933 CONVENT PLACE

933 CONVENT PLACE, VICTORIA BC

SHEET LIST

L0.00 COVER SHEET

L0.01 TREE MANAGEMENT PLAN

L1.01 MATERIALS PLAN

L2.01 TREE PLANTING PLAN

L2.02 PLANTING PLAN

L3.01 SOIL DEPTH PLAN

L4.01 PAVING AND SITE FURNISHING DETAILS

L4.02 PLANTING DETAILS

GENERAL LANDSCAPE NOTES

GENERAL:

1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
   1.1. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
   1.2. CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
   1.3. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE CURRENT EDITION AT TIME OF ISSUE OF THE *Canadian Landscape Standard* (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Master Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 5.
7. IRRIGATION DESIGN AND INSTALLATION TO IIABC STANDARDS AND CLS Section 10.

COORDINATION:

1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

SUBMITTALS:

1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

GROWING MEDIUM TESTING:

1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 5.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 5.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9 OR APPROVED EQUAL.

COMPACTION TESTING:

1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

INSPECTIONS:

1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

SUBSTITUTIONS:

1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:

1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

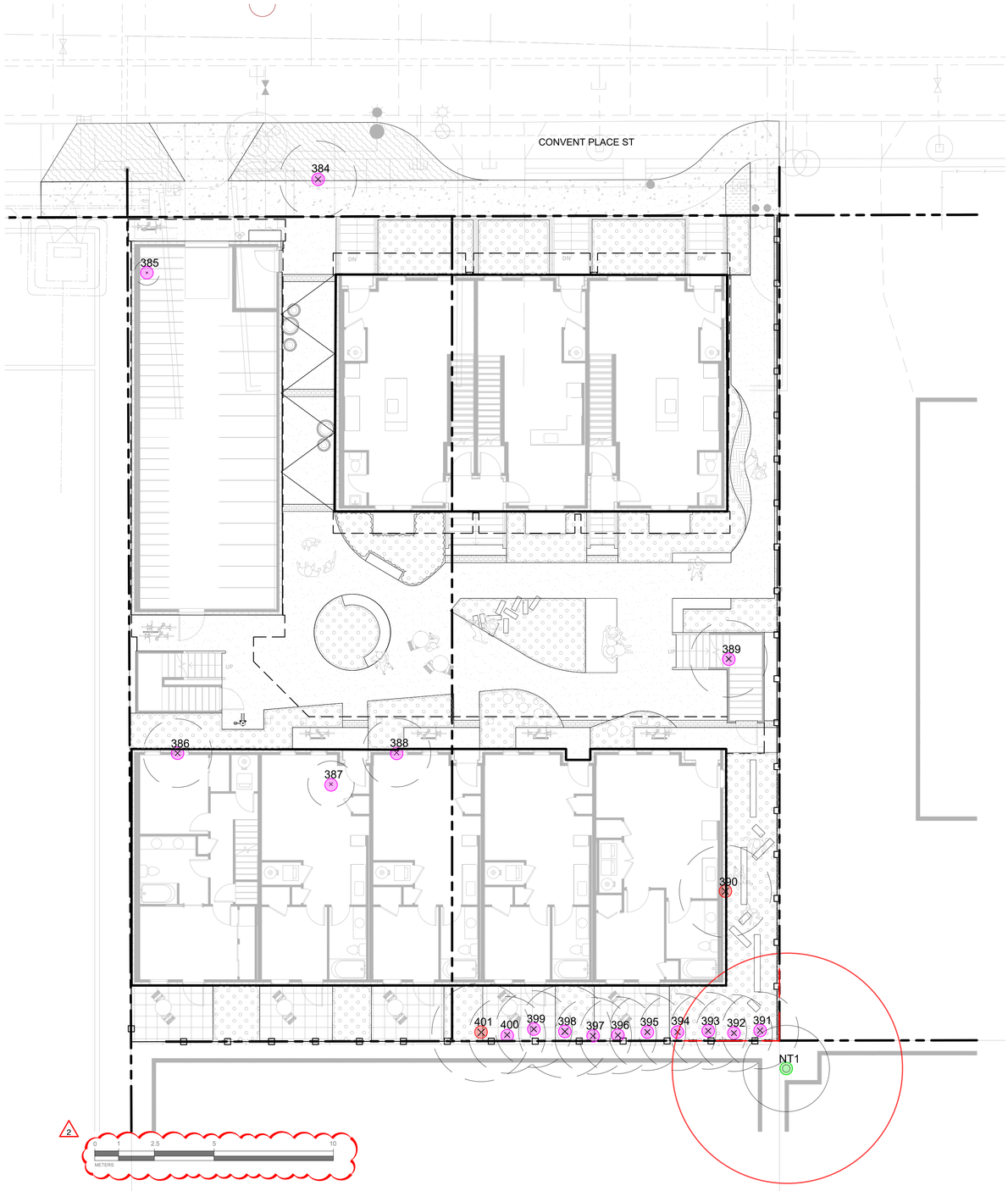
ENVIRONMENTAL PROTECTION:

1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

BIO PHILIA

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH M. CALDERSTON
332

2024-08-15



2

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- OVERHANG
- 6' H. WOOD FENCE
- EXISTING TREE TO BE RETAINED
  - TO BE CONFIRMED BY ARBORIST
- EXISTING TREE TO BE REMOVED
  - TO BE CONFIRMED BY ARBORIST
- EXTENT OF PROTECTED ROOT ZONE
  - TO BE CONFIRMED BY ARBORIST
- TREE PROTECTION FENCING
  - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO MUNICIPAL STANDARD
- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- TREE FOR REMOVAL

TREE MANAGEMENT PLAN NOTES:

- THE ARBORIST REPORT HAS NOT BEEN UPDATED FOR THIS PROJECT; THE TREE LOCATIONS, SPECIES, CONDITION AS WELL AS THE TREE RESOURCE SUMMARY TABLE AND NUMBER OF REQUIRED REPLACEMENT TREES TO BE CONFIRMED WITH ARBORIST.
- IF REQUIRED, REPLACEMENT OF PUBLIC TREES ON PUBLIC PROPERTY TO BE COORDINATED WITH THE CITY OF VICTORIA.

TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL # OF PROTECTED TREES	# OF TREES TO BE REMOVED	# TREES TO NEW OR REPLACEMENT TREES TO BE PLANTED	# OF EXISTING NON-PROTECTED TREES COUNTED AS REPLACEMENTS	NET CHANGE (A-B+C+D)
ON-SITE TREES	2	2	4	0	
OFF-SITE TREES	1	0	0	0	
MUNICIPAL TREES	0	0	N/A	N/A	
TOTAL	3	2	4	0	5

Tree ID	Common Name	Latin Name	DBH (cm) - measured or approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention Suitability	Retention Status	Bylaw Status
384	Monkey Puzzle	*Araucaria araucana*	28.0	5	3.0	Good	Good	Poor	933 Convent Place. Existing conflict with municipal sidewalk	Suitable	X	Not Protected
385	Upright Irish yew	*Taxus baccata 'Fastigiata'*	1x7, 5x2	1	1.0	Good	Good	Good	933 Convent Place. Multiple stems. Within building excavation	Suitable	X	Not Protected
386	Pear	*Pyrus*	26.0	5	3.0	Fair	Fair	Moderate	933 Convent Place, Within building footprint, severe impacts.	Suitable	X	Not Protected
387	Apple	*Malus*	12.0	6	2.0	Fair	Fair	Moderate	933 Convent Place, Within building footprint, severe impacts.	Suitable	X	Not Protected
388	Apple	*Malus*	19, 11	4	3.0	Fair	Fair	Moderate	933 Convent Place, Within building footprint, severe impacts	Suitable	X	Not Protected
389	Pear	*Pyrus*	12,13	4	3.0	Poor	Poor	Moderate	935 Convent Place. Decay in wound from failed stem. Declining. Within building footprint, severe impacts	Unsuitable	X	Not Protected
390	Apple	*Malus*	13,19,19	8	4.0	Fair	Fair	Moderate	935 Convent Place 29 measured at 60 cm. Within building footprint, severe impacts	Suitable	X	Protected
301	Western Red cedar, cultivar	*Thuja plicata*	31.0	10	4.0	Good	Good	Poor	On neighbouring property at 912 Southgate Street. Moderate potential impact.	Suitable	Retain	Protected
391	Western Red cedar, cultivar	*Thuja plicata*	29.0	8	4.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
392	Western Red cedar, cultivar	*Thuja plicata*	18	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
393	Western Red cedar, cultivar	*Thuja plicata*	19	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
394	Western Red cedar, cultivar	*Thuja plicata*	17	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
395	Western Red cedar, cultivar	*Thuja plicata*	19	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
396	Western Red cedar, cultivar	*Thuja plicata*	10	4	N/a	Dead	Dead	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Unsuitable	X	Not Protected
397	Western Red cedar, cultivar	*Thuja plicata*	17	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
398	Western Red cedar, cultivar	*Thuja plicata*	25	8	4.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
399	Western Red cedar, cultivar	*Thuja plicata*	19	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
400	Western Red cedar, cultivar	*Thuja plicata*	19	8	3.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Not Protected
401	Western Red cedar, cultivar	*Thuja plicata*	32	8	4.0	Good	Good	Poor	935 Convent Place Grows as part of a hedgerow. Within excavation for underground, severe impact.	Suitable	X	Protected

1 L0.01 TREE RESOURCE SUMMARY TABLE, REFER TO ARBORIST REPORT
NTS

BIOPHILIA
2105 Straits View, Saanichton, BC V8M 1T3
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
Urban Thrive Developments Inc.

PROJECT NAME:
933 Convent Place

PROJECT ADDRESS:
933 Convent Place, Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: LUCIA BLANCO

NO.	ISSUE	YY/MM/DD
3	RE-ISSUED FOR DEVELOPMENT PERMIT	24/08/13
2	ISSUED FOR DEVELOPMENT PERMIT	24/03/08
1	ISSUED FOR CLIENT REVIEW	23/12/14

