



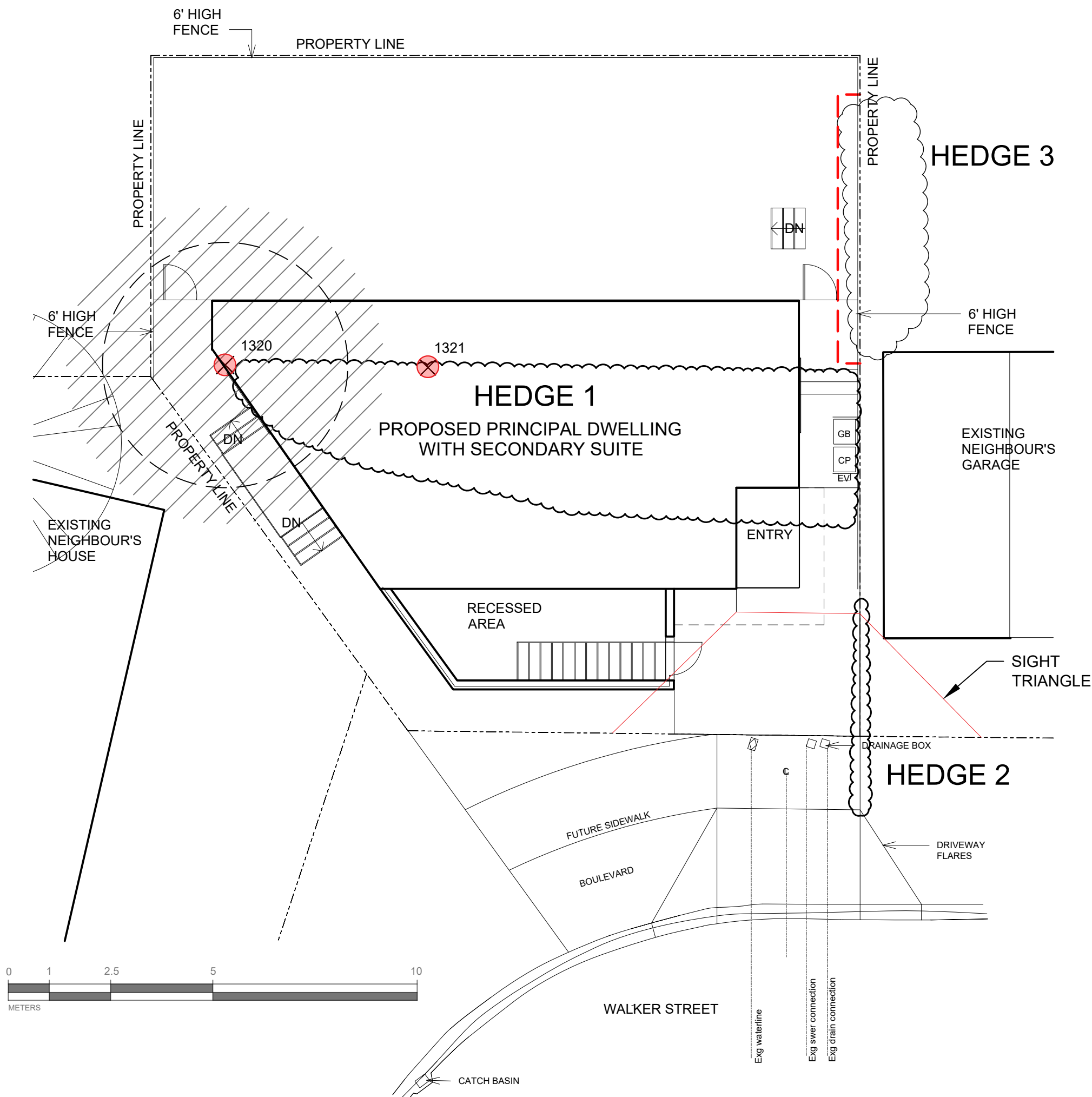
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

