



Talbot Mackenzie & Associates
Consulting Arborists

Arborist Report

750 and 780 Summit Avenue, Victoria

PREPARED FOR: LADR Landscape Architects
3 – 864 Queens Avenue
Victoria, BC
V8T 1M5

PREPARED BY: Talbot, Mackenzie & Associates
Tom Talbot – Consulting Arborist
ISA Certified # PN-0211A
TRAQ - Qualified

Date submitted: January 31 2020

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Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

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Jobsite Property: 750 and 780 Summit Avenue

Date of Site Visit: January 16, 2020

Site Conditions: Existing abandoned building and surrounding paved parking areas

Summary: For the purpose of this report we reviewed landscape and architectural drawings for the site and the proposed development.

There is no by-law protected trees located within the boundaries of the property or the adjacent properties where they could be impacted. Three young Leyland cypress trees grow within the footprint of the proposed building and where their removal will be required

Two Accolade cherry trees are located on the municipal frontage, but within the footprint for the parkade entrance and where their removal and replacement will be required.

A single London plane tree is located along the frontage of the adjacent property but where its canopy and defined Critical root zone encroach within the boundaries of the subject property.

In our opinion it will be possible to complete the excavation for the building footprint and canopy pruning without having a detrimental impact on the health, structure or stability of the municipal London plane tree if the recommendations outlined in this report are implemented and adhered to.

The arborist must be contacted and consulted to:

- Locate the barrier fencing
- Review this report and retention plans with the project foreman or site supervisor
- Locate work zones, where required
- Supervise excavation, when required within, the root zones of trees that are to be retained, a distance extending approximately 5 metres out from the base of each tree.
- Monitor and supervise pruning that is to be completed by an ISA Certified arborist, to ANSI A300 standards.

Scope of Assignment: Provide arborist services to examine and document the tree resource on the properties at, 750 and 780 Summit Avenue and on the Summit Avenue municipal frontage. Prepare an impact and mitigation report for trees designated for retention

Method: During our January 16, 2020 site visit we reviewed the site, landscape and architectural drawings that show the proposed scope of the subject property redevelopment.

For this purpose, we documented the trees located within the boundaries of the 750 and 780 Summit Avenue properties and the municipal frontages.

There are no trees on adjacent properties that are located where they could potentially be impacted by this proposal

The trees within the property are identified with numbered metal tags attached to their trunks, while the trees on the municipal frontage are identified by the number that has been assigned to that tree in the Municipal GIS maps. The tree locations have been added to the attached copy of the landscape drawing.

The information that was compiled was entered into a tree resource spreadsheet that is attached to this report and includes: the tree tag or identity number, size (d.b.h.), species, calculated critical root zone (CRZ), crown spread, health and structural condition, bylaw and retention status, relative tolerance to construction impacts and general comments and recommendations.

Tree resource: The tree resource that was documented includes:

- Three (3) non bylaw-protected Leyland cypress #320, 321 and 322. The canopies of all three trees have had most of their live canopies removed or is dead. These trees are located within the proposed building footprint and where they cannot be retained.
- Three (3) trees are located on this or an adjacent municipal frontage.
 - Two (2) Accolade Flower cherry # 323(28147) and 324(28146). These trees have both structural and health concerns and are located within the proposed site access driveway and where their removal and replacement will be required.
 - One (1) London plane tree (28145) – identified in the municipal GIS maps as a Sycamore maple. This tree is located on the frontage of an adjacent property, but where it could potentially be impacted and has been designated to be protected and retained.
- There are no bylaw-protected trees located within the property boundaries or on the adjacent properties, where they could be impacted.

Potential Impacts: The single Municipal London plane tree that is to be retained could potentially be impacted by:

- Excavation for the footing and stairwell at the Southwest building corner.
- Any excavation required across the municipal frontage to install a sidewalk between the exit stairwell and the municipal sidewalk.

Mitigation of Impacts: We recommend the following procedures be implemented, to reduce the impacts on the municipal tree that is proposed to be retained on this site.

Barrier fencing: We recommend erecting protective barrier fencing along the municipal and adjacent property boundaries out to the edge of the tree canopy or Critical root zone spread, as defined in our tree resource spreadsheet.

The barrier fencing to be erected 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 (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. excavation and construction) and remain in place through completion of the project.

Signs must 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.

Building Footprint: The building footprint is located 1.5 metres back from the municipal property boundary. The existing site grade in the location of the proposed structure is also lower than the grade of the tree, the adjacent street grade and the proposed main floor level.

In this location the building encroaches into a limited portion of only one quadrant of the Critical Root zone that has been defined for this tree. Excavation for the footings can be limited to the level of weight bearing soils required to support the structure. Pier footings are to be used at this corner of this structure and all excavation required can be contained within the property boundaries.

In our opinion excavation that is contained within the property boundaries will not have a detrimental impact on either the health or stability of this tree.

Sidewalk location: It is our understanding that the sidewalk connecting the building and the municipal sidewalk will be at the main floor grade, which will be at or above the existing soil grade of the municipal frontage. It should be possible to install this sidewalk with limited or no excavation beneath the existing grade.

Servicing: We were not supplied with or reviewed the civil drawings for this site, however the municipal GIS maps show the sanitary and water service mains located on the Nanaimo Street frontage and where connection to these service can be made without impacting the municipal London plane tree. There are also locations along the municipal frontages where the electrical, communications and gas services can be installed where they do not encroach within the Critical Root zone of this tree.

The Municipal GIS maps shows that the storm drain main is located on Summit Avenue but terminates to the west of the subject property and the municipal London plane. An extension of this main to the property could potentially impact this tree. The project arborist should review the location for the storm connection and any extension of the Municipal Storm main. The service connection at the property boundary should be located where it does not encroach within the Critical Root zone of the municipal London plane tree.

Municipal infrastructure: The plans reviewed did not show any upgrades or replacement of the municipal infrastructure in the location of the municipal London plane tree.

It may however be necessary to extend the Storm drain along Summit Avenue and past this tree.

The project arborist should review any plans for upgrades or construction of municipal services or infrastructure in the vicinity of the plane tree.

Excavation: The project arborist must supervise any excavation occur within 5 metres of the base of the London plane tree that is retained. Any excavation that is within the property boundaries can be completed without having a detrimental impact on the municipal tree.

Pruning: The canopy of the municipal plane tree is in trespass over the property boundary.

It will be necessary prune this tree to remove the limbs that are in trespass and additional light pruning for construction access around the footprint. A single limb that is approximately 20 cm in diameter at its union with the main stem will be difficult to prune at the property boundary while leaving a suitably structured and appealing form. We recommend pruning this limb back to where it arises from its parent stem. The remaining limbs that extend over the property boundary should

be pruned where they arise from the stem or limb outside the boundary and where they will provide sufficient construction clearance without risking future accidental limb breakage during construction. In our opinion this pruning can be completed without having a detrimental impact on the health or structure of the tree. All pruning should be completed by an ISA Certified arborist to ANSI A300 standards. The project arborist must monitor and supervise the recommended pruning.

Landscape Installation:

The landscape plans that were reviewed indicate that within the critical root zone of the plane tree, turf is to be installed on the municipal frontage and low growing drought tolerant plants between this boundary and the building footprint.

- Possible options for addressing and mitigating the impacts related to establishing plant material within the critical root zones of protected trees include;
 - Restricting the planting within this 5-metre zone to ground cover or perennial plants that can be planted in SP4 container size.
 - Planting trees and larger plant material a minimum distance of 5 metres from the base of the subject tree.
 - Raising the level of the planting site so that larger plants can be installed within a raised soil bed without any excavation beneath the existing site grade.
 - Installing smaller plant material supplied in #1 container size or smaller and allowing this material to grow up to the required size over a longer timeframe.

Arborist Role: The arborist must be contacted and consulted to:

- Locate the barrier fencing
- Review this report and retention plans with the project foreman or site supervisor
- Locate work zones, where required
- Supervise excavation, when required within, the root zones, a distance extending approximately 5 metres out from the base of each tree.
- Monitor and supervise pruning that is to be completed by an ISA Certified arborist, to ANSI A300 standards.

It is the responsibility of the client or his/her representative to contact the project arborist when required to review or supervise the activities outlined above.

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

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree Resource Spreadsheet, Barrier Fencing Specifications, Tree Location Diagram Plans reviewed.

Disclosure Statement

The tree resource assessment conducted is a Level 1 limited visual assessment of the aboveground portions of trees located within the 750 and 780 Summit Avenue properties and municipal frontage by way of a ground level walking inspection of all sides of the trunk canopy and root collar.

The opinions and recommendations provided are based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property on January 16, 2019 and the trees situate thereon by and upon drawings and information provided by the Client. The opinions are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered as to the length of the validity of the results, observations, recommendations and analysis.

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Victoria, BC V8Z 7H6
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Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet for 750 780 Summit Avenue

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy ~ approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Bylaw Status	Retention Status
320	Leyland cypress	<i>Cupressocyparis leylandii</i>	10.0	3	1.0	Fair	Fair	Good	Foliage in lower canopy dead due to previous growth competition. Located within the proposed building footprint	Not Protected	Remove (NS)
321	Leyland cypress	<i>Cupressocyparis leylandii</i>	17.0	3	1.5	Poor	Poor	Good	Most of live canopy removed. Located within the proposed building footprint.	Not protected	Remove (NS)
322	Leyland cypress	<i>Cupressocyparis leylandii</i>	16.0	3	1.5	Poor	Poor	Good	Most of live canopy removed. Located within the proposed building footprint.	Not Protected	Remove (NS)
28147 (323)	Accolade Flowering cherry	<i>Prunus accolade</i>	20.0	4	2.0	Fair	Poor	Moderate	Stem removed previously, weak attachment to main stem. Cherry Bark Tortrix infestation. Root suckers at base.	Municipal	Remove
28146 (324)	Accolade Flowering cherry	<i>Prunus accolade</i>	5,7,9,10,11,12	5	2.0	Fair	Poor	Moderate	Weakly attached stems, Cherry Bark Tortrix infestation. Root suckers at base	Municipal	Remove
28145	London plane	<i>Platanus X acerifolia</i>	57.0	13	4.5	Good	Fair	Good	Located 3 metres from boundary of subject property. Canopy overhang, Canopy asymmetry due to pruning for hydro clearance. Tree incorrectly identified in municipal inventory. Located where its protection during construction is possible.	Municipal	Retain



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Key to Headings in Tree Resource Spreadsheet – Page 1

Tag: Tree identification number on a metal tag attached to tree with nail or wire at eye level. Trees on municipal or neighboring properties are not tagged and are identified on the site plans usually starting from the number one.

NT: No Tag due to inaccessibility or separate ownership.

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 because of 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 species of tree 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: Poor, Moderate or Good.

Optimal Root Protection 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 Construction Tolerance Rating. This methodology is based on the methodology described 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
- 10 or 12 x DBH = Moderate
- 08 or 10 x DBH = Good

For this purpose, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk. It should be noted that these measures are solely mathematical calculations that do not take into account crown spread, soil depth, age, health, or structure (such as lean).

Health Condition

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

Structure Condition

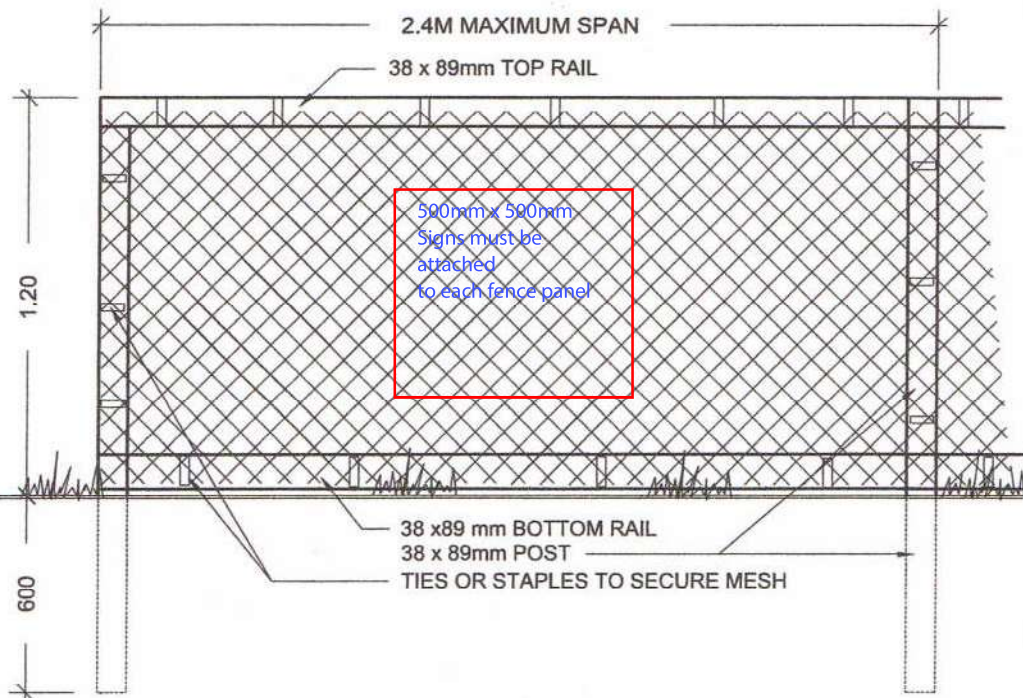
- Very Poor – Potentially imminent hazard that requires immediate action such as large dead hanging limbs or an unstable root plate
- Poor - Poor structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns such as codominant stems that are still possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Tree Status:

- Bylaw-protected – Tree that is of a size or species that is protected under the current municipal Tree Protection Bylaw.
- Not Protected – Tree that is of a size or species that is not protected under the current municipal Tree Protection Bylaw.
- Municipal – Tree that is located on the municipal frontage.

Retention Status:

- Remove - 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



TREE PROTECTION FENCING
 FENCE WILL BE CONTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANZIED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

500mmx500mm signs must be attached to each fence panel
 at 10 metre intervals

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D. RR
 SCALE: N.T.S.

E105
 DRAWING

REVISIONS

#3-864 Queens Ave., Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT _____

Landscape Concept Plan

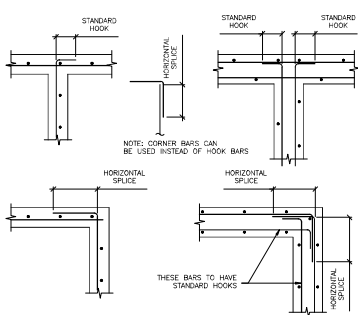
PROJECT No. 1916

April. 18, 2019 1 of 1

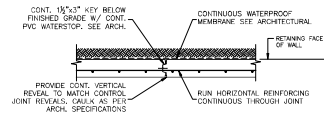
SHEET



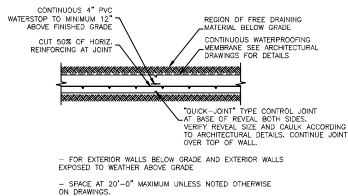
Landscape Concept - Summit Ave. Car Storage Facility



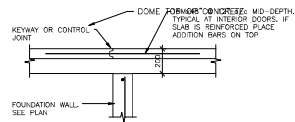
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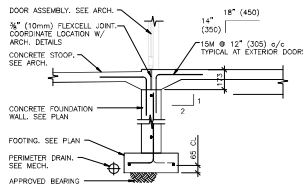
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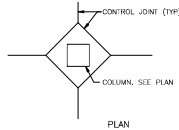
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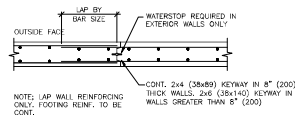
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NOT TO SCALE



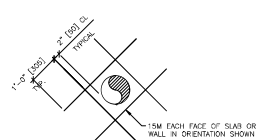
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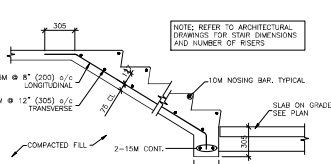
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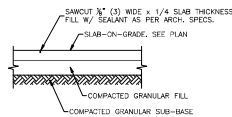
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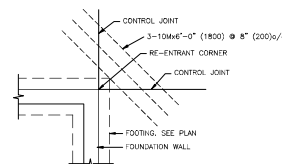
FOR OPENINGS UP TO 24"x24"
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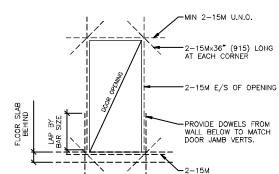
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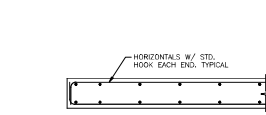
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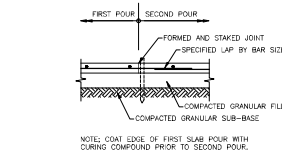
AT RE-ENTRANT CORNER
TYPICAL CONTROL JOINT
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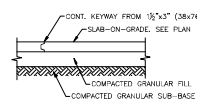
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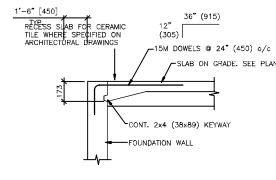
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NOT TO SCALE



REINFORCED SLAB
TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT
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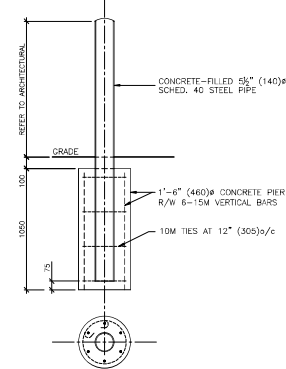


UNREINFORCED SLAB
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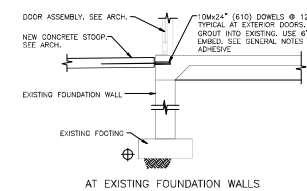


DETAIL AT SEAMLESS OR CERAMIC TILE FLOORS
TYPICAL DETAIL

AT FOUNDATION WALL
TYPICAL SLAB ON GRADE DETAILS
NOT TO SCALE



TYPICAL BOLLARD DETAIL
NOT TO SCALE



TYPICAL CONCRETE STOOP TO FOUNDATION DETAIL
NOT TO SCALE

ISSUES		
No.	DATE	ISSUED FOR
1	10/10/2019	STOP PROGRESS
3	2019.09.19	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.09	REVIEW

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

SUMMIT AVENUE CAT STORAGE FACILITY

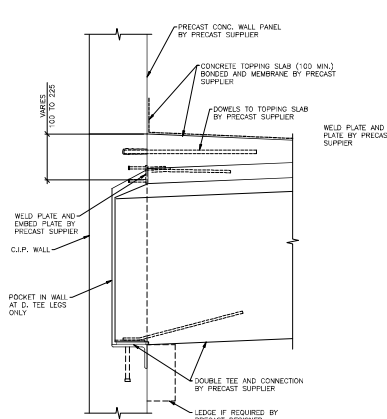
750 - 780 SUMMIT AVENUE AND NANAIMO STREET
SUPERB CONSTRUCTION LTD.

HEROLD ENGINEERING LIMITED
Consulting Engineers
3701 Shelton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

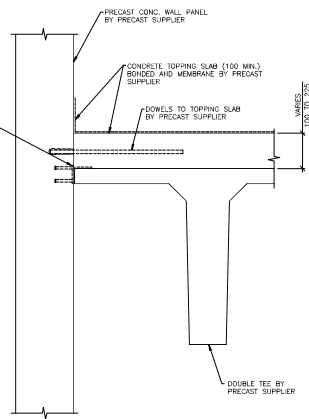
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DRAFTED	SJM/YH	
DRAFTING REVIEW	SJM	
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HEL DRAWING No.	S102	REVISION
		5

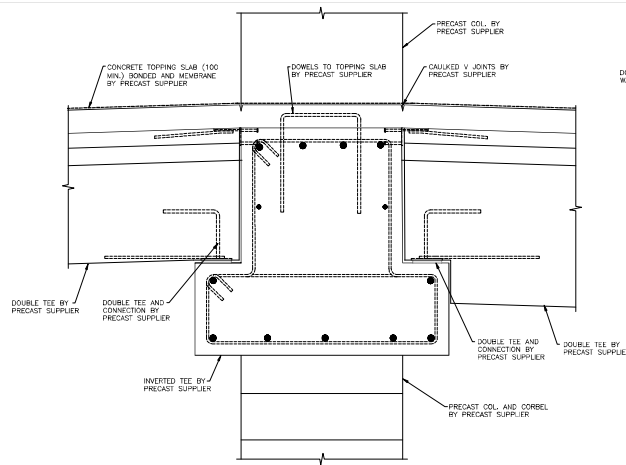
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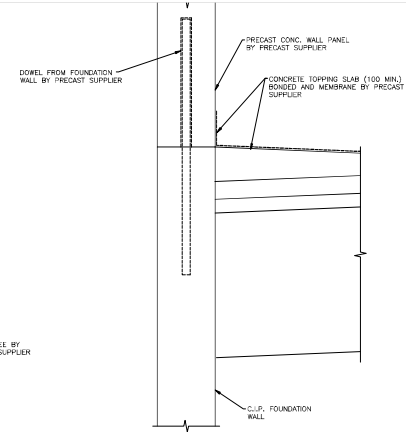
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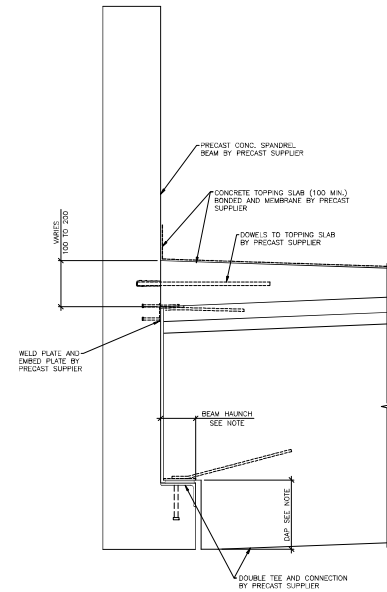
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CIP OR PRECAST WALL PANEL
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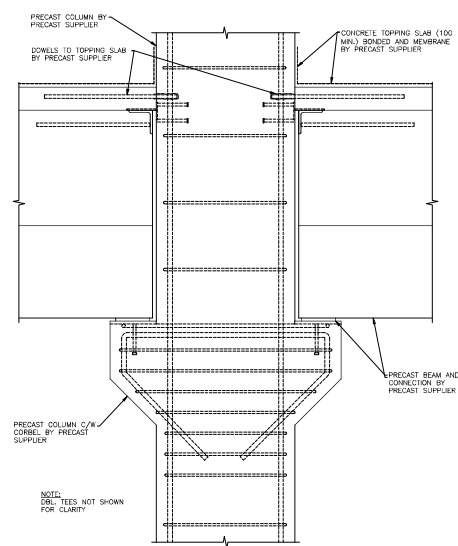
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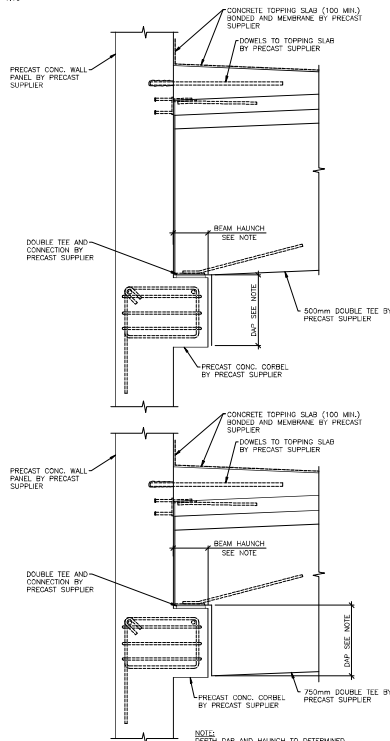
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TO FOUNDATION WALL WALL DETAIL
SCALE: 1:10



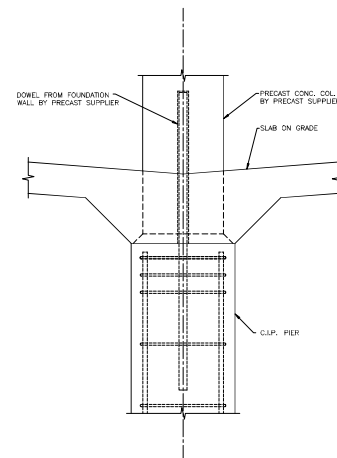
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PRECAST SPANDREL BEAM
SCALE: 1:10



PRECAST BEAM TO PRECAST COLUMN BEARING DETAIL
SCALE: 1:10



DOUBLE TEE BEARING ON PRECAST
WALL CORBEL
SCALE: 1:10



PRECAST CONCRETE COLUMN TO
CONCRETE PIER DETAIL
SCALE: 1:100

ISSUES	
No.	DATE ISSUED FOR
1	2018.09.20 STOP PROGRESS
2	2018.09.19 INTERNAL REVIEW
3	2018.11.19 CONSULTANT COORDINATION
4	2020.01.09 REVIEW
SUB CONSULTANT	

ISSUED FOR REVIEW

NOT FOR
CONSTRUCTION

SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET
SUPERB CONSTRUCTION LTD.

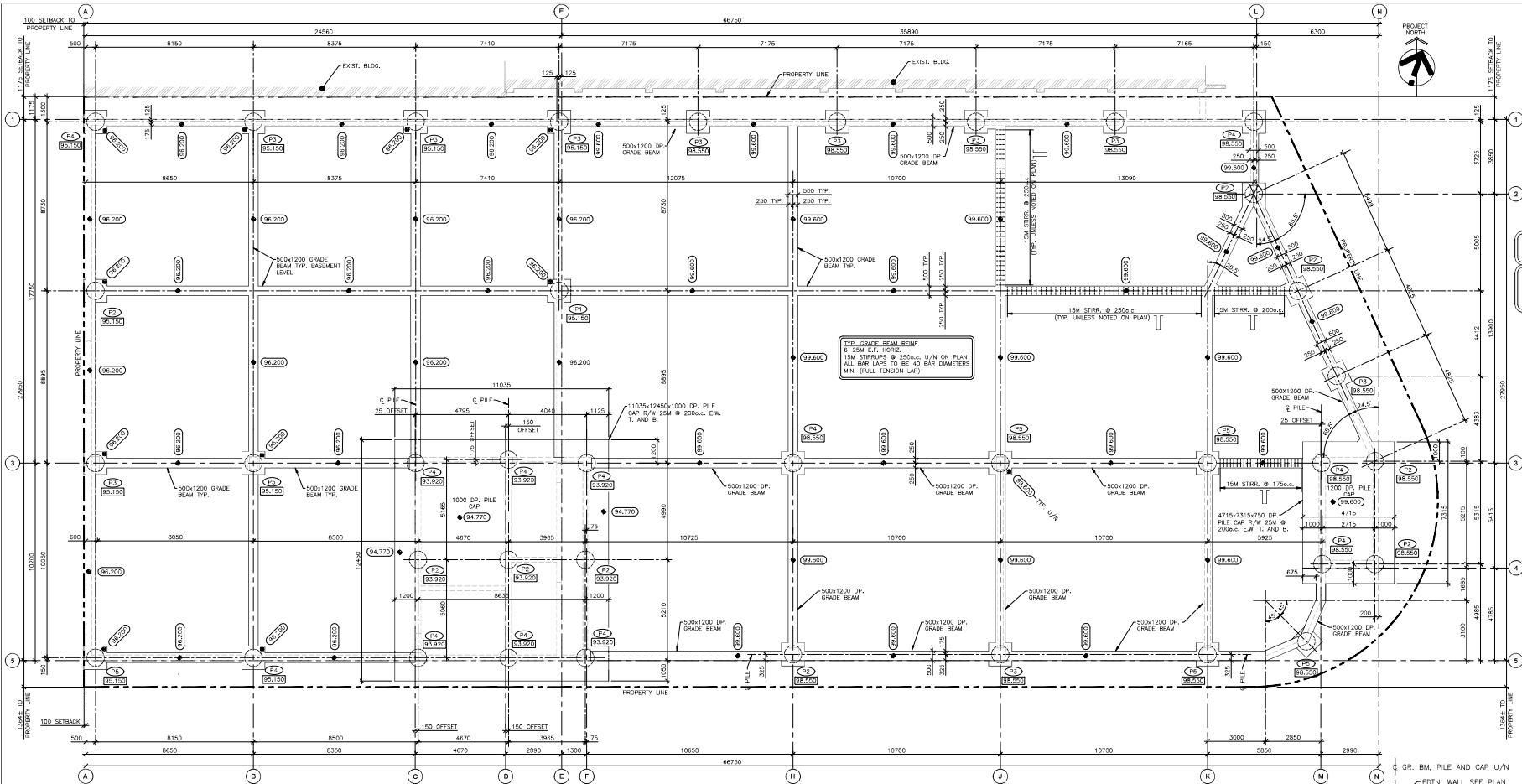
HEROLD
ENGINEERING LIMITED
Consulting Engineers
3701 Shelton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8858 Fax: 250-751-8859
Email: mail@heroldengineering.com

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TYPICAL PRECAST
DETAILS

DESIGNED	ENGINEERS SEAL
GB	
DESIGN REVIEW	
AMH	
DRAFTED	
SJM/YH	
DRAFTING REVIEW	
SJM	
PROJECT NO.	CLIENT DRAWING NO.
036C-028	n/a
SCALE	PERMIT NO.
NONE	n/a
HEL DRAWING NO.	REVISION
S103	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

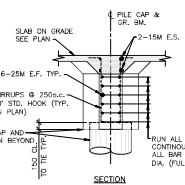


CAISSON AND GRADE BEAM LAYOUT

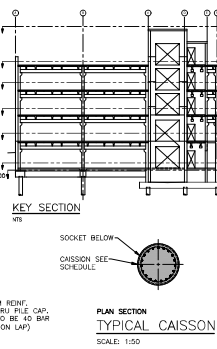
SCALE: 1:100

NOTE:
THIS DWG. TO BE READ IN CONJUNCTION WITH DWGS.
S201 AND S202

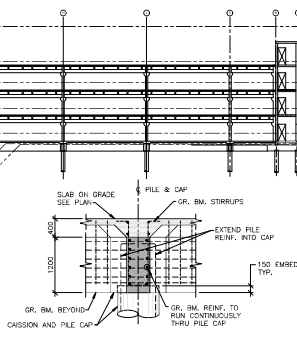
- LEGEND:
- G6.100 INDICATES ELEVATION TOP OF GRADE BEAM AND PILE CAP
 - P2 INDICATES PILE TYP SEE SCHEDULE THIS DWG.
 - G3.920 INDICATES ELEVATION TOP OF CAISSON
 - CAISSON PILE SEE PILE SCHEDULE THIS DWG.



TYPICAL GRADE BEAM
SCALE: 1:50



TYPICAL CAISSON
SCALE: 1:50

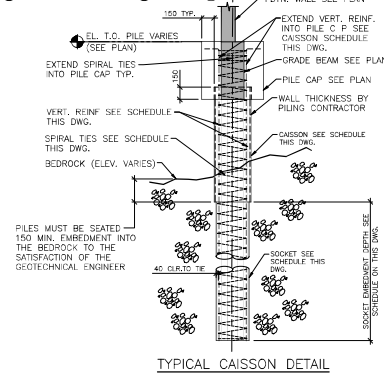


GRADE BEAM INTERSECTION AT PILE CAP
SCALE: 1:50

CAISSON PILE SCHEDULE

MARK	CAISSON DIAMETER (mm)	SOCKET DIAMETER (mm)	ESTIMATED EMBEDMENT LENGTH INTO BEDROCK (mm)	VERTICAL REINFORCING	LOAD (kN)	SPIRAL TIES
P1	900	885	1500	20-25M	-	10M @ 80c.c. PITCH
P2	900	885	2000	20-25M	-	10M @ 80c.c. PITCH
P3	900	885	2500	20-25M	-	10M @ 80c.c. PITCH
P4	900	885	3000	20-25M	-	10M @ 80c.c. PITCH
P5	900	885	4000	20-25M	-	10M @ 80c.c. PITCH

NOTES:
CAISSON PILE WALL THICKNESS TO BE DETERMINED BY PILING CONTRACTOR.
PROVIDE 90° STD. HOOK TO VERT. REINF. EXTEND VERT. REINF 1000 INTO 1200 DP. PILE CAP AND 800 INTO 1000 DP. PILE CAP



TYPICAL CAISSON DETAIL
SCALE: 1:50

ISSUES		
No.	DATE	ISSUED FOR
1	2019.04.23	STOP PROGRESS
2	2019.09.09	PROGRESS SET
3	2019.09.19	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

SUB CONSULTANT

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750 - 780 SUMMIT AVENUE AND NANAIMO STREET
SUPERB CONSTRUCTION LTD.

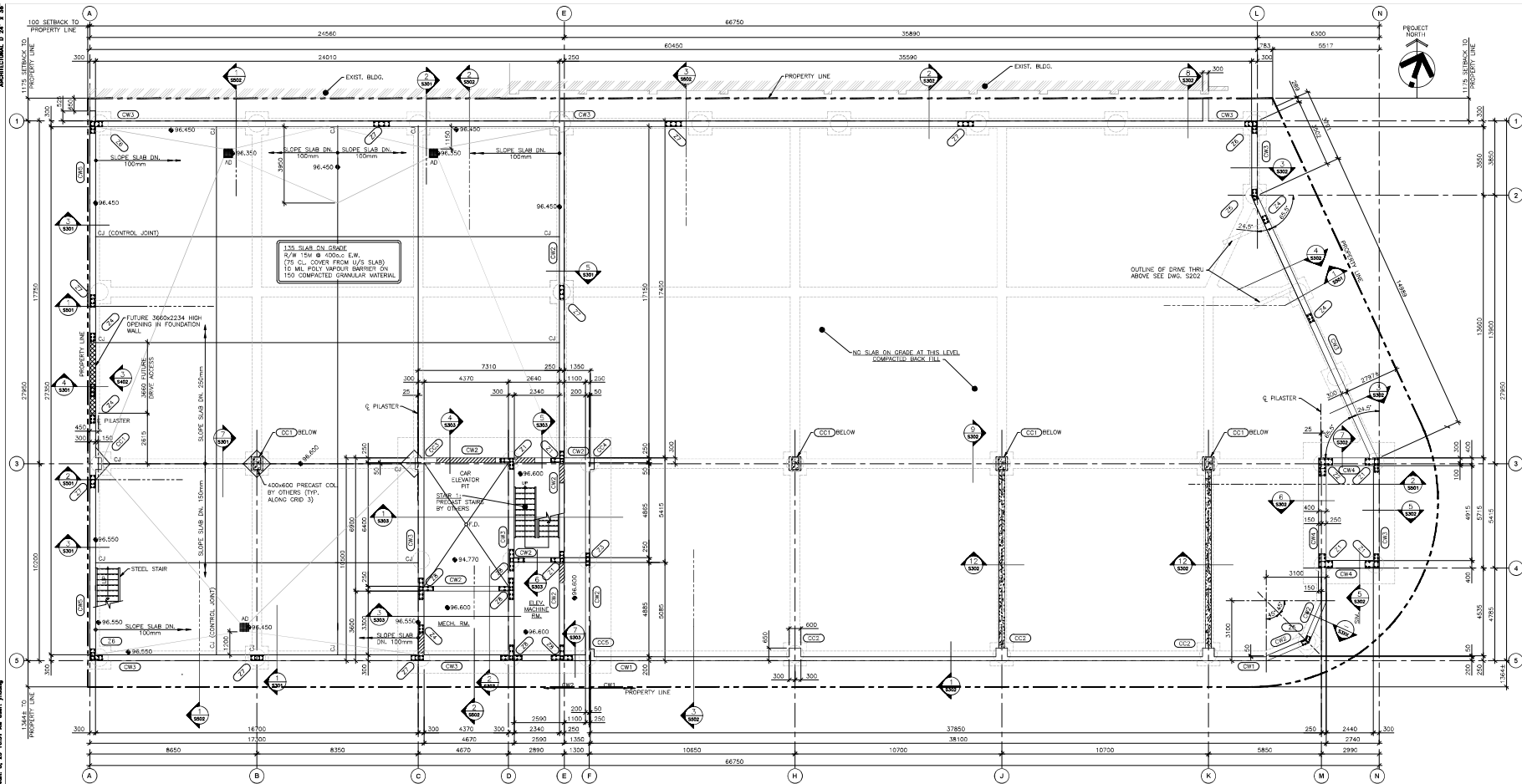
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Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

CAISSON AND GRADE BEAM LAYOUT

DESIGNED	ENGINEERS SEAL
GB	
DESIGN REVIEW	
AMH	
DRAFTED	
SJM/YH	
DRAFTING REVIEW	
SJM	
PROJECT NO.	CLIENT DRAWING NO.
0366-028	n/a
SCALE	PERMIT NO.
AS SHOWN	n/a
HEL DRAWING No.	REVISION
S200	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: N:\Projects\0300-038 Summit Road - Basement Level - Drawing\0300-038-0301.dwg Plot Date: 2019-09-23 10:33 AM User: jhanning



CONCRETE OUTLINE
FOUNDATION PLAN - BASEMENT LEVEL LAYOUT

SCALE: 1/16"=1'-0"

LEGEND:

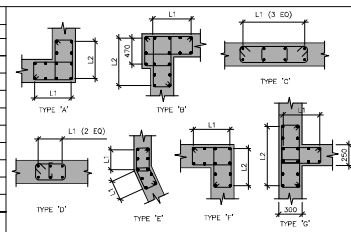
INDICATES 200 DP. DEPRESSION IN TOP OF FOUNDATION WALL.

XXX-XXX INDICATES ELEVATION TOP OF SLAB

26 INDICATES ZONE REINF. IN WALL SEE SCHEDULE THIS DWG.

ZONE REINFORCING SCHEDULE					
MARK	TYPE	L1	L2	VERTS.	TIPS.
21	A	700	700	12-25M	10M @ 200c.c. (2 TIES PER SET)
22	B	800	700	14-30M	10M @ 200c.c. (3 TIES PER SET)
23	C	750	-	8-25M	10M @ 200c.c. (2 TIES PER SET)
24	D	400	-	6-25M	10M @ 200c.c. (SINGLE TIE)
25	E	200	-	8-25M	10M @ 200c.c. (2 TIES PER SET)
26	F	550	550	12-25M	10M @ 200c.c. (2 TIES PER SET)
27	G	750	-	8-25M	10M @ 200c.c. (2 TIES PER SET)
28	H	700	1050	16-25M	10M @ 200c.c. (3 TIES PER SET)

NOTES: SEE GENERAL NOTES FOR CONCRETE COVER AND VERTICAL BAR SPICE DIMENSIONS



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CONCRETE WALL SCHEDULE		
MARK	WIDTH	REINFORCING
CW1	200	15M @ 300 E.W.
CW2	250	15M @ 300c.c. E.F. VERT. 15M @ 300c.c. E.F. HORIZ.
CW3	300	15M @ 300c.c. E.F. VERT. 15M @ 300c.c. E.F. HORIZ.
CW4	400	20M @ 300c.c. E.F. VERT. 15M @ 300c.c. E.F. HORIZ.
CW5	300	20M @ 300c.c. E.F. VERT. 15M @ 300c.c. E.F. HORIZ.

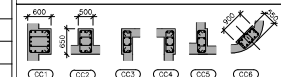
CONCRETE COLUMN/PILASTER SCHEDULE

MARK	SIZE	VERTS.	TIES
CC1	600x700	12-30M	10M @ 250c.c. (2 TIES PER SET)
CC2	600x650	10-25M	10M @ 250c.c. (2 TIES PER SET)
CC3	450x600	8-25M	10M @ 250c.c. (2 TIES PER SET)
CC4	450x600	8-25M	10M @ 250c.c. (2 TIES PER SET)
CC5	450x600	8-25M	10M @ 250c.c. (2 TIES PER SET)
CC6	550x900	16-30M	10M @ 250c.c. (2 TIES PER SET)

NOTES:

SEE GENERAL NOTES FOR CONCRETE COVER AND VERTICAL BAR SPICE DIMENSIONS

PROVIDE 3 EXTRA 10M TIES @ 75c.c. AT TOP



ISSUES		
NO.	DATE	ISSUED FOR
1	2019.09.23	STOP PROGRESS
2	2019.09.29	PROGRESS SET
3	2019.11.19	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

SUB CONSULTANT

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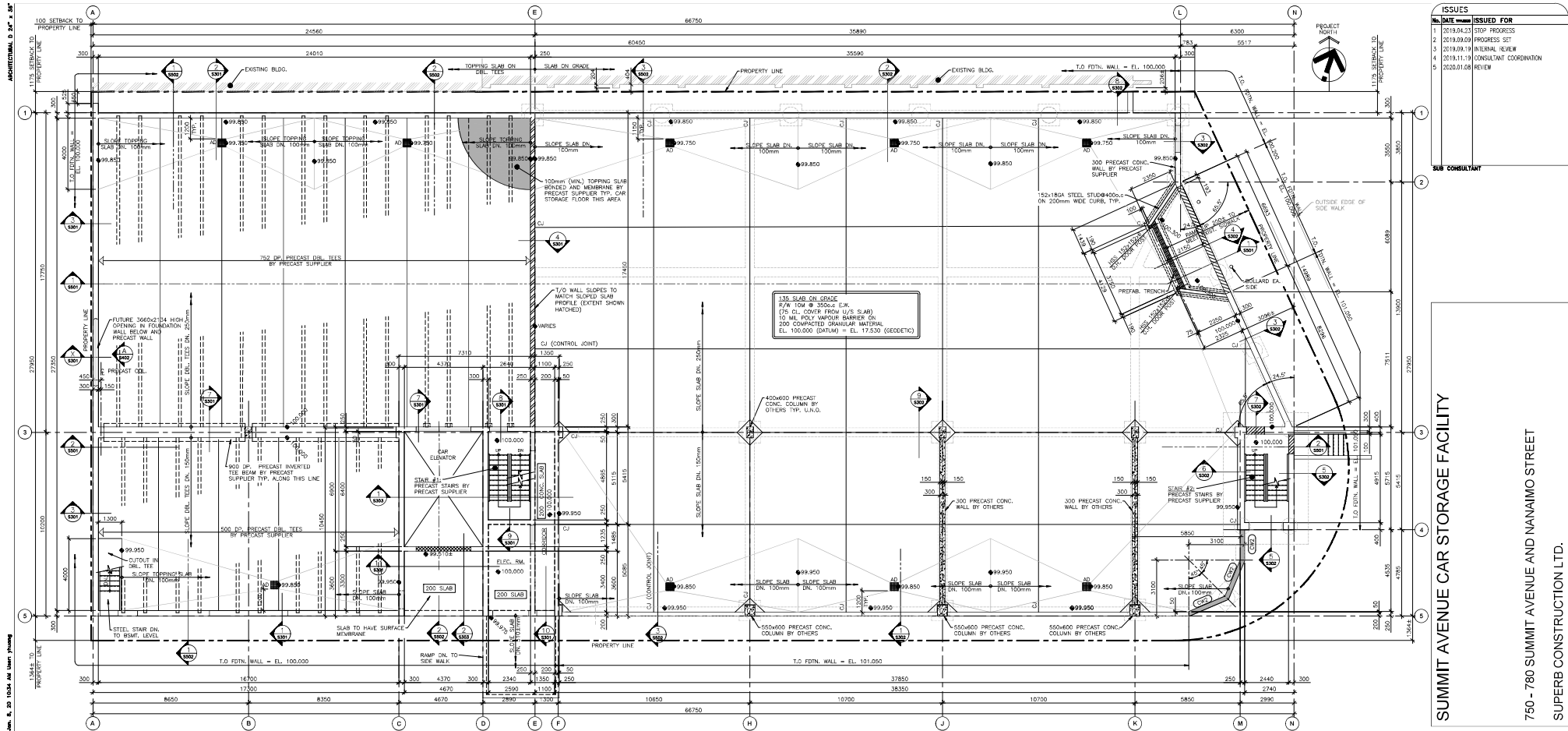
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FOUNDATION PLAN - BASEMENT LEVEL

DESIGNED		ENGINEERS SEAL	
GB			
DESIGN REVIEW		CLIENT DRAWING NO.	
ASH		n/a	
DRAFTED		PERMIT NO.	
SJM/YH		n/a	
DRAFTING REVIEW		REVISION	
SJM			
PROJECT NO.		S201	
0366-028		5	
SCALE		AS SHOWN	

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



GROUND LEVEL PLAN - MAIN FLOOR LAYOUT

SCALE: 1:100

NOTE:
OUTLINE OF PRECAST WALL PANELS NOT SHOWN FOR CLARITY.

- LEGEND:
- INDICATES 200 DP. DEPRESSION IN TOP OF FOUNDATION WALL.
 - INDICATES 400 DP. DEPRESSION IN TOP OF FOUNDATION WALL.
 - INDICATES DEPRESSION IN TOP OF FOUNDATION WALL TO MATCH PROFILE OF SLAB SLOPE AT 1/2 S OF SLAB (VARIES 200 TO 500)
 - INDICATES 350 DP. DEPRESSION IN TOP OF FOUNDATION WALL.
 - INDICATES ELEVATION TOP OF SLAB ON GRADE OR TOPPING SLAB

SPECIFIED FLOOR LOADING

SUPERIMPOSED DL = 0.5 kPa (10 psf)
TOPPING DL = 2.4 kPa (50 psf) PLUS ADDITIONAL AMOUNTS WHERE ONLY UP TO SLOPE
ASSIGNED DOUBLE TEE WEIGHTS: 750 TEE = 2.15 kPa (45 psf)
500 TEE = 2.45 kPa (50 psf)

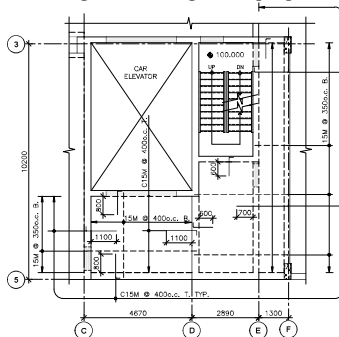
LIVE LOAD = 2.4 kPa (50 psf)

ALL LEVELS EXCEPT ROOF. SEE SHOW LOAD SHURAN ON S205

DEFLECTION CRITERIA

LIVE LOAD = L/260

TOTAL LOAD = L/240



SUSPENDED SLAB REINFORCING PLAN

SCALE: 1:100

PRECAST SUPERSTRUCTURE NOTES

THE MIX DESIGN, STRENGTH, DAPPHAGW ACTION, BONDING, FINISH, AND PROTECTION OF THE CONCRETE TOPPING PLACED ON THE PRECAST STRUCTURE ARE THE RESPONSIBILITY OF THE PRECAST SUPERSTRUCTURE SUPPLIER AND THEIR ENGINEERING TEAM, AND SHALL BE IN CONFORMANCE WITH THE CSA STANDARD FOR PARKING STRUCTURES, CSA 5413-14 TABLE 1. THE TOPPING SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE, NOT JUST A WEARING SURFACE.

THE ENTIRE PARKING STRUCTURE SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO ARE WELL Versed IN THE DESIGN OF PARKING STRUCTURES, AND WHO WILL IN TURN SUBMIT SCHEDULES SB AND SC FOR SPECIALTY ENGINEERING IN CONFORMANCE WITH THE BC BUILDING CODE, 2018 EDITION.

NOTE:
OUTLINE OF PRECAST WALL PANELS NOT SHOWN FOR CLARITY.

ISSUES	DATE	ISSUED FOR
1	2019.09.23	STOP PROGRESS
2	2019.09.29	PROGRESS SET
3	2019.09.19	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.06	REVIEW

SUB CONSULTANT

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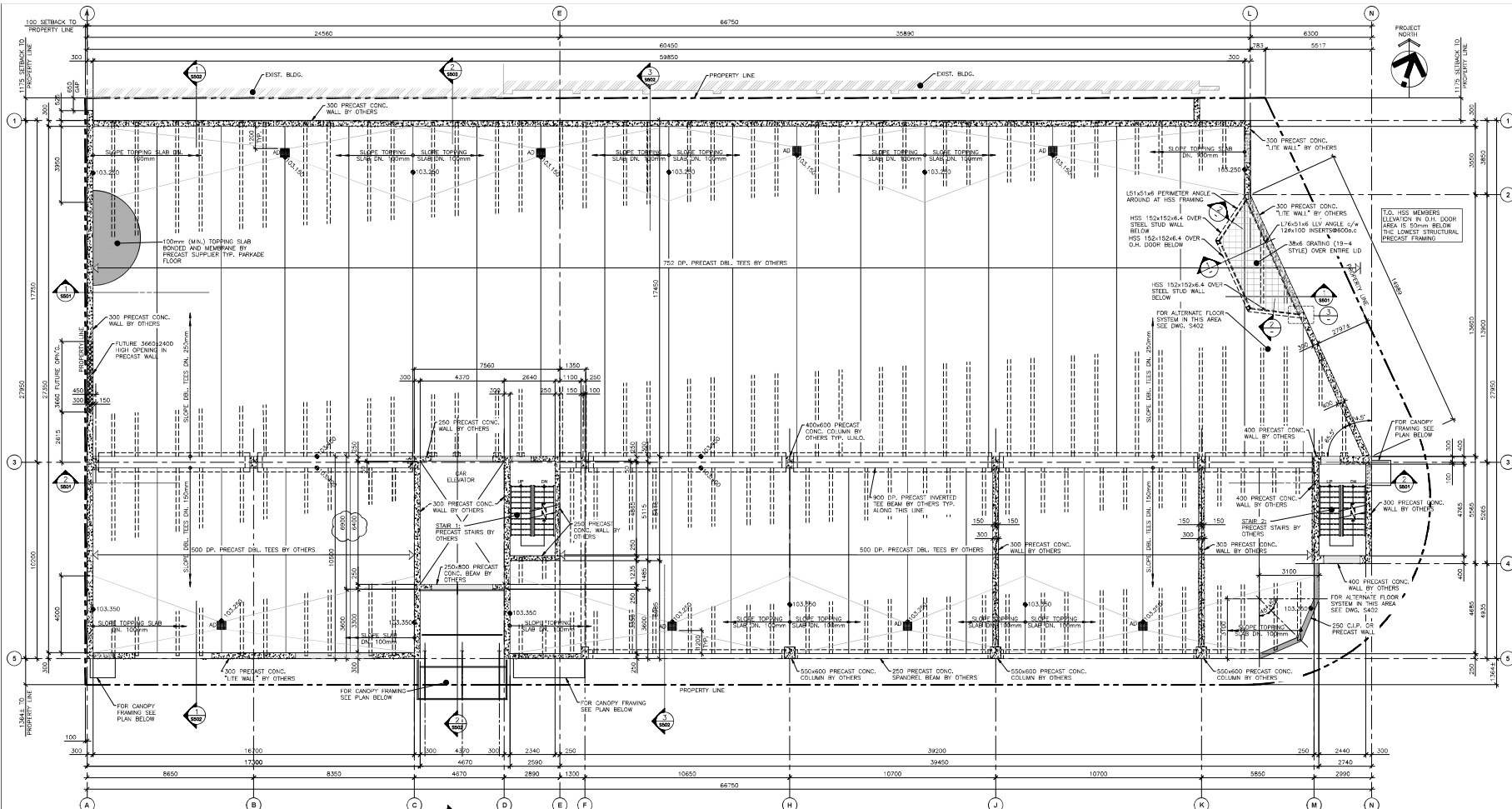
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MAIN FLOOR STORAGE LEVEL PLAN

DESIGNED	GB	ENGINEERS SEAL
DESIGN REVIEW		
AMH		
DRAFTED		
SJM/TH		
DRAFTING REVIEW		
SJM		
PROJECT NO.	0366-028	CLIENT DRAWING NO.
		n/a
SCALE	AS SHOWN	PERMIT NO.
		n/a
REL. DRAWING NO.	S202	REVISION
		5

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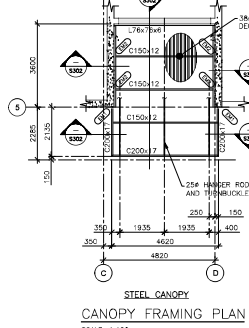
LEVEL 2 STORAGE LEVEL PLAN

SCALE: 1/100

● XXXXXX INDICATES ELEVATION TOP OF SLAB OR TOPPING SLAB

SPECIFIED FLOOR LOADING

SUPERIMPOSED DL = 0.5 kPa (10 psf)
TOPPING DL = 2.4 kPa (50 psf) PLUS ADDITIONAL AMOUNTS
WHERE BELL UP TO SLAB
ASSUMED DOUBLE TEE HEIGHTS: 750 TEE = 3.15 kPa (65 psf)
500 TEE = 2.65 kPa (55 psf)
LIVE LOAD = 2.4 kPa (50 psf)
ALL LEVELS EXCEPT ROOF, SEE SNOW LOAD DIAGRAM ON S205
DEFLECTION CRITERIA
LIVE LOAD = $L/360$
TOTAL LOAD = $L/240$



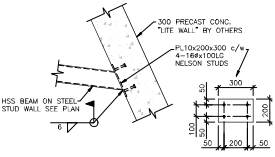
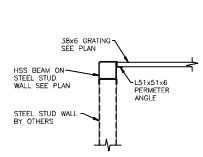
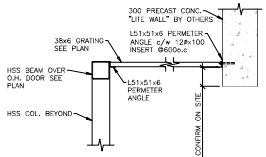
STEEL CANOPY
CANOPY FRAMING PLAN
SCALE: 1/100

1 SECTION
1:20

2 SECTION
1:20

3 DETAIL
1:20

PRECAST SUPERSTRUCTURE NOTES
THE MIX DESIGN, STRENGTH, DAMP-PROOF ACTION, BONDING, FINISH, AND PROTECTION OF THE CONCRETE TOPPING PLACED ON THE PRECAST STRUCTURE ARE THE RESPONSIBILITY OF THE PRECAST SUPERSTRUCTURE SUPPLIER AND THEIR ENGINEERING TEAM, AND SHALL BE IN CONFORMANCE WITH THE CSA STANDARD FOR PARKING STRUCTURES, CSA S413-14 TABLE 1. THE TOPPING SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE, NOT JUST A WEARING SURFACE.
THE ENTIRE PARKING STRUCTURE SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO ARE WELL VERSED IN THE DESIGN OF PARKING STRUCTURES, AND WHO WILL IN TURN SUBMIT SCHEDULES SR AND SC FOR SPECIALTY ENGINEERING IN CONFORMANCE WITH THE BC BUILDING CODE, 2018 EDITION.



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NO.	DATE	ISSUED FOR
1	2018.09.20	STOP PROGRESS
2	2018.09.29	PROGRESS SET
3	2018.09.19	INTERNAL REVIEW
4	2018.11.19	CONSULTANT COORDINATION
5	2020.01.06	REVIEW

SUB CONSULTANT

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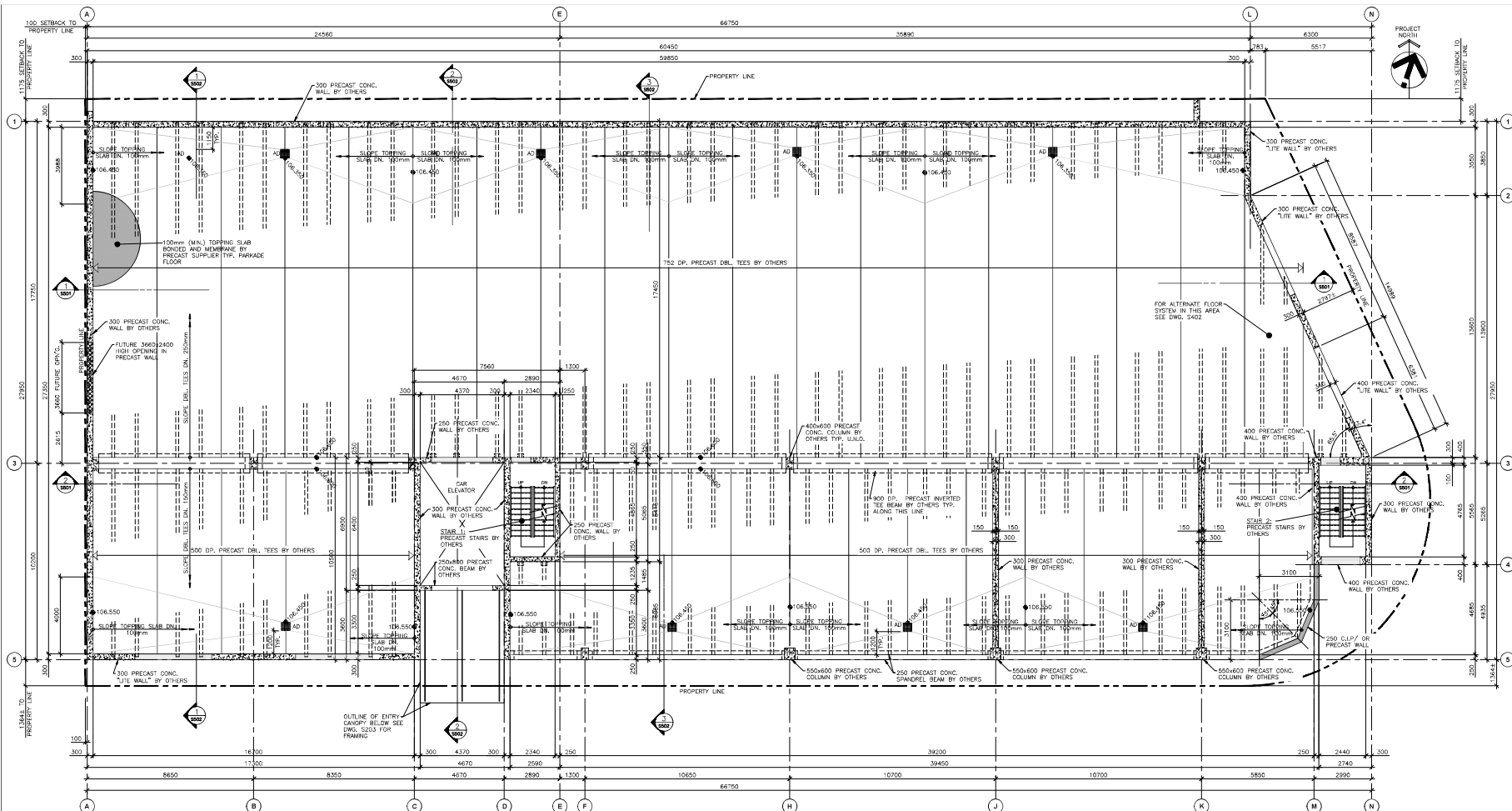
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LEVEL 2 STORAGE
LEVEL PLAN

DESIGNED GB	ENGINEERS SEAL	
DESIGN REVIEW AMH		
DRAFTED SJM/YH		
DRAFTING REVIEW SJM		
PROJECT No. ROGRESS SET	CLIENT DRAWING No. n/a	
SCALE AS SHOWN	PERMIT No. n/a	
HEL DRAWING No. S203		REVISION 5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



LEVEL 3 STORAGE LEVEL PLAN

SCALE: 1:100

SPECIFIED FLOOR LOADING

SUPERIMPOSED DL = 0.5 KPa (10 psf)
TOPPING DL = 2.4 KPa (50 psf) PLUS ADDITIONAL AMOUNTS
WHERE BUILT UP TO SLOPES
ASSUMED DOUBLE TEE WEIGHTS: 750 TEE = 3.15 KPa (65 psf)
500 TEE = 2.65 KPa (55 psf)

LIVE LOAD = 2.4 KPa (50 psf)
ALL LEVELS EXCEPT ROOF, SEE SNOW LOAD DIAGRAM ON S205

DEFLECTION CRITERIA	
LIVE LOAD	= $L/360$
TOTAL LOAD	= $L/240$

PRECAST SUPERSTRUCTURE NOTES

THE MIX DESIGN, STRENGTH, DIAPHRAGM ACTION, BONDING, FINISH, AND PROTECTION OF THE CONCRETE TOPPING PLACED ON THE PRECAST STRUCTURE ARE THE RESPONSIBILITY OF THE PRECAST SUPERSTRUCTURE SUPPLIER AND THEIR ENGINEERING TEAM, AND SHALL BE IN CONFORMANCE WITH THE CSA STANDARD FOR PARKING STRUCTURES, CSA S415-14 TABLE 1. THE TOPPING SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE, NOT

THE ENTIRE PARKING STRUCTURE SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO ARE WELL VERSED IN THE DESIGN OF PARKING STRUCTURES, AND WHO WILL IN TURN SUBMIT SCHEDULES SB AND SC FOR SPECIALTY ENGINEERING IN CONFORMANCE WITH THE BC BUILDING CODE, 2018 EDITION.

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CONSTRUCTION

ISSUES		
No.	DATE	ISSUED FOR
1	2019.04.23	STOP PROGRESS
2	2019.09.09	PROGRESS SET
3	2019.09.19	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

SUB CONSULTANT

SUMMIT AVENUE CAR STORAGE FACILITY

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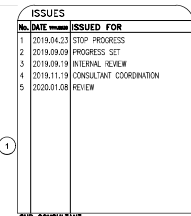
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LEVEL 3 STORAGE
LEVEL PLAN

DESIGNED GB	ENGINEERS SEAL
DRAWN AMH	
DRAFTED SJM/YH	
DRAFTING REVIEW SJM	
PROJECT No. 0360-028	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. S204	REVISION 5

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SUMMIT AVENUE CAR STORAGE FACILITY

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ROOF LEVEL
STORAGE LEVEL
PLAN

DESIGNED GB	ENGINEERS SEAL	
DESIGN REVIEW AMH		
DRAFTED SJM/YH		
DRAFTING REVIEW SJM		
PROJECT No. 0360-028	CLIENT DRAWING No. n/a	
SCALE AS SHOWN	PERMIT No. n/a	
HEL DRAWING No. S205	REVISION 5	

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

SCALE: 1:100

● XXX.XXX INDICATES ELEVATION TOP OF SLAB OR TOPPING SLAB

SPECIFIED ROOF LOADING	
DEAD LOAD	= DBL. TEES + TOPPING SLAB (SEE PRECAST SUPPLIER)
SNOW LOAD	= 2.0kPa (40psf) + ACCUMULATED SNOW LOAD
LIVE LOAD	= 2.4kPa (50psf)

DEFLECTION CRITERIA

LIVE LOAD	= $L/360$
TOTAL LOAD	= $L/240$

PRECAST SUPERSTRUCTURE NOTES:

THE MIX DESIGN, STRENGTH, DIAPHRAGM ACTION, BONDING, FINISH, AND PROTECTION OF THE CONCRETE TOPPING PLACED ON THE PRECAST STRUCTURE ARE THE RESPONSIBILITY OF THE PRECAST SUPERSTRUCTURE SUPPLIER AND THEIR ENGINEERING TEAM, AND SHALL BE IN CONFORMANCE WITH THE CSA STANDARD FOR PARKING STRUCTURES, CSA S413-1. TABLE 1. THE TOPPING SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE, NOT JUST A WEARING SURFACE.

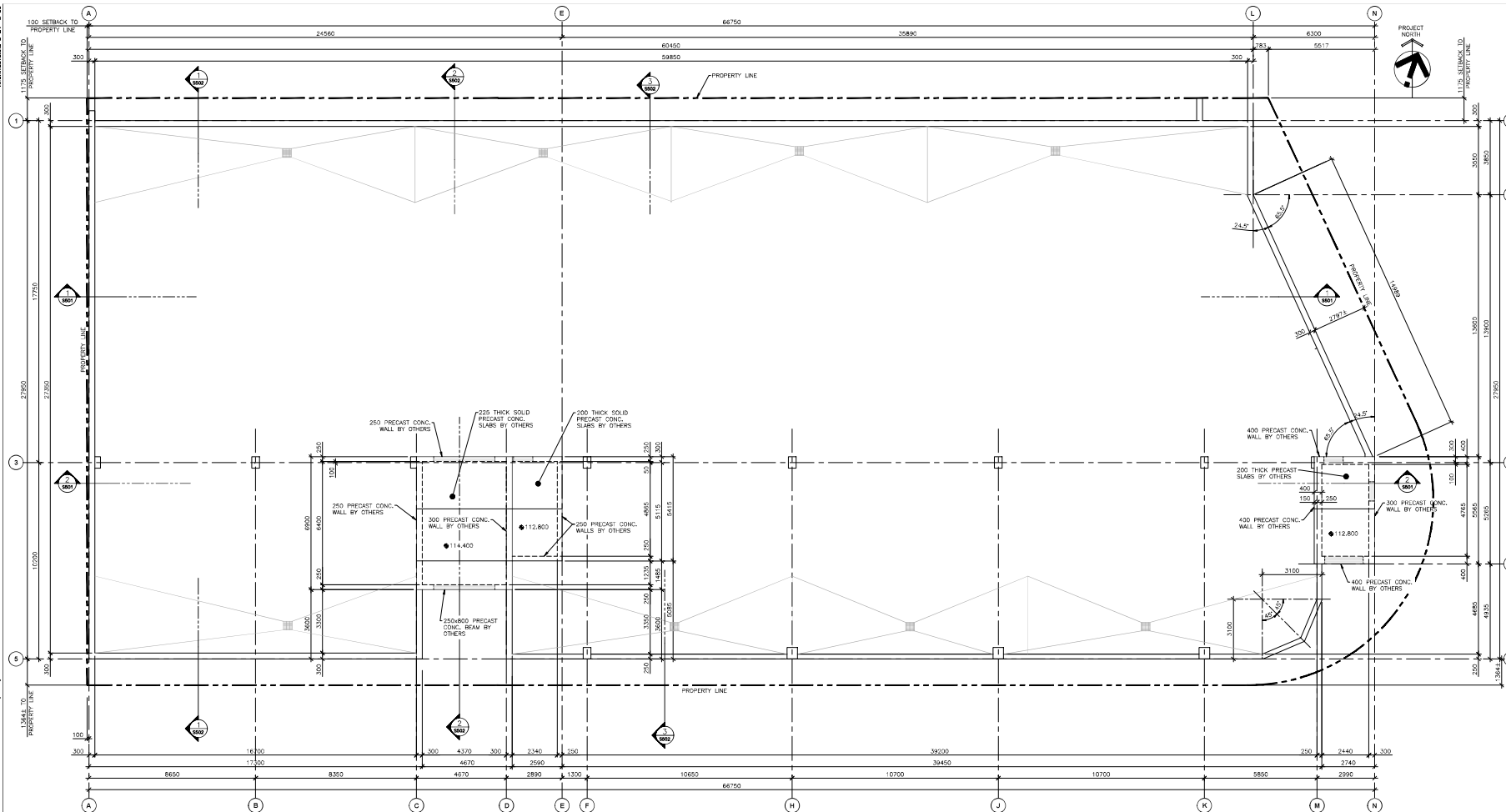
THE ENTIRE PARKING STRUCTURE SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO ARE WELL VERSED IN THE DESIGN OF PARKING STRUCTURES, AND WHO WILL IN TURN SUBMIT SCHEDULES SB AND SC FOR SPECIALTY ENGINEERING IN CONFORMANCE WITH THE BC BUILDING CODE, 2018 EDITION.

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CAR ELEVATOR AND STAIR ROOF PLAN
SCALE: 1/100

PRECAST SUPERSTRUCTURE NOTES
THE MIX DESIGN, STRENGTH, DIAPHRAGM ACTION, BONDING, FINISH, AND PROTECTION OF THE CONCRETE TOPPING PLACED ON THE PRECAST STRUCTURE ARE THE RESPONSIBILITY OF THE PRECAST SUPERSTRUCTURE SUPPLIER AND THEIR ENGINEERING TEAM AND SHALL BE IN CONFORMANCE WITH THE CSA STANDARD FOR PARKING STRUCTURES, CSA 5413-14 TABLE 1. THE TOPPING SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE, NOT JUST A WEARING SURFACE.
THE ENTIRE PARKING STRUCTURE SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO ARE WELL VERSED IN THE DESIGN OF PARKING STRUCTURES, AND WHO WILL IN TURN SUBMIT SCHEDULES SB AND SC FOR SECURITY ENGINEERING IN CONFORMANCE WITH THE BC BUILDING CODE, 2018 EDITION.

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ISSUES		
No.	DATE	ISSUED FOR
1	2018.09.28	STOP PROGRESS
2	2018.09.29	PROGRESS SET
3	2018.09.19	INTERNAL REVIEW
4	2018.11.19	CONSULTANT COORDINATION
5	2020.01.06	REVIEW

SUB CONSULTANT

SUMMIT AVENUE CAR STORAGE FACILITY

750-780 SUMMIT AVENUE AND NANAIMO STREET
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Consulting Engineers
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Email: mail@heroldengineering.com

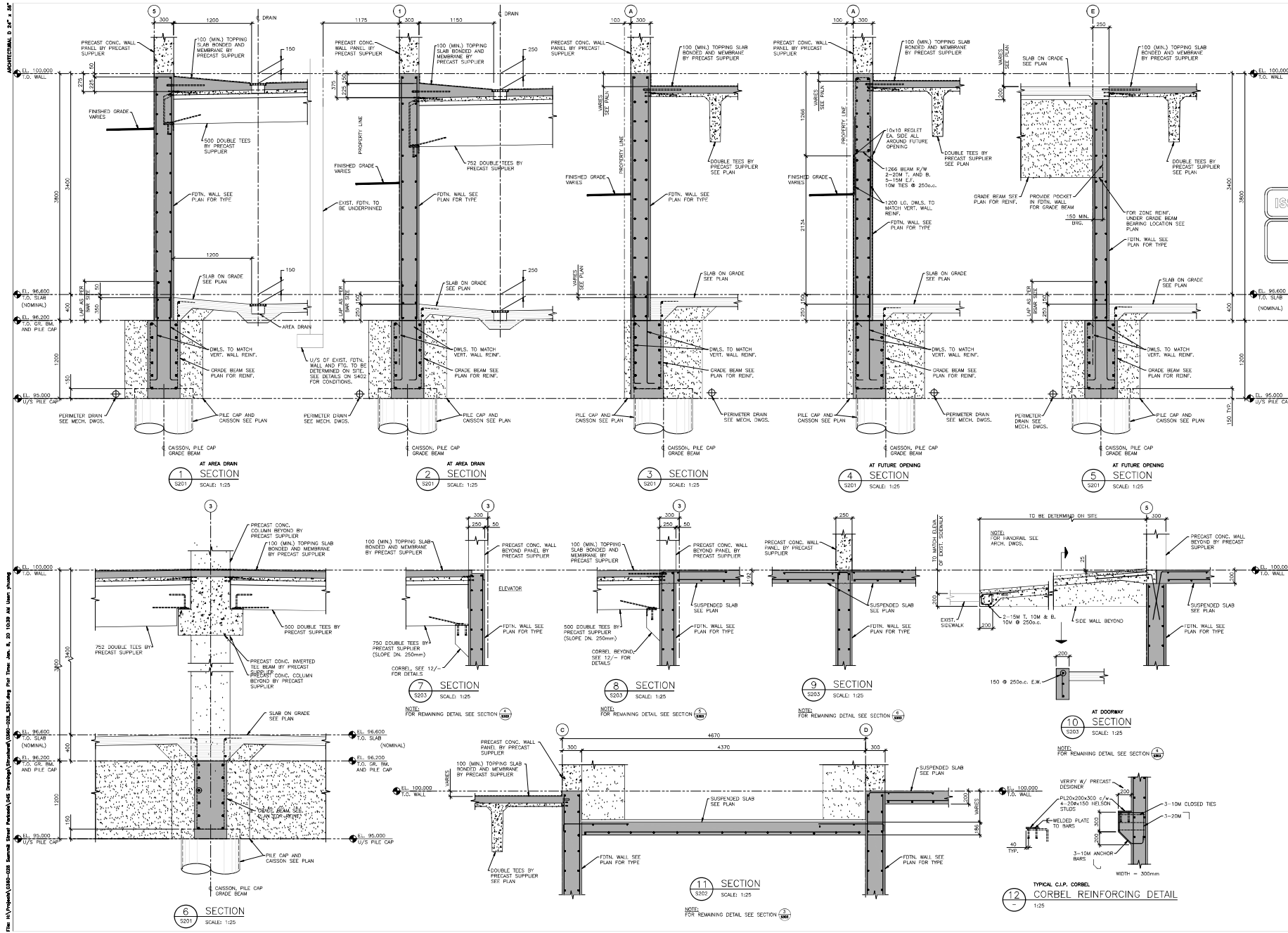
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CAR ELEVATOR AND STAIR ROOF PLANS

DESIGNED GB	ENGINEERS SEAL
DESIGN REVIEW AMH	
DRAFTED SJM/YH	
DRAFTING REVIEW SJM	
PROJECT No. 0360-028	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. S206	REVISION 5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: N:\Projects\0300-038 Summit Street Car Storage Facility\Drawings\Foundation\0300-038_S301.dwg Plot Time: Sat, 8/25/2018 10:44:10 AM
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ISSUES	
NO.	DATE
1	2018.09.25 STOP PROGRESS
2	2018.09.25 STOP PROGRESS
3	2018.09.25 STOP PROGRESS
4	2018.11.19 CONSULTANT COORDINATION
5	2020.01.09 REVIEW

SUB CONSULTANT

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION

SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET

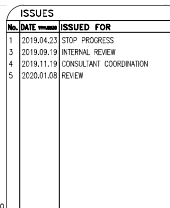
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Email: mail@heroldengineering.com

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DESIGNED	
GB	ENGINEERS SEAL
DESIGN REVIEW	AMH
DRAFTED	SJM/YH
DRAFTING REVIEW	SJM
PROJECT NO.	0366-028
CLIENT DRAWING NO.	n/a
SCALE	AS SHOWN
PERMIT NO.	n/a
REVISION	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



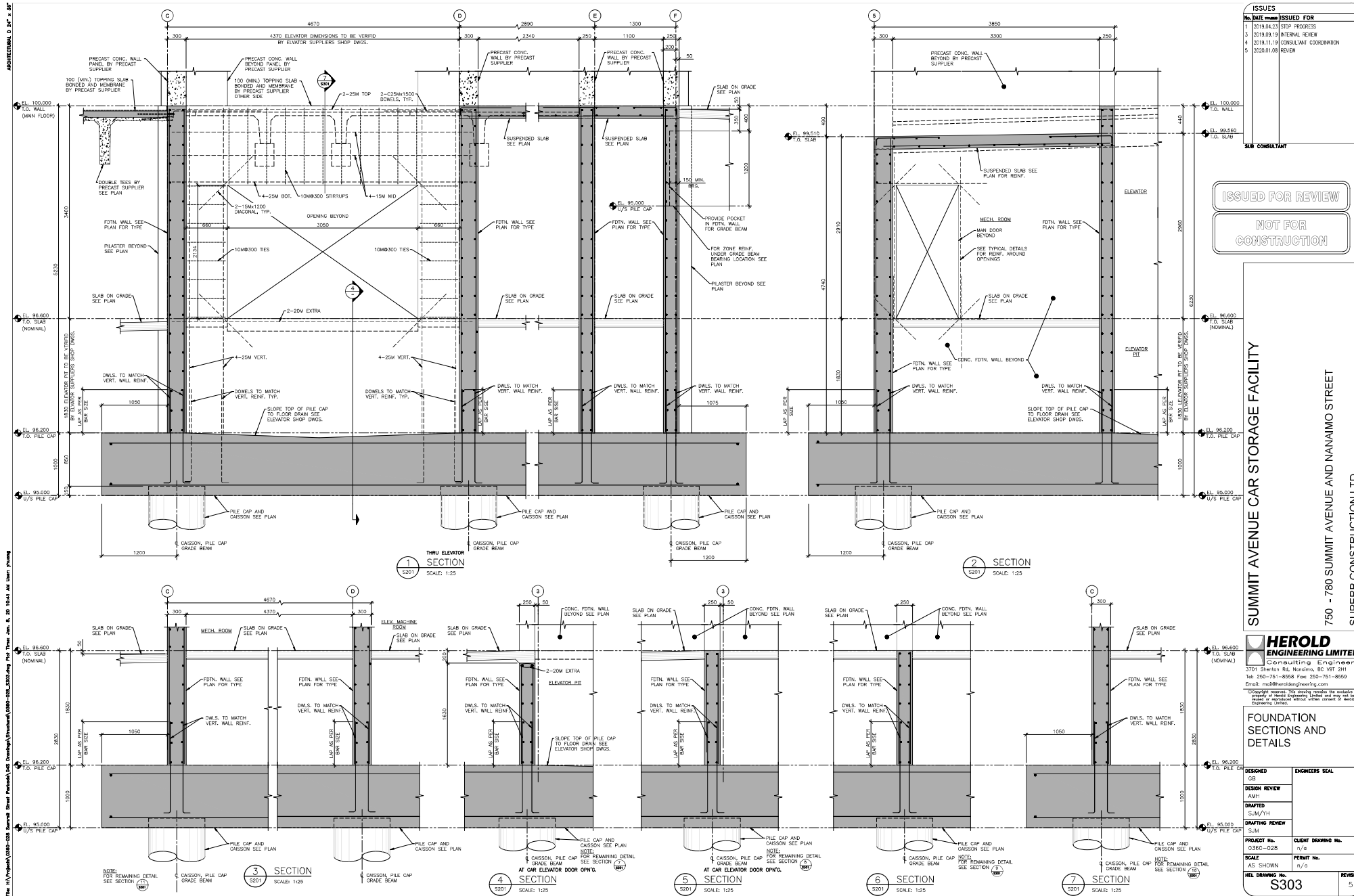
750 - 780 SUMMIT AVENUE AND NANAIMO STREET

SUPERB CONSTRUCTION LTD.

FOUNDATION SECTIONS AND DETAILS

ISSUED FOR REVIEW

NOT FOR
CONSTRUCTION



ISSUES		
No.	DATE	ISSUED FOR
1	10/10/13	SHOP PROGRESS
2	2019.09.19	INTERNAL REVIEW
3	2019.11.19	CONSULTANT COORDINATION
5	2020.01.09	REVIEW

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SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET

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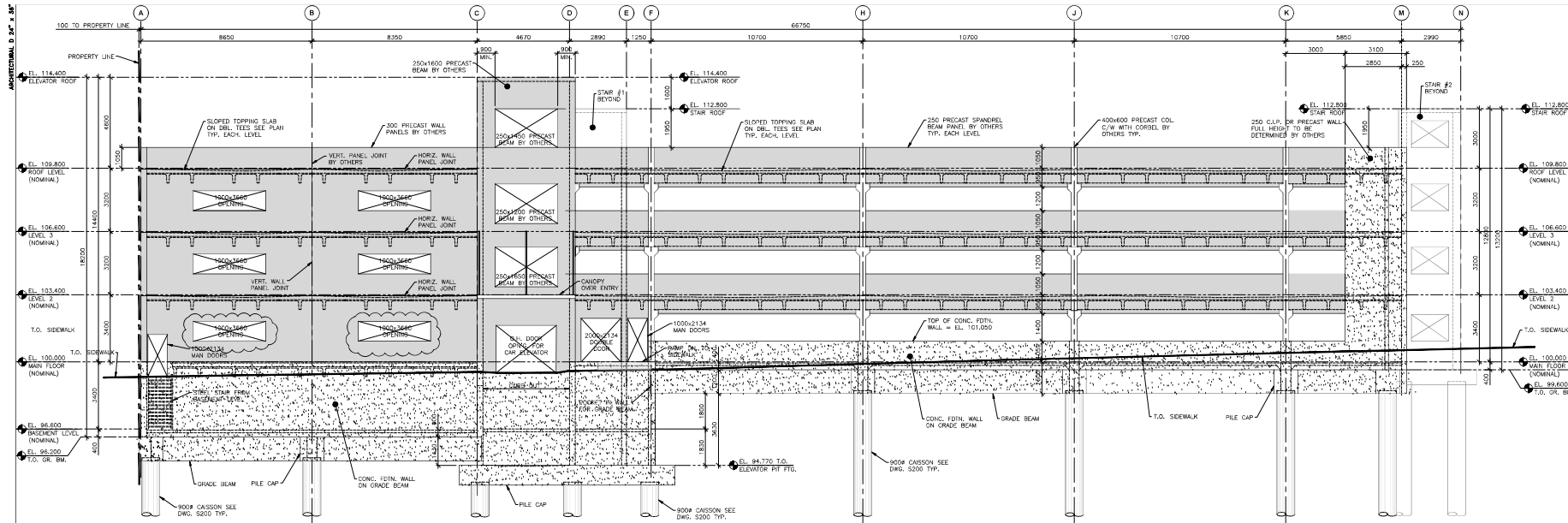
FOUNDATION SECTIONS AND DETAILS

DESIGNED GB	ENGINEERS SEAL
DESIGN REVIEW AMH	
DRAFTED SJM/YH	
DRAFTING REVIEW SJM	
PROJECT No. 0366-028	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. S303	REVISION 5

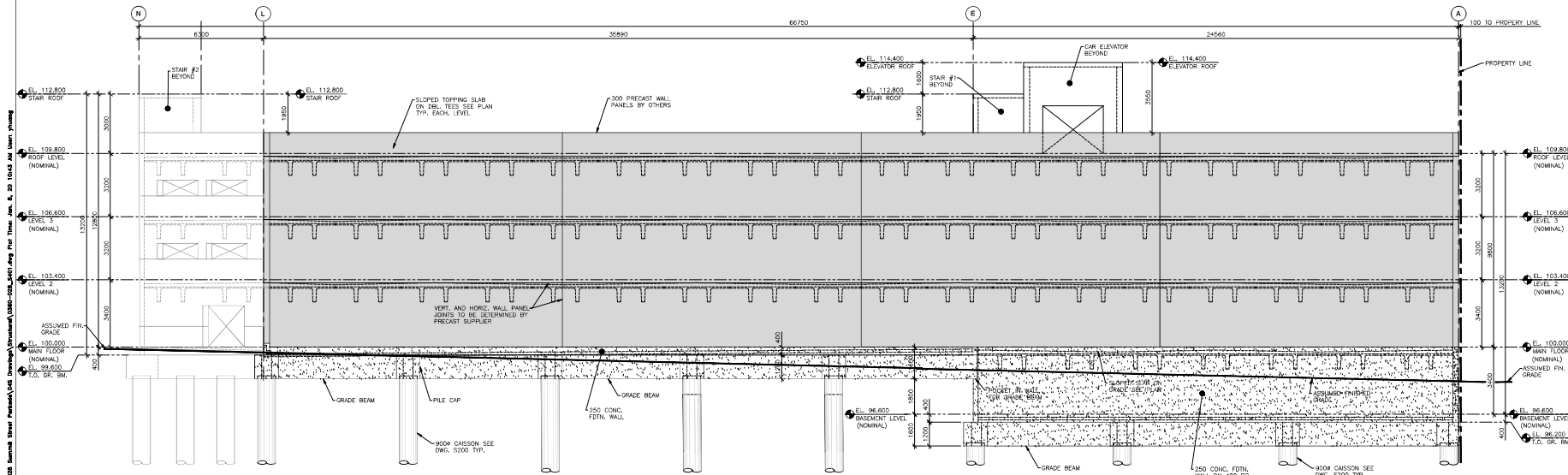
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VERTICAL D 24' x 14'

File: N:\Projects\0300-038 Summit Street Parking\0300-038.dwg Plot Date: Jan. 8, 2014 10:44 AM User: jphillip



LOOKING NORTH
SOUTH ELEVATION
SCALE: 1/100



LOOKING SOUTH
NORTH ELEVATION
SCALE: 1/100

ISSUES		
No.	DATE	ISSUED FOR
1	2010.09.23	STOP PROGRESS
2	2010.09.29	PROGRESS SET
3	2010.09.19	INTERNAL REVIEW
4	2010.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

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SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET
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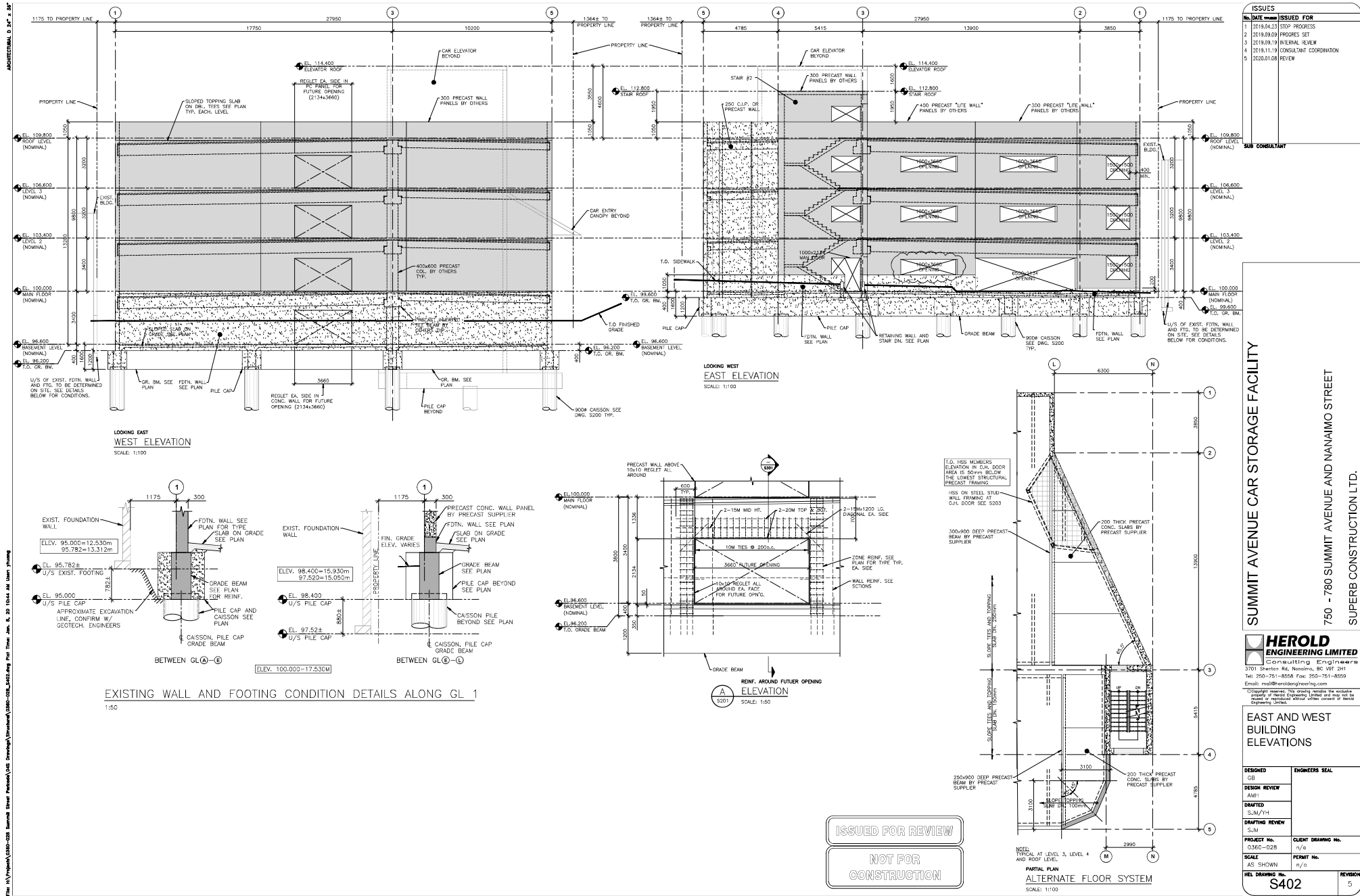
NORTH AND SOUTH
BUILDING
ELEVATIONS

DESIGNED	GB	ENGINEERS SEAL
DESIGN REVIEW	AMH	
DRAFTED	SJM/YH	
DRAFTING REVIEW	SJM	
PROJECT No.	0300-038	CLIENT DRAWING No.
PROGRESS SET	n/a	
SCALE	AS SHOWN	PERMIT No.
		n/a
HEL DRAWING No.	S401	REVISION
		5

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CONSTRUCTION

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ISSUES		
NO.	DATE	ISSUED FOR
1	10/10/2010	STOP PROGRESS
2	2010.09.09	PROGRESS SET
3	2010.09.19	INTERNAL REVIEW
4	2010.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

SUB CONSULTANT

SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET

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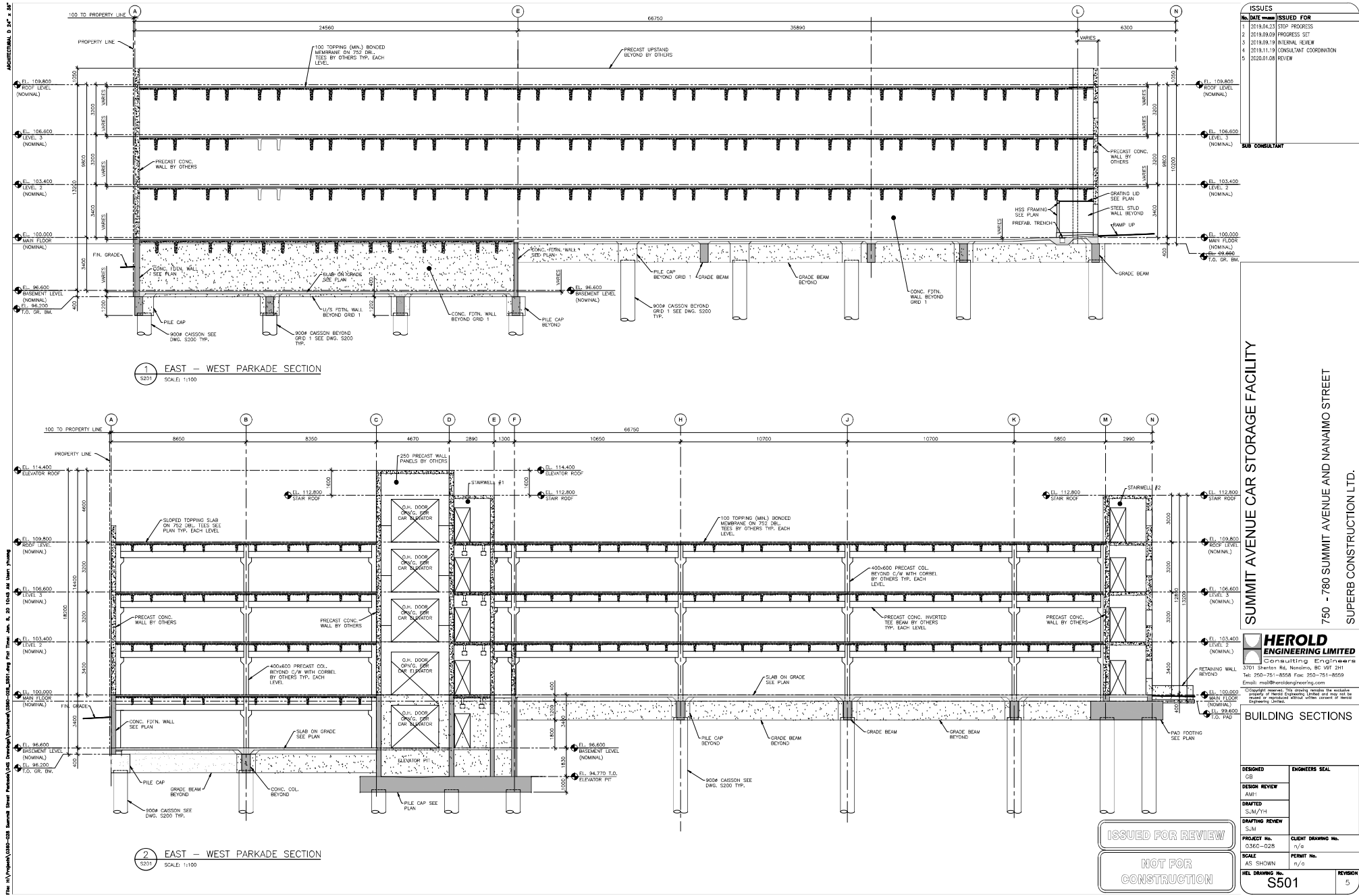
EAST AND WEST BUILDING ELEVATIONS	
DESIGNED GB	ENGINEERS SEAL
DRAWN AMH	
DRAFTED SJM/YH	
DRAFTING REVIEW SJM	
PROJECT No. 0366-028	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
REL. DRAWING No. S402	REVISION 5

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File: N:\Projects\0300-038 Summit Street Precast\0300-038 Summit Street Precast.dwg Plot Date: Jan. 8, 2019 10:48 AM User: jphillips



ISSUES		
No.	DATE	ISSUED FOR
1	2019.09.23	DWG. PROGRESS
2	2019.09.29	PROGRESS SET
3	2019.09.29	INTERNAL REVIEW
4	2019.11.19	CONSULTANT COORDINATION
5	2020.01.08	REVIEW

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SUMMIT AVENUE CAR STORAGE FACILITY

750 - 780 SUMMIT AVENUE AND NANAIMO STREET

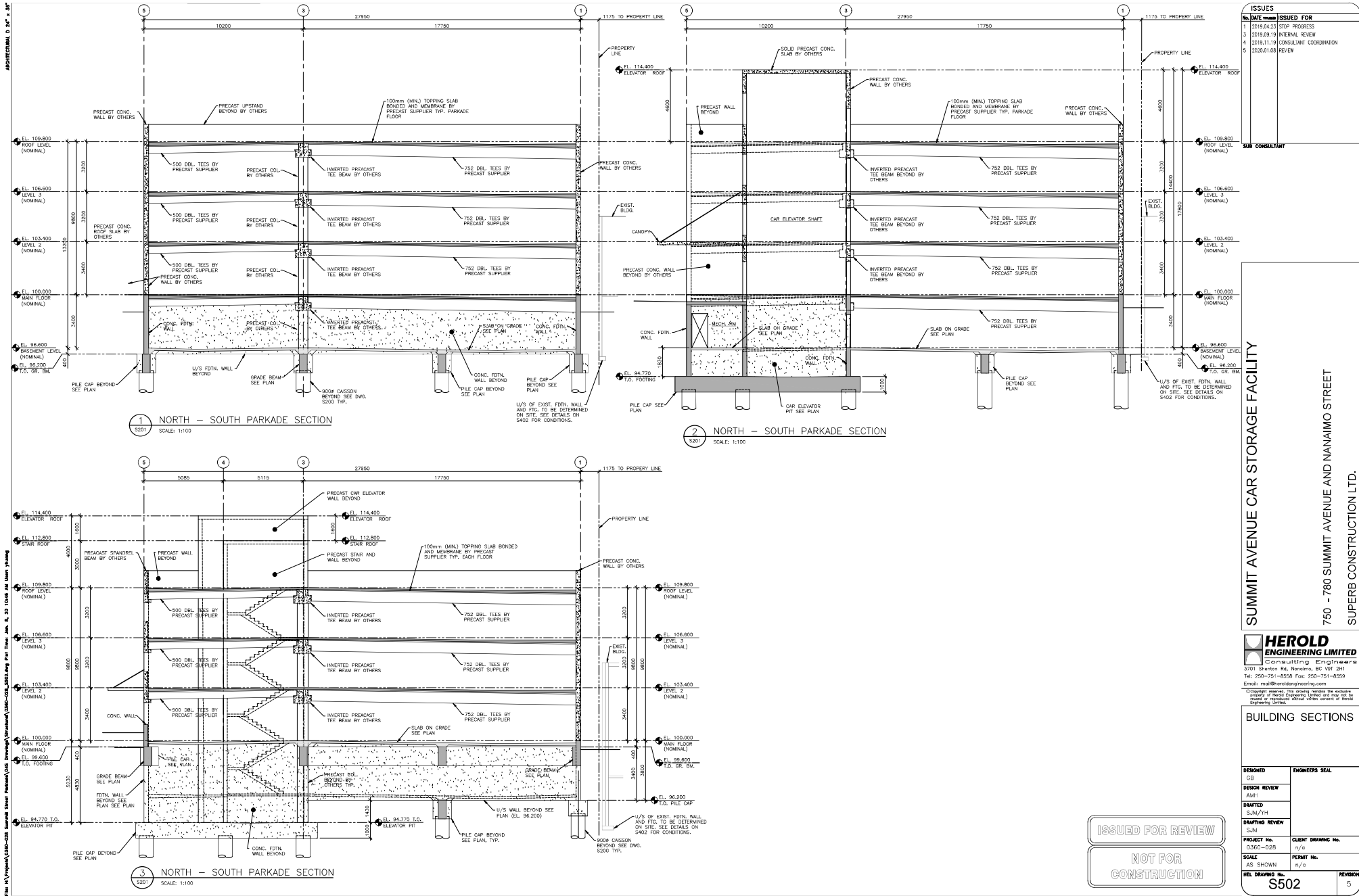
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BUILDING SECTIONS	
DESIGNED GB	ENGINEERS SEAL
DESIGN REVIEW AMH	
DRAFTED SJM/YH	
DRAFTING REVIEW SJM	
PROJECT NO. 0366-028	CLIENT DRAWING NO. n/a
SCALE AS SHOWN	PERMIT NO. n/a
REL. DRAWING NO. S501	REVISION 5

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ISSUES	DATE	ISSUED FOR
1	2019.09.23	DWG. PROCESS
2	2019.09.19	INTERNAL REVIEW
3	2019.11.19	CONSULTANT COORDINATION
4	2020.01.09	REVIEW

SUB CONSULTANT

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BUILDING SECTIONS

DESIGNED GB	ENGINEERS SEAL
DESIGN REVIEW AMH	
DRAWN SJM/YH	
DRAWING REVIEW SJM	
PROJECT NO. 0366-028	CLIENT DRAWING NO. n/a
SCALE AS SHOWN	PERMIT NO. n/a
DWG. DRAWING NO. S502	REVISION 5

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