

11TH STREET

120 11TH ST. COURTENAY, BC

SHEET LIST

L0.01 TREE MANAGEMENT & REMOVAL PLAN	L4.01 TREE PLANTING PLAN
L1.01 MATERIALS PLAN	L4.02 PLANTING PLAN
L2.01 LAYOUT PLAN	L4.11 SOIL DEPTH PLAN
L3.01 GRADING PLAN	L5.01 LIGHTING PLAN

GENERAL LANDSCAPE NOTES

GENERAL:

- DO NOT PROCEED IN UNCERTAINTY.
- DO NOT SCALE DRAWINGS.
- 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.
- ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
- CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
- CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
- 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.
- 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:

- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF COURTENAY DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
 - CITY OF COURTENAY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2919
 - CITY OF COURTENAY 2919 SUPPLEMENTARY DESIGN GUIDELINES
 - CITY OF COURTENAY 2919 SUPPLEMENTARY STANDARD DETAIL DRAWING
 - CITY OF COURTENAY 2919 SUPPLEMENTARY CONSTRUCTION SPECIFICATIONS
 - CITY OF COURTENAY APPROVED PRODUCTS LIST
- 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.
- 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.
- IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
- LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
- GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 5.
- IRRIGATION DESIGN AND INSTALLATION TO IABC STANDARDS AND CLS Section 10.

COORDINATION:

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

SUBMITTALS:

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

GROWING MEDIUM TESTING:

- GROWING MEDIUM TEST RESULTS ARE MANDATORY.
- 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.
- 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.
- TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
- RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9 OR APPROVED EQUAL.

COMPACTION TESTING:

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

INSPECTIONS:

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

SUBSTITUTIONS:

- 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.
- PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:

- 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:

- 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.



LEGEND

- PROPERTY LINE
- - - BUILDING OVERHANG
- - - LATERAL SETBACKS
- - - NATURAL SETBACKS
- NATURAL BOUNDARY

TMP LEGEND

- + TREE TO RETAIN OR POTENTIALLY REMOVE + ROOT PROTECTION AREA
- + TREE TO REMOVE + ROOT PROTECTION AREA
- TREE TO REMOVE
- TREE TO RETAIN

Table 1. Trees assessed on or adjacent to 120/125 11th St Courtenay BC potentially impacted by proposed development plans.

ID	Species	DBH (cm)	Condition	Risk Rating	Defect	RPA (m)	Action	Notes
A	Ornamental cherry	35	Good	Low	None	2.1	None	Crown extends 5m into property
B	Pacific dogwood	30	Fair	Low	Possible basal stem defect	1.8	None	Possible lower stem defect
C	Ornamental cherry	40	Good	Low	None	2.4	None	Branches extend 2m into property
D	English walnut	50	Good	Low	None	3	None	Canopy extends 5.4m into property
E	Ornamental apple	20	Fair	Low	None	1.2	None	Canopy extends 2m into property
F	Ornamental apple	20	Good	Low	None	1.2	None	Canopy extends 2m into property
G	Ornamental apple	25	Fair	Low	None	1.5	None	3.5m into property
1204	Sitka spruce	90	Fair	Low	Previously topped	5.4	Retained and Monitor	
1206	Western redcedar	50	Good	Low	None	3	Retained and Monitor	
1249	Bigleaf maple	35	Good	Low	None	2.1	Remove	Growing at fence line. Good condition stems between fence and old shed. Poor candidates for retention with poor structure and incorporation with chain link
10	Wild cherry	30	Poor	Low	Poor structure	1.8	Remove	
11	Big leaf maple	40	Poor	Low	Significant crown decline with large deadwood	2.4	Remove	
1205	Douglas fir	125	Fair	Low	Previously topped	7.5	Remove	
1207	Grand fir	46	Poor	Low	Poor structure	2.76	Remove	
1208	Ornamental weeping beech	44	Good	Low	None	2.64	Remove	
1209	Cypress	45	Fair	Low	Previously topped. Multiple tops with poor structure.	2.7	Remove	
1210	Cypress	40	Fair	Low	Previously topped. Multiple tops with poor structure.	2.4	Remove	
1211	Cypress	35	Dead	Low	Previously topped. Multiple tops with poor structure.	2.1	Remove	Crown in decline
1212	Cypress	55	Fair	Low	Previously topped. Multiple tops with poor structure.	3.3	Remove	
1213	Cypress	35	Dead	Low	Previously topped. Multiple tops with poor structure.	2.1	Remove	
1214	Cypress	30	Fair	Low	Previously topped. Multiple tops with poor structure.	1.8	Remove	
1215	Cypress	48	Good	Low	Previously topped. Multiple tops with poor structure.	2.88	Remove	
1216	Cypress	28	Fair	Low	Previously topped. Multiple tops with poor structure.	1.68	Remove	
1217	Cypress	40	Good	Low	None	2.4	Remove	
1218	Cypress	50	Fair	Low	Previously topped. Multiple tops with poor structure.	3	Remove	
1219	Cypress	50	Fair	Low	Previously topped. Multiple tops with poor structure.	3	Remove	
1220	Cypress	68	Good	Low	None	4.08	Remove	
1221	Cypress	25	Fair	Low	Previously topped. Multiple tops with poor structure.	1.56	Remove	
1222	Cypress	33	Fair	Low	Previously topped. Possible weak attachments of upper leaders due to stem decay.	1.98	Remove	
1223	Cypress	36	Poor	Low	Previously topped. Multiple tops with poor structure.	2.16	Remove	Previously failed top
1224	Cypress	31	Fair	Low	Previously topped. Multiple tops with poor structure.	1.86	Remove	
1225	Cypress	38	Fair	Low	Previously topped. Multiple tops with poor structure.	2.28	Remove	
1	Red alder	30	Fair	Low	Small cavity in upper crown	1.8	Retain and Monitor	
2	Red alder	50	Fair	Low	Upper crown decline with decay	3	Retain and Monitor	
3	Red alder	25	Poor	Low	Upper crown decline with decay	1.5	Retain and Monitor	small remaining canopy originating at 2m leaning towards river
4	Red alder	25	Poor	Low	Upper crown decline with decay	1.5	Retain and Monitor	
5	Red alder	35	Fair	Low	Upper crown decline with decay	2.1	Retain and Monitor	
6	Red alder	25	Poor	Low	Stem defect at 3m with crown leaning towards property	1.5	Retain and Monitor	
7	Red alder	40	Fair	Low	Some crown decline	2.4	Retain and Monitor	
8	Red alder	30	Good	Low	None	1.8	Retain and Monitor	river
9	Red alder	50	Good	Low	None	3	Retain and Monitor	
1201	Black cottonwood	110	Fair	Low	Basal defect from previous failure of secondary stem in recent history, no current decay present. Continue to monitor	6.6	Retain and Monitor	
1202	Red alder	37	Good	Low	Cavity at ground level. Crown leans toward river	2.22	Retain and Monitor	
1203	Red alder	80	Fair	Low	Small crown defects. Multi-stemmed tree	4.8	Retain and Monitor	

