURAL FOUNDATION

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SAC PROJECT NO.:
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DRAWN BY:
PWM

DATE:
DECEMBER, 2020

SCALE:
1:100

DRAWING TITLE:
PARKADE FLOOR PLAN

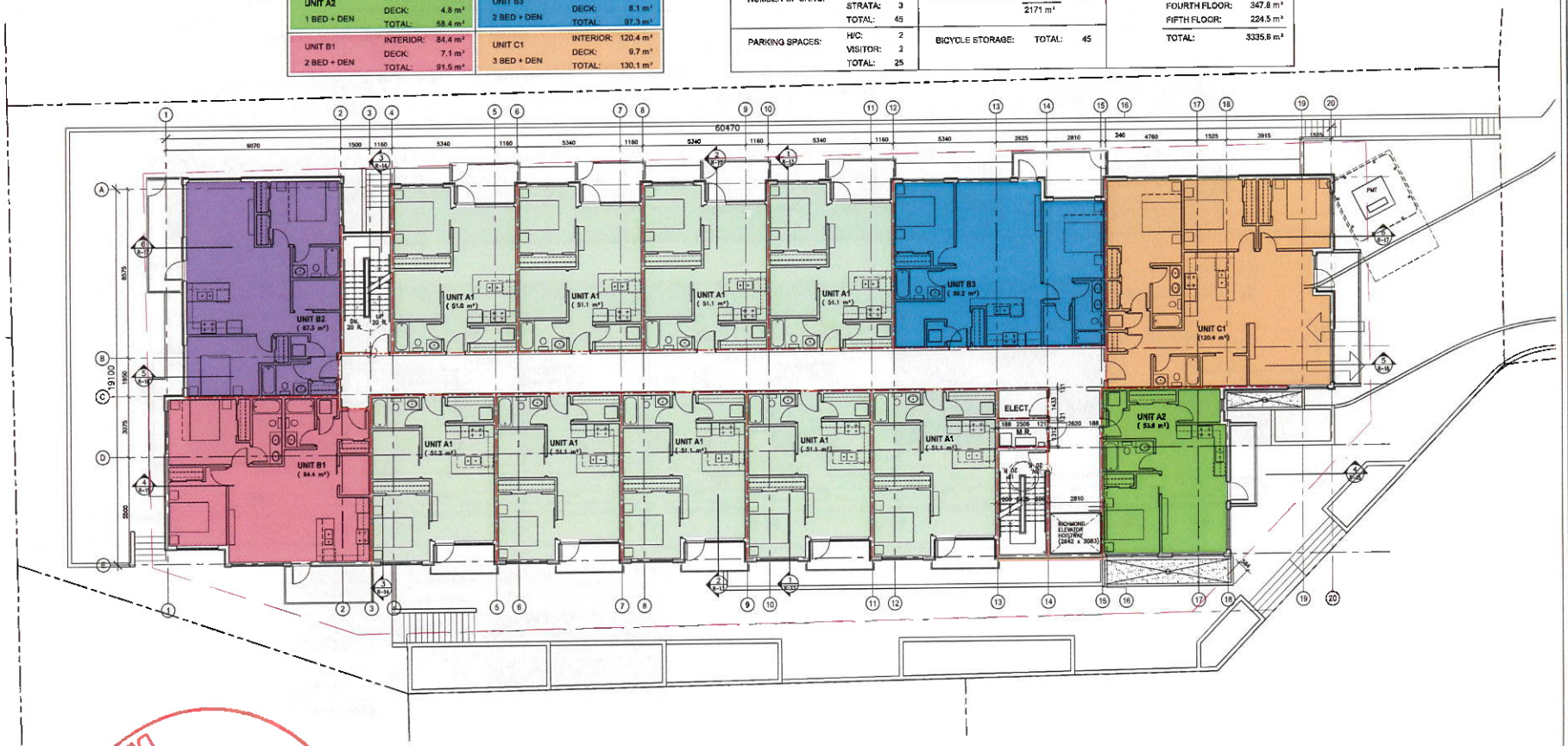
DRAWING NUMBER:
R-3

UNIT TYPES:

UNIT A1 1 BED + DEN	INTERIOR: DECK: TOTAL:	51.1 m² 5.0 m² 56.1 m²	UNIT B2 2 BED + DEN	INTERIOR: DECK: TOTAL:	87.3 m² 8.7 m² 96.0 m²
UNIT A2 1 BED + DEN	INTERIOR: DECK: TOTAL:	53.6 m² 4.8 m² 58.4 m²	UNIT B3 2 BED + DEN	INTERIOR: DECK: TOTAL:	89.2 m² 8.1 m² 97.3 m²
UNIT B1 2 BED + DEN	INTERIOR: DECK: TOTAL:	84.4 m² 7.1 m² 91.5 m²	UNIT C1 3 BED + DEN	INTERIOR: DECK: TOTAL:	120.4 m² 9.7 m² 130.1 m²

BUILDING SUMMARY:

SITE AREA:	0.217 ha	2171 m²	LOT COVERAGE:	1173 m² / 2171 m² = 54 %	FAR: PARKADE: 55.7 m²
NUMBER OF UNITS:	RENTAL: 42 STRATA: 3 TOTAL: 45		FLOOR AREA RATIO:	3336 m² / 2171 m² = 1.54	MAIN FLOOR: 902.6 m² SECOND FLOOR: 902.6 m² THIRD FLOOR: 902.6 m² FOURTH FLOOR: 347.8 m² FIFTH FLOOR: 224.5 m² TOTAL: 3335.8 m²
PARKING SPACES:	H/C: 2 VISITOR: 2 TOTAL: 25		BICYCLE STORAGE:	TOTAL: 45	



1 R-4 MAIN FLOOR PLAN
SCALE: 1:100

0 1 3 5 10 20

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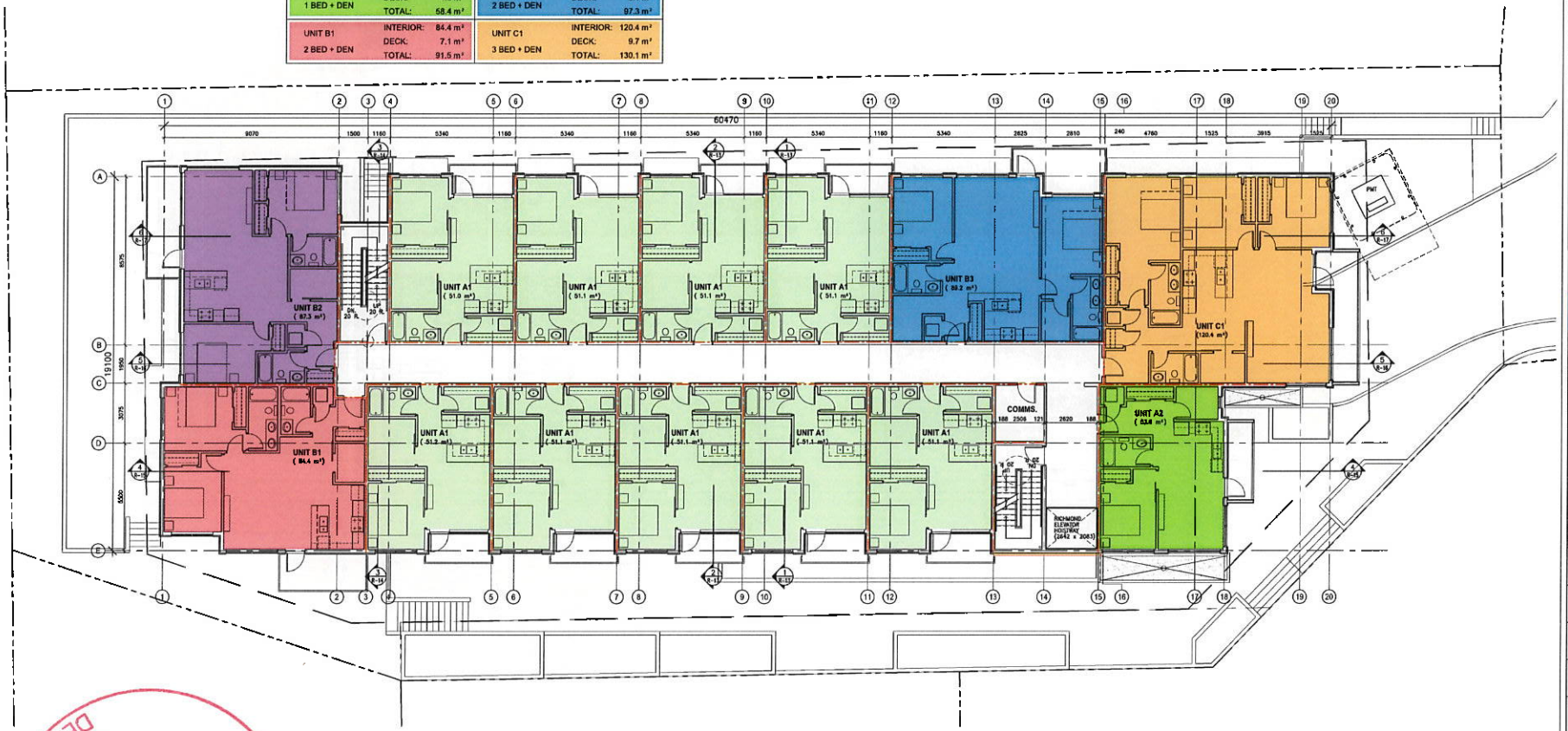
SCALE:
1:100

