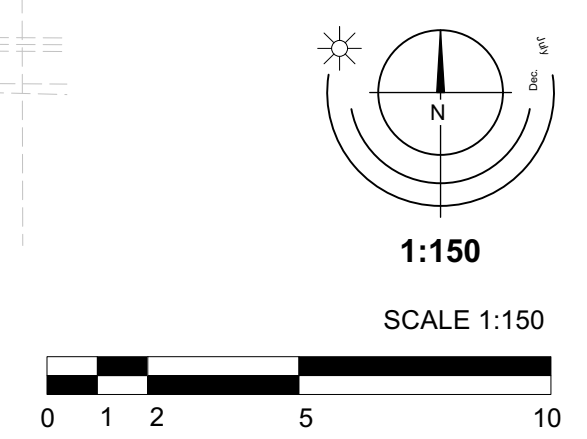


REQUIRED PLANT LIST

Trees	Botanical Name	Common Name	Size
Total: 44	<i>Acer circinnatum</i>	Vine Maple	5cm cal.
	<i>Acer griseum</i>	Paperbark Maple	6cm cal.
	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal.
	<i>Alnus rubra</i>	Red Alder	6cm cal.
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6cm cal.
	<i>Cercis canadensis</i>	Eastern Redbud	6cm cal.
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	<i>Magnolia galleyi</i>	Galley Magnolia	6cm cal.
	<i>Quercus garryana</i>	Garry Oak	6cm cal.
	Street Trees - Species to be determined by the Township of Esquimalt Parks De		
Large Shrubs	Botanical Name	Common Name	Size
Total: 53	<i>Holodiscus discolor</i>	Oceanspray	#5 pot
	<i>Philadelphus lewisii</i>	Wild Mock Orange	#5 pot
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#7 pot
	<i>Rosemarinus officinalis</i> 'Blue Spire'	Blue Spire Rosemary	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
Total: 132	<i>Cistus x hybridus</i>	White Rockrose	#5 pot
	<i>Perovskia atriplicifolia</i>	Russian Sage	#1 pot
	<i>Ribes sanguineum</i>	Flowering Currant	#5 pot
	<i>Rosa gymnocarpa</i>	Baldhip Rose	#3 pot
	<i>Salvia officinalis</i>	Common Sage	#1 pot
	<i>Symphoricarpos albus</i>	Snowberry	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 104	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#1 pot
	<i>Lavandula angustifolia</i> 'Hidcote Blue'	English Lavender	#1 pot
	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	#5 pot
	<i>Lavandula x intermedia</i> 'Provence'	Provence French Lavender	#1 pot
	<i>Lonitsera pileata</i>	Box-leaf honeysuckle	#5 pot
	<i>Mahonia repens</i>	Creeping Mahonia	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 204	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#1 pot
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oak Grass	#1 pot
	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#1 pot
	<i>Nassella tenuissima</i> (Stipa tenuissima)	Mexican Feather Grass	#1 pot
	<i>Polystichum munitum</i>	Sword Fern	#1 pot
Groundcovers	Botanical Name	Common Name	Size
Total: 455	<i>Arctostaphylos uva ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
	<i>Fragaria chiloensis</i>	Coastal Strawberry	#1 pot
	<i>Thymus praecox</i> arcticus	Wild Thyme	#1 pot

