



780 BLANSHARD STREET

ISSUED FOR REZONING

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LANDSCAPE DRAWING INDEX PERMIT

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TYPICAL TREE PROTECTION FOR VICTORIA

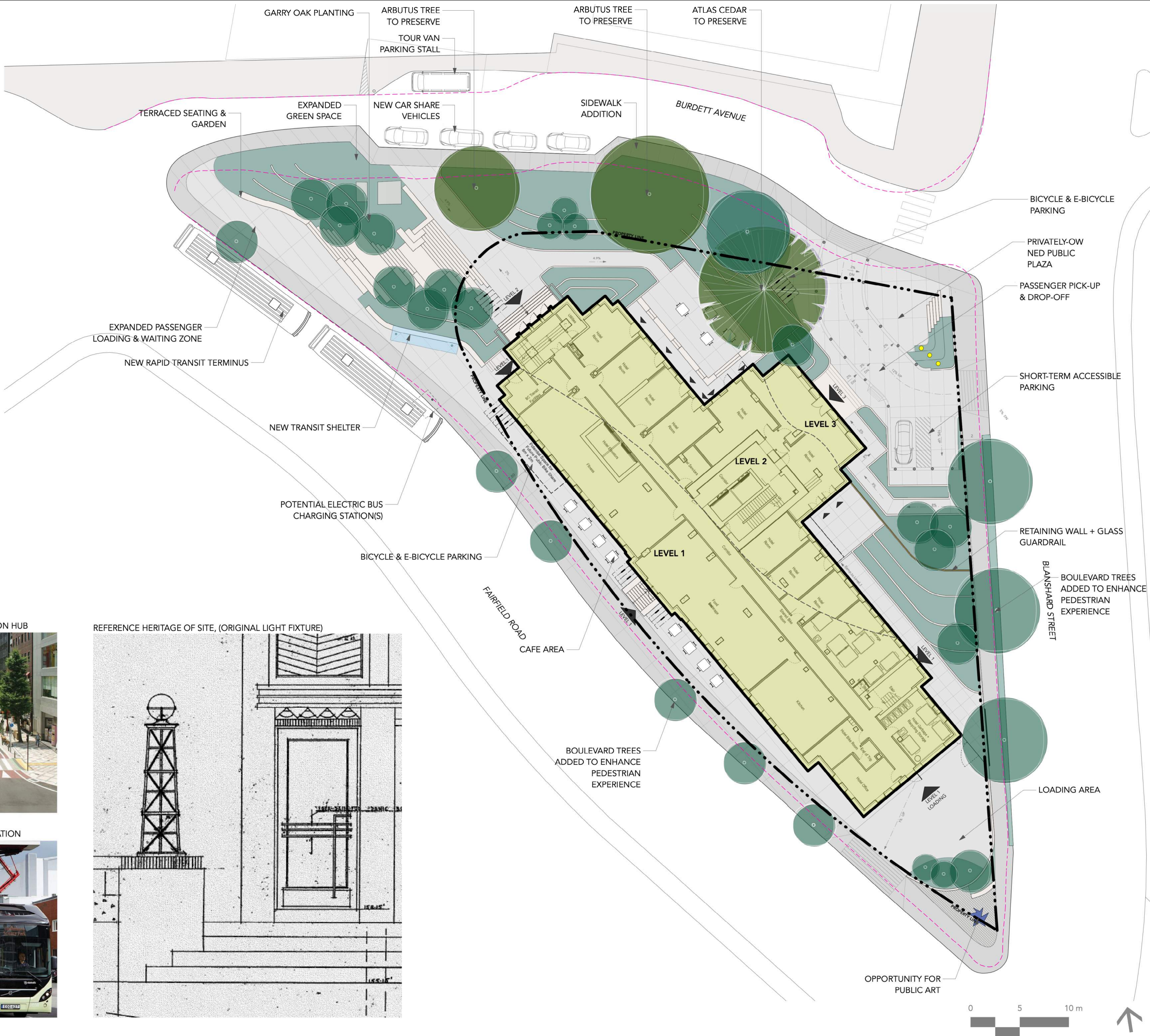
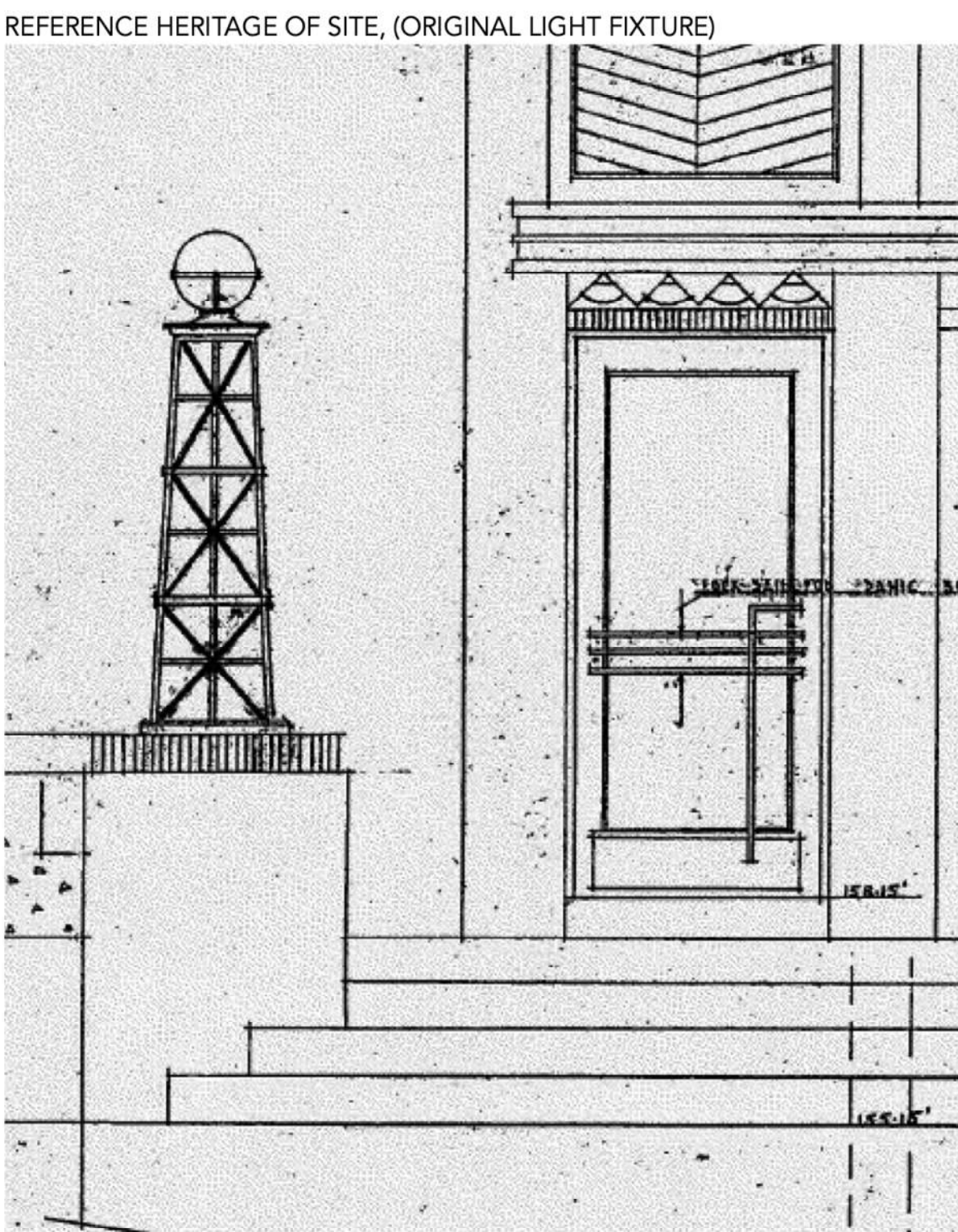
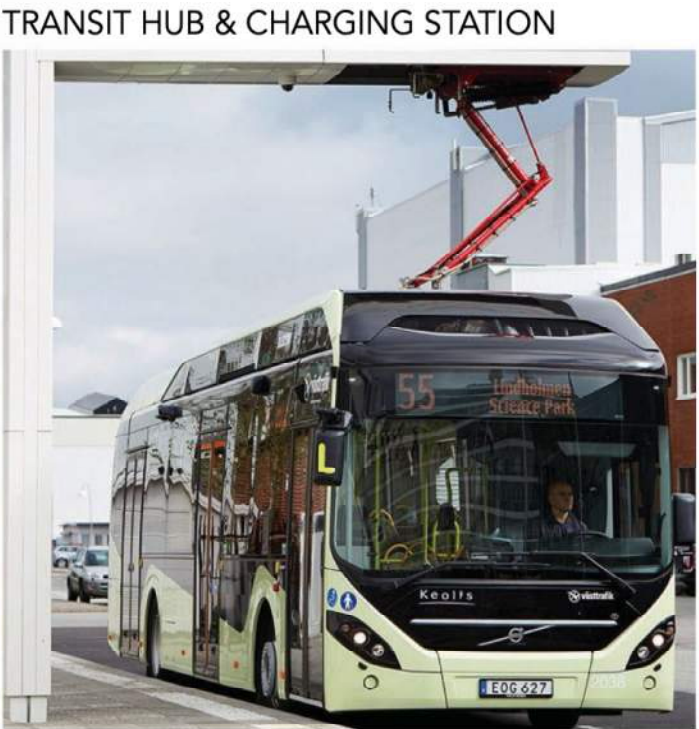