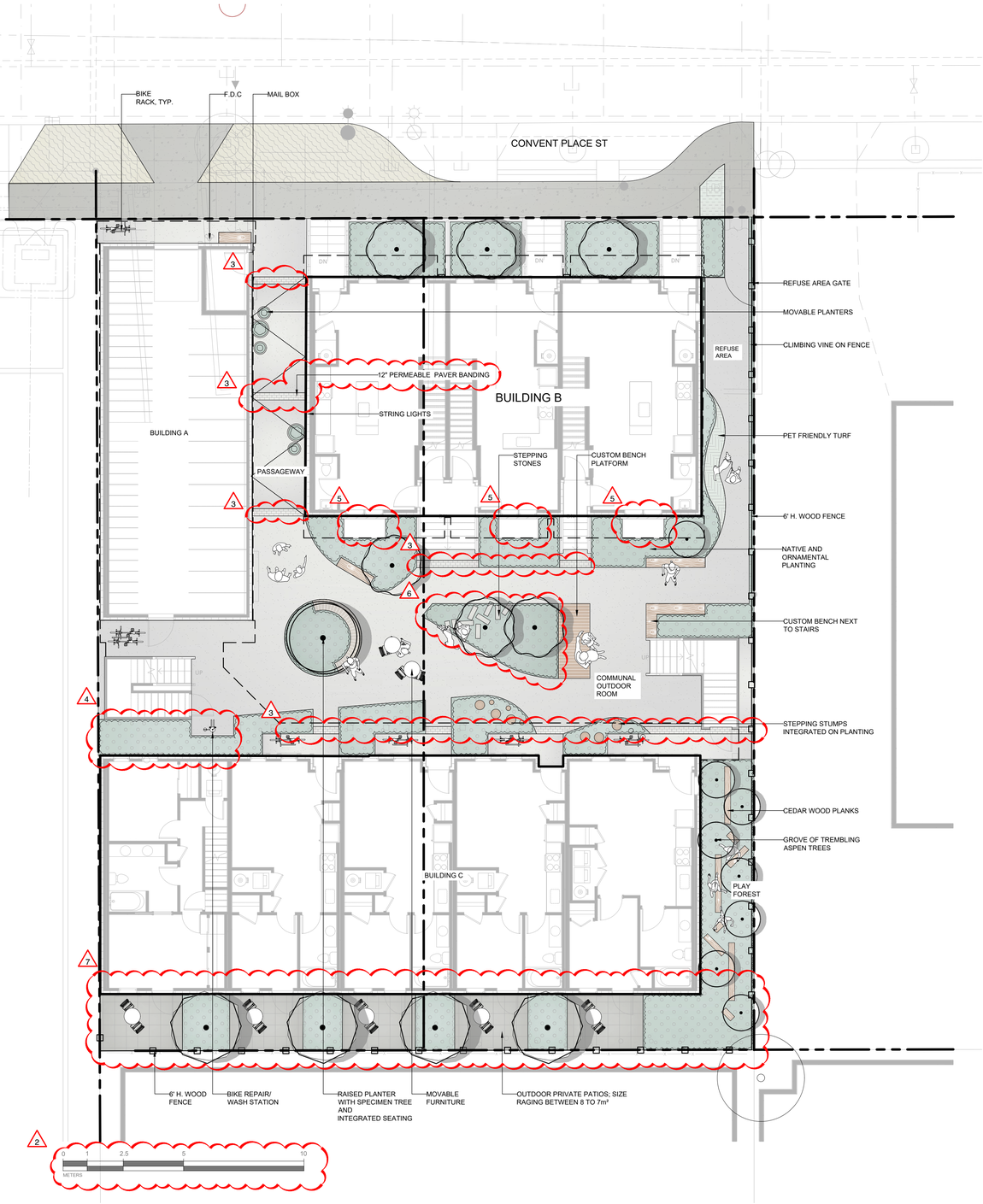
SEAL
REGISTERED MEMBER OF THE BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
ELIZABETH M. DOLDERSUM
332
2024-08-15

NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO: 1 L0.01
SCALE: 1:100

L0.01



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- OVERHANG
- 6' H. WOOD FENCE
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

MATERIALS SCHEDULE

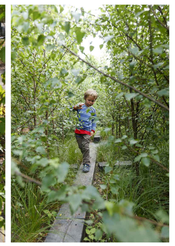
SYMBOL	01 General DESCRIPTION	QTY
	PAVING TYPE A: ON-SITE PLANTING - REFER TO PLANTING PLAN	151.9 m²
	PAVING TYPE B: CIP CONCRETE - EXPOSED AGGREGATETE FINISH	201.0 m²
	PAVING TYPE C: TEXADA HYDRAPRESSED SLAB - TEXTURED SHOT BLAST FINISH - 457 x 457 x 40mm / 18" x 18" x 1 5/8" - COLOR TBC	36.7 m²
	PAVING TYPE D: OFF-SITE PLANTING - REFER TO PLANTING	1.8 m²
	PAVING TYPE E: PET FRIENDLY TURF - SYNLAWN PLANT BASED ARTIFICIAL GRASS	2.6 m²
	PAVING TYPE F: MUNICIPAL SIDEWALK - TO CITY OF VICTORIA STANDARDS	60.0 m²
	PAVING TYPE G: MUNICIPAL BOULEVARD - SOD	29.8 m²
3	PAVING TYPE H: PERMEABLE BANDING - Aqualine™ Series	5.5 m²

SYMBOL	Site Furnishings DESCRIPTION	QTY
	BIKE RACK - Stainless Steel	6
	CUSTOM WOOD PLATFORM - CEDAR	4.1 m²
	CUSTOM TIMBER BENCH - CEDAR	3.8 m²
	MOVABLE TABLE	2
	MOVABLE CHAIR	4
4	BIKE REPAIR/ WASH STATION	1