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



1340 Sussex & 1337 Saunders | Landscape Concept Plan



SITE LANDSCAPE PLAN

TREE INVENTORY															Tree Retention/Location Comments	Retention Status
Tag ID #	Surveyed Y (Yes / No)	Location On, Off, Shared, City	Bylaw Protected Y (Yes / No)	Name Common	Botanical	dbh (cm)	HT (m)	Critical root zone radius (m)	Drip-line radius (m)	Condition Health	Structural	Retention Suitability (on-site trees)	Relative Tolerance	Remarks		
M1	Yes	City	Yes	Lawn cypress	Chamaecyparis lawsoniana	30	10	3.6	3	Good	Fair/good		Moderate	Located within close proximity to existing overhead utility lines.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove
M2	Yes	City	Yes	Cherry plum	Prunus cerasifera	47	7	5.3	4	Fair	Poor		Moderate	Large stem tree out historically on South side of trunk. Glandorpha applanatum fruiting body attached to trunk.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade. Also located within the footprint of the proposed municipal sidewalk.	Remove
151	Yes	On	Yes	Horse chestnut	Aesculus hippocastanum	5	5	1.6	2	Fair	Fair/poor	unsuitable	Good	Multiple stems form at 3m above grade, bark damage from deer rutting.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove (2:1)
152	Yes	On	Yes	False cypress	Chamaecyparis sp.	15, 19, 21, 13	15	5	3	Good	Fair/poor	unsuitable	Moderate	Shaded on North side by existing building, corrected trunk lean.	Located within the footprint of the proposed up parkade.	Remove (3:1)
M3	Yes	City	Yes	Cherry plum	Prunus cerasifera	41	10	4.9	4	Fair	Fair		Moderate	Health stress - crown dieback, Glandorpha applanatum fruiting body attached to lower trunk.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade. Also located within the footprint of the proposed municipal sidewalk.	Remove
153	No	On	Yes	Arbutus	Arbutus menziesii	2, 3, 4	3	1	1	Good	Poor	unsuitable	Poor	Suckers emerging from old arbutus stump.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove (1:1)
154	No	On	Yes	Douglas-fir	Pseudotsuga menziesii	7	4	0.8	2	Good	Fair	unsuitable	Moderate	Growing within confined rooting environment.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove (1:1)
M4	Yes	City	Yes	Cherry plum	Prunus cerasifera	41	10	4.9	4	Fair/poor	Fair		Moderate	Health stress - crown dieback, heavily surface rooted.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove
M5	Yes	City	Yes	Flowering cherry	Prunus serrulata	88	10	10.6	5	Fair	Fair		Moderate	Multiple stems form at 3m above grade - no major weakness visible at stem union, asymmetric crown on West side due to shading.	Located within the footprint of the proposed up parkade.	Remove
M6	Yes	City	Yes	Garry oak	Quercus garryana	59	15	5.9	6	Good	Fair		Good		Located within the footprint of the proposed up parkade.	Remove
M7	Yes	City	Yes	Douglas-fir	Pseudotsuga menziesii	70	25	8.4	7	Good	Fair		Moderate	Heavily surface rooted.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove
M8	Yes	City	Yes	Douglas-fir	Pseudotsuga menziesii	49	10	5.9	4	Fair	Fair/poor		Moderate	Suppressed by M7 - stunted growth form, ghrades schwartzii fruiting body attached to root collar, growing within close proximity to existing retaining wall.	Will be heavily impacted by excavation required to construct the foundation of the proposed up parkade.	Remove
155	Yes	On	Yes	Garry oak	Quercus garryana	51	20	5.1	7	Fair/good	Fair/good	suitable	Good	Small deadwood, historic pruning wounds with associated surface decay.	Located within the footprint of the proposed up parkade.	Remove (3:1)

TREE REPLACEMENT CHART				
Quantity of Existing trees	# of Trees Retained	# of Trees Removed	Replacement Tree Ratio	Replacement Trees Required
Onsite (Bylaw protected size)				
5	0	5	2 trees @ 1:1 1 trees @ 2:1 2 trees @ 3:1	2 2 6
City Owned Trees				
8	0	8	1:1	8*
Private Offsite or shared trees				
0	N/A	N/A	N/A	N/A
			Total:	18*

Soil Table				Replacement Tree Proposed			
Planting Area ID	Area (M2)	Soil Volume multiplier*	Estimated Soil Volume	#Small	#Medium	#Large	
1	19.41	1	19.41	2			
2	20.1	1	20.1	2			
3	19.44	1	19.44	3			
4	33.1	0.8	26.48	2			
5	69.47	0.8	55.576			3	
6	184.59	0.6	110.754			6	
7	14.7	1	14.7				
7S	12.94	0.6	7.764				
7 TOTAL	27.64	See Above	22.46	2			
8	11.69	1	11.69				
8S	50.81	0.95	48.2695				
8 TOTAL	62.5	See Above	59.96			3	
9A	8.68	1	8.68				
9B	12.75	0.6	7.65				
9C	7.06	0.6	4.236				
9D	19.76	1	19.76				
9E	19.76	0.6	11.856				
9S	9.12	0.6	5.472				
9 TOTAL	77.13	See Above	57.65	3	1	1	
10A	45.53	0.6	27.318				
10B	9.62	0.6	5.772				
10C	62.24	0.6	37.344				
10D	9.62	0.6	5.772				
10S	30.13	0.6	18.078				
10 TOTAL	157.14	See Above	94.28	4		1	
11	19.48	1	19.48	2			
12	18.3	0.6	10.98	1			
13	9.93	0.9	8.937	1			
14	45.8	0.8	36.64	4			
15	6.39	0.9	5.751	1			
16	5.15	0.8	4.12	4			
TOTALS	1099.98	N/A	806.391	31	1	14	

