

PROJECT LOCATION (NTS)

PROJECT CONTACTS

OWNER

Empresa Properties 204 - 655 Tyee Road Victoria, BC

Contact Karl Robertson krobertson@empresaproperties.com

ELECTRICAL ENGINEER

E2 Engineering 530 Herald St Victoria, BC

Contact: Ricky Duggal, P.Eng ricky.duggal@e2eng.ca

ARCHITECT

Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223

Greg Damant, Architect AIBC, LEED® AP, MRAIC greg@cascadiaarchitects.ca

LANDSCAPE ARCHITECT

Biophilia design collective 1608 Camosun St

Contact:Bianca Bodley bianca@biophiliacollective.ca

STRUCTURAL ENGINEER

RJC Engineers 330-1515 Douglas Street, Victoria, BC 250.386.7794

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

CIVIL

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

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

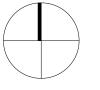




Revisions

Received Date: September 22, 2023





PROJECT LOCATION (NTS)

SHEET LIST

Architectural	
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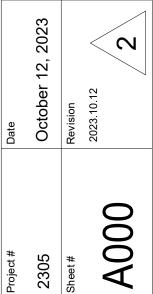
Landscape

L0.00	Cover Page
L0.01	Tree Management Plan
L0.02	Tree Management Plan
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L2.00	Planting Schedule - Level 1
L2.01	Tree Planting Plan - Level 1
	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 - Rooftop
L4.01	Sections
L5.01	Details

Civil

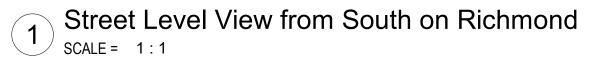
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C01 Preliminary Servicing Plan









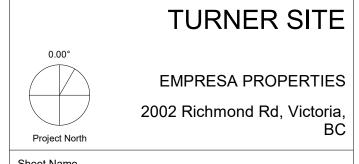




2 Street Level View from North on Richmond SCALE = 1:1



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2002 Richmond Rd, Victoria, BC

Renderings / 3D Drawings

2024-02-12 12:52:36 PM As indicated 2305 2024.02.09



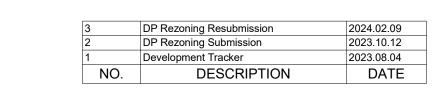


Renderings Re





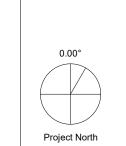
2 Birch Street Residential Entry
SCALE = 1:1





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TURNER SITE

EMPRESA PROPERTIES

2002 Richmond Rd, Victoria,
BC

Renderings / 3D Drawings

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As indicated

As indicated

Project #

2305

Revision
2024.02.09

A011





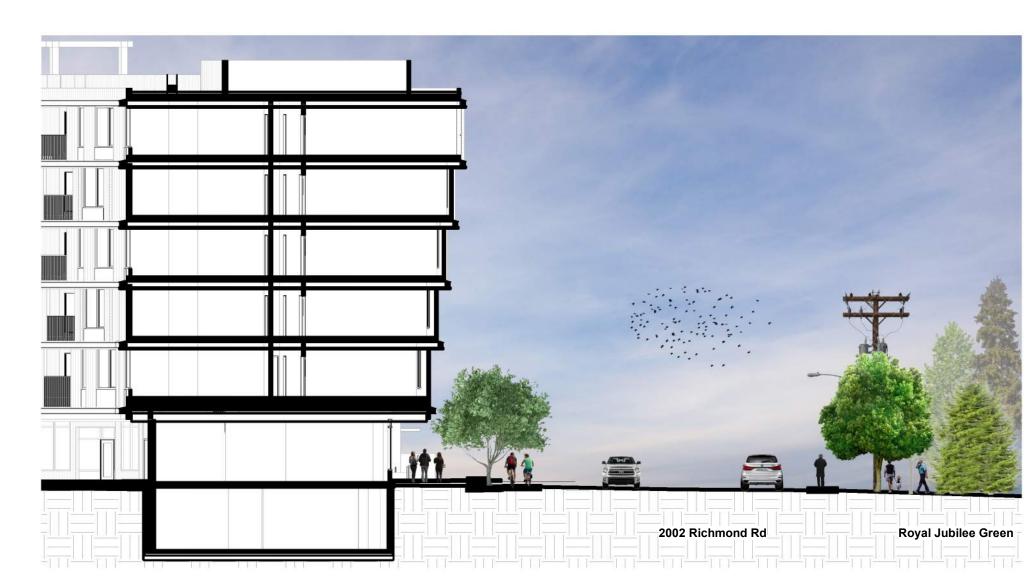
Birch Street Elevation - Context SCALE = 1:200



1900 Richmond Rd (Amica Jubilee House) 2002 Richmond Rd

Richmond Context Building Elevations

SCALE = 1:200



Context Section through birch street SCALE = 1:200



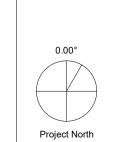
Context Section through richmond road SCALE = 1:200

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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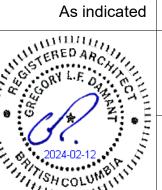


EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,

TURNER SITE

Street Elevation & Section

2024-02-12 2:26:22 PM

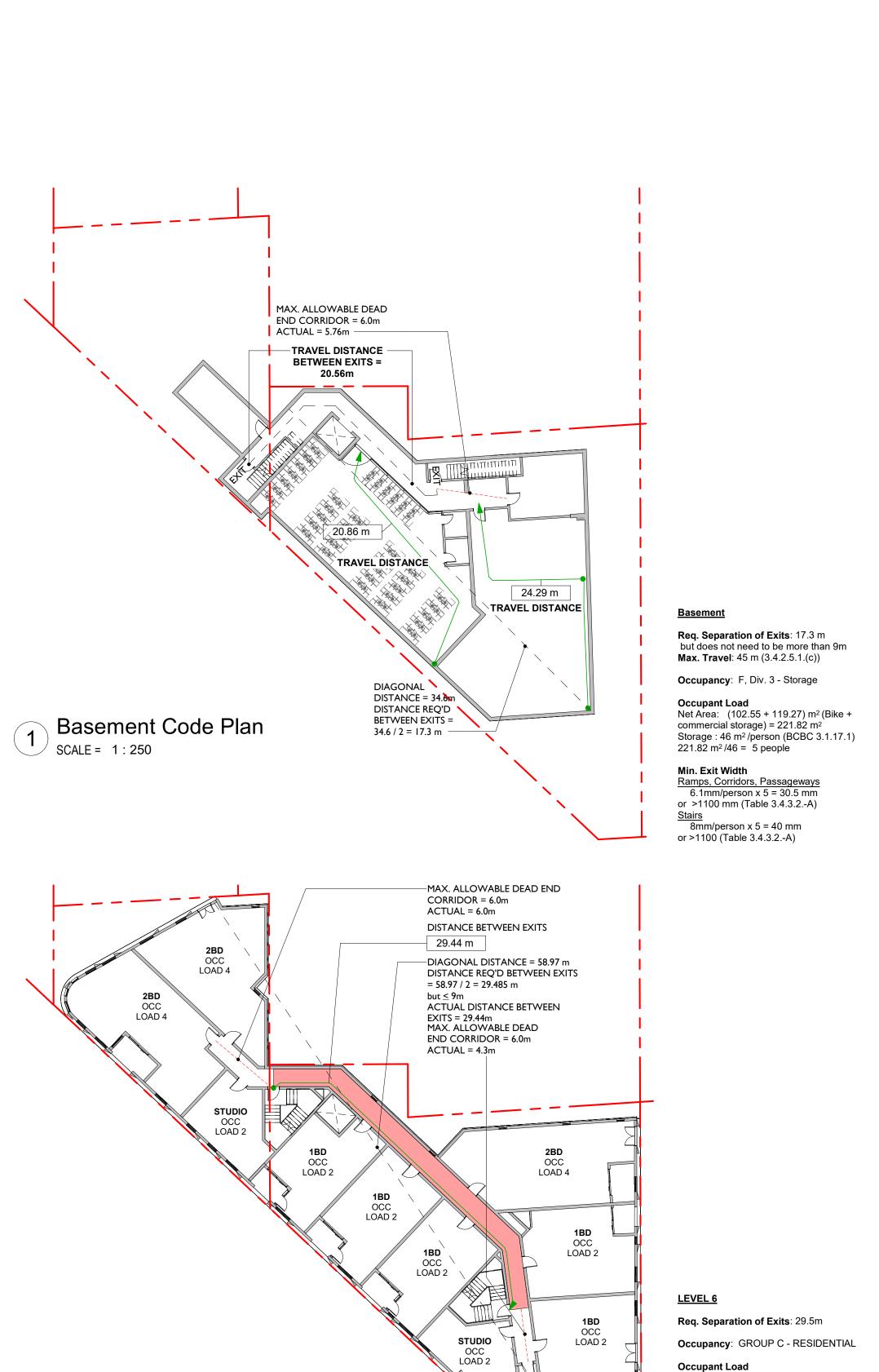


2305

Revision
2024.02.09

Sheet #

A012



Net Area: 829.356 m²

Min. Exit Width

2BD

occ

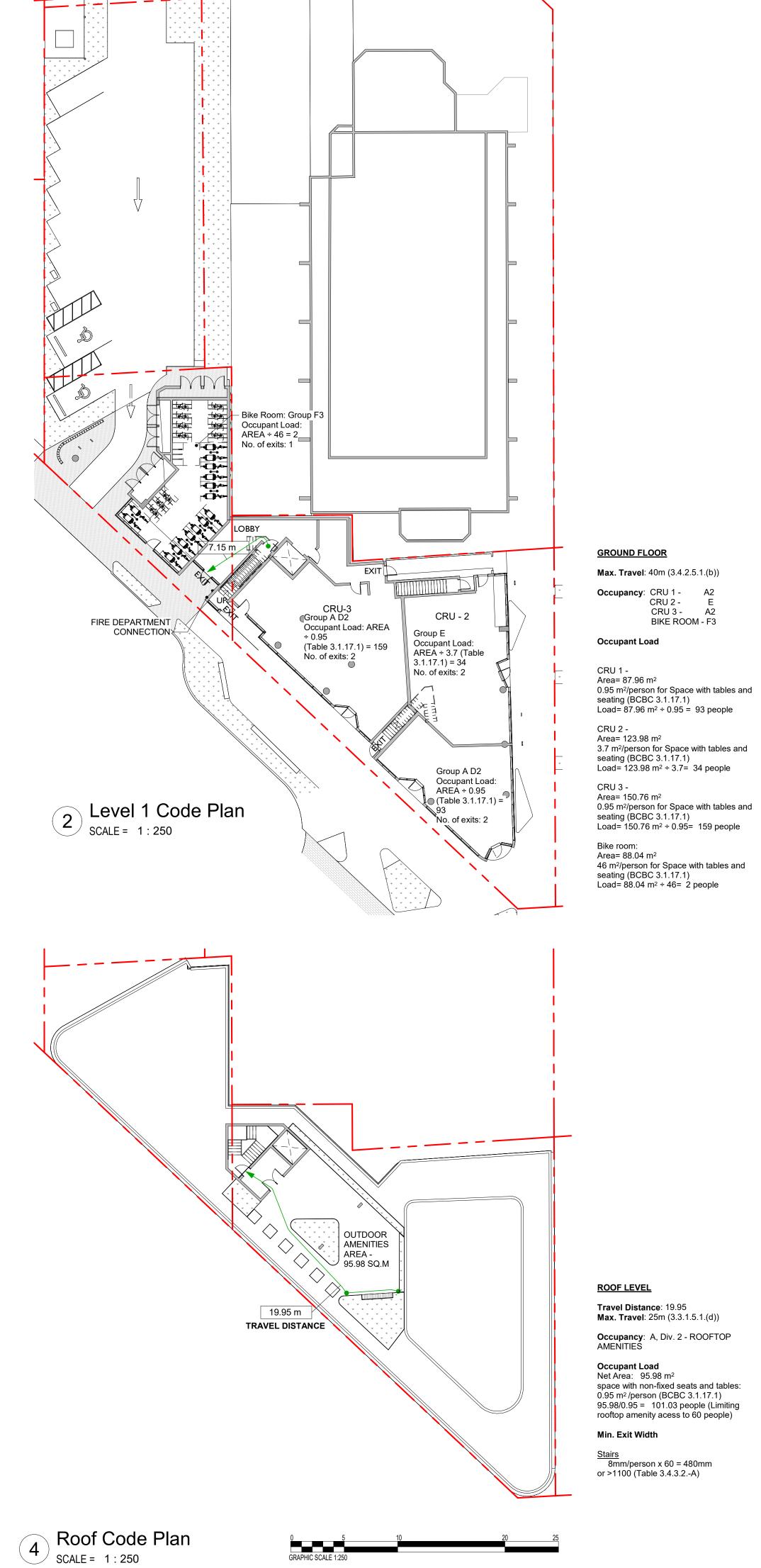
LOAD 4

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)



BUILDING CODE ANALYSIS					
PROJECT TYPE	PROJECT TYPE NEW CONSTRUCTION RENOVATION ADDITION				
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *			
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.1.			
BUILDING AREA	914.40 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.			
GRADE	22.I m	Div A 1.4.1.2.			
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 24.1 m I 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 25 m	3.3.1.5.1.(d)
MEZZANINE	YES NO 🗸	3.2.8.

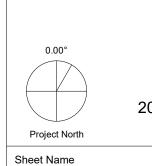
FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	I hrs FLOORS NA MEZZANINE I hrs ROOF (OCCUPIED)	3.2.2.50.(2)
	2 hrs BETWEEN GROUP E AND GROUP C	
	LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR 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.





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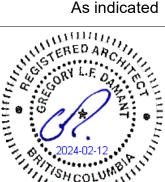
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

TURNER SITE

Code Data

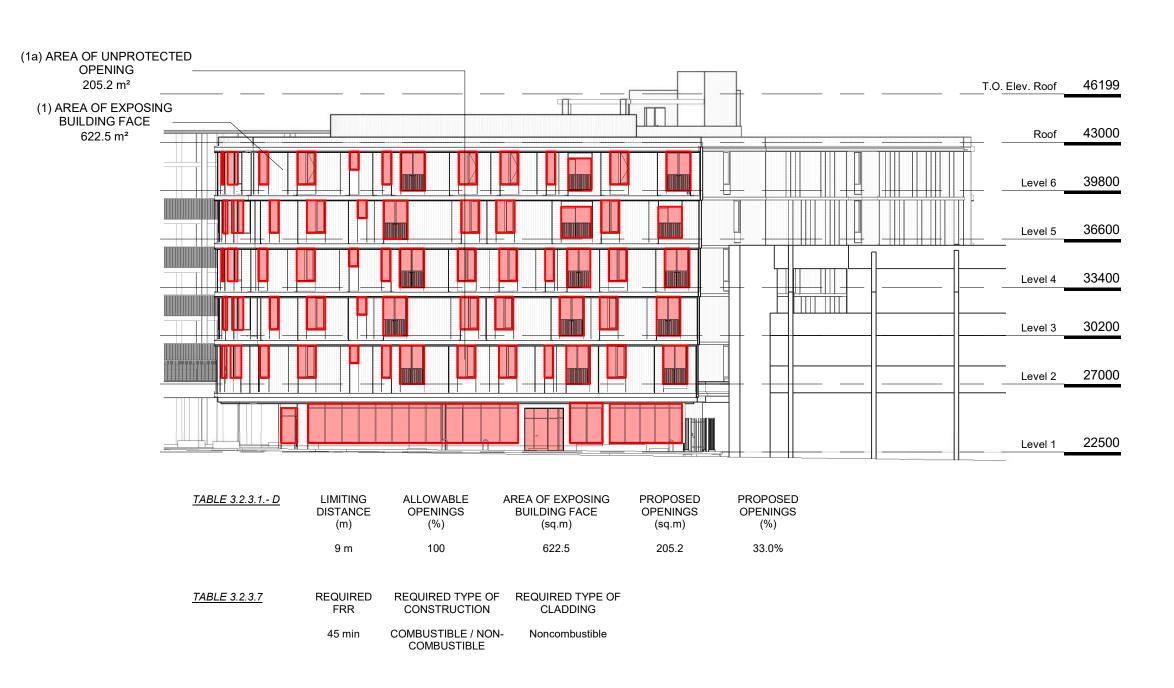
A050

2024-02-12 12:53:20 PM Project # 2305



2023.10.12

3 Level 6 Code Plan (Typical Residential Floor) SCALE = 1:250



(1a) AREA OF UNPROTECTED OPENING T.O. ELEV ROOF 47699 442.9 m² T.O. Elev. Roof 46199 (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 DISTANCE BUILDING FACE OPENINGS OPENINGS OPENINGS (m) (%) 7.62m 442.9 36.2% 75.92% 1223 REQUIRED TYPE OF REQUIRED TYPE OF REQUIRED CONSTRUCTION CLADDING COMBUSTIBLE / NON- Noncombustible

> > T.O. Elev. Roof 46199

BIRCH ST ELEVATION SCALE = 1:250

RICHMOND RD (East) ELEVATION SCALE = 1:250

SCALE = 1:250



NORTH FACING ELEVATION FROM PARKING LOT

TABLE 3.2.3.1.-D (BCBC 2018) COMPARTMENT LIMITING DISTANCE AREA OF EXPOSING ALLOWABLE PROPOSED OPENING PROPOSED OPENING **BUILDING FACE** OPENINGS (%) (SQ.M) 38.5 m² 11.32% 10.5% 0.97 m 1.1 0.97 m 38.5 m² 11.32% 1.1 10.5% 0.97 m 0.97 m 38.5 m² 11.32% 1.1 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

(6a) 0.8 m² UNPROTECTED OPENING -(6) 40.2 m² EXPOSING BUILDING FACE (5a) 0.8 m² UNPROTECTED OPENING -(5) 40.2 m² EXPOSING BUILDING FACE Level 5 36600 (4a) 0.8 m² UNPROTECTED OPENING -(4) 40.2 m² EXPOSING BUILDING FACE Level 4 33400 (3a) 0.8 m² UNPROTECTED OPENING -(3) 40.2 m² EXPOSING BUILDING FACE Level 3 30200 (2a) 0.8 m² UNPROTECTED OPENING -(2) 40.2 m² EXPOSING BUILDING FACE Level 2 27000 Average Grade 22106

TABLE 3.2.3.1.-D (BCBC 2018) AREA OF EXPOSING COMPARTMENT LIMITING DISTANCE ALLOWABLE PROPOSED OPENING PROPOSED OPENING **BUILDING FACE** OPENINGS (%) (SQ.M) (%) 40.2 m² 7.93% 40.2 m² 7.93% 8.0 40.2 m² 2% 2% 0.68 m 40.2 m² 7.93% 8.0 40.2 m² 7.93%

PROPOSED

OPENINGS

(%)

6.25%

OPENINGS

(sq.m)

13.72

TABLE 3.2.3.7 (BCBC 2018)

DISTANCE

0.58m

REQUIRED

OPENINGS

6.77

CONSTRUCTION

COMBUSTIBLE / NON-

COMBUSTIBLE

BUILDING FACE

(sq.m)

219.62

CLADDING

Noncombustible

REQUIRED TYPE OF REQUIRED TYPE OF

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

0.68 m

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

2%



8.0

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> **TURNER SITE EMPRESA PROPERTIES** 2002 Richmond Rd, Victoria,

Spatial Separation

2305

Revision

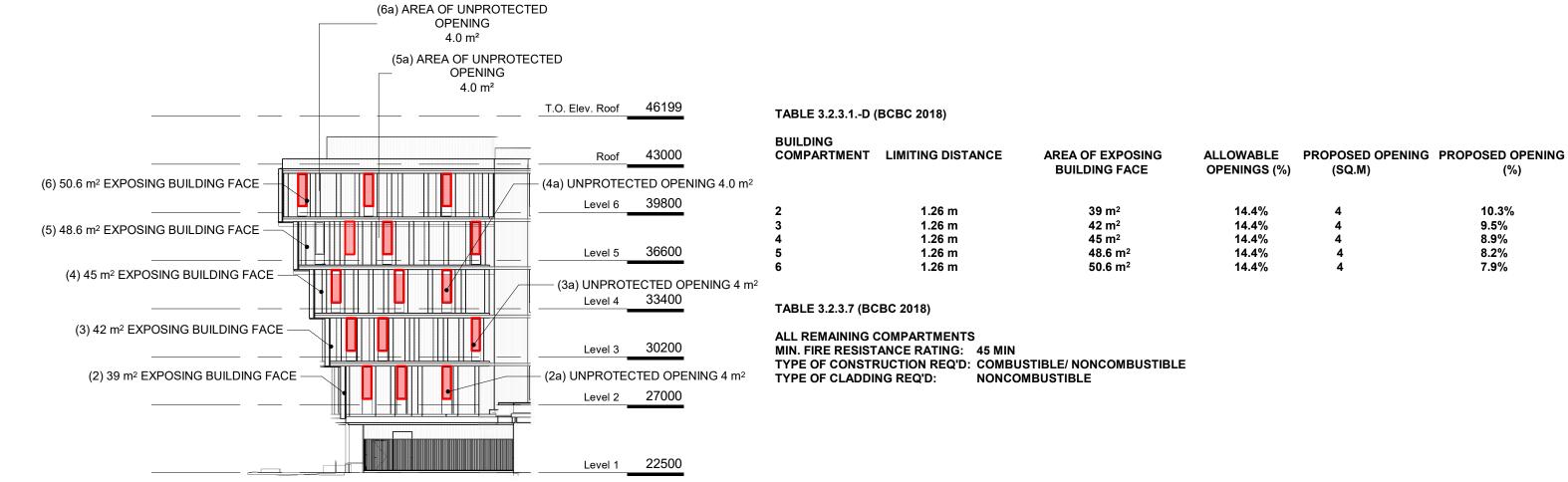
A051

2024-02-12 12:53:26 PM Project #

1:250

2024.02.09

EAST FACING ELEVATION FROM 2020 RICHMOND SCALE = 1:250



(1a) 219.62 m² UNPROTECTED OPENING -T.O. Elev. Roof 46199 (1) AREA OF EXPOSING **BUILDING FACE** Roof 43000 13.4 m² Level 6 39800 36600 Level 4 33400 Level 3 30200 Level 2 27000 ____

