



PROJECT DESCRIPTION

CIVIC ADDRESS:
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

LEGAL DESCRIPTION:
 • PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN VIS5007
 • PARCEL A (DD 411251) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

Amica Oak Bay Inc.
3200-20 Queen Street
Toronto, ON
M5H 3R3
tel: 604-761-5939
email: drmilliken@millikendevelopments.com

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3
Mr. Charles Kierulf Architect AIBC MRAIC
tel: 250-658-3367
fax: 250-658-3397
email: crk@dhk.ca

CIVIL ENGINEER
McElhanney
Suite 500, 3960 Quadra Street
Victoria BC
V8X 4A3
Mr. Colin Davis
tel: 250-370-9221
email: cdavis@mcelhanney.com

LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria, B.C.
V8T 1M5
Mr. Chris Windjack
tel: 250-598-0105
email: cwindjack@ladr.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying
1834C Oak Bay Ave #138
Victoria, BC
V8R 0A4
File: 1332-06
Ms. Michelle Blake
tel: 250-412-3513

LIST OF DRAWINGS

Architectural
 A0.0 Cover Sheet
 A1.0 Project Data
 A1.1 ZONING DATA
 A2.0 Parkade Plan
 A2.1 Main Floor Plan
 A2.2 L2 to L4 Plan
 A2.3 L5 Plan
 A2.4 L6 PLAN
 A2.5 Roof Plan
 A3.0 Elevations
 A3.1 Street Context Elevations
 A3.2 Street Context Elevation (Birch)
 A3.3 Elevation Overlay PH1 on PH2
 A4.0 Building Sections
 A5.0 Model Views
 A5.1 Model Views
 A5.2 Model Views
 A5.3 Model Views
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice
 A7.0 Colour & Materials

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
 L1 Landscape Concept Plan
 L2 Tree Management Plan

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

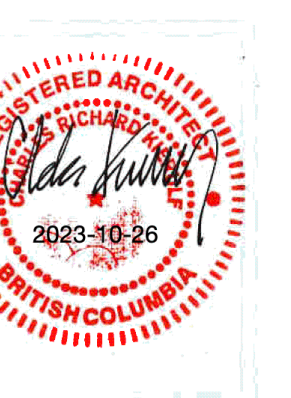
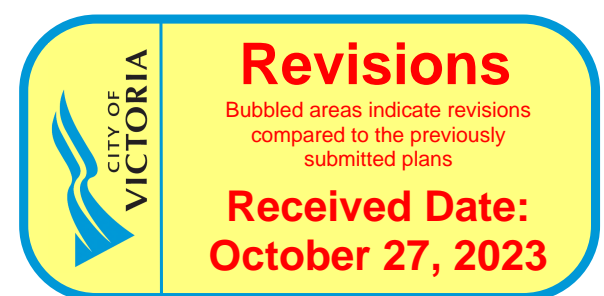
MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3
 • EXISTING PH1 - GROUP B3

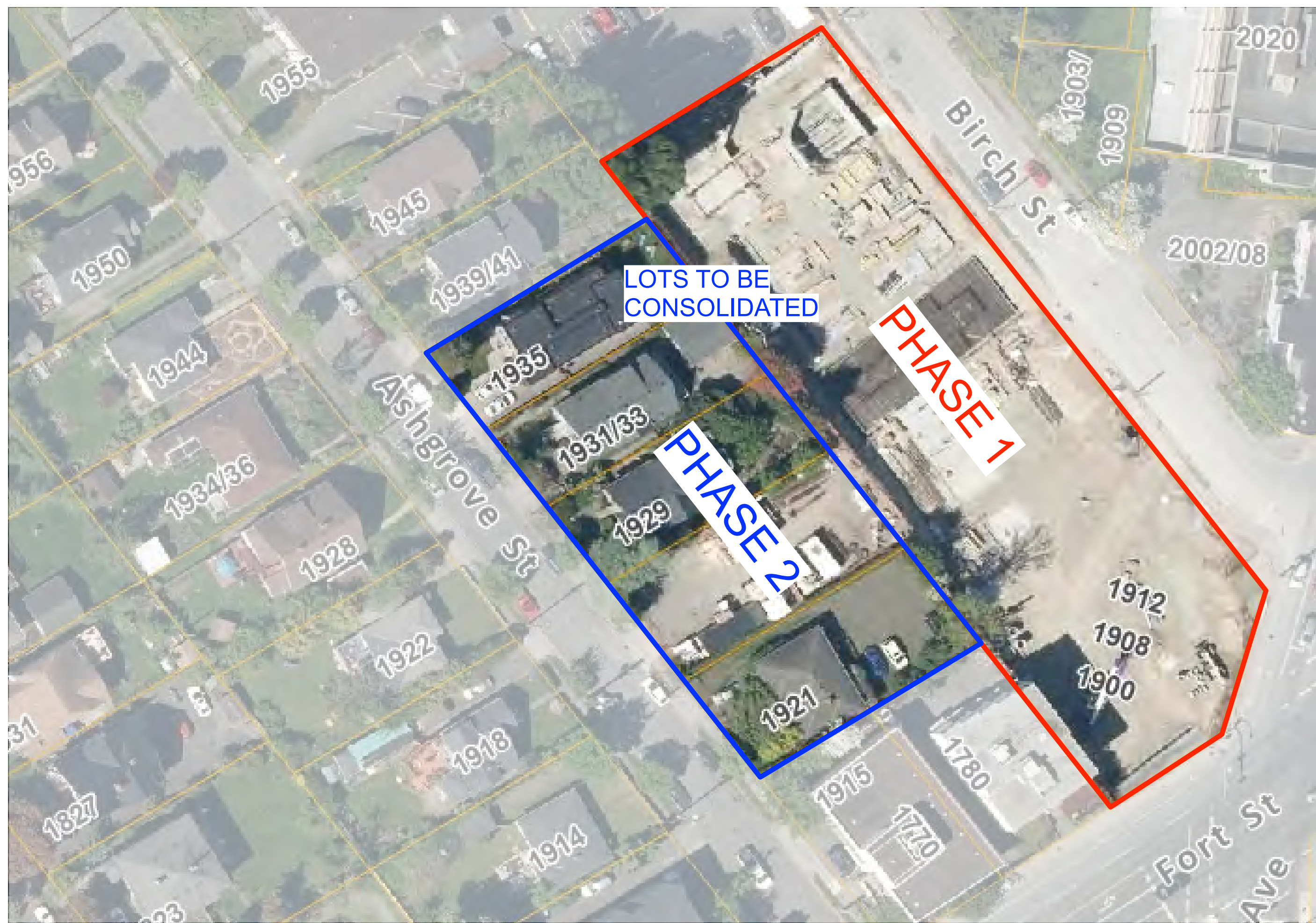
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:
 • 1 135 m2 (PH2)

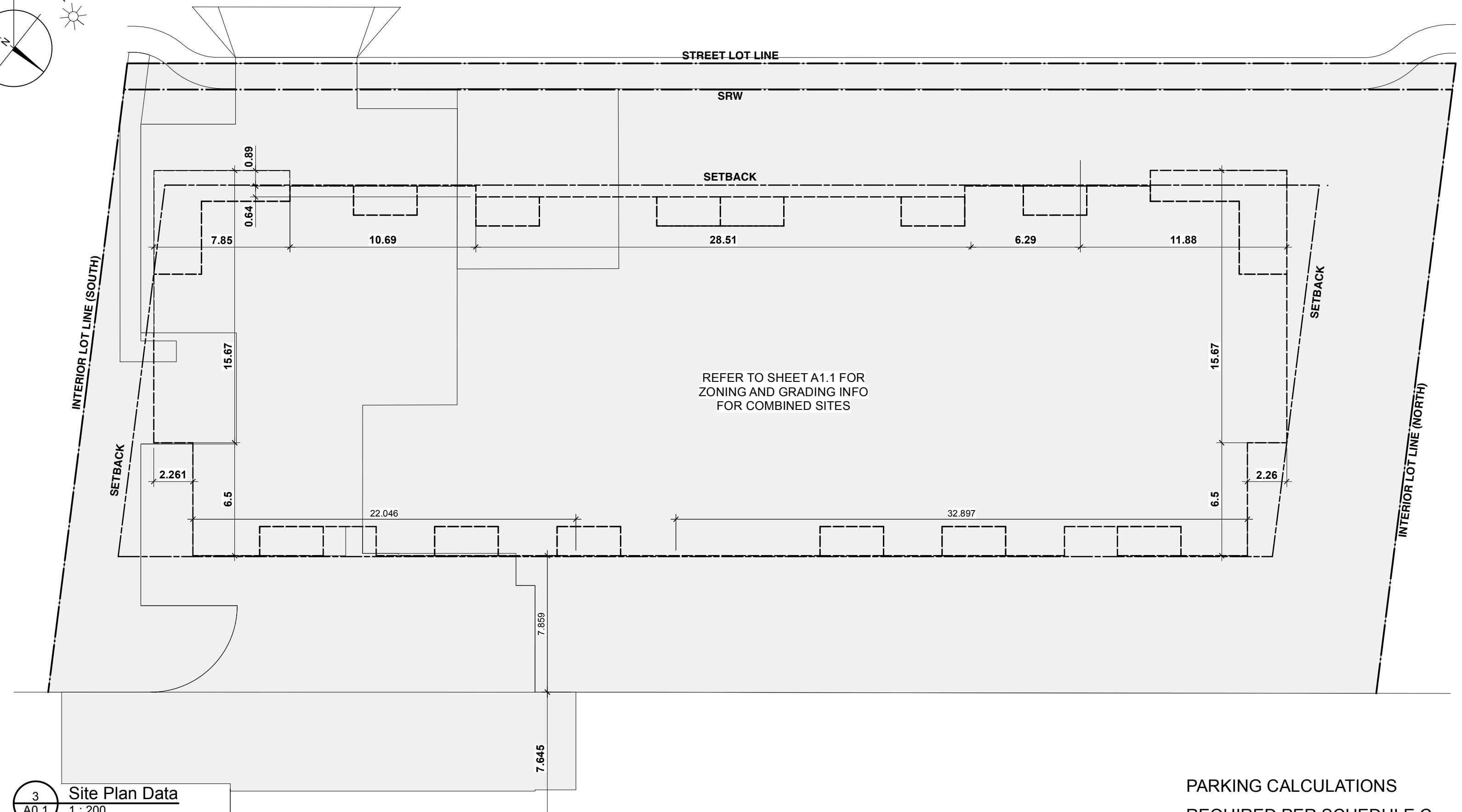
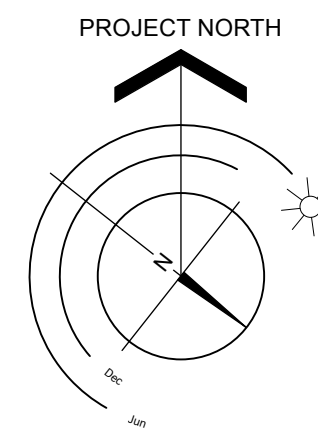
BUILDING HEIGHT:
 • 6 STOREYS

NUMBER OF STREETS FACING:
 • 1





1 Location Plan
A0.1 1:500



3 Site Plan Data
A0.1 1:200

PARKING CALCULATIONS
REQUIRED PER SCHEDULE C

PROJECT INFORMATION TABLE	PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE			NEW ZONE
SITE AREA (M2)	2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.38	2.65	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	53.3 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	36.2 %
HEIGHT OF BUILDING (M)	26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	55	47	102 (6 ACCESSIBLE)
BICYCLE PARKING NUMBER			
CLASS 1	5	8	13
CLASS 2	6	2	8

CLASS : ASSISTED LIVING FACILITY

PHASE 2 - 88 SUITES
PHASE 1 - 125 SUITES
TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55
VISITORS - 213 X 0.1 = 21.30
TOTAL = 95.85
ROUNDED UP = 96 STALLS

BICYCLES
LONG-TERM :
213 @ 1 PER 20 = 10.65
= 11

SHORT-TERM
213 @ 1 PER 50 = 4.26
= 4

EV CHARGING:
1 PER VEHICLE SPACE = 43 STALLS
(PHASE 2 NEW CONSTRUCTION)

ACCESSIBLE PARKING:
75 VEHICLES @ 5% = 3.75
= 4

ONE OF THE FOUR SHALL BE A
VAN ACCESSIBLE STALL
TOTAL PROVIDED = 4
AND ONE SHORT-TERM

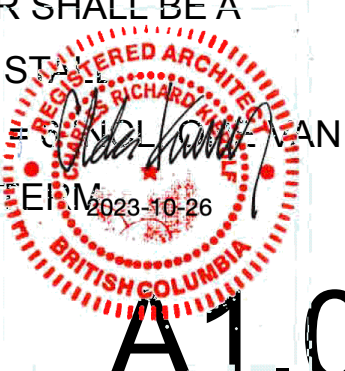


BUILDING AREA SUMMARY
REFER TO A1.1 PLAN

BUILDING SETBACKS (M)	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 1-Bedroom + Den, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

2 Survey Plan
A0.1 1:500



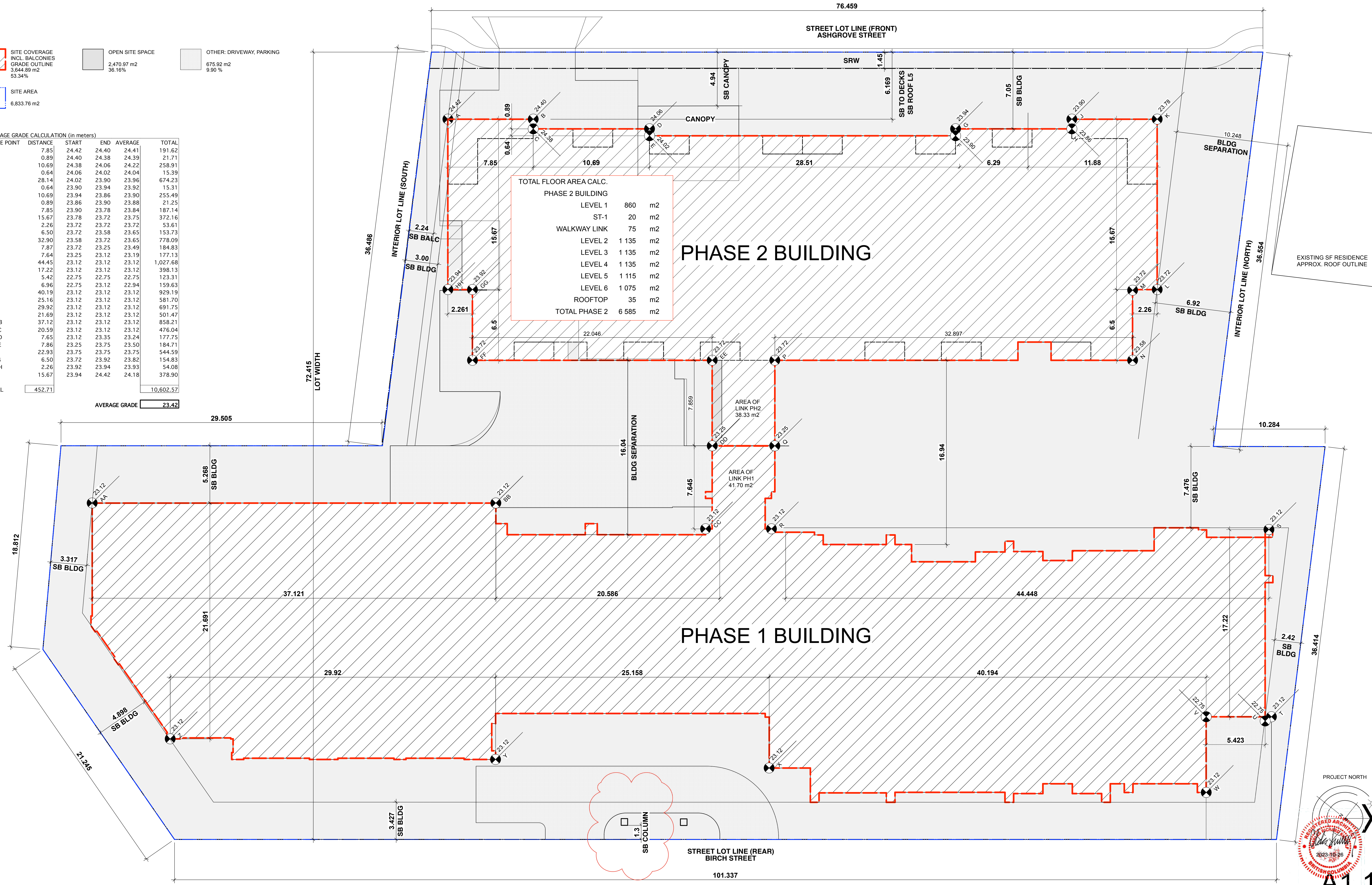
A1.0

	SITE COVERAGE INCL. BALCONIES GRADE OUTLINE 3,644.89 m ² 53.34%		OPEN SITE SPACE 2,470.97 m ² 36.16%		OTHER: DRIVEWAY, PARKING 675.92 m ² 9.90%
	SITE AREA 6,833.76 m ²				

AVERAGE GRADE CALCULATION (in meters)					
GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
U-V	5.42	22.75	22.75	22.75	123.31
V-W	6.96	22.75	23.12	22.94	159.63
W-X	40.19	23.12	23.12	23.12	929.19
X-Y	25.16	23.12	23.12	23.12	581.70
Y-Z	29.92	23.12	23.12	23.12	691.75
Z-AA	21.69	23.12	23.12	23.12	501.47
AA-BB	37.12	23.12	23.12	23.12	858.21
BB-CC	20.59	23.12	23.12	23.12	476.04
CC-DD	7.65	23.12	23.35	23.24	177.75
DD-EE	7.86	23.25	23.75	23.50	184.71
EE-FF	22.93	23.75	23.75	23.75	544.59
FF-GG	6.50	23.72	23.92	23.82	154.83
GG-HH	2.26	23.92	23.94	23.93	54.08
HH-A	15.67	23.94	24.42	24.18	378.90
TOTAL	452.71				10,602.57