1 TREE INVENTORY TABLE, SEE ARBORIST REPORT
L0.01 NTS

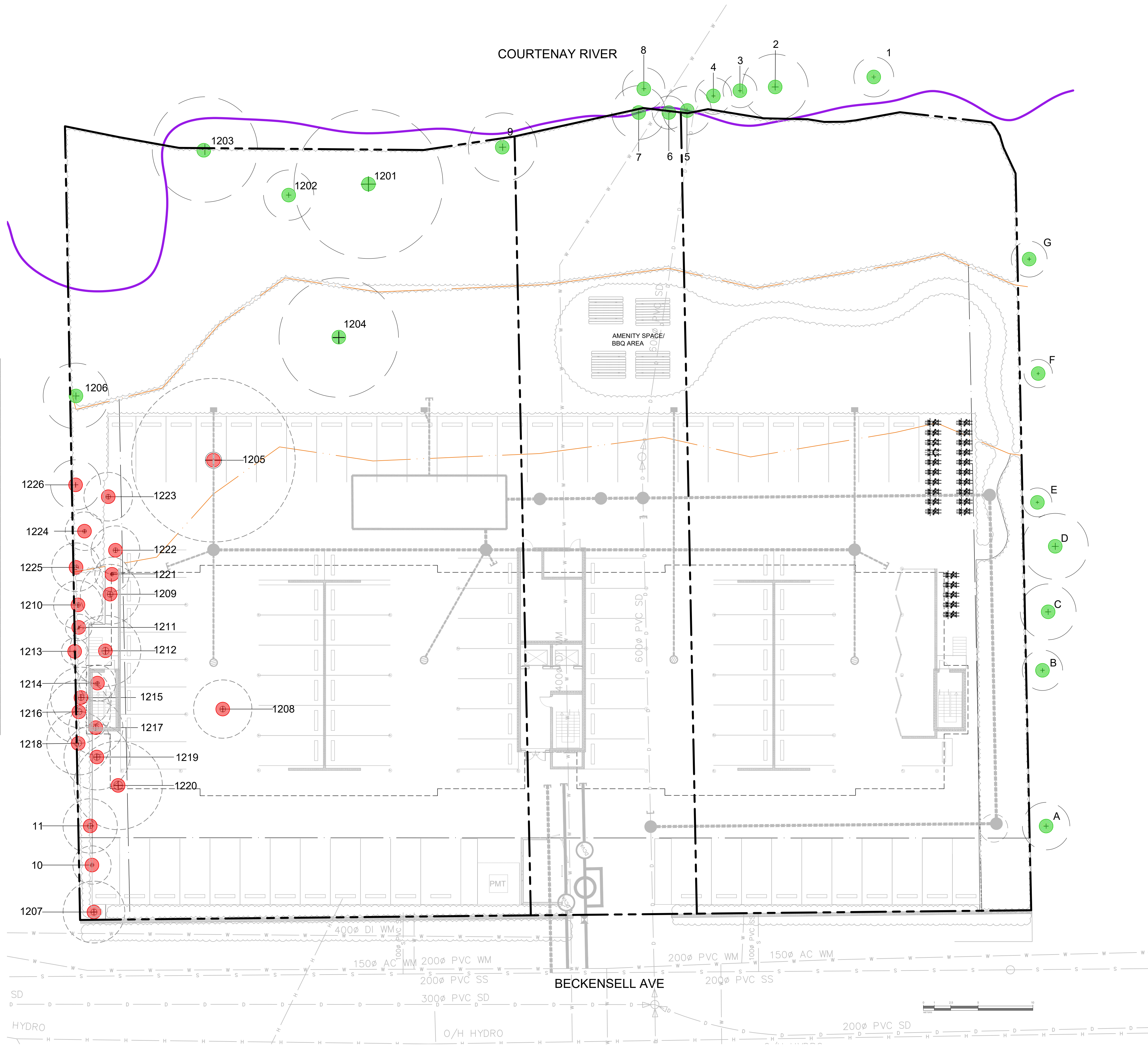
Tree Protection Zone (TPZ)

No grade changes, trenching, storage of materials or equipment, liquid disposal, hard surfacing or vehicular traffic are permitted within this area.

The tree protection barrier and sign must not be removed, without authorization of City of Courtenay, Development Services Department. Failure to comply may result in fines.

