




PROJECT LOCATION (NTS)

PROJECT CONTACTS		
OWNER Empresa Properties 204 - 655 Tyee Road Victoria, BC Contact Karl Robertson krobertson@empresaproperties.com	ARCHITECT Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223 Greg Damant, Architect AIBC, LEED® AP, MRAIC greg@cascadiaarchitects.ca	STRUCTURAL ENGINEER RJC Engineers 330-1515 Douglas Street, Victoria, BC 250.386.7794 Leon Plett, P.Eng., Struct. Eng., MIStructE, LEED® AP lplett@rjc.ca
ELECTRICAL ENGINEER E2 Engineering 530 Herald St Victoria, BC Contact: Ricky Duggal, P.Eng ricky.duggal@e2eng.ca	LANDSCAPE ARCHITECT Biophilia design collective 1608 Camosun St Contact: Bianca Bodley bianca@biophiliacollective.ca	CIVIL J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC 250.727.2214 Contact: Ross Tuck, P.Eng rtuck@jeanderson.com



PROJECT LOCATION (NTS)

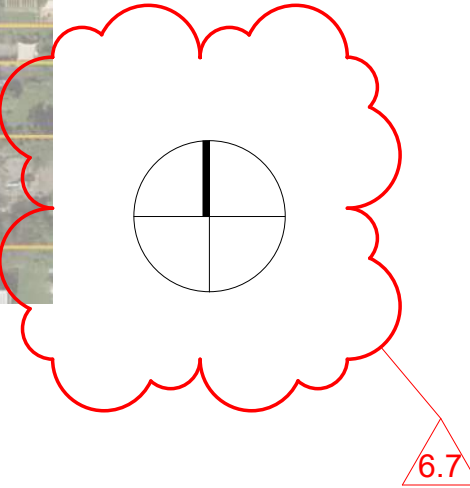


Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

February 14, 2024



SHEET LIST

Architectural

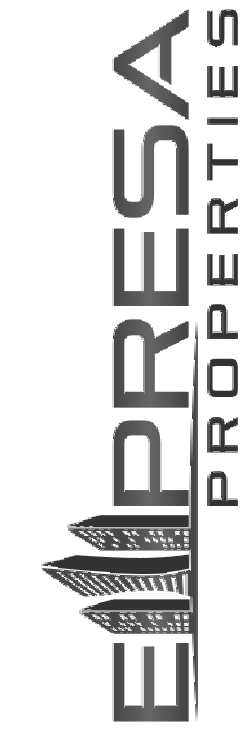
A000	Cover
A010	Renderings / 3D Drawings
A011	Renderings / 3D Drawings
A012	Street Elevation & Section
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A014	Massing Diagram
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Landscape

L0.00	Cover Page
L0.01	Tree Management Plan
L0.02	Tree Management Plan
L1.01	Material Plan - Level 1
L1.02	Material Plan - Rooftop
L2.00	Planting Schedule - Level 1
L2.01	Tree Planting Plan - Level 1
L2.02	Planting Plan - Level 1
L2.03	Tree Planting Plan - Rooftop
L2.04	Planting Plan - Rooftop
L3.01	Soil Depth Plan - Level 1
L3.02	Soil Depth Plan - Rooftop
L4.01	Sections
L5.01	Details

Civil

C01	Preliminary Servicing Plan
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EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC
TURNER SITE
October 12, 2023

Project #	Date	Revision
2305	October 12, 2023	2023.10.12
Sheet #	A000	



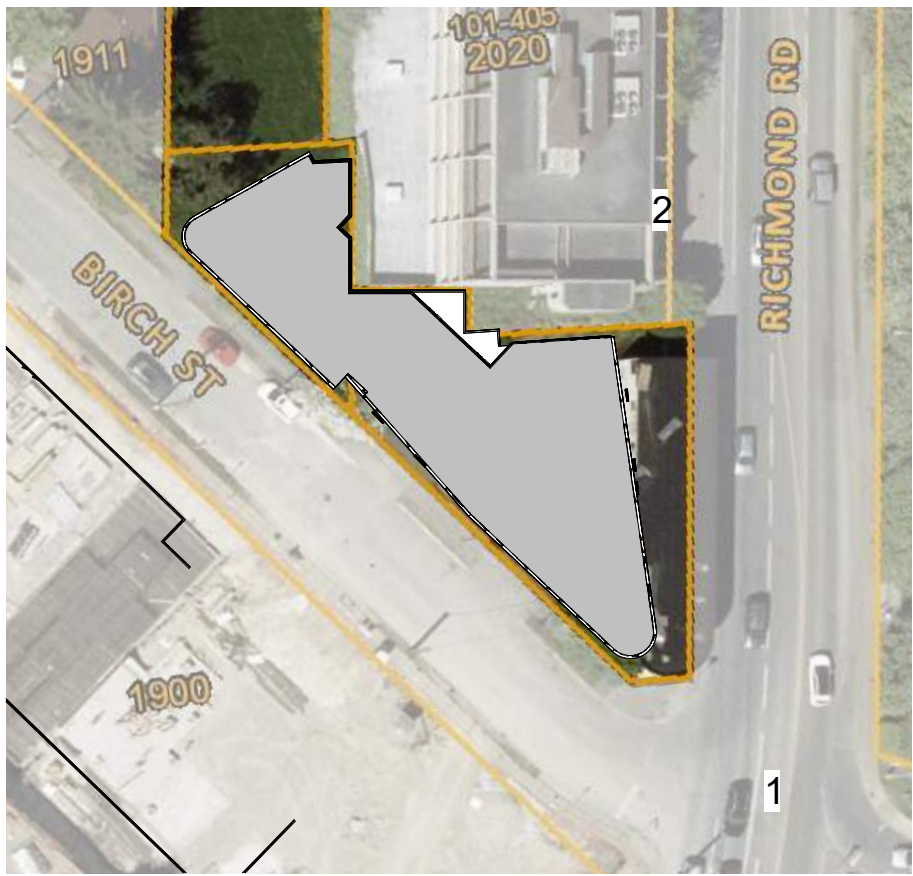
CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



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



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



Renderings Revised
1.3.2

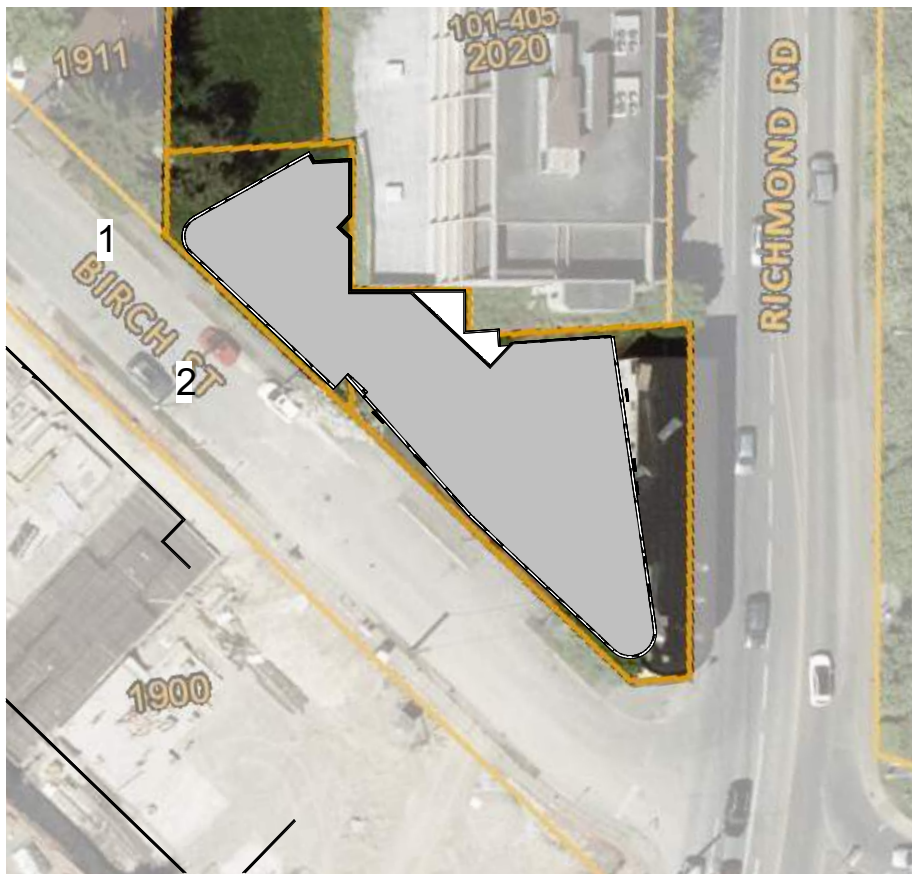
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE		
<div>0.00"</div> <div>Project North</div>		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name Renderings / 3D Drawings		
Date 2024-02-12 12:43:19 PM		
Scale As indicated	Project # 2305	
	Revision 2024.02.09	3
	Sheet #	A010



Renderings Revised

1.3.2

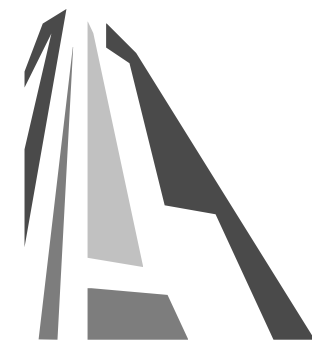
1 Birch-North Corner View
SCALE = 1 : 1



2 Birch Street Residential Entry
SCALE = 1 : 1

1.3.1

3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Renderings / 3D Drawings

Date
2024-02-12 12:43:20 PM

Scale
As indicated

Project #
2305

Revision
2024.02.09

3

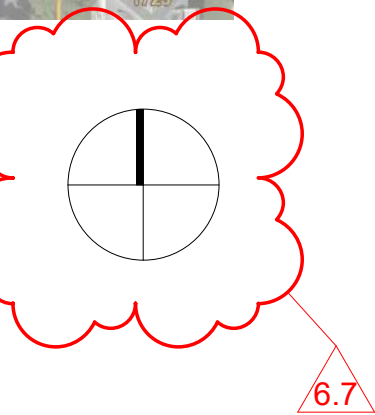
Sheet #

A011





1 Birch Street Elevation - Context
SCALE = 1 : 200



2 Richmond Context Building Elevations
SCALE = 1 : 200



3 Context Section through birch street
SCALE = 1 : 200



4 Context Section through richmond road
SCALE = 1 : 200

3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
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Sheet Name
Street Elevation & Section

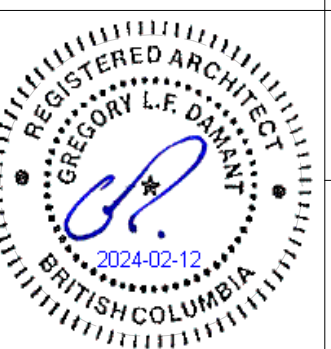
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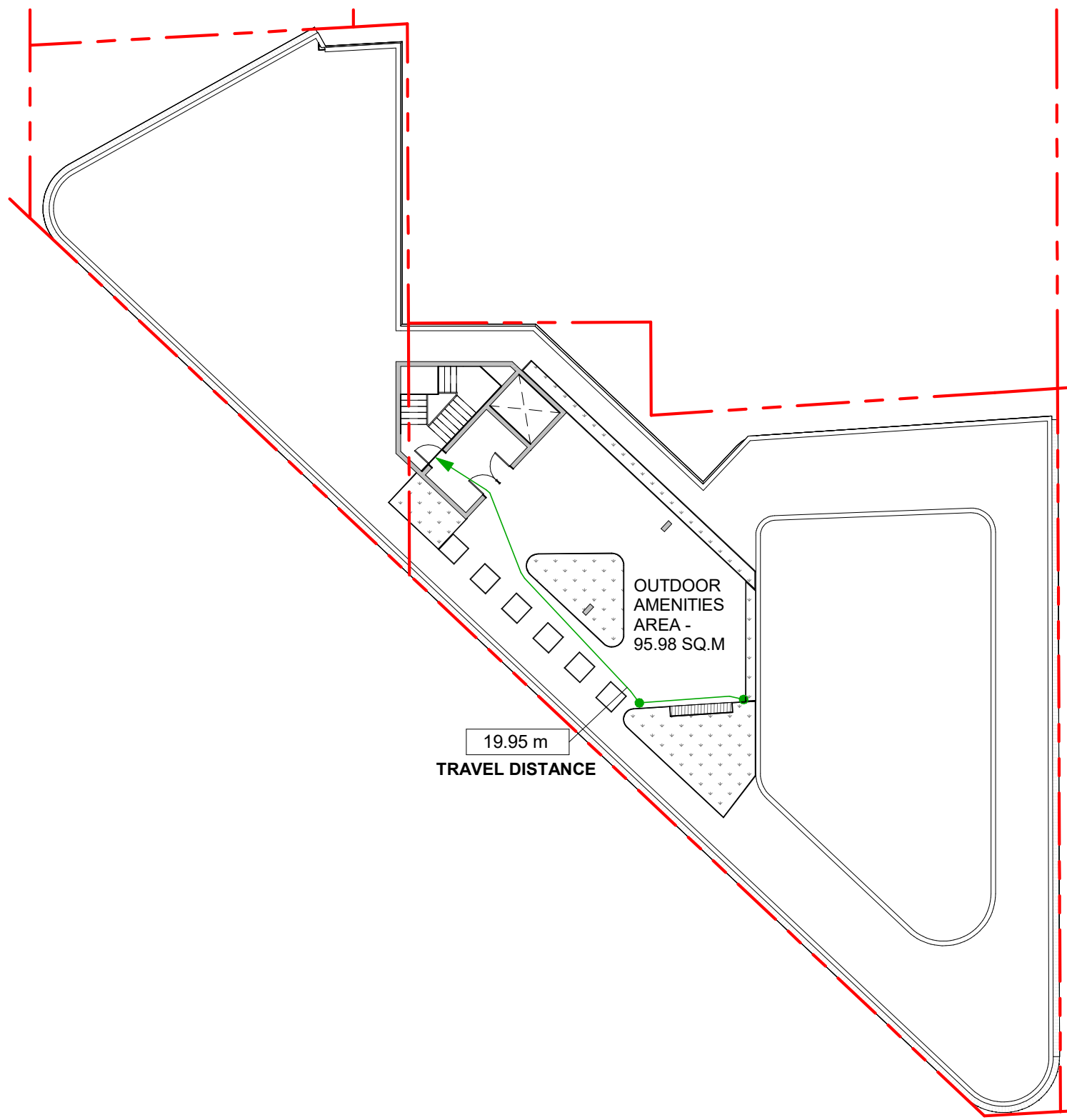
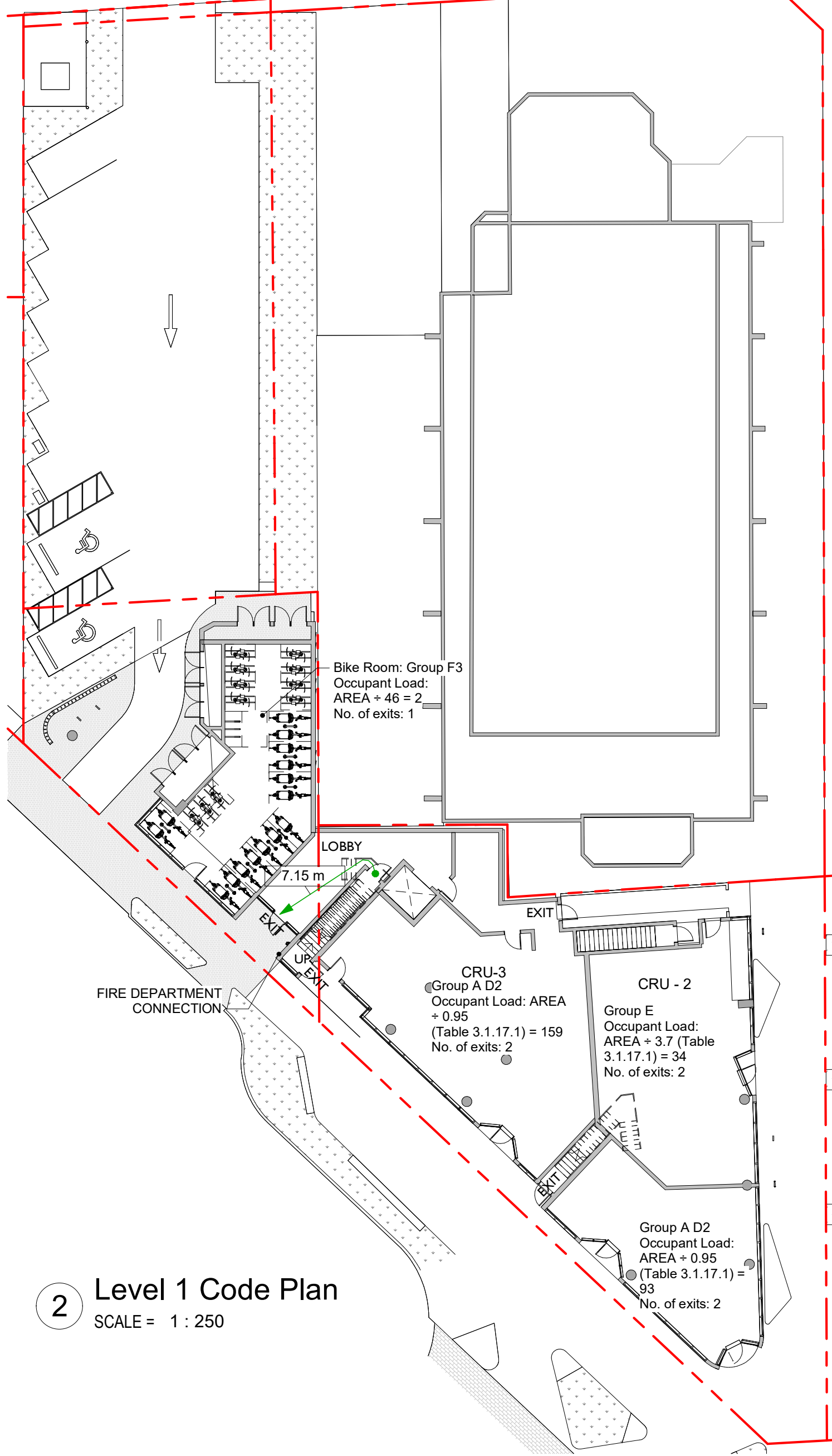
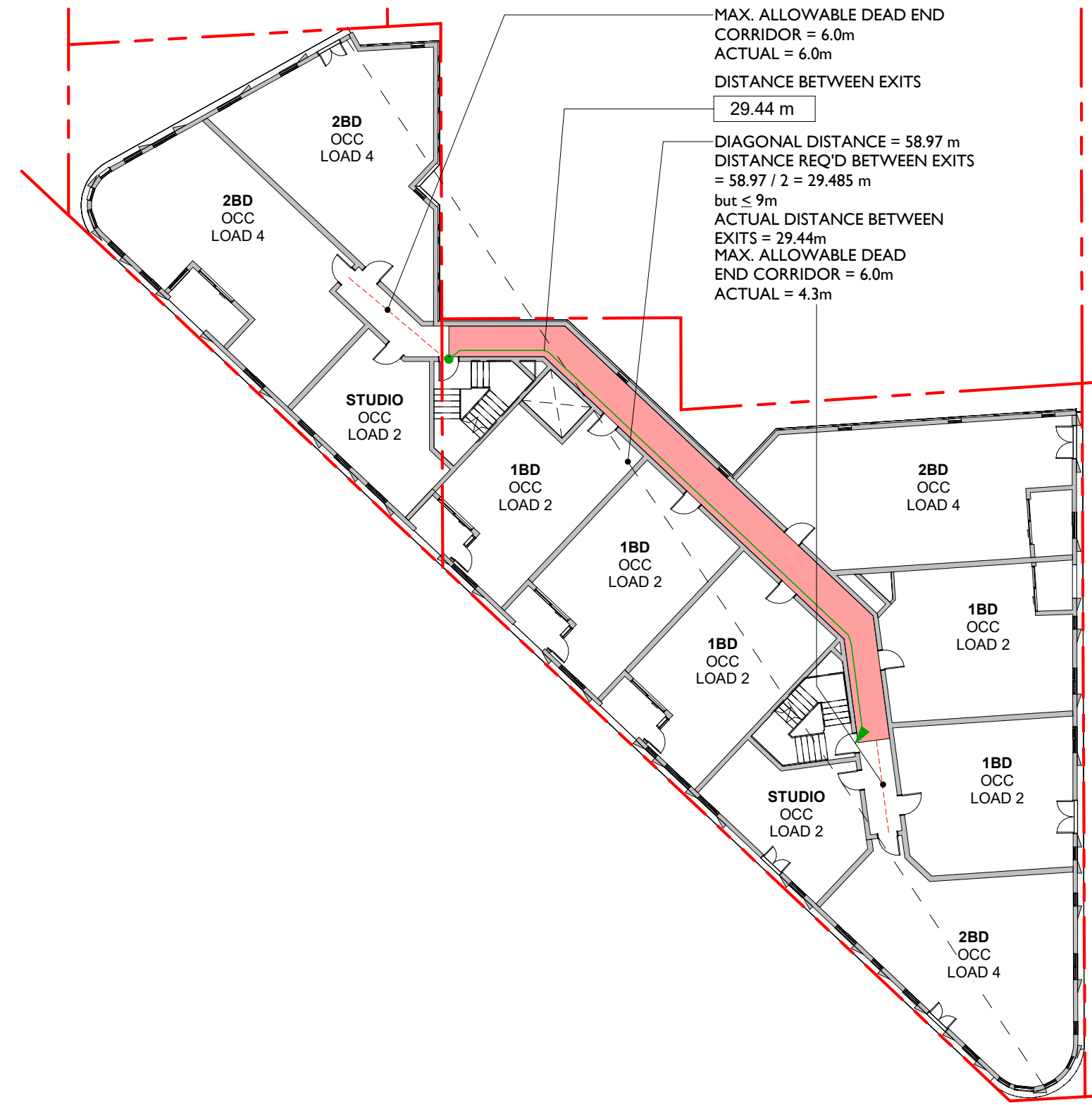
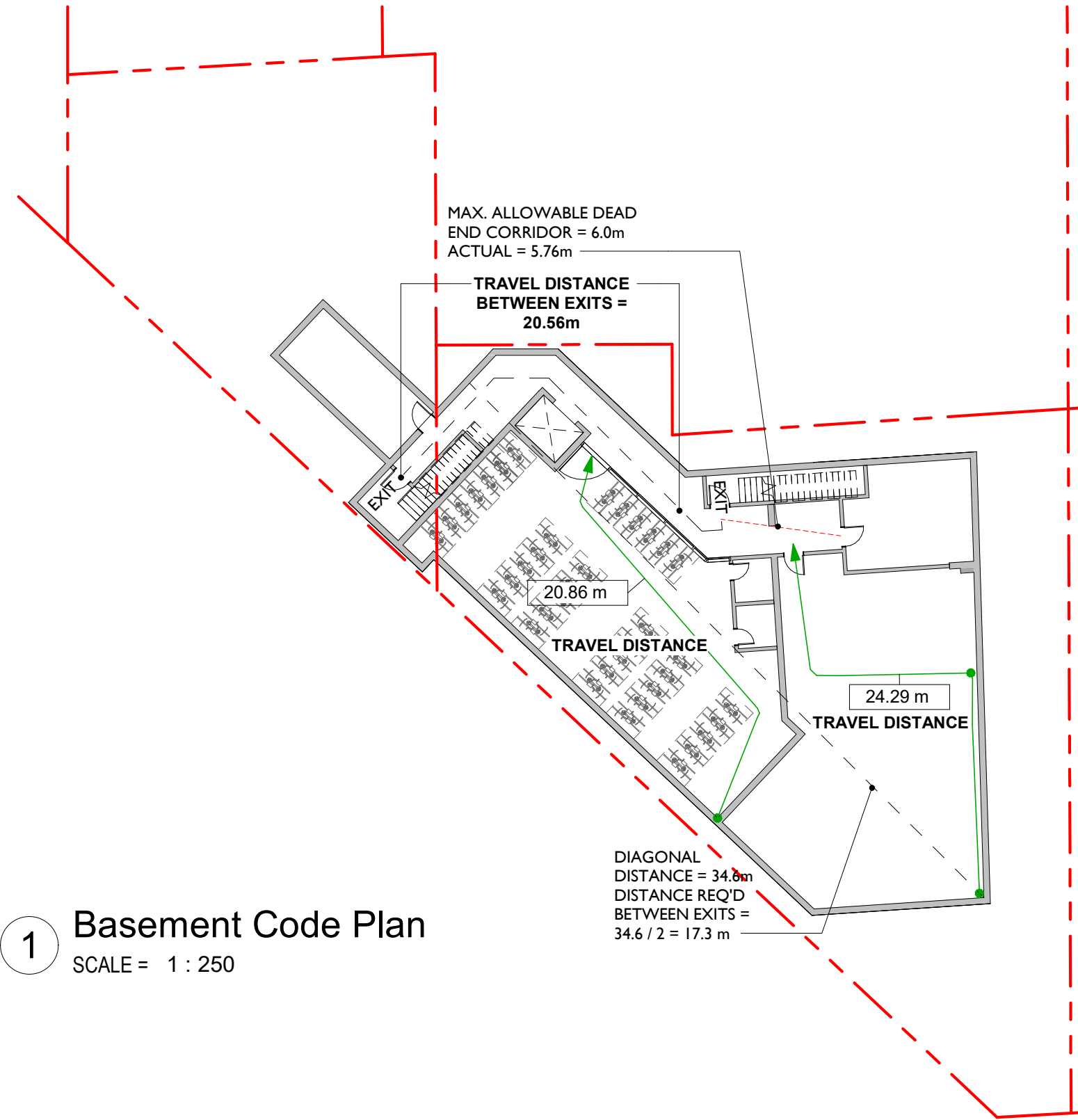
Scale
As indicated

Project #
2305

Revision
2024.02.09

Sheet #
A012





BUILDING CODE ANALYSIS				
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/>			
	RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>			
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	PART	3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1.		
BUILDING AREA	914.40	m² (Outside face of Exterior Walls)		
GRADE	22.1	m		
BUILDING HEIGHT (STOREYS, m)	6	STOREYS ABOVE GRADE		
	1	STOREYS BELOW GRADE		

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500	m²
NUMBER OF STREETS FACING	3	
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50.
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 25	m
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hrs FLOORS NA MEZZANINE 1 hrs ROOF (OCCUPIED) 2 hrs BETWEEN GROUP E AND GROUP C	3.2.2.50.(2)
LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.		
BETWEEN SUITES	1hrs RESIDENTIAL SUITES 2hrs GROUP E AND GROUP A2/C	3.3.1.1. 3.4.4.1.
EXITS	1hrs 2hrs UP TO LEVEL 2	3.4.4.1.

