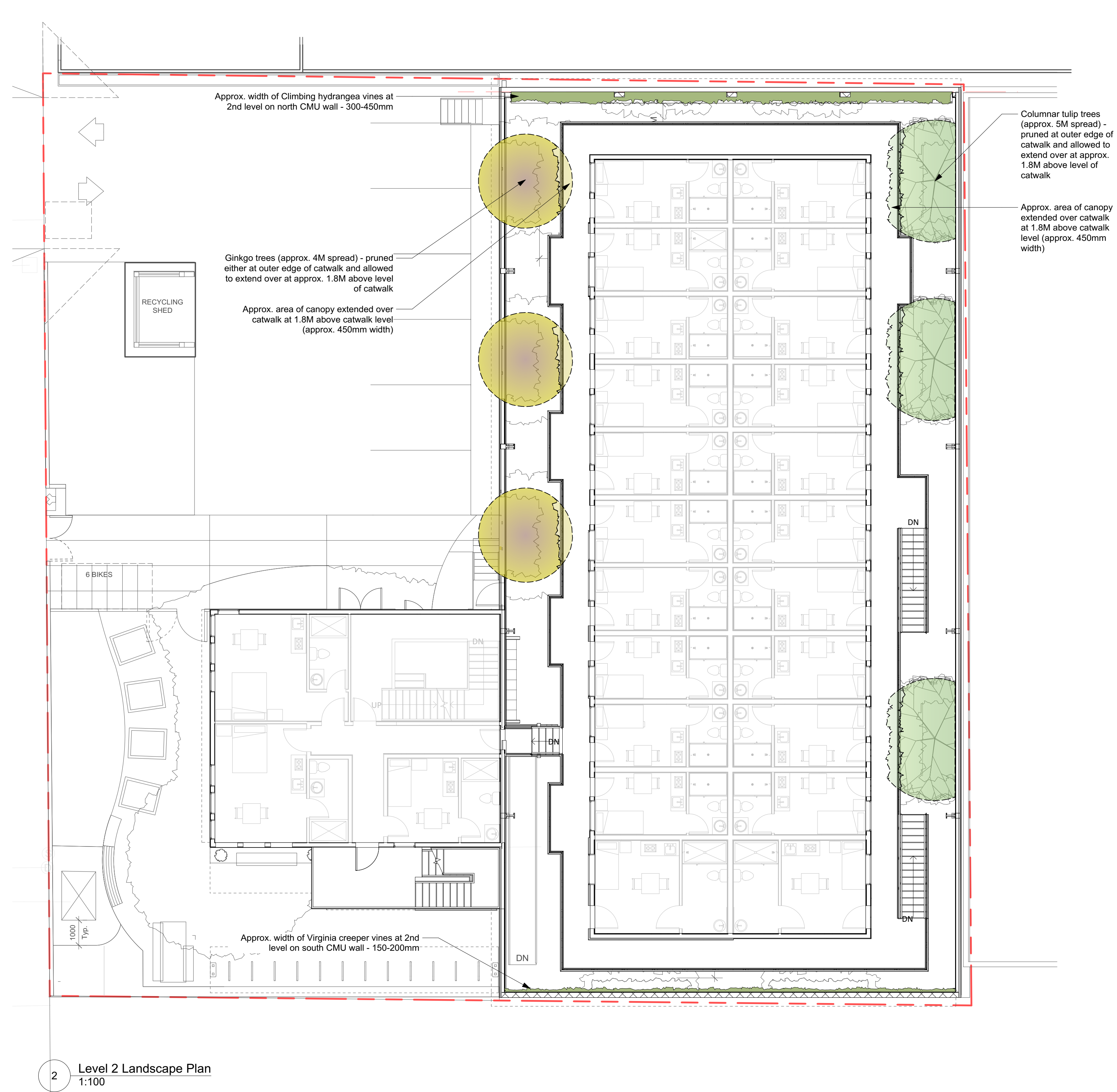


1 Ground Floor Landscape Plan
1:100



2 Level 2 Landscape Plan
1:100

Recommended Nursery Stock

Trees
Total: 10

Botanical Name	Common Name	Size
Cercis canadensis	Eastern Redbud	6cm cal.
(NATIVE) Cornus nuttallii	Pacific Dogwood	6cm cal.
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	8cm cal.
Quercus robur	English Oak	6cm cal.
Liriodendron tulipifera	Tulip Tree (Columnar)	6cm cal.