If you see this sign or protection barriers being tampered with, please report to the number listed below.
For more information call the Development Services Department at 250 334 4441

1 TREE PROTECTION SIGNAGE
L0.01 NTS



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

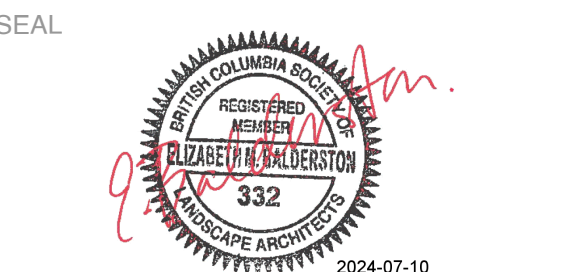
OWNER/CLIENT:
THE LANDING ON 11TH LIMITED PARTNERSHIP

PROJECT NAME:
11TH ST

PROJECT ADDRESS:
**120 11TH ST,
COURTENAY, BC**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: LUCIA BLANCO

4	ISSUED FOR DP RE-SUBMISSION	24/07/10
3	ISSUED FOR DP REVIEW	24/06/27
2	ISSUED FOR DP	24/03/26
1	ISSUED FOR RZ	23/8/29
NO.	ISSUE	YYMMDD



DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:
L0.01

SCALE: 1:200

LEGEND

- PROPERTY LINE
- BUILDING OVERHANG
- LATERAL SETBACKS
- NATURAL SETBACKS
- NATURAL BOUNDARY
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- PICNIC TABLE
- BIKE RACKS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PAVING TYPE 1: CIP CONCRETE -LIGHT BROOM FINISH -NATURAL COLOR	2,994 m ²
	PAVING TYPE 2: CRUSHED GRAVEL	189.2 m ²
	PAVING TYPE 4: PERMEABLE PARKING SURFACE - CORE Gravel	444.0 m ²
	PAVING TYPE 5: OFF-SITE CIP CONCRETE -LIGHT BROOM FINISH -NATURAL COLOR	69.1 m ²
	RIPARIAN RESTORATION AREA -SEE PLANTING PLAN	1,311 m ²
	NATIVE AND ORNAMENTAL PLANTING -SEE PLANTING PLAN	167.0 m ²
	NATIVE RIPARIAN PLANTING -SEE PLANTING PLAN	814.9 m ²
	EXISTING CEDAR HEDGE	198.3 m ²

LANDSCAPE NOTES - GENERAL

1. LANDSCAPE INSTALLATION NOTES:
 - ALL SOFT LANDSCAPE MATERIALS AND INSTALLATION TO CONFORM TO THE CURRENT EDITION OF THE BC SLA/BC LNA B.C. LANDSCAPE STANDARD UNLESS SPECIFICALLY STATED OTHERWISE ON THESE DRAWINGS OR CITY OF COURTENAY SPECIFICATION DOCUMENTS.
 - ALL HARD SURFACE LANDSCAPE MATERIALS AND INSTALLATION TO CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) UNLESS SPECIFICALLY STATED OTHERWISE ON THE DRAWINGS OR CITY OF COURTENAY SPECIFICATION DOCUMENTS.
2. IRRIGATION TO NOTES:
 - AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC STANDARDS
 - WATER WISE MP ROTATOR OR SPRAY HEADS
 - BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
 - WIFI TIMER

LANDSCAPE NOTES - BYLAW NO. 2820

1. TREE CUTTING PERMIT:
 - A TREE CUTTING PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO THE REMOVAL OF ANY TREE OVER 20 cm DIAMETER AT BREAST HEIGHT OR A PROTECTED TREE:
 - a. ON ANY GREENFIELD PROPERTY;
 - b. ON ANY INFILL PROPERTY WHERE THE REMOVAL OF SAID TREES WILL RESULT IN THE NUMBER OF TREES RETAINED ON THE PROPERTY FALLING BELOW THE REQUIRED TREE DENSITY TARGET FOR THAT PROPERTY.
2. TREE PROTECTION BARRIER AND SIGNAGE:
 - TO SCHEDULE B - BYLAW 2820.
 - TO BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE AND MAINTAINED UNTIL CONSTRUCTION COMPLETION.
 - PROOF (PHOTOGRAPH) OF TREE PROTECTION BARRIER INSTALLATION TO BE PROVIDED TO THE CITY.
3. REPLACEMENT TREES:
 - REPLACEMENT TREES MUST MEET THE PLANT CONDITION AND STRUCTURE REQUIREMENTS SET OUT IN THE LATEST EDITION OF THE BC SLA/BC LNA B.C. LANDSCAPE STANDARD AND THE CNTA CANADIAN STANDARD FOR NURSERY STOCK.
 - REPLACEMENT TREES SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE LATEST EDITION OF THE BC SLA/BC LNA B.C. LANDSCAPE STANDARD.
 - TREE CAGING WILL BE REQUIRED IN AREAS PRONE TO DEER BROWSING UNTIL THE TREE IS 6 FEET IN HEIGHT.
 - REPLACEMENT TREES SHALL BE PLANTED DURING THE SUITABLE LOCAL PLANTING SEASONS GENERALLY DEFINED AS FALL (SEPTEMBER - NOVEMBER) AND SPRING (FEBRUARY - APRIL), WHERE PLANTING MUST OCCUR OUTSIDE OF THESE TIME PERIODS, THEN A STRATEGY FOR ENSURING THE TREES ARE WATERED (IN THE SUMMER) OR PROTECTED FROM COLD WEATHER (IN THE WINTER) MUST BE INCLUDED AS PART OF THE TREE CUTTING PERMIT APPLICATION.
4. GROWING MEDIUM NOTES:
 - ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
 - DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
 - pH BETWEEN 6.0 TO 8.0.
 - SUBSOIL SCARIFIED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
 - PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.



