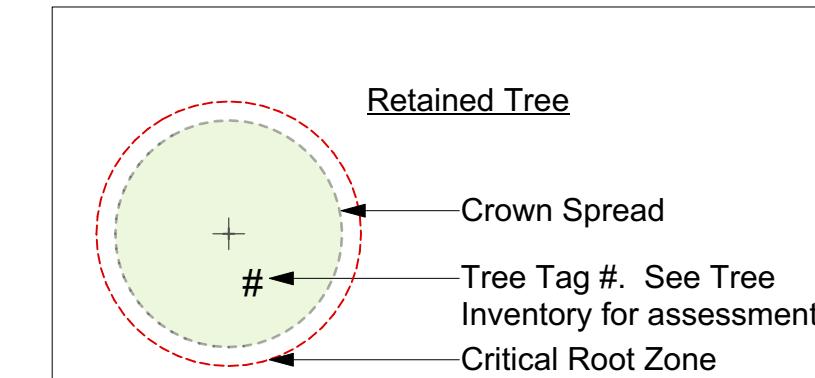
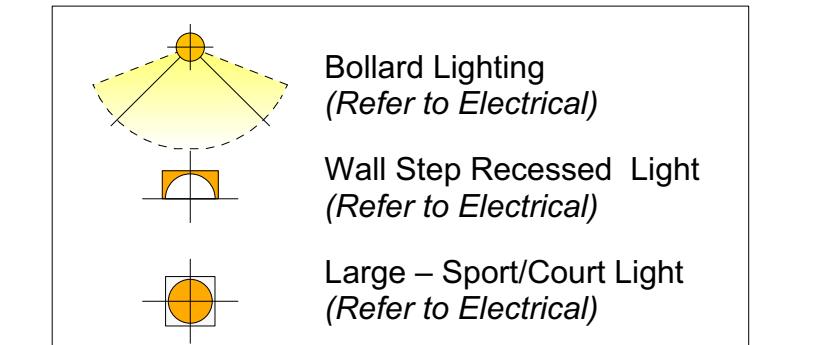


TREE MANAGEMENT LEGEND



LIGHTING LEGEND:



REQUIRED PLANT LIST

Trees			
Total: 44	Botanical Name	Common Name	Size
	<i>Acer circinatum</i>	Vine Maple	5cm cal
	<i>Acer griseum</i>	Paperbark Maple	6cm cal.
	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	6cm cal.
	<i>Alnus rubra</i>	Red Alder	6cm cal.
	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6cm cal.
	<i>Cercis canadensis</i>	Eastern Redbud	6cm cal.
	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	6cm cal
	<i>Magnolia Galaxy</i>	Galaxy 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

Total: 53	Botanical Name	Common Name	Size
	<i>Holodiscus discolor</i>	Oceanspray	#5 pot
	<i>Philadelphus lewisii</i>	Wild Mock Orange	#5 pot
	<i>Ribes sanguineum 'King Edward VII'</i>	King Edward VII Flowering Currant	#7 pot

Medium Shrubs

Total: 132	Botanical Name	Common Name	Size
	<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>Symporicarpos albus</i>	Snowberry	#3 pot

Small Shrubs

Total: 104	Botanical Name	Common Name	Size
	<i>Cornus stolonifera 'Kelseyi'</i>	Kelsey Dogwood	#1 pot
	<i>Lavandula angustifolia 'Hidcote Blue'</i>	English Lavender	#1 pot
	<i>Lavandula stoechas 'Otto Quast'</i>	Spanish Lavender	# 5 pot
	<i>Lavandula x intermedia 'Provence'</i>	Provence French Lavender	#1 pot
	<i>Lonicera pileata</i>	Box-leaf honeysuckle	#5 pot
	<i>Monarda didyma</i>	Red Bee Balm	#1 pot

Manchuria Reborn

Perennials, Annuals and Ferns			
Total: 204	Botanical Name	Common Name	Size
	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#1 pot
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1 pot
	<i>Echinacea purpurea 'Magnus'</i>	Purple Coneflower	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	#1 pot
	<i>Nassella tenuissima (Stipa tenuissima)</i>	Mexican Feather Grass	# 1 pot
	<i>Polystichum munitum</i>	Sword Fern	#1 pot

