



PROJECT LOCATION (NTS)

PROJECT CONTACTS

OWNER

Empresa Properties 204 - 655 Tyee Road Victoria, BC

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ELECTRICAL ENGINEER

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ARCHITECT

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LANDSCAPE ARCHITECT

Biophilia design collective 1608 Camosun St

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STRUCTURAL ENGINEER

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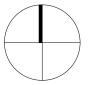
Leon Plett, P.Eng., Struct. Eng., MIStructE, LEED® AP lplett@rjc.ca

CIVIL

J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC 250.727.2214

Contact: Ross Tuck, P.Eng rtuck@jeanderson.com





PROJECT LOCATION (NTS)

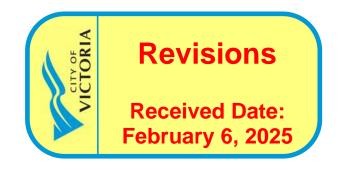
SHEET LIST

A900

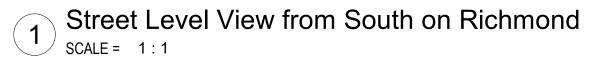
Architectural A000 A010 A011 A012 A013 A014 A050 A051 A100 A101 A120 A121 A122 A123 A124 A125 A126 A127 A200	Cover Renderings / 3D Drawings Renderings / 3D Drawings Street Elevation & Section Site Strategy Massing Diagram Code Data Spatial Separation Survey Site Plan & Project Data Basement Level Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Roof Level Elevations	Landscape L0.00 Cover Page L0.01 Tree Management Plan L0.02 Tree Management Plan L1.01 Material Plan - Level 1 L1.02 Material Plan - Rooftop L2.00 Planting Schedule - Level 1 L2.01 Tree Planting Plan - Level 1 L2.02 Planting Plan - Level 1 L2.03 Tree Planting Plan - Rooftop L2.04 Planting Plan - Rooftop L3.01 Soil Depth Plan - Level 1 L3.02 Soil Depth Plan - Level 1 L4.02 Lighting Plan - Rooftop L4.01 Lighting Plan - Rooftop L5.01 Sections L6.01 Details Civil C01 Preliminary Servicing Plan
A201 A300	Elevations Building Sections	

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Shadow Study



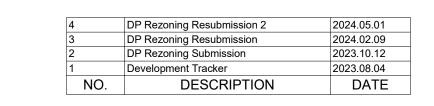






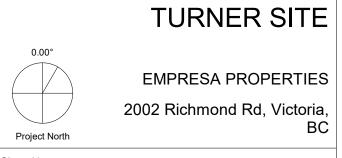


2 Street Level View from North on Richmond SCALE = 1:1





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Renderings / 3D Drawings

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

Scale Project # 2305

Revision

As Indicated

Revision

2024.05.01

Sheet #

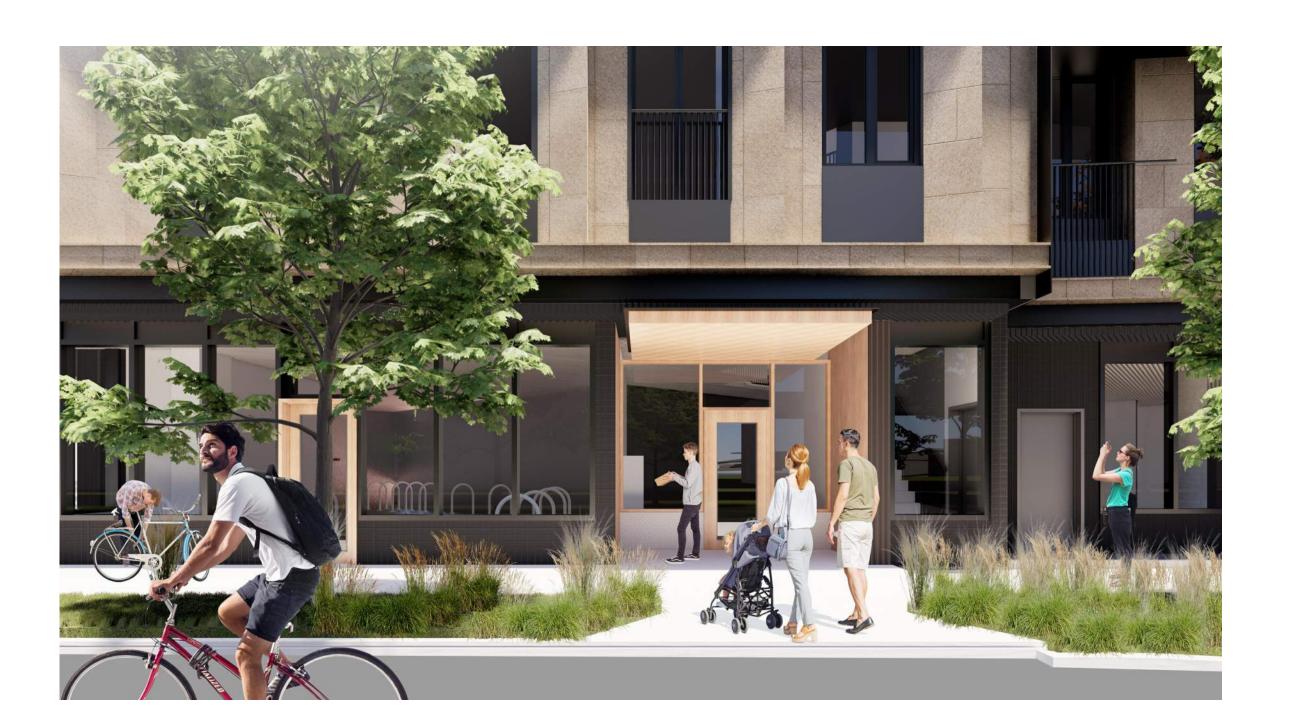
A010



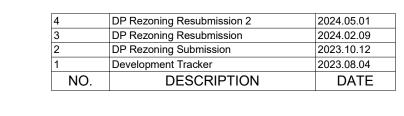


Birch-North Corner View

SCALE = 1:1



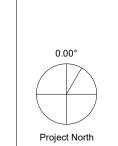
2 Birch Street Residential Entry
SCALE = 1:1





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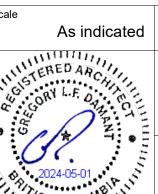


EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

TURNER SITE

Renderings / 3D Drawings

2024-05-01 2:55:18 PM



A011



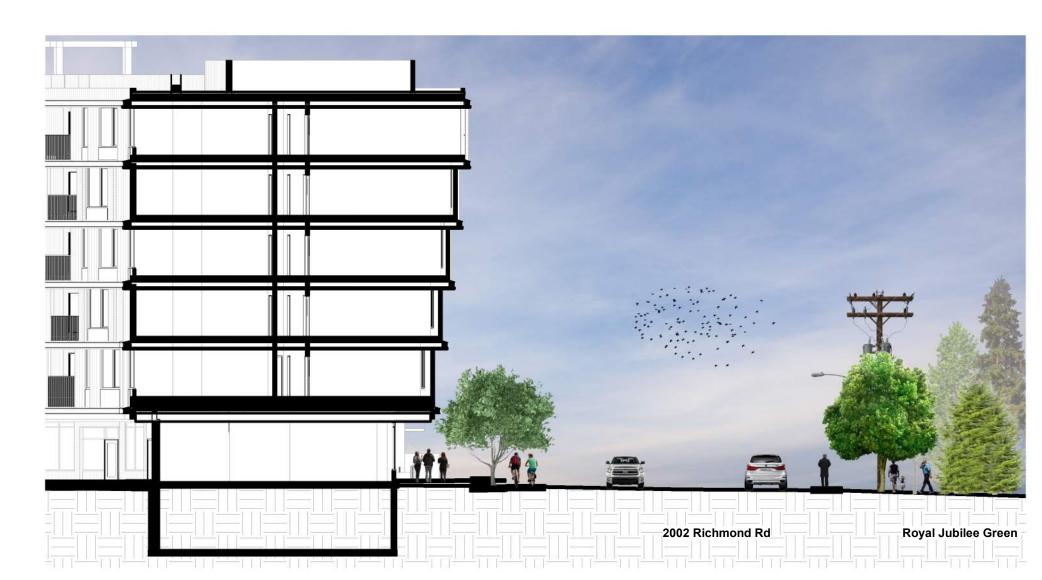


Birch Street Elevation - Context SCALE = 1:200



4 DP Rezoning Re
3 DP Rezoning Re

Richmond Context Building Elevations SCALE = 1:200

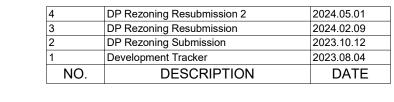


Context Section through birch street

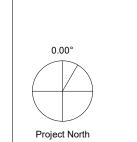
SCALE = 1:200



Context Section through richmond road SCALE = 1:200







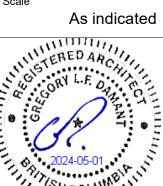
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,

TURNER SITE

Street Elevation & Section

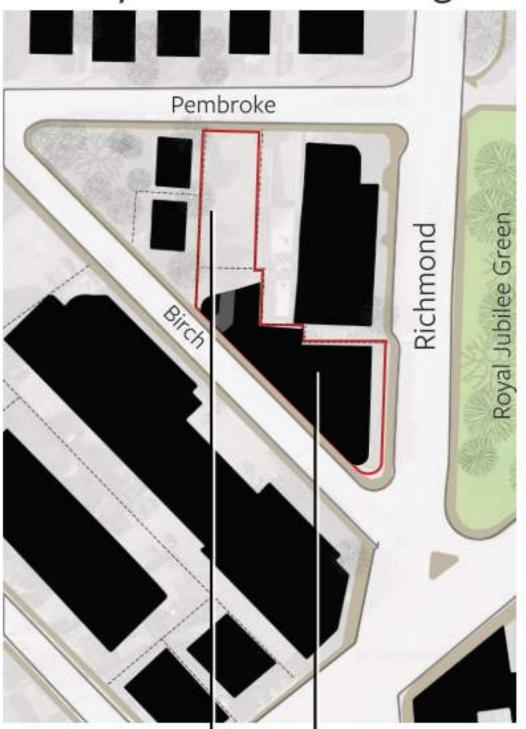
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Scale Project #



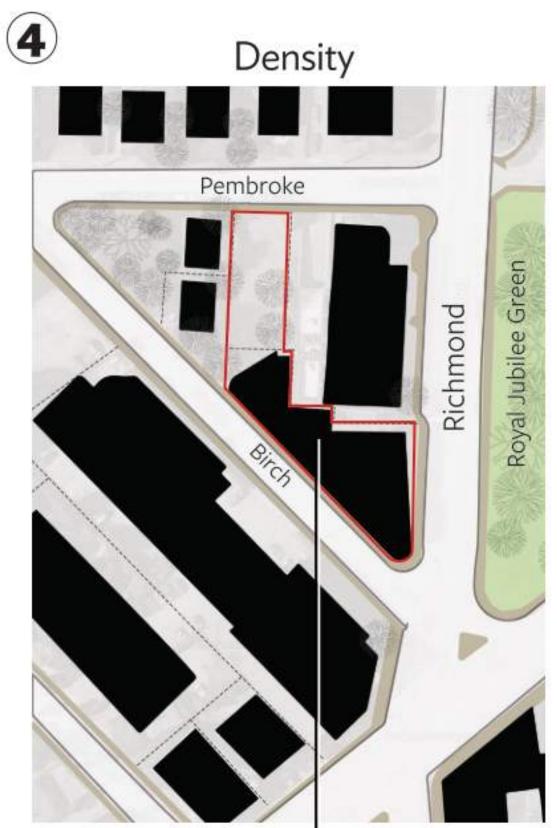
2305
Revision
024.05.01

A012



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

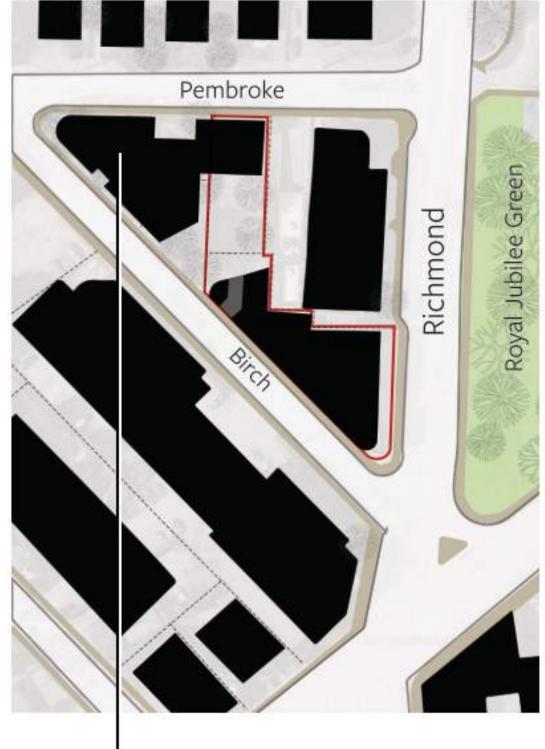
Urban Condition -Concentrate the 6 storey building on the village side.



FSR: OCP - 2:1 Proposed - 2.95: 1

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

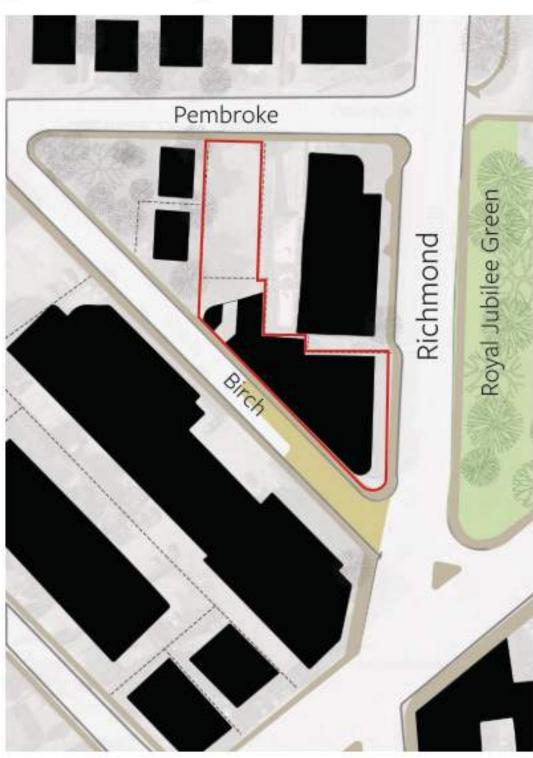
2 Future of the Neighbourhood



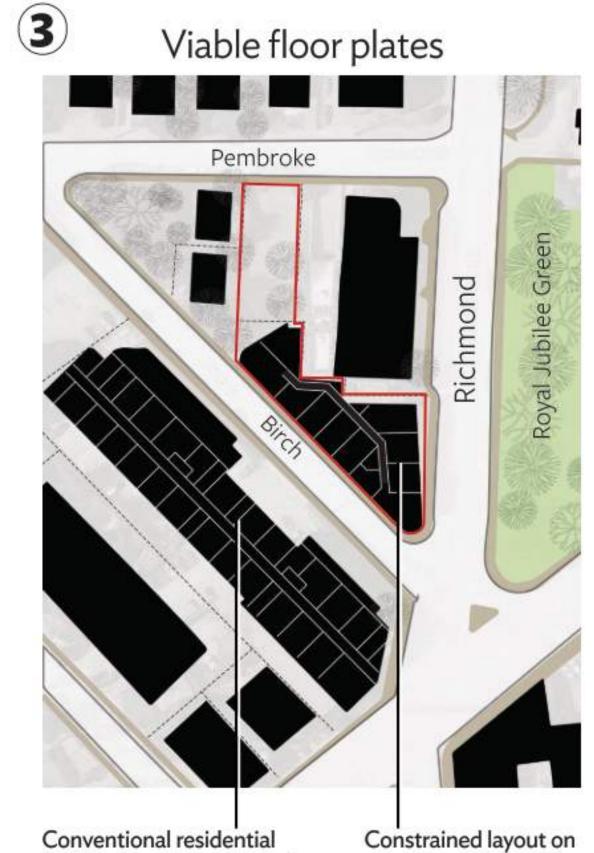
Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

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

Project Priorities

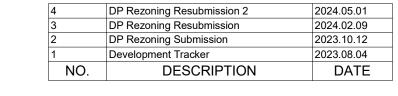


Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.



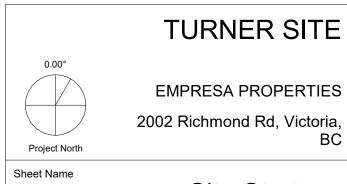
building layout on a typical city lot. - Setbacks are possible

compressed triangular site pushes the building to the property lines.



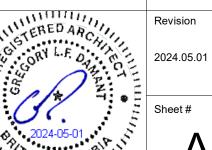


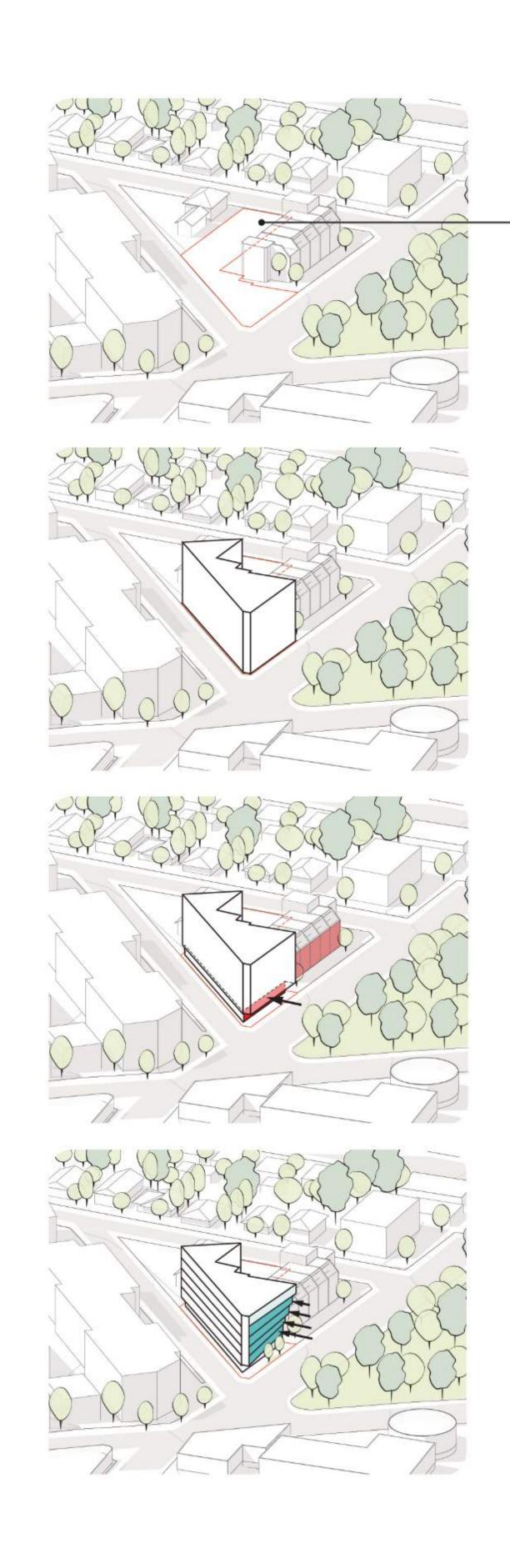
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Site Strategy

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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 2:1Proposed 2.95:1

Massing Logic Step 2 Massing

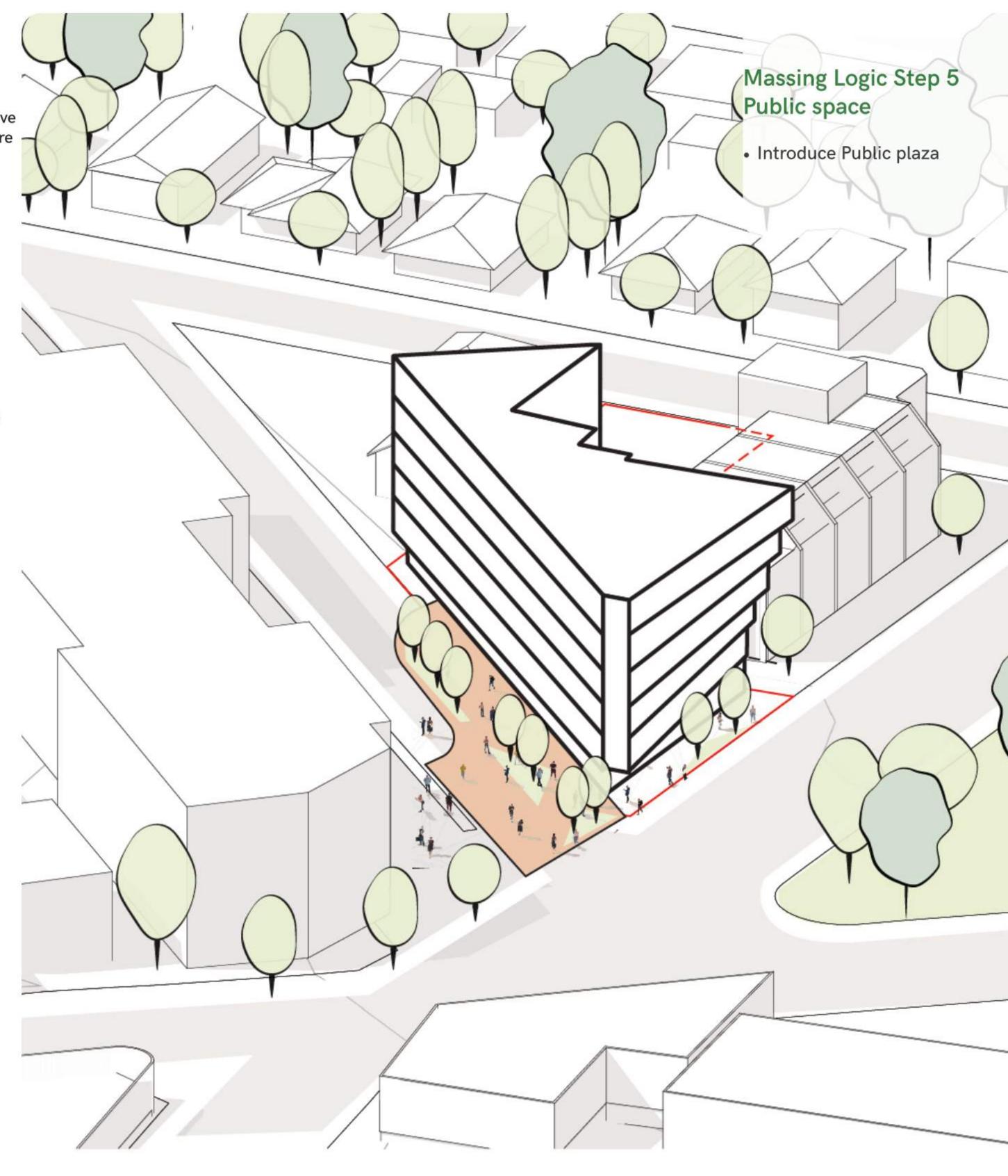
- Urban Condition Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.

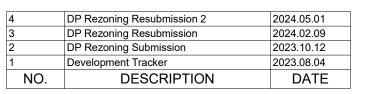
Massing Logic Step 3 Relief

 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.