2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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TURNER SITE	
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC	
Code Data	
Date	2024-02-12 12:45:55 PM
Scale	As indicated
Project #	2305
Revision	2023.10.12
Sheet #	2
A050	





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

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



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

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

1 RICHMOND RD (East) ELEVATION

SCALE = 1 : 250

2 BIRCH ST ELEVATION

SCALE = 1 : 250



TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
1					
2	0.97 m	38.5 m²	11.32%	1.1	10.5%
3	0.97 m	38.5 m²	11.32%	1.1	10.5%
4	0.97 m	38.5 m²	11.32%	1.1	10.5%
5	0.97 m	38.5 m²	11.32%	1.1	10.5%
6	0.97 m	38.5 m²	11.32%	1.1	10.5%

TABLE 3.2.3.7 (BCBC 2018)

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

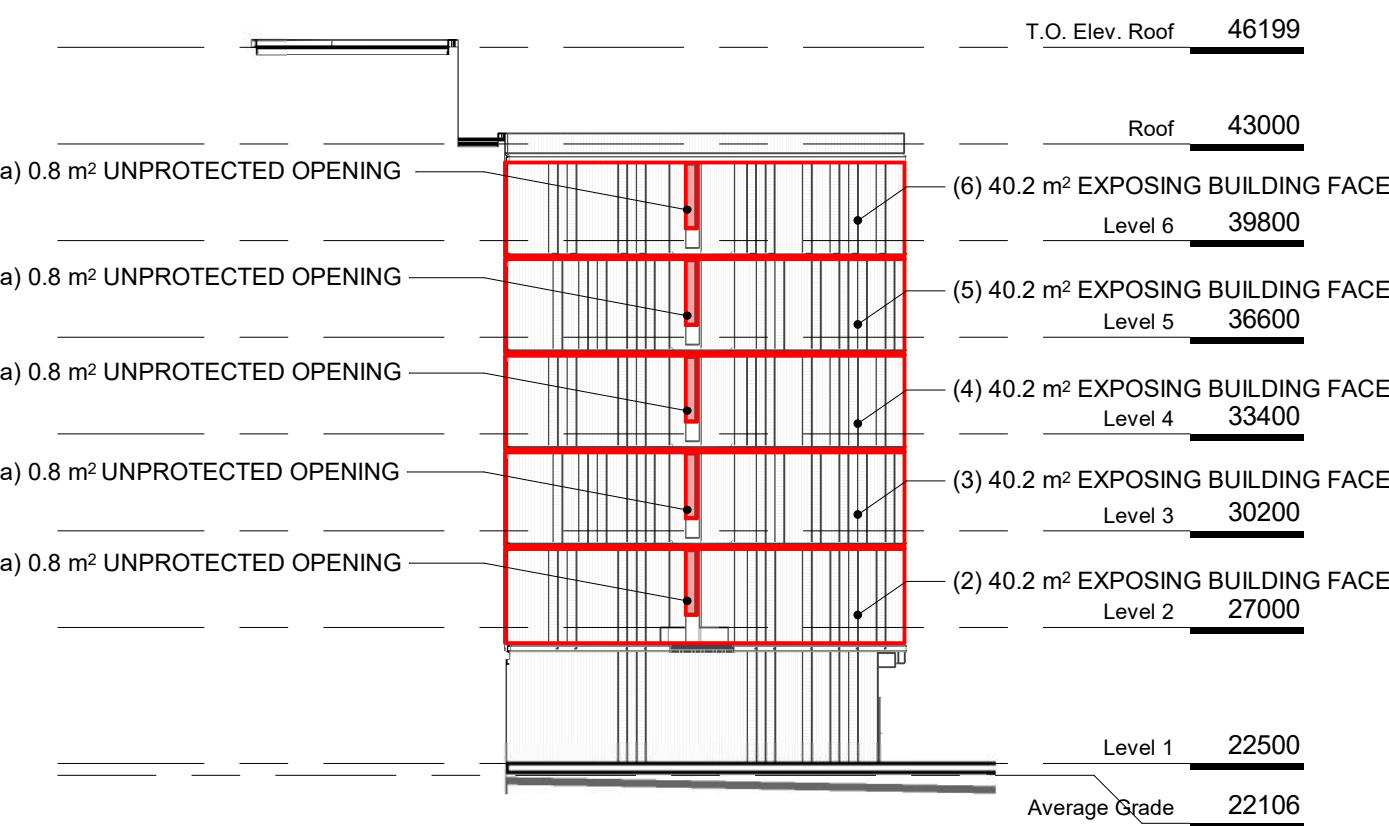


TABLE 3.2.3.1.-D (BCBC 2018)

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

TABLE 3.2.3.7 (BCBC 2018)

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

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

3 NORTH FACING ELEVATION FROM PARKING LOT

SCALE = 1 : 250

4 EAST FACING ELEVATION FROM 2020 RICHMOND

SCALE = 1 : 250

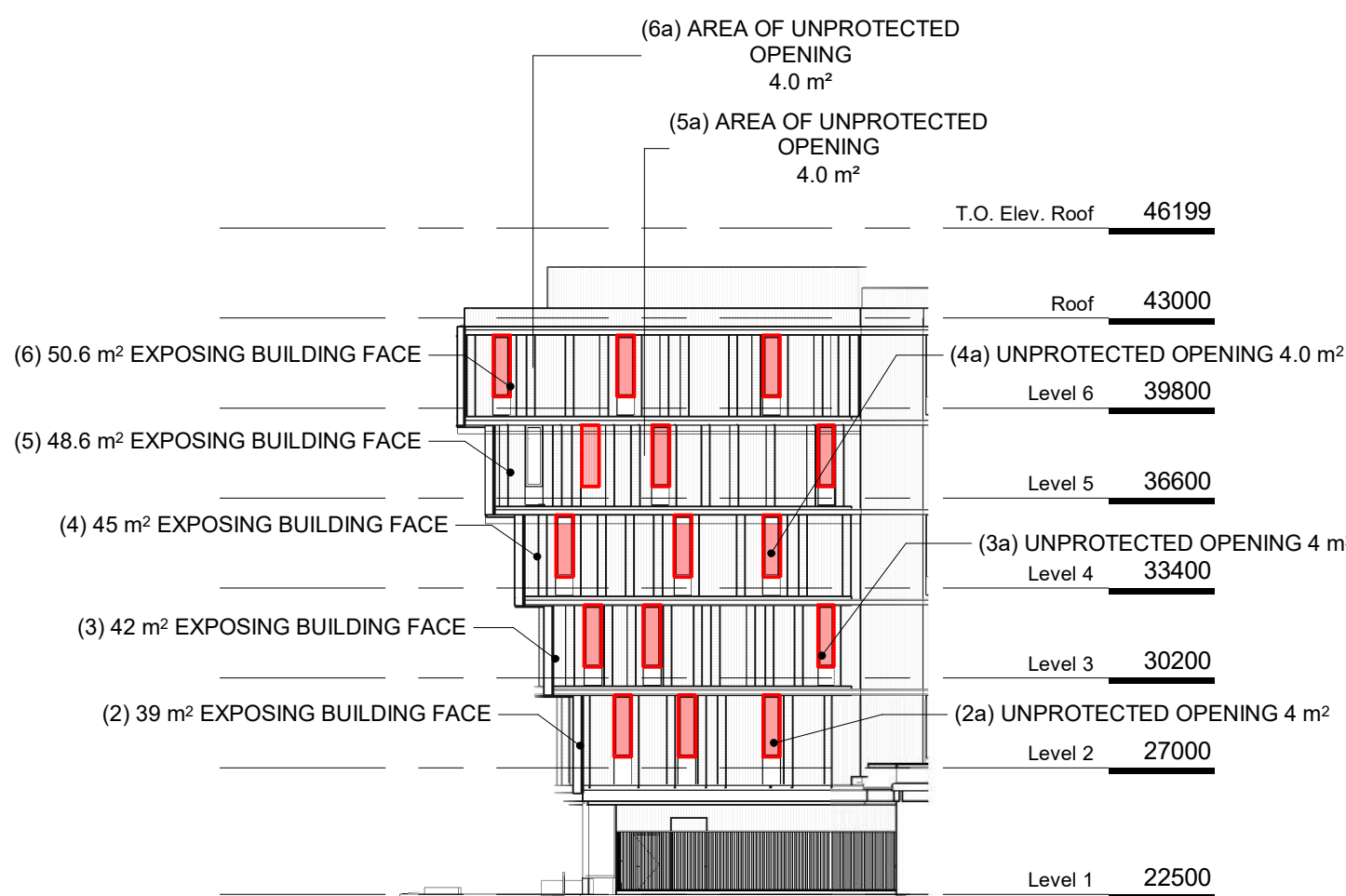


TABLE 3.2.3.1.-D (BCBC 2018)

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
2	1.26 m	39 m²	14.4%	4	10.3%
3	1.26 m	42 m²	14.4%	4	9.5%
4	1.26 m	45 m²	14.4%	4	8.9%
5	1.26 m	48.6 m²	14.4%	4	8.2%
6	1.26 m	50.6 m²	14.4%	4	7.9%

TABLE 3.2.3.7 (BCBC 2018)

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

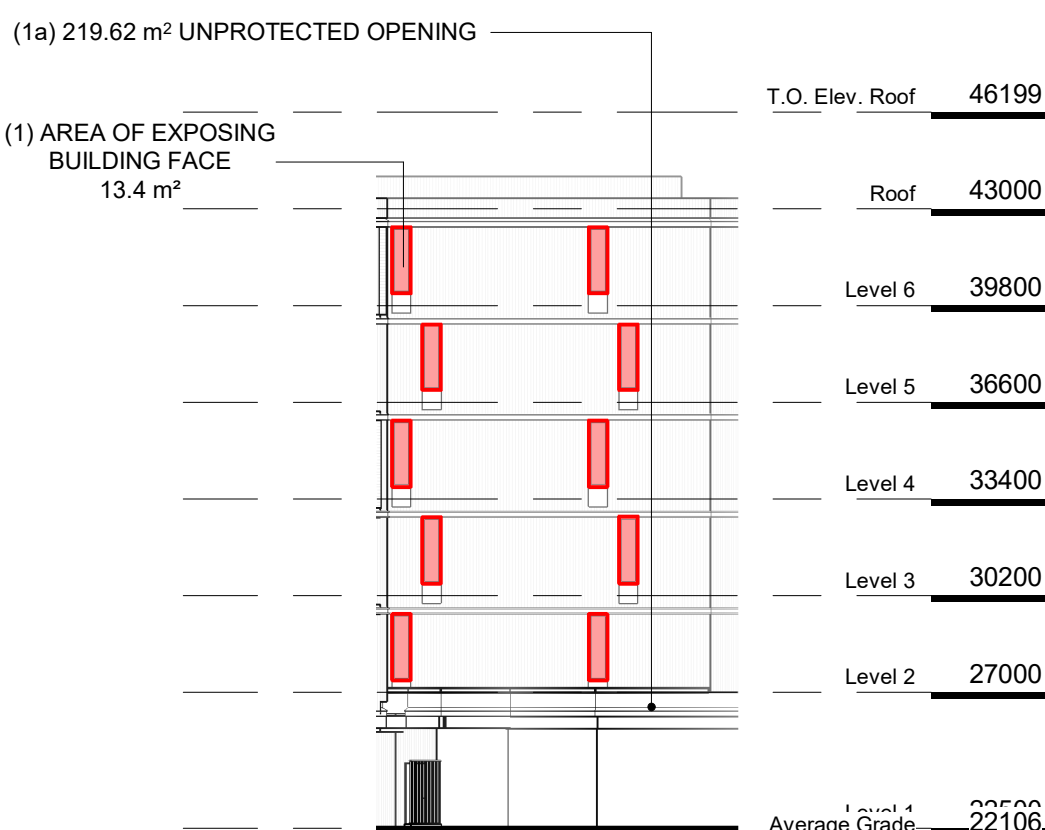


TABLE 3.2.3.1.-D

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

TABLE 3.2.3.7

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

5 NORTH FACING ELEVATION FROM 2020 RICHMOND

SCALE = 1 : 250

6 NORTH EAST ELEVATION

SCALE = 1 : 250



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Spatial Separation

Date 2024-02-12 12:46:01 PM

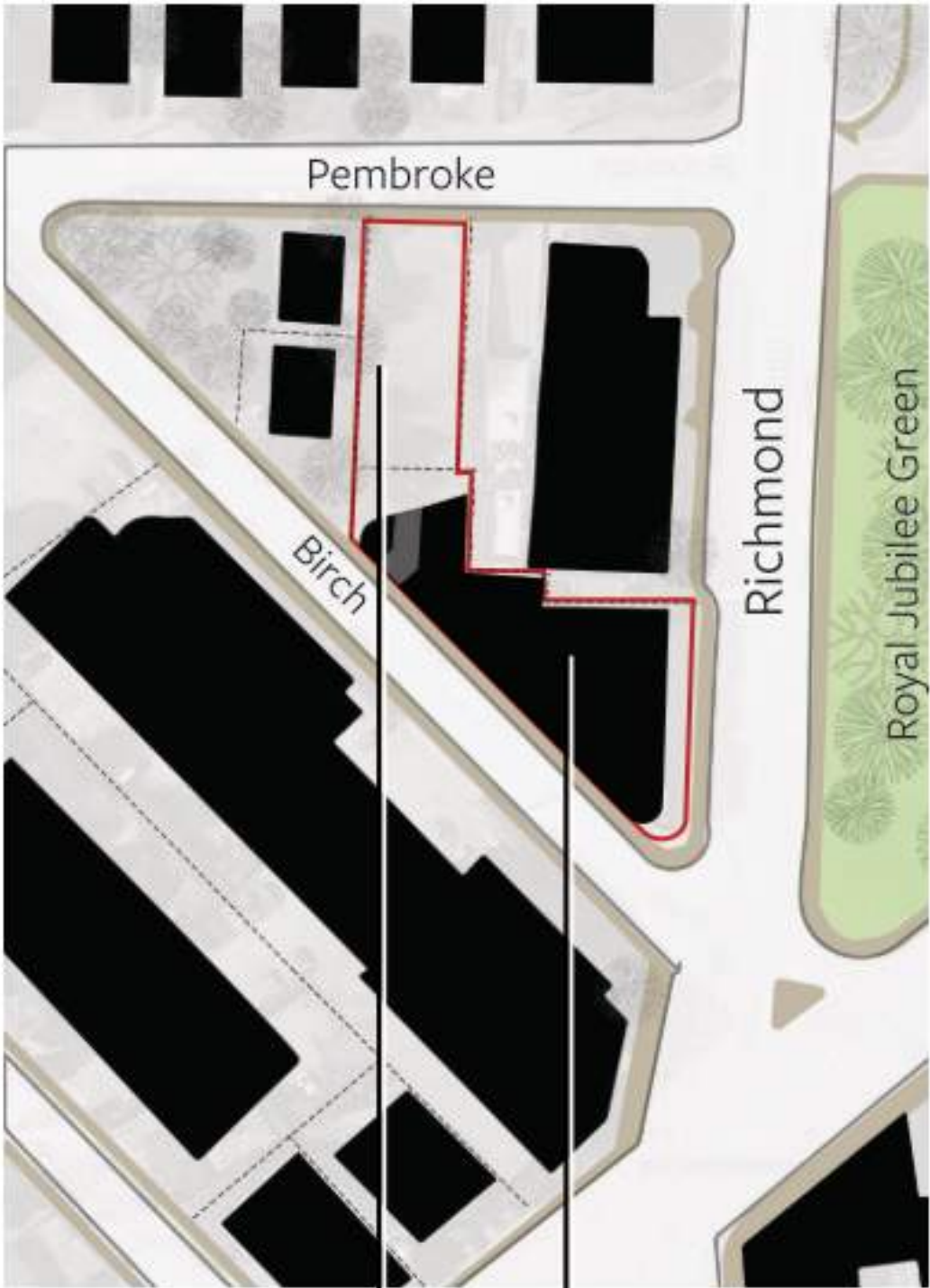
Scale 1 : 250 Project # 2305

Revision 2024.02.09 3

Sheet # A051



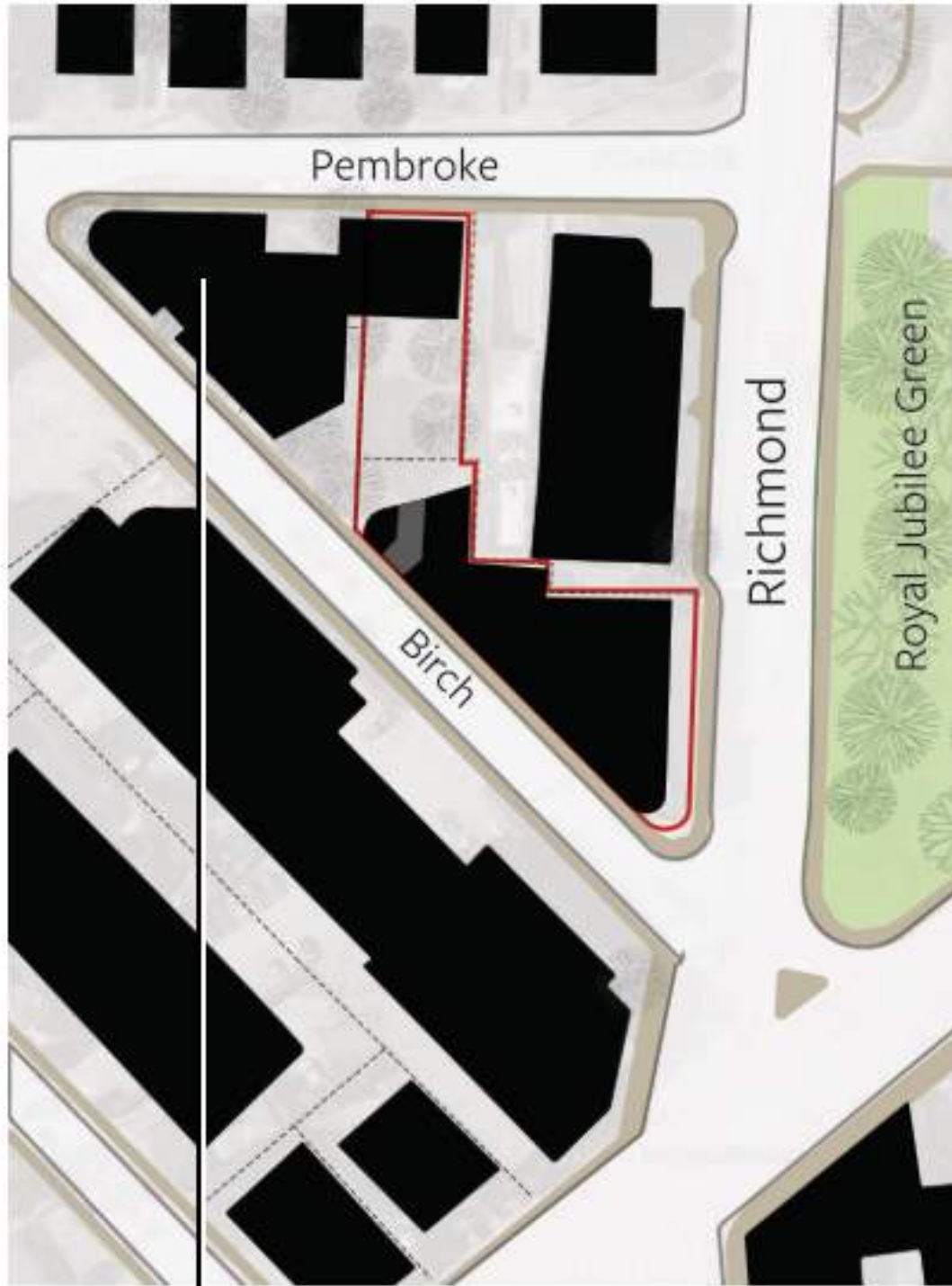
1 Layout of the Buildings



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

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

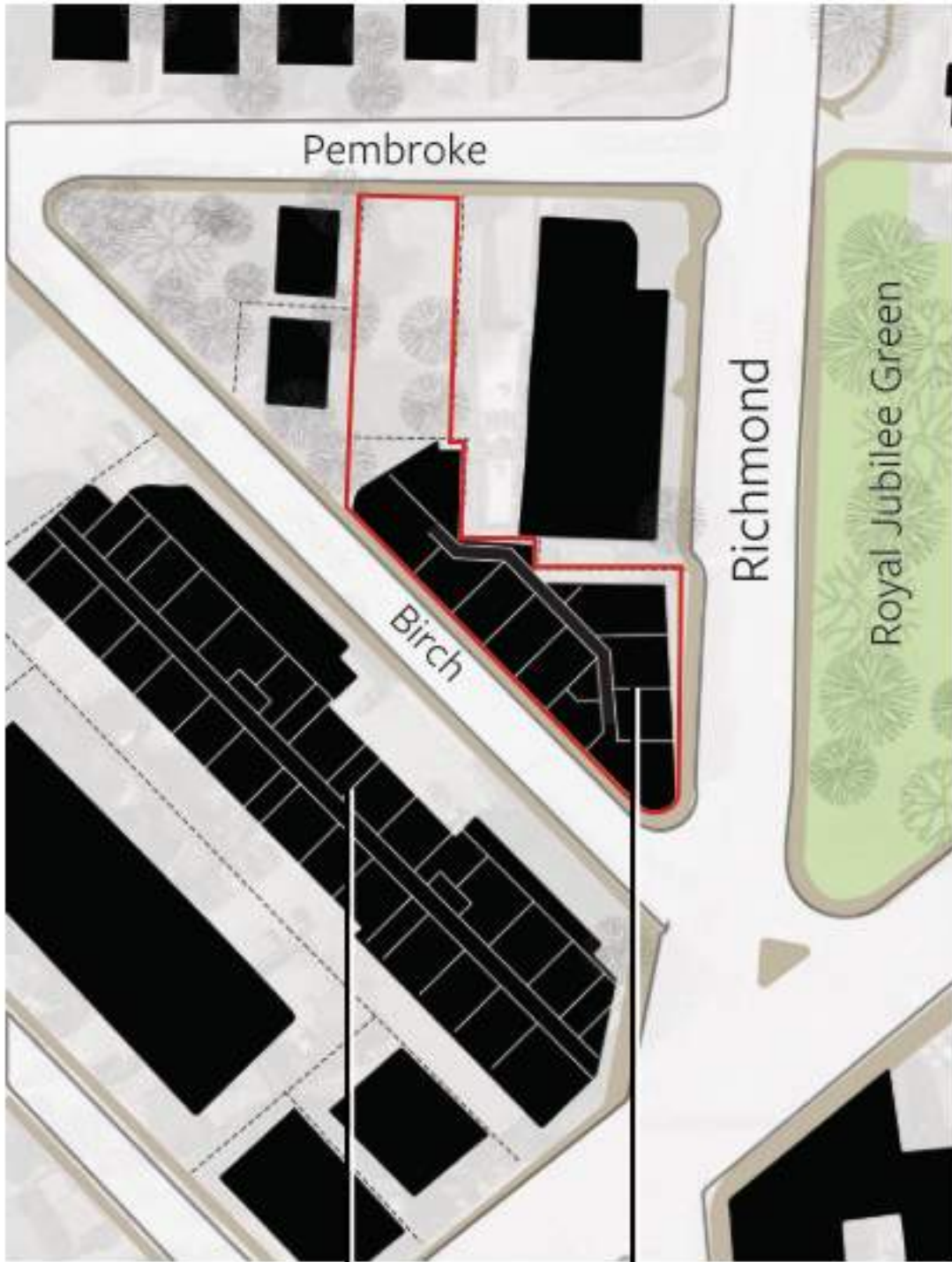
2 Future of the Neighbourhood



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

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

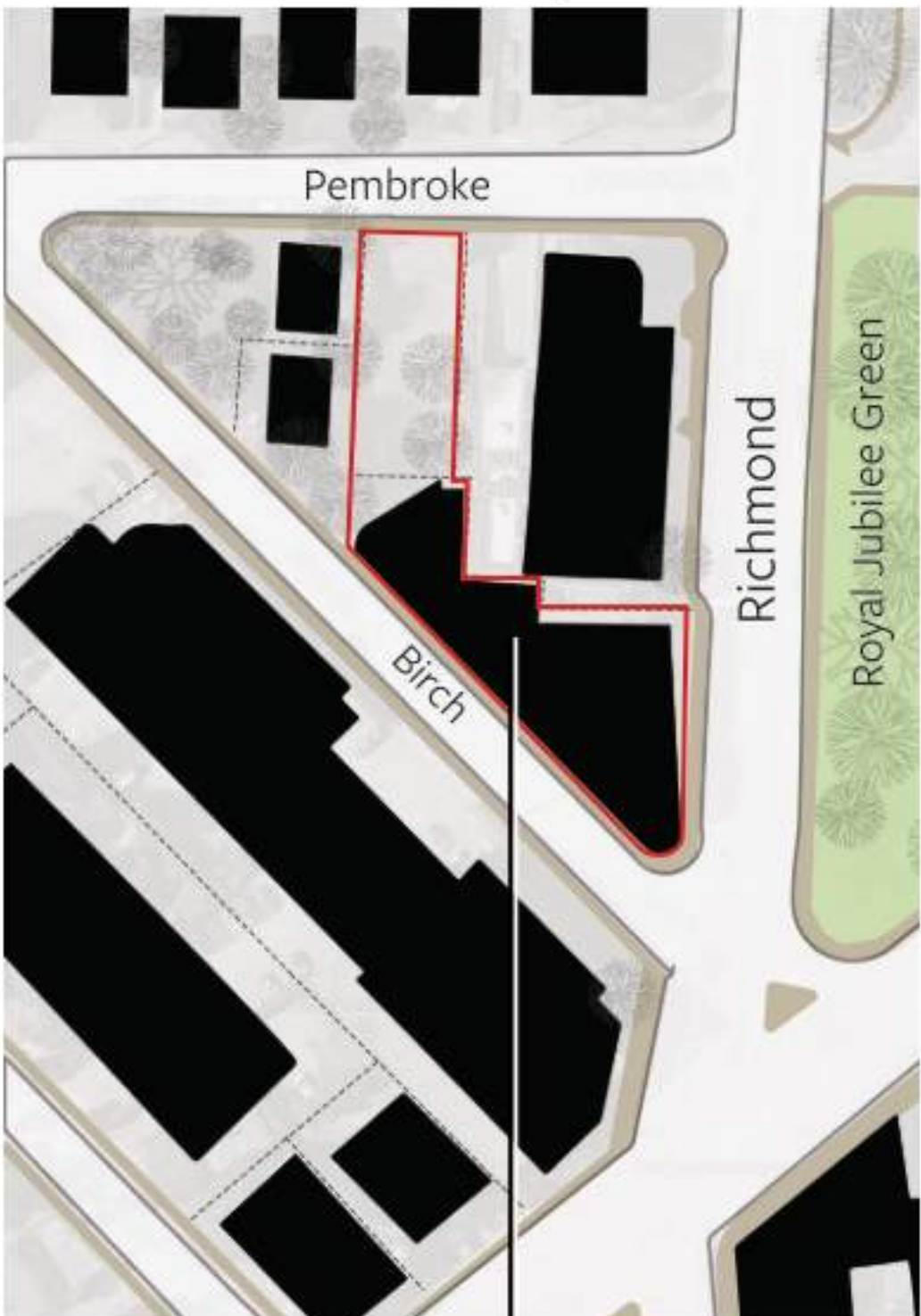
3 Viable floor plates



Conventional residential building layout on a typical city lot.
- Setbacks are possible

Constrained layout on compressed triangular site pushes the building to the property lines.

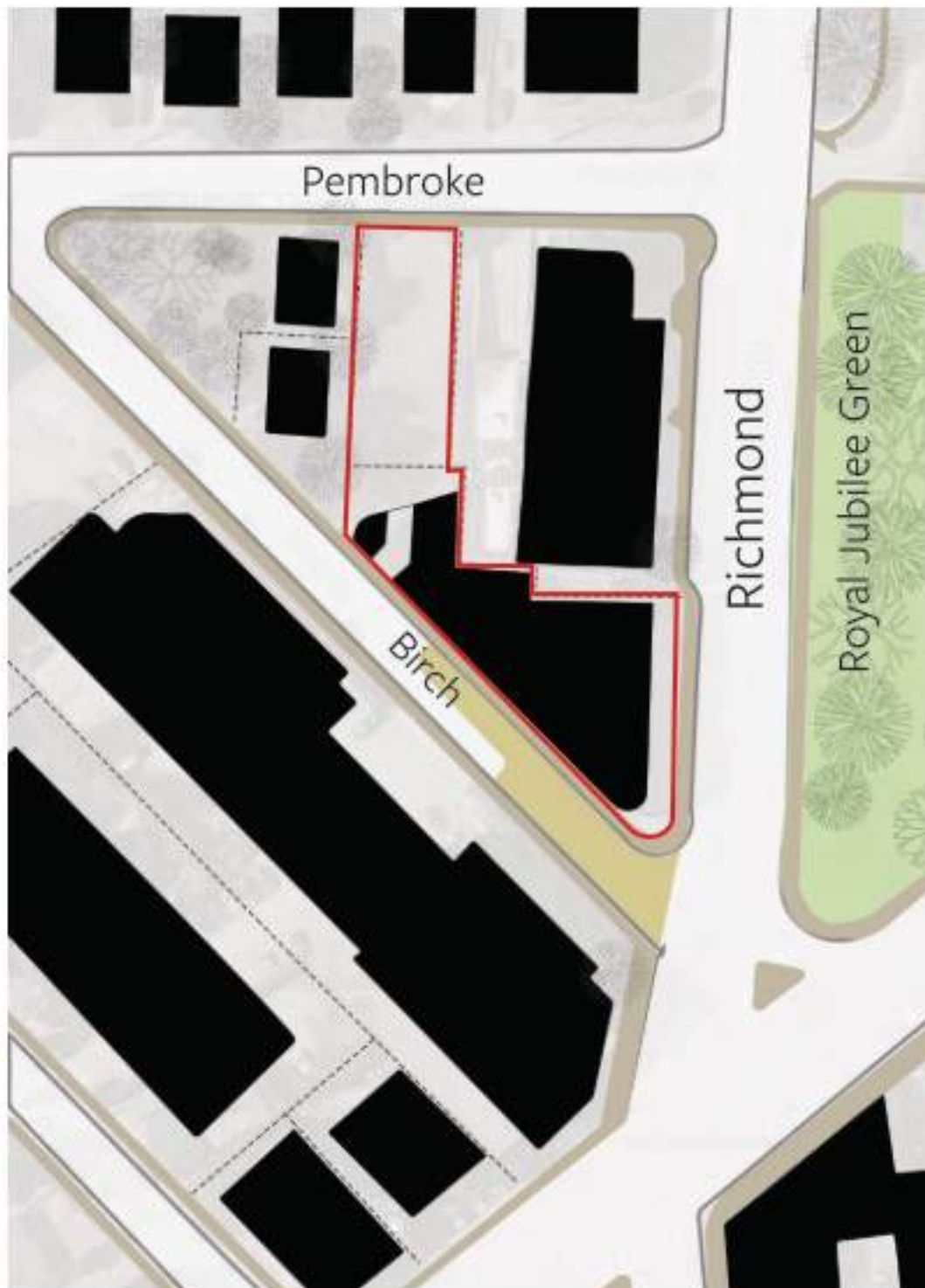
4 Density



FSR:
OCP - 2:1
Proposed - 2.95:1

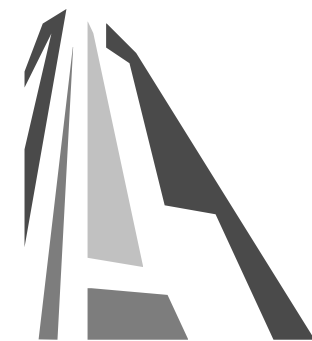
Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

5 Project Priorities



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

2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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0.00"

TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

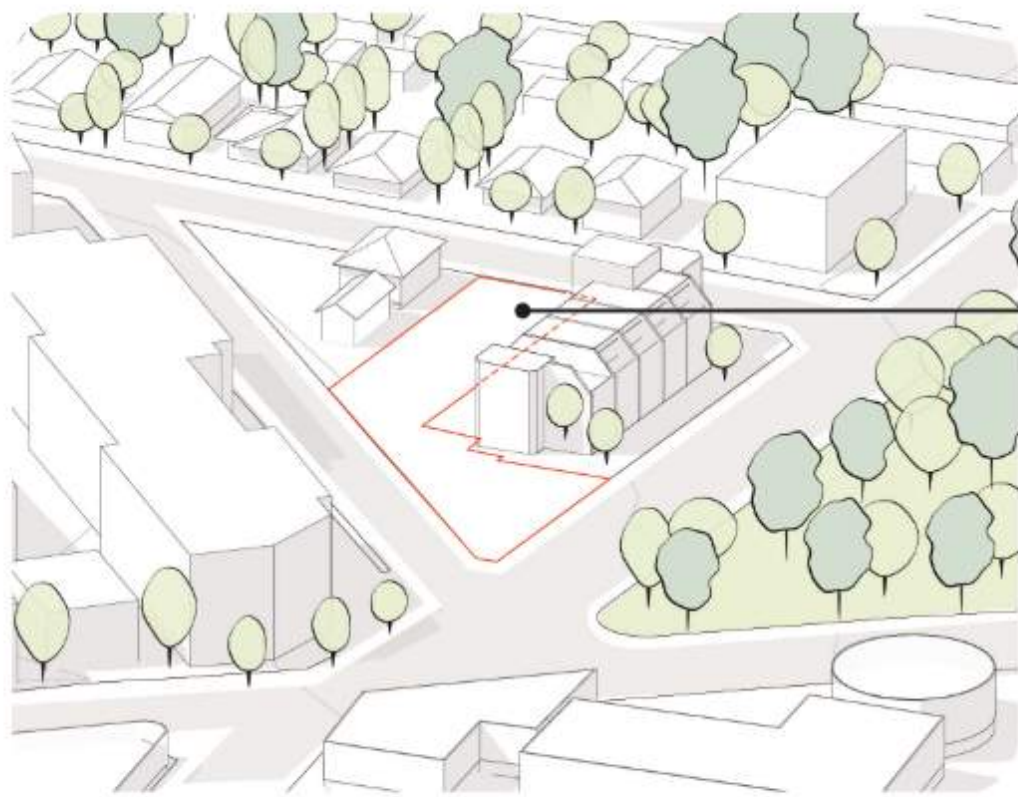
Sheet Name

Site Strategy

Date

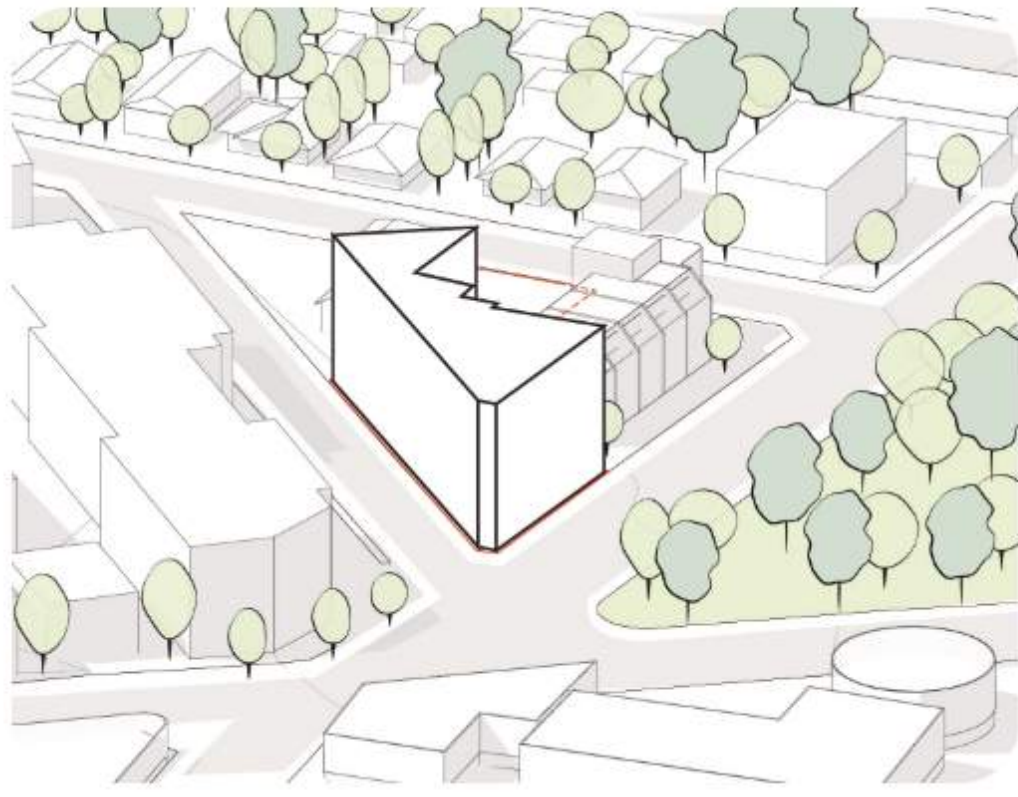
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Scale	1 : 1	Project #	2305
Revision	2023.10.12	2	
Sheet #	A013		