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Info@biophilialcollective.ca 250 590 1156

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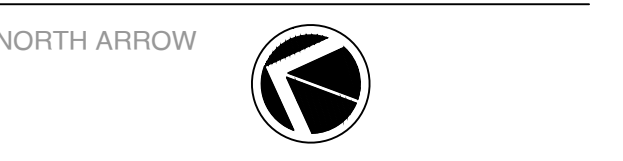
PROJECT NAME:
11TH ST

PROJECT ADDRESS:
**120 11TH ST,
COURTENAY, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **LUCIA BLANCO**

NO.	ISSUE	DATE
4	ISSUED FOR DP RE-SUBMISSION	24/07/10
3	ISSUED FOR DP REVIEW	24/06/27
2	ISSUED FOR DP	24/03/26
1	ISSUED FOR RZ	23/8/29
NO.	ISSUE	YYMMDD

SEAL



DRAWING TITLE:
MATERIALS PLAN

DWG NO:
L1.01

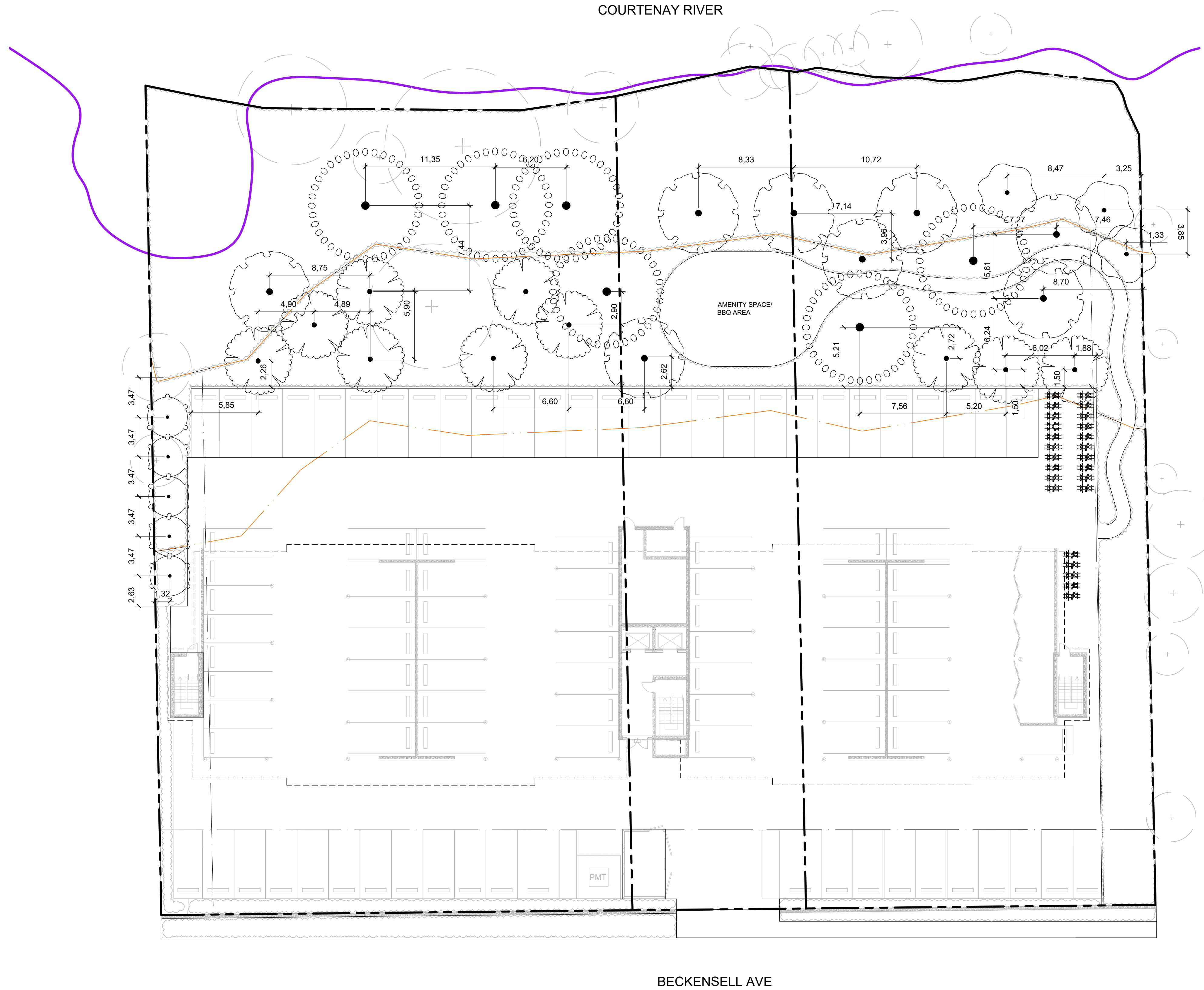
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LEGEND

- PROPERTY LINE
- - - - - BUILDING OVERHANG
- - - - - LATERAL SETBACKS
- - - - - NATURAL SETBACKS
- NATURAL BOUNDARY

LAYOUT PLAN NOTES

- ALL DIMENSIONS ARE NOMINAL.
- REFER TO GRADING PLAN FOR ELEVATIONS.
- ALL SITE FURNISHED TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



COURTENAY RIVER

BECKENSELL AVE



1608 Camosun Street, Victoria BC V8T 3E6
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SEAL



NORTH ARROW



DRAWING TITLE:
LAYOUT PLAN

DWG NO:

SCALE: 1:200

L2.01

LEGEND

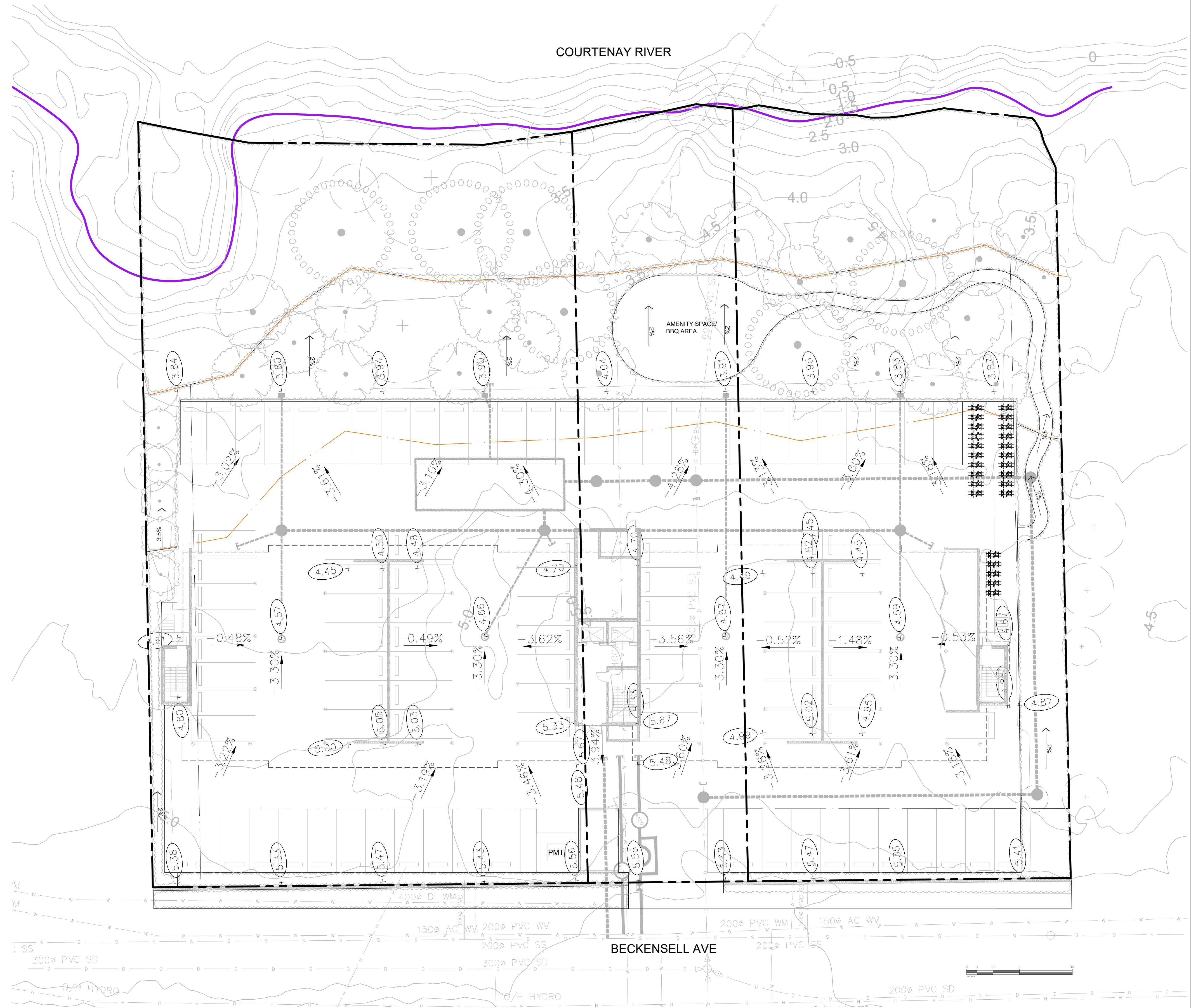
- PROPERTY LINE
- - - BUILDING OVERHANG
- - - LATERAL SETBACKS
- - - NATURAL SETBACKS
- NATURAL BOUNDARY

GRADING LEGEND

- 3.5 EXISTING CONTOURS/ELEVATIONS
- < 2% LANDSCAPE PROPOSED SLOPE
- 3.30% CIVIL PROPOSED SLOPE
- + 4.57 CIVIL PROPOSED ELEVATION
- + 13.200 TOP OF STAIRS
- + 0.200 BOTTOM OF STAIRS

GRADING PLAN NOTES

- ALL ELEVATIONS ARE NOMINAL. CONTRACTOR TO VERIFY SPOT ELEVATION PRIOR THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
- SEE CIVIL FOR OFF-SITE ELEVATIONS.
- SEE ARCHITECTURE FOR ON-SITE HARDSCAPE ELEVATIONS.



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1	ISSUED FOR RZ	23/8/29



DRAWING TITLE:
GRADING PLAN

DWG NO:
L3.01
 SCALE: 1:200

LEGEND

- PROPERTY LINE
 - - - BUILDING OVERHANG
 - - - LATERAL SETBACKS
 - - - NATURAL SETBACKS
 - - - NATURAL BOUNDARY
 - DESIGNATED REPLACEMENT TREE
- REPLACEMENT TREE PLANTING RESTRICTIONS BYLAW 2820**
- ▨ 1.0 m FROM PROPERTY LINE
 - ▩ 3.0 m FROM BUILDING FOUNDATION OR WALL

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
	AV	Acer circinatum / Vine Maple	5 Gallon	As Shown	B&B, Well Established, Multi-Stem	5
	AB	Acer macrophyllum / Big Leaf Maple	5 Gallon	As Shown	B&B, Well Established	6
	AL	Alnus rubra / Red Alder	5 Gallon	As Shown	B&B, Dense, Uniform Tree	8
	BP	Betula papyrifera / Paper Birch	5 Gallon	B&B	B&B, Well Established	3
	MP	Malus fusca / Western Crabapple	5 Gallon	As Shown	B&B, Well Established	10
		Existing Tree to be Retained				