Large Shrubs
Total: 46

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#7 pot
(NATIVE) Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#7 pot
Rhododendron 'Taurus'	Taurus Rhododendron	#15 pot

Medium Shrubs
Total: 17

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot
Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot

Small Shrubs
Total: 34

Botanical Name	Common Name	Size
(NATIVE) Gaultheria shallon	Salal	#1 pot
(NATIVE) Mahonia nervosa	Low Oregon Grape	#1 pot

Perennials, Annuals and Ferns
Total: 115

Botanical Name	Common Name	Size
(NATIVE) Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
(NATIVE) Perovskia atriplicifolia	Russian Sage	#1 pot
(NATIVE) Polystichum munitum	Sword Fern	#1 pot
Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	#1 pot

Groundcovers
Total: 315

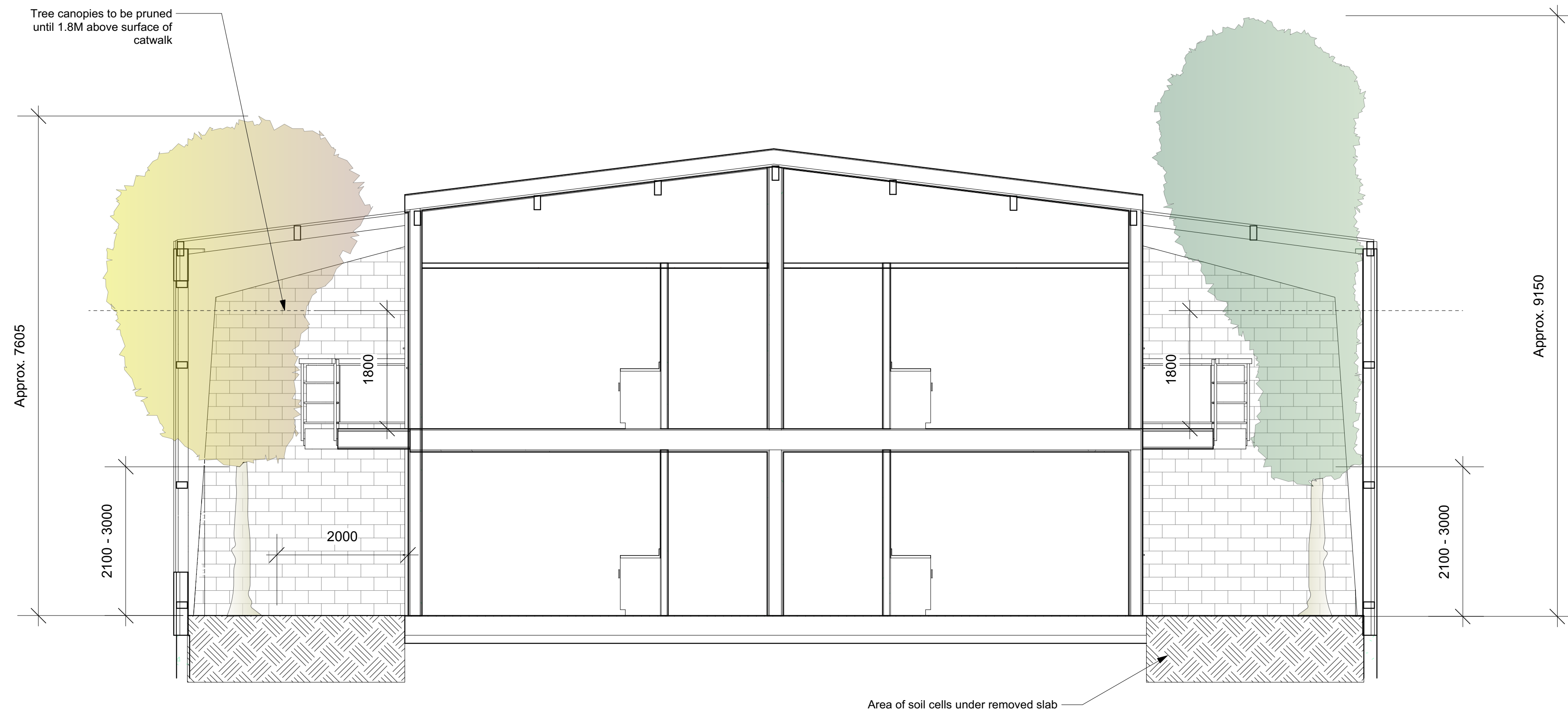
Botanical Name	Common Name	Size
(NATIVE) Fragaria chiloensis	Coastal Strawberry	#1 pot
Galium odoratum	Sweet woodruff	#1 pot