PRECEDENTS

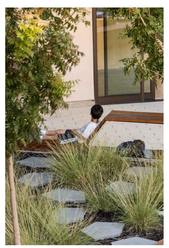


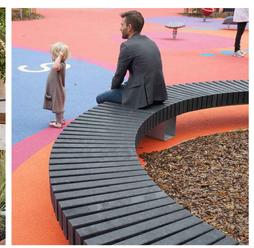
NATURAL PLAY ELEMENTS





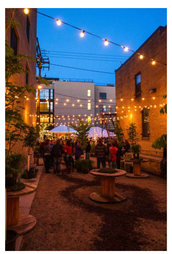
PLANTING







SITE FURNISHINGS



LIGHTING ALONG PASSAGEWAY

BIOPHILIA

2105 Straits View, Saanichton, BC V8M 1T3
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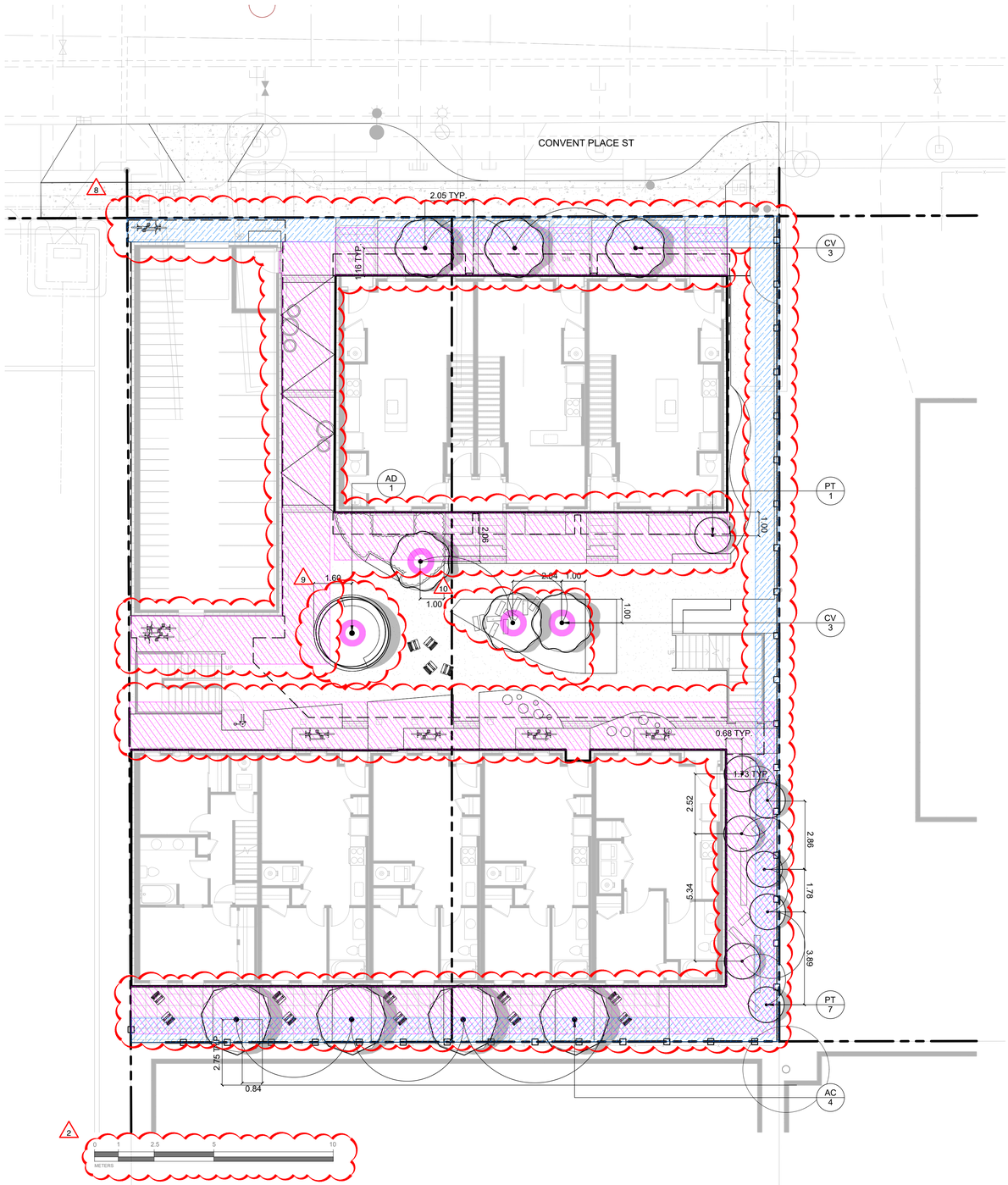
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH MORGERSTON
332
2024-08-15

NORTH ARROW

DRAWING TITLE:
MATERIALS PLAN

DWG NO: 1
SCALE 1:100

L1.01



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- OVERHANG
- 6' H. WOOD FENCE
- DESIGNATED REPLACEMENT TREES

1 m. DISTANCE FROM ANY PROPERTY LINE OF A LOT, ABOVE AND UNDERGROUND UTILITIES, DRIVEWAYS AND ANOTHER SURFACES

2m. DISTANCE FROM BUILDING FOUNDATION WALL

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AC	Acer circinatum / Vine Maple	60mm Cal.	4
	AD	Acer davidii / David`s Maple	90cm Ht.	1
	CV	Cornus x 'Venus' / Venus Dogwood	60mm Cal.	6
	PT	Populus tremuloides / Quaking Aspen	60mm Cal.	8

TREE PLANTING NOTES:

