

area map

1:1500



location map

1:750



falaise park

855 falaise cres
subject property

849 falaise cres



Site Plan
Scale: 1:150

outline HOME DESIGN

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PROJECT ADDRESS			
855 Falaise Cres, Saanich BC			
Lot 7, Section 109 Lake District, Plan 11753			
FID 000-377-377			
ZONE A-1 (Proposed RS-10)			
LOT AREA 2300m ² Total			
PROJECT DATA			
Proposed Lot A			
Lot Area = 11,937 ft ² / 1109 m ²			
Lot Coverage = 2,777 ft ² / 258 m ² / 23.3%			
Main Floor Area (Garage B) = 2294 ft ² / 212.19 m ²			
Upper Floor Area = 1444 ft ² / 134.15 m ²			
Garage Area = 472 ft ² / 43.85 m ²			
Total Floor Area = 3728 ft ² / 346.34 m ² / FAR 0.312			
Non Basement Floor Area = 3728 ft ² / 346.34 m ²			
79% of Allowable Area			
Building Height 1 = 6.67m (From Average Grade)			
Building Height 2 = 7.55m (From Low Wall Avg.)			
See Plan for Setback Information			
Proposed Lot B			
Lot Area = 12,835 ft ² / 1192 m ²			
Lot Coverage = 2,555 ft ² / 237.37 m ² / 19.9%			
Main Floor Area (Garage B) = 2067 ft ² / 192.03 m ²			
Upper Floor Area = 1467 ft ² / 134.87 m ²			
Garage Area = 485 ft ² / 45.05 m ²			
Total Floor Area = 3744 ft ² / 346.90 m ² / FAR 0.291			
Non Basement Floor Area = 3744 ft ² / 346.90 m ²			
79% of Allowable Area			
Building Height 1 = 6.62m (From Average Grade)			
Building Height 2 = 7.25m (From Low Wall Avg.)			
See Plan for Setback Information			
REVISION LIST			
R1 - Dec. 21, 2017 Issue for Review			
R2 - Feb. 5, 2018 Issue for Municipal Review			
DRAWING LIST			
A1 Site and Location Plans			
A2 Building Design Plans			
A3 Building Elevations			
Proposed Subdivision 855 Falaise Cres., Saanich BC			
Site and Location Plans			
FILE	DC21.17	SCALE	As Noted
PROJ. NO.	1746	DATE	Feb 5, 2018
DRAWN BY	FOR	DRAWING NO.	
ISSUED BY	Issue For Review	REV.	A1

BC Land Surveyor Plan to Accompany
Application for Bare Land Strata Subdivision:

Civic: 855 Falaise Crescent

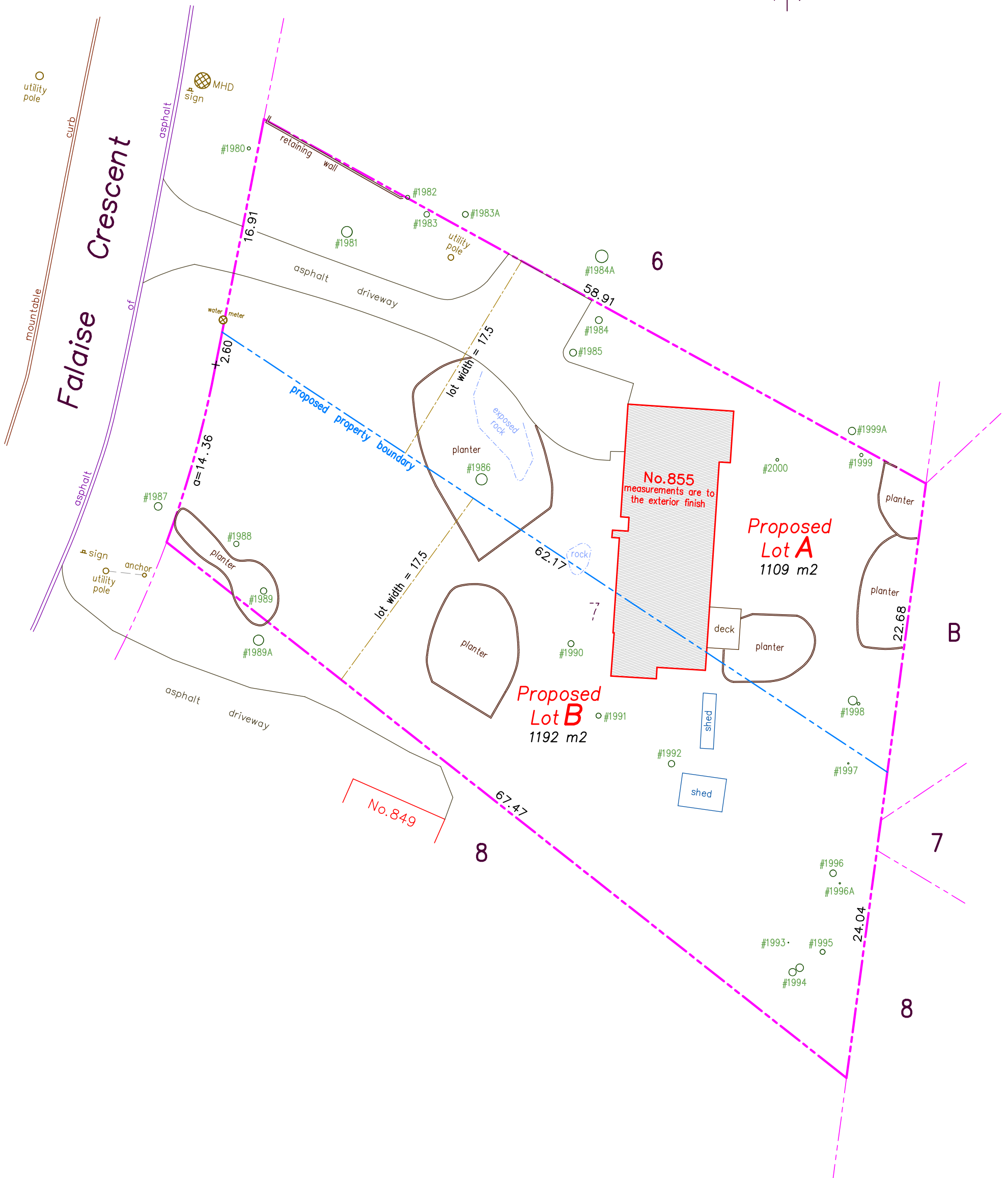
Legal Description

Lot 7, Section 109, Lake District, Plan 11753

Parcel Identifier: 000-397-377 in the District of Saanich

Scale — 1:300

All distances are shown in metres.
 (intended plot size is 11" by 17")