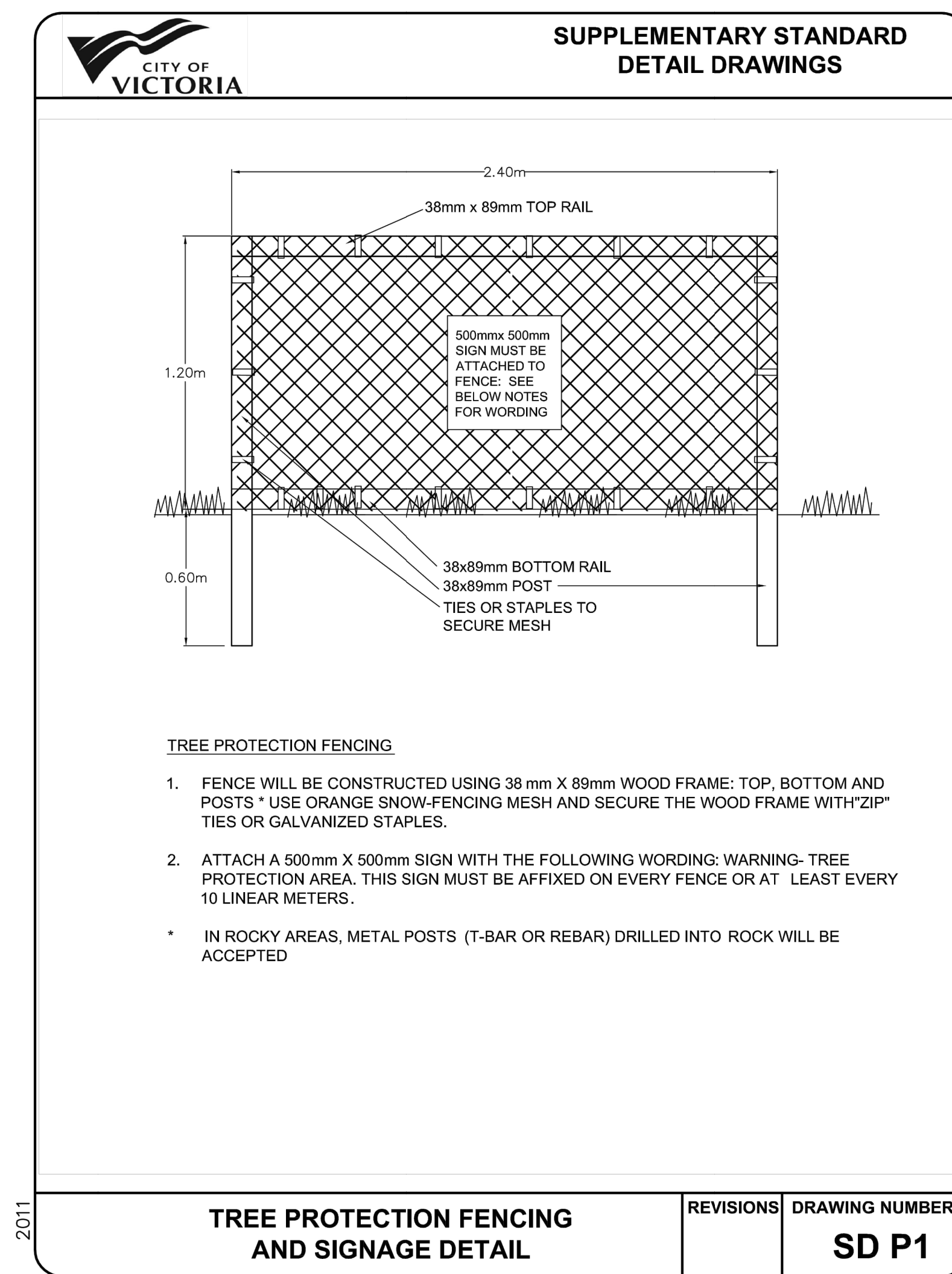
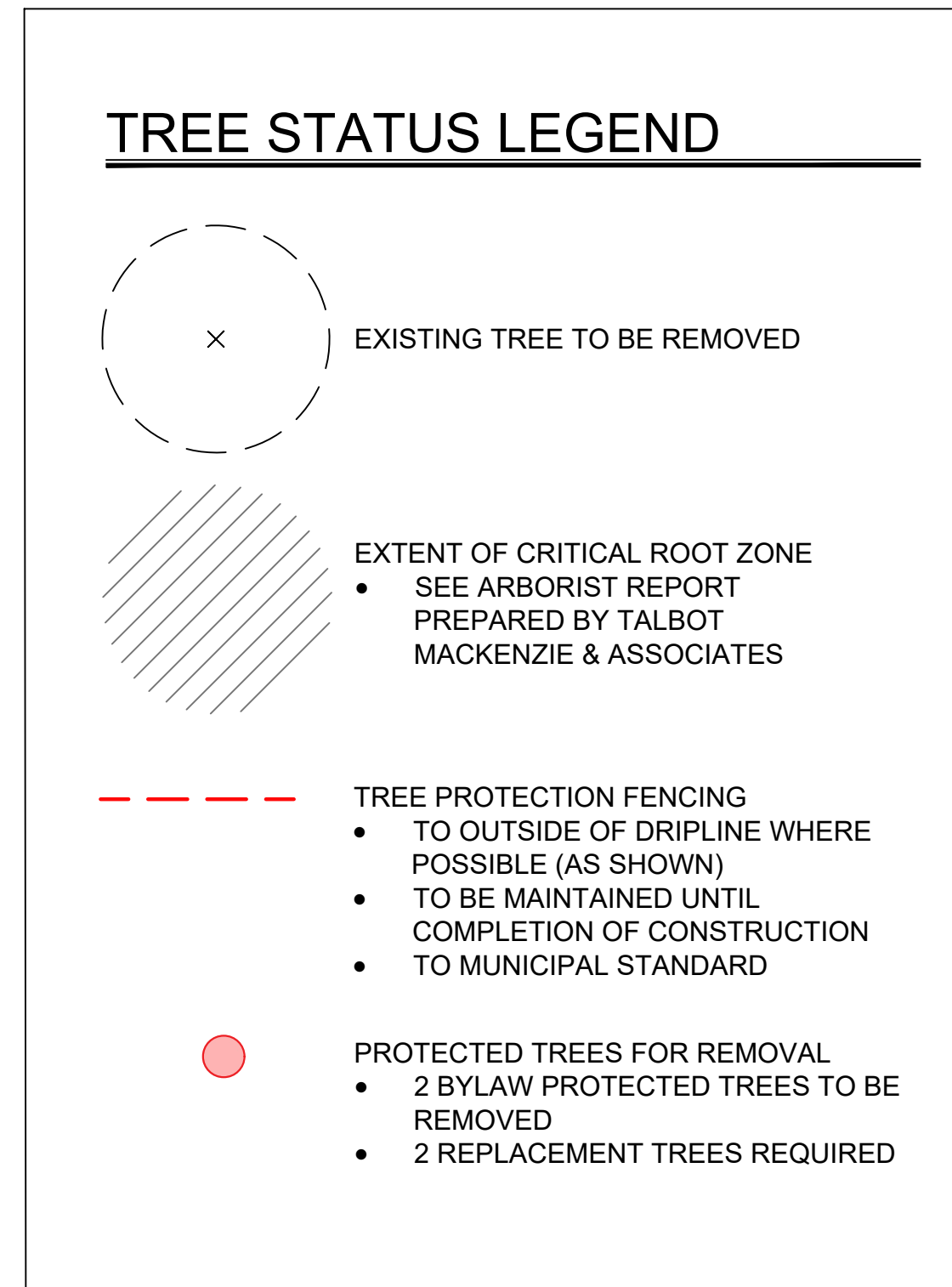
PROJECT NAME:  
**Sin-Robertson House**