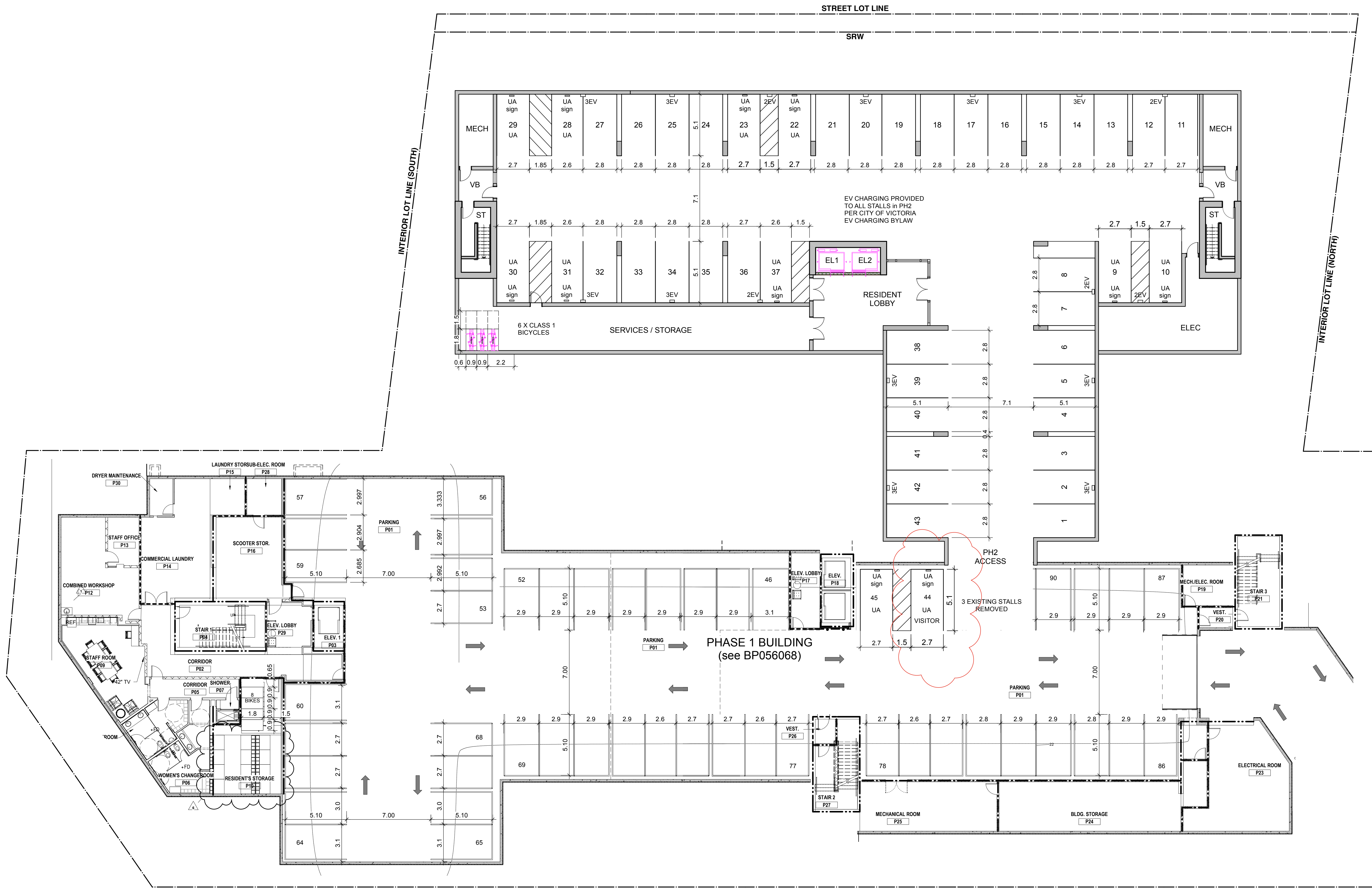
AVERAGE GRADE 23.42

TOTAL FLOOR AREA CALC.		
PHASE 2 BUILDING		
LEVEL 1	860	m ²
ST-1	20	m ²
WALKWAY LINK	75	m ²
LEVEL 2	1 135	m ²
LEVEL 3	1 135	m ²
LEVEL 4	1 135	m ²
LEVEL 5	1 115	m ²
LEVEL 6	1 075	m ²
ROOFTOP	35	m ²
TOTAL PHASE 2	6 585	m²



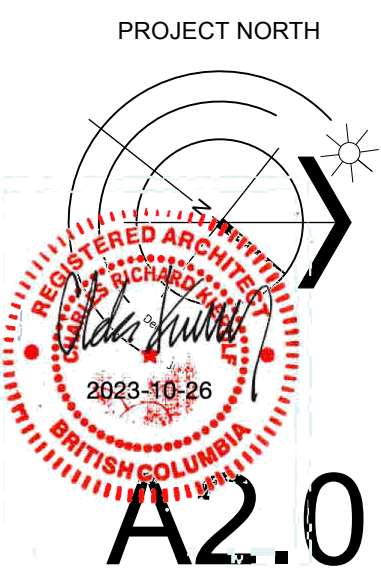
PROJECT NORTH

A1.1



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Parkade Plan

RE-ISSUED FOR REZONING & DP : 26 JULY 2023

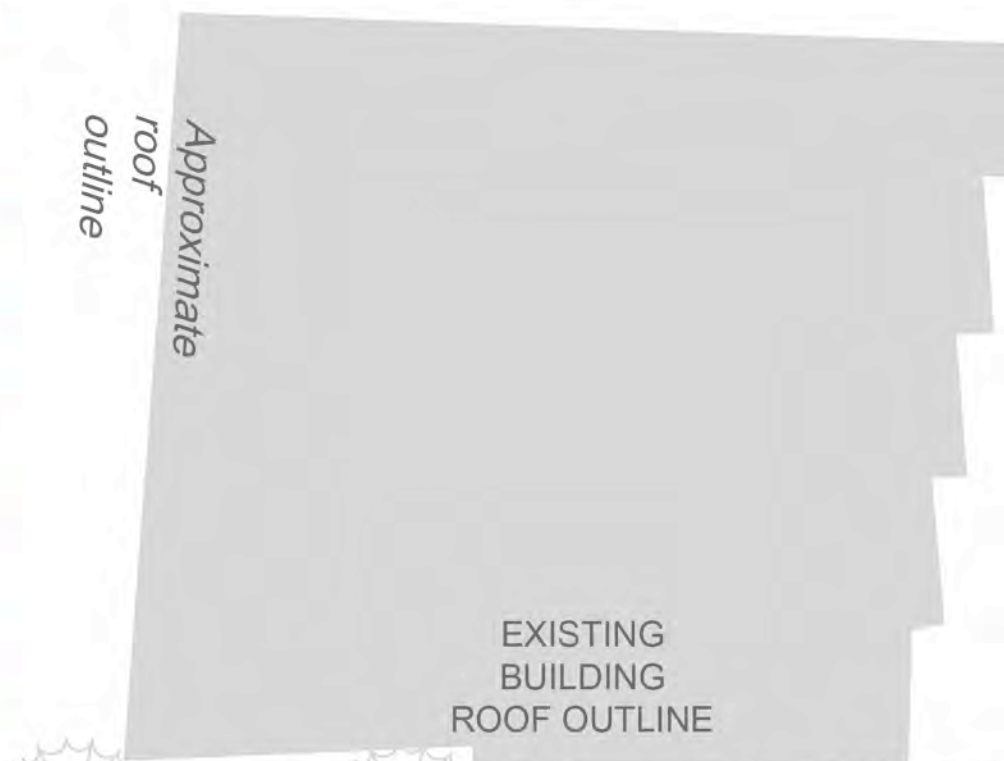
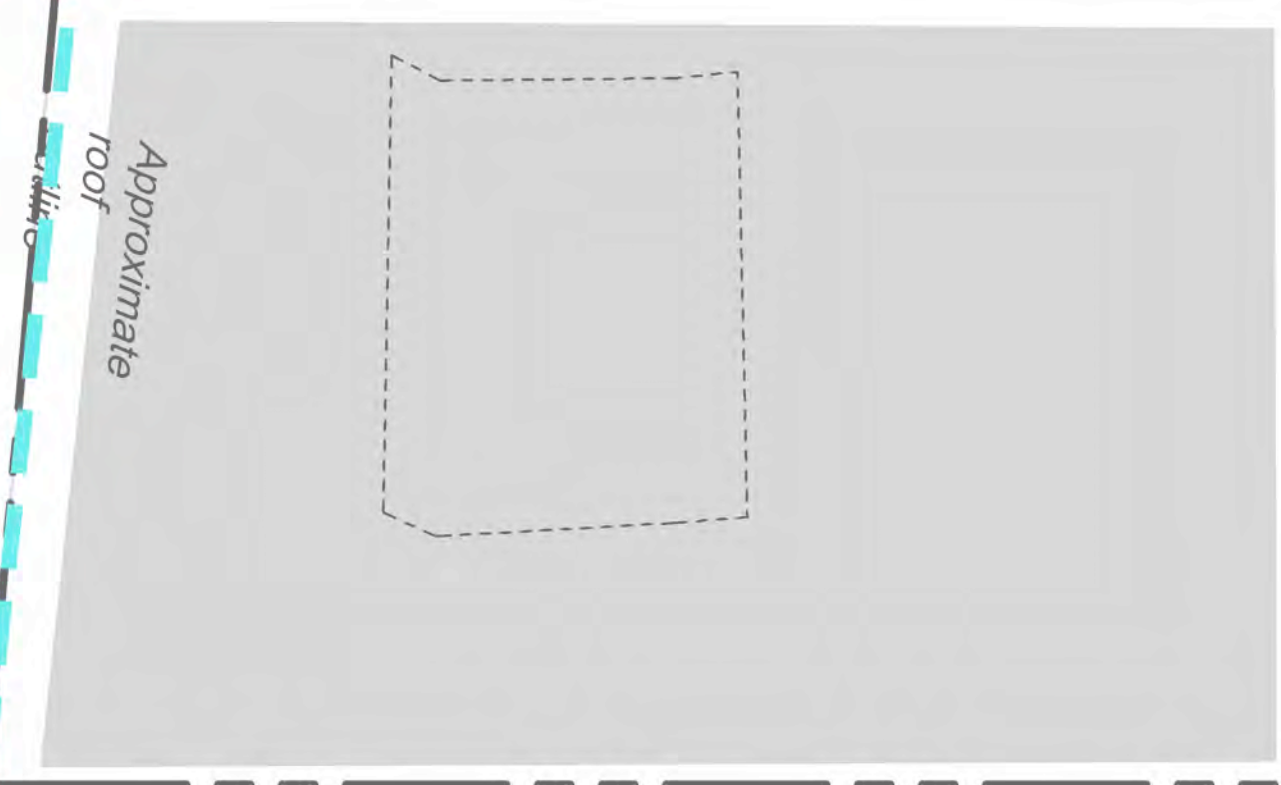


A2.0

FORT ST

STREET LOT LINE

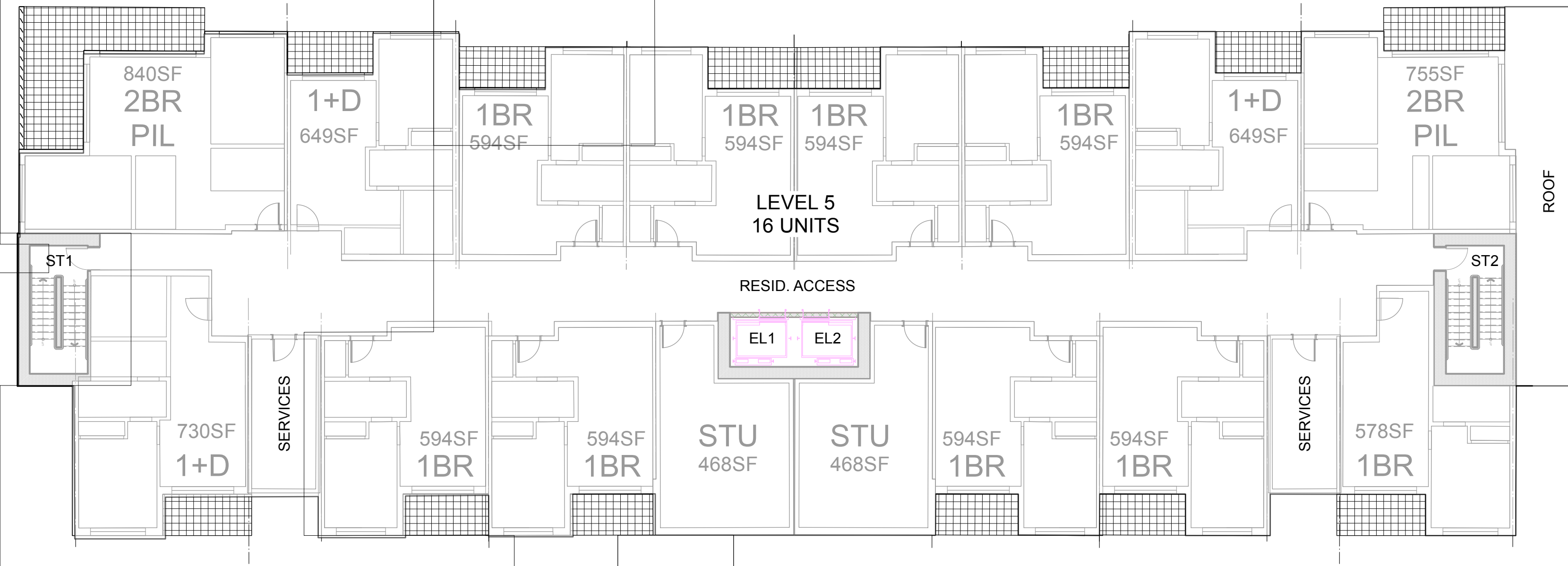
SRW



INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)

PROPERTY LINE



LEVEL 5
16 UNITS

RESID. ACCESS

EL1 EL2



GARDEN

SENIORS MEMORY CARE
29 SUITES

PHASE 1 BUILDING
(see BP056068)

BALCONY

BALCONY
1637 sf

BALCONY

ENTRY PLAZA

PI ENTRY

PLAZA
OUTDOOR PATIO

BUILDING
ABOVE

V.P. V.P.

VIS

VIS

PARKAL
RAMF

22.75

PROPERTY LINE

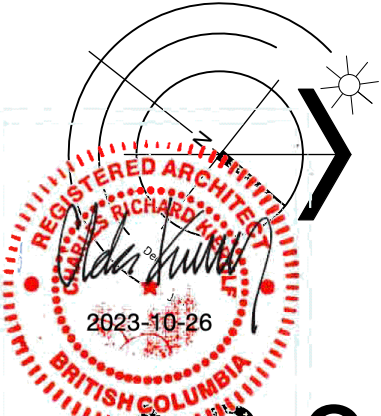
CITY PROPOSED
SIDEWALK

EXISTING
SIDEWALK

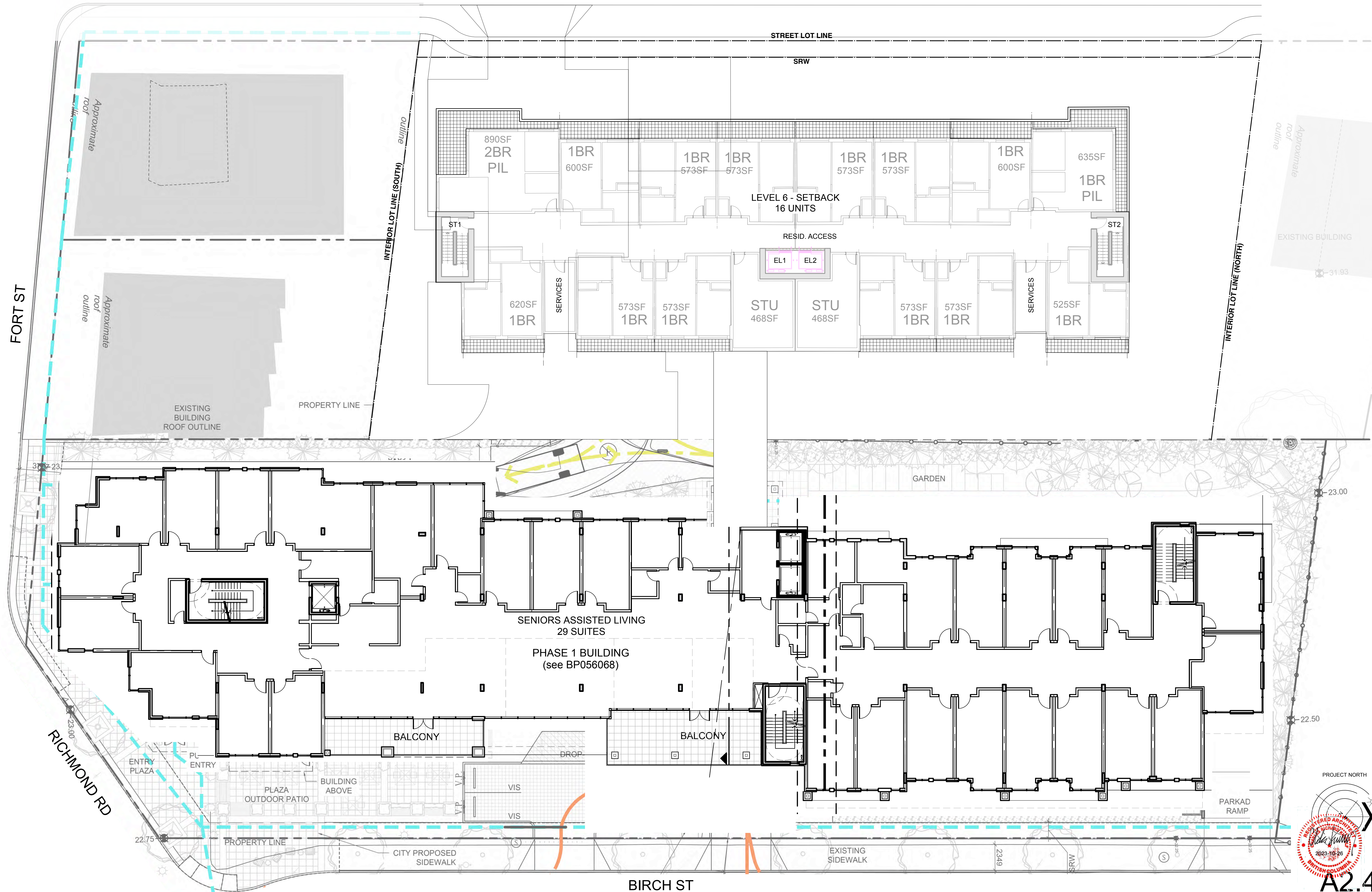
2349

SRW

PROJECT NORTH



A2.3



SENIORS ASSISTED LIVING
29 SUITES

PHASE 1 BUILDING
(see BP056068)