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

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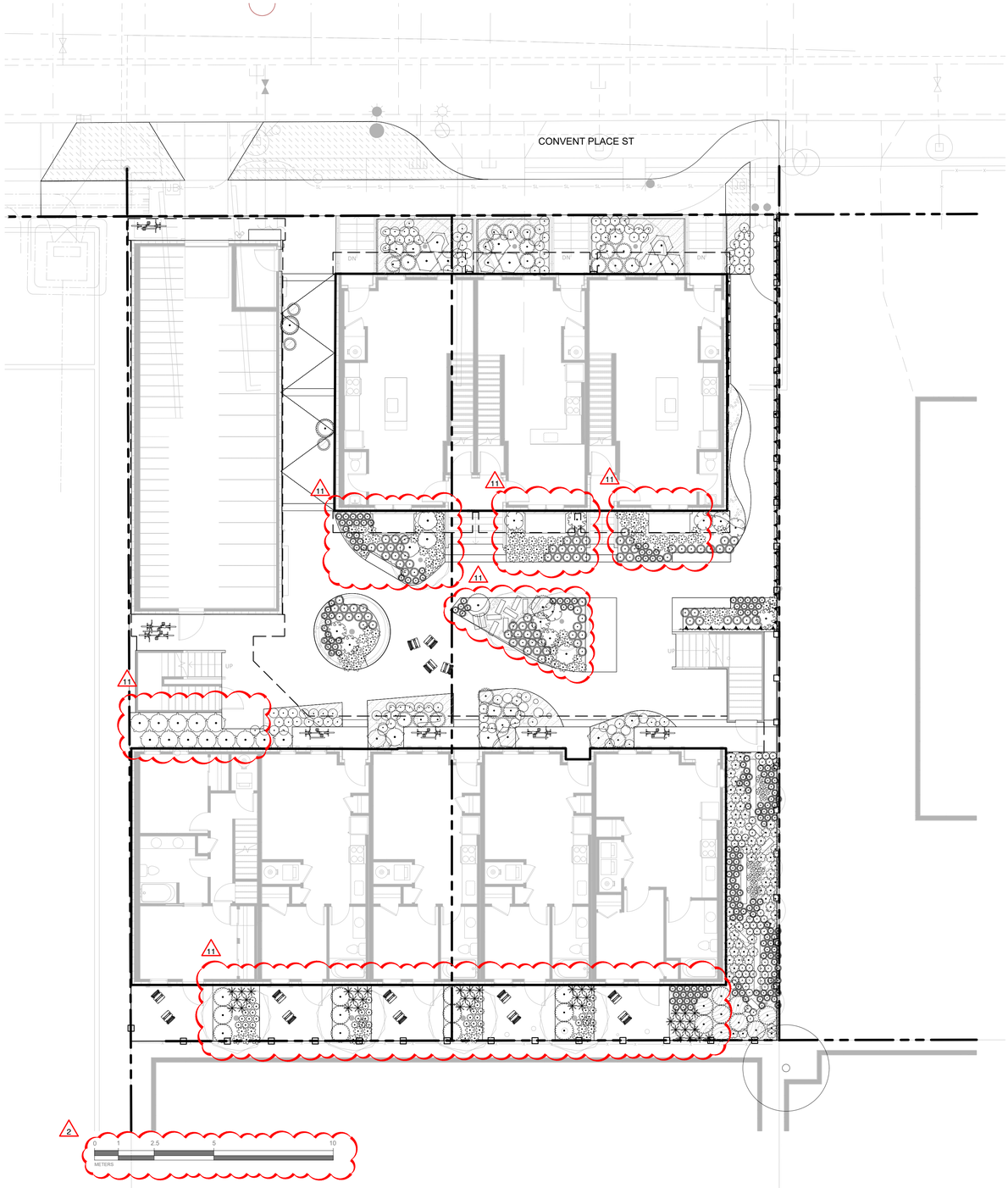


NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN

DWG NO: L2.01

SCALE: 1:100



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- OVERHANG
- 6' H. WOOD FENCE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUBS					
	Aa	Amelanchier alnifolia / Serviceberry	#3 POT	1.0m	1
	Bg	Brachyglottis greyi / Daisy Bush	#3 POT	0.9m	3
	Cc	Cornus mas / Cornelian Cherry	#3 POT	1.0m	2
	Hp	Hebe pinguifolia 'Sutherlandii' / Sutherland Hebe	#3 POT	0.9m	6
	Pi	Pittosporum tenuifolium / Tawhiwhi	#3 POT	0.6m	23
	Pr	Prostanthera rotundifolia / Round-leaved Mint Bush	#3 POT	0.9m	5
	Ss	Sarcococca humilis / Sweetbox	#3 POT	0.9m	12
	Vo	Vaccinium ovatum / Evergreen Huckleberry	#3 POT	0.6m	15
FERNS					
	Pm	Polystichum munitum / Western Sword Fern	#2 POT	0.9m	25
GRASSES					
	Cp	Carex pensylvanica / Pennsylvania Sedge	#1 POT	0.3m	176
	Sg	Stipa gigantea / Giant Feather Grass	#1 POT	0.4m	88
PERENNIALS					
	As	Astilbe x arendsii / Astilbe		0.4m	102
	Ct	Coreopsis californica / Tickseed		0.4m	45
	Ec	Echinacea x 'Cheyenne Spirit' / Cheye		0.4m	104
	La	Lavandula angustifolia / English Laver		0.4m	41
	Nc	Nepeta cataria / Catnip		0.3m	15
	Ov	Origanum vulgare / Oregano		0.3m	38
	Sc	Salvia nemorosa 'Caradonna' / Cardoı		0.4m	57
VINES					
	Pq	Parthenocissus quinquefolia / Virgina Creeper	#2 POT	0.6m	46

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	SPACING	QTY
SHRUB AREAS						
	Cc	Cornus canadensis / Bunchberry Dogwood	---			23.3 m
	Fv	Fragaria virginiana / Wild Strawberry	---			29.8 m
	Ts	Thymus serpyllum / Creeping Thyme	---			7.5 m²
	Td	Turf Seed Drought Tolerant Dwarf Fescue Blend	---			31.7 m

PLANTING NOTES:

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

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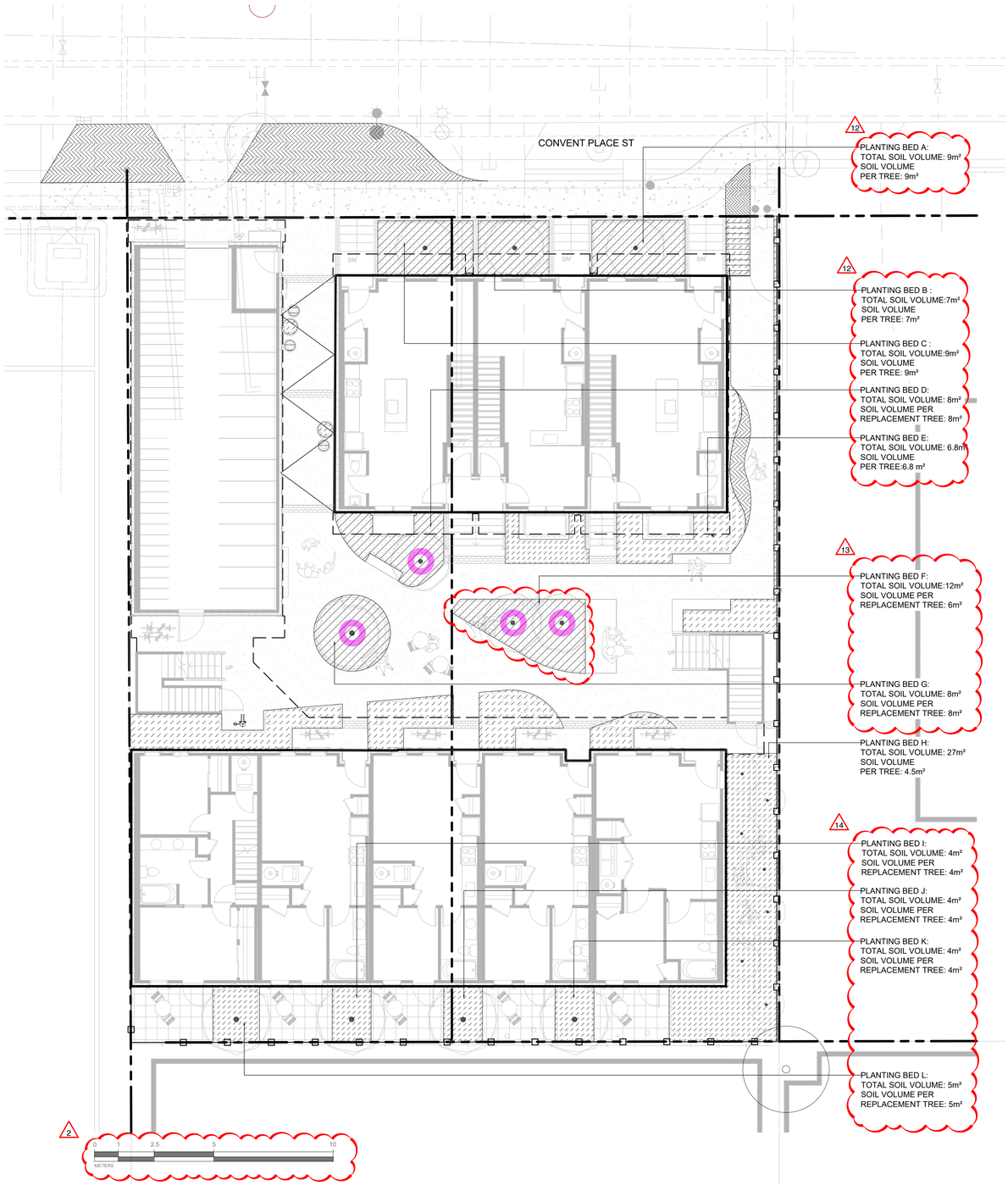
SEAL

NORTH ARROW

DRAWING TITLE:
PLANTING PLAN

DWG NO: L2.02

SCALE: 1:100



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- OVERHANG
- 6' H. WOOD FENCE
- DESIGNATED REPLACEMENT TREES

SOIL DEPTH SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1000 mm Soil Depth - Growing medium to Canadian Landscape Standards - Refer to specifications	53.3 m²
	600 mm Soil Depth - Growing medium to Canadian Landscape Standards - Refer to specifications	96.1 m²
	450 mm Soil Depth - Growing medium to Canadian Landscape Standards - Refer to specifications	3.0 m²
	150 mm Soil Depth - Growing medium to Canadian Landscape Standards - Refer to specifications	94.2 m²

SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m²)	SOIL VOLUME MULTIPLIER	A.ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA			13				13			13
PLANTING AREA D	8m²	1	8m³	1	0	0	8m³	0	0	8m³
PLANTING AREA F	12m²	1	12m³	2	0	0	12m³	0	0	12m³
PLANTING AREA G	8m²	1	8m³	1	0	0	8m³	0	0	8m³
OFFSITE AREA (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:							E	F	G	TOTAL
							IF B=1, B X 8 IF B>1, B X 6	If C=1, Cx20 If C>1, Cx15	If D=1, Dx35 If D>1, Dx30	E + F + G

BIOPHILIA

2105 Straits View, Saanichton, BC V8M 1T3
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
Urban Thrive Developments Inc.