TABLE 3.2.3.1.- D TABLE 3.2.3.7

NORTH EAST ELEVATION

(%)

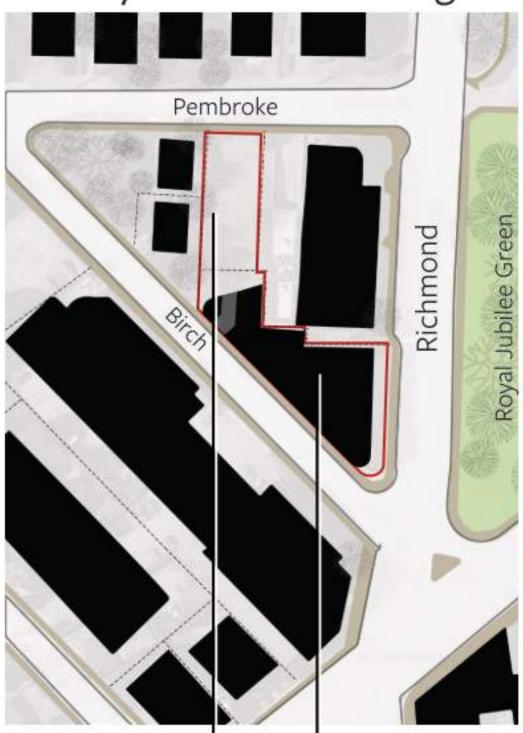
10.3%

9.5%

8.9%

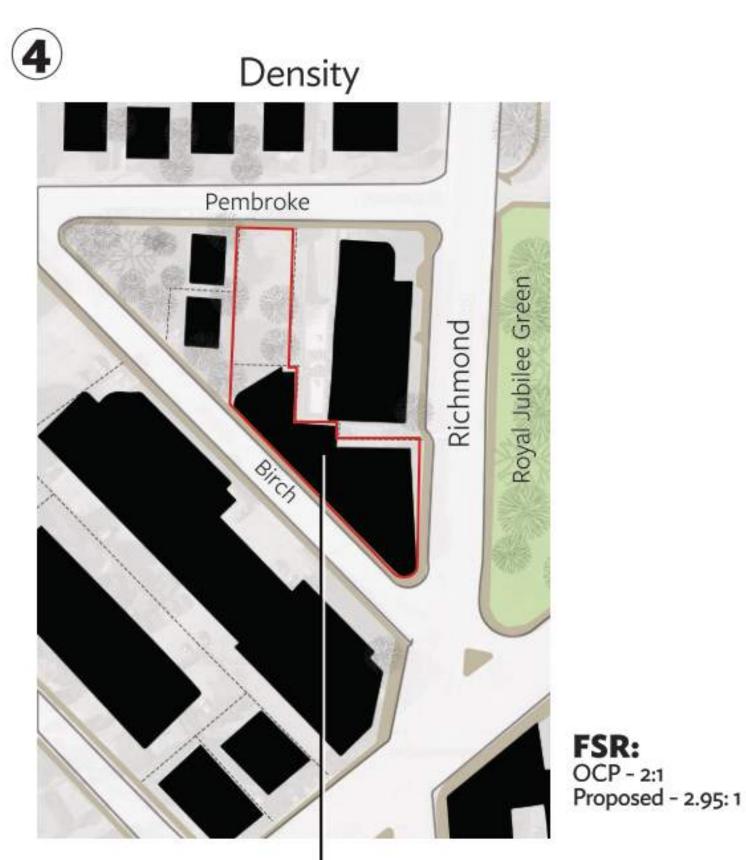
8.2%

7.9%



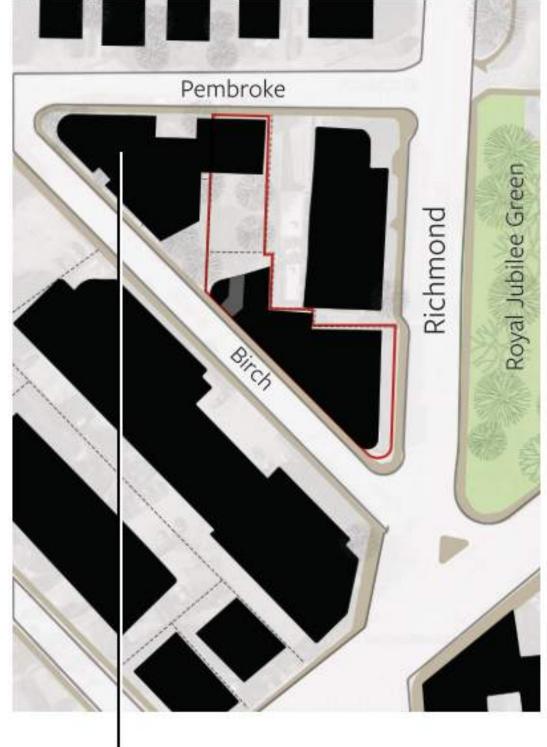
Transitional Condition Preserve un-buildable north
lot for future development,
proposed to be used as a
land bank in the interim.

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



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

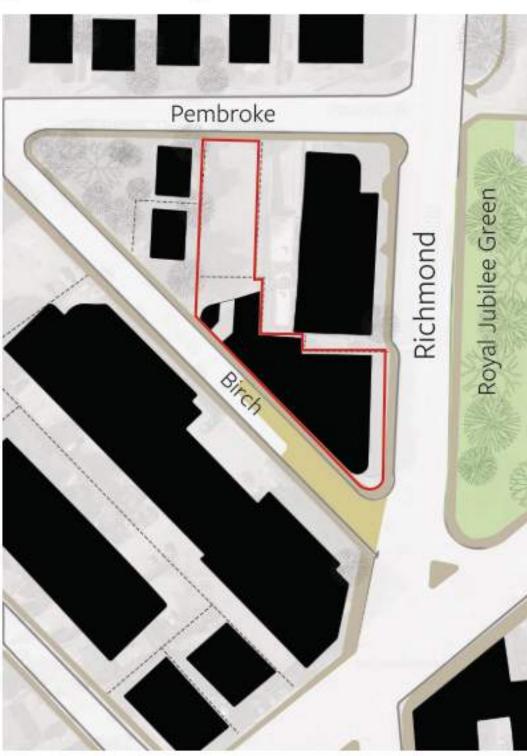
2 Future of the Neighbourhood



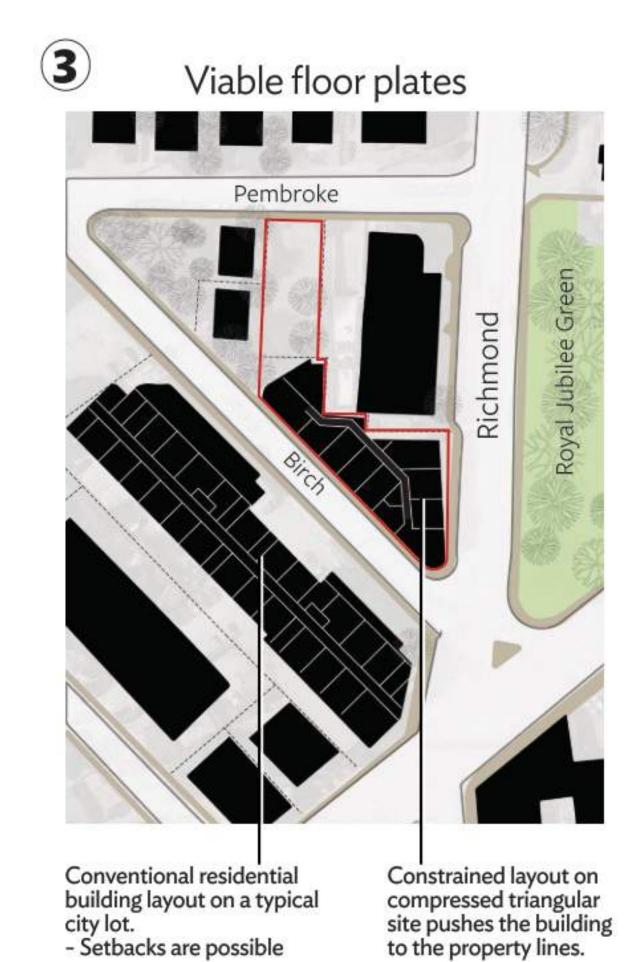
Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

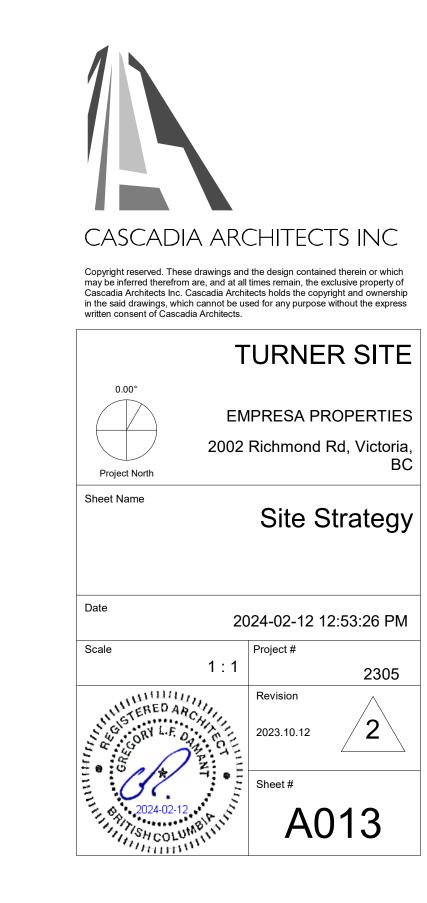
NOTE: West properties are under seperate ownership and the future of those sites is unknown.

5 Project Priorities



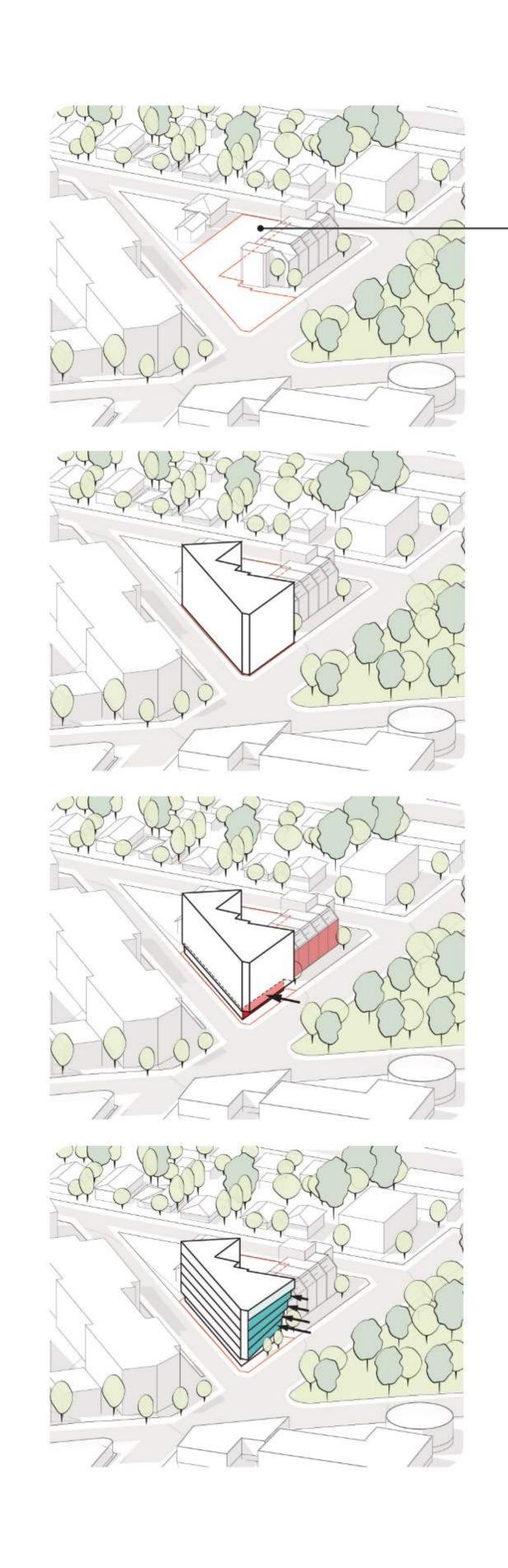
Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.





DESCRIPTION

2023.10.12 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 2:1Proposed 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.



DP Rezoning Submission 2023.10.12
NO. DESCRIPTION DATE



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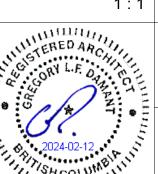
TURNER SITE

EMPRESA PROPERTIES

2002 Richmond Rd, Victoria,

Massing Diagram

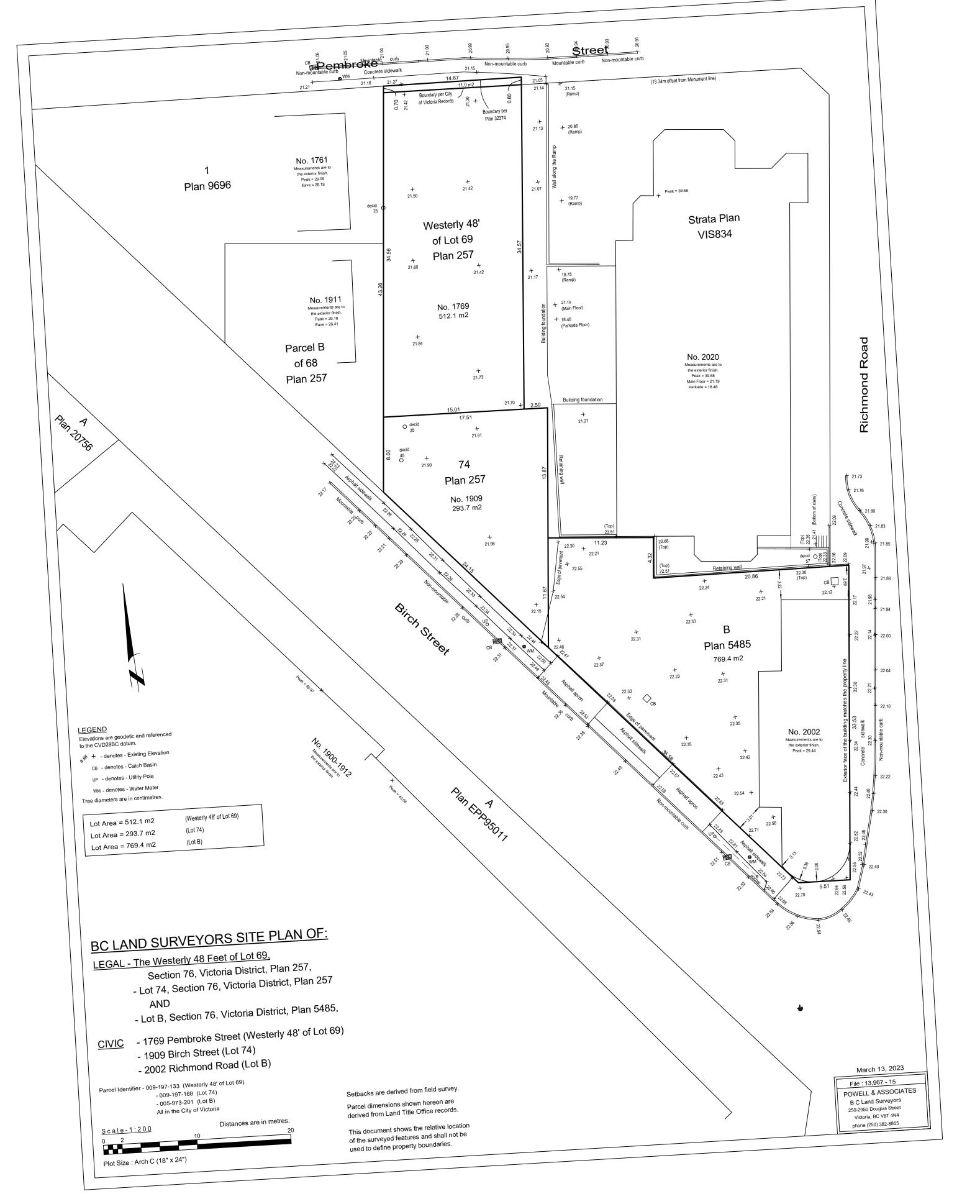
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Project # 2308

Revision 2023.10.12

A014



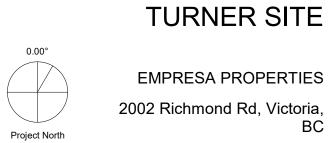
SCALE ADJUSTED FROM 1:200 TO 1:250 TO FIT PAGE - ORIENTED TO PROJECT NORTH





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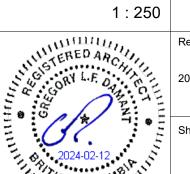
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EMPRESA PROPERTIES

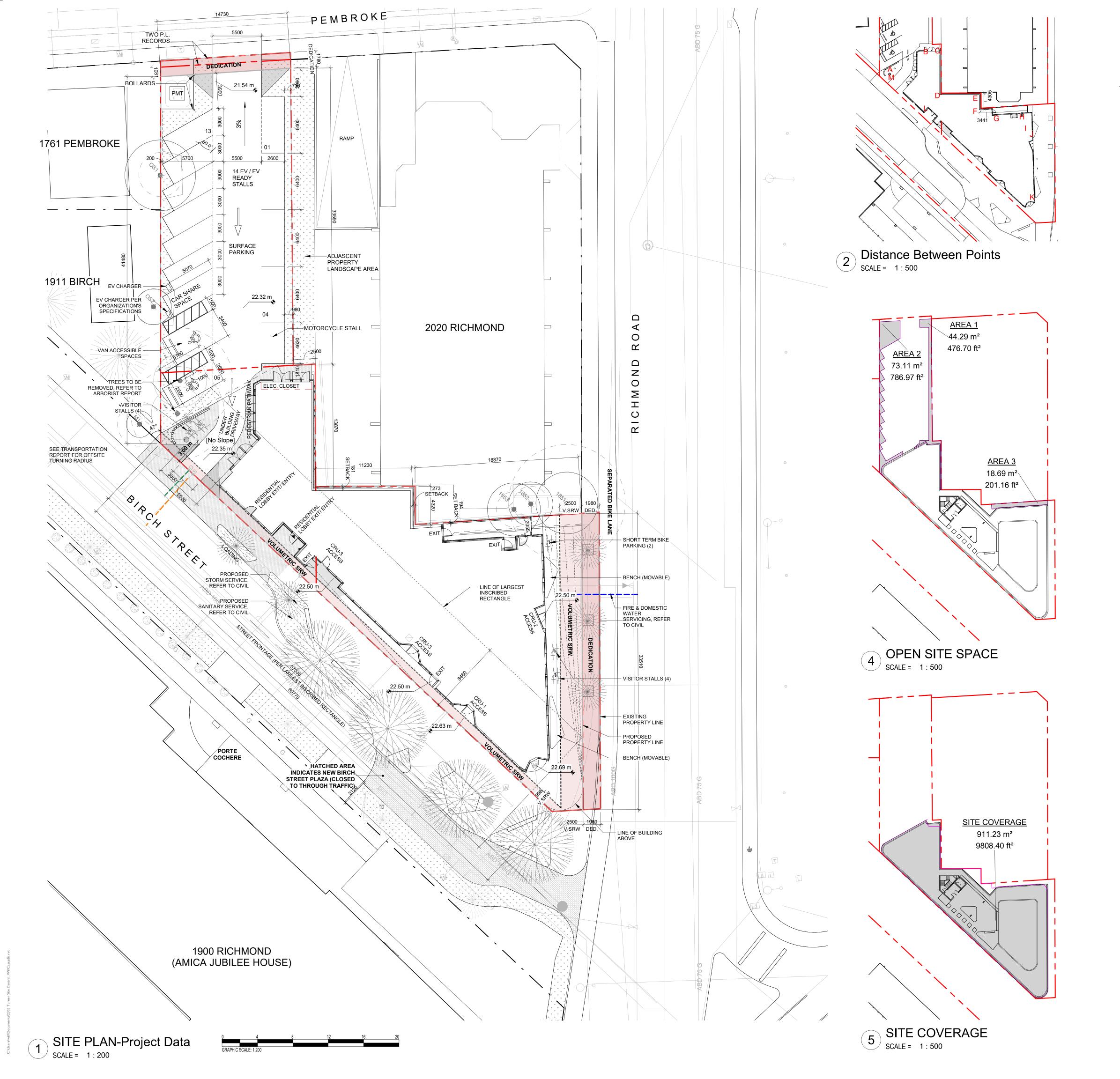
2002 Richmond Rd, Victoria,

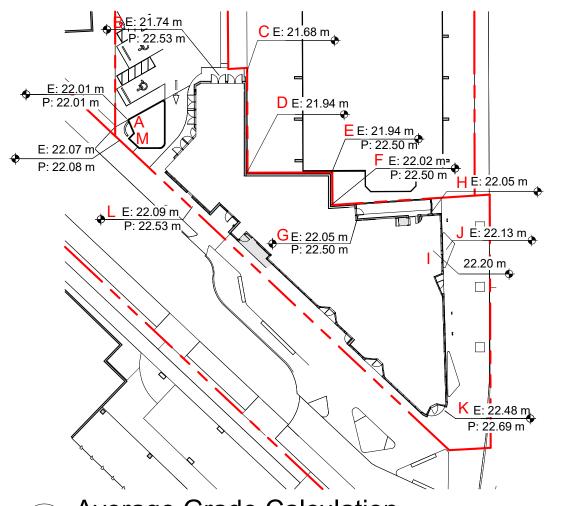
Survey

2024-02-12 12:53:27 PM



2305 2023.10.12





3 Average Grade Calculation SCALE = 1:500

0 5 10	20	30	40	50

ZONING E	DATA	
ZONE		TBD - SITE SPECIFIC
USE		RESIDENTIAL (L2-L6) COMMERCIAL (L1)
EXISTING SITE A	REA	I,586.8 m ²
PROPOSED DED	ICATION AREA	93.5 m ²
PROPOSED SITE AREA		I,493.3 m ²
REGULATORY C	ONDITIONS	
GROSS FLOOR A	REA .	4316.6 m ²
COMMERCIAL FL	OOR AREA	374.1 m ²
TOTAL RESIDEN	TIAL FLOOR AREA	3942.6 m ²
BUILDING HEIGH (from Natural Grad		24.0 m
SETBACKS*	RICHMOND	0.03 m
	PEMBROKE	35 m
	BIRCH	0.03 m
	WEST (SIDE)	0.6 m
EXTERIOR OPEN	SPACE	120 m²
OPEN SITE SPAC	E	8.58 %
FLOOR SPACE R	ATIO (FSR)	2.72 : 1
LOT COVERAGE		57.20 %
PARKING - VEHIC	CLE	

