

TURNER SITE

2002 RICHMOND RD. VICTORIA, BC

SHEET LIST

| | |
|------------------------------------|---------------------------------|
| L0.00 COVER PAGE | |
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| L0.02 TREE MANAGEMENT PLAN | L3.02 SOIL DEPTH PLAN - ROOFTOP |
| L1.01 MATERIALS PLAN - LEVEL 1 | L4.01 LIGHTING PLAN - LEVEL 1 |
| L1.02 MATERIALS PLAN - ROOFTOP | L4.02 LIGHTING PLAN - ROOFTOP |
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| L2.01 TREE PLANTING PLAN - LEVEL 1 | L6.01 DETAILS |
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| L2.03 TREE PLANTING PLAN - ROOFTOP | |
| L2.04 PLANTING PLAN - ROOFTOP | |

GENERAL LANDSCAPE NOTES

STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS
2. ALL WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE BC LANDSCAPE STANDARD (BCLS) AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS PLATINUM EDITION (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. IN CASES OF CONFLICT BETWEEN THE BCLS AND THE MMCD STANDARDS, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
4. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE BCLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
5. GROWING MEDIUM AND GROWING MEDIUM TESTING TO MMCD AND BCLS SECTION 6.
6. IRRIGATION TO IIABC AND BCLS STANDARDS.



LEGEND

- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- NON-PROTECTED TREE FOR REMOVAL
- NON-PROTECTED TREE TO BE RETAINED
- MUNICIPAL TREE TO BE RETAINED
- MUNICIPAL TREE TO BE REMOVED

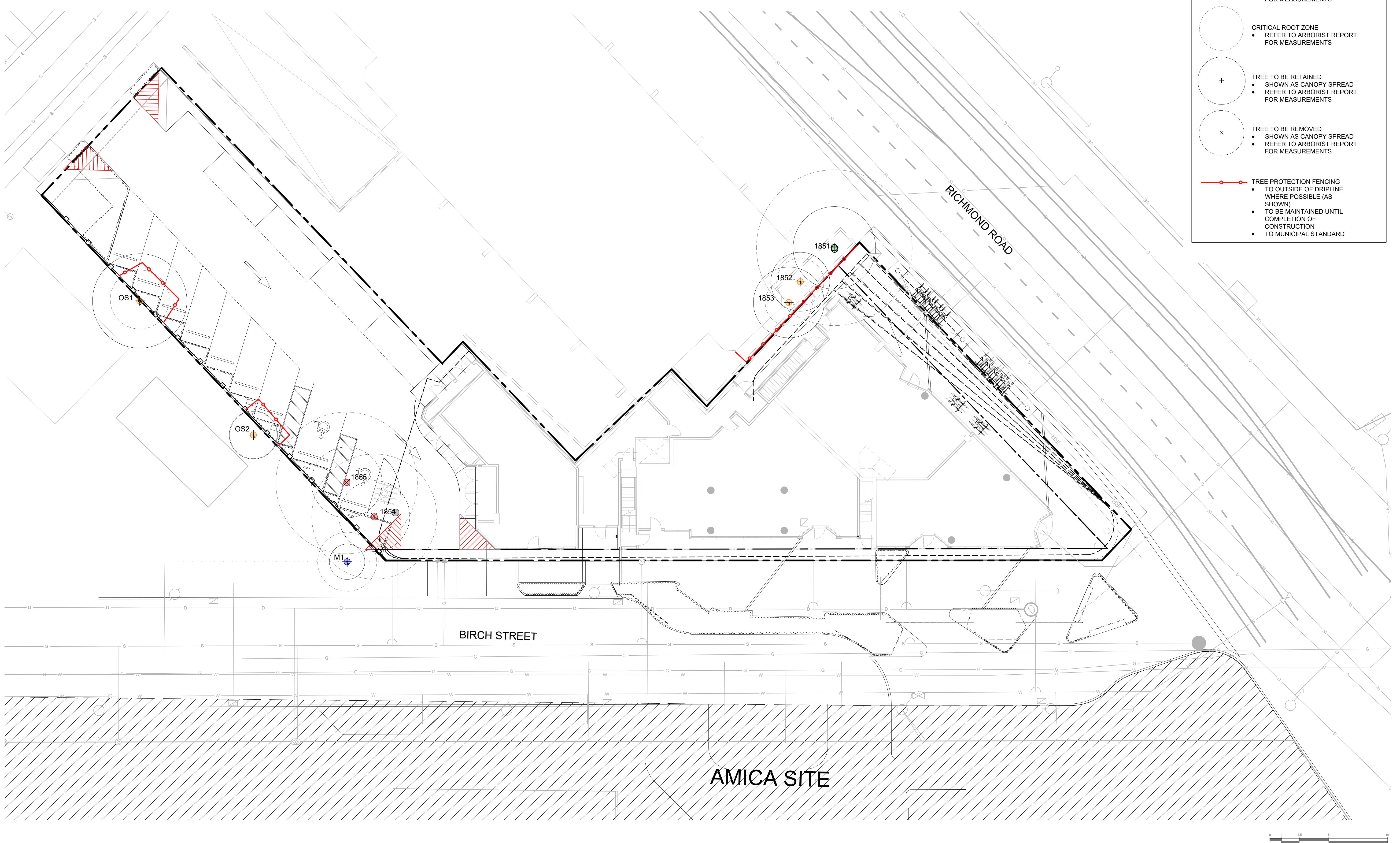
○ DIAMETER AT BREAST HEIGHT
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

○ CRITICAL ROOT ZONE
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

○ + TREE TO BE RETAINED
• SHOWN AS CANOPY SPREAD
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

○ × TREE TO BE REMOVED
• SHOWN AS CANOPY SPREAD
• REFER TO ARBORIST REPORT FOR MEASUREMENTS

— TREE PROTECTION FENCING
• TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
• TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
• TO MUNICIPAL STANDARD



| | | |
|-----------|--------------------------------|------------|
| 4 | ISSUED FOR DP RESUBMISSION | 5/1/2024 |
| 3 | ISSUED FOR DP RESUBMISSION | 2/9/2024 |
| 2 | ISSUED FOR DP/REZONING | 10/11/2023 |
| 1 | ISSUED FOR DEVELOPMENT TRACKER | 08/08/2023 |
| NO. ISSUE | | MM/DD/YY |



L0.01

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

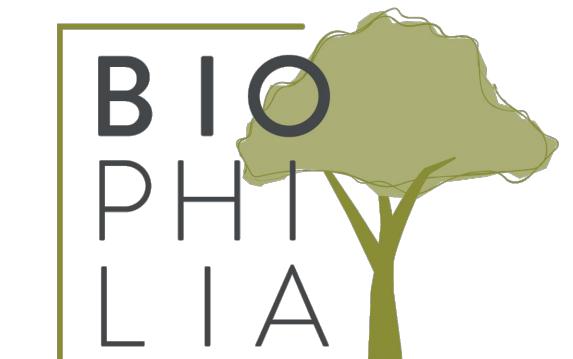
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011

| | | |
|---|------------------|------------------------|
| TREE PROTECTION FENCING AND SIGNAGE DETAIL | REVISIONS | DRAWING NUMBER: |
| SD P1 | | |

Table 1. Tree Inventory

| Tag # | Surveyed ? (Yes/No) | Location (On, Off, Shared, City) | Bylaw protected ? (Yes/No) | Name | | dbh (cm) | crown radius (m) | Critical root zone radius (m) | Condition | | Relative tolerance | Retention Suitability | General field observations/remarks | Tree retention/location comments | Retention status |
|-------|---------------------|----------------------------------|----------------------------|-----------------------------|-----------------------------------|----------|------------------|-------------------------------|-----------|------------|--------------------|-----------------------|---|---|------------------|
| | | | | Common | Botanical | | | | Health | Structural | | | | | |
| 1851 | No | Off | Yes | Norway Maple | <i>Acer platanoides</i> | 55 | 3.5 | 6.6 | Fair-good | Fair-poor | Moderate | Suitable | Codominant structure with active inclusions, limited rooting area, large surface roots topped repeatedly. | Root zone likely restricted to within planter, depending on depth of retaining wall. Will require significant pruning to accommodate new building, retention will depend on extent of pruning required. | Retain* |
| 1852 | No | Off | No | Japanese Maple 'Full Moon' | <i>Acer palmatum</i> 'Full moon' | 7,4,4 | 2.5 | 2 | Fair-good | Fair-poor | Moderate | Suitable | Multiple stems, competing for light. | Root zone restricted to within planter. No impacts anticipated. | Retain |
| 1853 | No | Off | No | Japanese Maple 'Coral Bark' | <i>Acer palmatum</i> 'Coral Bark' | 7,7,5 | 3 | 2 | Fair | Fair | Moderate | Suitable | Multiple stems, deadwood, overhangs existing balcony. | Root zone restricted to within planter. No impacts anticipated. | Retain |
| 1854 | Yes | On | Yes | Pear | <i>Pyrus spp.</i> | 44 | 3.5 | 5.3 | Fair-poor | Fair-poor | Moderate | Suitable | Dieback, deadwood. | Within proposed building area | Remove |
| 1855 | Yes | On | Yes | Pear | <i>Pyrus spp.</i> | 29,22 | 3 | 6 | Fair | Fair | Moderate | Suitable | Codominant with included bark in union, small deadwood. | Within proposed parking area. | Remove |
| OS1 | Yes | Shared | No | Sycamore Maple | <i>Acer pseudoplatanus</i> | ~20 | 4 | 2.5 | Fair | Fair | Moderate | Suitable | Drought stress. | Shared tree, retention will depend on potential impacts from proposed parking area, | Retain* |
| OS2 | No | Off | No | Golden Chain Tree | <i>Laburnum anagyroides</i> | ~8,7 | 2 | 2 | Fair | Fair | Moderate | Suitable | Co-dominant 2 stems previously removed. | Neighbours tree, retention will depend on potential impacts from proposed parking area. | Retain* |
| M1 | No | Off | Yes | Golden Chain Tree | <i>Laburnum anagyroides</i> | 8,7,6 | 1.5 | 2.5 | Fair-poor | Poor | Moderate | Suitable | Decay at base, bark damage. | Municipal tree, should be possible to isolate it from construction activity. | Retain |



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

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:
2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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SEAL



NORTH ARROW

DRAWING TITLE:

TREE MANAGEMENT PLAN

LEVEL 1

DWG NO:

SCALE: 1:150

L0.02



BBQ STAND



URBAN AGRICULTURE PLANTERS



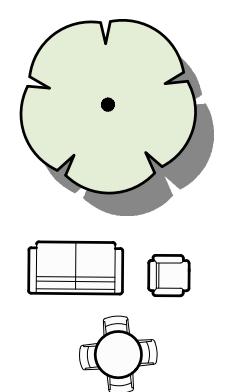
LOUNGE AREA

LEGEND

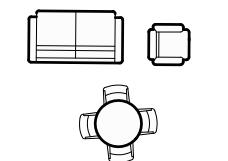
- PROPERTY LINE
- BUILDING ABOVE

MATERIALS SCHEDULE

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



Proposed trees



Movable furniture

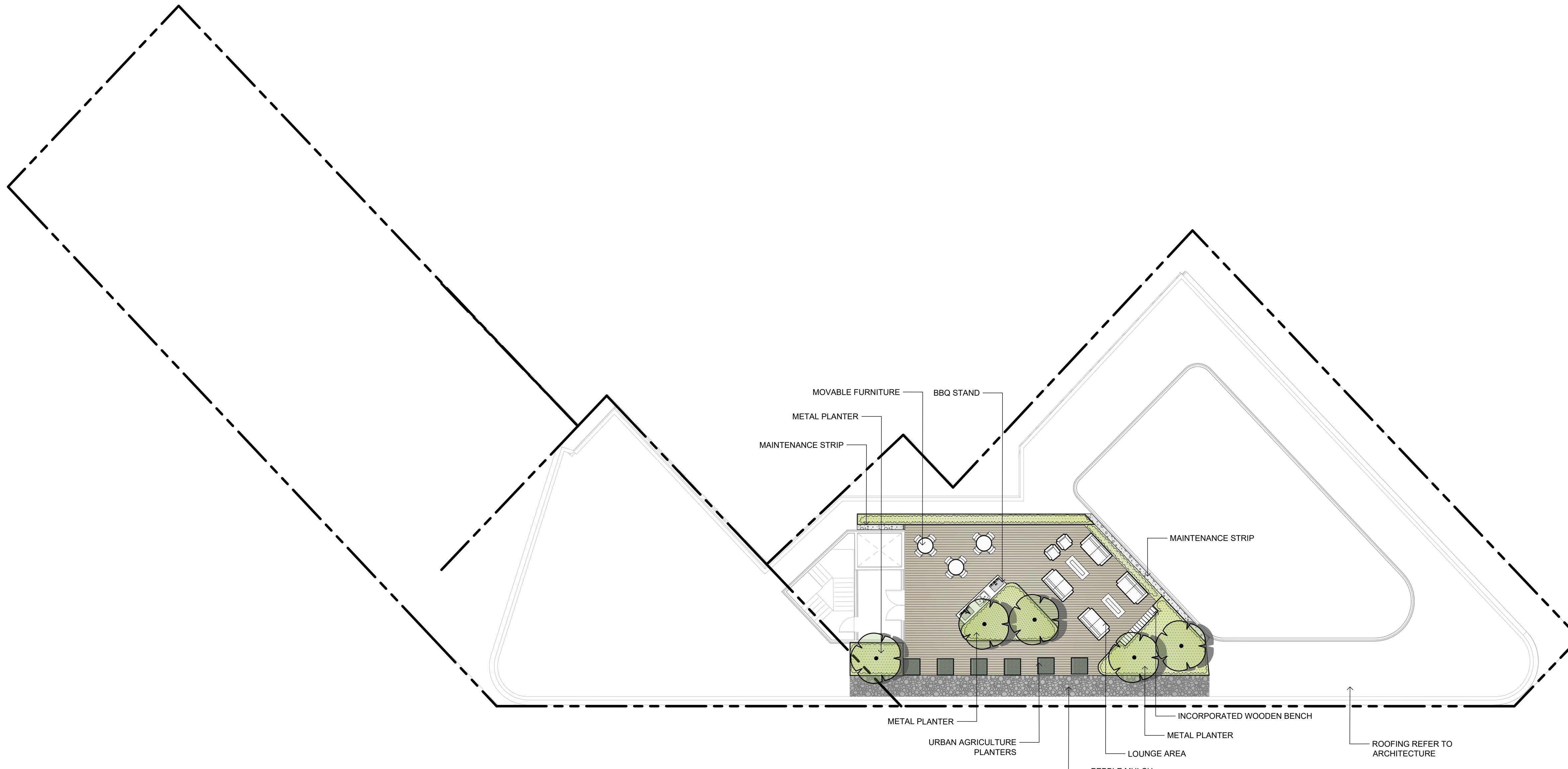
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SEAL



