



PROJECT LOCATION (NTS)

PROJECT CONTACTS		
<b>OWNER</b> <b>Empresa Properties</b> 204 - 655 Tyee Road Victoria, BC	<b>ARCHITECT</b> <b>Cascadia Architects</b> 101-804 Broughton Street Victoria, BC 250.590.3223	<b>STRUCTURAL ENGINEER</b> <b>RJC Engineers</b> 330-1515 Douglas Street, Victoria, BC 250.386.7794
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<b>ELECTRICAL ENGINEER</b> <b>E2 Engineering</b> 530 Herald St Victoria, BC	<b>LANDSCAPE ARCHITECT</b> <b>Biophilia design collective</b> 1608 Camosun St	<b>CIVIL</b> <b>J.E. Anderson &amp; Associates</b> 4212 Glanford Avenue Victoria, BC 250.727.2214
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PROJECT LOCATION (NTS)

## SHEET LIST

### Architectural

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A011	Renderings / 3D Drawings
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A126	Level 6
A127	Roof Level
A200	Elevations
A201	Elevations
A300	Building Sections
A900	Shadow Study

### Civil

### Landscape

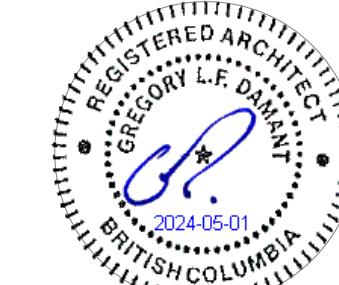
L0.00	Cover Page
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L0.02	Tree Management Plan
L1.01	Material Plan - Level 1
L1.02	Material Plan - Rooftop
L2.00	Planting Schedule - Level 1
L2.01	Tree Planting Plan - Level 1
L2.02	Planting Plan - Level 1
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L2.04	Planting Plan - Rooftop
L3.01	Soil Depth Plan - Level 1
L3.02	Soil Depth Plan - Rooftop
L4.01	Lighting Plan - Level 1
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L5.01	Sections
L6.01	Details

### C01 Preliminary Servicing Plan

EMPRESA PROPERTIES  
2002 Richmond Rd, Victoria, BC

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

Project #	Date	Revision
A000	October 12, 2023	2024.05.01



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101-804 Broughton Street  
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cascadiaarchitects.ca

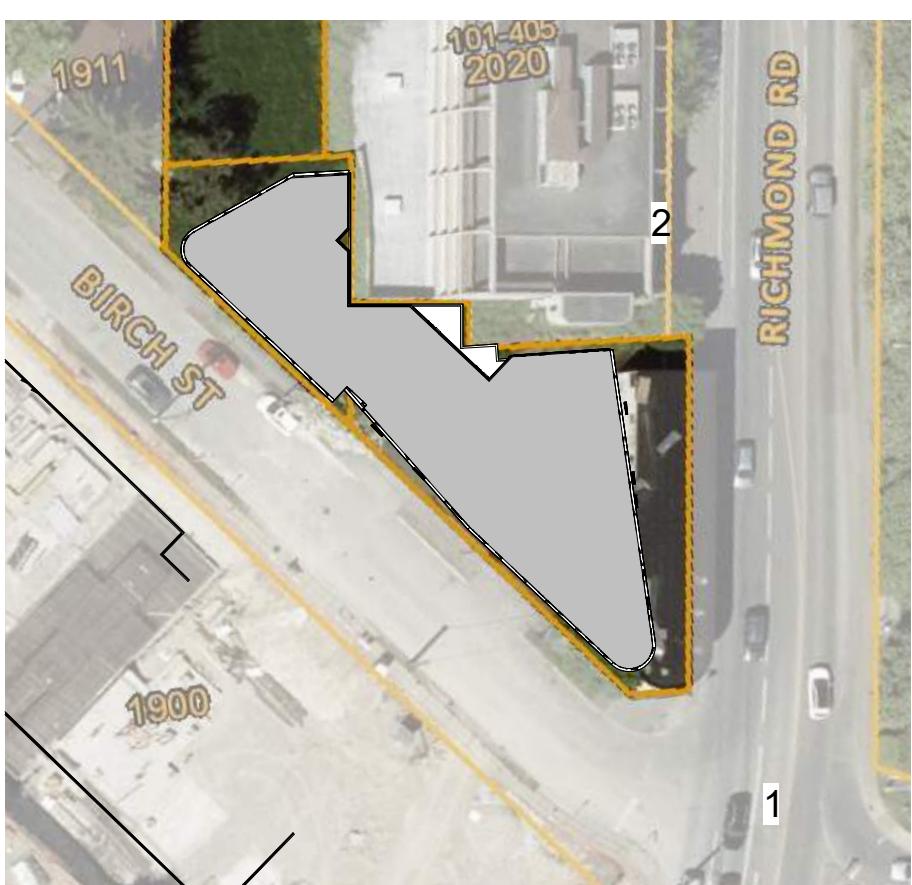




1 Street Level View from South on Richmond  
SCALE = 1:1



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



NO.	DESCRIPTION	DATE
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

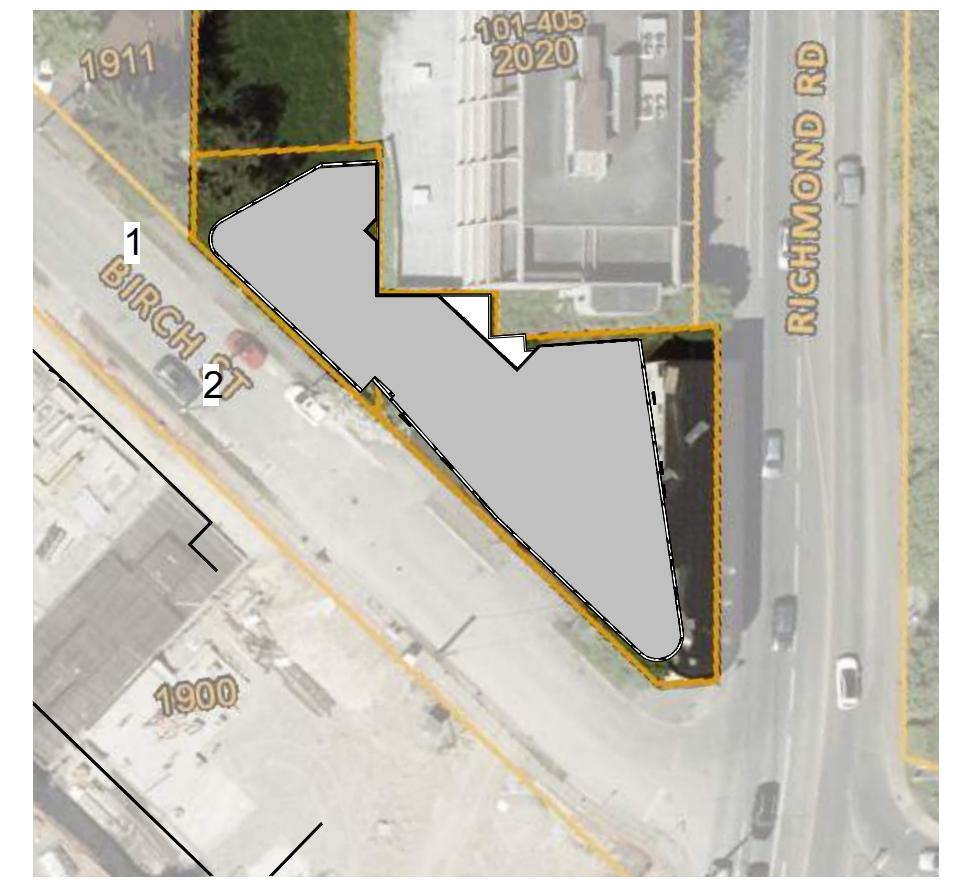


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TURNER SITE	
0.00"	EMPRESA PROPERTIES
Project North	2002 Richmond Rd, Victoria, BC
Sheet Name	
Renderings / 3D Drawings	
Date 2024-05-01 2:55:17 PM	
Scale As indicated	Project # 2305
Revision 4	
2024-05-01	
Sheet # A010	

REGISTERED ARCHITECT  
GEORGE LEE DIAZ  
BRITISH COLUMBIA  
2024-05-01



1 Birch-North Corner View  
SCALE = 1 : 1



NO.	DESCRIPTION	DATE
4	DP Rezoning Resubmission 2	2024.05.01
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1	Development Tracker	2023.08.04



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TURNER SITE

0.00"  
EMPRESA PROPERTIES  
2002 Richmond Rd, Victoria,  
BC  
Project North

Sheet Name  
Renderings / 3D Drawings

Date 2024-05-01 2:55:18 PM  
Scale As indicated Project # 2305  
Revision 2024.05.01  
Sheet # 4  
A011

2 Birch Street Residential Entry  
SCALE = 1 : 1



## 1 Birch Street Elevation - Context

SCALE = 1 : 200



Richmond Context Building Elevations

Richmond  
SCALE = 1:300

NO	DESCRIPTION	DATE
4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
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## 3 Context Section through birch street

SCALE = 1 : 200



## 1 Context Section through richmond road

SCALE = 1 : 200

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# TURNER SITE

00°

2002 Richmond Rd, Victoria,  
BC

ct North

## Street Elevation & Section

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

2024-05-01 2:56:04 PM

As indicated Project # 2305

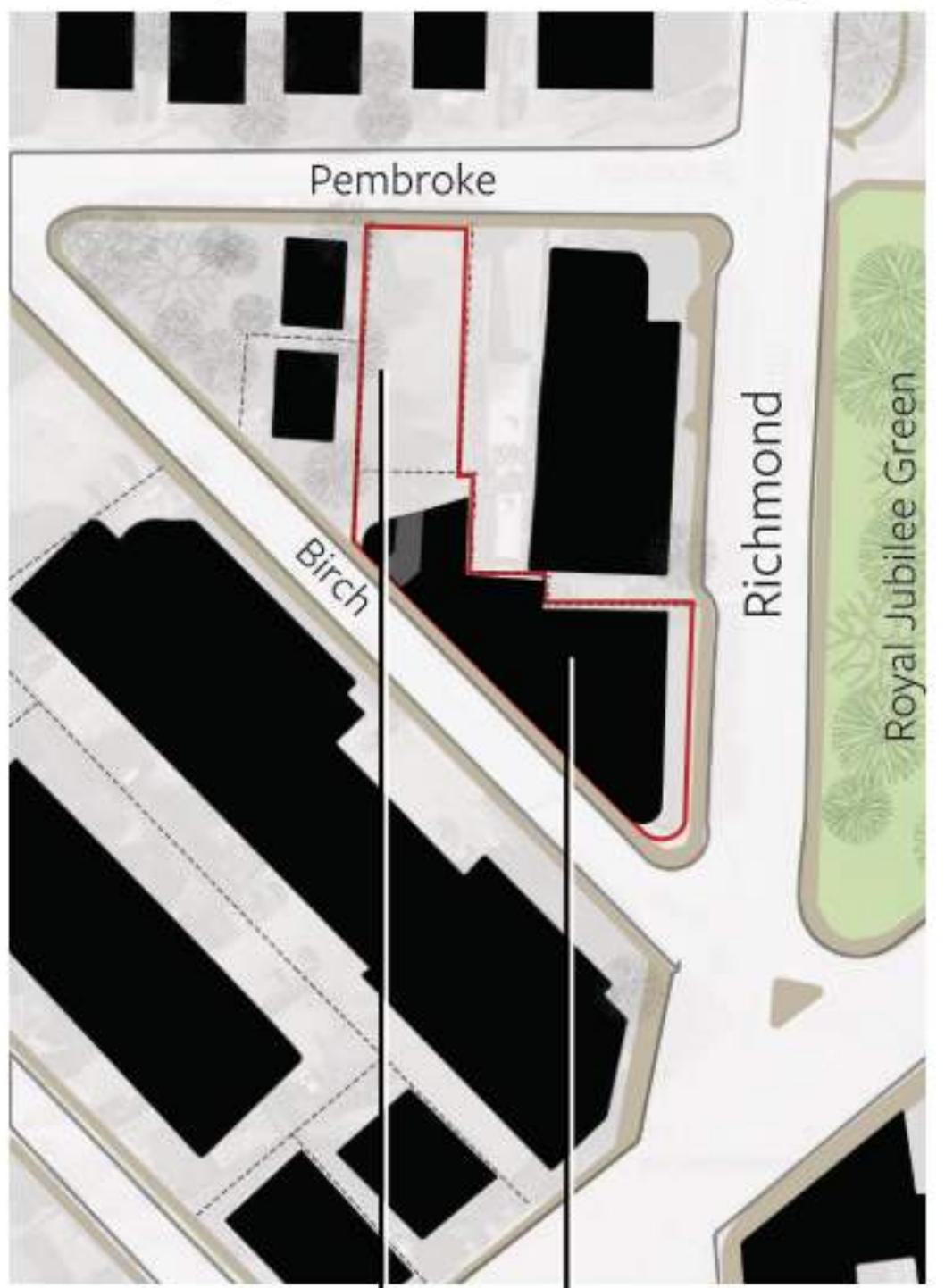
TERED ARCHITECT  
ORY L.F. D.  
Revision 4  
2024.05.01

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2024-05-01 A012

100% VOTE

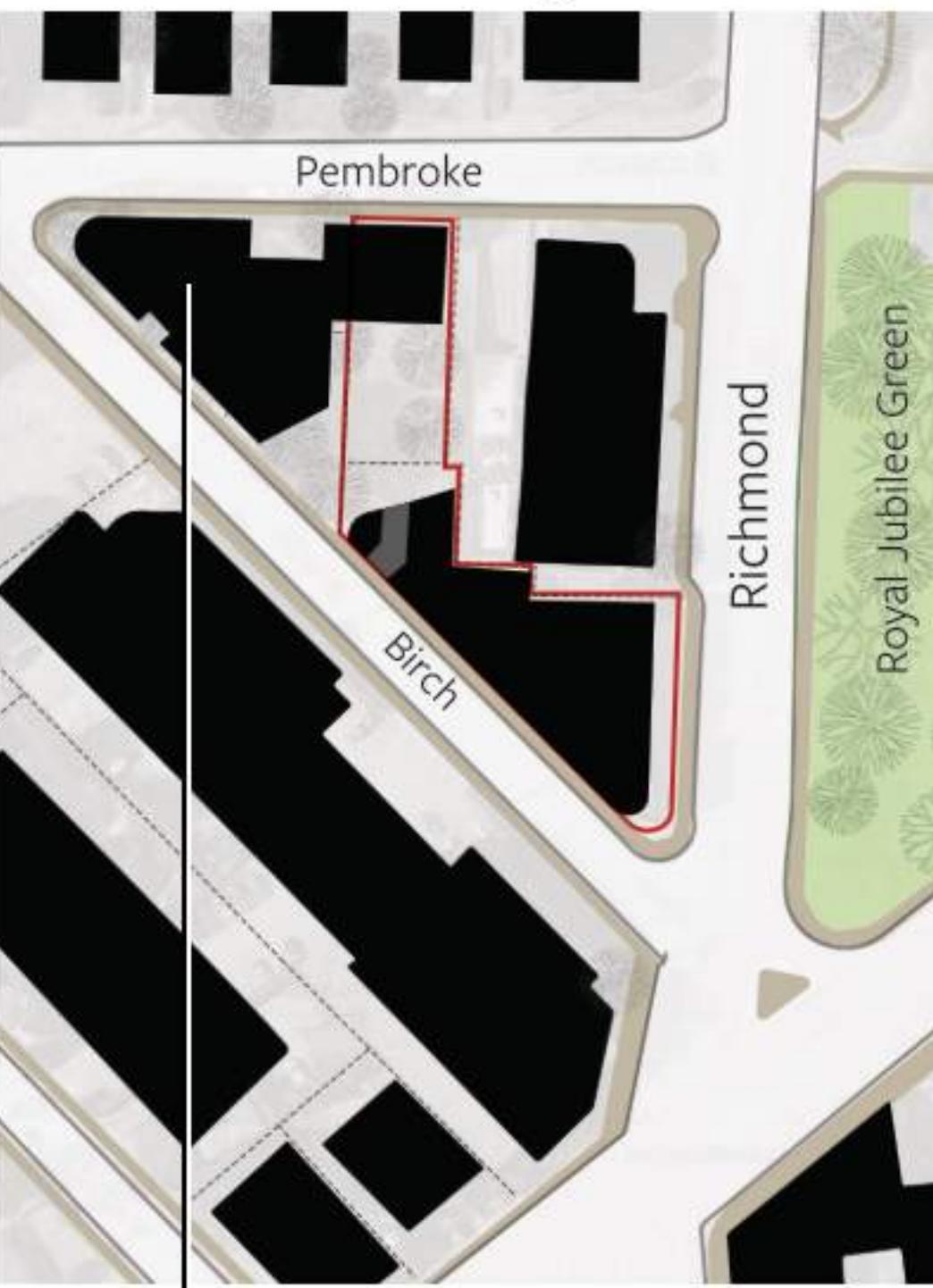
## 1 Layout of the Buildings



**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.

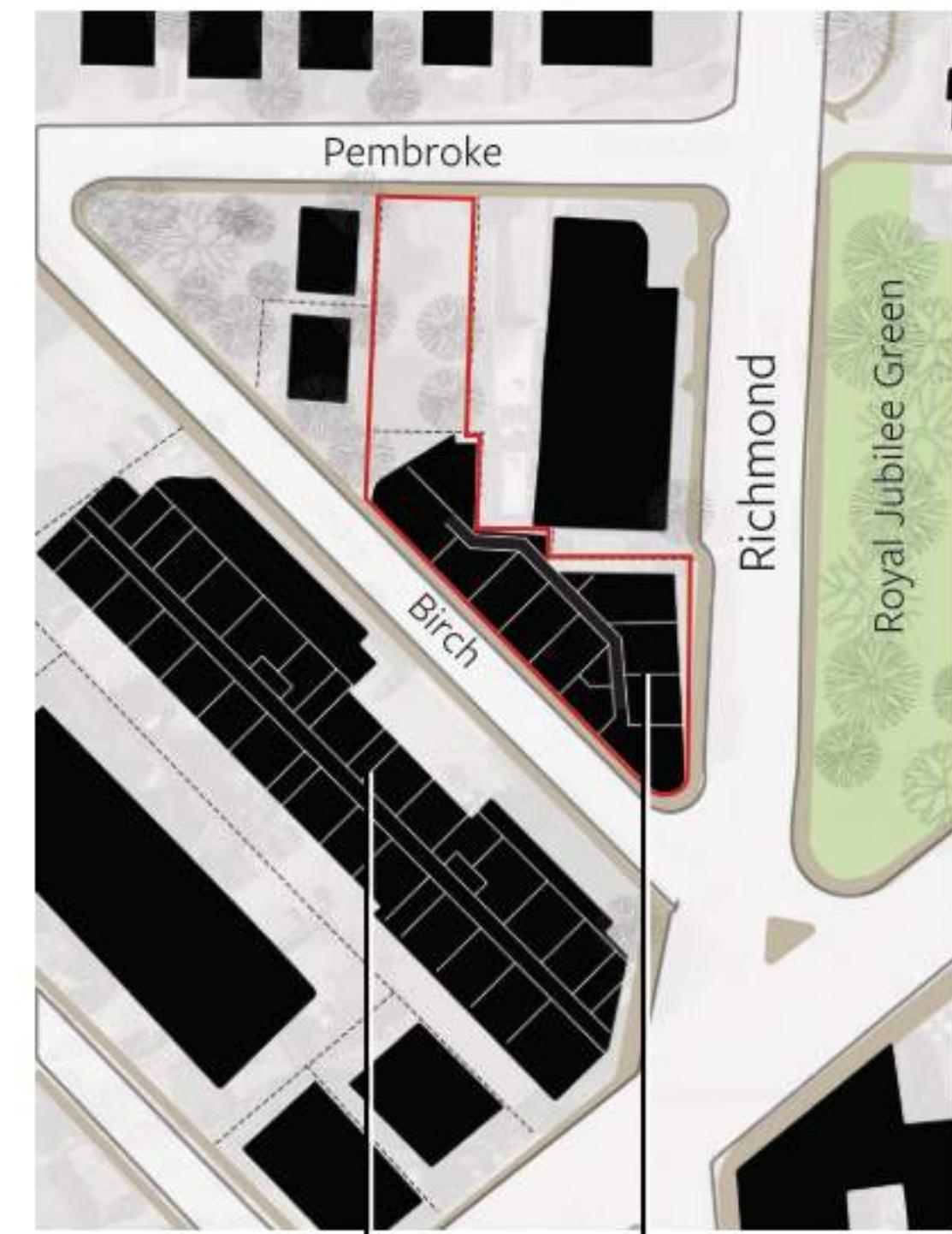
## 2 Future of the Neighbourhood



**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 separate ownership and the future of those sites is unknown.

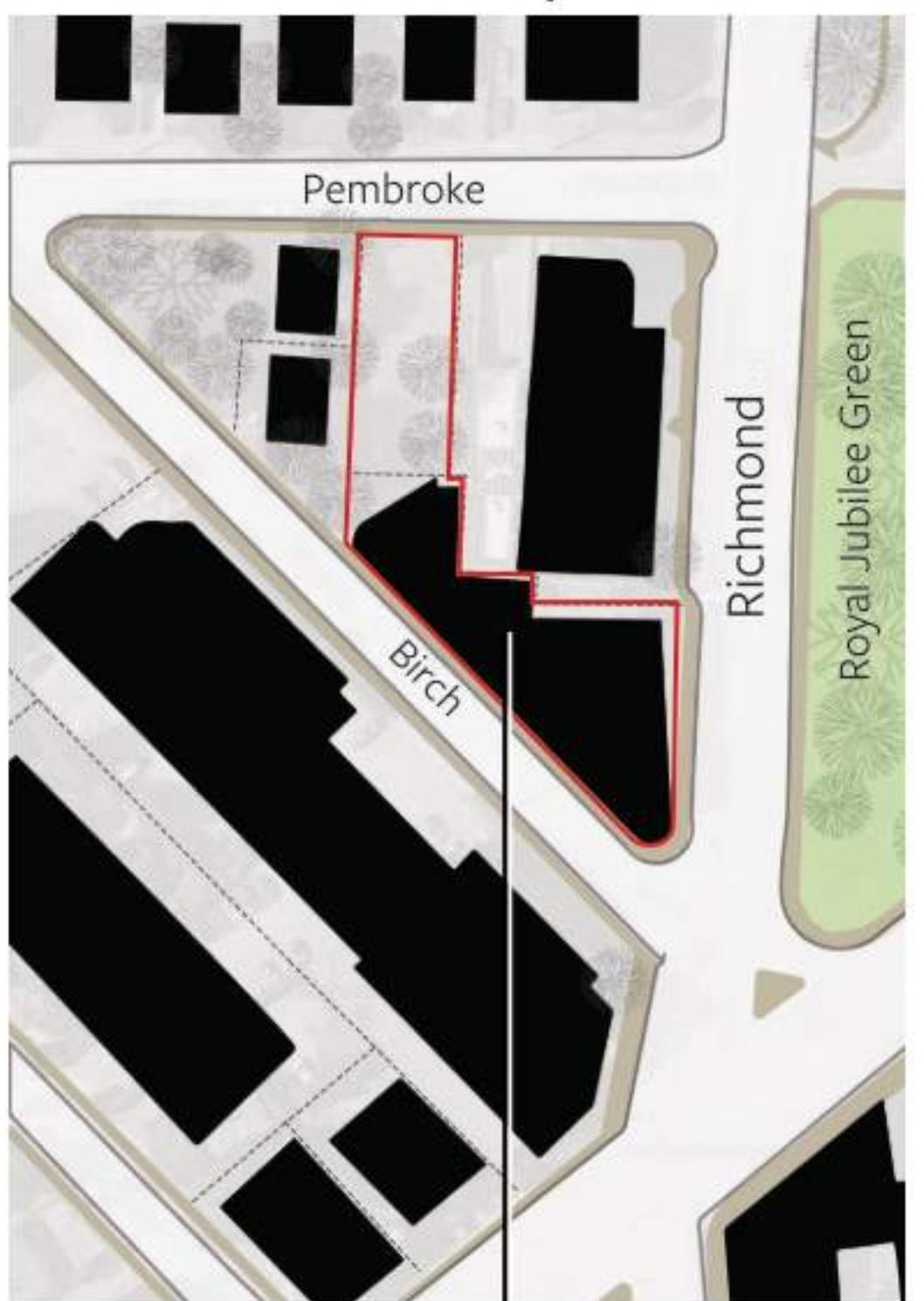
## 3 Viable floor plates



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.

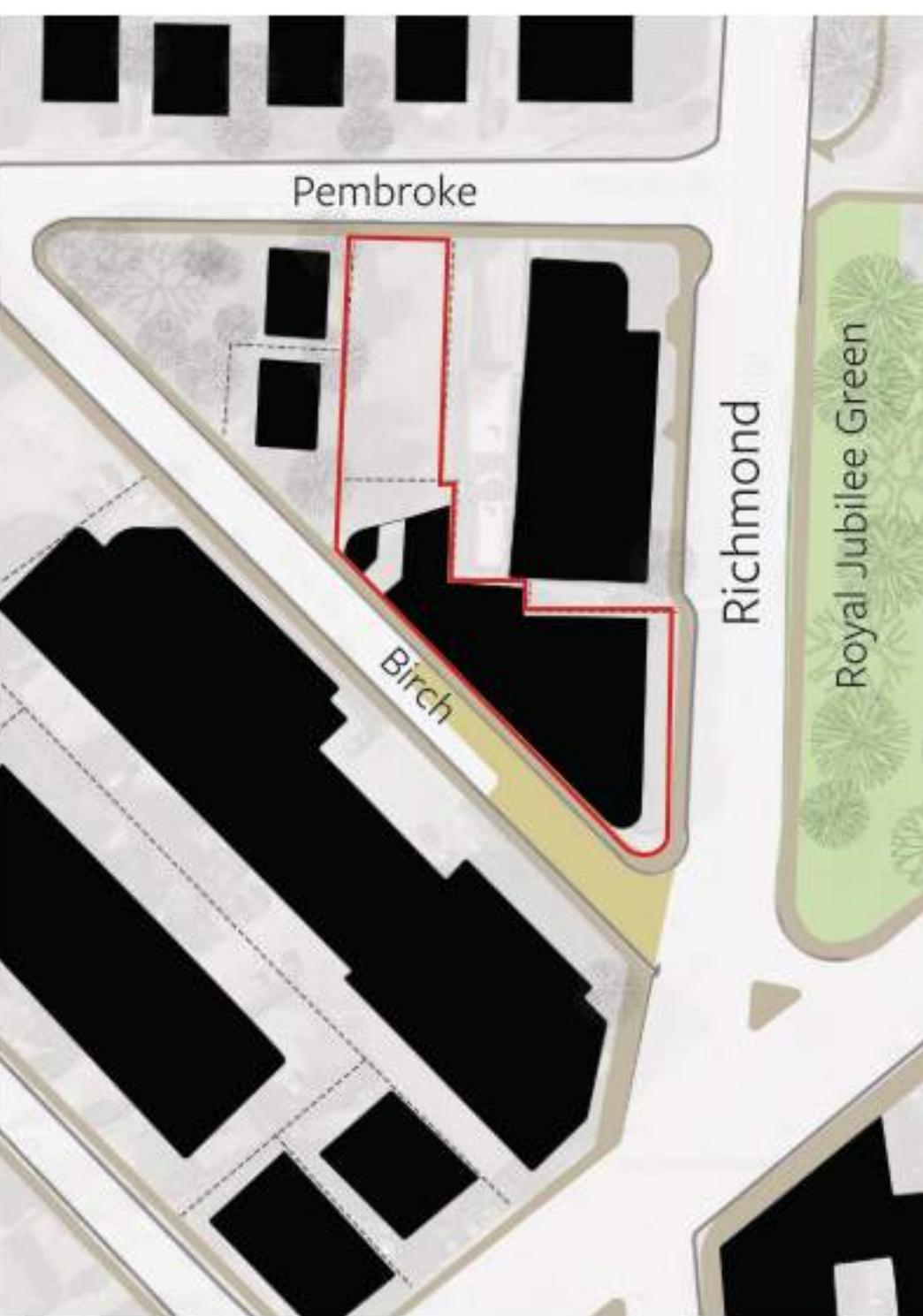
## 4 Density



**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.

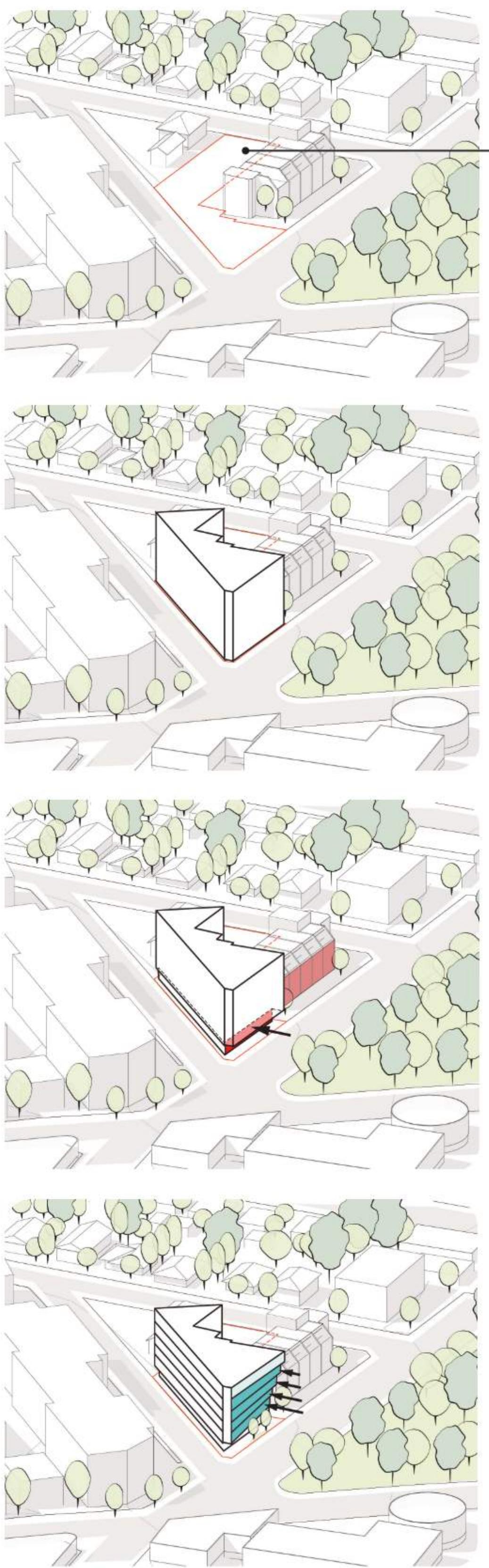
## 5 Project Priorities



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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NO. DESCRIPTION DATE



### 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

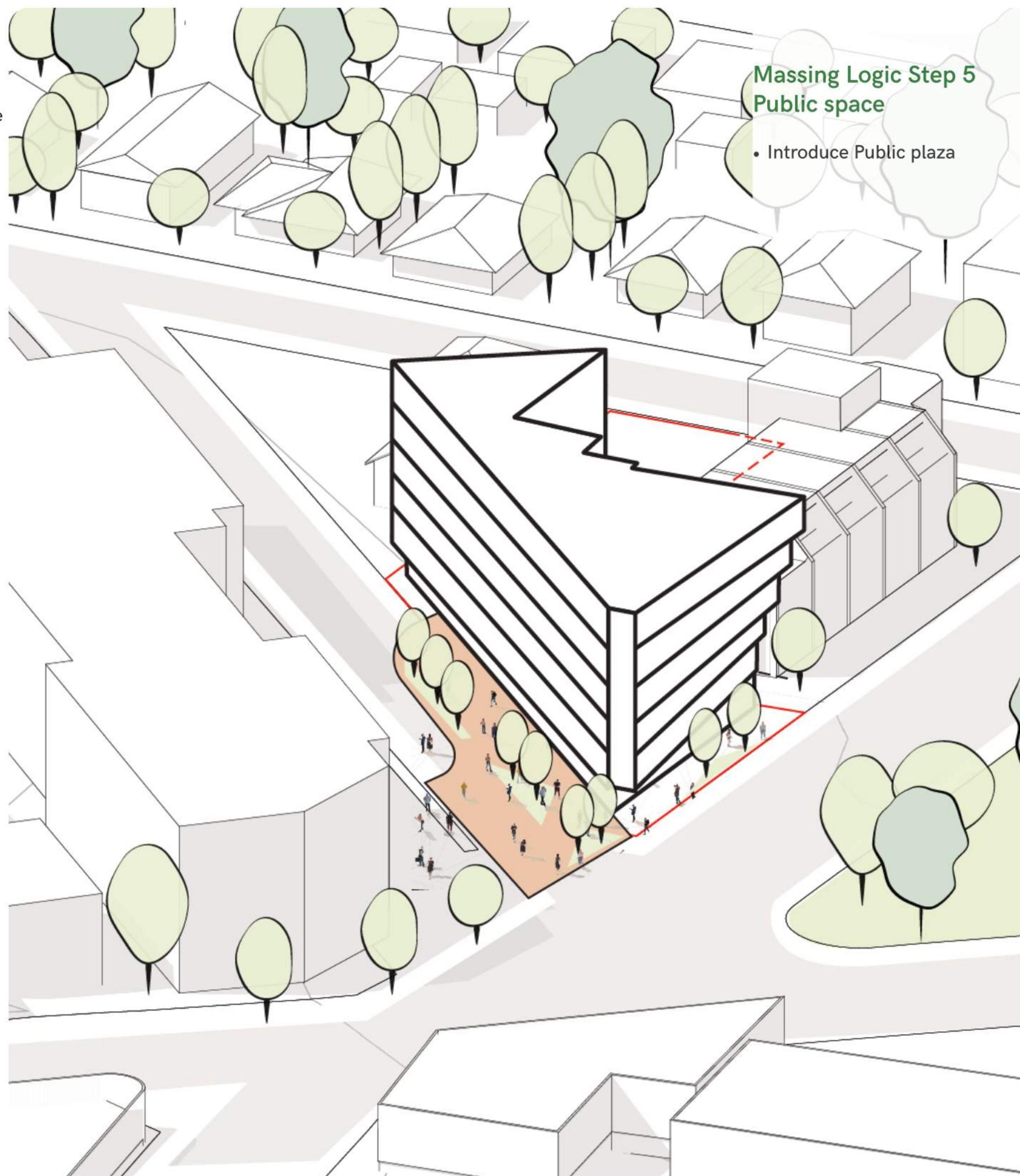
- Urban Condition - Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.