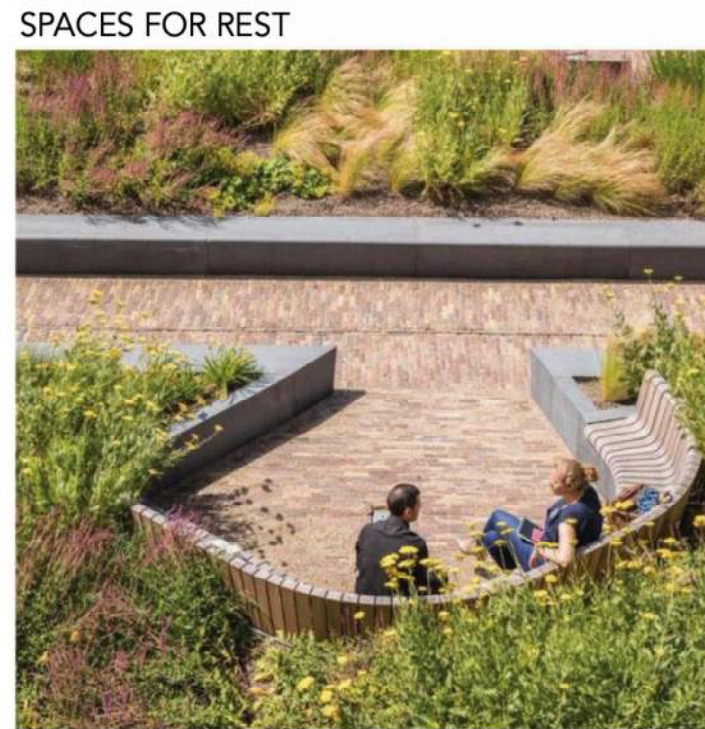
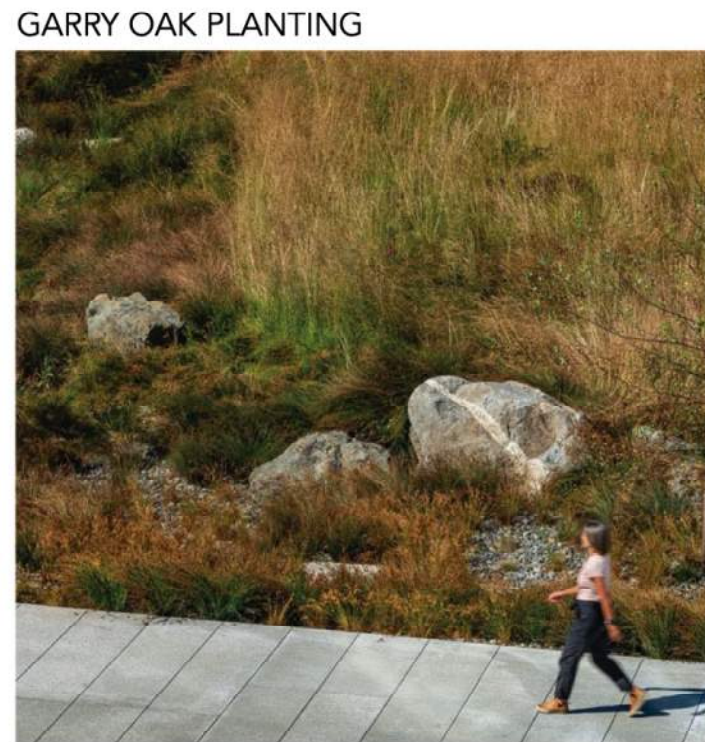
1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPERATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SSUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESSII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M).:
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);