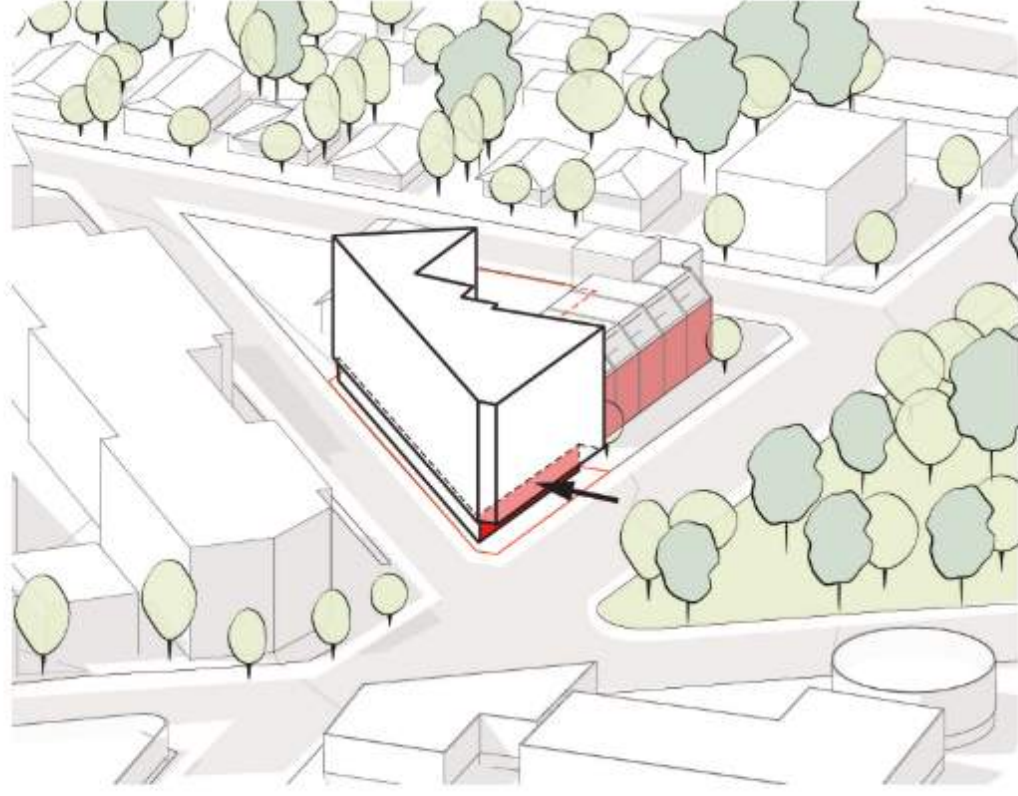
Massing Logic Step 1
Site Constraints

- Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.
- FSR : OCP - 2:1
Proposed - 2.95:1



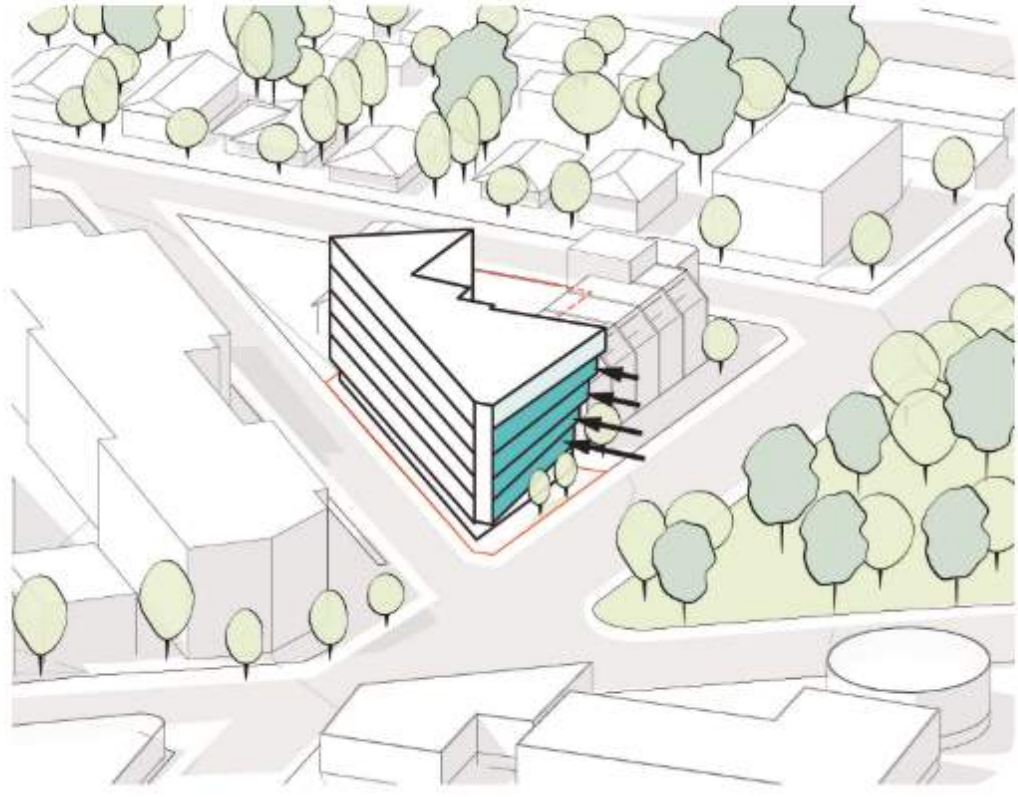
Massing Logic Step 2
Massing

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



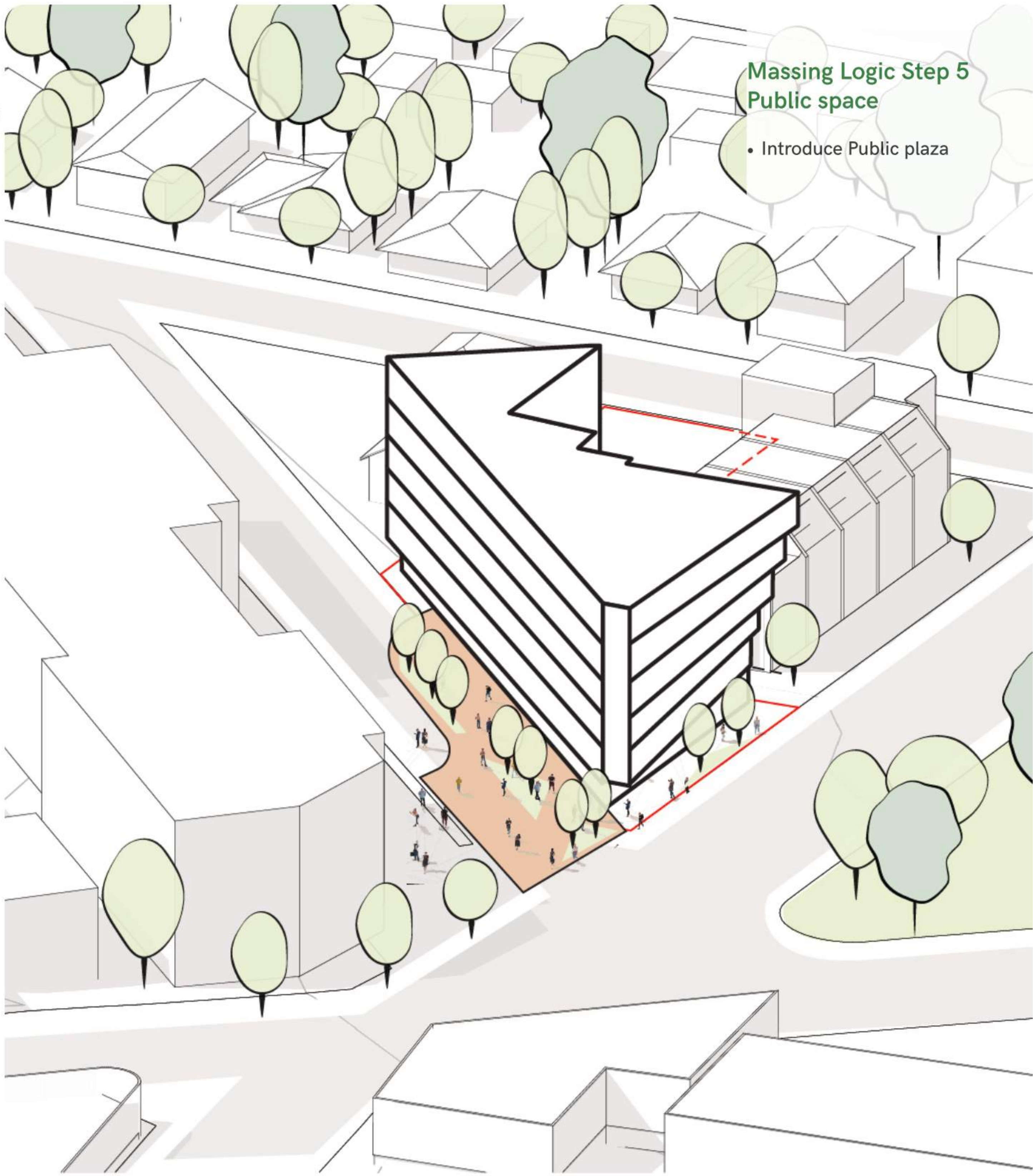
Massing Logic Step 3
Relief

- Align ground-floor setbacks with neighbouring buildings



Massing Logic Step 4
Extension

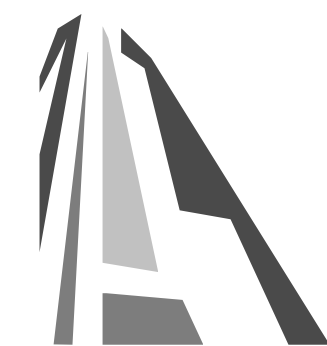
- The architectural design features floor plates that fan from adjacent street wall to street edge.



Massing Logic Step 5
Public space

- Introduce Public plaza

2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Massing Diagram

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

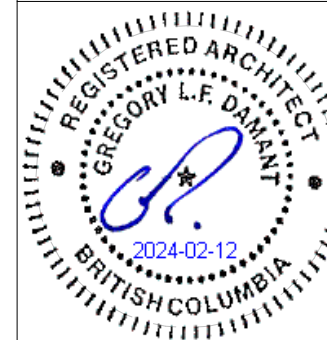
Scale
1 : 1

Project #
2305

Revision
2023.10.12

2

Sheet #
A014





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



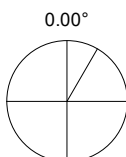
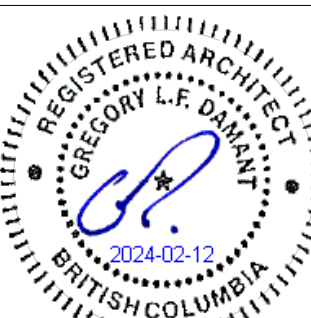
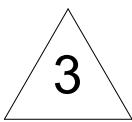
ZONING DATA				
ZONE		TBD - SITE SPECIFIC		
USE		RESIDENTIAL (L2-L6) COMMERCIAL (L.1)		
EXISTING SITE AREA		1,586.8	m ²	
PROPOSED DEDICATION AREA		93.5	m ²	
PROPOSED SITE AREA		1,493.3	m ²	
REGULATORY CONDITIONS				
GROSS FLOOR AREA		4316.6	m ²	
COMMERCIAL FLOOR AREA		374.1	m ²	
TOTAL RESIDENTIAL FLOOR AREA		3942.6	m ²	
BUILDING HEIGHT (from Natural Grade)		24.0	m	
SETBACKS*	RICHMOND	0.03	m	
	PEMBROKE	35	m	
	BIRCH	0.03	m	
	WEST (SIDE)	0.6	m	
EXTERIOR OPEN SPACE		120	m ²	
OPEN SITE SPACE		8.58	%	
FLOOR SPACE RATIO (FSR)		2.72 : 1		
LOT COVERAGE		57.20	%	
PARKING - VEHICLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	0.75 / unit	7.5	14 SPACES
	25 UNITS (45-70m ²)	0.90 / unit	22.5	
	20 UNITS (>70m ²)	1.30 / unit	26	
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	
COMM. **	395.3m ²	1 / 20m ²	19.7	
TOTAL:			81	
PARKING - BICYCLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	1 / unit	10	116 LONG TERM
	45 UNITS (> 45m ²)	1.25 / unit	56	
VISITOR (RES.)	55 UNITS	6 spaces	6	10 SHORT TERM
COMM. **	395.3m ²	1 / 200m ²	2	
VISTOR (COMM.)**	395.3m ²	1 / 100m ²	4	
TOTAL:			78	
RESIDENTIAL USE DETAIL				
Total number of Units		55		
UNIT TYPE				
Studio		10		
1 Bed		25		
2 Bed		20		
Minimum unit floor area		33.74 m ²		

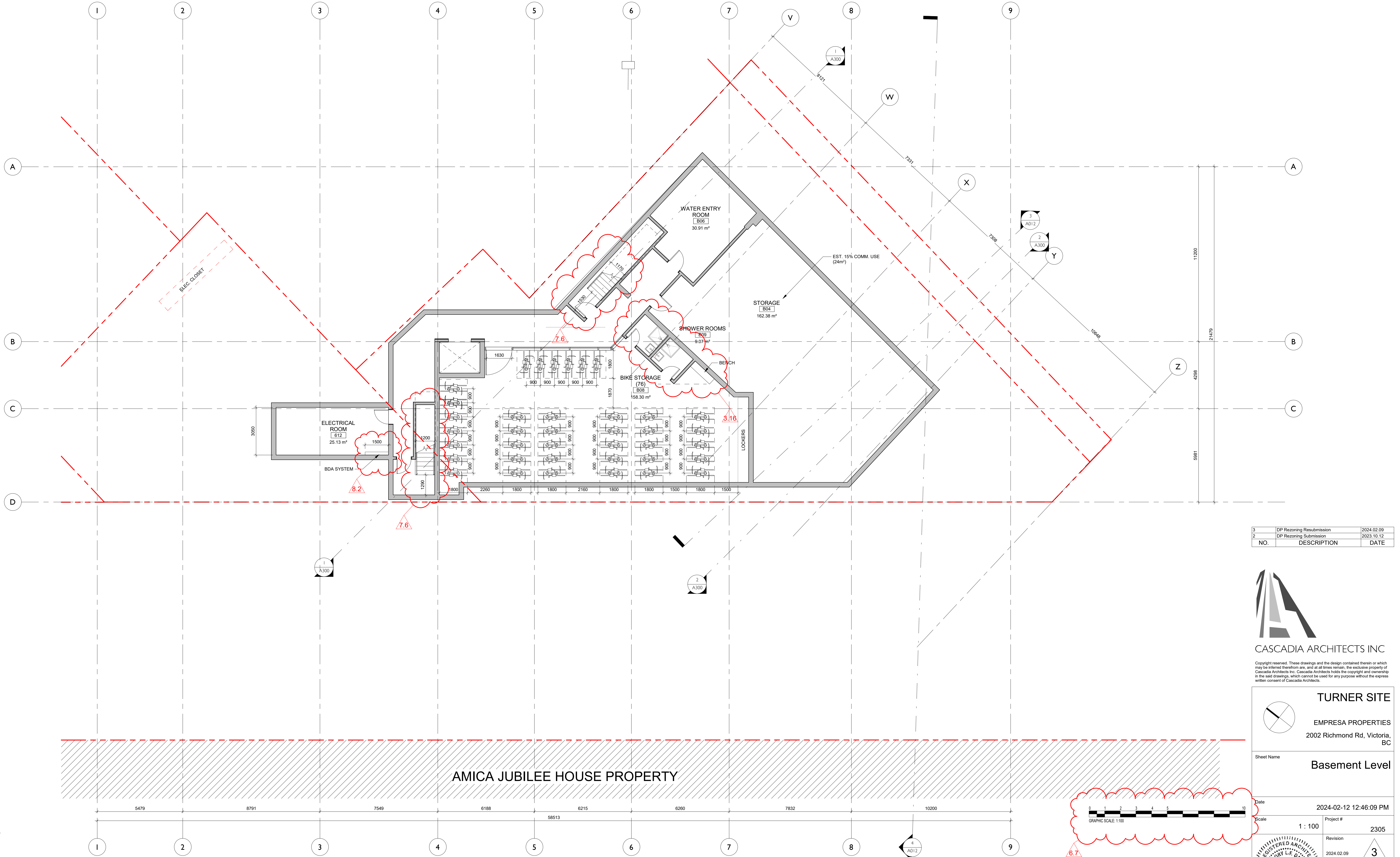
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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<h1 style="text-align: center;">TURNER SITE</h1> <h2 style="text-align: center;">EMPRESA PROPERTIES</h2> <p style="text-align: center;">2002 Richmond Rd, Victoria, BC</p>	
Sheet Name <h1 style="text-align: center;">Site Plan & Project Data</h1>	
Date	2024-02-12 12:46:06 PM
Scale As indicated	Project # <div>2305</div>
	Revision <div>2024-02-09</div> <div>  </div>
	Sheet # <div>A101</div>



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



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Basement Level

Date

2024-02-12 12:46:09 PM

Scale

1 : 100

Project #

2305

Revision

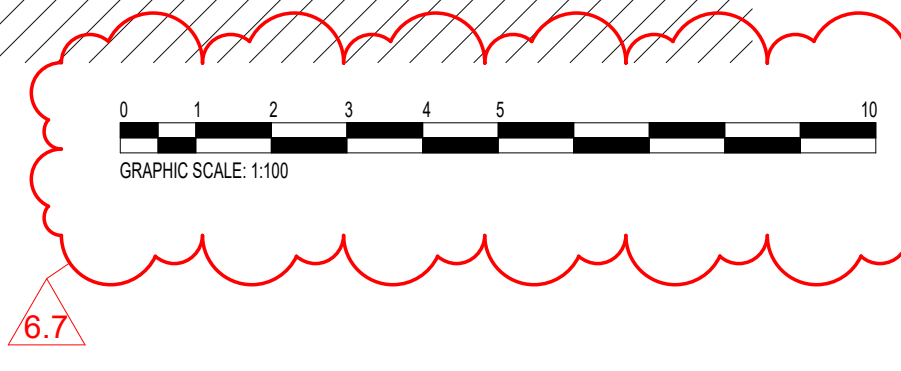
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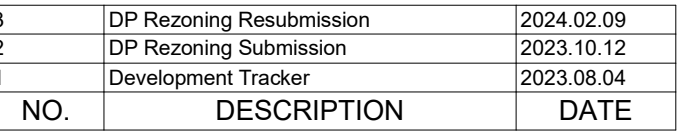
A120

3

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-02-12
BRITISH COLUMBIA



C:\Users\m\Documents\2305 Turner Site\Drawings\W\W12000.dwg



TURNER SITE

MPRESA PROPERTIES
12 Richmond Rd, Victoria,
BC

Sheet Name

Level 2

Date 2024-02-12 12:46:17 PM

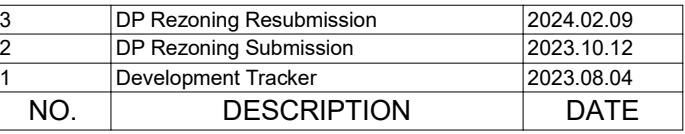
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3

meet #

A122





TURNER SITE

Sheet Name Level 3

Level 3

October 12, 2023

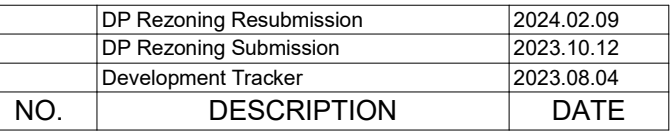
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Revision

Sheet #

A123

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EMPRESA PROPERTIES
2 Richmond Rd, Victoria,
BC

Sheet Name Level 4

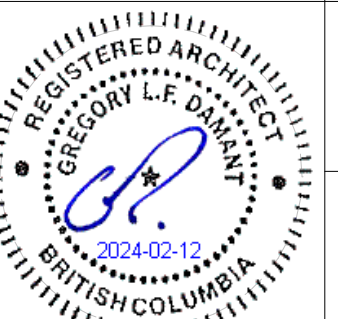
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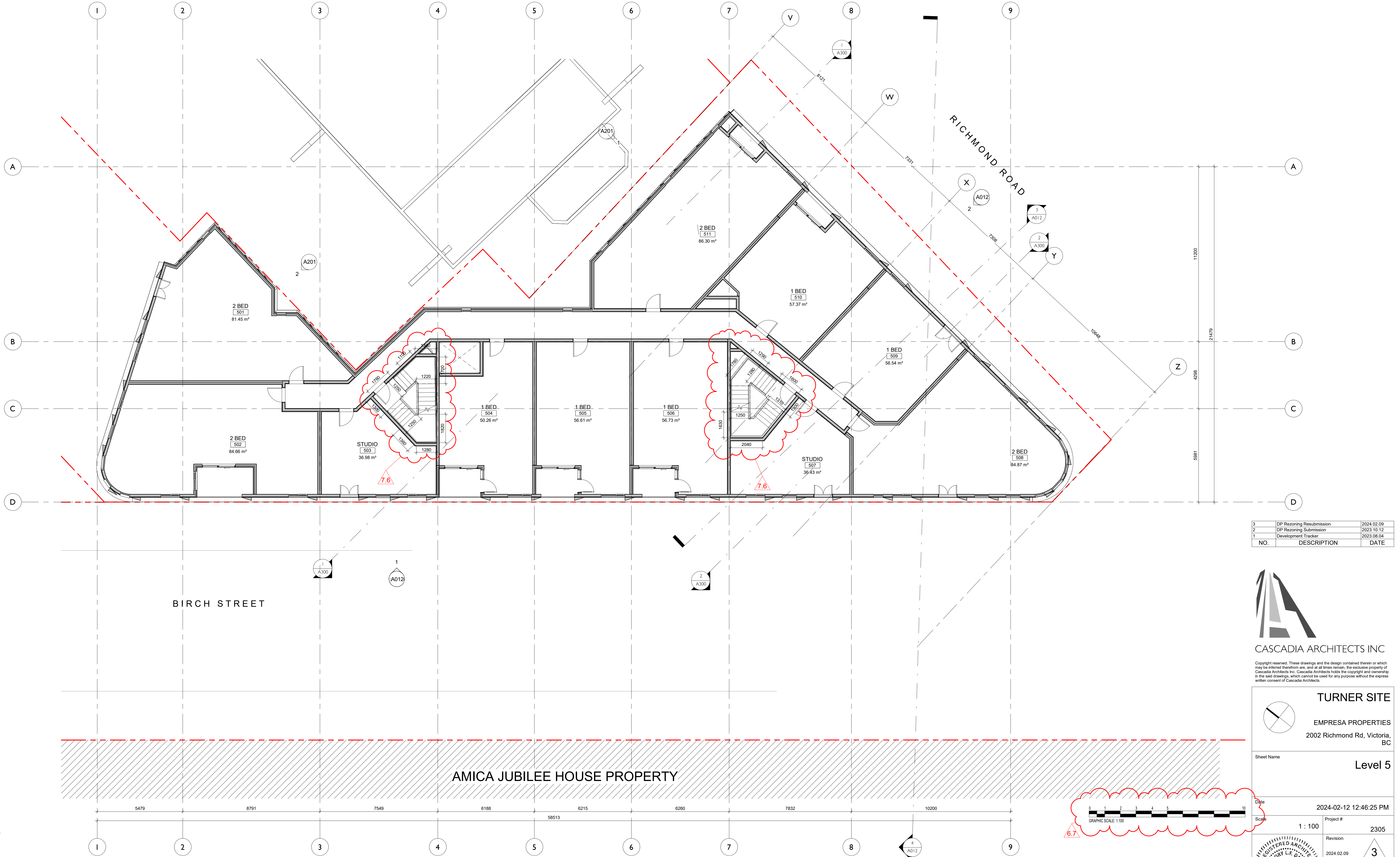
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3

est #

A124





3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Level 5

Date
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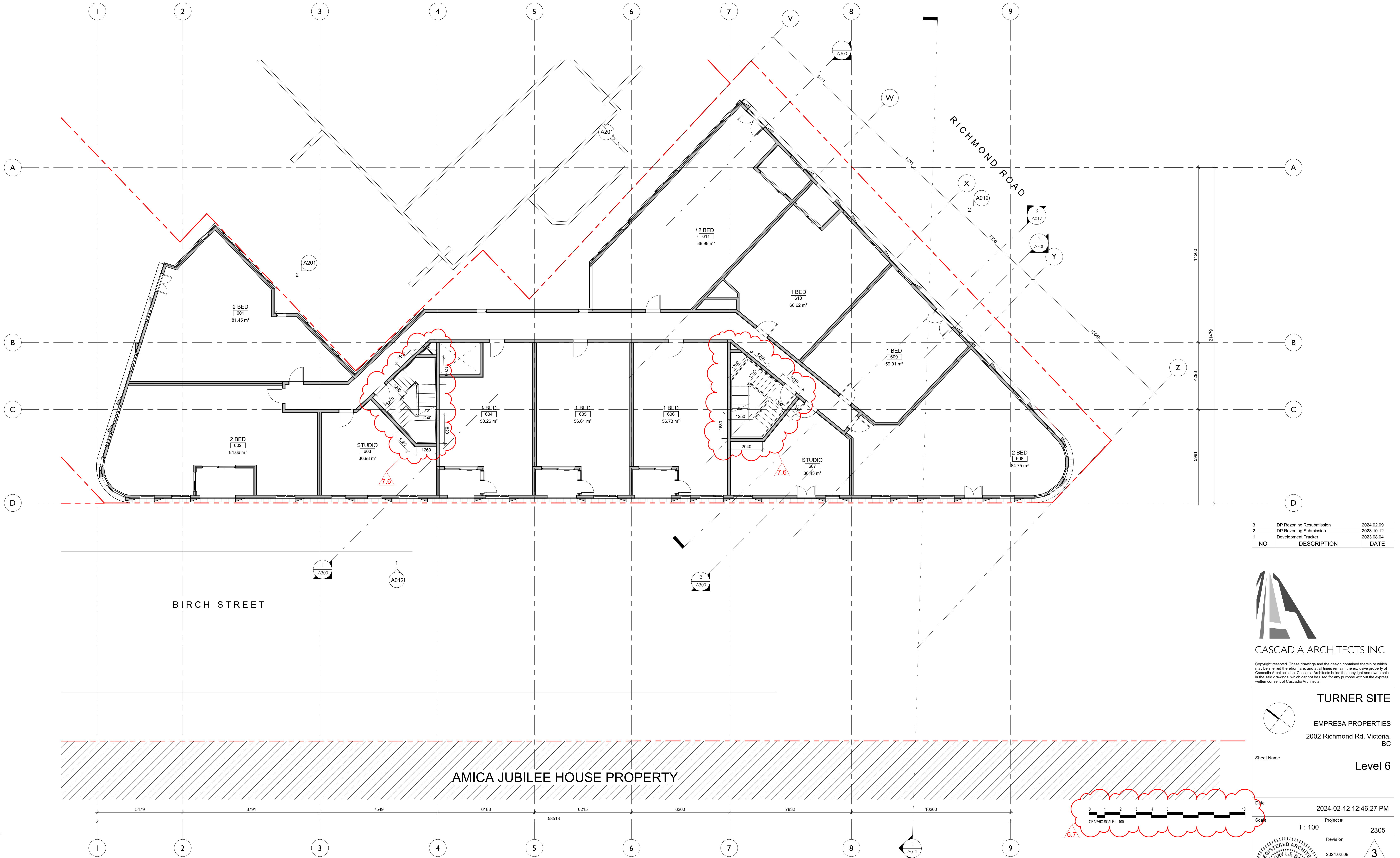
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Project #
2305

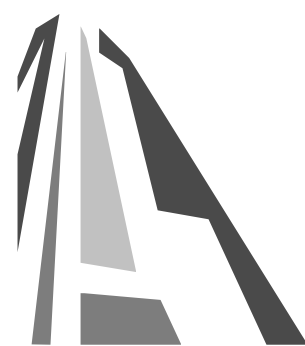
Revision
2024.02.09

Sheet #
A125

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-02-12
BRITISH COLUMBIA



3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Level 6

Date
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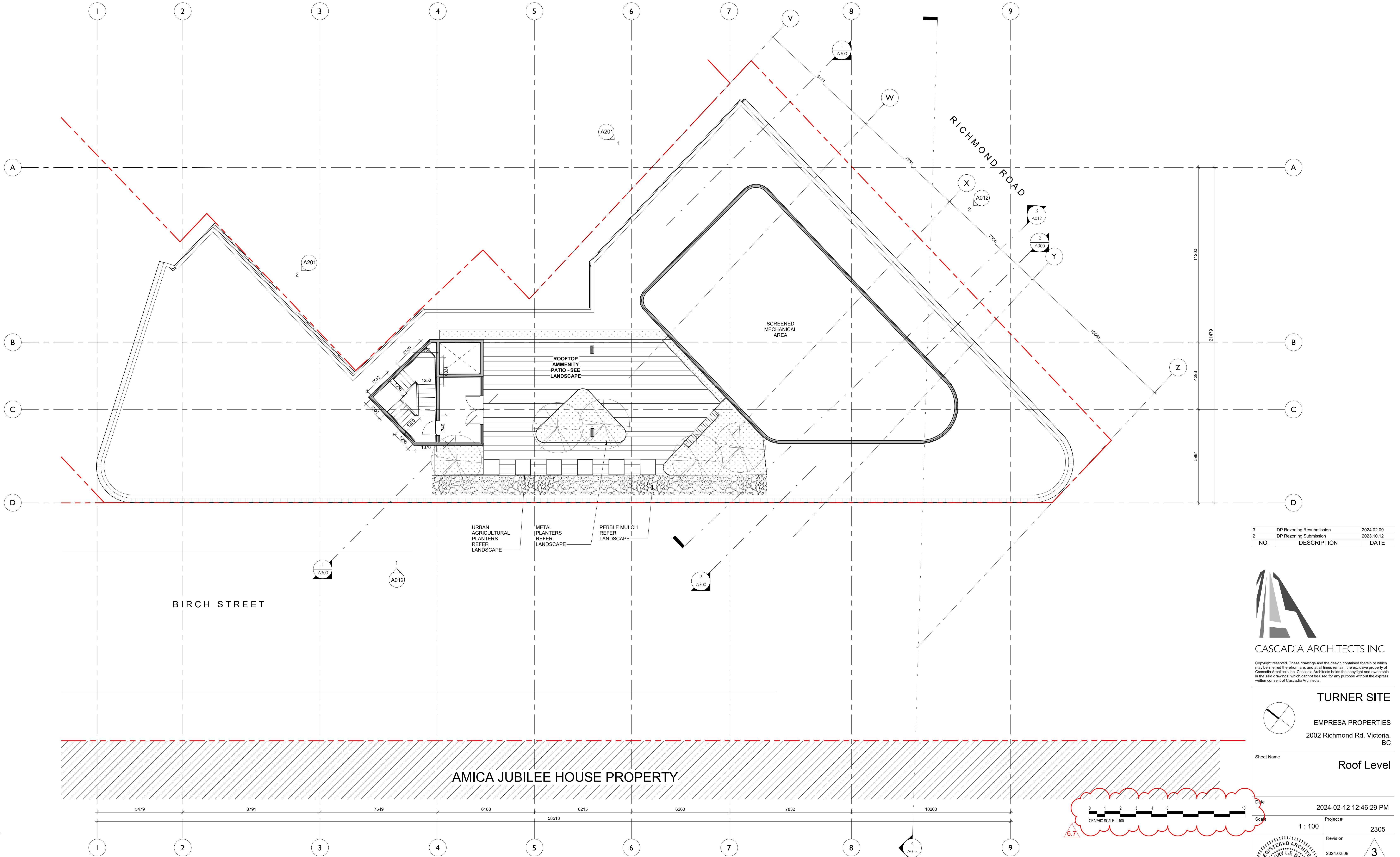
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Project #
2305