Vines
Total: 13

Botanical Name	Common Name	Size
Hydrangea anomala petiolaris	Climbing Hydrangea	#10 pot
Parthenocissus tricuspidata 'Veitchii'	Veitchii Boston Ivy	#10 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
3. 50% of proposed plant specimens are native species



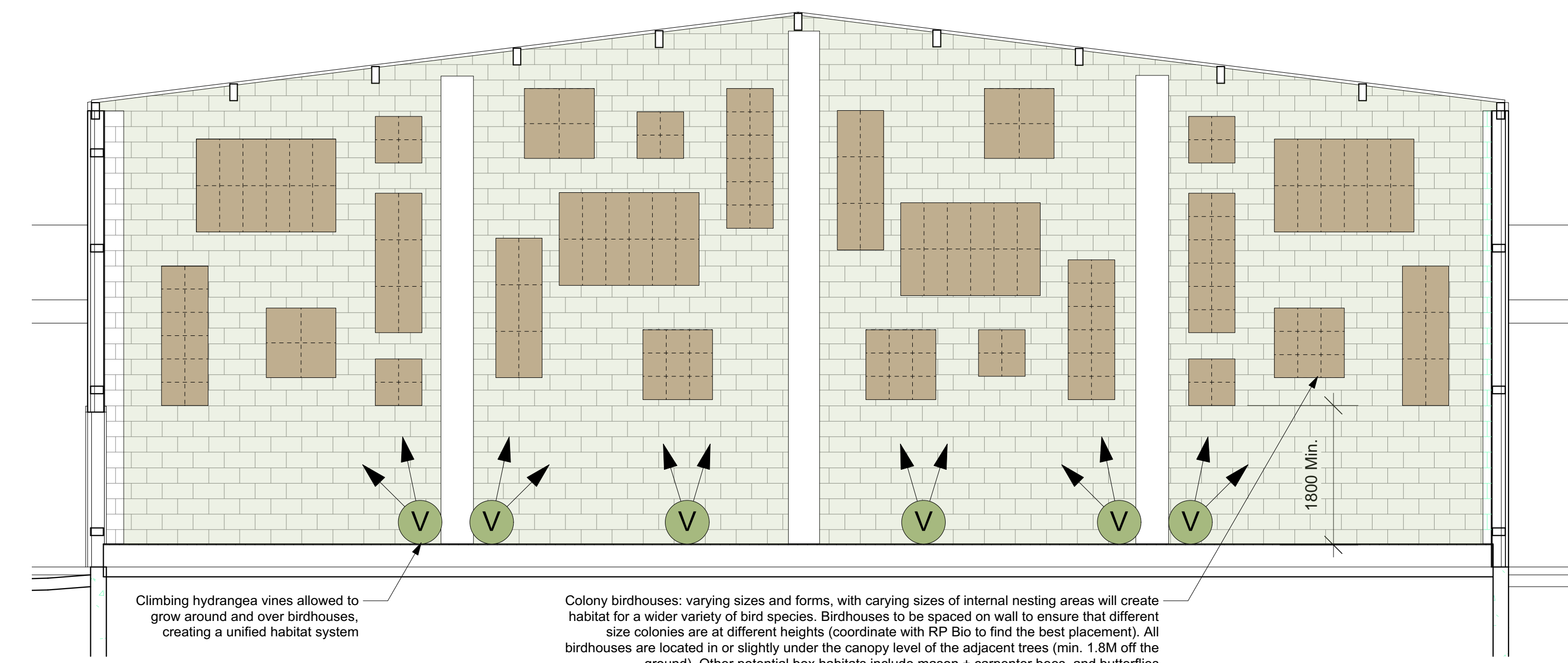
1 Warehouse Section - Interaction with Trees