NOTE: Soil volume areas with "S" Indicate soil cell area

TREE MANAGEMENT LEGEND

Retained Tree

- Crown Spread
- Tree DBH
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

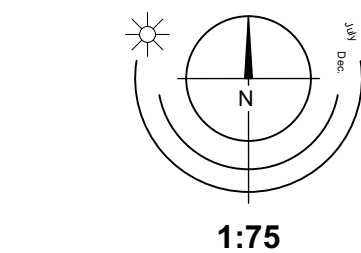
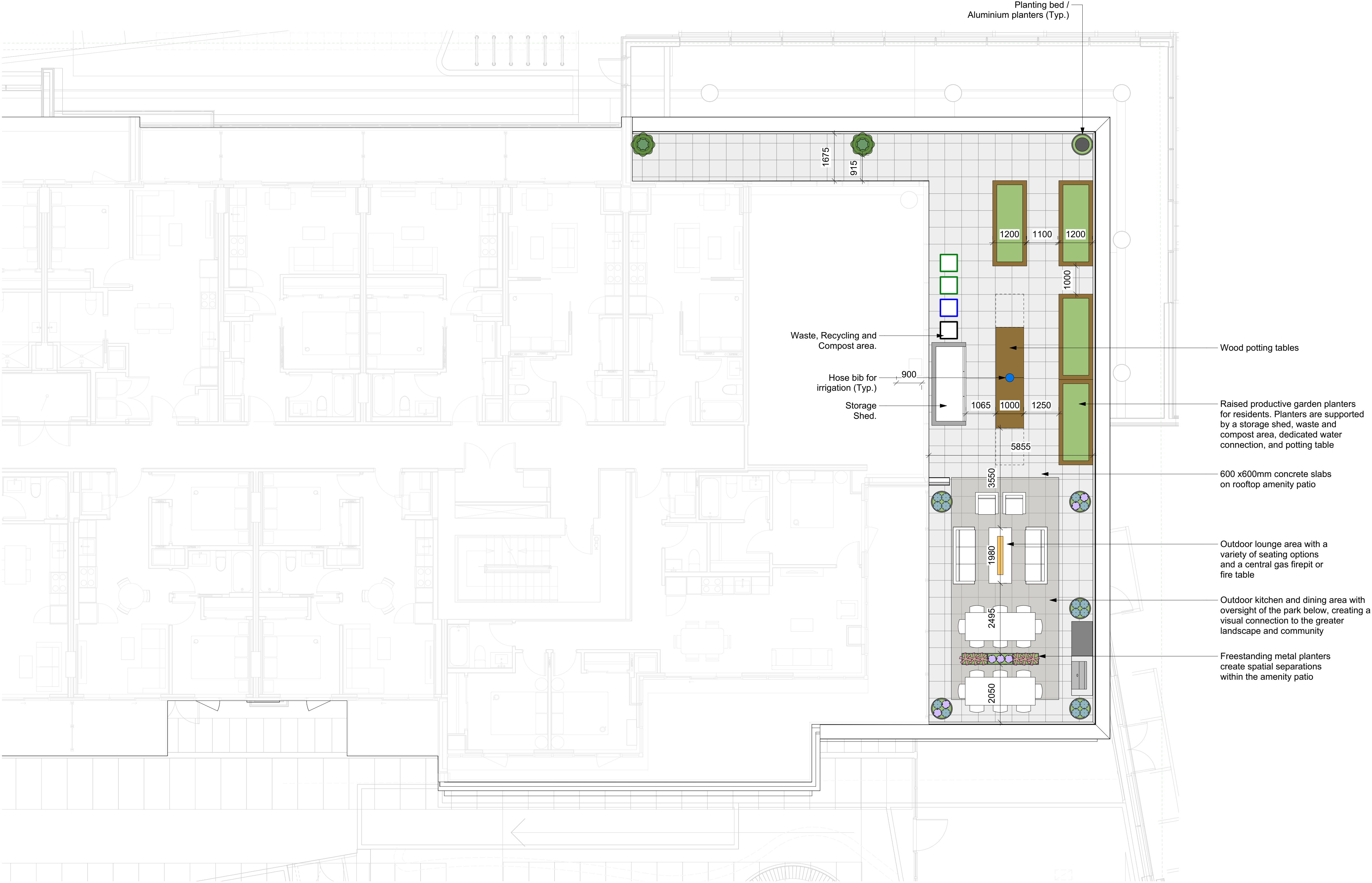
Removed Tree

- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.

MATERIALS LEGEND

- Property Line
- Limit of underground parking
- Soil Volume area
- Soil Volume area - Soil Cells
- Planting beds
- Sod
- Seed blend - Coastal
- Pathway - Pavers
- Maintenance access strips - Aggregate
- Pathways - Concrete
- Pathways - Concrete
- Poured Rubber playground surfacing
- Proposed landscape boulders
- Proposed bike ring (2 spaces ea.)
- Soil Volume Area Tag

