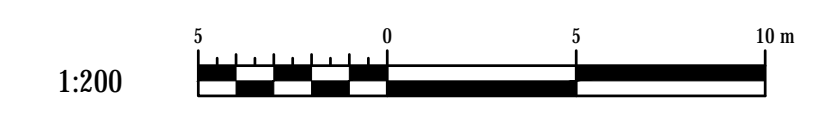


Original Submission
 Received Date:
 December 21, 2021

NOTE:
 EXISTING SERVICES ARE TO BE ABANDONED AND CAPPED
 BY CITY OF VICTORIA FORCES AT DEVELOPER'S COST



LEGEND

<p>SURFACE DETAIL</p> <ul style="list-style-type: none"> ⊕ STORM DRAIN MANHOLE ⊕ STORM DRAIN VENT ⊕ CATCH BASIN ⊕ DRAIN CLEANOUT ⊕ DRAIN LATERAL ⊕ SANITARY SEWER MANHOLE ⊕ SANITARY SEWER VENT ⊕ SEWER CLEANOUT 	<ul style="list-style-type: none"> ⊕ HYDRO MANHOLE ⊕ HYDRO POLE ⊕ HYDRO POLE WITH DIP ⊕ JOINT POLE ⊕ HYDRO POLE WITH LIGHT ⊕ HYDRO SERVICE BOXES ⊕ SANITARY SEWER MANHOLE ⊕ HYDRO VAULT 	<ul style="list-style-type: none"> Y SEWER LATERAL ⊕ WATER VALVE ON MAIN ⊕ WATER SERVICE VALVE ⊕ WATER METER ⊕ BOULEVARD SERVICE ⊕ FIRE HYDRANT ⊕ REDUCER ⊕ LIGHT MANHOLE ⊕ LIGHT PULL BOX - SIDEWALK 	<ul style="list-style-type: none"> ⊕ TEL MANHOLE ⊕ TEL POLE ⊕ TEL POLE WITH DIP ⊕ TEL POLE WITH LIGHT ⊕ TEL SERVICE BOXES ⊕ TEL VAULT ⊕ POLE ANCHOR ⊕ HYDRO/TEL POLE TO BE RELOCATED 	<ul style="list-style-type: none"> ⊕ SIGNAL PULL BOX - SIDEWALK ⊕ LIGHT/SIGNAL PULL BOX - STREET ⊕ LIGHT POLE (STEEL) ⊕ SIGNAL POLE (STEEL) ⊕ LIGHT/SIGNAL POLE (STEEL) ⊕ CLUSTER LAMP - TYPE A ⊕ CLUSTER LAMP - TYPE B ⊕ STREET SIGN ⊕ PARKING METER 	<ul style="list-style-type: none"> ✕ HYDRO/TEL POLE TO BE REMOVED ⊕ GAS METER ⊕ GAS VALVE ⊕ GAS SNIFFER ⊕ TEST HOLE ⊕ FENCE LINE ⊕ RETAINING WALL ⊕ TREE ⊕ ROCK OUTCROP
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ENGINEERING AND PUBLIC WORKS

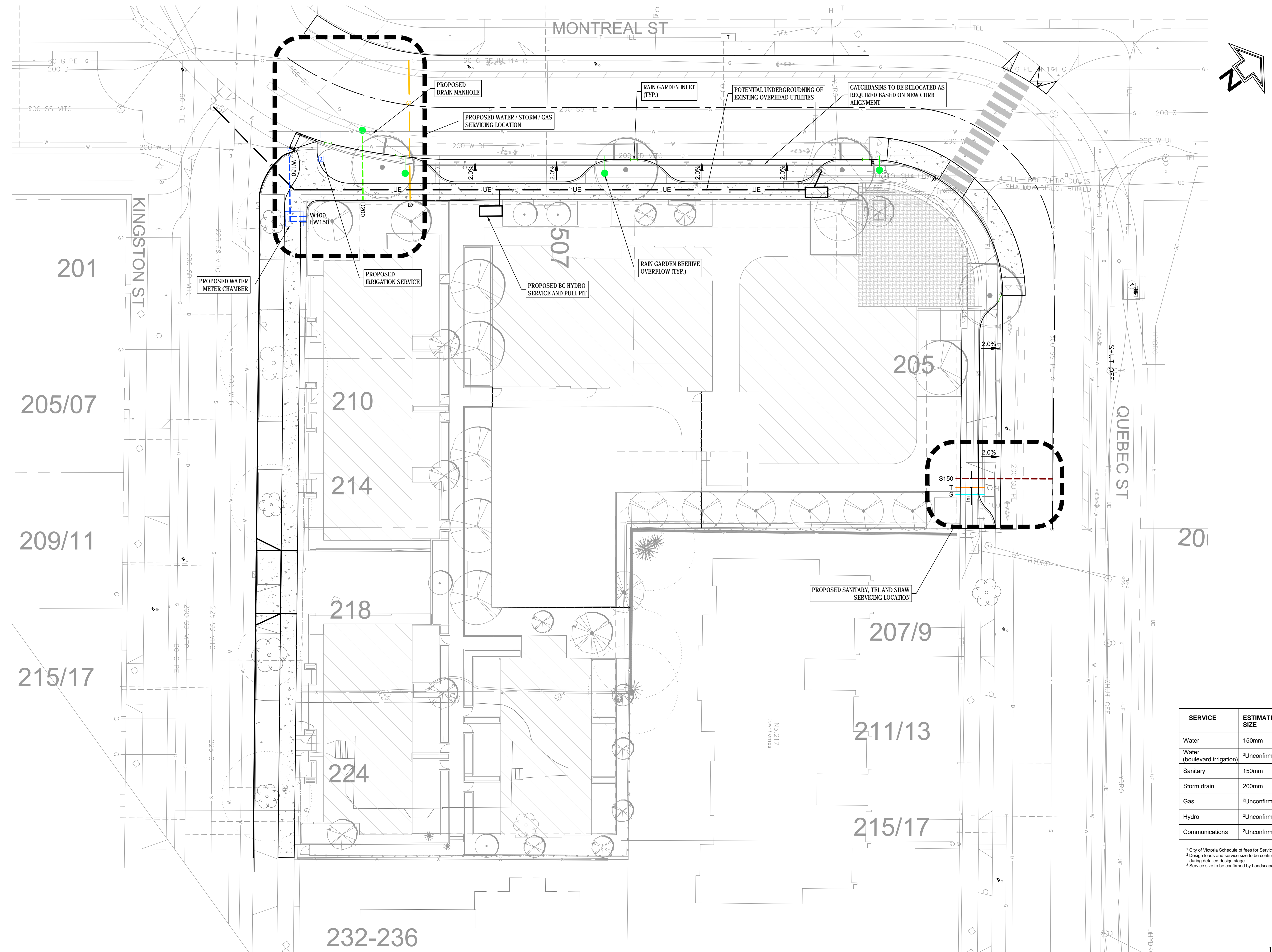
NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR XXXX	2021.XX.XX

GENERAL NOTES

MC - MOUNTABLE CURB
 NMC - NON MOUNTABLE CURB
 IG - INVERT GUTTER

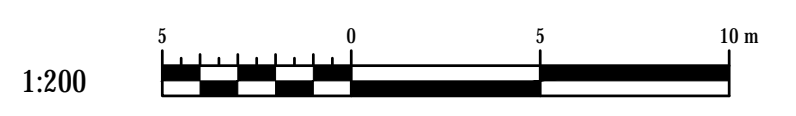
PROFESSIONAL SEAL

PROJECT KINGSTON RESIDENTIAL/CONCEPTUAL SITE DEMOLITION			
CHECKED BY J. SOMERVILLE	CITY ENGINEER R. KENNY	APPROVED BY -	SCALE AS SHOWN
DRAWN BY S. GAGNON	DESIGN BY J. SOMERVILLE	SHT. No. 1 OF 3	DATE 21.12.13
			C1.0 DRAWING NUMBER



SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST (\$)'
Water	150mm	City of Victoria	City of Victoria	At cost
Water (boulevard irrigation)	² Unconfirmed	City of Victoria	City of Victoria	At cost
Sanitary	150mm	City of Victoria	City of Victoria	At cost
Storm drain	200mm	City of Victoria	City of Victoria	At cost
Gas	² Unconfirmed	Fortis	Utility Contractor	Based on size
Hydro	² Unconfirmed	BC Hydro	Utility Contractor	Based on size
Communications	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on size

¹ City of Victoria Schedule of fees for Service Connections Provided in Appendix A
² Design loads and service size to be confirmed by Mechanical and Electrical consultants during detailed design stage.
³ Service size to be confirmed by Landscape consultants during detailed design stage.



