

Based on Survey prepared on 24 Jan 2006 by Cibla Land Surveying, Inc.

# Project Summary

Owner/Project Contact: Alfred King  
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 Victoria, BC  
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Architect: Cygne Group Ltd.  
 3876 Swan Lake Road  
 Victoria, BC  
 P: (250) 475-5494  
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Legal Description: Lot B  
 Block 24  
 Plan 11067

Project Description: New Office Building

Zone: C-2 Commercial

Civic Address: 8268 Wsanec Way

Site Area: 1455.3m<sup>2</sup>

Site Coverage: 22% (322.8m<sup>2</sup>)

Gross Floor Area: 645.6m<sup>2</sup>

Floor Space Ratio: 0.44

Setbacks - Front Yard: 3.75m  
 Rear Yard: 0m  
 Side Yard: 0m

Height: 7.01m

Storeys: 2

Site Plan  
 Scale: 1:200

### Parking Calculations

Required: 1 space per 25m<sup>2</sup>  
 (645.6m<sup>2</sup> ÷ 25m<sup>2</sup>)  
 = 25.84 ≈ 26 spaces (incl. 1 H/C)

Provided: 33 Spaces  
 Disabled: 1 Space  
 Visitor: 0 Spaces  
 Loading: 0 Spaces



**Cygne**  
 GROUP ARCHITECTS

Figure 1: Development Permit Sample Site and Servicing Plan

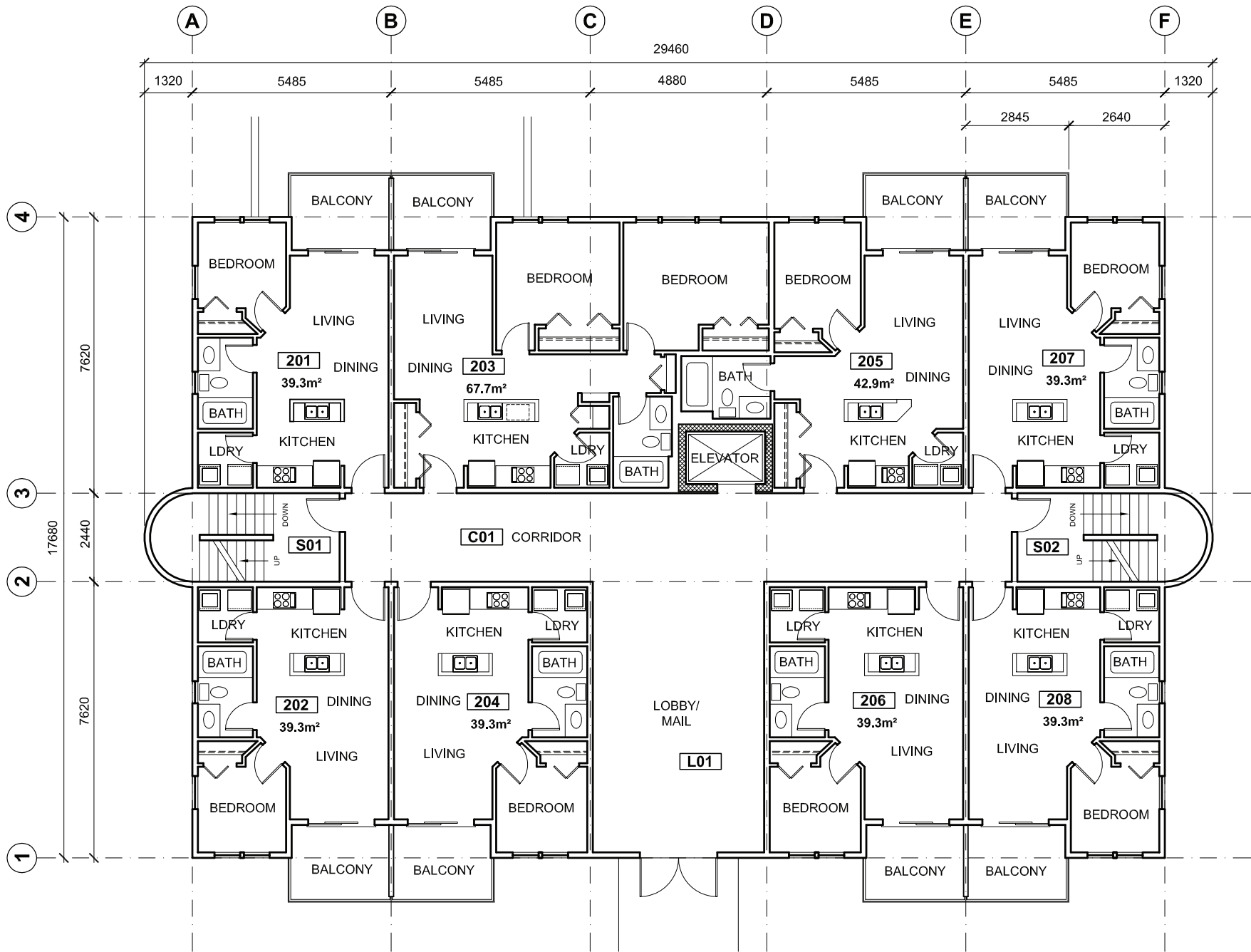
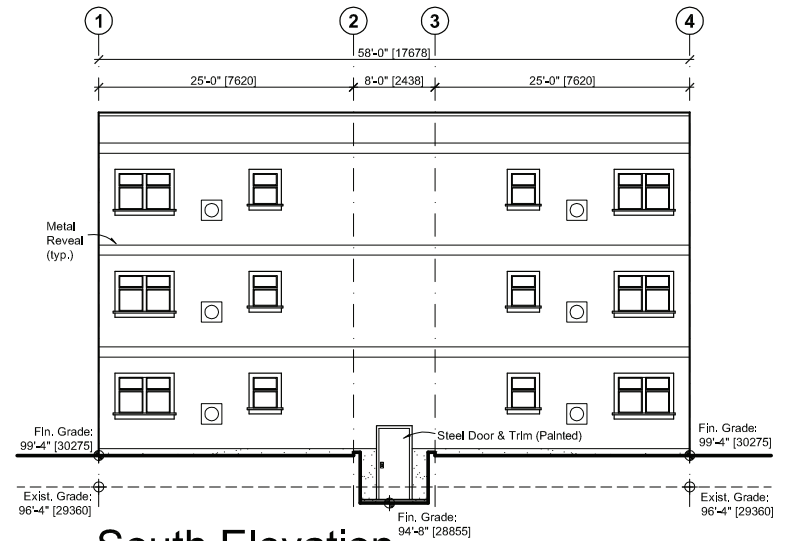