DRAWING TITLE:
MAIN FLOOR PLAN

DRAWING NUMBER:
R-4

UNIT TYPES:					
UNIT A1 1 BED + DEN	INTERIOR: DECK: TOTAL:	51.1 m² 4.4 m² 55.5 m²	UNIT B2 2 BED + DEN	INTERIOR: DECK: TOTAL:	87.3 m² 8.7 m² 96.0 m²
UNIT A2 1 BED + DEN	INTERIOR: DECK: TOTAL:	53.6 m² 4.8 m² 58.4 m²	UNIT B3 2 BED + DEN	INTERIOR: DECK: TOTAL:	89.2 m² 8.1 m² 97.3 m²
UNIT B1 2 BED + DEN	INTERIOR: DECK: TOTAL:	84.4 m² 7.1 m² 91.5 m²	UNIT C1 3 BED + DEN	INTERIOR: DECK: TOTAL:	120.4 m² 9.7 m² 130.1 m²



1 / R-5 SECOND FLOOR PLAN
SCALE: 1:100

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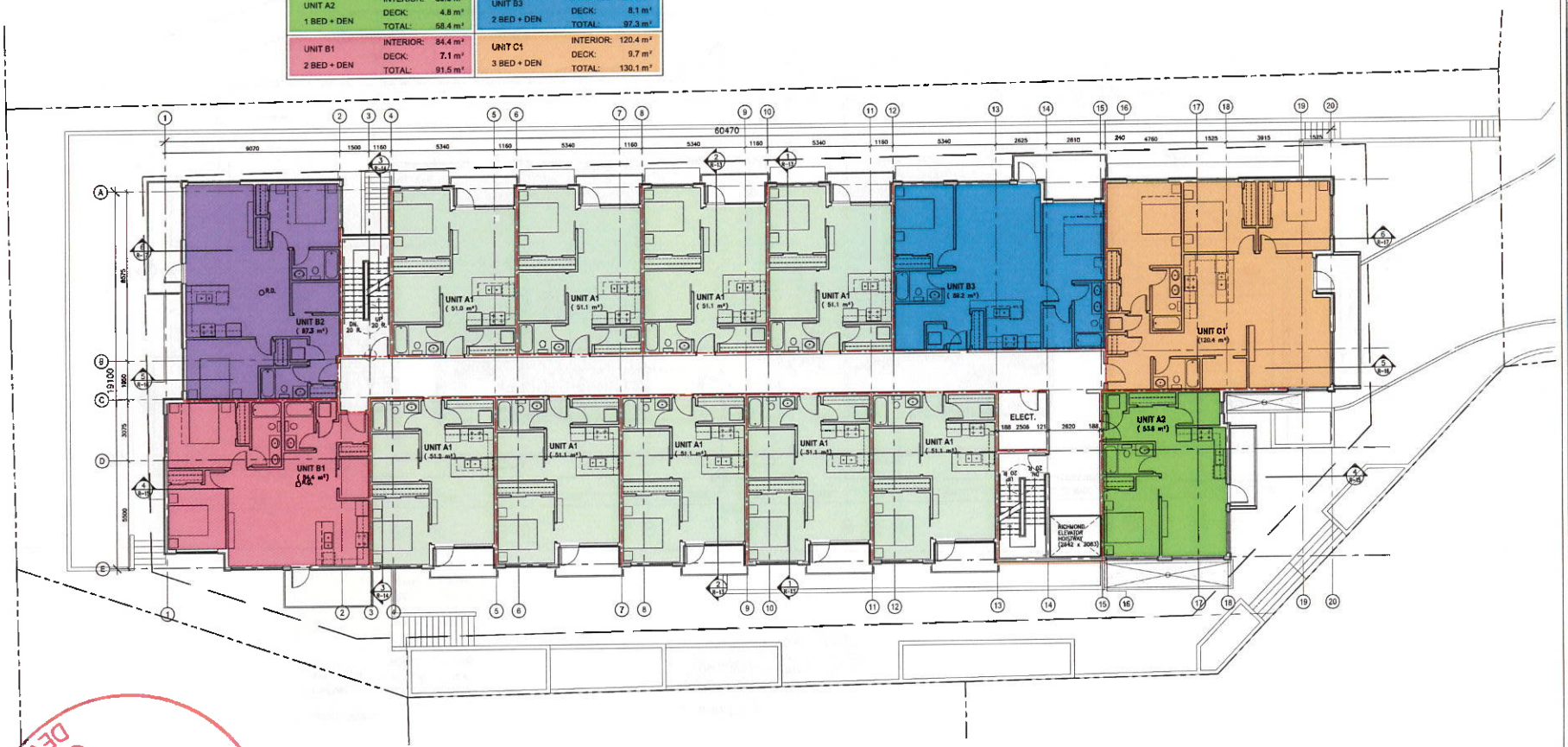
SCALE:
1:100

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWING NUMBER:
R-5

UNIT TYPES:

UNIT A1 1 BED + DEN	INTERIOR: DECK: TOTAL:	51.1 m² 5.0 m² 56.1 m²	UNIT B2 2 BED + DEN	INTERIOR: DECK: TOTAL:	87.3 m² 8.7 m² 96.0 m²
UNIT A2 1 BED + DEN	INTERIOR: DECK: TOTAL:	53.6 m² 4.8 m² 58.4 m²	UNIT B3 2 BED + DEN	INTERIOR: DECK: TOTAL:	89.2 m² 8.1 m² 97.3 m²
UNIT B1 2 BED + DEN	INTERIOR: DECK: TOTAL:	84.4 m² 7.1 m² 91.5 m²	UNIT C1 3 BED + DEN	INTERIOR: DECK: TOTAL:	120.4 m² 9.7 m² 130.1 m²