LEGEND

<p>SURFACE DETAIL</p> <ul style="list-style-type: none"> ⊕ STORM DRAIN MANHOLE ⊕ STORM DRAIN VENT ⊕ CATCH BASIN ⊕ DRAIN CLEANOUT ⊕ DRAIN LATERAL ⊕ SANITARY SEWER MANHOLE ⊕ SANITARY SEWER VENT ⊕ SEWER CLEANOUT 	<ul style="list-style-type: none"> ⊕ HYDRO MANHOLE ⊕ HYDRO POLE ⊕ HYDRO POLE WITH DIP ⊕ JOINT POLE ⊕ HYDRO POLE WITH LIGHT ⊕ HYDRO SERVICE BOXES ⊕ HYDRO VAULT 	<ul style="list-style-type: none"> Y SEWER LATERAL ⊕ WATER VALVE ON MAIN ⊕ WATER SERVICE VALVE ⊕ WATER METER ⊕ BOULEVARD SERVICE ⊕ FIRE HYDRANT ⊕ REDUCER ⊕ LIGHT MANHOLE ⊕ LIGHT PULL BOX - SIDEWALK 	<ul style="list-style-type: none"> ⊕ TEL MANHOLE ⊕ TEL POLE ⊕ TEL POLE WITH DIP ⊕ TEL POLE WITH LIGHT ⊕ TEL SERVICE BOXES ⊕ TEL VAULT ⊕ POLE ANCHOR ⊕ HYDRO/TEL POLE TO BE RELOCATED 	<ul style="list-style-type: none"> ⊕ SIGNAL PULL BOX - SIDEWALK ⊕ LIGHT/SIGNAL PULL BOX - STREET ⊕ LIGHT POLE (STEEL) ⊕ SIGNAL POLE (STEEL) ⊕ LIGHT/SIGNAL POLE (STEEL) ⊕ CLUSTER LAMP - TYPE A ⊕ CLUSTER LAMP - TYPE B ⊕ STREET SIGN ⊕ PARKING METER 	<ul style="list-style-type: none"> ✕ HYDRO/TEL POLE TO BE REMOVED ⊕ GAS METER ⊕ GAS VALVE ⊕ GAS SNIFFER ⊕ TEST HOLE ⊕ FENCE LINE ⊕ RETAINING WALL ⊕ TREE ⊕ ROCK OUTCROP
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ENGINEERING AND PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR XXXX	2021.XX.XX

GENERAL NOTES

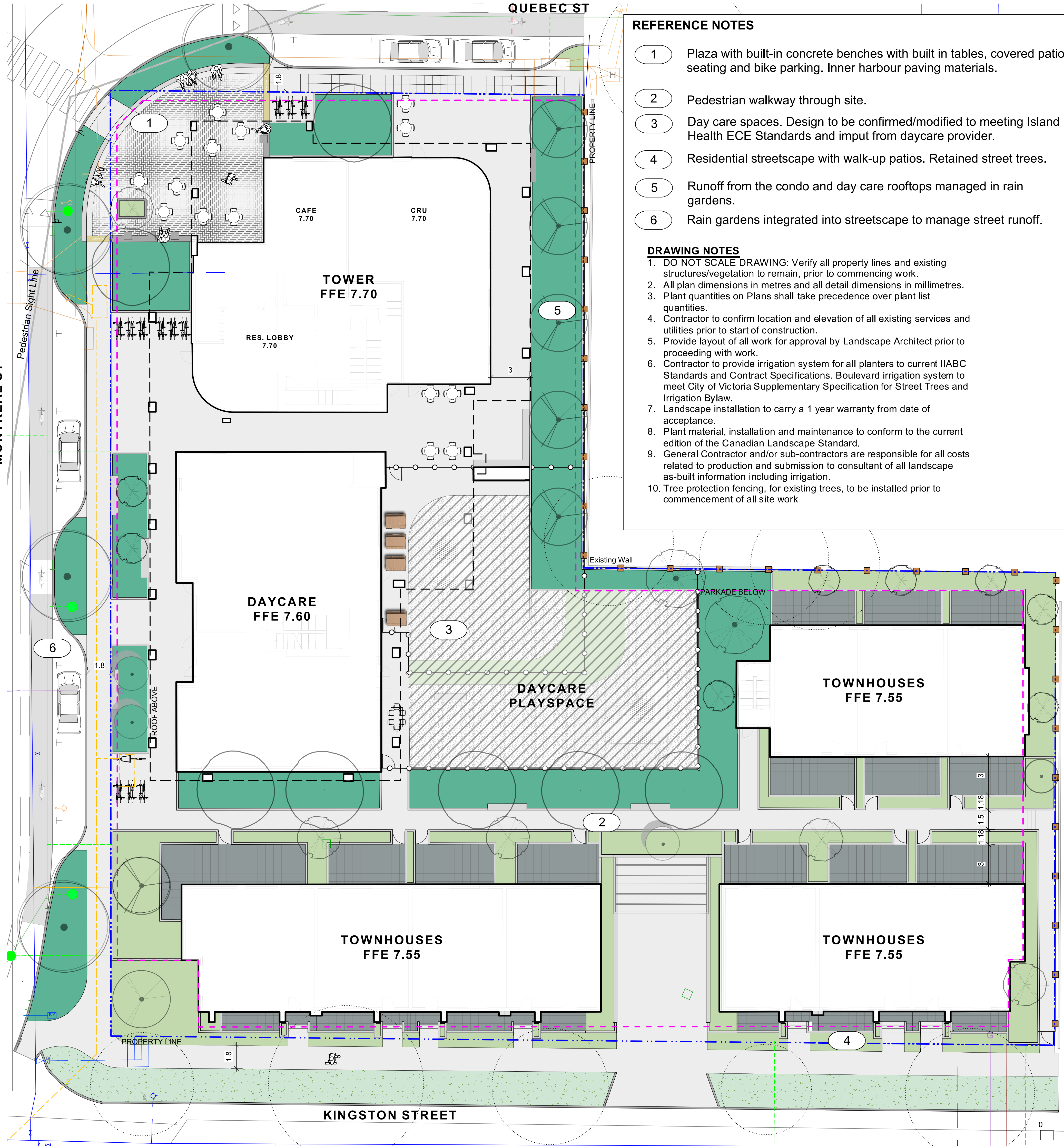
- MC - MOUNTABLE CURB
- NMC - NON MOUNTABLE CURB
- IG - INVERT GUTTER

PROFESSIONAL SEAL

PROJECT: KINGSTON RESIDENTIAL/CONCEPTUAL SITE SERVICING PLANT			
CHECKED BY J. SOMERVILLE	CITY ENGINEER R. KENNY	APPROVED BY -	SCALE AS SHOWN
DRAWN BY S. GAGNON	DESIGN BY J. SOMERVILLE	SHT. No. 2 OF 3	DATE 21.12.13

CITY OF VICTORIA

C2.0
DRAWING NUMBER



REFERENCE NOTES

- 1 Plaza with built-in concrete benches with built in tables, covered patio seating and bike parking. Inner harbour paving materials.
- 2 Pedestrian walkway through site.
- 3 Day care spaces. Design to be confirmed/modified to meeting Island Health ECE Standards and input from daycare provider.
- 4 Residential streetscape with walk-up patios. Retained street trees.
- 5 Runoff from the condo and day care rooftops managed in rain gardens.
- 6 Rain gardens integrated into streetscape to manage street runoff.