Figure 2: Development Permit Sample Floor Plan



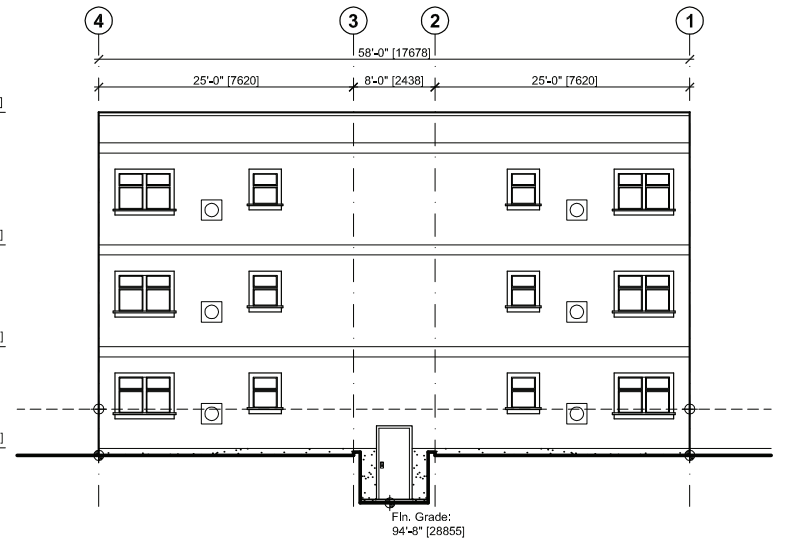
**West Elevation**  
Scale: 1:100



**South Elevation**  
Scale: 1:100



**East Elevation**  
Scale: 1:100



