



PROJECT LOCATION (NTS)

PROJECT CONTACTS		
OWNER Empresa Properties 204 - 655 Tyee Road Victoria, BC Contact Karl Robertson krobertson@empresaproperties.com	ARCHITECT Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223 Greg Damant, Architect AIBC, LEED® AP, MRAIC greg@cascadiaarchitects.ca	STRUCTURAL ENGINEER RJC Engineers 330-1515 Douglas Street, Victoria, BC 250.386.7794 Leon Plett, P.Eng., Struct. Eng., MIStructE, LEED® AP lplett@rjc.ca
ELECTRICAL ENGINEER E2 Engineering 530 Herald St Victoria, BC Contact: Ricky Duggal, P.Eng ricky.duggal@e2eng.ca	LANDSCAPE ARCHITECT Biophilia design collective 1608 Camosun St Contact: Bianca Bodley bianca@biophiliacollective.ca	CIVIL J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC 250.727.2214 Contact: Ross Tuck, P.Eng rtuck@jeanderson.com



PROJECT LOCATION (NTS)

SHEET LIST

Architectural

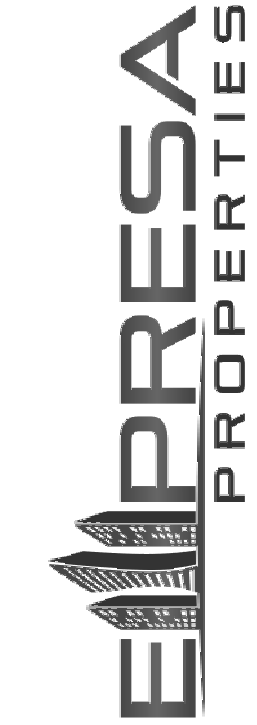
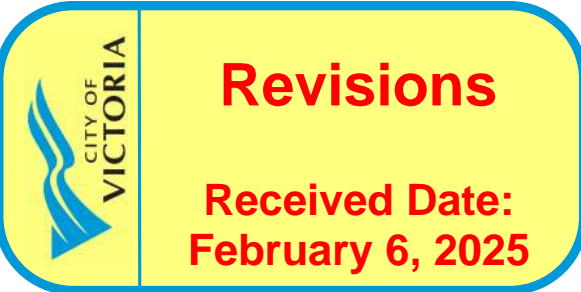
A000	Cover
A010	Renderings / 3D Drawings
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Landscape

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L4.01	Lighting Plan - Level 1
L4.02	Lighting Plan - Rooftop
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Civil

C01 Preliminary Servicing Plan



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC
TURNER SITE
January 31, 2025

Project #	Date	Revision
2305	October 12, 2023	2024.05.01
Sheet #	A000	
<div>4</div>		



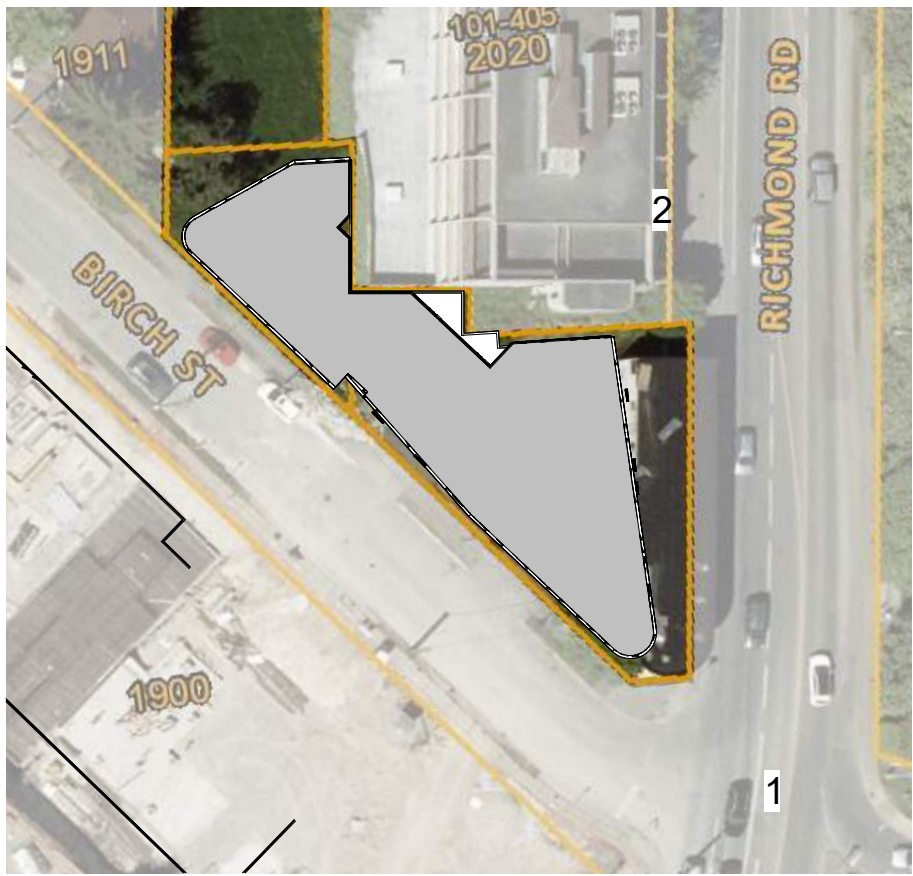
CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



1 Street Level View from South on Richmond
SCALE = 1 : 1



2 Street Level View from North on Richmond
SCALE = 1 : 1



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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0.00"

Project North

TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Renderings / 3D Drawings

Date
2024-05-01 2:55:17 PM

Scale
As indicated

Project #
2305

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-05-01
BRITISH COLUMBIA

Revision
2024.05.01

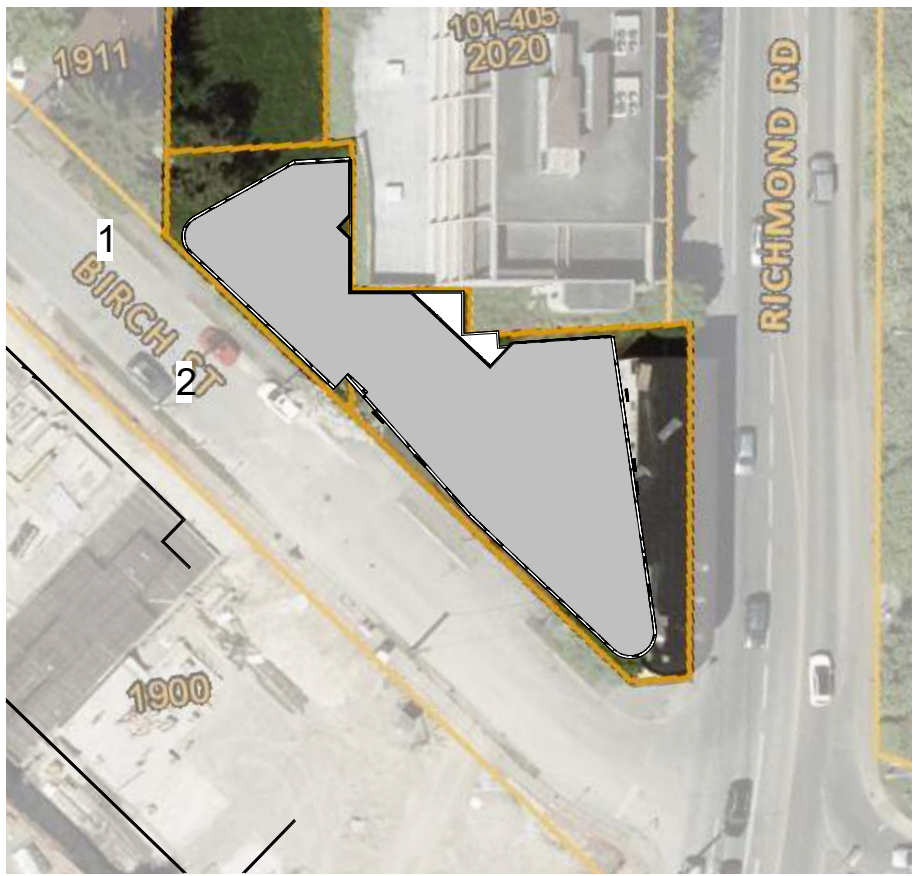
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Sheet #
A010

C:\Users\jld\Documents\2305 Turner Site\Concepts_VLM\Cascade.rvt



1 Birch-North Corner View
SCALE = 1 : 1



2 Birch Street Residential Entry
SCALE = 1 : 1

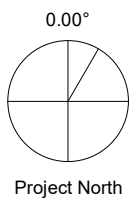
4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
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1	Development Tracker	2023.08.04
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TURNER SITE



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Renderings / 3D Drawings

Date
2024-05-01 2:55:18 PM

Scale
As indicated

Project #
2305

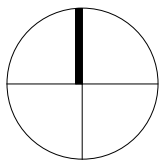


Revision
2024.05.01
4

Sheet #
A011



1 Birch Street Elevation - Context
SCALE = 1 : 200



2 Richmond Context Building Elevations
SCALE = 1 : 200

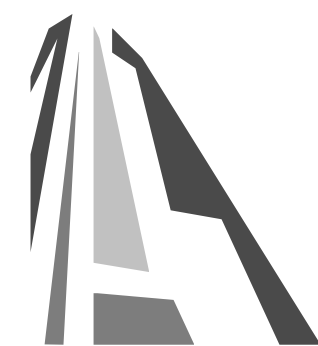


3 Context Section through birch street
SCALE = 1 : 200



4 Context Section through richmond road
SCALE = 1 : 200

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Street Elevation & Section

Date
2024-05-01 2:56:04 PM

Scale
As indicated

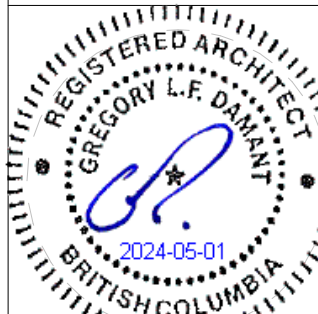
Project #
2305

Revision
2024.05.01

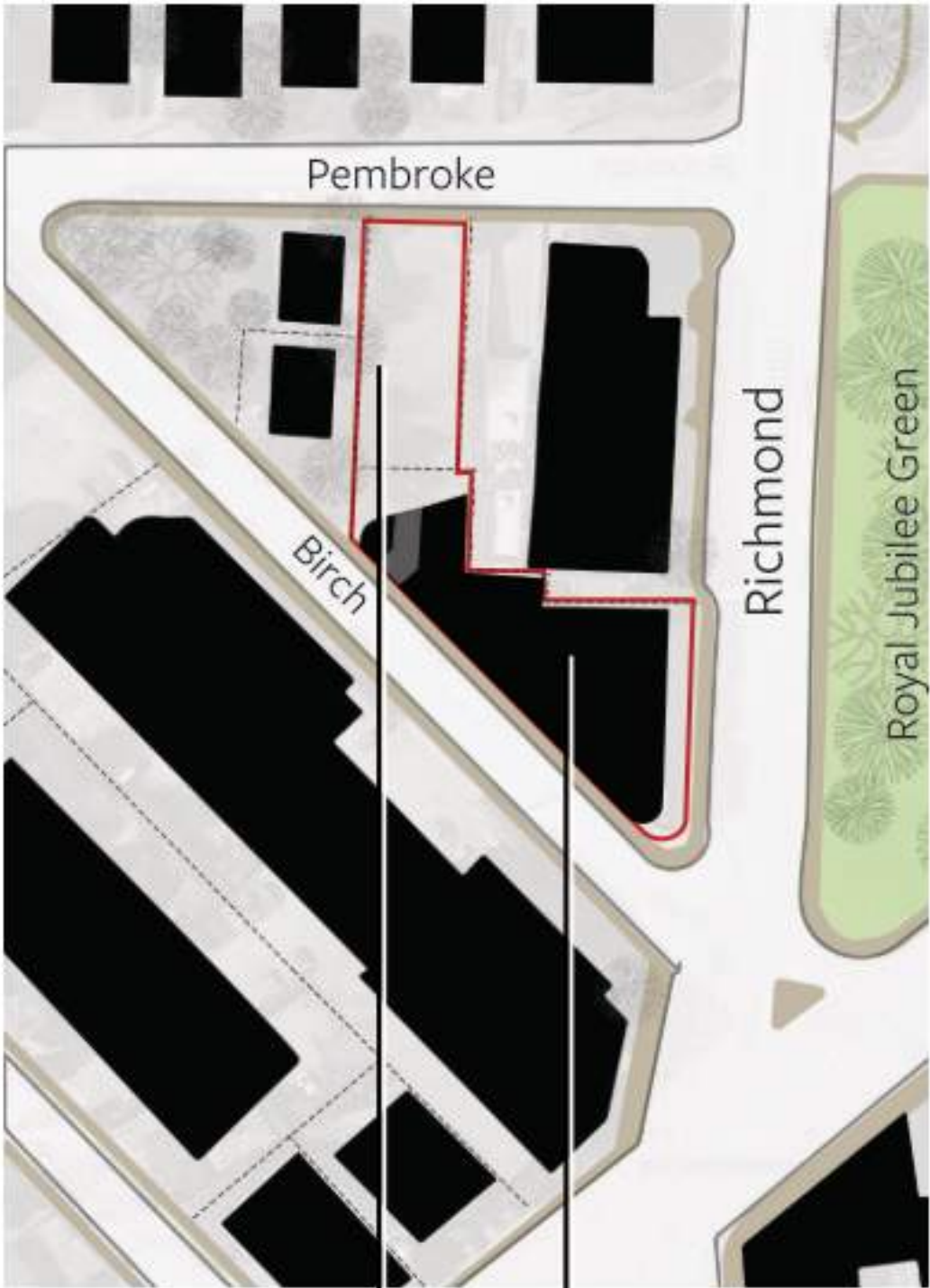
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Sheet #

A012



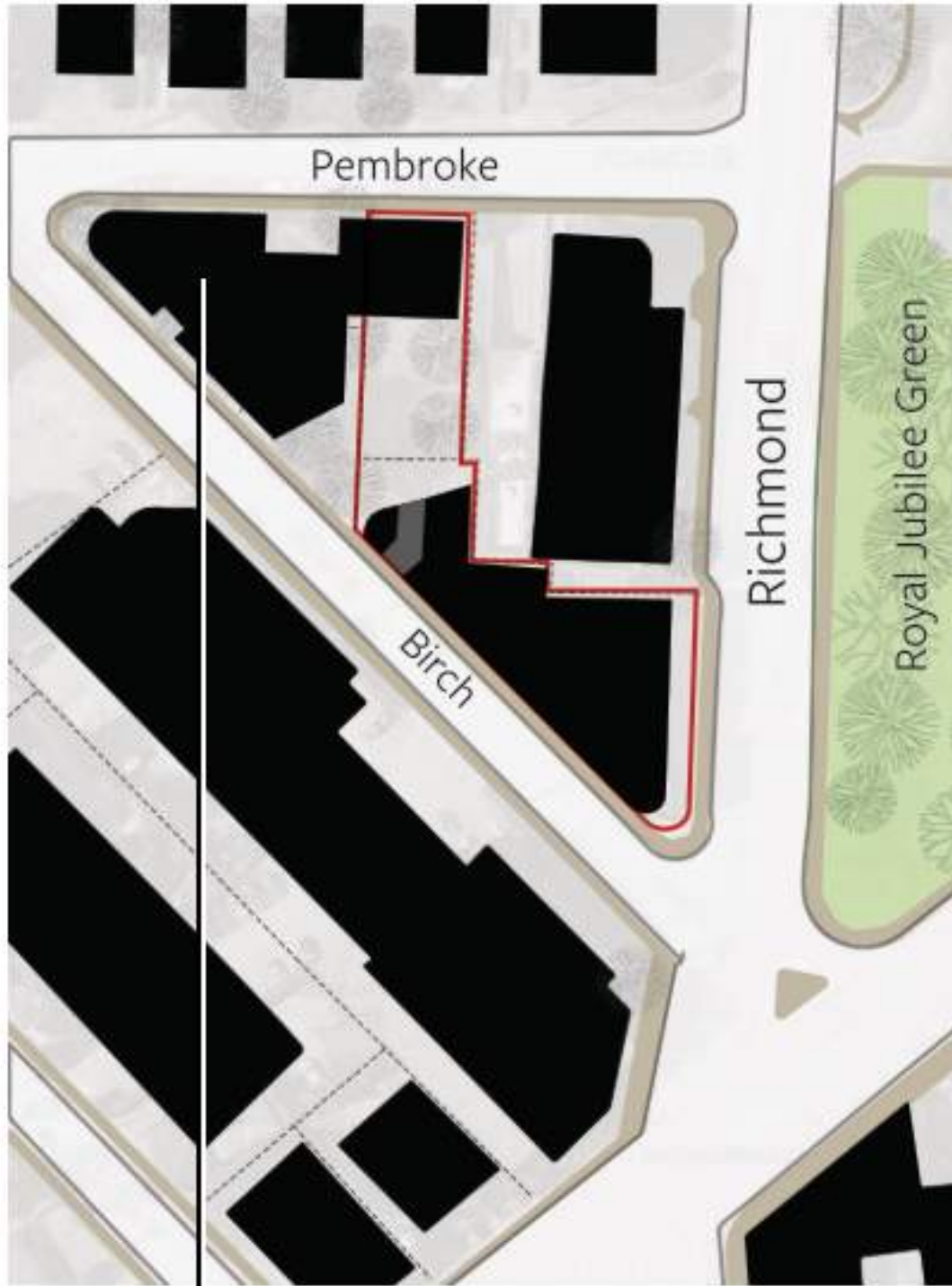
1 Layout of the Buildings



Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.

Urban Condition - Concentrate the 6 storey building on the village side.

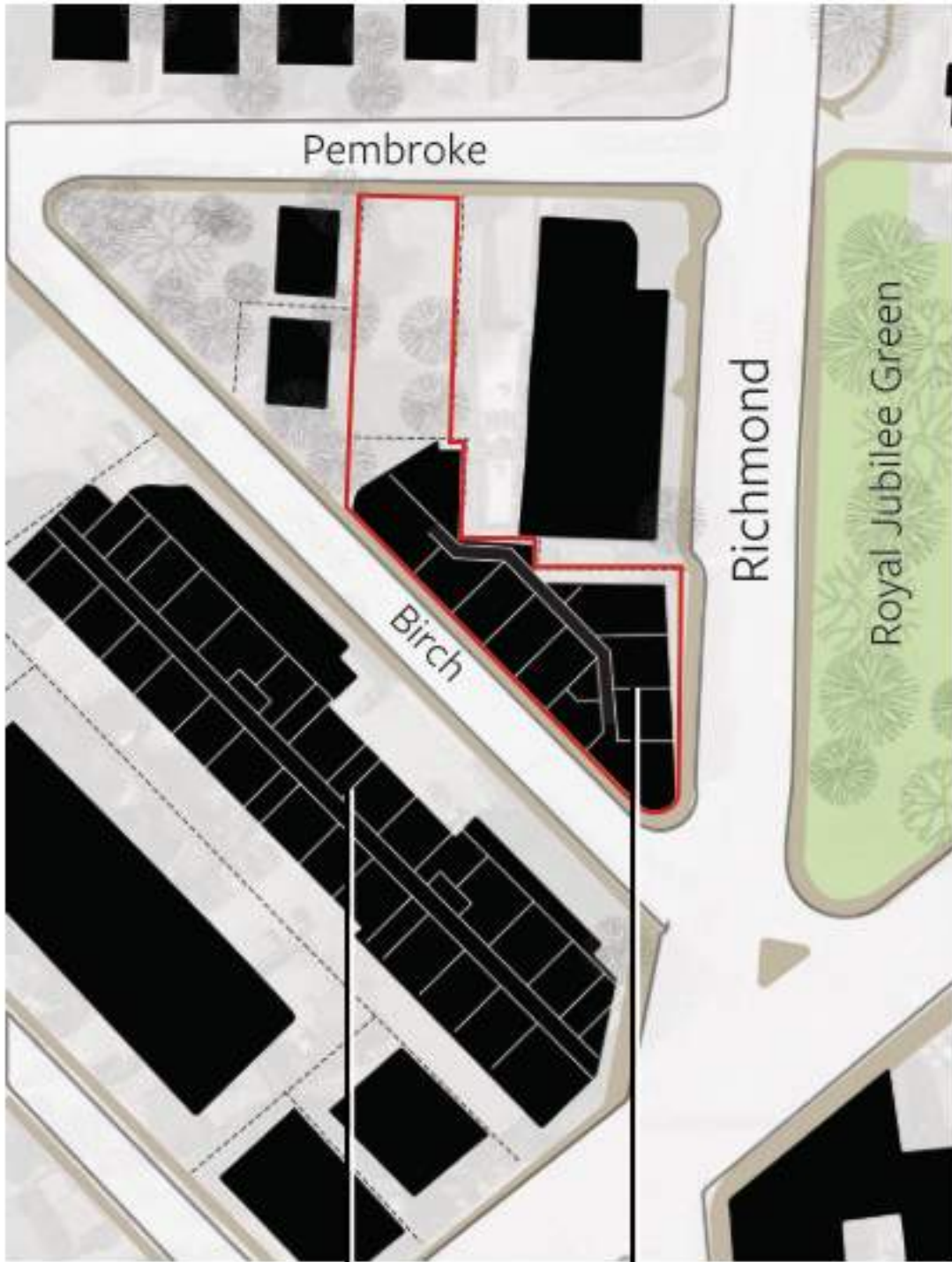
2 Future of the Neighbourhood



Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

NOTE: West properties are under seperate ownership and the future of those sites is unknown.

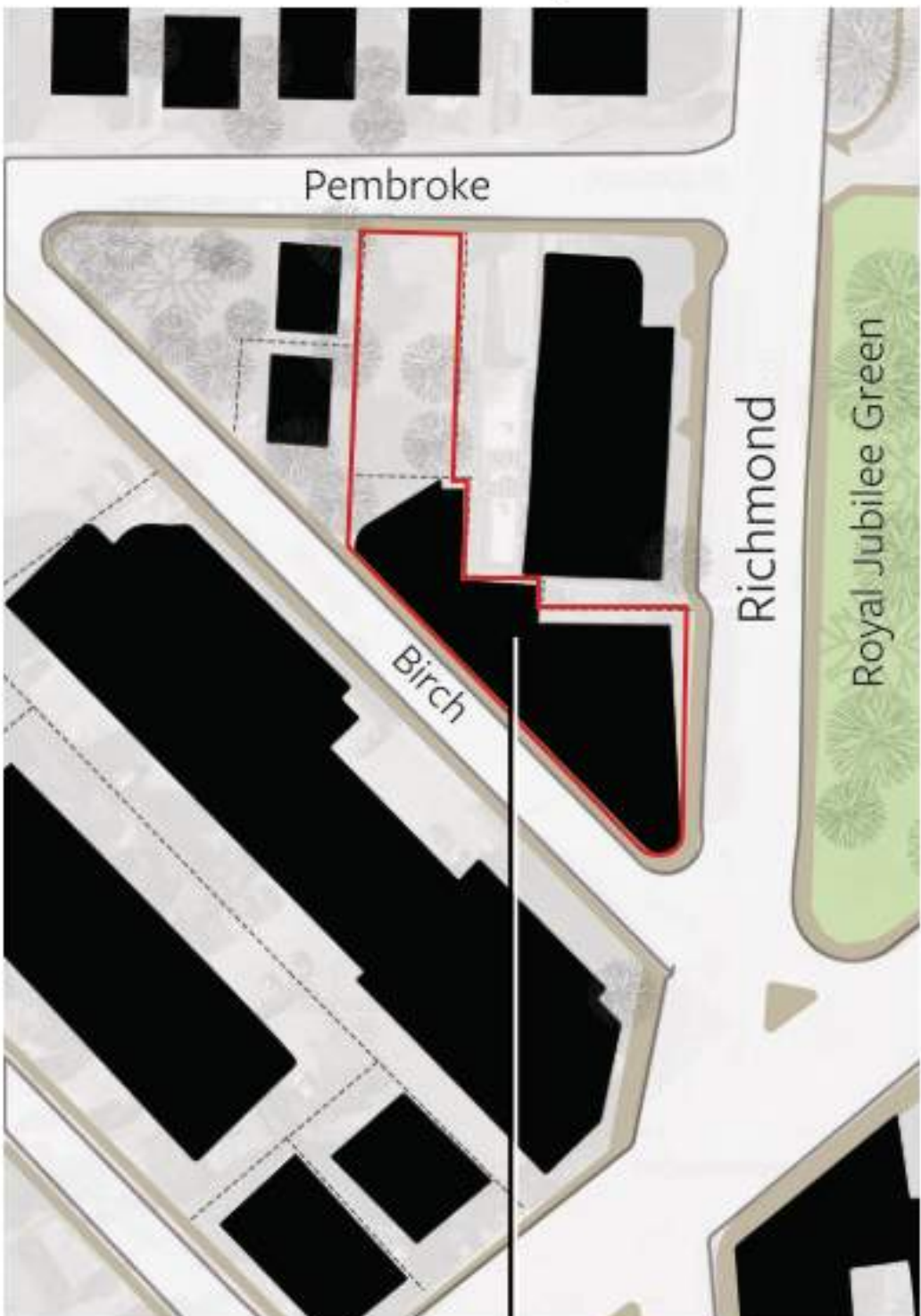
3 Viable floor plates



Conventional residential building layout on a typical city lot.
- Setbacks are possible

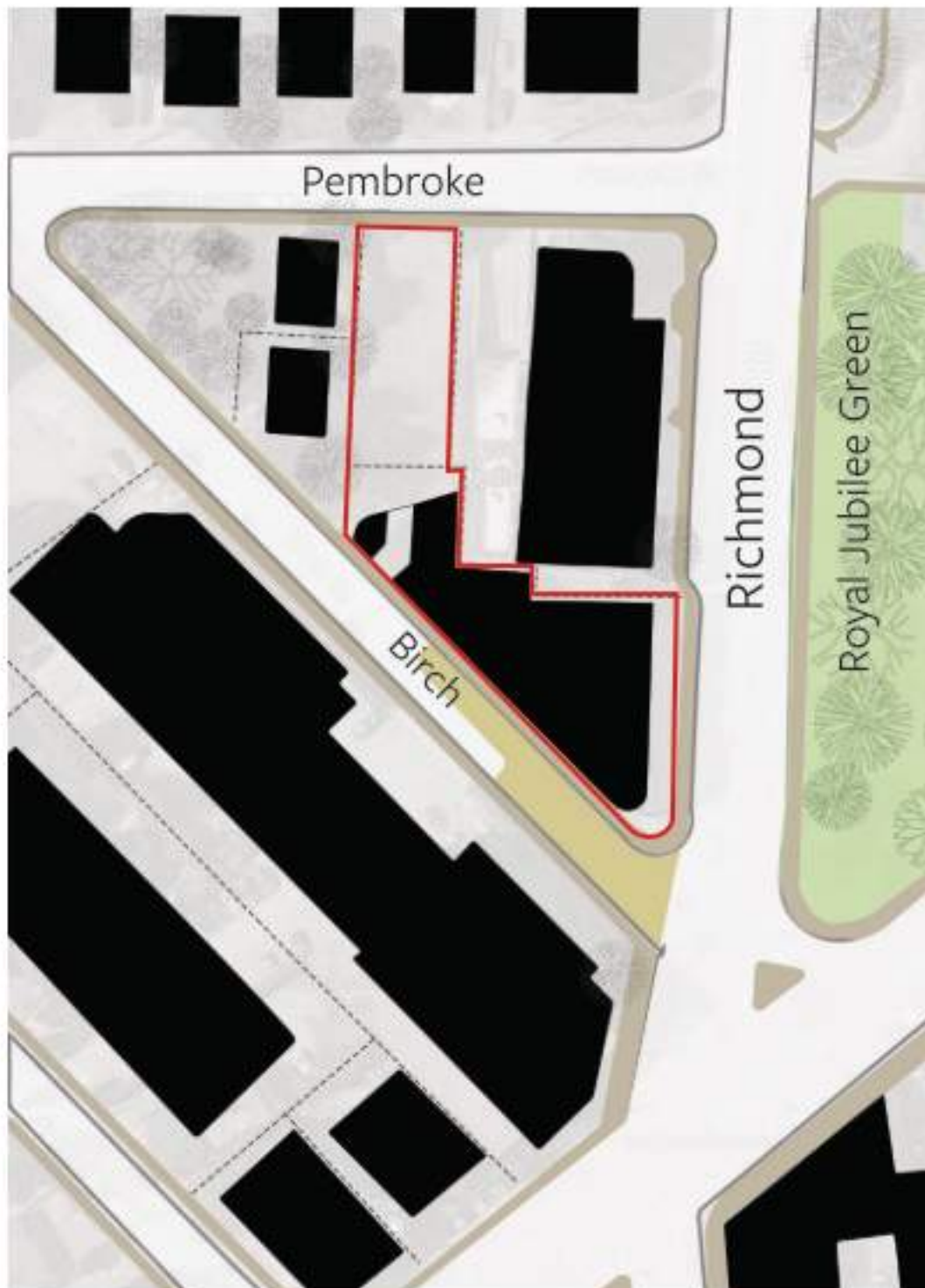
Constrained layout on compressed triangular site pushes the building to the property lines.