1 / R-6 THIRD FLOOR PLAN
SCALE: 1:100

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DECEMBER, 2020

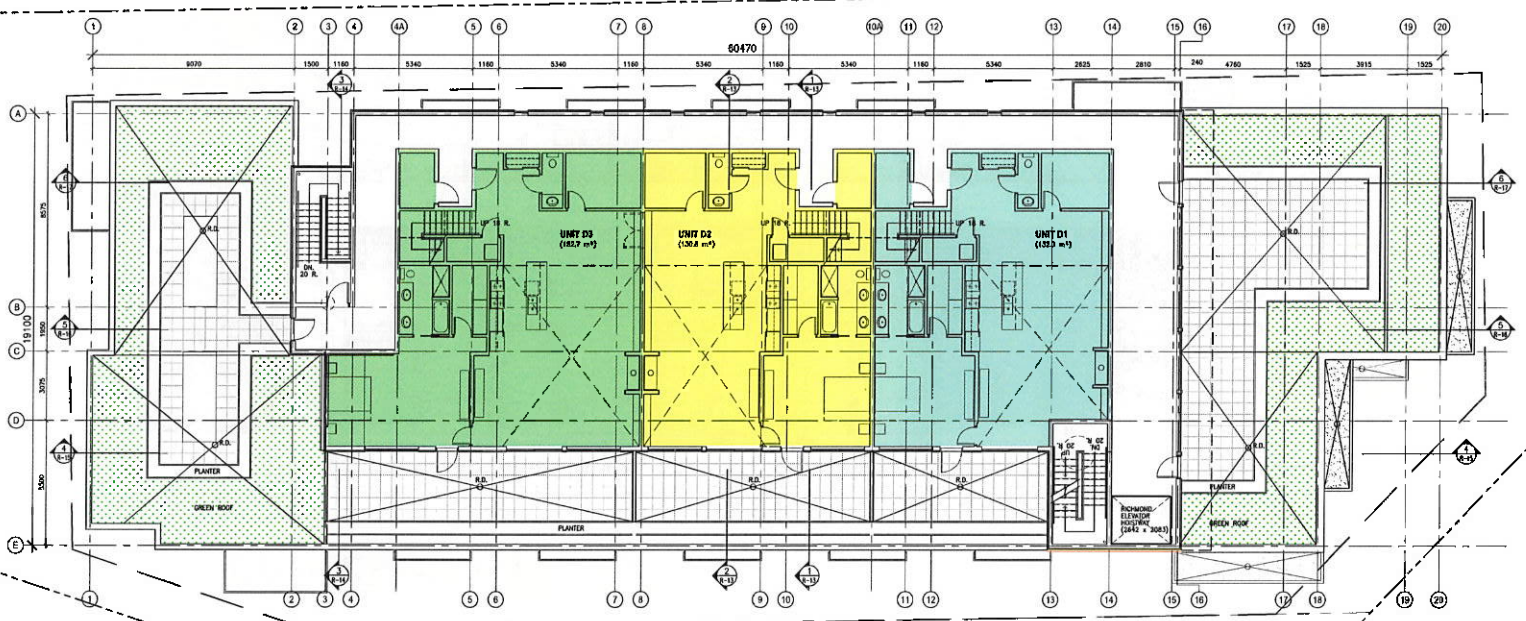
SCALE:
1:100

DRAWING TITLE:
THIRD FLOOR PLAN

DRAWING NUMBER:
R-6

UNIT TYPES:		
UNIT D1	LEVEL 4:	132.0 m²
3 BED + DEN	LEVEL 5:	74.6 m²
	DECK:	23.5 m²
	TOTAL:	230.1 m²
UNIT D2	LEVEL4:	130.8 m²
3 BED + DEN	LEVEL5:	73.0 m²
	DECK:	31.7 m²
	TOTAL:	235.5 m²

UNIT TYPES:		
UNIT D3	LEVEL 4:	152.7 m²
3 BED + DEN	LEVEL 5:	76.9 m²
	DECK:	41.3 m²
	TOTAL:	270.9 m²



1 / R-7 FOURTH FLOOR PLAN
SCALE: 1:100

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SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
DECEMBER, 2020

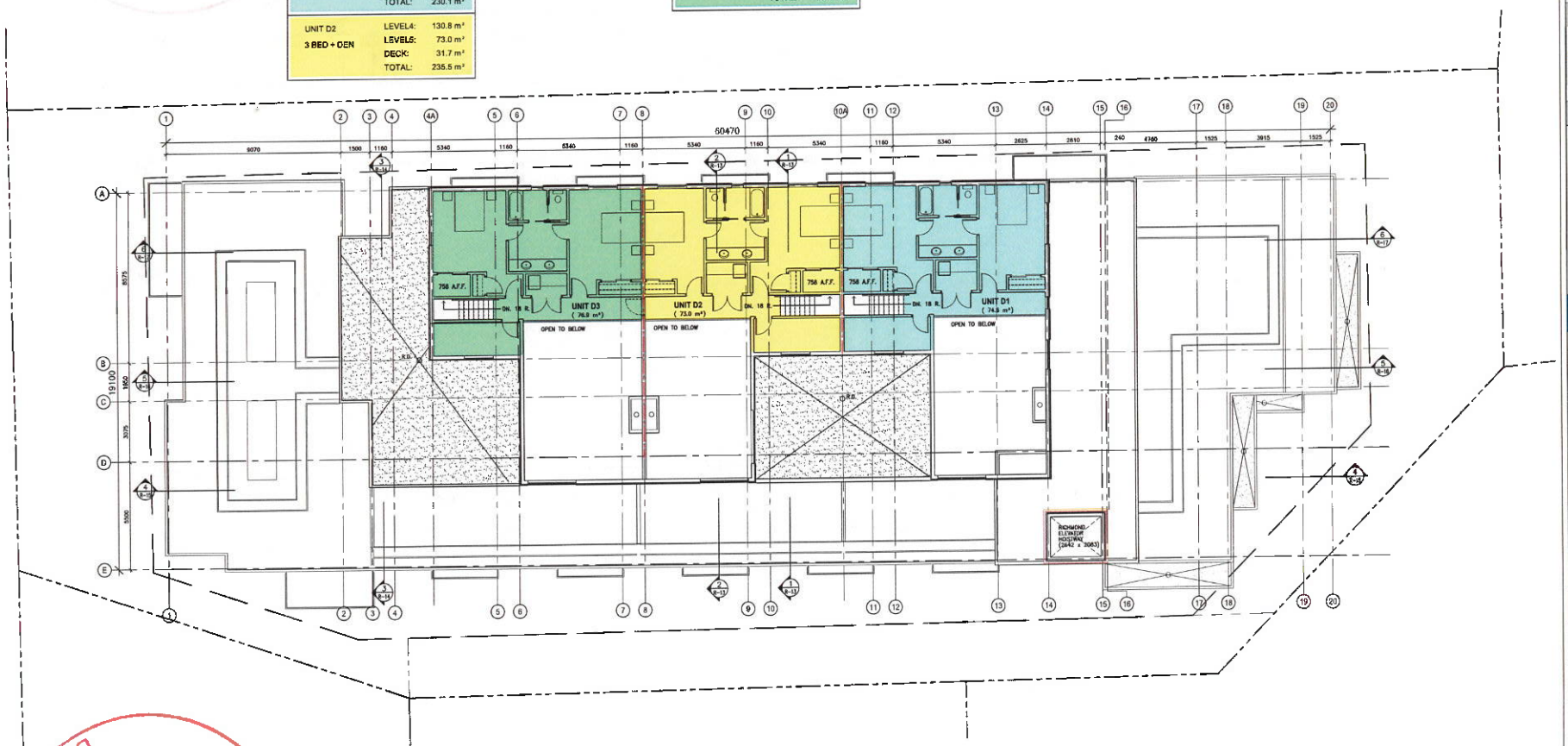
SCALE:
1:100

DRAWING TITLE:
FOURTH FLOOR PLAN

DRAWING NUMBER:
R-7

UNIT TYPES:		
UNIT D1	LEVEL 4:	132.0 m²
3 BED + DEN	LEVEL 5:	74.6 m²
	DECK:	23.5 m²
	TOTAL:	230.1 m²
UNIT D2	LEVEL4:	130.8 m²
3 BED + DEN	LEVEL5:	73.0 m²
	DECK:	31.7 m²
	TOTAL:	235.5 m²