### 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.



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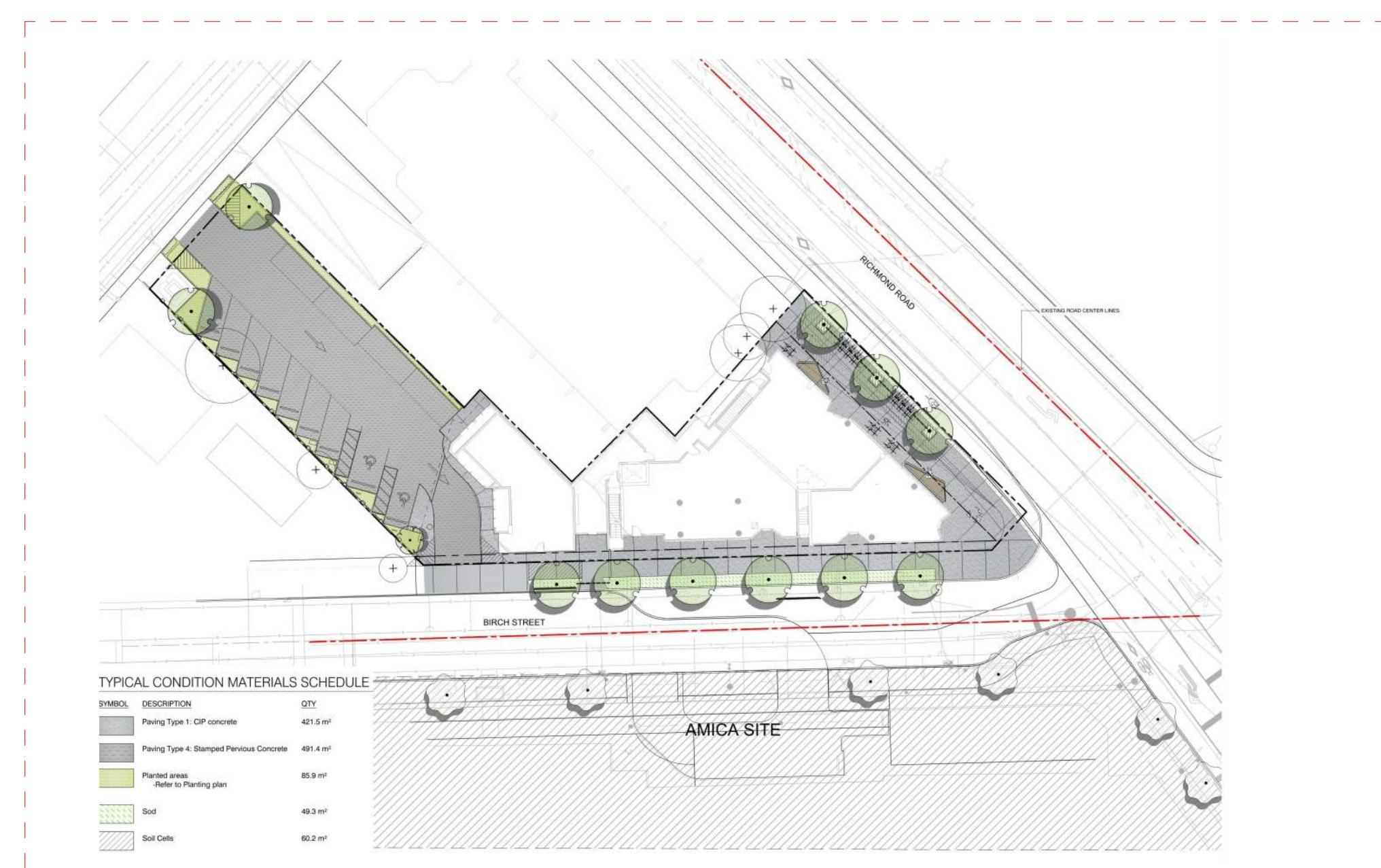
TURNER SITE

EMPRESA PROPERTIES  
2002 Richmond Rd, Victoria,  
BC

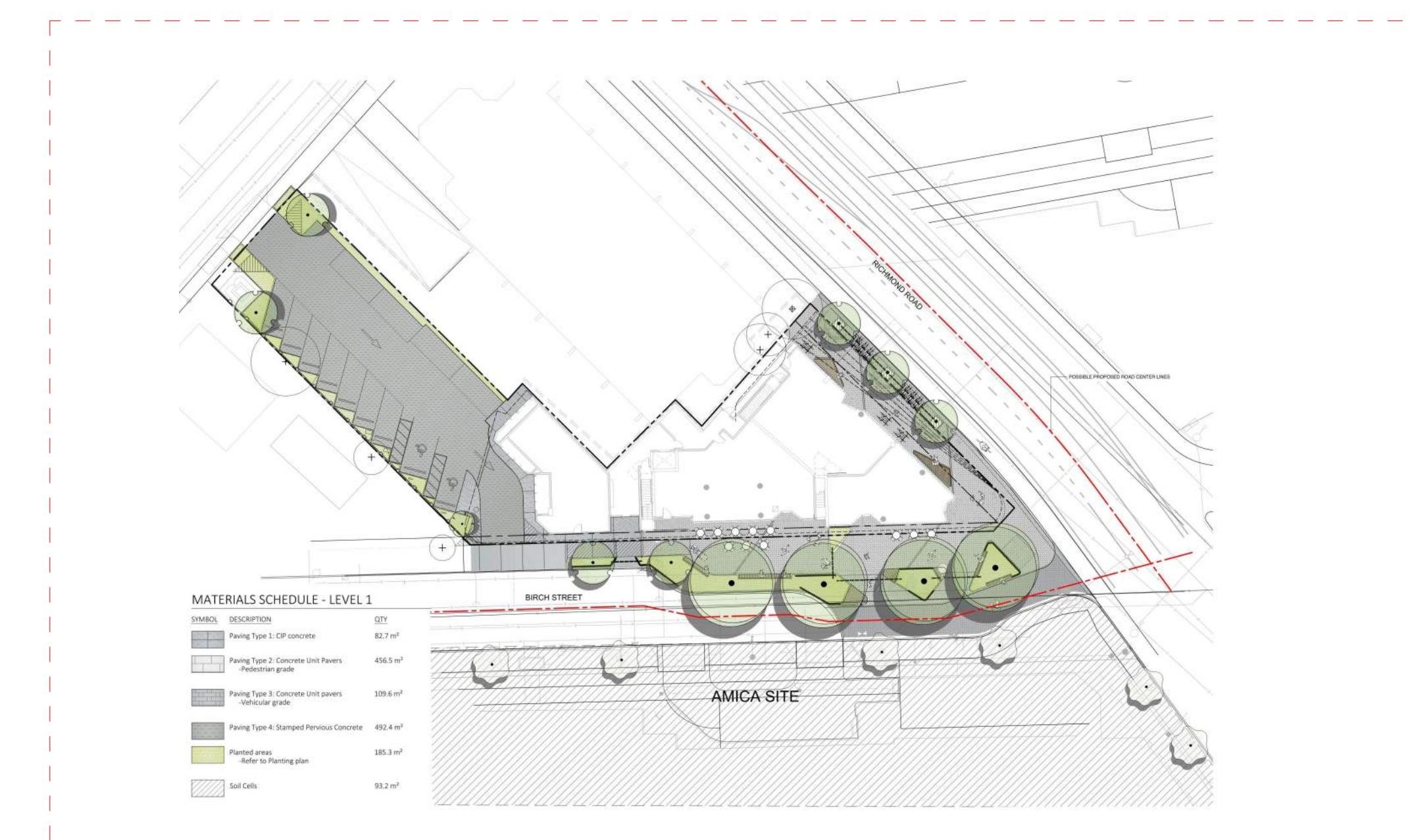
Sheet Name  
Massing Diagram

Date	2024-05-01 2:56:04 PM	
Scale	1 : 1	Project #
		2305
Revision	4	
REGISTERED ARCHITECT		Sheet #
• GREGORY LEE DIAZ		A014
• BRITISH COLUMBIA		2024.05.01

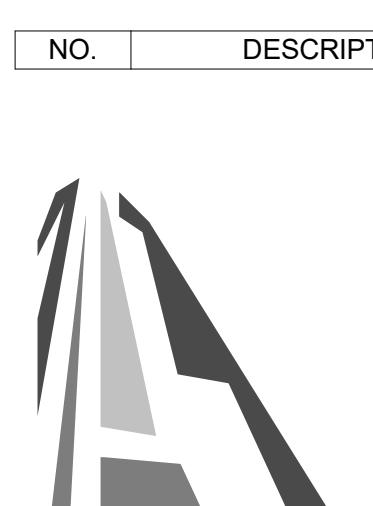
Birch street pedestrian plaza is proposed as a joint effort between Empresa Properties and the City of Victoria. A conventional frontage improvement is shown on the left, and the public plaza is shown on the right. Refer to the cost sharing proposal in the Letter to the Mayor from Empresa properties,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



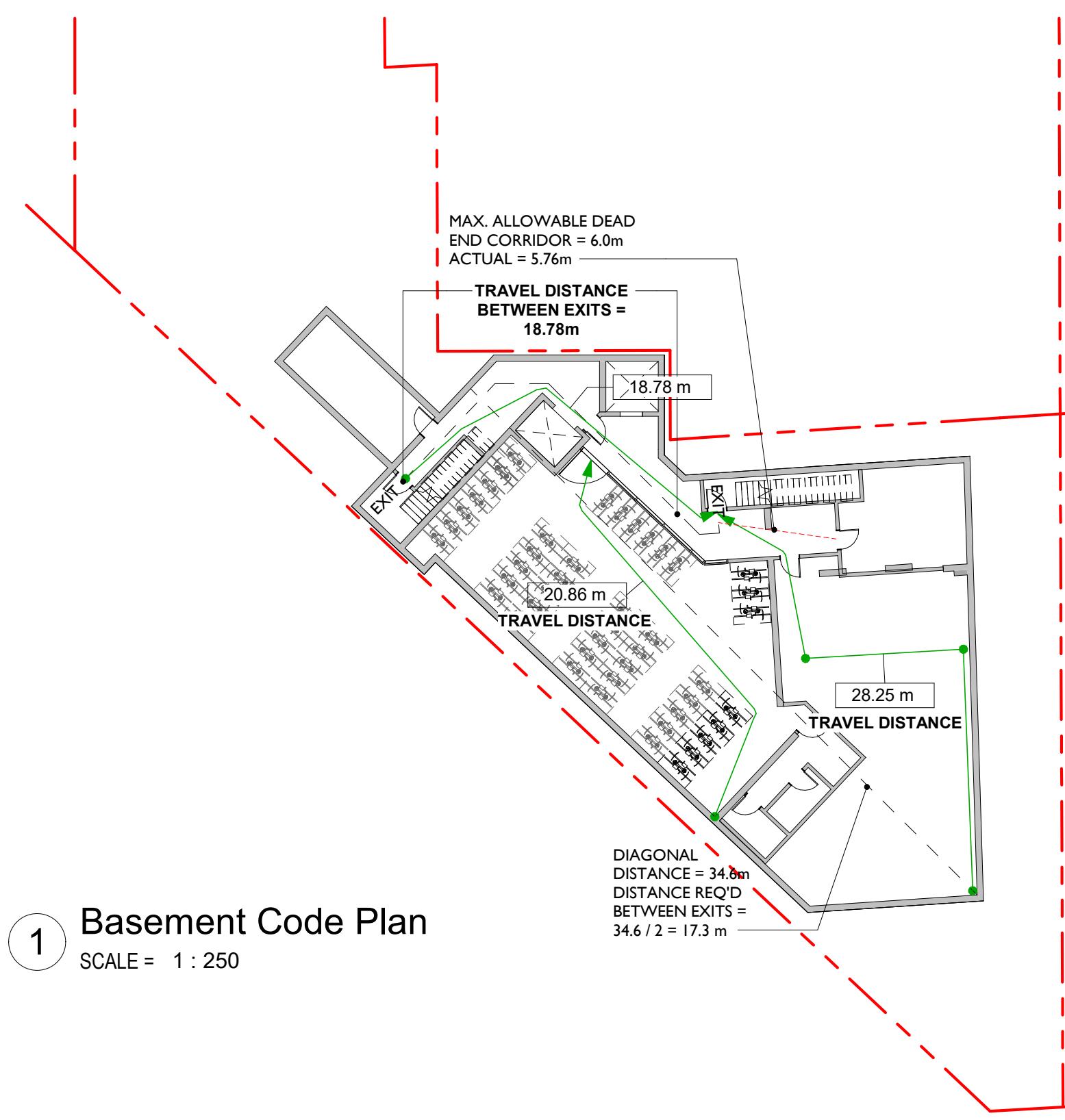
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TURNER SITE	
EMPRESA PROPERTIES	
2002 Richmond Rd, Victoria, BC	
Sheet Name	
Plaza Proposal	
Date	October 12, 2023
Scale	Project #
2305	2305
Revision	Sheet #
A015	

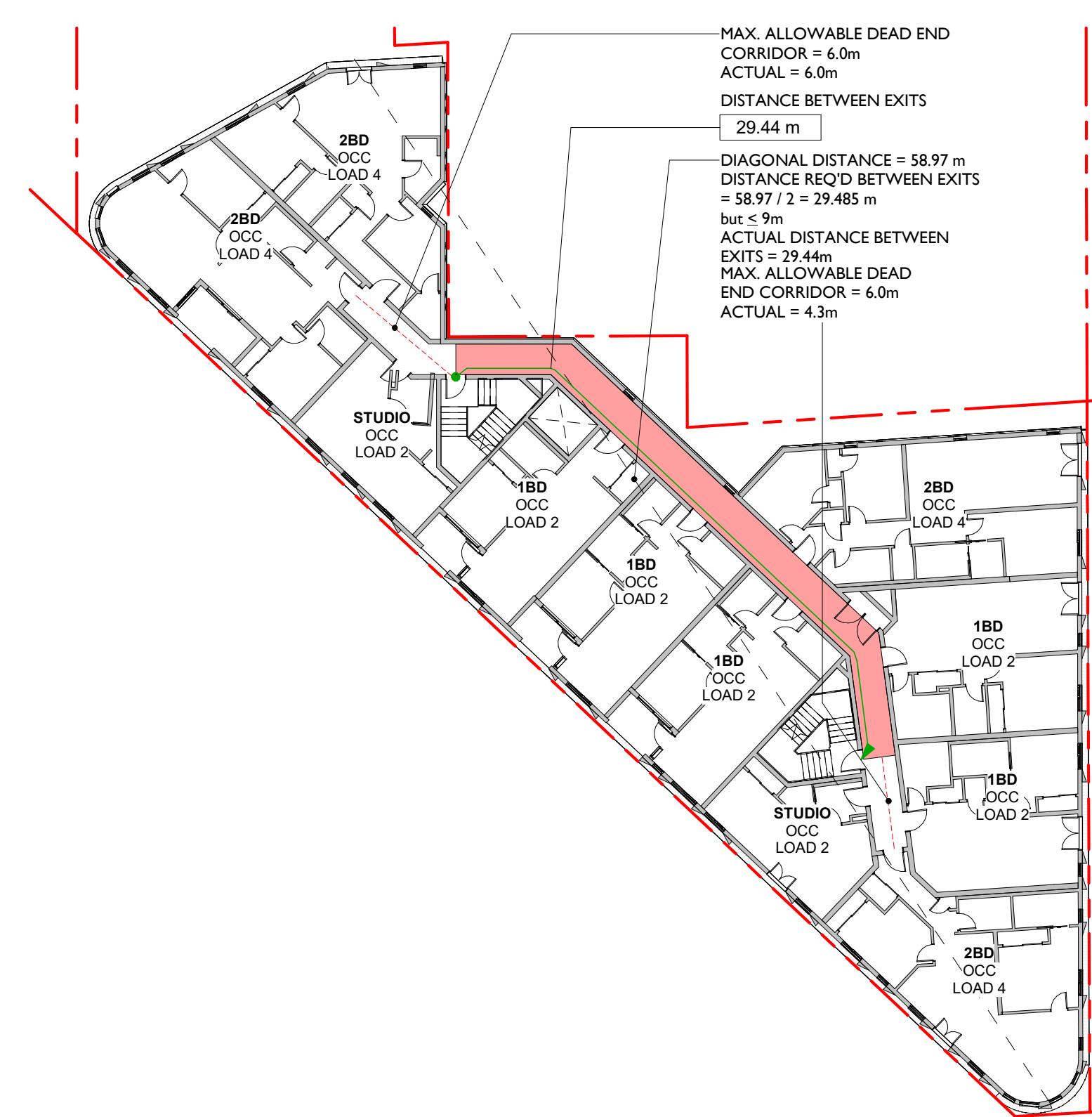
30.00°  
Project North

REGISTERED ARCHITECT  
GEORGE LE DUC  
BRITISH COLUMBIA  
2024-05-01



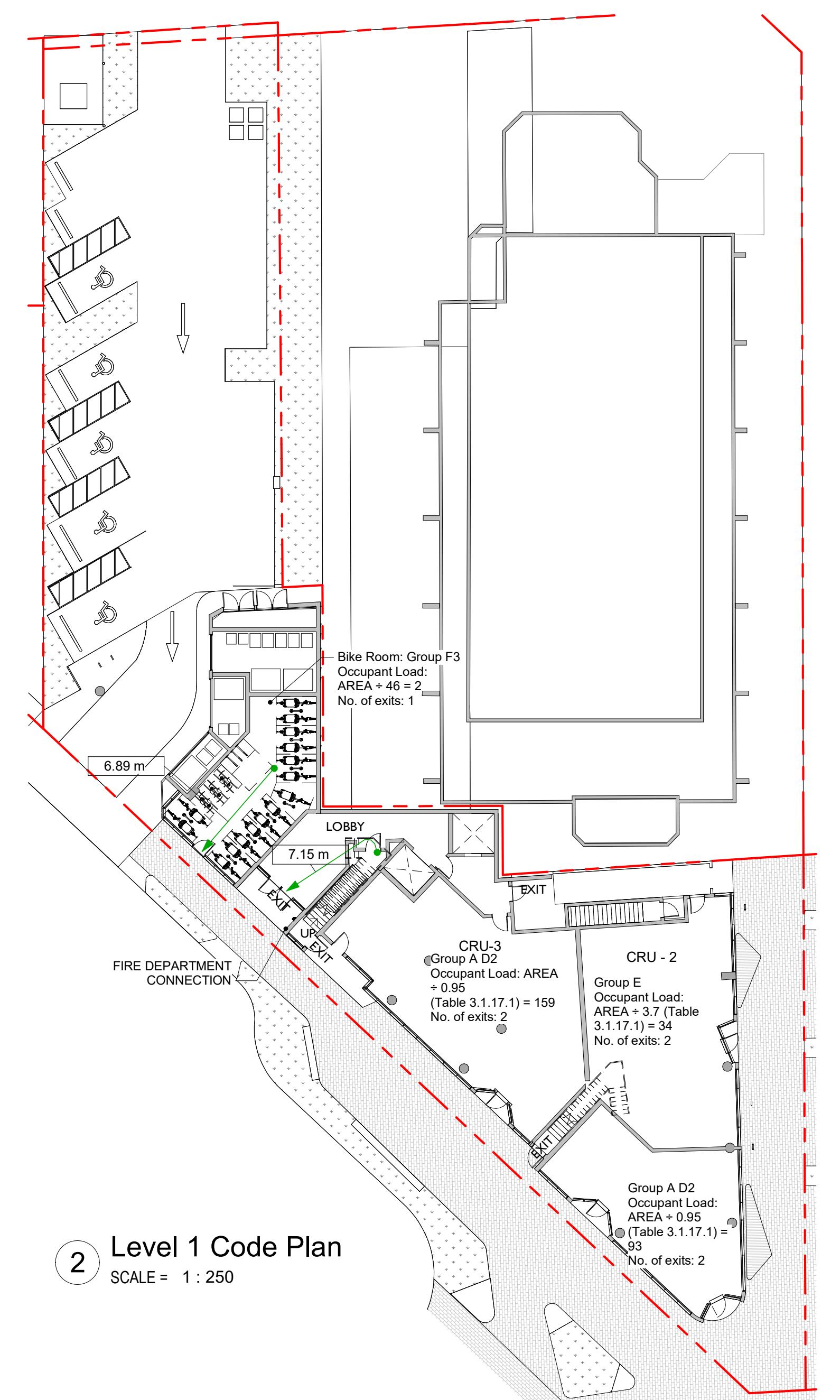
# 1 Basement Code Plan

1 SCALE = 1 : 250



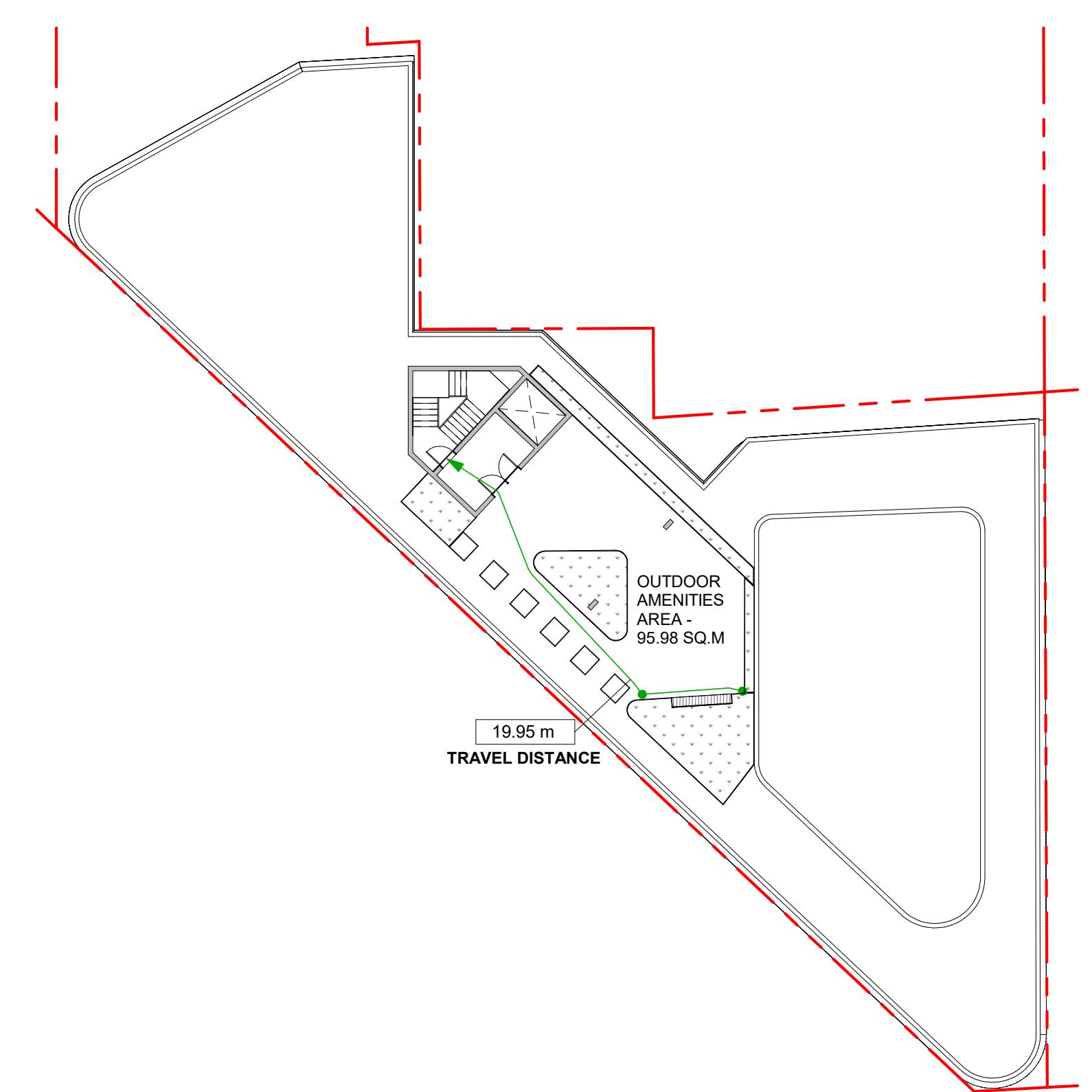
# 3 Level 6 Code Plan (Typical Residential Floor)

SCALE = 1:250



# 2 Level 1 Code Plan

SCALE = 1:250



# Roof Code Plan

SCALE = 1 : 250

Building Code Analysis													
Project Type	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2018 BC Building Code Part <input type="checkbox"/> 3										REFER TO NOTES *		
Major Occupancies	A1 <input type="checkbox"/>	A2 <input checked="" type="checkbox"/>	A3 <input type="checkbox"/>	A4 <input type="checkbox"/>	B1 <input type="checkbox"/>	B2 <input type="checkbox"/>	C <input checked="" type="checkbox"/>	D <input type="checkbox"/>	E <input checked="" type="checkbox"/>	F1 <input type="checkbox"/>	F2 <input type="checkbox"/>	F3 <input type="checkbox"/>	3.1.2.1.
BUILDING AREA	920.81 m <sup>2</sup> (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 <input type="checkbox"/>	STOREYS ABOVE GRADE 24.1 m									Div A 1.4.1.2.		
	1 <input type="checkbox"/>	STOREYS BELOW GRADE											

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m <sup>2</sup>	3.2.2.50
NUMBER OF STREETS FACING	3	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50.
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

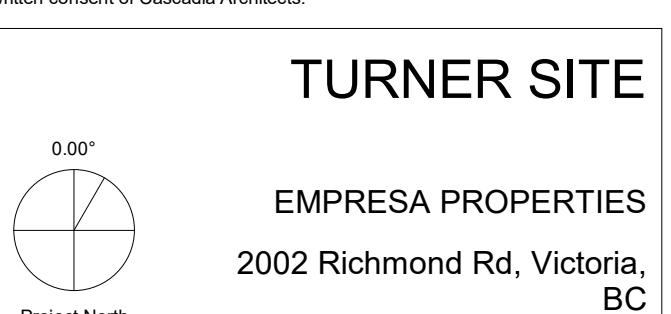
EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS						
HORIZONTAL SEPARATIONS	1 hrs	FLOORS	NA	MEZZANINE	1 hrs	ROOF (OCCUPIED)
	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	1 hrs	RESIDENTIAL SUITES				
	2 hrs	GROUP E AND GROUP A2/C				
EXITS	1 hrs		2 hrs	UP TO LEVEL 2		
				3.4.4.1.		

NO	DESCRIPTION	DATE
4	DP Rezoning Resubmission 2	2024.05.01
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1	Development Tracker	2023.08.04



# CASCADIA ARCHITECTS INC



## TURNER SITE

IMPRESA PROPERTIES

Richmond Rd, Victoria,  
BC

Sheet Name		Code Data	
Date		2025-01-31 2:51:33 PM	
Scale	As indicated	Project #	2305
		Revision	 2024.05.01
		Sheet #	A050



TABLE 3.2.3.1-D  
LIMITING DISTANCE (m)  
9 m  
ALLOWABLE OPENINGS (%)  
100  
AREA OF EXPOSING BUILDING FACE (sq.m)  
622.5  
PROPOSED OPENINGS (sq.m)  
205.2  
PROPOSED OPENINGS (%)  
33.0%

TABLE 3.2.3.7  
REQUIRED FRR  
45 min  
REQUIRED TYPE OF CONSTRUCTION  
COMBUSTIBLE / NON-COMBUSTIBLE  
REQUIRED TYPE OF CLADDING  
Noncombustible



TABLE 3.2.3.1-D  
LIMITING DISTANCE (m)  
7.62m  
ALLOWABLE OPENINGS (%)  
75.92%  
AREA OF EXPOSING BUILDING FACE (sq.m)  
1223  
PROPOSED OPENINGS (sq.m)  
442.9  
PROPOSED OPENINGS (%)  
36.2%

TABLE 3.2.3.7  
REQUIRED FRR  
45 min  
REQUIRED TYPE OF CONSTRUCTION  
COMBUSTIBLE / NON-COMBUSTIBLE  
REQUIRED TYPE OF CLADDING  
Noncombustible

1 RICHMOND RD (East) ELEVATION  
SCALE = 1 : 250

2 BIRCH ST ELEVATION  
SCALE = 1 : 250



TABLE 3.2.3.1-D (BCBC 2018)  
BUILDING COMPARTMENT LIMITING DISTANCE AREA OF EXPOSING BUILDING FACE ALLOWABLE OPENINGS (%) PROPOSED OPENING (SQ.M) PROPOSED OPENING (%)  
1 NO EXPOSURE TO PROPERTY LINE  
2 0.97 m 38.5 m² 11.32% 1.1 10.5%  
3 0.97 m 38.5 m² 11.32% 1.1 10.5%  
4 0.97 m 38.5 m² 11.32% 1.1 10.5%  
5 0.97 m 38.5 m² 11.32% 1.1 10.5%  
6 0.97 m 38.5 m² 11.32% 1.1 10.5%

TABLE 3.2.3.7 (BCBC 2018)  
ALL COMPARTMENTS  
MIN. FIRE RESISTANCE RATING: 45 MIN  
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE  
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE

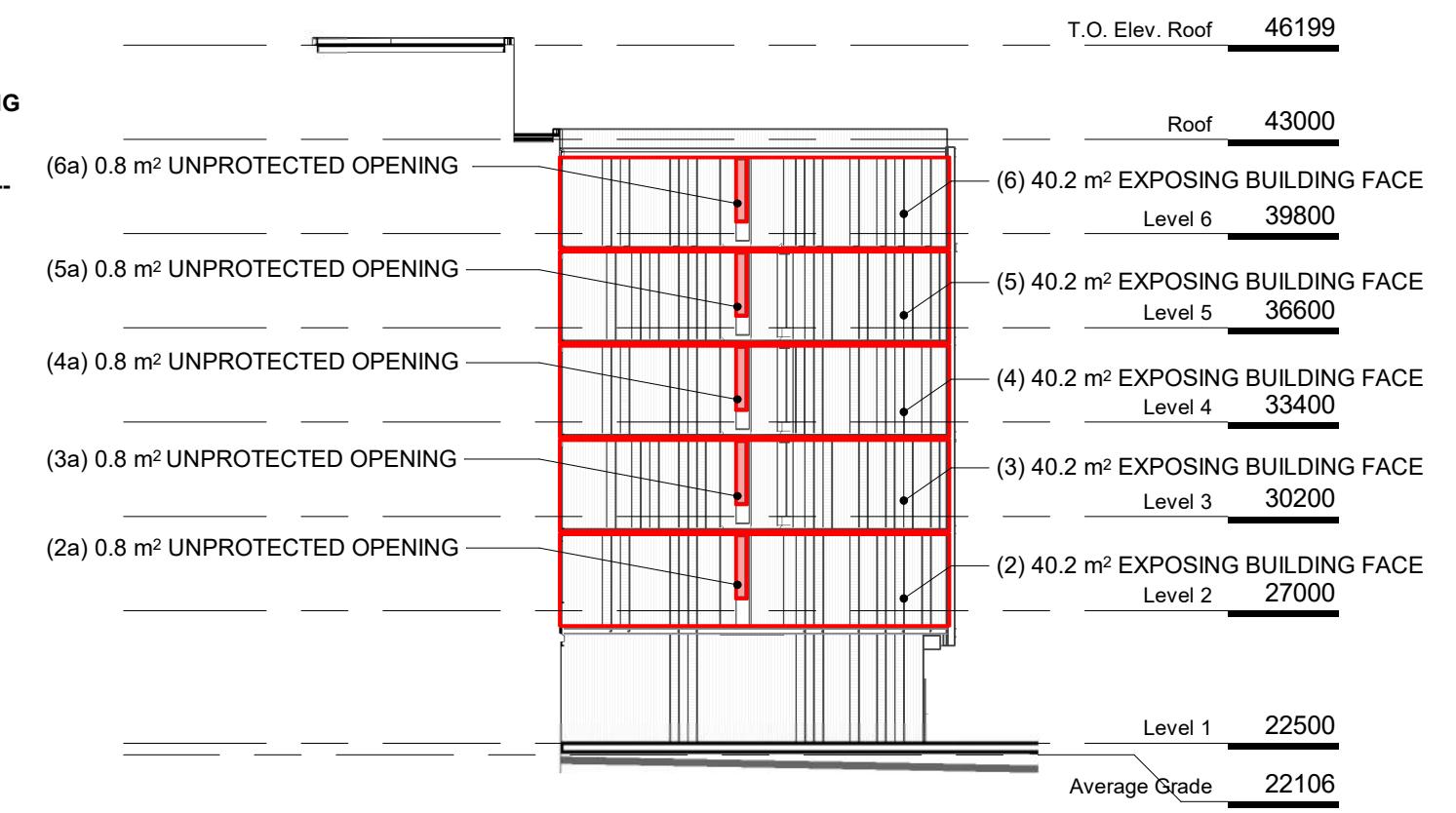


TABLE 3.2.3.1-D (BCBC 2018)  
BUILDING COMPARTMENT LIMITING DISTANCE AREA OF EXPOSING BUILDING FACE ALLOWABLE OPENINGS (%) PROPOSED OPENING (SQ.M) PROPOSED OPENING (%)  
2 0.68 m 40.2 m² 7.93% 0.8 2%  
3 0.68 m 40.2 m² 7.93% 0.8 2%  
4 0.68 m 40.2 m² 7.93% 0.8 2%  
5 0.68 m 40.2 m² 7.93% 0.8 2%  
6 0.68 m 40.2 m² 7.93% 0.8 2%