PROJECT ADDRESS:  
**970 Walker Street  
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KARIANNE HOWARTH**



1 TREE MANAGEMENT PLAN  
L0 1:100



2 TREE PROTECTION FENCING  
L0 NTS

Table 1. Tree Inventory

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
				Common	Botanical					Health	Structural					
1320	Yes	On	Yes	Juniper	<i>juniperus sp.</i>	18, 18, 14, 10, 7	10	3.9	3	Fair	Poor	Unsuitable	Good	Multiple stems cluster growing on topside of existing rock retaining wall, 2 stems separating at base. Structural pruning is recommended if retained. Standing dead tree, rooted on topside of existing rock retaining wall. Removal recommended prior to commencement on onsite construction - for risk mitigation. No existing targets at time of tree inventory.	Located within the footprint of the proposed residence.	Remove
1321	Yes	On	Yes	Arbutus	<i>Arbutus menziesii</i>	45	10	N/A	N/a	Dead	Dead	Unsuitable	N/A		Located within the footprint of the proposed residence.	Remove
Hedge 1	Yes	On	No	Cedar sp., photinia	<i>Thuja sp., photinia sp.</i>	Multiple stems	5	3	3	Far/good	Fair/poor	Unsuitable	Good	1 x 14//10/10cm dbh thuja sp and multiple stems photinia hedge along North property boundary. Not maintained and being overtaken by blackberry.	Located within the footprint of the proposed residence.	Remove
Hedge 2	Yes	Shared	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	Multiple stems	4 - 6m	1	1	Good	Fair/poor		Poor	Hedge row along East boundary consisting of 6 individual stems. Southermost stem has been heavily pruned.	Located within the footprint of the proposed driveway	Remove
Hedge 3	No	Off	No	Portuguese laurel	<i>Prunus lusitanica</i>	Multiple stems	10-15cm~	3	3	Fair	Fair		Good	Offsite hedge consisting of approximately 4 individual stems.	Install tree fencing at the outer edge of the dripline.	Retain*

\*Note - An extra 1/2 dbh was added to the critical root zone in the calculation above for bylaw protected trees.

NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	22/02/17
2	ISSUED FOR REZONING & DP	22/05/03
3	RE-ISSUED FOR REZONING & DP	22/09/23
4	RE-ISSUED FOR REZONING & DP	22/12/21

SEAL

NORTH ARROW



DRAWING TITLE:

**TREE REMOVAL & PROTECTION PLAN**

DWG NO:

SCALE: AS NOTED

L0

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1	ISSUED FOR CLIENT REVIEW	22/02/17
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SEAL