TREE MANAGEMENT PLAN

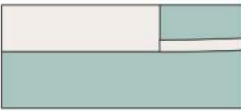
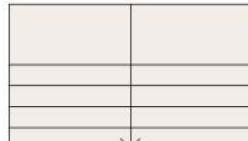
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	PROPOSED TREES



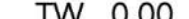
LEGEND		
SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD
		PLANTING TYPE 1 Garry Oak Ecosystem
		SITE FURNISHING Bollard
		SITE FURNISHING Heritage Light Fixtures
		SITE FURNISHING Moveable Cafe Table + Chairs
		SITE FURNISHING Public Art Feature
		SITE FURNISHING Zoe Bike Racks by Sholto Design Studio
		CIP CONCRETE RETAINING WALLS & SEATING
		BUS SHELTER
		STAIRS



LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD
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		BUS SHELTER
		STAIRS

GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TOP OF WALL ELEVATION
	TOP OF STAIRS ELEVATION
	BOTTOM OF STAIRS ELEVATION
	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	SLOPE AND DIRECTION





LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD
		PLANTING TYPE 1 Garry Oak Ecosystem
		SITE FURNISHING Bollard
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		BUS SHELTER
		STAIRS

GRADING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPOSED ELEVATION		TOP OF RAMP ELEVATION
	EXISTING ELEVATION		BOTTOM OF RAMP ELEVATION
	TOP OF WALL ELEVATION		BUILDING GRADE ELEVATION
	TOP OF STAIRS ELEVATION		TOP OF FENCE ELEVATION
	BOTTOM OF STAIRS ELEVATION		SLOPE AND DIRECTION
	TOP OF BENCH ELEVATION		





LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD
		PLANTING TYPE 1 Garry Oak Ecosystem
		SITE FURNISHING Bollard
		SITE FURNISHING Heritage Light Fixtures
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		SITE FURNISHING Public Art Feature
		SITE FURNISHING Zoe Bike Racks by Sholto Design Studio
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		BUS SHELTER
		STAIRS

GRADING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPOSED ELEVATION		TOP OF RAMP ELEVATION
	EXISTING ELEVATION		BOTTOM OF RAMP ELEVATION
	TOP OF WALL ELEVATION		BUILDING GRADE ELEVATION
	TOP OF STAIRS ELEVATION		TOP OF FENCE ELEVATION
	BOTTOM OF STAIRS ELEVATION		SLOPE AND DIRECTION
	TOP OF BENCH ELEVATION		