1340 Sussex & 1337 Saunders | Tree Management Plan



SCALE 1:75



ROOFTOP PLANTING - LEVEL 5

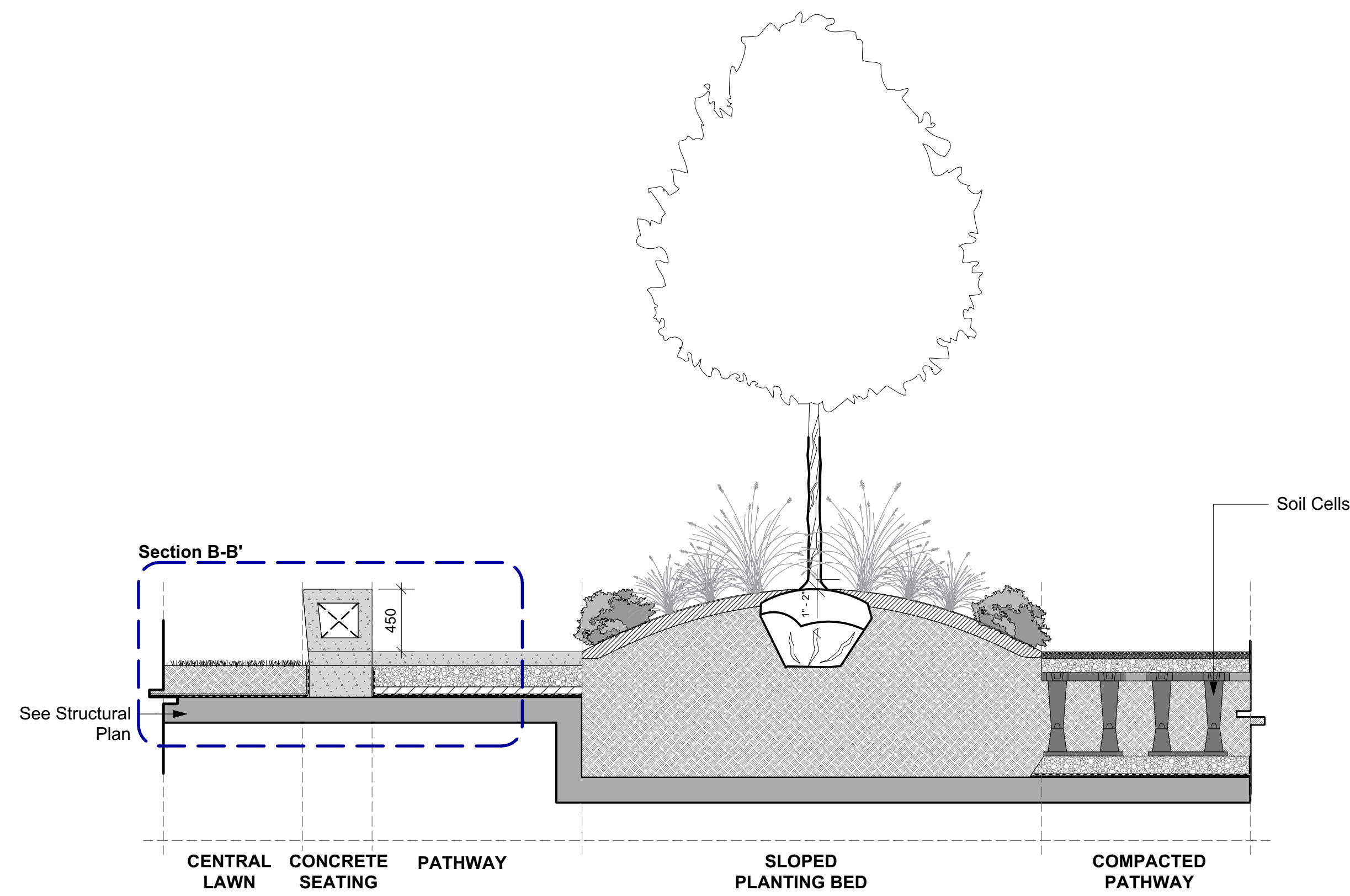
REQUIRED PLANT LIST

Green Roof	Botanical Name	Common Name	Size
Total: 48	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	#1 pot
