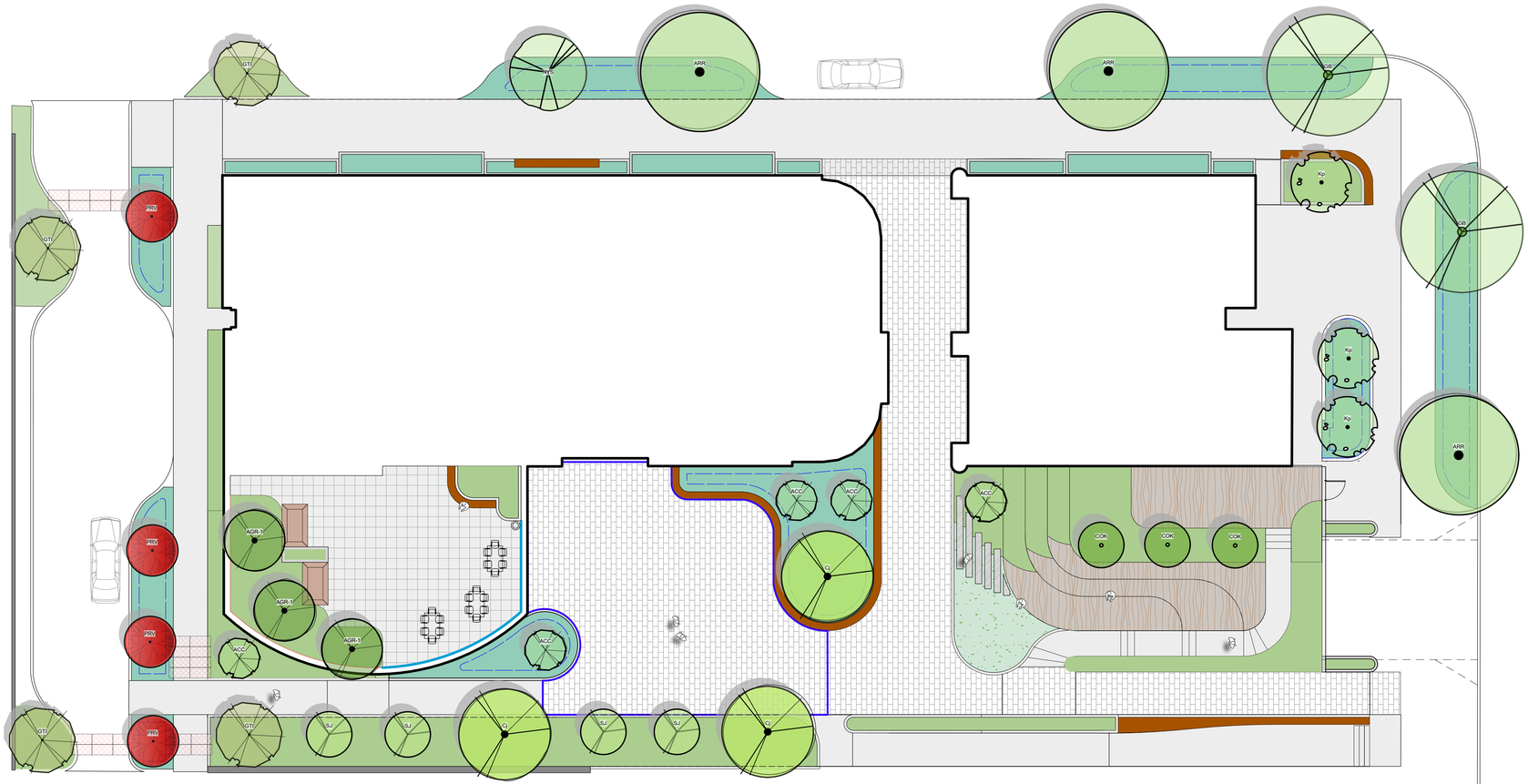
TC Evolution Limited

Kings and Ross

Victoria, BC

Landscape Sheets	
Sheet No.	**Sheet Title**
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials
L1.02	Tree Replacements and Soil Volume
L2.01	Grading and Drainage Plan
L3.01	Planting Plan
L4.01	Landscape Sections

KEY PLAN



1	Issued for DP	2023-05-29
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MDI Landscape Architects

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
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2023-06-02