DRAWING NOTES

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- 2. All plan dimensions in metres and all detail dimensions in millimetres.
- 3. Plant quantities on Plans shall take precedence over plant list quantities.
- 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- 6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications. Boulevard irrigation system to meet City of Victoria Supplementary Specification for Street Trees and Irrigation Bylaw.
- 7. Landscape installation to carry a 1 year warranty from date of acceptance.
- 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 9. 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.
- 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

LINE TYPE LEGEND

- Property line
- Extent of Parkade, below
- Pedestrian Sightline

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

- | | |
|-------------|-------------|
| EXISTING | PROPOSED |
| Storm drain | Storm drain |
| Sewer | Sewer |
| Water | Water |
| Electrical | Electrical |
| Gas | Gas |
| Hydro Tel | Hydro Tel |

MATERIALS LEGEND

- CIP Concrete: Light Broom finish with tooled control joints.
- Unit Paving: Pedestrian - 'Texada' Hydrapressed Slabs. 457 mm x 457 mm x 40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete.
- Inner Harbour: Granite Pavers @ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish.
- Inner Harbour: Grey Basalt Entry Band w. Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- Inner Harbour: Trowel Joint Concrete Pattern; 450mm concrete band along curb. Panels to be 600mm from perpendicular to curb, width of two panels varies, control joints every 3rd panel.
- Rain Garden
- Shrub Area
- Lawn
- Sand
- Safety Surfacing
- Concrete Bench
- 1800mm Wood Fence
- Picket Fence
- Concrete Retaining Wall - On Grade

SITE FURNISHINGS LEGEND

- 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard
- Fire pit

Trees

- Retained Trees
- Proposed Trees (Small, Medium, Large)

2	DP	2021-12-16							
1	Issued for Dev. Tracker	2021-10-19							
rev no	description	date							

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Columbia Road
Victoria, BC V8Z 1G1
Phone: 250-413-2891
Fax: 250-412-2892

REGISTERED MEMBER
Scott Murdoch
341
Landscape Architects
2021-12-16

client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title	Landscape Materials - Ground

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

L1.01



- REFERENCE NOTES**
- 1 Fire pit nook with seating.
 - 2 Dining area. with long harvest-style picnic tables.
 - 3 Pergola.
 - 4 Stand-up bar.
 - 5 Private patio spaces.
 - 6 Townhome roof top patios.

- LINE TYPE LEGEND**
- Property line
 - - - Extent of Parkade, below
 - Pedestrian Sightline

- UNDERGROUND UTILITIES**
(Shown for reference only - refer to Civil Engineer's drawings).
- | | |
|-------------|----------|
| EXISTING | PROPOSED |
| | |
| Storm drain | |
| | |
| Sewer | |
| | |
| Water | |
| | |
| Electrical | |
| | |
| Gas | |
| | |
| Hydro Tel | |

- MATERIALS LEGEND**
- Light Broom finish with tooled control joints.
CIP Concrete
 - Pedestrian - 'Texada' Hydrapressed Slabs. 457 mm x 457 mm x 40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete.
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 - Retained Trees
 - Proposed Trees (Small, Medium, Large)

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1	Issued for Dev. Tracker	2021-10-19							
rev no	description	date							

Murdoch de Greeff INC
Landscape Planning & Design

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Phone: 250-412-2891
Fax: 250-412-2892

REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2021-12-16

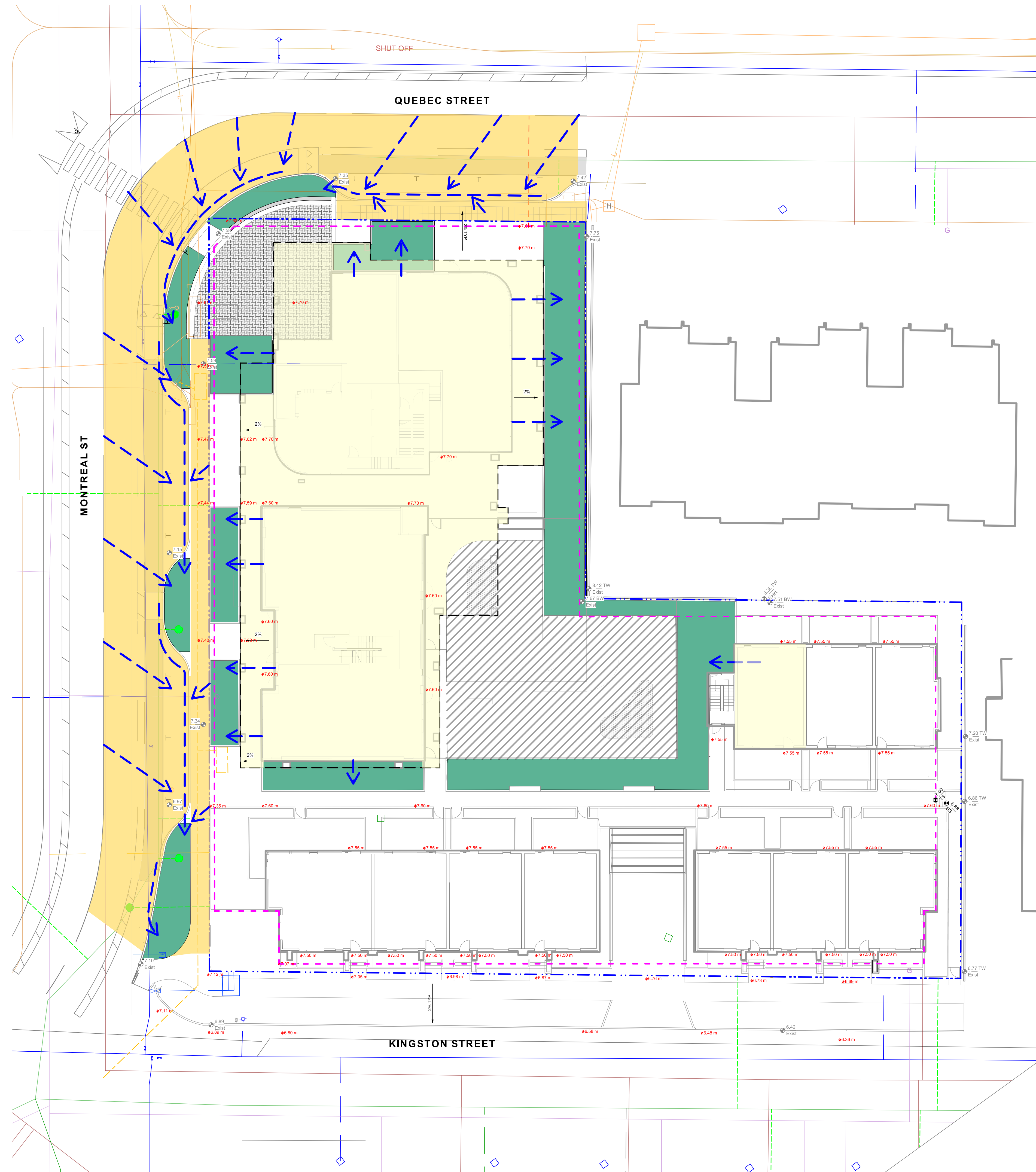
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Materials - Roof

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	2

L1.02



LEGEND

- PROPERTY LINE
- - - - - EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- - - - - EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- - - - - RAIN GARDEN - TOP OF POOL
- - - - - RAIN GARDEN - BOTTOM OF POOL
- 16.50 EXISTING GRADE (APPROXIMATE)
- 16.45 PROPOSED ARCH GRADE
- 16.35 PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- > DIRECTION OF FLOW
- RAIN GARDEN ON GRADE
- IMPERVIOUS AREAS
- ROOF DRAINS TO RAIN GARDEN
- ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

