1:200

Native and adaptable shade tolerant plant species including: Dwarf Sweet Box, Low Oregon Grape, Snowberry, Western Sword and Deer Fern

EXISTING BUILDING

GOVERNMENT STREET

3m x 3m sight triangles e/s driveway

Existing sidewalk

Retained street tree

Existing Power Pole (typical)

Proposed concrete driveway

Low maintenace Blue Oat Grasses

White river rock concrete containers along street

Retained street tree (DBH: 35cm)

Main entry with concrete pathway and step

Grass lawn

New Red Maple with structural soil and tree grate.

Removed Red Maple tree (ID# M2 / DBH: 15cm)

Removed Austrian Pine (ID#: NT1 / DBH: ~45cm)

White river rock concrete containers along street

Pad mounted transformer with river rock maintenance border

Proposed Dealership Pylon Sign in white river rock filled concrete container base

Proposed concrete driveway

EXISTING CAR PARK (MERCEDES)

Down to Parking 15.0%

Up to Service 2.4%

Slope Up 15.0%

Roof Deck

Blue Oat Grass

Western Sword Fern

Snowberry

Dwarf Sweet Box

PLANT PALETTE

Landscape Concept Plan - 2512 Government Street

Recommended Nursery Stock

Trees

Total: 1

Botanical Name	Common Name	Size
Acer rubrum	Red Maple	6cm cal.

Medium Shrubs

Total: 18

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#5 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 24

Botanical Name	Common Name	Size
Mahonia repens	Creeping Mahonia	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot

Perennials, Annuals and Ferns

Total: 71

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Notes:
1. All work to be completed to current CSLA Landscape Standard.
2. All soft landscape to be irrigated with an automatic irrigation system.
3. Municipal trees to be procured & planted by the applicant.

SOIL VOLUME TABLE

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	Replacement Trees Proposed B # Small	C # Medium	D # Large	Soil Volume Required (m3) E Small	F Medium	G Large	Total **
Onsite										
1	8.90	0.2	1.78							
2	12.75	1.0	12.75		1			20m3		21.03m3
3	6.50	1.0	6.50							
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							E	F	G	TOTAL
Calculation				If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 2 If C > 1, C x 1	If D = 1, D x 3 If D > 1, D x 3				E + F + G

* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

ARBORIST INVENTORY TABLE

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared,	Bylaw protected	Name Common	Botanical	DBH (cm)	Crown radius (m)	Critical root zone radius	Condition Health	Structural	Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
M1	Y	M	M	Red Maple	Acer rubrum	43	4	4.8	Fair	Fair to good	Good	Likely rooted in tree well, utility line through canopy, included bark at various unions		Retain
M2	Y	M	M	Red Maple	Acer rubrum	15	1	1.5	Fair	Fair to good	Good	Likely rooted in tree well, utility line through canopy, included bark at various unions		Retain
M3	Y	M	M	Red Maple	Acer rubrum	36	3	3.8	Fair	Fair to good	Good	Likely rooted in tree well, utility line through canopy, included bark at various unions		Retain
M4	Y	M	M	Red Maple	Acer rubrum	36	4	3.6	Fair	Fair	Good	Likely rooted in tree well, utility line through canopy, included bark at various unions, wound on lower trunk with some response growth		Retain
NT1	Y	On	Y	Austrian Pine	Pinus nigra	~45	3	4.5	Fair to good	Fair to poor	Good	Included bark at lower union, codominant leaders, corrected bend in lower trunk	Within building footprint	Remove
NT2	Y	On	N	Juniper	Juniperus sp.	~20	1	2	Fair to good	Fair to good	Good	Wandering stem, small deadwood	Within building footprint	Remove

Prepared By:
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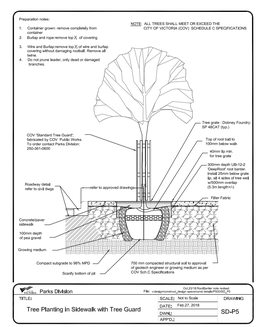
TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. **Protected Trees Removed**	1	X 1	A. 1
B. **Replacement Trees Proposed per Schedule ''E'', Part 1**	1	X 1	B. *0
C. **Replacement Trees Proposed per Schedule ''E'', Part 2**	*0	X 0.5	C. *0
D. **Replacement Trees Proposed per Schedule ''E'', Part 3**	*0	X1	D. *0
E. **Total replacement trees proposed (B+C+D)** *Round down to nearest whole number*			E. *0
F. **Onsite replacement tree deficit (A-E)** *Record 0 if negative number*			F. 1
ONSITE Minimum trees per lot requirement (onsite trees)			
G. **Tree minimum on lot**			G. *10
H. **Protected trees retained (other than specimen trees)**	0	X 1	H. 0
I. **Specimen trees retained**	0	X 3	I. 0
J. **Trees per lot deficit (G - (B+C+H+I)** *Record 0 if negative number*			J. 10
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. **Protected trees Removed**	0	X 1	K. 1
L. **Replacement trees proposed per Schedule ''E'', Part 1 or Part 3**	1	X 1	L. 1
M. **Replacement trees proposed from Schedule ''E'', Part 2**	0	X 0.5	M. 0
N. **Total replacement trees proposed (L+ M)** *Round down to nearest whole number*			N. 1
O. **Offsite replacement tree deficit (K - N)** *Record 0 if negative number*			O. 0
Cash-in-lieu requirement			
P. **Onsite trees proposed for cash-in-lieu Enter F. or J.,** *whichever is the greater number*			P. 10
Q. **Offsite trees proposed for cash-in-lieu** Enter 0.			Q. 0
R. **Cash-in-lieu proposed ((P+Q) X $2,000)**			R. $20,000.00

Existing Tree Legend:

Retained Tree

Removed Tree



Tree Planting In Sidewalk with Tree Guard

LADR LANDSCAPE ARCHITECTS

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Project No: 2031 **24 January 2023**