2023-06-01

client

TC Evolution LP
2621 Douglas St,
Victoria, BC

project

Midtown Apartments Development
Kings Rd. & Ross Ln.
Victoria, BC

sheet title

Cover

project no.	121.18
scale	1:150 @ 24"x36"
drawn by	SC/DT
checked by	SM
revison no.	sheet no.
1	**L0.00**

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	Asphalt Paving		Refer to Civil Eng dwgs	
1.2	CIP Concrete Paving		Cast in place concrete, light broom finish c/w sawcut control joints	6-L4.01
1.3	Concrete Unit Paving		Standard 221.5 mm x 110 mm x 60 mm thick. 40% natural, 40% shadow, 20% charcoal. Pattern: running bond. Supplier: Belgard Canada.	
1.4	Permeable Concrete Unit Paving		AquaPave Standard 221.5 mm x 110 mm x 80 mm thick. 40% natural, 40% shadow, 20% charcoal. Pattern: running bond. Supplier: Belgard Canada.	
1.5	Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs. 610 mm x 610 mm x 50 mm. Natural colour. Pattern: Stacked Bond. Supplier: Belgard Canada.	1-L4.02 Spec 32.14.13
1.6	Concrete Slabs		Precast concrete stepping slabs, sand wash finish. Size varies; see plan.	
	Wood Decking		Large format Cedar decking boards, S4S, clear grade c/w stainless steel hardware.	
2.0	**STEPS**			1-L4.02
2.1	Concrete Steps		Reinforced, cast in place concrete stairs, light broom finish c/w tactile warning & handrails to BCBC	4-L4.07
3.0	**SITE WALLS / EMBANKMENTS**			
3.1	Corten Steel Retaining Wall		Corten steel (edge to be concealed).	
3.2	Concrete Wall		Reinforced cast in place concrete retaining wall, 200 mm width, height varies. See grading plan. Sack rub finish.	
4.0	**SITE FURNISHINGS**			
4.1	Bench/Seating Wall		FSC Hardwood, timber slats on steel frame c/w armrests at regular intervals, galvanized finish.	
4.2	Prefabricated Planter		Freestanding, prefabricated, aluminium planter c/w powder finish.	
4.3	Bicycle Rack		'Flo' Bike Rack (3 bike capacity) by Landscape Forms, or approved equivalent. Stainless steel finish. Suface mount.	
4.4	Garbage Recepticle		'200 Series' by Maglin Site Furniture, or approved equivalent, c/w powder coat finish.	
4.5	Sheltered Seating Pod (4 Person Capacity)		Proprietary, outdoor, module/pod with all weather protection. Example spec: Mmcite Cuby Snack sheletered seating pod (model CUB121), or approved equivalent. Powder coated steel structure c/w wooden slats and two timber benches included. Attachment to structure to be coordinated with project engineer(s) & Architect.	
4.6	Removable bollard		Reliance Foundry R-8914 removable bollard, or approved equivalent, c/w lock, stainless steel finish.	
5.0	**RAILINGS, BARRIERS, FENCING**			
5.1	Glass railing		1.2m high, glass guardrail to BCBC requirements.	
5.2	Guardrail		1.1m high, metal guardrail c/w variable, vertical fins use steel flat bar members. Subtle powder coating tones c/w growing vines. To BCBC requirements.	
5.3	Fence		1.8m high, solid wood fence. Cedar construction c/w steel connection plate on`to concrete wall.	
5.4	Handrail		Metal handrail c/w powder coat finish. To BCBC requirements.	
7.0	**PLANTING AND LANDSCAPE**			
7.1	Shrub and Tree Planting Area - On Slab		Shrub/tree growing medium. 600mm depth unless otherwise noted on plan. Confirm maximum depth allowable as per Structural Drawings.	4-L4.04
7.2	Rain Garden Area - On Grade		Rain Garden growing medium, 600 mm depth	
7.3	Lawn Area		HIgh traffic lawn growing medium, 450 mm depth	

LEGEND

- Underground Parkade
- Roof Overhang
- Property line
- Rain Garden - Bottom of Pool
- Direction of Flow
- Road Centerline
- 13.45 Proposed elevation Point

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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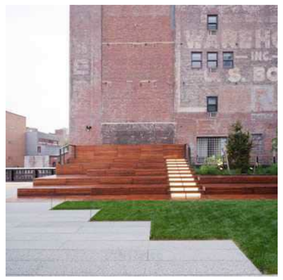
PRECEDENT IMAGES

A MODULAR SEATING WALLS
Wood seating walls retain planting and provide traffic flow through courtyard.