	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 pot
	Taxus baccata	English Yew	#5 pot
	Thymus praecox arcticus	Wild Thyme	#1 pot

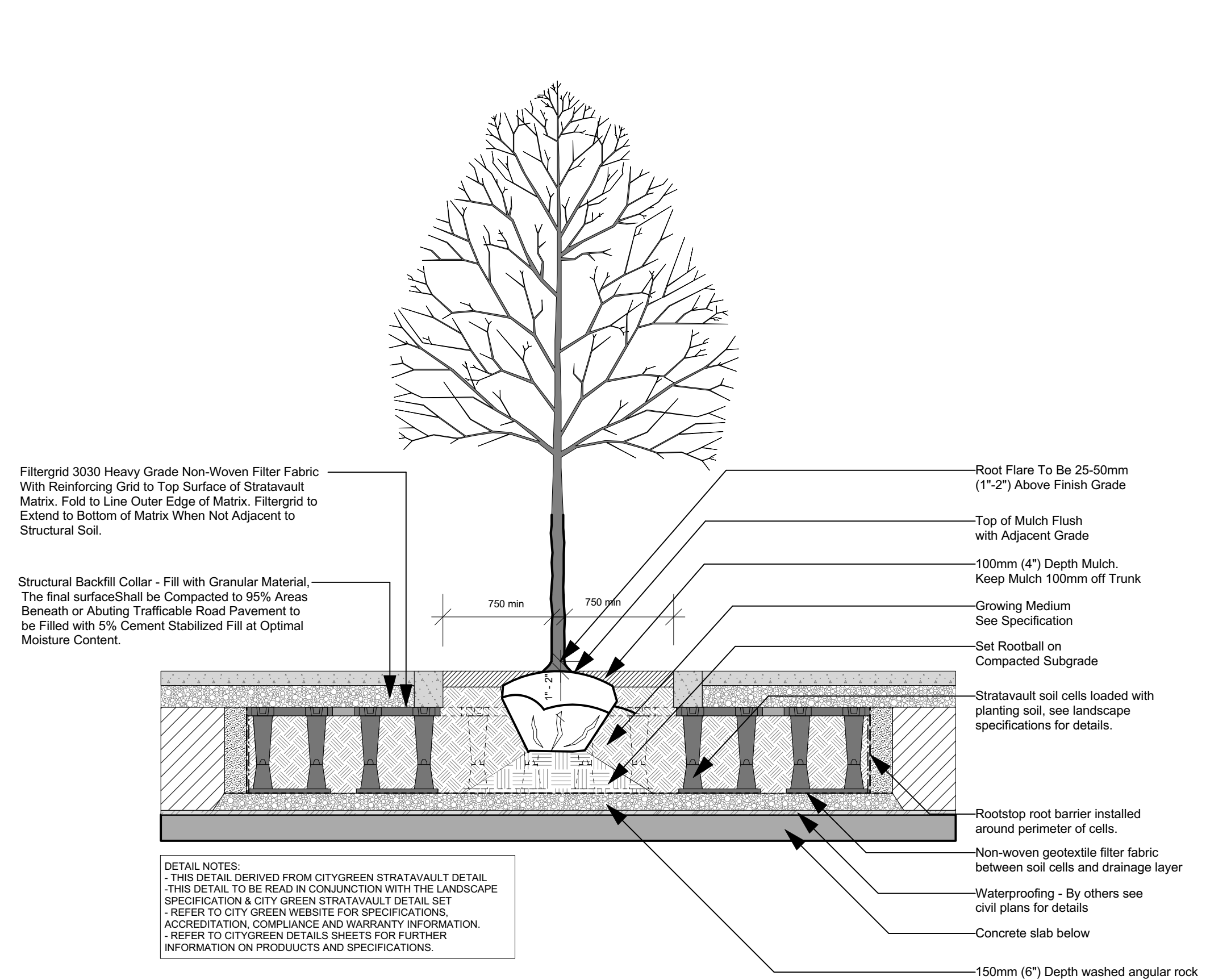
- Notes:
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 2. All soft landscape to be irrigated with an automatic irrigation system