NORTH ARROW

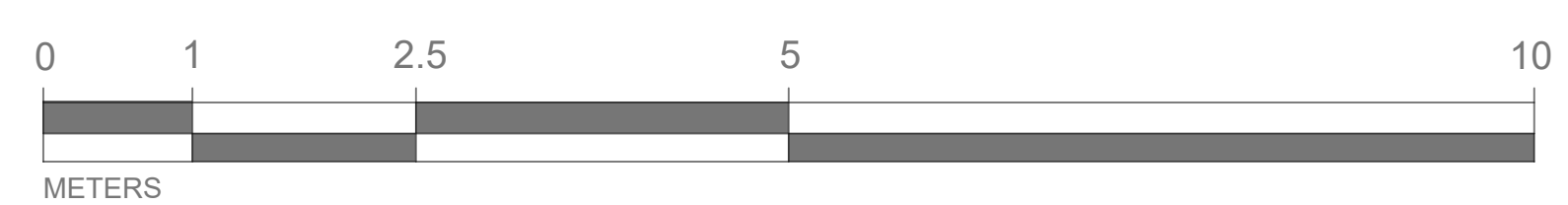
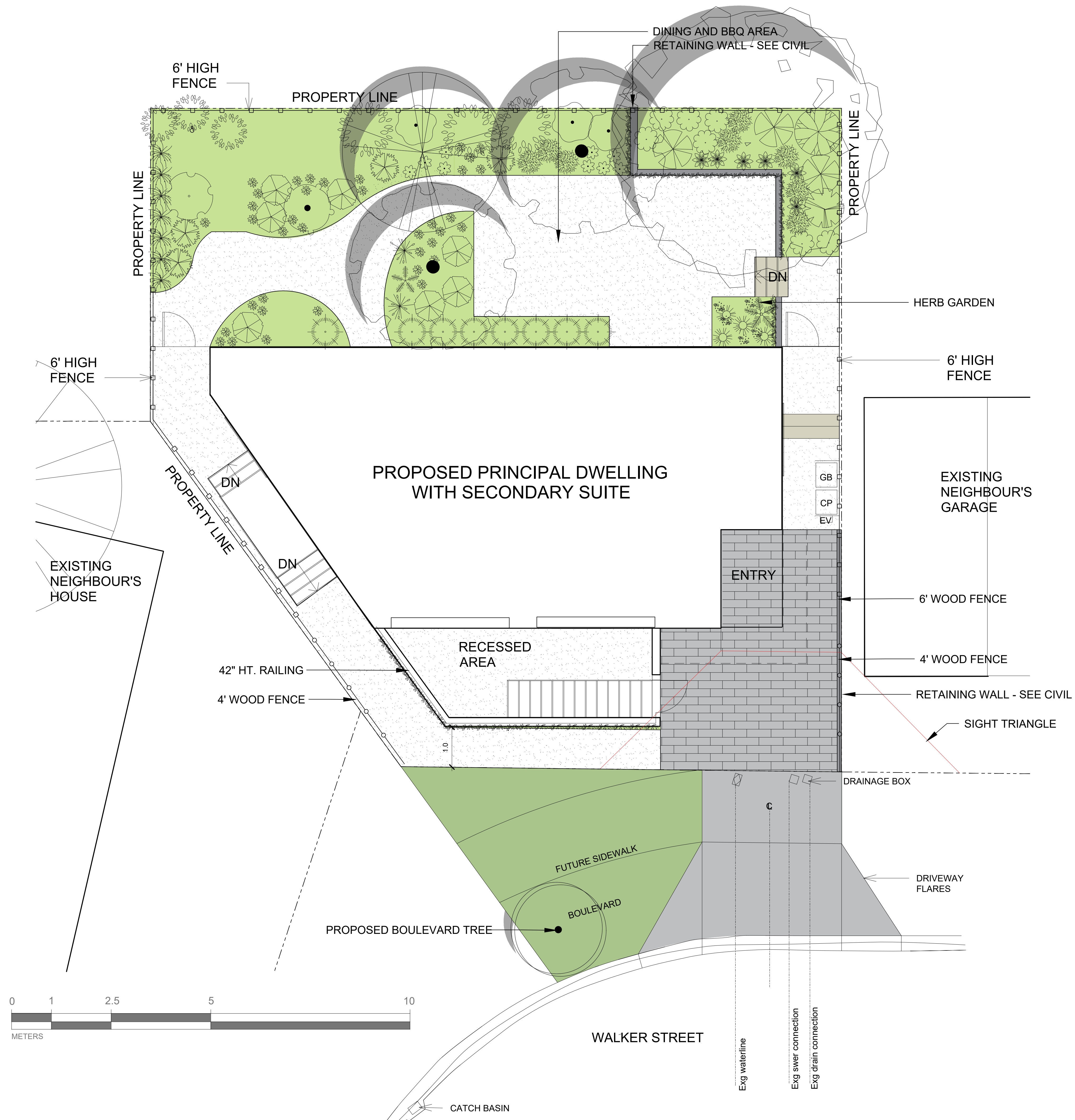


DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

**L1**

SCALE: 1:50



### LEGEND

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
  - 450 - 1000 mm DEPTH PLANTING AREA GROWING MEDIUM
- CONCRETE STAIRS
  - SEE ARCHITECTURAL
- PEA GRAVEL
  - 150mm DEPTH ON PERMEABLE LANDSCAPE FABRIC
  - ALUMINIUM LANDSCAPE EDGER
- PERMEABLE PAVERS
  - SPECIAL ORDER BARKMAN BOARDWALK
  - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS FOR PERMEABLE PAVER
- SOD - MUNICIPAL BOULEVARD
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - 10m<sup>2</sup> SOIL DEPTH OF 600mm FOR BOULEVARD TREE AS SHOWN.
  - BOULEVARD TO BE CONSTRUCTED TO CoVIC STANDARDS AS PER THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
- 4' HT WOOD FENCE
- 6' HT WOOD FENCE

### MUNICIPAL LANDSCAPE NOTES:

REQUIRED PARKS INSPECTIONS AS PER SCHEDULE C, 'SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION' TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW. PLEASE CONTACT [treepermits@victoria.ca](mailto:treepermits@victoria.ca) TWO WORKING DAYS PRIOR TO THE REQUIRED PARKS INSPECTIONS LISTED BELOW.