TABLE 3.2.3.7 (BCBC 2018)  
ALL COMPARTMENTS  
MIN. FIRE RESISTANCE RATING: 45 MIN  
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE  
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE

4	DP Rezoning Resubmission 2	2024.05.01
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1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE

3 NORTH FACING ELEVATION FROM PARKING LOT  
SCALE = 1 : 250

4 EAST FACING ELEVATION FROM 2020 RICHMOND  
SCALE = 1 : 250

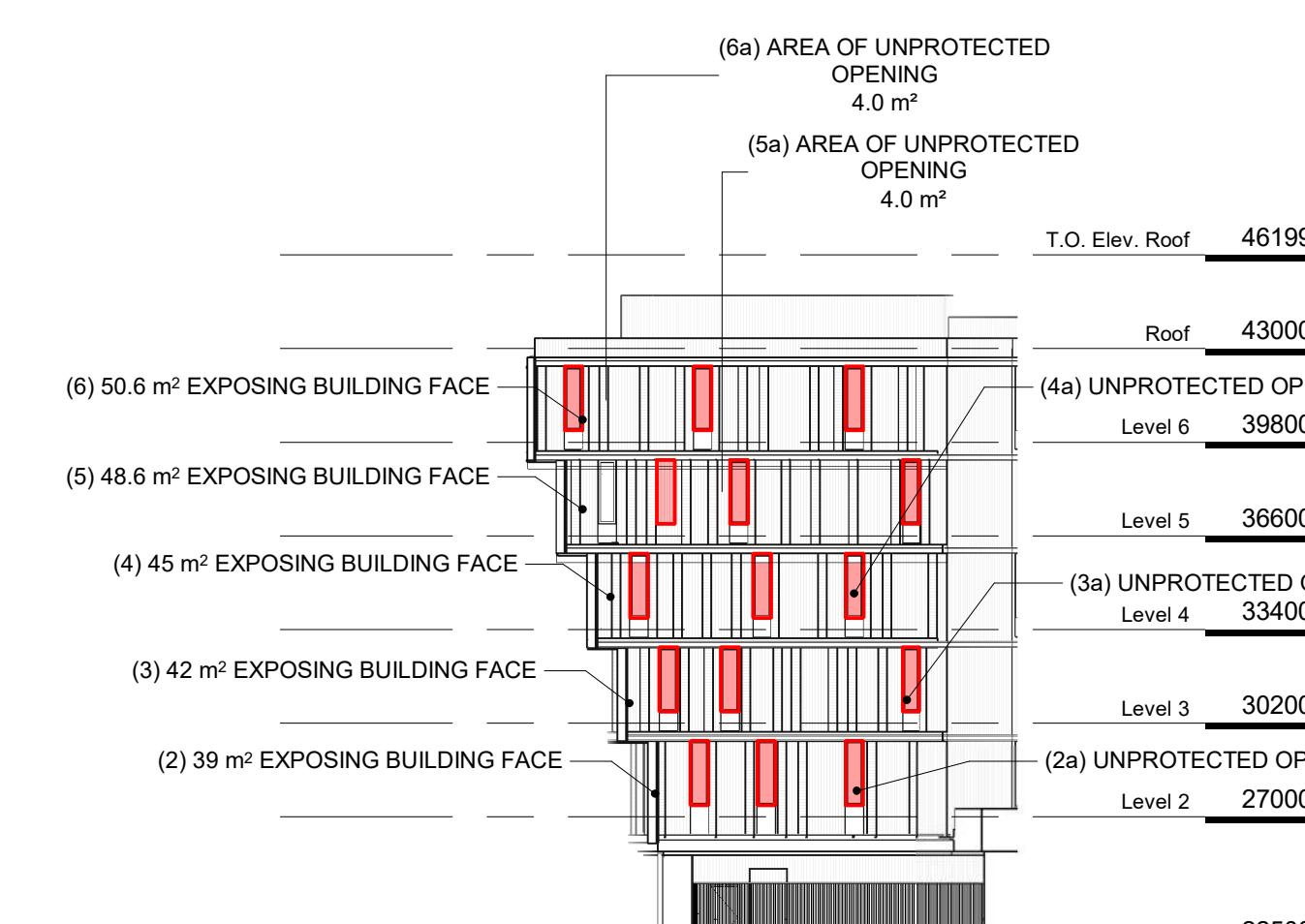


TABLE 3.2.3.1-D (BCBC 2018)  
BUILDING COMPARTMENT LIMITING DISTANCE AREA OF EXPOSING BUILDING FACE ALLOWABLE OPENINGS (%) PROPOSED OPENING (SQ.M) PROPOSED OPENING (%)  
2 1.26 m 39 m² 14.4% 4 10.3%  
3 1.26 m 42 m² 14.4% 4 9.5%  
4 1.26 m 45 m² 14.4% 4 8.5%  
5 1.26 m 48.6 m² 14.4% 4 8.2%  
6 1.26 m 50.6 m² 14.4% 4 7.9%

TABLE 3.2.3.7 (BCBC 2018)  
ALL REMAINING COMPARTMENTS  
MIN. FIRE RESISTANCE RATING: 45 MIN  
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE  
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE

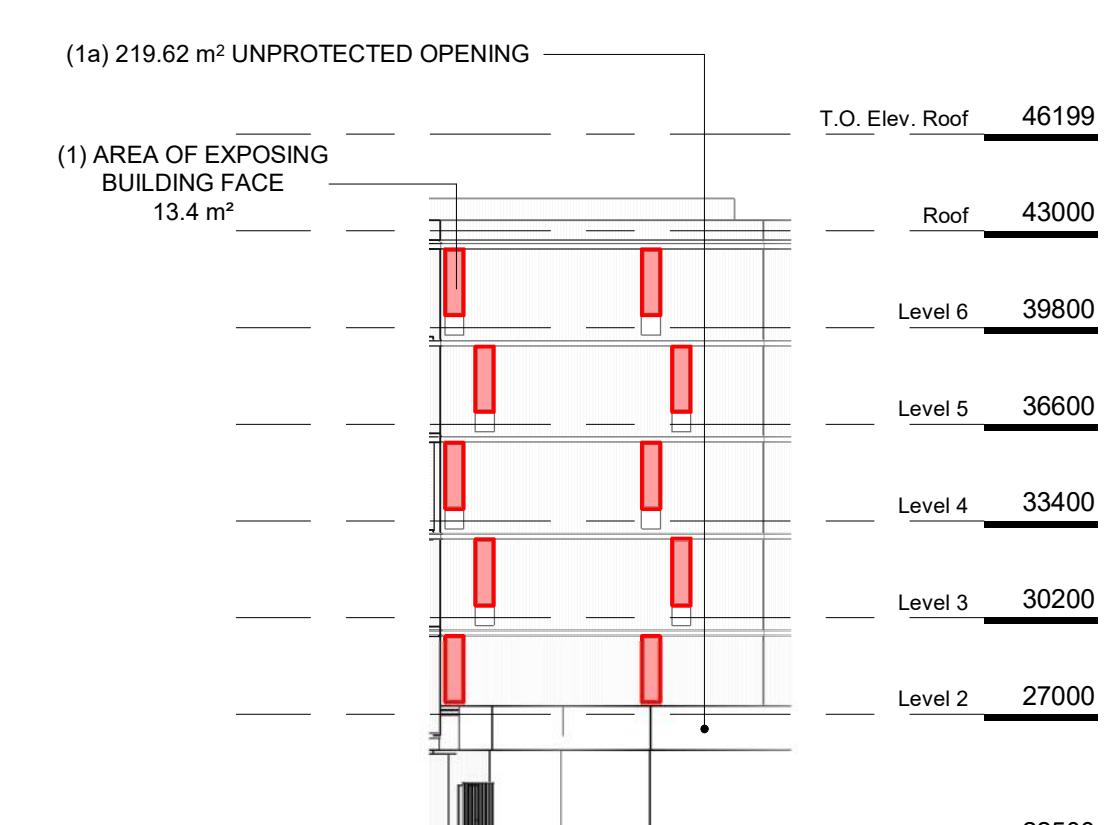
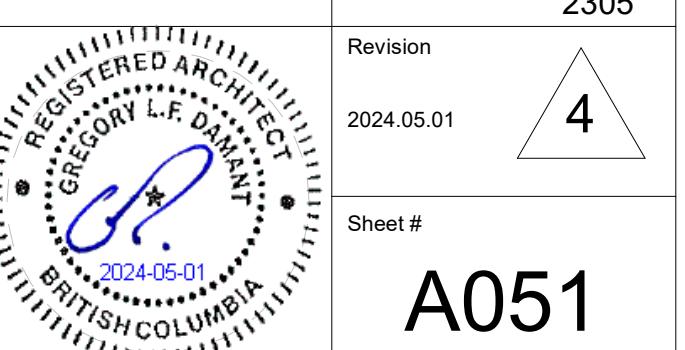


TABLE 3.2.3.1-D  
LIMITING DISTANCE (m)  
0.58m  
ALLOWABLE OPENINGS (%)  
6.77  
AREA OF EXPOSING BUILDING FACE (sq.m)  
219.62  
PROPOSED OPENINGS (sq.m)  
13.72  
PROPOSED OPENINGS (%)  
6.25%

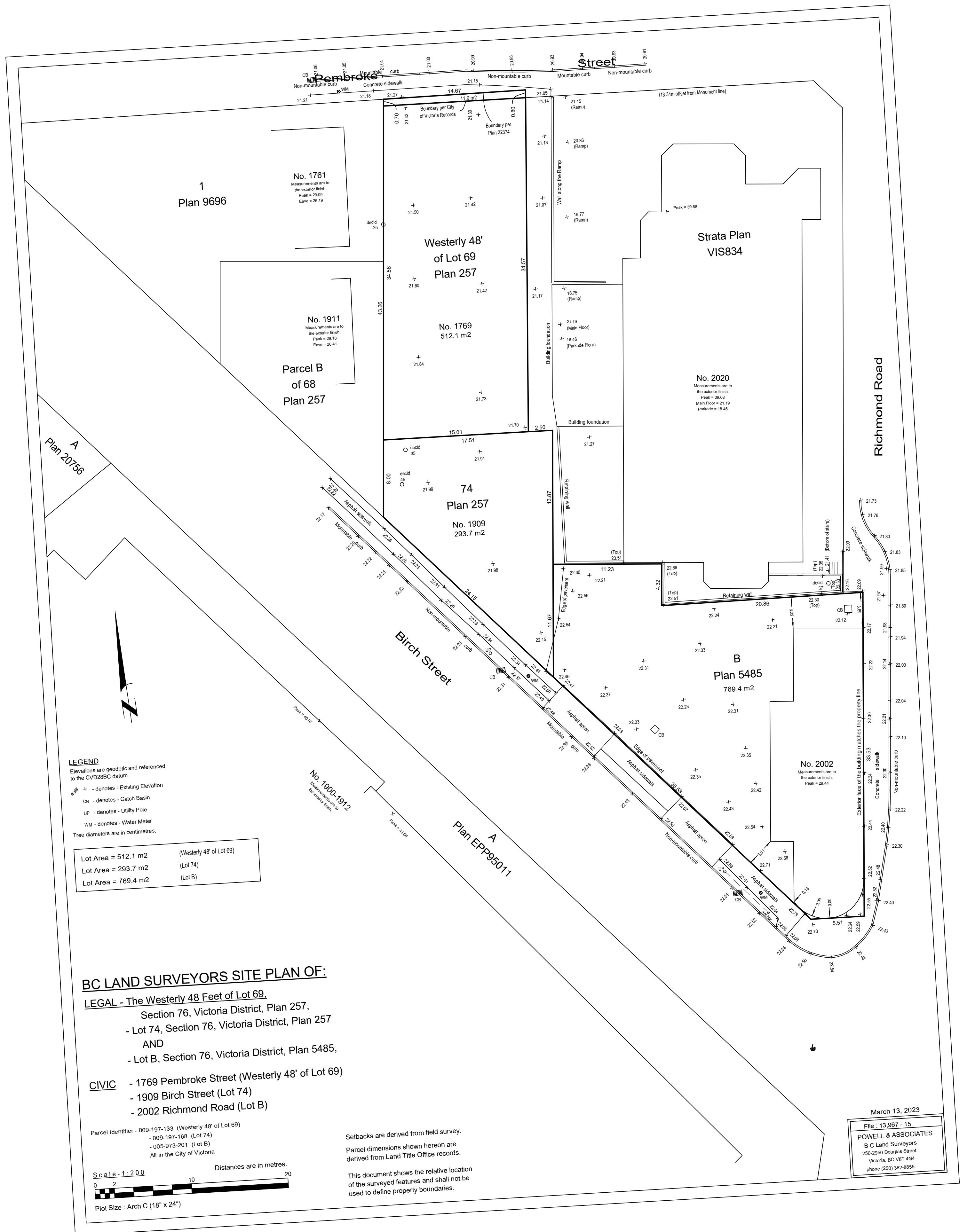
TABLE 3.2.3.7  
REQUIRED FRR  
45 min  
REQUIRED TYPE OF CONSTRUCTION  
COMBUSTIBLE / NON-COMBUSTIBLE  
REQUIRED TYPE OF CLADDING  
Noncombustible

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

6 NORTH EAST ELEVATION  
SCALE = 1 : 250

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
Sheet #	4
	

A051



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

DESCRIPTION	DATE
DP Rezoning Resubmission 2	2024.05.01
DP Rezoning Resubmission	2024.02.09
DP Rezoning Submission	2023.10.12
Development Tracker	2023.08.04

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## TURNER SITE

PRESA PROPERTIES

## RESIDENTIAL

BC

Survey

## Survey

Journal of Health Politics, Policy and Law, Vol. 32, No. 4, December 2007  
DOI 10.1215/03616878-32-4 © 2007 by the Southern Political Science Association

2024-05-01 2:56:13 PM

Project #

2305

Revision

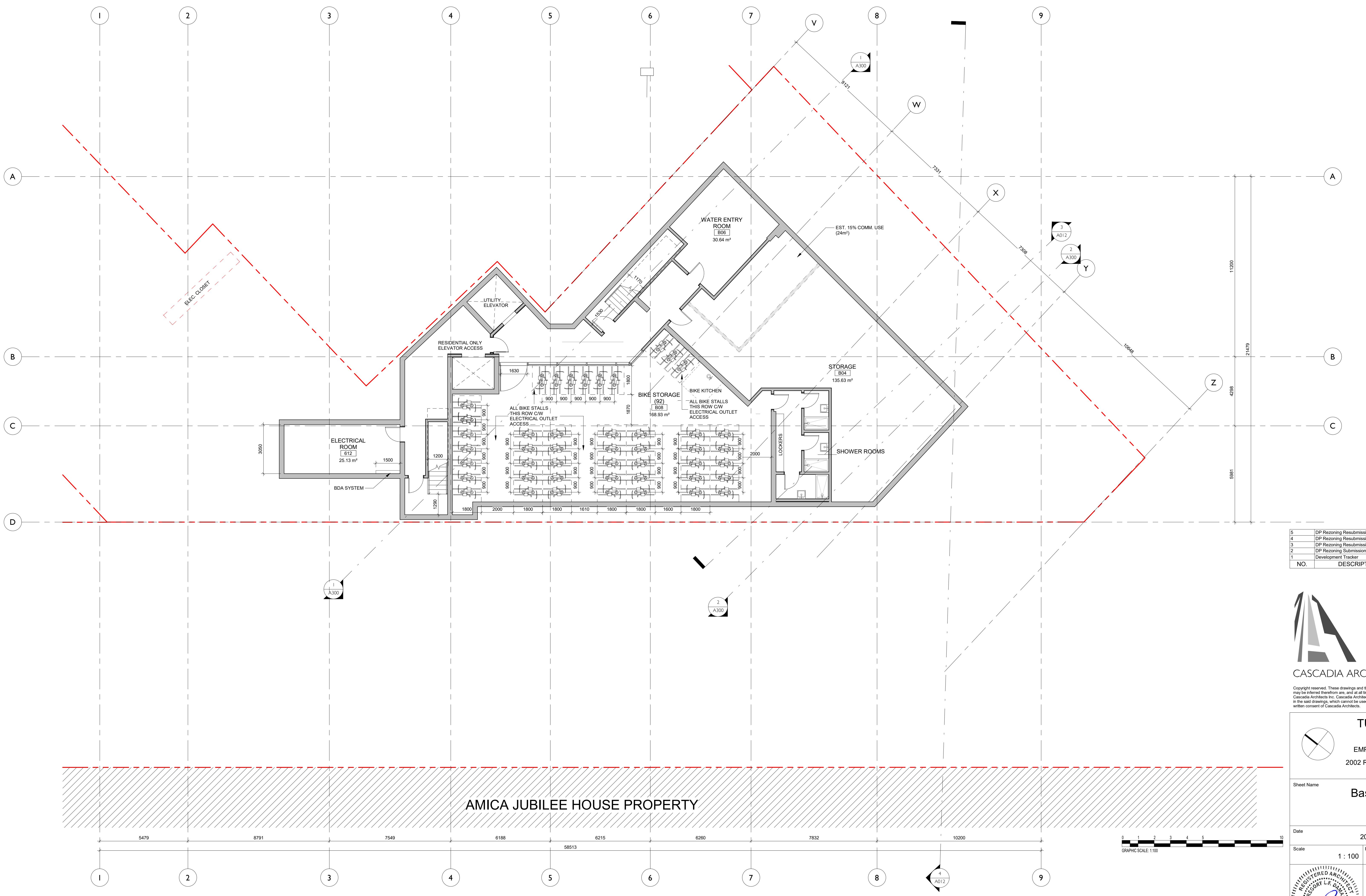
2024.05.01

Sheet #

A100

10. *What is the name of the author of the book?*





# AMICA JUBILEE HOUSE PROPERTY

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EMPRESA PROPERTIES  
2002 Richmond Rd. Victoria

## Basement Level

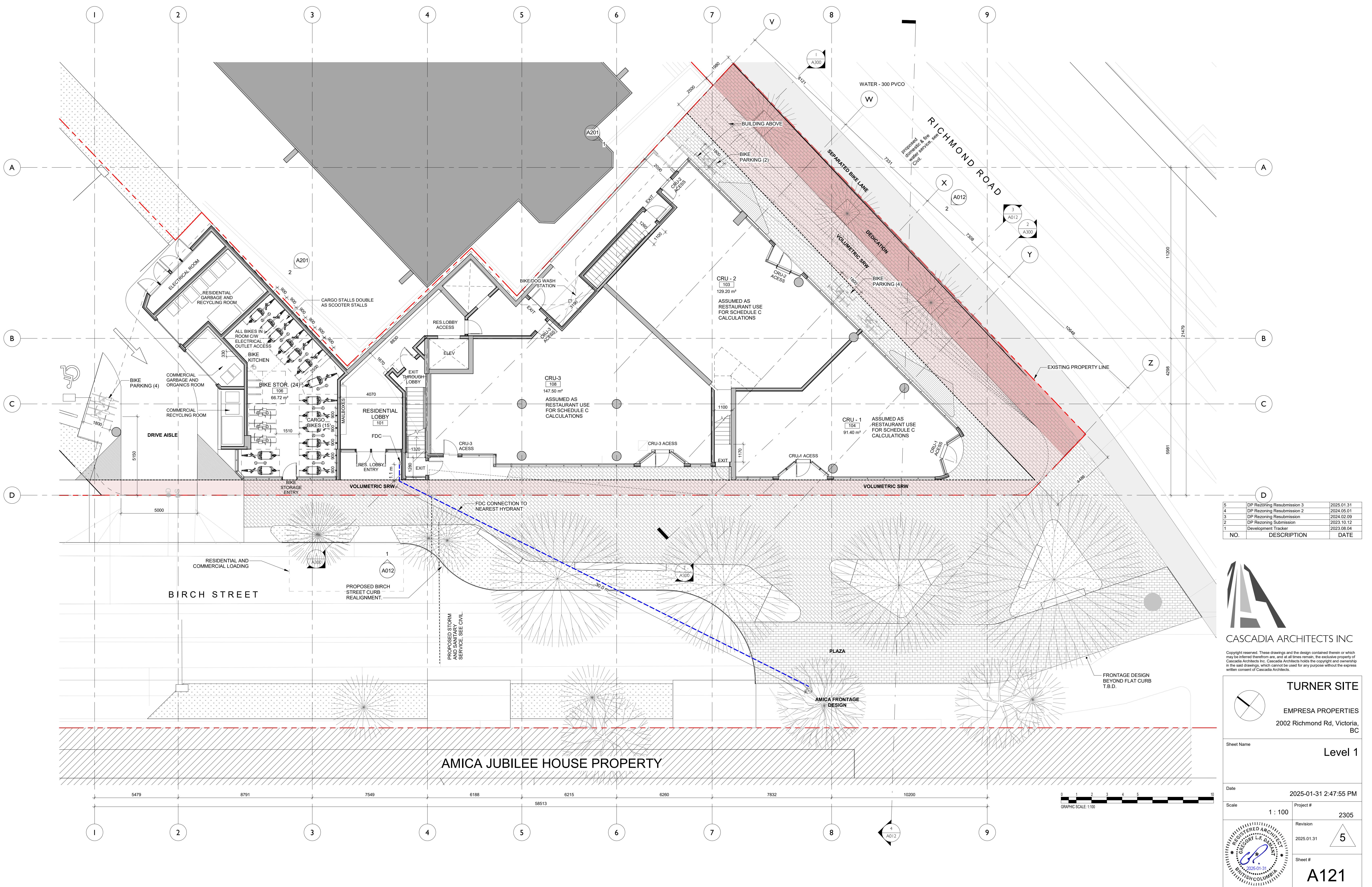
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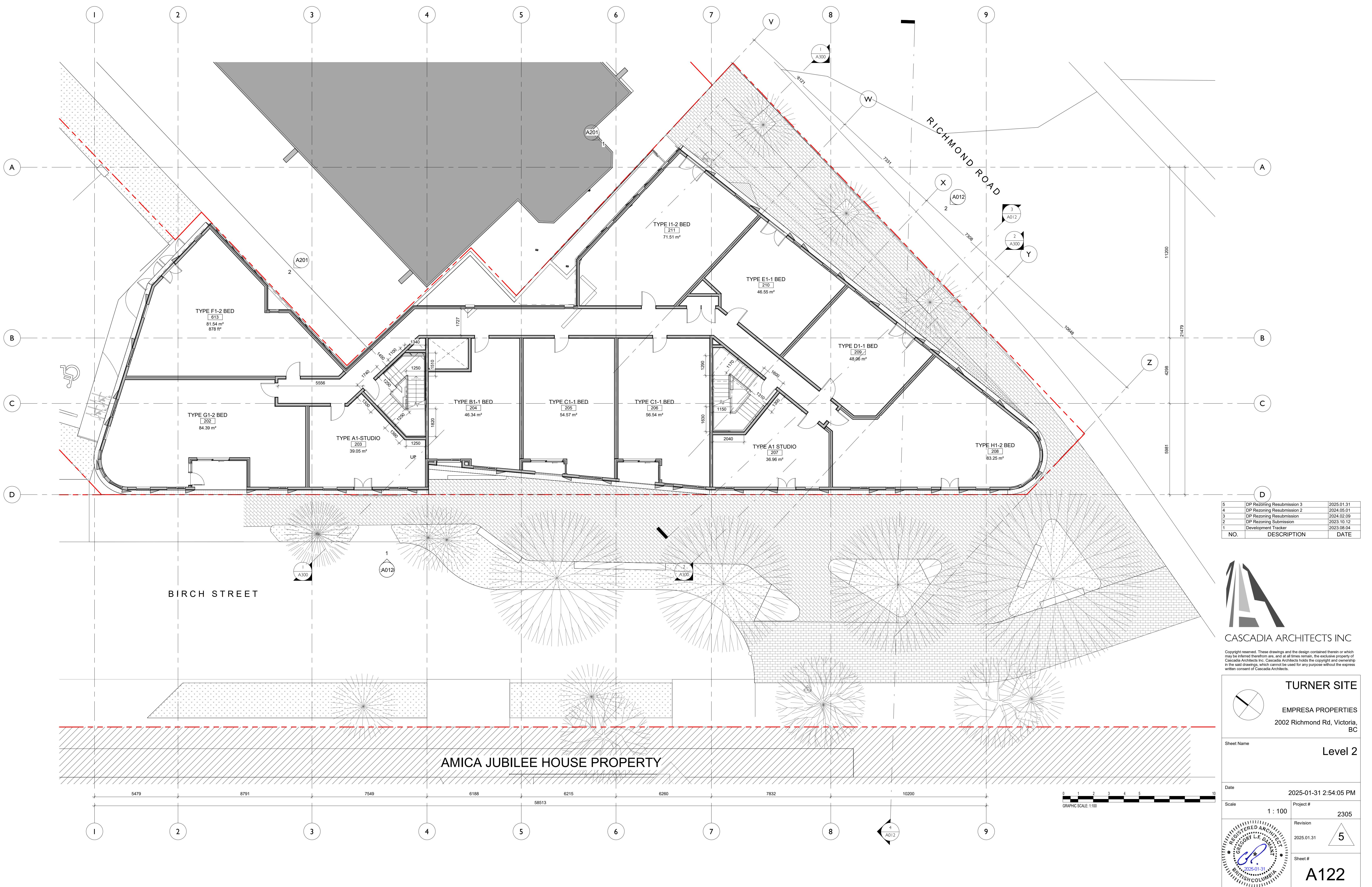
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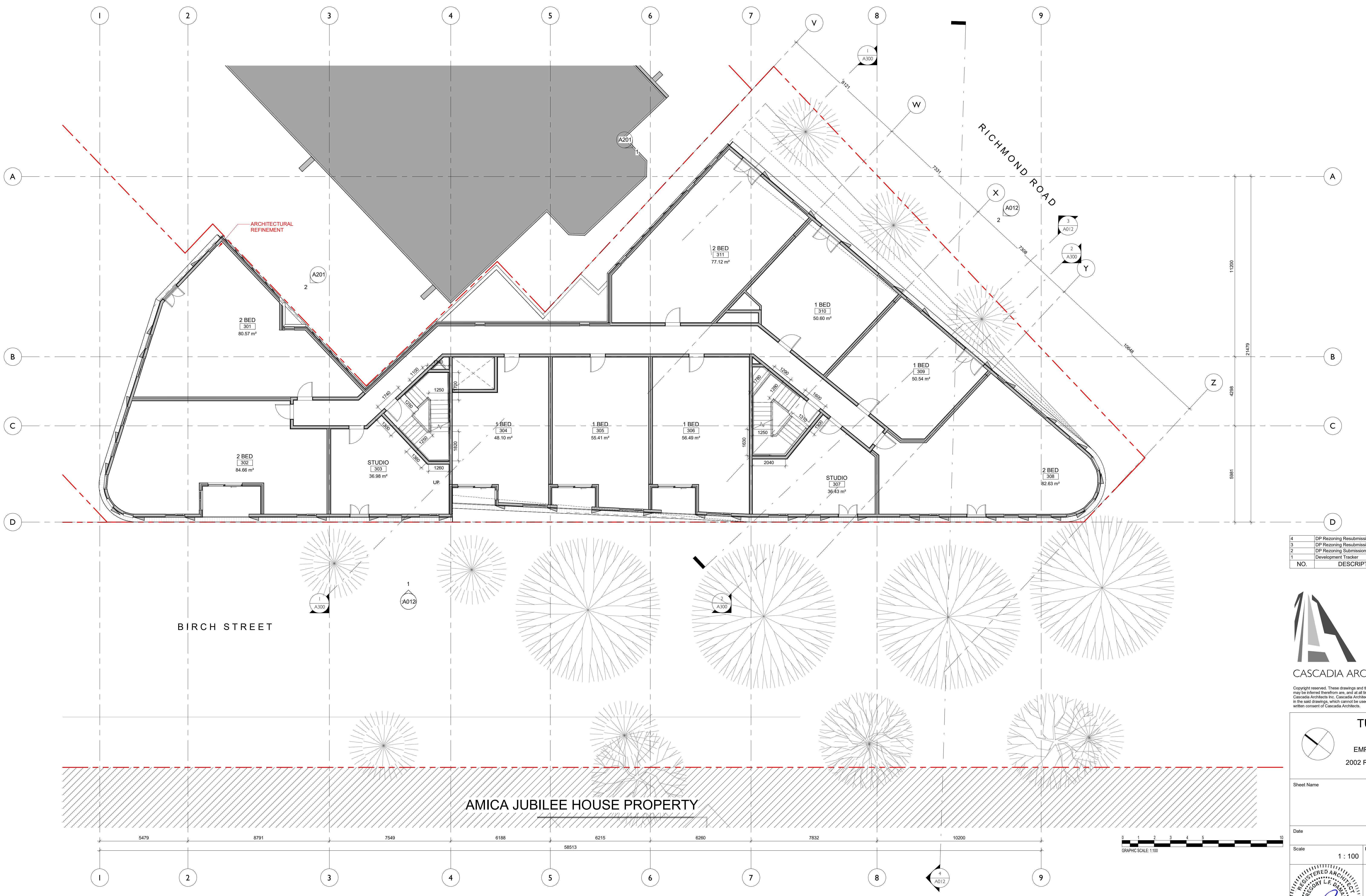
1 : 100	2305
	Revision