Rev. A - Resub: Nov 07 - 25

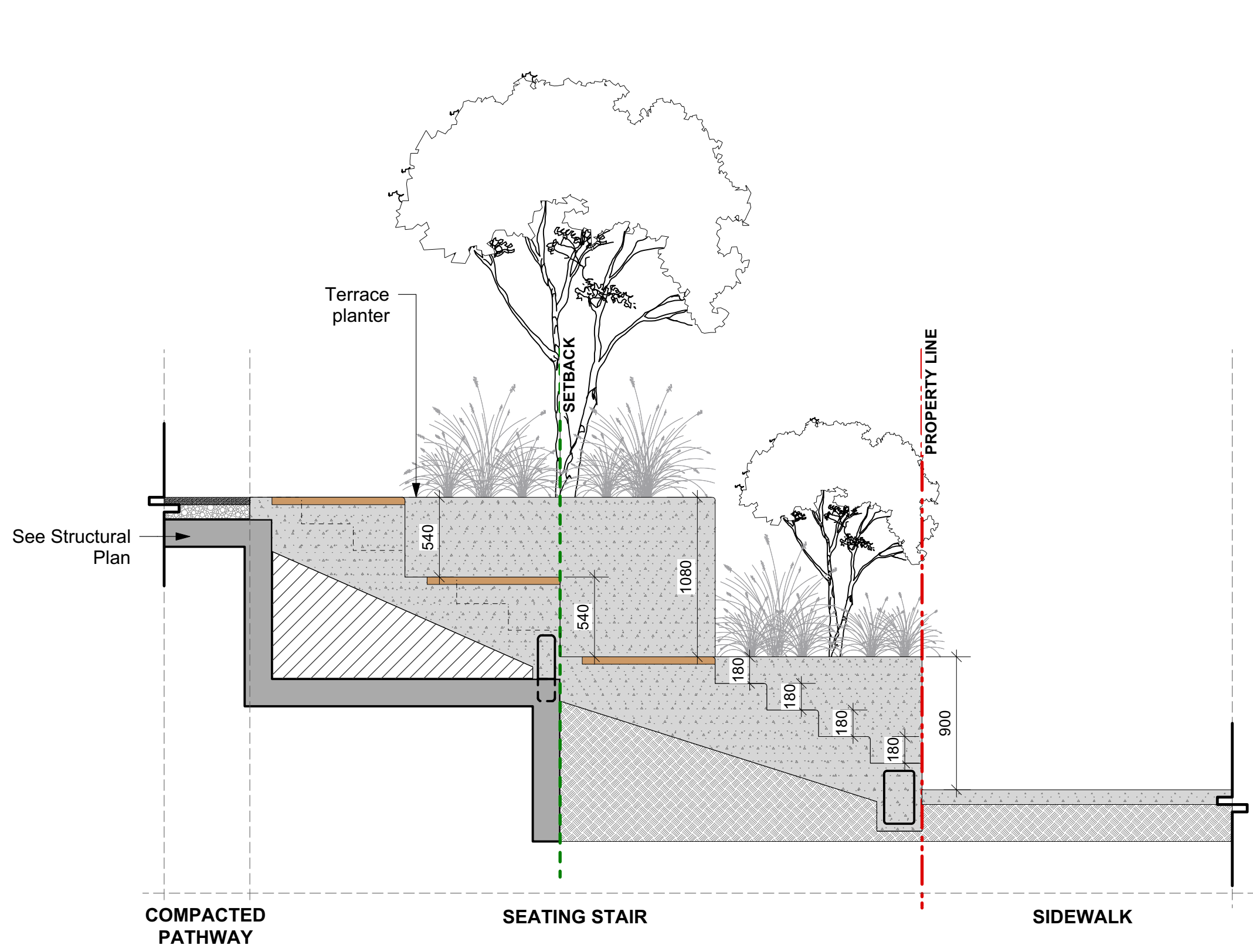
1340 Sussex & 1337 Saunders | L5 Roof Concept Plan