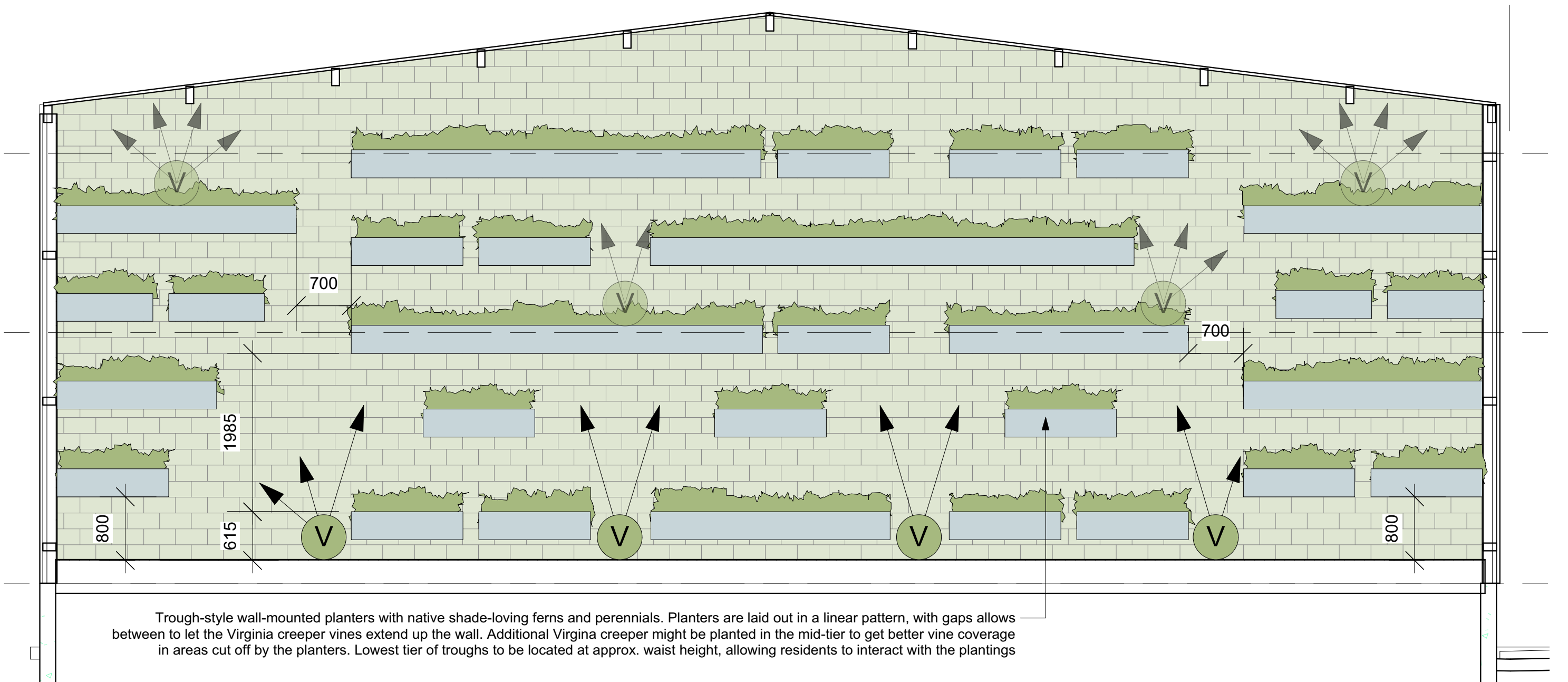
Approx. 9150



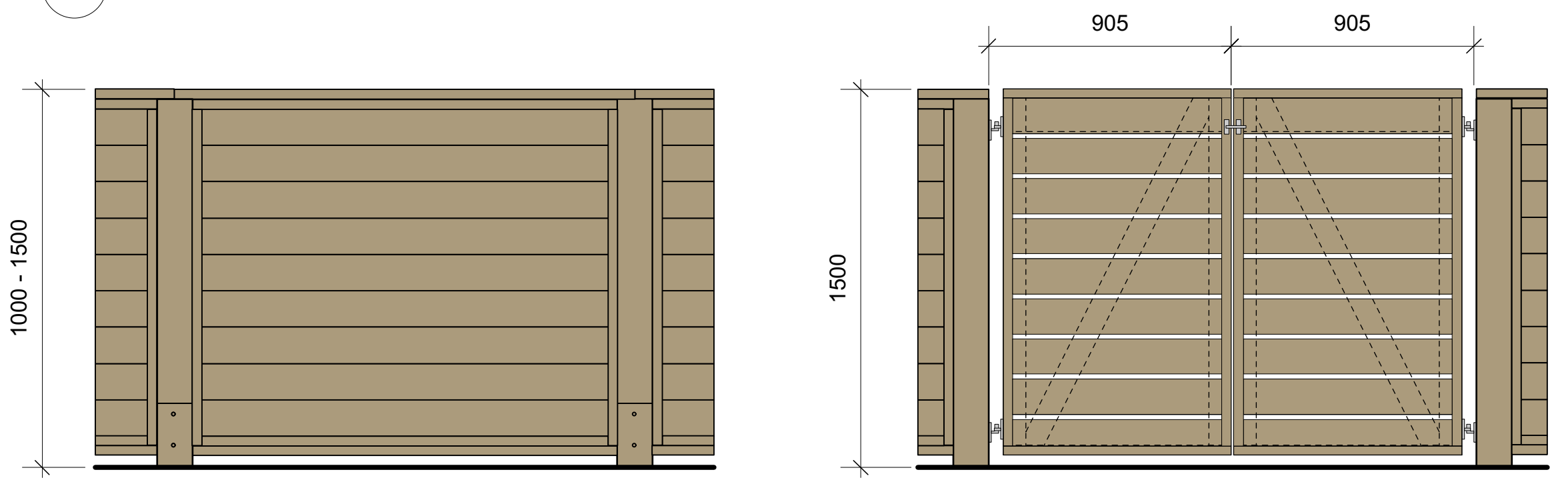
COLONY BIRDHOUSES OF VARYING SIZES



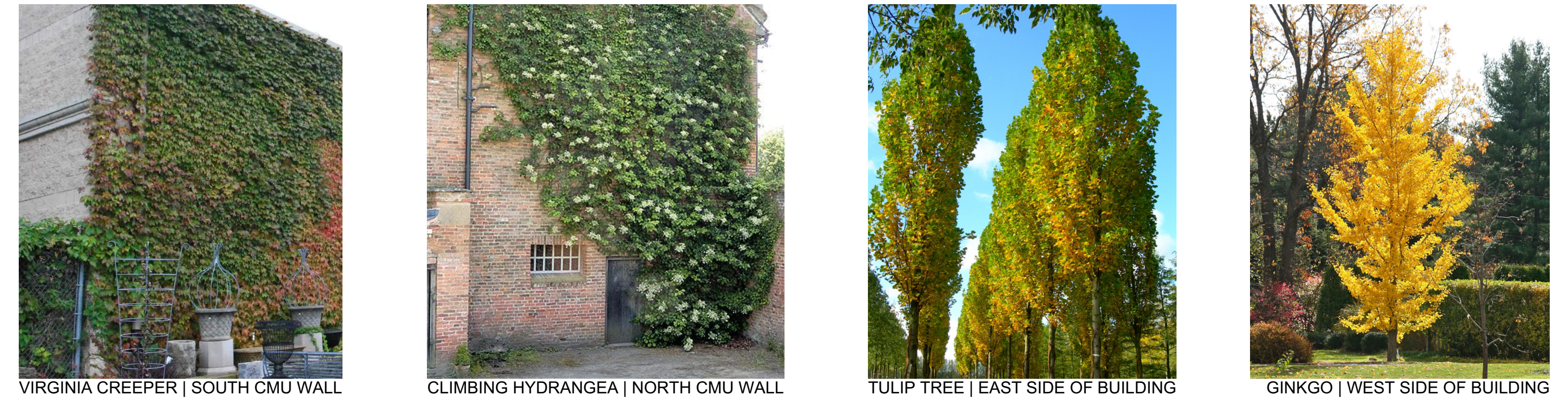
2 North CMU Wall - Birdhouses + Habitat