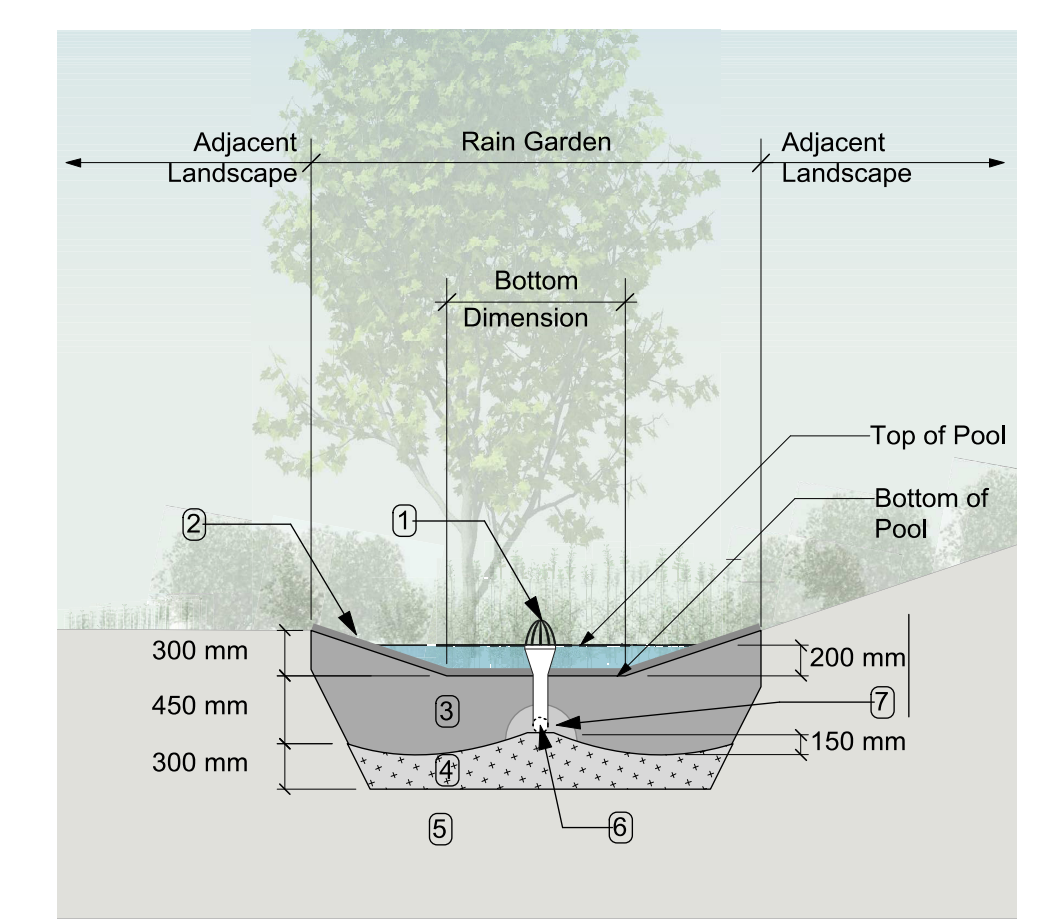
Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

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

Rain gardens 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 the rain garden is 5% of the impervious area to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.

Boulevard rain gardens to be designed to City of Victoria Standards

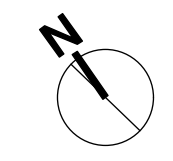
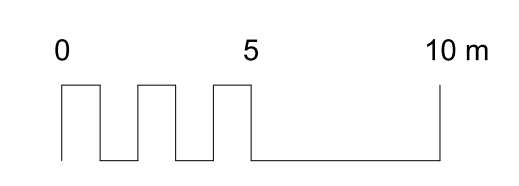


- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50-70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/filled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain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

1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

1. All grades slope 2% from the building to back of curb.
2. Slab grade varies
3. All landscape walls are an average of 500mm height.
4. Kingston St Townhouses require 3-4 risers to meet grade.
5. Proposed curb grades to be determined by Civil (proposed grades will be similar to existing grades. See Civil for details)
6. All sidewalk slope 2% to back of curb.



2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design

200-554 Cabot Road
Victoria, BC V8Z 1G1

Phone: 250-412-2891
Fax: 250-412-2892

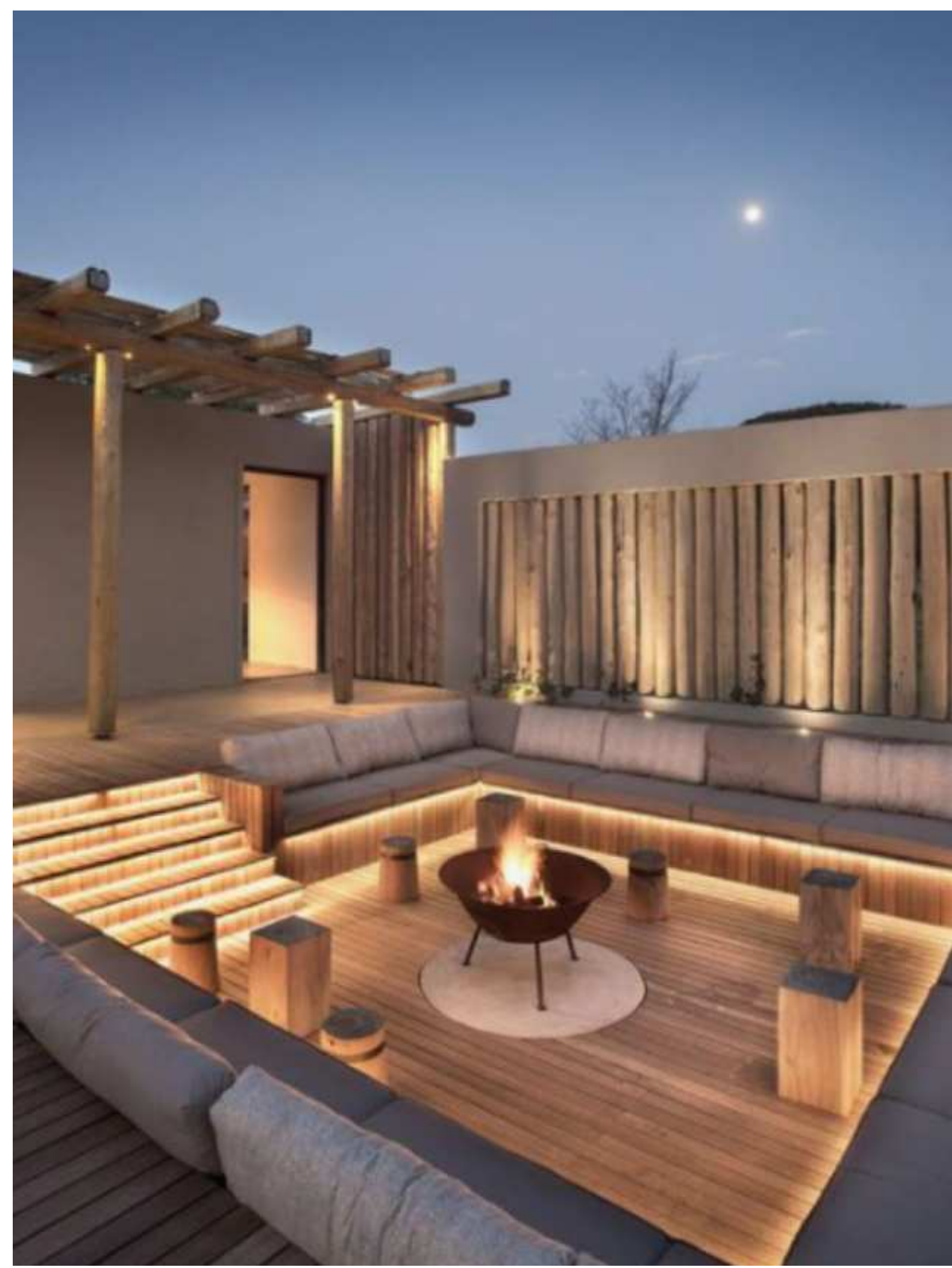
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2021-12-16

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Stormwater Management & Grading

project no.	121.23
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



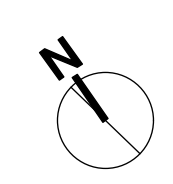
ROOFTOP COMMON SPACE

DAYCARE - PLAY




STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON



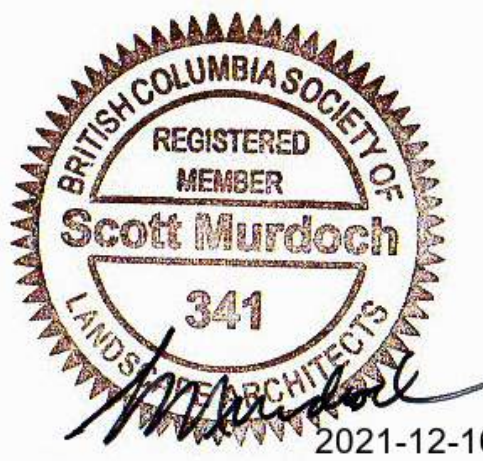
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1	Issued for Dev. Tracker	2021-10-19
rev no	description	date