UNIT TYPES:		
UNIT D3	LEVEL 4:	152.7 m²
3 BED + DEN	LEVEL 5:	76.9 m²
	DECK:	41.3 m²
	TOTAL:	270.9 m²



1 R-8 FIFTH FLOOR PLAN
SCALE: 1:100

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880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller ARCHITECTURAL CONSULTANTS
310 - 4253 Commerce Circle
Victoria, BC V9B 6H6
250.474.3665

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SCALE:
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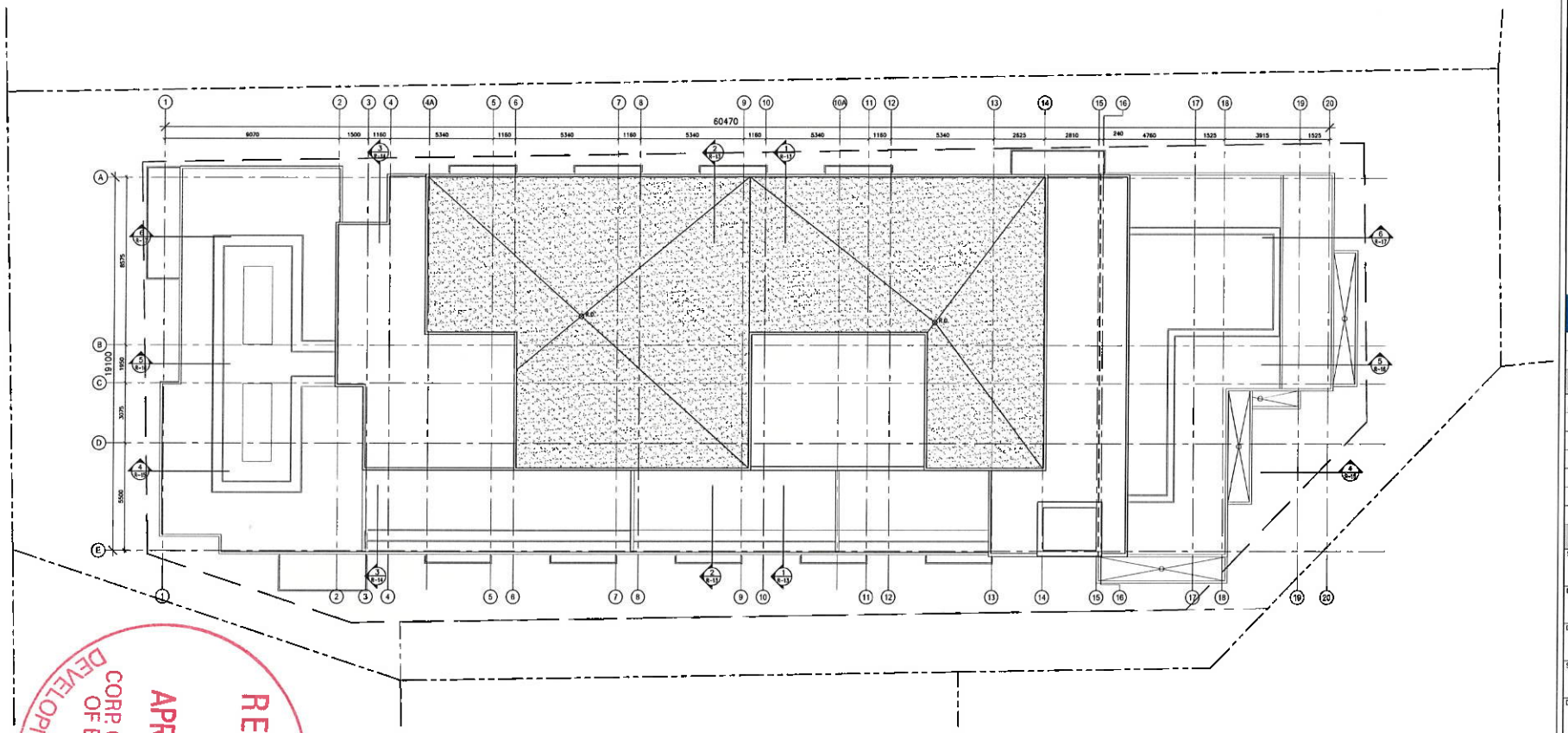
DRAWING TITLE:
FIFTH FLOOR PLAN

DRAWING NUMBER:
R-8



1 / R-9 ROOF PLAN
SCALE: 1:100

PROJECT:
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880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
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DATE:
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SCALE:
1:100

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:
R-9

1 / R-10 EAST EXTERIOR ELEVATION
SCALE: 1:100

0 1 3 5 10 20

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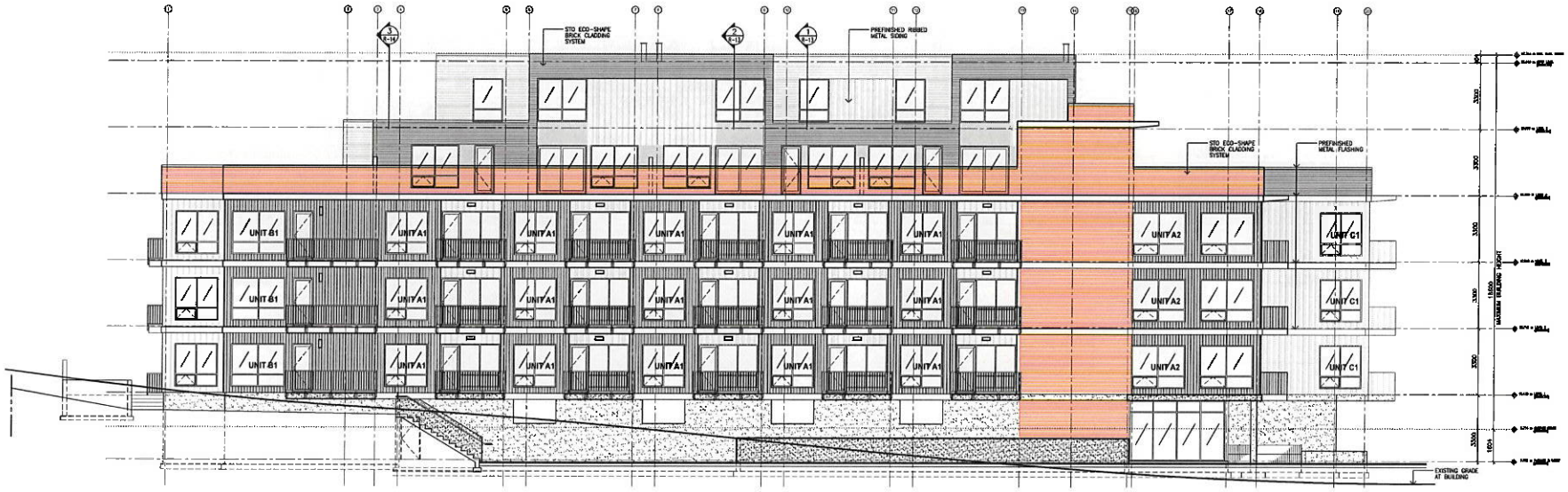
DRAWN BY: FWM