USE	DENSITY	RATE	REQ'D	PROVIDED
	10 UNITS (<45m ²)	0.75 / unit	7.5	
RESIDENTIAL	25 UNITS (45-70m²)	0.90 / unit	22.5	14 SPACES
	20 UNITS (>70m²)	1.30 / unit	26	14 SPACES
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	
COMM. **	395.3m ²	1 / 20m²	19.7	

PARKING - BICYCLE		TOTAL:	81			
USE	DENSITY	RATE	REQ'D	PROVIDED		
DECIDENTIAL	10 UNITS (<45m ²)	1 / unit	10	116 LONG		
RESIDENTIAL	45 UNITS (> 45m ²)	1.25 / unit	56	TERM		
VISITOR (RES.)	55 UNITS	6 spaces	6	10 SHORT TERM		
COMM. **	395.3m ²	1 / 200m²	2	IERIVI		
VISTOR (COMM.)*	* 395.3m ²	1 / 100m²	4			
		TOTAL:	78			
RESIDENTIA	RESIDENTIAL USE DETAIL					

	TOTAL: 78	
RESIDENTIAL USE DETAIL		
Total number of Units	55	
UNIT TYPE	·	
Studio	10	
1 Bed	25	
2 Bed	20	

*PRIMARY SETBACKS NOTED THIS PAGE. SEE PAGE A121 FOR ADDITIONAL INTERIOR SETBACKS.
** MOST RESTRICTIVE CRU USE APPLIED FOR SCHEDULE-C CALUCATIONS

Minimum unit floor area

33.74 m²

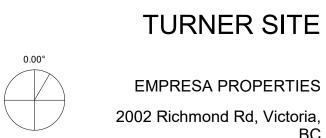
(Elev. 1 + Elev. 2)/2 * Distance	Distance to next point	Height	Point
275,384,057	12591	22008	Α
98,697,182	4547	21735	В
290,770,192	13339	21677	C
241,383,510	11007	21920	D
93,100,926	4236	21940	E
75,815,553	3441	22017	F
218,868,300	9926	22049	G
114,787,434	5196	22051	н
34,216,072	1546	22132	1
492,190,927	22057	22132	J
951,304,394	42668	22497	K
277,078,662	12548	22094	L
54,897,904	2491	22069	M
22,106	Elevation		

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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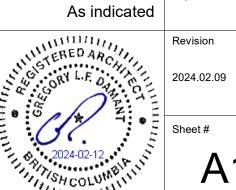
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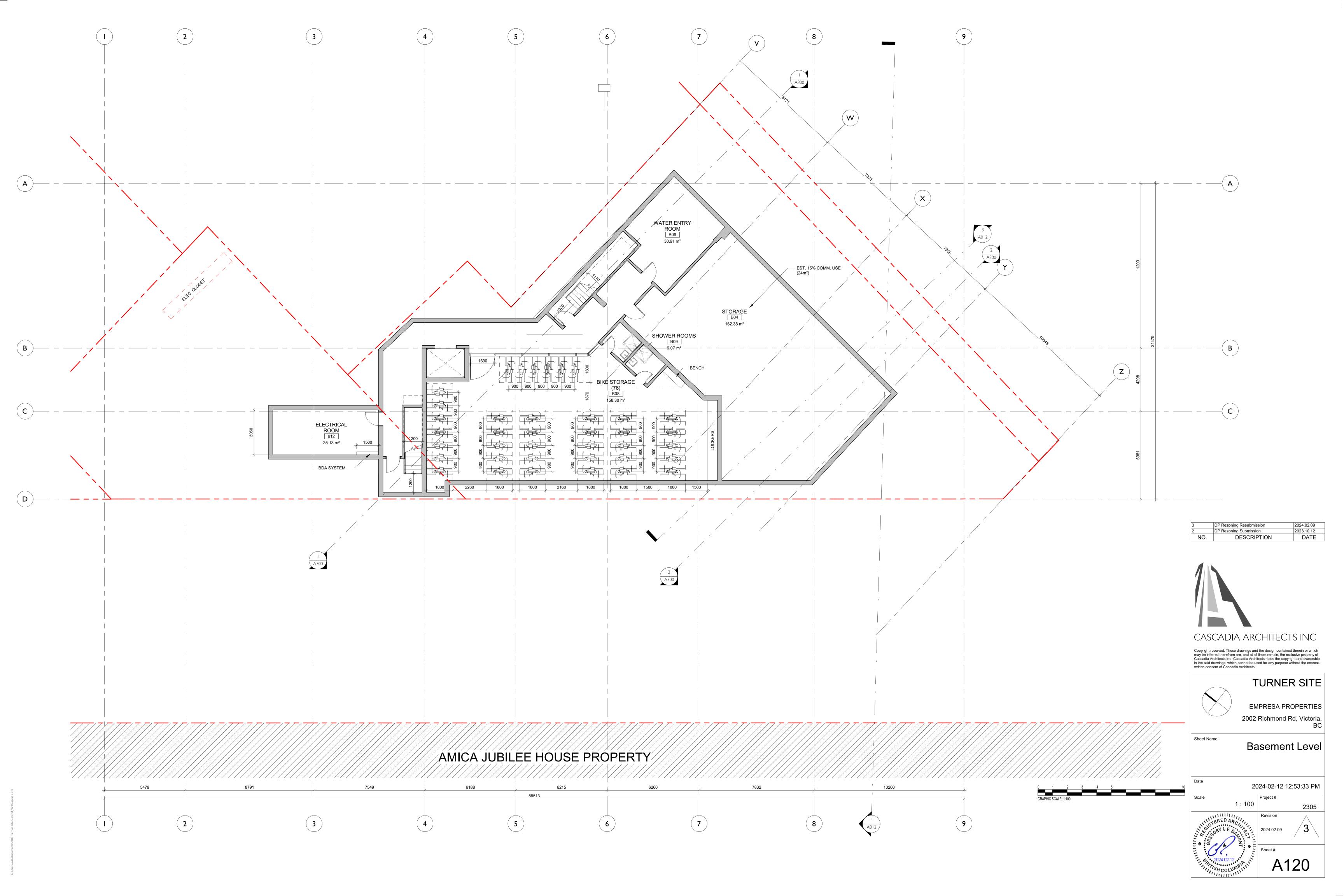


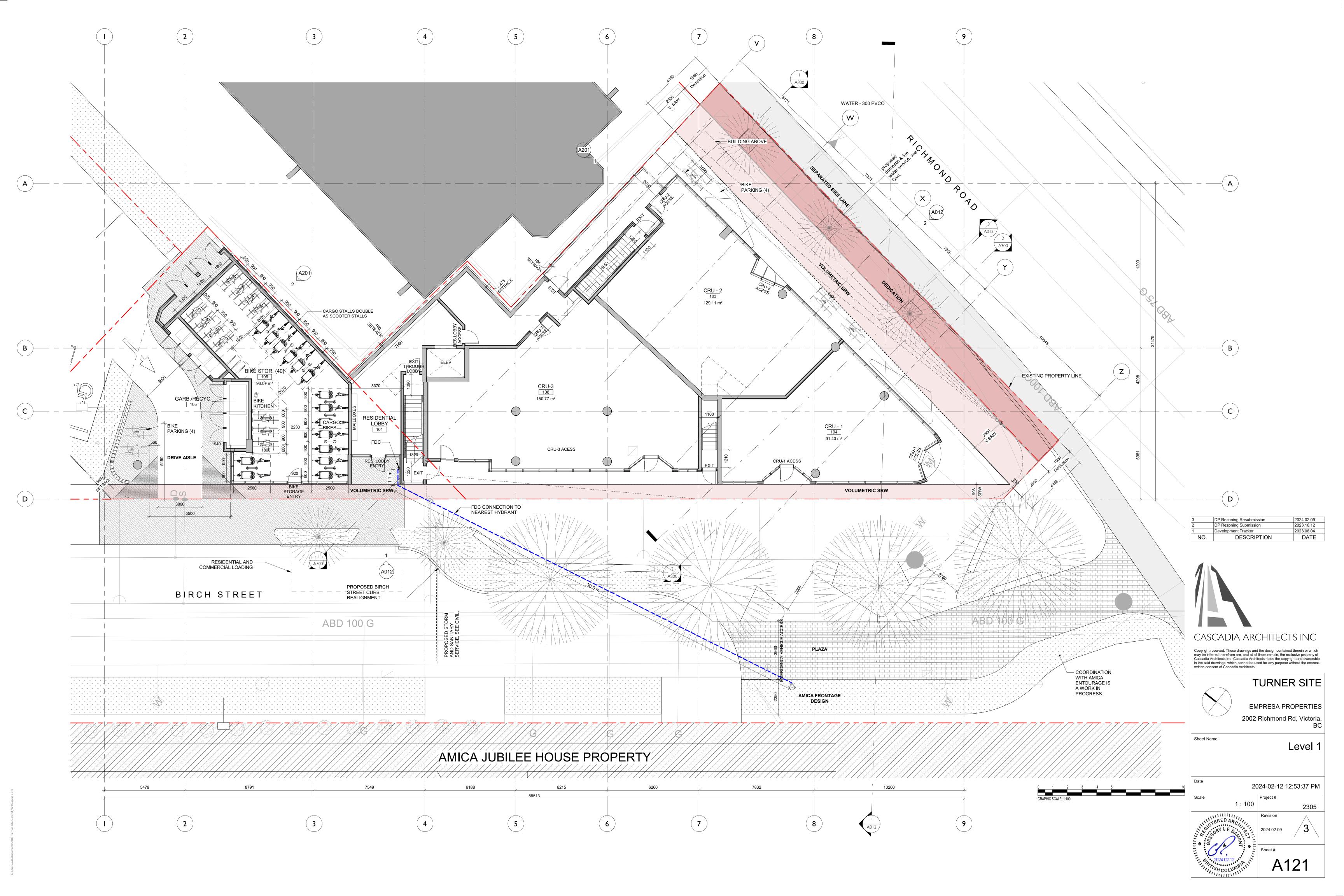
2002 Richmond Rd, Victoria, Project North

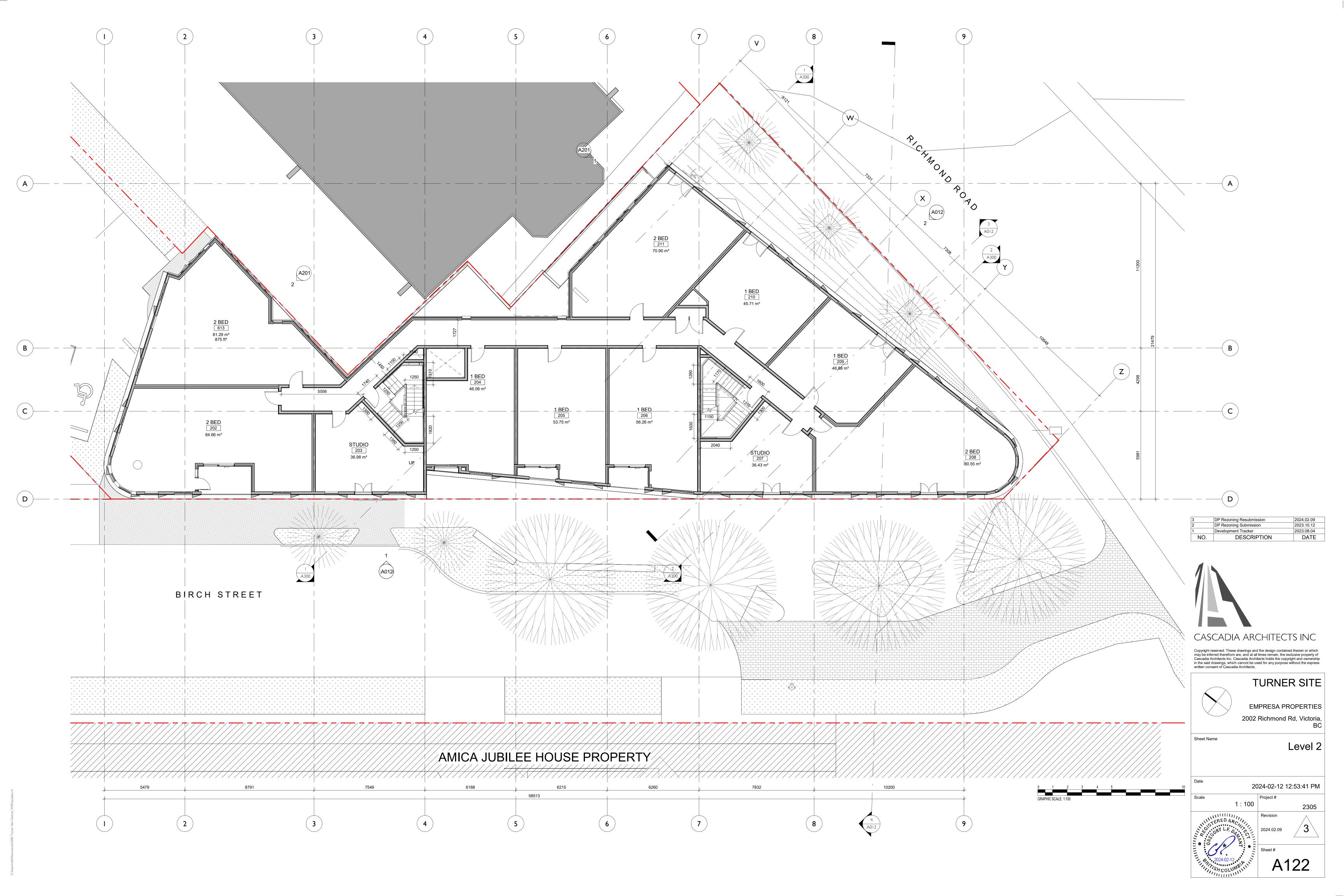
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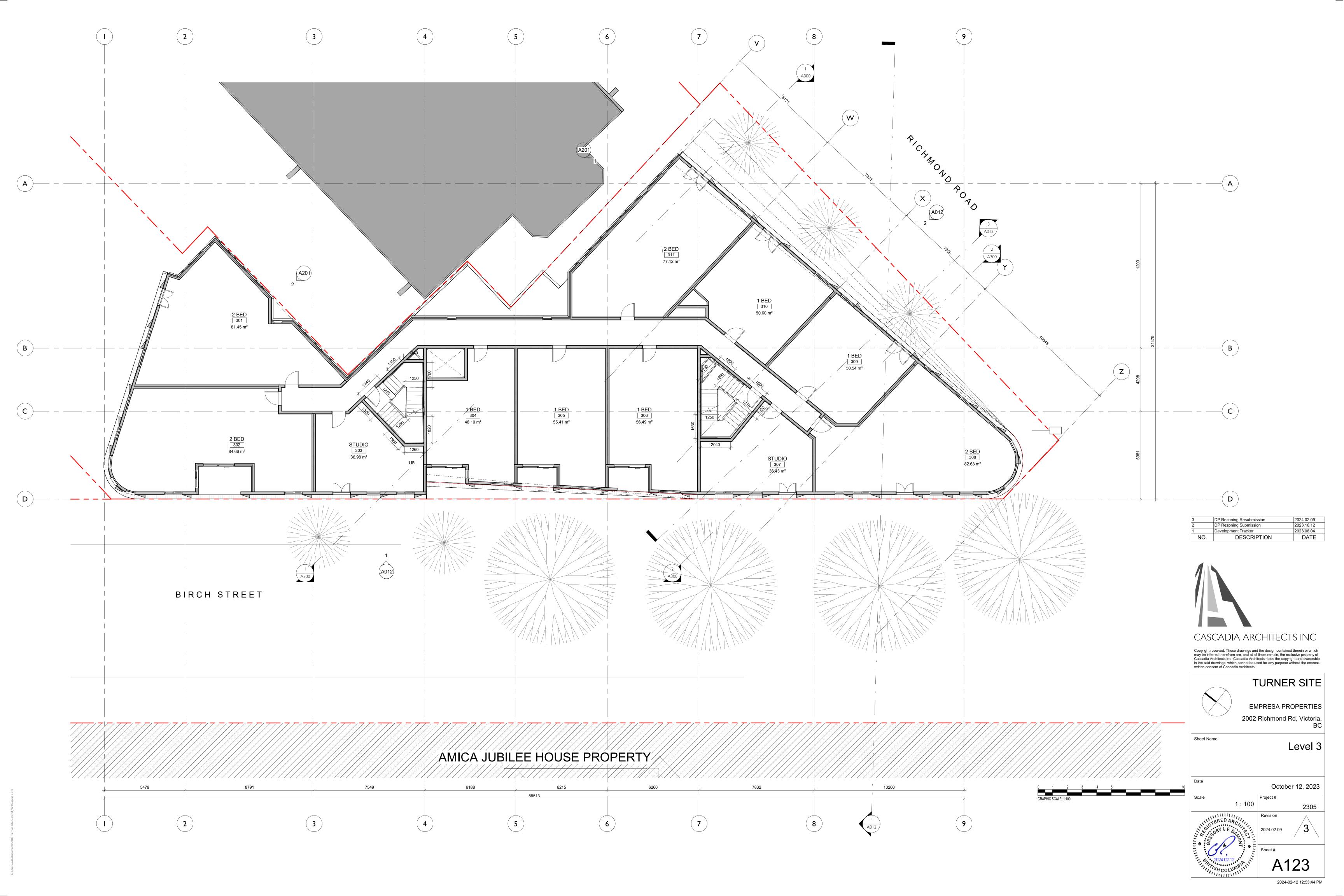
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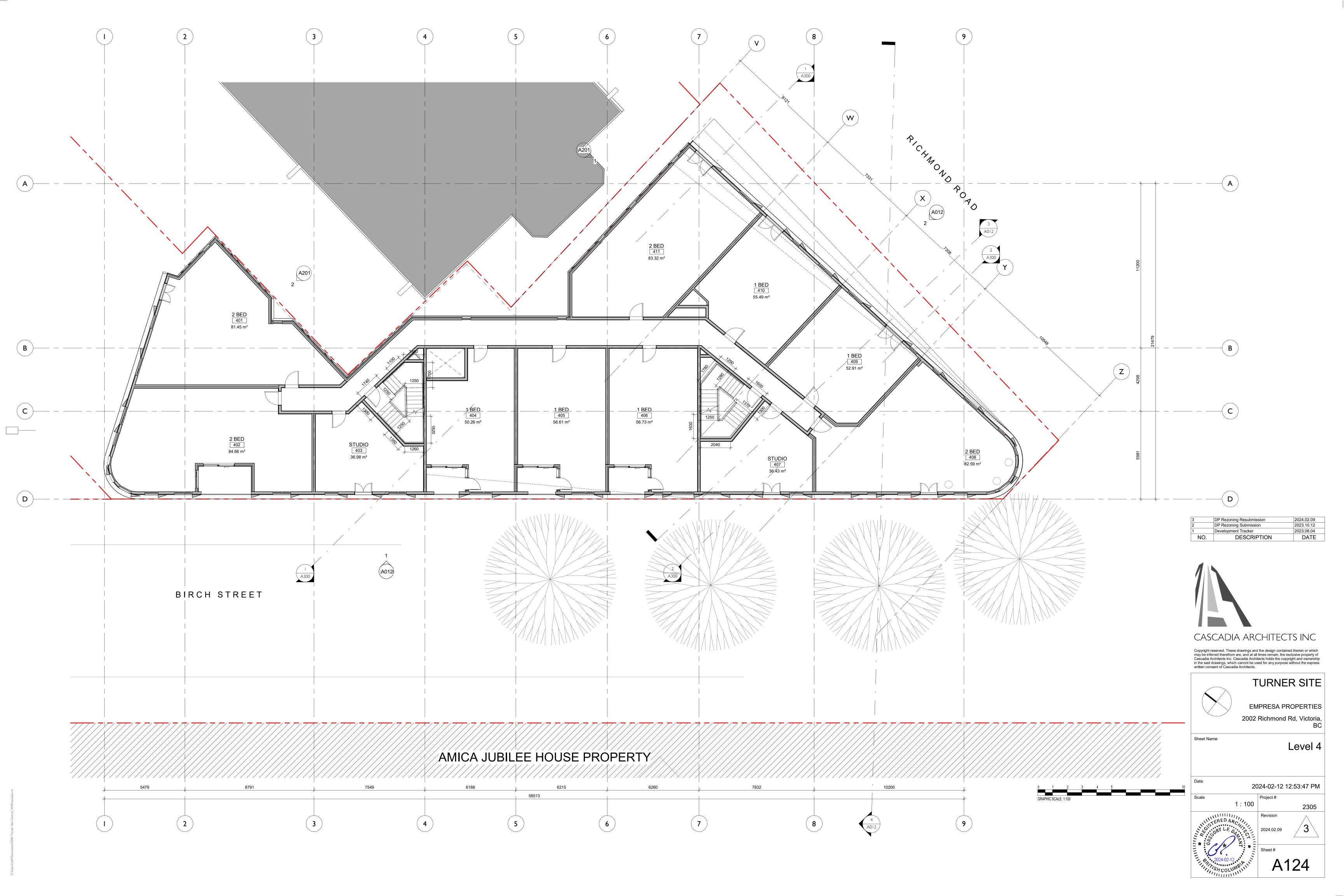