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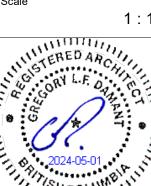
TURNER SITE

EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

Massing Diagram

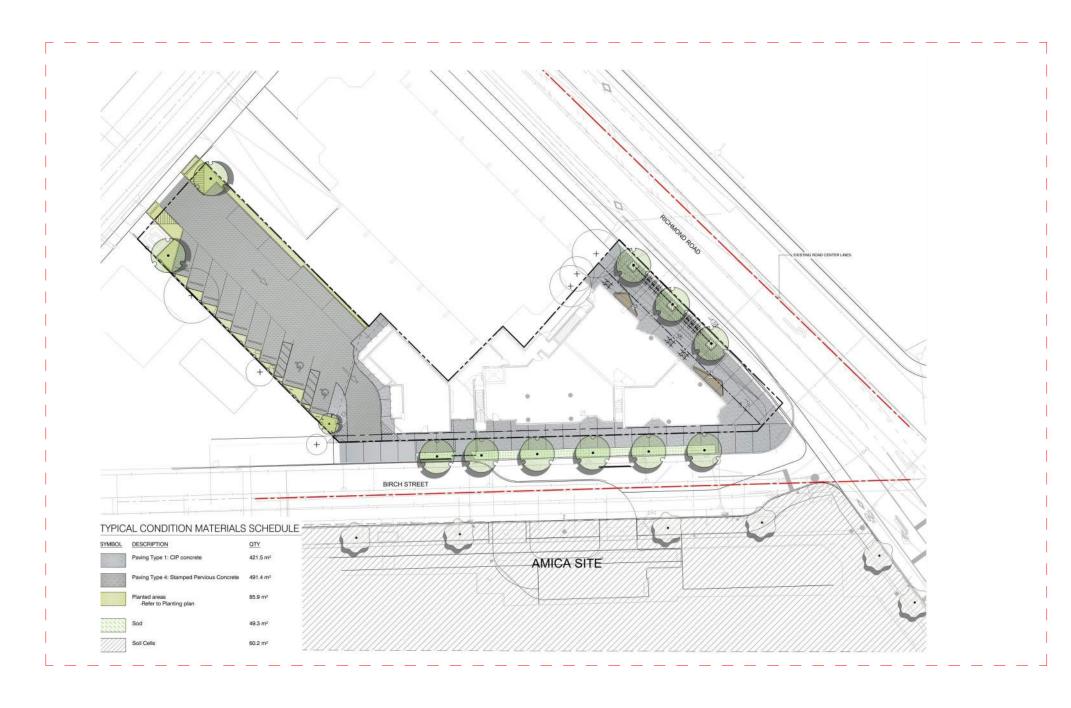
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2305

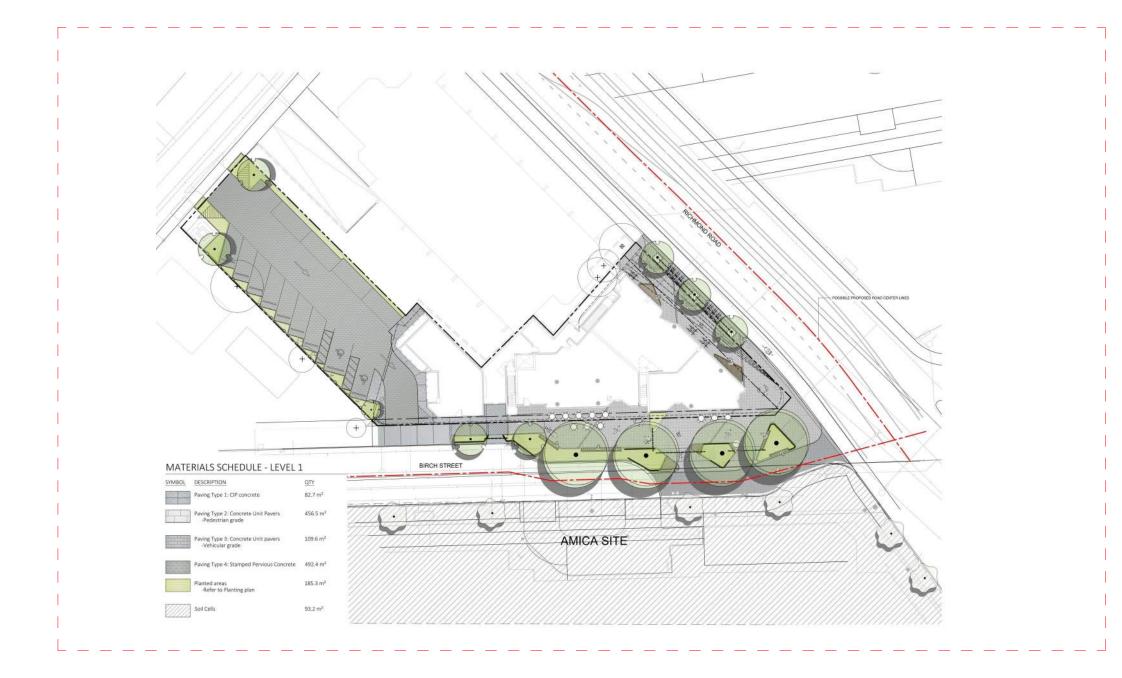


2305
Revision
2024.05.01

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.

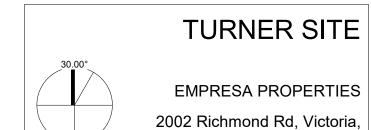


Birch street closure and conversion to public plaza. This design represents on-going collaboration between the applicant and the City of Victoria. Design is subject to change through the ongoing collaborative process.





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2002 Richmond Rd, Victoria, BC

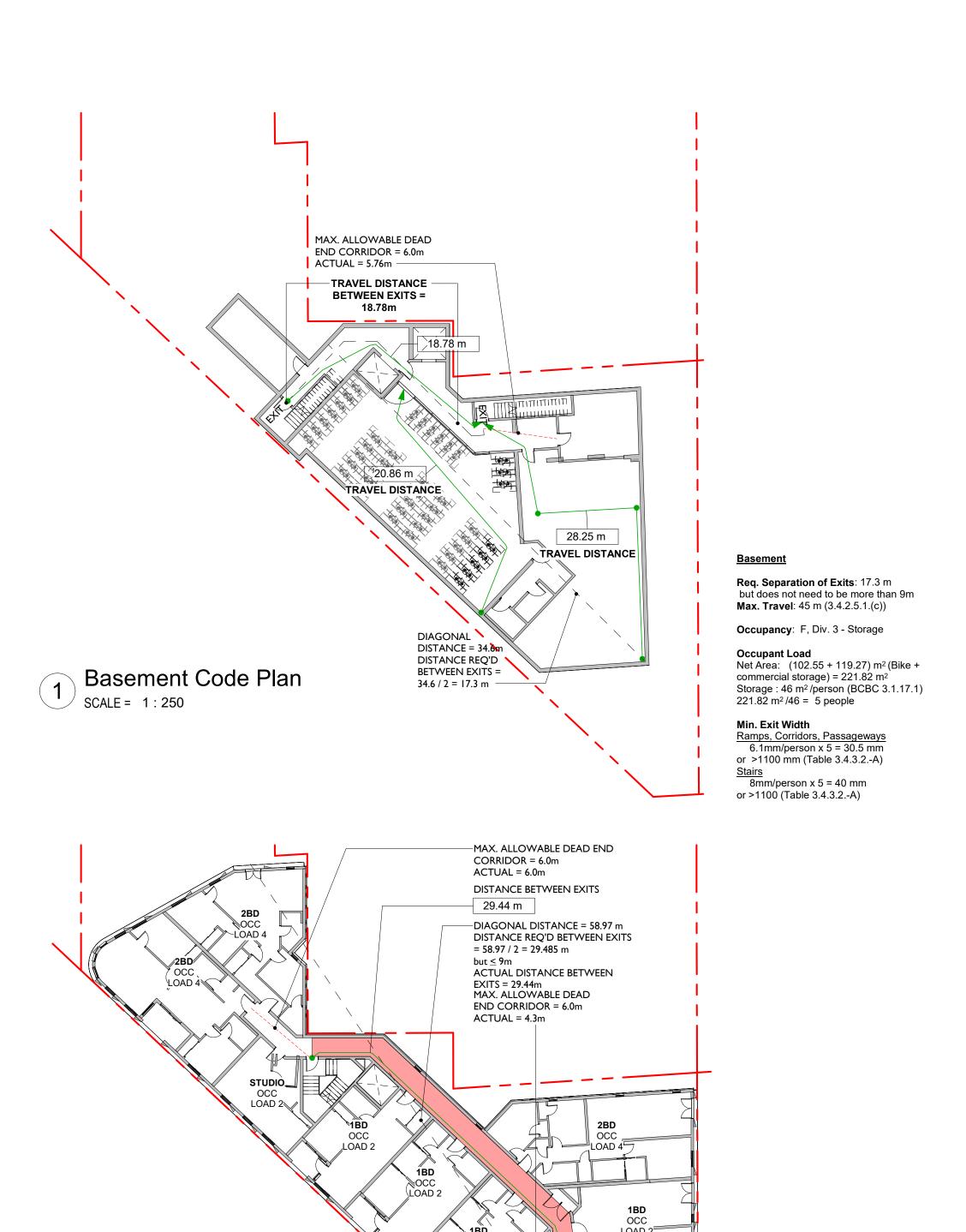
Plaza Proposal

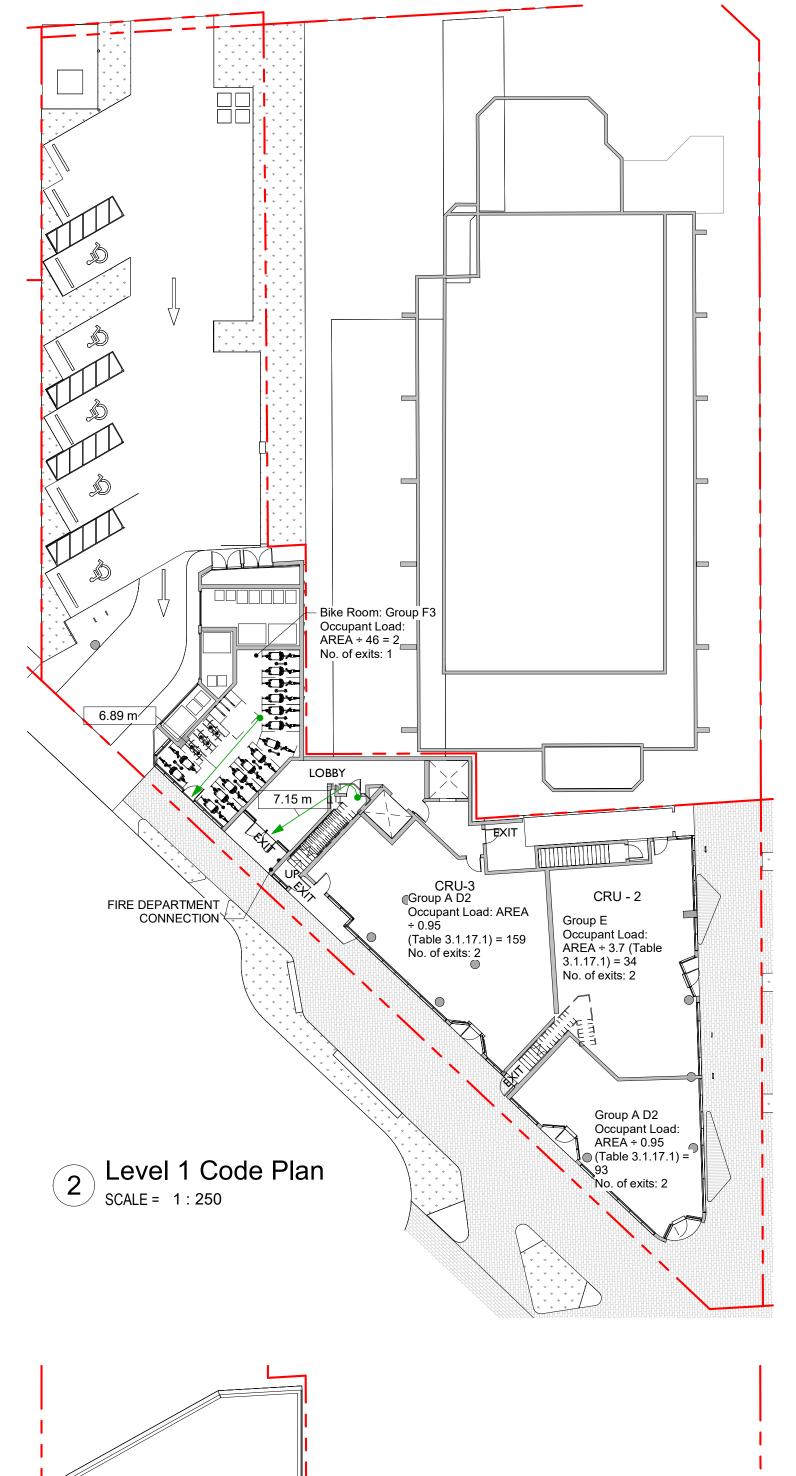
October 12, 2023



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GROUND FLOOR

Occupant Load

Area= 87.96 m²

Area= 150.76 m²

Bike room:

Area= 88.04 m²

ROOF LEVEL

Occupant Load Net Area: 95.98 m²

Min. Exit Width

Travel Distance: 19.95

Max. Travel: 25m (3.3.1.5.1.(d))

Occupancy: A, Div. 2 - ROOFTOP AMENITIES

space with non-fixed seats and tables: 0.95 m²/person (BCBC 3.1.17.1) 95.98/0.95 = 101.03 people (Limiting

rooftop amenity acess to 60 people)

Stairs 8mm/person x 60 = 480mm or >1100 (Table 3.4.3.2.-A)

Max. Travel: 40m (3.4.2.5.1.(b))

Occupancy: CRU 1 - A2

CRU 2 - E CRU 3 - A2

BIKE ROOM - F3

0.95 m²/person for Space with tables and seating (BCBC 3.1.17.1)

Load= $87.96 \text{ m}^2 \div 0.95 = 93 \text{ people}$

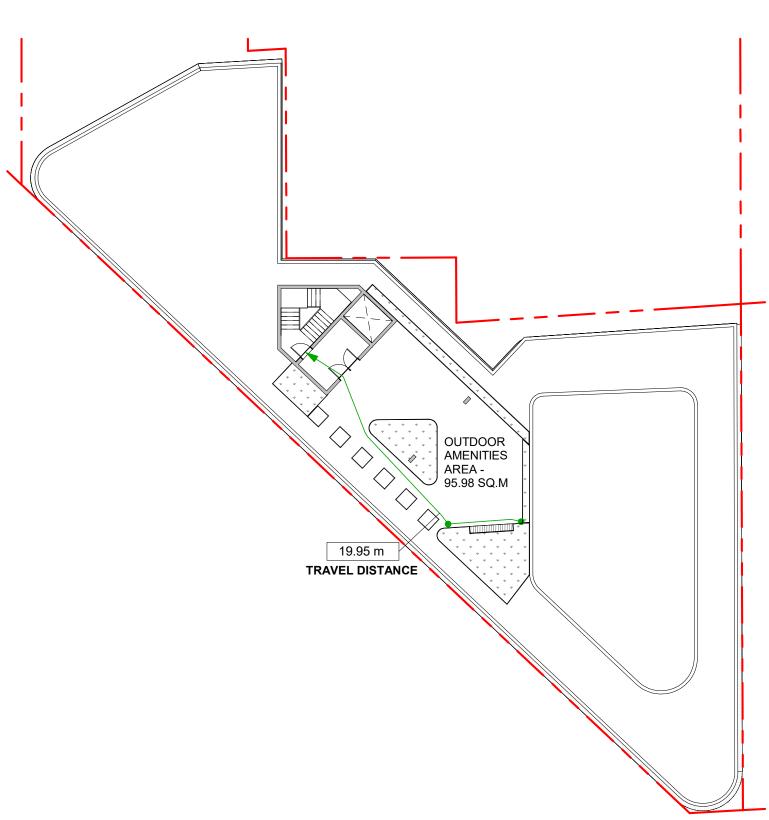
CRU 2 -Area= 123.98 m² 3.7 m²/person for Space with tables and

0.95 m²/person for Space with tables and seating (BCBC 3.1.17.1)

Load= $150.76 \text{ m}^2 \div 0.95 = 159 \text{ people}$

46 m²/person for Space with tables and seating (BCBC 3.1.17.1) Load= 88.04 m² ÷ 46= 2 people

seating (BCBC 3.1.17.1) Load= 123.98 m² ÷ 3.7= 34 people



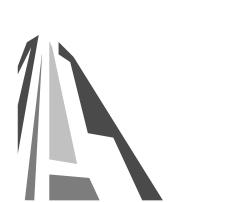
BUILDING CODE ANALY	'SIS	
PROJECT TYPE	NEW CONSTRUCTION RENOVATION ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOT
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.1.
BUILDING AREA	920.81 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	21.74 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 24.1 m 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION						
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50				
MAXIMUM BUILDING AREA	I500 m ²	3.2.2.50				
NUMBER OF STREETS FACING	3	3.2.2.10				
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE NON - COMBUSTIBLE	3.2.2.50.				
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.				

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5
MEZZANINE	YES NO 🗸	3.2.8.

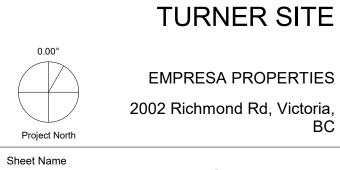
FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	I hrs FLOORS NA MEZZANINE I hrs ROOF (OCCUPIED)	3.2.2.50.(2)
	2 hrs BETWEEN GROUP E AND GROUP C	
	LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	
BETWEEN SUITES	Ihrs RESIDENTIAL SUITES	3.3.1.1.
	2hrs GROUP E AND GROUP A2/C	3.4.4.1.
EXITS	Ihrs 2hrs UP TO LEVEL 2	3.4.4.1.

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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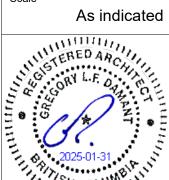
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Code Data

2024.05.01

A050



Roof Code Plan
SCALE = 1:250

LEVEL 6

1BD OCC LOAD 2

STUDIO OCC LOAD 2 Req. Separation of Exits: 29.5m

Occupant Load Net Area: 829.356 m²

Min. Exit Width

Occupancy: GROUP C - RESIDENTIAL

830/30 = 28 people (3.1.17.1.(1)(b))

Ramps, Corridors, Passageways 6.1mm/person x 28 = 170.8mm

or >1100 (Table 3.4.3.2.-A)

Stairs 8mm/person x 28 =224mm or >1100 (Table 3.4.3.2.-A)

> 0 5 10 20 GRAPHIC SCALE 1:250



(1a) AREA OF UNPROTECTED OPENING T.O. ELEV ROOF 47699

T.O. Elev. Roof 46199 442.9 m² (1) 1223 m² EXPOSING BUILDING FACE -Roof 43000 Level 6 39800 Level 5 36600 Level 4 33400 Level 3 30200 Level 2 27000

> LIMITING AREA OF EXPOSING PROPOSED ALLOWABLE PROPOSED **OPENINGS** DISTANCE BUILDING FACE OPENINGS OPENINGS (m) (%) (sq.m) (sq.m) (%) 7.62m 442.9 36.2% 1223 75.92% REQUIRED REQUIRED TYPE OF REQUIRED TYPE OF TABLE 3.2.3.7 CONSTRUCTION CLADDING COMBUSTIBLE / NON- Noncombustible

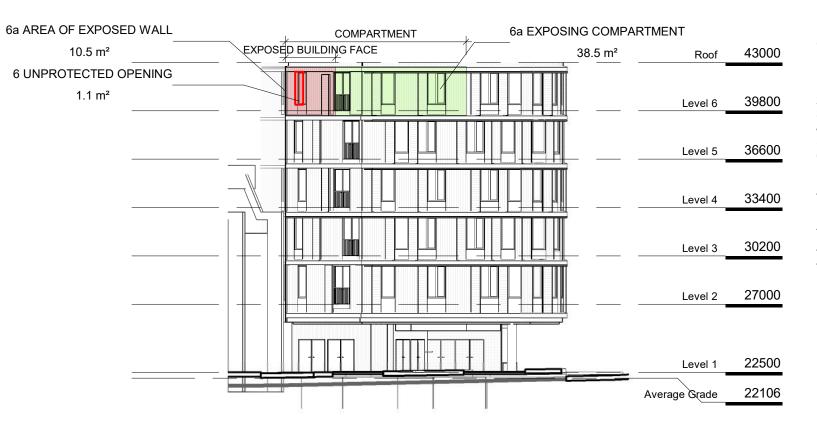
2 BIRCH ST ELEVATION SCALE = 1:250

COMPARTMENT

RICHMOND RD (East) ELEVATION

SCALE = 1:250

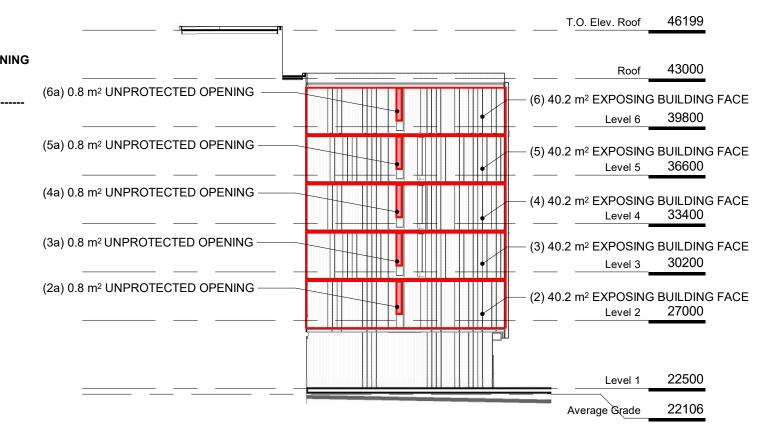
SCALE = 1:250



NORTH FACING ELEVATION FROM PARKING LOT

(6a) AREA OF UNPROTECTED OPENING

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING	ALLOWABLE	PROPOSED OPENING	
		BUILDING FACE	OPENINGS (%)	(SQ.M)	(%)
1		NO EXP	OSURE TO PROPER	TY LINE	
2	0.97 m	38.5 m ²	11.32%	1.1	10.5%
3	0.97 m	38.5 m ²	11.32%	1.1	10.5%
4	0.97 m	38.5 m ²	11.32%	1.1	10.5%
5	0.97 m	38.5 m ²	11.32%	1.1	10.5%
6	0.97 m	38.5 m ²	11.32%	1.1	10.5%
	ENTS CANCE RATING: 45 MIN RUCTION REQ'D: COMBU	STIBLE/ NONCOMBUSTIBLE MBUSTIBLE	≣		



BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENII (%)
2	0.68 m	40.2 m ²	7.93%	0.8	2%
3	0.68 m	40.2 m ²	7.93%	0.8	2%
4	0.68 m	40.2 m ²	7.93%	0.8	2%
5	0.68 m	40.2 m ²	7.93%	8.0	2%
6	0.68 m	40.2 m ²	7.93%	0.8	2%

PROPOSED

OPENINGS (%)

6.25%

OPENINGS

(sq.m)

13.72

ALL COMPARTMENTS MIN. FIRE RESISTANCE RATING: 45 MIN TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE

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





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EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

Spatial Separation

2024-05-01 2:56:13 PM Project # 1:250 2305

(1a) 219.62 m² UNPROTECT	ED OPENING -						
		T.O. Elev. Roof	46199				
(1) AREA OF EXPOSING BUILDING FACE 13.4 m ²		Roof	43000	<u>TABLE 3.2.3.1 D</u>	LIMITING DISTANCE	OPENINGS	AREA OF EXPOSING BUILDING FACE
		Level 6	39800		(m) 0.58m	(%) 6.77	(sq.m) 219.62
		Level 5	36600	<u>TABLE 3.2.3.7</u>	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	_	Level 4	33400		45 min	COMBUSTIBLE / NON- COMBUSTIBLE	Noncombustible
		Level 3	30200				
		Level 2	27000				
=		Average Grade	22506 22106				