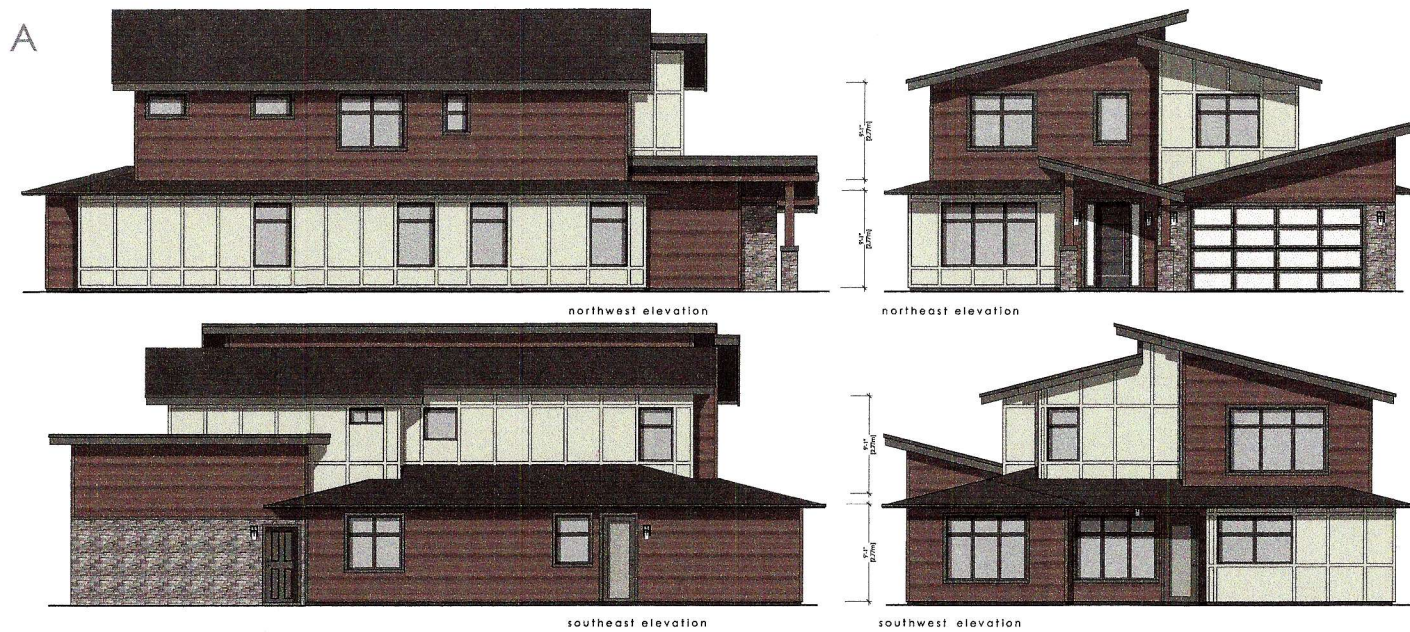


September 12, 2017

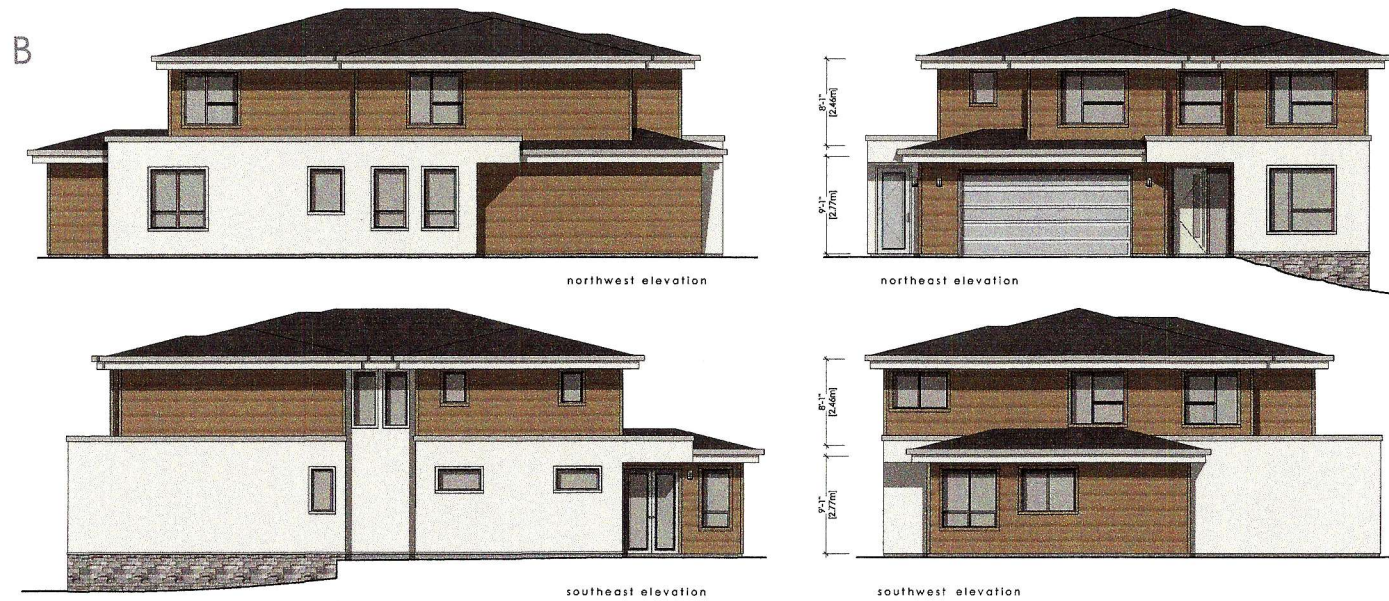
File : 12,639 - 66b
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

Total Site Area = 2300 m²

Current Zoning — A1
 Proposed Zoning — RS10
 (with variance for lot widths)

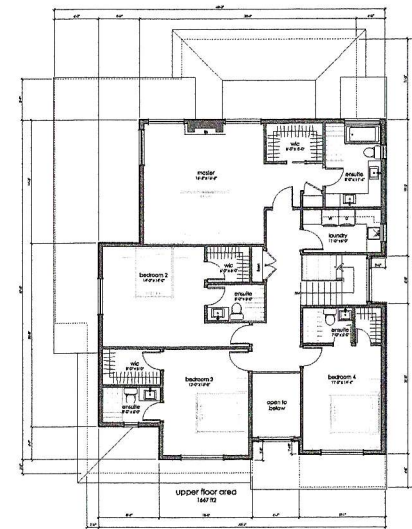
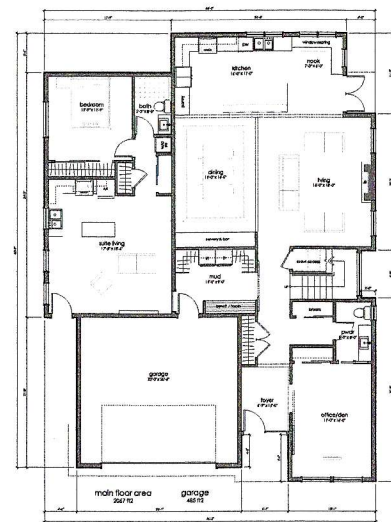
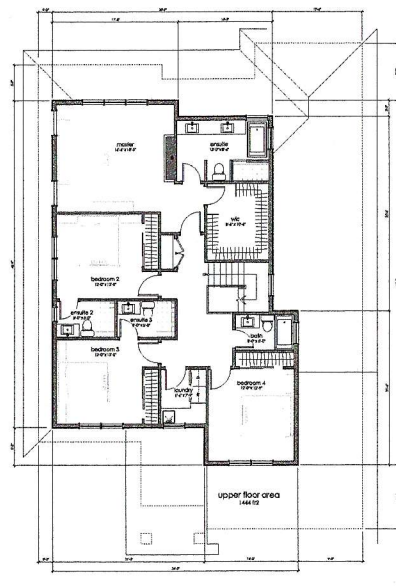
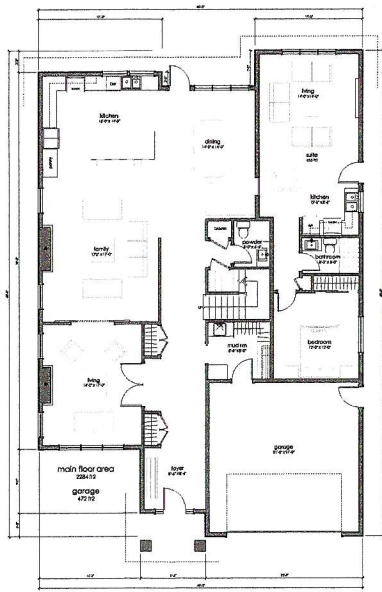
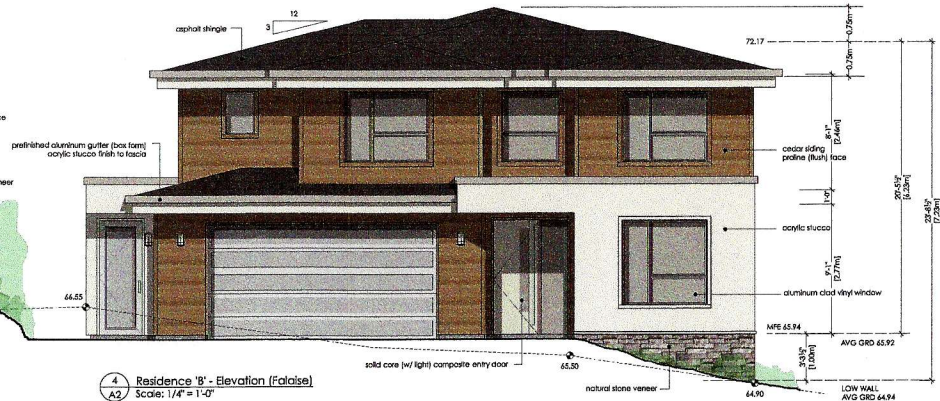
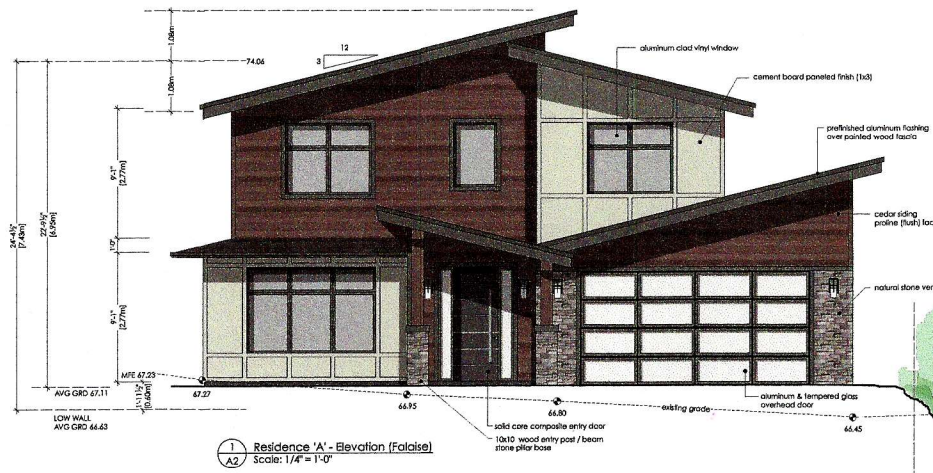


1 Residence 'A' - Elevations
 Scale: 3/16" = 1'-0"

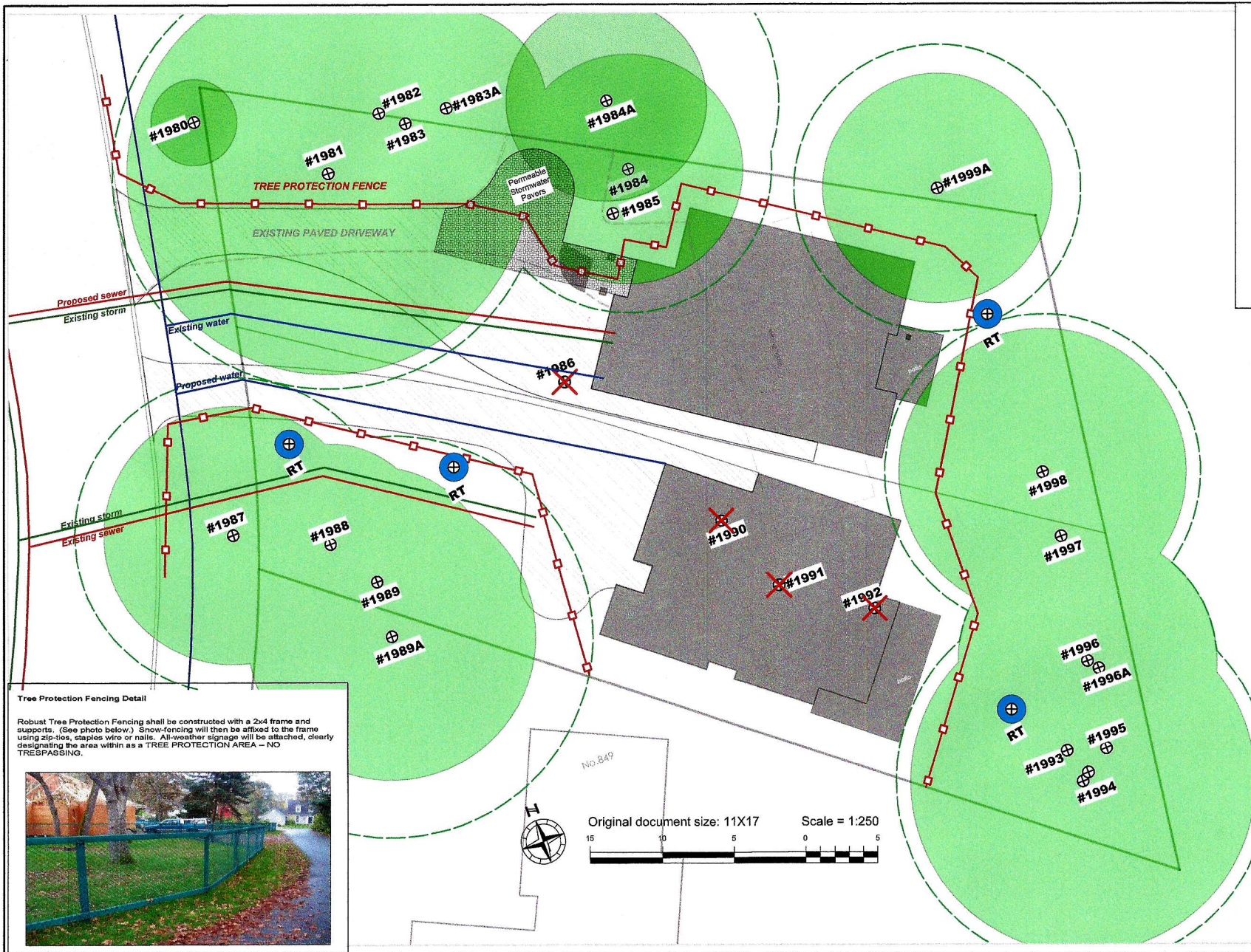


2 Residence 'B' - Elevations
 Scale: 3/16" = 1'-0"

Proposed Subdivision 855 Falside Cres., Saanich BC			
Building Elevations			
FILE	DC21.17	SCALE	As Noted
PROJ. NO.	1746	DATE	Feb 5, 2018
DRAWN BY	TDR	SHEET NO.	A3
REVISIONS	Issue For Review	REV.	



Proposed Subdivision 855 Falsae Cres., Saanich BC			
FILE	Building Design Plans	SCALE	As Noted
PLP	DC21.17	DATE	Feb 5, 2018
PROJ. NO.	1746	DR	
EXPANDED BY	TDR	SHEET NO.	A2
DESIGNER	Stueb For Review	REV.	



LEGEND

- TREE FENCING
- TREE TAG #
- TREE CENTRE
- TREE CANOPY
- ROOT ZONE
- BROADLEAF
- CONIFER
- REMOVE TREE
- REPLACEMENT TREE



PROJECT
**855 Falaise Crescent,
 Saanich, BC**

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
1	SUBDIVISION APP.	JAN 30, 2018

PROJECT NO.	17-091
DATE	December 22, 2017
SCALE	1:250
DRAWN BY	LS
SHEET NO.	1 of 2

Tree Protection Fencing Detail


Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.