PROJECT NAME:
933 Convent Place

PROJECT ADDRESS:
933 Convent Place, Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: LUCIA BLANCO

NO.	ISSUE	YY/MM/DD
3	RE: ISSUED FOR DEVELOPMENT PERMIT	24/08/13
2	ISSUED FOR DEVELOPMENT PERMIT	24/03/08
1	ISSUED FOR CLIENT REVIEW	23/12/14

SEAL

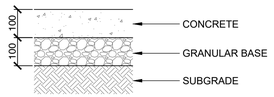


NORTH ARROW

DRAWING TITLE:
SOIL DEPTH PLAN

DWG NO: L3.01

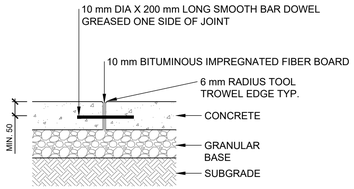
SCALE: 1:100



- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- FINISH: EXPOSED AGGREGATE

1 CIP CONCRETE - WALK

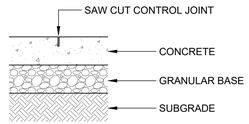
1:10 B-CP-02



- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN. 50 mm COVER)
- EXPANSION JOINT MAXIMUM SPACING 9.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

2 CIP CONCRETE EXPANSION JOINT - WALK

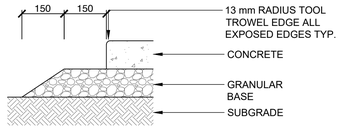
1:10 B-CP-04



- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

3 CIP CONCRETE CONTROL JOINT- WALK

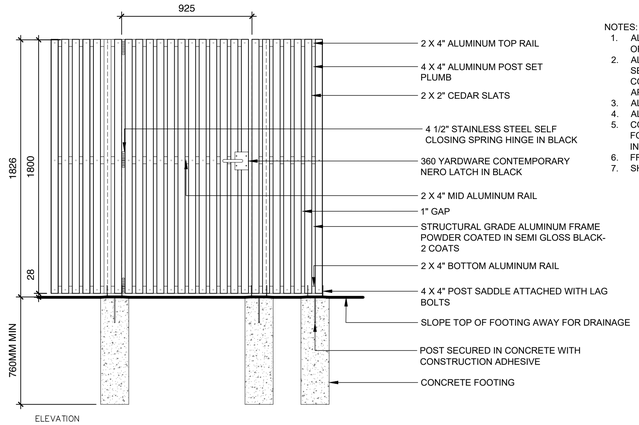
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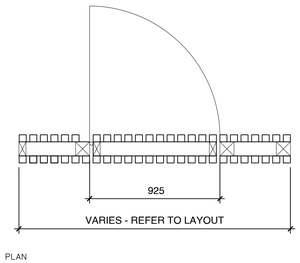
- EXTEND GRANULAR BASE 300 mm PAST EDGE OF SIDEWALK

4 CONCRETE EDGE - WALK

1:10 B-CP-03



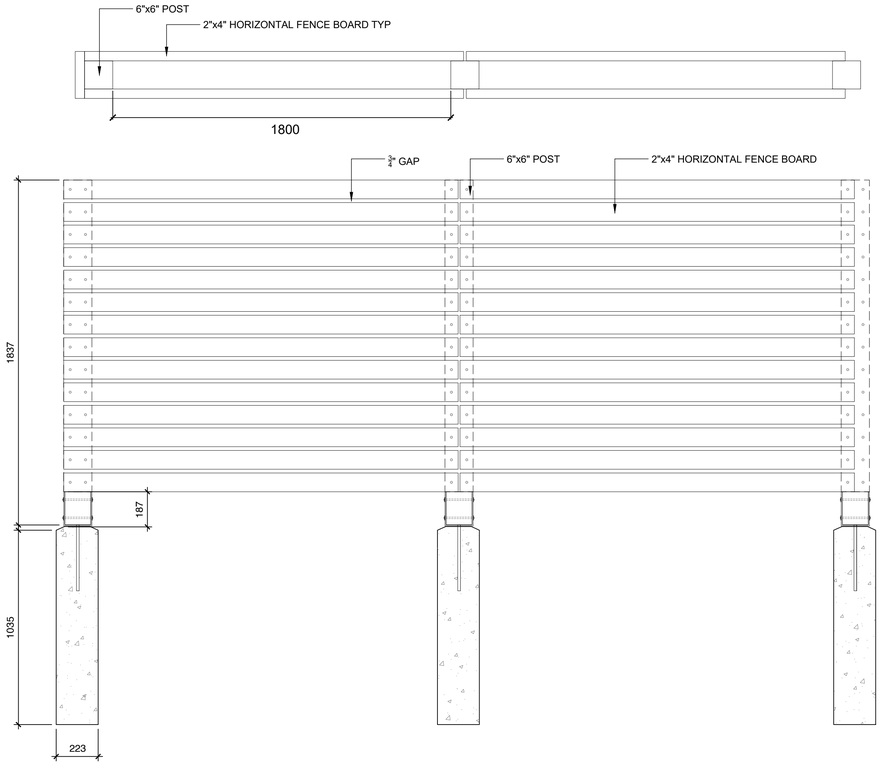
NOTES:
1. ALL LUMBER TO BE SURFACED 4 SIDES (S4S) CEDAR, KILN DRIED D CLEAR GRADE OR BETTER
2. ALL LUMBER TO BE STAINED WITH 1 COAT OF SIKKENS CETOL SRD SEMI-TRANSPARENT SRD WOOD FINISH - COLOUR TO MATCH ARCHITECTURAL; CONTRACTOR TO SUPPLY COLOUR SAMPLES TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OF WOOD
3. ALL LUMBER TO BE FASTENED WITH STAINLESS STEEL BOLTS AND NUTS
4. ALL HARDWARE TO BE HIDDEN AND BLACK POWDER COATED STEEL
5. CONSTRUCTION ADHESIVE TO BE HIGH STRENGTH ANCHORING EPOXY SUITABLE FOR THE APPLICATION; INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND IN CORRECT TEMPERATURE CONDITIONS
6. FRAME TO BE 3/8" ALUMINUM POWDER COATED BLACK
7. SHOP DRAWINGS REQUIRED FOR APPROVAL PRIOR TO FABRICATION.