- TREE PLANTING INSPECTIONS**
  - THE PROPOSED STREET TREE MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
    - TREE PIT WITH INSTALLED ROOT BARRIERS
    - TREE PRIOR TO PLANTING.
    - COMPLETED PLANTING - TREE PLANTING, MULCHING, STAKING.
- TURF BOULEVARDS**
  - THE DETAIL FOR THE SOD BOULEVARD IS IN SCHEDULE B3-4. (PLEASE ENSURE THAT ADEQUATE SOIL VOLUMES FOR THE PROPOSED STREET TREE ARE INSTALLED).
  - THE FOLLOWING INSPECTION REQUIREMENTS ARE NOT FOUND IN THE SCHEDULES:
    - EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL
    - INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING
    - INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- SOIL TESTING**
  - A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION, MUST BE SUBMITTED TO CITY PARKS AT [treepermits@victoria.ca](mailto:treepermits@victoria.ca) FOR REVIEW PRIOR TO SOIL PLACEMENT. BOULEVARDS MUST MEET HIGH TRAFFIC LAWN AREA AS PER THE MMCD.
  - MACNUTT ENTERPRISES #1 LAWN BLEND MAY BE USED WITHOUT SOIL TESTING.
- IRRIGATION**
  - CITY OF VICTORIA TO DETERMINE IF BOULEVARD IRRIGATION IS REQUIRED