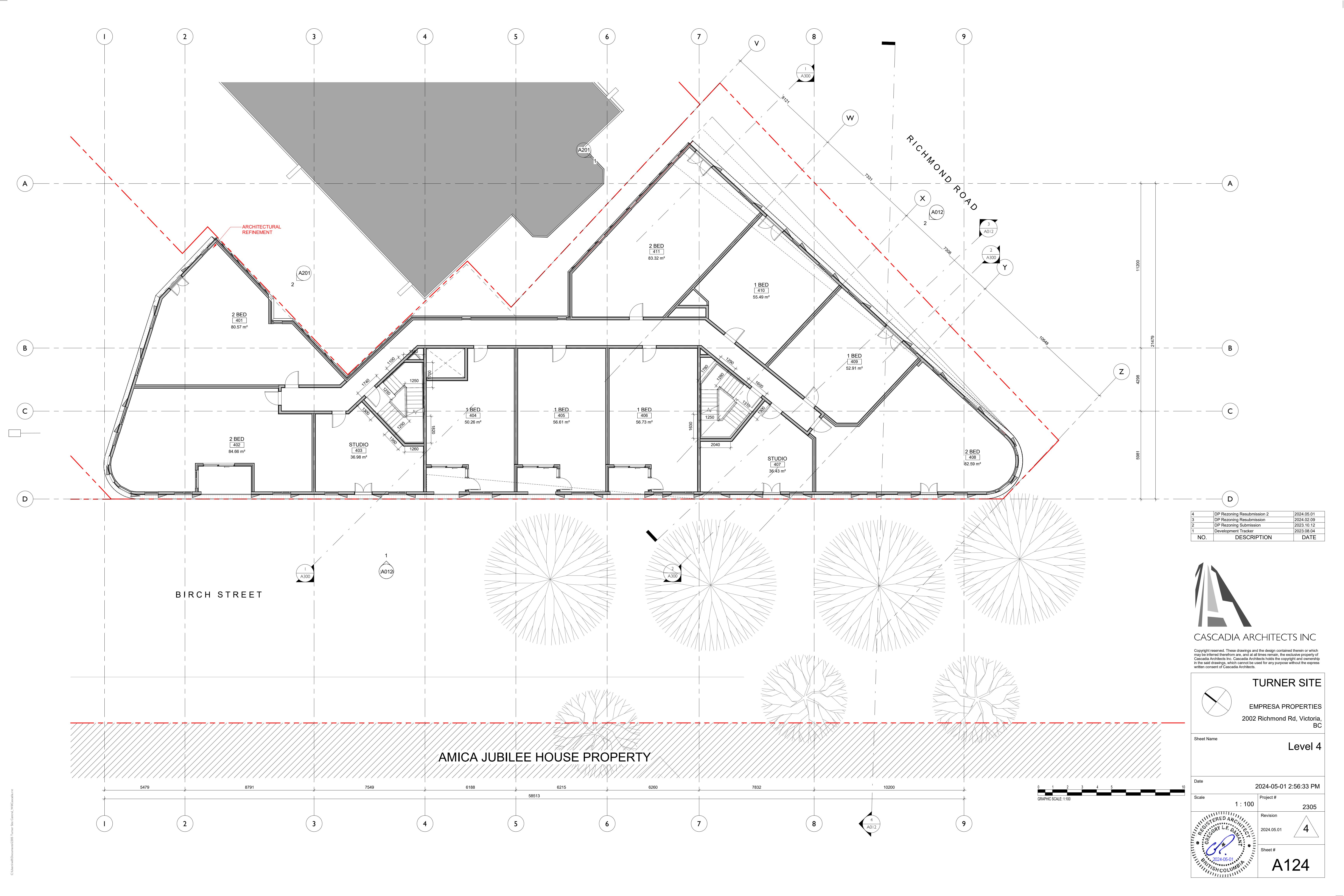
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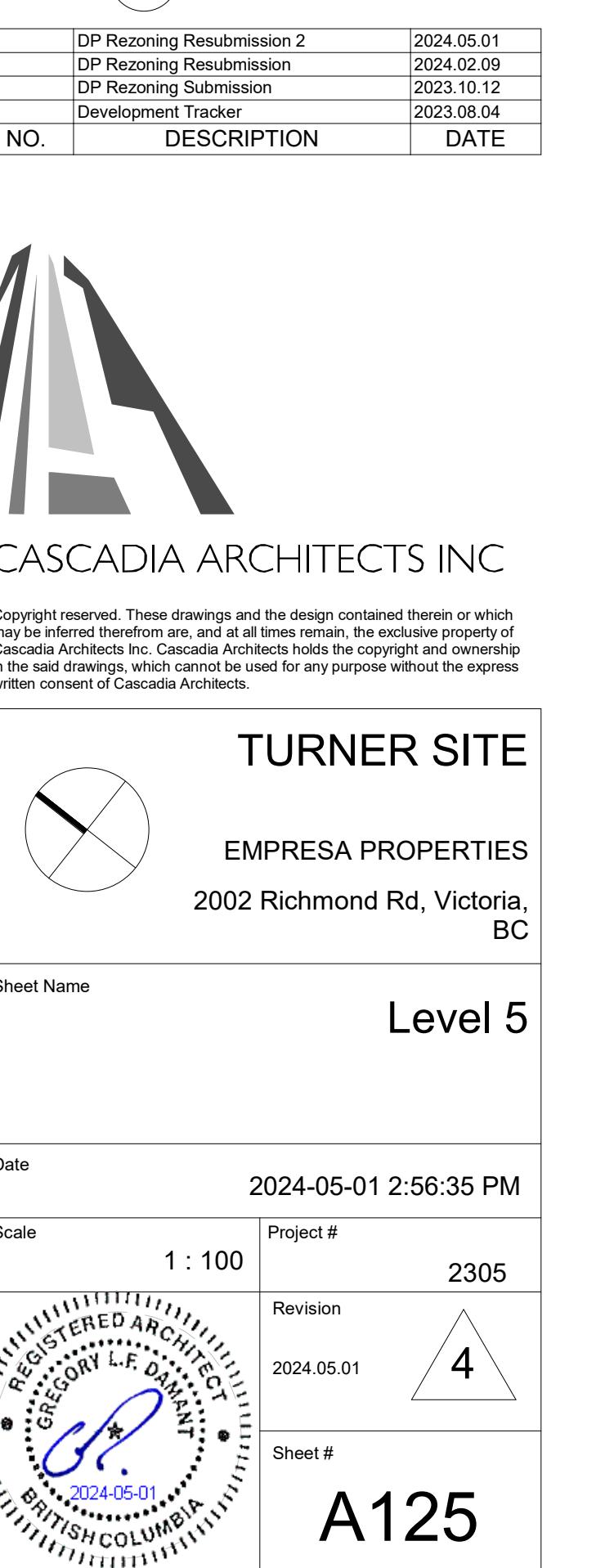
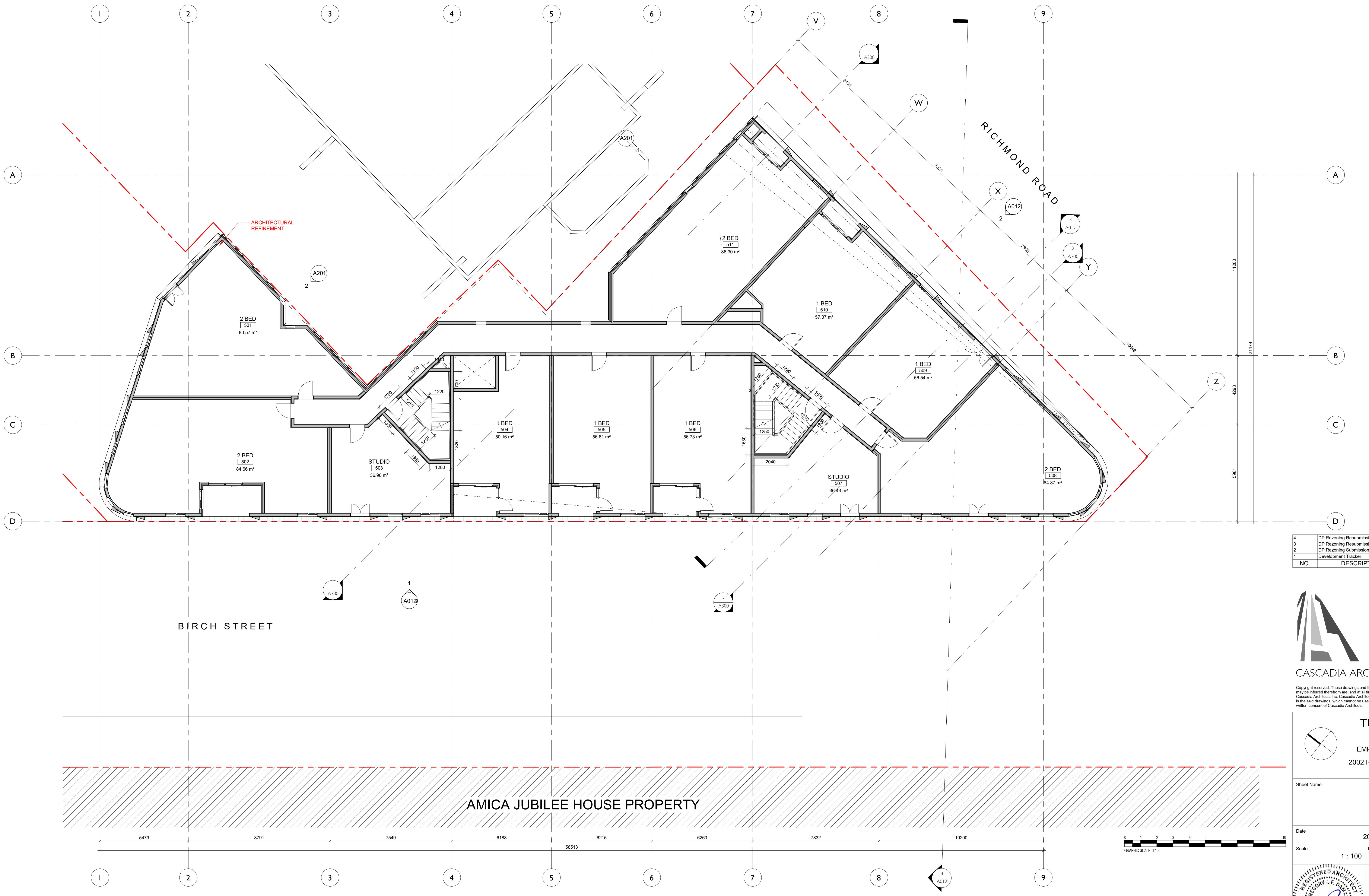
A120

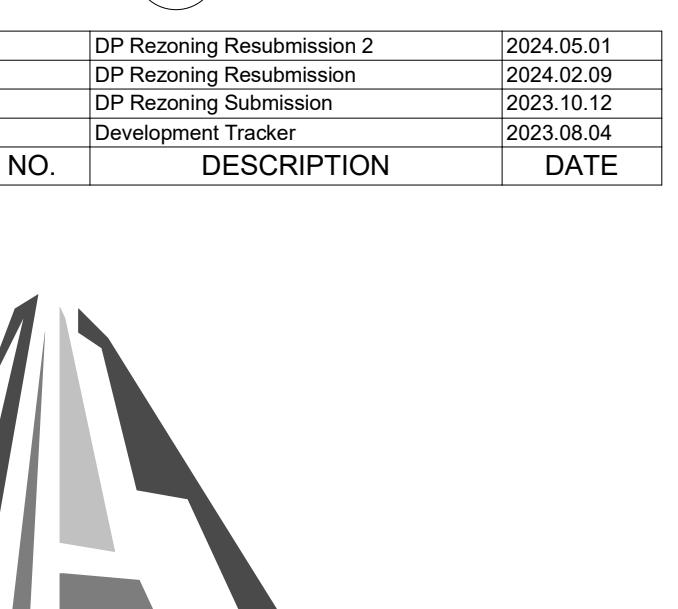
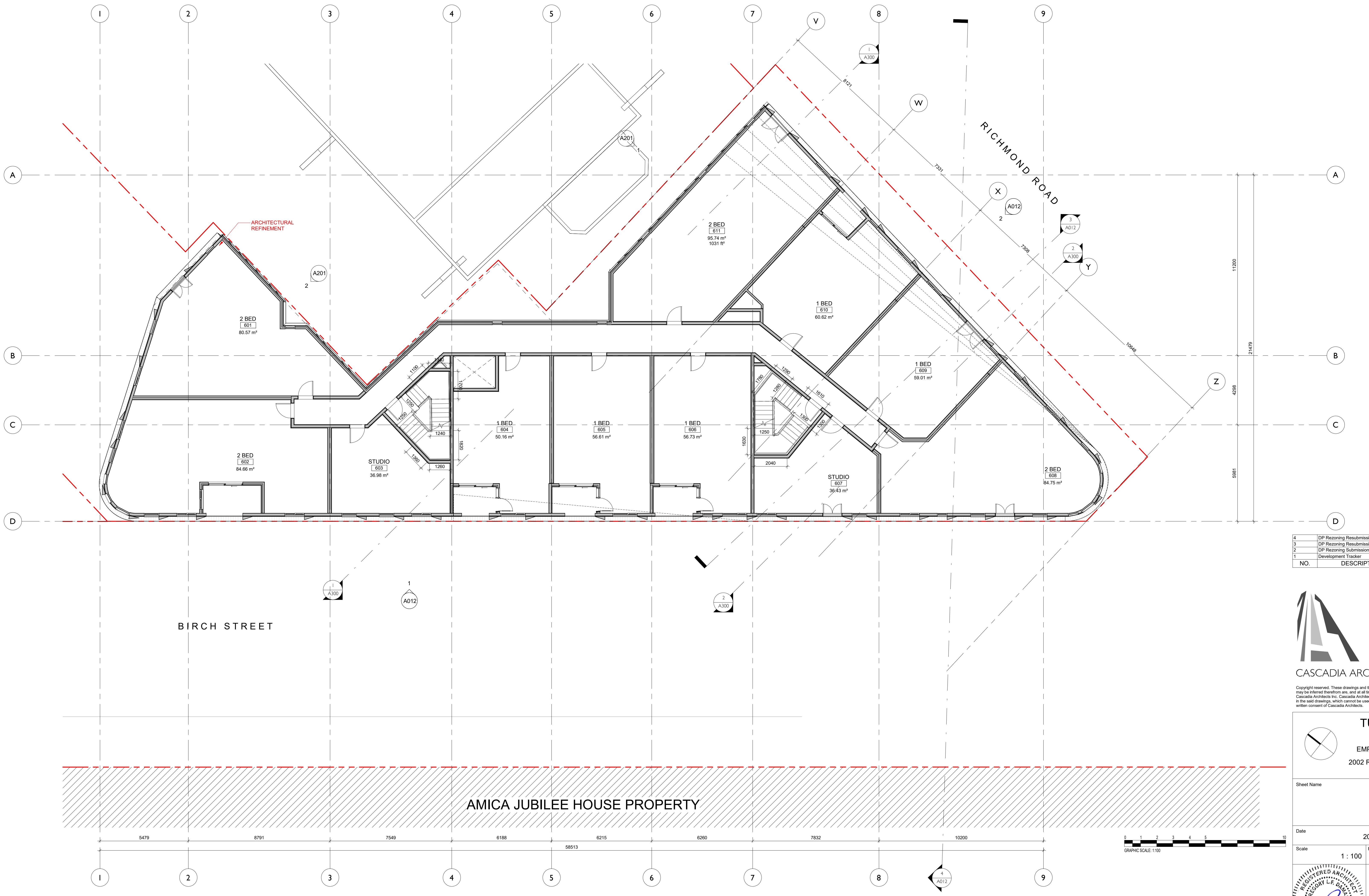












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TURNER SITE

EMPRESA PROPERTIES  
2002 Richmond Rd, Victoria, BC

Sheet Name

Level 6

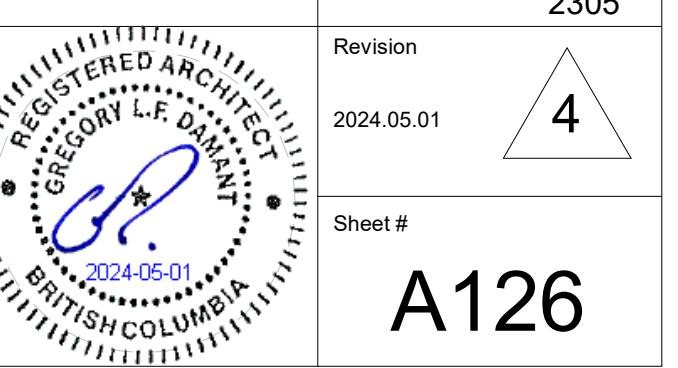
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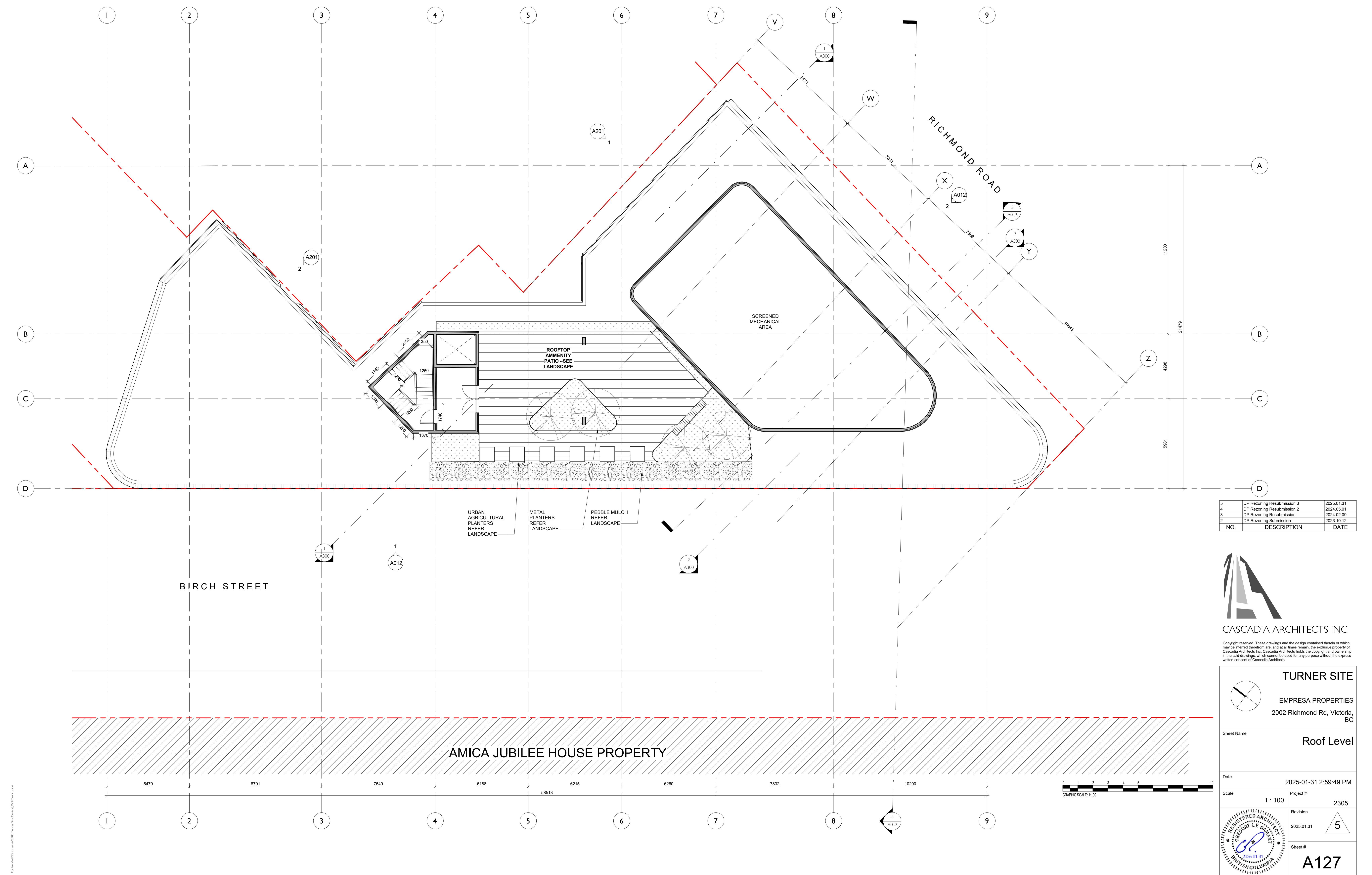
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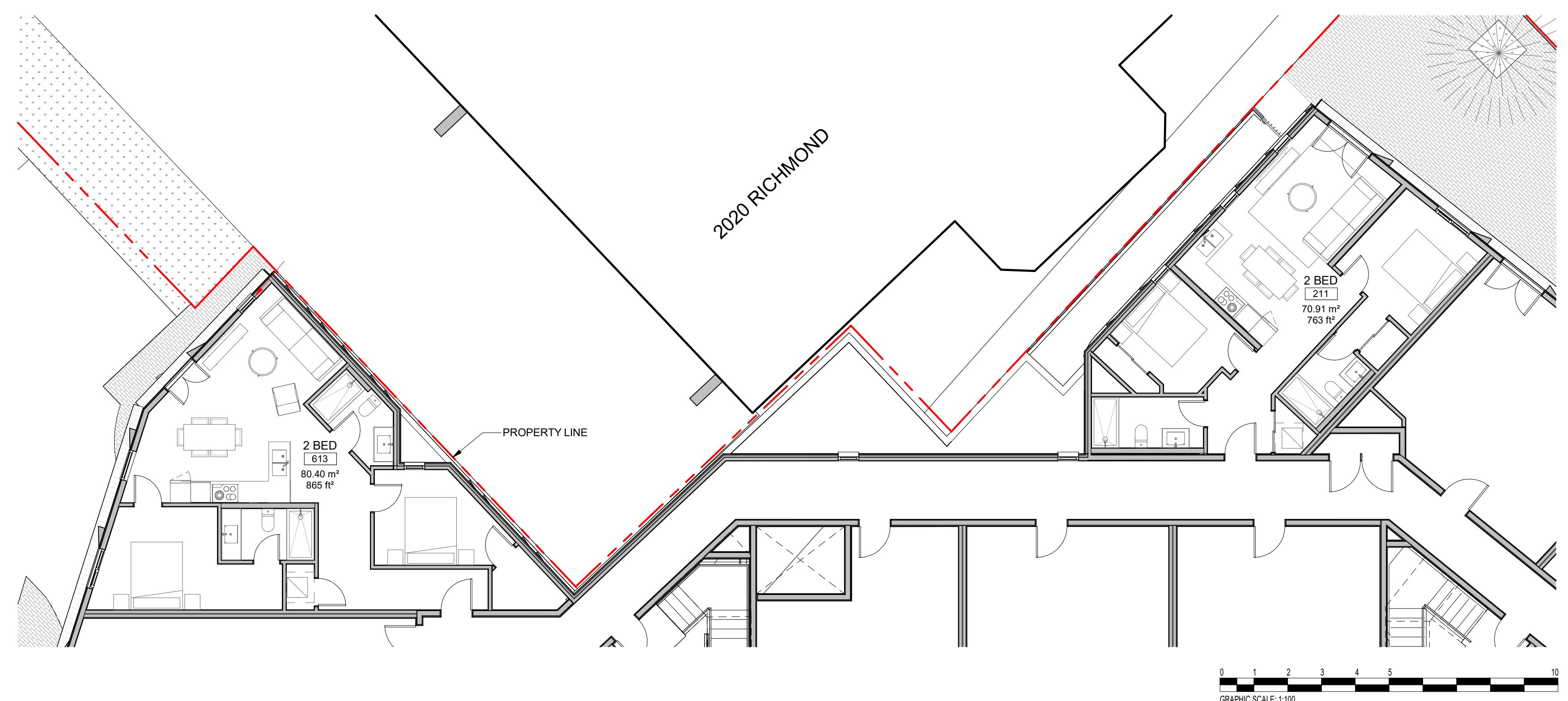
Revision 2024.05.01

Sheet # 4

A126







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



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Sheet Name

# Unit Layouts along PL

2024-05-01 2:56:40 PM

00 Project #

## Revision

2024.05.01

Sheet #

AT20



1 Birch Street Elevation

SCALE = 1 : 100



2 Richmond Road Elevation

SCALE = 1 : 100

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



NO.	DESCRIPTION	DATE
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

Elevations

Date

2024-05-01 2:57:13 PM

Scale

As indicated

Project #

2305

As indicated

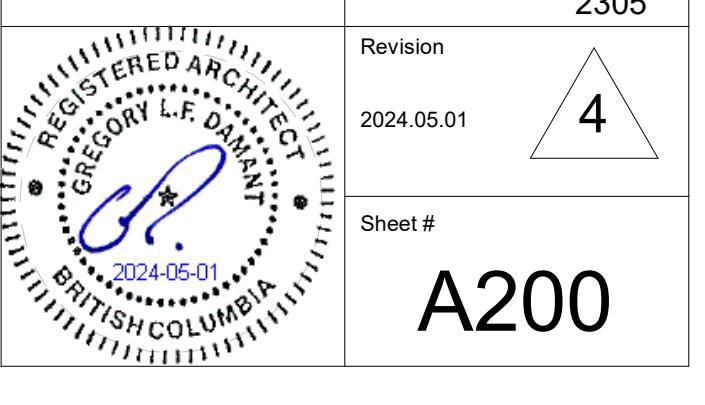
Revision

2024.05.01

4

Sheet #

A200

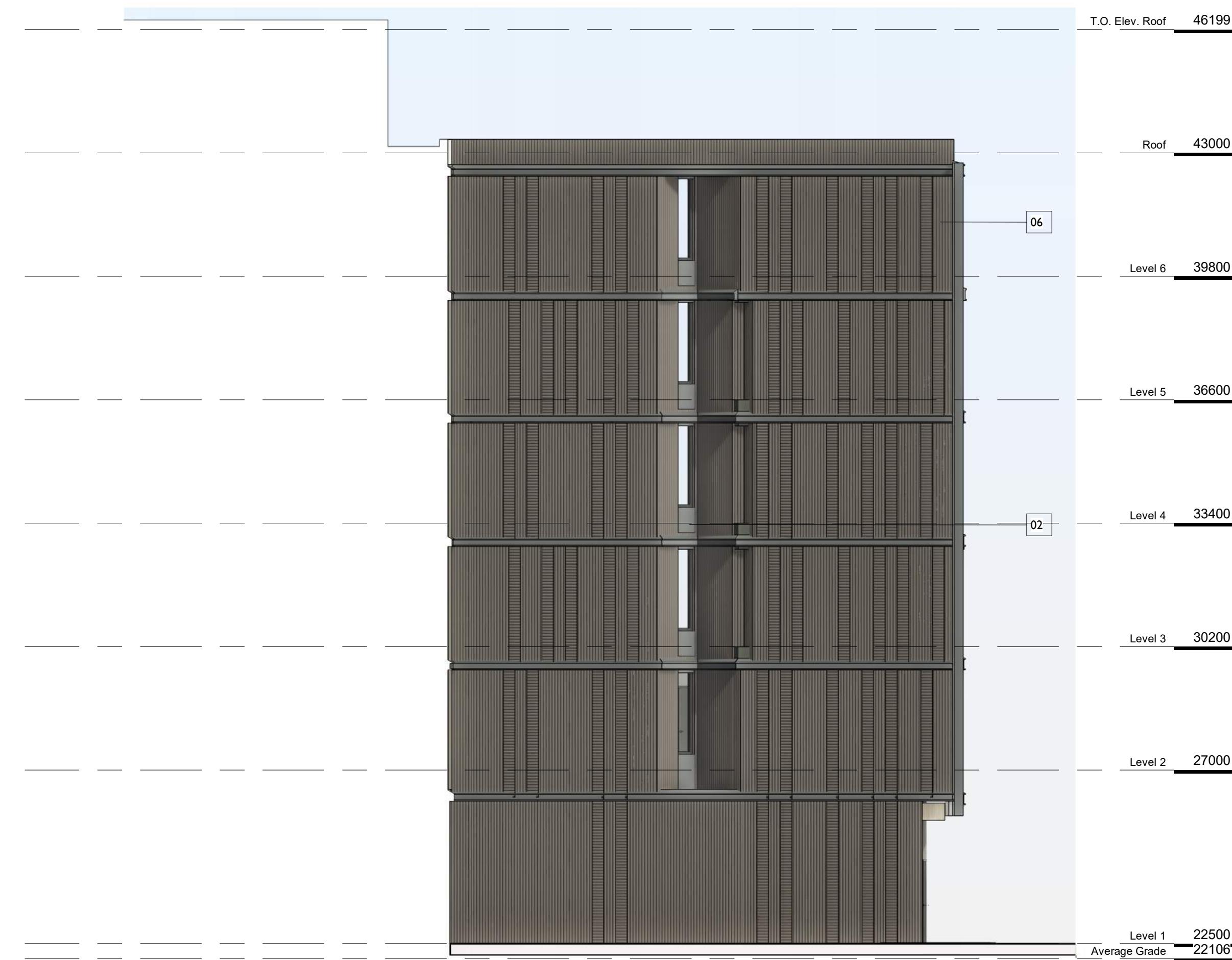
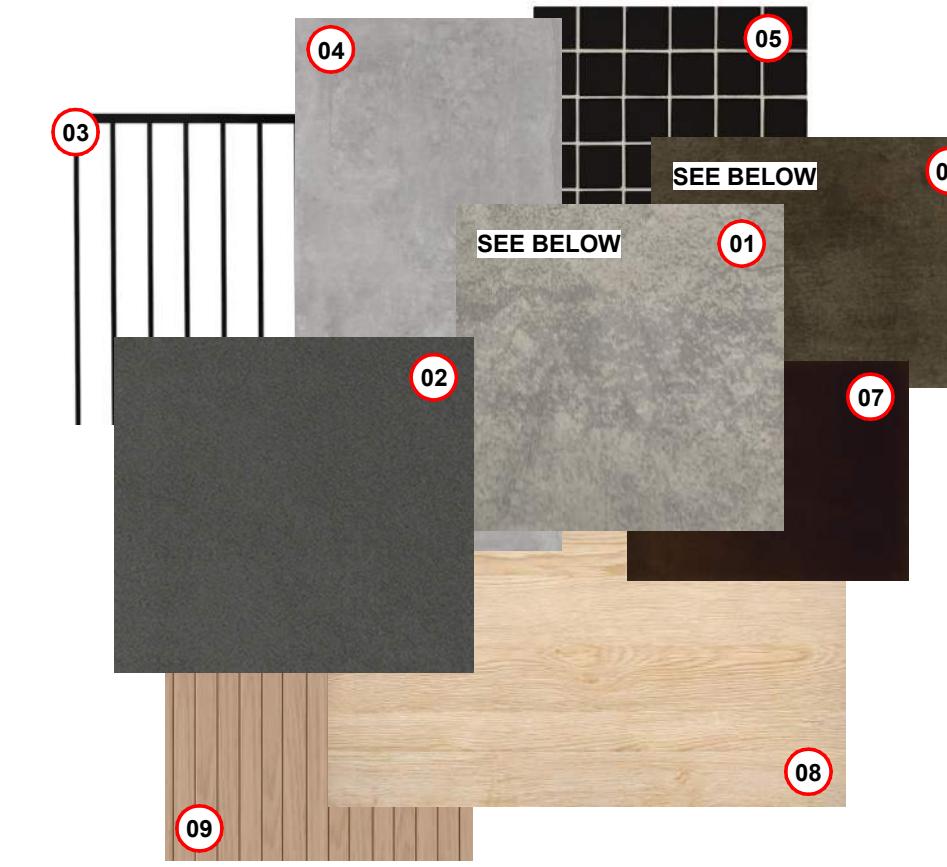




1 NORTH FACING ELEVATION FROM 2020 RICHMOND SITE

SCALE = 1 : 100

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 EAST FACING ELEVATION FROM 2020 RICHMOND SITE

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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.