LANDSCAPE NOTES - BYLAW NO. 2820

1. TREE CUTTING PERMIT:
 - A TREE CUTTING PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO THE REMOVAL OF ANY TREE OVER 20 cm DIAMETER AT BREAST HEIGHT OR A PROTECTED TREE:
 - a. ON ANY GREENFIELD PROPERTY;
 - b. ON ANY INFILL PROPERTY WHERE THE REMOVAL OF SAID TREES WILL RESULT IN THE NUMBER OF TREES RETAINED ON THE PROPERTY FALLING BELOW THE REQUIRED TREE DENSITY TARGET FOR THAT PROPERTY.
2. TREE PROTECTION BARRIER AND SIGNAGE:
 - TO SCHEDULE B - BYLAW 2820.
 - TO BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE AND MAINTAINED UNTIL CONSTRUCTION COMPLETION.
 - PROOF (PHOTOGRAPH) OF TREE PROTECTION BARRIER INSTALLATION TO BE PROVIDED TO THE CITY.
3. REPLACEMENT TREES:
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 - TREE CAGING WILL BE REQUIRED IN AREAS PRONE TO DEER BROWSING UNTIL THE TREE IS 6 FEET IN HEIGHT.
 - REPLACEMENT TREES SHALL BE PLANTED DURING THE SUITABLE LOCAL PLANTING SEASONS GENERALLY DEFINED AS FALL (SEPTEMBER - NOVEMBER) AND SPRING (FEBRUARY - APRIL), WHERE PLANTING MUST OCCUR OUTSIDE OF THESE TIME PERIODS, THEN A STRATEGY FOR ENSURING THE TREES ARE WATERED (IN THE SUMMER) OR PROTECTED FROM COLD WEATHER (IN THE WINTER) MUST BE INCLUDED AS PART OF THE TREE CUTTING PERMIT APPLICATION.
4. GROWING MEDIUM NOTES:
 - ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
 - DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
 - pH BETWEEN 6.0 TO 8.0.
 - SUBSOIL SCARIFIED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
 - PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.

TREE DENSITY TARGET - BYLAW NO. 2820

- 50 TREES PER NET DEVELOPABLE HECTARE
 - TOTAL SITE AREA: 6,209.12 m² (0.62 ha)
 - NET DEVELOPABLE HECTARE: 4,901.45 (0.49 ha)
 - TREE DENSITY TARGET: 25 TREES
 - EXISTING TREES ON SITE TO REMAIN: 2 TREES
 - REPLACEMENT TREES REQUIRED FOR INFILL PROPERTY: 23
- SCHEDULE A**
- MIN. 50% OF THE TREES ON THE PROPERTY MUST BE NATIVE



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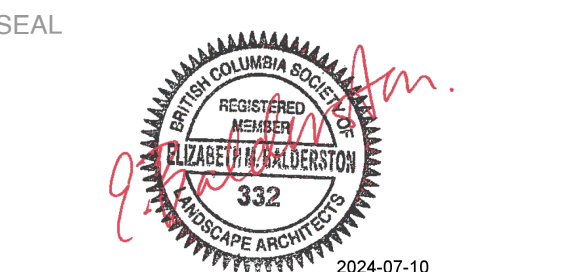
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DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: 1:200

L4.01



Paper birch - *Betula papyrifera*



Red alder - *Alnus rubra*



Big-leaf maple - *Acer macrophyllum*



Pacific crabapple - *Malus fusca*



Vine maple - *Acer circinatum*

LEGEND

- PROPERTY LINE
- - - BUILDING OVERHANG
- LATERAL SETBACKS
- NATURAL SETBACKS
- NATURAL BOUNDARY

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
SHRUBS						
	Hd	Holodiscus discolor / Oceanspray	#2 POT	As Shown	Full, Well Established	14
	Sh	Salix hookeriana / Dune Willow	#2 POT	As Shown	Full, Well Established	24
	Sa	Symphoricarpos albus / Common White Snowberry	#2 POT	As Shown	Full, Well Established	27