4.0 m ²	
(5a) AREA OF UNPROTE OPENING 4.0 m²	CTED
	T.O. Elev. Roof 46199
	Roof 43000
(6) 50.6 m² EXPOSING BUILDING FACE	(4a) UNPROTECTED OPENING 4.0 m ² Level 6 39800
(5) 48.6 m ² EXPOSING BUILDING FACE	Level 5 36600
(4) 45 m² EXPOSING BUILDING FACE	(3a) UNPROTECTED OPENING 4 m ² Level 4 33400
(3) 42 m² EXPOSING BUILDING FACE	Level 3 30200
(2) 39 m² EXPOSING BUILDING FACE	(2a) UNPROTECTED OPENING 4 m ² Level 2 27000
	Level 1 22500

	COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
	2	1.26 m	39 m²	14.4%	4	10.3%
	3	1.26 m	42 m²	14.4%	4	9.5%
	4	1.26 m	45 m ²	14.4%	4	8.9%
	4 5	1.26 m	48.6 m ²	14.4%	4	8.2%
	6	1.26 m	50.6 m ²	14.4%	4	7.9%
2						
	TABLE 3.2.3.7 (BC	BC 2018)				
		ANCE RATING: 45 MIN RUCTION REQ'D: COMBU	STIBLE/ NONCOMBUSTIBLE			

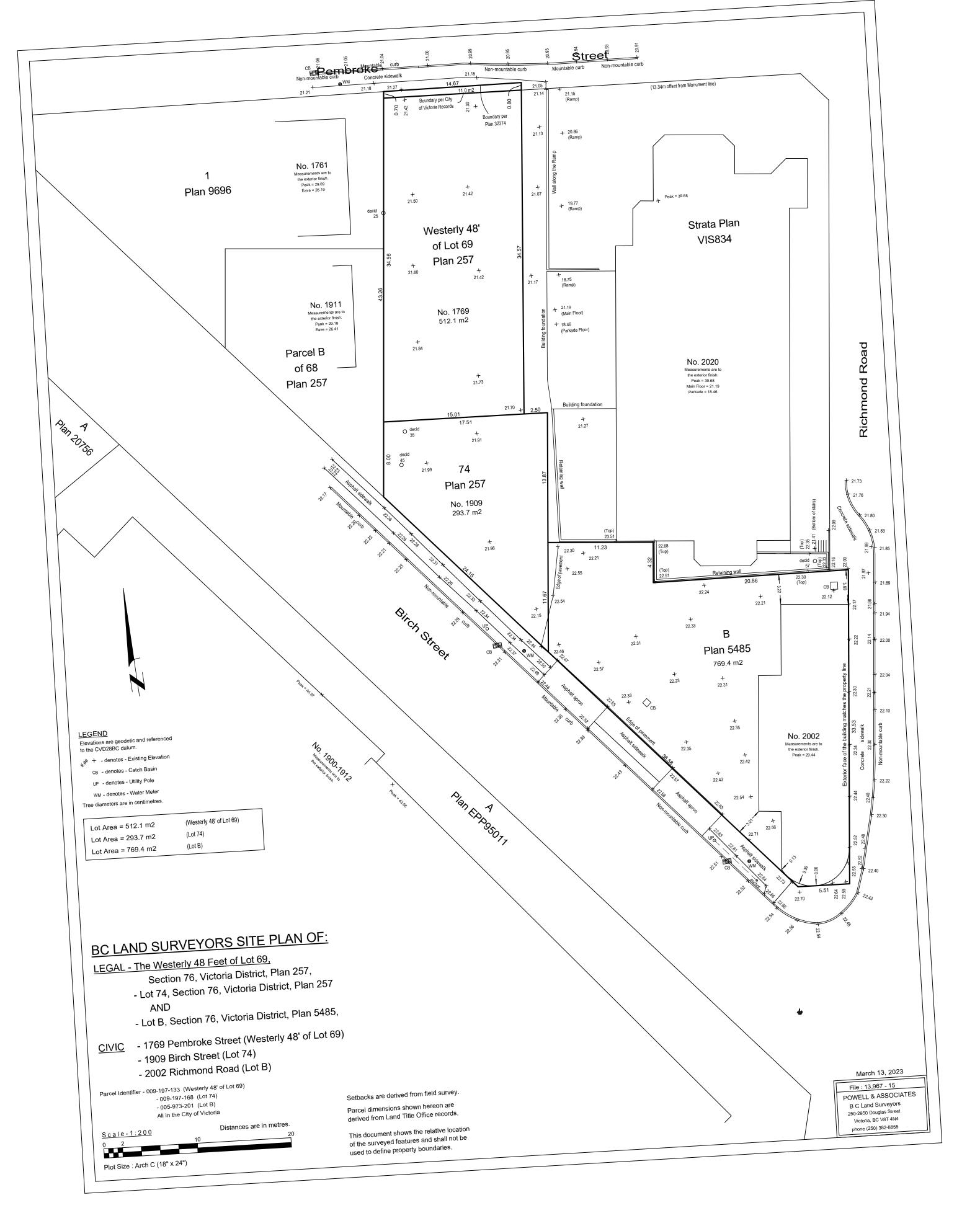
TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING

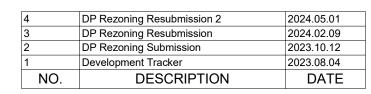
5 NORTH FACING ELEVATION FROM 2020 RICHMOND SCALE = 1:250

6 NORTH EAST ELEVATION

SCALE = 1:250



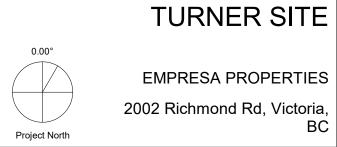
SCALE ADJUSTED FROM 1:200 TO 1:250 TO FIT PAGE - ORIENTED TO PROJECT NORTH





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Sheet Name

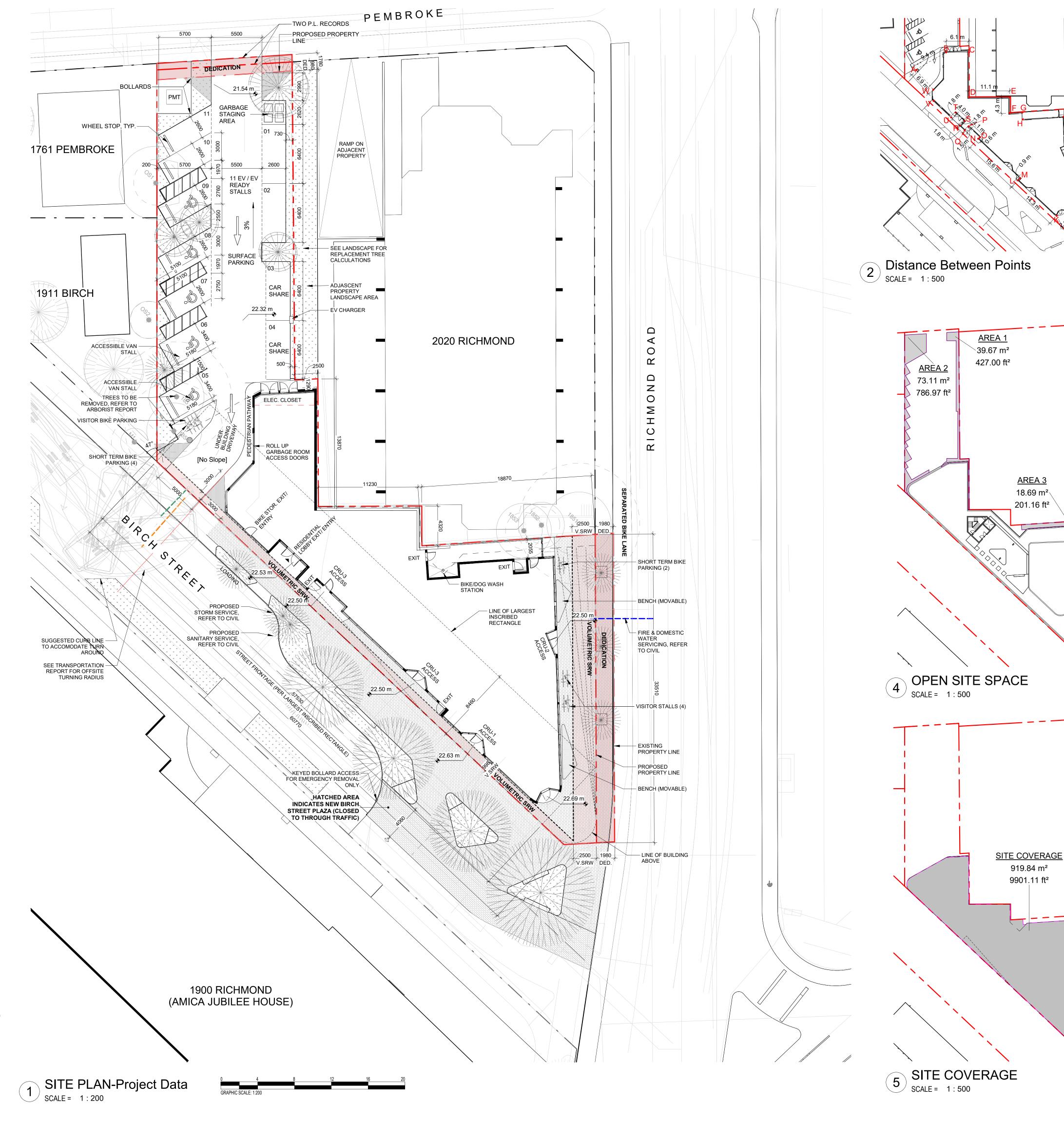
EMPRESA PROPERTIES

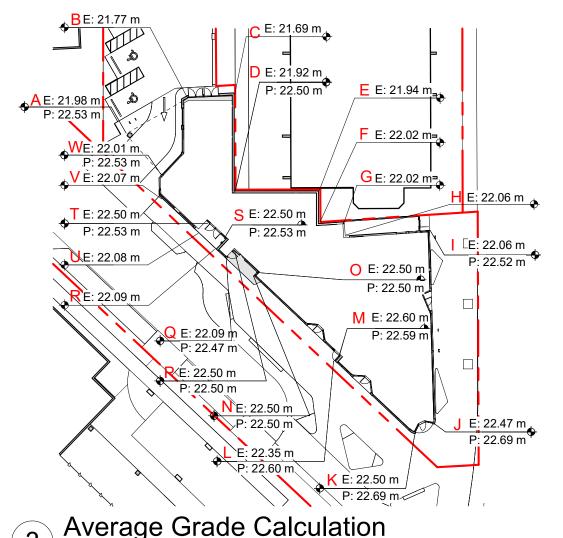
2002 Richmond Rd, Victoria,

Survey

2024-05-01 2:56:13 PM

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3 Average Grade Calculation SCALE = 1:500

0	5	10	20	30	40	50
GRAP	HIC SCALE	E 1:500				

ZONING	DATA				
ZONE		TBD -	- SITE SPEC	IFIC	
USE			ENTIAL (L. MERCIAL (
EXISTING SITE	AREA		1,586.8	m ²	
PROPOSED DI	EDICATION AREA		93.5	m ²	
PROPOSED SI	TE AREA		1,494.2	m²	
REGULATORY	CONDITIONS				
GROSS FLOOR	R AREA		4319.3 r	m ²	
COMMERCIAL	FLOOR AREA		370.1 r	m ²	
TOTAL RESIDE	ENTIAL FLOOR AREA	3949.2 m ²			
BUILDING HEIG (from Natural G					
SETBACKS	RICHMOND		1.96 r	m	
	PEMBROKE		35.17 r	m	
	DIDOLL		0.01		
	BIRCH		10.0	m 	
	WEST (SIDE)	0.6 m			
EXTERIOR OP	EN SPACE	136.1 m ²			
OPEN SITE SP	ACE	8.8 %			
FLOOR SPACE	ERATIO (FSR)	2.89 : 1			
SITE COVERA	GE		61.7	%	
PARKING - VE	HICLE				
JSE	DENSITY	RATE	REQ'D	PROVID	
	10 UNITS (<45m ²)	0.75 / unit	7.5		
RESIDENTIAL	25 UNITS (45-70m²)	0.90 / unit	22.5		
	20 UNITS (>70m²)	1.30 / unit	26	11 SPAC (3 ACCE	
/ISITOR (RES.)	55 UNITS	0.1 / unit	5.5	+ 2 VAN ACCESS	
COMM. *	395.3m ²	1 / 20m ²	19.7		

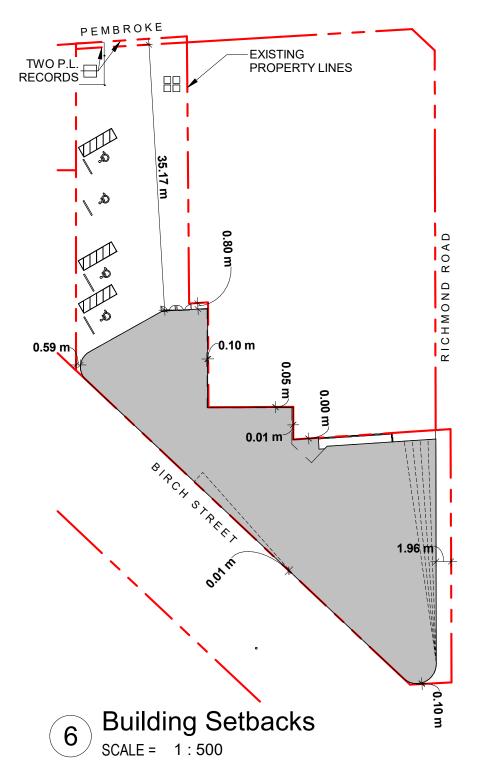
AREA 3 18.69 m² 201.16 ft²

919.84 m² 9901.11 ft²

	10 UNITS (<45m ²)	0.75 / unit	7.5	
RESIDENTIAL	25 UNITS (45-70m ²)	0.90 / unit	22.5	44 004050
	20 UNITS (>70m²)	1.30 / unit	26	11 SPACES (3 ACCESS.
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	+ 2 VAN ACCESS.)
COMM. *	395.3m ²	1 / 20m²	19.7	
PARKING - BIC	YCLE	TOTAL:	81	
USE	DENSITY	RATE	REQ'D	PROVIDED
DECIDENTIAL	10 UNITS (<45m ²)	1 / unit	10	4401000
RESIDENTIAL	45 UNITS (> 45m ²)		56	116 LONG TERM (15
VISITOR (RES.)	55 UNITS	6 spaces	6	CARGO)
COMM. *	395.3m ²	1 / 200m²	2	10 SHORT TERM
VISTOR (COMM.)*	395.3m ²	1 / 100m ²	4	
		TOTAL:	78	
RESIDENTIA	L USE DETAIL			
Total number	of Units		55	
UNIT TYPE				
Studio		10		
1 Bed		25		

33.74 m²

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
В	21.77	22.53	6.1	132.58
С	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
Н	22.06	22.50	11.2	247.07
- 1	22.06	22.50	25.7	572.21
J	22.47	22.69	2.8	62.96
K	22.50	22.69	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
О	22.50	22.50	4.1	92.25
P	22.50	22.50	1.5	33.44
Q	22.09	22.47	1.8	39.76
R	22.09	22.53	1.8	40.13
S	22.50	22.53	3.3	74.25
Т	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





DP Rezoning Resubmission 3
DP Rezoning Resubmission 2

DESCRIPTION

DP Rezoning Resubmission DP Rezoning Submission

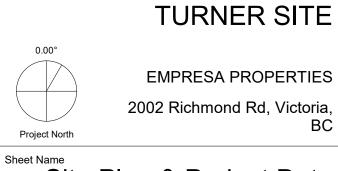
Development Tracker

2024.05.01 2024.02.09 2023.10.12

2023.08.04 DATE

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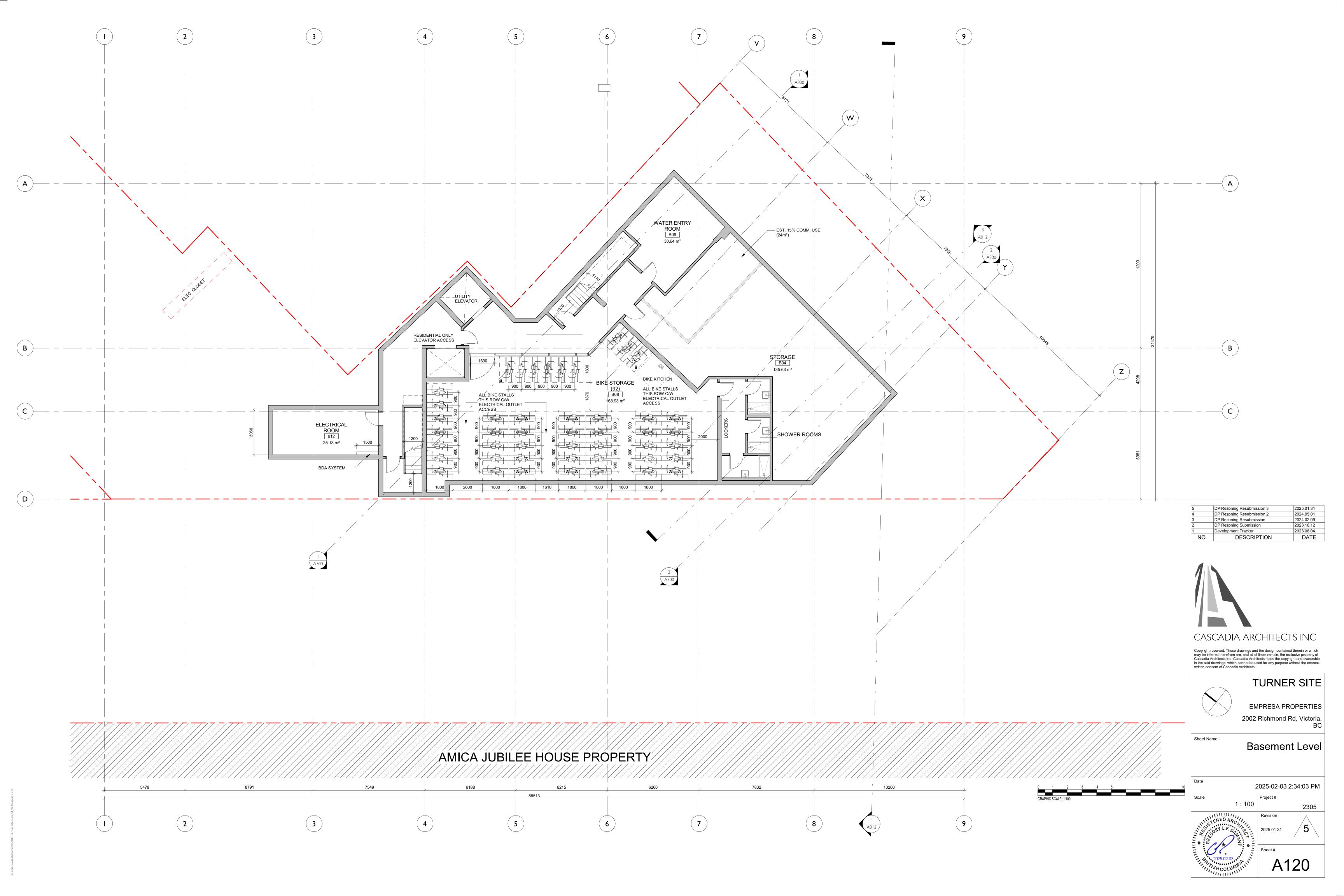