NO.	DESCRIPTION	DATE
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

Elevations

Date

2024-05-01 2:57:27 PM

Scale

As indicated

Project #

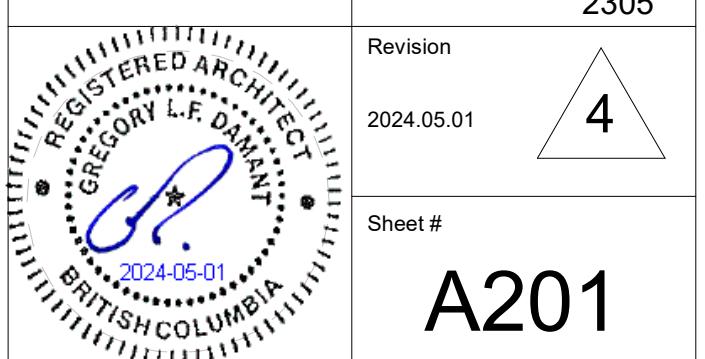
2305

Revision

2024-05-01

Sheet #

4



A201



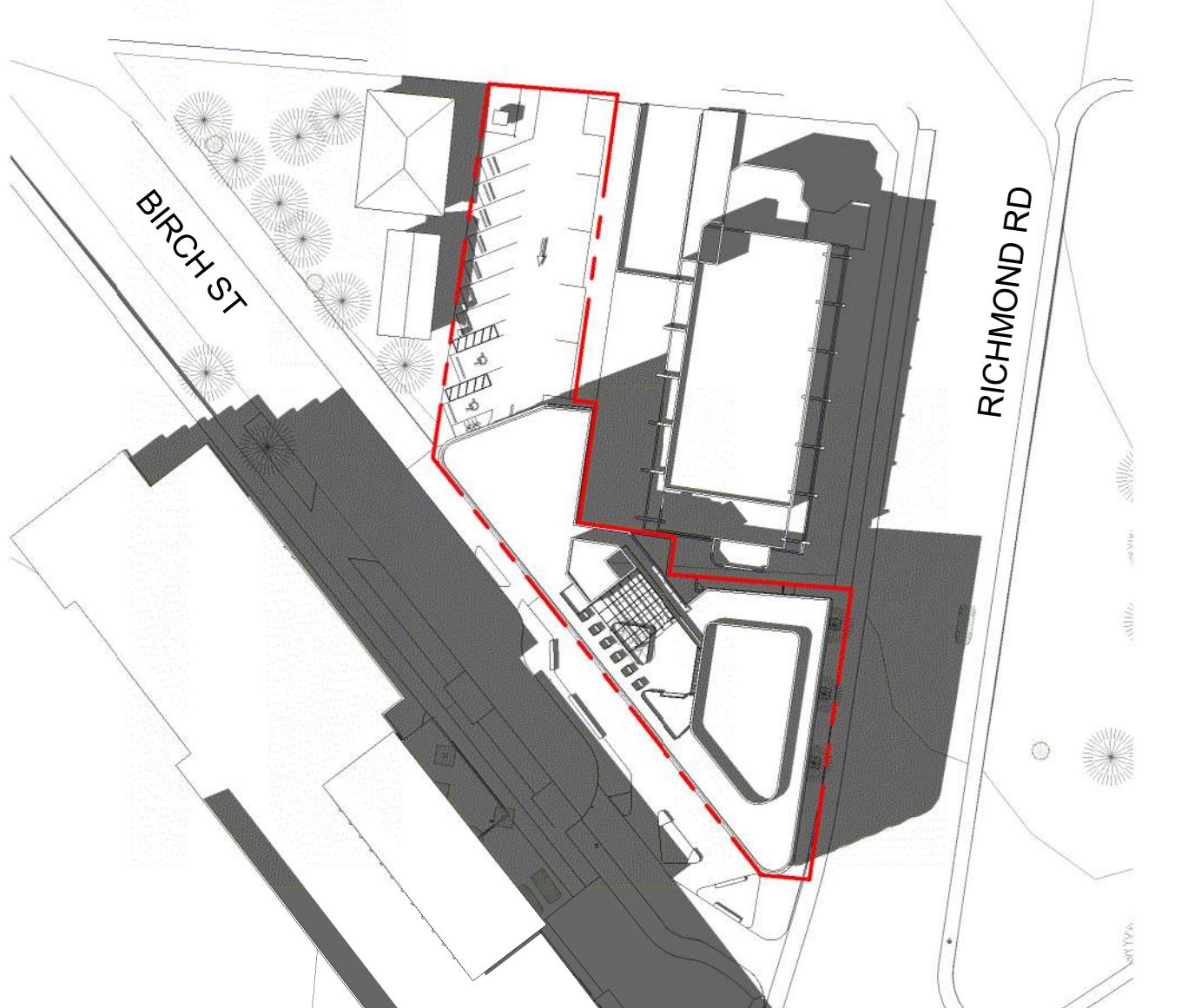
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SCALE = 1 : 750



2 Shadow Study - Summer Solstice 12 PM

SCALE = 1 : 750



3 Shadow Study - Summer Solstice 3 PM

SCALE = 1 : 750



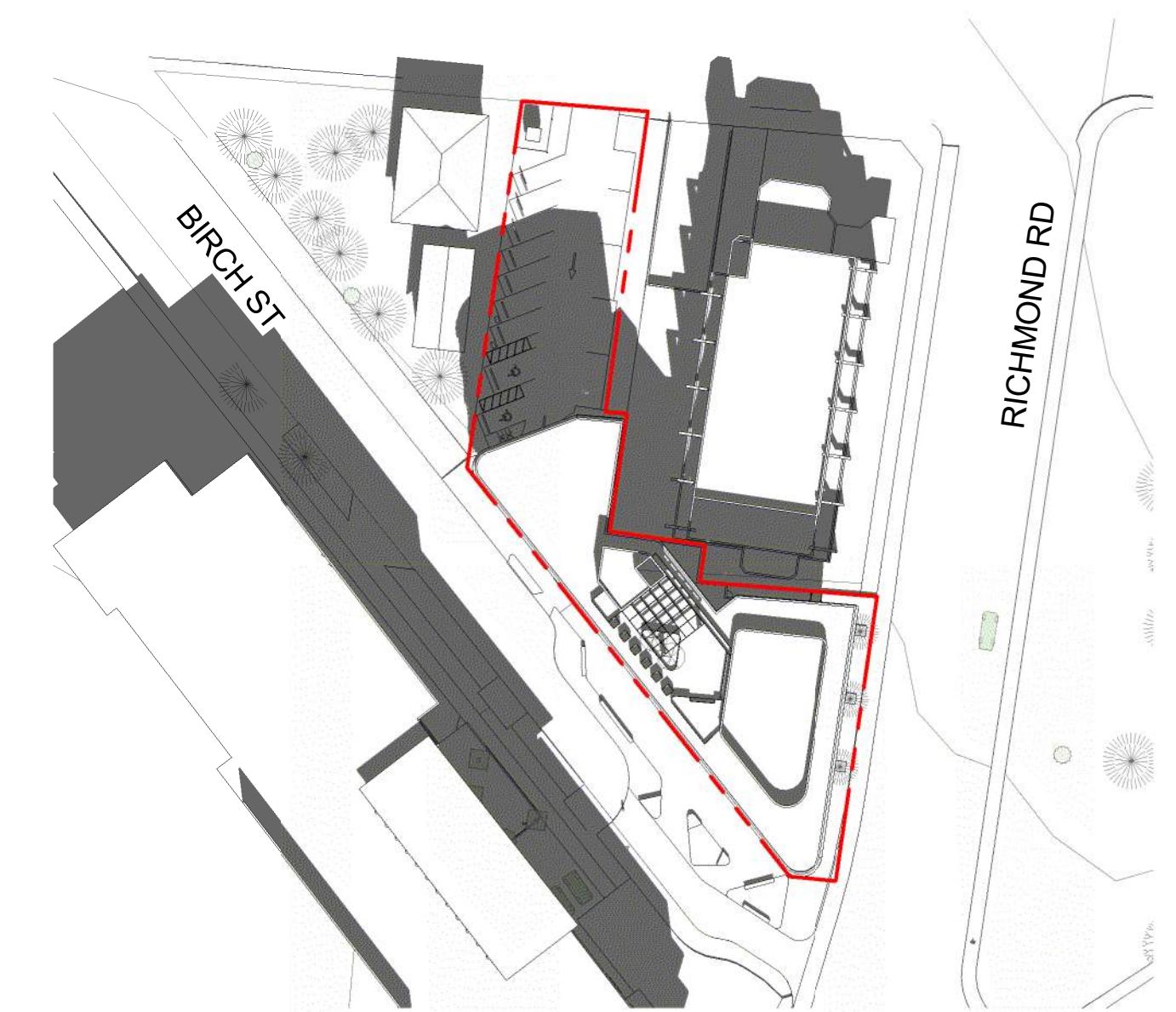
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SCALE = 1 : 750



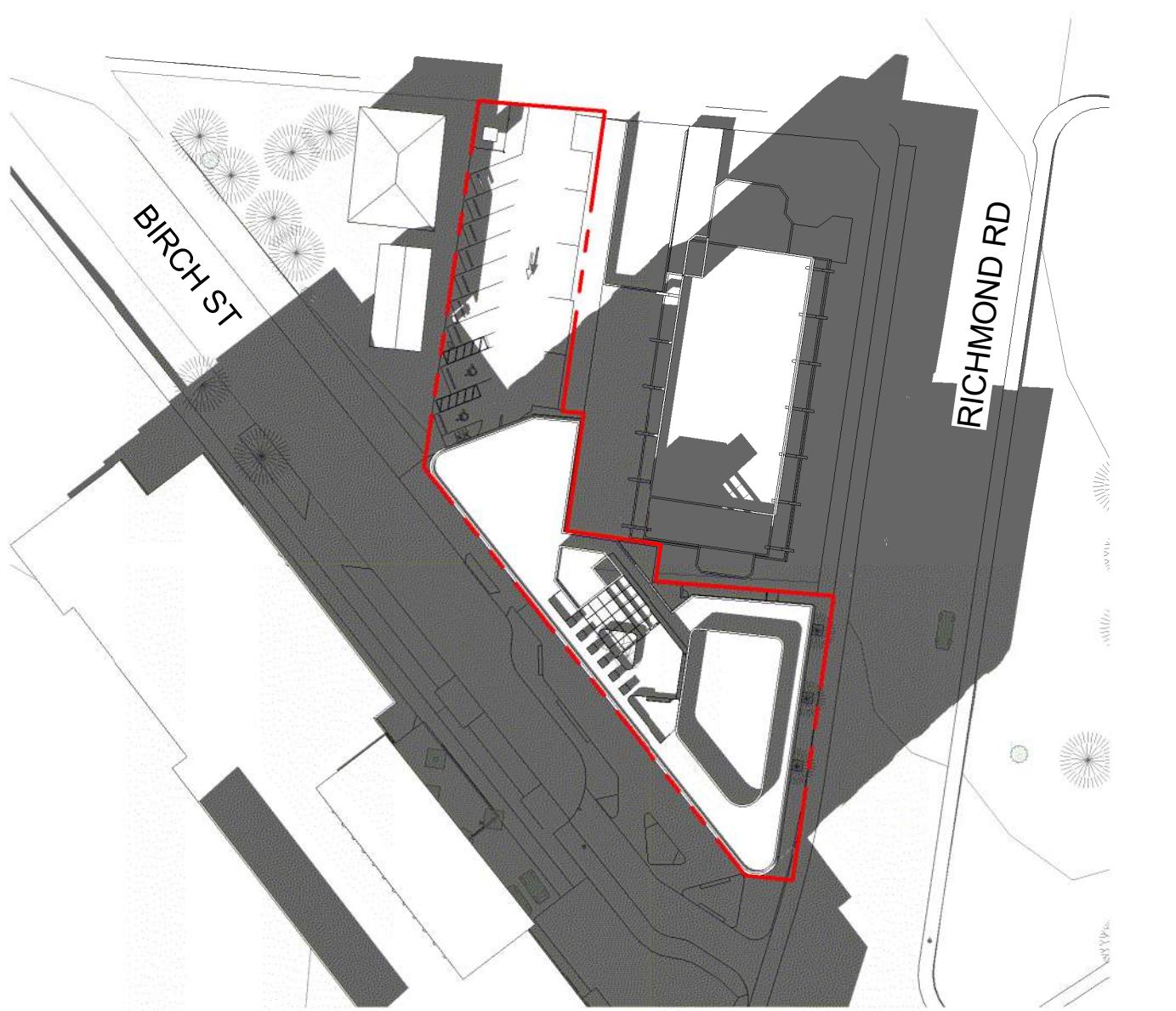
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SCALE = 1 : 750



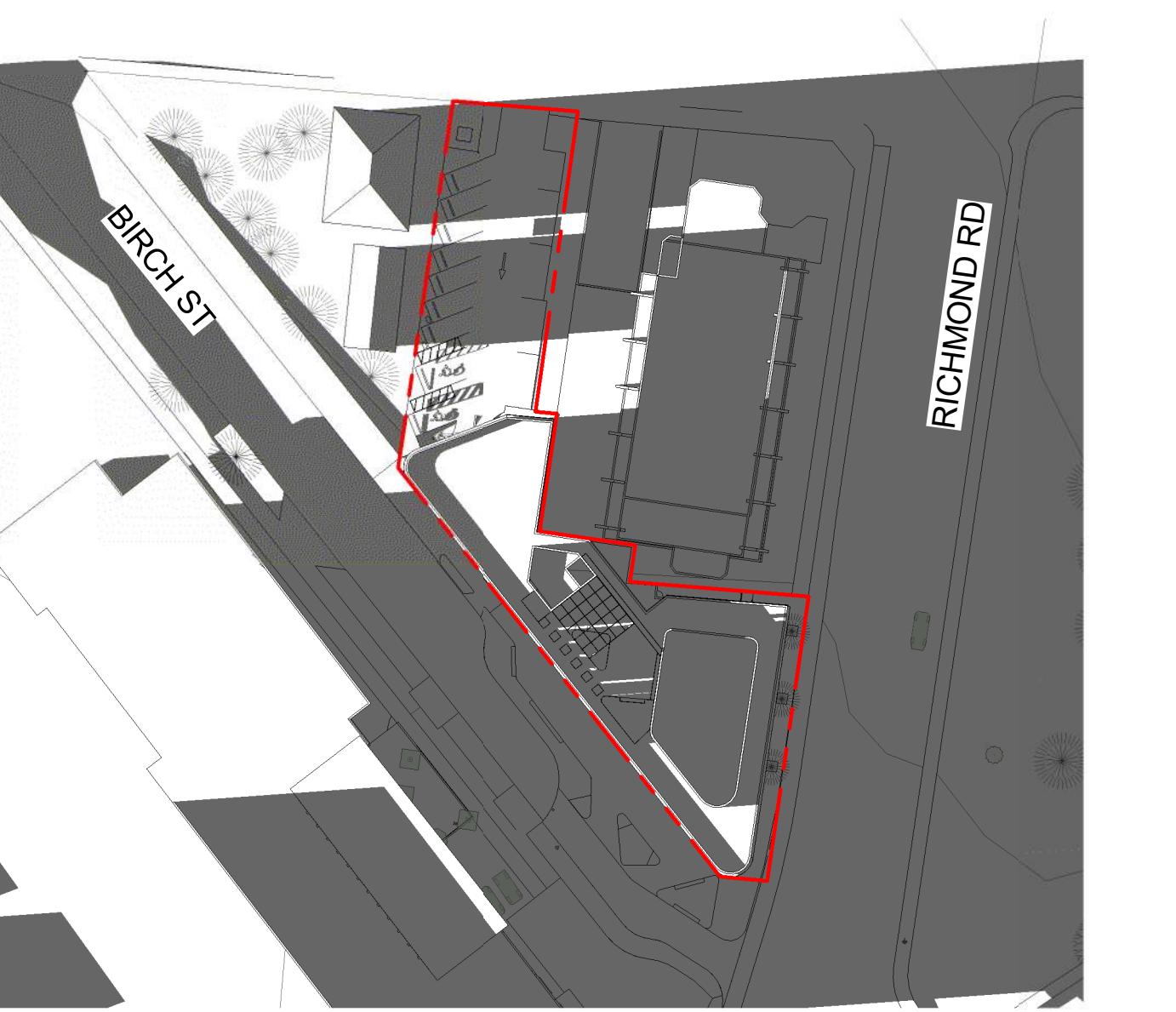
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SCALE = 1 : 750



7 Shadow Study - Equinox 3 PM

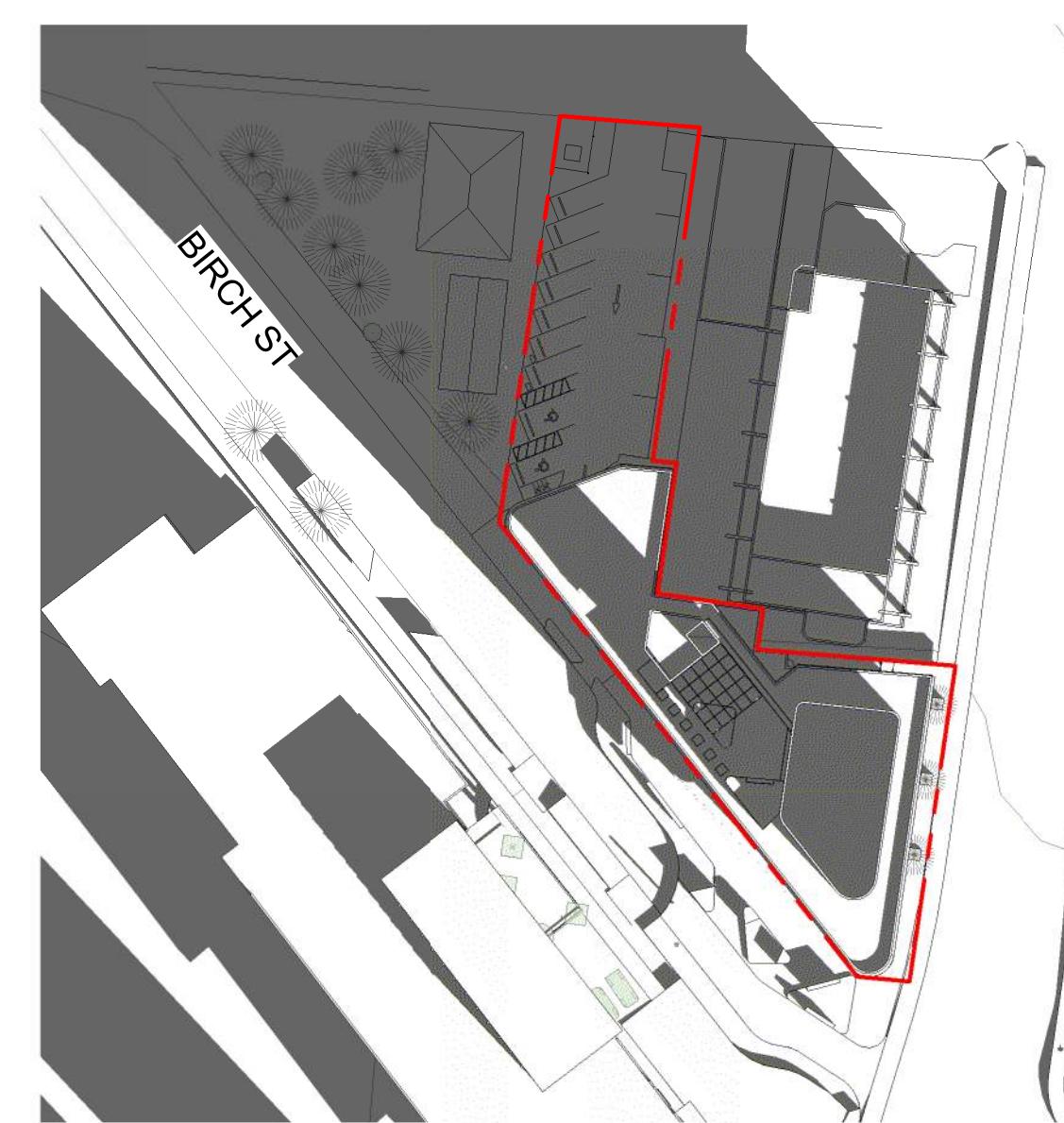
SCALE = 1 : 750



8 Shadow Study - Equinox 6 PM

SCALE = 1 : 750

NO.	DESCRIPTION	DATE
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



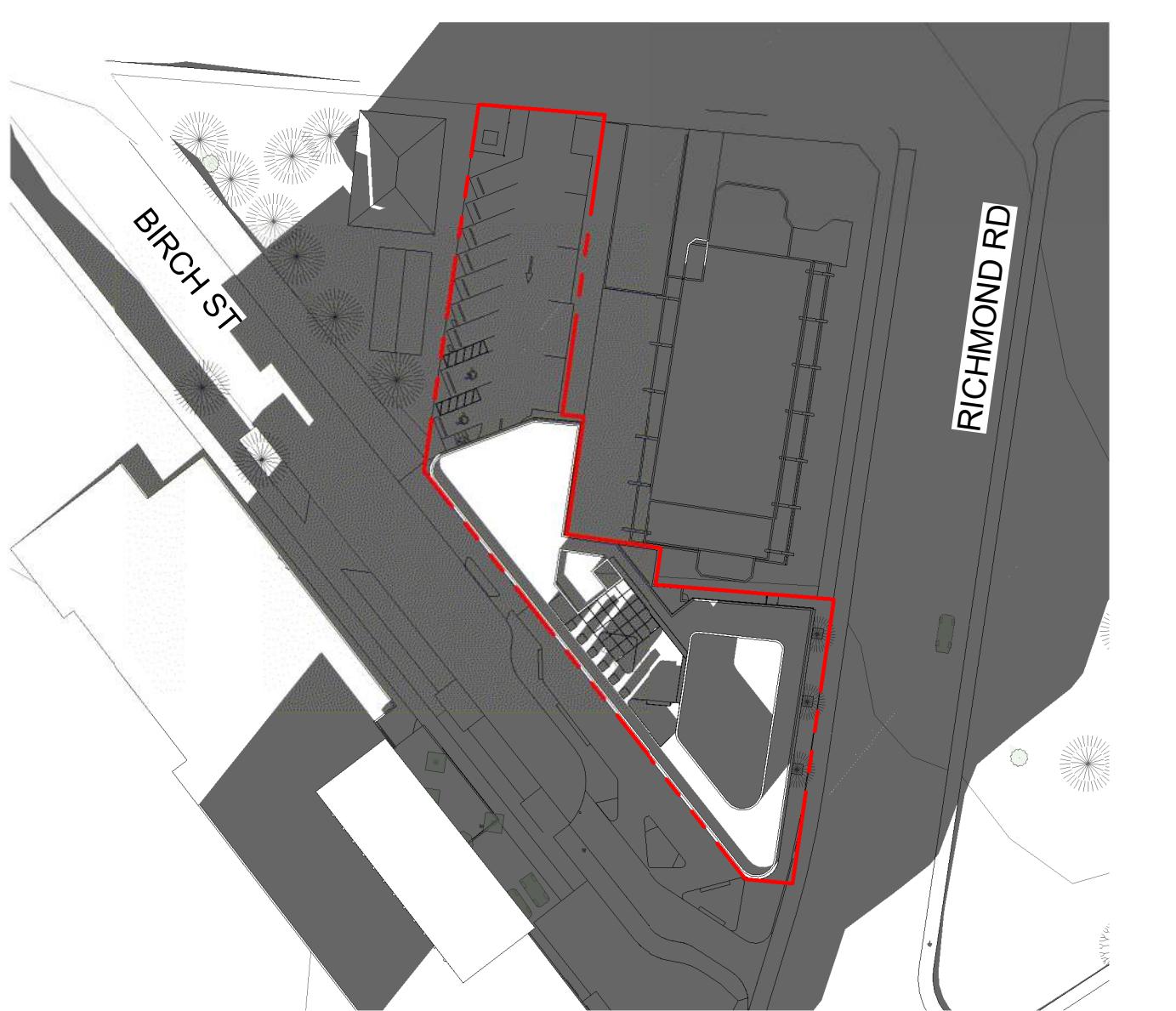
9 Shadow Study - Winter Solstice 9 AM

SCALE = 1 : 750



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



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0.00°	Project North
Sheet Name	
Shadow Study	
Date	2024-05-01 2:57:43 PM
Scale	1 : 750
Project #	2305
Revision	2024.05.01
Sheet #	4
REGISTERED ARCHITECT C. GEORGE LE DUC, B.C. BRITISH COLUMBIA	
2024-05-01	

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 - 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.



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

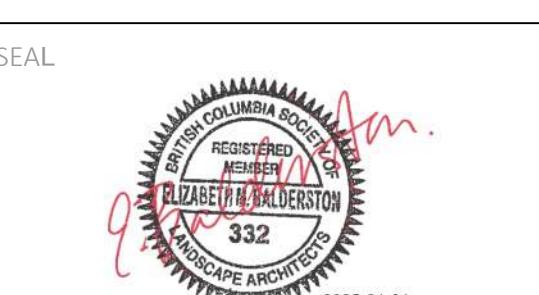
OWNER/CLIENT:  
**EMPRESA PROPERTIES**

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



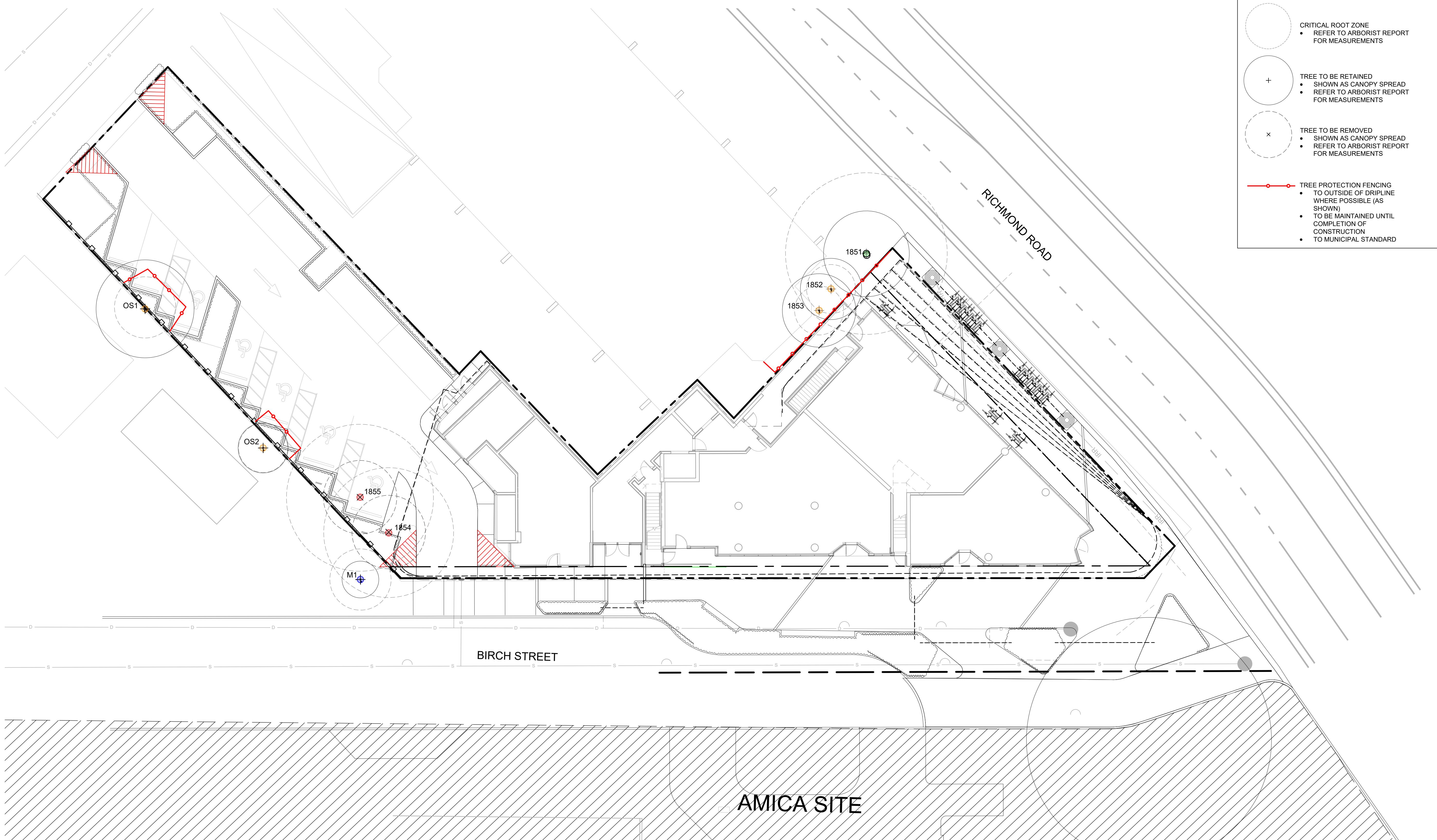
DRAWING TITLE:  
**TREE MANAGEMENT PLAN  
LEVEL 1**

DWG NO:

**L0.01**

0 1 2.5 5 10  
m 3.3m

SCALE: 1:150



**CITY OF VICTORIA**

**SUPPLEMENTARY STANDARD DETAIL DRAWINGS**

**TREE PROTECTION FENCING**

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

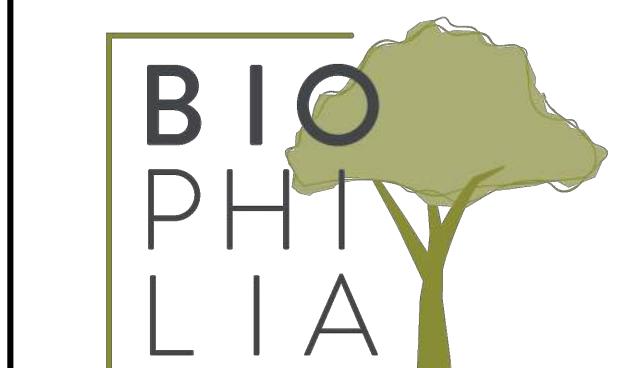
**TREE PROTECTION FENCING AND SIGNAGE DETAIL**

REVISIONS: **SD P1**

2011

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
				Common	Botanical				Health	Structural					
1851	No	Off	Yes	Norway Maple	<i>Acer platanoides</i>	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'	<i>Acer palmatum</i> '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'	<i>Acer palmatum</i> '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	<i>Pyrus spp.</i>	44	3.5	5.3	Fair-poor	Fair-poor	Moderate	Suitable	Dieback, deadwood.	Within proposed building area	Remove
1855	Yes	On	Yes	Pear	<i>Pyrus spp.</i>	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	<i>Acer pseudoplatanus</i>	~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	<i>Laburnum anagyroides</i>	~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	<i>Laburnum anagyroides</i>	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@biophilacollective.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	



NORTH ARROW

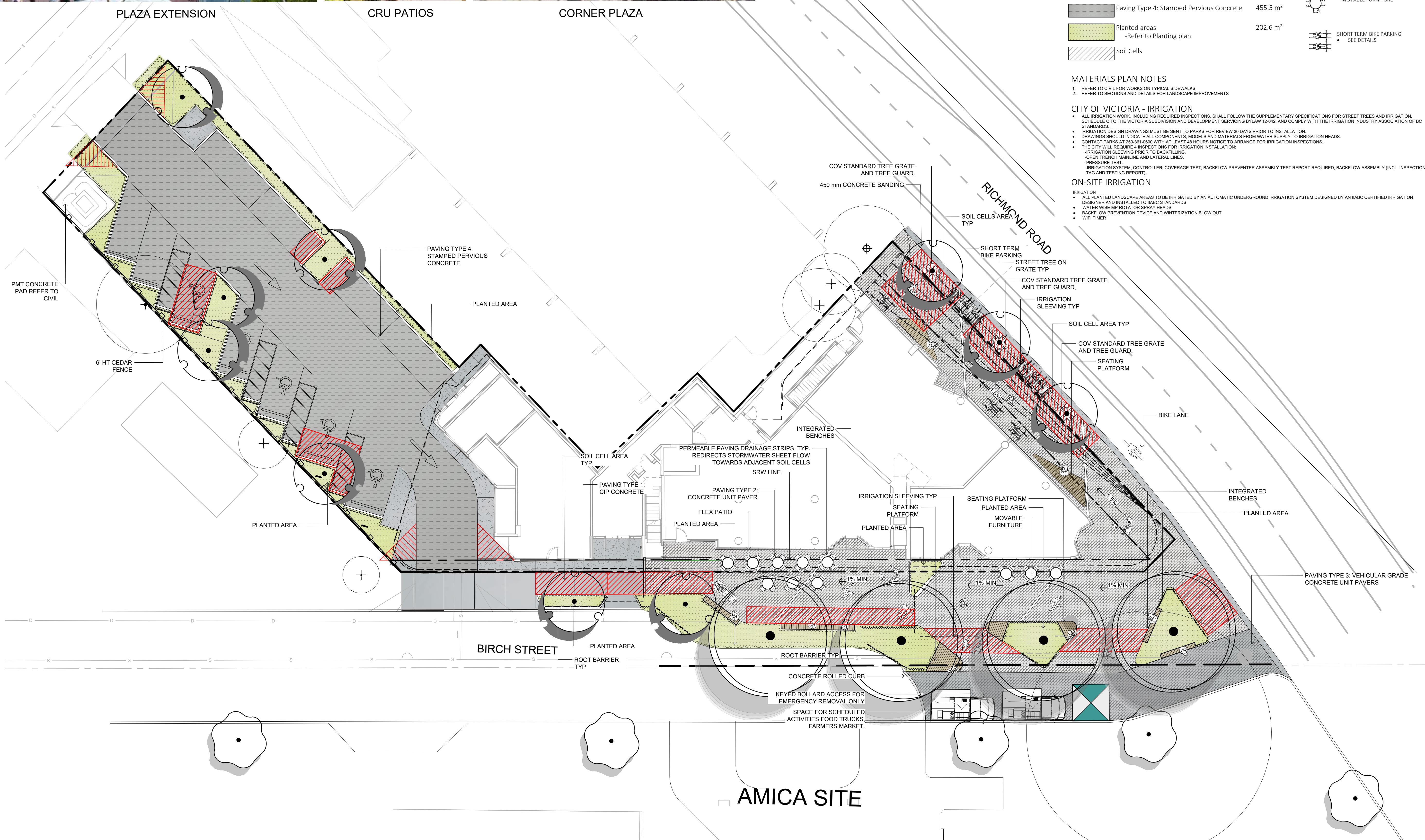


DRAWING TITLE:  
**TREE MANAGEMENT PLAN**  
**LEVEL 1**

DWG NO:

**L0.02**

SCALE: 1:150



#### LEGEND

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

#### MATERIALS SCHEDULE - LEVEL 1

SYMBOL	DESCRIPTION	QTY
[Symbol: Hatched]	Paving Type 1: CIP concrete	91.3 m <sup>2</sup>
[Symbol: Hatched]	Paving Type 2: Concrete Unit Pavers -Pedestrian grade	474.4 m <sup>2</sup>
[Symbol: Hatched]	Paving Type 3: Concrete Unit pavers -Vehicular grade	111.8 m <sup>2</sup>
[Symbol: Hatched]	Paving Type 4: Stamped Pervious Concrete	455.5 m <sup>2</sup>
[Symbol: Green Hatched]	Planted areas -Refer to Planting plan	202.6 m <sup>2</sup>
[Symbol: Hatched]	Soil Cells	

#### MATERIALS PLAN NOTES

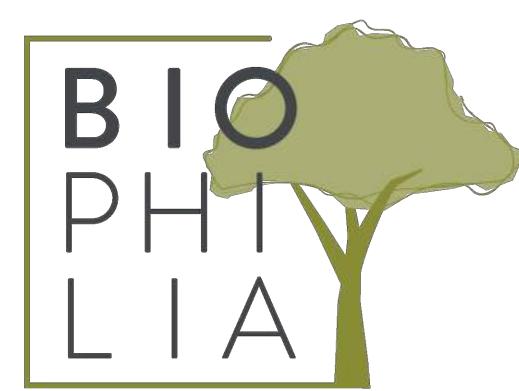
1. REFER TO CIVIL FOR WORKS ON TYPICAL SIDEWALKS
2. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

#### CITY OF VICTORIA - IRRIGATION

- ALL IRRIGATED LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC 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.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION.
- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
- OPEN DRAINS, MANIFOLD 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

- IRRIGATION
  - ALL IRRIGATED 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
  - WIFI TIMER



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

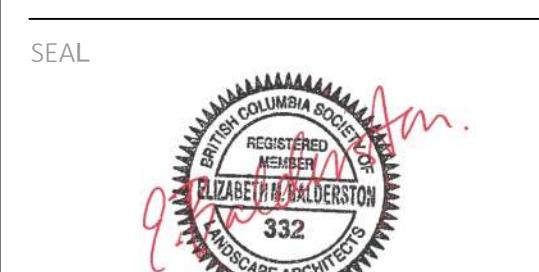
OWNER/CLIENT:  
EMPRESA PROPERTIES

PROJECT NAME:  
TURNER SITE

PROJECT ADDRESS:  
2002 RICHMOND RD  
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DESIGNED BY: BIANCA BODLEY  
DRAWN BY: GRACE MORAZZANI