TREE INVENTORY TABLE									
G&A Tree ID	Common Name	DBH (cm)	Protected Root Zone Radius (m)	Crown Radius (m)	Health (Good, Fair, Poor)	Structural Condition (Good, Fair, Poor)	Bylaw Protected Tree?	Recommendations	
1980	Douglas fir	26	5	3	Fair	Fair	No	Retain and protect	
1981	Garry oak	84	15	14	Good	Fair	Yes	Retain and protect	
1982	Garry oak	32	6	6	Good	Good	Yes	Retain and protect	
1983	Garry oak	44	8	8	Good	Good	Yes	Retain and protect	
1983A	Garry oak	46	8	7	Good	Good	Yes	Retain and protect	
1984	Garry oak	54	10	9	Good	Good	Yes	Retain and protect	
1984A	Douglas fir	98	12	7	Good	Good	Yes	Retain and protect	
1985	Garry oak	56	8	7	Good	Good	Yes	Retain and protect	
1986	Garry oak	88	11	9	Good	Good	Yes	REMOVE	
1987	Garry oak	60	11	9	Good	Good	Yes	Retain and protect	
1988	Garry oak	42	8	7	Good	Good	Yes	Retain and protect	
1989	Garry oak	50	9	8	Good	Good	Yes	Retain and protect	
1989A	Garry oak	80	14	10	Good	Good	Yes	Retain and protect	
1990	Garry oak	48	9	7	Good	Good	Yes	REMOVE	
1991	Garry oak	40	7	5	Good	Good	Yes	REMOVE	
1992	Garry oak	50	9	8	Good	Good	Yes	REMOVE	
1993	Garry oak	8	1	1	Good	Good	Yes	Retain and protect	
1994	Garry oak X2	58560	13	12	Good	Good	Yes	Retain and protect	
1995	Garry oak	40	7	8	Good	Good	Yes	Retain and protect	
1996	Garry oak	52	9	9	Good	Good	Yes	Retain and protect	
1996A	Garry oak	12	2	1	Good	Good	Yes	Retain and protect	
1997	Garry oak	12	2	2	Good	Good	Yes	Retain and protect	
1998	Garry oak X2	68222	11	10	Good	Good	Yes	Retain and protect	
1999A	Garry oak	58	10	8	Good	Good	Yes	Retain and protect	



TREE PRESERVATION MEASURES

- Before demolition or site preparation begins, the owner and contractor shall meet with the arborist to review the Tree Protection Plan and associated measures. Branch debris from trees designated for removal shall be chipped and hoarded on site for distribution within designated sensitive tree habitat areas [see Note 7 below.]
- Tree fencing must be erected prior to building permit being issued and to remain in good condition throughout the duration of the project.
- The arborist shall be present to oversee any excavation, service trenching, site grading, blasting or stump removal within, or adjacent to, the tree protection areas (TPAs) with 48 hours notice. New driveway areas that transit protected root areas must be graded and built to "road" above the tree root horizon. The project arborist shall work with the contractor to develop a road profile that satisfies this condition.
- Retain the existing paved driveway for site access during the demolition and construction phases in order to protect the root habitat of the oaks below.
- Procedure for blasting near tree root zones:
 - When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan that minimizes impacts to protected trees.
 - Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a measured peak particle velocity of 25 mm/sec. Seismometer records shall be kept for review by the project arborist.
 - Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
 - The contractor shall prevent rock debris from the blast site from entering the TPA.
- Any tree roots damaged shall be pruned back to undamaged tissue by the arborist and the vertical face of the excavation adjacent to the TPAs shall be covered with geo-textile to prevent soil desiccation and erosion.
- In areas where the root zone of the tree has been reduced by excavation, the remaining area shall be top-dressed with 10cm of free chip mulch. The on-site portions of the protected root zones of Oak #s 1984 and 1985 and 1999A would benefit from mulching.
- Retained trees shall be irrigated twice weekly during the dry summer period to a minimum effective depth of 30cm.
- Temporary construction access within a TPA requires the authorization of the project arborist.
- If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
- No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.
- Permeable pavers are recommended where indicated beneath Oak #s 1984 and 1985.
- Four bylaw protected trees will be removed for subdivision / servicing and house demolition phases. Four replacement Garry oak trees shall be planted as per District of Saanich tree preservation bylaw. The planting location of the replacement trees must be approved by the District of Saanich representative.



GyandAssociates.ca

PROJECT
**855 Falaise Crescent,
Saanich, BC**

SHEET TITLE
Tree Management Plan

PROJECT NO. **17-091**

DATE **December 22, 2017**

SCALE **1:250**

DRAWN BY **LS**

SHEET NO. **2 of 2**