B TIERED WOOD DECKING
Tiered decking over parkade entrance provides ample seating space and views towards viewing screen.



C TIERED PLANTING AREAS
Tired planting works in harmony with deck area and provides lots of green space.

D BOULEVARD RAIN PLANTER WITH BENCH
Cleans stormwater runoff from building while also providing seating.

E CIP CONCRETE STEPS IN PLANTER
Creates pathway through planter towards breezeway.

F SHELTERED SEATING POD
4 person seating pods for L2 Amenity patio, planting beds to be attached to outside.

1.0	**PAVEMENTS, RAMPS, CURBS**		
1.1	Asphalt Paving		Refer to Civil Eng dwgs
1.2	CIP Concrete Paving		Cast in place concrete, light broom finish c/w sawcut control joints
1.3	Concrete Unit Paving		Standard 221.5 mm x 110 mm x 60 mm thick. 40% natural, 40% shadow, 20% charcoal. Pattern: running bond. Supplier: Belgard Canada.
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- Roof Overhang

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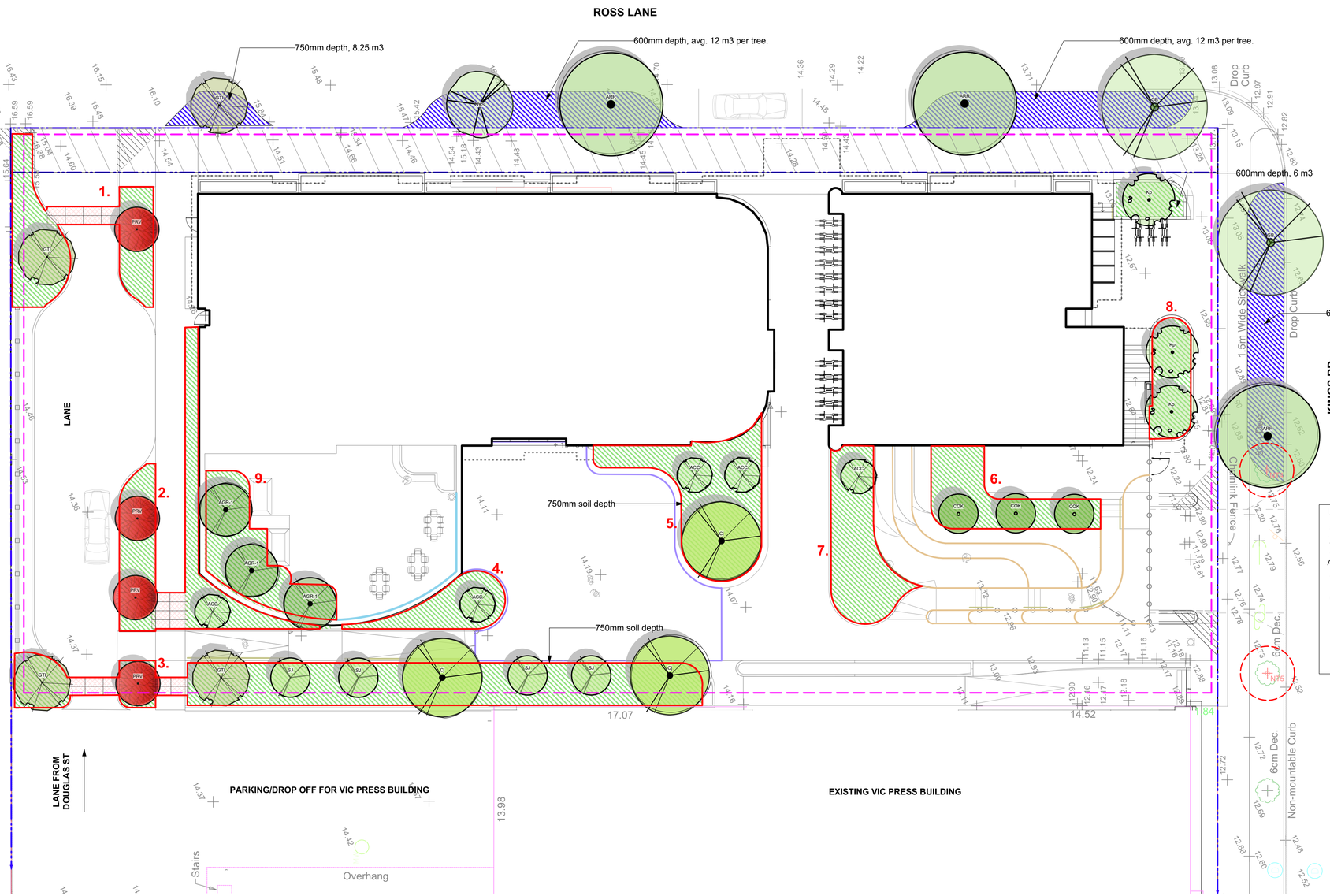

