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PROJECT LOCATION (NTS)

SHEET LIST

Architectural

A000	Cover
A010	Renderings / 3D Drawings
A011	Renderings / 3D Drawings
A012	Street Elevation & Section
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A051	Spatial Separation
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A100	Survey
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Landscape

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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

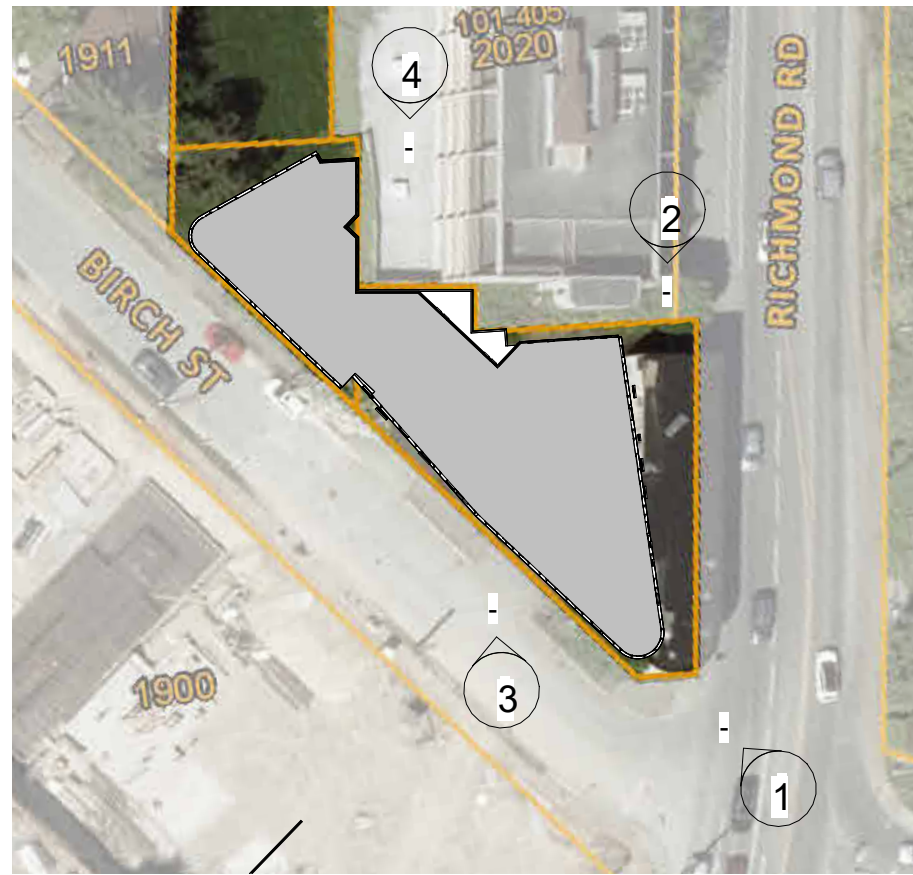
C01	Preliminary Servicing Plan
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1 Street Level View from South on Richmond
SCALE = 1 : 1



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



3 Plaza Street Level
SCALE = 1 : 1



4 Pembroke
SCALE = 1 : 2

2	DP Reasoning 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	10/13/2023 11:06:23 AM	
Scale	As indicated	Project # 2305
Revision 2023.10.12		2
Sheet # A010		





1 Birch Street View
SCALE = 1 : 1



3 View through park
SCALE = 1 : 30

2 Birch-North Corner View
SCALE = 1 : 1

2	DP Reasoning 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
10/13/2023 11:06:28 AM

Scale
As indicated

Project #
2305

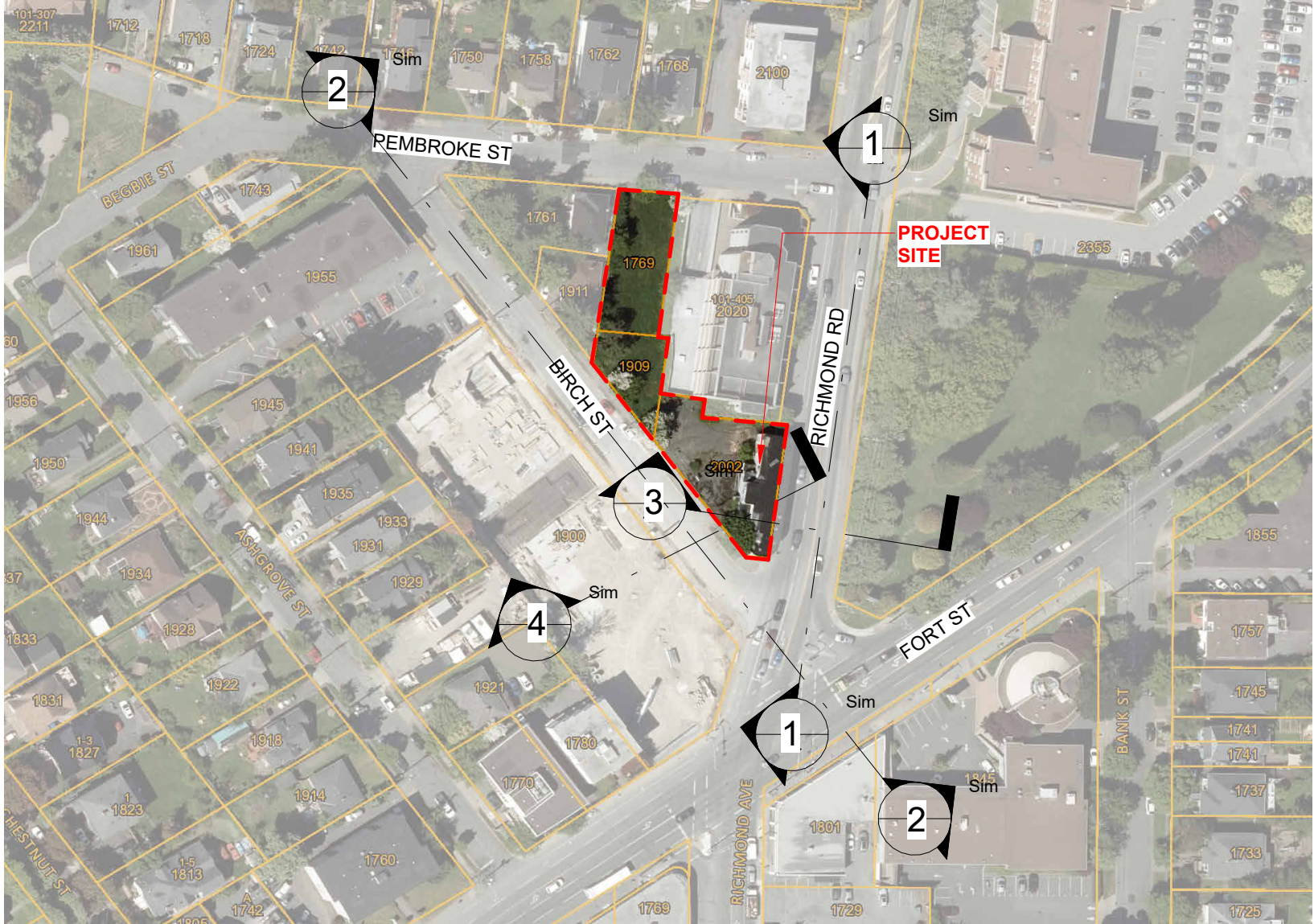
Revision
2023.10.12

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

2	DP Reasoning 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
Street Elevation & Section

Date
10/13/2023 11:42:14 AM

Scale
As indicated

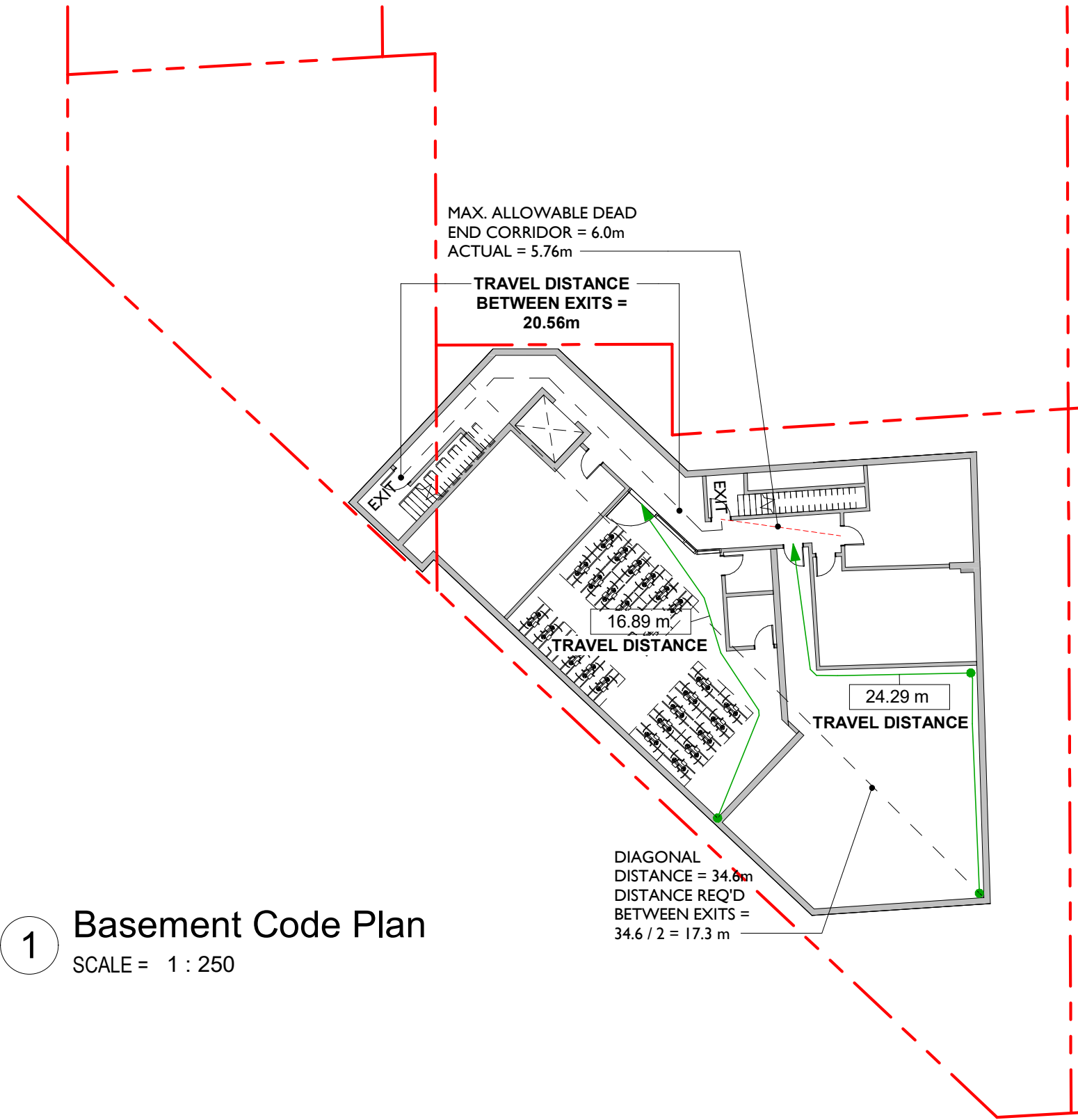
Project #
2305

Revision
2023.10.12

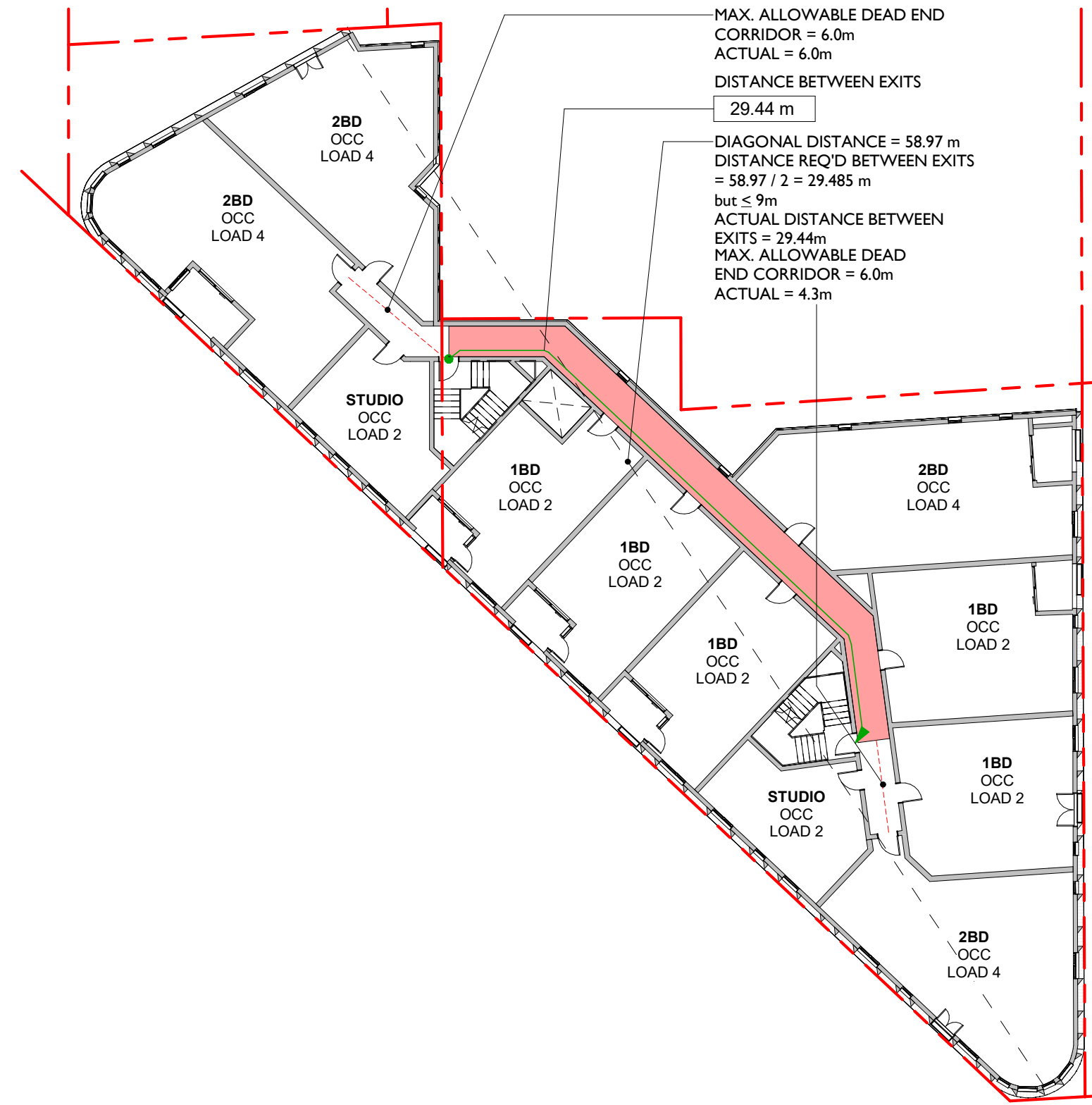
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Sheet #
A012

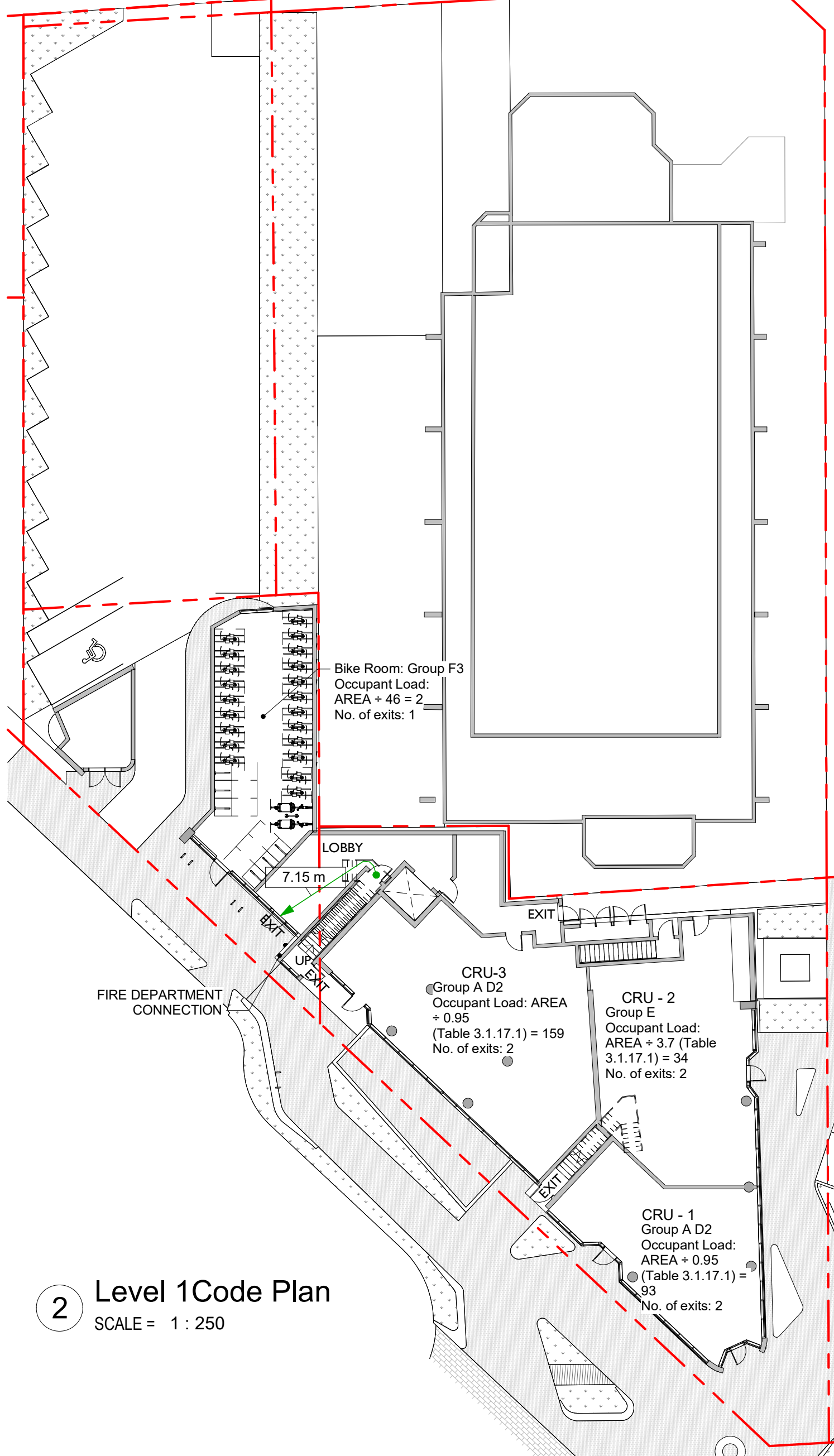




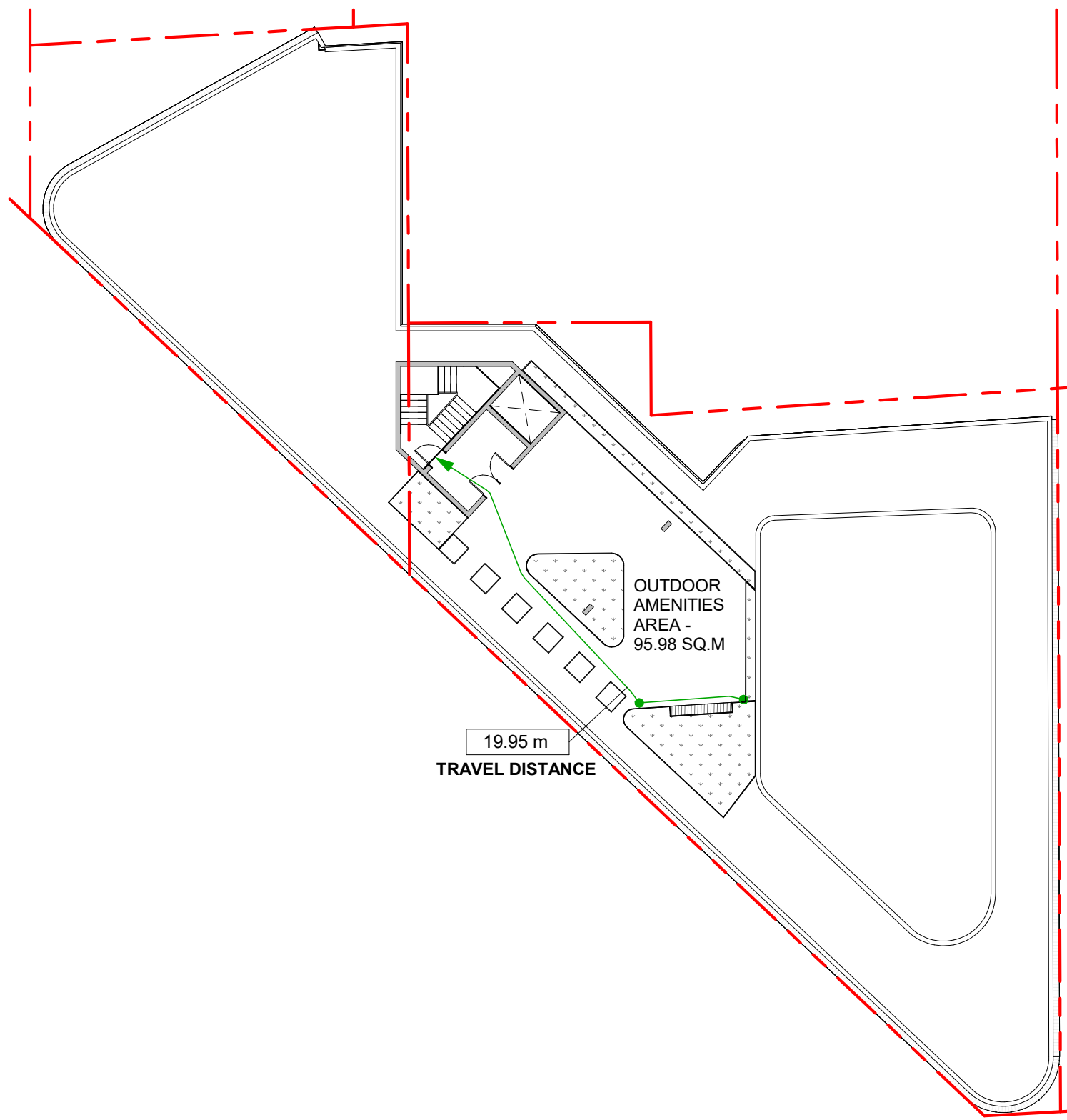
1 Basement Code Plan
SCALE = 1 : 250



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



2 Level 1 Code Plan
SCALE = 1 : 250



4 Roof Code Plan
SCALE = 1 : 250

BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 ☐ A2 ☒ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☒ D ☐ E ☒ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	914.40 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	22.1 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m²	3.2.2.50
NUMBER OF STREETS FACING	3	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☒	3.2.2.50.
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8.

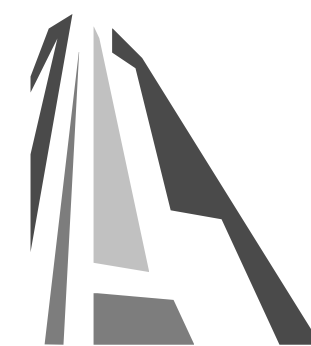
EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 25 m	3.3.1.5.1.(d)
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS

HORIZONTAL SEPARATIONS	1 hrs FLOORS NA MEZZANINE 1 hrs ROOF (OCCUPIED) 2 hrs BETWEEN GROUP E AND GROUP C LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	3.2.2.50.(2)
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

0.00° Project North	EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC
Sheet Name	Code Data
Date	2023-10-13 2:44:30 PM
Scale	As indicated
Project #	2305
Revision	2023.10.12
Sheet #	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	189.5	30.44

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



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	405.9	33.19

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

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

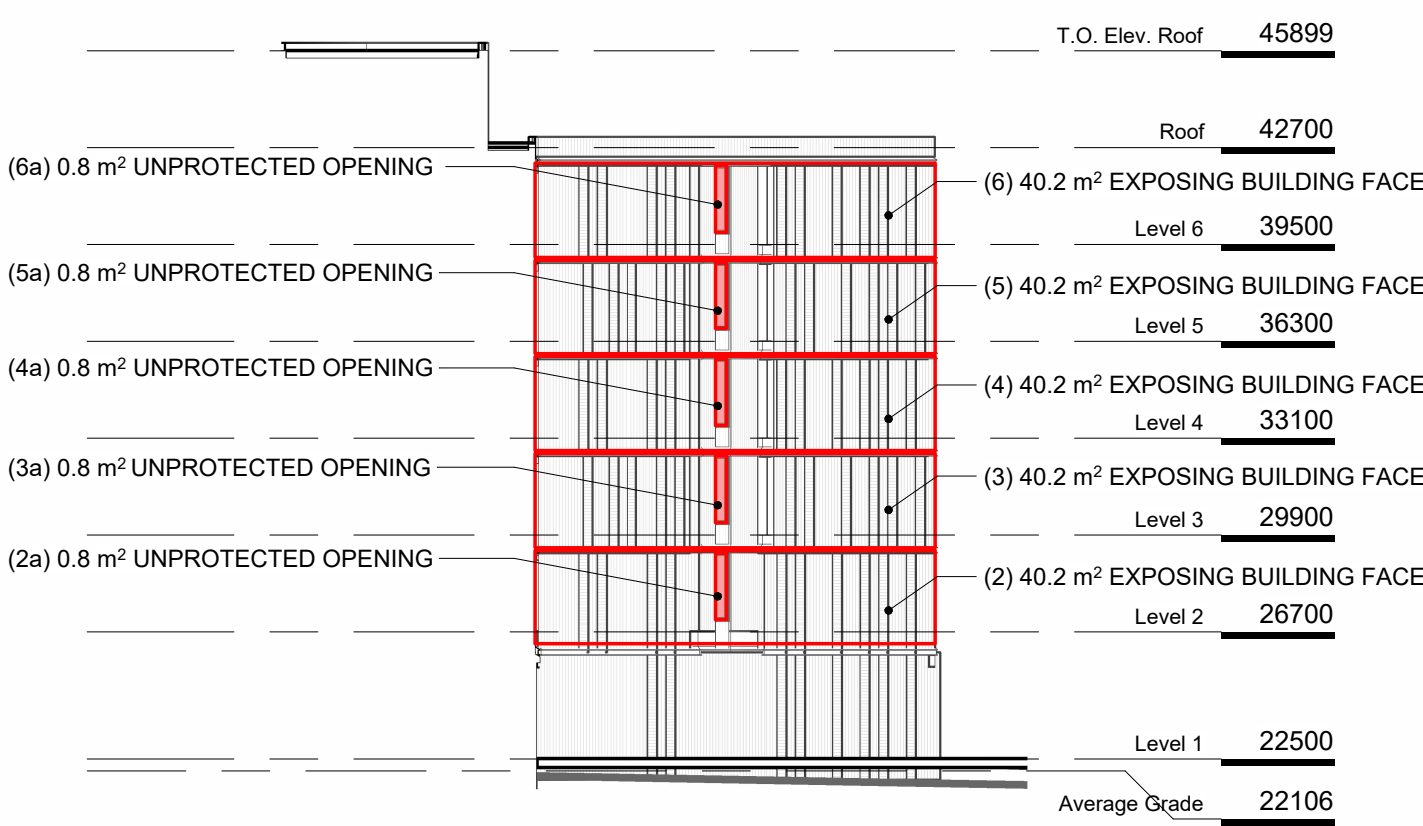


TABLE 3.2.3.1.-D (BCBC 2018)

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 NORTH FACING ELEVATION FROM PARKING LOT
SCALE = 1 : 250

4 EAST FACING ELEVATION FROM 2020 RICHMOND
SCALE = 1 : 250

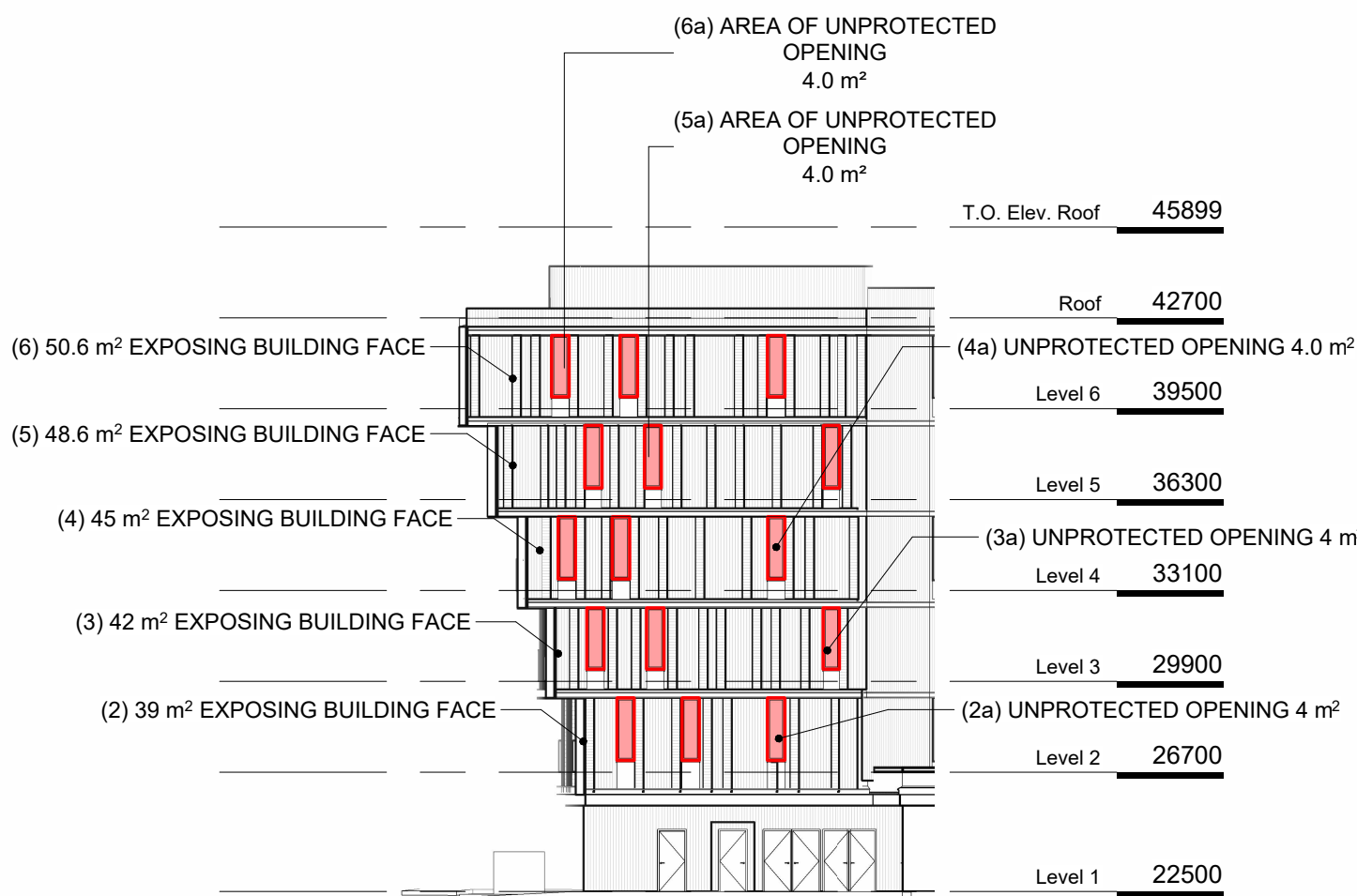


TABLE 3.2.3.1.-D (BCBC 2018)