NORTH ARROW

DRAWING TITLE:
**MATERIALS PLAN
ROOFTOP**

DWG NO:

L1.02

SCALE: 1:150

10

0 1 2.5 5 10

METERS



2024-04-25 15:1

PLANT SCHEDULE LEVEL 1

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | SPACING | COMMENTS | QTY | REMARKS |
|-------------------|------|---|-----------|----------|------------------------|-----|--|
| TREES | | | | | | | |
| | AG | Acer griseum / Paperbark Maple | 60mm Cal. | As Shown | B&B, Well Established | 1 | ON-SITE TREES |
| | | | | | | | |
| | AR | Acer rubrum / Red Maple | 60mm Cal. | As Shown | B&B, Well Established | 2 | OFF-SITE TREES. SPECIES PROVIDED FOR REFERENCE ONLY. FINAL SPECIES TO BE DETERMINED BY PARKS AT BP |
| | AA | Acer rubrum 'Armstrong' / Armstrong Red Maple | 60mm Cal. | As Shown | B&B, Well Established | 3 | OFF-SITE TREES. SPECIES PROVIDED FOR REFERENCE ONLY. FINAL SPECIES TO BE DETERMINED BY PARKS AT BP |
| | AM | Arbutus menziesii / Pacific Madrone | 60mm Cal. | As Shown | B&B, Well Established | 2 | ON-SITE TREES |
| | QG | Quercus garryana / Oregon White Oak | 60mm Cal. | As Shown | B&B, Well Established | 4 | OFF-SITE TREES. SPECIES PROVIDED FOR REFERENCE ONLY. FINAL SPECIES TO BE DETERMINED BY PARKS AT BP |
| SHRUBS | | | | | | | |
| | CP | Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew | #2 POT | 1000 mm. | Full, Well Established | 1 | EVERGREEN, DROUGHT TOLERANT |
| | Hp | Hebe pinguifolia 'Sutherlandii' / Sutherland Hebe | #2 POT | 1000 mm. | Full, Well Established | 18 | EVERGREEN |
| | Lh | Ligustrum vulgare 'Swift' / First Editions® Straight Talk® Privet | #2 POT | 800mm | Full, Well Established | 46 | SEMI-EVERGREEN, DROUGHT TOLERANT |
| | Pc | Prostanthera cuneata / Alpine Mint Bush | #2 POT | 1200mm | Full, Well Established | 2 | POLLINATOR SUPPORT, EVERGREEN, DROUGHT TOLERANT |
| GRASSES | | | | | | | |
| | Ck2 | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | #2 POT | 600mm | Full, Well Established | 52 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | ML | Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass | #1 POT | 450mm | Full, Well Established | 69 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | SG | Stipa gigantea / Giant Feather Grass | #2 POT | 750mm | Full, Well Established | 38 | POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| PERENNIALS | | | | | | | |
| | AG2 | Allium x 'Globemaster' / Globemaster Ornamental Onion | #1 POT | 600mm | Full, Well Established | 21 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | EB | Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle | #1 POT | 600mm | Full, Well Established | 16 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | Es | Erica carnea 'Springwood White' / White Spring Winter Heath | #1 POT | 450mm | Full, Well Established | 10 | POLLINATOR SUPPORT, EVERGREEN |
| | NP | Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint | #1 POT | 750mm | Full, Well Established | 15 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | PA | Perovskia atriplicifolia / Russian Sage | #2 POT | 900mm | Full, Well Established | 13 | POLLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN |
| | RH | Rudbeckia hirta / Black-eyed Susan | #1 POT | 600mm | Full, Well Established | 62 | POLLINATOR SUPPORT, DROUGHT TOLERANT |
| | SC | Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage | #1 POT | 600mm | Full, Well Established | 26 | POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| | SC2 | Santolina chamaecyparissus / Lavender Cotton | #1 POT | 450mm | Full, Well Established | 136 | POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| | Tp | Thymus pseudolanuginosus / Woolly Thyme | #1 POT | 300mm | Full, Well Established | 141 | POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| | VB | Verbena bonariensis / Tall Verbena | #1 POT | 750mm | Full, Well Established | 14 | POLLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| | Vp | Veronica peduncularis 'Georgia Blue' / Georgia Blue Speedwell | #1 POT | 450mm | Full, Well Established | 13 | POLLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN |

A TOTAL OF 86.5% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING PLAN NOTES

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

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SEAL



DRAWING TITLE:
PLANTING SCHEDULE

LEVEL 1

DWG NO:

SCALE: 1:150 **L2.00**

| | | |
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SEAL

NORTH ARROW


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

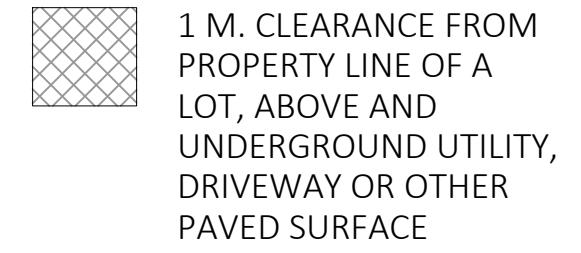
DWG NO:

L2.01

SCALE: 1:150

LEGEND

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


 ARMSTRONG RED MAPLE
ACER RUBRUM 'ARMSTRONG'

 GARRY OAK
QUERCUS GARRYANA

 PAPERBARK MAPLE
ACER GRISEUM

 RED MAPLE
ACER RUBRUM

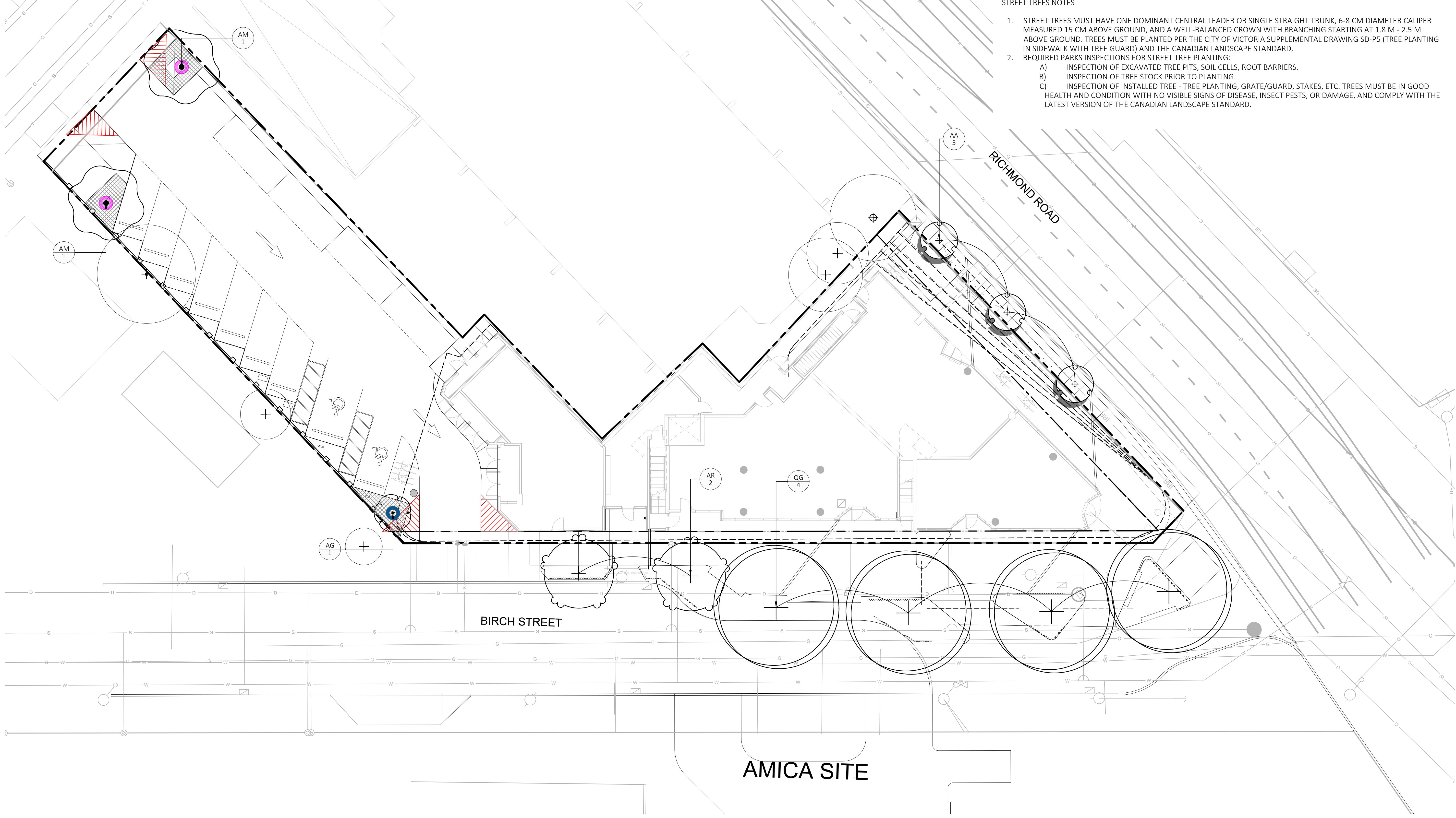
 PACIFIC MADRONE
ARBUTUS MENZIESII

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. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN.
8. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

STREET TREES NOTES

1. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD-P5 (TREE PLANTING IN SIDEWALK WITH TREE GUARD) AND THE CANADIAN LANDSCAPE STANDARD.
2. REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
 - A) INSPECTION OF EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS.
 - B) INSPECTION OF TREE STOCK PRIOR TO PLANTING.
 - C) INSPECTION OF INSTALLED TREE - TREE PLANTING, GRATE/GUARD, STAKES, ETC. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.



L2.01



LEGEND

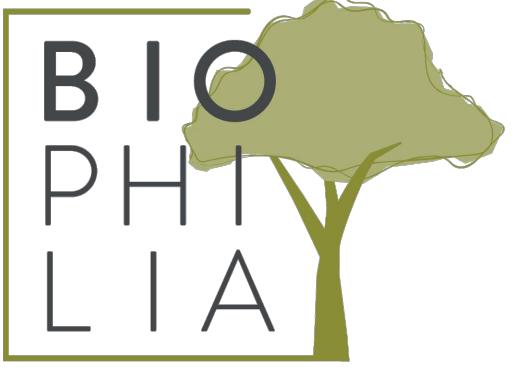
- PROPERTY LINE
- IRRIGATION SLEEVING
- BUILDING ABOVE
- ROOT BARRIERS

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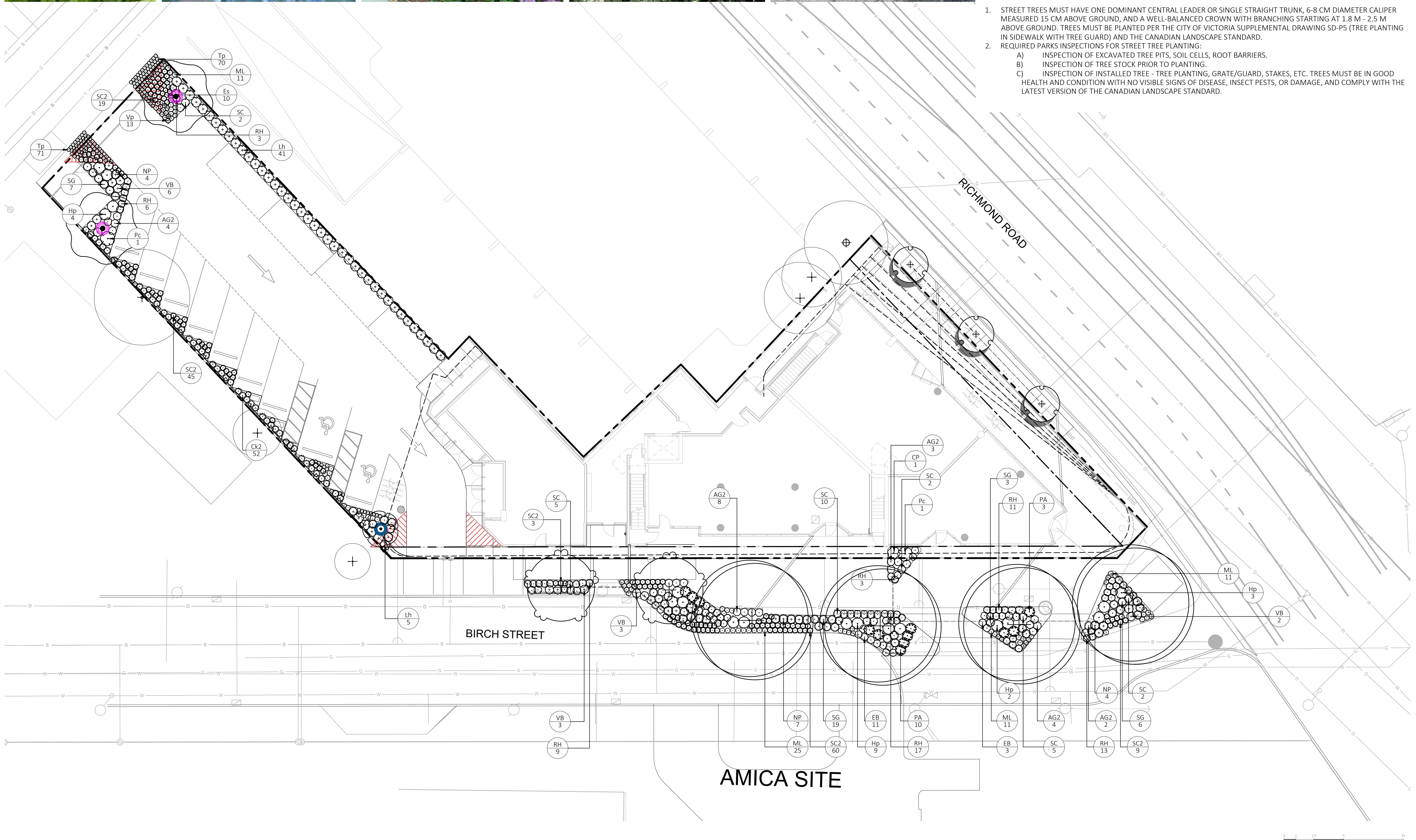
DRAWING TITLE:
PLANTING PLAN