Revision
2024.02.09

Sheet #
A126

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-02-12
BRITISH COLUMBIA



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



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Roof Level

Date

2024-02-12 12:46:29 PM

Scale

1 : 100

Project #

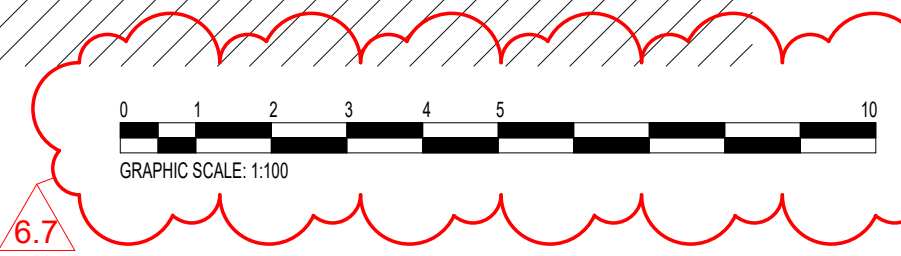
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Revision

3

Sheet #

A127

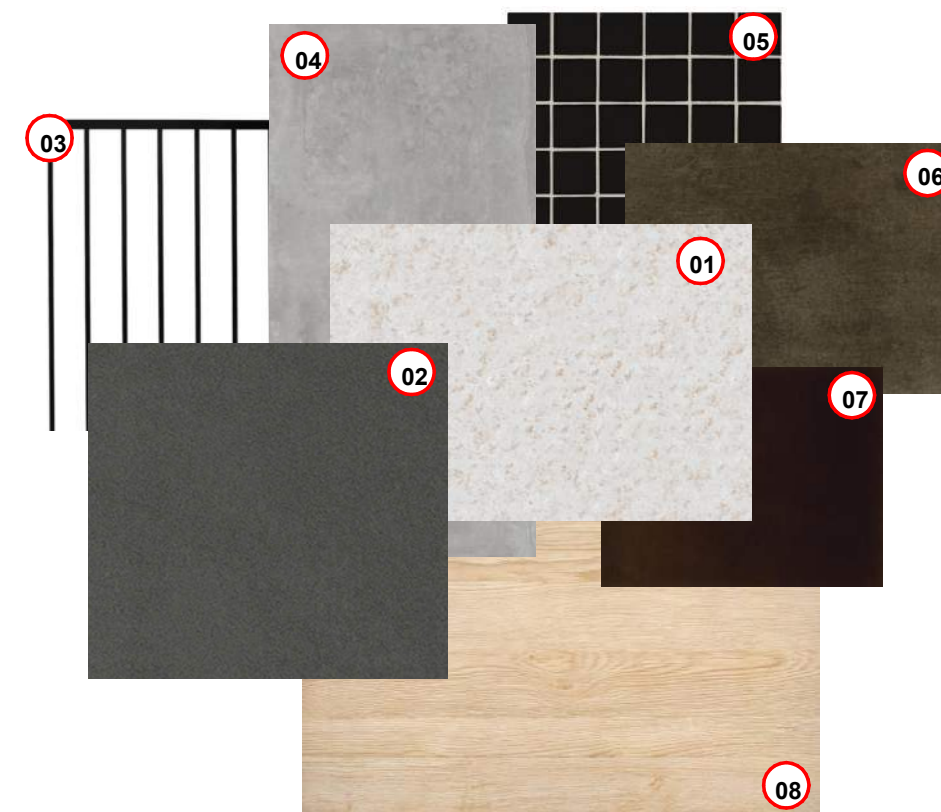


C:\Users\jld\Documents\2305 Turner Site\Drawings\A127\A127.dwg



1 Birch Street Elevation
SCALE = 1 : 100

- MATERIALS LEGEND**
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood



2 Richmond Road Elevation
SCALE = 1 : 100

URBAN
AGRICULTURAL
PLANTERS
REFER
LANDSCAPE

3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



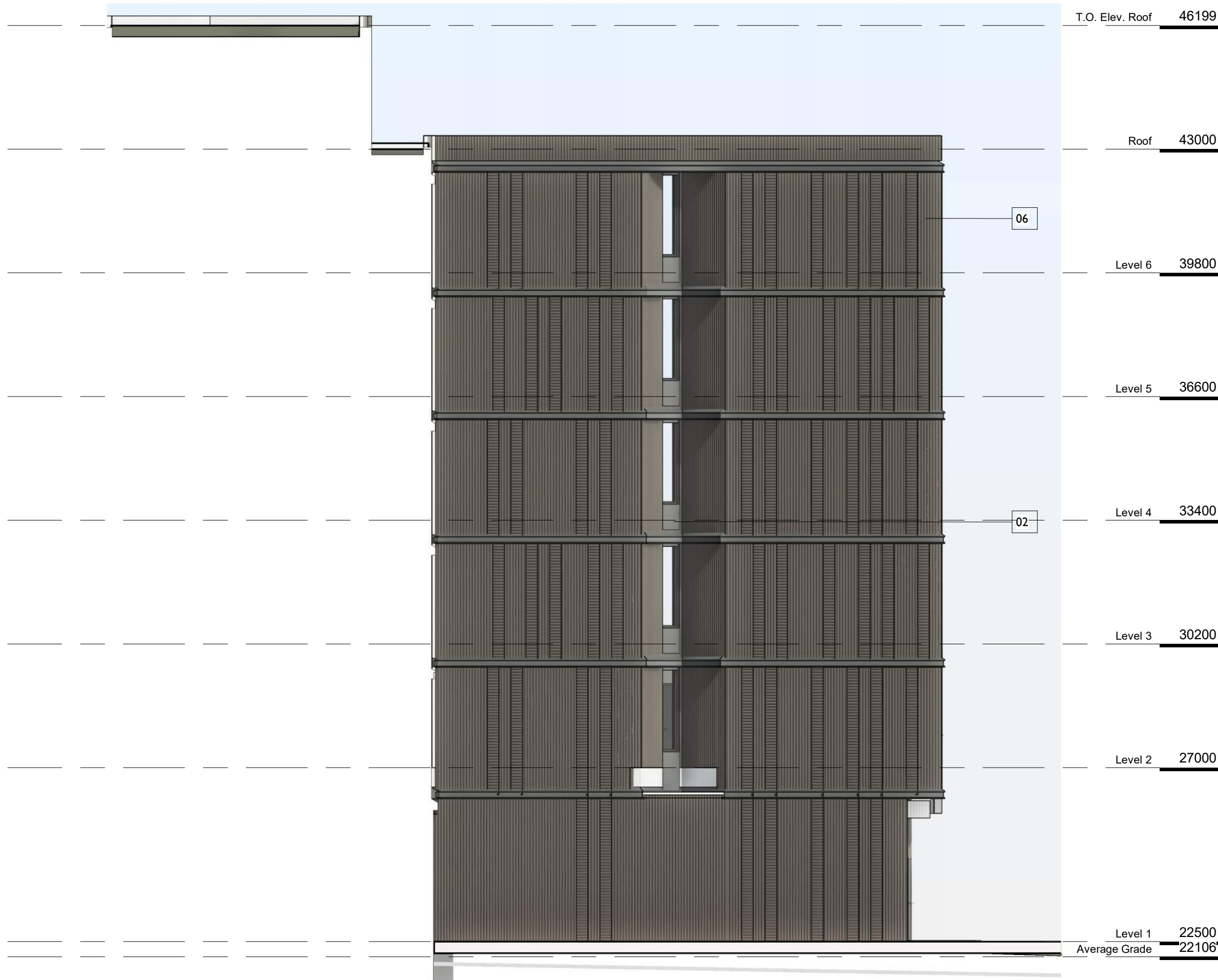
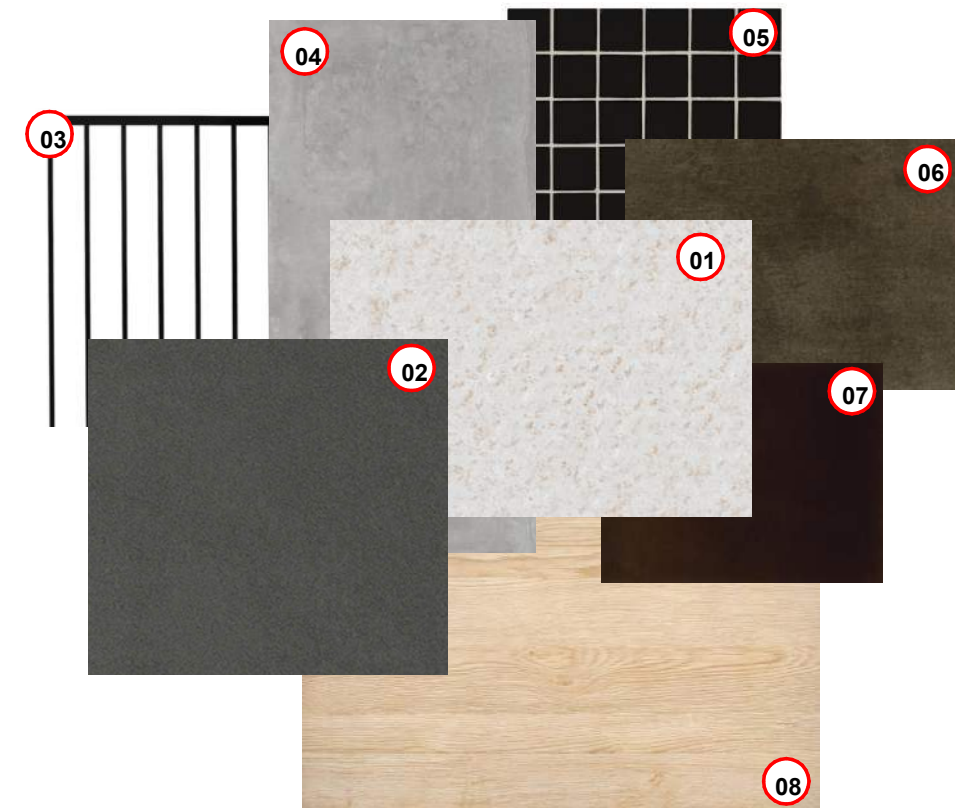
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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
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Scale	As indicated	Project # 2305
	Revision	3
	2024.02.09	
Sheet #	A200	



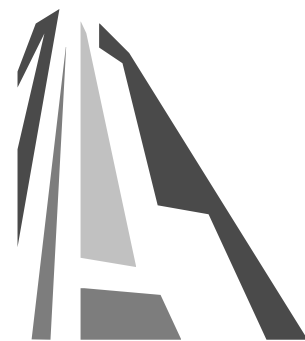
1 NORTH FACING ELEVATION FROM 2020 RICHMOND SITE
SCALE = 1 : 100

- MATERIALS LEGEND
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood



2 EAST FACING ELEVATION FROM 2020 RICHMOND SITE
SCALE = 1 : 100

3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Elevations

Date
2024-02-12 2:55:31 PM

Scale
As indicated

Project #
2305

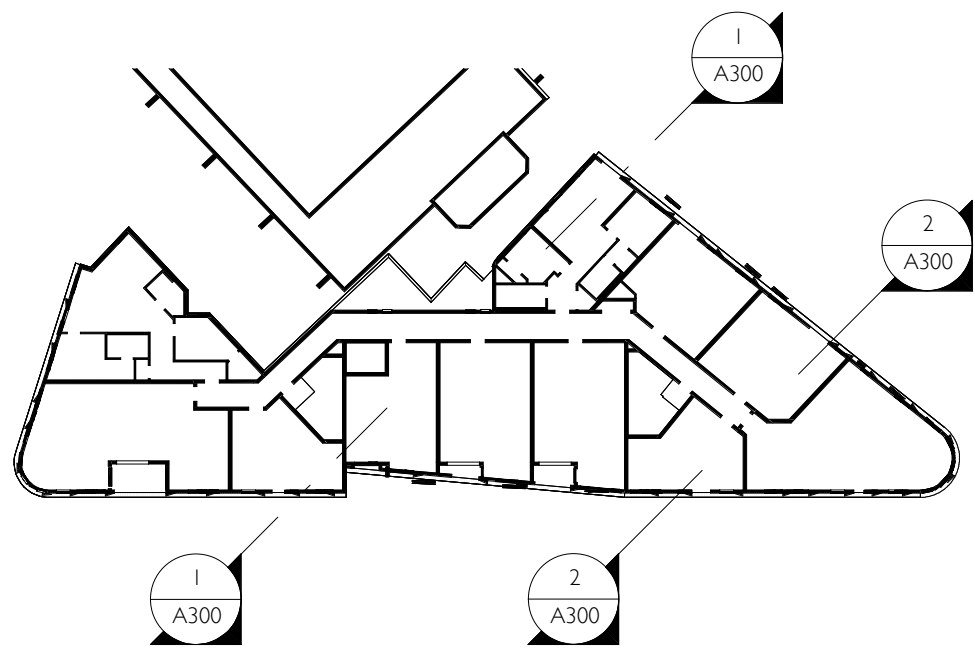
Revision
2024.02.09

3

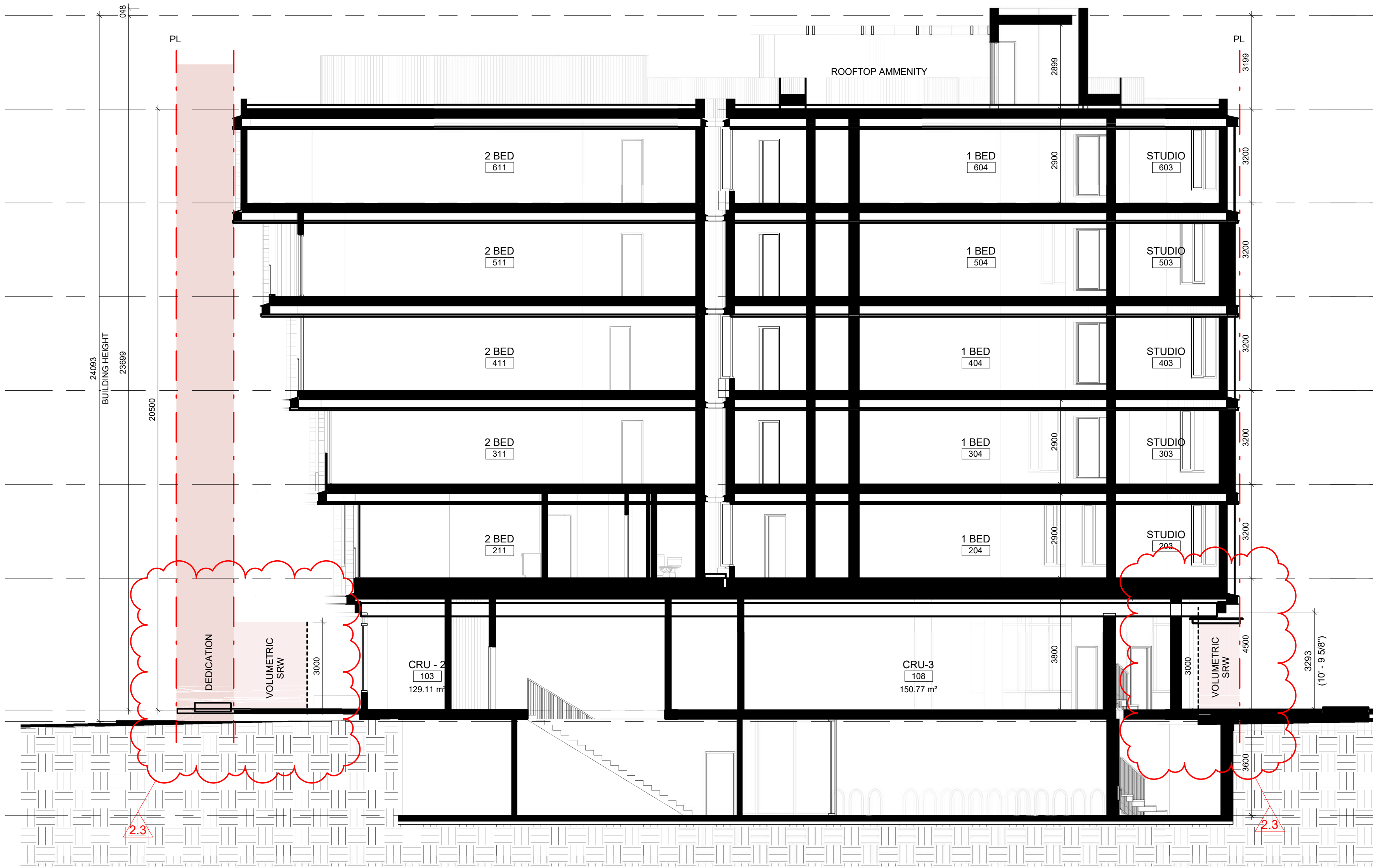
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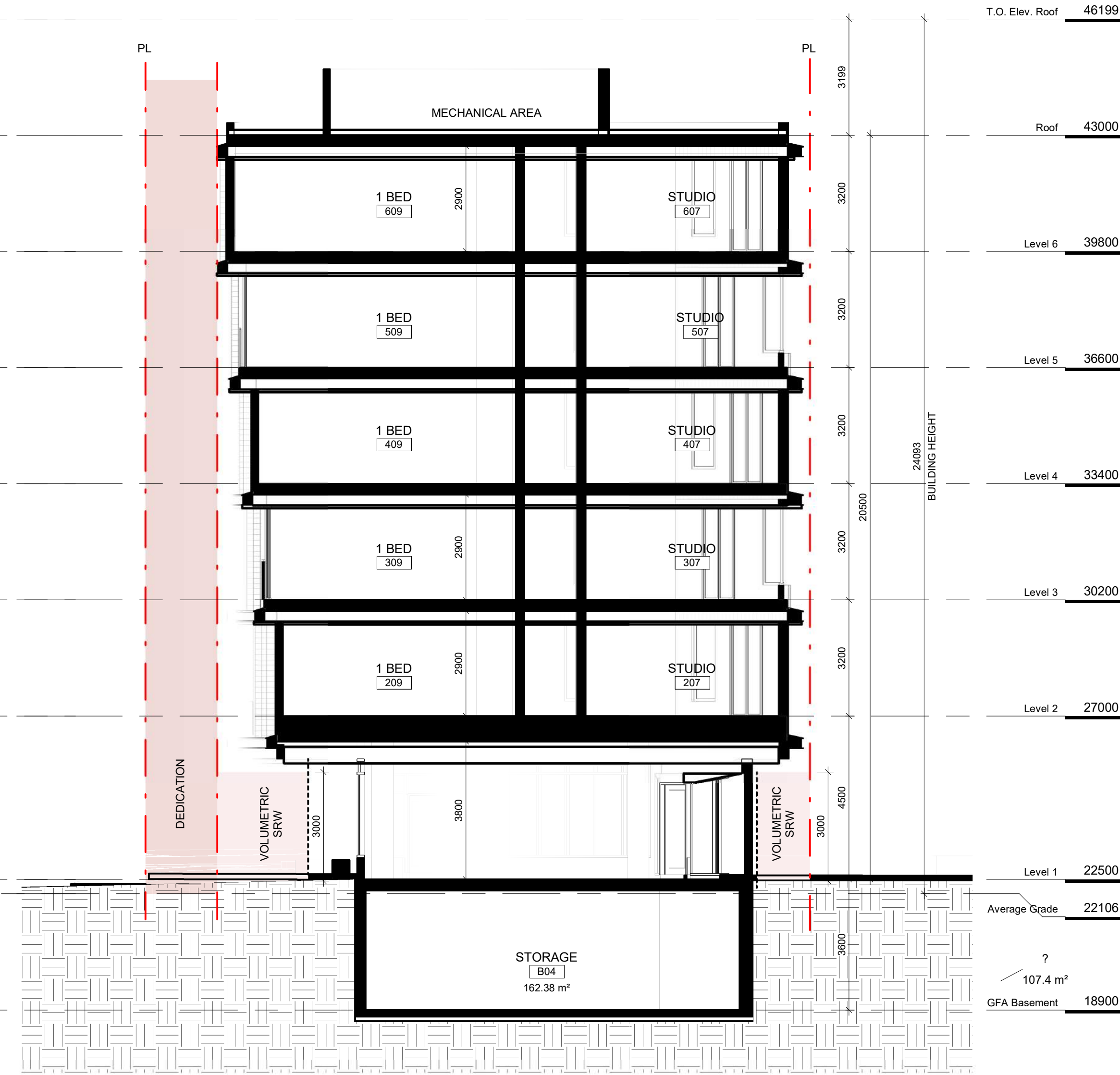




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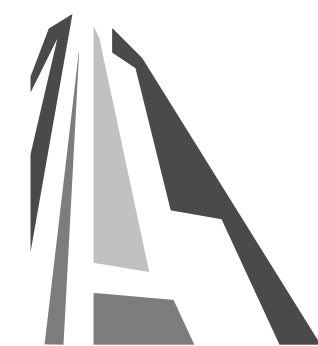


1 Section 1
SCALE = 1 : 100



2 Section 2
SCALE = 1 : 100

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



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Building Sections

Date 2024-02-12 12:47:24 PM

Scale As indicated Project # 2305

Revision 2024.02.09 3

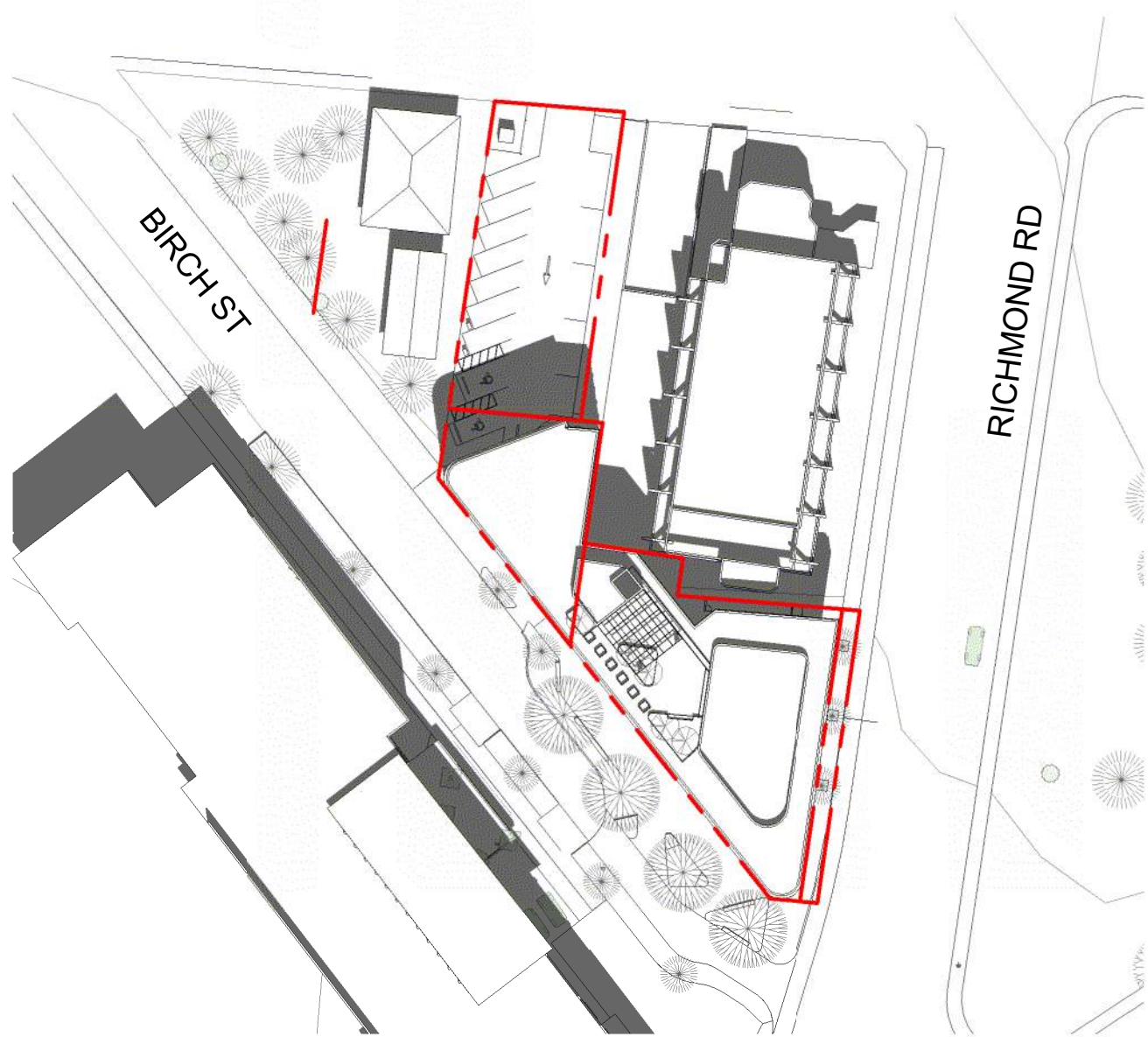
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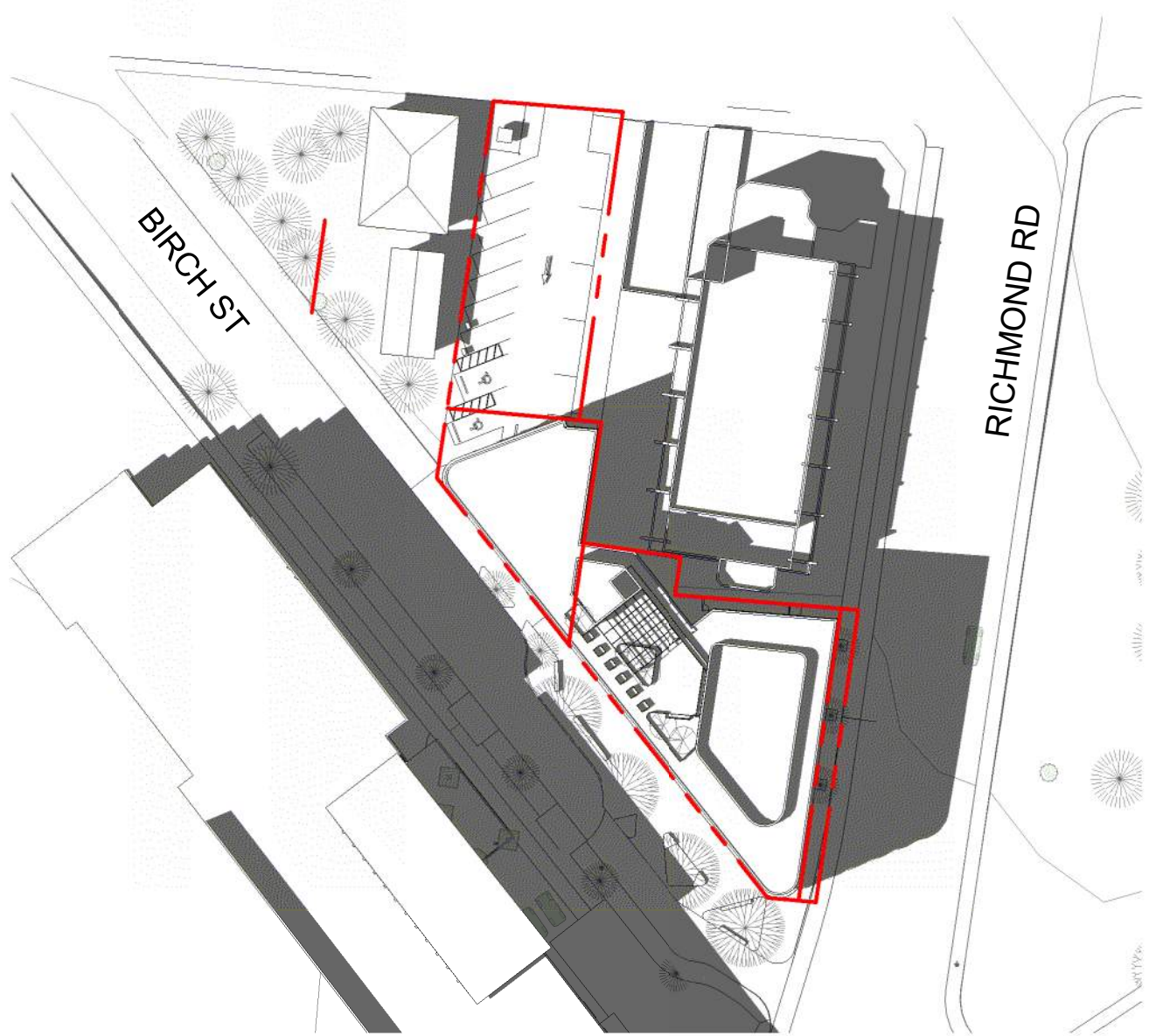
REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-02-12
BRITISH COLUMBIA