LEGEND

- Structural Soil or Soil Cells, 424mm depth
- On Site Soil Volume
- Offsite Soil Volume
- Existing Tree to be removed
- Tree Tag #

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACC	5	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
AGR-1	3	Acer griseum	Paperbark Maple	6.0cm cal, b&b
ARR	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	3	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
COK	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
GB	2	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b
GTI	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6.0 cm cal, b&b
Kp	3	Koelreuteria paniculata	Panicled Goldenraintree	6.0cm cal, b&b
NYS	1	Nyssa sylvatica	Tupelo	6.0cm cal, b&b
PRV	4	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	6.0cm cal, b&b
SJ	4	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	6.0cm cal, b&b

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	Soil Cell Volume (area x 424mm depth) (m3)	Soil Cell Volume Multiplier	Total Soil Cell volume (m3)	Total Plant Area Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
ONSITE														
1	46.9	0.6	28.2	2.5	0.92	2.3	**30.5**	1	1		6	15		**21**
2	56.6	0.6	33.9	2.5	0.92	2.3	**36.2**	3			18			**18**
3	119.2	0.75	89.4	3.2	0.92	2.9	**92.3**	5	4		30	60		**90**
4	21.6	0.6	13.0		0.92	0.0	**13.0**	1			8			**8**
5	59.5	0.75	44.6	0.0	0.92	0.0	**44.6**	2	1		12	15		**27**
6	35.6	0.6	21.3	0.0	0.92	0.0	**21.3**	3			18			**18**
7	42.9	0.6	25.8	0.0	0.92	0.0	**25.8**	1			8			**8**
8	20.6	0.6	12.4	0.0	0.92	0.0	**12.4**	2			20			**20**
9	42.0	0.6	25.2	0.0	0.92	0.0	**25.2**	3			18			**18**

REPLACEMENT TREE SUMMARY

Refer to Tree Protection Plan for Full Replacement Tree Table

REQUIRED (as per Tree Protection Bylaw)

Lot Area:	3105 sq m
Minimum # of Trees for Lot Area:	16

PROPOSED DESIGN

Proposed 1:1 Replacement Trees	12
Proposed 2:1 Replacement Trees	15
Total Replacement Trees Proposed	19
Proposed Municipal Trees	7
Proposed Non-Municipal Non Replacement trees (Species to be determined with COV Parks)	1

NOTES

1. *Parrotia persica* trees are classified as a 1:1 small tree replacement ratio as they are on top of structure. *Koelreuteria paniculata* trees are classified as a 1:1 small tree replacement ratio as they are on structure and have 10m3 soil allowance per tree: noted in the Replacement Tree Soil Volume Table. See Victoria bylaw No. 21.035 Schedule 'E'.

2. The remainder of small trees on site have a 2:1 replacement ratio.

2. Any trees not catagorized by an area number shown in the tree replacement table do not count as tree replacements due to soil volume or location.

rev no	description	date
1	Issued for DP	2023-05-29

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Scott Murdoch 341

2023-06-02

client
TC Evolution LP
2621 Douglas St,
Victoria, BC

project
Midtown Apartments Development
Kings Rd. & Ross Ln.
Victoria, BC

sheet title
Tree Replacements and Soil Volume

project no.	121.18
scale	1:150 @ 24"x36"
drawn by	SC/DT
checked by	SM
revison no.	1
sheet no.	**L1.02**

ROSS LANE

LANE

KINGS RD

LANE FROM DOUGLAS ST

PARKING/DROP OFF FOR VIC PRESS BUILDING

EXISTING VIC PRESS BUILDING

1.5m Wide Sidewalk

Drop Curb

Chainlink Fence

6cm Dec.