Murdoch de Greff INC
Landscape Planning & Design

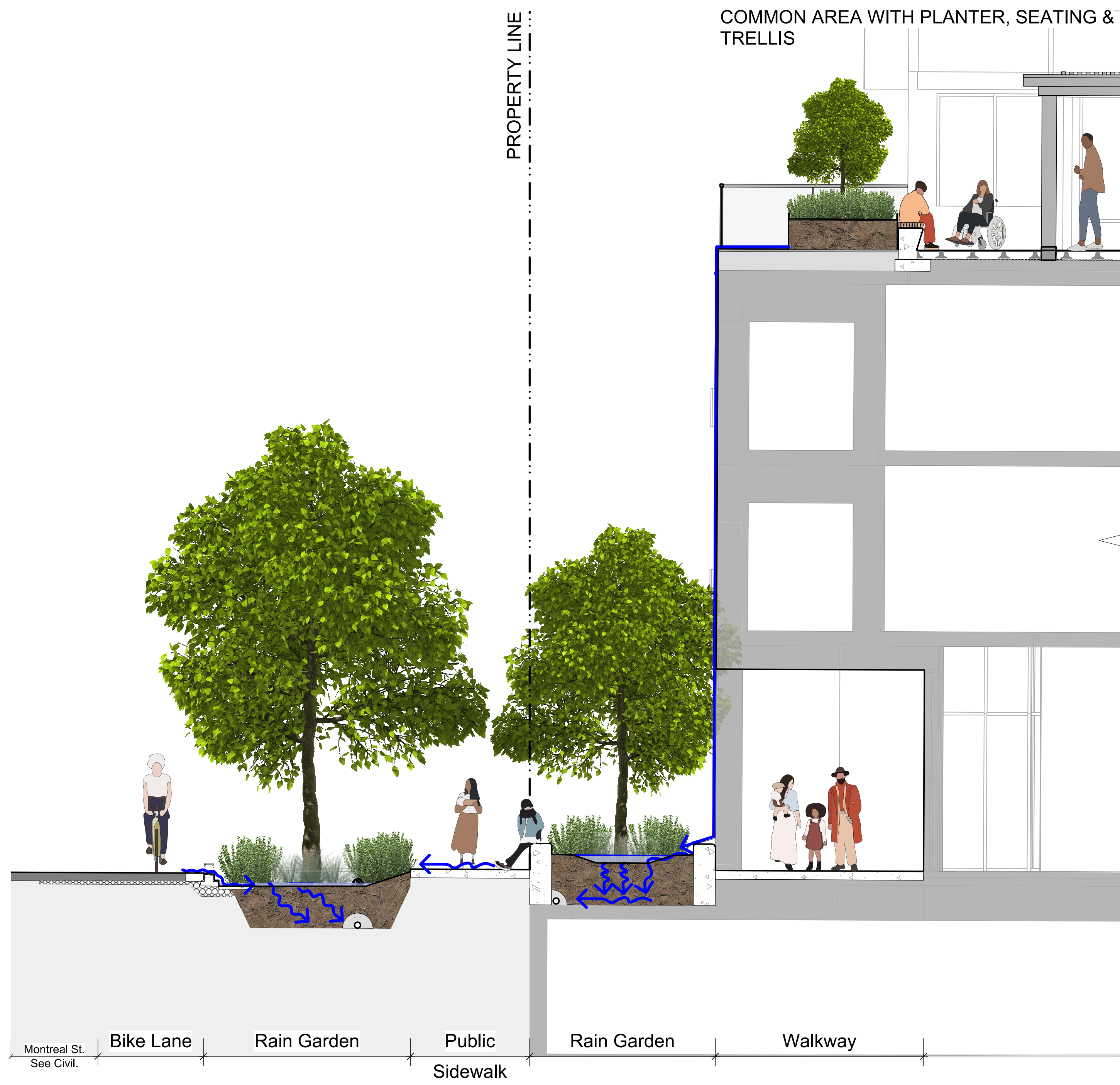
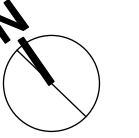
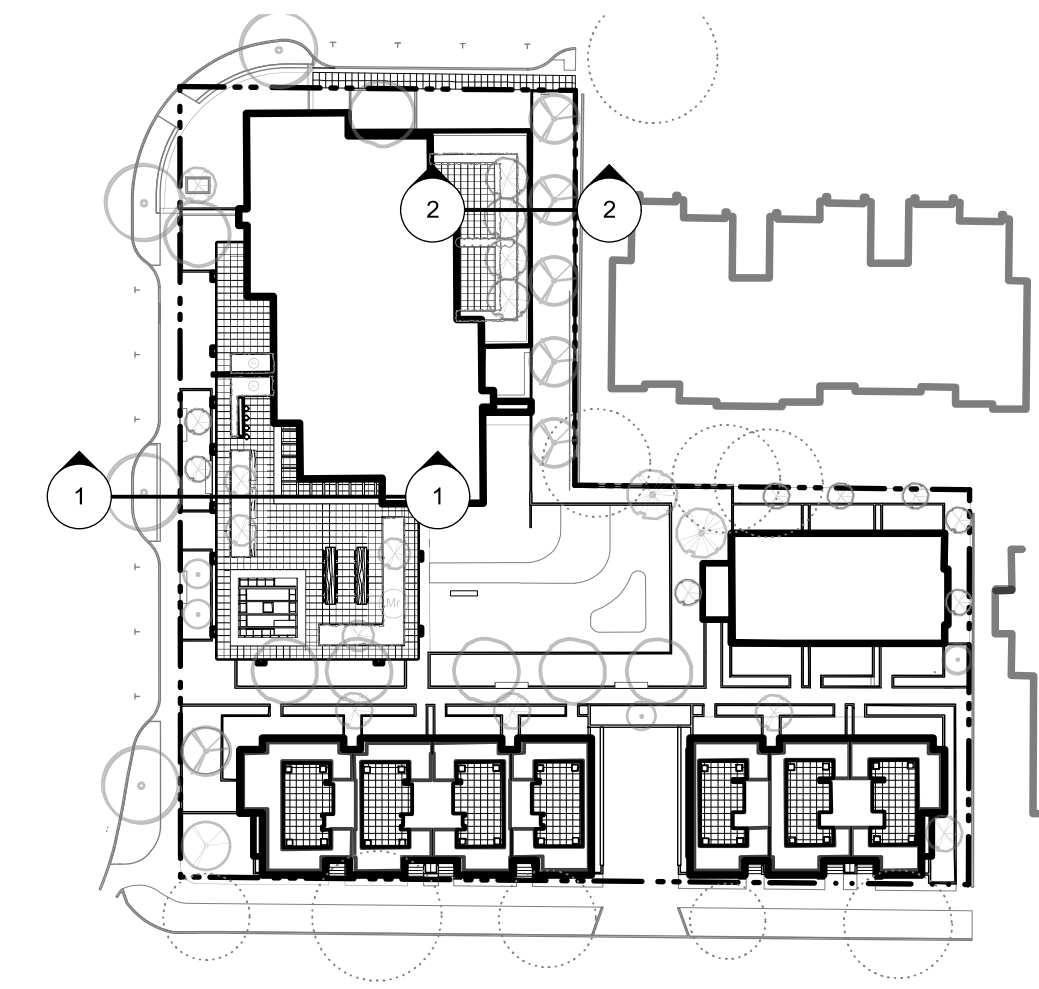
200 - 554 Columbia Road
Victoria, BC V8Z 1G1

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REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2021-12-16

client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title	Landscape Precedents
project no.	121.23
scale	N/A @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	L1.04



1 Montreal Street Section
Scale: 1:50



2 Section w. Neighbouring Townhomes
Scale: 1:50

rev no	description	date
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19

Murdoch de Greff INC
Landscape Planning & Design

200 - 524 Columbia Road
Victoria, BC V8Z 1G1

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BRITISH COLUMBIA SOCIETY OF
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MEMBER
Scott Murdoch
LANDSCAPE ARCHITECTS
341
2021-12-16