CONCEPT PLANT SCHEDULE

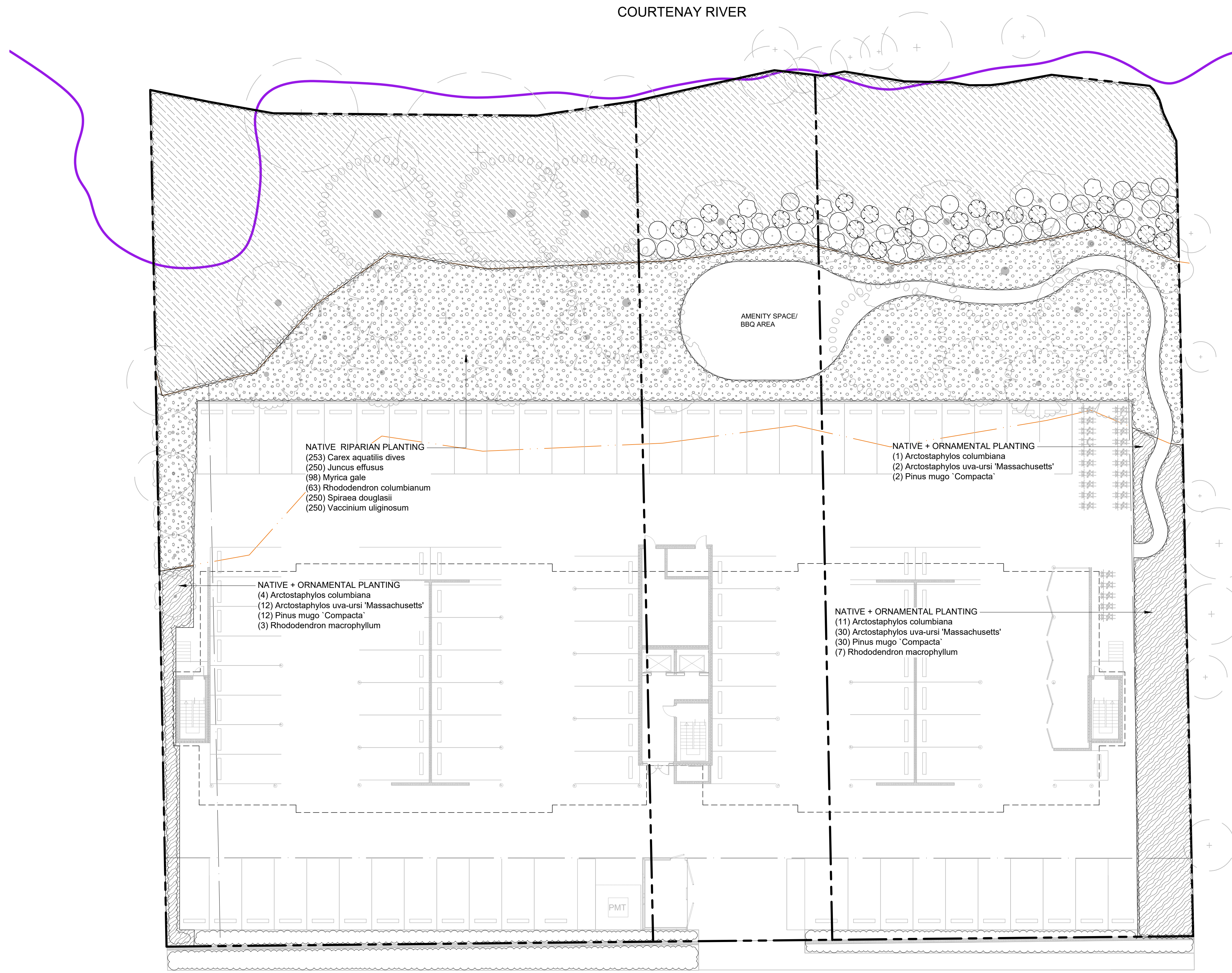
	RIPARIAN RESTORATION AREA Disturbance within this area will be limited to the selective removal of invasives (where possible and per biologist recommendations and by approval of the City of Courtenay), and limited pocket planting of native riparian trees and shrubs to enhance the ecology of this zone, while minimizing disturbance.	1,334 m ²				
	NATIVE RIPARIAN PLANTING Carex aquatilis dives / Sitka Sedge Juncus effusus / Soft Rush Myrica gale / Sweetgale Rhododendron columbianum / Western Labrador Tea Spiraea douglasii / Western Spiraea Vaccinium uliginosum / Bog Blueberry	815 m ²	#2 POT	16.8% @ 0.75m oc		
	NATIVE + ORNAMENTAL PLANTING Arctostaphylos columbiana / Hairy Manzanita Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick Pinus mugo 'Compacta' / Dwarf Mugo Pine Rhododendron macrophyllum / Pacific Rhododendron	227.3 m ²	#2 POT	25% @ 2m oc		

PLANTING PLAN 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.

- GROWING MEDIUM NOTES:**
- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
 - DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
 - pH BETWEEN 6.0 TO 8.0.
 - SUBSOIL SCARIFIED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
 - PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.

COURTENAY RIVER



BECKENSELL AVE



Dune willow - Salix hookeriana

Western spiraea - Spiraea douglasii

Oceanspray - Holodiscus discolor

Snowberry - Symphoricarpos albus



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

OWNER/CLIENT:
THE LANDING ON 11TH LIMITED PARTNERSHIP

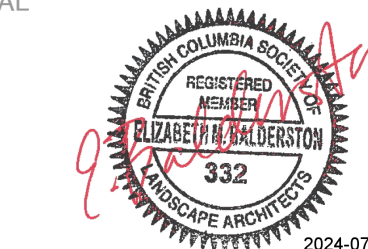
PROJECT NAME:
11TH ST

PROJECT ADDRESS:
**120 11TH ST,
COURTENAY, BC**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: LUCIA BLANCO

4	ISSUED FOR DP RE-SUBMISSION	24/07/10
3	ISSUED FOR DP REVIEW	24/06/27
2	ISSUED FOR DP	24/03/26
1	ISSUED FOR RZ	23/8/29
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:
PLANTING PLAN

DWG NO:

SCALE: 1:200

L4.02

LEGEND

- PROPERTY LINE
- - - - - BUILDING OVERHANG
- - - - - LATERAL SETBACKS
- - - - - NATURAL SETBACKS
- - - - - NATURAL BOUNDARY
- DESIGNATED REPLACEMENT TREE

SOIL DEPTH SCHEDULE

SYMBOL	DESCRIPTION	QTY
	900 mm MIN. SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	259.4 m ²
	450 mm MIN. SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	781.5 m ²
	150 mm MIN. SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	1,311 m ²

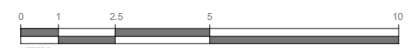
SOIL PLANTING NOTES

- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
- DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
- pH BETWEEN 6.0 TO 8.0.
- SUBSOIL SCARIFIED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
- PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.
- A COMPREHENSIVE SOIL ANALYSIS WILL BE CONDUCTED TO EVALUATE THE QUALITY OF THE EXISTING SOIL AND ITS FEASIBILITY FOR SUPPORTING NEWLY PROPOSED PLANTING.



