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Richmond Rd Perspective View

Issued for DP Resubmission #3

2026-06-18

PROJECT ADDRESS

2612, 2616, 2620, 2628 Richmond Rd
Victoria, BC

DRAWING LIST

ARCHITECTURAL

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A-014010	Shadow Study
A-014011	Spatial Setback

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P05	06/18/2026	Issued for DP Resubmission #3		
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P02	06/18/2025	Issued for Reasoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-000000** Rev: P05

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Cover Page**

Drawing Status: **PLANNING**

Project No:	Date:	Scale:	Drawn:	Checked:
4153-C		1:100	HN	KB



Richmond Rd, Perspective View

Three distinct finishes are proposed: a textured cementitious panel, a smooth cementitious panel, and RAL green as the colour in focus.



Textured Finish
Cementitious Panel



Smooth Finish
Cementitious Panel



Accent Colour
Railings, windows and doors

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P04	04/09/2026	Issued for DP Re-submission #2		
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Drawing No: **A-000002** Rev: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Perspective Views**

Drawing Status: **PLANNING**

Project No.	Date	Scale	Drawn	Checked
4153-C			HN	KB

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Carrick St Elevation



Cornice Detail

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PO1	06/07/2025	Issued for Development Tracker		
Rev.	Date	Description	Issued By	Checked By

Drawing No: **A-000004** Rev: **P05**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Perspective Views**

Drawing Status: **PLANNING**

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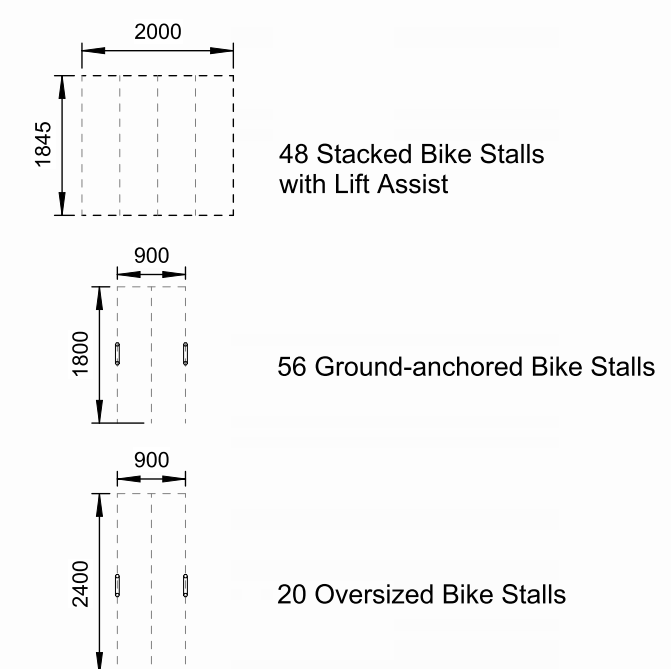
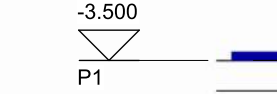
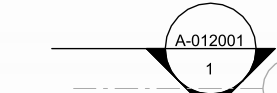
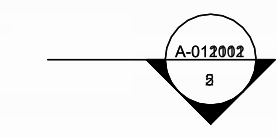
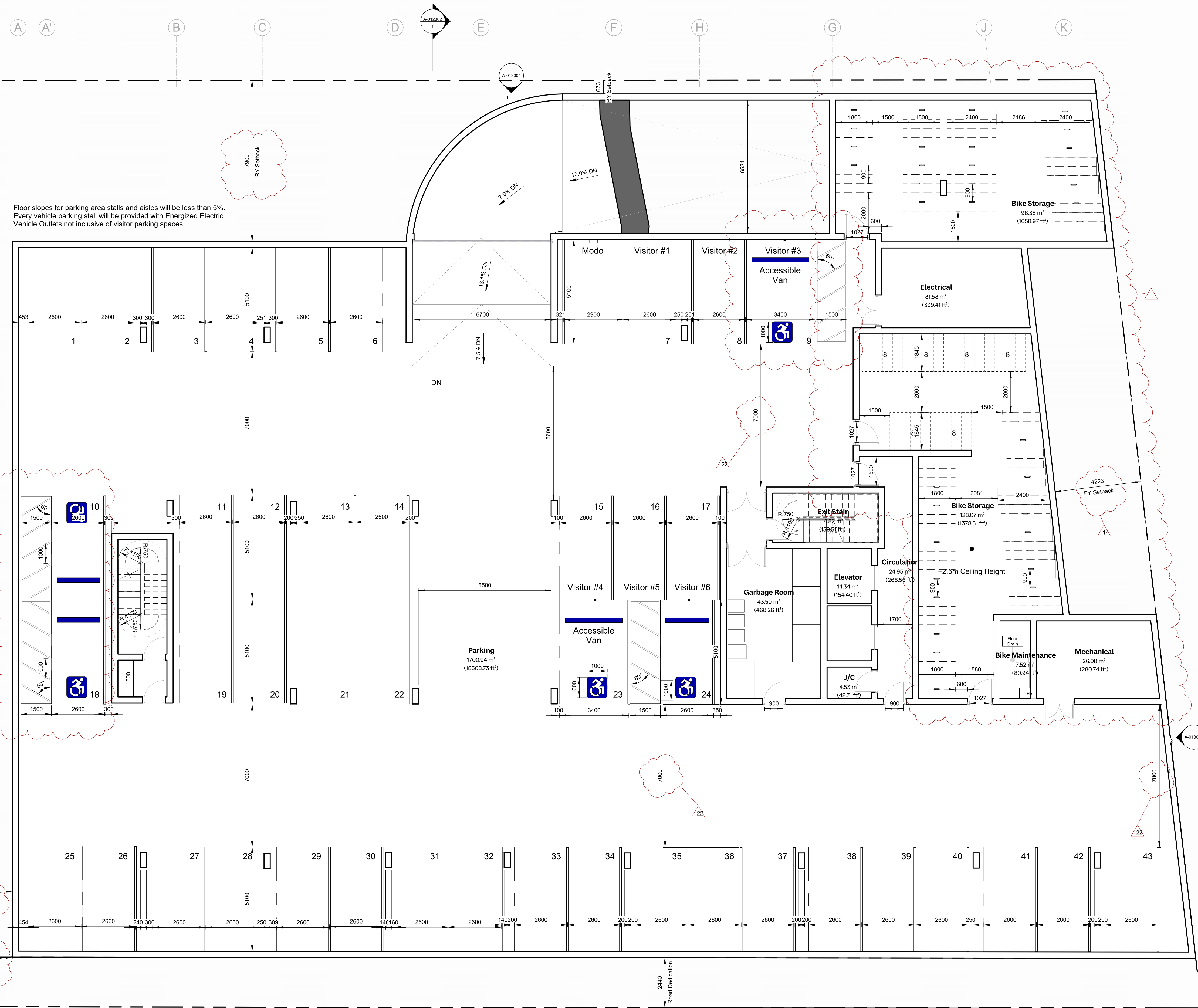
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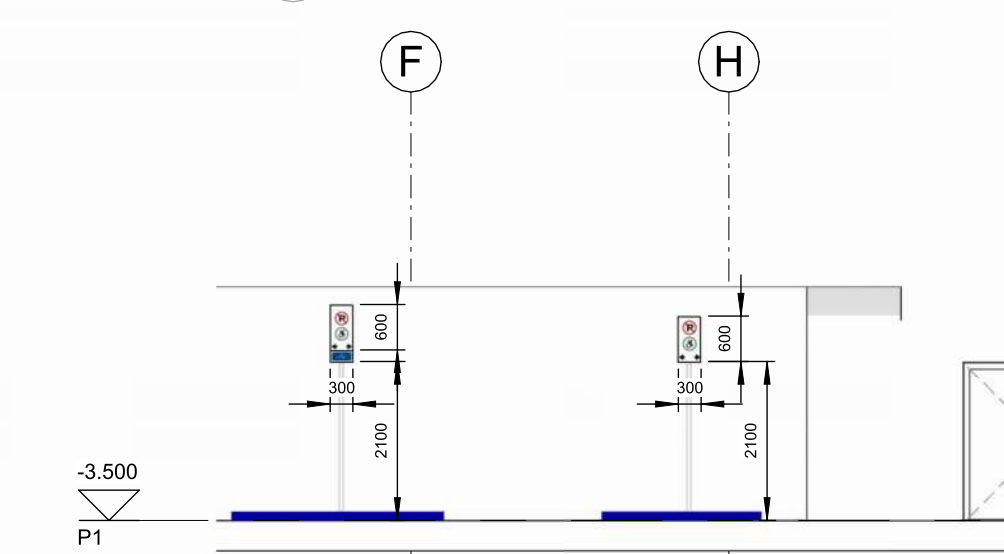
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Drawing No:	Rev:			
A-000005	P05			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
4153-C			HN	KB

1. Floor slopes for parking area stalls and aisles will be less than 5%.
2. Every vehicle parking stall will be provided with Energized Electric Vehicle Outlets not inclusive of visitor parking spaces.

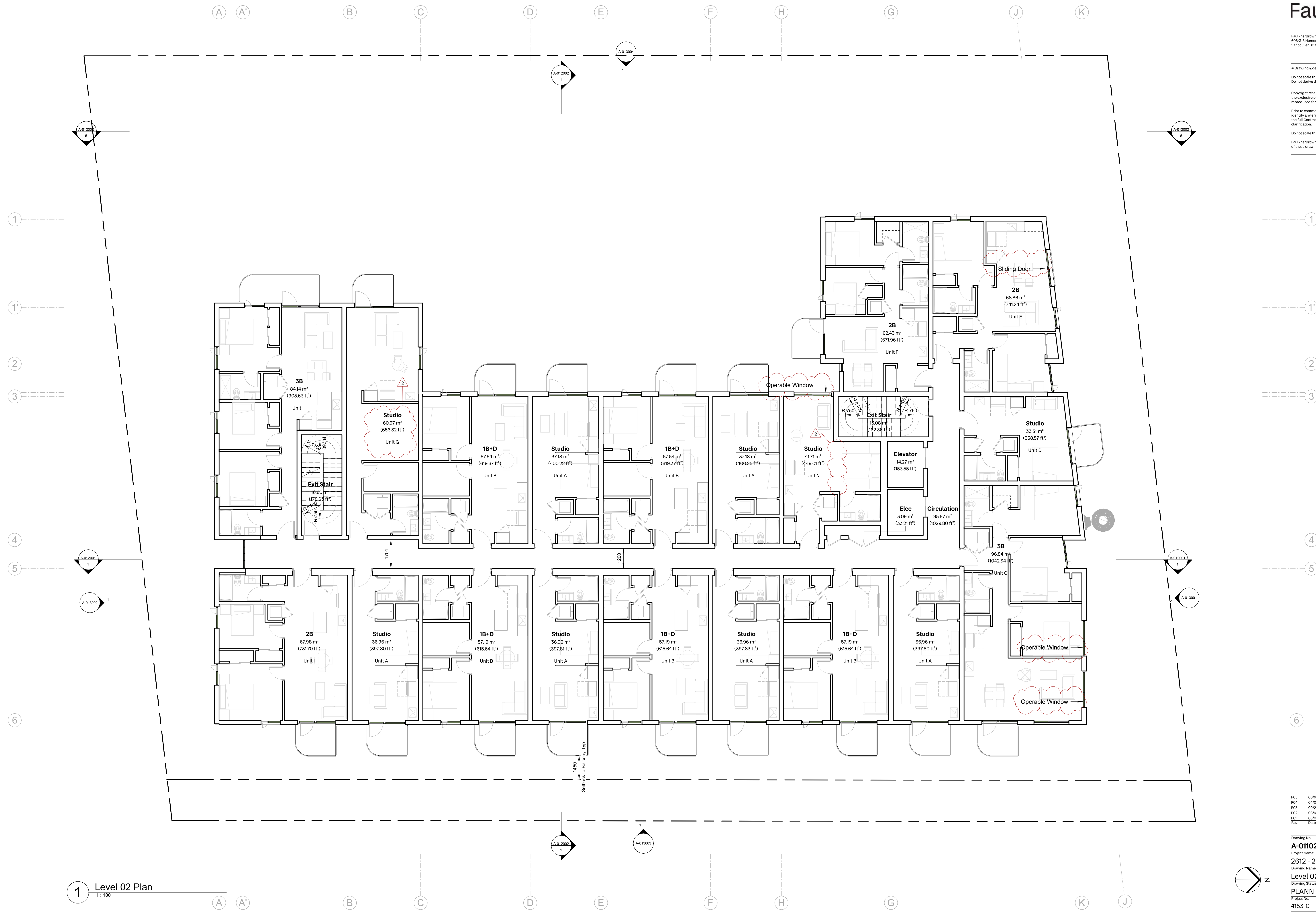


Long-term Bike Parking
1: 100

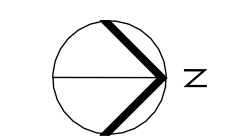


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Drawing No:	Rev:		
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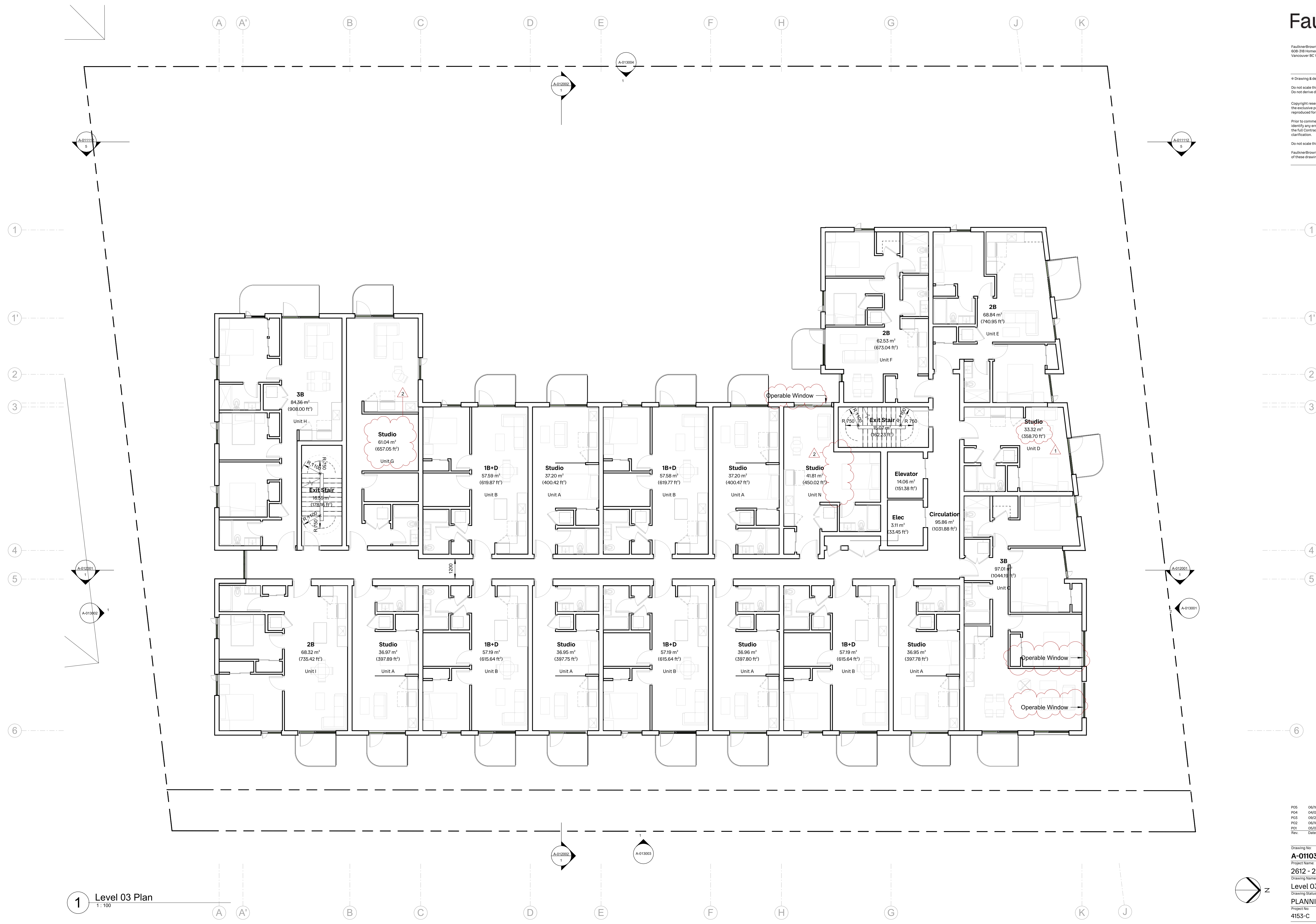


1 Level 02 Plan
1:100



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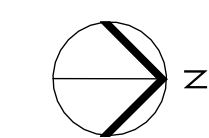
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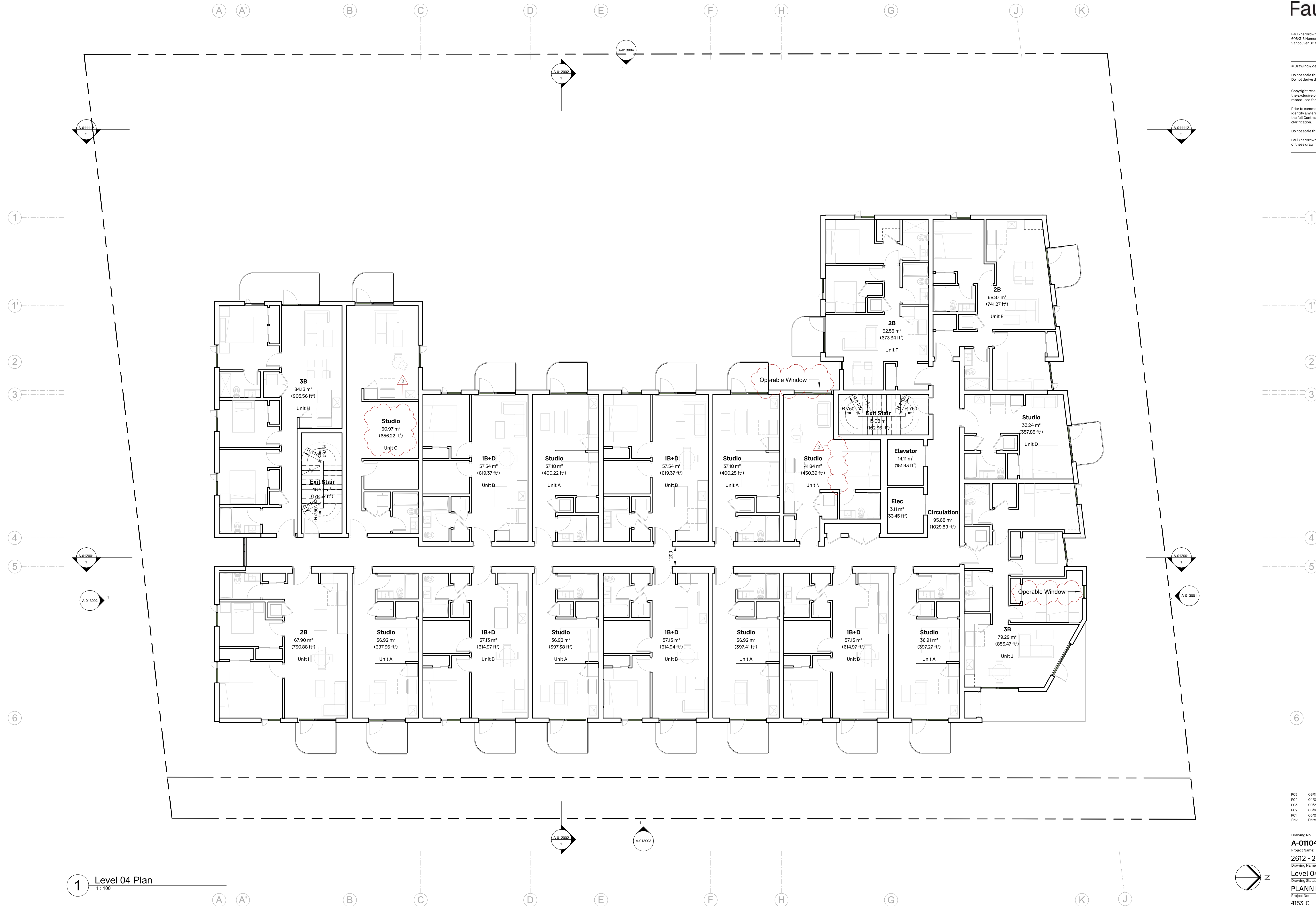


1 Level 03 Plan
1:100

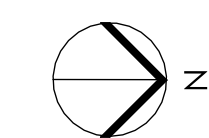
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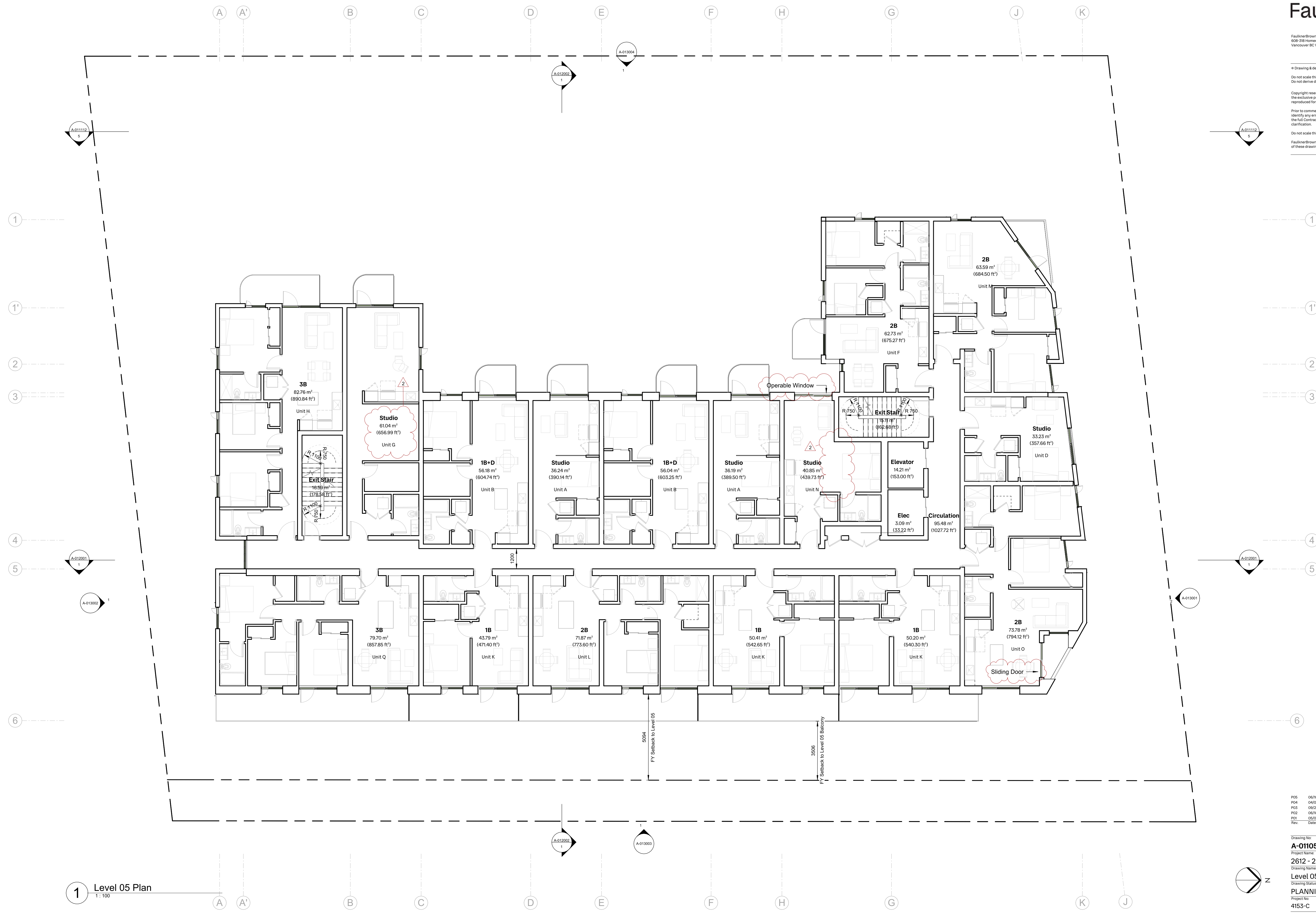


1 Level 04 Plan
1:100

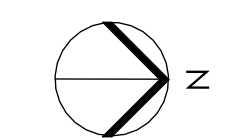


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P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
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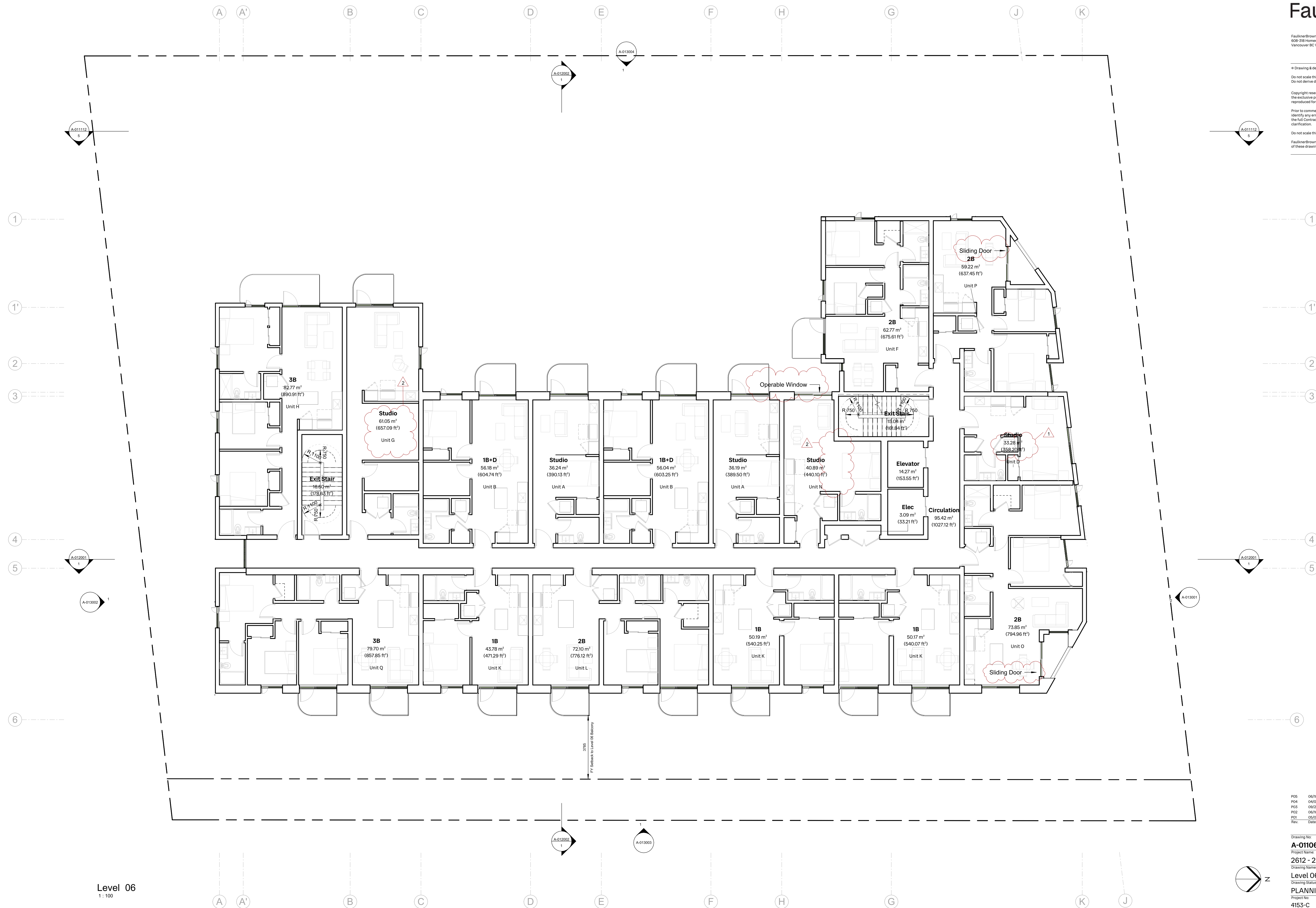