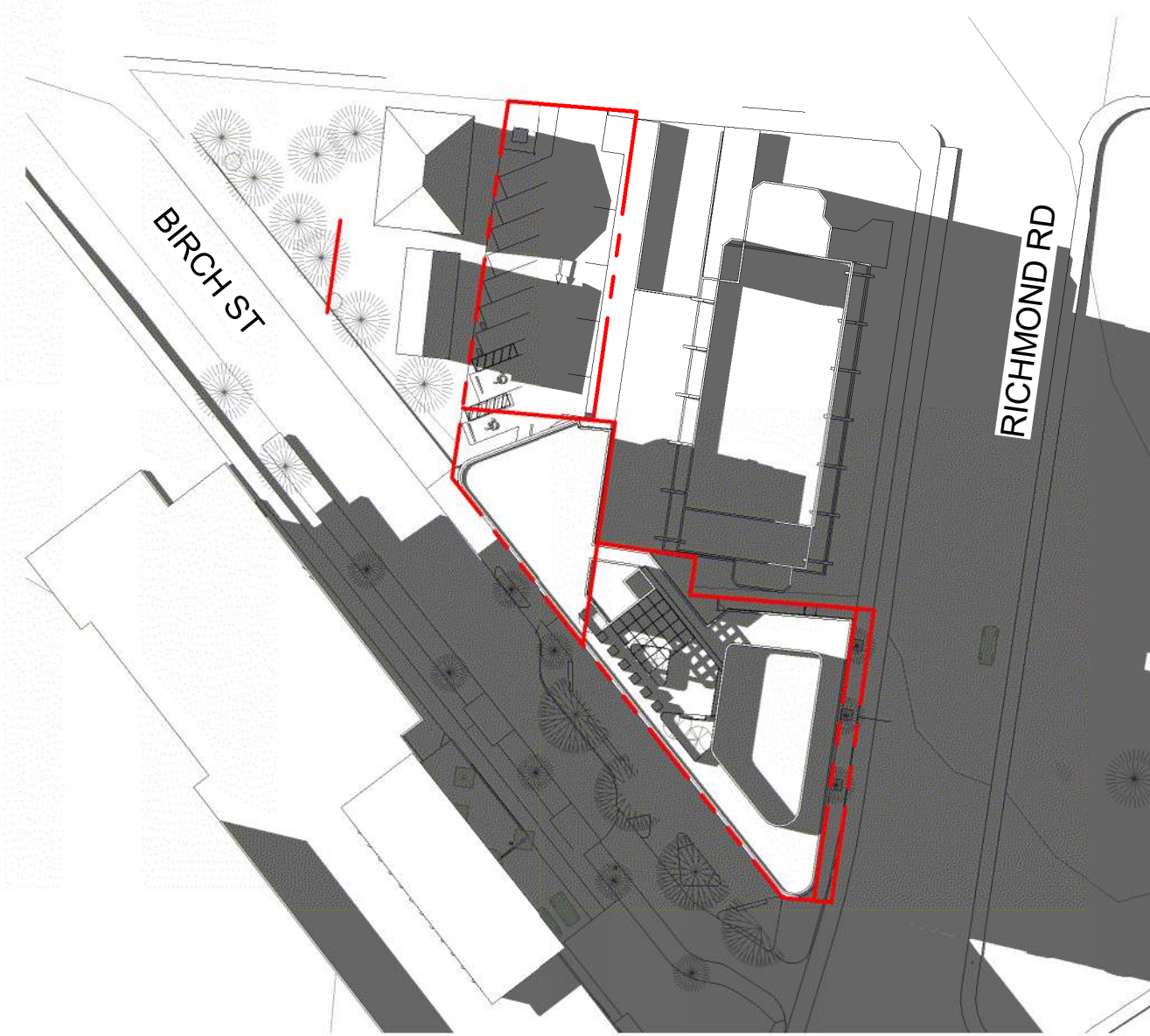
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SCALE = 1 : 750



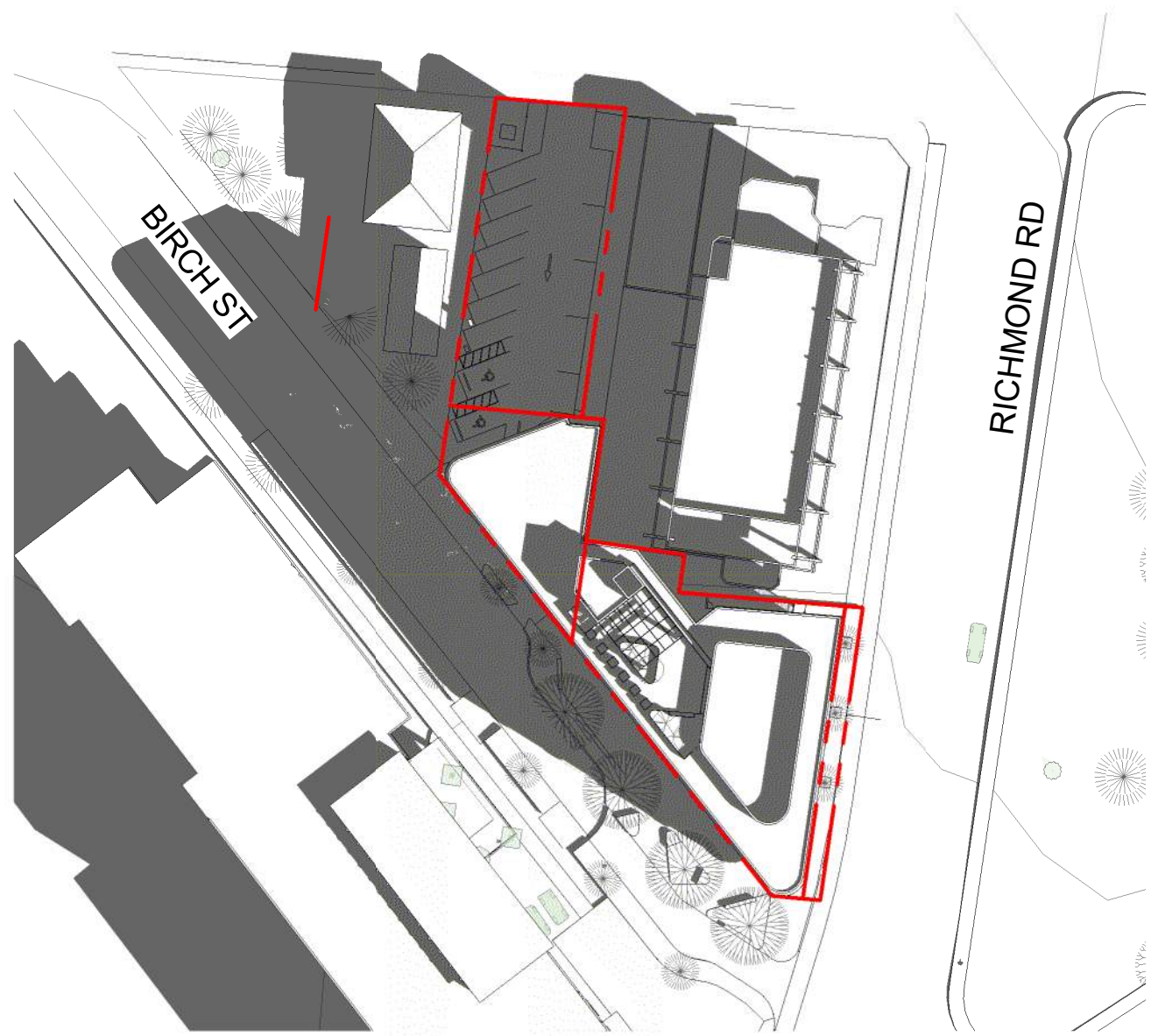
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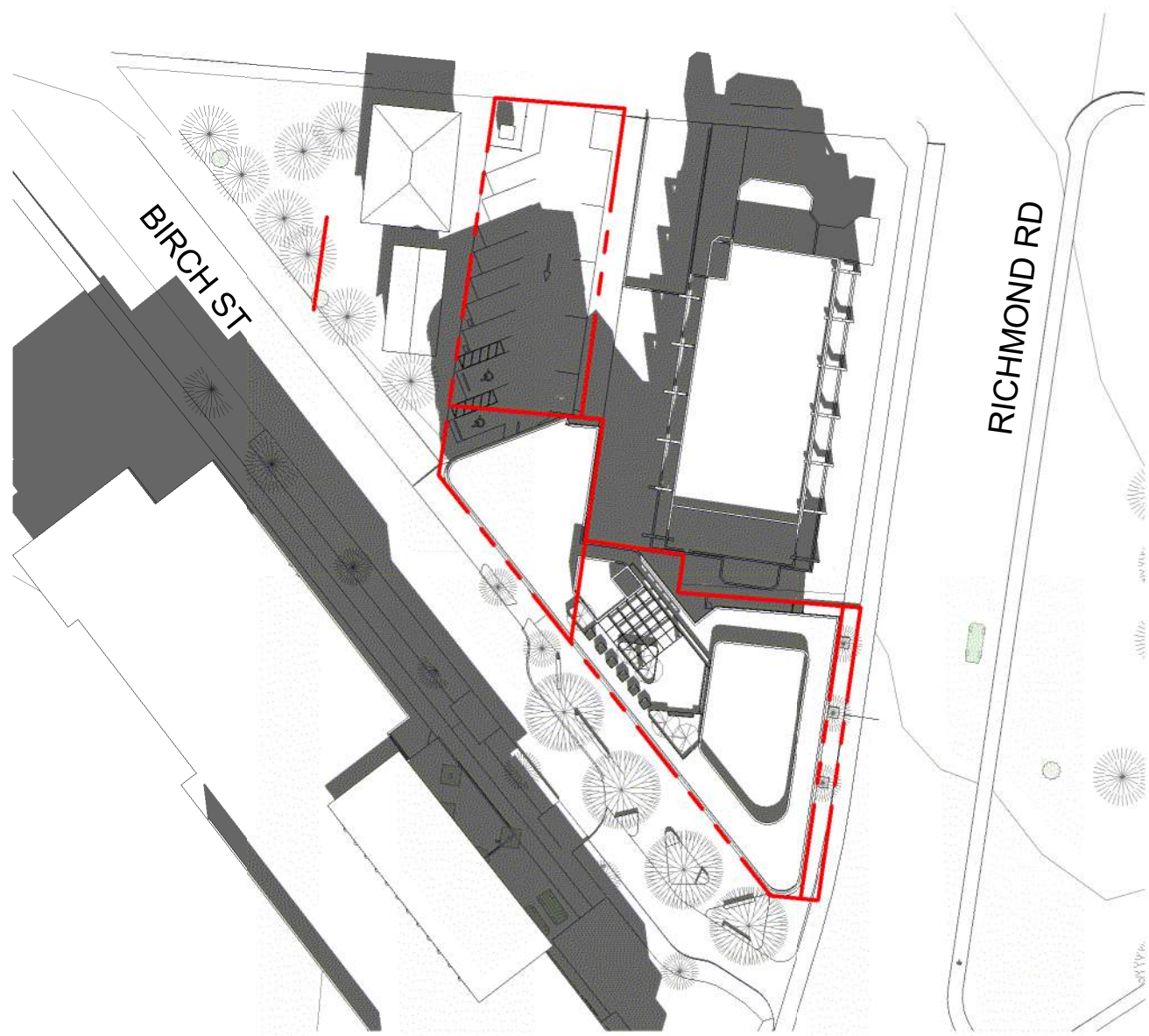
3 Shadow Study - Summer Solstice 3 PM
SCALE = 1 : 750



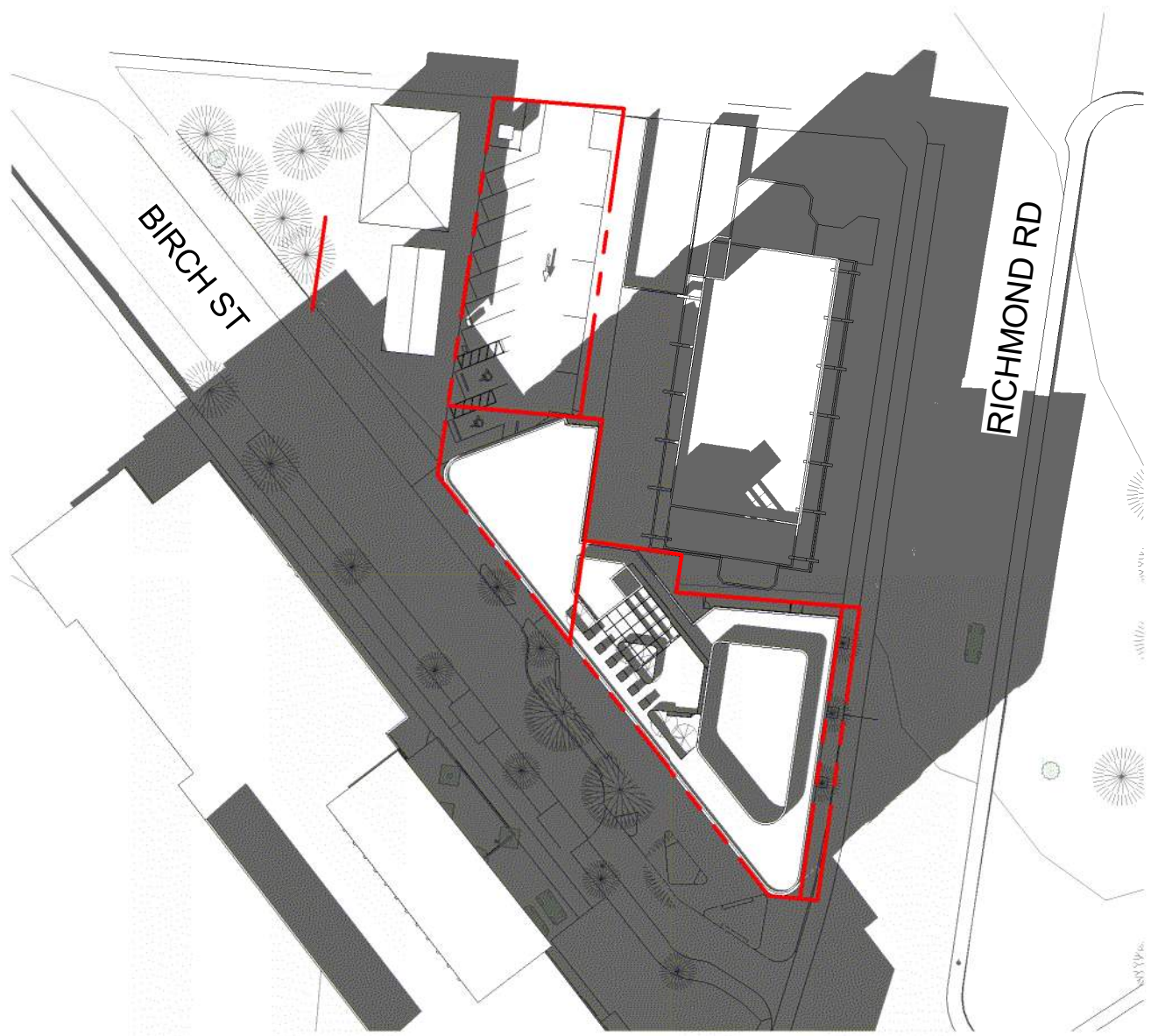
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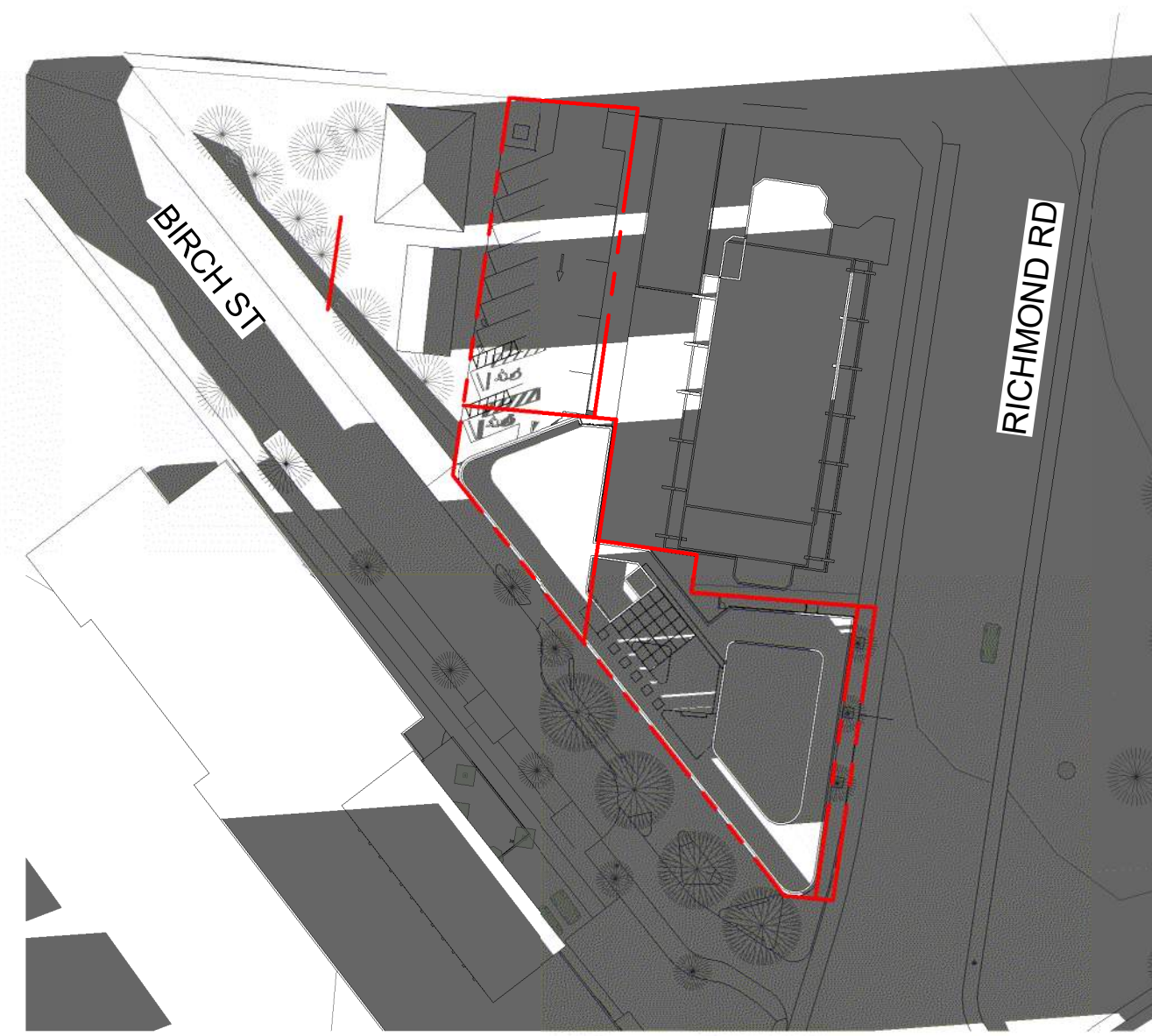
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SCALE = 1 : 750



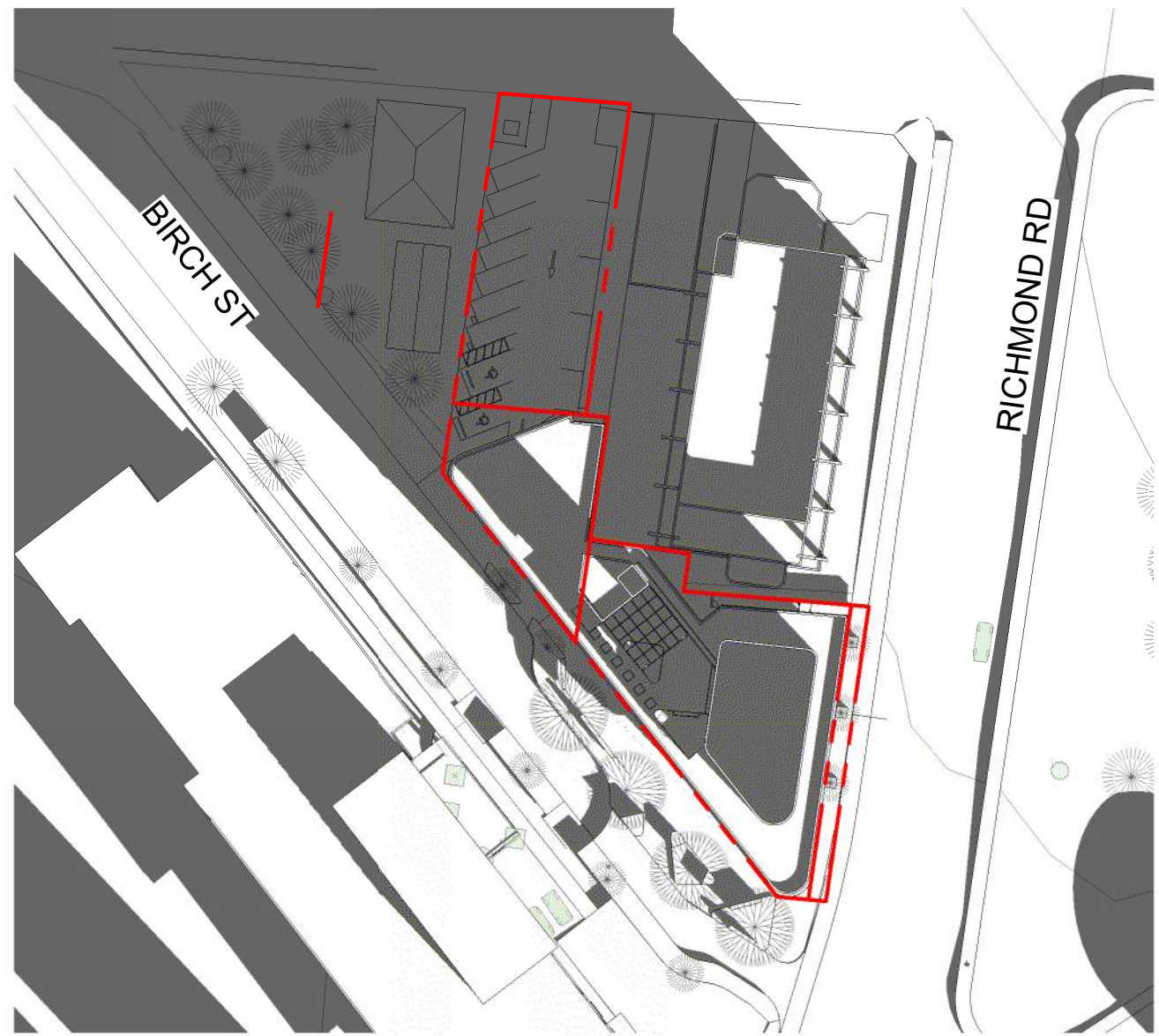
6 Shadow Study - Equinox 12 PM
SCALE = 1 : 750



7 Shadow Study - Equinox 3 PM
SCALE = 1 : 750



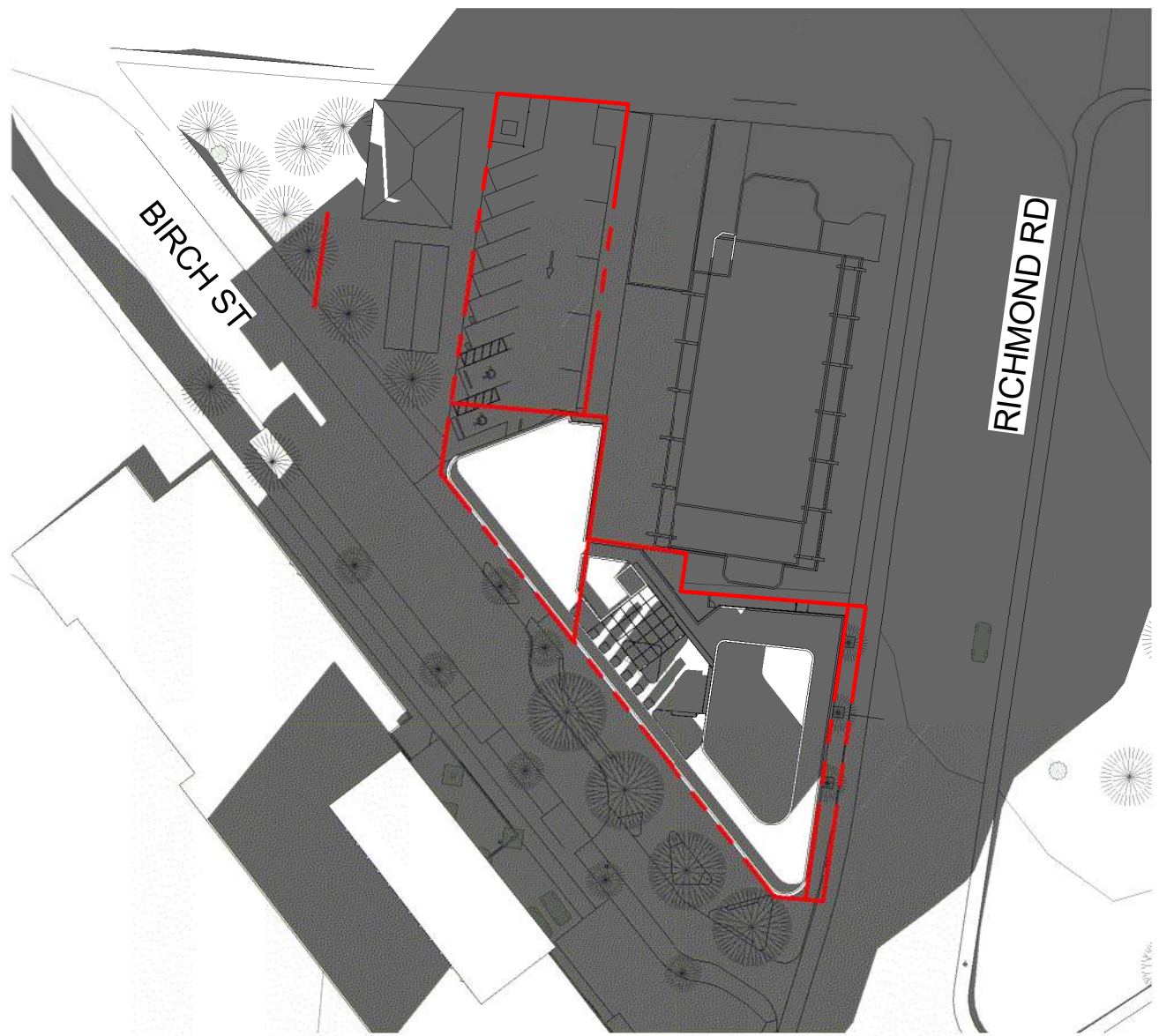
8 Shadow Study - Equinox 6 PM
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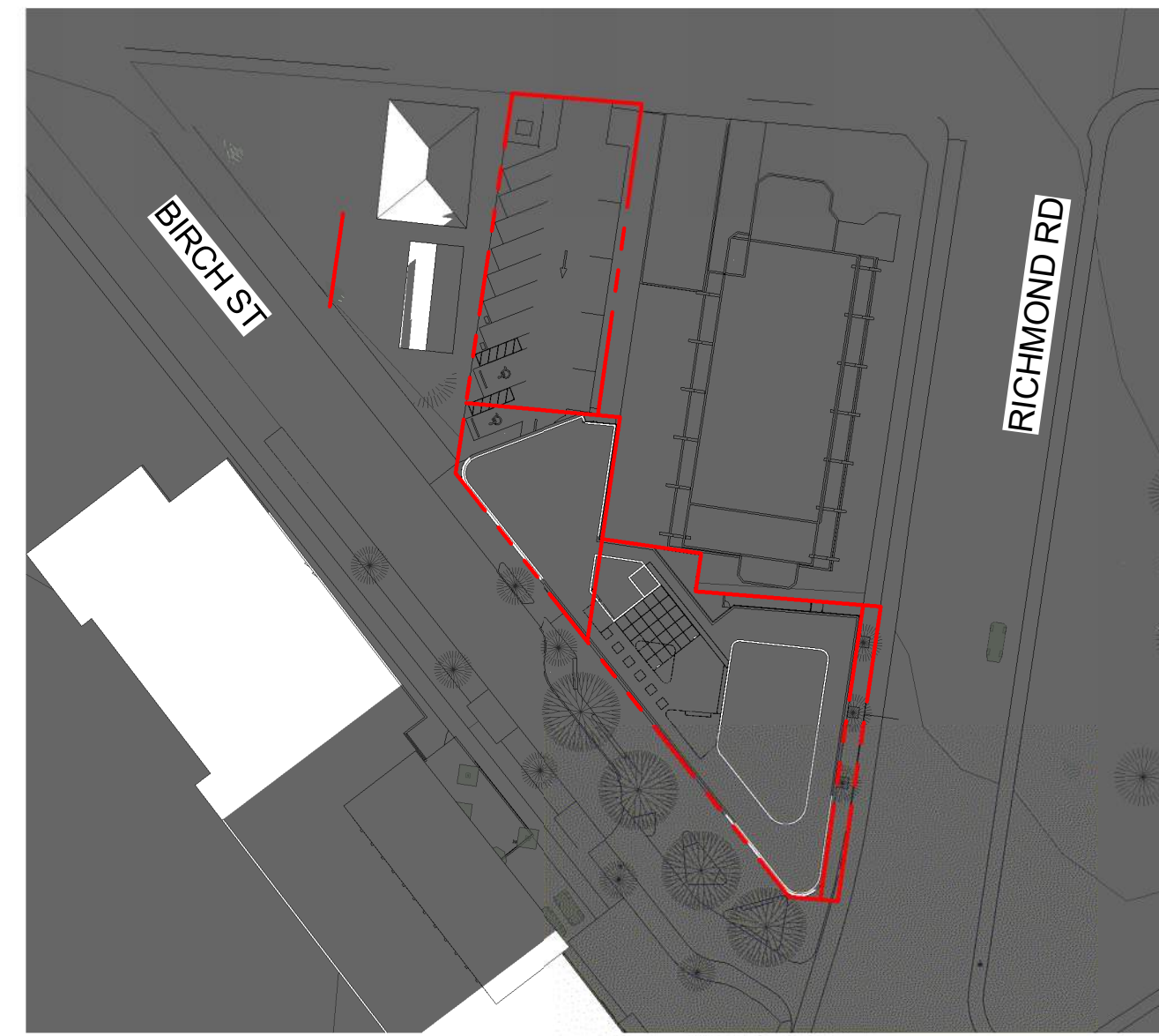
9 Shadow Study - Winter Solstice 9 AM
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10 Shadow Study - Winter Solstice 12 PM
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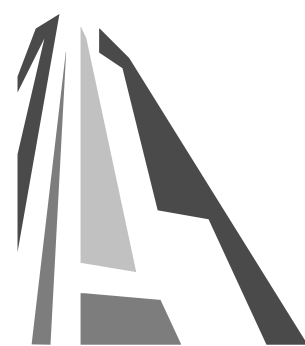


11 Shadow Study - Winter Solstice 3 PM
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12 Shadow Study - Winter Solstice 6 PM
SCALE = 1 : 750