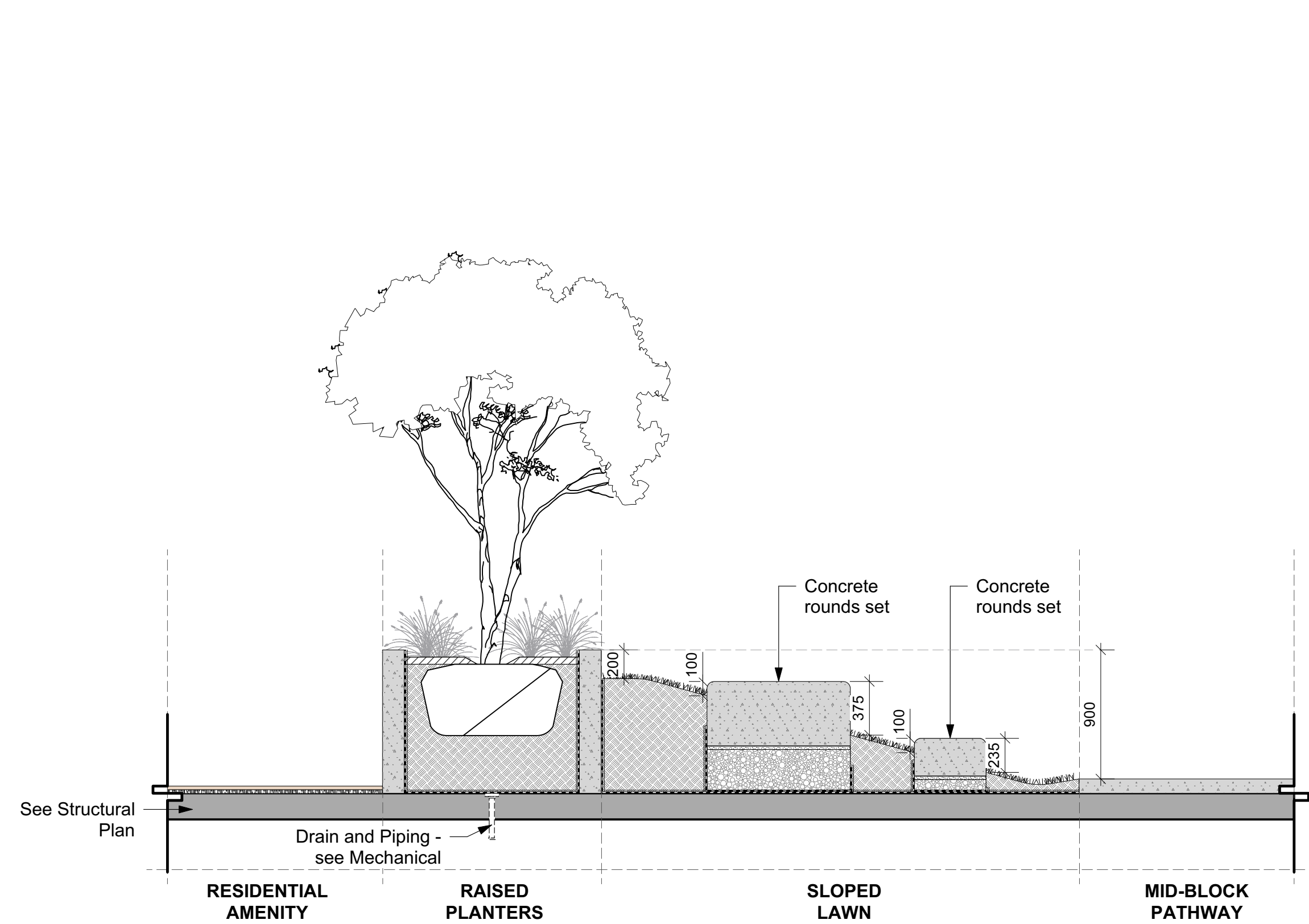
1 **Section A-A'**
Scale: 1:30



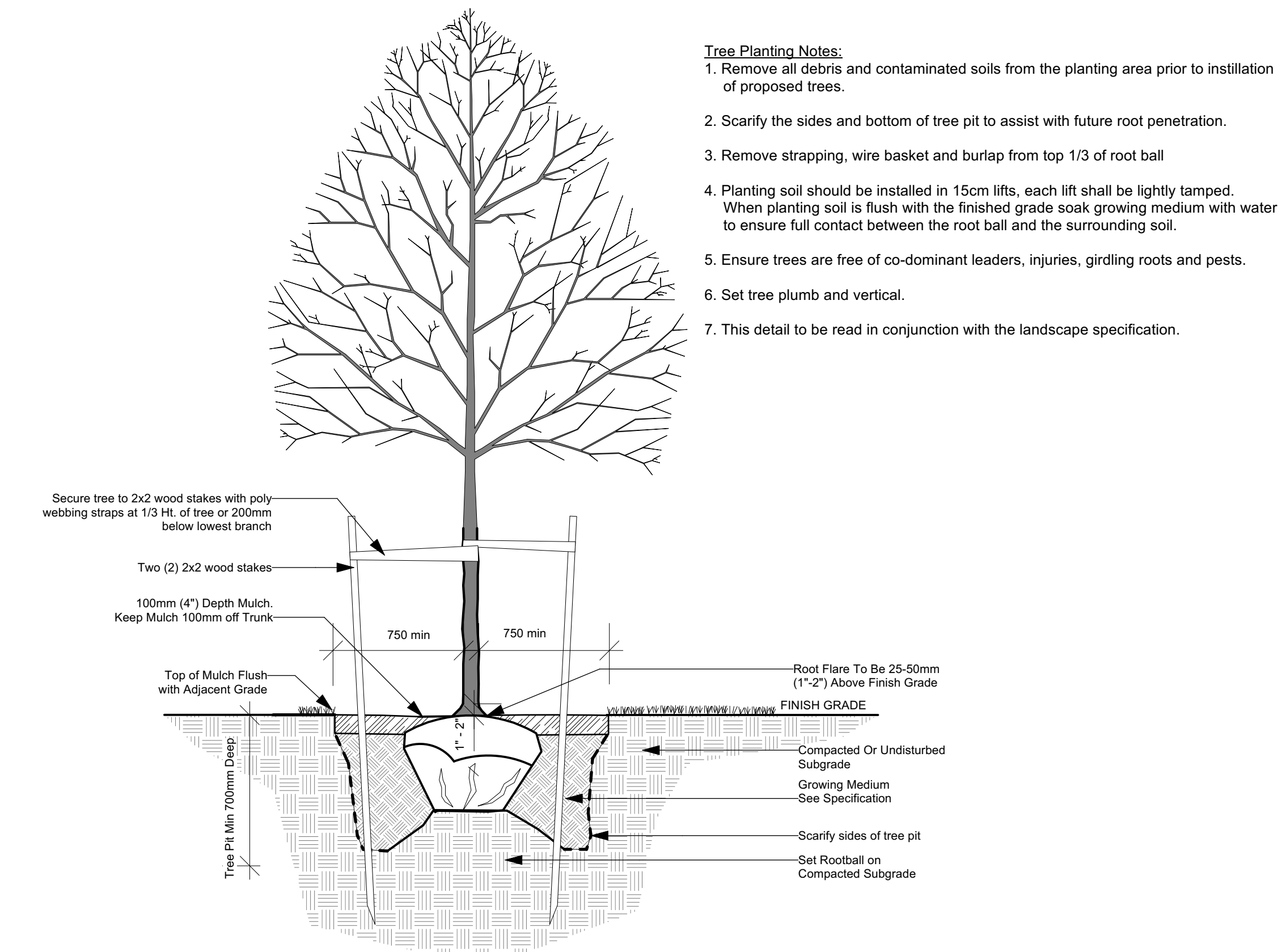
2 **Section C-C' I Tree Planting In Soil Cell Supported Area**
Scale: 1:30