DATE: DECEMBER, 2020

SCALE: 1:100

DRAWING TITLE: **EAST EXTERIOR ELEVATION**

DRAWING NUMBER: **R-10**



1 / R-11 WEST EXTERIOR ELEVATION
SCALE: 1:100

0 1 3 5 10 20

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DRAWN BY: RWM
DATE: DECEMBER, 2020
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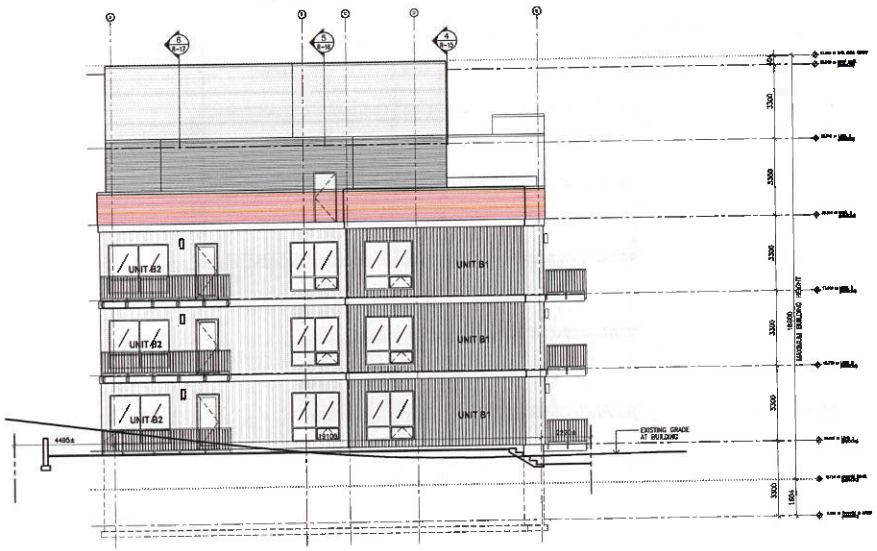
DRAWING TITLE: WEST EXTERIOR ELEVATION
DRAWING NUMBER: **R-11**



1 / R-12 NORTH EXTERIOR ELEVATION
SCALE: 1:100

2 / R-12 SOUTH EXTERIOR ELEVATION
SCALE: 1:100

0 1 3 5 10 20

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CLIENT:
METHOD BUILT

steller

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REVISION NO.:	DATE:

SAC PROJECT NO.:
FLE - 680 - 20

DRAWN BY:
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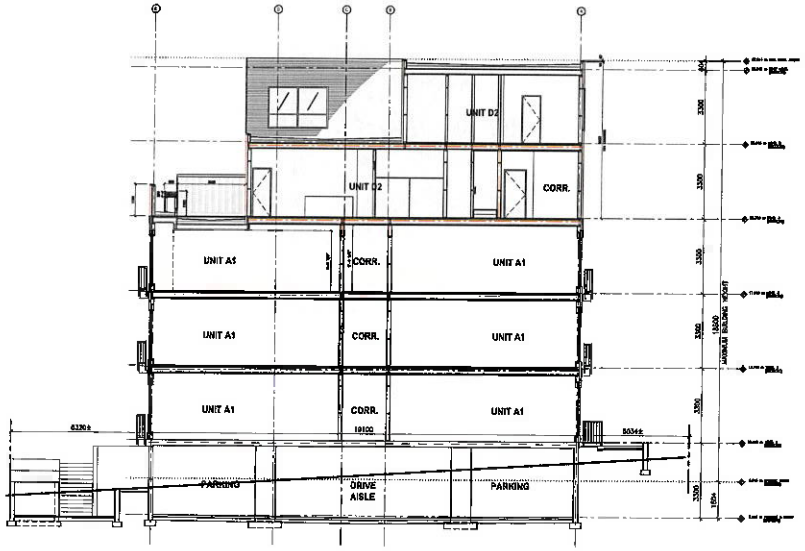
DATE:
DECEMBER, 2020

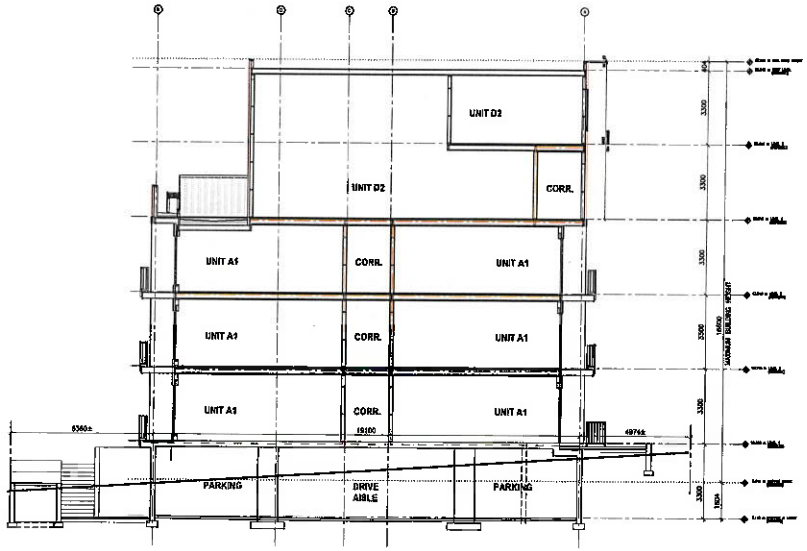
SCALE:
1:100

DRAWING TITLE:
NORTH & SOUTH EXTERIOR ELEVATIONS

DRAWING NUMBER:
R-12



1 R-13 BUILDING SECTION
SCALE: 1:100



2 R-13 BUILDING SECTION
SCALE: 1:100

0 1 3 5 10 20

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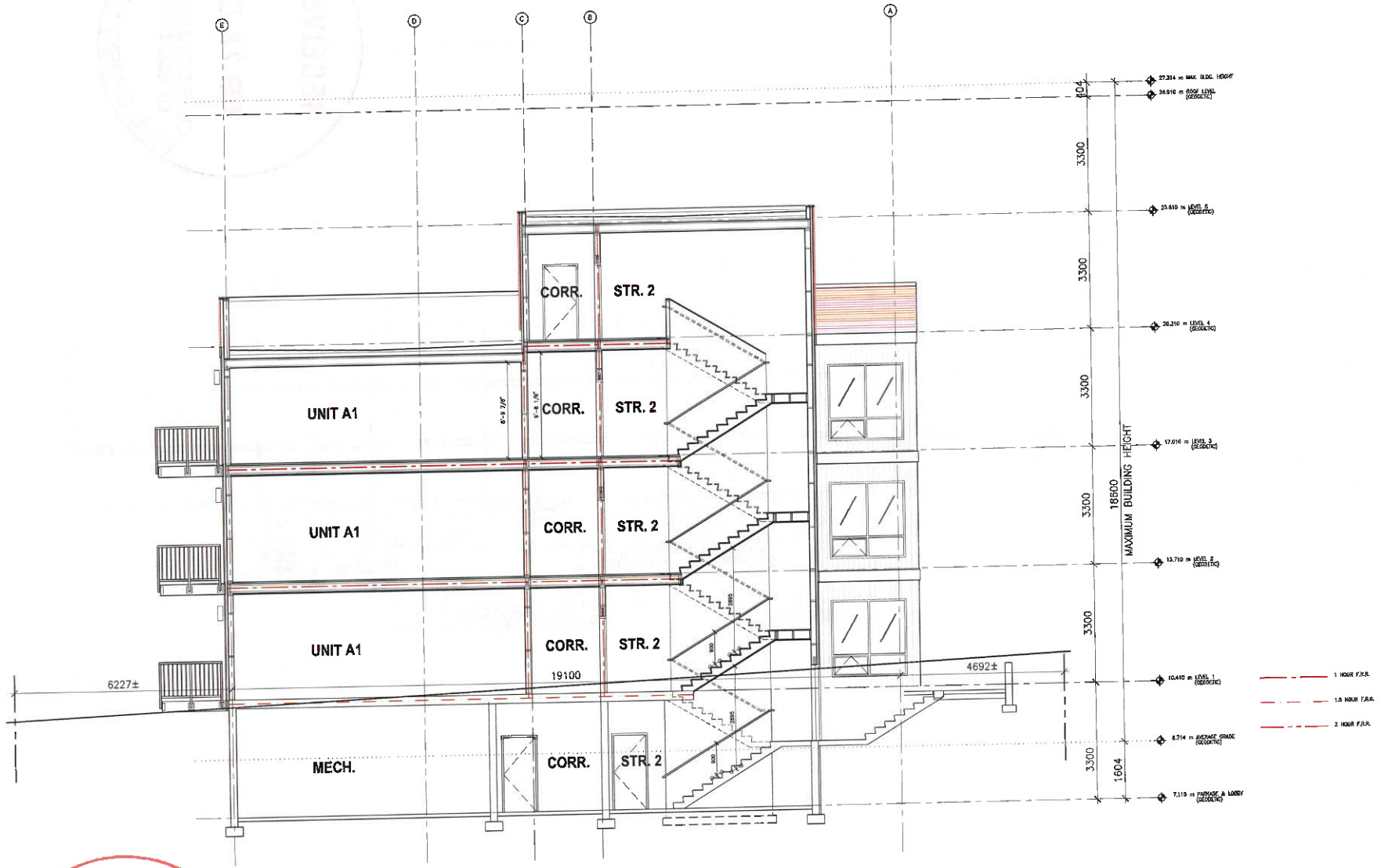
SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
R-13



