

WA

Development Permit Application Presentation for 884 Lampson St



WA
ARCHITECTS

CALID
Services Ltd.

WATT
Consulting Group

LIDA
CONSTRUCTION

PROJECT LOCATION & CONTEXT



1 CONTEXT VIEW 1



2 CONTEXT VIEW 2



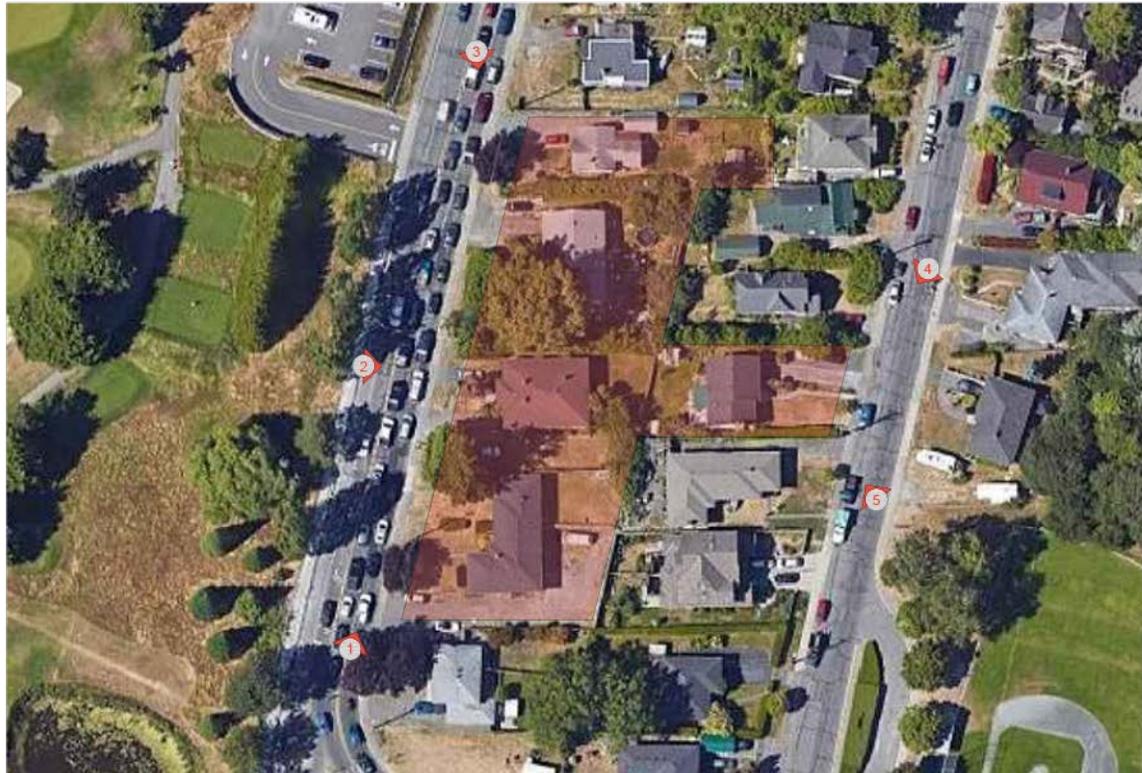
3 CONTEXT VIEW 3



4 CONTEXT VIEW 4



5 CONTEXT VIEW 5



6 CONTEXT KEY PLAN

LANDSCAPE PLAN



ATTENTION:
EXISTING OVERHEAD HYDRO/TEL./CATV ALONG TILLCUM FRONTAGE. NEW TREES PLANTED WITHIN 5m OF OVERHEAD LINES NOT TO EXCEED MATURE HEIGHT OF 5m AS PER BC HYDRO'S STANDARDS & SPECIFICATIONS.
ESQUALM PARKS HAS REQUESTED ORNAMENTAL TREES SUCH AS PAPER BARK MAPLE OR BLOODGOODS BURNING MAPLE BE USED FOR THESE TREES ARE IN THE NEIGHBOURHOOD PARKS HAS ALSO REQUESTED THESE BE FRUITING TREES, NOT MONOCULT TREES IN SPIN.

NOTICE:
REFER TO CALD SERVICES LTD.'S CIVIL DRAWING SET FOR OFFSITE FRONTAGE INFORMATION.

MODULAR PAVER SCHEDULE:

BUILDING ENTRANCE WALKWAYS: BELGARD CLASSIC STANDARD PAVERS ON PARKING C/W COMPACTED BASE GRAVELS WITH POLYMERBOND PATTERN: 60° HERRINGBONE COLOUR: 70% HAWKES, 30% NATURAL BORDER COLOUR: CHARCOAL

PRIVATE PATIOS & WALKWAYS: BELGARD CLASSIC STANDARD PAVERS ON PARKING C/W COMPACTED BASE GRAVELS WITH POLYMERBOND PATTERN: 60° HERRINGBONE COLOUR: 70% HAWKES, 30% SHADOW BORDER COLOUR: CHARCOAL

AMENITY PLAZA & LEVELS: BELGARD CORTEX SLAB PAVERS UPPER AMENITY AND DECK PAVERS TO BE ON PRECAST. BORDER COLOUR: GRANITE BORDER COLOUR: SANDALWOOD CONTACT: BELGARD PAVERS 1-844-688-8210

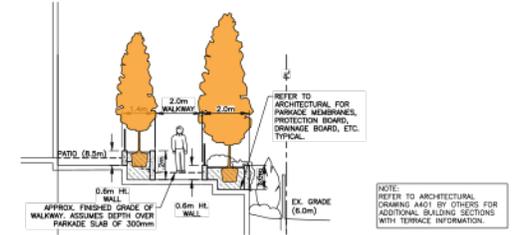
KEY NOTES

- A TILLCUM FRONTAGE UNIT PRIVATE PATIO C/W UNIT PAVING. REFER TO ARCHITECTURAL FOR ENTRANCE STEPS, RETAINING WALLS, ETC. TOP OF WALL TO BE FLUSH WITH FINISH GRADE OF PATIO. 1.2m HL DECORATIVE METAL FENCE (POWDER COATED BLACK) TO BE INSTALLED ALONG TOP OF WALL. ACCENT TREE (SPECIES VARIES BY PATIO SIZE) SCREEN HEDGE & ACCENT TREES. PERIMETER COATED BLACK DECORATIVE METAL FENCE TO BE MOUNTED TO RASSED PATIO WALL (FENCE DESIGN BY OTHERS). ATTENTION: BC HYDRO APPROVAL REQUIRED FOR ALL TREES WITHIN 10m OF OVERHEAD LINES.
- B BUILDING ENTRANCE C/W UNIT PAVING, CONCRETE STEPS & RAMP TO BE DESIGNED BY OTHERS. REFER TO ARCHITECTURAL FOR BIKE RACK INFORMATION.
- C 1.5m HL PERIMETER WOOD FENCE AT PROPERTY LINE.
- D PERIMETER PLANTING AREA C/W MEDIUM HEIGHT CONIFER TREES, AND NATIVE PLANTS. TWO (2) BIRD NESTING BOXES TO BE INSTALLED IN THIS LOCATION.
- E FEATURE PAVING PLAZA C/W PUBLIC ART, SEATING BENCHES & ACTIVITY LAWN.
- F RETAINING WALL, DESIGN BY OTHERS.
- G AMENITY ROOM PATIO C/W UNIT PAVING.
- H EAST PRIVATE PATIO C/W UNIT PAVING. PLANTER WALL HEIGHT TO BE 300mm ABOVE FINISHED PATIO LEVEL. TO ALLOW FOR MIN. 750mm OF GROWING MEDIUM FOR TREES. IF PARKING SLOPE DOES NOT ALLOW FOR FULL DEPTH, TREES TO BE PLANTED IN PRE-CAST CONCRETE PLANTERS ON PATIO. TO BE REVIEWED WITH PROJECT STRUCTURAL ENGINEER. RASSED PLANTERS TO INCLUDE ACCENT TREE & ORNAMENTAL SHRUBS. PRINACY SCREEN/WALKING TO BE INSTALLED TO RASSED PLANTER WALL AT PATIO. (DESIGN BY OTHERS).
- I PROPOSED WATER VAULT LOCATION.
- J PRINACY SCREEN (DESIGN BY OTHERS).
- K ACCENT TREE IN RETAINED PLANTING AREA. RETAINING WALL DESIGN BY OTHERS.
- L PLANTING BORDER ON LEVEL 1 DECK C/W ORNAMENTAL GRASSES, BRIGHT, TOLERANT FLOWERING SHRUBS, PERENNIALS & PRE-FABRICATED ALUMINUM PLANTERS. PLANTERS TO BE IRRIGATED VIA SITE'S AUTOMATIC IRRIG. SYSTEM.

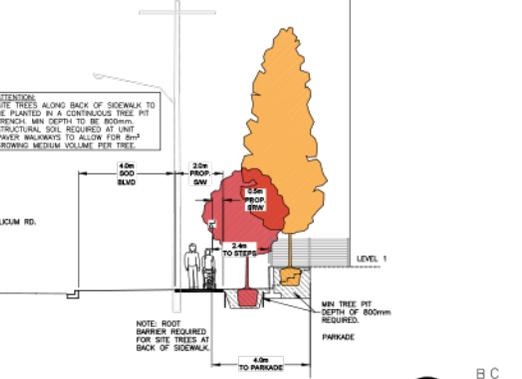
- M RIVER ROCK (COBBLES) OVER NEED BARRIER FABRIC. (EXTENDS BELOW BUILDING AT PARKADE LEVEL ENTRANCE).
- N TERRACED PLANTING AREA C/W ACCENT TREES, EVERGREEN HEDGES & NATIVE PLANTS. TWO BIRD BOXES TO BE INSTALLED ON FENCE IN THIS AREA. RETAINING WALL DESIGN BY OTHERS. DECORATIVE METAL FENCE OR RAILING REQUIRED ON LOW HEIGHT WALL ALONG WALKWAY.
- O LOWER LEVEL PATIO C/W UNIT PAVING.
- P UPPER DECK CUT OUT. OPEN TO LOWER LEVEL PATIO BELOW.
- Q PROP. NATIVE SHRUB HEDGE ROW C/W NON-NATIVE TRAILING GROUNDCOVER ALONG TOP OF RETAINING WALL.
- R PROP. SURFACE PARKING OVER PARKING C/W STANDARD UNIT PAVERS. COLOUR TO BE REVIEWED WITH DEVELOPER & PROJECT ARCHITECT.
- S PERIMETER PLANTING AREA C/W DECIDUOUS TREES, NATIVE SHRUB PLANTINGS & SHADE TOLERANT PLANTS. TWO (2) BIRD NESTING BOXES TO BE PLACED IN THIS AREA.
- T FRONTAGE ACCENT TREE (ON PRIVATE PROPERTY). MATURE HEIGHT TO MEET BC HYDRO REQUIREMENTS FOR TREES NEAR OVERHEAD LINES. PER ESQUALM PARKS, SPECIES TO BE JAPANESE MAPLE OR PARSONS MAPLE. (SHOOT 2.5-3.0M). ROOT BARRIERS REQUIRED ALONG BACK OF SIDEWALK AT ALL NEW TREES. COMBINED TREE PIT TRENCH TO BE 600mm DEEP. FRONTAGE (STRUCTURAL) SOIL REQUIRED BELOW UNIT PAVING WALKWAYS TO ALLOW FOR 8m³ GROWING MEDIUM VOLUME PER TREE. TYPICAL.
- U SLOPING, RASSED WALKWAY FROM LAMPSON C/W RAILINGS. DESIGN BY OTHERS. REFER TO ARCHITECTURAL, TYPICAL.
- V PLANTING BED ALONG RASSED WALKWAY C/W NATIVE PLANTS, ORNAMENTAL GRASSES & SPECIMEN SHRUBS. FLOWERING ACCENT TREES TO BE PLANTED AT WALKWAY WHERE SPACE ALLOWS. RIVER ROCK COBBLES ON NEED BARRIER FABRIC TO BE PLACED BELOW WALKWAY WHERE HEIGHT TOO LOW FOR PLANTING/MAINTENANCE ACCESS.
- W PARKADE EXHAUST VENT. PROPOSED EXHAUST VENT AT LAMPSON PARKADE ENTRANCE TO BE TRAFFIC PATIO FOR FIRE TRUCK ACCESS.
- X PROPOSED FDC LOCATION. NO SHRUBS TO BE PLANTED IN FRONT OF THIS AREA.

GENERAL NOTES

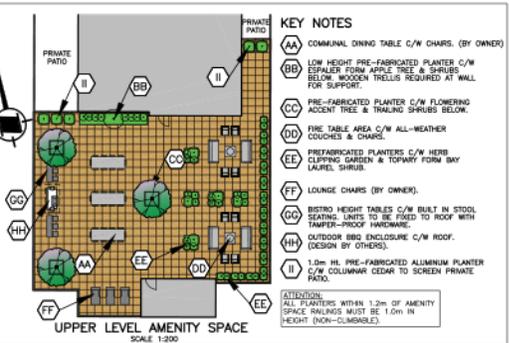
1. ALL PLANTING, TREE PIT SIZE, VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH ESQUALM STANDARD DRAWINGS & SPECIFICATIONS, MDCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATION AND WORK AREA TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. ALL PLANTERS OVER BUILDING SLAB REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE REVIEWED BY DEVELOPER'S STRUCTURAL ENGINEER.
10. 150mm OAM PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, ETC. TO ENSURE ALL PLANTING BEDS MAY BE SERVED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE REDONE AT CONTRACTOR'S EXPENSE. ALL WORK TO ESQUALM STANDARDS & BY-LAWS.
11. AUTOMATIC WATERWISE IRRIGATION SYSTEM WITH TIMER & RAIN DELAY SENSOR BRIDGES TO BE PROVIDED FOR ALL PLANTING AREAS, SOO LAWNS & TREES.
12. CONTRACTOR TO REMOVE ALL INVASIVE SPECIES FROM SITE & DISPOSE OF OFFSITE. LOADS TO BE TARPED.



SCHEMATIC SECTION - NORTHEAST PATIOS & WALKWAY
NOT TO SCALE



SCHEMATIC SECTION - TILLCUM RD. FRONTAGE (NORTH)
NOT TO SCALE



UPPER LEVEL AMENITY SPACE
SCALE 1:200

KEY NOTES

- AA COMMUNAL DINING TABLE C/W CHAIRS, (BY OWNERS)
 - BB LOW HEIGHT PRE-FABRICATED PLANTER C/W ESPALIER FORM APPLE TREE & SHRUBS BELOW WOODEN TRELIS REQUIRED AT WALL FOR SUPPORT.
 - CC PRE-FABRICATED PLANTER C/W FLOWERING ACCENT TREE & TRAILING SHRUBS BELOW.
 - DD FIRE TABLE AREA C/W ALL-WEATHER COUCHES & CHAIRS.
 - EE PREFABRICATED PLANTERS C/W HERB CLIPPING GARDEN & TOPIARY FORM BAY LAUREL, SHRUB.
 - FF LOUNGE CHAIRS (BY OWNERS).
 - GG BISTRO HEIGHT TABLES C/W BUILT IN STOOL SEATING LINES TO BE TIED TO ROOF WITH TAMPER-PROOF HARDWARE.
 - HH OUTDOOR BBQ ENCLOSURE C/W ROOF. (DESIGN BY OTHERS).
 - II 1.0m HL. PRE-FABRICATED ALUMINUM PLANTER C/W COLUMNAR CEDAR TO SCREEN PRIVATE PATIO.
- ATTENTION:**
ALL PLANTERS WITHIN 1.2m OF AMENITY SPACE RAILINGS MUST BE 1.00m IN HEIGHT (NON-CLIMBABLE).

DEVELOPMENT PERMIT ONLY
Not for Construction

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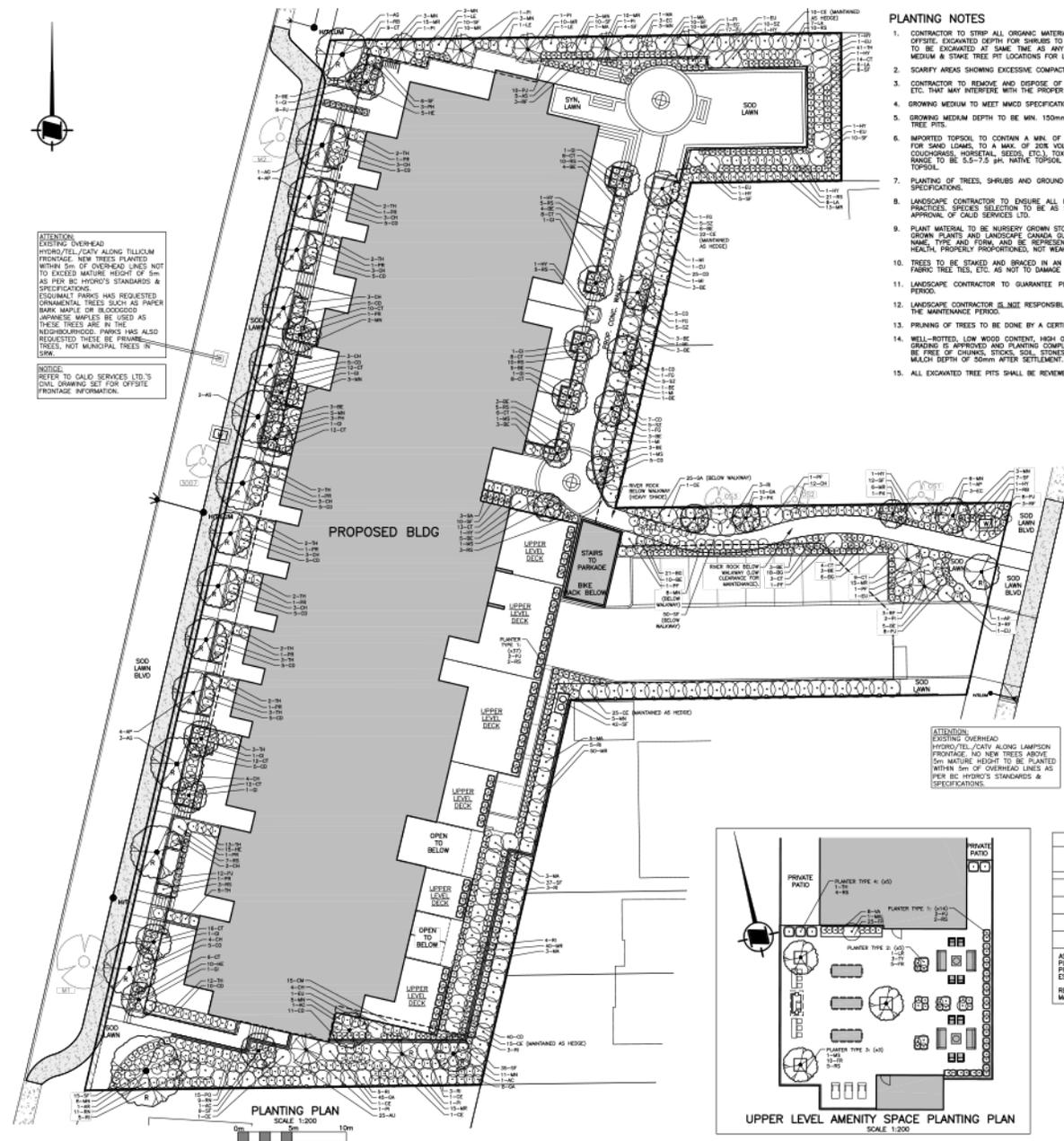
NOTICE: EXISTING & PROPOSED MUNICIPAL SERVICES ARE NOT SHOWN ON THIS DRAWING. REFER TO DRAWINGS BY OTHERS.

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

BC
CALL
1-800-674-6886
CELLULAR *6886

CALD SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

LANDSCAPE PLANTING PLAN



- ### PLANTING NOTES
- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND DEPOSE OF OFFSITE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 800mm. TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVICES/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STRIKE TREE PIT LOCATIONS FOR LANDSCAPE CONTRACTOR.
 - SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SEEDS AND BOTTOM OF TREE PITS.
 - CONTRACTOR TO REMOVE AND DEPOSE OF OFF-SITE ALL DEBRIS AND UNDESIRABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
 - GROWING MEDIUM TO MEET MMCO SPECIFICATION AND IFC LANDSCAPE STANDARDS.
 - GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR 300 LAWN, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
 - IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOA TO BE FREE OF ROOTS, NOXIOUS WEEDS (CORNWALL, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ADITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
 - PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCO SECTION 02950 AND ESQUMALT SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALD SERVICES LTD.
 - PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
 - TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION, INSTALL STAKES, CLAMPS, ANCHORS, ARBORITE FABRIC TREE TIES, ETC. AS NOT TO DAMAGE THE TREE. TREE STAKES TO BE 1500mm.
 - LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
 - LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD.
 - PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
 - WELL-BOTTLED, LOW WOOD CONTENT, HIGH ORGANIC CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH BINS REQUIRED FOR TREES IN 300 LAWN. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2m³ MULCH BINS REQUIRED FOR ALL TREES IN LAWN AREAS.
 - ALL EXCAVATED TREE PITS SHALL BE REVIEWED BY CALD SERVICES LTD. PRIOR TO BACKFILLING.

- ### IRRIGATION NOTES
- IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
 - IRRIGATION POINT OF CONNECTION TO BE WITH MECHANICAL ROOM.
 - 300 LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED. 300 LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES 500 BLVD TO HAVE TWO (2) EMITTER LOOPS PER TREE. TREES IN PRE-CAST PLANTERS OR RETAINED PLANTING BEDS TO HAVE ONE (1) EMITTER LOOP TO PREVENT OVER SATURATION.
 - IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IMBC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALD SERVICES LTD. FOR REVIEW.
 - ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH IMBC AND IMBC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
 - IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
 - IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL SPOTS (CORNERS, EDGES, TIE CORNERS, ETC) RECEIVE FULL COVERAGE.
 - IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
 - IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALD SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
 - IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER.
 - IRRIGATION CONTRACTOR TO INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
 - 150mm² PVC IRRIGATION SLEEVES REQUIRED AT ALL HARD SURFACES (SIDEWALKS, DRIVEWAYS, RETAINING WALLS, ETC.) TO ENSURE ALL LAWS & PLANTING AREAS CAN BE CONNECTED TO IRRIGATION SYSTEM. FAILURE TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.
 - IRRIGATION CONTRACTOR TO PROVIDE MAINTENANCE MANUAL FOR IRRIGATION SYSTEM, TRENCH, ETC. TO DEVELOPER FOR OWNER/STRATA ALONG WITH A BRIEF DESCRIPTION OF THE RECOMMENDED WATERING SCHEDULE. ATTENTION: IT SHALL BE THE RESPONSIBILITY OF THE OWNER/STRATA TO REPLACE ANY DEAD PLANT MATERIAL, INCLUDING TREES, RESULTING FROM THEIR FAILURE TO OPERATE THE IRRIGATION SYSTEM TO THE WATERING SCHEDULE PROGRAMMED BY THE IRRIGATION CONTRACTOR AT PROJECT TURNOVER.

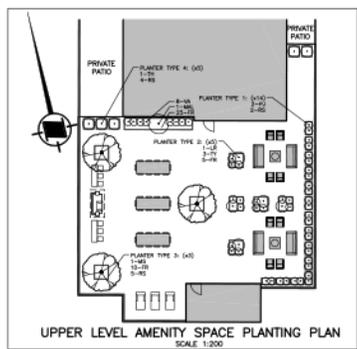
Plant List	Code	Qty.	Size	Accent Plants, Perennials & Grasses	Code	Qty.	Size
Trees:							
<i>Acacia crinitatum</i> Pacific Fir (Vine Maple)	AC	3	40m Cal.	<i>Carex lasiocarpa</i> Orange Flame (Sedge)	CO	172	#1 Pot
<i>Acacia galeata</i> Paperbark Maple	AG	5	50m Cal.	<i>Carex monnini</i> Ice Dance (Sedge)	CM	15	#1 Pot
<i>Acacia julianae</i> Bloodgood (Japanese Maple)	AJ	10	50m Cal.	<i>Echinacea</i> Purple Coneflower	EC	9	#2 Pot
<i>Acacia rubra</i> Red Roadster (Columbian Red Maple)	AR	1	50m Cal.	<i>Hemerocallis</i> Stella de Oro (Day Lily)	HE	30	#1 Pot
<i>Fagus sylvatica</i> Lawson's Oak (Columbian Golden Birch)	FG	4	50m Cal.	<i>Lavandula angustifolia</i> Hidcot (English Lavender)	LA	21	#2 Pot
<i>Quercus lobata</i> Valley Oak (Columbian Green Oak)	QV	111	50m Cal.	<i>Alcea rosea</i> sibirica Valera (Dwarf Hosteria Grass)	AL	18	5
<i>Magnolia stellata</i> Royal Star (Star Magnolia)	MS	6	50m Cal.	<i>Rosemuntia officinalis</i> Prostrata (Trailing Rosemary)	RS	153	#1 Pot
<i>Paeonia officinalis</i> Double (Garden Peony)	PA	9	3.0m Ht.	<i>Rubus idaeus</i> Red Raspberry (Black-eyed Susan)	RF	9	#3 Pot
<i>Prunus pennsylvanica</i> Columbia Flowering Cherry	PR	11	50m Cal.	<i>Thymus serpyllifolius</i> Common Field Thyme	TH	30	#1 Pot
<i>Prunus serrulata</i> Kwanzan (Flowering Cherry)	PK	3	50m Cal.				
				Shrubs:			
				<i>Thuja occidentalis</i> Emerald Arborvitae	TH	96	1.2m Ht.
				<i>Arctostaphylos uva-ursi</i> (Kinnikinnick)	AU	25	#1 Pot
				<i>Barberry thunbergii</i> Golden Nugget (Dwarf Yellow Barberry)	BO	45	#1 Pot
				<i>Ceanothus</i> (California Lilac)	CE	77	#3 Pot
				<i>Barberry thunbergii</i> Rose Glow (Barberry)	BE	74	#2 Pot
				<i>Callitriche spicata</i> (Gale)	CA	68	#1 Pot
				<i>Choisyana ternata</i> (Wine-Orange Blossom)	CH	50	#2 Pot
				<i>Leucothoe axifolia</i> (Coastal Leucothoe)	LE	3	#3 Pot
				<i>Cotoneaster dammeri</i> Coral Beauty (Trailing Cotoneaster)	CO	170	#1 Pot
				<i>Malva sylvestris</i> (Oregon Grape)	MA	14	#3 Pot
				<i>Eucryphia arata</i> Ruby Hang (Winged Burning Bush)	EU	8	#5 Pot
				<i>Malva nervosa</i> (Cascadia Oregon Grape)	MN	63	#1 Pot
				<i>Hydrangea macrophylla</i> Barmen (Hydrangea)	HY	11	#3 Pot
				<i>Malva repens</i> (Creeeping Oregon Grape)	MR	194	#1 Pot
				<i>Philadelphus serotinus</i> Miniature Snowflake (Dwarf Mock Orange)	PH	6	#1 Pot
				<i>Polygonatum multiflorum</i> (Sword Fern)	SP	280	#1 Pot
				<i>Pieris japonica</i> Caradine (Dwarf Lily-of-the-Valley Shrub)	PJ	155	#1 Pot
				<i>Polemonium</i> (Shrubby Crocus)	PO	15	#2 Pot
				<i>Pieris japonica</i> Trained Flame (Lily-of-the-Valley Shrub)	PR	4	#5 Pot
				<i>Ribes sanguineum</i> (Red Flowering Currant)	RI	33	#2 Pot
				<i>Rhododendron</i> Barmen Barmen (Dwarf Rhododendron)	RO	2	#3 Pot
				<i>Rosa Nutkana</i> (Nootka Rose)	RN	20	#2 Pot
				<i>Sarcococca humilis</i> (Sweetbox)	SA	3	#3 Pot
				Herbs:			
				<i>Fragaria chiloensis</i> (Coastal Strawberry)	FR	80	#1 Pot
				<i>Lonicera maackii</i> (Bay Laurel Cone Topary Form)	LR	5	#5 Pot
				<i>Magnolia stellata</i> Royal Star (Star Magnolia)	MS	3	#5 Pot
				<i>Malus domestica</i> (Domestic Apple Tree, Espalier Form)	MAL	1	1.5m Ht.
				<i>Vaccinium oxycoccos</i> (Northern Dwarf Blueberry)	VA	8	#2 Pot
				<i>Rosemuntia officinalis</i> Prostrata (Trailing Rosemary)	RS	63	#1 Pot
				<i>Thuja occidentalis</i> (Emerald Arborvitae)	TH	5	1.2m Ht.
				<i>Thymus serpyllifolius</i> (French Thyme)	TY	15	#2 Pot

TREE REPLACEMENT TABLE

TREES FOR REMOVAL (INCLUDES BLVD.)	QTY.	REPLACEMENT RATIO	REPLACEMENT TREES
14	REFER TO TALMACK REPORT FOR INFORMATION		30
TOTAL REQUIRED REPLACEMENT TREES:			29
TOTAL PROP. TREES:			54
TOTAL ELIGIBLE AS REPLACEMENT TREES:			25
CASH IN LIEU TREES REQUIRED:			4

AS PER ESQUMALT'S TREE REPLACEMENT BY LAW, NO REPLACEMENT TREE SHALL BE PLANTED WITHIN 2M OF FOUNDATION WALL OR BUILDING OR WITHIN 1M OF PROPERTY LINE. TO BE REVIEWED FURTHER BY CALD SERVICES LTD., DEVELOPER, ESQUMALT PARKS & PLANNING.

REFER TO TALMACK URBAN FORESTRY LTD. REDONING IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN DATED MARCH 10, 2023 FOR ADDITIONAL INFORMATION.



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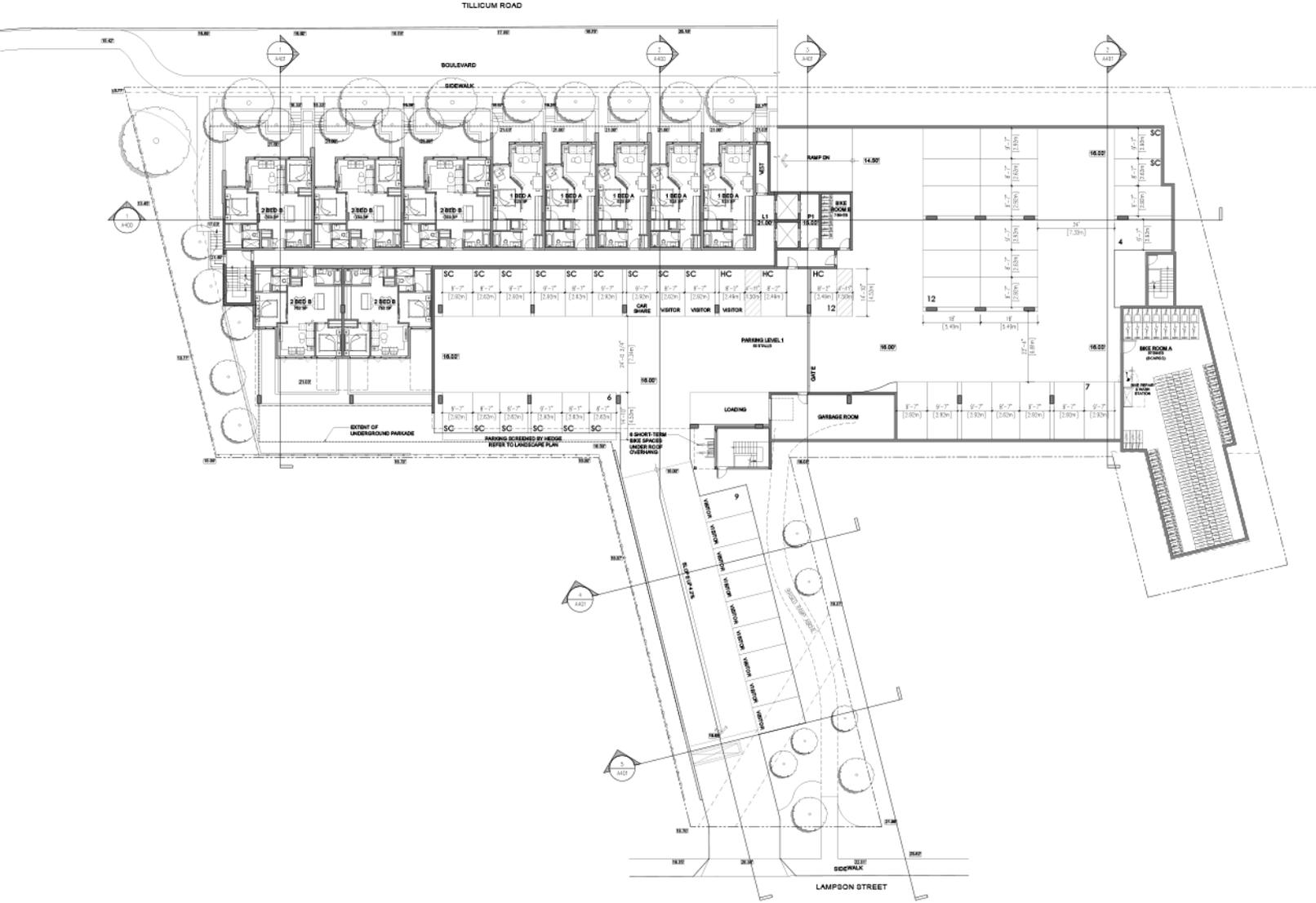
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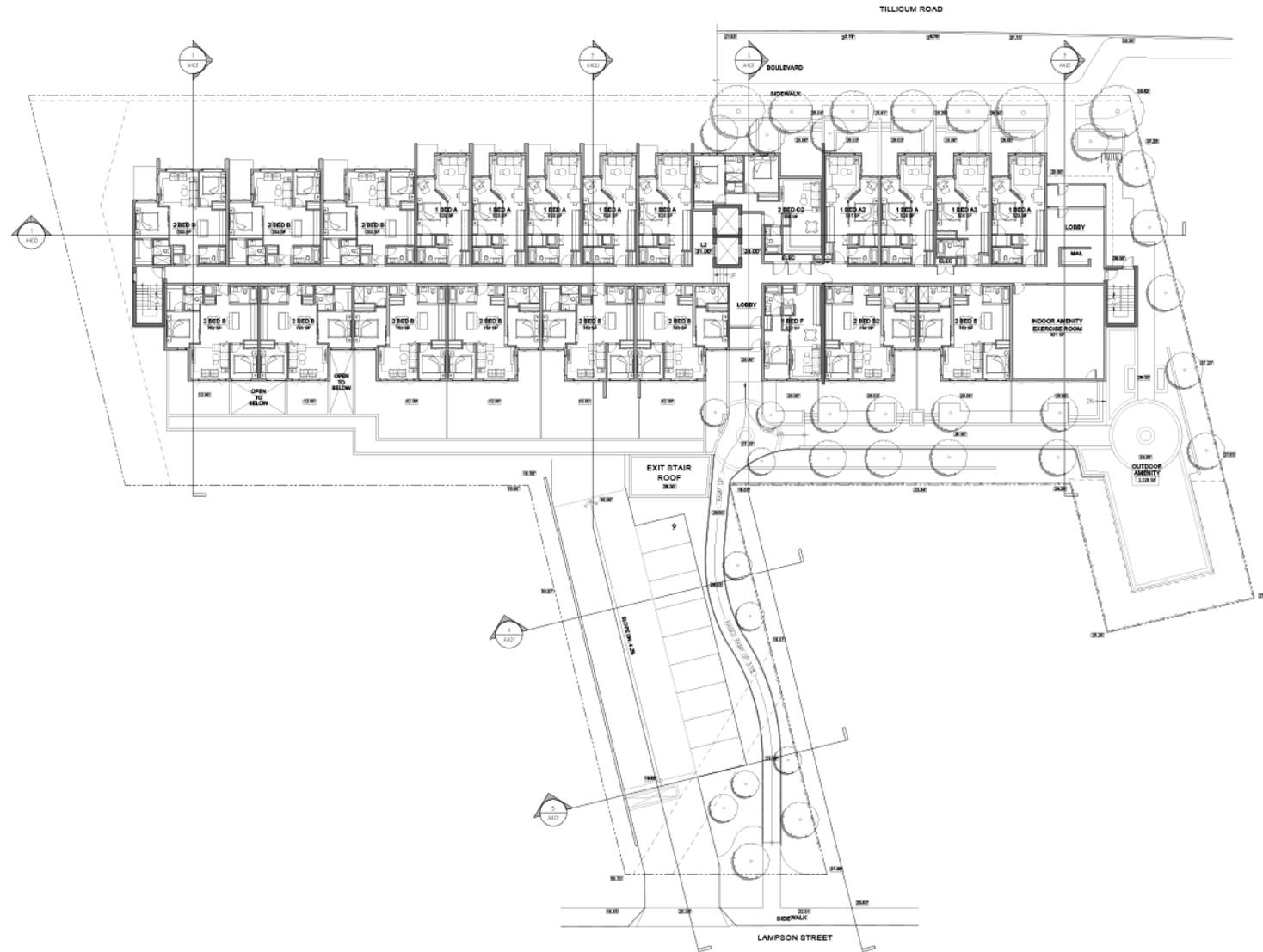
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LEVEL 1 FLOOR PLAN



1 LEVEL 1 & PARKING LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

LEVEL 2 FLOOR PLAN



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



LEVELS 3 & 4 FLOOR PLANS



1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



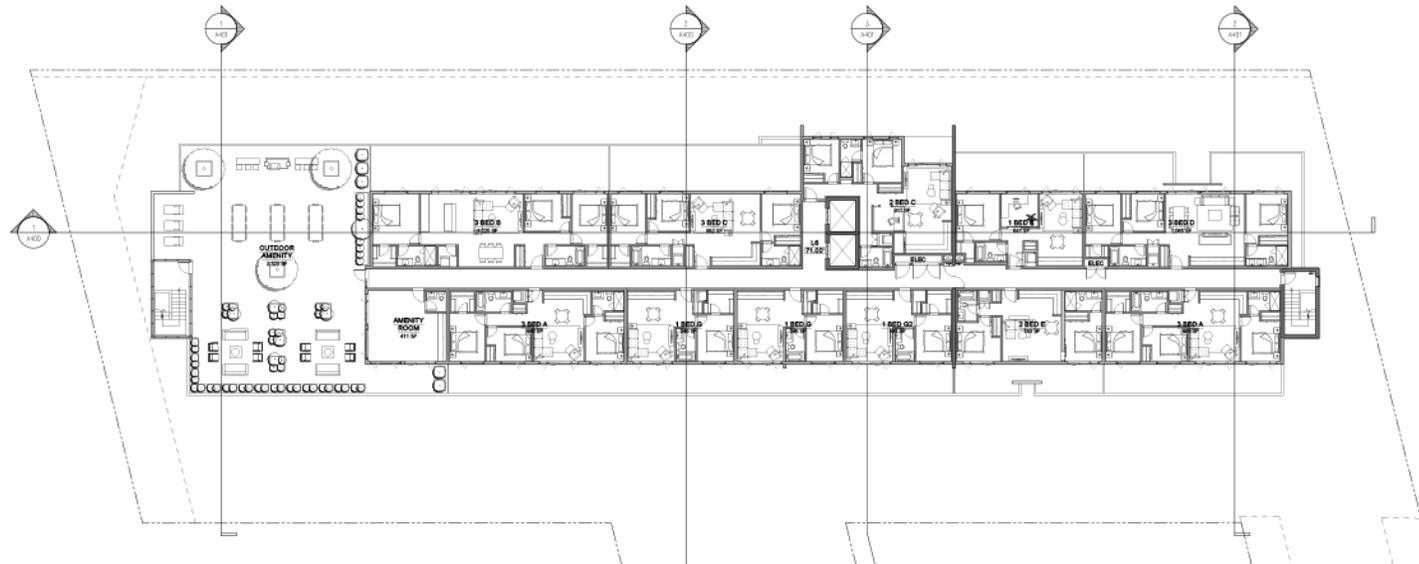
2 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



LEVELS 5 & 6 FLOOR PLANS



1 LEVEL 5 FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 6 FLOOR PLAN
1/8" = 1'-0"

SHADOW STUDY



SUMMER SOLSTICE

9AM



SUMMER SOLSTICE

NOON



SUMMER SOLSTICE

3PM



EQUINOX

9AM



EQUINOX

NOON



EQUINOX

3PM



WINTER SOLSTICE

9AM



WINTER SOLSTICE

NOON



WINTER SOLSTICE

3PM

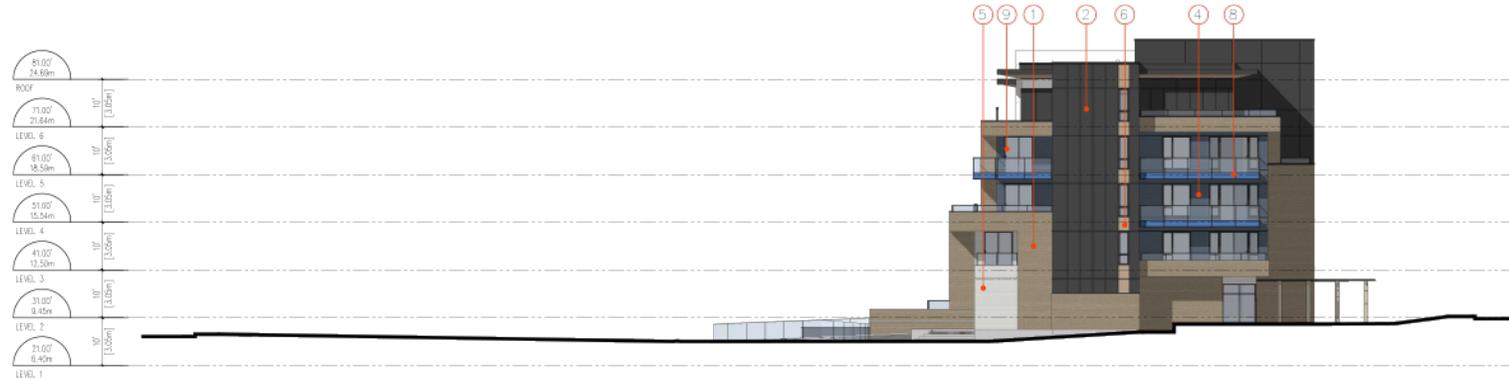
ELEVATIONS



1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

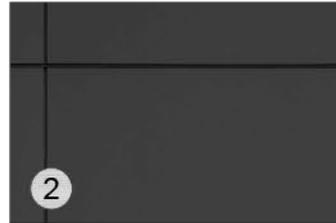


2 SOUTH ELEVATION
1/16" = 1'-0"

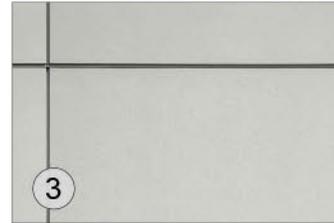
MATERIALS



1
BRICK
LIGHT BROWN



2
CEMENTITIOUS PANEL
CHARCOAL



3
CEMENTITIOUS PANEL
OFF-WHITE



4
CEMENTITIOUS LAP SIDING
BLUE



5
CEMENTITIOUS LAP SIDING
OFF-WHITE



6
CEMENTITIOUS SIDING & SOFFITS
WOODGRAIN



7
GUARDRAILS
TRANSLUCENT BLUE GLASS



8
GUARDRAILS
CLEAR GLASS / BLUE SPANDEL



9
WINDOWS & DOORS
BLACK













AMENITY USES AND LAYOUT ARE
CONCEPTUAL - REFER TO LANDSCAPE
PLAN FOR OFFICIAL LAYOUT.

W
A

THANK YOU