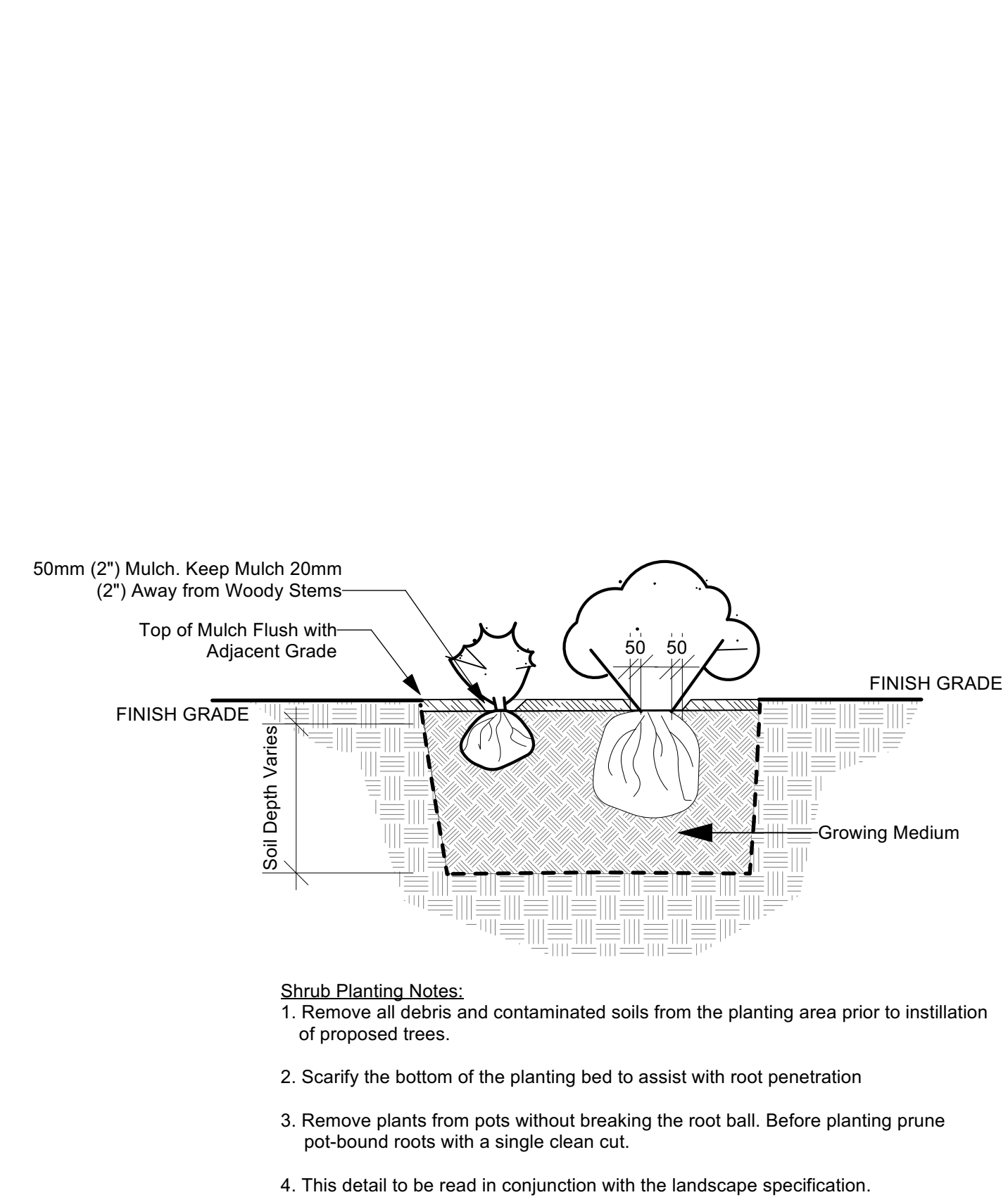
3 **Section D-D'**
Scale: 1:30



4 **Section E-E'**
Scale: 1:30

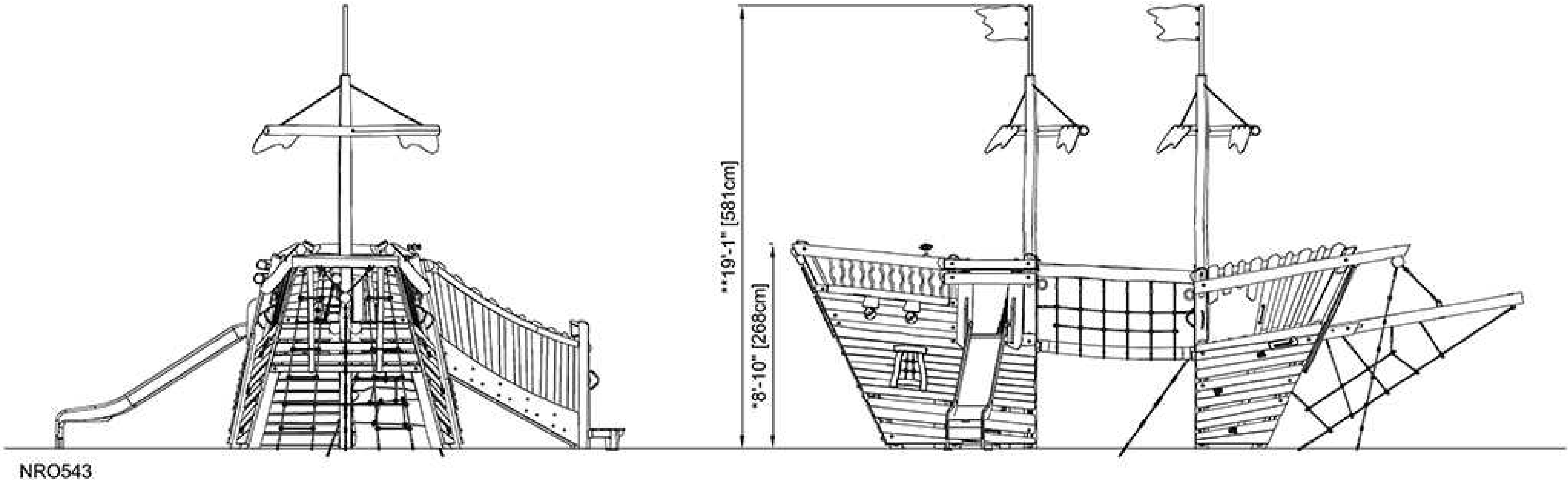


5 **Standard Tree Planting Detail**
Scale: 1:25



6 **Shrub Planting Detail**
Scale: 1:25

EXPLORER SHIP, MEDIUM - BY KOMPAN



FREESTANDING WATER MISTER



CONCRETE SEATWALL



POURED RUBBER PLAYGROUND SURFACE



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L5/5

1340 Sussex & 1337 Saunders | Site Features



LADR LANDSCAPE ARCHITECTS

Project No: 1340 MARCH-28-24 #3-864 Queens Ave. Victoria B.C. V8T 1M5