1 / R-14 BUILDING SECTION
SCALE: 1:50

0 .5 1.5 2.5 5 10

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DEVELOPMENT SERVICES

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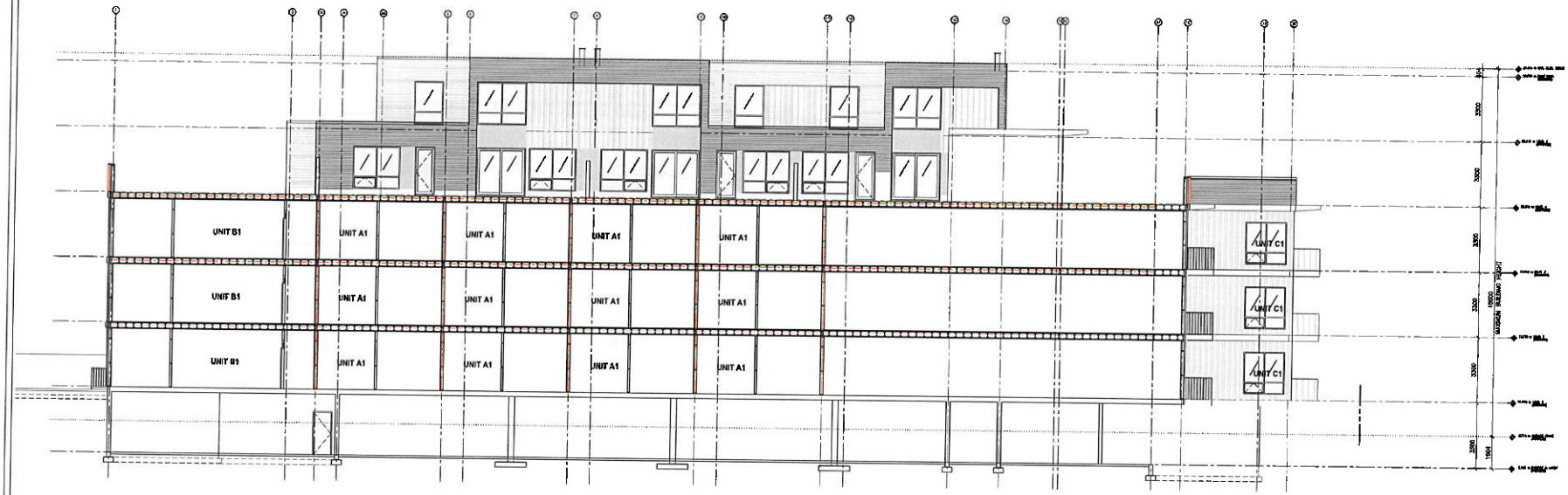
SCALE: 1:50
DRAWING TITLE: BUILDING SECTION
DRAWING NUMBER: R-14



1 / R-15 BUILDING SECTION
SCALE: 1:100

0 1 3 5 10 20

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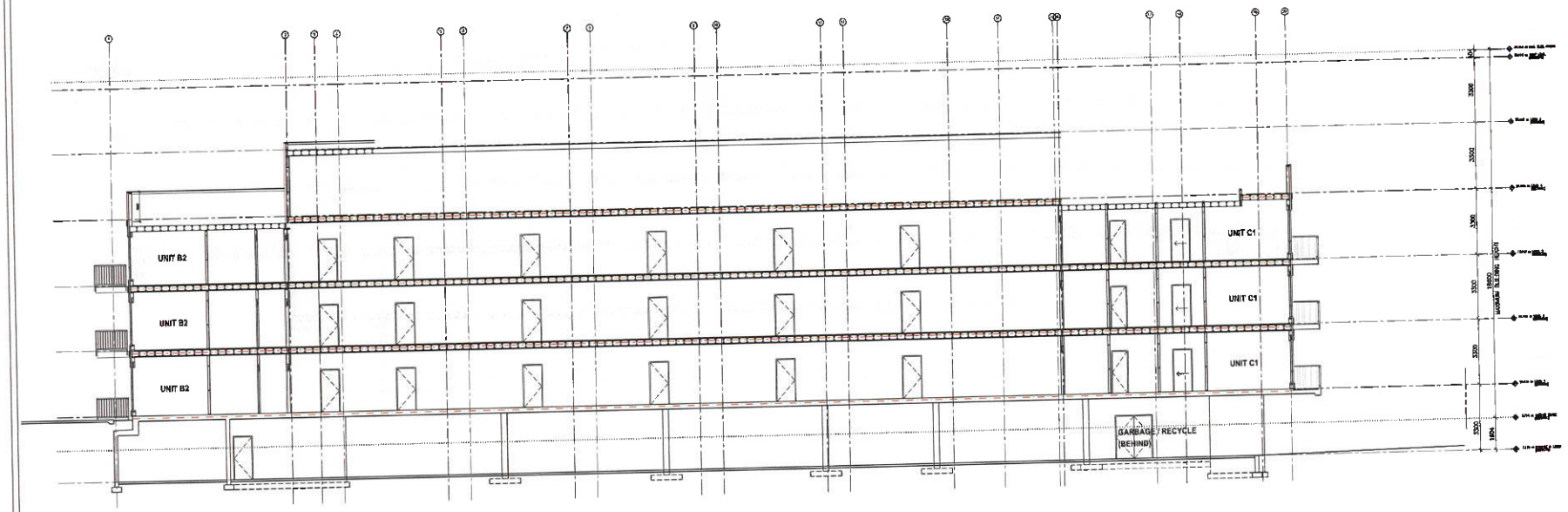
SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
R-15



1 / R-16 BUILDING SECTION
SCALE: 1:100

0 1 3 5 10 20

RECEIVED
APR 26 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

stelter

ISSUED FOR:	DATE:
REZONING APPLICATION	DEC. 18, 2020

REVISION NO.:	DATE:

SAC PROJECT NO.:
FLE - 880 - 20

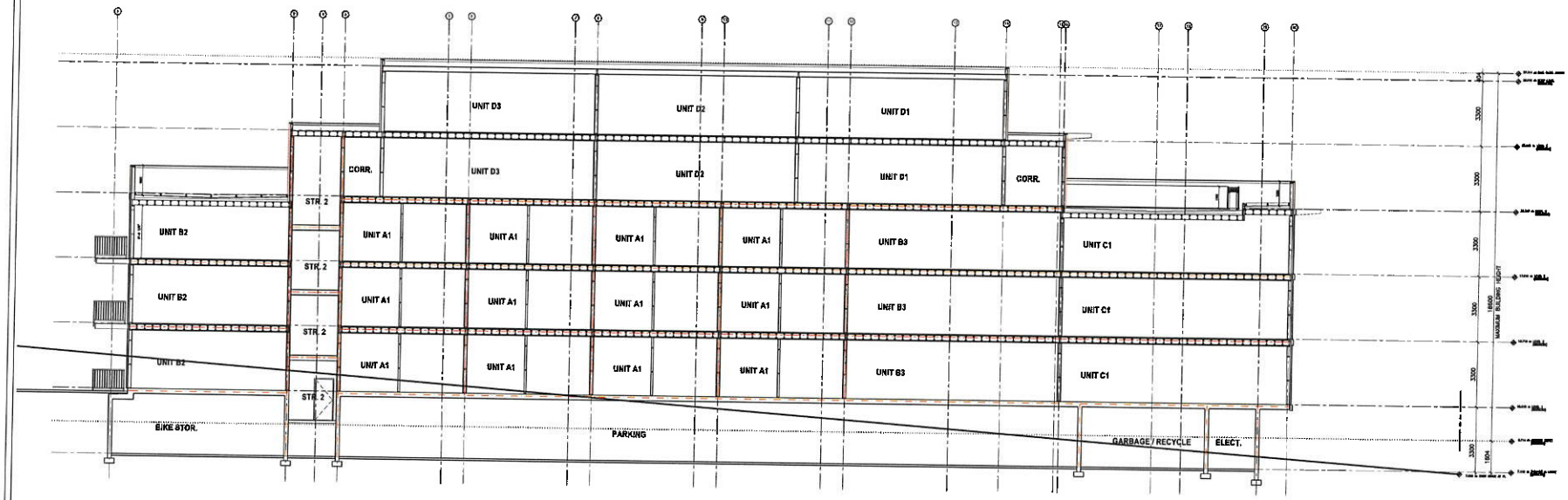
DRAWN BY:
PWM

DATE:
DECEMBER, 2020

SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
R-16



1 / R-17 BUILDING SECTION
SCALE: 1:100

0 1 3 5 10 20

RECEIVED
APR 26 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller ARCHITECTURAL CORPORATION

ISSUED FOR:	DATE:
REZONING APPLICATION	DEC. 18, 2020

REVISION NO.:	DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

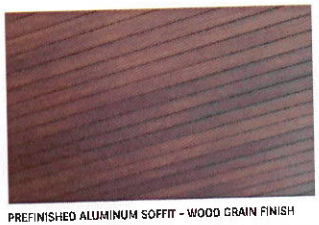
DATE:
DECEMBER, 2020

SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

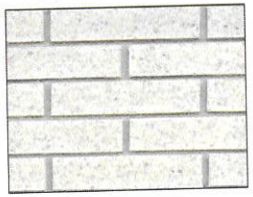
DRAWING NUMBER:
R-17

WEST EXTERIOR ELEVATION

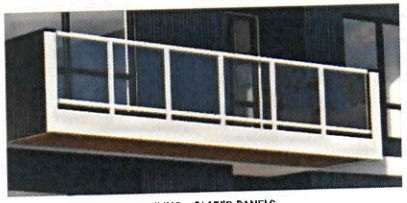


PREFINISHED ALUMINUM SOFFIT - WOOD GRAIN FINISH

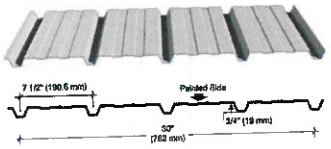
PREFINISHED ALUMINUM RAILING - RAILS



STO ECO-SHAPE BRICK CLADDING



PREFINISHED ALUMINUM RAILING - GLAZED PANELS

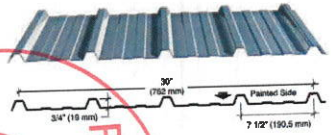


56062
Dark Brown

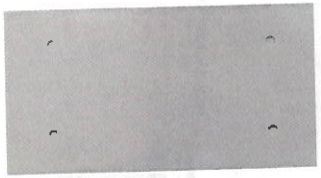
SIDING COLOUR

9433 80 Sto White

STO ECO-SHAPE COLOUR



PREFINISHED METAL SIDING



ARCHITECTURAL CONCRETE - SMOOTH FINISH

SOUTH WEST EXTERIOR ELEVATION

REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

stellar ARCHITECTURAL CONSULTANTS
210-4252 Commerce Circle
Victoria, BC V8Z 4M2
250-744-3251

ISSUED FOR:	DATE:
REZONING APPLICATION	DEC. 18, 2020

REVISION NO.:	DATE:

SAC PROJECT NO.:
FLE - 880 - 20

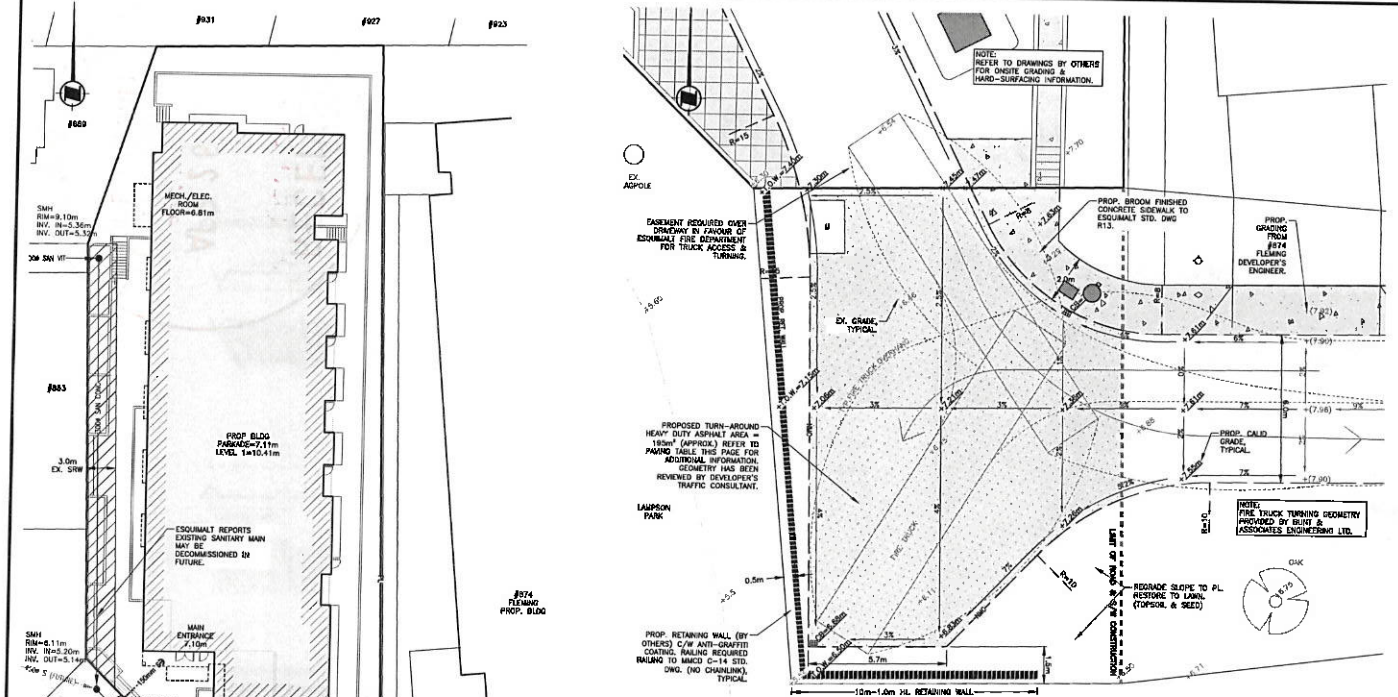
DRAWN BY:
FWM

DATE:
DECEMBER, 2020

SCALE:
N.T.S.