4 Density



Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

5 Project Priorities



Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Site Strategy


Date
2024-05-01 2:56:04 PM

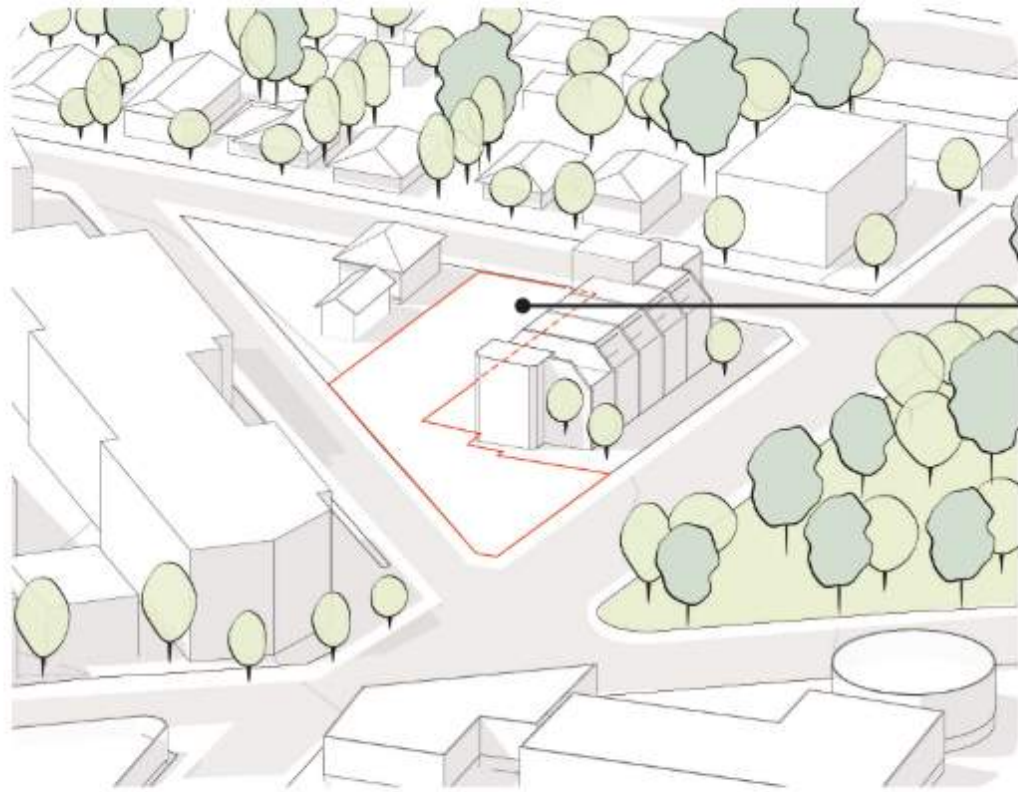
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Project #
2305

Revision
2024.05.01
4

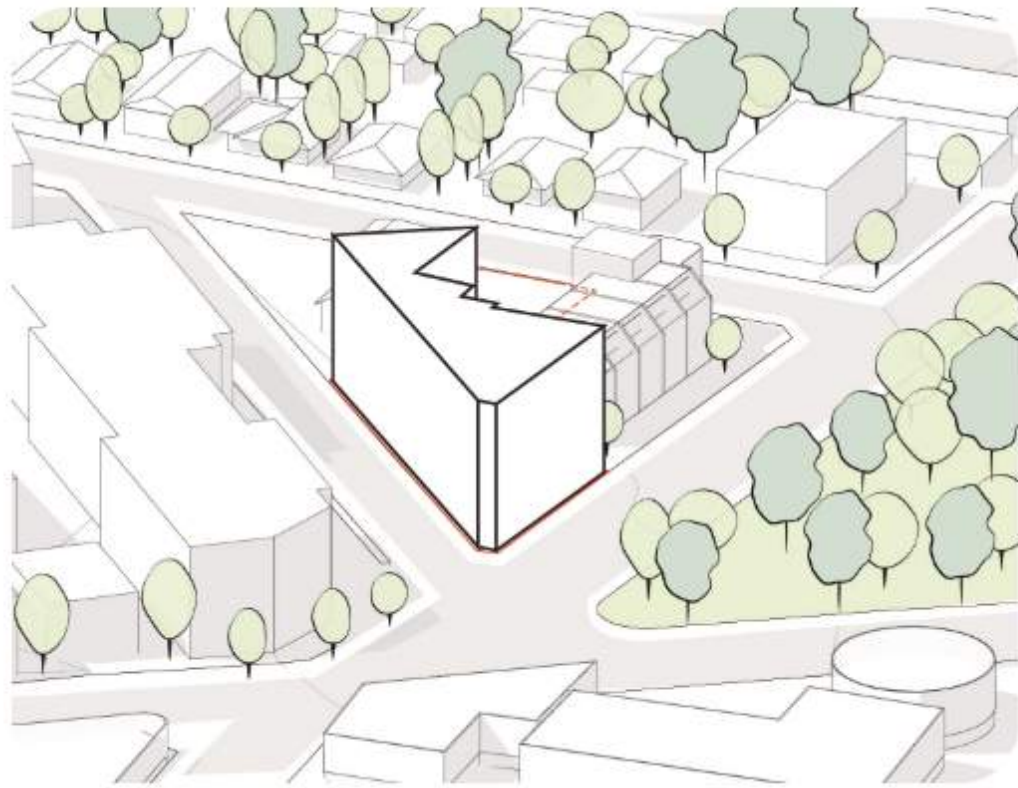
Sheet #
A013





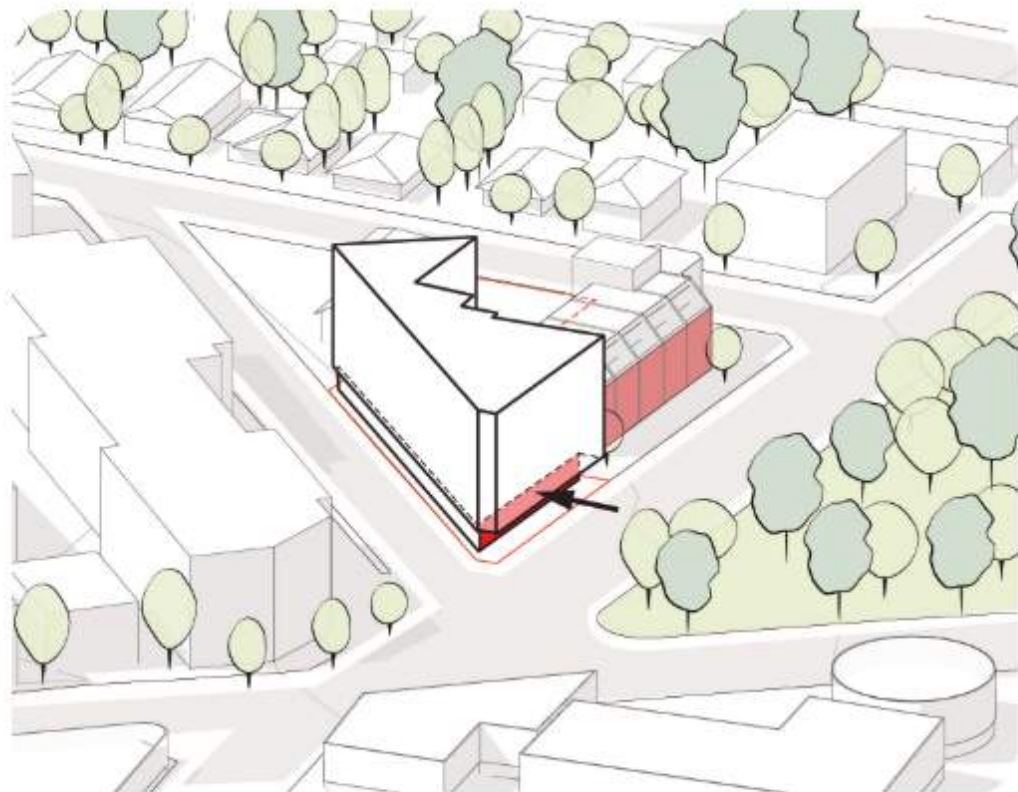
Massing Logic Step 1
Site Constraints

- Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.
- FSR : OCP - 2:1
Proposed - 2.95:1



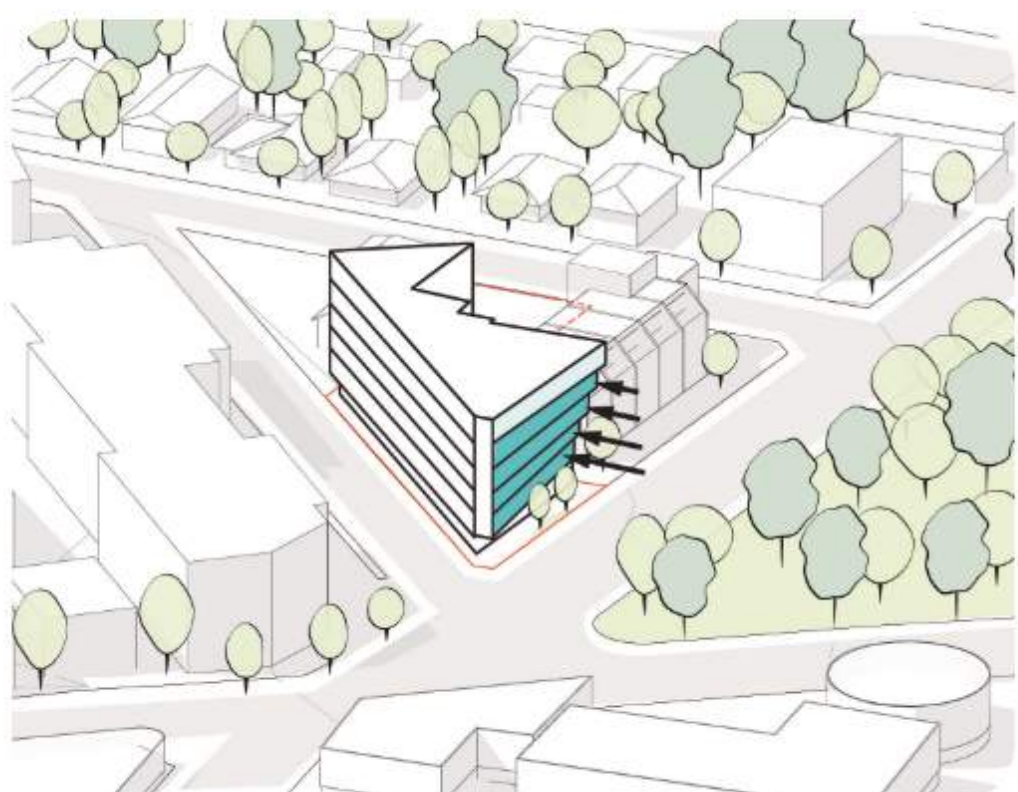
Massing Logic Step 2
Massing

- Urban Condition - Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.



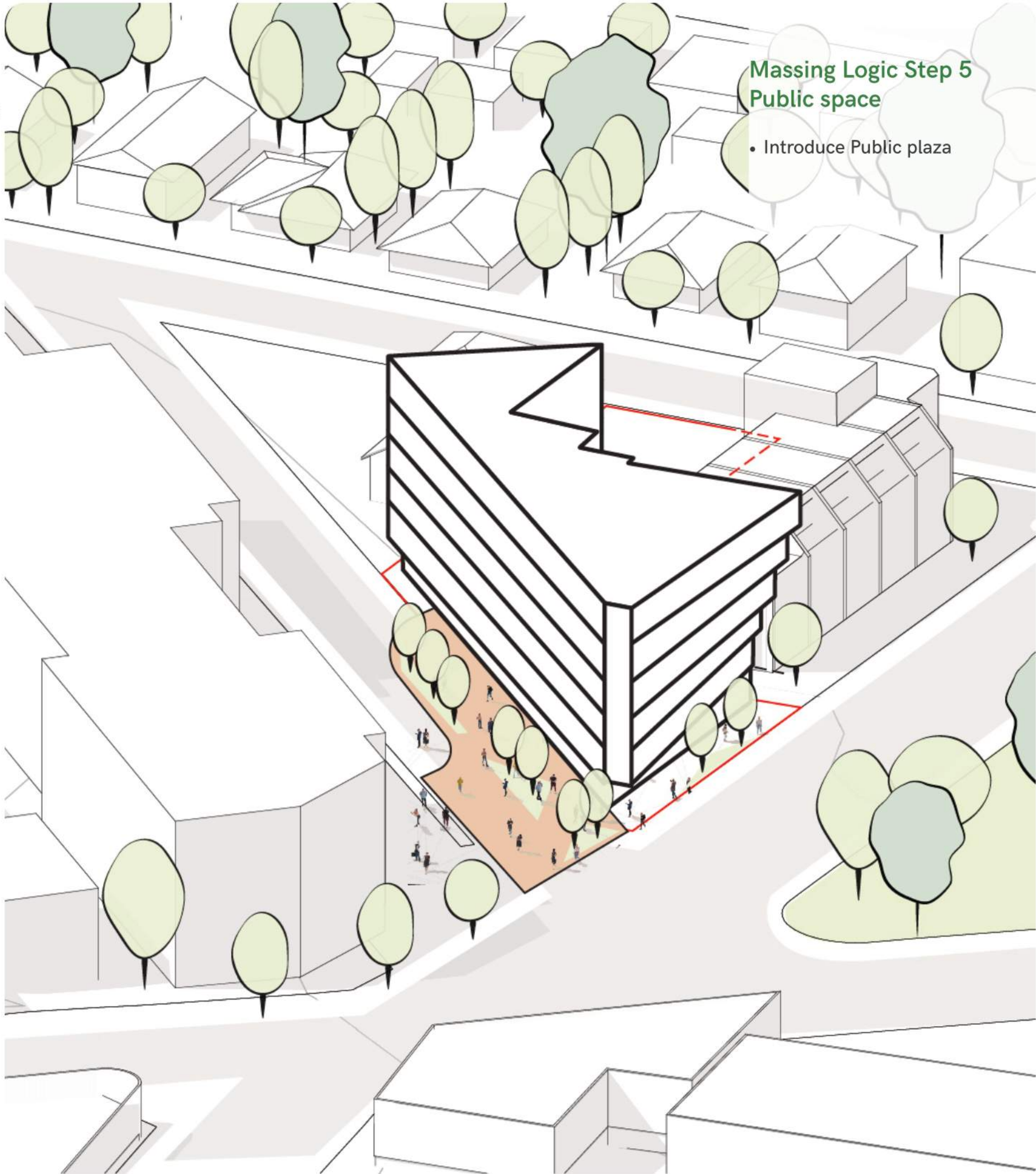
Massing Logic Step 3
Relief

- Align ground-floor setbacks with neighbouring buildings



Massing Logic Step 4
Extension

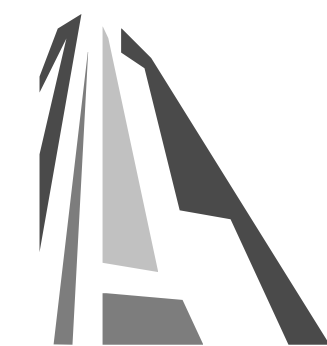
- The architectural design features floor plates that fan from adjacent street wall to street edge.



Massing Logic Step 5
Public space

- Introduce Public plaza

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Massing Diagram

Date
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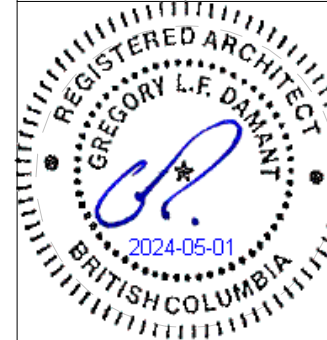
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Project #
2305

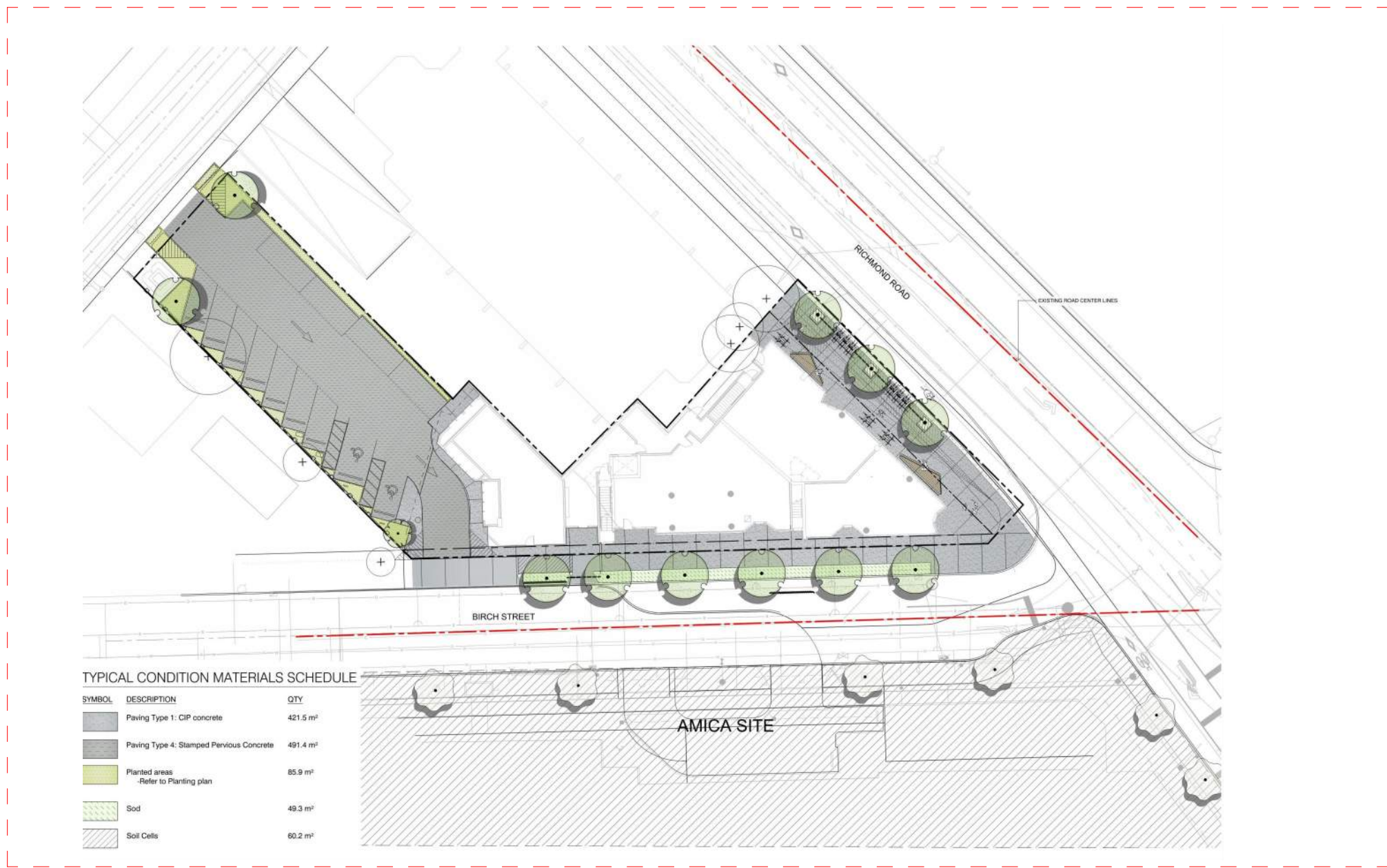
Revision
2024.05.01

4

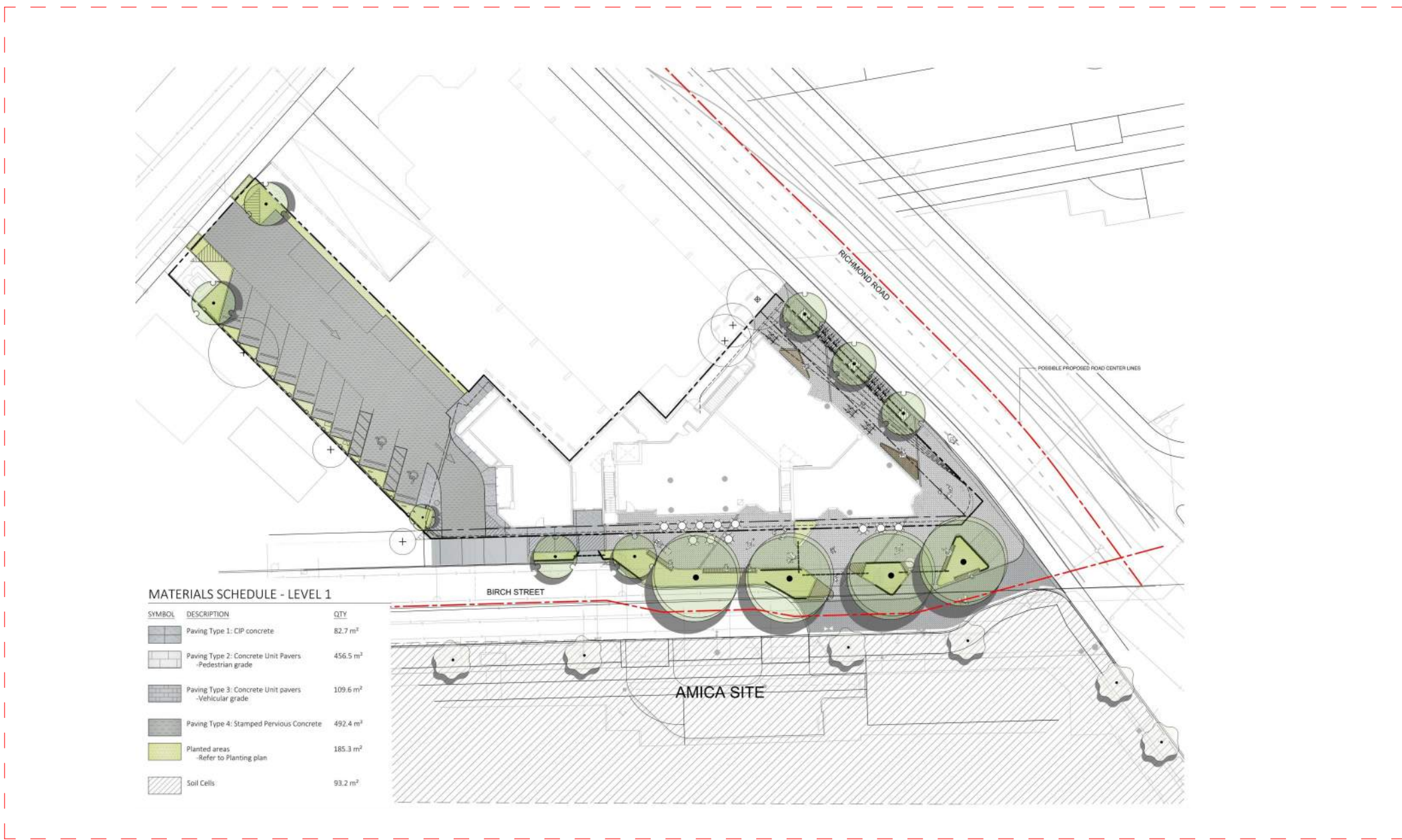
Sheet #
A014



Birch street pedestrian plaza is proposed as a joint effort between Empresa Properties and the City of Victoria. A conventional frontage improvement is shown on the left, and the public plaza is shown on the right. Refer to the cost sharing proposal in the Letter to the Mayor from Empresa properties, accompanying this application



Conventional frontage improvements to centreline of R.O.W, per City of Victoria standards.



Birch street closure and conversion to public plaza. This design represents on-going collaboration between the applicant and the City of Victoria. Design is subject to change through the ongoing collaborative process.

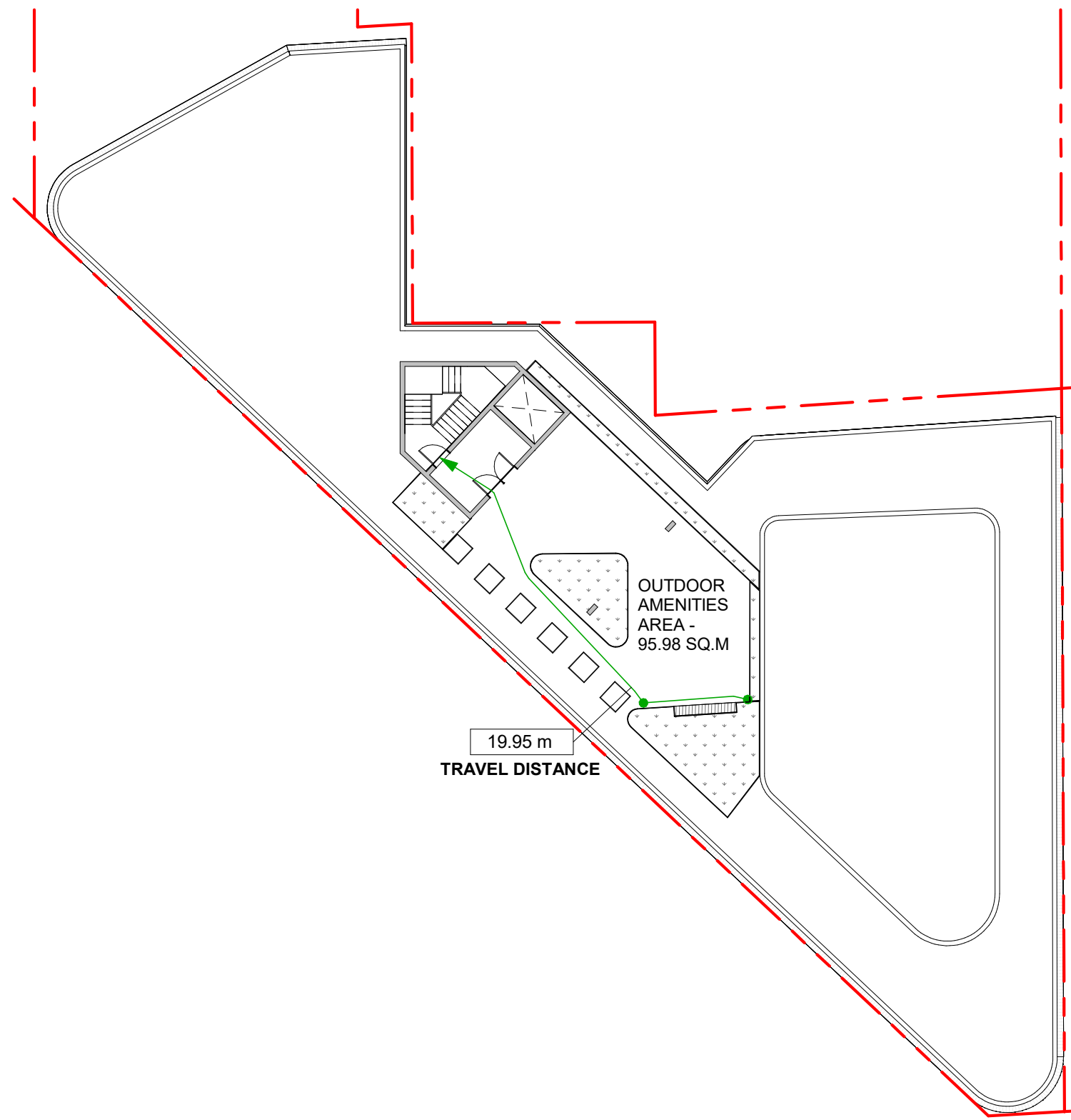
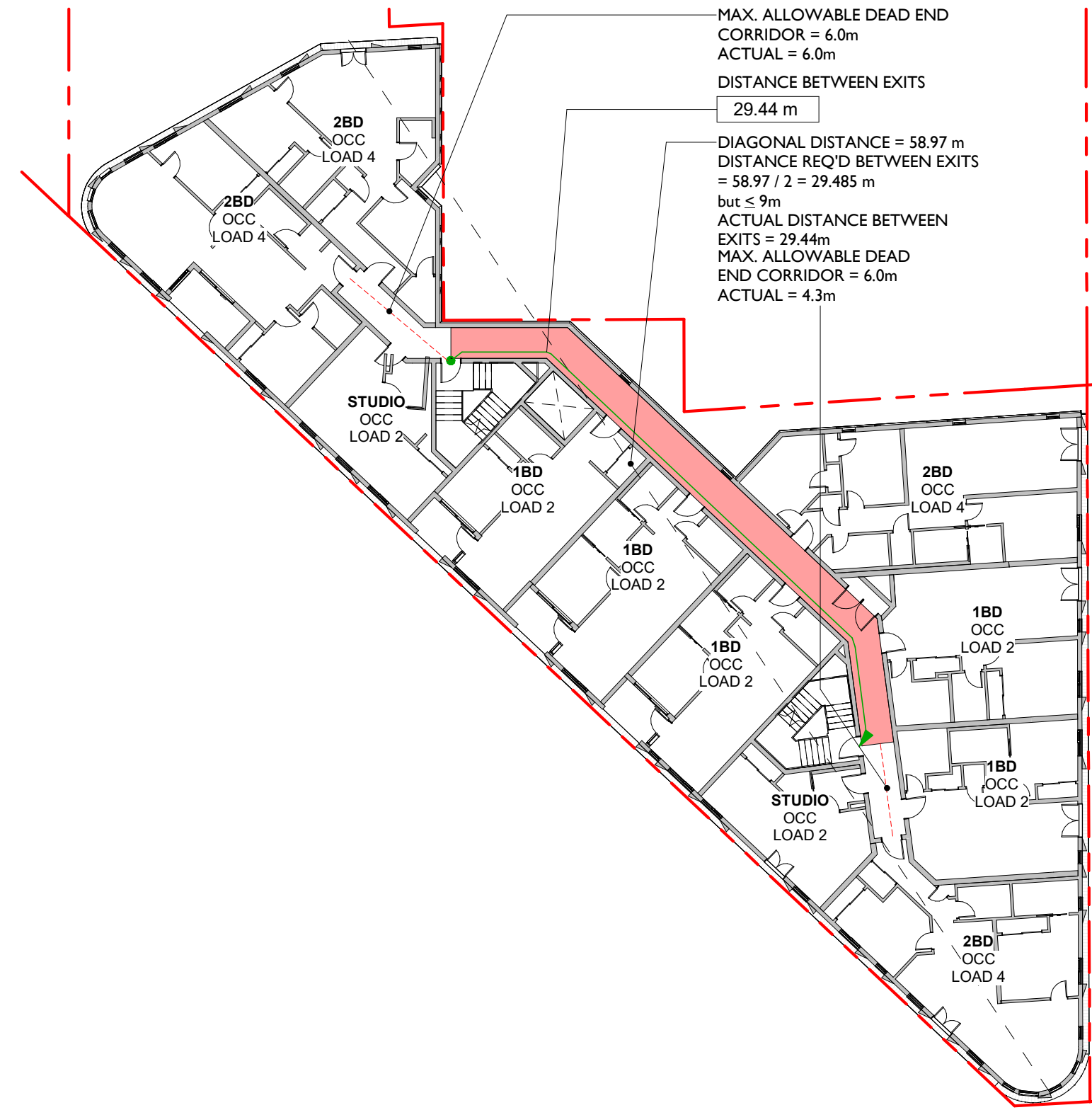
NO.	DESCRIPTION	DATE
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TURNER SITE	
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC	
Sheet Name Plaza Proposal	
Date October 12, 2023	
Scale	Project # 2305
	Revision
	Sheet # A015





1 RICHMOND RD (East) ELEVATION

SCALE = 1 : 250



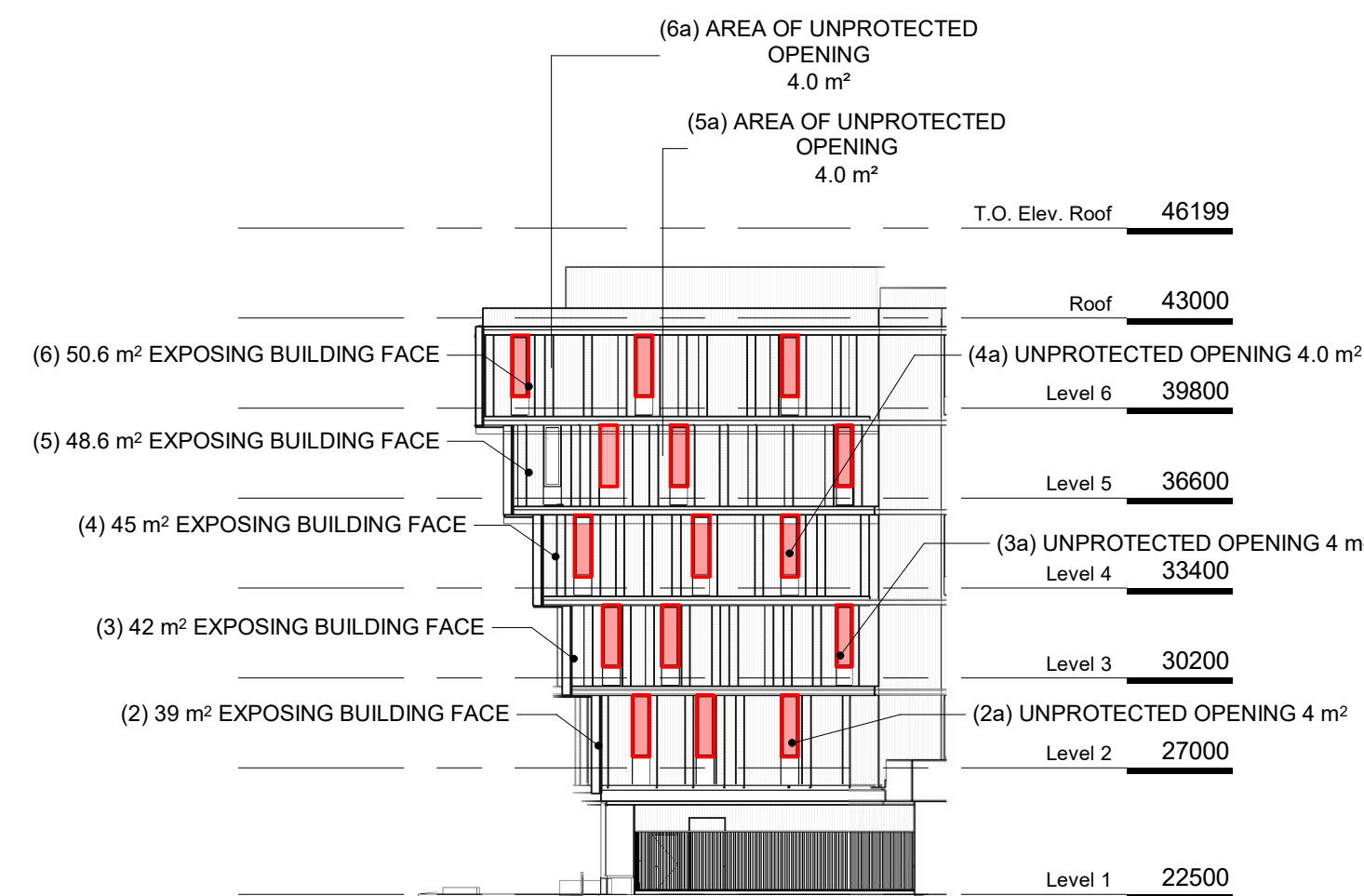
2 BIRCH ST ELEVATION

SCALE = 1 : 250



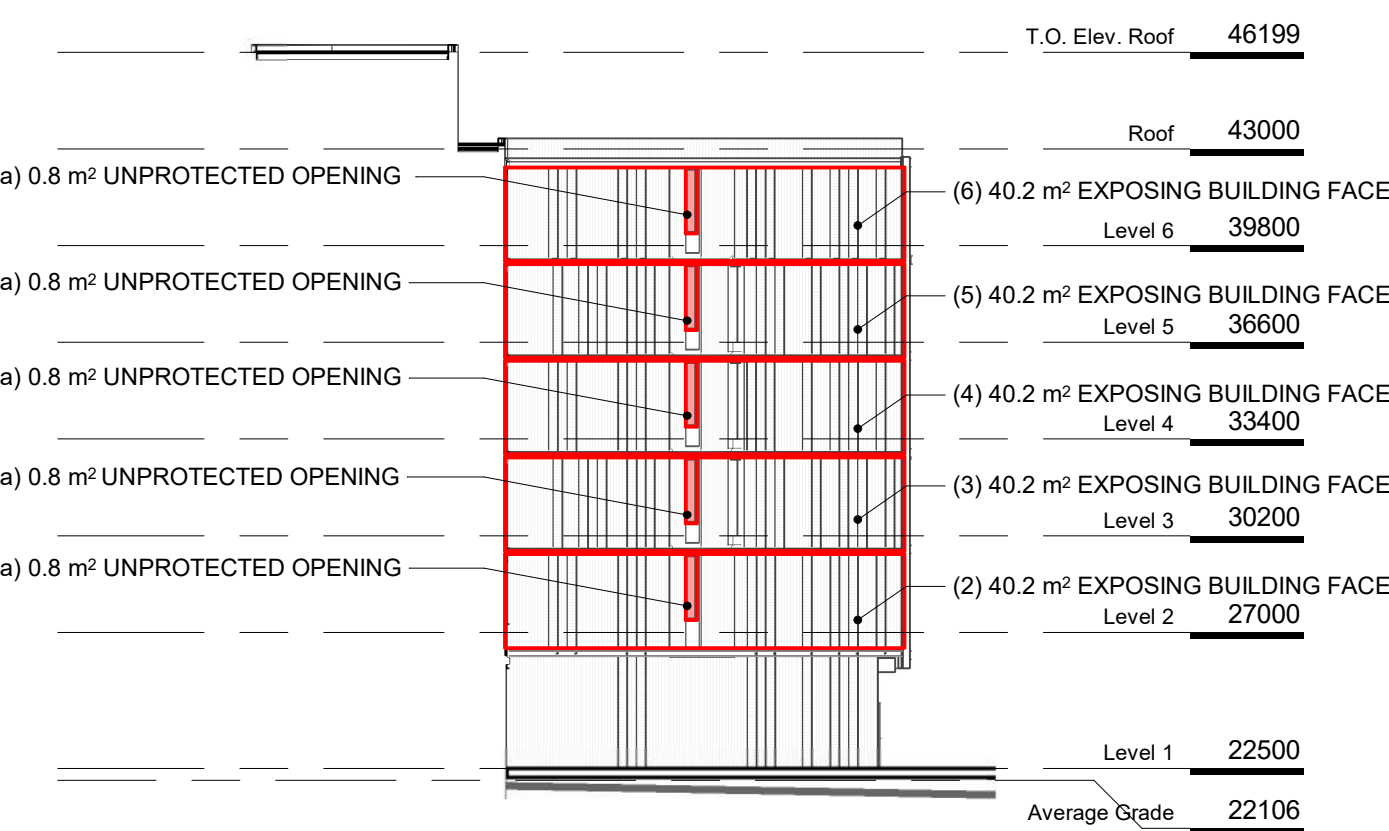
3 NORTH FACING ELEVATION FROM PARKING LOT

SCALE = 1 : 250



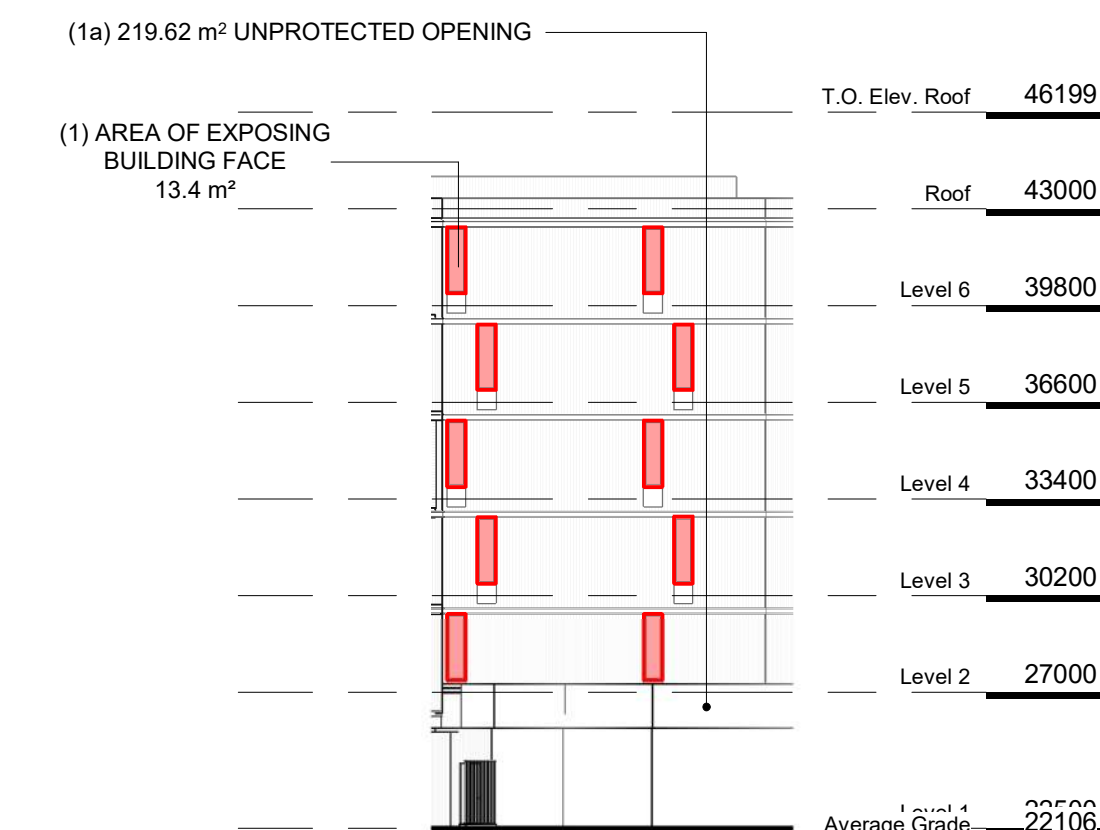
5 NORTH FACING ELEVATION FROM 2020 RICHMOND

SCALE = 1 : 250



4 EAST FACING ELEVATION FROM 2020 RICHMOND

SCALE = 1 : 250



6 NORTH EAST ELEVATION

SCALE = 1 : 250



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TURNER SITE

EMPRESA PROPERTIES

2002 Richmond Rd, Victoria, BC

Sheet Name

Spatial Separation

Date

2024-05-01 2:56:13 PM

Scale

1 : 250

Project #

2305

Revision

2024.05.01

4

Sheet #

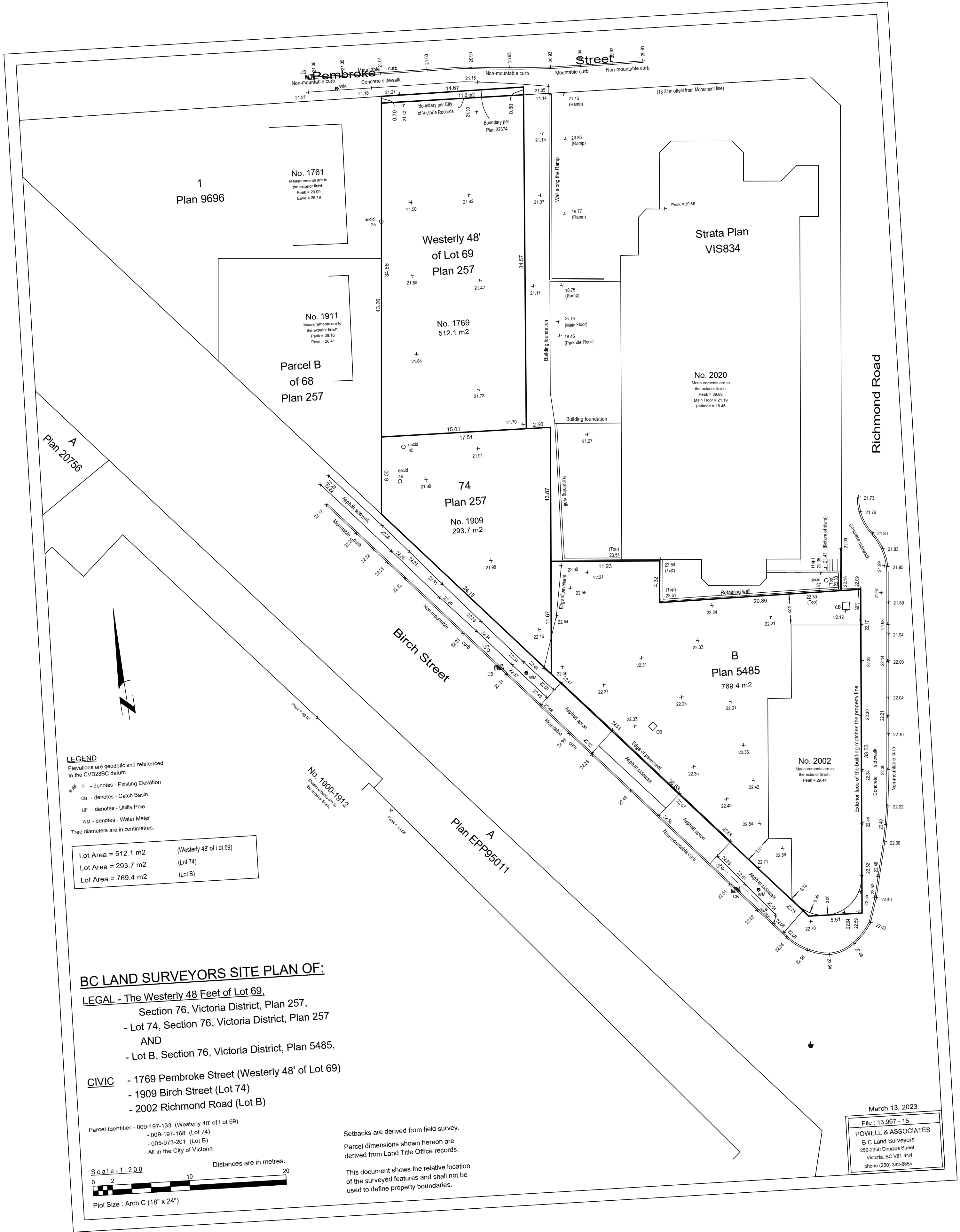
A051

REGISTERED ARCHITECT

GREGORY L.F. DAWSON

2024-05-01

BRITISH COLUMBIA



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



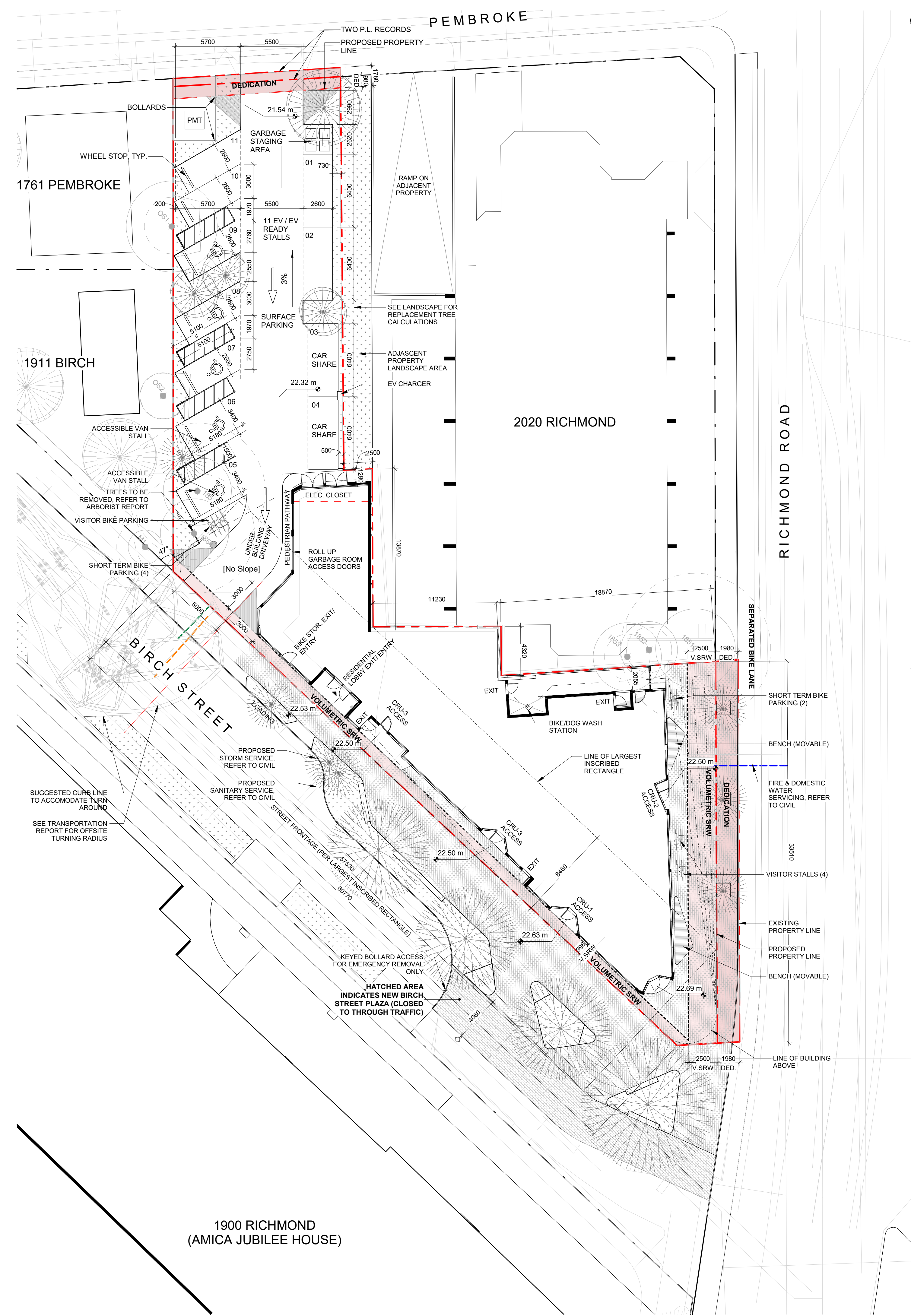
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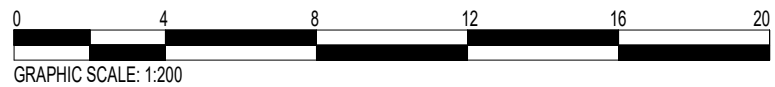
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Revision	2024.05.01	4
Sheet #	A100	



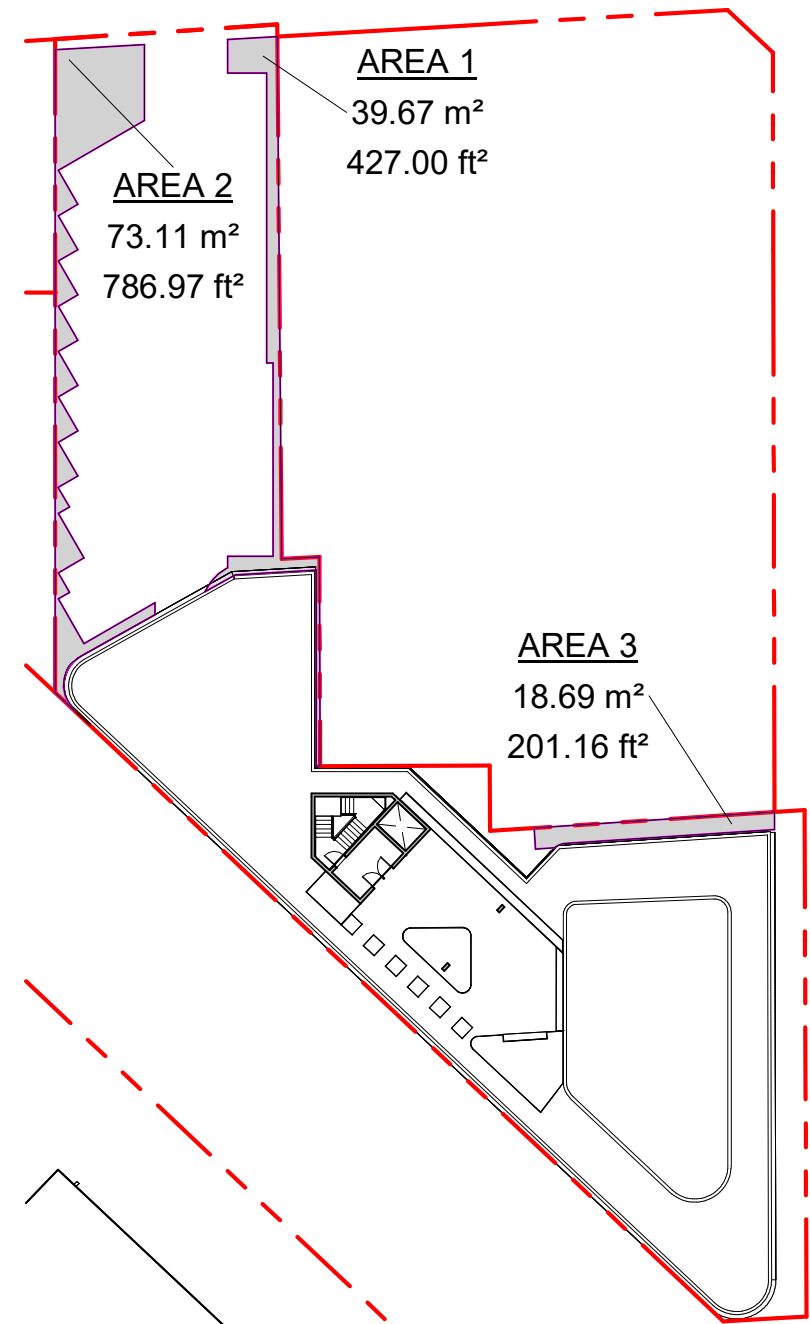
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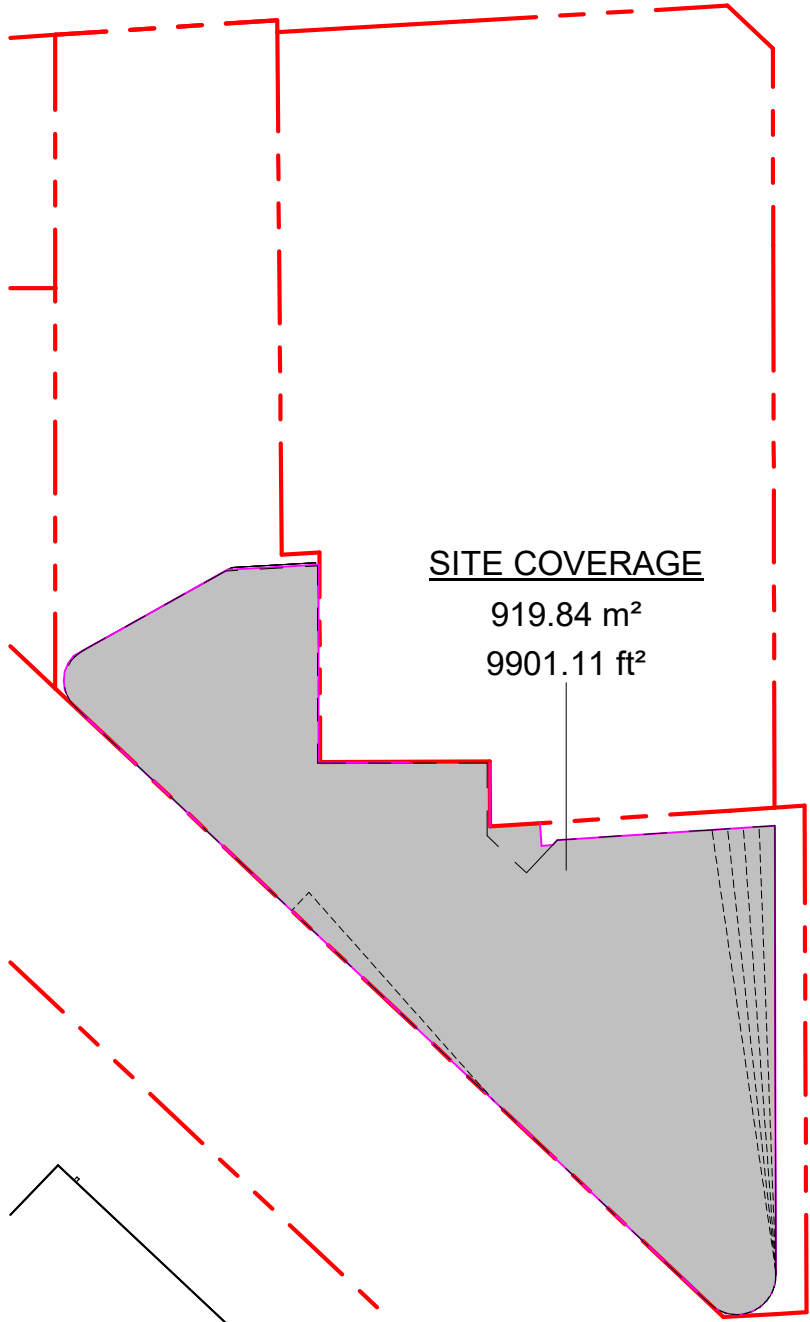
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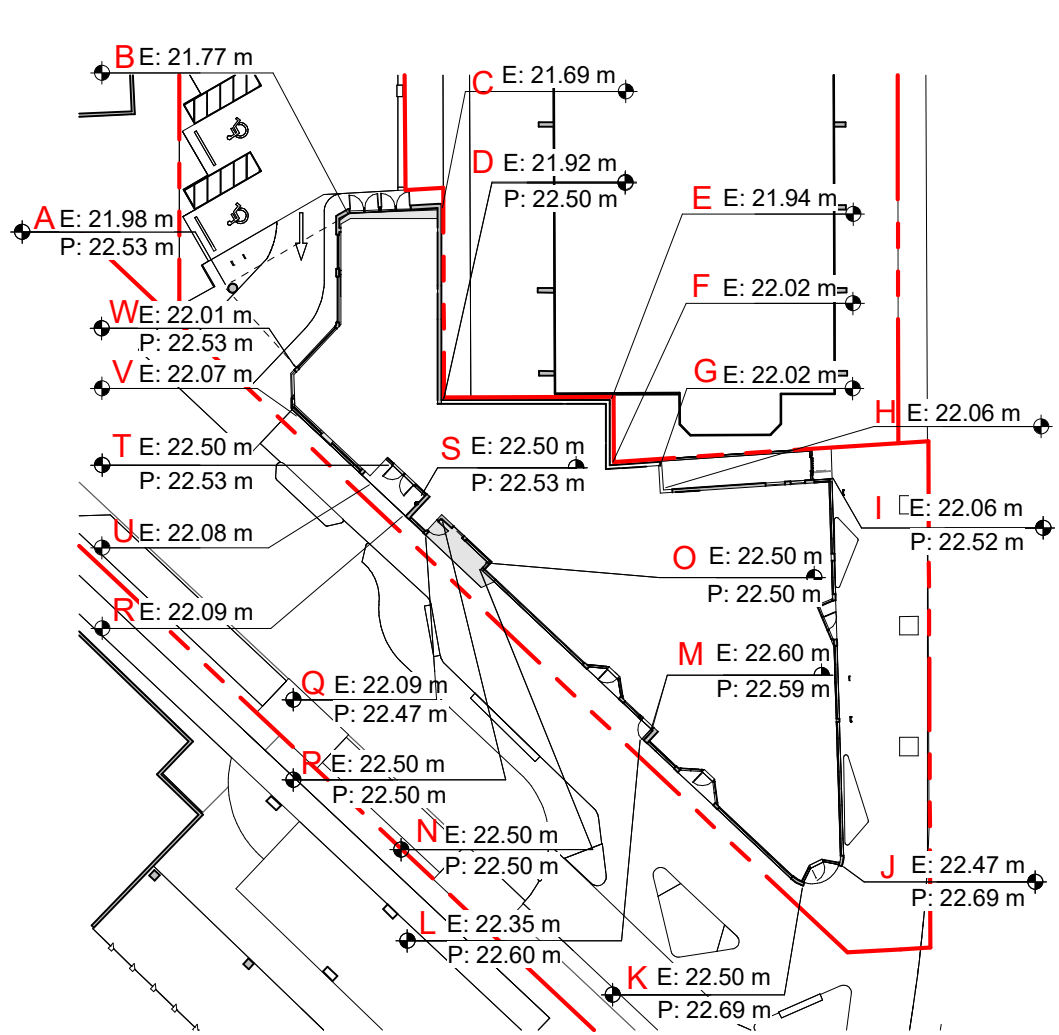
2 Distance Between Points
SCALE = 1 : 500



4 OPEN SITE SPACE
SCALE = 1 : 500



5 SITE COVERAGE
SCALE = 1 : 500

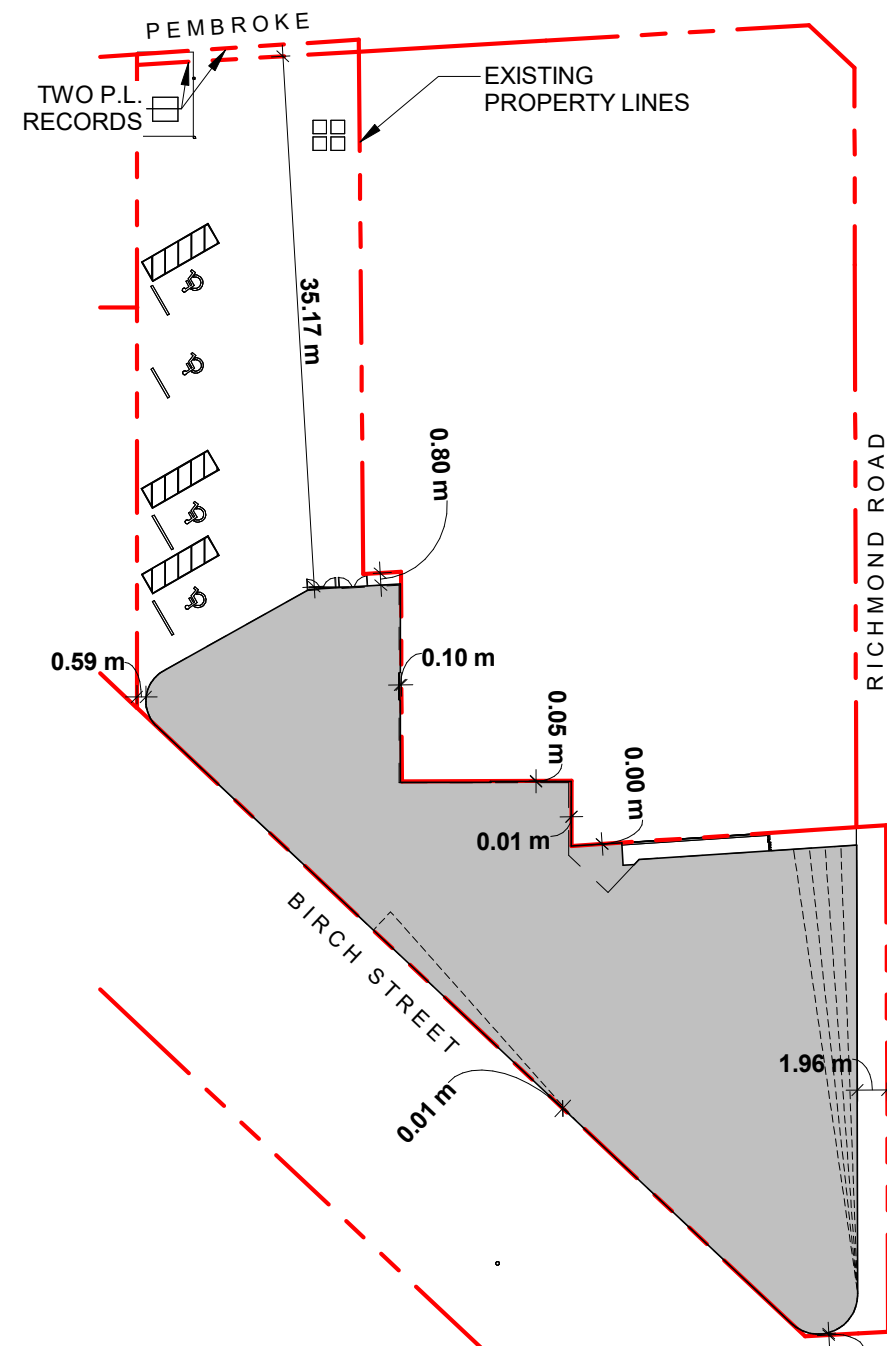


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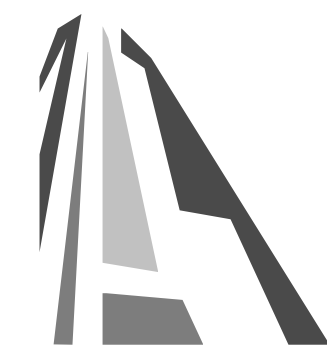
ZONING DATA				
ZONE		TBD - SITE SPECIFIC		
USE		RESIDENTIAL (L2-L6) COMMERCIAL (L1)		
EXISTING SITE AREA		1,586.8	m ²	
PROPOSED DEDICATION AREA		93.5	m ²	
PROPOSED SITE AREA		1,494.2	m ²	
REGULATORY CONDITIONS				
GROSS FLOOR AREA		4319.3	m ²	
COMMERCIAL FLOOR AREA		370.1	m ²	
TOTAL RESIDENTIAL FLOOR AREA		3949.2	m ²	
BUILDING HEIGHT (from Natural Grade)		24.0	m	
SETBACKS	RICHMOND	1.96	m	
	PEMBROKE	35.17	m	
	BIRCH	0.01	m	
	WEST (SIDE)	0.6	m	
EXTERIOR OPEN SPACE		136.1	m ²	
OPEN SITE SPACE		8.8	%	
FLOOR SPACE RATIO (FSR)		2.89 : 1		
SITE COVERAGE		61.7	%	
PARKING - VEHICLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	0.75 / unit	7.5	11 SPACES (3 ACCESS, + 2 VAN ACCESS.)
	25 UNITS (45-70m ²)	0.90 / unit	22.5	
	20 UNITS (>70m ²)	1.30 / unit	26	
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	
COMM. *	395.3m ²	1 / 20m ²	19.7	
TOTAL:			81	
PARKING - BICYCLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	1 / unit	10	116 LONG TERM (15 CARGO)
	45 UNITS (> 45m ²)	1.25 / unit	56	
VISITOR (RES.)	55 UNITS	6 spaces	6	10 SHORT TERM
COMM. *	395.3m ²	1 / 200m ²	2	
VISTOR (COMM.)*	395.3m ²	1 / 100m ²	4	
TOTAL:			78	
RESIDENTIAL USE DETAIL				
Total number of Units		55		
UNIT TYPE				
Studio		10		
1 Bed		25		
2 Bed		20		
Minimum unit floor area		33.74 m ²		

* MOST RESTRICTIVE CRU USE APPLIED FOR SCHEDULE-C CALCULATIONS



6 Building Setbacks
SCALE = 1 : 500

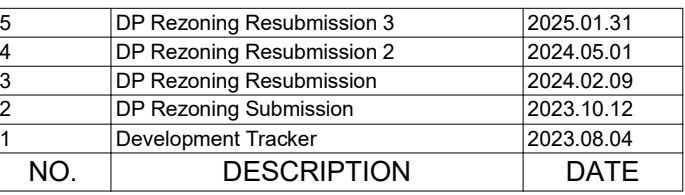
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4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name Site Plan & Project Data		
Date	2025-01-31 2:47:49 PM	
Scale	As indicated	Project # 2305
REGISTERED ARCHITECT GREGORY L.E. DUNN 2025-01-31 BRITISH COLUMBIA	Revision	2025.01.31 5
	Sheet #	A101



MPRESA PROPERTIES
2 Richmond Rd, Victoria,
BC

Sheet Name

Basement Level

Date 2025-02-03 2:34:03 PM

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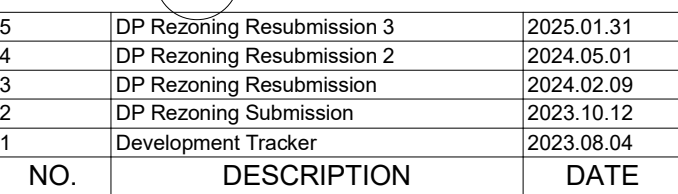
Project #	2305
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Revision
2025.01.31

Sheet #

A120





TURNER SITE

Sheet Name Level 1

Level 1

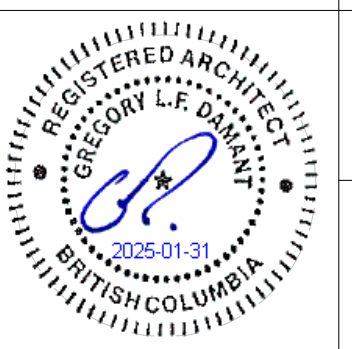
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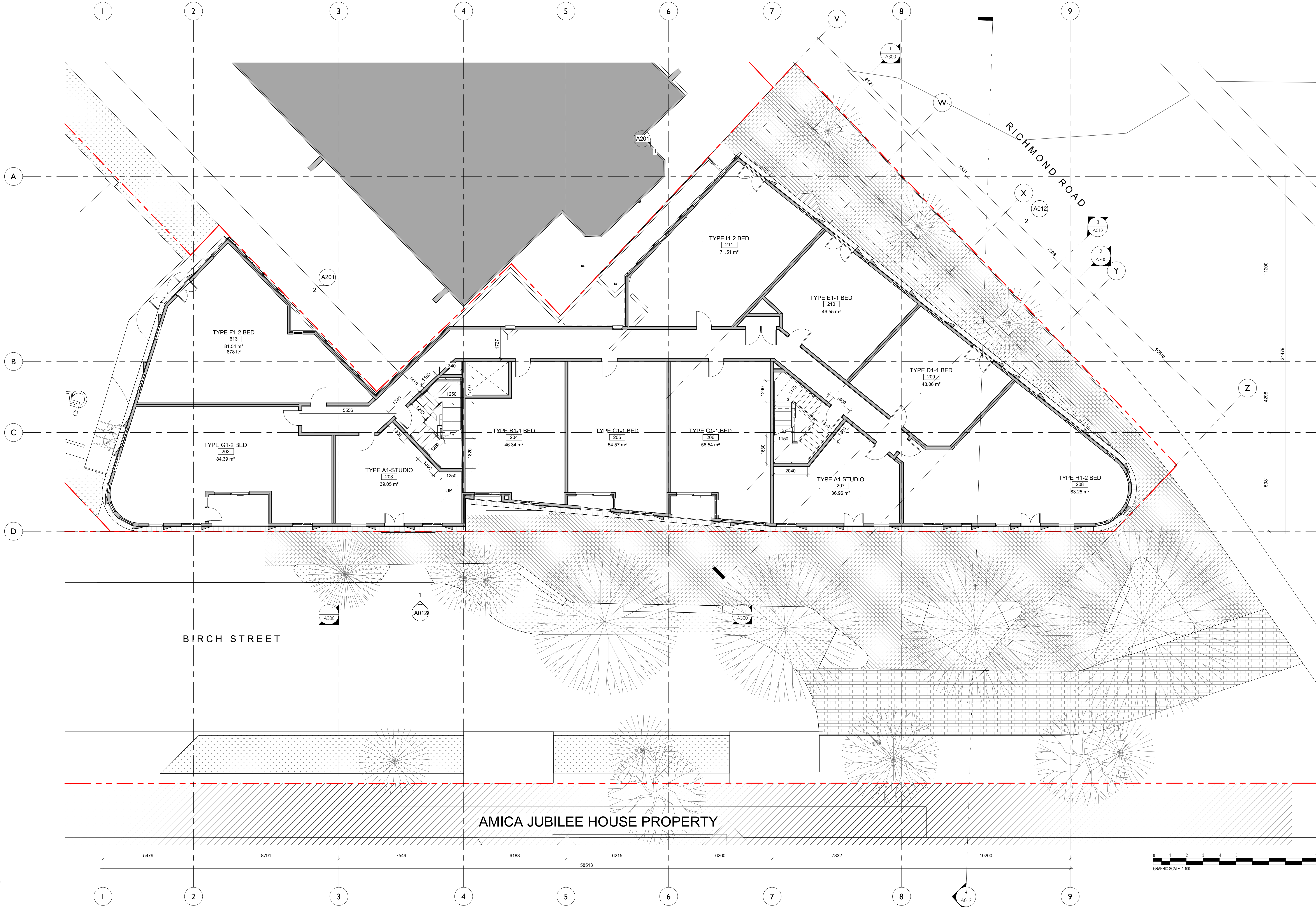
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2025.01.31 5

Sheet #

A121



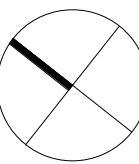


5	DP Rezoning Resubmission 3	2025.01.31
4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Level 2

Date

2025-01-31 2:54:05 PM

Scale

1 : 100

Project #

2305

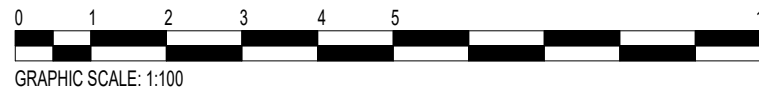
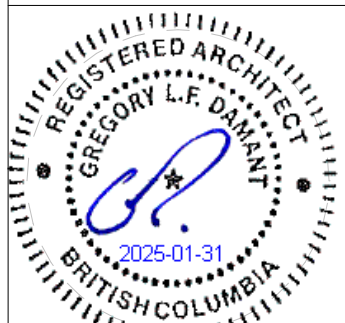
Revision

2025.01.31

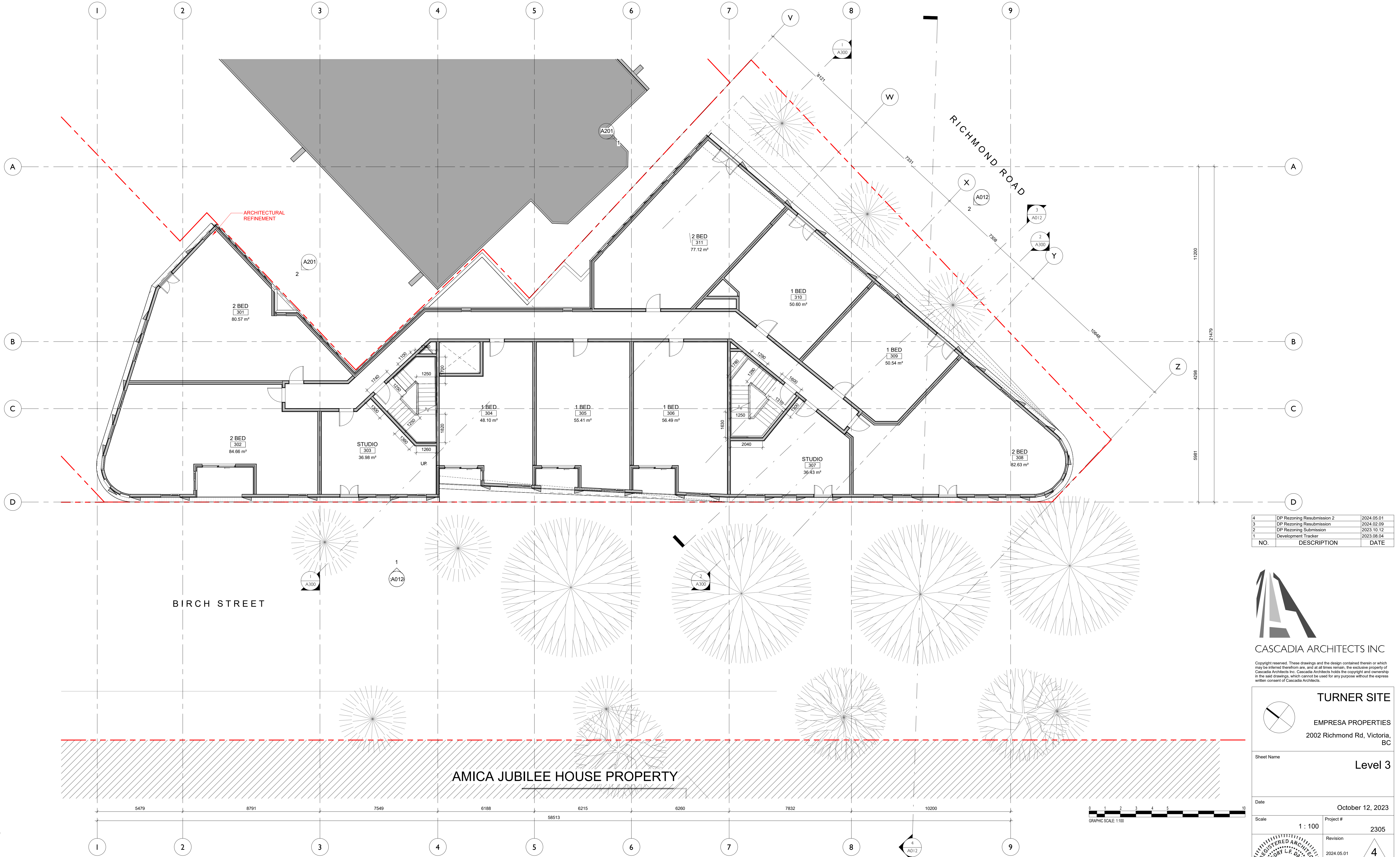
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Sheet #

A122



C:\Users\m\Documents\2305 Turner Site\Arch\VLM\Turner.mxd



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Level 3

Date

October 12, 2023

Scale

1 : 100

Project #

2305

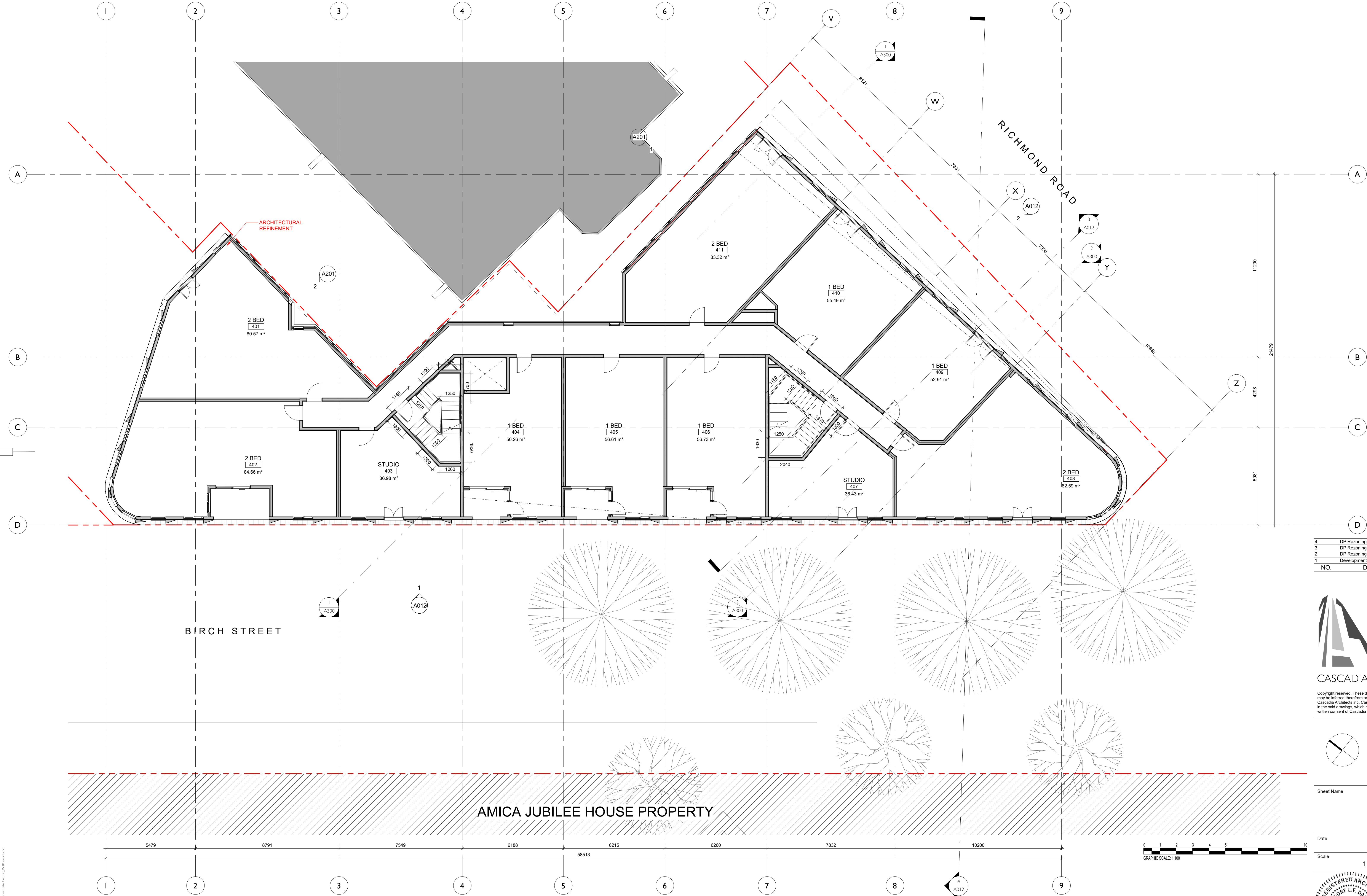
Revision

4

2024.05.01

Sheet #

A123



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Level 4

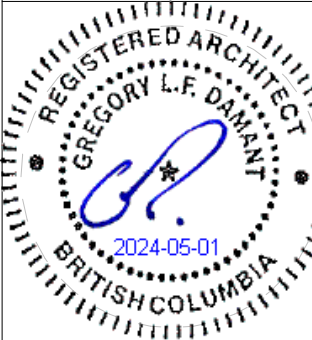
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Project #
2305

Revision
4

Sheet #
A124





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3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Level 5

Date
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Project #
2305

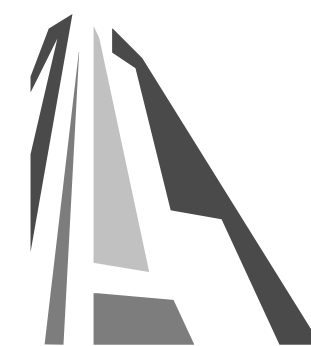
Revision
2024.05.01

Sheet #
A125

Registered Architect
Gregory L.F. Dany
2024-05-01
British Columbia



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Level 6

Date
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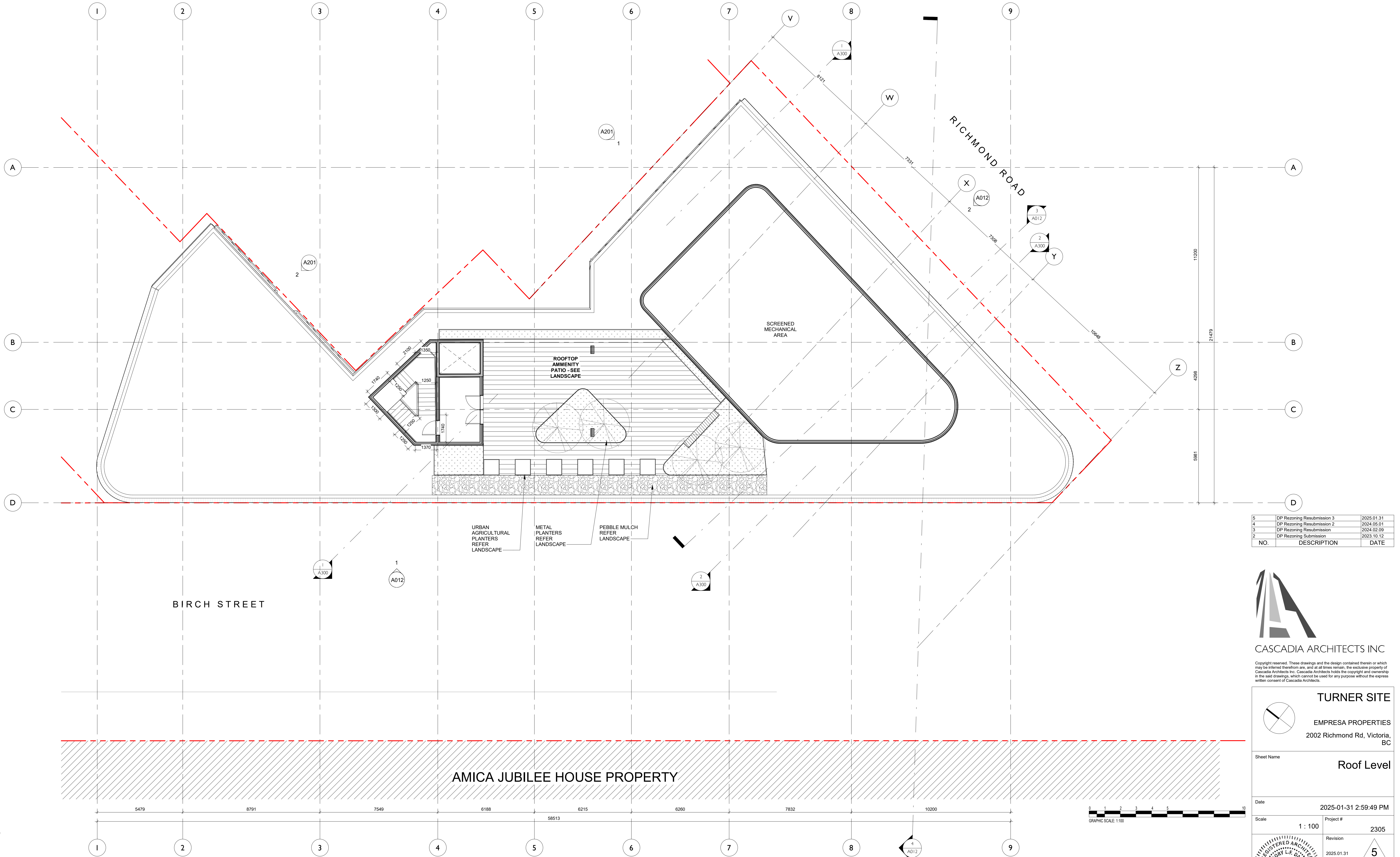
Project #
2305

Revision
2024.05.01

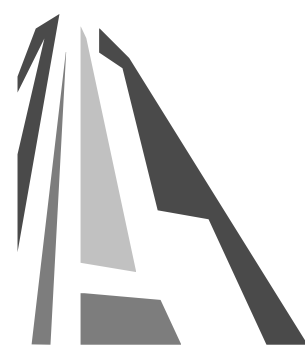
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Sheet #
A126





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4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Roof Level

Date
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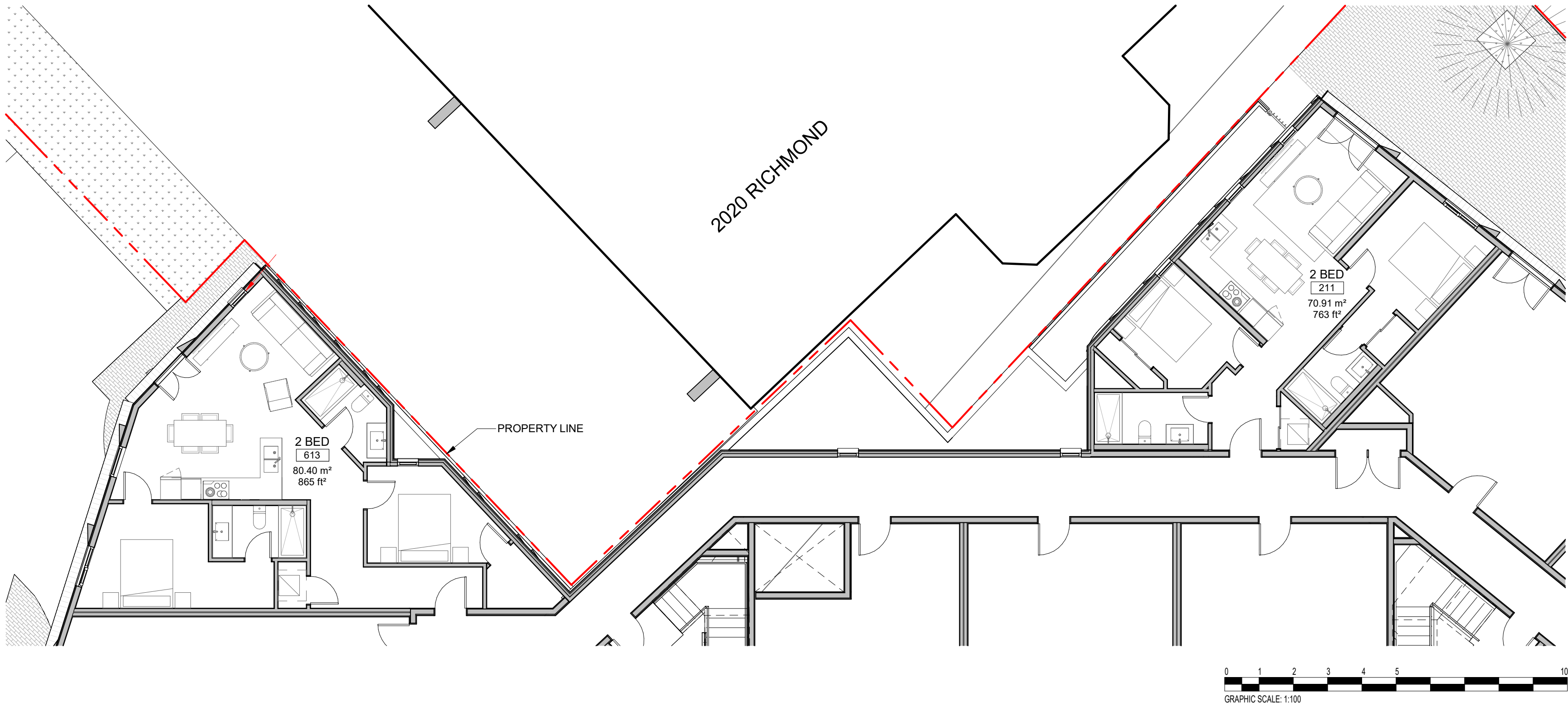
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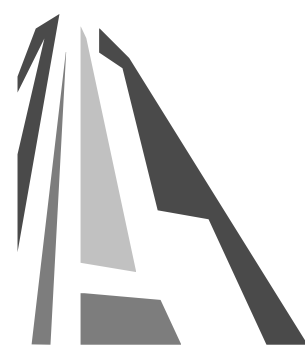
Revision
2025.01.31

Sheet #
A127



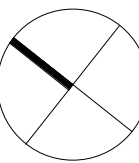


4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
NO.	DESCRIPTION	DATE



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TURNER SITE


EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Unit Layouts along PL

Date
2024-05-01 2:56:40 PM

Scale
1 : 100

Project #
2305



Revision
2024.05.01

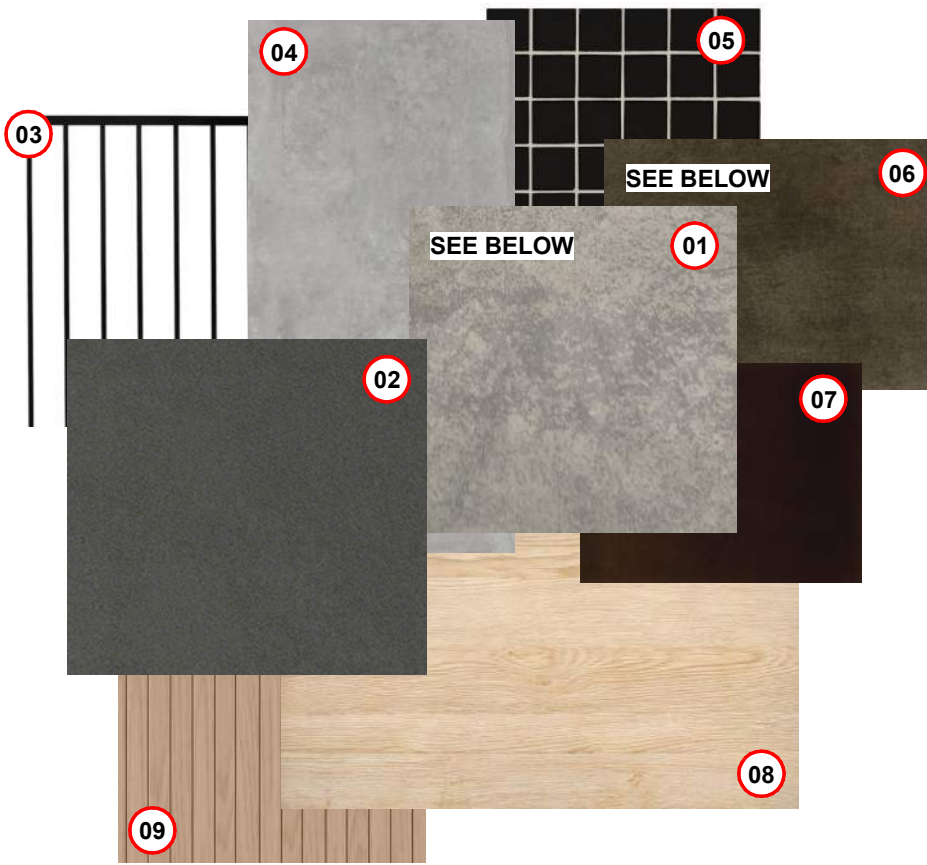
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Sheet #
A128



1 Birch Street Elevation
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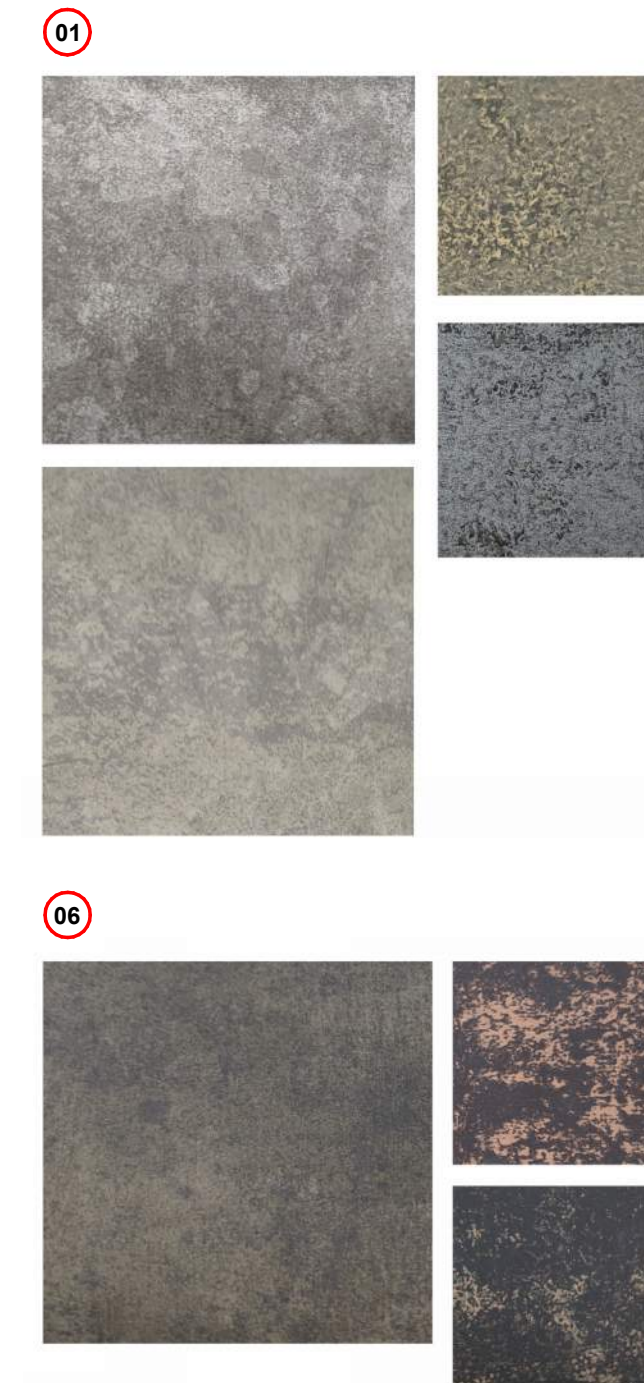
- MATERIALS LEGEND**
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood
 - 09 Wood Soffit



2 Richmond Road Elevation
SCALE = 1 : 100

URBAN
AGRICULTURAL
PLANTERS
REFER
LANDSCAPE

Range of materials based on availability and cost:
Illustrated are products from Pure + Freeform and Old Country Metals. Both offer custom products based on volume.



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Elevations

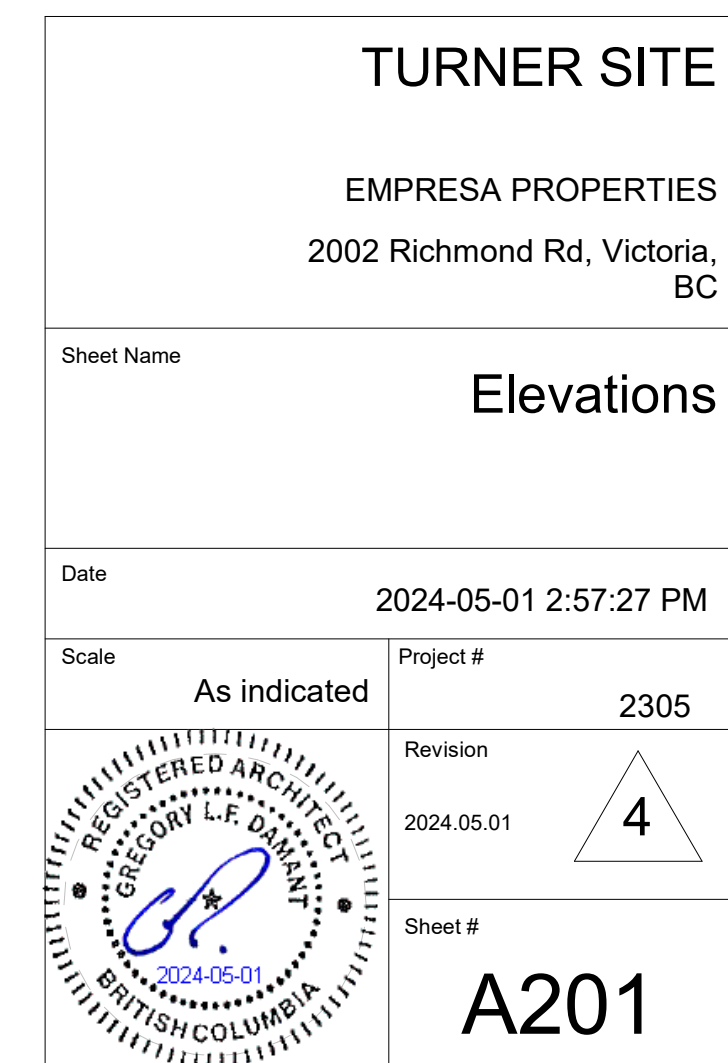
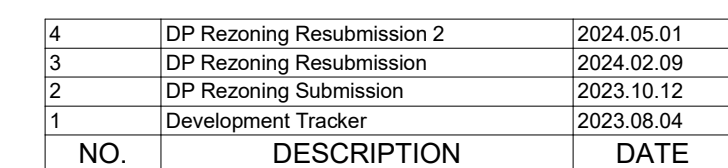
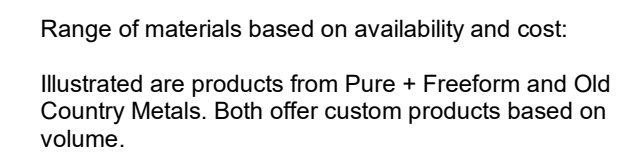
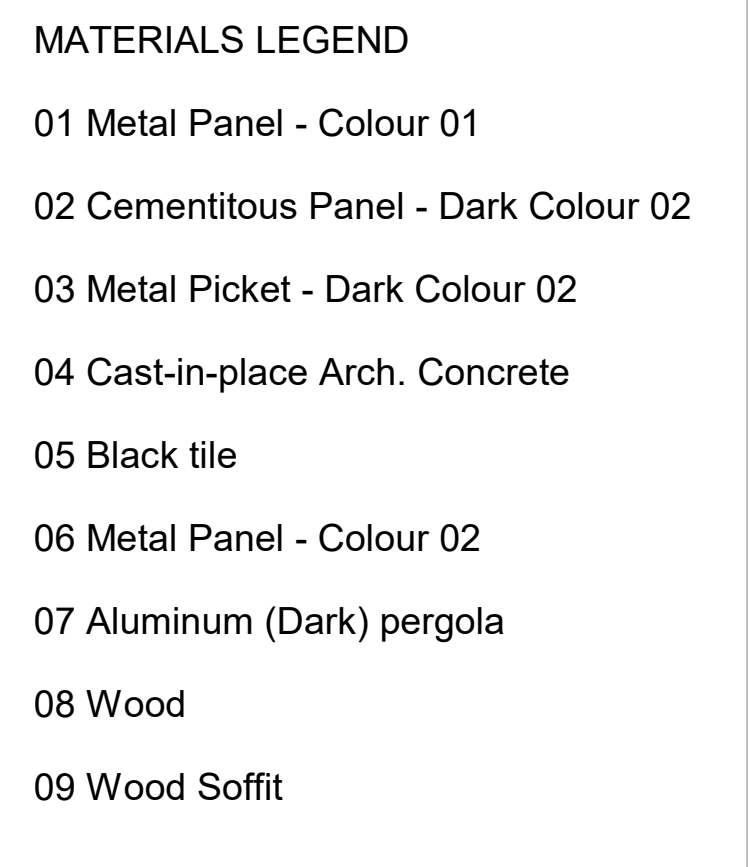
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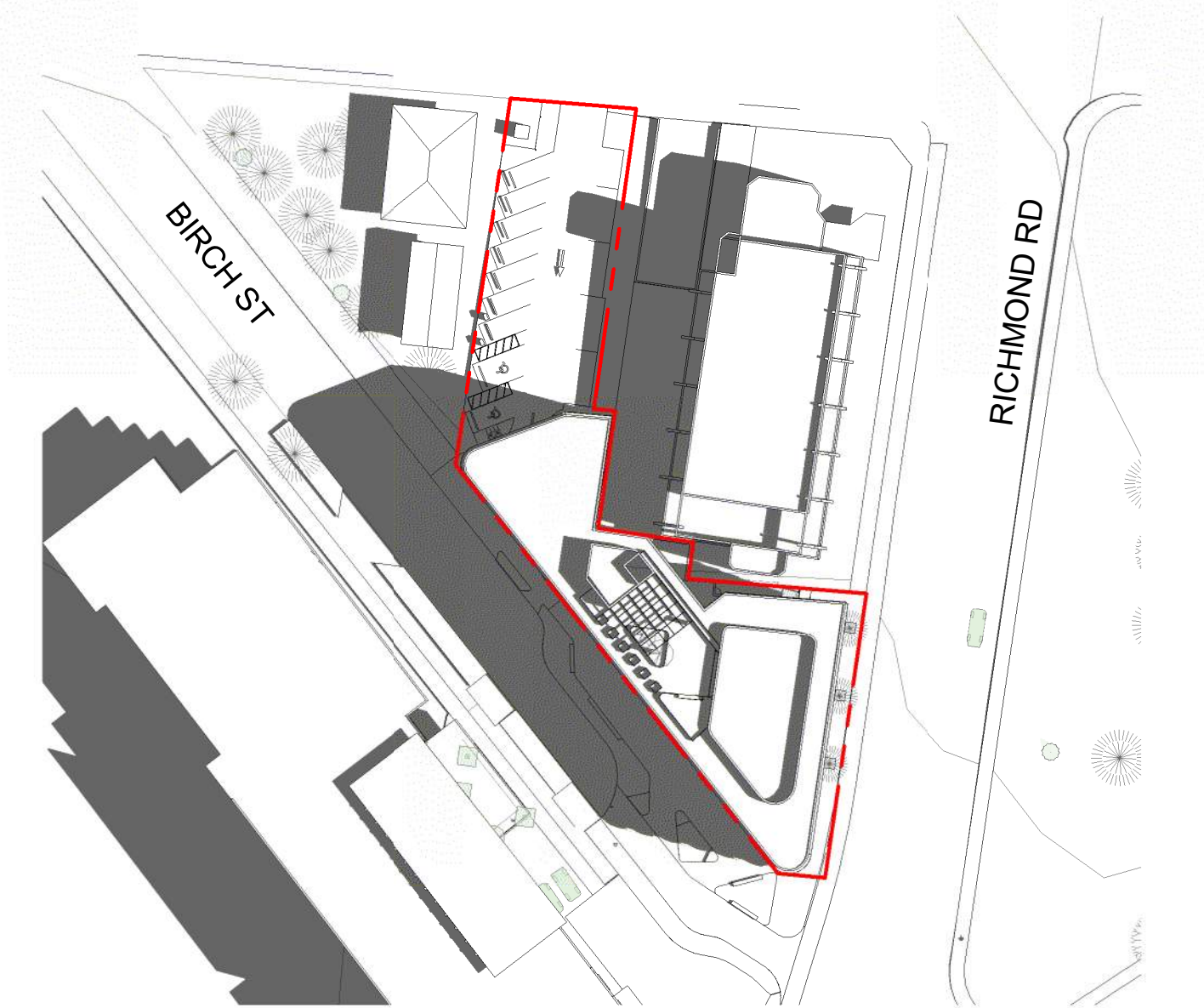
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Project #
2305

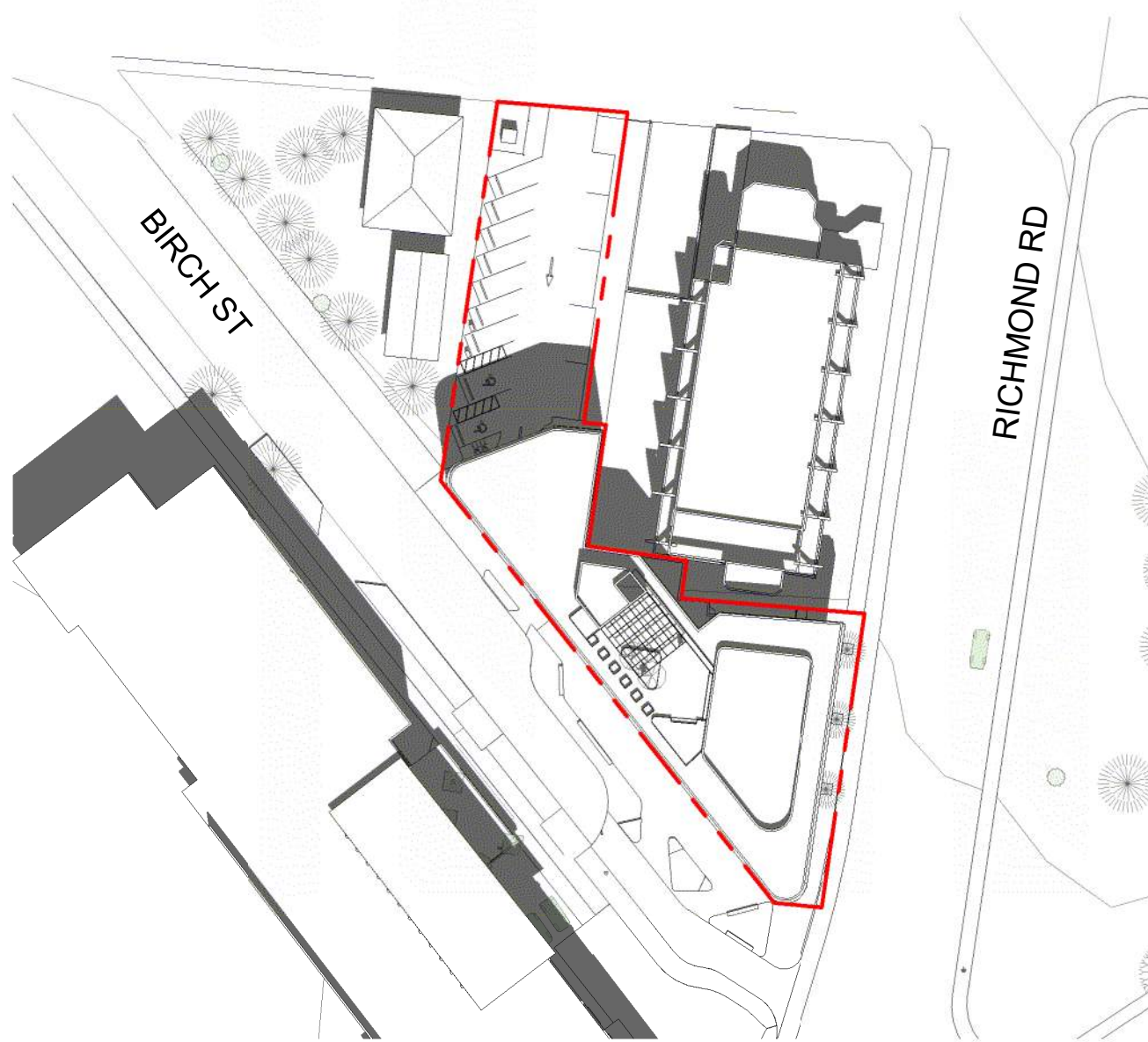
Revision
2024.05.01

Sheet #
A200

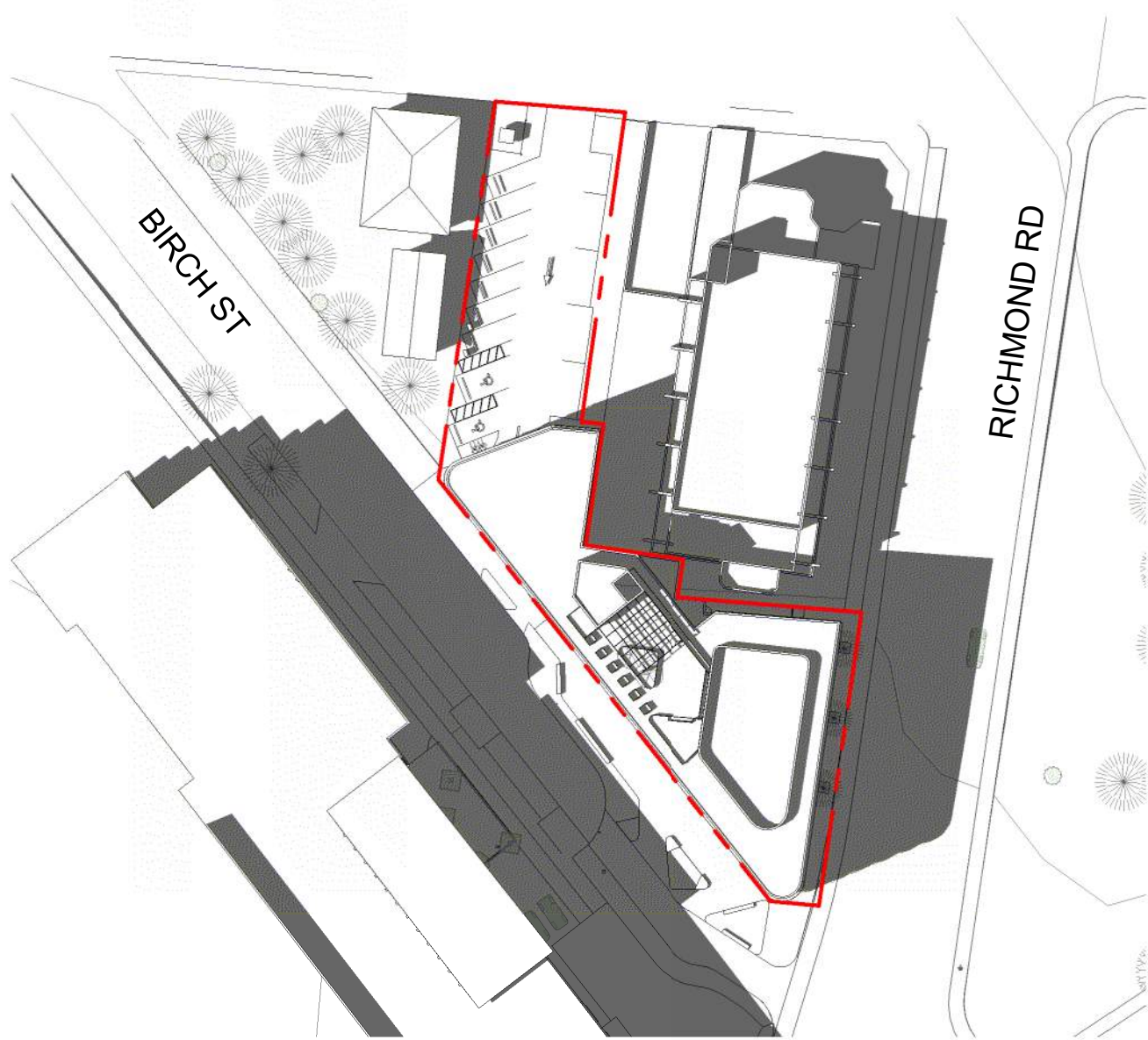




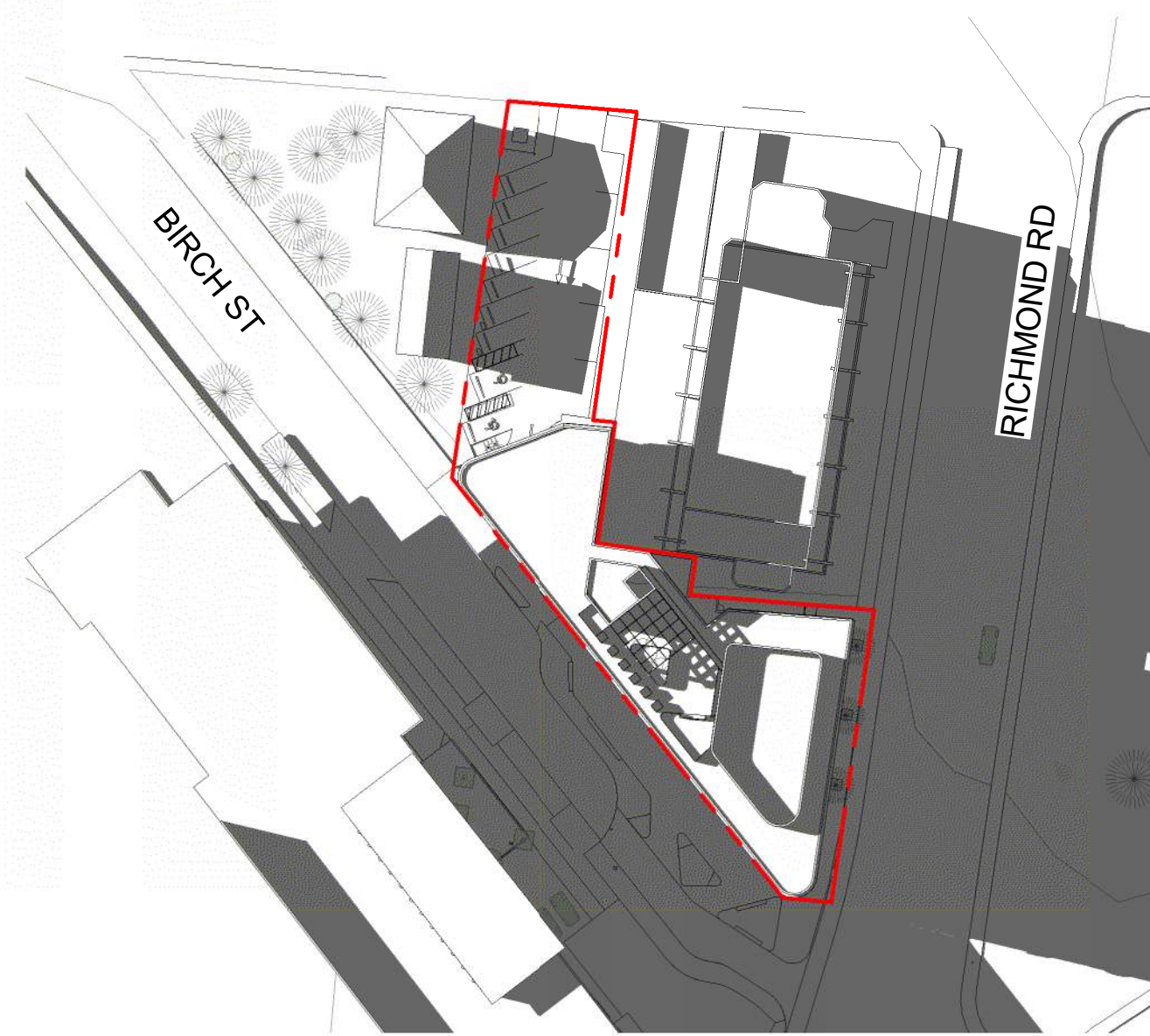
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SCALE = 1 : 750



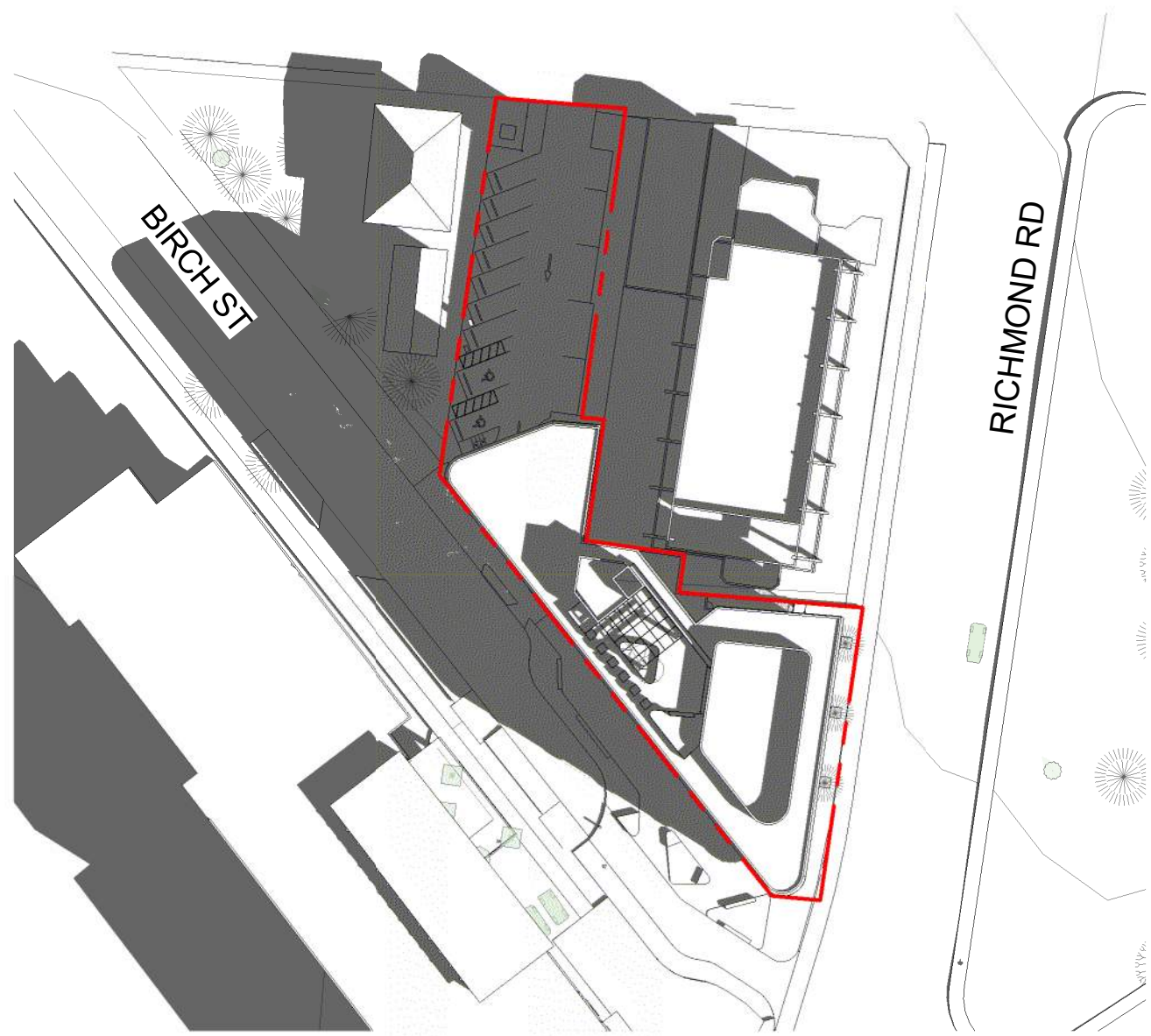
2 Shadow Study - Summer Solstice 12 PM
SCALE = 1 : 750



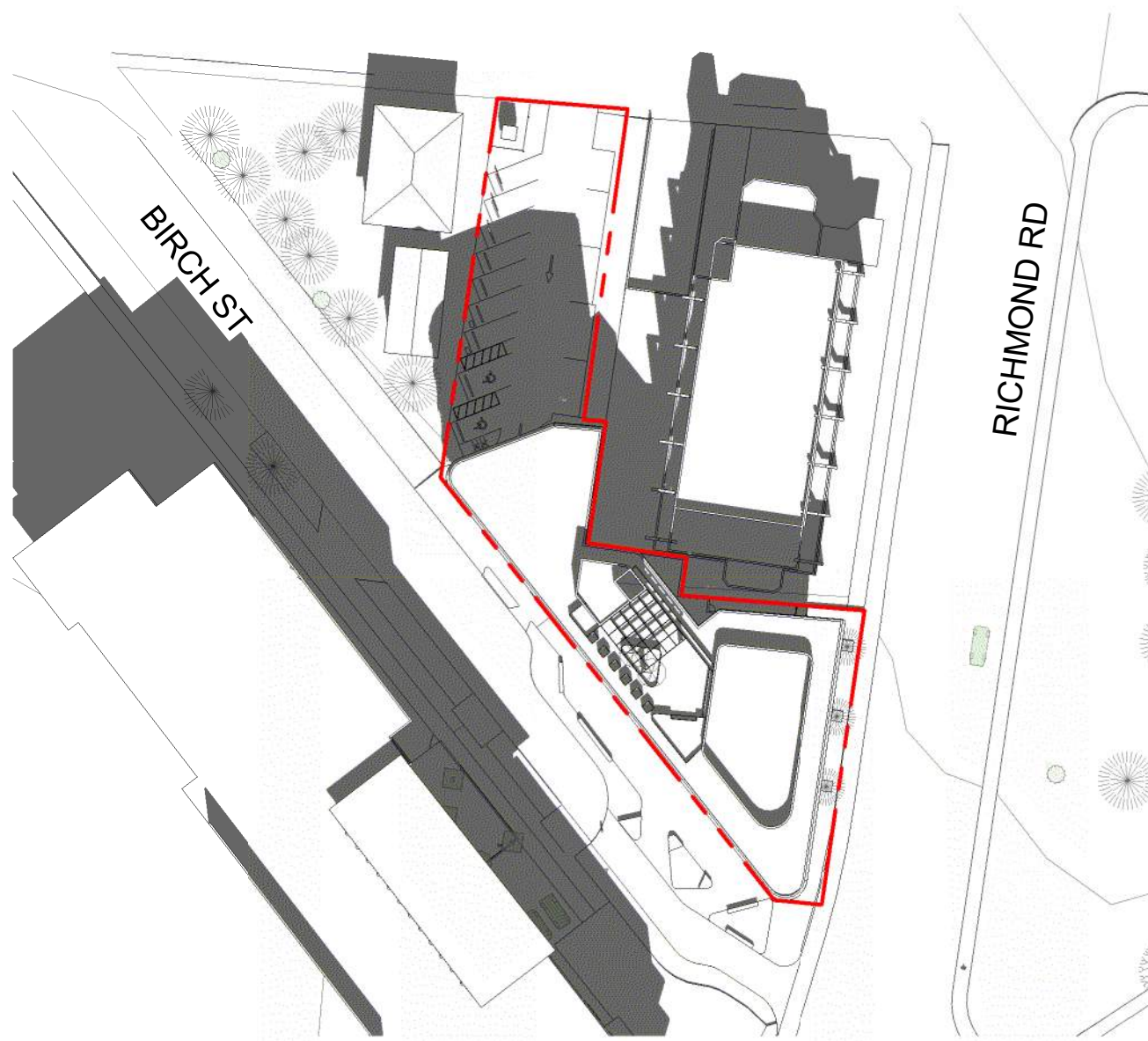
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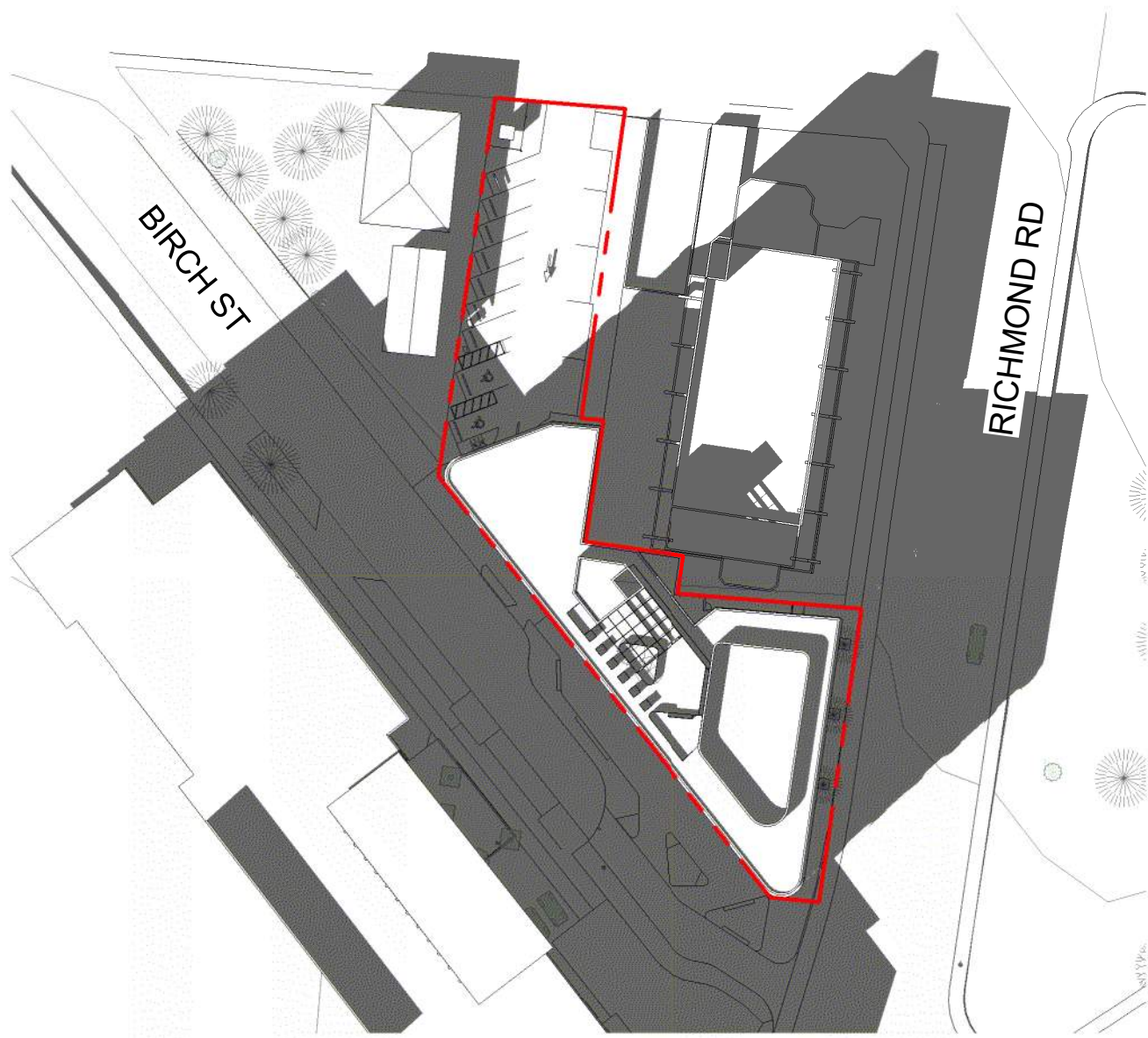
4 Shadow Study - Summer Solstice 6 PM
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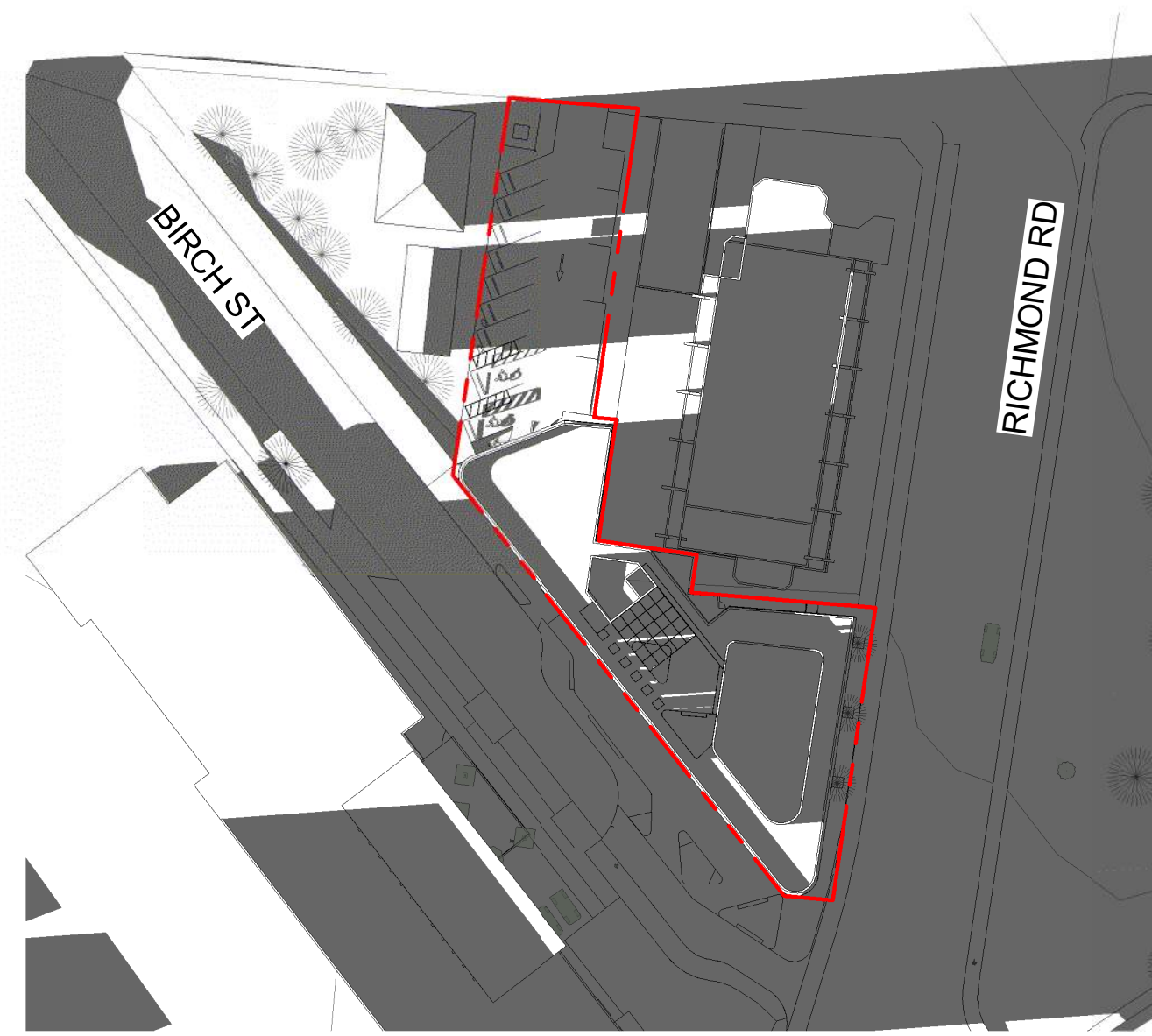
5 Shadow Study - Equinox 9 AM
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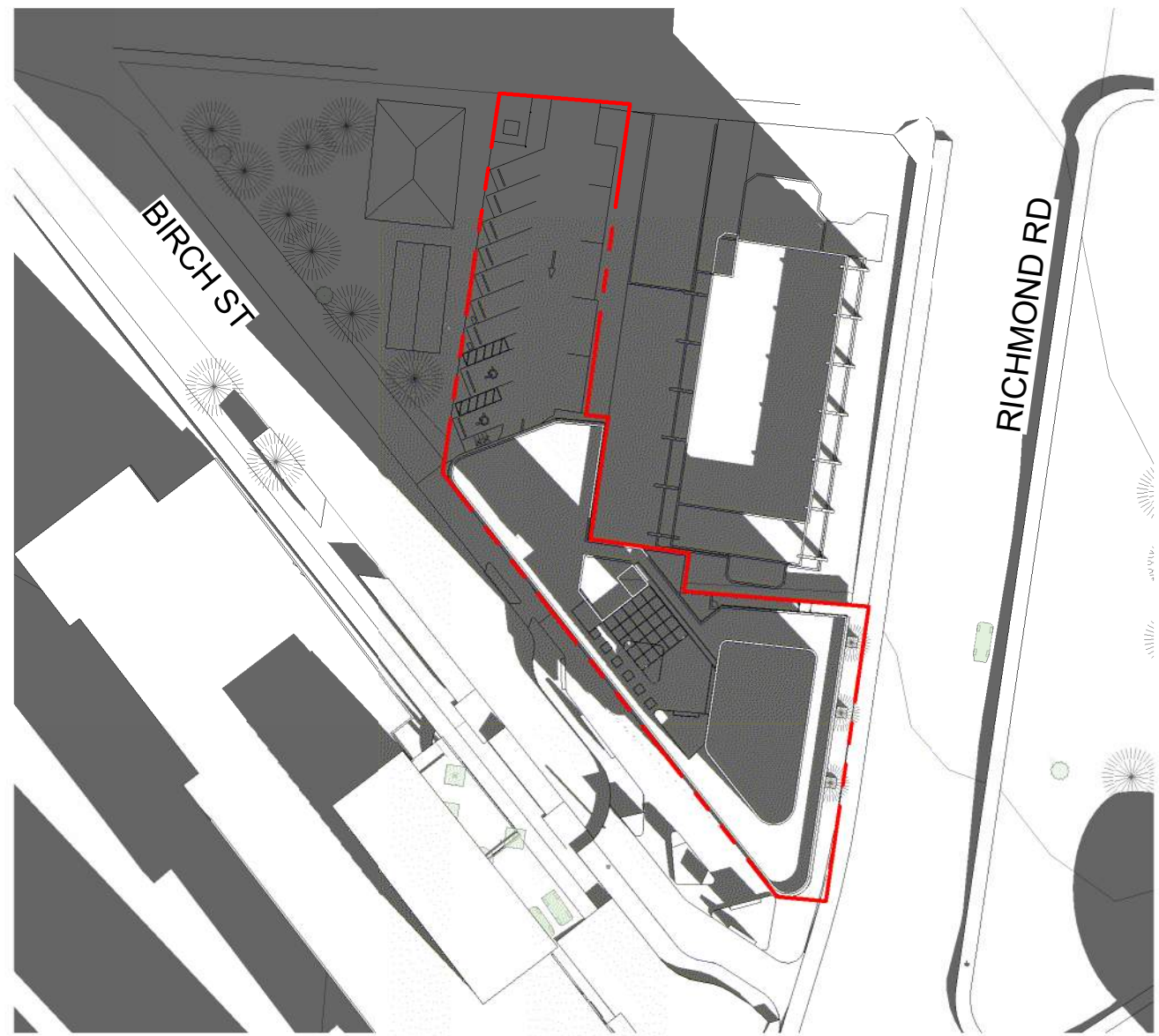
6 Shadow Study - Equinox 12 PM
SCALE = 1 : 750



7 Shadow Study - Equinox 3 PM
SCALE = 1 : 750



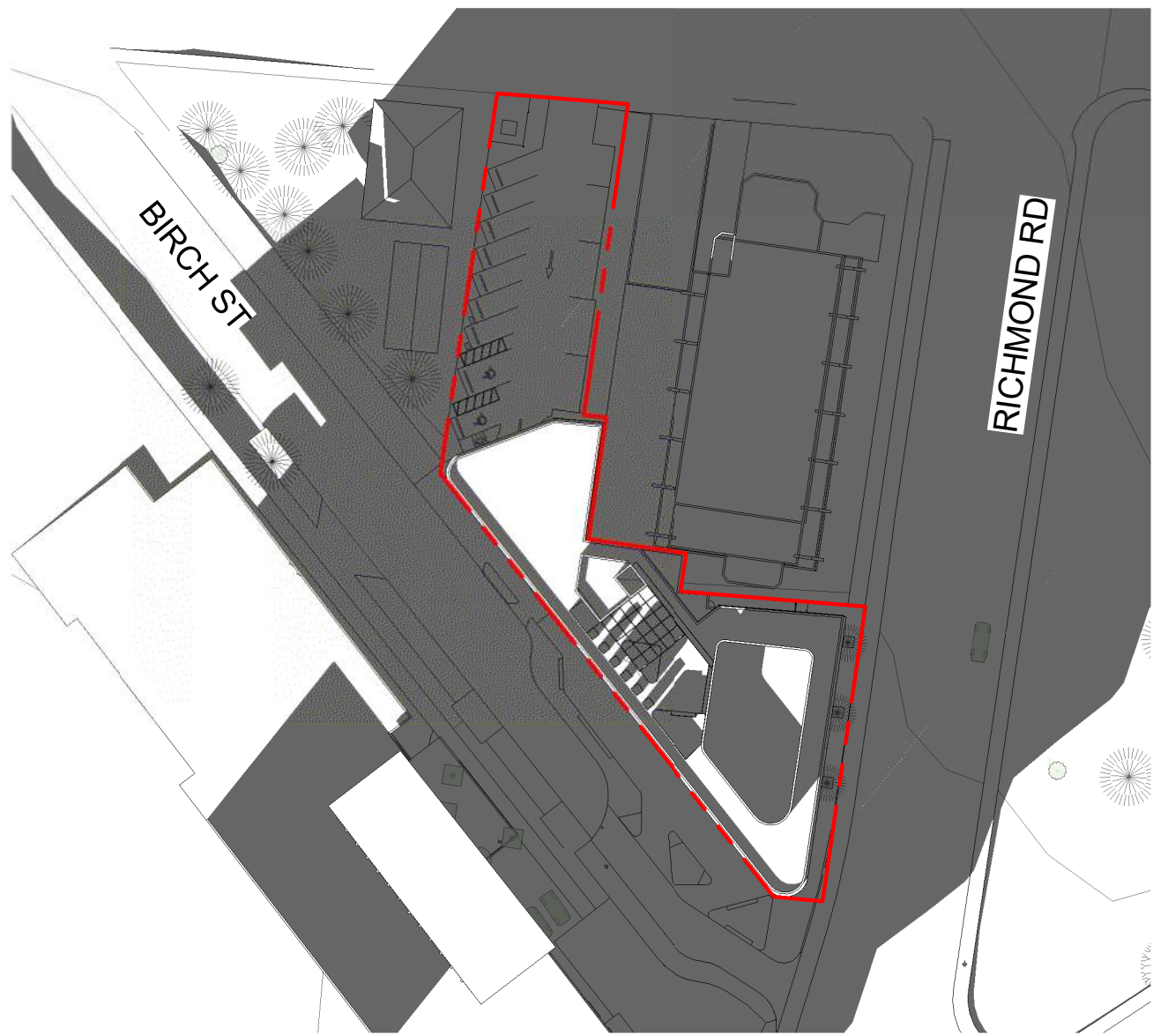
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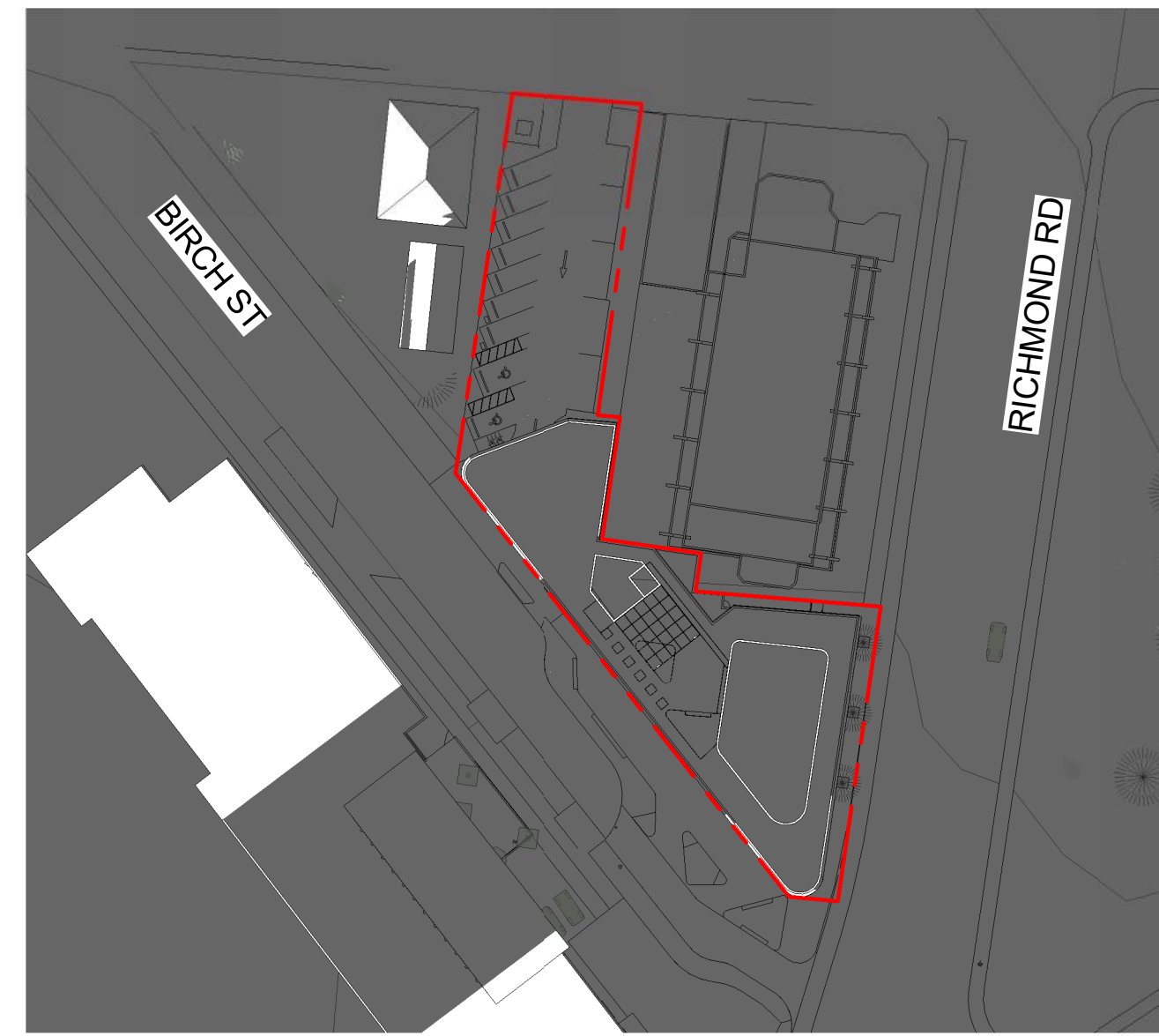
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10 Shadow Study - Winter Solstice 12 PM
SCALE = 1 : 750

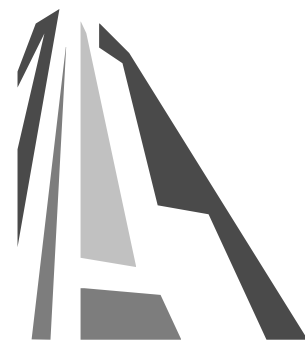


11 Shadow Study - Winter Solstice 3 PM
SCALE = 1 : 750



12 Shadow Study - Winter Solstice 6 PM
SCALE = 1 : 750

4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE		
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Sheet Name Shadow Study		
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Revision 2024.05.01		4
Sheet # A900		



TURNER SITE

2002 RICHMOND RD. VICTORIA, BC

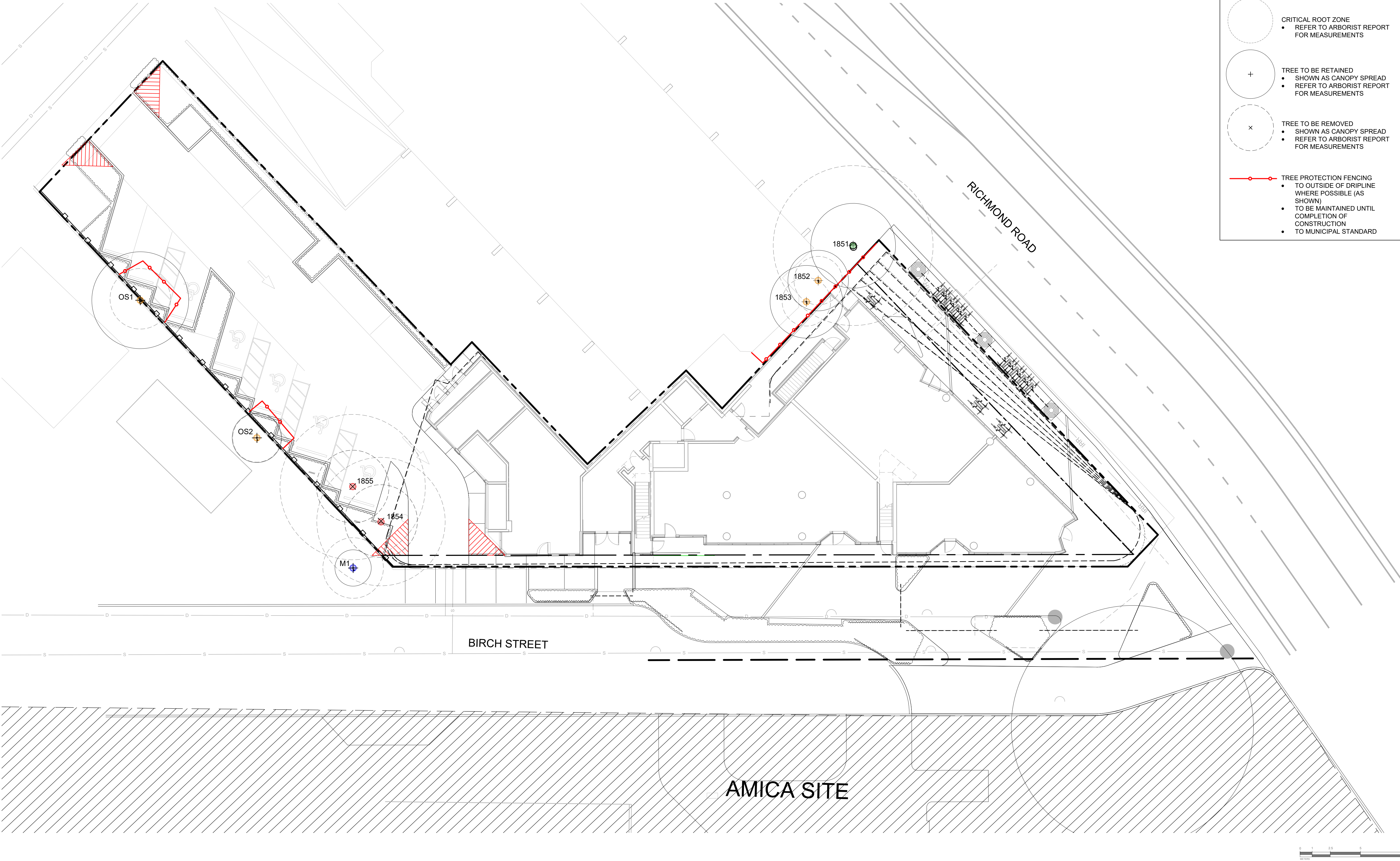
SHEET LIST

L0.00 COVER PAGE	
L0.01 TREE MANAGEMENT PLAN	L3.01 SOIL DEPTH PLAN - LEVEL 1
L0.02 TREE MANAGEMENT PLAN	L3.02 SOIL DEPTH PLAN - ROOFTOP
L1.01 MATERIALS PLAN - LEVEL 1	L3.11 SOIL CELLS PLAN - LEVEL 1
L1.02 MATERIALS PLAN - ROOFTOP	L3.21 STORMWATER MANAGEMENT PLAN - LEVEL 1
L2.00 PLANTING SCHEDULE - LEVEL 1	L4.01 LIGHTING PLAN - LEVEL 1
L2.01 TREE PLANTING PLAN - LEVEL 1	L4.02 LIGHTING PLAN - ROOFTOP
L2.02 PLANTING PLAN - LEVEL 1	L5.01 SECTIONS
L2.03 TREE PLANTING PLAN - ROOFTOP	L6.01 DETAILS
L2.04 PLANTING PLAN - ROOFTOP	

GENERAL LANDSCAPE NOTES

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS
 - ALL WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE BC LANDSCAPE STANDARD (BCLS) AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS 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 BCLS AND THE MMCD STANDARDS, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
 - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE BCLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
 - GROWING MEDIUM AND GROWING MEDIUM TESTING TO MMCD AND BCLS SECTION 6.
 - IRRIGATION TO IIABC AND BCLS STANDARDS.





LEGEND

PROTECTED TREE FOR REMOVAL

PROTECTED TREE TO RETAIN

NON-PROTECTED TREE FOR REMOVAL

NON-PROTECTED TREE TO BE RETAINED

MUNICIPAL TREE TO BE RETAINED

MUNICIPAL TREE TO BE REMOVED

DIAMETER AT BREAST HEIGHT
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

CRITICAL ROOT ZONE
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

TREE TO BE RETAINED
• SHOWN AS CANOPY SPREAD
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

TREE TO BE REMOVED
• SHOWN AS CANOPY SPREAD
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

TREE PROTECTION FENCING
• TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
• TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
• TO MUNICIPAL STANDARD



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

5	ISSUED FOR DP RESUBMISSION	1/31/2025
4	ISSUED FOR DP RESUBMISSION	5/1/2024
3	ISSUED FOR DP RESUBMISSION	2/9/2024
2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY



DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:
SCALE: 1:150
L0.01



1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MECH 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

TREE PROTECTION FENCING AND SIGNAGE DETAIL

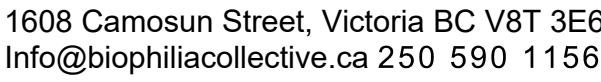
REVISIONS

DRAWING NUMBER:

SD P1

Table 1. Tree Inventory

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	Retention Suitability	General field observations/remarks	Tree retention/location comments	Retention status
1851	No	Off	Yes	Common Norway Maple	Acer platanoides	55	3.5	6.6	Health Fair-good	Structural Fair-poor	Moderate	Suitable	Codominant structure with active inclusions, limited rooting area, large surface roots topped repeatedly.	Root zone likely restricted to within planter, depending on depth of retaining wall. Will require significant pruning to accommodate new building, retention will depend on extent of pruning required.	Retain*
1852	No	Off	No	Japanese Maple 'Full Moon'	Acer palmatum 'Full moon'	7,4,4	2.5	2	Fair-good	Fair-poor	Moderate	Suitable	Multiple stems, competing for light.	Root zone restricted to within planter. No impacts anticipated.	Retain
1853	No	Off	No	Japanese Maple 'Coral Bark'	Acer palmatum 'Coral Bark'	7,7,5	3	2	Fair	Fair	Moderate	Suitable	Multiple stems, deadwood, overhangs existing balcony.	Root zone restricted to within planter. No impacts anticipated.	Retain
1854	Yes	On	Yes	Pear	Pyrus spp.	44	3.5	5.3	Fair-poor	Fair-poor	Moderate	Suitable	Dieback, deadwood.	Within proposed building area	Remove
1855	Yes	On	Yes	Pear	Pyrus spp.	29,22	3	6	Fair	Fair	Moderate	Suitable	Codominant with included bark in union, small deadwood.	Within proposed parking area.	Remove
OS1	Yes	Shared	No	Sycamore Maple	Acer pseudoplatanus	~20	4	2.5	Fair	Fair	Moderate	Suitable	Drought stress.	Shared tree, retention will depend on potential impacts from proposed parking area,	Retain*
OS2	No	Off	No	Golden Chain Tree	Laburnum anagyroides	~8,7	2	2	Fair	Fair	Moderate	Suitable	Co-dominant 2 stems previously removed.	Neighbours tree, retention will depend on potential impacts from proposed parking area.	Retain*
M1	No	Off	Yes	Golden Chain Tree	Laburnum anagyroides	8,7,6	1.5	2.5	Fair-poor	Poor	Moderate	Suitable	Decay at base, bark damage.	Municipal tree, should be possible to isolate it from construction activity.	Retain



OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY

DRAWN BY: GRACE MORAZZANO

5	ISSUED FOR DP RESUBMISSION	1/31/2025
4	ISSUED FOR DP RESUBMISSION	5/1/2024
3	ISSUED FOR DP RESUBMISSION	2/9/2024
2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY

SEAL



NORTH ARROW



DRAWING TITLE:

TREE MANAGEMENT PLAN

LEVEL 1

DWG NO

SCALE: 1:150

L0.02



PLAZA EXTENSION

CRU PATIOS

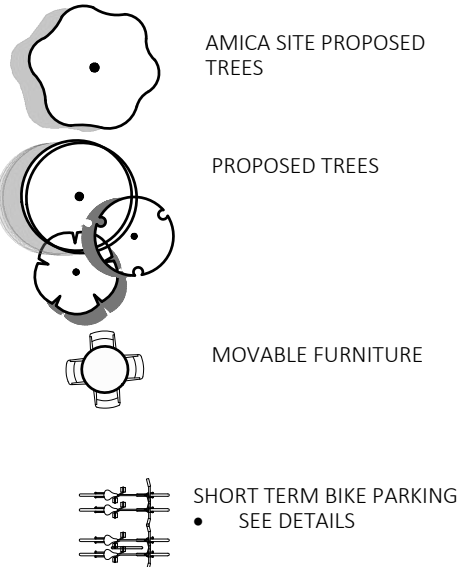
CORNER PLAZA

LEGEND

- PROPERTY LINE
----- BUILDING ABOVE
----- SRW LINE
----- IRRIGATION SLEEVING
----- ROOT BARRIERS

MATERIALS SCHEDULE - LEVEL 1

SYMBOL	DESCRIPTION	QTY
	Paving Type 1: CIP concrete	91.3 m²
	Paving Type 2: Concrete Unit Pavers - Pedestrian grade	474.4 m²
	Paving Type 3: Concrete Unit pavers - Vehicular grade	111.8 m²
	Paving Type 4: Stamped Pervious Concrete	455.5 m²
	Planted areas - Refer to Planting plan	202.6 m²
	Soil Cells	



MATERIALS PLAN NOTES

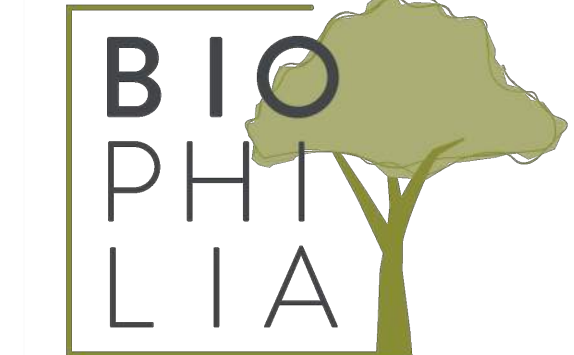
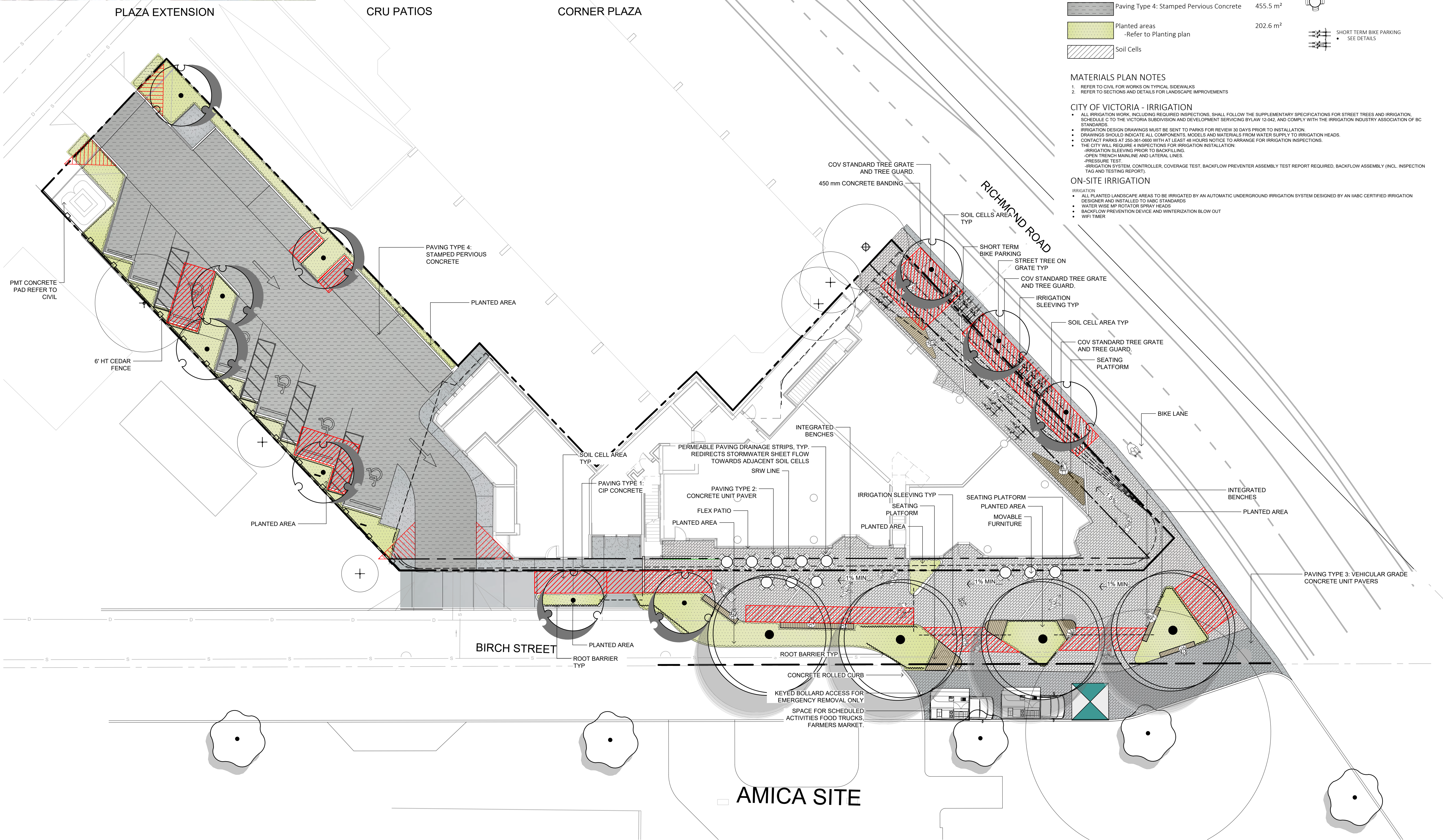
- REFER TO CIVIL FOR WORKS ON TYPICAL SIDEWALKS
- REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

CITY OF VICTORIA - IRRIGATION

- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BY LAW 12542, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
 - IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAINLINE AND LATERAL LINES.
 - PRESSURE TEST.
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

ON-SITE IRRIGATION

- ALL PLANTED LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC STANDARDS
- WATER WISE MP ROTATOR SPRAY HEADS
- BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
- WPI TIMER



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
**2002 RICHMOND RD
VICTORIA, BC.**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY

SEAL



NORTH ARROW



DRAWING TITLE:
**MATERIALS PLAN
LEVEL 1**

DWG NO:

SCALE: 1:150

L1.01



BBQ STAND



URBAN AGRICULTURE PLANTERS



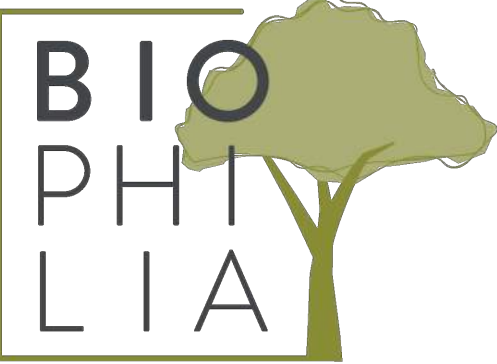
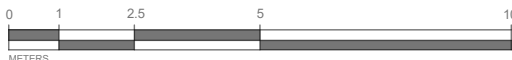
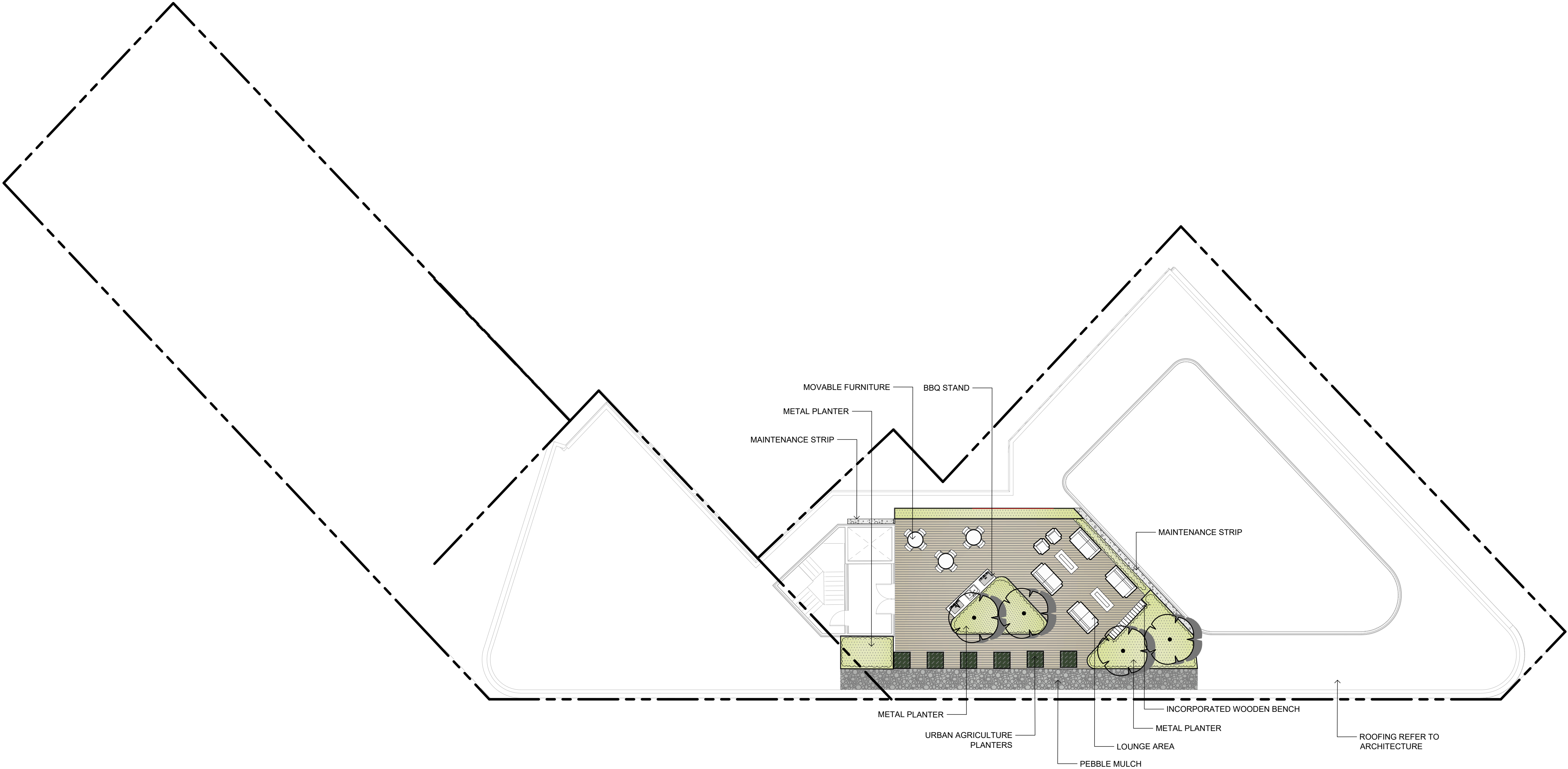
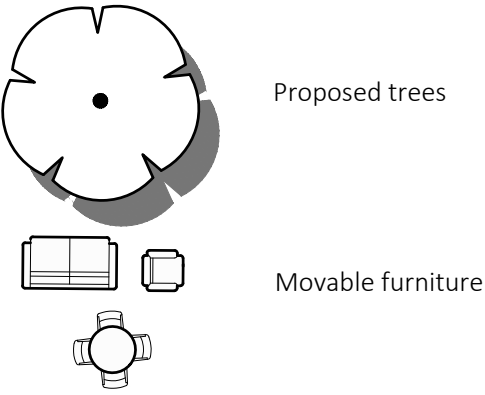
LOUNGE AREA

LEGEND

- PROPERTY LINE
- BUILDING ABOVE

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Paving Type 5: Wooden Deck	94.2 m ²
	Pebble Mulch	27.1 m ²
	Maintenance Strip	3.9 m ²
	Planted areas -Refer to Planting plan	47.3 m ²
	Urban agriculture	5.4 m ²



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SEAL



NORTH ARROW



DRAWING TITLE:
**MATERIALS PLAN
ROOFTOP**

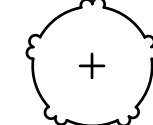
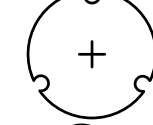
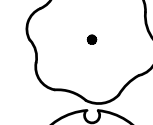
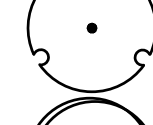
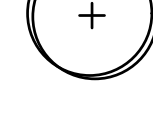
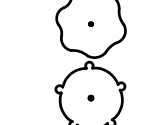
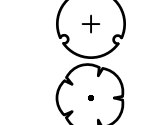

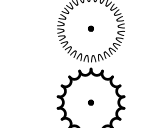
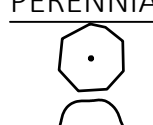
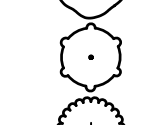
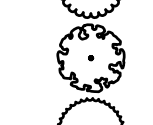
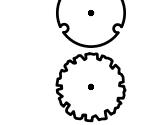
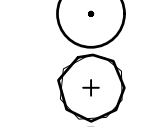
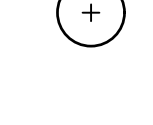

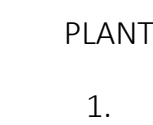
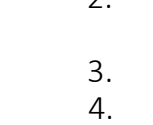
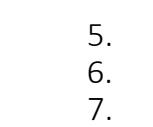




DWG NO:

SCALE: 1:150

L1.02

PLANT SCHEDULE LEVEL 1

2025-01-15 18:28

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
TREES							
	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
	AA	Off-site medium, vertical tree	60mm Cal.	As Shown	B&B, Well Established	3	SPECIES TO BE DETERMINED BY PARKS AT BP
	QG	Off-site large tree	60mm Cal.	As Shown	B&B, Well Established	4	SPECIES TO BE DETERMINED BY PARKS AT BP
	CJ	Cercidiphyllum japonicum / Katsura Tree	60mm Cal.	As Shown	B&B, Well Established	3	ON-SITE TREES
	FD	Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech	60mm Cal.	As Shown	B&B, Well Established	2	ON-SITE TREE
SHRUBS							
	CP	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2 POT	1000 mm.	Full, Well Established	1	EVERGREEN, DROUGHT TOLERANT
	Hp	Hebe pinguifolia 'Sutherlandii' / Sutherland Hebe	#2 POT	1000 mm.	Full, Well Established	24	EVERGREEN
	Lh	Ligustrum vulgare 'Swift' / First Editions® Straight Talk® Privet	#2 POT	800mm	Full, Well Established	46	SEMI-EVERGREEN, DROUGHT TOLERANT
	Pc	Prostanthera cuneata / Alpine Mint Bush	#2 POT	1200mm	Full, Well Established	1	POLINATOR SUPPORT, EVERGREEN, DROUGHT TOLERANT
GRASSES							
	Ck2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 POT	600mm	Full, Well Established	56	POLINATOR SUPPORT, DROUGHT TOLERANT
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#1 POT	450mm	Full, Well Established	77	POLINATOR SUPPORT, DROUGHT TOLERANT
	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	41	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
PERENNIALS							
	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	600mm	Full, Well Established	18	POLINATOR SUPPORT, DROUGHT TOLERANT
	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	600mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOLERANT
	Es	Erica carnea 'Springwood White' / White Spring Winter Heath	#1 POT	450mm	Full, Well Established	10	POLINATOR SUPPORT, EVERGREEN
	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	27	POLINATOR SUPPORT, DROUGHT TOLERANT
	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	13	POLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN
	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	600mm	Full, Well Established	70	POLINATOR SUPPORT, DROUGHT TOLERANT
	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	26	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	SC2	Santolina chamaecyparissus / Lavender Cotton	#1 POT	450mm	Full, Well Established	153	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	Tp	Thymus pseudolanuginosus / Woolly Thyme	#1 POT	300mm	Full, Well Established	149	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	VB	Verbena bonariensis / Tall Verbena	#1 POT	750mm	Full, Well Established	21	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	Vp	Veronica peduncularis 'Georgia Blue' / Georgia Blue Speedwell	#1 POT	450mm	Full, Well Established	13	POLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN

A TOTAL OF 86.5% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING PLAN NOTES

- ALL PLANT MATERIAL TO BCSLA STANDARDS.
- THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
- IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.



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NO.	ISSUE	MM/DD/YY

SEAL



NORTH ARROW



DRAWING TITLE:
PLANTING SCHEDULE
LEVEL 1

DWG NO:

SCALE: 1:150

L2.00



DAWYCK'S GOLD EUROPEAN BEECH
FAGUS SYLVATICA 'DAWYCK GOLD'



KATSURA TREE
CERCIDIPHYLLUM JAPONICUM

PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
TREES							
	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
	AA	Off-site medium, vertical tree	60mm Cal.	As Shown	B&B, Well Established	3	SPECIES TO BE DETERMINED BY PARKS AT BP
	QG	Off-site large tree	60mm Cal.	As Shown	B&B, Well Established	4	SPECIES TO BE DETERMINED BY PARKS AT BP
	CJ	Cercidiphyllum japonicum / Katsura Tree	60mm Cal.	As Shown	B&B, Well Established	3	ON-SITE TREES
	FD	Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech	60mm Cal.	As Shown	B&B, Well Established	2	ON-SITE TREE

LEGEND

	PROPERTY LINE		IRRIGATION SLEEVING
	BUILDING ABOVE		ROOT BARRIERS
	PART 1 REPLACEMENT TREES (1:1)		PART 2 REPLACEMENT TREES (2:1)

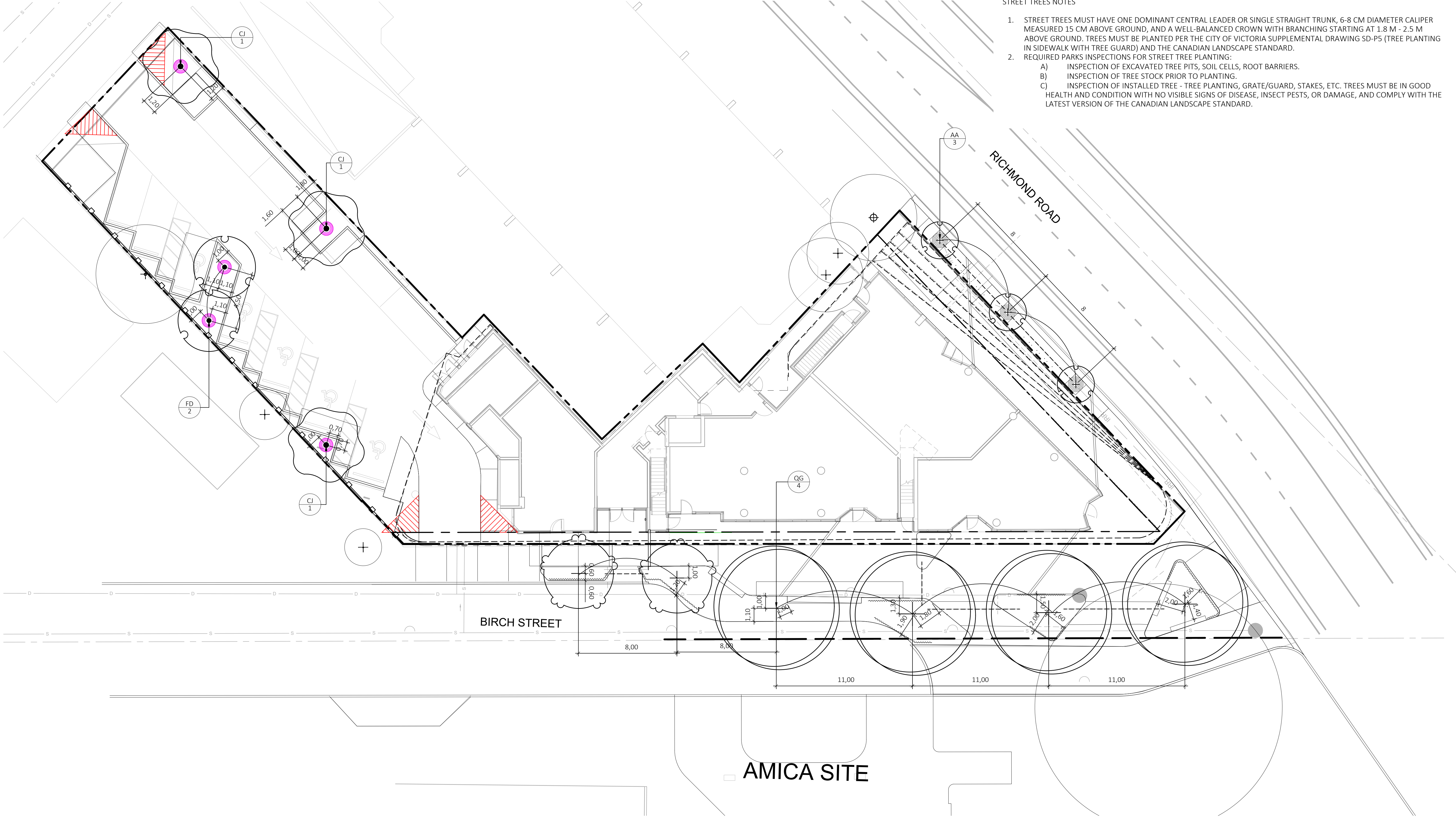
1 M. CLEARANCE FROM PROPERTY LINE OF A LOT, ABOVE AND UNDERGROUND UTILITY, DRIVEWAY OR OTHER PAVED SURFACE

PLANTING PLAN NOTES

- ALL PLANT MATERIAL TO BC SLA STANDARDS.
- THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- REFER TO CIVIL AND MECHANICAL FOR DRAINS.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN.
- IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

STREET TREES NOTES

- STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD-P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
- REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
 - INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.
 - INSPECTION OF TREE STOCK PRIOR TO PLANTING.
 - INSPECTION OF INSTALLED TREE - TREE PLANTING, GRATE/GUARD, STAKES, ETC. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.



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SEAL



NORTH ARROW



DRAWING TITLE:
**TREE PLANTING PLAN
LEVEL 1**

DWG NO:

SCALE: 1:150

L2.01

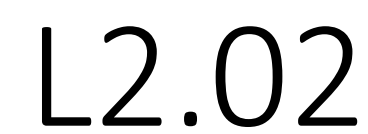
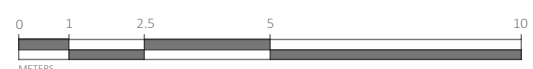


 PROPERTY LINE
 IRRIGATION SLEEVING

 BUILDING ABOVE
 ROOT BARRIERS

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN.
8. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

1. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD-P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
2. REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
 - A) INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.
 - B) INSPECTION OF TREE STOCK PRIOR TO PLANTING.
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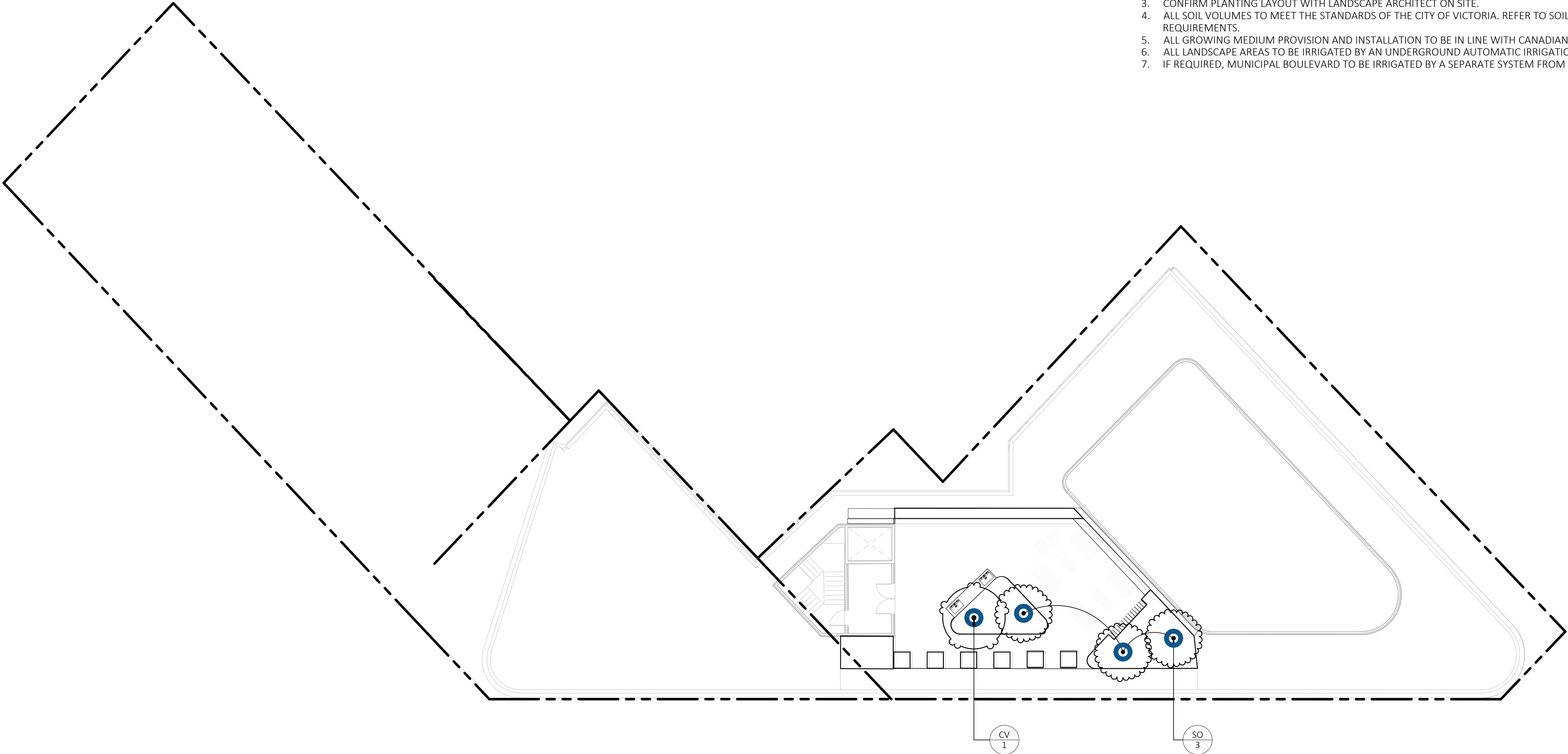




FRAGRANT SNOWBELL
STYRAX OBASSIA



VENUS DOGWOOD
CORNUS X 'KN30-8'



LEGEND

- PROPERTY LINE
- IRRIGATION SLEEVING
- BUILDING ABOVE
- ROOT BARRIERS
- PART 1 REPLACEMENT TREES (1:1)
- PART 2 REPLACEMENT TREES (2:1)

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
TREES							
	CV	Cornus x 'KN30-8' / Venus® Dogwood	60mm Cal.	As Shown	B&B, Well Established	1	ON-SITE TREES
	SO	Styrax obassia / Fragrant Snowbell	60mm Cal.	As Shown	B&B, Well Established	3	ON-SITE TREES

PLANTING PLAN NOTES

1.

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2.

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3.

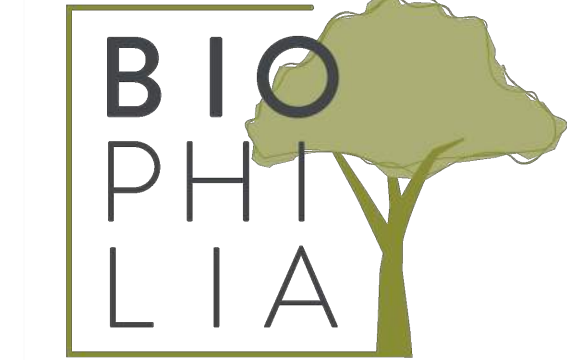
CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4.

ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5.

ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
6.

ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
7.

IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.



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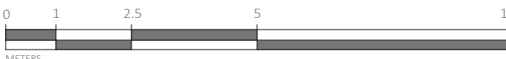
NORTH ARROW



DRAWING TITLE:
TREE PLANTING PLAN
ROOFTOP

DWG NO:

SCALE: 1:150



L2.03



LEGEND

--- PROPERTY LINE

----- BUILDING ABOVE

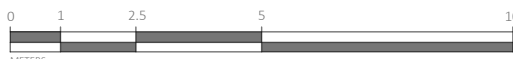
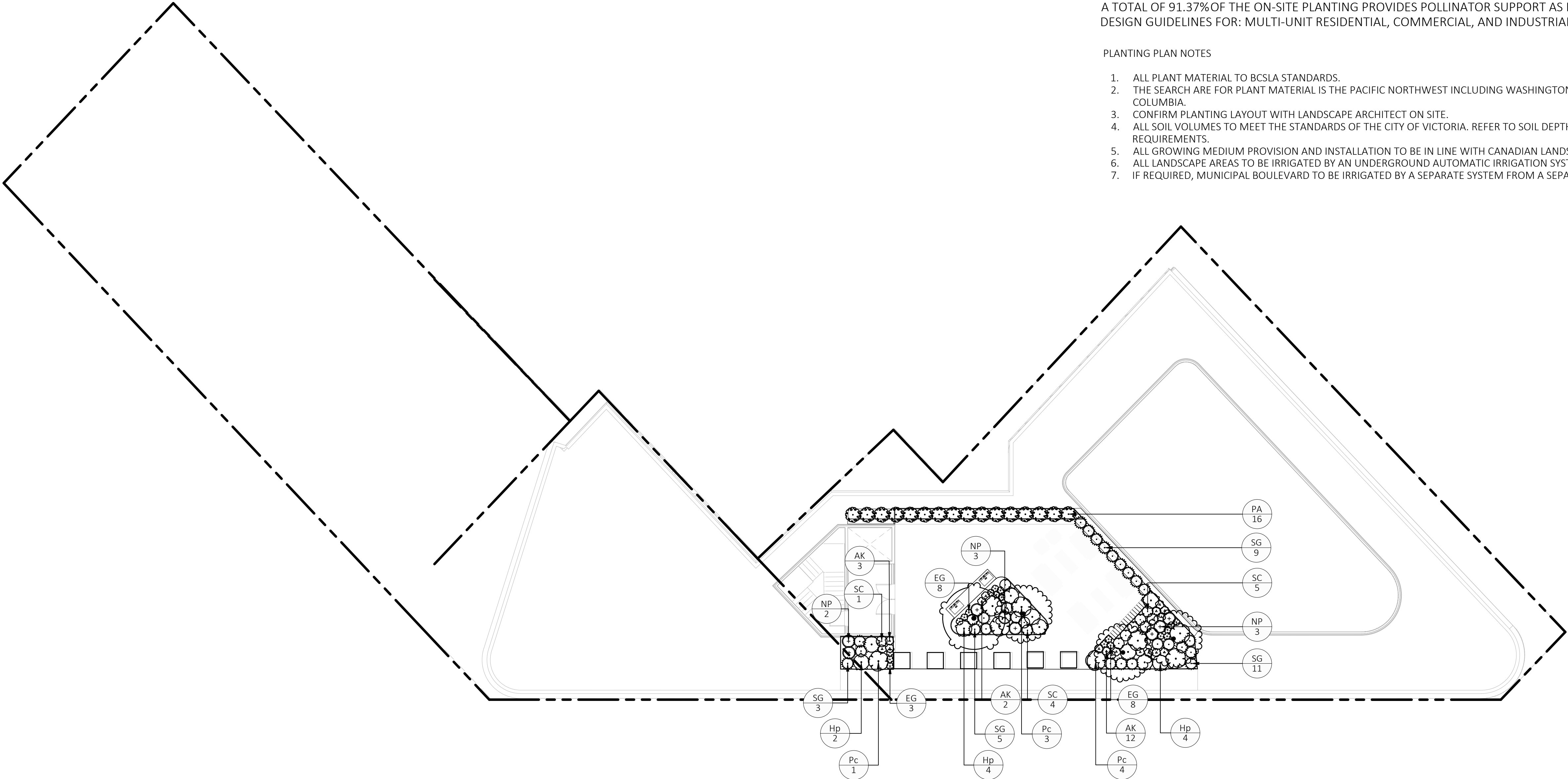
PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
SHRUBS							
	Hp	Hebe pinguifolia 'Sutherlandii' / Sutherland Hebe	#2 POT	1000 mm.	Full, Well Established	10	EVERGREEN
	Pc	Prostanthera cuneata / Alpine Mint Bush	#2 POT	1200mm	Full, Well Established	8	POLINATOR SUPPORT, EVERGREEN, C
GRASSES							
	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	28	POLINATOR SUPPORT, DROUGHT TOL
PERENNIALS							
	AK	Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop	#1 POT	500mm	Full, Well Established	17	POLINATOR SUPPORT, DROUGHT TOL
	EG	Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower	#1 POT	500mm	Full, Well Established	19	POLINATOR SUPPORT, DROUGHT TOL
	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	8	POLINATOR SUPPORT, DROUGHT TOL
	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOL SEMI-EVERGREEN
	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	10	POLINATOR SUPPORT, DROUGHT TOL

A TOTAL OF 91.37% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
7. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
**2002 RICHMOND RD
VICTORIA, BC.**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

5	ISSUED FOR DP RESUBMISSION	1/31/2025
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1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY

SEAL



NORTH ARROW



DRAWING TITLE:
**PLANTING PLAN
ROOFTOP**

DWG NO:

SCALE: **1:150**

L2.04

LEGEND

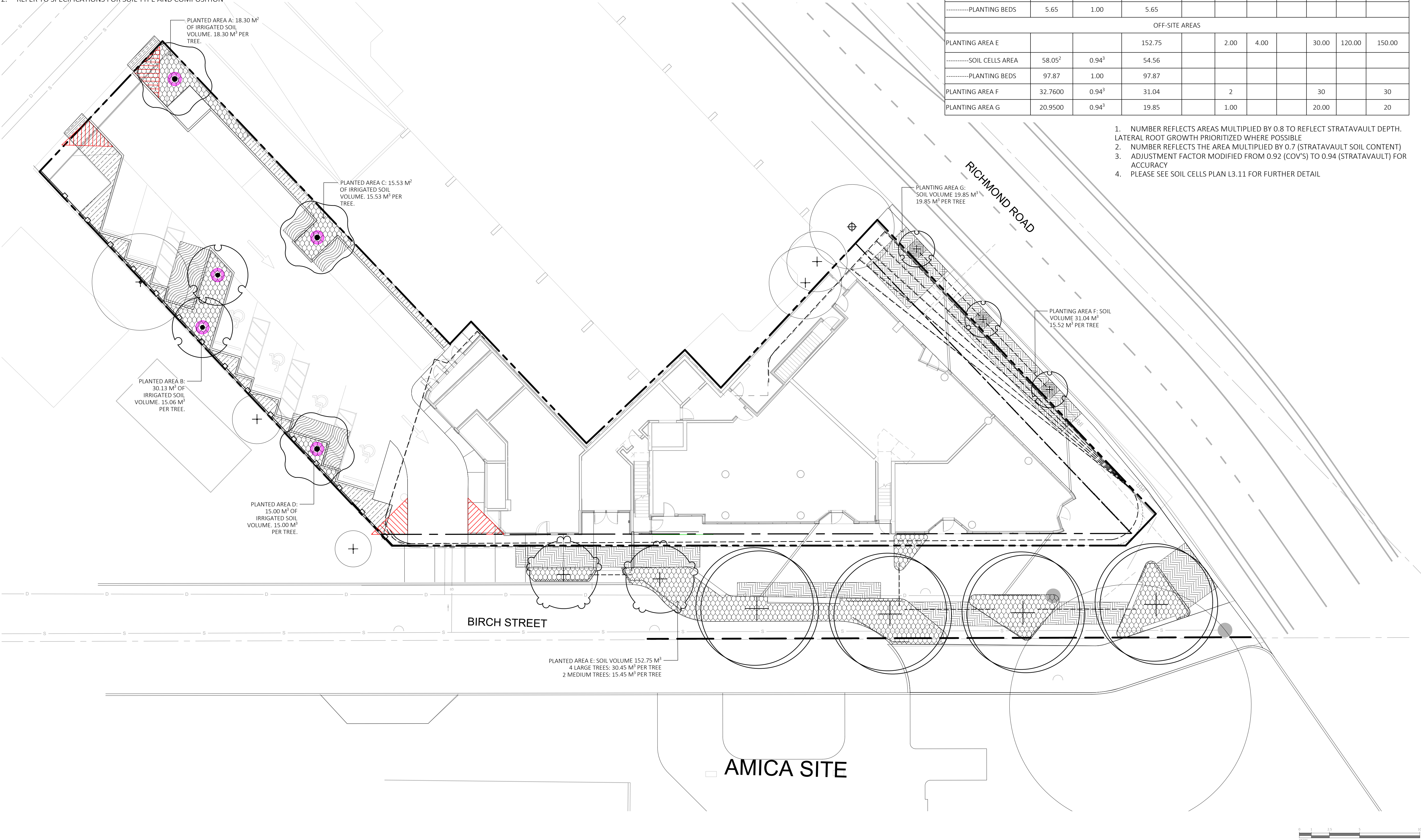
- PROPERTY LINE
- IRRIGATION SLEEVEING
- BUILDING ABOVE
- ROOT BARRIERS

SOIL DEPTH SCHEDULE - MAIN LEVEL

SYMBOL	DESCRIPTION	QTY
	1000 MM MIN SOIL DEPTH	157.6 m²
	SOIL CELLS: 1000 MM SOIL DEPTH	116.0 m²
	SOIL CELLS: 800 MM SOIL DEPTH	31.3 m²
	450 MM MIN SOIL DEPTH	53.4 m²

SOIL DEPTH PLAN NOTES

1. ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS.
2. REFER TO SPECIFICATIONS FOR SOIL TYPE AND COMPOSITION



SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SC	A.ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA										
PLANTING AREA A	18.30	1.00	18.30		1.00			15.00		15.00
PLANTING AREA B			30.13		2.00			15.00		30.00
-----SOIL CELLS AREA	13.34 ¹	0.94 ³	12.60							
-----PLANTING BEDS	17.53	1.00	17.53							
PLANTING AREA C			15.53		1.00			15.00		15.00
-----SOIL CELLS AREA	6.91 ¹	0.94 ³	6.53							
-----PLANTING BEDS	9.00	1.00	9.00							
PLANTING AREA D			15.00		1.00			15.00		15.00
-----SOIL CELLS AREA	9.89 ¹	0.94 ³	9.35							
-----PLANTING BEDS	5.65	1.00	5.65							
OFF-SITE AREAS										
PLANTING AREA E			152.75		2.00	4.00		30.00	120.00	150.00
-----SOIL CELLS AREA	58.05 ²	0.94 ³	54.56							
-----PLANTING BEDS	97.87	1.00	97.87							
PLANTING AREA F	32.7600	0.94 ³	31.04		2			30		30
PLANTING AREA G	20.9500	0.94 ³	19.85		1.00			20.00		20

1. NUMBER REFLECTS AREAS MULTIPLIED BY 0.8 TO REFLECT STRATAVAULT DEPTH. LATERAL ROOT GROWTH PRIORITIZED WHERE POSSIBLE
2. NUMBER REFLECTS THE AREA MULTIPLIED BY 0.7 (STRATAVAULT SOIL CONTENT)
3. ADJUSTMENT FACTOR MODIFIED FROM 0.92 (COV'S) TO 0.94 (STRATAVAULT) FOR ACCURACY
4. PLEASE SEE SOIL CELLS PLAN L3.11 FOR FURTHER DETAIL



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SEAL



NORTH ARROW

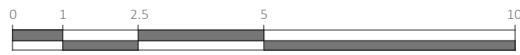


DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:150

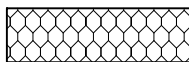
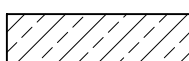
L3.01



LEGEND

- PROPERTY LINE
- BUILDING ABOVE

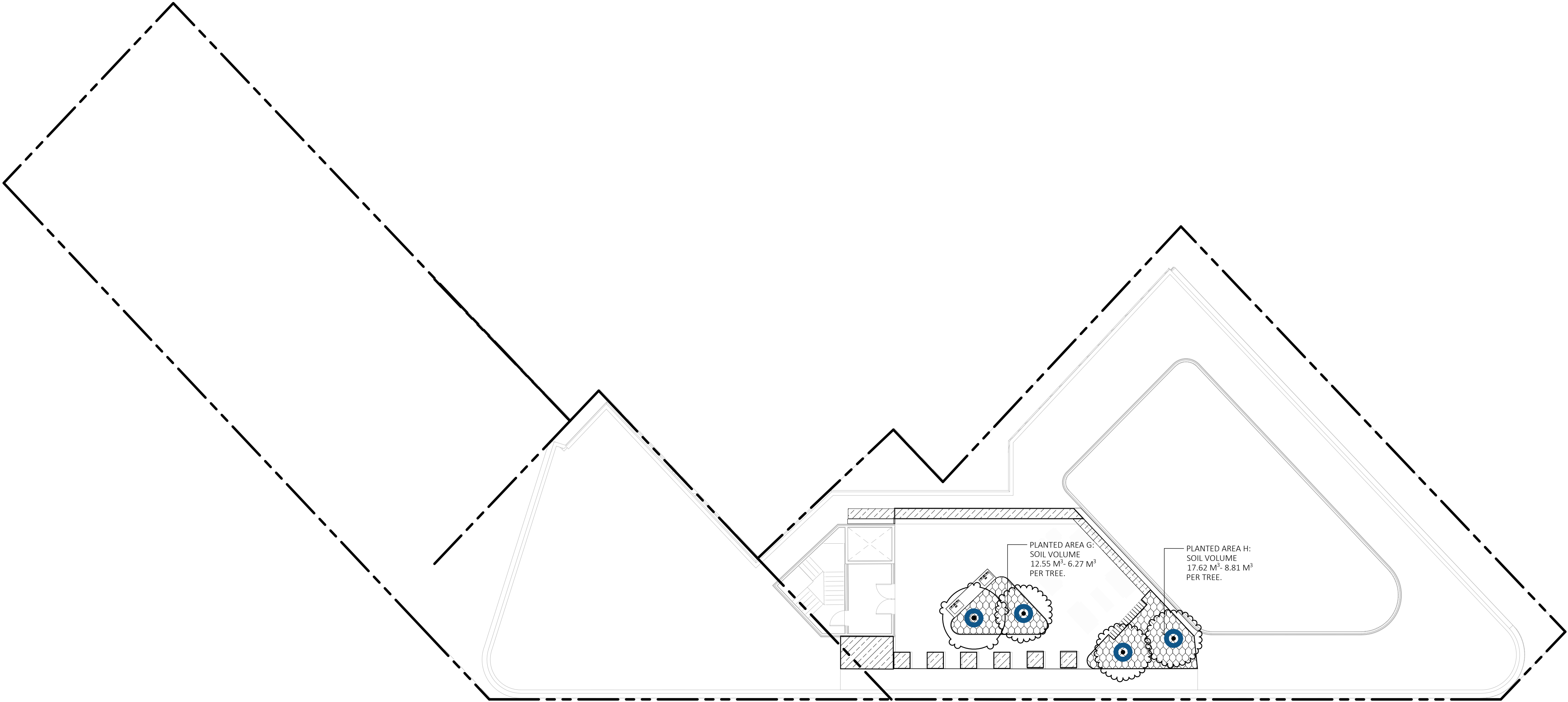
SOIL DEPTH SCHEDULE - ROOFTOP

SYMBOL	DESCRIPTION	QTY
	1000 MM MIN SOIL DEPTH	30.2 m²
	450 MM MIN SOIL DEPTH	22.4 m²

SOIL DEPTH PLAN NOTES

- ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS.
- REFER TO SPECIFICATIONS FOR SOIL TYPE AND COMPOSITION

SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SC	A.ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA										
PLANTING AREA G	12.55	1.00	12.55		2.00		6.00			12.00
PLANTING AREA H	17.62	1.00	17.62		2.00		6.00			12.00



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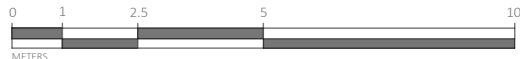
NORTH ARROW



DRAWING TITLE:
**SOIL DEPTH PLAN
ROOFTOP**

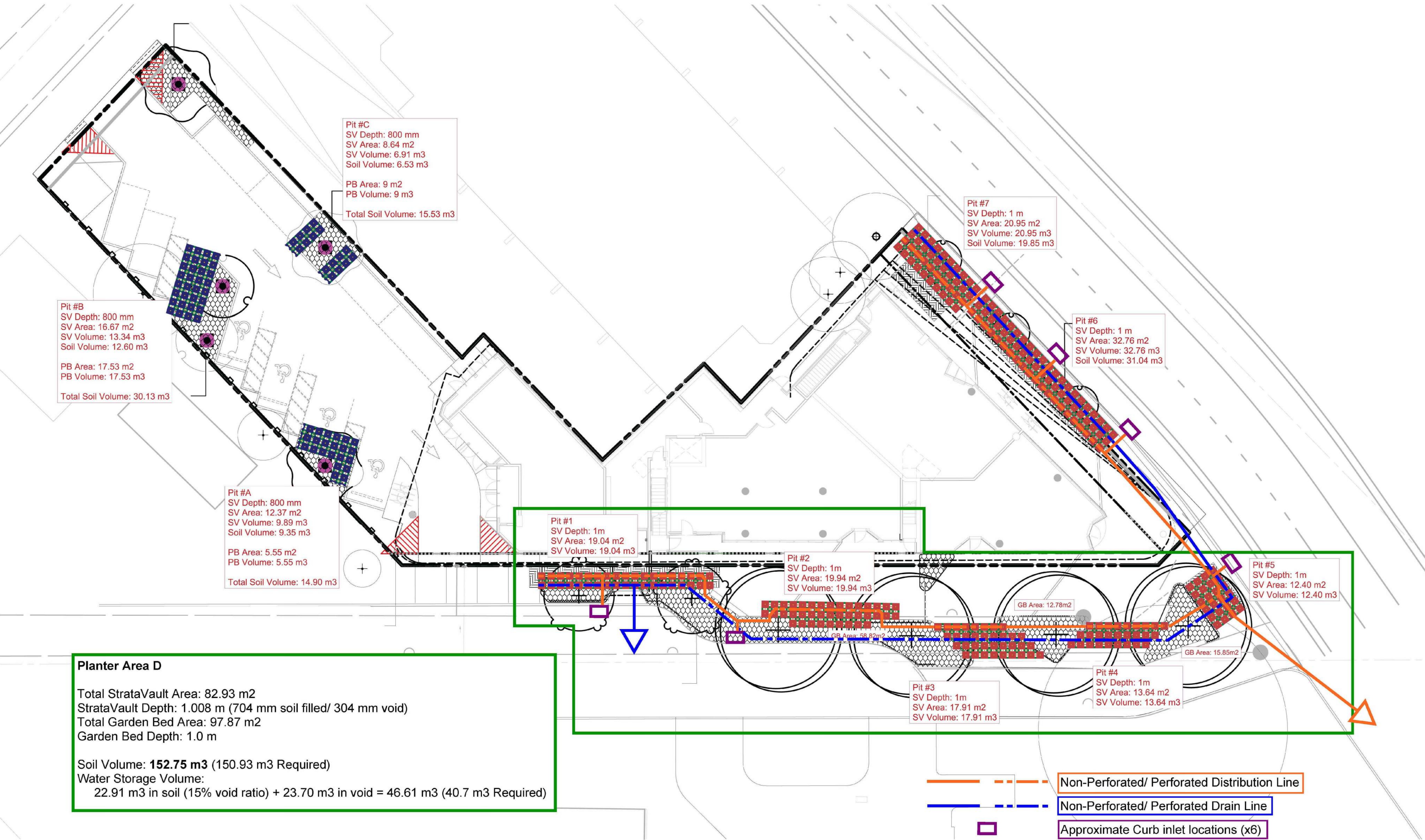
DWG NO:

SCALE: 1:150



L3.02

Noted Soil & Water Storage Volumes include the 94% Soil Void ratio within the soil cell structures.



Planter Area D

Total StrataVault Area: 82.93 m2
StrataVault Depth: 1.008 m (704 mm soil filled/ 304 mm void)
Total Garden Bed Area: 97.87 m2
Garden Bed Depth: 1.0 m

Soil Volume: **152.75 m3** (150.93 m3 Required)
Water Storage Volume:
22.91 m3 in soil (15% void ratio) + 23.70 m3 in void = 46.61 m3 (40.7 m3 Required)

MP5012 2002 Richmond Rd, Victoria BC



The configurations shown are purely for the purpose of clarifying the Citygreen's interpretation of Stratavault assembly configurations within this project. These drawings do not replace site specific construction drawings. If you see discrepancies within this takeoff, please arrange a meeting with Citygreen through the website contact form. By proceeding with your tender submission (and/or consequently proceeding with construction), you acknowledge full responsibility of quantities, layout, and type of products quoted.

Legend

- one layer depth (420mm)
- two layer depth (824mm)
- three layer depth (1008mm)

Scale

0m 5 10 15

DRAWING NO.
SV-AD-501

Date: 2025/01/30



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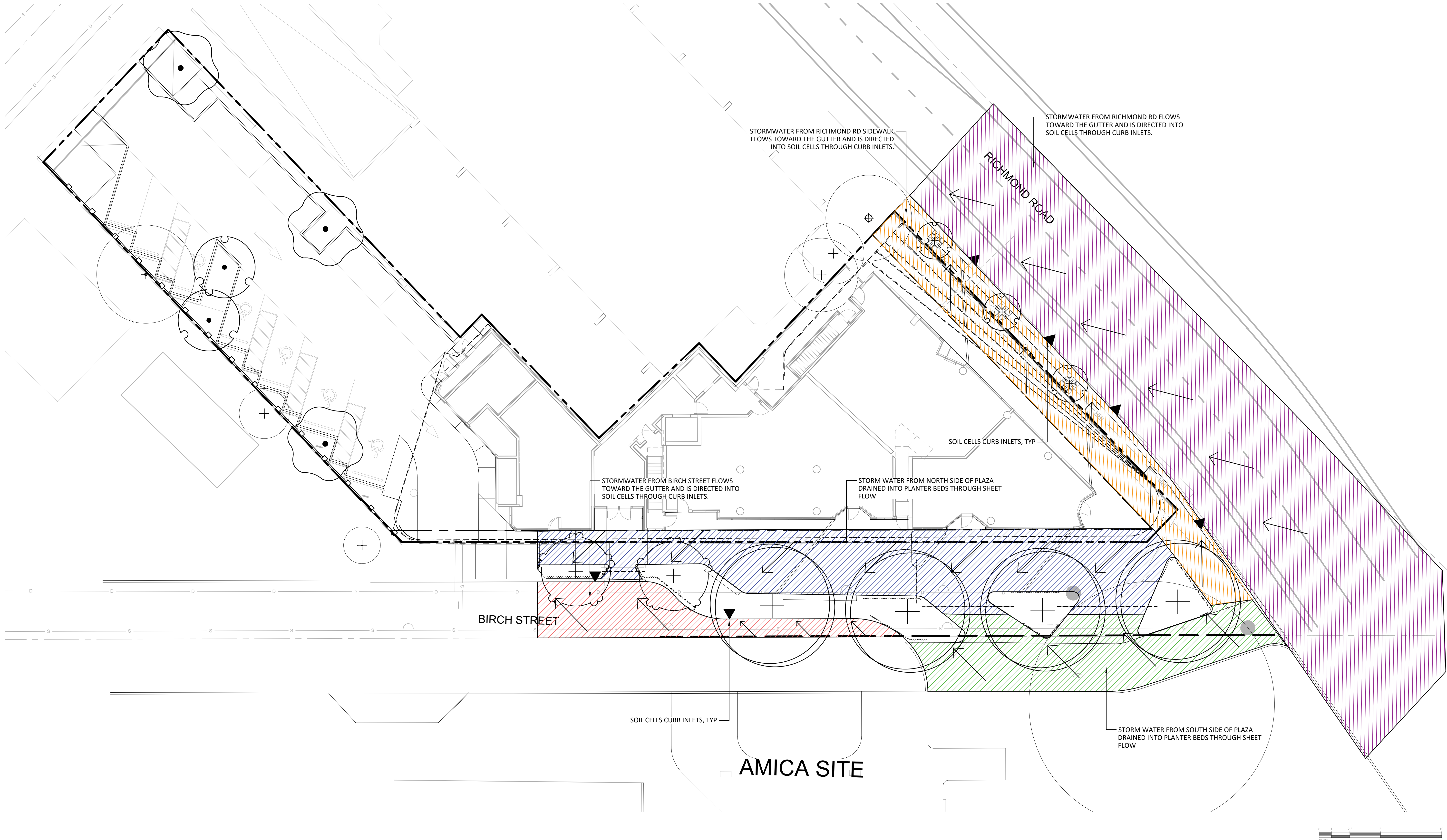
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DRAWING TITLE:
**SOIL CELLS PLAN
LEVEL 1**

DWG NO:

SCALE: NTS **L3.11**



LEGEND

PROPERTY LINE

BUILDING ABOVE

SOIL CELLS CURB INLETS

DRAINAGE AREAS

DIRECTION OF STORMWATER SHEET FLOW

STORMWATER PLAN NOTES

1.

DRAINAGE AREAS FOR REFERENCE ONLY. CHANGES TO DRAINAGE AREAS MAY OCCUR ON FURTHER STAGES OF DEVELOPMENT.

2.

REFER TO CIVIL FOR SCHEMATIC GRADING.

3.

REFER TO SOIL CELLS PLAN FOR SOIL CELL DISTRIBUTION, DISTRIBUTION AND OVERFLOW LINES.

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SEAL

NORTH ARROW

DRAWING TITLE:
**STORMWATER
MANAGEMENT PLAN
LEVEL 1**

DWG NO:

SCALE: 1:150

L3.21



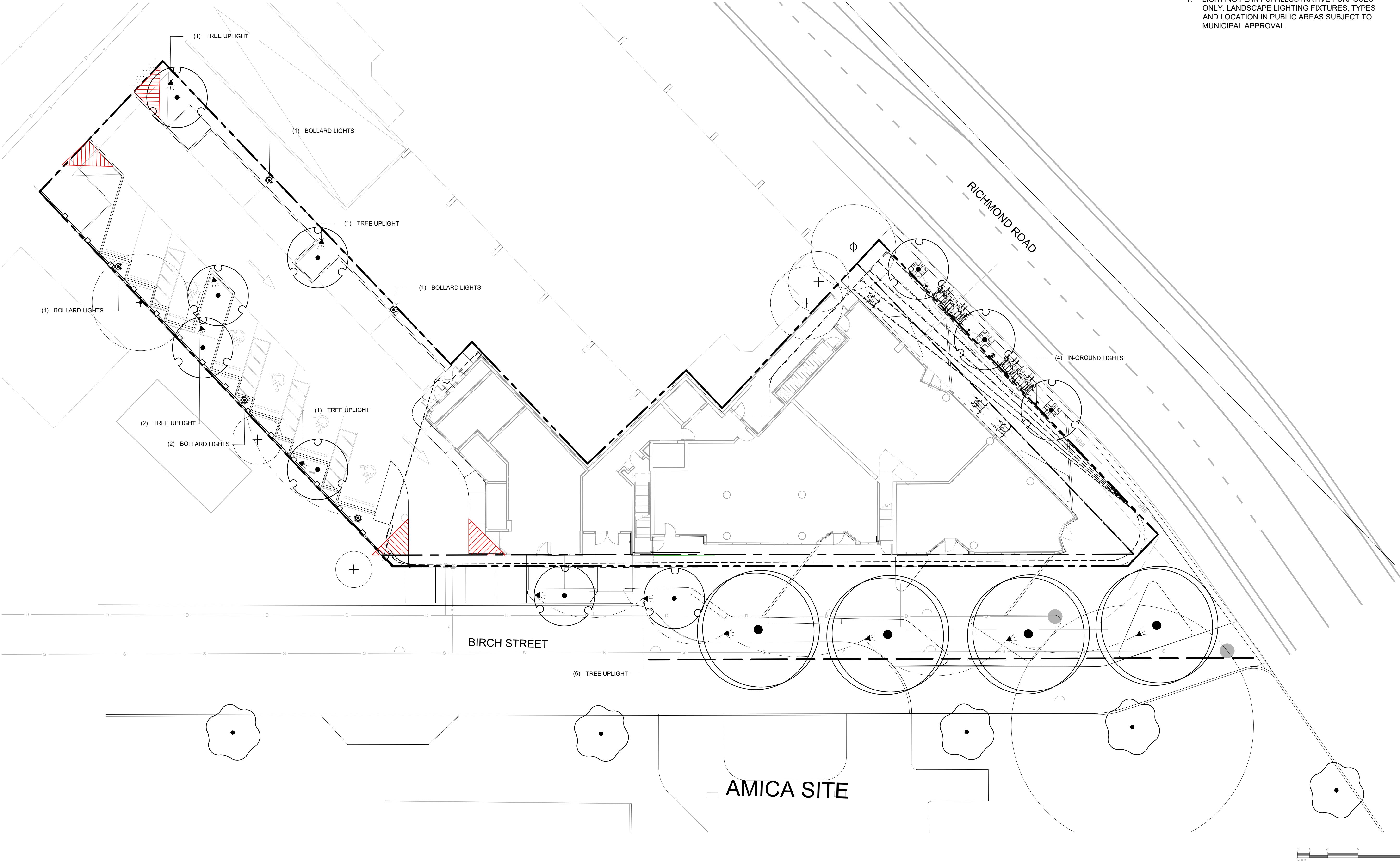
TREE UPIGHTS



IN-GROUND LIGHTS



BOLLARD LIGHTS



LEGEND		
	PROPERTY LINE	IRR
	BUILDING ABOVE	ROOF
	COLLUMN LINE	

LIGHTING SCHEDULE LEVEL 1

SYMBOL	DESCRIPTION	QTY
	TREE UPLIGHTS	11
	BOLLAR LIGHTS	5
	IN-GROUND LIGHTS	4

- LIGHTING PLAN NOTES
- LIGHTING PLAN FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPE LIGHTING FIXTURES, TYPES AND LOCATION IN PUBLIC AREAS SUBJECT TO MUNICIPAL APPROVAL



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SEAL



NORTH ARROW

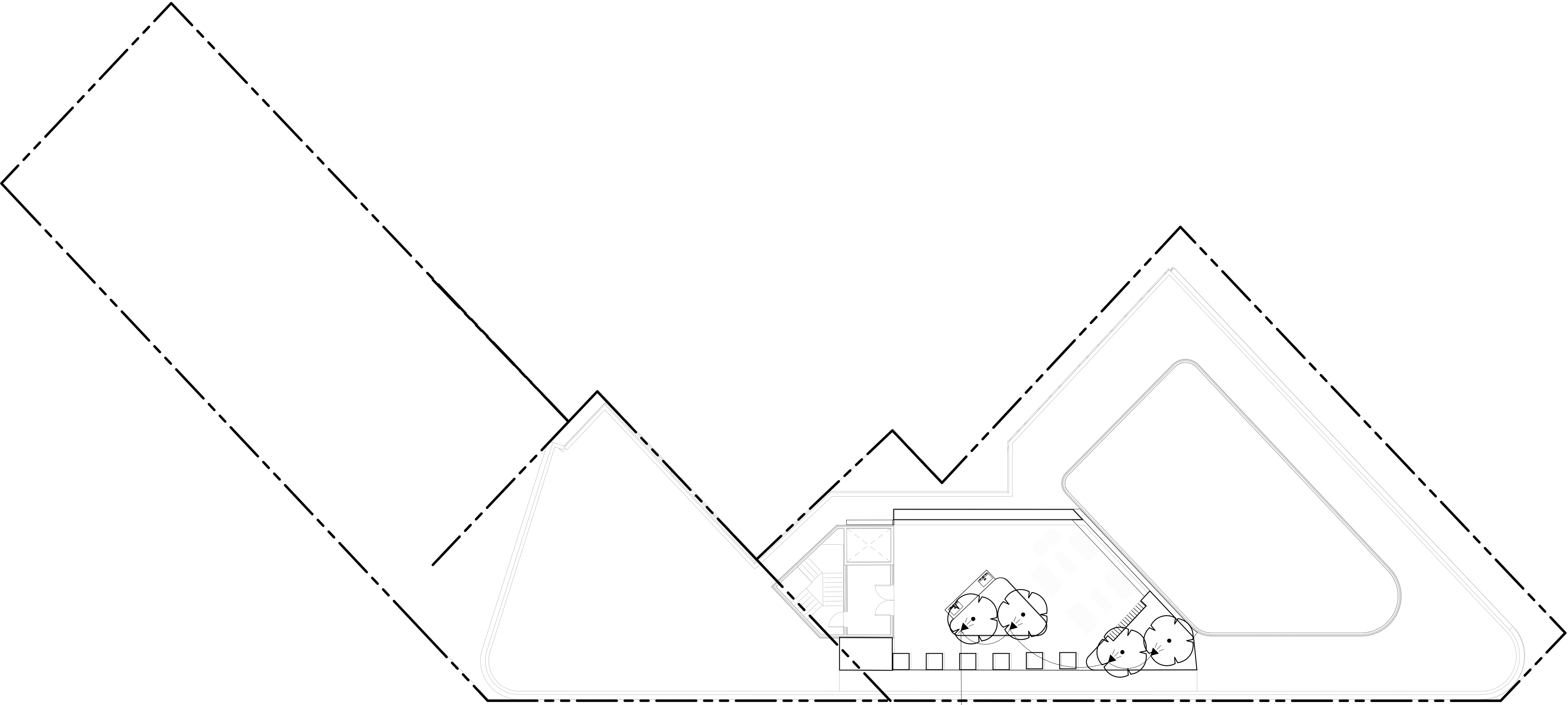


DRAWING TITLE:
**LIGHTING PLAN
LEVEL 1**

DWG NO:

SCALE: 1:150

L4.01



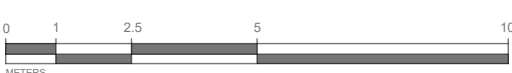
LEGEND

PROPERTY LINE

BUILDING ABOVE

LIGHTING SCHEDULE ROOFTOP

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE UPLIGHTS	4



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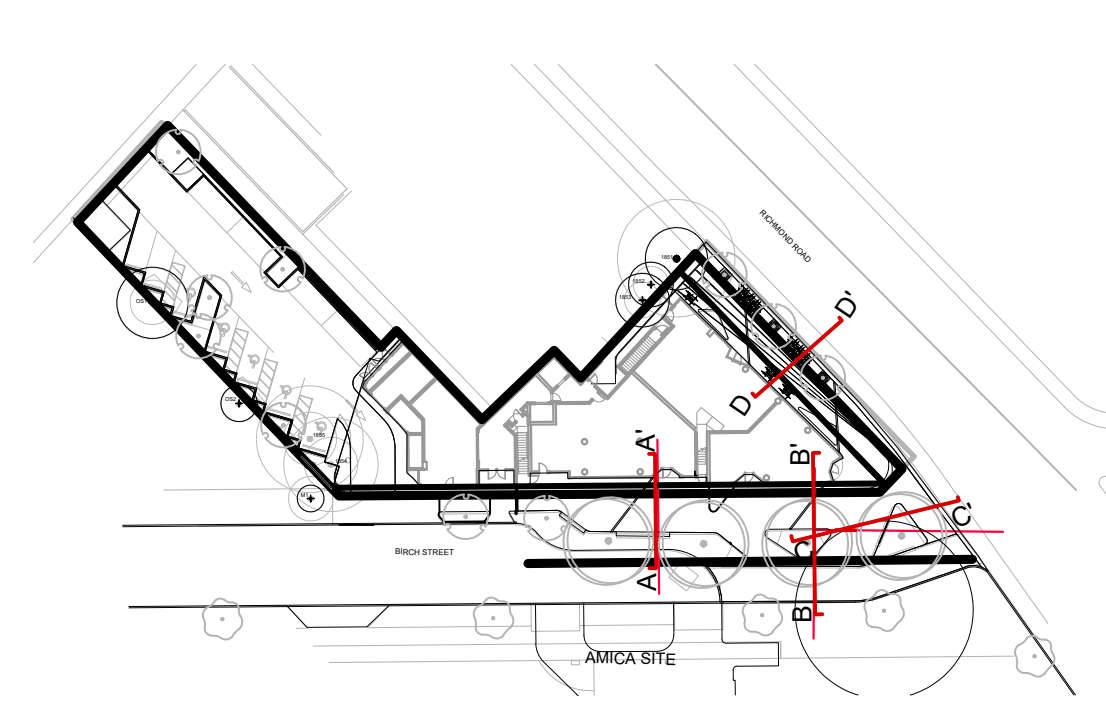
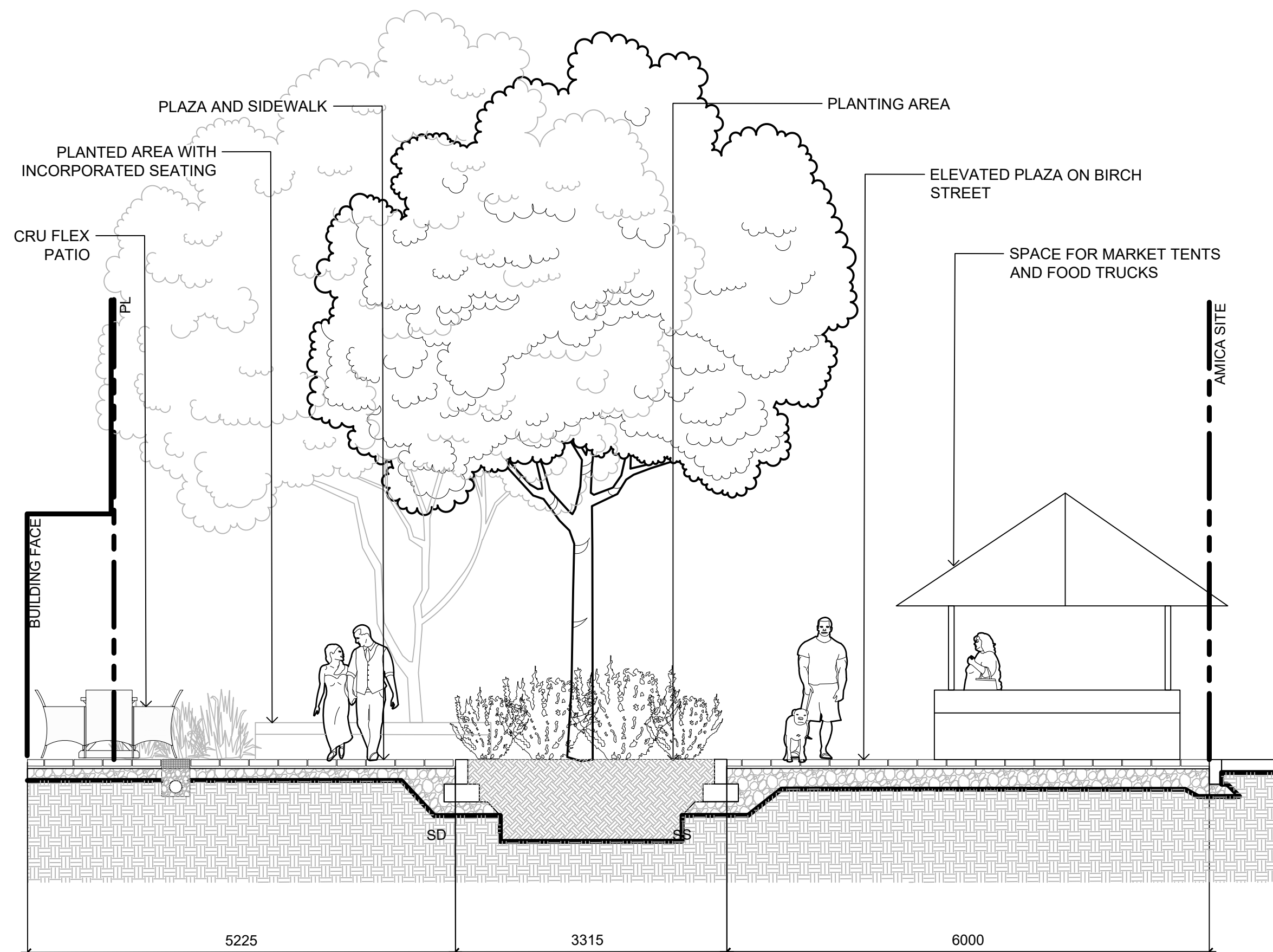
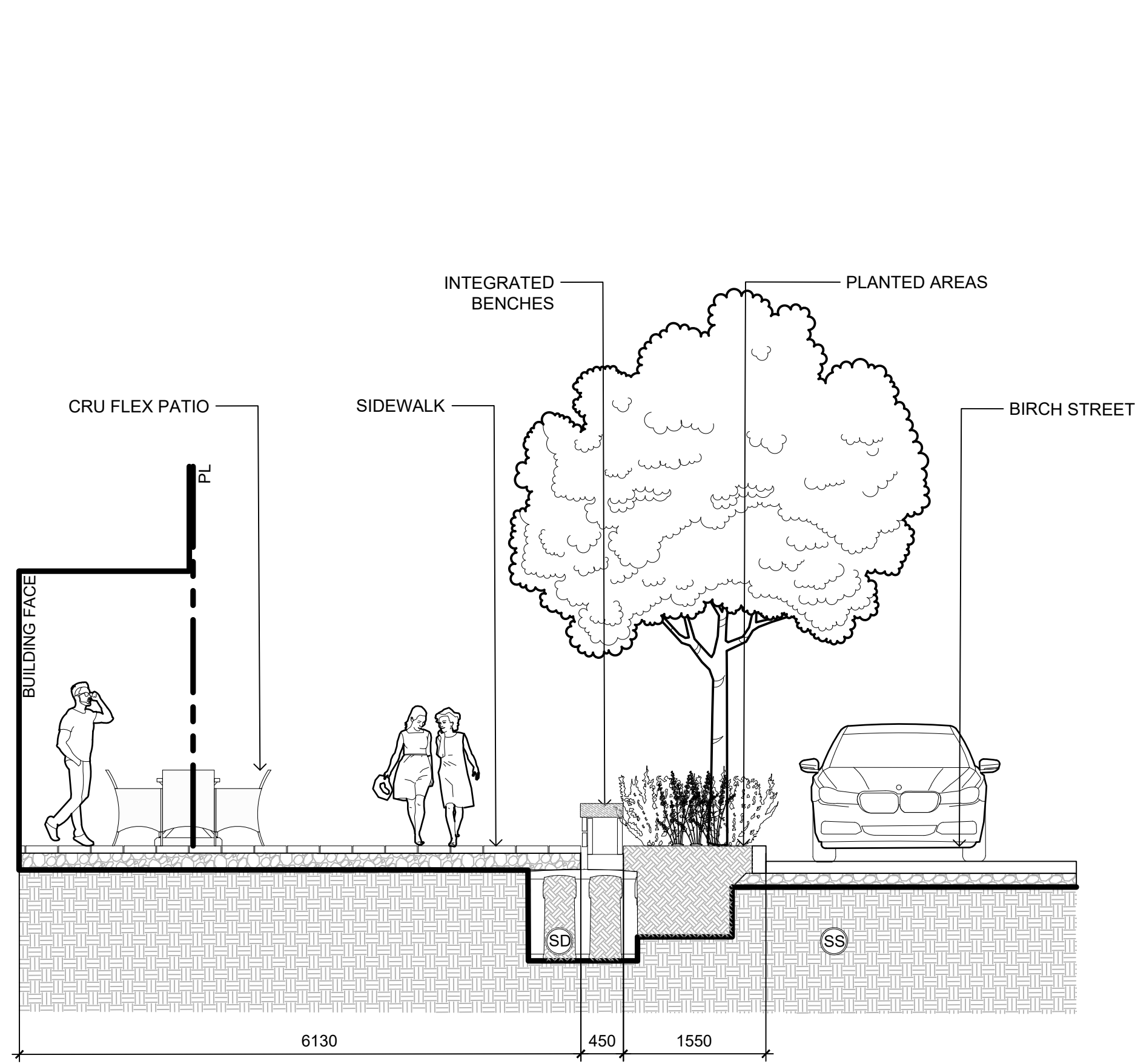


DRAWING TITLE:
LIGHTING PLAN
ROOFTOP

DWG NO:

SCALE: 1:150

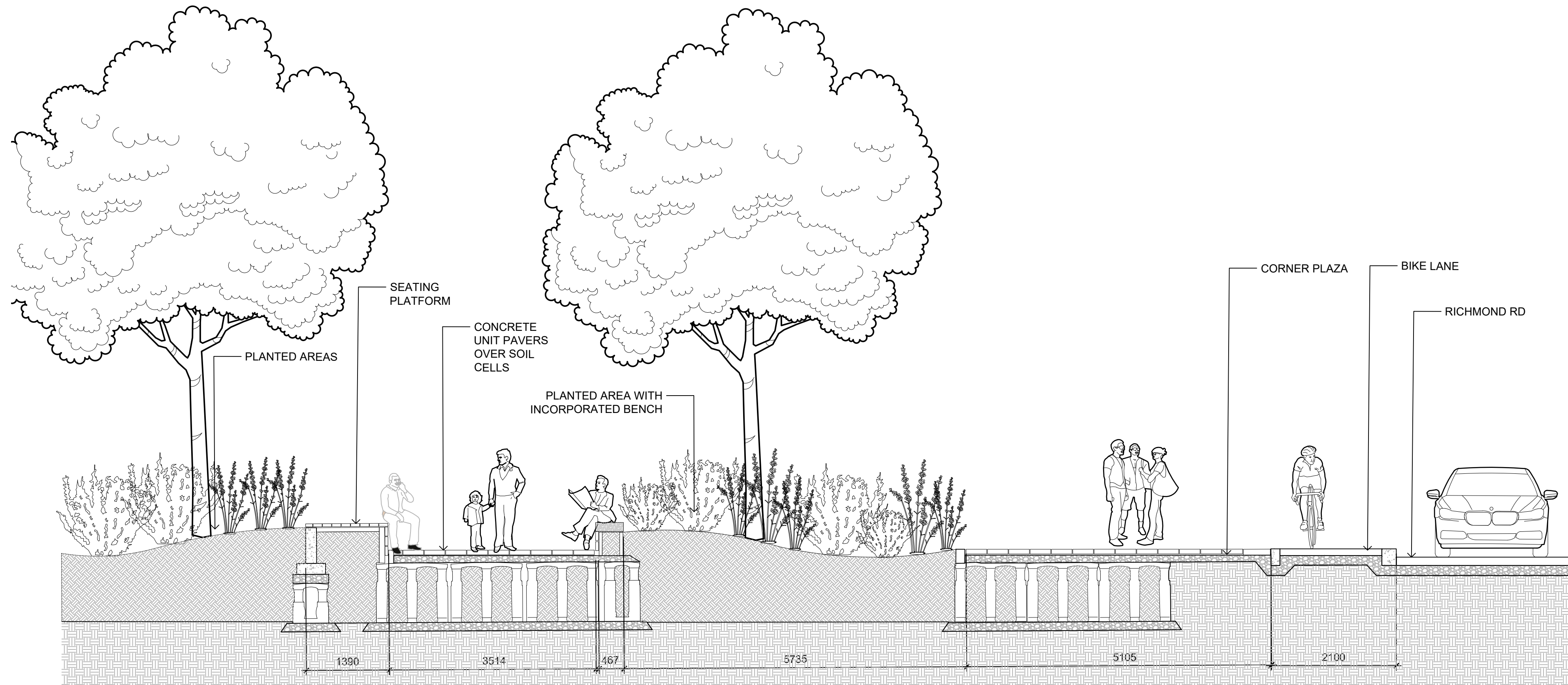
L4.02



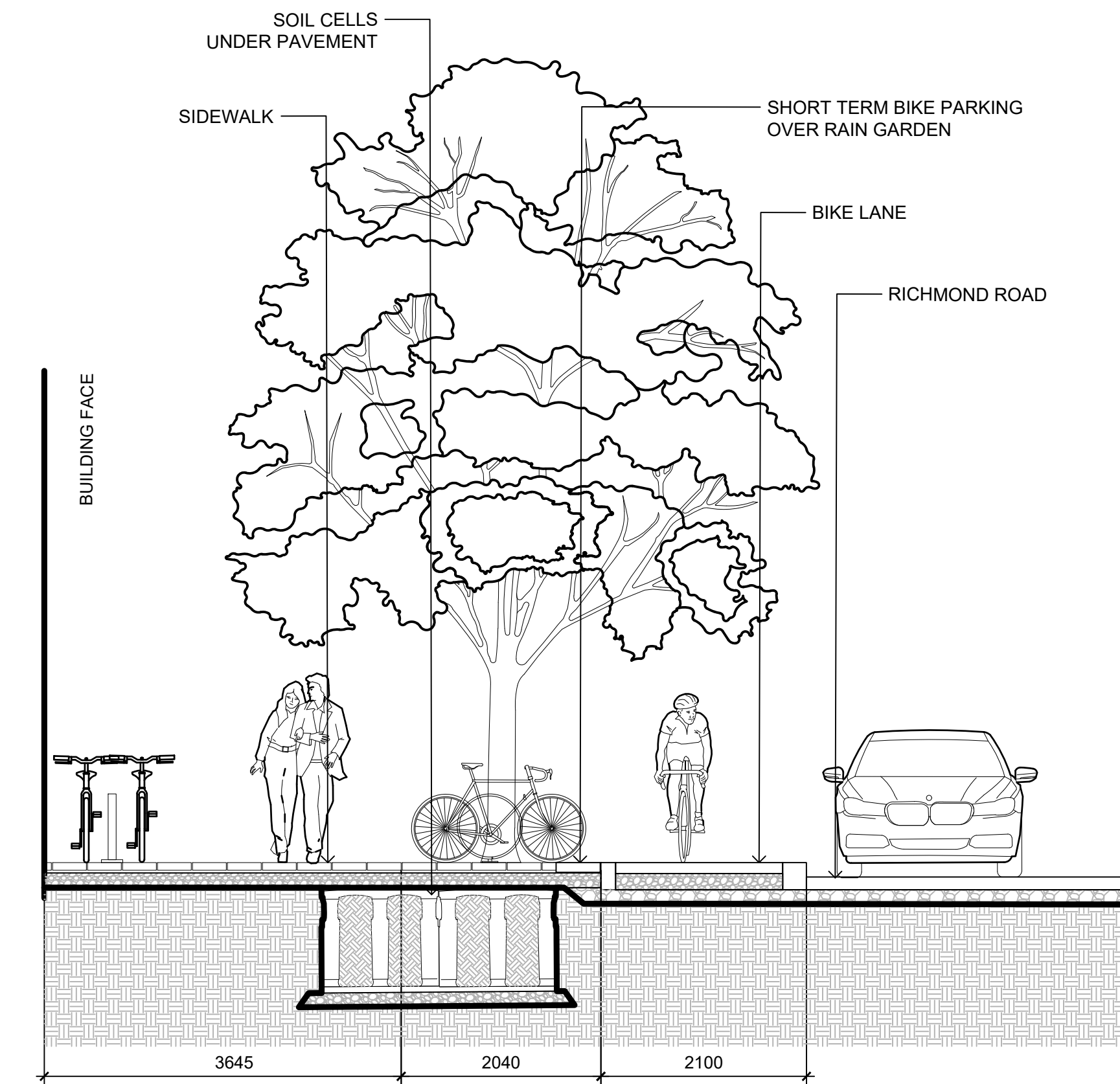
SECTIONS PLAN
NOTE: SECTION FOR ILLUSTRATION PURPOSES ONLY. FOR CONSTRUCTION INFORMATION REFER TO PLANS AND DETAILS.

1 SECTION A-A: BIRCH STREET
1:50

2 SECTION B-B: ELEVATED PLAZA
1:50



3 SECTION C-C: CORNER PLAZA
1:50



4 SECTION D-D: RICHMOND ROAD
1:50



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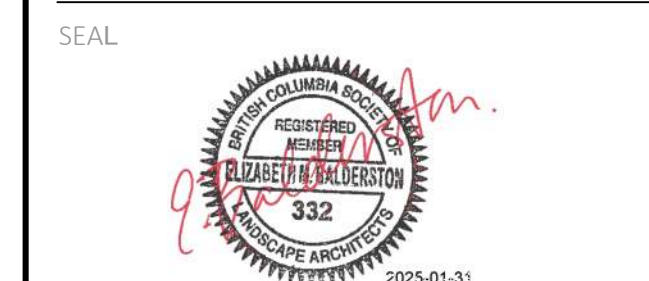
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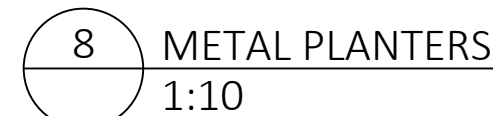
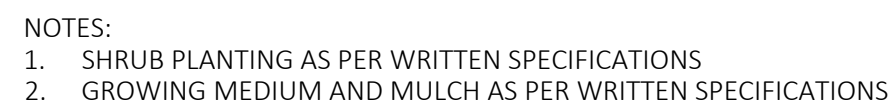
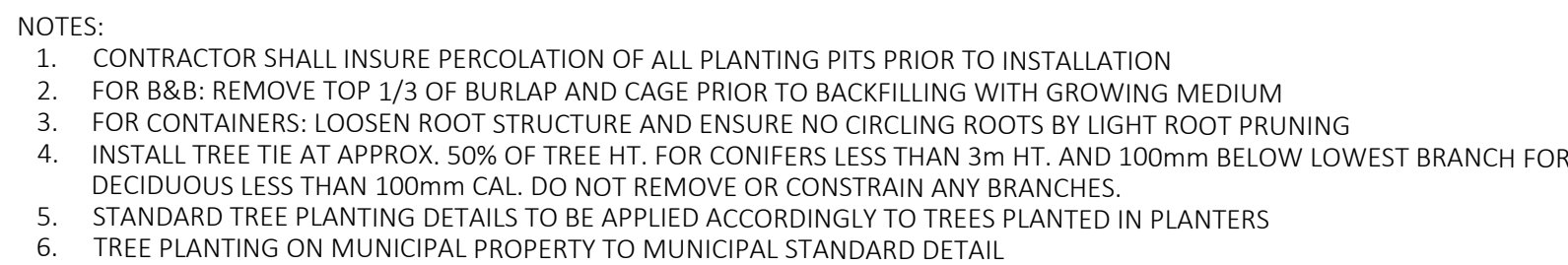
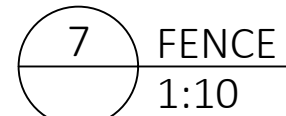
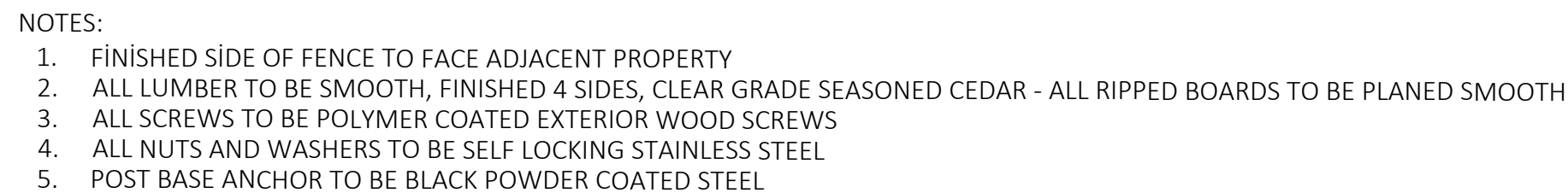
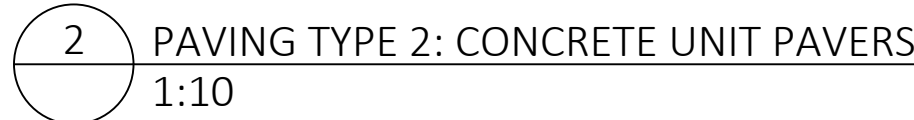
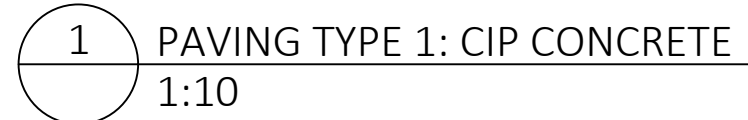


DRAWING TITLE:
SECTIONS

DWG NO:

SCALE: 1:50

L5.01



L6.01



- SHEET NOTES:**
- (A) PROPOSED 150 STORM AND SANITARY SERVICES. SIZING. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (B) PROPOSED 100 DOMESTIC AND 150 FIRE WATER SERVICES. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (C) PROPOSED HYDRO SERVICING. CONCEPTUAL ONLY. PENDING HYDRO REVIEW.
 - (D) PROPOSED BIRCH STREET CURB REALIGNMENT. SEE ARCHITECT PLANS FOR PLAZA DETAILS.
 - (E) PROPOSED RICHMOND AVENUE ULTIMATE FRONTAGE. CONTRACTOR TO INSTALL NEW CURB AND BIKE LANE ACROSS FRONTAGE. REMAINING WORK TO BE DONE BY CITY OF VICTORIA.
 - (F) RUNOFF FROM THE PLAZA TO BE MANAGED THROUGH THE SOILS CELLS. MINIMUM VOLUME TARGET IS 32MM/24-HR RAINFALL EVENT. SOIL CELLS TO HAVE STORAGE, UNDERDRAIN AND OVERFLOW TO CITY STORM MAIN. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (F1) PROPOSED STORM SERVICE TO SOIL CELL UNDERDRAIN. UNDERDRAINS NOT SHOWN FOR CLARITY. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (F2) SOIL CELL TO HAVE DISTRIBUTION PIPING AND UNDERDRAINS. PIPES NOT SHOWN FOR CLARITY. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (G) PROPOSED IRRIGATION SLEEVING UNDER HARD SURFACES. ALL WORK TO BE AS PER SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (H) EXISTING WATER SERVICE TO BE CONVERTED TO IRRIGATION SERVICE. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

2002 RICHMOND AVENUE
FOR CO-ORDINATION
PRELIMINARY SERVICING -
ULTIMATE FRONTAGE

Scale
horiz. 1:250 Scale
vert. N/A
Sheet 1 of 1
Eng. Project No. 34456
Drafted by. RT/JA



JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

PRELIMINARY ONLY