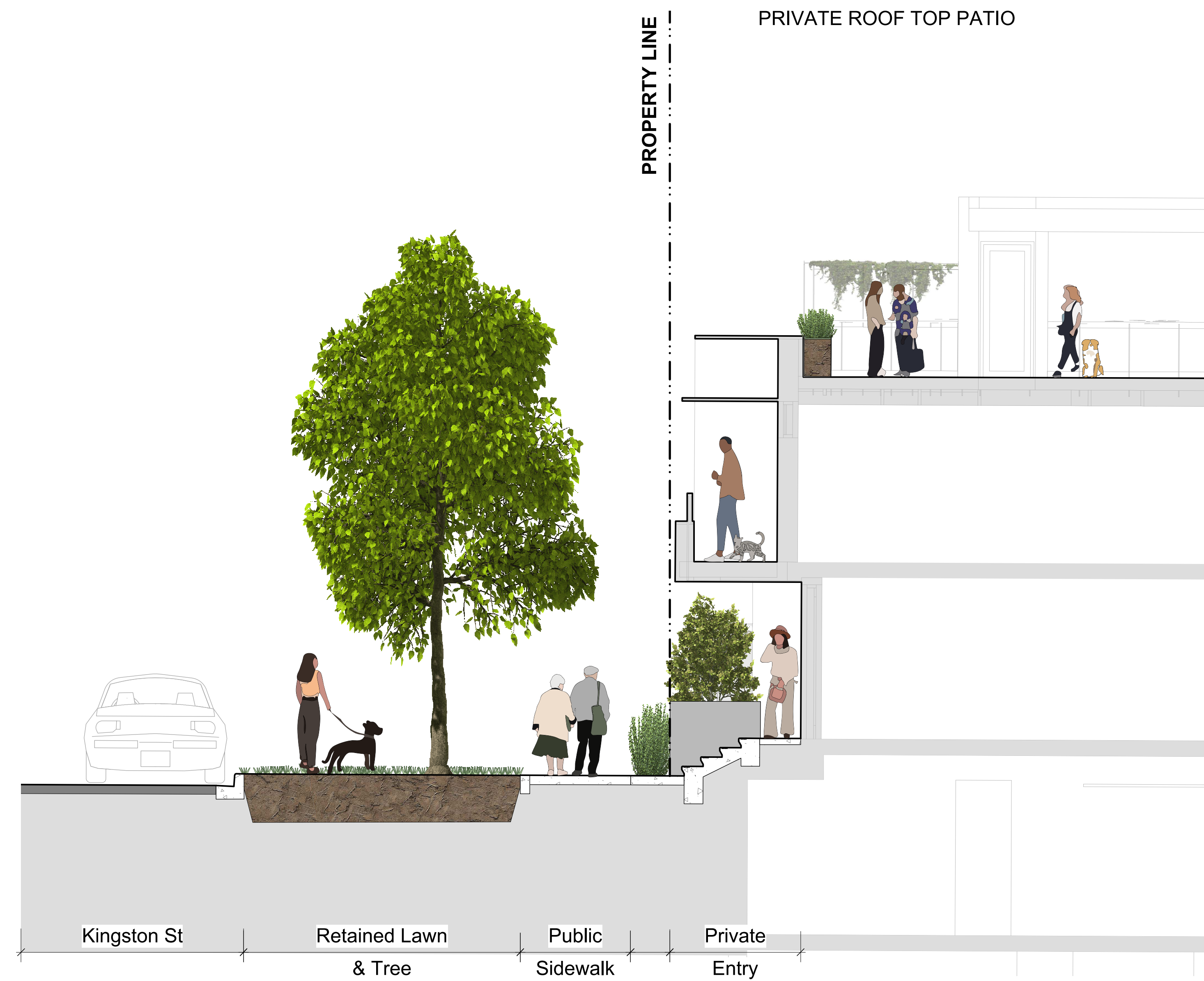
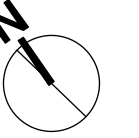
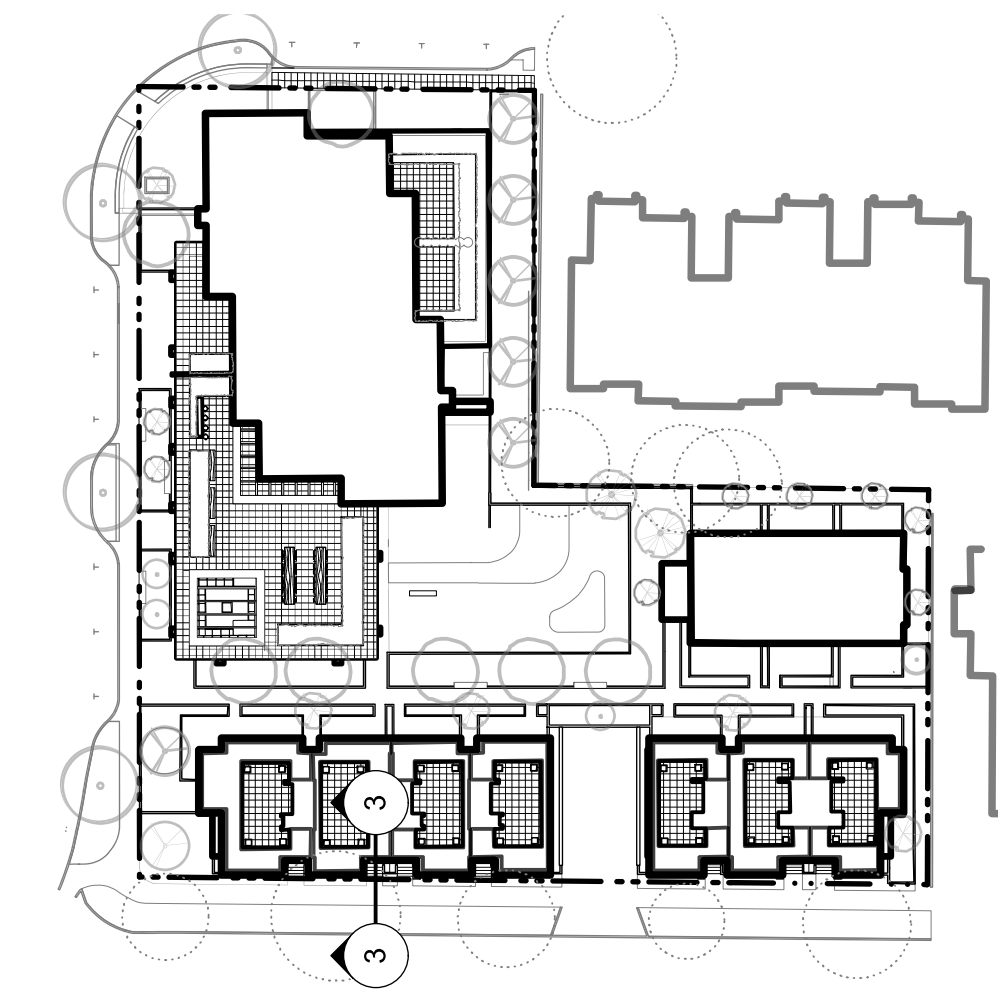
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Materials - Sections

project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

2 **L1.05**



3 Typical Kingston Street Section
Scale: 1:50

rev no	description	date
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19

Murdoch de Greff INC
Landscape Planning & Design

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Victoria, BC V8Z 1G1

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2021-12-16

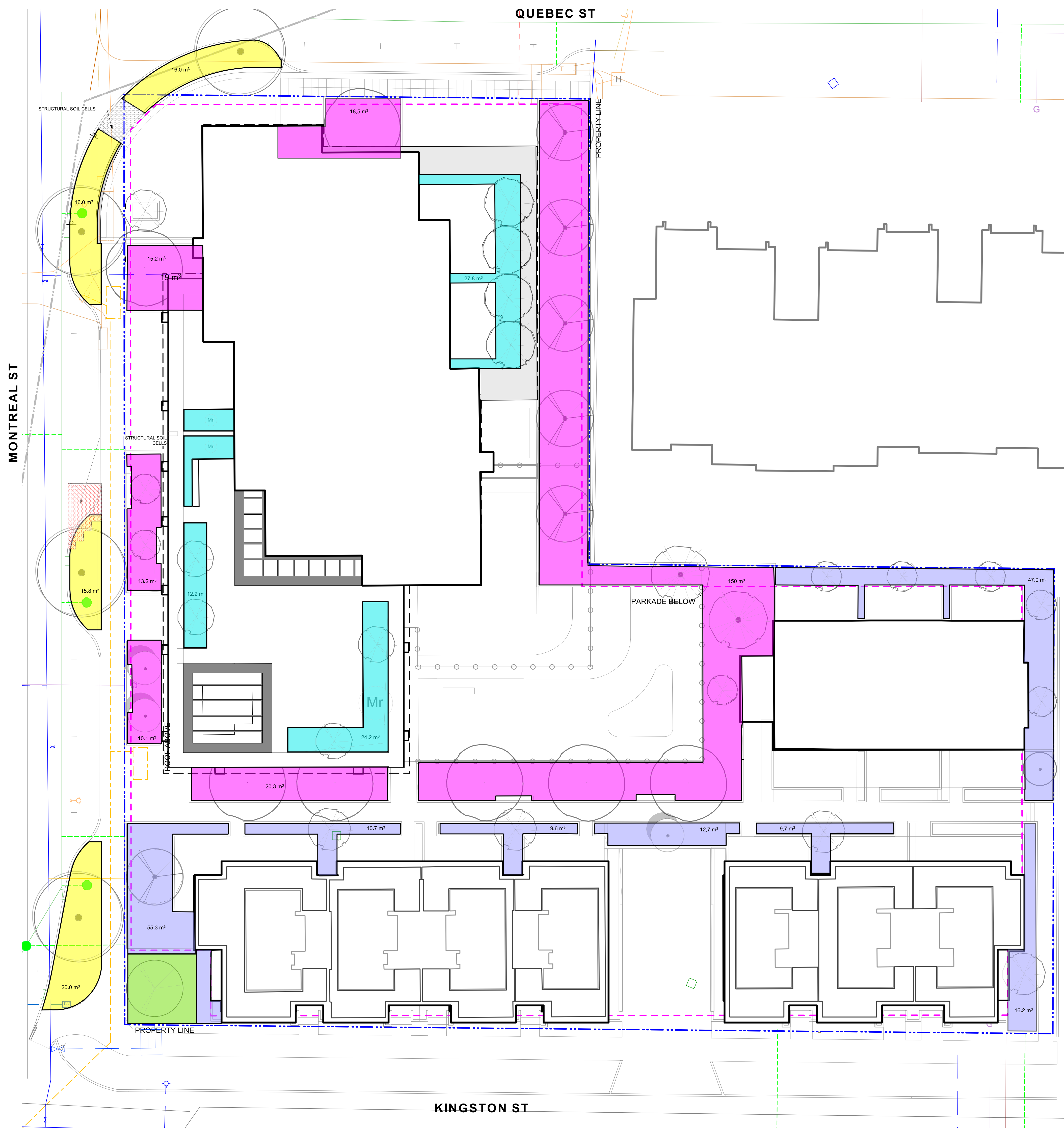
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Materials - Sections