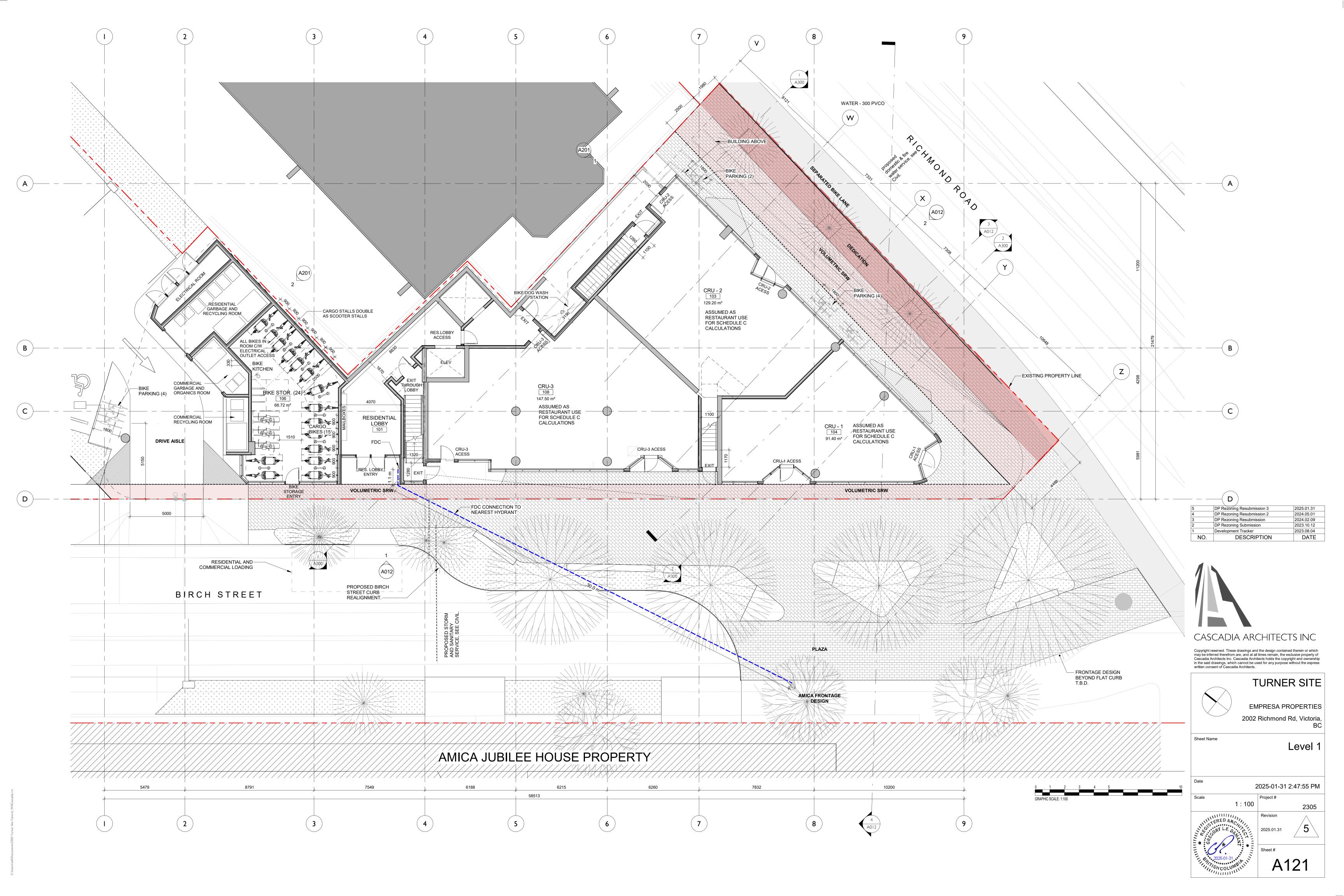
Site Plan & Project Data

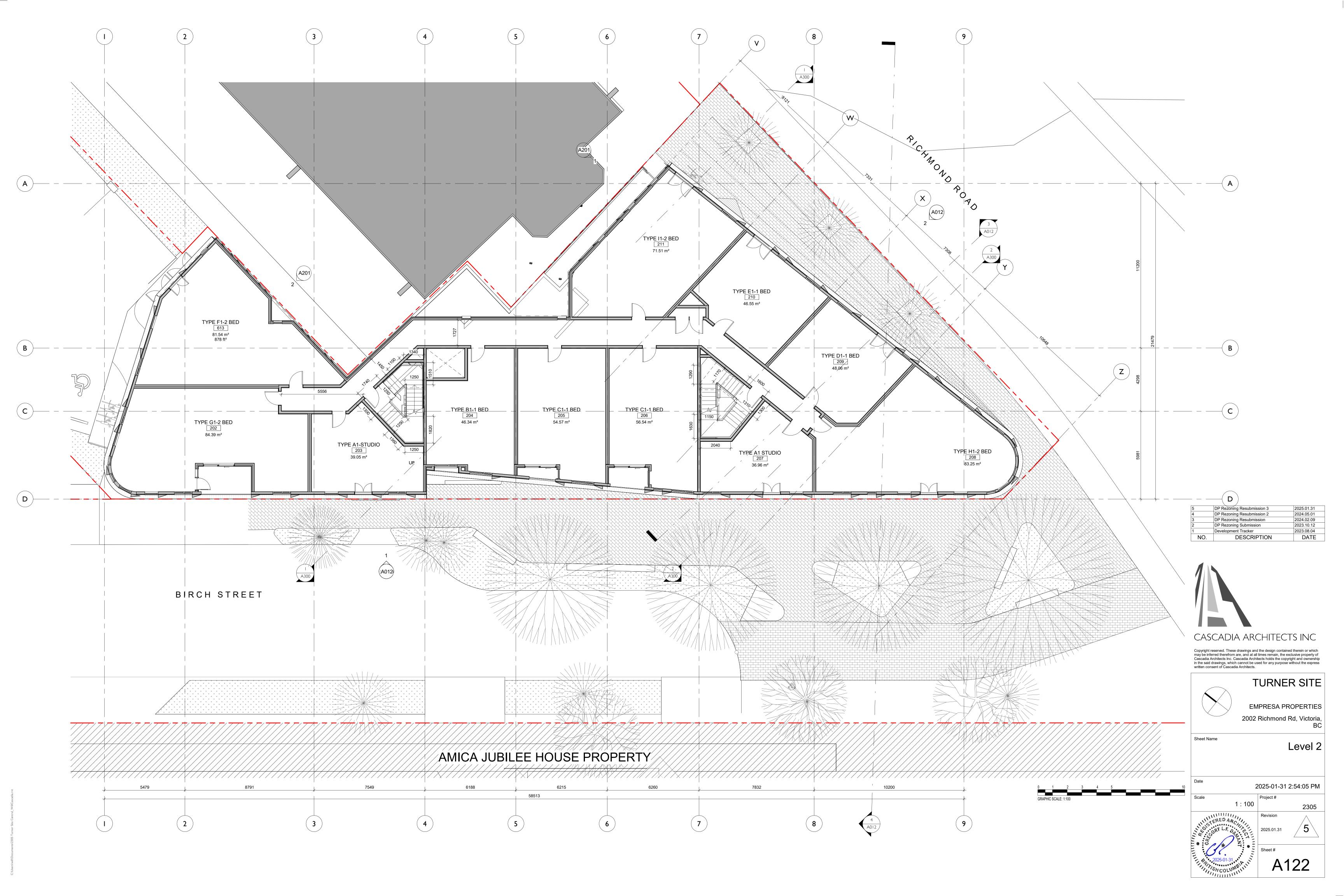
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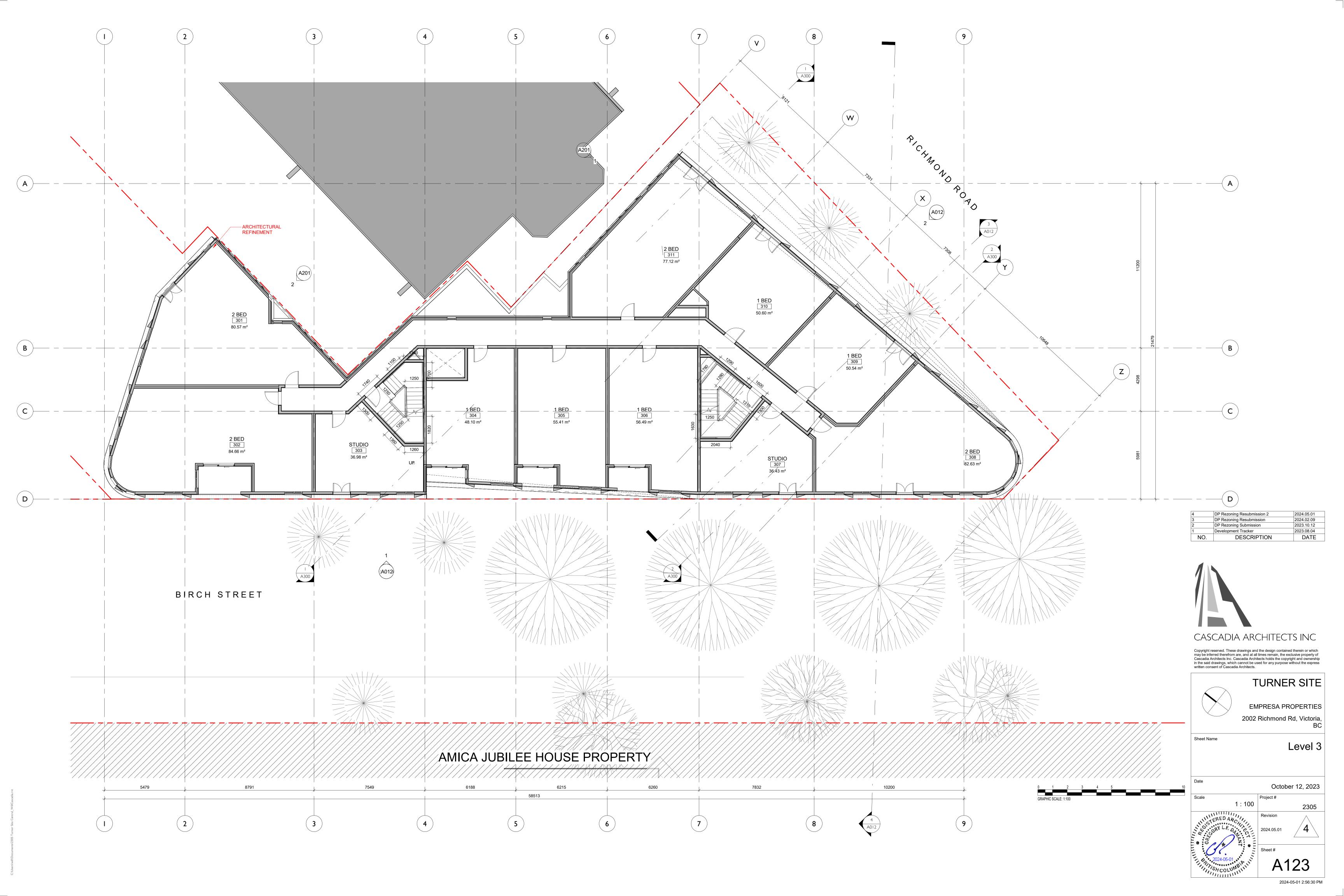
* MOST RESTRICTIVE CRU USE APPLIED FOR SCHEDULE-C CALUCATIONS

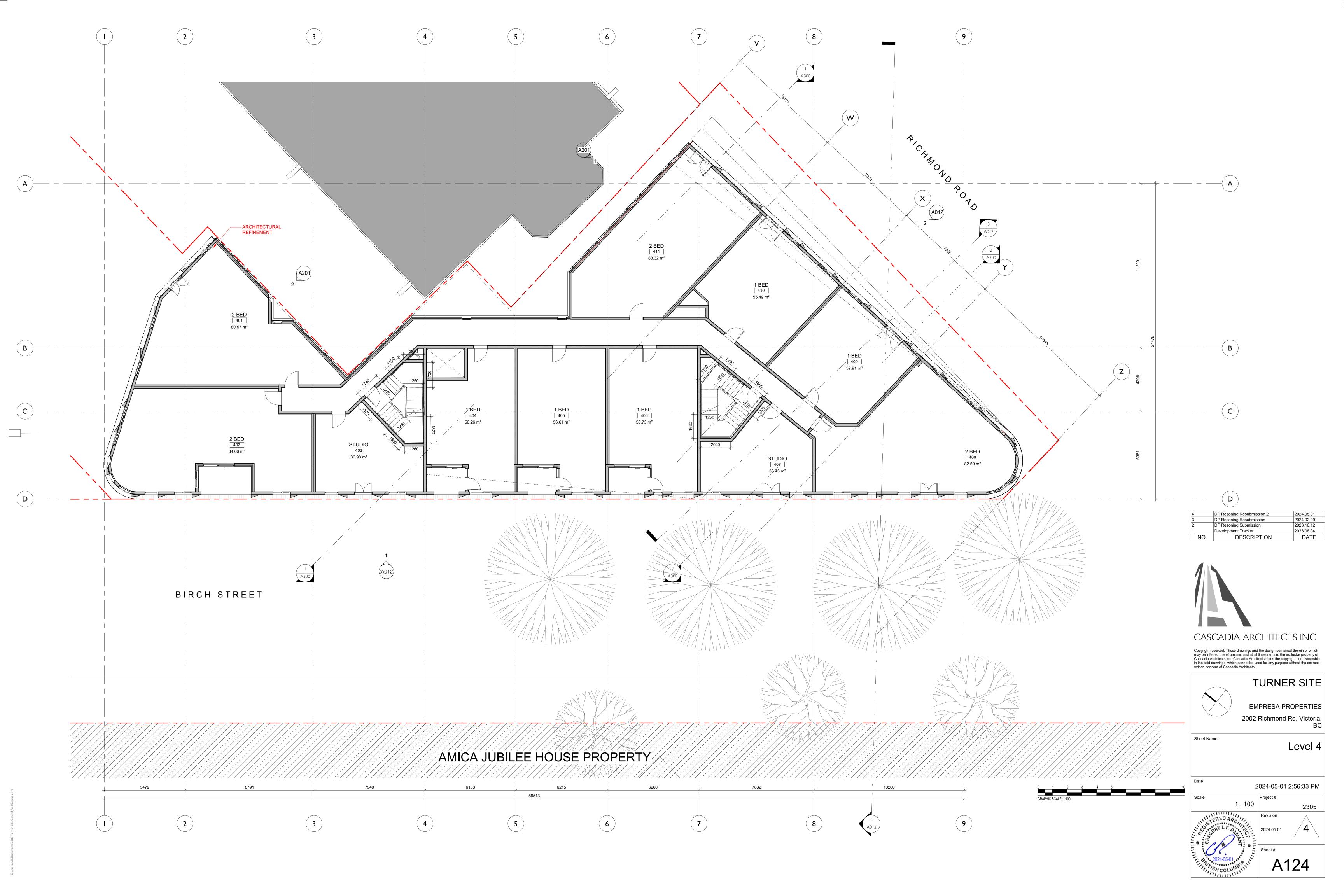
Minimum unit floor area

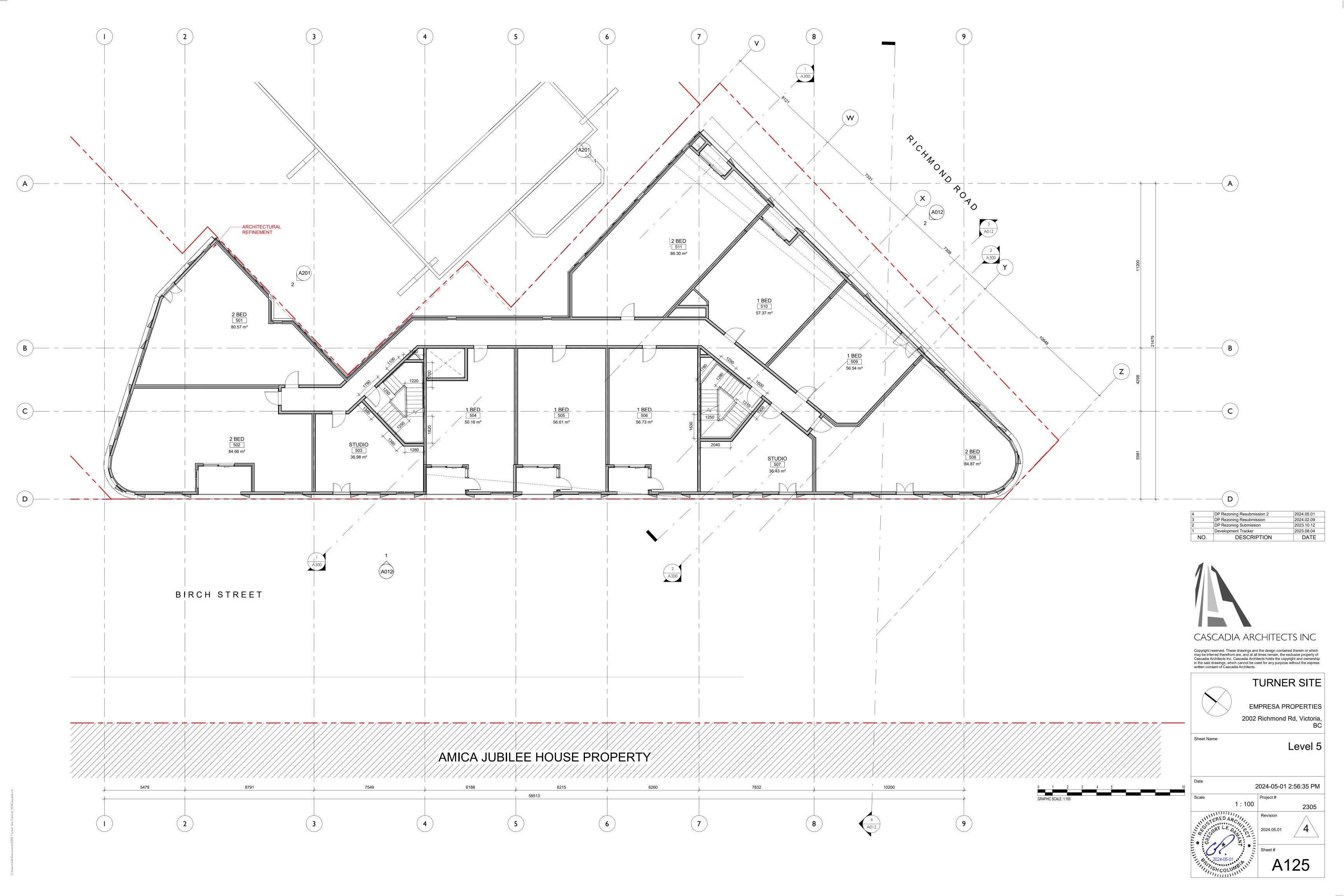


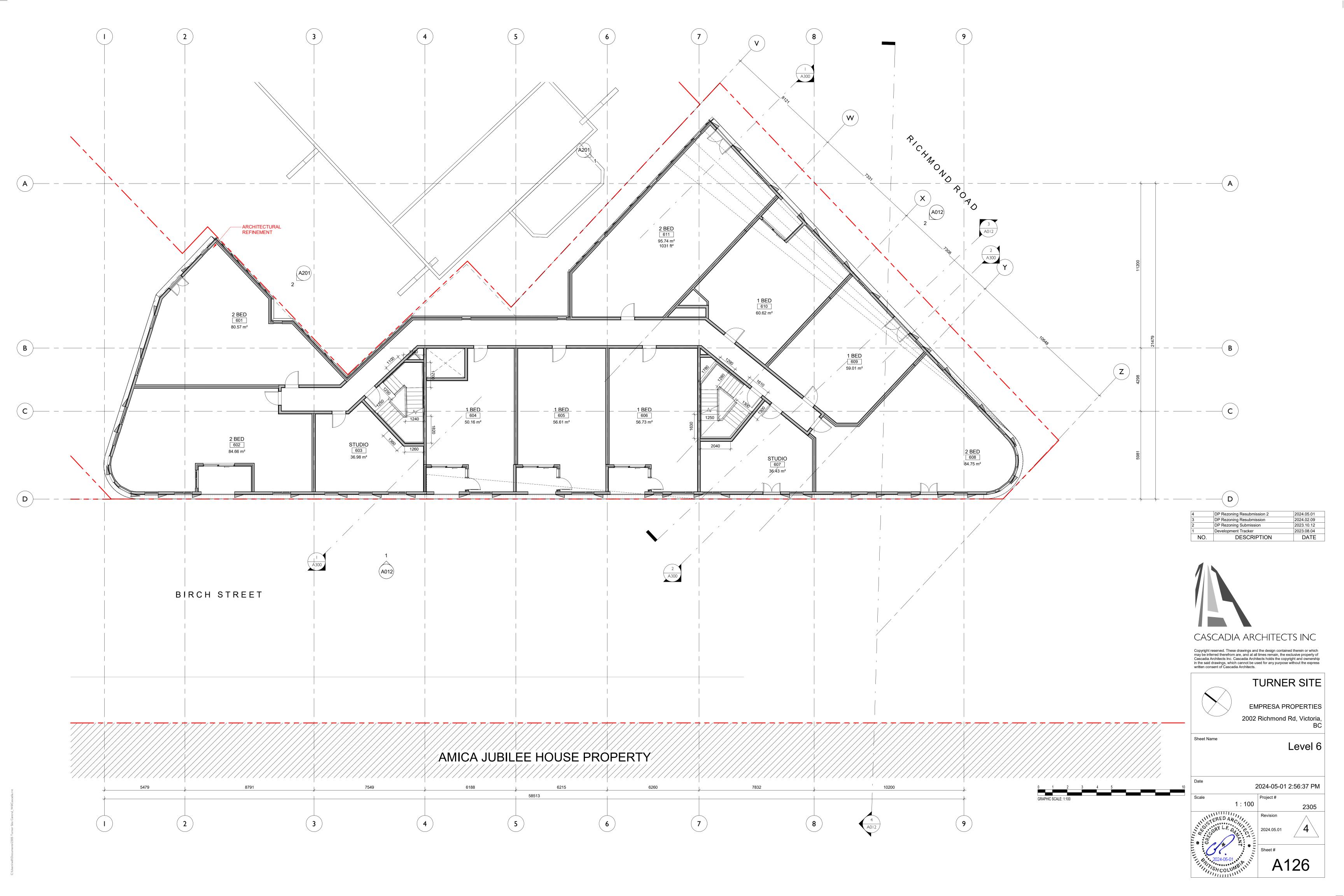


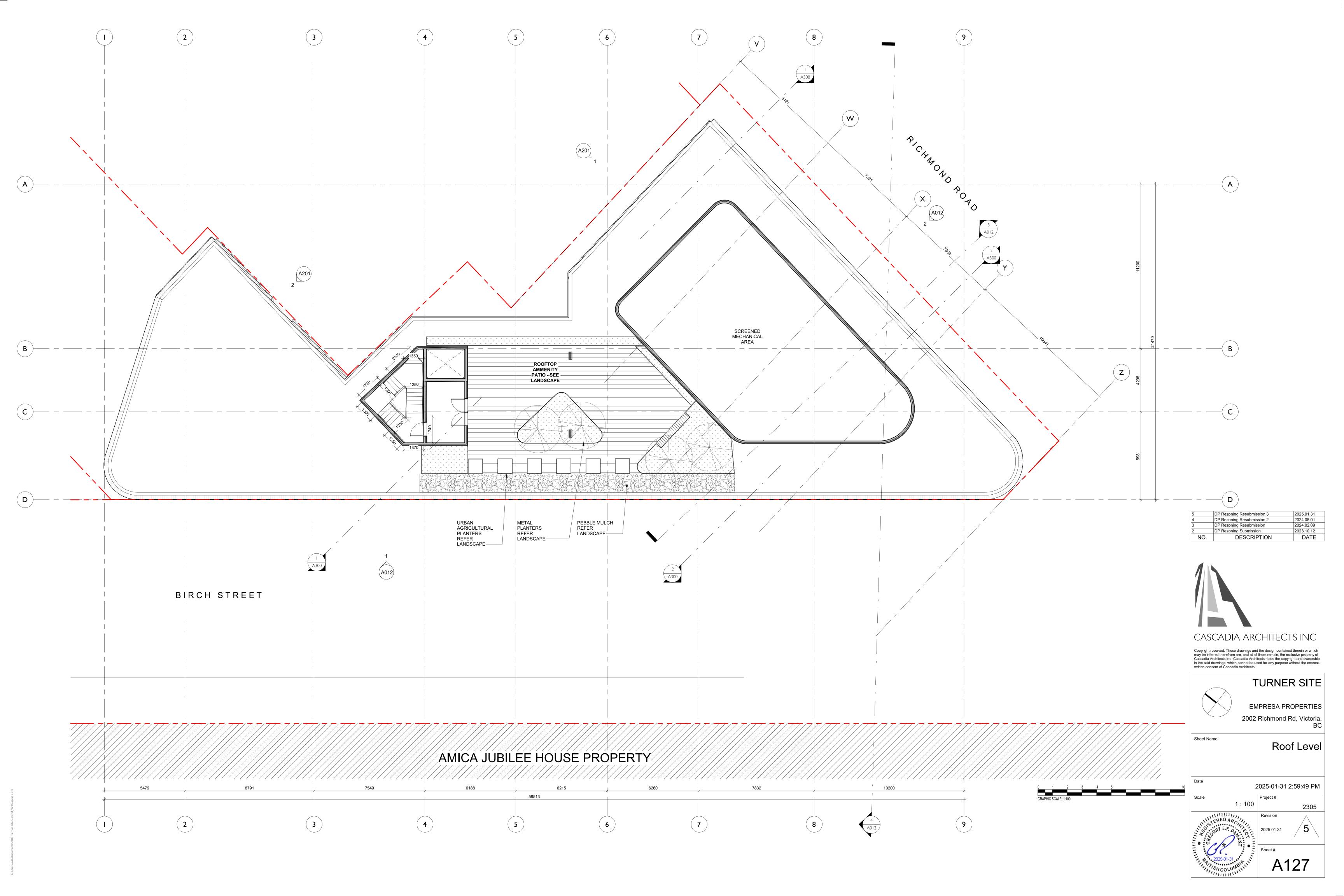


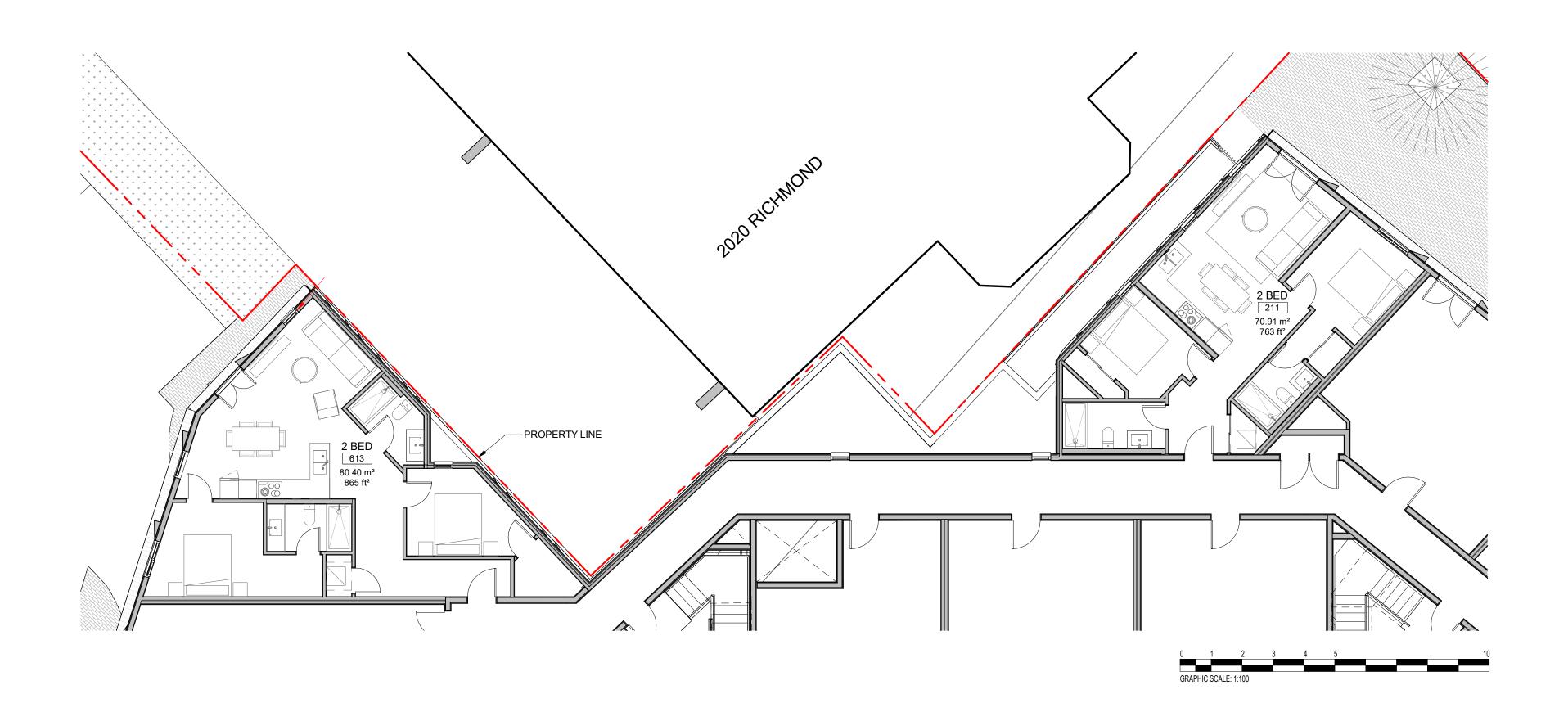








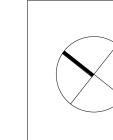








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EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,