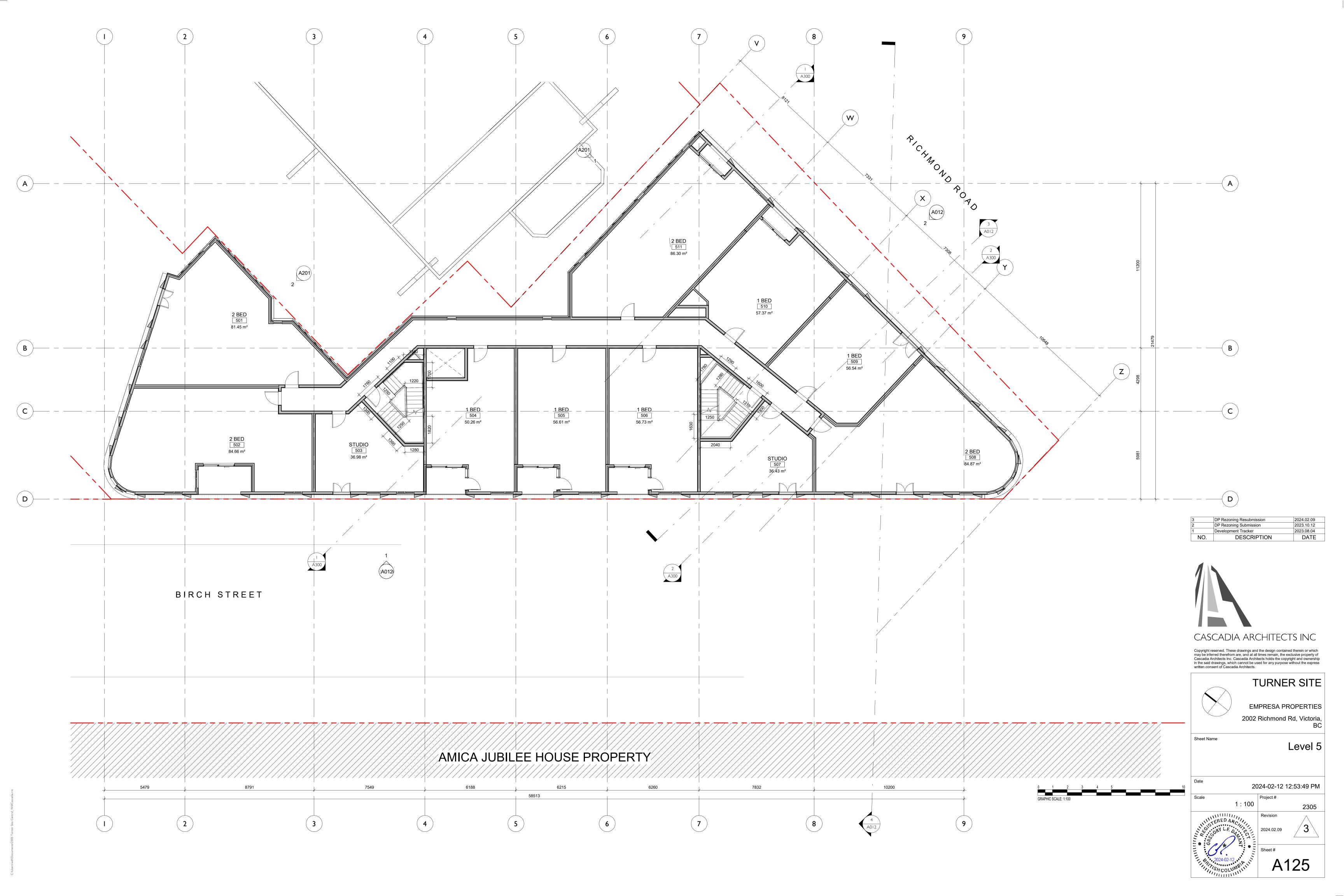


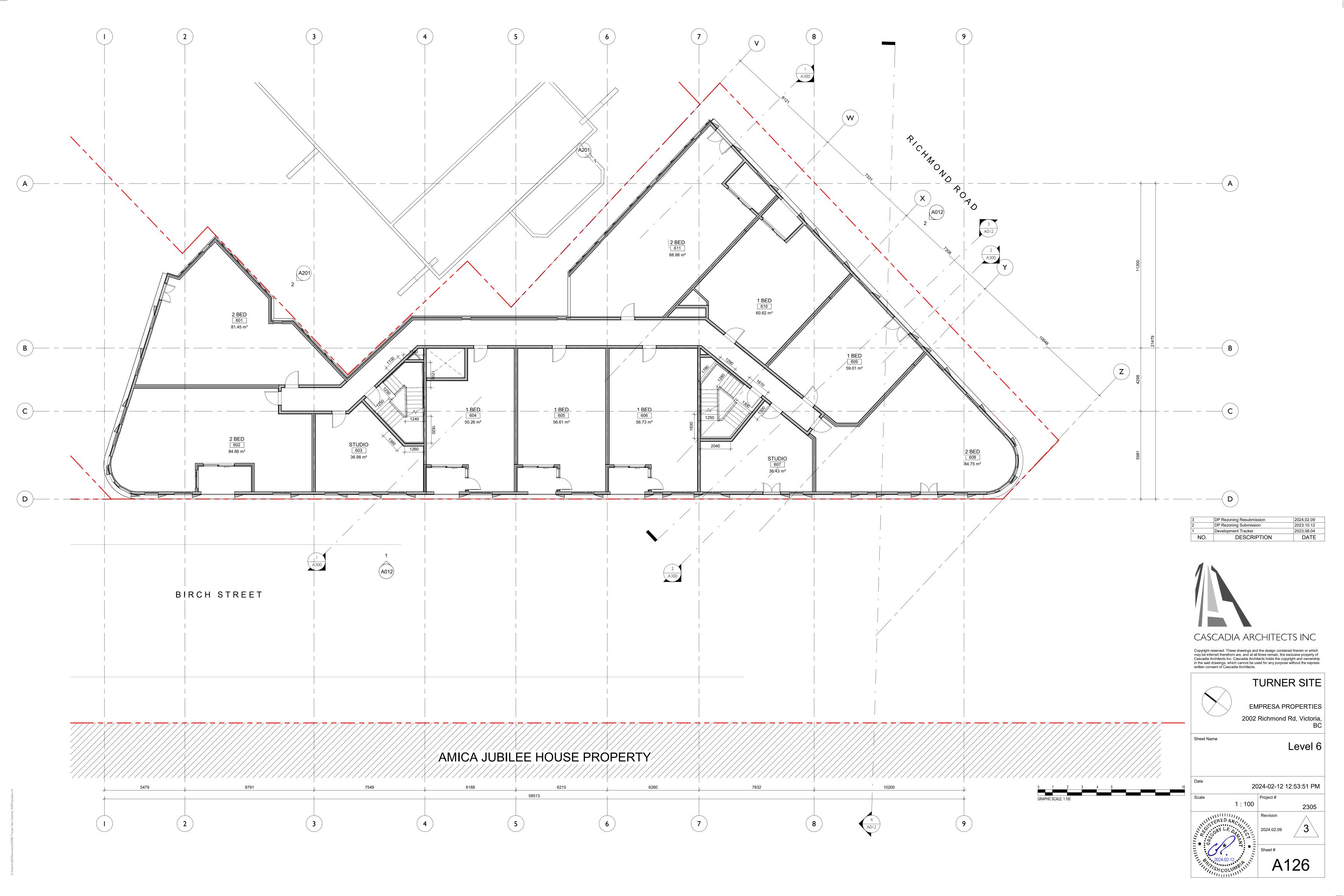


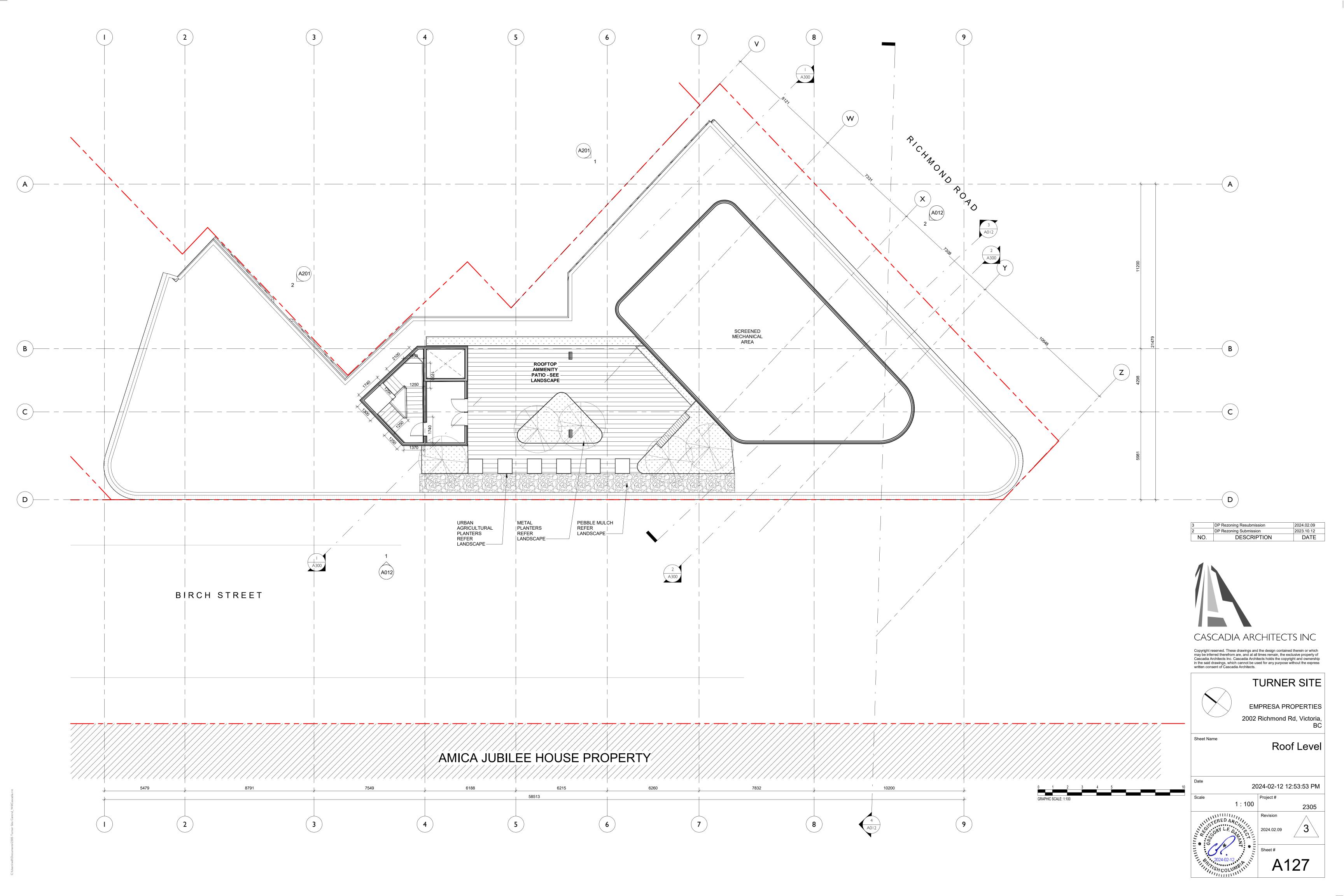






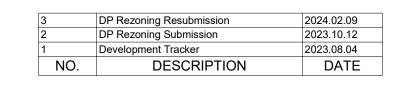


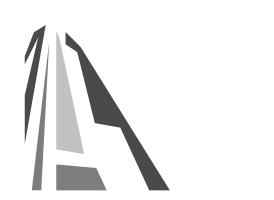












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TURNER SITE

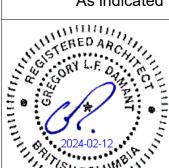
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2002 Richmond Rd, Victoria,

Elevations

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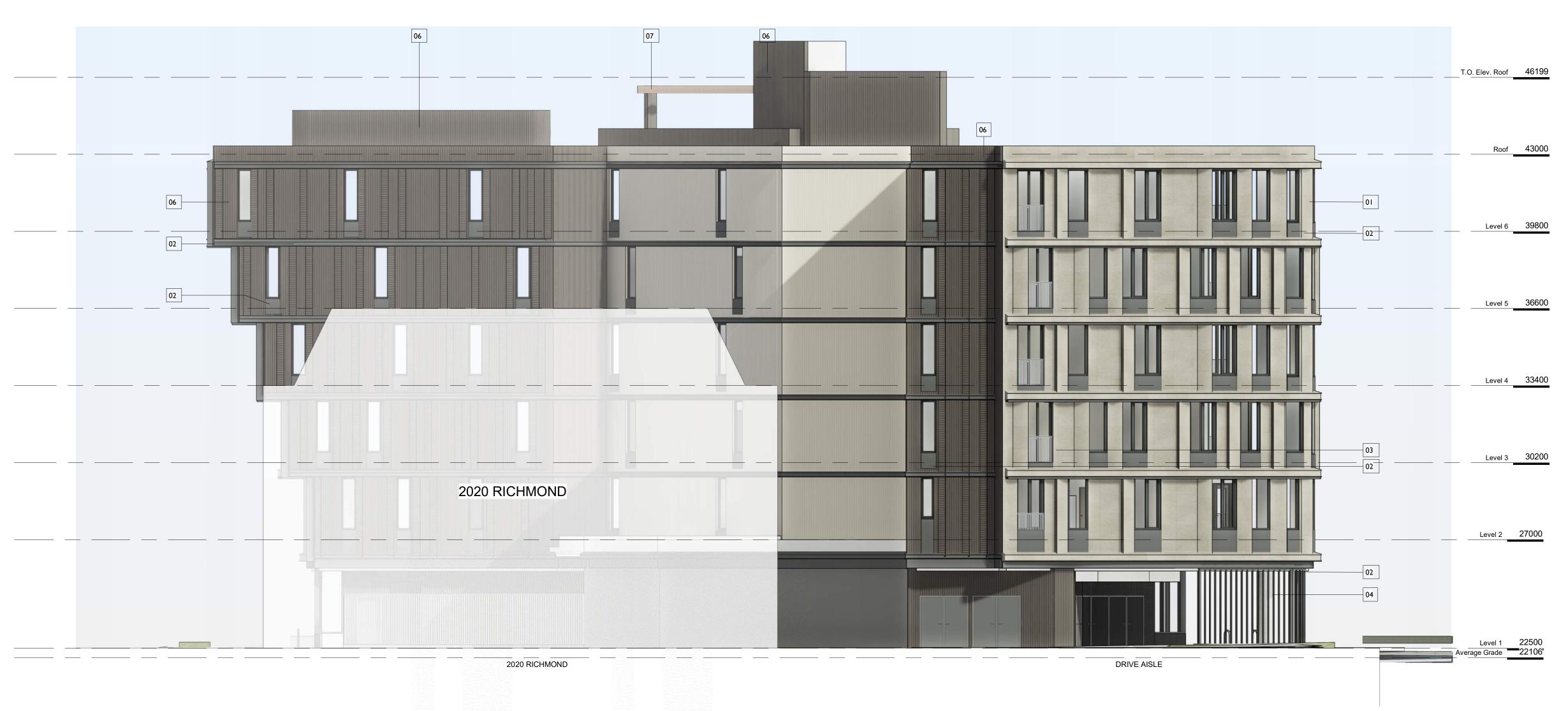
As indicated Project #



Revision

2024.02.09

Sheet #



MATERIALS LEGEND

01 Metal Panel - Colour 01

02 Cementitous Panel - Dark Colour 02

03 Metal Picket - Dark Colour 02

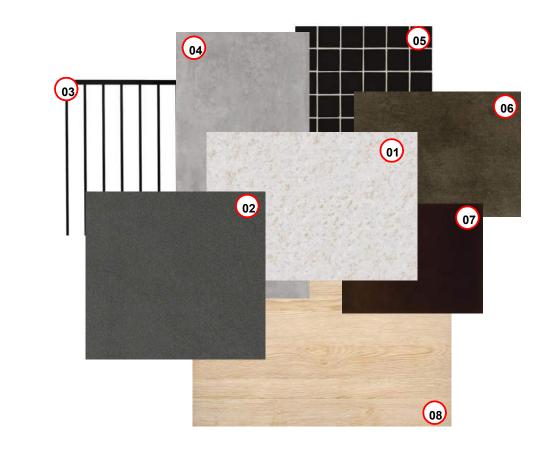
04 Cast-in-place Arch. Concrete

05 Black tile

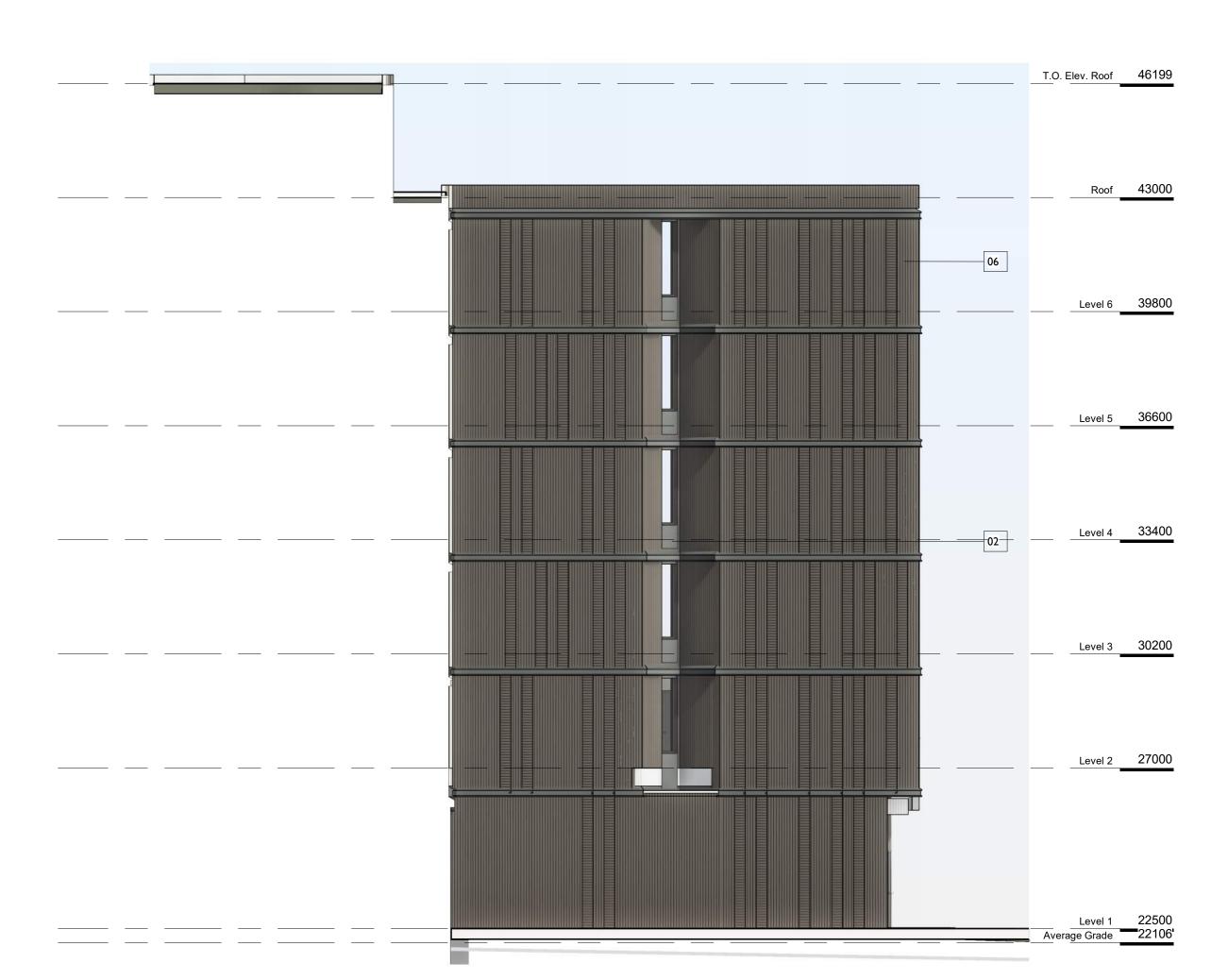
06 Metal Panel - Colour 02

07 Aluminum (Dark) pergola

08 Wood



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



1	DP Rezoning Submission	2023.10.12
1	Development Tracker DESCRIPTION	2023.08.04 DATF



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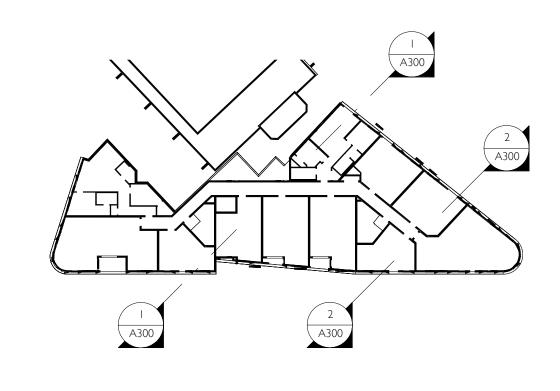
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Elevations