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

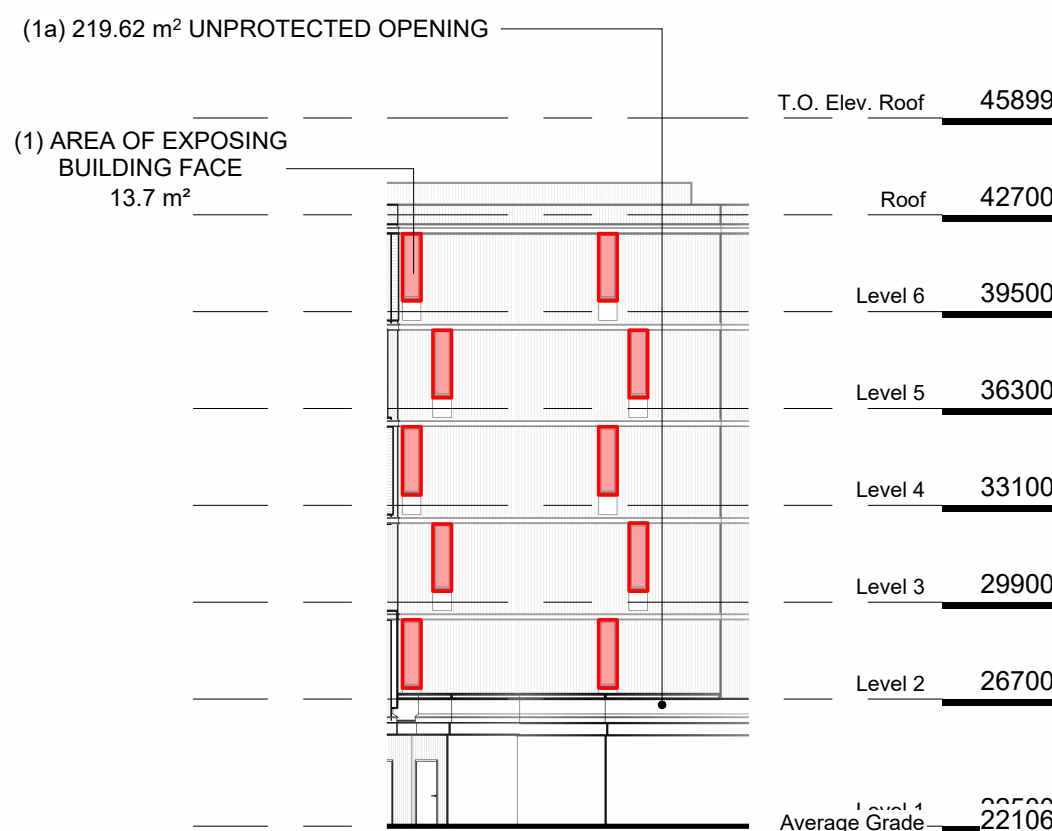


TABLE 3.2.3.1.-D

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



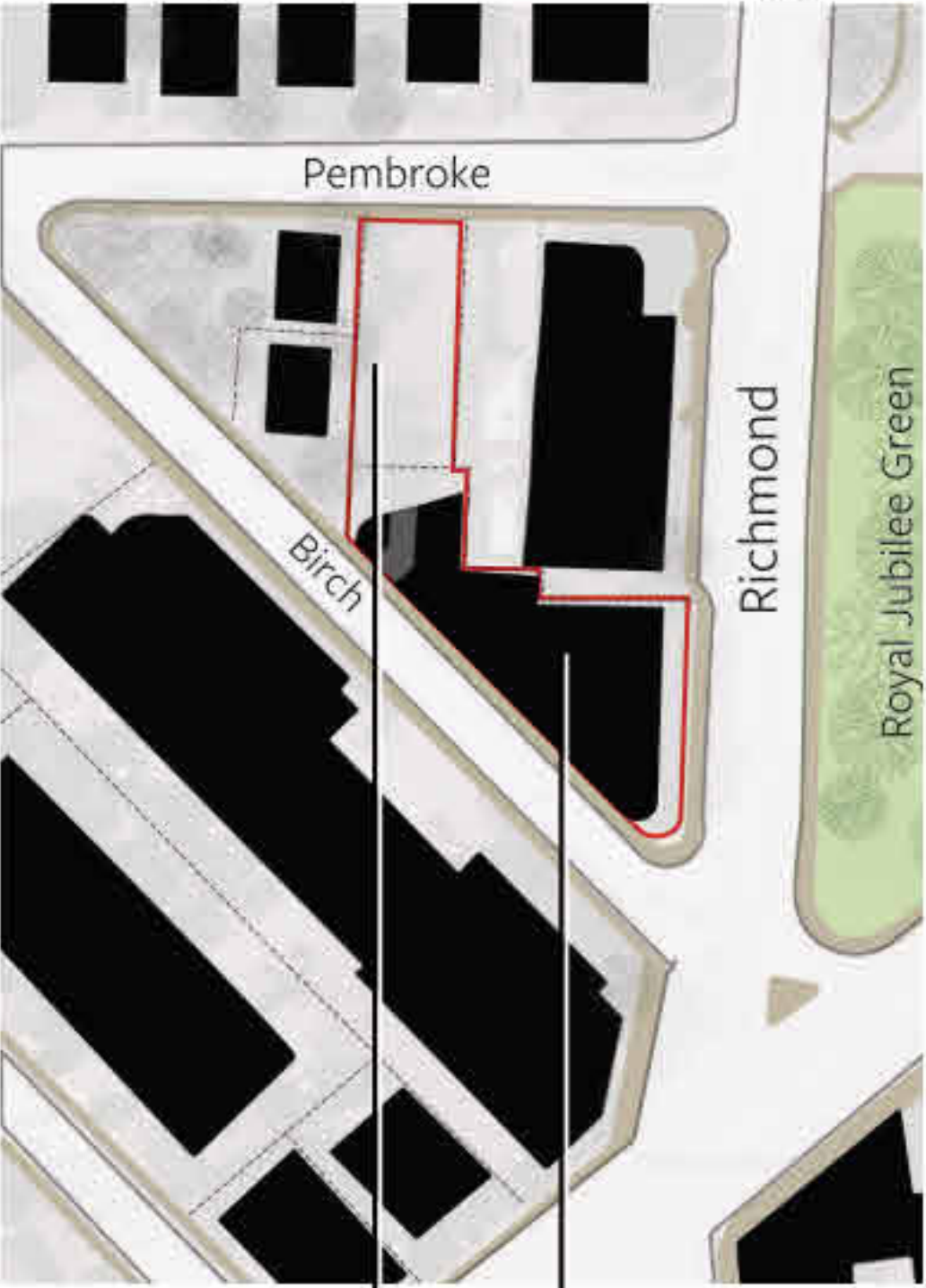
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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Project North		
Spatial Separation		
Date	10/13/2023 11:09:06 AM	
Scale	1 : 250	Project # 2305
Revision	2023.10.12	2
Sheet #	A051	



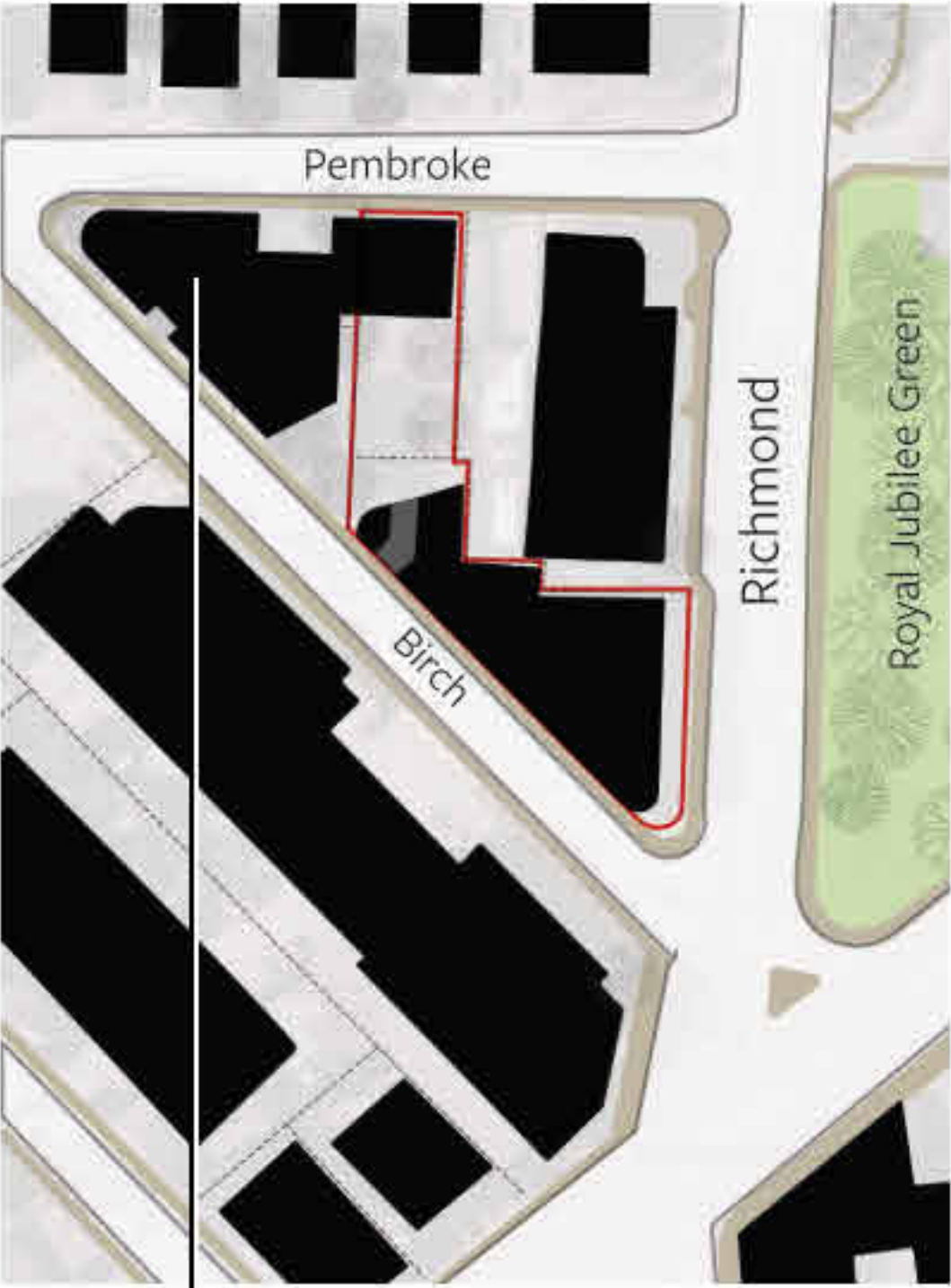
1 Layout of the Buildings



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.

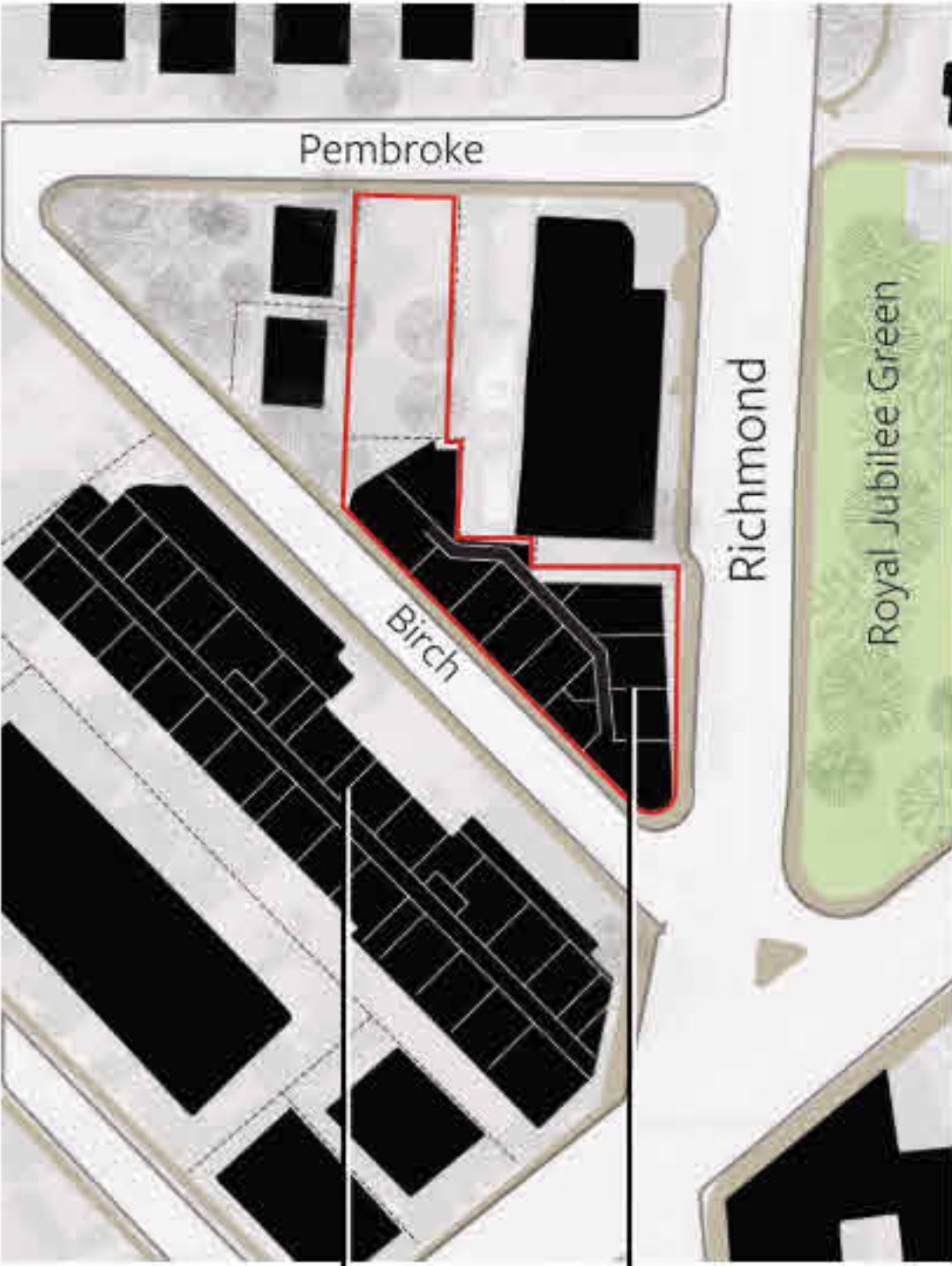
2 Future of the Neighbourhood



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 seperate ownership and the future of those sites is unknown.

3 Viable floor plates

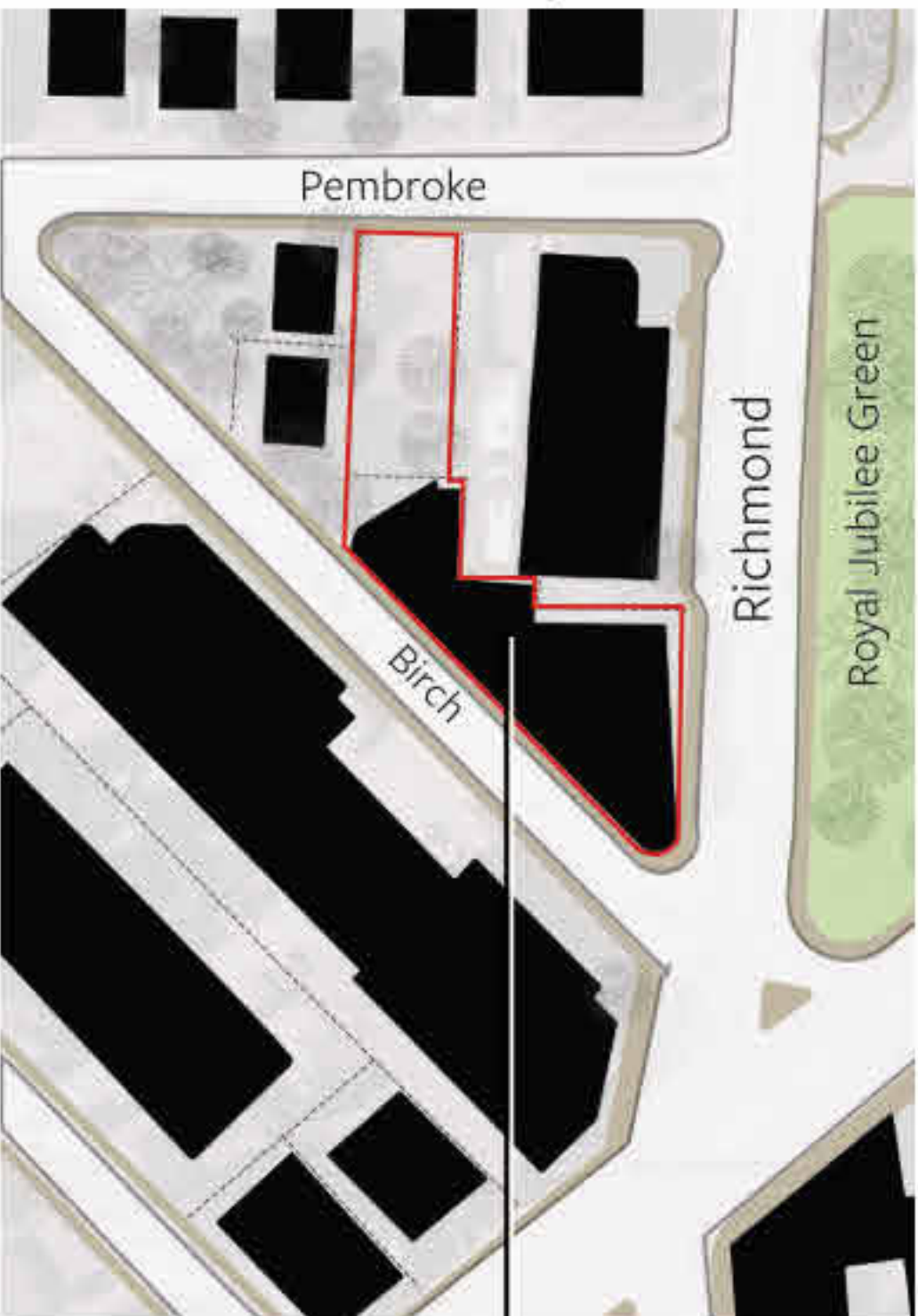


Conventional residential building layout on a typical city lot.

- Setbacks are possible

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

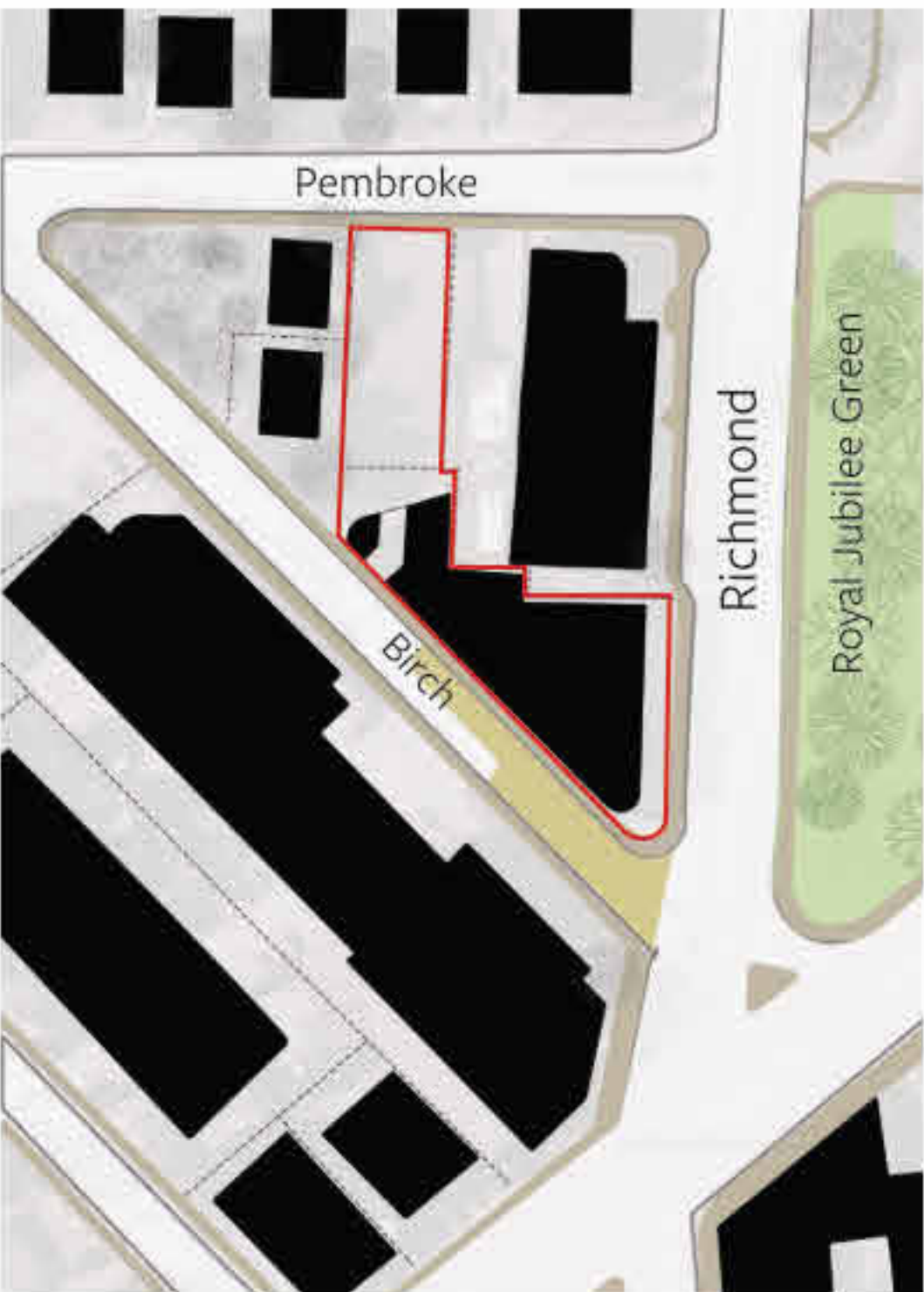
4 Density



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

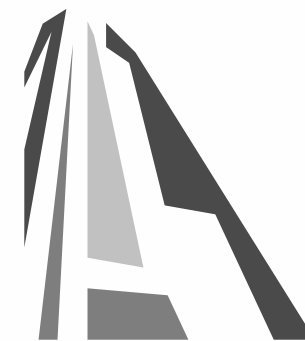
Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

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°

Project North

TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Site Strategy

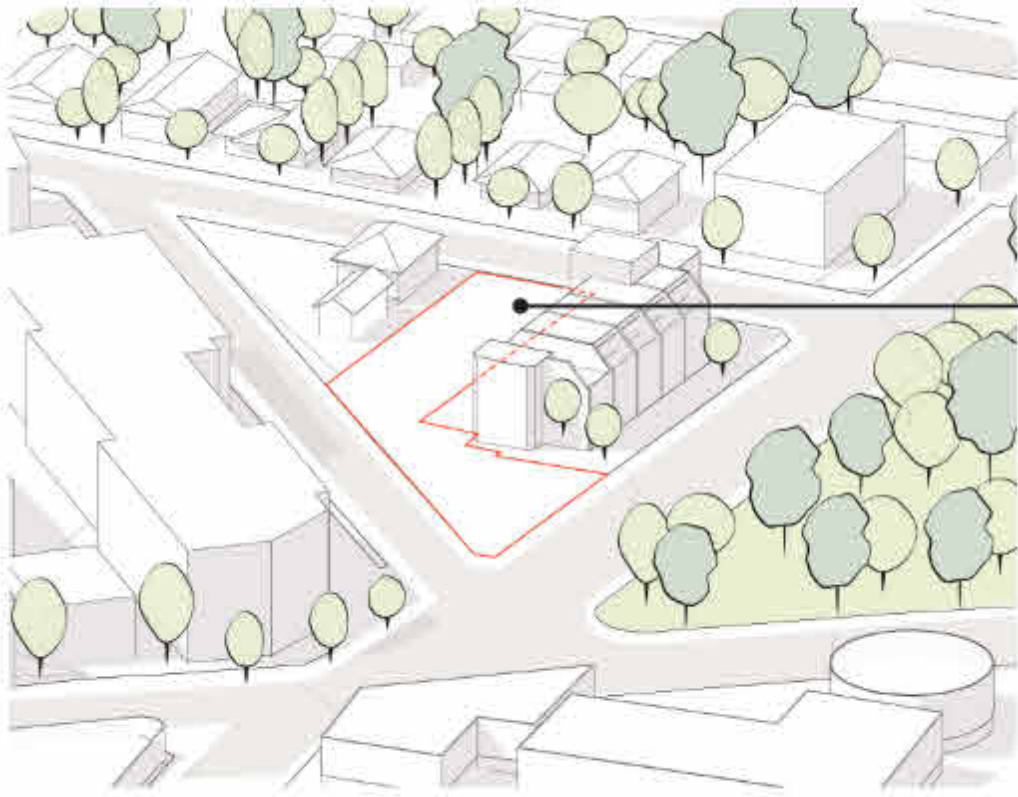
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Project #
2305

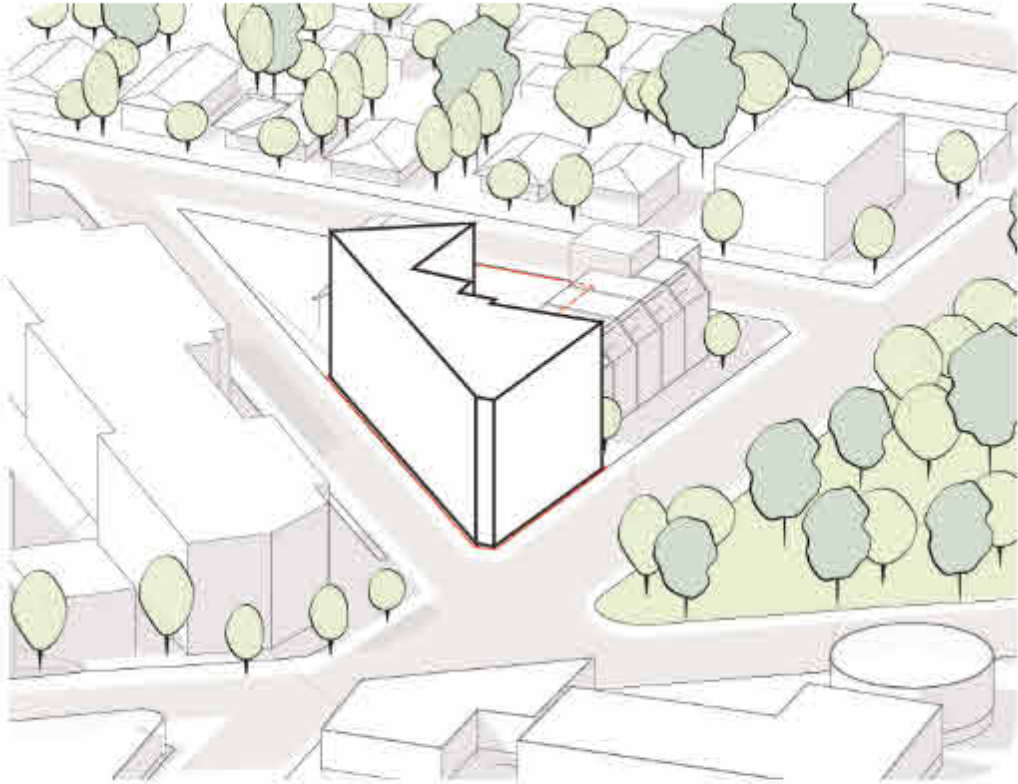
Revision
2023.10.12
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Sheet #
A052