**North Elevation**  
Scale: 1:100

**Figure 3: Development Permit Sample Elevations**

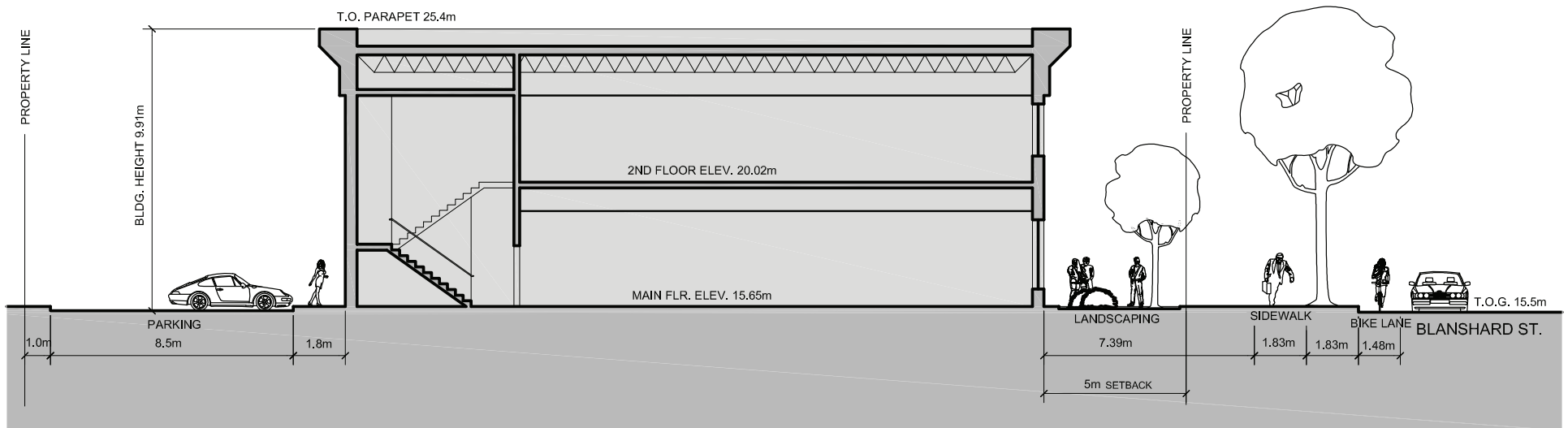
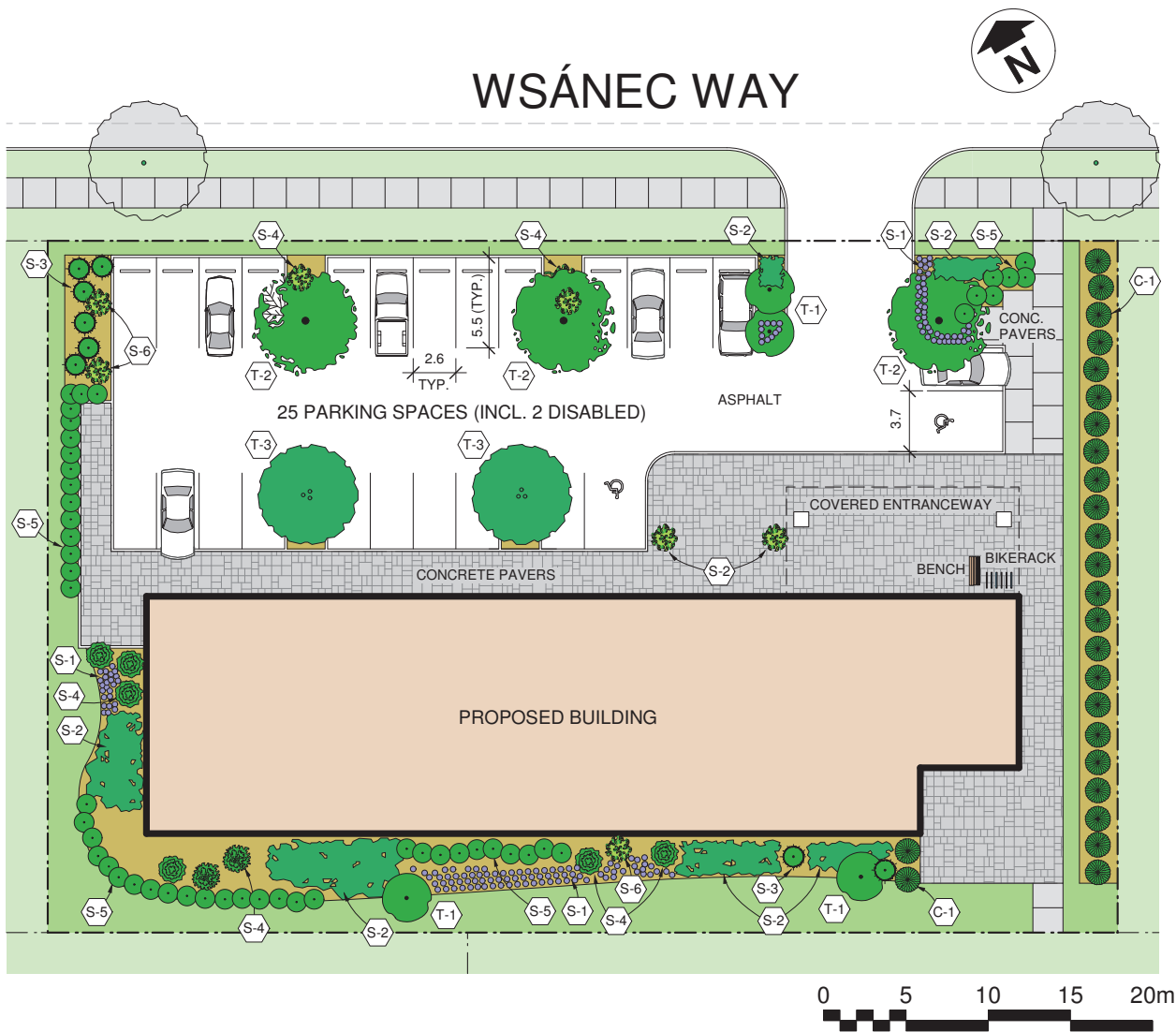