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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



2025-01-31



DRAWING TITLE:

MATERIALS PLAN

LEVEL 1

DWG NO:

L1.01

SCALE: 1:150

METERS



## BBQ STAND



## URBAN AGRICULTURE PLANTERS



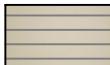
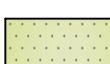
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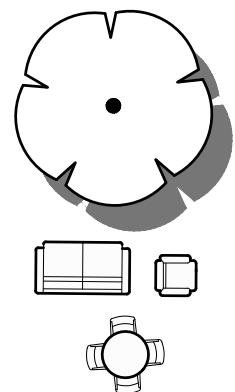
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— — — — PROPERTY LINE

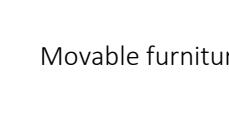
----- BUILDING ABOVE

## MATERIALS SCHEDULE

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



## Proposed trees



## Movable furniture

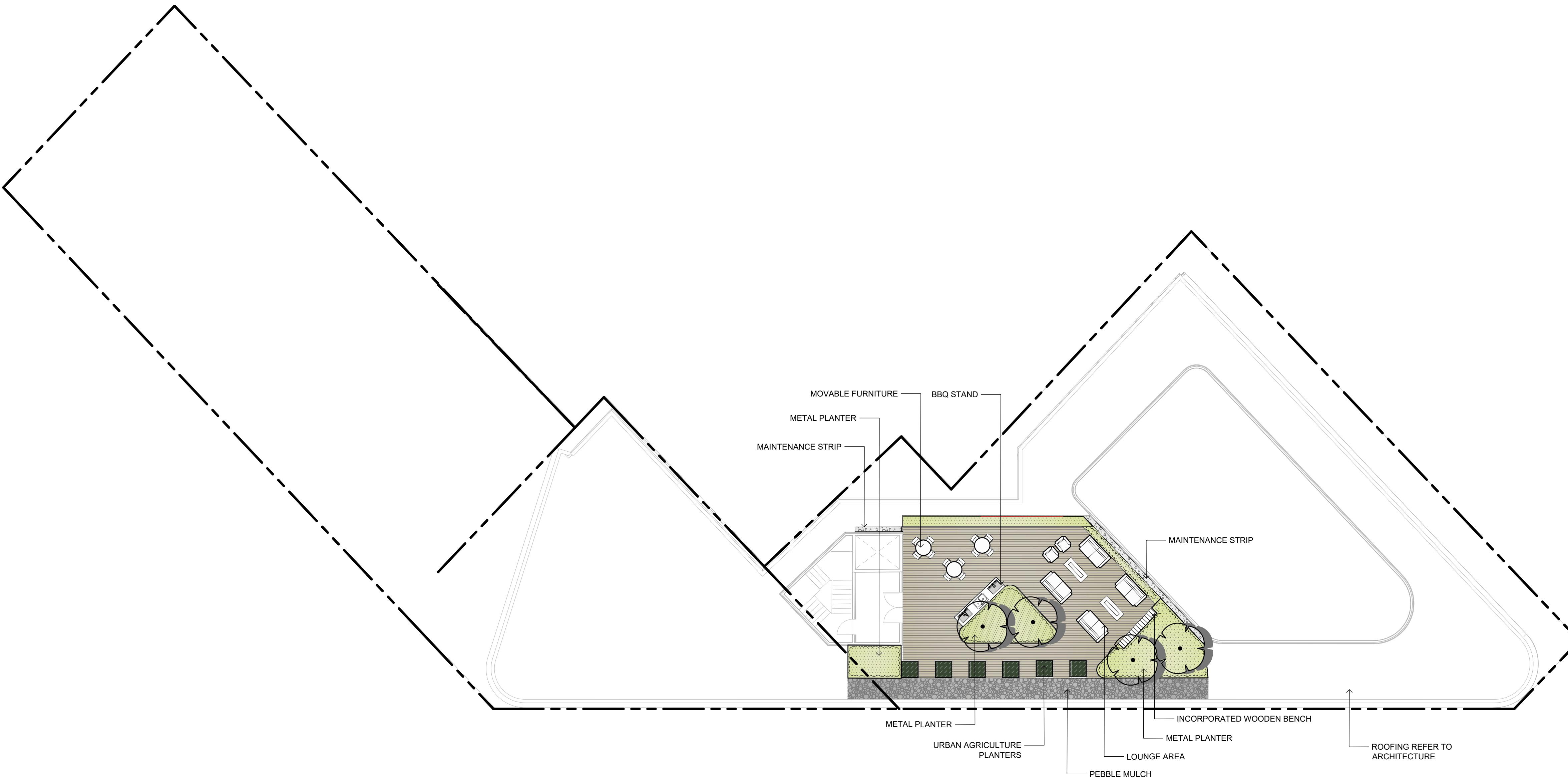
1608 Camosun Street, Victoria BC V8T 3E6  
[Info@biophiliccollective.ca](mailto:Info@biophiliccollective.ca) 250 590 1156

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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NO	ISSUE	MM/DD/YY

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254



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DRAWING TITLE:

# MATERIALS PLAN

## ROOFTOP

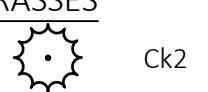
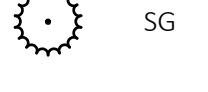
DWG NO.:

100

## L1.02

**PLANT SCHEDULE LEVEL 1**

2025-01-15 18:28

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
<b>TREES</b>							
	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
<b>SHRUBS</b>							
	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	POLLINATOR SUPPORT, EVERGREEN, DROUGHT TOLERANT
<b>GRASSES</b>							
	Ck2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 POT	600mm	Full, Well Established	56	POLLINATOR SUPPORT, DROUGHT TOLERANT
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#1 POT	450mm	Full, Well Established	77	POLLINATOR SUPPORT, DROUGHT TOLERANT
	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	41	POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
<b>PERENNIALS</b>							
	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	600mm	Full, Well Established	18	POLLINATOR SUPPORT, DROUGHT TOLERANT
	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	600mm	Full, Well Established	16	POLLINATOR SUPPORT, DROUGHT TOLERANT
	Es	Erica carnea 'Springwood White' / White Spring Winter Heath	#1 POT	450mm	Full, Well Established	10	POLLINATOR SUPPORT, EVERGREEN
	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	27	POLLINATOR SUPPORT, DROUGHT TOLERANT
	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	13	POLLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN
	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	600mm	Full, Well Established	70	POLLINATOR SUPPORT, DROUGHT TOLERANT
	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	26	POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	SC2	Santolina chamaecyparissus / Lavender Cotton	#1 POT	450mm	Full, Well Established	153	POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	Tp	Thymus pseudolanuginosus / Woolly Thyme	#1 POT	300mm	Full, Well Established	149	POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	VB	Verbena bonariensis / Tall Verbena	#1 POT	750mm	Full, Well Established	21	POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
	Vp	Veronica peduncularis 'Georgia Blue' / Georgia Blue Speedwell	#1 POT	450mm	Full, Well Established	13	POLLINATOR 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.

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

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 DRAWN BY: GRACE MORAZZANI

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NO. ISSUE	MM/DD/YY	

SEAL



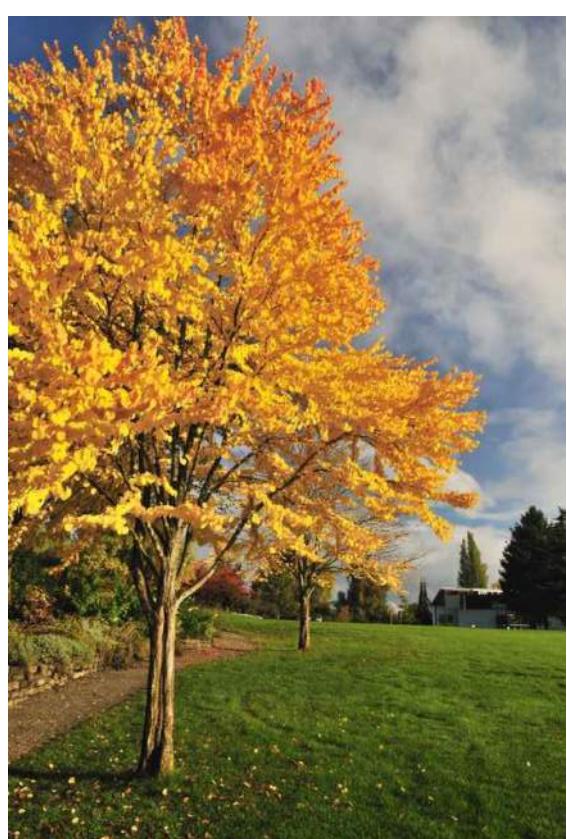
NORTH ARROW


 DRAWING TITLE:  
**PLANTING SCHEDULE  
LEVEL 1**

DWG NO:

**L2.00**

SCALE: 1:150



### PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
<b>TREES</b>							
+	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

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

### LEGEND

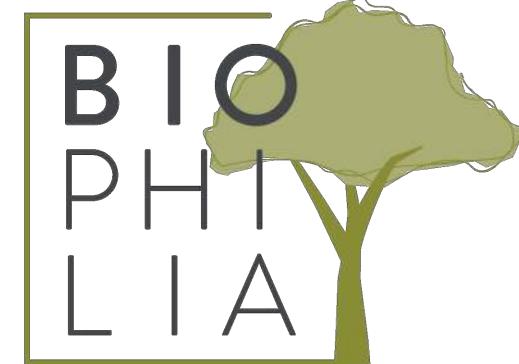
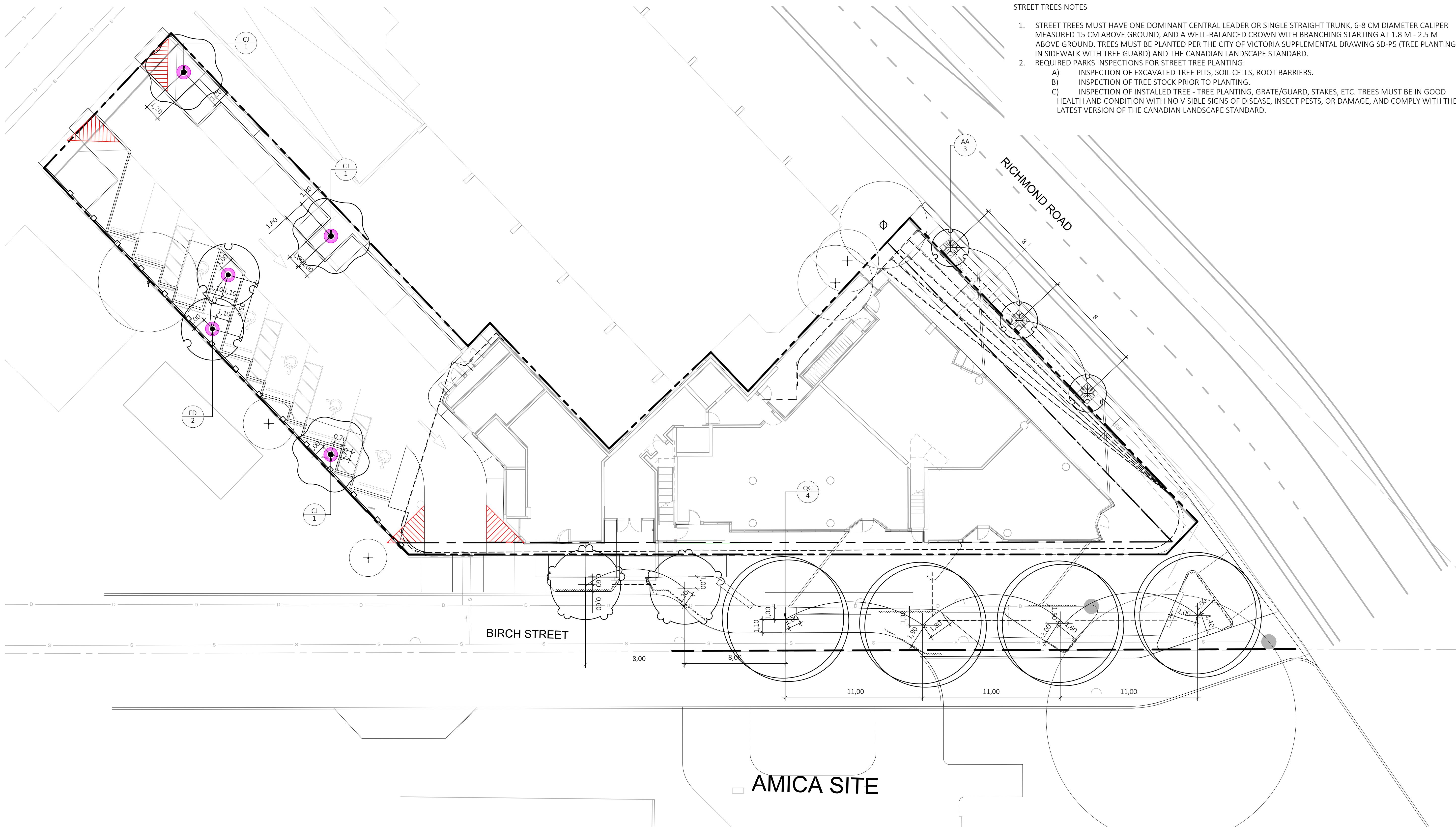
—	PROPERTY LINE	—	IRRIGATION SLEEVING
—	BUILDING ABOVE	~~~~~	ROOT BARRIERS
●	PART 1 REPLACEMENT TREES (1:1)	●	PART 2 REPLACEMENT TREES (2:1)
▨	1 M. CLEARANCE FROM PROPERTY LINE OF A LOT, ABOVE AND UNDERGROUND UTILITY, DRIVEWAY OR OTHER PAVED SURFACE		

### PLANTING PLAN NOTES

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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.

### STREET TREES NOTES

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.
  - C) 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.



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

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DRAWN BY: GRACE MORAZZANI

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NO. ISSUE	MM/DD/YY	



NORTH ARROW

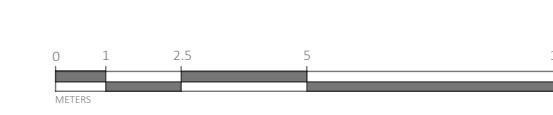


DRAWING TITLE:  
**TREE PLANTING PLAN  
LEVEL 1**

DWG NO:

**L2.01**

SCALE: 1:150





## ■ LEGENDA

— — — — PROPERTY LINE      - - - - - IRRIGATION SLEEVING  
— — — — — BUILDING ABOVE      ~~~~~ ROOT BARRIERS

PLANTING PLAN NOTES



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6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN.
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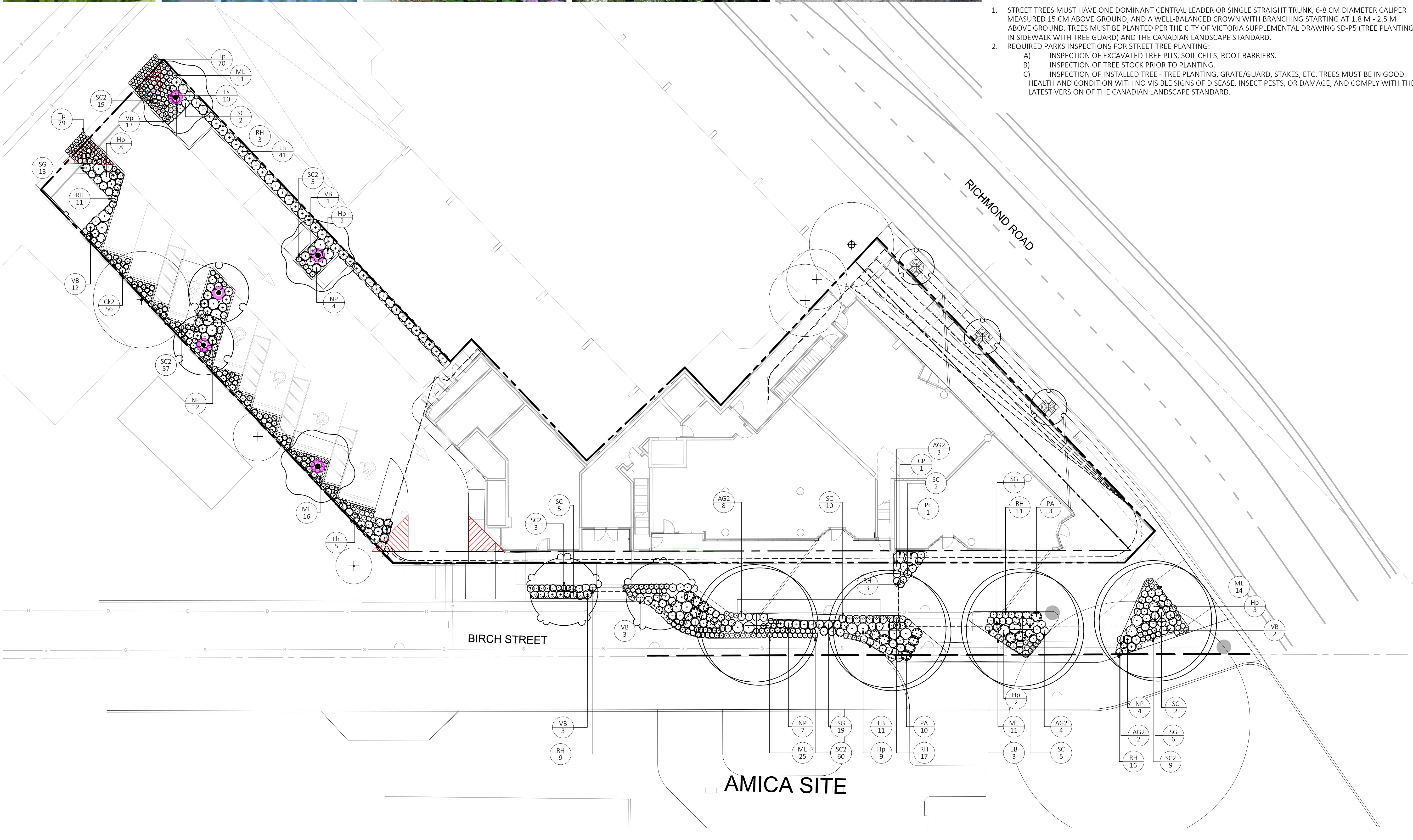
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NO.	ISSUE	MM/DD/YY



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NORTH ARROW



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

\_\_\_\_\_

DWG NO.:

# L2.02



FRAGRANT SNOWBELL  
STYRAX OBASSIA



VENUS DOGWOOD  
CORNUS X 'KN30-8'

#### LEGEND

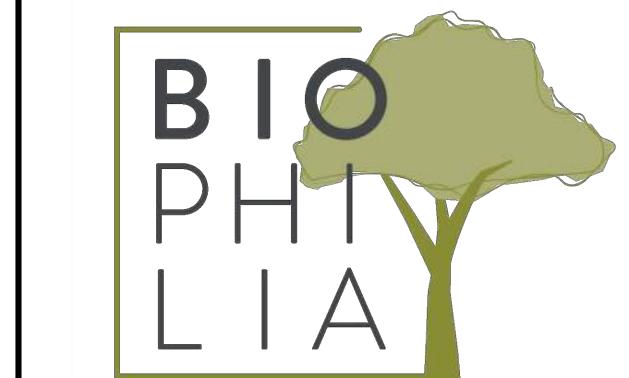
	PROPERTY LINE		IRRIGATION SLEEVING
	BUILDING ABOVE		ROOT BARRIERS
	PART 1 REPLACEMENT TREES (1:1)		PART 2 REPLACEMENT TREES (2:1)

#### PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
	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

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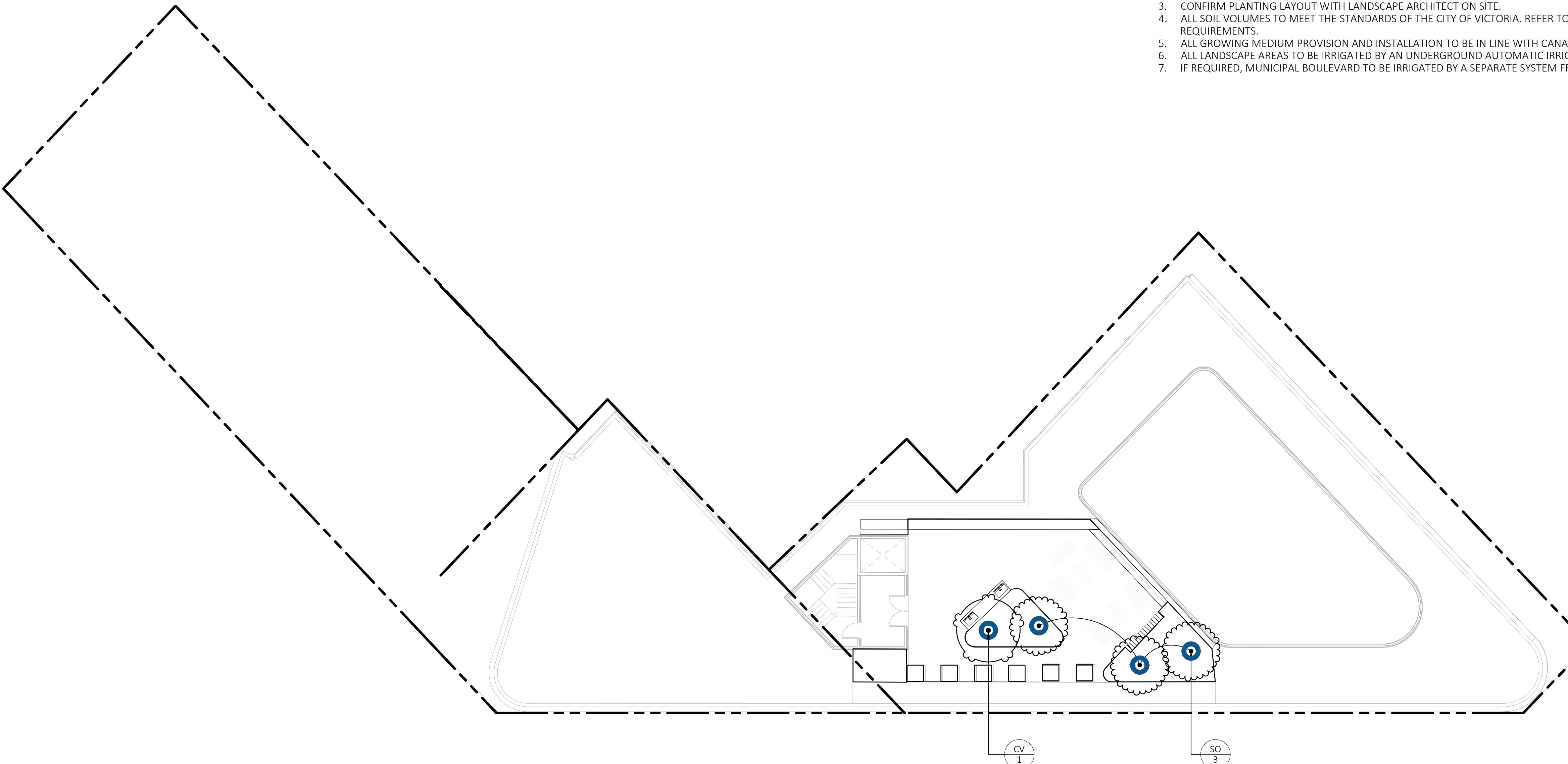
1608 Camosun Street, Victoria BC V8T 3E6  
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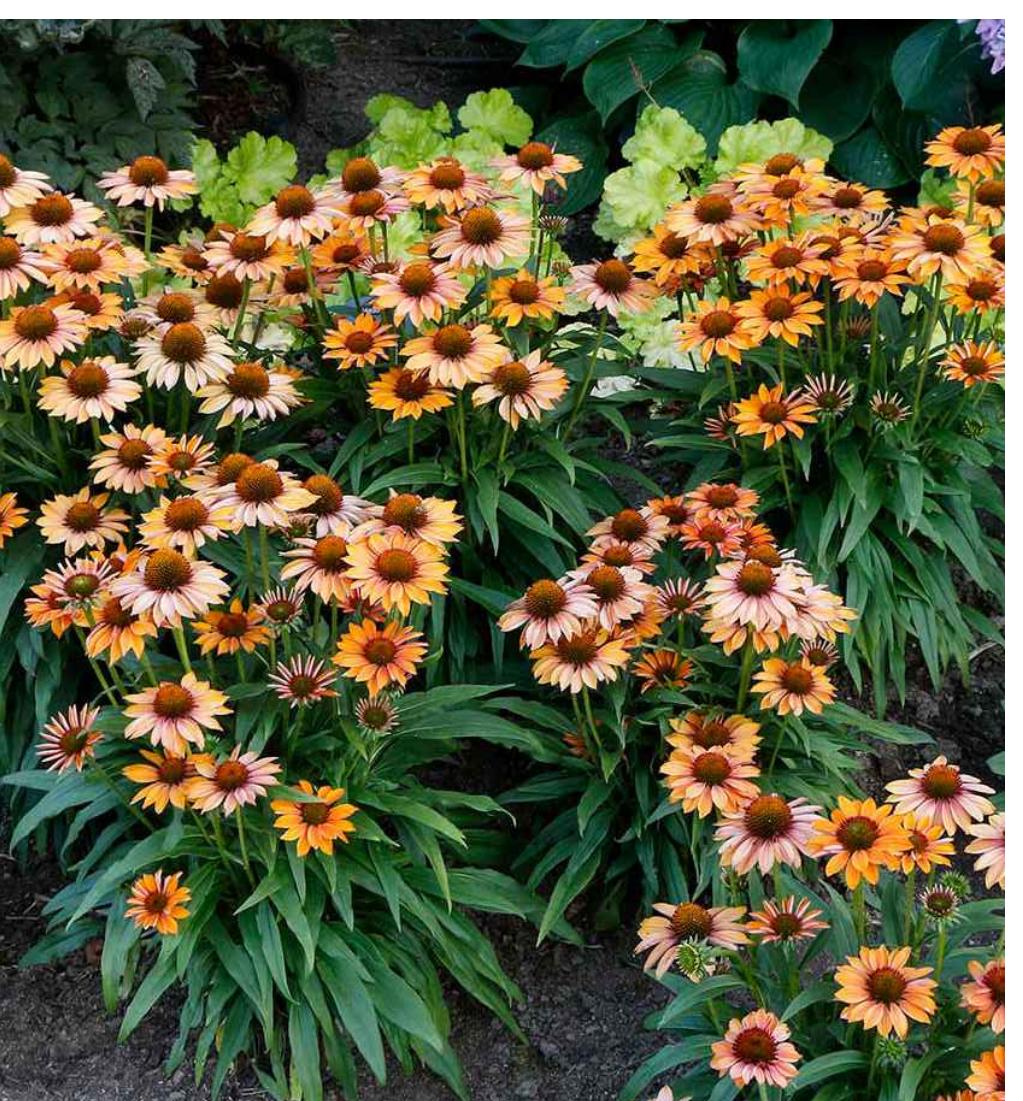
SEAL  
2025-01-31  
NORTH ARROW  
DRAWING TITLE:  
**TREE PLANTING PLAN  
ROOFTOP**

DWG NO:

**L2.03**



SCALE: 1:150



## LEGEND

— PROPERTY LINE

— BUILDING ABOVE

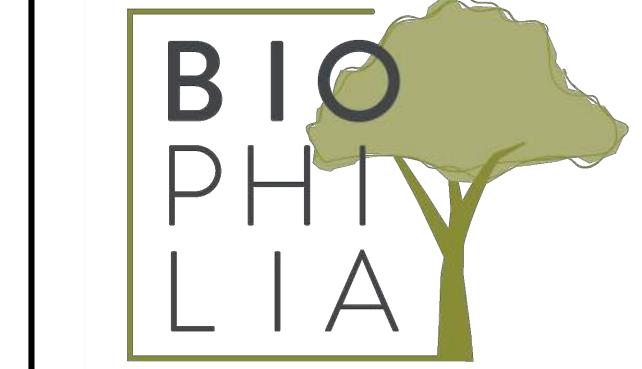
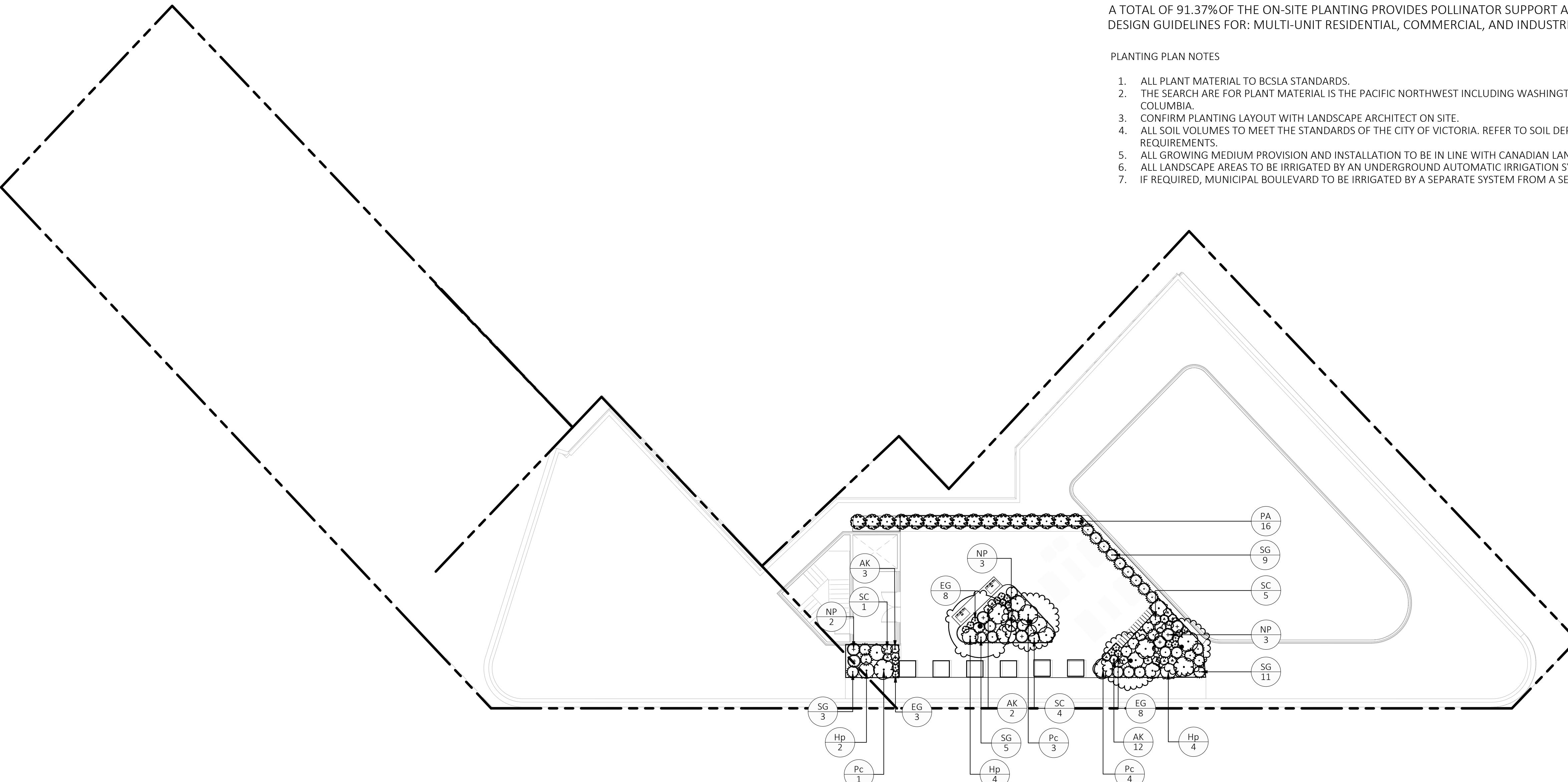
### PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY	REMARKS
<b>SHRUBS</b>							
	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
<b>GRASSES</b>							
	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	28	POLINATOR SUPPORT, DROUGHT TOL
<b>PERENNIALS</b>							
	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 'Cardonna' / 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