TURNER SITE

Unit Layouts along PL

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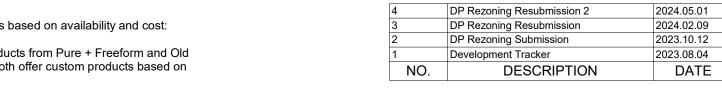


-URBAN AGRICULTURAL

PLANTERS REFER LANDSCAPE

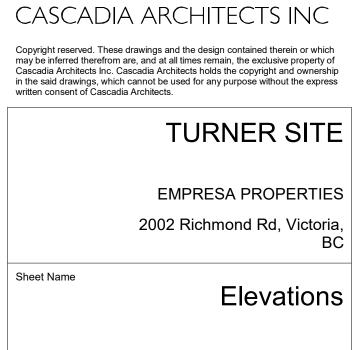
2 Richmond Road Elevation SCALE = 1:100

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	As indicated	,	2305
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		Sheet #	



MATERIALS LEGEND

01 Metal Panel - Colour 01

02 Cementitous 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

09 Wood Soffit

08 Wood



2024.05.01

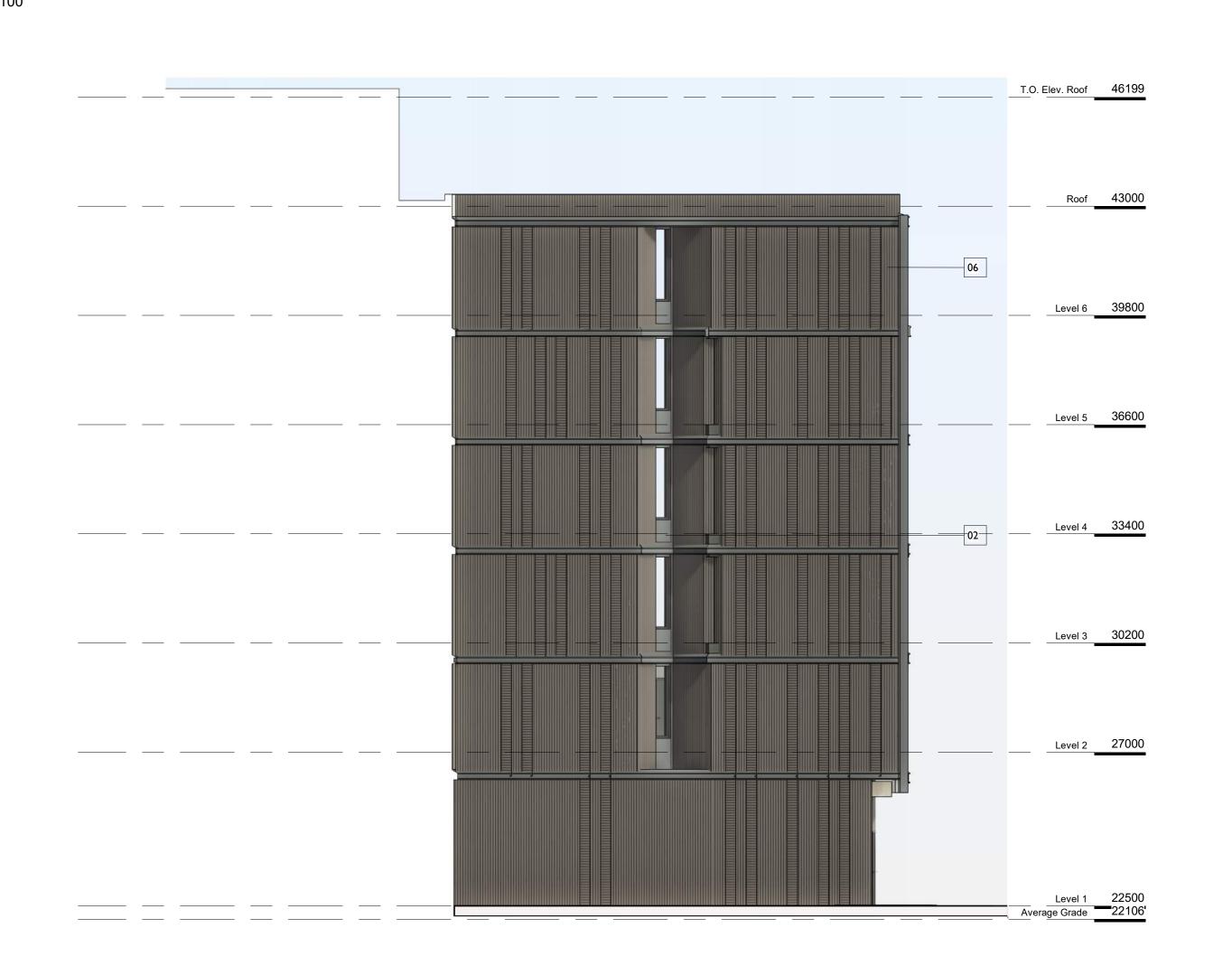
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2023.08.04 DATE

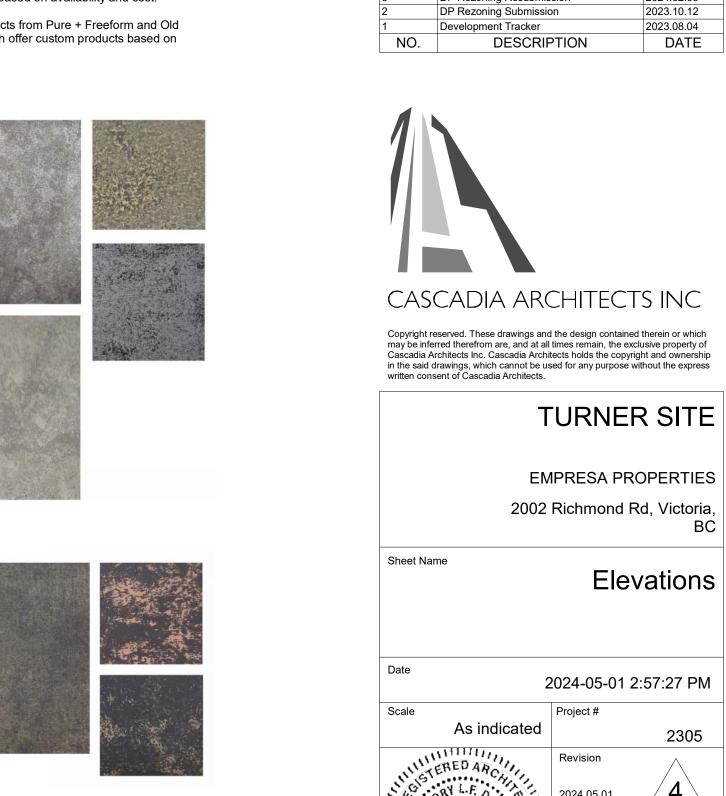
Elevations

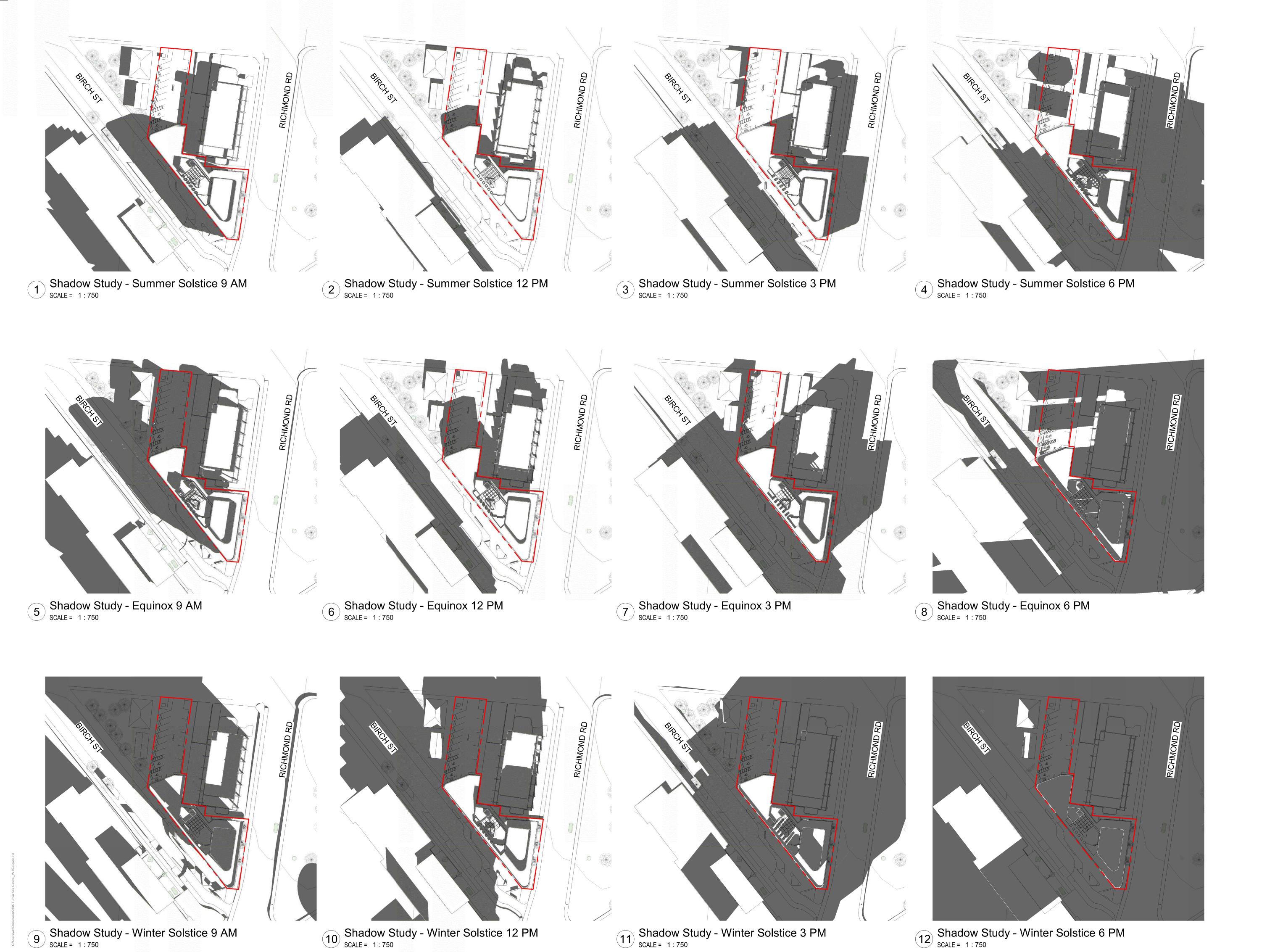
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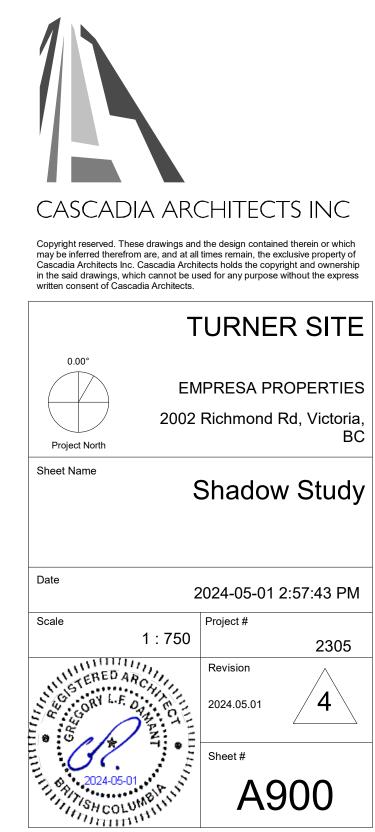
NORTH FACING ELEVATION FROM 2020 RICHMOND SITE SCALE = 1:100





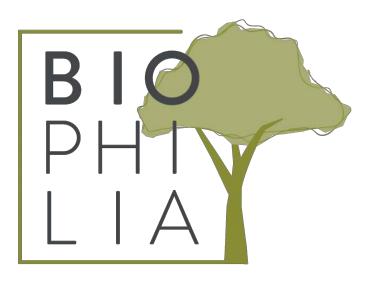






DESCRIPTION

2024.05.01 2024.02.09 2023.10.12 2023.08.04 DATE





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 - LEVEL1

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

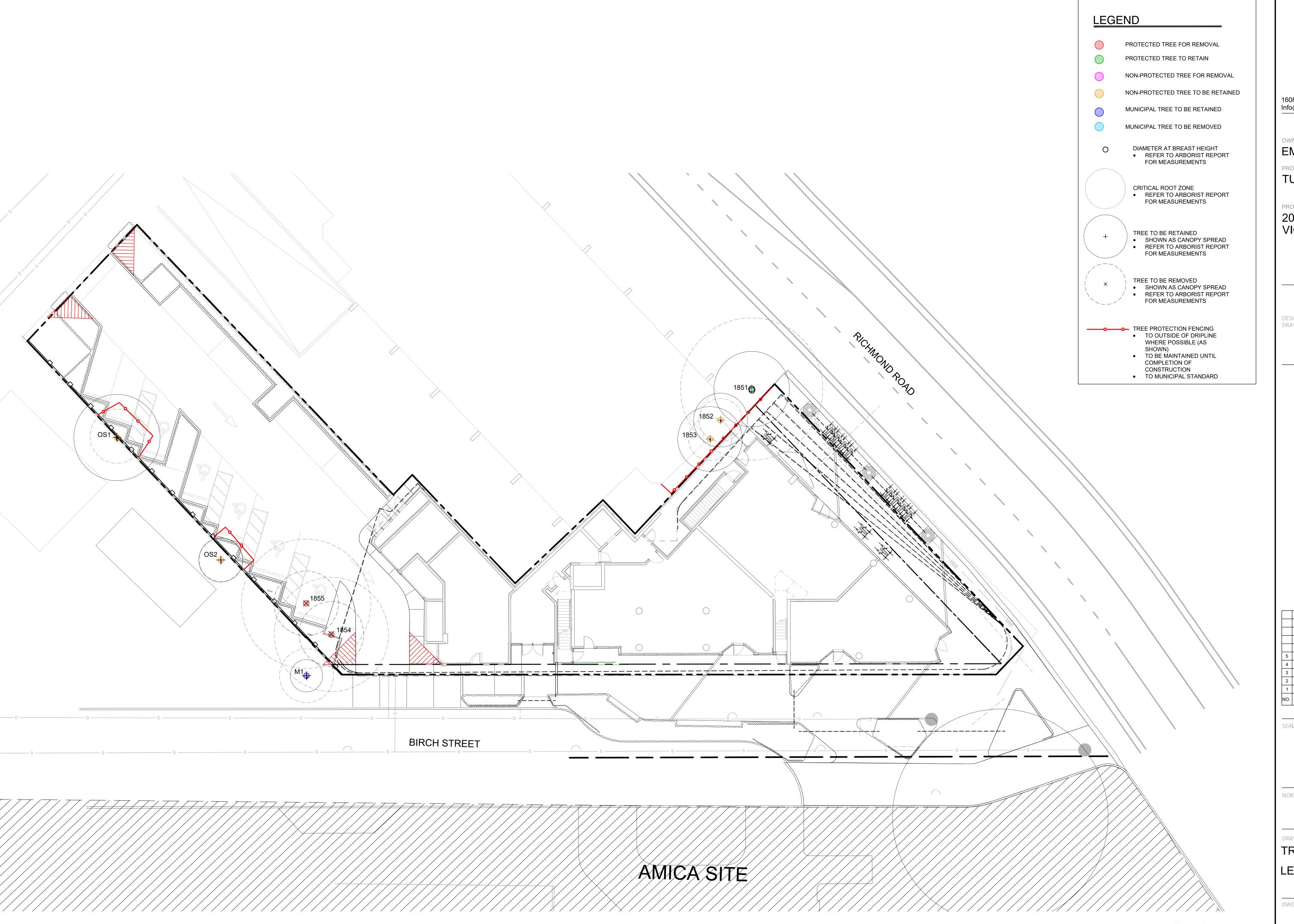
L2.04 PLANTING PLAN - ROOFTOP

GENERAL LANDSCAPE NOTES

STANDARDS

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 IIABC AND BCLS STANDARDS.





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
	4	ISSUED FOR DP RESUBMISSION	5/1/2024
	3	ISSUED FOR DP RESUBMISSION	2/9/2024
	2	ISSUED FOR DP/REZONING	10/11/202
	1	ISSUED FOR DEVELOPMENT TRACKER	08/08/202
N	IO.	ISSUE	MM/DD/Y





TREE MANAGEMENT PLAN LEVEL 1

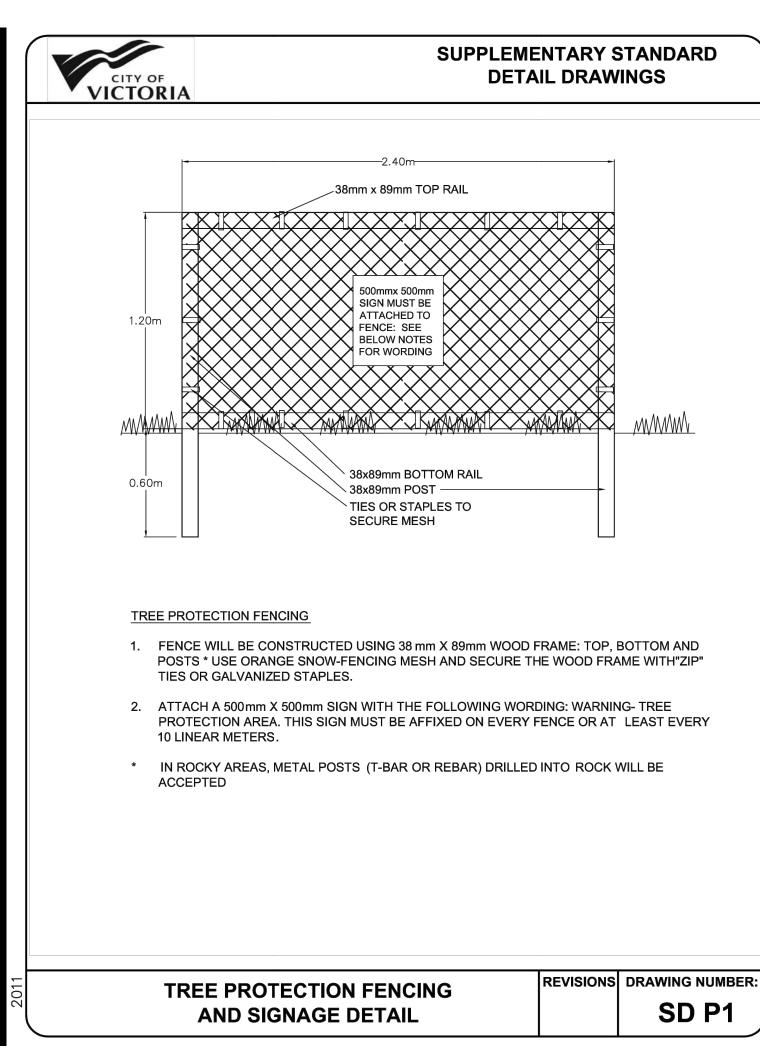
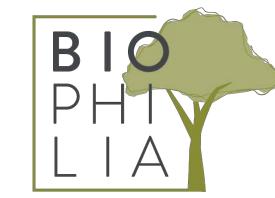


Table 1. Tree Inventory

- "	Surveyed	Location (On,	Bylaw	Name		dbh	crown	Critical	Condition		Relative	Retention	General field	Tree retention/location	Retention
Tag #	? (Yes/No)	Off, Shared, City)	protected ? (Yes/No)	Common	Botanical	(cm)	radius (m)	root zone radius (m)	Health	Structural	tolerance	Suitability	observations/remarks	comments	status
1851	No	Off	Yes	Norway Maple	Acer platanoides	55	3.5	6.6	Fair- good	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



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

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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