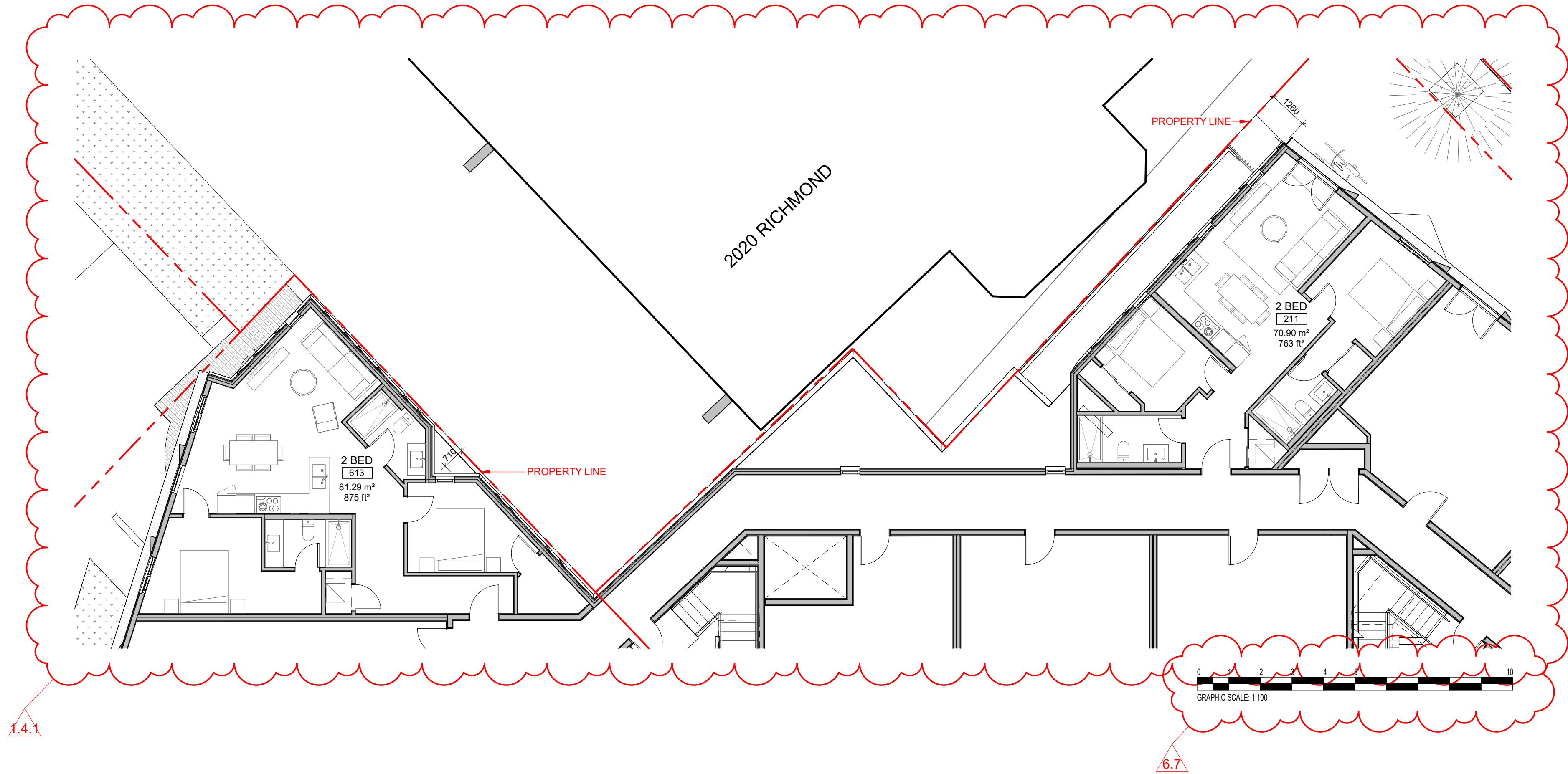
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE		
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Scale	1 : 750	Project # 2305
Revision 2023.10.12		2
Sheet #		A900

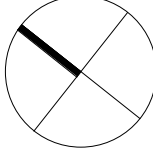


3	DP Rezoning Resubmission	2024.02.09
NO.	DESCRIPTION	DATE



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TURNER SITE


EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Unit Layouts along PL

Date
2024-02-12 3:05:08 PM

Scale
1 : 100

Project #
2305



Revision
2024.02.09

3

Sheet #
A128



TURNER SITE

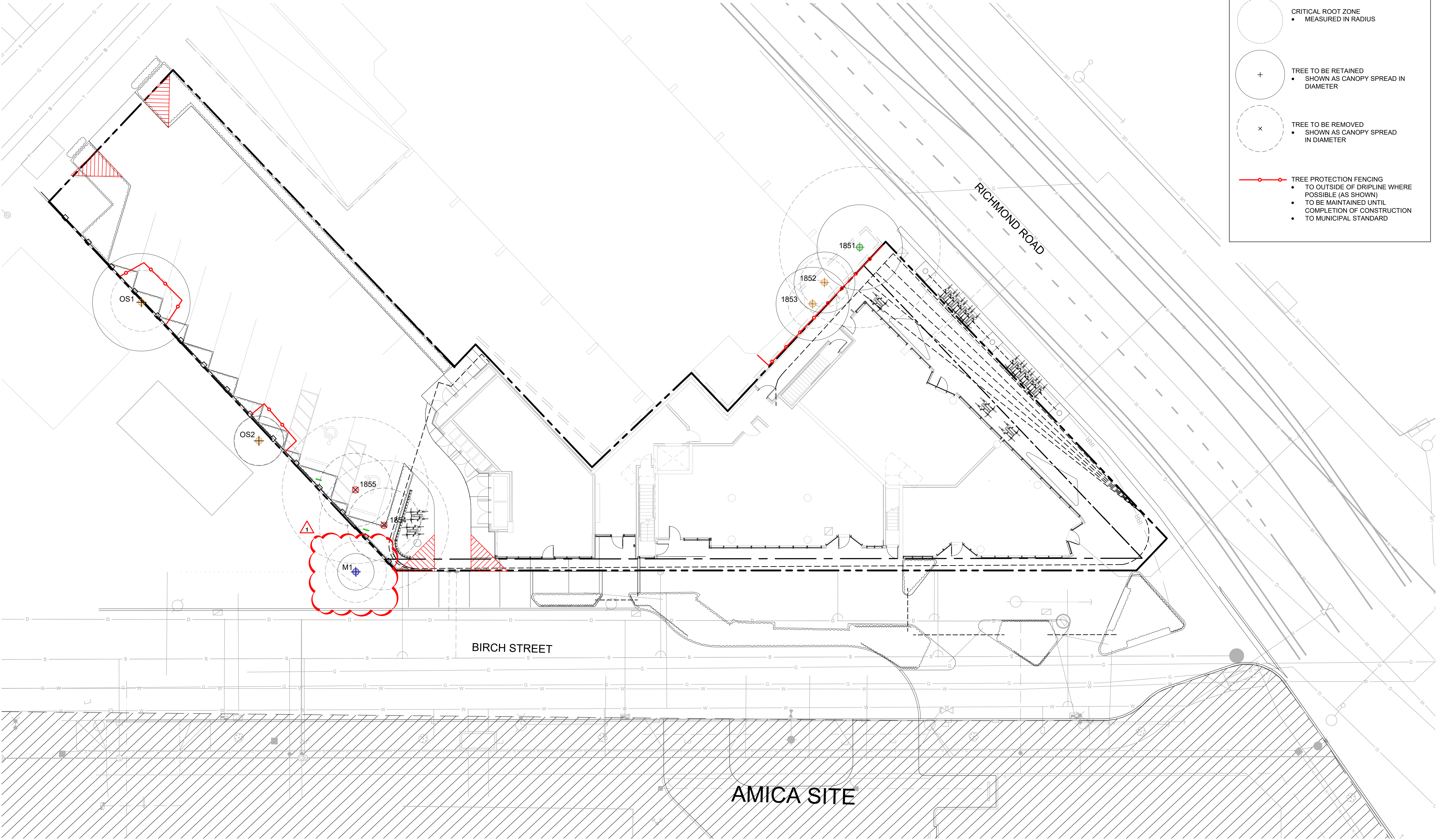
2002 RICHMOND RD. VICTORIA, BC

SHEET LIST

L0.00 COVER PAGE	
L0.01 TREE MANAGEMENT PLAN	L3.01 SOIL DEPTH PLAN - LEVEL 1
L0.02 TREE MANAGEMENT PLAN	L3.02 SOIL DEPTH PLAN - ROOFTOP
L1.01 MATERIALS PLAN - LEVEL 1	L4.01 LIGHTING PLAN - LEVEL 1
L1.02 MATERIALS PLAN - ROOFTOP	L4.02 LIGHTING PLAN - ROOFTOP
L2.00 PLANTING SCHEDULE - LEVEL 1	L5.01 SECTIONS
L2.01 TREE PLANTING PLAN - LEVEL 1	L6.01 DETAILS
L2.02 PLANTING PLAN - LEVEL 1	
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 IABC 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

CRITICAL ROOT ZONE
• MEASURED IN RADIUS

TREE TO BE RETAINED
• SHOWN AS CANOPY SPREAD IN DIAMETER

TREE TO BE REMOVED
• SHOWN AS CANOPY SPREAD IN DIAMETER

TREE PROTECTION FENCING

• TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)

• TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION

• TO MUNICIPAL STANDARD



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

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

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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

SEAL



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

DWG NO:

SCALE: 1:150

L0.01



1

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

3	ISSUED FOR DP RESUBMISSION	2/9/2024
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1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/Y

SEAL

NORTH ARROW



DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:

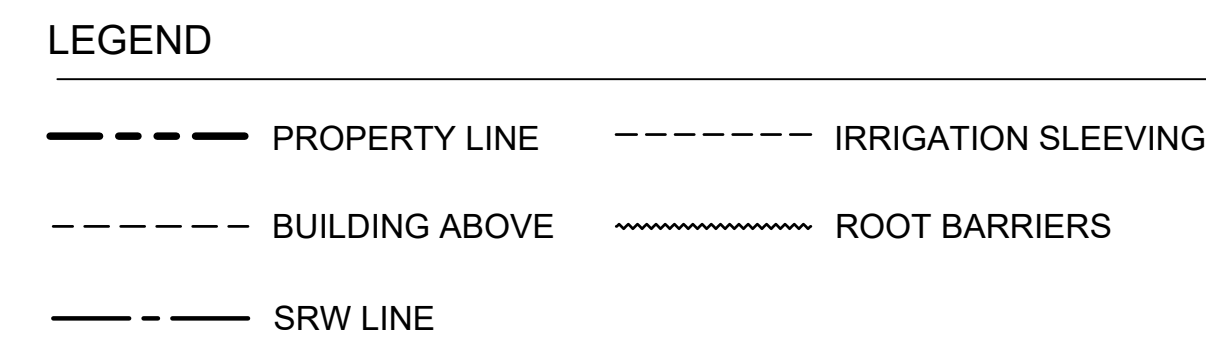
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L0.02


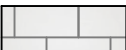






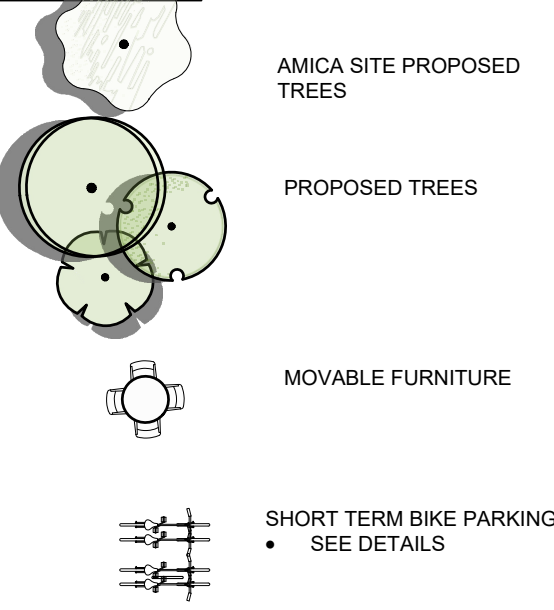
CRU PATIOS

CORNER PLAZA



MATERIALS SCHEDULE - LEVEL 1

SYMBOL	DESCRIPTION	QTY
	Paving Type 1: CIP concrete	69.6 m ²
	Paving Type 2: Concrete Unit Pavers -Pedestrian grade	442.3 m ²
	Paving Type 3: Concrete Unit pavers -Vehicular grade	109.6 m ²
	Paving Type 4: Stamped Pervious Concrete	475.2 m ²
	Planted areas -Refer to Planting plan	198.3 m ²
	Soil Cells	92.9 m ²



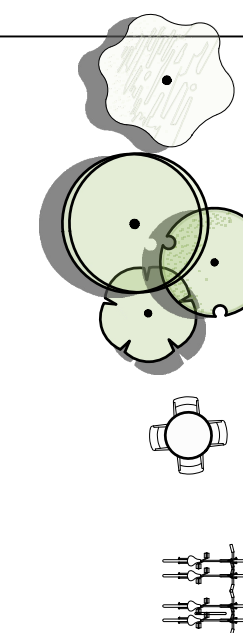
AMICA SITE PROPOSED TREES

PROPOSED TREES

MOVABLE FURNITURE

SHORT TERM BIKE PARKING

- SEE DETAILS



AMICA SITE PROPOSED

PROPOSED TREES

MOVABLE FURNITURE

SHORT TERM BIKE PARKING
• SEE DETAILS

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

MATERIALS PLAN NOTES

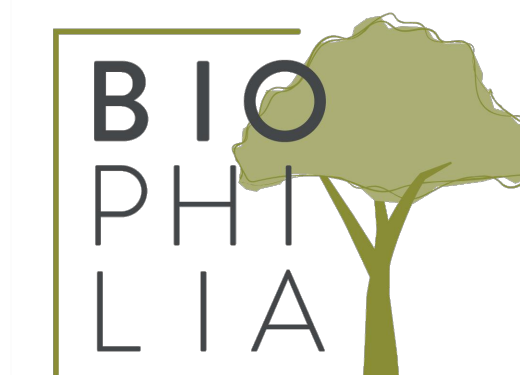
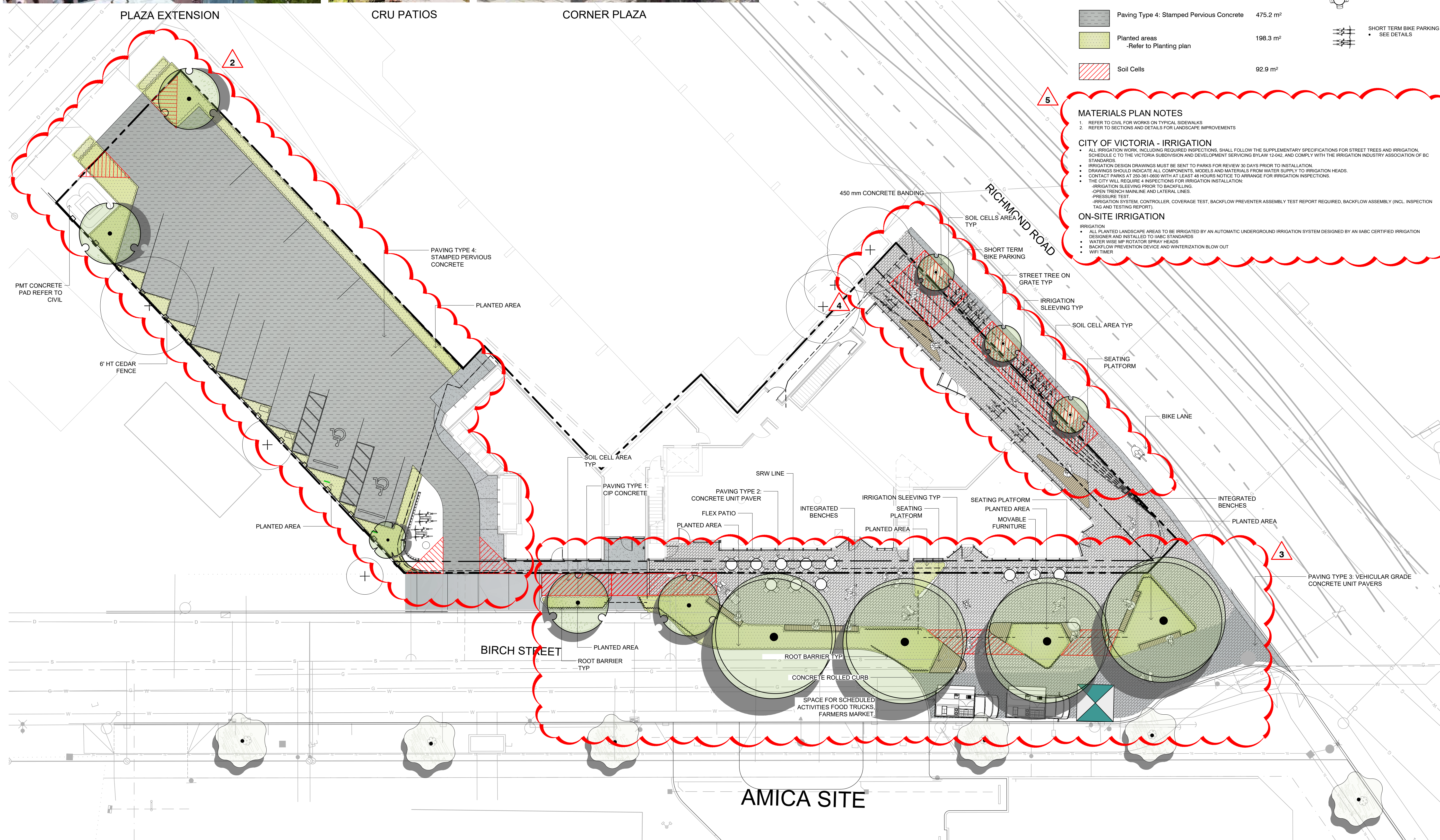
1. REFER TO CIVIL FOR WORKS ON TYPICAL SIDEWALKS
2. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS

CITY OF VICTORIA - IRRIGATION

- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BY-LAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- CONTACT PARKS AT 250-581-0000 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
 - IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAINLINE AND LATERAL LINES.
 - PRESSURE TEST
 - IRRIGATION SYSTEM CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

ON-SITE IRRIGATION

- ALL PLANTED LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY AN IIABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IIABC STANDARDS
- WATER WISE MP ROTATOR SPRAY HEADS
- BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
- WIFI TIMER



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

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

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1	ISSUED FOR DEVELOPMENT TRACKER	08/08/20
NO.	ISSUE	MM/DD/

SEAL

NORTH ARROW



DRAWING TITLE:

MATERIALS PLAN

LEVEL 1

DWG NO:

SCALE: 1:150

L1.01



BBQ STAND



URBAN AGRICULTURE PLANTERS



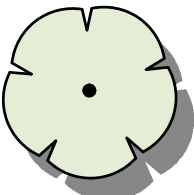
LOUNGE AREA

LEGEND

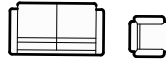
- PROPERTY LINE
- BUILDING ABOVE

MATERIALS SCHEDULE

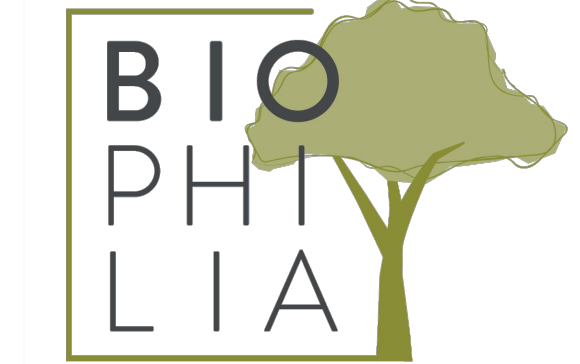
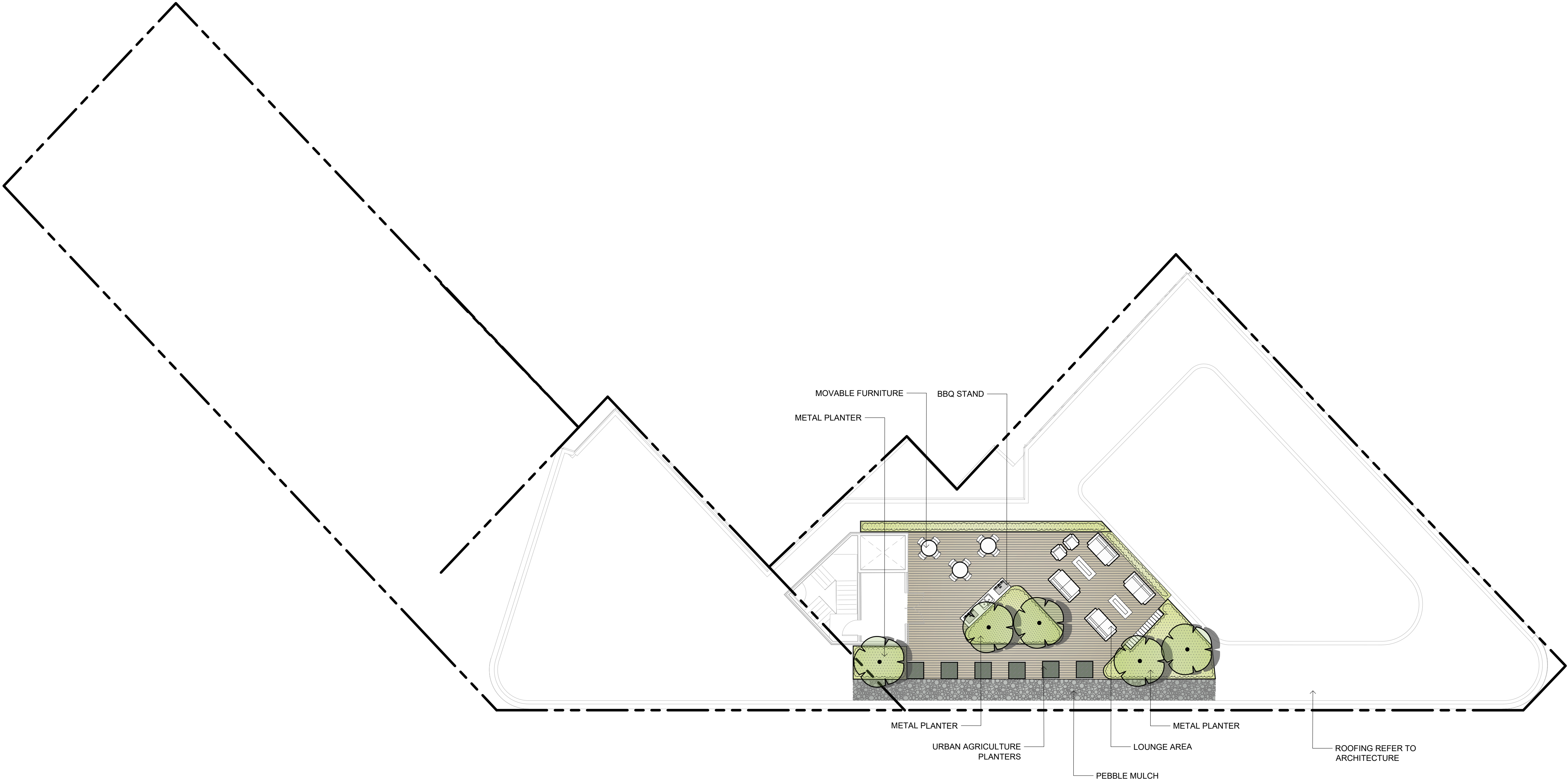
SYMBOL	DESCRIPTION	QTY
	Paving Type 5: Composite Wood Deck	94.1 m²
	Pebble Mulch	27.2 m²
	Planted areas -Refer to Planting plan	40.1 m²
	Urban agriculture	1.8 m²



Proposed trees



Movable furniture



1608 Camosun Street, Victoria BC V8T 3E6
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NORTH ARROW

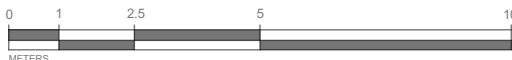


DRAWING TITLE:
**MATERIALS PLAN
ROOFTOP**

DWG NO:

SCALE: 1:150

L1.02



PLANT SCHEDULE LEVEL 1

2024-02-08 11:53

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

PLANTING PLAN NOTES

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



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
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DRAWN BY: GRACE MORAZZANI

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SEAL

NORTH ARROW



DRAWING TITLE:
PLANTING SCHEDULE
LEVEL 1

DWG NO:

SCALE: 1:150

L2.00



ARMSTRONG RED MAPLE
ACER RUBRUM 'ARMSTRONG'



GARRY OAK
QUERCUS GARRYANA



PAPERBARK MAPLE
ACER GRISEUM



RED MAPLE
ACER RUBRUM



PACIFIC MADRONE
ARBUTUS MENZIESII

LEGEND

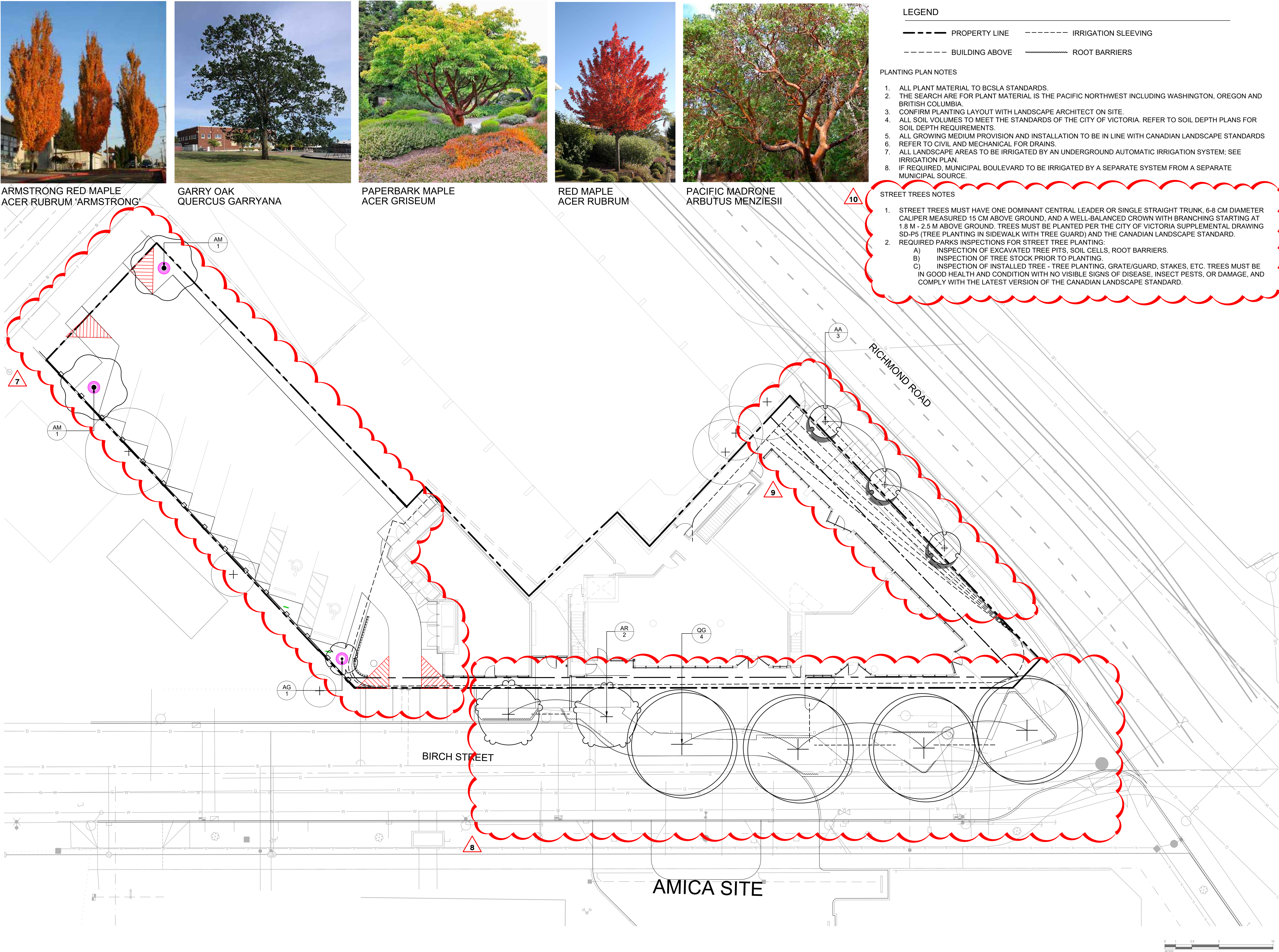
- PROPERTY LINE - - - - - IRRIGATION SLEEVING
- - - - - BUILDING ABOVE ~~~~~ ROOT BARRIERS

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.
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6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN.
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.