4 South CMU Wall - Vertical Fern Garden



3 1500mm Ht. Wood Perimeter Fence + Gate - Typical Elevations 1:20



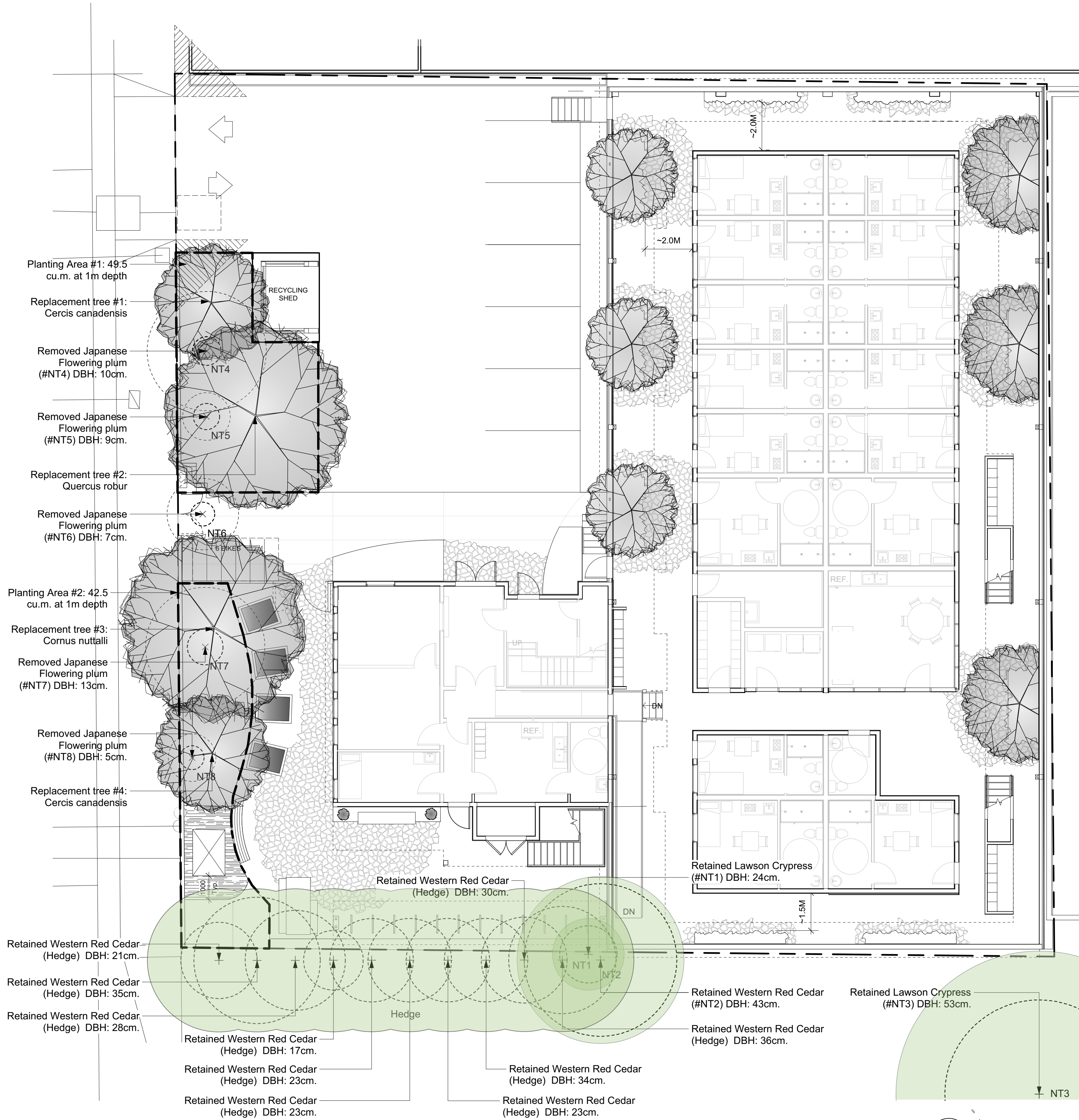
VIRGINIA CREEPER | SOUTH CMU WALL