Groundcovers

Total: 455	Botanical Name	Common Name	Size
	<i>Arctostaphylos uva ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	<i>Fragaria chiloensis</i>	Coastal Strawberry	#1 pot
	<i>Thymus praecox arcticus</i>	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

ev. A - Resub: Nov 07 - 25

L1/5

1340 Sussex & 1337 Saunders | Landscape Concept Plan



Tag or ID #	Surveyed? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	Remarks	Tree Retention/Location Comments	Retention status
				Common	Botanical					Health	Structural					
M1	Yes	City	Yes	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	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 u/g parkade.	Remove
M2	Yes	City	Yes	Cherry plum	<i>Prunus cerasifera</i>	47	10	5.6	4	Fair	Poor		Moderate	Large stem tore out historically on South side of trunk. <i>Ganoderma applanatum</i> fruiting body attached to trunk.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade. Also located within the footprint of the proposed municipal sidewalk.	Remove
151	Yes	On	Yes	Horse chestnut	<i>Aesculus hippocastanum</i>	7, 7, 8, 3, 7, 4, 5, 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 u/g parkade.	Remove (2:1)
152	Yes	On	Yes	False cypress	<i>Chamaecyparis</i> sp.	15, 19, 21, 13	15	5	3	Good	Fair/poor	unsuitable	Moderate	Shaded on Borth side by existing building, corrected trunk lean.	Located within the footprint of the proposed u/g parkade.	Remove (3:1)
M3	Yes	City	Yes	Cherry plum	<i>Prunus cerasifera</i>	41	10	4.9	4	Fair	Fair		Moderate	Health stress - crown dieback, <i>Ganoderma applanatum</i> fruiting body attached to lower trunk.	Will be heavily impacted by excavation required to construct the foundation of the proposed u/g parkade. Also located within the footprint of the proposed municipal sidewalk.	Remove
153	No	On	Yes	Arbutus	<i>Arbutus menziesii</i>	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 u/g parkade.	Remove (1:1)
154	No	On	Yes	Douglas-fir	<i>Pseudotsuga menziesii</i>	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 u/g parkade.	Remove (1:1)
M4	Yes	City	Yes	Cherry plum	<i>Prunus cerasifera</i>	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 u/g parkade.	Remove
M5	Yes	City	Yes	Flowering cherry	<i>Prunus serrulata</i>	88	10	10.6	5	Fair	Fair		Moderate	Multiple stems from at 2m above grade, heavily surface rooted.	Located within the footprint of the prosed road realignment.	Remove
M6	Yes	City	Yes	Garry oak	<i>Quercus garryana</i>	59	15	5.9	6	Good	Fair		Good	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 prosed road realignment.	Remove
M7	Yes	City	Yes	Douglas-fir	<i>Pseudotsuga menziesii</i>	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 u/g parkade.	Remove
M8	Yes	City	Yes	Douglas-fir	<i>Pseudotsuga menziesii</i>	49	10	5.9	4	Fair	Fair/poor		Moderate	Suppressed by M7 - stunted growth form, <i>phaeolus schweinitzii</i> 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 u/g parkade.	Remove
155	Yes	On	Yes	Garry oak	<i>Quercus garryana</i>	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 vehicular access.	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 VOLUME CHART

Soil Table				Replacement Tree Proposed		
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	B #Small	C #Medium	D #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

<div[](https://www.westonwater.com/soil-cell-area-note.png)