Figure 4: Development Permit Sample Section



**PLANT LIST:**

KEY	NO.	SPECIES	POT SIZE
<u>SHRUBS:</u>			
S-1	145	SALAL ( <i>GAULTHERIA SHALLON</i> )	15 cm / 300 O.C.
S-2	47	KINNIKINNICK ( <i>ARCTOSTAPHYLOS UVA-URS</i> )	10 cm / 300 O.C.
S-3	8	EVERGREEN AZALEA "VUYK'S SCARLET"	15 cm / 450 O.C.
S-4	11	OREGON GRAPE ( <i>MAHONIA AQUIFOLIUM</i> )	21 cm / 600 O.C.
S-5	49	JAPANESE BOXWOOD	5 gal / 600 O.C.
S-6	3	<i>PIERIS JAPONICA</i> "MOUNTAIN FIRE"	15 cm / 600 O.C.
<u>CONIFERS:</u>			
C-1	25	PYRAMIDAL CEDAR "SMARAGD"	5 gal
<u>ORNAMENTAL TREES:</u>			
T-1	4	VINE MAPLE ( <i>ACER CIRCINATUM</i> )	2.5 cm caliper
T-2	3	RED MAPLE "OCTOBER GLORY"	5 cm caliper
T-3	2	FLOWERING CHERRY "ACCOLADE"	2.5 cm caliper

**GENERAL NOTES:**

1. - TOPSOIL DEPTH SHALL BE 450mm DEEP FOR SHRUBS AND 150mm FOR GRASS.
2. - NEW GRASS AREAS SHALL BE TOPSOILED AND SODDED.
3. - A 75mm MINIMUM LAYER OF MEDIUM BARK MULCH SHALL BE SPREAD OVER ALL PLANTED AREAS.
4. - ALL PLANT MATERIALS, TOPSOIL, PLANTING AND WORKMANSHIP SHALL CONFORM TO B.C.S.L.A. AND B.C.N.T.A. STANDARDS.
5. - CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.

**WATER CONSERVATION NOTES:**

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE UTILIZED IN THIS PROJECT:

1. - WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS UTILIZED IN 85% OF THE TOTAL PLANT AREA.
2. - TURF LIMITED TO 15% OF THE TOTAL LANDSCAPE AREA. WATER CONSERVING TYPE OF TURF UTILIZED.
3. - USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
4. - SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
5. - AN UNDERGROUND IRRIGATION SYSTEM (ON A TIMER) TO BE INSTALLED IN ALL LANDSCAPED AREAS. INSTALL HEADS TO PREVENT SPRINKLER COVERAGE ON SIDEWALKS, PARKING AREAS OR ONTO ADJACENT PROPERTIES AND ROADS. ADJUST IRRIGATION SYSTEM SEASONALLY, AND LIMIT WATERING HOURS TO BETWEEN 11:00 P.M. and 6:00 A.M.
6. - IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
7. - IRRIGATION DESIGN SENSITIVE TO SLOPE FACTORS.
8. - RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

Figure 5: Development Permit Sample Landscape Plan

## SAMPLE TREE INVENTORY

8268 Wsanec Way

<i>Tag Number</i>	<i>Species</i>	<i>Size (cm) d.b.h.*</i>	<i>Protected Root Zone</i>	<i>Critical Root Zone</i>	<i>Condition Health</i>	<i>Status</i>	<i>Remarks</i>
T128	Douglas-fir	90	18.2	13.5	Poor	Retained	Previously impacted by excavation
T135	Douglas-fir	25	4.5	3.8	Poor	Retained	Stunted growth
T1276	Garry oak	14	2.5	2.5	Fair	Retained	
T263	Douglas-fir	27	4.9	3.3	Fair	Retained	
T459	Big leaf maple	62	11.2	9.3	Good	Retained	
T484	Garry oak	67	12.1	10.1	Fair	Retained	
T487	Douglas-fir	46	8.3	6.9	Poor	Retained	Poor health. Previously topped.
T224	Garry oak	49	8.8	7.4	Fair	Retained	
T311	Big leaf maple	27	4.9	3.3	Fair	Retained	Located on bank
T134	Garry oak	46	8.3	6.9	Poor	Removed	
T207	Douglas-fir	45	8.1	6.8	Poor	Removed	
T345	Douglas-fir	23	7.2	4.8	Poor	Retained	
T426	Garry oak	59	4.1	2.8	Fair	Removed	
T371	Douglas-fir	54	10.6	8.9	Good	Removed	

\*diameter at breast height (1.5 m)

Prepared by:

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ISA Certified Consulting Arborists

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Figure 6: Sample Tree Inventory