NORTH ARR



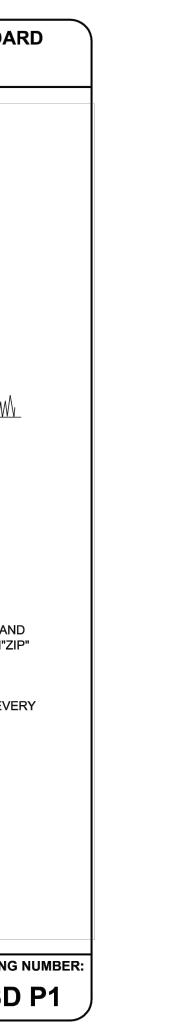
TREE MANAGEMENT PLAN

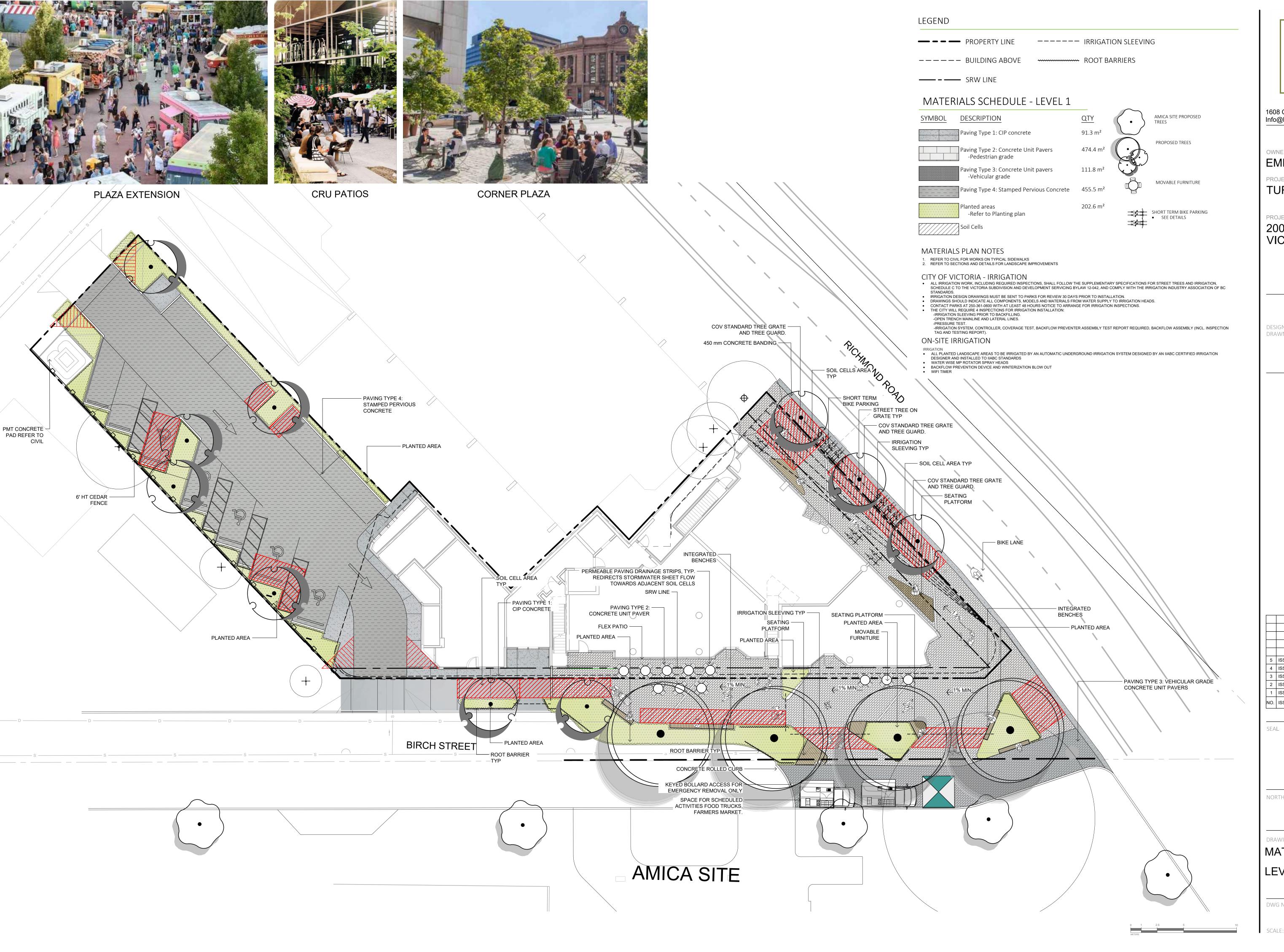
DWG NO:

LEVEL 1

1002

SCALE: 1·150







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

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







DRAWING TITLE:

MATERIALS PLAN LEVEL 1



BBQ STAND



URBAN AGRICULTURE PLANTERS



LOUNGE AREA

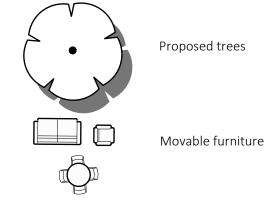
LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	<u>QTY</u>
	Paving Type 5: Wooden Deck	94.2 m ²
	Pebble Mulch	27.1 m ²
	Maintenance Strip	3.9 m²
	Planted areas -Refer to Planting plan	47.3 m²
'//////	Urban agriculture	5.4 m²





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

OWNER/CLIENT:

EMPRESA PROPERTIES

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2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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2	ISSUED FOR DP/REZONING	10/11/202
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/202
NO.	ISSUE	MM/DD/Y





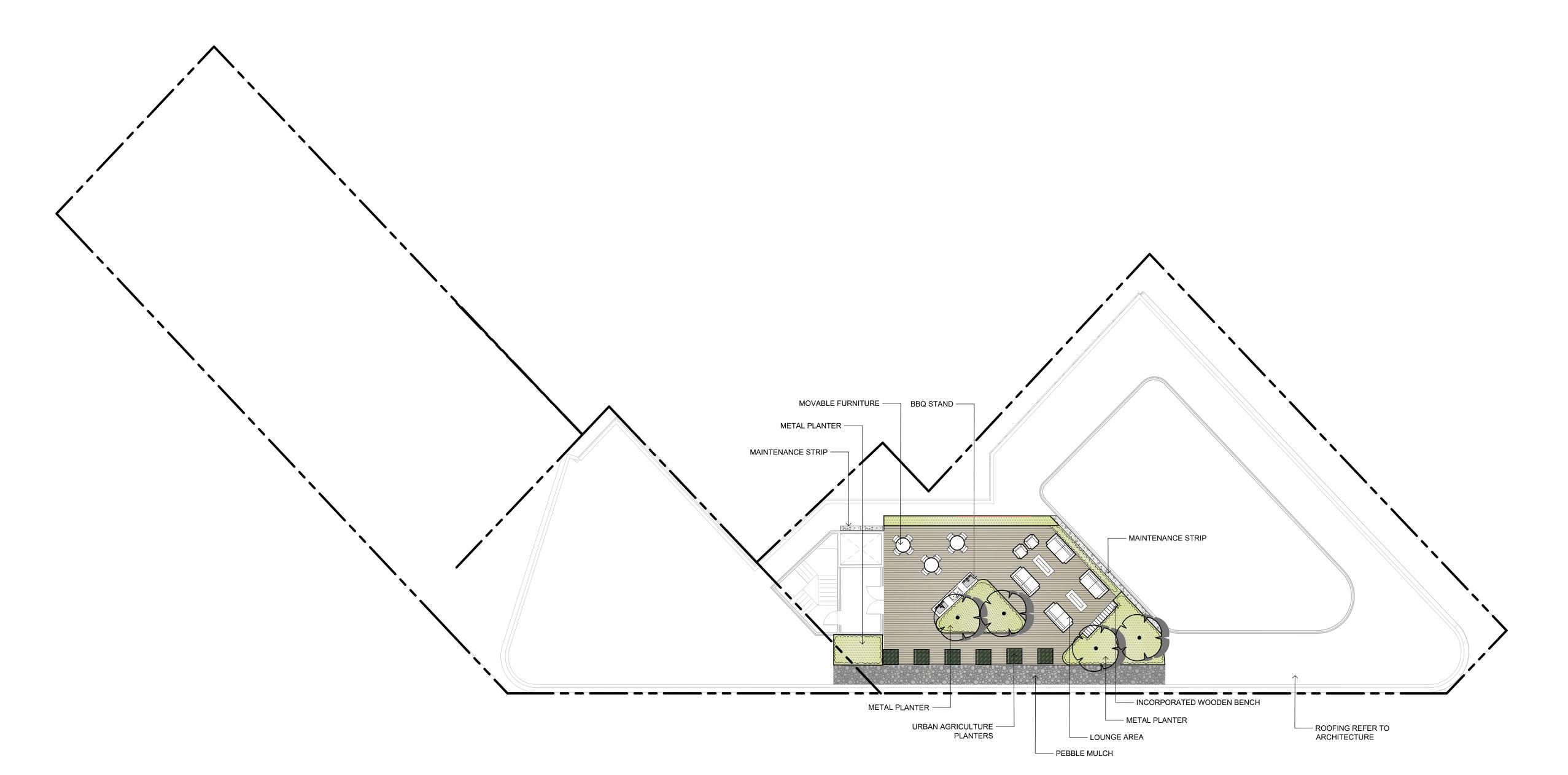


DRAWING TITLE:
MATERIALS PLAN

DWG NO:

ROOFTOP

L1.02



2025-01-15 18:28 PLANT SCHEDULE LEVEL 1

L/\	JCITE						
SYMBOL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
+	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
+	АА	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
$\left(+\right)$	FD	Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech	60mm Cal.	As Shown	B&B, Well Established	2	ON-SITE TREE
CHDHDC							
SHRUBS	СР	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2 POT	1000 mm.	Full, Well Established	1	EVERGREEN, DROUGHT TOLERANT
4	Нр	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 ټىر			W2 D 2 T	500		5.6	DOLINATOR CURRORT, DROUGUIT TOLERANT
Junnon of F	Ck2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass		600mm	Full, Well Established	56	POLINATOR SUPPORT, DROUGHT TOLERANT
ANAMANICE Jett	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#1 POT	450mm	Full, Well Established	77	POLINATOR SUPPORT, DROUGHT TOLERANT
4 • }	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	41	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
PERENNIA	<u>LS</u>						
\odot	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	600mm	Full, Well Established	18	POLINATOR SUPPORT, DROUGHT TOLERANT
\odot	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	600mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOLERANT
\bigcirc	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
$\tilde{\odot}$	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	600mm	Full, Well Established	70	POLINATOR SUPPORT, DROUGHT TOLERANT
$\widetilde{\zeta}$	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
(·)	Тр	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

- 1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 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
- 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
4	ISSUED FOR DP RESUBMISSION	5/1/2024
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NO.	ISSUE	MM/DD/YY





DRAWING TITLE:

PLANTING SCHEDULE LEVEL 1





DAWYCK'S GOLD EUROPEAN BEECH KATSURA TREE FAGUS SYLVATICA 'DAWYCK GOLD' CERCIDIPHYLLUM JAPONICUM

PLANT SCHEDULE LEVEL 1

SYMBOL COD	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
TREES						
+ AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT B
+ AA	Off-site medium, vertical tree	60mm Cal.	As Shown	B&B, Well Established	3	SPECIES TO BE DETERMINED BY PARKS AT B
QG	Off-site large tree	60mm Cal.	As Shown	B&B, Well Established	4	SPECIES TO BE DETERMINED BY PARKS AT B

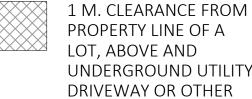
PART 1 REPLACEMENT

LEGEND

PART 2 REPLACEMENT

- - - IRRIGATION SLEEVING

ROOT BARRIERS



PROPERTY LINE OF A UNDERGROUND UTILITY, DRIVEWAY OR OTHER PAVED SURFACE

TURNER SITE

PROJECT ADDRESS:

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156 OWNER/CLIENT: EMPRESA PROPERTIES PROJECT NAME:

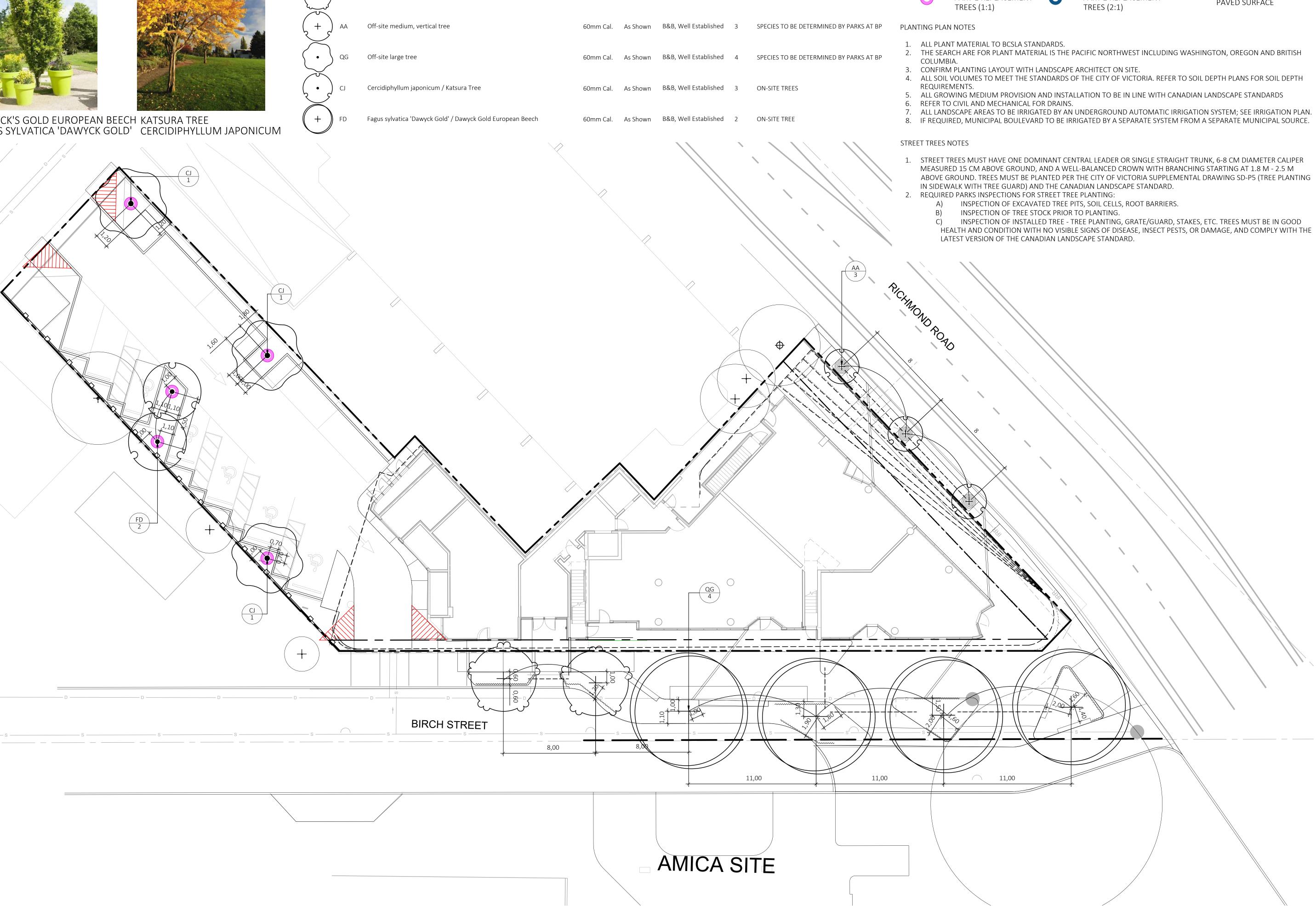
2002 RICHMOND RD VICTORIA, BC.

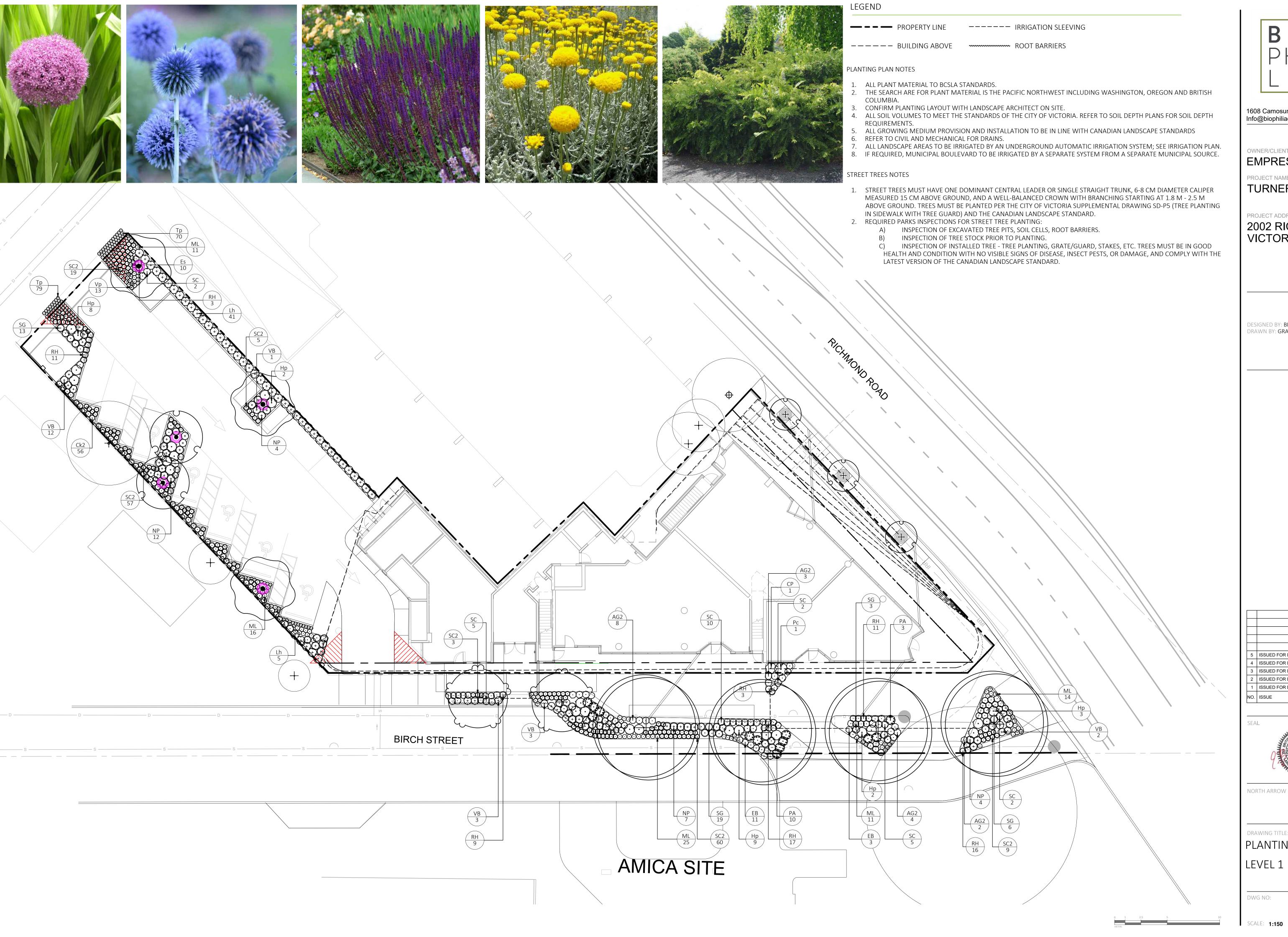
ISSUED FOR DP/REZONING

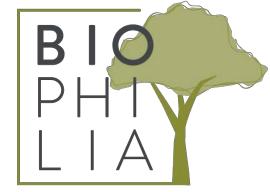


DRAWING TITLE:

TREE PLANTING PLAN LEVEL 1







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/W





DRAWING TITLE:

PLANTING PLAN





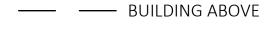


VENUS DOGWOOD CORNUS X 'KN30-8'

LEGEND

———— PROPERTY LINE

--- IRRIGATION SLEEVING



PART 1 REPLACEMENT TREES (1:1)



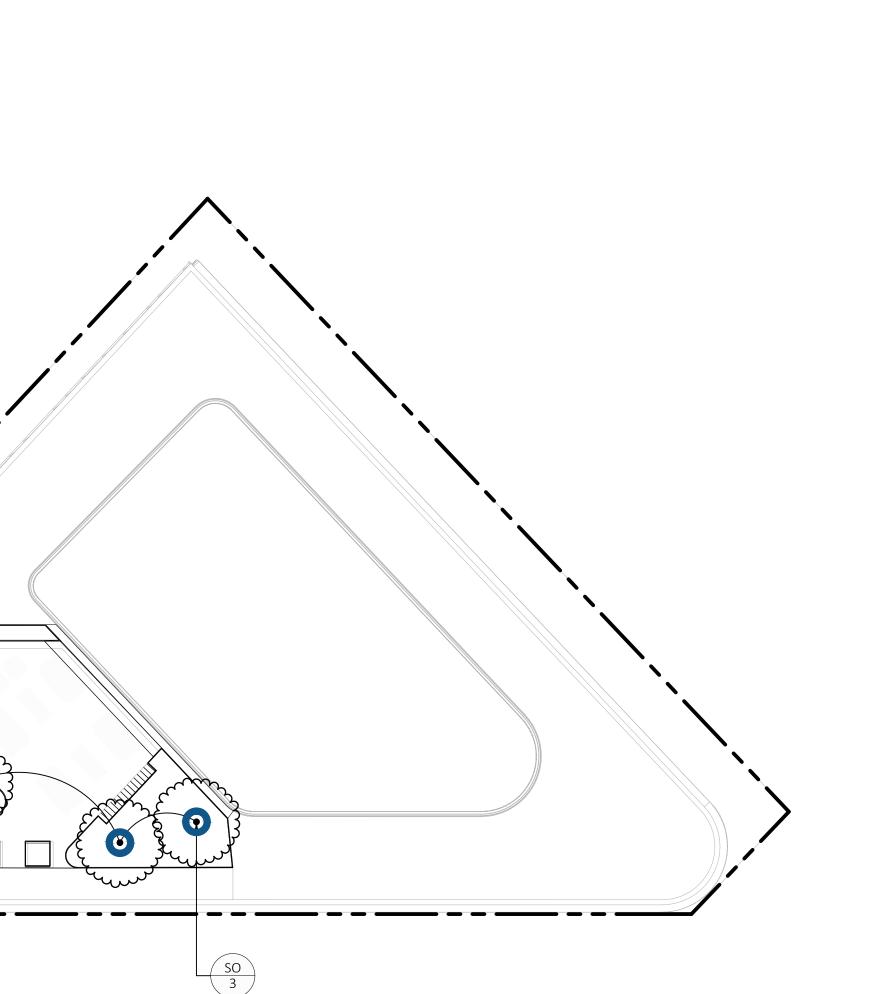
PART 2 REPLACEMENT TREES (2:1)

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	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. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 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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OWNER/CLIENT: EMPRESA PROPERTIES

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2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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NO.	ISSUE	MM/DD/Y





DRAWING TITLE: TREE PLANTING PLAN

ROOFTOP







PLANTING PLAN NOTES 1. ALL PLANT MATERIAL TO BCSLA STANDARDS. 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE. REQUIREMENTS. 7. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
SHRUBS							
\bigcirc	Нр	Hebe pinguifolia `Sutherlandii` / Sutherland Hebe	#2 POT	1000 mm.	Full, Well Established	10	EVERGREEN
\bigcirc	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
PERENNIAI	<u>LS</u>						
(<u>.</u>)	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
6 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOL SEMI-EVERGREEN
\bigcirc	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).