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NO.	ISSUE	MM/DD/YY

SEAL

NORTH ARROW



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

DWG NO:

SCALE: 1:150

L2.01

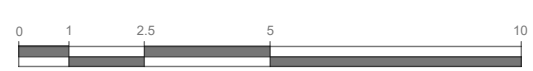


 PROPERTY LINE
 IRRIGATION SLEEVING

 BUILDING ABOVE
 ROOT BARRIERS

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.
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6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
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8. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

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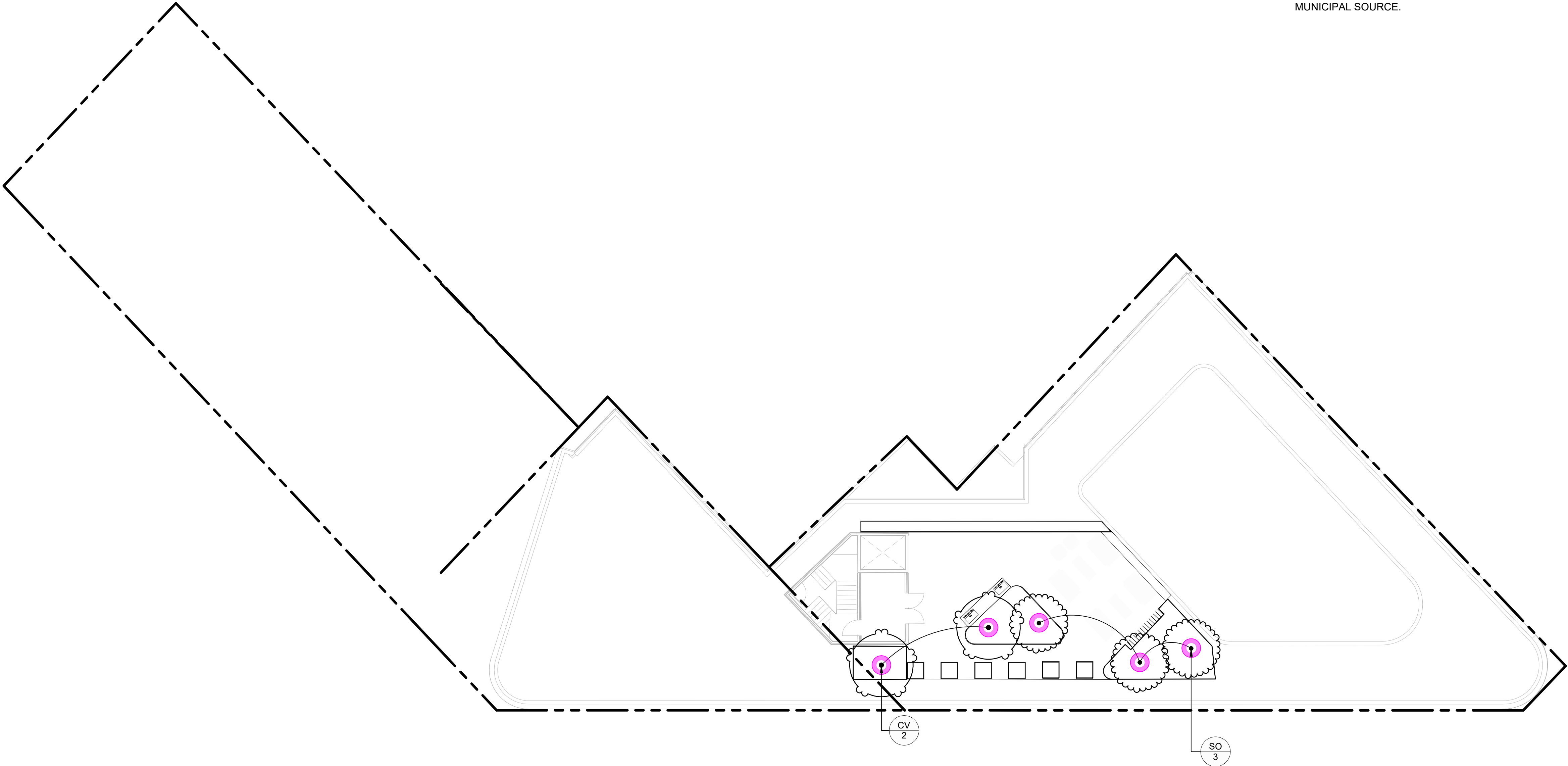
L2.02



FRAGRANT SNOWBELL
STYRAX OBASSIA



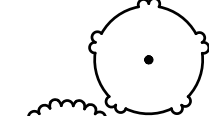
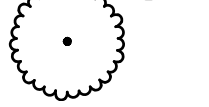
VENUS DOGWOOD
CORNUS X 'KN30-8'



LEGEND

- PROPERTY LINE
- BUILDING ABOVE
- REPLACEMENT TREE

PLANT SCHEDULE ROOFTOP

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

PLANTING PLAN NOTES

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



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

3	ISSUED FOR DP RESUBMISSION	2/9/2024
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NO.	ISSUE	MM/DD/YY

SEAL

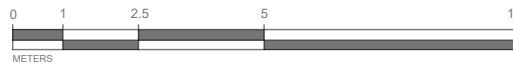
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DRAWING TITLE:
TREE PLANTING PLAN
ROOFTOP

DWG NO:

SCALE: 1:150



L2.03



LEGEND

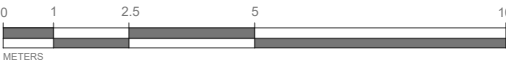
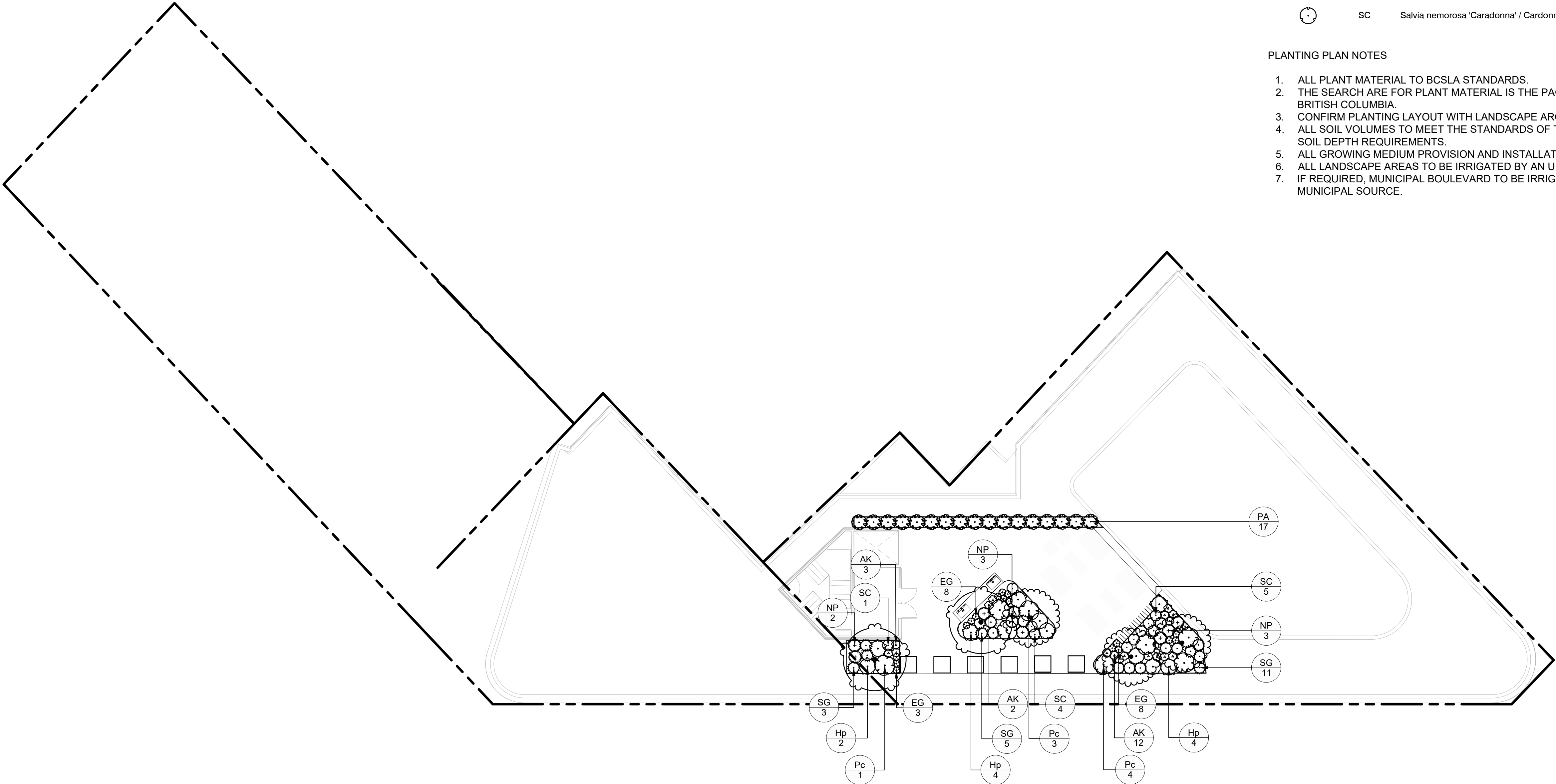
- PROPERTY LINE
- BUILDING ABOVE

PLANT SCHEDULE ROOFTOP

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

PLANTING PLAN NOTES

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NORTH ARROW



DRAWING TITLE:
**PLANTING PLAN
ROOFTOP**

DWG NO:

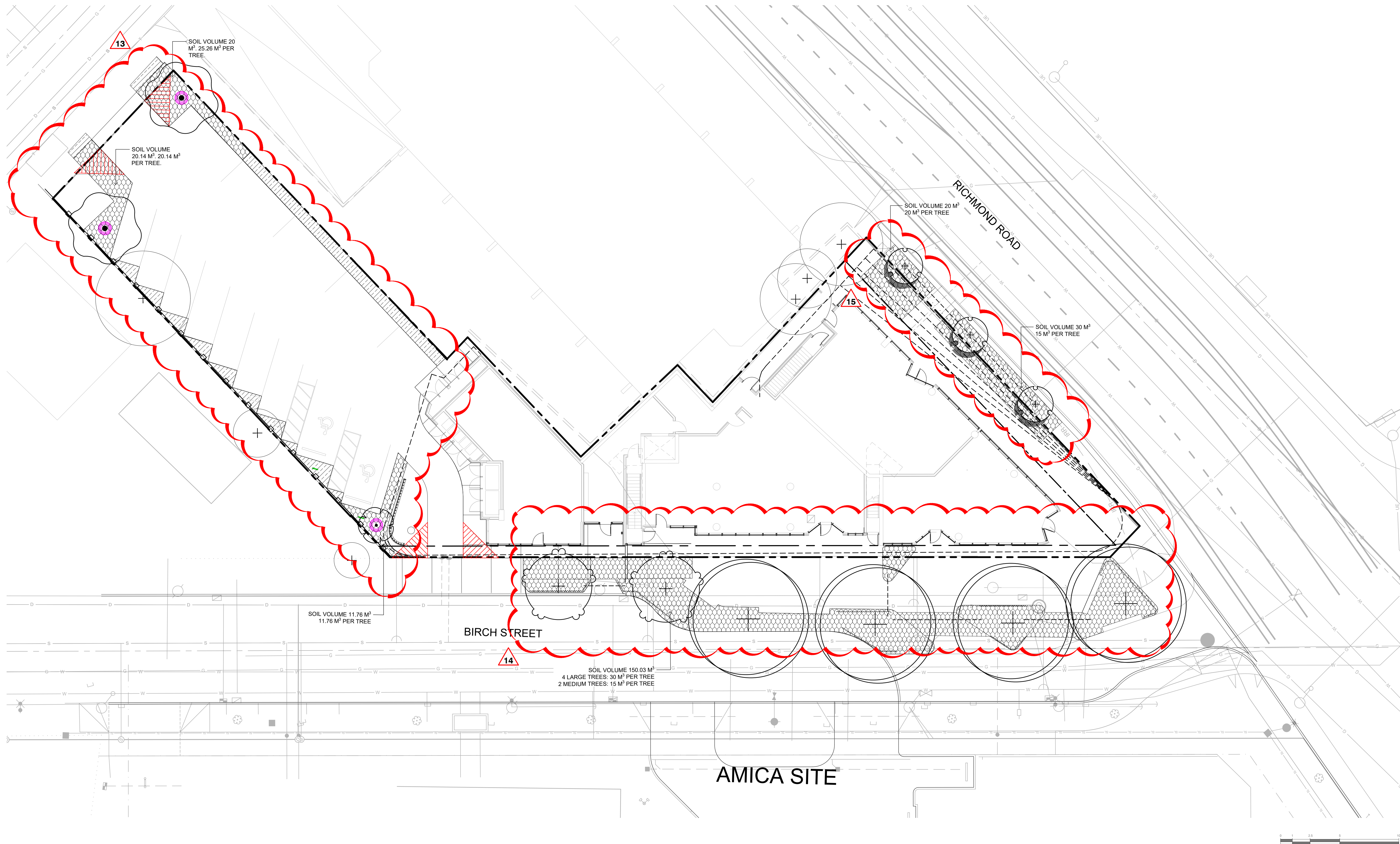
SCALE: 1:150

L2.04

 PROPERTY LINE
 IRRIGATION SLEEVING
 BUILDING ABOVE
  ROOT BARRIERS

2024-02-08 12:01			
SYMBOL	DESCRIPTION	QTY	DETAIL
	1000 MM MIN SOIL DEPTH	258.7 m ²	
	450 MM MIN SOIL DEPTH	41.3 m ²	

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



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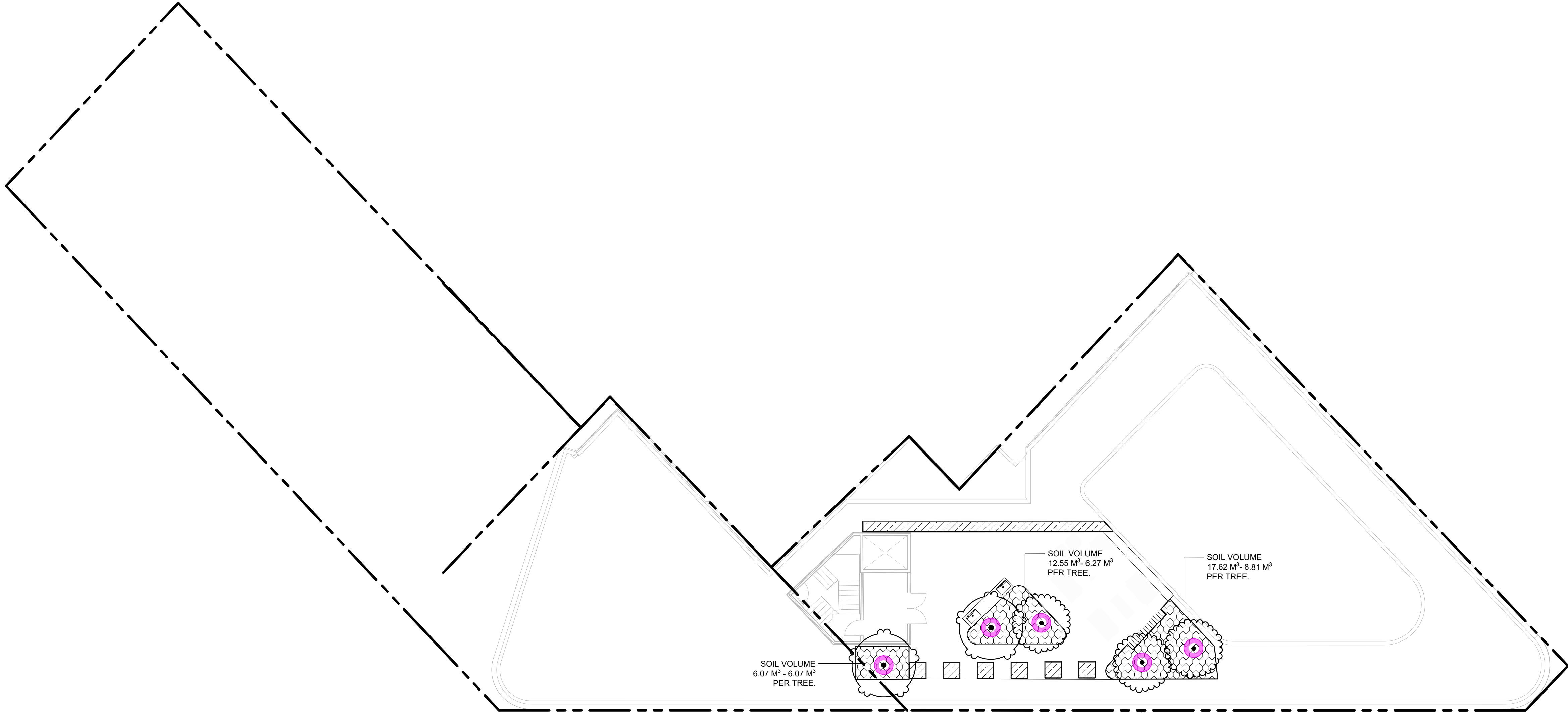


DRAWING TITLE:
PLANTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:150

L3.01



LEGEND

- PROPERTY LINE
- BUILDING ABOVE

SOIL DEPTH SCHEDULE - ROOFTOP

SYMBOL	DESCRIPTION	QTY	DETAIL
	1000 MM MIN SOIL DEPTH	34.7 m²	
	450 MM MIN SOIL DEPTH	13.9 m²	

MUNICIPAL SOURCE.

SOIL DEPTH PLAN NOTES



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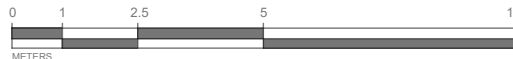


DRAWING TITLE:
**SOIL DEPTH PLAN
ROOFTOP**

DWG NO:

SCALE: 1:150

L3.02





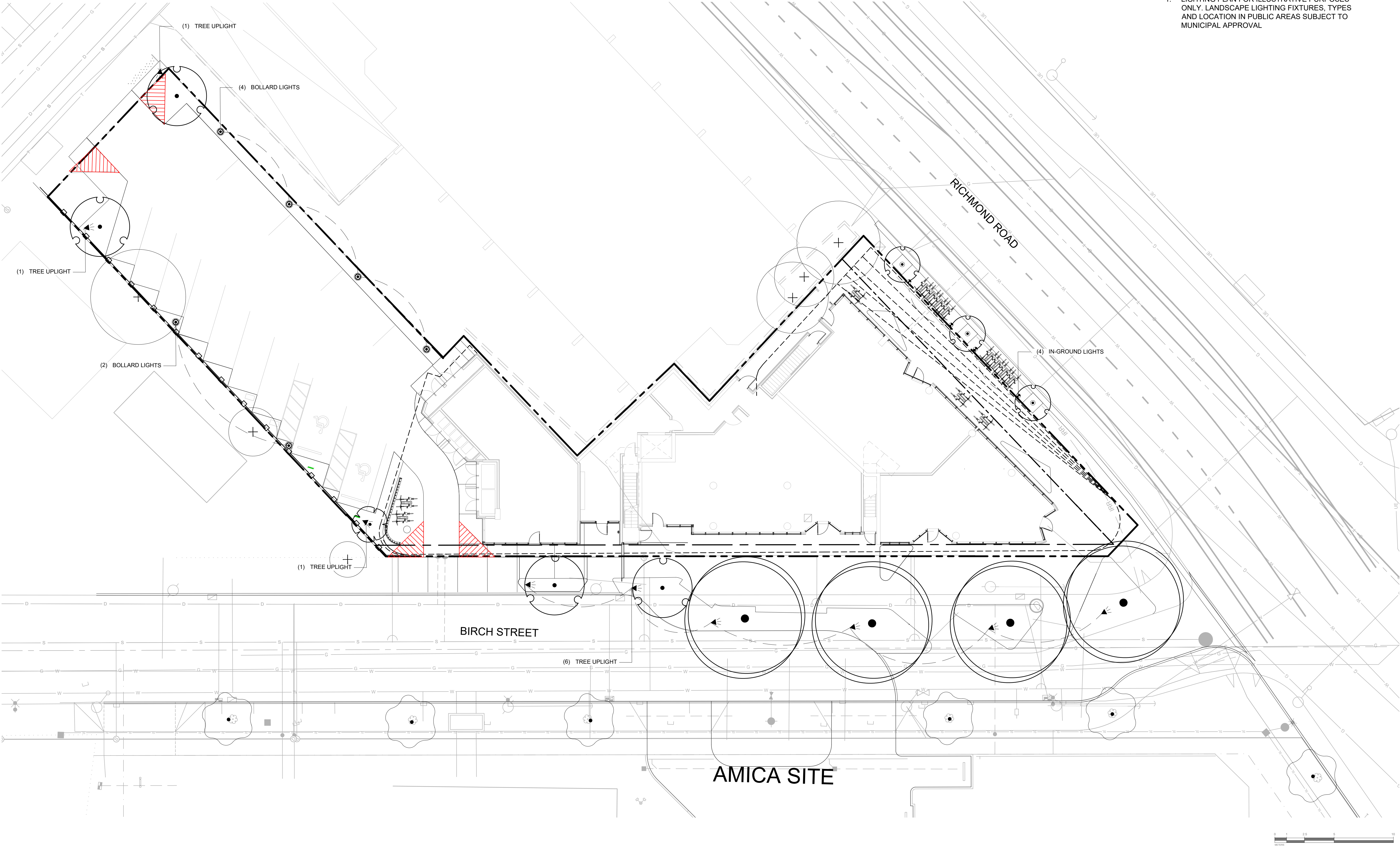
TREE UPIGHTS



IN-GROUND LIGHTS



BOLLARD LIGHTS



LEGEND

PROPERTY LINE

IRF

BUILDING ABOVE

RO

LIGHTING SCHEDULE LEVEL 1

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



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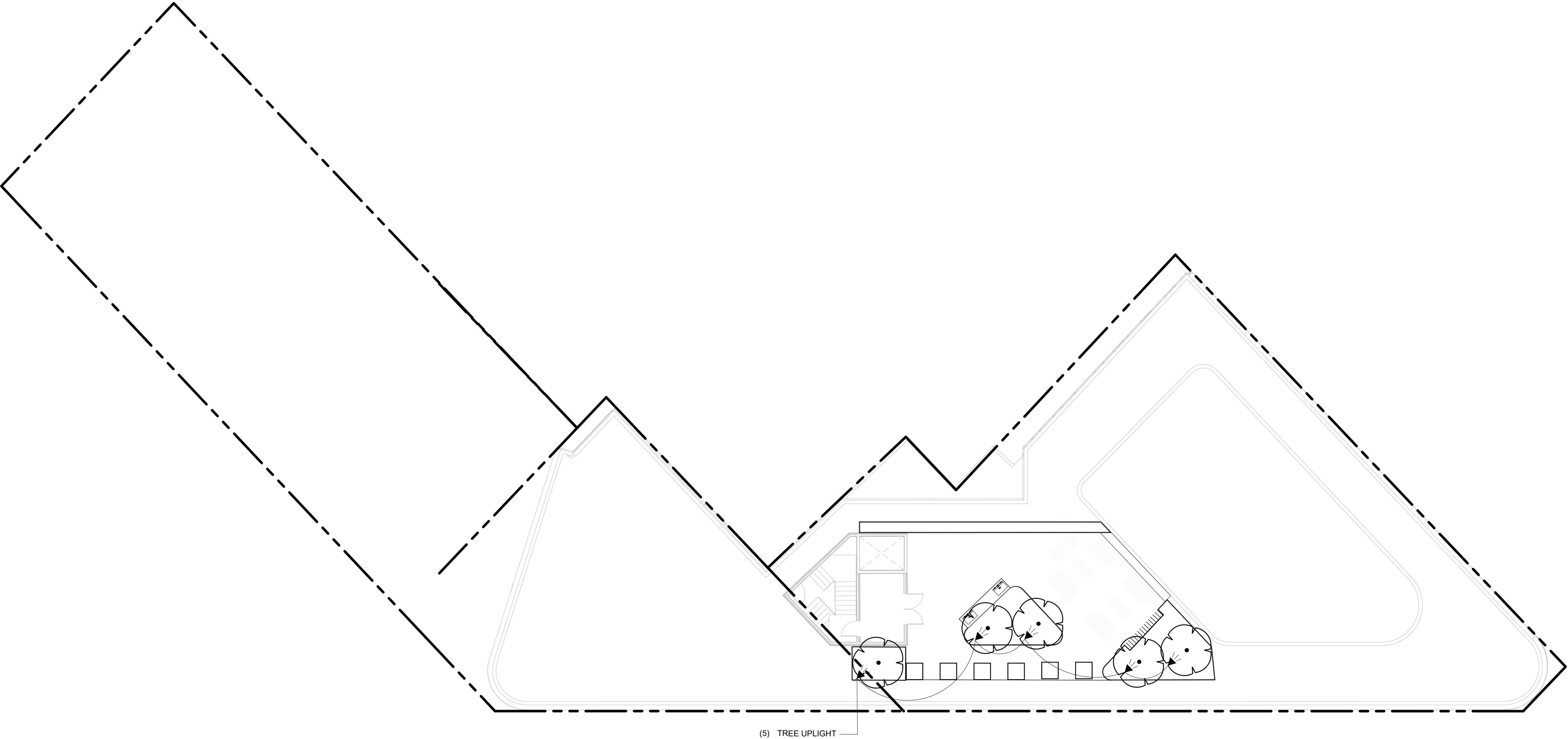


DRAWING TITLE:
LIGHTING PLAN
LEVEL 1

DWG NO:

SCALE: 1:150





LEGEND

PROPERTY LINE

IRF

BUILDING ABOVE

RO

CDW LINE

LIGHTING SCHEDULE ROOFTOP

2024-02-05 16:42

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE UPLIGHTS	5



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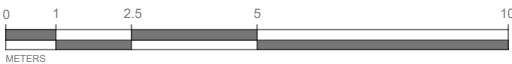
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DRAWING TITLE:
LIGHTING PLAN
ROOFTOP

DWG NO:

SCALE: 1:150





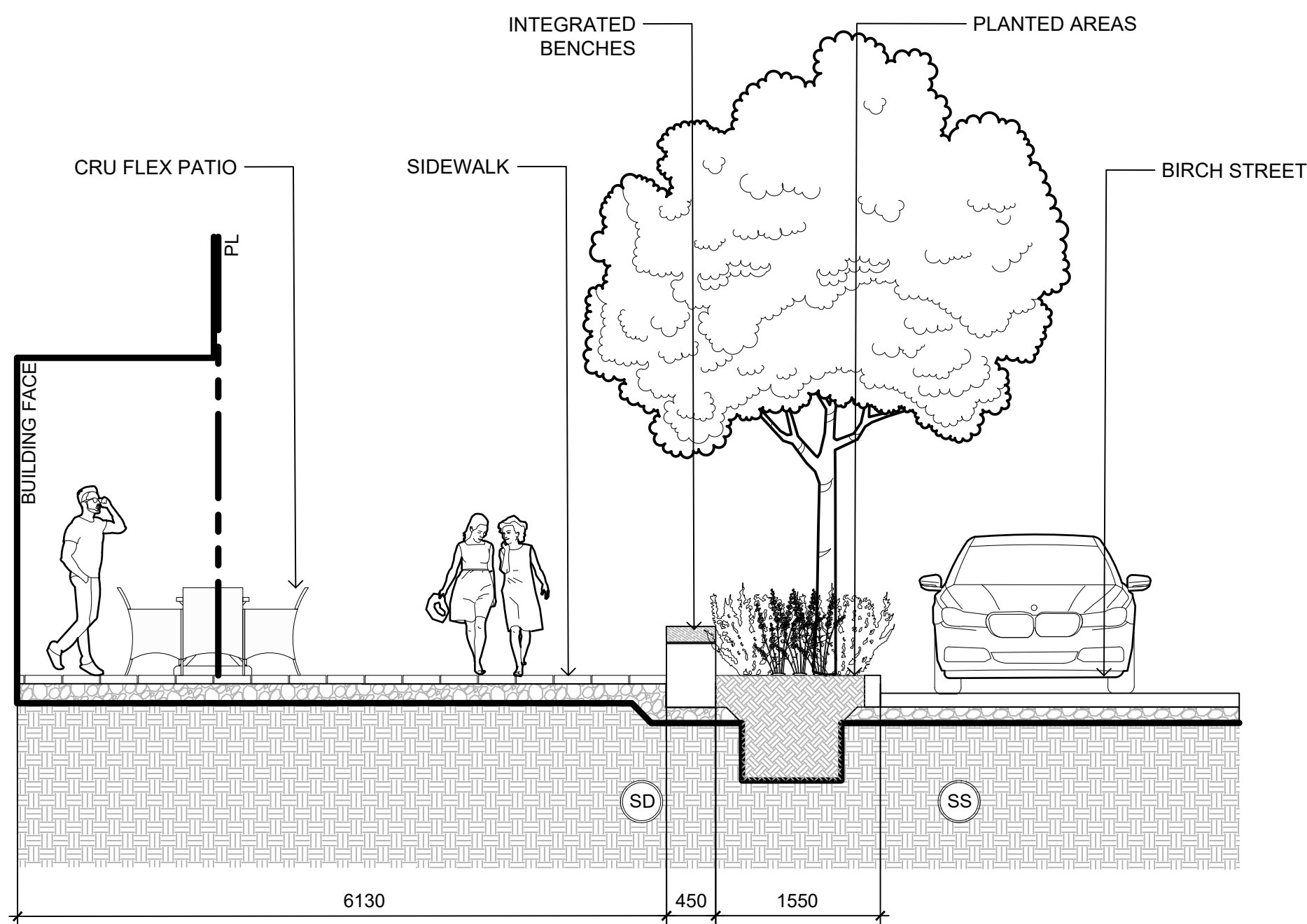
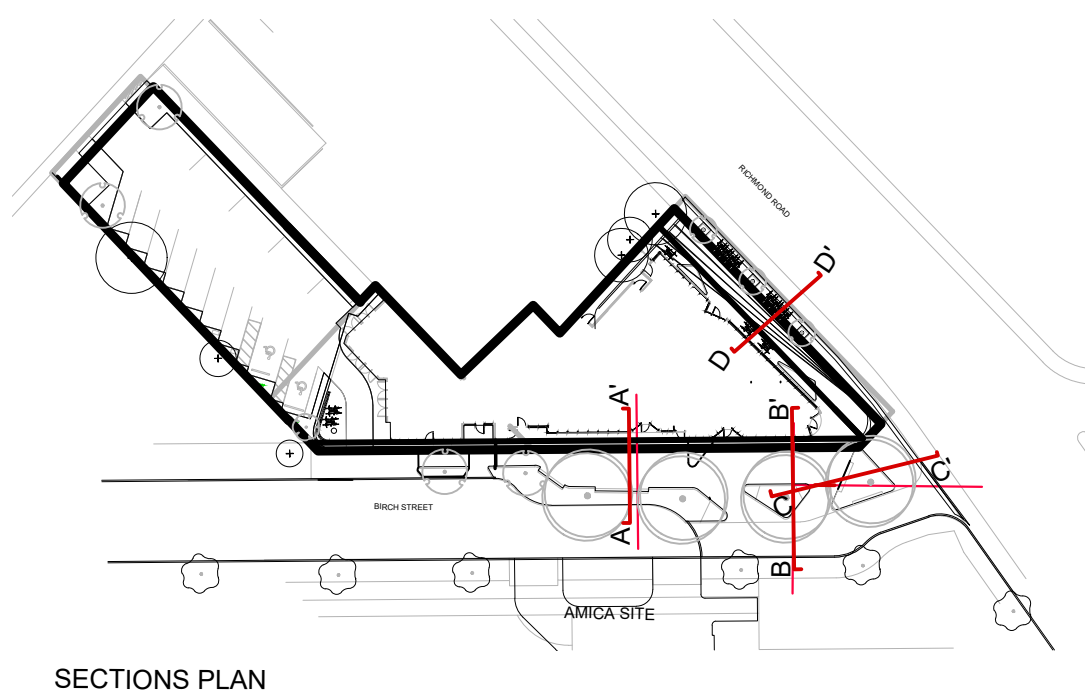
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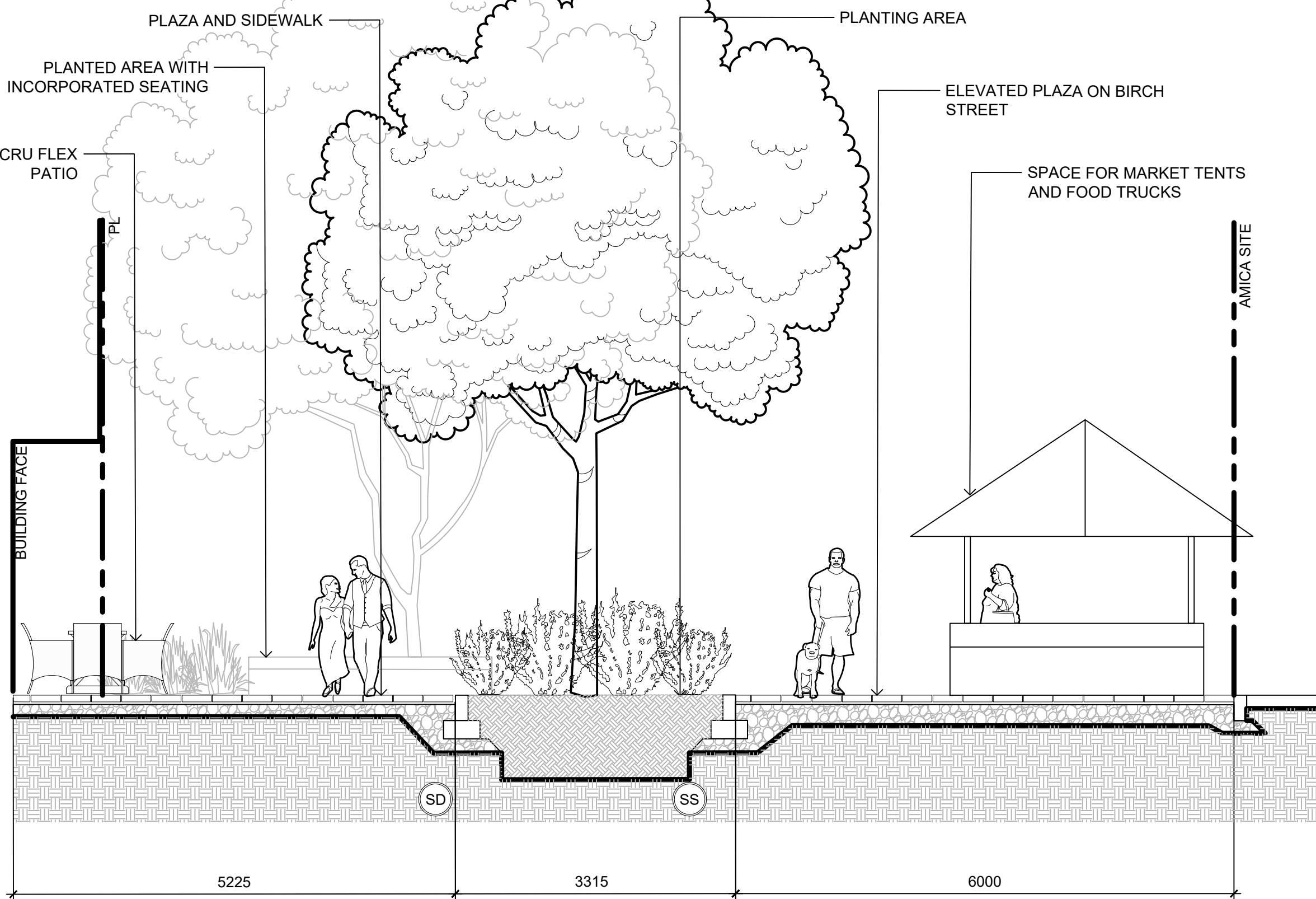
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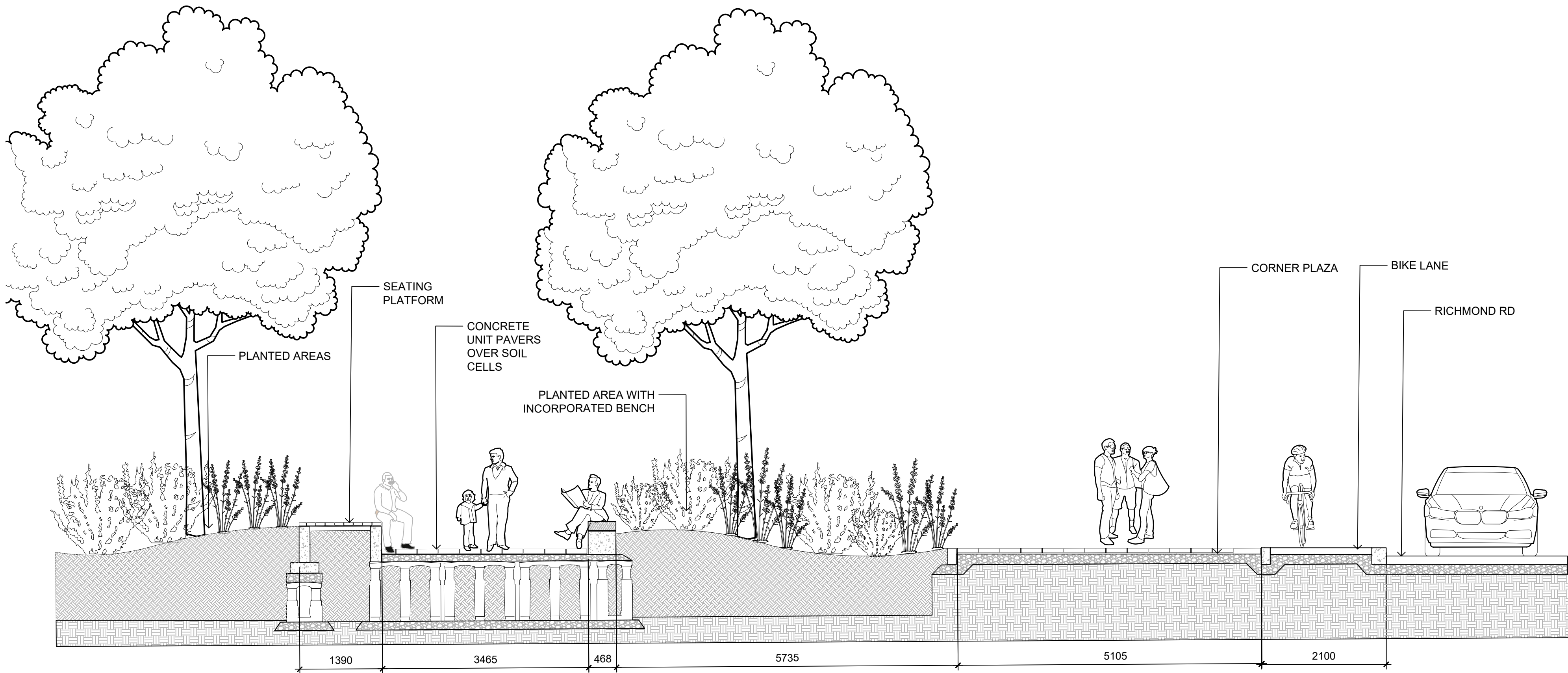
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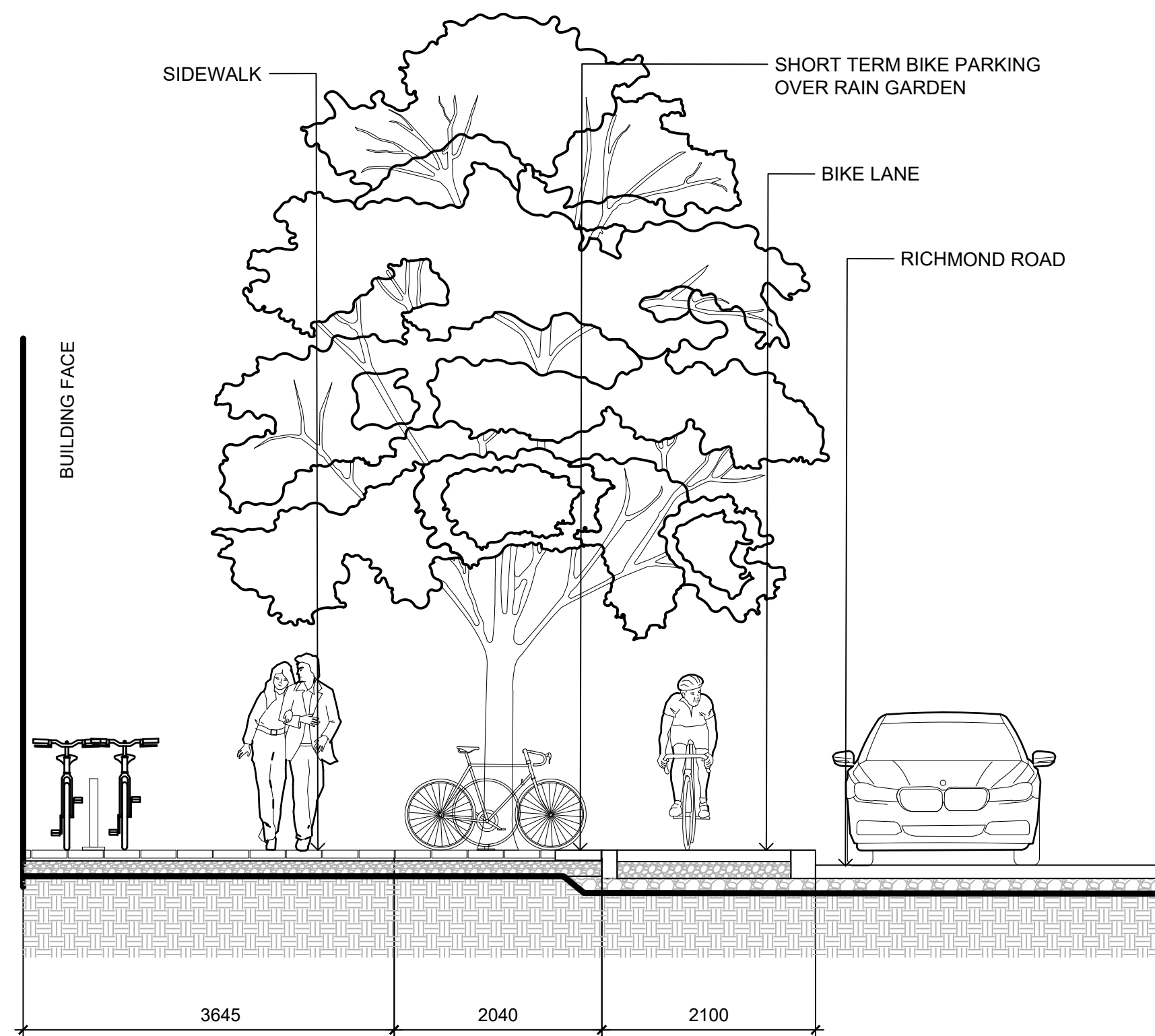
1 SECTION A-A: BIRCH STREET
1:50