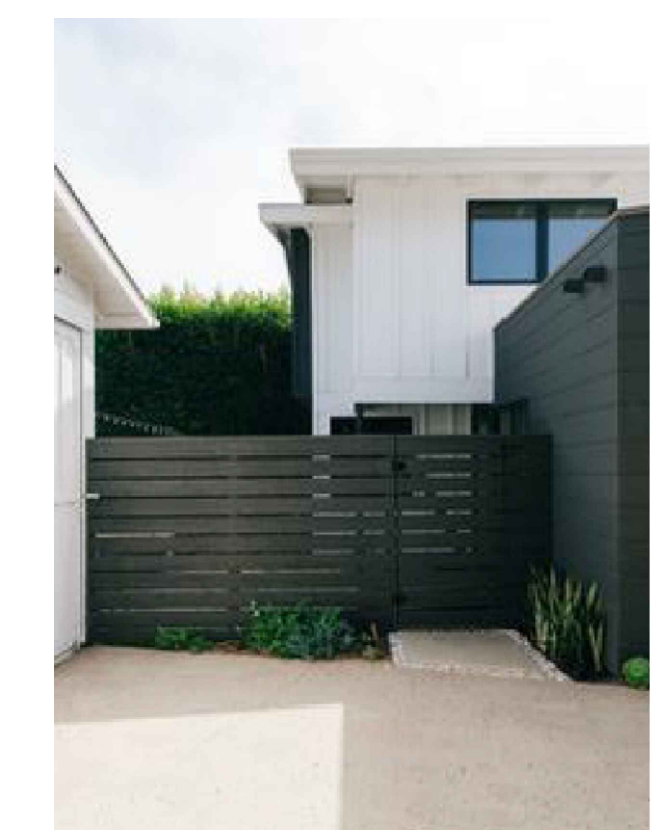
BARKMAN PERMEABLE PAVER



PATIO CONCEPT



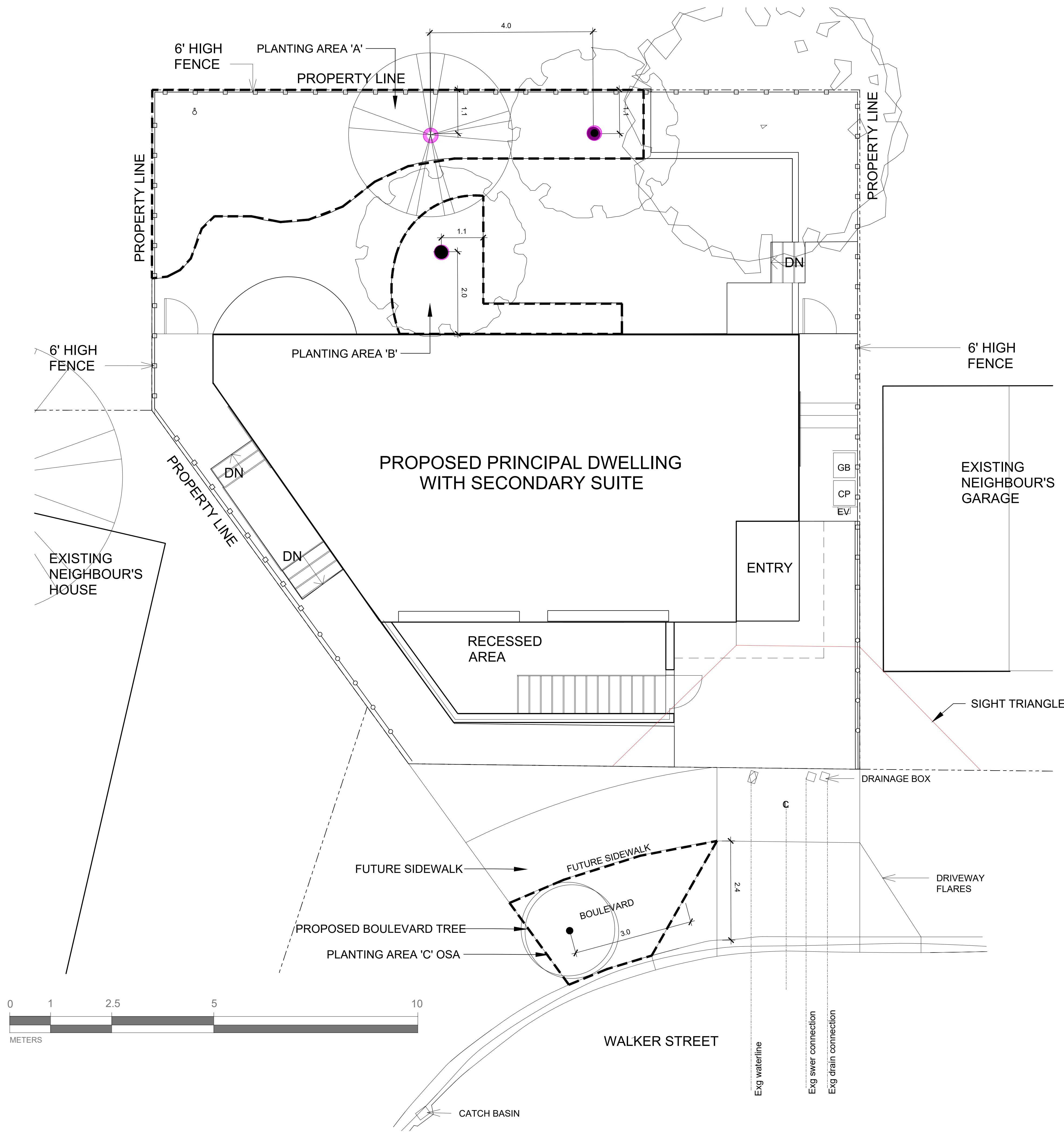
WATER FEATURE OPTIONS



WOOD FENCE CONCEPT



TRAILING VINES



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										
PLANTING AREA 'A'	29	1	29	1	1		6	15		21
PLANTING AREA 'B'	9	1	9	1			8			8
OFFSITE AREA (EXCLUDING CITY PROPERTY)										
PLANTING AREA 'C' OSA	9	1	9'		1			20		20
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

Row #1	Tree size	Min soil volume (m3)	Shared or irrigated soil volume (m3)
1	Small tree (Schedule "E", Part 2)	8.0	6.0
2	Medium tree (Schedule "E", Part 1)	20.0	15.0
3	Large tree (Schedule "E", Part 1)	35.0	30.0

Soil volume shall be calculated as:  
 (a) On ground: Surface area (Length x Width) of connected pervious x 1  
 (b) On structure:  
 (i) Soil: Volume of soil (Length x Width x Depth)  
 (ii) Soil cells: Volume of soil cell installation (Length x Width x Depth) x 0.92  
 (iii) Structural soil: Volume of structural soil (Length x Width x Depth) x 0.2

**LEGEND**

● DESIGNATED REPLACEMENT TREE

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Caliper	Height at Maturity (m)	Spread at Maturity (m)	Notes
2		<i>Stewartia pseudocamellia</i>	Japanese stewartia	5 cm	3.6-12	2.4-7.5	2:1 replacement
1		<i>Cornus nuttallii</i>	Pacific dogwood	5 cm	7m	3-5m	1:1 replacement
1		<i>Eucalyptus cinerea</i>	Silver Dollar tree	5 cm	7m	7m	
1		Boulevard Tree	To be Determined by City of Victoria at BP	5-8 cm			branch height 1.8m - 2.5m w/ one dominant central leader and well balanced crown

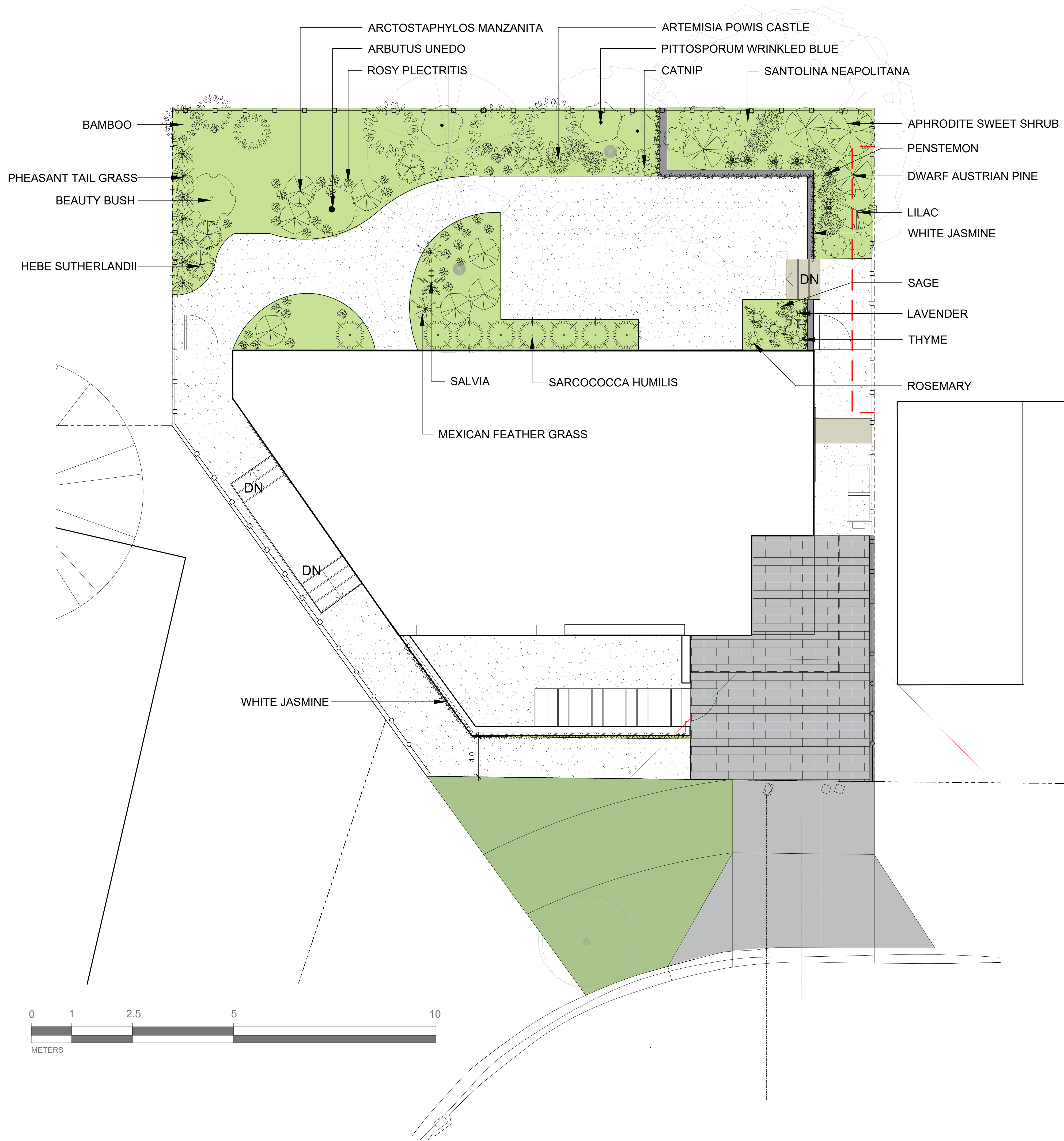
NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.  
 2. NEW BOULEVARD TREE WILL BE PLANTED BY PARKS.