project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM

revision no.	sheet no.
2	L1.06



LEGEND

- Rain Garden over Slab 500mm
- Rain Garden on Grade w. Boulevard 600mm avg
- Planter over Slab or Raised Planter - 700mm
- Planter over Slab or Raised Planter - 500-600mm
- Tree soil on Grade - 600m

NOTES

1. Small Tree: min 6-8 cubic metres of soil
2. Medium Tree: min 15-20 cubic metres of soil
3. Large Tree: 30-35 cubic metres of soil

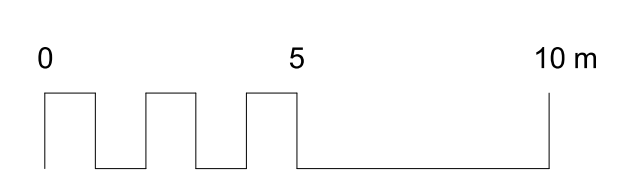
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

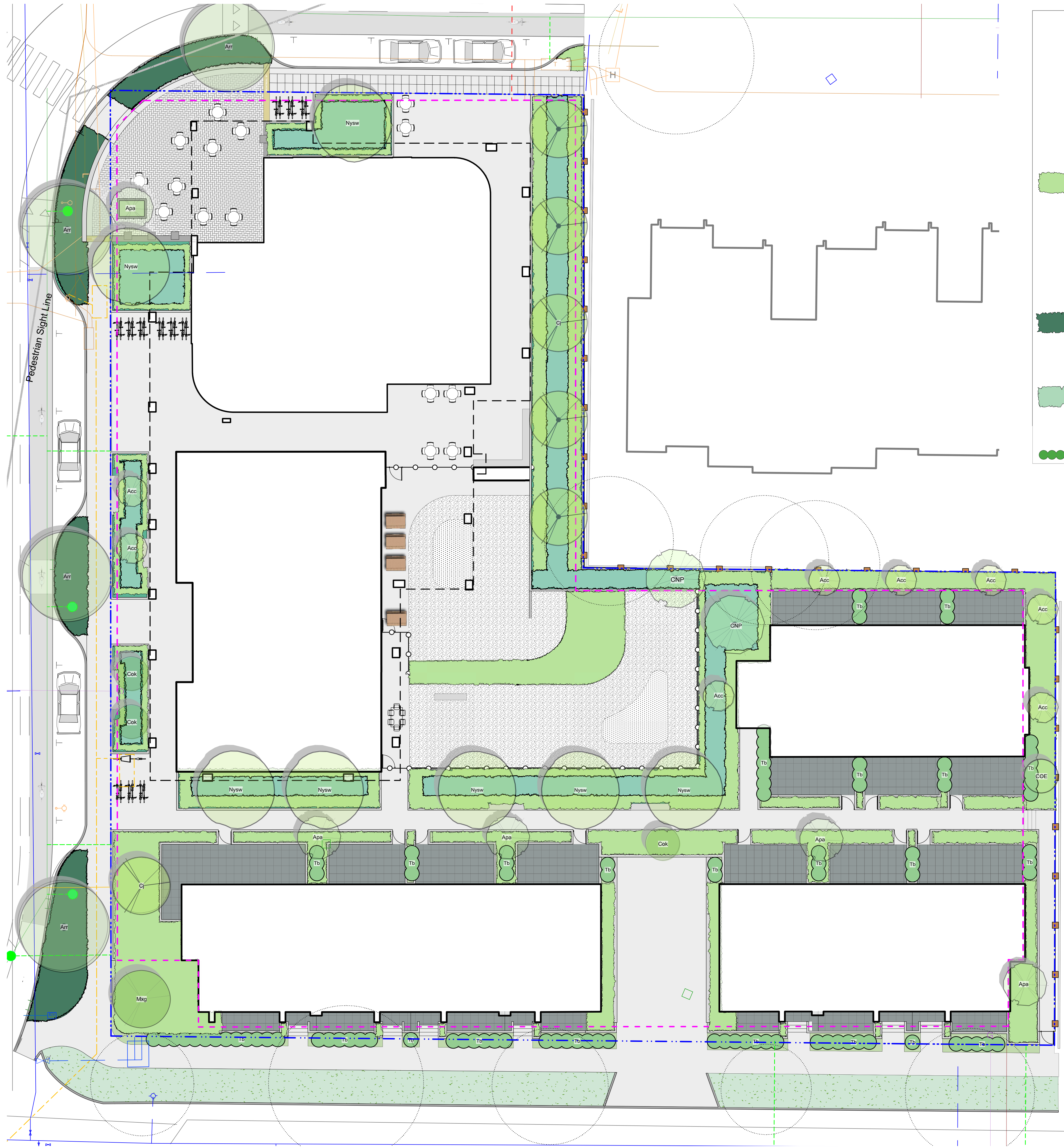
client
Mike Geric Construction
 4520 West Saanich Rd
 Saanich, BC

project
QUEBEC & MONTREAL DEV.
 501-502 MONTREAL ST.
 VICTORIA, BC

sheet title
Soil Volumes

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
2	L1.07



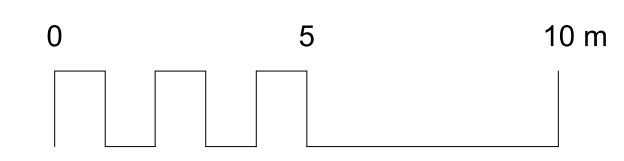


PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	8	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Apa	5	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
Arr	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	6	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CNP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht, b&b
COE	1	Cornus 'Eddie's White Wonder'	Flowering Dogwood	6.0cm cal, b&b
Cok	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
Mxg	1	Magnolia x 'Galaxy'	Galaxy Magnolia	6.0cm cal, b&b
Nysw	7	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
SHRUBS:				
	162	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
	78	Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
	45	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	62	Eupatorium cannabinum	Hemp Agrimony	Sp3
	379	Gaultheria shallon	Salal	#1 pot
	466	Liriope muscari	Lily turf	#1 pot
	232	Lonicera pileata	Privet Honeysuckle	#1 pot
	62	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
	59	Polystichum munitum	Sword Fern	#1 pot
	162	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
	120	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	62	Verbena bonariensis	Purpletop Vervain	#1 pot
RAIN GARDEN PLANTERS STREET:				
	227	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	227	Carex obnupta	Slough Sedge	#1 pot
	54	Gaultheria shallon	Salal	Sp3
	54	Mahonia repens	Prostrate Oregon Grape	#1 pot
	14	Viburnum davidii	David Viburnum	#2 pot
EMERGENTS:				
	410	Carex obnupta	Slough Sedge	Sp3
	31	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	434	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	410	Liriope muscari	Lily turf	#1 pot
HEDGING/SCREENING:				
	99	Taxus baccata	English Yew	#5 pot

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.