COURTENAY RIVER

BECKENSELL AVE



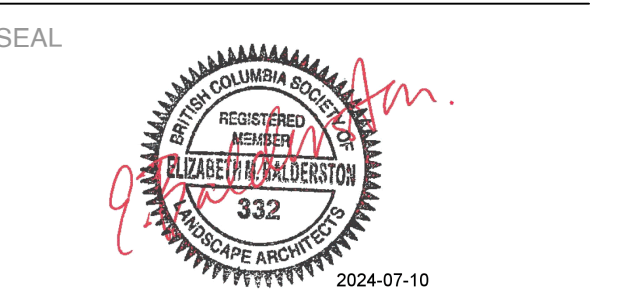
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

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DESIGNED BY: **BIANCA BODLEY**
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1	ISSUED FOR RZ	23/8/29



DRAWING TITLE:
SOIL DEPTH PLAN

DWG NO:

SCALE: 1:200

L4.11

LEGEND

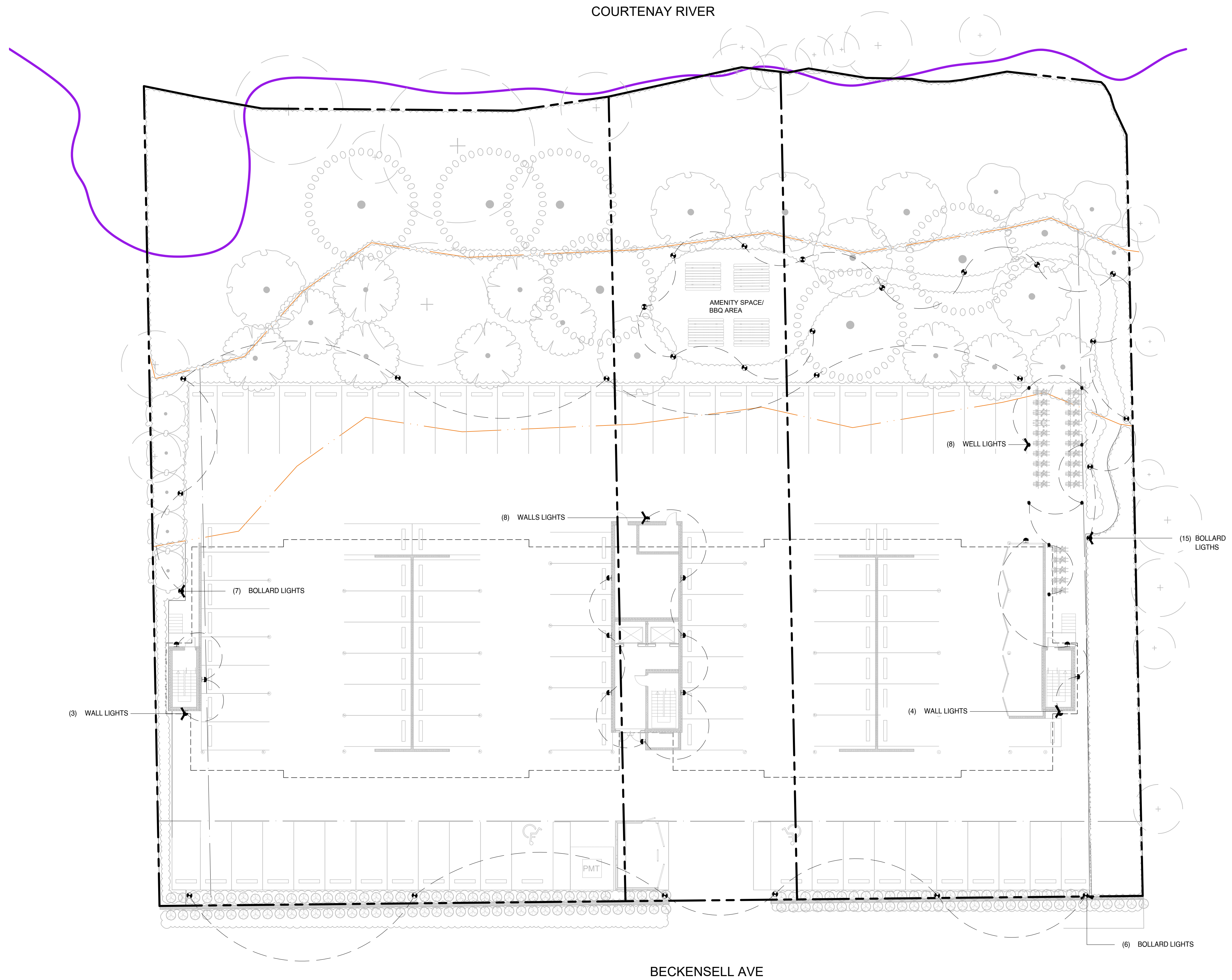
- PROPERTY LINE
- - - BUILDING OVERHANG
- LATERAL SETBACKS
- NATURAL SETBACKS
- NATURAL BOUNDARY

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⦿	BOLLARD LIGHT	28
⊙	WELL LIGH	8
⦿	WALL LIGH	15

LIGHTING PLAN NOTES

- LANDSCAPE LIGHTING TO BE DARK SKY COMPLIANT.
- LANDSCAPE LIGHTING TO BE COORDINATED WITH ELECTRICAL.



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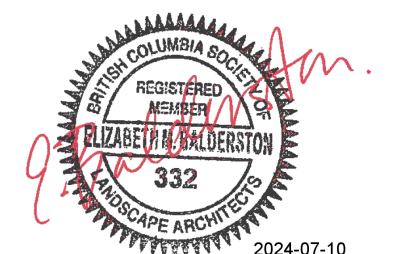
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2	ISSUED FOR DP	24/03/26
1	ISSUED FOR RZ	23/8/29
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:
LIGHTING PLAN

DWG NO:

SCALE: 1:200

L5.01