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NO. ISSUE		MM/DD/YY



SEAL  
NORTH ARROW  
DRAWING TITLE:  
**PLANTING PLAN  
ROOFTOP**

DWG NO:  
**L2.04**  
SCALE: 1:150  
0 1 2.5 5 10  
metres

## LEGEND

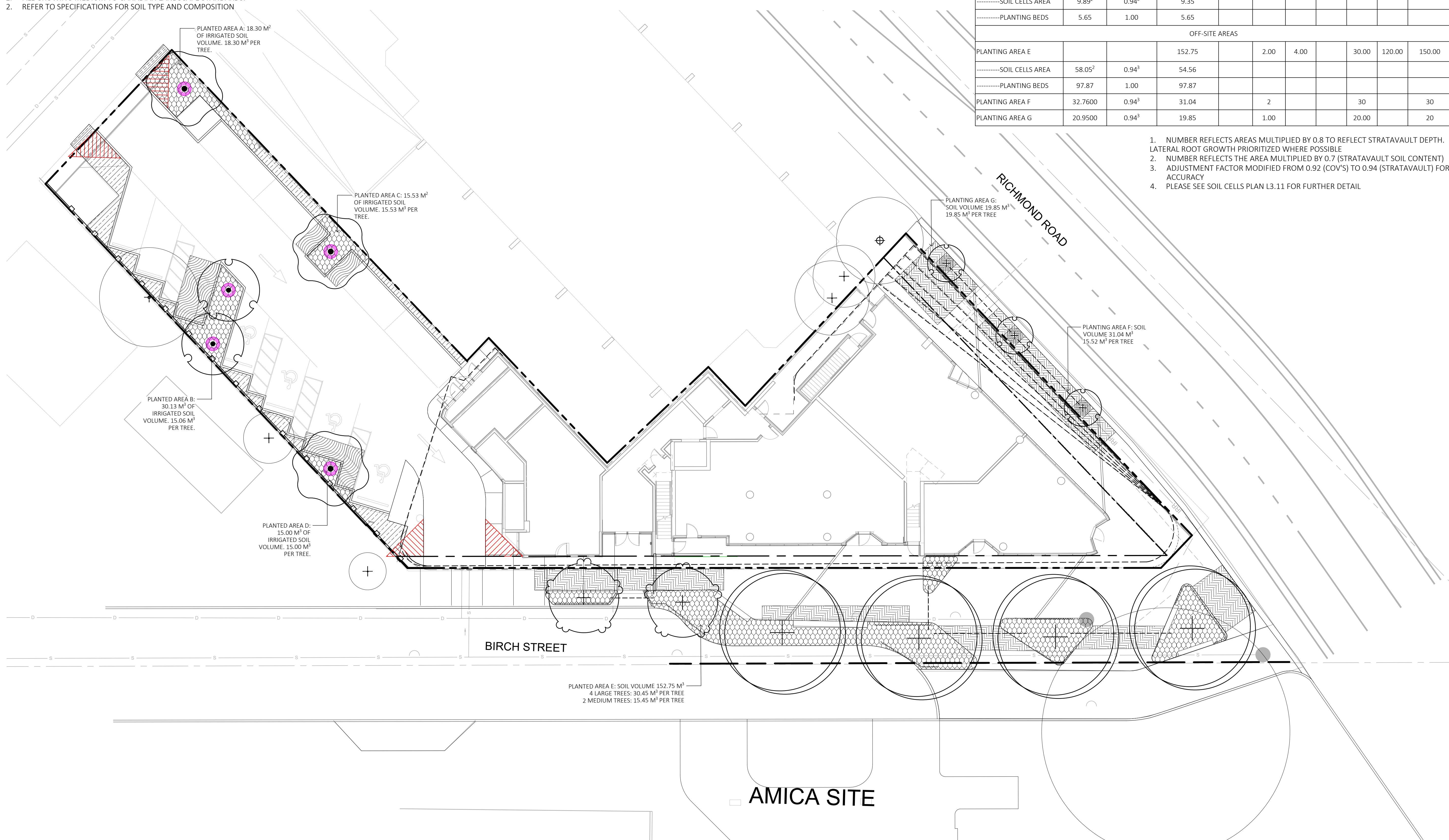
— — — — — PROPERTY LINE      - - - - - IRRIGATION SLEEVING  
- - - - - BUILDING ABOVE      ~~~~~ ROOT BARRIERS

## SOIL DEPTH SCHEDULE - MAIN LEVEL

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	1000 MM MIN SOIL DEPTH	157.6 m <sup>2</sup>
	SOIL CELLS: 1000 MM SOIL DEPTH	116.0 m <sup>2</sup>
	SOIL CELLS: 800 MM SOIL DEPTH	31.3 m <sup>2</sup>
	450 MM MIN SOIL DEPTH	53.4 m <sup>2</sup>

## 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 <sup>1</sup>	0.94 <sup>3</sup>	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 <sup>1</sup>	0.94 <sup>3</sup>	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 <sup>1</sup>	0.94 <sup>3</sup>	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 <sup>2</sup>	0.94 <sup>3</sup>	54.56							
-----PLANTING BEDS	97.87	1.00	97.87							
PLANTING AREA F	32.7600	0.94 <sup>3</sup>	31.04		2			30		30
PLANTING AREA G	20.9500	0.94 <sup>3</sup>	19.85		1.00			20.00		20

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

1608 Camosun Street, Victoria BC V8T 3E  
[Info@biophiliccollective.ca](mailto:Info@biophiliccollective.ca) 250 590 1150

OWNER/CLIENT:  
**EMPRESA PROPERTIE**

PROJECT NAME:  
**TURNER SITE**

# PROJECT ADDRESS:

# 2002 RICHMOND RI VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: GRACE MORAZZANI

NO.	ISSUE	MM/DD/YY
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



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NORTH AMERICA



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

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DWG NO:

10 of 10

13.01

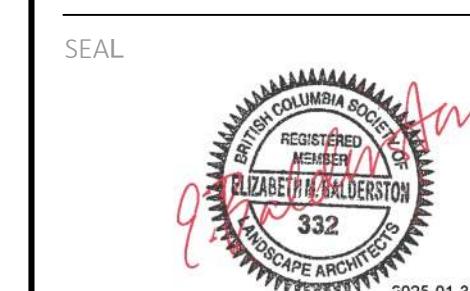
OWNER/CLIENT:  
**EMPRESA PROPERTIES**

 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


 DRAWING TITLE:  
**SOIL DEPTH PLAN  
ROOFTOP**

DWG NO:

**L3.02**
**LEGEND**

— PROPERTY LINE

- - - - - BUILDING ABOVE

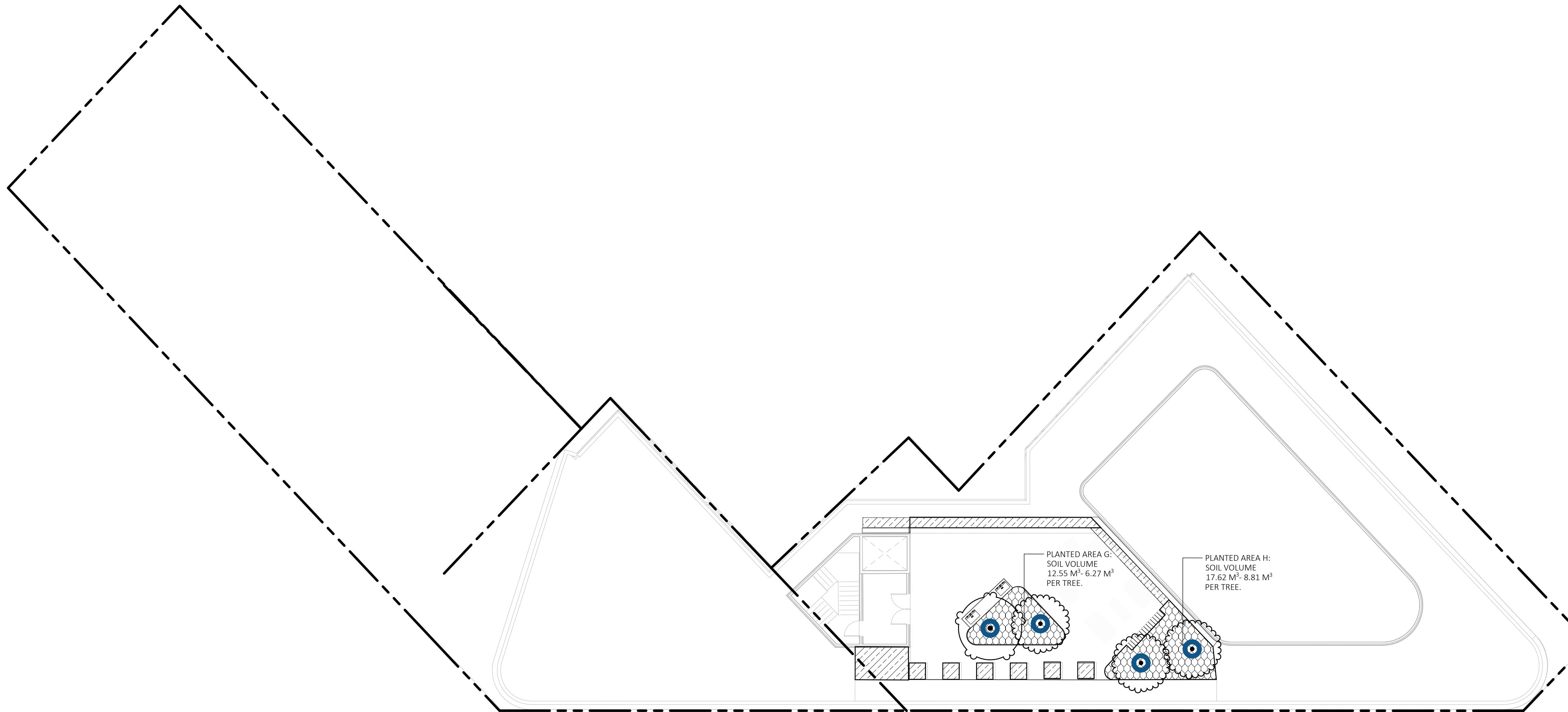
**SOIL DEPTH SCHEDULE - ROOFTOP**

SYMBOL	DESCRIPTION	QTY
	1000 MM MIN SOIL DEPTH	30.2 m <sup>2</sup>
	450 MM MIN SOIL DEPTH	22.4 m <sup>2</sup>

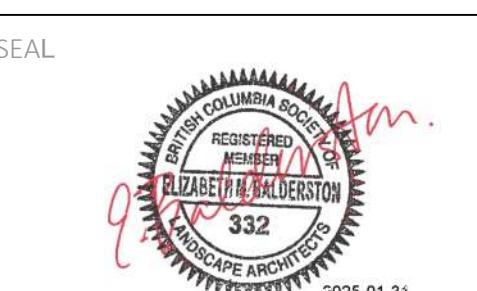
PLANTING AREA ID	AREA (m <sup>2</sup> )	SC	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m <sup>3</sup> )			
				B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA										
PLANTING AREA G	12.55	1.00	12.55		2.00		6.00			12.00
PLANTING AREA 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



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

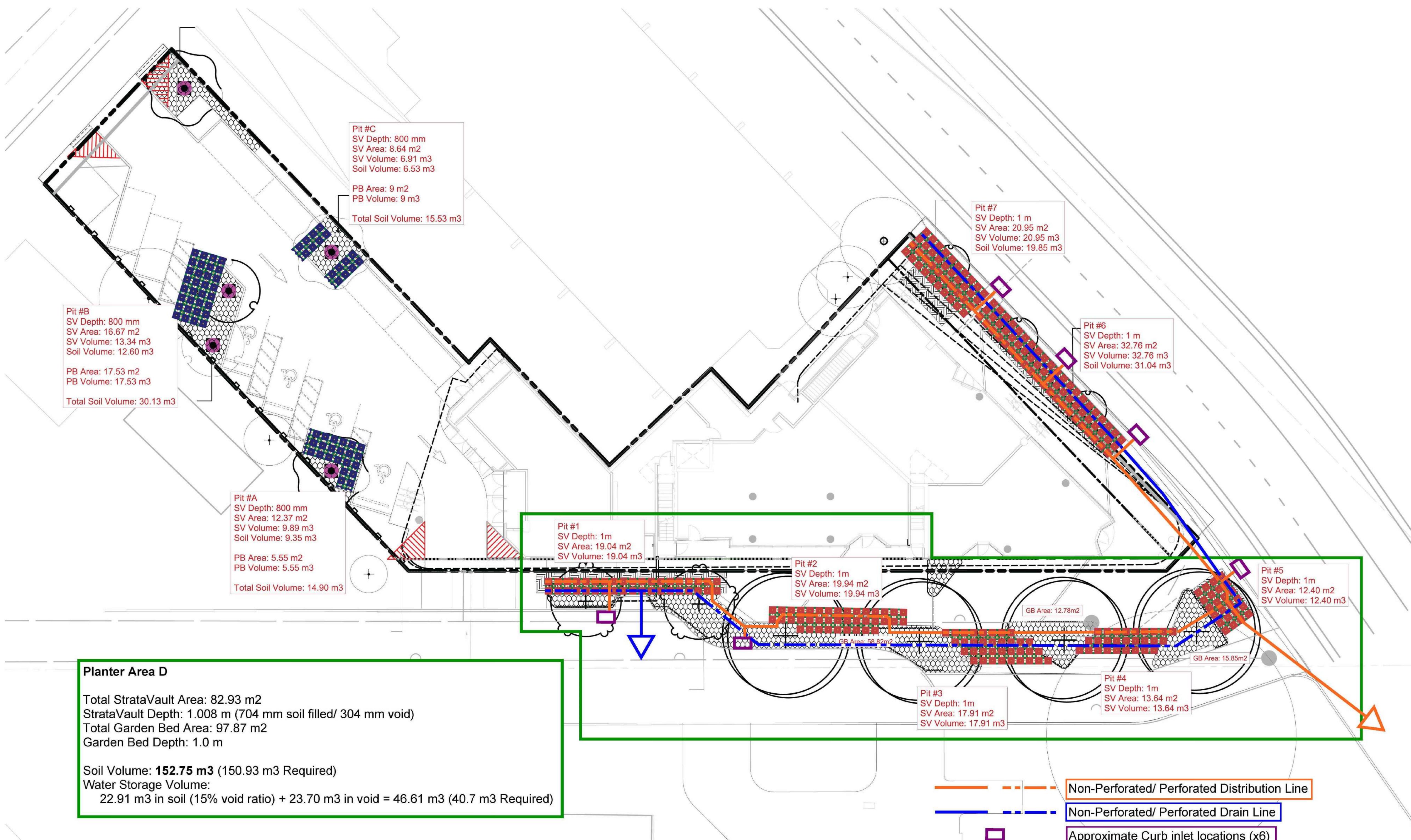
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**SOIL CELLS PLAN**  
 LEVEL 1

DWG NO:

**L3.11**

SCALE: NTS

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


**MP5012 2002 Richmond Rd, Victoria BC**

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2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO. ISSUE		MM/DD/YY



NORTH ARROW  
DRAWING TITLE:  
STORMWATER  
MANAGEMENT PLAN  
LEVEL 1  
DWG NO:  
L3.21

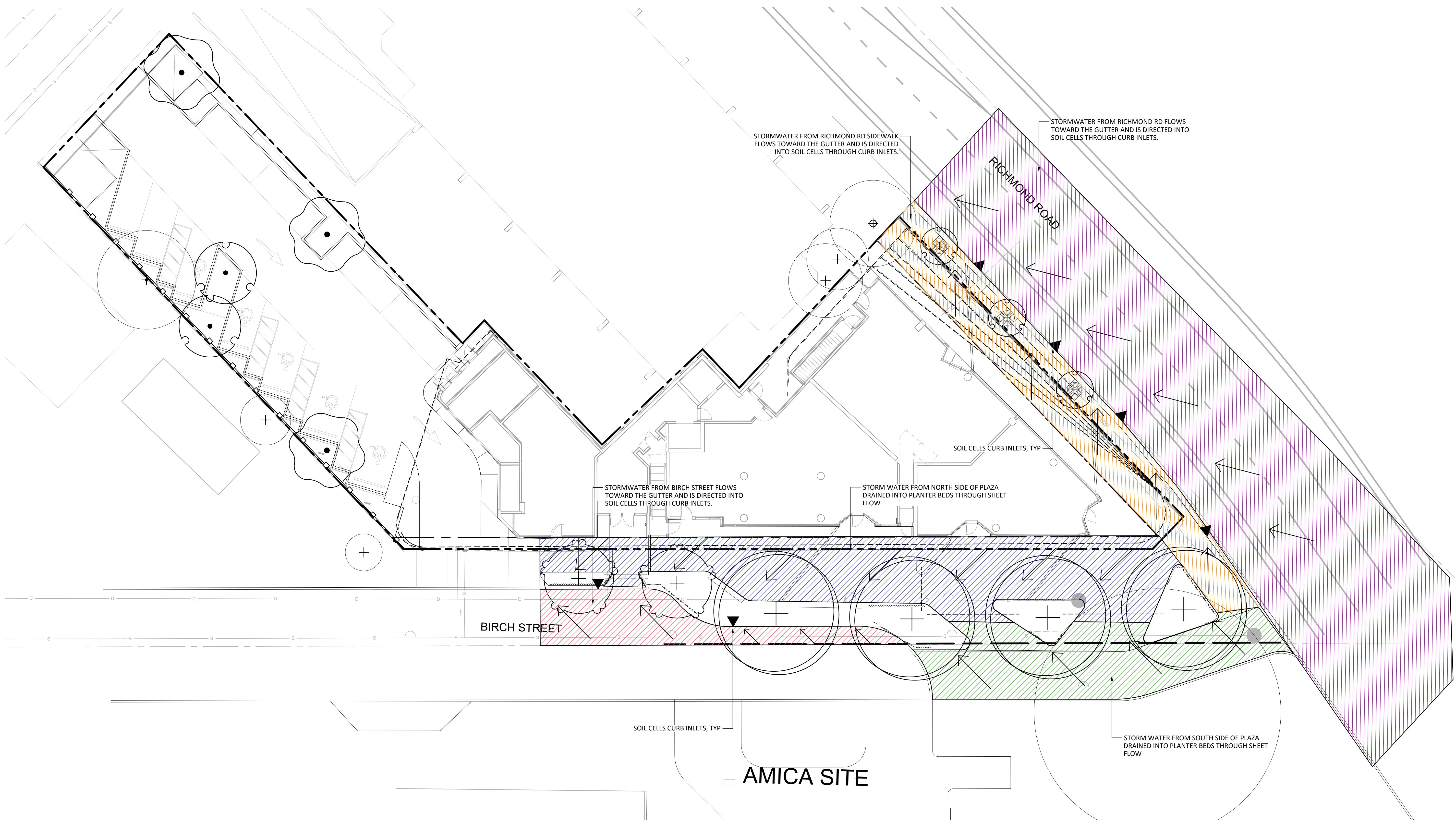
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LEGEND

- 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.





# TREE UPIIGHTS



## IN-GROUND LIGHTS



## BOLLARD LIGHTS

## LEGEND

— — — — PROPERTY LINE

IRR

----- BUILDING ABOVE

RO(

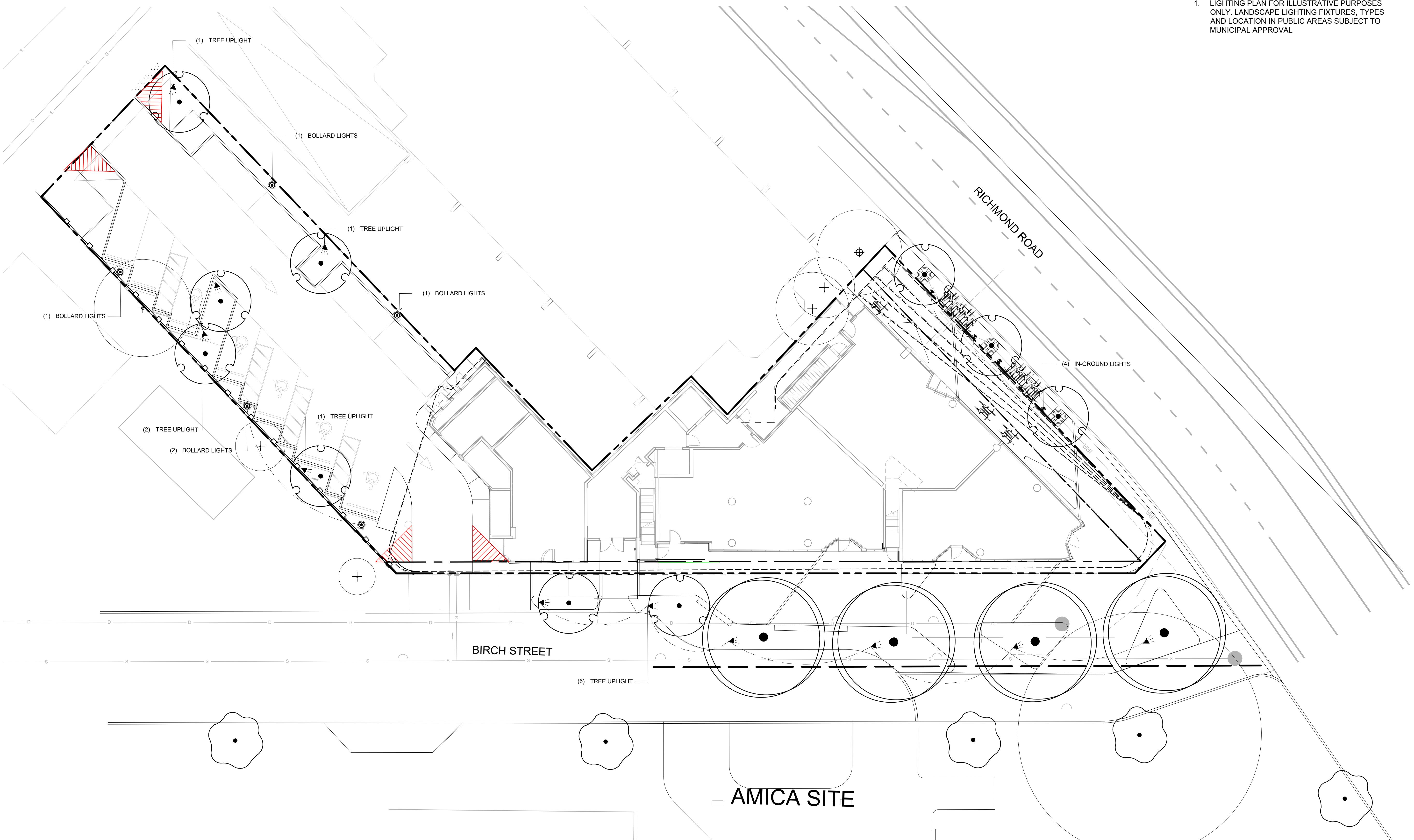
CDW/LINE

## LIGHTING SCHEDULE LEVEL 1

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	TREE UPLIGHTS	11
	BOLLARD LIGHTS	5
	IN-GROUND LIGHTS	4

## LIGHTING PLAN NOTES

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



08 Camosun Street, Victoria BC V8T 3E6  
[biophilia@biophilicollective.ca](mailto:biophilia@biophilicollective.ca) 250 590 1156

# INER/CLIENT: IMPRESA PROPERTIES

PROJECT ADDRESS:  
**1002 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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2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY



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DWG NO:

# L4.01

**LEGEND**

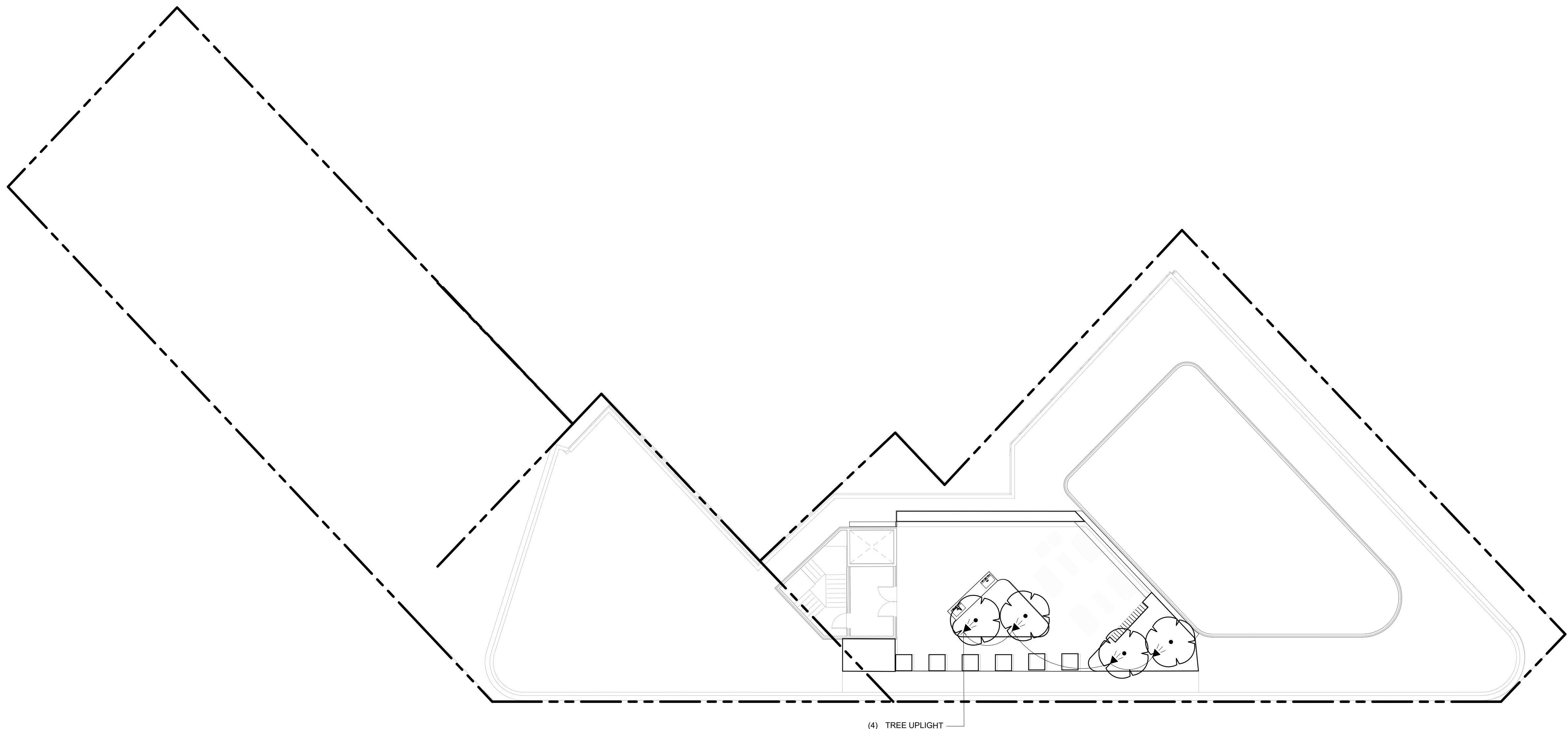
- PROPERTY LINE
- BUILDING ABOVE

**LIGHTING SCHEDULE ROOFTOP**

2024-02-05 16:42

SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY

◀ TREE UPLIGHTS 4


 DESIGNED BY: BIANCA BODLEY  
 DRAWN BY: GRACE MORAZZANI

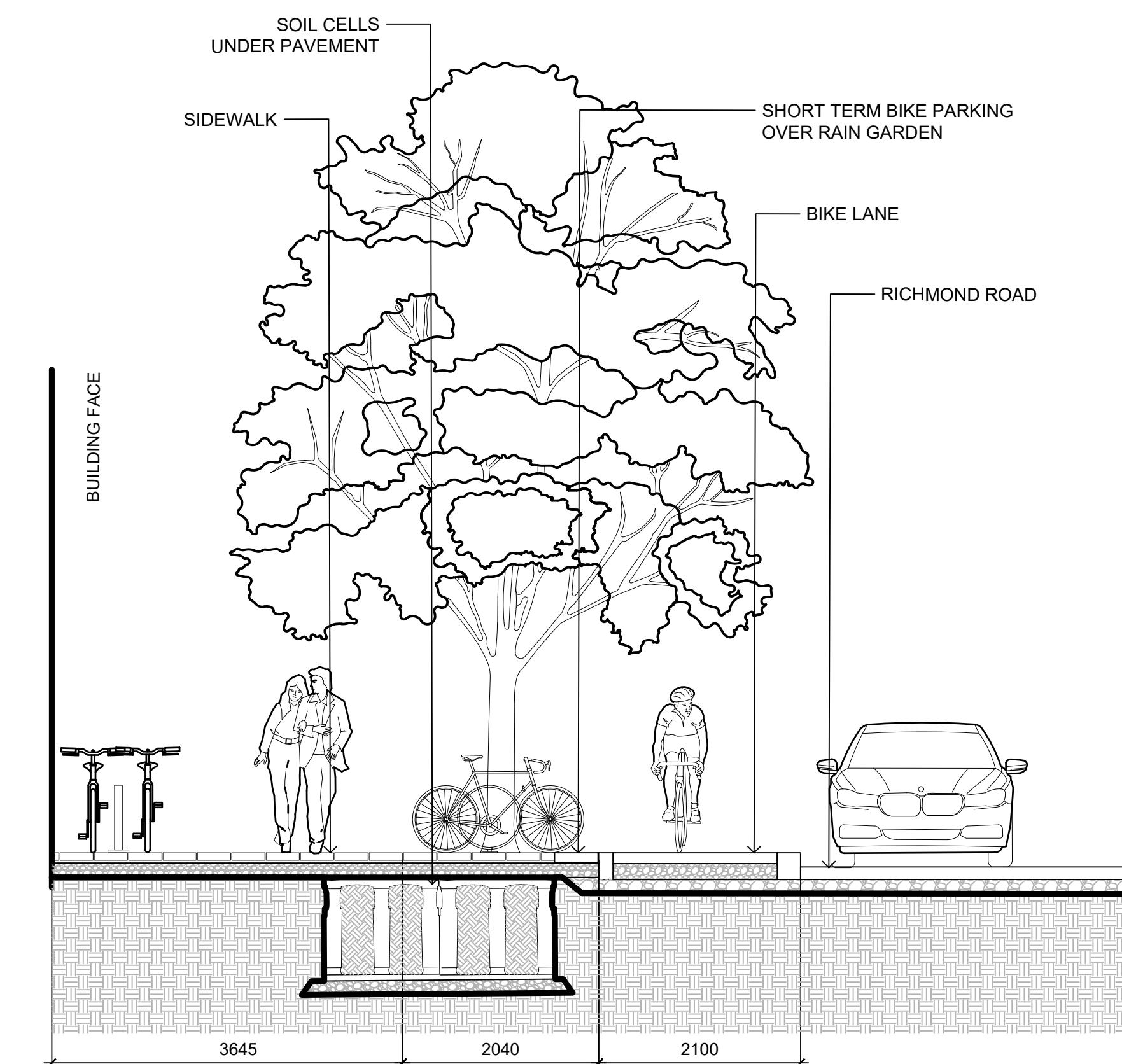
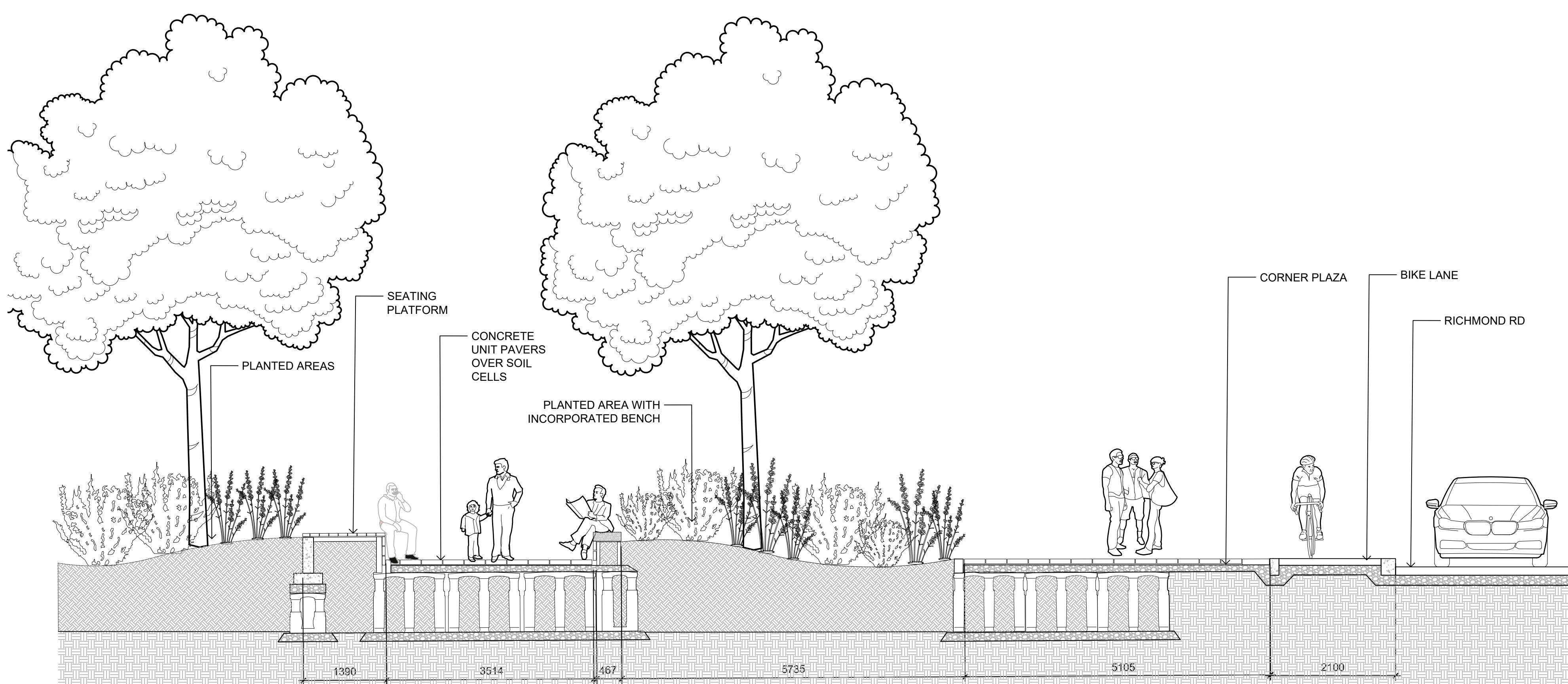
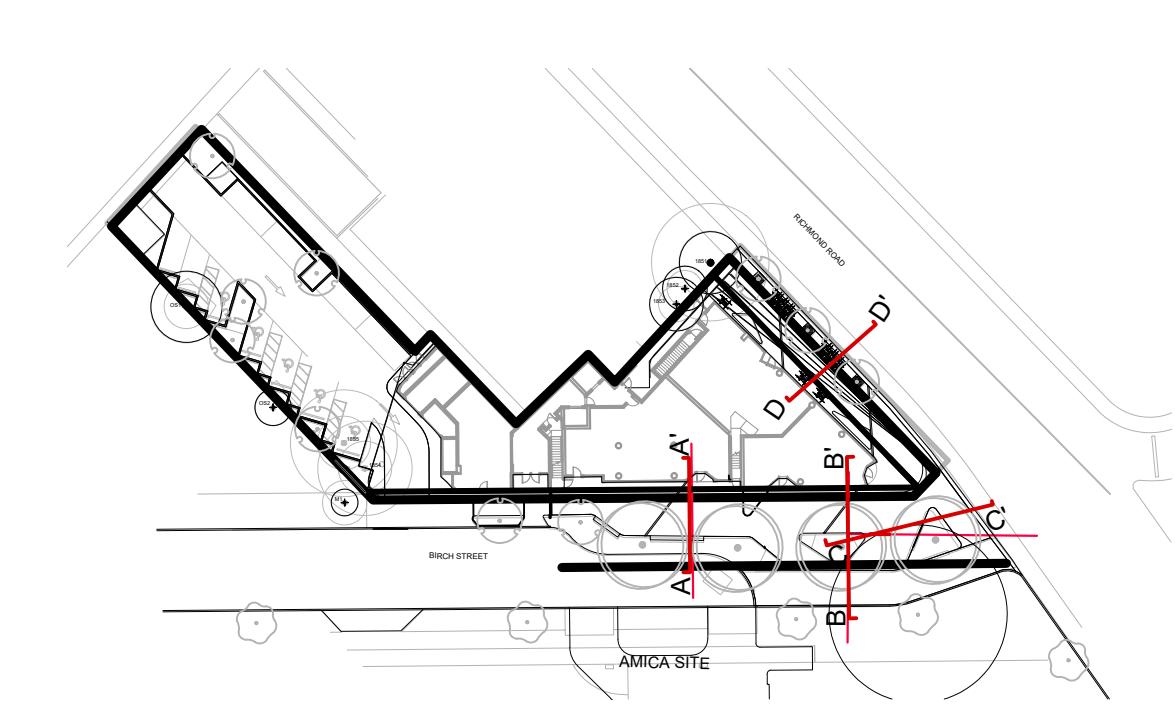
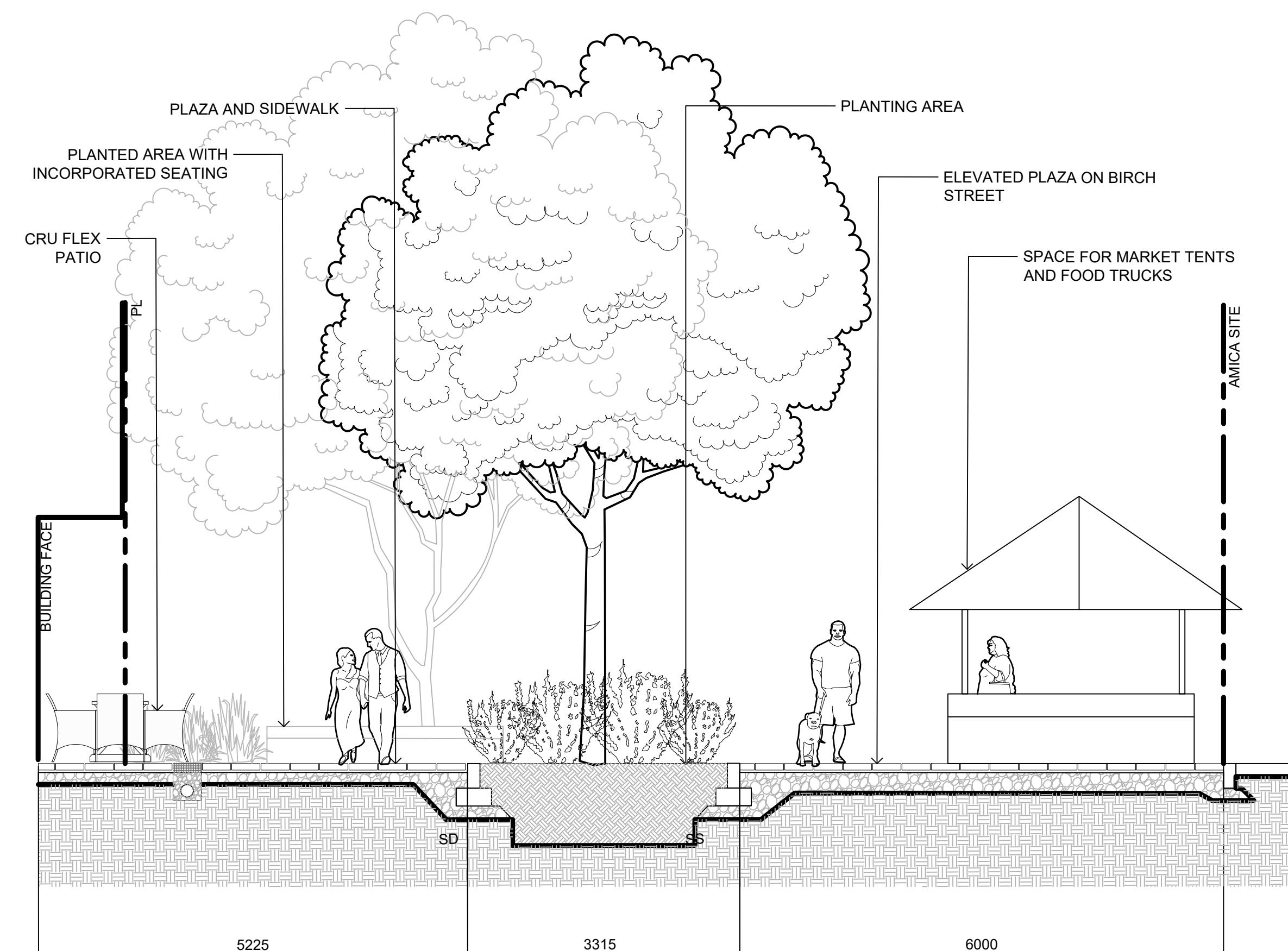
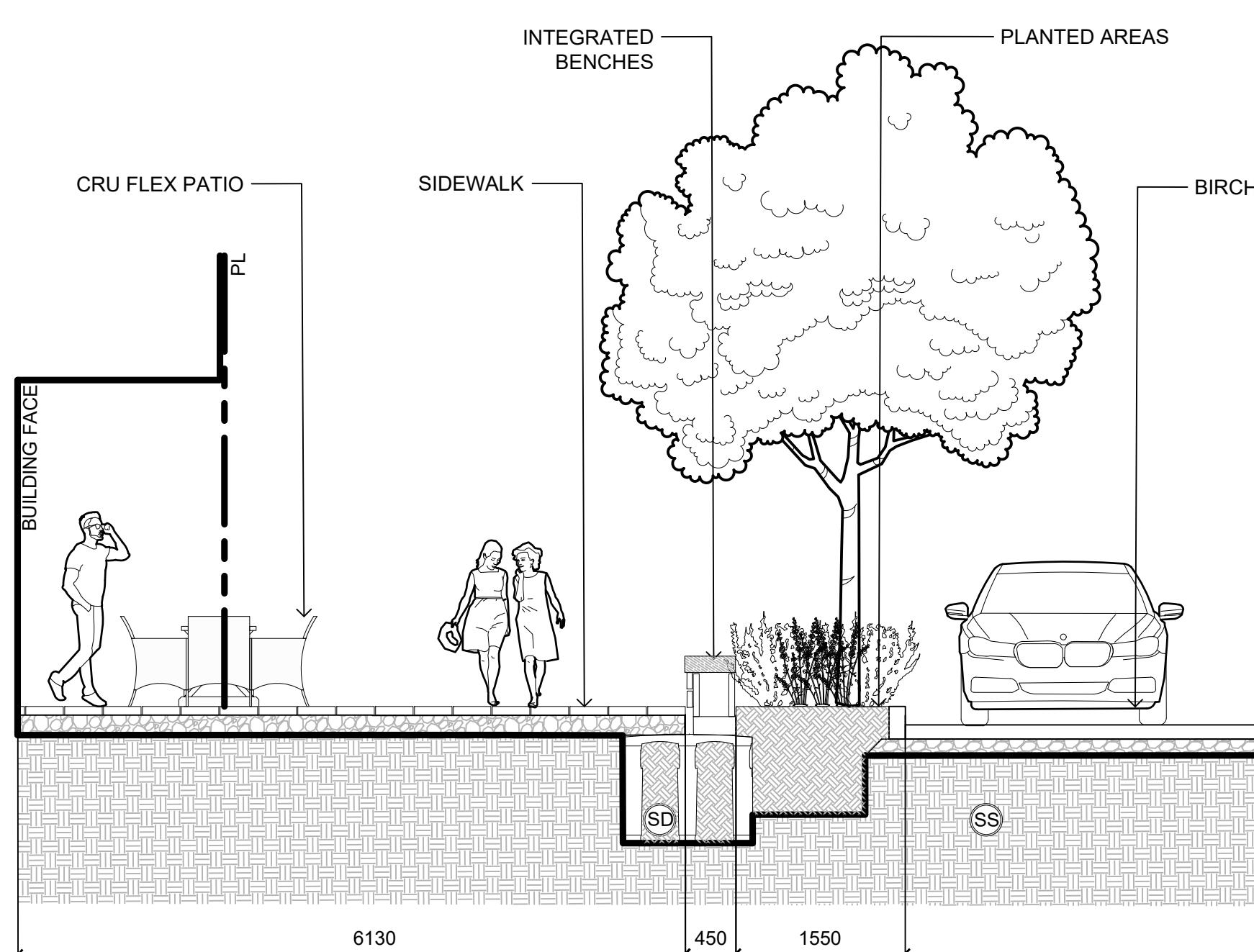
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NO. ISSUE		MM/DD/YY


 DRAWING TITLE:  
**LIGHTING PLAN  
ROOFTOP**

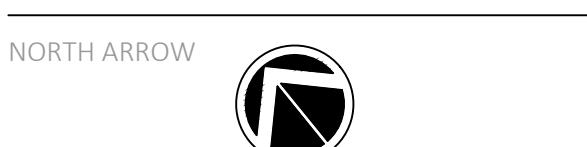
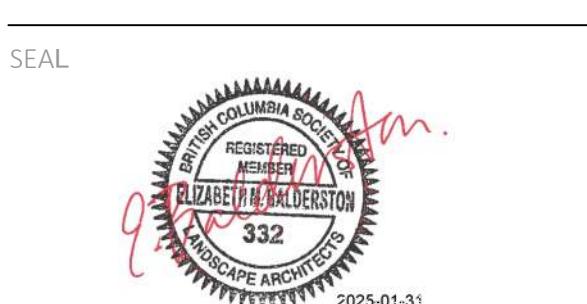
DWG NO:

 L4.02  
 SCALE: 1:150

 0 1 2.5 5 10  
 METRES



5	ISSUED FOR DP RESUBMISSION	1/3/2025
4	ISSUED FOR DP RESUBMISSION	5/1/2024
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NO. ISSUE		MM/DD/YY

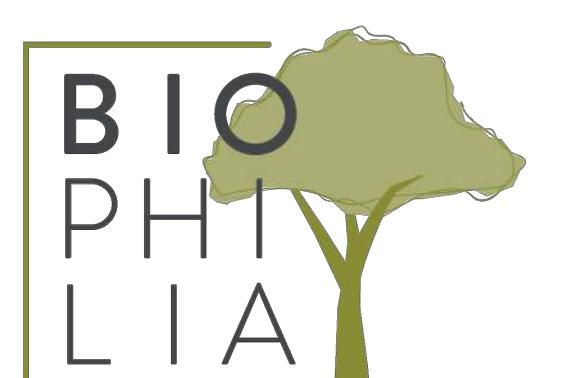


DRAWING TITLE:  
**SECTIONS**

DWG NO:

**L5.01**

SCALE: 1:50



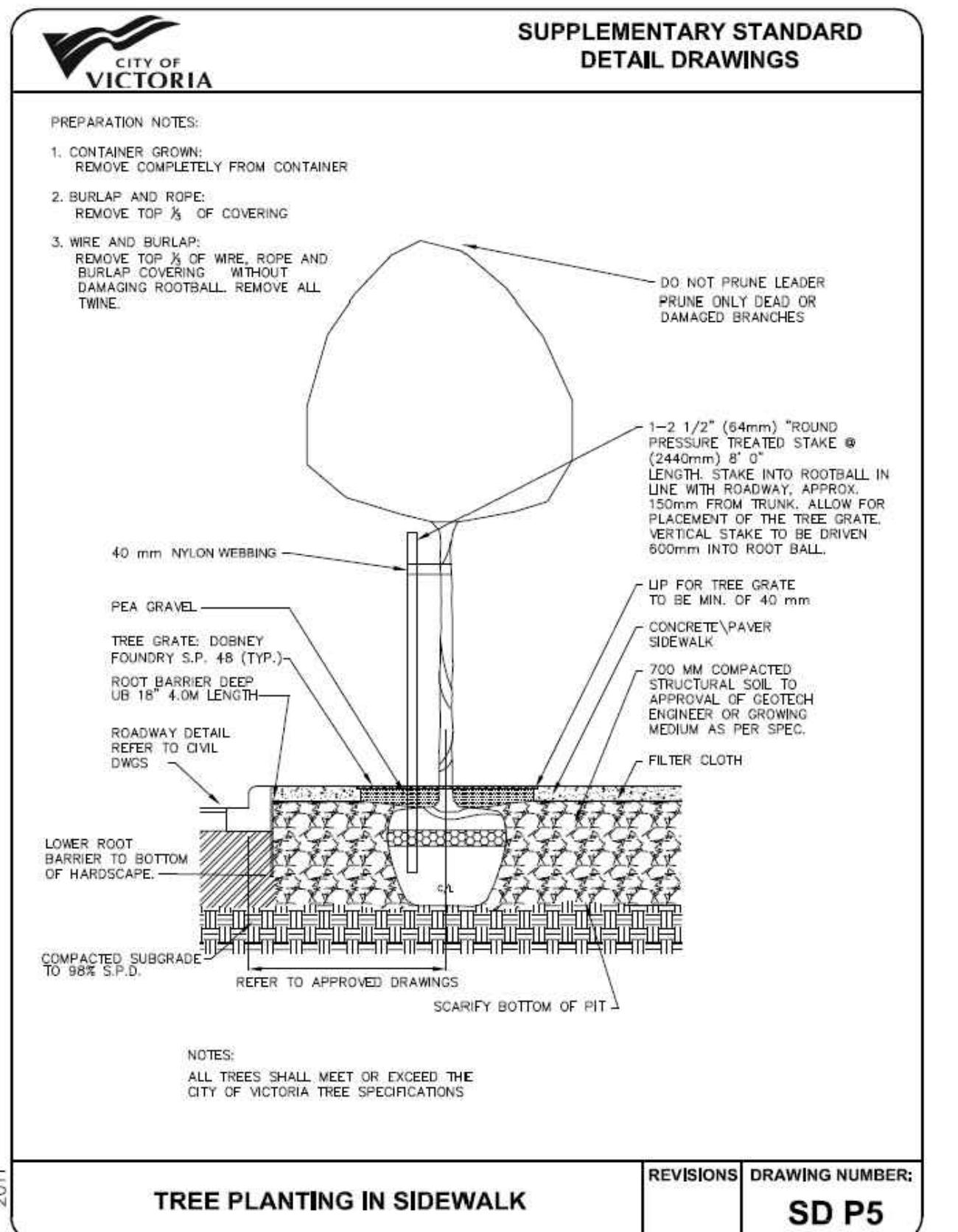
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:  
EMPRESA PROPERTIES

PROJECT NAME:  
TURNER SITE

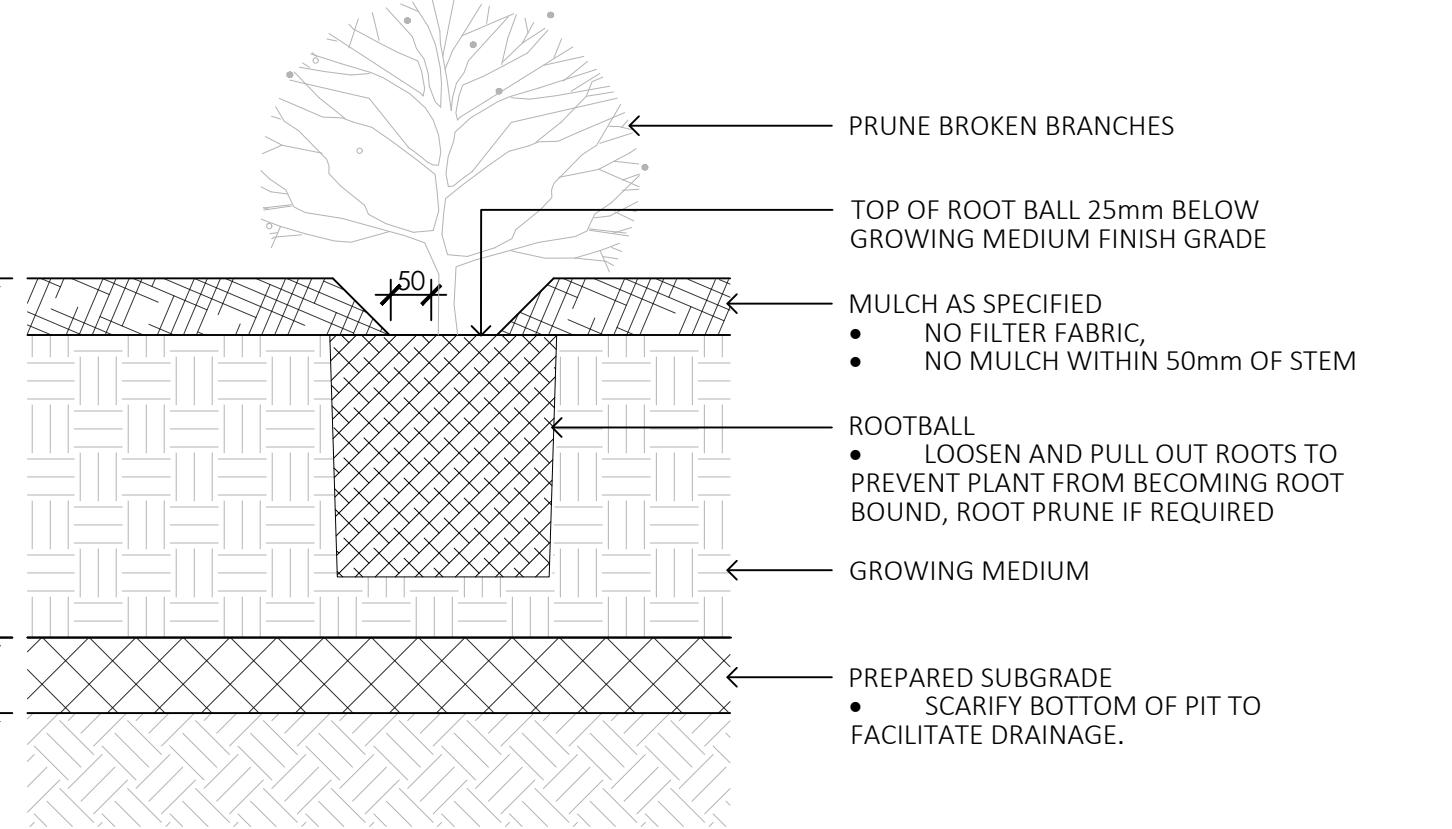
PROJECT ADDRESS:  
2002 RICHMOND RD  
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: GRACE MORAZZANI



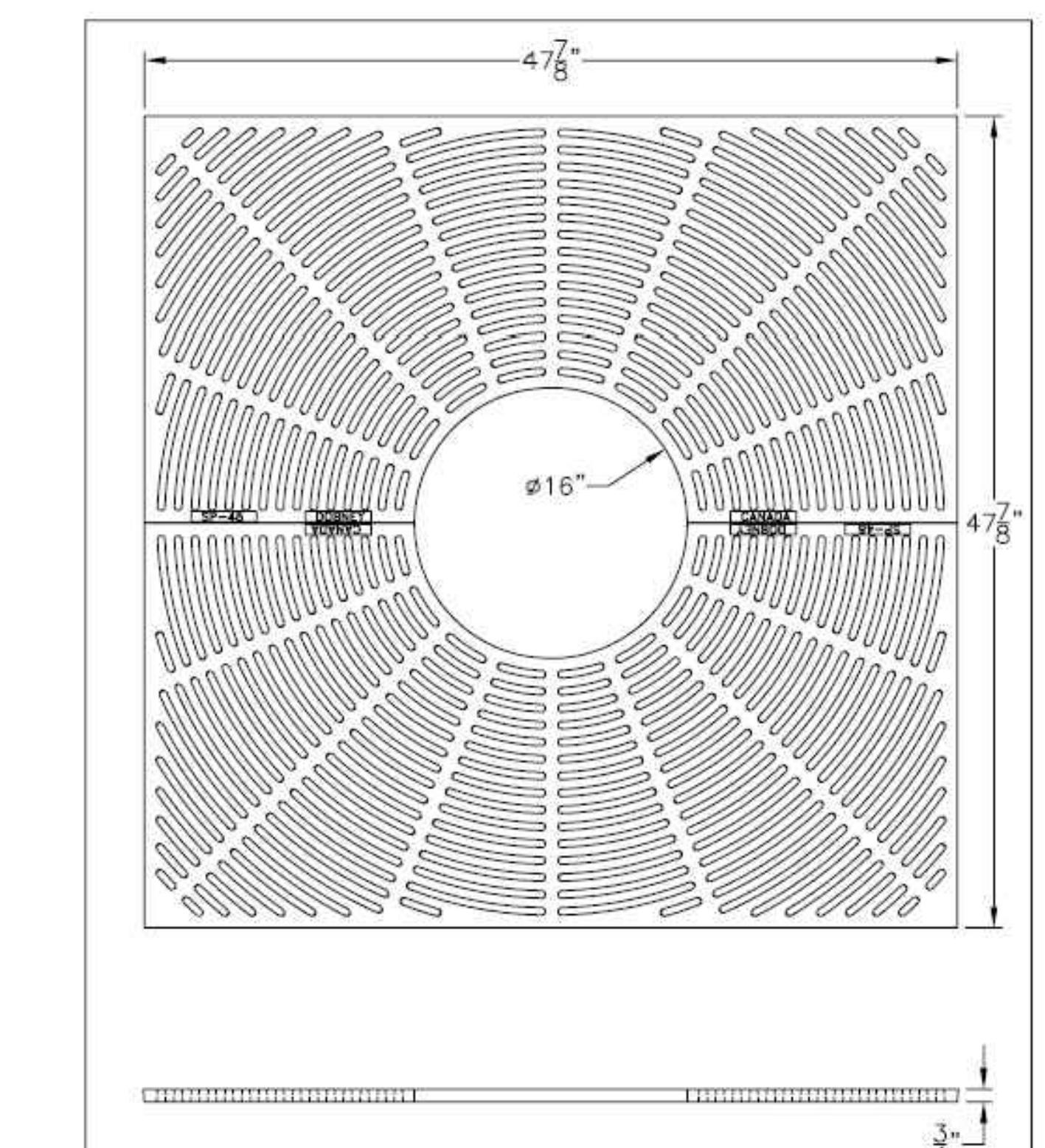
**5 ON-GRADE TREE PLANTING**  
1:10

**4 ON-GRADE TREE PLANTING**  
1:10



**NOTES:**

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

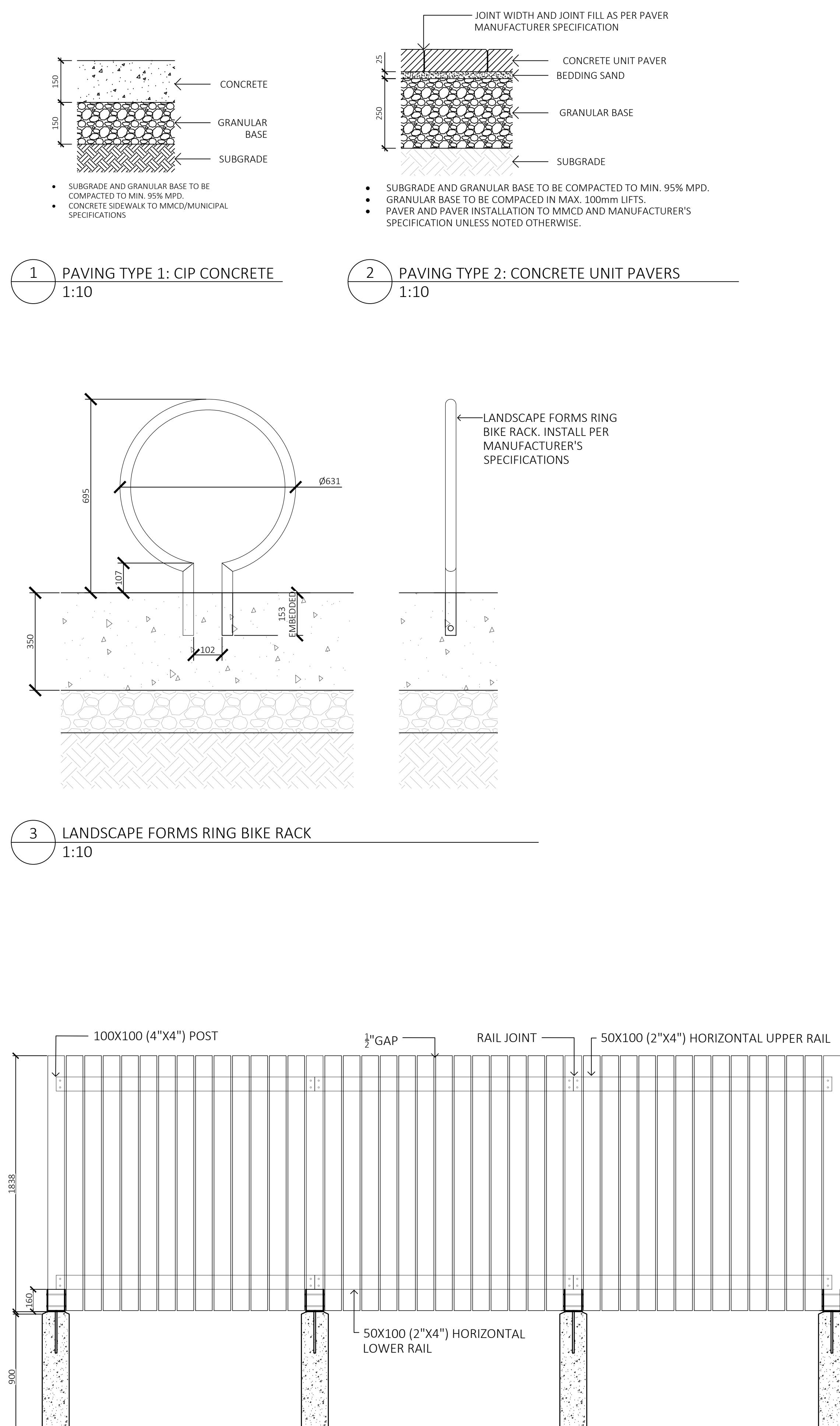


**DOBBNEY FOUNDRY LTD.  
SURREY B.C.**  
**RATING - DUCTILE IRON**  
**TREE GRATE** NO. SP-48  
**APPROX. WEIGHT - 108 KG**

**NOTES:**

1. TREE GRATES MUST BE COATED WITH BLACK BITUMEN

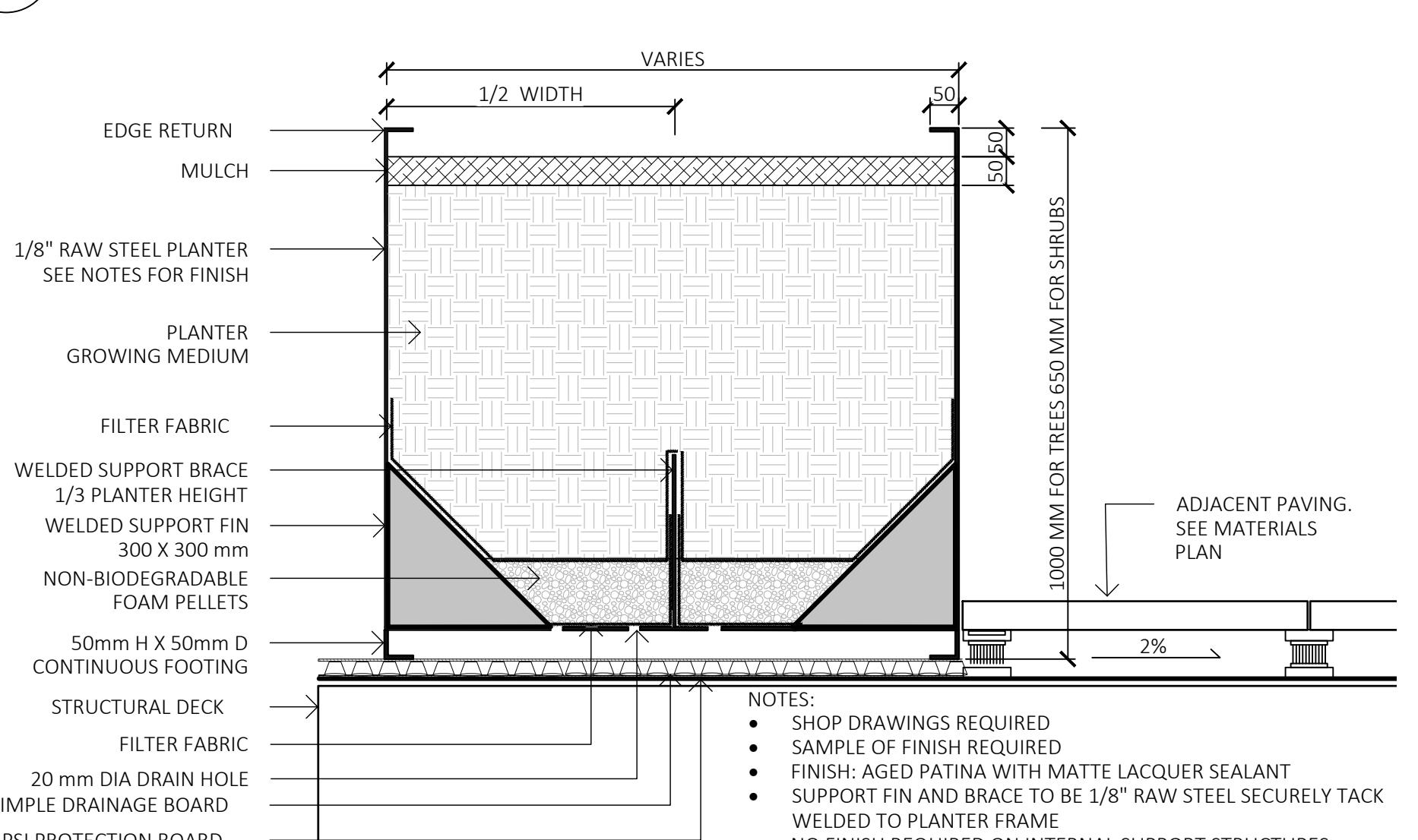
**7 FENCE**  
1:10



**NOTES:**

1. 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

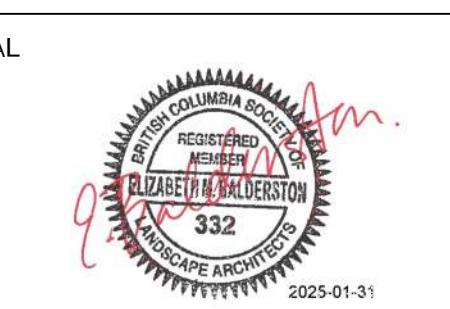
**8 METAL PLANTERS**  
1:10



**NOTES:**

1. SHOP DRAWINGS REQUIRED
2. SAMPLE OF FINISH REQUIRED
3. FINISH: AGED PATINA WITH MATTE LACQUER SEALANT
4. SUPPORT FIN AND BRACE TO BE 1/8" RAW STEEL SECURELY TACK WELDED TO PLANTER FRAME
5. NO FINISH REQUIRED ON INTERNAL SUPPORT STRUCTURES

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	NO. ISSUE	MM/DD/YY



**SEAL**

**REGISTERED CALIFORNIA  
LANDSCAPE ARCHITECT  
REGISTRATION BOARD  
332**

**2025-01-31**

**NORTH ARROW**

**DRAWING TITLE:**  
**DETAILS**

**DWG NO:**

**L6.01**