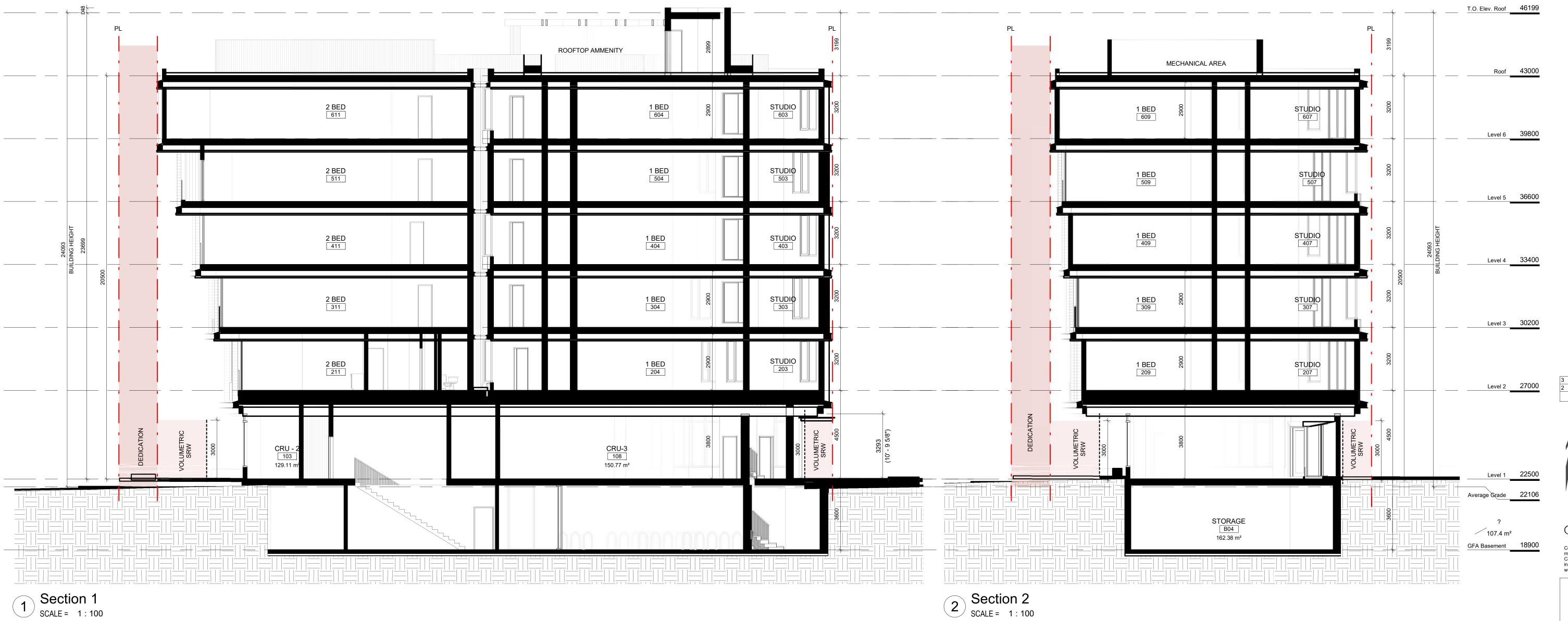
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2024.02.09
Sheet #



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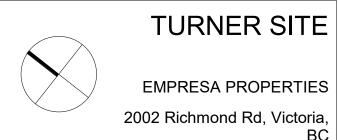


2024.02.09 2023.10.12 DATE NO. DESCRIPTION



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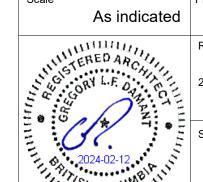
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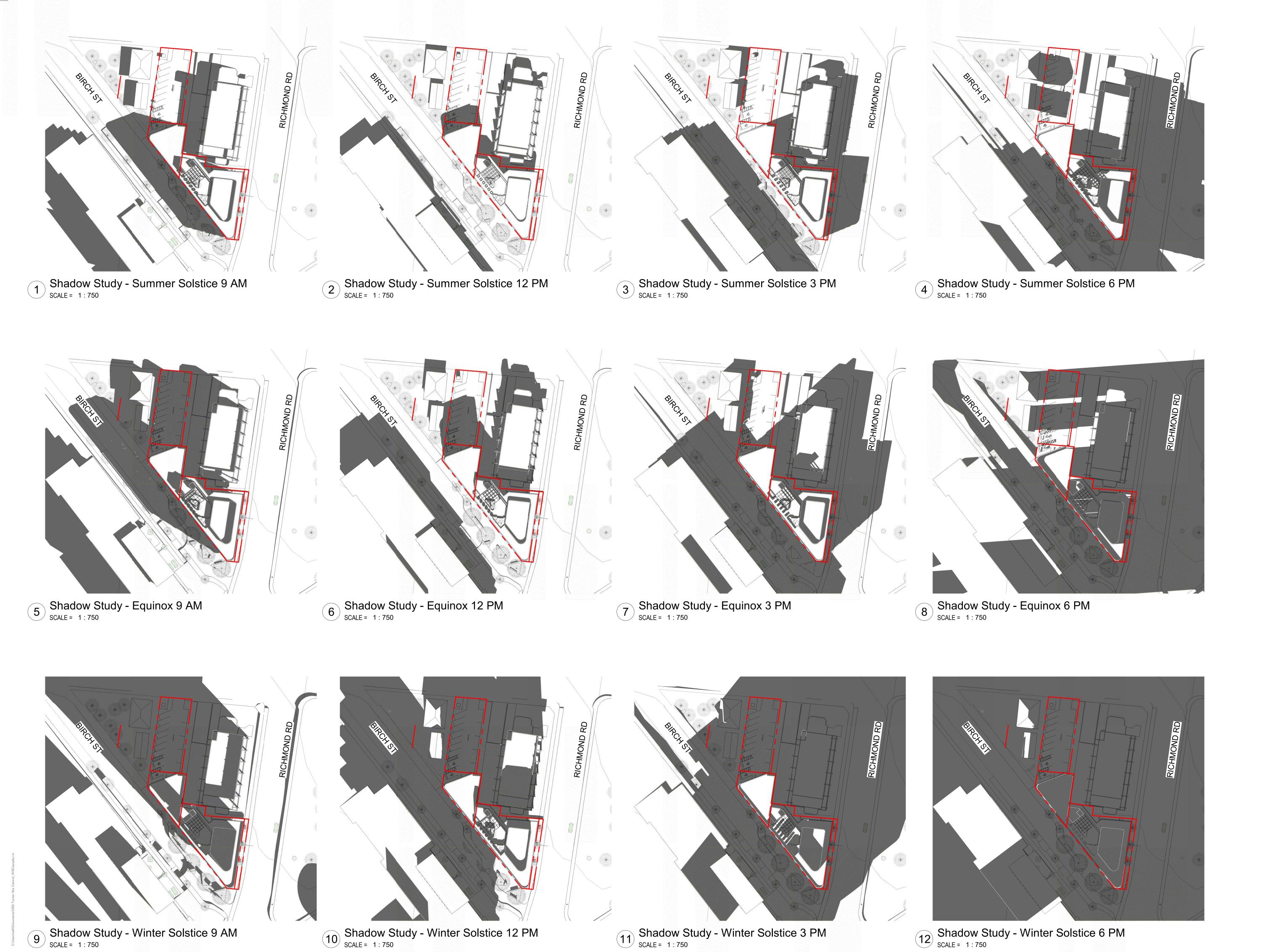
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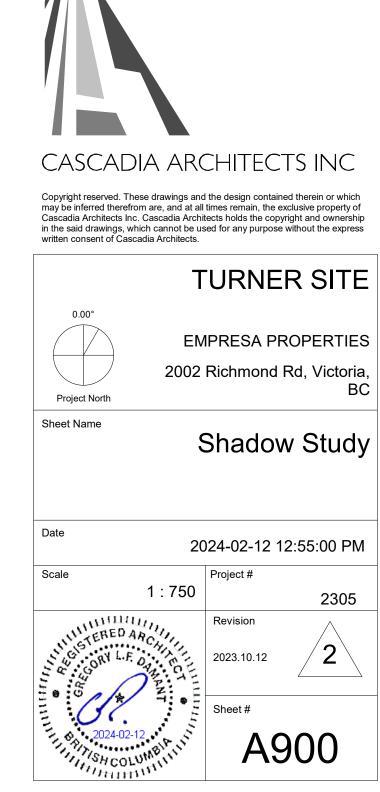
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Project # 2305 2024.02.09

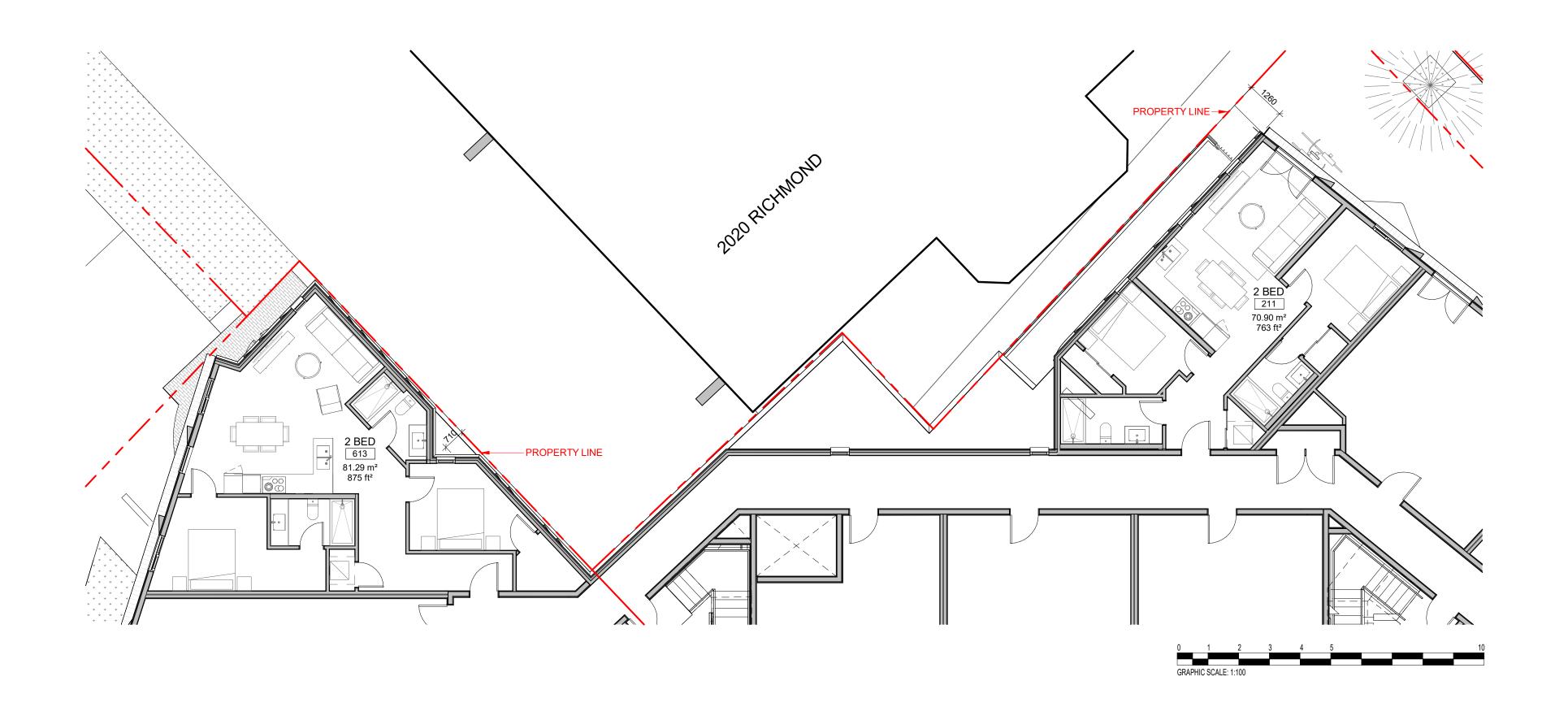
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DESCRIPTION

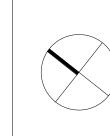
2023.10.12 2023.08.04 DATE







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EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,

TURNER SITE

Unit Layouts along PL

Date 2024-02-12 3:05:46 PM

Scale Project # 2305

1: 100

Revision
2024.02.09

Sheet #

128



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 L3.02 SOIL DEPTH PLAN - ROOFTOP L0.02 TREE MANAGEMENT PLAN L4.01 LIGHTING PLAN - LEVEL 1 L1.01 MATERIALS PLAN - LEVEL 1

L4.02 LIGHTING PLAN - ROOFTOP L1.02 MATERIALS PLAN - ROOFTOP L2.00 PLANTING SCHEDULE - LEVEL 1 L5.01 SECTIONS

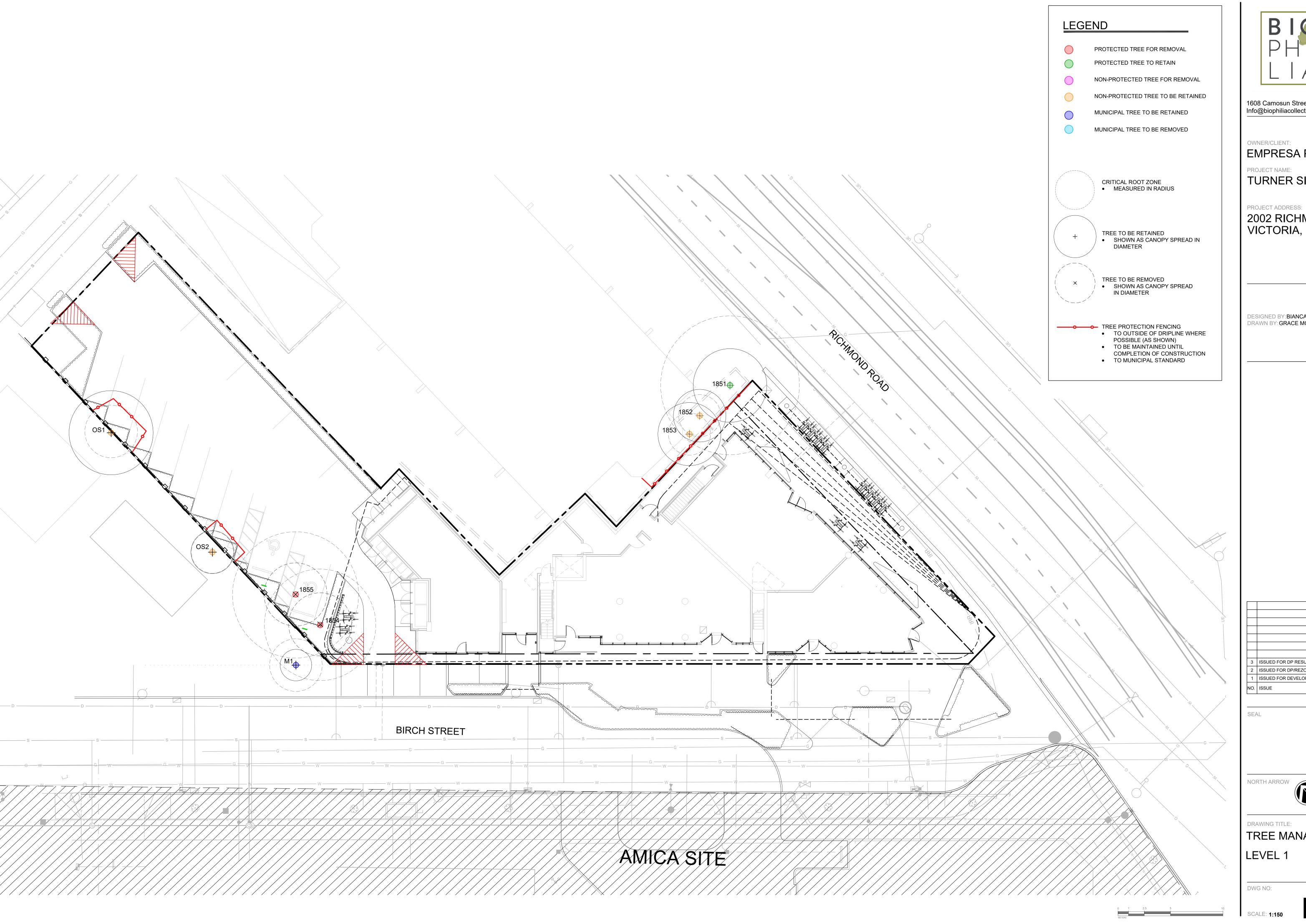
L6.01 DETAILS L2.01 TREE PLANTING PLAN - LEVEL 1

L2.02 PLANTING PLAN - LEVEL 1

L2.03 TREE PLANTING PLAN - ROOFTOP L2.04 PLANTING PLAN - ROOFTOP

GENERAL LANDSCAPE NOTES

- 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.