LEVEL 1

DWG NO:

L2.02

SCALE: 1:150





FRAGRANT SNOWBELL
STYRAX OBASSIA



VENUS DOGWOOD
CORNUS X 'KN30-8'

LEGEND

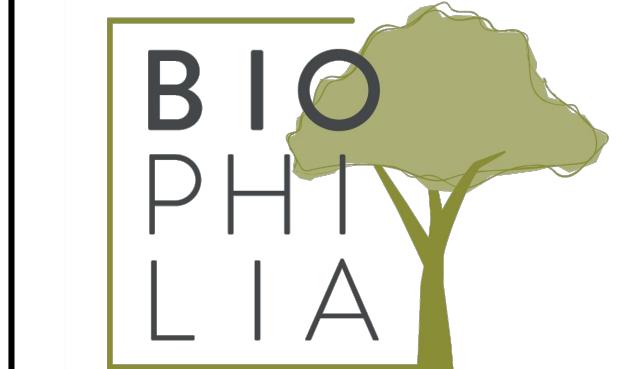
| | | | |
|--|--------------------------------|--|--------------------------------|
| | PROPERTY LINE | | IRRIGATION SLEEVING |
| | BUILDING ABOVE | | ROOT BARRIERS |
| | PART 1 REPLACEMENT TREES (1:1) | | PART 2 REPLACEMENT TREES (2:1) |

PLANT SCHEDULE ROOFTOP

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | SPACING | COMMENTS | QTY | REMARKS |
|--------------|------|------------------------------------|-----------|----------|-----------------------|-----|---------------|
| TREES | | | | | | | |
| | CV | Cornus x 'KN30-8' / Venus® Dogwood | 60mm Cal. | As Shown | B&B, Well Established | 2 | ON-SITE TREES |
| | SO | Styrax obassia / Fragrant Snowbell | 60mm Cal. | As Shown | B&B, Well Established | 3 | ON-SITE TREES |

PLANTING PLAN NOTES

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



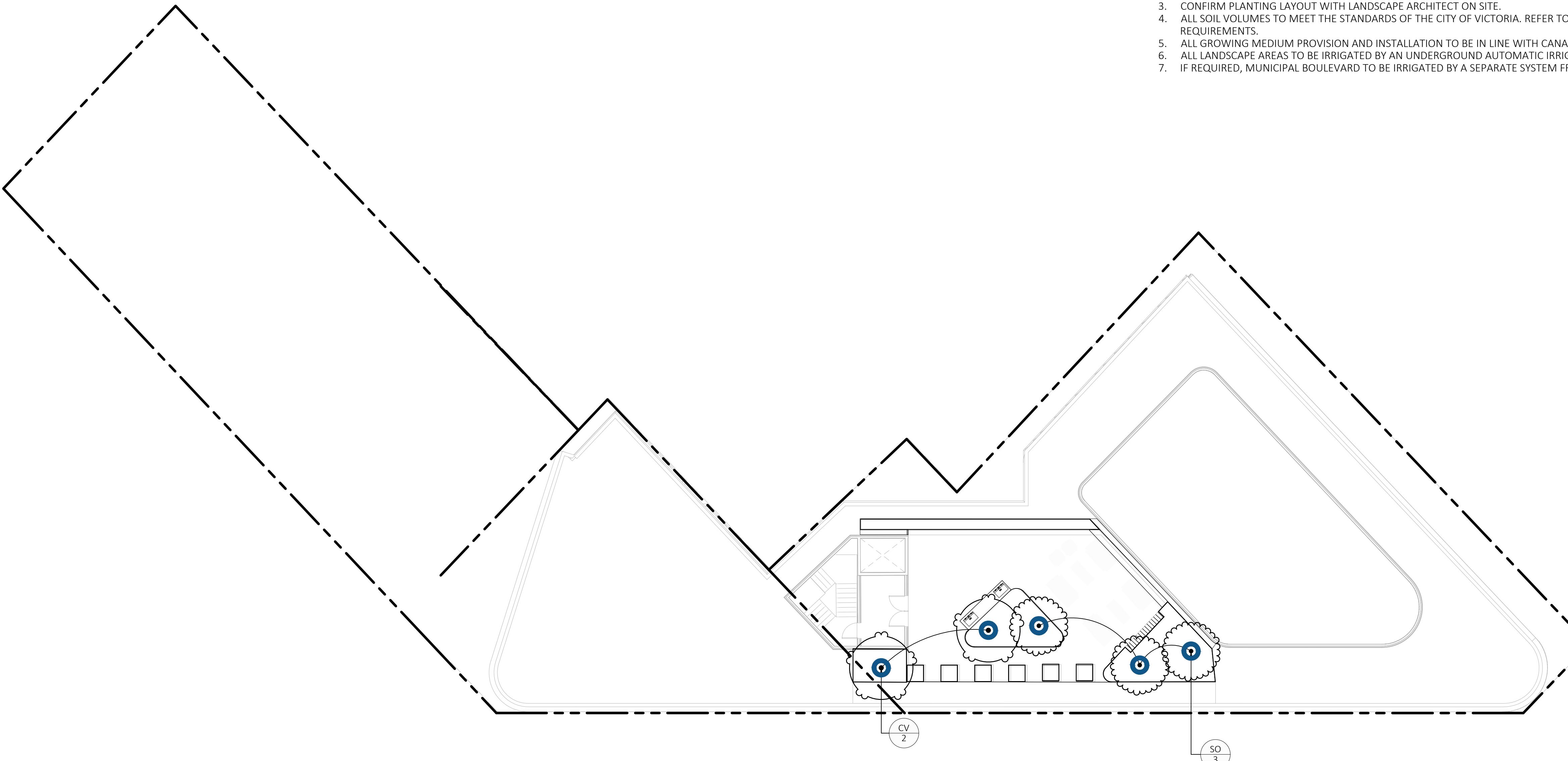
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

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

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZINI



| | | |
|-----------|--------------------------------|------------|
| 4 | ISSUED FOR DP RESUBMISSION | 5/1/2024 |
| 3 | ISSUED FOR DP RESUBMISSION | 2/9/2024 |
| 2 | ISSUED FOR DP/REZONING | 10/11/2023 |
| 1 | ISSUED FOR DEVELOPMENT TRACKER | 08/08/2023 |
| NO. ISSUE | | MM/DD/YY |

SEAL



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

DWG NO:

L2.03

0 1 2.5 5 10
Metres

SCALE: 1:150



LEGEND

— PROPERTY LINE

— BUILDING ABOVE

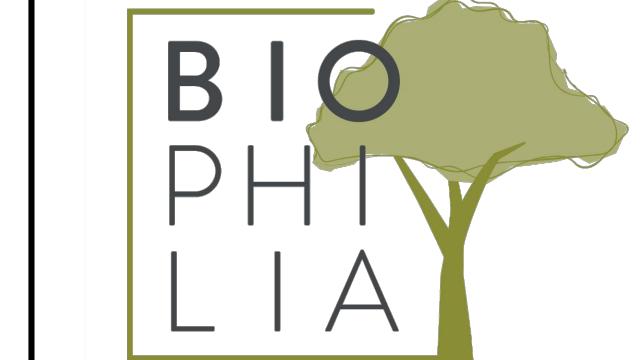
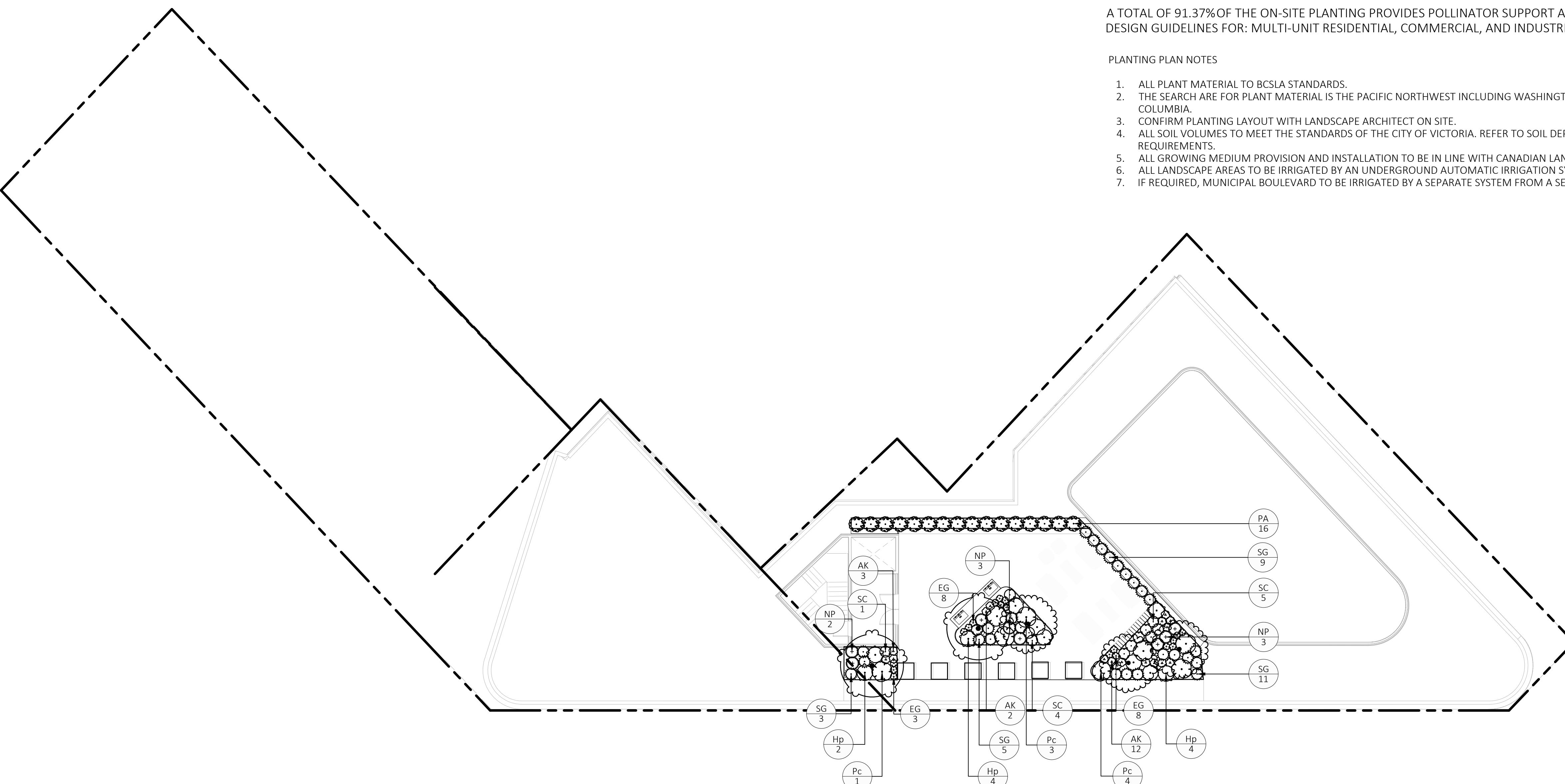
PLANT SCHEDULE ROOFTOP

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | SPACING | COMMENTS | QTY | REMARKS |
|-------------------|------|--|--------|----------|------------------------|-----|---|
| SHRUBS | | | | | | | |
| | Hp | Hebe pinguifolia 'Sutherlandii' / Sutherland Hebe | #2 POT | 1000 mm. | Full, Well Established | 10 | EVERGREEN |
| | Pc | Prostanthera cuneata / Alpine Mint Bush | #2 POT | 1200mm | Full, Well Established | 8 | POLINATOR SUPPORT, EVERGREEN, DROUGHT TOLERANT |
| GRASSES | | | | | | | |
| | SG | Stipa gigantea / Giant Feather Grass | #2 POT | 750mm | Full, Well Established | 28 | POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| PERENNIALS | | | | | | | |
| | AK | Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop | #1 POT | 500mm | Full, Well Established | 17 | POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |
| | EG | Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower | #1 POT | 500mm | Full, Well Established | 19 | POLINATOR SUPPORT, DROUGHT TOLERANT |
| | NP | Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint | #1 POT | 750mm | Full, Well Established | 8 | POLINATOR SUPPORT, DROUGHT TOLERANT |
| | PA | Perovskia atriplicifolia / Russian Sage | #2 POT | 900mm | Full, Well Established | 16 | POLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN |
| | SC | Salvia nemorosa 'Cardonna' / Cardonna Meadow Sage | #1 POT | 600mm | Full, Well Established | 10 | POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN |

A TOTAL OF 91.37% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
2. THE SEARCH 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.



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

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VICTORIA, BC.**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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SEAL



DRAWING TITLE:
**PLANTING PLAN
ROOFTOP**

DWG NO:

SCALE: 1:150

L2.04

0 1 2.5 5 10
metres

LEGEND

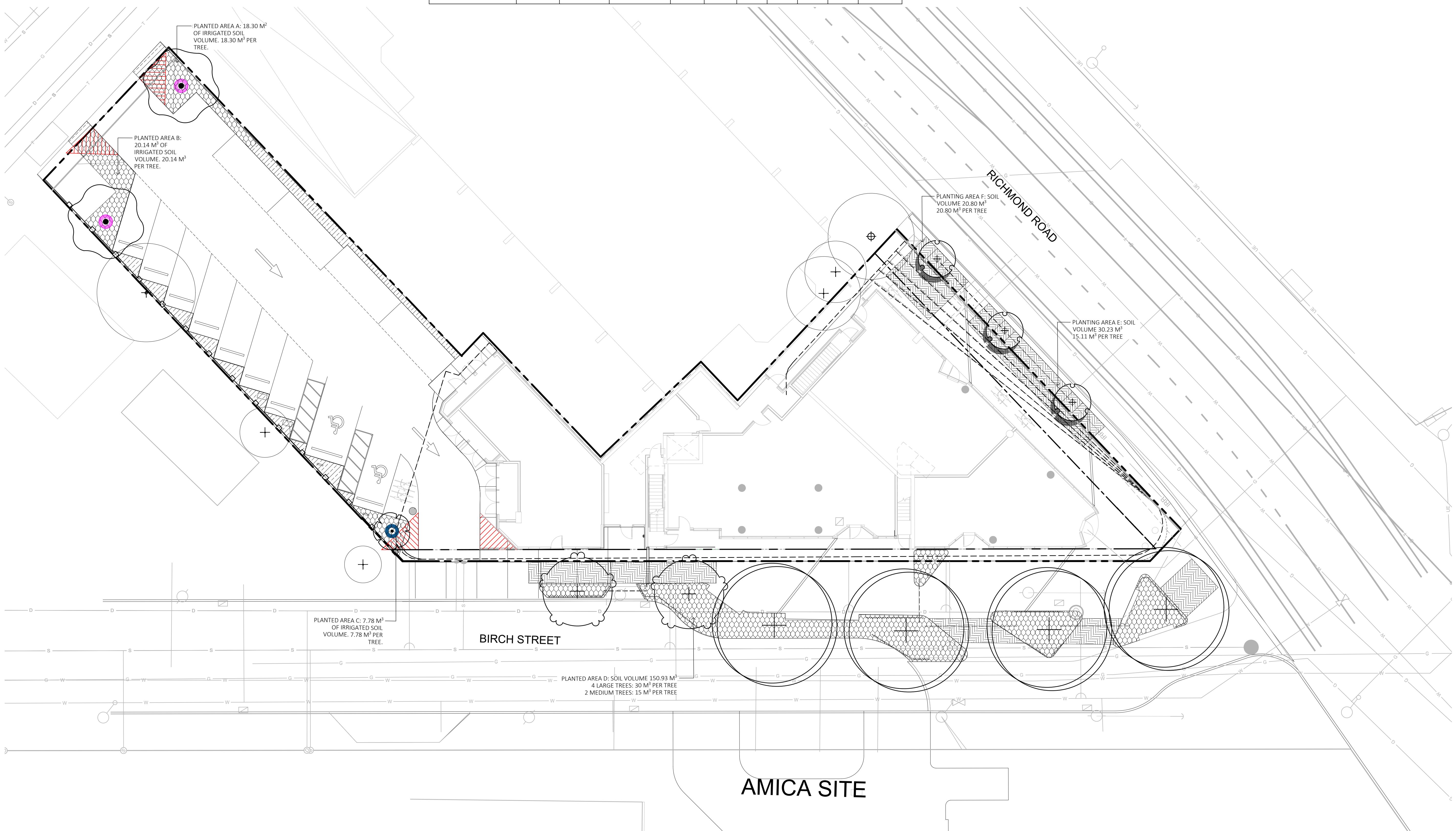
PROPERTY LINE IRRIGATION SLEEVING
BUILDING ABOVE ROOT BARRIERS

SOIL DEPTH SCHEDULE - MAIN LEVEL

| SYMBOL | DESCRIPTION | QTY | 2024-04-25 11:14 | DETAIL |
|--------|--------------------------------|----------------------|------------------|--------|
| | 1000 MM MIN SOIL DEPTH | 151.9 m ² | | |
| | SOIL CELLS: 1000 MM SOIL DEPTH | 110.5 m ² | | |
| | 450 MM MIN SOIL DEPTH | 34.1 m ² | | |

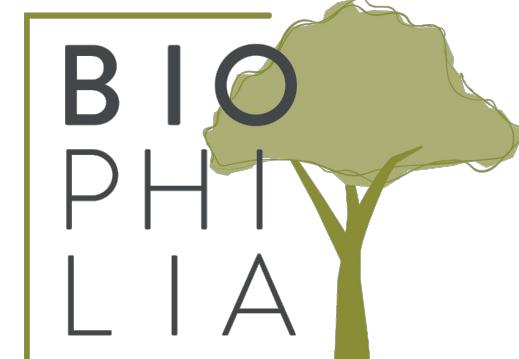
SOIL DEPTH PLAN NOTES

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



| Row #1 | Tree size | Min soil volume (m ³) | Shared or irrigated soil volume (m ³) |
|--------|------------------------------------|-----------------------------------|---|
| 1 | Small tree (Schedule "E", Part 2) | 8.0 | 6.0 |
| 2 | Medium tree (Schedule "E", Part 1) | 20.0 | 15.0 |
| 3 | Large tree (Schedule "E", Part 1) | 35.0 | 30.0 |

Soil volume shall be calculated as:
(a) On ground: Surface area (Length x Width) of connected pervious x 1
(b) On structure:
(i) Soil: Volume of soil (Length x Width x Depth)
(ii) Soil cells: Volume of soil cell installation (Length x Width x Depth) x 0.92
(iii) Structural soil: Volume of structural soil (Length x Width x Depth) x 0.2



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SEAL

NORTH ARROW



DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

L3.01

SCALE: 1:150



OWNER/CLIENT:
EMPRESA PROPERTIES

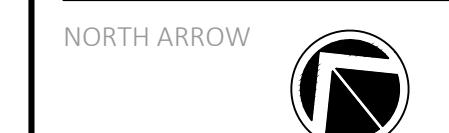
 PROJECT NAME:
TURNER SITE

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

 DESIGNED BY: BIANCA BODLEY
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SEAL


 DRAWING TITLE:
**SOIL DEPTH PLAN
ROOFTOP**

DWG NO:

L3.02

0

1

2.5

5

10

mm

SCALE: 1:150

LEGEND

PROPERTY LINE

BUILDING ABOVE

SOIL DEPTH SCHEDULE - ROOFTOP

| SYMBOL | DESCRIPTION | QTY | DETAIL | 2024- | | | |
|---|------------------------|---------------------|--------|--------------------------|------------|-------------|------------|
| | | | | A. ESTIMATED SOIL VOLUME | B. # SMALL | C. # MEDIUM | D. # LARGE |
|  | 1000 MM MIN SOIL DEPTH | 36.3 m ² | | | | | |
|  | 450 MM MIN SOIL DEPTH | 16.3 m ² | | | | | |

PLANTING AREA G: 6.07 1.00 6.07 1.00 6.00 6.00

PLANTING AREA H: 12.55 1.00 12.55 2.00 6.00 12.00

PLANTING AREA I: 17.62 1.00 17.62 2.00 6.00 12.00

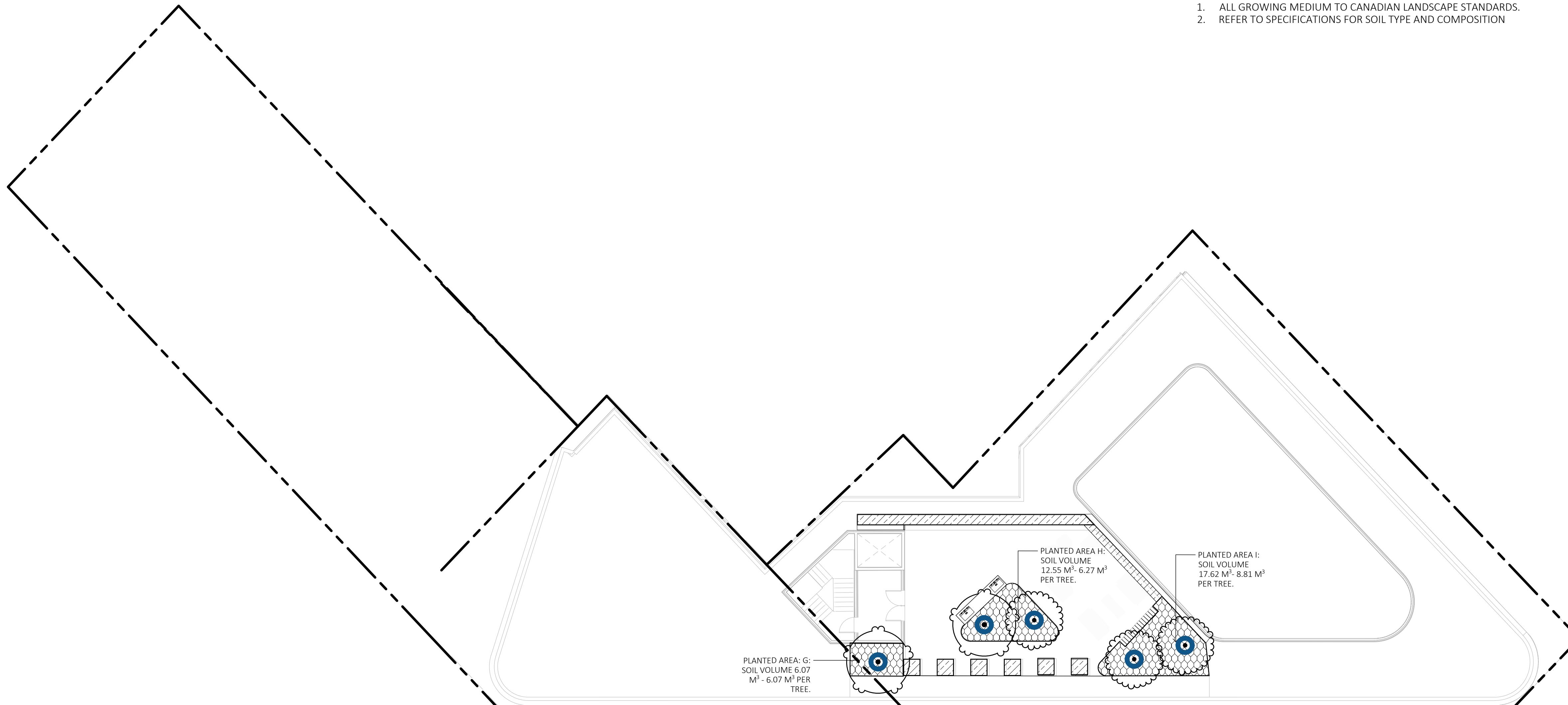
| PLANTING AREA ID | AREA (m ²) | SC | A. ESTIMATED SOIL VOLUME | REPLACEMENT TREES PROPOSED | | | SOIL VOLUME REQUIRED (m ³) | | | |
|------------------|------------------------|------|--------------------------|----------------------------|-------------|------------|--|-----------|----------|-------|
| | | | | B. # SMALL | C. # MEDIUM | D. # LARGE | E. SMALL | F. MEDIUM | G. LARGE | TOTAL |
| ON-SITE AREA | | | | | | | | | | |
| PLANTING AREA G | 6.07 | 1.00 | 6.07 | 1.00 | | | 6.00 | | | 6.00 |
| PLANTING AREA H | 12.55 | 1.00 | 12.55 | | 2.00 | | 6.00 | | | 12.00 |
| PLANTING AREA I | 17.62 | 1.00 | 17.62 | | 2.00 | | 6.00 | | | 12.00 |

| Row #1 | Tree size | Min soil volume (m ³) | Shared or irrigated soil volume (m ³) |
|--------|------------------------------------|-----------------------------------|---|
| | | | |
| 1 | Small tree (Schedule "E", Part 2) | 8.0 | 6.0 |
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 (a) On ground: Surface area (Length x Width) of connected pervious x 1
 (b) On structure:
 (i) Soil: Volume of soil (Length x Width x Depth)
 (ii) Soil cells: Volume of soil cell installation (Length x Width x Depth) x 0.92
 (iii) Structural soil: Volume of structural soil (Length x Width x Depth) x 0.2

SOIL DEPTH PLAN NOTES

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



NORTH ARROW


 DRAWING TITLE:
**SOIL DEPTH PLAN
ROOFTOP**

DWG NO:

0

1

2.5

5

10

mm

SCALE: 1:150



TREE UPLIGHTS



IN-GROUND LIGHTS



BOLLARD LIGHTS

LEGEND

- - - PROPERTY LINE

IRR

- - - BUILDING ABOVE

RO

COW LINE

LIGHTING SCHEDULE LEVEL 1

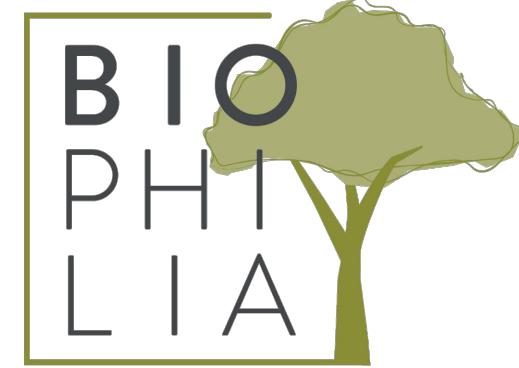
2024-02-05 16:42

MANUFACTURER/MODEL/DESCRIPTION QTY

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|--------------------------------|-----|
| ◀ | TREE UPLIGHTS | 9 |
| ◎ | BOLLARD LIGHTS | 6 |
| ● | IN-GROUND LIGHTS | 4 |

LIGHTING PLAN NOTES

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

1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156OWNER/CLIENT:
EMPRESA PROPERTIESPROJECT NAME:
TURNER SITEPROJECT ADDRESS:
2002 RICHMOND RD
VICTORIA, BC.DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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| NO. ISSUE | | MM/DD/YY |

SEAL



NORTH ARROW

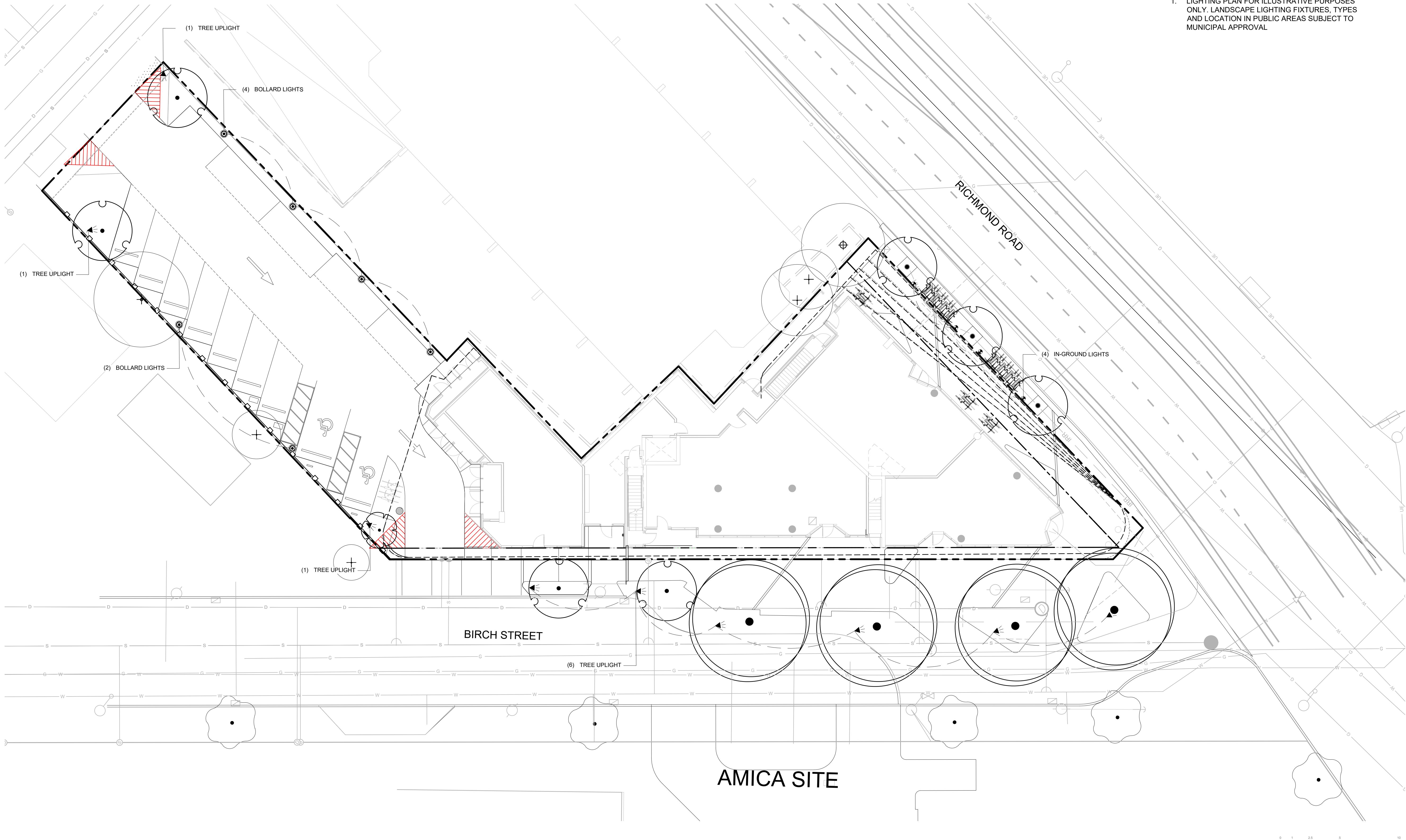
DRAWING TITLE:

LIGHTING PLAN
LEVEL 1

DWG NO:

L4.01

SCALE: 1:150



**LEGEND**

— PROPERTY LINE IRR

— BUILDING ABOVE RO

CON LINE

LIGHTING SCHEDULE ROOFTOP

2024-02-05 16:42

SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY

◀ TREE UPLIGHTS 5

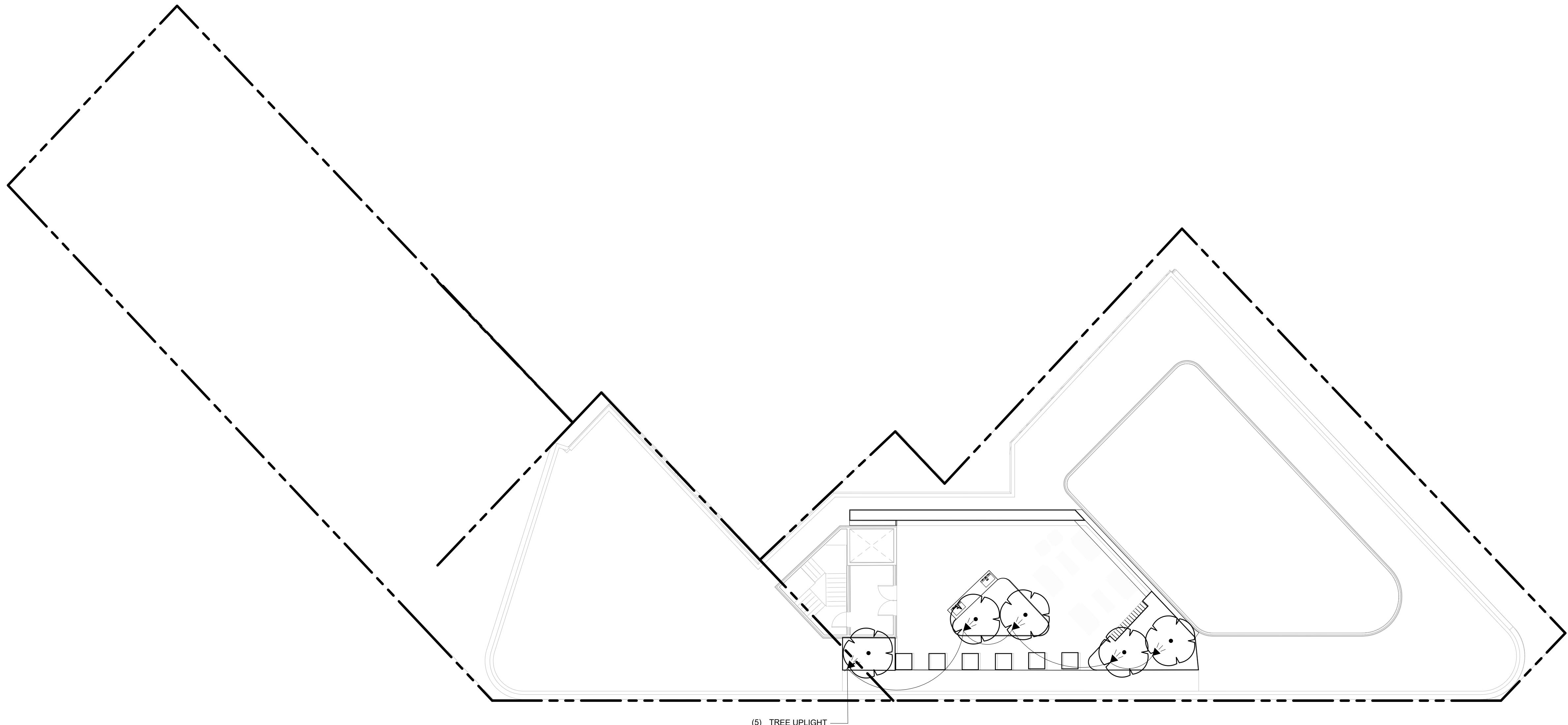
1608 Camosun Street, Victoria BC V8T 3E6
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SEAL

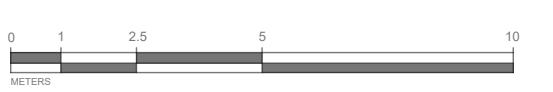


NORTH ARROW

DRAWING TITLE:
**LIGHTING PLAN
ROOFTOP**

DWG NO:

L4.02



SCALE: 1:150



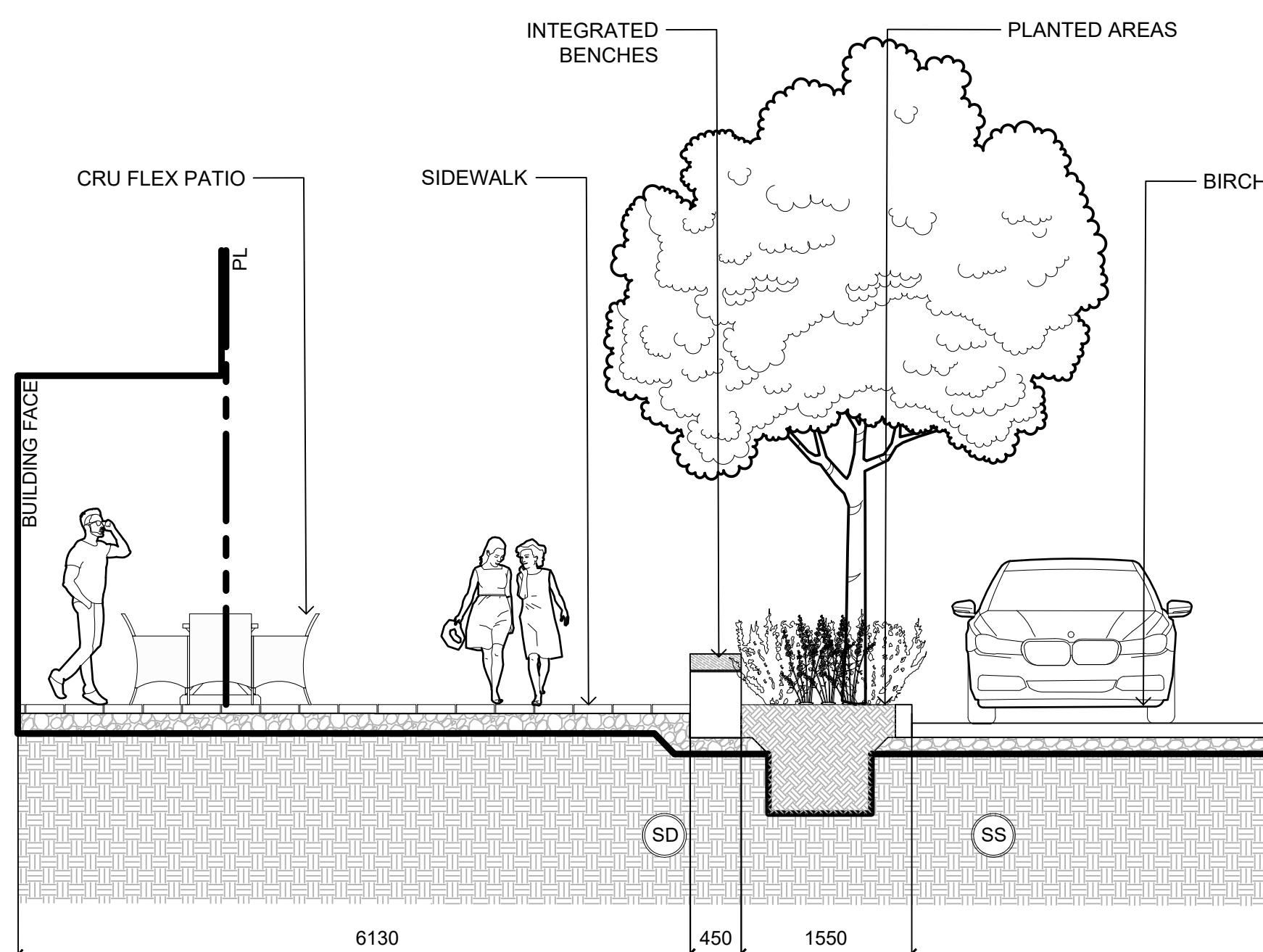
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OWNER/CLIENT:
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PROJECT NAME: **TURNER SITE**

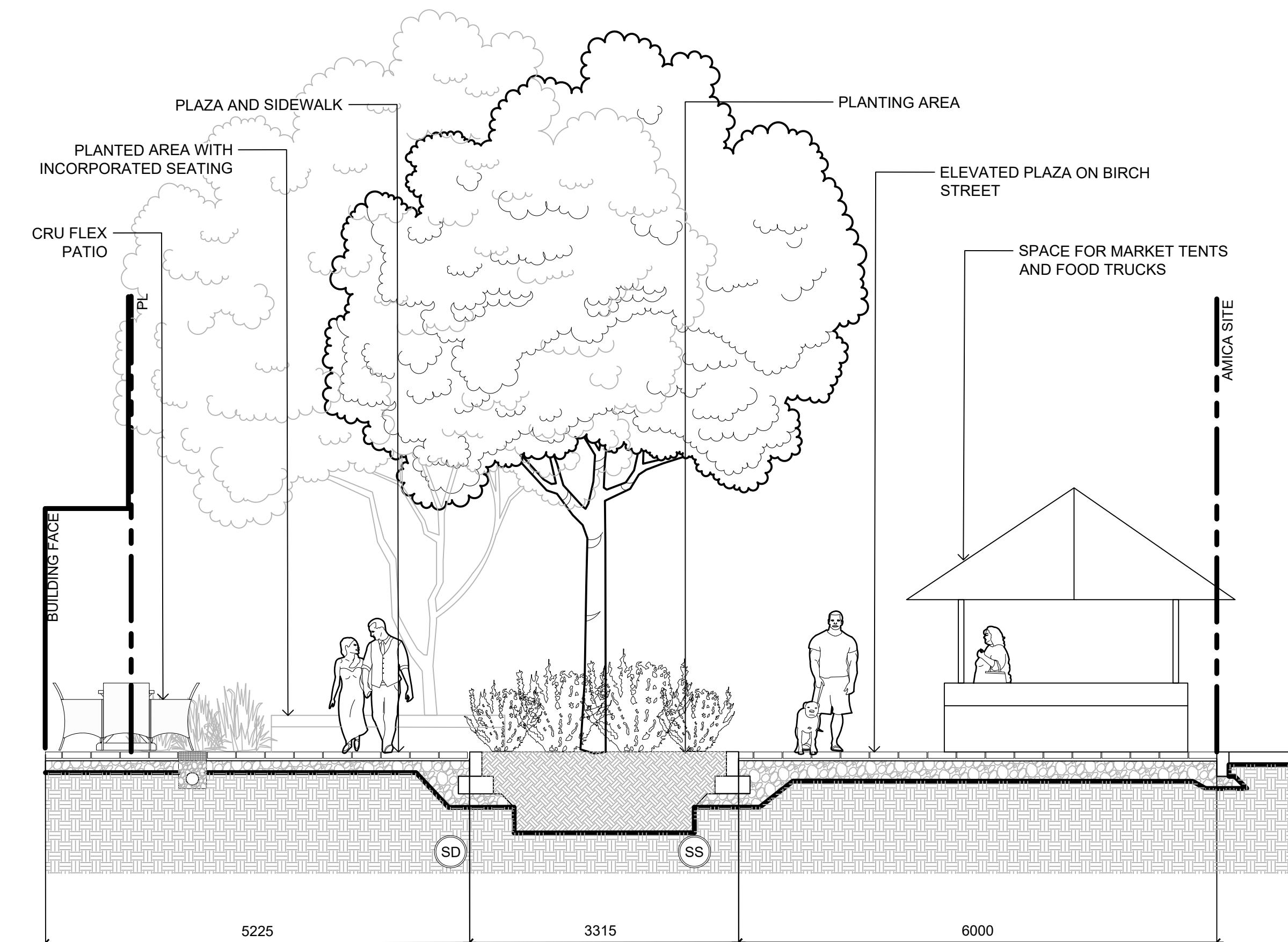
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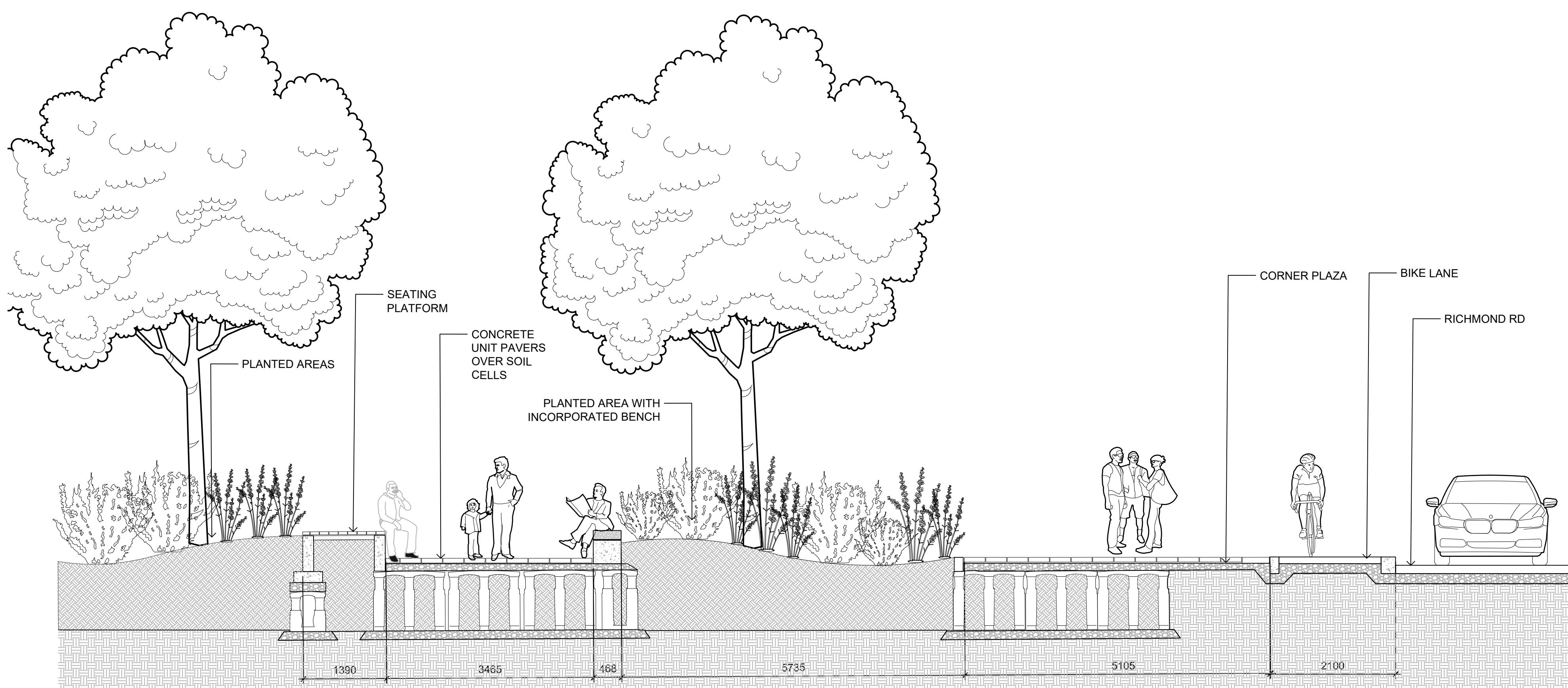
1 SECTION A-A': BIRCH STREET

1:50



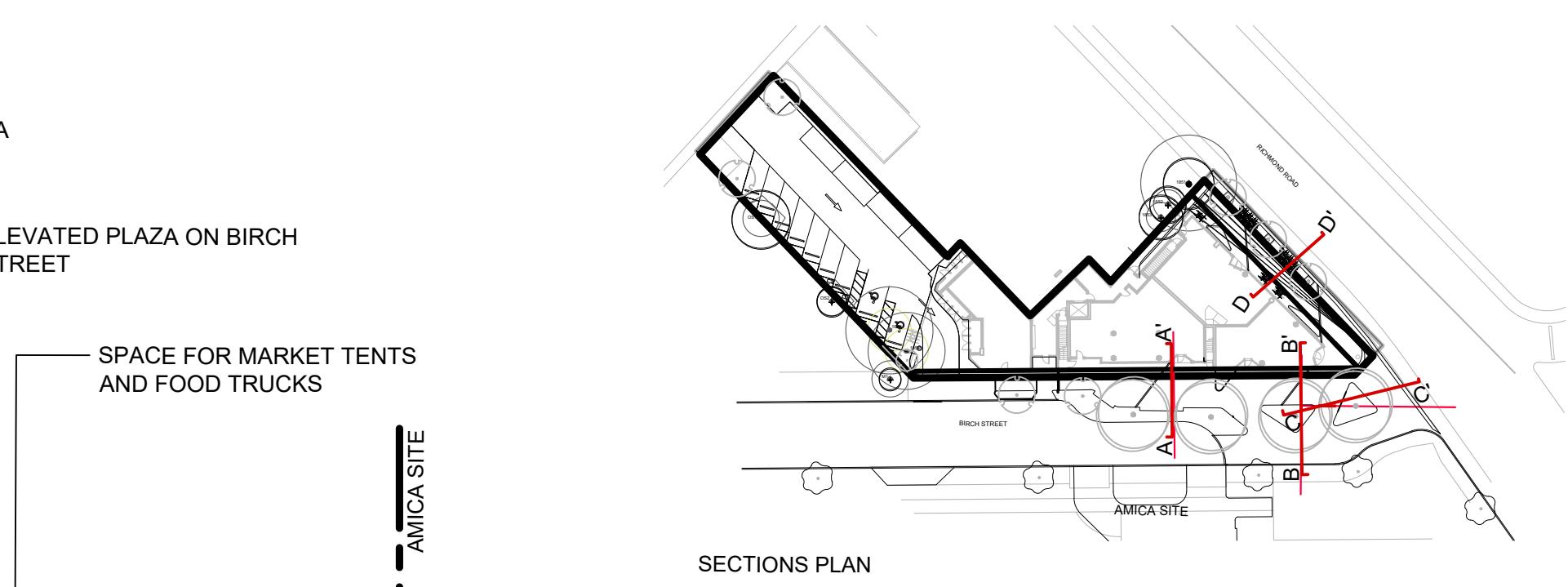
2 SECTION B-B': ELEVATED PLAZA

1



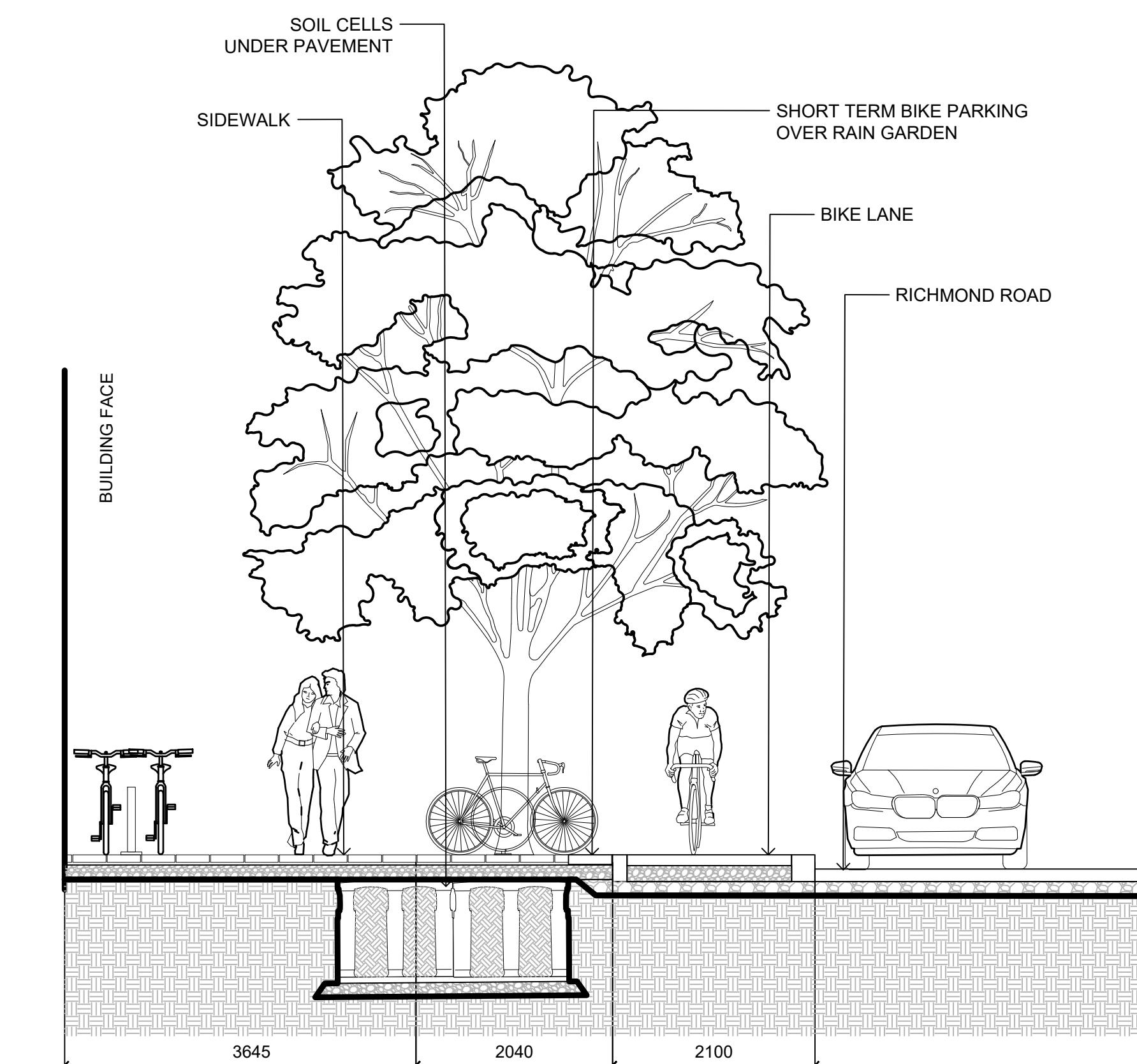
3 SECTION C-C': CORNER PLAZA

1:50



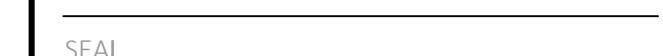
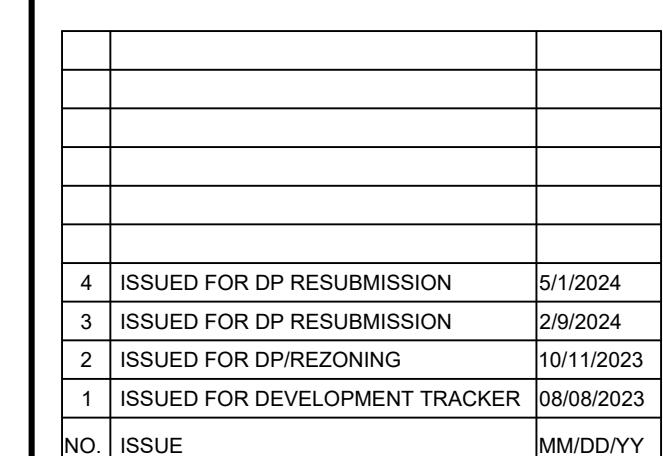
4 SECTION D-D': RICHMOND ROAD

13



DRAWING TITLE:
SECTIONS

DWG NO.:



DRAWING TITLE:
SECTIONS

L5.01



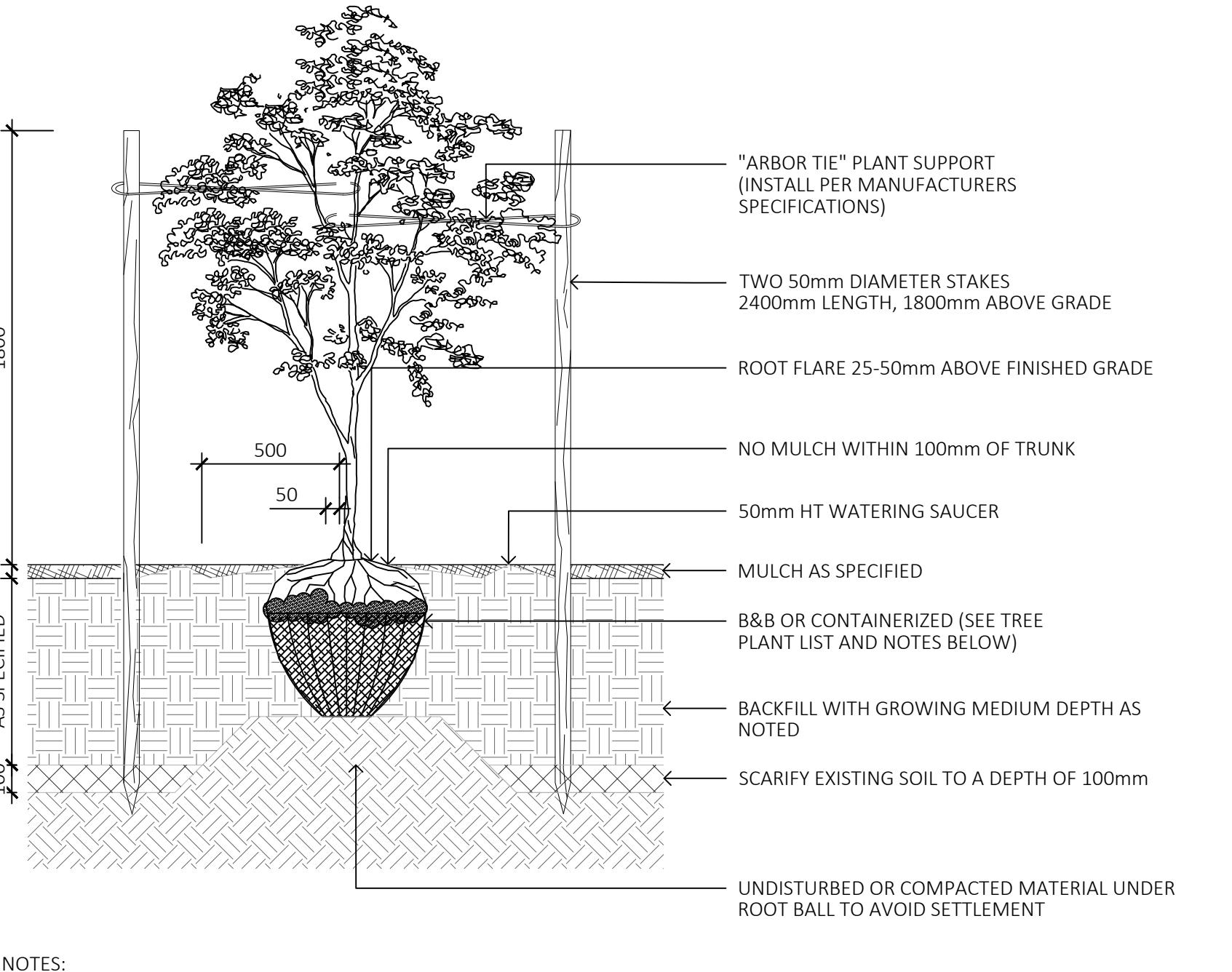
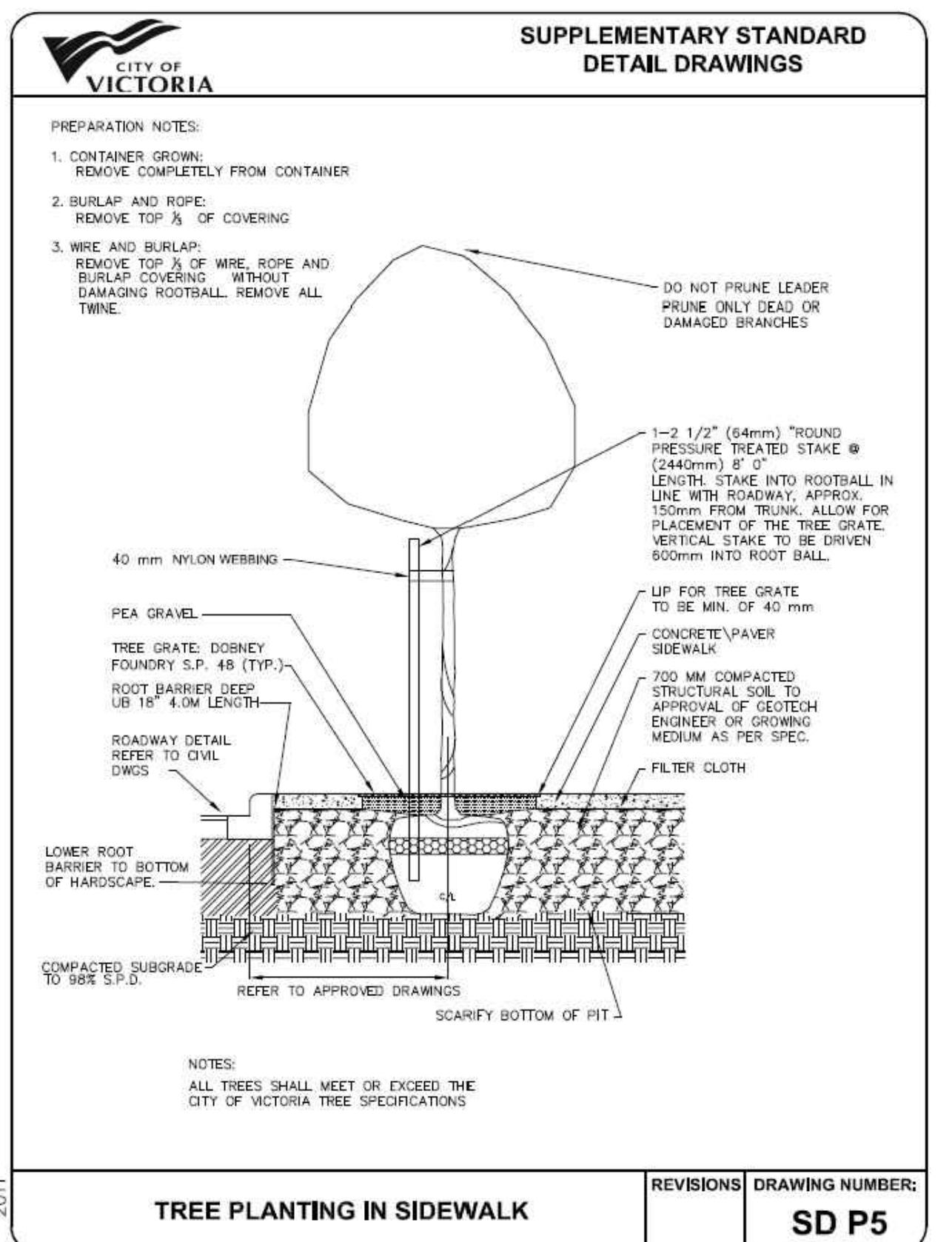
1608 Camosun Street, Victoria BC V8T 3E6
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OWNER/CLIENT:
EMPRESA PROPERTIES

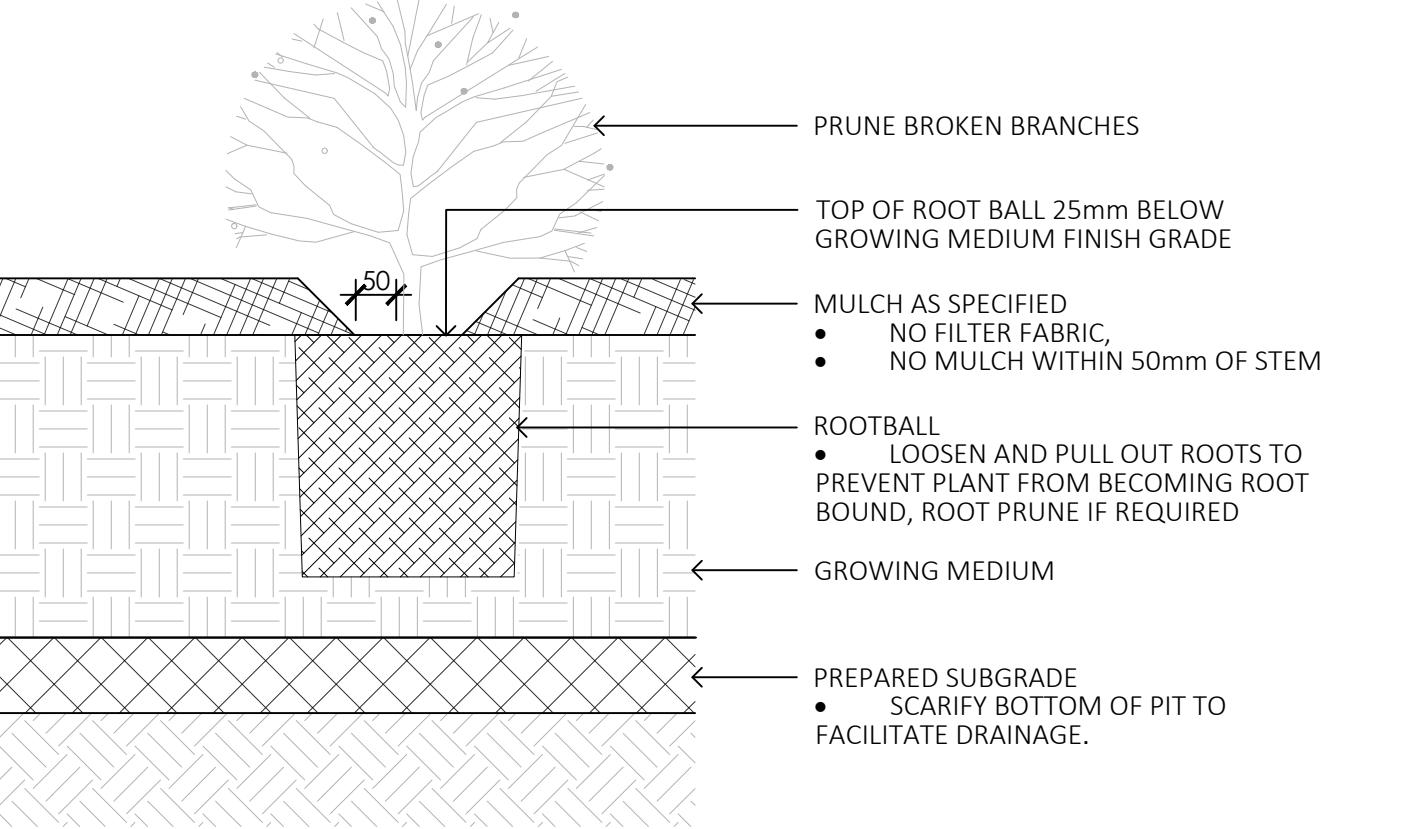
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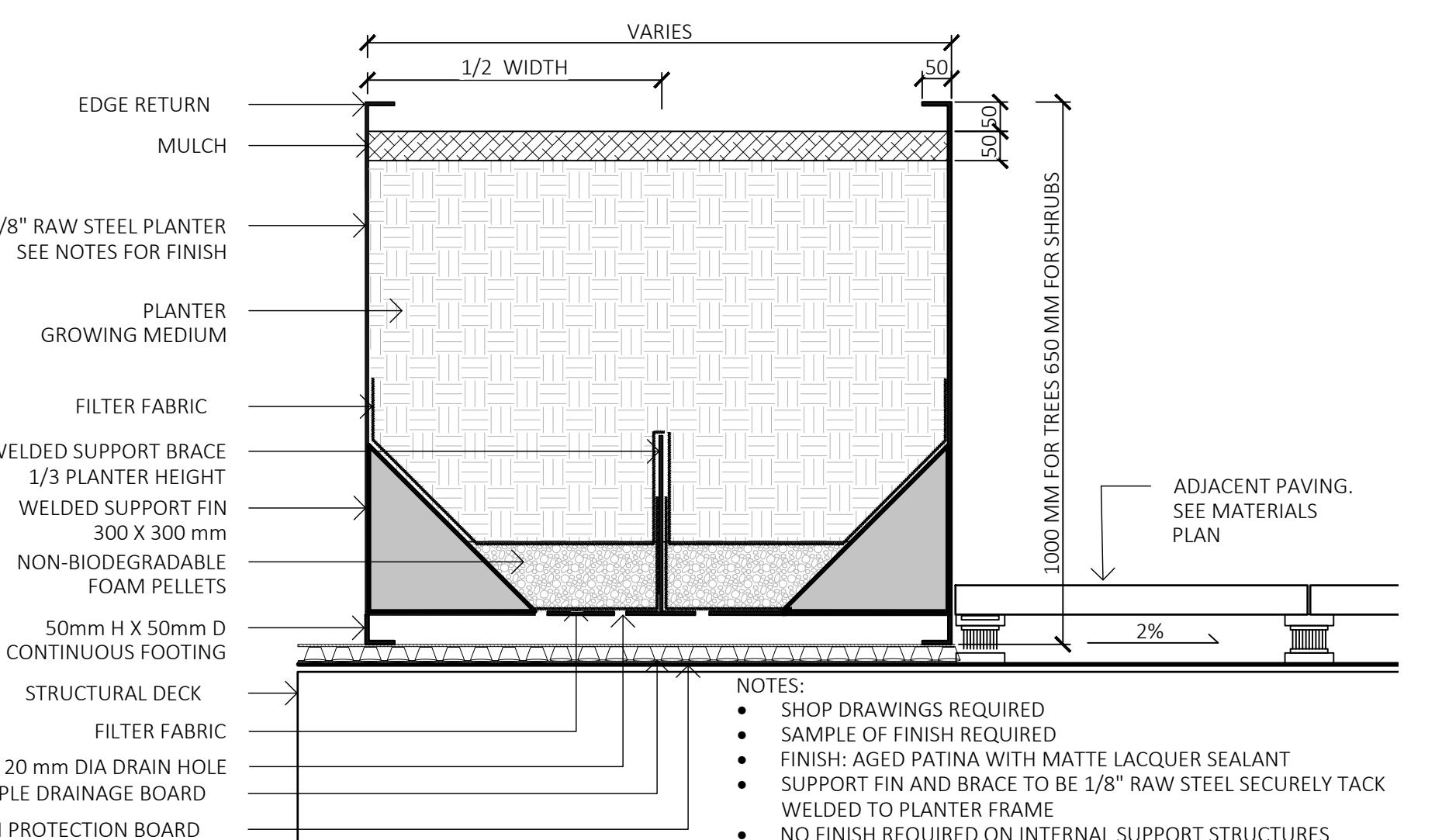
4 ON-GRADE TREE PLANTING
1:10