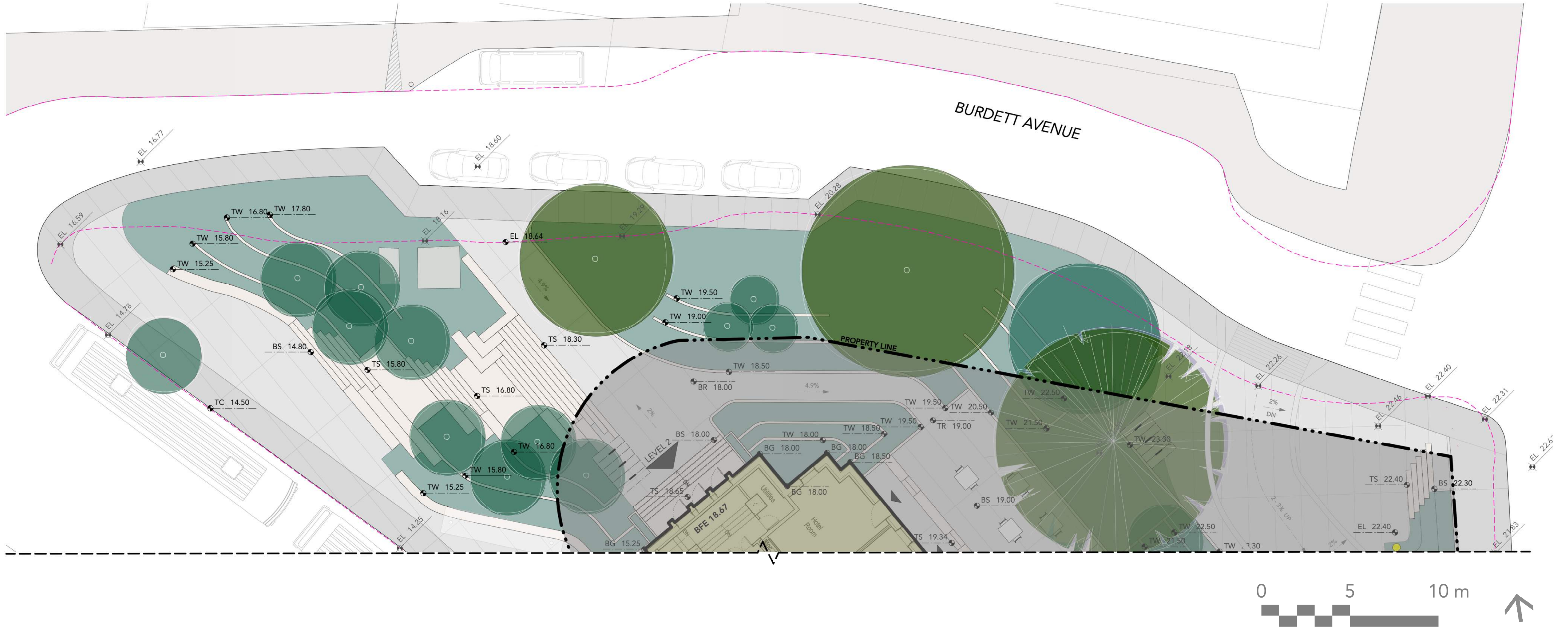


LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD
		PLANTING TYPE 1 Garry Oak Ecosystem
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		STAIRS

GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TOP OF WALL ELEVATION
	TOP OF STAIRS ELEVATION
	BOTTOM OF STAIRS ELEVATION
	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	SLOPE AND DIRECTION