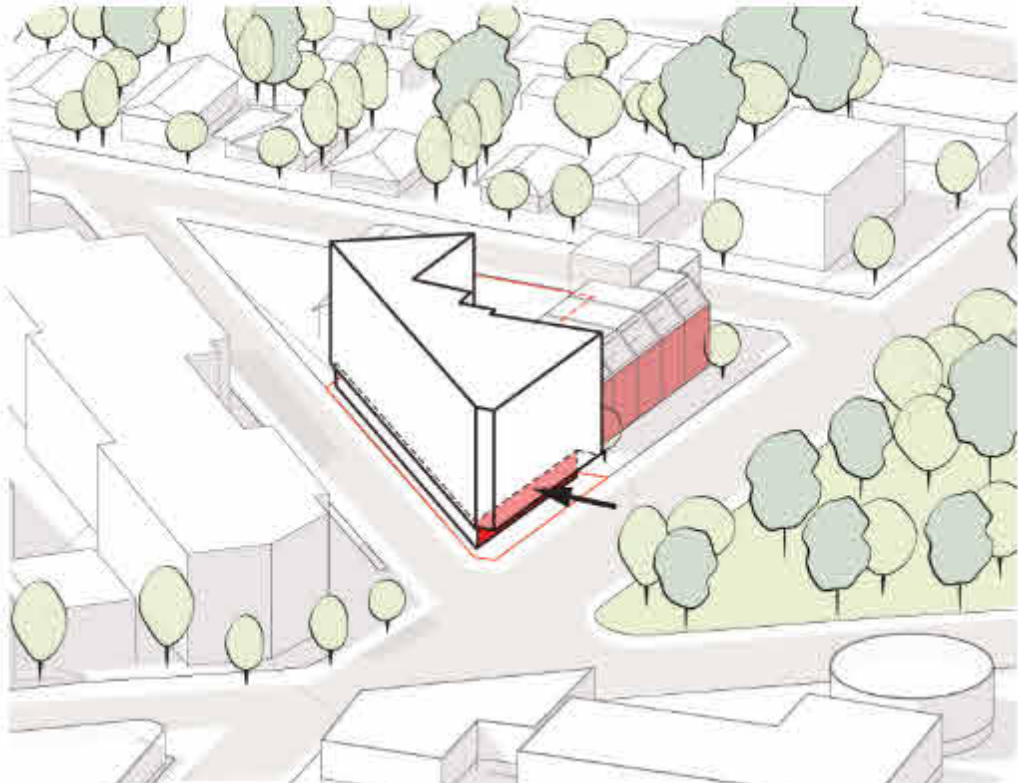
Massing Logic Step 1
Site Constraints

- 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



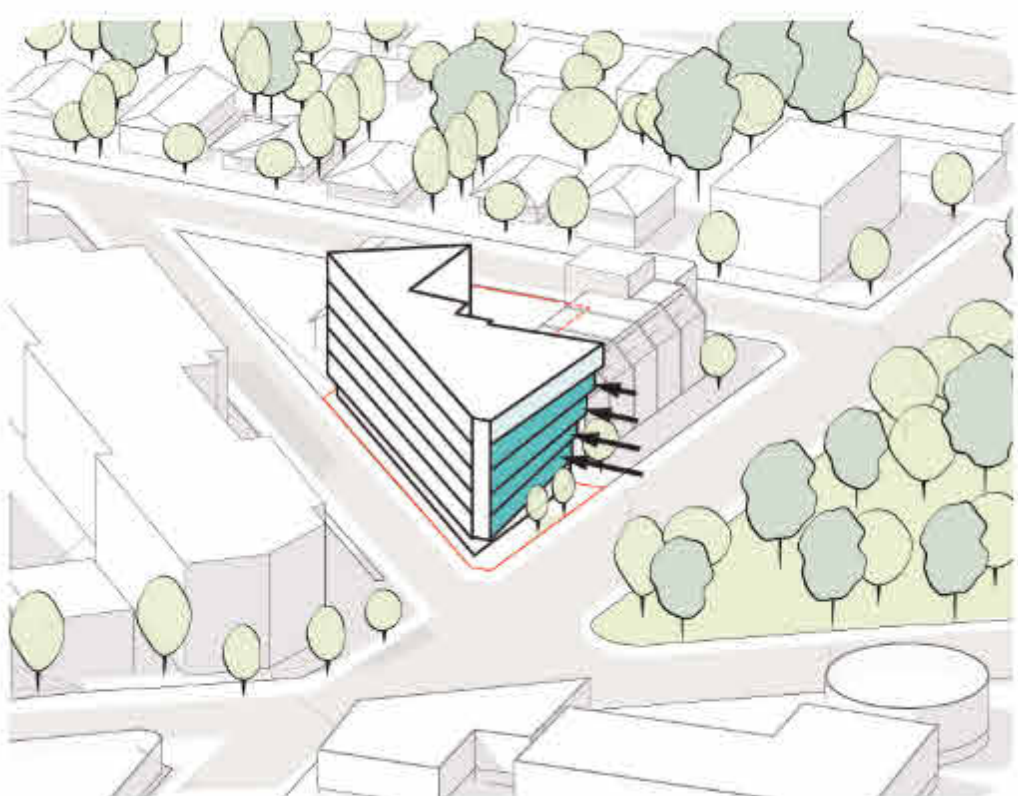
Massing Logic Step 2
Massing

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



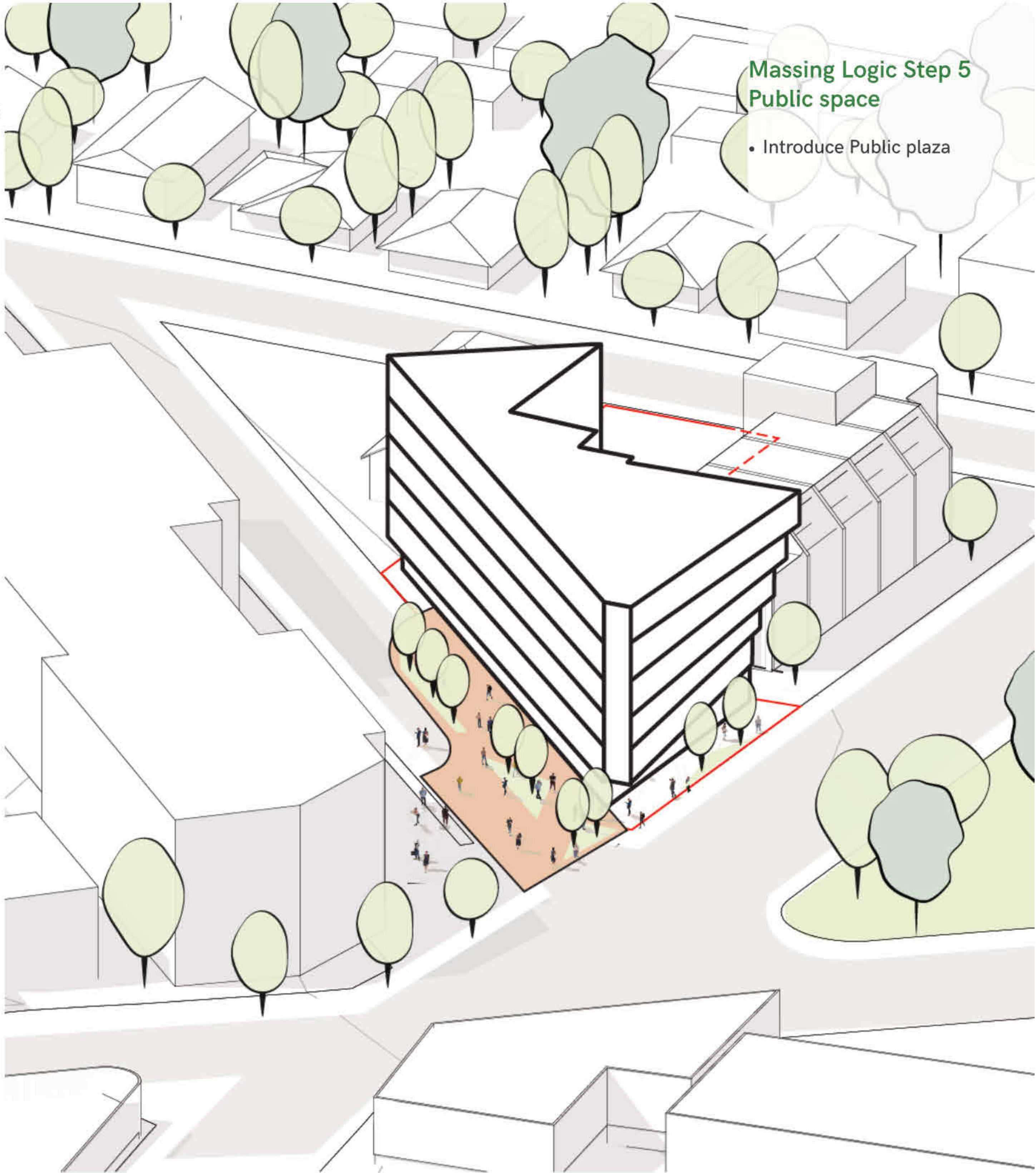
Massing Logic Step 3
Relief

- Align ground-floor setbacks with neighbouring buildings



Massing Logic Step 4
Extension

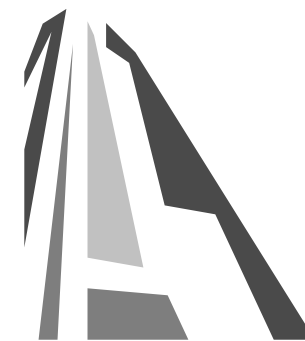
- The architectural design features floor plates that fan from adjacent street wall to street edge.



Massing Logic Step 5
Public space

- Introduce Public plaza

2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE

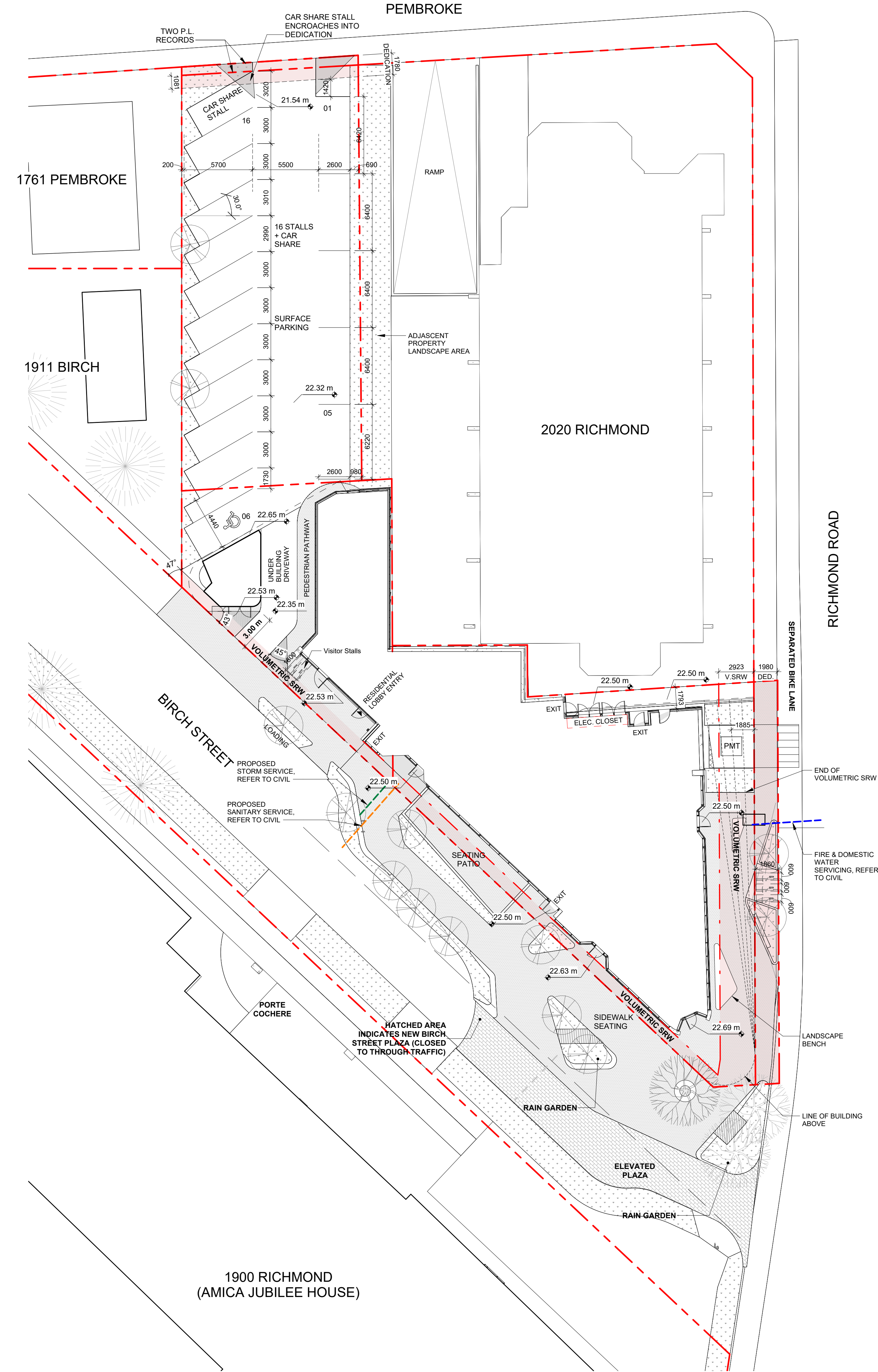


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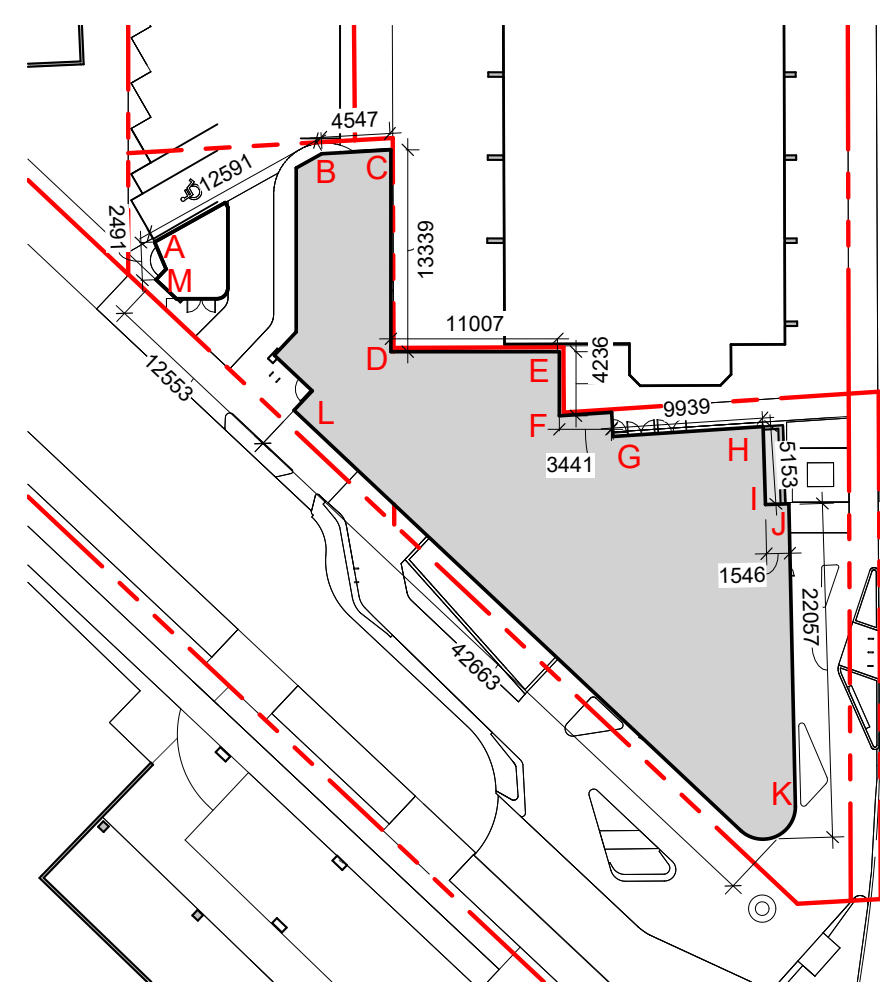
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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name Massing Diagram		
Date	10/13/2023 11:09:07 AM	
Scale	1 : 1	Project # 2305
	Revision 2023.10.12	2
	Sheet #	A053

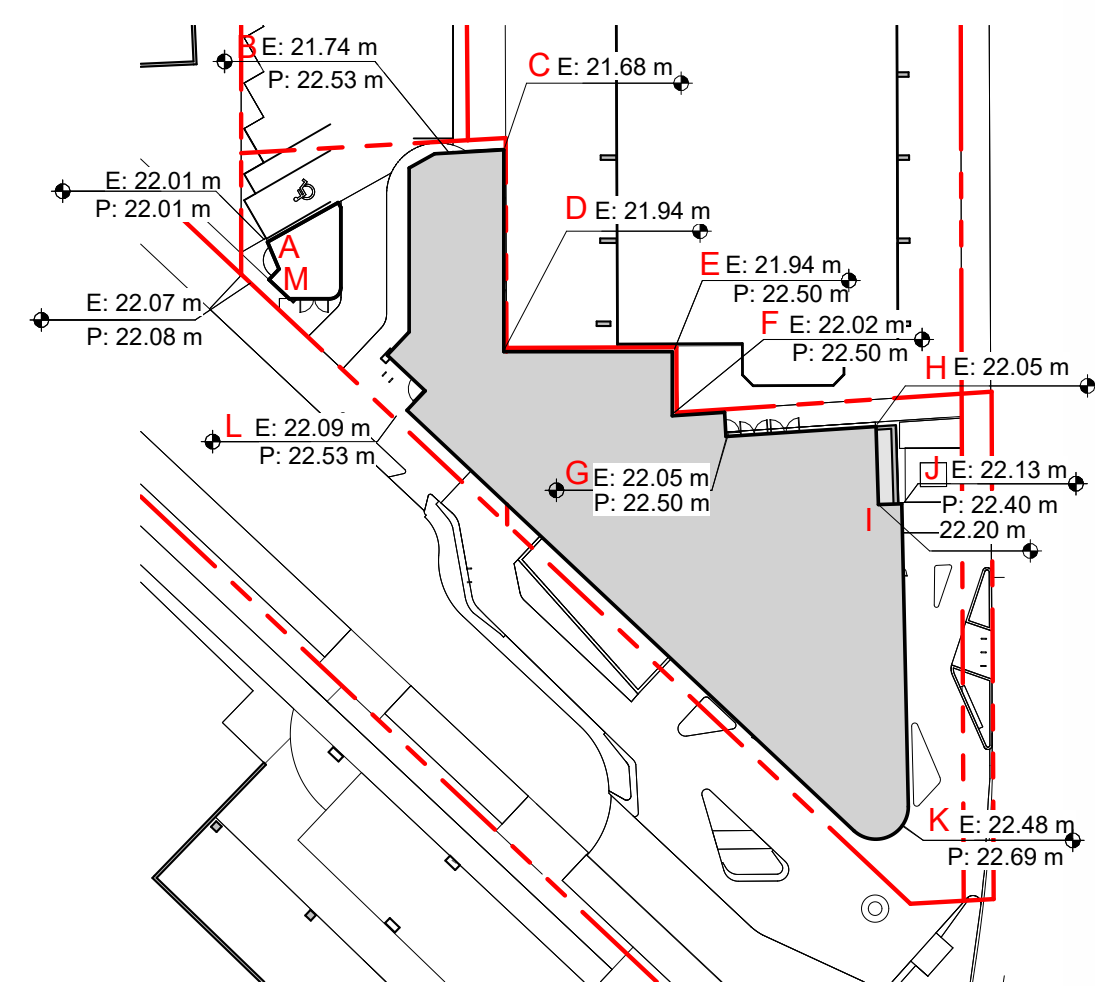
1 SITE PLAN-Project Data
SCALE = 1 : 200



2 Distance Between Points
SCALE = 1 : 500



3 Average Grade Calculation
SCALE = 1 : 500

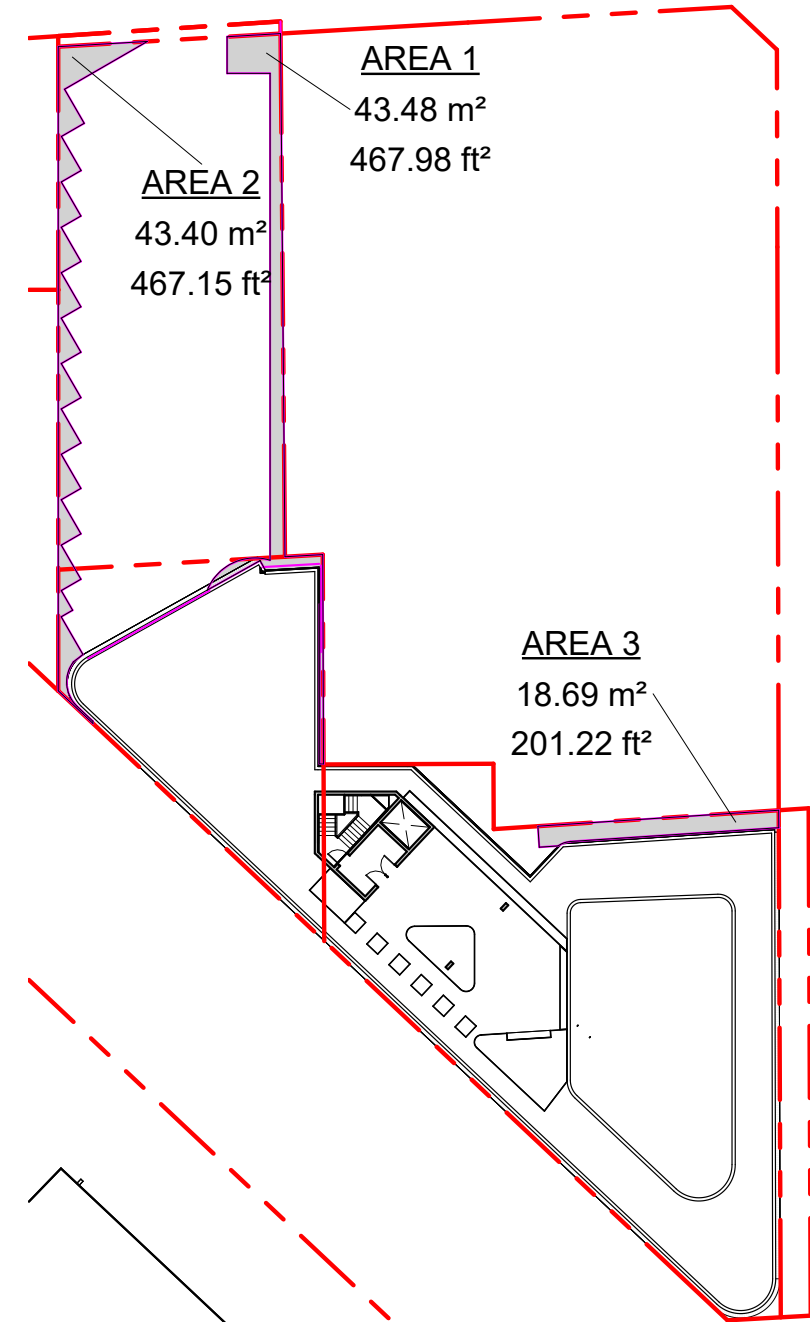


Point	Height	Distance to next point	(Elev. 1 + Elev. 2)/2 * Distance
A	22008	12591	275,384,057
B	21735	4547	98,697,182
C	21677	13339	290,770,192
D	21920	11007	241,383,510
E	21940	4236	93,100,926
F	22017	3441	75,815,553
G	22049	9926	218,868,300
H	22051	5196	114,787,434
I	22132	1546	34,216,072
J	22132	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	

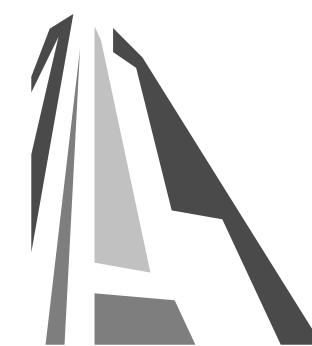
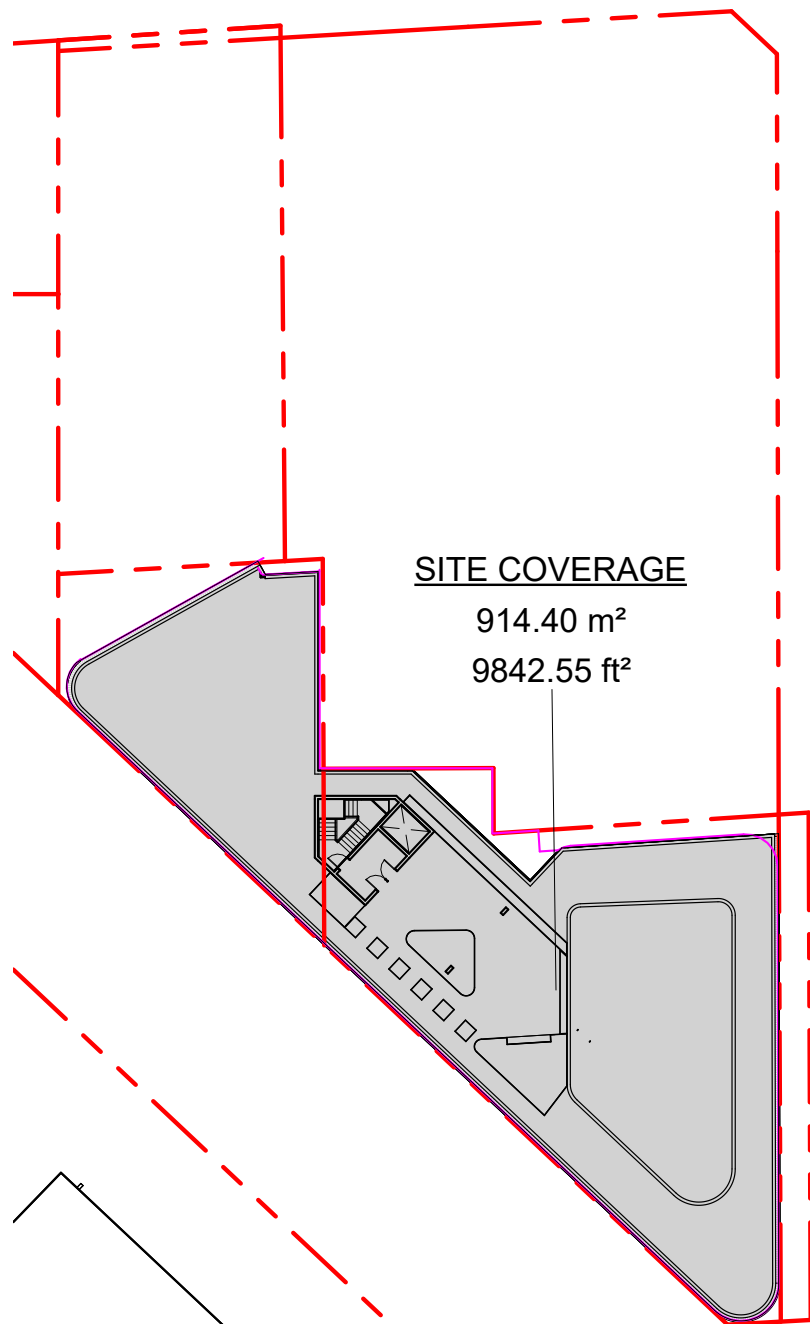
ZONING DATA		
ZONE	TBD - SITE SPECIFIC	
USE	RESIDENTIAL (L2-L6) COMMERCIAL (L1)	
EXISTING SITE AREA	1,586.8	m ²
PROPOSED DEDICATION AREA	93.5	m ²
PROPOSED SITE AREA	1,493.3	m ²
REGULATORY CONDITIONS		
GROSS FLOOR AREA	4,409.1	m ²
COMMERCIAL FLOOR AREA	356.18	m ²
TOTAL RESIDENTIAL FLOOR AREA	3177.44	m 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	109	
OPEN SITE SPACE	6.87	%
FLOOR SPACE RATIO (FSR)	2.95:1	
LOT COVERAGE	57.63	%
PARKING		
VEHICLES	REQUIRED	PROVIDED
	Residential = 45 Commercial = 7 =52 total stalls req.	16 (1 accessible)
BICYCLES		
CLASS 1	66	110
CLASS 2	8	8
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

*PRIMARY SETBACKS NOTED THIS PAGE. SEE PAGE A121 FOR ADDITIONAL INTERIOR SETBACKS.