2 SECTION B-B: ELEVATED PLAZA
1:50



3 SECTION C-C: CORNER PLAZA
1:50



4 SECTION D-D: RICHMOND ROAD
1:50

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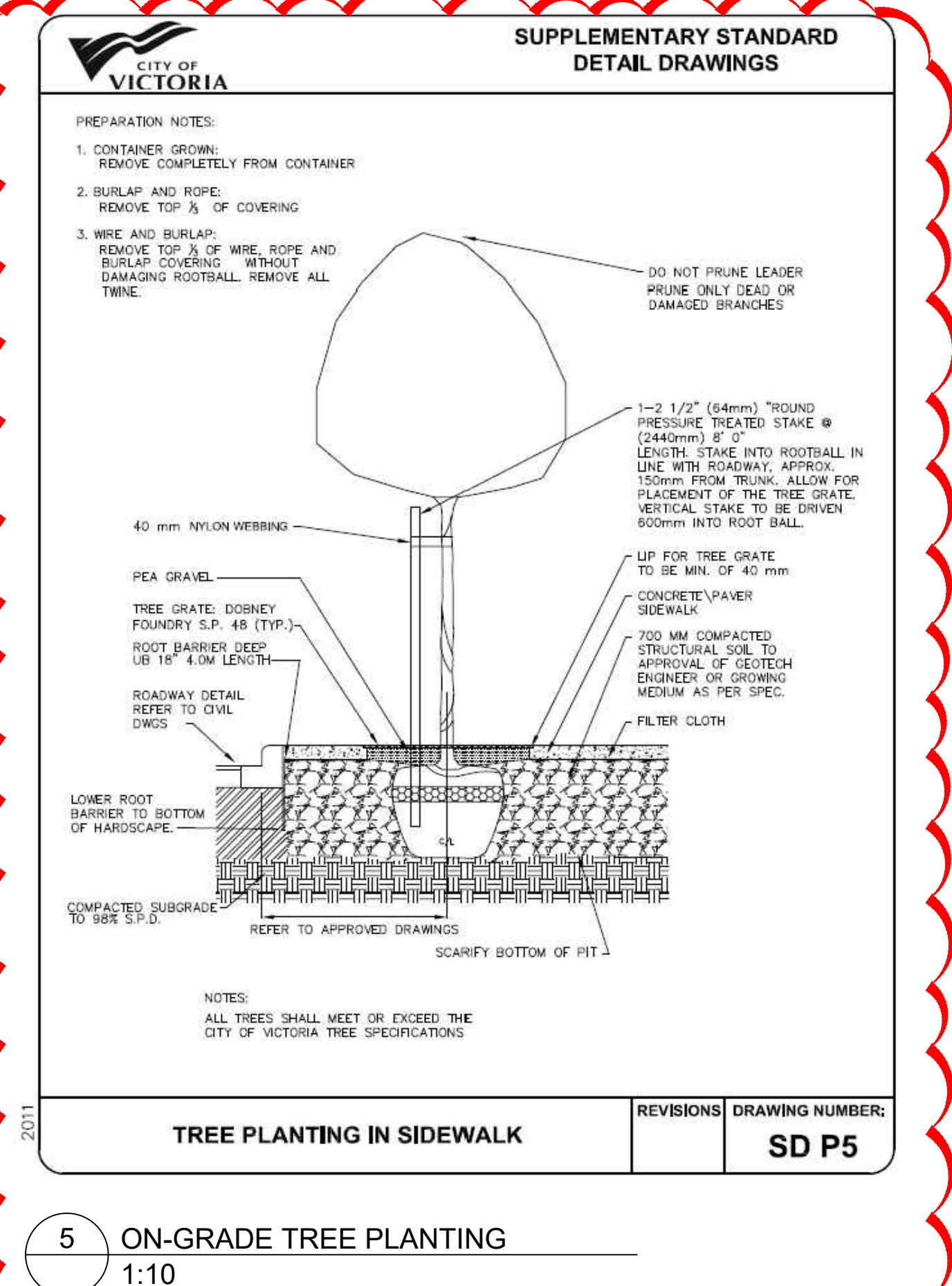
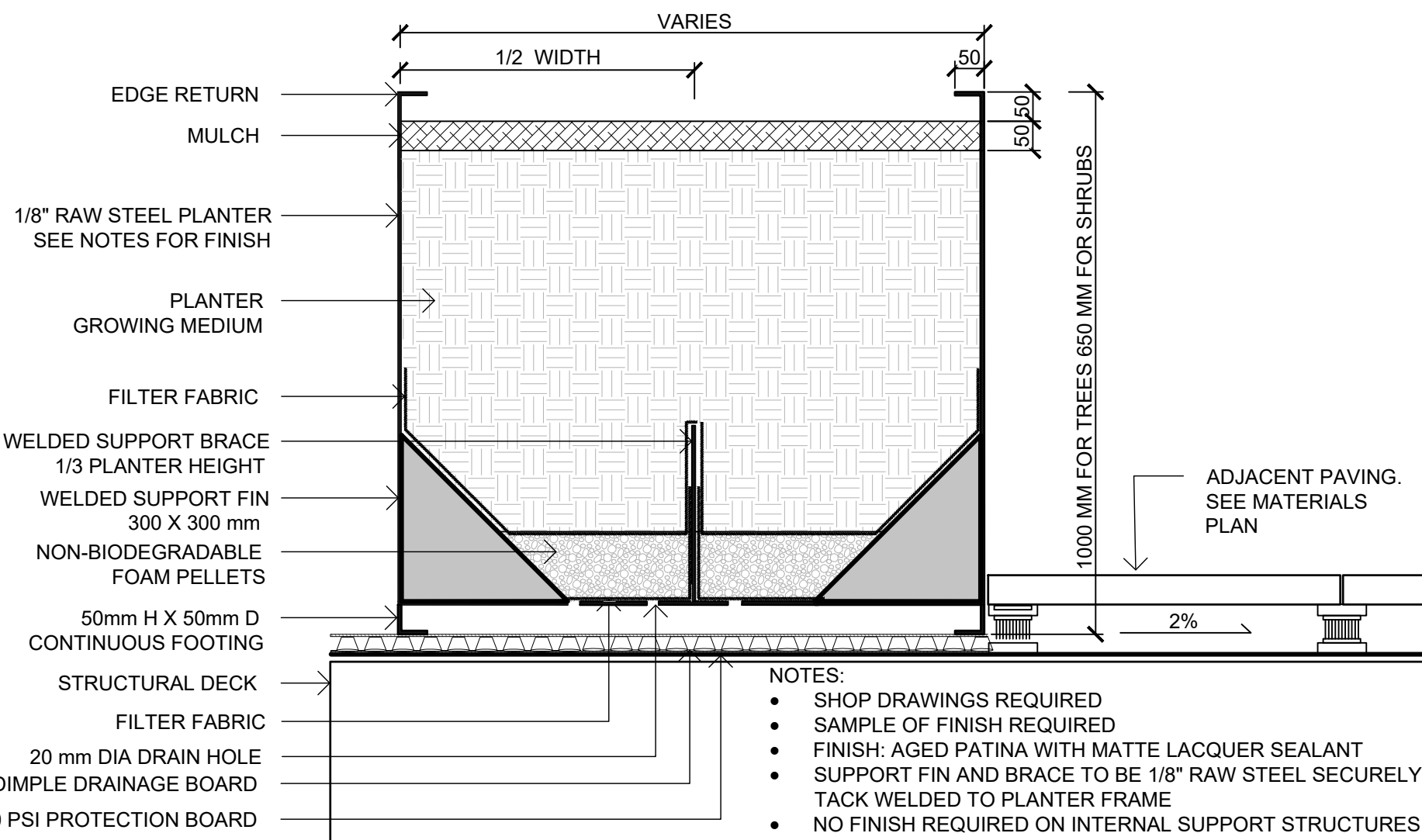
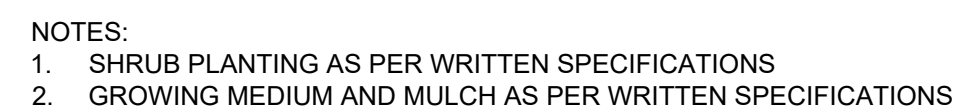
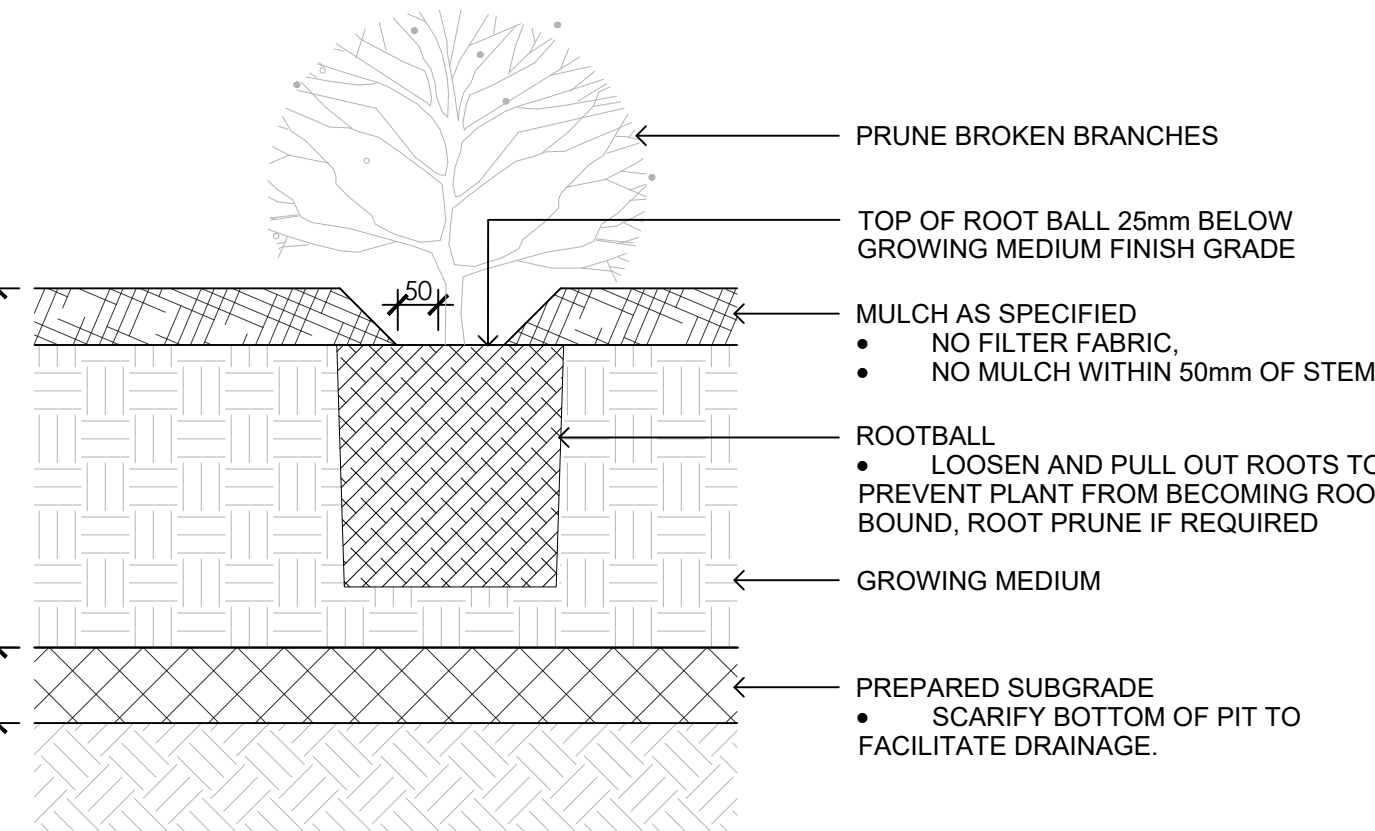
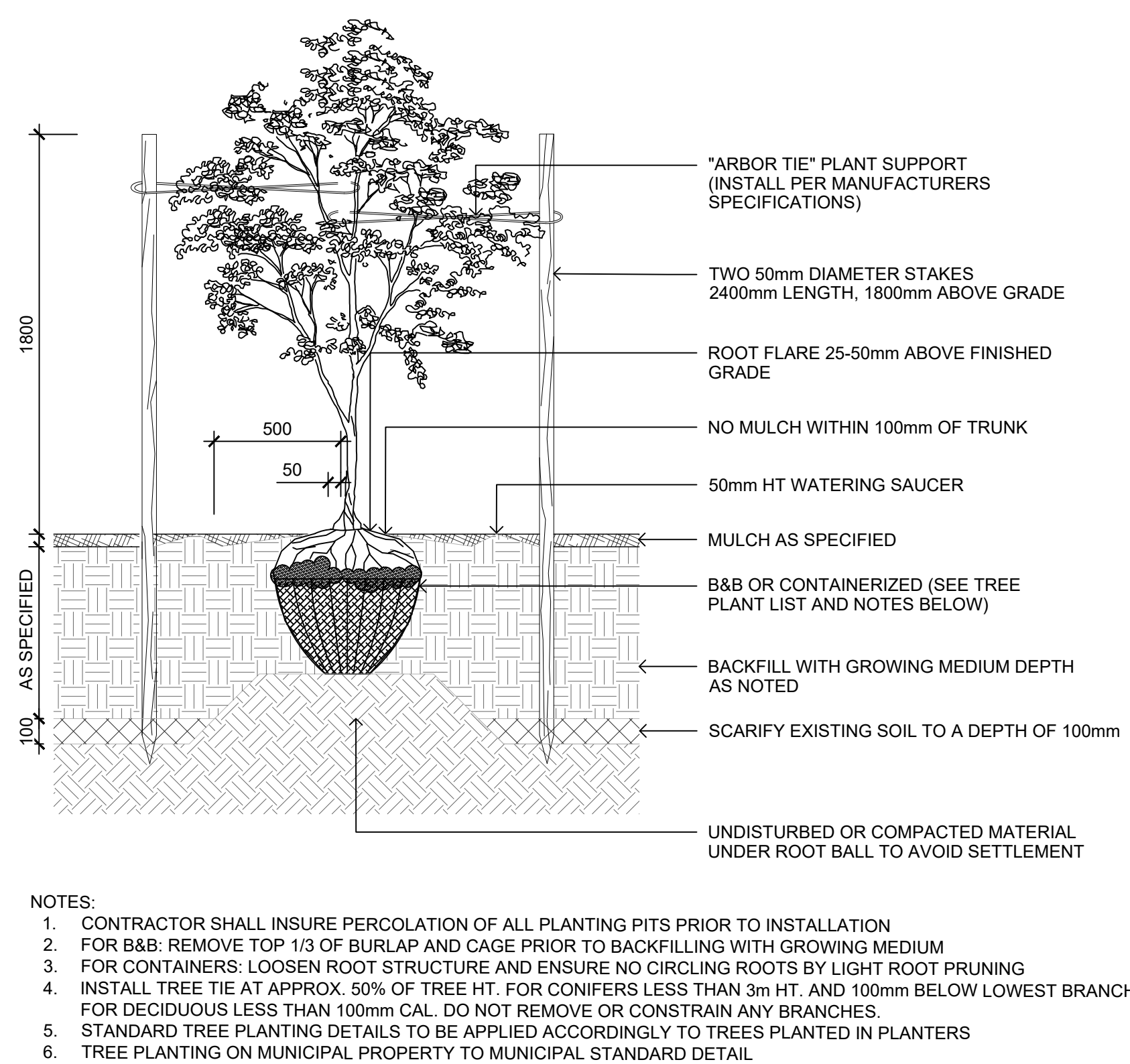
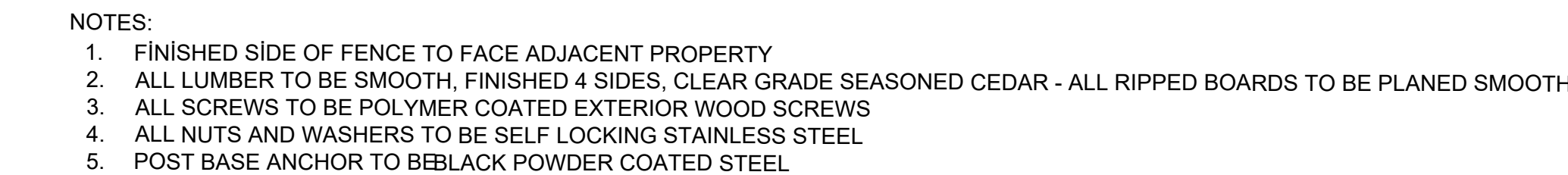
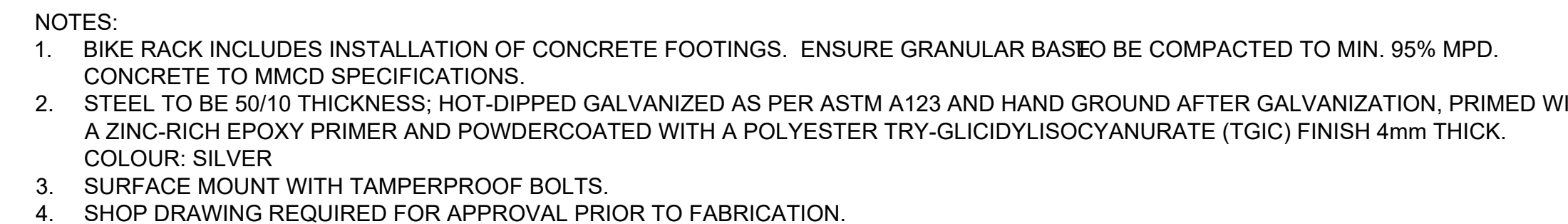
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SECTIONS

DWG NO:

SCALE: 1:50

18

L5.01



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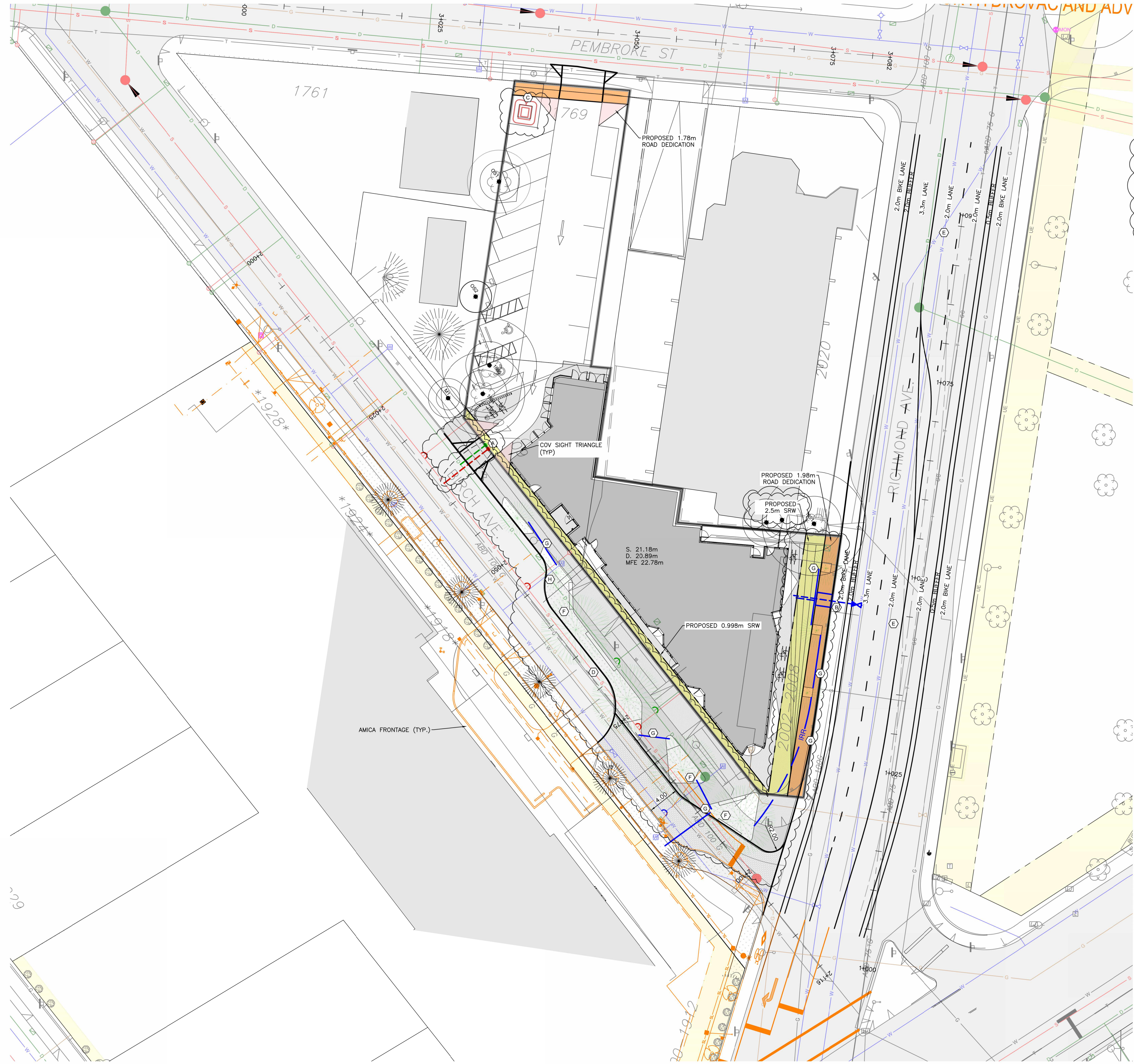
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DETAILS

DWG NO:

SCALE:AS SHOWN

L6.01



- SHEET NOTES:**
- (A) PROPOSED 150 STORM AND SANITARY SERVICES. SIZING. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (B) PROPOSED DOMESTIC AND FIRE WATER SERVICES. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (C) PROPOSED HYDRO SERVICING. CONCEPTUAL ONLY. PENDING HYDRO REVIEW.
 - (D) PROPOSED BIRCH STREET CURB REALIGNMENT. SEE ARCHITECT PLANS FOR PLAZA DETAILS.
 - (E) PROPOSED RICHMOND AVENUE ULTIMATE FRONTAGE. CONTRACTOR TO INSTALL NEW CURB AND BIKE LANE ACROSS FRONTAGE. REMAINING WORK TO BE DONE BY CITY OF VICTORIA.
 - (F) RUNOFF FROM THE PLAZA TO BE MANAGED THROUGH THE SOILS CELLS. MINIMUM VOLUME TARGET IS 32MM/24-HR RAINFALL EVENT. SOIL CELLS TO HAVE STORAGE, UNDERDRAIN AND OVERFLOW TO CITY STORM MAIN. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (G) PROPOSED IRRIGATION SLEEVING UNDER HARD SURFACES. ALL WORK TO BE AS PER SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (H) EXISTING WATER SERVICE TO BE CONVERTED TO IRRIGATION SERVICE. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

2002 RICHMOND AVENUE
FOR CO-ORDINATION
PRELIMINARY SERVICING -
ULTIMATE FRONTAGE

Scale 1:250 Scale N/A
horiz. vert.
Sheet 1 of 1
Eng. Project No. 34456
Drafted by. RT/JA



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

PRELIMINARY ONLY