BALCONY

BALCONY

PARKAD
RAMP



A2.4

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L6 Plan

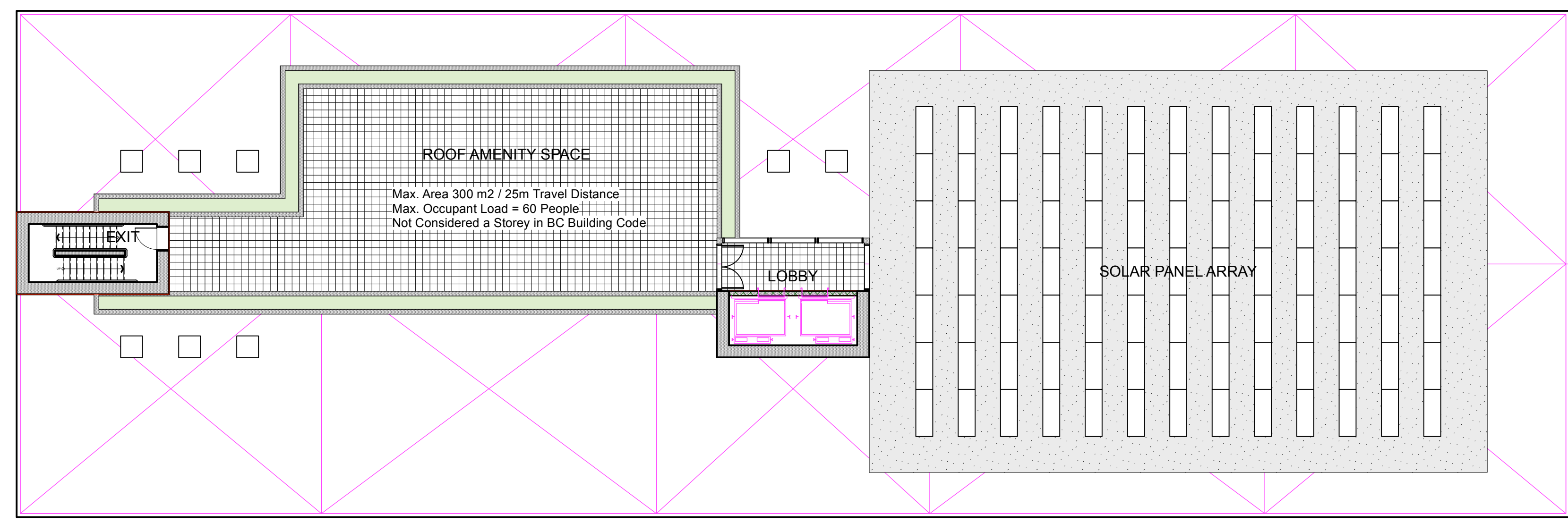
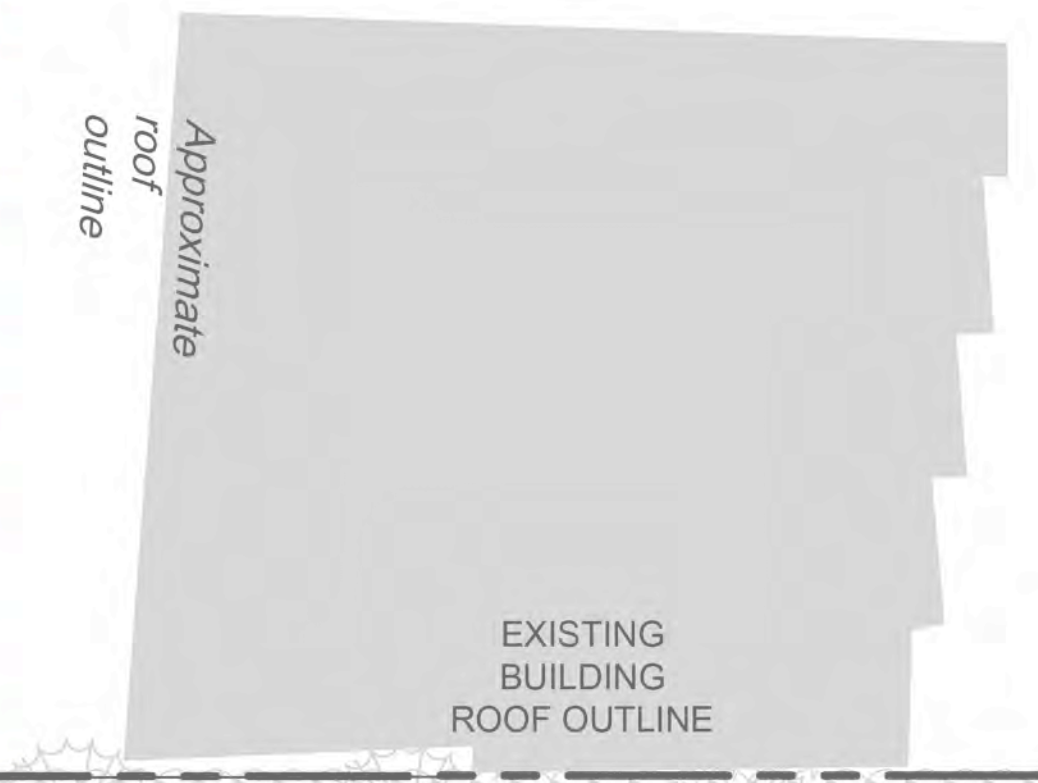
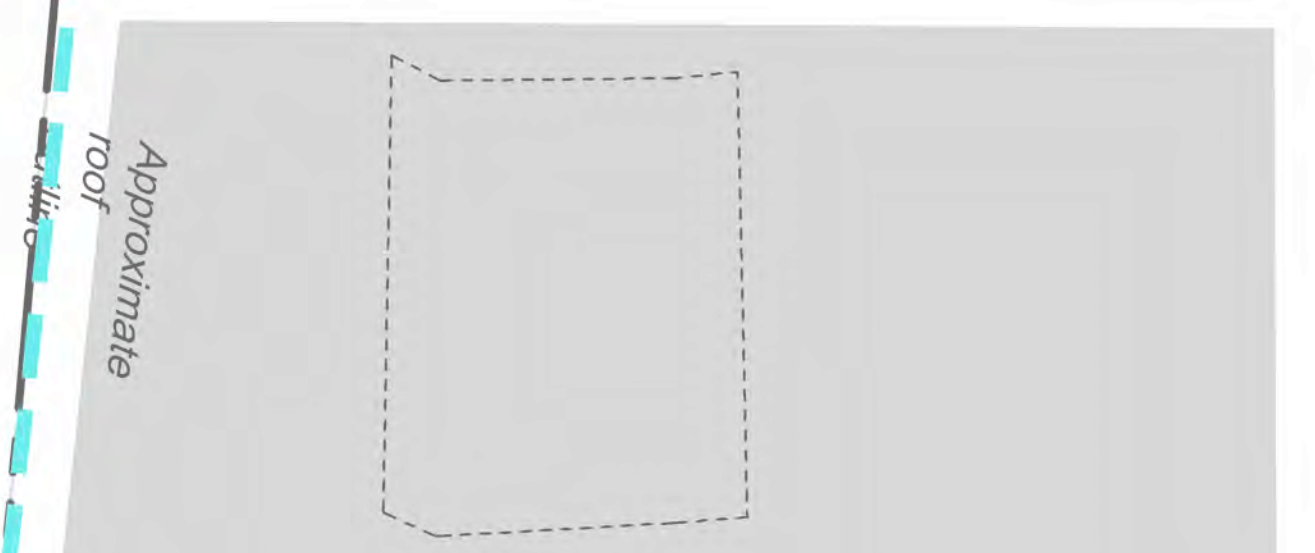
RE-ISSUED FOR REZONING & DP : 11 JULY 2023

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE

30.00 23.75

4632

10000

14986

GARDEN

23.00

PHASE 1 BUILDING
(see BP056068)

COMMON PATIO

PRIVATE PATIO

LAWN

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

RICHMOND RD

ENTRY PLAZA

PUBLIC ENTRY

PLAZA
OUTDOOR PATIO

BUILDING
ABOVE

V.P.
V.P.

VIS

VIS

DROP-OFF

2950

4300

4602

MAIN
ENTRY

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE
RAMP

22.75

PROPERTY LINE

CITY PROPOSED
SIDEWALK

(S)

EXISTING
SIDEWALK

2349

SRW

(S)

22.50

BIRCH ST

PROJECT NORTH

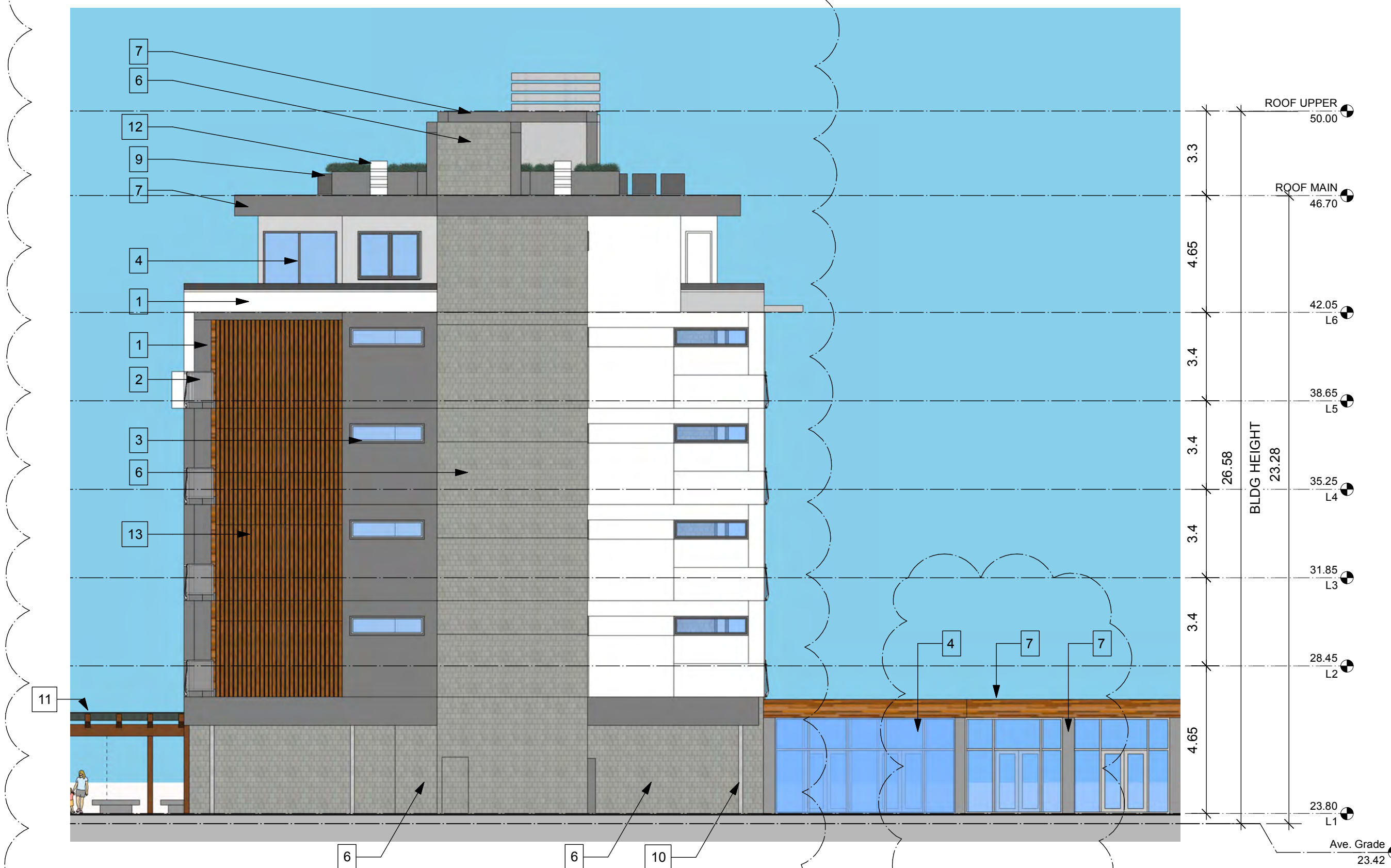


A2.5



WEST ELEVATION

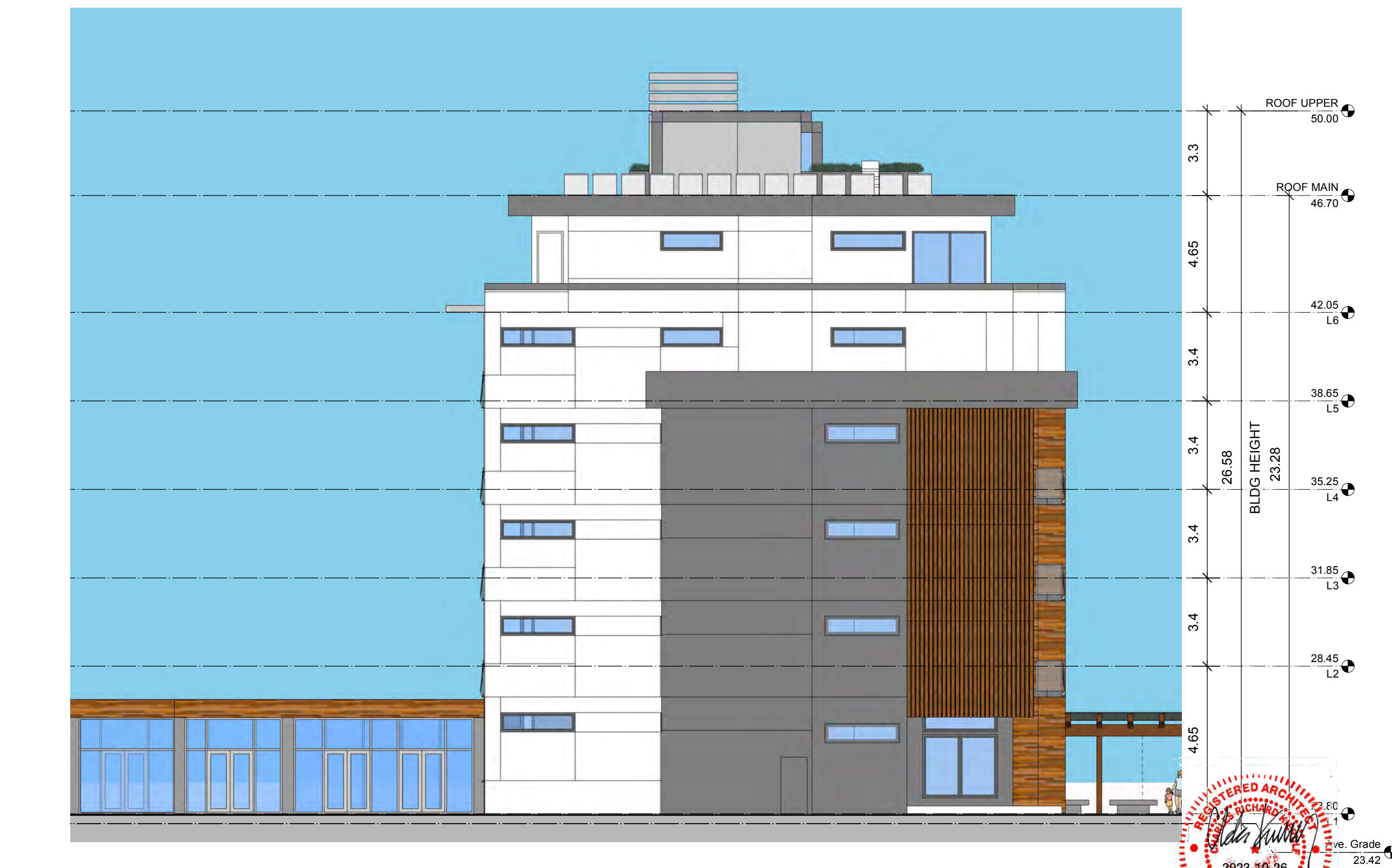
- MATERIALS KEY :**
1. Cementitious Panel Siding - various colours - with colour-matched trims.
 2. Aluminum and Glass guard.
 3. High-Performance Vinyl windows with coloured frames.
 4. High-Performance aluminum and glass window-wall system.
 5. Metal siding with printed wood grain pattern.
 6. Smooth face masonry cladding.
 7. Prefinished metal cladding.
 8. Rooftop solar PV array.
 9. Rooftop amenity area with planters.
 10. Concrete column.
 11. Heavy Timber and glass canopy.
 12. Rooftop beekeeping hives.
 13. Louvre Screen Wall prefinished aluminum wood-tone finish



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



A3.1



Street Context Elevation - Birch Street - Phase 2 in background
(Phase 1 and context masked 60%)

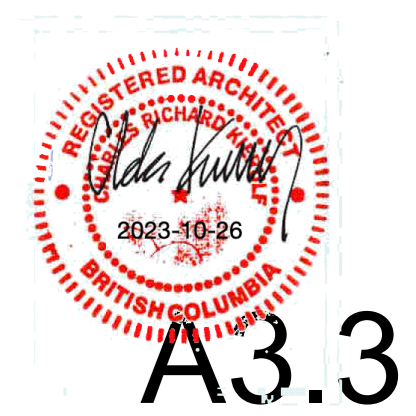
REGISTERED ARCHITECT
Adrian Miliken
 2023-10-26
 BRITISH COLUMBIA