4 OPEN SITE SPACE
SCALE = 1 : 500



5 SITE COVERAGE
SCALE = 1 : 500



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Project North

Site Plan & Project Data

Date
10/13/2023 12:05:38 PM

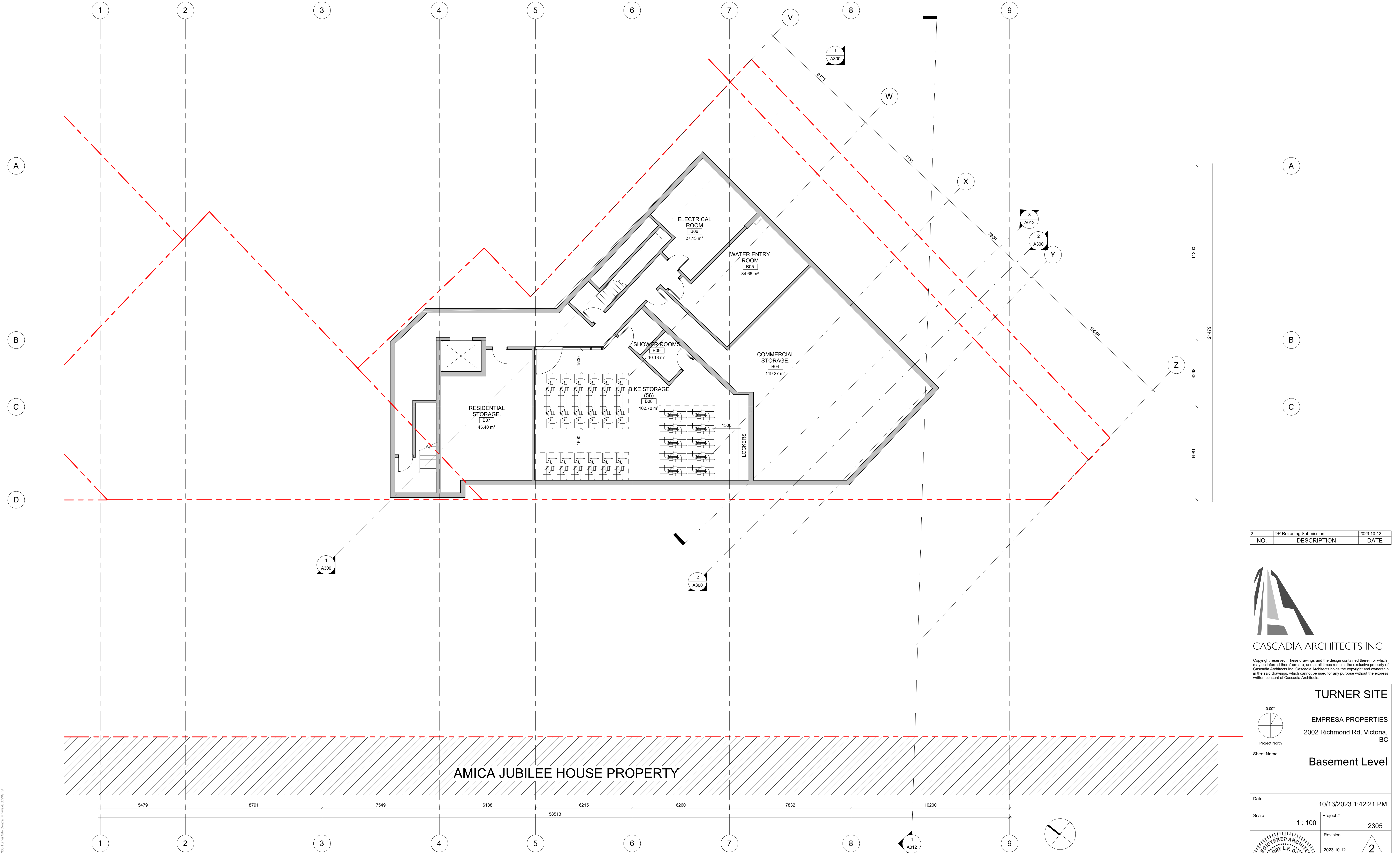
Scale
As indicated

Project #
2305

Revision
2023.10.12

2

Sheet #
A101



2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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TURNER SITE

0.00°

Project North

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Basement Level

Date
10/13/2023 1:42:21 PM

Scale
1 : 100

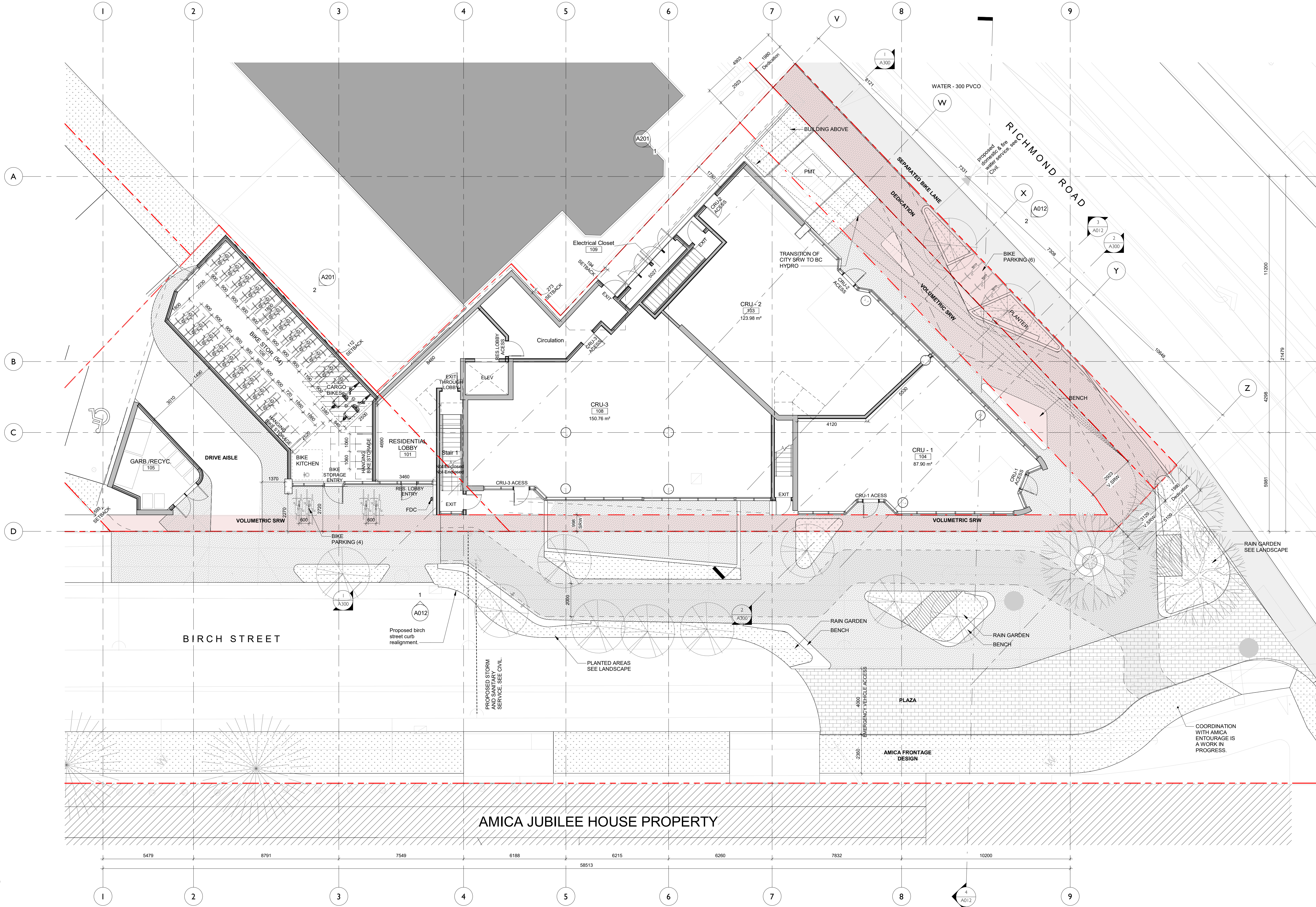
Project #
2305

Revision
2023.10.12

Sheet #
A120

REGISTERED ARCHITECT
GREGORY L.F. DUNN
2023-10-13
BRITISH COLUMBIA

2

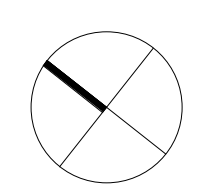


2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES

2002 Richmond Rd, Victoria, BC

Sheet Name

Level 1

Date

2023-10-13 2:43:41 PM

Scale

1 : 100

Project #

2305

Revision

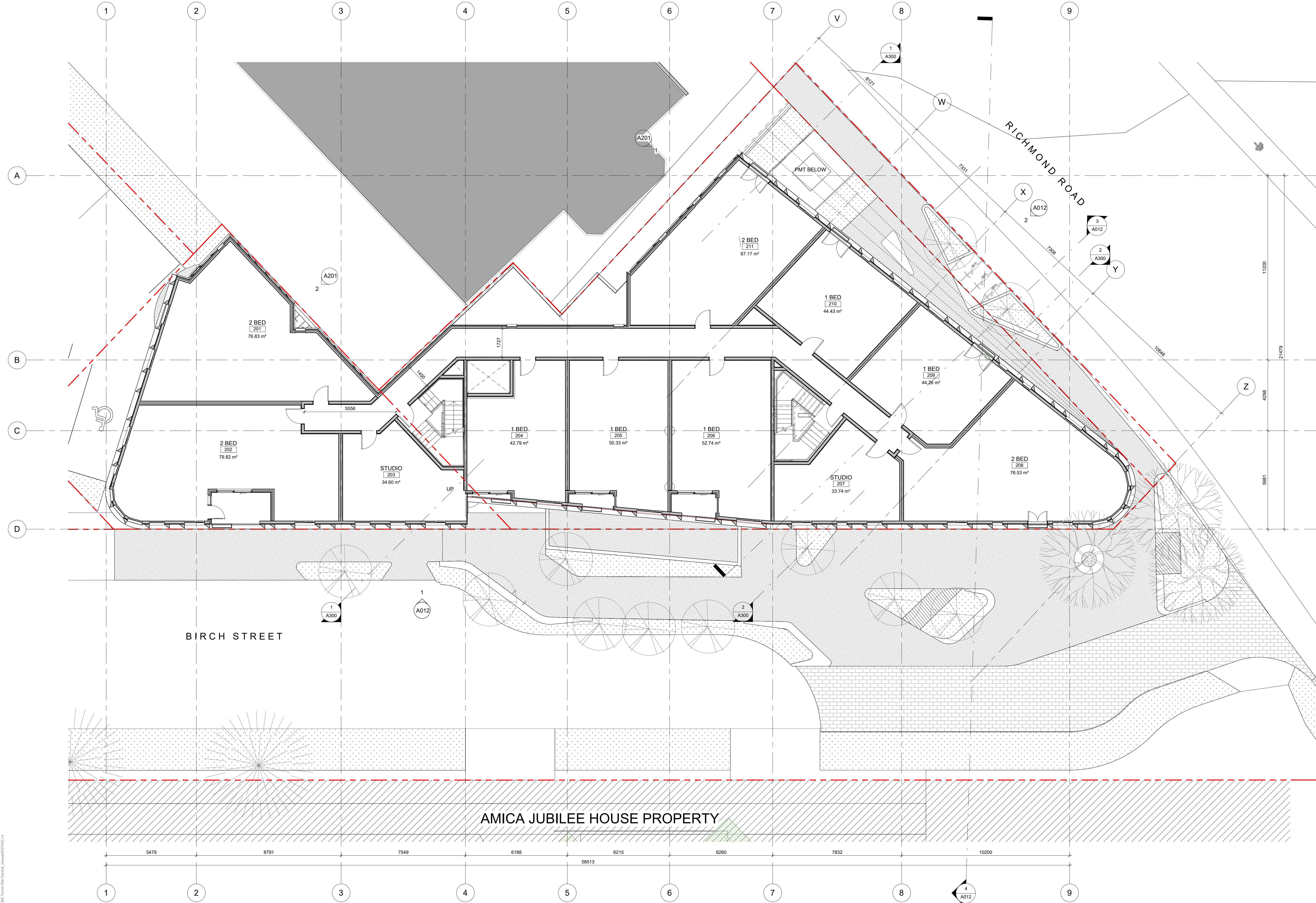
2023.10.12

2

Sheet #

A121

C:\Users\m\Documents\2305 Turner Site\Arch\Site Plan\A121.dwg



2	DP Reasoning 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 2

Date

10/13/2023 11:09:21 AM

Scale

1 : 100

Project #

2305

Revision

2023.10.12

Revision

2

Sheet #

A122



2	DP Reasoning 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 3

Date

October 12, 2023

Scale

1 : 100

Project #

2305

Revision

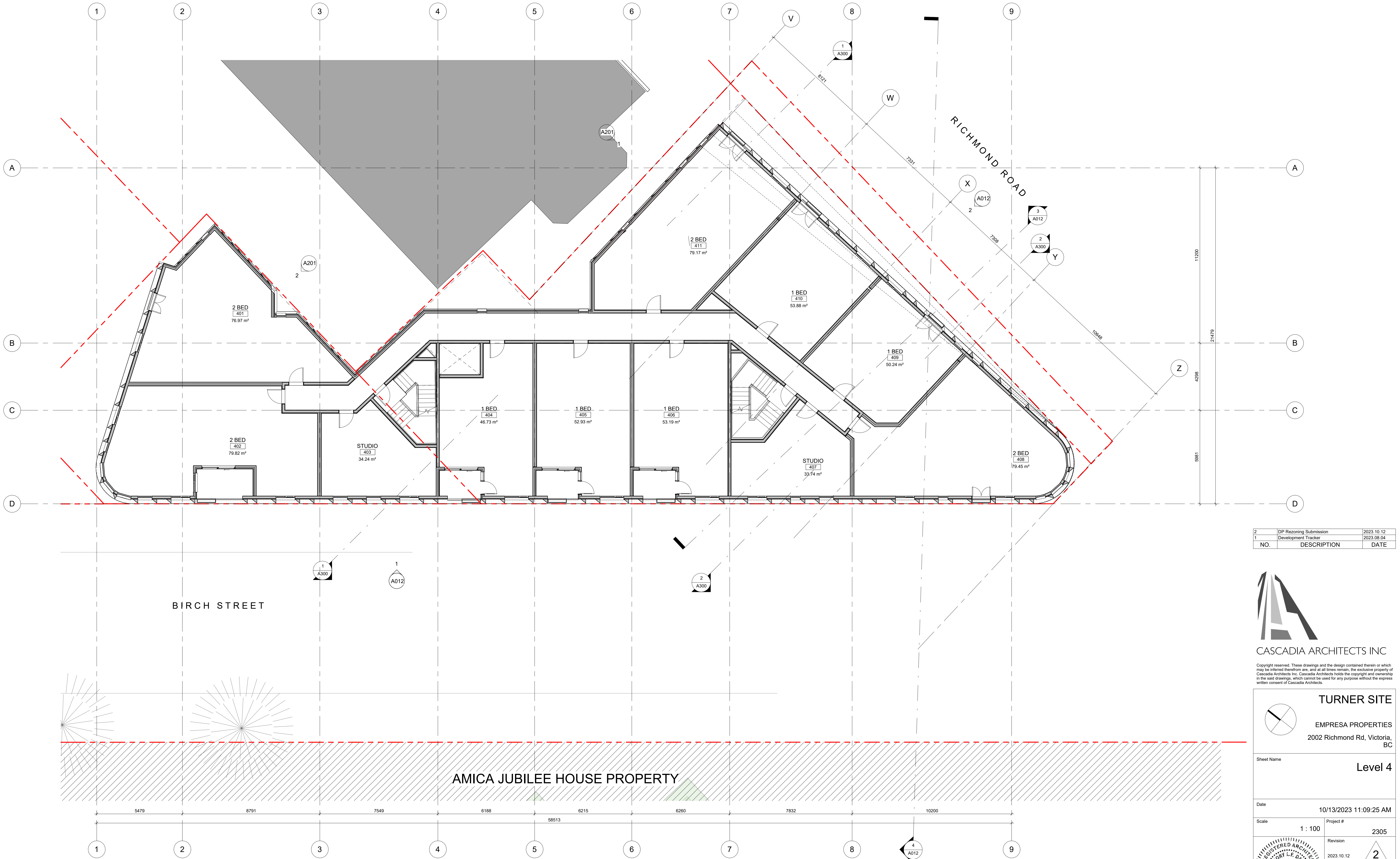
2023.10.12

Revision

2

Sheet #

A123



2	DP Reasoning 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 4

Date

10/13/2023 11:09:25 AM

Scale

1 : 100

Project #

2305

Revision

2

2023.10.12

Sheet #

A124

REGISTERED ARCHITECT

GREGORY L.F. DUNN

2023-10-13

BRITISH COLUMBIA



2	DP Reasoning 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

10/13/2023 11:09:26 AM

Scale

1 : 100

Project #

2305

Revision

2

2023.10.12

Sheet #

A125



2	DP Reasoning 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

10/13/2023 11:09:28 AM

Scale

1 : 100

Project #

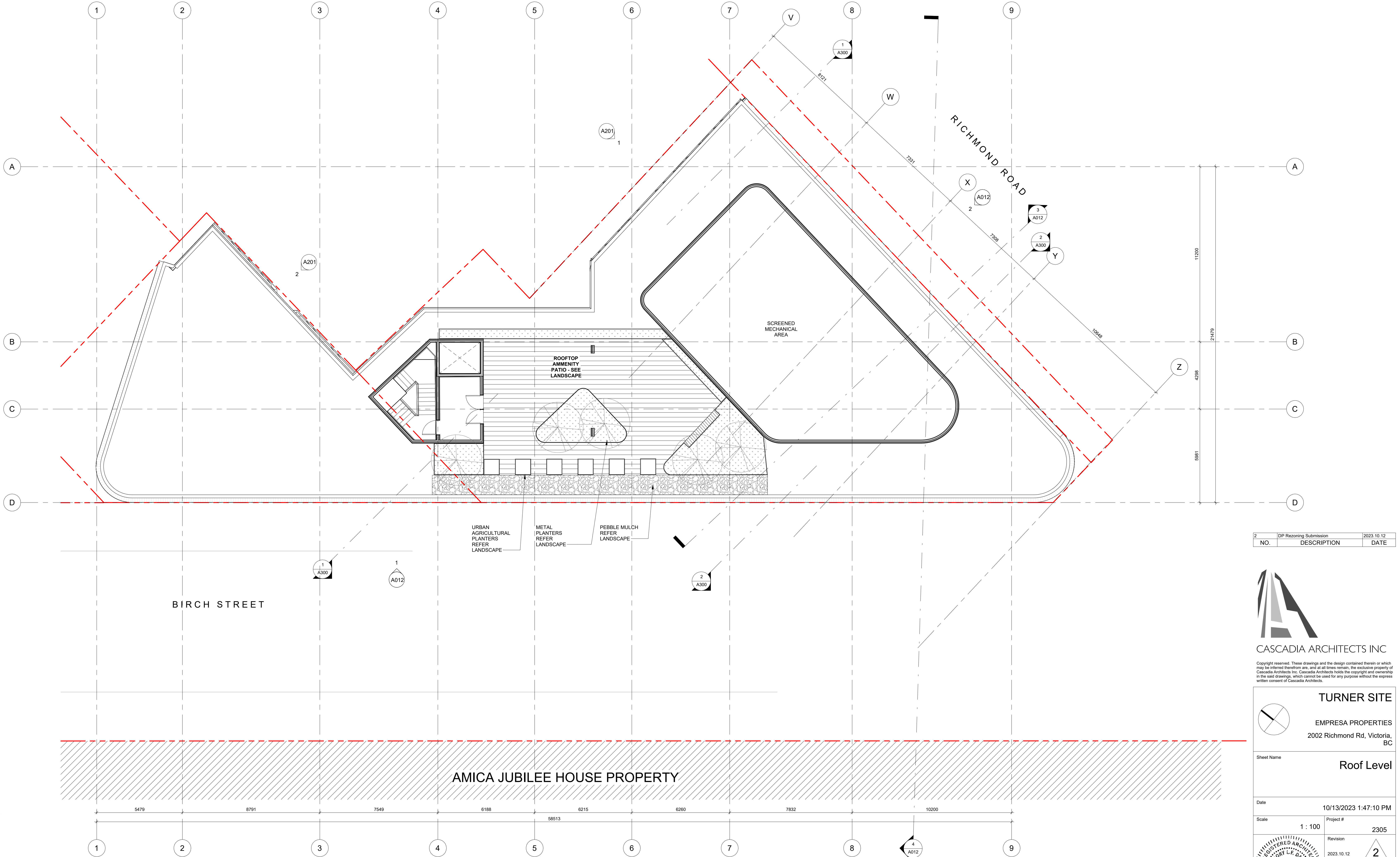
2305

Revision

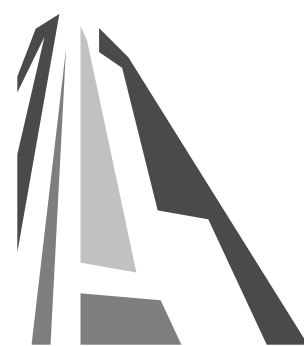
2

Sheet #

A126



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

10/13/2023 1:47:10 PM

Scale

1 : 100

Project #

2305

Revision

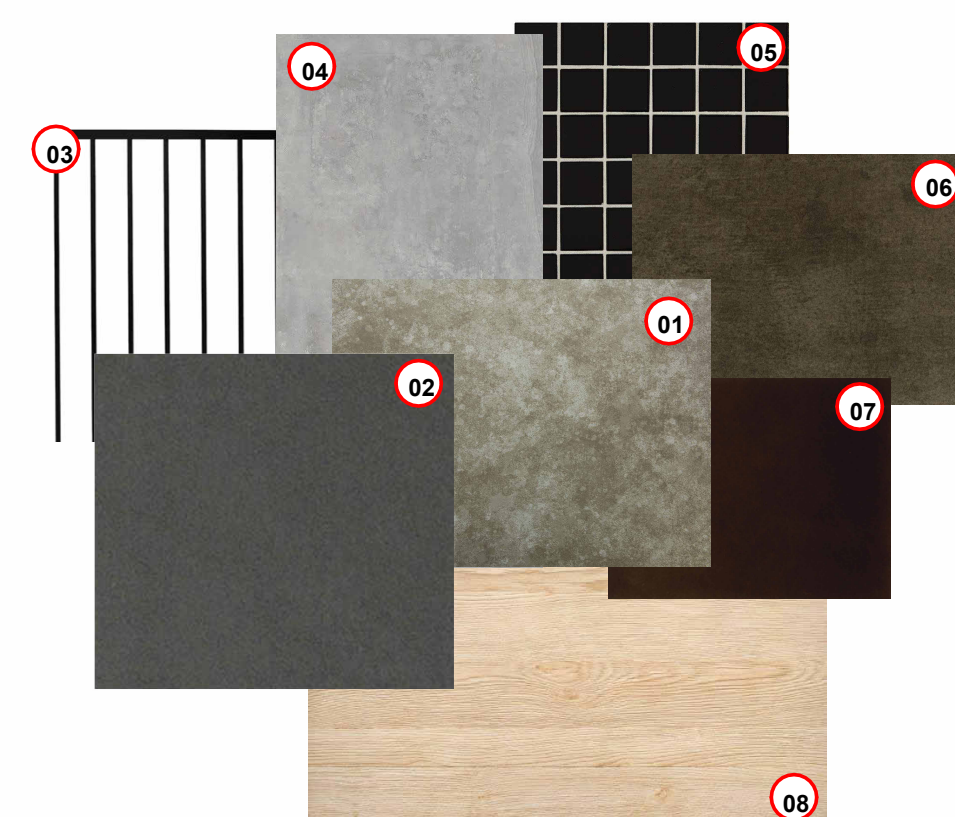
2023.10.12

Revision

2

Sheet #

A127



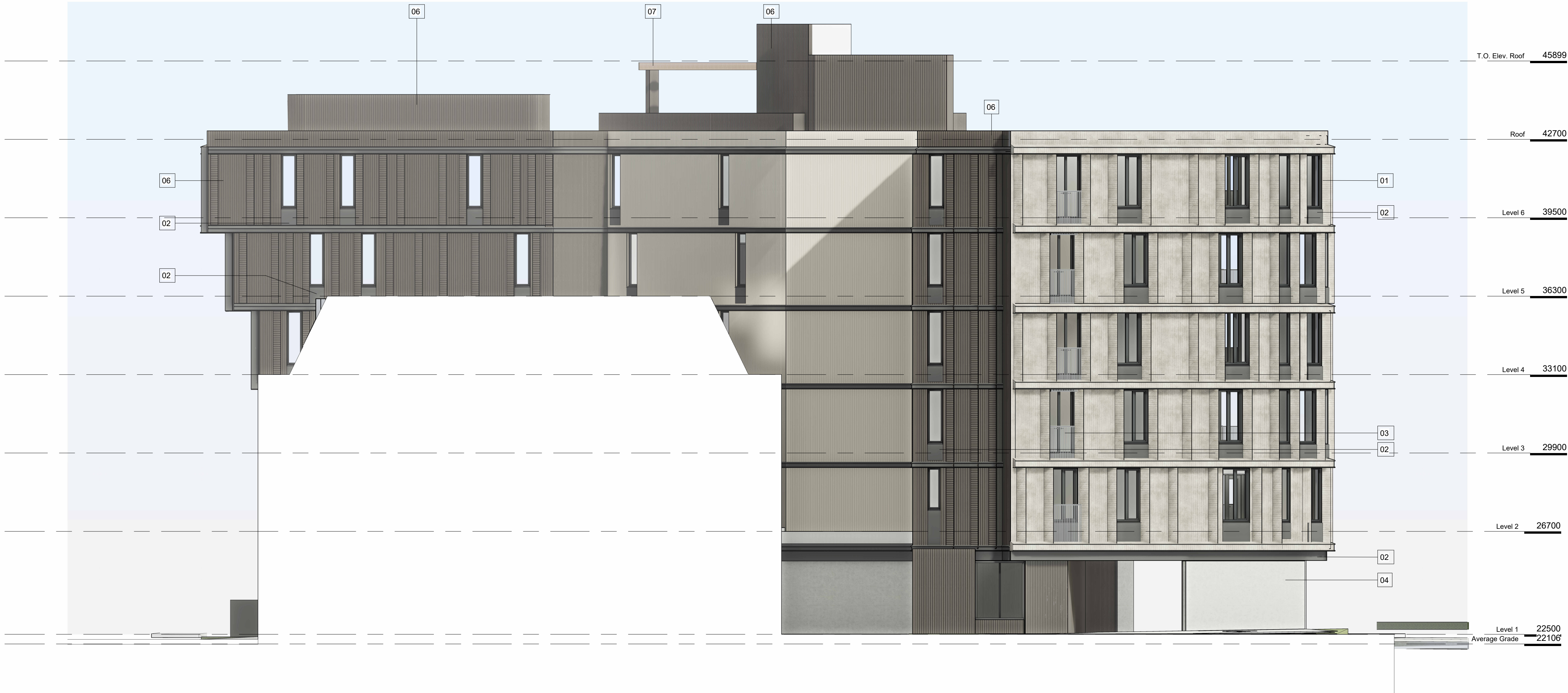
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A200

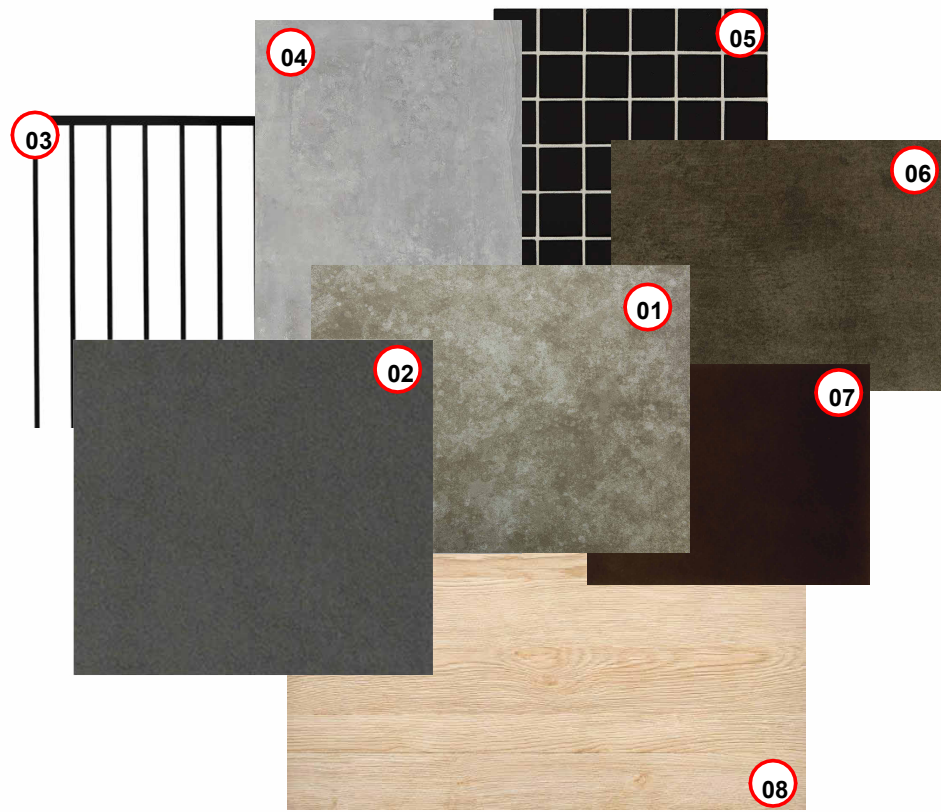
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—URBAN
AGRICULTURAL
PLANTERS
REFER
LANDSCAPE

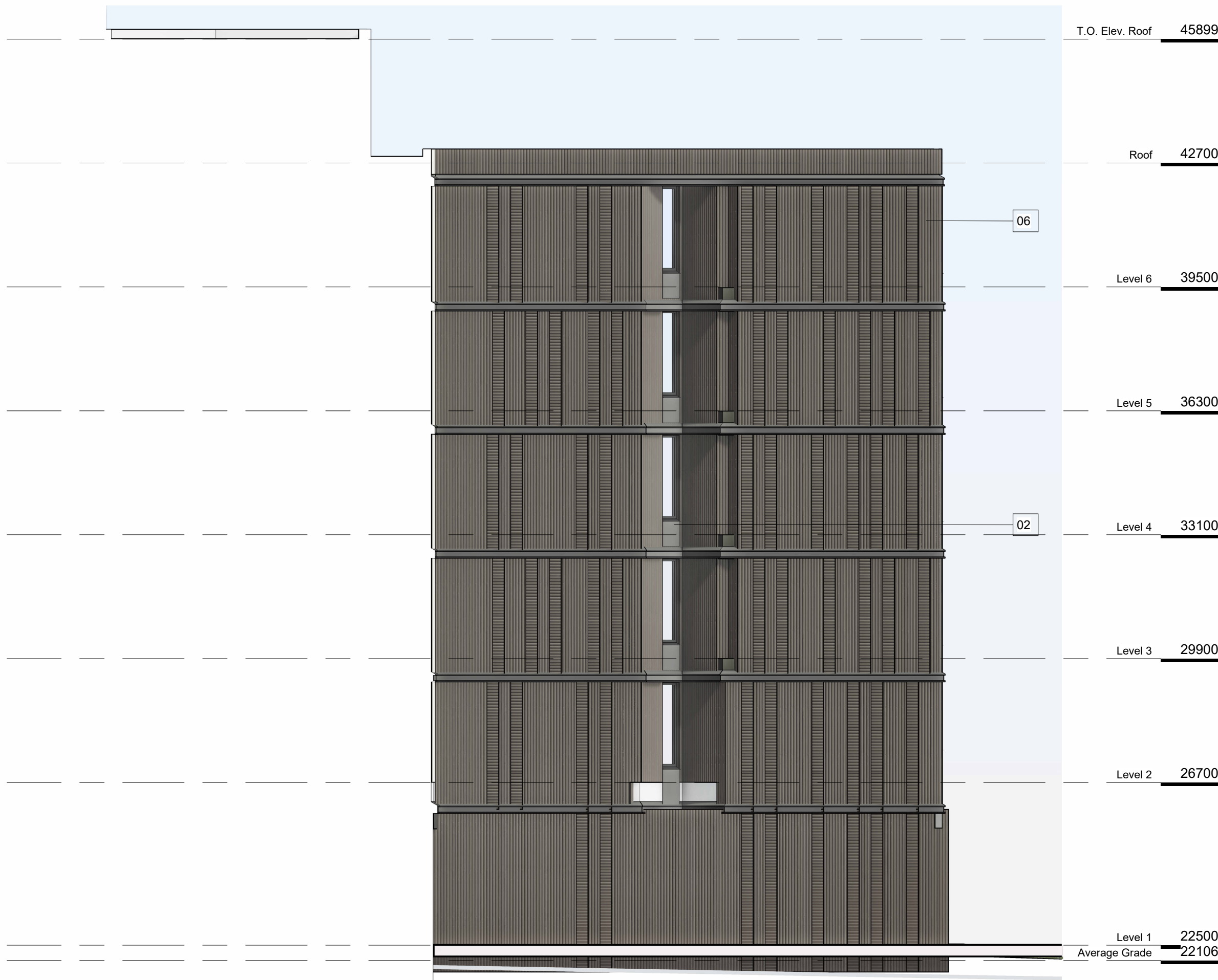


MATERIALS LEGEND

- 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

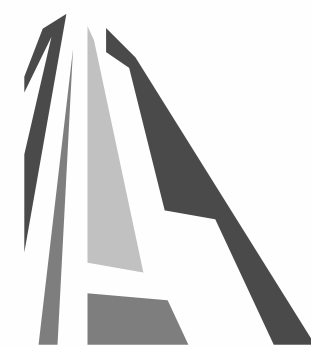


1 NORTH FACING ELEVATION FROM 2020 RICHMOND SITE
SCALE = 1 : 100



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

2	DP Reasoning 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
10/13/2023 11:28:59 AM

Scale
As indicated

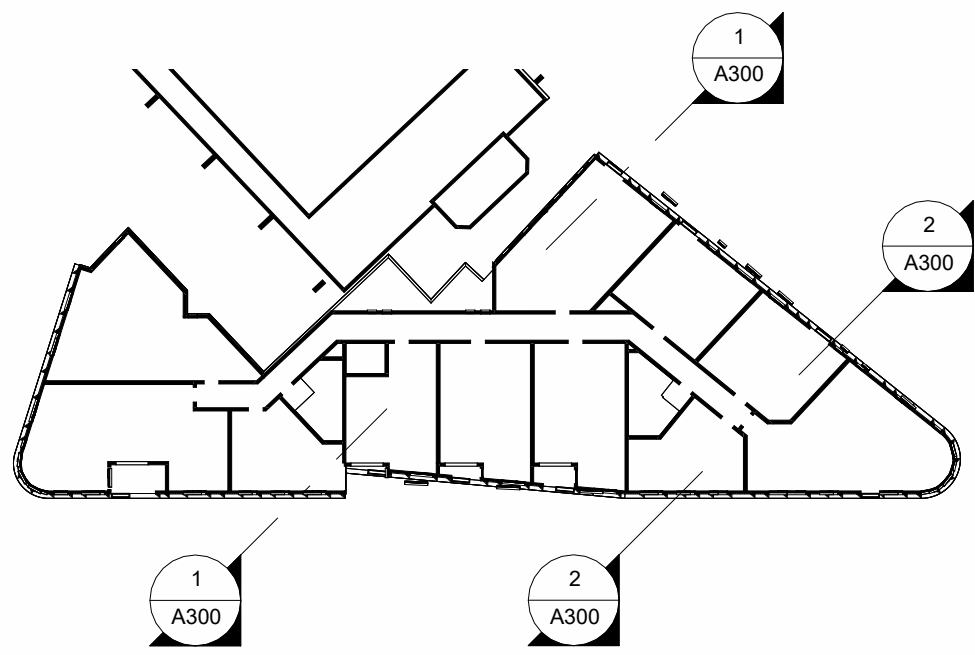
Project #
2305



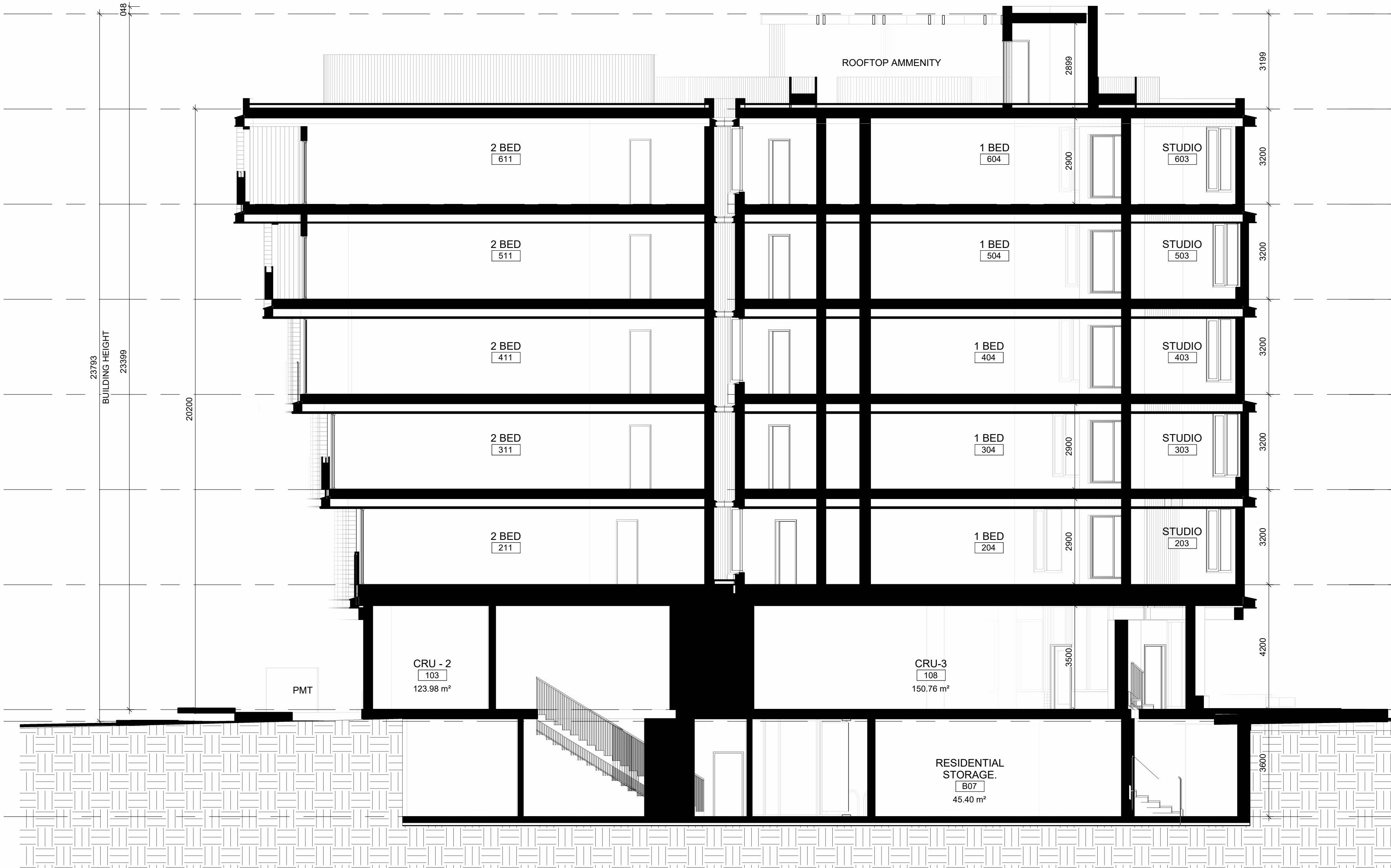
Revision
2023.10.12

2

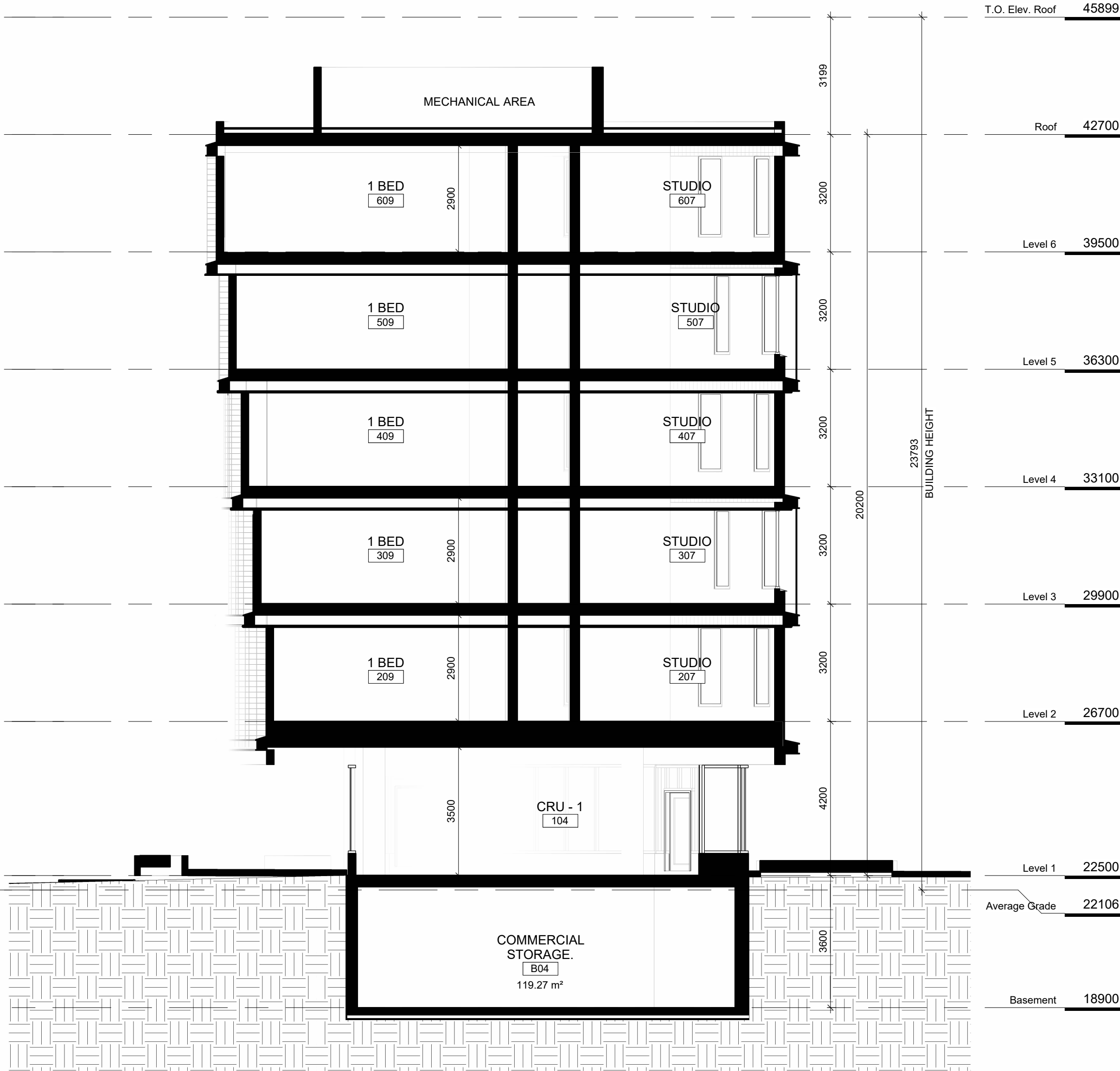
Sheet #
A201



3 Key Plan
SCALE = 1 : 500



1 Section 1
SCALE = 1 : 100



2 Section 2
SCALE = 1 : 100

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
Building Sections

Date
10/13/2023 1:35:26 PM

Scale
As indicated

Project #
2305

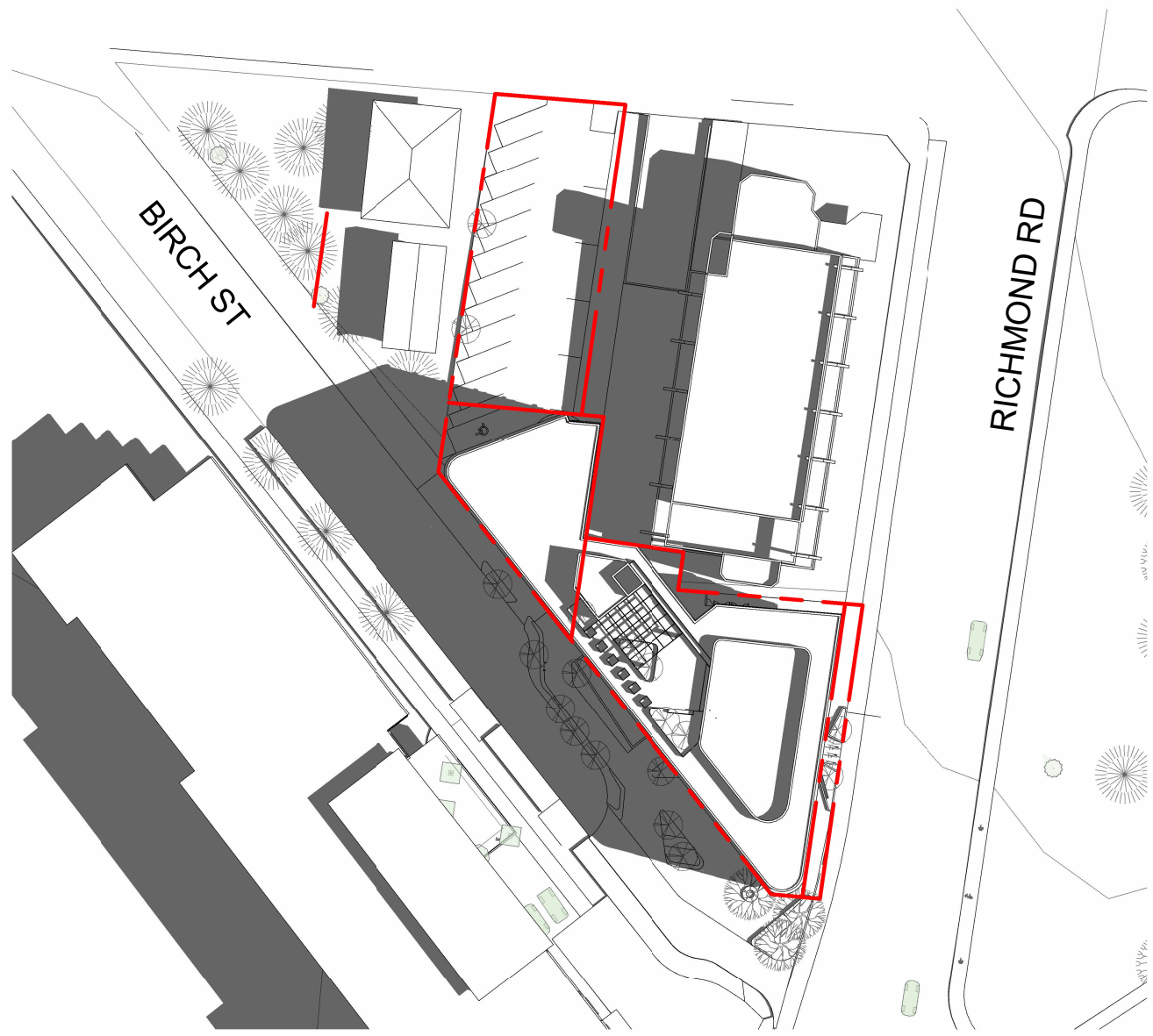
Revision
2023.10.12

2

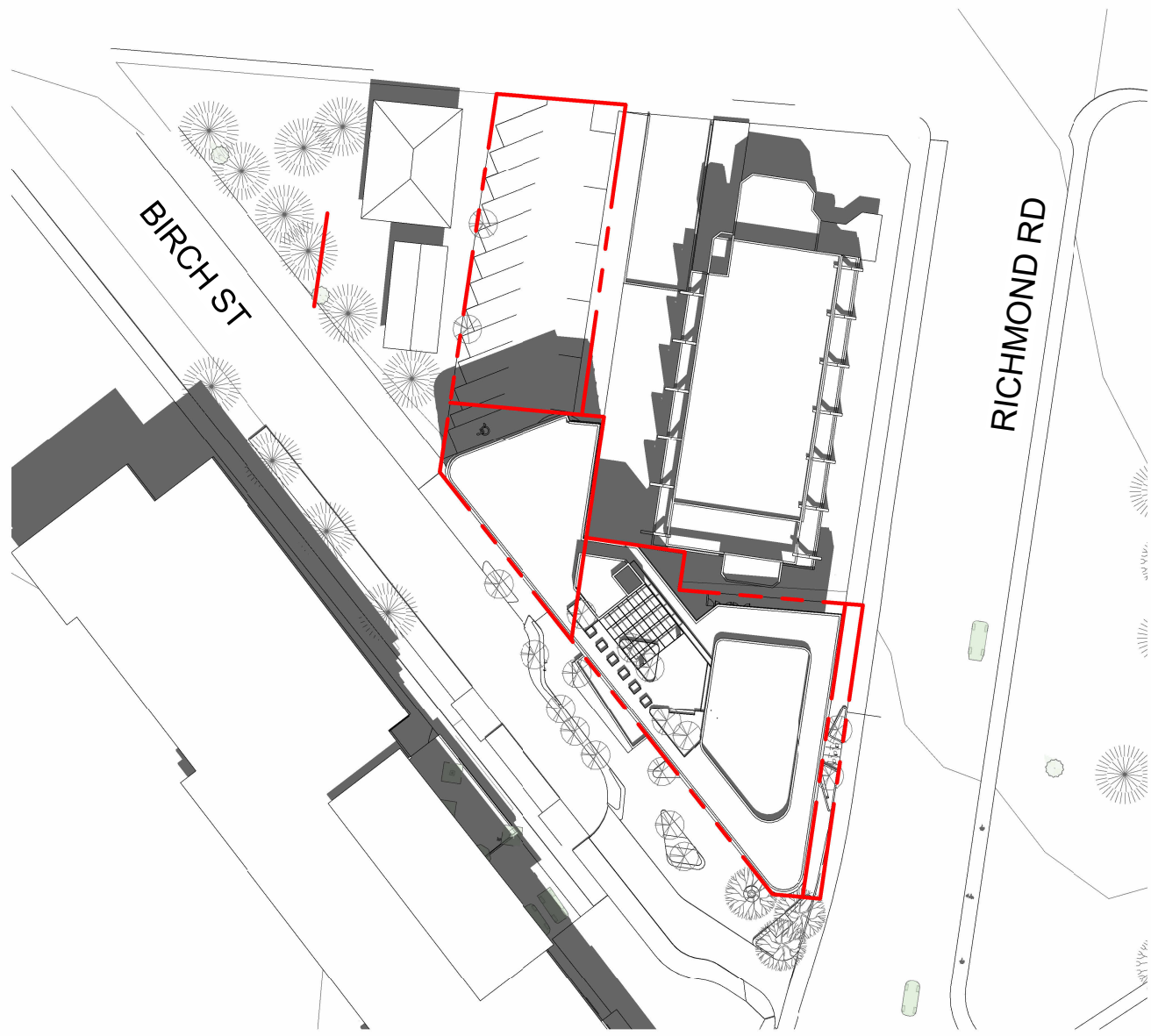
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A300

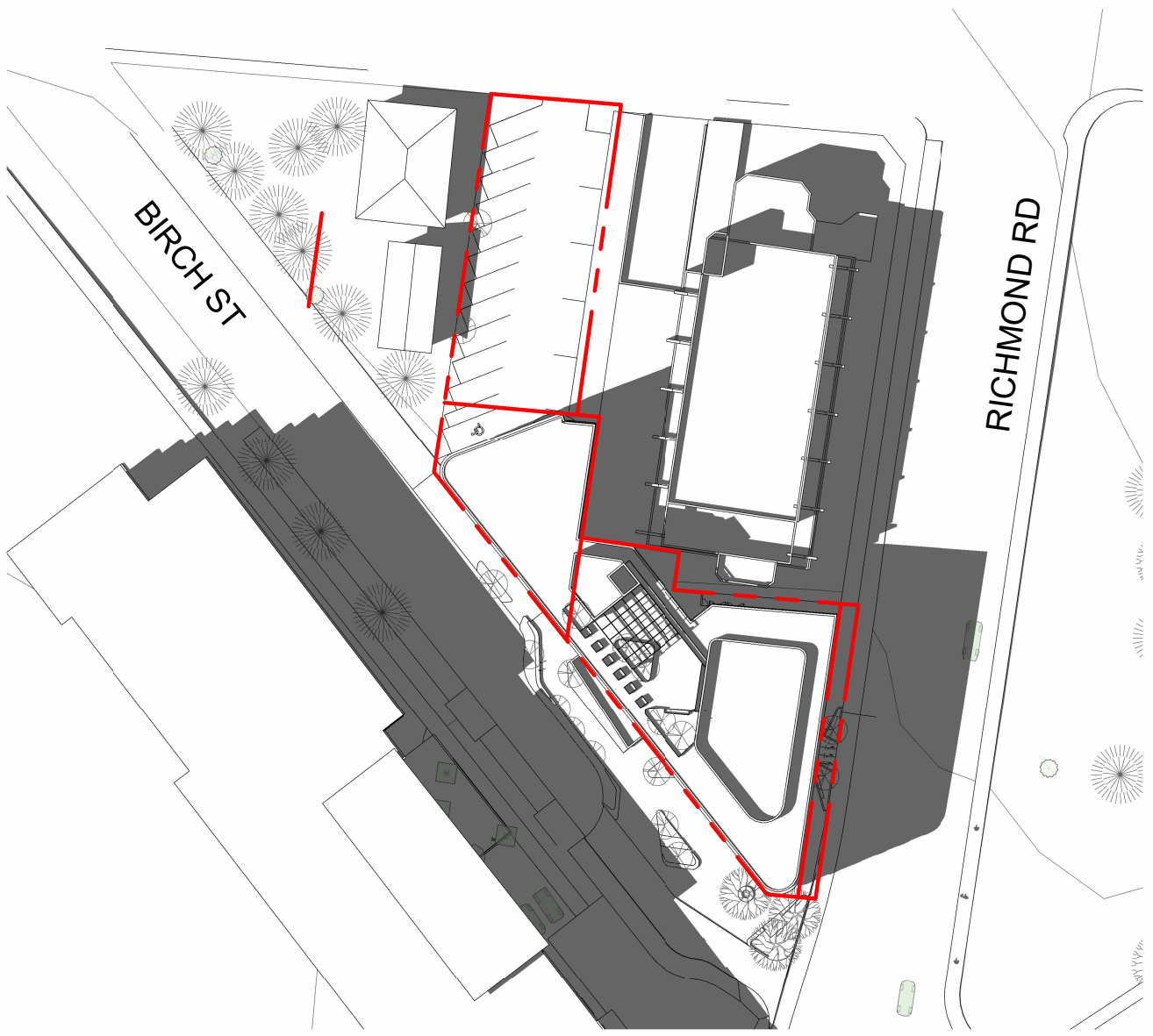




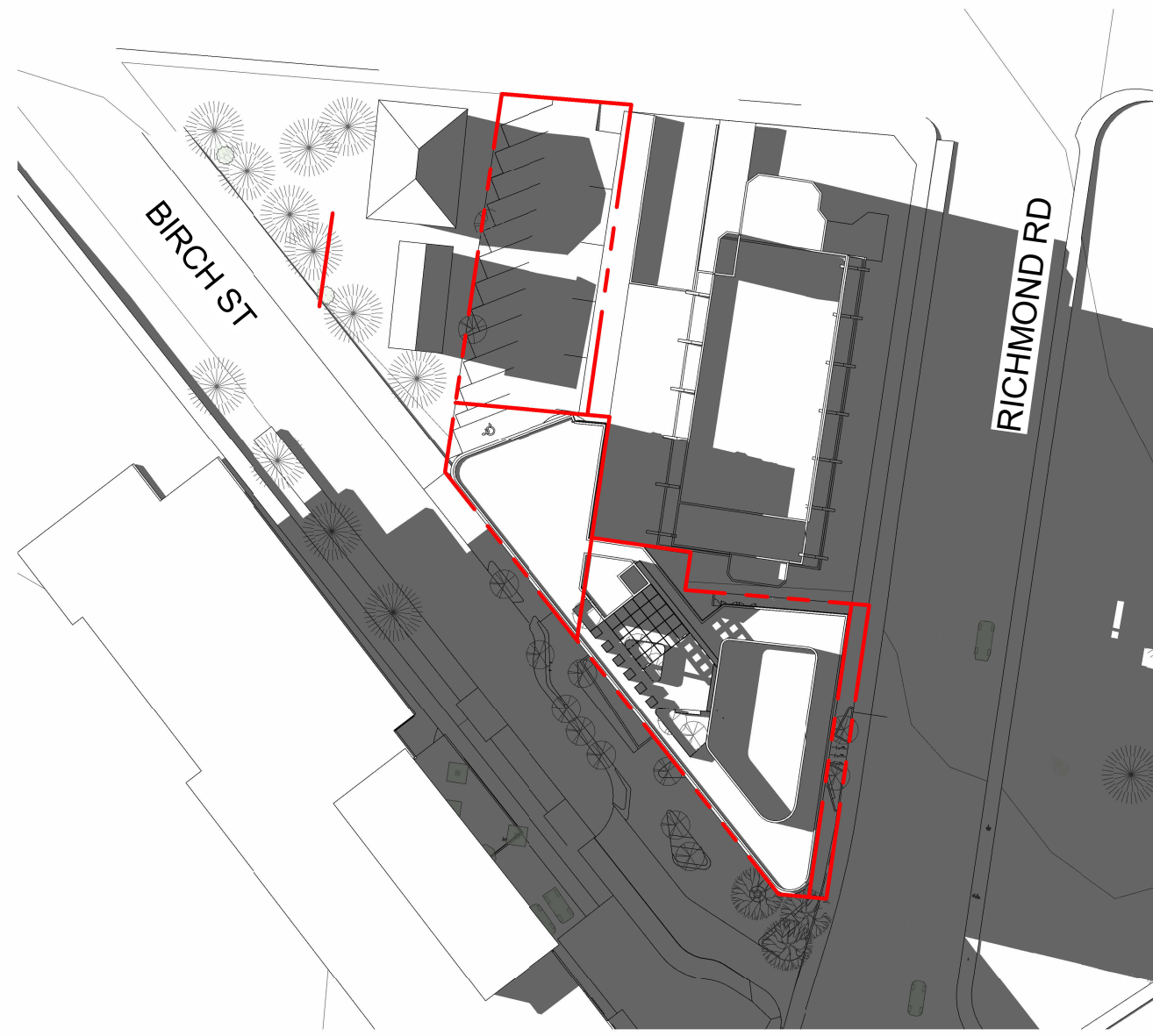
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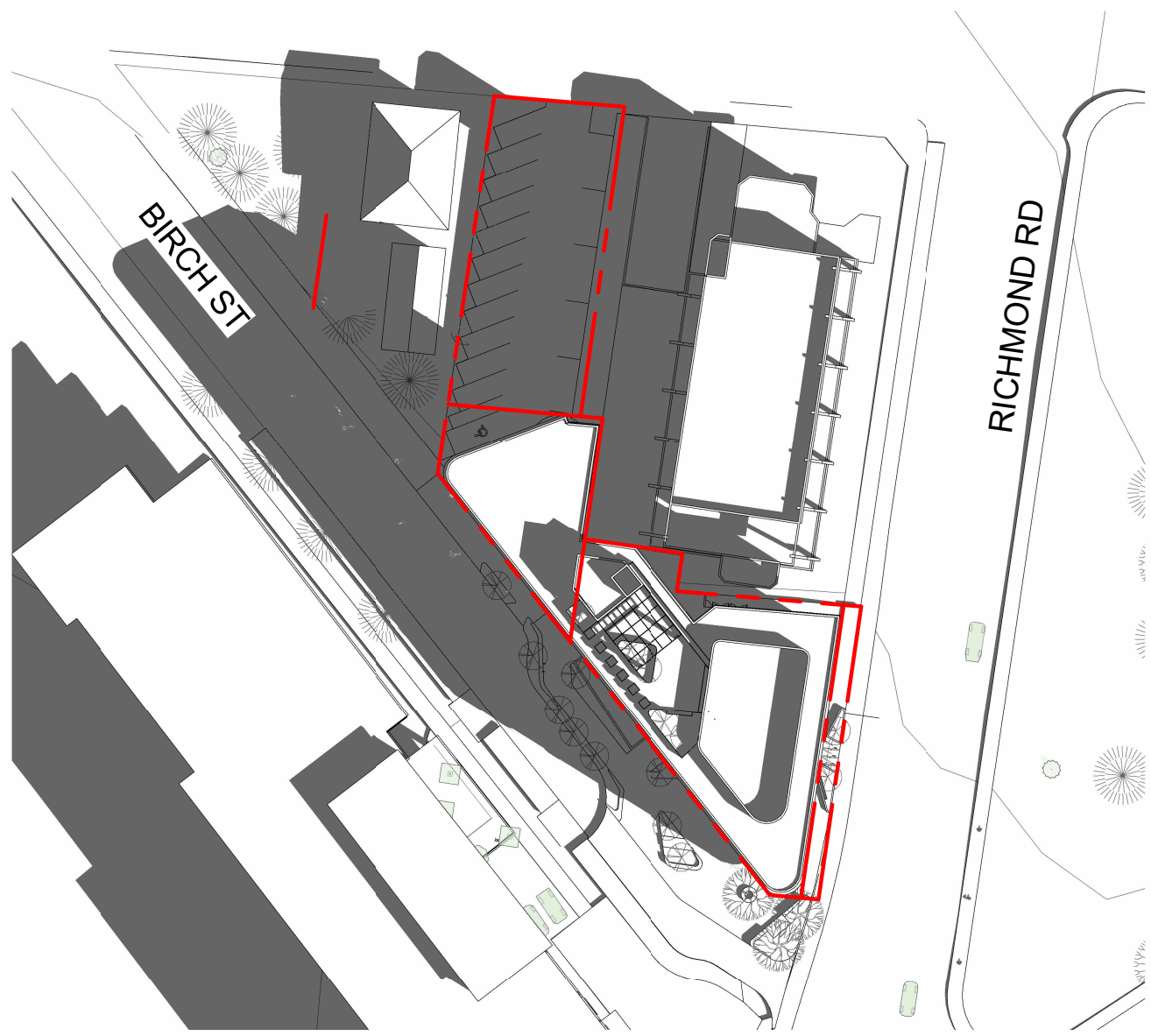
2 Shadow Study - Summer Solstice 12 PM
SCALE = 1 : 750