Non-mountable Curb

Roll Curb

Stairs

Overhang

28.66 Road

17.07

14.52

1.84

L-AD

L1 FFE 15.88

L1 FFE 13.43

L1 FFE 12.93

L2 15.88

TW 14.78

TW 14.59

TW 14.77

BW14.42

TW 14.77

BW14.27

TW 13.65

BW 13.49

TW 13.64

BW 13.48

TW 13.63

BW 13.47

TW 13.63

BW 13.43

TW 13.58

BW 13.34

TW 13.49

TW 13.06

BW 12.56

BW 12.82

TW 12.82

BW 12.17

BW 12.80

TW 12.95

TS 12.77

BW 13.52

TW 14.02

BW 13.57

TW 14.11

BW 13.76

TW 14.90

BW 13.45

TW 13.88

BW 13.43

BW 13.52

TW 13.96

BW 13.52

TW 13.08

BW 12.93

BW 15.88

TW 16.83

TS 15.88

BS 15.28

TW 15.88

BW 15.28

TS 14.36

BS 13.93

TS 14.83

BS 14.38

TS 15.28

BS 14.83

TW 14.03

BW 13.43

BS 13.48

BS 14.41

BS 12.93

TW 13.93

BW 13.88

BS 12.17

0 5 10 m

LEGEND

- Underground Parkade
- Roof Overhang
- Property line
- Rain Garden - Bottom of Pool
- Direction of Flow
- Road Centerline
- 13.45 Proposed elevation Point
- L-AD Area Drain
- Permeable Paving

IMPERVIOUS AREAS

- Non-Permeable Paving Draining to Area Drain
- Roof Draining to Rain Garden
- Road/Hardscape Draining to Rain Garden
- SRW

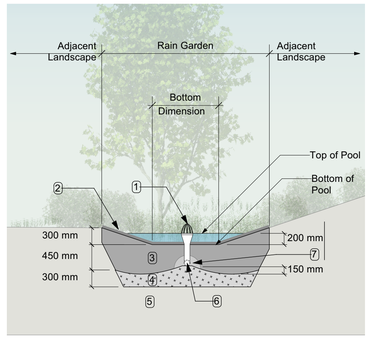
RAIN WATER MANAGEMENT NOTES

Water collected from road areas and building roof's flow to the rain gardens located throughout the site.

Raingardens are integrated building landscapes and landscape bulges within streetscape areas, and are designed to capture, slow flows, and treat runoff from roadways.

Raingardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of rain garden is 5% of the impervious area.



RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

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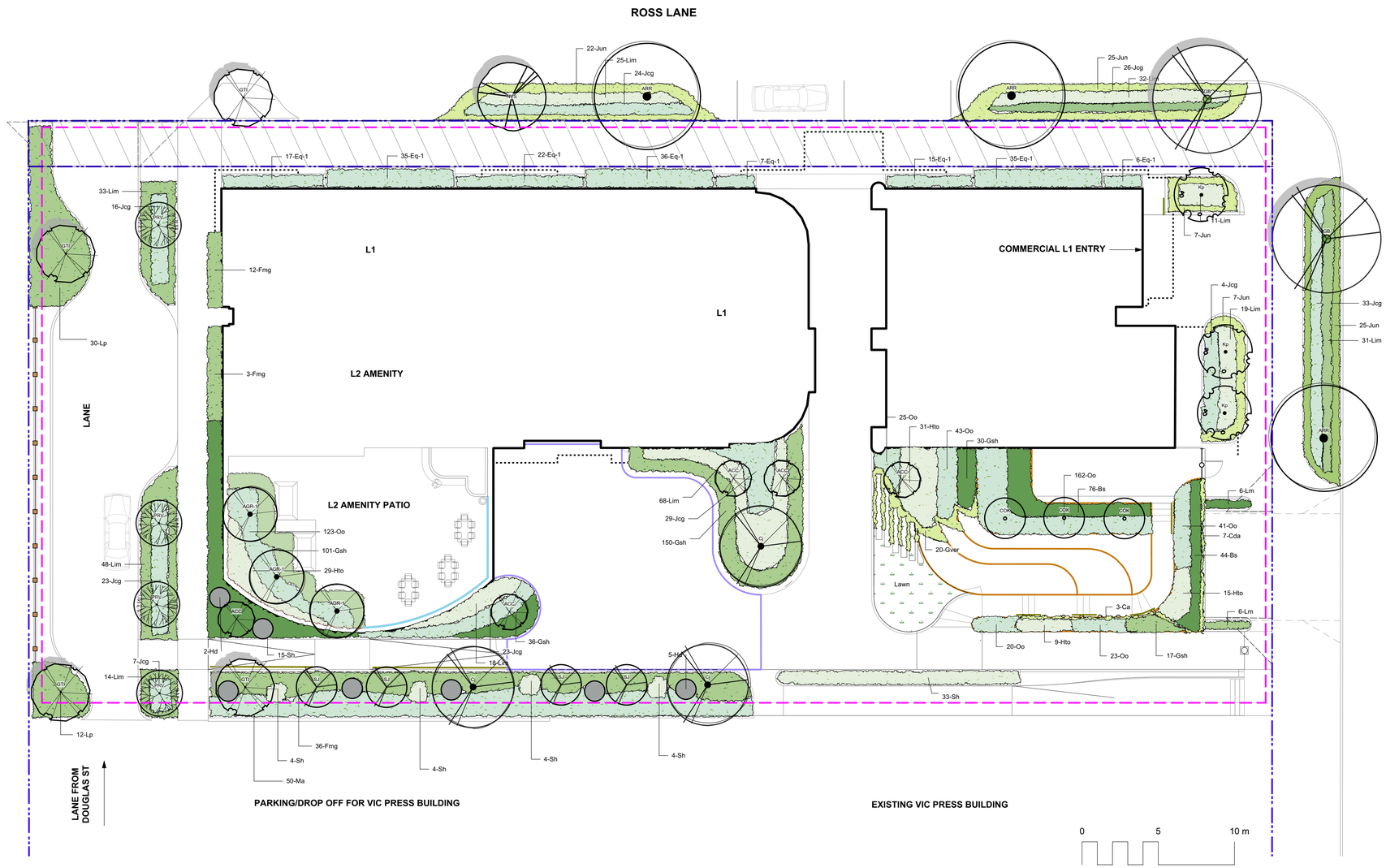
sheet title
Grading and Drainage Plan

project no.	121.18
scale	1:150 @ 24"x36"
drawn by	SC/DT
checked by	SM
revison no.	1
sheet no.	**L2.01**



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACC	5	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
AGR-1	3	Acer griseum	Paperbark Maple	6.0cm cal, b&b
ARR	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	3	Cercidphyllum japonicum	Katsura Tree	6.0cm cal, b&b
COK	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
GB	2	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b
GTI	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6.0 cm cal, b&b
Kp	3	Koelreuteria paniculata	Panicled Goldenraintree	6.0cm cal, b&b
NYS	1	Nyssa sylvatica	Tupelo	6.0cm cal, b&b
PRV	4	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	6.0cm cal, b&b
SJ	4	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	6.0cm cal, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Bs	120	Blechnum spicant	Deer Fern	#1 pot
Ca	3	Clematis armandii	Evergreen Clematis	#3 pot
Cda	7	Cotoneaster dammeri	Bearberry	#1 pot / 500 cm O.C.
Eq-1	173	Equisetum hyemale	Scouring Rush	#1 pot
Fmg	51	Fuchsia magellanica var. gracilis	Hardy Fuchsia	#2 pot
Gver	20	Galium verum	Sweet Woodruff, Sweetscented	#1 pot
Gsh	334	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Hto	84	Hebe topiaria	Topiarist's hebe	#1 pot
Hd	7	Holodiscus discolor	Oceanspray	#2 pot
Jcg	185	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Jun	86	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#1 pot
Lm	12	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot
Lim	299	Liriope muscari	Lily turf	#1 pot
Lp	42	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	50	Mahonia aquifolium	Oregon Grape	#2 pot
Oo	437	Oxalis oregana	Redwood Sorrel	sp3
Sh	64	Sarcococca hookeriana var humilis	Himilayan Sweet Box	#2 pot

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Planting Plan

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scale	1:150 @ 24"x36"
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checked by	SM
revison no.	1
sheet no.	**L3.01**

1	Issued for DP	2023-05-29
rev no	description	date

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Landscape Sections

project no.	121.18
scale	1:150 @ 24"x36"
drawn by	SC/DT
checked by	SM
revison no.	sheet no.
1	**L4.01**