PLANT IMAGES

TREES



Arbutus menziesii
Arbutus



Cedrus deodara
Cedar



Quercus garryana
Garry Oak

SHRUBS



Gaultheria shallon
Salal



Physocarpus opulifolius
Ninebark



Rhododendron menziesii
False Azalea



Rhododendron 'Purple Gem'
Purple Gem Rhododendron

PERENNIALS, GRASSES, GROUND COVER



Adiantum venustum
Evergreen Maidenhair Fern



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Blechnum spicant
Deer Fern



Deschampsia caespitosa 'Northern Light'
Northern Lights Tufted Hair Grass



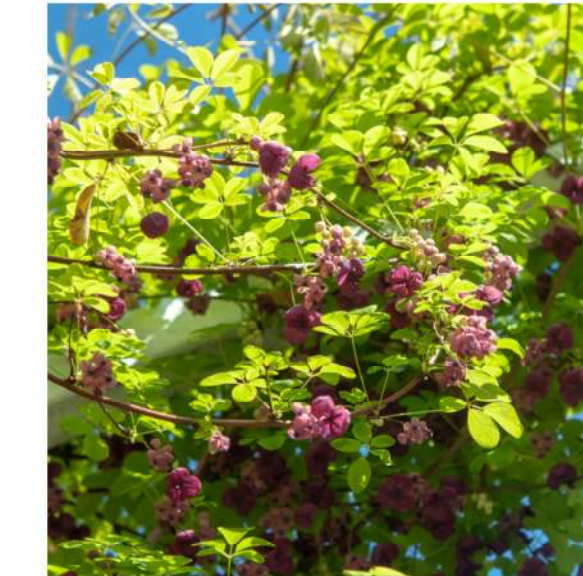
Leymus mollis
Dune Grass



Oxalis oregana
Rewood Sorrel

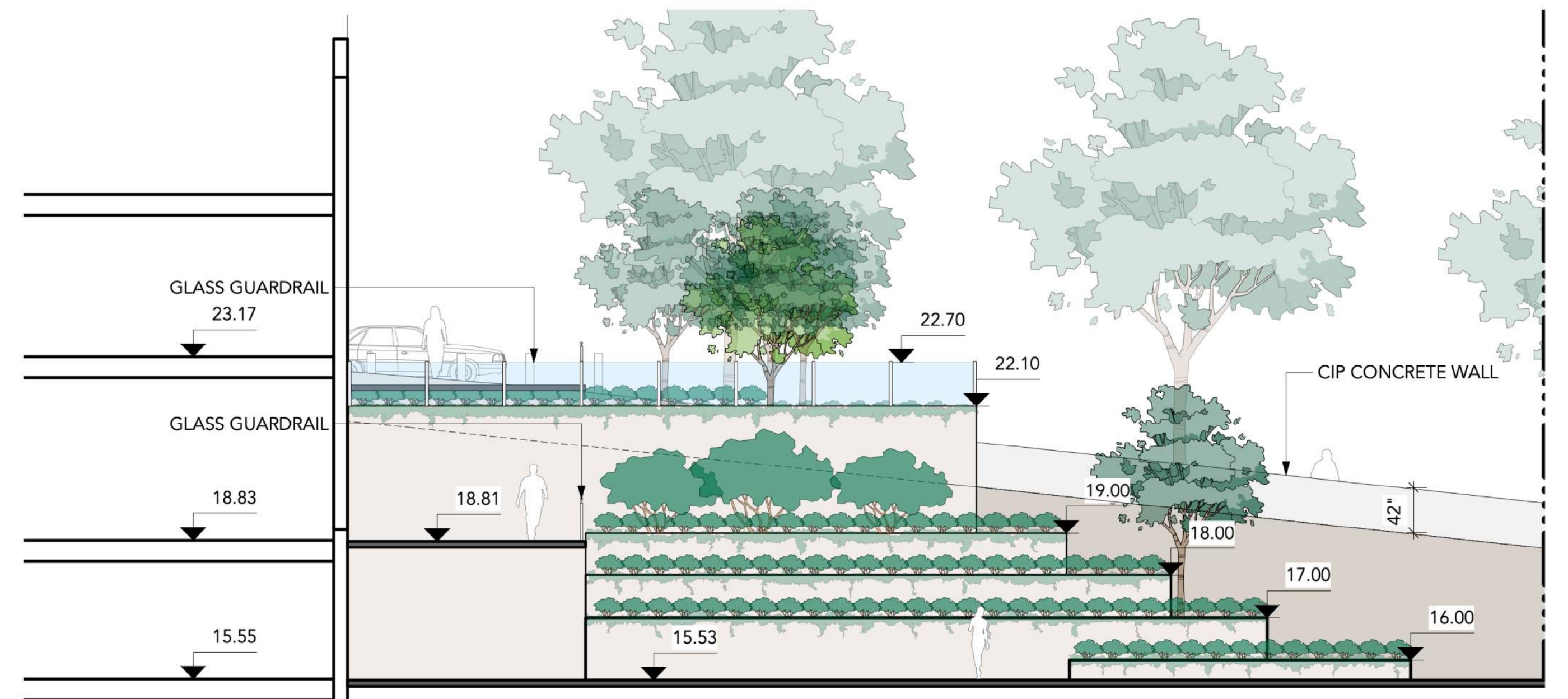


Polystichum munitum
Western Sword Fern



Akebia quinata
Chocolate Vine

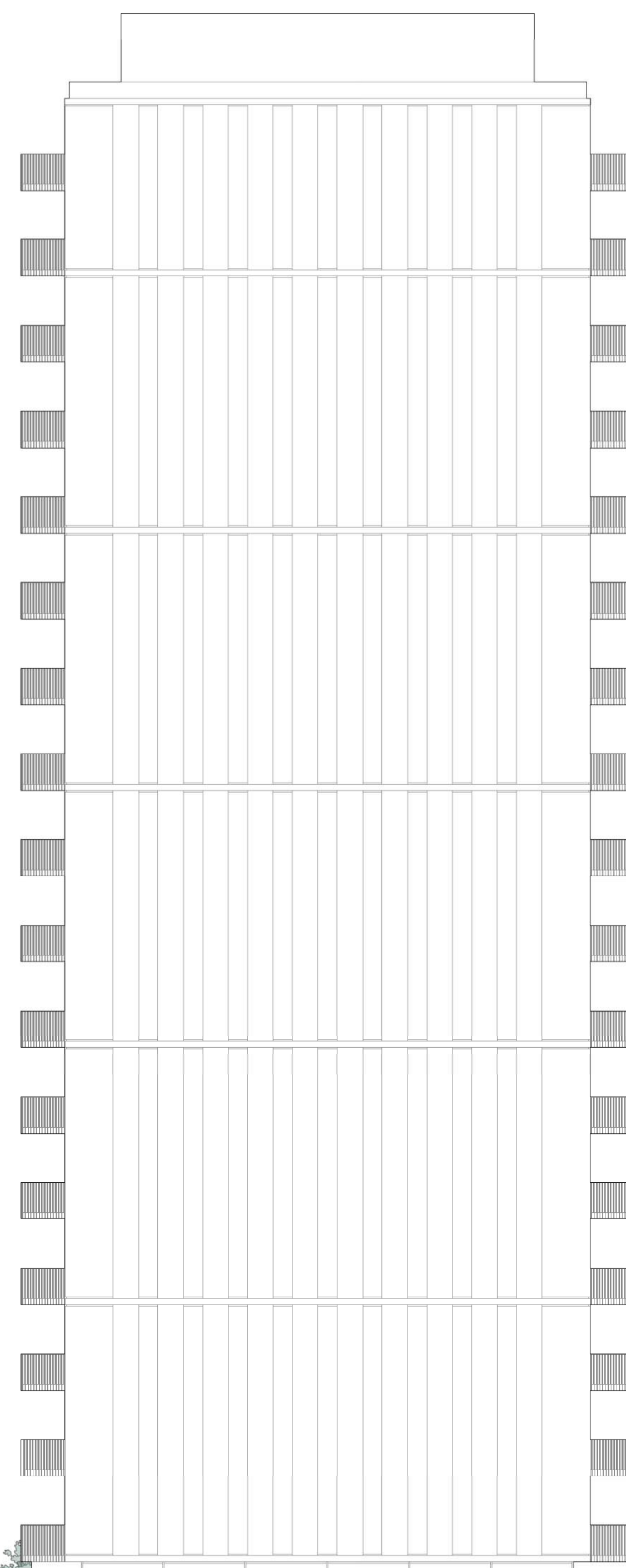




1 SECTION 1
Scale: 1:100



2 SECTIONS 2
Scale: 1:100





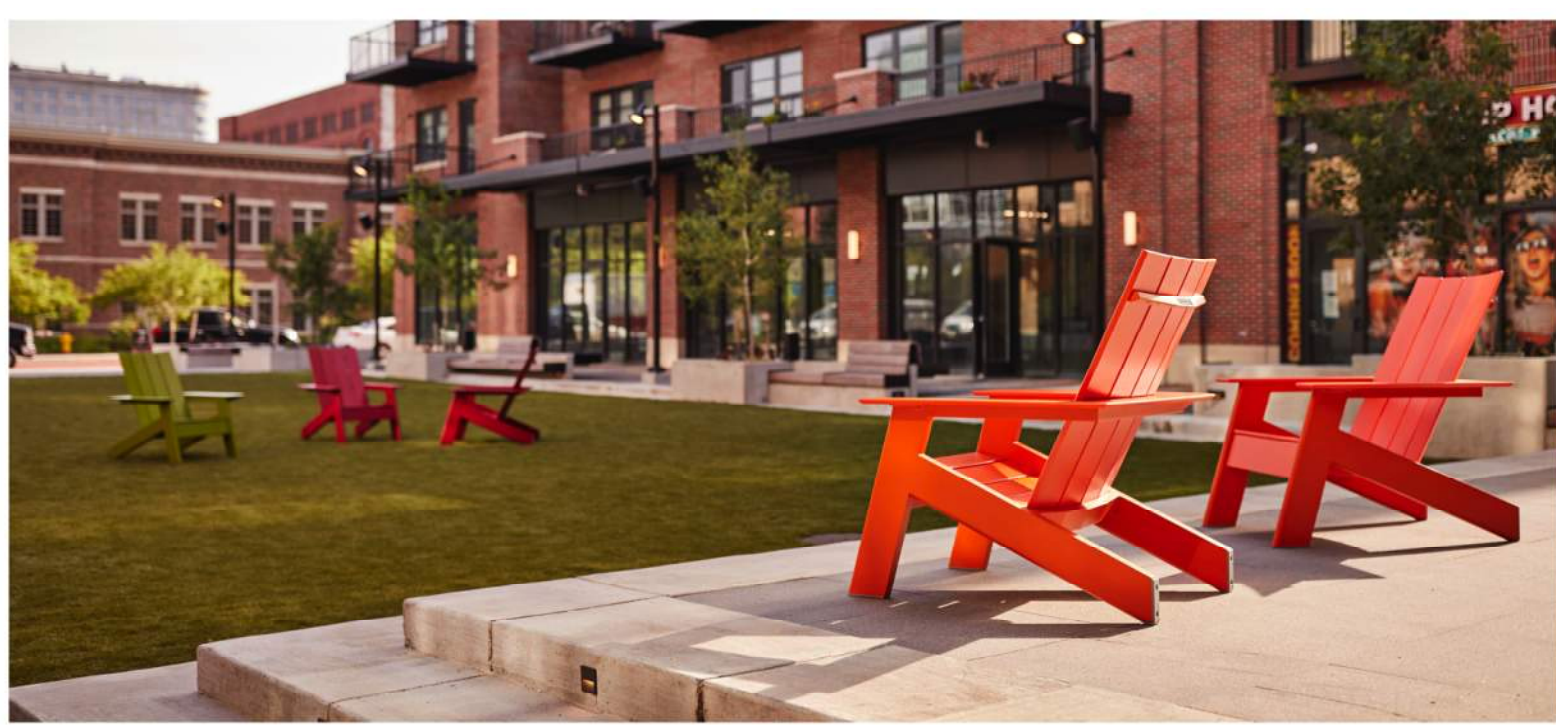
LEGEND

SYMBOL	DESCRIPTION
	1 PAVING TYPE 2 Pre-cast Concrete Unit Pavers
	2 PAVING TYPE 3 PIP Rubber Surface
	3 PAVING TYPE 4 Thermally Modified Wood Decking
	PAVING TYPE 5 Play Sand
	PLANTING TYPE 1 Garry Oak Ecosystem
	MOVEABLE FURNITURE
	4 BBQ + BAR STOOL SEATING
	5 HARVEST TABLE
	6 SEATING TYPE 1 Timber Bench
	7 SEATING TYPE 2 Coloured Americana Outdoor Chair
	8 SEATING TYPE 3 Outdoor Patio Furniture
	9 FIRE PIT Product TBD
	10 PLAY STRUCTURE
	11 URBAN AGRICULTURE PLOTS Product TBD

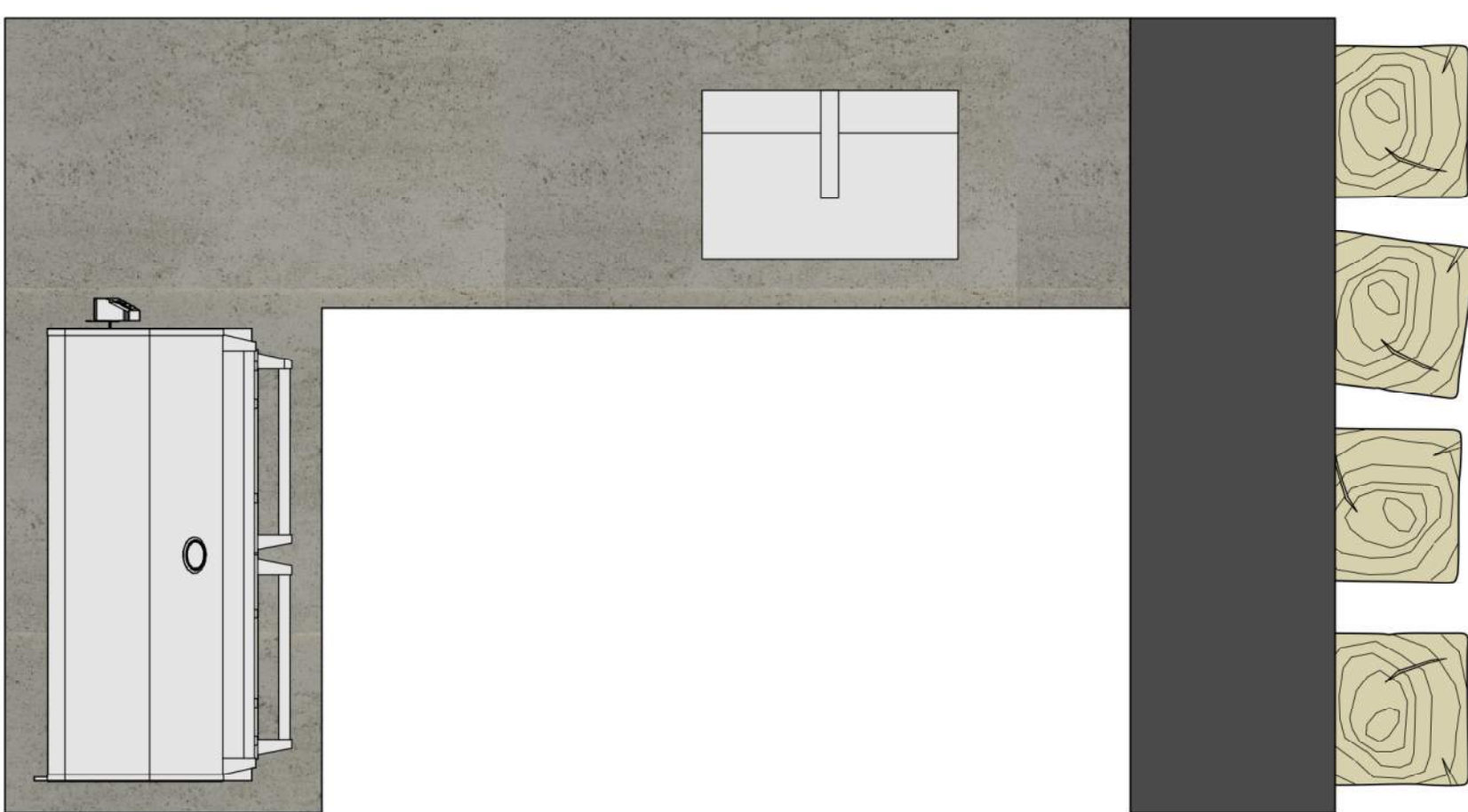




1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING



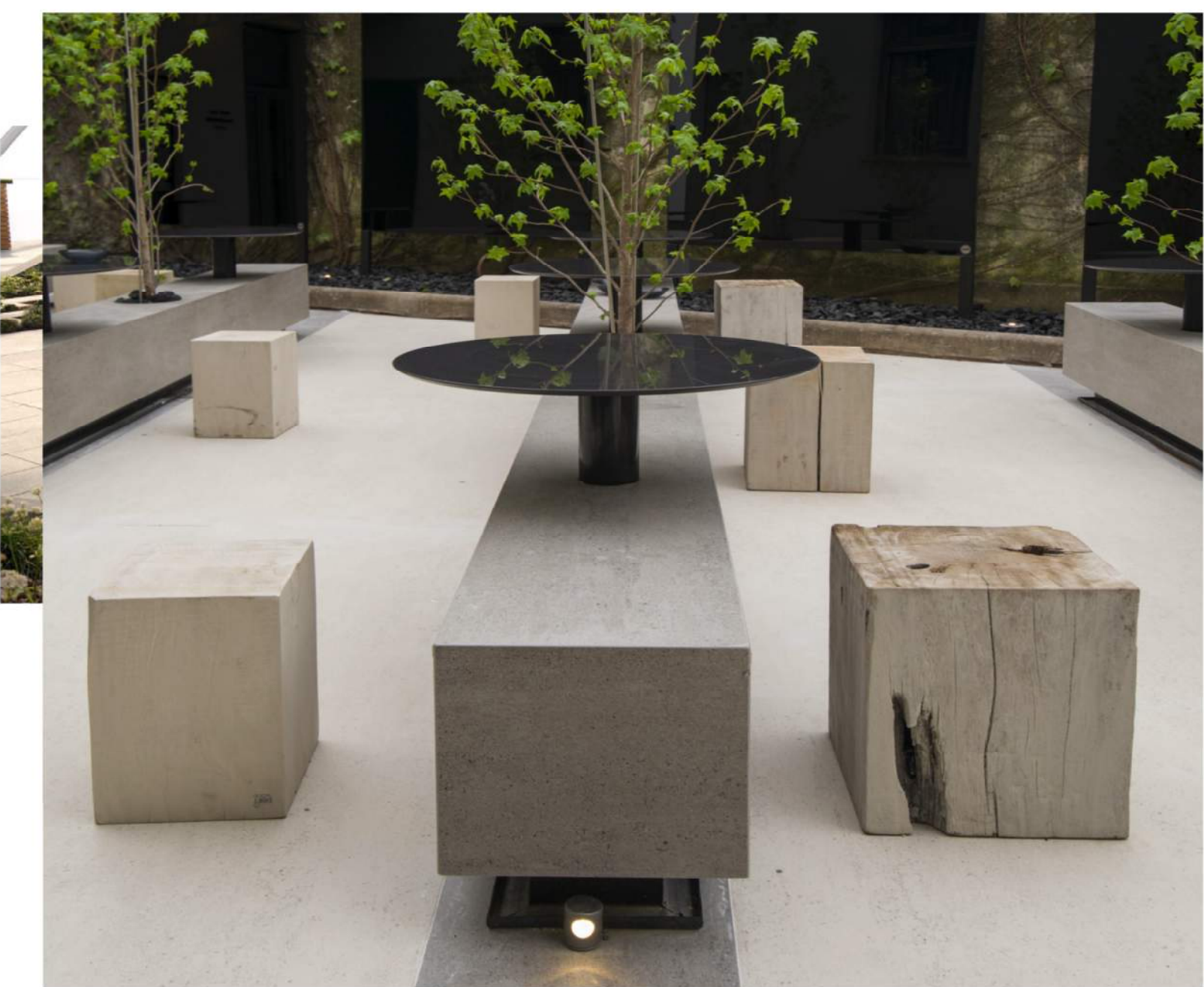
7) MOVEABLE OUTDOOR CHAIRS



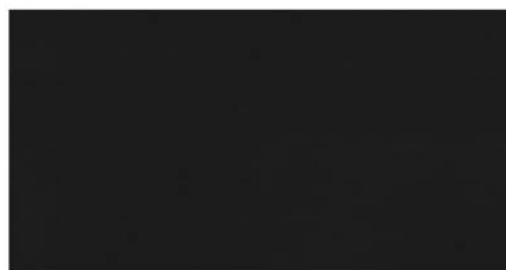
4) OUTDOOR BBQ + BAR STOOL SEATING



8) OUTDOOR PATIO FURNITURE



KEON – TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN



DOMOOS – SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE
MECHANICS FROM BARBECUE AND SINK +
SEATING AREA



5) HARVEST TABLE



2) PIP RUBBER SURFACE / SANDPLAY AREA



3) WOOD DECKING



10) PLAYGROUND WOOD CLIMBING STRUCTURE



4) OUTDOOR BBQ + BAR STOOL SEATING



9) FIRE PIT



10) URBAN AGRICULTURE



6) TIMBER BENCH