DRAWING TITLE:
MATERIALS & FINISHES

DRAWING NUMBER:
R-18



GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
2. ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
3. A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ONSITE WORK.
4. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%.
6. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
7. ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
8. ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
9. CAUTION – GAS MAIN TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-5944. NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC GAS DRAWINGS. DEVELOPER TO CONTACT FORTIS GAS BC @ 1-888-224-2710 WHEN APPLYING FOR GAS SERVICE FOR NEW HOUSES.
10. CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
11. WATER SERVICE, SANITARY SEWER AND DRAIN CHAINAGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE TOWNSHIP OF ESQUIMALT.
12. ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
13. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
14. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF ESQUIMALT. FOR ANY AMMENDATIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
15. BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
16. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
17. ALL SIDEWALK, CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE TOWNSHIP OF ESQUIMALT AT THE DEVELOPER'S EXPENSE.
18. CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
19. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
20. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
21. 100ø SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. CONTRACTOR TO PAINT TOP OF SANITARY PIPE 'RED' AND DRAIN PIPE 'GREEN'. ALL SERVICES TO BE STAKED WITH 2"x4"x8' WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
22. ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
23. COVID-19 PROVINCIAL HEALTH PROTOCOL TO BE FOLLOWED BY THE CONTRACTOR.
24. WATERMAIN PIPE TO BE CL150 DR00 PVC DR18 TO CITY OF VICTORIA STANDARDS. ALL WATER WORKS TO BE TO THE CITY OF VICTORIA STANDARDS.
25. CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INCLUDING, BUT NOT LIMITED TO, SANITARY AND DRAIN VIDEO INSPECTIONS, WATER PRESSURE AND HEALTH TESTS, SANITARY PRESSURE TEST, ROLL TESTING, CONCRETE TESTING, ETC. ALLOW 48 HOURS NOTICE TO THE ENGINEER TO WITNESS THE TESTS.

BC 1 CALL
1-800-474-6886
CELLULAR *6886

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

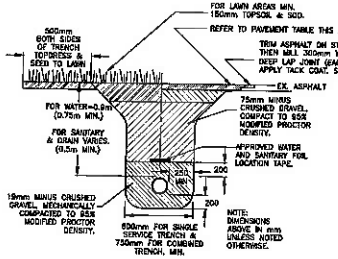
THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

ATTENTION: PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

TABLE OF MINIMUM PAVEMENT STRUCTURE

MATERIAL	HEAVY DUTY Travel Lanes (mm)
ASPHALT CONCRETE PAVEMENT	80 (2-40mm LIFTS)
TOP COURSE GRAVEL (19mm MINUS)	150
SUB-BASE GRAVEL (75mm MINUS)	300

NOTES:
1. SUBGRADE SUB-EXCAVATION AND 75mm MINUS CRUSHED GRAVEL BACKFILL WILL BE REQUIRED.
2. USE HEAVY DUTY PAVEMENT FOR ANYWHERE THERE IS VEHICLE TRAFFIC, TRUCK TRAFFIC SUCH AS FIRE TRUCK STAGING OR TURN-AROUND, LOADING ZONES, GARBAGE TRUCK LOADING AREA, ETC.
3. ASSUME 150 mm TOP COURSE GRAVEL AND 300 mm SUB-BASE GRAVEL FOR CONCRETE WALKWAYS, ENTRANCE PLAZA, ETC.



DETAIL OF WATER, SANITARY, DRAIN TRENCH
NOT TO SCALE

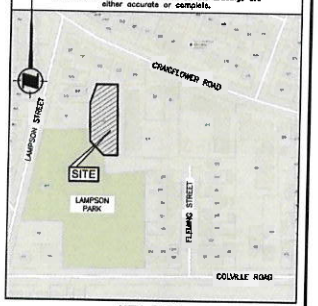
BENCHMARK

CONTROL MONUMENT: 84H0150 ELEVATION: 15.154m
CONTROL MONUMENT: HUB007 ELEVATION: 17.729m

LEGAL DESCRIPTION

LOT A, SECTION 10, ESQUIMALT DISTRICT, PLAN 25257, EXCEPT PLAN 38082

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.



KEY PLAN
NOT TO SCALE

(A) PROPOSED SCHEMATIC DESIGN ROUTE FOR HYDRO/COMM./TEL. SERVICES. REFER TO ELECTRICAL CONSULTANT'S DRAWINGS AND UTILITIES' DESIGNS FOR ADDITIONAL INFORMATION.

(B) CITY OF VICTORIA TO EXTEND WATER MAIN BY APPROX. 15m AND INSTALL NEW WATER SERVICE C/W WATER CHAMBER. ALL WORK AT DEVELOPER'S EXPENSE.

(C) DISTRICT OF ESQUIMALT CREW TO INSTALL NEW 150mm SANITARY SERVICE C/W IC AT PL AT LOWEST POSSIBLE INVERT. ALL WORK AT DEVELOPER'S EXPENSE.

(D) DISTRICT OF ESQUIMALT CREW TO INSTALL NEW 150mm DRAIN SERVICE C/W IC AT LOWEST POSSIBLE INVERT AT PL. ALL WORK AT DEVELOPER'S EXPENSE.

(E) ESQUIMALT CREW TO INSTALL NEW CB & LEAD. ALL WORK AT DEVELOPER'S EXPENSE.

(F) CITY OF VICTORIA TO INSTALL NEW FIRE HYDRANT ASSEMBLY C/W GATE VALVE. ALL WORK AT DEVELOPER'S EXPENSE.

RECEIVED
APR 26 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

LEGEND

	EXISTING	PROPOSED
WATER	W	W
SEWER	S	S
DRAIN	D	D
GAS	G	G
H/T	H/T	H/T
EOP		

	EX.	PROP.
WATER VALVE ON MAIN	♦	◊
HYDRANT	●	○
CAP OR PLUG	)	)
WATER METER	⊖	⊖
FLUSH VALVE	⋊	⋊
MANHOLE	●	○
CLEANOUT	■	□

	EX.	PROP.
SEWER PUMP STATION	Ⓟ	Ⓟ
CATCH BASIN	⊞	⊞
SILT TRAP	◪	◪
CULVERT	⟩	⟩
DITCH	⟿	⟿
HYDRO/TEL POLE	●	●
HYDRO ANCHOR	→	→

Dwg. No.	REFERENCE DRAWINGS	DATE

REV	DATE	REVISIONS	BY	APPROVED

880 FLEMING STREET DEVELOPMENT
Site Servicing Plan & Details
Client: 0958593 B.C. Ltd

CALID Services Ltd.
307-2750 QUADRA ST
VICTORIA, B.C. V8T 4E8
PHONE (250) 381-6915
FAX (250) 381-6916
mgrees@calid.ca

Drawn	gk/ks
Checked	
Approved	
Designed	gk
Date	December 17, 2020
Project #	768
Scale	AS NOTED
Rev.	

768-01

CANCEL PRINTS BEARING EARLIER LETTER

Talbot Mackenzie & Associates
Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.
* Measured over ivy
~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns