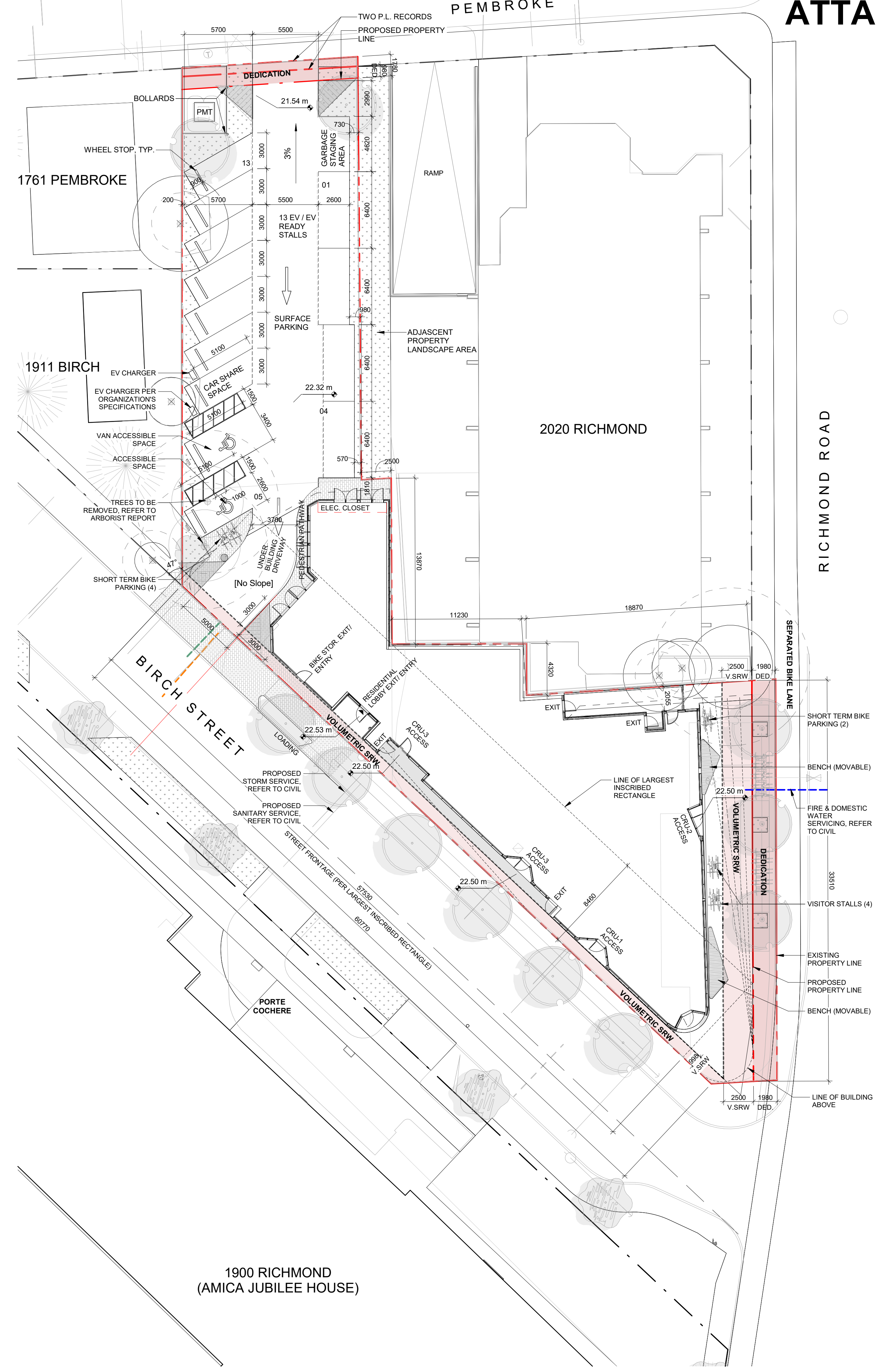
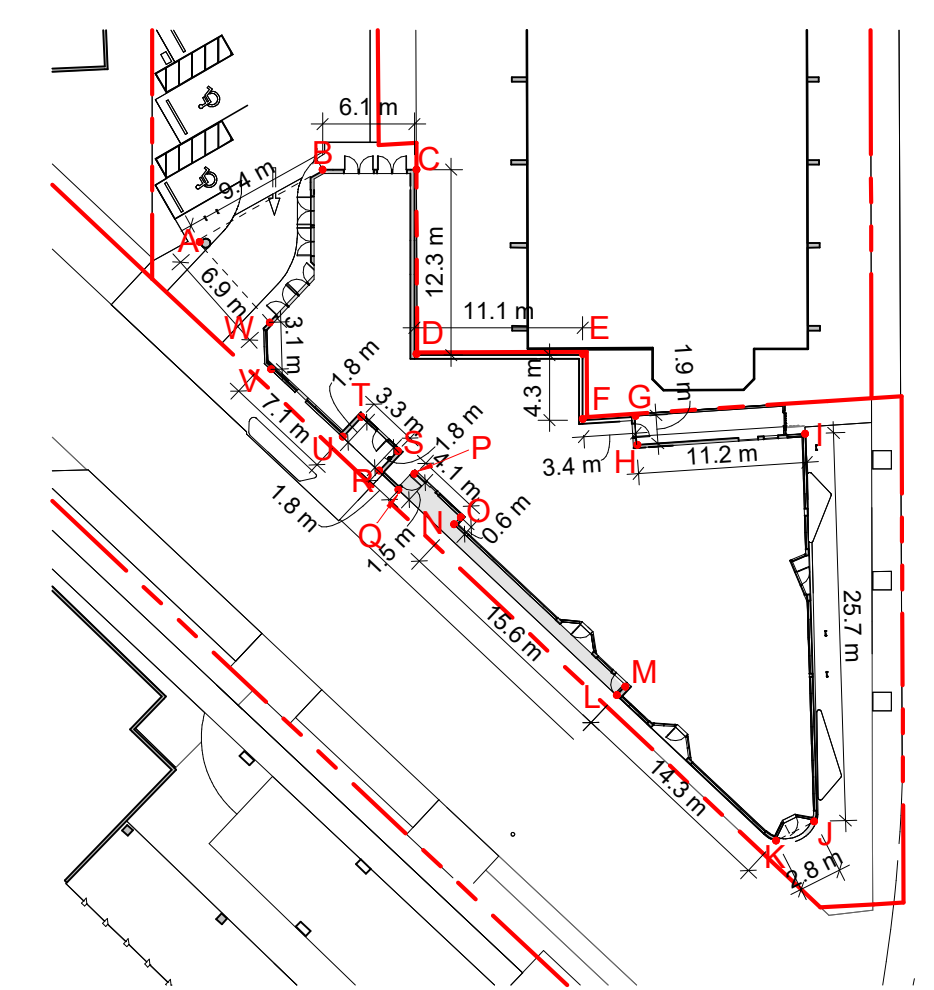


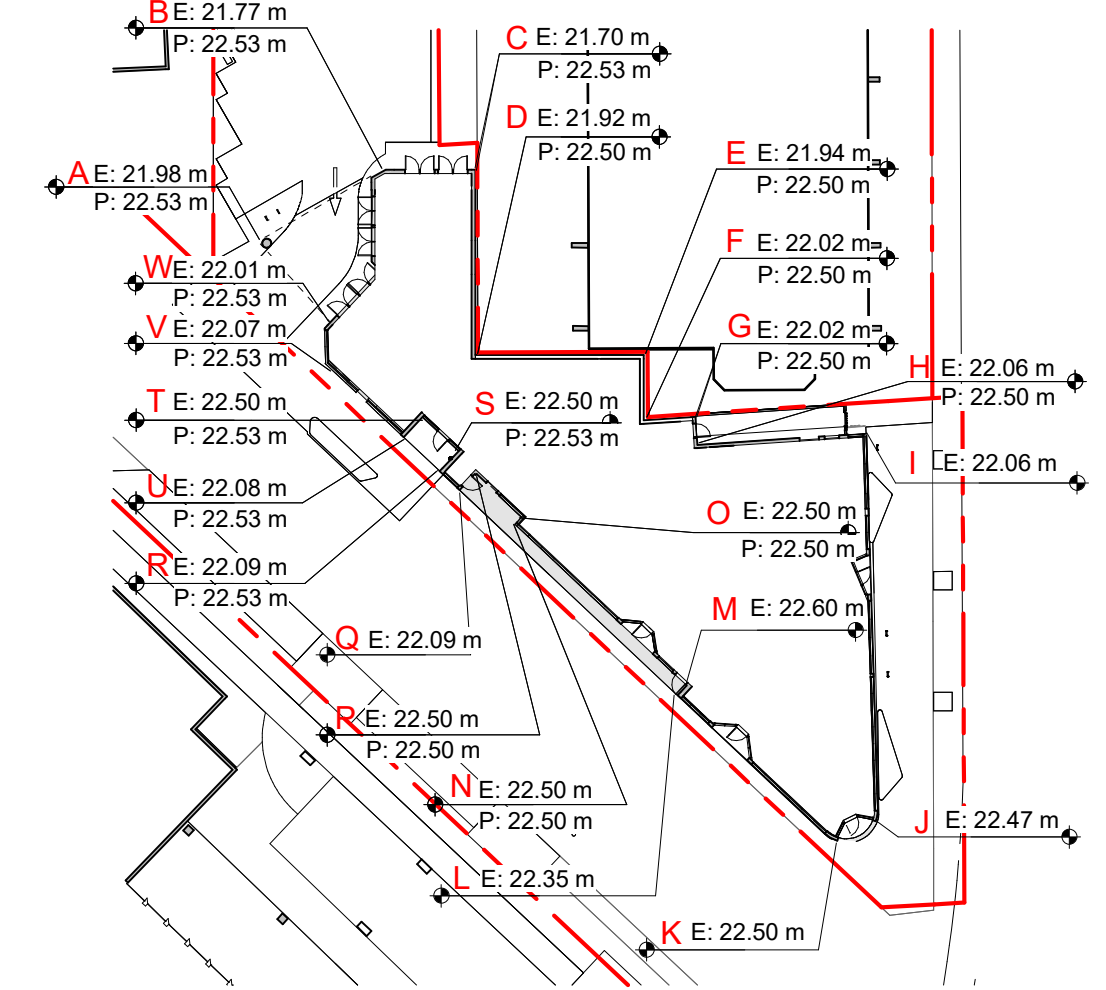
ATTACHMENT B



1 SITE PLAN-Project Data
SCALE = 1 : 200



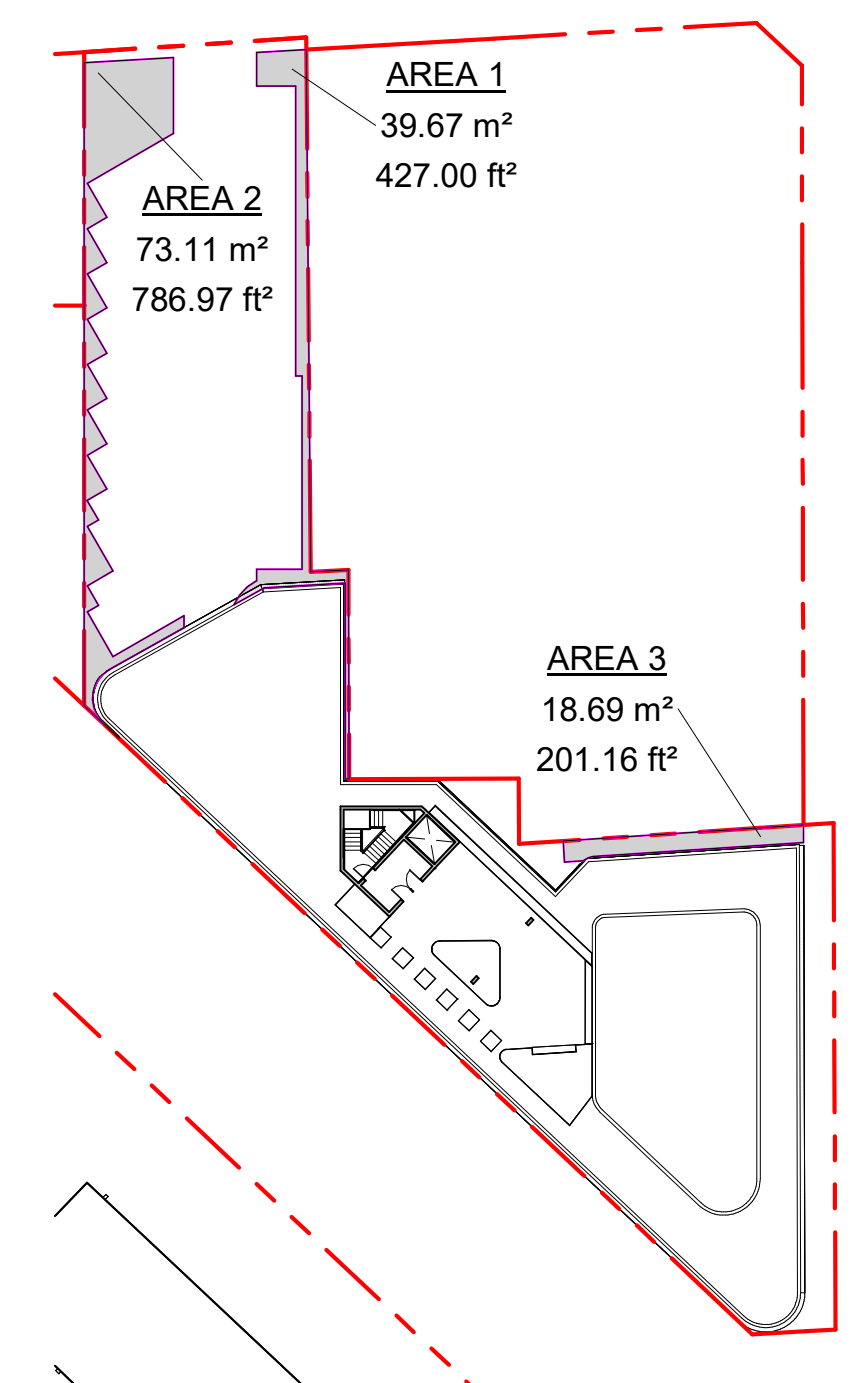
2 Distance Between Points
SCALE = 1 : 500



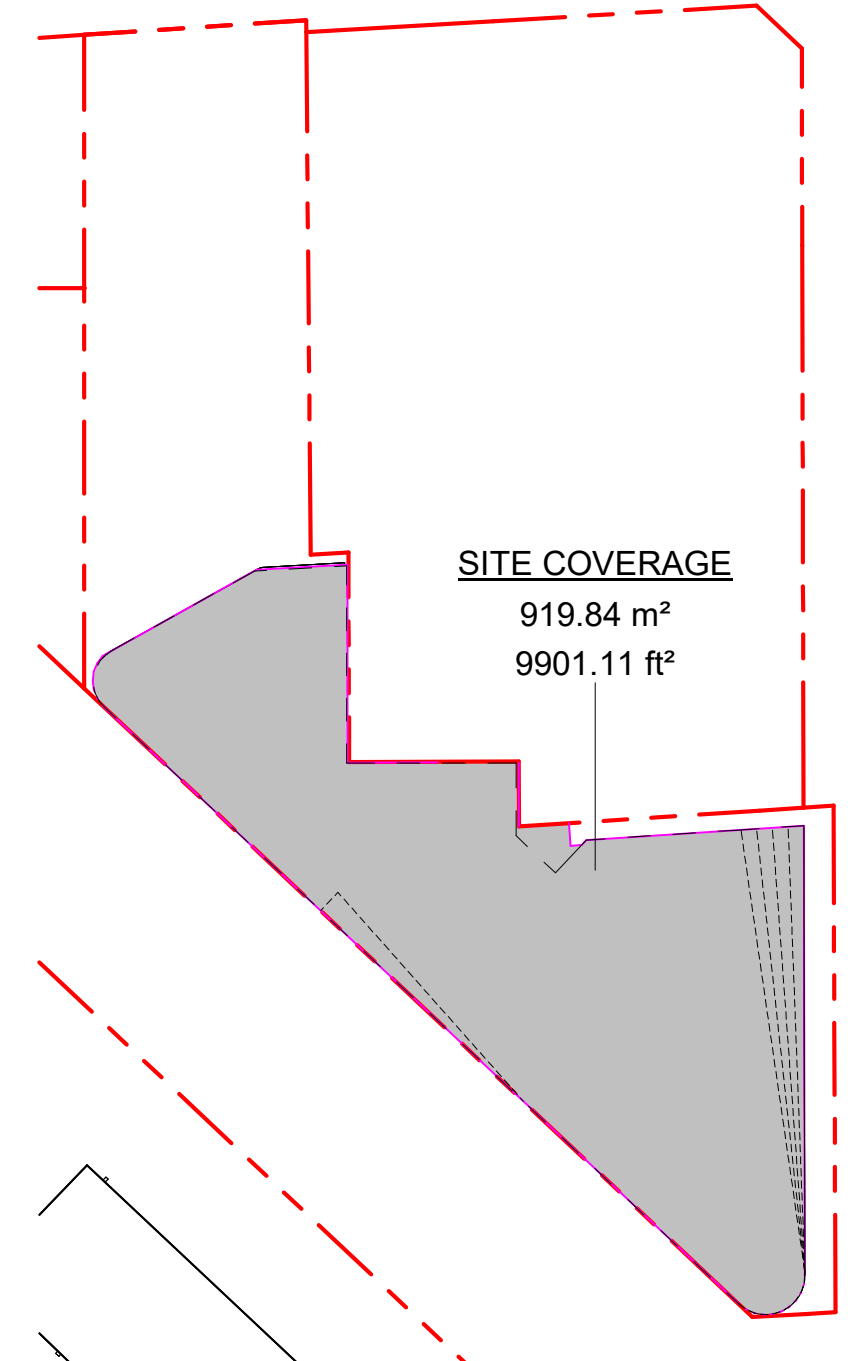
3 Average Grade Calculation
SCALE = 1 : 500

Point	Existing Grade (m)	Proposed Grade (m)	Distance to next point (m)	(Elev. 1 + Elev. 2)/2 *	Distance
A	21.98	22.53	9.5	207.81	
B	21.77	22.53	6.1	132.58	
C	21.70	22.53	12.3	268.26	
D	21.92	22.50	11.1	243.42	
E	21.94	22.50	4.3	94.51	
F	22.02	22.50	3.4	74.87	
G	22.02	22.50	1.9	41.88	
H	22.06	22.50	11.2	247.07	
I	22.06	22.50	25.7	572.21	
J	22.47	22.60	2.8	62.96	
K	22.50	22.60	14.3	320.68	
L	22.35	22.60	0.9	20.22	
M	22.60	22.59	15.6	351.70	
N	22.50	22.50	0.6	13.50	
O	22.50	22.50	4.1	92.25	
P	22.50	22.47	1.5	33.44	
Q	22.09	22.47	1.8	39.76	
R	22.09	22.53	3.3	40.13	
S	22.50	22.53	3.3	74.25	
T	22.50	22.53	1.8	40.12	
U	22.08	22.53	6.5	143.49	
V	22.07	22.53	3.1	68.32	
W	22.01	22.53	6.9	151.77	

Elevation **22.16**



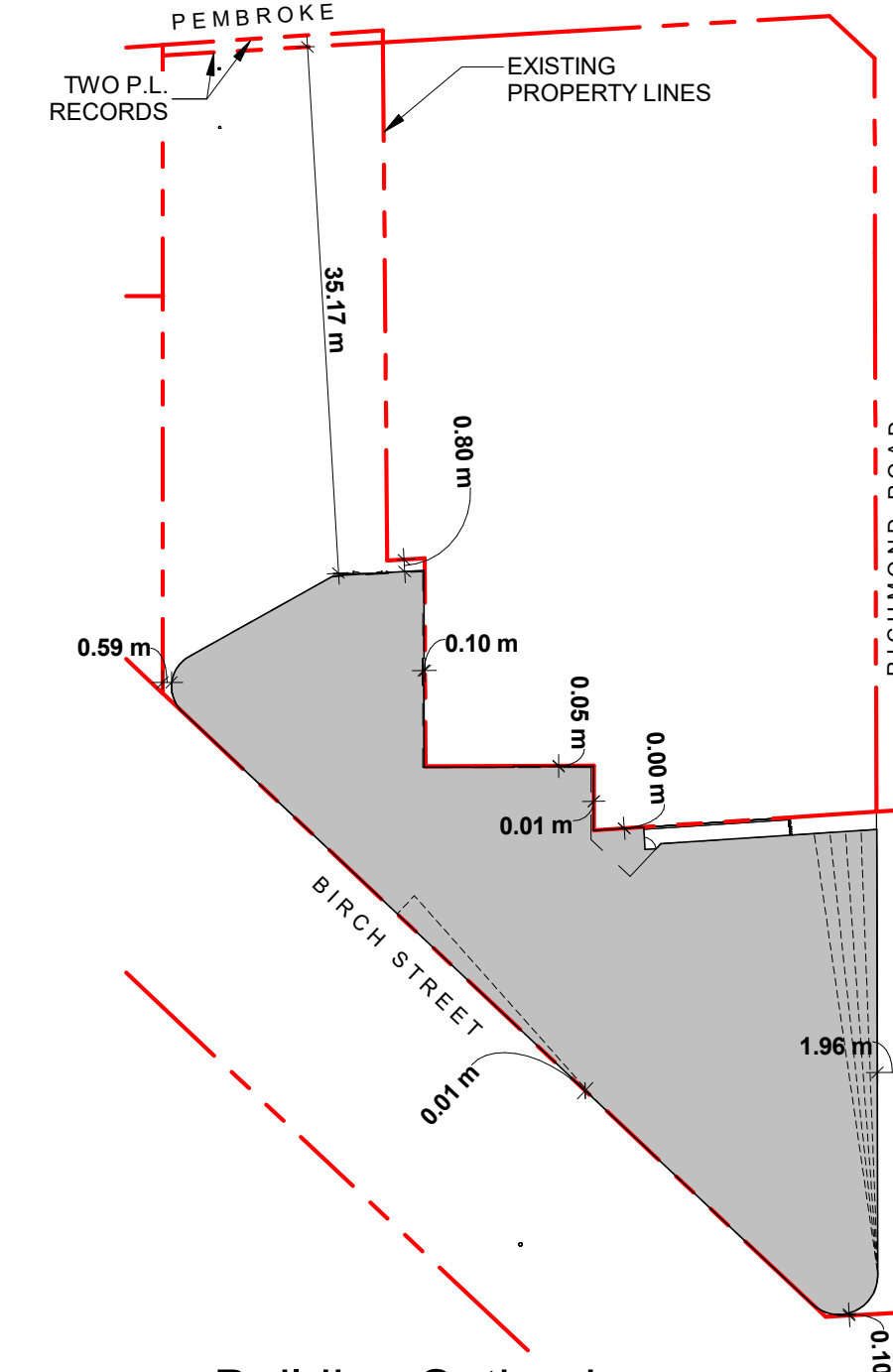
4 OPEN SITE SPACE
SCALE = 1 : 500



5 SITE COVERAGE
SCALE = 1 : 500

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	13 SPACES
	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	110 LONG TERM
	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
This drawing has been provided as supplemental information to illustrate an alternate frontage improvement scheme, more in keeping with conventional improvements.



6 Building Setbacks
SCALE = 1 : 500

NO.	DESCRIPTION	DATE
5	DP Rezoning - Conventional Frontage	2024.06.21
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



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

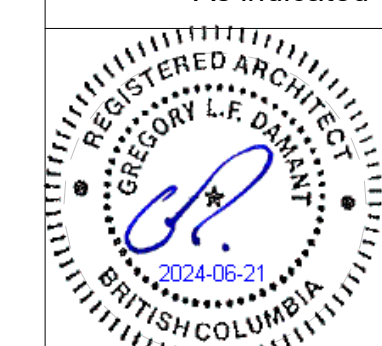
Site Plan & Project Data

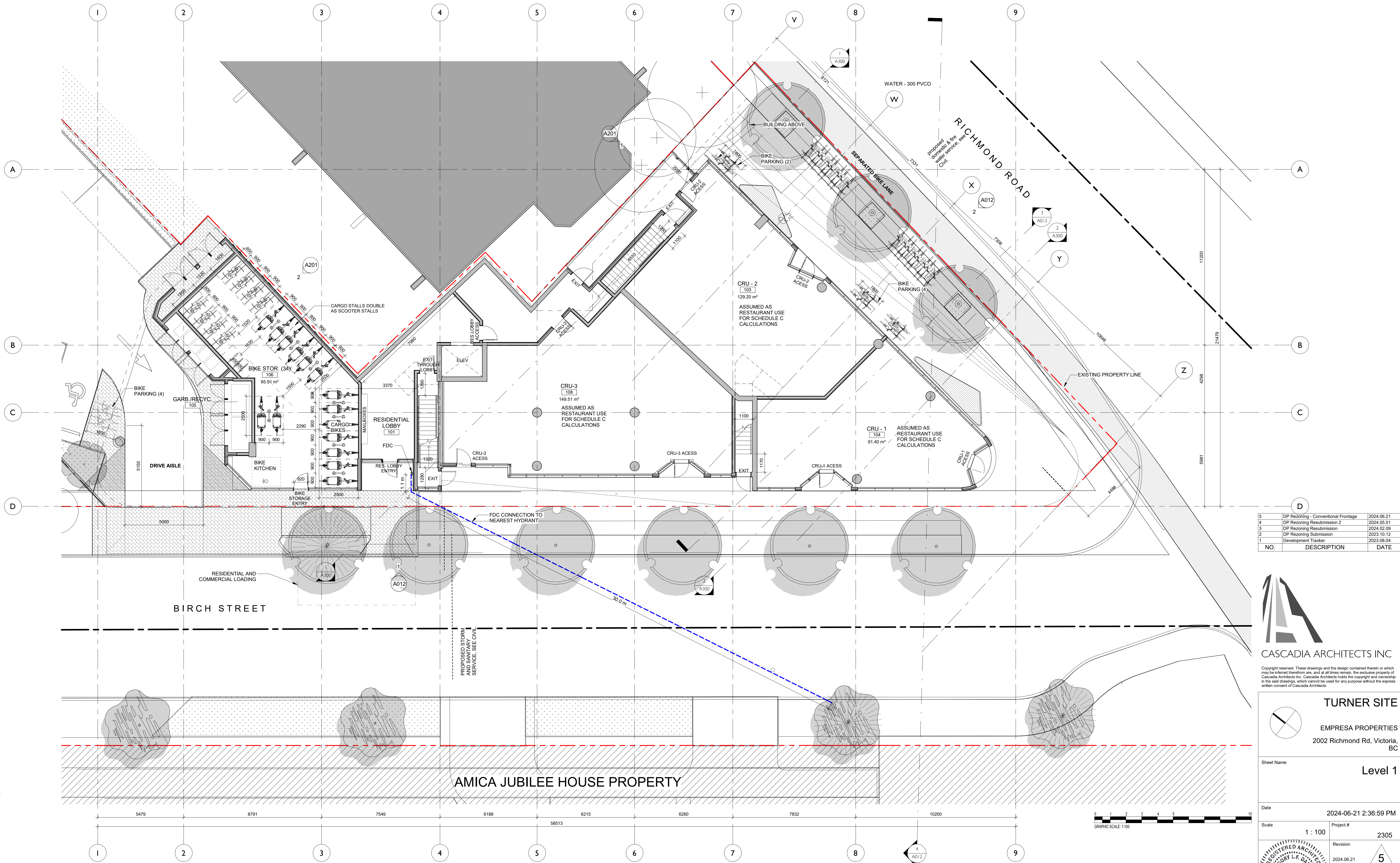
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Scale: As indicated Project #: 2305

Revision: 5 (2024.06.21)

Sheet #: A101





NO.	DESCRIPTION	DATE
5	DP Rezoning - Conventional Frontage	2024.06.21
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



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TURNER SITE	
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC	
Sheet Name	Level 1
Date	2024-06-21 2:36:59 PM
Scale	Project # 1 : 100 2305
Revision	5
Sheet #	A121

This drawing has been provided as supplemental information to illustrate an alternate frontage improvement scheme, more in keeping with conventional improvements.

C:\Users\jduffy\Documents\2305 Turner Site CONVENTIONAL FRONTAGE General_V1.dwg

TURNER SITE

2002 RICHMOND RD. VICTORIA, BC

SHEET LIST

L0.00 COVER PAGE

L1.01 SITE PLAN

L2.01 SECTIONS

GENERAL LANDSCAPE NOTES

STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS
2. 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.
3. IN CASES OF CONFLICT BETWEEN THE BCLS AND THE MMCD STANDARDS, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
4. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE BCLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
5. GROWING MEDIUM AND GROWING MEDIUM TESTING TO MMCD AND BCLS SECTION 6.
6. IRRIGATION TO IABC AND BCLS STANDARDS.

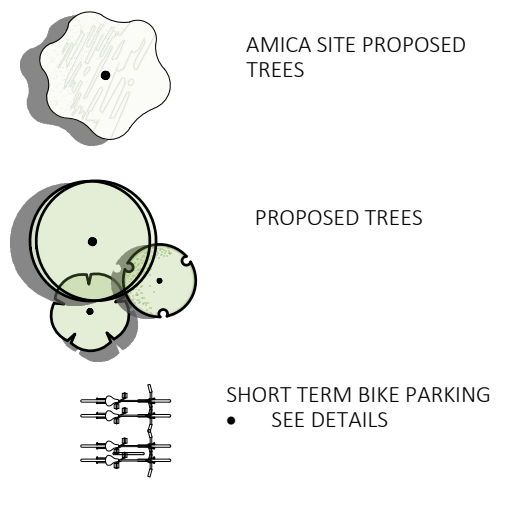


LEGEND

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

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Paving Type 1: CIP concrete	421.5 m ²
	Paving Type 4: Stamped Pervious Concrete	491.4 m ²
	Planted areas -Refer to Planting plan	85.9 m ²
	SOIL CELLS: 1000 MM SOIL DEPTH	92.6 m ²
	Sod	49.3 m ²



MATERIALS PLAN NOTES

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

CITY OF VICTORIA - IRRIGATION

- IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042. SUBDIVISION BYLAW, IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK.
- THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT CHUCK BASS, CBASS@VICTORIA.CA AND ALSO COPY TREE@PARKS@VICTORIA.CA AND TSH@PARKS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME. IRRIGATION INSPECTION REQUIREMENTS: THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO. 12-042.
 - IRRIGATION SLEEVING PRIOR TO BACKFILLING*
 - OPEN TRENCH MAIN LINE AND PRESSURE TEST
 - OPEN TRENCH LATERAL LINE
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST
 - REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.

NOTE: PARKS IS NOW REQUESTING THAT 100MM SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH.

ON-SITE IRRIGATION

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
- WET TIMER

PROPOSED BOULEVARD TREES

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (S2 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK PLAKE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION. THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 3 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.



SEATING PLATFORMS



BIKE RACKS



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

OWNER/CLIENT:
EMPRESA PROPERTIES

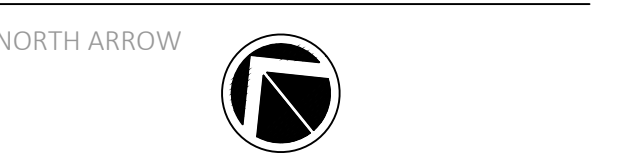
PROJECT NAME:
TURNER SITE

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

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

NO.	ISSUE	MM/DD/YY
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

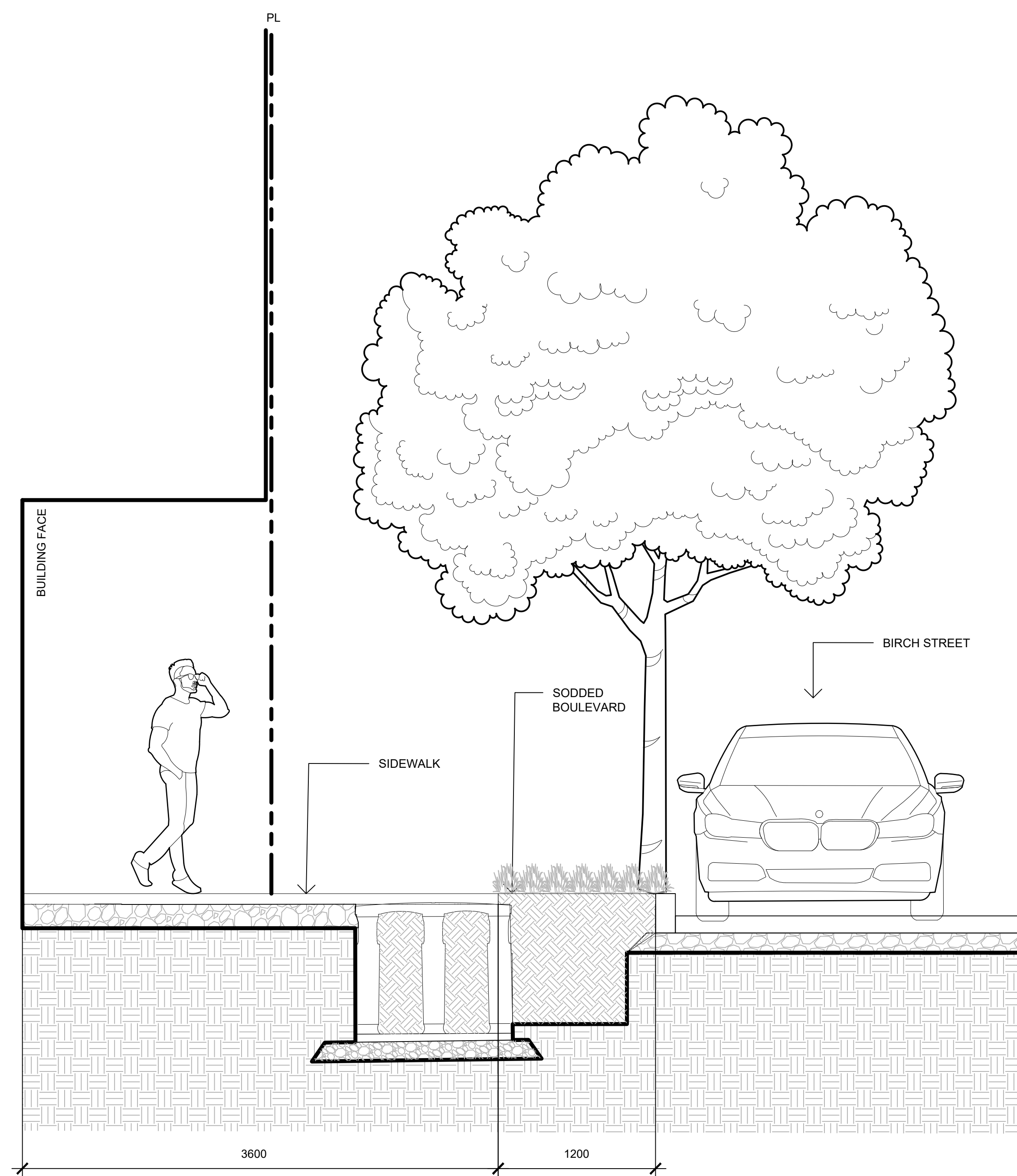
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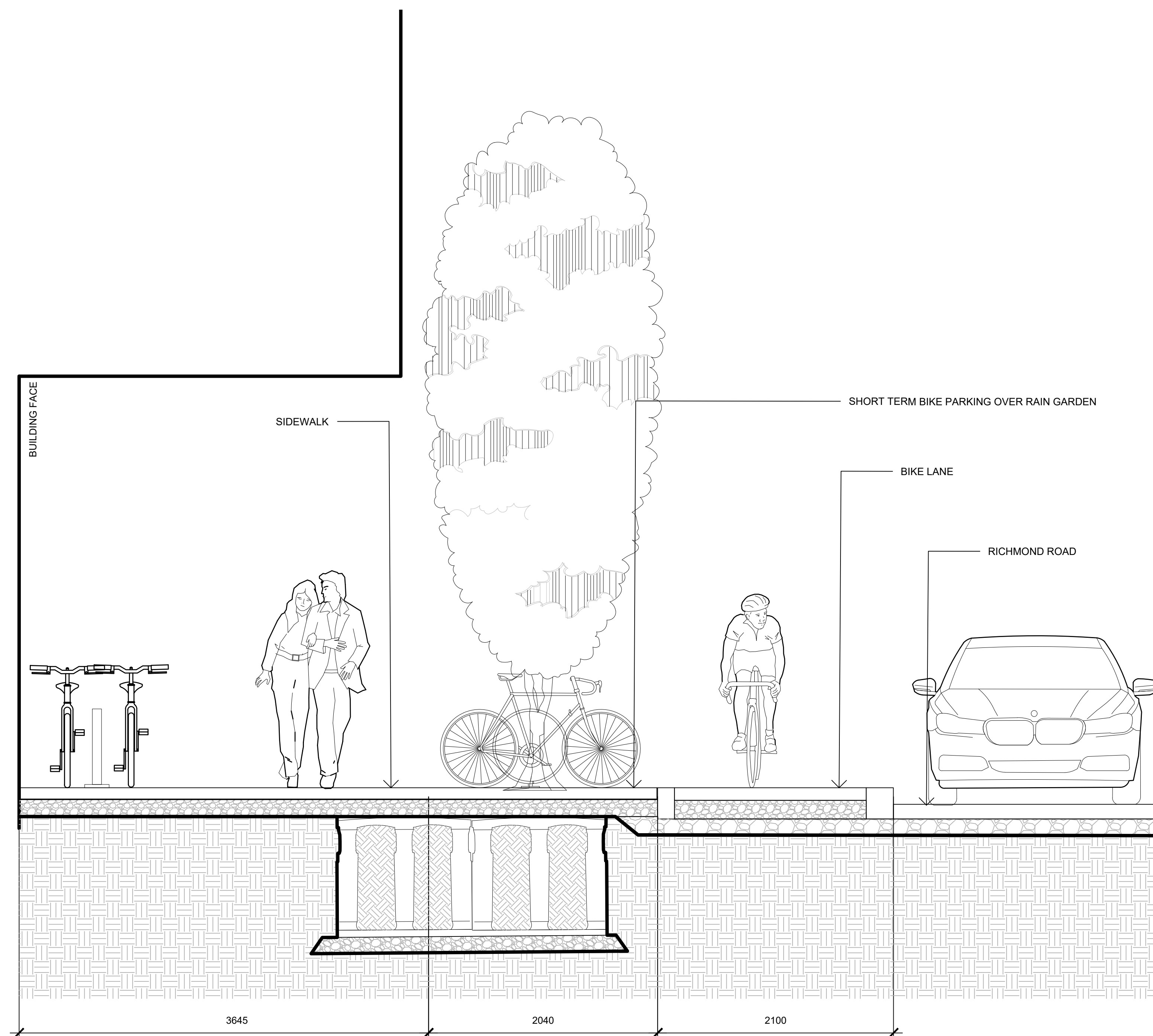
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**CONVENTIONAL FRONTAGE
SITE PLAN**

DWG NO:
L1.01

SCALE: 1:150



1 SECTION A-A: BIRCH STREET
 1:25



2 SECTION B-B: RICHMOND ROAD
 1:50

NO.	ISSUE	MMDDYY
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

SEAL

NORTH ARROW



DRAWING TITLE:
SECTIONS

DWG NO:

SCALE: 1:50

L2.01