A3.2

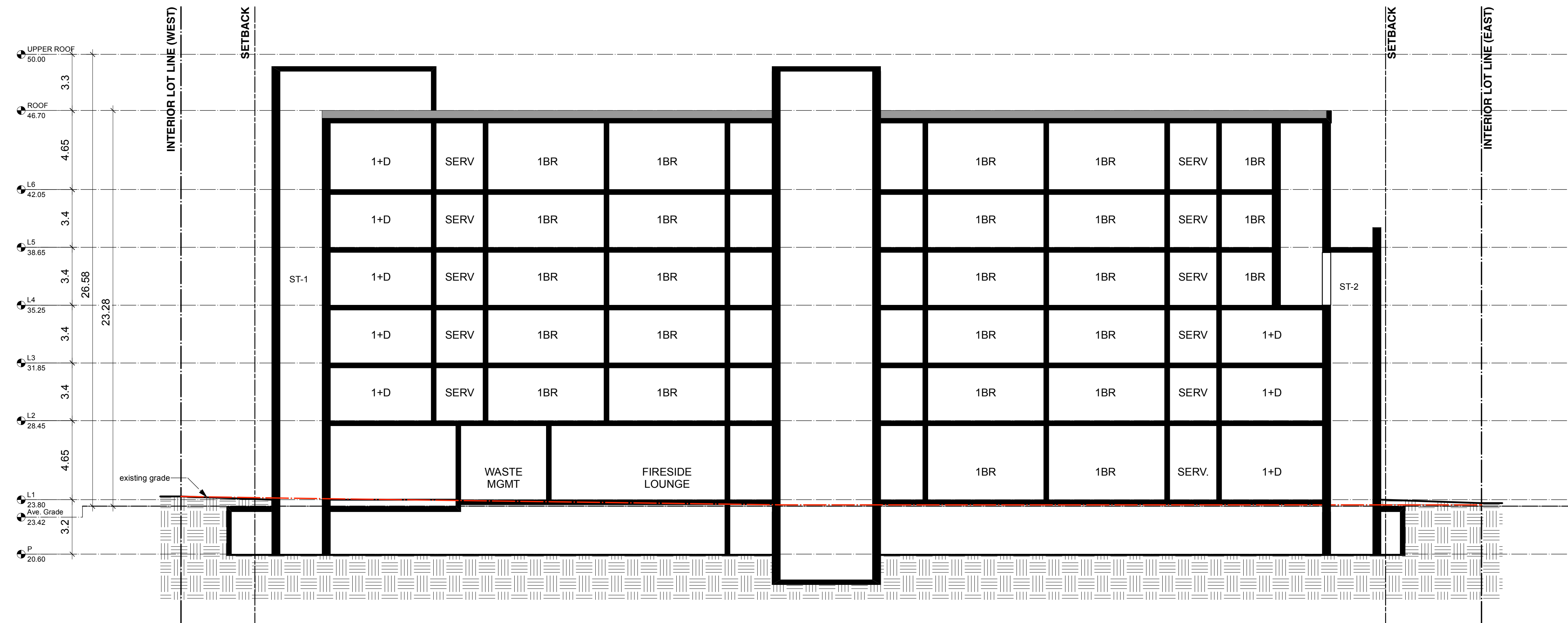


PHASE 1 WINDOW / GLAZING
LOCATION TYP.

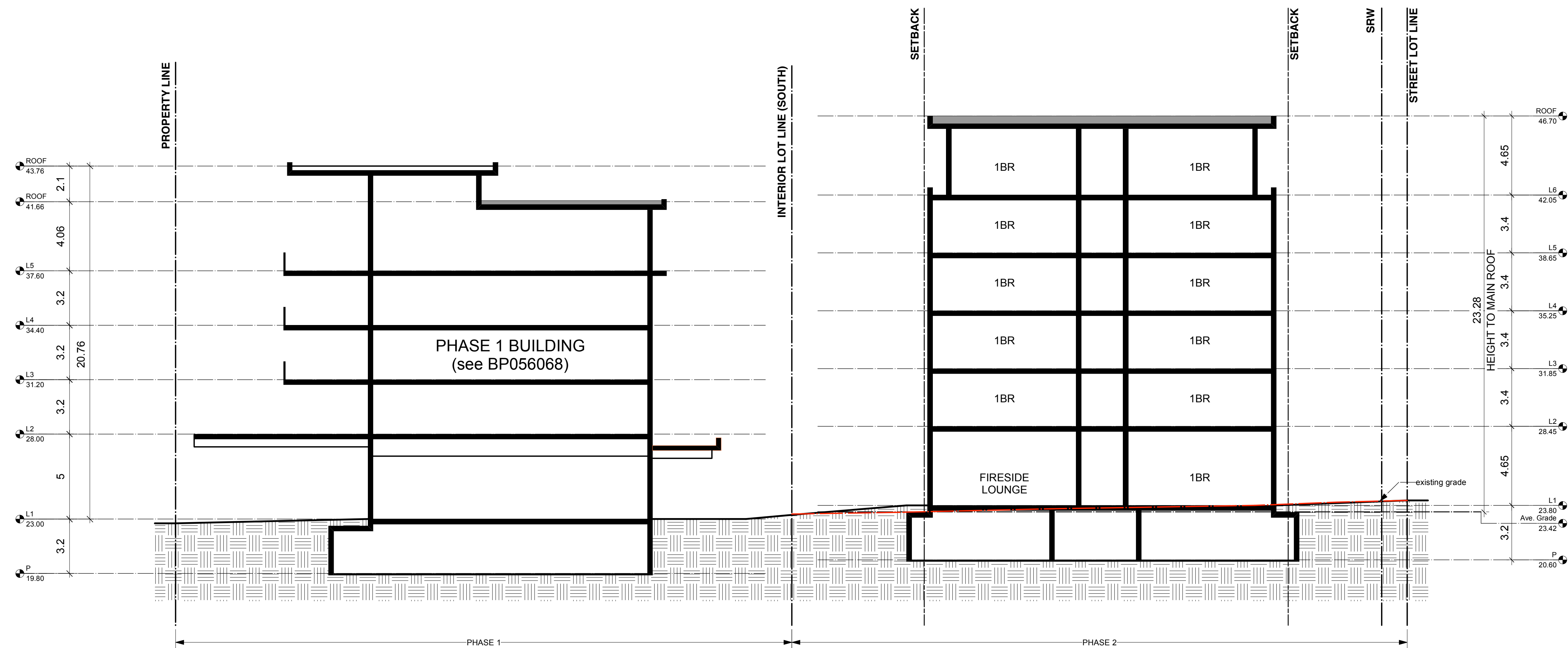
EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID



A3.3



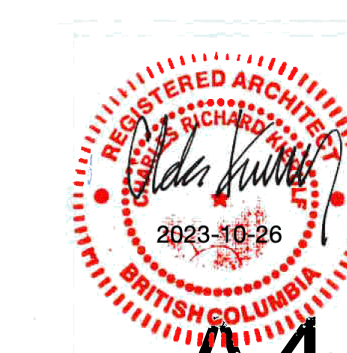
SECTION WEST - EAST



SECTION SOUTH - NORTH

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Building Sections

RE-ISSUED FOR REZONING & DP : 11 JULY 2023



A4.0



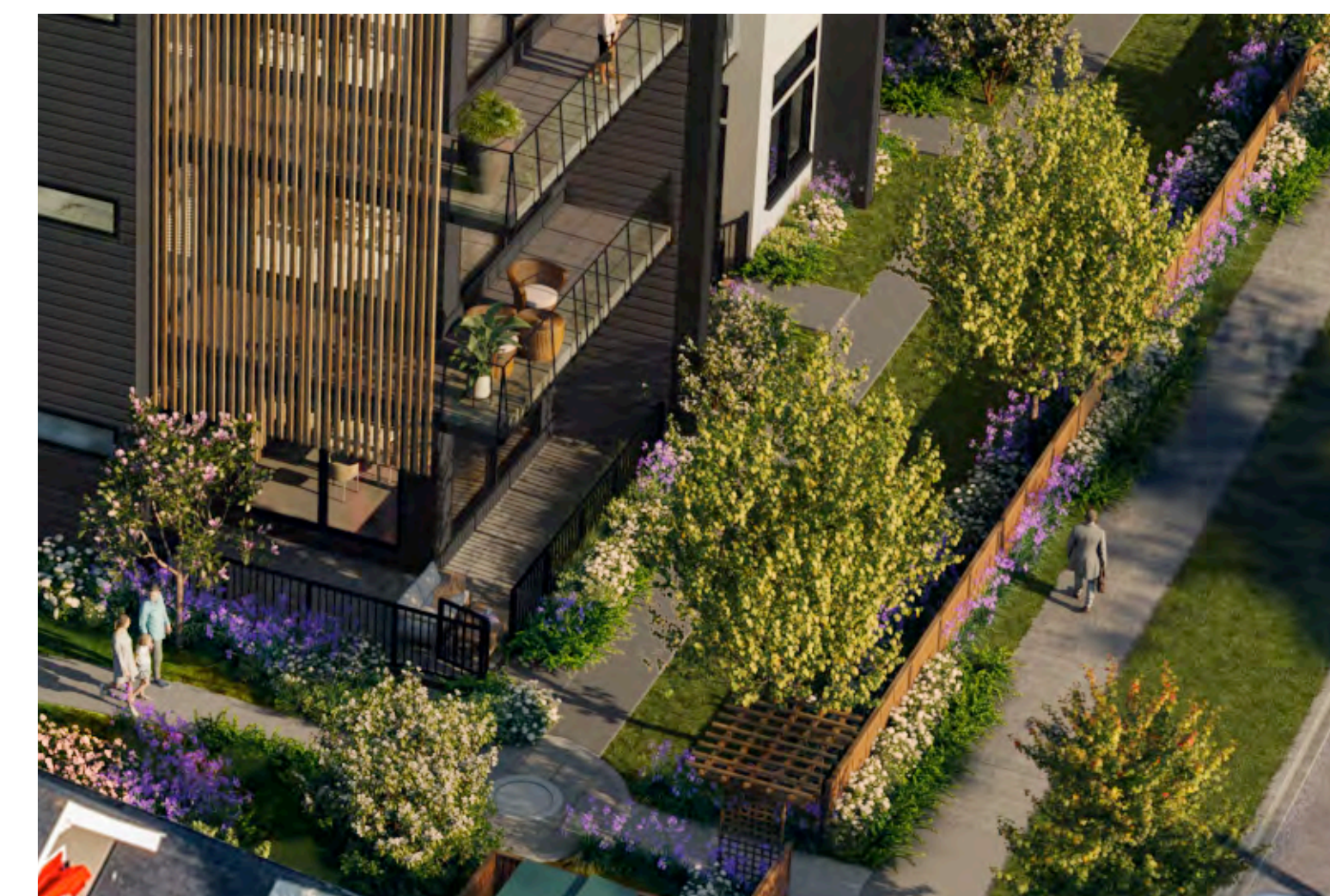
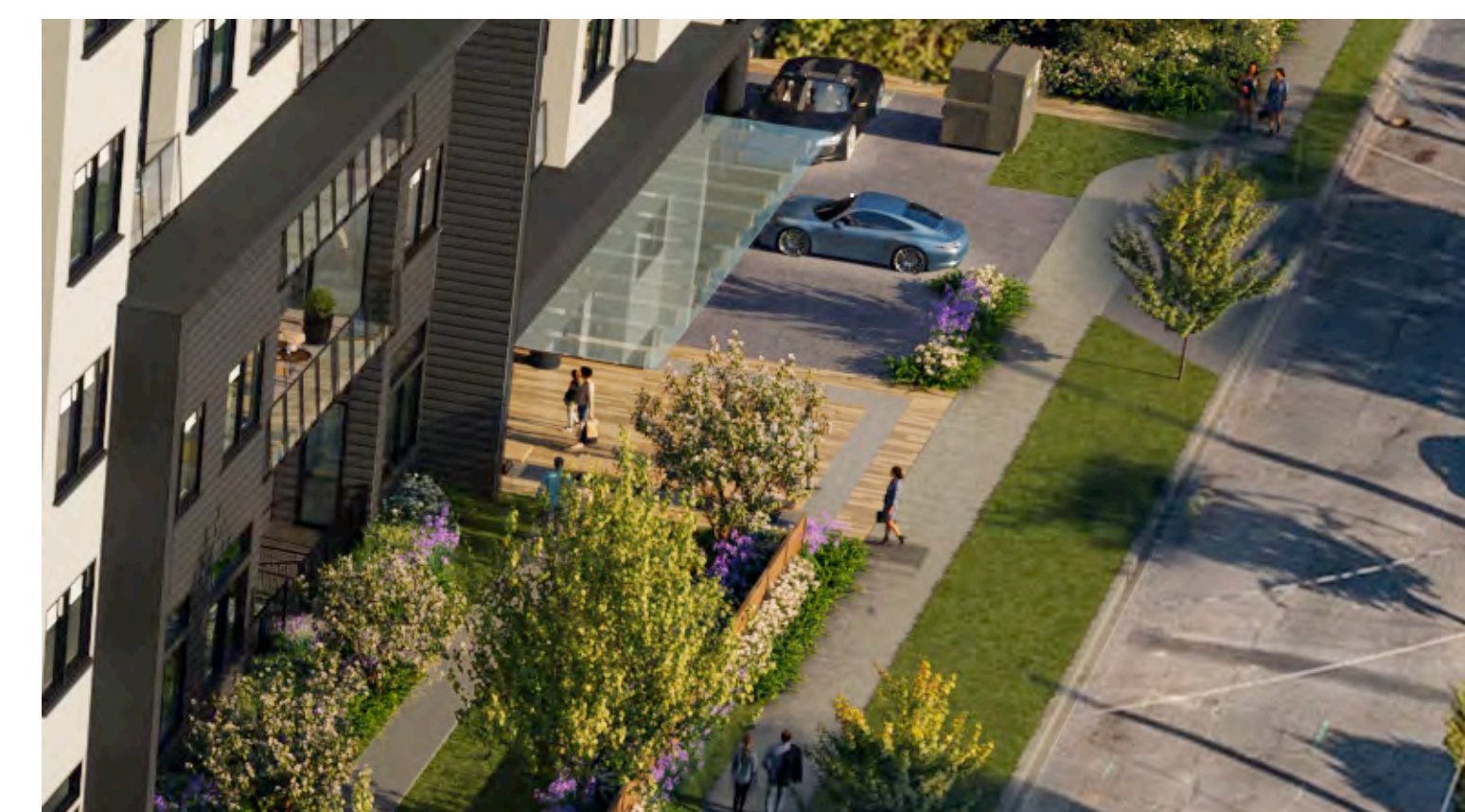
Aerial View - Looking West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South East from Ashgrove Street
Phase 1 in Background



A5.0



Street View - Looking North from Richmond Street

Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street

REGISTERED ARCHITECT
Aida Kuller
2023-10-26
BRITISH COLUMBIA

A5.1



Street View - Looking South along Ashgrove Street

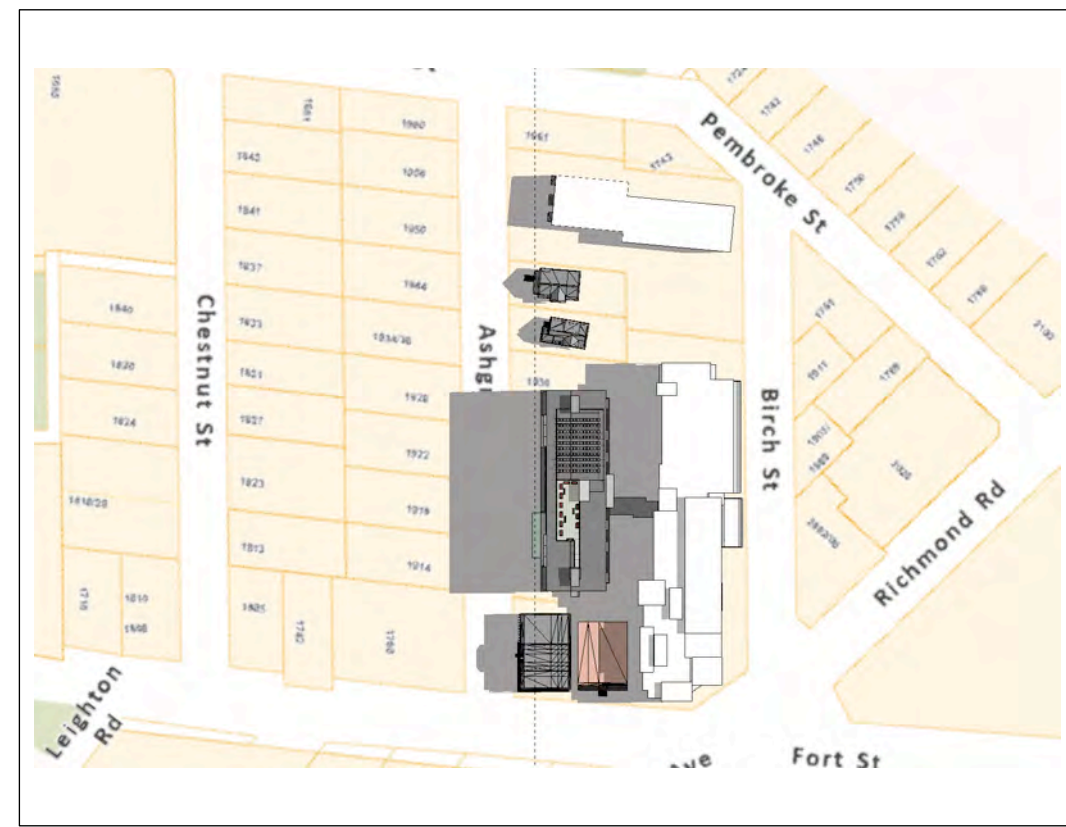
REGISTERED ARCHITECT
A5.2
2023-10-26
BRITISH COLUMBIA