TREE MANAGEMENT LEGEND

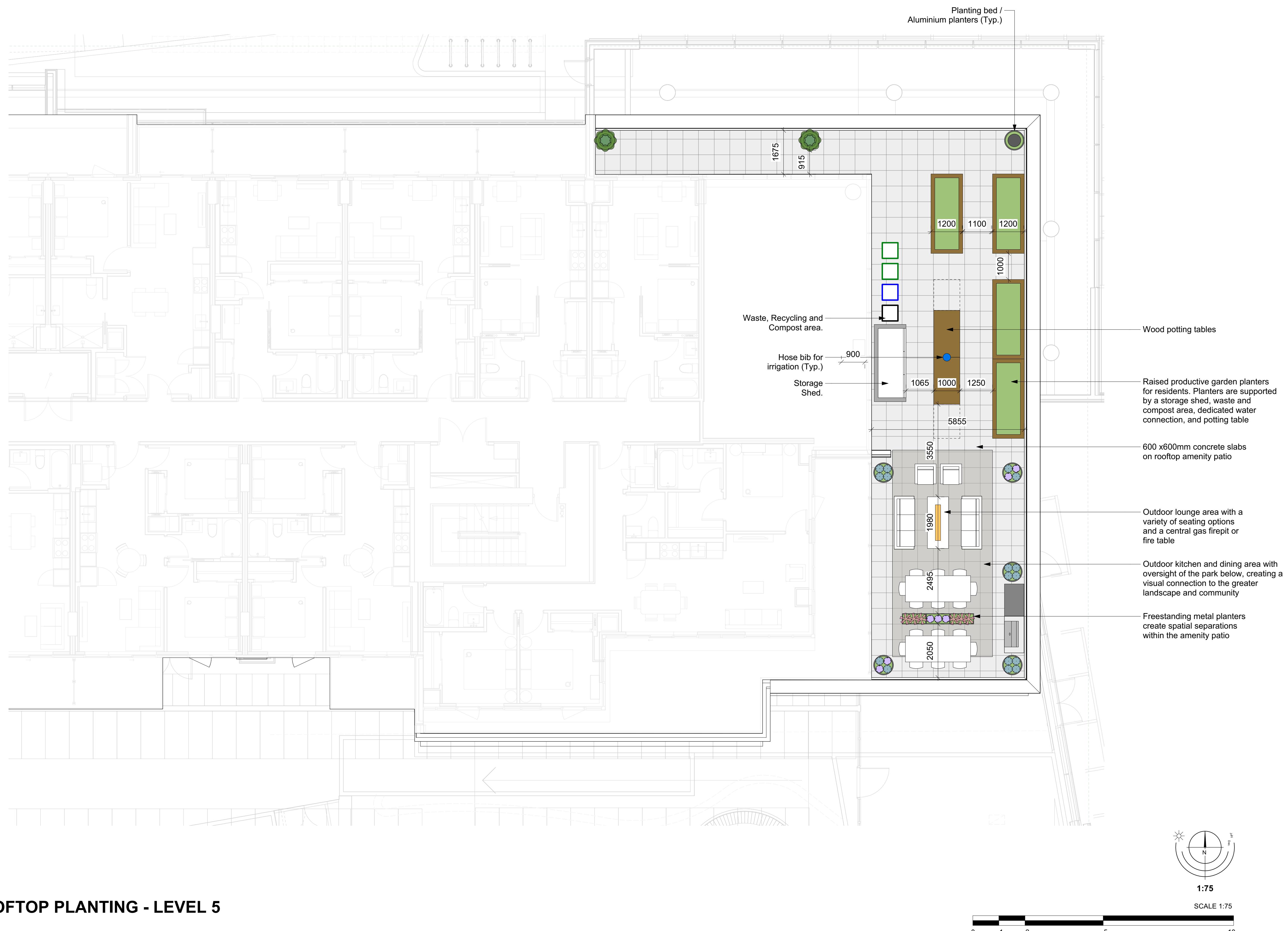
Retained Tree

Diagram of a retained tree: A green circle with a dashed outer boundary representing the crown spread. Inside the circle, a small circle contains a plus sign (+). A number (#) is placed near the bottom left. Arrows point from the text labels to the corresponding features: 'Crown Spread' to the dashed boundary, 'Tree DBH' to the inner circle with the plus sign, '#>' to the number, and 'Critical Root Zone' to the outer green boundary.

Removed Tree

Diagram of a removed tree: A dashed circle with a red 'X' inside. A number (#) is placed near the bottom left. An arrow points from the text label 'Critical Root Zone' to the dashed boundary.

<div[](./img/2023-06-06-10-45-00-1000x500.png)



REQUIRED PLANT LIST

Green Roof
Total: 48

Botanical Name	Common Name	Size
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
Ophiopogon japonicus 'Nanus'	Oval 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:

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

Rev. A - Resub: Nov 07 - 25

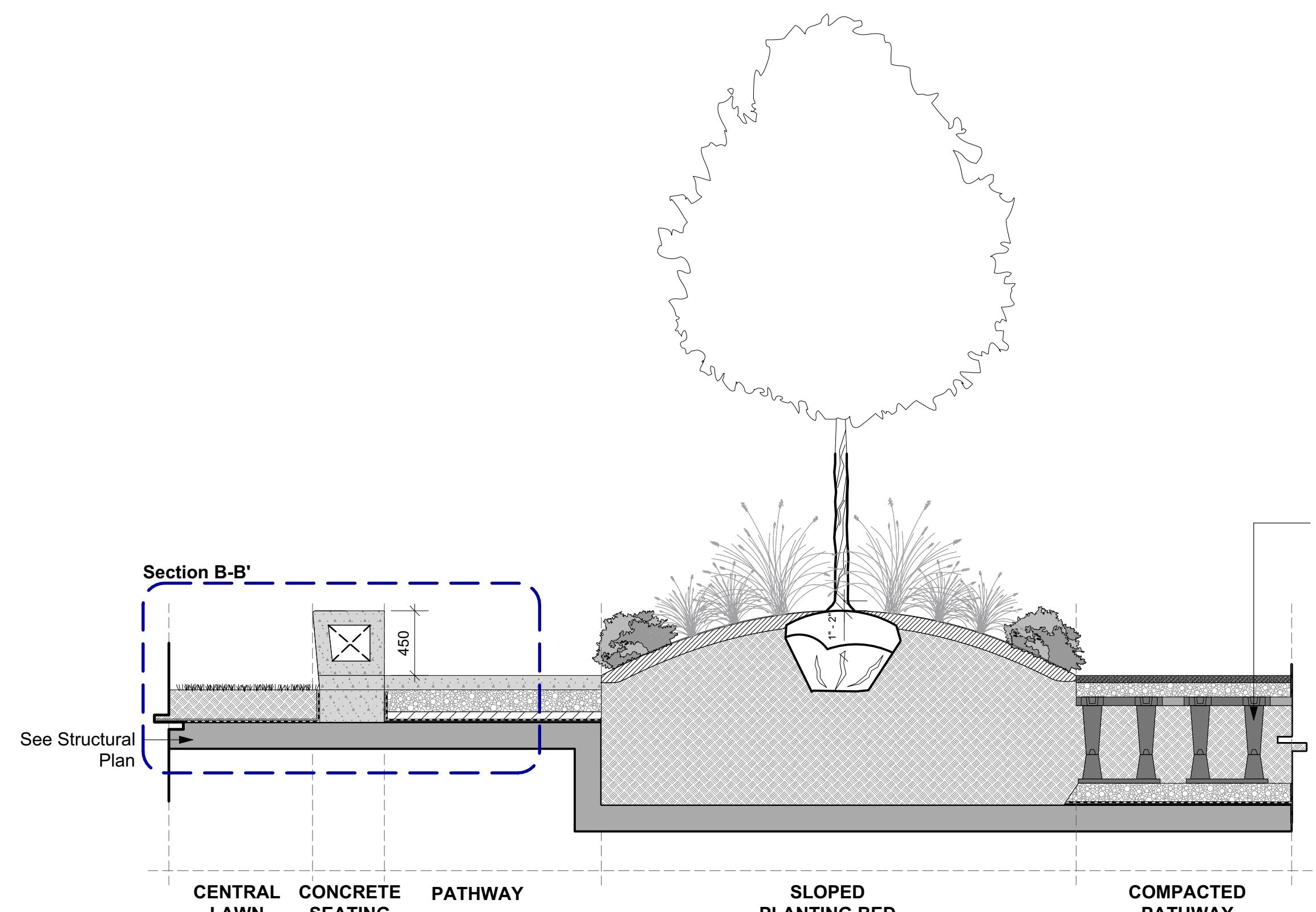
L3/5

1340 Sussex & 1337 Saunders | L5 Roof Concept Plan



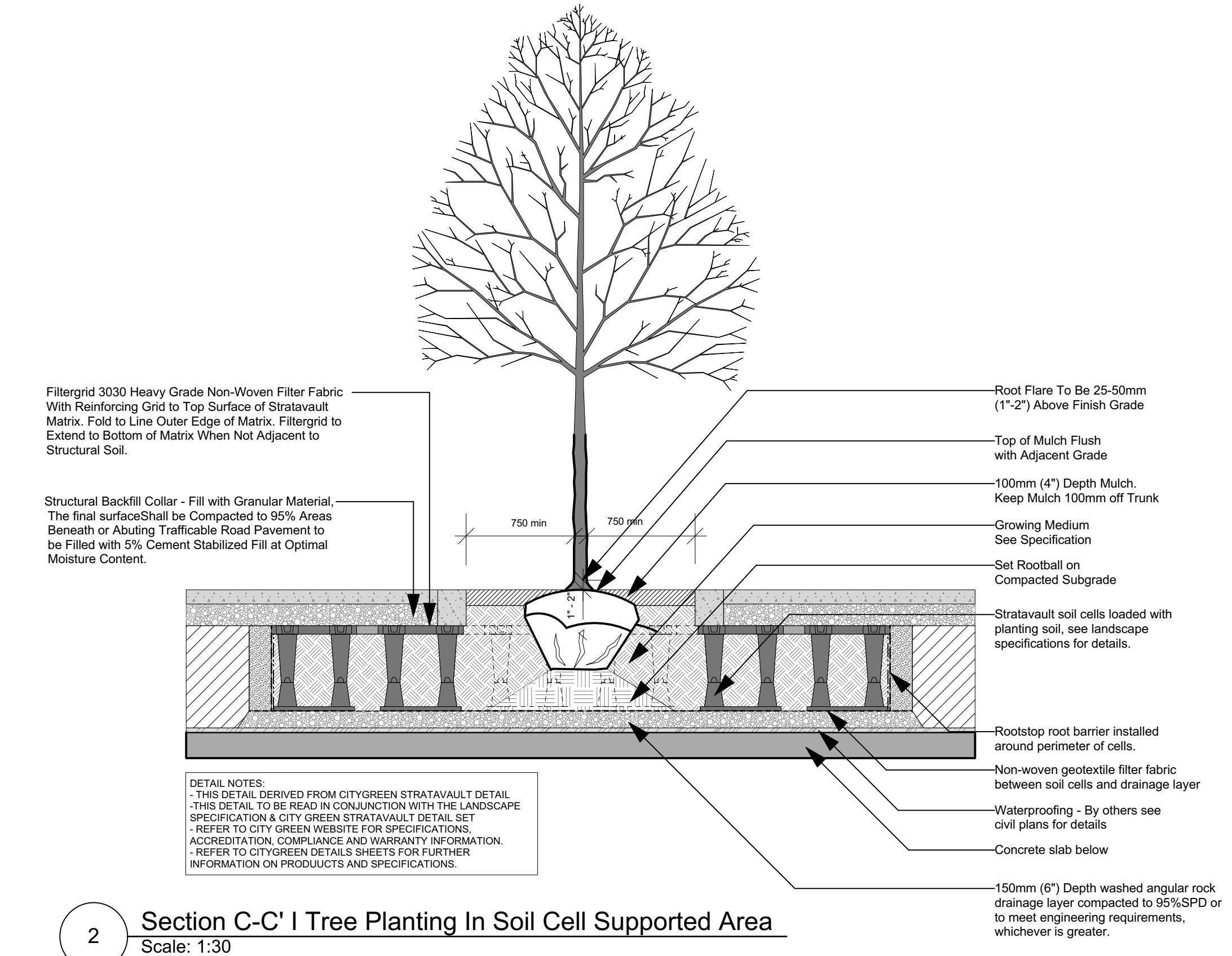
LADR LANDSCAPE ARCHITECTS

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



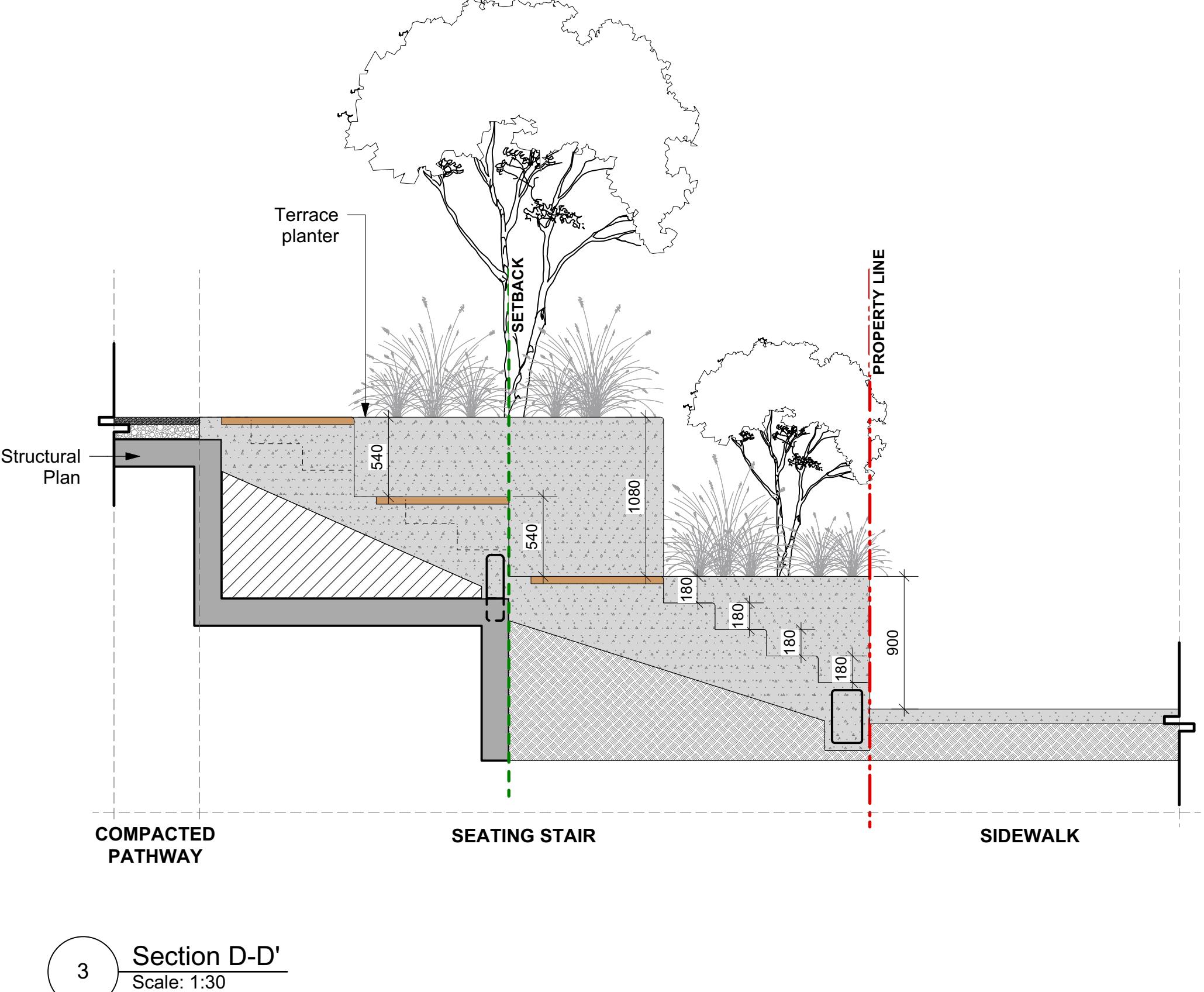
1 **Section A-A'**
Scale: 1:30

1 Scale: 1:30



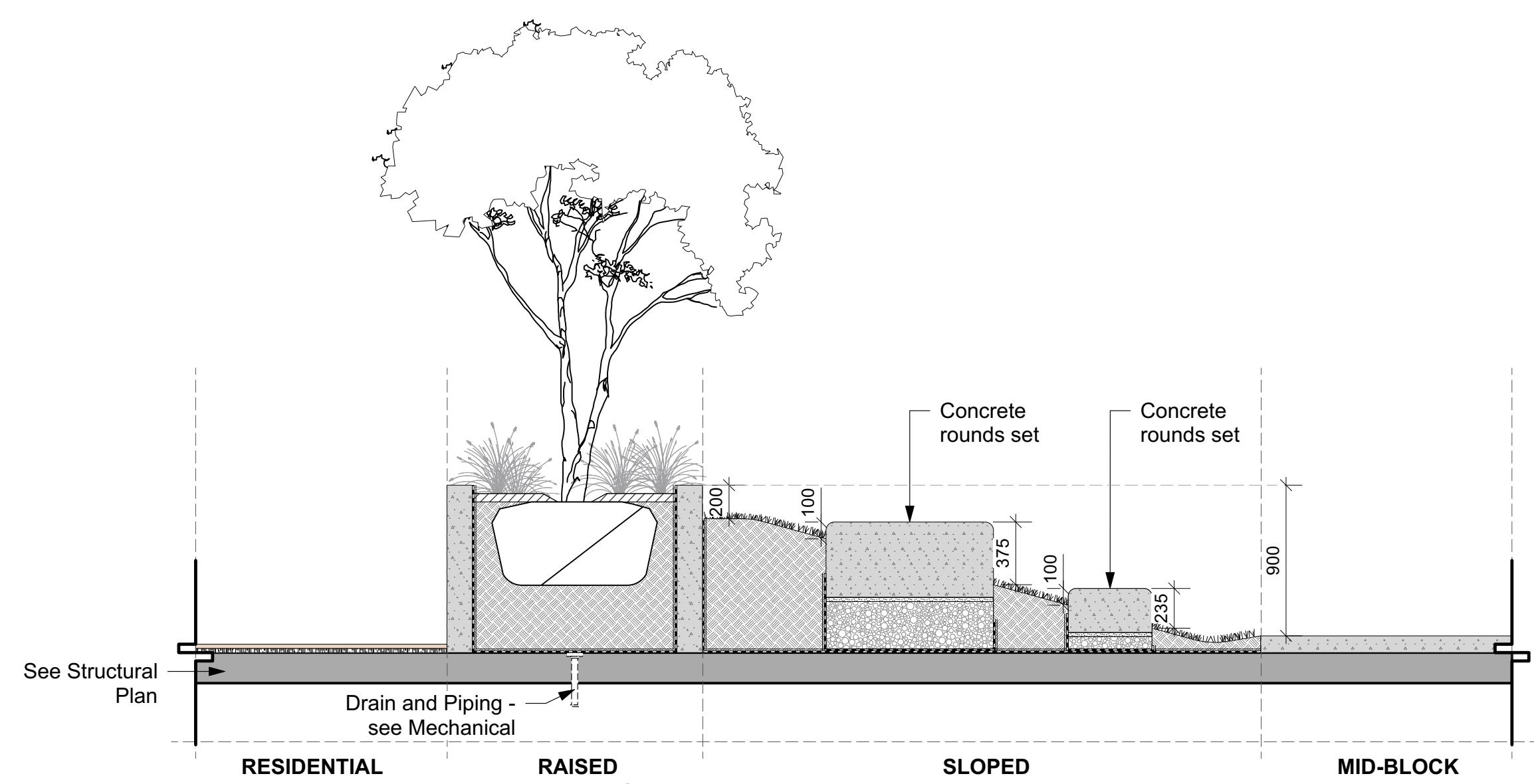
2 Section C-C' I Tree Planting In Soil Cell Supported Area
Scale: 1:30

2 Scale: 1:30



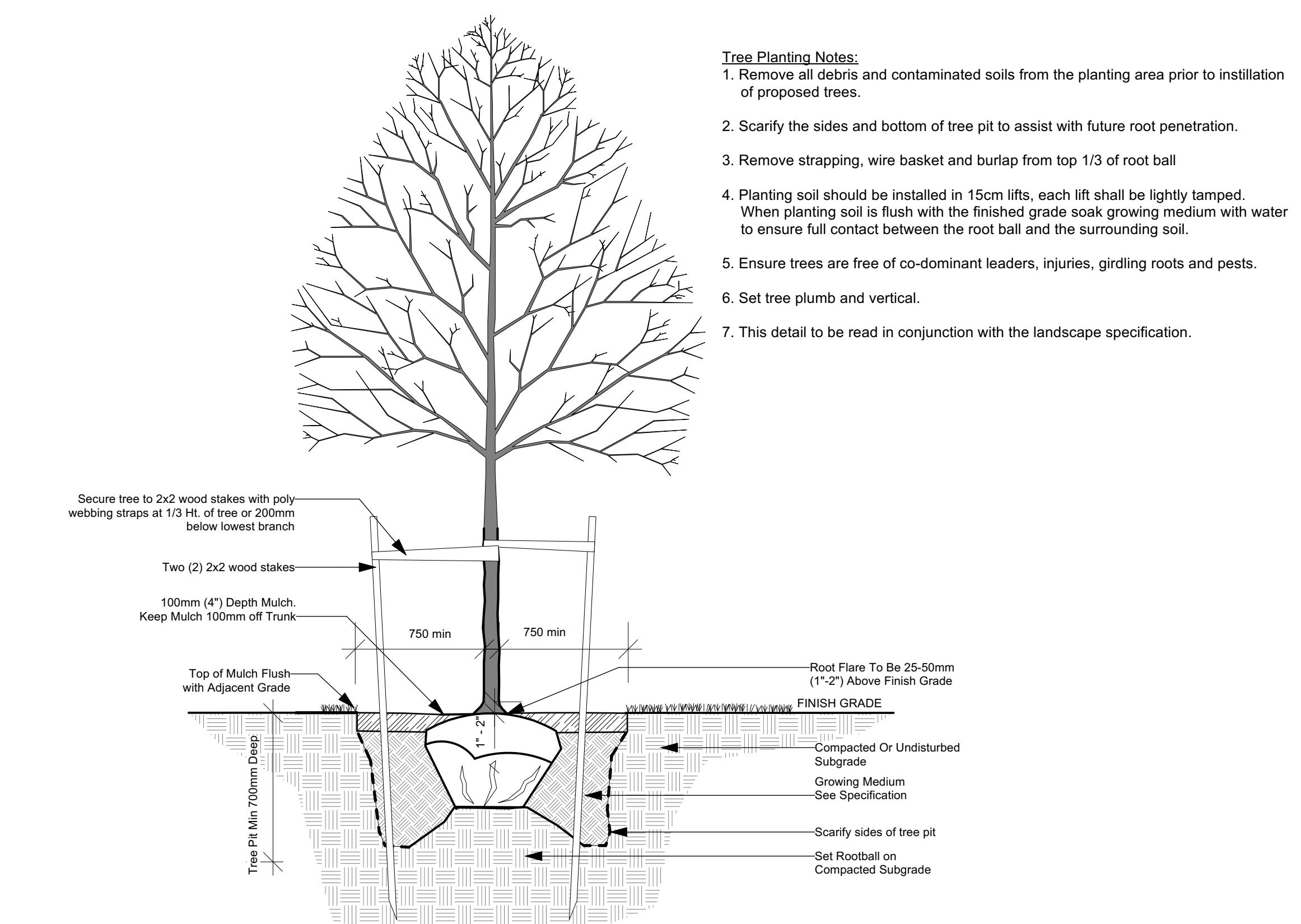
3 **Section D-D'**
Scale: 1:30

3 Scale



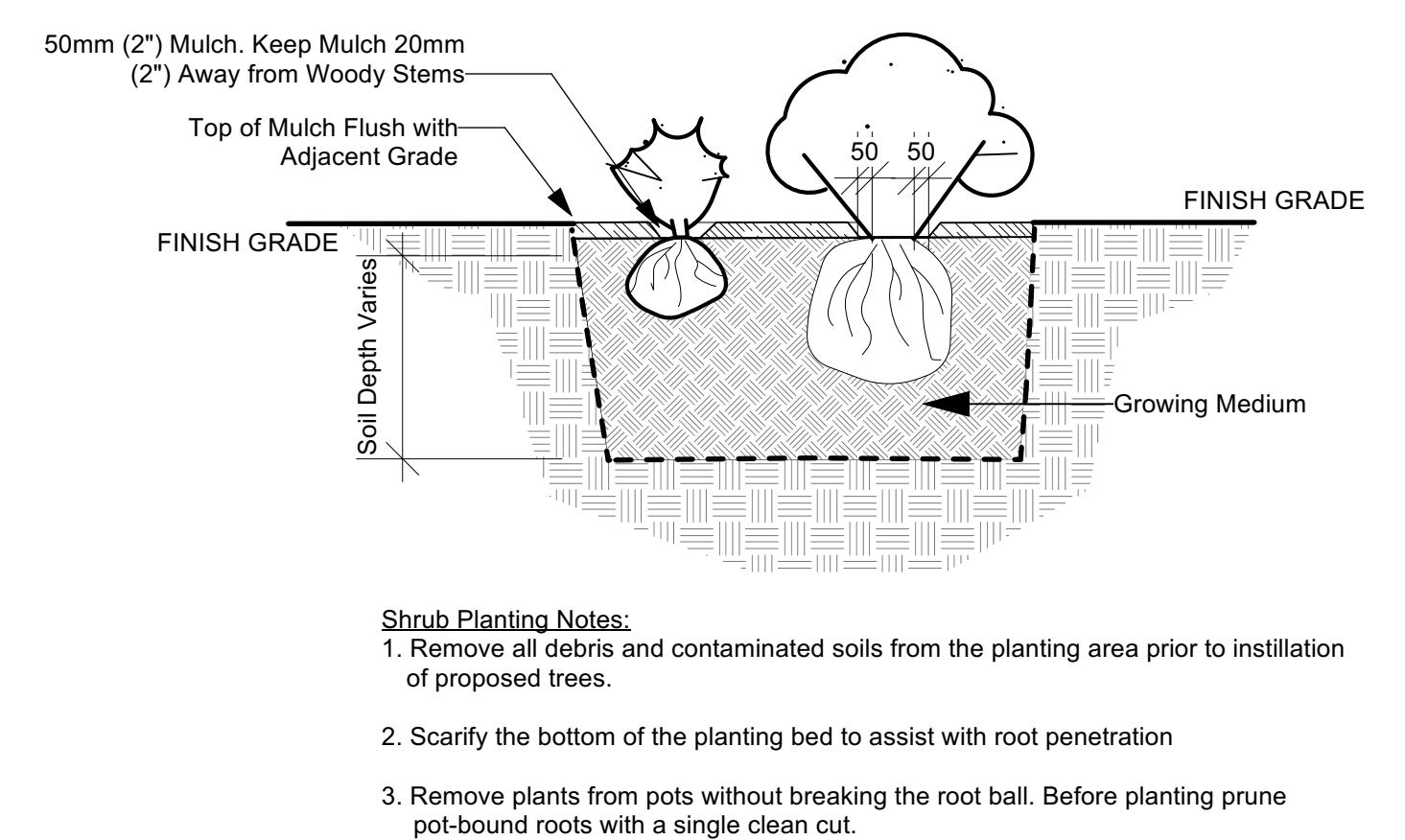
4 **Section E-E'**
Scale: 1:30

4



5 Standard Tree Planting Detail

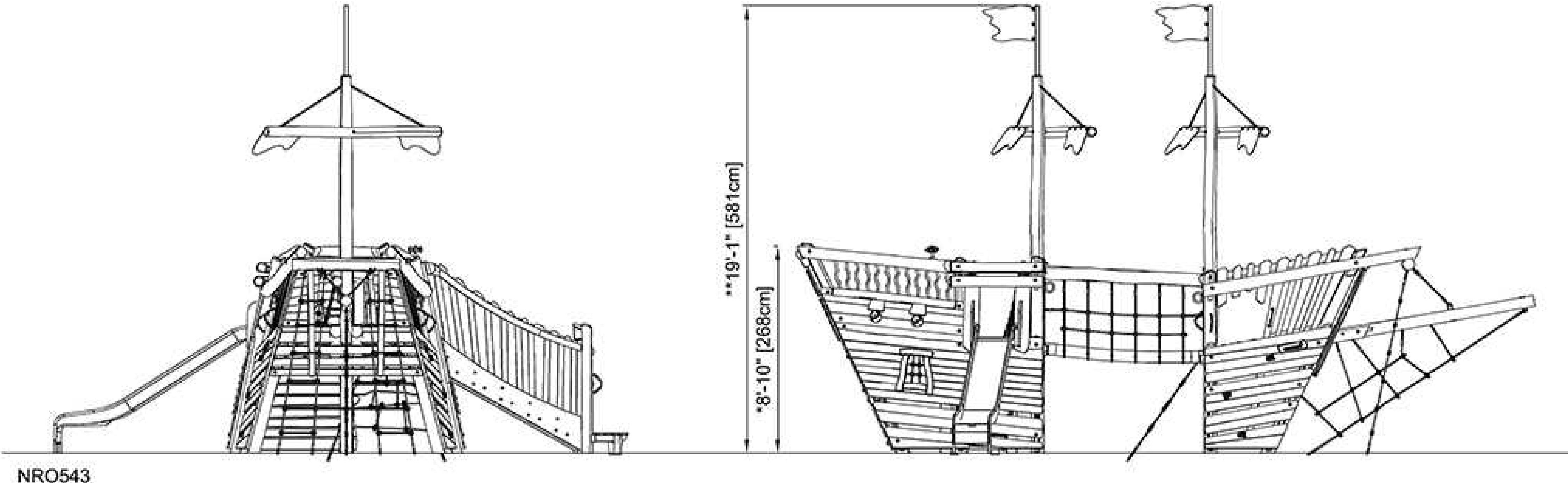
5



6 Shrub Planting Detail

6 Scale: 1:2

EXPLORER SHIP, MEDIUM - BY KOMPAN



FREESTANDING WATER MISTER



CONCRETE SEATWALL



POURED RUBBER PLAYGROUND SURFACE



Rev. A - Resub: Nov 07 - 25

L5/5

1340 Sussex & 1337 Saunders | Site Features