2	DP	2021-12-16							
1	Issued for Dev. Tracker	2021-10-19							
rev no	description	date							

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2021-12-16

client
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Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Planting Plan

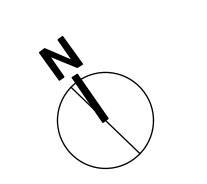
project no.	121.23
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
2	L3.01




PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Apa	4	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
Mr	3	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.2m b&b
SHRUBS:				
[Symbol]	24	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
[Symbol]	32	Cistus x corbariensis	Rock Rose	#1 pot
[Symbol]	35	Eriophyllum lanatum	Woolly Sunflower	#1 pot
[Symbol]	106	Hebe topiaria	Topiariist's hebe	#1 pot
[Symbol]	63	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
[Symbol]	106	Mahonia repens	Prostrate Oregon Grape	#1 pot
[Symbol]	16	Nepeta x faassenii	Catmint	Sp3
[Symbol]	16	Rosmarinus officinalis	Rosemary	0.6
[Symbol]	16	Salvia officinalis	Culinary Sage	#1 pot
[Symbol]	24	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
[Symbol]	0			
PERENNIALS:				
[Symbol]	7	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.




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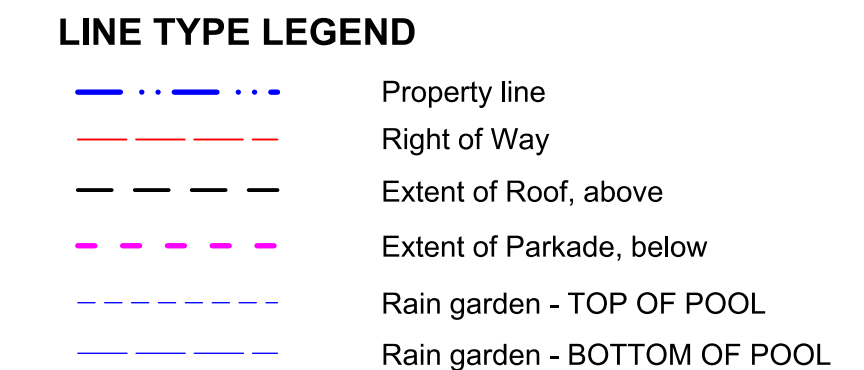
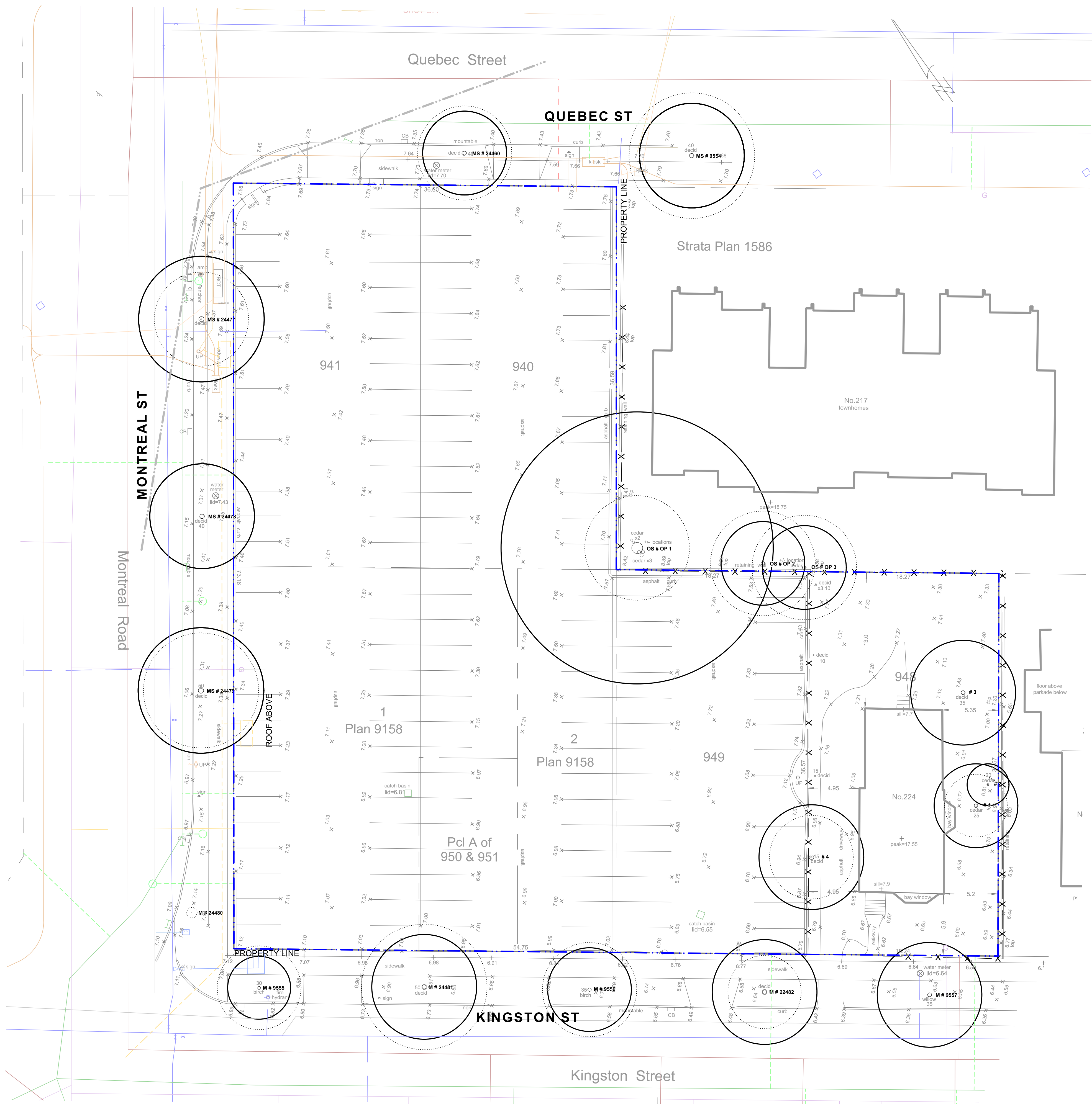
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Planting Plan

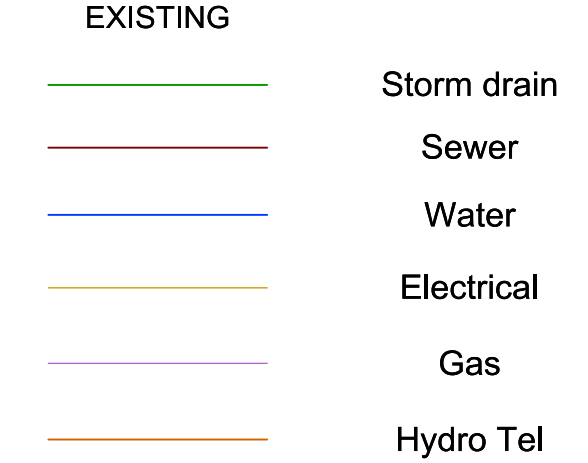
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drawn by	MDI
checked by	SM
revision no.	sheet no.


L3.02

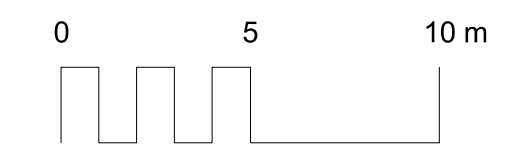
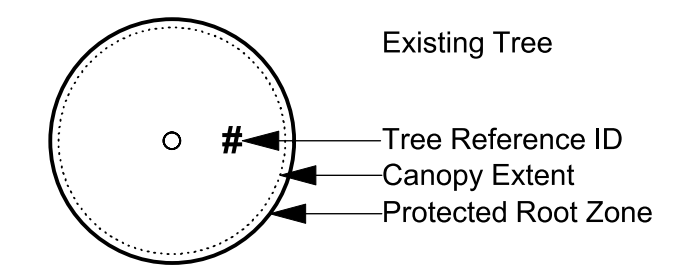
Residential planters. Planters to be planted and maintained by residents.



UNDERGROUND UTILITIES
(Shown for reference only - refer to Civil Engineer's drawings).



EXISTING PLANT LEGEND
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).



EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus deodar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report received from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

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2021-12-16

client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC
sheet title	Tree Survey Plan

project no.	121.23
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	L0.02