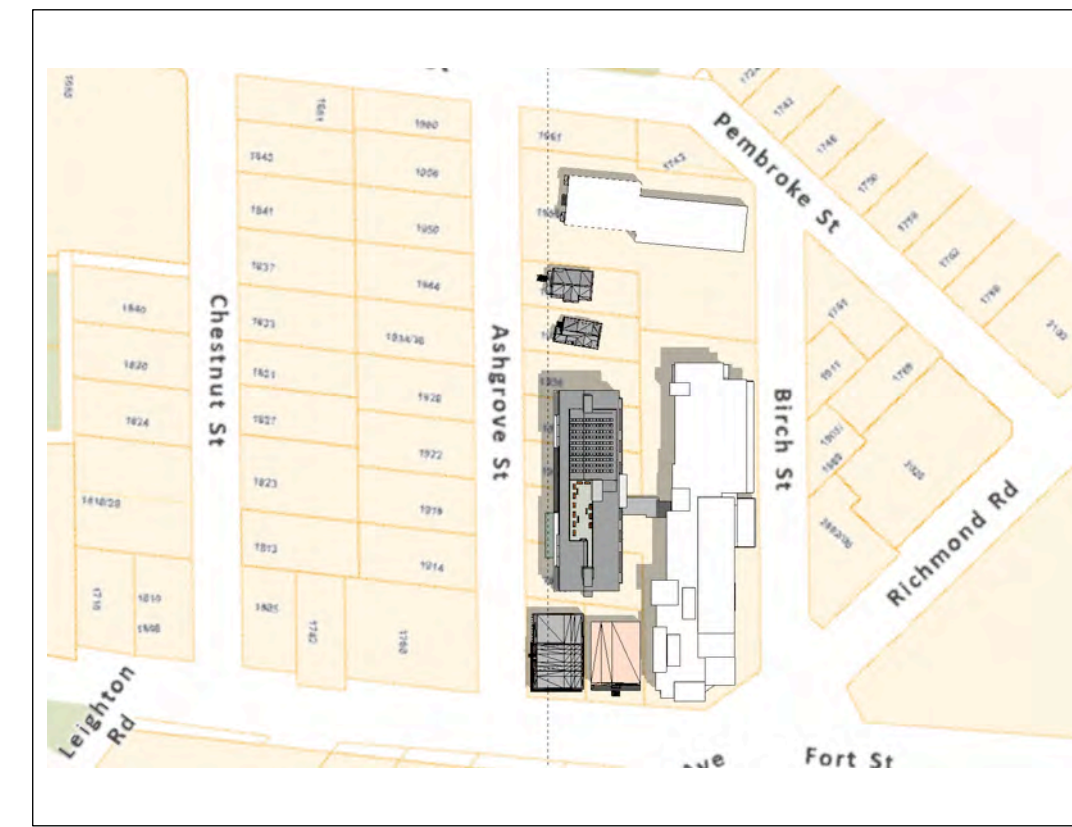
Aerial View - Looking East over Fort Street with RJH Buildings in Background