1 Level 05 Plan
1:100



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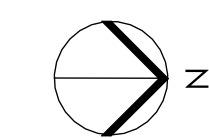
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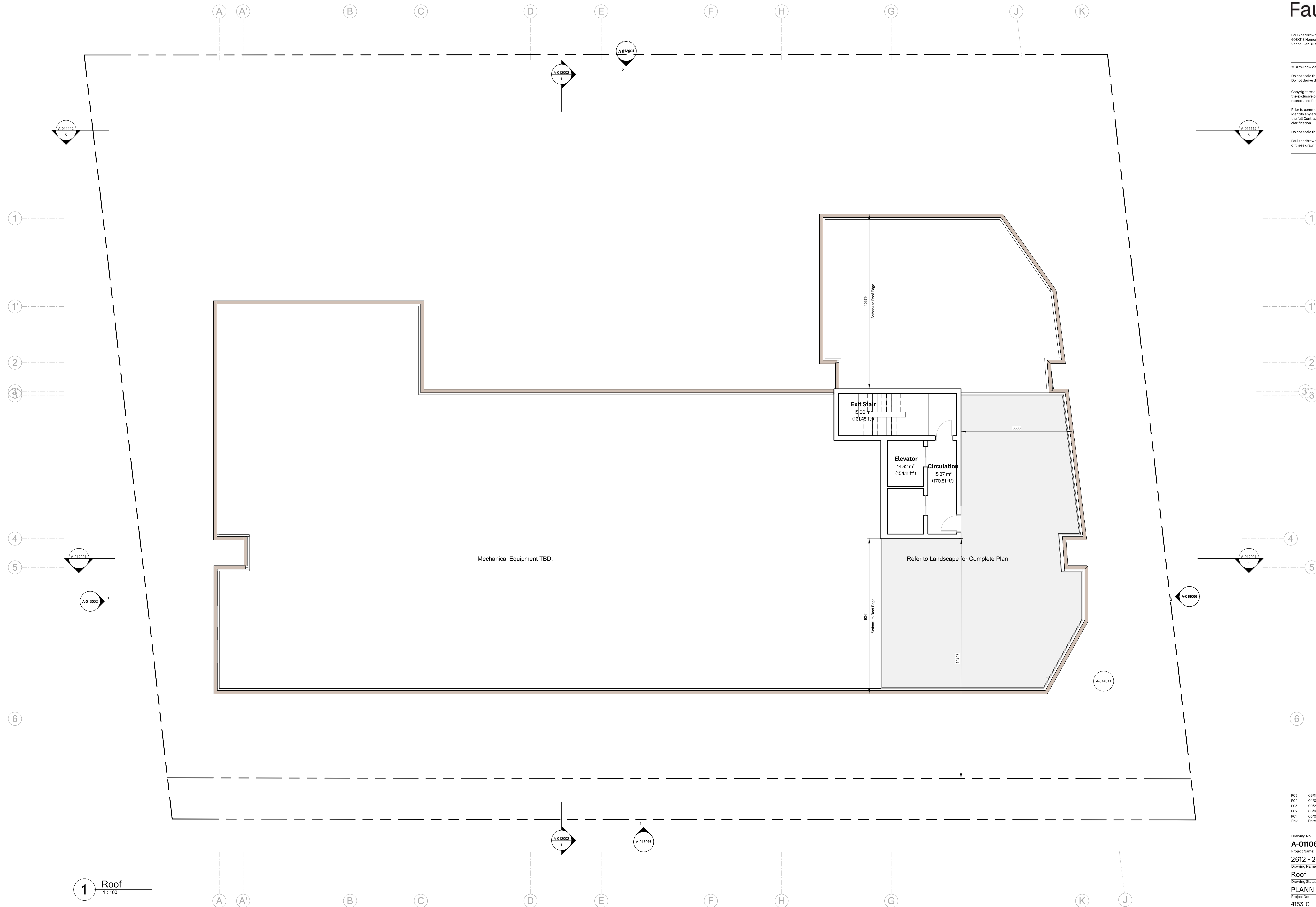


Level 06
1:100

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P01	05/07/2025	Issued for Development Tracker		

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Drawing Status:				
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Project No:	Date:	Scale:	Drawn:	Checked:
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1 Roof
1:100

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P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
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Drawing Name:				
Roof				
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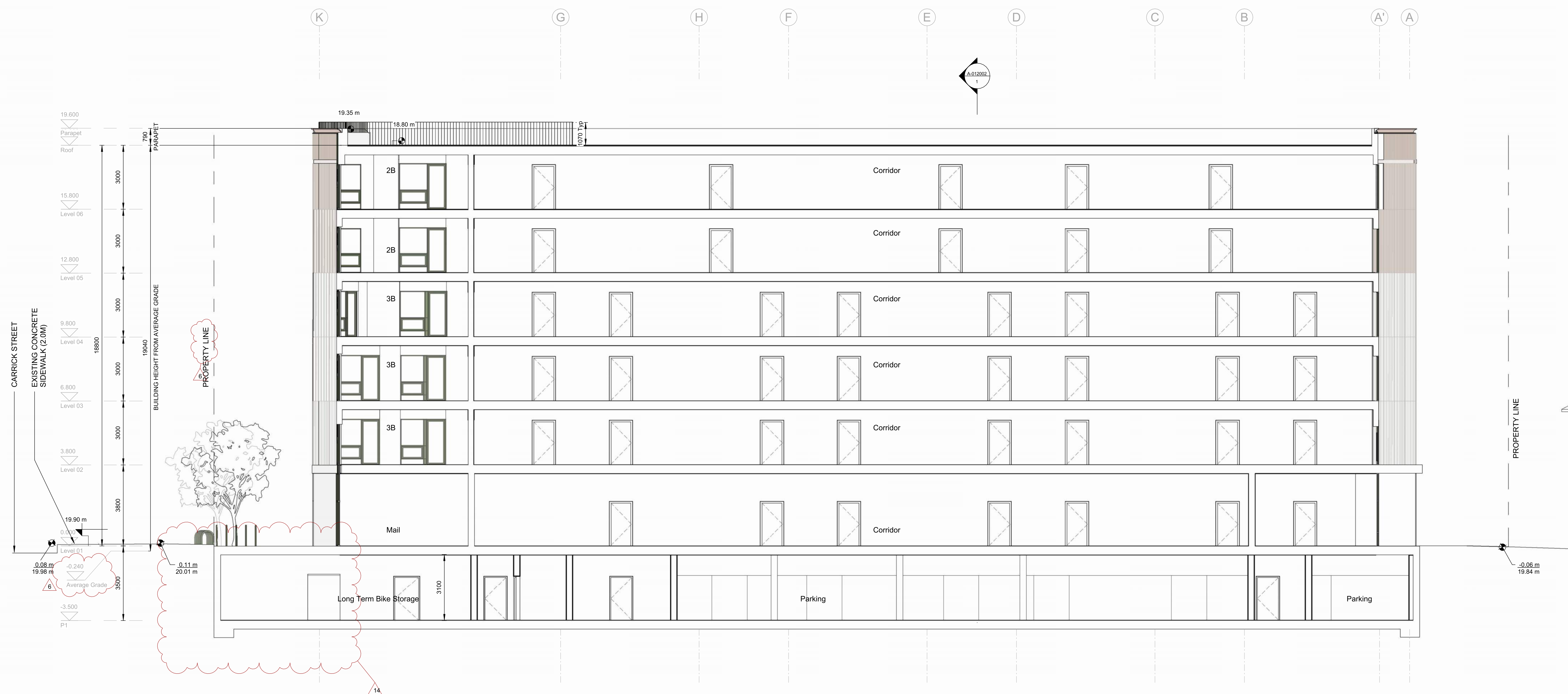
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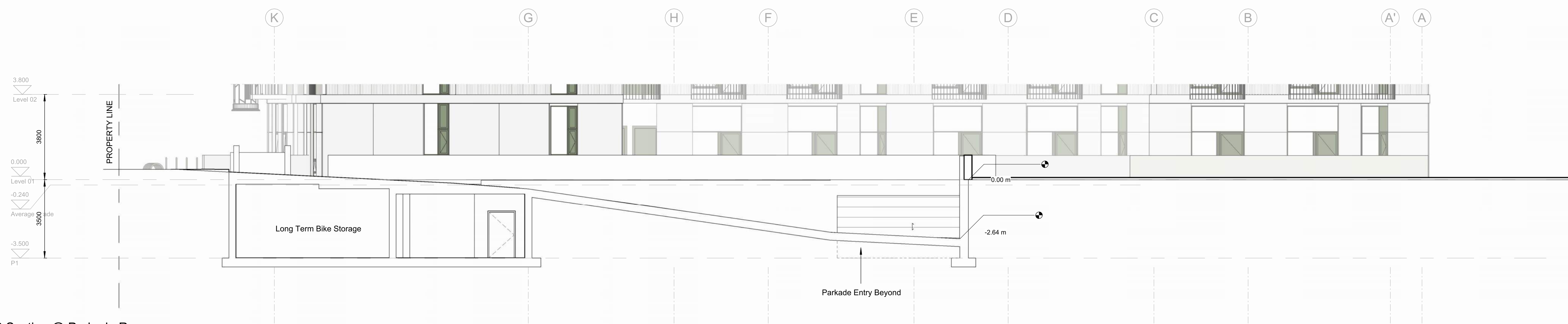
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1 NS Section
1:100



2 NS Section @ Parkade Ramp
1:100

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Drawing No:	Rev:			
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2612 - 2628 Richmond Road, Victoria				
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Project No:	Date:	Scale:	Drawn:	Checked:
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1 EW Section
1:100

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P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
A-012002	P05			
Project Name:				
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Drawing Name:				
Section 02				
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PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
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North Elevation
1: 100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
A-013001	P05			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Elevation (N)				
Drawing Status:				
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1 South Elevation
1:100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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A-013002	P05			
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Elevation (S)				
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1 East Elevation

1:100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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P02	06/18/2025	Issued for Reasoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
A-013003	P05			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Elevation (E)				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
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1 West Elevation
1:100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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Drawing No: **A-013004** Rev: **P05**

Project Name:
2612 - 2628 Richmond Road, Victoria

Drawing Name:
Elevation (W)

Drawing Status:
PLANNING

Project No: **4153-C** Date: **As indicated** Scale: **Author** Drawn: **Checker**

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North Context Elevation
1 : 200



East Context Elevation
1 : 200

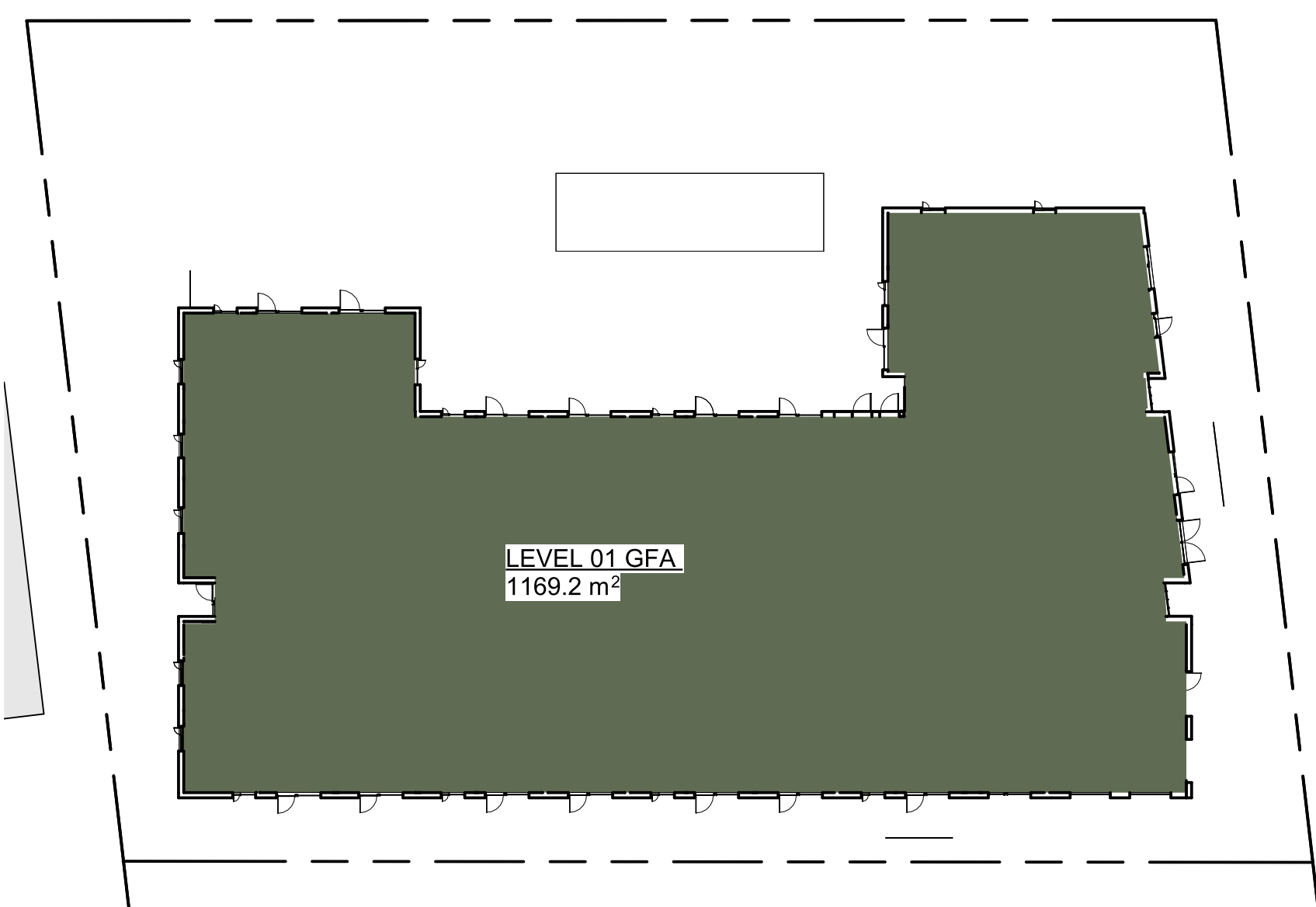
Rev.	Date	Description	Issued by	Checked by
P05	06/18/2025	Issued for DP Resubmission #3		
P04	04/09/2025	Issued for DP Resubmission #2		
P03	09/26/2025	Reissued for Rezoning & Development Permit		
P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-013006** Rev: **P05**

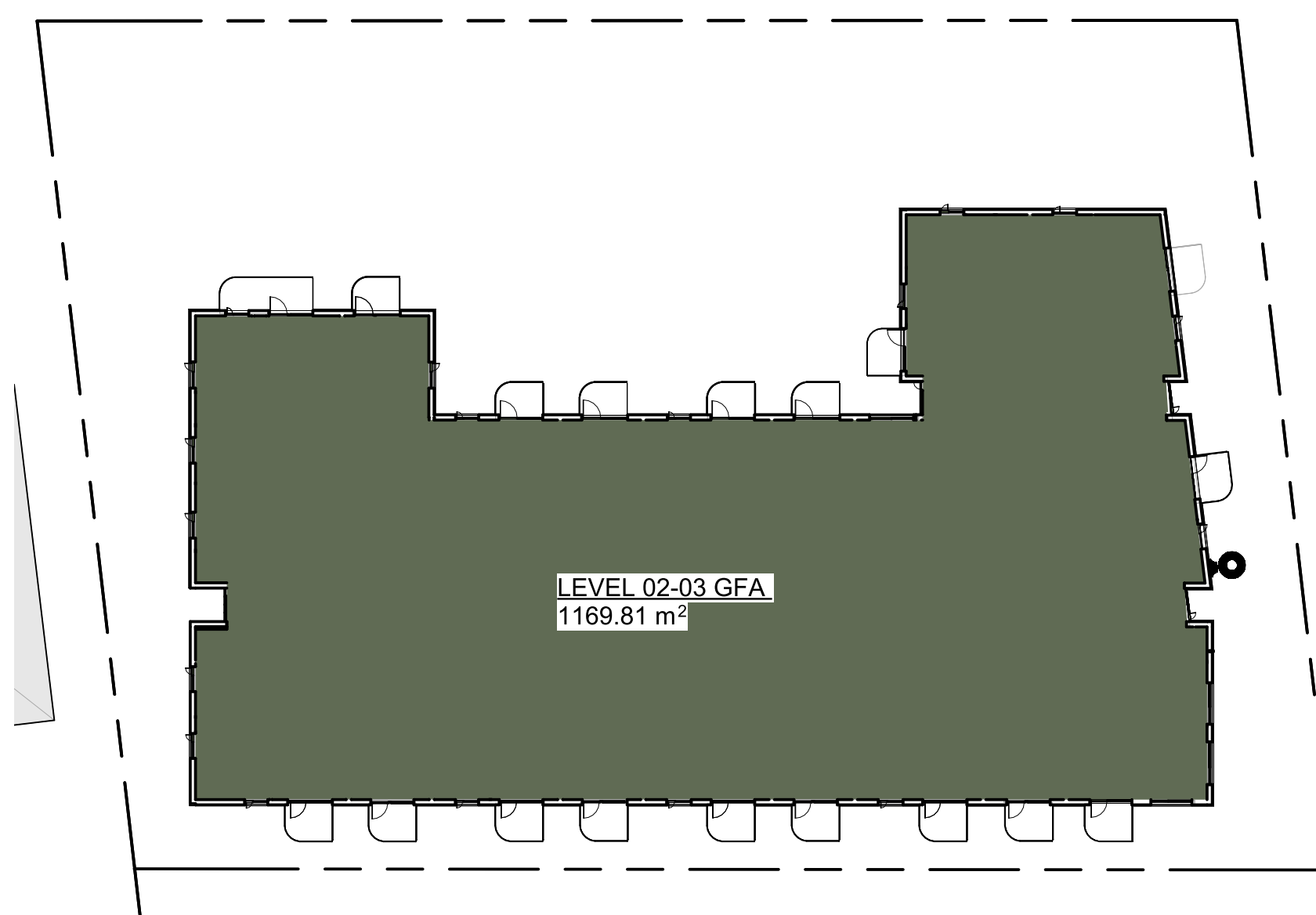
Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Context Elevations**

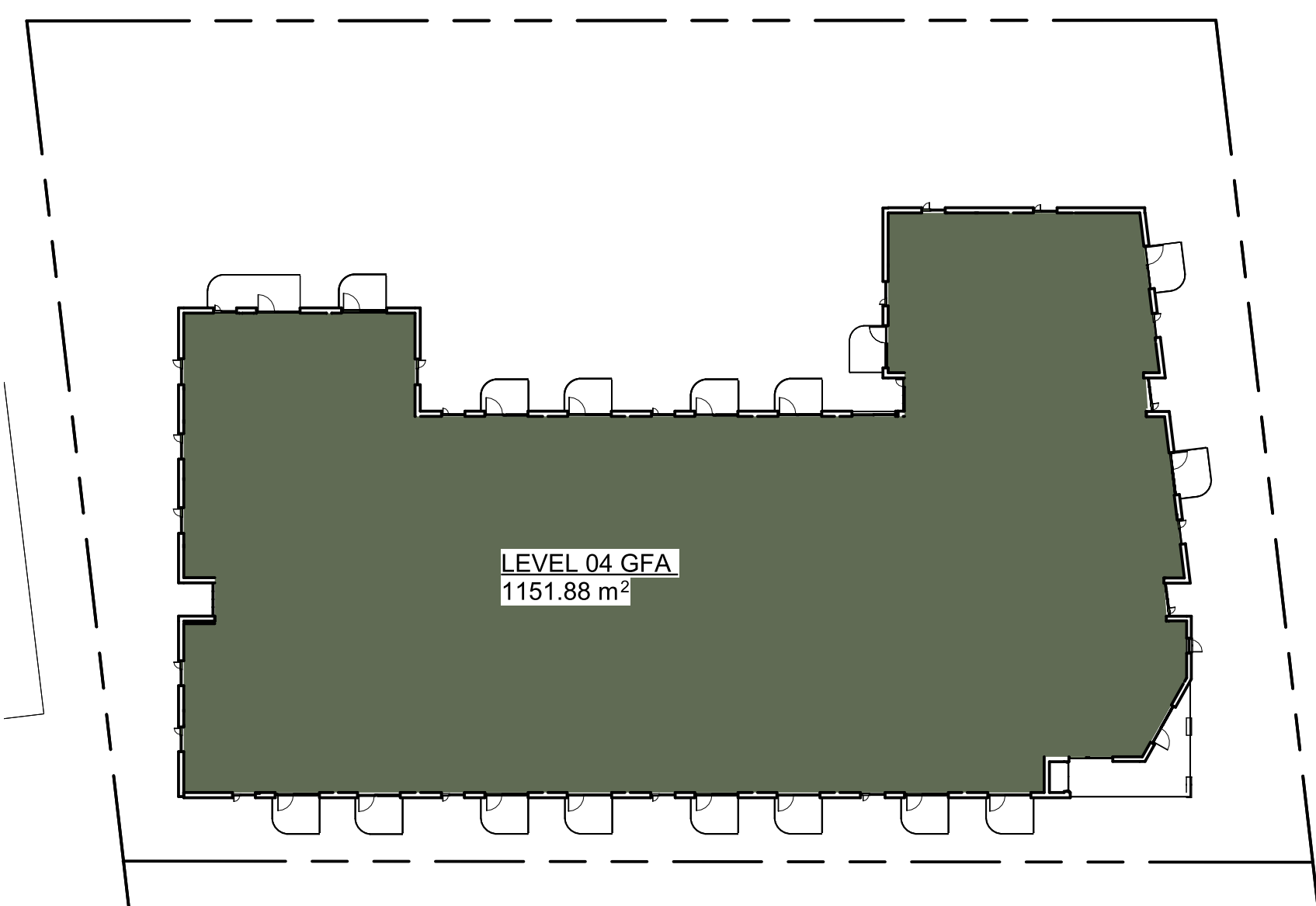
Project No.	Date	Scale	Drawn	Checked
4153-C	--/--	1:200	HN	KB



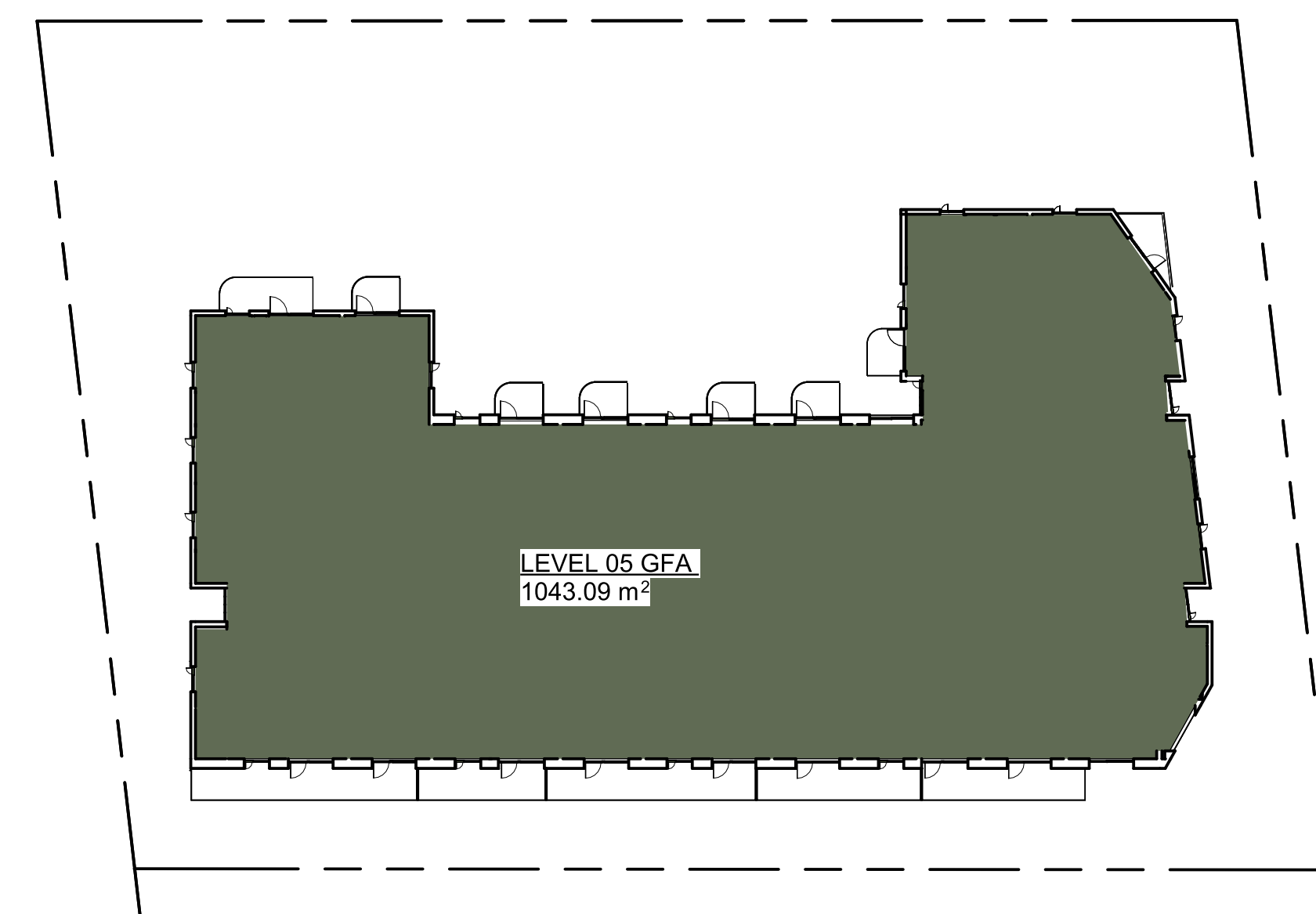
Level 01 Area Plan
1 : 300



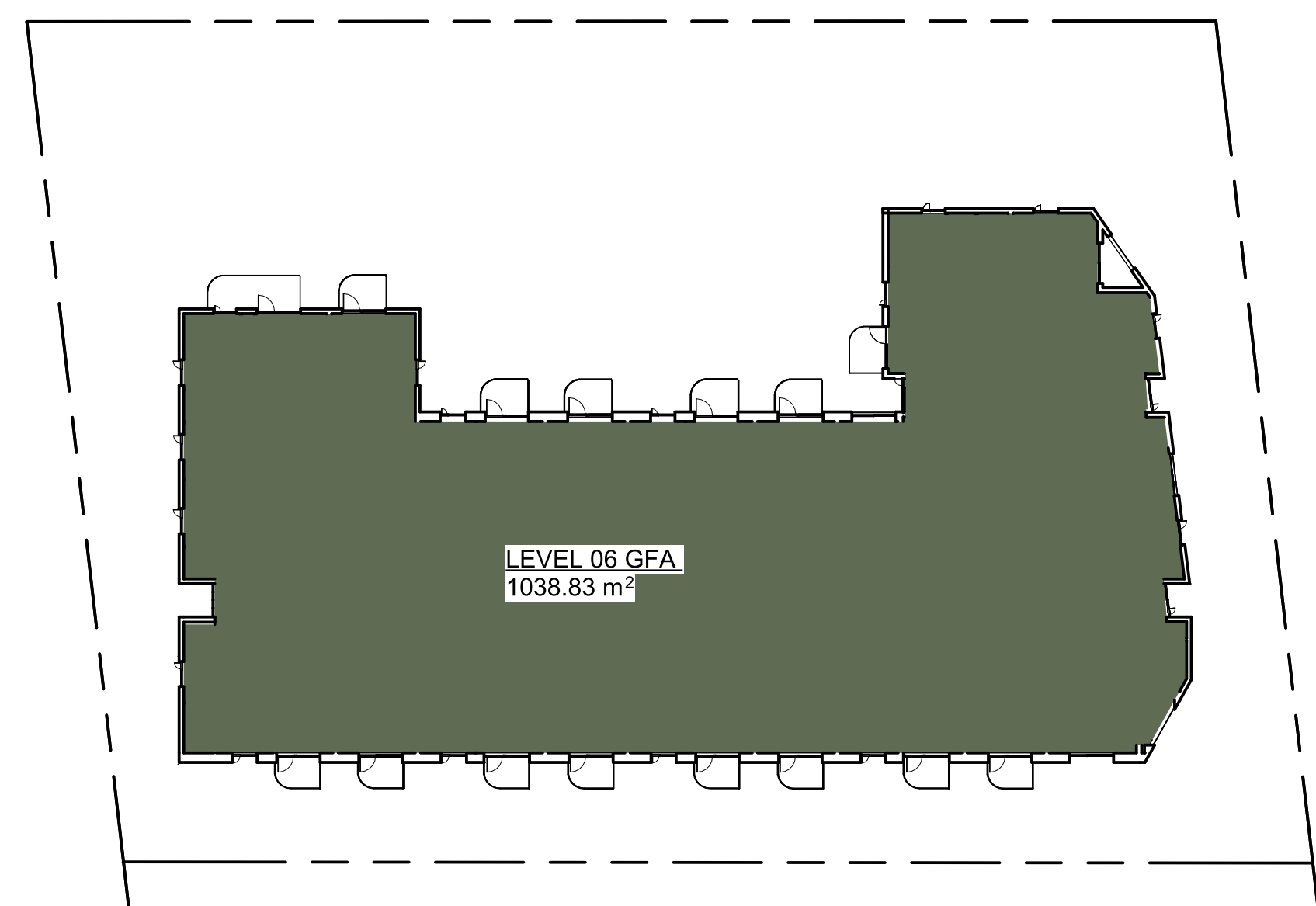
Level 02-03 Area Plan
1 : 300



Level 04 Area Plan
1 : 300



Level 05 Area Plan
1 : 300



Level 06 Area Plan
1 : 300

SCHEDULE OF AREAS EXCL. IN FSR	
Floor Level	Area
P1	
Circulation	25.82 m ²
Elevator	14.34 m ²
Exit Stair	36.41 m ²
M&E	63.39 m ²
Parking	1695.62 m ²
Services	48.03 m ²
Storage	238.42 m ²
Total	2122.03 m²

SCHEDULE OF AREAS INCL. IN FSR	
Level 01	
Circulation	135.88 m ²
Elevator	14.29 m ²
Exit Stair	34.58 m ²
M&E	3.42 m ²
Services	32.47 m ²
Units	948.56 m ²
	1169.20 m ²
Level 02	
Circulation	95.67 m ²
Elevator	14.27 m ²
Exit Stair	31.68 m ²
M&E	3.09 m ²
Units	1025.10 m ²
	1169.81 m ²
Level 03	
Circulation	95.86 m ²
Elevator	14.06 m ²
Exit Stair	31.62 m ²
M&E	3.11 m ²
Units	1026.21 m ²
	1170.87 m ²
Level 04	
Circulation	95.68 m ²
Elevator	14.11 m ²
Exit Stair	31.67 m ²
M&E	3.11 m ²
Units	1007.30 m ²
	1151.88 m ²
Level 05	
Circulation	95.48 m ²
Elevator	14.21 m ²
Exit Stair	31.70 m ²
M&E	3.09 m ²
Units	898.61 m ²
	1043.09 m ²
Level 06	
Circulation	95.42 m ²
Elevator	14.27 m ²
Exit Stair	31.63 m ²
M&E	3.09 m ²
Units	894.42 m ²
	1038.83 m ²
Total	6743.67 m²

Rev.	Date	Description	Issued by	Checked by
P05	06/18/2026	Issued for DP Resubmission #3		
P04	04/09/2026	Issued for DP Resubmission #2		
P03	09/24/2025	Reissued for Reasoning & Development Permit		
P02	06/18/2025	Issued for Reasoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:			
A-011111	P05			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Zoning Calculations				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
4153-C		1:300	HN	KB

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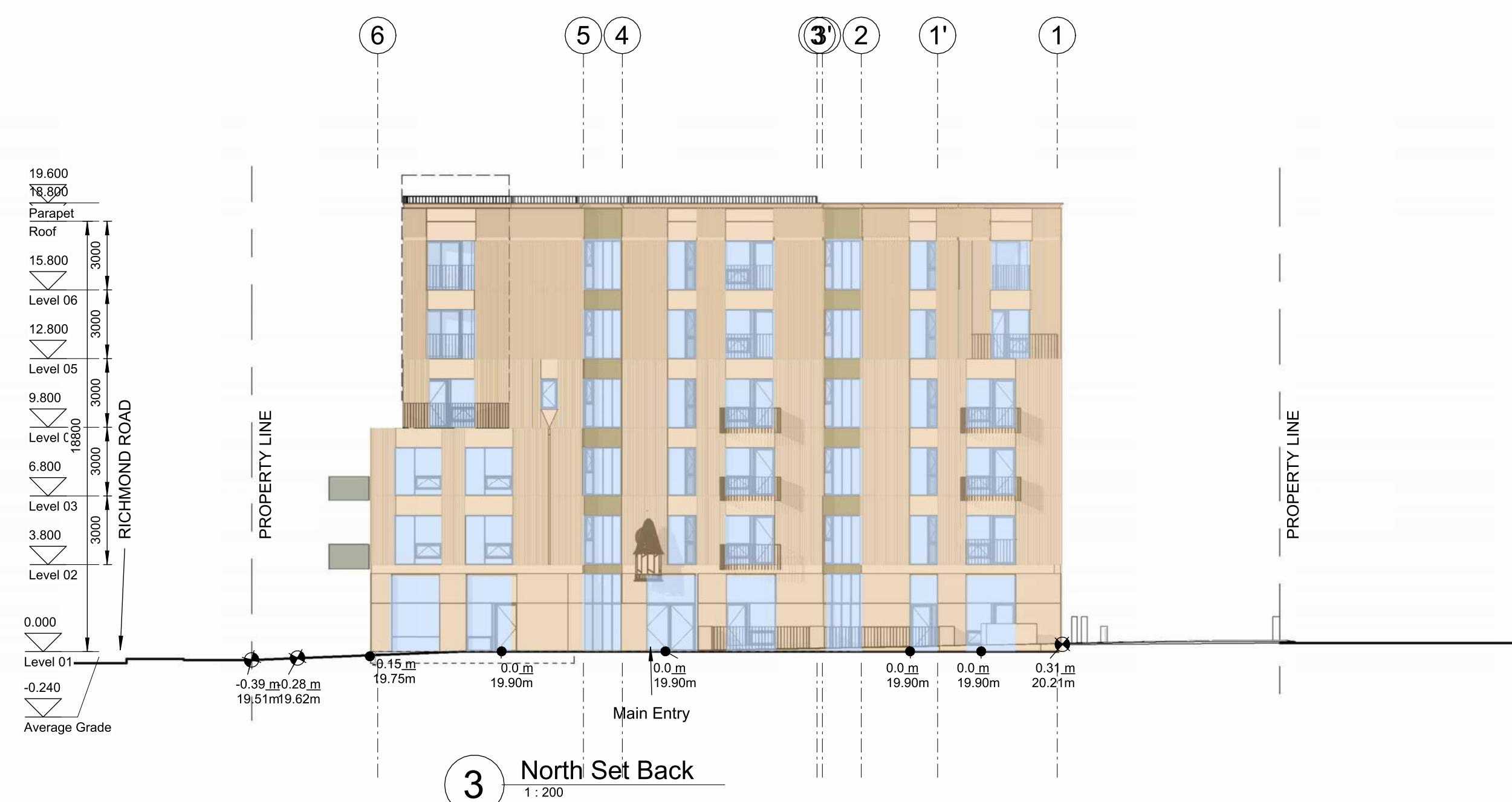
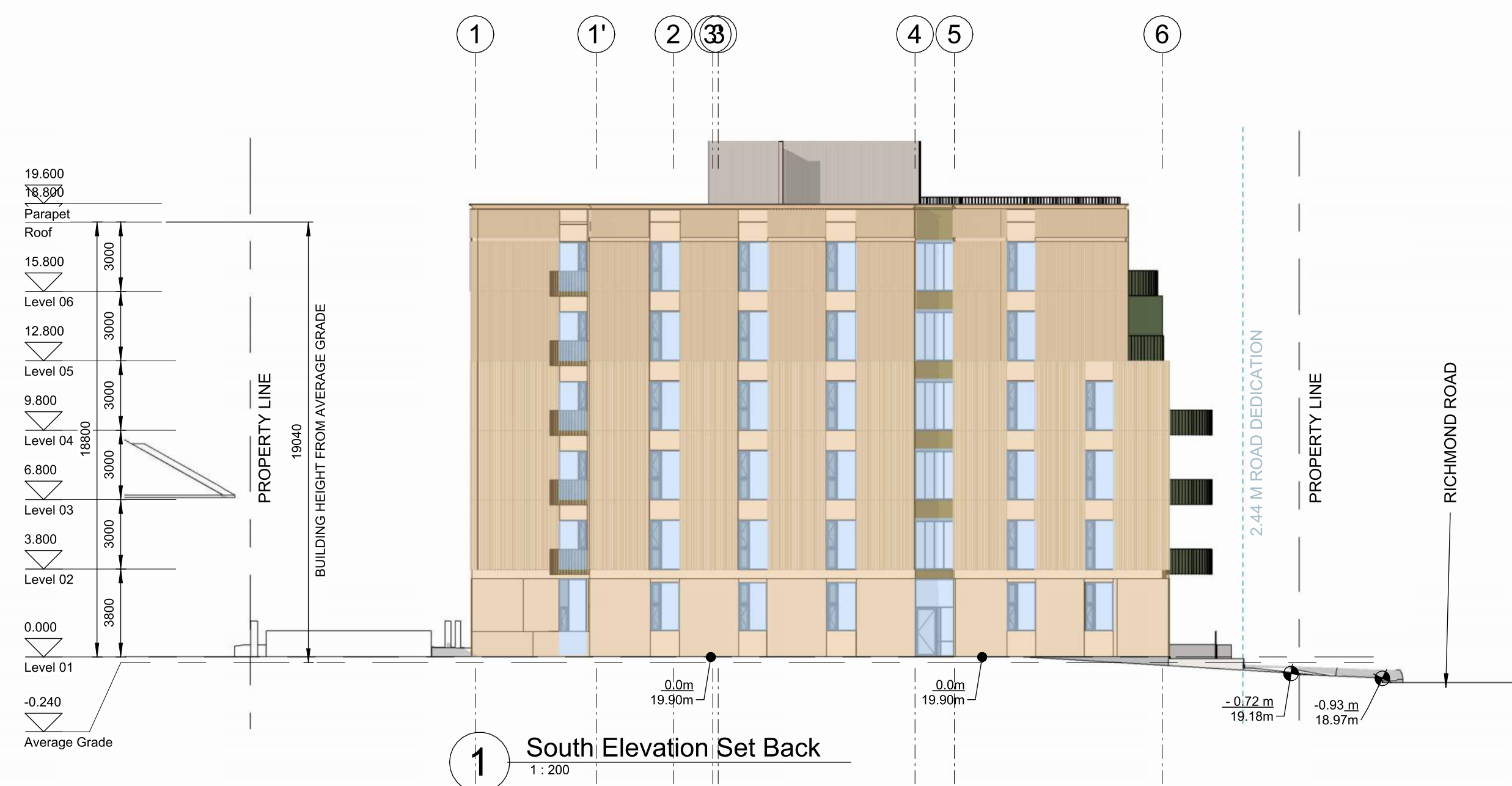
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Spatial Separation							
	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North	578.45m ²	16.4m	100%	32.50%	45 min	COMBUSTIBLE	NON-COMBUSTIBLE
South	460.8m ²	3.2m	26%	25.7%		COMBUSTIBLE	NON-COMBUSTIBLE
East	995.8m ²	17.2m	100%	35.7%		COMBUSTIBLE	NON-COMBUSTIBLE
West 1	246m ²	9.5m	100%	12.6%		COMBUSTIBLE	NON-COMBUSTIBLE
West 2	461.9m ²	14.6m	100%	38.0%	COMBUSTIBLE	NON-COMBUSTIBLE	
West 3	243.25m ²	19.9m	100%	33.0%	COMBUSTIBLE	NON-COMBUSTIBLE	

Notes
*CRU occupancy E has 2hr FRR
*BCBC 2024 Reference table 3.2.31 D

Rev.	Date	Description	Issued by	Checked by
P05	06/18/2025	Issued for DP Resubmission #3		
P04	04/09/2025	Issued for DP Resubmission #2		
P03	09/26/2025	Released for Reasoning & Development Permit		
P02	06/18/2025	Issued for Reasoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-014011** Rev: P05
Project Name: **2612 - 2628 Richmond Road, Victoria**
Drawing Name: **Spatial Setback**
Drawing Status: **PLANNING**
Project No: 4153-C Date: --/-- Scale: As indicated Drawn: HN Checked: KB

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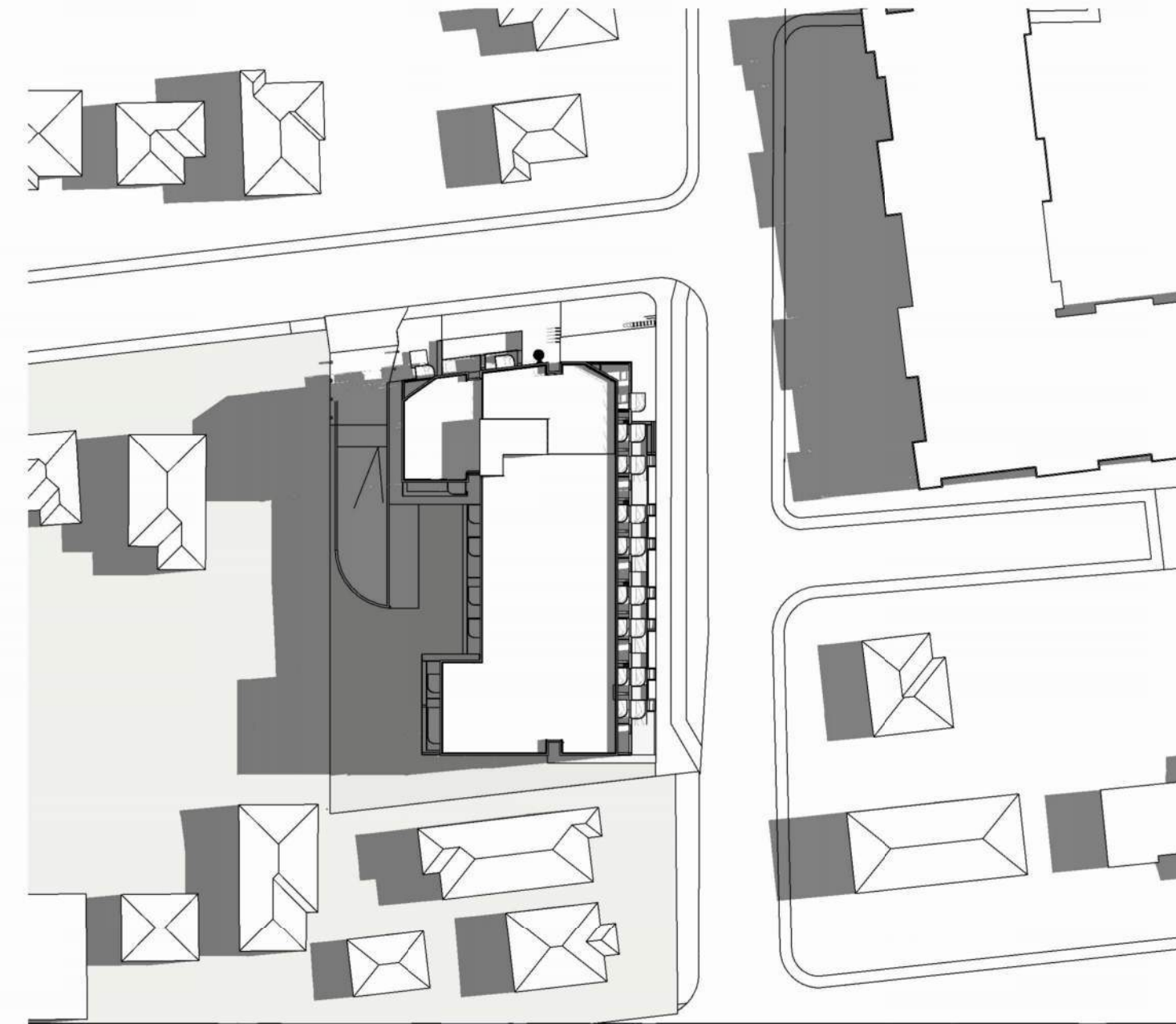
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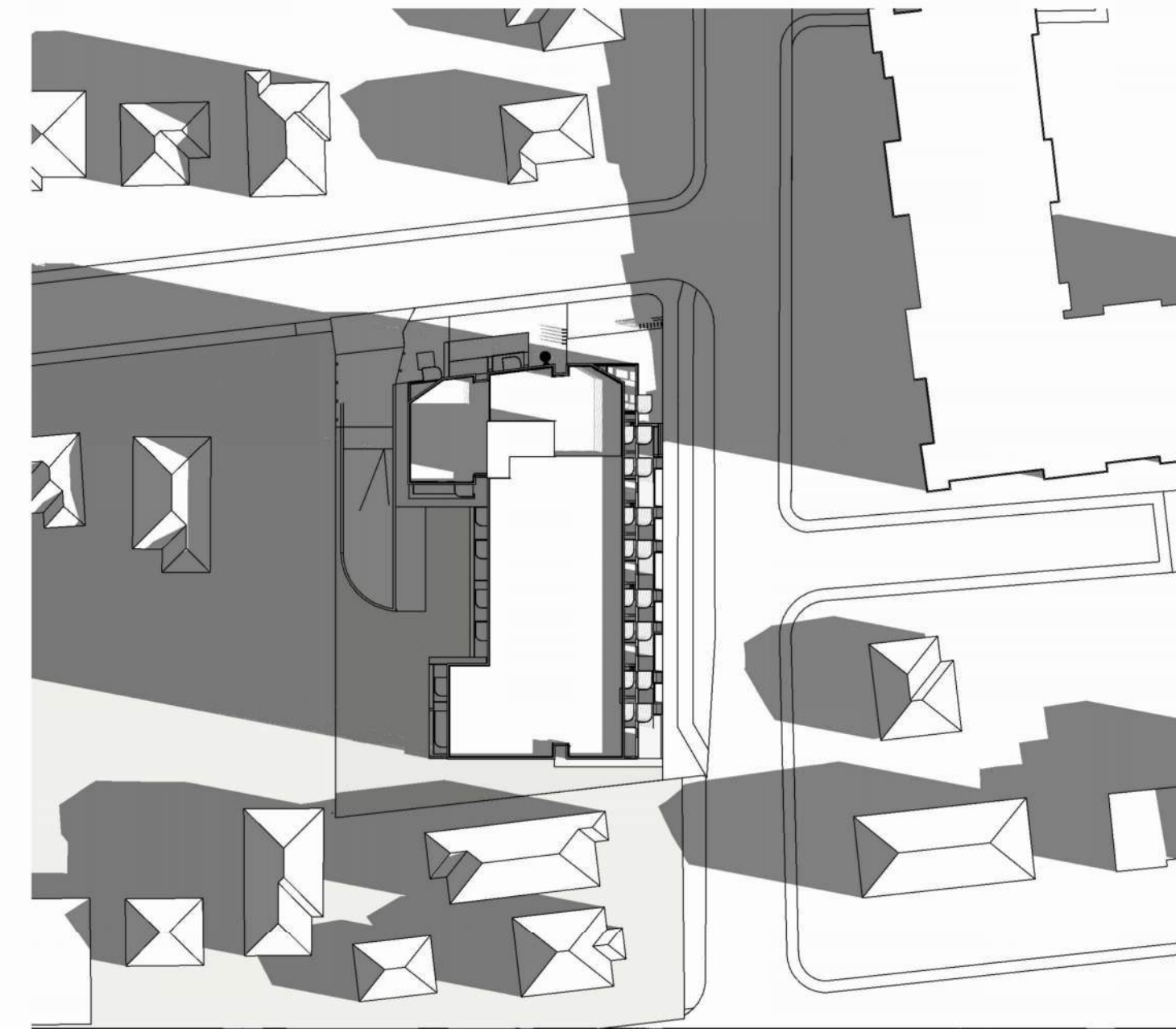
Prior to commencement of the Work the Contractor shall verify all measurements; identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the Architect for clarification.

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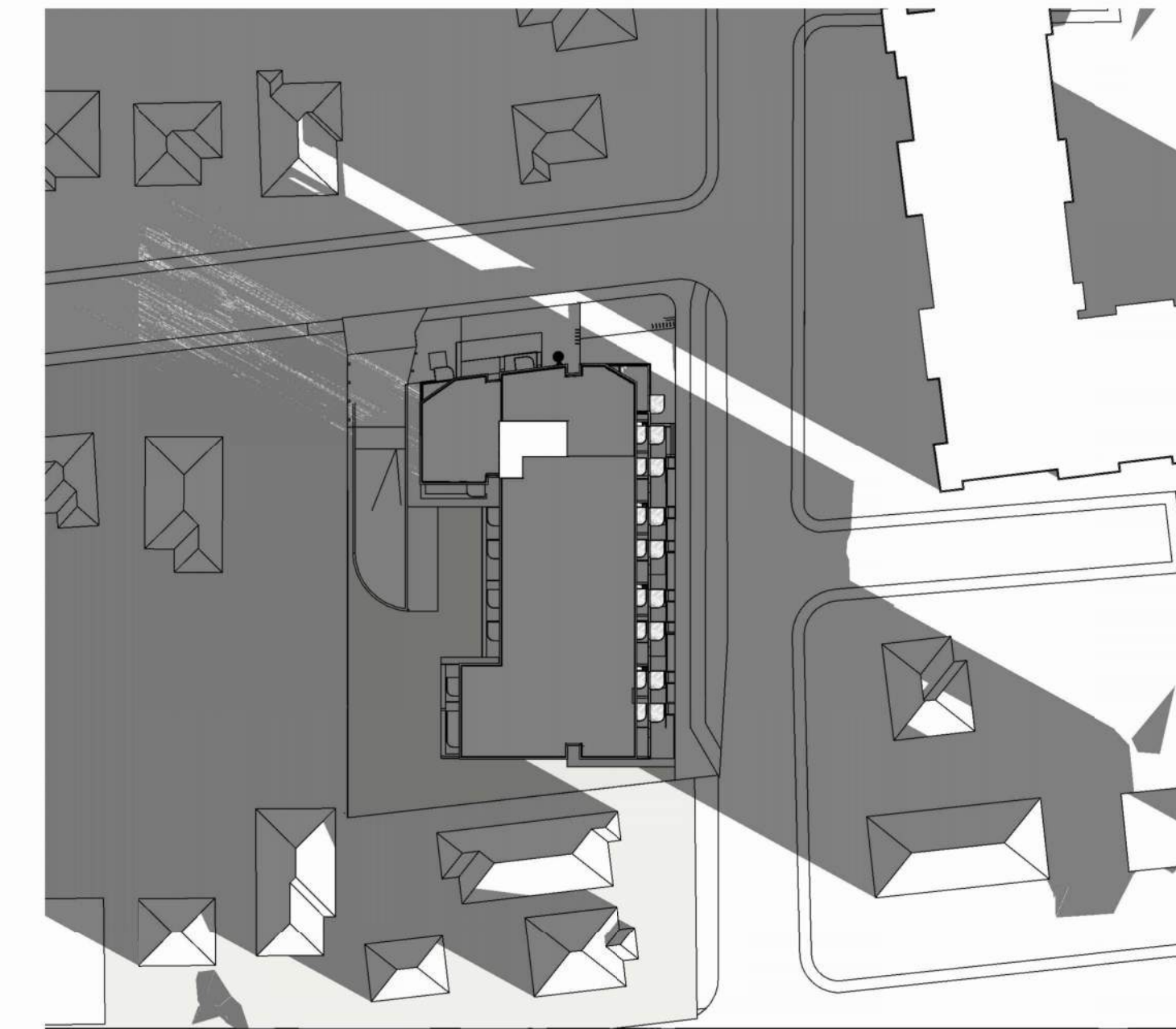
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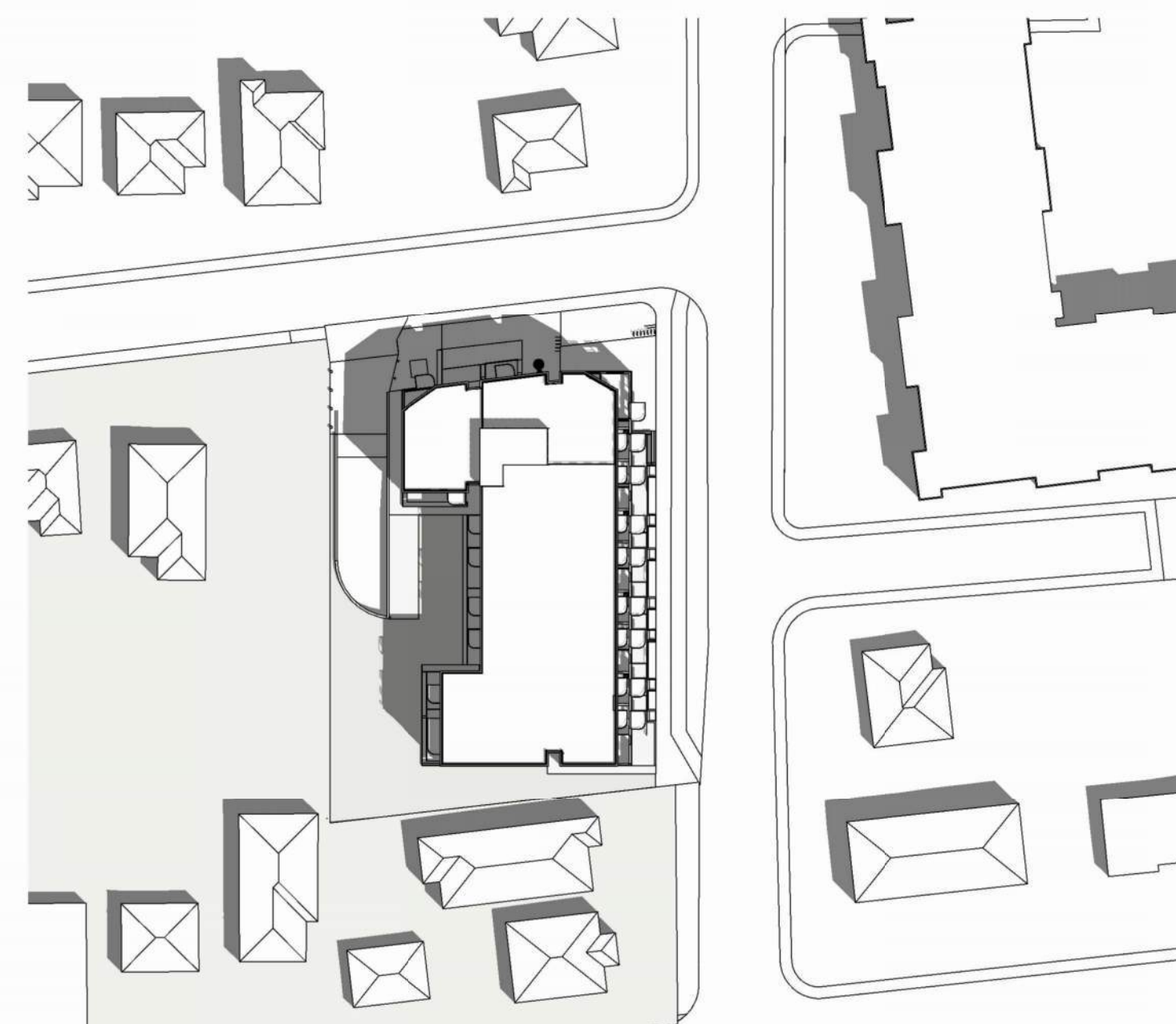
Summer Solstice 9AM



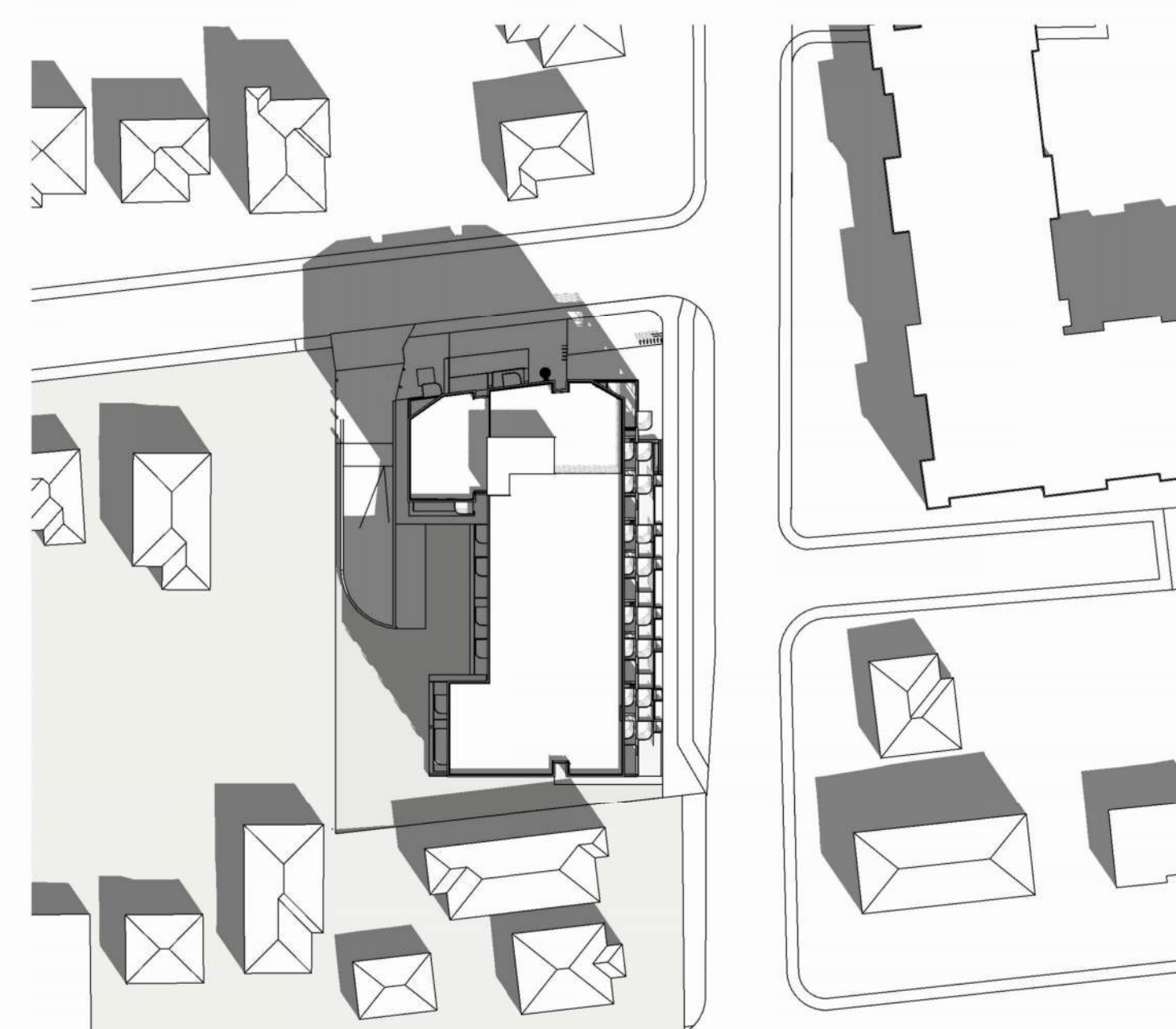
Equinox 9AM



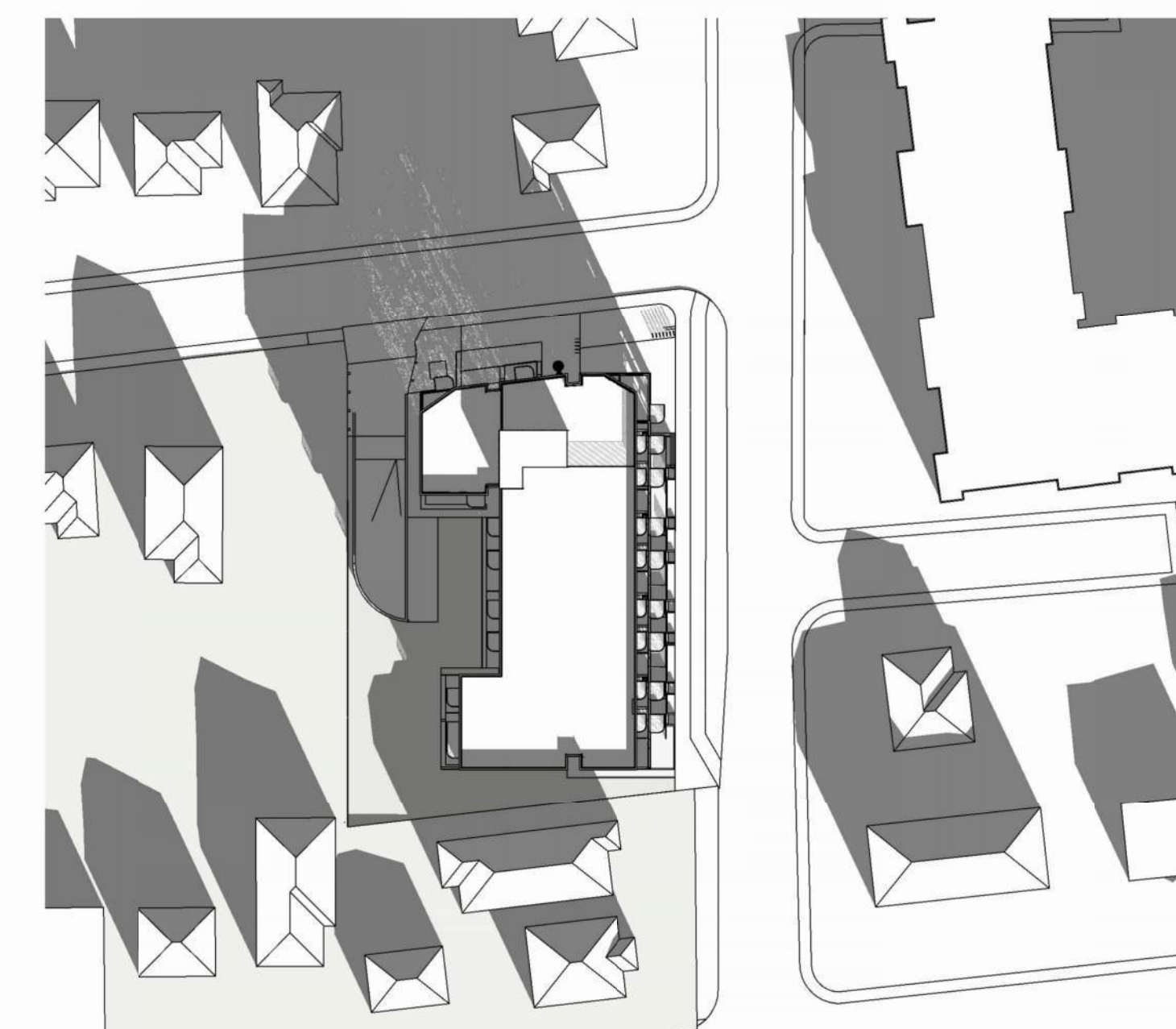
Winter Solstice 9AM



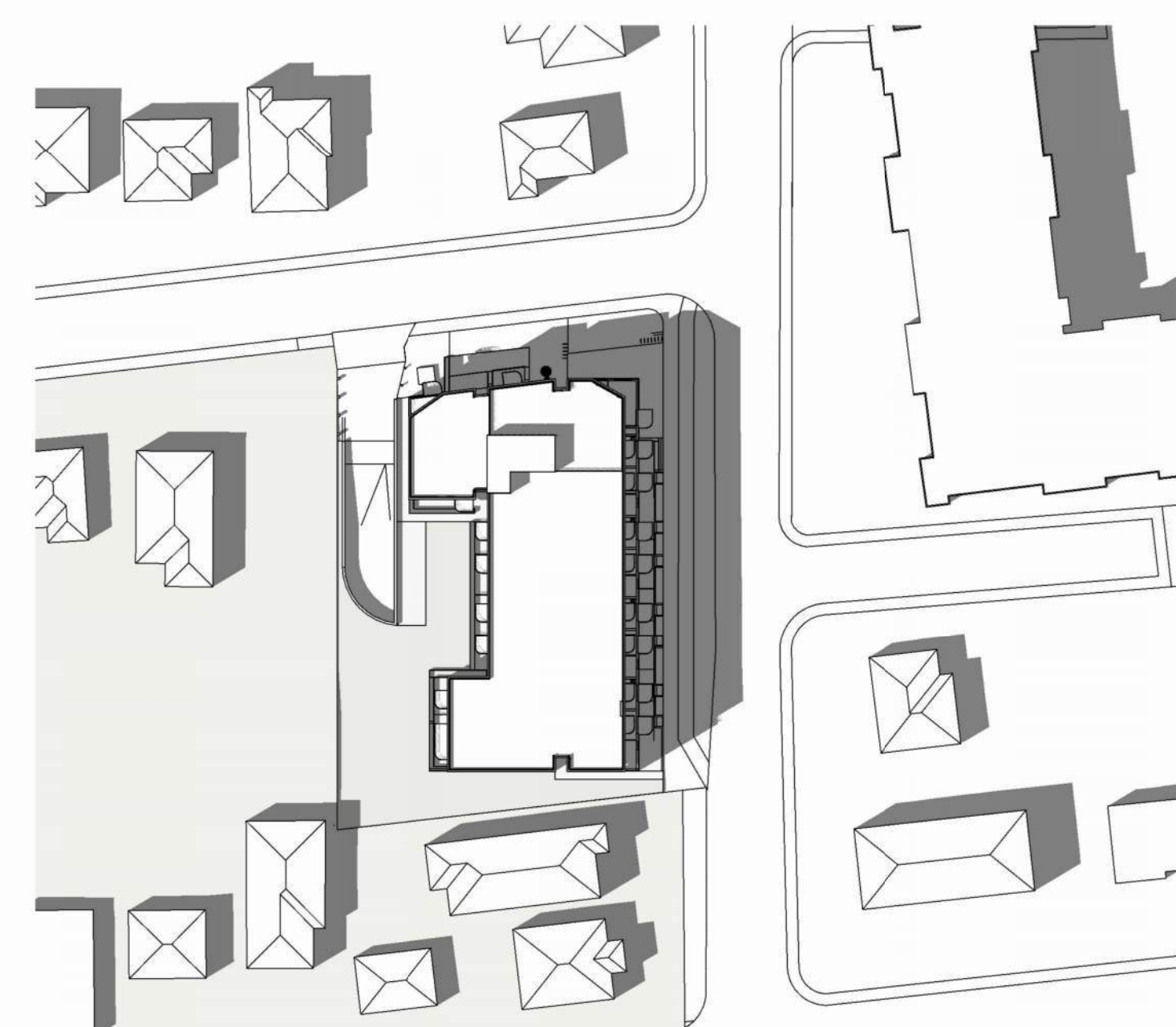
Summer Solstice 12 PM



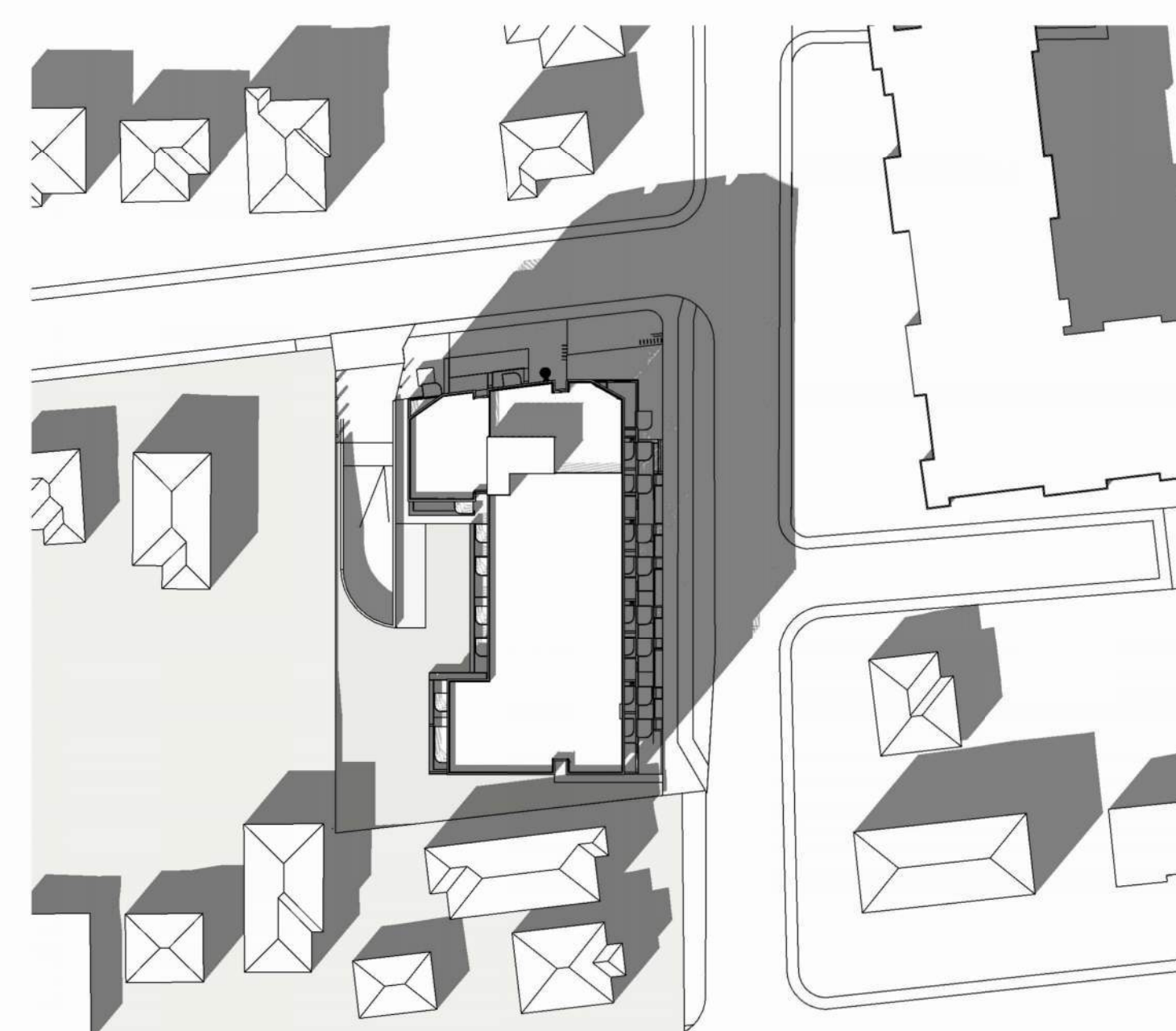
Equinox 12PM



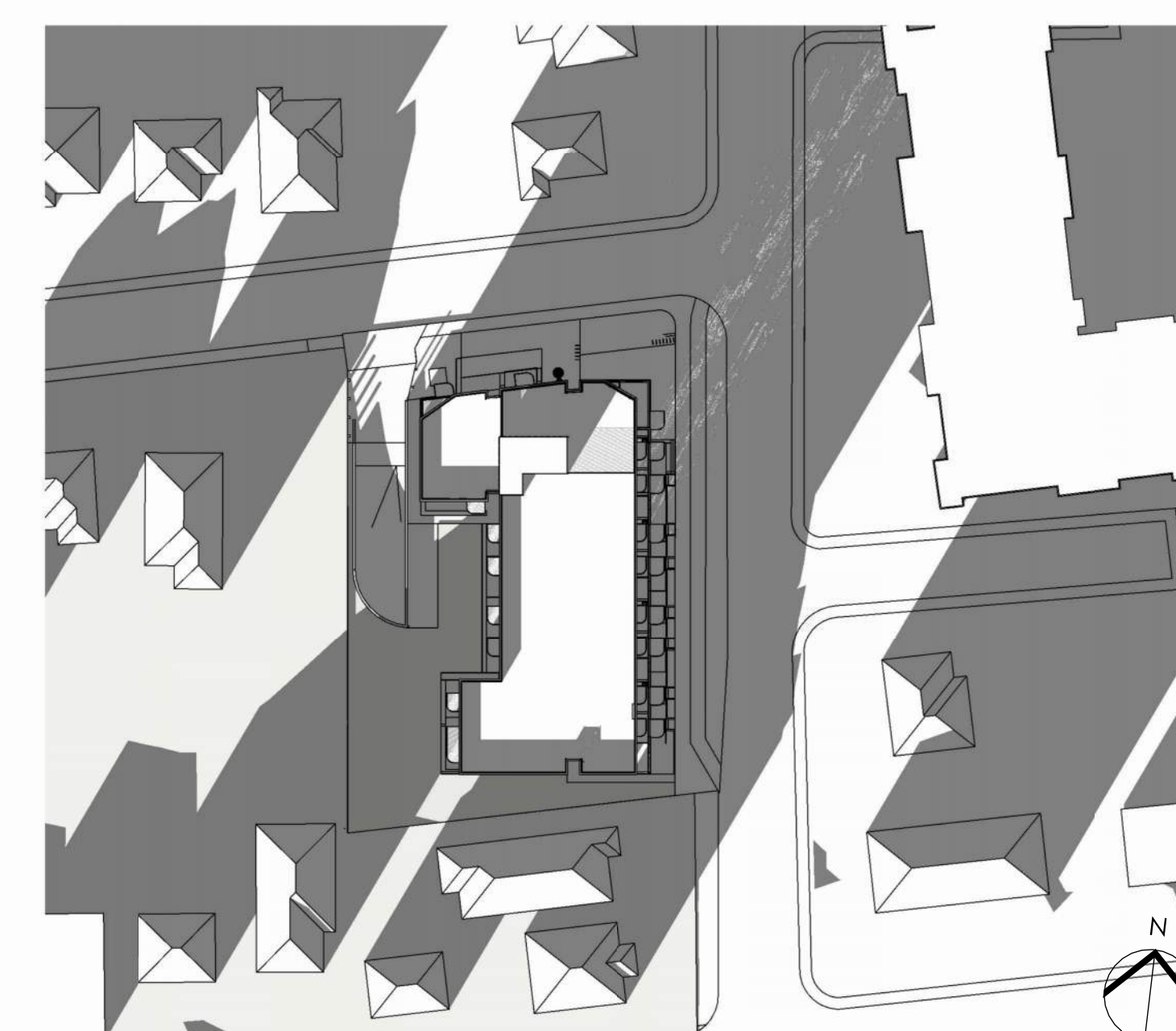
Winter Solstice 12PM



Summer Solstice 4PM



Equinox 4PM



Winter Solstice 4PM

Rev.	Date	Description	Issued by	Checked by
P05	06/18/2026	Issued for DP Resubmission #3		
P04	04/09/2026	Issued for DP Resubmission #2		
P03	09/26/2025	Reissued for Reasoning & Development Permit		
P02	06/18/2025	Issued for Reasoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: _____ Rev: _____

Project Name: **A-014010** P05

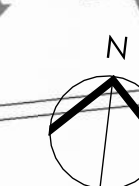
Drawing Name: **2612 - 2628 Richmond Road, Victoria**

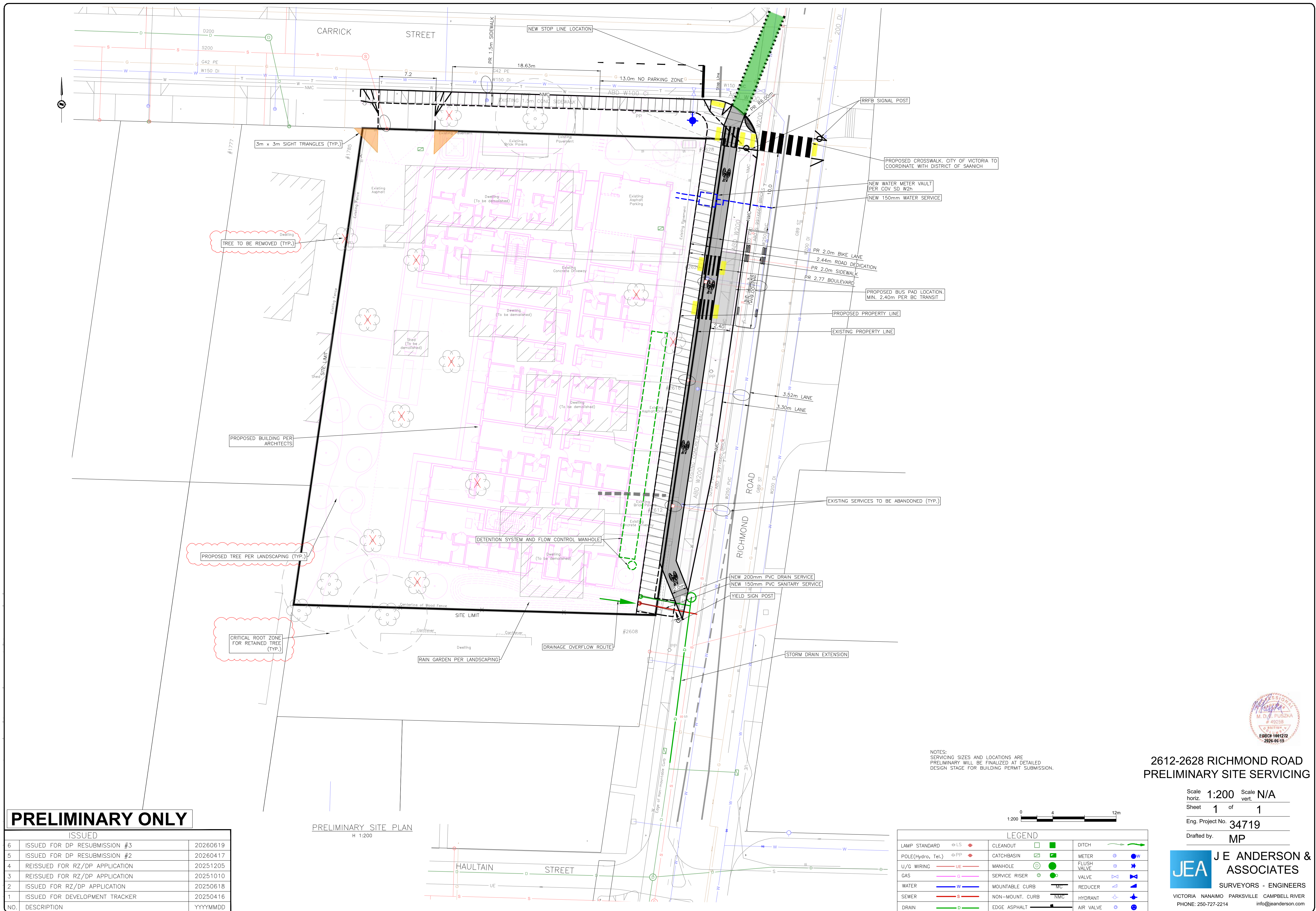
Drawing Status: **Shadow Study**

Project No: _____ Date: _____

Scale: _____ Drawn: _____ Checked: _____

4153-C --/---- HN KB





NOTES:
SERVICING SIZES AND LOCATIONS ARE
PRELIMINARY WILL BE FINALIZED AT DETAILED
DESIGN STAGE FOR BUILDING PERMIT SUBMISSION.

**2612-2628 RICHMOND ROAD
PRELIMINARY SITE SERVICING**

Scale 1:200 Scale N/A
horiz. vert.
Sheet 1 of 1
Eng. Project No. 34719
Drafted by: MP



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	DI
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MA	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV

PRELIMINARY ONLY

NO.	DESCRIPTION	YYYYMMDD
6	ISSUED FOR DP RESUBMISSION #3	20260619
5	ISSUED FOR DP RESUBMISSION #2	20260417
4	REISSUED FOR RZ/DP APPLICATION	20251205
3	REISSUED FOR RZ/DP APPLICATION	20251010
2	ISSUED FOR RZ/DP APPLICATION	20250618
1	ISSUED FOR DEVELOPMENT TRACKER	20250416
NO.	DESCRIPTION	YYYYMMDD

PRELIMINARY SITE PLAN
H 1:200



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

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	1:200
L-0.01	NOTE	NTS
L-1.01	LANDSCAPE PLAN - GROUND LEVEL	1:100
L-1.02	PLANTING & GRADING PLAN - GROUND LEVEL	1:100
L-1.03	LANDSCAPE PLAN - ROOF	1:100
L-1.04	PLANTING PLAN - ROOF	1:100
L-1.05	RAINWATER MANAGEMENT PLAN	1:150
L-1.06	SOIL VOLUME DIAGRAM & REPLACEMENT TREE PLAN	1:150
L-2.01	SECTION 1	1:50
L-2.02	SECTION 2	1:50
L-3.01	DETAILS	1:10

DRAWING KEY

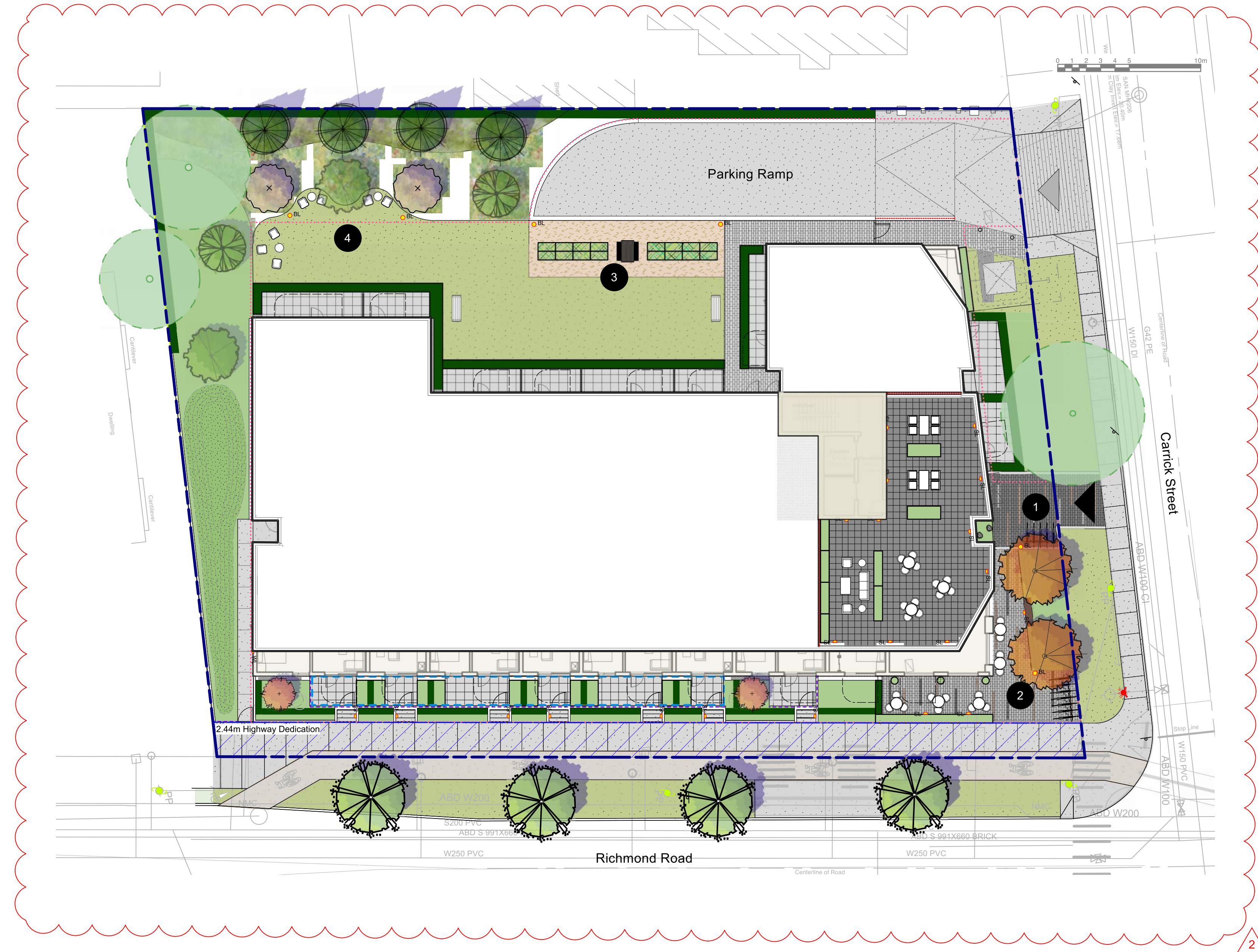
	PROPERTY LINE
	HIGHWAY DEDICATION
	BALCONY ABOVE
	PARKADE BELOW
	DECORATIVE FENCE
	GUARDRAIL
	UNIT PAVER
	CIP CONCRETE
	SLAB PAVERS
	GRANULAR MATERIAL
	ENGINEERED WOOD FIBER
	NEW PLANTING
	LAWN
	HEDGES
	RAINGARDEN & BIOSWALE
	EXISTING TREE TO BE RETAINED (CANOPY SHOWN ONLY. REFER TO ARBOIST AND CIVIL DRAWINGS FOR CRITICAL ROOT ZONE)
	PROPOSED NEW TREE
	STORMWATER DETENTION TANK

LEGEND

	PEDESTRIAN ENTRANCE
	VEHICULAR ENTRANCE
	RESIDENTIAL MAIN ENTRANCE
	CRU COMMUNITY TERRACE
	URBAN GARDEN
	MEANDERING ALCOVE GARDEN

LIGHTING LEGEND

	BOLLARD LIGHT
	STEPS LIGHT



PRECEDENT IMAGE

Feature Planting



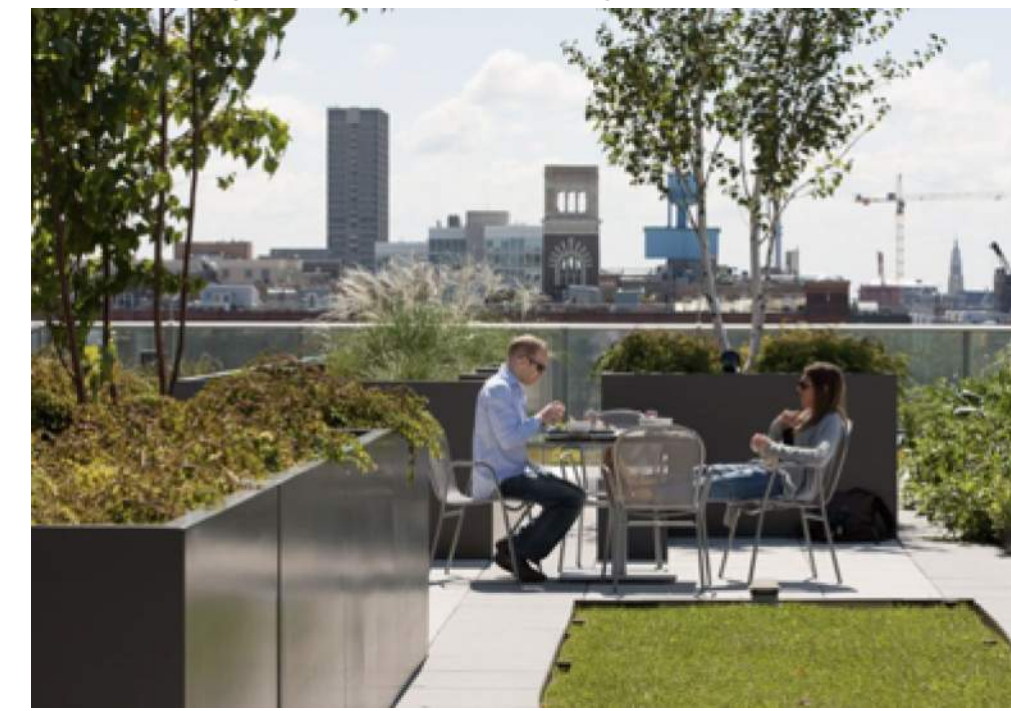
Ceder Hedge



CRU Community Terrace



Roof - Lounge and Small Gathering Space



Rain Garden and Bioswale



Community Garden



8	2026-06-18	Issued for DP Resubmission #3
7	2026-04-17	Issued for DP Resubmission #2
4	2025-10-31	Issued for Review

no.: date: item:

Revisions:

Stamp:



dk

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Project:

**Residential
Development**

**2612, 2616, 2620, 2628
Richmond Road, Victoria**

Drawn by: KY

Checked by: SV

Date: 17 JUN 2026

Scale: 1:200

Drawing Title:

COVER SHEET

Project No.:
25016

Sheet No.:

L-0.00

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of City of Victoria Engineering.
- Street tree final species to the approval of City of Victoria Park Board.
- Approved root barrier to be installed per City of Victoria standard, 8' (2.4m) long and 18" (450mm) deep.
- Call Park Board for inspection after tree planting.

ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/ or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board (604-257-8587) for inspection after tree planting completion.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.



BIRD FRIENDLY STRATEGY

Elements of the landscape design and planting selection have been thoughtfully considered to support the City of Victoria's Bird Friendly Strategy Design Guidelines. The use of native tiered planting materials will provide a variety of textures and heights that will support bird habitat. The plantings should provide opportunities for nesting, food sources, pollination support, shelters as well as protection.


A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add street trees along Richmond Road to City of Victoria Standard. These additional trees can to provide shade, perching and nesting opportunities.

The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.

PLANT LIST

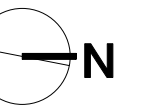
TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	2	Acer circinatum	siçətp - Vine Maple	5 cm cal., B&B
	2	Acer davidii	David Maple	5 cm cal., B&B
	4	Carpinus betulus 'Fastigiata'	European hornbeam	5 cm cal., B&B
	2	Cercis canadensis	Eastern redbud	5 cm cal., B&B
	2	Magnolia kobus	Kobus magnolia	5cm cal. B&B
	2	Malus fusca	Pacific crabapple	5 cm cal., B&B
SHRUBS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Ag	27	Azalea 'Gumpo White'	Gumpo White Azalea	#1 pot / 18" O.C.
Bw	7	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 24" O.C.
Ct	6	Choisya ternata	Mexican orange blossom	#5 pot / 36" O.C.
Cs	11	Cornus sericea	Red Twig Dogwood	#2 pot / 40" O.C.
e	92	Erica carnea	Spring Heath	#2 Pot / 24" O.C.
jw	11	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot / 30" O.C.
Lg	22	Ledum groenlandicum	Labrador Tea	#2 pot / 36" O.C.
Lp	6	Lonicera Pileata	Privet honeysuckle	#2 pot / 36" O.C.
Ma	45	Mahonia aquifolium	Oregon Grape	#2 pot / 36" O.C.
Mr	52	Mahonia repens	Creeping mahonia	#1 pot / 16" O.C.
Mg	20	Myrica gale	Sweet Gale	#2 pot / 36" O.C.
OC	36	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" O.C.
Pe	7	Philadelphus lewisii	Mock Orange	#3 pot / 48" O.C.
Rk	14	Rhododendron 'Ken Jaweck'	Ken Jaweck Rhodo	#2 pot / 36" O.C.
Rc	20	Ribes sanguineum	Red flowering currant	#2 pot / 36" O.C.
Rn	28	Rosa nutkana	Nootka Rose	#2 pot / 36" O.C.
Ru	27	Rubus idaeus	raspberry	#3 pot. 24" o.c.
Sg	12	Senecio greyi	Daisy bush	#2 pot/ 30" O.C.
Sr	78	Skimmia reevesiana	Reeves Skimmia	#2 pot / 18" O.C.
Sy	19	Symphoricarpos albus	Snowberry	#3 pot / 48" O.C.
T	186	Taxus x media 'Hillii' (Male Plants Only)	Hill's yew	4' ht B&B / 18" O.C.
Ts	111	Thuja occidentalis 'Smaragd'	Emerald Cedar	4'ht B&B / 24" O.C.
Vp	1	Vaccinium parvifolium	sk*əq*cəsetp - Red Huckleberry	#2 pot / 36" O.C.
GROUNDCOVERS, GRASSES, FERNS & VINES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Js	10	Juniperus squamata 'Blue Star'	Blue Star Juniper	#2 pot / 24" O.C.
LI	57	Lupinus latifolius	Broadleaf Lupine	#1 pot / 12"O.C.
Pa	18	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot / 18 O.C.
M	26	Pinus mugo pumilio	Dwarf Mugo Pine	#2 pot / 24" O.C.
Pm	71	Polystichum munitum	səxələm - Sword fern	#1 pot / 18" O.C.
Ss	81	Sedum spathulifolium	Stonecrop	#1 pot / 12" O.C.
sd	77	Symphyotrichum dumosum 'Wood's Pink'	Aster 'Wood's Pink'	#1 Pot / 12" O.C.

PLANTING - OFFSITE

TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	***Street Tree to City of Victoria Standards***		6cm cal., B&B

Tree Impact Summary			
Tree Status	No. of Trees	No. of Trees to be Removed	No. of Replacement Trees
On-site Trees	10	9	2 (Small Trees) + 12 (Medium Trees)
Off-site Trees	2	1	1 Cash-in-lieu
Municipal Trees	2	1	N/A*
Total	14	11	2 (Small Trees) + 12 (Medium Trees)=13 +1 cash-in-lieu

* 4 municipal trees along Richmond Road are being proposed.

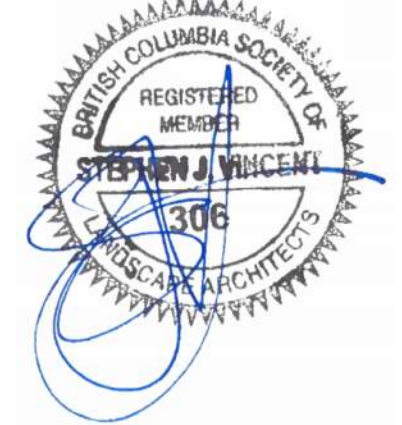


8	2026-06-18	Issued for DP Resubmission #3
7	2026-04-17	Issued for DP Resubmission #2
4	2025-10-31	Issued for Review

no.:	date:	Item:
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Revisions:

Stamp:



Project:

Residential Development

2612, 2616, 2620, 2628
Richmond Road, Victoria

Drawn by: KY

Checked by: SV

Date: 17 JUN 2026

Scale: NTS

Drawing Title:

NOTE

Project No.:
25016

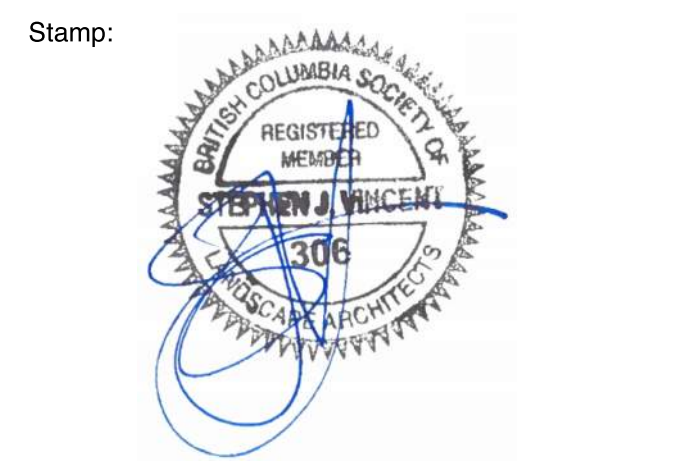
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L-0.01



8	2026-06-18	Issued for DP Resubmission #3
7	2026-04-17	Issued for DP Resubmission #2
5	2026-02-13	Issued for Review

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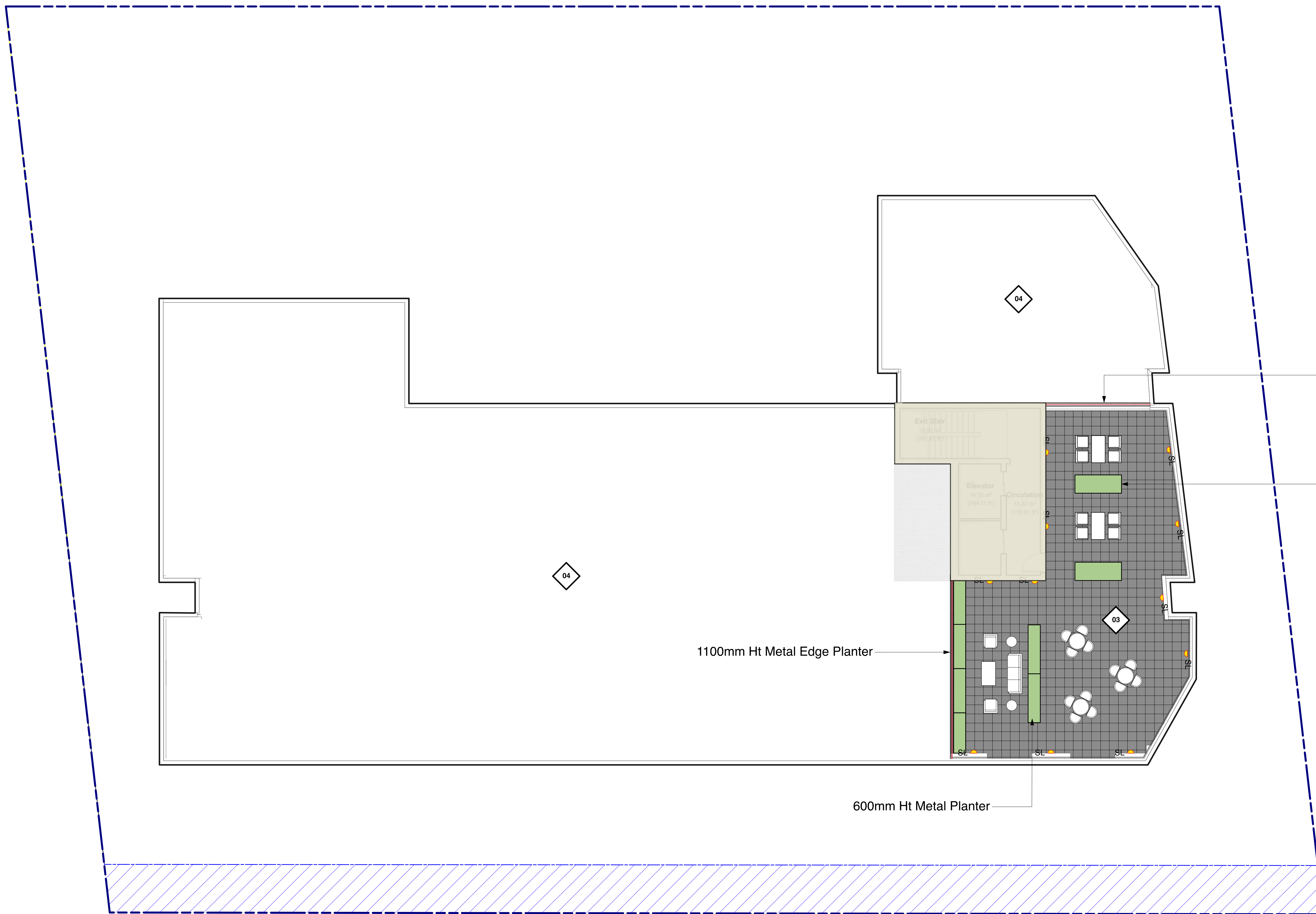
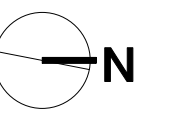
**2612, 2616, 2620, 2628
 Richmond Road, Victoria**

Drawn by: KY
 Checked by: SV
 Date: 17 JUN 2026
 Scale: 1:100
 Drawing Title:

**LANDSCAPE PLAN -
 GROUND LEVEL**

Project No.:
25016
 Sheet No.:

L-1.01



1100mm Ht Guardrail

600mm Ht Metal Planter

1100mm Ht Metal Edge Planter

600mm Ht Metal Planter

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4	2025-10-31	Issued for Review

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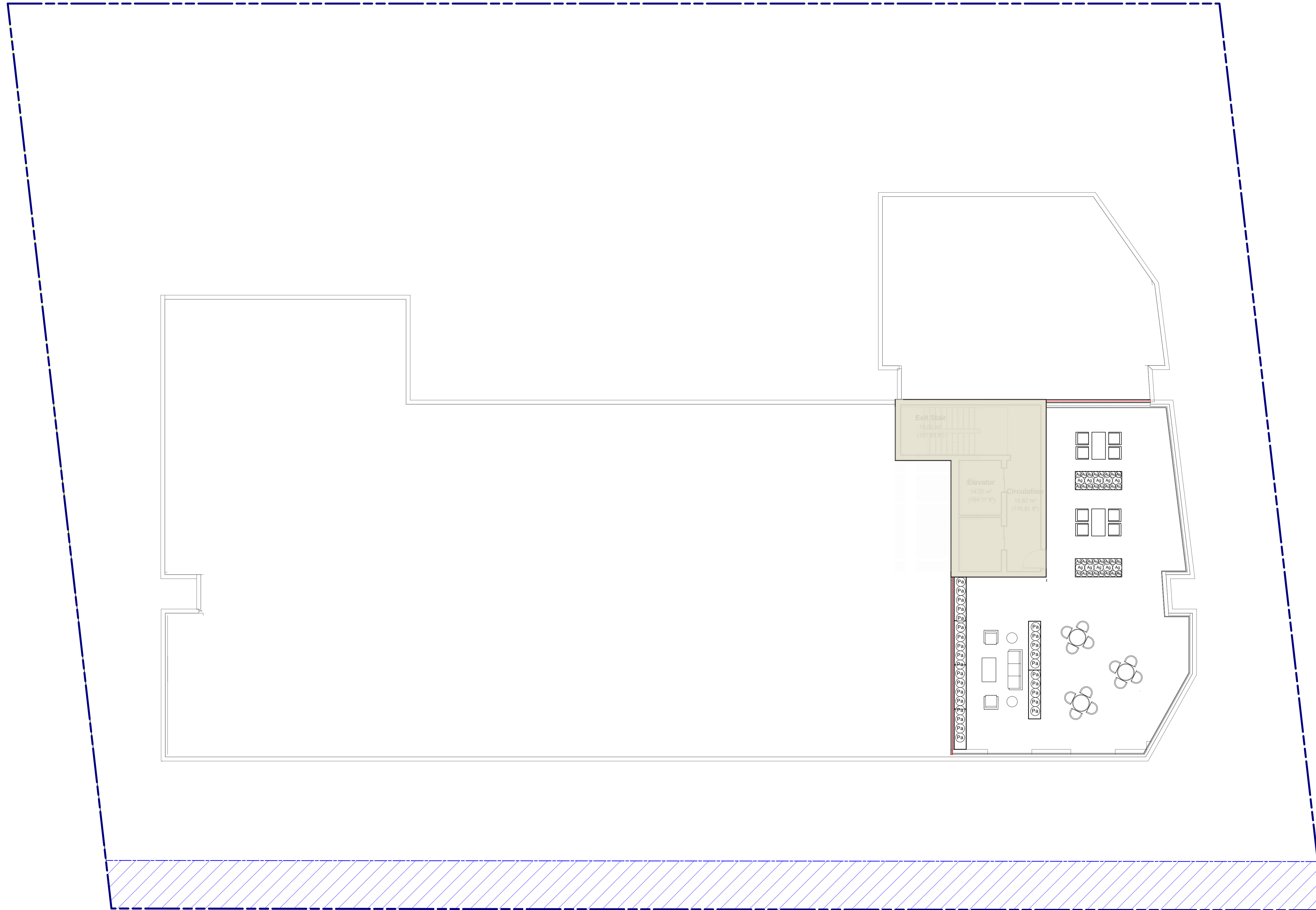
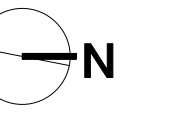
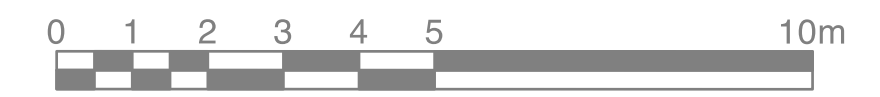
**2612, 2616, 2620, 2628
 Richmond Road, Victoria**

Drawn by: KY
 Checked by: SV
 Date: 17 JUN 2026
 Scale: 1:100

Drawing Title:
**LANDSCAPE PLAN -
 ROOF**

Project No.:
25016
 Sheet No.:

L-1.03



8	2026-06-18	Issued for DP Resubmission #3
7	2026-04-17	Issued for DP Resubmission #2
4	2025-10-31	Issued for Review

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**2612, 2616, 2620, 2628
 Richmond Road, Victoria**

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Scale: 1:100

Drawing Title:

PLANTING PLAN - ROOF

Project No.:
25016

Sheet No.:

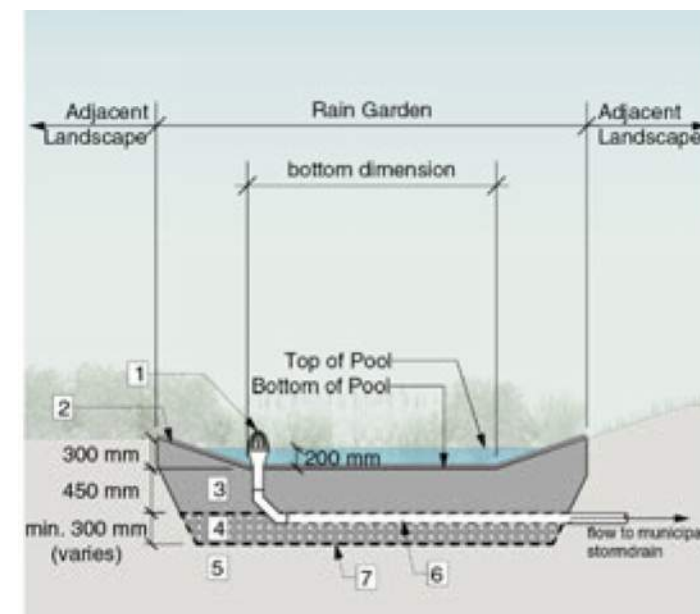
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LEGEND

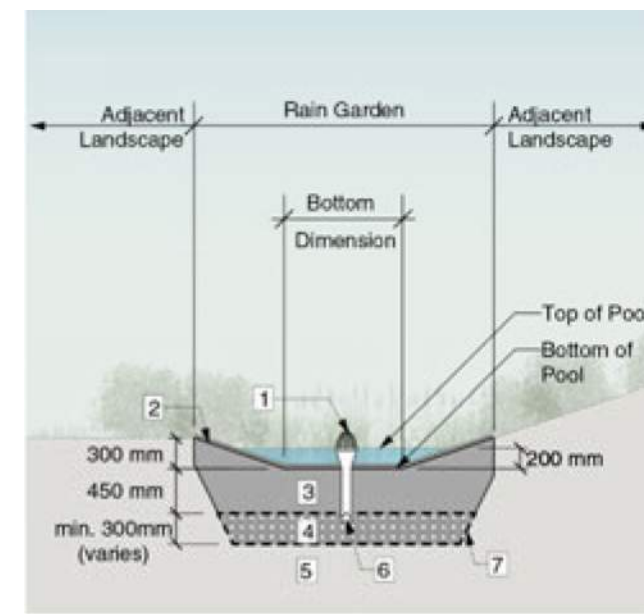
- PLANTING AREA**
768 sqm
- PERMEABLE SURFACE**
13 sqm
- BUILDING FOOTPRINT**
1202 sqm
- IMPERMEABLE SURFACE**
620 sqm

18

Rain Garden Details



Profile



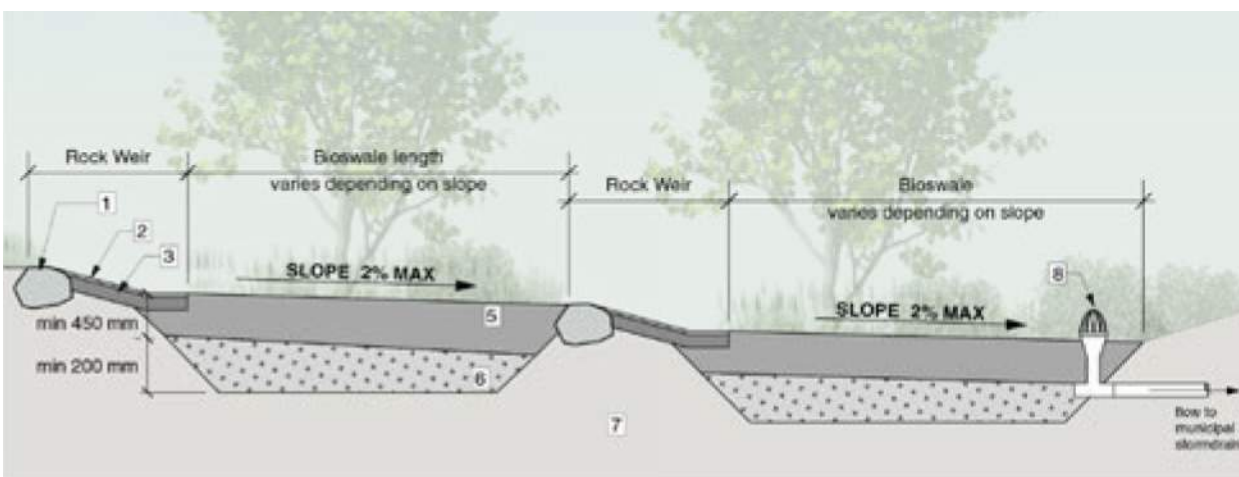
Cross Section

Rain Garden Materials

1. Overflow drain, 200 mm domed grate and adapter
2. Composted mulch, 50-70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Reservoir base
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. Non-woven geotextile on bottom, sides, and top drain rock

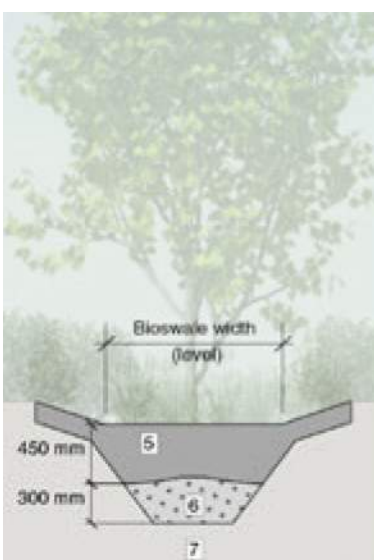
Note: Flow dissipator inlet options and pop-up emitter details are located at the end of this section.

Bioswale



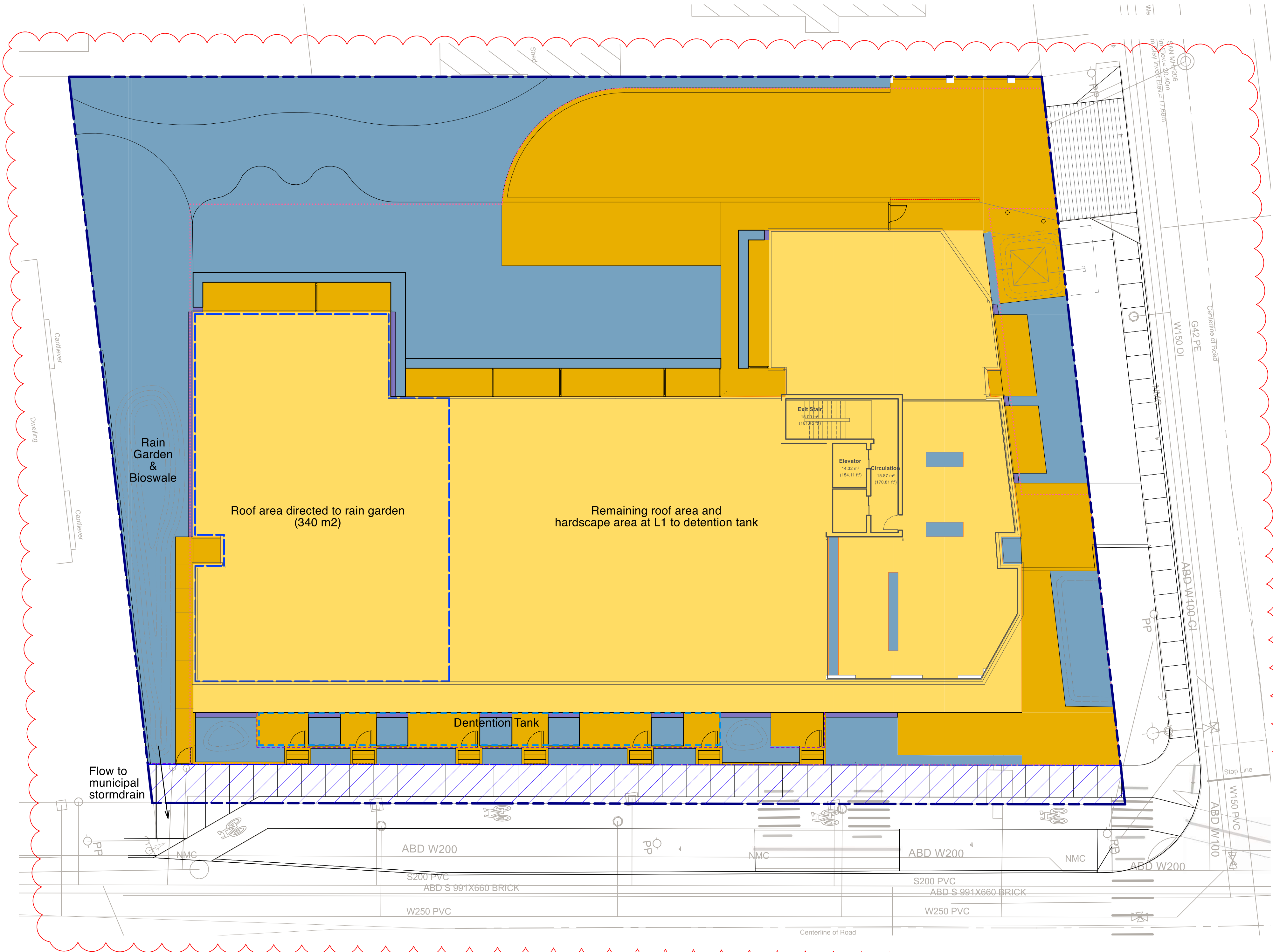
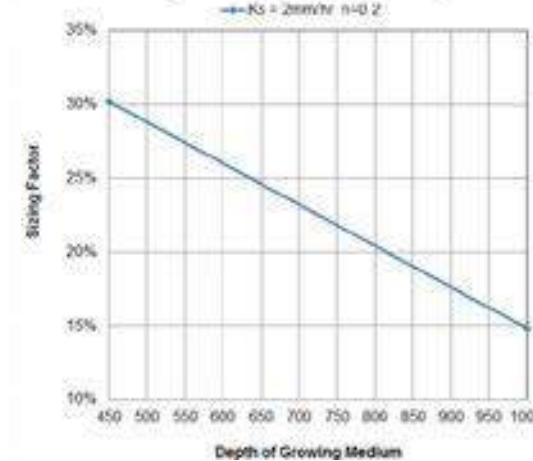
Bioswale Materials

1. Rock weir (300-400 mm dia)
2. 25 mm dia drain rock, 25 mm depth
3. 50-75 mm dia drain rock, 100 mm depth min
4. Composted mulch, 50-70 mm depth
5. Bio-retention growing medium, 450 mm depth min
6. Scarified/titled subgrade, 200 mm depth minimum
7. Existing subgrade/native material
8. Overflow drain, 200 mm domed grate and adapter



Bioswale cross section

Sizing Factor versus Depth of Growing Medium



19

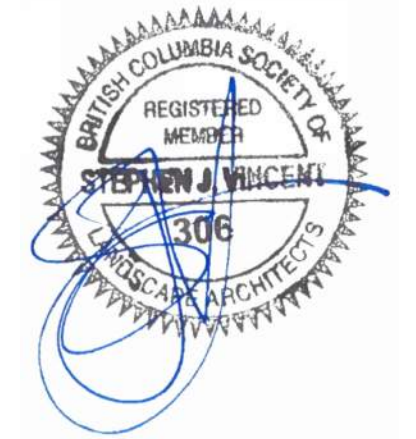


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**2612, 2616, 2620, 2628
 Richmond Road, Victoria**

Drawn by: KY
 Checked by: SV
 Date: 17 JUN 2026
 Scale: 1:150

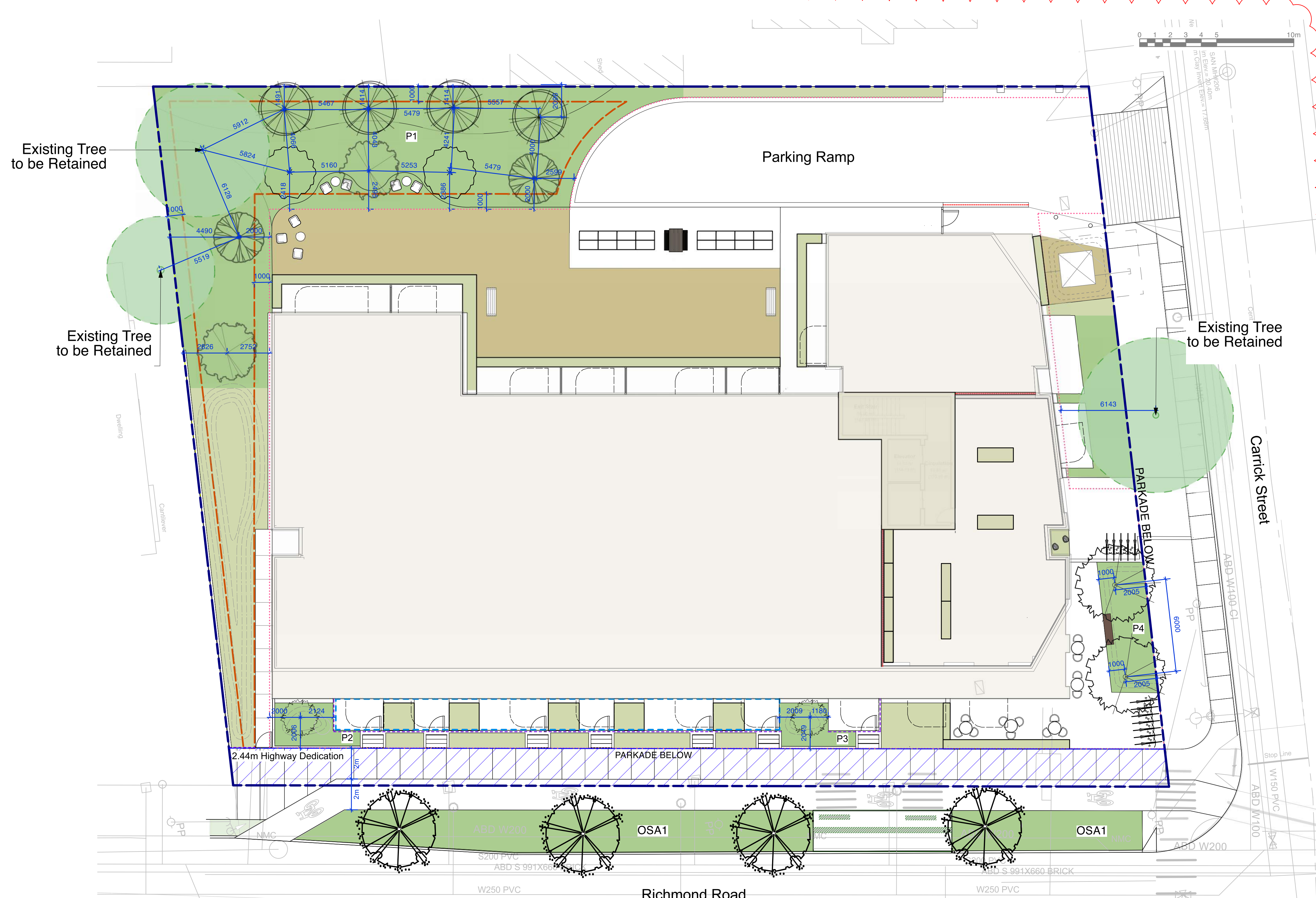
Drawing Title:
RAINWATER MANAGEMENT PLAN

Project No.:
25016
 Sheet No.:

L-1.05

LEGEND

- TREE PLANTING AREA**
Min. 900mm
- SHRUB PLANTING AREA**
Min. 450mm
- LAWN AREA**
Min. 300mm
- STRUCTURAL SOIL**
- PARKADE OUTLINE**
- CONTIGUOUS LANDSCAPE AREA**
260 sqm (10% of site area)



Planting Area ID	Planting Area (m ²)	Soil Depth (m)	Estimated Soil Volume (m ³)	No. of Replacement Trees	Tree Size	Soil Volume Provided per Tree (m ³)	Note
P1	300	1	300	10	M	30	
P2	12.3	0.9	11.07	1	S	11.07	On Slab
P3	10.9	0.9	9.81	1	S	9.81	On Slab
P4	25.6	0.9	23.04	2	M	11.52	On Slab

Planting Area ID	Planting Area (m ²)	Structural Soil (m ²)	Soil Depth (m)	Estimated Soil Volume (m ³)	No. of Trees	Tree Size	Soil Volume Provided per Tree (m ³)
OSA1	115.7	23.8	1	120.46	4	M	30.1

REPLACEMENT TREE - ON SITE

TREES SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	2	Acer circinatum	sičəƧp - Vine Maple	5 cm cal., B&B
	2	Acer davidii	David Maple	5 cm cal., B&B
	4	Carpinus betulus 'Fastigiata'	European hornbeam	5 cm cal., B&B
	2	Cercis canadensis	Eastern redbud	5 cm cal., B&B
	2	Magnolia kobus	Kobus magnolia	5cm cal. B&B
	2	Malus fusca	Pacific crabapple	5 cm cal., B&B

PLANTING - OFFSITE

TREES SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	***Street Tree to City of Victoria Standards***		6cm cal., B&B

- 8 2026-06-18 Issued for DP Resubmission #3
- 7 2026-04-17 Issued for DP Resubmission #2
- 6 2026-03-24 Issued for Review

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 Richmond Road, Victoria**

Drawn by: KY

Checked by: SV

Date: 17 JUN 2026

Scale: 1:150

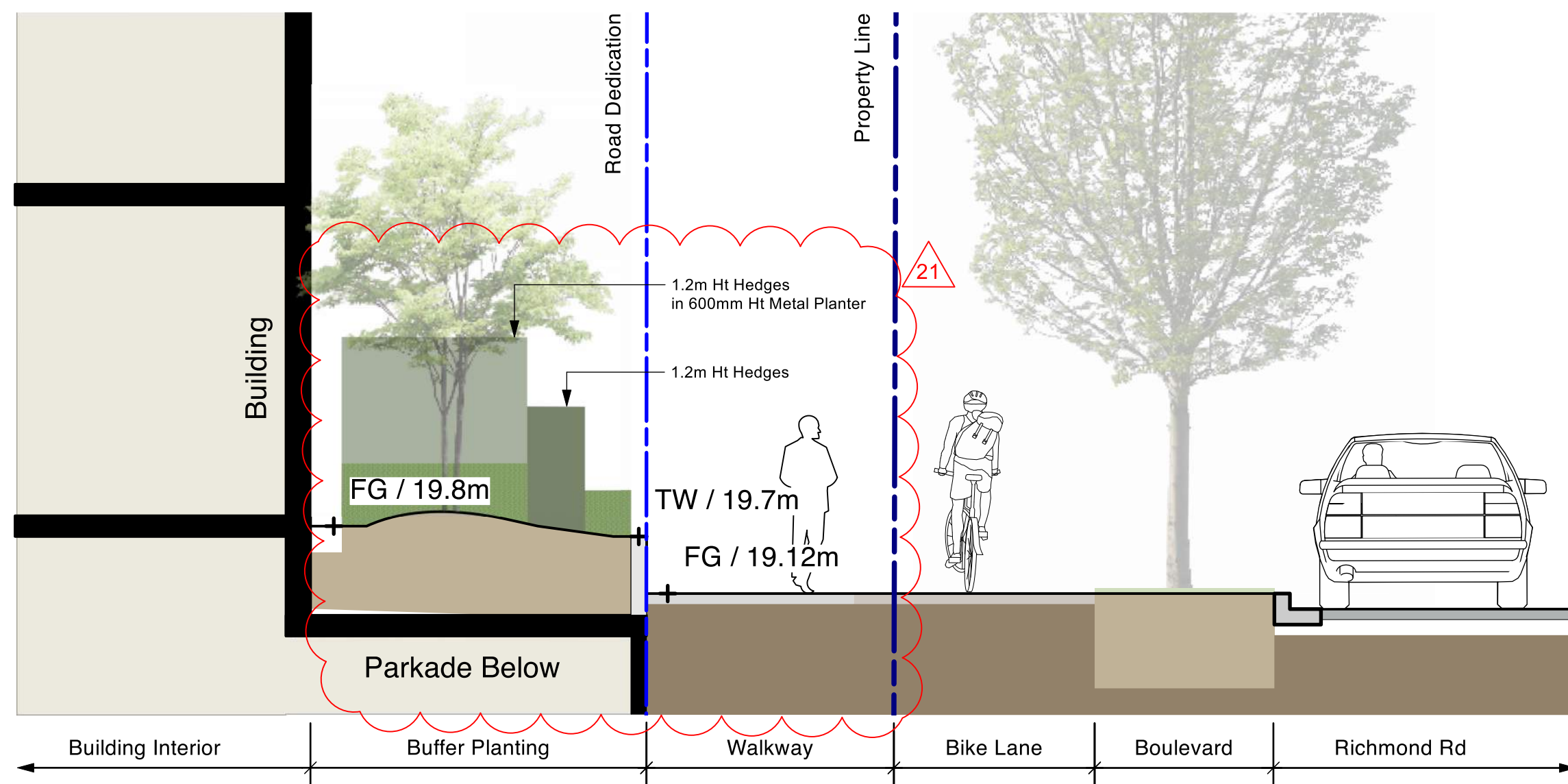
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**SOIL VOLUME
 DIAGRAM &
 REPLACEMENT
 TREE PLAN**

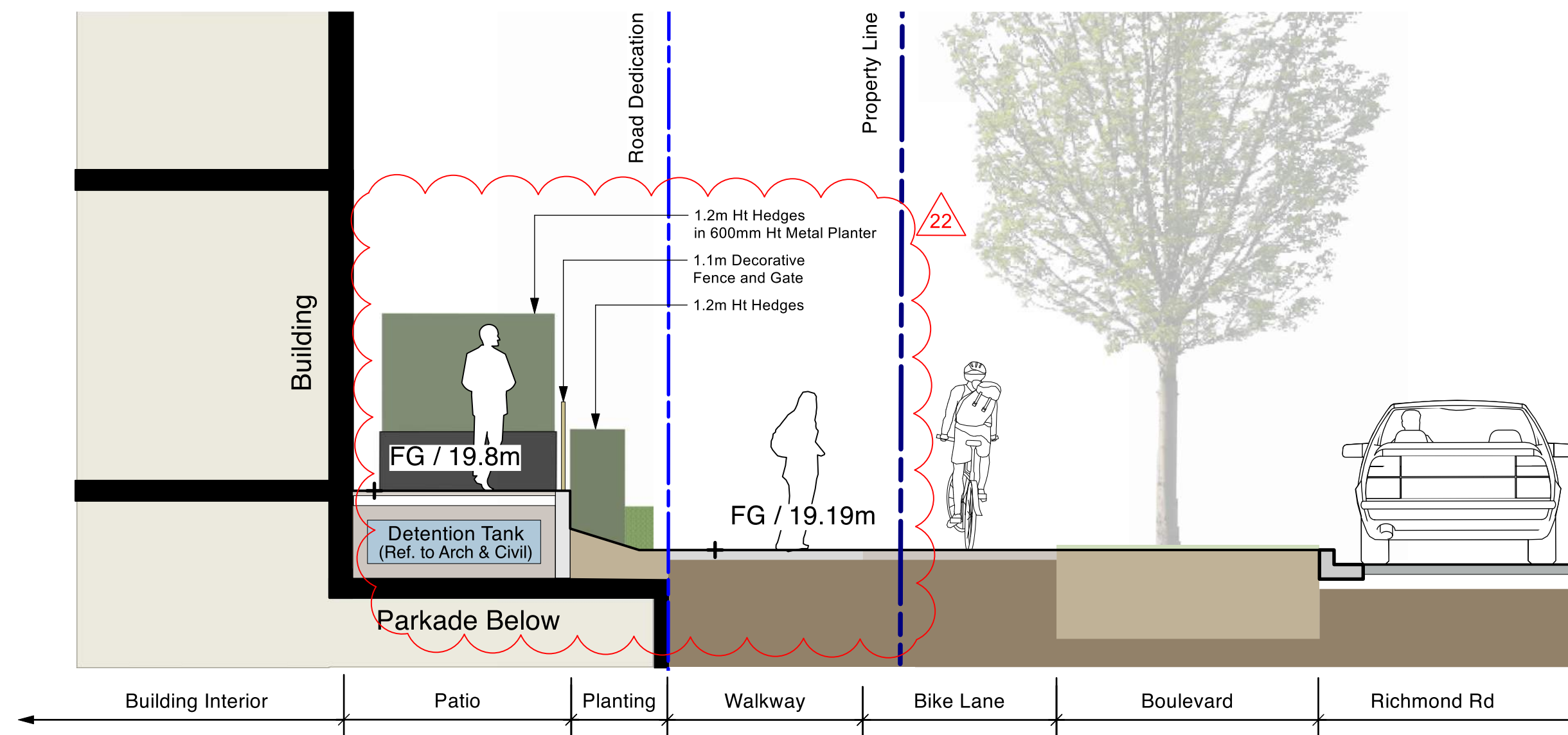
Project No.:
25016

Sheet No.:

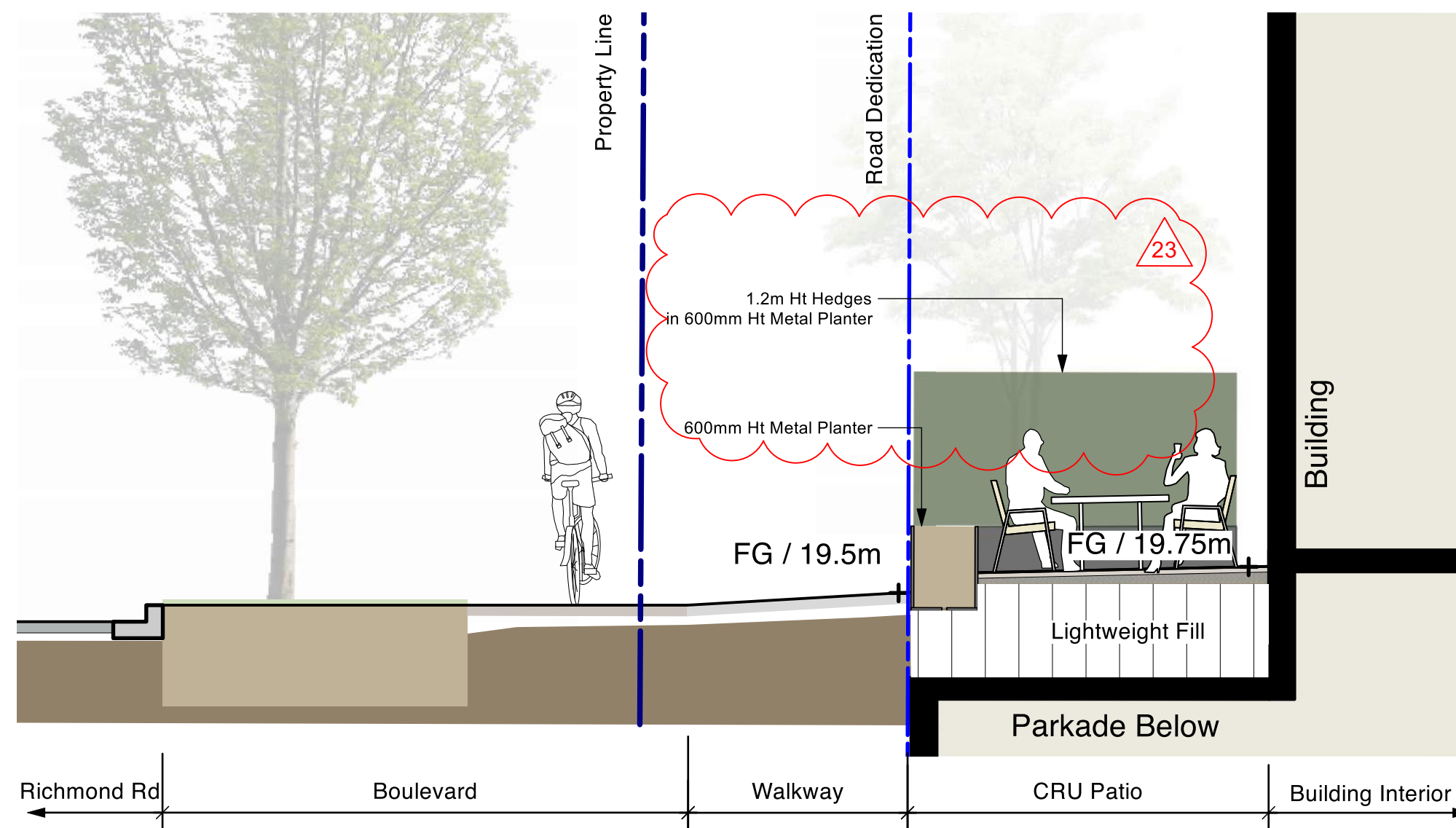
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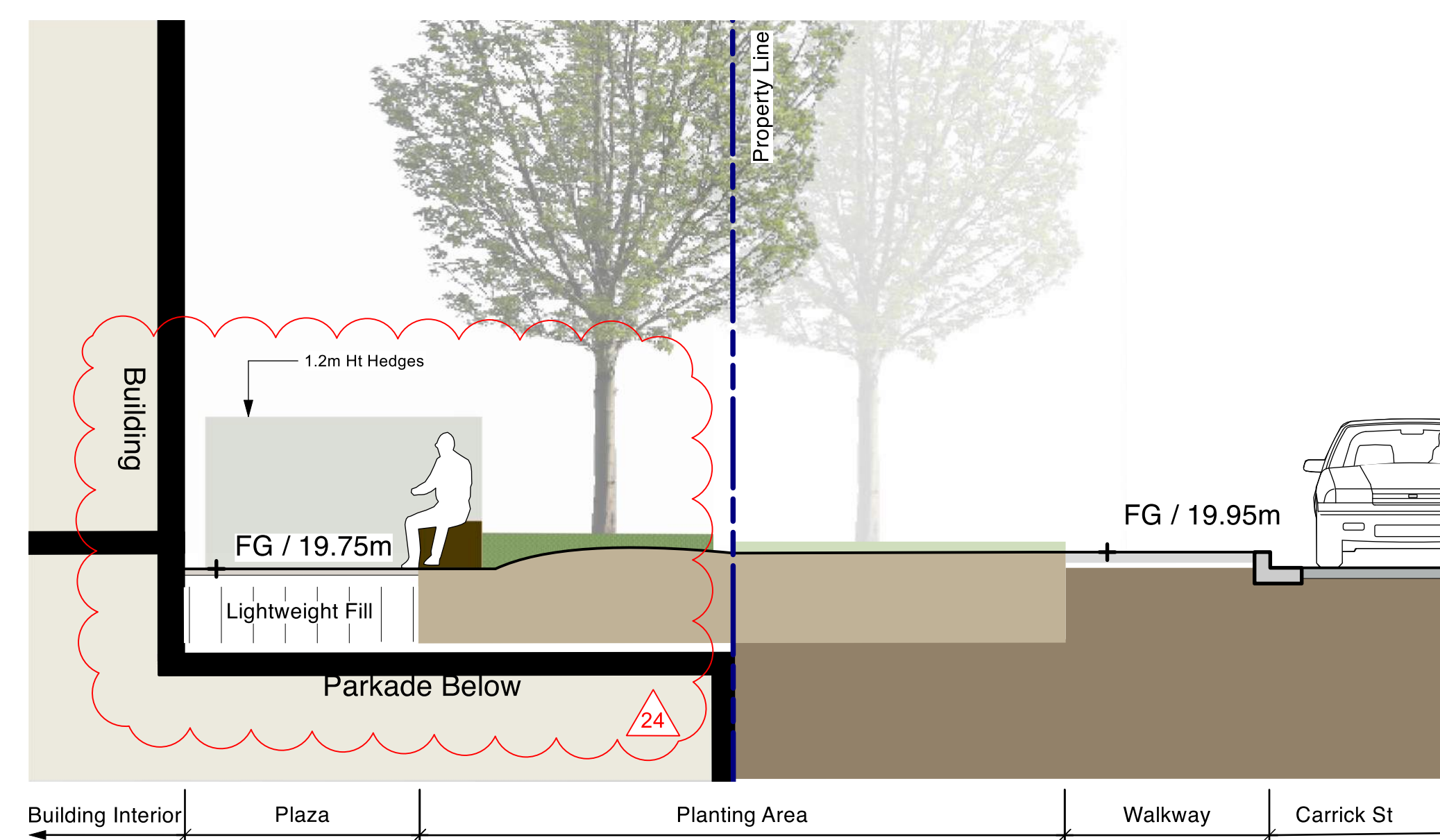
1 LEVEL 1 SECTION 1 : BUILDING TO RICHMOND ROAD
L-2.01 Scale = 1:50



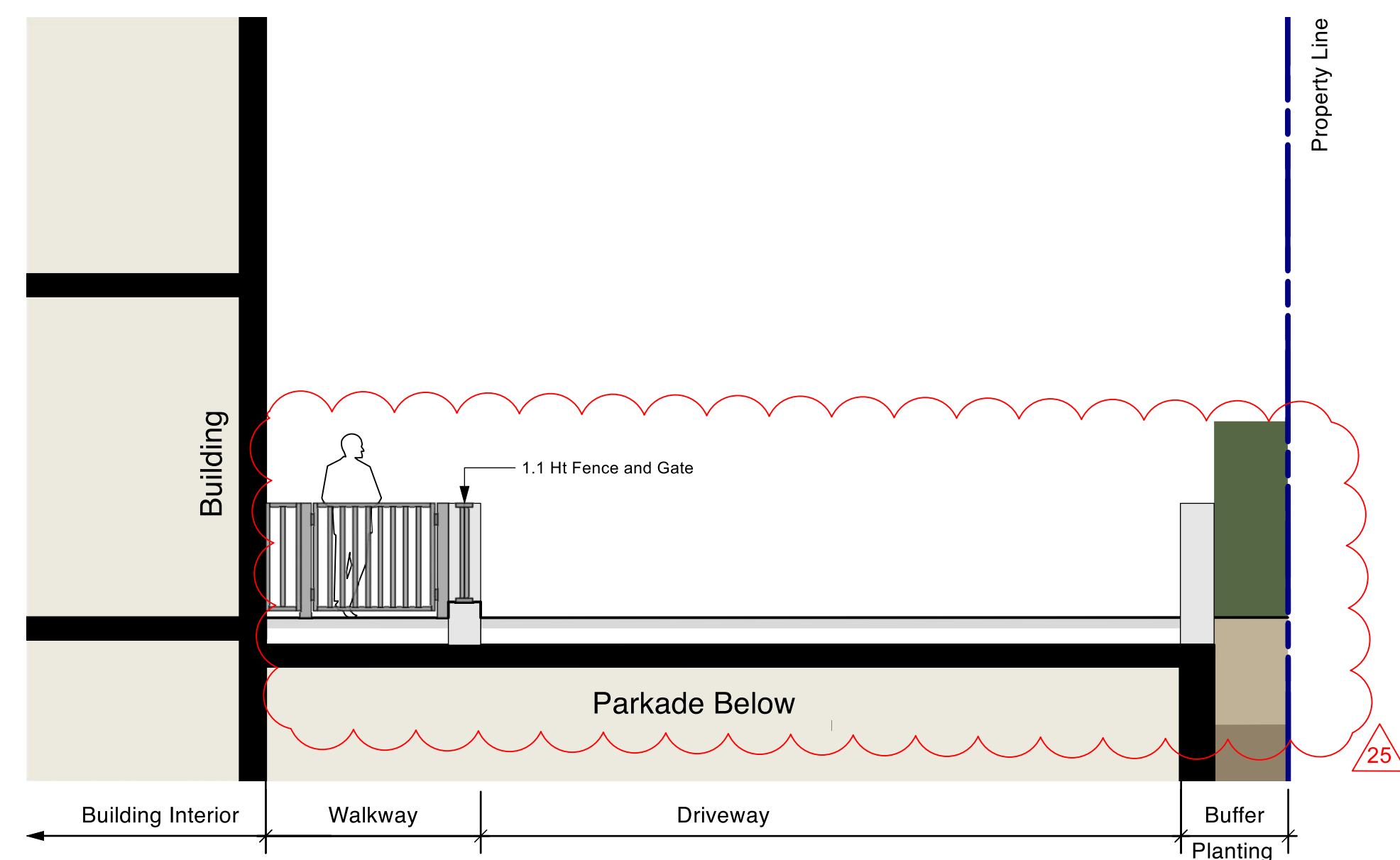
2 LEVEL 1 SECTION 2 : BUILDING TO RICHMOND ROAD
L-2.01 Scale = 1:50



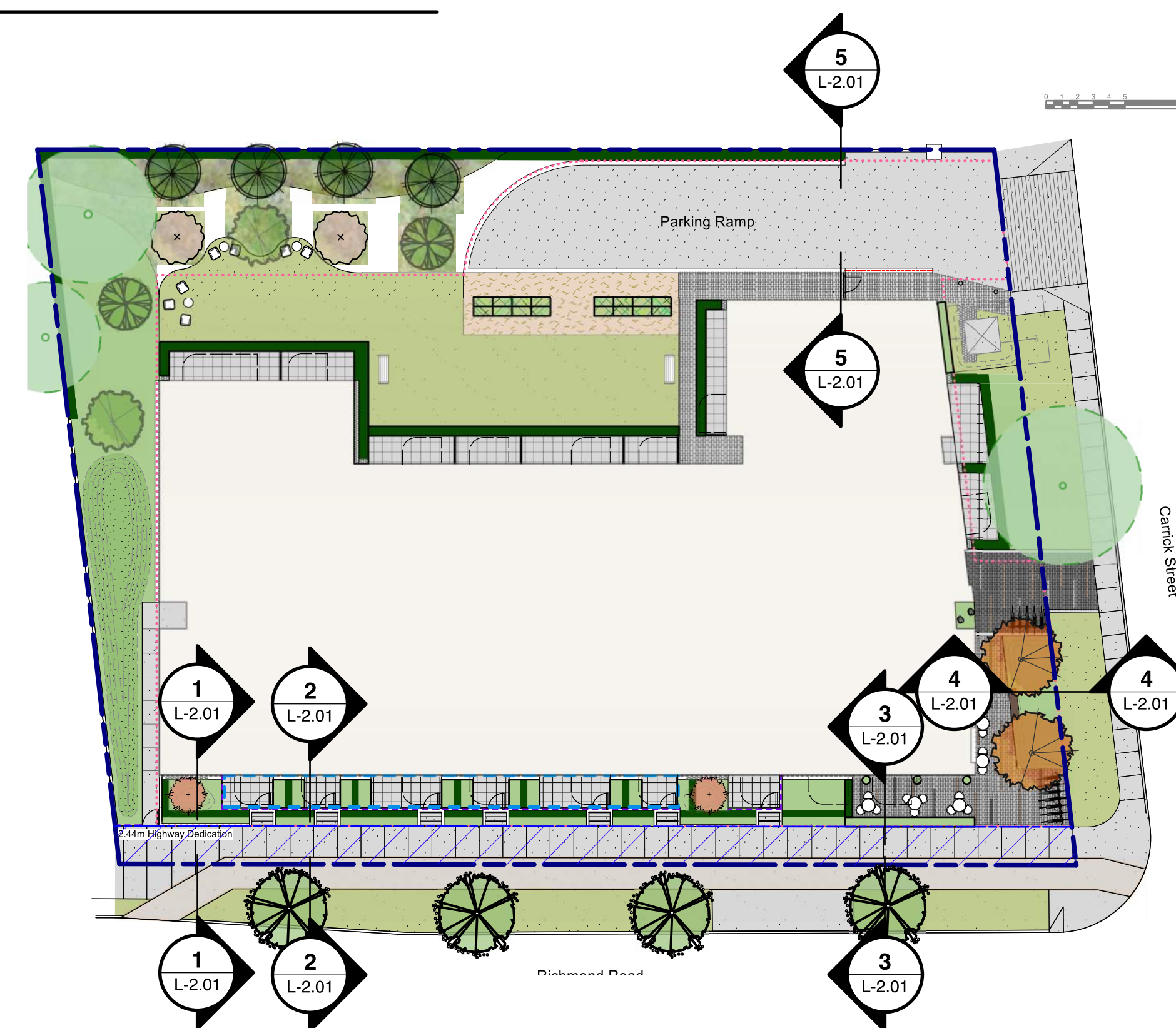
3 LEVEL 1 SECTION 3 : CRU TO RICHMOND ROAD
L-2.01 Scale = 1:50



4 LEVEL 1 SECTION 4 : CRU TO CARRICK STREET
L-2.01 Scale = 1:50



5 LEVEL 1 SECTION 5 : DRIVEWAY
L-2.01 Scale = 1:50



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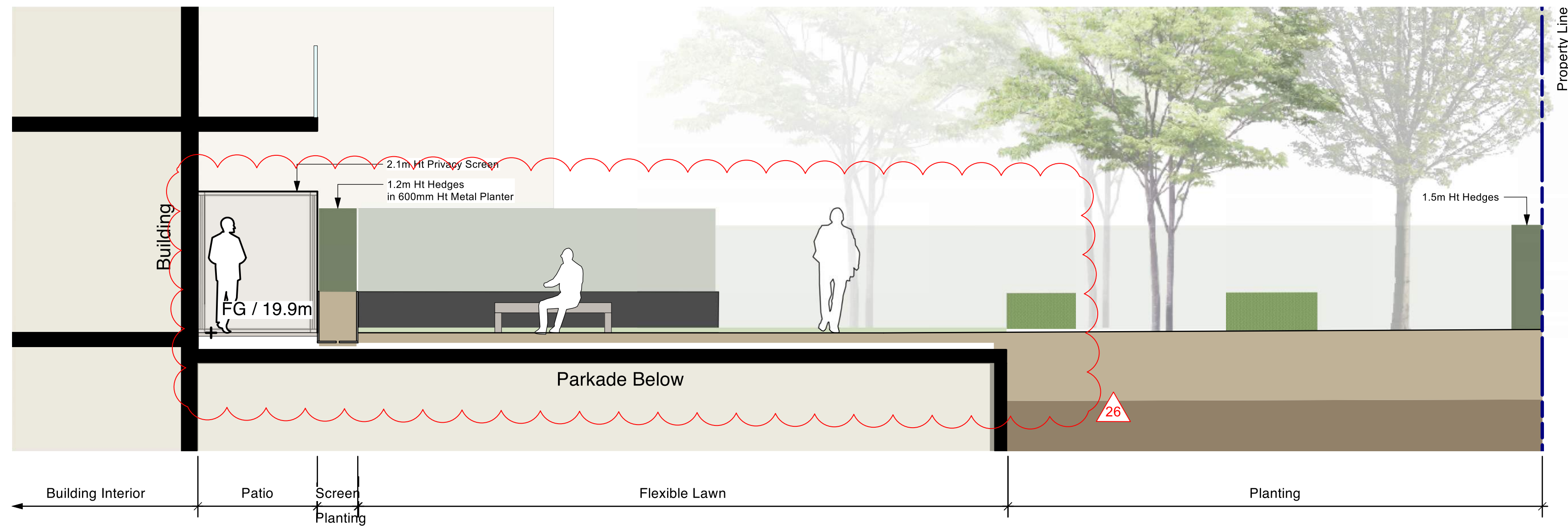
**2612, 2616, 2620, 2628
Richmond Road, Victoria**

Drawn by:	KY
Checked by:	SV
Date:	17 JUN 2026
Scale:	1:50

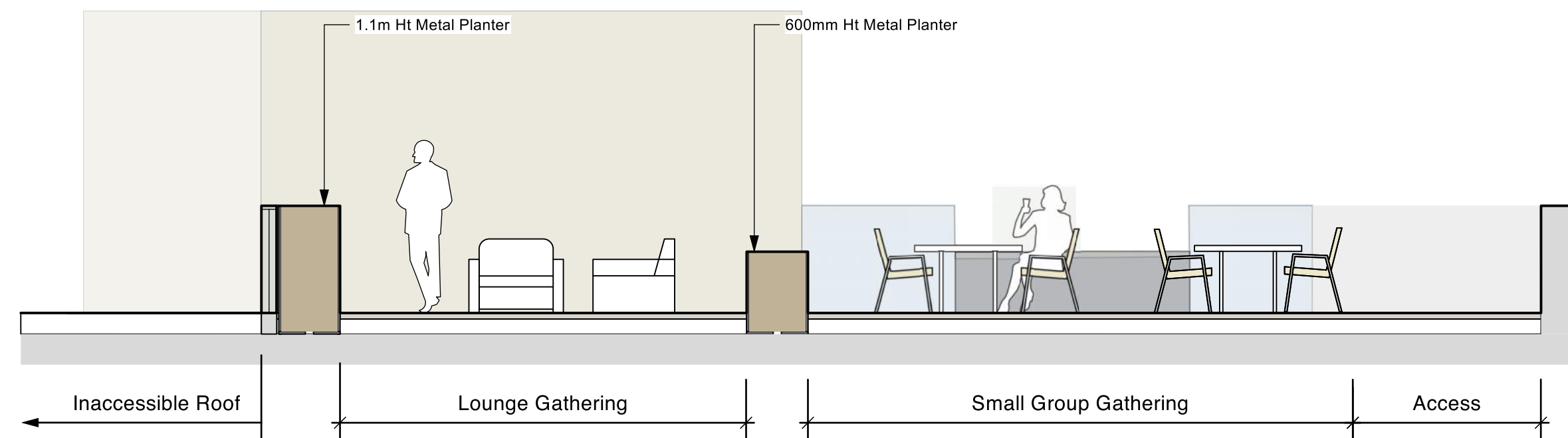
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Project No.:	25016
Sheet No.:	

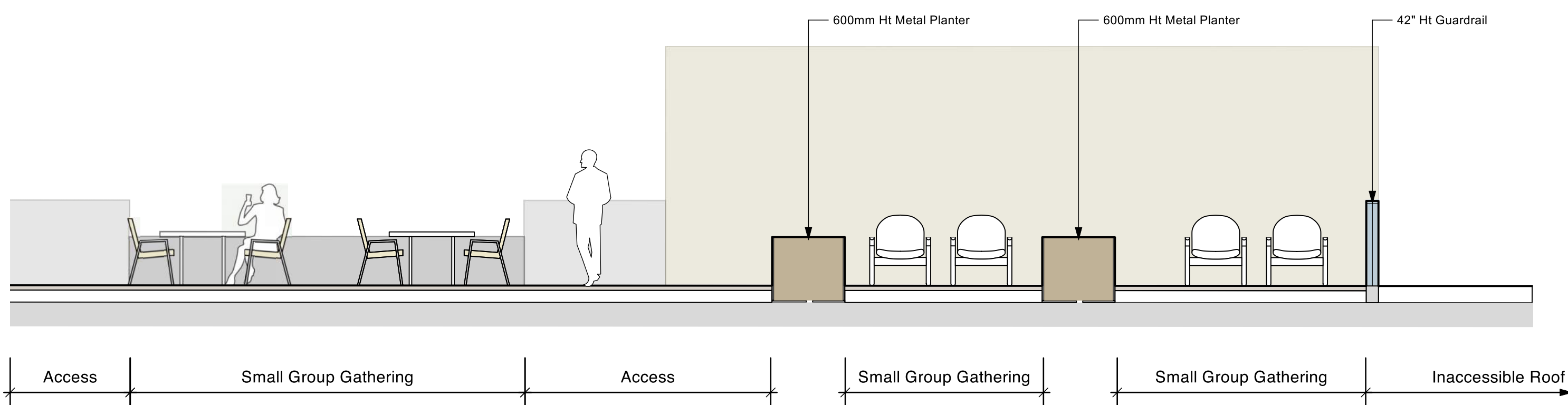
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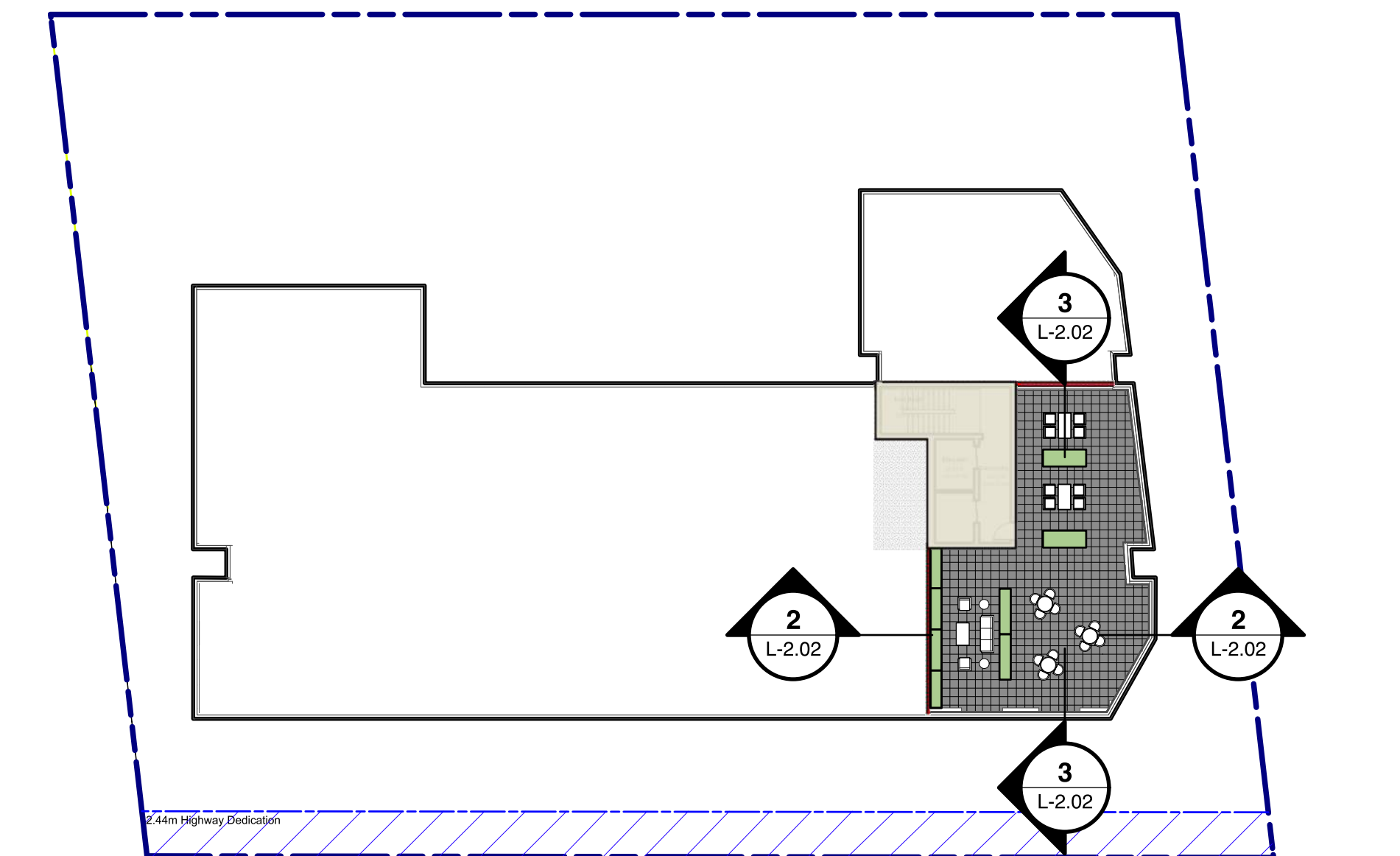
1 LEVEL 1 SECTION 6 : LAWN AREA
L-2.02 Scale = 1:50



2 ROOF SECTION 1: ROOF AMENITY
L-2.02 Scale = 1:50



3 ROOF SECTION 2: ROOF AMENITY
L-2.02 Scale = 1:50



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Richmond Road, Victoria**

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Scale: 1:50

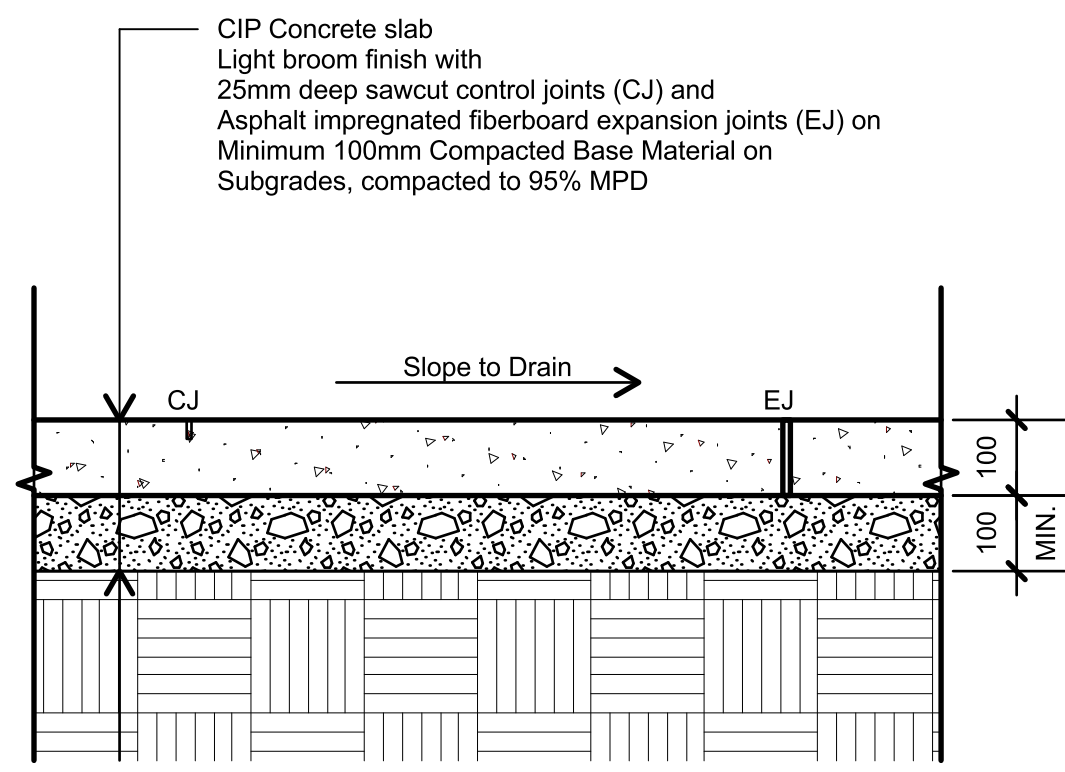
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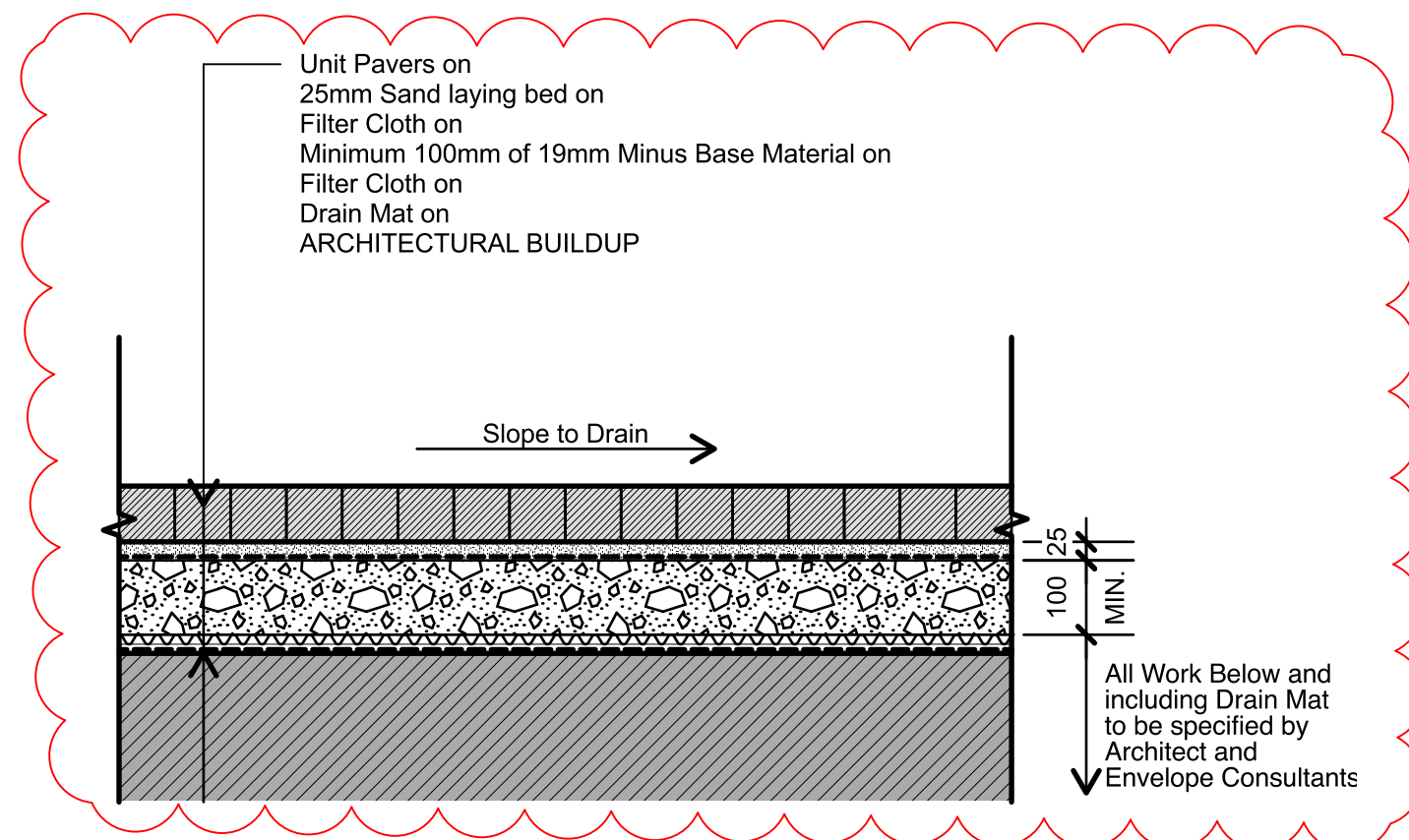
Project No.:
25016

Sheet No.:

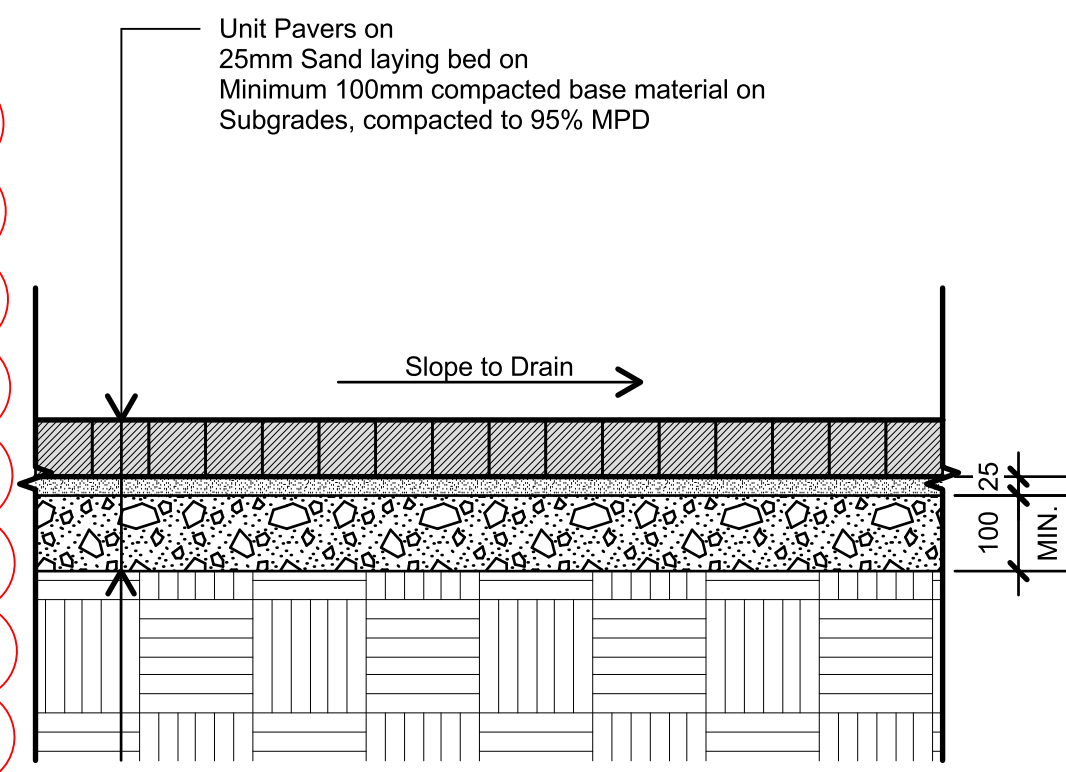
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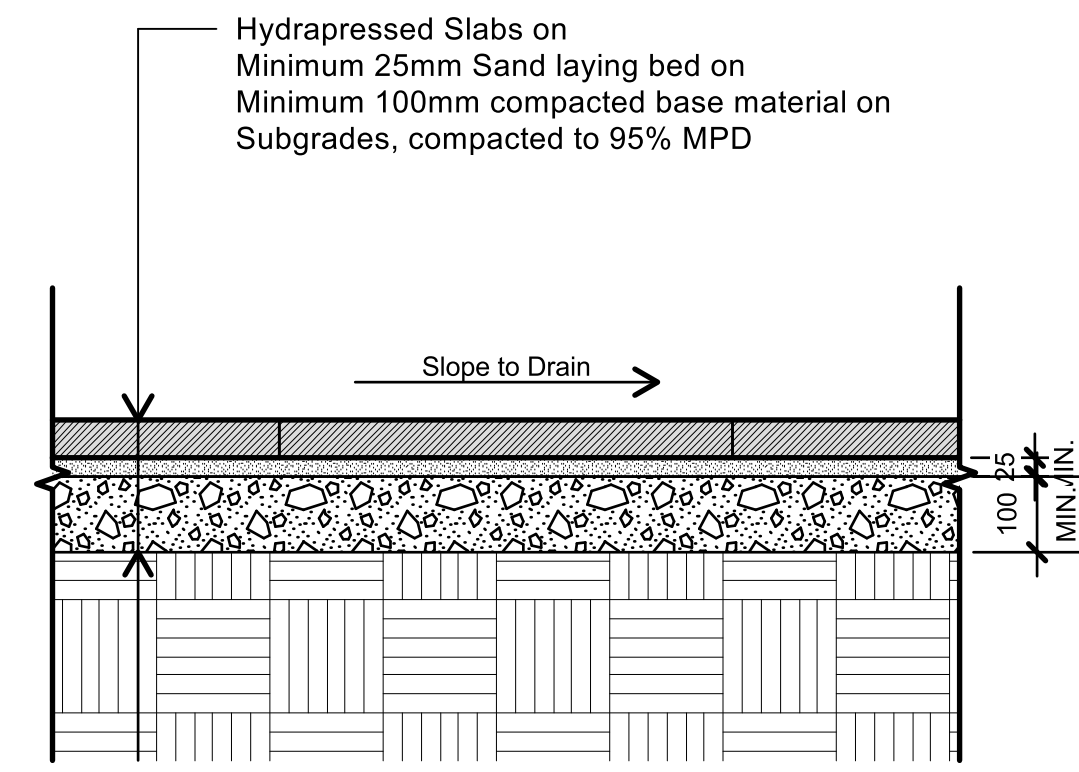
1 CIP CONCRETE - ON GRADE
L3.01 Scale = 1:10



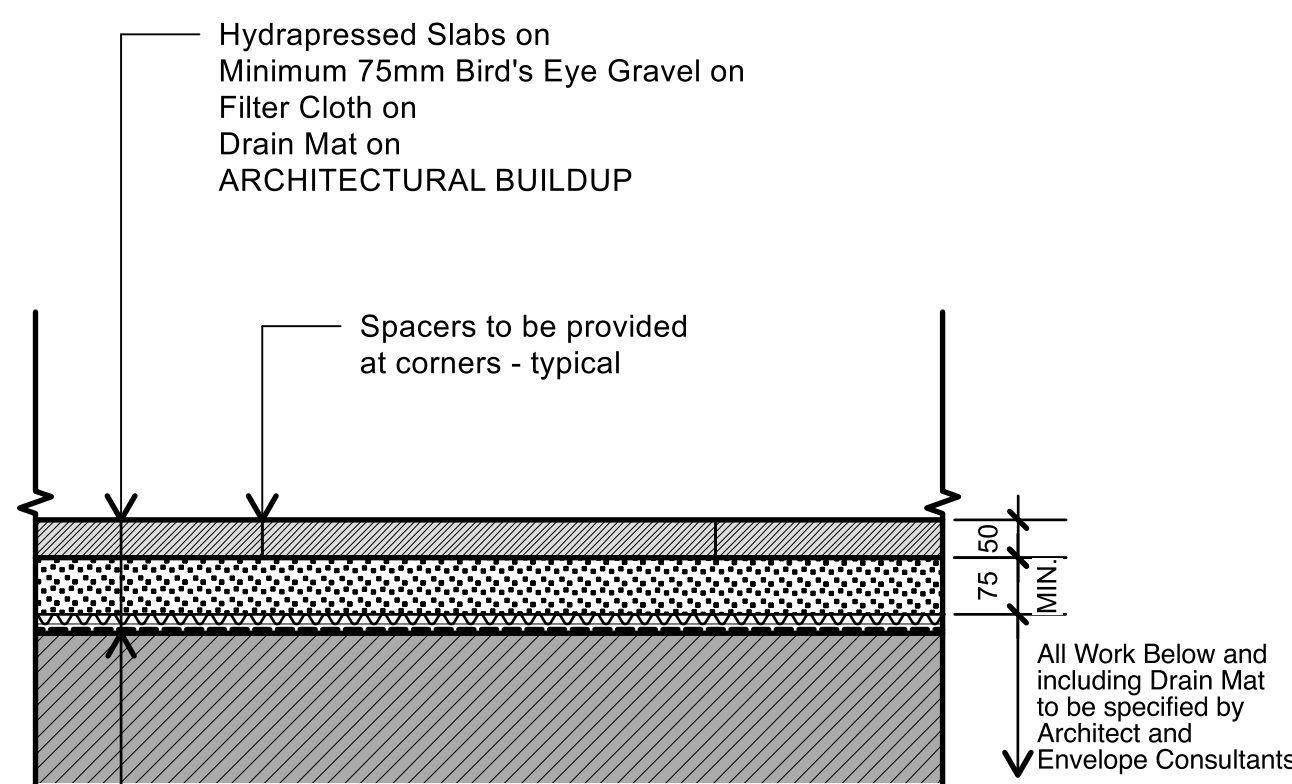
2 UNIT PAVERS - ON SLAB
3.01 Scale = 1:10



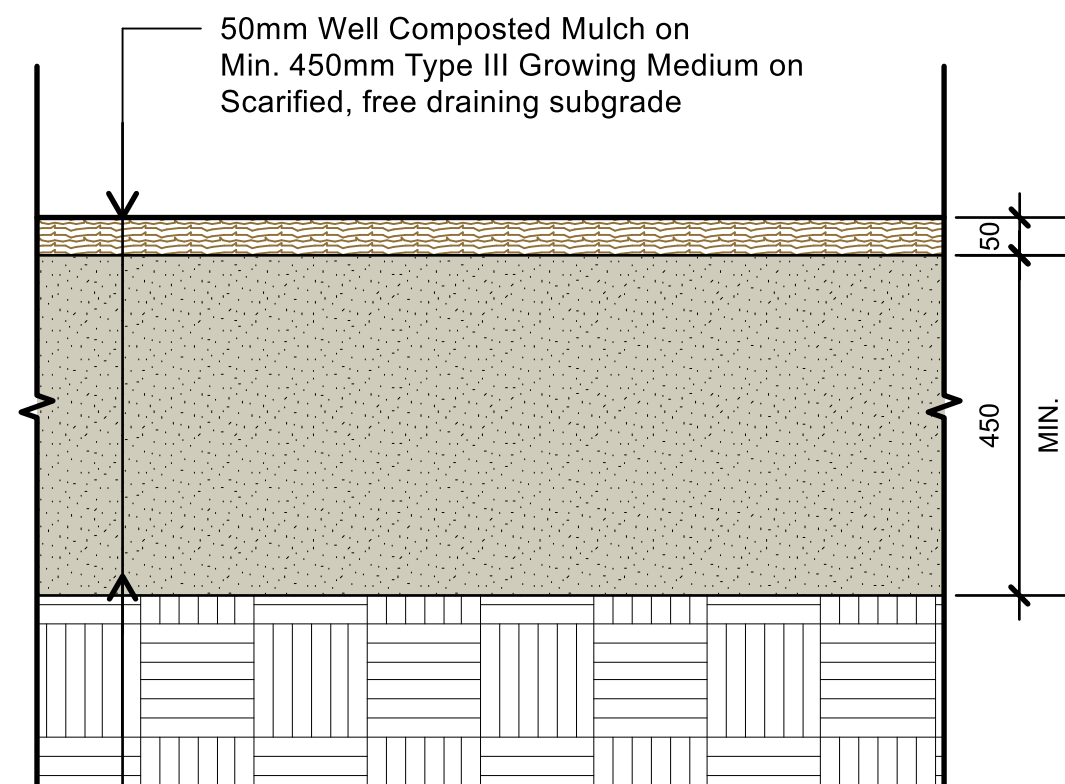
3 UNIT PAVERS - ON GRADE
3.01 Scale = 1:10



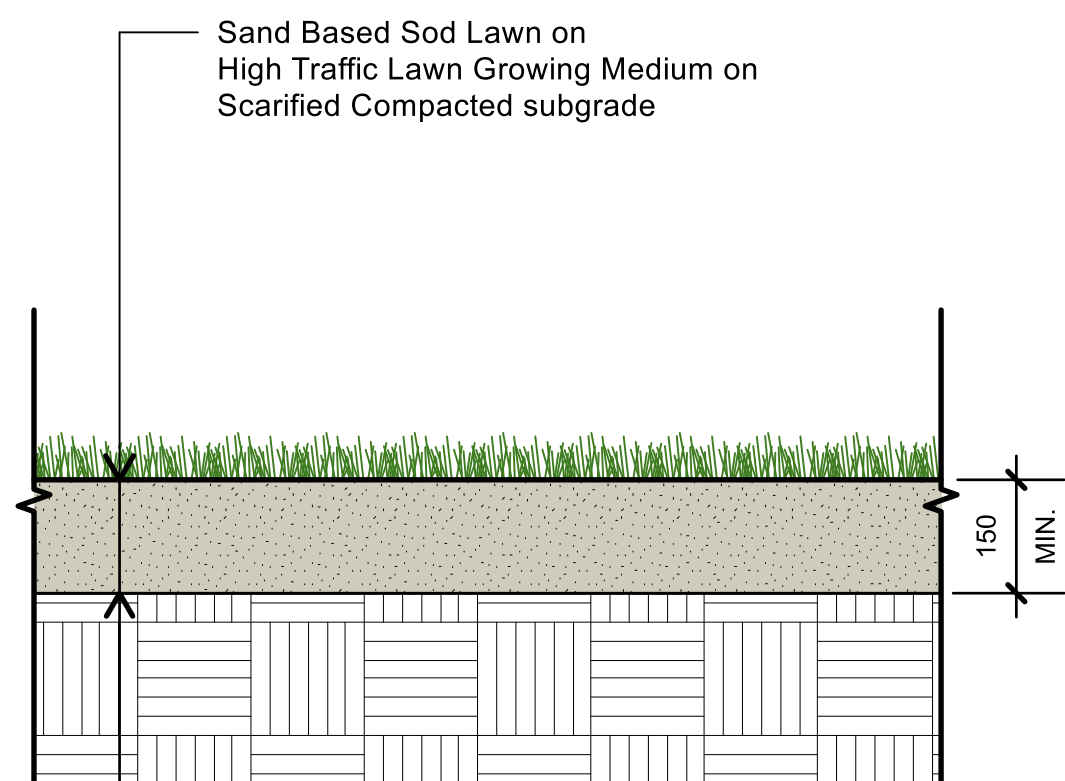
4 HYDROPPRESSED SLABS - ON GRADE
3.01 Scale = 1:10



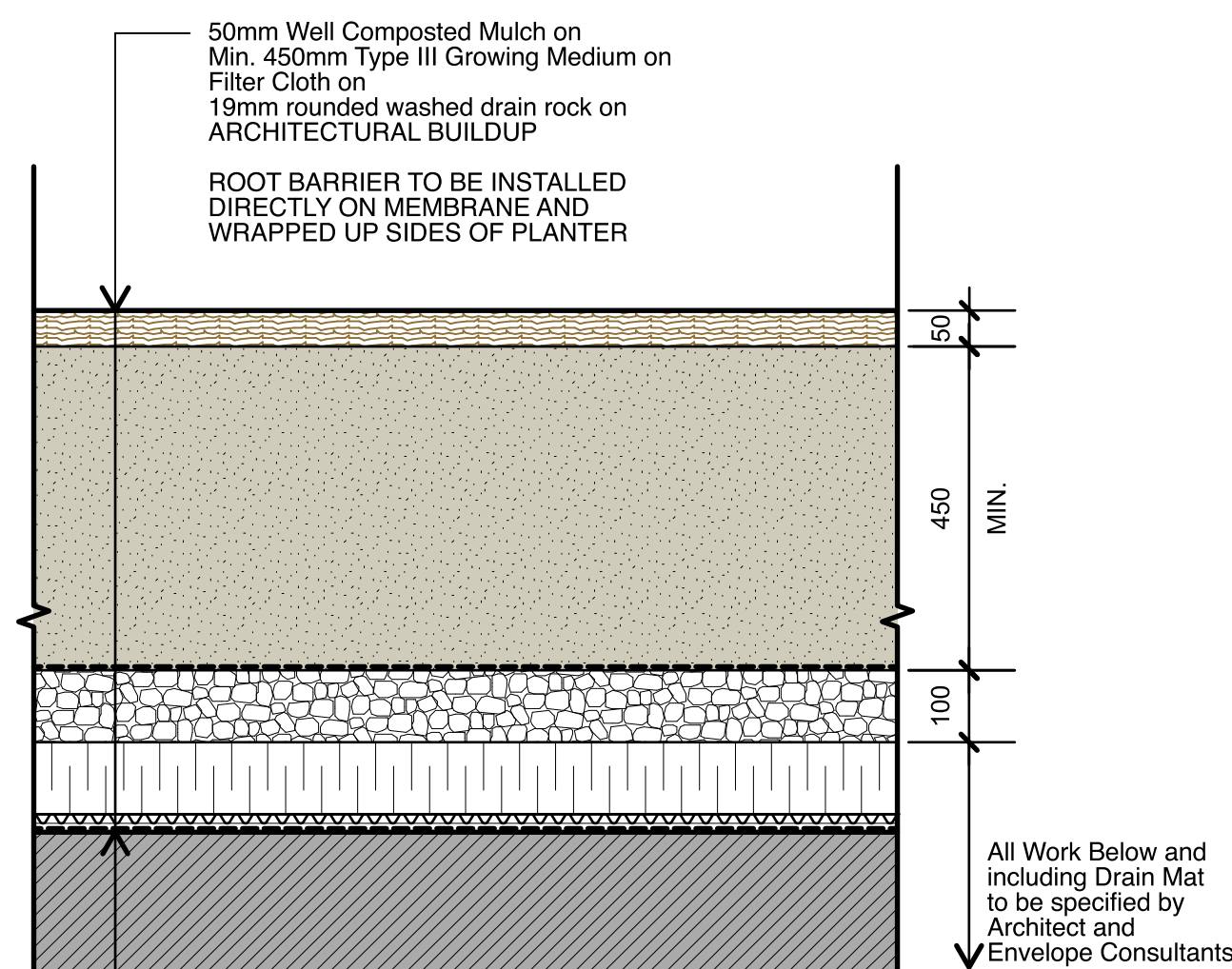
5 HYDROPPRESSED SLABS - ON SLAB
3.01 Scale = 1:10



6 PLANTING - ON GRADE
3.01 Scale = 1:10



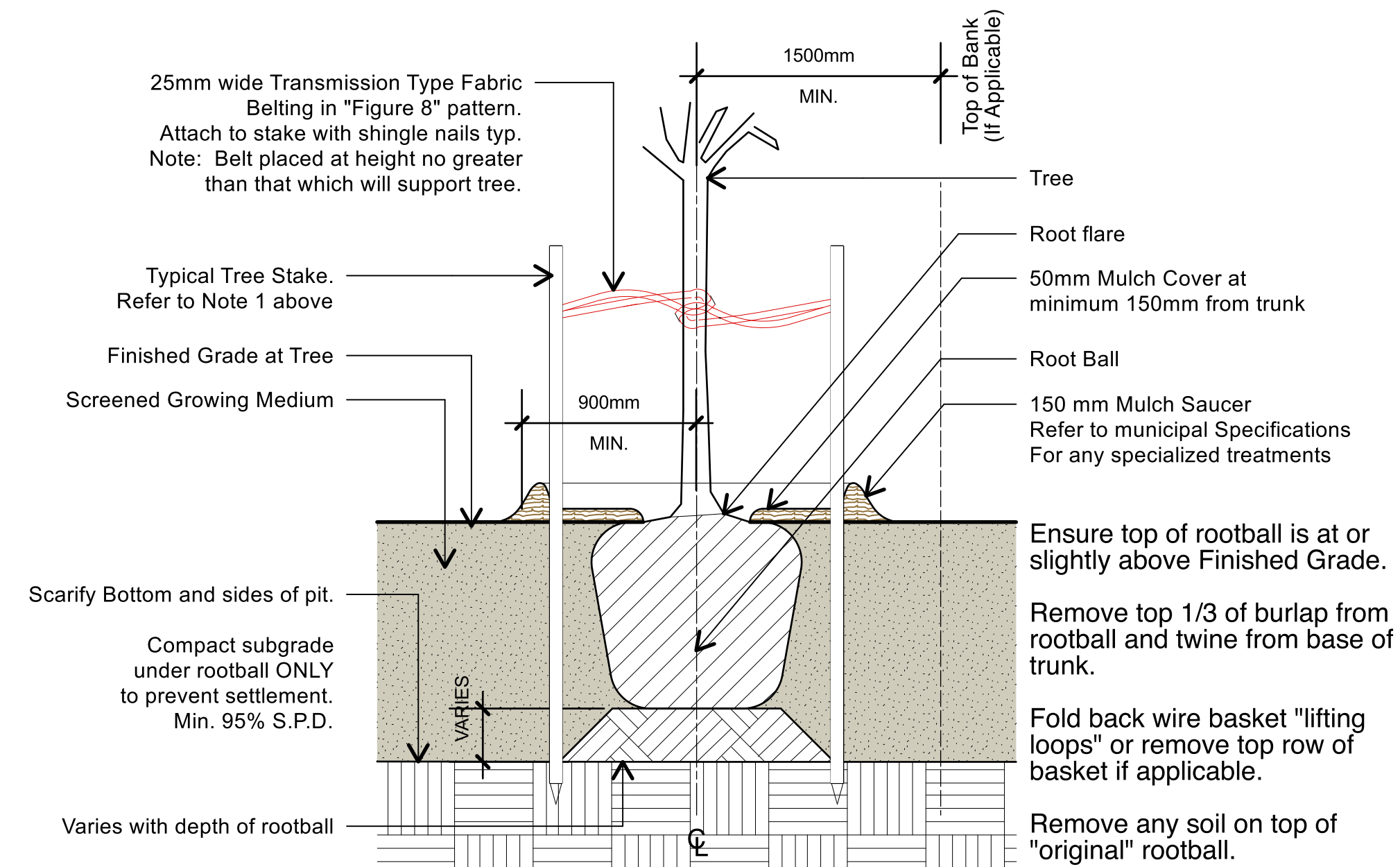
7 SOD LAWN - ON GRADE
L3.01 Scale = 1:10



8 PLANTING - ON SLAB
3.01 Scale = 1:10

TREE PLANTING NOTES

- All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
- Do not cut Tree Leader.
- Ensure tree location does not conflict with Underground Services. "Call before digging".
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Provide min. 5 cubic meters of growing medium per tree, unless otherwise stated.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.



9 TYPICAL TREE PLANTING
3.01 Scale = 1:10

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**2612, 2616, 2620, 2628
Richmond Road, Victoria**

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Date: 17 JUN 2026

Scale: 1:10

Drawing Title:

DETAILS

Project No.:
25016

Sheet No.:

L-3.01