CLIMBING HYDRANGEA | NORTH CMU WALL

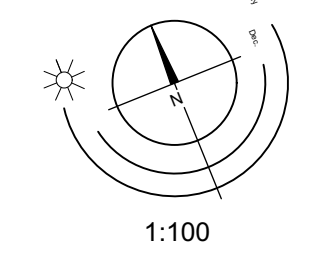
TULIP TREE | EAST SIDE OF BUILDING

GINKGO | WEST SIDE OF BUILDING

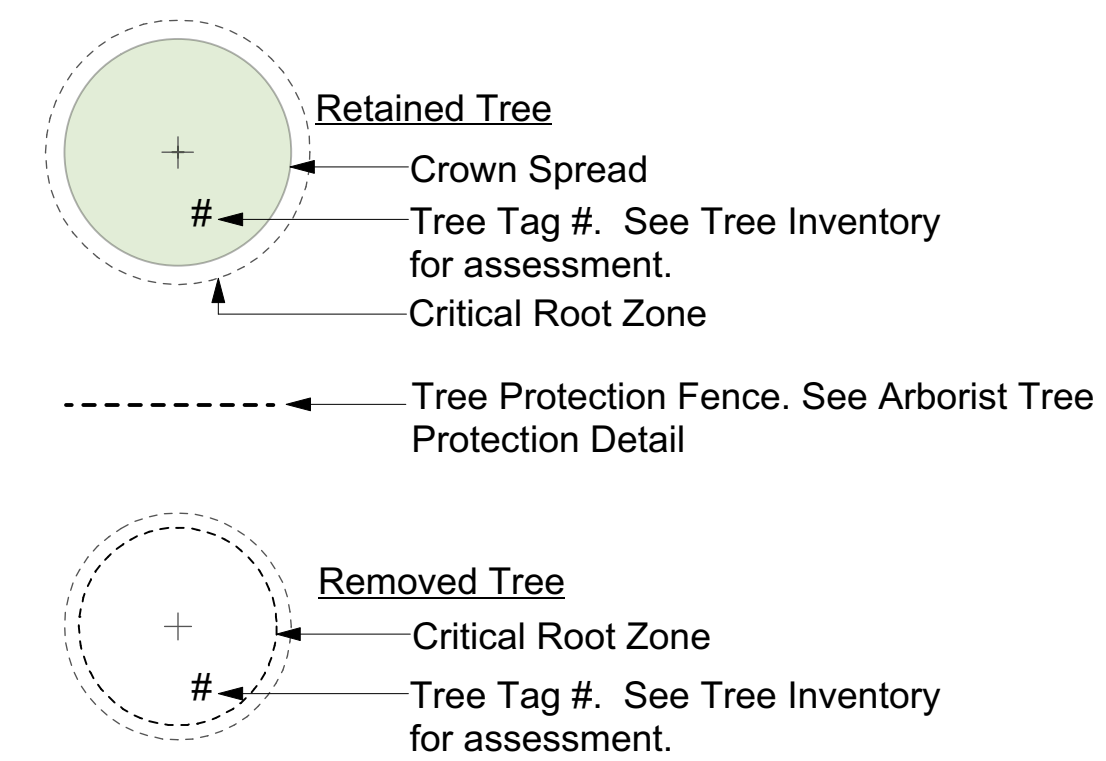
225 RUSSELL STREET | LANDSCAPE CONCEPT - SECTION + ELEVATIONS



1 Tree Management Plan
1:100



Existing Trees Legend:



NOTE
7 Trees are required by the Tree Protection Bylaw.
3.5 Trees are proposed (limited due to site space constraints)