REGISTERED ARCHITECT
Aida Miller
2023-10-26
BRITISH COLUMBIA

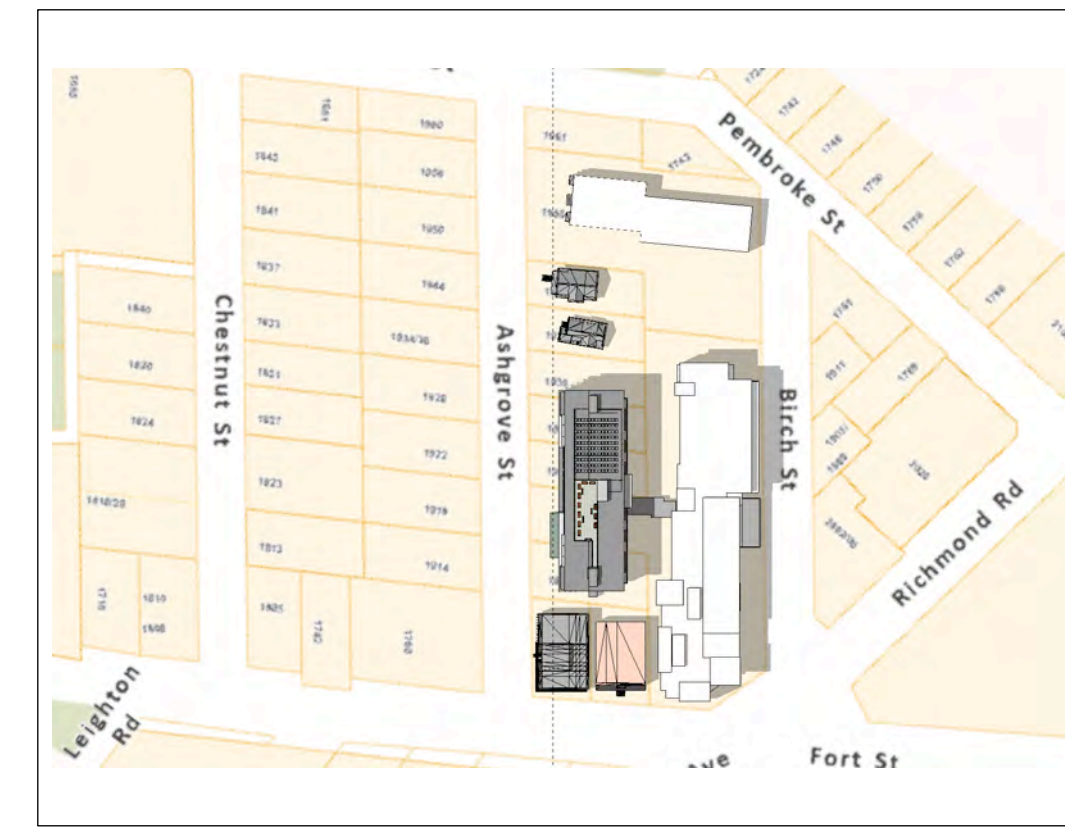
A5.3



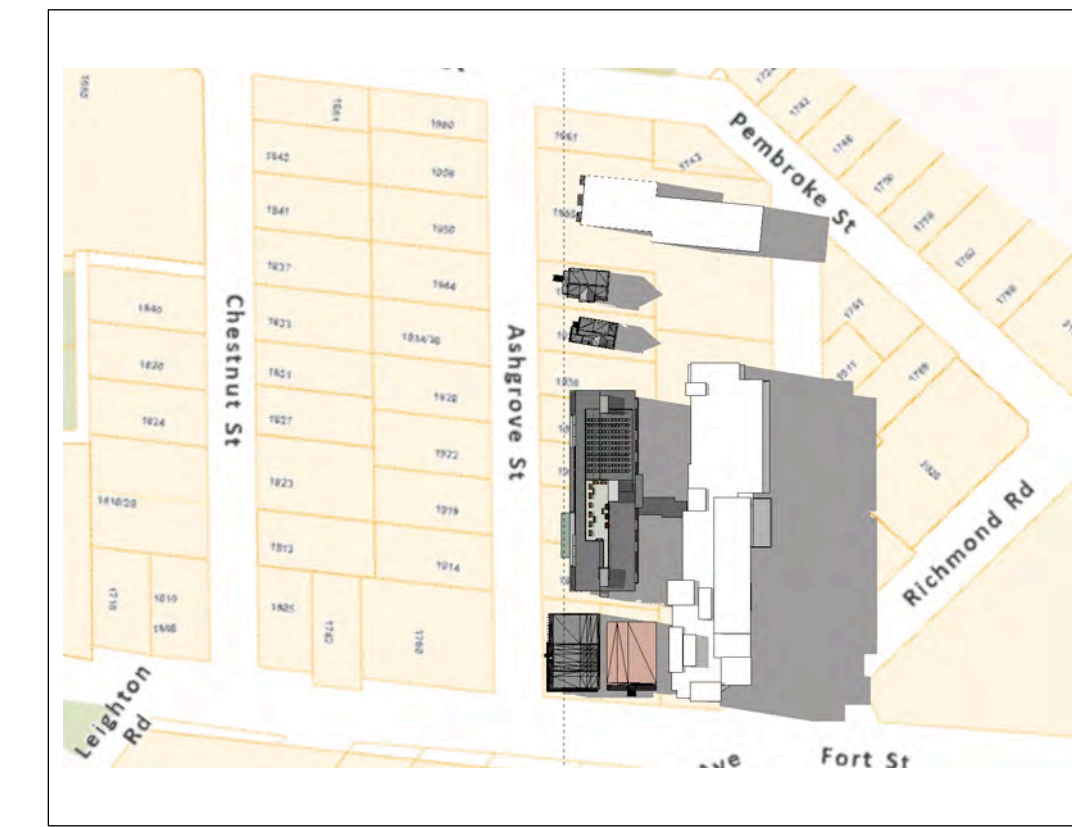
JUNE 21 - 08:00



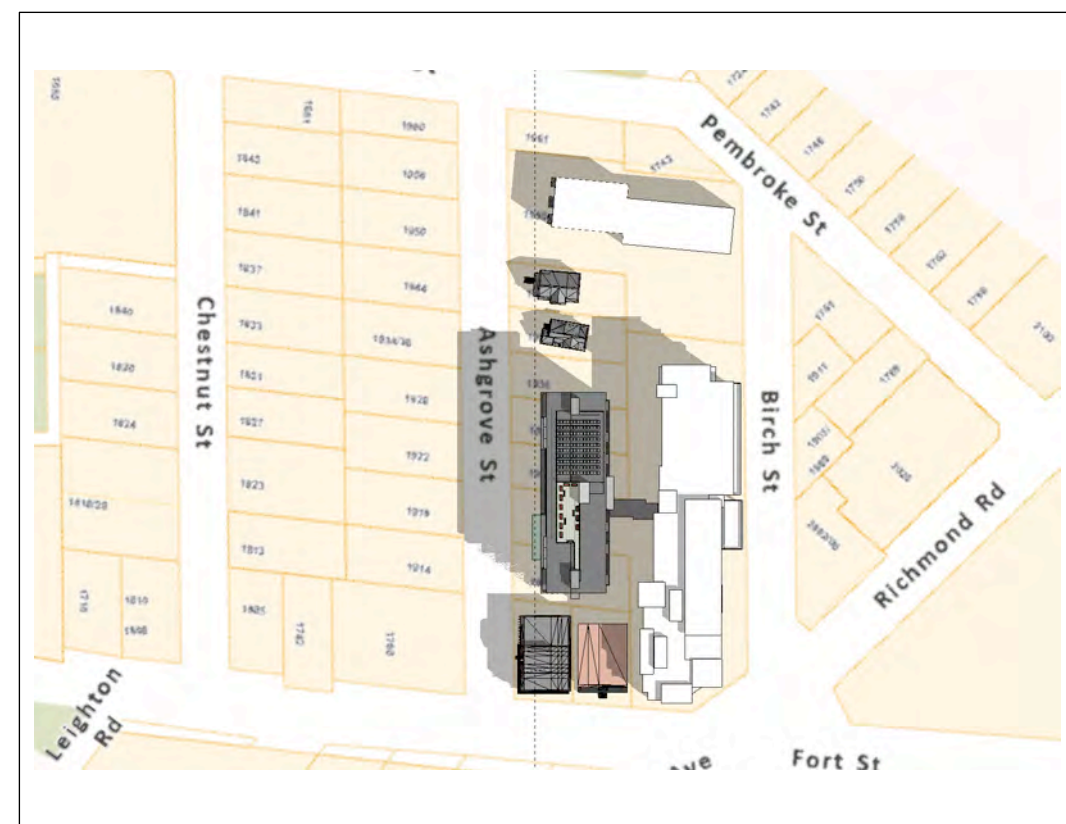
JUNE 21 - 11:00



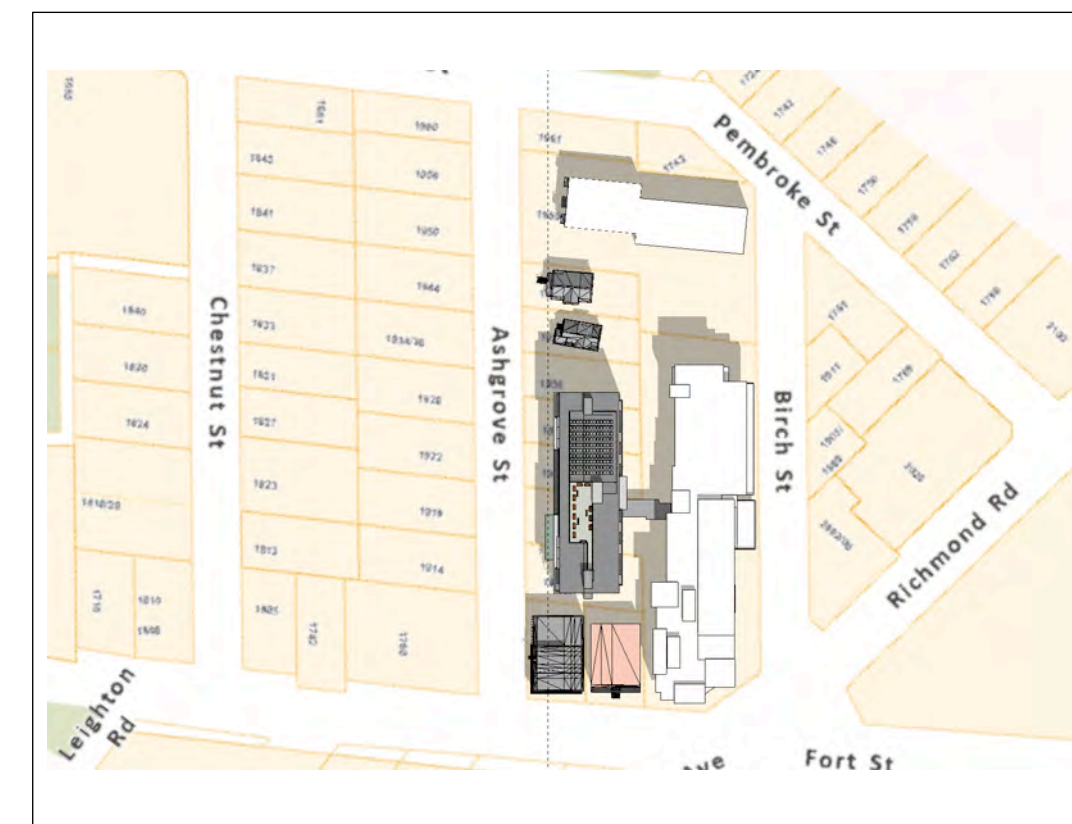
JUNE 21 - 14:00



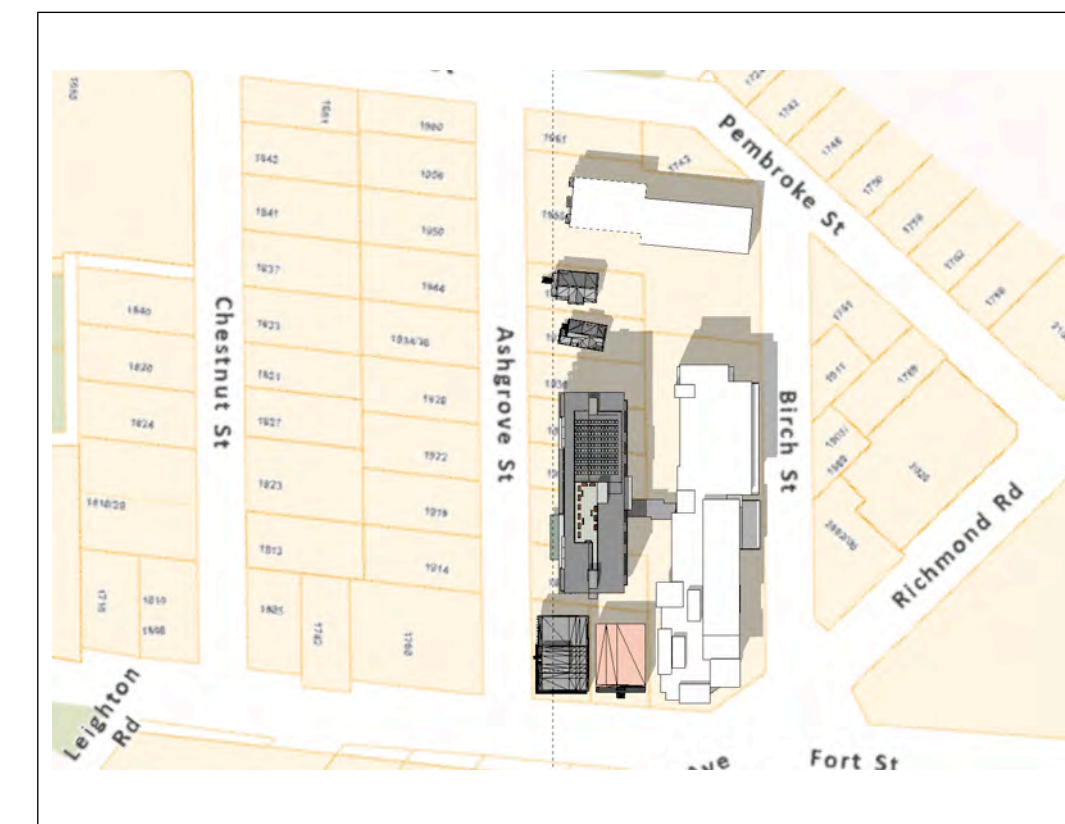
JUNE 21 - 17:00



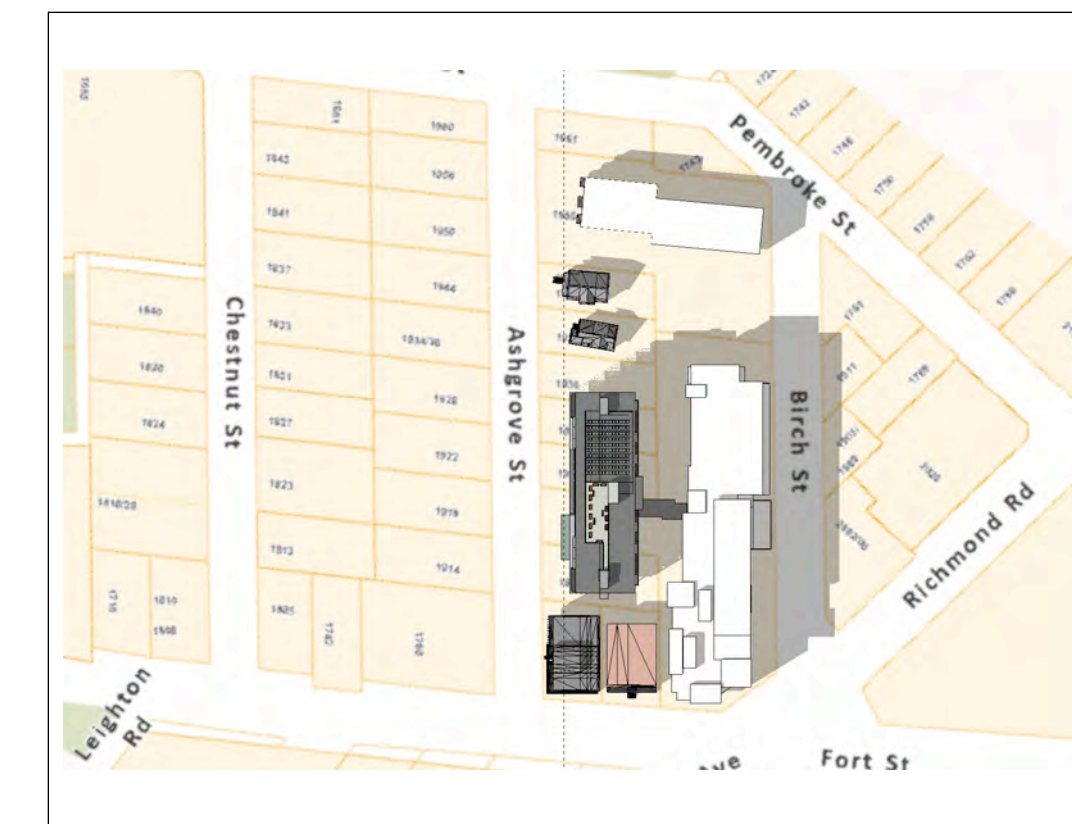
SEPTEMBER 23 - 09:00



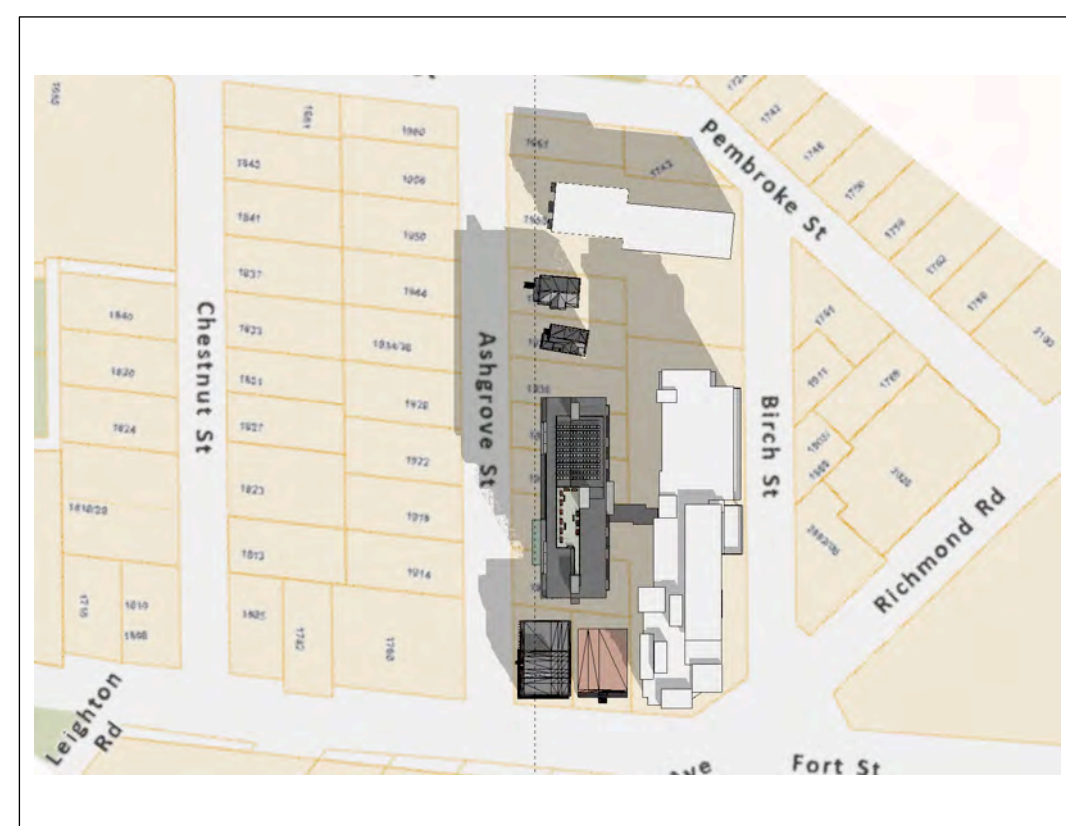
SEPTEMBER 23 - 11:00



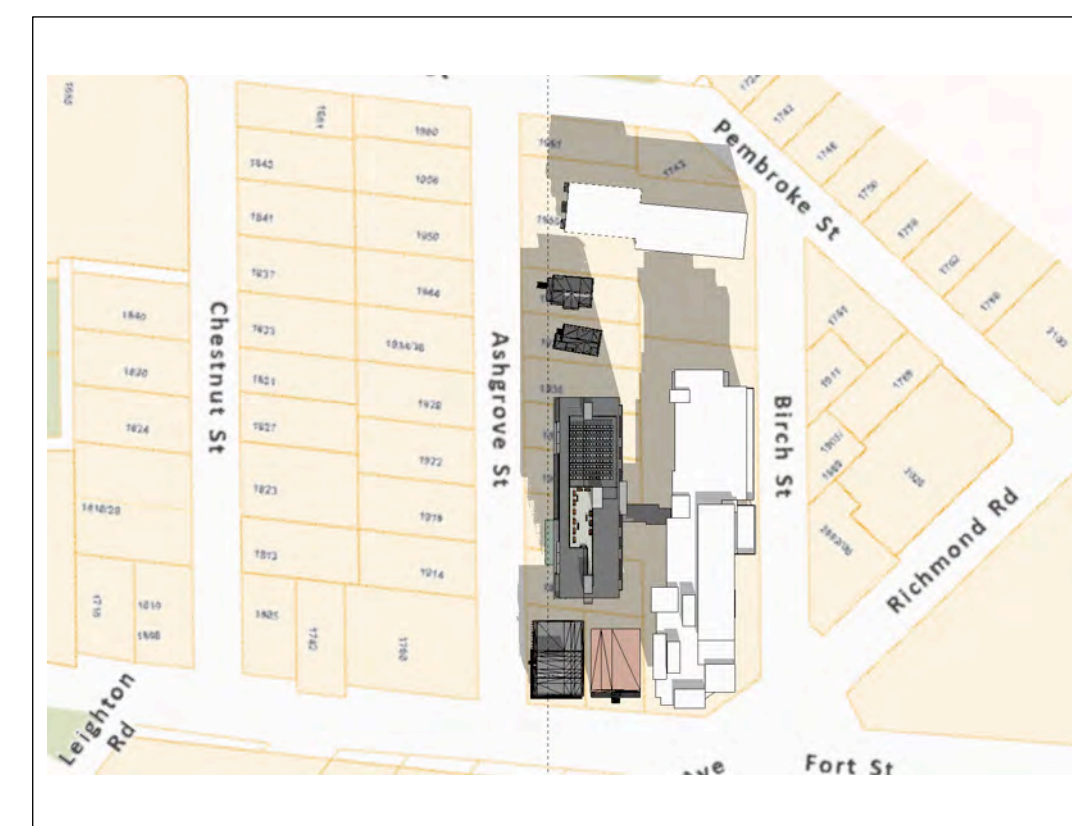
SEPTEMBER 23 - 13:00



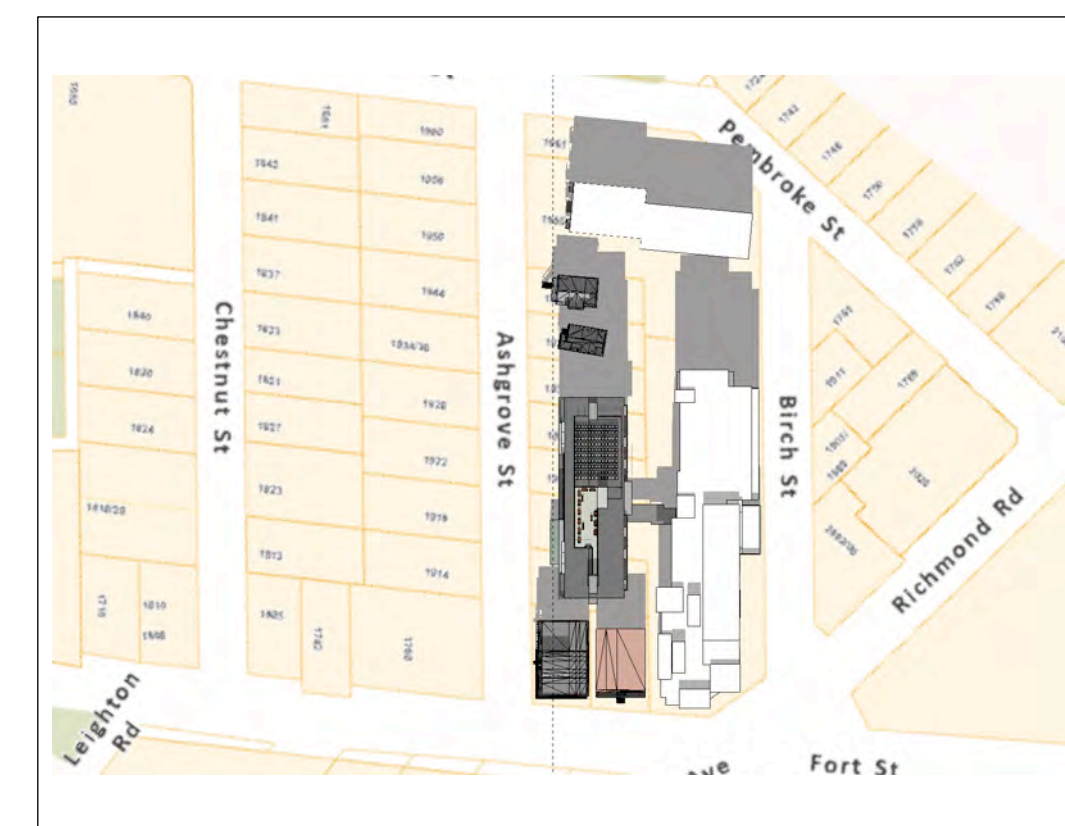
SEPTEMBER 23 - 15:00



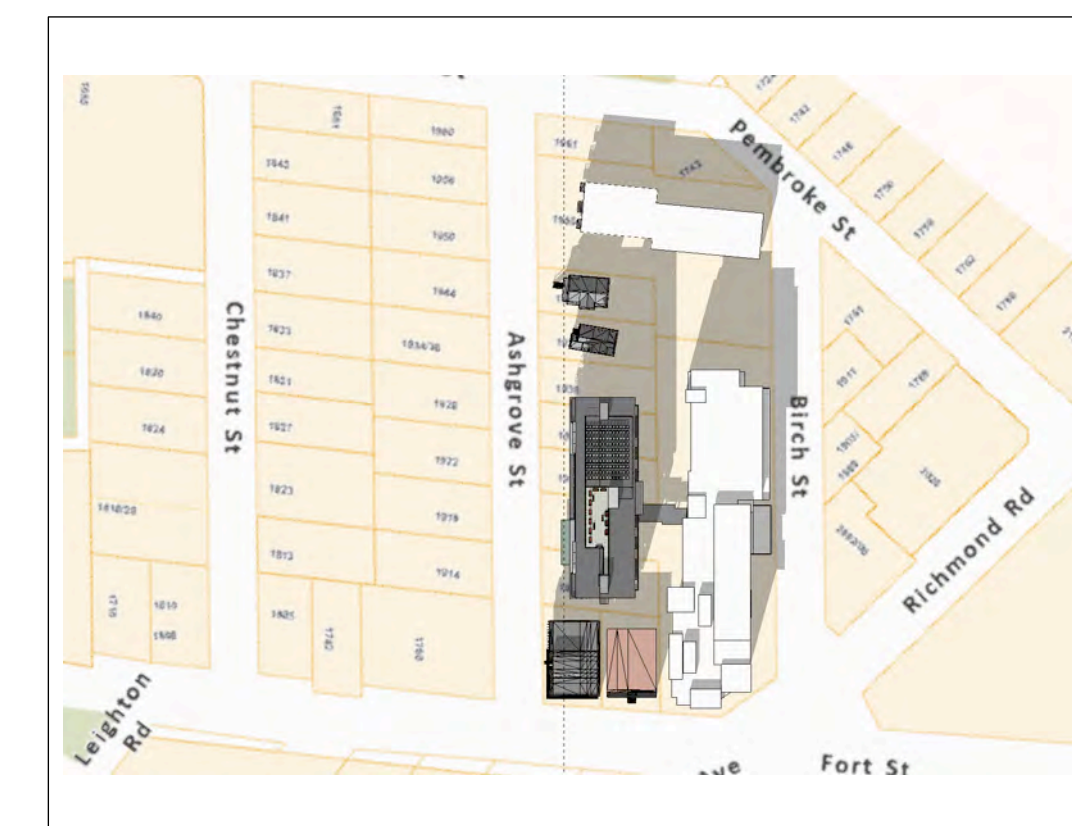
DECEMBER 21 - 10:00



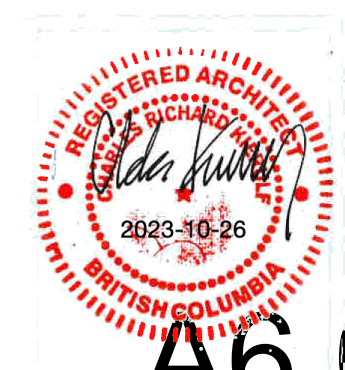
DECEMBER 21 - 11:00



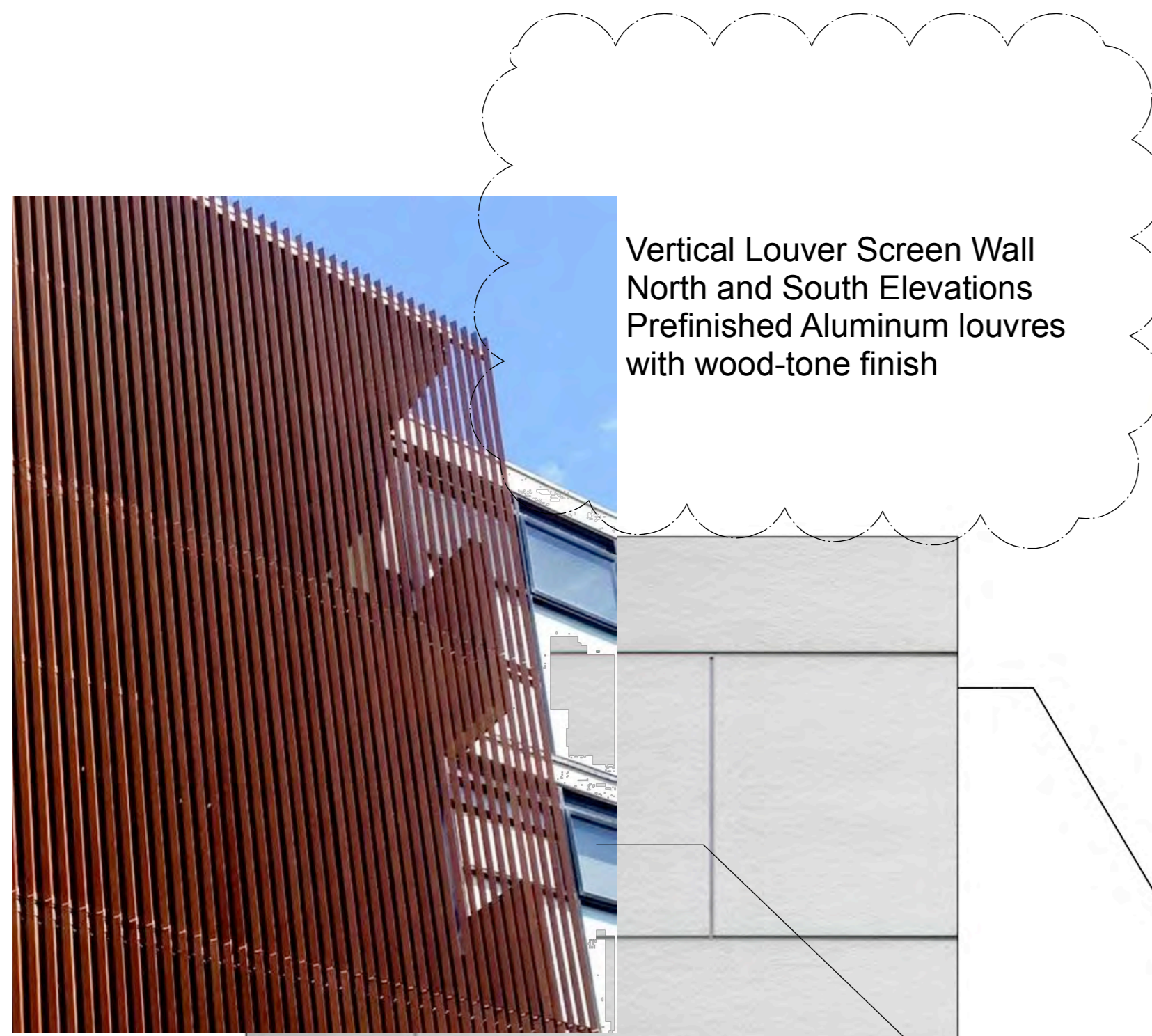
DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



A6.0



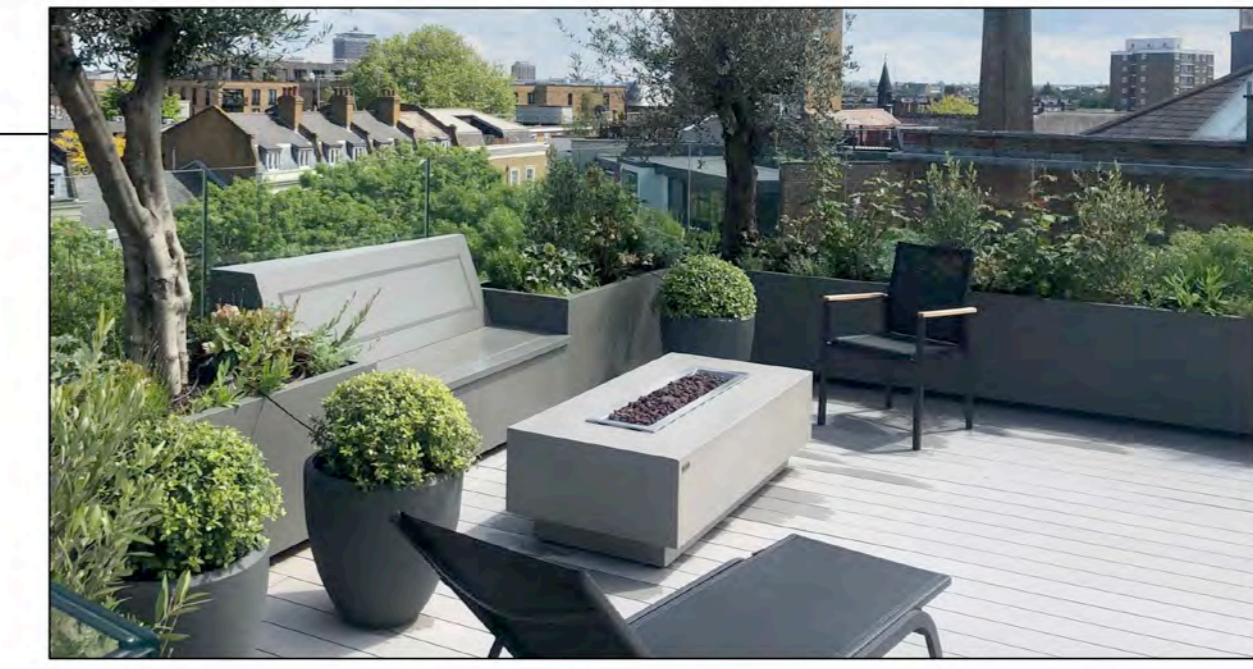
Vertical Louver Screen Wall
North and South Elevations
Prefinished Aluminum louvres
with wood-tone finish



High-Performance aluminium and
glass window-wall system



Rooftop solar PV array

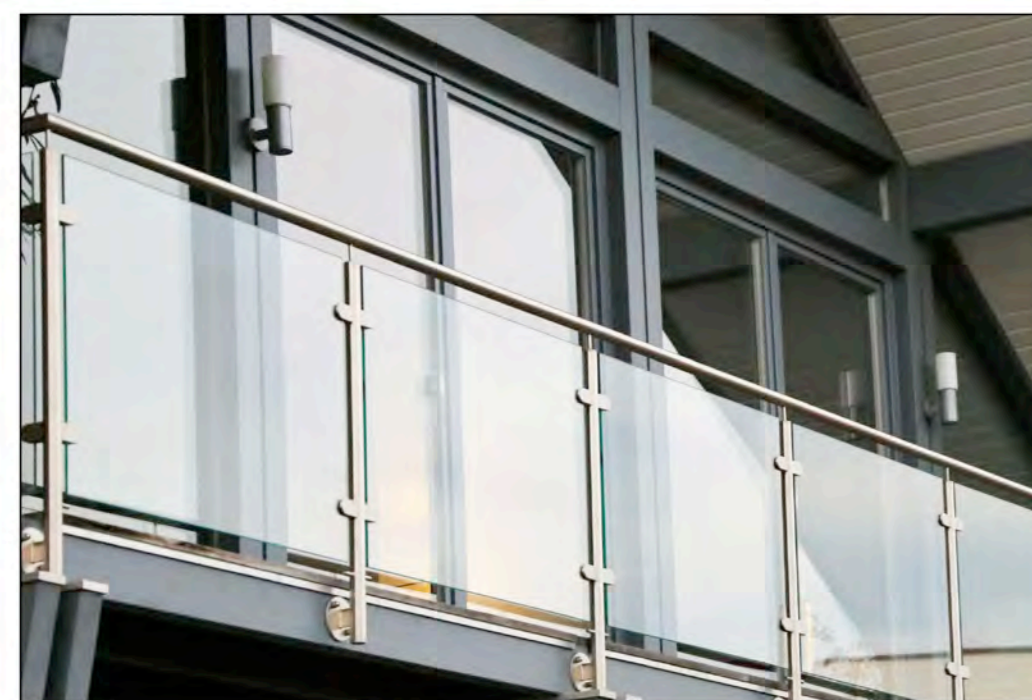


Rooftop amenity area with planters

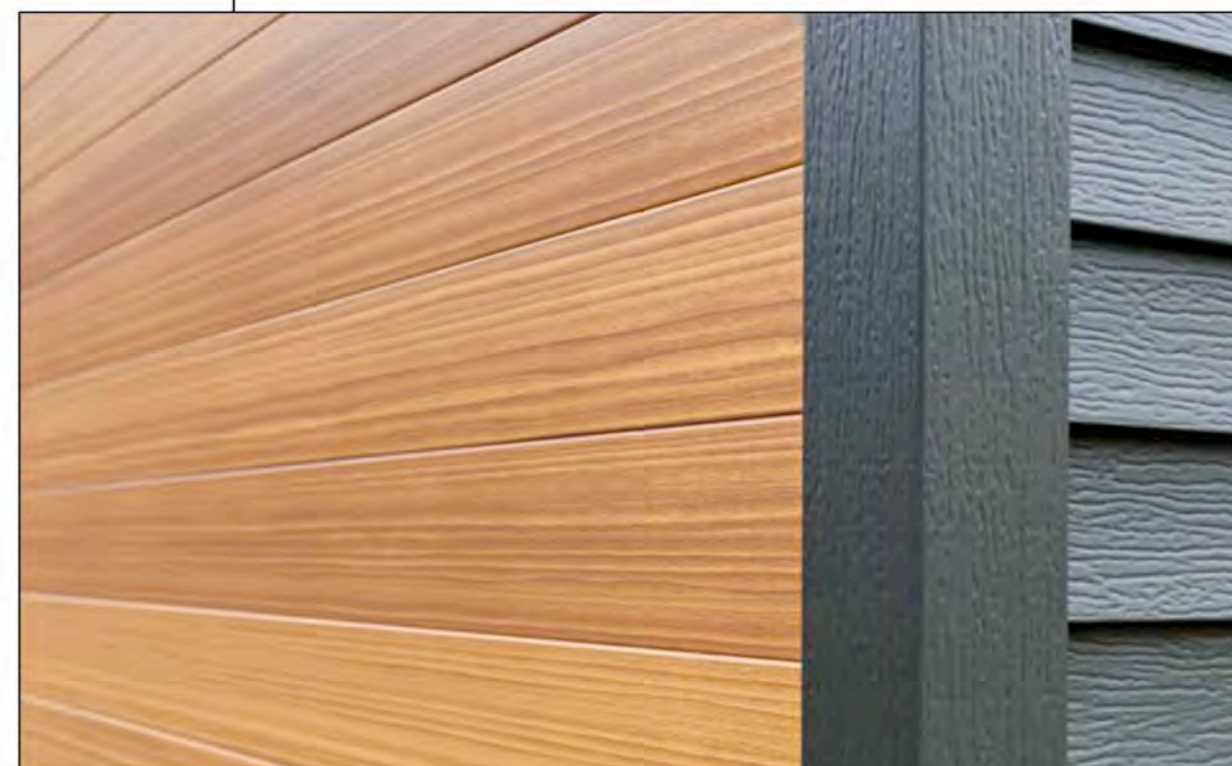
Cementitious Panel Siding- Various colours-
with colour matching trims



High-Performance vinyl windows with coloured
frames



Aluminium and Glass guard



Metal Siding (inside face of vertical fins) and all soffits
with printed wood grain finish



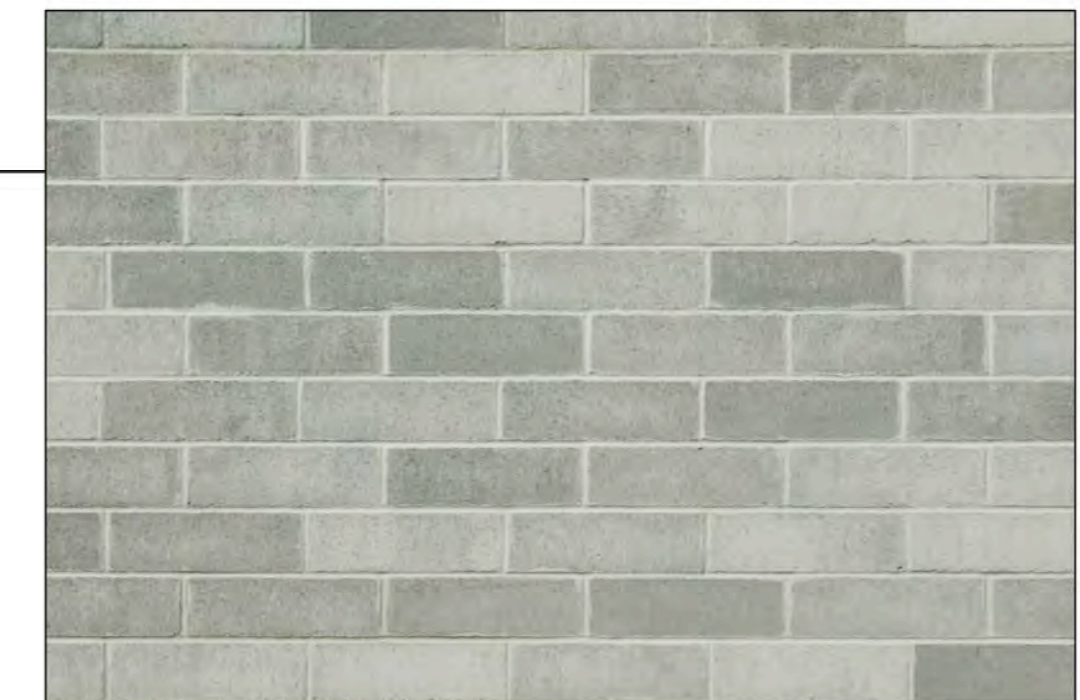
WEST ELEVATION



Rooftop beehiving hives



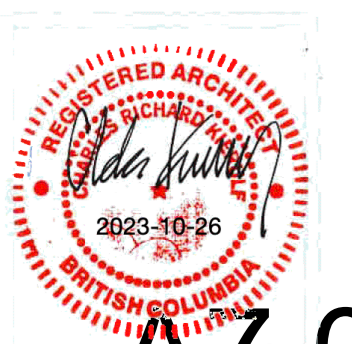
Prefinished metal cladding



Smooth face masonry cladding



Heavy Timber and Glass Entrance Canopy



A7.0

CONSTRUCTION NOTES

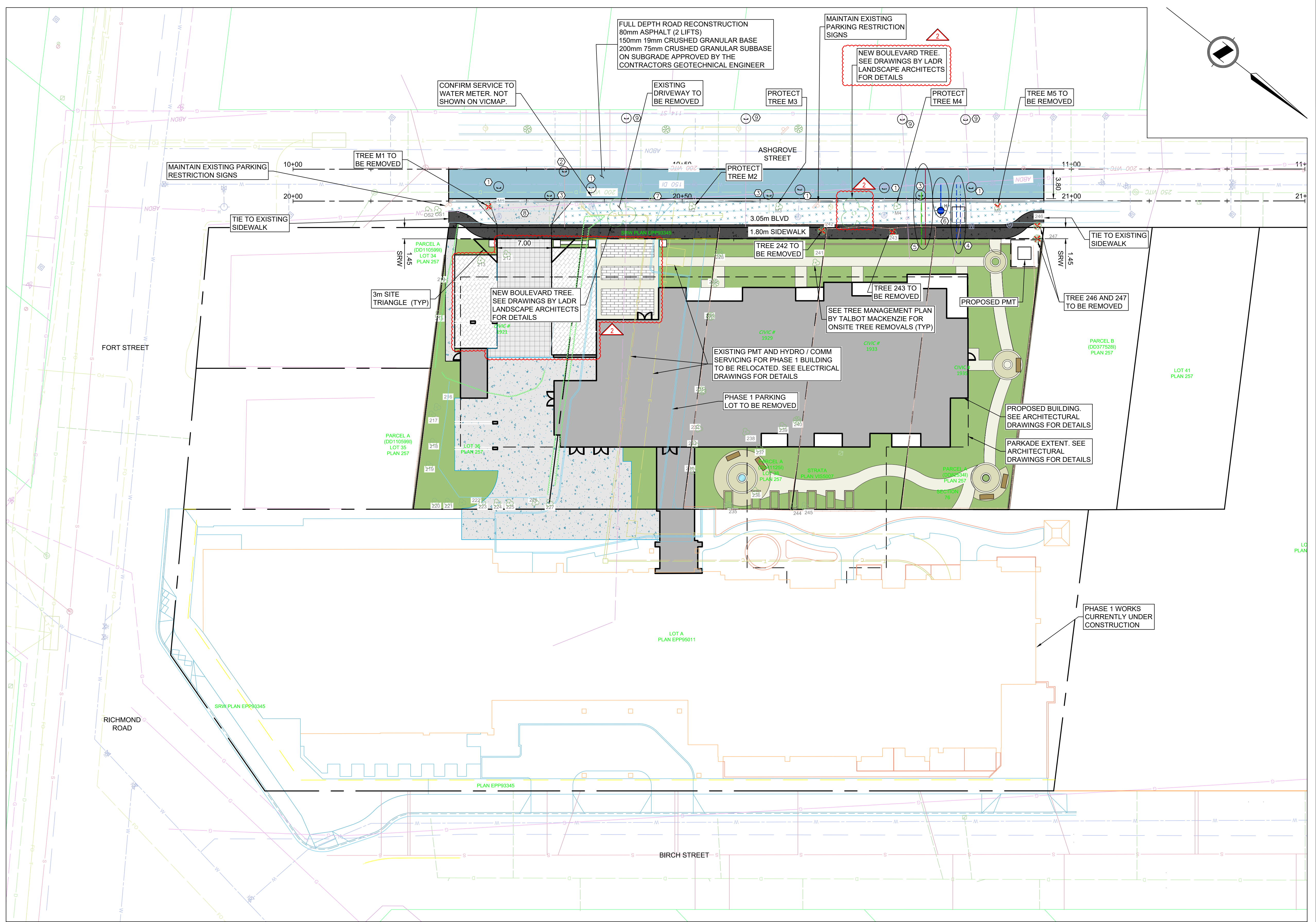
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- ⑤ NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- ⑥ NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- ⑦ EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- ⑧ NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- ⑨ EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

OFFSITE SHADING LEGEND

- NEW ROAD CONSTRUCTION
 - 80mm ACP (2 LIFTS)
 - 150mm BASE COURSE
 - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

SHEET NOTES:

1. FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS AND LADR LANDSCAPE ARCHITECTS.
2. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ONSITE HARDSCAPE FINISHINGS.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LOCATIONS AND DETAILS OF ONSITE FURNITURE, BIKE RACKS, ETC.
4. EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
5. UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
6. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
7. ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.
8. SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS



Rev	Date	Description	Drawn	Design	App'd
2	2023-10-10	REVISED FOR DP / REZONING	GP	CD	CD
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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0 1:250 10

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

Suite 500
3960 Quadra Street
Victoria BC
Canada V8X 4A3
T 250 370 9221

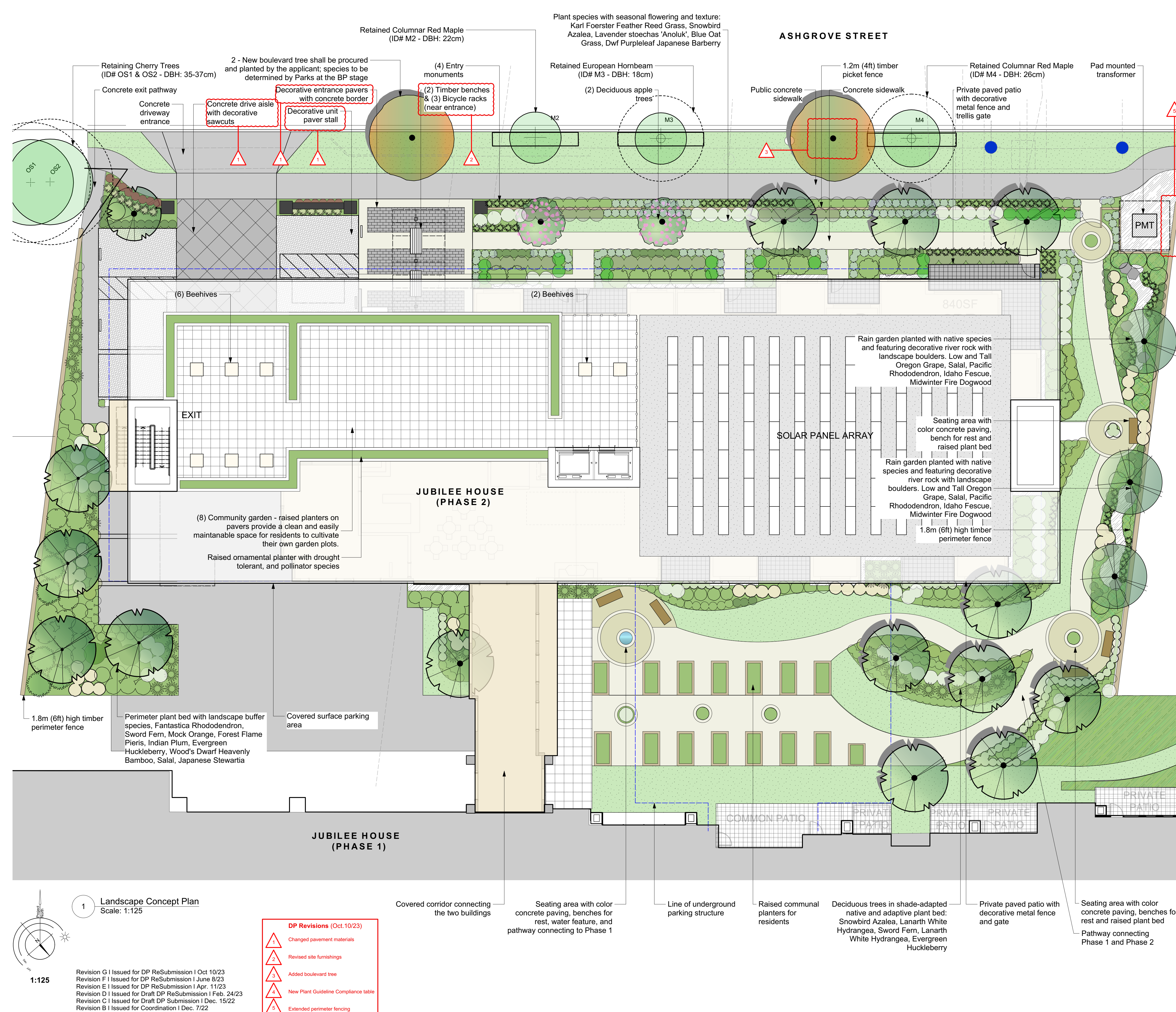
**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