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- 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH
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- 6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM



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EMPRESA PROPERTIES

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DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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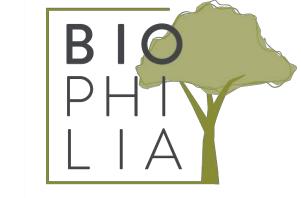






DRAWING TITLE: PLANTING PLAN ROOFTOP

REPLACEMENT TREES SOIL VOLUME SOIL VOLUME REQUIRED (m3) PROPOSED — — PROPERTY LINE ---- IRRIGATION SLEEVING A.ESTIMATED SOIL B. # ---- BUILDING ABOVE ROOT BARRIERS AREA (m2) SC PLANTING AREA ID G. LARGE TOTAL SMALL MEDIUM LARGE SMALL MEDIUM SOIL DEPTH SCHEDULE - MAIN LEVEL ON-SITE AREA 1.00 15.00 15.00 PLANTING AREA A 18.30 1.00 18.30 <u>QTY</u> SYMBOL DESCRIPTION 2.00 15.00 PLANTING AREA B 30.13 30.00 1000 MM MIN SOIL DEPTH 157.6 m² ----SOIL CELLS AREA 13.34^{1} 0.94^{3} 12.60 SOIL CELLS: 1000 MM SOIL DEPTH 116.0 m² -----PLANTING BEDS 17.53 1.00 17.53 SOIL CELLS: 800 MM SOIL DEPTH 31.3 m² PLANTING AREA C 15.53 1.00 15.00 15.00 450 MM MIN SOIL DEPTH 0.94^{3} -----SOIL CELLS AREA 6.91^{1} 6.53 53.4 m² ----PLANTING BEDS 9.00 1.00 9.00 SOIL DEPTH PLAN NOTES 1.00 15.00 PLANTING AREA D 15.00 15.00 1. ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS. 9.89^{1} 0.94^{3} ----SOIL CELLS AREA 9.35 2. REFER TO SPECIFICATIONS FOR SOIL TYPE AND COMPOSITION 5.65 1.00 ---PLANTING BEDS 5.65 PLANTED AREA A: 18.30 M² OFF-SITE AREAS OF IRRIGATED SOIL VOLUME. 18.30 M³ PER 30.00 | 120.00 | 150.00 PLANTING AREA E 152.75 2.00 4.00 58.05^2 0.94^{3} ----SOIL CELLS AREA 54.56 97.87 1.00 97.87 ----PLANTING BEDS PLANTING AREA F 32.7600 0.94^{3} 31.04 30 0.94^{3} 1.00 PLANTING AREA G 20.9500 19.85 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 PLANTING AREA G:
SOIL VOLUME 19.85 M³
19.85 M³ PER TREE ACCURACY 4. PLEASE SEE SOIL CELLS PLAN L3.11 FOR FURTHER DETAIL PLANTED AREA C: 15.53 M² OF IRRIGATED SOIL VOLUME. 15.53 M³ PER — PLANTING AREA F: SOIL VOLUME 31.04 M³ 15.52 M³ PER TREE PLANTED AREA B: —
30.13 M³ OF
IRRIGATED SOIL
VOLUME. 15.06 M³ PER TREE. PLANTED AREA D: – 15.00 M³ OF IRRIGATED SOIL VOLUME. 15.00 M³ PER TREE. BIRCH STREET PLANTED AREA E: SOIL VOLUME 152.75 M³ — 4 LARGE TREES: 30.45 M³ PER TREE 2 MEDIUM TREES: 15.45 M³ PER TREE AMICA SITE



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NO.	ISSUE	MM/DD/YY

EAL



NORTH ARROW



DRAWING TITLE:
PLANTING PLAN

LEVEL 1

DWG NO:

12

L3.01



— – – PROPERTY LINE

---- BUILDING ABOVE

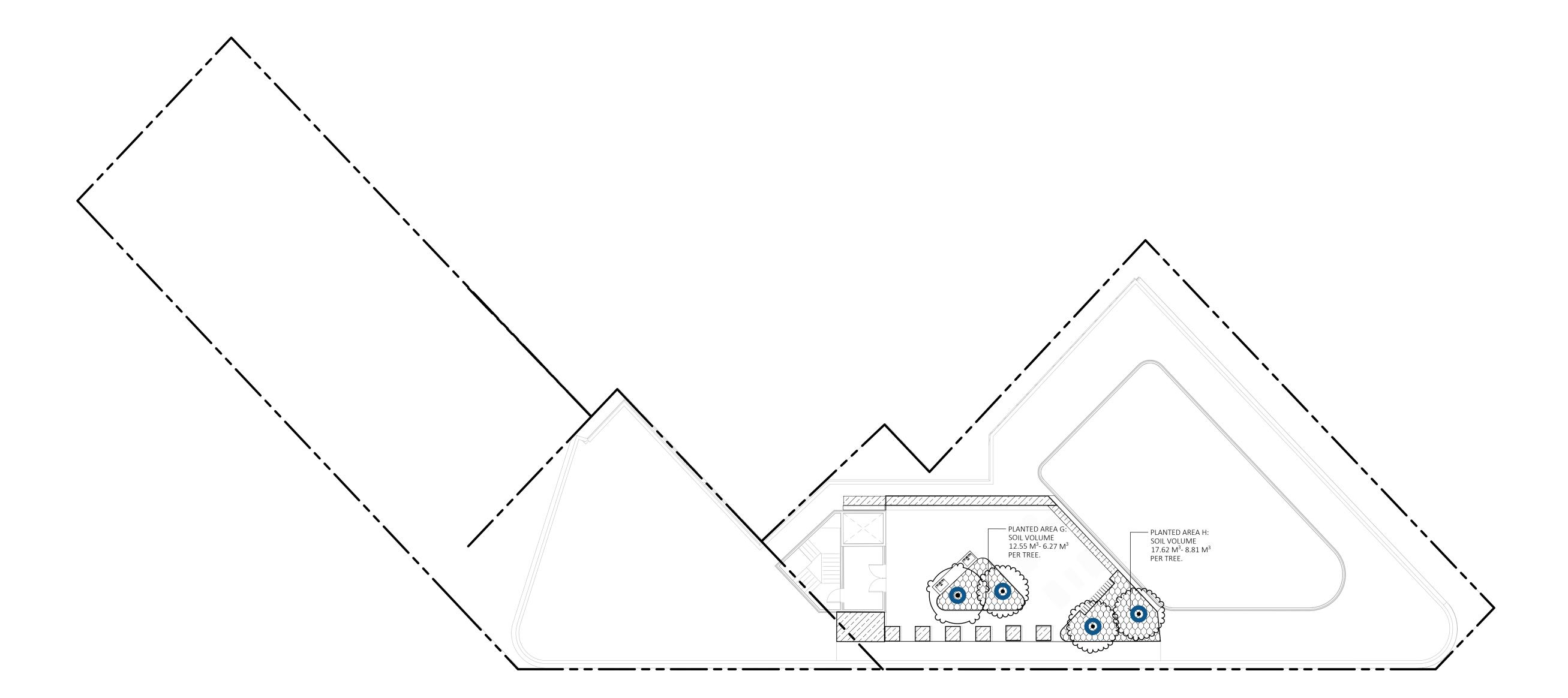
SOIL DEPTH SCHEDULE - ROOFTO

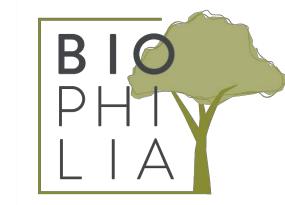
SYMBOL	DESCRIPTION	QTY
	1000 MM MIN SOIL DEPTH	30.2 m ²
	450 MM MIN SOIL DEPTH	22.4 m²

SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SC		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

SOIL DEPTH PLAN NOTES

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





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NO.	ISSUE	MM/DD/YY

SI



NORTH ARRO



DRAWING TITLE:

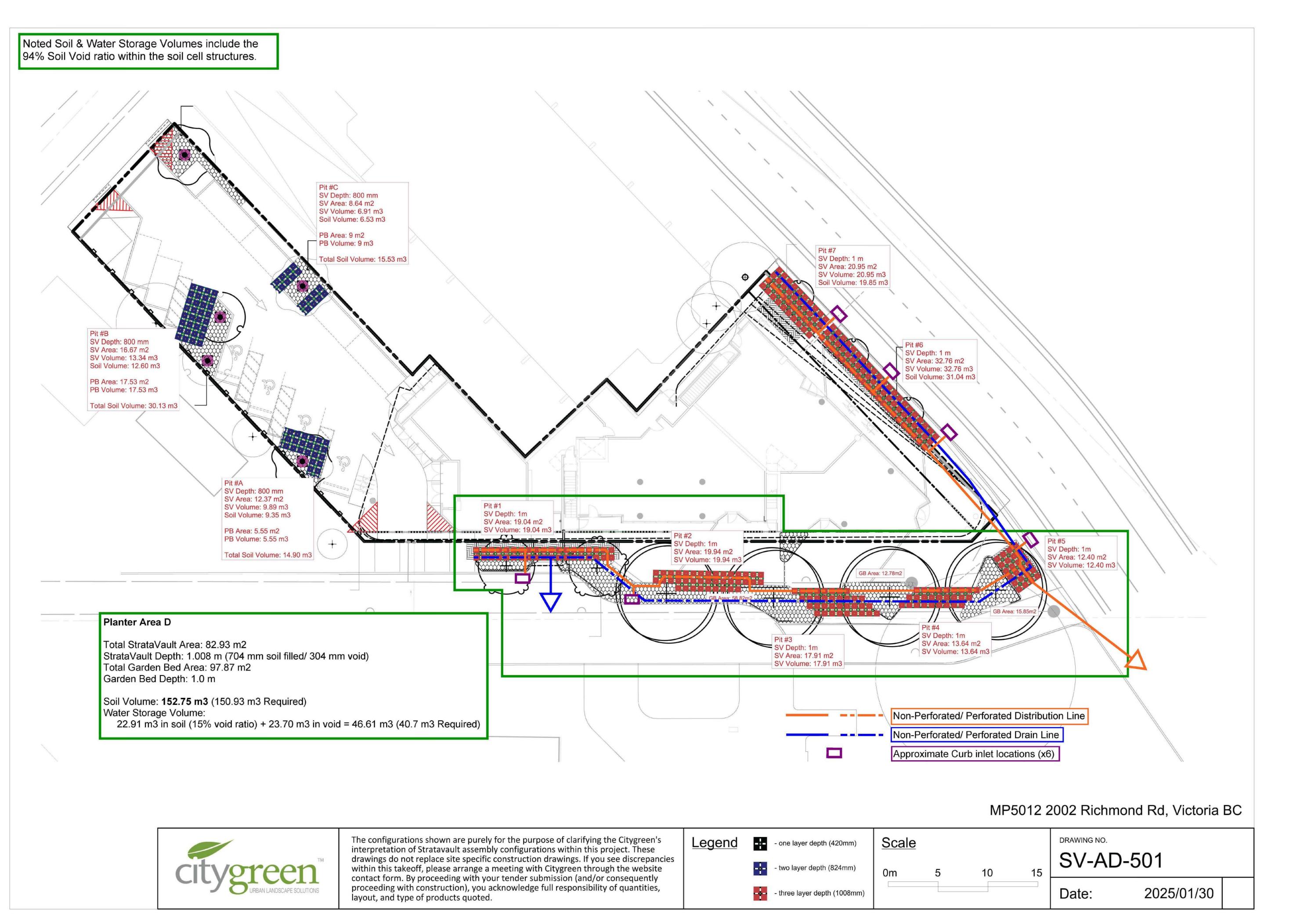
SOIL DEPTH PLAN

DWG NO:

ROOFTOP

13 02

5 10 SCALE, 4.41





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SEA



NORTH ARROW



DRAWING TITLE:

SOIL CELLS PLAN

LEVEL 1

DWG NO:

L3.11

PROPERTY LINE

--- BUILDING ABOVE



DRAINAGE AREAS



SOIL CELLS CURB INLETS DIRECTION OF STORMWATER SHEET FLOW



- 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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EMPRESA PROPERTIES

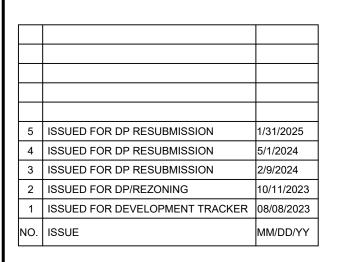
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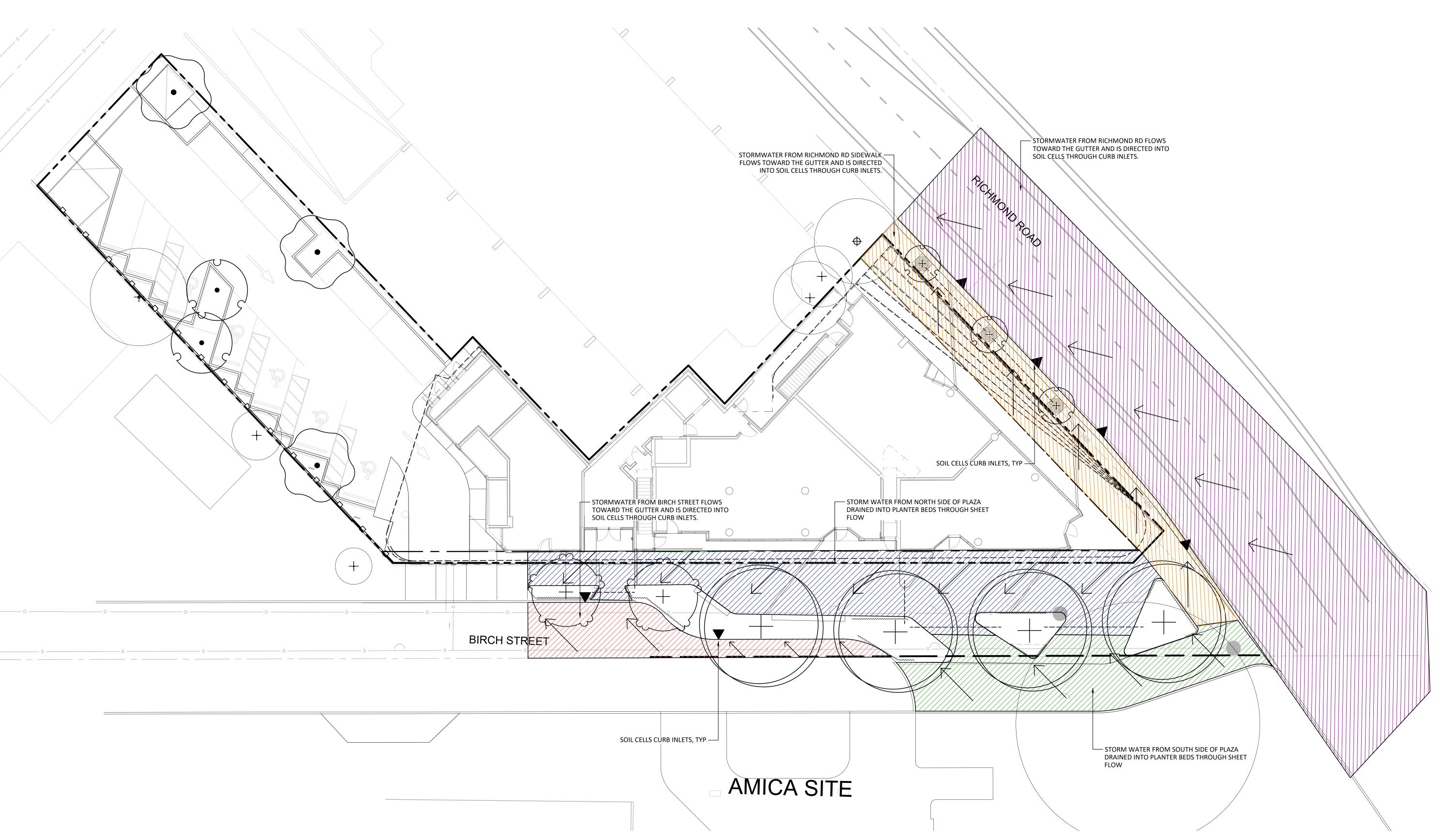


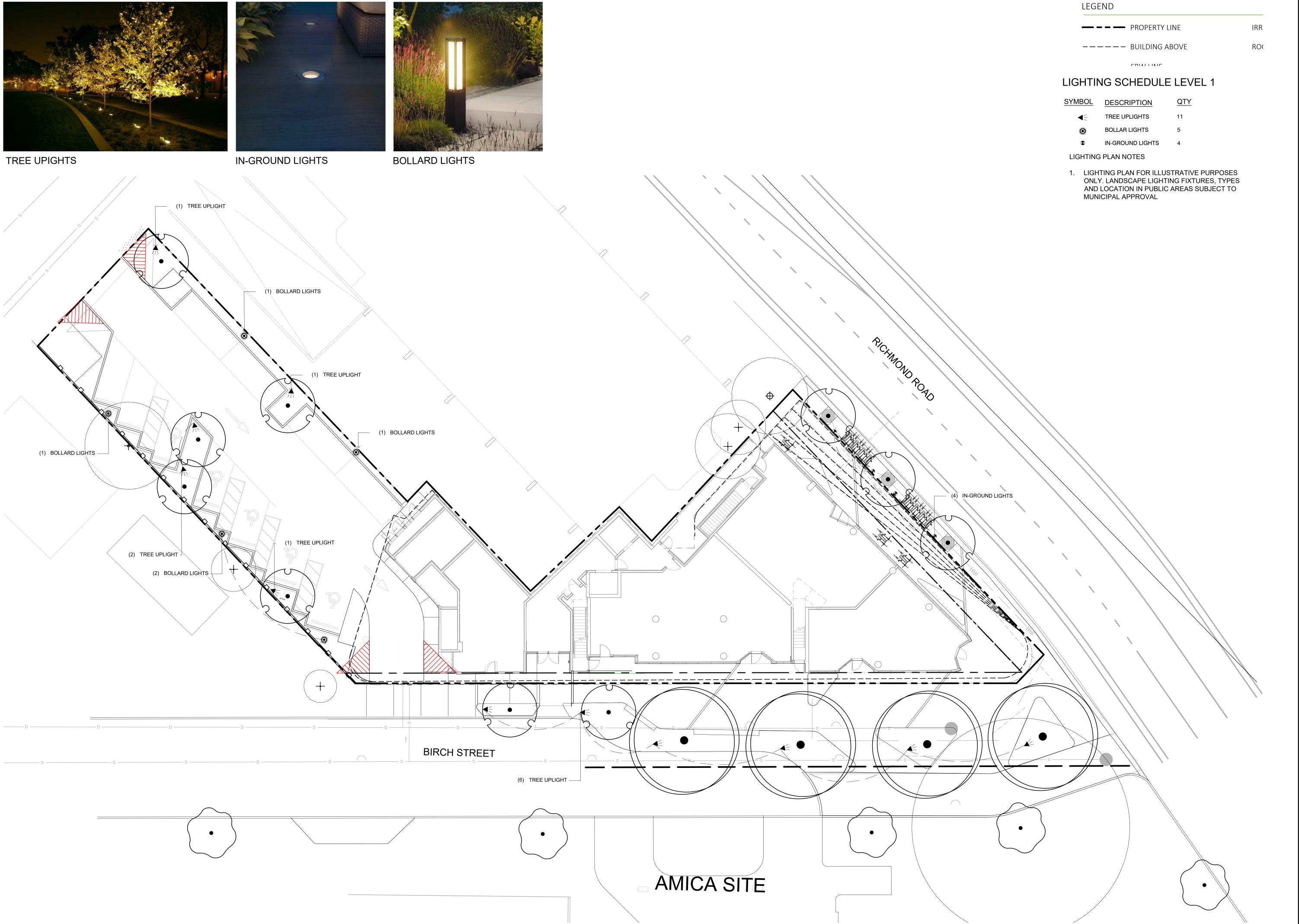






DRAWING TITLE: STORMWATER MANAGEMENT PLAN LEVEL 1







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

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

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PROJECT ADDRESS:

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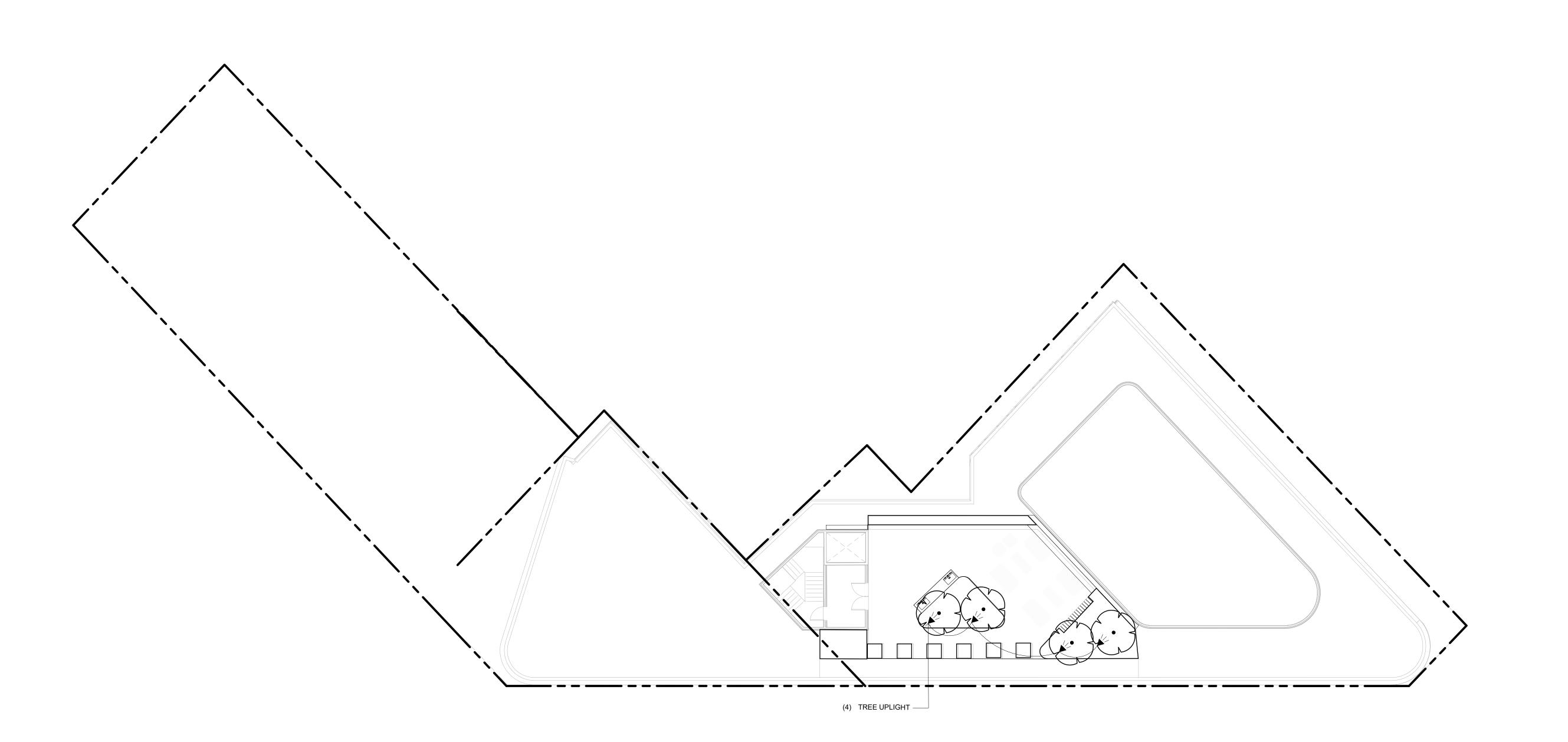
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DRAWING TITLE:

LIGHTING PLAN LEVEL 1



LEGEND

— — — PROPERTY LINE

---- BUILDING ABOVE

LIGHTING SCHEDULE ROOFTOP

2024-02-05 16:42

SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY

TREE UPLIGHTS



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

OWNER/CLIENT:

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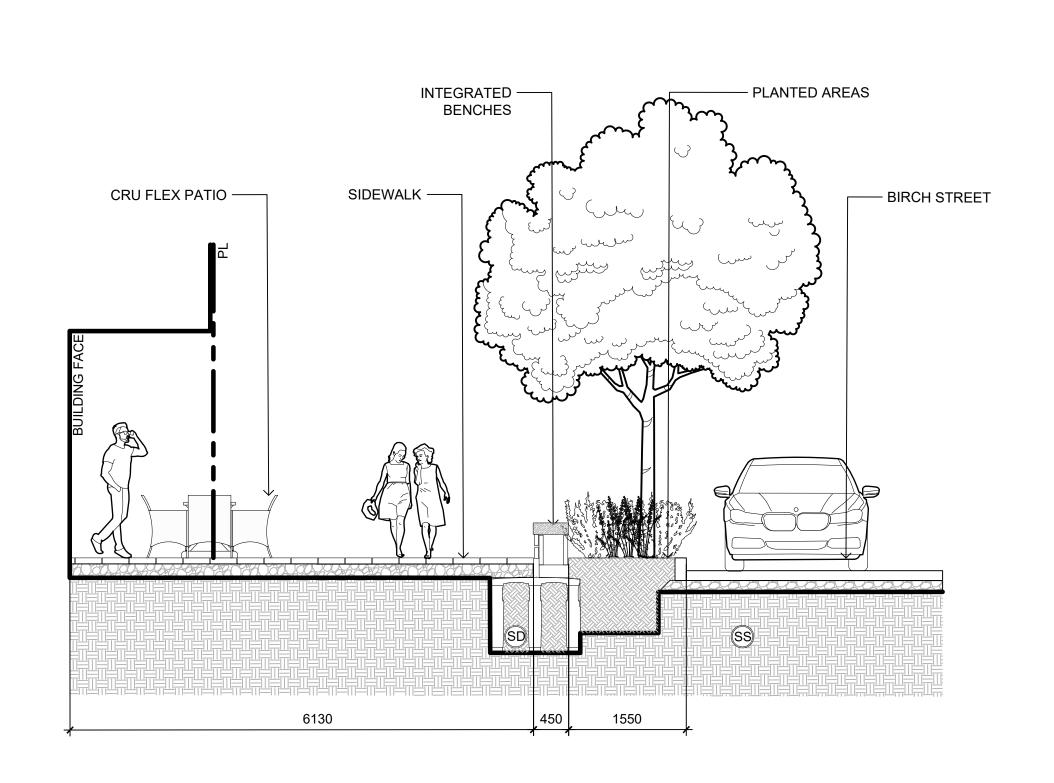
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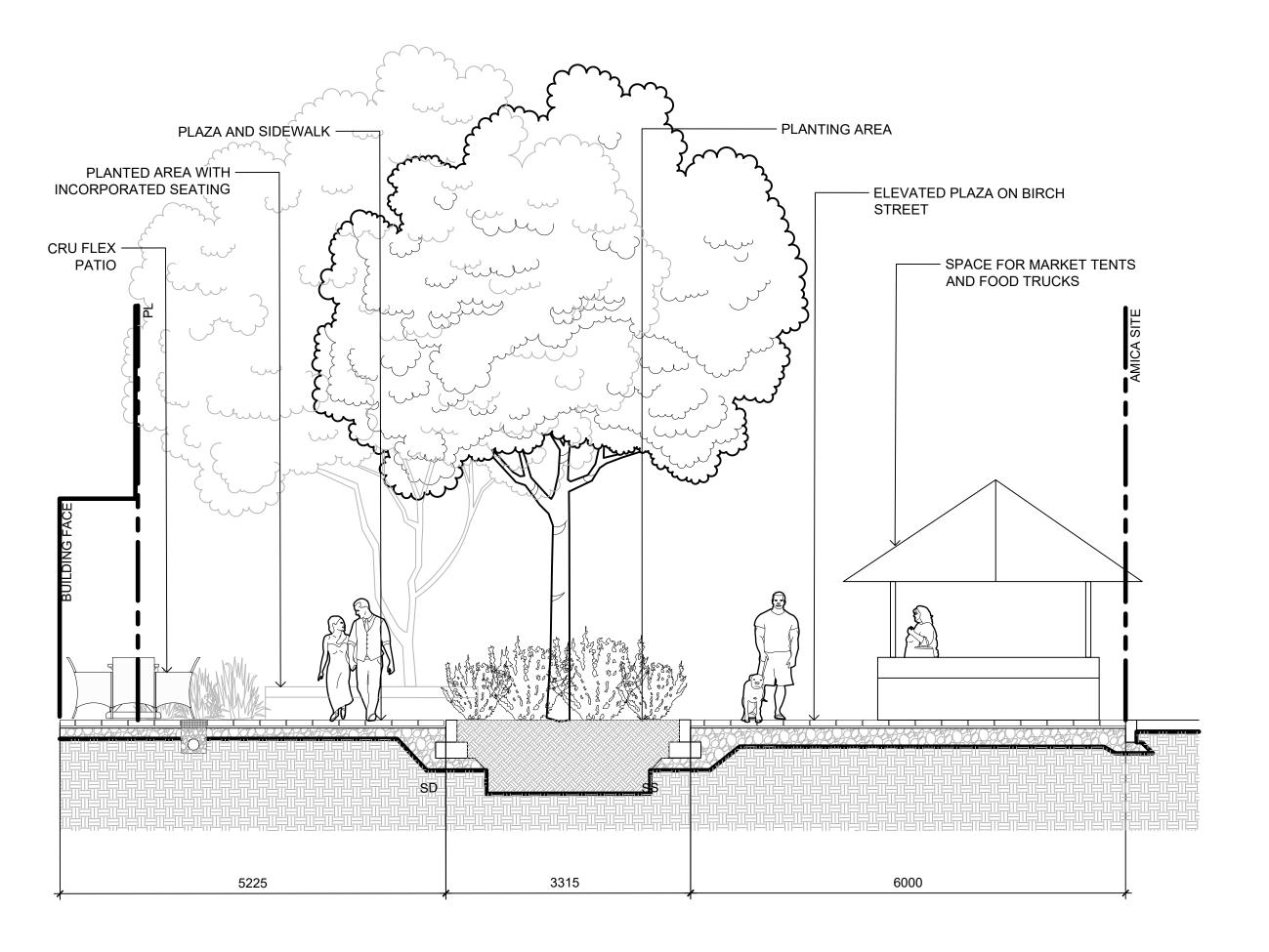


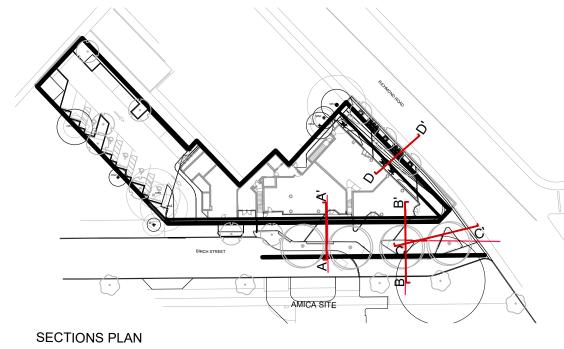


DRAWING TITLE:

LIGHTING PLAN ROOFTOP







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



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

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

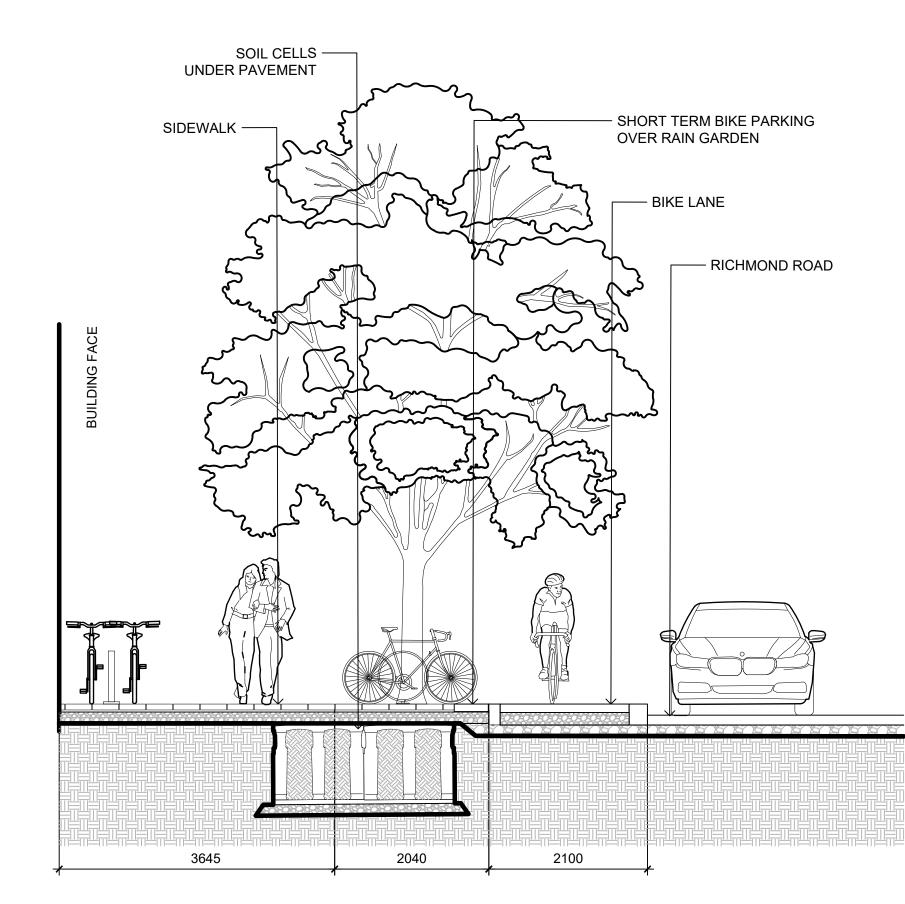
2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY

DRAWN BY: GRACE MORAZZANI

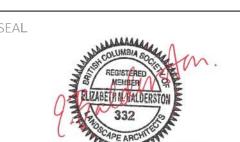
2 SECTION B-B': ELEVATED PLAZA

— BIKE LANE - CORNER PLAZA PLATFORM - RICHMOND RD - CONCRETE **UNIT PAVERS** OVER SOIL CELLS 5105 2100 5735 3514 1390



4 SECTION D-D': RICHMOND ROAD

ISSUED FOR DP RESUBMISSION ISSUED FOR DP RESUBMISSION ISSUED FOR DP/REZONING 1 ISSUED FOR DEVELOPMENT TRACKER 08/08/2023

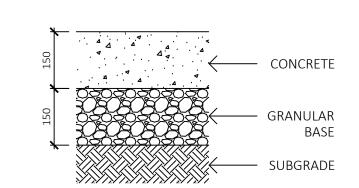




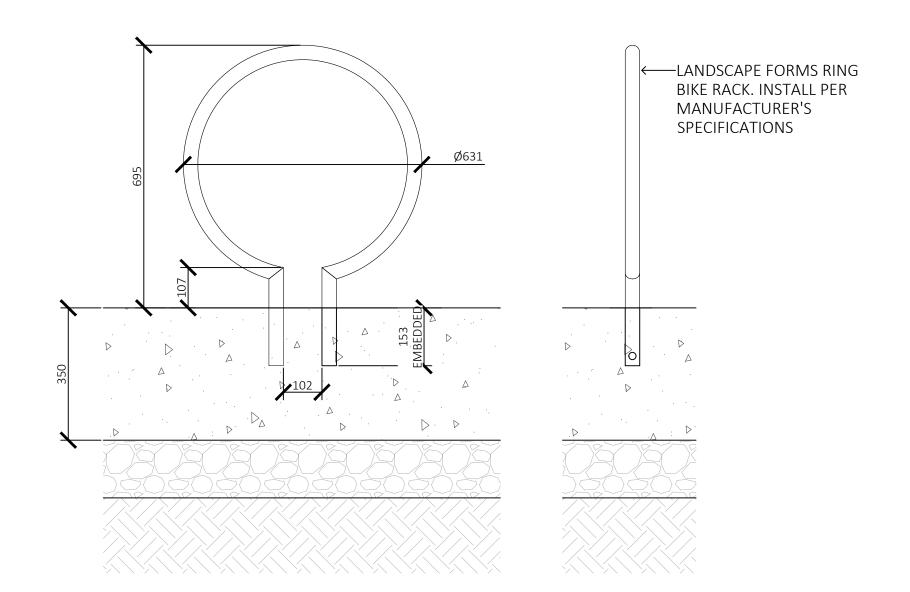
DRAWING TITLE: SECTIONS

DWG NO:

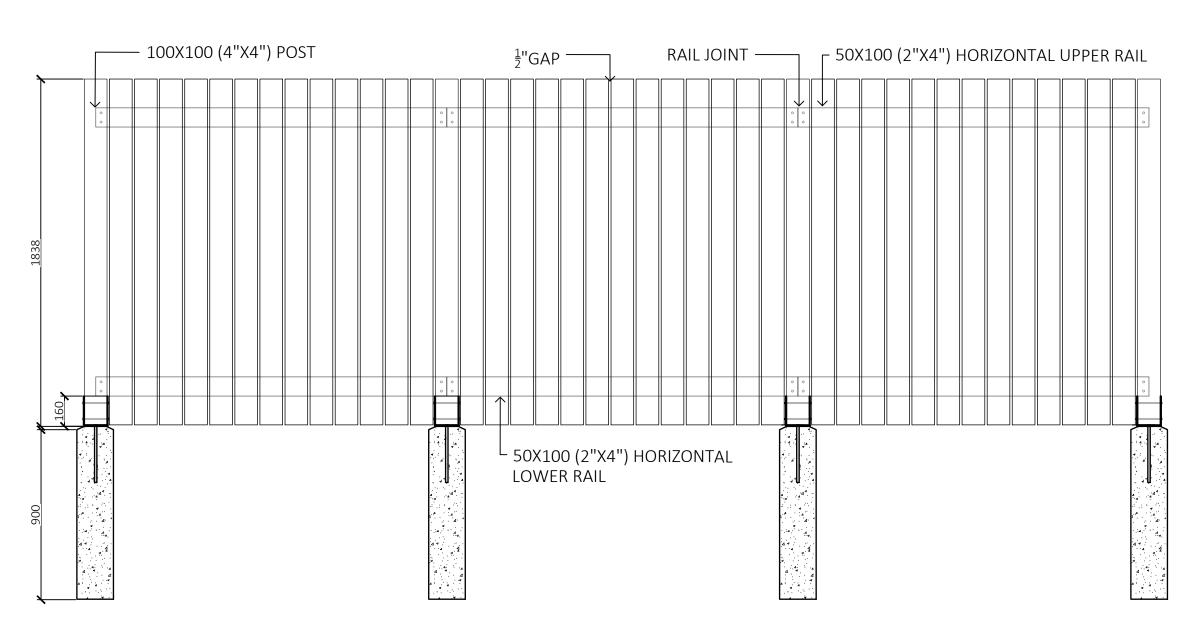
SECTION A-A': BIRCH STREET



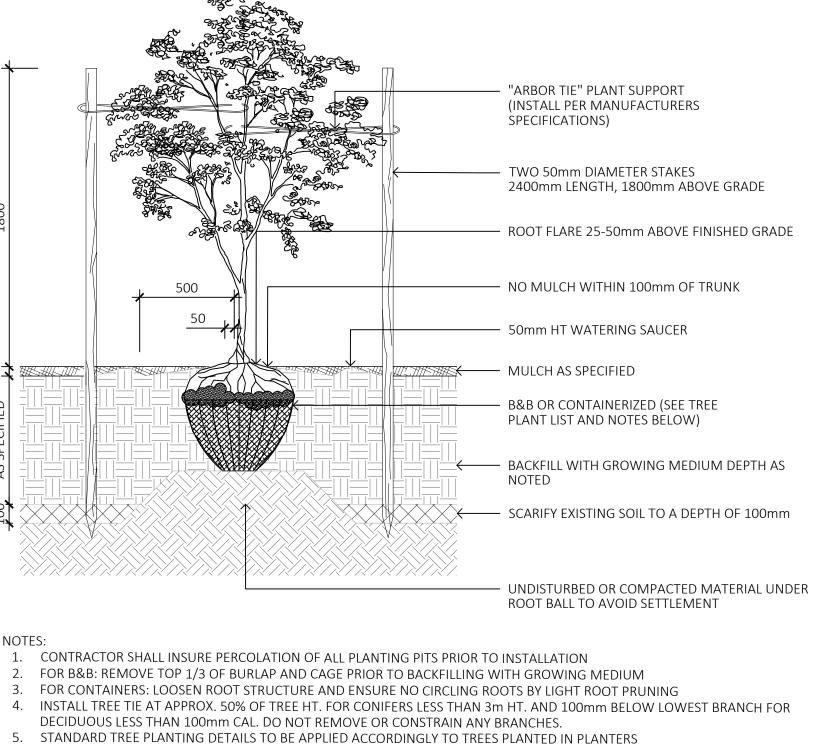
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL
- \ PAVING TYPE 1: CIP CONCRETE
- JOINT WIDTH AND JOINT FILL AS PER PAVER MANUFACTURER SPECIFICATION — CONCRETE UNIT PAVER BEDDING SAND — GRANULAR BASE
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACED IN MAX. 100mm LIFTS.
- PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- 2 \ PAVING TYPE 2: CONCRETE UNIT PAVERS / 1:10



LANDSCAPE FORMS RING BIKE RACK

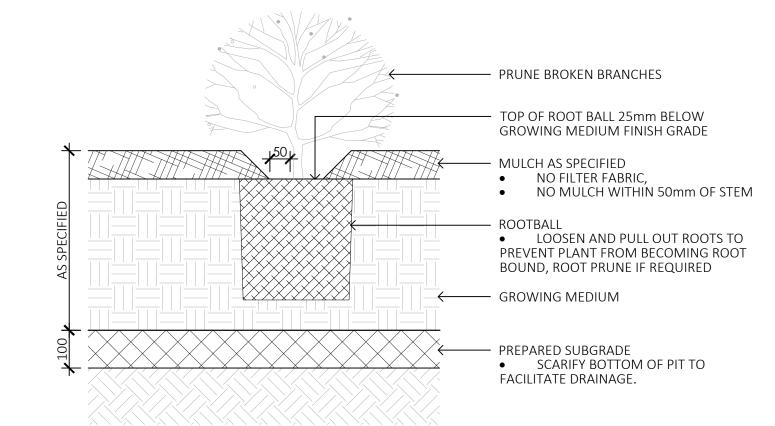


- FINISHED SIDE OF FENCE TO FACE ADJACENT PROPERTY
- 2. ALL LUMBER TO BE SMOOTH, FINISHED 4 SIDES, CLEAR GRADE SEASONED CEDAR ALL RIPPED BOARDS TO BE PLANED SMOOTH 3. ALL SCREWS TO BE POLYMER COATED EXTERIOR WOOD SCREWS
- 4. ALL NUTS AND WASHERS TO BE SELF LOCKING STAINLESS STEEL
- 5. POST BASE ANCHOR TO BE BLACK POWDER COATED STEEL



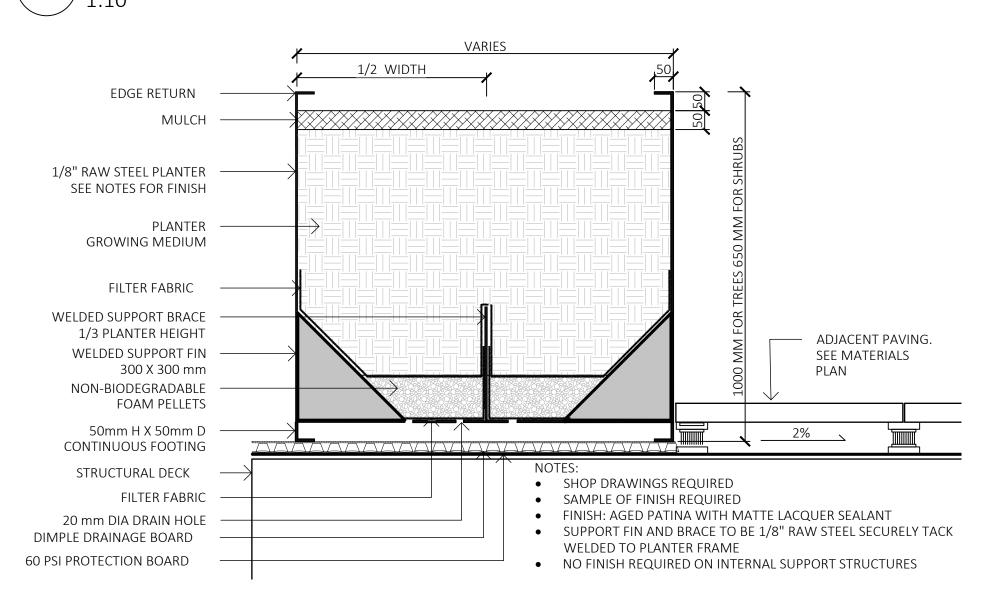
- 6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL



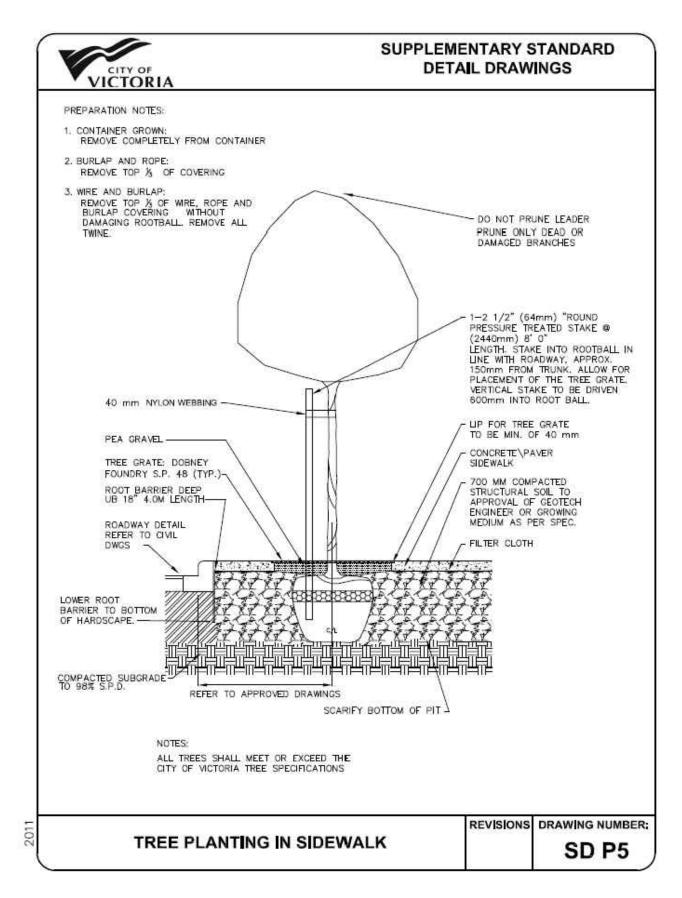


1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS 2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

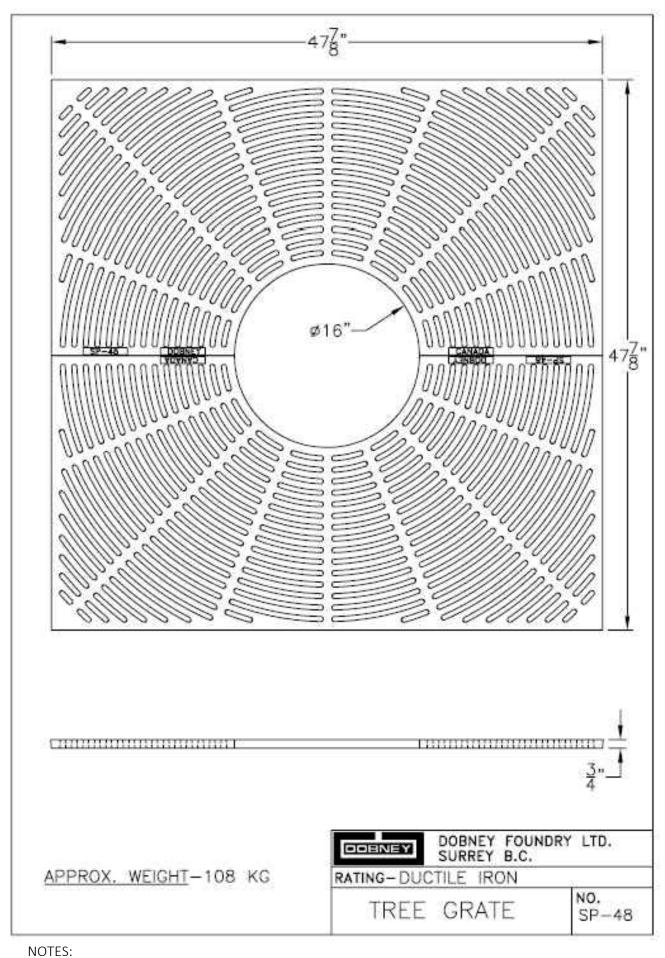






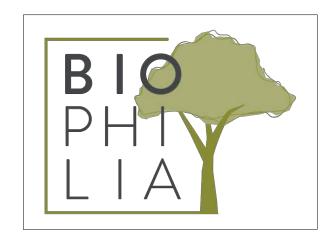






1. TREE GRATES MUST BE COATED WITH BLACK BITUMEN





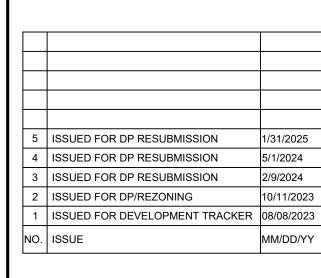
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PROJECT NAME: TURNER SITE

PROJECT ADDRESS: 2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI







DRAWING TITLE: DETAILS