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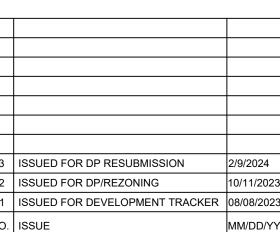
EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI





TREE MANAGEMENT PLAN

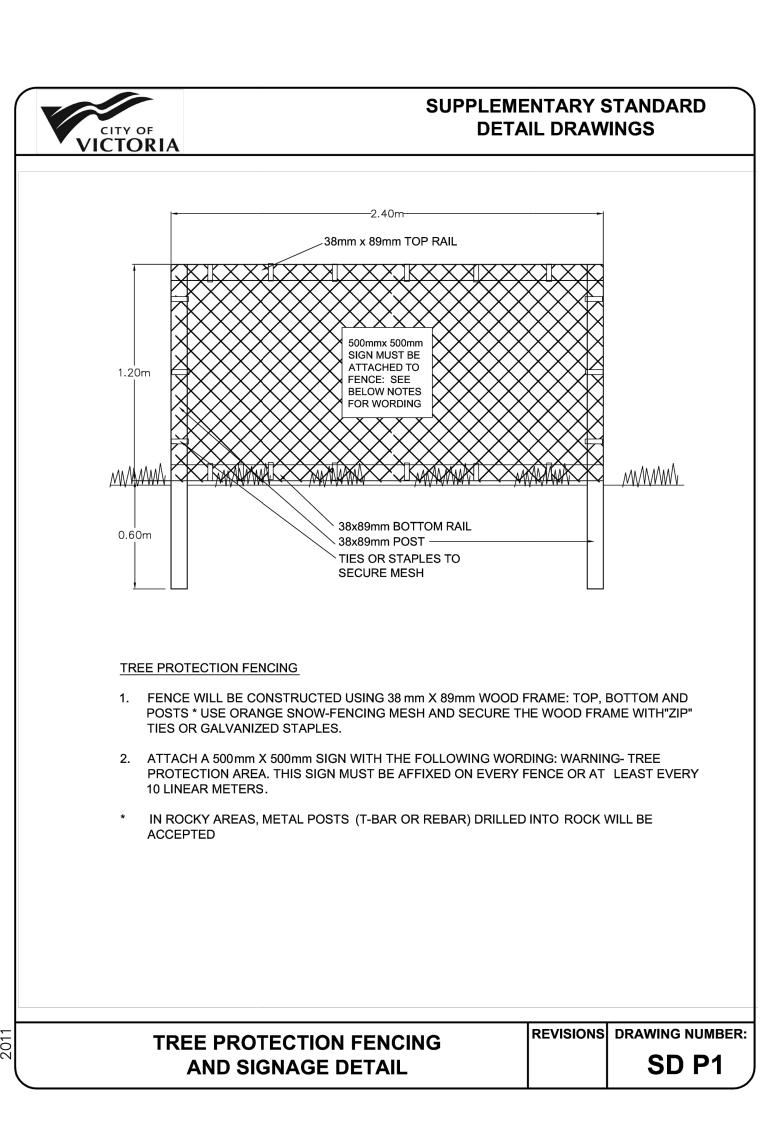
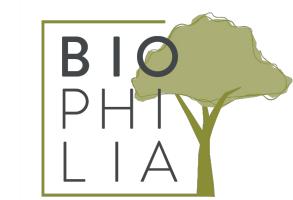


TABLE 1:

Tag #	Surveyed ?	Location (On, Off, Shared,	Bylaw protected ?	Name		dbh		Critical root	Condition		Relative	General field observations/remarks	Tree retention/location Retent	
rag #	(Yes/No)	City)	(Yes/No)	Common	Botanical	(cm)	(m)	(m)	Health	Structural	tolerance	Selleral field observations/remarks	comments	status
1851	No	On	Yes	Norway Maple	Acer platanoides	55	3.5	6.6	Fair-good	Fair-poor	Moderate	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	On	No	Japanese Maple 'Full Moon'	Acer palmatum 'Full moon'	7,4,4	2.5	2	Fair-good	Fair-poor	Moderate	Multiple stems, competing for light.	Root zone restricted to within planter. No impacts anticipated.	Retain
1853	No	On	No	Japanese Maple 'Coral Bark'	Acer palmatum 'Coral Bark'	7,7,5	3	2	Fair	Fair	Moderate	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	Dieback, deadwood.	Within proposed building area	Remove
1855	Yes	On	Yes	Pear	Pyrus spp.	29,22	3	6	Fair	Fair	Moderate	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	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	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	Decay at base, bark damage.	Municipal tree, should be possible to isolate it from construction activity.	Retain

Prepared by: Talmack Urban Forestry Box 48153 RPO Uptown Victoria, BC V8Z 7H6 Ph: (250) 479-8733 ~ Fax: (250) 479-7050 Email: tmtreehelp@gmail.com



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

3 ISSUED FOR DP RESUBMISSION 2 ISSUED FOR DP/REZONING ISSUED FOR DEVELOPMENT TRACKER 08/08/2023

SEAL

DRAWING TITLE:

TREE MANAGEMENT PLAN LEVEL 1

DWG NO:





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OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY:BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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



MATERIALS PLAN LEVEL 1



BBQ STAND





LOUNGE AREA

LEGEND

— – – PROPERTY LINE

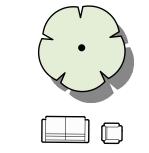
---- BUILDING ABOVE

MATERIALS SCHEDULE

Urban agriculture

SYMBOL DESCRIPTION <u>QTY</u> Paving Type 5: Composite Wood Deck 94.1 m² 27.2 m² Planted areas 40.1 m² -Refer to Planting plan

1.8 m²



Proposed trees

Movable furniture

PROJECT ADDRESS:

TURNER SITE

OWNER/CLIENT:

PROJECT NAME:

2002 RICHMOND RD VICTORIA, BC.

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EMPRESA PROPERTIES

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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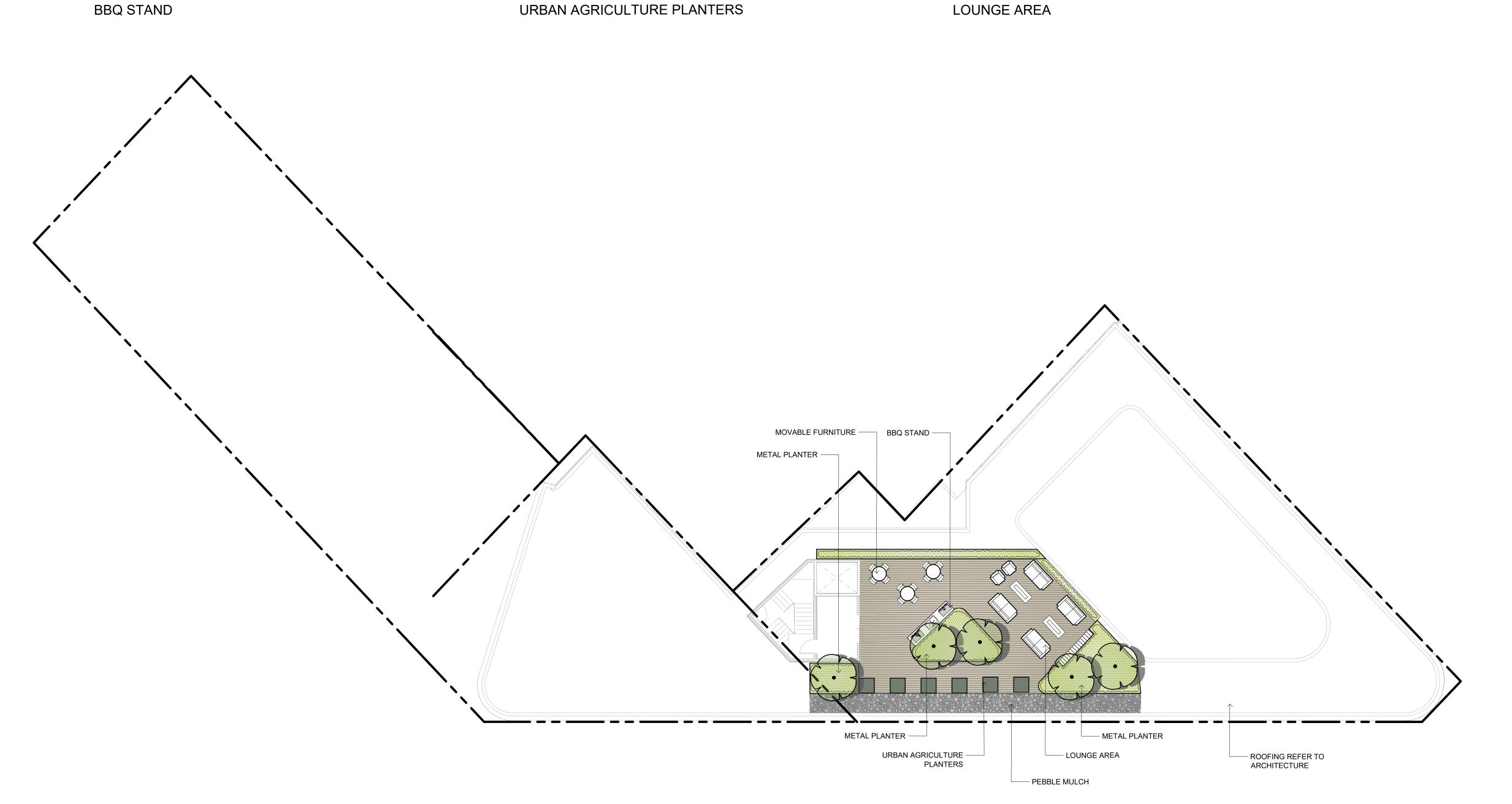
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NORTH ARROW

DRAWING TITLE: MATERIALS PLAN

ROOFTOP

DWG NO:



2024-02-08 11:53

PLANT SCHEDULE LEVEL 1								
SYMBOL	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	SPACING	COMMENTS	QTY		
TREES								
	AG	Acer griseum / Paperbark Maple	60mm Cal.	As Shown	B&B, Well Established	1		
+	AR	Acer rubrum / Red Maple	60mm Cal.	As Shown	B&B, Well Established	2		
+	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple	60mm Cal.	As Shown	B&B, Well Established	3		
	АМ	Arbutus menziesii / Pacific Madrone	60mm Cal.	As Shown	B&B, Well Established	2		
+	QG	Quercus garryana / Oregon White Oak	60mm Cal.	As Shown	B&B, Well Established	4		
SHRUBS								
\odot	СР	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2 POT	1000 mm.	Full, Well Established	1		
\bigcirc	Нр	Hebe pinguifolia `Sutherlandii` / Sutherland Hebe	#2 POT	1000 mm.	Full, Well Established	20		
+	Lh	Ligustrum vulgare 'Swift' / First Editions® Straight Talk® Privet	#2 POT	800mm	Full, Well Established	46		
\bigcirc	Pc	Prostanthera cuneata / Alpine Mint Bush	#2 POT	1200mm	Full, Well Established	2		
GRASSES								
}`` }	Ck2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 POT	600mm	Full, Well Established	52		
MANANANANA	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#1 POT	450mm	Full, Well Established	71		
3)***	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	36		
PERENNIA	<u>ls</u>							
\odot	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	600mm	Full, Well Established	21		
\odot	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	600mm	Full, Well Established	16		
\bigcirc	Es	Erica carnea 'Springwood White' / White Spring Winter Heath	#1 POT	450mm	Full, Well Established	10		
(+)	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	19		
(+)	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	20		
\odot	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	600mm	Full, Well Established	62		
\bigcirc	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	28		
Exercise Services	SC2	Santolina chamaecyparissus / Lavender Cotton	#1 POT	450mm	Full, Well Established	136		
\odot	Тр	Thymus pseudolanuginosus / Woolly Thyme	#1 POT	300mm	Full, Well Established	141		
+	VB	Verbena bonariensis / Tall Verbena	#1 POT	750mm	Full, Well Established	14		
+	Vp	Veronica peduncularis 'Georgia Blue' / Georgia Blue Speedwell	#1 POT	450mm	Full, Well Established	13		

PLANTING PLAN NOTES

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

3	ISSUED FOR DP RESUBMISSION	2/9/2024
2	ISSUED FOR DP/REZONING	10/11/202
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/202
NO.	ISSUE	MM/DD/Y

SEAL

NORTH ARRO



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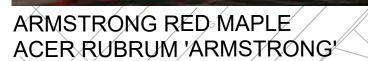
PLANTING SCHEDULE
LEVEL 1

DWG NO:

L2.00









GARRY OAK QUERCUS GARRYANA



PAPERBARK MAPLE **ACER GRISEUM**



RED MAPLE ACER RUBRUM



PACIFIC MADRONE ARBUTUS MENZIESII

STREET TREES NOTES

LEGEND

PLANTING PLAN NOTES

BRITISH COLUMBIA.

MUNICIPAL SOURCE.

SOIL DEPTH REQUIREMENTS.

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.

REFER TO CIVIL AND MECHANICAL FOR DRAINS.

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. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND

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

ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE

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

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

- REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
- INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.

PROPERTY LINE ----- IRRIGATION SLEEVING

---- BUILDING ABOVE ROOT BARRIERS

CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.

INSPECTION OF TREE STOCK PRIOR TO PLANTING.



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OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

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DESIGNED BY:BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

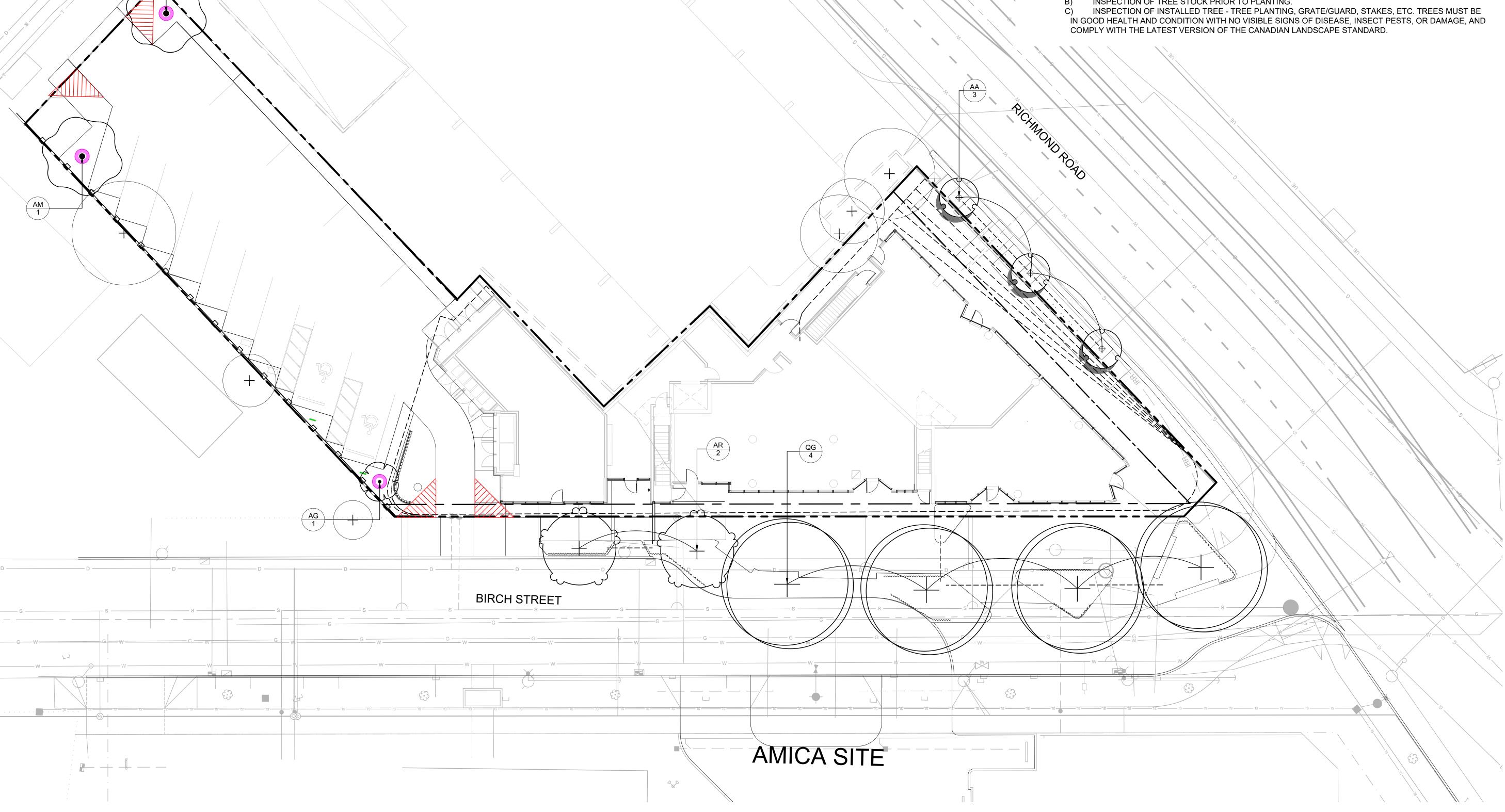
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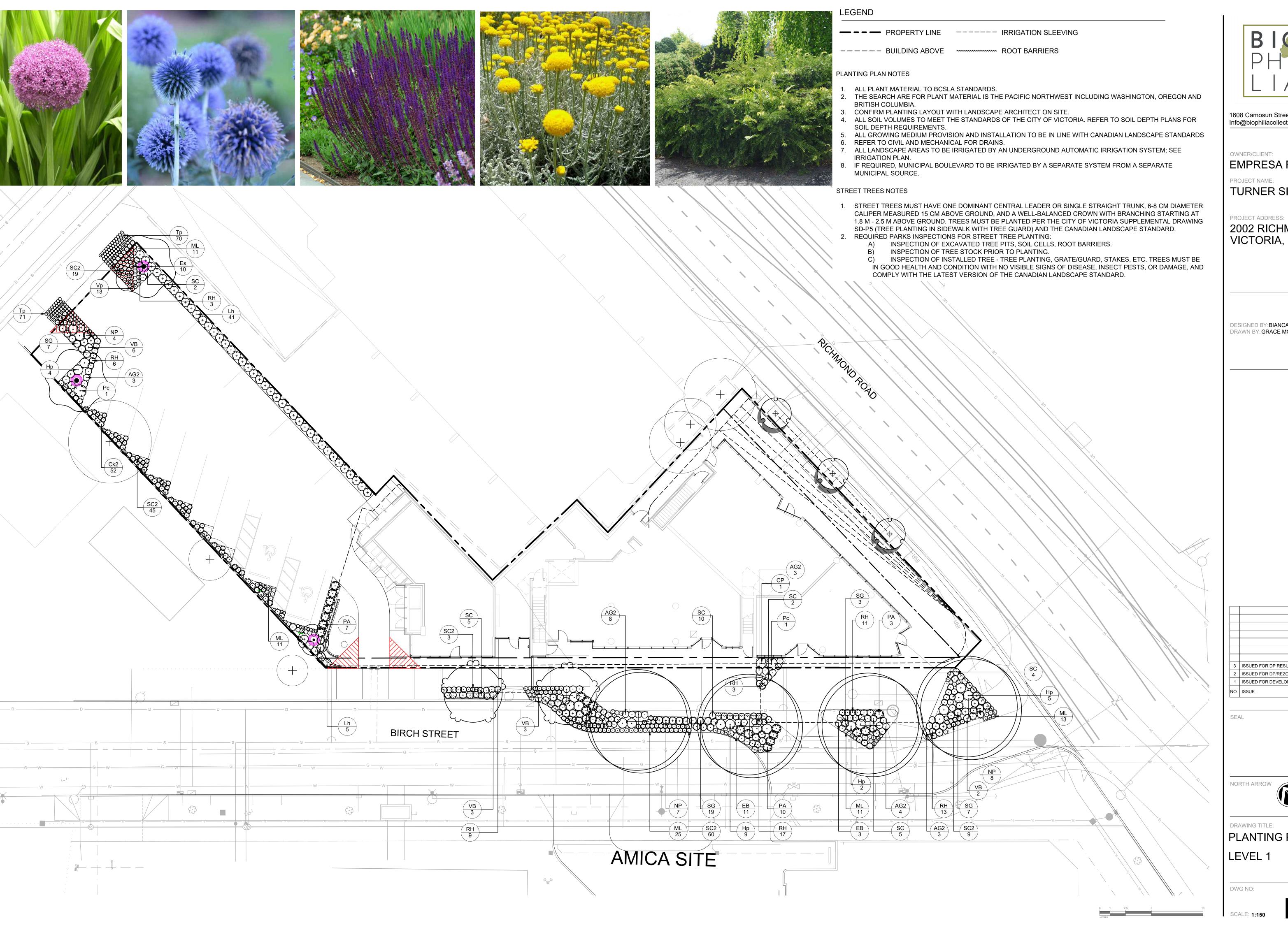


DRAWING TITLE:

TREE PLANTING PLAN LEVEL 1

DWG NO:







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EMPRESA PROPERTIES

TURNER SITE

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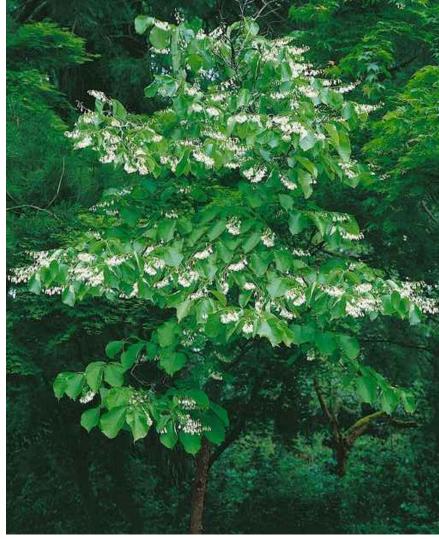
ISSUED FOR DP RESUBMISSION ISSUED FOR DP/REZONING



PLANTING PLAN



FRAGRANT SNOWBELL STYRAX OBASSIA



VENUS DOGWOOD CORNUS X 'KN30-8'

LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE



REPLACEMENT TREE

PLANT SCHEDULE ROOFTOP

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	<u>QTY</u>	2023-10-05 13 REMARKS
	CV	Cornus x 'KN30-8' / Venus® Dogwood	60mm Cal.	2	B&B, Well Established
£ • }	so	Styrax obassia / Fragrant Snowbell	60mm Cal.	3	B&B, Well Established

PLANTING PLAN NOTES

- 1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
- 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.
- 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

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

SEAL

NORTH ARE



DRAWING TITLE:

TREE PLANTING PLAN
ROOFTOP

DWG NO:

L2.03











LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

PLANT SCHEDULE ROOFTOP

CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
Нр	Hebe pinguifolia `Sutherlandii` / Sutherland Hebe	#2 POT	10	Well Established
Рс	Prostanthera cuneata / Alpine Mint Bush	#2 POT	8	Well Established
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SG	Stipa gigantea / Giant Feather Grass	#2 POT	19	Well Established
CODE	BOTANICAL / COMMON NAME	SIZE	<u>QTY</u>	REMARKS
AK	Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop	#1 POT	17	Well Established
EG	Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower	#1 POT	19	Well Established
NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	8	Well Established
PA	Perovskia atriplicifolia / Russian Sage	#2 POT	17	Well Established
SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	10	Well Established
	Hp Pc CODE SG CODE AK EG NP PA	Hp Hebe pinguifolia `Sutherlandii` / Sutherland Hebe Pc Prostanthera cuneata / Alpine Mint Bush CODE BOTANICAL / COMMON NAME SG Stipa gigantea / Giant Feather Grass CODE BOTANICAL / COMMON NAME AK Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop EG Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower NP Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint PA Perovskia atriplicifolia / Russian Sage	Hp Hebe pinguifolia `Sutherlandii` / Sutherland Hebe #2 POT Pc Prostanthera cuneata / Alpine Mint Bush #2 POT CODE BOTANICAL / COMMON NAME SIZE SG Stipa gigantea / Giant Feather Grass #2 POT CODE BOTANICAL / COMMON NAME SIZE AK Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop #1 POT EG Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower #1 POT NP Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint #1 POT PA Perovskia atriplicifolia / Russian Sage #2 POT	Hp Hebe pinguifolia `Sutherlandii` / Sutherland Hebe #2 POT 10 Pc Prostanthera cuneata / Alpine Mint Bush #2 POT 8 CODE BOTANICAL / COMMON NAME SIZE QTY SG Stipa gigantea / Giant Feather Grass #2 POT 19 CODE BOTANICAL / COMMON NAME SIZE QTY AK Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop #1 POT 17 EG Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower #1 POT 19 NP Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint #1 POT 8 PA Perovskia atriplicifolia / Russian Sage #2 POT 17

PLANTING PLAN NOTES

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



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OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

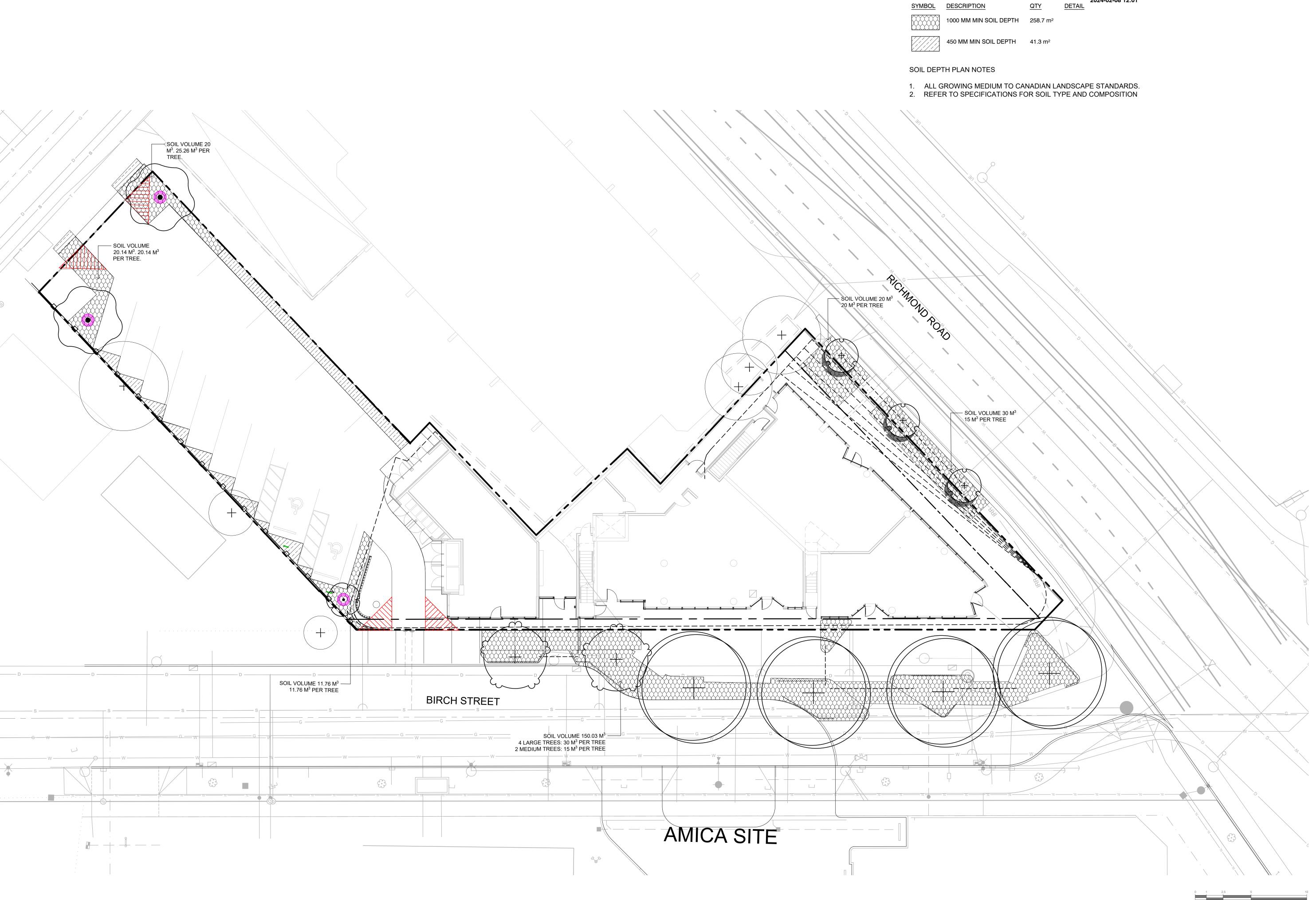
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NO.	ISSUE	MM/DD/YY



DRAWING TITLE: PLANTING PLAN

DWG NO:

ROOFTOP





LEGEND

— PROPERTY LINE ----- IRRIGATION SLEEVING

---- BUILDING ABOVE ROOT BARRIERS

SOIL DEPTH SCHEDULE - MAIN LEVEL



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$\overline{}$	ISSUE	MM/DD/VV

SEAL

ORTH ARROW

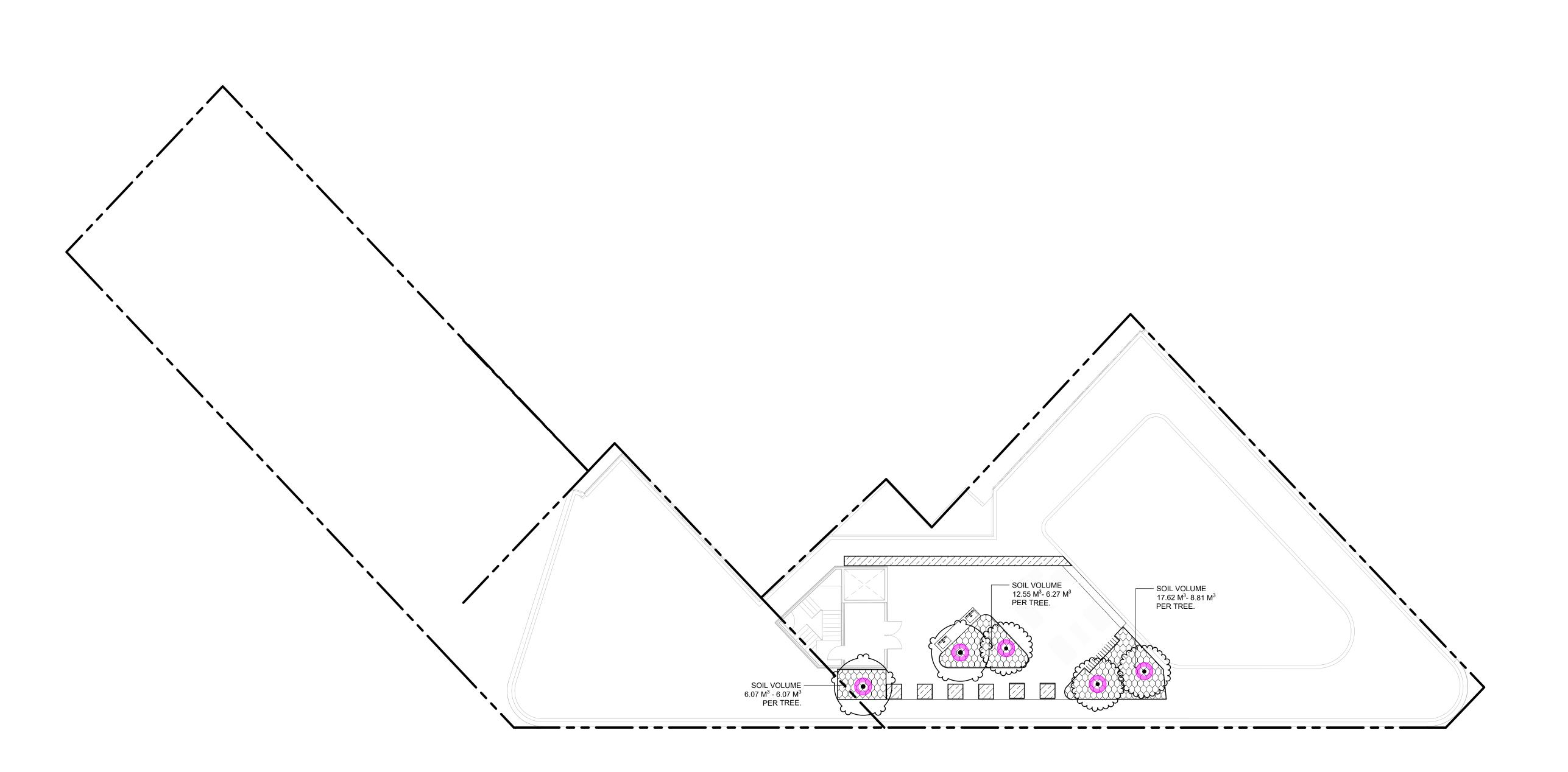


DRAWING TITLE:

PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:150 L3.01



LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

SOIL DEPTH SCHEDULE - ROOFTOP

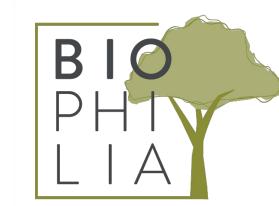
 SYMBOL
 DESCRIPTION
 QTY
 DETAIL

 1000 MM MIN SOIL DEPTH
 34.7 m²

450 MM MIN SOIL DEPTH 13.9 m²

MUNICIPAL SOURCE.

SOIL DEPTH PLAN NOTES



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SEA

NORTH ARE

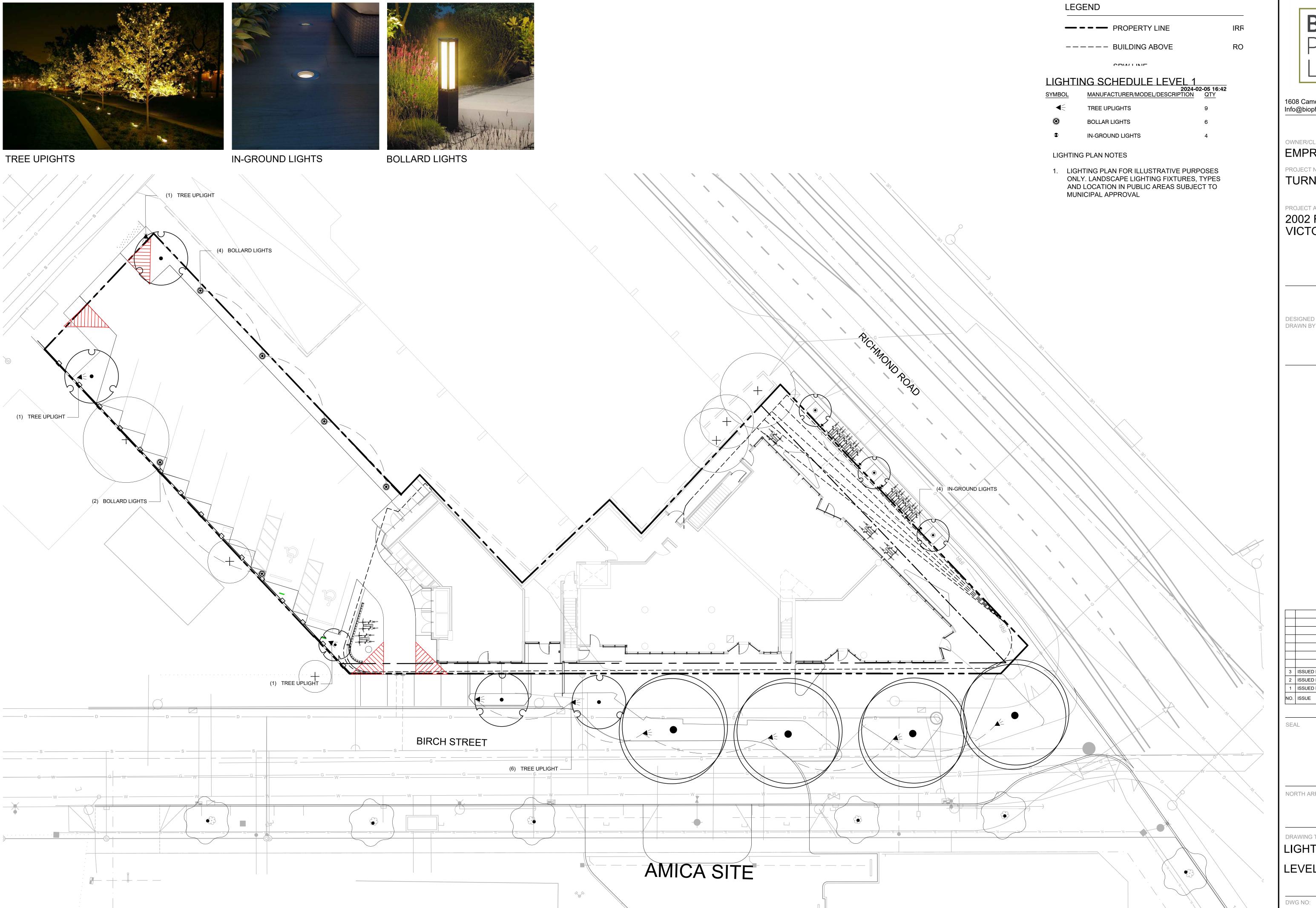


DRAWING TITLE:

SOIL DEPTH PLAN
ROOFTOP

DWG NO:

L3.02





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.

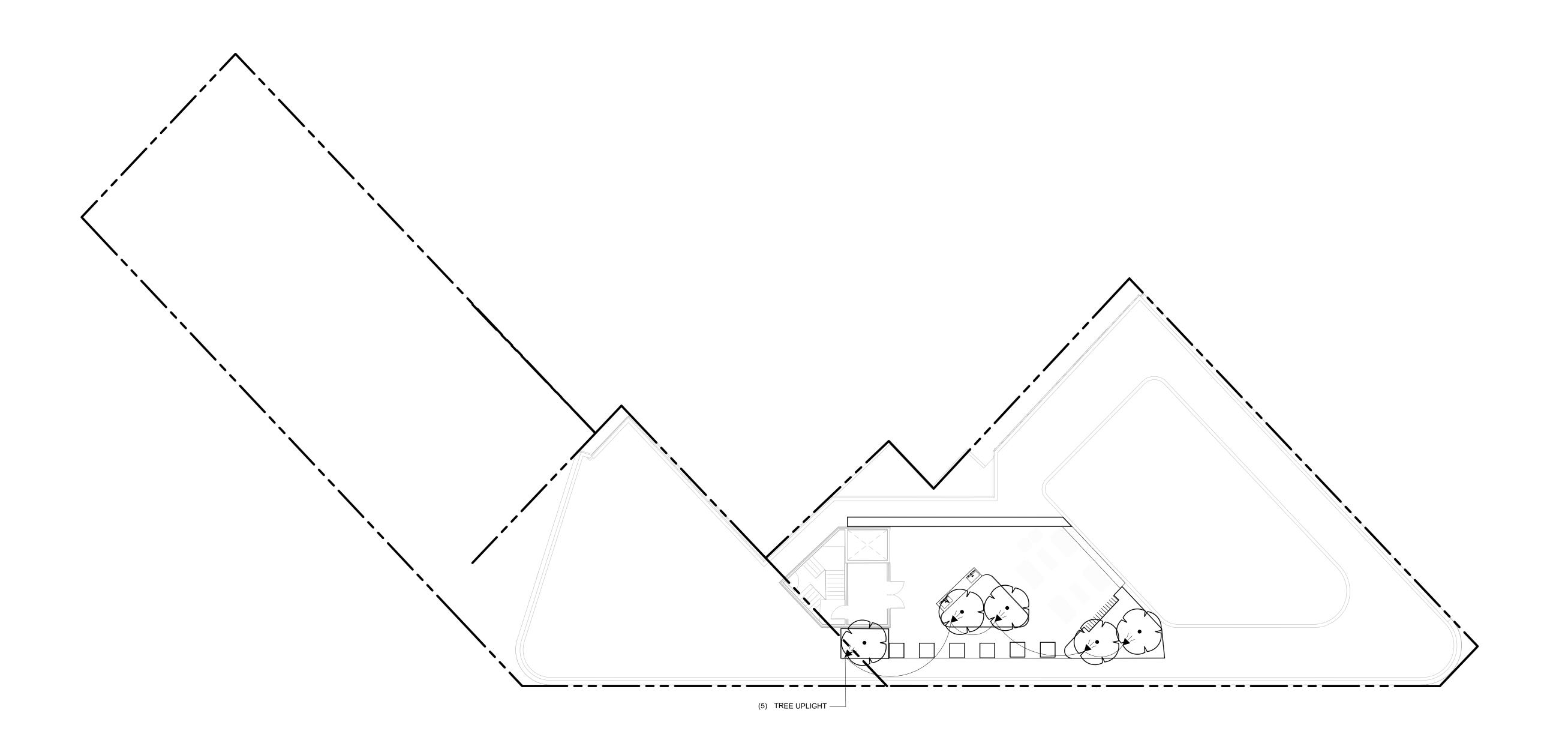
DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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NO.	ISSUE	MM/DD/YY



DRAWING TITLE:

LIGHTING PLAN LEVEL 1



LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE RO

OD/W/ LIVIE

LIGHTING SCHEDULE ROOFTOP

2024-02-05 16:42

SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY

TREE UPLIGHTS 5



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

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EMPRESA PROPERTIES

PROJECT NAME:

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SEAL

NORTH ARRO

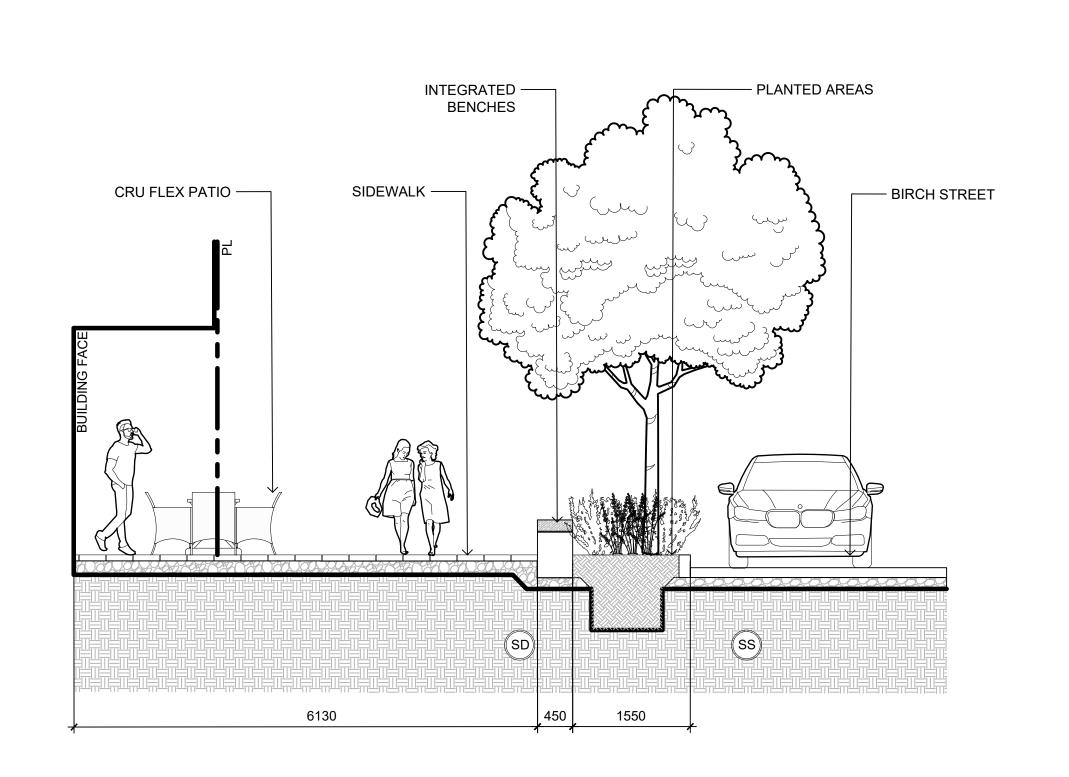


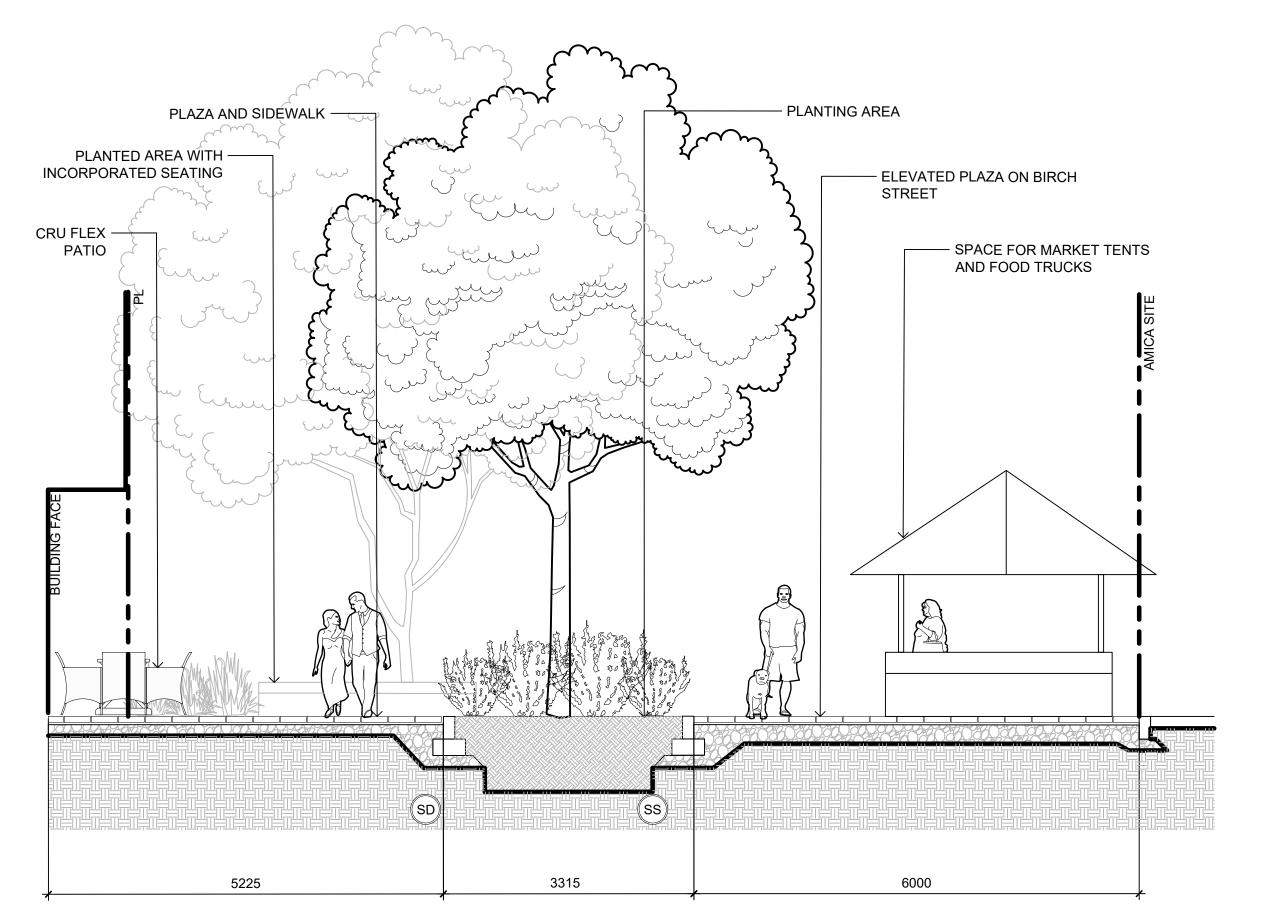
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LIGHTING PLAN

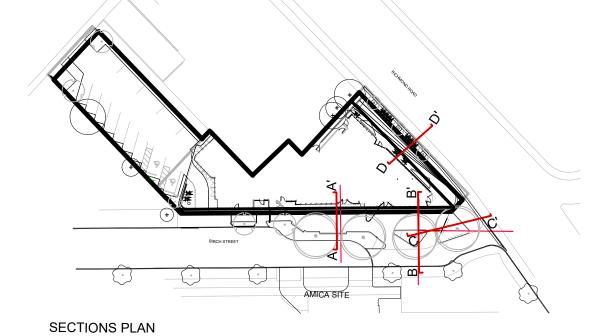
| LIGHTING PLAN | ROOFTOP

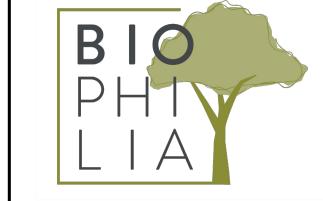
DWG NO:

L4.02









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

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EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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

SEAL

NORTH ARROW

DRAWING TITLE: SECTIONS

DWG NO:

- SHORT TERM BIKE PARKING SIDEWALK -OVER RAIN GARDEN – BIKE LANE — RICHMOND ROAD — BIKE LANE - CORNER PLAZA PLATFORM - RICHMOND RD CONCRETEUNIT PAVERS OVER SOIL CELLS

5735

2100

2 SECTION B-B': ELEVATED PLAZA

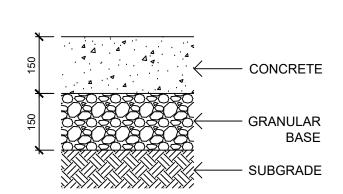
3 SECTION C-C': CORNER PLAZA

1 SECTION A-A': BIRCH STREET

4 SECTION D-D': RICHMOND ROAD

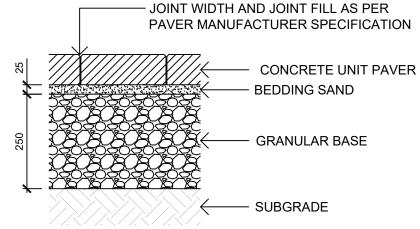
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2100

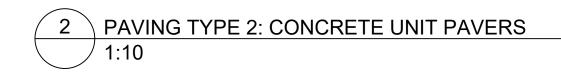


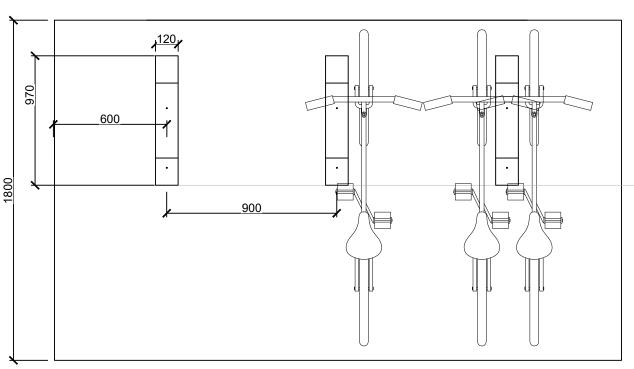
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS

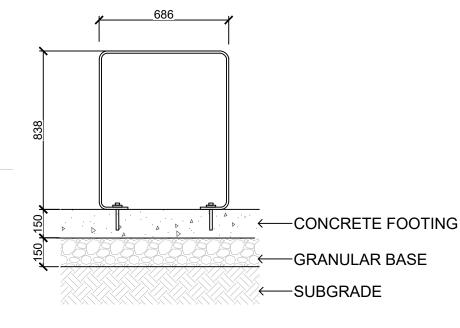




- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACED IN MAX. 100mm LIFTS.
 PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S
- SPECIFICATION UNLESS NOTED OTHERWISE.



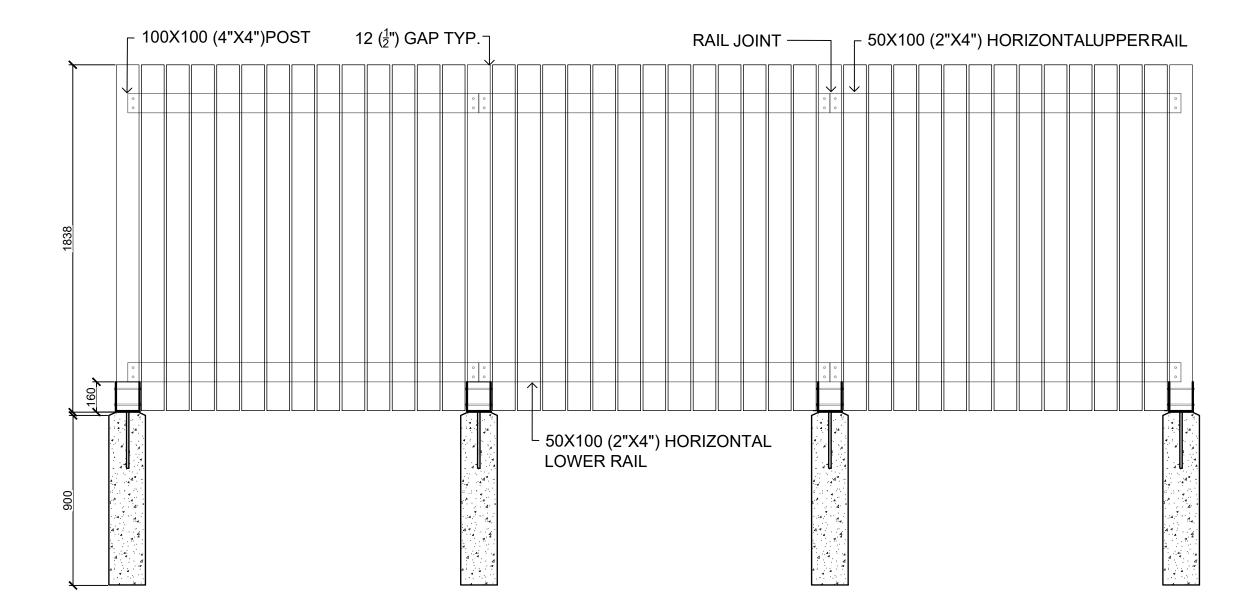




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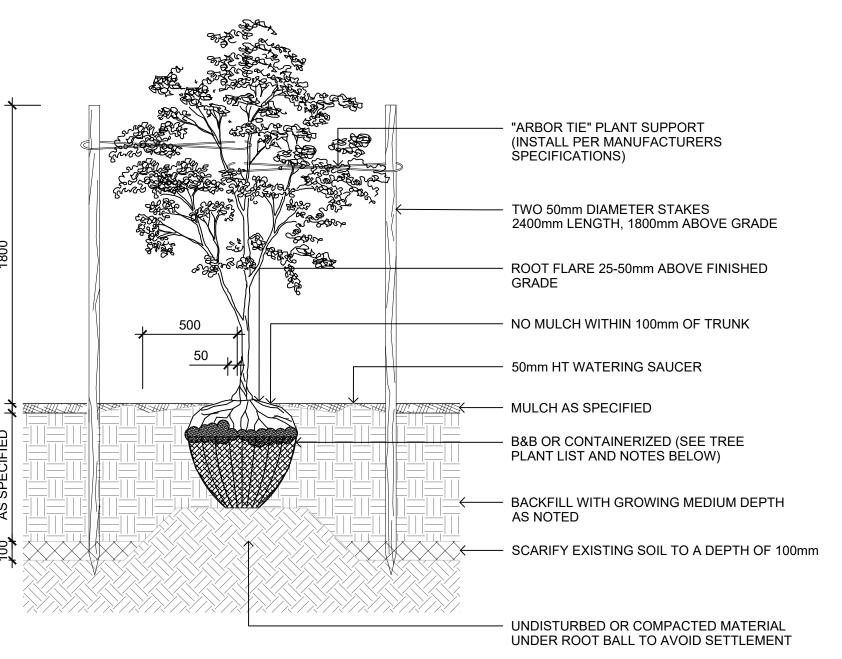
- 1. BIKE RACK INCLUDES INSTALLATION OF CONCRETE FOOTINGS. ENSURE GRANULAR BASEO BE COMPACTED TO MIN. 95% MPD. CONCRETE TO MMCD SPECIFICATIONS.
- 2. STEEL TO BE 50/10 THICKNESS; HOT-DIPPED GALVANIZED AS PER ASTM A123 AND HAND GROUND AFTER GALVANIZATION, PRIMED WITH A ZINC-RICH EPOXY PRIMER AND POWDERCOATED WITH A POLYESTER TRY-GLICIDYLISOCYANURATE (TGIC) FINISH 4mm THICK. COLOUR: SILVER
- 3. SURFACE MOUNT WITH TAMPERPROOF BOLTS.
- 4. SHOP DRAWING REQUIRED FOR APPROVAL PRIOR TO FABRICATION.





IOTES.

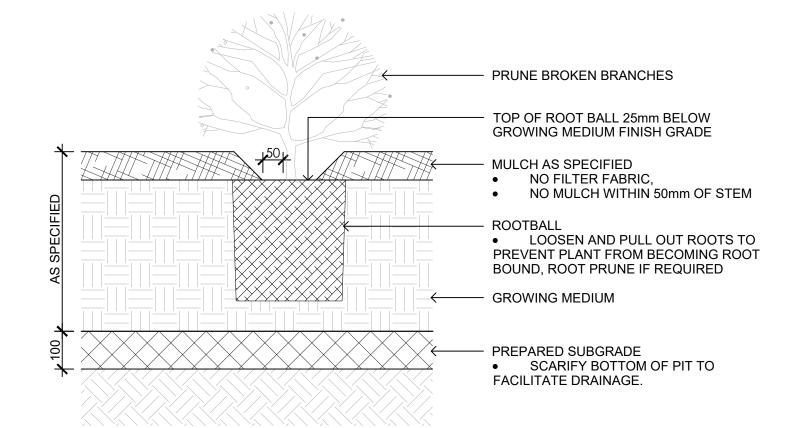
- 1. FİNİSHED SİDE OF FENCE TO FACE ADJACENT PROPERTY
- ALL LUMBER TO BE SMOOTH, FINISHED 4 SIDES, CLEAR GRADE SEASONED CEDAR ALL RIPPED BOARDS TO BE PLANED SMOOTH
 ALL SCREWS TO BE POLYMER COATED EXTERIOR WOOD SCREWS
- 4. ALL NUTS AND WASHERS TO BE SELF LOCKING STAINLESS STEEL
- 5. POST BASE ANCHOR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



NOTES:

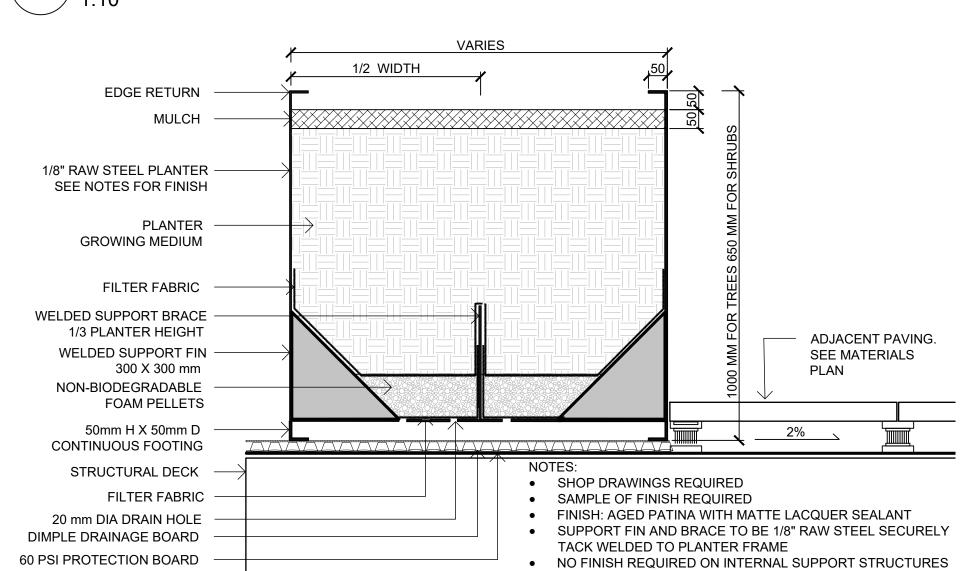
- 1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
- FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
- FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
 INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH
- FOR DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
- 5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
- 6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

4 ON-GRADE TREE PLANTING

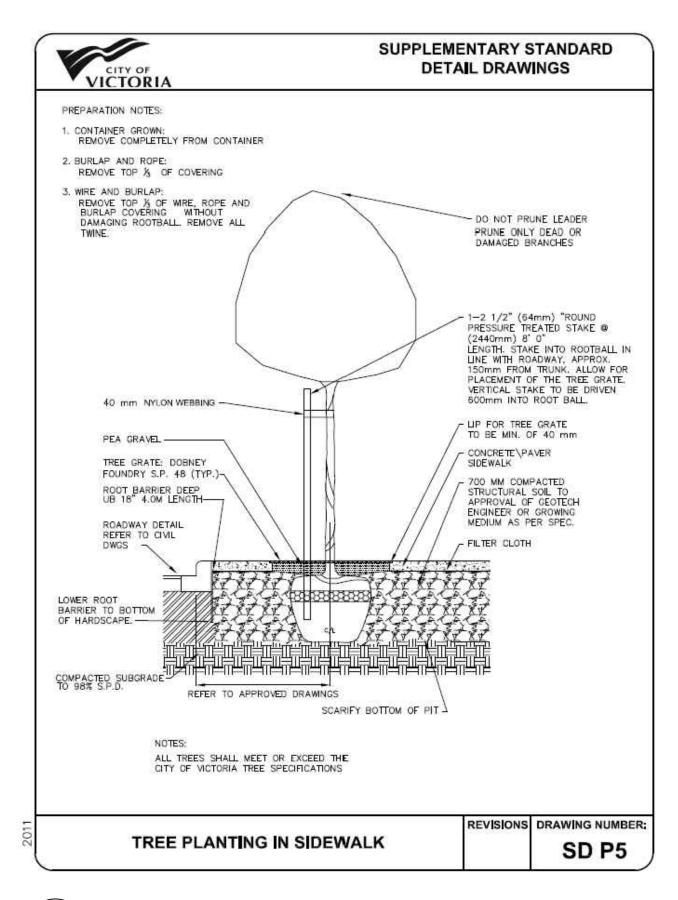


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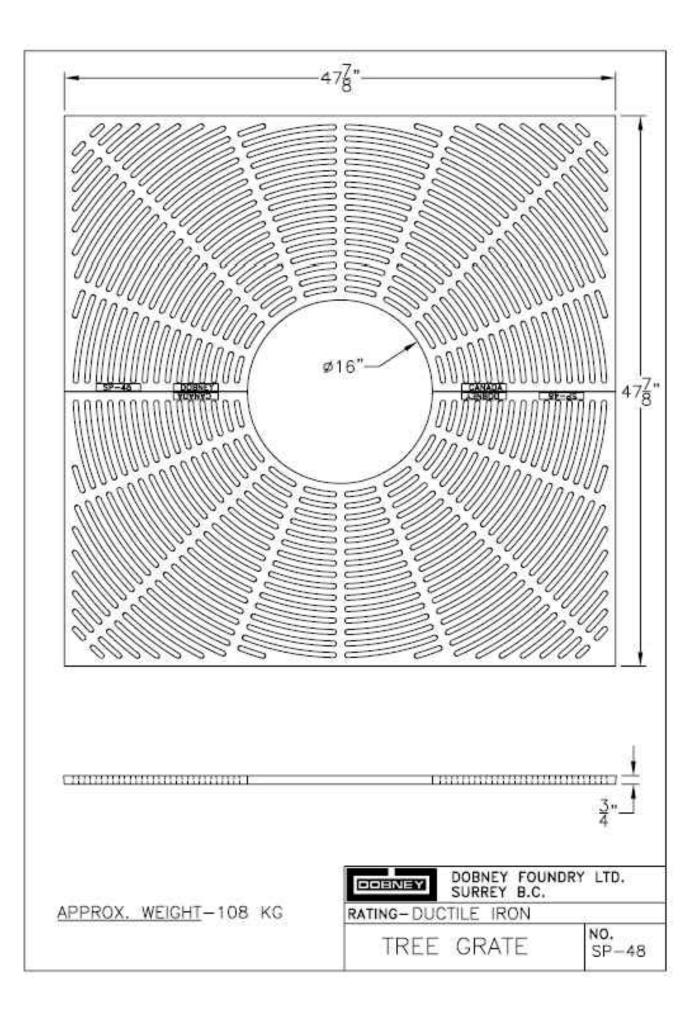
- SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
 GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS
- 6 ON-GRADE SHRUB PLANTING



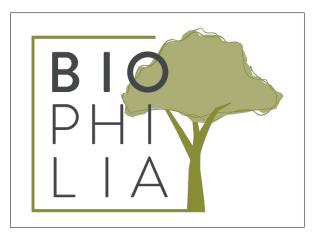












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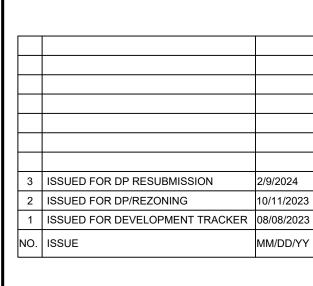
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SEAL



DETAILS

DWG NO:

SCAL F: AS SHOWN

SCAL F: AS SHOWN