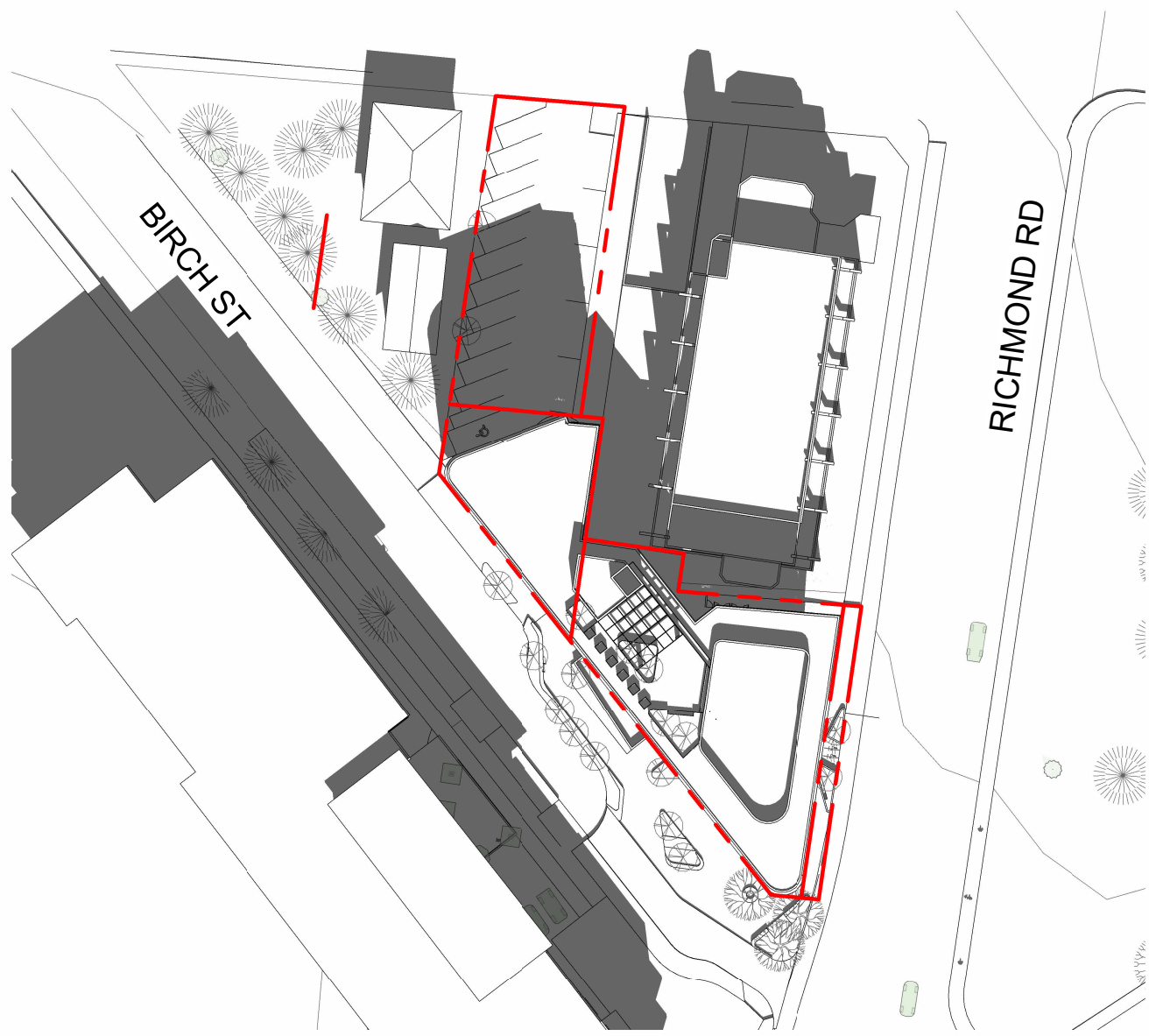
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SCALE = 1 : 750



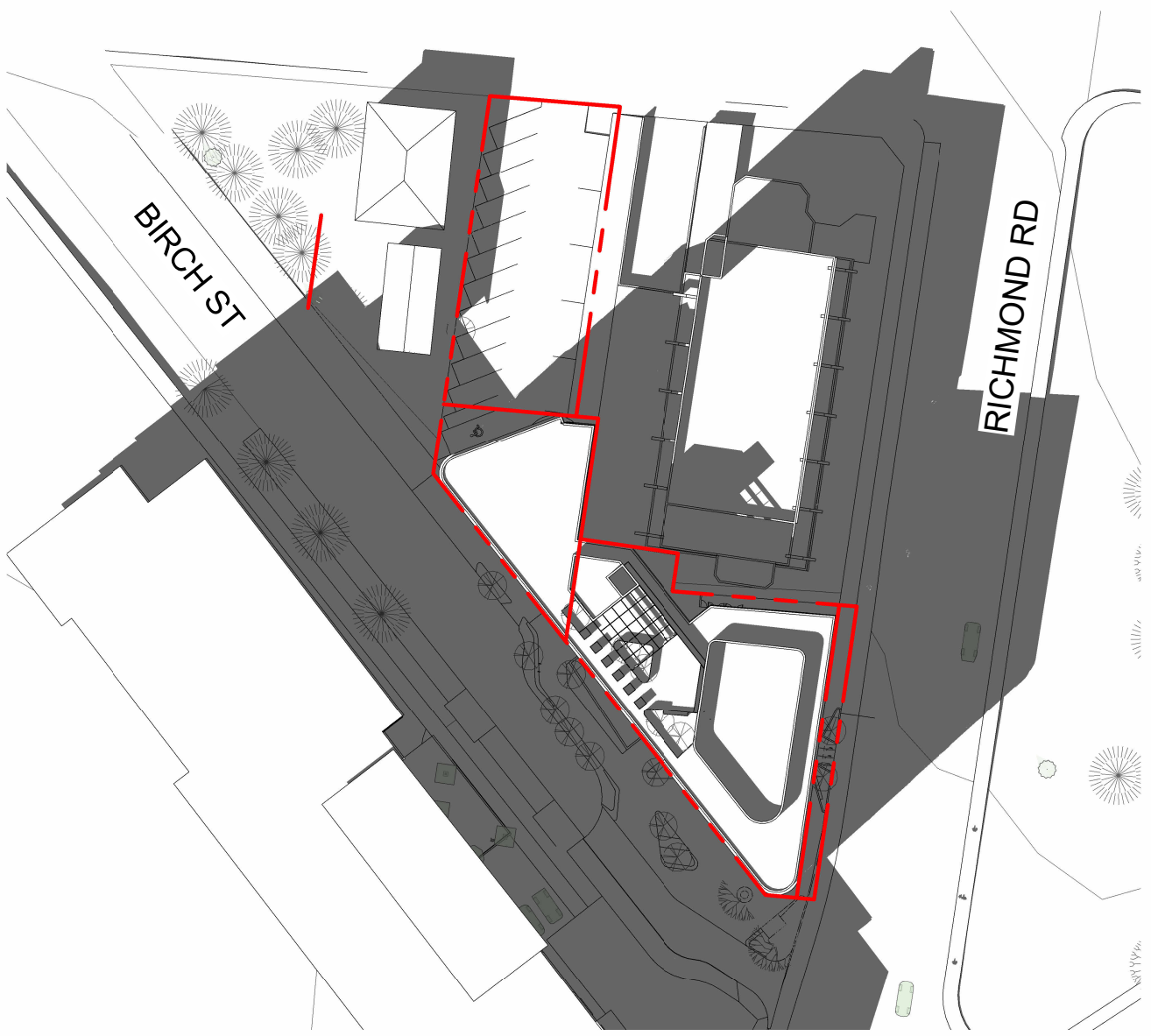
4 Shadow Study - Summer Solstice 6 PM
SCALE = 1 : 750



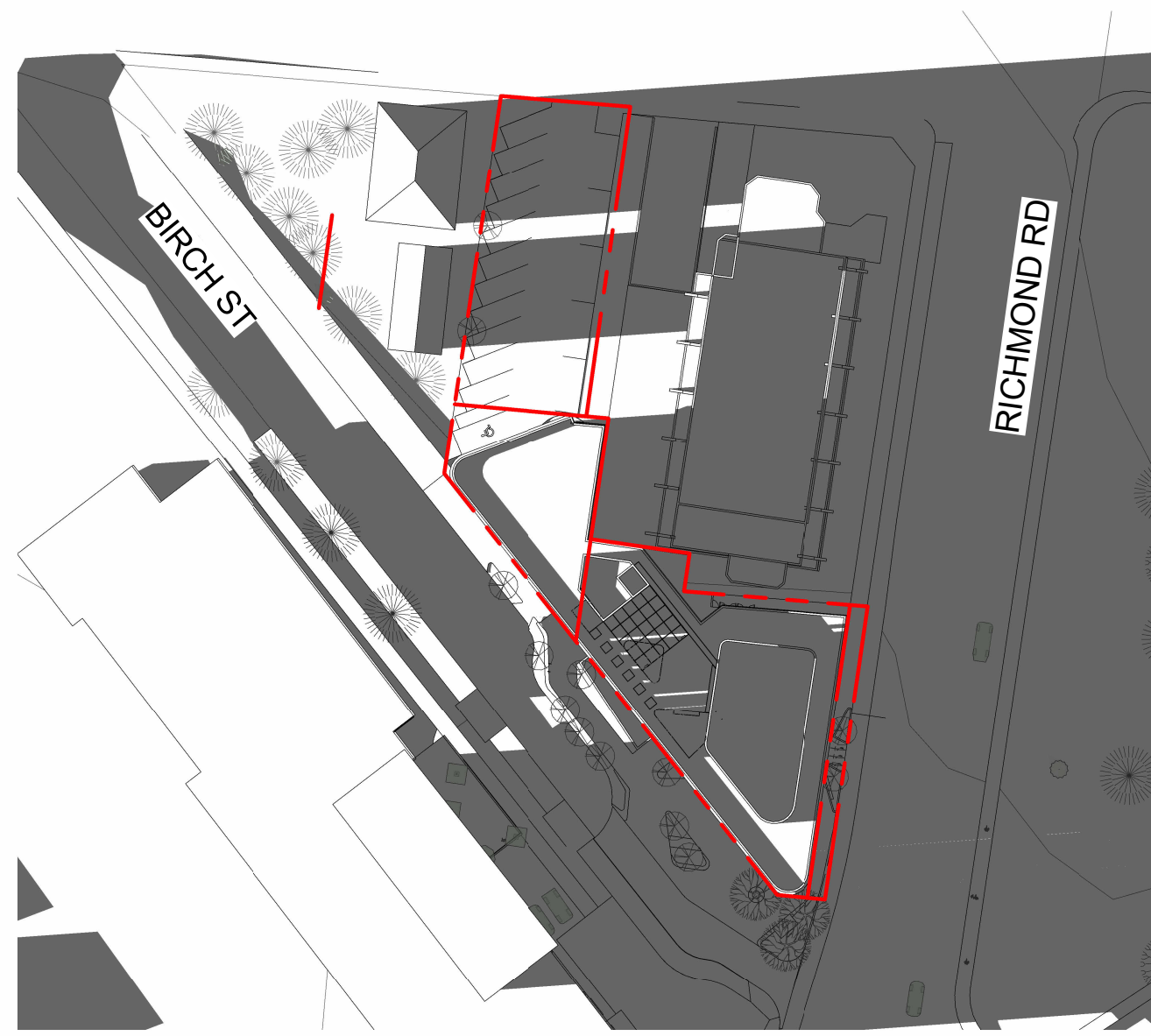
5 Shadow Study - Equinox 9 AM
SCALE = 1 : 750



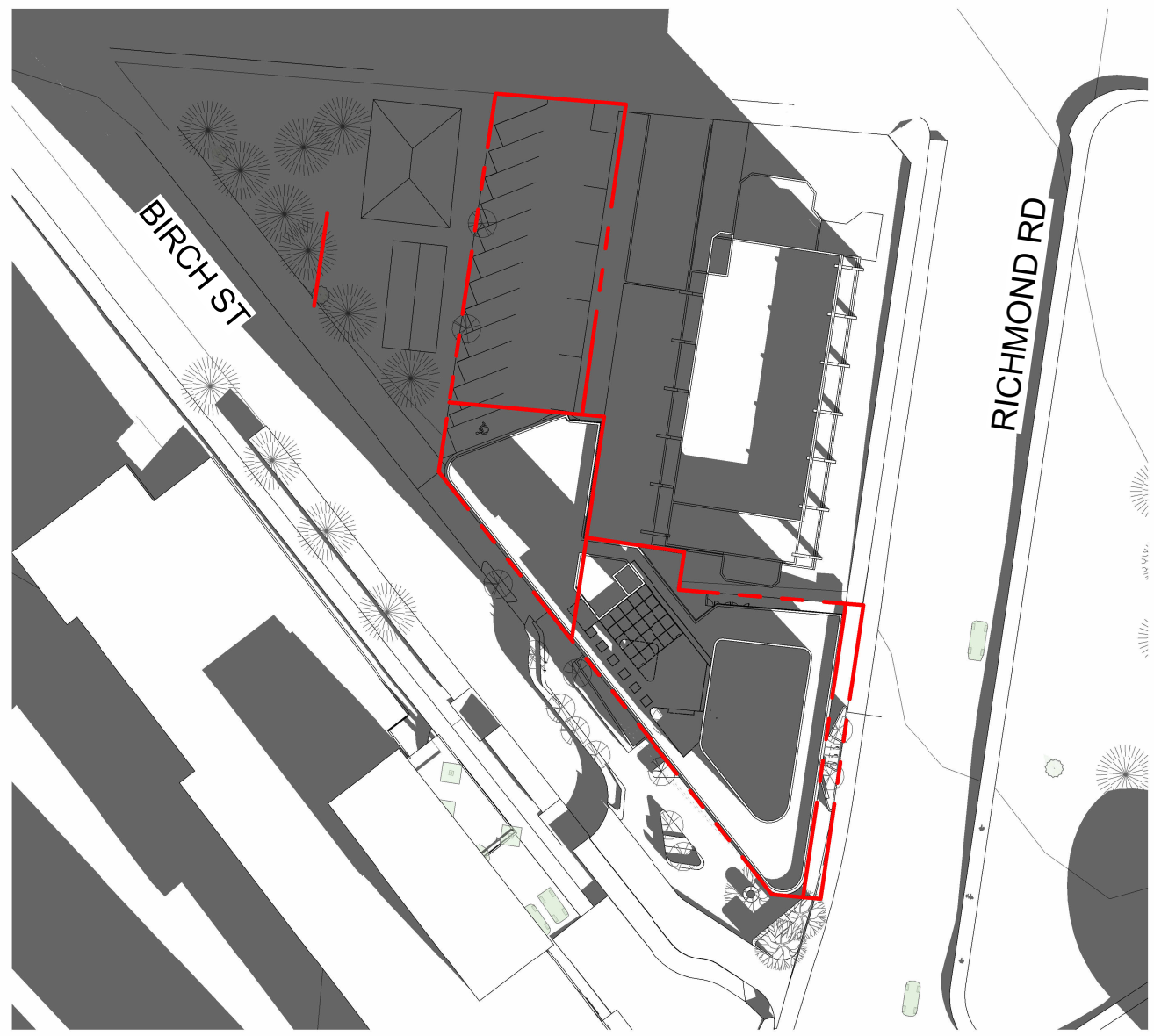
6 Shadow Study - Equinox 12 PM
SCALE = 1 : 750



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



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



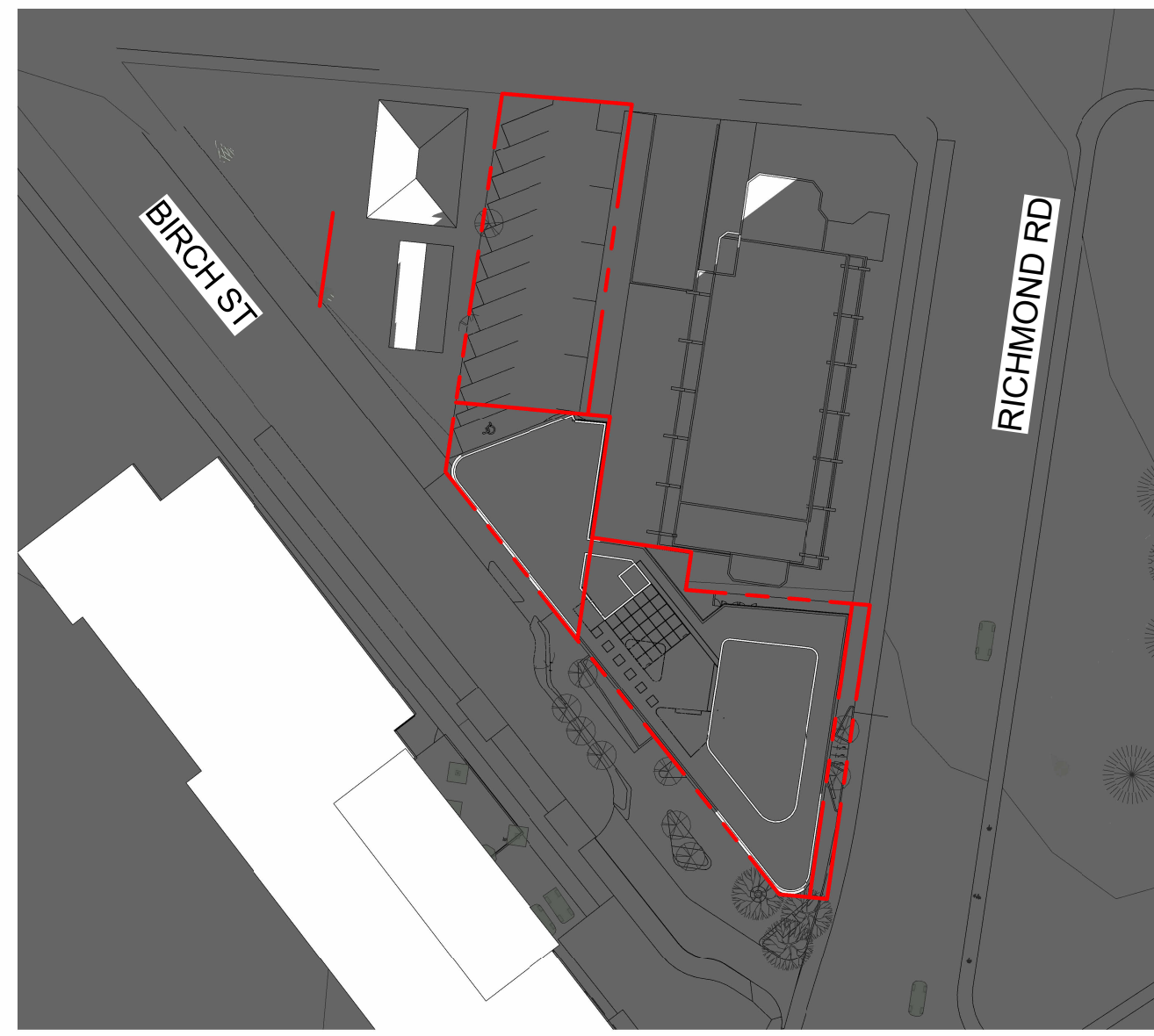
9 Shadow Study - Winter Solstice 9 AM
SCALE = 1 : 750



10 Shadow Study - Winter Solstice 12 PM
SCALE = 1 : 750



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



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

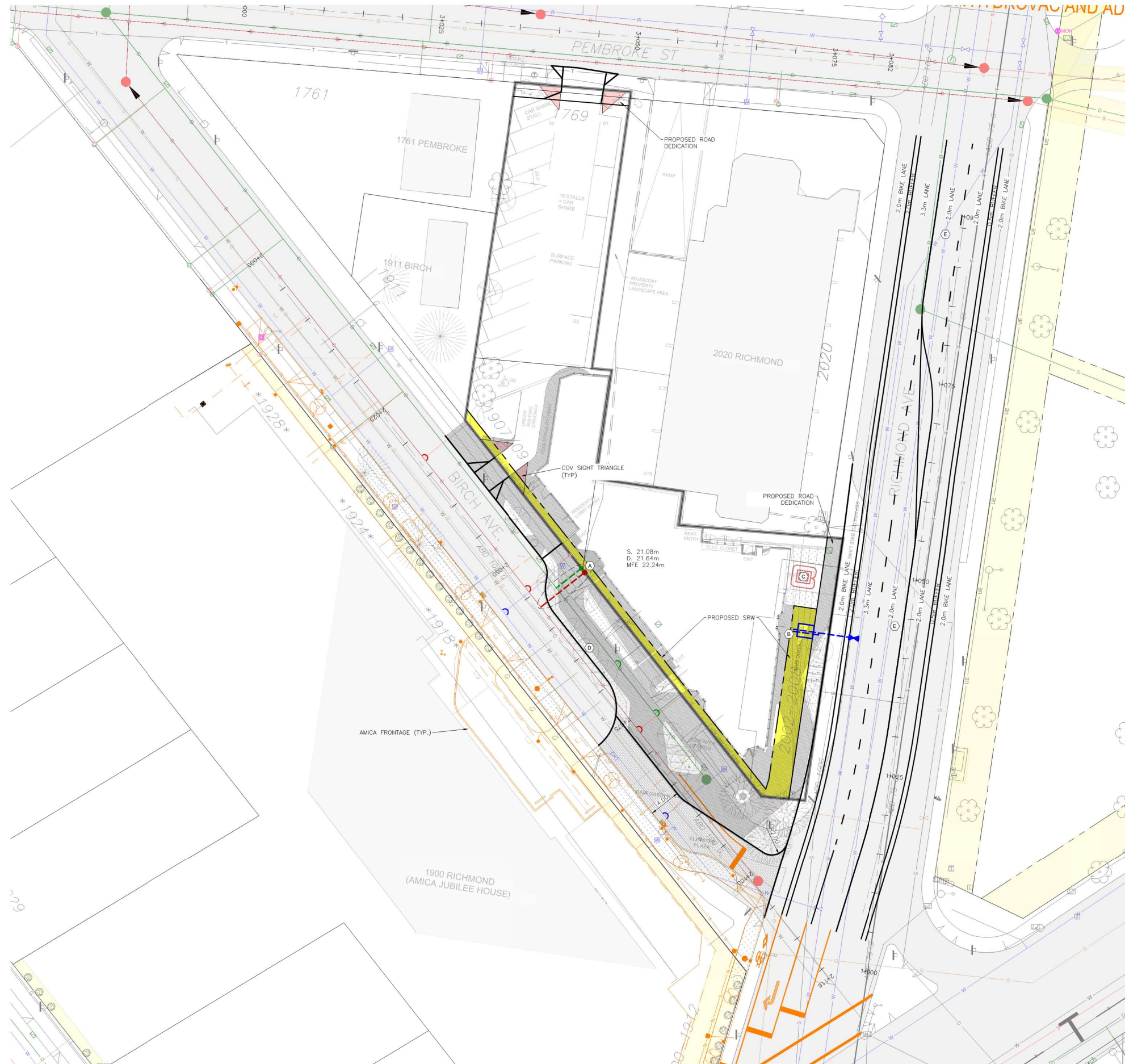


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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name Shadow Study		
Date	10/13/2023 11:13:44 AM	
Scale	1 : 750	Project # 2305
Revision 2023.10.12		2
Sheet # A900		





- SHEET NOTES:**
- (A) PROPOSED STORM AND SANITARY SERVICES. 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.

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

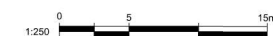
**2002 RICHMOND AVENUE
FOR CO-ORDINATION
PRELIMINARY SERVICING -
ULTIMATE FRONTAGE**

Scale
horiz. 1:250 Scale
vert. N/A
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



TURNER SITE

2002 RICHMOND RD. VICTORIA, BC

SHEET LIST

- L0.00 COVER PAGE
- L0.01 TREE MANAGEMENT PLAN
- L0.02 TREE MANAGEMENT PLAN
- L1.01 MATERIALS PLAN - LEVEL 1
- L1.02 MATERIALS 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

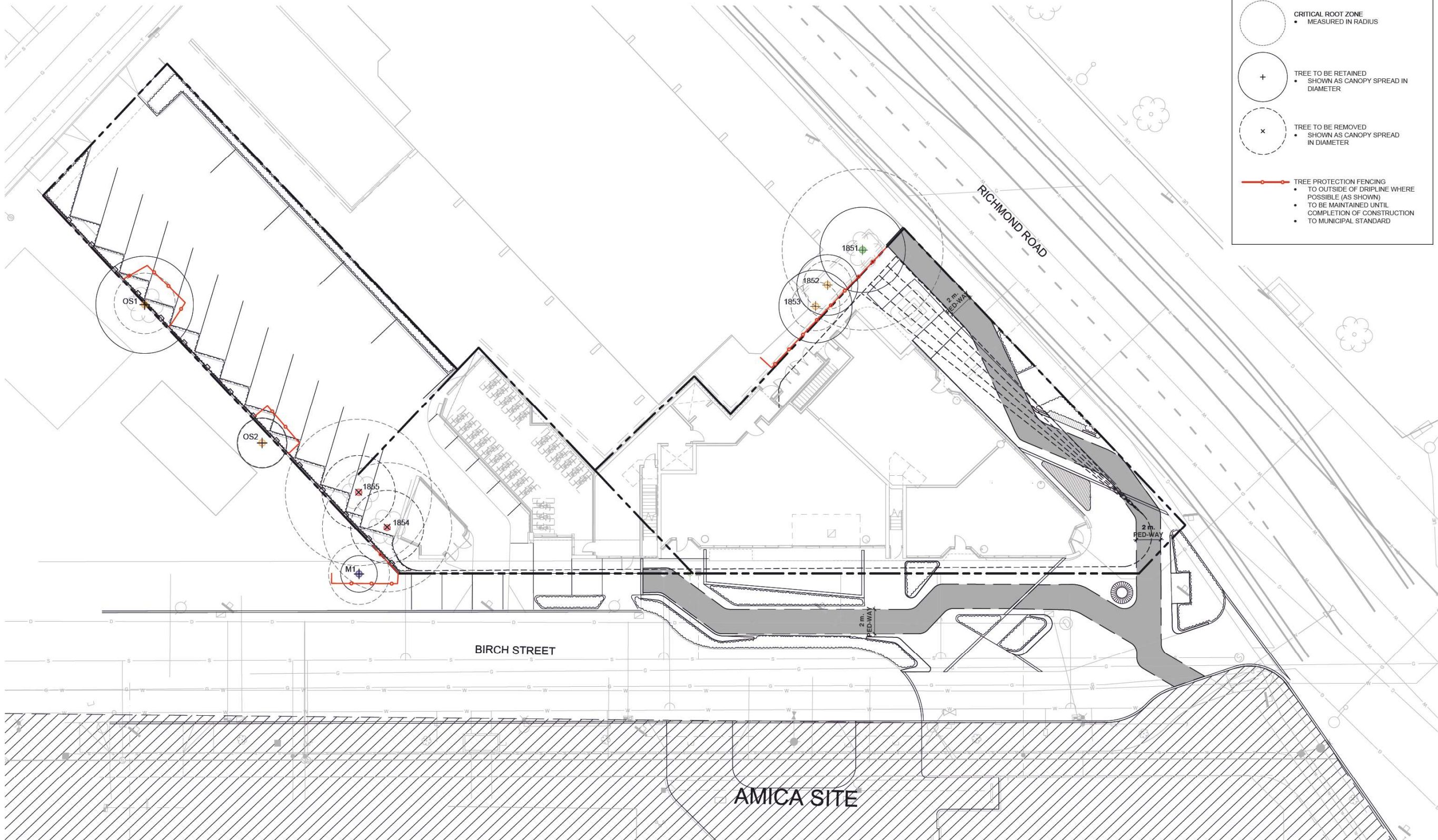
GENERAL LANDSCAPE NOTES

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS
 - 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.
 - IN CASES OF CONFLICT BETWEEN THE BCLS AND THE MMCD STANDARDS, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
 - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE BCLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
 - GROWING MEDIUM AND GROWING MEDIUM TESTING TO MMCD AND BCLS SECTION 6.
 - IRRIGATION TO IABC AND BCLS STANDARDS.