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SEAL

NORTH ARROW

DRAWING TITLE:  
**TREE PLANTING PLAN**



1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:

Sin-Robertson House

PROJECT ADDRESS:

970 Walker Street  
 Victoria, BC

DESIGNED BY: BIANCA BODLEY  
 DRAWN BY: KARIANNE HOWARTH

NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	220217
2	ISSUED FOR REZONING & DP	220503
3	RE-ISSUED FOR REZONING & DP	220923
4	RE-ISSUED FOR REZONING & DP	221221

SEAL

NORTH ARROW



DRAWING TITLE:

SHRUB  
 PLANTING PLAN

DWG NO:

L3

SCALE: 1:50

OWNER/CLIENT:

PROJECT NAME:  
**Sin-Robertson House**

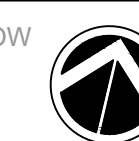
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SEAL

NORTH ARROW



DRAWING TITLE:

**PLANT IMAGES**

DWG NO:

**L4**

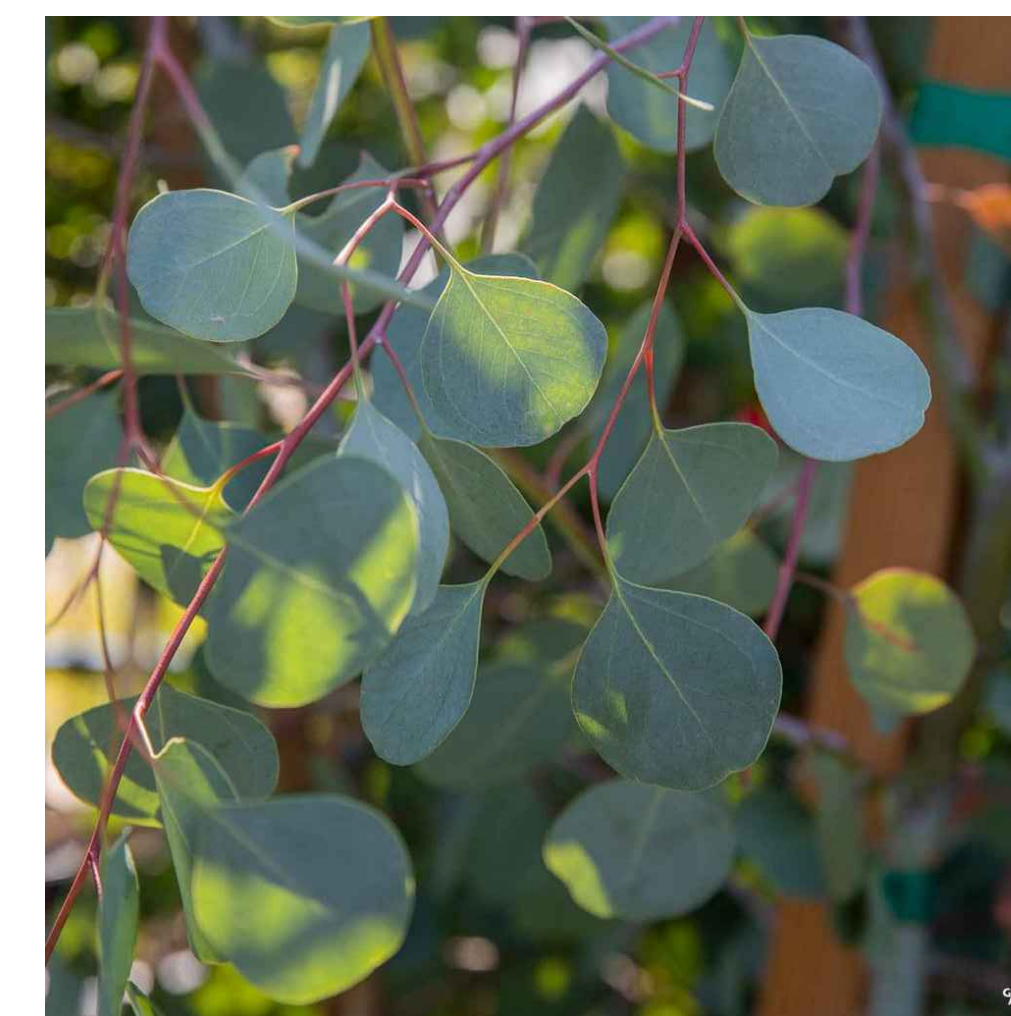
SCALE:



PACIFIC DOGWOOD



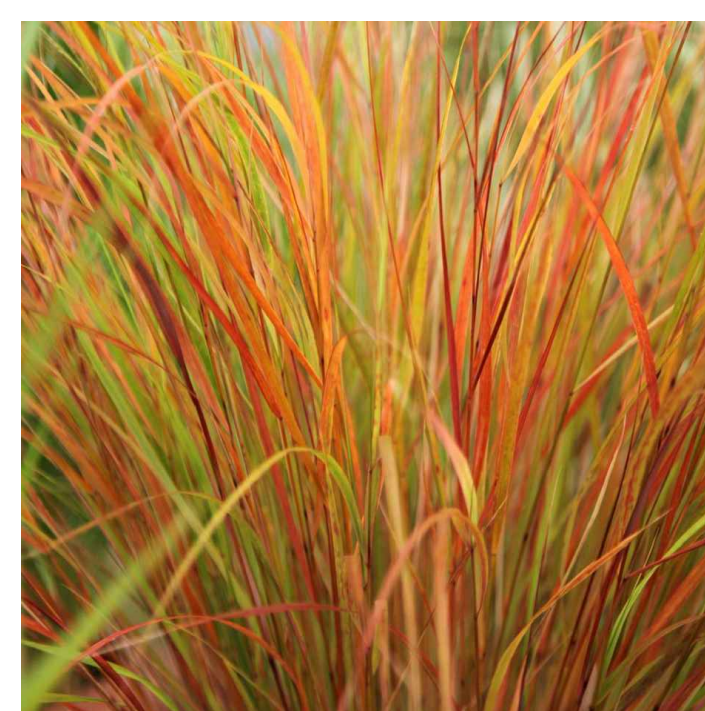
JAPANESE STEWARTIA



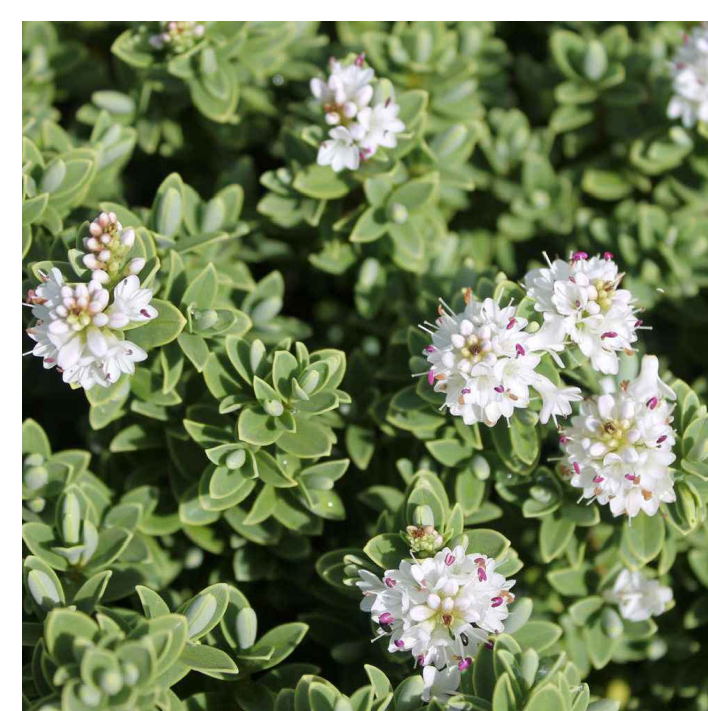
SILVER DOLLAR TREE



BAMBOO



PHEASANT TAIL GRASS



HEBE SUTHERLANDII



BEAUTY BUSH



SANTOLINA



APHRODITE SWEET SHRUB



PENSTEMON



LILAC



SARCOCOCCA HUMILIS



SALVIA



MEXICAN FEATHER GRASS



DWARF AUSTRIAN PINE



WHITE JASMINE



ARBUTUS UNEDO



ROSEMARY



LAVENDER



RUSSIAN SAGE



THYME



PITTOSPORUM  
WRINKLED BLUE



CATMINT



SEA BLUSH



ARCTOSTAPHYLOS  
MANZANITA



ARTEMISIA POWIS CASTLE