MILLIKEN DEVELOPMENTS
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

**AMICA JUBILEE HOUSE PHASE 2
CONCEPTUAL SITE SERVICING PLAN**

Drawing No.	22036-DP
Project Number	2241-22036-00
Rev.	2



Recommended Nursery Stock

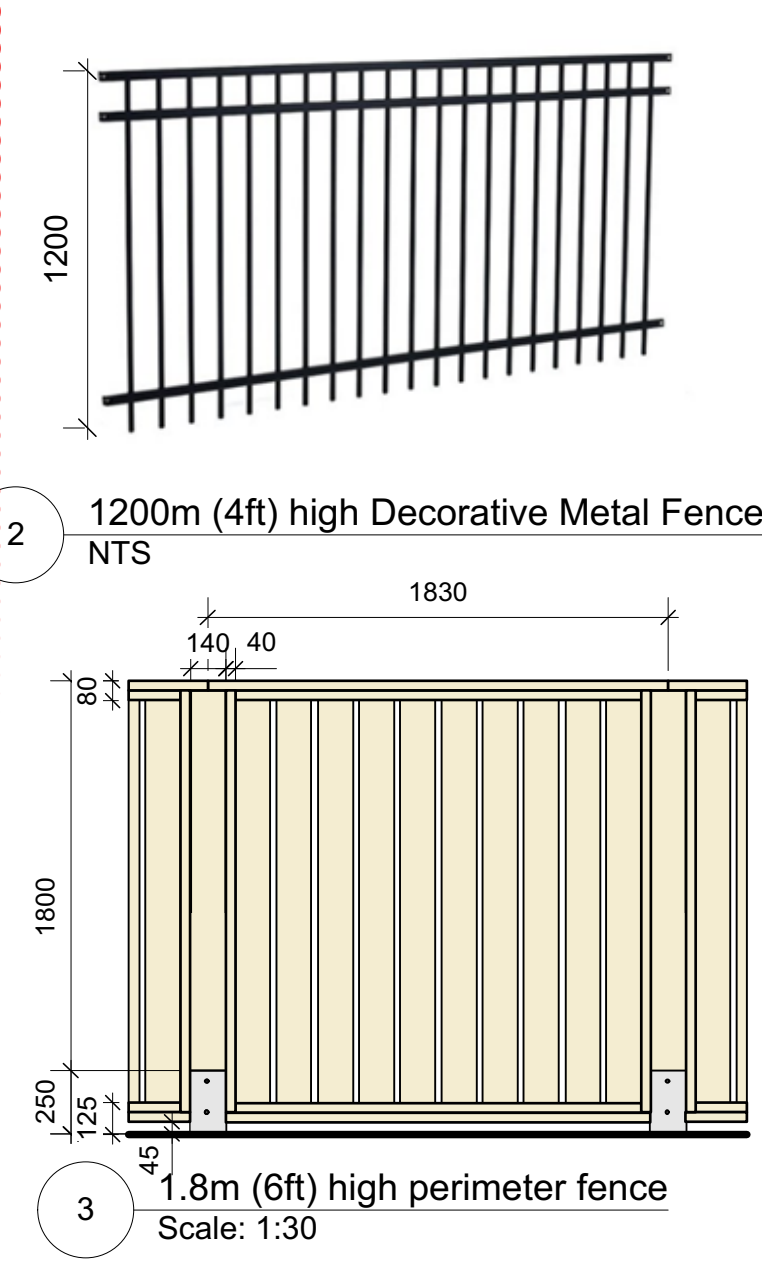
Trees	Quantity	Botanical Name	Common Name	Size
	3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
	2	Boulevard Street Tree	Species to be determined	6cm cal.
	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
	5	Cercis canadensis (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
	2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.
Large Shrubs				
Total:	74			
Medium Shrubs				
Total:	166			
Small Shrubs				
Total:	564			
Perennials, Annuals and Ferns				
Total:	207			

- Notes:**
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

Appendix A - Plant Guideline Compliance

Jubilee House Phase 2
October 6th, 2023

Species	Native	Food-Bearing Pollinator Habitat	# of plants	Area of plant (m ²)	Compliant Total area of species (m ²)	Non-Compliant Total area of species (m ²)
Trees						
Alnus rubra			3	2.0	6.1	
Boulevard Street Tree			2	56.5	113.0	
Cercidiphyllum japonicum			9	77.1	693.7	
Cercis canadensis			5	98.1	490.6	
Cornus x 'Venus'			2	6.3	12.6	
Malus domestica 'Jonagold'			2	19.2	38.5	
Stewartia pseudocamellia			1	12.6	12.6	
Large Shrubs						
Ceanothus thyrsiflorus 'Victoria'			13	13.1	170.3	
Choisya ternata			8	14.1	113.0	
Cornus sericea 'Flaviramea'			12	9.7	116.6	
Oemleria cerasiformis			6	3.2	18.9	
Philadelphus lewisii			3	0.5	1.6	
Pieris 'Forest Flame'			22	4.0	87.6	
Vaccinium ovatum			10	5.4	53.5	
Medium Shrubs						
Hydrangea macrophylla 'Lanarth White'			61	33.2	2025.2	
Mahonia aquifolium			7	1.1	7.6	
Rhododendron 'Fantastica'			13	2.7	34.7	
Rhododendron macrophyllum			32	3.5	110.4	
Ribes sanguineum			37	29.1	1074.9	
Symphoricarpos albus			16	0.3	5.4	
Small Shrubs						
Azalea japonica 'Herbert'			3	1.9	5.7	
Azalea 'Snowbird'			37	5.4	199.8	
Berberis thunbergii f. atropurpurea 'Bagatelle'			40	9.8	391.6	
Ceanothus 'Blue Sapphire'			7	3.2	22.3	
Cistus x argenteus 'Silver Pink'			15	7.6	114.5	
Cornus stolonifera 'Kelsey'			68	31.3	2126.4	
Gaultheria shallon			30	1.0	30.0	
Hebe odora 'New Zealand Gold'			10	5.6	55.5	
Hydrangea macrophylla 'Lanarth White'			1	33.2	33.2	
Lavandula angustifolia 'Munstead'			24	6.8	162.7	
Lavender stoechas 'Anoluk'			140	27.9	3906.0	
Mahonia nervosa			67	13.2	881.1	
Nandina domestica 'Wood's Dwarf'			62	8.0	492.9	
Sarcococca hookeriana var. humilis			60	19.4	1164.6	
Perennials, Annuals and Ferns						
Calamagrostis x acutiflora 'Karl Foerster'			40	15.4	615.6	
Festuca idahoensis			23	1.7	39.6	
Helictotrichon sempervirens			60	15.6	936.0	
Perovskia atriplicifolia			26	13.8	358.5	
Phormium tenax 'Tiny Tiger'			10	2.5	24.5	
Polystichum munitum			40	23.6	942.8	
Stipa tenuissima			8	1.6	12.6	
Total area of non compliant plants					615.6	3.8%
Total area of compliant plants					15719.8	96.2%



1 Landscape Concept Plan
Scale: 1:125

Revision G I Issued for DP ReSubmission I Oct 10/23
 Revision F I Issued for DP ReSubmission I June 8/23
 Revision E I Issued for DP ReSubmission I Apr. 11/23
 Revision D I Issued for Draft DP ReSubmission I Feb. 24/23
 Revision C I Issued for Draft DP ReSubmission I Dec. 15/22
 Revision B I Issued for Coordination I Dec. 7/22
 Revision A I Issued for Rezoning I Sept. 16/22

- DP Revisions (Oct 10/23)**
- 1 Changed pavement materials
 - 2 Revised site furnishings
 - 3 Added boulevard tree
 - 4 New Plant Guideline Compliance table
 - 5 Extended perimeter fencing

Landscape Concept Plan - Jubilee House Phase 2

ASHGROVE STREET



Tree Inventory Table

Tag #	Location	Species	Cal.	DBH	Height	Condition	Remarks	Assessment	Replacement
051	City	Cherry	21	15	2.1	3	Good	Y	Y
052	City	Cherry	37	8	4.4	3	Fair	Fair	Y
053	City	Cherry	37	8	4.4	3	Fair	Fair	Y
054	City	Cherry	37	8	4.4	3	Fair	Fair	Y
055	City	Cherry	37	8	4.4	3	Fair	Fair	Y
056	City	Cherry	37	8	4.4	3	Fair	Fair	Y
057	City	Cherry	37	8	4.4	3	Fair	Fair	Y
058	City	Cherry	37	8	4.4	3	Fair	Fair	Y
059	City	Cherry	37	8	4.4	3	Fair	Fair	Y
060	City	Cherry	37	8	4.4	3	Fair	Fair	Y
061	City	Cherry	37	8	4.4	3	Fair	Fair	Y
062	City	Cherry	37	8	4.4	3	Fair	Fair	Y
063	City	Cherry	37	8	4.4	3	Fair	Fair	Y
064	City	Cherry	37	8	4.4	3	Fair	Fair	Y
065	City	Cherry	37	8	4.4	3	Fair	Fair	Y
066	City	Cherry	37	8	4.4	3	Fair	Fair	Y
067	City	Cherry	37	8	4.4	3	Fair	Fair	Y
068	City	Cherry	37	8	4.4	3	Fair	Fair	Y
069	City	Cherry	37	8	4.4	3	Fair	Fair	Y
070	City	Cherry	37	8	4.4	3	Fair	Fair	Y
071	City	Cherry	37	8	4.4	3	Fair	Fair	Y
072	City	Cherry	37	8	4.4	3	Fair	Fair	Y
073	City	Cherry	37	8	4.4	3	Fair	Fair	Y
074	City	Cherry	37	8	4.4	3	Fair	Fair	Y
075	City	Cherry	37	8	4.4	3	Fair	Fair	Y
076	City	Cherry	37	8	4.4	3	Fair	Fair	Y
077	City	Cherry	37	8	4.4	3	Fair	Fair	Y
078	City	Cherry	37	8	4.4	3	Fair	Fair	Y
079	City	Cherry	37	8	4.4	3	Fair	Fair	Y
080	City	Cherry	37	8	4.4	3	Fair	Fair	Y
081	City	Cherry	37	8	4.4	3	Fair	Fair	Y
082	City	Cherry	37	8	4.4	3	Fair	Fair	Y
083	City	Cherry	37	8	4.4	3	Fair	Fair	Y
084	City	Cherry	37	8	4.4	3	Fair	Fair	Y
085	City	Cherry	37	8	4.4	3	Fair	Fair	Y
086	City	Cherry	37	8	4.4	3	Fair	Fair	Y
087	City	Cherry	37	8	4.4	3	Fair	Fair	Y
088	City	Cherry	37	8	4.4	3	Fair	Fair	Y
089	City	Cherry	37	8	4.4	3	Fair	Fair	Y
090	City	Cherry	37	8	4.4	3	Fair	Fair	Y
091	City	Cherry	37	8	4.4	3	Fair	Fair	Y
092	City	Cherry	37	8	4.4	3	Fair	Fair	Y
093	City	Cherry	37	8	4.4	3	Fair	Fair	Y
094	City	Cherry	37	8	4.4	3	Fair	Fair	Y
095	City	Cherry	37	8	4.4	3	Fair	Fair	Y
096	City	Cherry	37	8	4.4	3	Fair	Fair	Y
097	City	Cherry	37	8	4.4	3	Fair	Fair	Y
098	City	Cherry	37	8	4.4	3	Fair	Fair	Y
099	City	Cherry	37	8	4.4	3	Fair	Fair	Y
100	City	Cherry	37	8	4.4	3	Fair	Fair	Y

Tree Preservation Summary

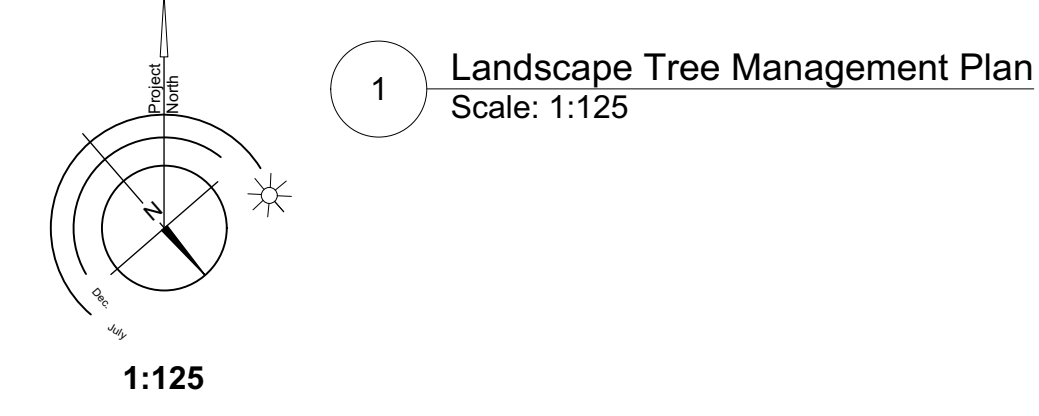
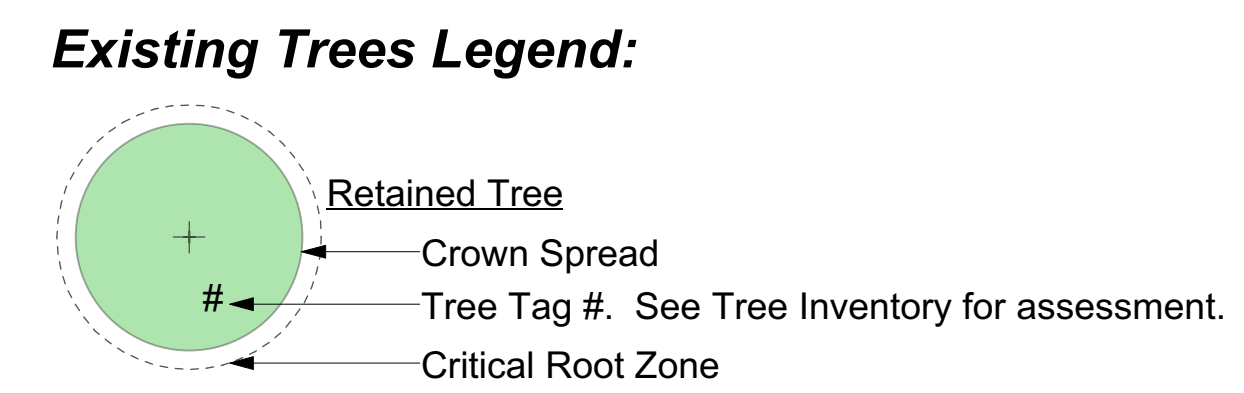
Category	Count	Multipplier	Qualified	Total
A. Protected Trees Removed	18	X 1	A.	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19	X 1	B.	19
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	C.	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	D.	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	35		E.	20*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0*
G. Tree minimum on lot			G.	14
H. Protected trees retained (other than specimen trees)		X 1	H.	0
I. Specimen trees retained		X 3	I.	0
J. Trees per lot deficit (G - (H+I)) Record 0 if negative number			J.	0
K. Protected trees removed	0	X 1	K.	0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 2	0	X 1	L.	0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M.	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number	0		N.	0
O. Offsite replacement tree deficit (K-L) Record 0 if negative number			O.	0*
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number			P.	0
Q. Offsite trees proposed for cash-in-lieu Enter O			Q.	0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R.	\$0

Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed				Soil Volume Required (m3)			Compliance (Y/N)
				B Small	C Medium	D Large	E # Small	F # Medium	G # Large	Total	
1	169	0.75	126.75	0.0	2.0	0.0	0.0	40.0	0.0	40.0	Y
2	360	0.75	270	2.0	6.0	2.0	16.0	120.0	70.0	206.0	Y
3	75	0.75	56.25	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
4	70	0.75	52.5	0.0	2.0	0.0	0.0	40.0	0.0	40.0	Y
5	129	0.75	96.75	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y
6	14.2	0.75	10.65	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y
7	12.5	1	12.5	2.0	0.0	0.0	12.0	0.0	0.0	12.0	Y
8	33	0.75	24.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
TOTAL			650.15							426.0	

Tree Impact Summary Table

Tree Status	A Total # of Protected Trees	B # of Trees to be REMOVED	C # of NEW or REPLACEMENT Trees to be Planted*	D # of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	18	18	22*	0
Private Offsite Trees	2	0	N/A	N/A
Municipal Trees	5	2	N/A	N/A
Total	25	20	22*	0



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Tree Management Plan - Jubilee House Phase 2

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