Soil volume table

Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimated soil volume	Required Trees Proposed			Soil Volume Required (m3)				
				B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total	
Planting Area 1	49.5m2	1	49.5m3	1	0	1	6	N/A	30	36	
Planting Area 2	42.5m2	1	42.5m3	1	1	0	6	20	N/A	26	
Offsite (excluding City property)											
Planting Area OSA X	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Calculation Instructions							IF B=1, Bx8	IF C=1, Cx20, IF C>1, Cx15	IF D=1, Dx35, IF D>1, Dx30	E+F+G	

Tree preservation Summary

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 225 Russell Street			
Arborist: Tom Talbot			
Certifications/Qualifications: ISA Certified Arborist (PN0211A), Tree Risk Assessment Qualified			
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	0	X 1	A. 0
B. Replacement Trees Proposed per Schedule "E", Part 1	*2	X 1	B. *2
C. Replacement Trees Proposed per Schedule "E", Part 2	*2	X 0.5	C. *1.0
D. Replacement Trees Proposed per Schedule "E", Part 3	*0	X 1	D. *0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. *3
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 7
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. 4
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
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. 0
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. 4
Q. Offsite trees proposed for cash-in-lieu Enter 0			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$8000.00
Summary prepared and submitted by: <i>Tom Talbot</i>			*Refer to Landscape Plan by others
Date: March 21, 2022			

Inventory of Existing Trees

Tag or ID	Survived	Location (DN, CW, Street, City)	Species	Notes	Retention	DBH (cm)	Crown spread (m)	Critical root zone (m)	Condition	Retention	Relative importance	General field observations/notes	Tree retention/for/against comments	Retention
997	Yes	DN	Yes	Western Red cedar	Thuja plicata	30	6	4.5	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	21	6	3.2	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	35	6	5.3	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	28	6	4.2	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	17	5	2.5	Good	Good	Good	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	23	6	3.5	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	23	6	3.5	Good	Good	Good	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	24	6	3.6	Good	Good	Good	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	30	6	4.5	Good	Fair	Fair	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
Hedge	Yes	DN	Yes	Western Red cedar	Thuja plicata	36	6	5.4	Good	Good	Good	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Part of an existing hedge of trees on neighbouring property at 219 Russell Street	Retain
NT1	Yes	DN	No	Lawson Cypress	Chamaecyparis lasiocarpa	24	3	2.4	Good	Poor	Good	Trunk extensively decayed partially supported by adjacent cedar NT2	Located on neighbouring property at 219 Russell Street	Retain
NT2	Yes	DN	Yes	Western Red cedar	Thuja plicata	43	7	6.4	Good	Good	Good	Located in rear garden of 211/219 Russell Street	Located in rear garden of 211/219 Russell Street	Retain
NT3	No	DN	Yes	Western Red cedar	Thuja plicata	13	12	7.9	Good	Good	Good	6 meters from property boundary. Will not be impacted	Located in rear garden of 211/219 Russell Street	Retain
NT4	Yes	DN	No	Japanese Flowering plum	Prunus nigra	10	5	1.2	Good	Fair	Unstable	Young tree	Proposed for removal in the new landscape design.	Remove
NT5	Yes	DN	No	Japanese Flowering plum	Prunus nigra	9	2	1.1	Poor	Fair	Unstable	Young tree. Decaying, recent mechanical injury	Proposed for removal in the new landscape design.	Remove
NT6	Yes	DN	No	Japanese Flowering plum	Prunus nigra	7	3	1.0	Fair	Fair	Unstable	Young tree. Some health stress.	Proposed for removal in the new landscape design.	Remove
NT7	Yes	DN	No	Japanese Flowering plum	Prunus nigra	13	5	1.5	Fair	Fair	Unstable	Young tree. Some health stress, recent limb removal	Proposed for removal in the new landscape design.	Remove
NT8	Yes	DN	No	Japanese Flowering plum	Prunus nigra	5	2	1.0	Poor	Poor	Unstable	Young sapling tree. Health stress. Deback of cambium issues on trunk.	Proposed for removal in the new landscape design.	Remove