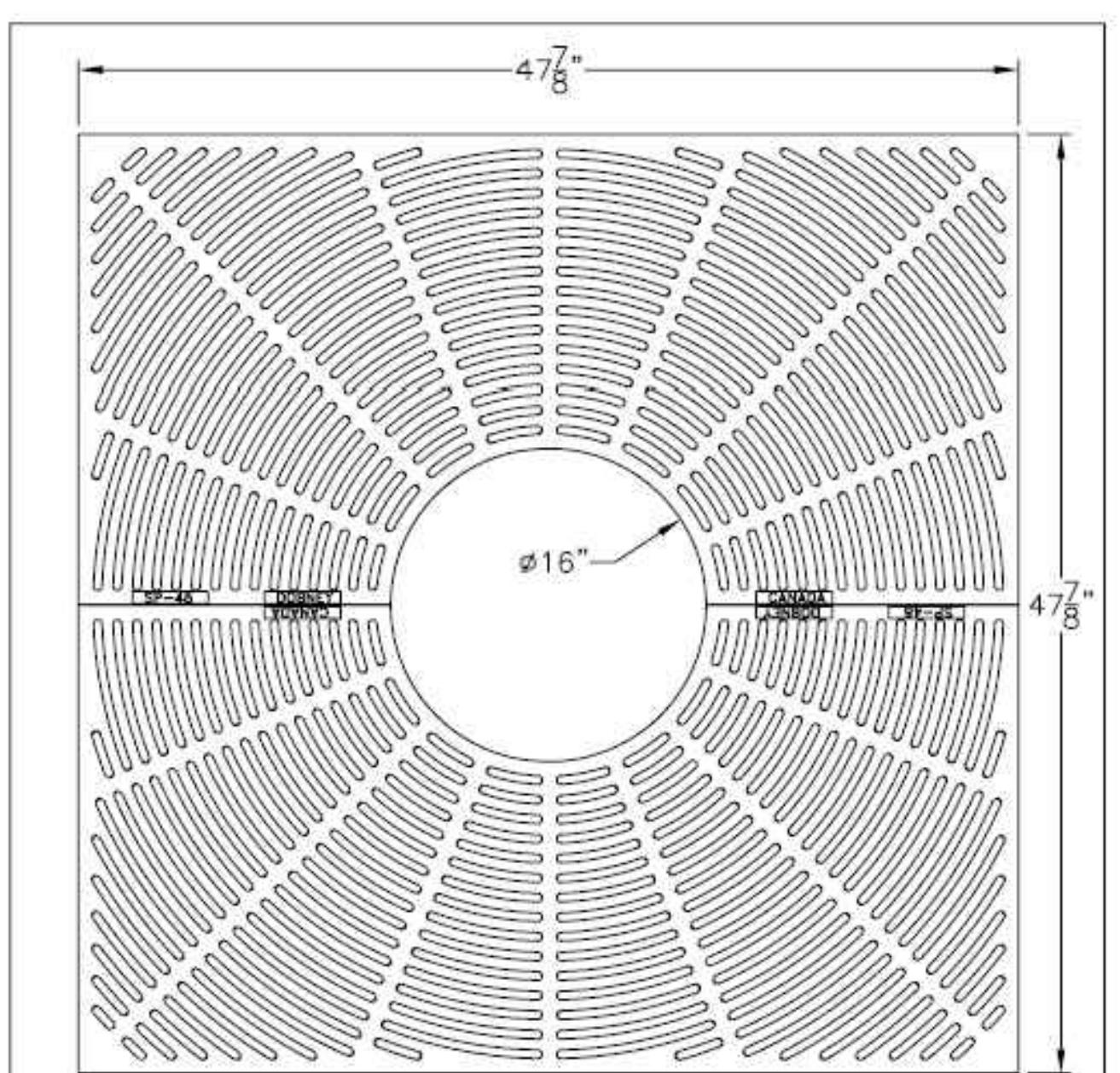
NOTES:

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

6 ON-GRADE SHRUB PLANTING
1:10



8 METAL PLANTERS
1:10



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

NOTES:

1. TREE GRATES MUST BE COATED WITH BLACK BITUMEN

9 TREE GRATE
NTS

| | | |
|-----------|--------------------------------|------------|
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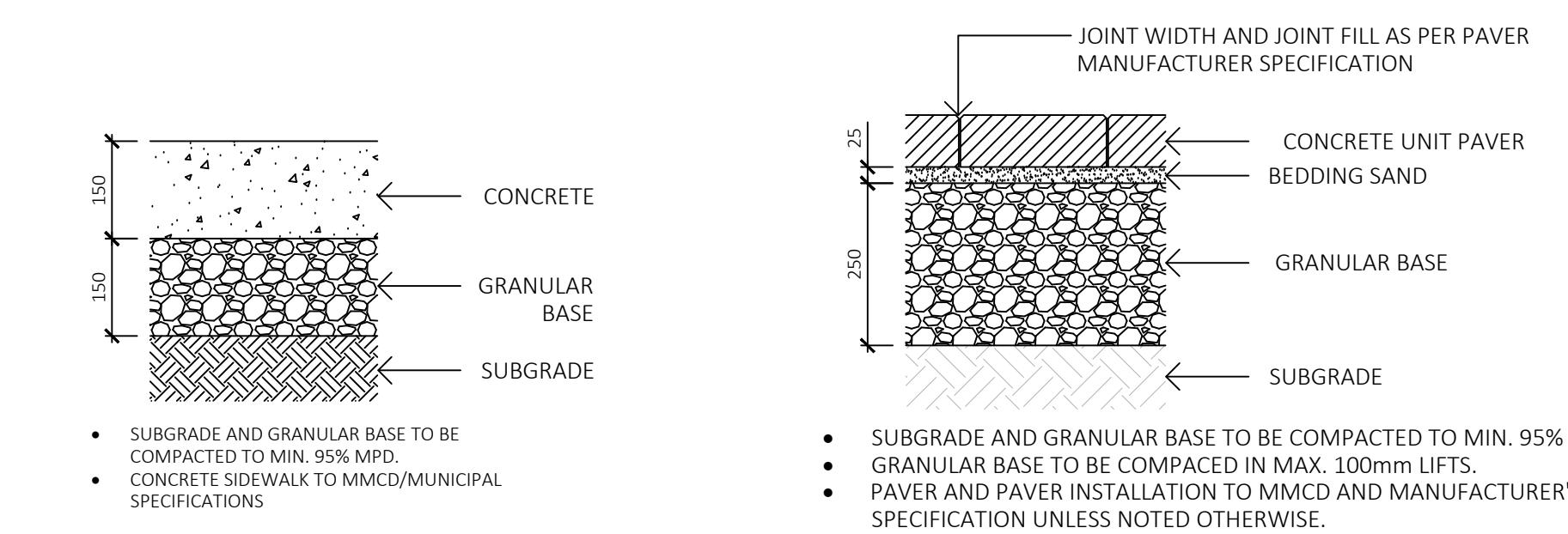
NORTH ARROW



DRAWING TITLE:
DETAILS

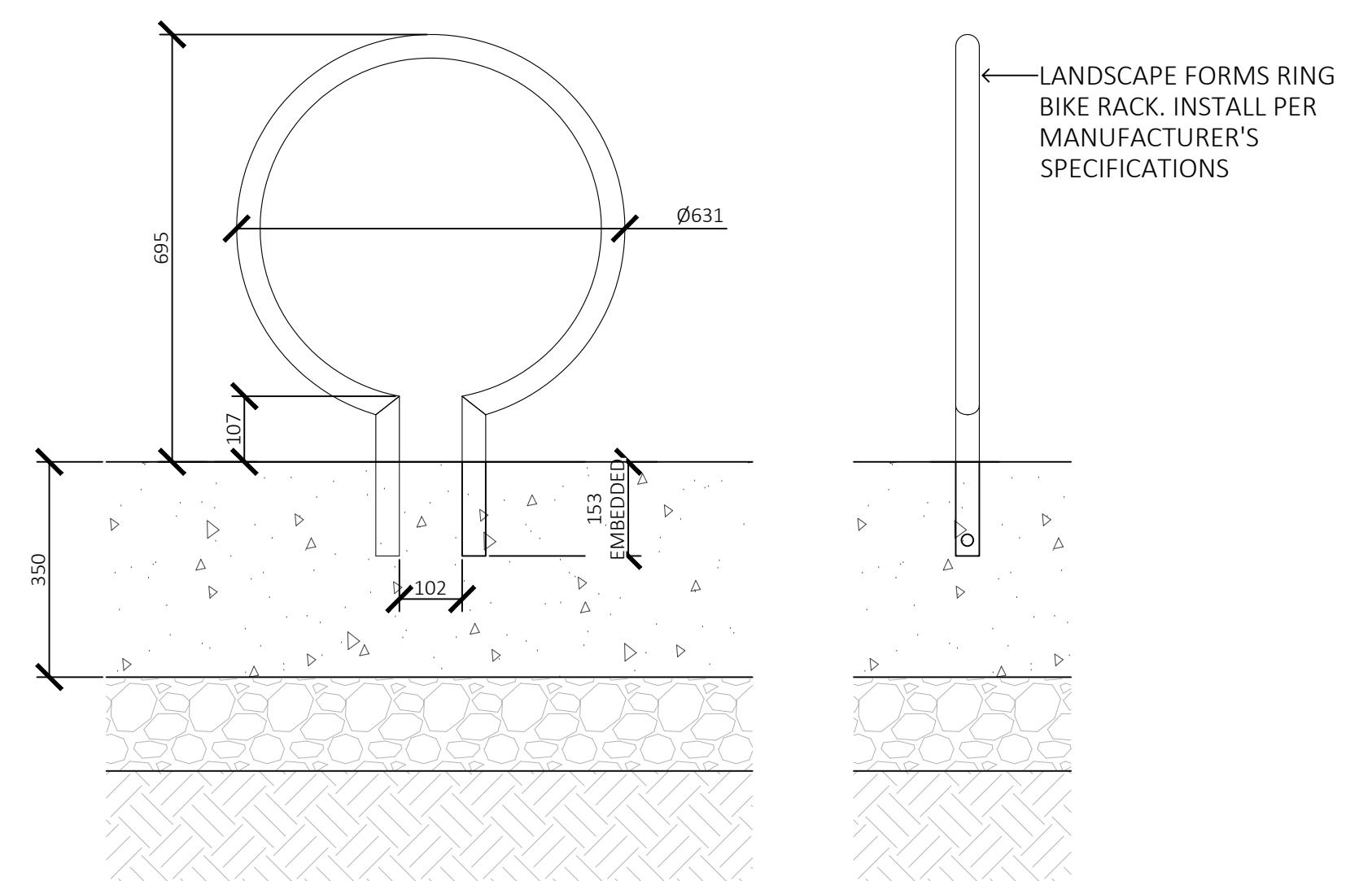
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L6.01

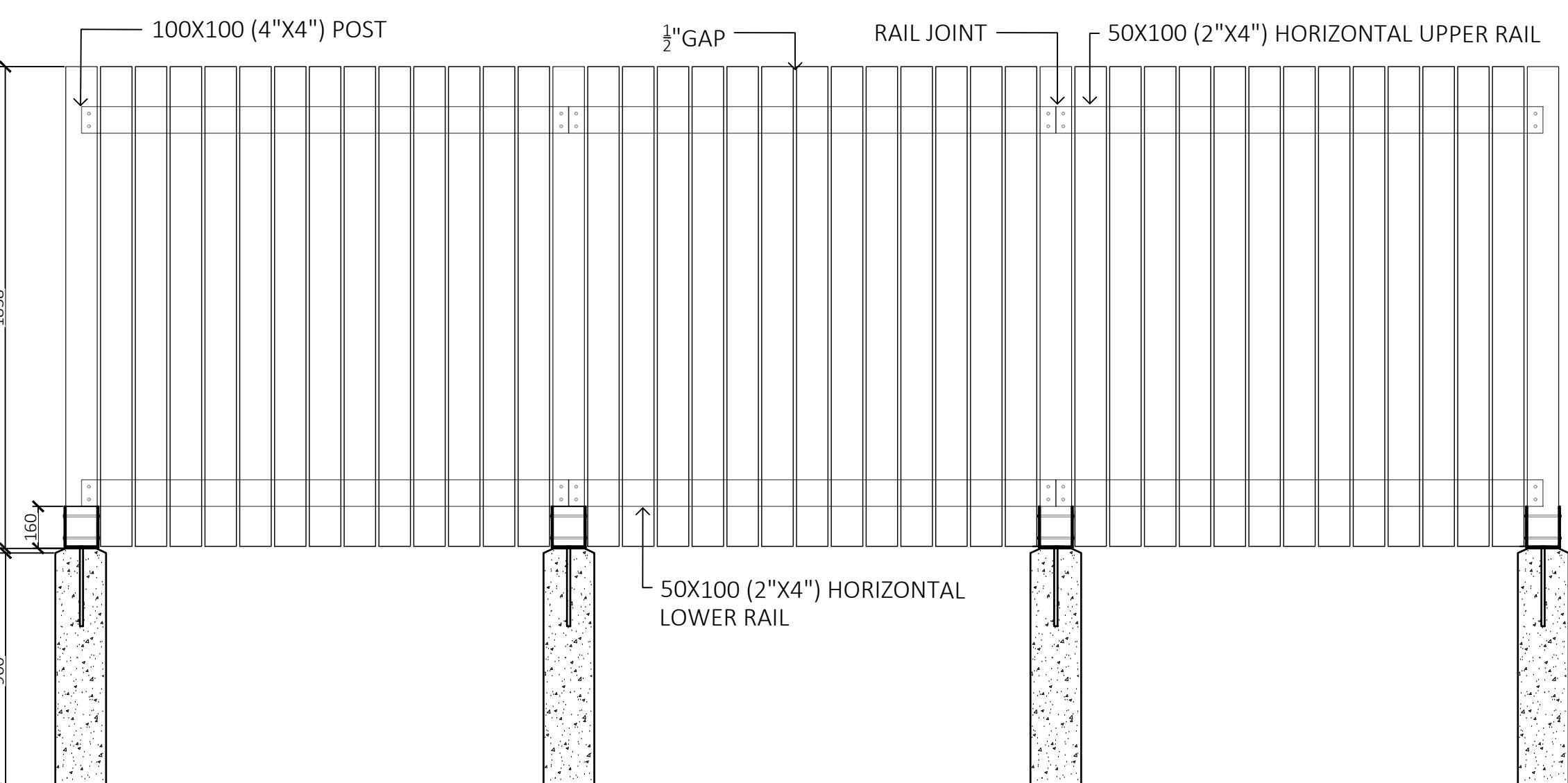


1 PAVING TYPE 1: CIP CONCRETE
1:10

2 PAVING TYPE 2: CONCRETE UNIT PAVERS
1:10



3 LANDSCAPE FORMS RING BIKE RACK
1:10



NOTES:

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

7 FENCE
1:10