2023-10-11





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

x

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**

2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	23/08/08
NO.	ISSUE	YY/MM/DD



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

DWG NO:
L0.01

SCALE: **1:150**



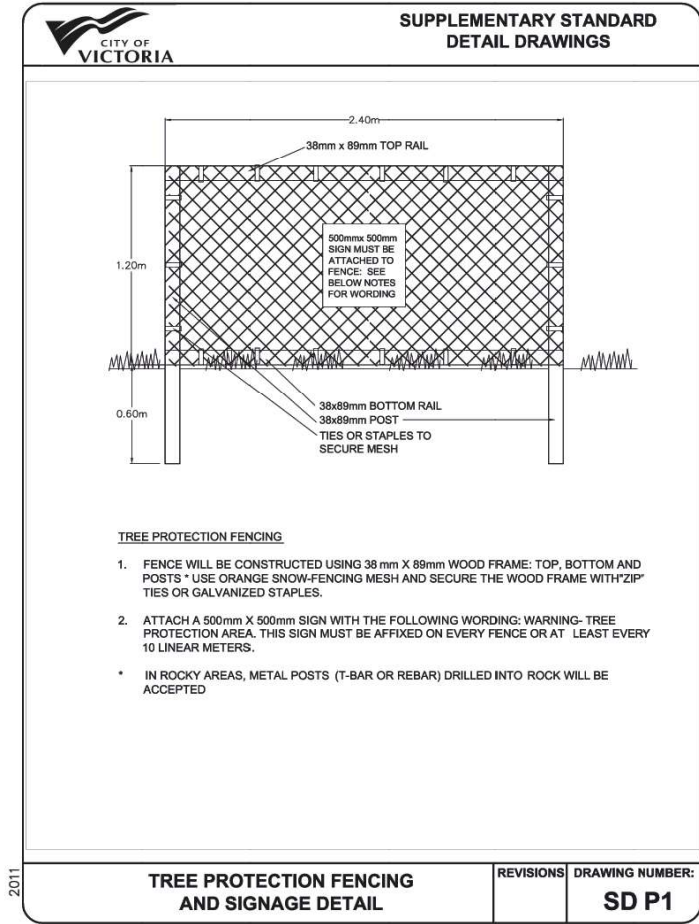


TABLE 1:

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 pseudoatanus	~20	4	2.5	Fair	Fair	Moderate	Drought stress.	Shared tree, retention will depend on potential impacts from proposed parking area,	Retain*
OS2	No	Off	No	Golden Chain Tree	Laburnum anagyroides	~8,7	2	2	Fair	Fair	Moderate	Co-dominant 2 stems previously removed.	Neighbours tree, retention will depend on potential impacts from proposed parking area.	Retain*
M1	No	Off	Yes	Golden Chain Tree	Laburnum anagyroides	8,7,6	1.5	2.5	Fair-poor	Poor	Moderate	Decay at base, bark damage.	Municipal tree, should be possible to isolate it from construction activity.	Retain

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



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

OWNER/CLIENT:
EMPRESA PROPERTIES

PROJECT NAME:
TURNER SITE

PROJECT ADDRESS:
2002 RICHMOND RD
VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: GRACE MORAZZANI

2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	23/08/08
NO.	ISSUE	YYMMDD



DRAWING TITLE:
TREE MANAGEMENT PLAN
LEVEL 1

DWG NO:
SCALE: 1:150
L0.02



RAIN GARDENS



PLAZA EXTENSION



PATTERNED CONCRETE
UNIT PAVERS



CRU PATIOS



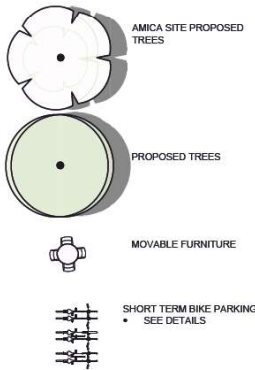
CORNER PLAZA

LEGEND

- PROPERTY LINE
- BUILDING ABOVE

MATERIALS SCHEDULE - LEVEL 1

SYMBOL	DESCRIPTION	QTY
	Paving Type 1: CIP concrete -Pedestrian grade	45.4 m ²
	Paving Type 2: Concrete Unit Pavers -Pedestrian grade	424.6 m ²
	Paving Type 3: Concrete Unit pavers -Vehicular grade	122.2 m ²
	Paving Type 4: Permeable asphalt	514.7 m ²
	Paving Type 5: Wooden Deck	14.1 m ²
	Planted areas -Refer to Planting plan	99.0 m ²
	Raingarden -Refer to planting plan	64.4 m ²



CITY OF VICTORIA - IRRIGATION

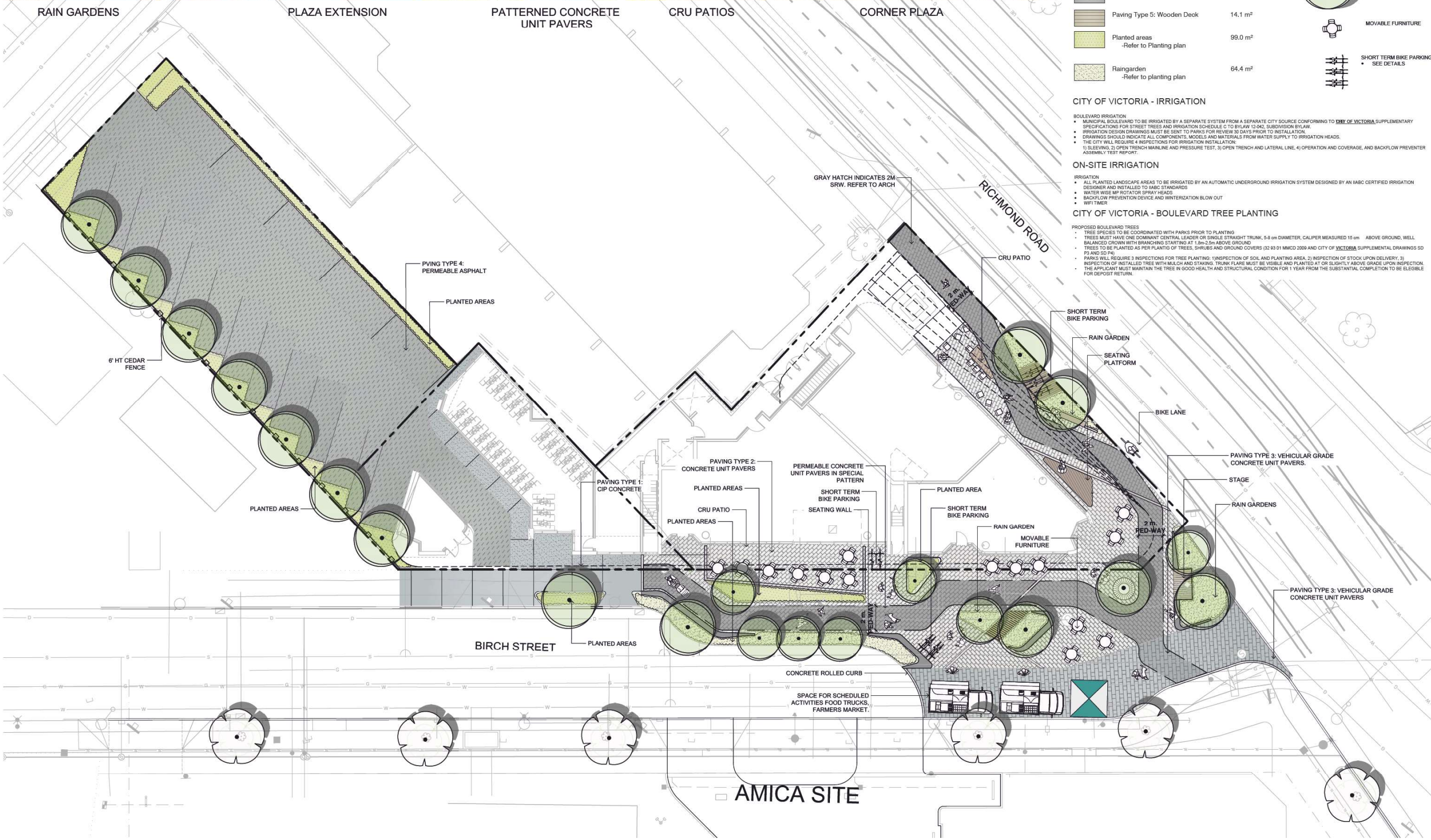
- BULEVARD IRRIGATION
 - MUNICIPAL BULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
 - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
 - DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
 - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
 - 1) SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

ON-SITE IRRIGATION

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

CITY OF VICTORIA - BOULEVARD TREE PLANTING

- PROPOSED BOULEVARD TREES
 - TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
 - TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 CM DIAMETER, CALIPER MEASURED 15 CM ABOVE GROUND, WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
 - TREES TO BE PLANTED IN SPECIAL PLANTING AREAS (32 43 01 MMCO 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
 - PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
 - THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.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

2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	23/08/08
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
MATERIALS PLAN
LEVEL 1

DWG NO:
SCALE: 1:150
L1.01



BBQ STAND



URBAN AGRICULTURE PLANTERS



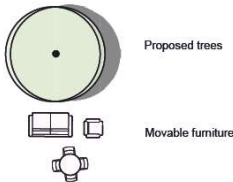
LOUNGE AREA

LEGEND

- PROPERTY LINE
- BUILDING ABOVE

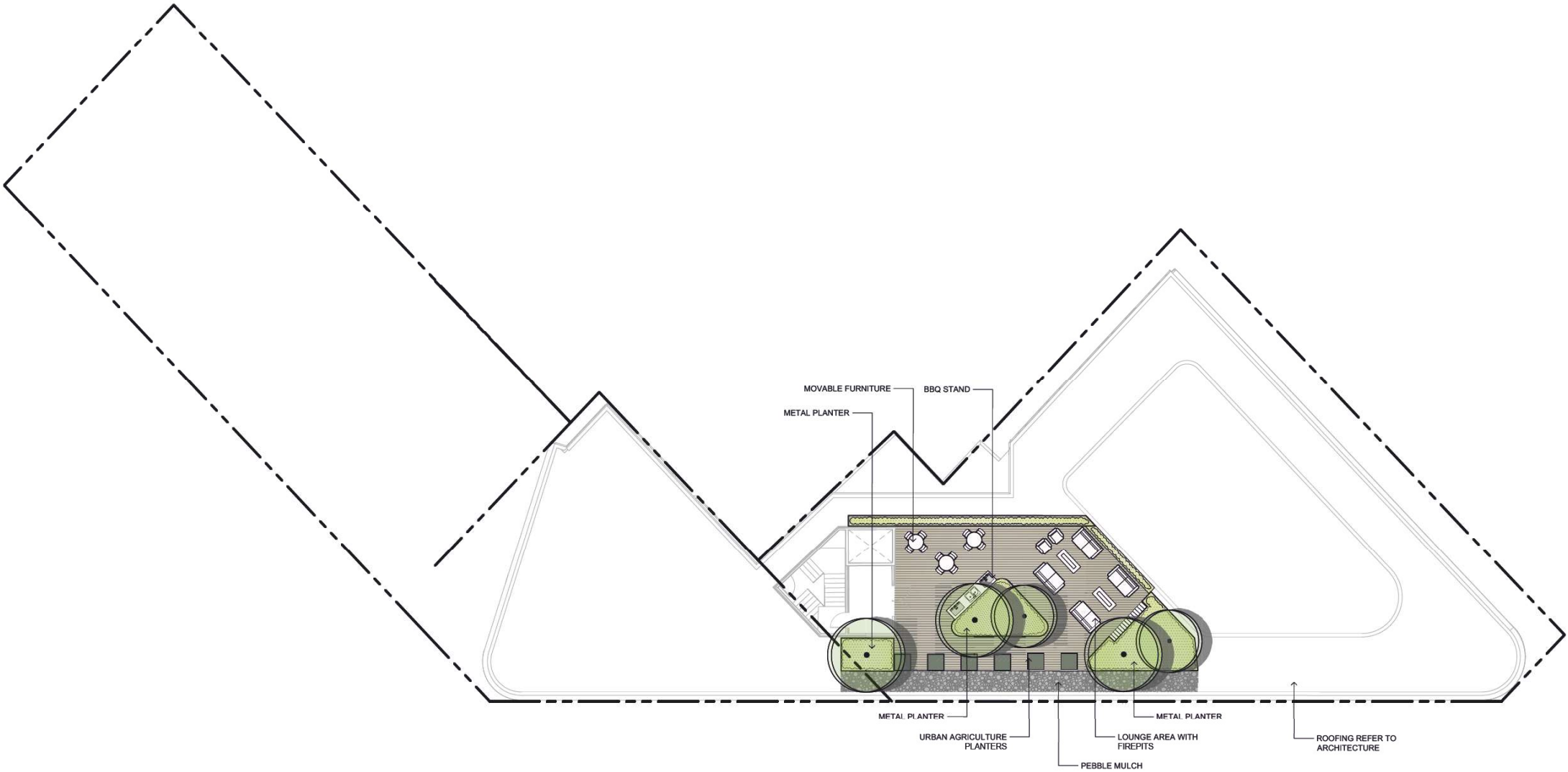
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Paving Type 5: Composite Wood Deck	94.1 m ²
	Pebble Mulch	27.2 m ²
	Planted areas -Refer to Planting plan	40.1 m ²
	Urban agriculture	1.8 m ²



ON-SITE IRRIGATION

- IRRIGATION
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 - WATER WISE MP ROTATOR SPRAY HEADS
 - BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
 - WPI TIMER



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DRAWING TITLE:
**MATERIALS PLAN
ROOFTOP**

DWG NO:
L1.02



PLANT SCHEDULE LEVEL 1					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AG	Acer griseum / Paperbark Maple	70mm Cal.	5	R&R, Well Established
	AS	Arbutus unedo / Strawberry Tree	50mm Cal.	2	B&B, Well Established
	CC	Cercis canadensis / Eastern Redbud	60mm Cal.	7	B&B, Well Established
	CK	Cornus kousa / Kousa Dogwood	60mm Cal.	7	B&B, Well Established
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	CP	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2 POT	5	Well Established
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#2 POT	5	Well Established
	HM	Hebe menziesii / Veronica Menziesii	#2 POT	2	Well Established
	HD	Holodiscus discolor / Oceanspray	#2 POT	4	Well Established
	PO	Prostanthera ovalifolia / Mint Bush	#2 POT	5	Well Established
	RS	Ribes sanguineum / Red Flowering Currant	#2 POT	7	Well Established
	SD	Spiraea douglasii / Western Spiraea	#2 POT	14	Well Established
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	CO	Carex obnupta / Slough Sedge	#1 POT	50	Well Established
	EC	Eriophorum chamissonis / Chamisso's Cottongrass	#1 POT	43	Well Established
	JE	Juncus effusus / Soft Rush	#1 POT	29	Well Established
	SG	Stipa gigantea / Giant Feather Grass	#2 POT	81	Well Established
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	26	Well Established
	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	33	Well Established
	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	72	Well Established
	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	53	Well Established
	SC2	Santolina chamaecyparissus / Lavender Cotton	#1 POT	88	Well Established
	VB	Verbena bonariensis / Tall Verbena	#1 POT	8	Well Established

PLANTING PLAN NOTES

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



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SEAL



NORTH ARROW



DRAWING TITLE:
**PLANTING SCHEDULE
LEVEL 1**

DWG NO:

SCALE: **1:150**

L2.00



LEGEND

- PROPERTY LINE
- BUILDING ABOVE

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BC S.A. STANDARDS
2. THE SEARCH AREA FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
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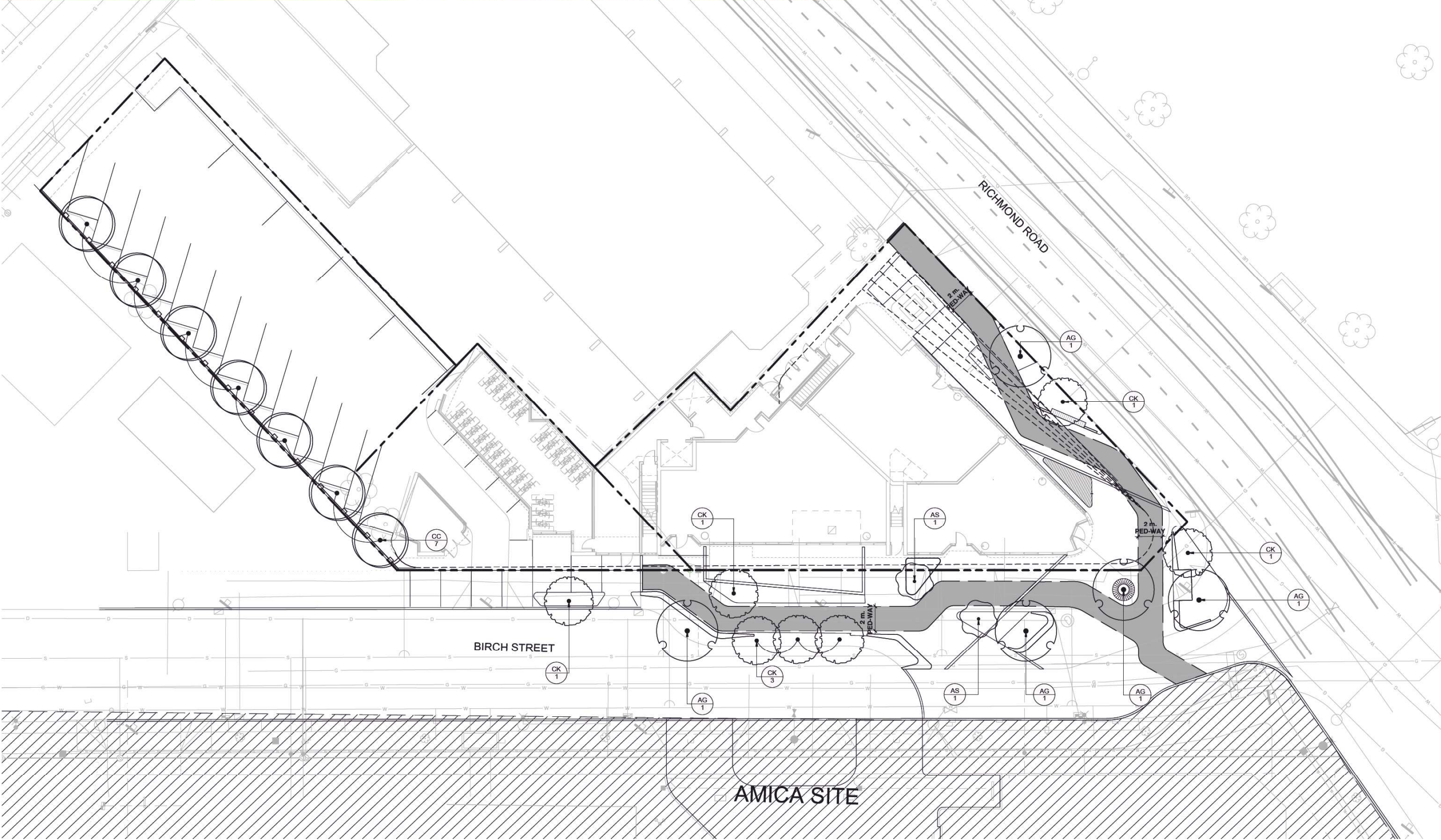
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DRAWING TITLE:
**TREE PLANTING PLAN
LEVEL 1**

DWG NO:
L2.01

SCALE: 1:150

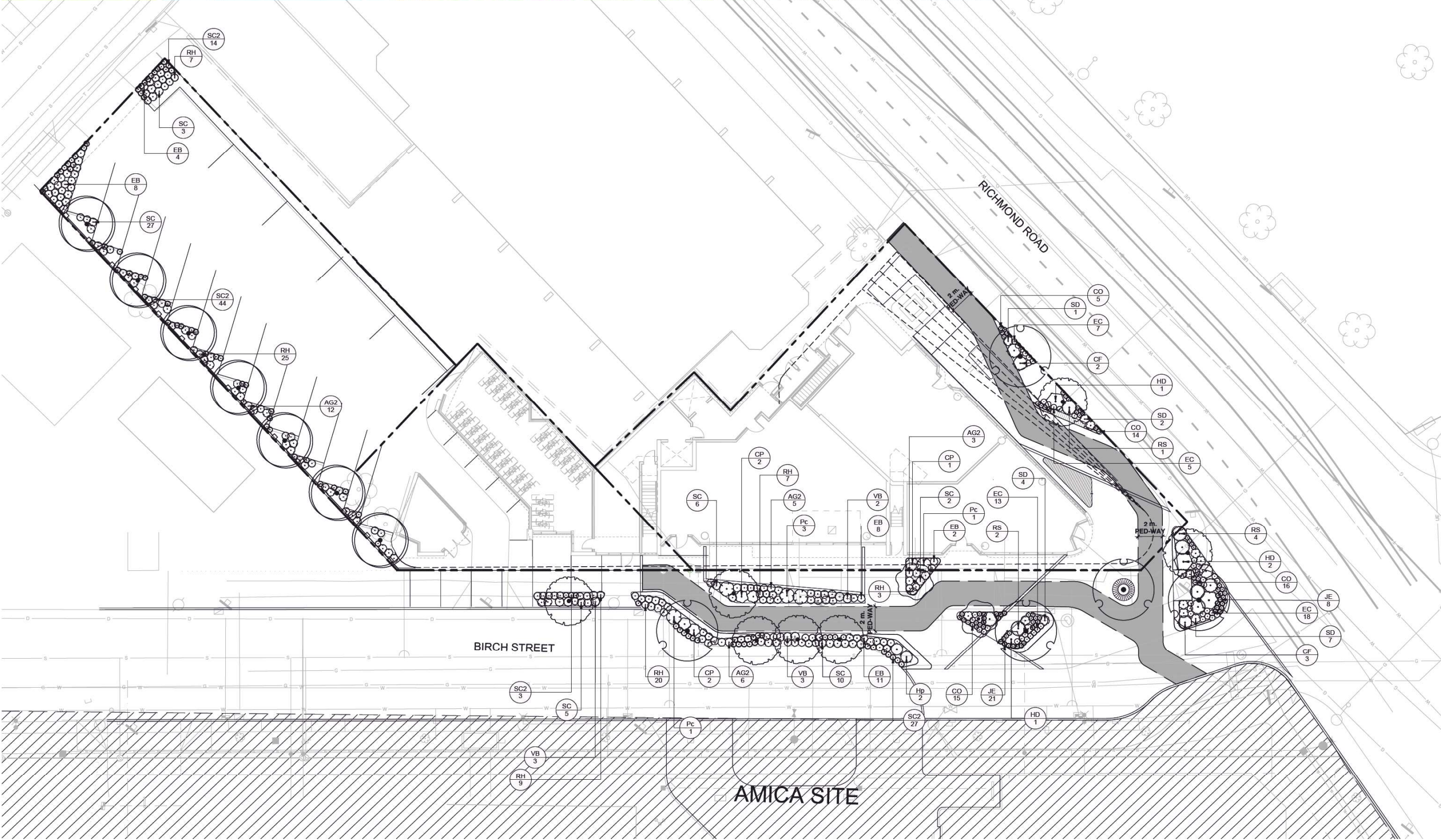


LEGEND

- PROPERTY LINE
- BUILDING ABOVE

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO BC SLA STANDARDS.
2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
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DRAWING TITLE:
**PLANTING PLAN
LEVEL 1**

DWG NO:
L2.02

SCALE: 1:150



LEGEND

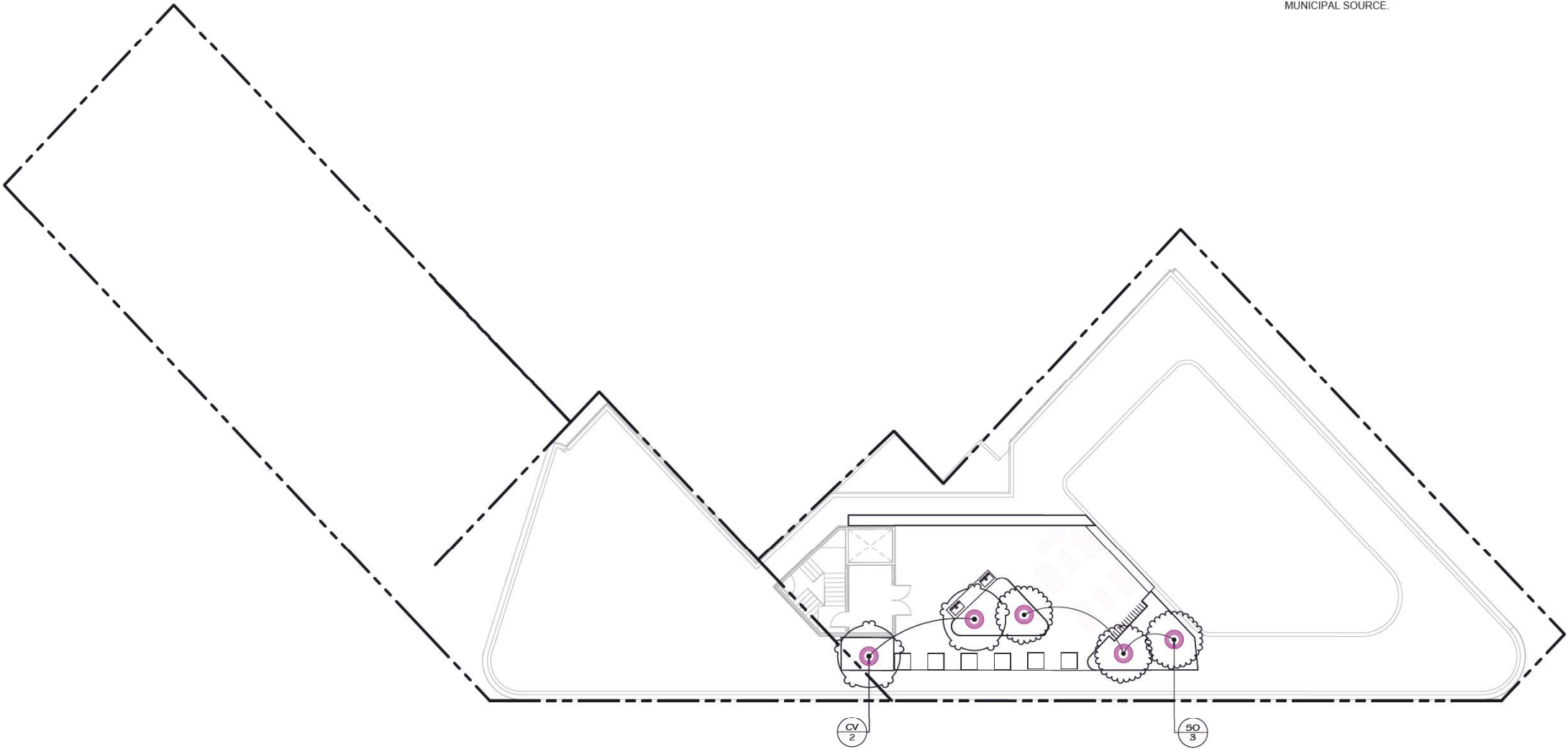
- PROPERTY LINE
- BUILDING ABOVE
- REPLACEMENT TREE

PLANT SCHEDULE ROOFTOP

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

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NORTH ARROW



DRAWING TITLE:
TREE PLANTING PLAN
ROOFTOP

DWG NO:

SCALE: 1:150

L2.03





LEGEND

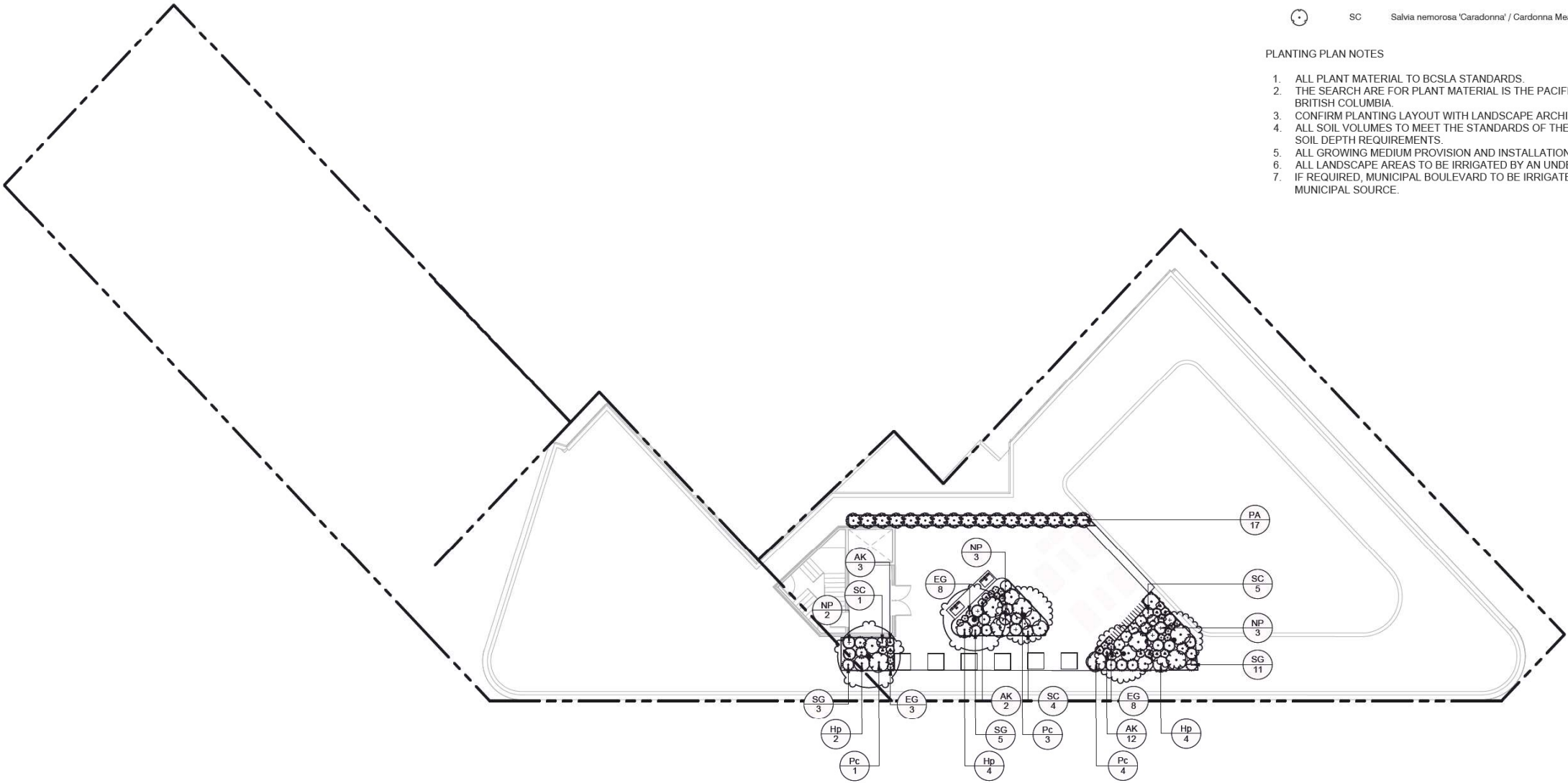
- PROPERTY LINE
- BUILDING ABOVE

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

- ALL PLANT MATERIAL TO BCSLA STANDARDS.
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SEAL



NORTH ARROW



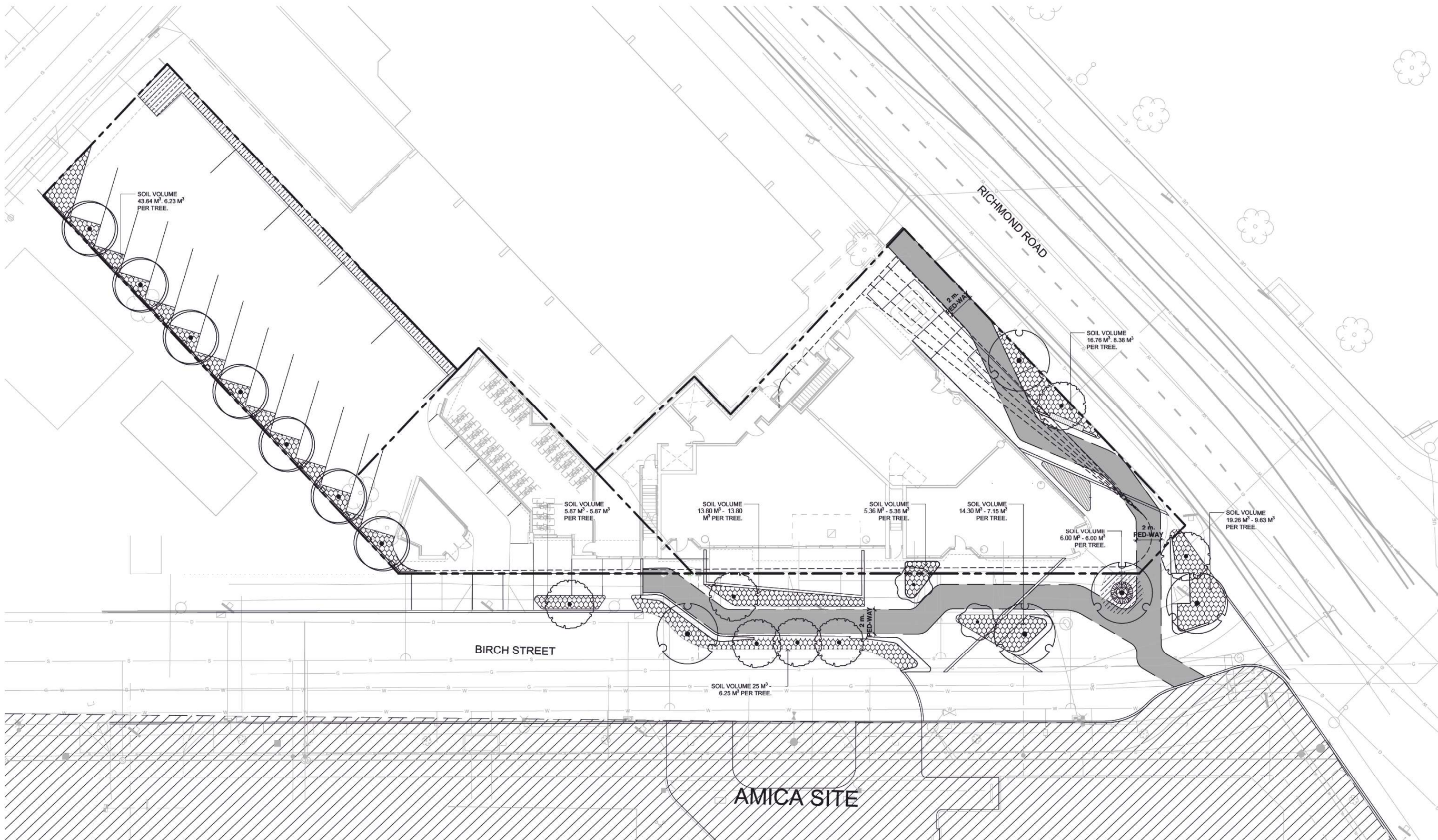
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**PLANTING PLAN
ROOFTOP**

DWG NO:

SCALE: **1:150**

L2.04





LEGEND

- PROPERTY LINE
- BUILDING ABOVE

SOIL DEPTH SCHEDULE - MAIN LEVEL

SYMBOL	DESCRIPTION	QTY	DETAIL
	1000 MM MIN SOIL DEPTH	146.4 m²	
	450 MM MIN SOIL DEPTH	40.7 m²	

SOIL DEPTH PLAN NOTES

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



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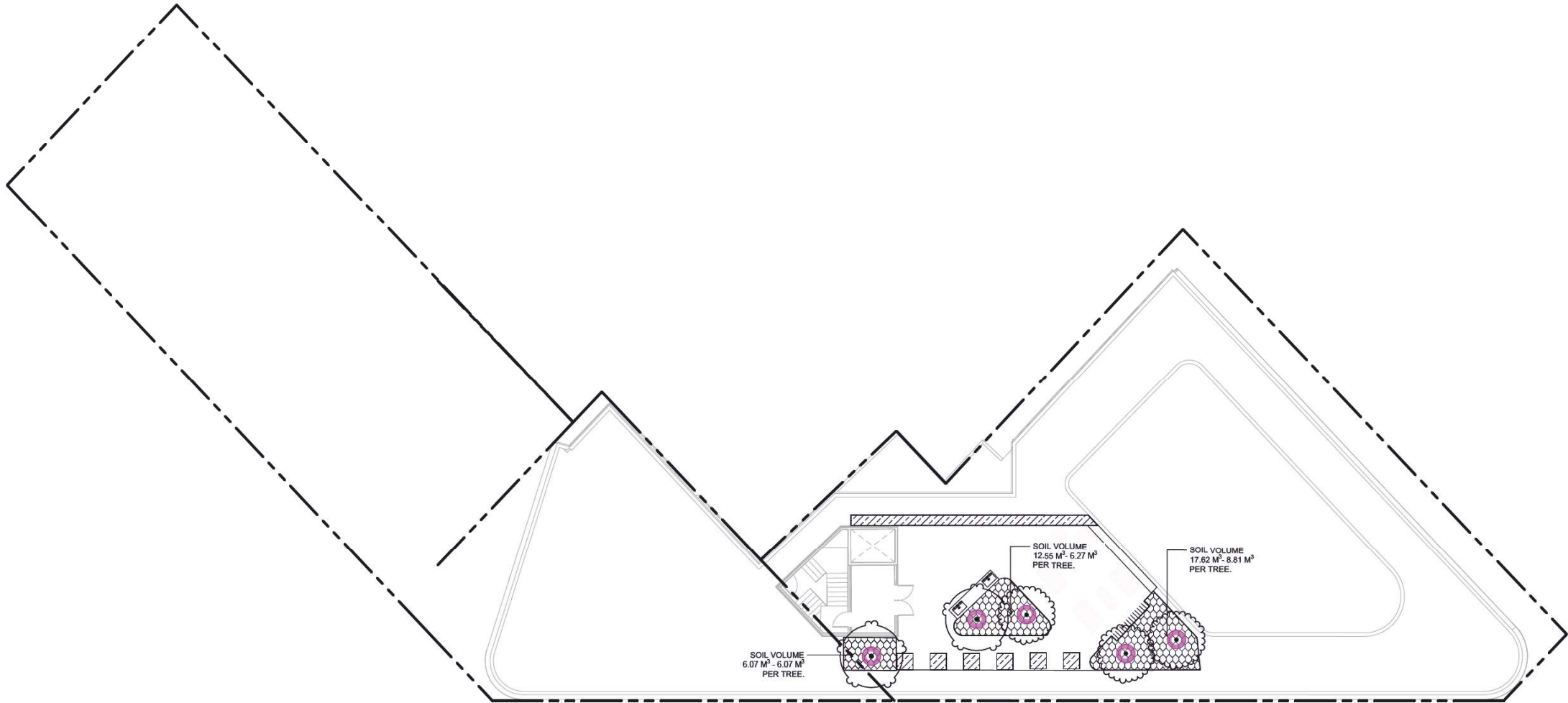
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DRAWING TITLE:
**PLANTING PLAN
LEVEL 1**

DWG NO:
L3.01

SCALE: 1:150



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	

SOIL DEPTH PLAN NOTES

- ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS.
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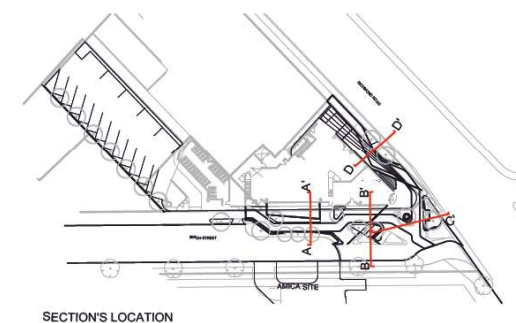
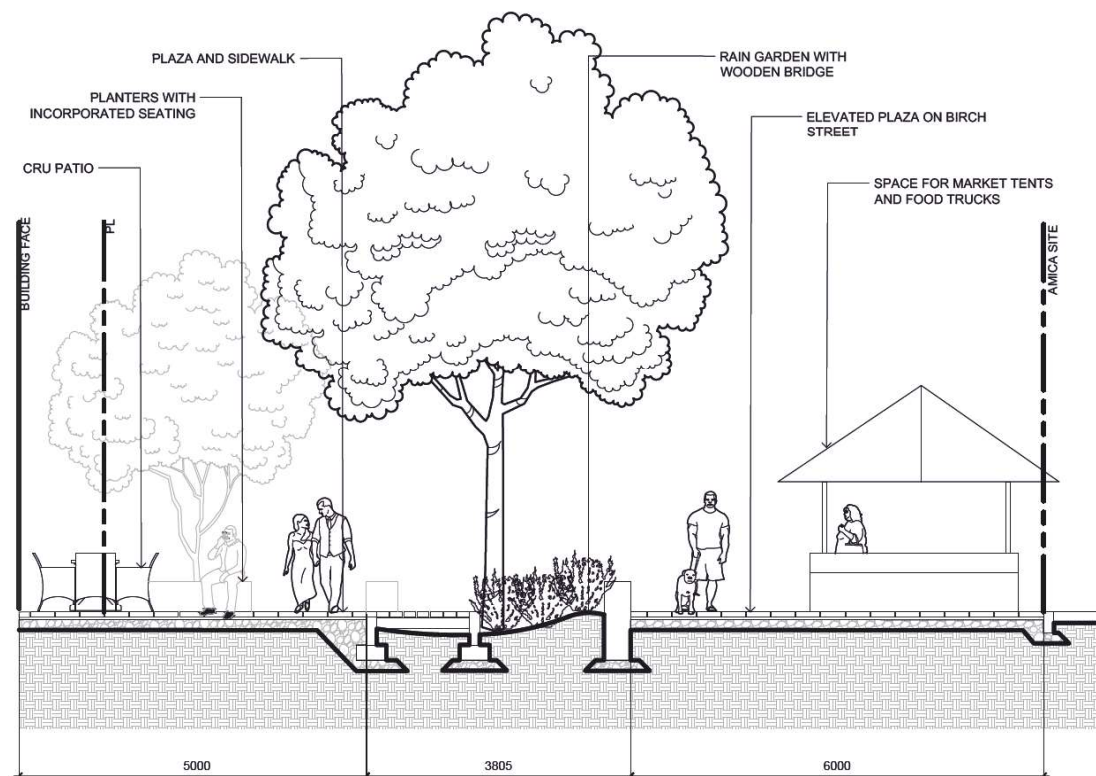
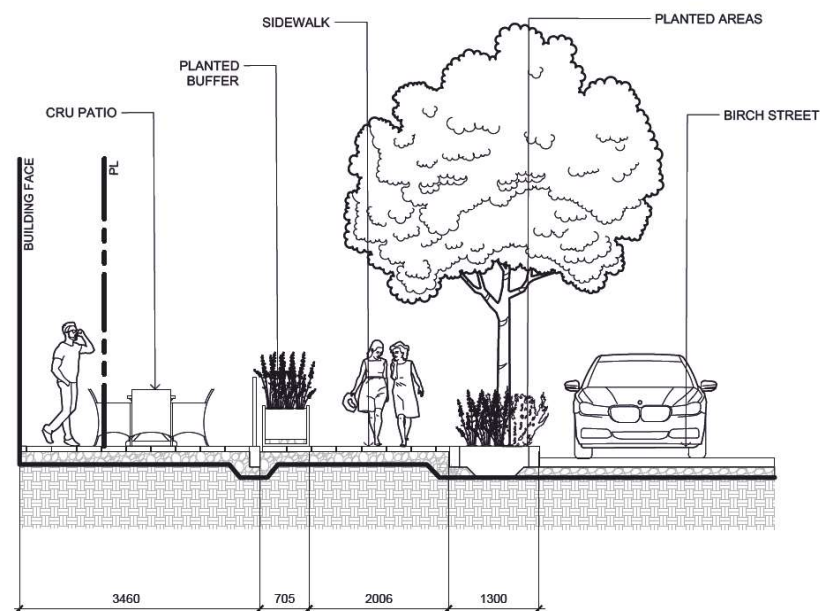


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**SOIL DEPTH PLAN
ROOFTOP**

DWG NO:

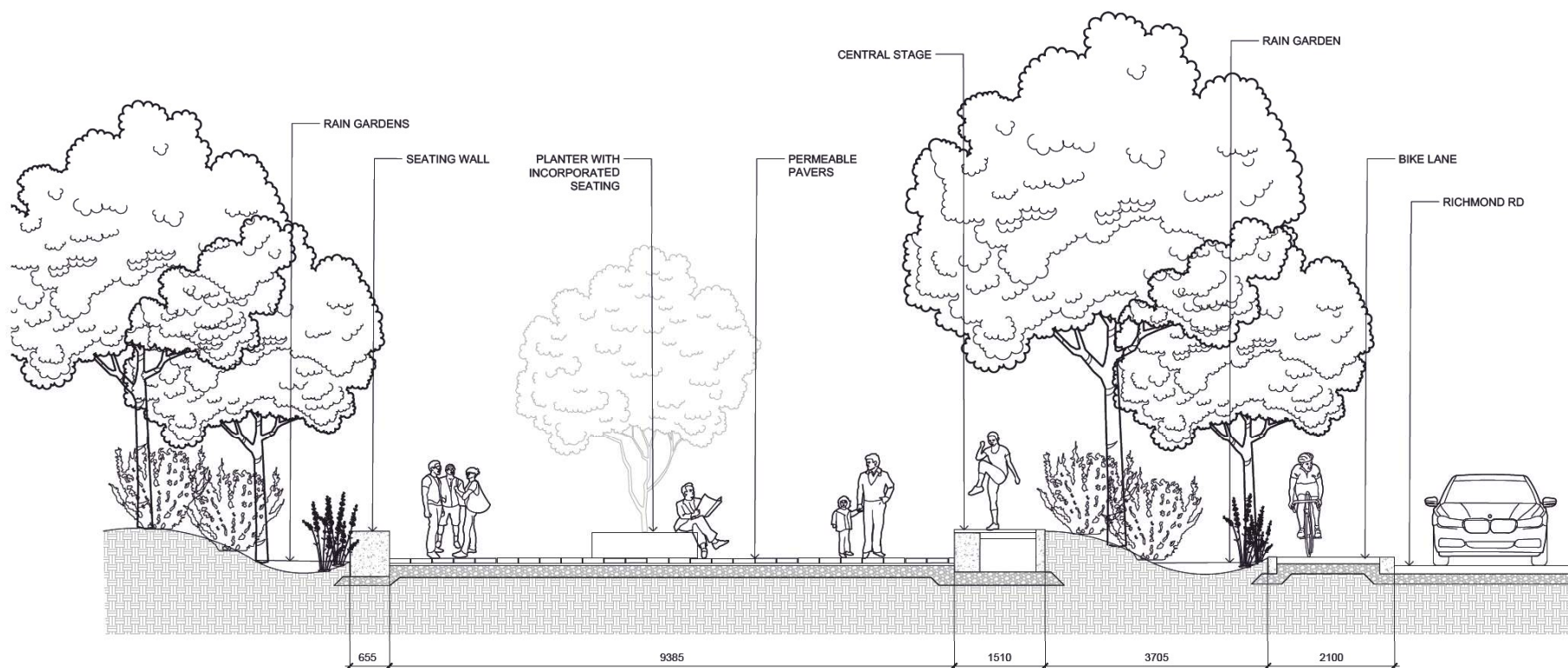
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L3.02

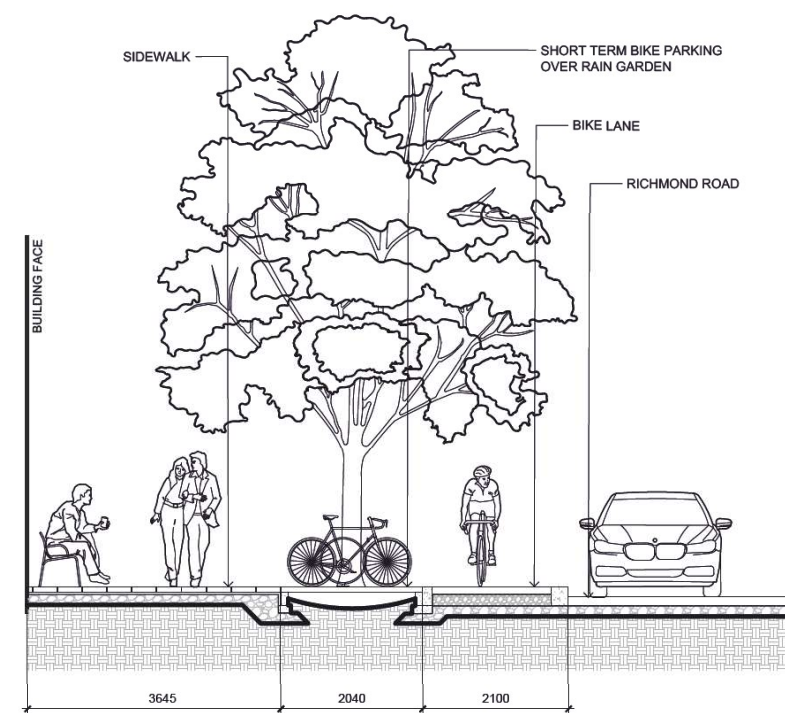


1 SECTION A-A': BIRCH STREET
1:50

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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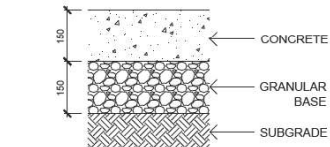


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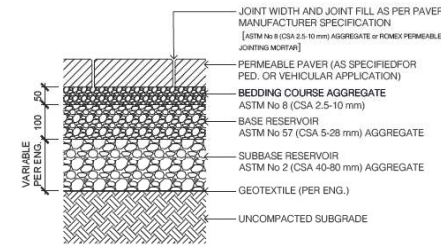
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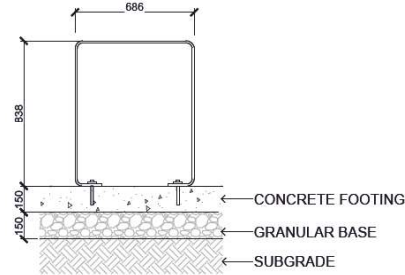
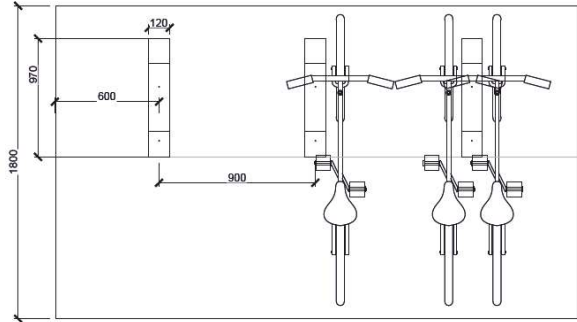
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS

1 PAVING TYPE 1: CIP CONCRETE
1:10



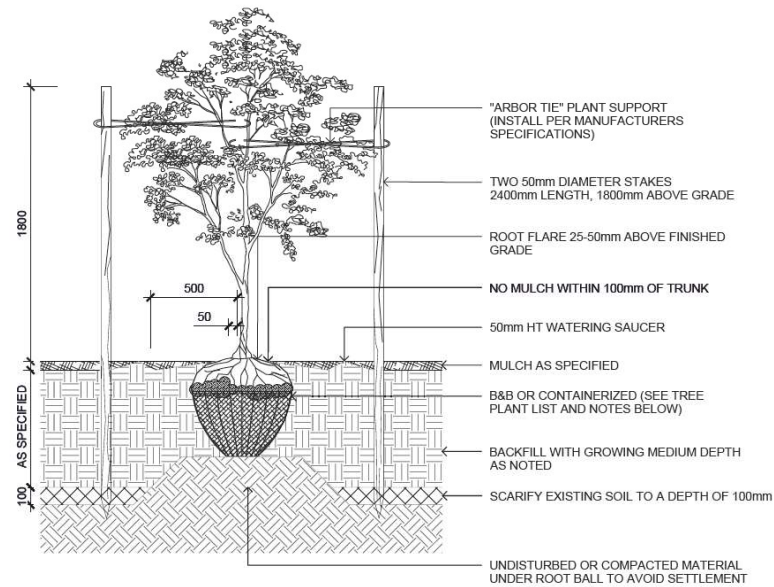
- SUBBASE DEPTH TO BE DETERMINED BY A QUALIFIED ENGINEER BASED ON STRUCTURAL AND HYDROLOGICAL ANALYSES OF UNDERLYING SOILS.
- GEOTEXTILE TO BE DETERMINED BY A QUALIFIED ENGINEER BASED ON STRUCTURAL AND HYDROLOGICAL ANALYSES OF UNDERLYING SOILS.

2 PAVING TYPE 2: PERMEABLE PAVERS
1:10



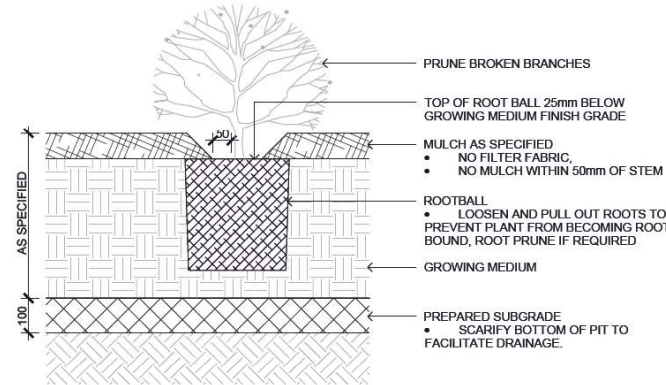
- NOTES:
- BIKE RACK INCLUDES INSTALLATION OF CONCRETE FOOTINGS. ENSURE GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD. CONCRETE TO MMCD SPECIFICATIONS.
 - STEEL TO BE 50/10 THICKNESS; HOT-DIPPED GALVANIZED AS PER ASTM A123 AND HAND GROUND AFTER GALVANIZATION, PRIMED WITH A ZINC-RICH EPOXY PRIMER AND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

3 BIKE RACKS
1:20



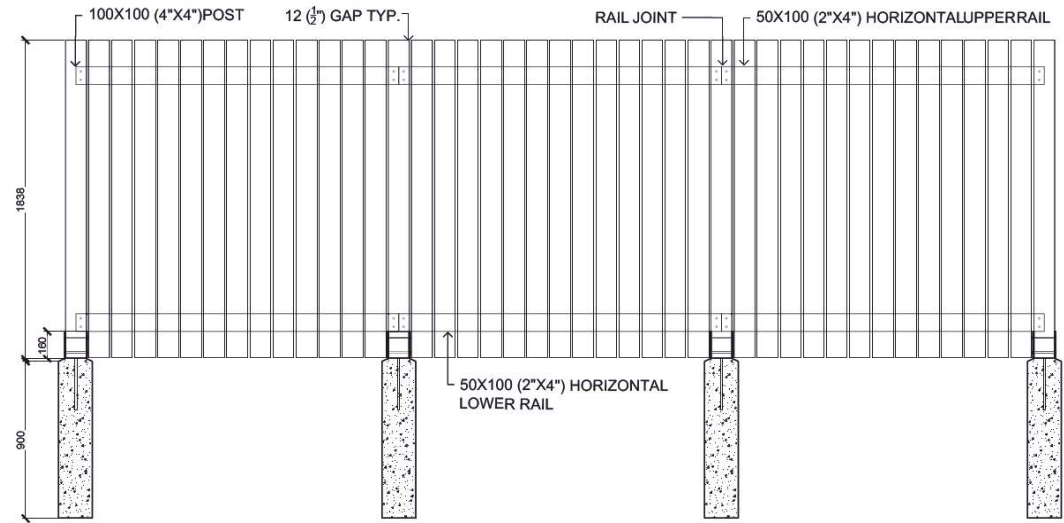
- NOTES:
- CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
 - FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
 - FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
 - INSTALL TREE TIE AT APPROX. 50%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

5 ON-GRADE TREE PLANTING
1:10



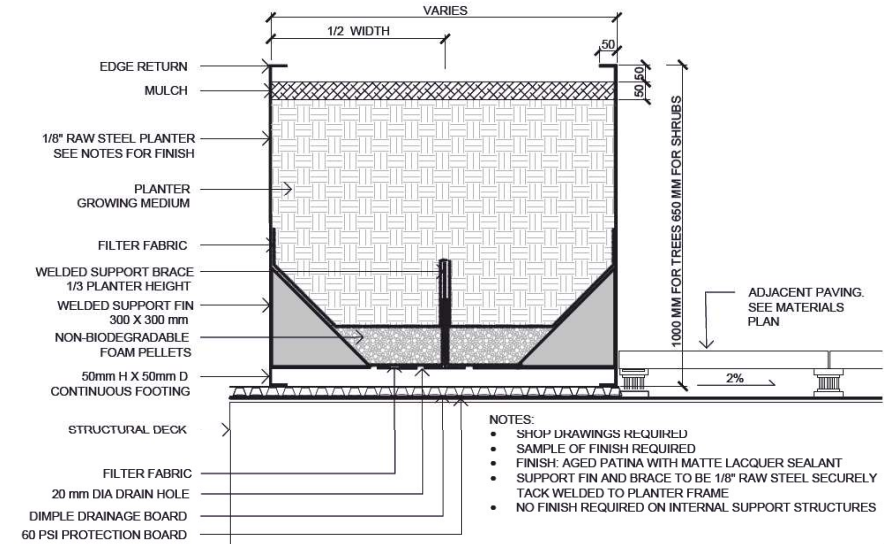
- NOTES:
- SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
 - GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

6 ON-GRADE SHRUB PLANTING
1:10



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

4 FENCE
1:10



- NOTES:
- SHOP DRAWINGS REQUIRED
 - SAMPLE OF FINISH REQUIRED
 - FINISH: AGED PATINA WITH MATTE LACQUER SEALANT
 - SUPPORT FIN AND BRACE TO BE 1/8" RAW STEEL SECURELY TACK WELDED TO PLANTER FRAME
 - NO FINISH REQUIRED ON INTERNAL SUPPORT STRUCTURES

7 METAL PLANTERS
1:10



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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

2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	23/08/08
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:

DETAILS

DWG NO:

SCALE: AS SHOWN

L5.01