PLAN

5 CEDAR PRIVACY SCREEN GATE

1:20 B-CP-01



NOTES:
1. ALL LUMBER TO BE SMOOTH, FINISHED 4 SIDES, D GRADE SEASONED CEDAR - ALL RIPPED BOARDS TO BE PLANED SMOOTH.
2. ALL SCREWS TO BE STAİNLESS STEEL EXTERİOR WOOD SCREWS.
3. ALL NUTS AND WASHERS TO BE SELF LOCKING STAINLESS STEEL.
4. POST BASE ANCHOR TO BE BLACK POWDERCOATED STEEL.

6 WOODEN FENCE

1:15 B-CP-11

BIOPHILIA

2105 Straits View, Saanichton, BC V8M 1T3
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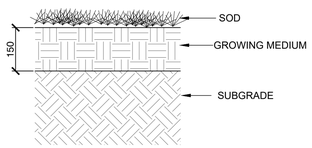


NORTH ARROW

DRAWING TITLE:
PAVING AND SITE FURNISHING DETAILS

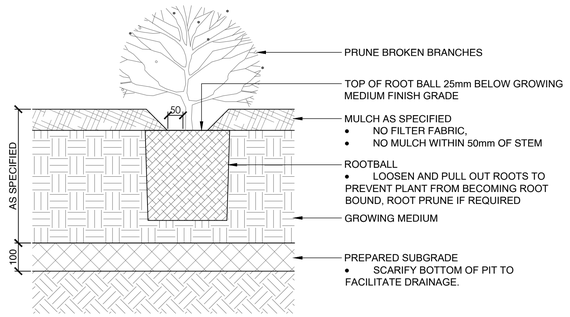
DWG NO:

SCALE: AS SHOWN L4.01



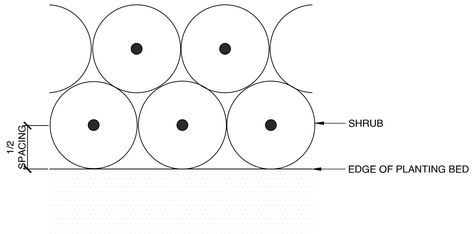
NOTES:
1. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% MPD.

1 SOD PLANTING
1:10 B-CP-09

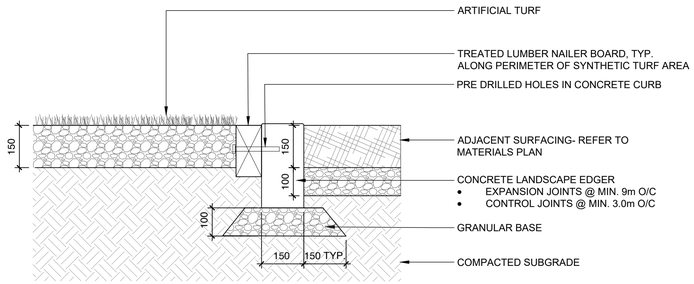


NOTES:
1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

2 SHRUB PLANTING
1:10 B-CP-14

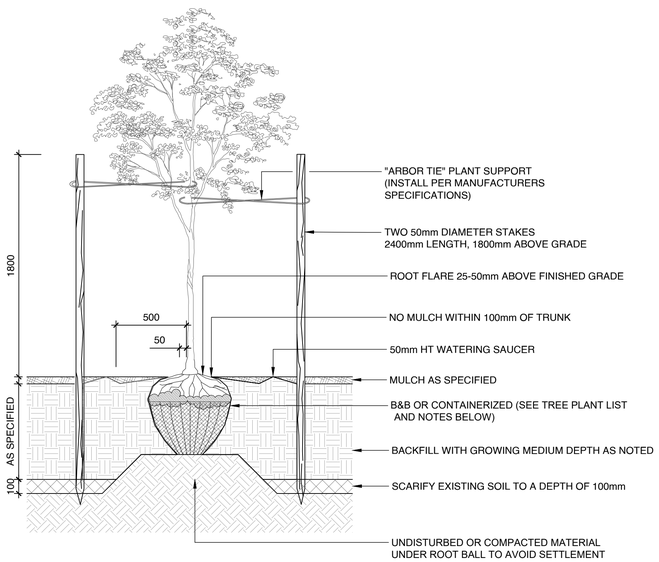


3 SHRUB PLANTING - TRIANGULAR SPACING
1:10 B-CP-07



- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- REFER TO MANUFACTURERS INSTALLATION GUIDELINES FOR INSTALLATION

4 ARTIFICIAL TURF - ON GRADE
1:10 B-CP-13

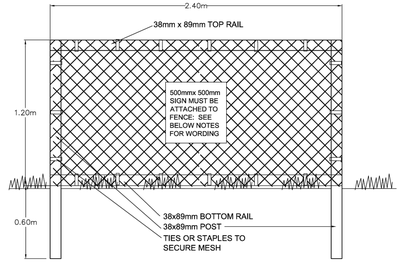


NOTES:
1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2. FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
3. FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
4. INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

5 TREE PLANTING
1:20 B-CP-08

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

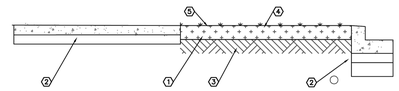
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011 | **TREE PROTECTION FENCING AND SIGNAGE DETAIL** | REVISIONS | DRAWING NUMBER: **SD P1**

6 TREE PROTECTION FENCE
NTS

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS



NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
5. SOD NOT TO BE REINFORCED WITH MESH.

2011 | **SOD SEED DETAIL** | REVISIONS | DRAWING NUMBER: **SD P3**

6 SOD IN BOULEVARD
NTS

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SEAL



NORTH ARROW

DRAWING TITLE:
PLANTING DETAILS

DWG NO:

SCALE: **AS SHOWN** L4.02